

Vallon de l'Ermit

13 Décembre 2016

W&A WILMOTTE & ASSOCIÉS ARCHITECTES

SITUATION

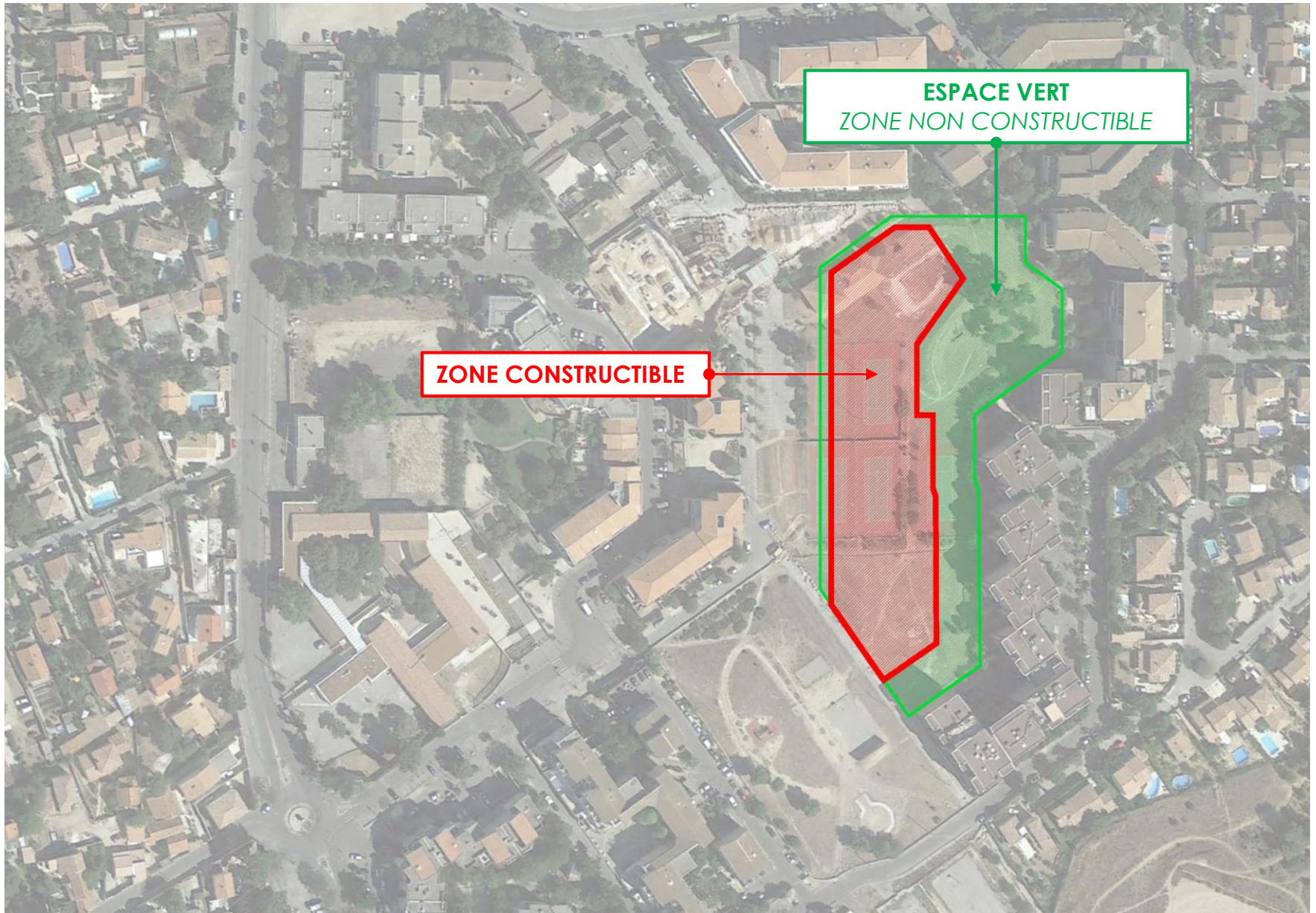
SITUATION
localisation



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localisation









LE PROJET AU 13 DECEMBRE 2016

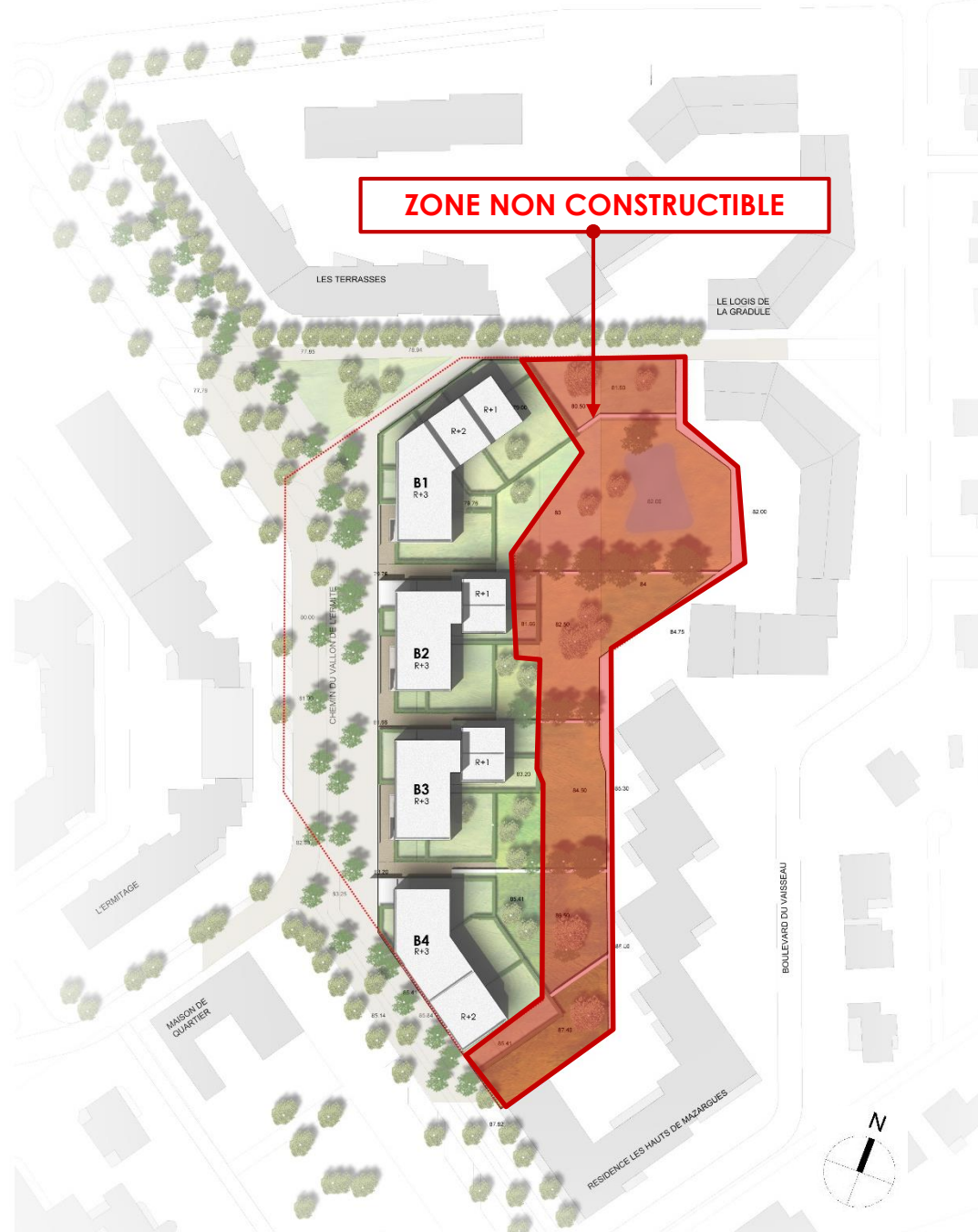
SURFACE DE PLANCHER RESPECTEE
5 700 m²



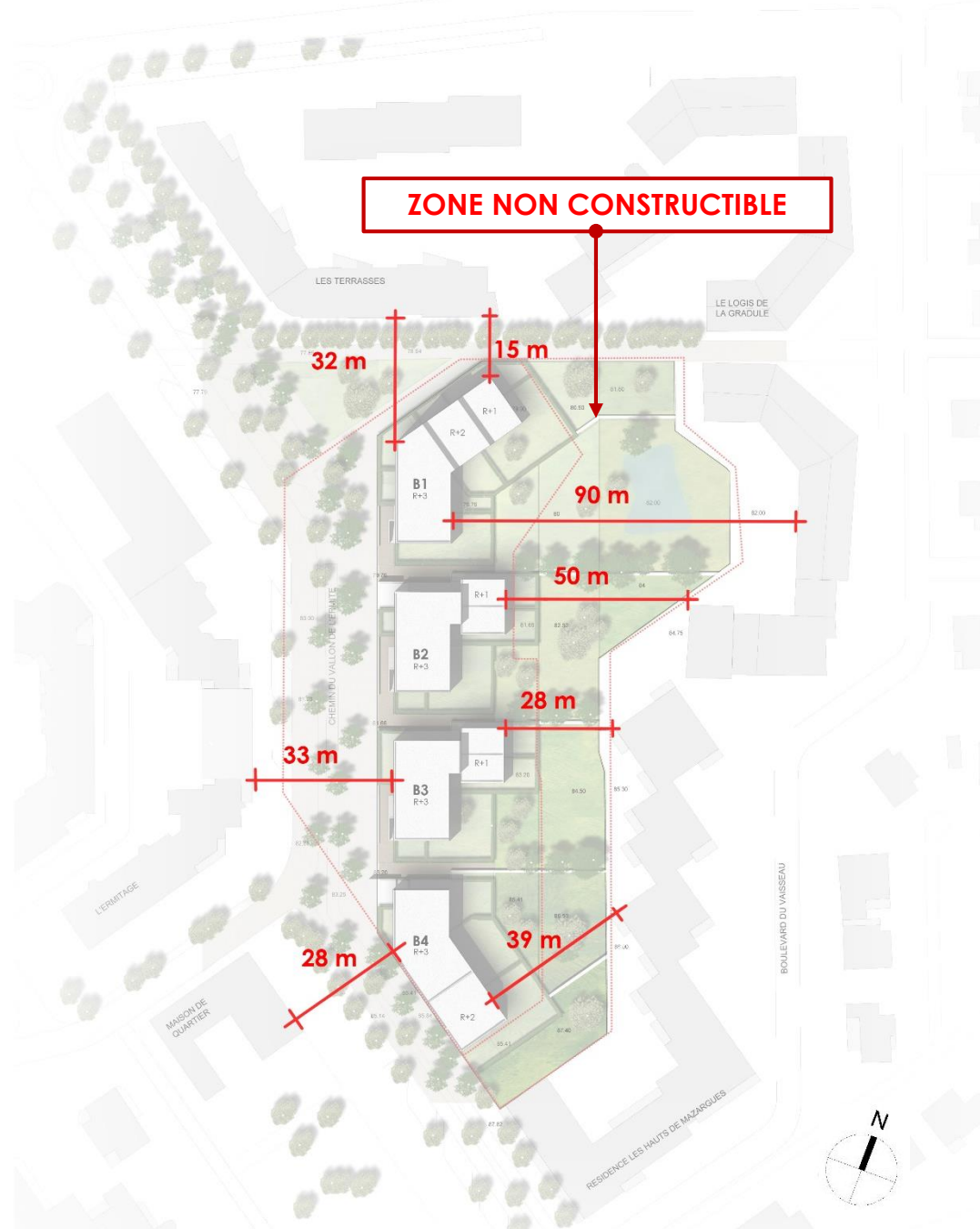
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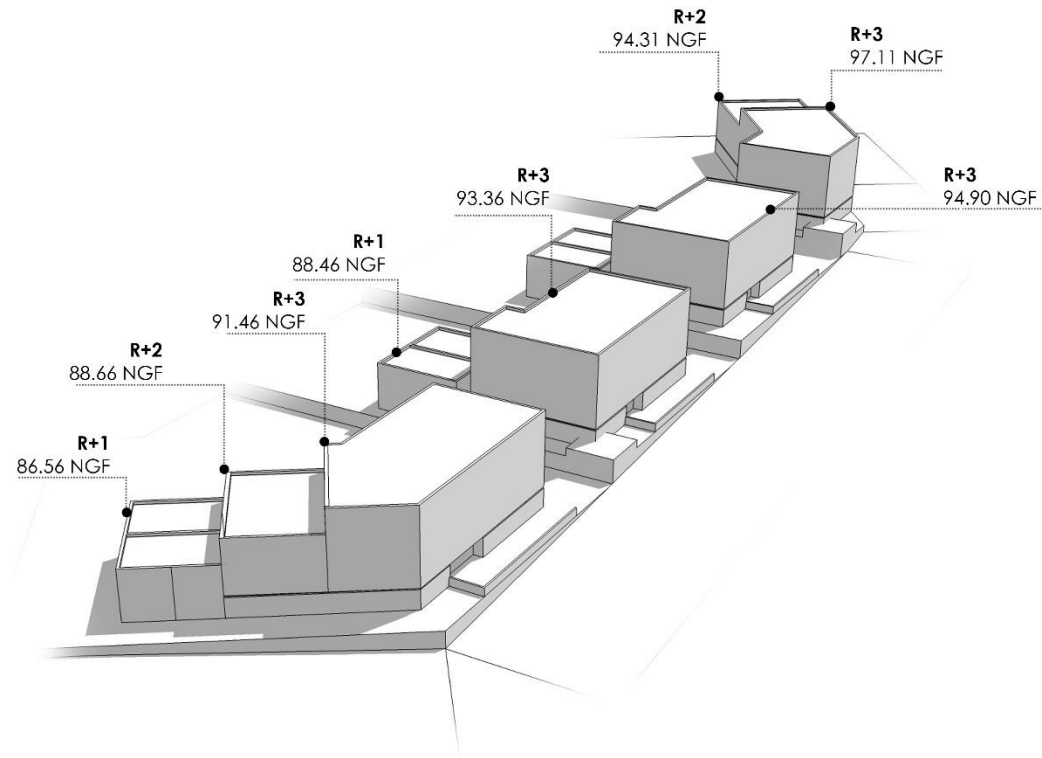


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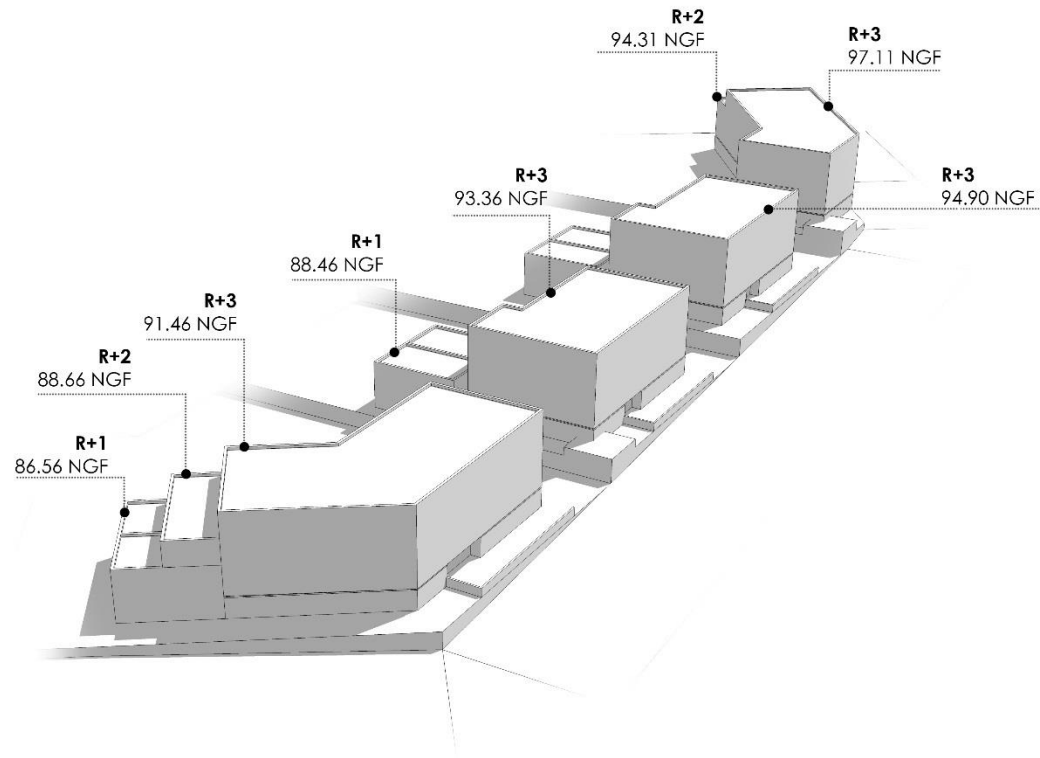


VOLUMETRIE

Volumétrie au CIQ du 30/03/2016

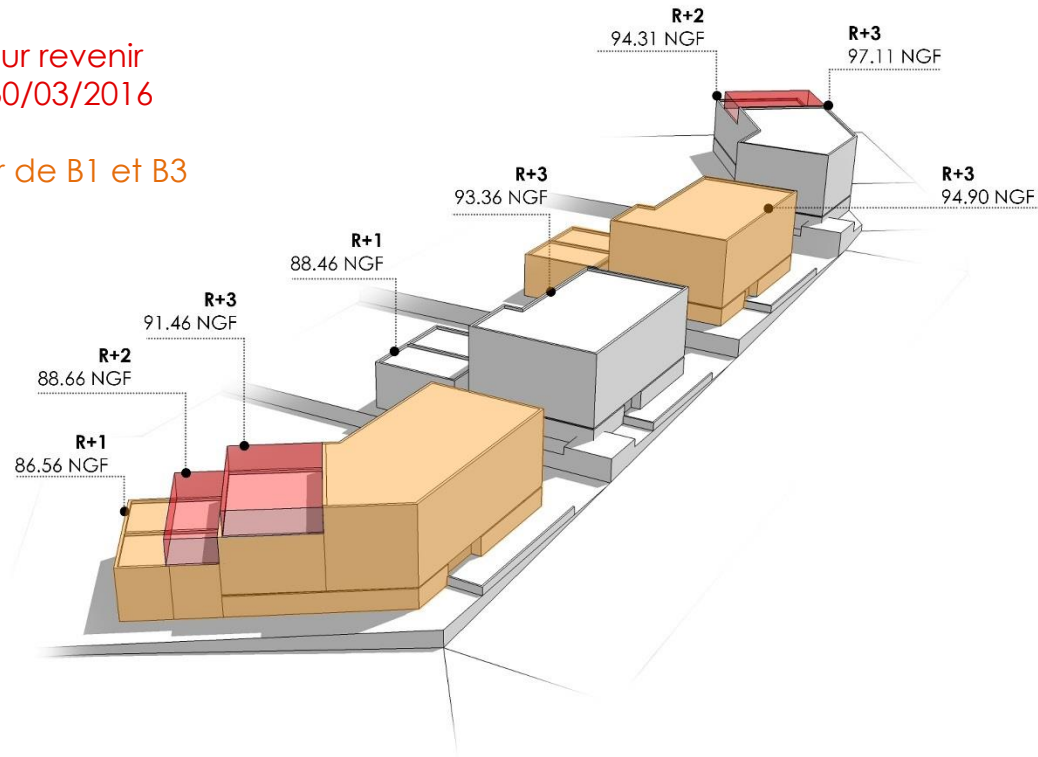


Volumétrie au CIQ du 29/09/2016

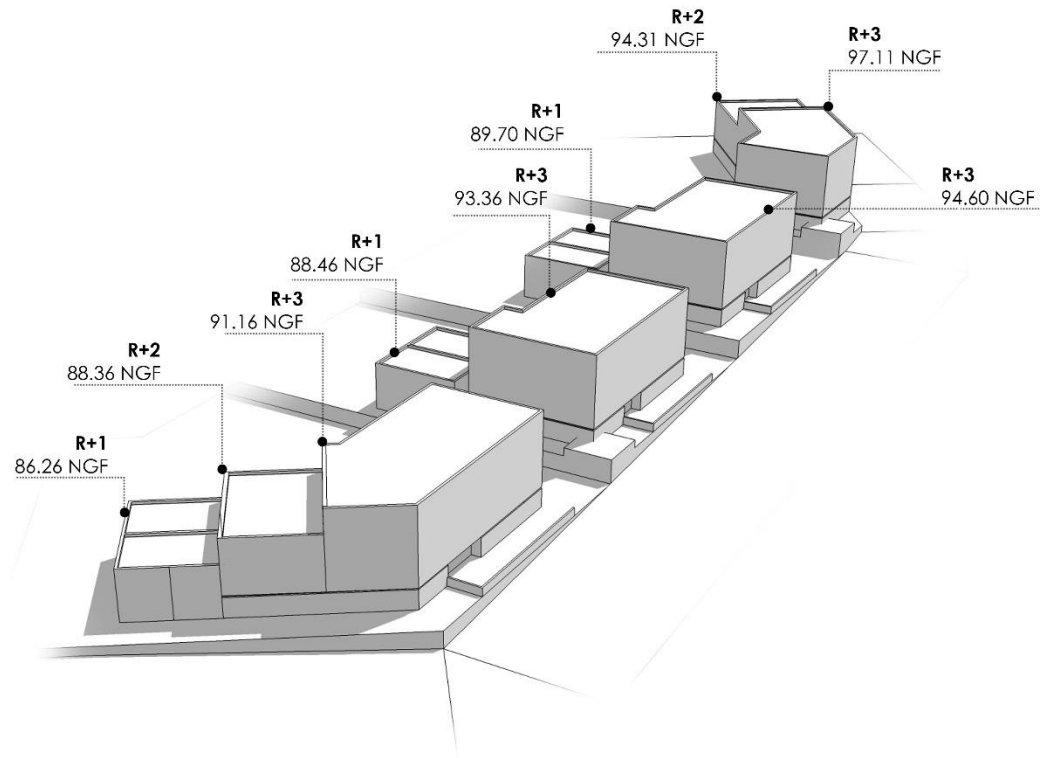


Volumétrie au CIQ du 29/09/2016

- Volumes à supprimer pour revenir à la volumétrie du CIQ 30/03/2016
- Réduction de la hauteur de B1 et B3 de 30cm



Volumétrie actuelle du 13/12/2016



CPE AA

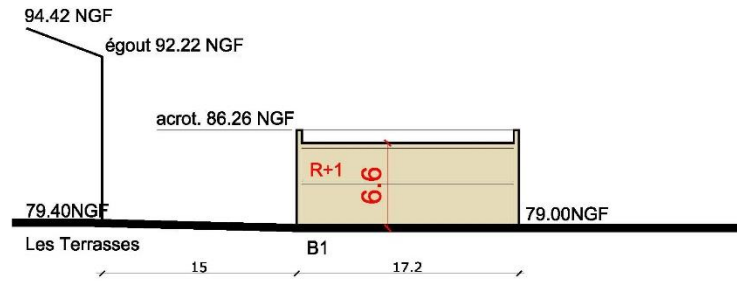


LE PROJET

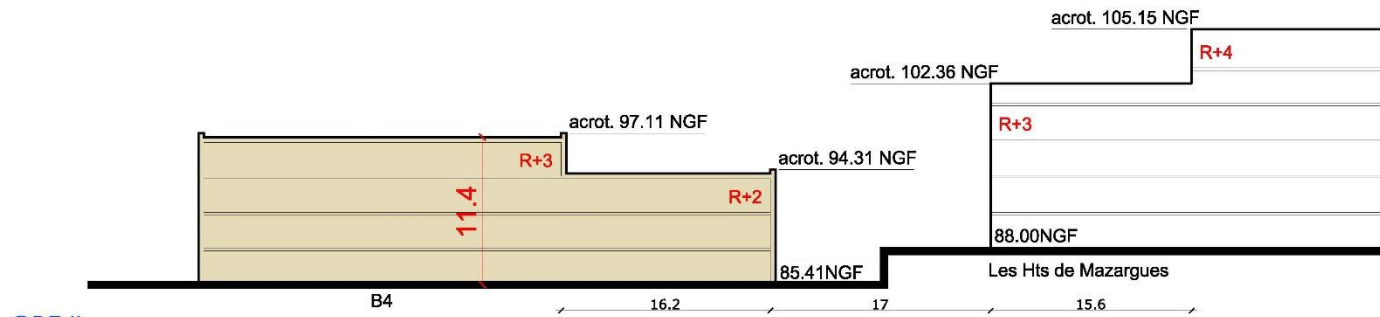
Volumétrie



CPE EE



CPE HH



CPE II



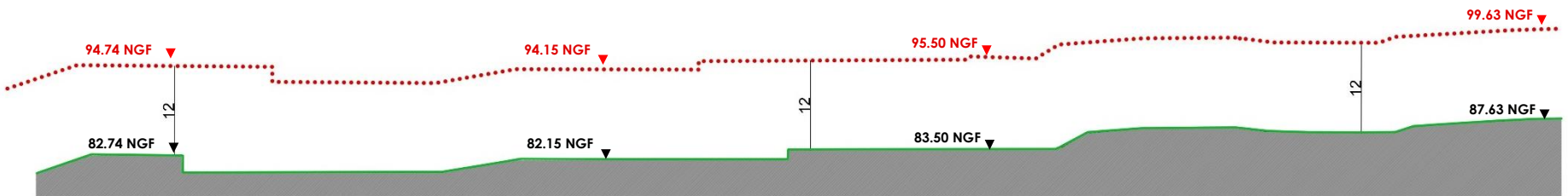
COUPE LONGITUDINALE

Niveau du terrain naturel existant



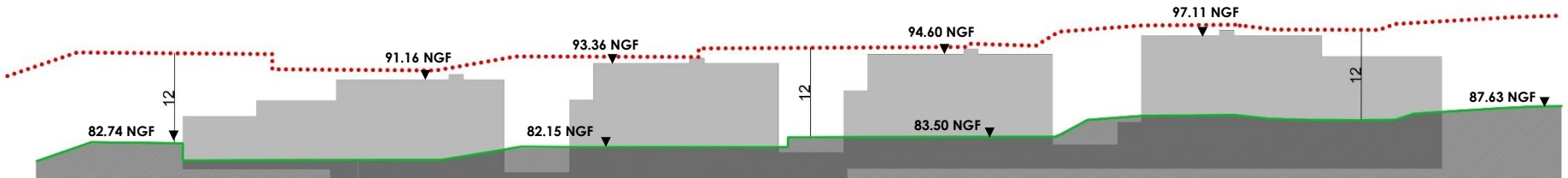
COUPE LONGITUDINALE

Hauteurs maximum imposées par le PLU = Terrain naturel + 12m

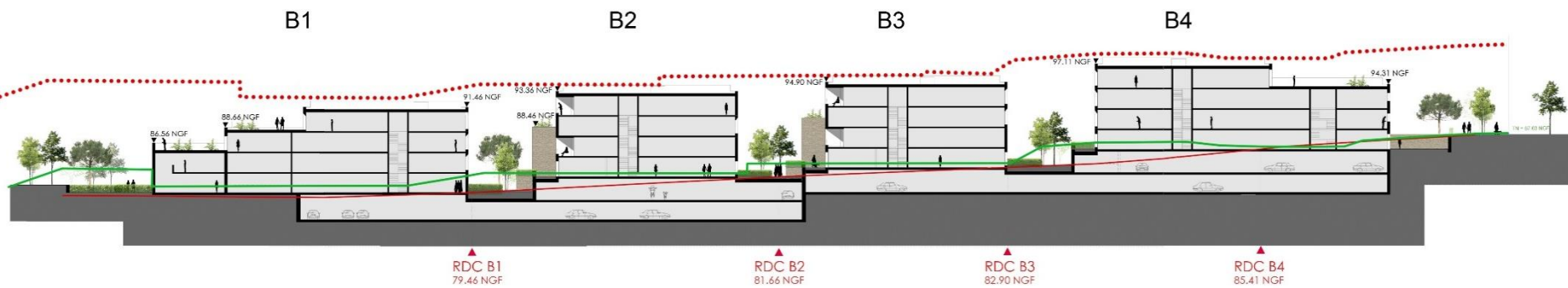


COUPE LONGITUDINALE

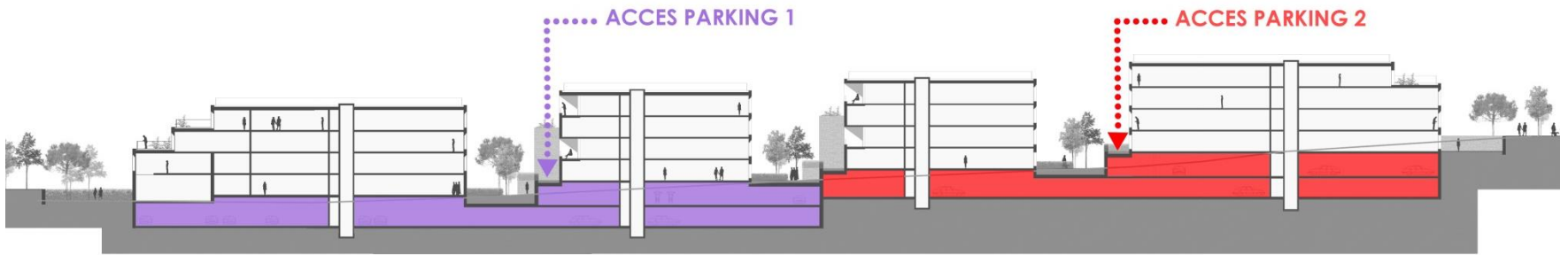
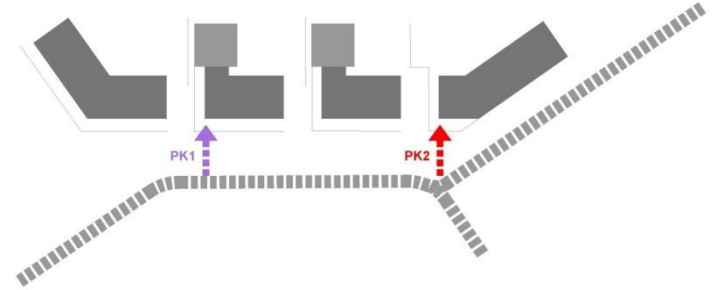
Les gabarits du projet ne dépassent pas la ligne des 12m



COUPE LONGITUDINALE



FLUX ET ACCES



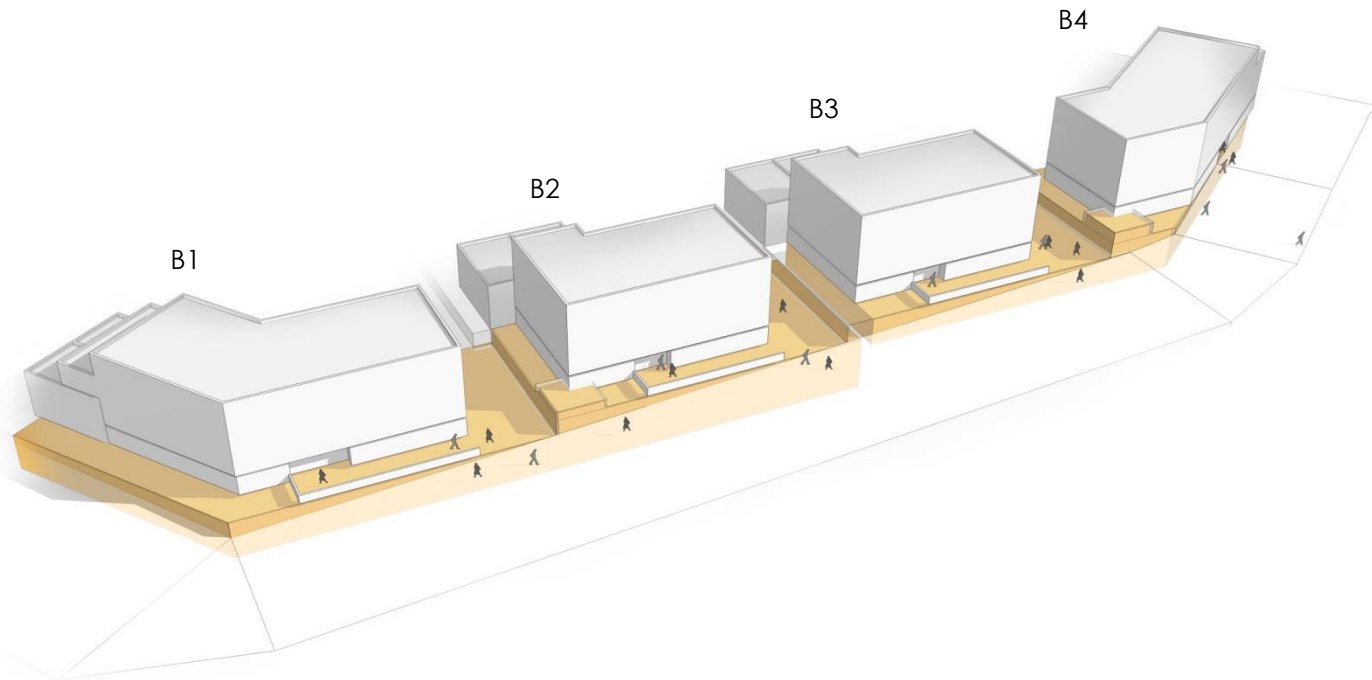
BESOINS PARKING (PLU)

120 places voitures

20 places 2 roues

134 m² de locaux vélos

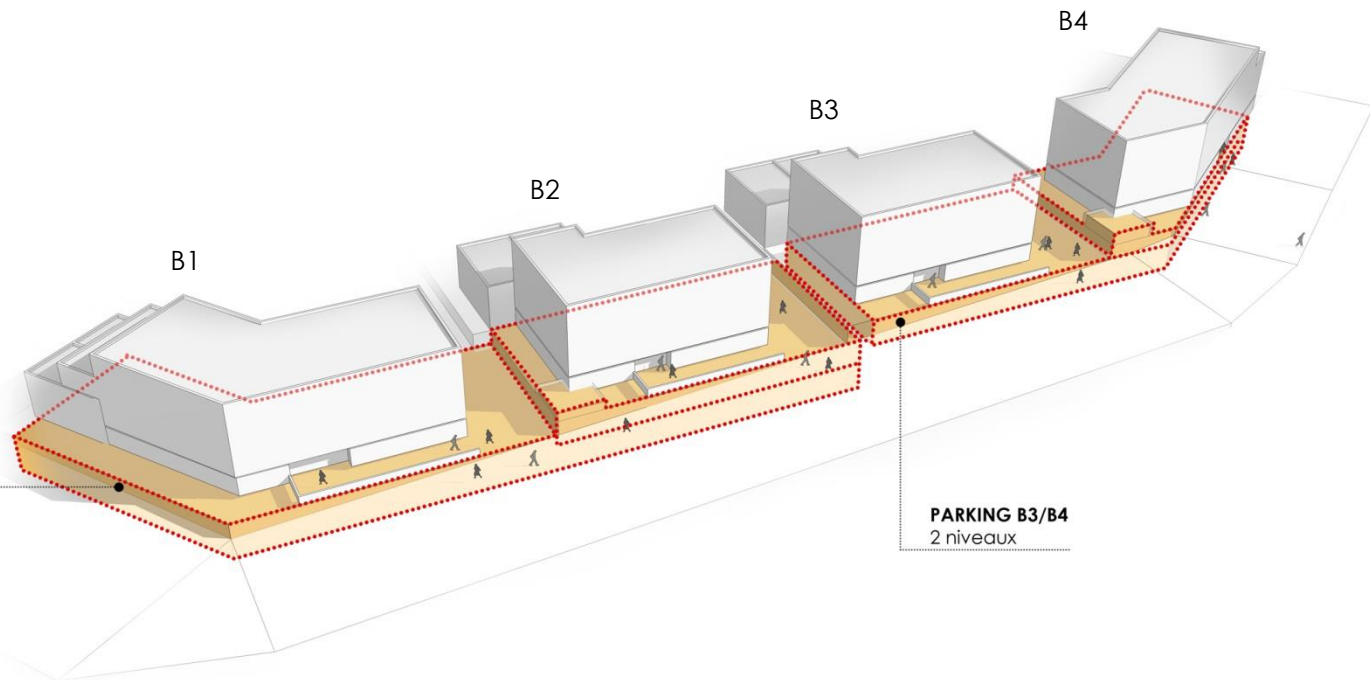
AXONOMETRIE



PARKING

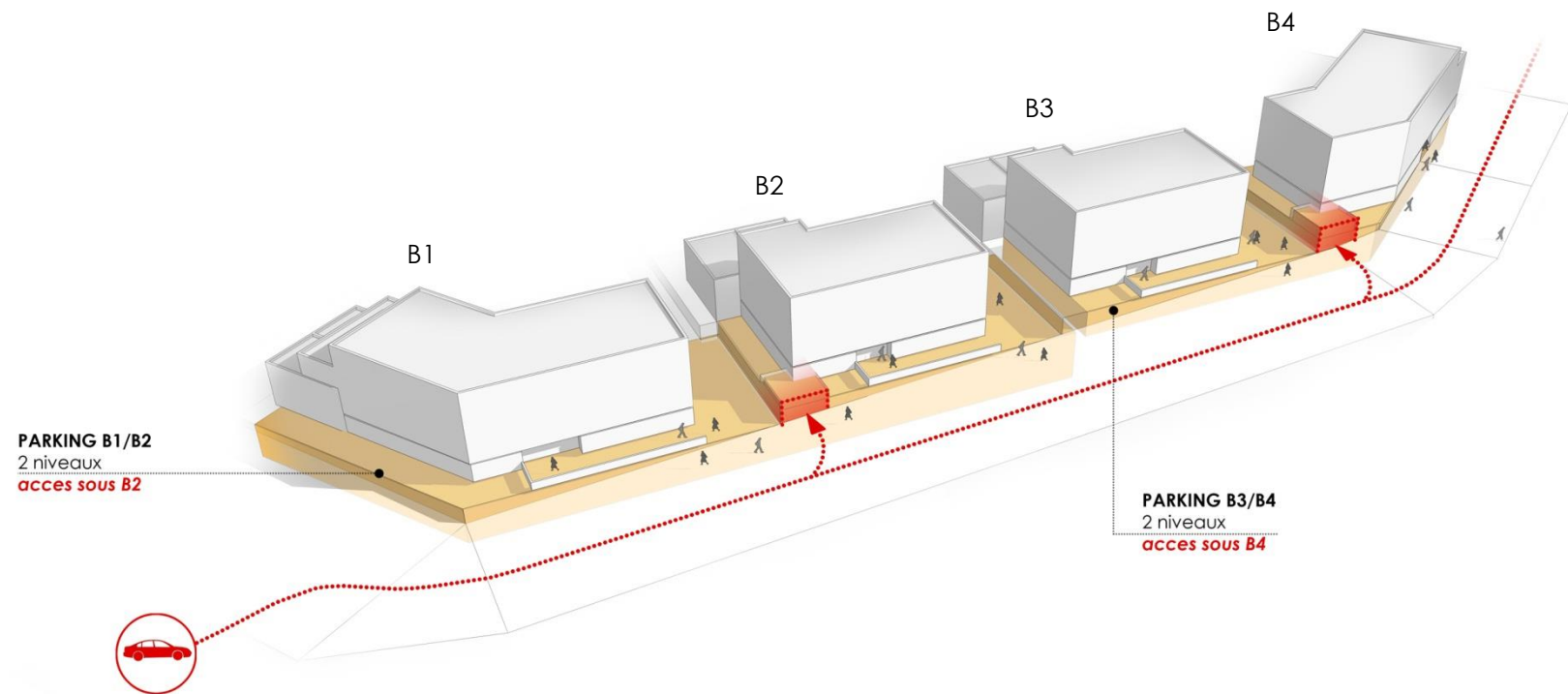


PARKING B1/B2
2 niveaux

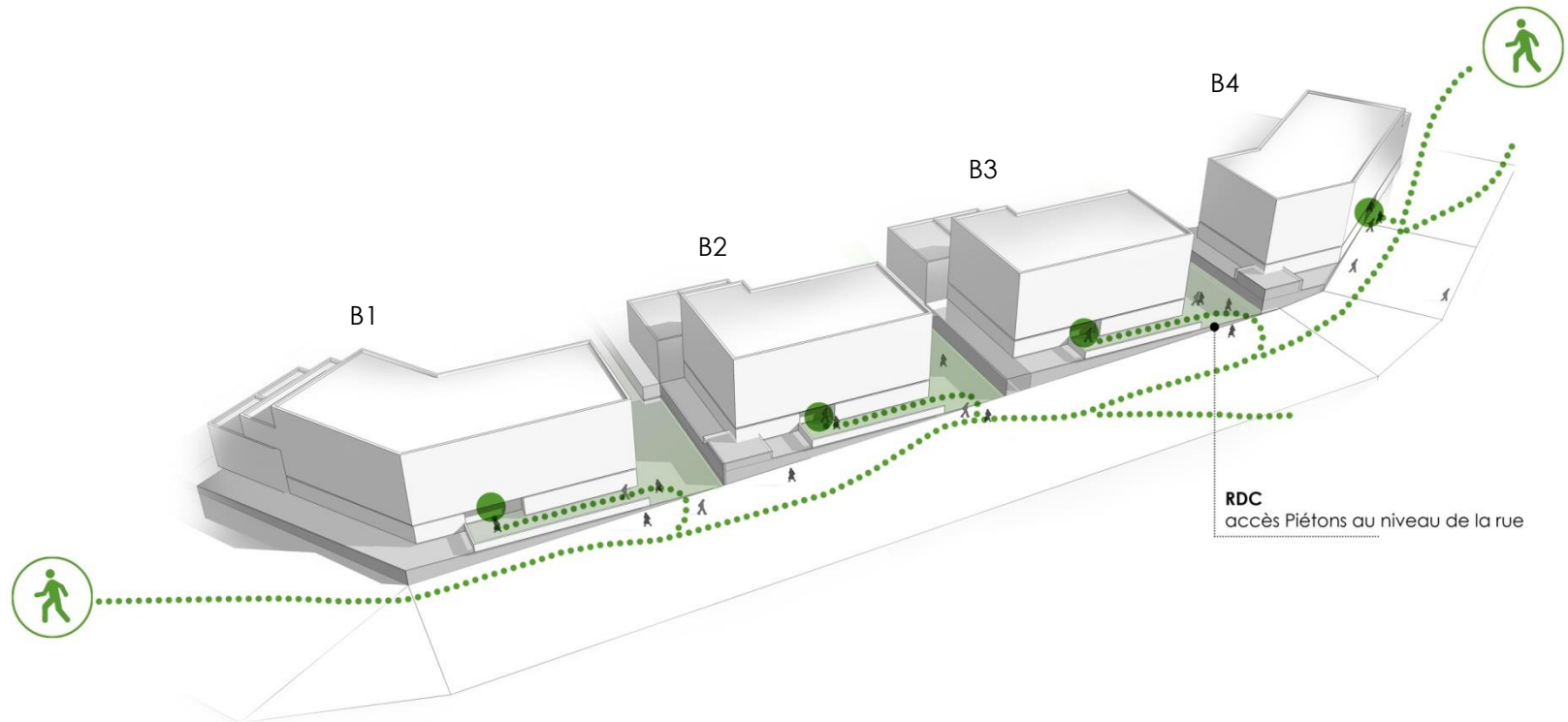


PARKING B3/B4
2 niveaux

FLUX AUTOMOBILES



FLUX PIETONS

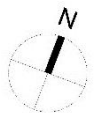
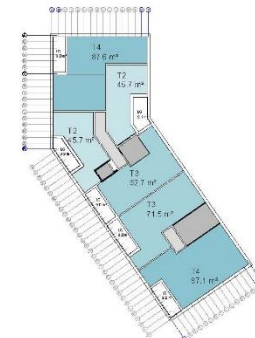
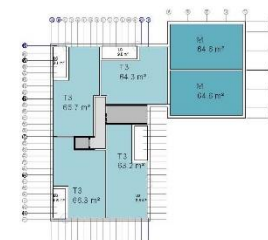
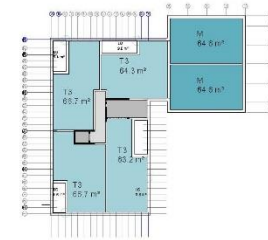
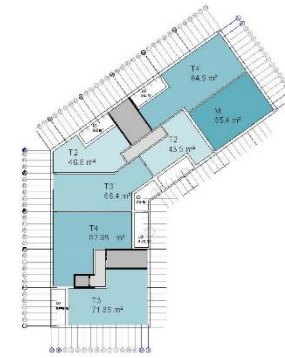


TYPOLOGIES

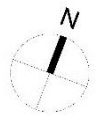
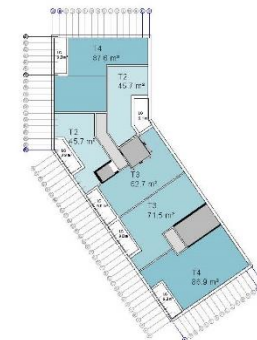
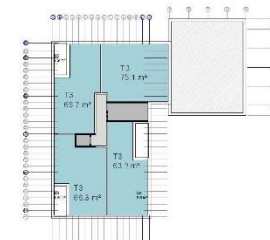
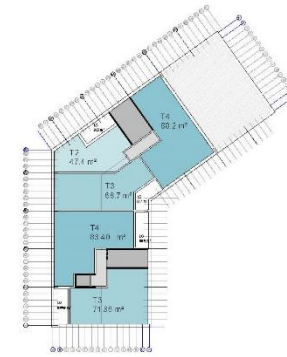
PLAN DU RDC



PLAN R+1

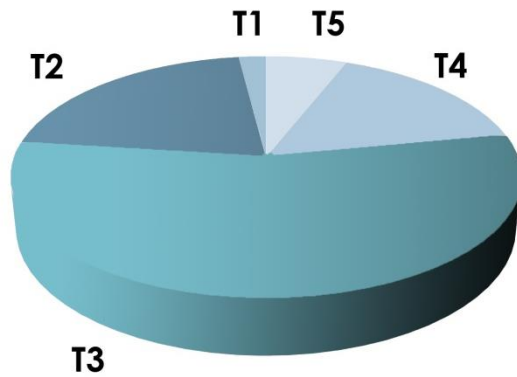


PLAN R+2

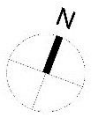
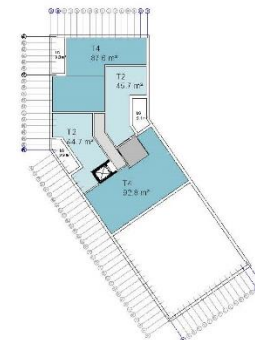
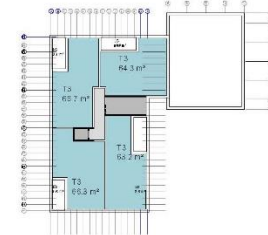
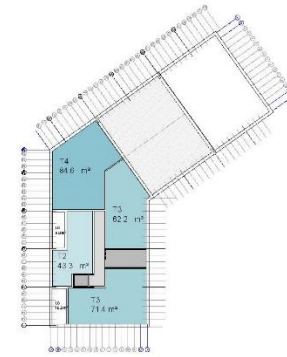


LE PROJET

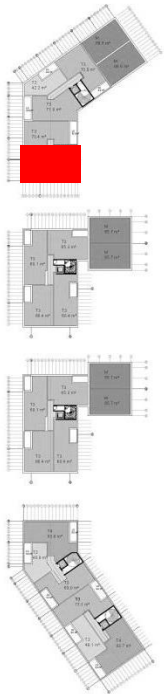
Typologies et façades



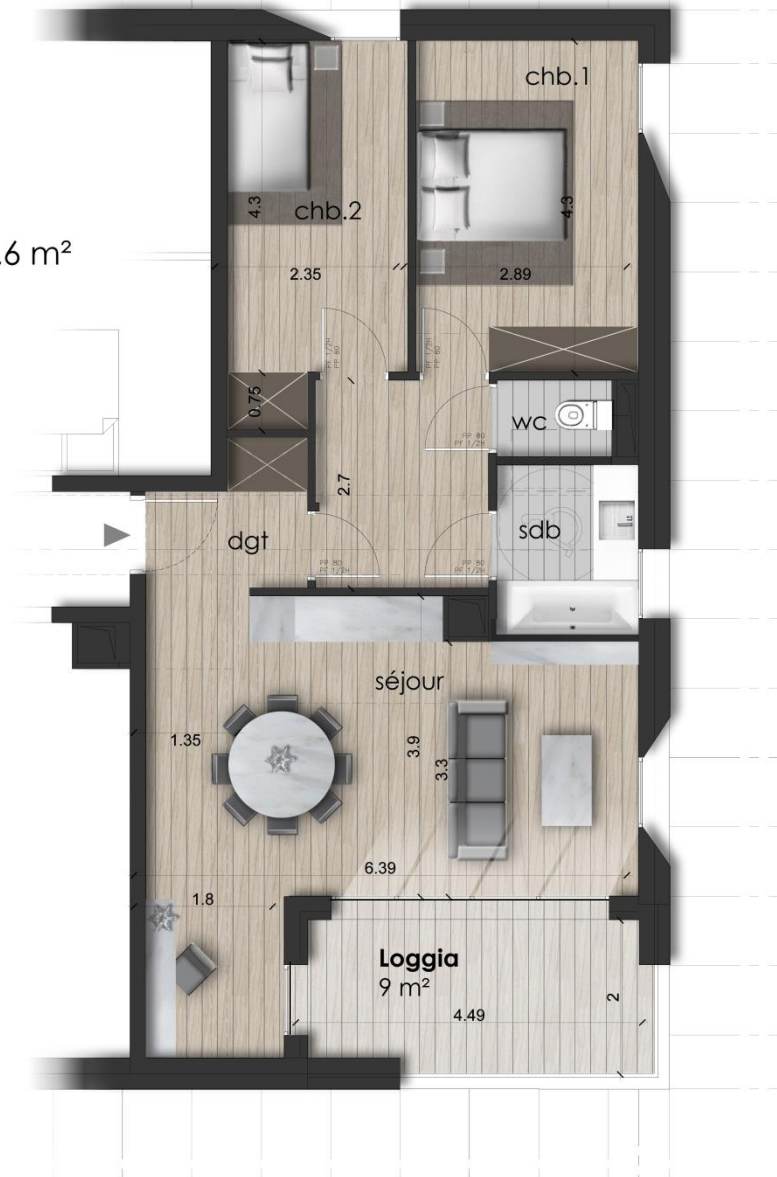
T5 - 5 SOIT 6% (maisons)
T4 - 13 SOIT 16%
T3 - 45 SOIT 55%
T2 - 17 SOIT 21%
T1 - 2 SOIT 2%
TOTAL = 82 LOGEMENTS



EXEMPLE DE LOGEMENT



T3
68.6 m²



TRAITEMENT PAYSAGER

LE PROJET

Traitement paysager



JARDIN D'AGREMENT

CHEMINEMENTS

TRAITEMENT DES RESTANQUES

CLOTURES VEGETALES
POUR JARDINS PRIVES



LE PROJET

Traitement paysager



ARBRES DE JUDEE

CYPRES

PINS

PELOUSE



TYPOLOGIES ET FACADES









LE PROJET
Matériaux de façade

BATIMENTS LOGEMENTS
Enduit blanc



EMBRASURES FENETRES
Enduit blanc



SOCLES ET MAISONS
Pierre sèche



LE PROJET
Concept de façade

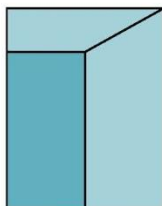
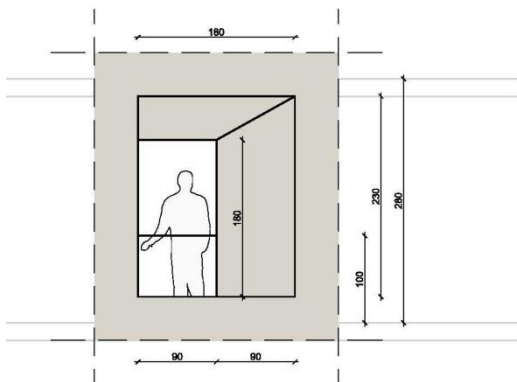


LE PROJET

Concept de façade

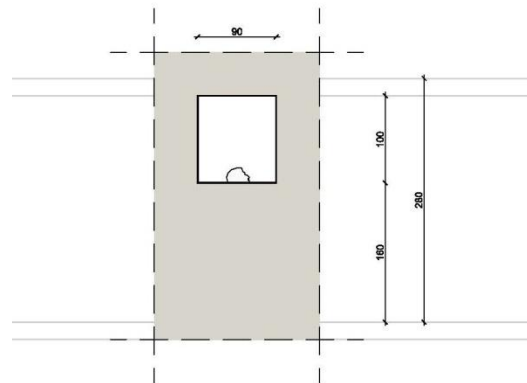
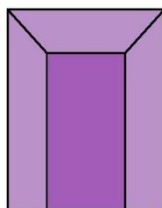
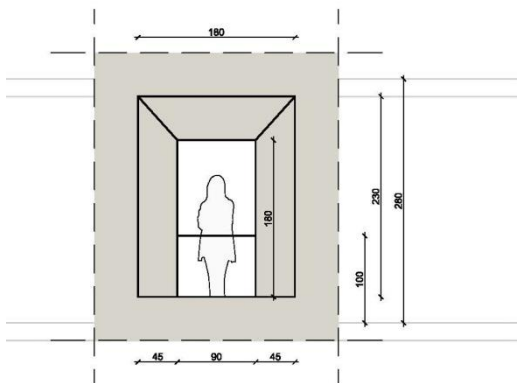
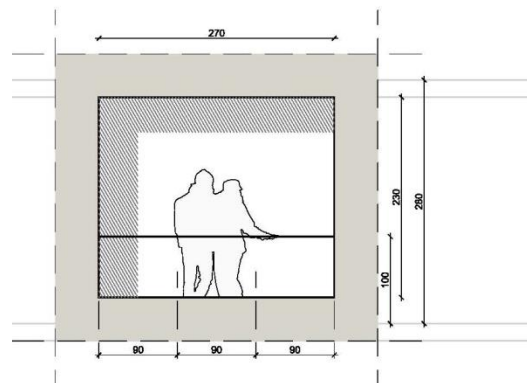
CHAMBRES

Embrasures de 90 cm



LOGGIAS

Ouverture de 270 cm



SEJOURS

Embrasures de 2 x 45 cm

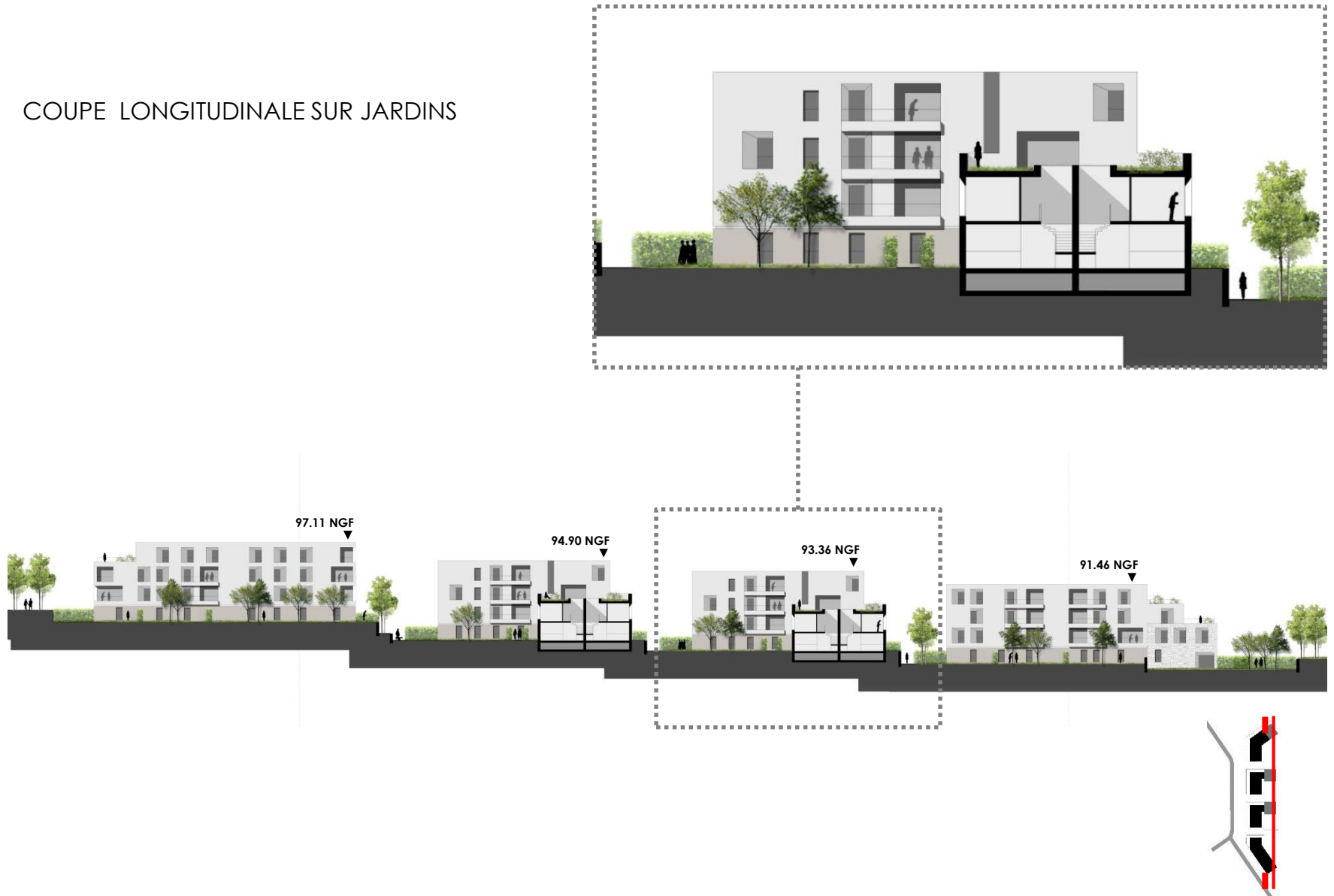
SALLES DE BAIN



COUPE LONGITUDINALE SUR JARDINS



COUPE LONGITUDINALE SUR JARDINS

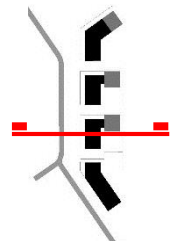
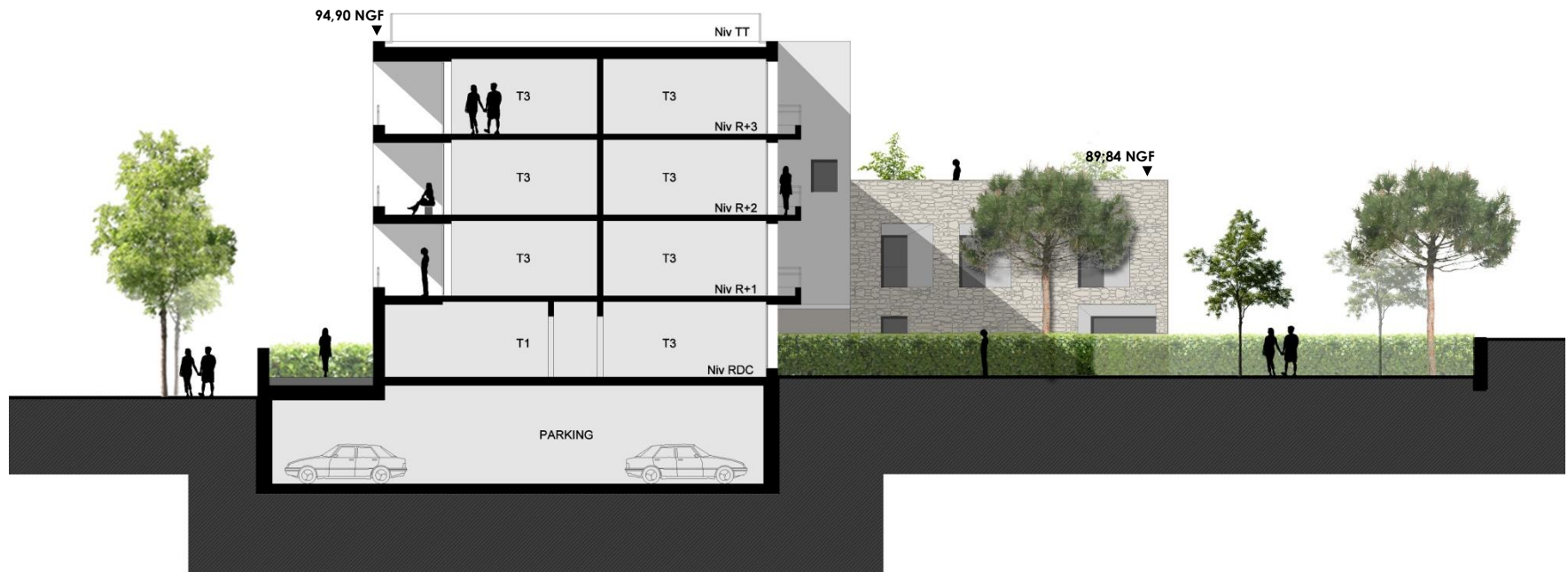








COUPE TRANSVERSALE SUR B3













Vallon de l'Ermit

29 septembre 2016

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