

A detailed architectural sketch on brown paper, featuring various geometric forms, lines, and hatching. The sketch includes a large, irregular shape on the left, a series of rectangular blocks in the upper left, and a large, complex structure on the right with extensive cross-hatching. A circular diagram with intersecting lines is located in the lower right corner.

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Indice

Actuaciones previas

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Estado actual



Municipal regulations

Art. 10. Procedure for granting licenses

The procedure for granting municipal planning licenses of all kinds has to be adjusted to what is provided by the applicable regulations, these NS and municipal ordinances. The competent body for its concession will be what is determined in the framework of the regulations of local regime and according, if appropriate, with the organic regulations of the City of Andratx.

Art. 11. Minor works: concept

1. Only those works which are of a simple technique and of little constructive and economic nature, which do not entail alteration of volume, common facilities and services or the number of dwellings or premises, or affect the exterior design, fundamentals, structure or conditions of habitability or safety of all types of buildings and facilities. It is understood as facilities and services of common use those that serve to different independent properties. Likewise, in the case of renovation works of existing buildings, those that do not exceed 15% of the value of new construction of the dwelling, place or tourist establishment in question, are considered as of little economic entity, at the time of requesting the corresponding retirement license.

2. In no case are they understood as minor works:

Closures of any kind that involve the creation of built surface and volume;

Interventions in territorial areas and in elements declared as objects of cultural interest, cataloged or protected;

Interventions in territorial areas of protected land, such as, among others, those related to new or existing roads in this type of soil;

The great earth movements;

The massive logging of trees.

3. The construction of retaining walls is not considered to be minor work when, due to its characteristics and involvement in the safety of persons, the City Council deems it necessary to draw up a project and the management of the works by a competent technician.

4. Those that do have the consideration of minor work are the closures of farms in any type of rustic soil, protected or common, that are carried out fulfilling the conditions established in article 274 of these regulations.

Art. 12. Minor works: documentation

The request for a minor work permit shall be accompanied by the documentation required by the corresponding municipal ordinance approved for its regulation.

Art. 14. Advertising of the license

It will be necessary in all works to have, on site, an authorized copy of the municipal license, as well as the placement of the poster indicating the name and lineages of the technical directors and the contractor, the ordinance which applies, the date of issuance of the license, the period of execution of the works, the number of authorized plants and the file number.

Art. 15. Initiation and extensions of licenses

1. The administrative act of granting the municipal license shall set the time limits for commencement, maximum interruption and completion of works, which shall not exceed six months for the initiation and twenty-four months for its completion. In both cases, the deadlines set in the license will start to run from the notification of the authorization in which the works could be started.

2. With regard to the system of extensions, both of the beginning and conclusion of the works, will be to what is provided in Article 8.5 of the LDU, according to which the interested party, after the timely request, will have the right to automatic procurement of an extension of any of the periods indicated in section 1 of this article, for a period not exceeding in the half term. The extension must be requested before the end of the term to be extended and, for this purpose, the applicable legislation will in all cases be the one in force at the time of granting the license in question, without affecting the validity of a possible suspension of the granting of licenses or of a new approved regulation.

3. In addition to the first extension discussed in the previous point, which, as has been said, will be entitled, the interested party may request others, also before the expiration of the period for which the new extension is requested. In these cases, it will be necessary to take into account the different circumstances that may affect the meaning of the resolution, such as, among other things, suspension of existing licenses, approval and enforcement of new urban or territorial regulations, the state of execution of the works, etc.

In view of all these circumstances, the competent municipal body will decide on the grant of the requested extension and on the conditions that it considers appropriate to impose for the continuation of the works, among which the necessary modifications of the project can be counted to adapt to the current regulations.

4. what is stated in this article is understood without prejudice to the application of article 19 in relation to the realization of works in the summer season.

Chapter 1 - Previous actions

Suite bathroom:

- Removal of existing sanitary ware, including WC, washbasin, bathtub.
- Demolition and deconstruction of all existing vertical ceramic coverings.
- Demolition and dismantling of existing pavement.
- Removal of the oil radiator to replace it with a towel heater.

Bedroom:

- Demolition of the current cabinet, doors, shelves and covers, including closing to the ceiling made at the factory.

Common bathroom:

- Removal of existing sanitary ware, including WC, washbasin, bathtub.
- Demolition and deconstruction of all existing vertical ceramic coverings.
- Demolition and dismantling of existing pavement.
- Removal of the oil radiator to replace it with a towel heater.

Kitchen:

- Demolition and dismantling of existing kitchen cabinets, upper and lower cabinets, including countertops, appliances.
- Demolition and deconstruction of all existing vertical ceramic coverings.
- Demolition and dismantling of existing pavement.
- Uninstalling the door that connects the kitchen with the boiler room
- Uninstallation of the double sliding window of Pvc.

Living room:

- Demolition of the arch and wall that separates the kitchen from the living room
- Demolition of the wall and door that divides the hall from the hall.
- Relocation of TV outlets

Chapter 2 - Performances

Suite bathroom:

- Rectification of the water inlets for the shower where the bathtub was located before
- Reconnecting the drains of the toilet to the downpipe to prevent it from leaving the kitchen.
- Rectification of the water inlets and drains for the new sanitary pieces that have to be installed according to the plan.
- Installation of the new shower set, integrated wall cistern and washbasin taps.
- Application of the new tiling in all the vertical walls, porcelain tile of 1.20 x 0.60
- Application of the new porcelain flooring, 60x60 cm ceramic tile
- Installation of a new shower tray with seat made of work as shown in the drawing.
- Installation of the fixed glass wall, from floor to ceiling
- Installation of the new towel heater where the oil radiator was located
- Fixation of bathroom accessories, towel rack and shelves.

Bedroom:

- Definition of the space to install new closet by Duran installers.

Common bathroom:

- Rectification of the water inlets for the bathtub where the shower was located before
- Toilet drain drainage
- Rectification of the water inlets and drains for the new sanitary pieces that have to be installed according to the plan.
- Relocation of the switches located next to the entrance door to place them near the door and create space for the towel warmer
- Supply electricity to the new led strips that will be installed in the board that adjoins the wall of the toilet bag.
- Installation of the new bathtub set, integrated wall cistern and washbasin taps.
- Application of the new tiling in all the vertical walls, porcelain tile of 1.20 x 0.60
- Application of the new porcelain flooring, 60x60 cm ceramic tile, a total of 104m2
- Installation of the swing glass
- Installation of the new towel heater where the oil radiator was located
- Fixation of bathroom accessories, towel rack and shelves.
- Installation of new drain and water supply for the washer and dryer to be installed behind the door

Kitchen:

- Electrical conditioning according to kitchen plan to adapt new approach. Electricity and plumbing
- Creation of a small access where the window was located to access the water tap located in the light yard.
- Installation of false ceiling of plasterboard in the holes caused by the demolition of the wall of the kitchen.
- Relocation of junction box currently located in the wall to be demolished in the kitchen.
- Installation of 2 new points of light located on the new peninsula of the kitchen.

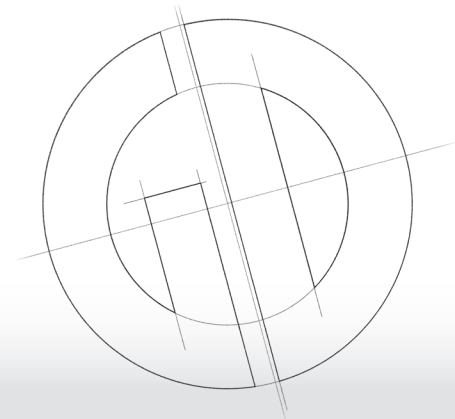
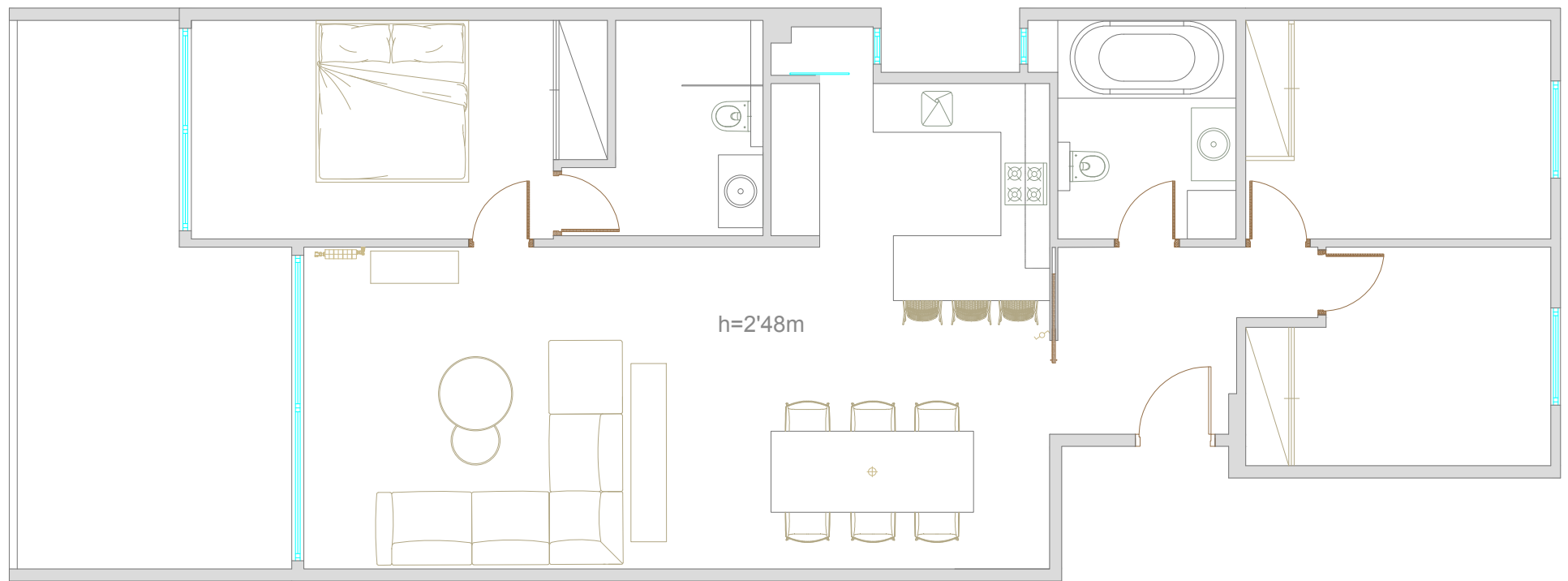
Living room:

- Installation of laminated gypsum panels to insert the sliding door housing
- Installation of new switches in the laminated gypsum panel containing the sliding door housing.
- Relocation of the light socket located in the ceiling, position according to plan

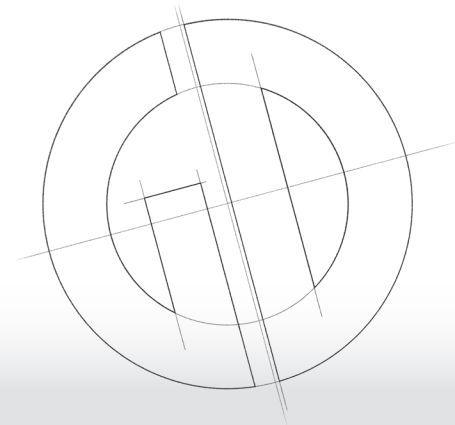
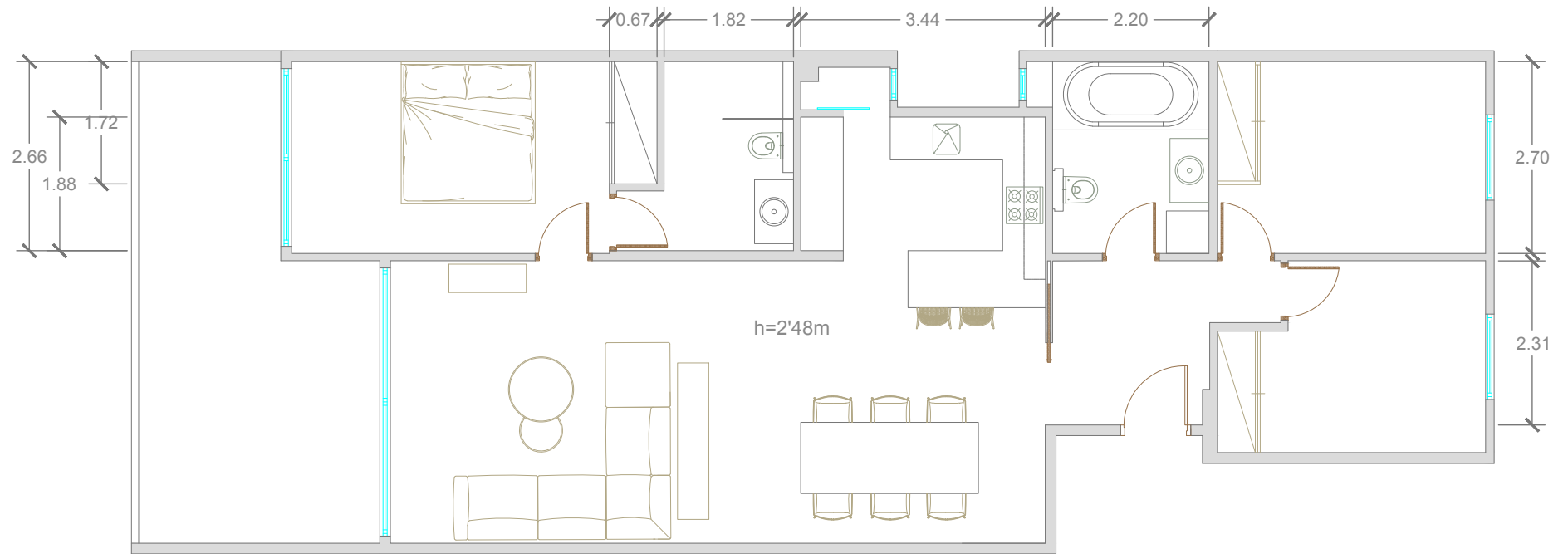
General:

- Electric power must be increased to supply the new energy needs of the house

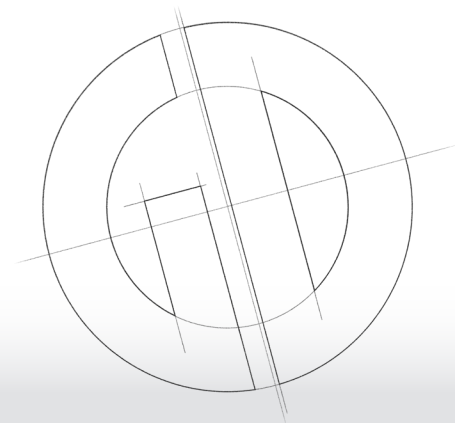
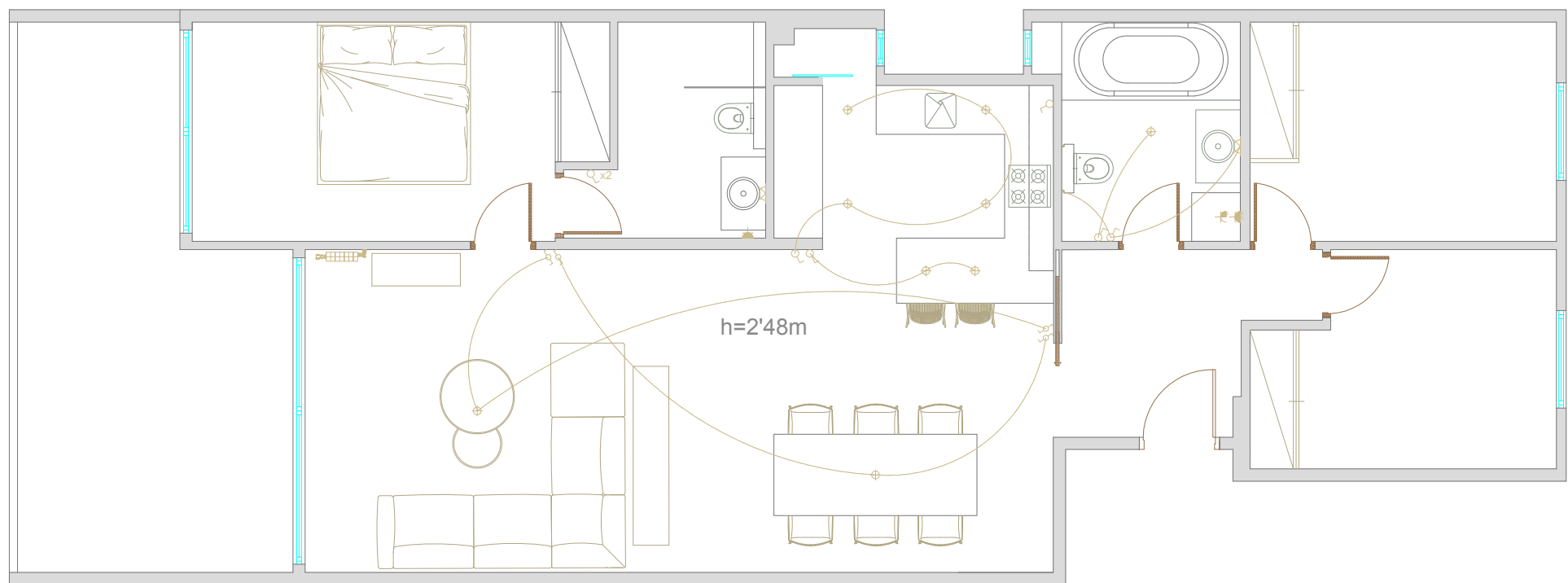
Planimetría - Distribución



Planimetría - Acotación



Planimetría - Instalación eléctrica



Superficies

Estancias

m2

BAÑO EN SUITE	5,44
COCINA	6,14
BAÑO COMÚN	6,45
HALL	5,17
SALÓN	37,20

Total vivienda: 107,41 m2



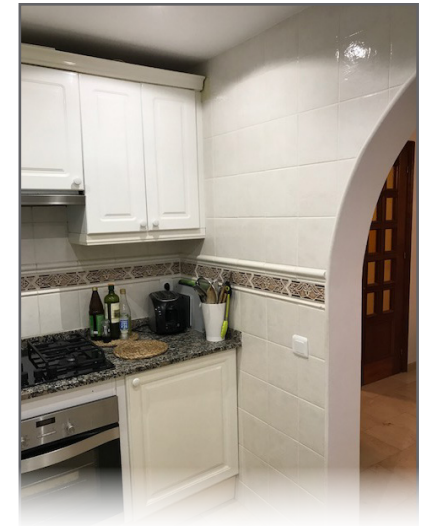
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Estado actual

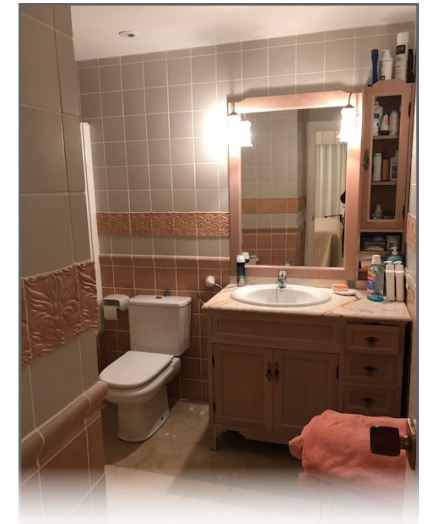
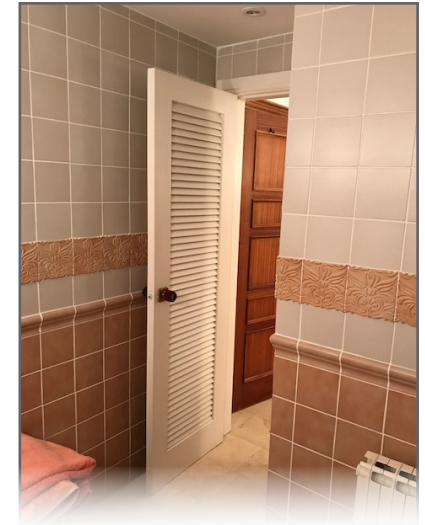
Current state kitchen

- Electrical conditioning according to kitchen plan to adapt new approach.
Electricity and plumbing
- Creation of a small access where the window was located to access the water stopcock located in the patio of lights.
- Installation of false ceiling of plasterboard in the holes caused by the demolition of the wall of the kitchen.
- Relocation of junction box currently located in the wall to be demolished in the kitchen.



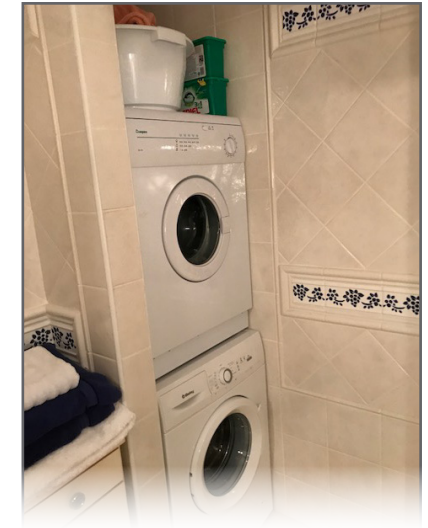
Current status Suite Bathroom

- Rectification of the water inlets for the shower where the bathtub was located before
- Reconnecting the drains of the toilet to the downpipe to prevent it from leaving the kitchen.
- Rectification of the water inlets and drains for the new sanitary pieces that have to be installed according to the plan.
- Installation of the new shower set, integrated wall cistern and washbasin taps.
- Application of the new tiling in all the vertical walls, porcelain tile of 1.20 x 0.60
- Application of the new porcelain flooring, 60x60 cm ceramic tile, a total of 104m²
- Installation of a new shower tray with seat made of work as shown in the drawing.
- Installation of the fixed glass wall, from floor to ceiling
- Installation of the new towel heater where the oil radiator was located
- Fixation of bathroom accessories, towel rack and shelves.



Current status Common bathroom

- Rectification of the water inlets for the bathtub where the shower was located before
- Toilet drain drainage
- Rectification of the water inlets and drains for the new sanitary pieces that have to be installed according to the plan.
- Installation of the new bathtub set, integrated wall cistern and washbasin taps.
- Application of the new tiling in all the vertical walls, porcelain tile of 1.20 x 0.60
- Application of the new porcelain flooring, 60x60 cm ceramic tile, a total of 104m²
- Installation of the swing glass
- Installation of the new towel heater where the oil radiator was located
- Fixation of bathroom accessories, towel rack and shelves.





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Renders 3d

Imagen Baño en Suite

The house has a modern character combined with solid materials of high quality and natural origin, materials such as wood, natural stone of Mallorca and linen fabrics.



Imagen Baño Principal

The objective of the project has been to make the most of all available space where functionality is the basis of the design project.



Imagen Baño Principal

The pure lines of the house are mixed with the robustness and purity of the furniture that conforms it, finishes of first quality that endow the different rooms with a supreme warmth.



Distribución Baño en Suite



Distribución Baño en Suite



Distribución Baño Principal



Distribución Baño Principal



Distribución Baño Principal



Distribución Baño Principal





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Suite bathroom

Hanging cabinet

Hanging cabinet, 1 drawer / 1 wash-basin

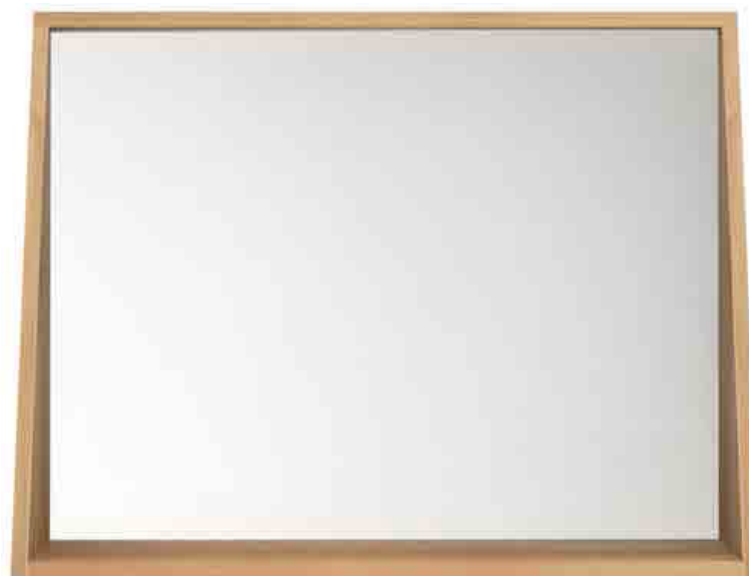
TGO-058052 90 x 55 x 40 cm



Bathroom

Mirror with integrated shelf

Mirror
TGO-058074 90 x 17 x 70 cm



Bathroom

Single lever basin mixer 110

ComfortZone 110

Caño 113 mm

Caudal 5 l/min aprox. a 3 bar

Chorro ajustable

Vaciador Push-Open (se acciona pulsando la parte superior, para lavabos con rebosadero)

Sistema antical QuickClean



Suspended toilet

Perfectly modeled shapes that do not dominate the space and that leave enough space for individuality and creativity. Products that transform individual conceptions that appear suitable and well proportioned from any perspective. ME by Starck is the result, the framework for a very personalized style. Whether it is pure, elegant, natural or unconventional.



€

Fixed shower screen

Fixed shower screen, fixed glass by
Kassandra, with contrast wall strap
included.

Profile: glitter silver aluminum

Glass: transparent, tempered 10 mm
with ANTICAL INCLUDED

Height: 1950 mm



hansgrohe

Croma Select E
Set de ducha empotrado Croma Select E / Ecostat E
 Acabado: **cromo** ref.: **27294000**

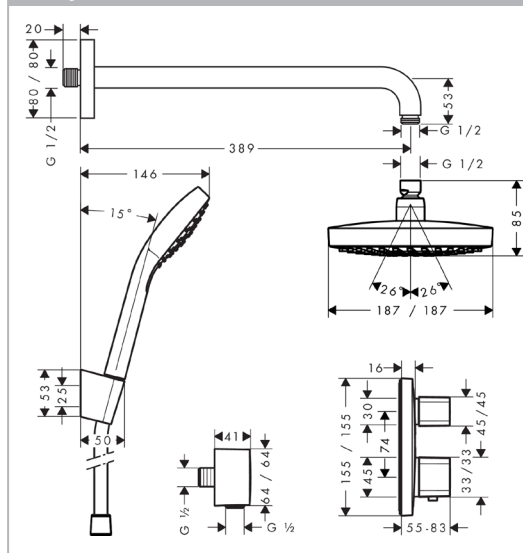


Descripción

Ilustración del producto



Dibujo a escala



Porte accessoires

Porte accessoires
Pin box
TGO-058040 18 x 9 x 16 cm





Can Duran

projecting creativity

Indoor furniture

OAK WAVE SIDEBOARD

The subtle contours of the cabinet doors and the distinguished shape of the feet are what make the Wave collection so special. Doors and drawers have no handles and feature a soft closing mechanism. This sideboard is made from solid oak, comes in two sizes and is also available in teak and walnut. Featuring one door and three drawers.

(W)205 cm x (D)46 cm x (H)77 cm



€

Indoor

OAK SLICE EXTENDABLE DINING TABLE

Slice is a dining table with a unique character, but we added a little extra. This table can easily be extended without interruption of the wood grain pattern. Made from solid oak, this dining table is available in three sizes. Also available in teak and walnut.

(W)180-280 cm x (D)100 cm x (H)76 cm



€

Indoor



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Common bathroom

Hanging cabinet

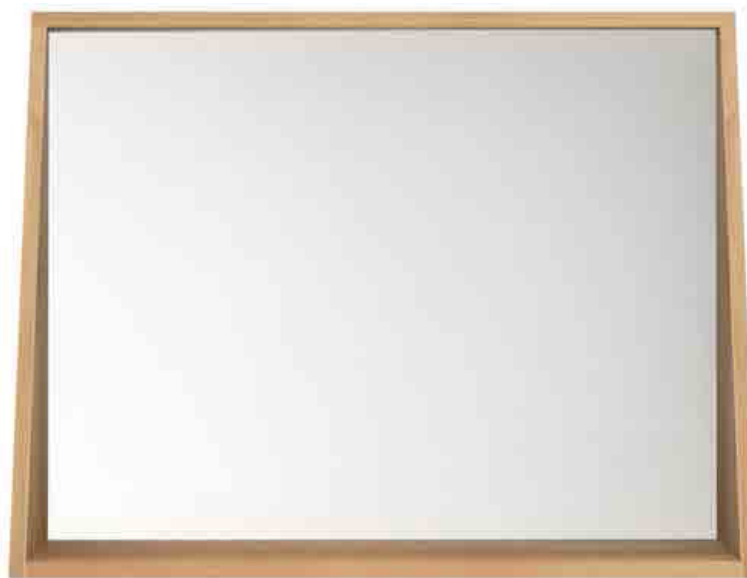
Hanging cabinet, 1 drawer / 1 wash-basin

TGO-058052 90 x 55 x 40 cm



Mirror with integrated shelf

Mirror
TGO-058074 90 x 17 x 70 cm



Laundry Cabinet

The laundry, separated from the kitchen by a door, is a practical and bright space with ventilation where to place the washing machine and the dryer, a sink, ironing and storage area.

The line of murals contains the washing machine and the dryer, a central area for the iron and finally a module for storing the cleaning products, the vacuum cleaner and its accessories. The sink area with a generous countertop and open shelves for various uses complete a very functional laundry room.

Cabinet finish : Natural Oak



Single lever basin mixer 110

ComfortZone 110

Caño 113 mm

Caudal 5 l/min aprox. a 3 bar

Chorro ajustable

Vaciador Push-Open (se acciona pulsando la parte superior, para lavabos con rebosadero)

Sistema antical QuickClean



Suspended toilet

Perfectly modeled shapes that do not dominate the space and that leave enough space for individuality and creativity. Products that transform individual conceptions that appear suitable and well proportioned from any perspective. ME by Starck is the result, the framework for a very personalized style. Whether it is pure, elegant, natural or unconventional.



€

Porte accessoires

Porte accessoires
Pin box
TGO-058040 18 x 9 x 16 cm



Bath

Modelo : UBA180CAS2V
 Duo. Contenido (L) incl. 1 Pers: 200.
 Información técnica:: Las bañeras que incluyen antideslizamiento no se pueden suministrar con sistemas de hidromasaje., Las bañeras que incluyen antideslizamiento solo se pueden suministrar en el color Blanco (01).. No incluido en el suministro:: Las patas de la bañera no se suministran de serie., Accesorio necesario: Válvula de desagüe y rebosadero prolongado.. 52 mm



Shower

Ilustración del producto



Dibujo a escala

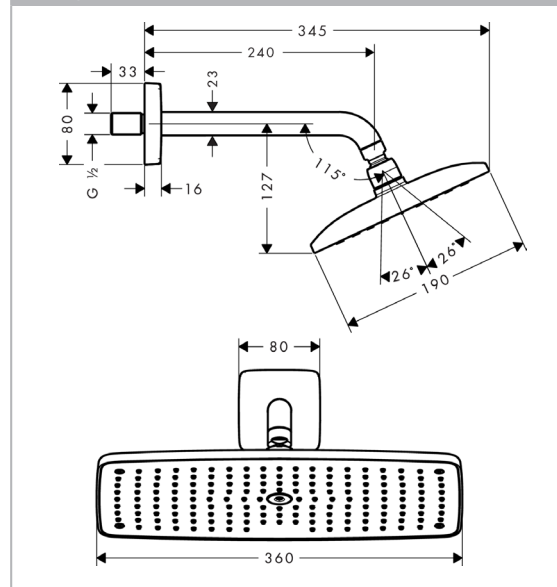
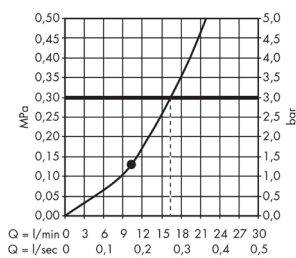


Diagrama de flujo



Los valores de consumo han sido medidos en la práctica con los grifos correspondientes (termostato/mezclador/válvula empotrada).

hansgrohe

Exafill
Exafill embellecedor para bañeras normales y especiales
Acabado: cromo ref.: 58127000



Descripción

Características

- Incluye embellecedor, tapón de seguridad
- Para bañeras normales y especiales
- Aireador triple
- Aireador orientable en 20°

Ilustración del producto



Dibujo a escala

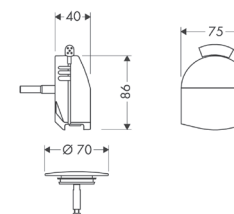
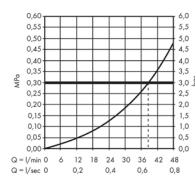
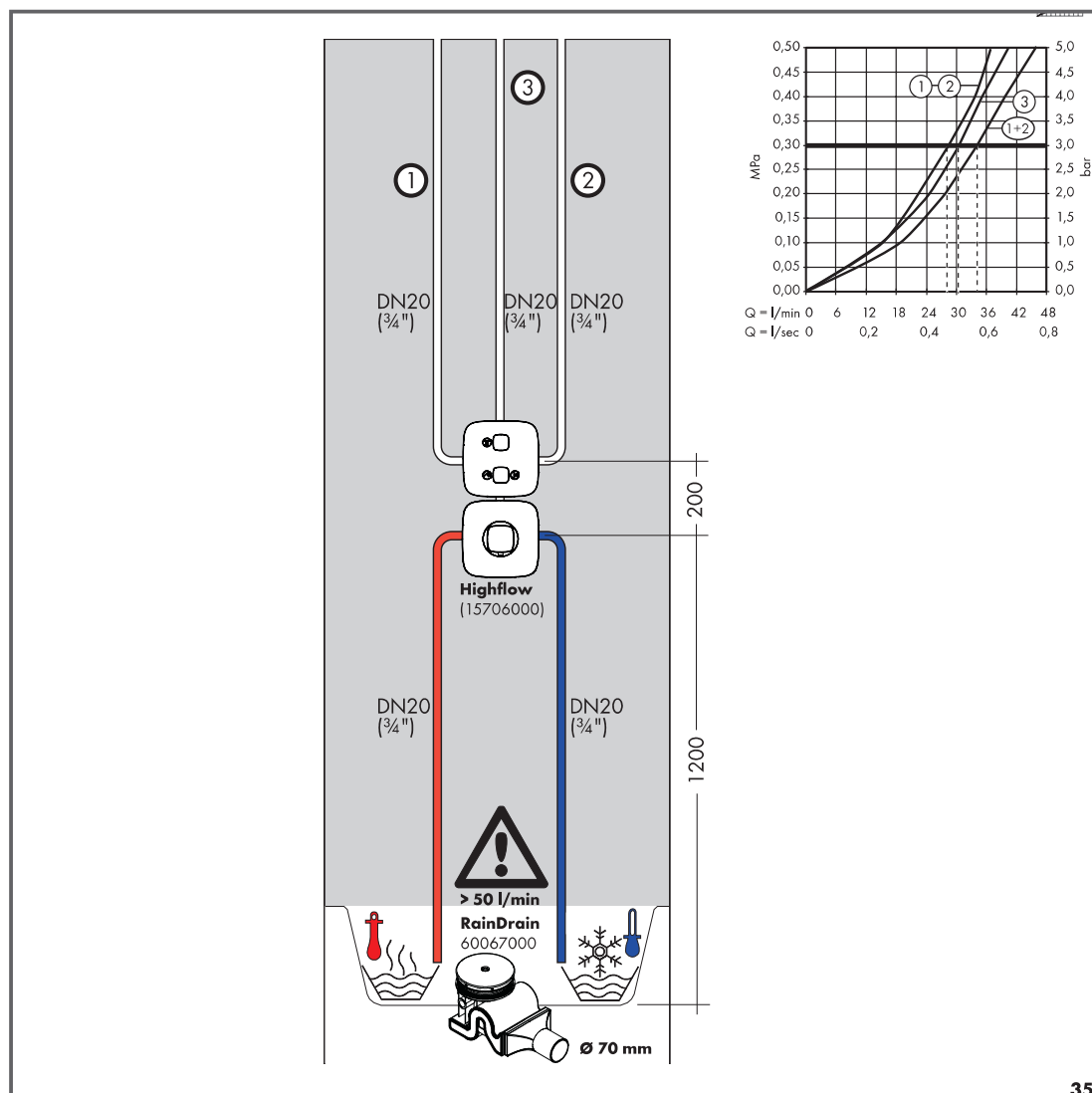


Diagrama de flujo



Shower



35

hansgrohe

PuraVida
iControl llave de paso e inversor empotrado
Acabado: **cromo** ref.: **15777000**



Descripción

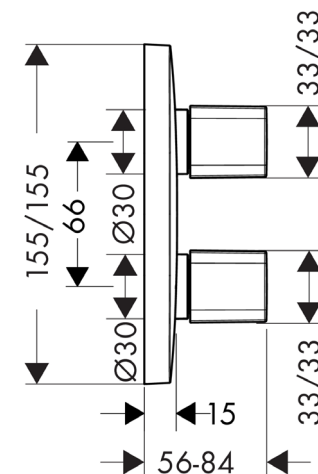
Características

- Incluye mandos, casquillo, embellecedor, bloque funcional
- 3 funciones
- Posible uso simultáneo de 3 funciones

Ilustración del producto



Dibujo a escala



hansgrohe

Ecostat E
Ecostat E termostato de gran caudal empotrado
 Acabado: cromo ref.: 15706000



Descripción

Características

- Botón de seguridad a 40°C
- Temperatura máxima ajustable
- Caudal 59 l/min aprox. a 3 bar
- Incluye mando, casquillo, bloque funcional, embellecedor

Ilustración del producto



Dibujo a escala

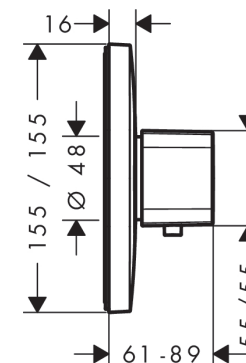
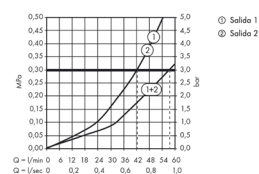


Diagrama de flujo



hansgrohe

Croma Select E
Croma Select E 110 1jet
 Acabado: blanco/cromo ref.: 26814400



Descripción

Características

- Cabezal Ø 110 mm
- Tipo de chorro: Rain
- Caudal 16 l/min aprox. a 3 bar
- Sistema antical QuickClean

Tecnología



Ilustración del producto



Dibujo a escala

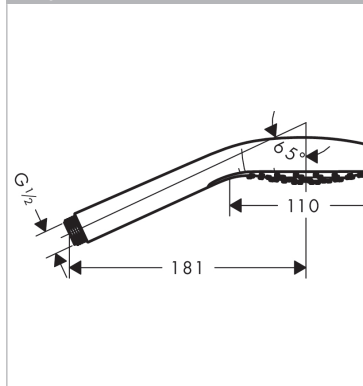
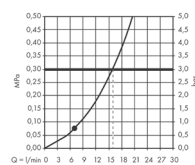


Diagrama de flujo



Q = l/min 0 3 6 9 12 15 18 21 24 27 30
 Q = l/sec 0 0.1 0.2 0.3 0.4 0.5

Los valores de consumo han sido medidos en la práctica con los grifos correspondientes (termostato/mecelador/difusor empotrado).

Características

- Botón de seguridad a 40°C
- Temperatura máxima ajustable
- Caudal 26 l/min aprox. a 3 bar
- Incluye mando, casquillo, embellecedor, termoelemento, llave de paso e inversor, bloque funcional
- Válvula anti-retorno
- Amortiguador de sonido

① Salida balneario
② Salida surtidor de ducha

MPa

bar

Q = l/sec

Q = l/sec



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Materials

Materials

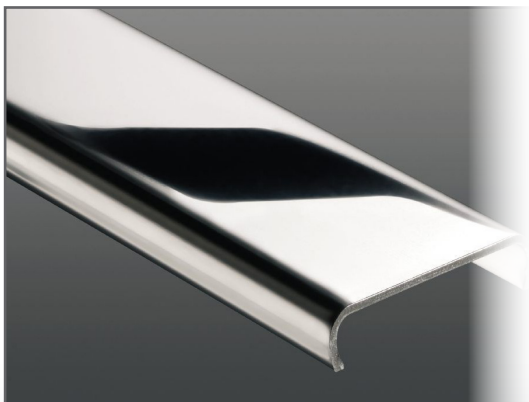


Porcelánico para revestir paredes tamaño 30x60 cm

Porcelánico para pavimento tamaño 60x60 cm



Mobiliario elaborado con roble color natural macizo



Accesorios y elementos estructurales en cromo pulido