

DESCRIPTIVE REPORT FOR RESIDENTIAL SERVICE



PROJECT: Kachava Lux Residential Condominium

LOCATION: Av. Coba Sur, Reg: 11, Mza: 06, Lote: 01 Tulum, Quintana Roo

OWNER: Grupo Desarrollo Ecoturismo Campeche

LAND AREA: 1,505.300 m²

TOTAL CONSTRUCTION AREA: 1,673.291 m²

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1. **PROJECT:** Kachava Lux Residential Condominium.
2. **SCOPE AND OBJECTIVES OF THE PROJECT:**
This document aims to briefly and concisely outline the criteria for the construction and execution of the residential project called “Single-Family House in Condominium Ownership.” The project complies with the regulations of the **Déjà Vu Condominium** residential development, as well as general regulations in Mexico and the Municipality of Tulum.
3. **LOCATION:** The project site is located on Av. Coba Sur, Reg: 11, Mza: 06, Lote: 01, Tulum, Quintana Roo, Mexico.
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GENERAL PROJECT DETAILS

LAND MEASUREMENTS:

- **Northeast:** 30.02 meters bordering neighboring property
- **Southeast:** 30.02 meters facing the road
- **Southwest:** 50.18 meters bordering neighboring property
- **Northwest:** 50.18 meters bordering neighboring property

GENERAL LAND AREA:

- **Total Land Area:** 1,505.300 m²
- **Project Footprint Area:** 716.558 m²
- **Free Area:** 788.742 m²
- **CUS (Coefficient of Utilization of Soil):** 1,675.579

PROJECT HEIGHTS:

- **Ground Floor:** 0.15m step + 0.15m slab + 3.05m between floors + 0.20m slab = **3.55m total height**
 - **Upper Floor:** 3.20m between floors + 0.20m slab = **6.95m total height**
 - **Roof Floor:** 3.20m between floors + 0.20m slab = **10.35m total height**
 - **Rooftop:** 1.10m parapet = **11.45m total height**
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APPLICABLE REGULATIONS AND STANDARDS

- **Internal Regulations of Déjà Vu Condominium**
 - **Construction Regulations of the Municipality of Tulum**
 - **Construction Regulations of the State of Quintana Roo**
 - **Complementary Technical Standards**
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PRELIMINARY WORKS

- Excavation will be done manually with small machinery to a depth of no more than **0.80m** below sidewalk level, only as needed for foundation works as per structural plans.
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FOUNDATION

- The foundation will be built with **braza stone masonry** combined in some areas with **reinforced concrete isolated footings**, positioned in strategic points according to the structural analysis to provide optimal support in critical areas.
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STRUCTURE

- **Load-bearing walls** constructed with **hollow concrete blocks** (15 x 20 x 12.5 cm) reinforced with **concrete beams and columns**.
 - **Slabs on the Upper Floor, Roof, and Rooftop** will be **prefabricated with prestressed joists and polystyrene bovedillas**, reinforced with welded mesh.
 - **Concrete strength:** 250 Kg/cm² for structural elements.
 - **Seismic-resistant design** following structural calculations.
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INSTALLATIONS

SANITARY & RAINWATER INSTALLATION

- Separate lines for **sanitary and rainwater drainage** using **PVC pipes** (2" to 6" in diameter).
- Vent pipes extending to the rooftop.
- **Rainwater drainage** will be collected in an **absorption well**.

HYDRAULIC INSTALLATION

- **Submersible pump & hydropneumatic system** with an **8,000-liter cistern** (4.00 x 1.20 x 2.00m).
- **Pipes made of PPR (Polypropylene) brand Tubo Plus**, ranging from 20mm to 32mm in diameter.
- Instant **water heater with a 16.2-liter capacity**.

ELECTRICAL INSTALLATION

- **Two-phase system with grounding.**
 - **Main panel with 37 circuits and a secondary panel with 9 circuits.**
 - **Electrical cables: CONDUMEX brand or similar.**
 - **Total consumption: 59,523.5 W, requiring 200 AMP service.**
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CONSTRUCTION DETAILS

MASONRY

- **Walls built with hollow concrete blocks reinforced with columns and beams.**

FINISHES

- **Walls:** Stucco and **polished chukum in light gray.**
- **Ceilings:** Drywall or **cement panels** with white vinyl paint.
- **Floors:** Santo Tomás polished stone with **4” ceramic baseboards.**

WINDOWS & DOORS

- **Aluminum frames (CUPRUM Eurovent Series 80) in black finish.**

CARPENTRY

- **Main doors:** Solid tzalam wood with metal frame.
- **Interior doors & closets:** **MDF with Latte melamine finish.**
- **Kitchen cabinets:** **MDF with Latte melamine finish and San Gabriel Leather granite countertops.**

LANDSCAPING

- **Use of native vegetation to preserve the local ecosystem and fauna.**

CLEANING

- **Debris will be removed and transported to an appropriate disposal facility.**
 - **The house will be manually cleaned with common household detergents.**
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RESPONSIBLE PARTIES

- **Prepared by:** Studio Punto y Línea, C. 33 Sur 2903, Sta Cruz Los Ángeles, Puebla, Pue.

- **Project Review Department**
- **Responsible Architects:** Luis Felipe Mata / Fabián Méndez

Owner: Grupo Desarrollo Ecoturismo Campeche