

## Zozaya Site Meeting Notes

07 May 2025, 5pm

**Attendees:** Enrique Zozaya, Architect/Developer of CVM  
Marc J. Zuliani  
Michael Henderson  
Everado Teran  
Yesenia Organes Figueroa  
Rosy Alejandra Abarca Salgado

**Zozaya website:** [about us — Zozaya Arquitectos | Mexican Architecture | Ixtapa, Zihuatanejo](#)

**Purpose of Meeting:** Members of the SC and the Administration met with the original architect/developer of CVM to gain a better understanding of site stability and site maintenance in the context of exposure to weather events.

We had the pleasure of meeting with Enrique Zozaya on Wednesday, 07 May 2025. Following is a summary of the key takeaways from the meeting:

- **Site.** There are primarily two layers of rock on CVM's property – the light brown/beige rock which is a surface layer. This layer is especially visible between Building A and Building B. This type of rock is "soft." It can be chipped with a hammer. We typically see fragments of this layer wash onto the road after a particularly heavy rain. This type of rock is subject to erosion. Also visible between Building A and Building B are striations of dark gray rock within the layers of the light brown/beige rock. This gray rock is extremely hard and can only be broken with a jackhammer or dynamite. A solid, deep layer of this type of rock sits below ground, below the softer surface layer on the CVM site. This harder layer of rock is much less subject to movement or erosion, if any.
- **Foundation.** When each of the buildings was developed, the site was excavated to pour a concrete foundation slab. The foundation slab sits on the harder, stable layer of rock described above. Within the concrete slab are supporting columns which contain re-bar. Enrique recollected that part of the Building A footprint was built on a pre-existing foundation on the site. The important takeaway here is that, according to Enrique, CVM foundations are built on top of the harder, stable rock and NOT on the softer rock observable between Buildings A and B.
- **Retaining walls, water drainage.** The property was built with extensive retaining walls (most notably on the south side of buildings A and B and behind building B.) A

significant amount of trenches and drainage pipes were placed around the property to channel water away from the buildings and the retaining walls. The retaining walls also have “weep holes” to relieve hydrostatic pressure.

- **Earthquake building standards.** Enrique mentioned that the buildings he designs (including CVM) are built to the same seismic standards as the buildings in Mexico City.
- **Enrique’s comments on site and building stability.** Enrique mentioned that “the rock that CVM is built on has been there for thousands of years and will continue to be there long after we are gone.” He thinks there is little risk of CVM being impacted by a mud slide given the stability of the base rock and the construction of the buildings. He mentioned that any mud or ground cover that might be subject to movement would come from the forest area above Building B but that the surface layer of dirt is somewhat stabilized by the vegetation in that area. He mentioned that CVM was built to withstand an earthquake to the same magnitude as the buildings built in Mexico City. He also said that CVM was built with proper drainage to withstand heavy rains. He mentioned that the likeliest damage from a storm would, in his opinion, be caused by wind and would occur to roof tiles, palapas and glass. (The solar panels might also be vulnerable to projectiles during heavy winds.)

Enrique emphasized that proper maintenance of the site is important to inhibit any form of erosion and to protect the foundations: namely, keeping trenches and runoff areas free of debris so that water can drain and channel appropriately. Drainage pipes should also be checked from time to time and be kept free of loose impediments. He also said that retaining walls should be monitored periodically and repaired if necessary.

**Additional Notes:** We walked with Enrique to observe the area between Building A and Building B as well as behind Building B. He noticed that some of the concrete channels and trenches had accumulated leaves and other debris. He also pointed out some of the weep holes that had been drilled in the retaining walls to allow for water drainage from the soil side of the walls. As a side note, Enrique mentioned that he believed the land outside of the property line (above Building B and behind the lots) was still a designated nature preserve. He mentioned that if we were ever to observe trees being cut or land cleared on the hill above our property line that we should question it -- the extensive trees and vegetation in that area add to the stability of the surface layers and the mountain in general. He also suggested that we monitor the plantings near and between the buildings – namely, the larger trees. While vegetation can lend to the stability of surface soil, the roots can also be invasive to foundations. Potentially invasive plants should be removed. We requested original blueprints of the site and foundation. Enrique will check his

archives and try to track these down for us. Enrique mentioned that it would be extremely expensive to conduct a geological survey of the site. He commented that he lives on the side of a mountain as well and that he does not carry hydrometeorological insurance due to the challenges of recovery on a catastrophic claim.

### **ACTION PLAN**

1. All storm drains, drain pipes, and ditches, especially those running along the driveway, the southern sides of Building A and B and the trench located on the hillside above building B **must be kept free of debris** year-round and particularly checked and cleared **prior to and throughout** the rainy season. The large water collection area at the top of the parking lot should be checked and cleared periodically. *(It is critical to the stability of the overall site and the building foundations that water from heavy rains can channel unimpeded to trenches and drainage areas.)*
2. All planters and other loose objects that sit on balconies or terraces including those that sit near unit railings must be made secure with wire or other fastening measures. *(These objects, regardless of their weight, can become dangerous projectiles in strong winds and a threat to life and property.)*
3. All pool furniture and umbrellas should be taken down and secured or stored prior to a forecasted storm.
4. Retaining walls should be checked periodically.
5. ADDITONAL MEASURES TO BE DISCUSSED.

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