



LOTISSEMENT LES HAUTS DE LA BAIE

SAINT MARTIN

SUMMARY DESCRIPTION

1 & 3 Rue des Voyageurs Griselle, LOTISSEMENT LES HAUTS DE LA BAIE, 97150 SAINT MARTIN



Developer: SCCV SXM DEV 1 & 2 Architect: GUY REZICINER ARCHITECT DPLG 53 Rue du Télégraphe 75020 Paris, FRANCE

GENERAL PRESENTATION

The project is part of the subdivision "Les Hauts de la Baie" located in the place known as "Baie Orientale" and located along Rue du Coconut Grove (Chemin du Galion) between National Road n. 7 and Rue de la Baie Orientale.

This operation consists of:

Lot 1:

The parcel will receive 20 housing units of type T1 distributed in 2 collective housing buildings ("A" and "B"), each with 2 levels.

- Building "A" consists of 12 T1 units
- Building "B" consists of 8 T1 units
- 38 landscaped outdoor parking spaces

Lot 2:

The parcel will receive 24 T1 type housing units in a single collective building with 2 levels.

• 36 landscaped aerial parking spaces



GENERALITIES

The building will be executed in compliance with construction and safety rules and according to best practices.

The compliance of the construction will be carefully verified by an accredited and mandated control office.

Brands and references mentioned indicate a quality level of execution.

OBJECT OF THE SUMMARY DESCRIPTION

This present summary description aims to define the technical conditions and the specifications according to which the collective housing program "LES HAUTS DE LA BAIE" located in SAINT MARTIN (97150) will be built.

GENERAL NOTE

The technical characteristics of the apartments are defined by this notice.

Construction will comply:

- With the laws and regulations in force at the date of the application for the Building Permit and any Building Permit modifications if necessary,
- With the mandatory Unified Technical Documents, established by the Scientific and Technical Center for Building,
- With construction and safety regulations.



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A. STRUCTURAL ELEMENTS

1. EXCAVATIONS

After stripping and storing the topsoil, the earthwork will be carried out in full mass to allow the realization of the infrastructure. The soils not used in backfill will be evacuated.

2. FOUNDATIONS

The building will be founded on good ground.

According to the results of the soil survey, the reinforced concrete foundations will consist of isolated or continuous superficial footings, raft, wells, piles, and/or diaphragm walls, depending on the soil study carried out and after validation by the control office.



3. SAFE ROOM

All the dwellings being studios are considered SAFE ROOMS in their entirety. Each level includes a lower and upper reinforced concrete slab, the 4 peripheral walls of each dwelling are made of reinforced concrete, and all external joineries comply with hurricane standards.

4. WALLS AND STRUCTURES

The dimensions of the structural elements will be determined by the structural execution design office and validated by the control office.

4.1 Façade Walls

The façade walls, spandrels, vertical piers, and window surrounds will be made of reinforced concrete and/or masonry in accordance with the structural and thermal studies, and in compliance with the Building Permit requirements.

Lintels of openings, including the returns and balcony noses, will be made of concrete. The coating colors will be white, beige, or sand according to the Building Permit. According to the results of the thermal study, the walls will receive insulating complex applied inside or outside, even if it is not graphically represented on the sales plan.

4.2 Partition or Separation Walls

Between adjacent private units:

The partition walls between apartments will be made of reinforced concrete and/or concrete blocks and/or non-bearing partitions (type "SAD") according to the structural study and the current acoustic standards.

Between private units and other premises (stairs, elevators, halls, and various rooms):

The partition walls between common circulation areas and apartments will be made of reinforced concrete and/or concrete blocks and/or non-bearing partitions (type "SAD") according to the structural study and the current acoustic standards. All these walls will comply with regulatory acoustic insulation.



5. FLOORS

The dimensions of the structural elements will be determined by the structural execution design office and validated by the control office.

6. FRAMEWORK

Traditional wooden or industrial truss framework covered with a steel roof (color compliant with Building Permit).

7. INTERIOR PARTITIONS

- Between main rooms: The interior partitions will be made of plasterboard (type BA13) or equivalent.
- Between main rooms and service rooms: The partitions will also be in plasterboard (type BA13) or equivalent. In bathrooms, at the shower walls, waterproof plasterboard (hydro BA13) will be installed.

8. VENTILATION DUCTS

In wet rooms (bathrooms), kitchens, and toilets, a humidity-sensitive single-flow Mechanical Ventilation System (VMC) is planned according to the contractor's study.

9. RAINWATER MANAGEMENT AND GREEN SPACES

Free ground spaces will be grassed and planted with local tree species. Terraces and gardens will be landscaped in compliance with article INA 13 as follows:

• Existing plantations must be maintained or replaced by equivalent plantations.



- At least 5% of the private surface must be treated as a single continuous green space.
- Setting up relaxation equipment will reduce the required 5% green space accordingly.

Parking areas will be planted with one tall tree for every two parking spaces.

10. ROADS AND UTILITIES (VRD)

The roadways and parking spaces are treated in continuity with the existing subdivision. The parking spaces will be placed while preserving the green spaces around the residence to harmonize the tree-lined spaces and improve the residents' living environment.

11. PRM ACCESSIBILITY

Lot 1:

- The parking lot includes 3 spaces sized for PRM standards (5m x 3.3m), with accessible paths to reach the adapted units.
- These paths have no steps or height differences greater than 2 cm and no slopes over 5%, with resting platforms every 10 meters measuring at least 1.40m long by 1.20m wide.
- 3 dwellings identified on the PRM master plan are designed to be reversible and can be adapted to PRM needs if required.
- All units allow easy access and can be adapted for PRM with minor solidarity measures.

Lot 2:

• The parking lot includes 4 spaces sized for PRM standards (5m x 3.3m), with accessible paths as described for Lot 1.



- 4 dwellings identified on the PRM master plan are designed to be reversible and adaptable to PRM needs.
- All units allow easy access and can also be adapted with minor solidarity measures.

B. APARTMENT EQUIPMENT

1. FLOORS AND BASEBOARDS

At each change of floor covering type, a transition profile or threshold bar will be installed, whether compensated or not.

- The living room, kitchen, entrance, bedrooms, corridors, and closets will be covered with 60x60 cm porcelain stoneware tiles in beige cream sand color, with matching tiled baseboards, or equivalent.
- Installation will be done on screed or on an acoustic resilient layer.

2. WALL COVERINGS

All walls of the main rooms of the apartment will be covered with two coats of matte white paint.

3. CEILINGS

All ceilings will be coated and painted with two coats of matte white paint.

4. EXTERNAL JOINERIES

• The external joineries (windows and patio doors) will be made of PVC or aluminum as per the Building Permit.



- They will consist of fixed or hinged casements, tilt-and-turn windows, or jalousie louver windows with glass slats according to the architect's plans.
- The frames will be fitted with insulating glazing certified according to the thermal study with simple acoustic glazing.
- The openings in service rooms will be fitted with Security jalousie windows with glass or aluminum slats, or equivalent.
- Foldable shutters will be installed on the main bay windows.
- Window sills and patio door thresholds will be in raw concrete or steel, or equivalent.

5. INTERNAL JOINERIES

5.1 Interior doors

- The interior doors of the apartments will be hollow-core overlay type, with metallic or wooden frames, lacquered at the factory or on-site.
- Door handles will be in brushed aluminum or equivalent.
- WC and bathroom doors will be equipped with a lock and latch.

5.2 Entrance doors

• The entrance doors will be block doors made of aluminum or PVC or equivalent, dimensions according to plan.

5.3 Closets

• The closet facades will be made of sliding or pivoting panels for widths less than 1 meter, made of melamine with white lacquered steel profiles or equivalent.



• The interior of the closets will be fitted with shelves and/or a hanging rail, as indicated on the plans.

6. LOCKSMITHING AND GUARDRAILS

6.1 Guardrails

- According to the Building Permit and architect plans, guardrails and/or handrails will be made of dark grey aluminum or equivalent.
- This installation will comply with safety standards and be validated by the control office.

6.2 Separators

• Separators between terraces will be made with a metal structure and/or opal glass panels, or equivalent.

7. PAINTS - WALLPAPERS - DYES

7.1 Exterior paints and varnishes

- On joineries: According to architect plans.
- On uncoated or non-clad surfaces: At the choice of the Developer, external walls and ceilings in raw concrete may receive exterior paint.
- The undersides and edges of balconies and loggias will be painted.



7.2 Interior paints

- On joineries: On wooden joineries and metallic frames in all rooms, two coats of smooth finish white paint will be applied.
- On walls: Two coats of acrylic matte white paint will be applied on all room walls.
- On ceilings: Two coats of acrylic matte white paint will be applied on all room ceilings.
- On visible pipes: Two coats of smooth finish white paint will be applied on all visible pipes unless the pipes are already mass-colored.

8. INTERIOR EQUIPMENT

8.1 Sanitary and plumbing equipment

Water supply distribution

- The general water supply will be done through a rising column in PVC pressure pipes, placed in a technical duct in the hallway or inside the apartment.
- A tap-off on the rising column will be provided with a shut-off valve and a sleeve for future installation of the water meter in the hallway technical duct.
- Distribution inside the apartments will be made partly with PER (cross-linked polyethylene) pipes inside sleeves in the slab, and partly with visible copper or PER pipes.

Hot water production and distribution

- Hot water production and distribution will be done by individual water heaters.
- Type: 15L instant electric water heater or equivalent.

Wastewater drainage

• Drainage will be made with PVC pipes connected to collective chutes.

Waiting connections



- A double water supply and a double drainage will be provided for the washing machine and dishwasher.
- The connection for the washing machine may be located in the bathroom, the kitchen, the laundry room, or the WC, according to the sales plan.

Sanitary appliances

Bathrooms will be equipped with:

- An acrylic shower tray (format according to plan),
- A vanity unit (width according to plan) with integrated sink, a base unit with drawer or hinged doors, mounted on legs or suspended (at the Developer's choice), a mirror, and a light fixture,
- Shower enclosures made of one door or one glass panel or another device depending on technical constraints.

The WC will be equipped with:

- A wall-hung toilet set with double rigid soft-closing seat, in white color,
- A dual-flush system.

Faucets

- In the bathroom and/or shower room, faucets will be mixer taps (NF certified) from GROHE or equivalent, chrome finish with a cartridge and flow limiter.
- The shower faucets will be wall-mounted thermostatic mixer type (NF certified) with hand shower.



8.2 Kitchen equipment

The kitchen will be equipped with:

- A base cabinet under the sink 60 cm wide,
- A sink,
- A mixer tap,
- A countertop,
- A space reserved for a free-standing dishwasher,
- An integrated oven,
- A vitro-ceramic cooktop,
- An integrated fridge,
- An integrated microwave.

(Worktops and cabinet fronts laminated or wood-effect.)

8.3 Electrical equipment

Type of installation

- The electrical installation will be embedded type, starting from a subscriber board equipped with a main circuit breaker, allocated circuit breakers, and electricity meter.
- The whole installation will be placed inside a technical duct (ETEL) with a white lacquered magnetic front panel, in compliance with standards NF C 14-100 and NF C 15-100, located in the entrance or nearby.

Equipment per room

• All circuits will be grounded.



- All electrical outlets will be childproof (shuttered sockets).
- Lighting points on ceilings and walls will be equipped with light connection devices (DCL).

Reminder regarding accessibility standards for disabled persons:

- An electrical outlet will be installed near the light switches at the same height (according to applicable regulations) in all main rooms (living room, kitchen, at least one bedroom, one bathroom, and one WC) for apartments on the ground floor or accessible by elevator.
- Light switches will be placed at the entrance of each room; in bathrooms, switches may be installed outside according to volume regulations.
- Low outlets will be placed above the baseboards,
- High outlets and switches will be installed between 90 cm and 130 cm from the floor (except for kitchen-specific equipment).

8.4 Heating – Fireplaces – Ventilation

Heating and emission devices

• Not applicable.

Smoke evacuation ducts

• Not applicable.

Apartment ventilation

- Cross natural ventilation is prioritized.
- Ventilation will be provided by a single-flow humidity-sensitive mechanical ventilation system (VMC).



- Air extraction vents will be placed in wet rooms (kitchen, bathrooms, WC) if there is no window to the outside.
- Fresh air intake in the bedrooms and living room will be through grilles either integrated into the top of window frames, in roller shutter boxes, or into the walls, depending on technical requirements.

8.5 Telecommunication equipment

Networks

- The residence will be equipped to receive all free-to-air TNT TV channels.
- The residence will be connected to the telephone network.
- The distribution columns will be made in copper and/or fiber optics.
- The residence may also be connected to the fiber-optic network if it is available at the location.

Communication sockets

- One RJ45 communication socket will be installed in the living room and bedrooms, allowing TV and telephone connection.
- Without additional equipment, only one TV set can be connected per RJ45 socket.
- Internet subscription (client's responsibility) will allow TV connection on all equipped sockets.



C. PRIVATE ANNEXES

1. CELLARS

Not applicable.

2. BALCONIES AND LOGGIAS ACCORDING TO PLANS

2.1 Separators between balconies

• The separators between balconies and terraces will be made either with masonry walls or aluminum partitions according to the plans.

2.2 Floors

- The floors of balconies and loggias will be covered with 60x60 cm ceramic porcelain tiles in beige cream sand colors or equivalent,
- Or with wood-type exterior slats, species and width at the discretion of the project owner.

2.3 Electrical equipment

• An outdoor lighting fixture and a waterproof exterior electrical socket will be installed, only for loggias.



2.4 Water tap

• For ground floor apartments with a private garden, a water tap will be installed in the loggia.

3. PRIVATE TERRACES ACCORDING TO PLANS

3.1 Separators between terraces

Not applicable.

3.2 Floors

• 60x60 cm ceramic porcelain tiles in beige – cream – sand colors or wood-type exterior slats, species and width at the discretion of the project owner.

3.3 Electrical equipment

Not applicable.

4. PRIVATE GARDENS

4.1 Separators between private gardens

• Separation between gardens will be done with vegetal hedges.

4.2 Plantations

Not applicable.



4.3 Fences

Not applicable.

5. PARKING

5.1 Outdoor parking lots

- Outdoor parking will be surfaced with asphalt for roadways and either asphalt or grassed paving blocks for parking spaces.
- Pedestrian paths will be surfaced with asphalt or exposed aggregate concrete.
- Rest and relaxation areas will be surfaced with asphalt, stabilized soil, brushed concrete, or grassed areas.

Covered parking on ground floor

Not applicable.

Access door or gate

Not applicable.

Pre-equipment for electric charging stations

• For some selected spaces, at the discretion of the project owner, pre-equipment for electric vehicle charging stations will be provided through cable trays or ducts between the general services cabinet and the main low-voltage electrical panel.



• The cabling, installation of the charging station, maintenance, upkeep, subscription, etc., will be at the expense of the co-owner who will request it from the co-ownership and the property manager.