

LAGUNA BEACH RESORT – VILLAS

BUILDING SPECIFICATIONS



🔗 Foundations

In accordance with the geotechnical evaluation undertaken, we have opted for individual footings, braced between each one by means of belts on the lower floor, in order to achieve the highest degree of seismic-resistance.

🔗 Structure

The structure of the homes in this residential complex is intended to be undertaken with pillars, forged in one direction in concrete walls and prestressed joists in forged crawlspace. The remaining slabs will be made with reticular slabs of filter blocks and solid slabs both in the porches as well as in the terraces. The interior stairs will be shaped with UPN-140 steel plate frames, solded in corbel to RHS 140x100x5 embedded in an enclosure to create the same, each complying with current regulations. We also intend to develop an earth-wirenetwork.

🔗 Roof

The Roof, pertaining to the Rooftop Terrace, is flat and transitable, with a roof pitch formed at an angle via lightweight concrete (type of clay), thermal-acoustic insulated rigid panels made of styrofoam, impermeable due to its improved PN-7 dual-layer membrane, affixed to the bracket and finished with concrete made of Charisma Mink type paving tiles, refined with cement mortar with a low retraction level over a beam that is adapted for the outdoors.



🔗 Frontage

There are three types of frontages:

Type 1 Frontage is completed with a double surface: an exterior layer of brick panels and an interior layer of double-hole bricks. Separated by a chamber with thermal-acoustic insulated rigid panels made of projected styrofoam. The exterior layer will be plastered with a single layer coating of plasterwork. The interior layer will be coated with plaster and finished with plaster.

The Type 2 Frontage in the bathrooms is completed with a double surface: an exterior layer of brick panels and an interior layer of double-hole bricks. Separated by a chamber with thermal-acoustic insulated rigid panels made of projected styrofoam. The exterior layer will be plastered with a single layer coating of plasterwork. The interior layer will be coated with plaster and finished with polymer cementmortar.

The Type 3 Frontage is completed with a double surface: an exterior layer of brick panels and an interior layer of double-hole bricks. Separated by a chamber with thermal-acoustic insulated rigid panels made of projected styrofoam. Both the exterior and the interior will be coated with a panel of natural stone. The overhanging items such as pergolas, visors, etc. will also be plastered and painted.

🔗 Brickwork

The interior partition walls of each home will be completed with double-hole bricks, finished with polymer cement mortar. This will be coated on both sides with plaster with a single layer coating of plasterwork and finished with plaster, except for the surfaces of those rooms with moisture, which will instead be coated with ceramic tiles and finished with polymer cement mortar.

🔗 Internal coating

We apply plastic paint over the plasterwork, finished with plaster. The false ceiling will be used in the bathroom for mounting and maintaining the installation of the air conditioning system.

🔗 Exterior flooring and tiling

There are 2 types of types of floor finishing. Type 1 Finish has a finish of exterior concrete with porcelain ceramic of the type "Charisma Mink" for exterior areas sized 18x57 over a concrete beam. Type 2 Finish of artificial lawn is of the highest quality.

○ Interior flooring and tiling

Porcelain ceramic flooring of the type “Charisma Mink” is found in the entire home except for the bathroom on the first floor, finished with highly adhesive polymer cement.

The tiling in Bathroom 1, type “Traveller Grey” is sized 50x120.

The tiling in Bathroom 2 type “Calacata” sized 60x60 from the brand “Roca”, as well as that of the type “Imperium black” from the brand “Circonio”.

The ceramic tiling, finished with polymer cement will be in those rooms in the home which will have moisture. Each bathroom will have different tiling, as well as in the kitchen.

Tiled Bathroom 1 on the ground floor composed of the following types: “Mosaic Canada Black” sized 31x31, “Canada Grey Decor” sized 31x31, “Canada Grey Decor” sized 26x90 and “Canada grey” sized 45,5x90,6. The Tiling in the bathroom 1, type “Traveller Gris” sized 50x120 and “white mate” sized 30x90. The tiling

The tiling in the Bathroom 2 on the ground floor is composed of the following types: “Calacata” sized 30x90, combined with “Imperium Black” sized 29.5x120 both brand “Roca”.

The tiling in the Kitchen is of the following types: “pure fresh white” sized 50x100, “pure bone” sized 50x100 and “pure taupe” sized 50x100.

○ Joinery and exterior double glazing

Exterior aluminium joinery in the entire house with thermal bridge breaking in a graphite-grey colour. The windows will be double-glazed with a cavity wall with density of 3+3/c10/3+3 throughout the entire home. Access door to the home with an exterior finishing of the same colour as that of the remaining windows and security locks.



Joinery and interior double glazing

Passage doors of Medium Density (MD) varnished in white with stainless steel door handles. Inbuilt wardrobes with sliding doors in the same finish as those of the passage doors. Interior lined cabinet with drawers.

○ Electricity

The property has installed electricity at the increased level of 9,2 Kw. with circuits for powerful lighting, power outlets, countertop oven, washing machine, dishwasher and heater, power outlet for the bathrooms, kitchen and line for the swimming pool. Piping and wiring compliant with regulations RGBT 2003. The installation mechanism will be of the Legrand brand (home automation) with power outlets for the TV, power outlets for the internet, crossover switches and touch-switches. Regarding the lighting there are BJJ lights on a white rectangular frame, ECOLUX downlights on a white rectangular frame, PHILIPS rounded recessed lights in the pool terraces, focused lights in the terrace (type FRAGRANCE and type DOPO), SLV kitchen countertop lamps, RIGA wall lamps along staircase. Video entry phone system in the house. Light power outlets in the rooftop terrace.

○ Exterior locks

Security gates in the enclosed grounds made of aluminium colour nogal.



● Kitchen

Completely furnished with cupboards on lower and upper levels, self-closing drawers, extractor fan, kitchen sink with one stand, worktop of compac-type or similar, installation for a dishwasher. Serving-hatch bar fitted with an aluminium support, finished in compac-type or similar with halogen lighting.

● Air conditioning

Pre-installation for air conditioning (cold-hot) in the living room and bathrooms, via conduits, with high-density rigid panels of natural mineral wool with an exterior surface lined with KRAFT-ALUMINUM SHEETS reinforced with a fiberglass net.

● Telecommunication

Installation of an ASTRA satellite dish and an individual digital satellite receiver with capacity for over 200 open channels and expansion slot to insert a PCMIA card for coded private-paid channels.

● Rooftop Terrace

With shower, sink and light power outlet.

● Residential complex

Enclosed perimeter with an industrial wall and locks, with access gates in the entranceways. The residential complex includes gardens, open spaces to have a walk, etc.

○ Swimming pool

Swimming pool including the following elements:

- Automatic equipment of chlorinated and sulphated water with dosing pump for the swimming pool.
- Electronic control and protection panel for swimming pool 6x3m, average depth :1,30m, (volumen 28 m³).
- Purification equipment for swimming pool 6x3m, average depth:1,30m, (volume 28 m³).



