

LOCATION

The project is located at the highest point of the Alpe d'Huez resort, beside the ski slopes and opposite the Grandes Rousses mountain range, in an exceptional and serene environment, next to the **** hotel, 'Le Chamois d'or' and its famous SPA and ski lifts.

THE ARCHITECTURE

The architecture of this group of chalets has a "mountain"-inspired theme. The spaces are divided up in such a way as to individualise these units to create a welcoming hamlet.

The theme is that of traditional exposed wooden beams, with wide roof crownings resting on trusses, accompanied by deep, spacious balconies supported by thick brackets. Behind these wooden constructions wide windows open onto the mountain.

The entire construction is clad in wood and natural stone. The roofs are covered in roofing slate.

The apartments are designed with a view to functionality and comfort. The decoration is a combination of this traditional mountain theme and contemporary materials and lighting.

Mood lighting will be achieved with built-in spot lights, indirect lighting and wall fittings.

All the apartments have a terrace or a balcony extending from the living area.

The ground-floor apartments have private terraces bordered by plantings and green spaces. The apartments come in a range of surfaces, from studios to 5-room duplex type apartments.

The apartment fittings and trimmings are inspired by the mountain with the presence of natural construction elements such as wood and stone.

All the main rooms have oak floors, with a choice of bathroom furniture and fitted kitchens. Some apartments may be equipped with a fireplace.

Other amenities such as a sports and ski storage rooms will be built with the same attention to detail.

REGULATIONS APPLIED

This project will comply with the RT 2012 thermal regulation,
the latest acoustic regulations (NRA),
the NF C 15-000 electrical standards,
as well as the Access Regulations for residential buildings.

SECURITY

The entry area of the chalets is designed with a double door. Each entry has an outside panel used to control the entry areas with videophone, digicode and badge.

The doors of the apartments are equipped with three-point locks with security bolts.

Access to the stairs leading to the cellar, equipped with a safety lock, is located in the lobby.

A key contact will provide access to the basement via the elevator.

The door providing access to the cellar area has a solid core and a security lock.



2. . GENERAL CHARACTERISTICS OF THE BUILDING

FOUNDATIONS

- The foundations will be of reinforced concrete in accordance with the ground study.

PLANCHERS

- Floors will be of solid reinforced concrete slabs.
- They will be equipped with a sound-proofing floating screed

WALLS – PARTITIONS – LININGS

- Wall and partitions will be in reinforced concrete or masonry.
- Facades will be covered with natural stone and larch wood cladding.
- Thermal insulation will be installed in accordance with the calculation note of the thermal design office.
- Sound proofing will be installed in accordance with the acoustics study.
- Distribution partitions, at least 7 cm in thickness, will be comprised of plasterboard on a metal frame with the incorporation of glass wool in compliance with the acoustic regulations.

ROOFS AND TERRACES

- The upper levels will have exposed beams, built-in planed and assembled brushed Douglas-fir wood as well as visible trusses, beams, purlins and rafters
- Roofs will be covered in natural roofing slate.
- The water-sealed accessible terraces will be fitted with larch wood floor planks, nailed to the joists and laid on pads.

EXTERNAL JOINERY

- Windows and French doors will be of larch wood and inward-opening or sliding.
- They will be comprised of double insulating glazing; thicknesses and other characteristics are determined according to the thermal study.
- Ground-floor bay windows will be fitted with anti-breaking panes.

SHADES

- Shades will be sliding shutters in aluminium with individual electrical and centralised command systems.
- All bay windows will be fitted with sliding shutters, except for the triangular and trapesoidal frames.

LIFT

- The upper floors, ground floors and basement levels will all have lift access.
- The lift floor will be covered by slabs that match the building's entry hall.
- The sliding doors will be in stainless steel on the ground floor and on the upper floors.
- The access command system to the basement floors will be secured by a key; push-buttons are planned for the other floors.
- A telephone link will be established between the booth and the maintenance company.



TRAFFIC AREAS AND STAIRWAYS

- Walls and ceilings will be covered with a decorative top coating and wood cladding in accordance with the decoration plan.
- Landings, stairs and risings will be covered with slabs matching the common areas.

MISCELLANEOUS EQUIPMENT

- Sports rooms will be made available to co-owners of the ground floors of the chalets.
- A master antenna television system will be installed on the roof (TNT + satellite + fibre optic distribution).

BASEMENT FLOORS

- An electric radiant heating grid will be installed on the surface of the parking area ramp.
- Parking spaces will be comprised of numbered lockup garages.
- The main access door will open automatically with a remote control.
- Lighting in the parking area will come on automatically when the door opens. Backup lighting will be available in the event of an electrical failure.
- The cellar doors will be equipped with a 1-point lock.
- Lighting in the basement traffic areas will be on a time switch.



3. PRIVATE INTERIOR FITTINGS

INTERIOR JOINERY

- Inside distribution doors will be comprised of solid panels in vapour treated larch wood. They will be fitted with door stops. The sliding doors will also be in larch wood. Door frames will be comprised of brushed larch wood.
- Hardware will be in stainless steel with a mat nickel or brushed aluminium finish.
- Cupboards will have sliding doors in vapour treated larch wood, or inward opening doors in accordance with the building plan.
- Threshold doors will be in solid larch wood equipped with a three-point safety lock with a security bolt, micro viewer & metal pull button according to the architect's choice.

FLOOR COVERINGS

- Flooring in solid oak is planned for all living areas, bedrooms, hall and circulation areas, laid out in strips with matching baseboards.
- For all wet rooms (bathrooms, shower rooms, toilets), a choice of tiling will be offered. Floor tiles with matching ceramic tiles will be installed in the bathrooms and shower rooms. Kitchens and toilets will have matching baseboards.
- Balcony and terrace ground coverings will be in larch wood.

WALL COVERINGS – PAINTING

- Bathrooms and shower rooms will be covered in ceramic tiles.
- Bath panelling will also be covered in ceramic tiles.
- A choice of ceramic coverings will be offered for kitchens or kitchenettes, to the right of the sink cabinet including trims.
- In all dry and wet rooms, walls not covered in ceramic and ceilings will be equipped with interior wood cladding either in a decorative top coat or painted in the colour of choice. A choice of cladding and plaster will be offered. Some walls will be covered with a natural stone covering.

SANITARY EQUIPMENT

- Bathrooms will be equipped with an assembly of one or two sinks (according to the plan) installed on a vanity unit in larch wood, with a mirror and a light strip with halogen or incandescent spot lights. A choice of vanity units will also be offered.
- An acrylic bathtub or ceramic shower tray will complete the sanitary equipment.
- The wall-mounted toilets will be in enamelled porcelain with a low tank equipped with a double pneumatic control unit.
- Sanitary equipment will be white.
- Taps will be mixer type with hand spray and hose manufactured by GROHE or similar.
- Water supply and disposal for washing machines is planned for all apartments.
- For two-room apartments and larger, two water supplies and disposal systems will be installed: one for the washing machine and one for the dishwasher.



HOUSEHOLD APPLIANCES

- A choice of kitchen appliances will be offered.

FIREPLACES

- Some apartments can be fitted with a fireplace. A choice of fireplaces will be offered.

HEATING AND HOT WATER SUPPLY

- Heating will be via central condensation gas boilers. Distribution is ensured by water circulation with room-by-room adjustment.
- An ACOVA or similar type towel rail will be installed in the main bathroom.
- Hot water supply is ensured via boilers with heating exchange circulators and the installation of hot water tanks.

CONTROLLED MECHANICAL VENTILATION

- A single-flow CMV system is planned for all apartments with extraction units in compliance with thermal and acoustic instructions. The extraction units will be placed in the bathrooms, kitchens and toilets. Air intake will be via entry ducts placed on the facades of the dry rooms as per the designs. Internal air circulation inside the apartment will be beneath the doors.

ELECTRICAL AND TELECOMMUNICATION EQUIPMENT

- Electrical equipment will be installed in compliance with regulation C 15-100.
- The number of electrical sockets will be fitted throughout all rooms according to the standards in effect.
- Television sockets will be fitted in the living room and bedrooms.
- Telephone sockets will be fitted in the living room and all bedrooms.
- Ceiling lighting outputs will be fitted in all rooms.
- A light and a waterproof socket will be fitted on the main terrace.
- Remote metre-reading will be installed with a display in the apartment in accordance with RT 2012.
- Videophone in all the apartments.

DEFI reserves the right, without any obligation whatsoever, to modify certain technical or equipment compositions, on condition that new elements are not of inferior quality to those previously agreed on.

