

Légende

- Limites parcelle
- Emprise Chalet
- Emprise garages
- Pelouse
- Bitumes

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Le Frêne			VISA Architecte
31 mai 2024	Esquisse	Plan d'implantation	
Chemin du Frêne	Parcelle 1823	1 : 500	

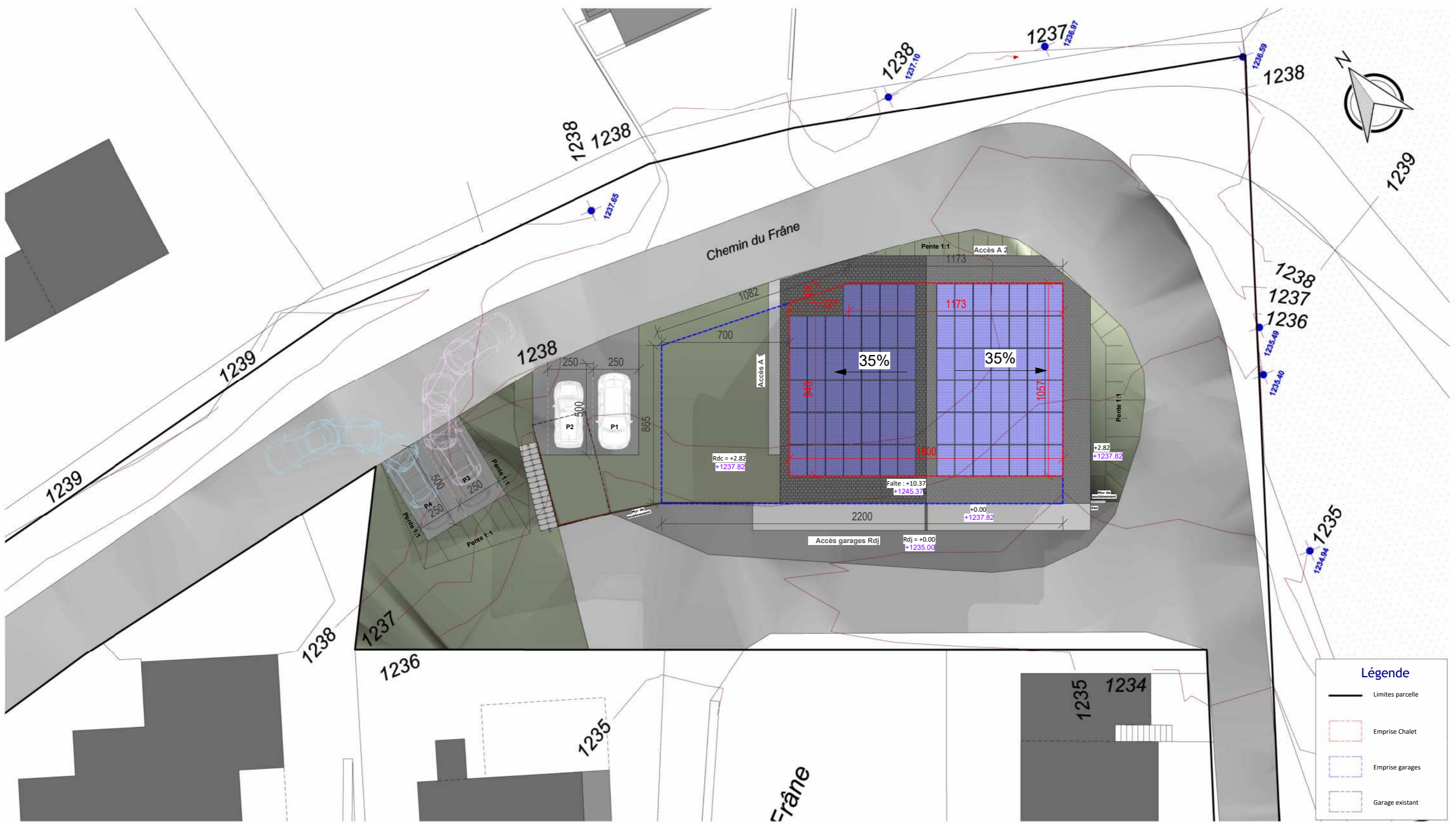




Légende	
	Limites parcelle
	Servitude de passage
	Zone non constructible
	Zone non constructible

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Chemin du Frêne	Parcelle 1823	1 : 500	



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Le Frêne

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Dossier PC

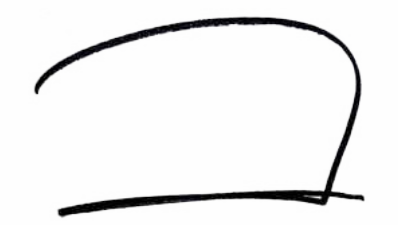
Plan d'aménagement

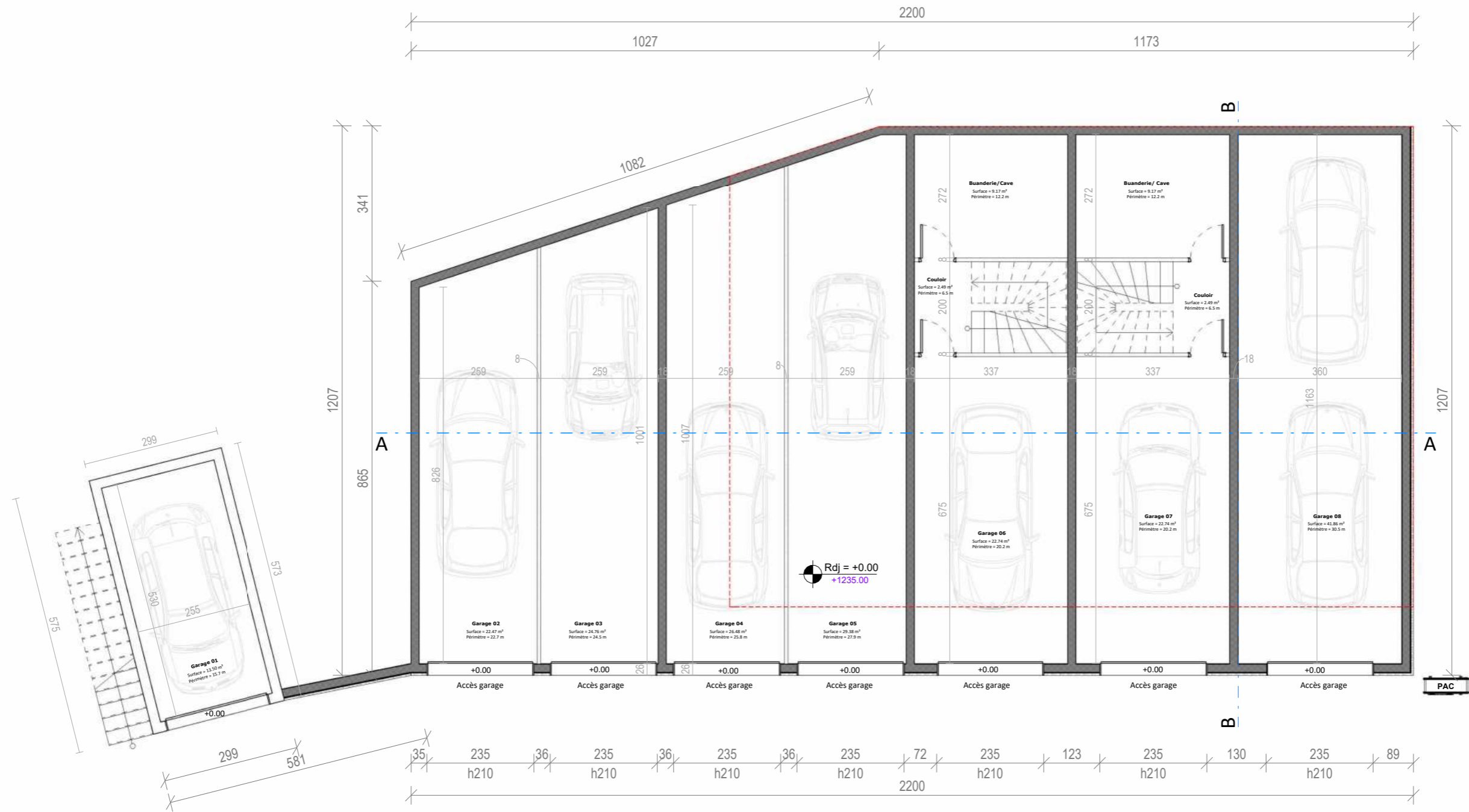
Chemin du Frêne

Parcelle 1823

1 : 200

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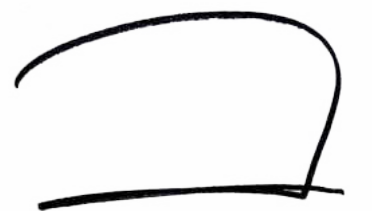
Plan du Rdj

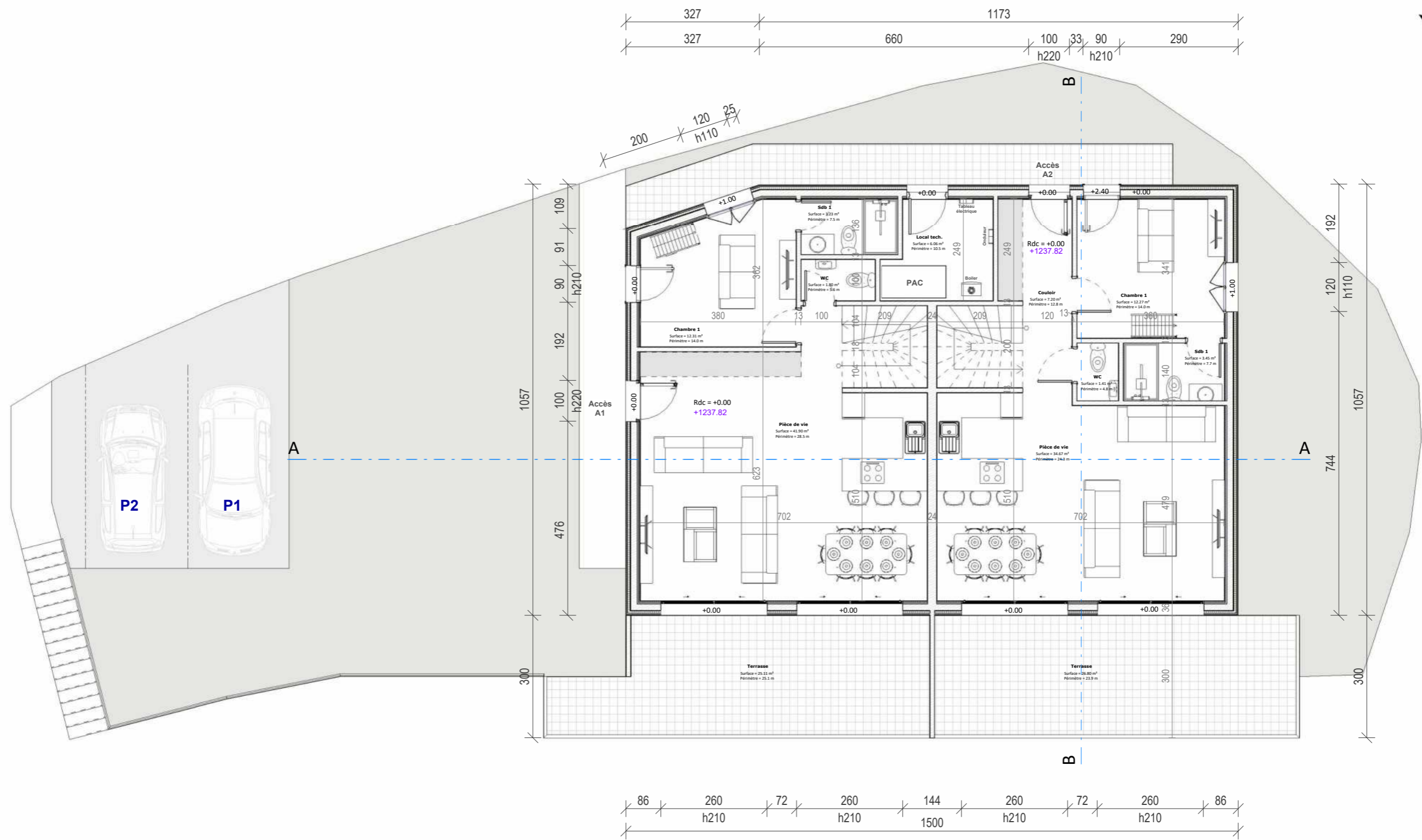
Chemin du Frêne

Parcelle 1823

1 : 100

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Plan du Rdc

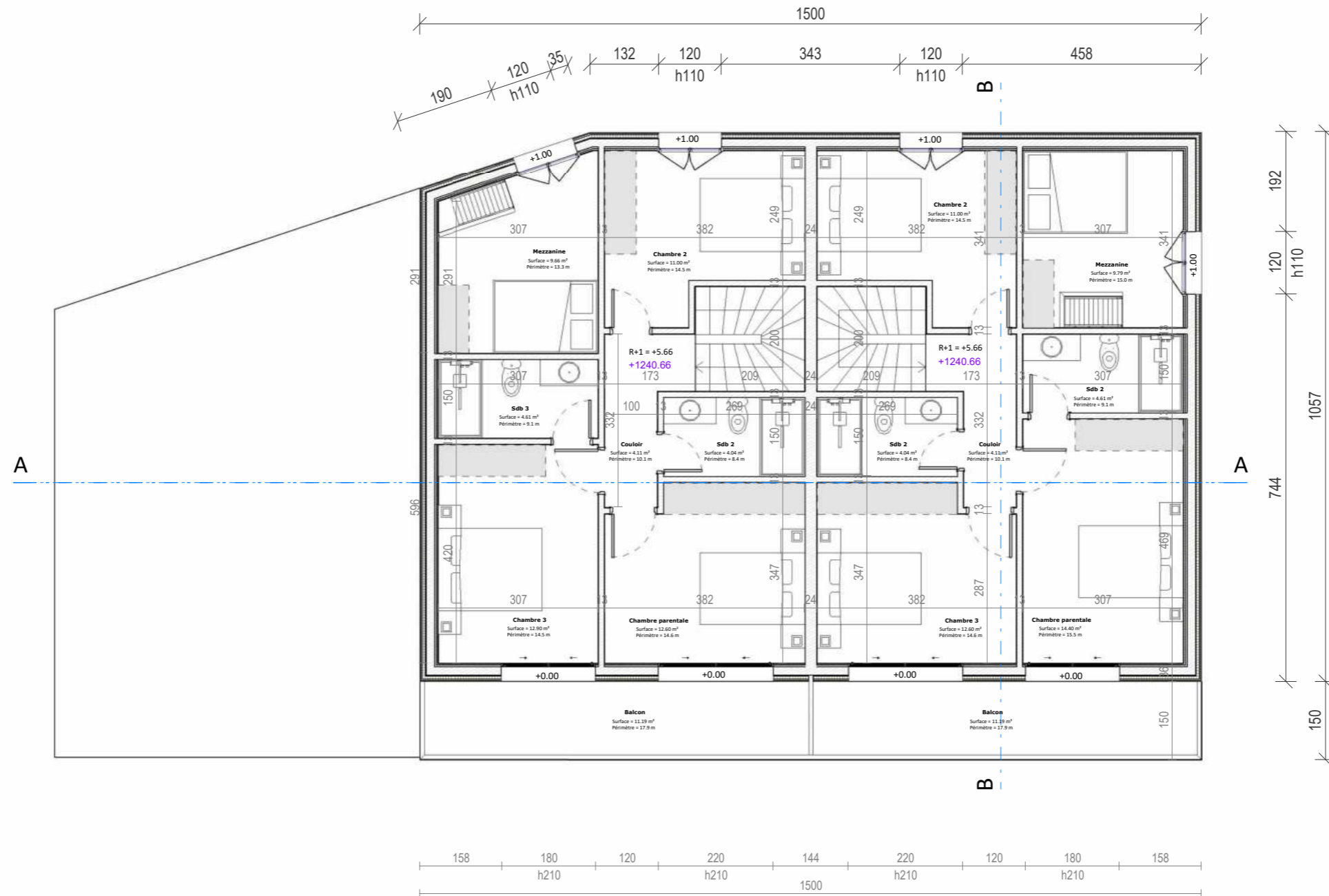
Chemin du Frêne

Parcelle 1823

1 : 100

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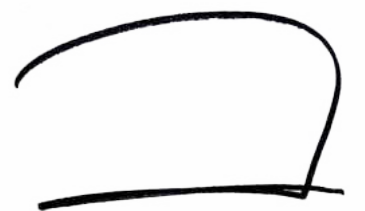
Plan du R+1

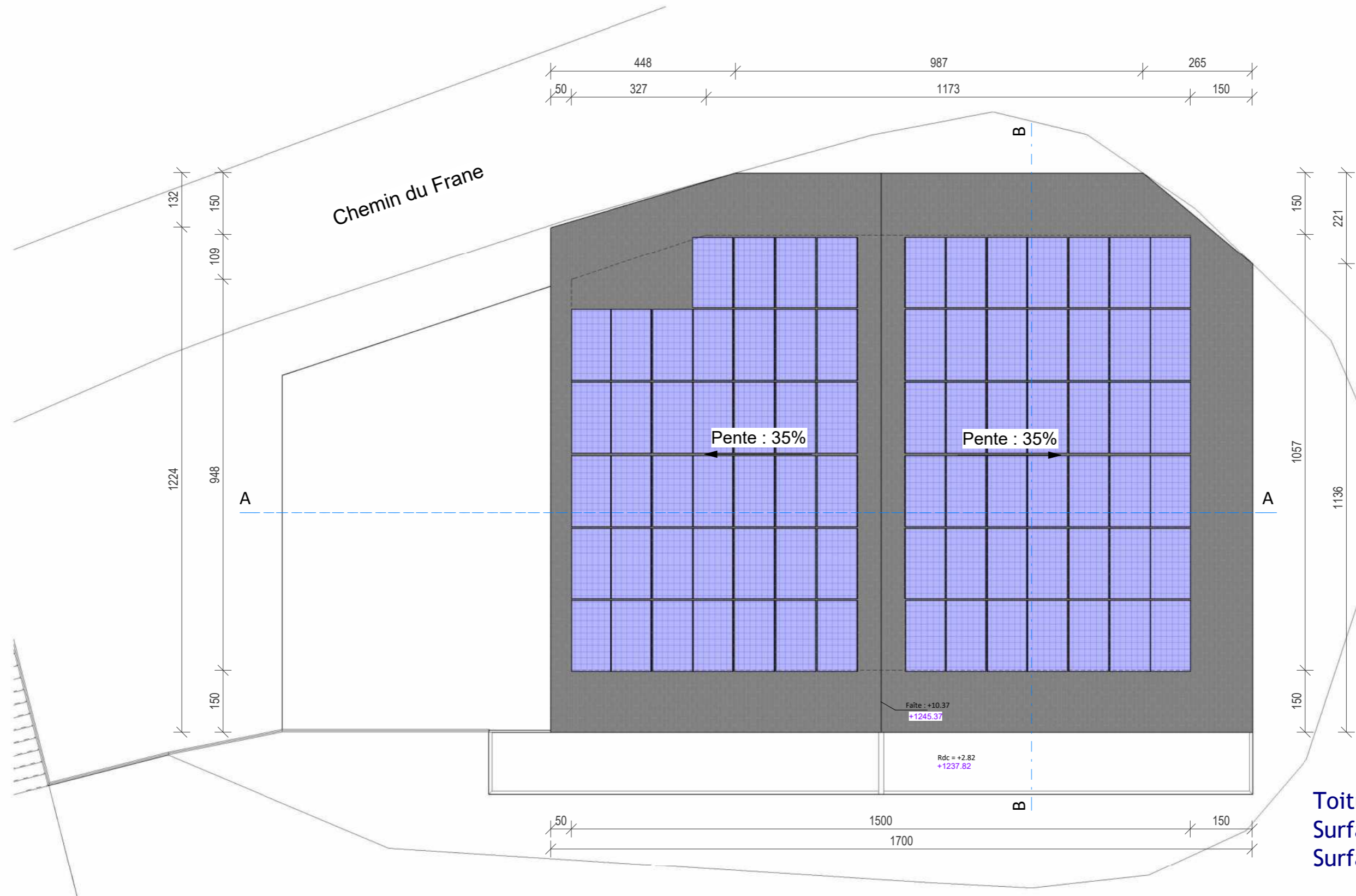
Chemin du Frêne

Parcelle 1823

1 : 100

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Toiture
Surface tuiles : 238 m²
Surface PV : 149.0 m²

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Plan de Toiture

Chemin du Frêne

Parcelle 1823

1 : 100





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	Chemin du Frêne	Parcelle 1823	1 : 100	



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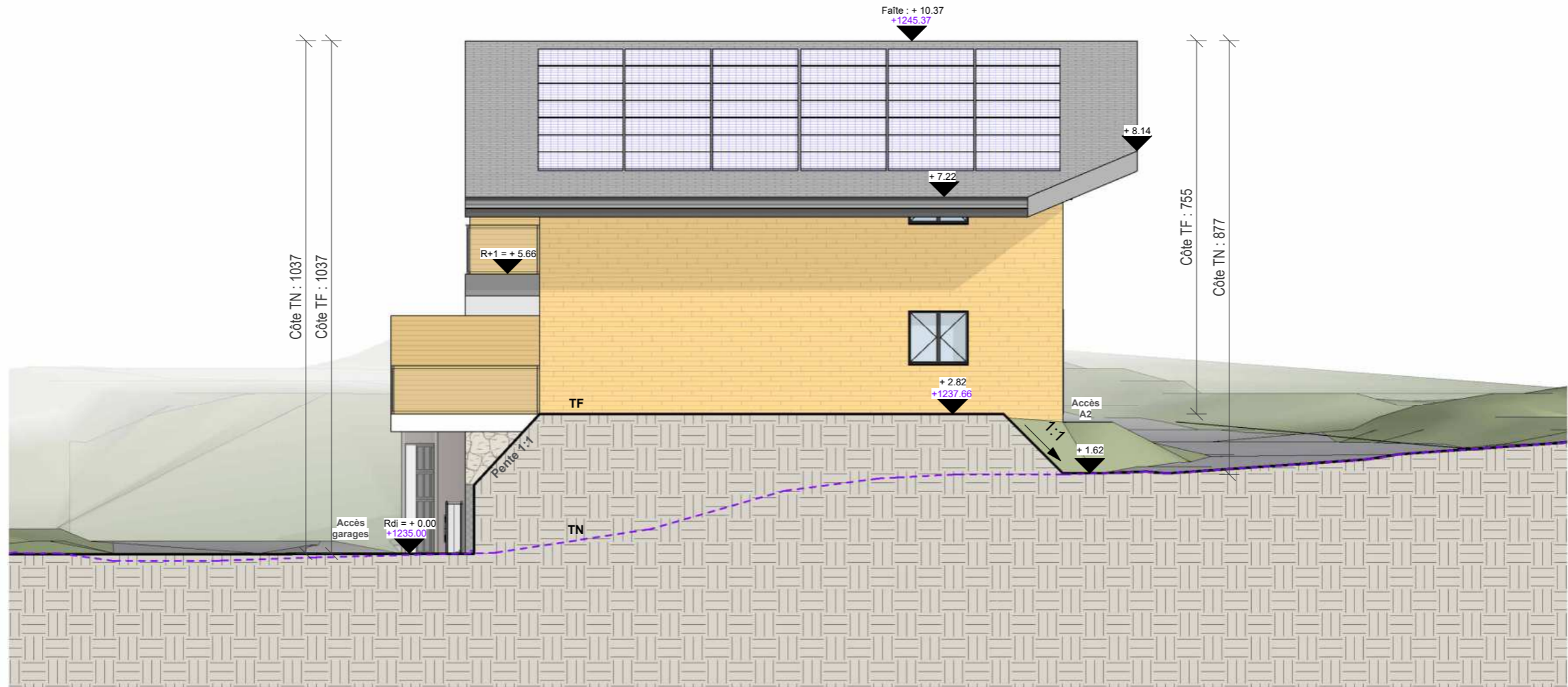
Façade Nord - Est

Chemin du Frêne

Parcelle 1823

1 : 100





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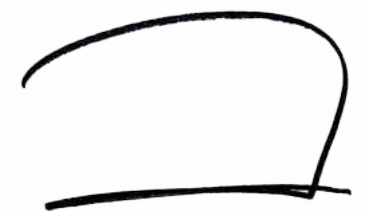
Façade Sud - Est

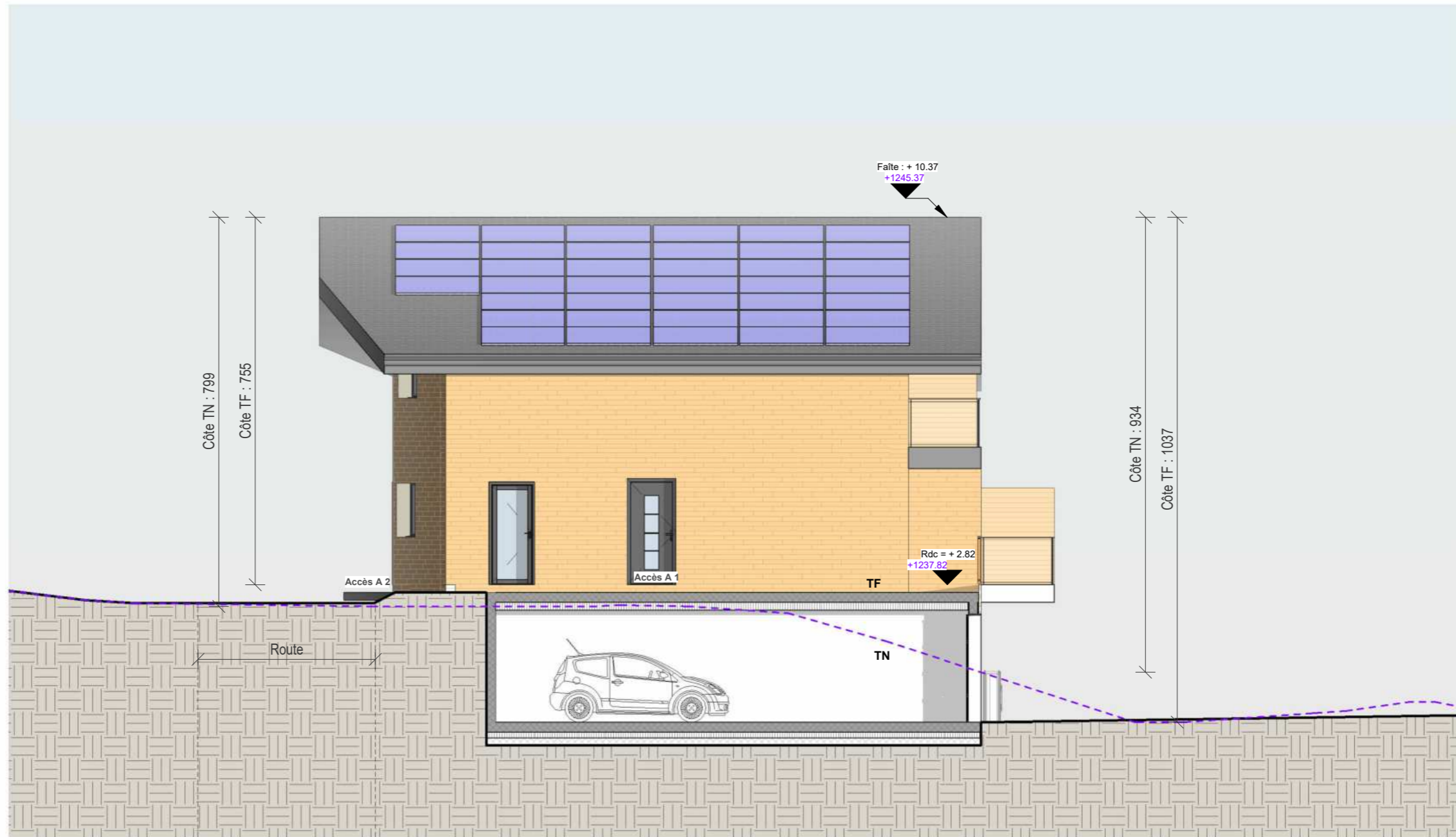
Chemin du Frêne

Parcelle 1823

1 : 100

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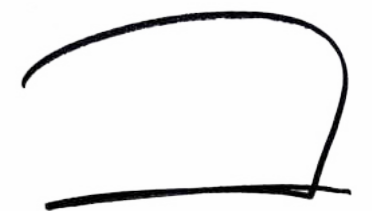
Façade Nord - Ouest

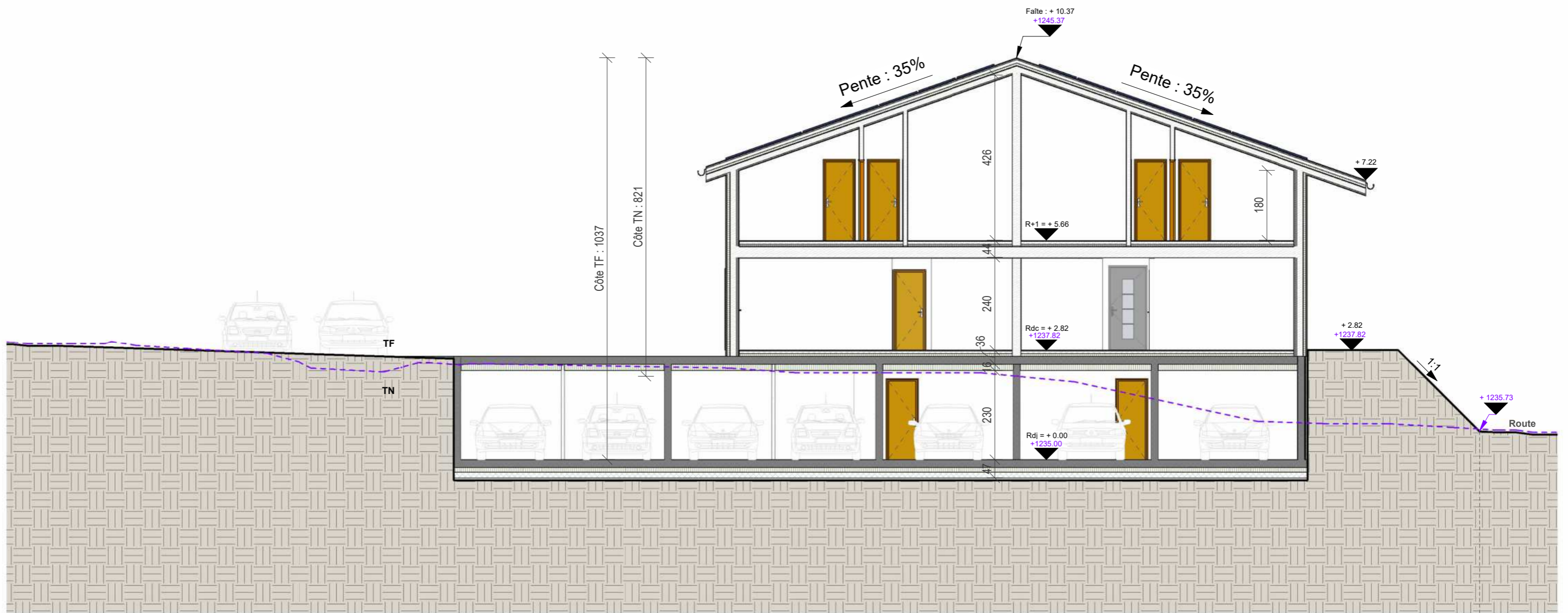
Chemin du Frâne

Parcelle 1823

1 : 100

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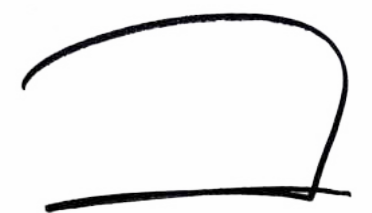
Coupe AA

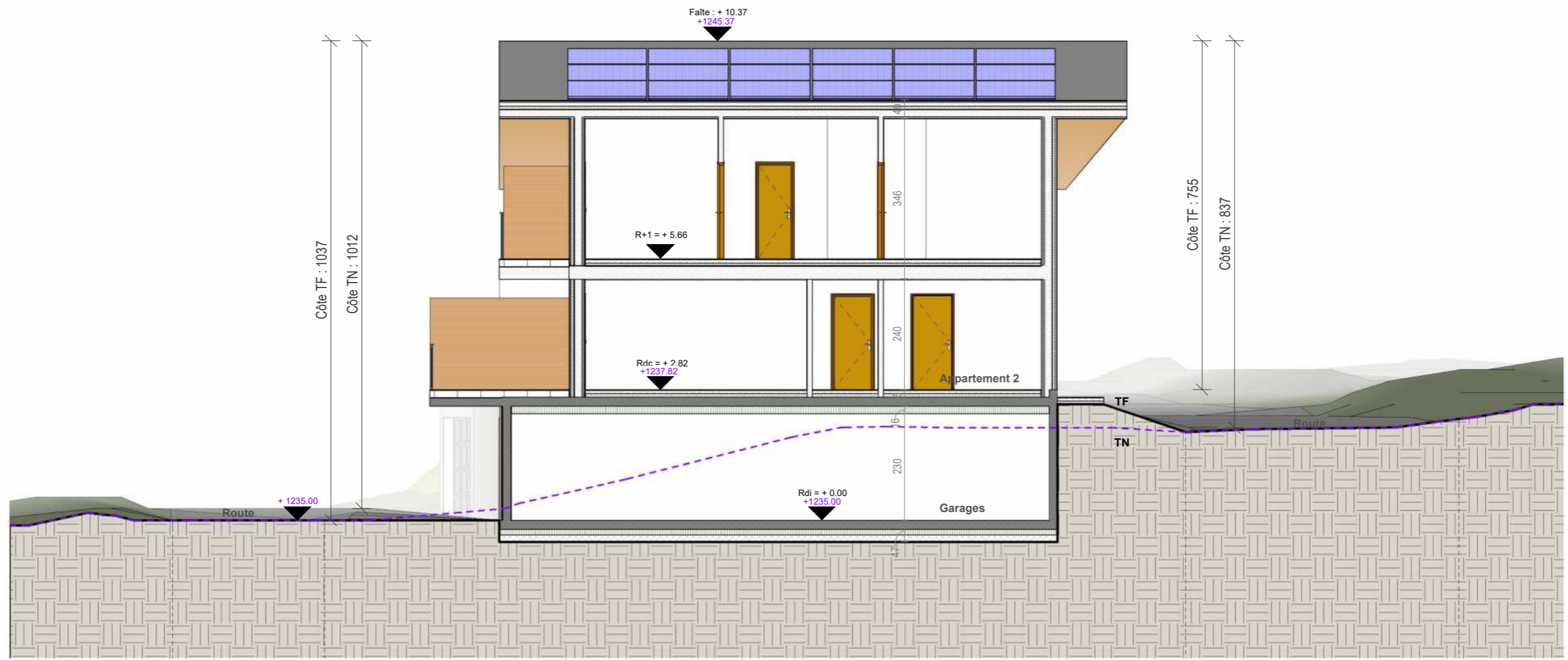
Chemin du Frêne

Parcelle 1823

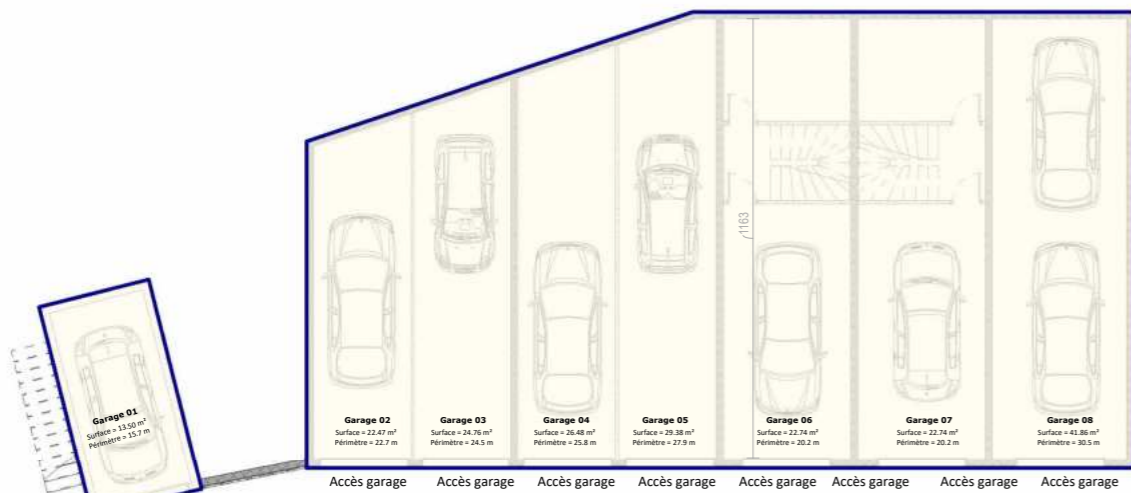
1 : 100

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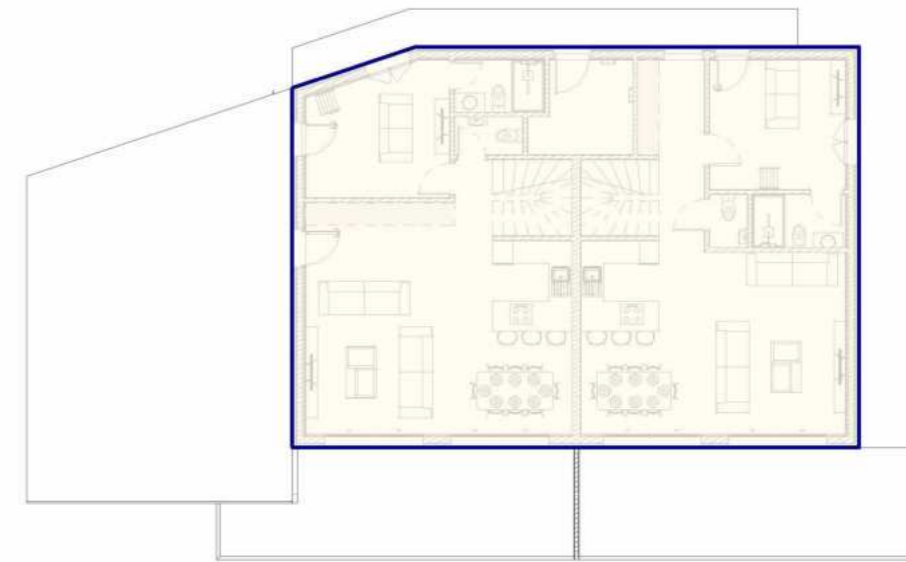




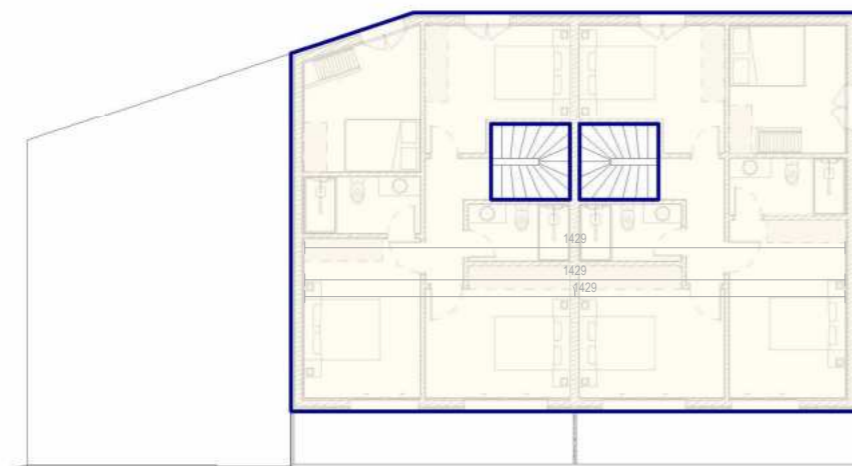
 NEXT ARCHITECTURE S.A. Route du Golf 44, 3963 Crans VS www.next-architecture.ch	<h1>Le Frêne</h1>			VISA Architecte 
	31 mai 2024	Esquisse	Coupe BB	
	Chemin du Frêne	Parcelle 1823	1 : 100	



SP Rdj = 265.05 m²



SP Rdc = 156.72 m²



SP R+1 = 148.34 m²

Surface Plancher

Surface plancher : $265.05 + 156.72 + 148.34 = 570.11 \text{ m}^2$

Surface plancher sans garages : $156.72 + 148.34 = 305.06 \text{ m}^2$

Surface terrain déterminante : 2120 m^2

Indice IBUS de la parcelle : 0.5

Indice IBUS du projet : $570.11 / 2120 = 0.27$

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Le Frêne

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Esquisse

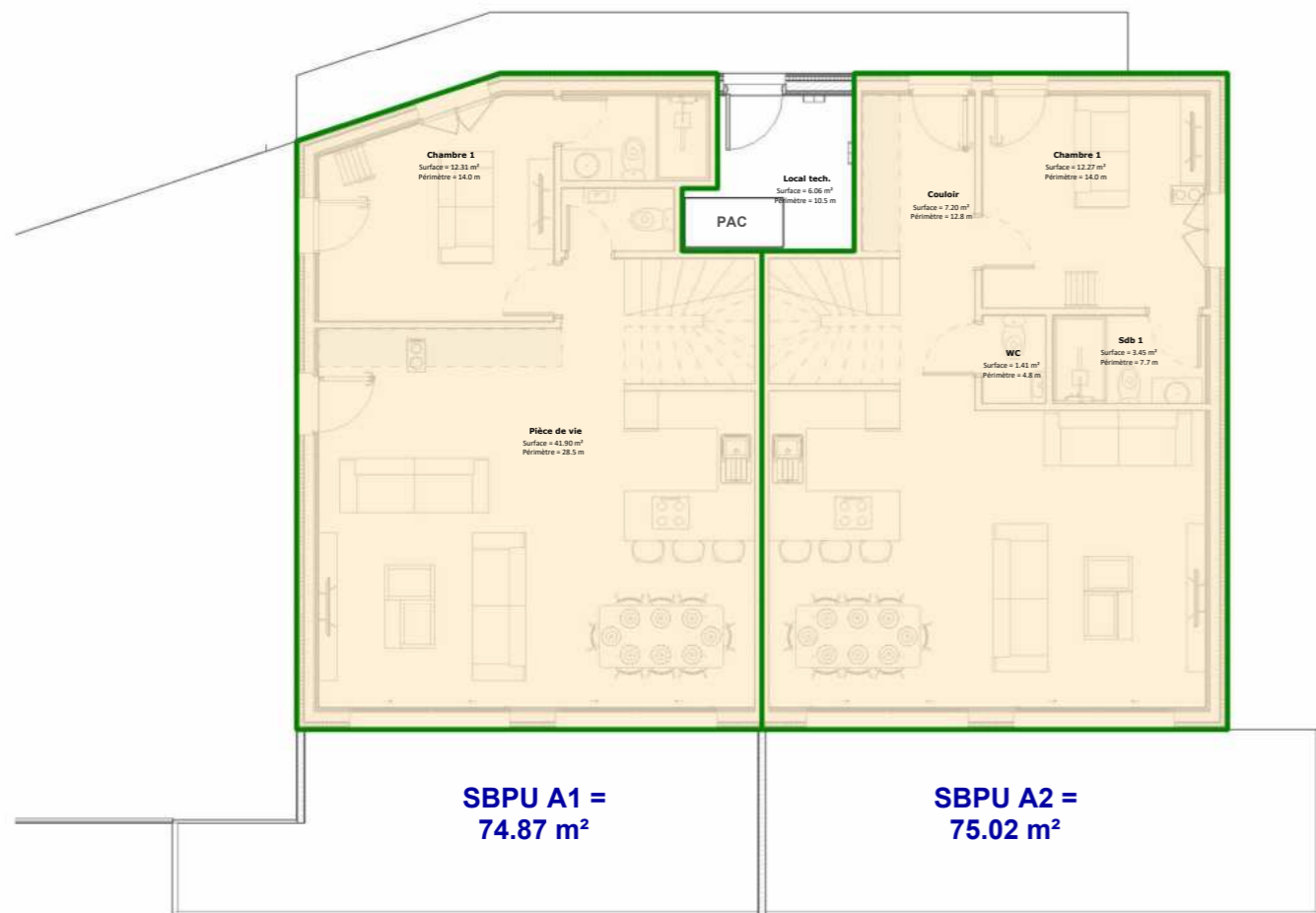
Surface SP

Chemin du Frêne

Parcelle 1823

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**SBPU A1 =
74.87 m²**

**SBPU A2 =
75.02 m²**

SBPU Rdc = 149.89 m²



**SBPU A1 =
73.28 m²**

**SBPU A2 =
75.06 m²**

SBPU R+1 = 148.34 m²

Surface SBPU

Appartement 1 : 74.87 + 73.28 = 148.15 m²

Appartement 2 : 75.02 + 75.06 = 150.08 m²

Somme SBPU = 298.23 m²

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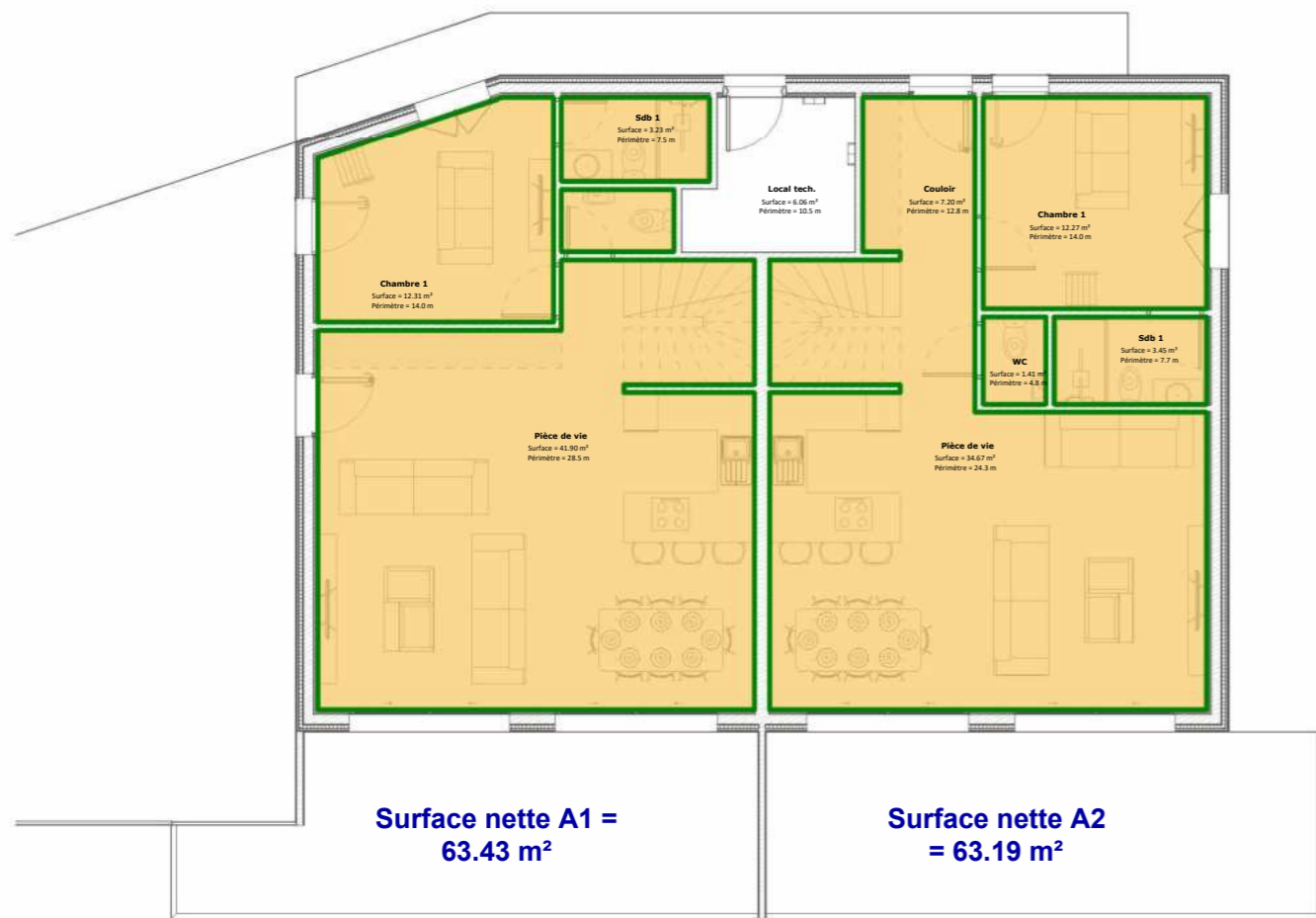
Surface SBPU

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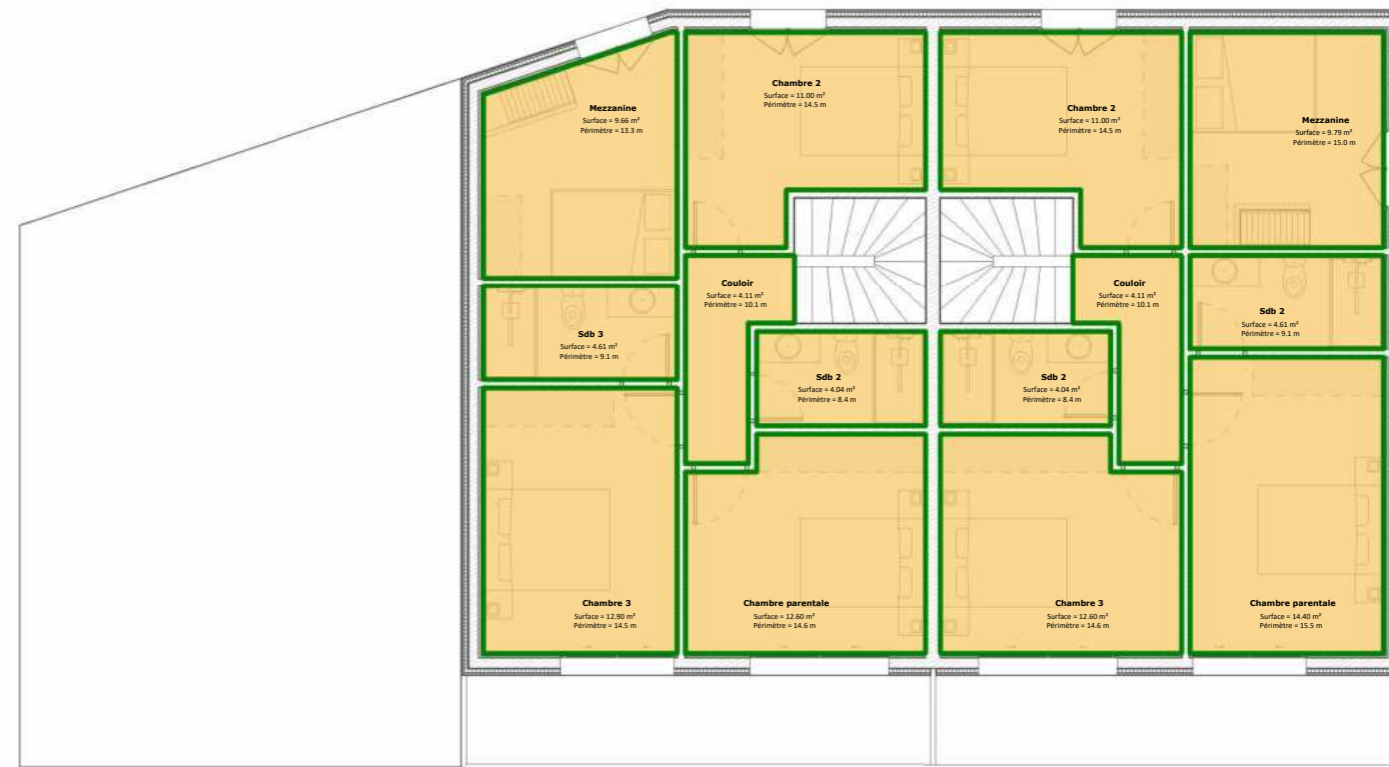
Chemin du Frêne

Parcelle 1823

-



Surface habitable nette Rdc = 126.62 m²



Surface habitable nette R+1 = 120.97 m²

Surface habitable nette

Appartement A1 : 63.43 + 59.75 = 123.18 m²

Appartement A2 : 63.19 + 61.22 = 124.41 m²

Surface habitable nette = 247.59 m²

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Surface habitable nette

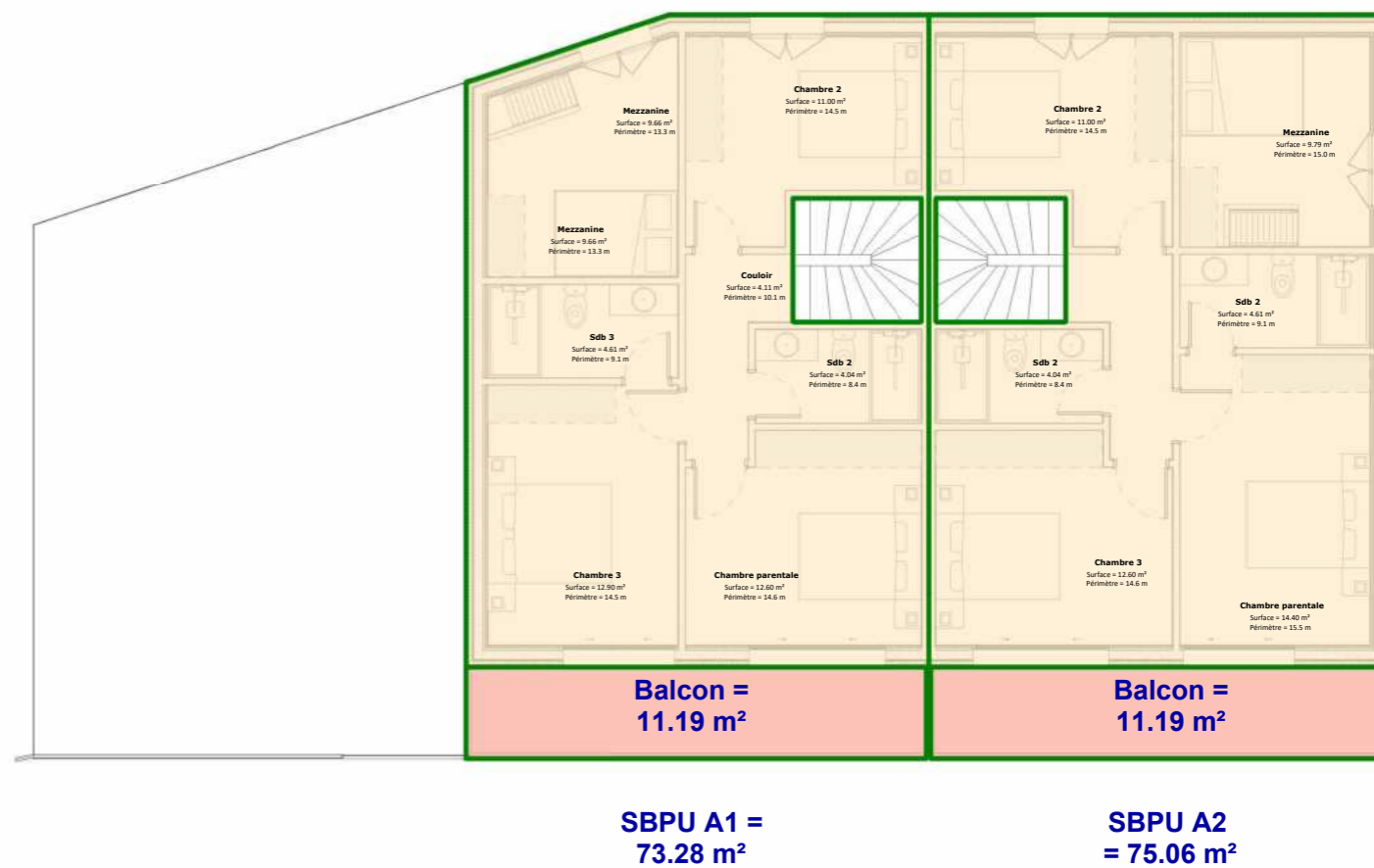
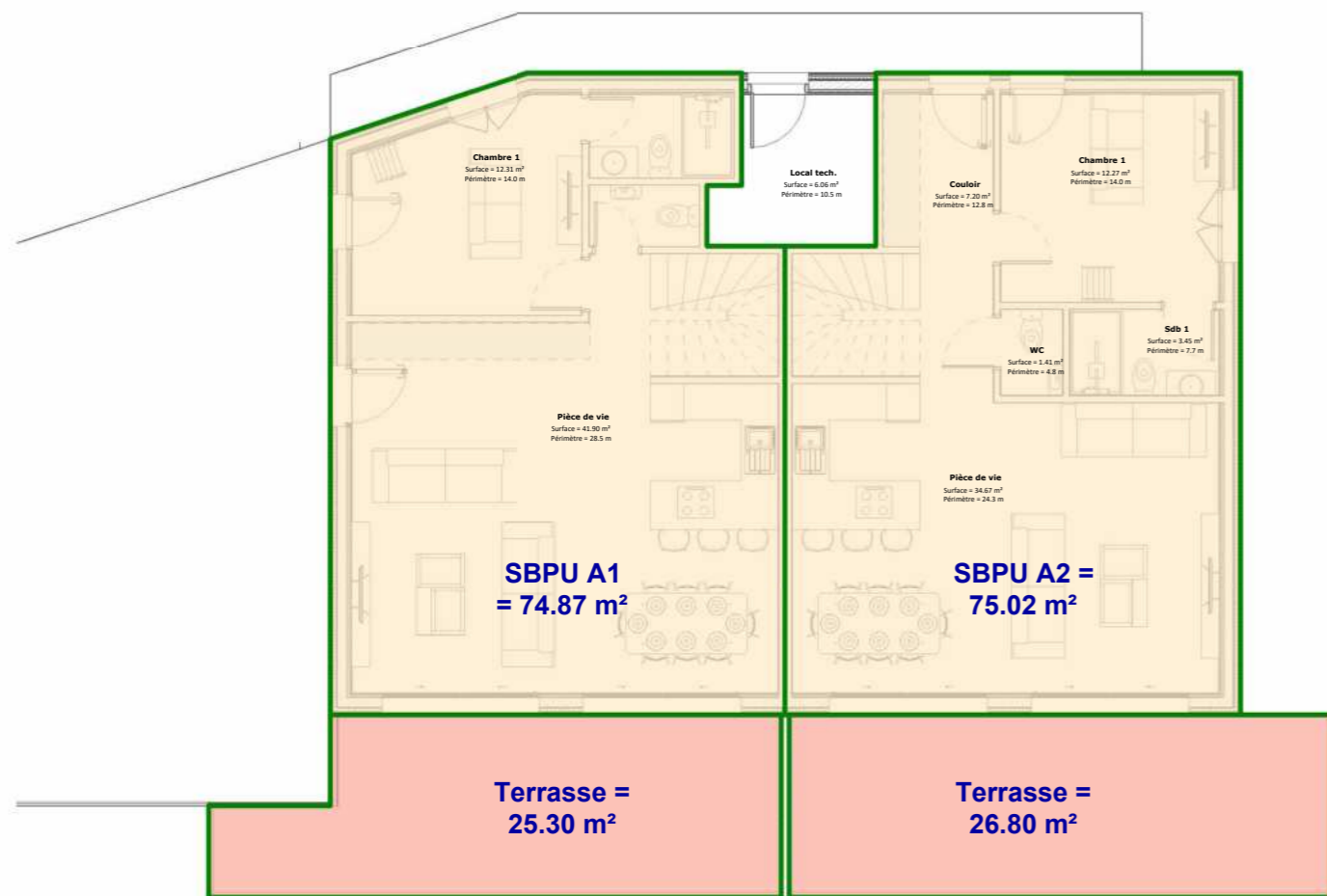
Chemin du Frêne

Parcelle 1823

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Surface de vente

Appartement 1 : $148.15 + (25.30 \times 0.33) + (11.19 \times 0.5) = 162.09 \text{ m}^2$

Appartement 2 : $150.08 + (26.80 \times 0.33) + (11.19 \times 0.5) = 164.52 \text{ m}^2$

Surface de vente = 326.61 m²

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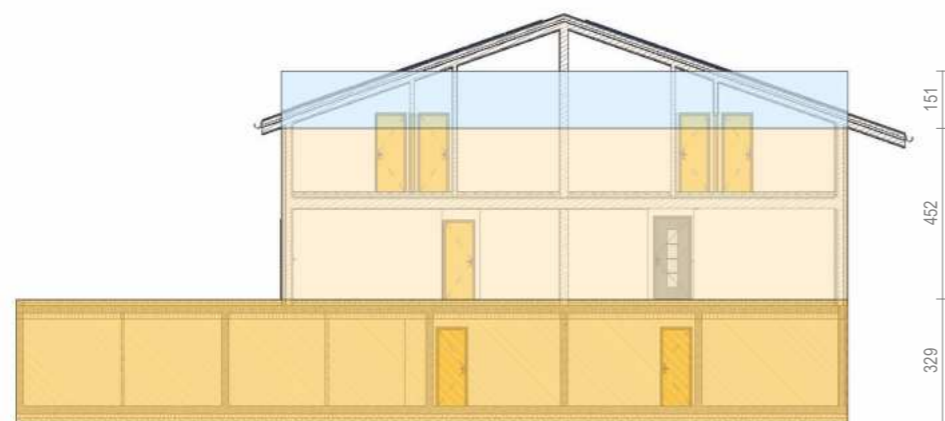
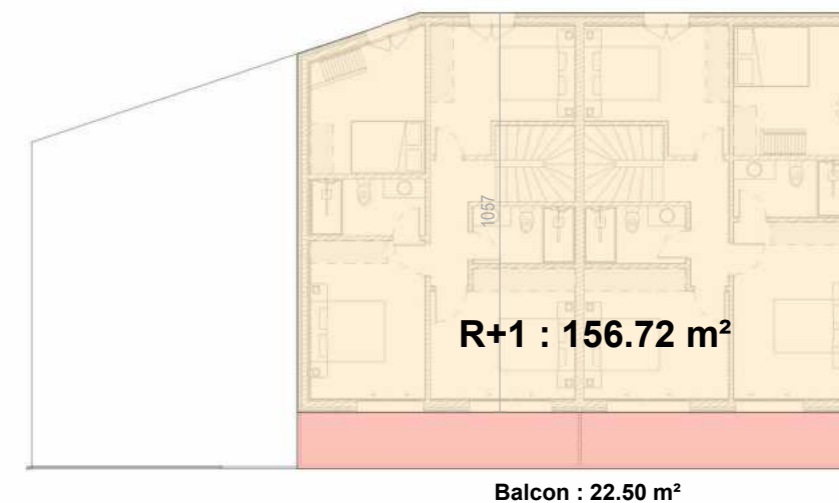
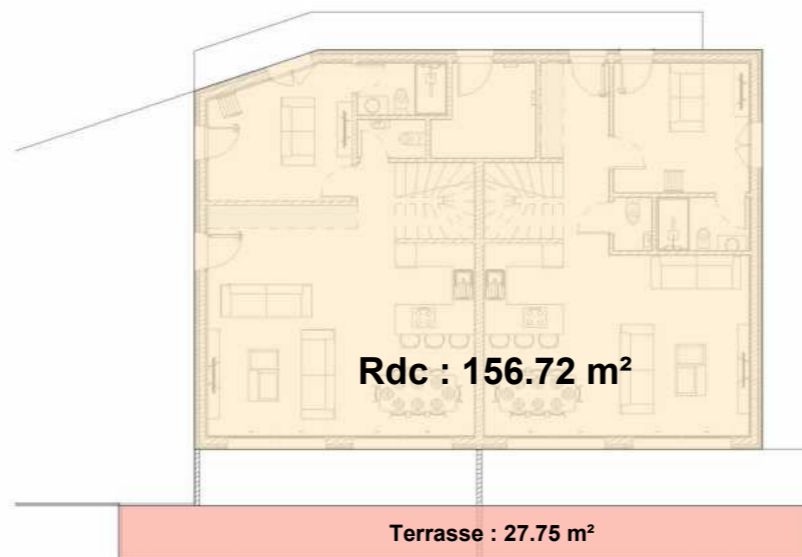
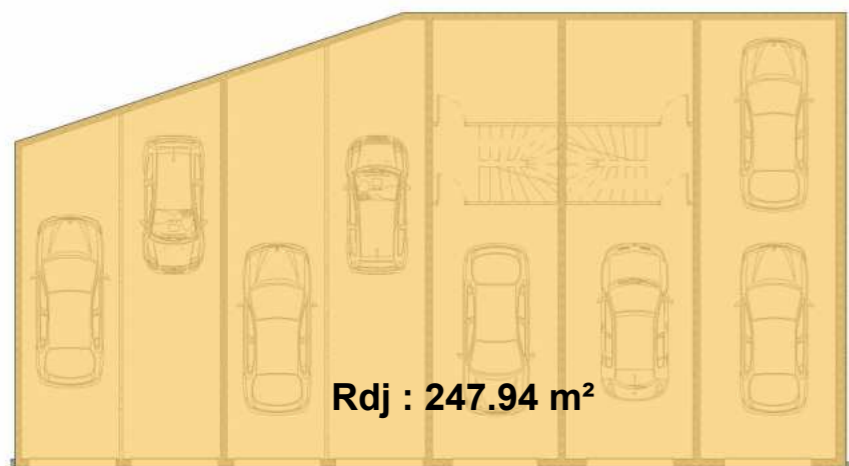
Chemin du Frêne

Parcelle 1823

Surface de vente

-

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Volume SIA 116

Rdj : $247.94 \times 3.29 = 815.72 \text{ m}^3$

Rdc / R+1 : $156.72 \times 4.52 = 708.37 \text{ m}^3$

Toiture : $156.72 \times 1.51 = 236.65 \text{ m}^3$

Terrasse : $27.75 \times 1.36 = 37.74 \text{ m}^3$

Balcon : $22.50 \times 1.44 = 32.40 \text{ m}^3$

Volume SIA 116 : 1830.88 m³

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Volume SIA 116

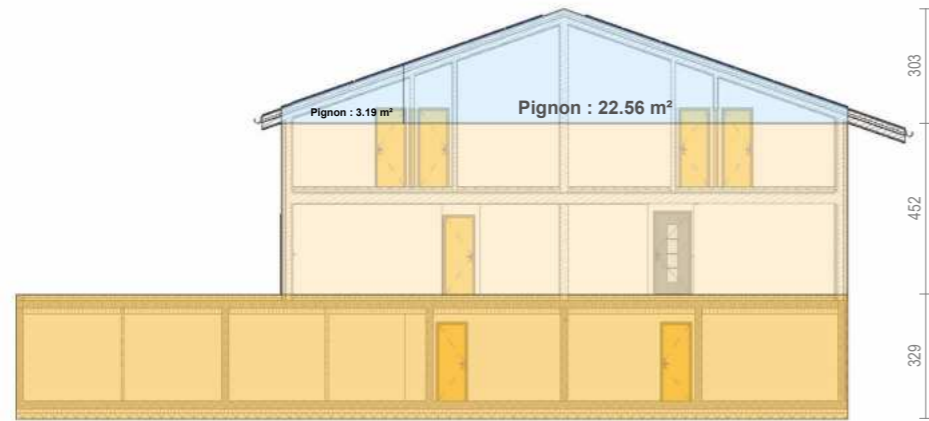
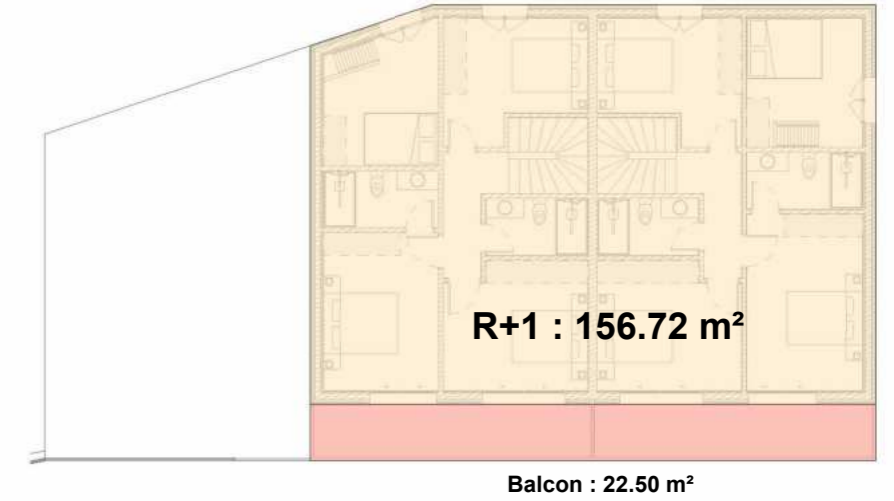
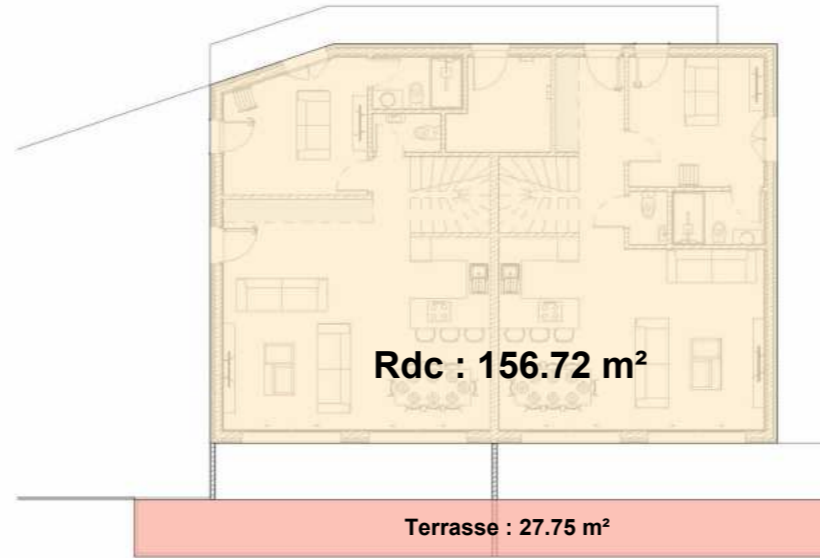
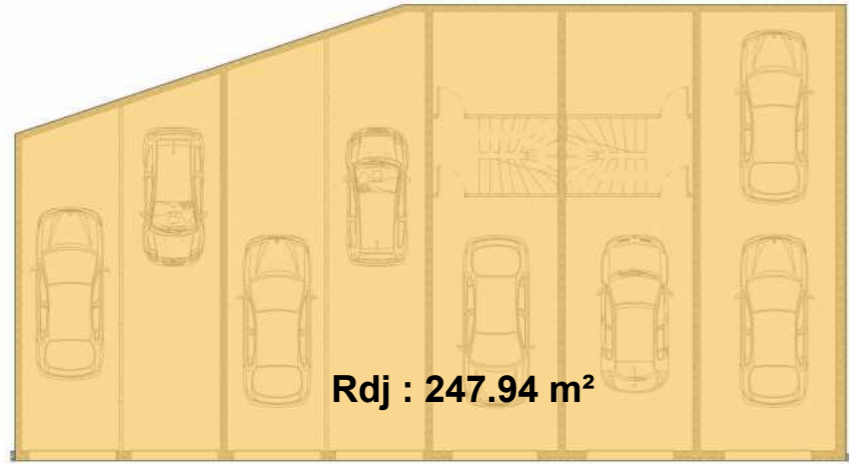
Chemin du Frêne

Parcelle 1823

-

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Volume SIA 416

$$\text{Rdj} : 247.94 \times 3.29 = 815.72 \text{ m}^3$$

$$\text{Rdc / R+1} : 156.72 \times 4.52 = 708.37 \text{ m}^3$$

$$\text{Toiture} : 22.56 \times 10.57 + 3.19 \times ((10.57+9.48)/2) = 270.44 \text{ m}^3$$

$$\text{Terrasse} : 27.75 \times 0.36 = 9.99 \text{ m}^3$$

$$\text{Balcon} : 22.50 \times 0.44 = 9.90 \text{ m}^3$$

$$\text{Volume SIA 416 : 1814.43 m}^3$$

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Esquisse

Volume SIA 416

Chemin du Frêne

Parcelle 1823

-

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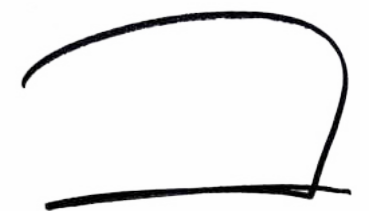


Tableau des volumes et surfaces

Volumes SIA 116	1830.88 m ³
Volume SIA 416	1814.43 m ³
Surface plancher	570.11 m ²
Surface habitable nette	247.59 m ²
Surface habitable brute / SBPU	298.23 m ²
Surface de vente	326.61 m ²
IBUS	0.27

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Chemin du Frêne

Esquisse

Parcelle 1823

Tableau des volumes et surfaces

-

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