

"CONDOMINIO BLOOM"

1.) Deep foundation:

- Reinforced concrete piles with the necessary length to reach the resistant rock, according to structural project.
- The foundation slab will be anchored to the deep foundation by means of reinforced concrete headers and grade beams as indicated in the structural plans.
- In all areas there will be a lightened waffle slab, while in bathrooms and terraces it will be flat.

2.) Structure:

- Load-bearing walls with 15 cm thick cement-sand block reinforced with castles, enclosures and distribution walls cast with concrete and reinforced on site.
- Main structural frames such as beams and columns with ready-mixed concrete according to structural plans.
- The intermediate floor slabs consist of a mixed system, using a joist and vault type slab in all areas except in bathrooms and terraces where a flat slab will be used.
- The roof has a mixed slab system based on flat joist and vault, ribbed slab and inclined slab.

3.) Masonry:

- Interior and exterior walls will be completely flattened with a fine plaster finish.
- On flat roof slabs, a layer of calcrete with an average thickness of 5 cm will be poured to seal the slab and provide slopes for rainwater drainage. The waterproofing system based on asphalt emulsion with reinforcing mesh will be applied on top of this layer. The ultimate finish will be a coat of white reflective paint.
- For the inclined slabs, the waterproofing system mentioned above will be applied and then tile will be installed.

4.) Finishings:

- On exterior walls, Colonial White (Comex J5-02) color vinyl paint will be used, applied in two coats with sealer, Comex brand or similar.
- On interior walls, Bone white (Comex K5-02) color vinyl paint will be used, applied in two coats over a coat of sealer, Comex brand or similar.
- Bathroom vanity tops with a beige colored national marble border in medium format with a polished-brilliant finish.
- Bathroom countertops will be beige national marble 2 cm thick, with a 10 cm base and skirt, polished-brushed finish, leaving a preparation to receive ceramic sink and accessories.
- In interior floors, a beige colored porcelain tile with polished finish in large format will be installed.
- The exterior floors will have a beige colored porcelain tile with aged finish in small format, placed with a 10 cm wide white washed concrete border.
- The access walkway will be made of white washed concrete with a 10 cm wide beige national marble border with aged finish on both sides of the walkway.

- The main stairway will be made of white washed concrete with an insertion of beige national marble treads with an aged finish.
- In inclined slabs, clay tiles of the Mallorquina type will be used, laid with cement-sand mortar.
- In flat roof slabs, the previously described masonry finish will be maintained.
- Ceilings will consist of smooth cement board in wet areas and gypsum board in social and private areas.

5.) Carpentry:

- All visible wood will be Maple with general finish in transparent matte varnish, furniture according to carpentry blueprints.
- Includes furniture under the ovalines, closets with doors, and T.V. cabinet in the main bedrooms, as well as bedroom doors and main access.
- The access doors will be solid wood with solid wood joints, and the intercommunication doors will be drum doors. Locks will be Yale brand or similar, matte chrome color, or similar.
- Closets will be with shelves and hangers for clothes and drawers.

6.) Patio doors and windows:

- PVC Frame system, fastened with stainless steel screws or tropicalized and sealed inside and outside with acrylic sealant.
- The glass will be transparent tempered glass 6mm thick, Cuprum brand or similar, sealed with neo-vinyl between glass and aluminum.
- Mosquito nets are not considered.
- Hurricane shutters are contemplated in the bedroom areas.

7.) Bathroom furniture and accessories:

- Toilets will be color white Helvex Care Line Helvex brand or similar quality, with rigid plastic seat.
- Oval cylindrical ceramic overflow basin, Helvex Care Line Helvex brand, white color or similar quality.
- The faucets will be Helvex or similar quality, in washbasins, sink and showers.
- Decorative bathroom accessories will be Helvex brand including toilet paper holder, towel bar, soap dish and brush holder, and hanging hooks.

8.) Kitchen:

- The integral kitchen will be prefabricated furniture for cupboards and cabinets, according to approved design.
- The counter top will be made of 2 cm thick light colored granite slab, according to approved design.
- The equipment considered will be a 5-zone electric vitroceramic grill, electric oven, dishwasher, microwave oven, refrigerator and extraction hood with filter, Teka brand or similar quality.
- Stainless steel sink, Teka brand or similar quality.
- Helvex brand single lever mixer in chrome finish or similar.

9.) Air Conditioning:

- o The air conditioning will be supplied by Fan & coil in General areas, And by minisplit in private areas.

10.) Machine room equipment:

- o Automatic hydro-pneumatic pump for water distribution.
- o Water treatment with a water softening system.
- o Hot water is based on a system of heating modules generated by LP gas.
- o Power meter according to Power Company's specifications.

11.) Electric Installation:

- o The conduits are of heavy PVC conduit pipe, straight and curved connections, registers, boxes and receptacles equally of PVC of different diameters and measures.
- o The cables are THW type in the necessary size according to the installation project.
- o Electrical accessories of Quinziño brand or similar.
- o The load center and switches will be made of P.V.C. according to the project requirements.
- o All the contacts will be double, polarized and with a general ground line.
- o Special installations such as TV, telephone, etc. will only be left with unwired conduits.

12.) Plumbing:

- o The piping, connections, elbows, couplings, etc. will be made of hydraulic CPVC or PP-R of variable diameter according to the project requirements.
- o Water will be supplied from a cistern with water treatment system by a hydro-pneumatic equipment (see machine room specification).

13.) Sewage:

- o The branch piping will be of sanitary CPVC with variable diameters, discharging to exterior manholes of 40 x 60 cms made of block.
- o The general waste collection sent to the general network of the subdivision.

The specifications described above are subject to change without prior notice.

BUILDING SPECIFICATIONS IN EXTERIOR AREAS

a.) Parking Area:

- o One parking space per apartment will be designated based on compacted sascab, leveled and with slopes for rainwater drainage. The area will be finished with stamped concrete, in gray color.

b.) Main Access Road and walkways:

- o Compacted sascab base, leveled and sloped for storm water runoff. The finishing of the stream will be with stamped concrete, in gray color.
- o Perimeter trimming of white washed concrete.
- o The main perimeter walkway will be a 7 cm thick slab of white washed concrete with expansion joints.
- o Secondary walkways to the pool will be a 7 cm thick slab of white washed concrete with expansion joints.

c.) Swimming Pool:

- o The foundation slab and the pool walls will be of reinforced concrete of variable section and reinforcement according to the project. The interior finish of the pool on the bottom floor and walls will be 1" Venetian tile, Cancun Blue or similar color, grouted with integral colored cement.
- o It will have Infinity Edge and perimeter channel of recovery.
- o Sun deck and perimeter walkway will be a 7 cm thick slab of white washed concrete with expansion joints.
- o Integral water recirculation and filtering equipment according to the hydraulic project, located in an independent machine room.
- o Lighting will be by means of submersible recessed lighting fixtures according to project.

d.) Garden Areas:

- o General exterior areas will be landscaped with San Agustin type grass, sown in rolls, planted on a 10 cm layer of black soil and a leveled and improved ground with sascab or similar backfill.
- o Ornamental plants of the region will be planted according to the landscaping project.

e.) Lighting:

- o Lighting fixtures will be used at ground level on walkways and outdoor areas made of white concrete of "L" or similar type, with low energy consumption PL type luminaire, according to the landscaping project.

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