

Uma Homes

CUCU

Specifications Manual

Residence in plot No 230 | | Pegeia | Cyprus

This document has been developed by Uma Homes LTD as design guidance for the architect and the design team.

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Project Management
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A. Design Principles

The house is situated in a South orientation, in a two storey layout where's common spaces of living/ dining/ kitchen spaces are organised in a centred layout facing exterior spaces.

Intervals of green spaces are found between spaces to combine interior with exterior spaces.

Common spaces form a transparent section that opens out to the pool and exterior activity space thus creating a feeling of freedom and openness.

On ground floor expands the living and dining room that is facing the pool and sea view. Towards the depth of the plot stands the kitchen whereas in between there is a patio of outdoor space (atrium) which facilitates light and air through the interior and creates a feeling of inside - out living experience.

The master bedroom on first floor is facing the south sea view of Sea Caves. All three bedrooms have the proper natural lighting and ventilation. The two smaller bedrooms are sharing a common shower/wc space whereas the master has it's ensuite bathroom

B. Areas Developed For each Unit

- in Square Meters (sqm)
- as permitted plans

Built Areas (max 60% of plot's area) Covered Areas (max 35% of plot's area)

Ground Floor = 76.60 sqm

1st Floor = 78.60sqm

Total Builded Areas 155.20 sqm

Total Covered Areas (bird's eye) = 88.00 sqm (35%)

Covered Verandas (ground floor) = 3.00 sqm

Uncovered Verandas (ground floor) = 43.50 sqm

Uncovered Verandas (1st Floor) = 0 sqm

Uncovered Verandas Total 43.50sqm

Parking space (semi-covered - pergola) = 27.30 sqm

Swimming pool = 24.00 sqm and less according to each unit's distance from boundaries.

C. Specifications Manual

1. Structure

1.1 General

Reinforced concrete according to the structural drawings, the concrete code design and the anti earthquake design rules and regulations. Lowest structural concrete strength is to be C25-30.

Fair face concrete walls - if any - are to be constructed according to design using specific mix design.

All structural design and construction shall be according to EU earthquake standards and Regulations.

1.2 Foundations

The foundation consists of a reinforced concrete slab. Waterproofing concrete admixture shall be used to all underground members.

1.3 Frame

Frame will be constructed as per design details in order to have finished results on the exterior. Some Beams are to be invisible.

Slab thickness no less than 200mm

2. Floors

2.1 Ceramic Tiles

Internal Floors of common spaces, wet spaces and bedrooms as well as exterior verandas on 1st floor are to be paved with imported granite-ceramic tiles in big dimensions from a preselected price range offered by the Vendor. Skirting: ceramic tile skirting or polymer coated water-resistant hardboard (white/ wall colour) if requested by the Buyer (extra cost).

2.2 Laminated Parquet

To be placed in bedroom spaces and or common spaces as optional. (the price will adjust accordingly)

2.3 Internal staircase

It will be finished with imported solid wood (oak varnished). Alternatively marble can be applied of similar price. Metal rails as per design's details.

2.4 Exterior floors

Exterior spaces around pool are to be paved with decking floor of solid tropical wood / IPE or Iroko.

Alternatively Ceramic anti-slip tiles will be placed same as those in the swimming-pool.

First Floor verandah covered by ceramic tiles in a rough-anti slip finish.

3. Walls Cladding/ Plastering/Painting

3.1 Internal Walls

All internal walls are to be constructed in bricks and plastered in three layers spatula and paint. Alternatively they can be of light wall reinforced with OSB panels and soundproof with rock wool if demanded by the Vendor (extra costs). Smooth plaster finish and three coats of emulsion paint in all finished wall areas. Internal walls of the rooms are to be 150mm thickness of brick wall or 100mm of light gypsum board wall. Thicker walls where necessary for utilities installation etc.

3.1.1 Kitchen Walls

Where above kitchen counters - cabinets, there will be ceramic cladding on 60cm height. All other walls will be finished in three coats of emulsion paint.

3.1.2 Bathroom Walls

They will be waterproof in shower positions in height 1.80m and lower in all other sides of wet spaces. The finish will be ceramic tiling. Showers will be walk - in with minimal drainages and laminated safety glass separations.

3.2 External Walls

3.2.1 Brick Walls

External walls of normal clay bricks 250mm thick. Brick walls will bear thermal insulation system and rock cladding when applicable.

3.2.2 Concrete Walls

External walls are to be constructed according to concrete structure design with thermal insulation

3.2.3 External Wooden Cladding

Wood solid bars (of 3x3cm thickness or equivalent) will be placed on wall structure externally to shape the main entrance wall and door.

4. Ceilings

The ceilings will be of fair face concrete finished with spatula and three coats of emulsion paint. Lighting features for general lighting will be placed according to architectural design.

5. Entrance Security Door

Main entrance door will be made of solid wooden finish (oak wood - same as cladding) with Spy-eye in a full height double opening frame structure. It will be varnished with acrylic varnish. The inside surface will be cladded with wood same as exterior.

6. Shadings

All shadings will be manually motored. They will be metal frames with local wooden reeds (Greek Lygaria) in full height structure. It will be varnished with acrylic varnish. All shading structure will be constructed according to Architect's custom design. Alternatively the Vendor may demand other cladding material as tropical wood or automation. In this case the cost will be adjusted accordingly.

7. Aluminium Windows - Doors

7.1 General

All external windows and sliding/ opening doors will be in aluminium thermal series in modern style of high quality structures. They will have double glazing, low-e energy efficient glass for thermal and sound insulation according regulations. They will be full height, big and wide structures. The aluminium frame sections will have provisions for future installation of fly screens where applicable. The colour selection will be anodised zinc coating for durability against humidity and the sea.

8. Carpentry

8.1 Wardrobes

All Wardrobes will be made of melamine structure. All cupboard doors and exterior features will be made of mdf semi mat paint finish. There will be hanging rails, shelves drawers and other fittings internally. Height from finish floor to ceiling. The wardrobe doors will be flushed with the wall.

8.2 Kitchen Carpentry

Fitted high and low level cupboards and or shelves made of veneered wood and/ or mdf semi mat paint finish and melamine framework. Also full height structures will be made. All cupboard doors and side exposed panels will be made of veneered wood or mdf semi mat finish according to design. Worktops will be made of synthetic Granite with 2cm edge. Back Splash will be of ceramic up to the top of the wall units. Inox sink with two mixer tabs will be placed according to design. Electric and plumbing provisions for fridge, washing machine, dishwasher, built-in hob, hood and oven are included. Appliances are not included.

8.3 Interior Doors

All internal doors will be in mdf semi matte finish complete with frame of same finish. They will be in full height from finish floor to ceiling. The doors will open in total height.

8.4 Bathroom woodcrafts

Vanity units in bathrooms are to be made of of mdf semi matte finish with marble as counter top according to the design. The cupboards and/or drawers underneath the wash basins will stand free hinged from the wall. A 4mm mirror fixed on marine plywood will be hanged on the tiled walls in dimensions according to details.

9. Sanitary Fittings

9.1 General

Sanitary fittings will be fitted and installed according to European standards including single lever mixer taps and shower attachments. Elegant shower frameless screens will be fitted. Toilet paper holders and towel rails or hinges and mirrors will be fitted. Minimal drainages will be fitted on shower bottoms. The toilettes' cisterns will be hidden into wall partitions. Specifically in bathrooms and or showers will be placed

- a) Wash-basin with furniture according to plans.
- b) Build-in showers. Preferably to be wall to wall.
- c) Ceramic floor, linear drain covered with ceramic .
- d) Suitable Cementitious Waterproofing to the entire floor and splash zone.
- e) Glass shower screen.
- f) Adequate space to fit the accessories (Towel rail, towel ring, toilet paper holder)
- g) All of the sanitary fittings are of European brand with all necessary accessories in nickel finish.
- h) Wall hanged WC's concealed type throughout

11. Thermal Insulation

11.1 General

The entire structure will be thermally insulated to meet requirements of the EPBD of the MCIT of Cyprus. Energy Performance certificate will be issued for the building's energy efficiency according to technical drawings.

Specifically there will be insulation of hard low - e rock wool panels or similar polyurethane panels of 8cm thickness on walls and roofs according to architectural detailed plans.

11.2 Thermal Insulation on Roofs

All roof is to be thermally insulated according to legislation rules with polystyrene board type DOW ROOFMATE of 8-10cm thickness. The panels are to be placed underneath an inclined screed and waterproofing.

11.4 Thermal Insulation System ETICS

Whereas external walls are made of brick and/or concrete, thermal insulation System (ETICS) - a certified system will be applied in 8cm thickness, according to FIBRAN systems. Thermal insulation panels are to be placed directly on bricks without rendering. Colours for the finish surface light brown or beige/white.

12. Water Insulation

12.1 General

All flat roof and verandas Waterproof will be made of high quality materials and in a high quality construction practice.

12.2 Roof non tiled areas will be insulated with polyurethane system of three layers plus sun - reflective coat with net. Tiled veranda areas, will be insulated with cementitious waterproofing in 3 coats with net. Underneath deck, areas will be insulated by polyurethane system of three layers with net. All the above according to Architect's details on inclination screed.

12.3 Structural underground

All under ground structural elements on vertical surfaces will be insulated by asphalt waterproofing coat in 2 coats.

12.4 Interior wet spaces

All interior wet spaces will be water proof on vertical and horizontal surfaces where needed according to the design with cementitious waterproofing in 3 coats with net.

12.5 Swimming Pool

Waterproofing of pool using water resistance bitumens into concrete and applying cement base insulation on the bottom and internal walls before finishes. The concrete structure will be constructed in one phase. Otherwise a connecting water stop strip will be placed as specified by the architect. The water insulation will travel across all edges of pool.

13. Mechanical Installations

13.1 Thermal Heating

No thermal heading is included in the design.

13.2 AC installation

Provision for installation of air-conditioning split units visible in bedrooms and common spaces (living and dining room) and kitchen according to architectural drawings. The provision includes wiring, drainages and piping according to the EU standards. The air-condition units are not included.t

13.3 Plumbing-drainage/ Water Supply/Solar Panels

Central hot insulated and cold water pipes till the manifolds will be PPR-80 .

All plumbing pipes after manifolds to be Pex-a or Pex-c. Solar heating system with solar collector and pressure system will be placed on the roof.

Rubber base will be applied under the solar panels in order to protect the insulation.
Manifolds will be put in places in discrete places according to architectural and mechanical drawings.
All water drainage pipes will be made of UPVC. They will be connected to the sewage system of the house.
Hot and cold water supply will be done with leading pipe in pipe system and manifold connections which provide better insulation, easier installation and the advantage to repair by pulling out the pipe from its conduit pipe preventing the case of a leakage.
Water filters and softeners are not included.
The rain pipes' outlet on the ground floor will be connected on underground network.
Heavy duty water tank with solar heating and immersion heater are included. Pressurised system for both hot and cold water with pressure pump is not included.
Separate pipes will be installed in the gardens where indicated on drawings.
Watering system in exterior garden spaces is not included.

14. Electrical Installation

14.1 General

All Electrical works will be carried out according to the latest addition of the IEE regulations and according to the electrical layouts of all floors. The installation will be approved and certified by the Electricity Authority of Cyprus and CYTA. All materials comply with European Standards and Cyprus legislation.
Installation of structures' cabling system - ethernet.
Electric supplies to all motored doors and shading systems, entrance door etc according to the plans.
Waterproof sockets will be installed to external verandahs where shown on the drawings.
Provide a Server space for IT infrastructure according to final construction plans (controls, music, ifts monito, cameras)

14.2 Electrical Installations and Light Fittings

Spot lints and general lighting will be surfaced.
Provision for suspended (pendant) lights in dining space and bedrooms
Provision for led lights in kitchen cupboards
Provision for master switch near entrance door
Local antenna on roof
All necessary sockets in each space
All lights will be led technology

15. Balustrades

Metal balustrades of minimal design made of metal structure in a high performing polyurethane paint will be installed to all verandas and lower "loft type" windows for high safety together with aesthetics according to Architect's drawings.

16. External Works

16.1 No Garden is included

16.2 Socket on pool veranda will be built

16.3 Water fountain will be provided for watering future garden

16.4 Swimming pool

Construction of a reinforced concrete rectangular swimming pool with skimmer complete with associated electromechanical works and infrastructure. Provisions for water pump space are to be constructed according to drawings. The structure, finishes and mechanical installation are to be constructed by a certified

subcontractor . The pool is casted in one single cast. The pool is tiled with ceramic anti-slip tiles. Dimensions according to plans. Rectangular shape maximum depth 150 mm according to regulations.

16.5 Sewage

Connection to the main municipal drainage system as shown on the drainage layout and according to the indications of the local authorities.

16.7 Boundaries

The property boundaries will be constructed/ installed as clearly marked on the drawings.
Concrete fair face walls of 1.20m height facing public road according to regulations and higher boundary walls on all other sides of the plot according to plans and regulation rules.

16.8 Covered/ Uncovered Parking area

Construction of covered or uncovered parking areas according to the drawings. Screed floor specifications and layout to be provided by the structural engineer.

16.9 Barbecue Area

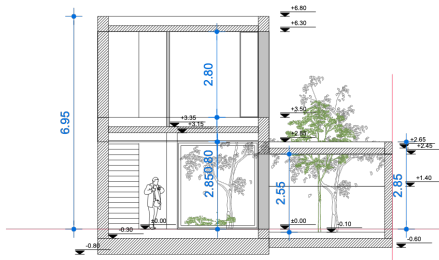
Provision for BBQ Area at the kitchen's veranda on the back. If demanded by the Vendor it can be constructed as a free standing concrete counter with sink facilities. The cost will be adjusted accordingly.

17. Other features

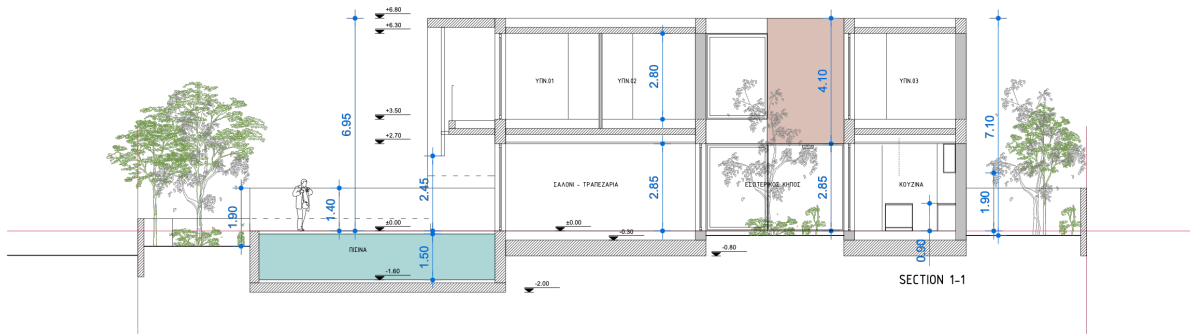
17.1 Garbage port is to be constructed on the boundary of the property according to the legislation. EAC meter room in accordance with the regulation's rules. Both spaces are to be introduced to the general design. Water meters will be installed on road boundary wall.
Electric car's charger is to be provided to the Parking place.

All construction will be carried out in the highest quality according to best practices, regulations and technique. The residence is to be of fine quality materials infrastructures and provisions.

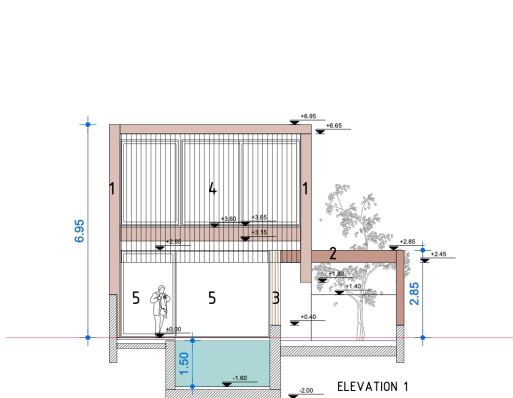
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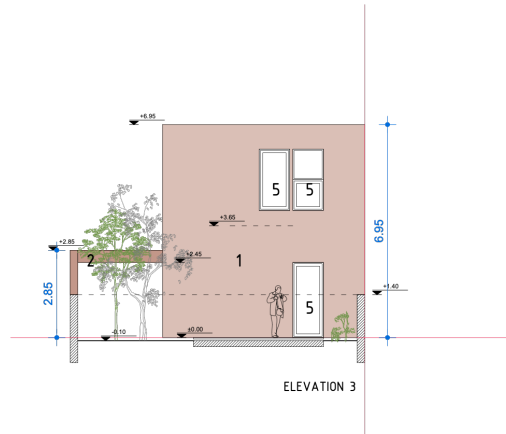
SECTION 2-2



SECTION 1-1



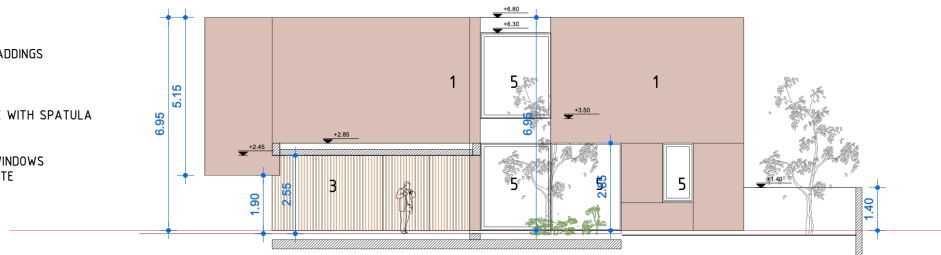
ELEVATION 1



ELEVATION 3

FINISHING MATERIALS/CLADDINGS

1. SPATULA
2. FAREFACE CONCRETE WITH SPATULA
3. WOODEN CLADDING
4. SHADINGS
5. ALUMINIUM DOORS/WINDOWS
6. FARE FACED CONCRETE



ELEVATION 2