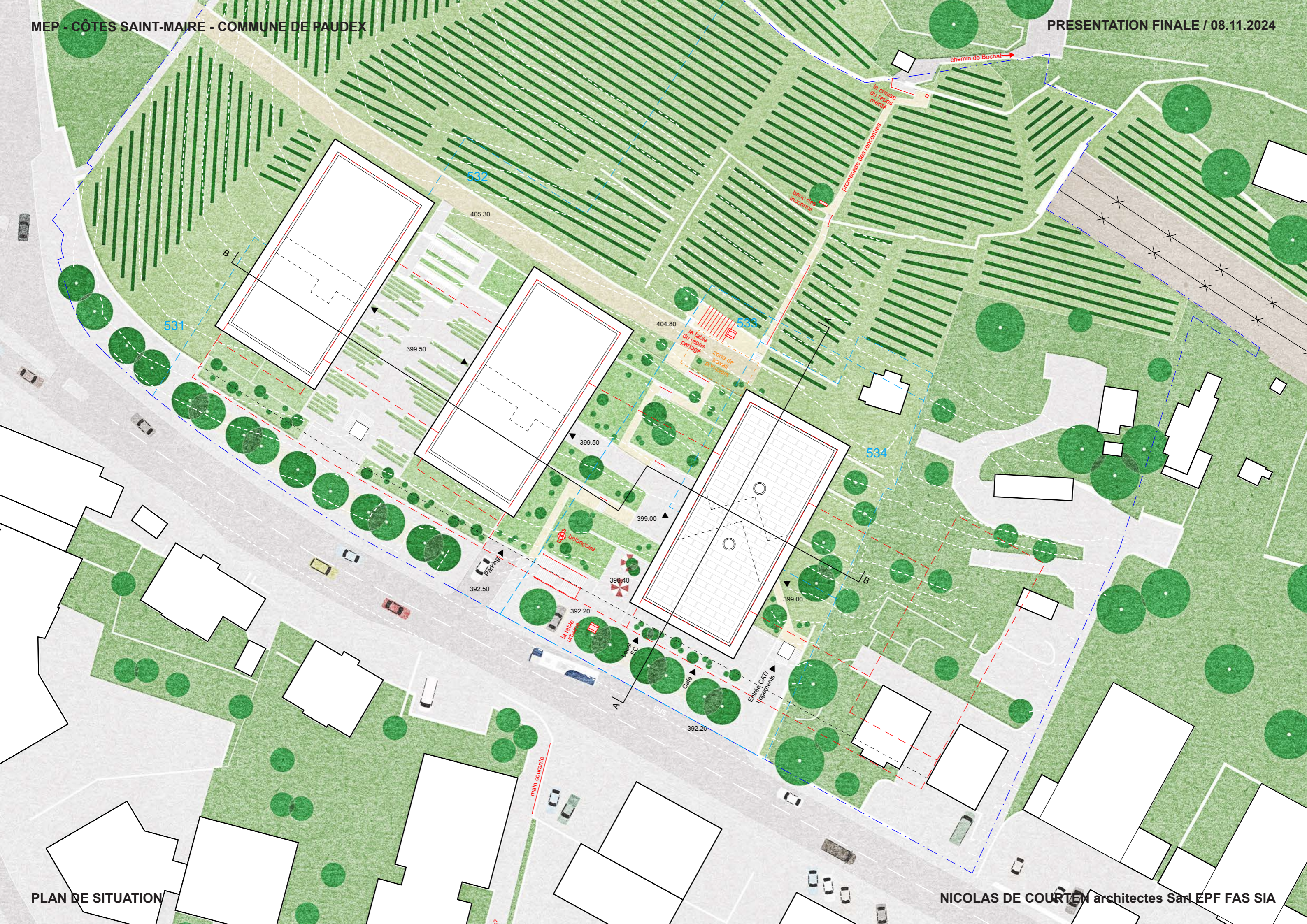


X-Factor

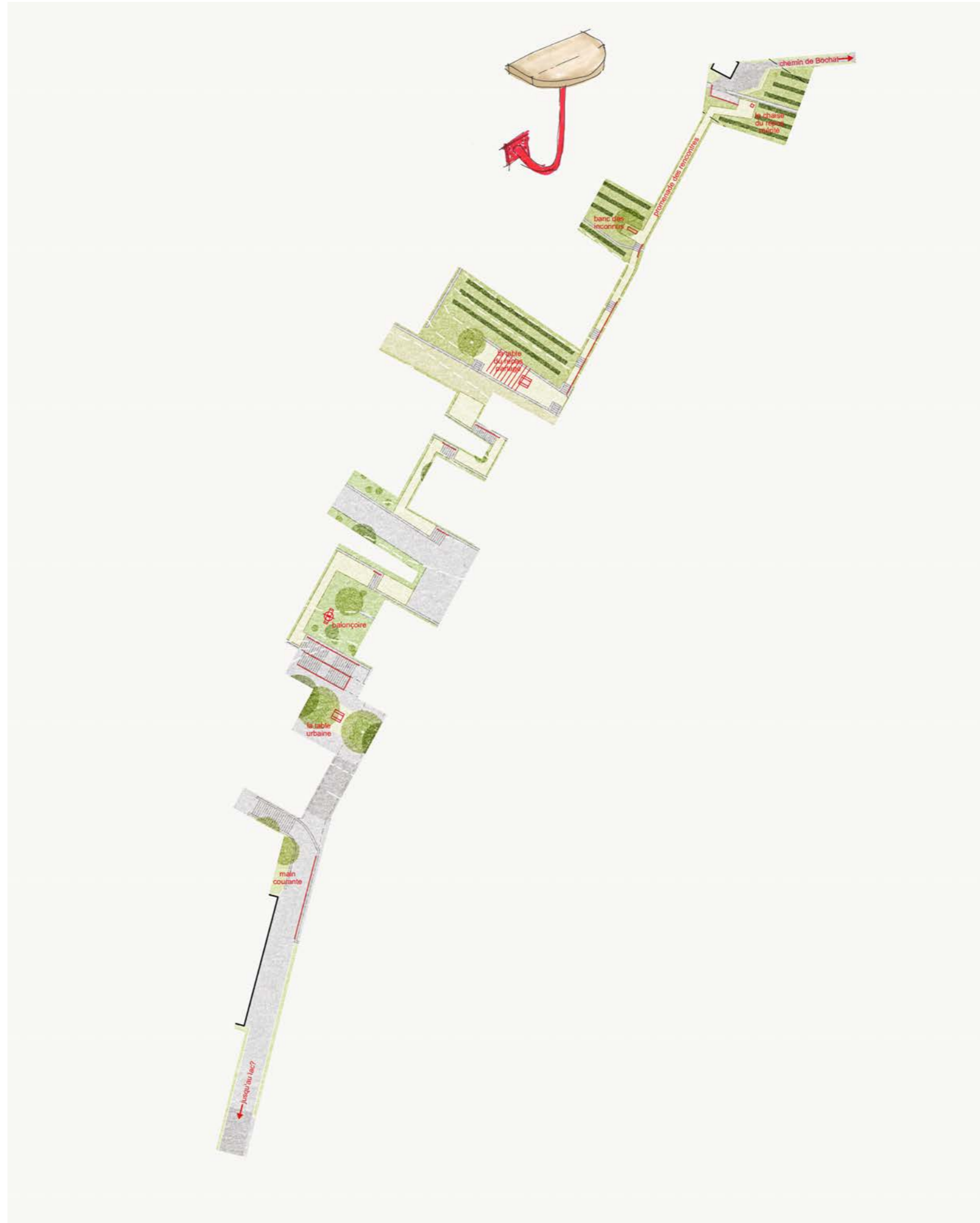


**MEP - CÔTES SAINT-MAIRE - PAUDEX
CONSTRUCTION DE LOGEMENTS D'UTILITÉ PUBLIQUE ET ACTIVITÉ**







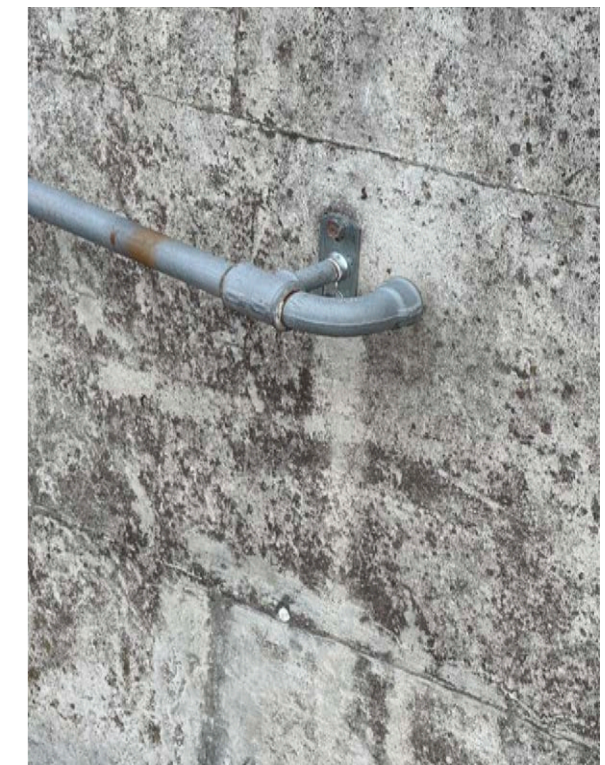


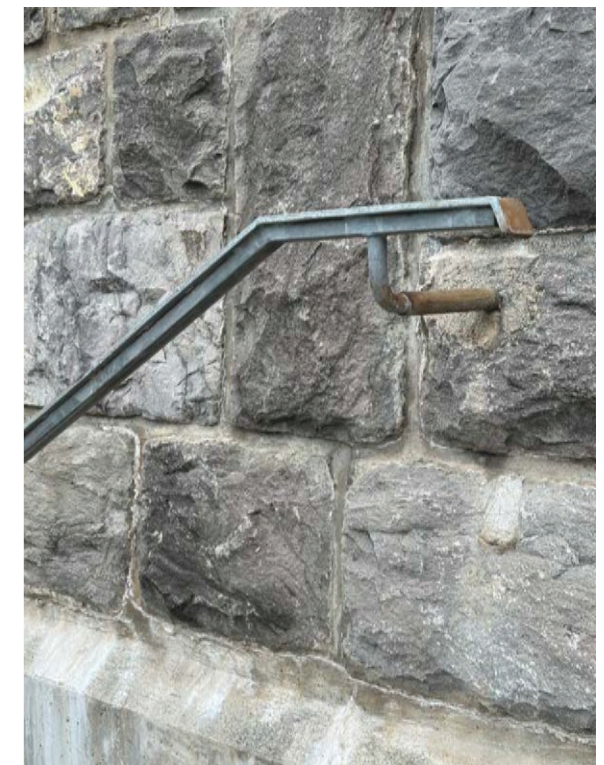
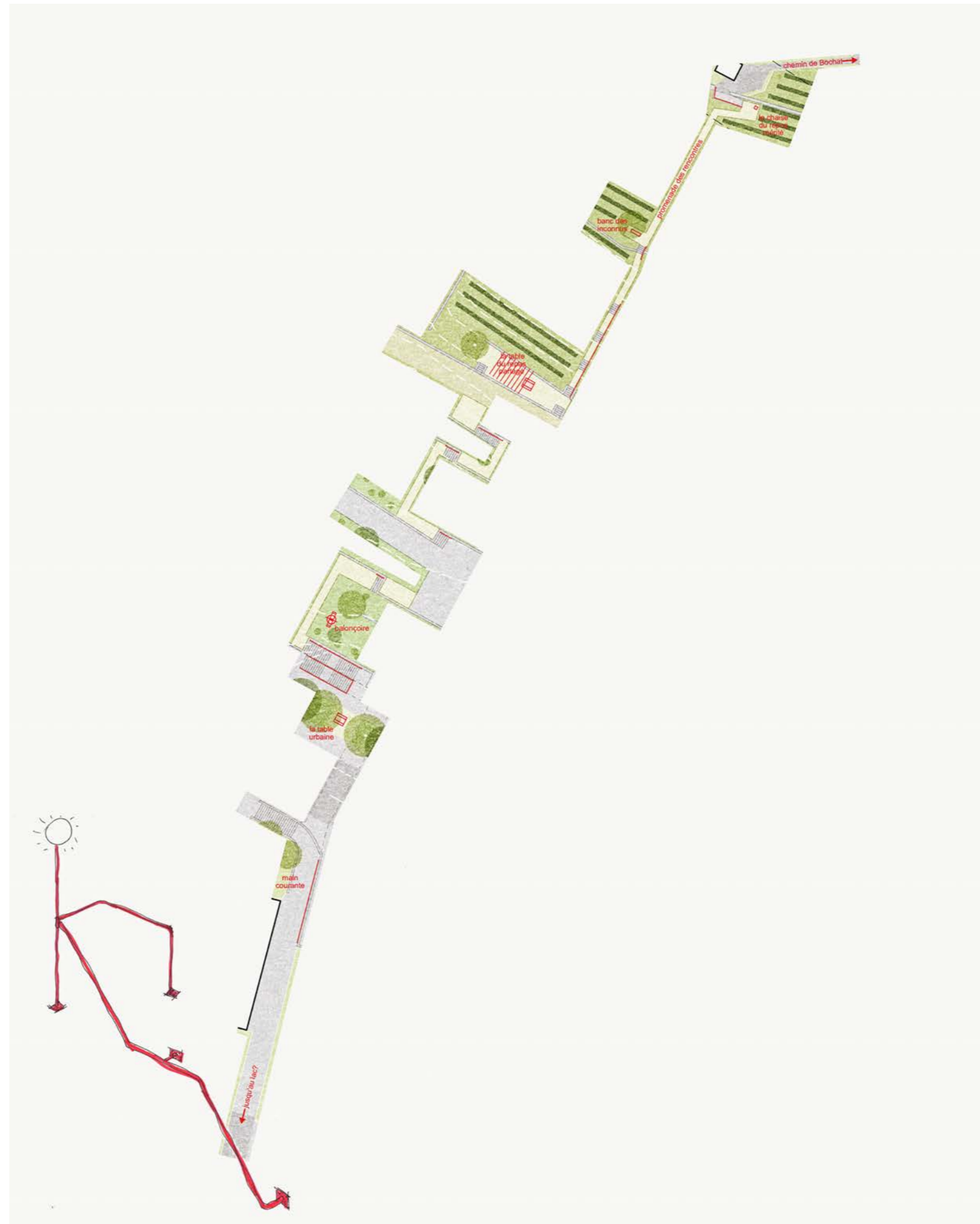


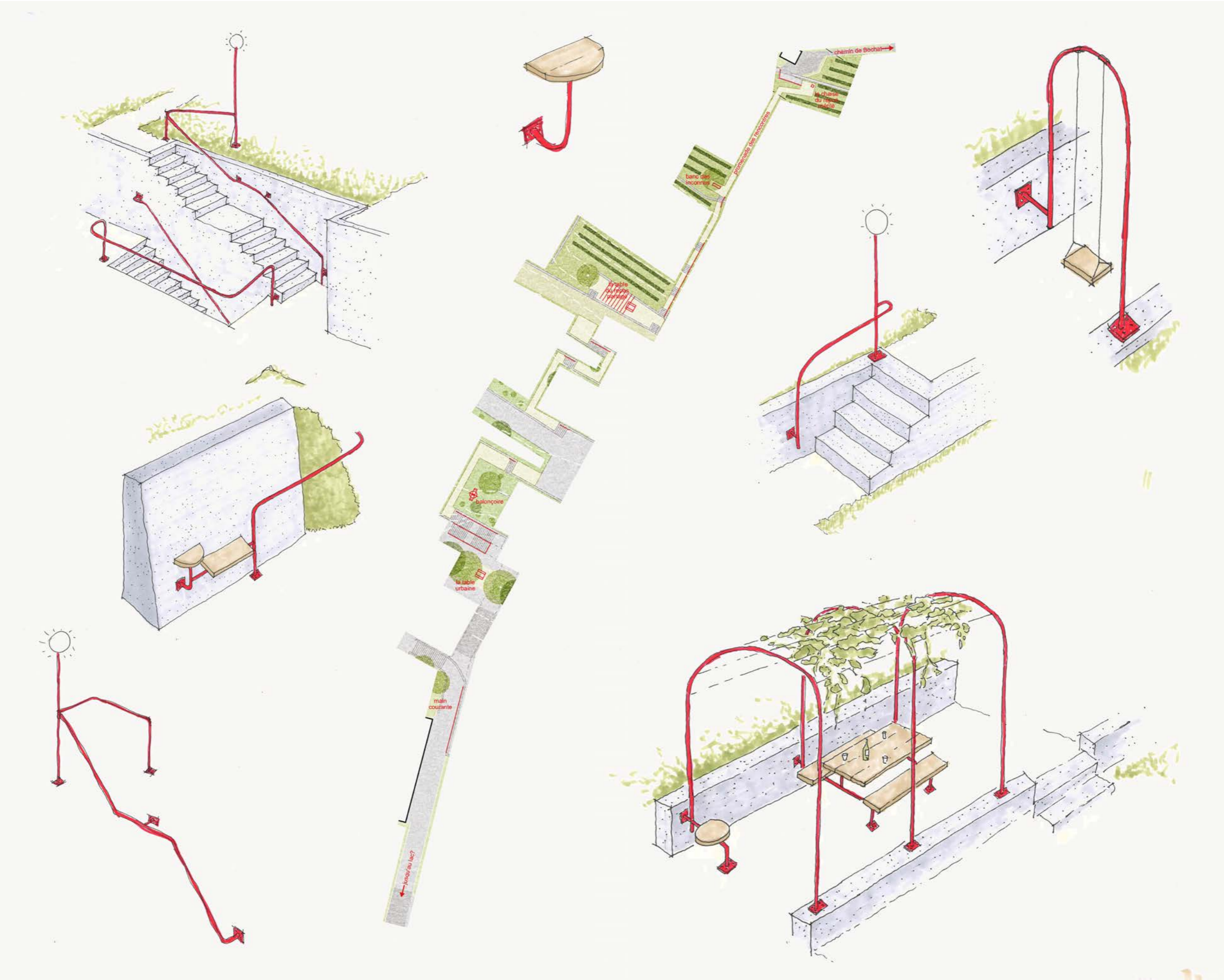


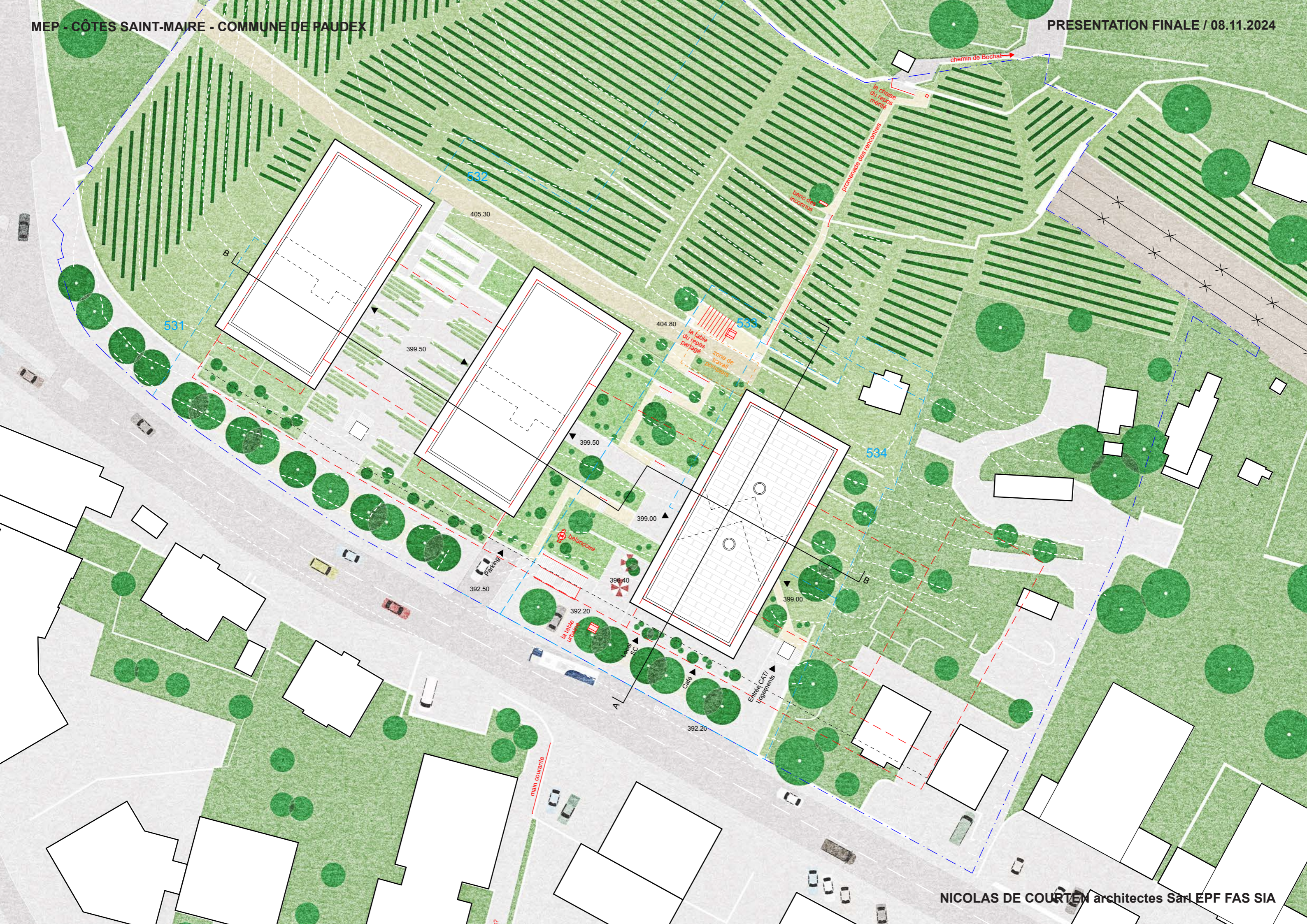


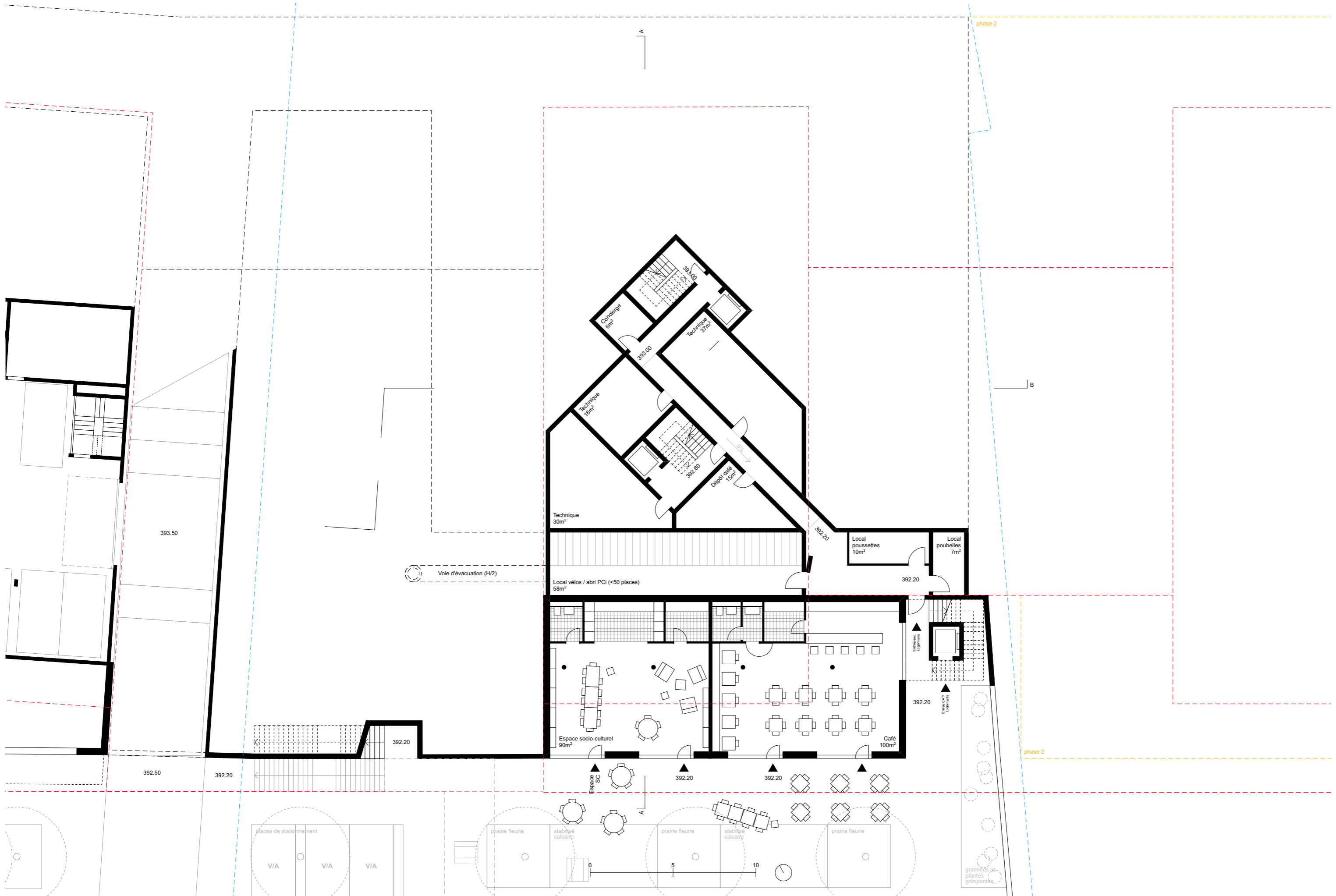




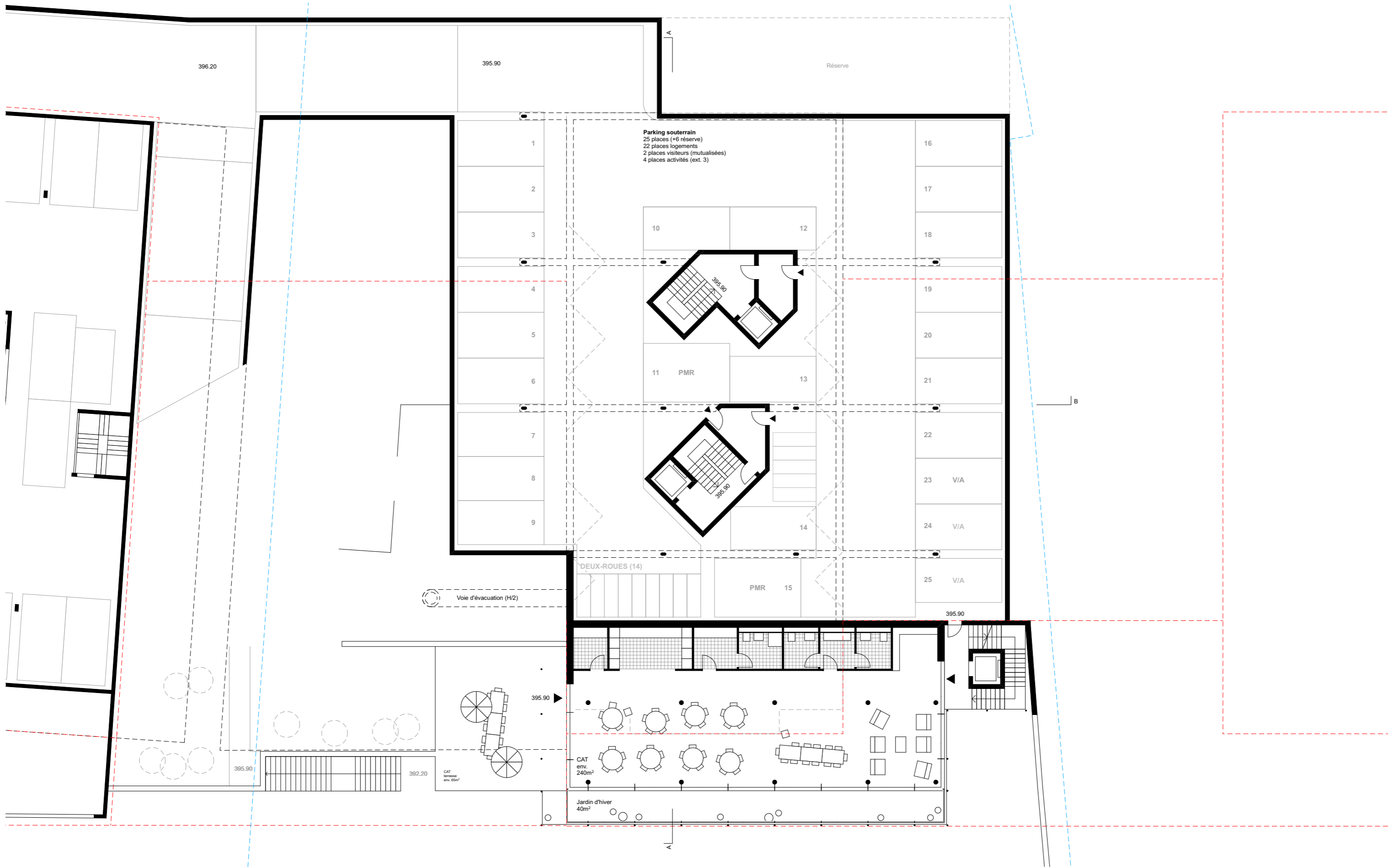






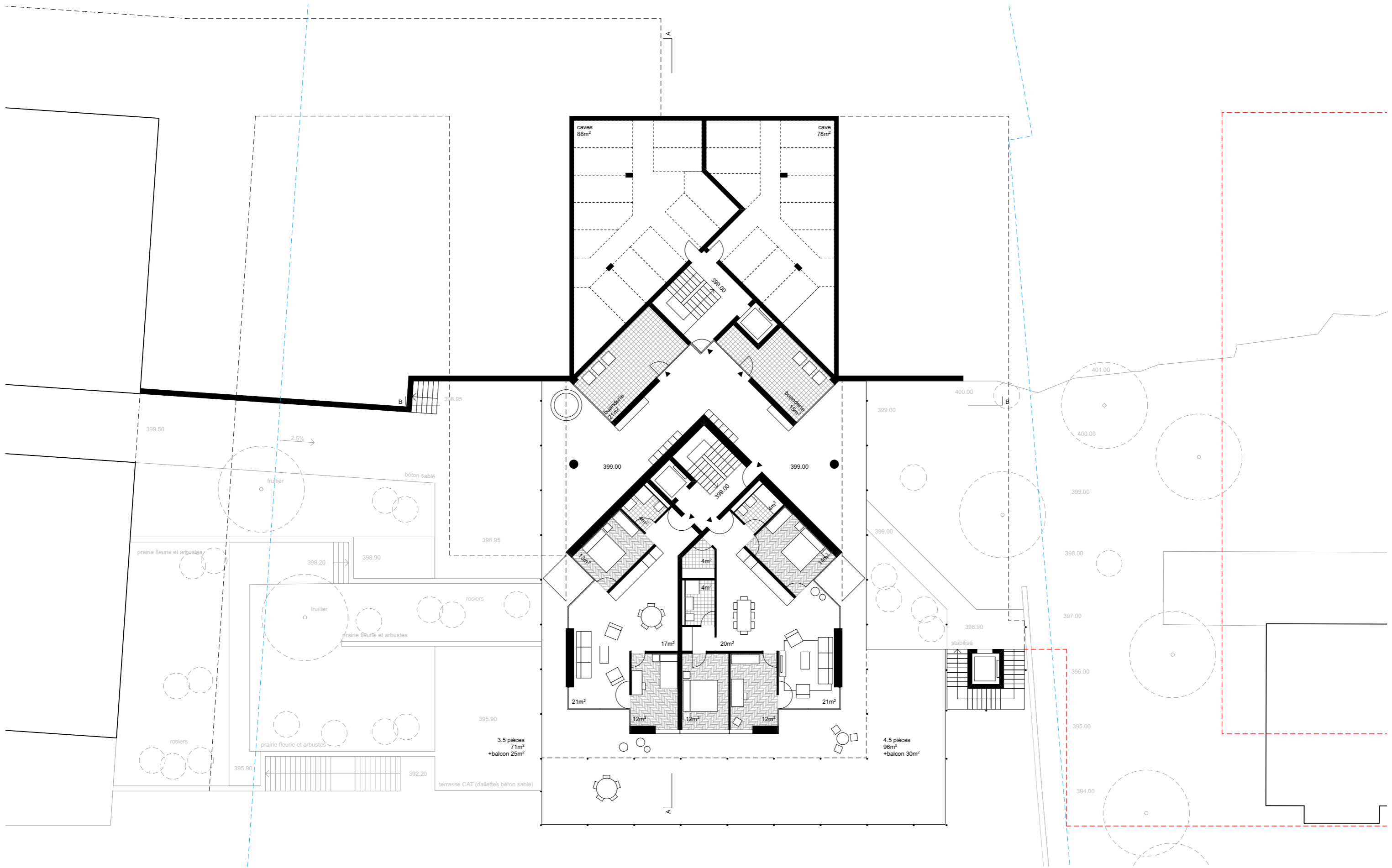


REZ-DE-CHAUSSEE 1:100

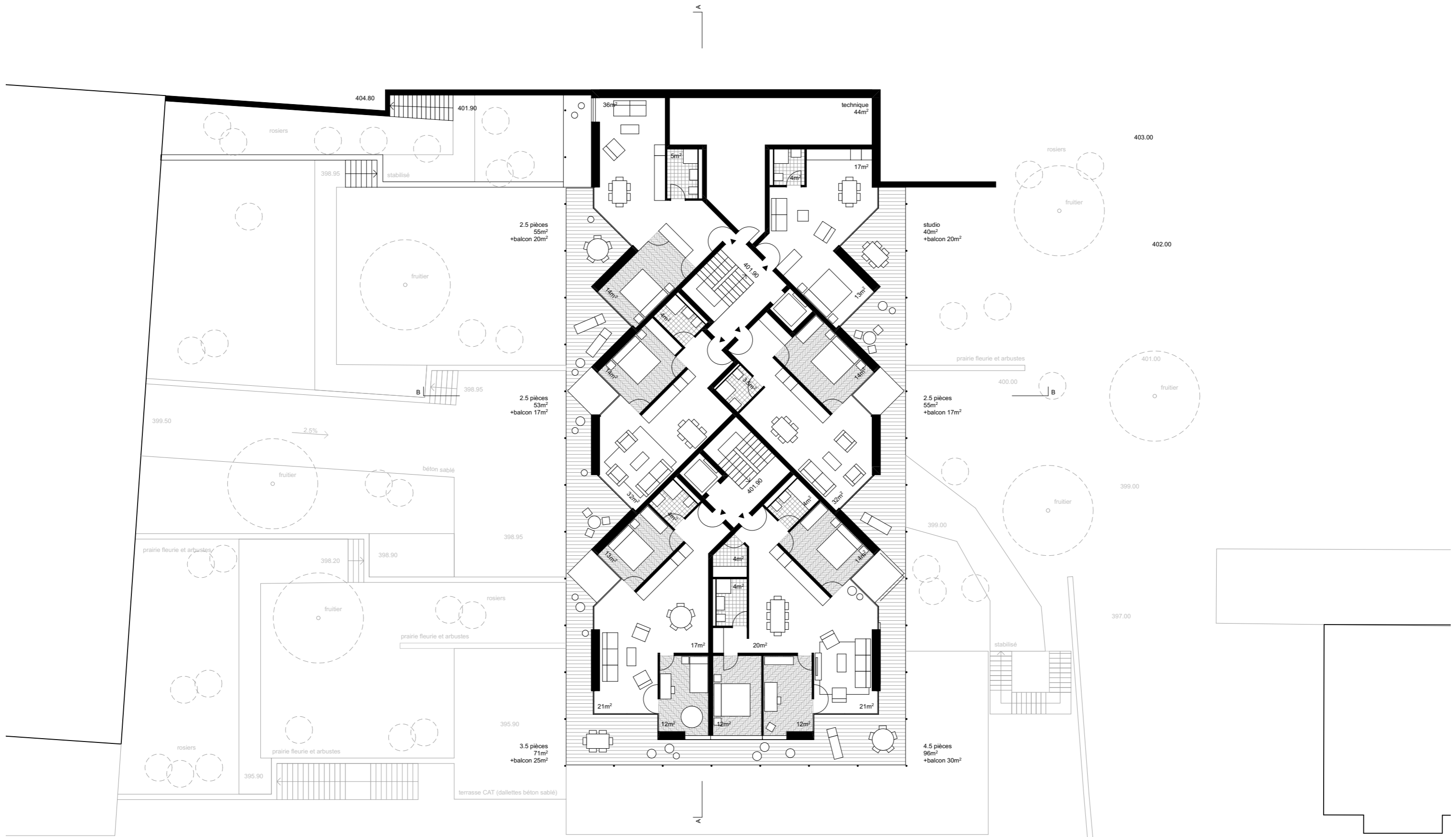




ARRIVEE DEPUIS PULLY

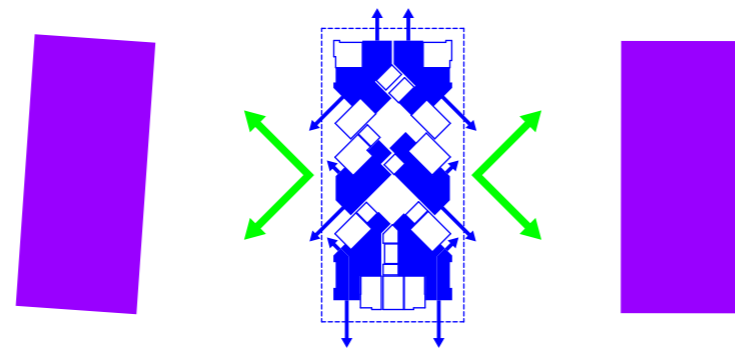








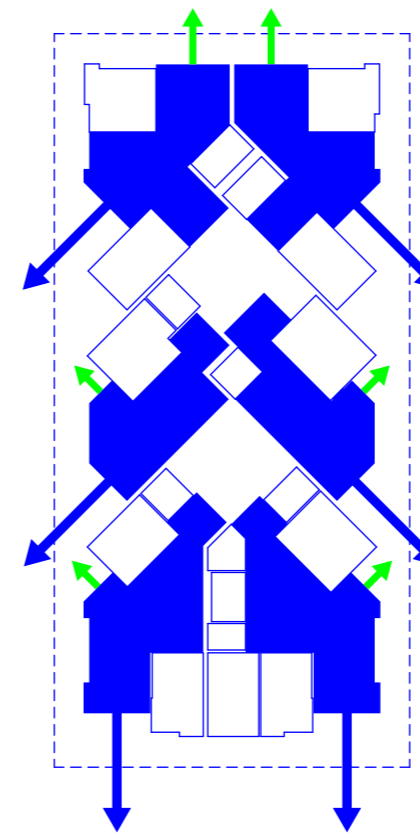
REPONSE TYPOLOGIQUE



Orientations croisées

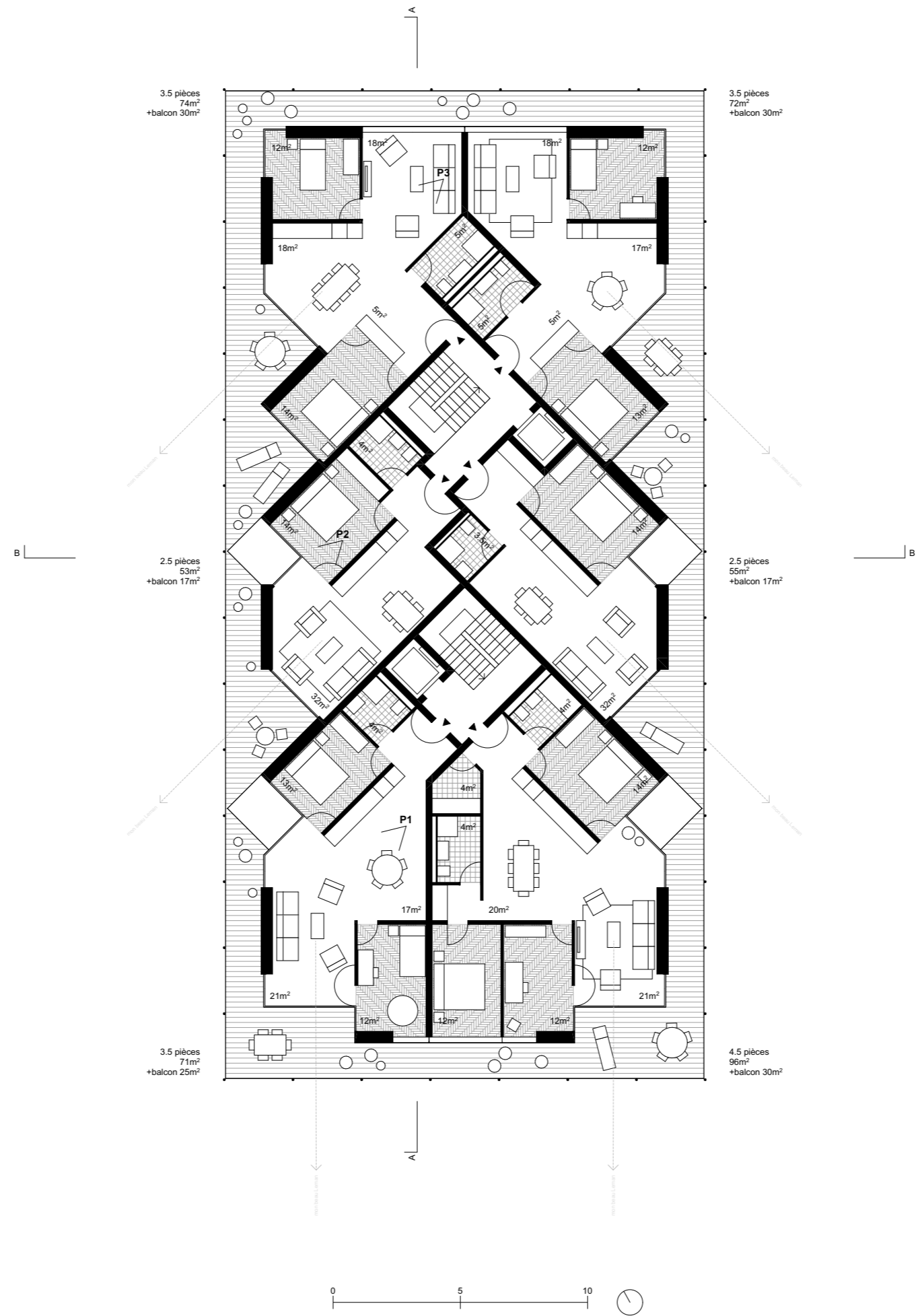
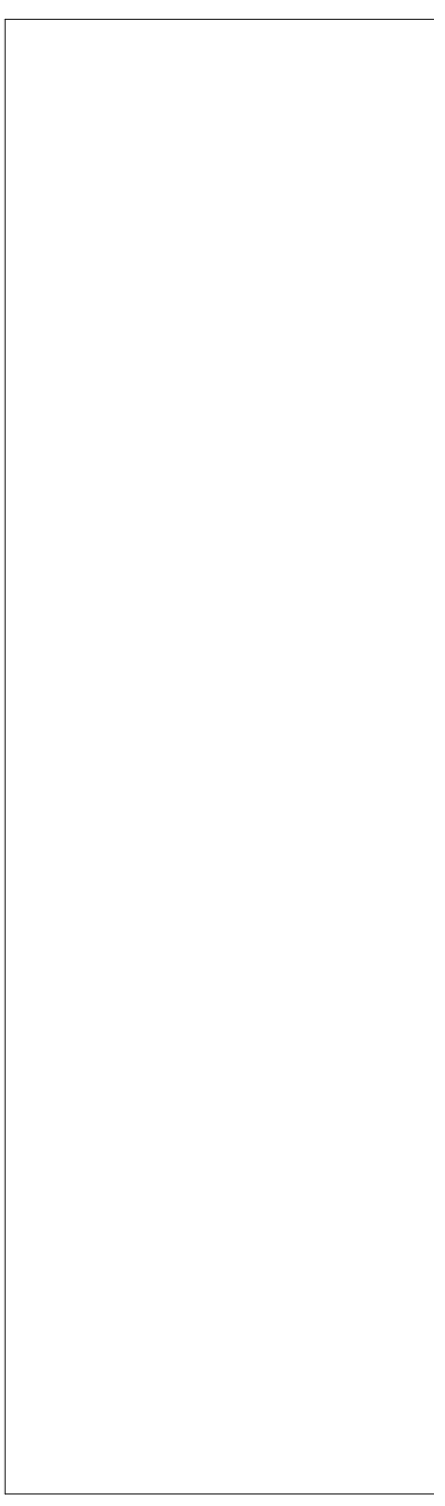
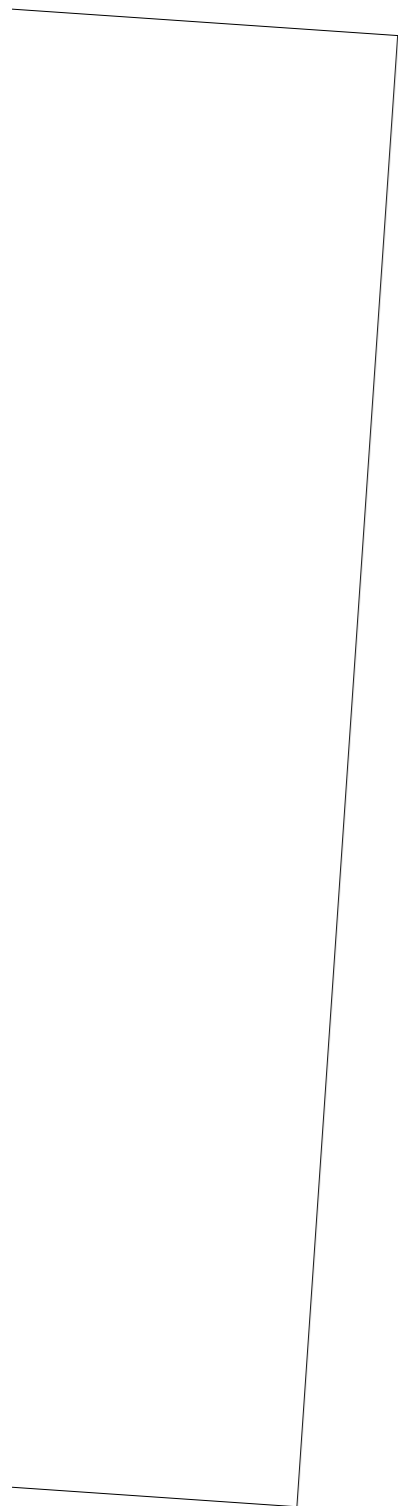
- Bâtiments voisins (plan de quartier)
- Typologies
- Orientation à 45 degrés

VUE LAC ET DOUBLE ORIENTATION



Vue sur le lac pour tous les logements

- Espace de vie orienté vers le Lac
- Seconde orientation sur les vignes



3.5 pièces
74m²
+balcon 30m²

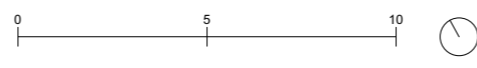
3.5 pièces
72m²
+balcon 30m²

2.5 pièces
53m²
+balcon 17m²

2.5 pièces
55m²
+balcon 17m²

3.5 pièces
71m²
+balcon 25m²

4.5 pièces
96m²
+balcon 30m²



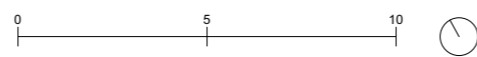
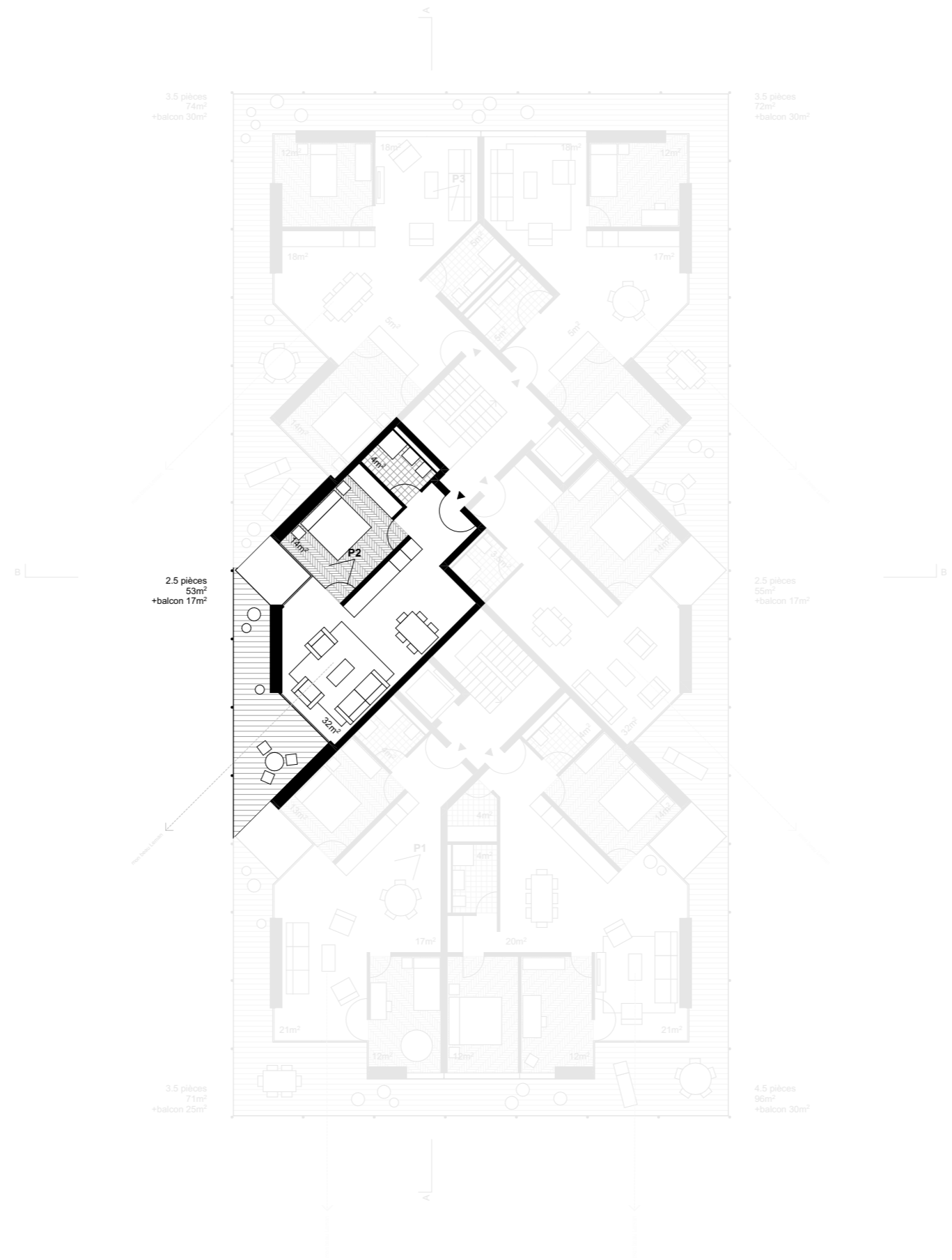
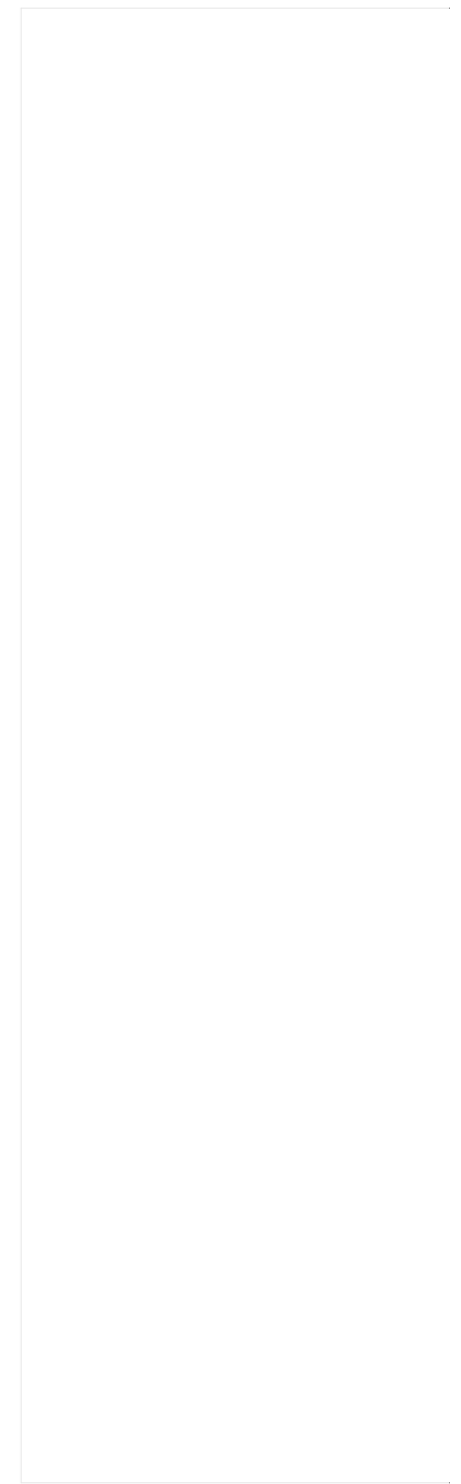
TYOLOGIES



Schéma des typologies

- 2.5 pièces
- ≡ balcon
- 3.5 pièces
- ≡ balcon
- 4.5 pièces
- ≡ balcon

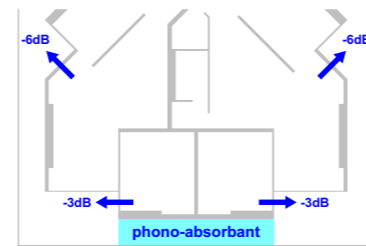








ETUDE ACOUSTIQUE



Plan:

Coupe:



**Ces valeurs ont été calculées par EcoAcoustique pour le bâtiment A2 (juillet 2024).*

Evaluation du bruit routier

- Lr jour (activité)
- Lr jour (logement)
- Lr nuit (logement)
- Source du bruit
- Protection prise en compte
- Protection non prise en compte

TECHNIQUE

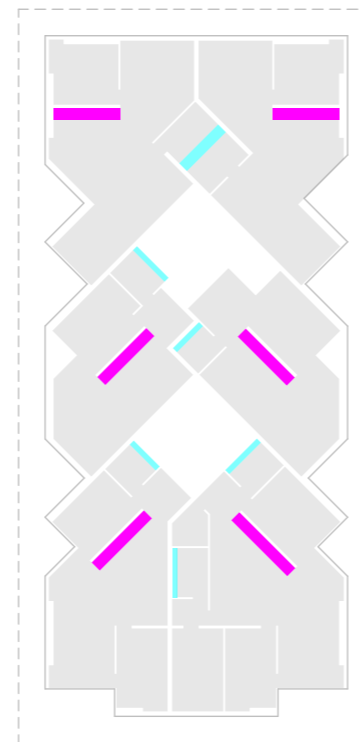
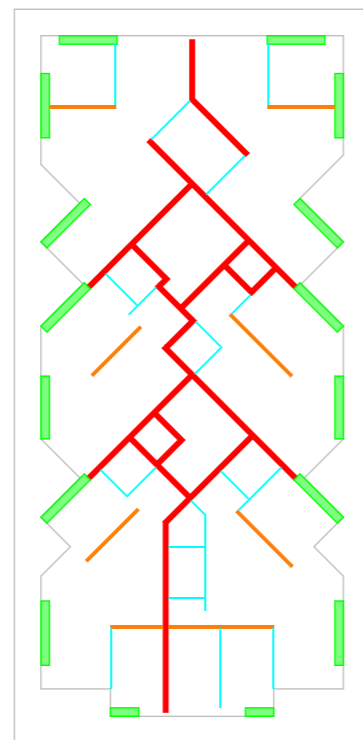


Schéma des gaines

- gaines verticales
- cuisines

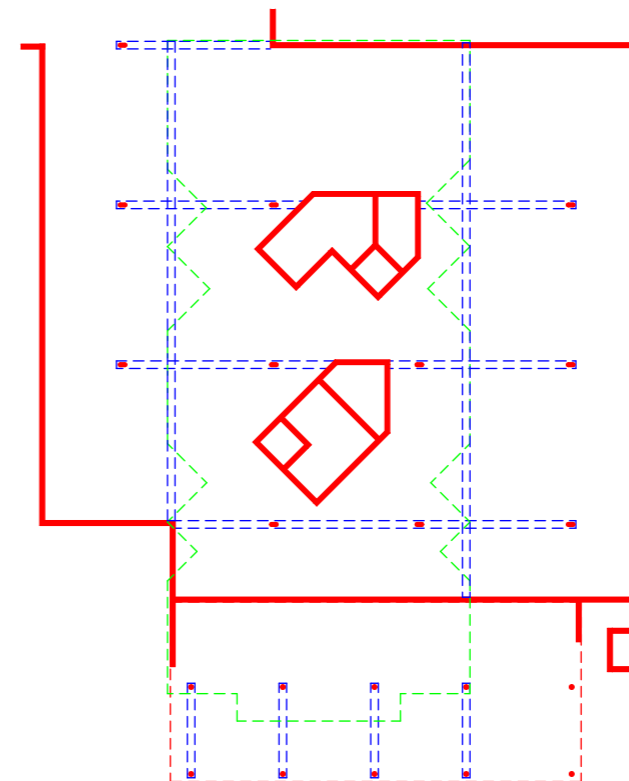
STRUCTURE DES LOGEMENTS



Système porteur mixte bois et béton

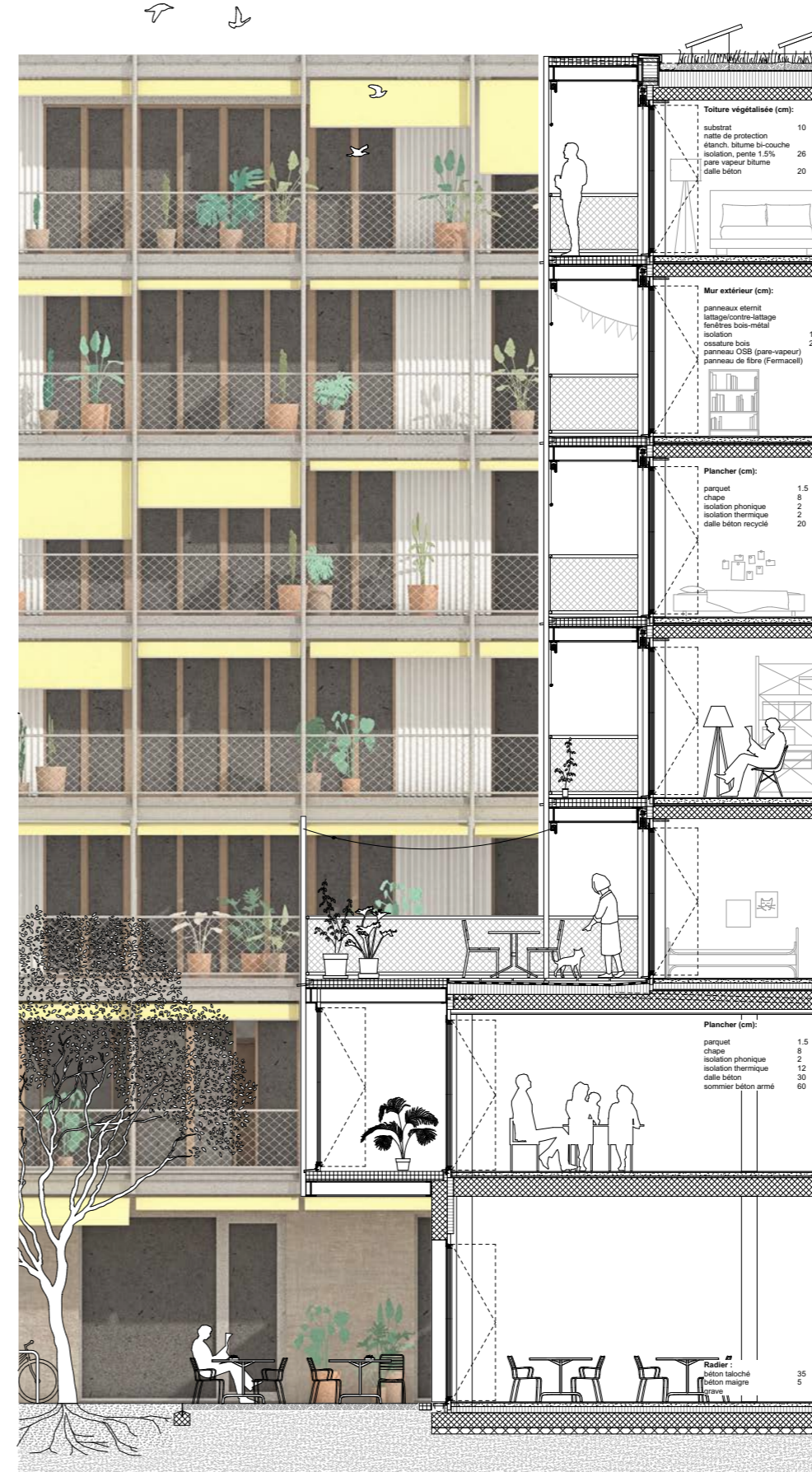
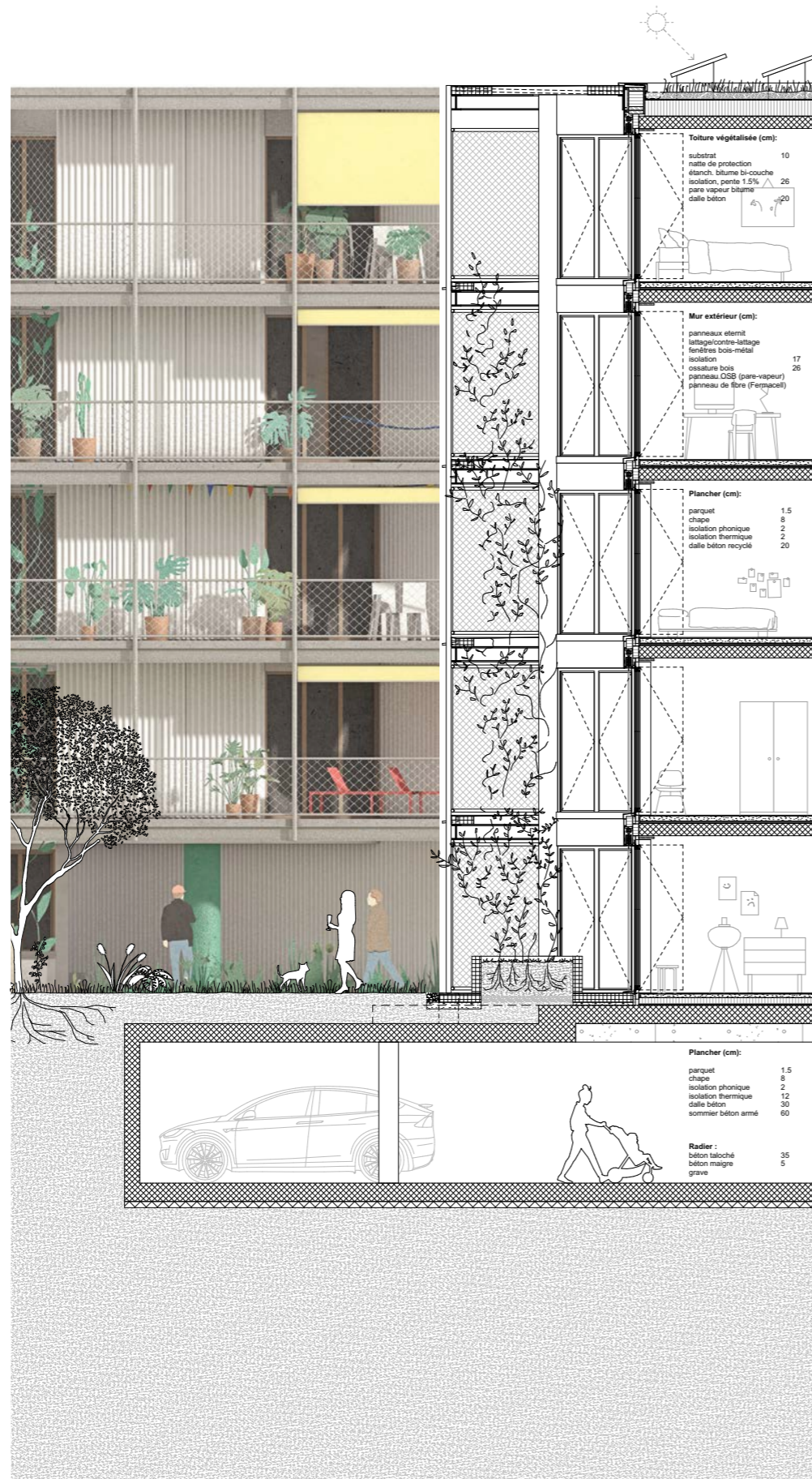
- Mur porteur en béton armé recyclé
- Mur porteur intérieur en brique de terre cuite
- Mur porteur de façade en ossature bois
- Cloisons légères en bois

STRUCTURE DES ETAGES INFERIEURS



Système porteur étages inférieurs

- Mur porteur en béton armé recyclé
- - - Sommier en béton armé
- - - Façade logements



ANTICIPER LA DEUXIEME PHASE

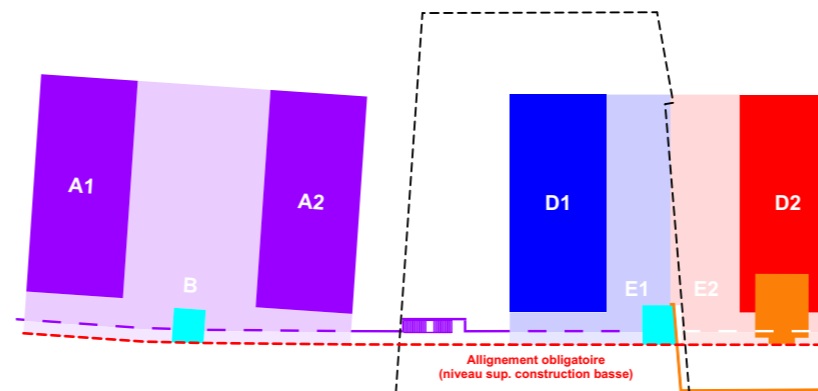


Schéma phasage

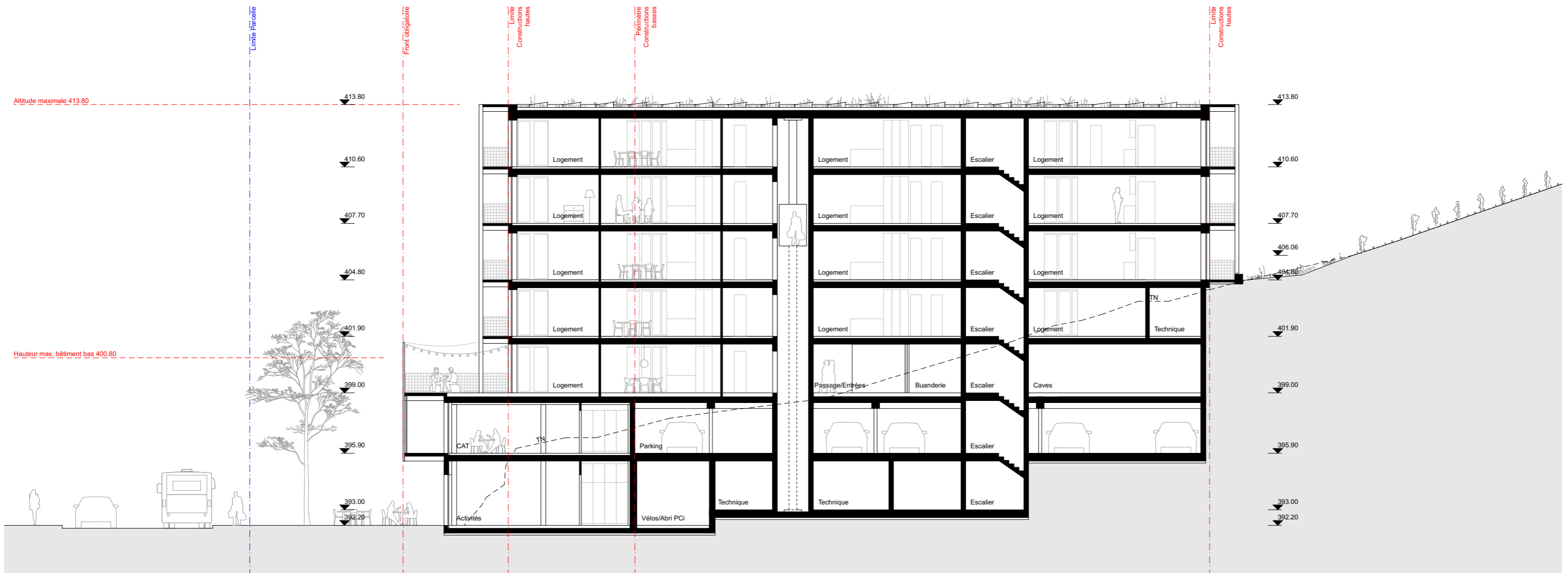
- bâtiments phase 1 (voisin)
- bâtiments phase 1 (commune)
- bâtiment existant (phase 1)
- bâtiment phase 2
- césure dans construction basse



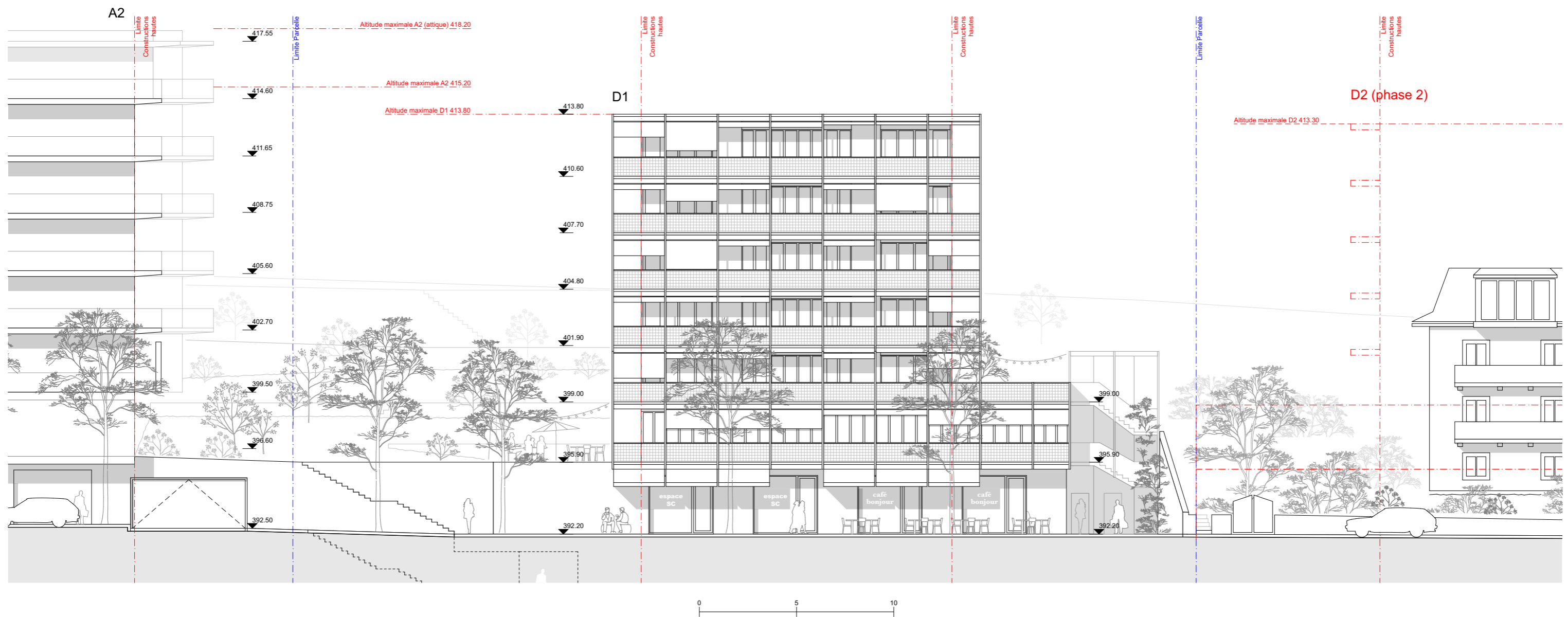






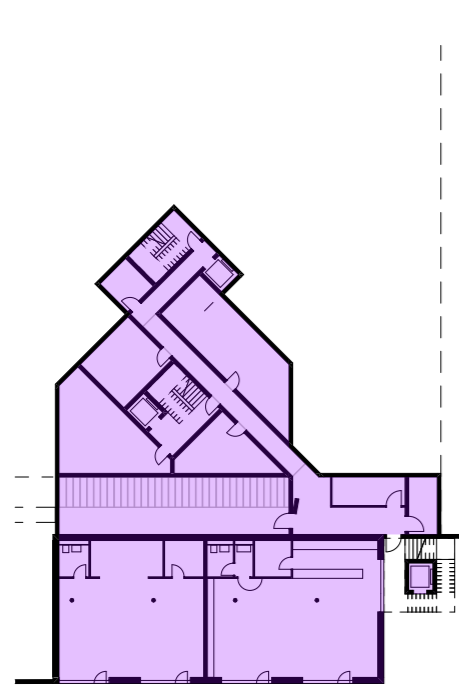


COUPE A

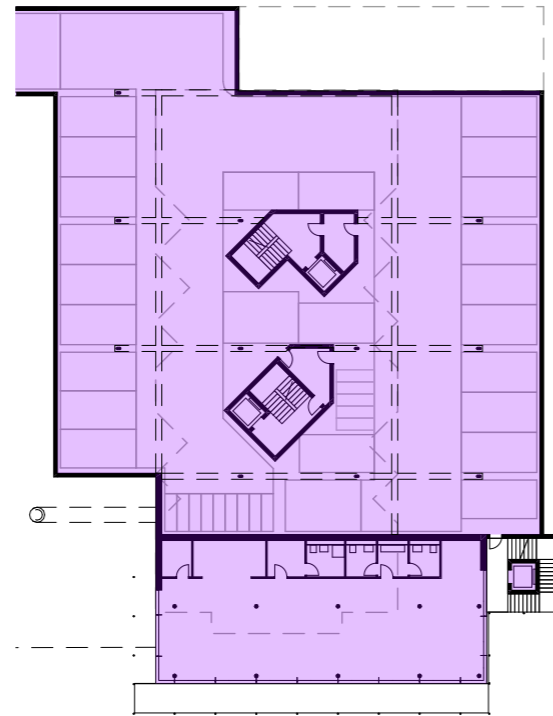


ELEVATION FACADE SUD

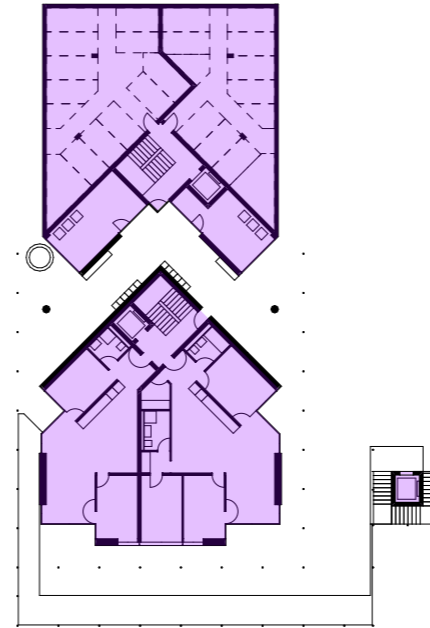
Surface de Plancher SP (selon SIA 416)



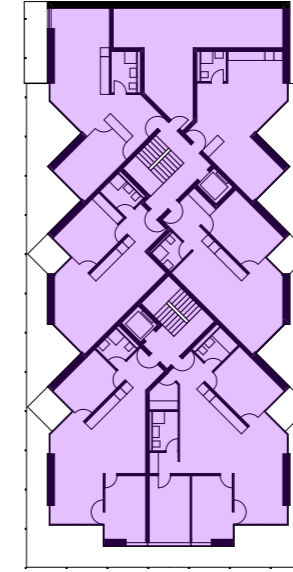
● SP RDC: 493m²



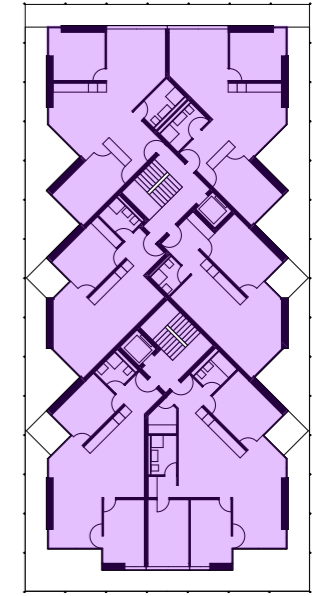
● SP +1: 1'188m²



● SP +2: 451m²



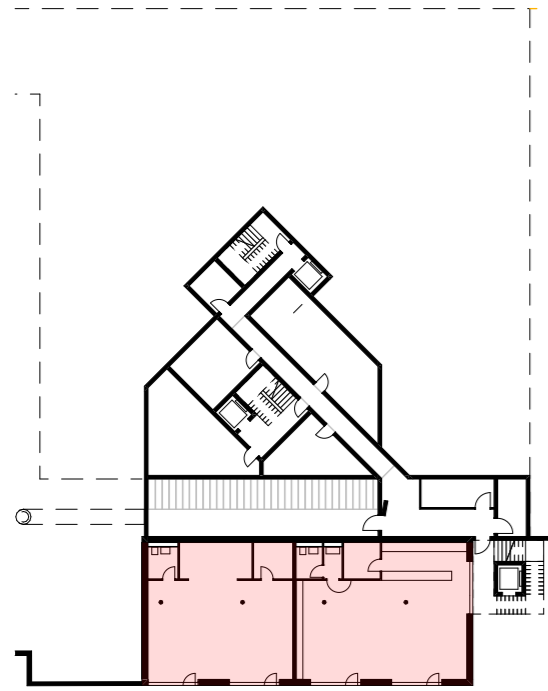
● SP +3: 515m²



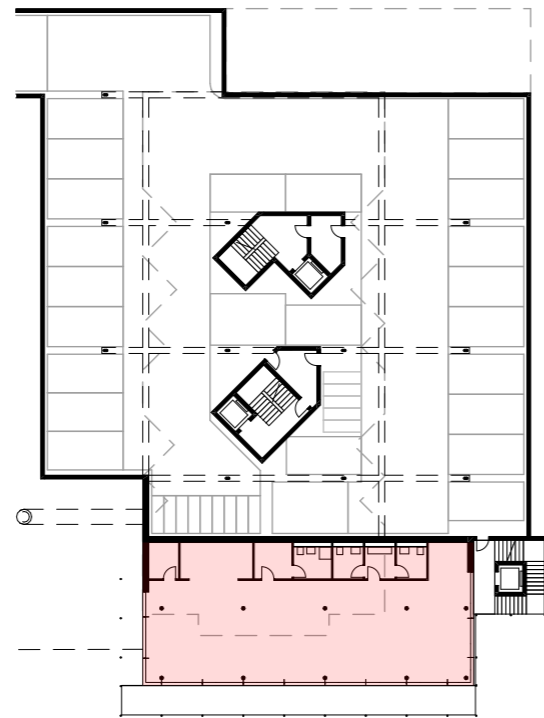
● SP_{logement} +4/+5/+6: 521m²

● SP : 4'210m²

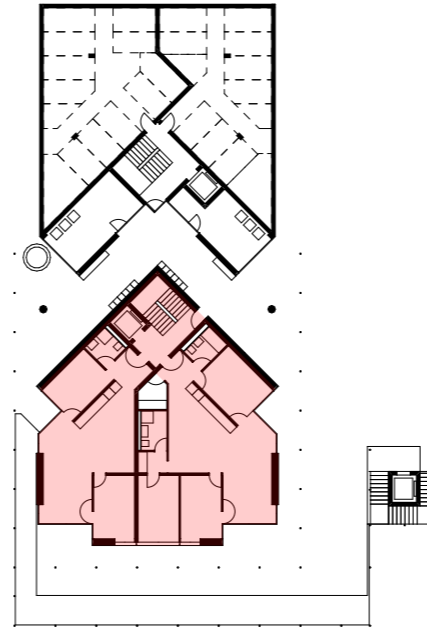
Surface de Plancher déterminante SPd (selon SIA 421)



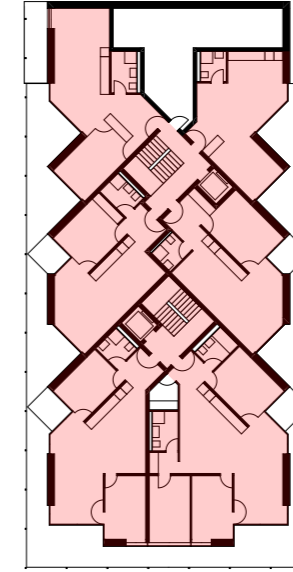
● SPd RDC: 204m²



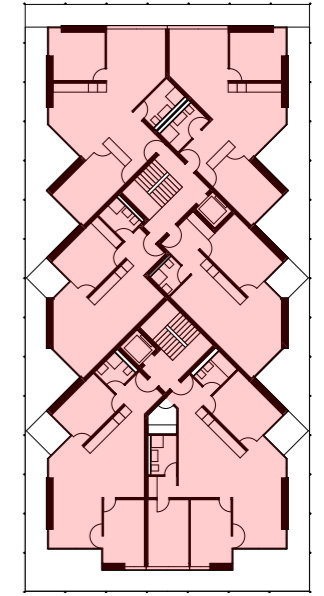
● SPd +1: 204m²



● SPd +2: 201m²



● SPd +3: 456m²



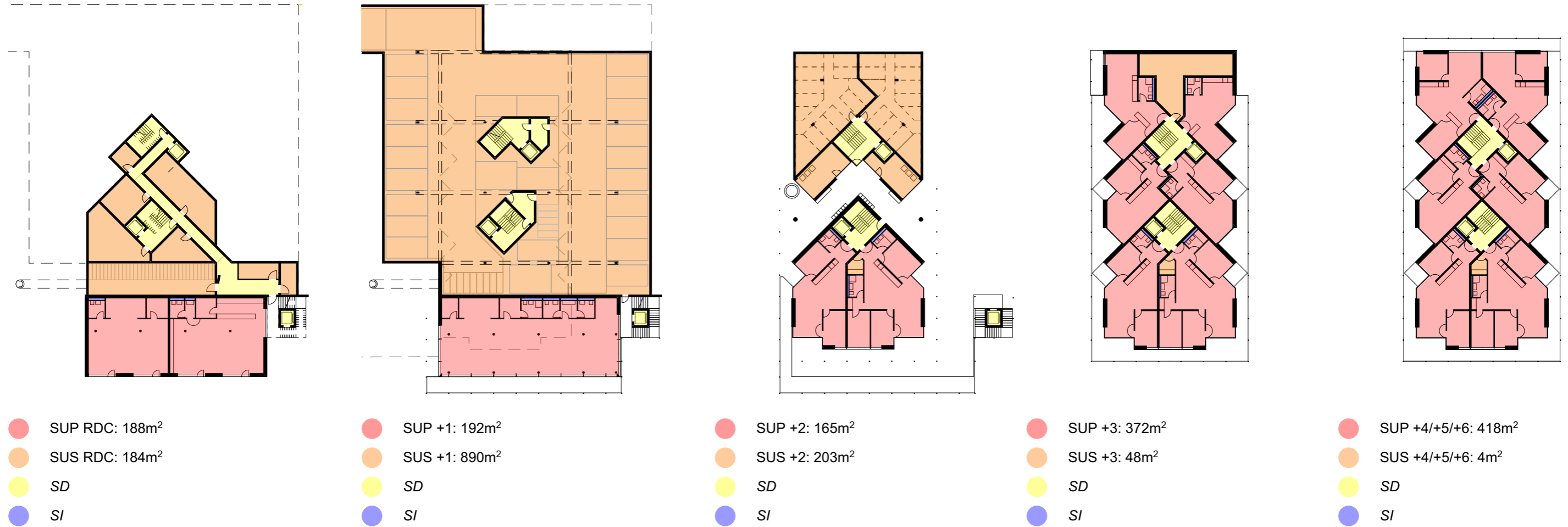
● SPd +4/+5/+6: 514m²

- SPd activité : 408m²
- SPd logement : 2'199m²
- SPd total : 2'607m²

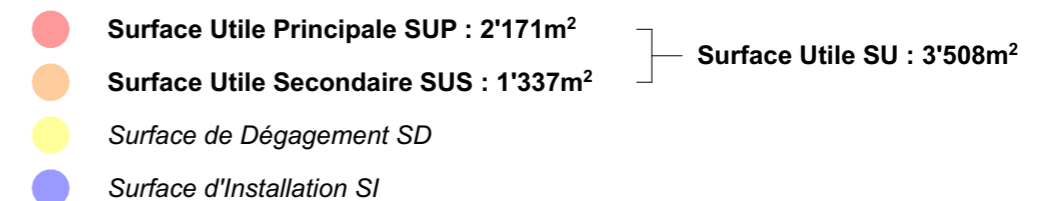
- SBP activité : 408m²
- SBP logement : 2'199m²
- SP_{activité programme} : 550m²
- SP_{logement programme} : 2'100m²

142m²*

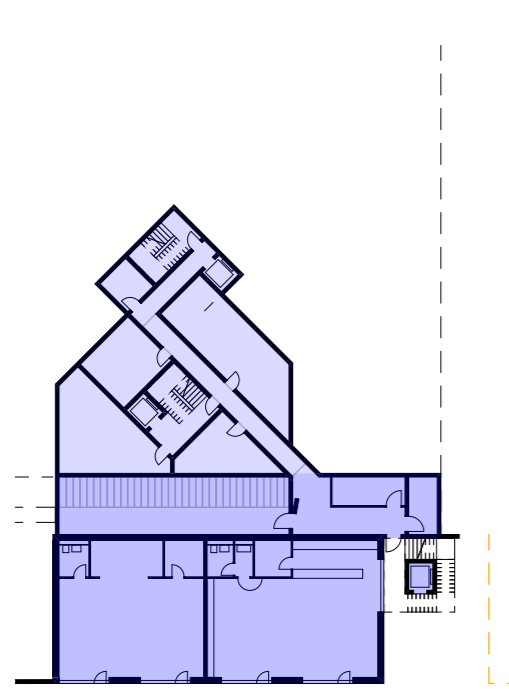
Surface Utile Principale et Surface Utile Secondaire SUP-SUS (selon SIA 416)



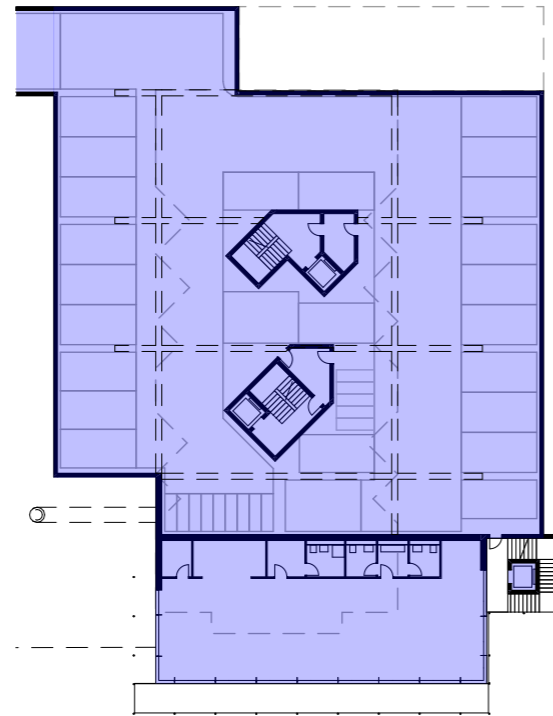
typologies	programme	RLPPPL	projet	m ²
studio	1	30-40	1	40
2.5 pièces (1 chambre)	9	50-55	9	53-55
3.5 pièces (2 chambres)	11	60-77	11	71-75
4.5 pièces (3 chambres)	6	80-96	5	96
TOTAL	27		26	



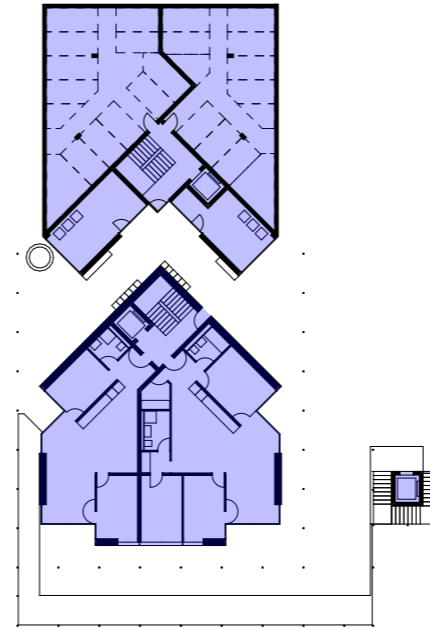
Volume bâti VB (selon SIA 416)



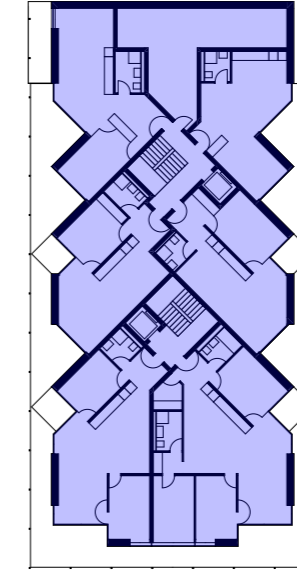
● RDC: 1'742m³
h¹= 3.70
h²= 2.90



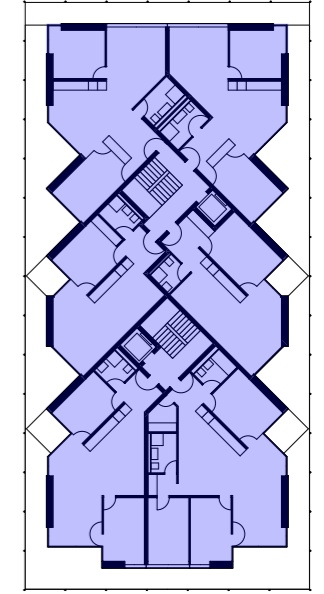
● VB +1: 3'682m³
h= 3.10



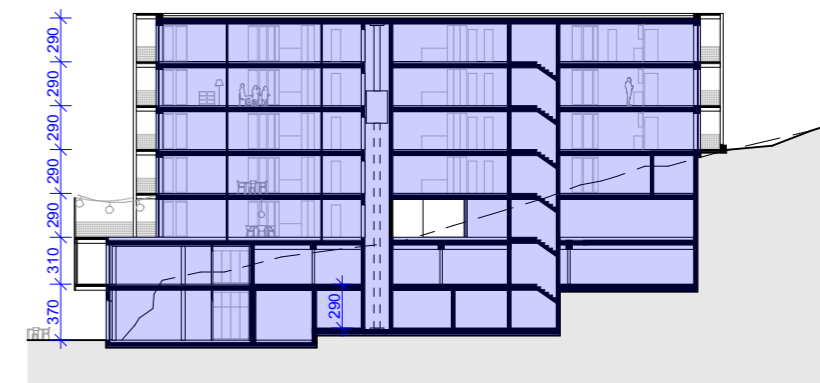
● VB +2: 1'308m³
h= 2.90



● VB +3: 1'494m³
h= 2.90



● VB +4/+5/+6: 1'511m³
h= 2.90



● VB : 12'759m³

