

SEA LA VIE

Nine condos. Two stories.

Walkable architectural model and design review.



Design basis: ZenArch sheet A-01, project 2025A-098, V1.25, dated 15 April 2026. The current drawn layout governs this model.

Residences	Level	Bedrooms / bathrooms
01-04 (four)	Ground	2 / 2 each
05 (one)	Upper	3 / 3
06, 08, 09 (three)	Upper	2 / 2 each
07 (one)	Upper	1 / 1

Concept status: This model cannot establish full Aruba code compliance from one floor-plan sheet. It represents the layout with proposed safety and service provisions. Obtain local professional review and permits before construction.

Design checks

The published Bouw- en woningbesluit GT 10 provides technical study benchmarks [1]. The newer Bouw- en sloopbesluit I governs permit documents and siting [2]. DOW must confirm applicability, amendments and project-specific conditions.

Item	Published benchmark	Model / review status
Room height	GT 10 art. 10: at least 2.60 m	2.85 m clear height assumed
Main entrance	GT 10 art. 10: at least 0.85 m clear and 2.00 m high	Nominal 0.90 x 2.20 m entries; actual clearances unverified
Stairs	GT 10 art. 10: riser up to 0.20 m, width at least 0.80 m, headroom at least 2.00 m	18 assumed risers per floor. Flight arrangement and headroom need approval
Light and air	GT 10 art. 10: operable opening area at least 1/15 of room floor area	Glazing interpreted; window schedule and daylight audit missing
Guards	GT 10 art. 8g: strong, adequate guards at exposed stairs and balconies	1.10 m guards and handrails proposed; details unconfirmed
Floor datum	GT 10 art. 9: at least 0.20 m above road crown	0.25 m reference rise assumed; road and drainage survey needed
Parking	DOW residential table [3]: one space per unit	Nine front spaces. Dimensions, aisle and accessibility to check
Setbacks	2023 art. 13 [2]: 5 m front; 2.5 m or half facade height at sides/rear	Parcel and permitted exclusions not verified. Revised siting may be required

The 2023 decree lists exclusions for certain subordinate features and limited projections. Do not infer approval from the illustrative site ground, balconies or proposed ramp. The supplied sheet is not a certified boundary or road-level survey.

Sources

[1] Government of Aruba, Bouw- en woningbesluit, AB 1999 GT 10, arts. 8g-10.

[2] DOW, Construction Permit - published Bouw- en sloopbesluit I, AB 2023 no. 40, arts. 3-14 and 18-19.

[3] DOW, Parkeernormen DOW 2016, residential row. Checked through the current DOW page.

Before permits and building

Site and permitted use. Confirm the cadastral survey, title, road line, DIP zoning, allowed residential or rental use, density, height, coverage, and setbacks. The PDF boundary sketch is insufficient.

Architectural package. Provide signed plans, elevations, sections, roof plan, opening schedule, floor levels, materials and dimensioned stair details. Resolve inconsistent unit tags and common-storage areas in the A-01 room schedule.

Structural design. Commission soil assessment, foundations, columns, beams, slabs, balconies, wind resistance, durability and reinforcement calculations. Confirm the permitted structural code basis with DOW [2]. No reinforcement is designed in this model.

Fire and escape. Confirm occupancy classification, exit number and independence, travel distances, exit widths, compartmentation and door ratings with the authority. Alarms, emergency lights, signs and extinguishers are proposed locations. The elevator is not a fire escape.

Water and drainage. Coordinate potable water, hot water, water metering, sewer or approved wastewater treatment, roof drainage and stormwater. No pipe sizing, invert levels or drainage capacity are established.

Electrical and mechanical. Obtain installation review for supply, panels, earthing, protection, wet areas, AC and bathroom ventilation. Any gas system requires the applicable installation approval [4]. Plant locations shown are placeholders.

Accessibility and elevator. Confirm a continuous accessible route, parking transfer space, door and bathroom clearances, lift cabin, shaft, pit, overrun and applicable DTI inspection. The entry ramp is a proposed 1:12 detail.

Pool and shared spaces. Confirm barrier and gate details, slips and falls, safe glazing, water treatment, suction safety and electrical bonding. Pool depth and construction, pump capacity and BBQ safety need engineering.

Construction and occupancy. Secure the DOW building permit and applicable occupancy approval, inspections and approved changes. A rendered model does not replace the signed permit documents [2,5].

Model assumptions and verification

Dimensions are in metres. Walls are traced from the PDF; slab edges, openings, stairs and balcony details are interpreted. Story rise is 3.10 m, clear rooms 2.85 m and top parapet approximately 6.77 m above the reference road. Furniture and finishes are illustrative. The ground shown is context, not a surveyed parcel.

Compilation, geometry and GLB validation passed. Clear viewpoints and interior routes to all nine condos and eighteen bedrooms were checked. The roof, floors and pool void were checked. Live browser and iPhone rendering were not available for verification; stair navigation is approximate, not an escape or headroom audit.

[4] Government of Aruba, *Woning bouwen of verbouwen*. [5] DOW Construction Permit. Zoning: DIP ROPV. Official sources checked 11 October 2026.