Private house in Durres, Albania

Architectural projekt

June, 2025

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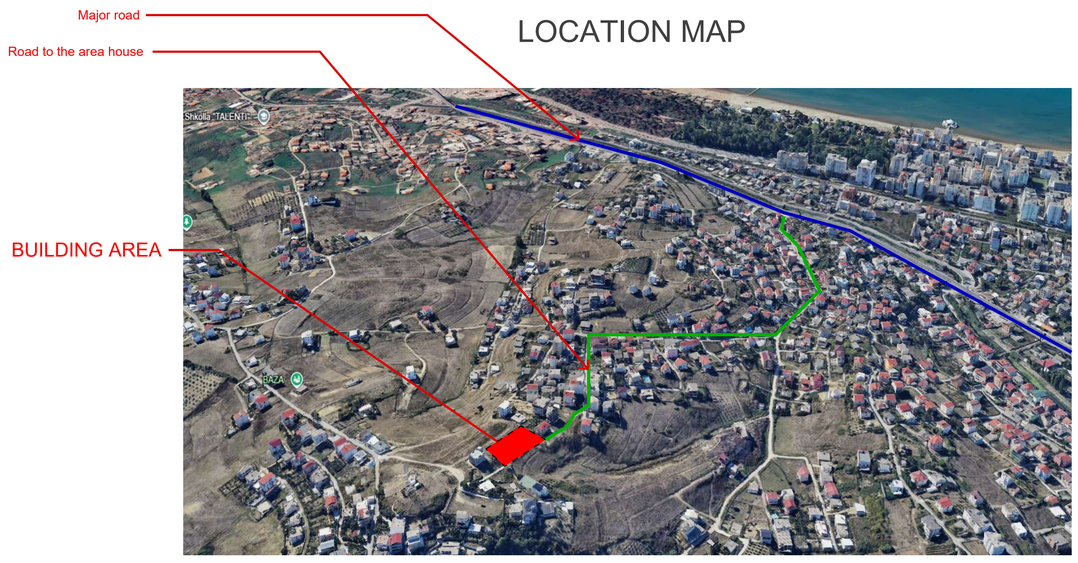
TECHNICAL SPECIFICATIONS

ROOFING:	FLAT NON-ACCESSIBLE GRAVEL ROOF - reinforced concrete slab with slope - waterproofing membrane with protective gravel layer - insulated to meet local termal efficiency standards - non-combustible roofing system, Class-A fire rating
COMPOSITION ROOFING:	50 YEAR CLASS A
MODIFIED BITUMEN ROOFING:	CLASS A, APP TORCH DOWN MULTI-PLY MODIFIED BITUMEN ROOFING
STRUCTURAL SYSTEM:	FOUNDATION - reinforced concrete slab, thickness: 30cm - perimeter reinforced concrete columns 40x80c, spaced according to local building code WALLS - double-layer hollow clay brick masonry, thermal ceramic bloc bricks 20x25x25cm - intermediate thermal insulation layer, thickness: 10cm, Class-A fire rating - exterior finishes: - porcelain ventilated cladding (keramogranit), format 60x120cm - wooden planken (plank siding) treated, format 25x200cm - facade plaster (weather and UV-resistan)
ELECTRICAL SYSTEM:	All electrical wiring shall be installed in compliance with national construction codes and safety regulations. Wiring must be laid using insulated copper cables of appropriate cross-section based on the power demand of household appliances. All circuits must be protected with circuit breakers (MCBs) and connected to a properly grounded system. Cable routing shall be done through protective conduits embedded in walls, floors, or ceilings, as per design. Separate circuits are required for high-power appliances (e.g., oven, cooktop, washing machine, air conditioning units).
ENGINEERING REQUIREMENTS:	A separate project must be developed for: - Electrical systems - HVAC / Air conditioning systems - Lighting layout and control The engineering design must include: - Load calculations - Cable sizing - Panel board layout - Socket and switch positioning - Air conditioning unit placement and specifications All engineering designs must be submitted for approval prior to execution and must comply with EU regulations and Albanian standards.
WINDOWS:	ALUMINIUM FRAME WINDOWS with termal break - doble low-emissivity thermal glass units - compliant with energy performance and fire resistance standards
DOORS:	EXTERNAL DOOR solid wood with metal frame panels - interior doors MDF with paint, format 90,80x240cm
INSULATION AND ENERGY EFFICIENCY:	EXTERIOR WALLS insulated in accordance with Albanian energy codes ROOF insulated under waterproofing layer Optional under-slab insulation
FIREPLACE	ANY INSTALLED GAS/NATYRAL FIREPLACE SHALL BE A DIRECT VENT SEALED COMBUSTION TYPE.
OTHER ELEMENTS:	NO EXPOSED SOFFITS (FLAT ROOF) Rainwater drainage via internal piping and gravel scupper system All structural and fire safety components to comply with local seismic and WUI fire codes
NOTES:	All materials must submit material spec sheets, fire rating certificates and photos or 3D visuals of proposed finishes prior to installation

LOCATION MAP



PROJECT DATA

BUILDING AREA:

LIVING AREA:	160 M²
OUTSIDE PARKING:	24 M²
GARDEN AREA:	530 M²
OPEN PATIO:	35 M²
TOTAL AREA:	750 M²

LAW REGULATIONS IN ALBANIA:

1. Law No. 8402 dated 10.09.1998 “On the Control and Discipline of Construction Works” (amended) – Establishes technical and administrative control over all phases of construction, including: Structural safety, fire protection, energy efficiency, acoustics
Mandatory technical review (oponentë teknike) of building plans

2. Decision of the Council of Ministers No. 9, dated 11.01.2024 "On the Approval of General and Technical Rules for Project Supervision" – Implements Law No. 8402 and defines the procedure for submission and technical evaluation of construction projects.

3. Law No. 107/2014 "On Territorial Planning and Development" – Regulates spatial planning, zoning, development permits, and building rights.
Additional Administrative Instruction: “Technical norms for spatial planning” – includes rules on zoning, construction density, height limits, etc.

4. Law No. 116/2016 "On the Energy Performance of Buildings" – Establishes minimum standards for insulation and energy efficiency for new and existing buildings.

5. Law No. 104/2007 "On the Legalization, Urbanization and Integration of Informal Constructions" – Regulates the legalization of unauthorized constructions and their integration into urban plans.

6. Regulation on Building Permits
Specifies the documentation, application procedures, inspections, and final certification for construction permits.

STRUCTURAL DATA

SNOW LOAD INFORMATION:

GROUND SNOW LOAD:	0 kg/m2
REDUCED ROOF SNOW LOAD (FLAT & 1:12):	0 kg/m2

VERTICAL DESIGN LOADS (ROOF):

ROOF DEAD LOAD:	74 kg/m2
ROOF LIVE LOAD:	98 kg/m2

VERTICAL DESIGN LOADS (FLOORS):

FLOOR DEAD LOAD:	59 kg/m2
FLOOR LIVE LOAD:	196 kg/m2

VERTICAL DESIGN LOADS (WALLS):

EXTERIOR WALL DEAD LOAD:	49 kg/m2
EXTERIOR WALL DEAD LOAD (STONE):	269 kg/m2
INTERIOR WALL DEAD LOAD:	49 kg/m2

LATERAL DESIGN LOADS (WIND):

WIND SPEED (3) SEC GUST:	42.5 m/s
BASIC WIND SPEED:	42.5 m/s
EXPOSURE:	C
RISK CATAGORY:	II
IMPORTANCE FACTOR (I):	1.0
TOPOGRAPHIC FACTOR (Kzt):	1.0

LATERAL DESIGN LOADS (SEISMIC):

SEISMIC DESIGN CATEGORY (EC8):	D (medium risk)
RISK CATEGORY:	II
IMPORTANCE FACTOR (I):	1.0

SOILS DESIGN CRITERIA:

SOIL BEARING PRESSURE:	9760 kg/m2
SOIL BEARING PRESSURE (SHORT TERM):	15616 kg/m2
PASSIVE EARTH PRESSURE:	5607 kg/m2
SOIL FRICTION FACTOR:	0.30
CONCRETE COMPRESSIVE STRENGTH:	1758 kg/cm2 at 28 DAYS

DESIGN TEAM

ARCHITECT:
DENIS KUKCHENKO
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SHEET INDEX

ARCHITECTURAL DRAWINGS

Private house

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Project Data

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1 A0.1 North Perspective

2 A0.1 South Perspective

3 A0.1 East Perspective

4 A0.1 West Perspective

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Exterior Perspectives

A0.1

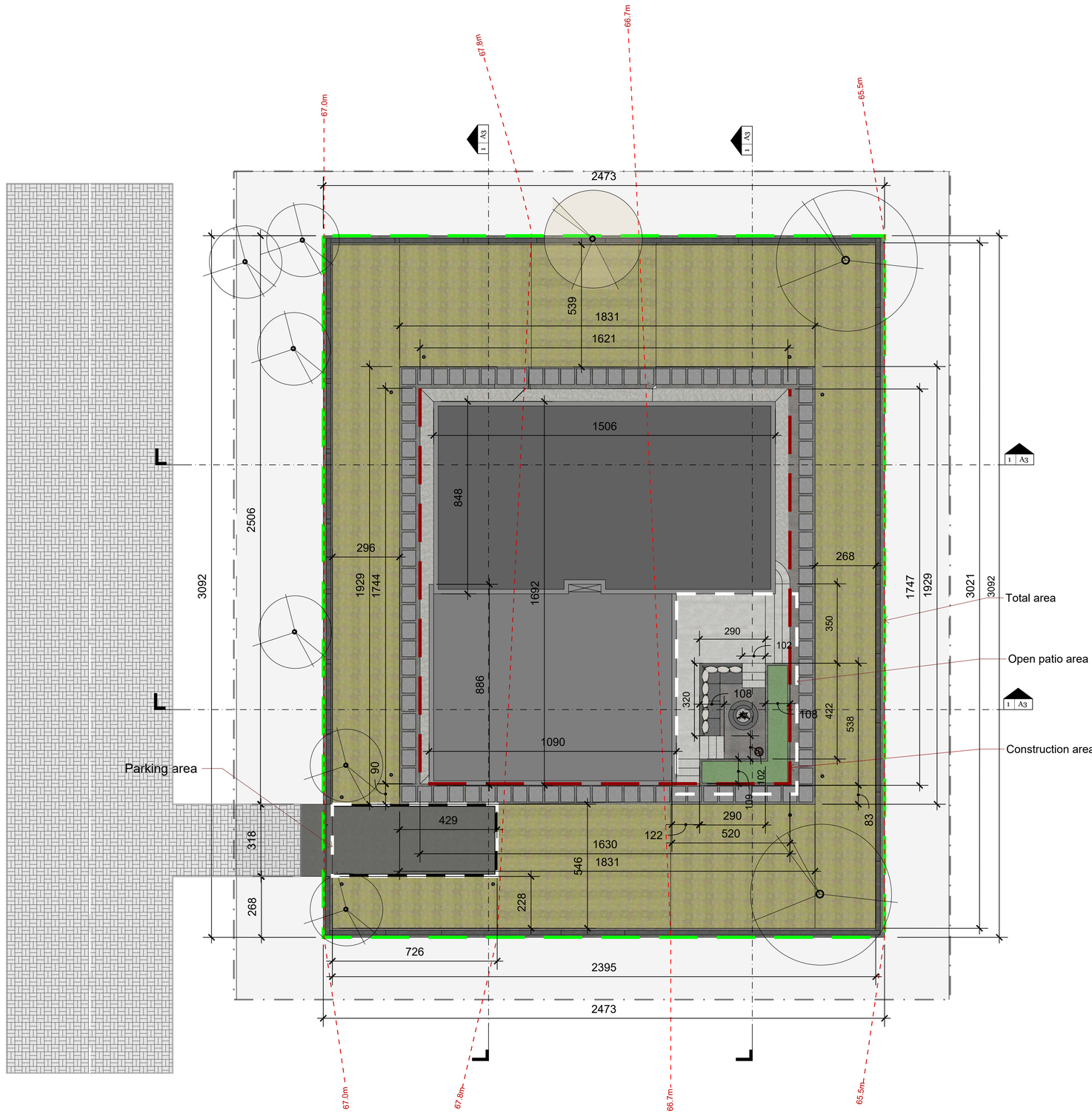
CONSTRUCTION MANAGEMENT PLAN

SPECIFICATIONS:

Symbols	Names
65.5m	Ground height
	Total ground area
	Construction area
	Main road
	Grass (garden area)
	Walk path way

BUILDING AREA:

FLOOR LIVING AREA:	160 M2
OPEN PATIO AREA:	35 M2
PARKING AREA:	24 M2
FREE AREA:	530 M2
TOTAL AREA:	750 M2



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Counsruction Management Plan

A1.1

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WALLS PLAN

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**

WINDOWS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Kitchen	346 x 144 cm
02	Guest bathroom	168 x 96 cm
03	Bathroom 1	185 x 144 cm
04	Bedroom 1	320 x 336 cm
05	Master bathroom	80 x 336 cm
06	Master bedroom	284 x 336 cm
07	Master bedroom	360 x 336 cm
08	Living room	698 x 336 cm
09	Living room	260 x 144 cm

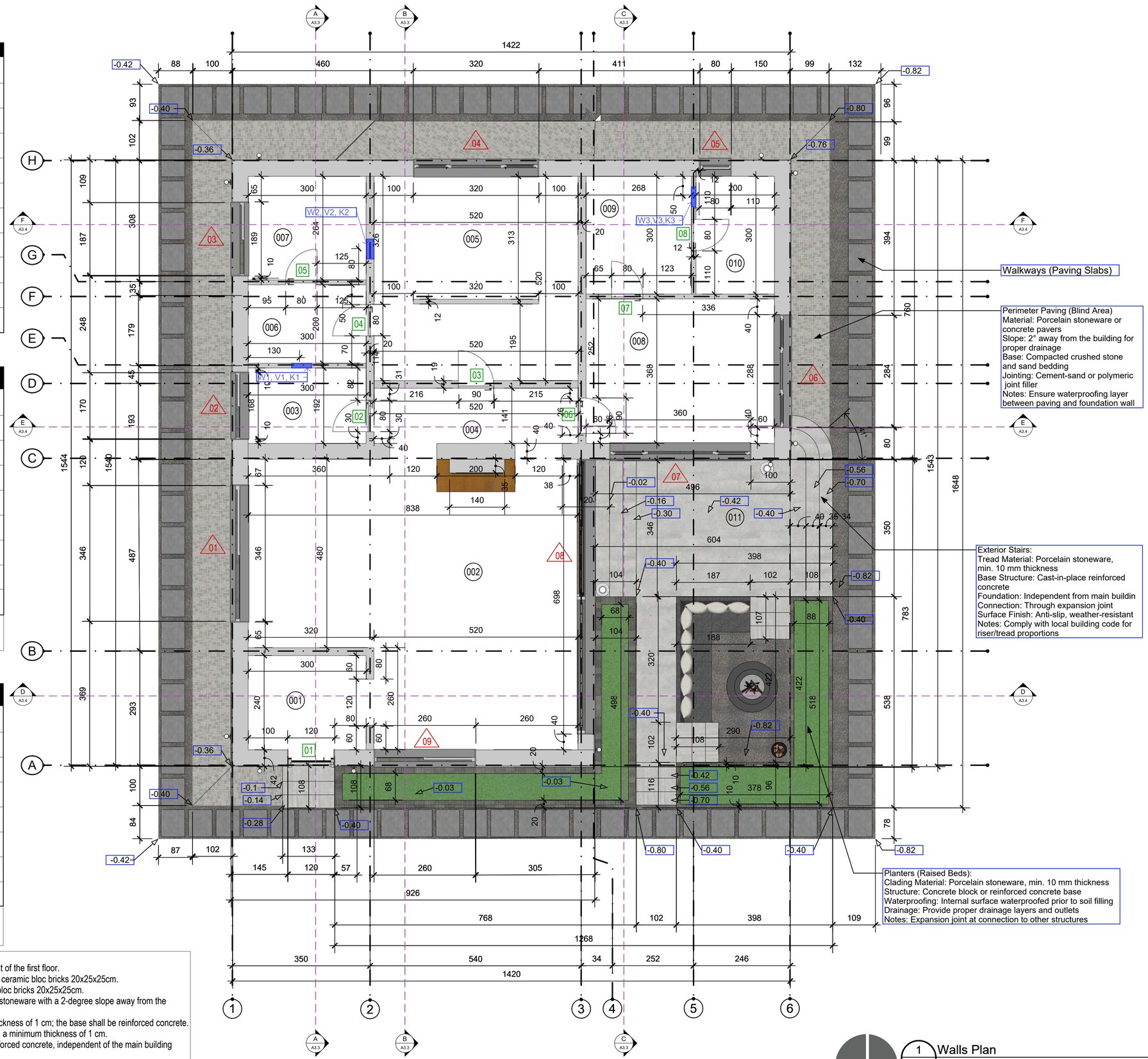
Notion: Above the window, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 30 cm on each side of the partition walls.

DOORS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Hall (Koridor)	120 x 240 cm
02	Guest bathroom	80 x 240 cm
03	Bedroom 1	90 x 240 cm
04	Garderob 1	80 x 240 cm
05	Bathroom 1	80 x 240 cm
06	Master bedroom	90 x 240 cm
07	Master garderob	80 x 240 cm
08	Master bathroom	80 x 240 cm

Notion: Above the door, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 20 cm on each side of the partition walls.

ELEVATIONS:
1. The reference of level 0 is defined as the finished floor level of the first of the first floor.
2. EXTERIOR WALLS: Double-layer hollow clay brick masonry, thermal ceramic bloc bricks 20x25x25cm.
3. INTERIOR WALLS: Single-layer hollow clay brick mansory, ceramic bloc bricks 20x25x25cm.
4. The blind area (paving around the house) shall be made of porcelain stoneware with a 2-degree slope away from the building.
5. Stair treads shall be made of porcelain stoneware with a minimum thickness of 1 cm; the base shall be reinforced concrete.
6. The cladding of the planter shall be made of porcelain stoneware with a minimum thickness of 1 cm.
7. The foundations of the stairs and patio shall be constructed from reinforced concrete, independent of the main building foundation. The connection shall be made via an expansion joint.



1 Walls Plan
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Walls Plan

A1.2

FLOOR COVERING PLAN

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**

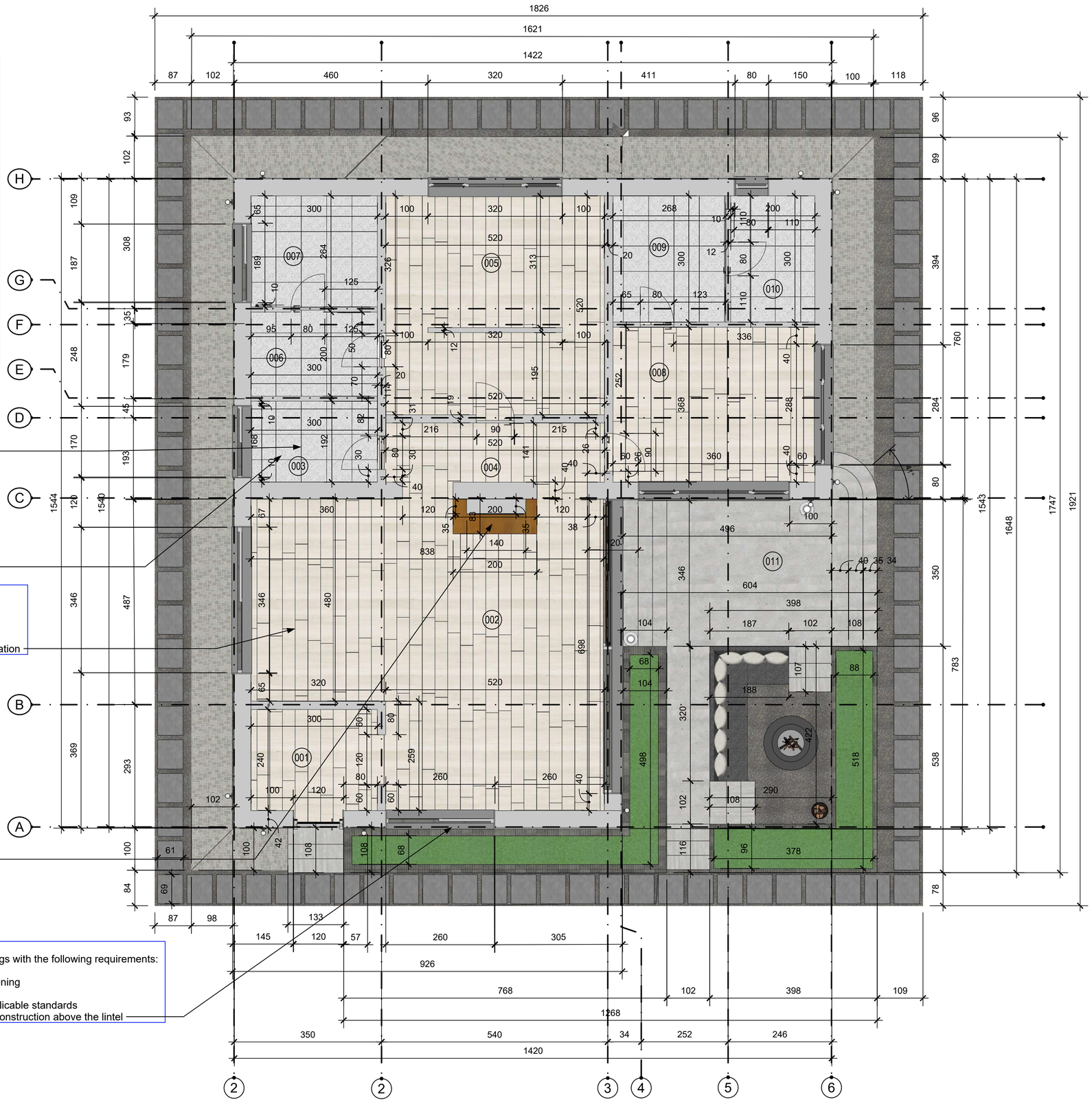
Flooring – Porcelain Stoneware Tiles:
Material: Porcelain stoneware tiles, 600 × 600 mm
Joint Filling: Cement-based grout
Installation: On adhesive over leveled screed
Notes: Tile spacing and joint width to follow manufacturer's recommendations

Wet Area Waterproofing:
Type: Liquid-applied waterproofing membrane
Application: Two coats on the entire floor surface
Wall Overlap: Minimum 100 mm up onto walls
Shower Zones: Apply two coats of waterproofing to wall surfaces prior to tile installation
Notes: Allow adequate curing time between layers and before tiling

Flooring – Natural Engineered Wood:
Material: Natural engineered wood planks, 20 mm thick
Installation: Bonded to screed using construction adhesive
Edge Detail: 5 mm technical gap from walls (to be covered by skirting)
Notes: Subfloor must be level, dry, and clean prior to installation

1. Fireplace Base:
Material: Heat-resistant firebrick
Installation: According to the technical requirements and specifications provided by the fireplace manufacturer
Notes: Ensure proper leveling and support for the fireplace unit
2. Hearth (Floor Area in Front of Fireplace):
Finish: Cast iron tile or metal sheet
Installation: Flush or slightly raised above the finished floor level
Notes: Extend protective surface as per local fire safety codes
3. Chimney:
Material: Heat-resistant firebrick
Construction: Full masonry chimney in compliance with fire safety and ventilation standards
Notes: All joints to be sealed with heat-resistant mortar

Window Lintel Specification
Provide reinforced concrete lintels above all window openings with the following requirements:
Cross-section: Minimum 200 × 200 mm
Support/Bearing: Minimum 250 mm on each side of the opening
Material: Cast-in-place reinforced concrete
Reinforcement: As per structural engineer's design and applicable standards
Totes: Ensure proper curing and alignment prior to further construction above the lintel



1 A1.3 Floor Covering Plan
1/100

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Floor Covering Plan

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ROOFING PLAN

TECHNICAL SPECIFICATIONS

1. The overall roof consists of two multi-level sections located along axes A–C and C–H. The height of the lower roof is 3.8 m at the top point of the parapet, while the height of the upper roof is 4.53 m at the top point of the parapet. The structural composition and cladding materials are identical for both roofs.

ROOFING SPECIFICATIONS
1. Roofing system materials to be used include:

Extruded polystyrene insulation board – volume: 223 m2
Used as the primary thermal insulation layer. Compliant with EN 13164.

Bitumen-based vapor barrier membrane – volume: 223 m2
Used as the bottom layer of the waterproofing system. Compliant with EN 13970.

Polymer primer (fast-drying)
Used to improve adhesion between layers. Compliant with EN 1047-2 or manufacturer's technical specification.

Bitumen-polymer waterproofing membrane with ventilation channels. Applied as an intermediate layer beneath the top waterproofing layer. Compliant with EN 13707.

Top waterproofing membrane 4.2 mm.
Used as the upper layer of the multi-layer roofing system. Compliant with EN 13707.

Cement-sand screed (class C12/15, equivalent to M150)
For slope formation and as a base layer for waterproofing.

Steel mesh reinforcement Ø4 mm with mesh size ≤

100×100 mm (e.g., type B500A rebar). To reinforce the screed over insulation plates.

Fibre-cement protection boards (20 mm thick, milled to match project details)
For mechanical protection of the waterproofing system in parapet and adjoining areas. Equivalent to EN 12467.

Antiseptic-treated wooden battens (100×100 mm)
Used at roofing junctions and terminations.

2. According to the design guidelines and adapted from EU norms (e.g., EN 1991-1-1, EN 1996-1-1 and EN 1992-1-1):

The cement-sand screed must include expansion joints of 5 mm width to prevent thermal and shrinkage cracking. These joints must divide the surface into areas no larger than 6×6 meters.
Along these joints, install a 150 mm wide bitumen felt strip (with mineral topping), attached on one side only.
The screed must be reinforced with steel mesh (Ø4 mm,

≤100×100 mm) to increase structural integrity.

At all roof-to-wall junctions, parapets, and vertical surfaces, apply additional layers of waterproofing membrane as shown in the corresponding roofing plan details and drawings (Sheets 25–31).

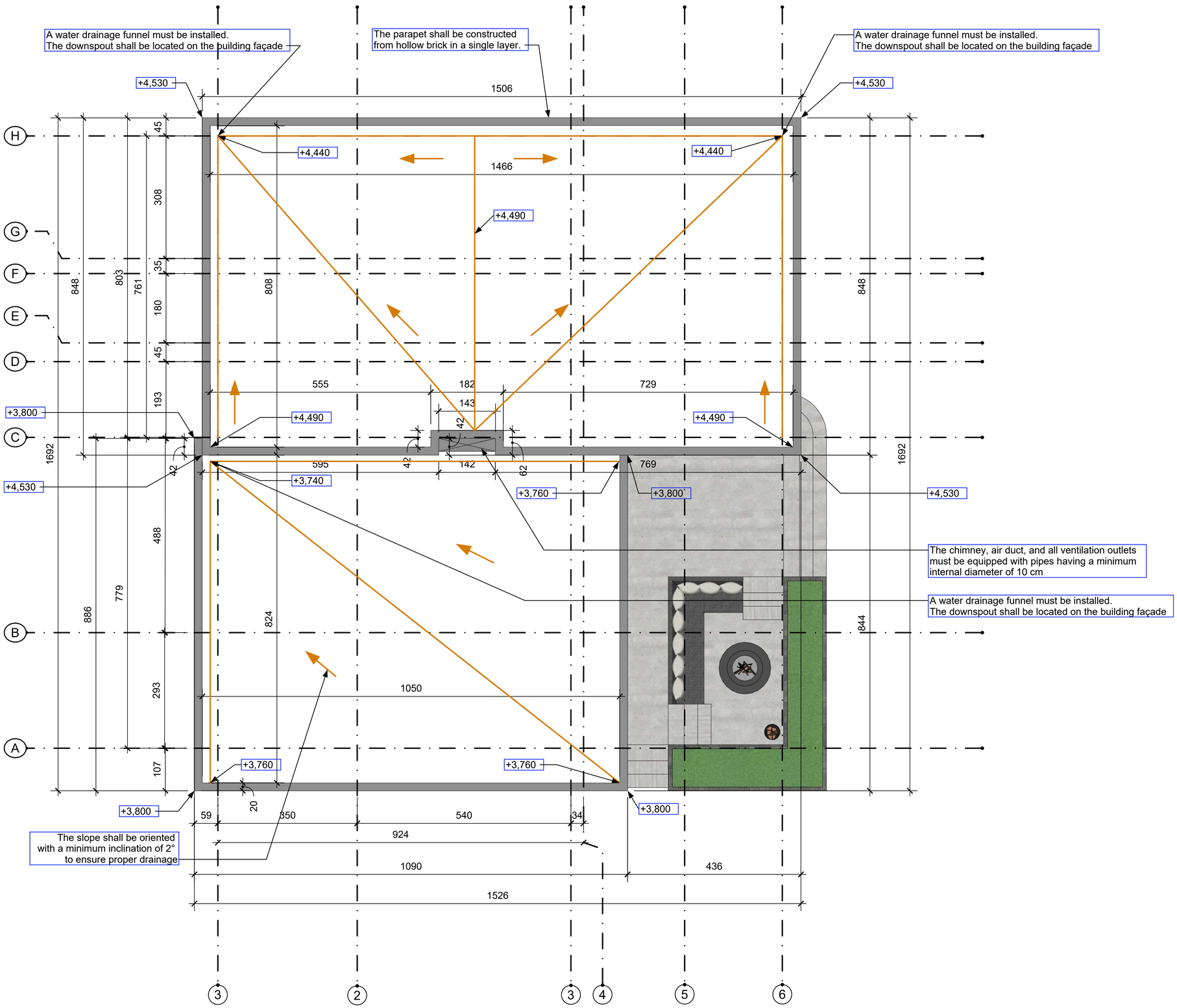
All roofing work must conform to EN 18531-1 and EN 1990/1991 for flat roof waterproofing and load-bearing capability.
Roof slopes shall be formed using screed in accordance with elevation marks shown on the roofing plan.

3. Lightning Protection System (LPS):
Install a mesh-type lightning conductor made from galvanized flat steel strip 25×4 mm, either under the metal cladding or embedded in the screed layer.

Connect all rooftop metal elements (e.g., chillers, fans, TV antennas) to the lightning mesh via bolted or welded joints .
Down conductors must be made from galvanized steel strip 25×4 mm and installed no closer than 3 meters from building entrances, in accordance with IEC 62305.

4. Parapet height references correspond to the top level of the final masonry course.

5. External rainwater drainage system:
Downpipes shall be installed in a 150 mm air gap between the exterior wall and the ventilated façade (e.g., fibre concrete panels or larch cladding such as planken), ensuring adequate thermal and moisture separation



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Roofing Plan

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EXTERIOR ELEVATONS PLANS

TECHNICAL SPECIFICATIONS

ROOFING: FLAT NON-ACCESSIBLE GRAVEL ROOF
- reinforced concrete slab with slope
- waterproofing membrane with protective gravel layer
- insulated to meet local termal efficiency standards
- non-combustible roofing system, Class-A fire rating

STRUCTURAL SYSTEM: FOUNDATION
- reinforced concrete slab, thickness: 30cm
- perimeter reinforced concrete columns 40x80c, spaced according to local building code

WALLS
- double-layer hollow clay brick masonry, thermal ceramic bloc bricks 20x25x25cm
- intermediate thermal insulation layer, thickness: 10cm, Class-A fire rating
- exterior finishes:
  - porcelain ventilated cladding (keramogranit), format 60x120cm
  - wooden planken (plank siding) treated, format 25x200cm
  - facade plaster (weather and UV-resistan)

WINDOWS: ALUMINIUM FRAME WINDOWS with termal break
- doble low-emissivity thermal glass units
- compliant with energy performance and fire resistance standards

DOORS: EXTERNAL DOOR solid wood with metal frame panels
- interior doors MDF with paint, format 90,80x240cm

INSULATION AND ENERGY
EFFICIENCY:EXTERIOR WALLS insulated in accordance with Albanian energy codes
ROOF insulated under waterproofing layer
Optional under-slab insulation

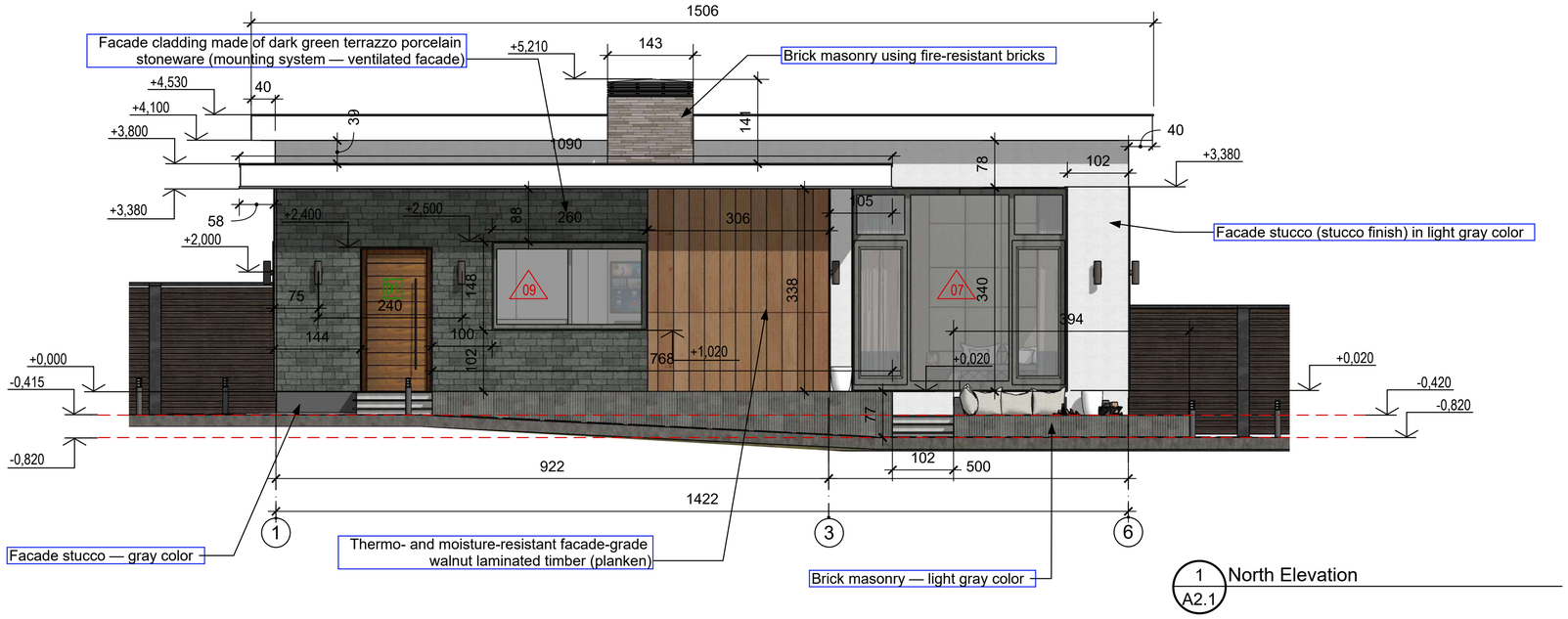
OTHER ELEMENTS: NO EXPOSED SOFFITS (FLAT ROOF)
Rainwater drainage via internal piping and gravel scupper system
All structural and fire safety components to comply with local seismic and WUI fire codes

NOTES: All materials must submit material spec sheets, fire rating certificates and photos or 3D visuals of proposed finishes prior to installation

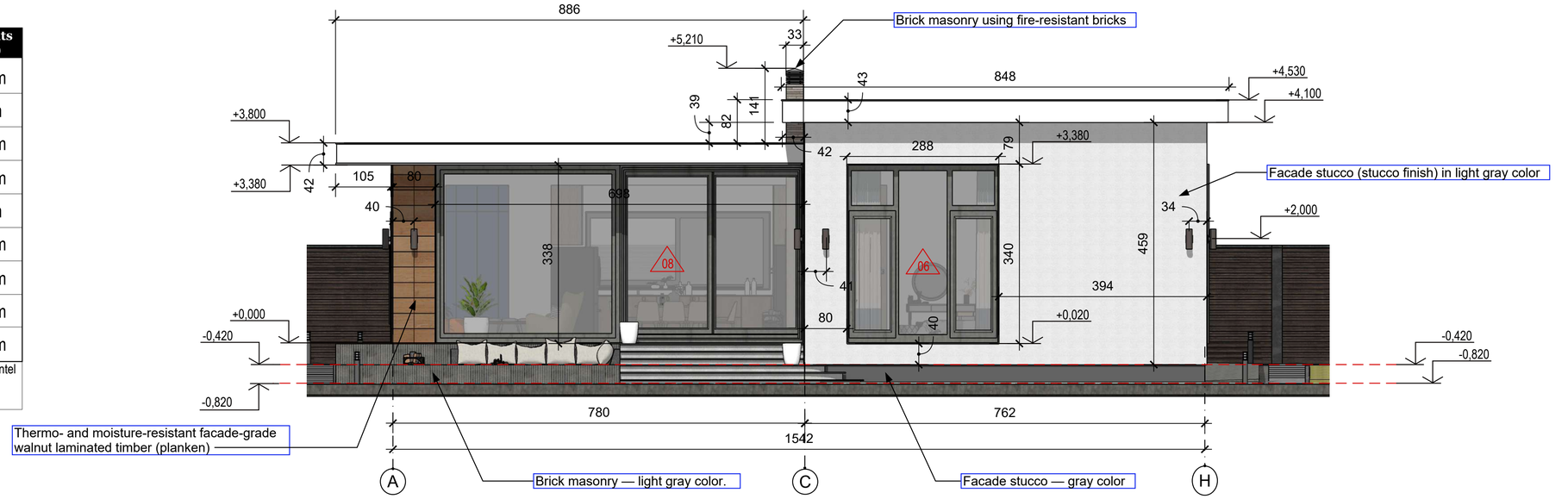
WINDOWS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Kitchen	346 x 144 cm
02	Guest bathroom	168 x 96 cm
03	Bathroom 1	185 x 144 cm
04	Bedroom 1	320 x 336 cm
05	Master bathroom	80 x 336 cm
06	Master bedroom	284 x 336 cm
07	Master bedroom	360 x 336 cm
08	Living room	698 x 336 cm
09	Living room	260 x 144 cm

Notion: Above the window, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 30 cm on each side of the partition walls.



1 North Elevation
A2.1



2 East Elevation
A2.1

DRAWING SPECIFICATIONS:

Sign	Name of sign
-0,420	Height reference mark relative to zero — ground level elevation mark
– – – – – – – –	Elevation benchmark relative to 0.000 — ground level elevation

1 Exterior Elevations (N-E)
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Exterior Elevations (N-E)

A2.1

EXTERIOR ELEVATONS PLANS

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ROOF insulated under waterproofing layer
Optional under-slab insulation

OTHER ELEMENTS: NO EXPOSED SOFFITS (FLAT ROOF)
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DRAWING SPECIFICATIONS:

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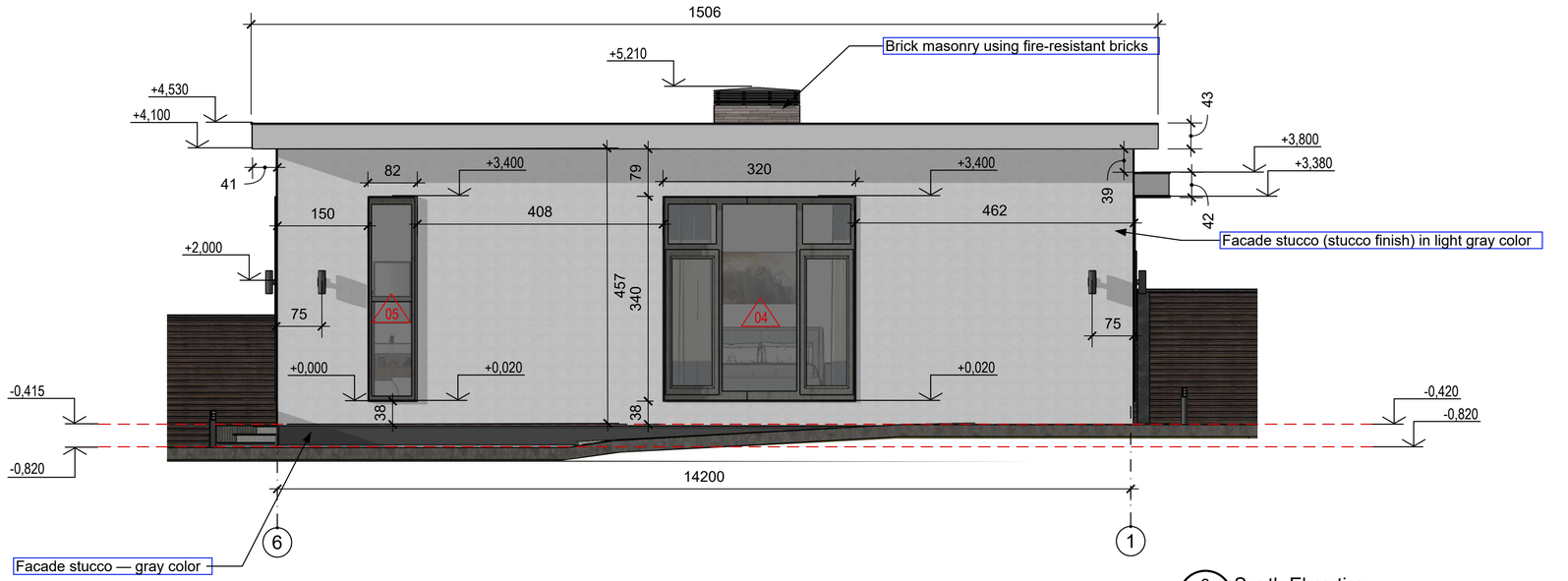
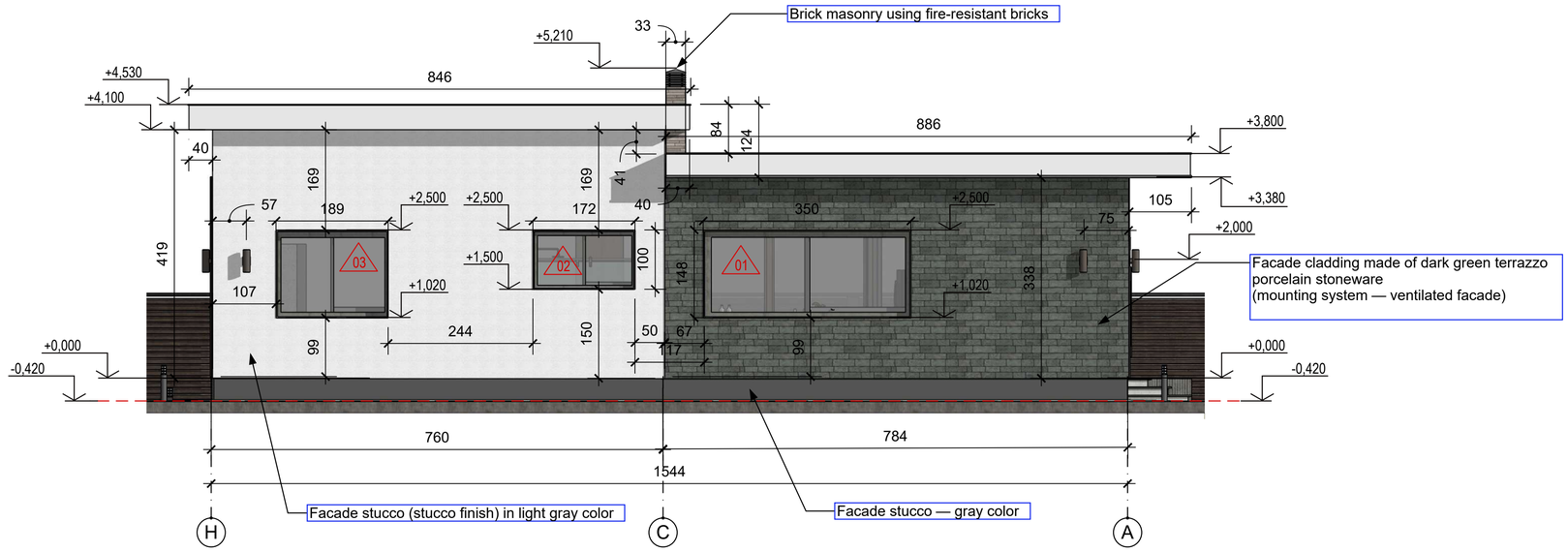


3 South Elevation
A2.2



4 West Elevation
A2.2

1 Exterior Elevations (S-W)
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Exterior Elevations (S-W)

A2.2

BUIDING SELECTIONS A,B - axes H-A

TECHNICAL SPECIFICATIONS

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- reinforced concrete slab with slope
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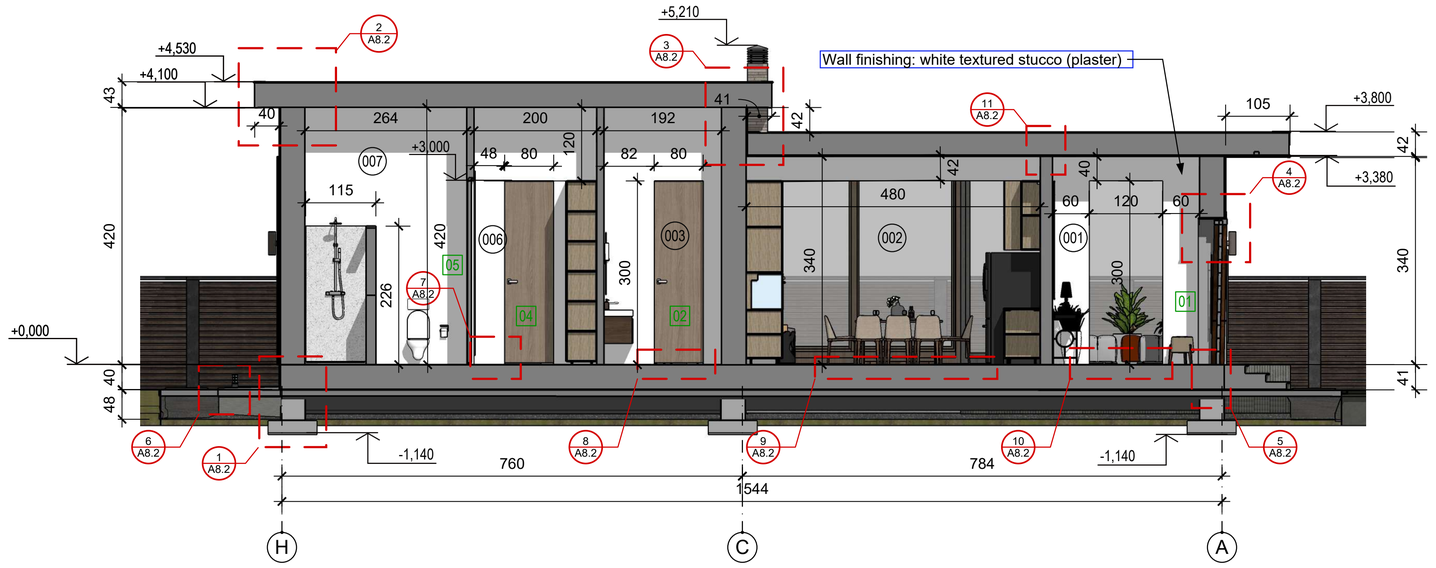
Optional under-slab insulation

OTHER ELEMENTS: NO EXPOSED SOFFITS (FLAT ROOF)
Rainwater drainage via internal piping and gravel scupper system
All structural and fire safety components to comply with local seismic and WUI fire codes

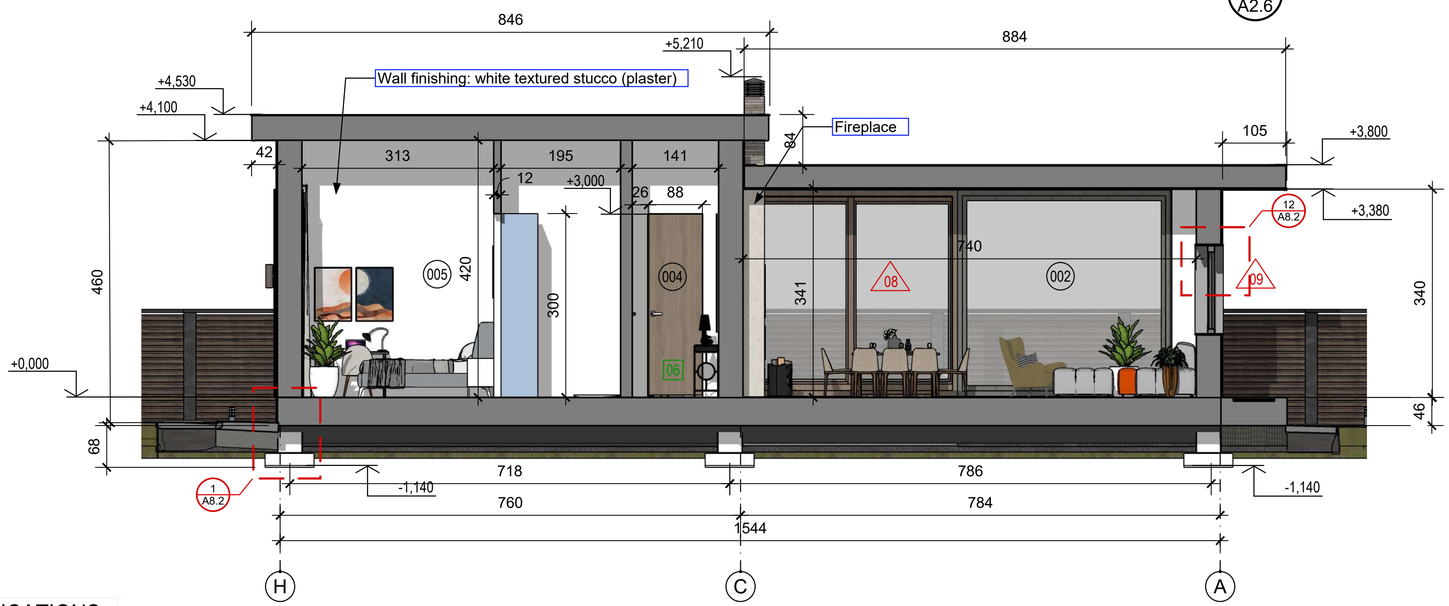
NOTES: All materials must submit material spec sheets, fire rating certificates and photos or 3D visuals of proposed finishes prior to installation

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**



A Section H-A
A2.6



B Section H-A
A2.6

WINDOWS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Kitchen	346 x 144 cm
02	Guest bathroom	168 x 96 cm
03	Bathroom 1	185 x 144 cm
04	Bedroom 1	320 x 336 cm
05	Master bathroom	80 x 336 cm
06	Master bedroom	284 x 336 cm
07	Master bedroom	360 x 336 cm
08	Living room	698 x 336 cm
09	Living room	260 x 144 cm

Notion: Above the window, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 30 cm on each side of the partition walls.

DOORS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Hall (Koridor)	120 x 240 cm
02	Guest bathroom	80 x 240 cm
03	Bedroom 1	90 x 240 cm
04	Garderob 1	80 x 240 cm
05	Bathroom 1	80 x 240 cm
06	Master bedroom	90 x 240 cm
07	Master garderob	80 x 240 cm
08	Master bathroom	80 x 240 cm

Notion: Above the door, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 20 cm on each side of the partition walls.

DRAWING SPECIFICATIONS:

Sign	Name of sign
-0,420	Height reference mark relative to zero — ground level elevation mark
	Section line

1 Building Selections H-A
A3.1 1/50

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Building Selections H-A

A3.1

BUIDING SELECTIONS C,D - axes H-C, 1-6

TECHNICAL SPECIFICATIONS

ROOFING: FLAT NON-ACCESSIBLE GRAVEL ROOF
- reinforced concrete slab with slope
- waterproofing membrane with protective gravel layer
- insulated to meet local termal efficiency standards
- non-combustible roofing system, Class-A fire rating

STRUCTURAL SYSTEM: FOUNDATION
- reinforced concrete slab, thickness: 30cm
- perimeter reinforced concrete columns 40x80c, spaced according to local building code

WALLS
- double-layer hollow clay brick masonry, thermal ceramic bloc bricks 20x25x25cm
- intermediate thermal insulation layer, thickness: 10cm, Class-A fire rating
- exterior finishes:
  - porcelain ventilated cladding (keramogranit), format 60x120cm
  - wooden planken (plank siding) treated, format 25x200cm
  - facade plaster (weather and UV-resistan)

WINDOWS: ALUMINIUM FRAME WINDOWS with termal break
- doble low-emissivity thermal glass units
- compliant with energy performance and fire resistance standards

DOORS: EXTERNAL DOOR solid wood with metal frame panels
- interior doors MDF with paint, format 90,80x240cm

INSULATION AND ENERGY
EFFICIENCY:EXTERIOR WALLS insulated in accordance with Albanian energy codes
ROOF insulated under waterproofing layer
Optional under-slab insulation

OTHER ELEMENTS: NO EXPOSED SOFFITS (FLAT ROOF)
Rainwater drainage via internal piping and gravel scupper system
All structural and fire safety components to comply with local seismic and WUI fire codes

NOTES: All materials must submit material spec sheets, fire rating certificates and photos or 3D visuals of proposed finishes prior to installation

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**

WINDOWS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Kitchen	346 x 144 cm
02	Guest bathroom	168 x 96 cm
03	Bathroom 1	185 x 144 cm
04	Bedroom 1	320 x 336 cm
05	Master bathroom	80 x 336 cm
06	Master bedroom	284 x 336 cm
07	Master bedroom	360 x 336 cm
08	Living room	698 x 336 cm
09	Living room	260 x 144 cm

Notion: Above the window, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 30 cm on each side of the partition walls.

DOORS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Hall (Koridor)	120 x 240 cm
02	Guest bathroom	80 x 240 cm
03	Bedroom 1	90 x 240 cm
04	Garderob 1	80 x 240 cm
05	Bathroom 1	80 x 240 cm
06	Master bedroom	90 x 240 cm
07	Master garderob	80 x 240 cm
08	Master bathroom	80 x 240 cm

Notion: Above the door, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 20 cm on each side of the partition walls.

DRAWING SPECIFICATIONS:

Sign	Name of sign
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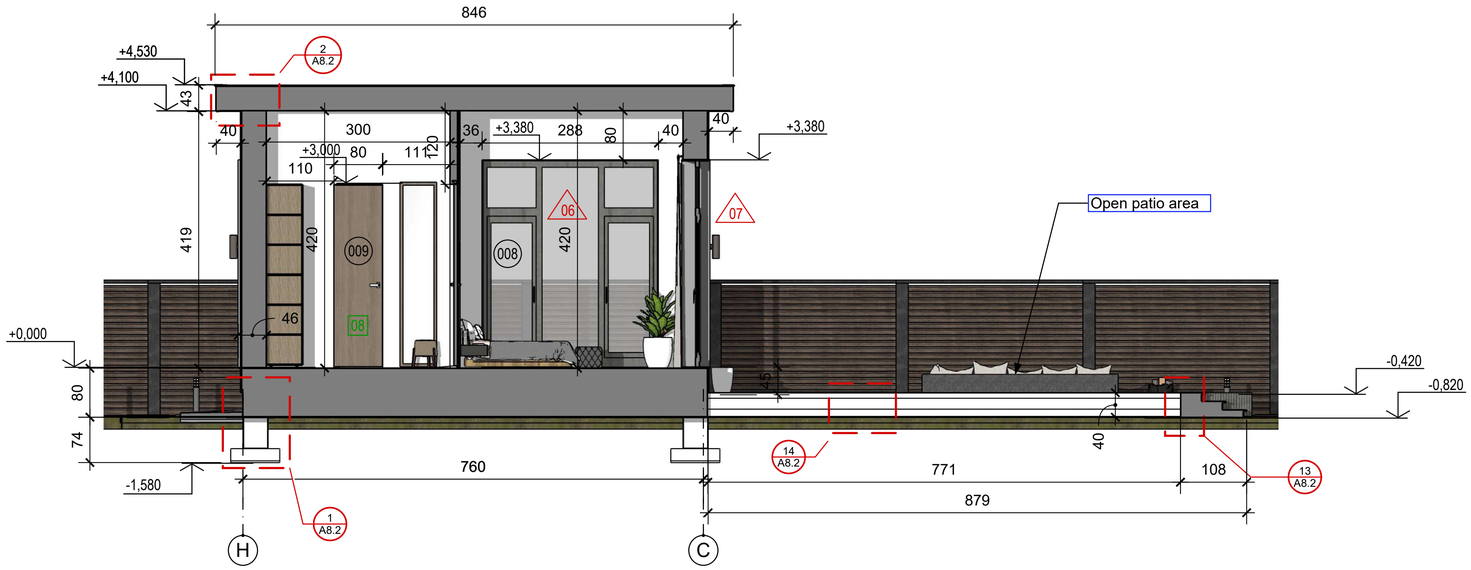
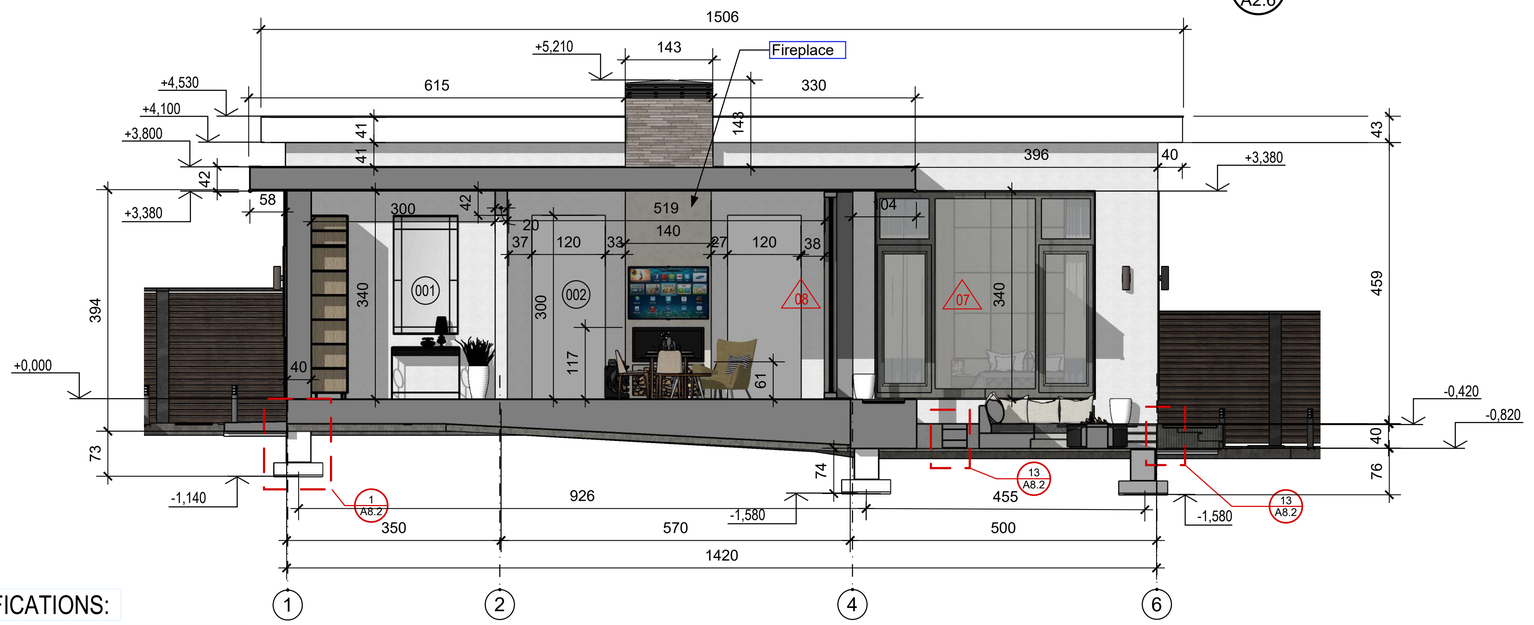
	Section line



C A2.6 Section H-C



D A2.6 Section 1-6

1 A3.2 Building Selections H-C, 1-6
1/50

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Building Selections H-C, 1-6

A3.2

BUIDING SELECTIONS E,F - axes 1-6

TECHNICAL SPECIFICATIONS

ROOFING: FLAT NON-ACCESSIBLE GRAVEL ROOF
- reinforced concrete slab with slope
- waterproofing membrane with protective gravel layer
- insulated to meet local termal efficiency standards
- non-combustible roofing system, Class-A fire rating

STRUCTURAL SYSTEM: FOUNDATION
- reinforced concrete slab, thickness: 30cm
- perimeter reinforced concrete columns 40x80c, spaced according to local building code

WALLS
- double-layer hollow clay brick masonry, thermal ceramic bloc bricks 20x25x25cm
- intermediate thermal insulation layer, thickness: 10cm, Class-A fire rating
- exterior finishes:
  - porcelain ventilated cladding (keramogranit), format 60x120cm
  - wooden planken (plank siding) treated, format 25x200cm
  - facade plaster (weather and UV-resistan)

WINDOWS: ALUMINIUM FRAME WINDOWS with termal break
- doble low-emissivity thermal glass units
- compliant with energy performance and fire resistance standards

DOORS: EXTERNAL DOOR solid wood with metal frame panels
- interior doors MDF with paint, format 90,80x240cm

INSULATION AND ENERGY
EFFICIENCY:EXTERIOR WALLS insulated in accordance with Albanian energy codes
ROOF insulated under waterproofing layer
Optional under-slab insulation

OTHER ELEMENTS: NO EXPOSED SOFFITS (FLAT ROOF)
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NOTES: All materials must submit material spec sheets, fire rating certificates and photos or 3D visuals of proposed finishes prior to installation

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**

WINDOWS SPECIFICATIONS:

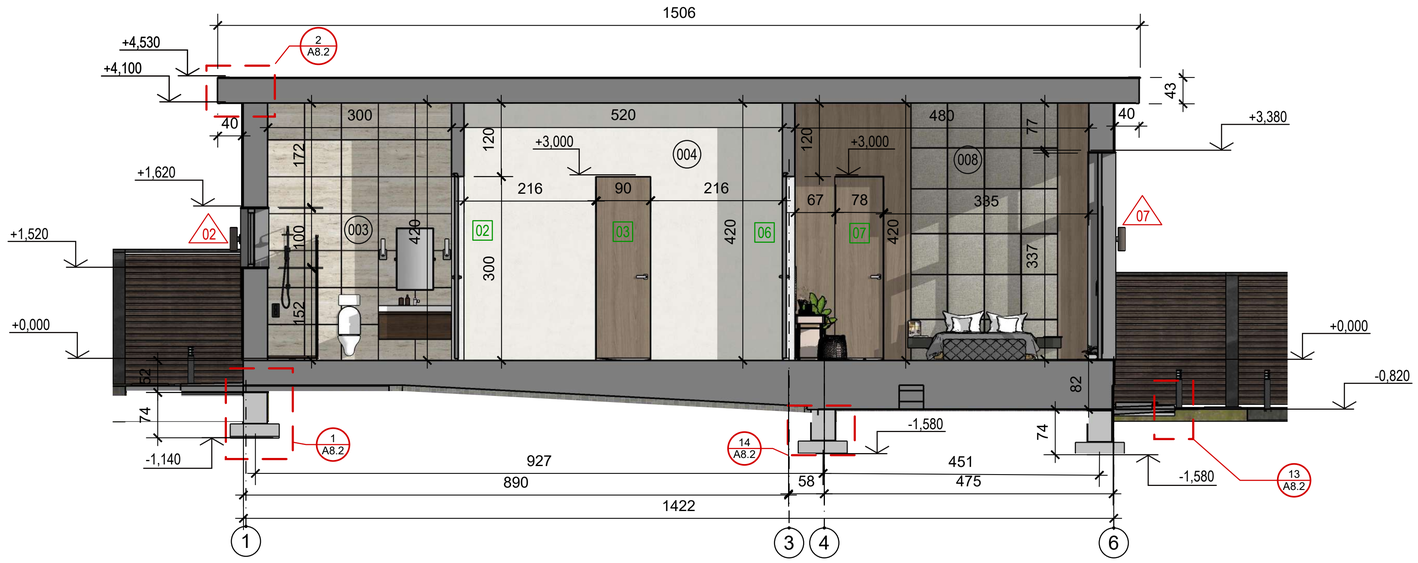
Number	Room	Measurements (WxH, cm)
01	Kitchen	346 x 144 cm
02	Guest bathroom	168 x 96 cm
03	Bathroom 1	185 x 144 cm
04	Bedroom 1	320 x 336 cm
05	Master bathroom	80 x 336 cm
06	Master bedroom	284 x 336 cm
07	Master bedroom	360 x 336 cm
08	Living room	698 x 336 cm
09	Living room	260 x 144 cm

Notion: Above the window, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 30 cm on each side of the partition walls.

DOORS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Hall (Koridor)	120 x 240 cm
02	Guest bathroom	80 x 240 cm
03	Bedroom 1	90 x 240 cm
04	Garderob 1	80 x 240 cm
05	Bathroom 1	80 x 240 cm
06	Master bedroom	90 x 240 cm
07	Master garderob	80 x 240 cm
08	Master bathroom	80 x 240 cm

Notion: Above the door, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 20 cm on each side of the partition walls.



E A2.6 Section 1-6

F A2.6 Section 1-6

DRAWING SPECIFICATIONS:

Sign	Name of sign
-0,420	Height reference mark relative to zero — ground level elevation mark
	Section line

1 A3.3 Building Selections E-F 1/50

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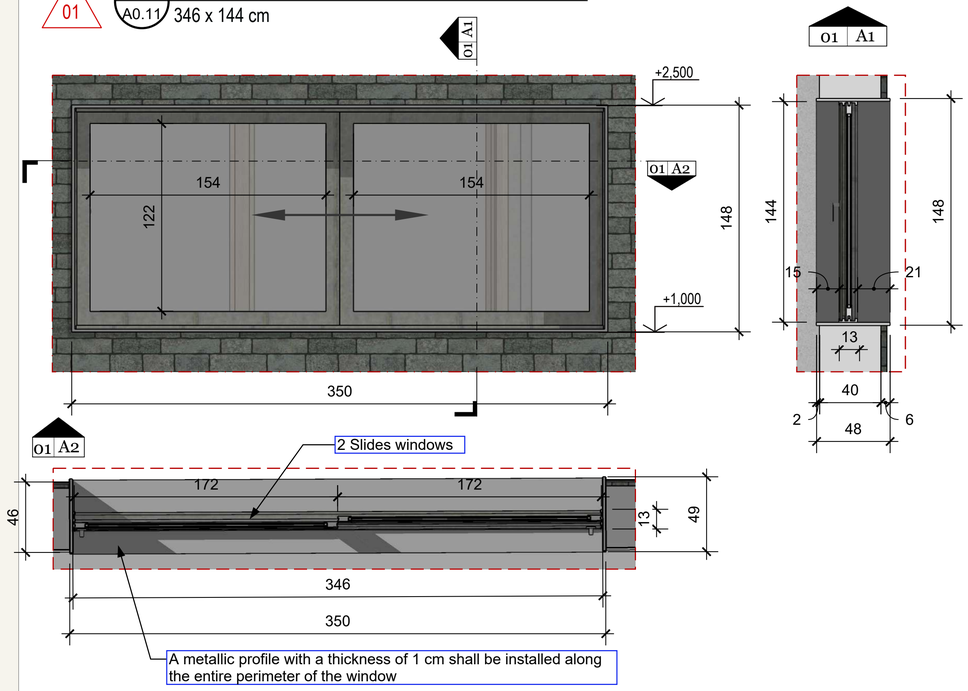
Building Selections E-F

A3.3

WINDOWS OPENING INFILL SCHEME 1-4

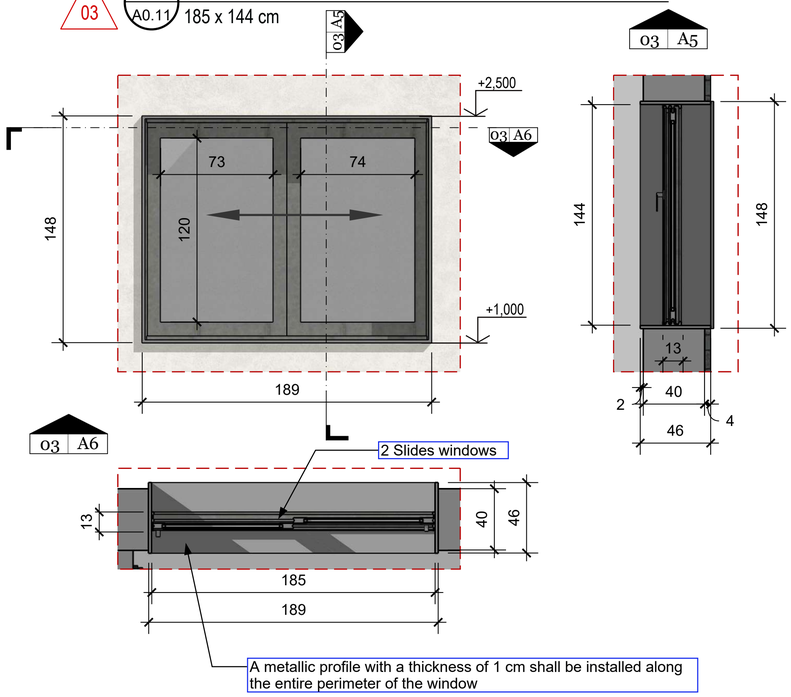
01 — Window 01 - Kitchen - Slides both sides window

01 / A0.11 — 346 x 144 cm



03 — Window 03 - Bathroom 1 - Slides both sides window

03 / A0.11 — 185 x 144 cm



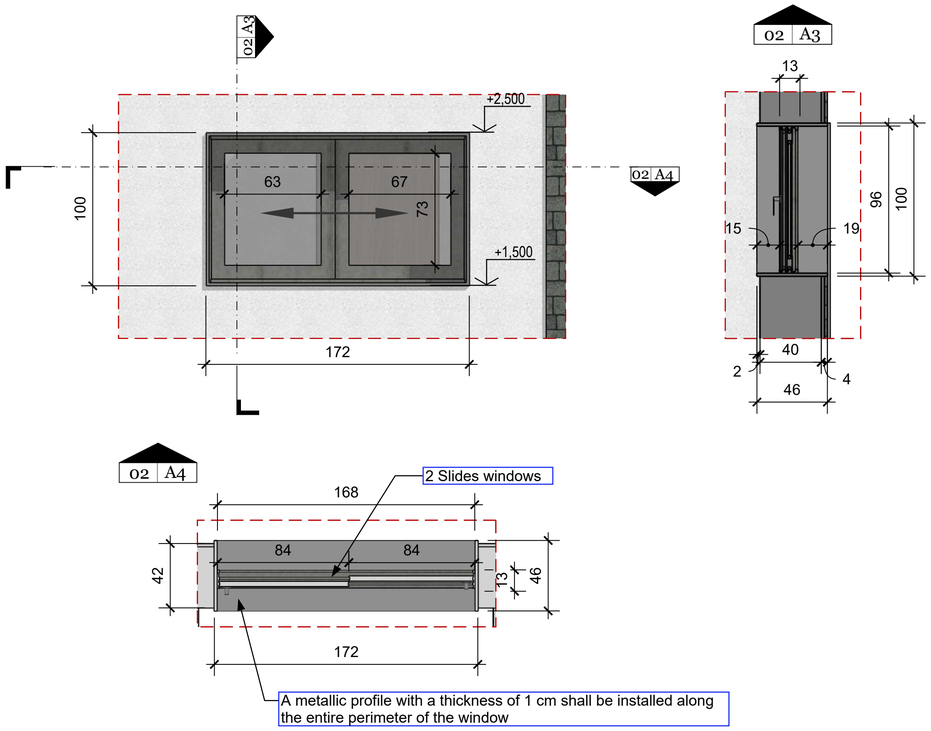
WINDOWS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Kitchen	346 x 144 cm
02	Guest bathroom	168 x 96 cm
03	Bathroom 1	185 x 144 cm
04	Bedroom 1	320 x 336 cm
05	Master bathroom	80 x 336 cm
06	Master bedroom	284 x 336 cm
07	Master bedroom	360 x 336 cm
08	Living room	698 x 336 cm
09	Living room	260 x 144 cm

Notion: Above the window, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 30 cm on each side of the partition walls.

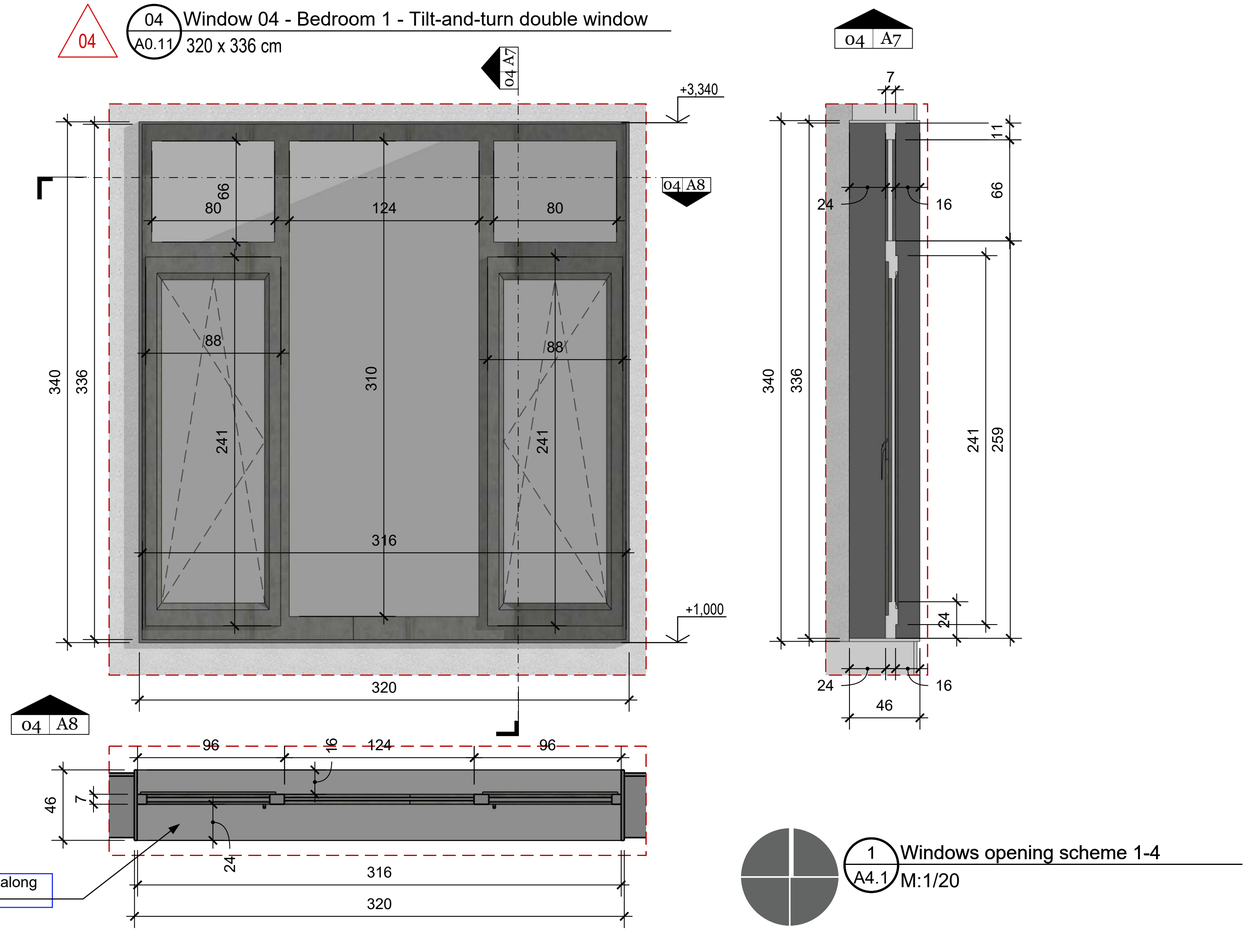
02 — Window 02 - Guest bathroom - Slides both sides window

02 / A0.11 — 168 x 96 cm



04 — Window 04 - Bedroom 1 - Tilt-and-turn double window

04 / A0.11 — 320 x 336 cm



1 / A4.1 — Windows opening scheme 1-4 M:1/20

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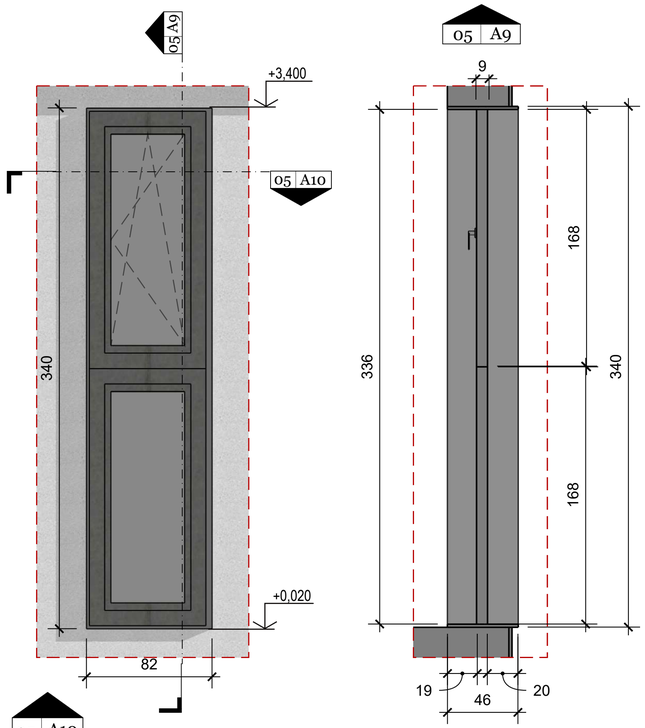
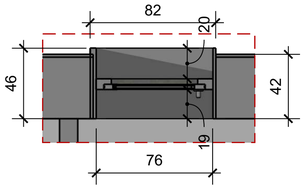
Windows opening scheme 1-4

A4.1

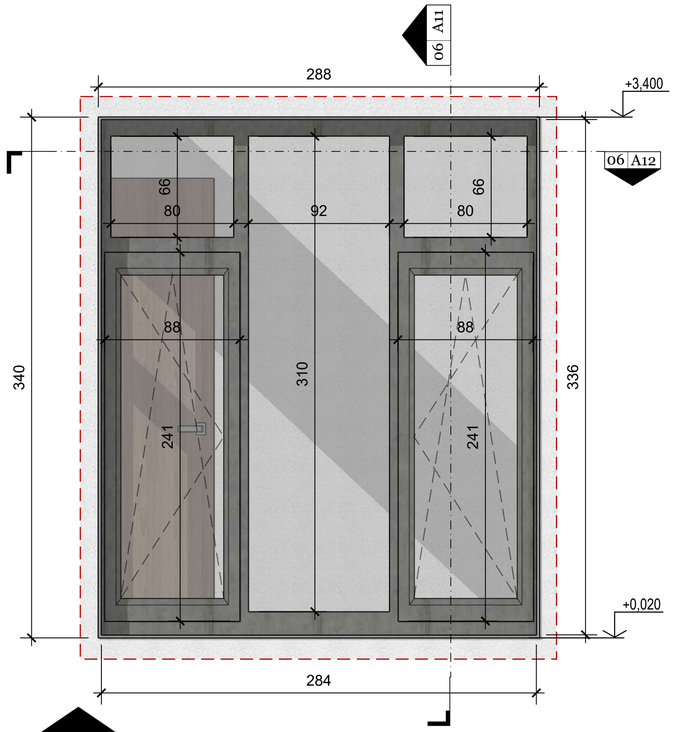
WINDOWS OPENING INFILL SCHEME 5-7

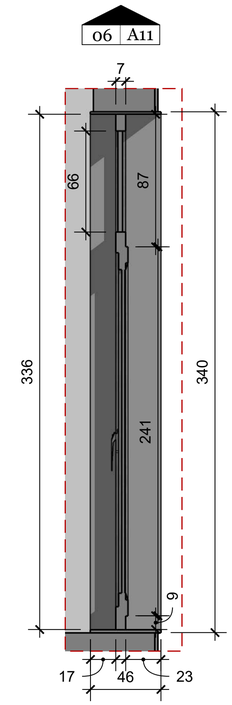
05 — Window 05 - Master bathroom
A0.12 — 76 x 336 cm

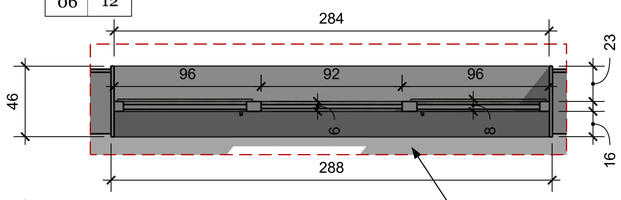




06 — Window 06 - Master bedroom - Tilt-and-turn double window
A0.12 — 284 x 336 cm

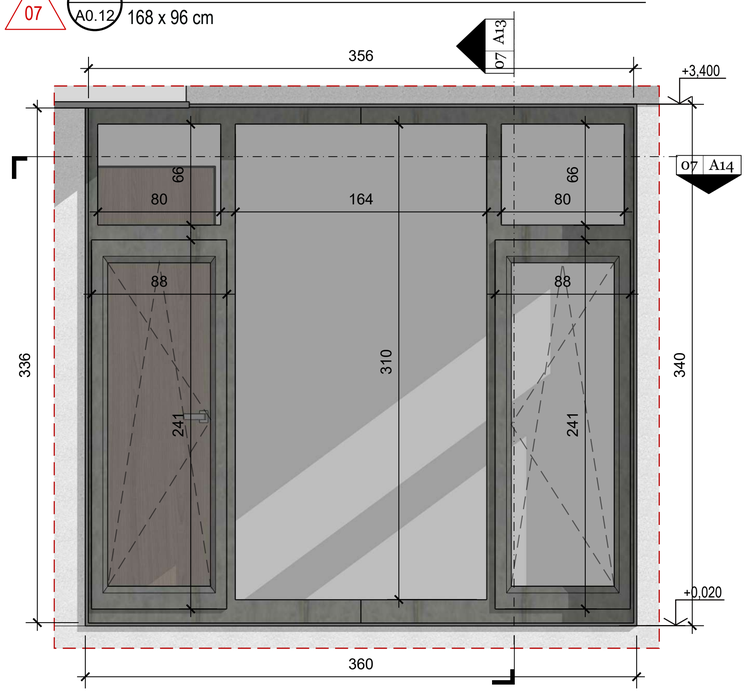


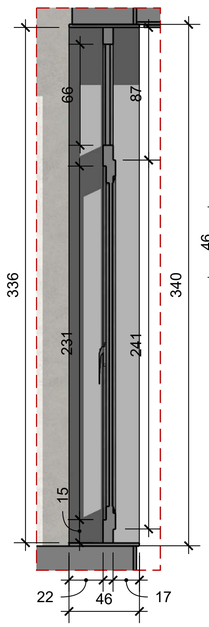


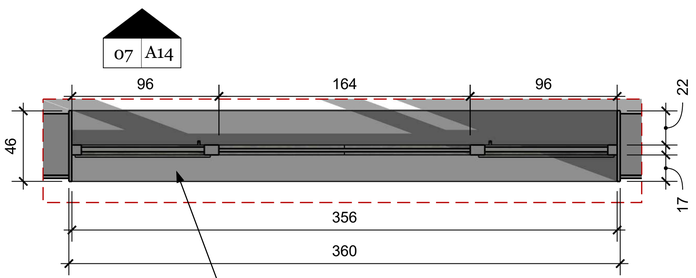


A metallic profile with a thickness of 1 cm shall be installed along the entire perimeter of the window

07 — Window 07 - Master bedroom - Tilt-and-turn double window
A0.12 — 168 x 96 cm







A metallic profile with a thickness of 1 cm shall be installed along the entire perimeter of the window

WINDOWS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Kitchen	346 x 144 cm
02	Guest bathroom	168 x 96 cm
03	Bathroom 1	185 x 144 cm
04	Bedroom 1	320 x 336 cm
05	Master bathroom	80 x 336 cm
06	Master bedroom	284 x 336 cm
07	Master bedroom	360 x 336 cm
08	Living room	698 x 336 cm
09	Living room	260 x 144 cm

Notion: Above the window, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 30 cm on each side of the partition walls.

1 / A4.2 — Windows opening scheme 5-9
M:1/20

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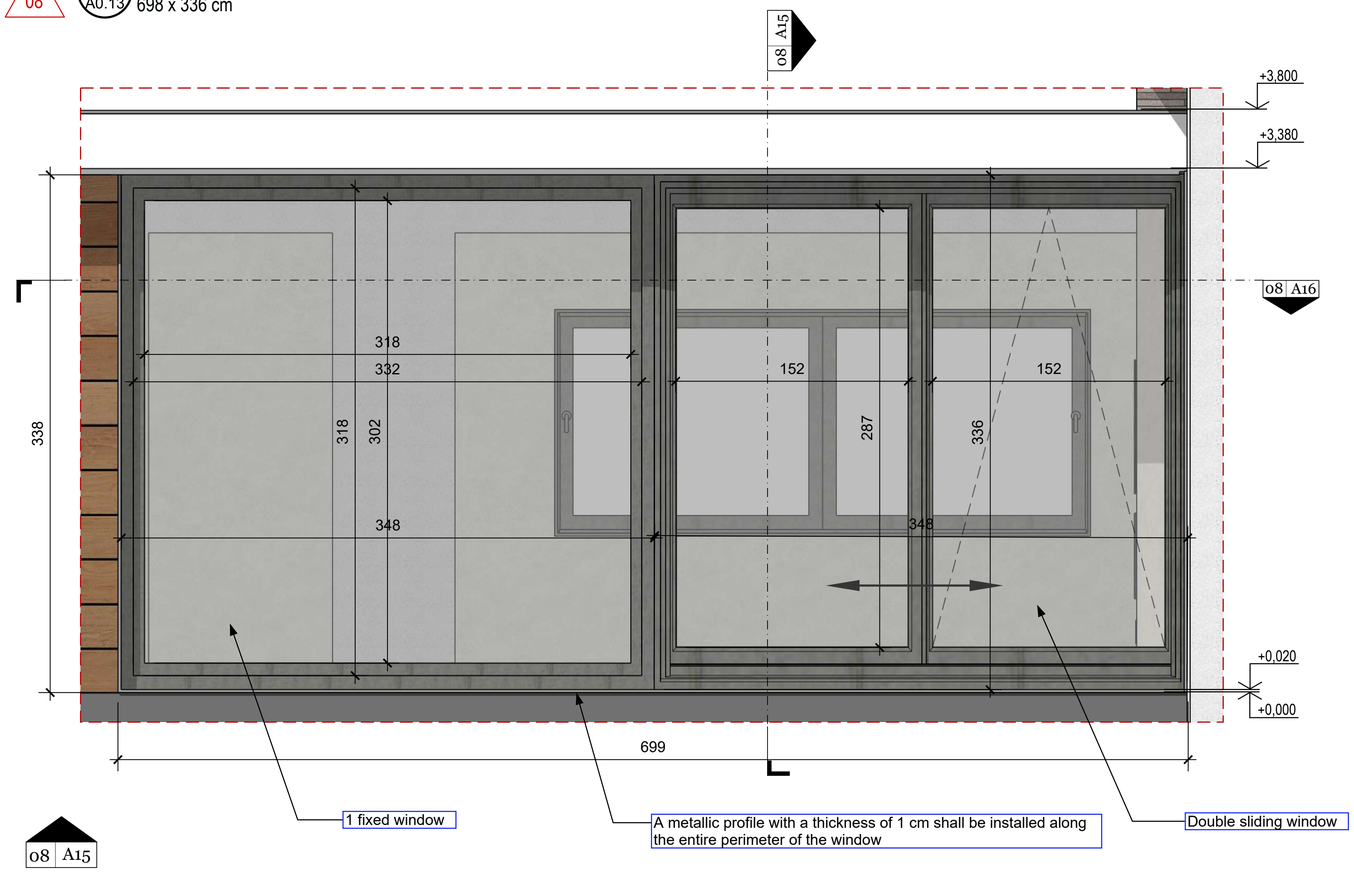
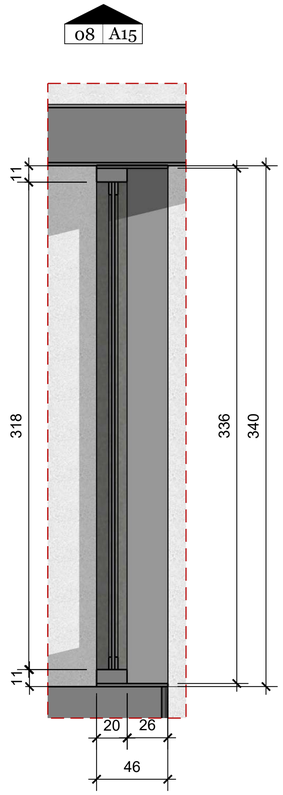
Windows opening scheme 5-9

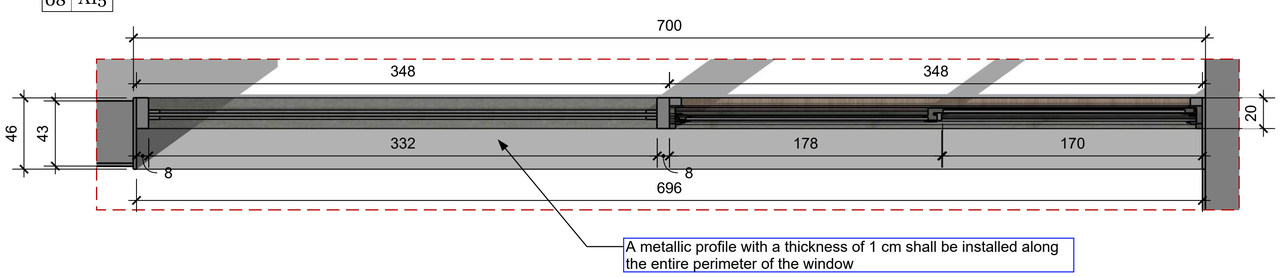
A4.2

WINDOWS OPENING INFILL SCHEME 8-9

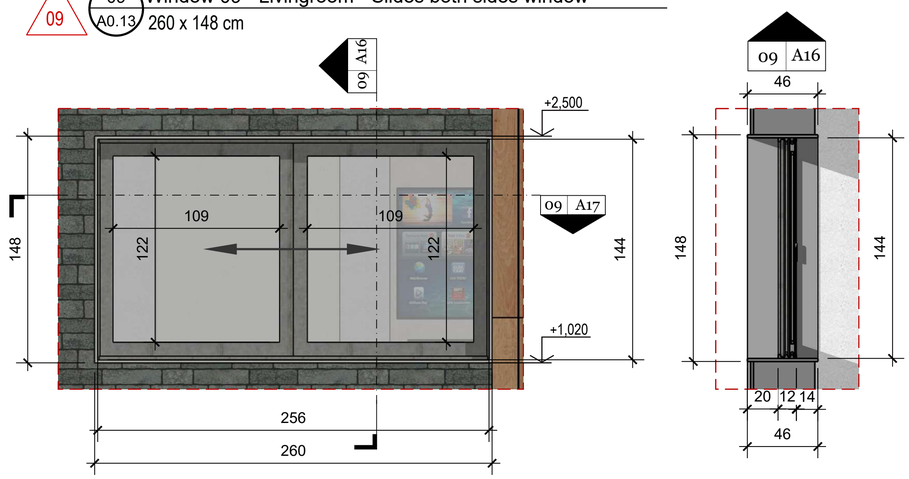
08 — 08 A0.13 — Window 08 - Living room - 1 fixed window and a double sliding window
698 x 336 cm

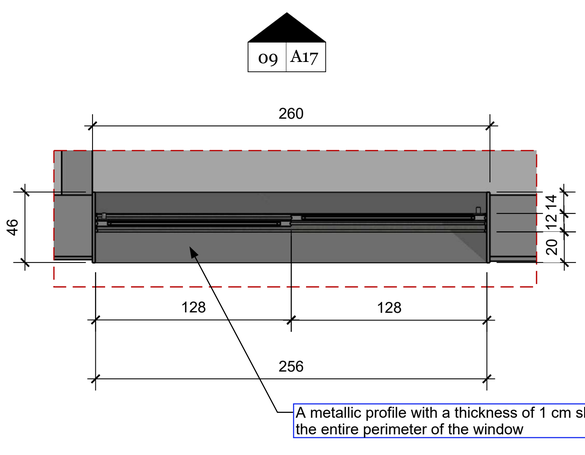






09 — 09 A0.13 — Window 09 - Livingroom - Slides both sides window
260 x 148 cm





1 — A4.3 — Windows opening scheme 8-9
M:1/20

WINDOWS SPECIFICATIONS:

Number	Room	Measurements (WxH, cm)
01	Kitchen	346 x 144 cm
02	Guest bathroom	168 x 96 cm
03	Bathroom 1	185 x 144 cm
04	Bedroom 1	320 x 336 cm
05	Master bathroom	80 x 336 cm
06	Master bedroom	284 x 336 cm
07	Master bedroom	360 x 336 cm
08	Living room	698 x 336 cm
09	Living room	260 x 144 cm

Notion: Above the window, the installation of a reinforced concrete lintel is mandatory with a minimum bearing of 30 cm on each side of the partition walls.

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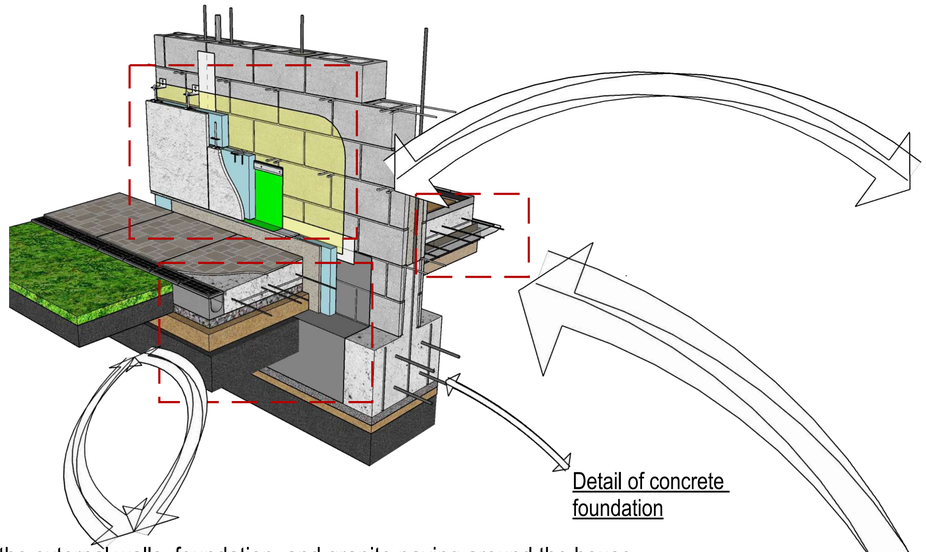
Windows opening scheme 8-9

A4.3

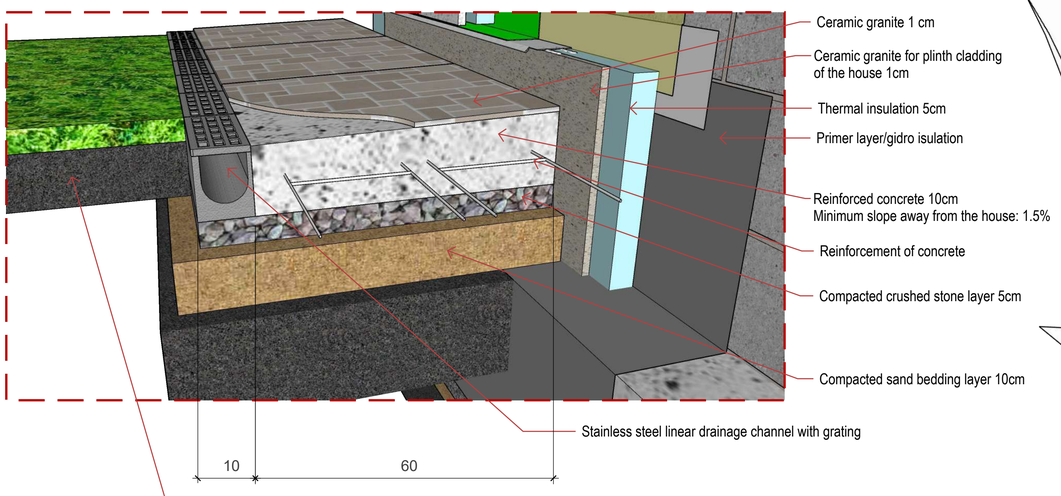
EXTERIOR DETAILS - DETAIL 1 page A0.9

1 A0.9 Detail 1 - Joint detail of external walls, foundation, and ceramic granite paving apron

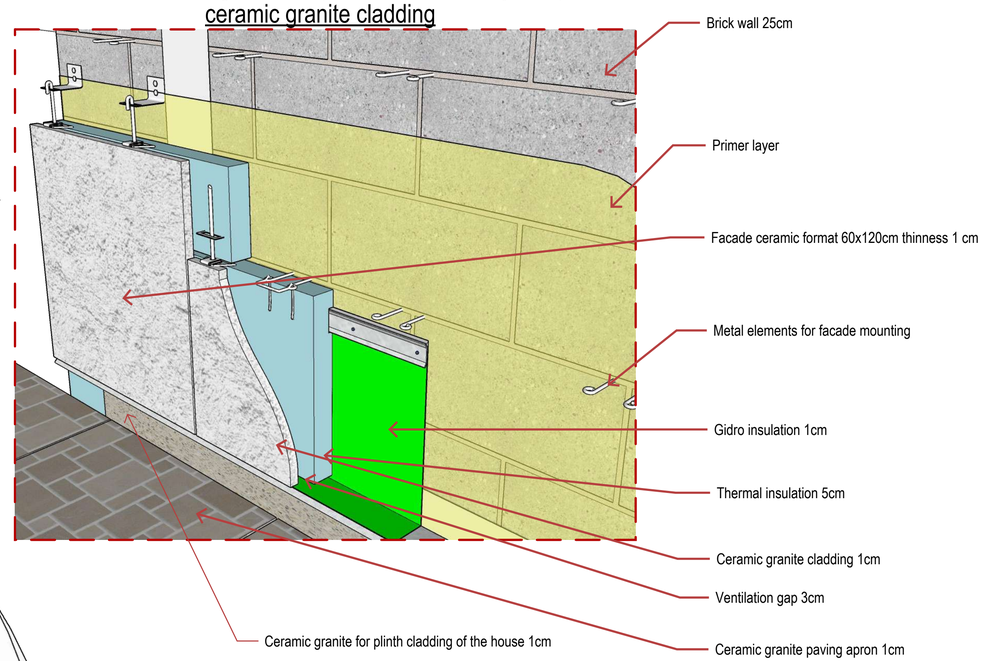


Detail of concrete foundation

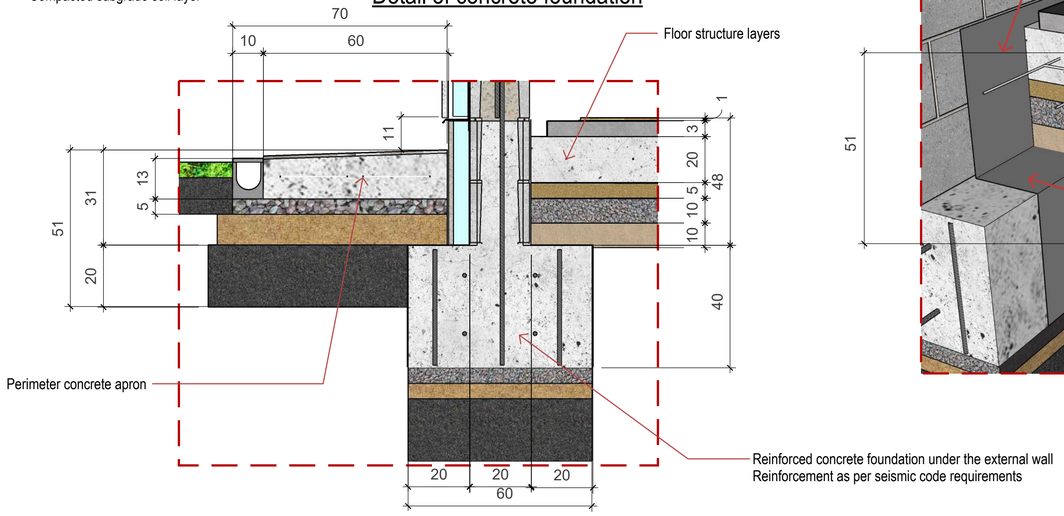
Joint detail of the external walls, foundation, and granite paving around the house.



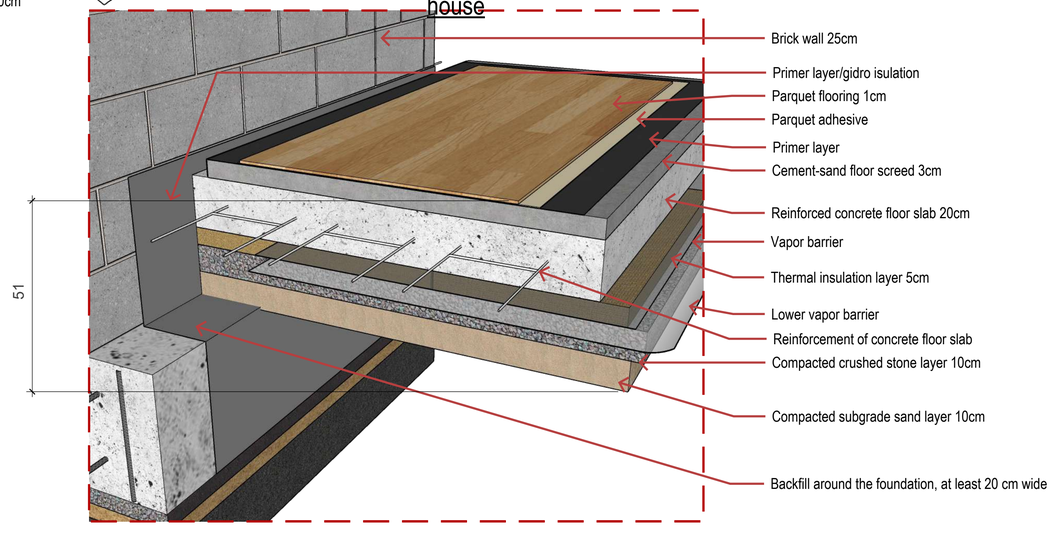
External wall cladding element (ventilated facade system) with ceramic granite cladding



Detail of concrete foundation



Joint detail of wall and foundation slab inside the house



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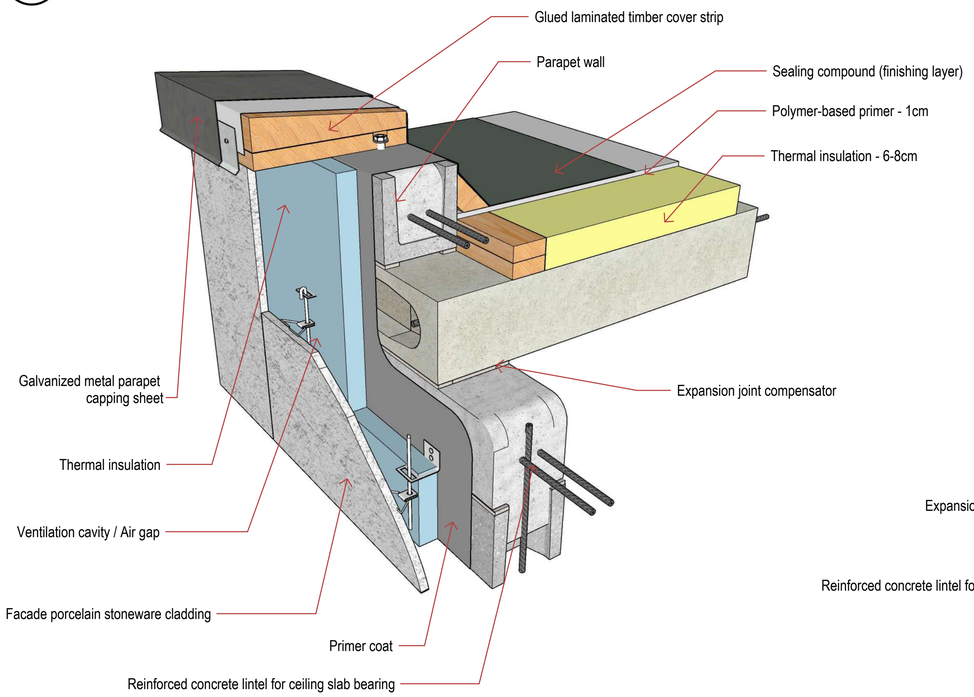
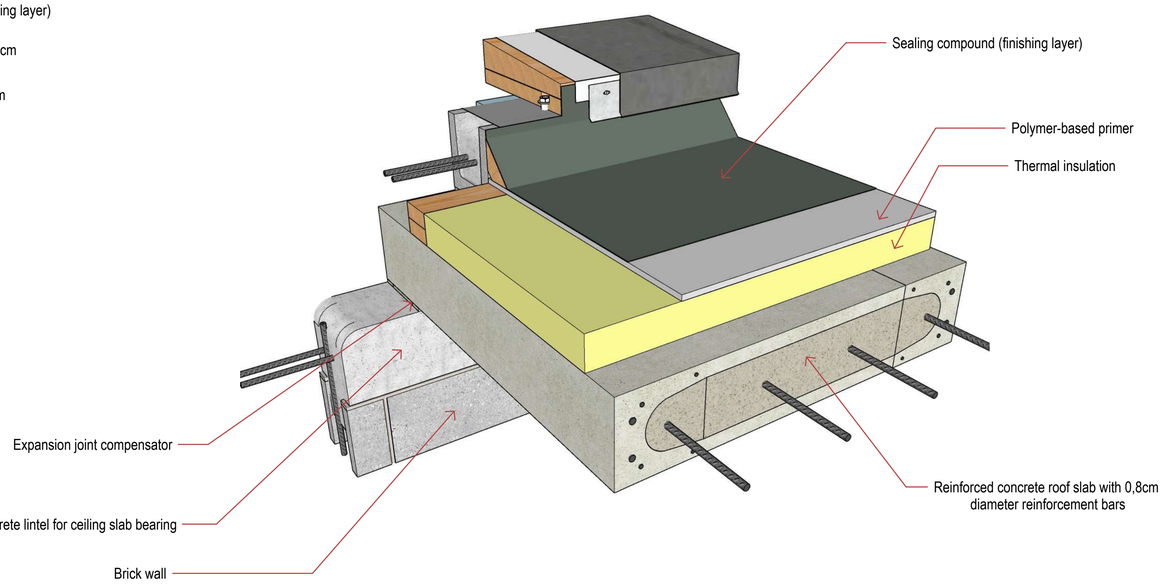
Exterior Details - detail 1

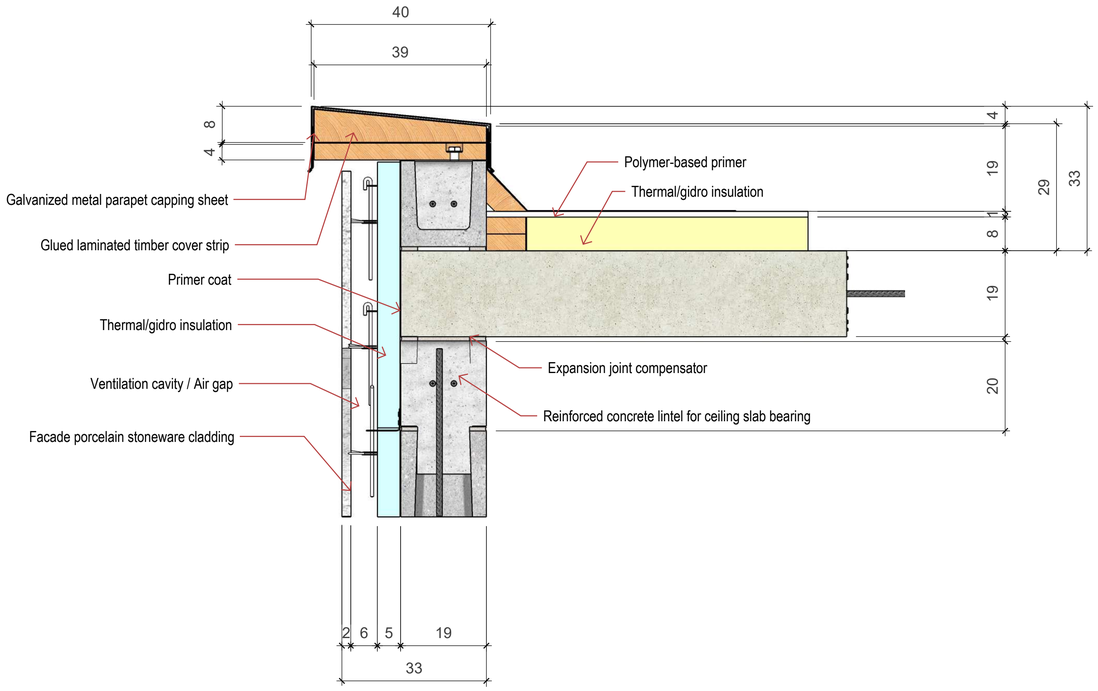
A5.1

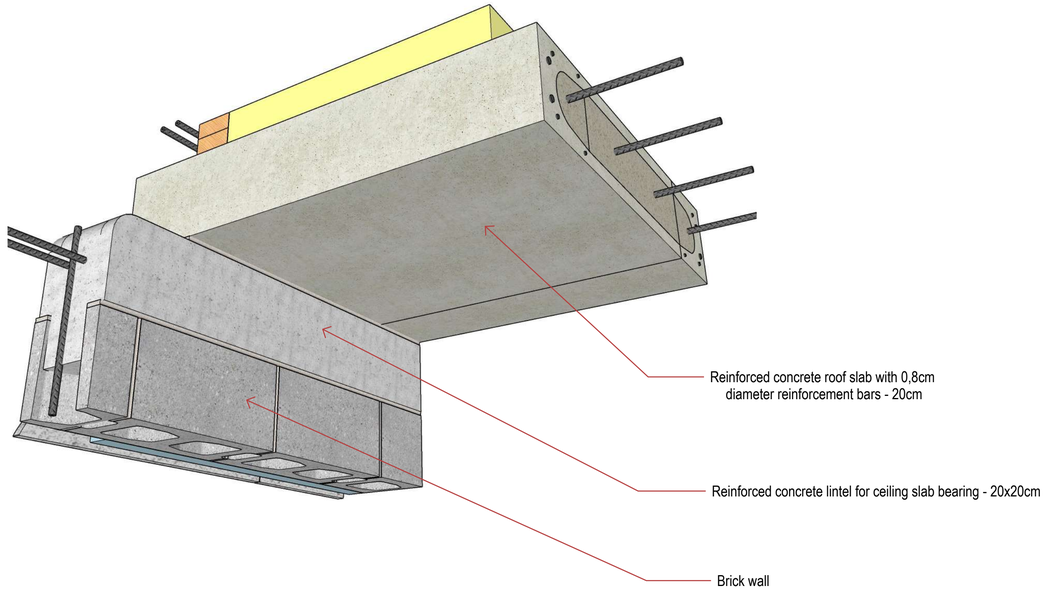
EXTERIOR DETAILS - DETAIL 2 page A0.9

2 A0.9 Detail 2 - Detail of junction between external walls, parapet, and roof









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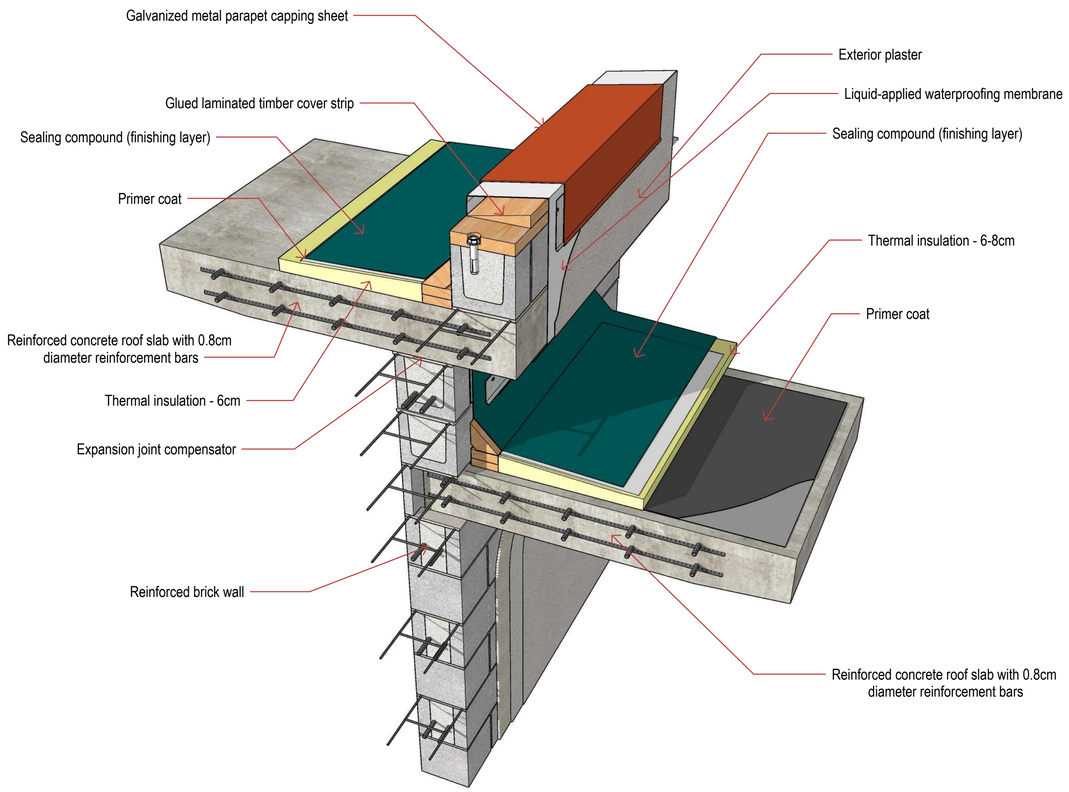
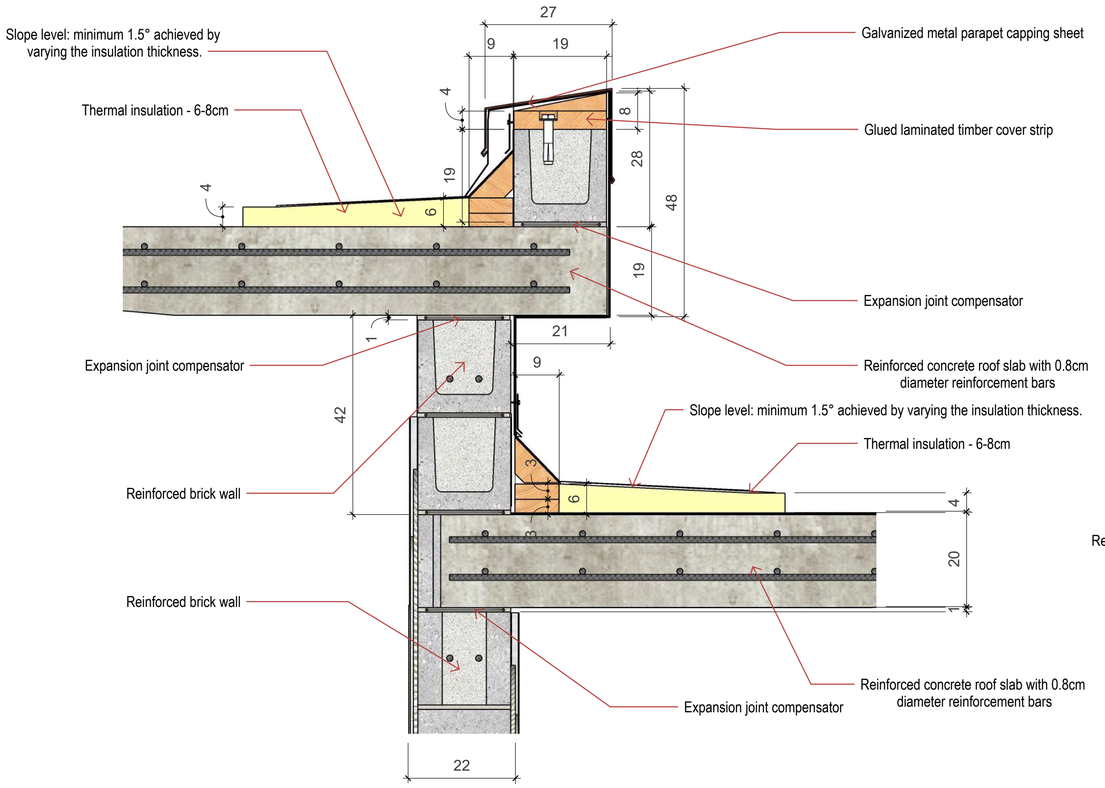
Exterior Details - detail 2

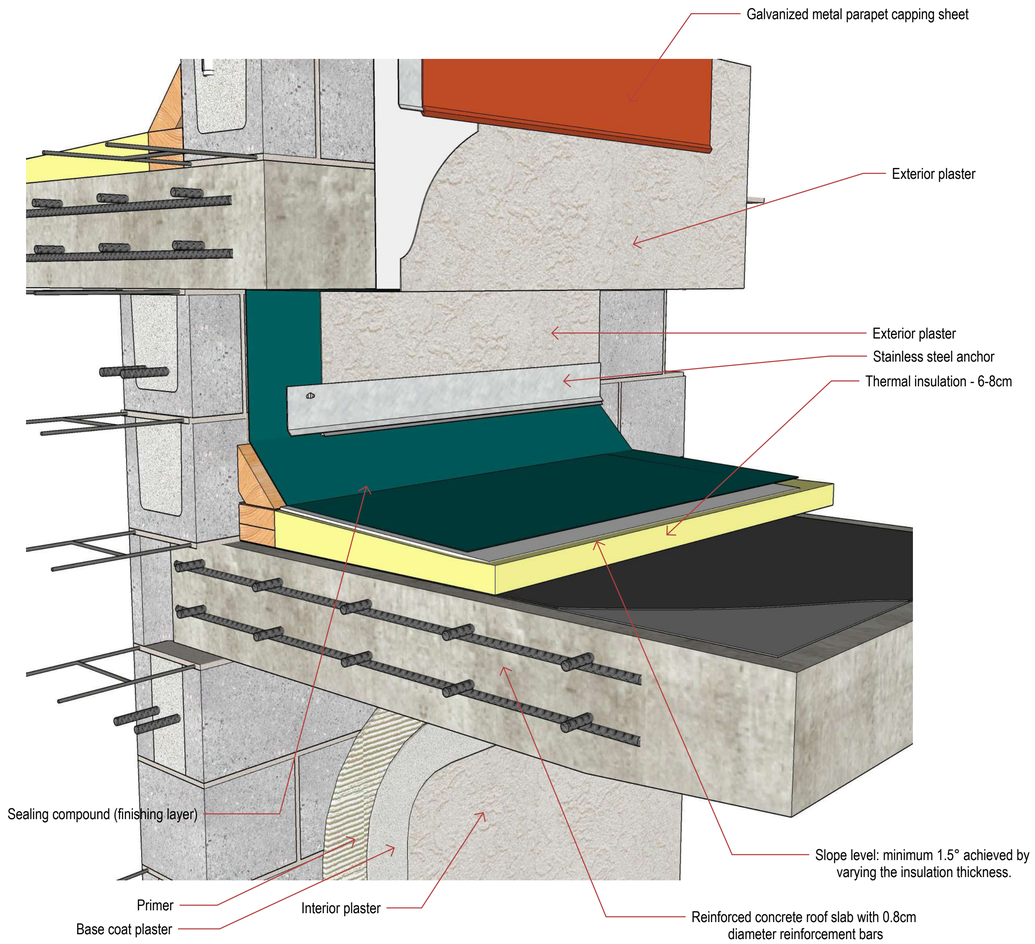
A5.2

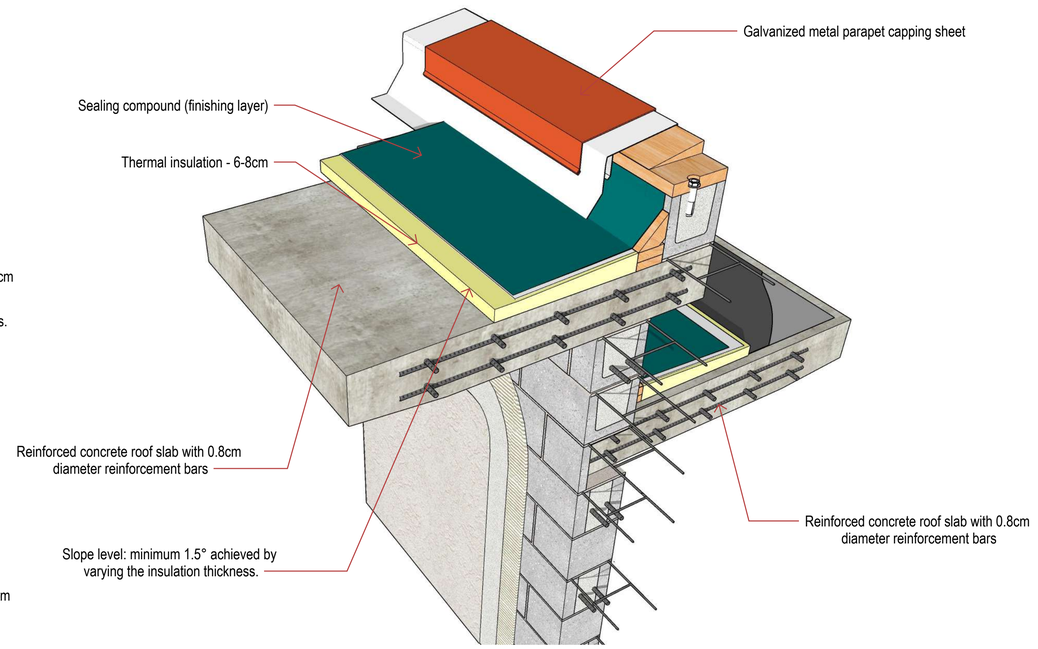
EXTERIOR DETAILS - DETAIL 3 page A0.9

3
A0.9 Detail 3 - Detail of junction between two roofs at different levels









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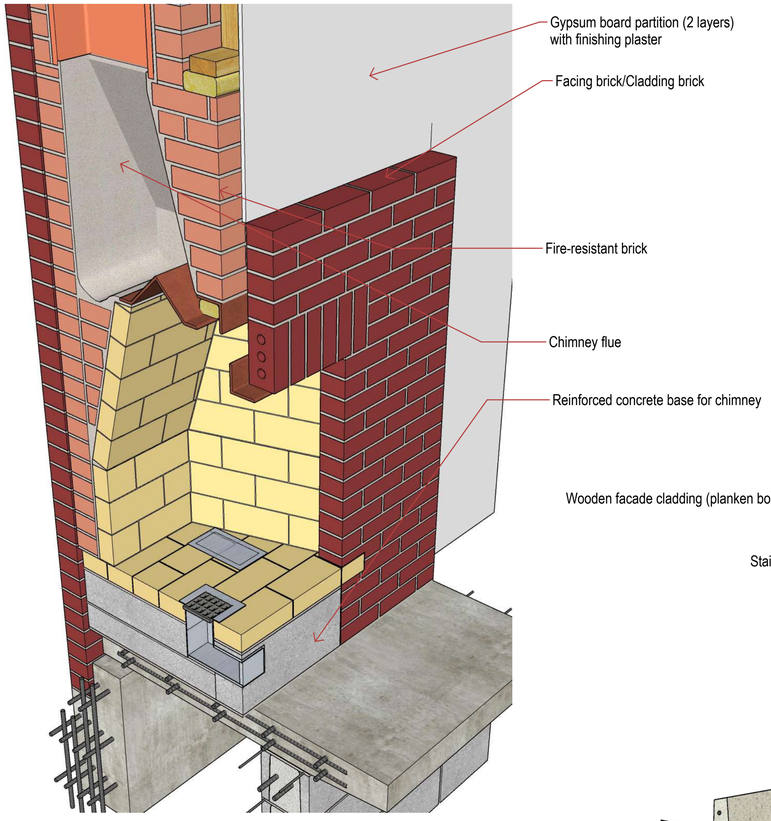
Exterior Details
- detail 3

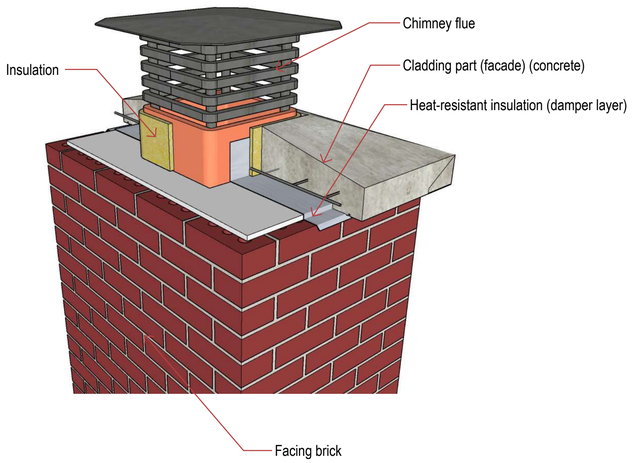
A5.3

EXTERIOR DETAILS - DETAIL 3.1, DETAIL 4, DETAIL 4.1 page A0.9

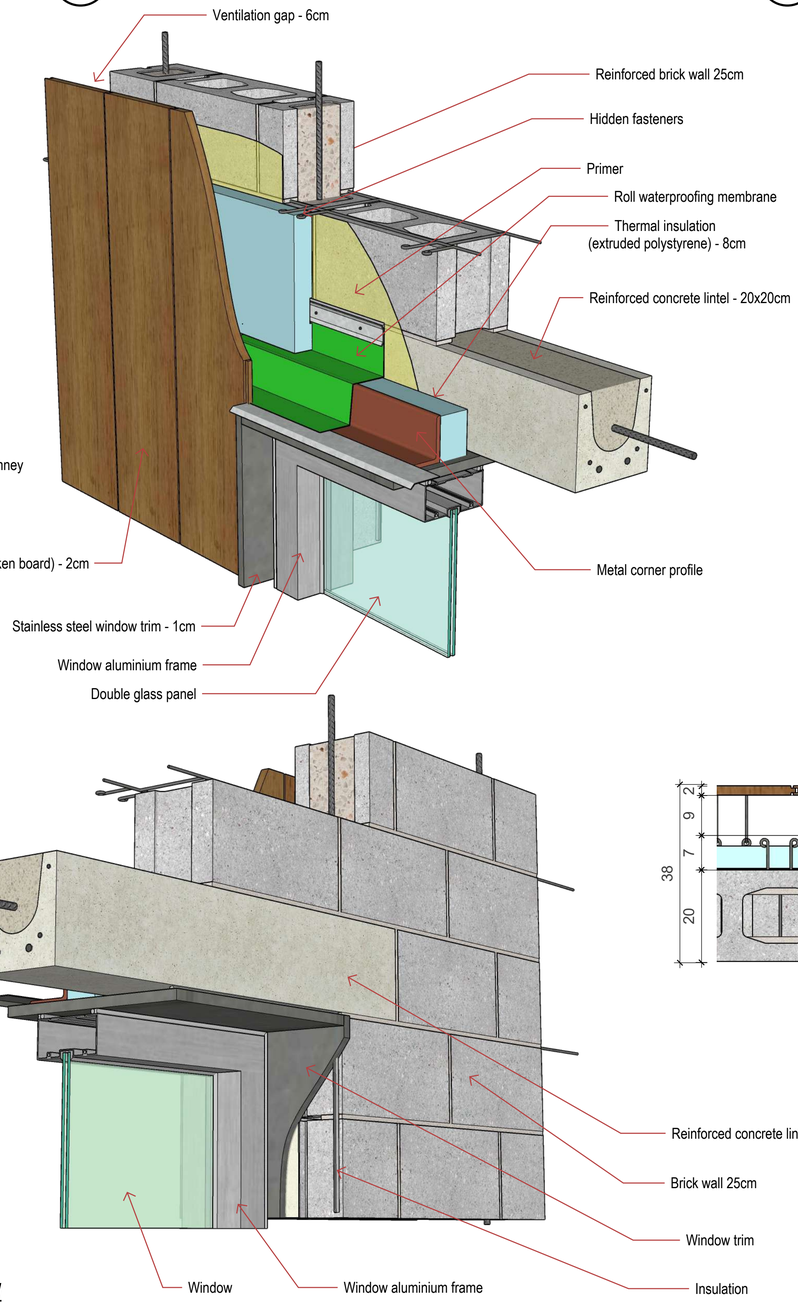
3.1 A0.9 Detail 3.1 - Detail of fireplace

ATENTION: Detailed dimensions and technical specifications shall be requested from the contractor prior to the installation of wall partitions, in order to prepare the base

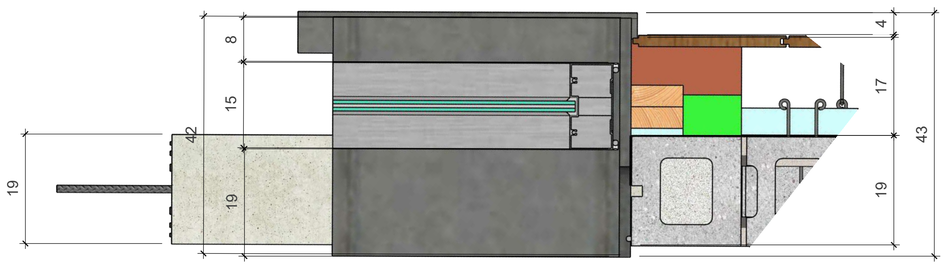




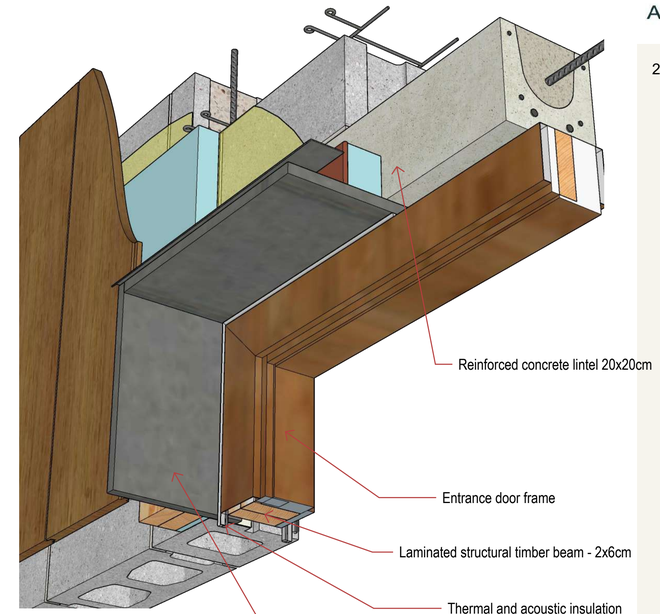
4 A0.9 Detail 4 - Joint detail between external walls and windows



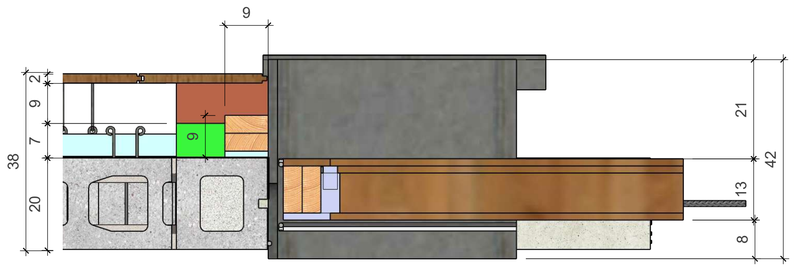
TOP VIEW



4.1 A0.9 Detail 4.1 - Joint detail between external walls and entrance door



TOP VIEW



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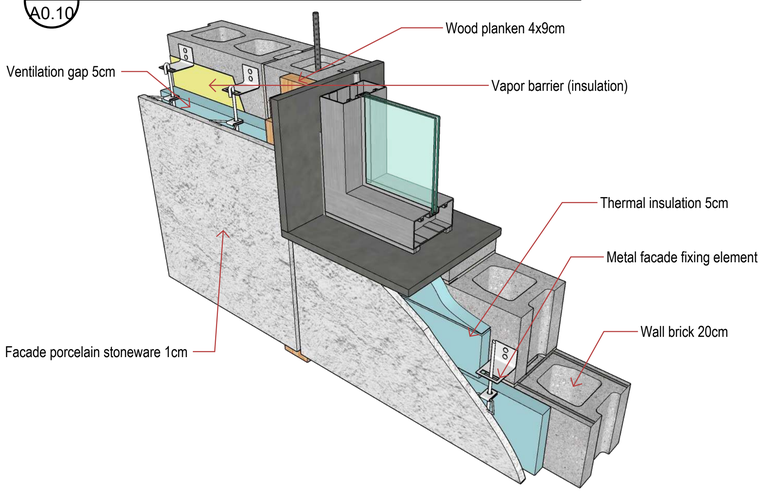
Exterior Details - details 3.1, 4, 4.1

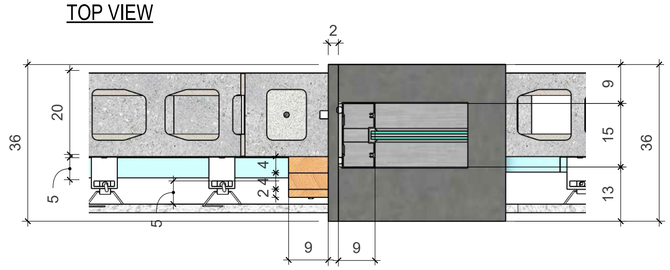
A5.4

EXTERIOR DETAILS - DETAIL 4.1, DETAIL 5, DETAIL 6 page A0.10

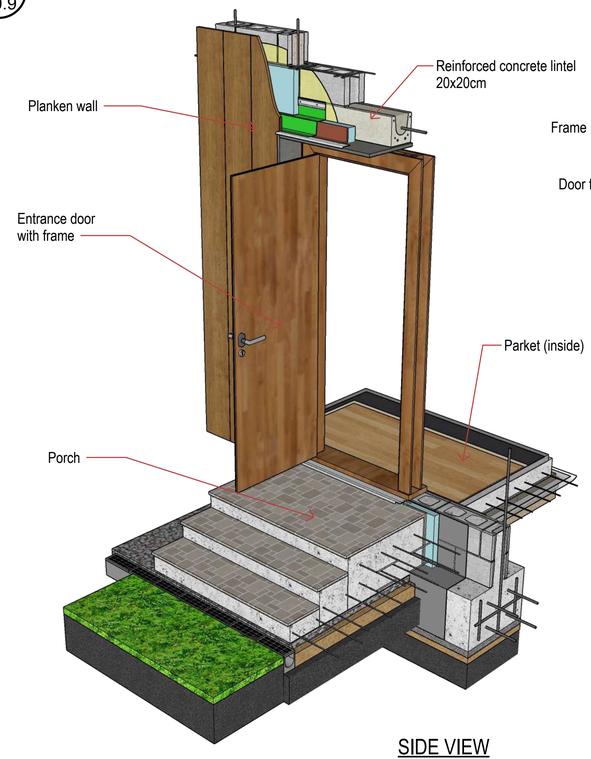
4.1 A0.10 Detail 4.1 - Joint of detail between windows and lower wall

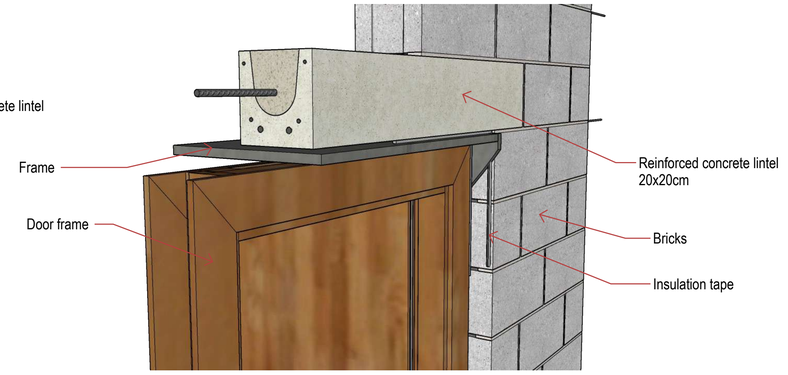


TOP VIEW

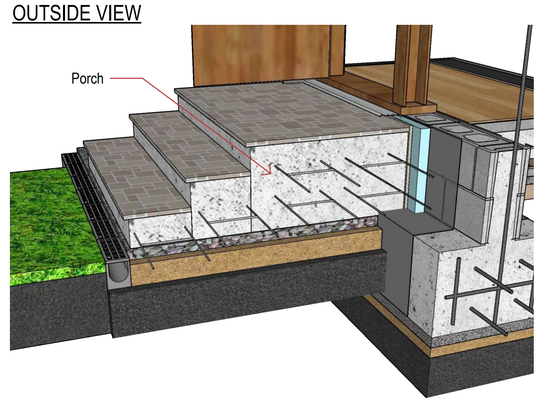


5 A0.9 Detail 5 - Joint of detail the door (outside dhe inside)



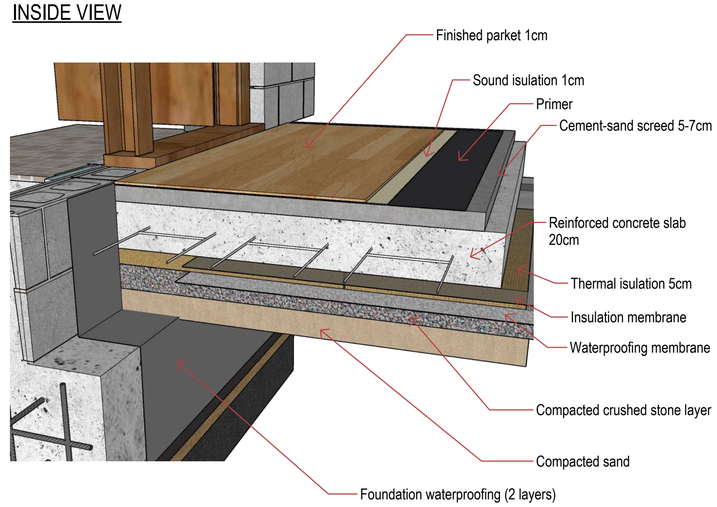


OUTSIDE VIEW

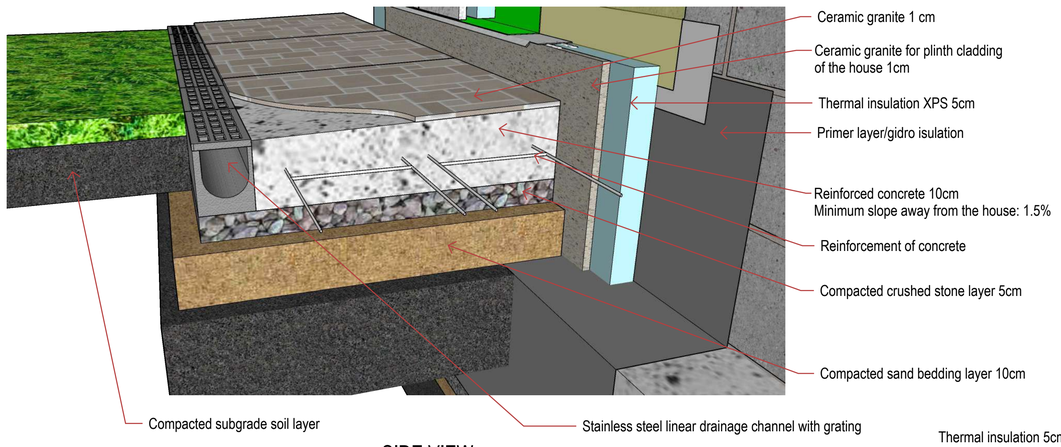


SIDE VIEW

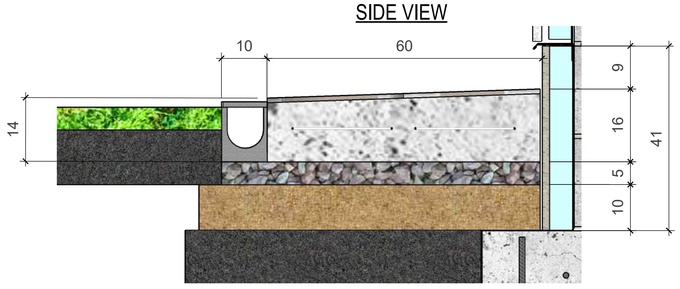
INSIDE VIEW



6 A0.10 Detail 6 - Joint detail of the external walls, foundation, and granite paving around the house



SIDE VIEW



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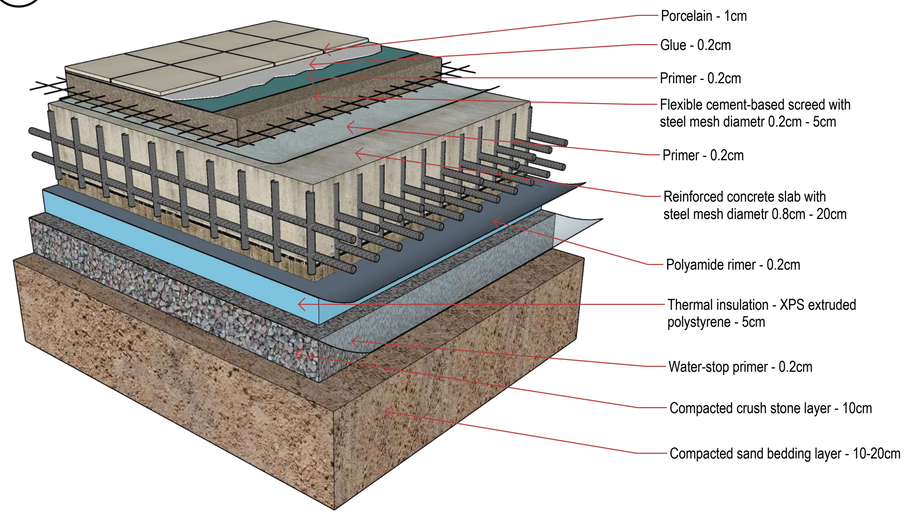
Exterior Details - details 4.1, 5, 6

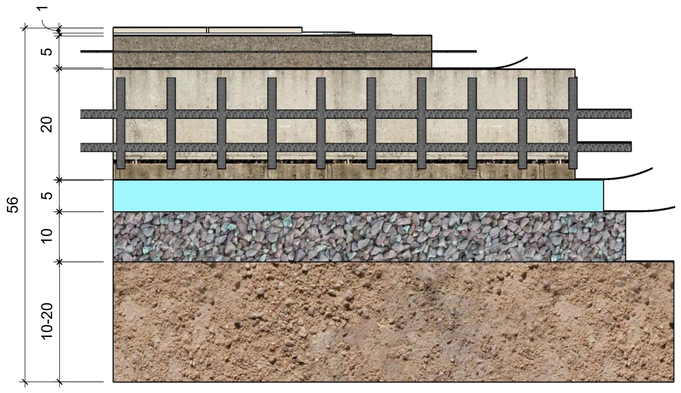
A5.5

EXTERIOR DETAILS - DETAIL 7, DETAIL 8 page A0.10

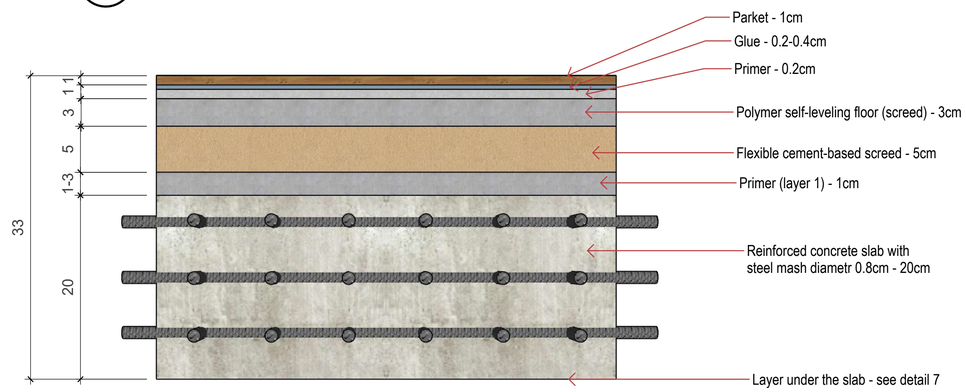
7 A3.1 Detail 7- Detailing of floor screed for porcelain stoneware



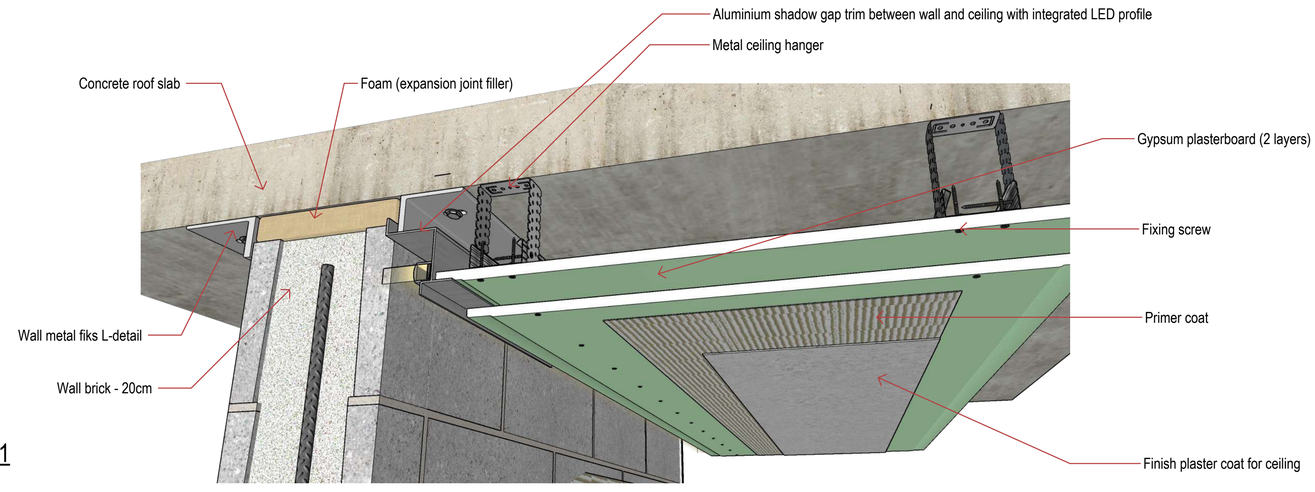
SIDE VIEW



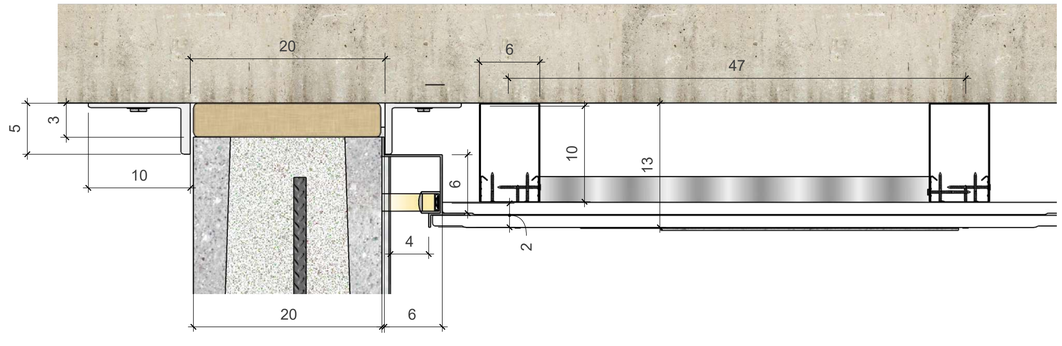
8 A3.1 Detail 8 - Detailing of floor screed for engineered wood flooring



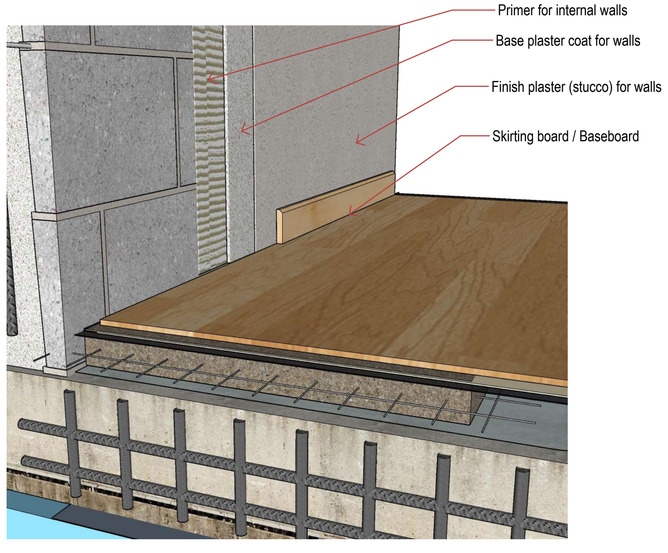
9 A3.1 Detail 9 - Joint of detail between the walls and ceiling



SIDE VIEW



Joint detail of wall and foundation slab inside the house - for details see page 5.1



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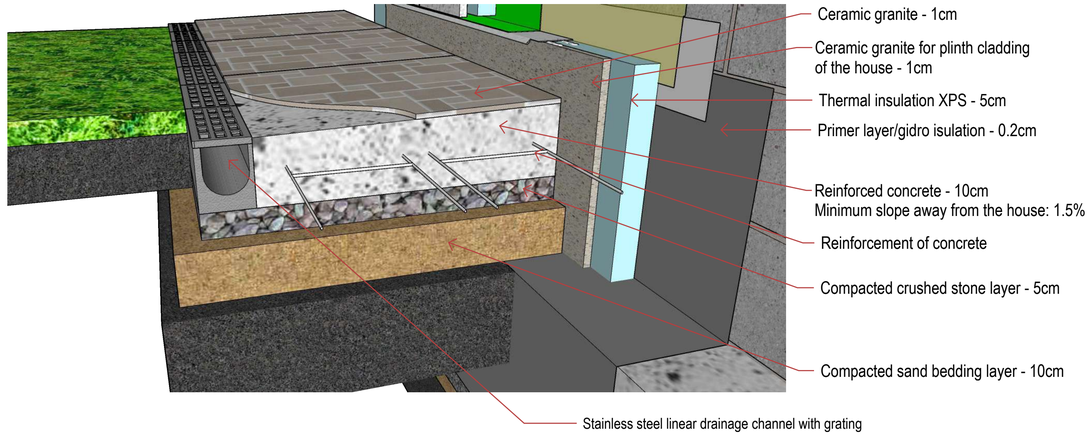
Exterior Details - details 7,8,9

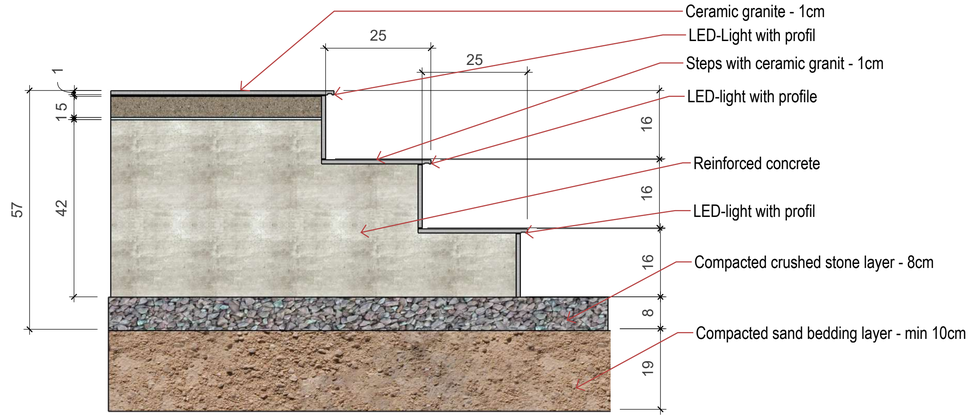
A5.6

10 A3.2 Detail 10 - Joint detail of external walls and foundation

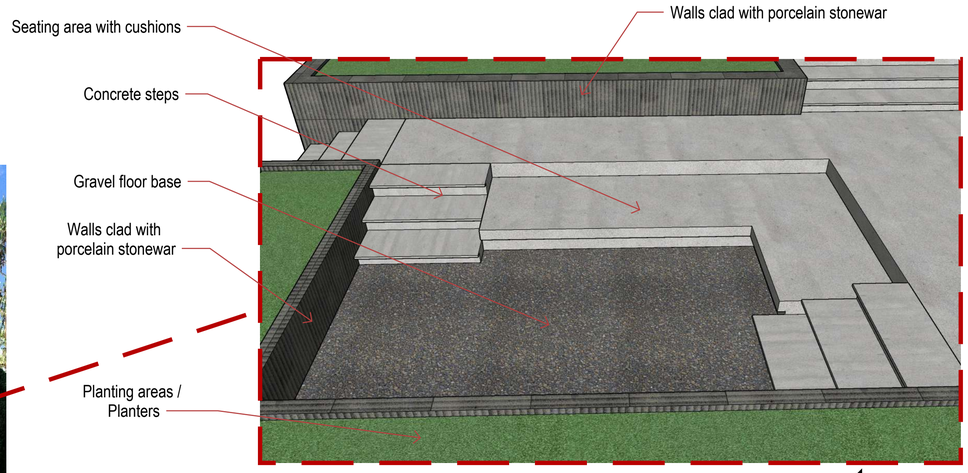
ATTENTION: For details and measurments - see detail 1 page 5.1

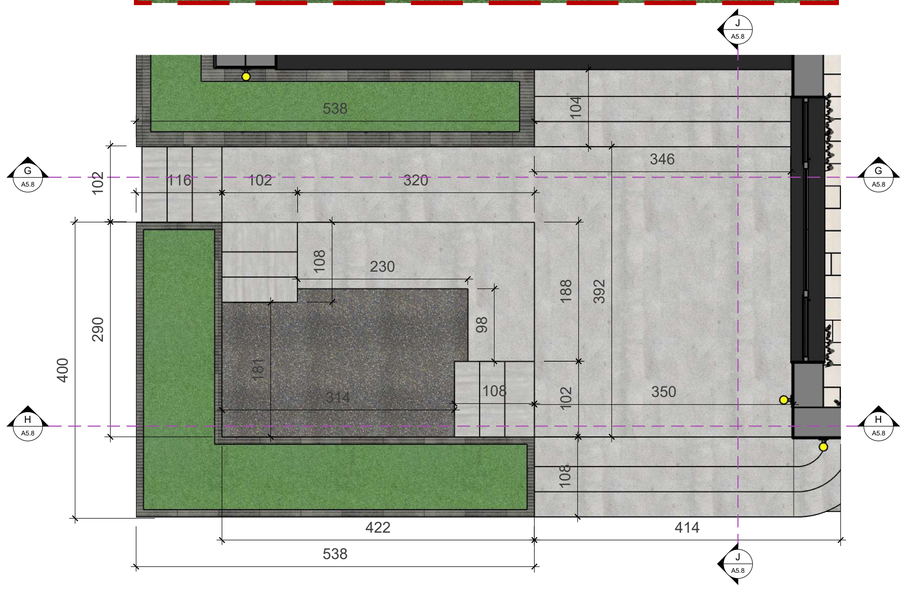


11 A3.1 Detail 11 - Detail of junction between terrace and terrance steps



12 A3.1 Detail 12 - Patio pleace





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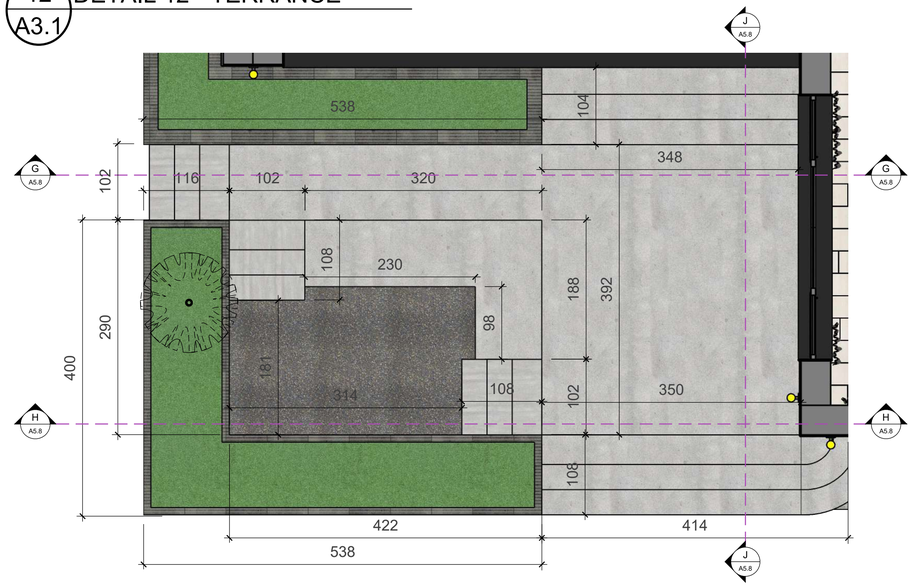
Exterior Details - details 10,11,12

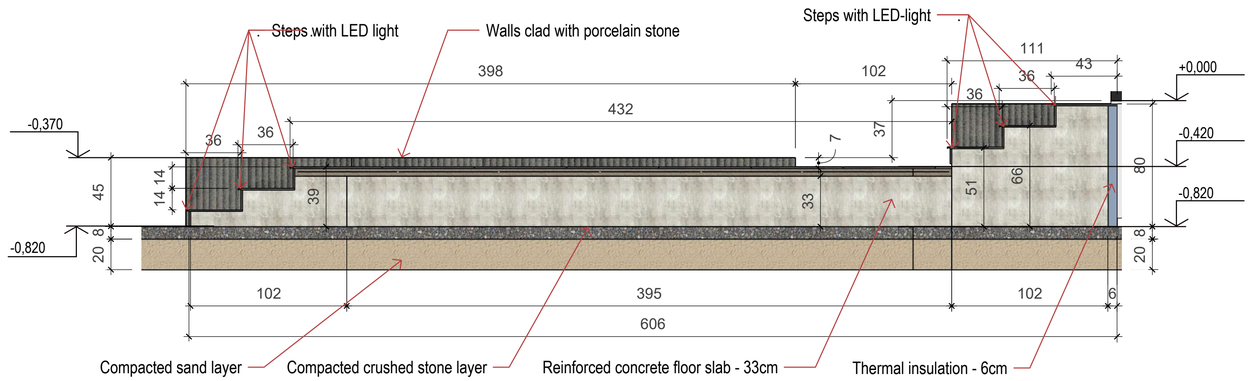
A5.7

EXTERIOR DETAILS - TERRACE AND ELEVATIONS

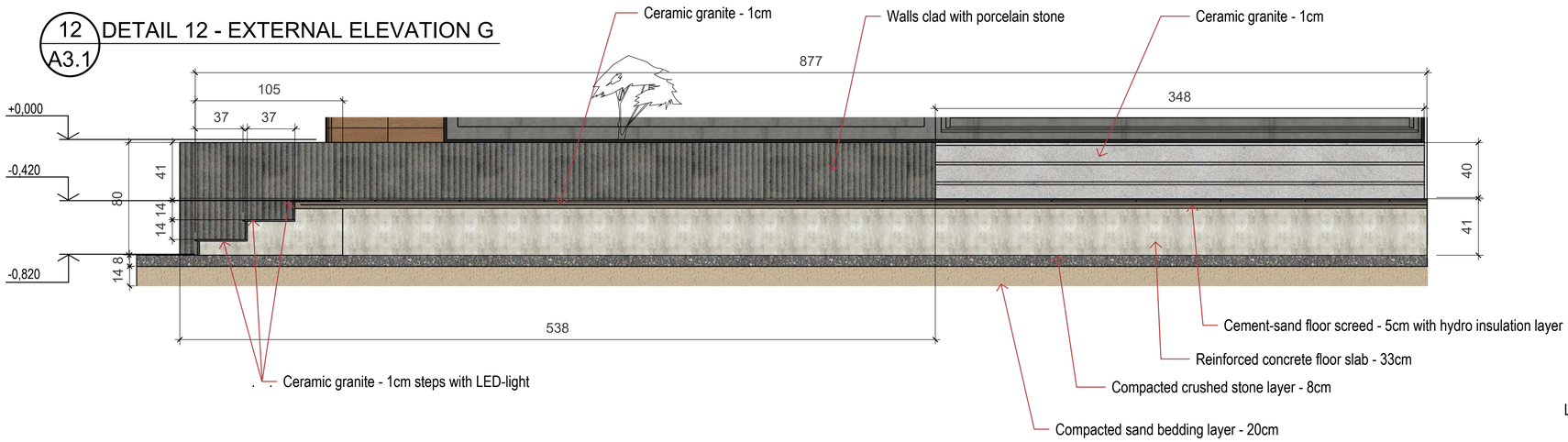
12 / A3.1 DETAIL 12 - TERRANCE

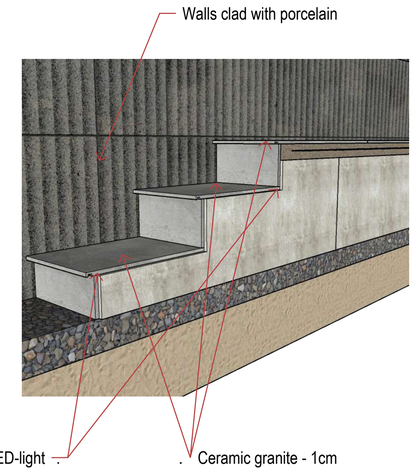


12 / A3.1 DETAIL 12 - EXTERNAL ELEVATION J

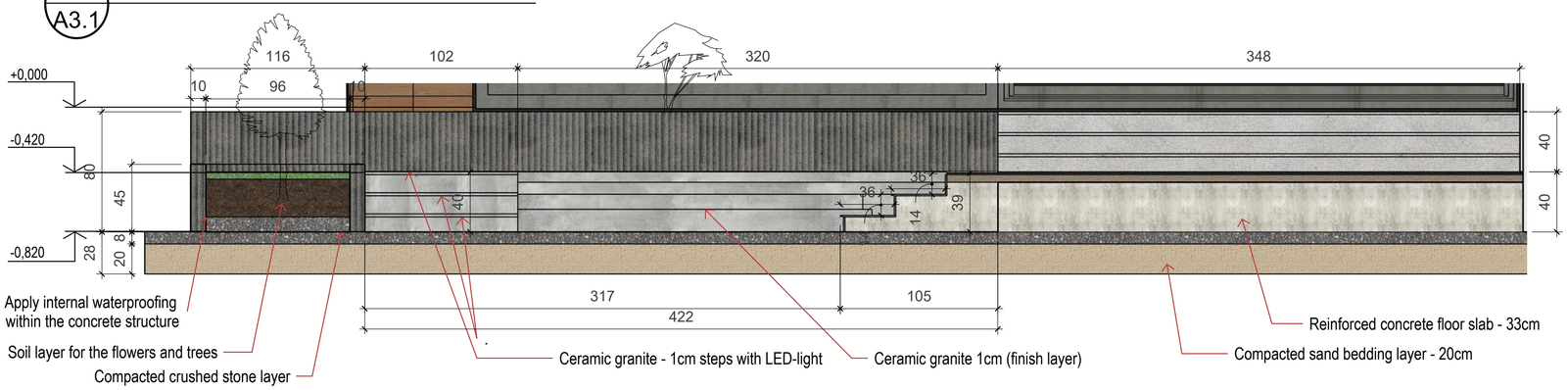


12 / A3.1 DETAIL 12 - EXTERNAL ELEVATION G





12 / A3.1 DETAIL 12 - EXTERNAL ELEVATION H



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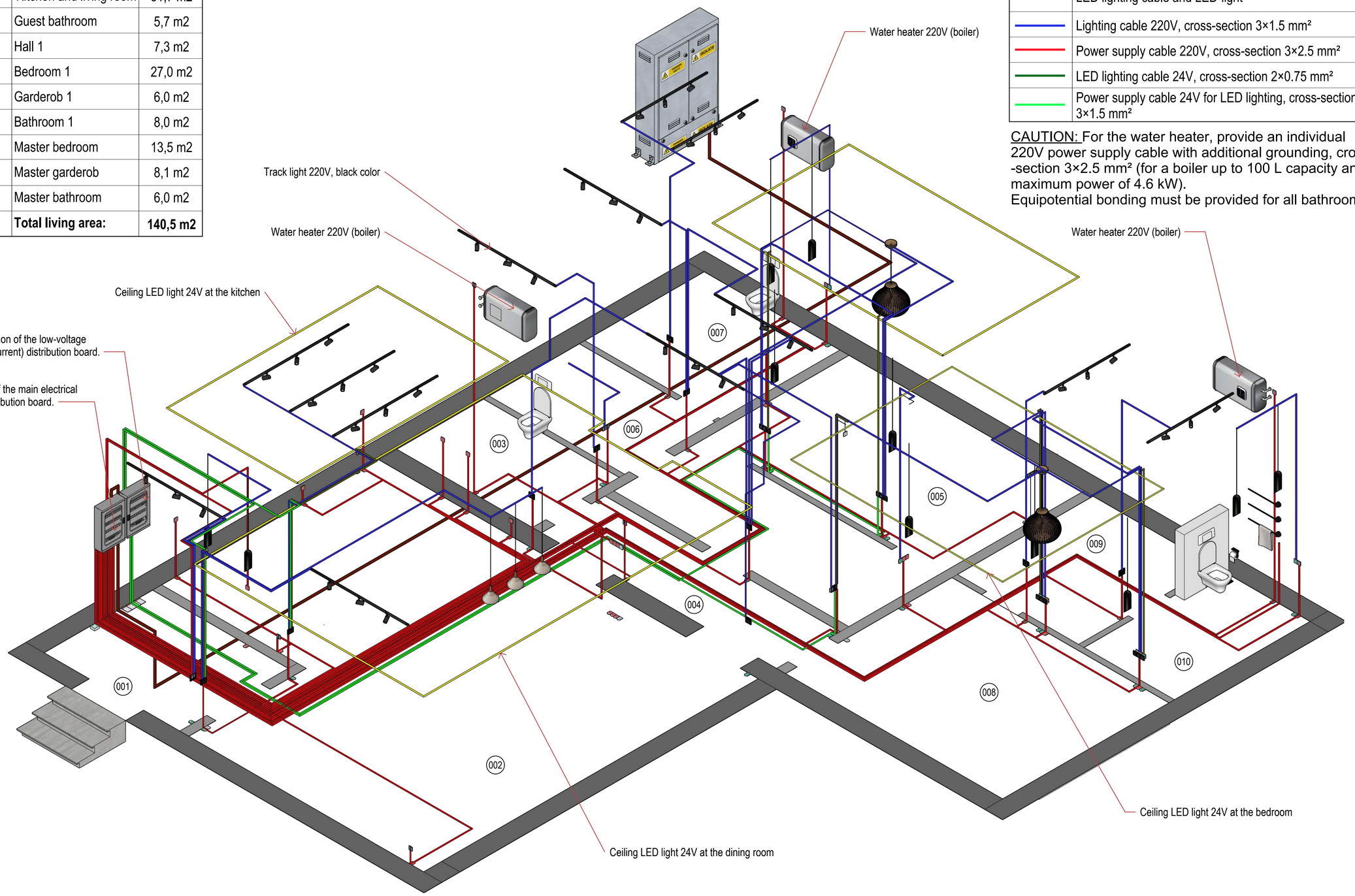
Exterior Details - Terrace

A5.8

ELECTRIC PLANS - TOTAL VIEW (ISOMETRIC)

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**



ELECTRIC SPECIFICATIONS:

Number	Names
	Main power supply cable from the electrical transformer
	LED lighting cable and LED-light
	Lighting cable 220V, cross-section 3×1.5 mm²
	Power supply cable 220V, cross-section 3×2.5 mm²
	LED lighting cable 24V, cross-section 2×0.75 mm²
	Power supply cable 24V for LED lighting, cross-section 3×1.5 mm²

CAUTION: For the water heater, provide an individual 220V power supply cable with additional grounding, cross -section 3×2.5 mm² (for a boiler up to 100 L capacity and maximum power of 4.6 kW).
Equipotential bonding must be provided for all bathrooms.

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Electric Plans - Total view

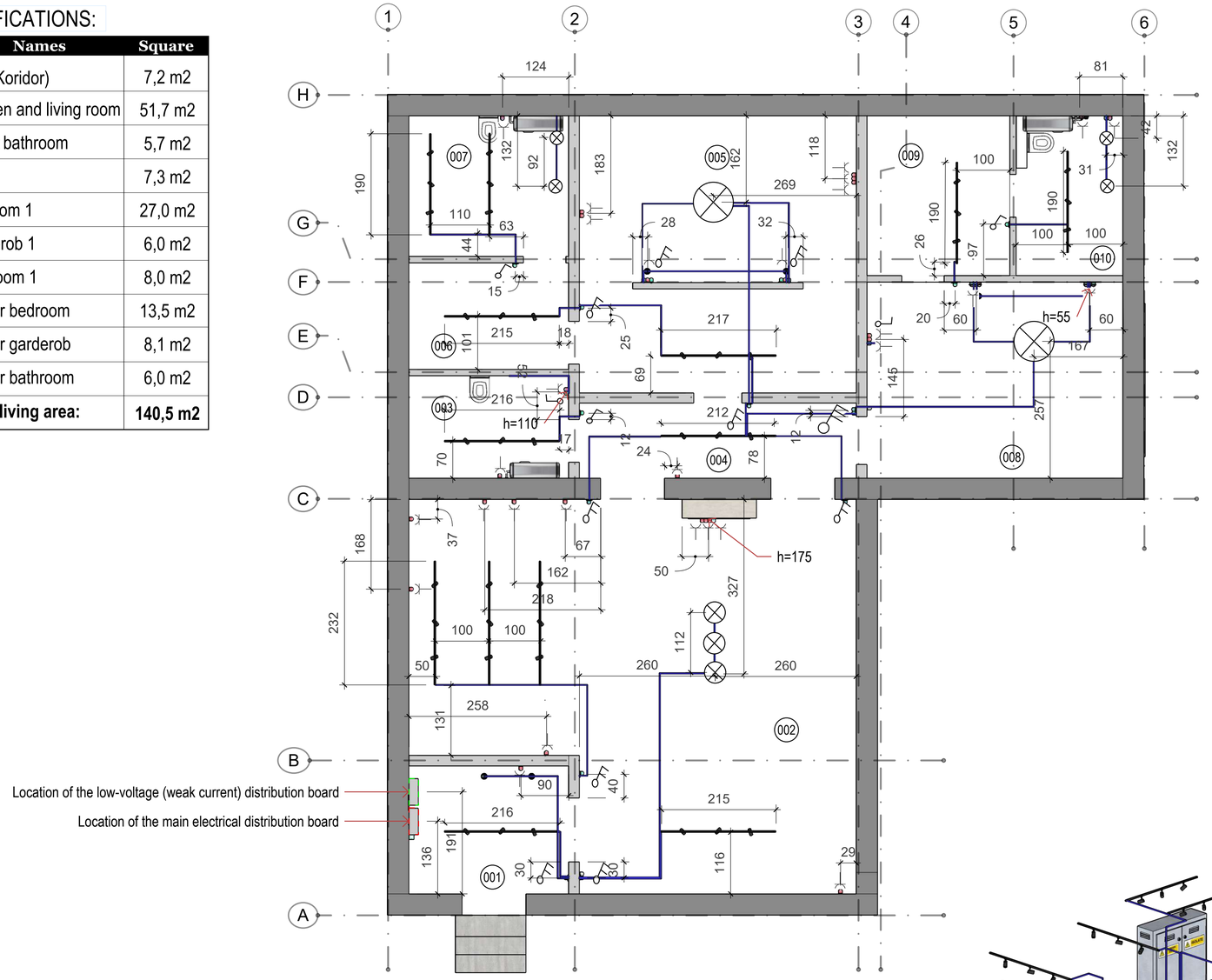
A6.1

1 / A6.1 Electric Plans - Total view

ELECTRIC PLANS - CEILLING LIGHT

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**



ELECTRIC SPECIFICATIONS:

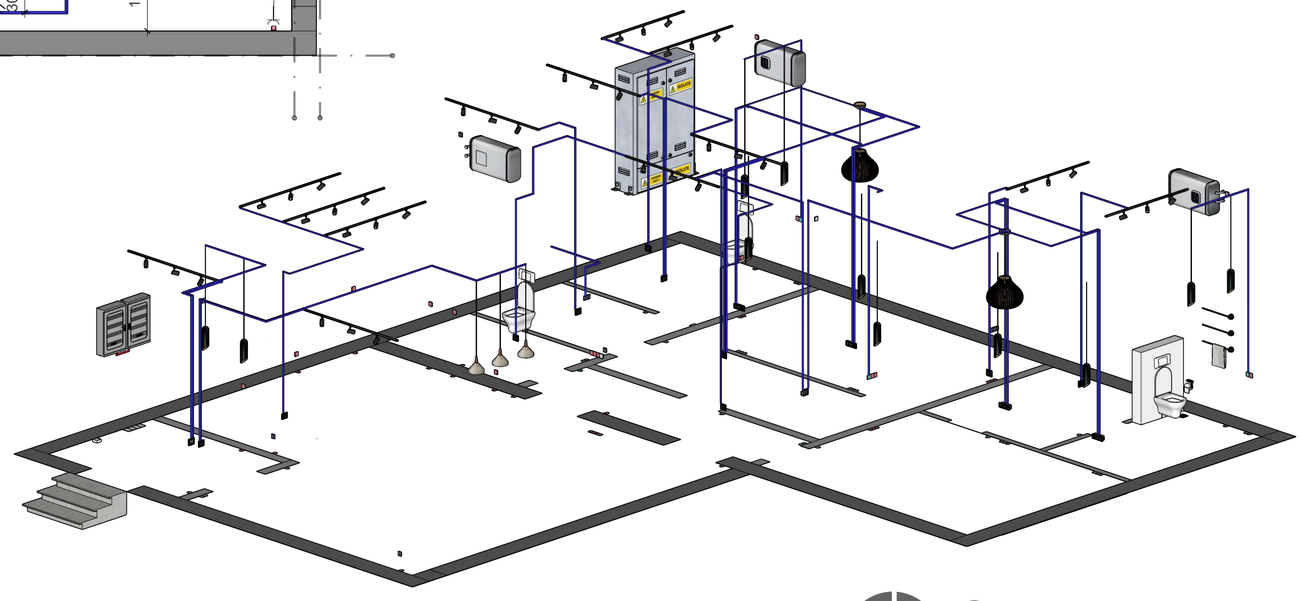
Number	Names
	Main power supply cable from the electrical transformer
	LED lighting cable and LED-light
	Lighting cable 220V, cross-section 3×1.5 mm²
	Power supply cable 220V, cross-section 3×2.5 mm²
	LED lighting cable 24V, cross-section 2×0.75 mm²
	Power supply cable 24V for LED lighting, cross-section 3×1.5 mm²

CAUTION: For the water heater, provide an individual 220V power supply cable with additional grounding, cross -section 3×2.5 mm² (for a boiler up to 100 L capacity and maximum power of 4.6 kW).
Equipotential bonding must be provided for all bathrooms.

LIGHTING LEGEND

Number	Names
	Socket outlet 220V
	Single-gang switch
	Double-gang switch
	Triple-gang switch
	Light, LED light, Ceiling lamp
	Track LED lighting 24V

All switches shall be installed at a height of 110 cm above the finished floor level, unless otherwise specified in the project.
Power outlets for water heaters shall be installed at a height of 270 cm above the finished floor level.



1 A6.1 Electric Plans - Ceiling light

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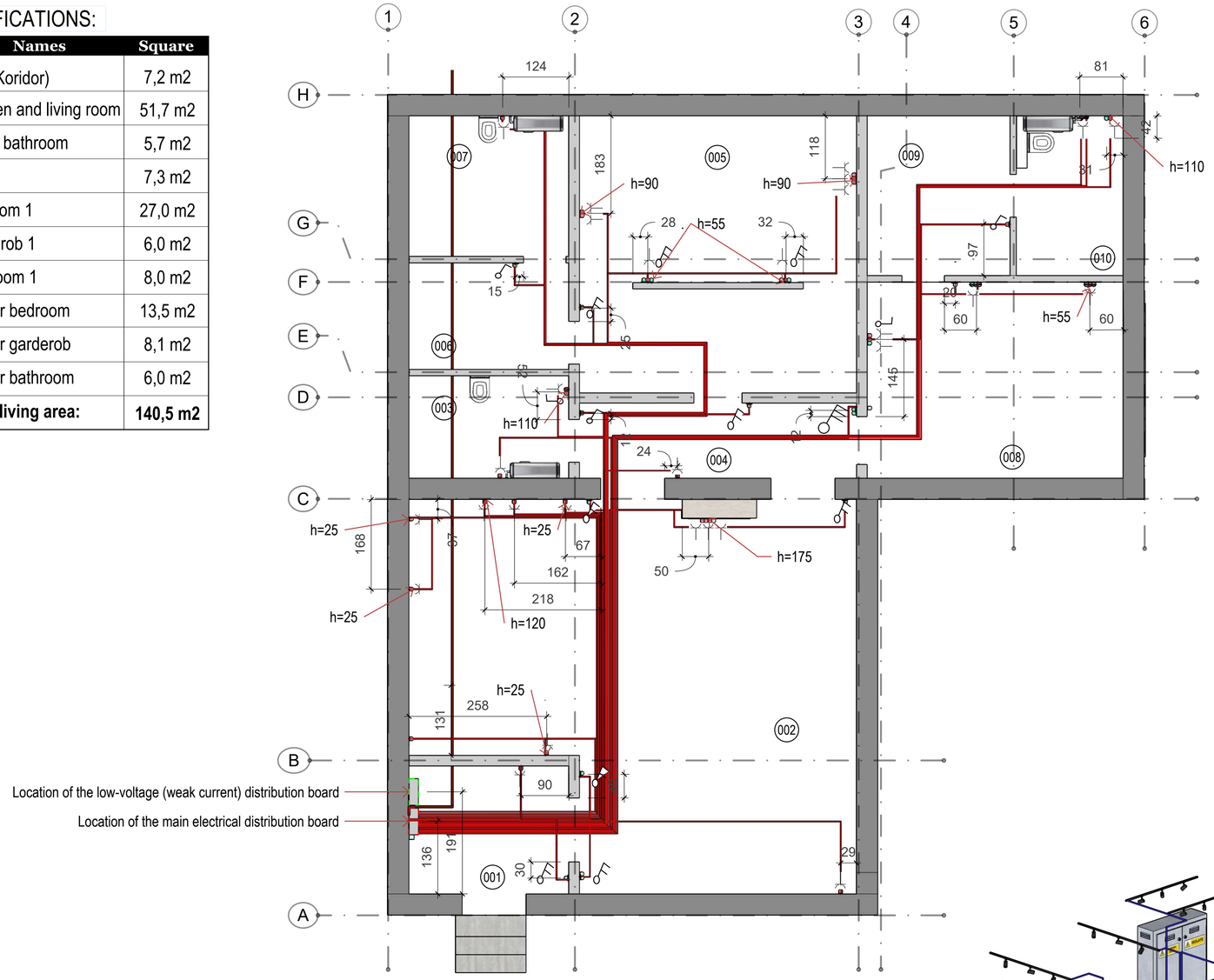
Electric Plans - Ceiling light

A6.2

ELECTRIC PLANS - SOCKETS

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**



ELECTRIC SPECIFICATIONS:

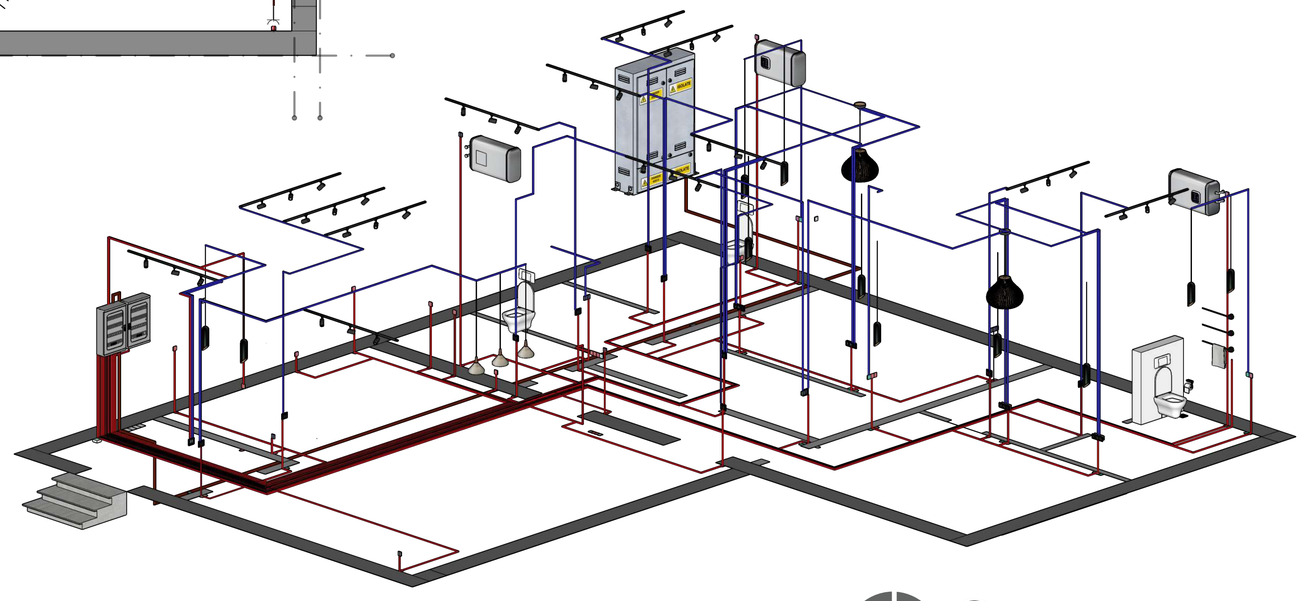
Number	Names
	Main power supply cable from the electrical transformer
	LED lighting cable and LED-light
	Lighting cable 220V, cross-section 3×1.5 mm²
	Power supply cable 220V, cross-section 3×2.5 mm²
	LED lighting cable 24V, cross-section 2×0.75 mm²
	Power supply cable 24V for LED lighting, cross-section 3×1.5 mm²

CAUTION: For the water heater, provide an individual 220V power supply cable with additional grounding, cross -section 3×2.5 mm² (for a boiler up to 100 L capacity and maximum power of 4.6 kW).
Equipotential bonding must be provided for all bathrooms.

LIGHTING LEGEND

Number	Names
	Socket outlet 220V
	Single-gang switch
	Double-gang switch
	Triple-gang switch
	Light, LED light, Ceiling lamp
	Track LED lighting 24V

All switches shall be installed at a height of 110 cm above the finished floor level, unless otherwise specified in the project.
Power outlets for water heaters shall be installed at a height of 270 cm above the finished floor level.



1 A6.1 Electric Plans - Sockets

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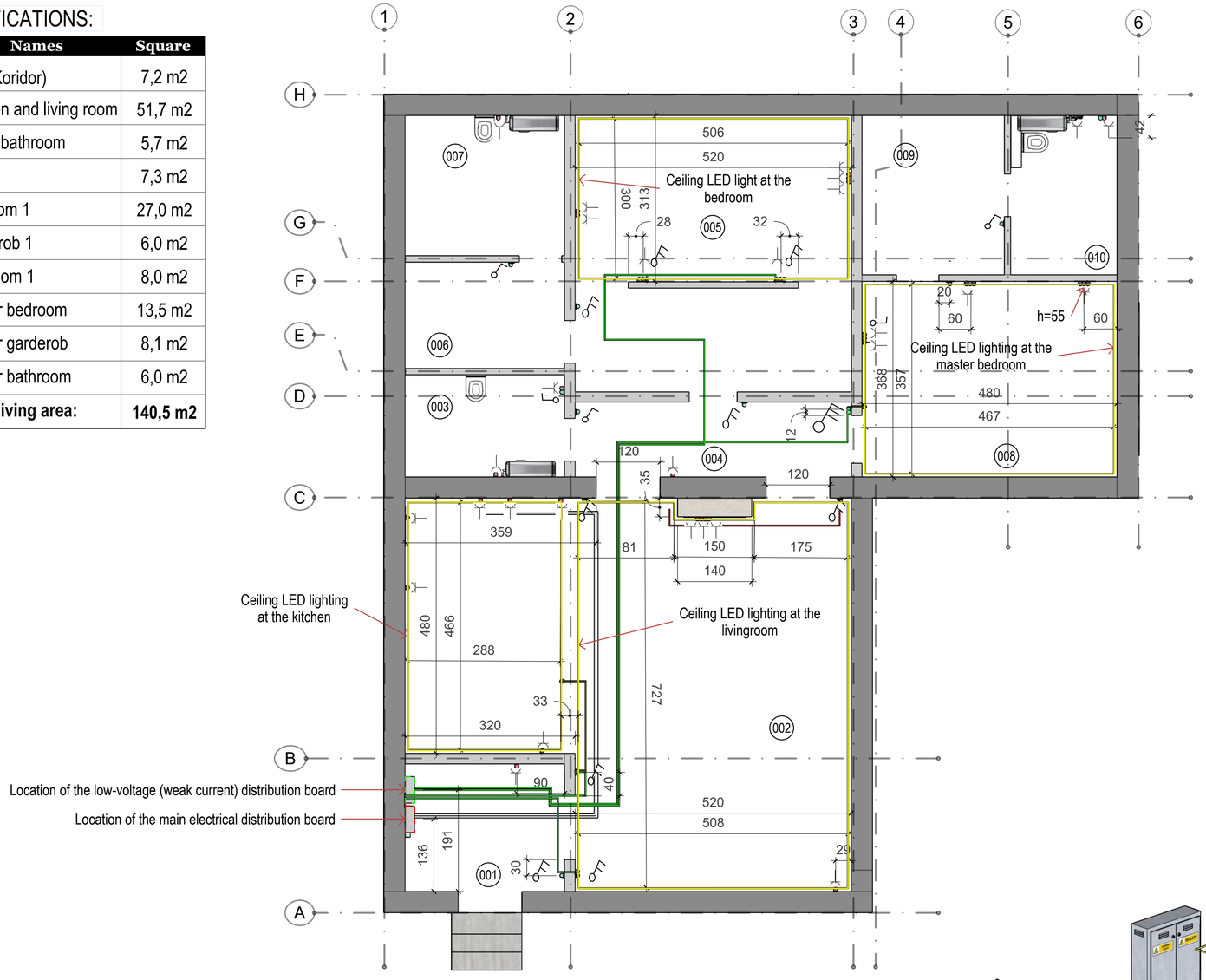
Electric Plans - Sockets

A6.3

ELECTRIC PLANS - SOCKETS

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**



ELECTRIC SPECIFICATIONS:

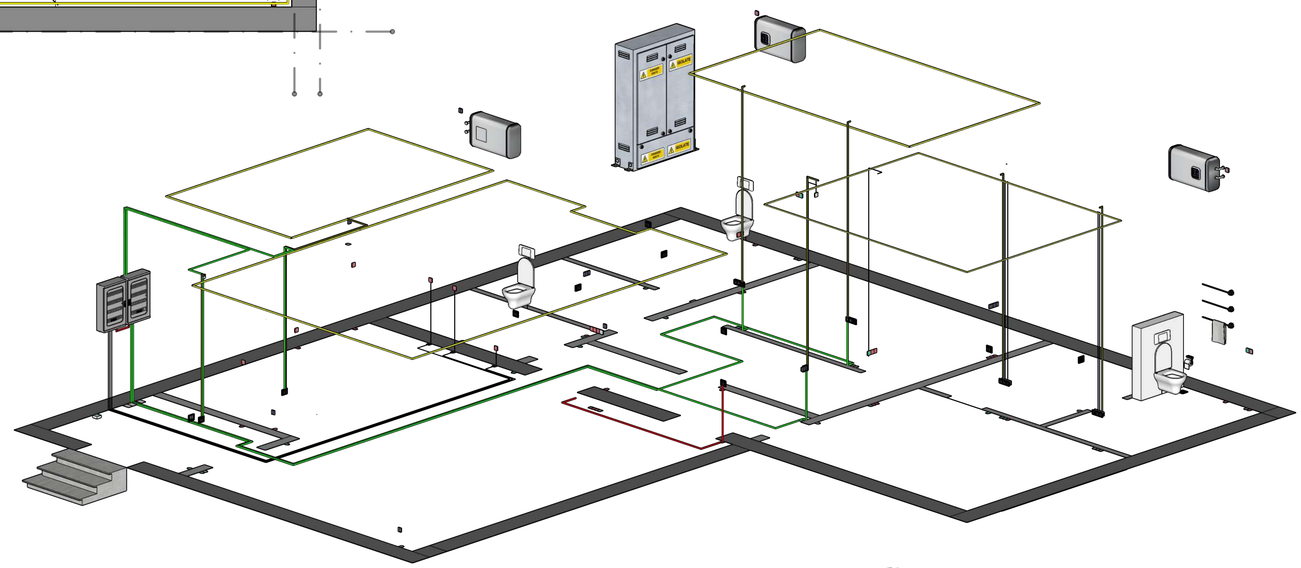
Number	Names
	Main power supply cable from the electrical transformer
	LED lighting cable and LED-light
	Lighting cable 220V, cross-section 3×1.5 mm²
	Power supply cable 220V, cross-section 3×2.5 mm²
	LED lighting cable 24V, cross-section 2×0.75 mm²
	Power supply cable 24V for LED lighting, cross-section 3×1.5 mm²

CAUTION: For the water heater, provide an individual 220V power supply cable with additional grounding, cross -section 3×2.5 mm² (for a boiler up to 100 L capacity and maximum power of 4.6 kW).
Equipotential bonding must be provided for all bathrooms.

LIGHTING LEGEND

Number	Names
	Socket outlet 220V
	Single-gang switch
	Double-gang switch
	Triple-gang switch
	Light, LED light, Ceiling lamp
	Track LED lighting 24V

All switches shall be installed at a height of 110 cm above the finished floor level, unless otherwise specified in the project.
Power outlets for water heaters shall be installed at a height of 270 cm above the finished floor level.



1 A6.1 Electric Plans - LED light

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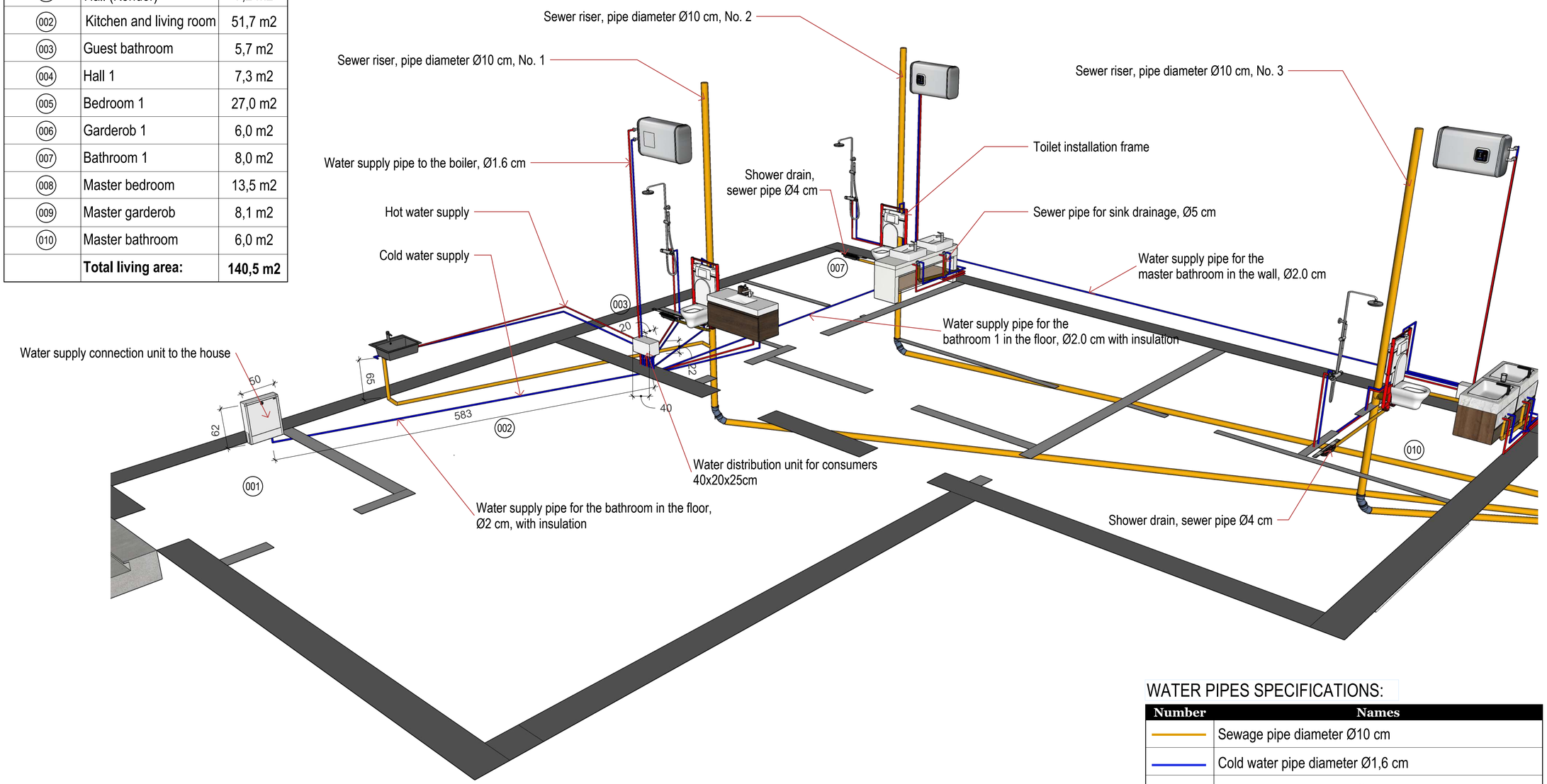
Electric Plans - LED light

A6.4

WATER SUPPLY AND SEWAGE PLAN

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**



WATER PIPES SPECIFICATIONS:

Number	Names
	Sewage pipe diameter Ø10 cm
	Cold water pipe diameter Ø1,6 cm
	Hot water pipe diameter Ø1,6cm

The water supply pipes are to be laid in a sequential manner through connections inside the distribution boxes in the bathrooms.
All connections and pipe routing must be performed strictly within these boxes.
The water supply system shall be made of cross-linked polyethylene (PEX) pipes, Ø1.6 cm. Lowering of the sewer riser to a level of -180 cm from the finished floor level.
When casting the reinforced concrete floor slab, provide embedded elements for the subsequent installation of the sewage system.

1 A6.1 Water supply and sewage plan

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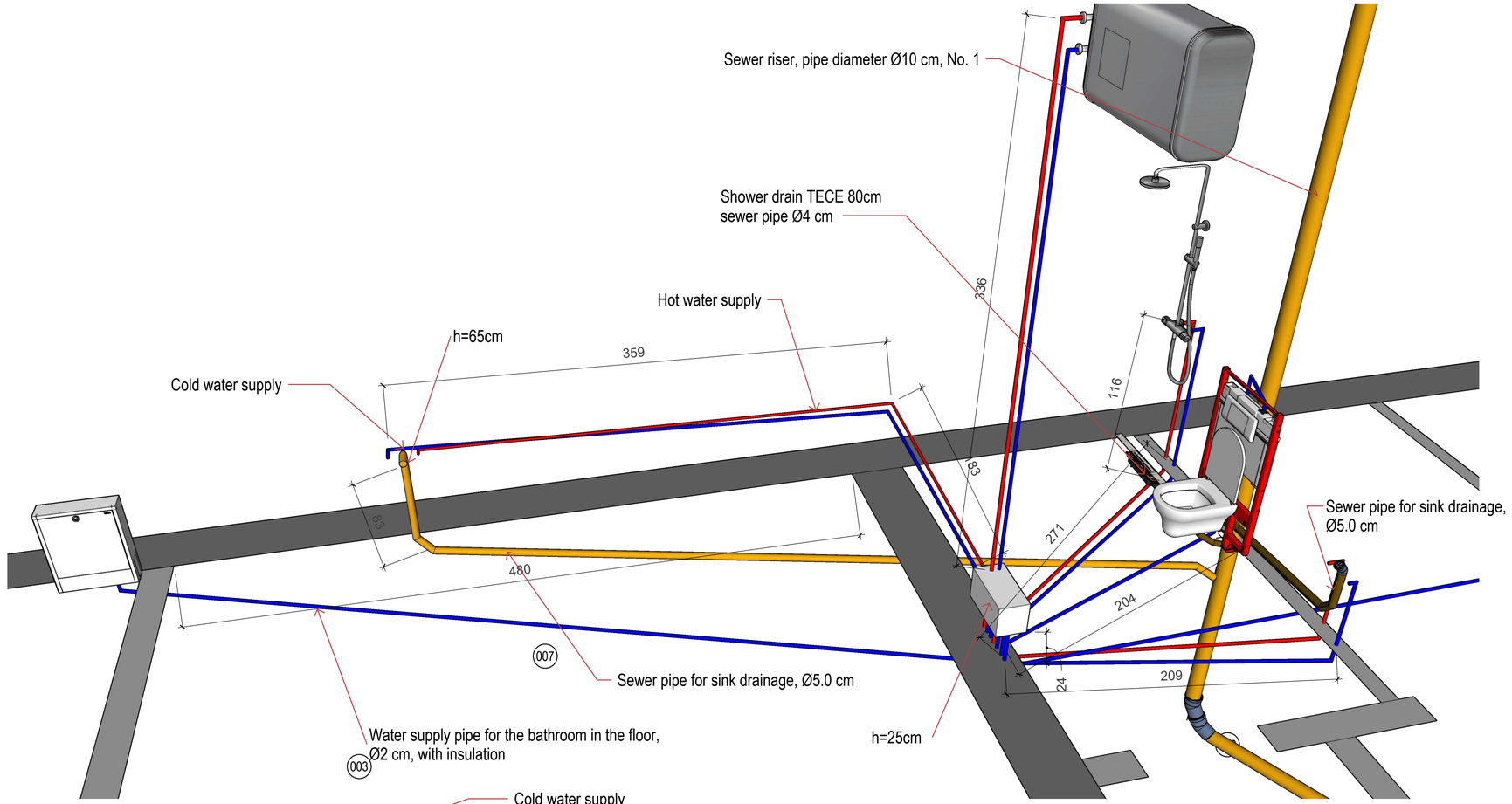
Water supply and sewage

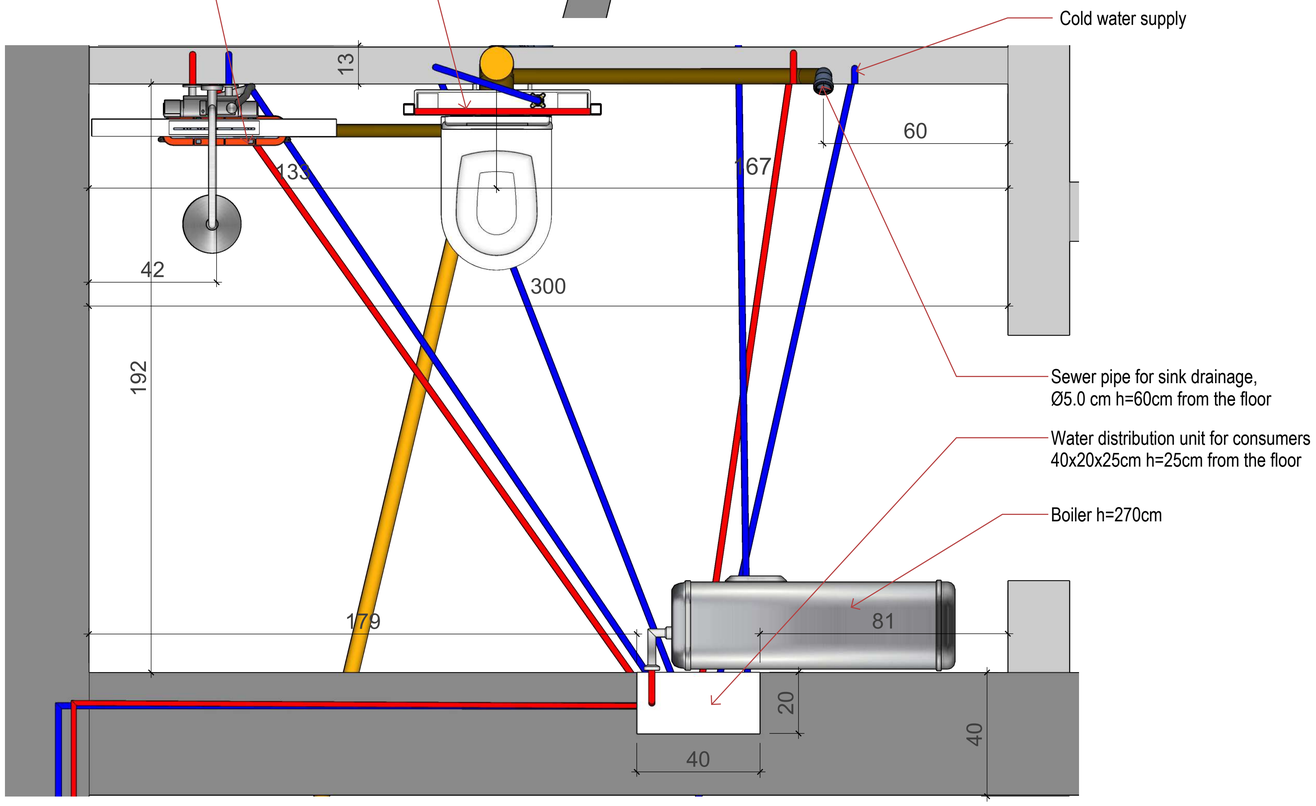
A7.1

WATER SUPPLY AND SEWAGE PLAN - KITCHEN AND GUEST BATHROOM

ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**





WATER PIPES SPECIFICATIONS:

Number	Names
	Sewage pipe diameter Ø10 cm
	Cold water pipe diameter Ø1,6 cm
	Hot water pipe diameter Ø1,6cm

The water supply pipes are to be laid in a sequential manner through connections inside the distribution boxes in the bathrooms.
All connections and pipe routing must be performed strictly within these boxes.
The water supply system shall be made of cross-linked polyethylene (PEX) pipes, Ø1.6 cm. Lowering of the sewer riser to a level of -180 cm from the finished floor level.
When casting the reinforced concrete floor slab, provide embedded elements for the subsequent installation of the sewage system.

1 / A6.1 Water supply and sewage plan -p2

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Water supply and sewage plan -p2

A7.2

WATER SUPPLY AND SEWAGE PLAN - BATHROOM 1 AND MASTER BATHROOM

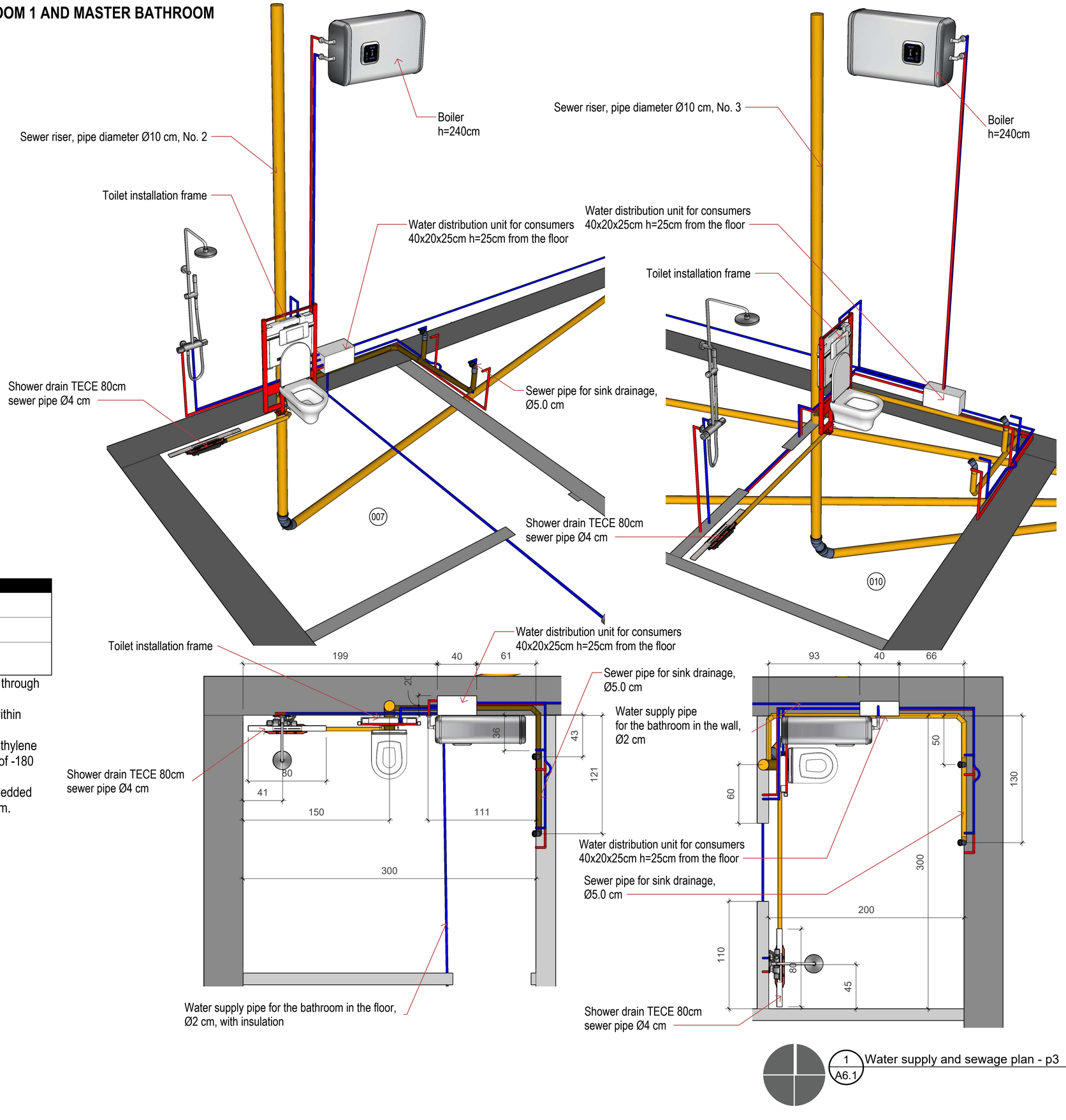
ROOMS SPECIFICATIONS:

Number	Names	Square
001	Hall (Koridor)	7,2 m2
002	Kitchen and living room	51,7 m2
003	Guest bathroom	5,7 m2
004	Hall 1	7,3 m2
005	Bedroom 1	27,0 m2
006	Garderob 1	6,0 m2
007	Bathroom 1	8,0 m2
008	Master bedroom	13,5 m2
009	Master garderob	8,1 m2
010	Master bathroom	6,0 m2
	Total living area:	**140,5 m2**

WATER PIPES SPECIFICATIONS:

Number	Names
	Sewage pipe diameter Ø10 cm
	Cold water pipe diameter Ø1,6 cm
	Hot water pipe diameter Ø1,6cm

The water supply pipes are to be laid in a sequential manner through connections inside the distribution boxes in the bathrooms.
All connections and pipe routing must be performed strictly within these boxes.
The water supply system shall be made of cross-linked polyethylene (PEX) pipes, Ø1.6 cm. Lowering of the sewer riser to a level of -180 cm from the finished floor level.
When casting the reinforced concrete floor slab, provide embedded elements for the subsequent installation of the sewage system.



1 A6.1 Water supply and sewage plan - p3

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Water supply and sewage plan - p3

A7.3