



XATUM[®]

Signature Life

CONSTRUCTION
SPECIFICATIONS

GENERAL BUILDING SPECIFICATIONS

I. Structure

The structure is built on a foundation based on isolated reinforced concrete footings. The main structure is loaded by a combined system of reinforced concrete columns and load-bearing walls. The floor slabs will be flat with a thickness of 36 cm, lightened with polystyrene cassette.

II. Walls

The walls will be made of HEBEL cellular concrete block with Chukum stucco siding on the interior and exterior.

III. Hydrosanitary Installations

Cistern system with a capacity of 95,000 liters of water, guaranteeing the user's consumption for 2 days, with a duplex hydropneumatic system; it will have an independent meter, manifold and control valves for each department. CPVC piping. As part of the EDGE certification, a high efficiency instantaneous electric water heater will be installed in each apartment.

IV. Fire Protection System

In exterior areas there will be a fire exit cabinet on each level with hose connections covering a 30.00m² radius. Inside apartments, a temperature detector and a smoke detector will be installed.

V. Electric Installations

The building is considered 100% electric, it will have 3 submersible transformers and a concentration of independent meters per tower. Each apartment will have an independent meter located in the parking lot. Inside the apartment there will be a load center sized according to calculation, the conduits will be made of PVC Conduit piping and copper cables.

VI. Voice and Data Installation

Centralized scheme through conduit for the installation of telephone, television, Internet and local intercommunications through subway entrance to the site. It is considered to keep all the channeling using heavy duty piping, the client will do the wiring placement.

VII. Access Control and Security.

General surveillance will be provided by cameras in public areas and building accesses with monitoring from the front desk. Access to the building and elevators will be controlled by key card.



APARTMENT FINISHES

I. Floor Coating

Interior floor of apartment with matte polished SMA marble or similar.

Interior floor in shower area with SMA Leather anti-skid marble finish or similar.

Terrace area floor with SMA anti-slip porcelain or similar.

II. Wall Coating

The interior dividing walls will be made of gypsum board with fiberglass inside for acoustic solution, finished in stucco Chukum appearance, SMA color.

Leather SMA marble or similar will be used in the interior of showers.

III. Ceiling Lining

Ceilings based on gypsum board with stucco finish in SMA color Chukum appearance.

IV. Front Windows

Window system composed of black spectral PVC frame or similar with 6mm double glass and 12mm inner air chamber.

V. Bathroom

Shower screen made of 9mm tempered glass with matte black hardware.

VI. Hardware

Handrails made of PVC imitation wood, SMA color.

VII. Bathroom Furniture and Fixtures

As part of the EDGE certification, all sanitary fixtures are High Efficiency, guaranteeing a minimum consumption of 20%.

- Includes one-piece dual-flush water-saving toilet.
- Includes under-basin sink.
- Includes single lever lavatory faucet.
- Includes single lever showerhead.
- Includes rain shower head with horizontal arm.

VIII. Woodwork

Doors:

- Includes interior and main doors in MDF color and texture SMA or similar.

Dressing rooms:

- Includes dressing room fabricated from 16mm thick melamine SMA color and texture or similar.

Kitchen:

- Includes kitchen made of 16mm thick melamine, color and texture SMA or similar, with quartz countertop color SMA or similar.



APARTMENT FINISHES

IX. Appliances

- Includes extendable stainless steel extractor hood with double turbine motor of 60cms TEKA brand or similar.
- Includes built-in electric grill made of glass ceramic 60cms TEKA brand or similar.
- Includes multifunctional electric oven in stainless steel of 60cms TEKA brand or similar.
- Includes Bottom Freezer Refrigerator in stainless steel of 60cms TEKA brand or similar.
- Includes sink and mixer tap in matte black SMA or similar.

X. Air Conditioning System

High efficiency inverter air conditioning system.



FINISHING SAMPLES



Exterior Floor
Porcelain "Piasentina"
Terrace, sidewalks and
main floor hallways



Wall
Concrete decking
Building Front



Exterior Wall
"ChukumMaya"
Building Front



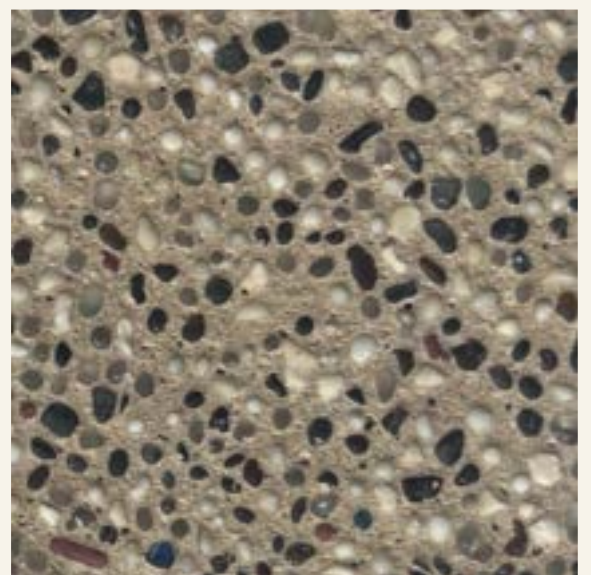
Interior Floor
Marble "Gris Antea"
(Grey)
Apartment interior and
shower



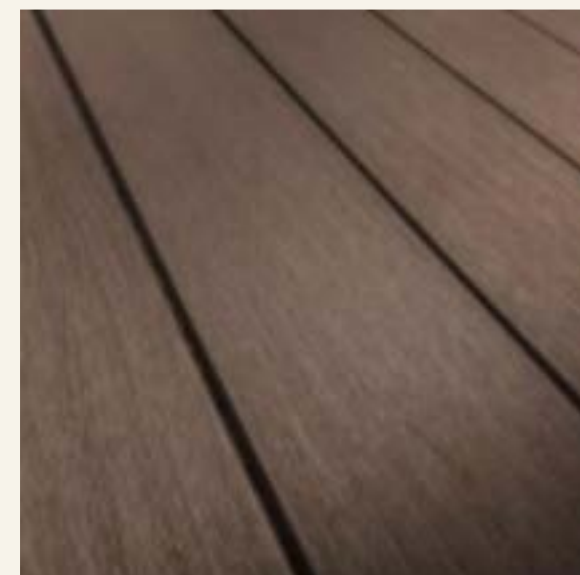
Interior Wall
"Gris Maya" (Grey)
Interior Walls and
ceilings of the
apartment



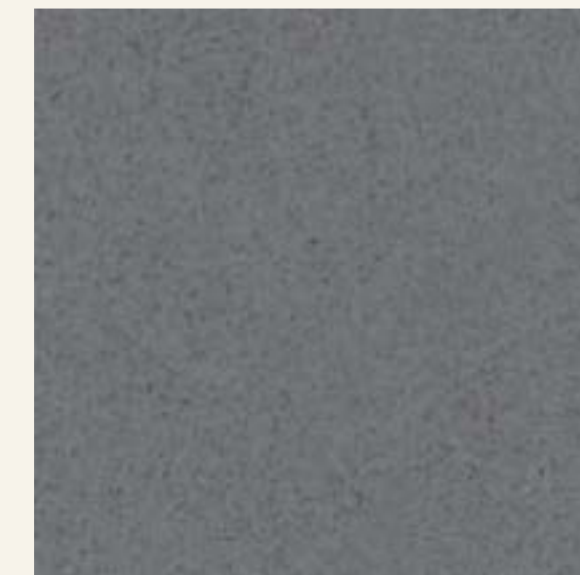
Woodwork
Laminated Melamine
Main door and interiors of the
apartment and kitchen



Pool Coating
Stone "Vitreas"
Pool in Garden model



WPC Poles
Brown color
simulating wood
Handtrails

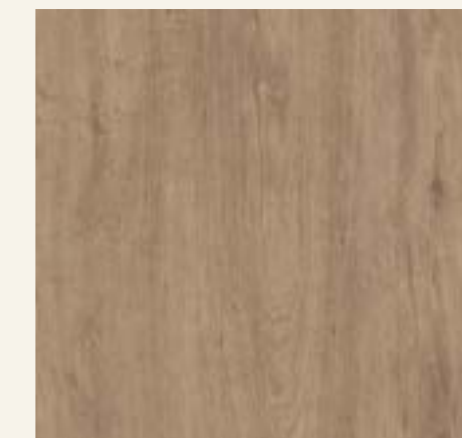


Countertop
Quartz "Plomo"
Kitchen

INTERIOR FINISHES



1. Interior Wall
"Gris Maya" (Grey)
Interior Walls and
ceilings of the
apartment



2. Woodwork
Laminated Melamine
Main door and interiors
of the apartment and
kitchen



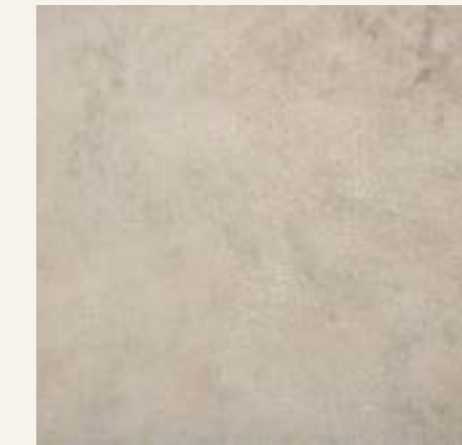
3. Countertop
Quartz "Plomo"
Kitchen



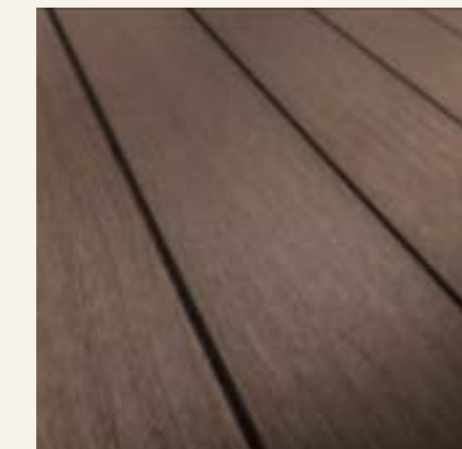
4. Interior Floor
Marble "Gris Antea"
(Grey)
Apartment interior and
shower

*Window heights of 2.80 mts in social areas and 2.60 mts in bedrooms and bathrooms.

EXTERIOR FINISHES



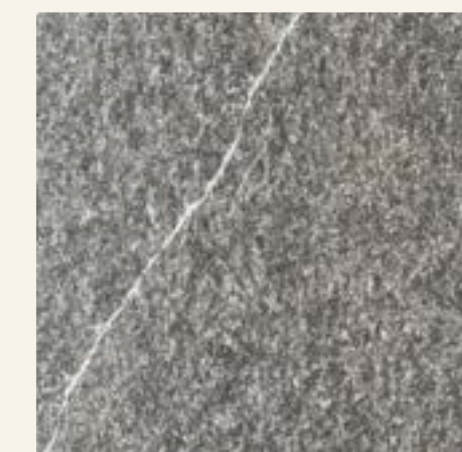
1. Exterior Wall
"ChukumMaya"
Building Front



2. WPC Poles
Brown color
simulating wood
Handrails



3. Wall
Concrete decking
Building Front



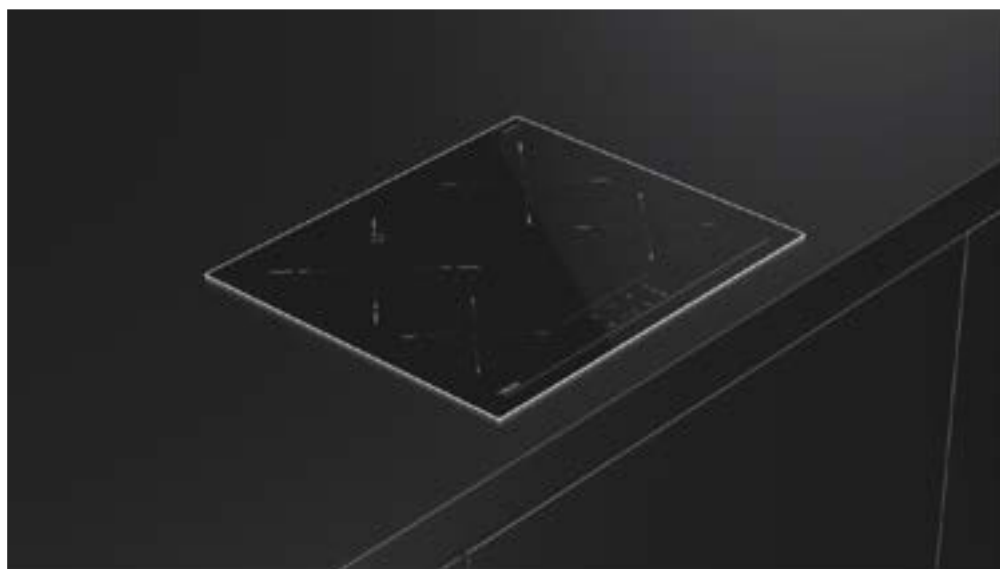
4. Exterior Floor
Porcelain "Piasentina"
Terrace, sidewalks
and main floor
hallways

BATHROOM FURNITURE AND ACCESORIES



*As part of the **EDGE Certification** all sanitary fixtures are High Efficiency, guaranteeing a minimum consumption of 20%. Representative images that may be modified during the development of the project.

KITCHEN APPLIANCES





CONTACT US

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