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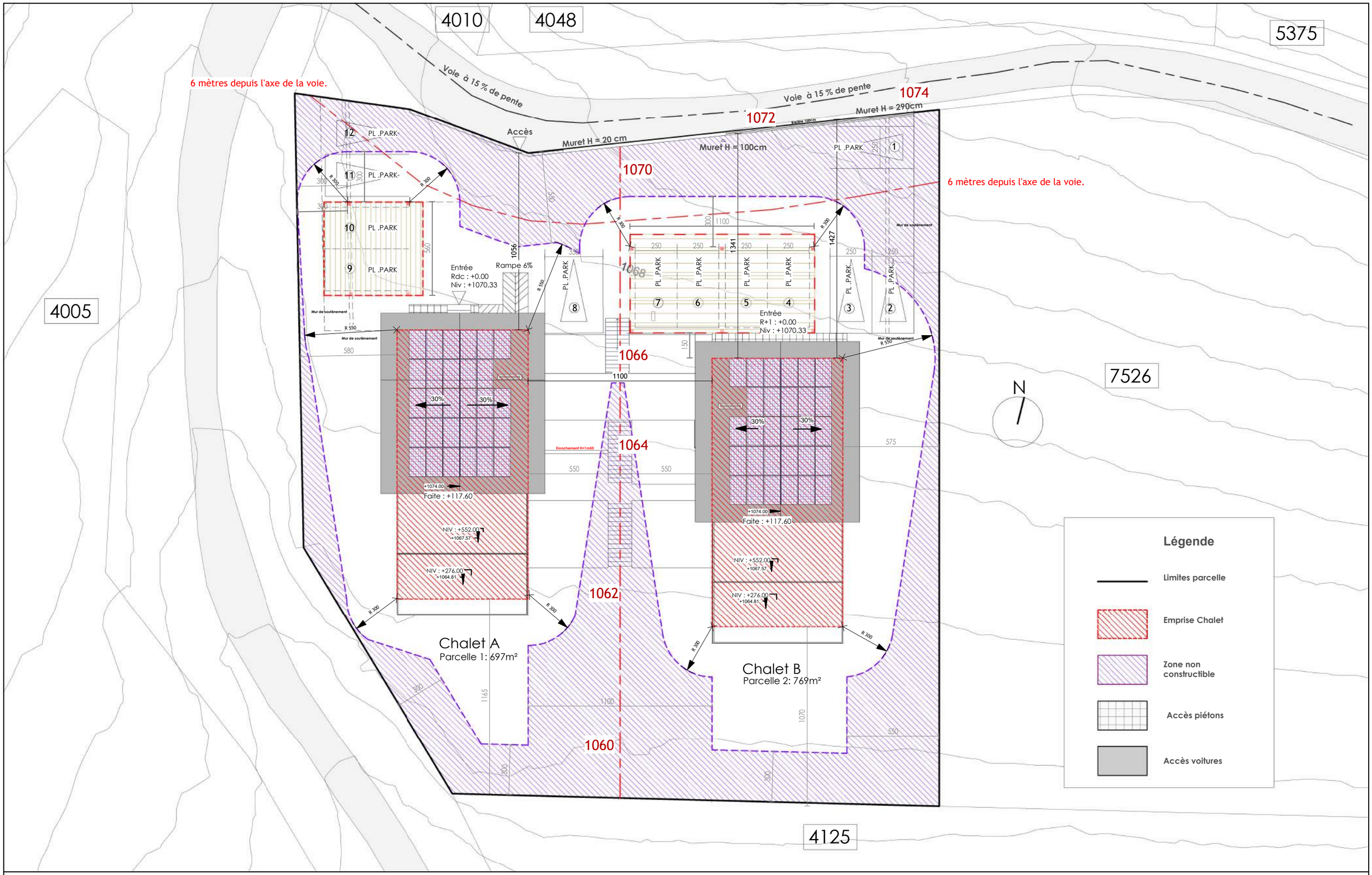
VISA Architecte

Dossier PC	Page de garde	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A01
	Date 15-05-25	Echelle



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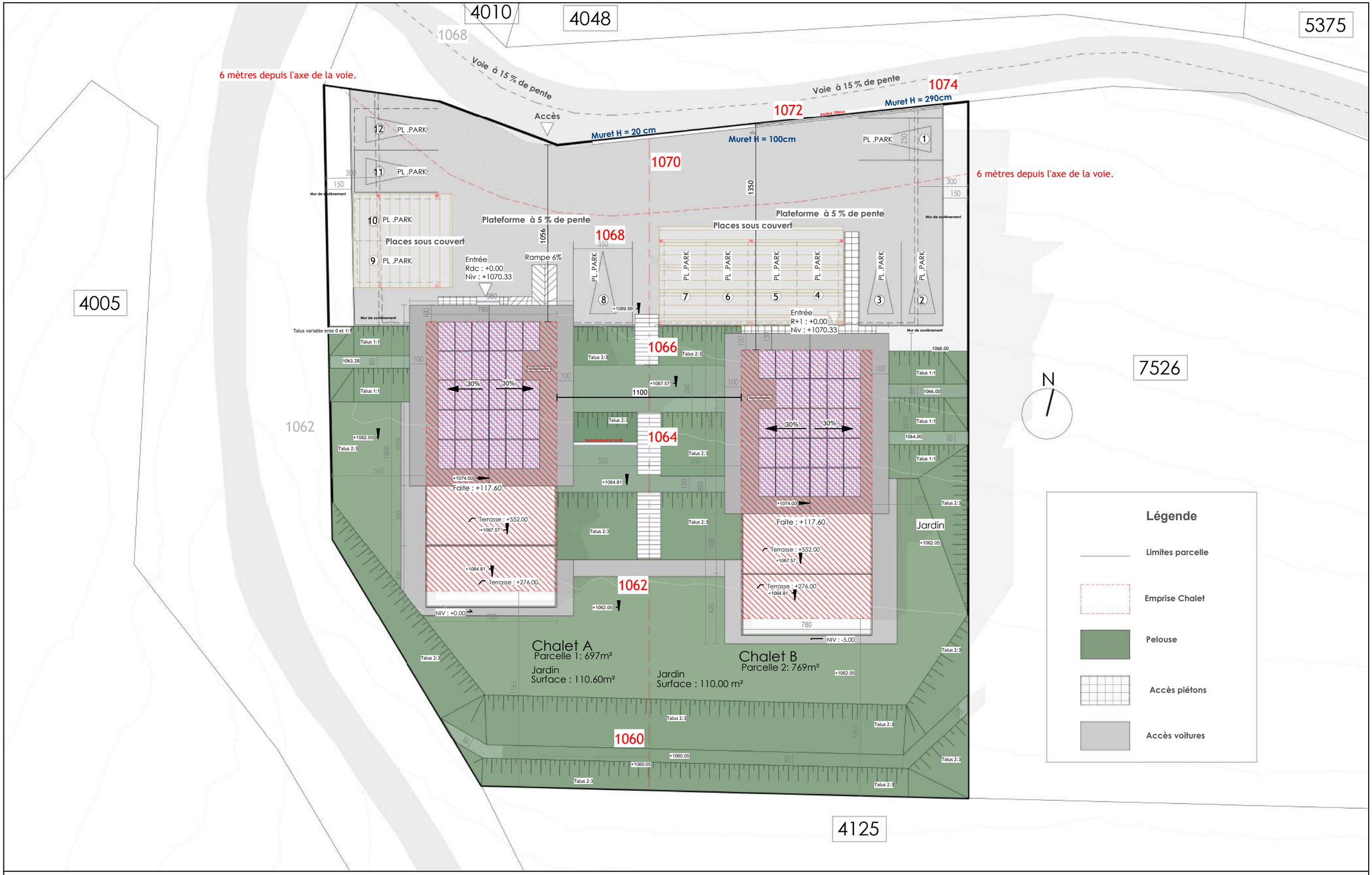
VISA Architecte

Dossier PC	Plan Cadastral	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A02
	Date 15-05-25	Echelle 1 : 200



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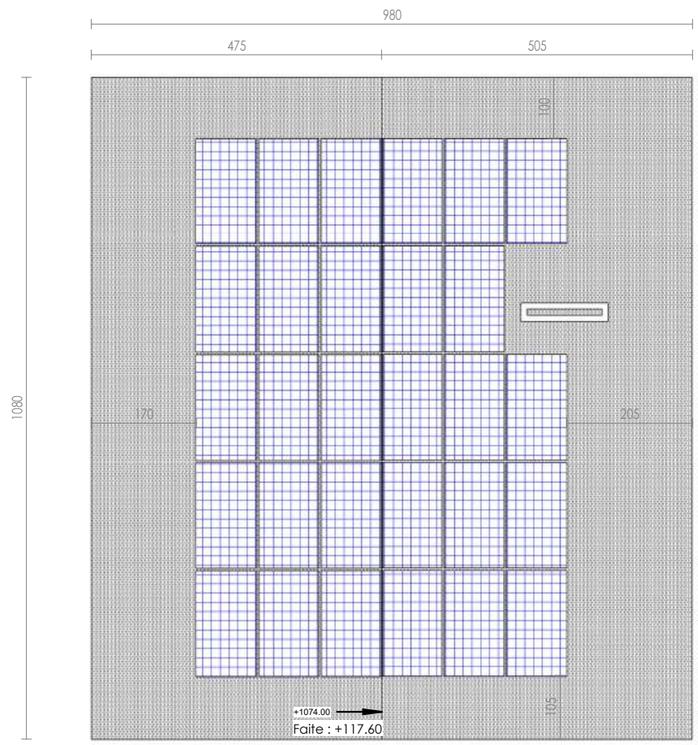
VISA Architecte

Dossier PC	Plan Masse	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A03
	Date 15-05-25	Echelle 1 : 200

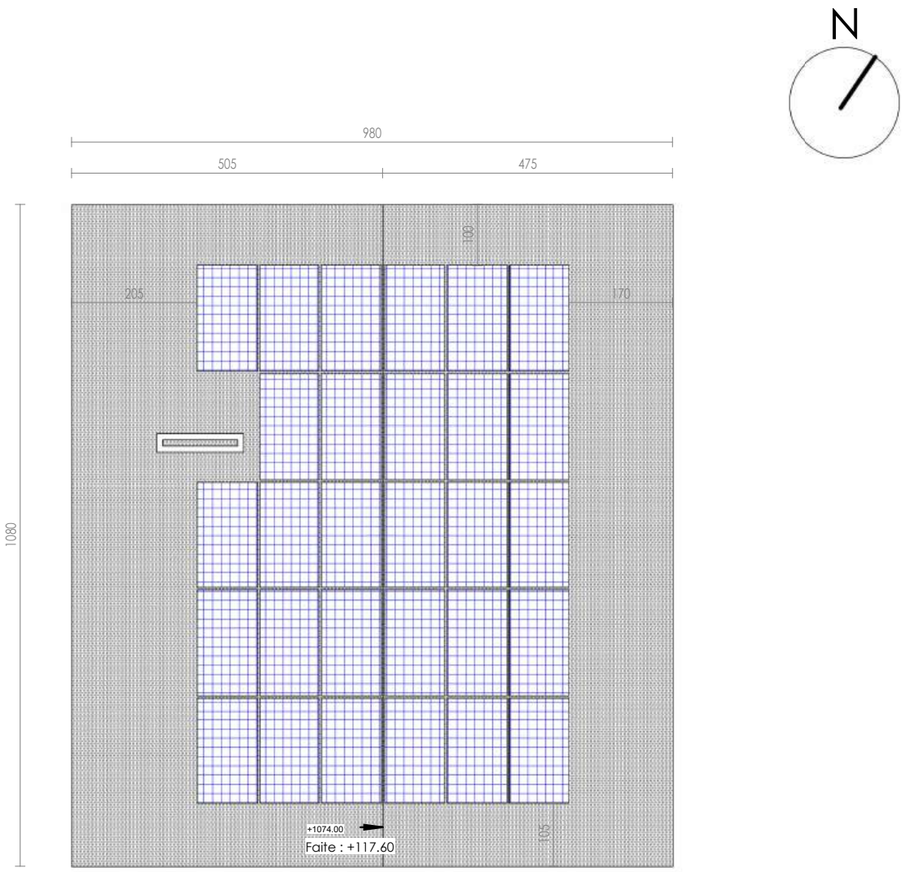
Parcelle 1: 697m²

Chalet A Surface toiture : 110.50m²
Surface panneaux PV : 52.40 m²



Parcelle 2: 769m²

Chalet B Surface toiture : 110.50 m²
Surface panneaux PV : 52.40 m²



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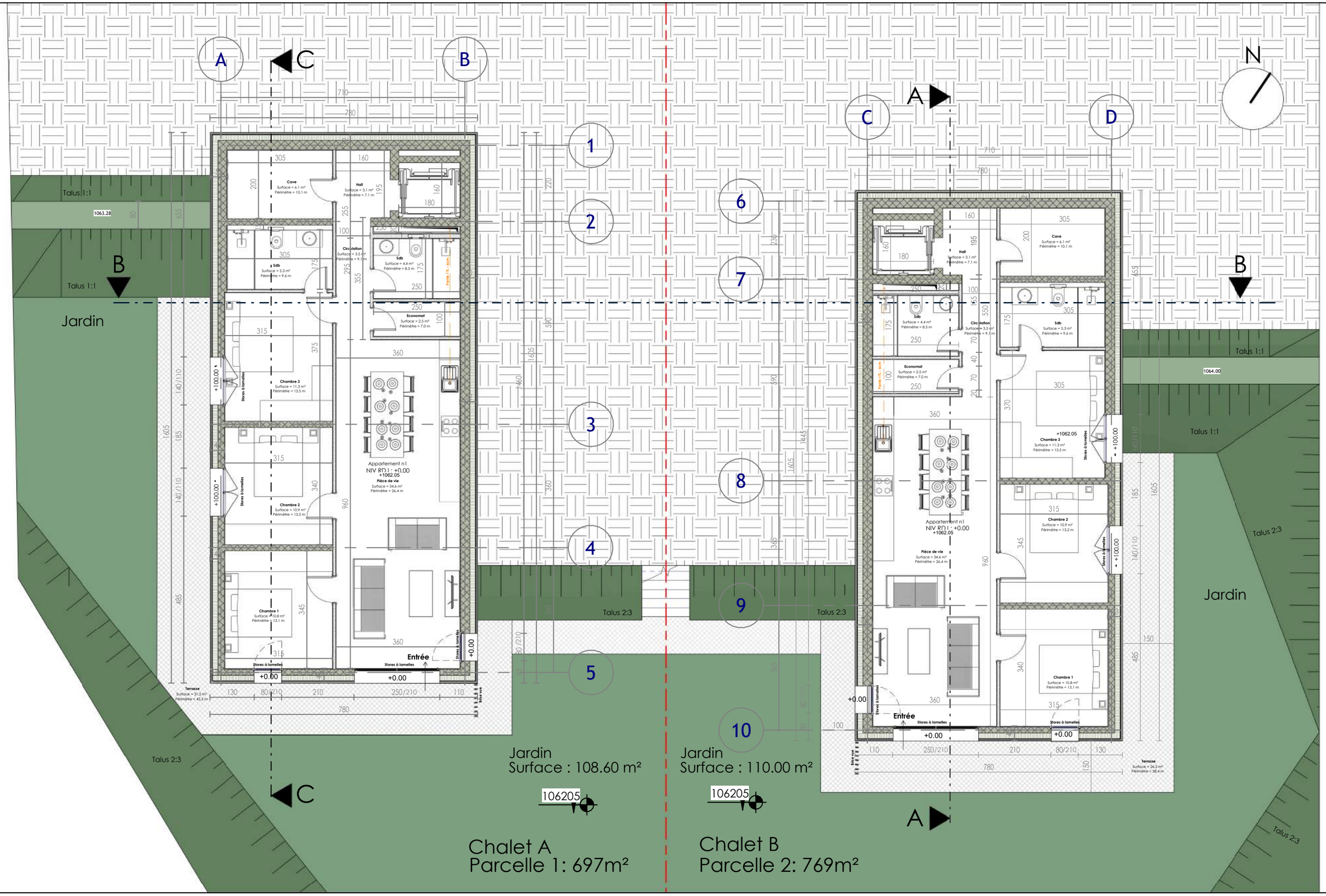
VISA Architecte

Dossier PC	Plan Toiture	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A04
	Date 15-05-25	Echelle 1 : 100



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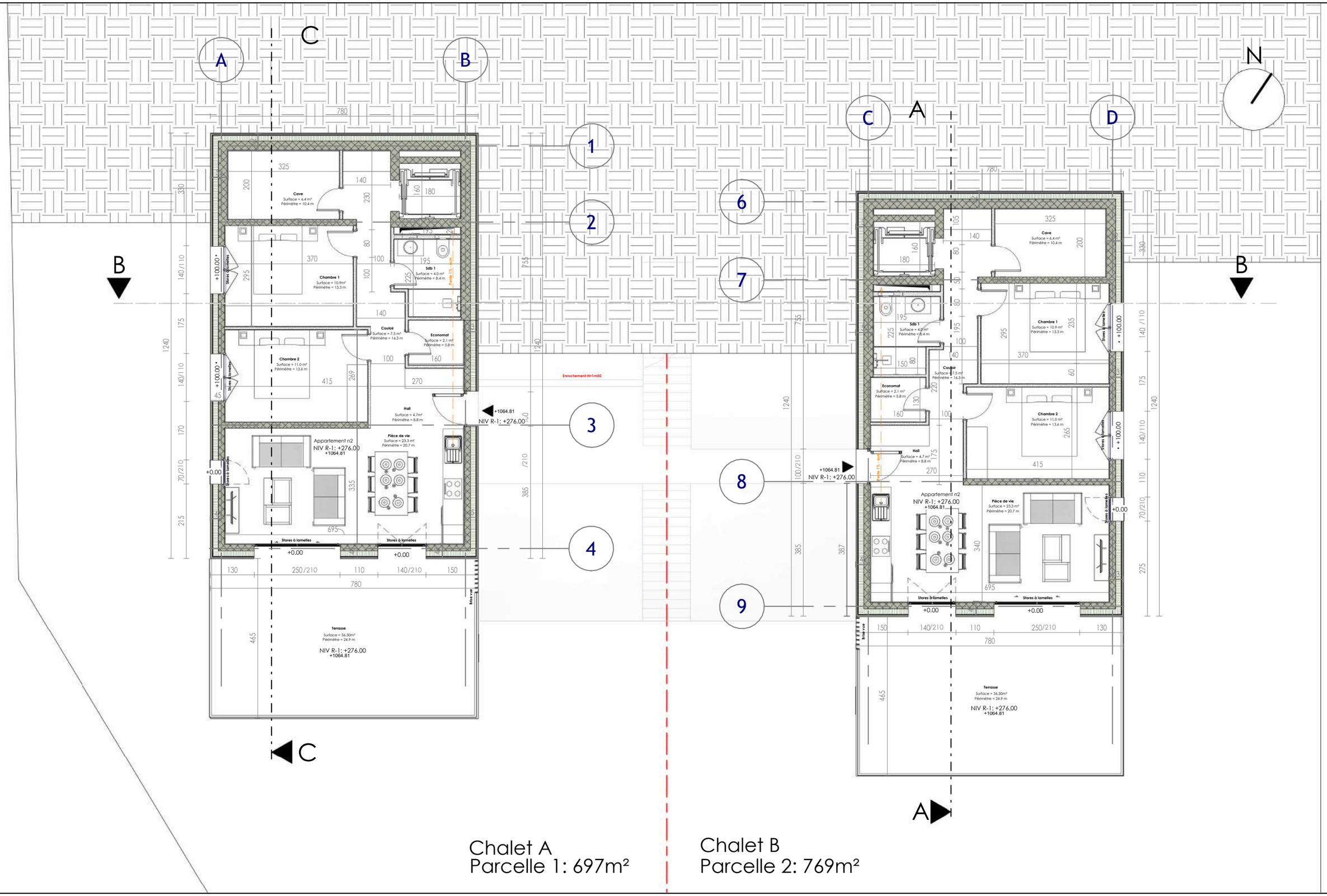
VISA Architecte

Dossier PC	Plan rez de jardin	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A05
	Date 15-05-25	Echelle 1 : 100



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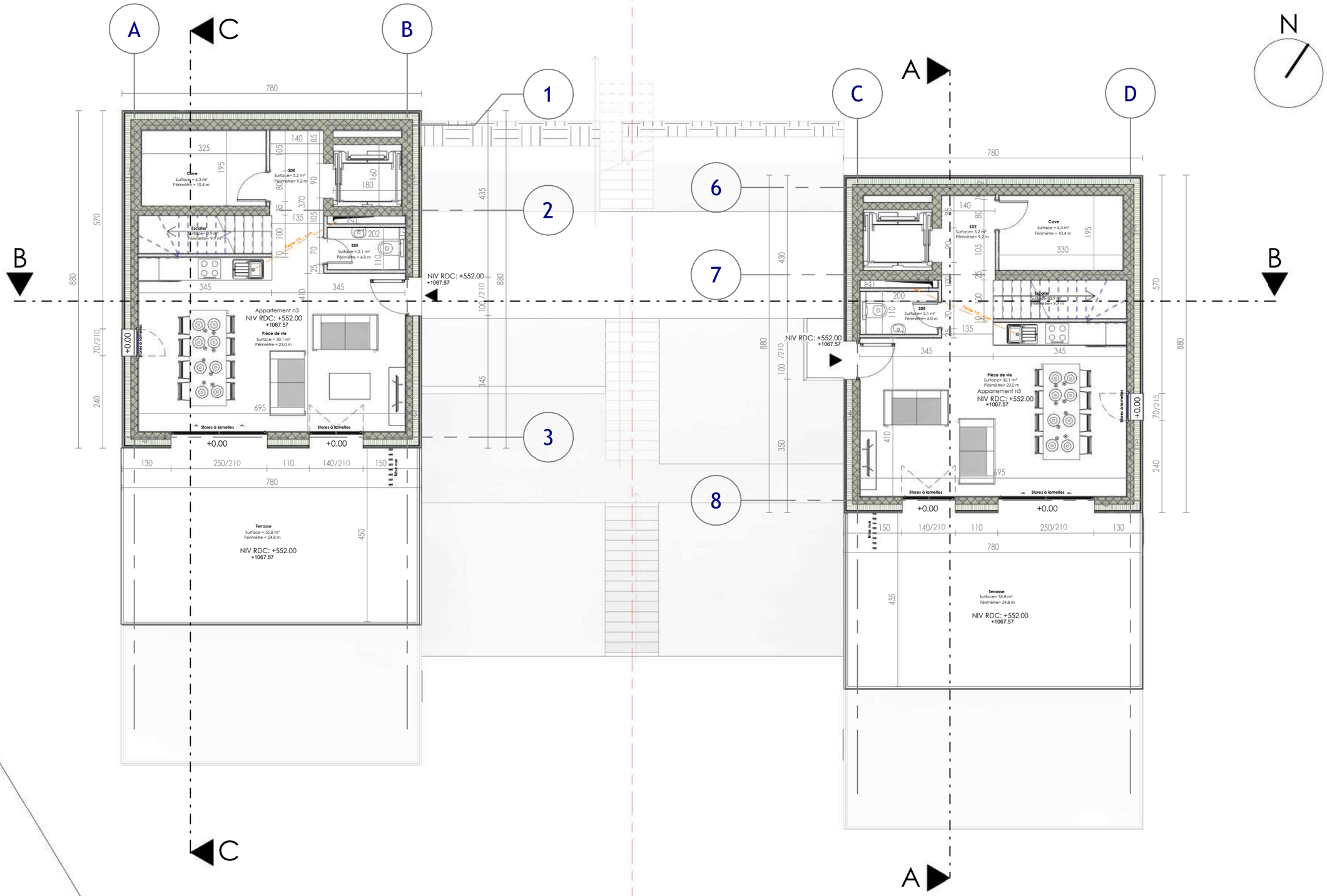
VISA Architecte

Dossier PC	Plan r-1	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A06
	Date 15-05-25	Echelle 1 : 100



Chalet A
Parcelle 1: 697m²

Chalet B
Parcelle 2: 769m²

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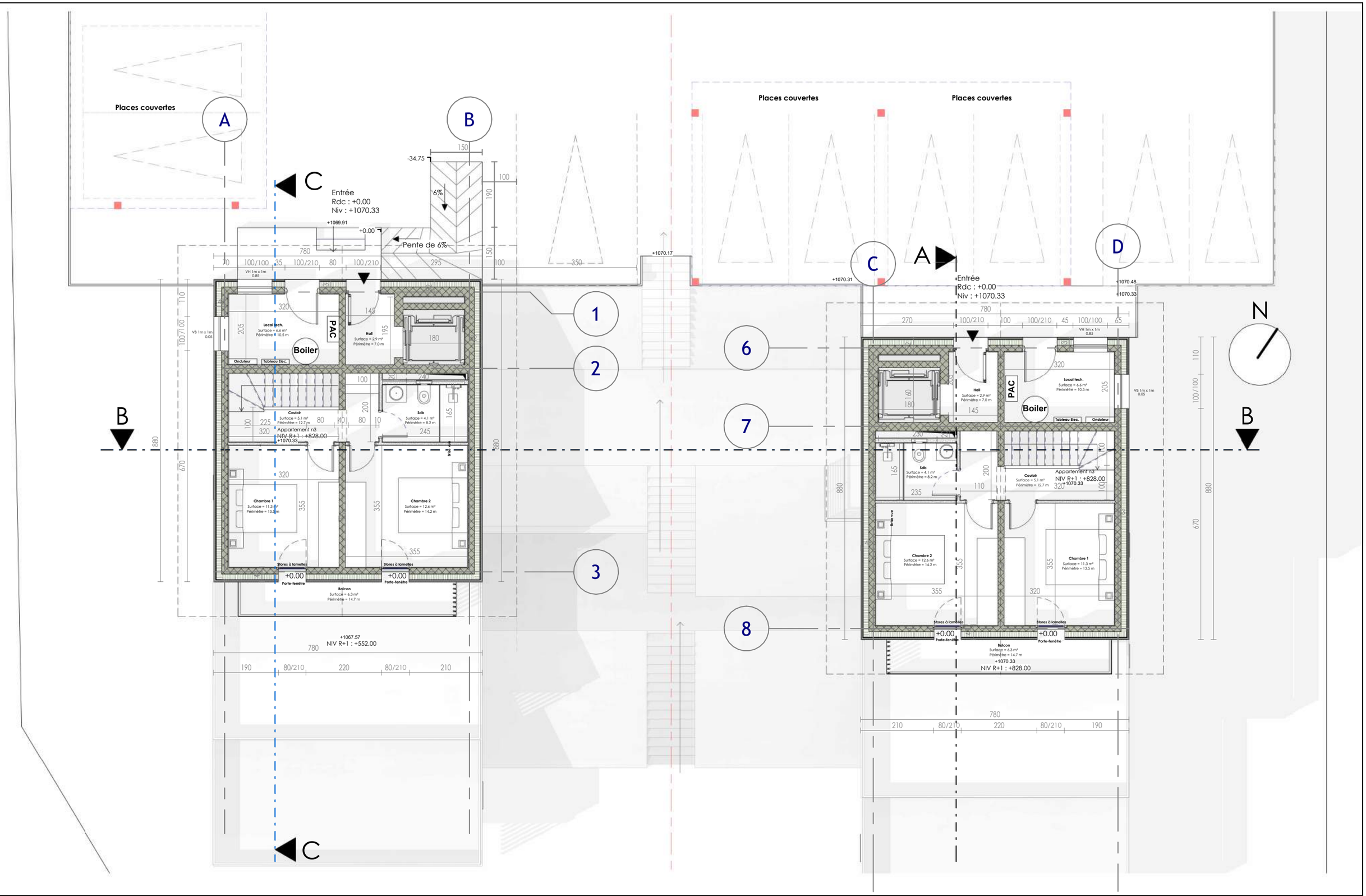
VISA Architecte

Dossier PC	Plan rez de chaussée	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A07
	Date 15-05-25	Echelle 1 : 100



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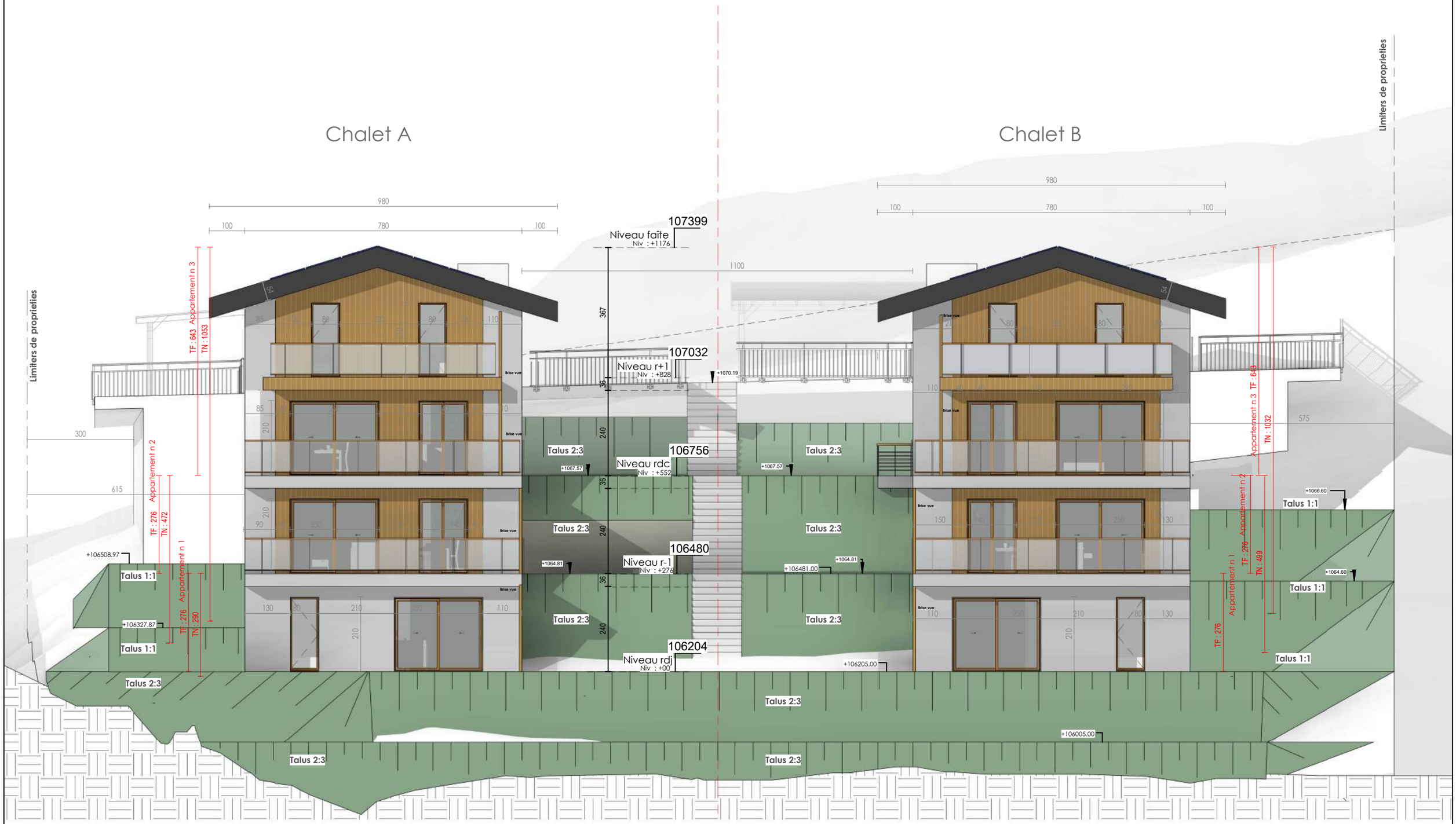
		Les Perrons de Saint Romain	Numéro de parcelle : 7525 — A08
			Date 15-05-25 — Echelle 1 : 100



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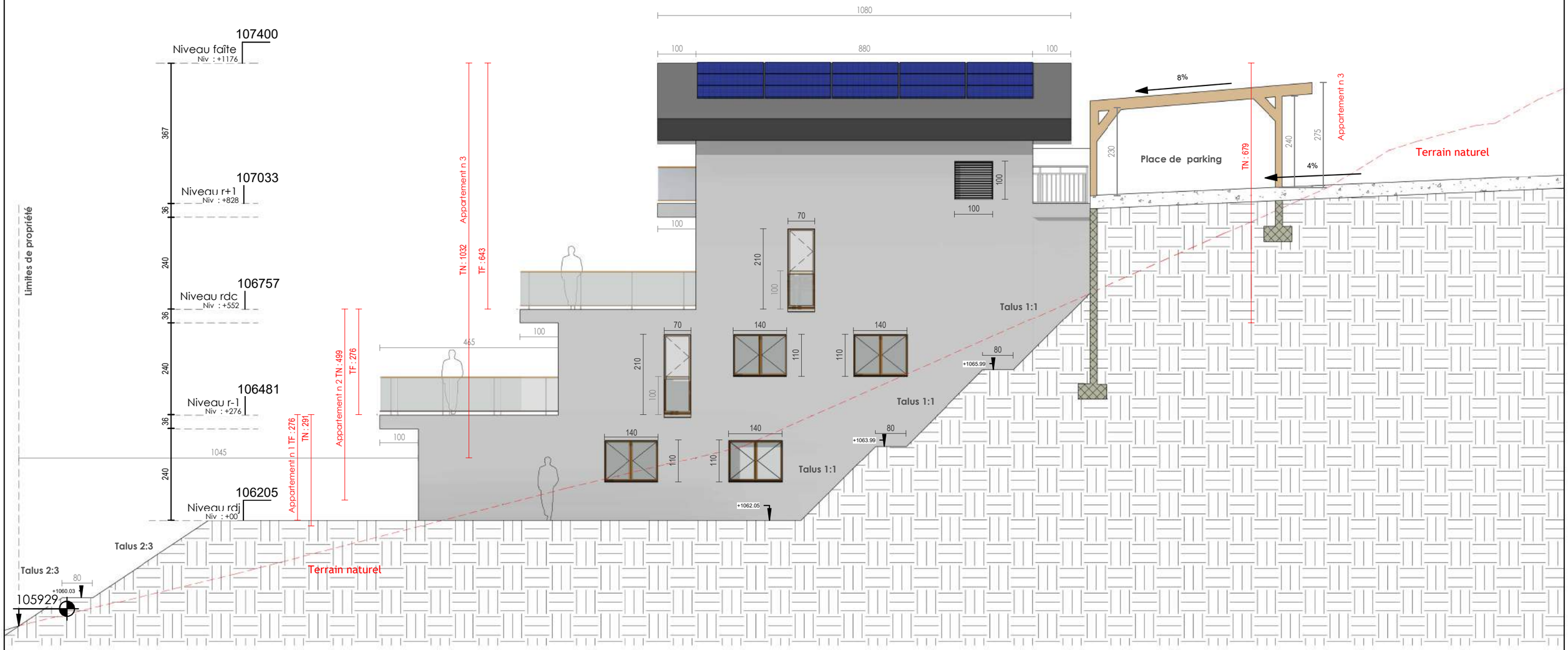
VISA Architecte

Dossier PC	Façade sud	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A09
	Date 15-05-25	Echelle 1 : 100



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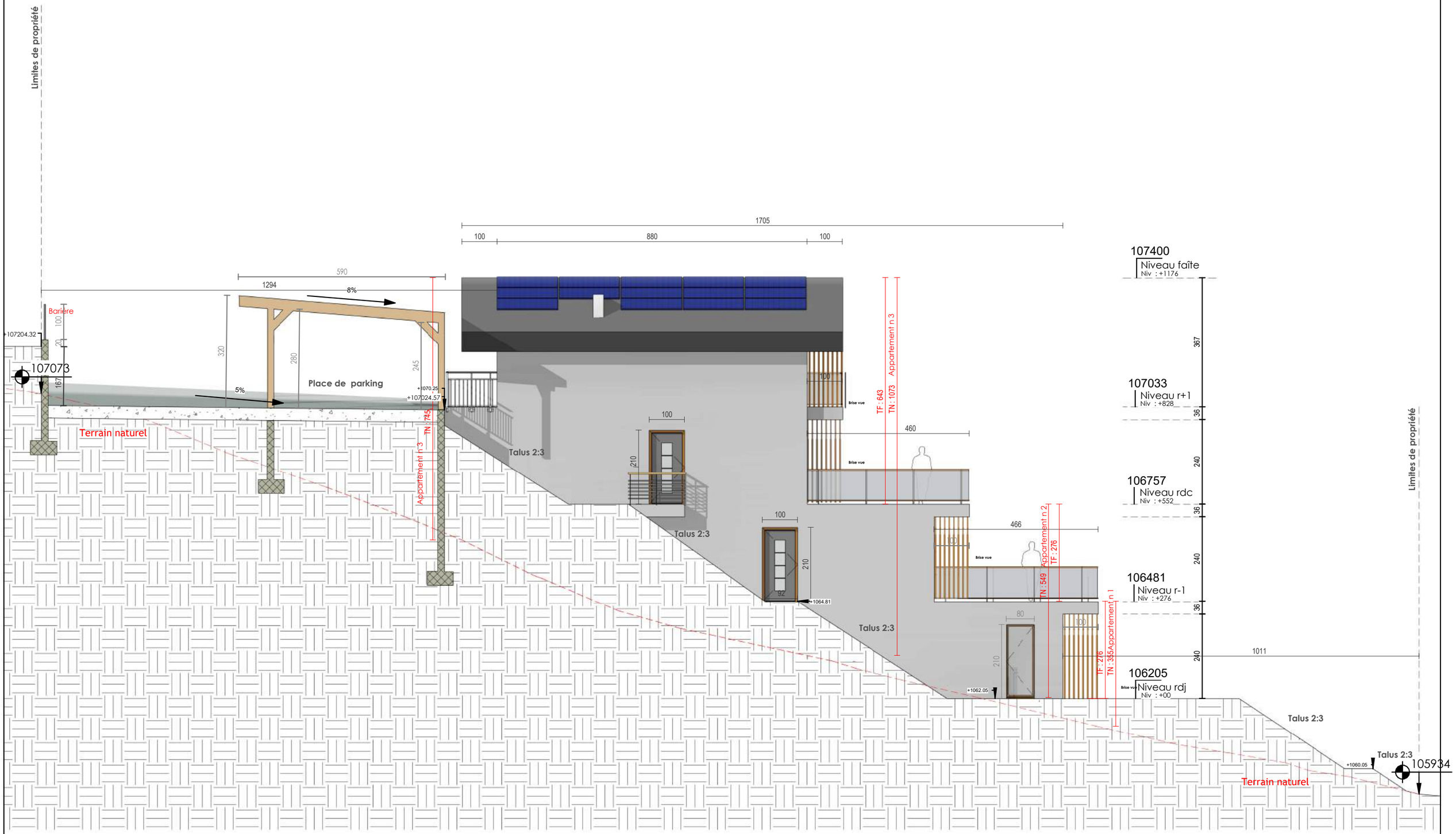
VISA Architecte

Dossier PC	Façade est chalet B	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A10
	Date	Echelle 1 : 100



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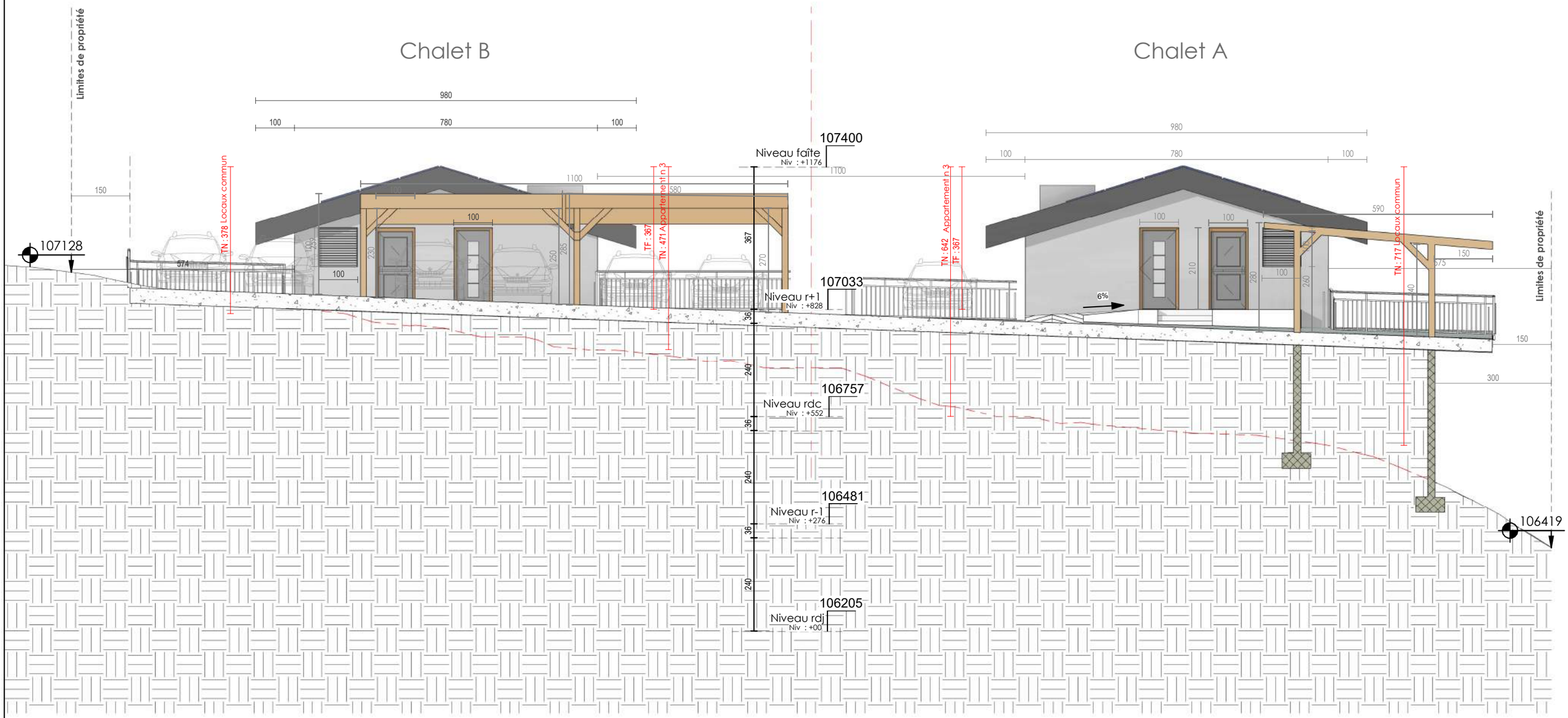
VISA Architecte

Dossier PC	Façade ouest chalet B	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A11
	Date	Echelle 1 : 100



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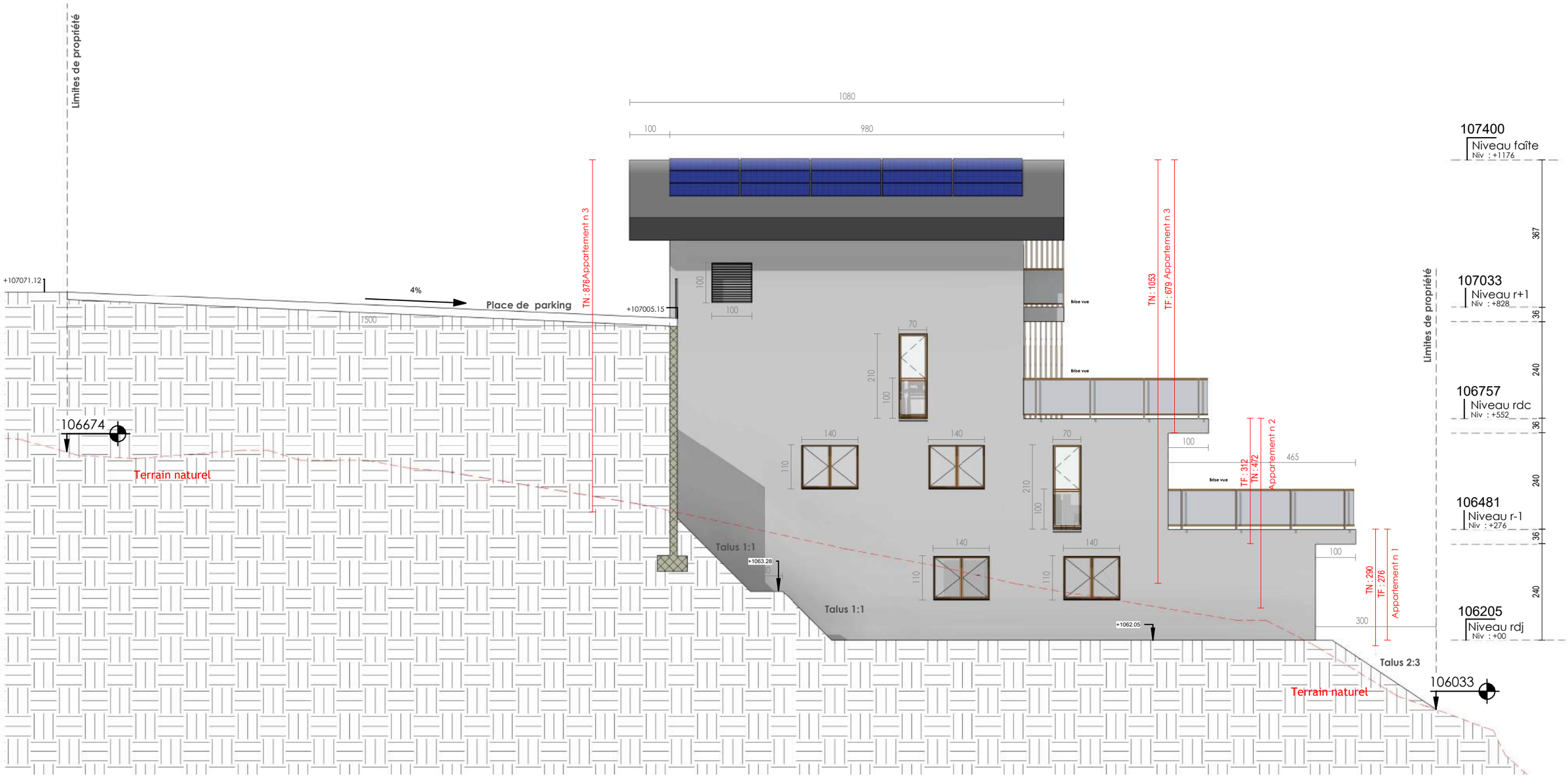
VISA Architecte

Dossier PC	Façade nord	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A12
	Date 15-05-25	Echelle 1 : 100



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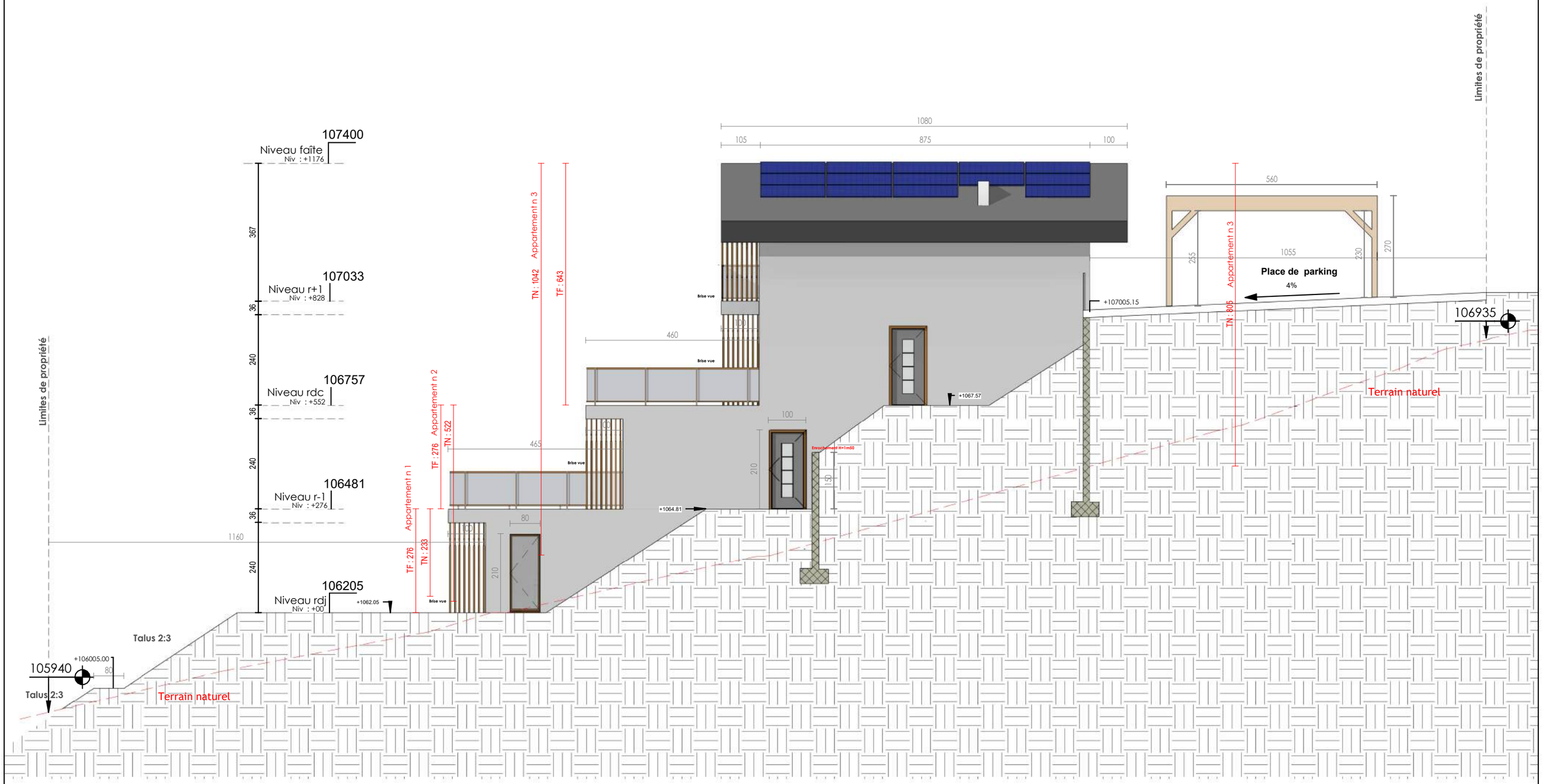
VISA Architecte

Dossier PC	Façade ouest chalet A	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A13
	Date 15-05-25	Echelle 1 : 100



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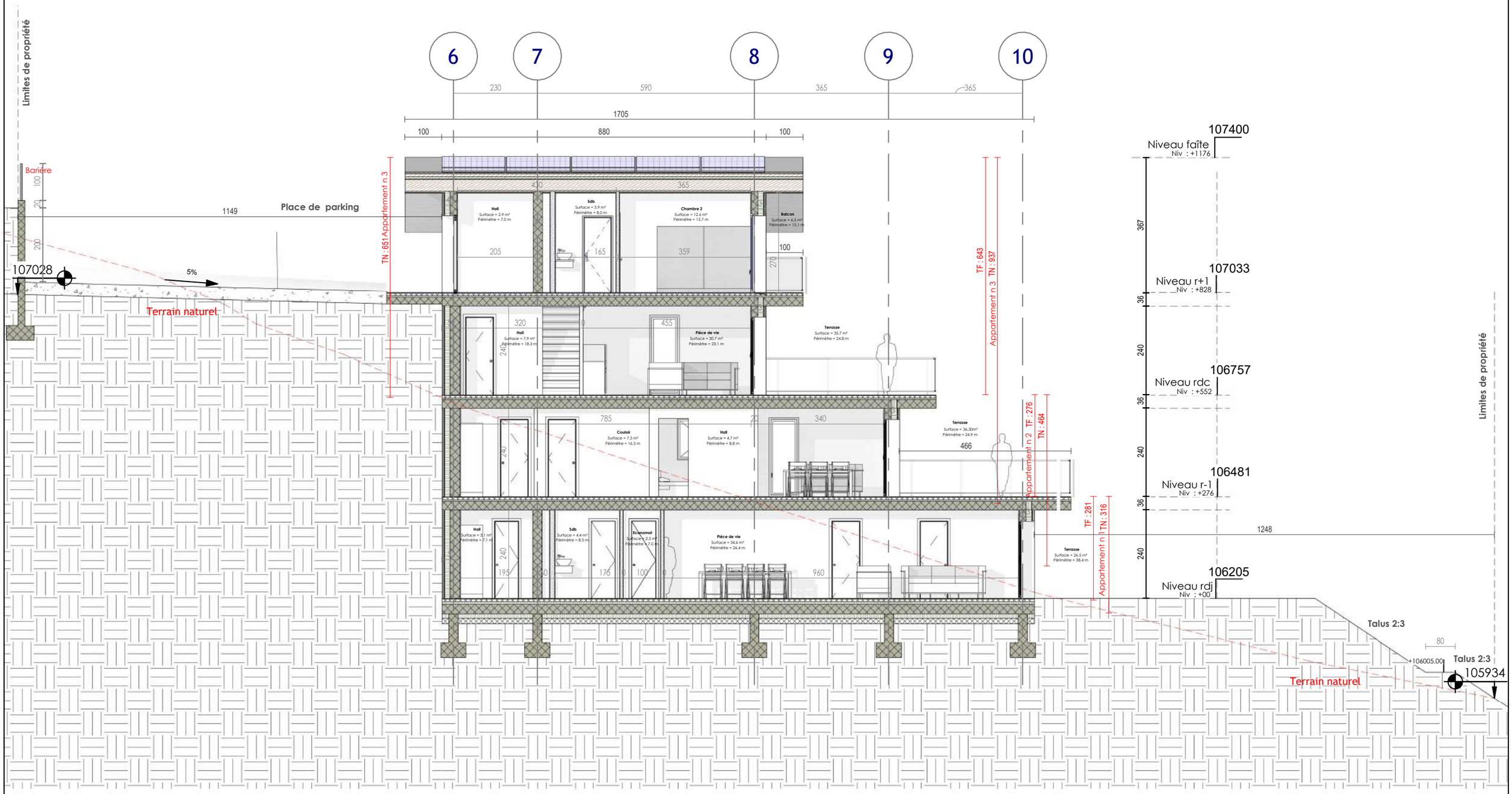
VISA Architecte

Dossier PC	Façade est chalet A	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A14
	Date 15-05-25	Echelle 1 : 100



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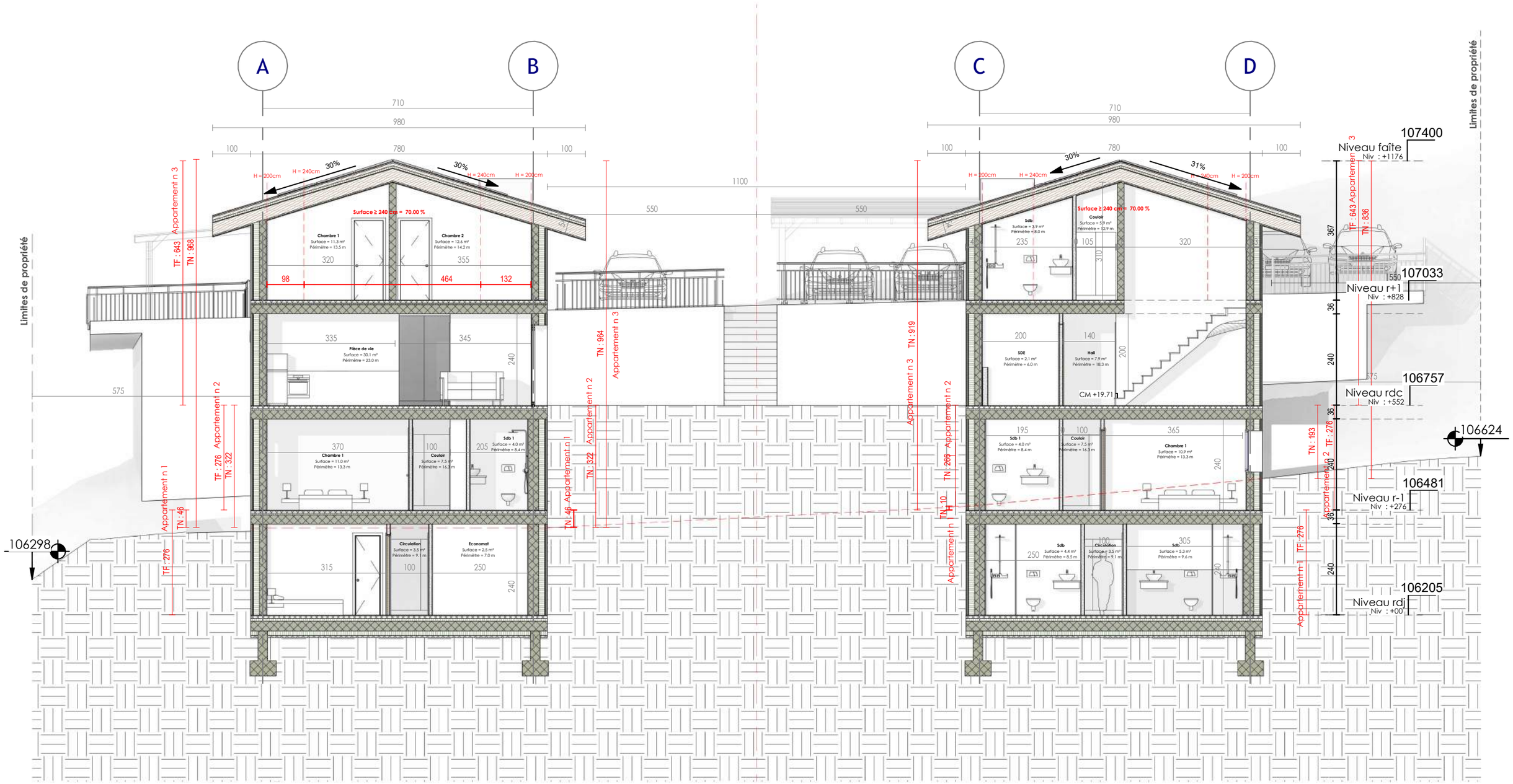
VISA Architecte

Dossier PC	Coupe A-A	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A15
	Date 15-05-25	Echelle 1 : 100



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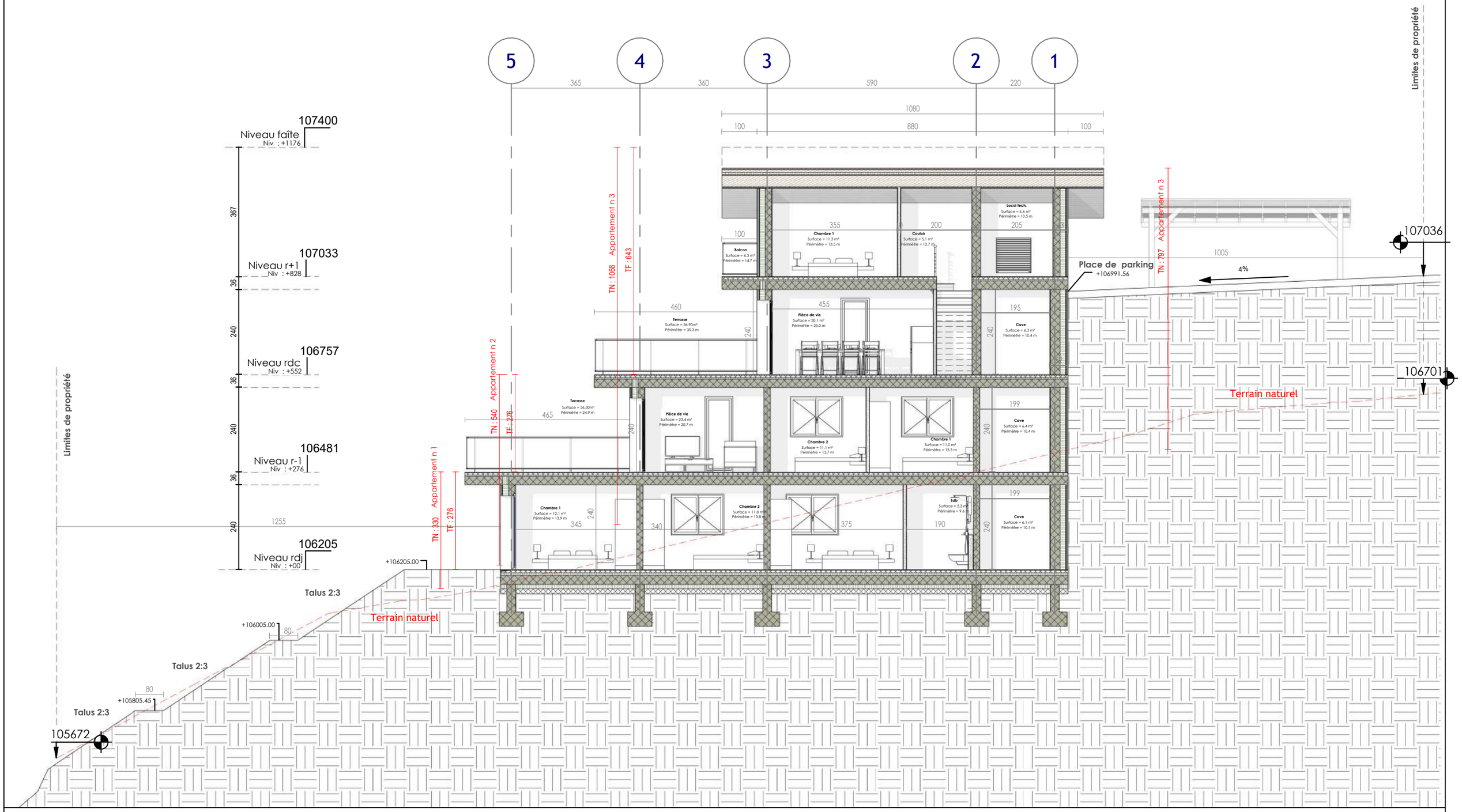
VISA Architecte

Dossier PC	Coupe B-B	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A16
	Date 15-05-25	Echelle 1 : 100



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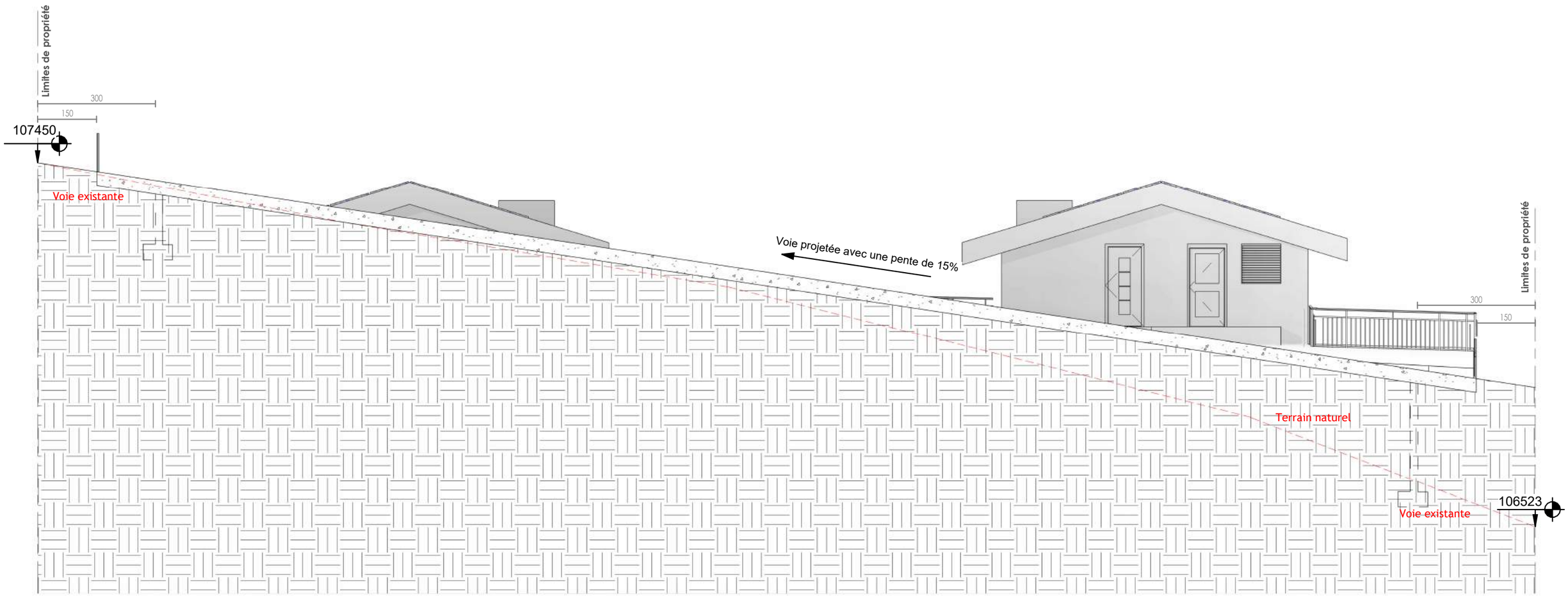
VISA Architecte

Dossier PC	Coupe C-C	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A17
	Date	Echelle 1 : 100



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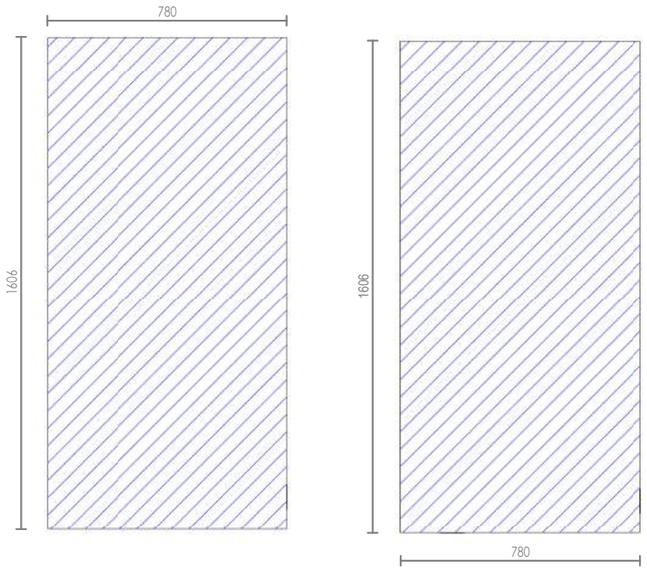
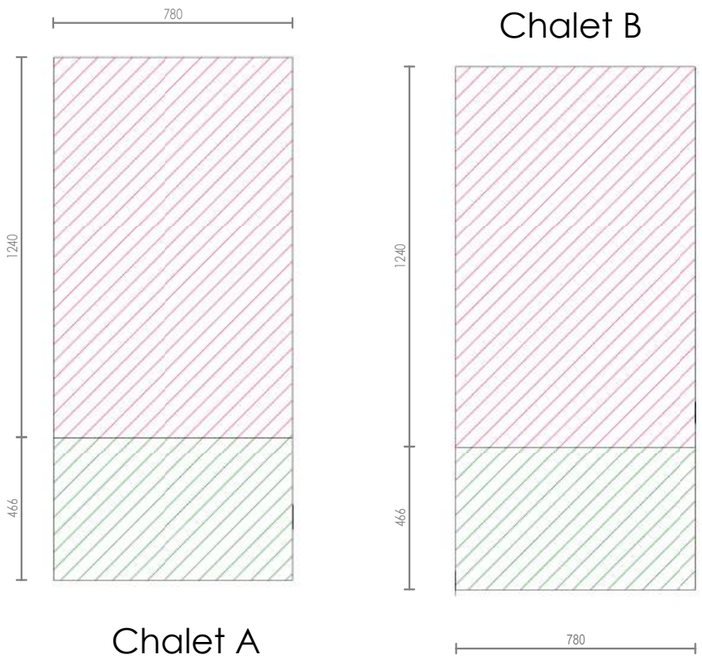
VISA Architecte

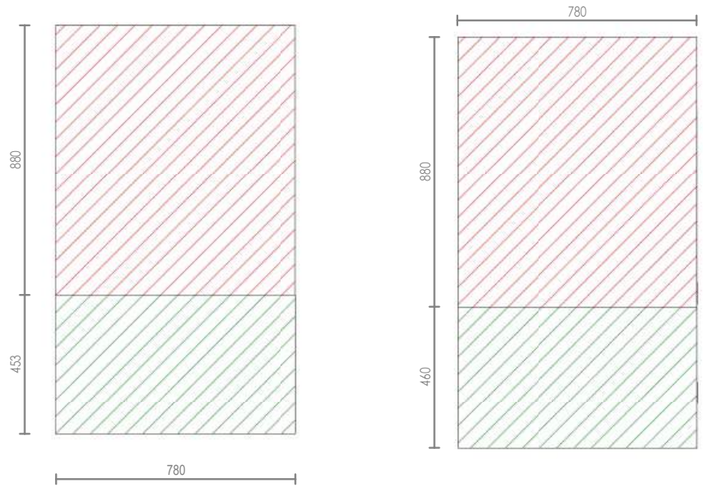
Dossier PC	Coupe sur voie	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A18
	Date 15-05-25	Echelle 1 : 100



Chalet A Chalet B

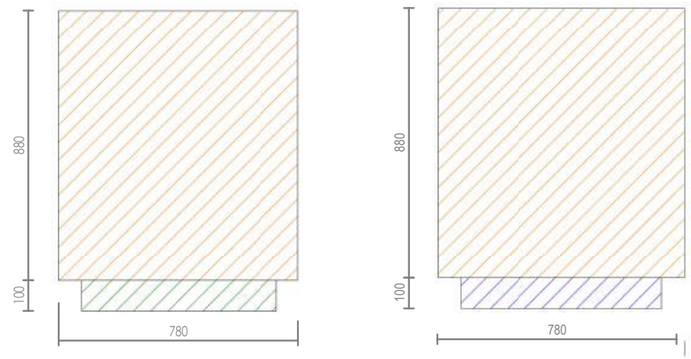


Chalet A Chalet B

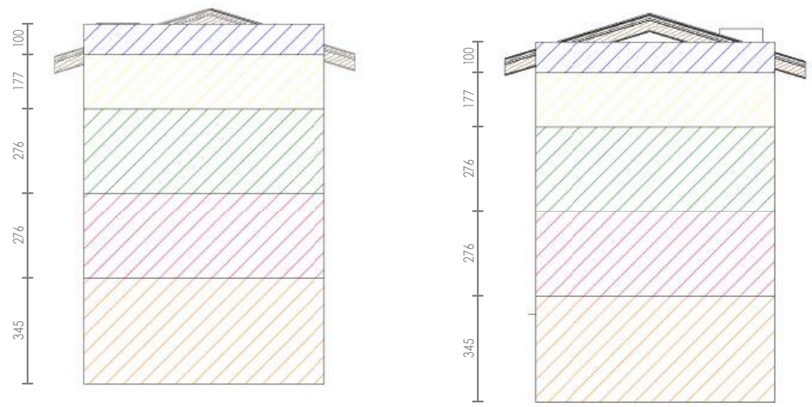


Chalet A Chalet B

Chalet A Chalet B



Chalet A Chalet B



SIA 116 **Chalet A** :

Niv rdj : 125.3m² x 3.45 = **432.3 m³**
Niv r-1 : (96.7m² x 2.76) + (31.4 x 1.5) = **314 m³**
Niv rdc : (68.6 m² x 2.76) + (36.3m² x 1.5) = **243.8 m³**
Niv r+1 : (68.6 m² x 1.77) + (6.3m² x 1.50) = **130 .9 m³**
Toiture : (68.6 m² x 1)=**68.6 m³**

Total : **1 171.3 m³**

SIA 116 **Chalet B** :

Niv rdj : 125.3m² x 3.45 = **432.3 m³**
Niv r-1 : (96.7m² x 2.76) + (31.4 x 1.5) = **314 m³**
Niv rdc : (68.6 m² x 2.76) + (36.3m² x 1.5) = **243.8 m³**
Niv r+1 : (68.6 m² x 1.77) + (6.3m² x 1.50) = **130 .9 m³**
Toiture : (68.6 m² x 1)=**68.6 m³**

Total : **1 171.3 m³**

Somme : **2 342.6 m³**

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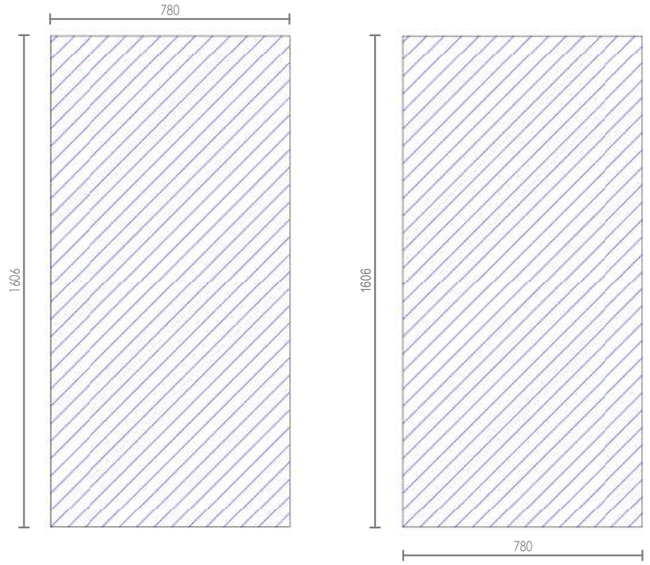
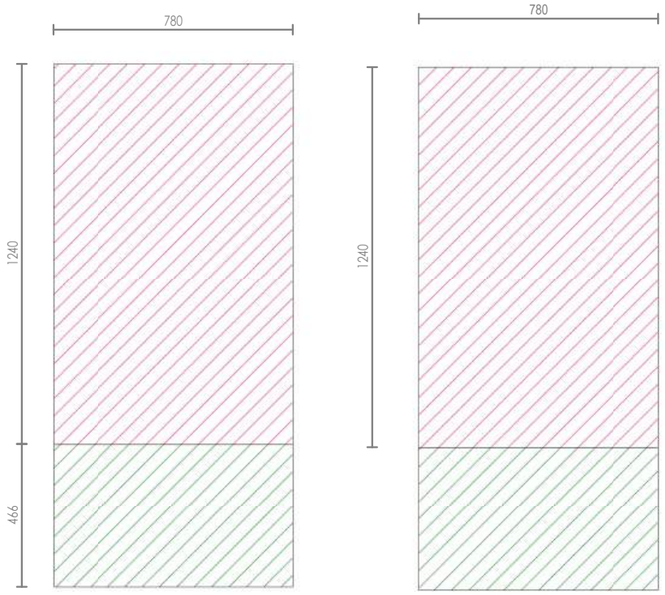
VISA Architecte

Dossier PC	SIA 116		
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A19	
	Date 15-05-25	Echelle	1 : 200



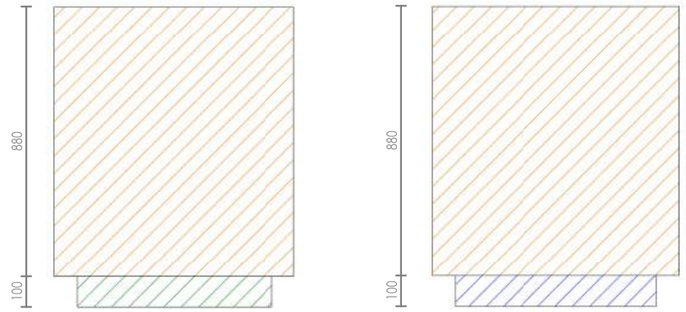
Chalet A Chalet B



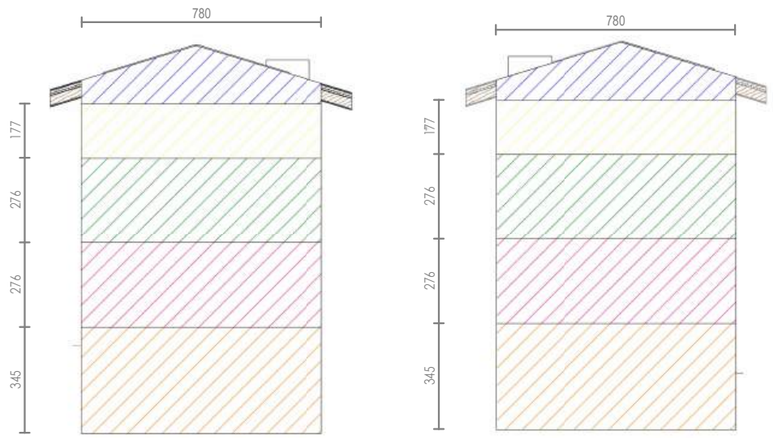
Chalet A Chalet B

Chalet A Chalet B

Chalet A Chalet B



Chalet A Chalet B



SIA 416 **Chalet A** :

Niv rdj : 125.3m² x 3.45 = **432.3 m³**
Niv r-1 : (96.7m² x 2.76) + (31.4 x 1.5) = **314 m³**
Niv rdc : (68.6 m² x 2.76) + (36.3m² x 1.5) = **243.8 m³**
Niv r+1 : (68.6m² x 1.77) + (6.3m² x 1.50) = **130 .87 m³**
Toiture : 8.8 ml x 10.2 m² = **89.7 m³**

Total : **1 210.7 m³**

SIA 416 **Chalet B** :

Niv rdj : 125.3m² x 3.45 = **432.3 m³**
Niv r-1 : (96.7m² x 2.76) + (31.4 x 1.5) = **314 m³**
Niv rdc : (68.6 m² x 2.76) + (36.3m² x 1.5) = **243.8 m³**
Niv r+1 : (68.6m² x 1.77) + (6.3m² x 1.50) = **130 .87 m³**
Toiture : 8.8 ml x 10.2 m² = **89.7 m³**

Total : **1 210.7 m³**

Somme : **2 421. 4 m³**

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VISA Architecte

Dossier PC	SIA 416	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A20
	Date 15-05-25	Echelle 1 : 200

Chalet B
Sp Rdj = 125.3 m²

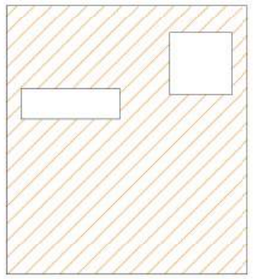
Chalet B
Sp Rdj = 125.3 m²

Chalet B
Sp Rdc = 68.6 m²

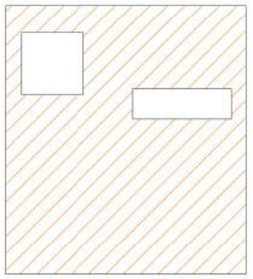
Chalet B
Sp Rdc = 68.6 m²

Chalet A
Sp R-1 = 96.7m²

Chalet B
Sp R-1 = 96.7m²



Chalet B
Sp R+1 = 62.9 m²



Chalet B
Sp R+1 = 62.9 m²

Indice IBUS

Surface plancher **Chalet A** :
125.3m² + 96.7m² + 68.6m² + 62.9m²
= **353.5 m²**

Surface Parcelle 1 : 697 m²
Indice IBUS brut de la parcelle : 0.5
Indice IBUS du projet : 353.5 / 697 m²
= **0.507**

Indice IBUS

Surface plancher **Chalet B** :
125.3m² + 96.7m²+ 68.6m² +62.9m²
= **353.5 m²**

Surface Parcelle 2 : 769 m²

Indice IBUS brut de la parcelle : 0.5
Indice IBUS du projet : 353.5 / 769 m²
= **0.459**

Indice IBUS Générale : 707 / 1466 m²
= 0.482

Surface plancher **Chalet A** :
Appartement n1 : 125.3m²
Appartement n2 : 96.7m²
Appartement n3 : 105.6m²
Locaux commun: 25.9m²

Surface plancher **Chalet B** :
Appartement n1 : 125.3m²
Appartement n2 : 96.7m²
Appartement n3 : 105.6m²
Locaux commun: 25.9m²

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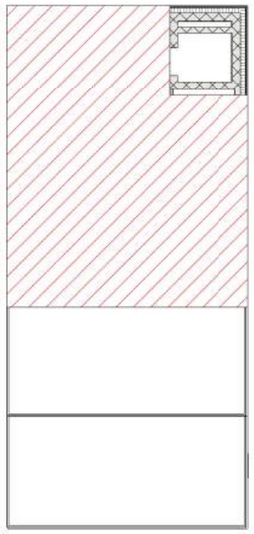
VISA Architecte

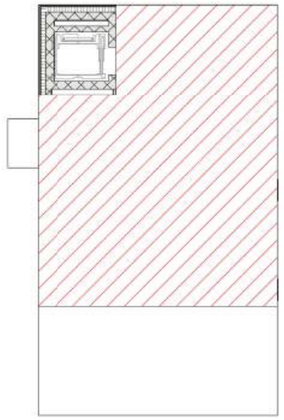
Dossier PC	Surface SP	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A21
	Date 15-05-25	Echelle 1 : 200

Chalet A
SBPU Rdj = 117.8 m²

Chalet B
SBPU Rdj = 117.8 m²



Chalet A
SBPU Rdc = 69.5 m²



Chalet B
SBPU Rdc = 69.5 m²

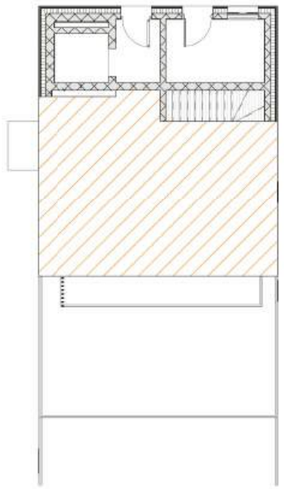
SBPU **Chalet A** :
Appartement n1 : 117.8m²
Appartement n2 : 89.5m²
Appartement n3 : 120.4m²

Somme SBPU : **327.7 m²**

Chalet A
SBPU R-1 = 89.5 m²

Chalet B
SBPU R-1 = 89.5 m²

Chalet A
SBPU R+1 = 50.9 m²



Chalet B
SBPU R+1 = 50.9 m²

SBPU **Chalet B** :
Appartement n1 : 117.8m²
Appartement n2 : 89.5m²
Appartement n3 : 120.4m²

Somme SBPU : **327.7 m²**

Total SBPU : **655.4 m²**

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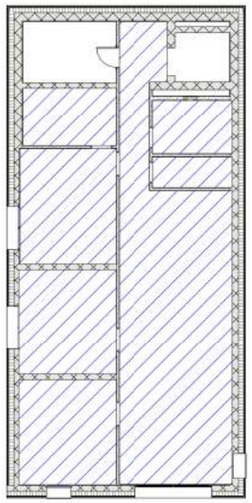
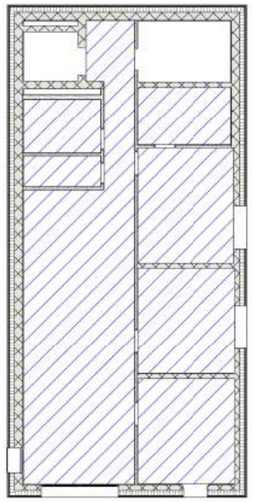
VISA Architecte

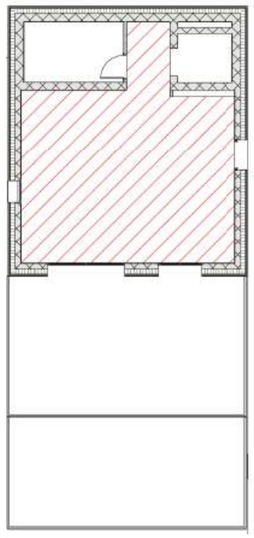
Dossier PC	SBPU	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A22
	Date 15-05-25	Echelle 1 : 200



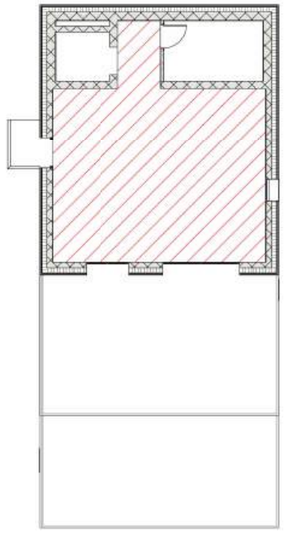
Chalet B
Sh Rdj = 88.6 m²



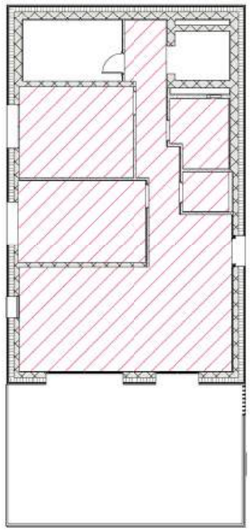
Chalet B
Sh Rdj = 88.6 m²



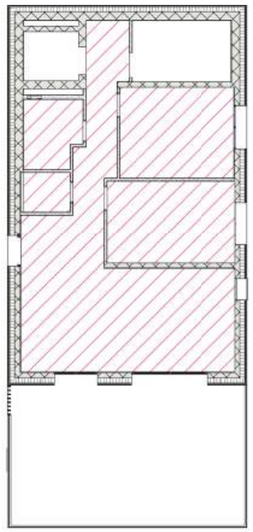
Chalet A
SBPU Rdc = 41.8 m²



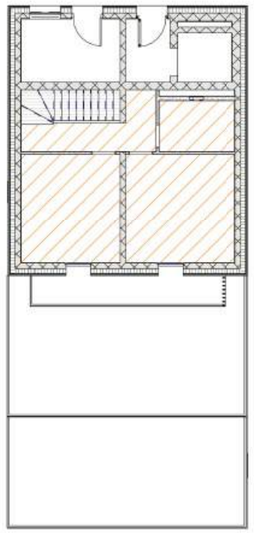
Chalet B
SBPU Rdc = 41.8 m²



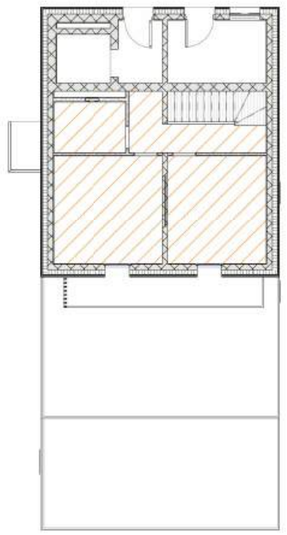
Chalet A
Sh R-1 = 63.5 m²



Chalet B
Sh R-1 = 63.5 m²



Chalet A
Sh R+1 = 33.0 m²



Chalet B
Sh R+1 = 33.0 m²

Surface habitable net **Chalet A** :
Appartement n1 : 88.6m²
Appartement n2 : 63.5m²
Appartement n3 : 74.8m²
Somme SBPU : **226.9 m²**

Surface habitable net **Chalet B** :
Appartement n1 : 88.6m²
Appartement n2 : 63.5m²
Appartement n3 : 74.8m²
Somme SBPU : **226.9 m²**

Total Surface habitable net :
453.8 m²

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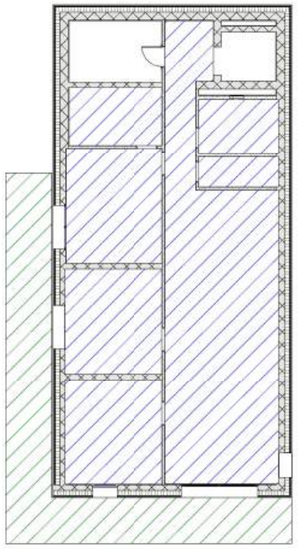
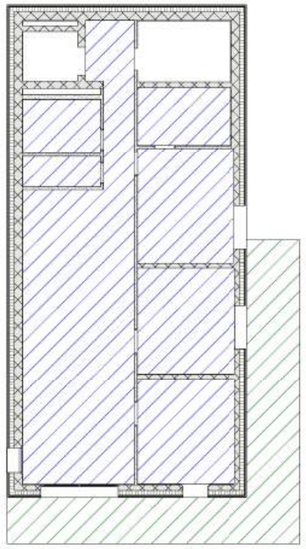
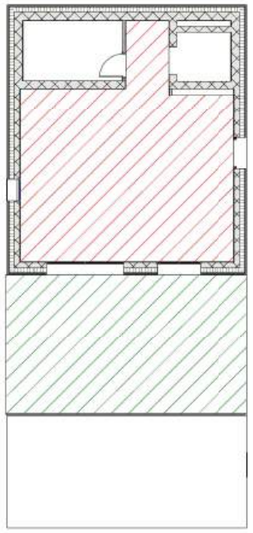
Dossier PC	Surface habitable net	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A23
	Date 15-05-25	Echelle 1 : 200



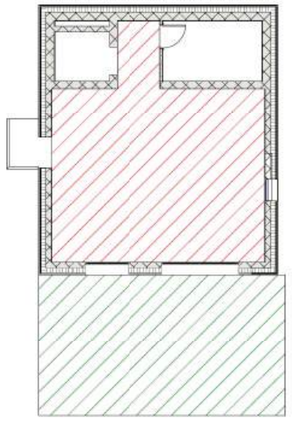
Chalet A
SBPU Rdj = 117.8 m²
SV Terrasse = 31.4 m²



Chalet B
SBPU Rdj = 117.8 m²
SV Terrasse = 26.5 m²



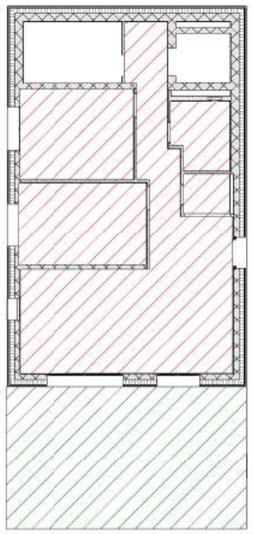
Chalet A
SBPU Rdc =69.5 m²
SV Terrasse = 35.8 m²



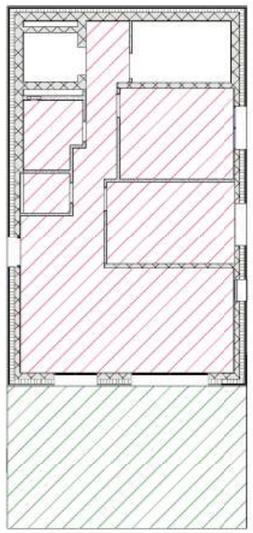
Chalet B
SBPU Rdc =69.5 m²
SV Terrasse = 35.8 m²

Surface de vente **Chalet A** :
Appartement n1 : 117.8m² + (0.3 x 31.4) = **127.2m²**
Appartement n2 : 89.5m² + (0.3 x 36.3) = **100.4m²**
Appartement n3 : 120.4m² + (35.8m²x 0.3) + (6.3m² x 0.5) = **134.3 m²**

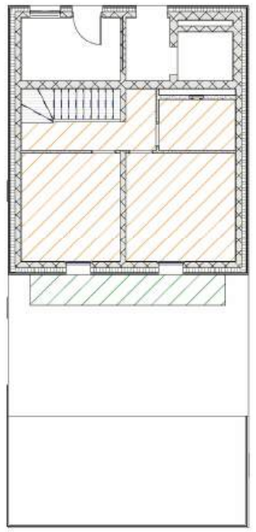
Somme Surface de vente : **361.9 m²**



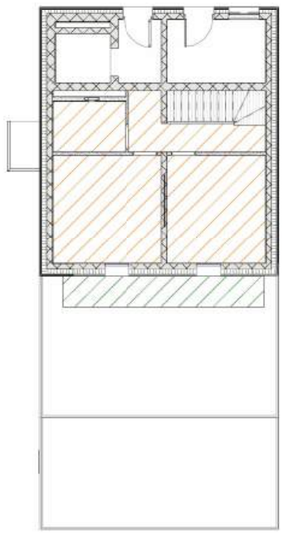
Chalet A
SBPU R-1 = 89.5 m²
SV Terrasse = 36.3 m²



Chalet B
SBPU R-1 = 89.5 m²
SV Terrasse = 36.3 m²



Chalet A
SBPU R+1 = 50.9 m²
SV Balcon = 6.3 m²



Chalet B
SBPU R+1 = 50.9 m²
SV Balcon = 6.3 m²

Surface de vente **Chalet B** :
Appartement n1 : 117.8m² + (0.3 x 26.5) = **125.7 m²**
Appartement n2 : 89.5m² + (0.3 x 36.3) = **100.4m²**
Appartement n3 : 120.4m² + (35.8m²x 0.3) + (6.3m² x 0.5) = **134.3 m²**

Somme Surface de vente : **360.4 m²**

Total Surface de vente :
722.3 m²

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Dossier PC	Surface de vente	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A24
	Date 15-05-25	Echelle 1 : 200

	Chalet A			Chalet B			
Tableau des volumes et surfaces	**Appart n1**	**Appart n2**	**Appart n3**	**Appart n1**	**Appart n2**	**Appart n3**	**Total**
Volumes SIA 116	**1 171.3 m³**			**1 171.3 m³**			**2 342. 6 m³**
Volume SIA 416	**1 210.7 m³**			**1 210.7 m³**			**2 421. 4 m³**
Surface plancher	125.3 m²	96.7 m²	105.6 m² + 25.9 m²	125.3 m²	96.7 m²	105.6 m² + 25.9 m²	**707. 0 m²**
Surface habitable brute / SBPU	117.8 m²	89.5 m²	120.4 m²	117.8 m²	89.5 m²	120.4 m²	**655.4 m²**
Surface habitable nette	88.6 m²	63.5 m²	74.8 m²	88.6 m²	63.5 m²	74.8 m²	**453.8 m²**
Surface de vente	127.2 m²	100.4 m²	134.3 m²	125.7 m²	100.4 m²	134.3 m²	**722.3 m²**
IBUS / parcelle	**0.507**			**0.459**			**0.482**

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Dossier PC	Tableau des volumes et surfaces	
Les Perrons de Saint Romain	Numéro de parcelle : 7525	A25
	Date 15-05-25	Echelle