

CORONADO HOMES CONSTRUCTION SPECIFICATIONS

FOUNDATION AND STRUCTURE

The home’s foundation will be based on a combination of strip footings and slab foundation, according to the structural design, both with double steel mesh f'c=4200kg/cm2, and reinforced concrete grade beams. All concrete used in the structure is 250kg/cm2 compression resistance tested. Steel rebar used will be hand formed and bound with wire or 3/16 inch steel cable. Rebar used will be of ¼, 3/8, ½, ¾, and 1 inch thickness depending on design demands.

Foundations will be offset according to the project levels, on a platform cut into the base of hillsides and/or shaped platforms with backfilled material, appropriately sifted, selected, and compacted in layers to 95% of the standard proctor tests.

The home’s structure will be based on steel reinforced concrete columns and beams, pre-stressed steel reinforced joists, and polystyrene lightened steel reinforced concrete slab sections in roof areas. All is according to the structural design calculations.

Where required, retaining walls will be made of steel reinforced concrete, concrete block, mortar and stone.

WALLS AND CIELINGS

Homes will have concrete block 15x20x40cm (6x8x16in) walls, reinforced with steel according to the required design. In non load-bearing walls and drop ceiling sections drywall will be used, fastened to galvanized steel framework.

Walls, and drop ceiling finishes inside the house, will be polished plaster mortar.

In the kitchen, and bathrooms will be a rustic mortar finish to receive the granite, stone, or marble tiles.

Mexican marble will be used for floors according to the interior design, placed on a leveled concrete slab, previously waterproofed to prevent moisture transference from contact with soil. Anti-slip finished marble will be used on floors in bathrooms.

Baseboards will be made from the same Mexican marble, to protect the lower parts of the walls, and to give continuity to the interior design.

Exterior windows and doorframes may be trimmed with marble, regional stone, or cantera in order match with the overall design theme.

KITCHEN

The counter tops and moldings will be made of granite, according to the interior design.

The kitchen will be equipped with stainless steel appliances: refrigerator, gas range-top, extractor hood, warming drawer, double oven, microwave, sink, dishwasher, ice maker, and wine refrigerator. Viking brand appliances will be used for both the base and upgrade appliance packages.

Faucets and sinks will be Kohler brand in base model and Signature Hardware brand in upgraded model.

WOODWORK

All carpentry is of solid medium-hardwoods (alder, pine, fir, or similar), with lacquer finish according to design. Entry and interior doors will be of solid wood construction with solid wood frames. Kitchen cabinets have solid wood face-frames, plywood carcasses, and solid wood and/or plywood doors and drawer fronts according to design. In all cases the carpentry will be equipped with all the hardware and accessories necessary for its functionality such as pull tabs, hinges, bump stops, rods, handles, knobs, rails, glides, deadbolts, etc. Base model homes interior door hardware will be Emtek brand.

CLOSETS

All bedrooms come with in-built closets with doors, shelves, and drawers (according to design) based on aforementioned materials and hardware.

BATHROOMS

All bathrooms come with vanities built according to aforementioned specs and equipped with granite, marble, or stone countertops according to design.

Shower and toilet area are independent. Shower and w/c doors are of 9 mm tempered glass with stainless steel pull tabs, stops, and flashing. On base model homes, all bathroom fixtures are Kohler brand. Upgraded fixtures will be Signature Hardware brand.

PAINT

The interior and exterior paint will be Comex Vinimex or similar.

EXTERIOR FINISHES

The exterior wall finishes will be mortar, fine finished. There are some walls that will be clad with regional stone.

Some mouldings will be made of formed concrete or cantera.

Some terraces will be made of wood, treated for exterior use.

Terraces adjacent to some rooms will be of anti-slip finished marble or cantera.

Poolside terraces may be finished in regional stone, cantera, or washed gravel finish.

Any railings or gates will be of hand formed iron work as per design, painted with zinc chromate base and enamel paint topcoat.

WINDOWS/SLIDING DOORS

Eurovent Series 80 aluminum windows, simulated wood finish, with laminated glass 6 and 9 mm as required. Anodized aluminum multi-leaf sliding doors with 8 mm impact glass.

INSTALLATIONS

Flat roof sections will be waterproofed with a heat-welded sheet material system, type APP, with drain channels and spouts. The inclined roof sections will be waterproofed with elastomeric material, and they will have a clay tile finish.

Water installations, electrics, sewage and air conditioning will be hidden.

The potable water plumbing will be copper and/or CPVC, the diameters of which vary according to the hydraulic design.

The sewage and gray water plumbing will be of Duralon sanitary PVC or ABS, the diameters of which vary according to the hydraulic design.

The electrics will be pulled to bus bar in sub panel through light and heavy pipes of PVC, hidden in slabs and walls with copper wire THW-­‐ LS of various calibers.

The lighting will be recessed base, both in the drop ceilings or slabs inside the home. Recessed lighting will be installed in the kitchen area, living area, dining area, bedrooms, bathrooms, hallways, closets, etc. Exterior lighting will be provided by a combination of outdoor-grade flush mounted lights in decks, terraces, and walkways, as well as walls sconces chosen according to design specs.

Air conditioning will be hidden fan and coil units, with vent outlets in each room. There will be hidden conduit installations for phone, coaxial, speaker, and smart control systems.

Homes will come equipped with separate washer and dryer of G.E., Whirlpool, or similar brand.

Homes will come equipped with a stationary liquid propane tank whose volume is determined according to design specs.

Hot water needs will provided by on-demand hot water heater or reserve tank water heater as necessary.