

UNIT MODEL



SOLANALAND

Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20

Name of BUYER _____

Location Block 17 Lot 5 Subdivision SOLANA FRONTERA

Financing In-house Pagibig Bank _____

P E R S P E C T I V E



Christina
SOLANA FRONTERA

*STANDARD ROOF COLOR IS RED / TERRA COTTA/ BROWN (SOLANALAND TO DESIGNATE)
*ACCENTS STONES / TILES / EXTERIOR COLOR MAY VARY (SOLANALAND TO ASSIGN)

For various reasons the Developer can change the specifications without prior notice but these will be of the same grade & quality as our material standard. Any discrepancies within the working drawings & perspective, the design of the actual model unit shall govern.

DATE RELEASED: _____

CONFORME: _____

DATE SIGNED: _____

LOCATION PLAN



SOLANALAND

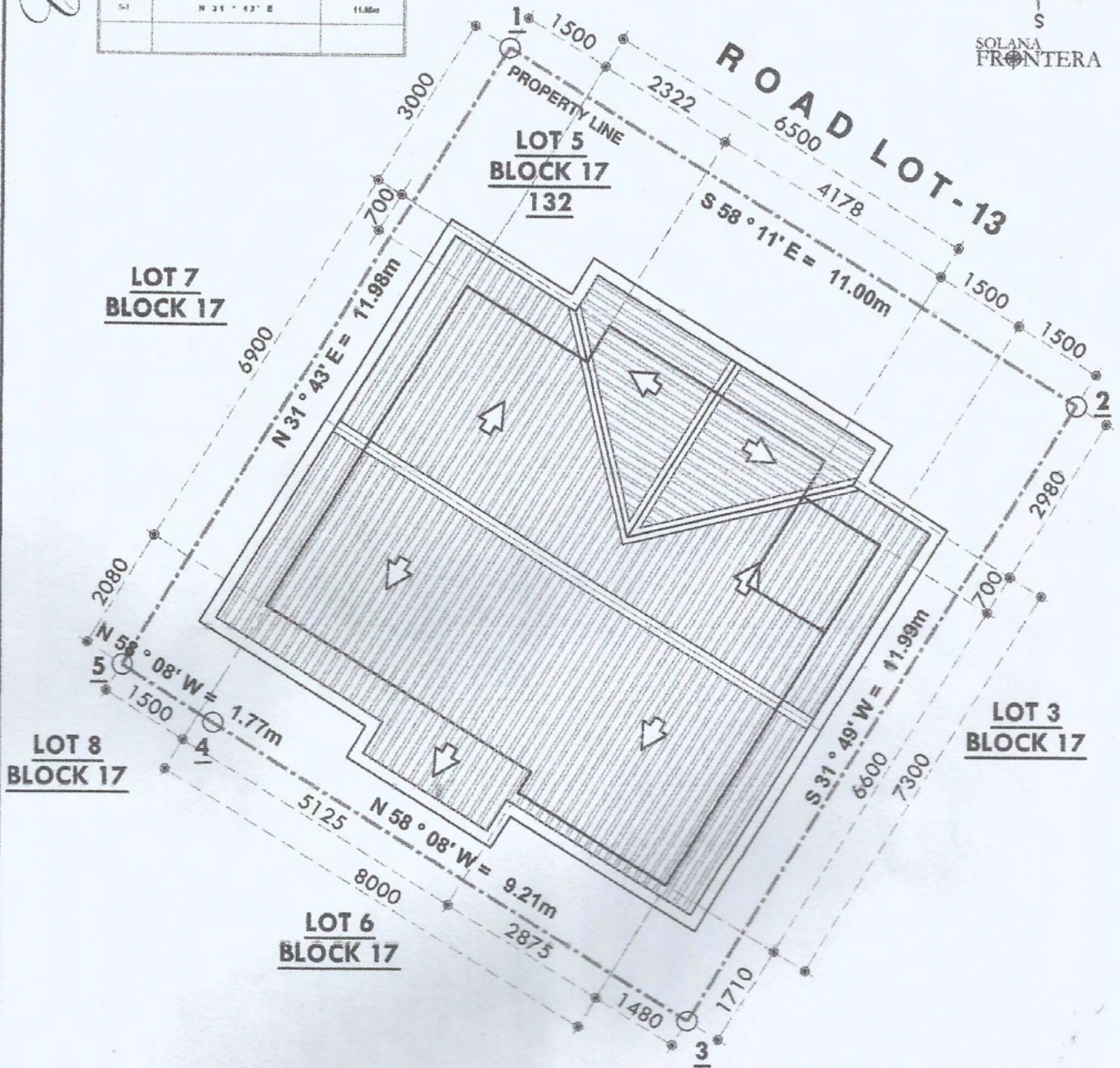
Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20

Christine

| BOUNDARY (BLOCK 17 LOT 5) | | |
|---------------------------|-------------|----------|
| LINE | BEARINGS | DISTANCE |
| 1-2 | S 55° 11' E | 11.60m |
| 2-3 | S 31° 49' W | 11.99m |
| 3-4 | N 58° 08' W | 9.21m |
| 4-5 | N 58° 08' W | 1.77m |
| 5-1 | N 31° 43' E | 11.98m |



SOLANA FRONTERA



PREPARED BY: DESIGN DEVELOPMENT DEPARTMENT

APPROVED BY: ELV / GCV / CLV

OWNER / BUYER:

RECEIVED BY:

SITE DEVELOPMENT PLAN

SCALE: 1:100 M.

BLOCK 17 LOT 5
132 Square Meters

SOLANA FRONTERA

SPECIFICATIONS



SOLANALAND

Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20

Christina

CHRISTINA

| | | |
|----------------------------------|---|---|
| Roofing | : | Long span roofing w/ insulation (5mm) (COLORSTEEL or equivalent) as indicated in the Work Order (Assigned/ Designated by Solanaland) |
| Walls/ Partitions | | |
| Exterior Walls (ground) | : | (Painted) reinforced 5"CHB wall |
| Exterior Walls (second/loft) | : | N/A |
| Paint Exterior | : | Elastomeric (SUN & RAIN Davies or equivalent) (COLOR- Assigned/ Designated by Solanaland) |
| Interior Walls (ground) | : | (Painted) reinforced 4"CHB wall |
| Interior Walls (second/loft) | : | N/A |
| Interior Walls (master & toilet) | : | N/A |
| Paint Interior | : | Elastomeric " APRICOT WHT "(SUN & RAIN or equivalent) Ezrock/ or accent tiles/ or approved equivalent as indicated in the Work Order (Assigned/ Designated by Solanaland) |
| Front Facade Accents | : | |
| Ceiling Finishes | | |
| Ceiling (ground) | : | (Painted) Steel Deck Soffit |
| Ceiling (second/ loft) | : | N/A |
| Ceiling (Eaves) | : | (Painted) 3mm Fiber Cement bd. on metal furrings |
| Paint Ceiling | : | Flat wall Enamel (Davies or equivalent) |
| Senepa | : | (Painted)GI Senepa - steel framing |
| Stairs | : | N/A |
| Floor Finishes | | |
| Ground Floor Finish | : | 60 x 60 Floor tiles |
| Second/ Loft Floor Finish | : | reinforced 100 mm conc. slab on fill N/A |
| Windows | | |
| Front Facade Accent Windows | : | Steel Casement windows w/ fixed transom (STD profile) w/ 1/8" clear glass |
| Bedrooms | : | Sliding windows (STD profile) |
| Toilet Windows | : | Steel casement windows (awning type) |
| Fixed Windows | : | Fixed transom glass window at upper area of front facade |
| Doors | | |
| Main Entrance Door | : | Wood Door (90 x 210) w/ Steel door jamb (left/right) (by Goldros) Lockset (Henry) |
| Service Door | : | Metal door (70 x 210) (Goldros) w/ Steel door jamb (left/right) (by Goldros) Lockset (Henry) |
| Master Bedroom Door | : | Flush door with jamb (80 x 210) |
| Bedroom Doors | : | MDF (80 x 210) w/ Steel door jamb (left/right) (by Goldros) Lockset (Henry) |
| Toilet Doors | : | Flush door (60 x 210) w/ Steel door jamb (left/right) (by Goldros) Lockset (Henry -keyless) |
| Lanai Doors | : | N/A |
| Balcony Doors | : | N/A |

DATE RELE.

CONFORME:

DATE SIGNED:

SOLANA FRONTERA

SPECIFICATIONS



SOLANALAND

Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20

Christina

Ground Floor Toilet

| | | |
|-----------------------------|---|--|
| Toilet Floor Finish | : | 30 x 30 floor tiles |
| Toilet wall Finish | : | 30 x 30 floor tiles (shower area @ 1.5 + base) |
| Water Closet | : | POZZI Pepper (Wall hang) |
| Lavatory | : | (set/ included) |
| soap holder, tissue holder | : | (set/ included) |
| Shower head & valve/ faucet | : | Regular shower head & valve |

Second Floor Toilet

| | | |
|----------------------------|---|-----|
| Toilet Floor Finish | : | N/A |
| Toilet Wall Finish | : | N/A |
| Water Closet | : | N/A |
| Lavatory | : | N/A |
| soap holder, tissue holder | : | N/A |
| shower head & valve | : | N/A |

Masters Toilet & Bath

| | | |
|------------------------------|---|---|
| Toilet Floor Finish | : | 30 x 30 floor tiles |
| Toilet Wall Finish | : | 30 x 30 floor tiles (shower area @ 1.5 + base) |
| Water Closet | : | POZZI Jacobe (Wall hang) |
| Lavatory | : | (set/ included) |
| soap holder, tissue holder | : | (set/ included) |
| master's shower head & valve | : | Wassermisson Telephone shower (cold only) or equivalent |

Kitchen

| | | |
|------------------------|---|---|
| Kitchen Counter Finish | : | 60 x 60 granite tiles on reinforced conc. |
| Kitchen Sink | : | Single bowl stainless sink |
| Kitchen Faucet | : | goose neck type faucet |
| Kitchen Cabinets Doors | : | 3/4 plyboard Under Counter & overhead |

Electrical

| | | |
|-----------------------------|---|------------------------------|
| Panel box | : | 6- branches (60A - main) |
| Circuit Breakers | : | GE brand (60, 30 & 20 amps) |
| Lighting Receptacles | : | 4 x 4 Plastic receptacle |
| Devices (outlets/ switches) | : | Royu/ Omni |

Plumbing

| | | |
|-----------------|---|------------------------------------|
| Waterline Pipes | : | ERA pipe 16 |
| Sewerline Pipes | : | orange pipe (Neltex or equivalent) |

NOTE: For various reasons the Developer can change the specifications without prior notice but these will be of the same grade & quality as our standard materials.

DATE RELEASED: _____

CONFORME: _____

DATE SIGNED: _____

SOLANA FRONTERA

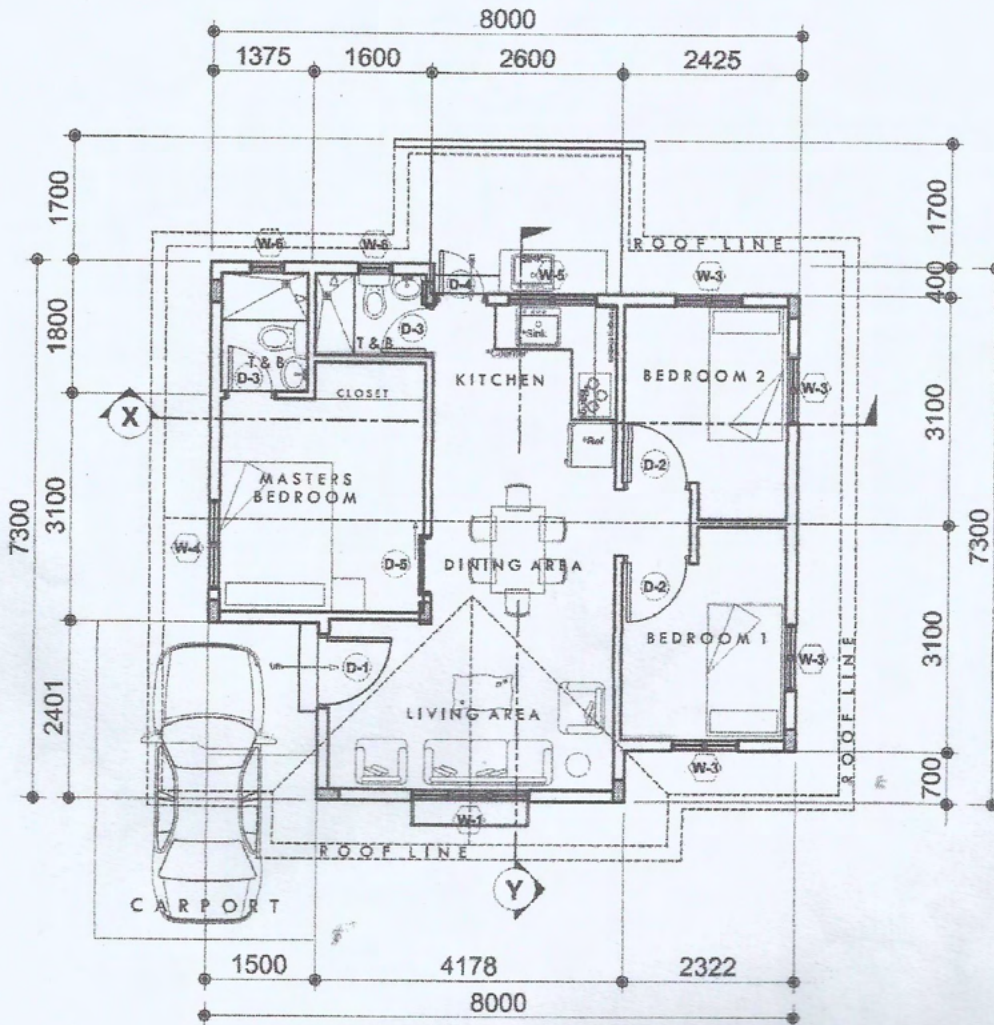
FLOOR PLAN



SOLANALAND

Solana Building, J.A.S. Avenue
 Villa del Sol, San Juan
 City of San Fernando, Pampanga
 Phone: (045) 455-4417 to 20

Christina



FLOOR PLAN
 SCALE 1:100 M.

DATE RELEASED: _____
 CONFORME: _____
 DATE SIGNED: _____

ELEVATIONS

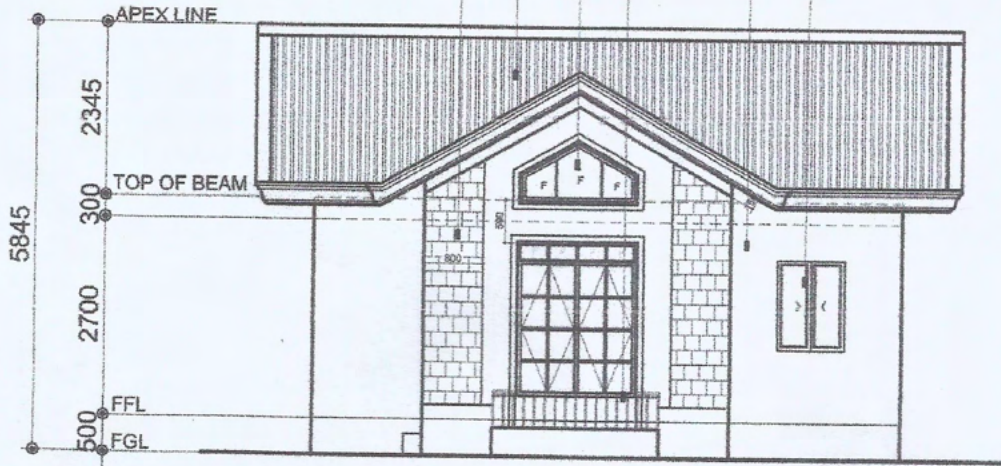


SOLANALAND

Solana Building, J.A.S. Avenue
 Villa del Sol, San Juan
 City of San Fernando, Pampanga
 Phone: (045) 455-4417 to 20

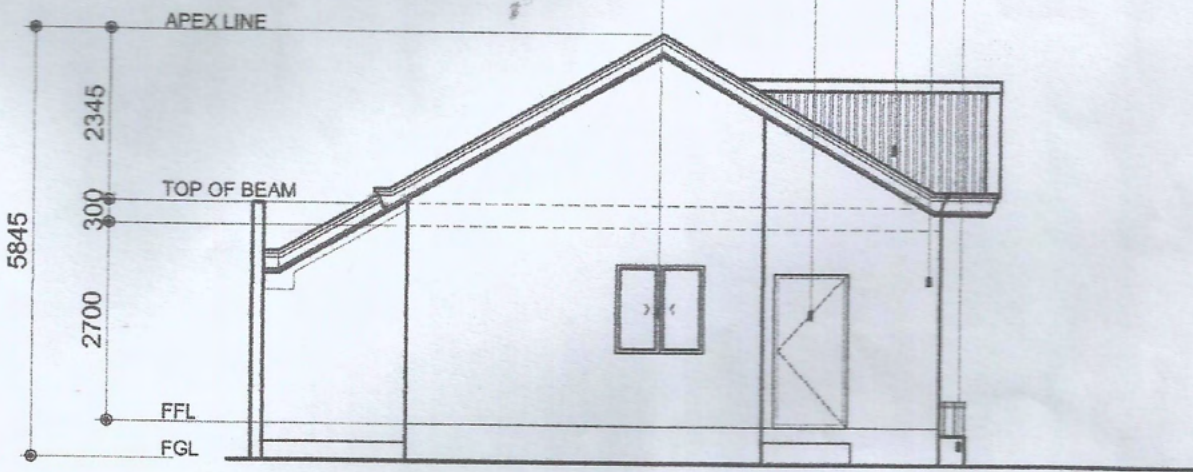
Christina

- DECORATIVE STONES
- LONG SPAN RIB TYPE ROOFING
- FIXED TRANSOM WINDOW
- DECORATIVE GRILLES
- PLAIN PLASTERED FINISH W/ ELASTOMERIC PAINT
- SLIDING GLASS WINDOW



FRONT ELEVATION
 SCALE 1:100 M.

- SLIDING GLASS WINDOW
- METAL DOOR
- LONG SPAN RIB TYPE ROOFING
- PLAIN PLASTERED FINISH W/ ELASTOMERIC PAINT
- DECORATIVE PLANT BOX



LEFT ELEVATION
 SCALE 1:100 M.

DATE RELEASED: _____
 CONFORME: _____
 DATE SIGNED: _____

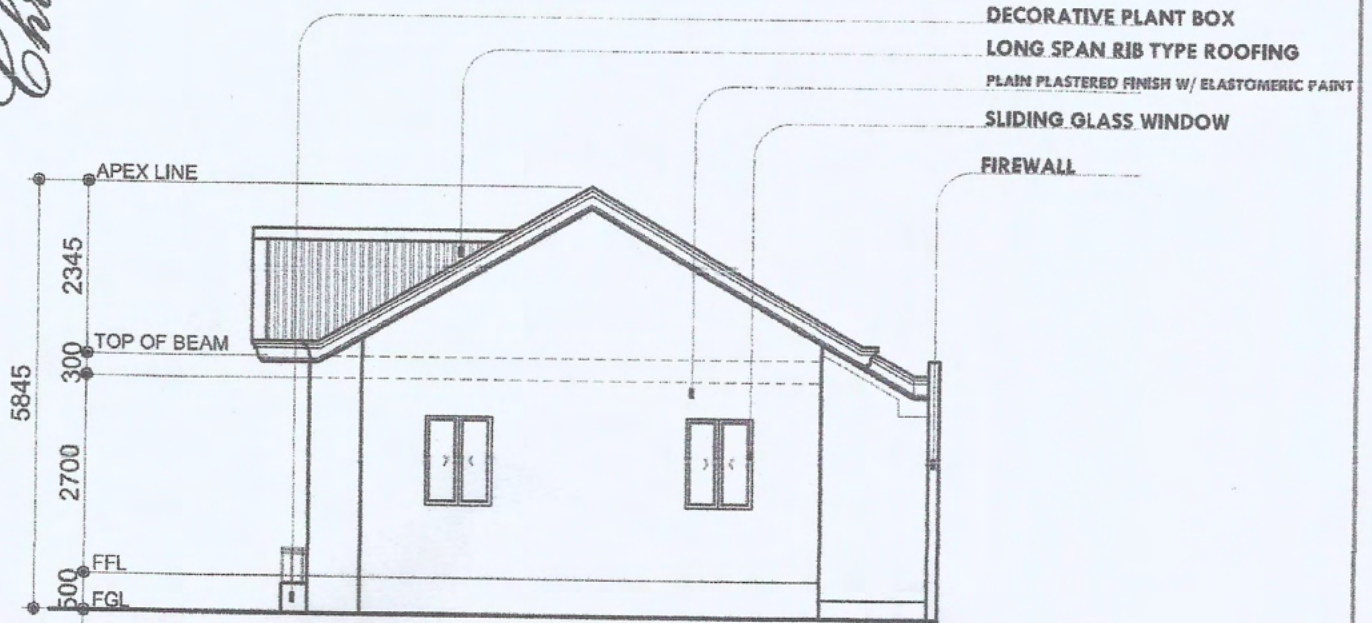
ELEVATIONS



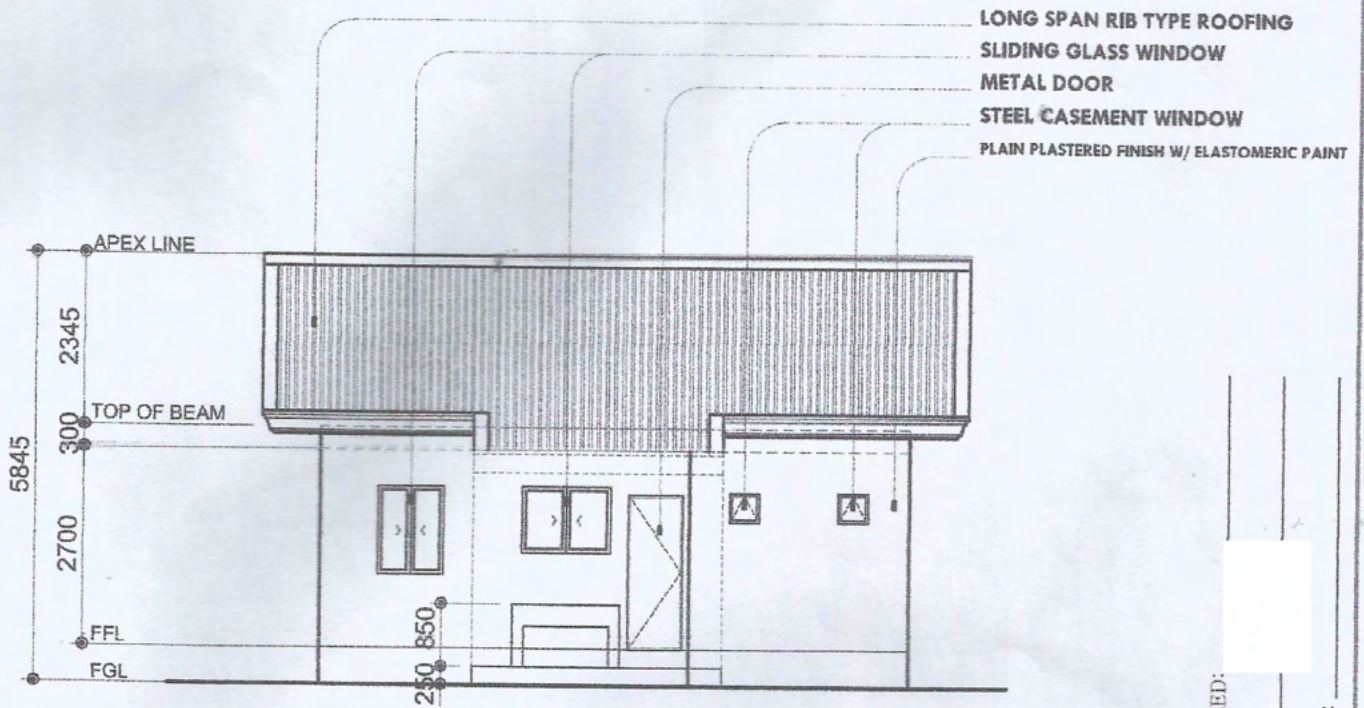
SOLANALAND

Solana Building, J.A.S. Avenue
 Villa del Sol, San Juan
 City of San Fernando, Pampanga
 Phone: (045) 455-4417 to 20

Christina



RIGHT ELEVATION
 SCALE 1:100 M.

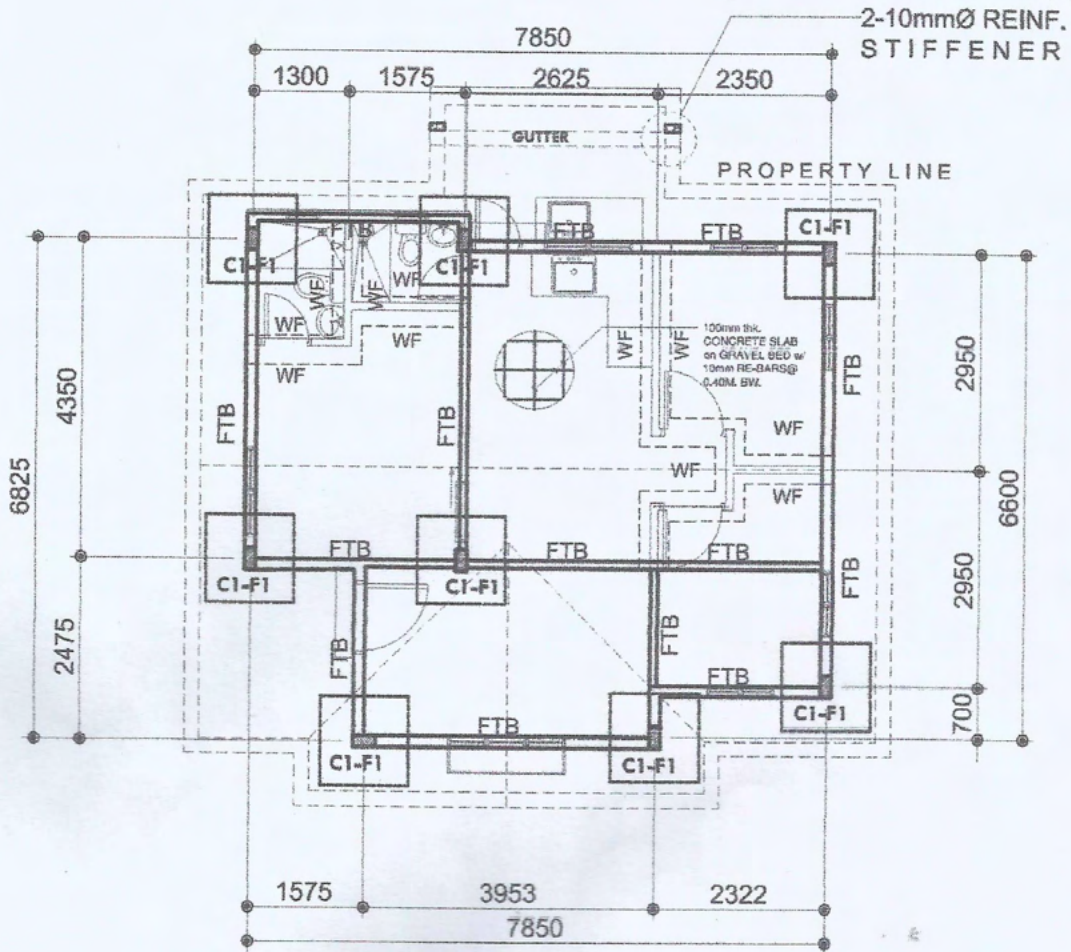


REAR ELEVATION
 SCALE 1:100 M.

DATE RELEASED: _____
 CONFORME: _____
 DATE SIGNED: _____



Christina



FOUNDATION PLAN

SCALE 1:100 M.

SCHEDULE of FOOTINGS

| FOOTING MARK | DIMENSIONS | | | PLAN | REINFORCEMENT | | REMARKS |
|--------------|------------|-----------|--------|------|---------------|----------------------|------------------|
| | LENGTH(m) | BWIDTH(m) | THK(m) | | ALONG "L" | ALONG "W" | |
| F-1 | 1.2 | 1.2 | .25 | | 6-12 mmØ | 6-12 mmØ | 1.0 cut (rebars) |
| WF | verify | .35 | .20 | — | 3-10 mmØ | 10 mmØ ties @.40m.c. | — |

SCHEDULE of COLUMN

| COLUMN MARK | DIMENSIONS | | SECTION | REINFORCEMENT BARS | TIES | REMARKS |
|-------------|------------|------|---------|--------------------|--|-------------|
| | L(m) | W(m) | | | | |
| C-1 | .35 | .15 | | 6-12 mmØ | 10mmØ STIRRUPS SPACE @ 5-.05M., 5-.10M., & REST @.20M.O.C. | SINGLE TIED |

SCHEDULE of BEAMS

| BEAM MARK | DIMENSIONS | | @SUPPORT | | | STIRRUPS | REMARKS |
|-----------|------------|------|----------|-------------|---------------------------------|--|---------|
| | B(m) | H(m) | TOP BARS | BOTTOM BARS | Extra BARS (cont @ mid section) | | |
| FTB | .20 | .35 | 2-12 mmØ | 2-12 mmØ | 2-12 mmØ | 10mmØ STIRRUPS SPACE @ 5-.05M., 5-.10M., & REST @.20M.O.C. | |
| RB | .15 | .30 | 2-10 mmØ | 2-10 mmØ | | 10mmØ STIRRUPS SPACE @ 5-.05M., 5-.10M., & REST @.20M.O.C. | |

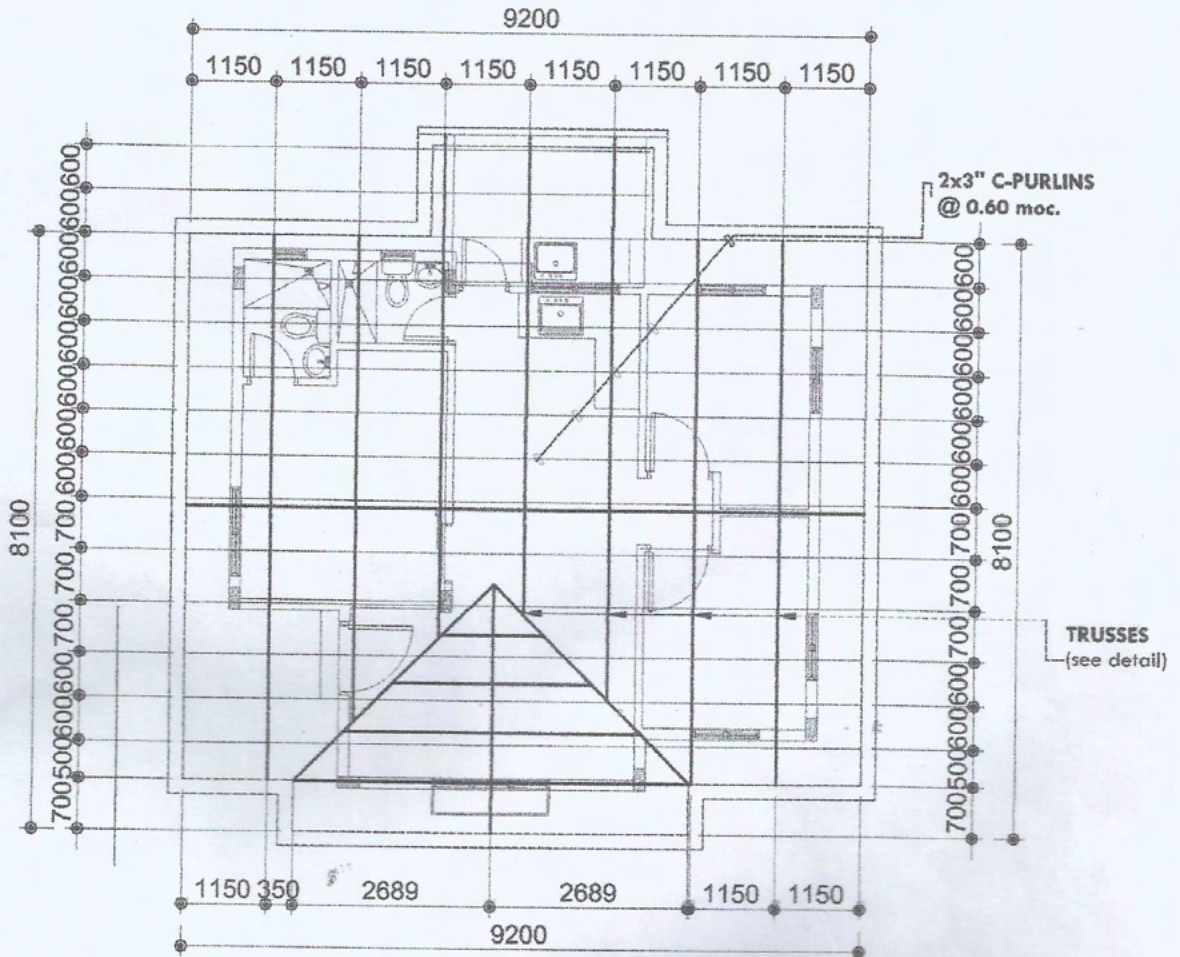
DATE RELEASED:

CONFORME:

DATE SIGNED:



Christina



ROOF FRAMING PLAN

SCALE 1:100 M.

DATE RELEASED: _____
CONFORME: _____
DATE SIGNED: _____

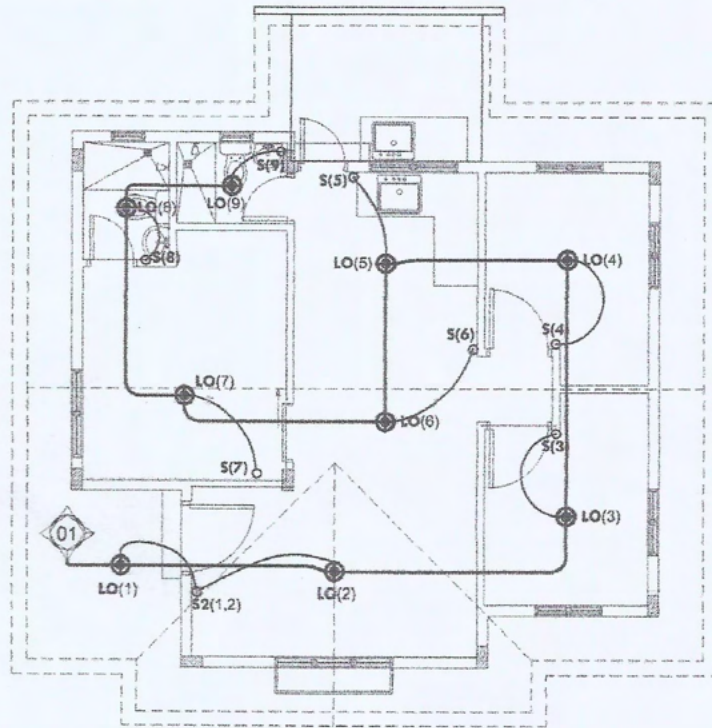
ELECTRICAL

Christina



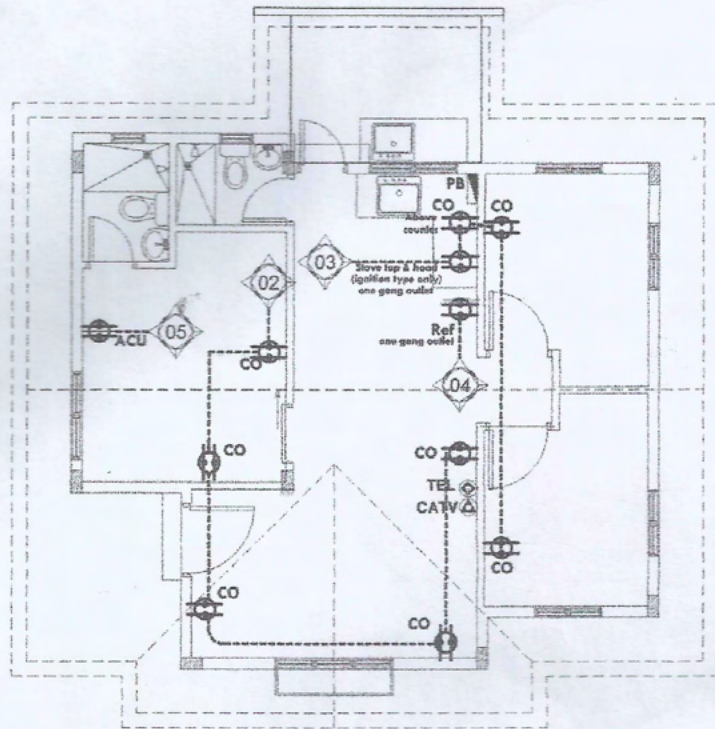
SOLANALAND

Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20



LIGHTING LAYOUT

SCALE 1:100 M.



POWER LAYOUT

SCALE 1:100 M.

DATE RELEASED: _____

CONFORME: _____

DATE SIGNED: _____

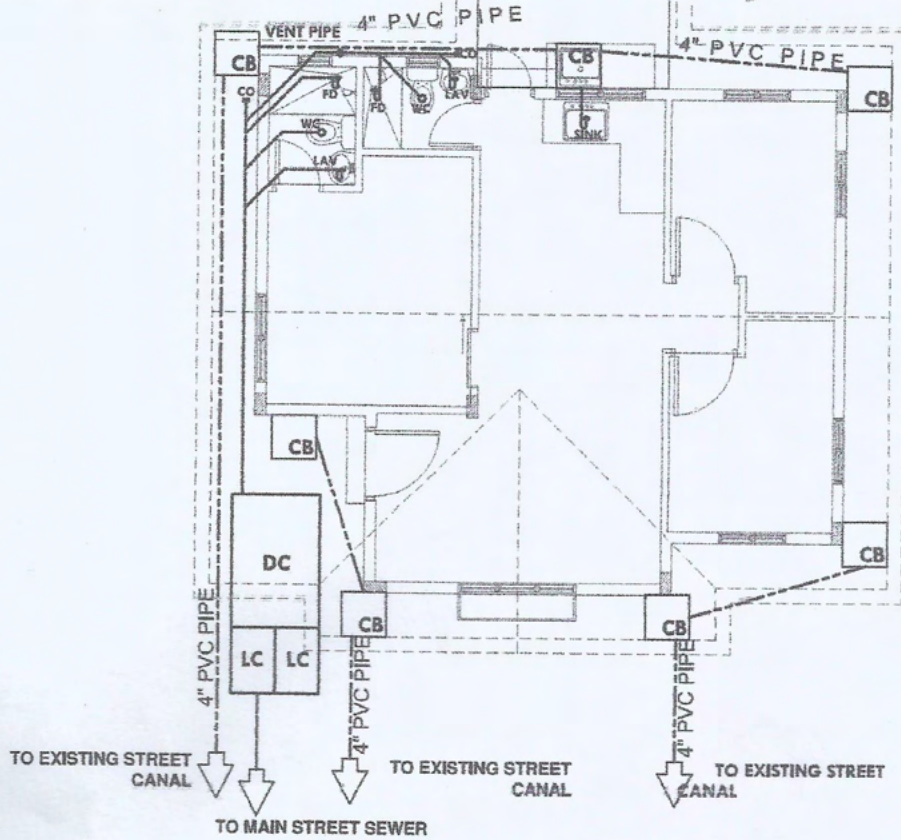
PLUMBING

Christina



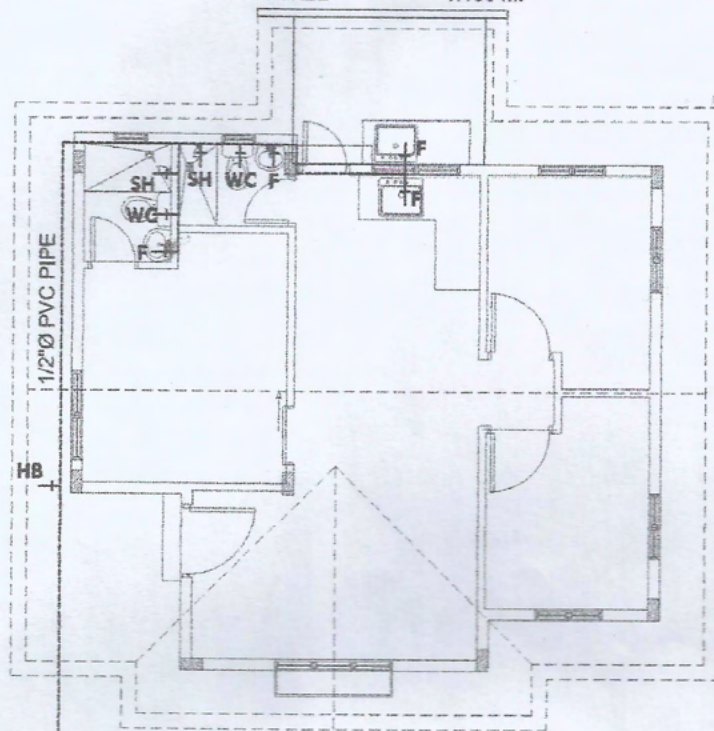
SOLANALAND

Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20



SEWER LINE LAYOUT

SCALE 1:100 M.



WATER SUPPLY LAYOUT

SCALE 1:100 M.



FROM MAIN WATER SUPPLY SOURCE

DATE RELEASED: _____
CONFORME: _____
DATE SIGNED: _____

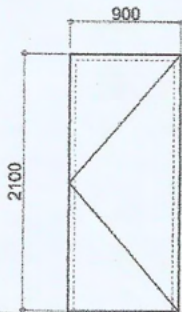
DOOR SCHEDULE



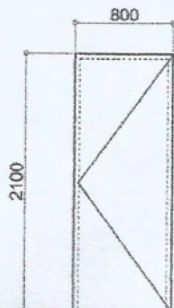
SOLANALAND

Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20

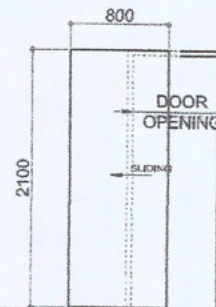
Christina



FFL.



FFL.



D-1 ENTRANCE DOOR
1-Set Req'd

METAL DOOR

Dimensions : 900mm x 2100mm
Location : ENTRANCE

D-2 BEDROOM DOOR
3-Sets Req'd

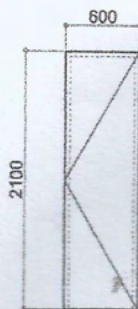
MDF DOOR TANGUILE

Dimensions : 800mm x 2100mm
Location : BEDROOMS

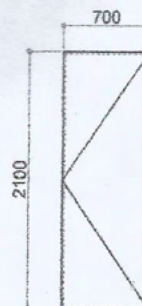
D-5 SLIDING DOOR
1-Set Req'd

FLUSH DOOR

Dimensions : 800mm x 2100mm
Location : MASTER'S BEDROOM



FFL.



FFL.

D-3 BATHROOM DOOR
2-Sets Req'd

FLUSH DOOR

Dimensions : 600mm x 2100mm
Location : BATHROOMS
(T&B)

D-4 SERVICE DOOR
1-Set Req'd

METAL DOOR

Dimensions : 700mm x 2100mm
Location : KITCHEN

DATE RELEASED:

CONFORME:

DATE SIGNED:

SCHEDULE OF DOORS

SCALE

1:70 M.

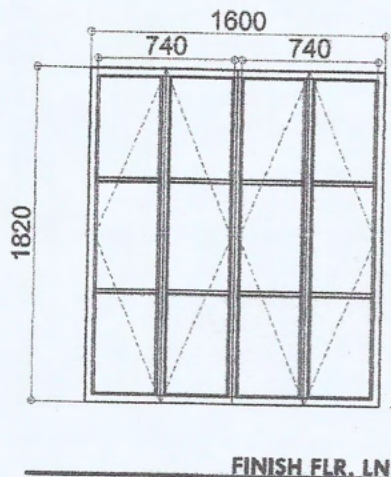
WINDOW SCHEDULE

Christina

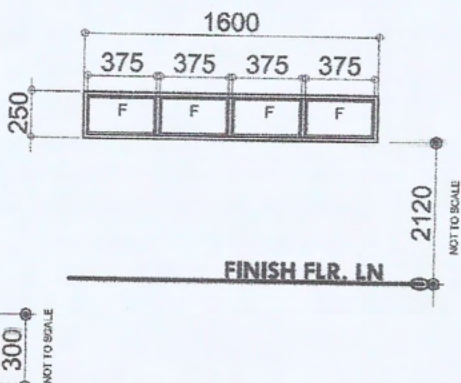


SOLANALAND

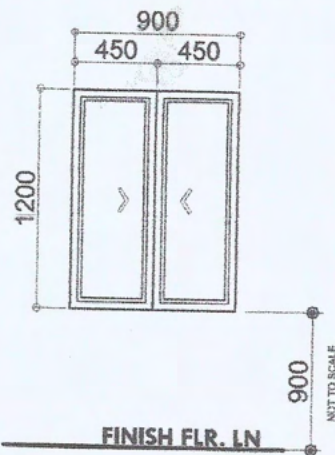
Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20



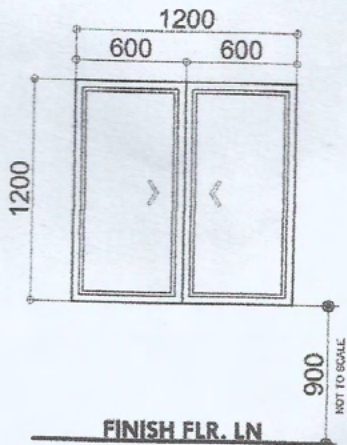
W-1 WINDOW - 01
1-Set Req'd
STEEL CASEMENT WINDOW
Dimensions : 1600mm x 1820mm
Location : LIVING AREA



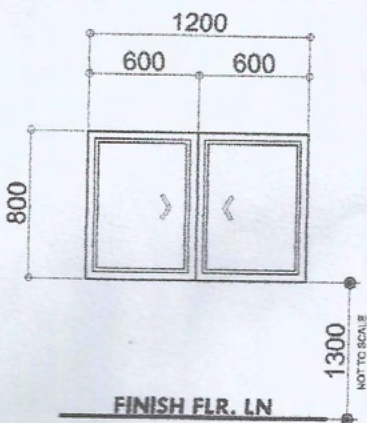
W-2 WINDOW - 02
1-Set Req'd
FIXED STEEL WINDOW
Dimensions : 1600mm x 200mm
Location : LIVING AREA



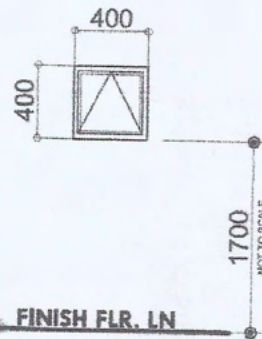
W-3 WINDOW - 03
4-Sets Req'd
ALUMINUM SLIDING WINDOW
Dimensions : 1200mm x 900mm
Location : BEDROOMS 1&2



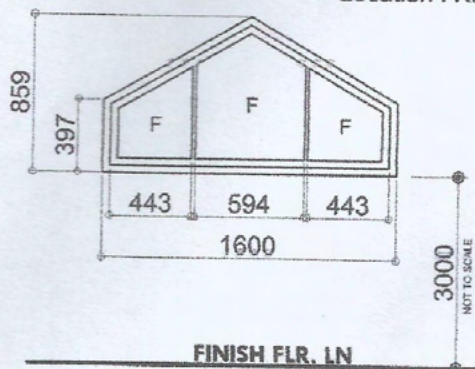
W-4 WINDOW - 04
1-Set Req'd
ALUMINUM SLIDING WINDOW
Dimensions : 1200mm x 1200mm
Location : MASTER'S BEDROOM



W-5 WINDOW - 05
1-Set Req'd
ALUMINUM SLIDING WINDOW
Dimensions : 800mm x 1200mm
Location : KITCHEN



W-6 WINDOW - 06
2-Sets Req'd
STEEL AWNING WINDOW
Dimensions : 400mm x 400mm
Location : MASTER'S T&B,
COMMON T&B



W-7 WINDOW - 07
1-Set Req'd
FIXED STEEL TRANSOM WINDOW
Dimensions : 859mm x 1600mm
Location : LIVING AREA

DATE RELEASED:

CONFORME:

DATE SIGNED:

SCHEDULE OF WINDOWS

SCALE 1:40 M.

SETBACKS

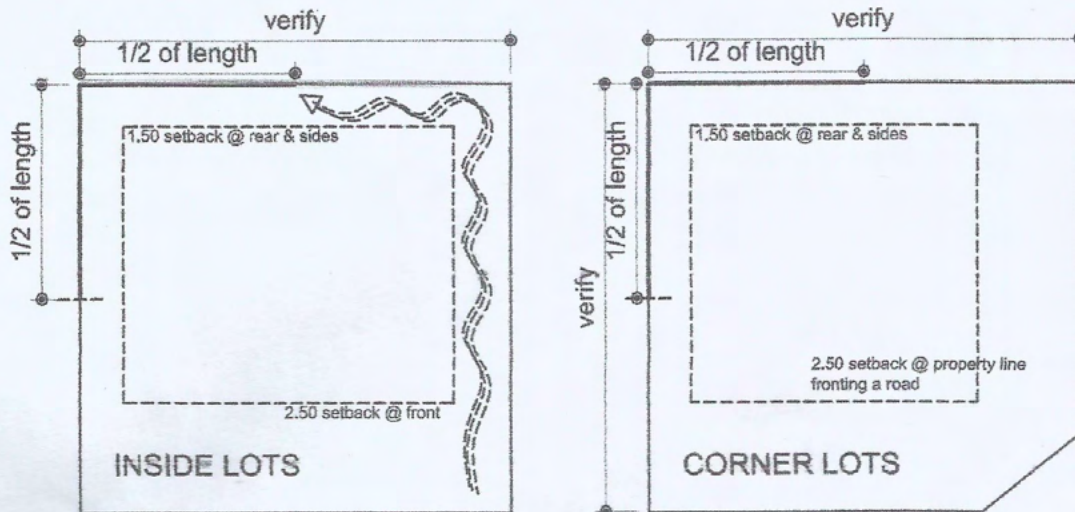


SOLANALAND

Solana Building, J.A.S. Avenue
Villa del Sol, San Juan
City of San Fernando, Pampanga
Phone: (045) 455-4417 to 20

Christina

SETBACK RESTRICTION WITH IN THE SUBDIVISION



Minimum Setbacks are as shown; there should be a min. of 2.50 m setback in front and at least 1.50 m on both sides & at the rear. No Full Firewall shall be allowed, partial firewalls are allowed but only 1/2 of the total length shall be allowed to be attached (firewall) for extensions & shall be limited only on two walls. This is to maintain sufficient access/ ventilation within lots and Adjacent lots within the subdivision. In constructing a firewall the owner shall be responsible for the provision of inside gutters & wall flashings to avoid conflict among neighbors or adjacent homeowners. The Construction should not affect/cause damage to the properties of the adjacent structures.

Please avoid making reference to previous construction done by homeowners, we are implementing these restrictions for your own safety and welfare. The restriction is meant to provide service space for hanging/ drying clothes and as an alternative ingress/egress in case of emergencies.

Note: All Extensions and Constructions shall require necessary permits from the department local building official and is subject to the approval of the Developer.

DATE RELEASED: _____
CONFORME: _____
DATE SIGNED: _____

SOLANA FRONTERA

FENCE

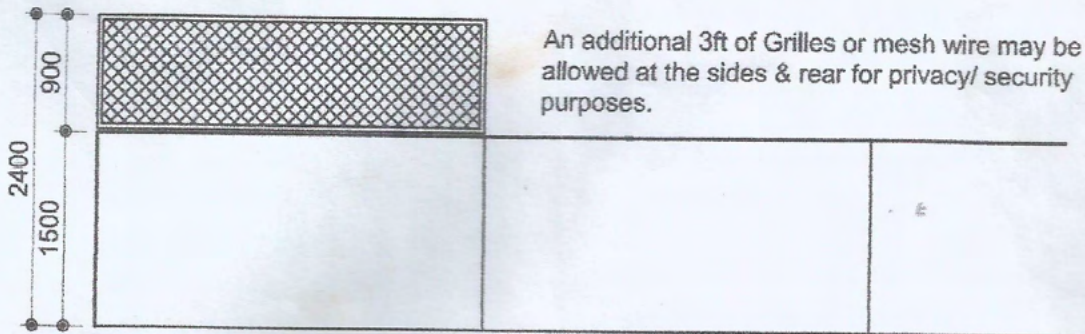
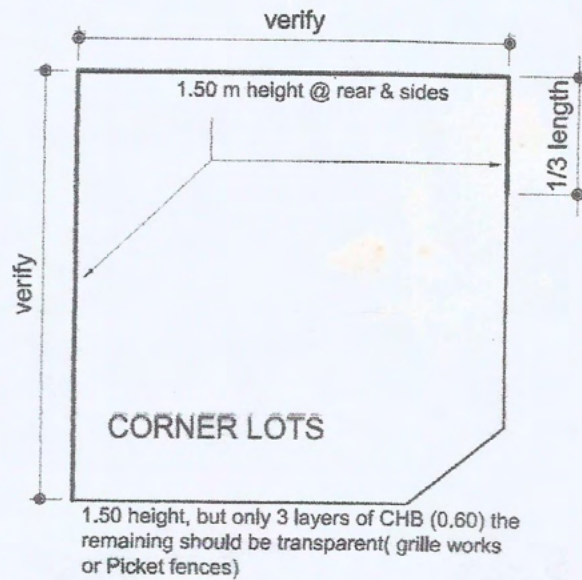
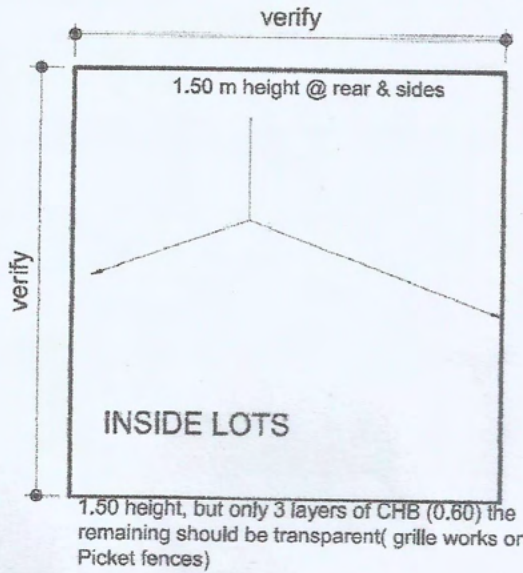


SOLANALAND

Solana Building, J.A.S. Avenue
 Villa del Sol, San Juan
 City of San Fernando, Pampanga
 Phone: (045) 455-4417 to 20

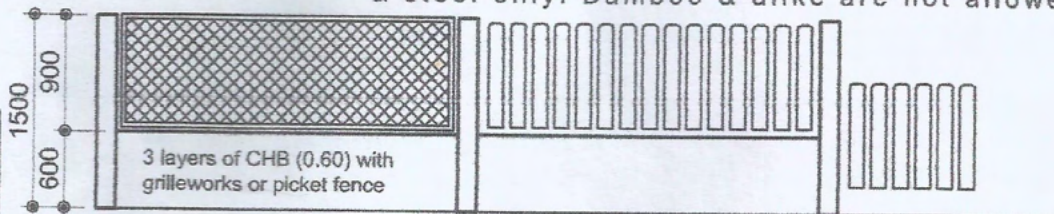
Christina

MAXIMUM FENCE HEIGHT ALLOWED WITH IN THE SUBDIVISION 1.50 M.



Typical side/ rear elevation

Approved material for picket fences are wood(or synthetic) ,pvc & steel only. Bamboo & alike are not allowed.



Front elevation

Note: The design of Gates & Grilles is at the prerogative of the owner and his architect. The restriction is merely setting the height limitations

For all fencing construction work initiated before unit turn-over:

I hereby waive any and all claims against SOLANALAND., and warrant that I shall not seek reimbursement for the cost of labor and materials for any fencing construction work done on the property should my contract to sell be rescinded or cancelled for any reason.

DATE RELEASED: _____
 CONFORME: _____
 DATE SIGNED: _____

SOLANA FRONTERA