

BUILDING SPECIFICATIONS



TERRES DE NICOLAU
ANDORRA

PROJECT	RESIDENCIAL TERRES DE NICOLAU Construction of a detached house
LOCATION	Carretera Coll de Ordino, Ordino, Ordino, Andorra
OWNER	/
TECHNICIAN	Mirjana Uzunovic MSc Arch, Registered Architect 154
PLACE AND DATE	ENCAMP 2022 05 10
CHAPTER	AVANTPROJECT
REVISION	01



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FOUNDATION AND STRUCTURE

The foundations and perimeter walls will be made of reinforced concrete.

Both the structure of the floor slabs and the flat and sloping roofs will be made of reinforced concrete.



THE FAÇADE

The composition of the facade of the building will be the following:

- Interior 13 mm plasterboard plate, anti-humidity where appropriate, with high-density rockwool thermal insulation and an interior vapor barrier.
- Reinforced concrete wall with a waterproofing for the exterior and a second layer of thermal insulation.
- Exterior façade cladding: local stone, synthetic wood and aluminum composite metal sheet.



DIVIDING WALLS

The partition and cladding system will be used with galvanized steel metal structure and with plasterboard plate fixed to metal. High-intensity rockwool will always be used as interior insulation.

The walls of the basements, such as the ones in the garage, will be made of exposed concrete.



EXTERIOR CARPENTRY AND SOLAR CONTROL

The exterior carpentry will be of low emissivity type, the glass and carpentry, must guarantee a thermal coefficient Ug of 0,90 and, always, with a thermal bridge break.

For solar control of the spaces, there will be venetian and adjustable blinds. All of them automated and electrically controlled.



THE COATINGS

The kitchen and bathrooms will be finished in top quality rectified porcelain stoneware.

Two coats of plastic paint throughout the house.

The laundry room, cleaning and garbage rooms are covered in white stoneware.



FLOORING

The flooring of the house will be of natural oak parquet, suitable for underfloor heating.

The kitchen and bathrooms will be in top quality rectified porcelain stoneware.

In the garage, the pavement will be of non-slip porcelain stoneware, suitable for vehicular use.

The entrance porch and the exterior paved terraces of the house will be fitted with a floating non-slip porcelain stoneware paving system on raised plots.



INTERIOR CEILINGS

The general ceilings of the house, horizontal and inclined, will be made of plasterboard, painted with plastic paint.

Exposed concrete ceiling in the garage and technical rooms.



CARPENTRY

The main entrance door for pedestrian access to the property will be armored, with an electric and silent three-point security lock.

The garage door will be sectional, electronically controlled with one remote control per property, with a frame and a structure made of galvanized steel profiles.

Interior doors shall be of DM wood. On swing and sliding doors, knobs and handles will be in black. And in the courtesy bathroom and toilets, there will be black snib indicators.

The interior closets will have DM wood doors with black hardware. Interior melamine finish of your choice. Linear led lighting will be included in the trunk.

Interior partitions, space dividers and shower/bathtubs partitions will be with 55/1 laminated glass in fixed locks and 10 mm tempered glass in doors.

Storage room doors will be metal, with high and low ventilation grille, factory enameled.



FURNITURE AND EQUIPMENT OF THE KITCHEN

The kitchen furniture will be made of lacquered DM wood, with door and drawer openings. It includes floor-to-ceiling cabinets and the kitchen worktop of porcelain stoneware of 12 mm minimum thickness and large format.

The fridge, freezer and dishwasher will be integrated with the kitchen furniture.

The cooking set will be an induction hob and ceiling mounted extractor hood with active carbon filter in order to avoid ceiling extractor fans.

The oven and microwave will be in black finish and brushed stainless steel.

There will be a single-handle faucet with pull-out spout, brushed stainless steel finish, and a rectangular, brushed stainless steel undermount sink.



THE COURTESY BATHROOM AND TOILETS

The bathroom furniture will be custom-made, with a natural wood finished lamination or lacquered in a color of your choice, with integrated countertop and washbasin.

The faucets will be single-handle, thermostatic built-in with a ceiling shower head. Bathroom fittings will be suspended, with concealed fastenings and a soft-closing toilet seat.



THE ELEVATOR

The interior of the elevator car will be made of stainless steel and mirror, the ceiling will be made of aluminum slats and the floor will be made of natural wood parquet like the rest of the house.



HEATING

There will be underfloor heating distributed in all the rooms of the house. It will include towel racks in all the toilets of the house.



SEWAGE INSTALLATIONS

The sewage network will be made of PVC pipe of variable diameters according to the needs of each area. With the exception of the basement, the network will always be embedded in closings, in partitions, in closets or hidden by ceilings or construction caissons.



WATER SUPPLY

The water supply network will be made of polypropylene pipes, for cold and hot water. The installation will ensure the supply of flows for each use, without any lack or excess of pressure or noise above the required level.



ELECTRICITY

The electrical installation will be of first quality, using a built-in tube, sockets and switches from Niessen or similar.

There will be television and telephone installation in the living room, kitchen and bedrooms. A video intercom will be installed from the street.

The interior of the house will be illuminated with presence sensors in the entrance hall, hallways, corridors and in the garage.

Where there is a false ceiling, LED porthole lights will be installed and, where visible, suspended LED lighting.



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