



BLUE GARDENS  
JÁVEA

# Building Specifications





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## **1. CONSTRUCTION SPECIFICATIONS**

The materials and construction system adopted are, in summary, the following. The models and brands specified herein are used solely to validate the technical performance required by the Spanish Technical Building Code (CTE), in conjunction with the regional regulations of the city of Jávea.

### **1.1 Structure**

The structure corresponds to the original project for the three multi-family residential buildings.

It is a project dating from 2004, therefore the applicable regulation is EHE-98. The structure consists of:

#### **1.1.1 Foundations**

Based on a visual inspection and on-site visits, the foundation is a shallow foundation with a raft or slab at the basement level, along with basement walls that occupy the full footprint of the buildings.

In both cases, the columns and structural supports rise from this level and show no signs of structural damage or defects.

The rest of the complex is built with a ground-floor slab and landscaped areas, as the parking area does not cover the entire plot, and the remaining surface is distributed between hardscape zones and garden areas.

#### **1.1.2 Vertical Elements**

These consist of reinforced concrete pillars and columns with a 40 cm cross-section. They run both concealed and clad within the dwellings, as well as externally, where the exposed columns provide a decorative architectural element.

#### **1.1.3 Horizontal Elements**

The floor slabs consist of 25 cm-thick one-way reinforced concrete slabs. The pitched roof is built using non-ventilated lightweight partition walls (“tabiques palomeros”) and an inclined one-way slab forming the roof deck.



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## 1.2 Façades, Party Walls and Partitions

The original façades have an average thickness of 25 cm and are composed, from outside to inside, of: a 2 cm lime render, an outer leaf of triple-hollow brick, a thermal insulation layer of approximately 4 cm of XPS, and an inner leaf of double-hollow brick with a plaster render and interior paint finish. The current façades of the dwellings result from lining the original façade with a plasterboard system, including 7 cm of low-transmittance rock wool insulation and a self-supporting double-plasterboard assembly.

The original party walls between dwellings are 20 cm thick, consisting of a double leaf of triple-hollow ceramic brick with an internal air chamber, rendered on both sides with plaster and finished with paint. In wet rooms, the final layer is ceramic tiling. The party walls in the new dwellings are built using a double plasterboard system with a rock wool core.

The original internal partitions have a thickness of 10 cm and are made with double-hollow ceramic brick partitions rendered with plaster on both sides and painted. In wet rooms, the finish is ceramic tiling. The new internal partitions maintain the same thickness but are constructed with a self-supporting gypsum frame and double plasterboard sheets on each side.





## **1.3 Carpentry**

### **1.3.1 Exterior**

The exterior joinery will be made of anthracite-lacquered PVC with thermal break, featuring double glazing 4be/16/4 mm, Class 3.

The openings will be either casement or sliding, depending on their location, and fitted with handles positioned sufficiently away from the vertical surface to prevent impact or pinching.

### **1.3.2 Interior**

The interior doors will be single-leaf solid doors, made of MDF board with pre-lacquered white architraves, and fitted with standard hanging and closing hardware.

All doors will measure 203×72×4 cm, except where adjustments are required due to the morphology of the space, such as under-roof areas or storage rooms located beneath the duplex staircases.

### **1.3.3 Access to Dwellings**

The entrance doors to the dwellings will be standard reinforced wooden single-leaf doors, measuring 90×203×7 cm, finished in white, with a 3-point locking system and stainless steel hardware. They will include rubber and felt weatherstripping, peephole, knob, and pull handle.

### **1.3.4 Parking Storage Rooms**

Galvanized sheet metal door, 72×205 cm, with handle and lock.

### **1.3.5 Parking**

Fire-rated EI-60 access doors to the residential blocks, measuring 80×205 cm, made of galvanized steel sheet, fitted with handle and lock.



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#### 1.4 Solar and Acoustic Protection

The bedroom areas will be equipped with exterior joinery featuring motorized blinds.

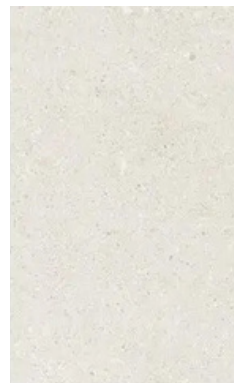
#### 1.5 Flooring and Tiling

The interior flooring of the dwellings, including bathrooms and kitchen, will be porcelain tile, **PORCELANOSA MATIKA BONE**, 100×100 mm, with matching skirting. The bathrooms will be tiled with **PORCELANOSA MATIKA BONE 33.3×100 mm**.

### PORCELANOSA



MATIKA BONE (100 X 100 mm)



MATIKA BONE (33,3 X 100 mm)

On the exterior terraces of the dwellings and in the communal areas, non-slip porcelain flooring, stair treads, and skirting from the PORCELANIA brand, **TECHSTONE MINK** model, 100×100 mm, will be installed.



TCHSTONE MINK (100 X 100 mm)



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The dwellings with an interior staircase will be finished with the same material used in the dry areas, **PORCELANOSA MATIKA BONE** flooring.

The handrail for all staircases in the project (both interior and exterior) will consist of an easy-grip circular-section tubular rail with vertical balusters in accordance with DB-SUA, made of white lacquered steel.

### **1.6 Interior Paintwork and Ceilings**

A continuous suspended ceiling made of gypsum plasterboard will be installed in all rooms where feasible, allowing for the integration of recessed luminaires, linear LED lighting, and air-conditioning ductwork. In the bathroom areas, a removable (accessible) suspended ceiling will be installed. All ceilings will be finished with matte white plastic paint, RAL 9003 or similar.

### **1.7 Exterior Finishes**

For the exterior, a matte white cement render will be applied on façades and parapet walls, with selected areas finished in a darker cream tone.

The roof will retain the color of the original tiles, in a light reddish shade.



## **2. INSTALLATIONS**

### **2.1 Electricity**

The electrical installation will be recessed and run through conduits within the room partitions and/or the suspended ceiling. The system will follow the specifications set out in the Low Voltage Electrotechnical Regulation. From the main electrical panel, separate residual-current devices (RCDs) will be installed for each of the circuits into which the dwelling is divided, in accordance with the requirements of the regulation, with a minimum of 9 circuits.

The switches and sockets will be Niessen Sky range in white. The dwellings will be equipped with a complete TV and FM circuit, as well as conduits for telephone lines and ADSL.

### **2.2 Plumbing**

The plumbing network will be executed using cross-linked polyethylene (PE-X) piping, with shut-off valves installed in each wet area, namely the kitchen and bathrooms. Cold-water pipes will run from the meter and hot-water pipes from the storage heater. The hot-water piping will be properly protected and insulated to prevent heat loss along the conduits.

### **2.3 Heating and Air Conditioning**

The dwellings will be equipped with an air-conditioning system (for both cooling and heating). The outdoor units will be installed in a designated rooftop area, while an indoor unit will provide service to each dwelling.

In the case of duplex units, additional indoor units will be installed on each floor.



## **2.4 Fire Protection Systems**

Each entrance hall will be equipped with an emergency ceiling-mounted exit sign luminaire, model Diana Flat LED LDF3100C, providing a luminous flux of 100 lumens. A portable ABC dry chemical fire extinguisher, rated 21A-113B with 6 kg of extinguishing agent, will also be installed on each floor or every two floors, mounted on the interior wall and accompanied by a 210×210 mm photoluminescent signage panel.

## **2.5 Ventilation**

### **Mechanical Extraction**

Extraction system for wet areas and kitchens using Soler & Palau Silent 100-type extractors. Wall-mounted extractors will be installed in the kitchens.

## **2.6 Vertical Communication**

### **Lifts**

One lift will be installed per block, with 4 stops and a travel distance of 9 meters, model CITY SCM, featuring interior dimensions of 1000×1300×2100 mm.

The interior finishes will be stainless steel with a non-slip floor, and the lift will include a control panel, mirror, and handrail. Lighting will be provided by overhead LED fixtures.



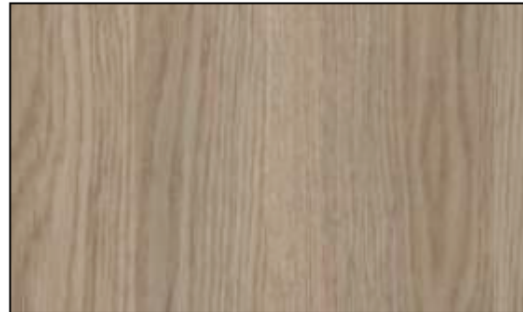
### 3. EQUIPMENT

#### 3.1 Kitchens

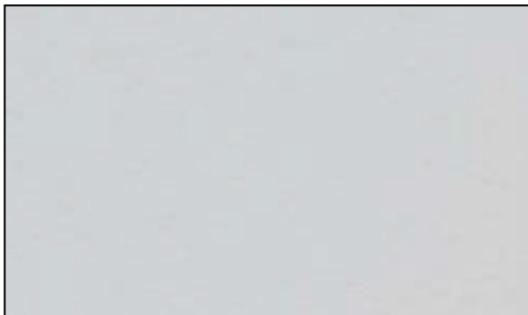
**The kitchen furniture** will include base and wall units made of 19 mm particleboard. The finish will consist of melamine-coated panels in a uniform color or wood-effect texture. Edges will be finished with ABS edging strips in the same color as the front panels, bonded with high-strength PUR adhesive.



Exterior Finish: **#01: BISON.**

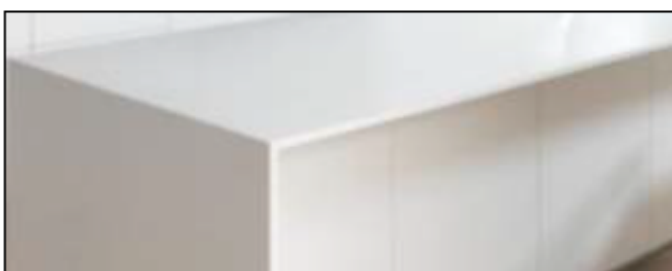


Exterior Finish: **#02: ROBLE CLEAR**



Interior Finish: **ZINC**

**Kitchen countertop** in 12 mm straight-edge Krypton, with wall cladding up to the upper cabinets along the linear run, and a 28 cm backsplash in the sink area. Short 5 cm backsplashes with straight joint to the countertop. Undermount stainless steel sink cut-out and machining for the cooktop opening.



Countertop Finish: **SNOW  
WHITE 1100**



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Including the following appliances and equipment:



**BALAY microwave, model 3CG6112X3**, with a 20-liter capacity and a maximum power of 800 W.

**BALAY oven, model 3HB4000X2**, stainless steel, with a 71-liter capacity and drop-down door.



**BALAY extractor unit, model 3BF263NX**, concealed and integrated into the upper stainless steel cabinets.

**BALAY induction hob, model 3EB864FR**, with 17 power levels and a total output of 4,600 W.





### **3.2 Bathrooms**

The bathroom fixtures and fittings will be supplied by PORCELANOSA, featuring the following elements, which will vary in size and quantity depending on each bathroom. Refer to the commercial floor plan specifications for details.

#### **Washbasins**

- Wall-mounted washbasin, Marne model.
- Wall-mounted lower vanity unit, Marne model, finished in white, with a drawer module available in widths from 80 to 100 cm.
- Matte black single-lever faucet.
- Push-button drain for the washbasin.

#### **Shower**

- White Slate shower tray with Stone finish, featuring drain and chrome-plated cover.
- Smart thermostatic shower column with wax-based thermostatic element, overhead shower, shower bar with adjustable hand-shower holder, and multifunction hand shower. Matte black finish.
- Tempered glass shower screen with chrome fittings and trim, and beveled edges.

#### **Toilet**

- Floor-mounted Urban rimless white toilet with bottom-feed cistern.
- Soft-close seat.



### **3.3 Access Control**

At the access gates to the plot, a small canopy will be installed to protect users from weather conditions. From this point, residents may enter the complex either with a key or by calling through the video intercom installed for this purpose.

The access gate will be a single-leaf swing door made of opaque steel, equipped with a security lock and an electric striker operated from the video intercom. The color will be defined by the Project Management.

At the entrances, a video intercom camera will be installed, allowing each dwelling to open the gate from inside. The video intercom installed in the dwellings will be the FERMAX VEO DUOX PLUS 9445 model.

For safety, a convex mirror will also be installed at the upper part of the parking access to improve visibility when using the ramp.



## 4. OUTDOOR AREAS

### 4.1 Landscaping

The landscaped outdoor areas will feature pathways providing access to the pool area, relaxation spaces, and play areas.

The proposed landscaping will be designed using native Mediterranean species, with the aim of minimizing irrigation and maintenance needs, while ensuring optimal adaptation to the coastal environment and to the solar and saline exposure characteristic of the site.

Priority will be given to native species resistant to heat, summer drought, and the marine environment, such as French lavender, rosemary, and succulents—plants requiring low maintenance and minimal watering.

Plantings will be complemented with organic mulching or decorative gravel to reduce evaporation and promote moisture retention in the soil. Irrigation will be provided through a localized drip system to ensure water efficiency.

### 4.2 Swimming Pool

The pool basin includes a shallow area that is connected to the deeper section.

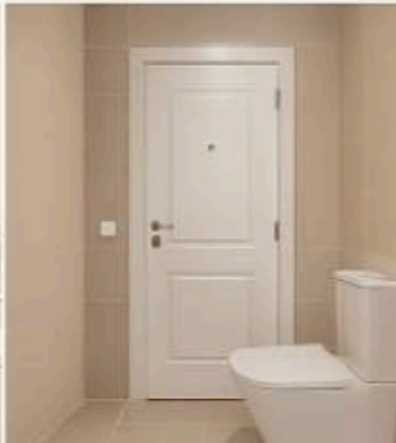
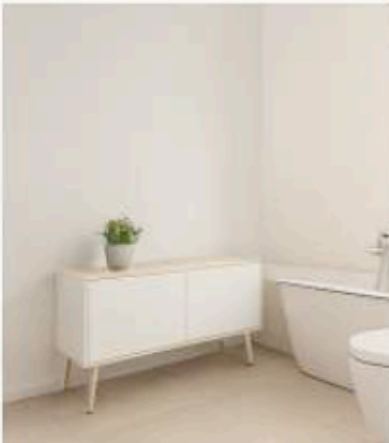
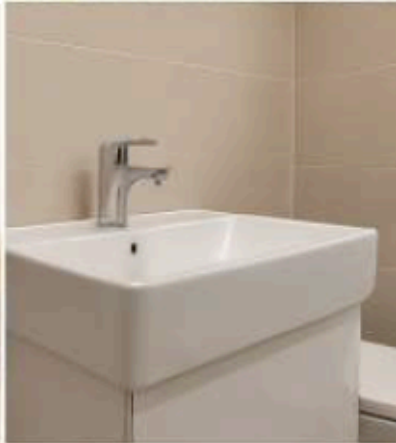
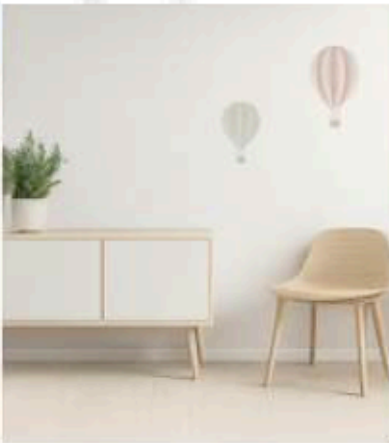
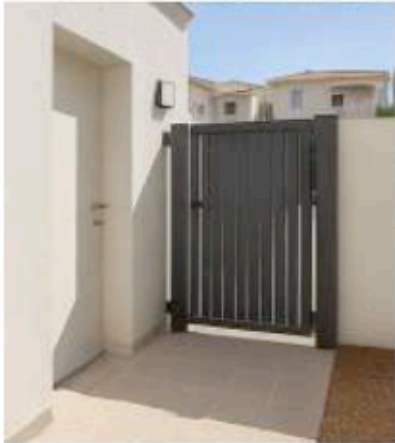
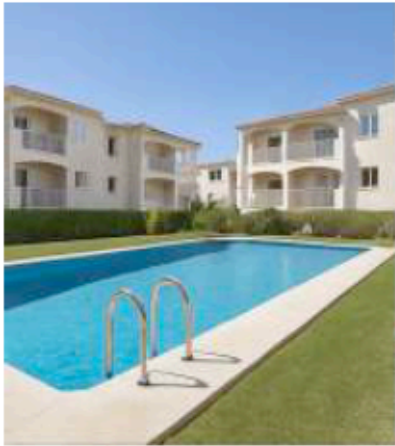
The pool finish will be VIDREPUR mosaic tile, **model 5708 NATURE BALI MT**, with a natural stone coping featuring beveled cream-colored edges. Stainless steel ladders will be installed, along with a skimmer-based filtration system. The pool equipment will be housed in an adjacent pit with an access cover. A lawn area will be provided for swimmers.



Pool Finish: **NATURE BALI MT; 25 x 25 cm**



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