

next

NEXT ARCHITECTURE S.A.
Route du Golf 44,
3963 Crans VS
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Les Rives - Chalet B

01/05/2024

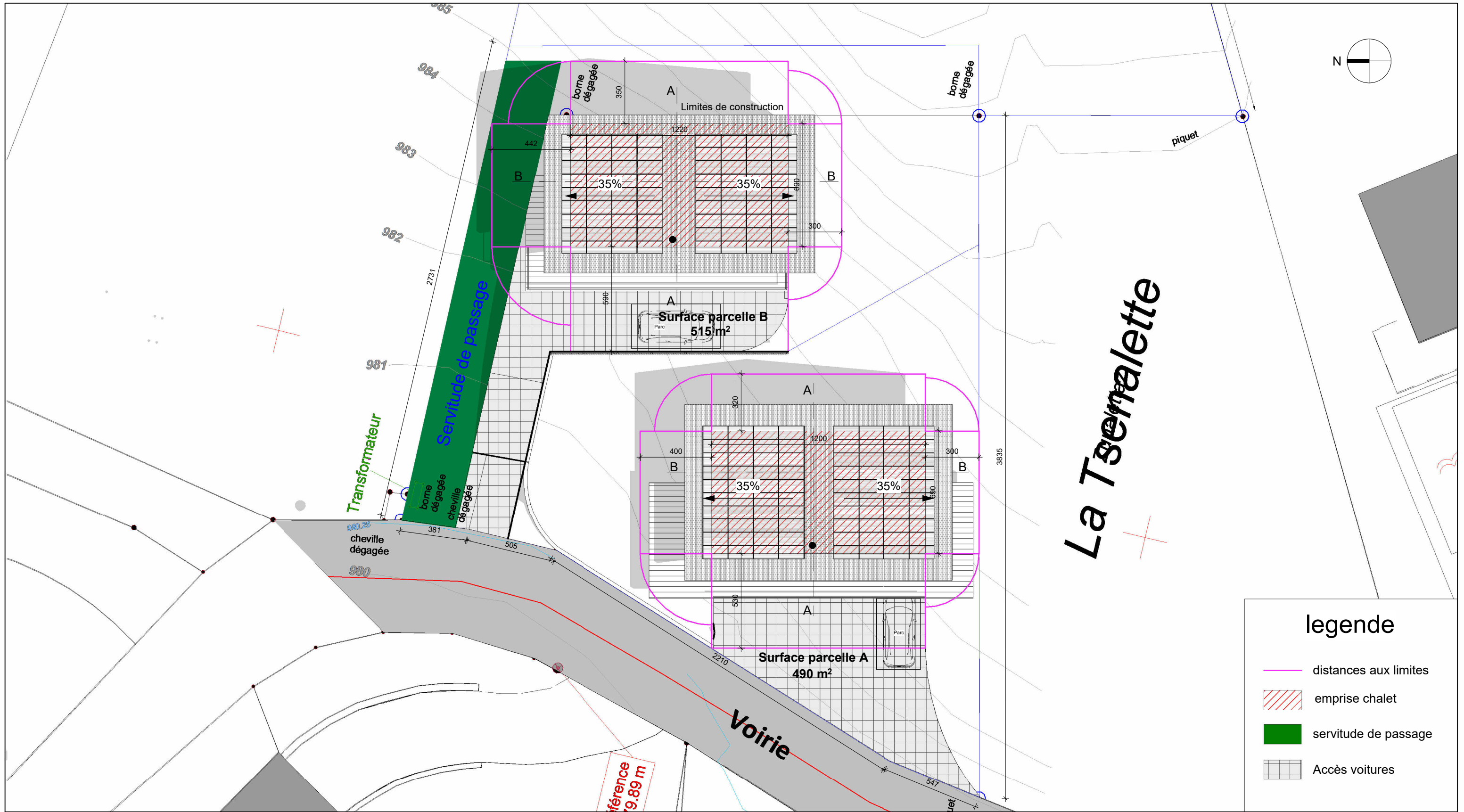
Permis de construire

Perspective

Route de Vuèbes, 1977 Icogne

Parcelle 1307

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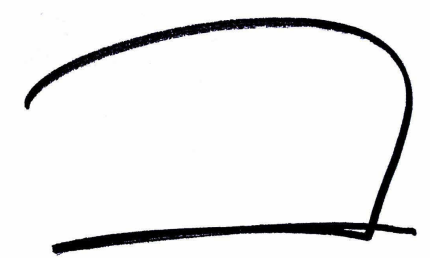
Plan cadastral

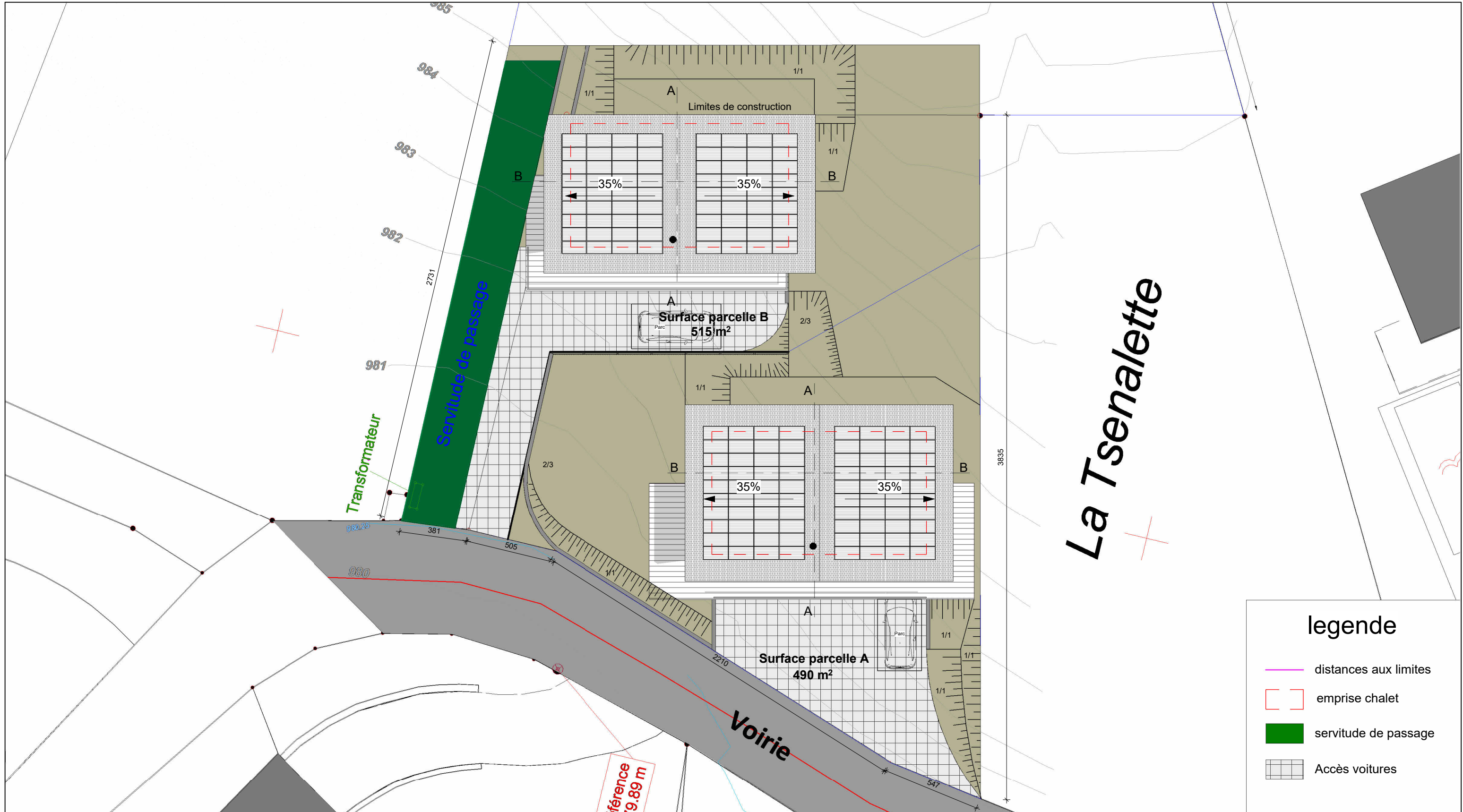
Route de Vuèbes, 1977 Icoigne

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legende	
	distances aux limites
	emprise chalet
	servitude de passage
	Accès voitures

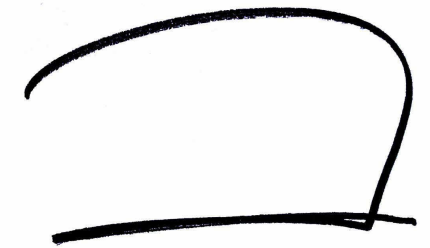
next

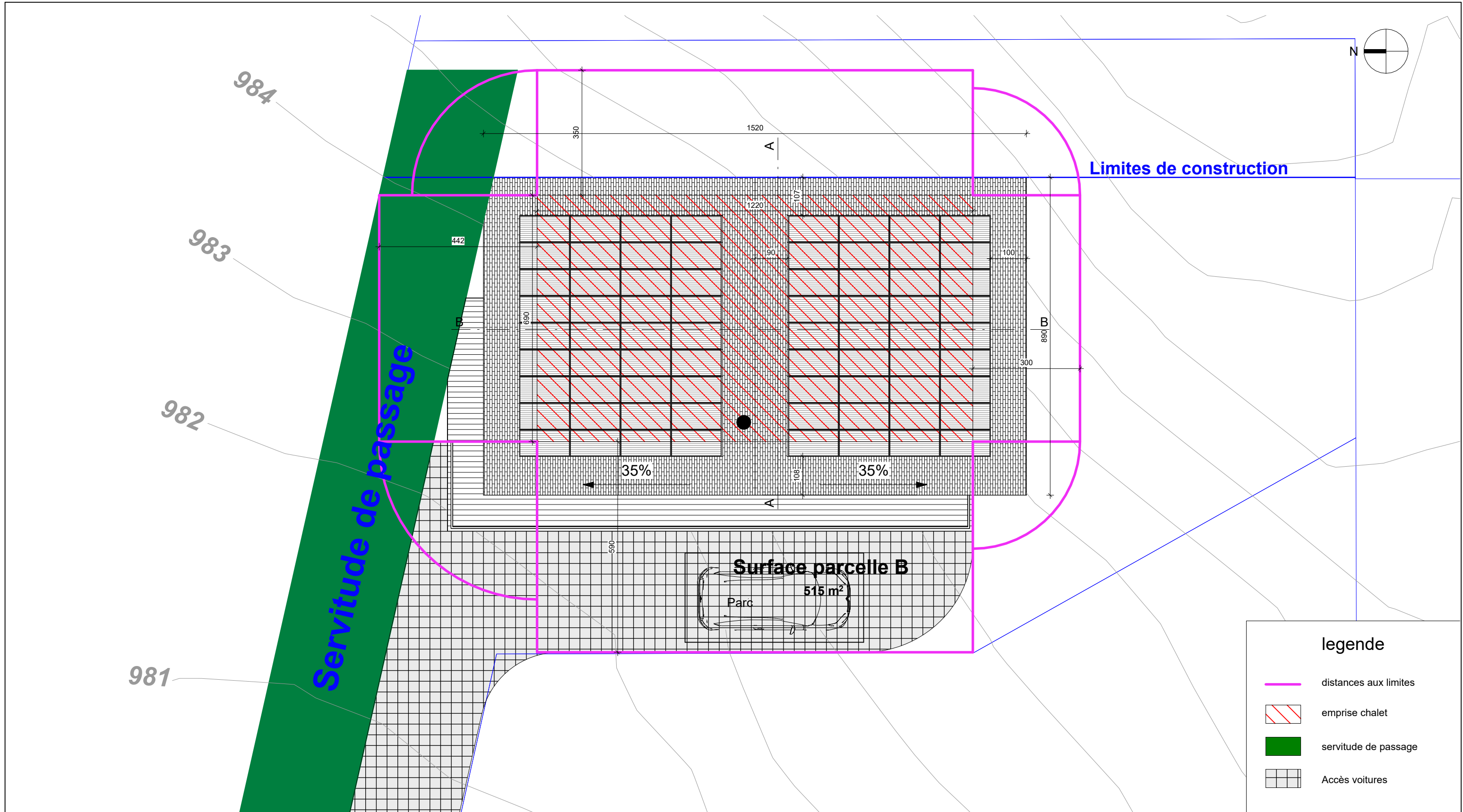
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01/05/2024	Permis de construire	Plan d'implantation
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legende	
	distances aux limites
	emprise chalet
	servitude de passage
	Accès voitures

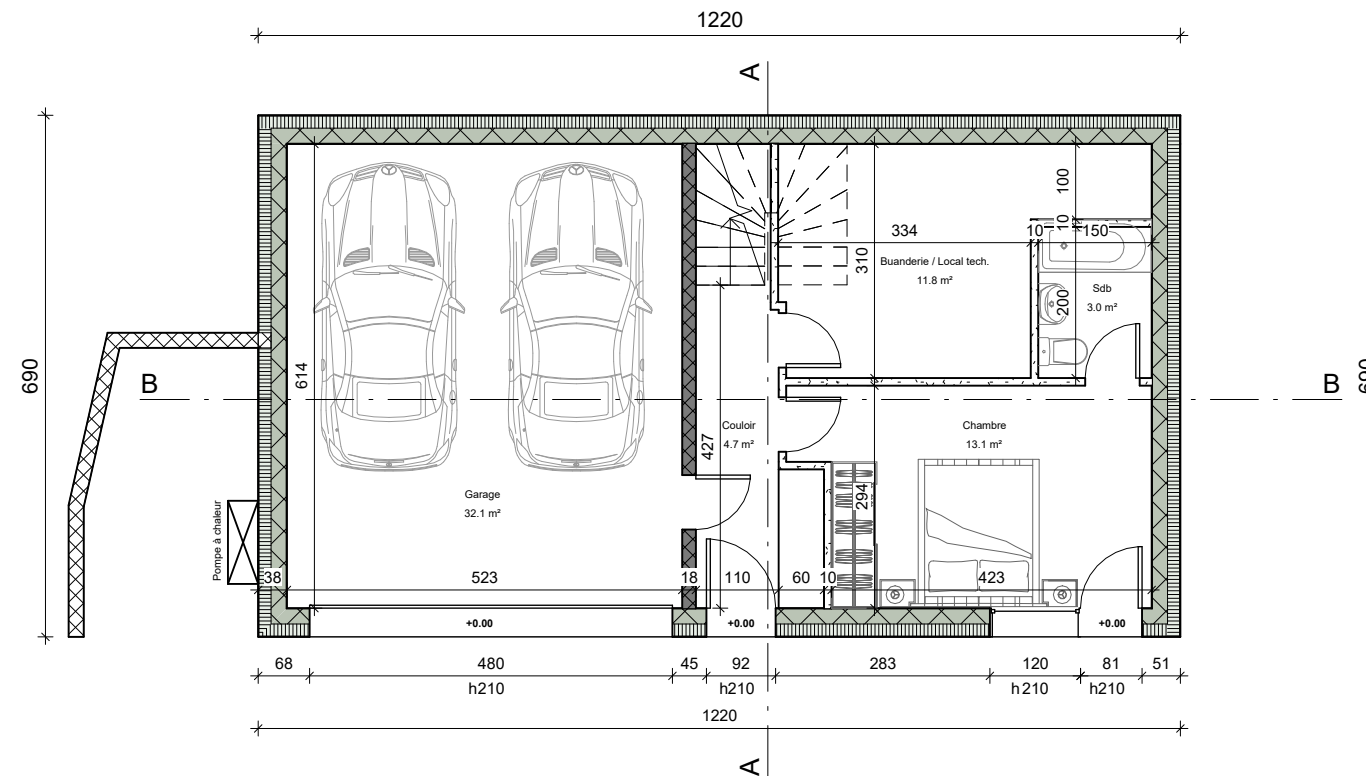
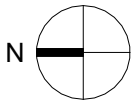
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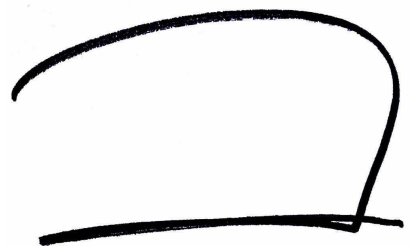
Rdj

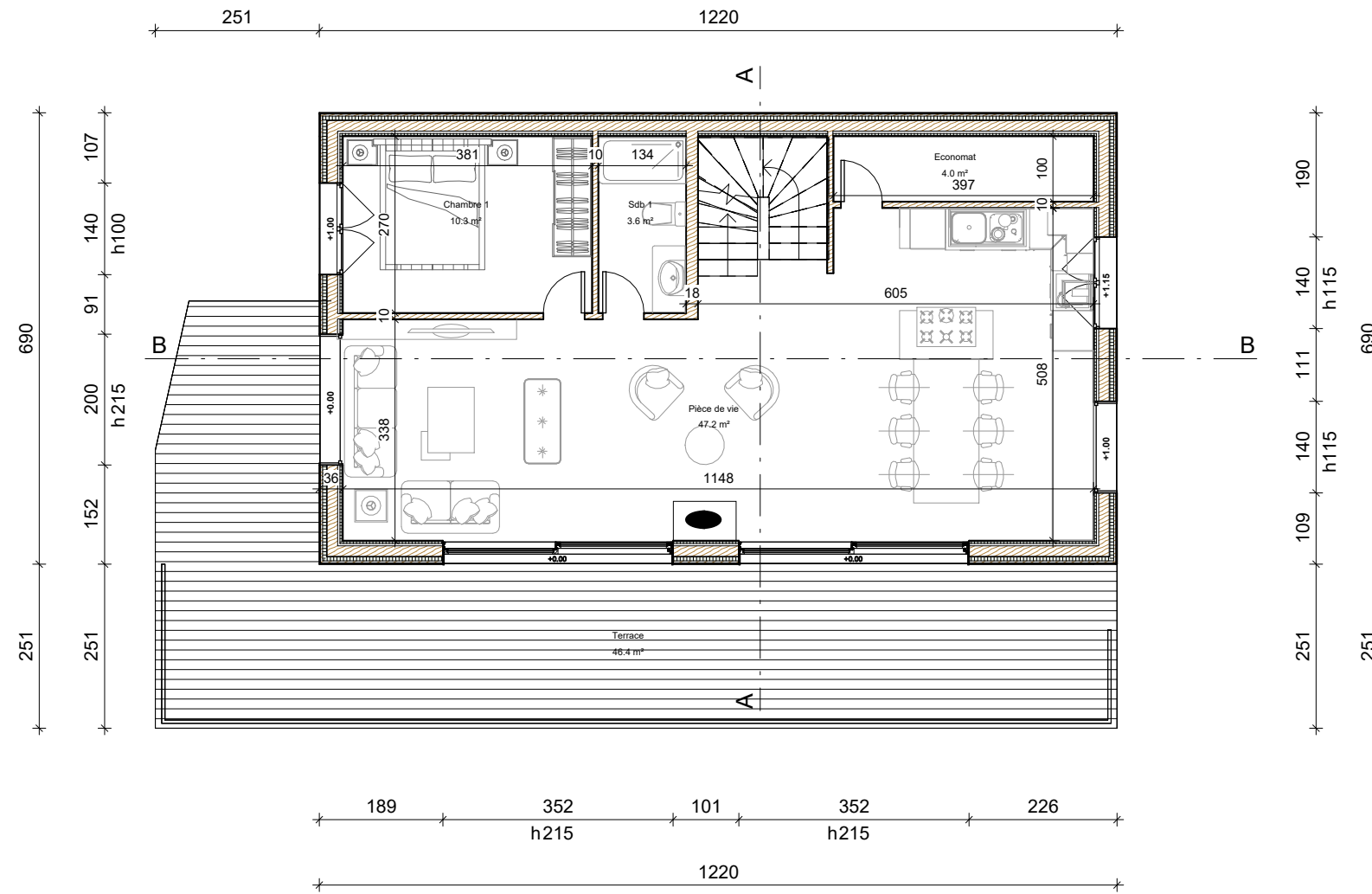
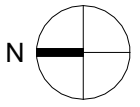
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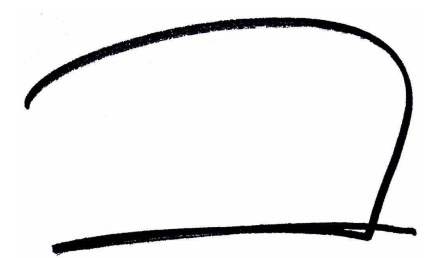
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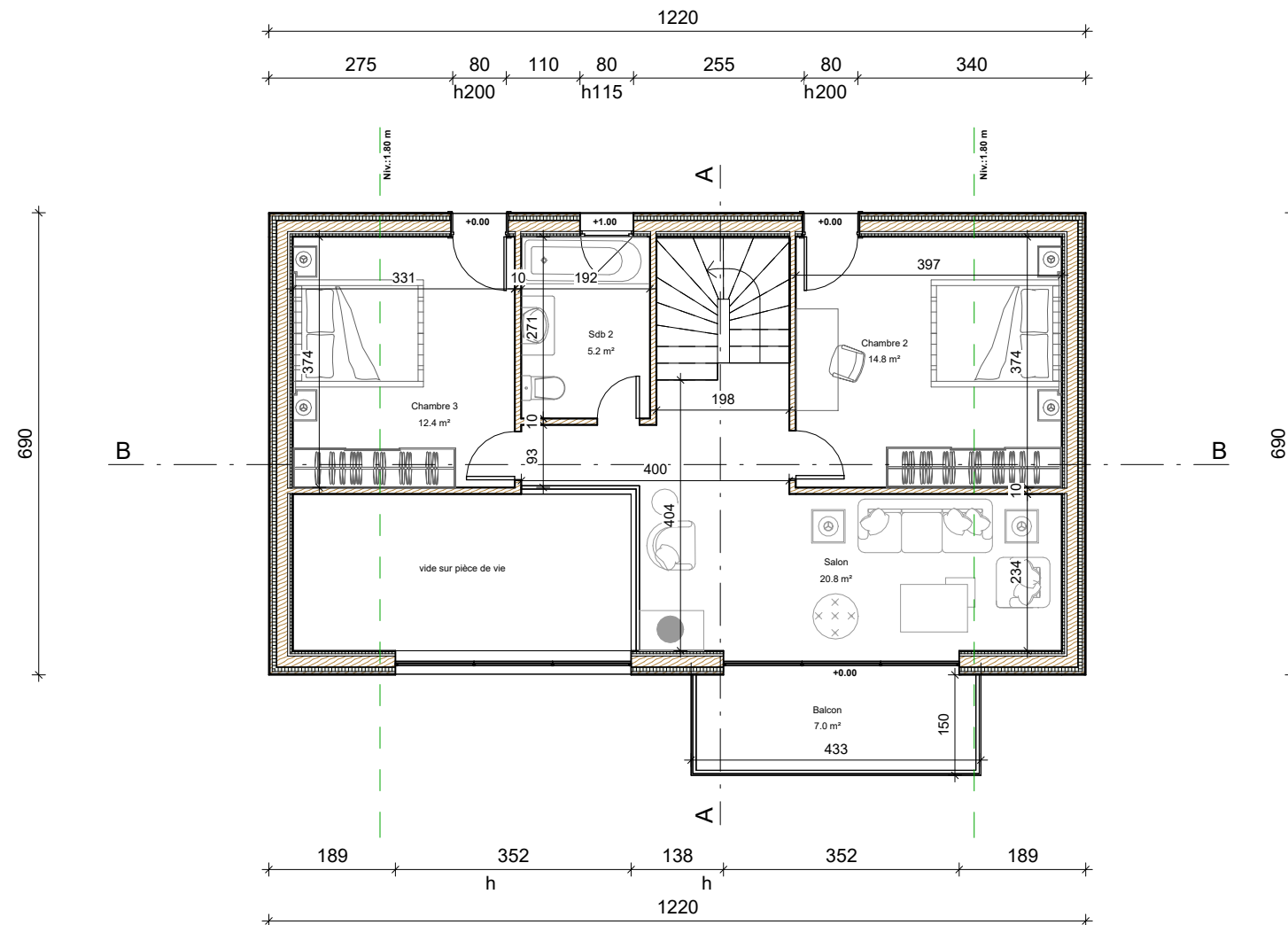
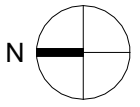
Rdc

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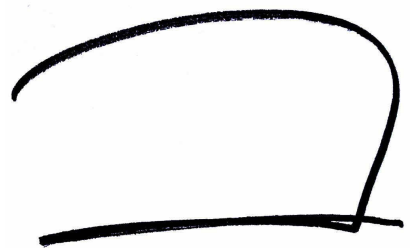
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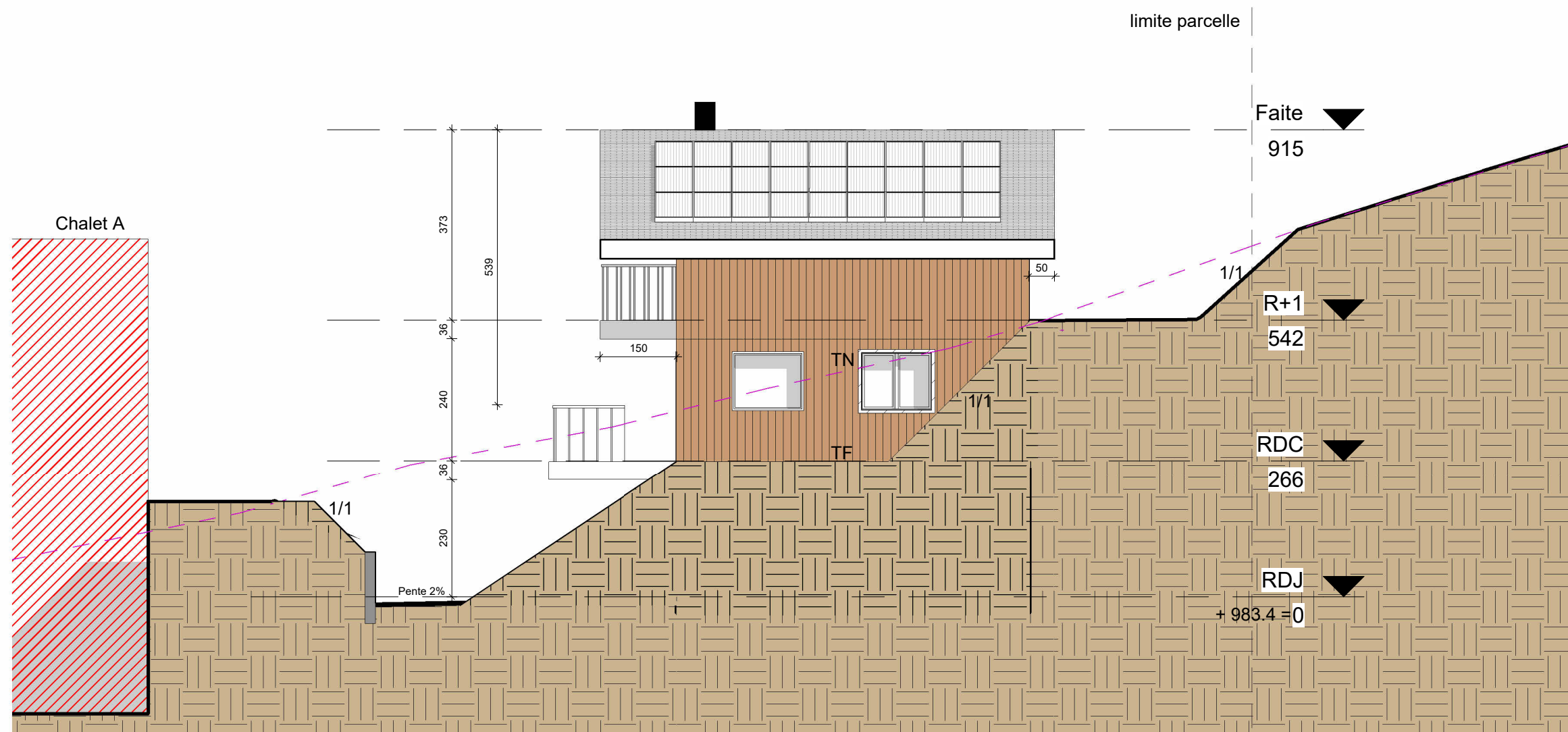
R+1

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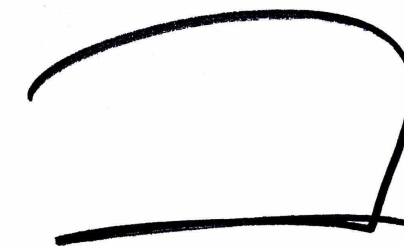
Façade Sud

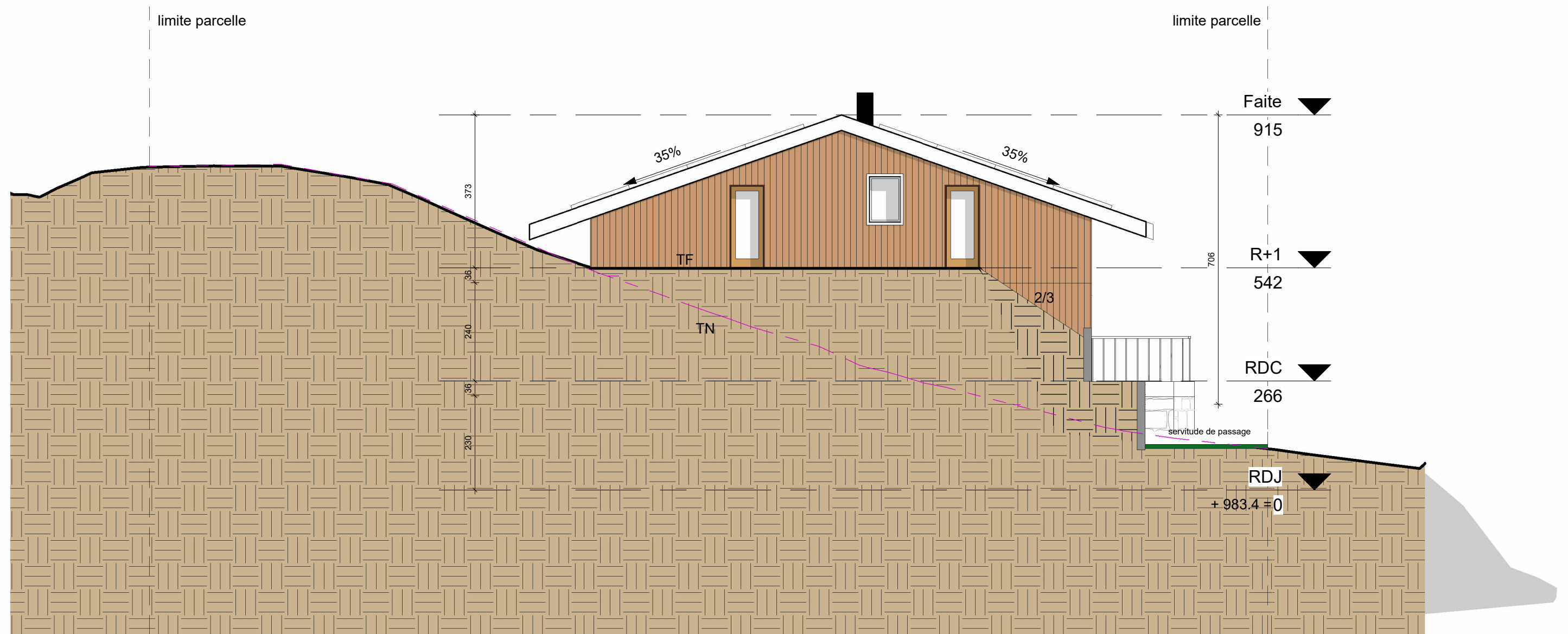
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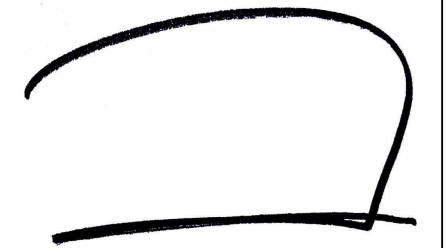
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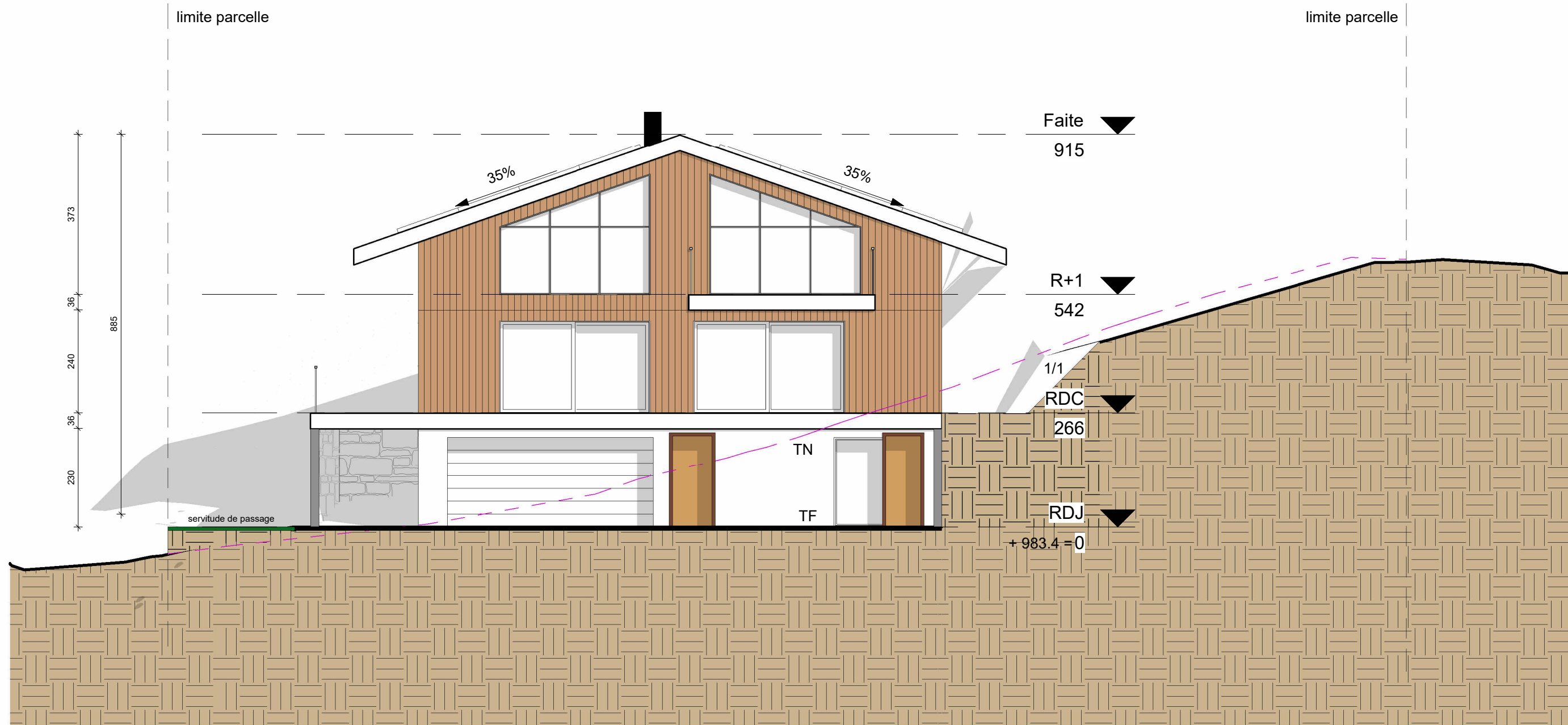
Façade Est

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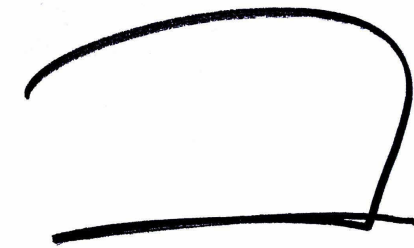
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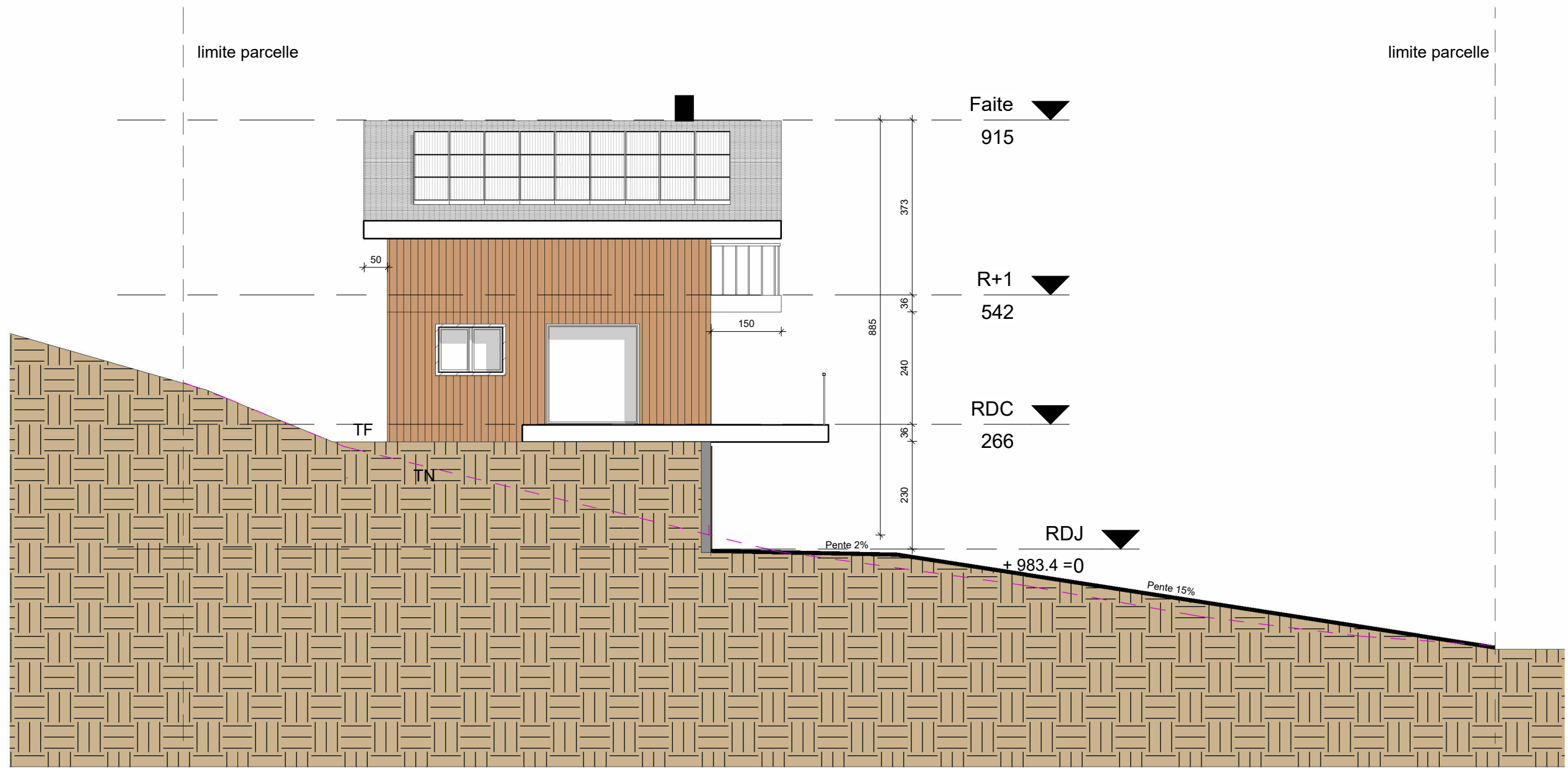
Façade Ouest

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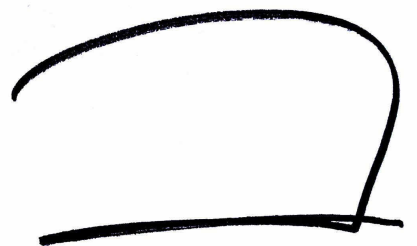
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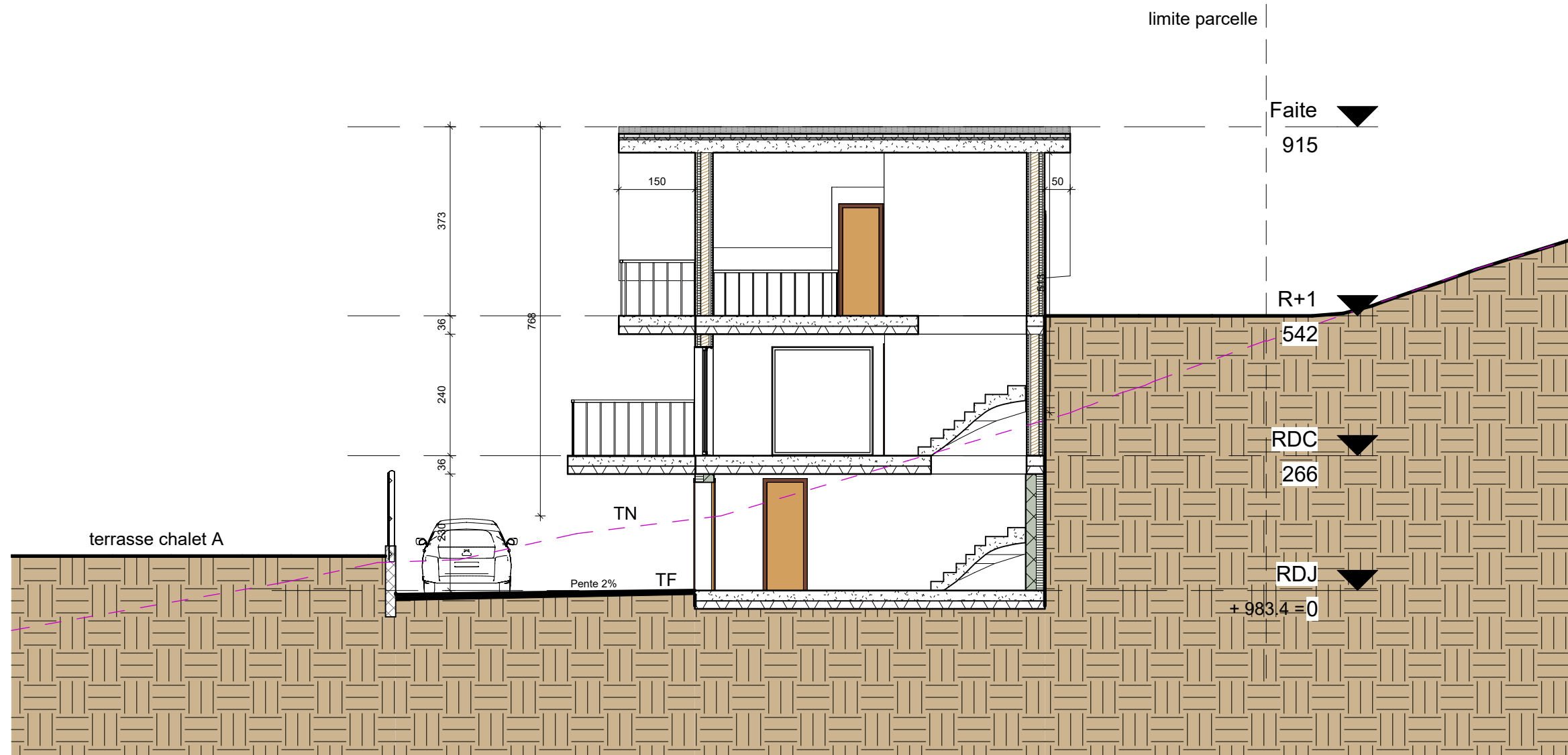
Façade Nord

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1 : 100





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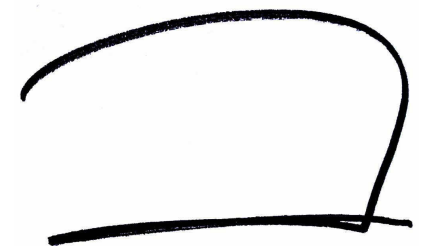
Coupe A-A

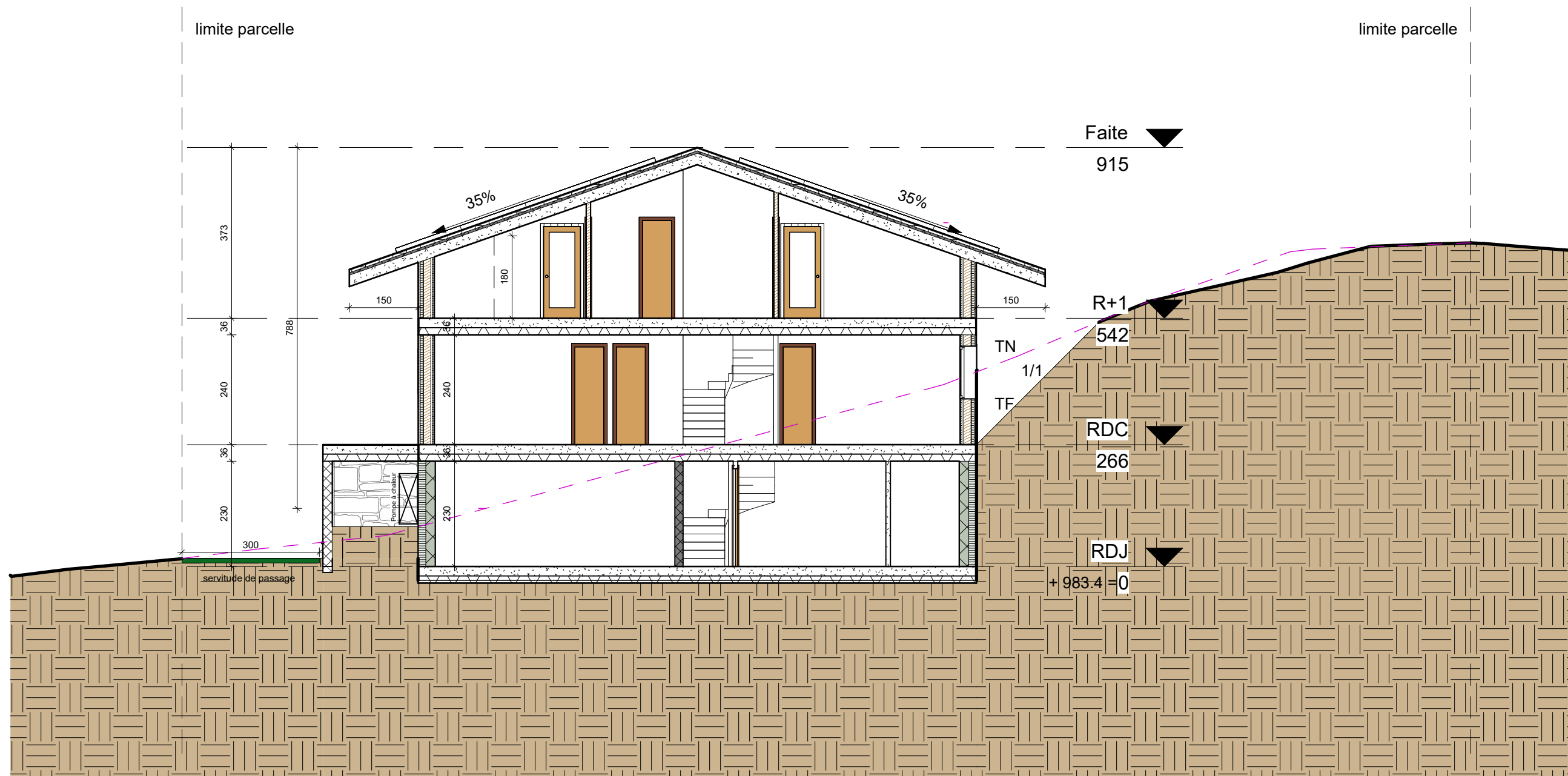
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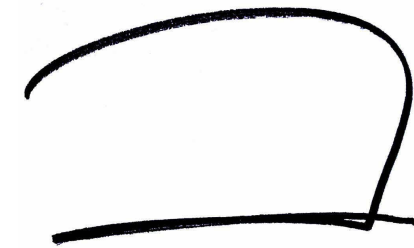
Permis de construire

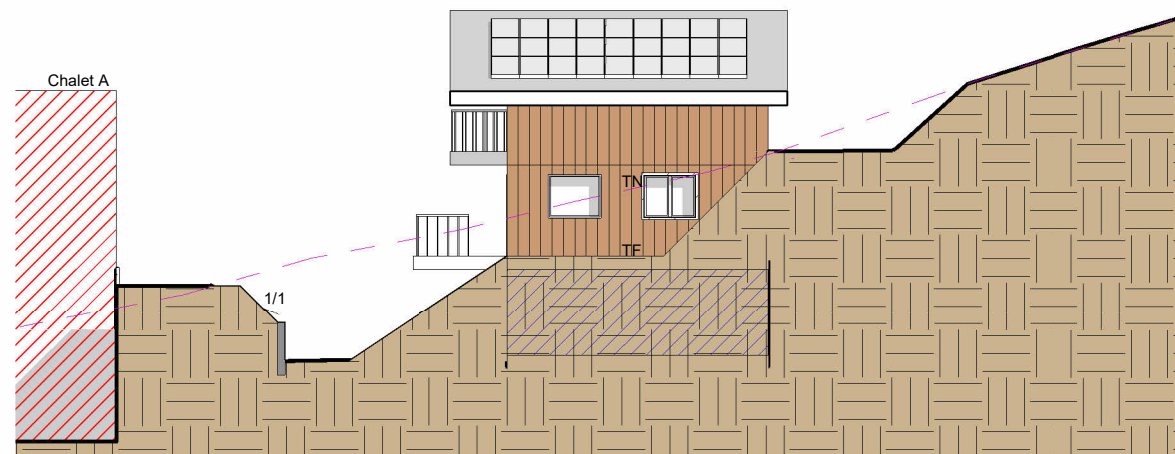
Coupe B-B

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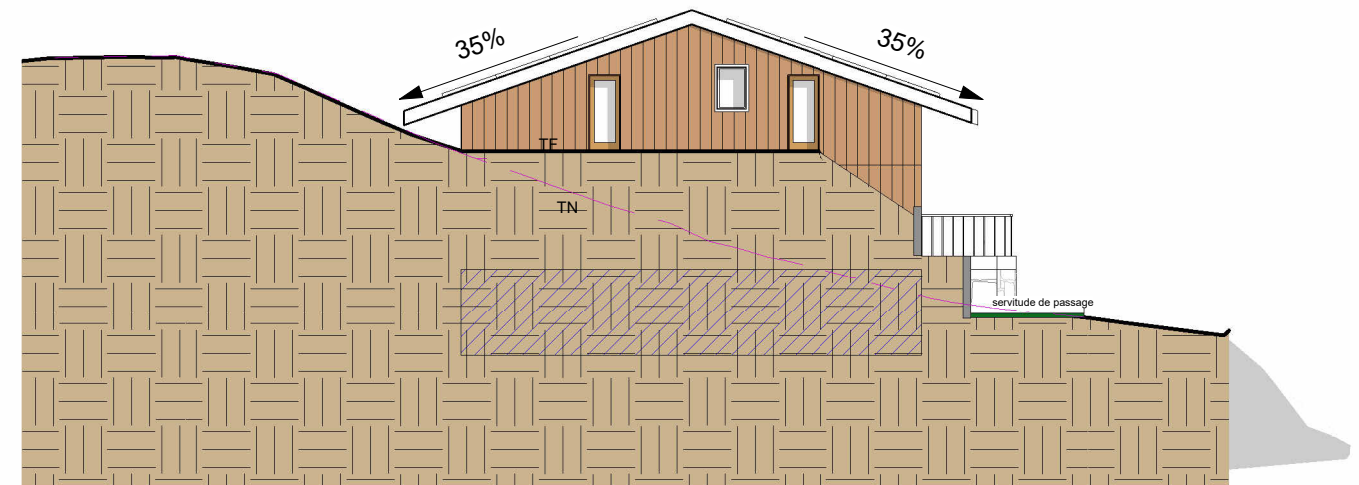
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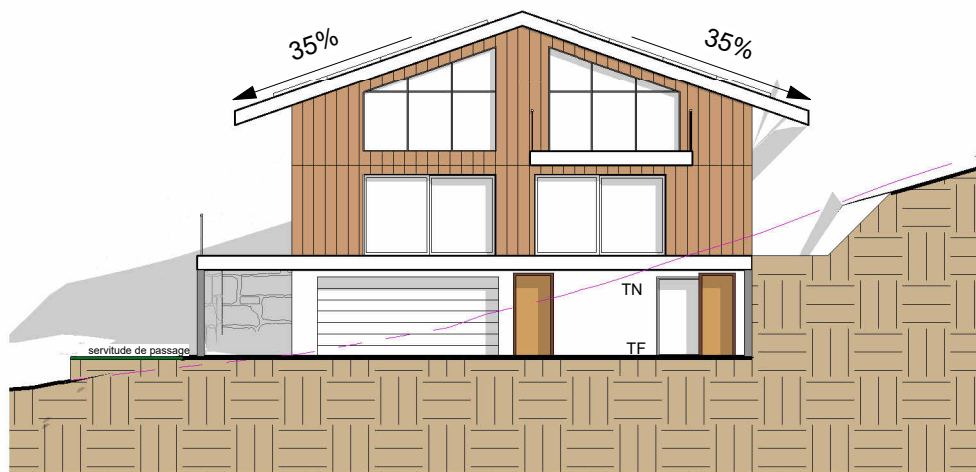




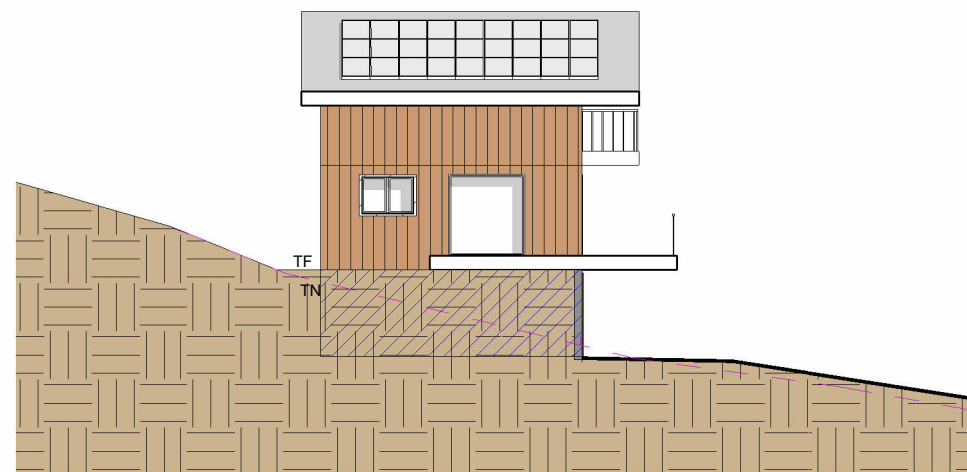
Surface facade Sud : 15.85 m²
 Surface émergée : 0.00 m²
 Surface enterrée : 15.85 m²



Surface facade Est : 28.00 m²
 Surface émergée : 0.00 m²
 Surface enterrée : 28.00 m²



Surface facade Ouest : 28.00 m²
 Surface émergée : 28.00 m²
 Surface enterrée : 0.00 m²



Surface facade Nord : 15.85 m²
 Surface émergée : 0.00 m²
 Surface enterrée : 15.85 m²

Surface totale Facades :

$15.85 \times 2 + 28.00 \times 2 = 87.7 \text{ m}^2$

Surface émergée autorisée : $2/3 \times 87.7 = 58.46 \text{ m}^2$

Surface enterrée minimale : $1/3 \times 87.7 = 29.23 \text{ m}^2$

Surface **émergée** des facades : **28.00 m²**

Surface **enterrée** des facades :

$15.85 \times 2 + 27.57 = 59.7 \text{ m}^2$

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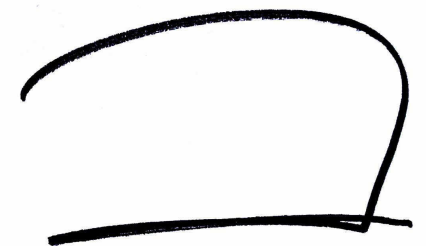
Surface enterrée

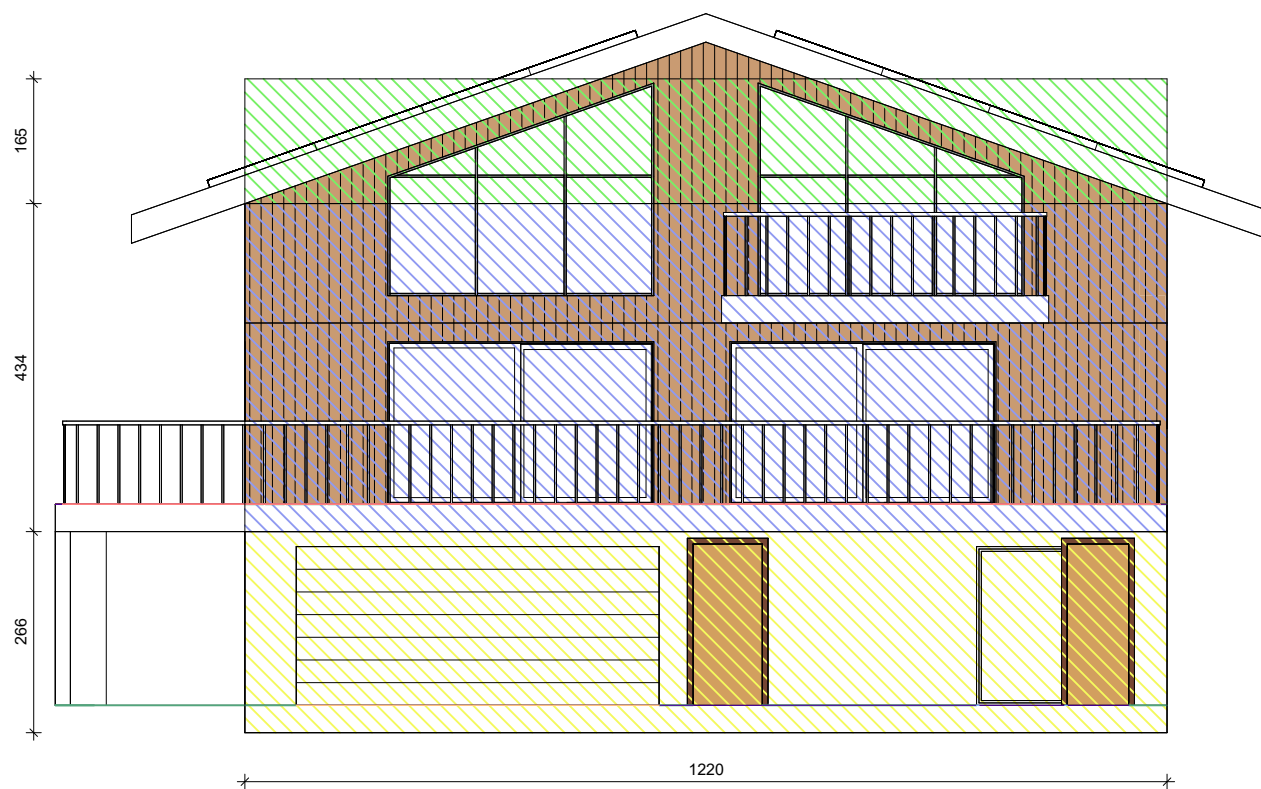
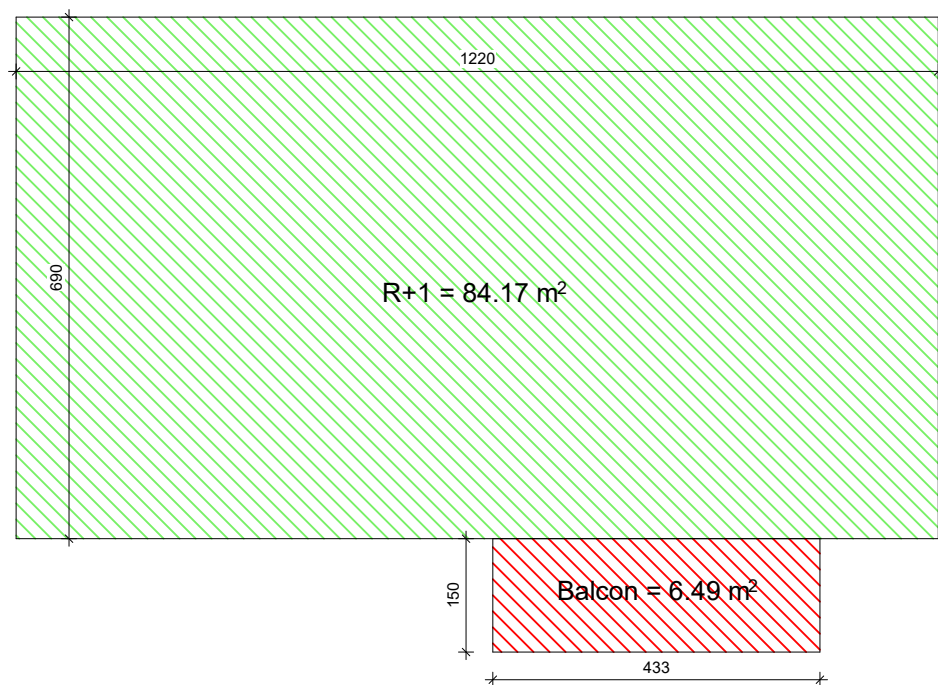
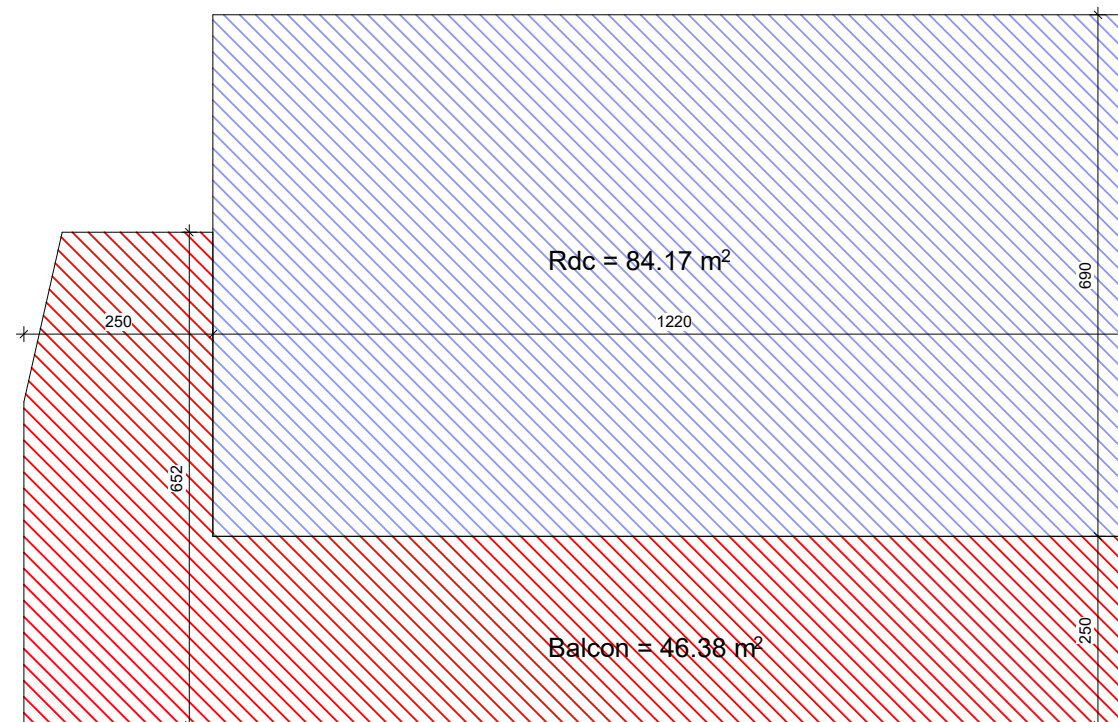
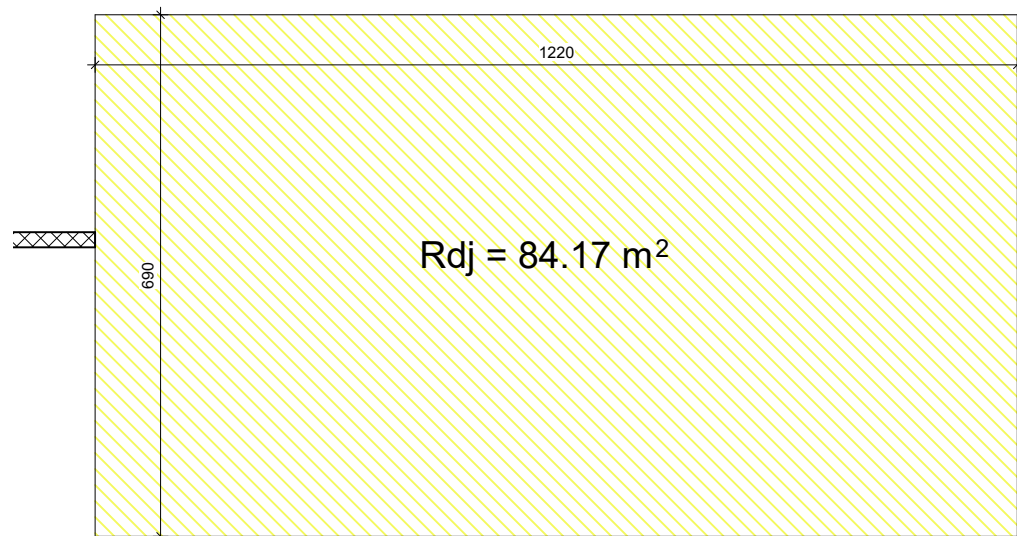
Route de Vuèbes, 1977 Icoigne

Parcelle 1307

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Volume SIA 116 :

RDJ : $84.17 \times 2.66 = 223.90 \text{ m}^3$

RDC : $84.17 \times 4.34 = 365.29 \text{ m}^3$

R+1 : $84.17 \times 1.65 = 138.88 \text{ m}^3$

Balcon : $(46.38+6.49) \times 1.36 = 71.90 \text{ m}^3$

Volume SIA 116 : 799.97 m³

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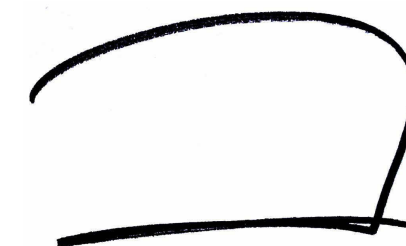
Volume SIA 116

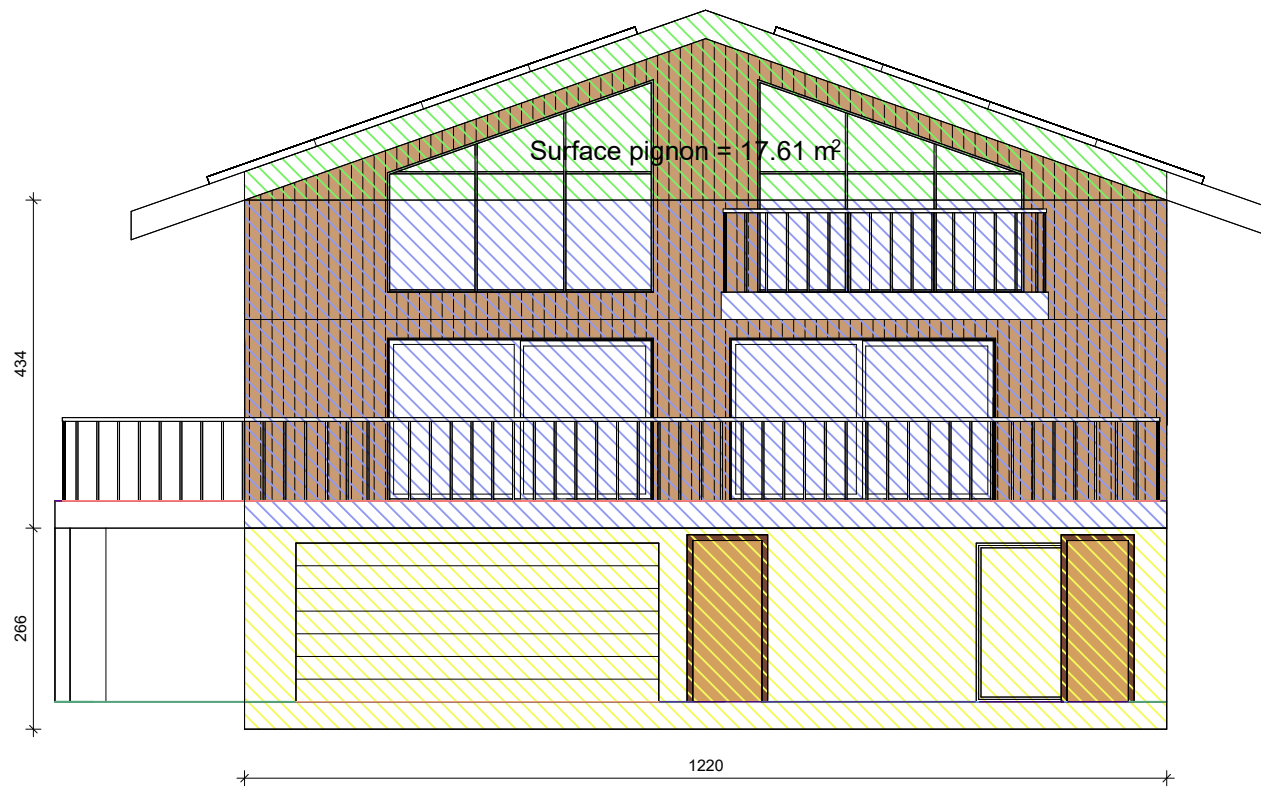
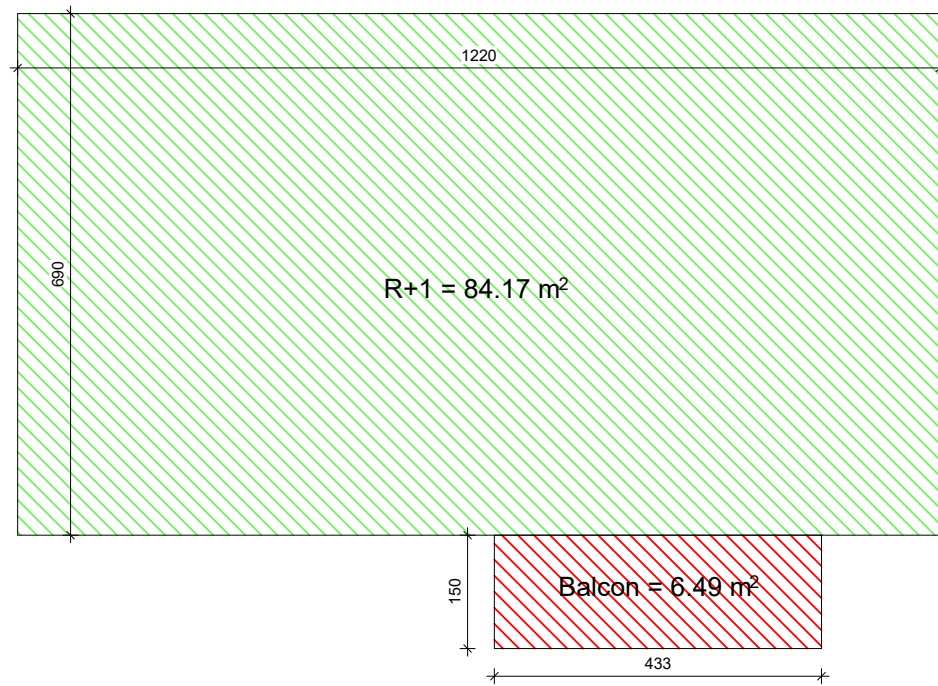
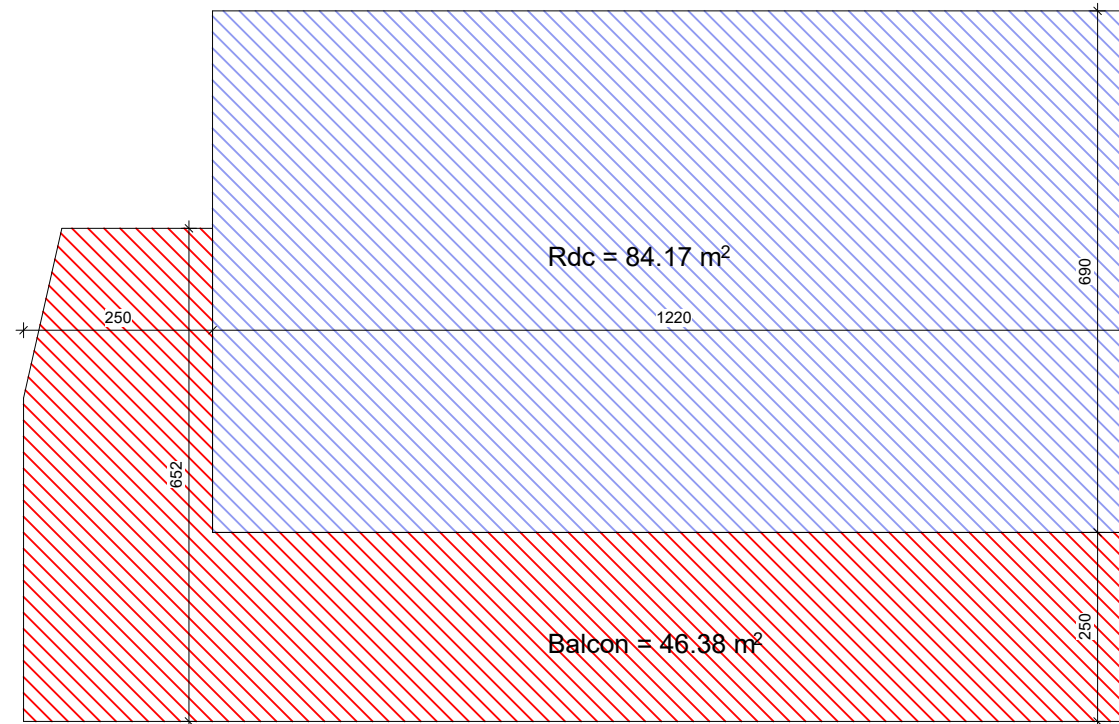
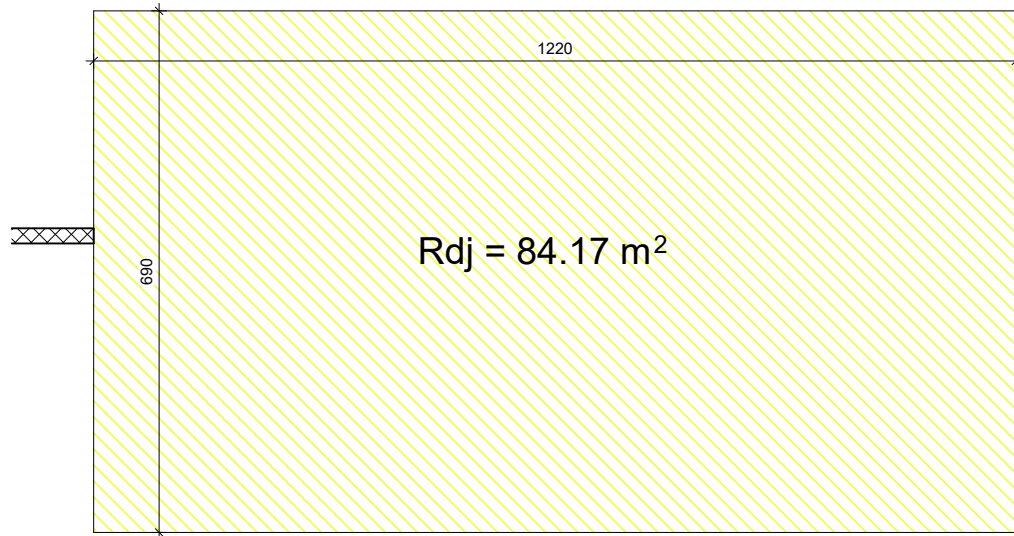
Route de Vuèbes, 1977 Icoigne

Parcelle 1307

1 : 100

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Volume SIA 416 :

RDJ : 84.17 x 2.66 = 223.90 m³

RDC : 84.17 x 4.34 = 365.29 m³

R+1 : 17.61 x 6.9 = 121.50 m³

Balcon : (46.38+6.49) x 0.36 = 19.03 m³

Volume SIA 416 : 729.72 m³

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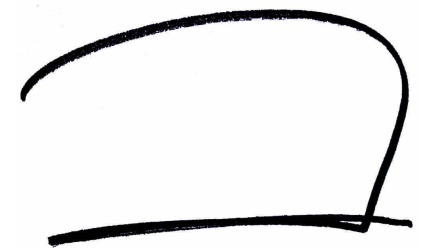
Volume SIA 416

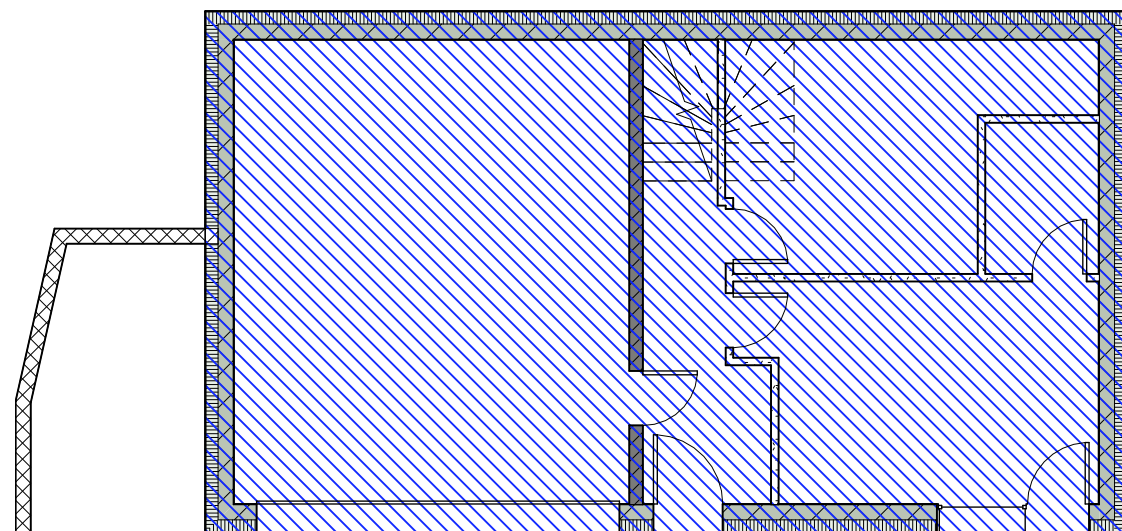
Route de Vuèbes, 1977 Icoigne

Parcelle 1307

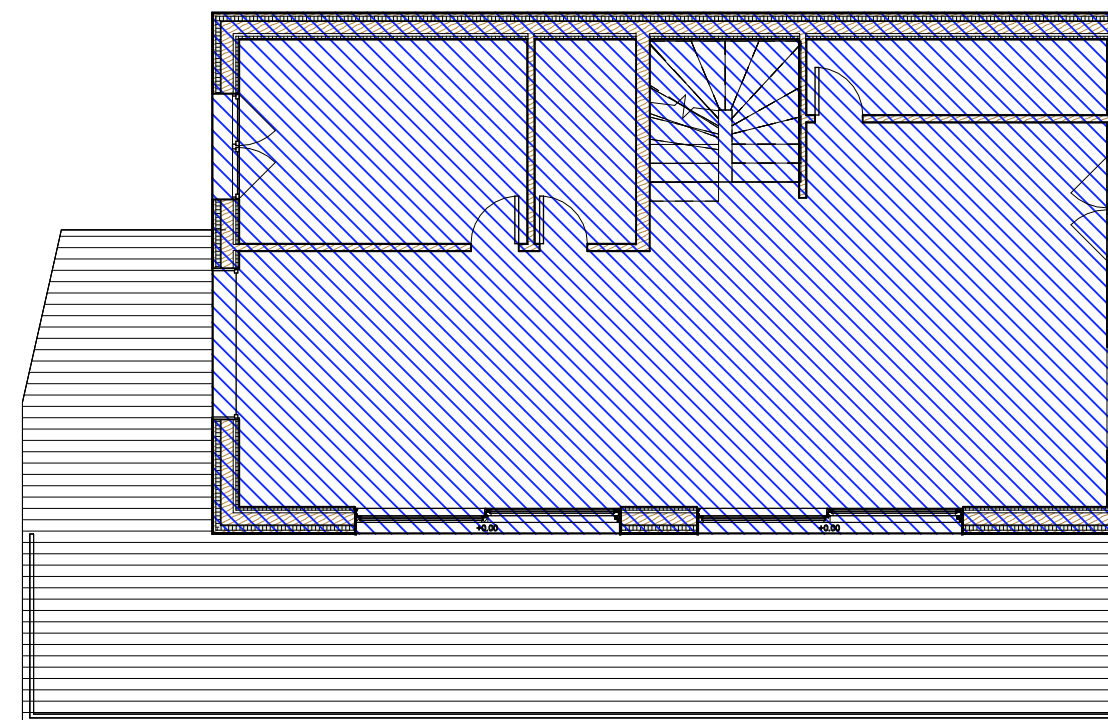
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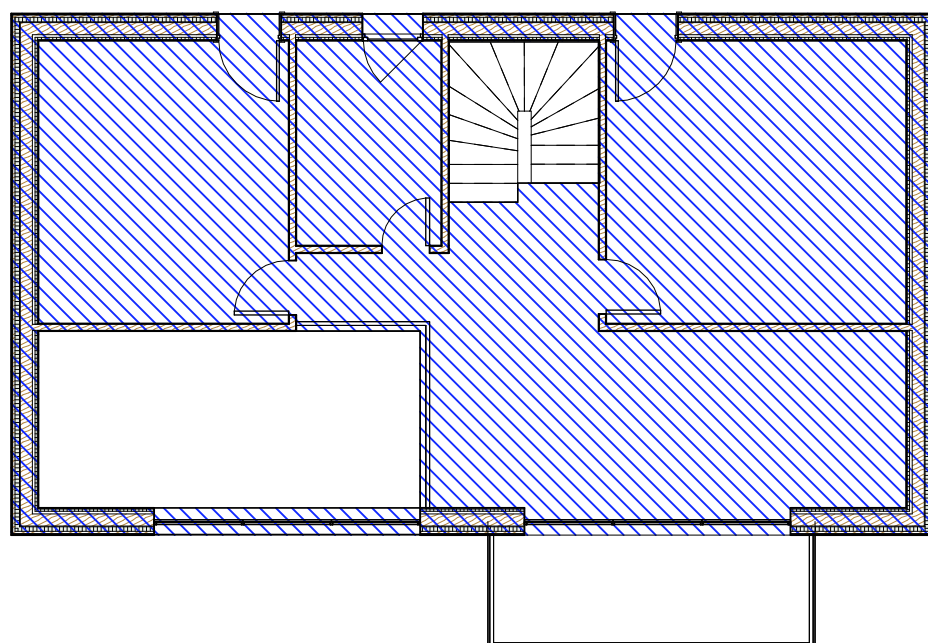




Rdj surface SP = 84.17 m²



Rdc surface SP = 84.17 m²



R+1 surface SP = 68.40 m²

Surface Plancher :

Surface Plancher : $84.17 \times 2 + 68.40 = 236.74 \text{ m}^2$

Surface Terrain determinante : **515 m²**

Indice IBUS de la parcelle : **0.5**

Indice IBUS du projet : $236.74 / 515 = 0.46$

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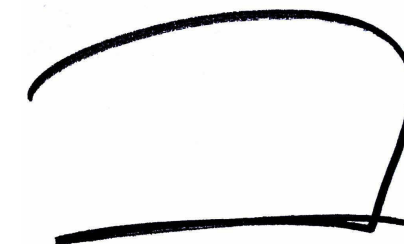
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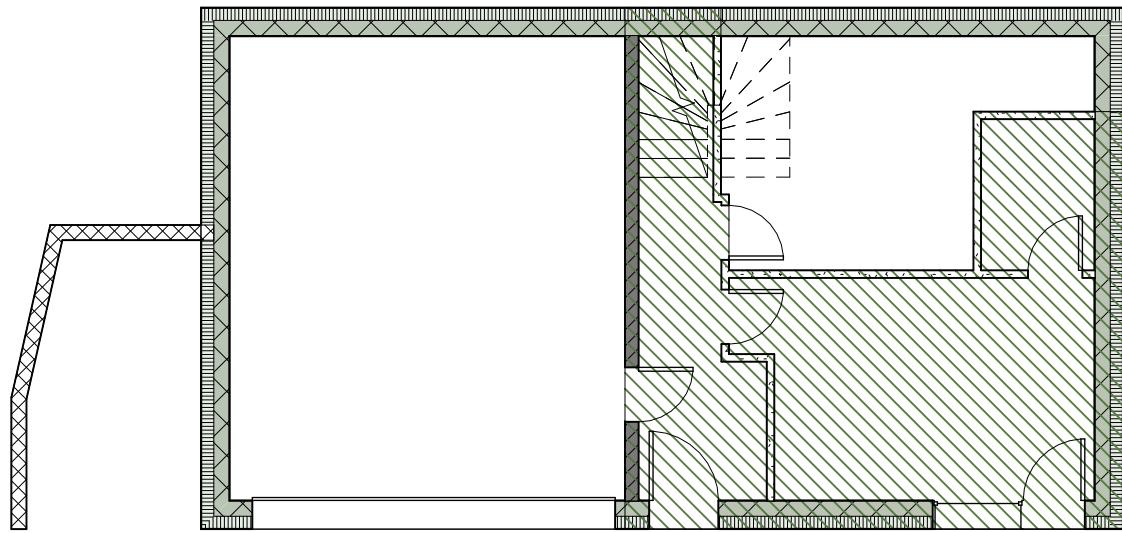
Surface SP

Route de Vuèbes, 1977 Icoigne

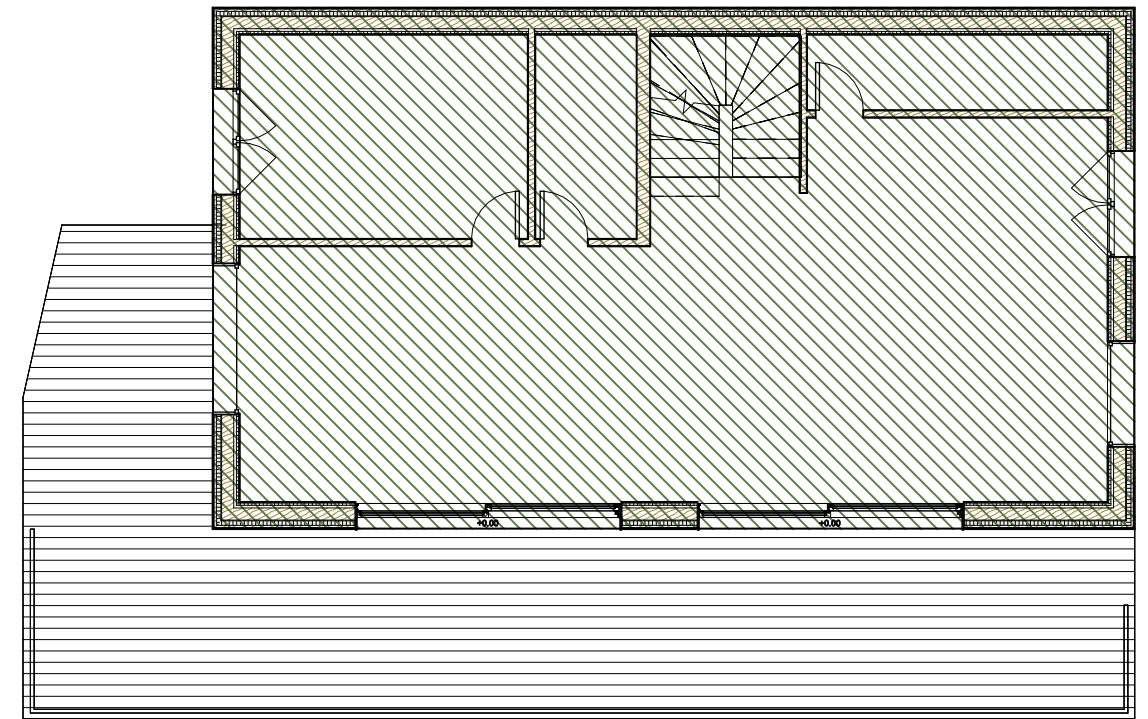
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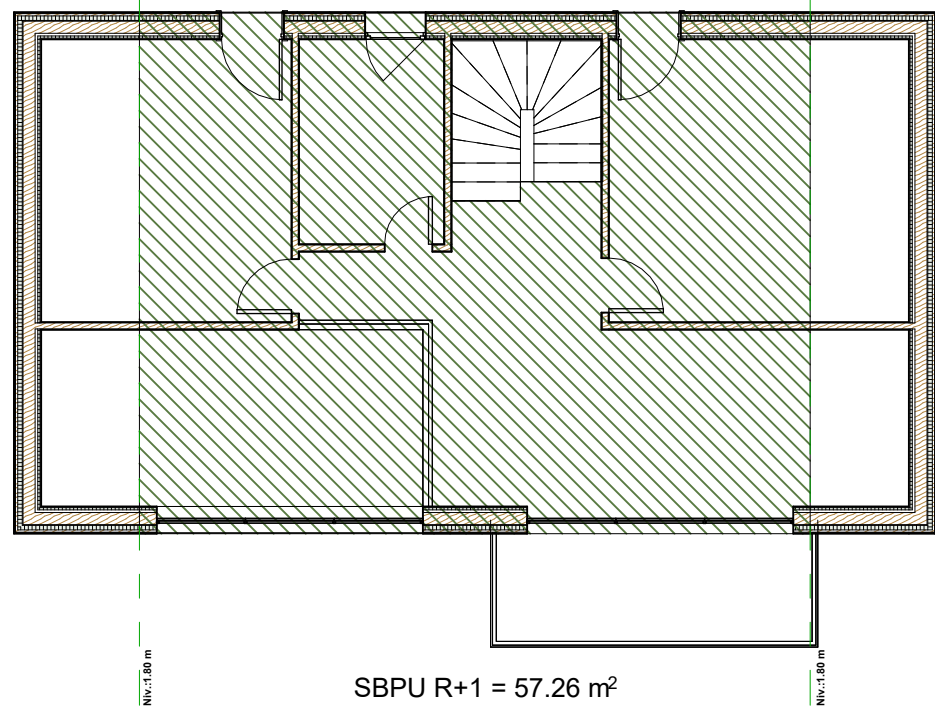




SBPU Rdj = 31.23 m²



SBPU Rdc = 84.17 m²



SBPU R+1 = 57.26 m²

Surface SBPU :
 $31.23 + 84.17 + 57.26 = 172.66 \text{ m}^2$

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 Route du Golf 44,
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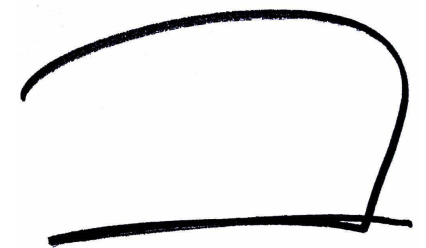
Surface SBPU

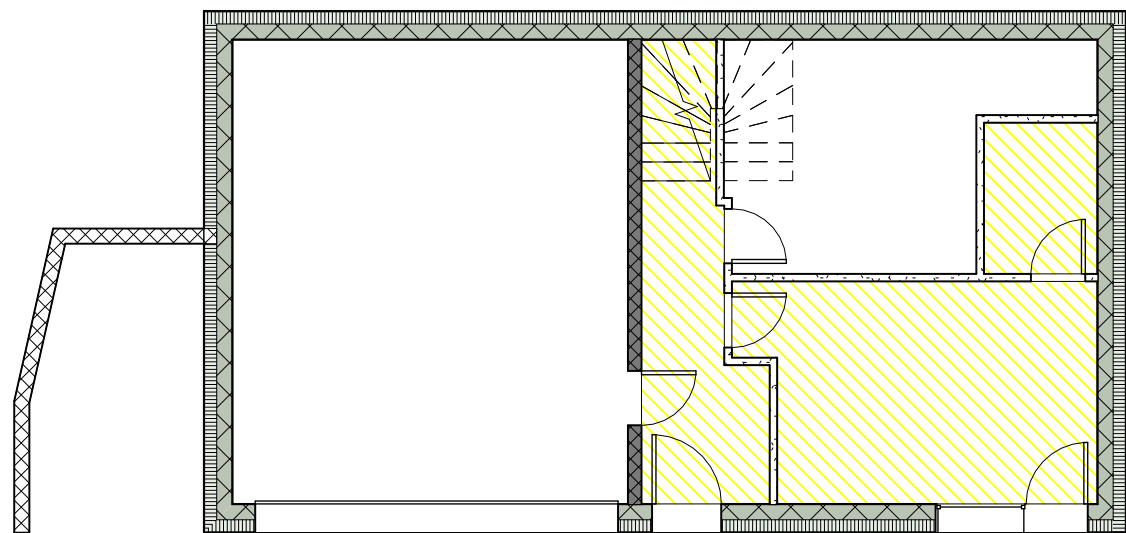
Route de Vuèbes, 1977 Icoigne

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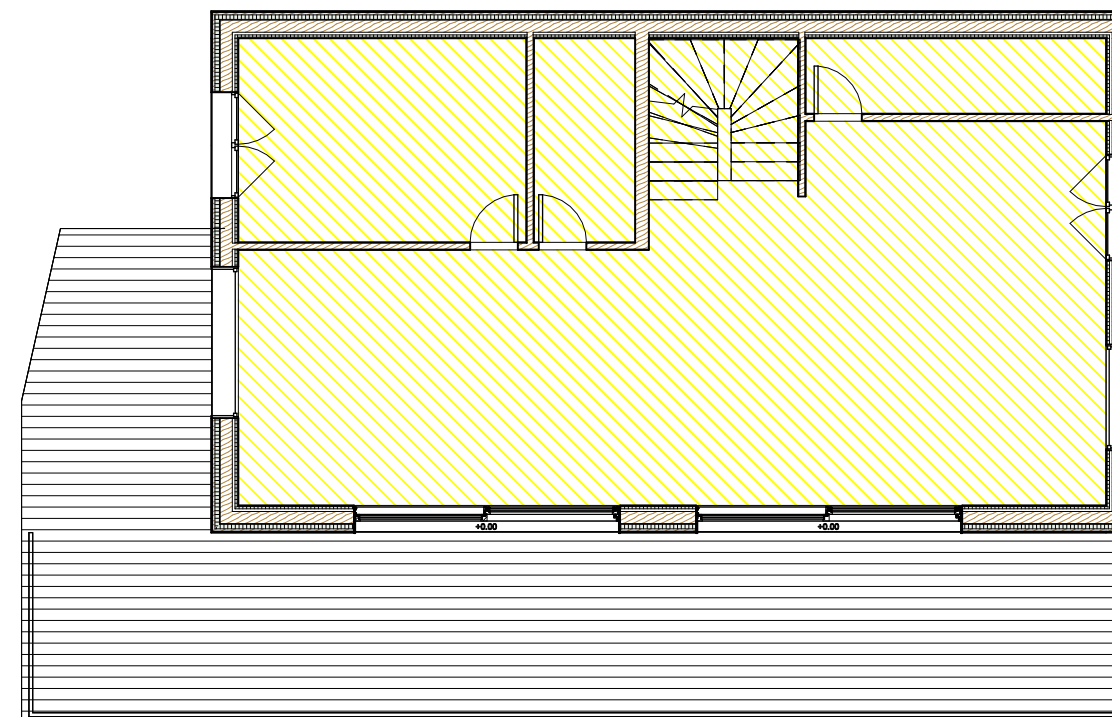
1 : 100

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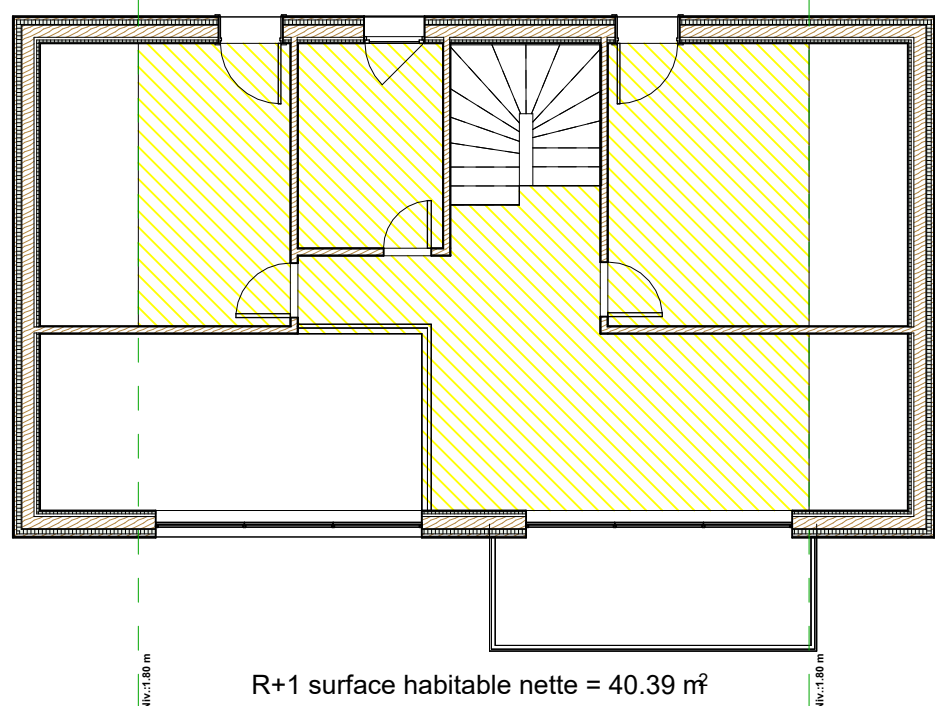




Rdj surface habitable nette = 23.66 m²



Rdc surface habitable nette = 69.03 m²



R+1 surface habitable nette = 40.39 m²

Surface habitable nette :
 $23.66 + 69.03 + 40.39 = 133.08 \text{ m}^2$

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 Route du Golf 44,
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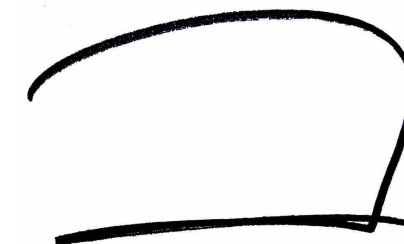
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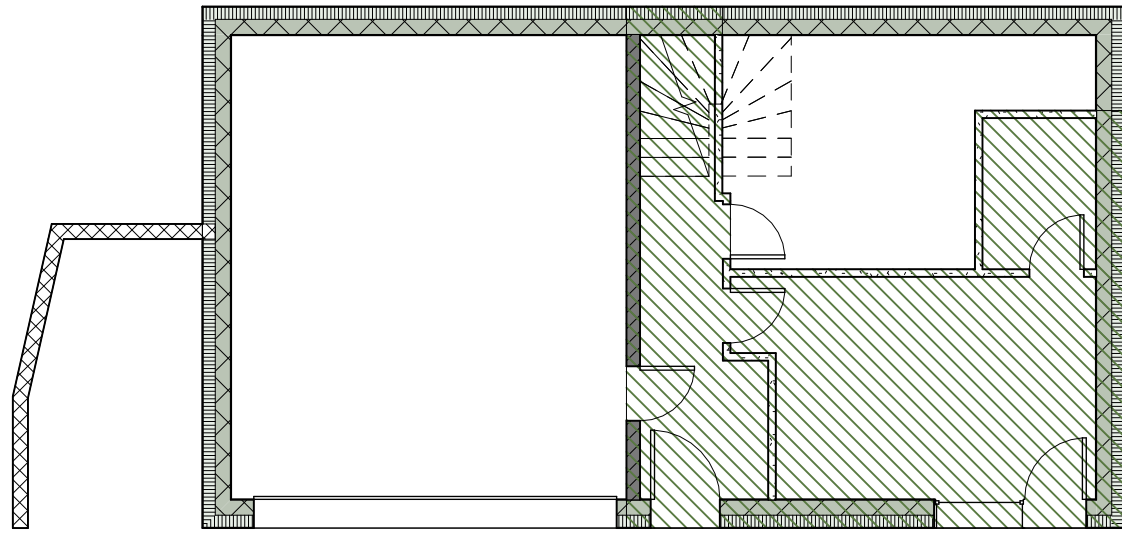
Surface habitable nette

Route de Vuèbes, 1977 Icoigne

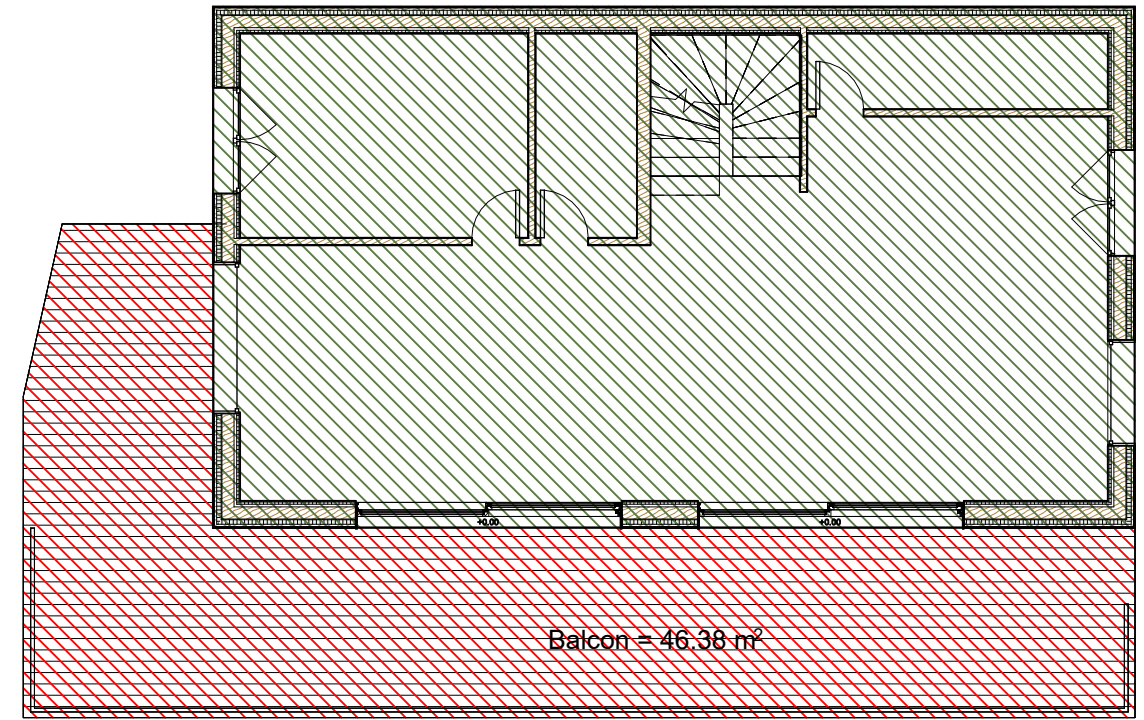
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1 : 100



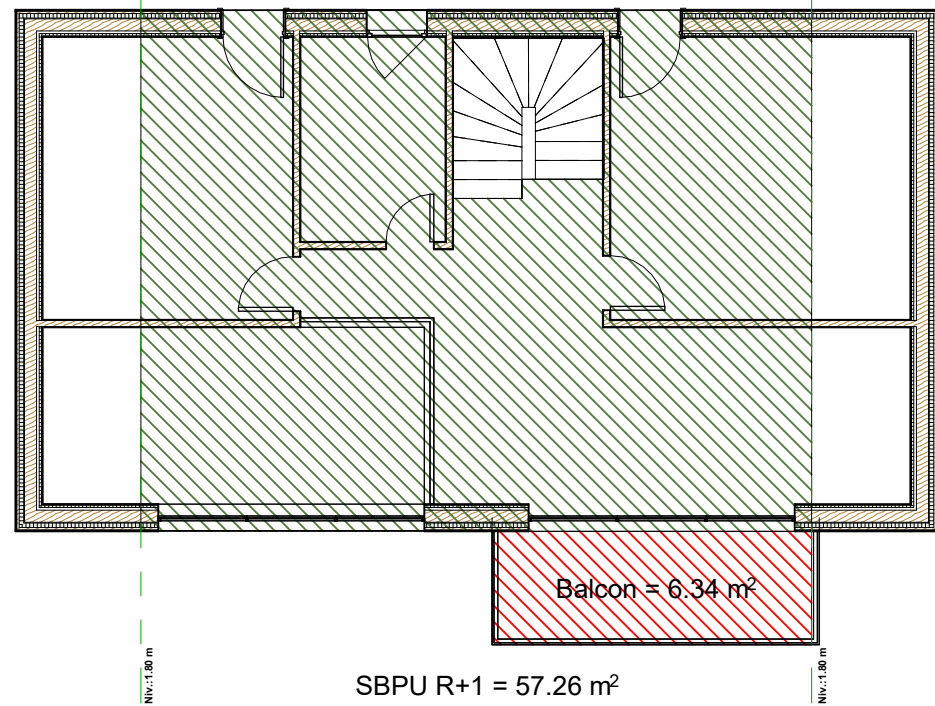


SBPU Rdj = 31.23 m²



Balcon = 46.38 m²

SBPU Rdc = 84.17 m²



Balcon = 6.34 m²

SBPU R+1 = 57.26 m²

Surface de vente :

$$31.23 + 84.17 + 57.26 + ((46.38 + 6.34) \times 0.5) = 199.02 \text{ m}^2$$

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Surface de vente

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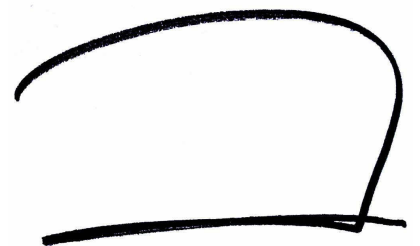


Tableau des volumes et surfaces

Volumes SIA 116	799.97 m²
Volumes SIA 416	729.72 m³
Surface plancher	236.74 m²
SBPU	172.66 m²
Surface habitable nette	133.08 m²
Surface de vente	199.02 m²
IBUS	0.46

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Tableau des volumes et
surfaces

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