

DESCRIPTIVE SUMMARY

Presentation of the project as of 14/04/2016

Residence

LE ROCHER VERT

Construction of 14 apartments and 28 parking spaces
Route du Morne Tourterelles
District of Saint Jean, Grand Carenage
97133 Saint Barthelemy

GENERAL INFORMATION

The general features of the buildings are defined in this descriptive summary.

The construction will respect:

- laws and regulations.
- the obligatory requirements of the Unified Technical Documents (Documents Techniques Unifiés), established by the Scientific Technical Building Center (Centre Scientifique Technique du Bâtiment).
- the construction and safety rules.

The construction will conform to the new disability regulations.

The dimensions of the spaces for parking will comply with planning and safety rules, without any reference to a dimensional standard.

Detailing provisions will be defined by specialized consulting firms.

The conformity of the construction will be verified by an approved inspection office throughout its implementation.

A File of Subsequent Works on the Project (Dossier d'Intervention Ulérieure sur l'Ouvrage - D.I.U.O) will be prepared by the approved security and health protection coordinator appointed by the Client, and will be delivered to the co-owners on delivery of the building.

It is expressly provided that if, for any reason during construction, supply or implementation of certain materials, equipment or devices proves impossible, difficult or likely to cause disorders or delays, (administrative regulations, procurement delays, manufacturing defects, import difficulties, technical requirements or in the case of introduction of new materials), the Client may replace such materials, equipment or devices, by others of at least equivalent quality.

Similarly, it is specified that the measurements and surface areas given in the plans are under conditions of construction tolerances, as defined in the deed of sale.

The shades, colors and finishes of facades, flooring of the common parts of the building and its outbuildings will be selected by the Architect in agreement with the various administrative services involved.

The Client may also improve the quality or presentation of all or part of the construction. The trademarks and nature of the materials specified in this description and in the plans are to be considered as an indication of the quality of services. They could be replaced at the Client's option by similar supplies of equivalent quality.

The installation of the equipment or apparatus and the flashing, soffits and suspended ceilings are not shown, or are indicative on the plans, the pipes are not shown. Their numbers, positions and dimensions may vary according to technical requirements. Likewise the dimensions of service ducts in the apartments may vary according to technical requirements.

HOUSING

Preamble

The project includes the completion in one phase of two buildings with 14 apartments and 28 parking spaces, on one ground floor level for use as parking and one floor plus attic for use as housing.

The technical and detailed services are defined in the descriptive note "Notary" in accordance with the decree of 05/10/1968, which will be attached to the deed of sale.

Foundations, structures and floors

The foundations will be on an apron or massive strip and pad foundations according to the soil survey. The structure of the building will be made of reinforced concrete and masonry.

The floors will be reinforced concrete cast in place or precast.

The thicknesses of the structures and floors will be determined by the office of structural studies and validated by an inspection office.

Roofing

Accessible roof terraces will receive an elastomeric or multilayer bituminous seal with insulation panels above the living areas.

Facades - External joinery and shutters -

Ironwork

The facades will be covered with waterproofing paint in colors and finishes to be chosen by the Architect. As required by the Building Permit, they may be partially treated with different finishes or materials.

Windows and bay windows will be white aluminum or the color choice of the Architect. They will be windows opening inwards or sliders with 1, 2 or 3 leaves, with or without fixed panels according to the Architect's plans.

Some joinery will be equipped with sliding louvered wood shutters, according to the Architect's plans.

MAIN ROOMS

The bay windows of the main rooms will be equipped with sliding wooden shutters, according to the Architect's plans.

SERVICE ROOMS

Partitioned by plasterboard of 72 mm minimum with insulation of 50mm or equivalent.

Thermal insulation on the underside of the housing floors.

The partition walls between the apartments will be made of reinforced concrete of 18 cm minimum thickness, and / or concrete block masonry structure according to the structural study and internal acoustic requirements.

The partition walls between common corridors and living units will be made of reinforced concrete of 18 cm minimum thickness and / or concrete block masonry structure according to the study.

Interior woodwork

Landing doors: Solid core equipped with a 3 point safety lock, with paint finish. The interior flush doors will be cellular with white lacquered finish, aluminum handle and plate.

According to the plans, all the closet facades will be white melamine panels of 10 mm minimum thickness, sliding on aluminum rails. Closets will be fitted with hanging rails and shelves.

Closet facades will be sliding, thickness 10 mm minimum

Wall and ceiling covering

Dry rooms:

The walls and ceilings will be coated with 2 layers of white paint.

Wet rooms:

Bathrooms or shower rooms will have wall tiles, in pattern layout and colors chosen by the Architect.

The grout will be made of cement.

The bathrooms and shower rooms will be subject to pre-defined and fixed harmonies.

For the kitchen, three rows of tiles with a format 20 * 20 will be put above the sink according to French standards regulations.

Walls that are not coated with tiles and ceilings will be painted white.

Soil coating

Dry rooms:

The living room, the entrance and the adjacent spaces will be coated with a 60x60cm or similar tiling with matching baseboards in the range proposed by the Architect.

The kitchens will be coated with a tiling size 60x60 cm or equivalent with matching baseboards.

The rooms will be coated with low-level tile size 60x60 cm. The attic rooms will be covered with floating flooring.

Wet rooms:

The W-C, bathrooms, shower rooms floors will be covered with tile size 60x60 cm or equivalent with matching baseboards.

Various colors available in the range provided by the Client.

Baseboards will be arranged with matching tiling.

The bathrooms and shower rooms will be subject to pre-defined and fixed harmonies.

Balconies:

The terraces and loggias floors will be covered with IPE decking.

Sanitary facilities

Each apartment will be equipped with sanitary ware in white, according to the plans.

The shower trays will be of Brand Villeroy and Boch or an equivalent brand.

The washbasins will be in composite material according to the Client's choice.

Master bathroom: color washbasin surmounted with a mirror and light strip or equivalent.

The W-C units will be of the VILLEROY and BOCH brand type TARGA ARCHITECTURA or equivalent, with seat and double toilet lid and adjoining toilet tank, with quiet and economical mechanism 3 liters / 6 liters.

Kitchens: sink by ELITE of SMEG or equivalent on furniture on melamine worktop according to the plans.

Faucets and plumbing for appliances

Faucets by GROHE brand or equivalent.

Bathroom faucets: chrome-plated mixer faucet. Wall-mounted flexible showerheads for the showers.

The kitchen faucets will be in chrome.

Connections: pre-installed electrical feed in the kitchen will allow the supply and discharge of a dishwasher. Pre-installed electrical feeds in the lower-level bathroom will enable the supply and discharge of a washing-machine and connecting a dryer.

Electrical and telecommunications equipment

Integrated electrical installation, with equipment complying with French standards (NF) C15-100.

The living room, the bedrooms and kitchen will be equipped with a telephone jack.

The living room and master bedroom are equipped with a TV outlet.

Collective terrestrial antenna to receive unencrypted national channels and satellite channels commonly available on Saint Barthelemy.

The loggias and private gardens will be equipped with a waterproof socket.

Heating and hot water

Hot water will be produced by electric hot water tank.

Controlled mechanical ventilation

Stale air will be extracted through extractor vents located in the wet rooms.

COMMON AREAS

In accordance with the decoration project prepared by the Architect, the common areas finishing will use the following materials:

- floor tiling 60x60 cm.
- on the ceiling, suspended ceiling with spot lighting or wall fixtures.
- Mailboxes will be in the lobby.

Circulations on the ground floor and floors

On the ground floor, the floor will be painted for parking area and tiled on the upper floors and there will be a suspended acoustic ceiling if needed.

The upper floor landings will be covered in 60x60cm stoneware tiles or equivalent, with straight-cut baseboards of equal quality.

Lighting will be provided by decorative wall fixtures.

The ceilings will be finished in a matte white paint.

Stairs, double-door entrance, and landings

Floors and steps will be tiled.

Walls and stairwell will be painted white.

Wooden structures and non-lacquered metalwork will be covered with gloss or satin paint.

Elevator

The elevator will access the first level that will be accessible to people with limited mobility.

The elevator walls will have a laminated coating and a mirror. The floor will be tiled.

Lighting will be indirect or integrated into the ceiling.

A permanent telephone connection will be installed between the cabin and the maintenance company.

Parking

Parking spaces will be marked by painted lines on the floor, and numbered.

Lighting in the underground parking will be provided by fluorescent tube lights, including 1/3 in continuous lighting and 2/3 activated by a detector or timer.

Common premises

The garbage disposal area will be coated with a tiled floor, sloped and with a floor drain, the walls and ceilings will be painted.

Exterior facilities

The common garden area will be landscaped and planted according to plans drawn up by the Client.

The various networks will be connected to the public networks of the service providers.

The public roads, parking and pedestrian walkway will be paved in concrete.

Water supply

Collective meter.

Connections on hold for installation by the co-owners of individual meters (meters not provided).

Electrical supply

Metering of the general services. Rising pillars installed according to EDF Electricity provider requirements with connecting cable on the ground floor.

Connections and individual metering with electrical meters in the circuit-breaker panel.

Done in:

On:

The Seller:

The Prospective Buyer
"Read and approved"