



10 octobre 2022  
**SAINT-ETIENNE - CHATEAUCREUX - Ilot Dancer**  
 ATELIER INTERMEDIAIRE

















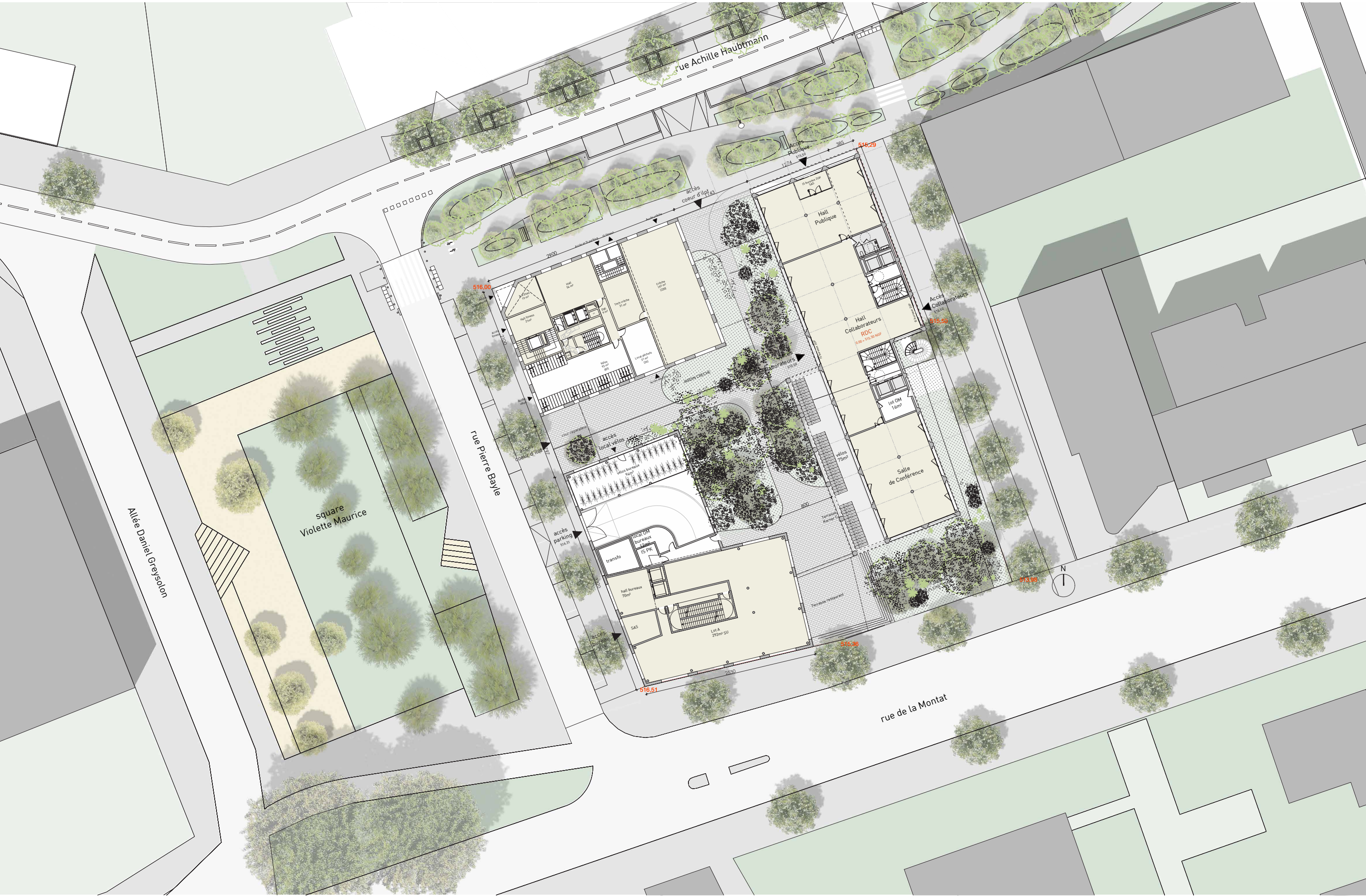






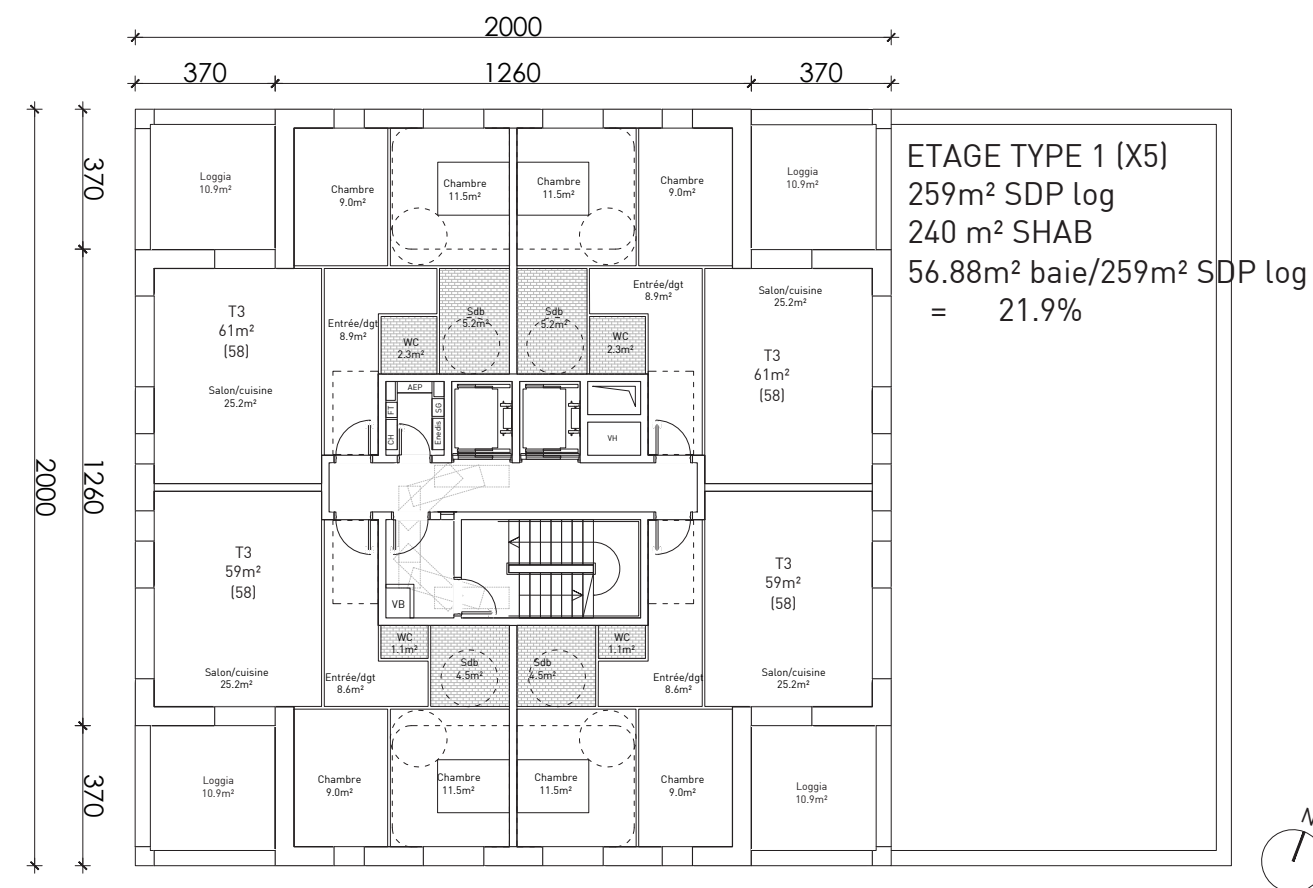
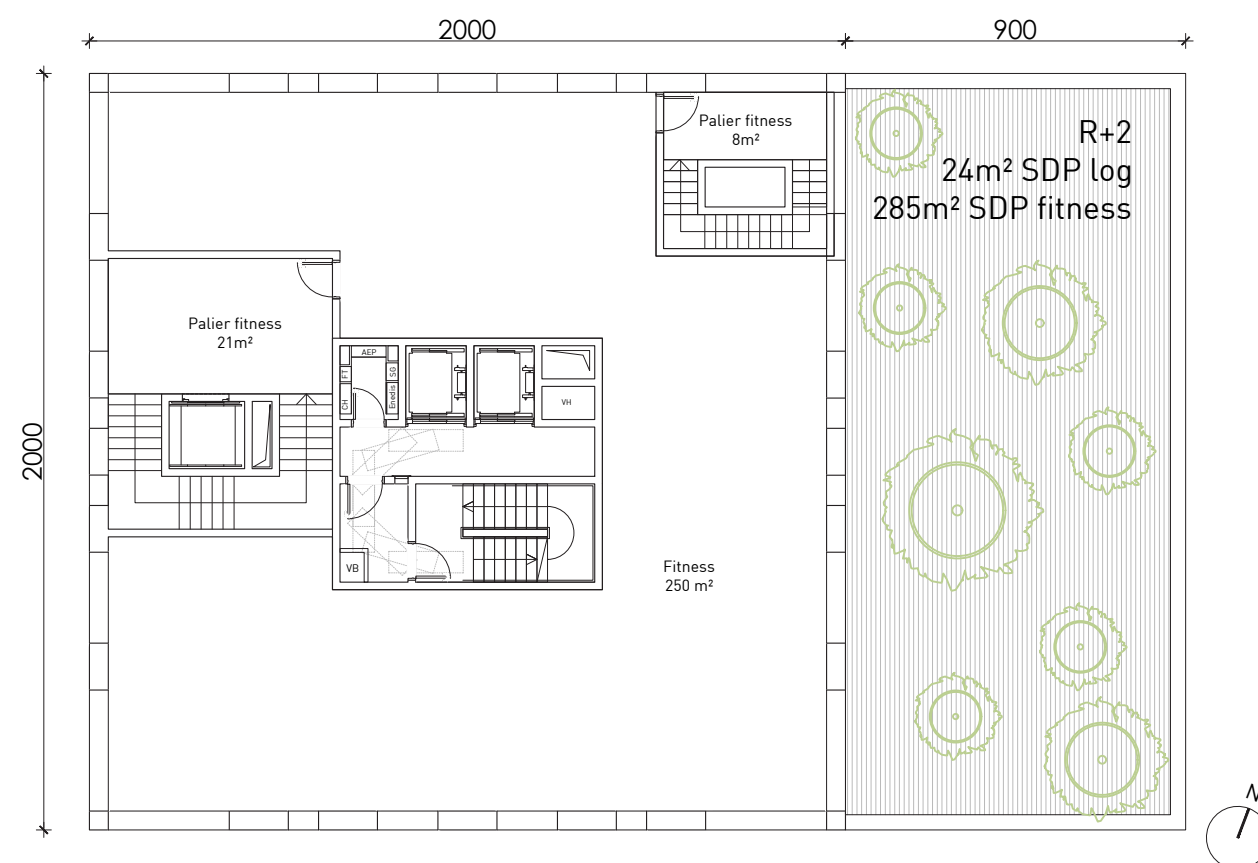
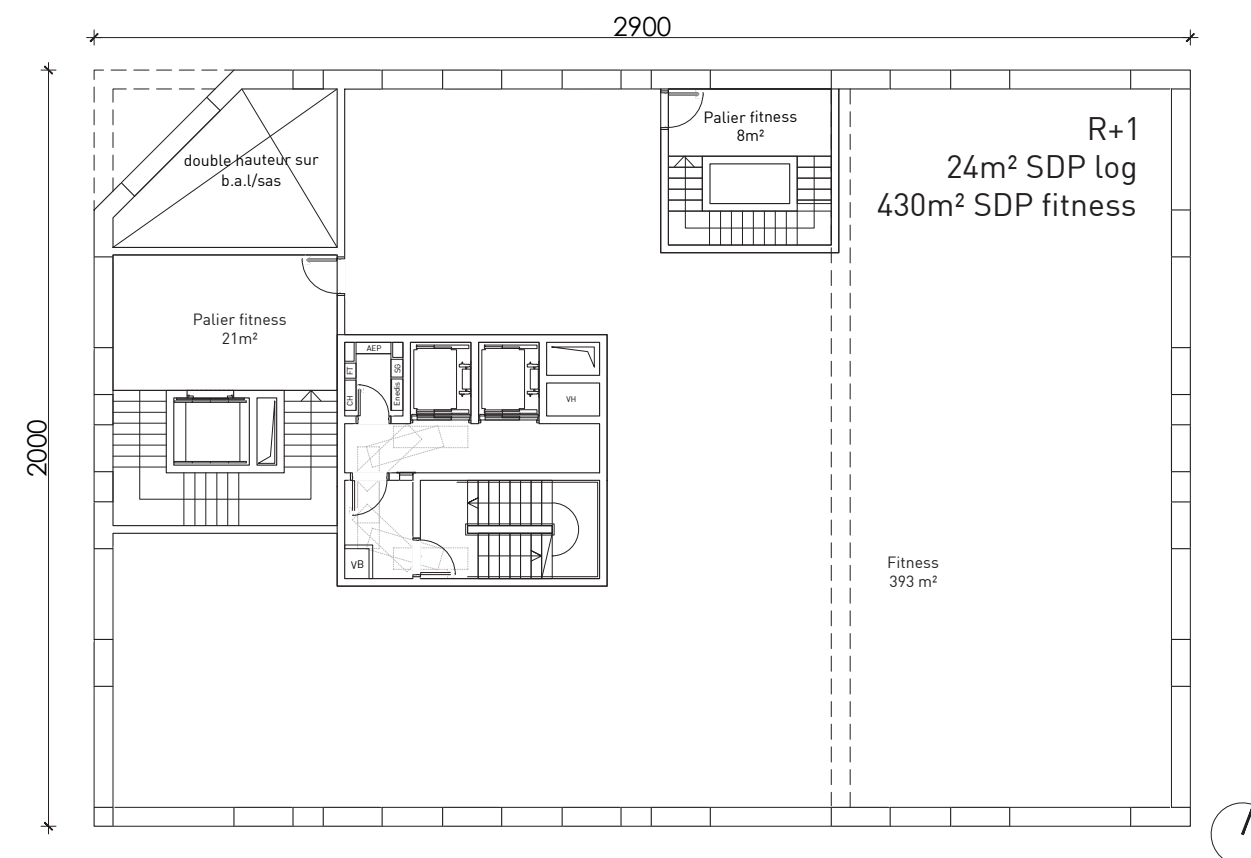
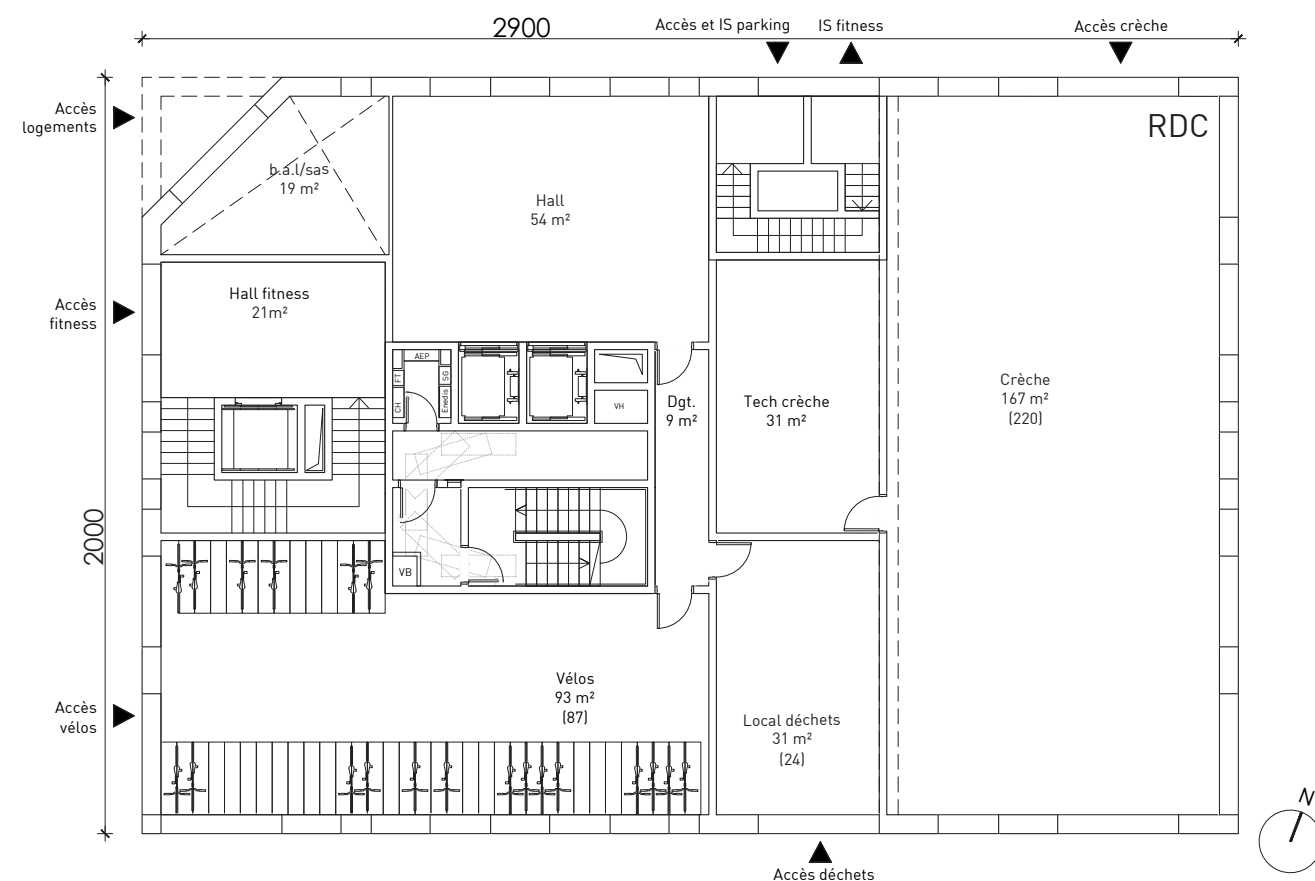




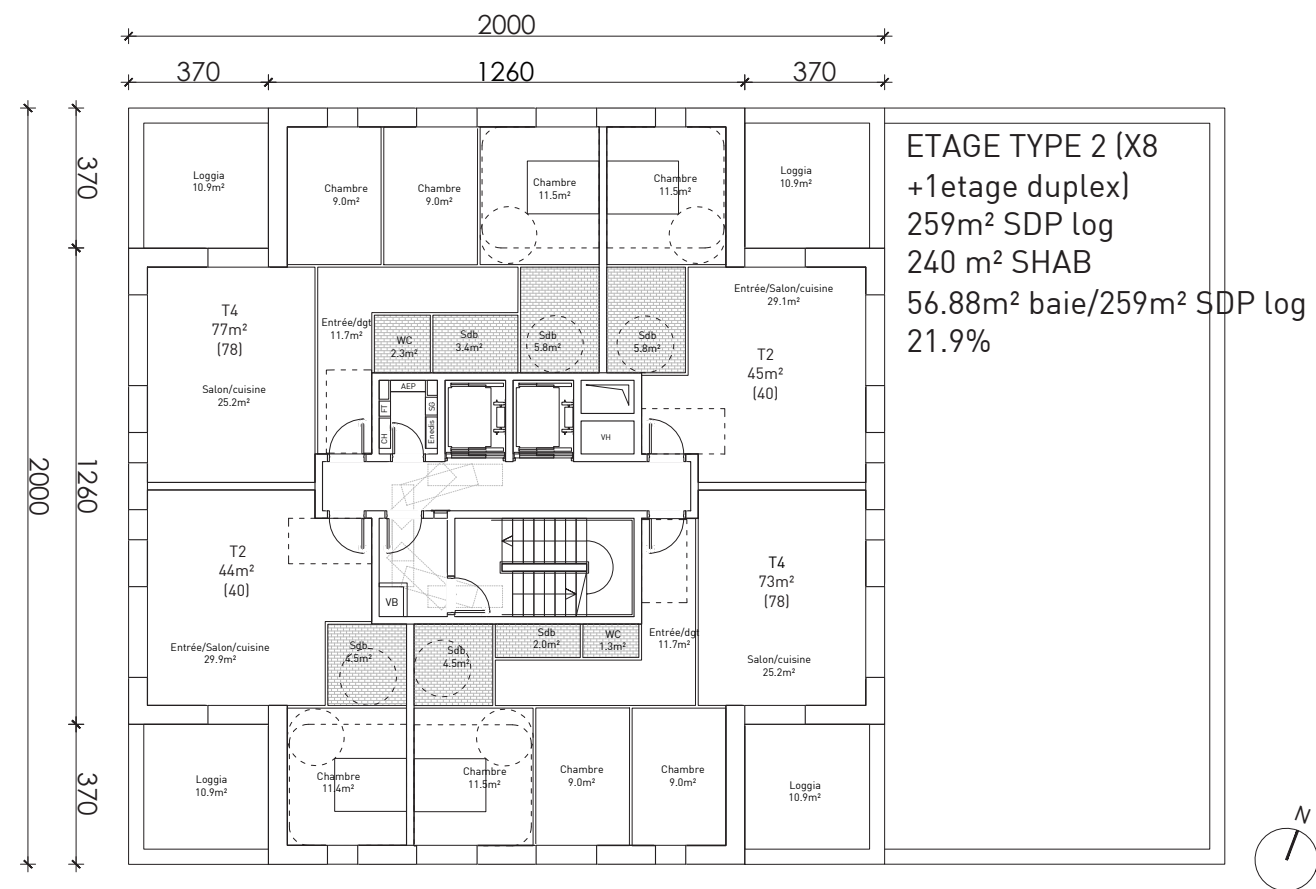


PLAN DE REZ-DE-CHAUSSEE





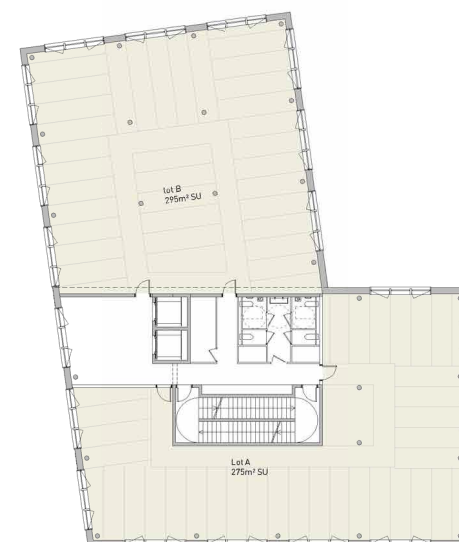




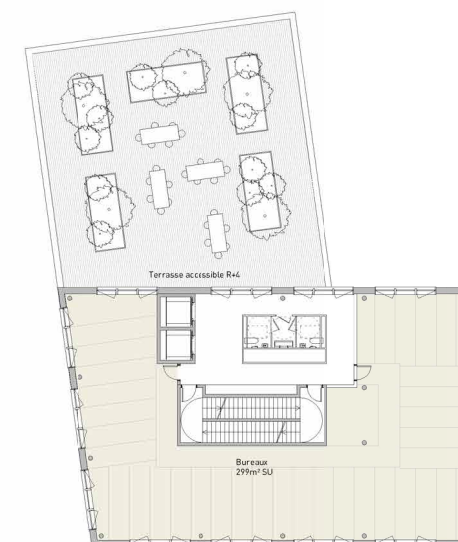








**R+1 à R+3**  
SDP : 725x3 = 2175 m<sup>2</sup>



**R+4 à R+8**  
SDP : 419x4 = 1676 m<sup>2</sup>

















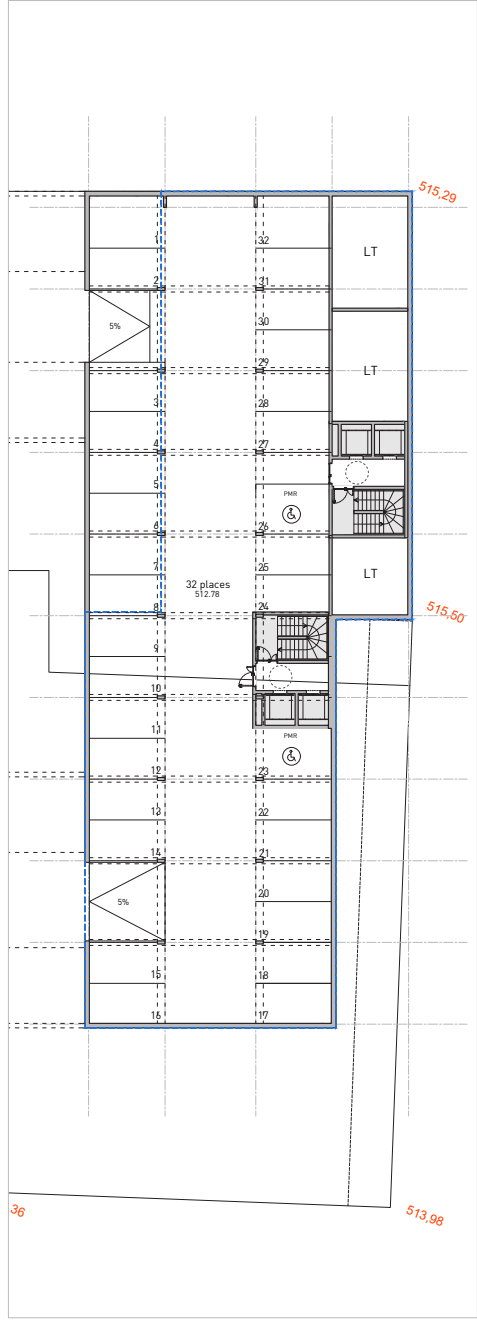




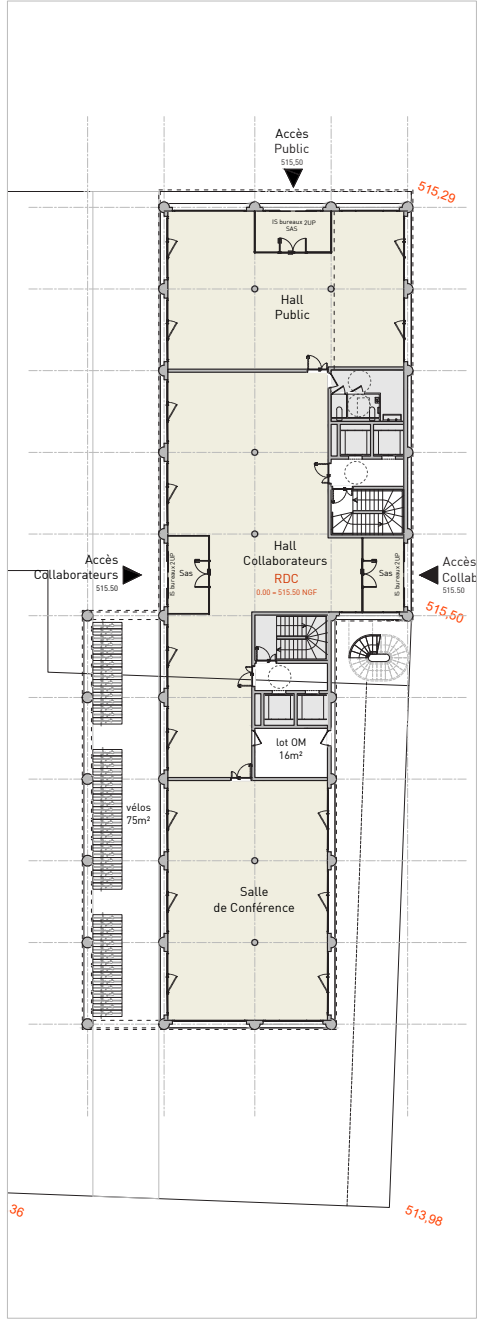




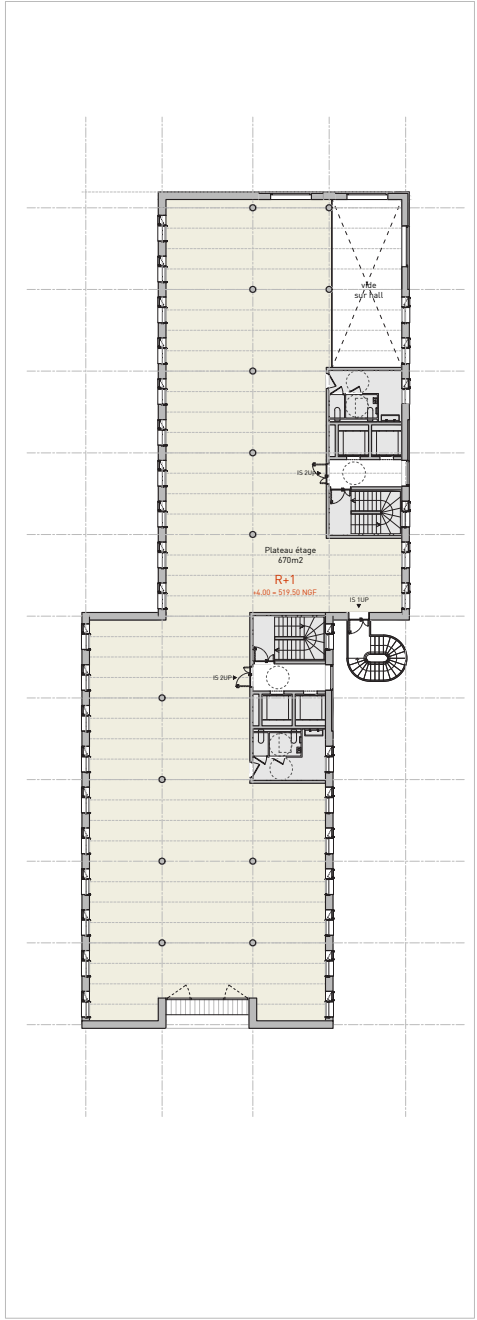




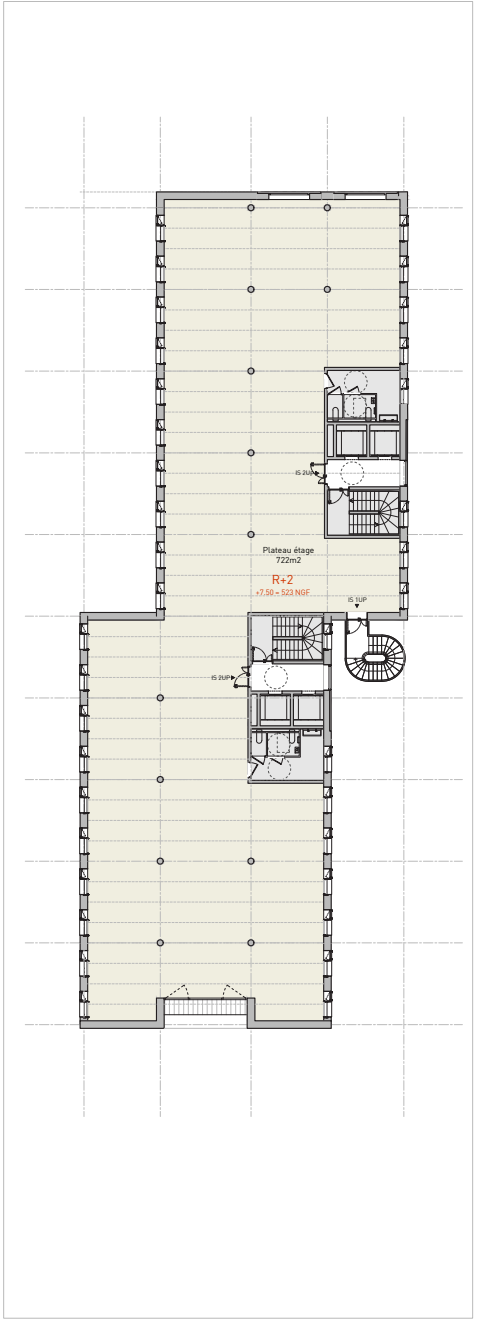
**R-2 à R-1**  
64 places  
**TOTAL BAT C**  
SDP 4524 m²



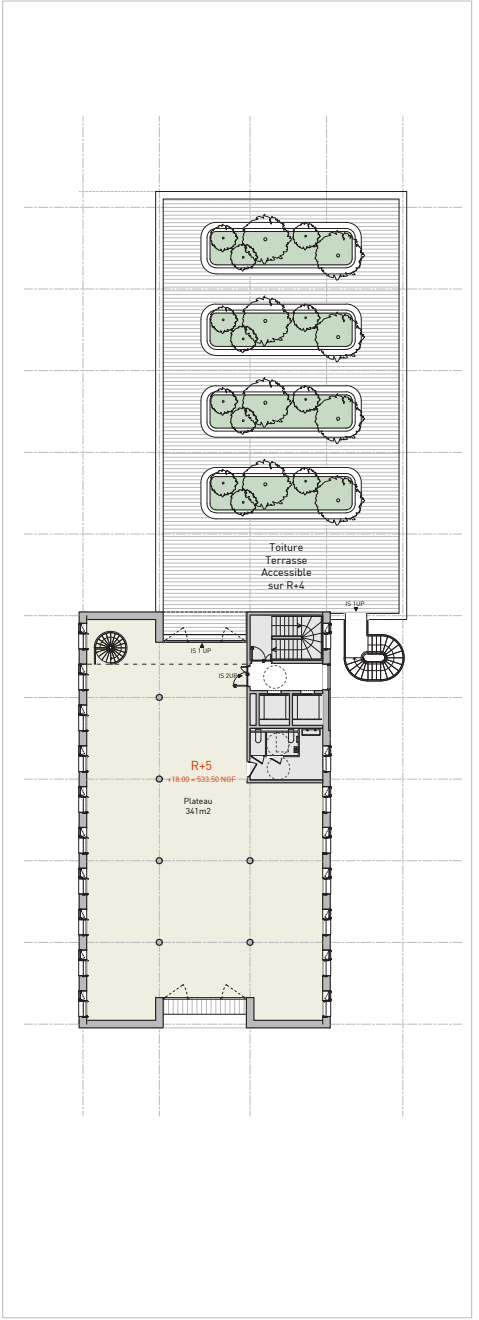
**RDC**  
SDP : 645 m²



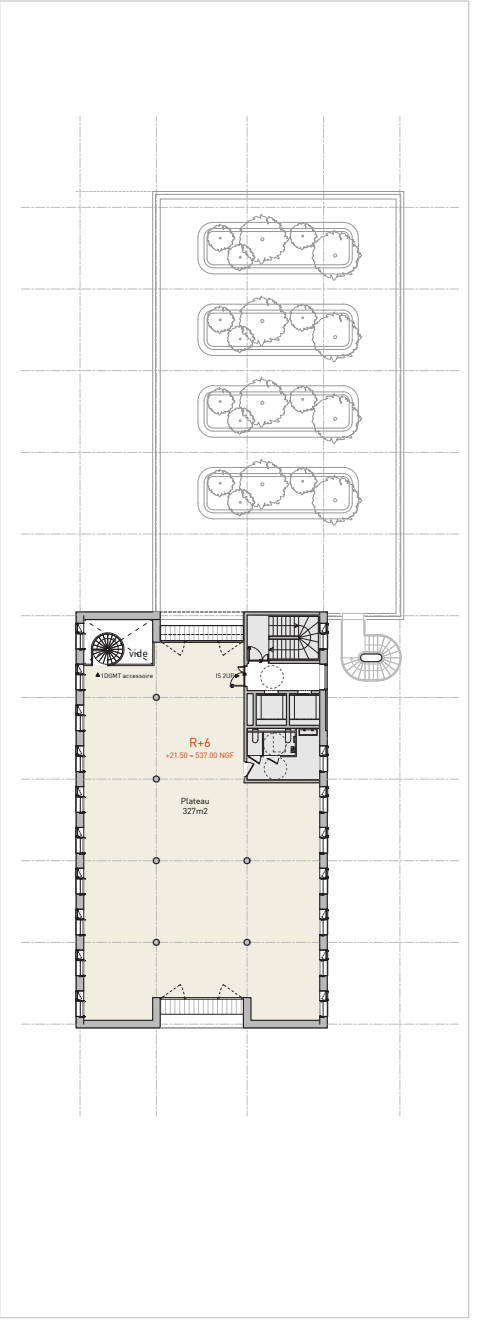
**R+1**  
SDP : 744m²



**R+2 à R+4**  
SDP : 798x3 = 2379 m²

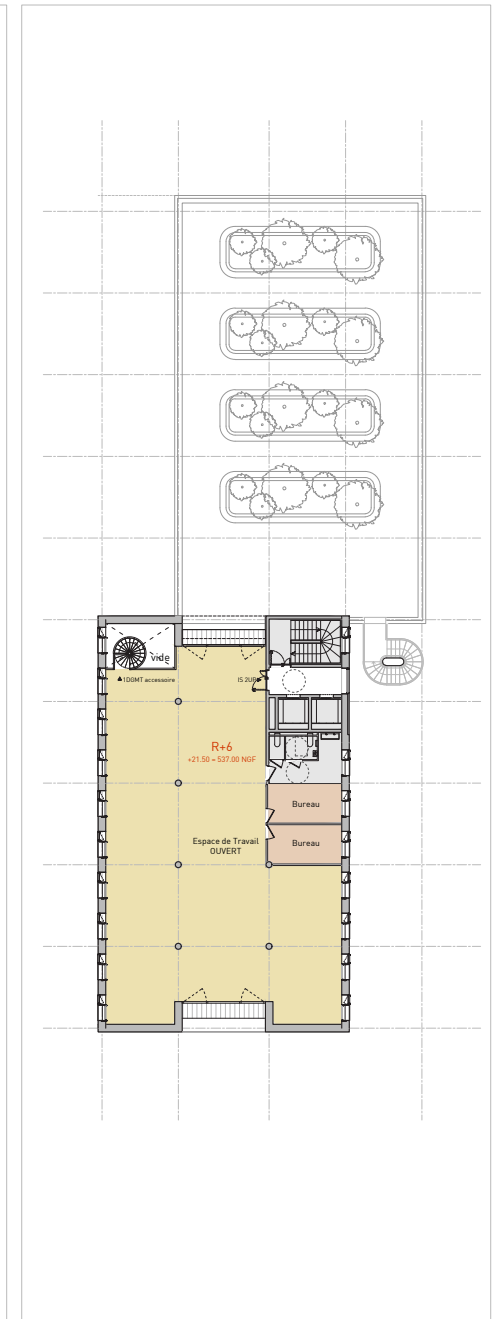
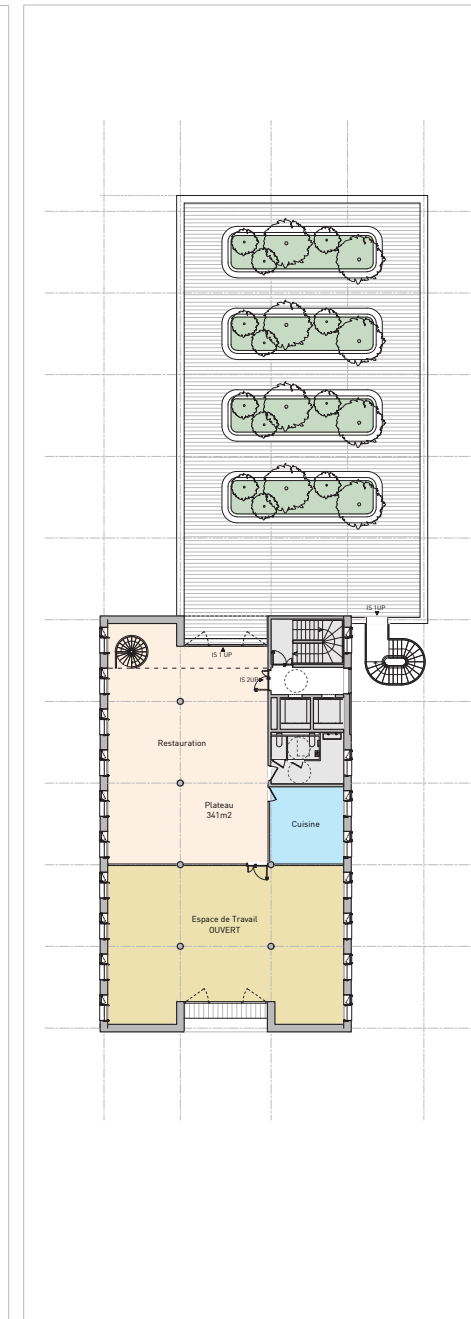
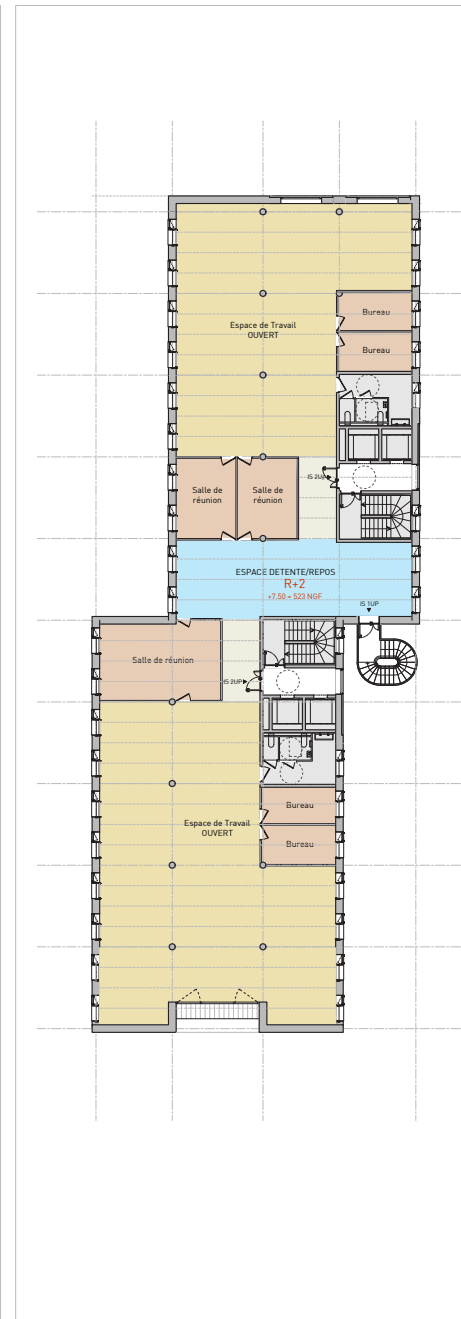
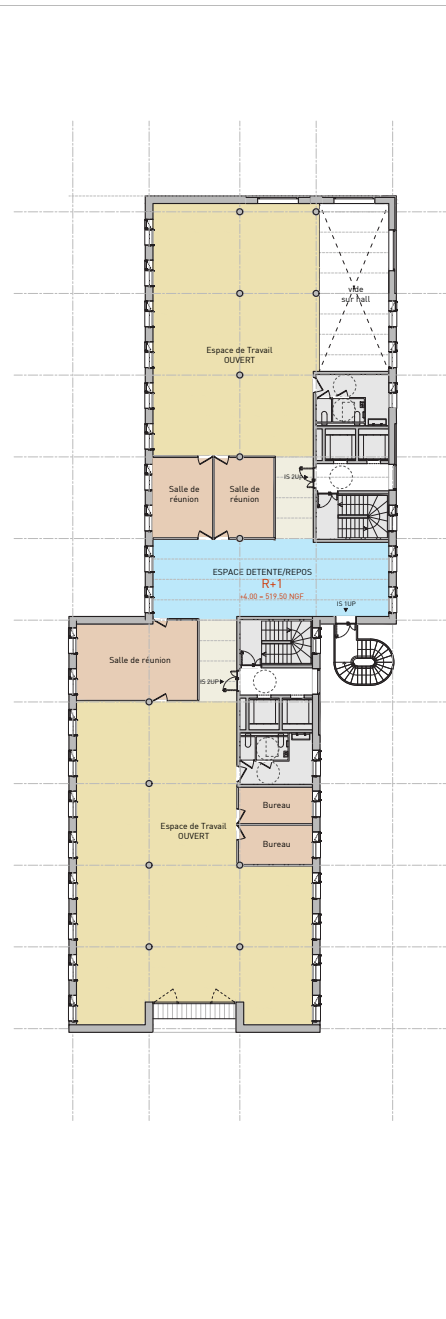
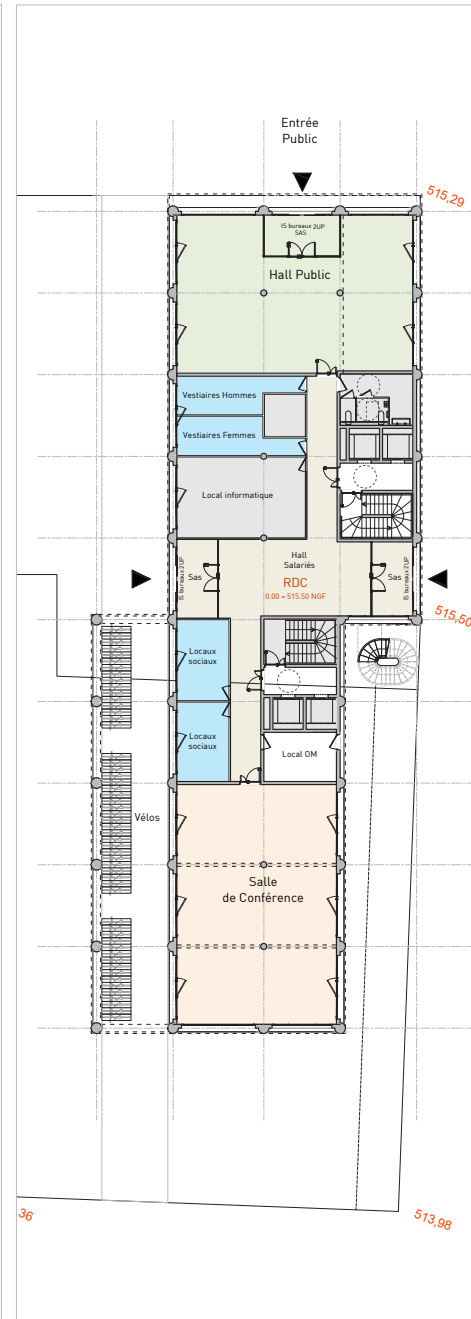
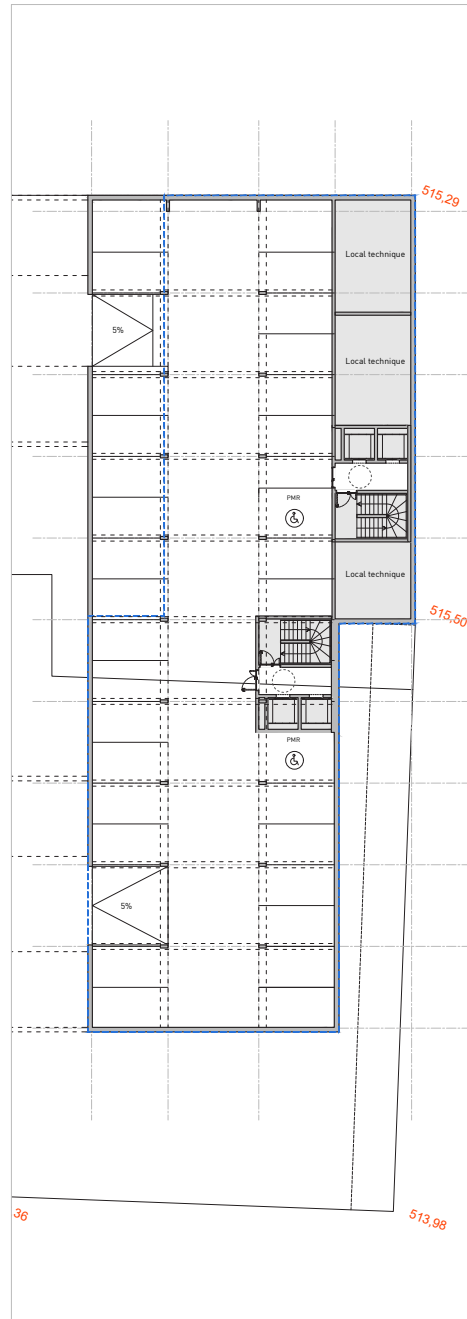


**R+5**  
SDP : 386 m²



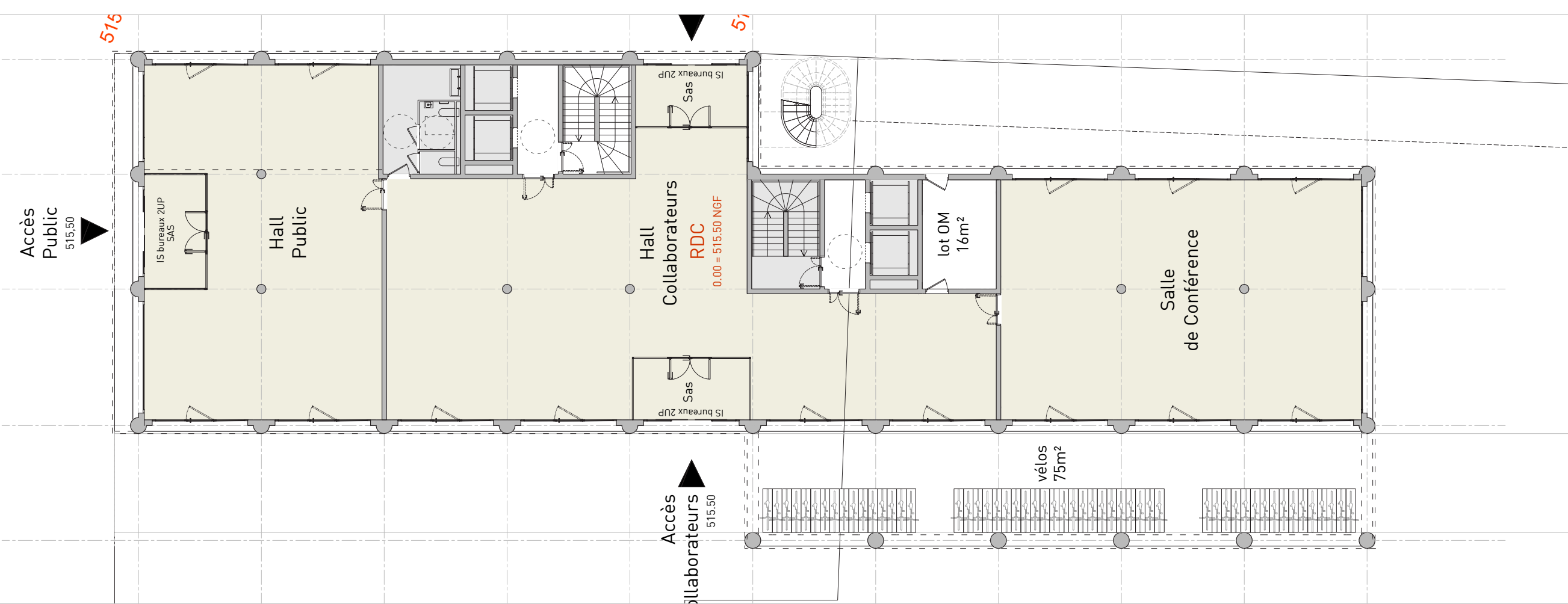
**R+6**  
SDP : 355 m²



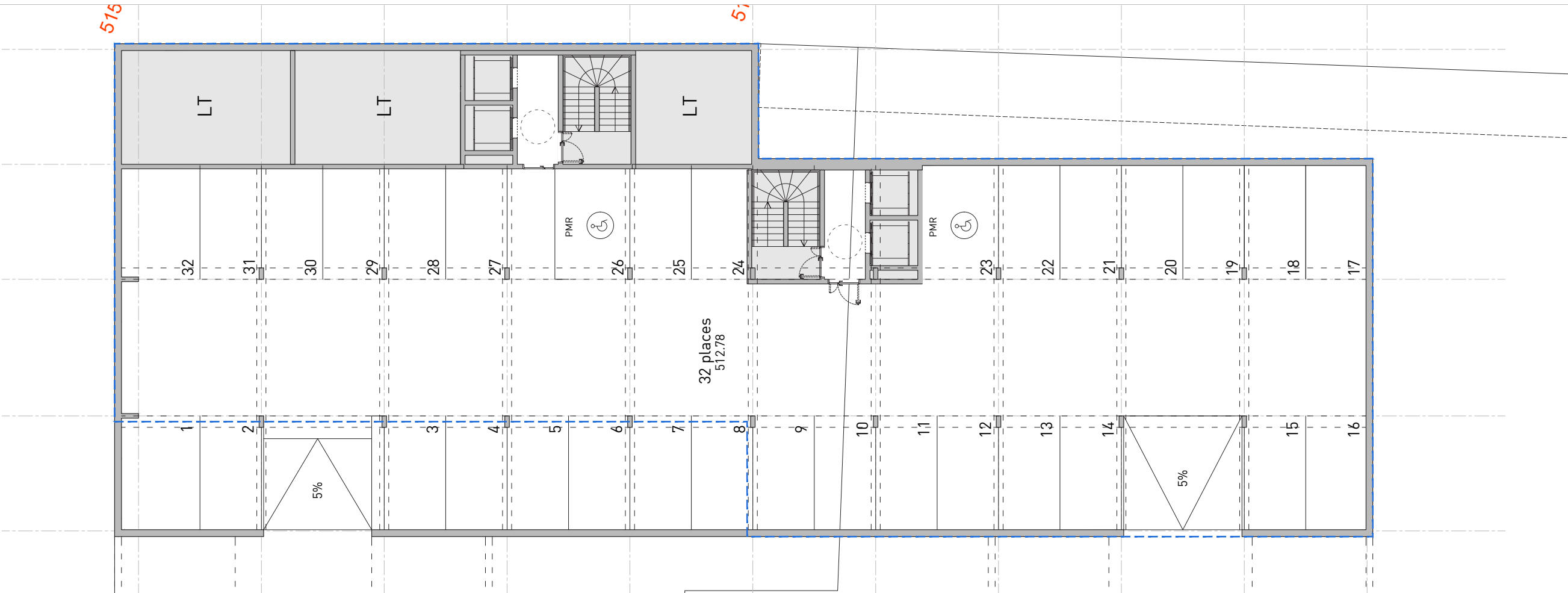




RDC

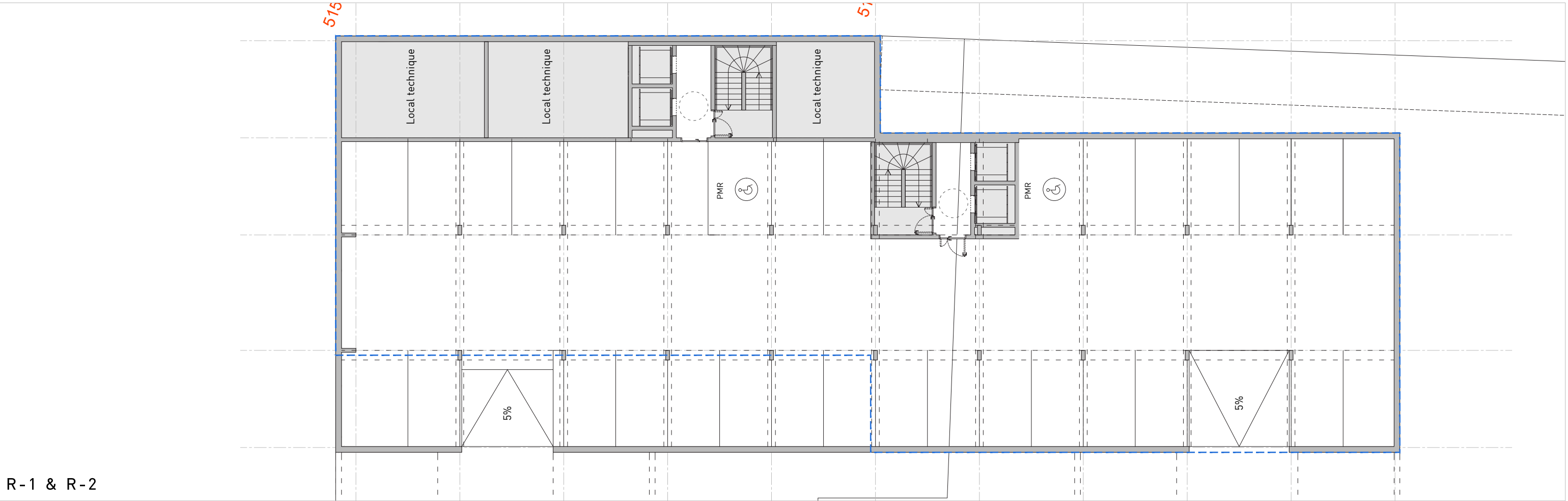


R-1 & R-2





RDC



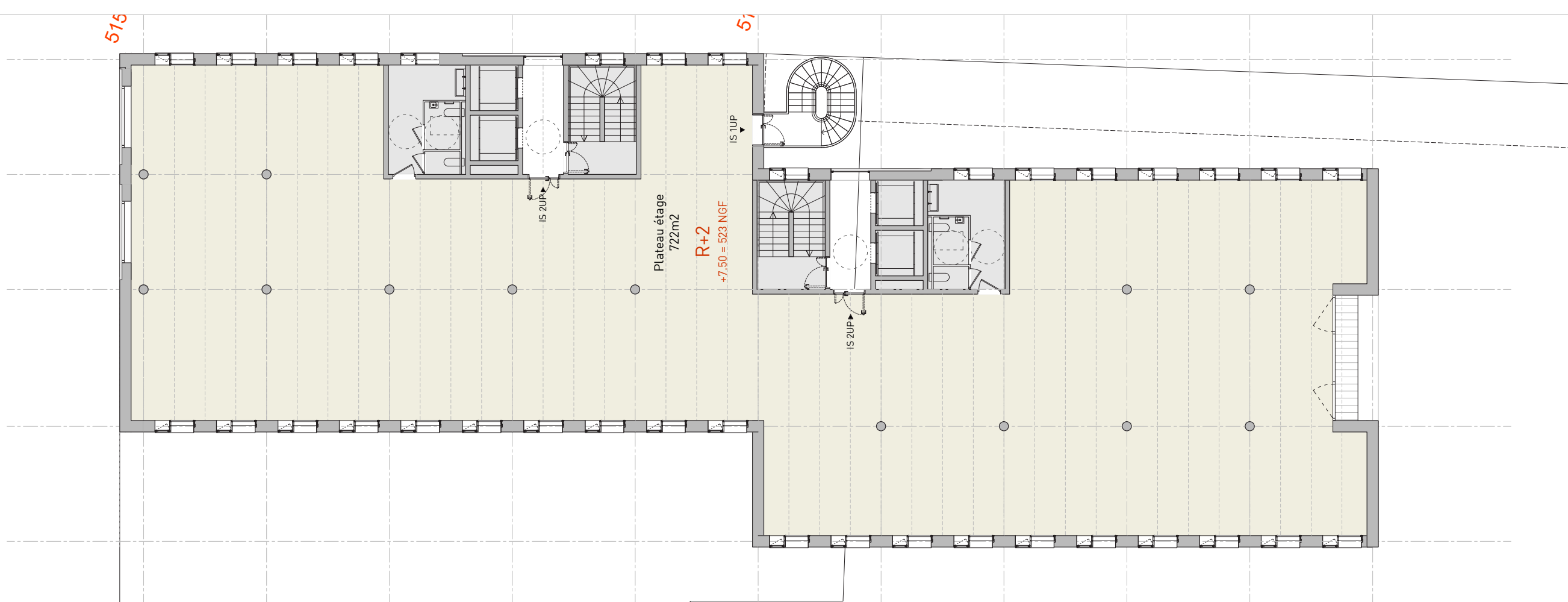
R-1 & R-2



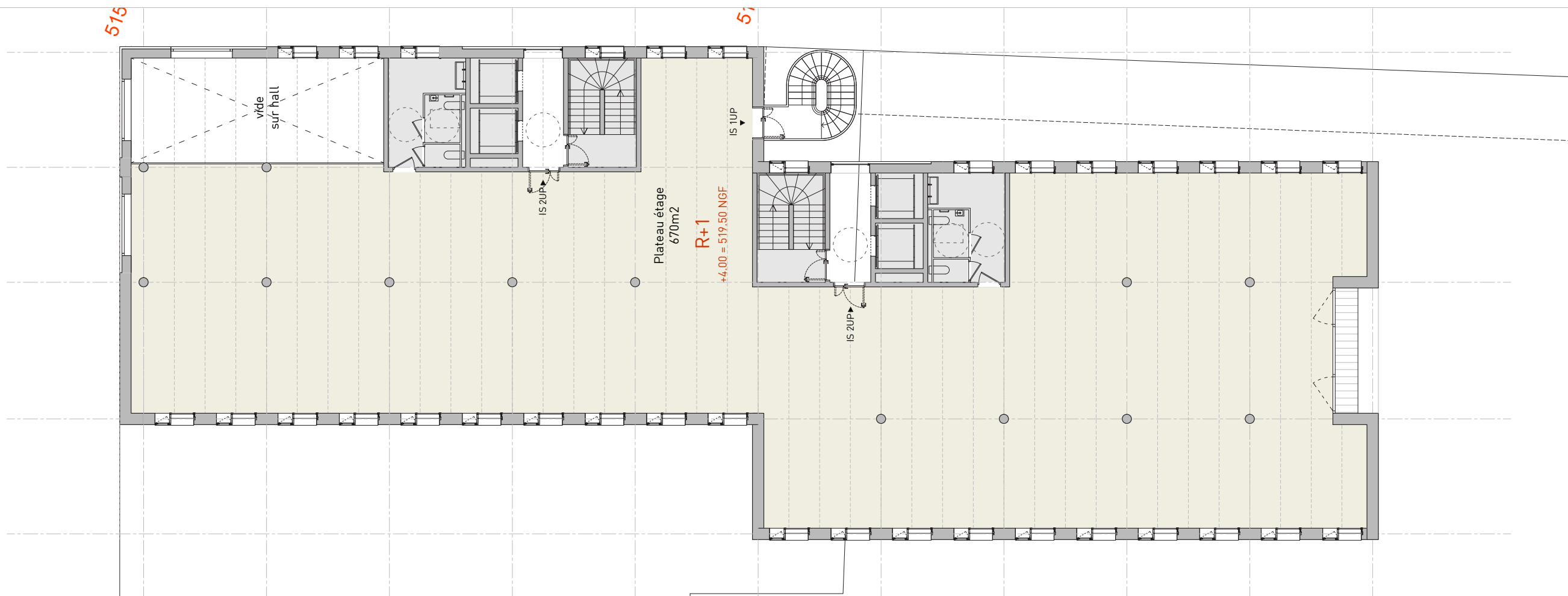
RDC



R+2 à R+4



R+1





R+2 à R+4

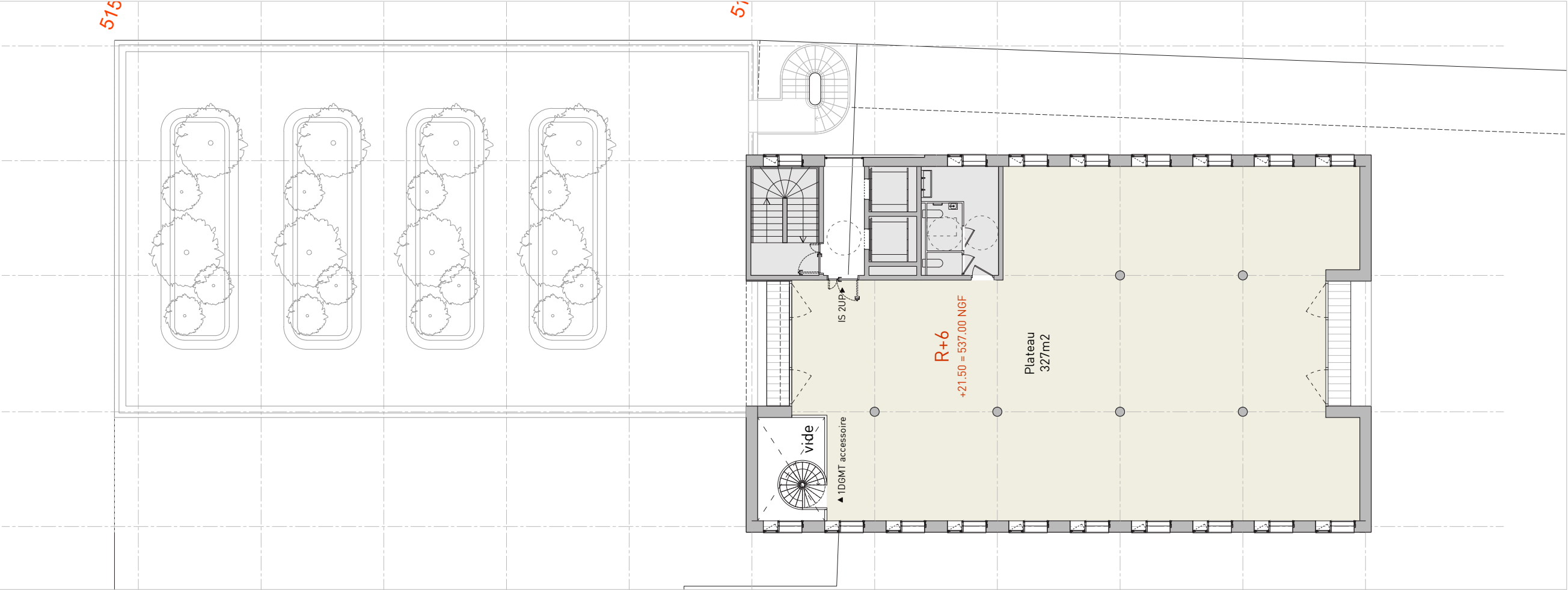


R+1

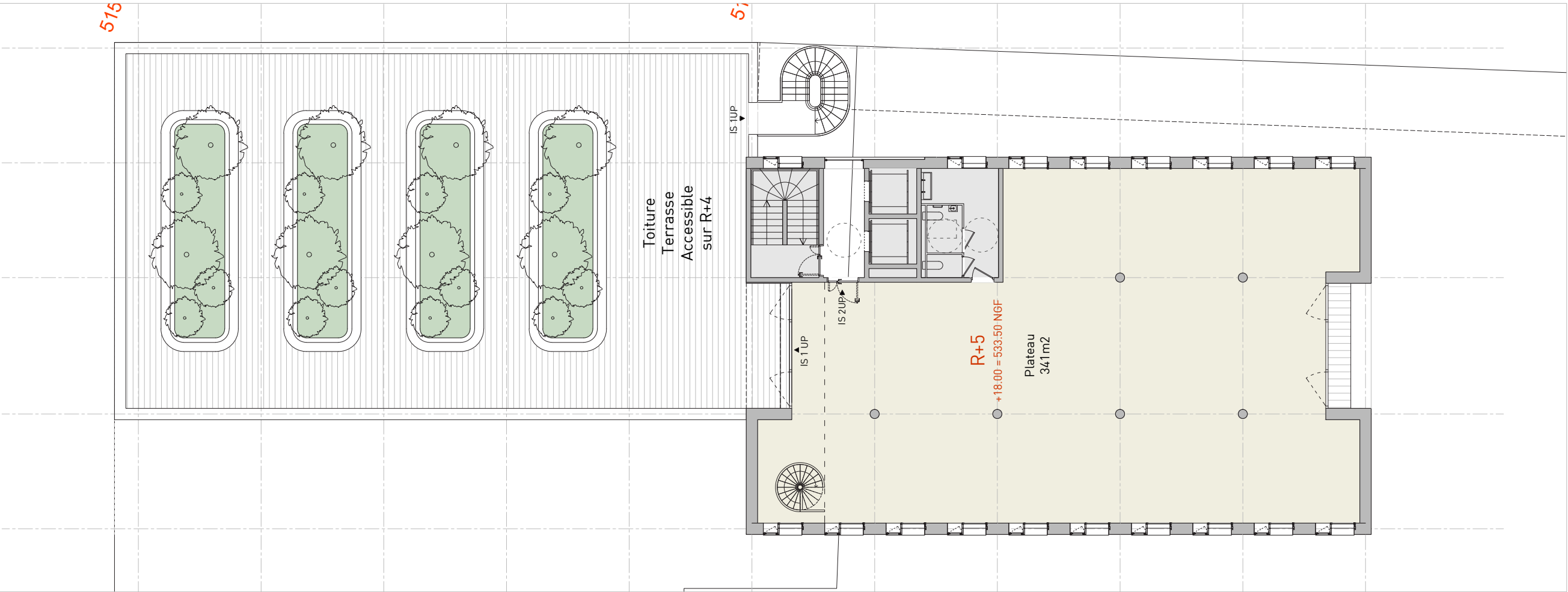




R+6

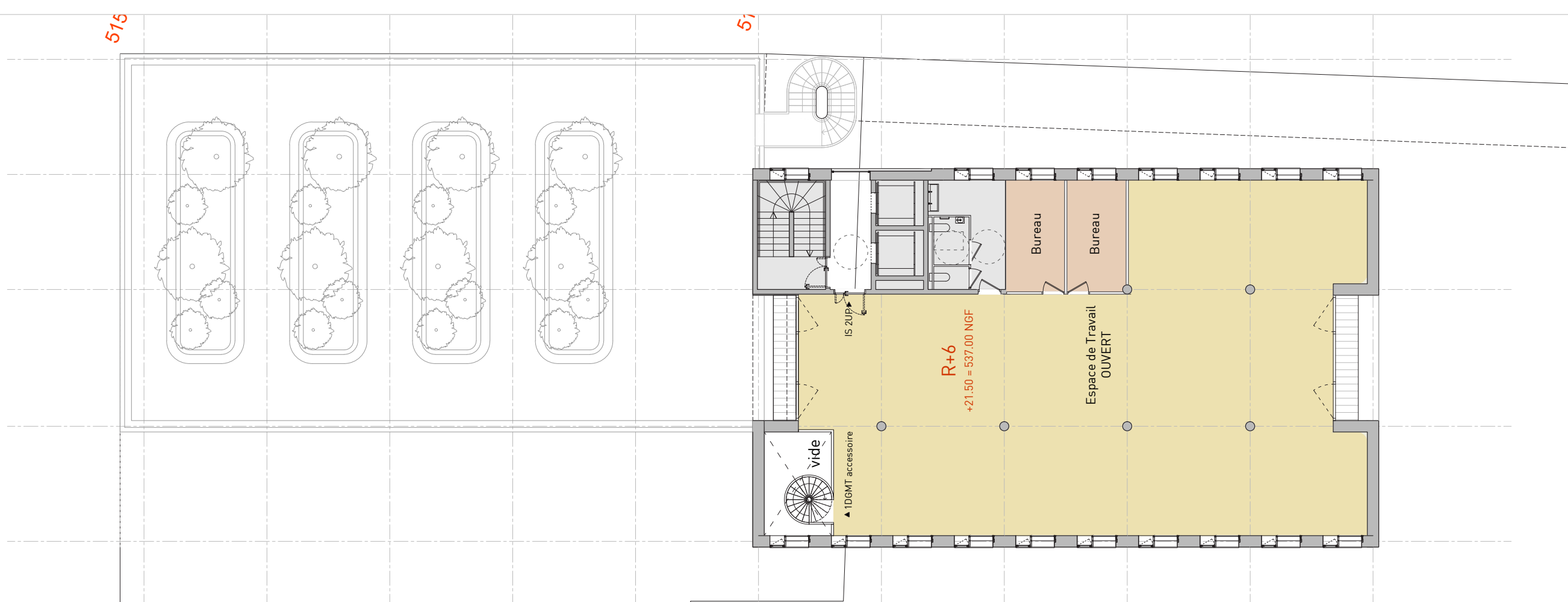


R+5

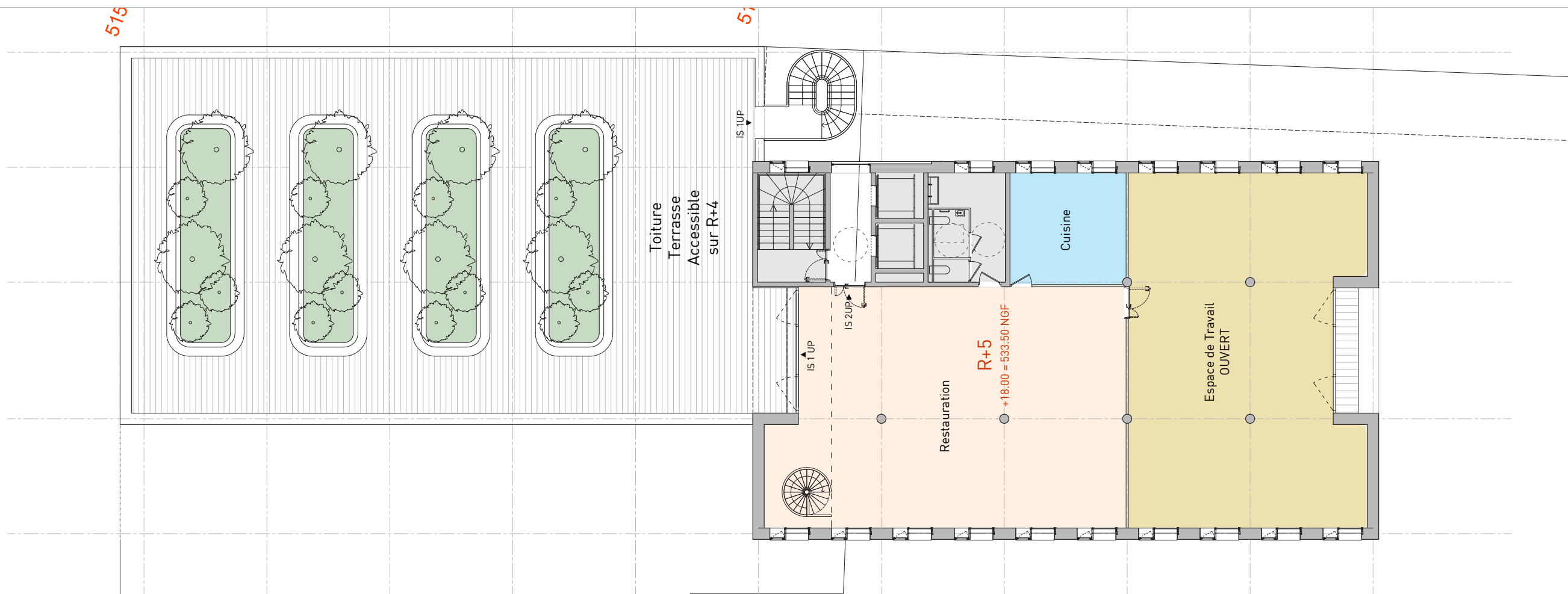




R+6



R+5







Elévation cœur d'îlot / OUEST



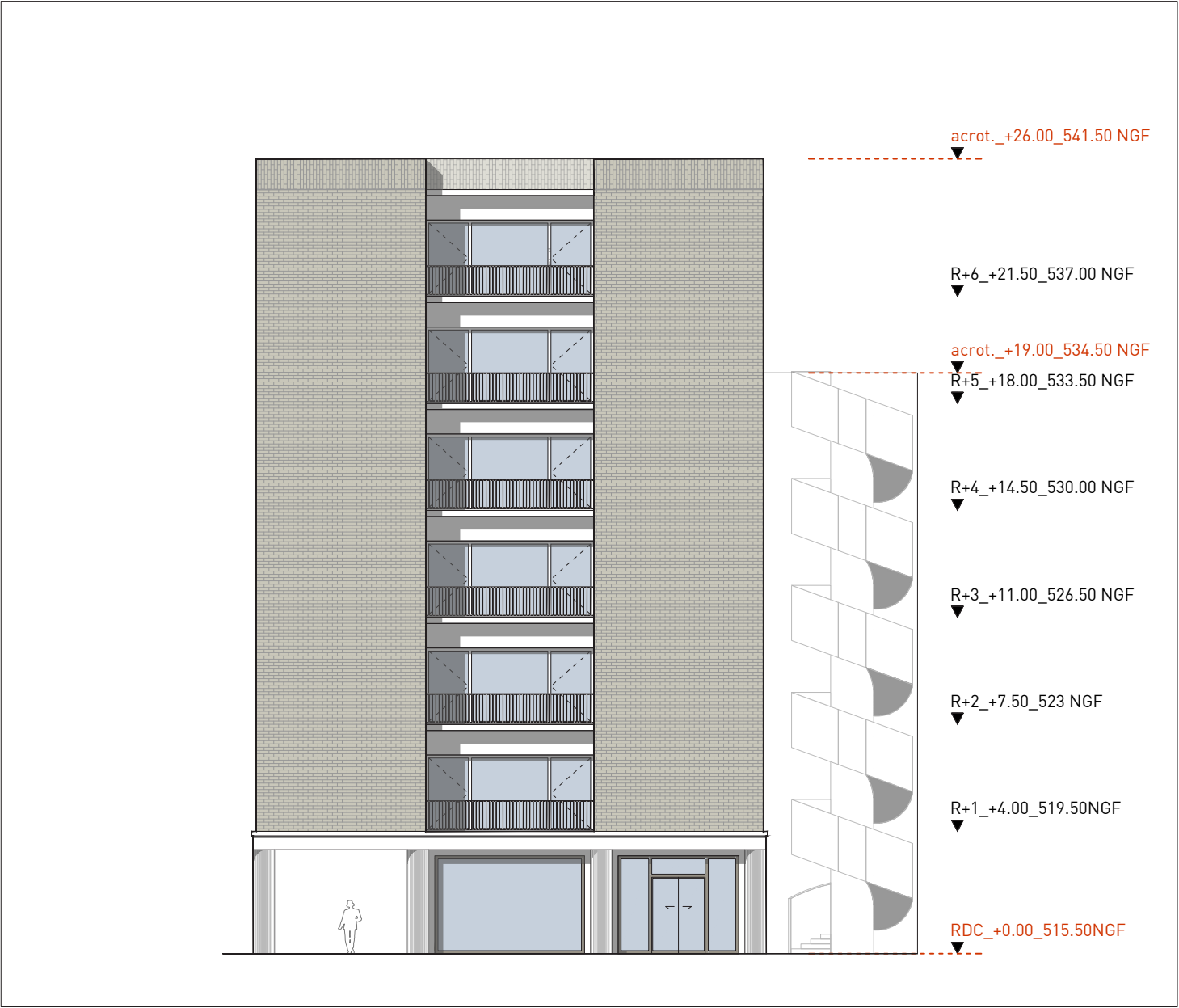


Elévation allée piétonne / EST



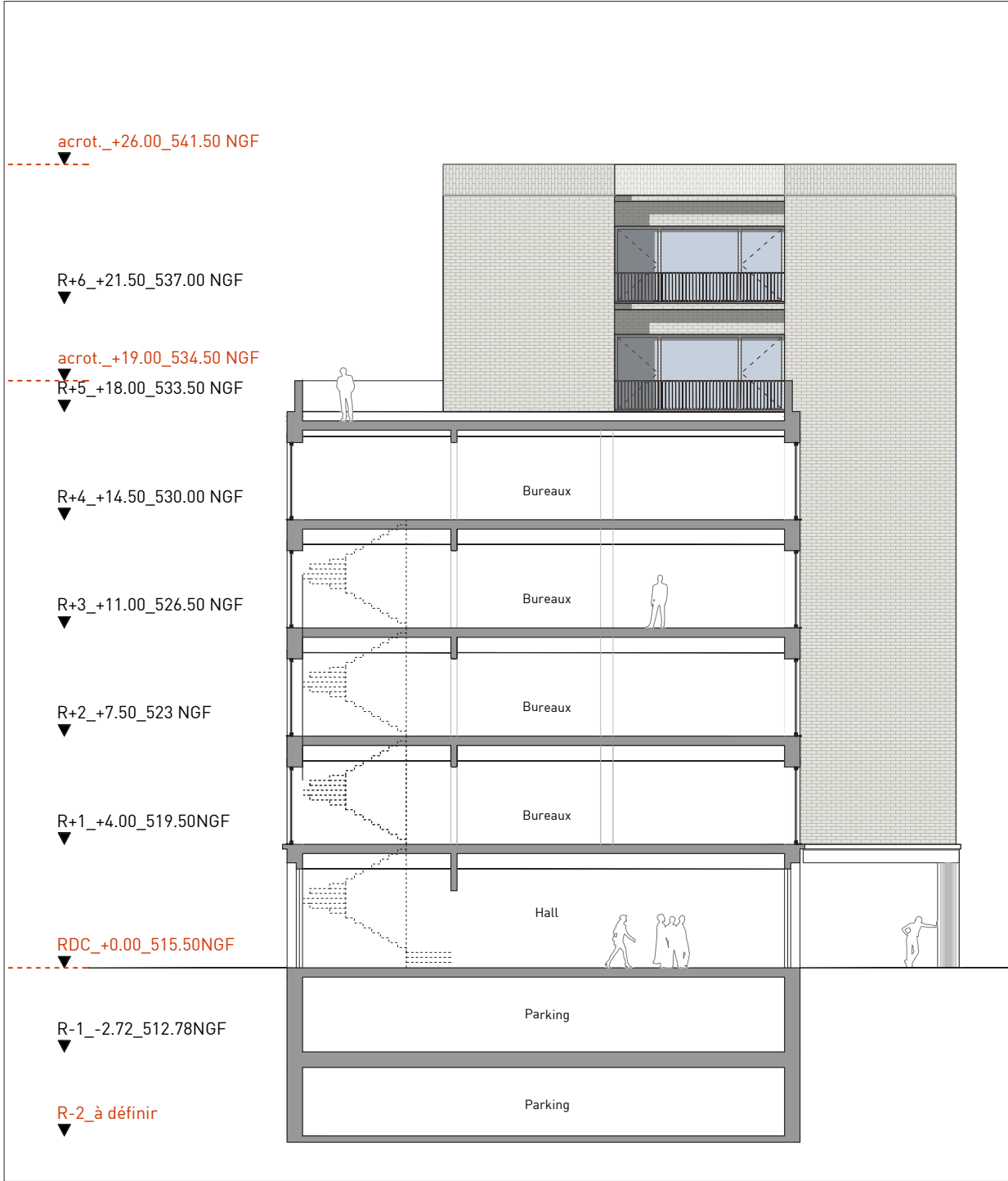


Elévation rue Achille Haubtmann / NORD



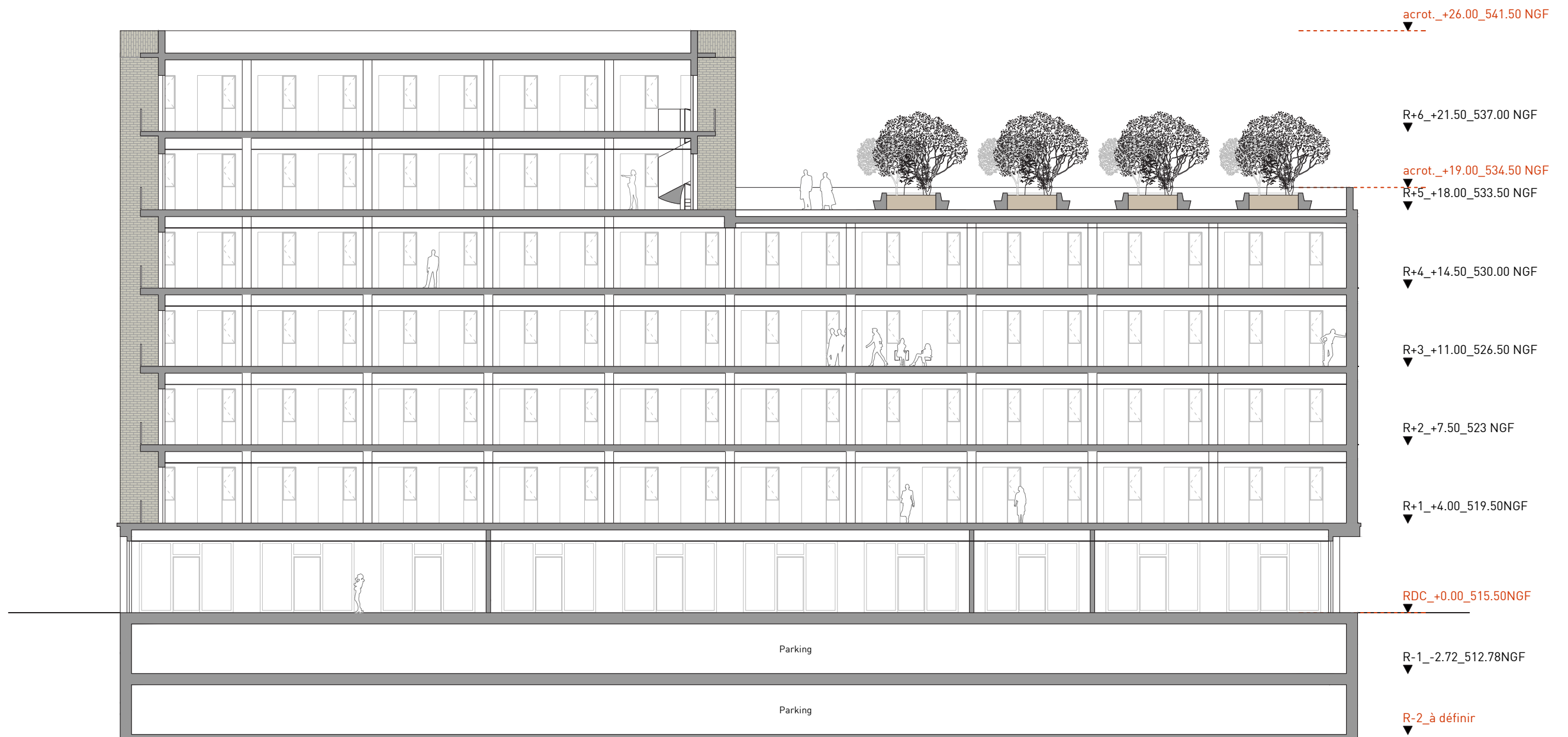
Elévation rue de la Montat / SUD





Coupe Transversale NORD





Coupe Longitudinale EST

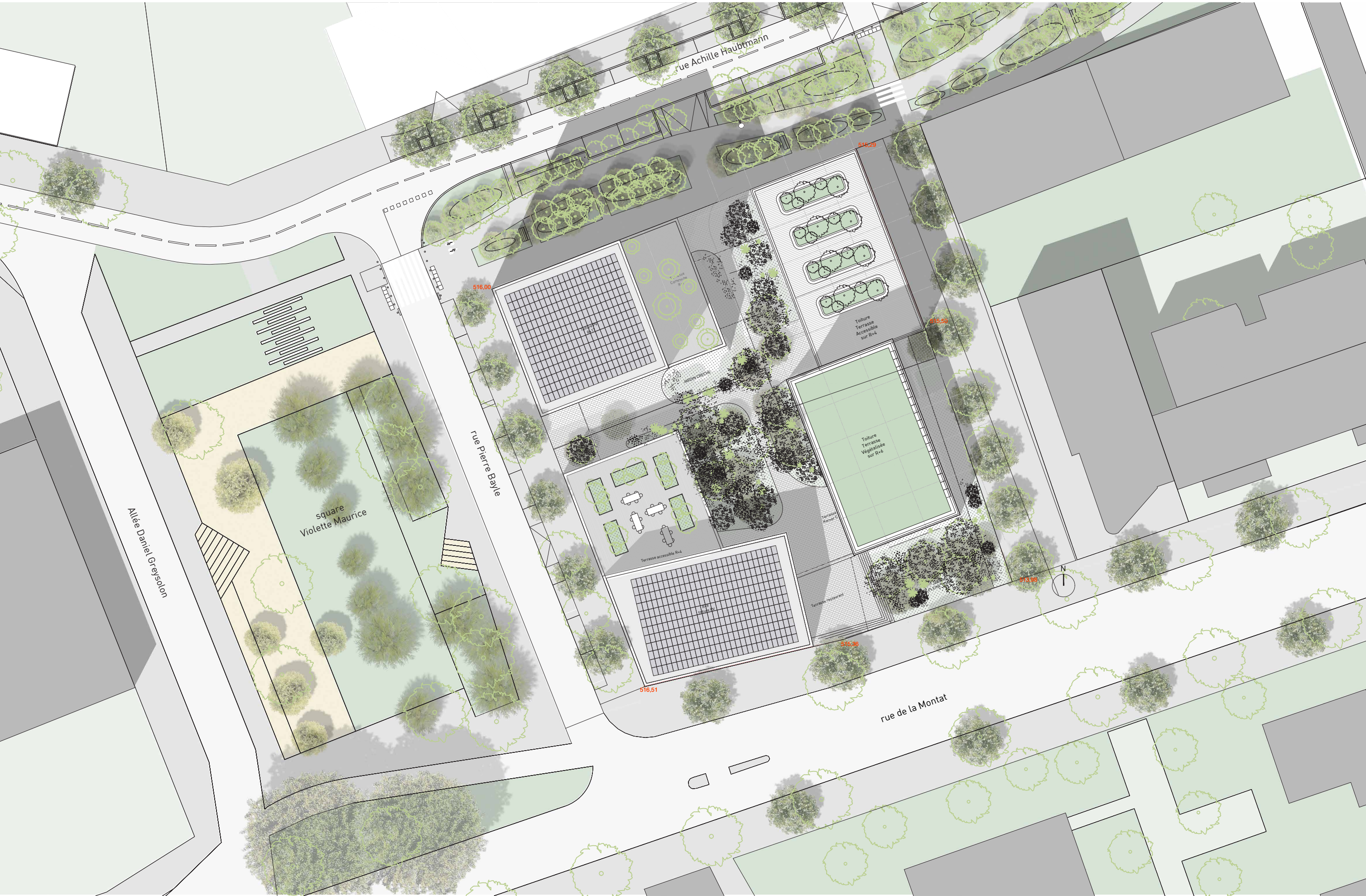
A131 - Tableau de surfaces, issues de secours, surface vitrée

KORNER C

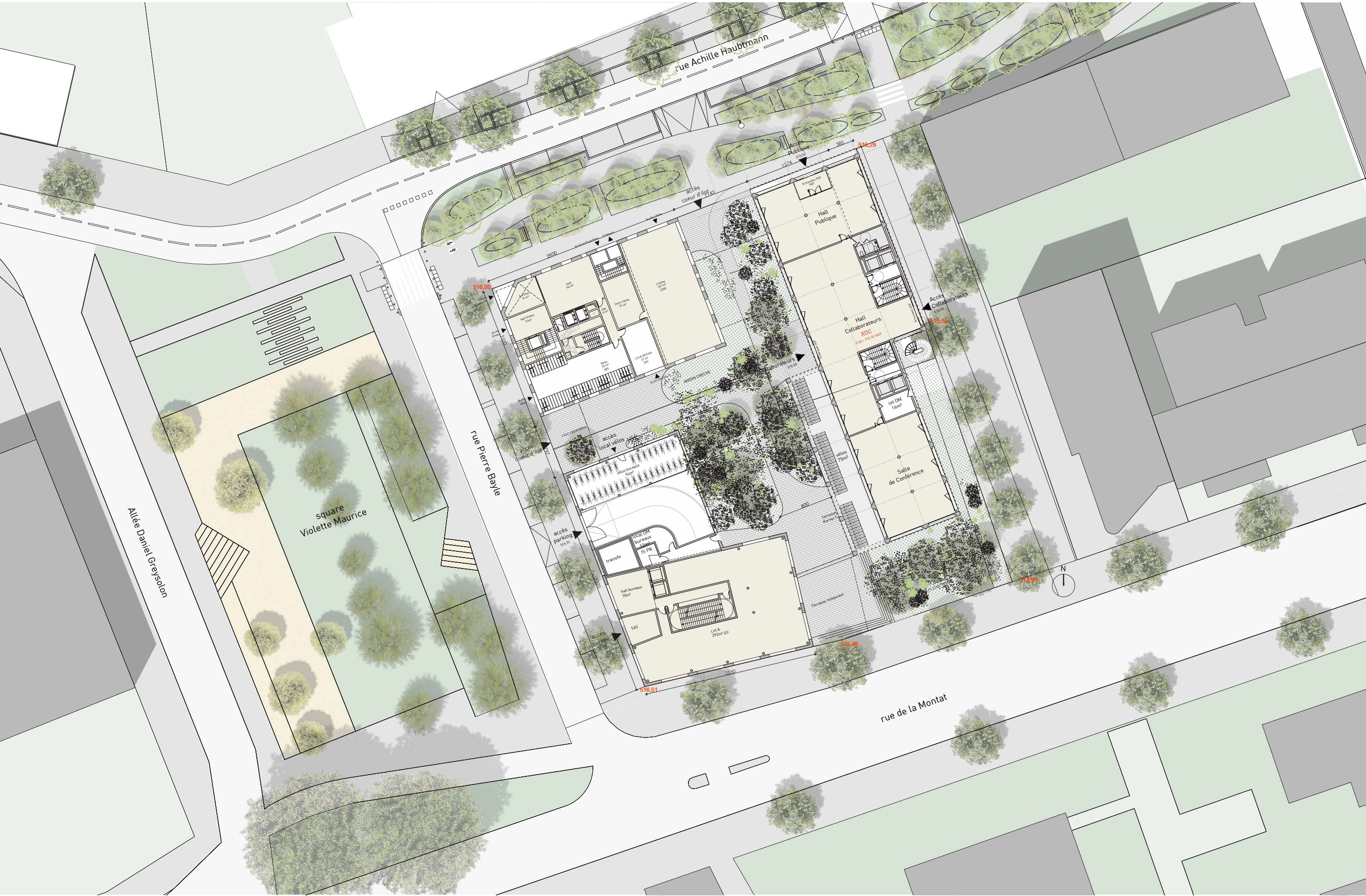
Niveaux	SDP	SU	SU/SDP	Effectif 1p/12m2	Effectifs cumulés	UP
R + 6	364.9	355.2		30.4	30	
R + 5	377.2	365.4		31.4	62	
R + 4	797.8	778.8		66.5	128	
R + 3	797.8	778.8		66.5	195	
R + 2	797.8	778.8		66.5	261	
R + 1	746.8	727.7		62.2	324	
RDC	645.7	640.6				
R - 1	0					
TOTAL	4528.1	4425.4	0.98			
Objectif vélos	68					
Surface vélos	75					
Objectif parking	0 mini					
Surface parking	64 places					

Niveaux	Surface	Nombre de baies en façade				TOTAL Nb	TOTAL m2
		NORD	SUD	EST	OUEST		
Vitrine RDC 395*320	12,64m2	2	2	6	10	20	252.8m2
Vitrine RDC bis 490*320	15,68m2	1	1			2	31.36m2
Baie courante (avec volets) 170*250	4,25m2			88	100	188	799m2
Baie pignon NORD 270*250	6,75m2	8		1		9	60.75m2
Baie pignon SUD 550*250	13,75m2	2	6			8	110m2
					TOTAL Surface vitrée		1253.91m2
					Rappel SU		4425.4m2
					Rappel SDP		4528.1
					INDICE D'OUVERTURE / SU		28.33%
					INDICE D'OUVERTURE / SDP		27.69%





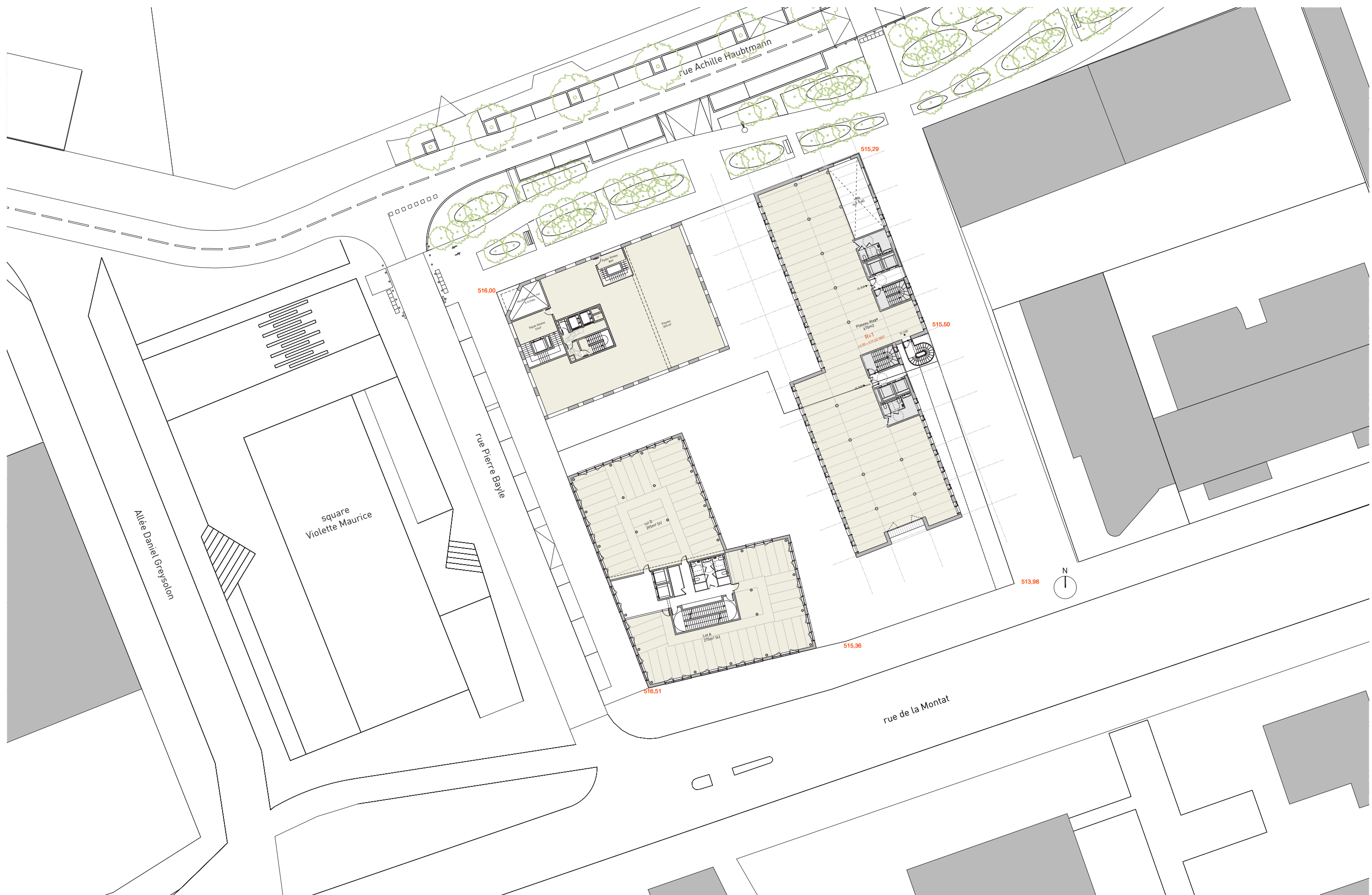




PLAN DE REZ-DE-CHAUSSEE

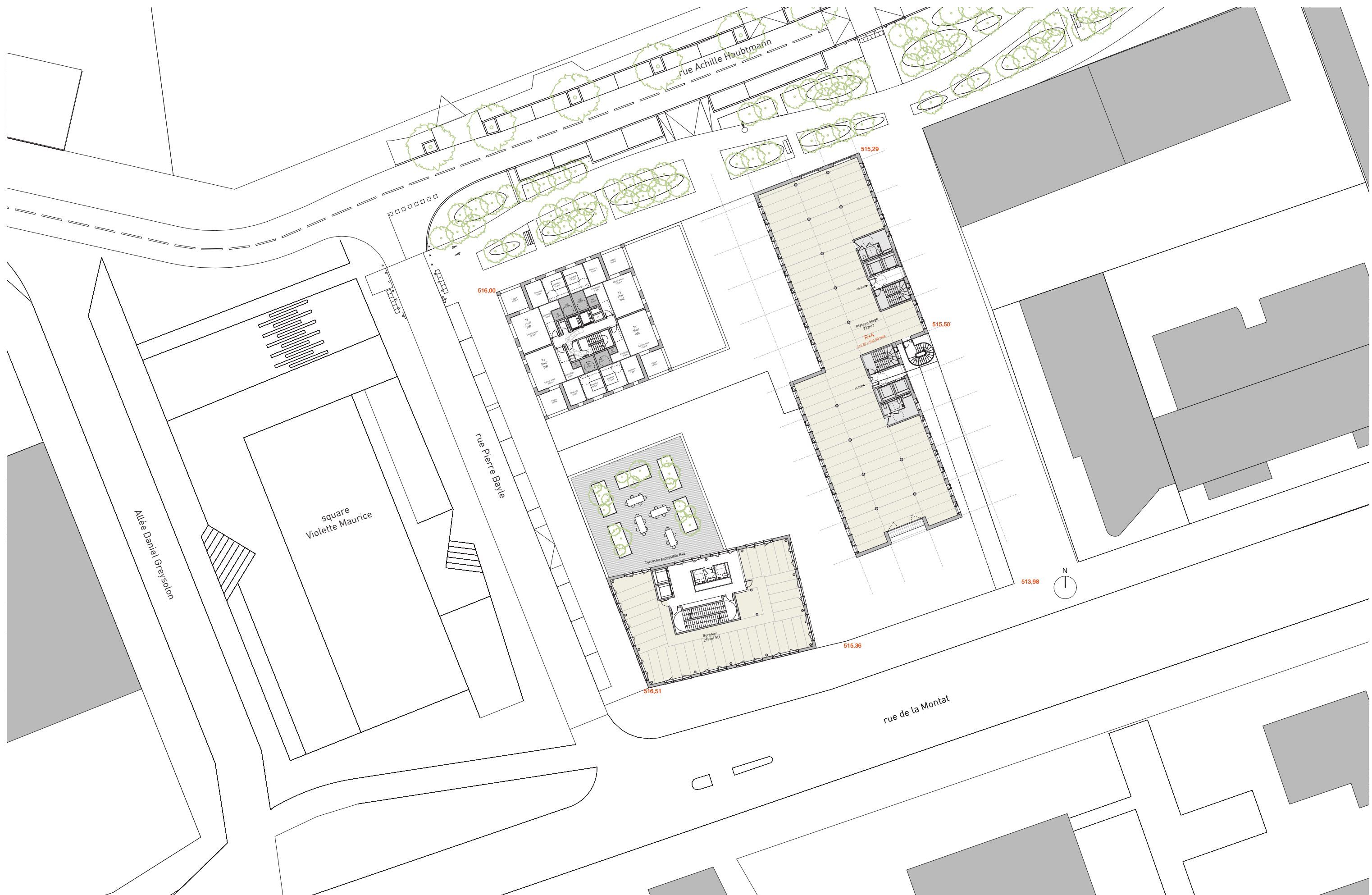
1/500













SS-1



SS-2



KORNER A - BUREAUX EN BLANC

		SDP	SU
		A bureaux blancs	A bureaux blancs
	R+17		
	R+16		
	R+15		
	R+14		
	R+13		
	R+12		
	R+11		
	R+10		
	R+9		
	R+8	375	373
	R+7	390	378
	R+6	390	378
	R+5	390	378
	R+4	390	378
	R+3	685	672
	R+2	685	672
	R+1	685	672
	RDC	410	70
	R-1		
Total		4400	3971
TOTAL KORNER A		4400	3971

objectif surfaces 4500

objectifs vélos 66,0  
surfaces vélos 94  
Objectif parking : 0  
Places parking 34

PLU zone UD  
parking nb de pl maxi bureau : max 1pl/80m²SDP  
nb de pl mini logement : min 1pl/70m²SDP  
nb de pl mini ERP : min 1pl/100m²SDP

vélos logements (0,75m²/lt <T3 et 1,5m²/lt>=T3) NF Habitat  
vélos commerces > 250m² SDP : 5m² mini + 1,5 m² par tranche de 150m² SDP supplémentaires  
vélos bureaux (1,5% SDP)  
locaux OM logements NF Habitat : Nb habitants\*0.09+8 = X m²

TOTAL SDP 13814  
OBJECTIF SDP 13200  
TOAL VELO 262  
OBJECTIF VELO 220,9  
PLACE PARKING 136  
OBJECTIF PARKING 66

EFFECTIFS 1pers/12m²	EFFECTIFS CUMULES	UP
A bureaux		
31	31	1 DGMT TOTAL 2 UP
32	63	2 DGMT TOTAL 2 UP
32	94	2 DGMT TOTAL 2 UP
32	126	2 DGMT TOTAL 3 UP
32	157	2 DGMT TOTAL 3 UP
56	213	2 DGMT TOTAL 4 UP
56	269	2 DGMT TOTAL 4 UP
56	325	2 DGMT TOTAL 5 UP
0		

KORNER B - LOGEMENTS LOCATIFS - TOUR

		SDP	SHAB / SU	
		B logements	B activité	B logements B activité
	R+17	159		140
	R+16	259		240
	R+15	259		240
	R+14	259		240
	R+13	259		240
	R+12	259		240
	R+11	259		240
	R+10	259		240
	R+9	259		240
	R+8	259		240
	R+7	259		240
	R+6	259		240
	R+5	259		240
	R+4	259		240
	R+3	259		240
	R+2	24	285	279
	R+1	24	430	422
	RDC	102	236	219
	R-1	0		
TOTAL		3935	951	3500 920

objectif surfaces 3400 800

objectifs vélos 87,0  
surfaces vélos 93  
Objectif parking : 66  
Places parking 38  
objectifs OM 24  
surfaces OM 22  
\* pour atteindre l'objectif de vélos demandé les places manquantes seront situées en sous-sol

Granulométrie						
	T1	T2	T3	T4	T5	TOTAL
R+17						0
R+16					4	4
R+15		2		2		4
R+14		2		2		4
R+13		2		2		4
R+12		2		2		4
R+11		2		2		4
R+10		2		2		4
R+9		2		2		4
R+8		2		2		4
R+7			4			4
R+6			4			4
R+5			4			4
R+4			4			4
R+3			4			4
R+2						
R+1						
RDC						
TOTAL	0	16	20	16	4	56
	0%	29%	36%	29%	7%	100%
Objectif	15%	28%	32%	24%	1%	100%
	8	16	18	13	1	56
Difference	-8	0	2	3	3	

Habitants

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KORNER C - BUREAUX PRENEURS

SDP		SU		EFFECTIFS 1pers/12m²		EFFECTIFS CUMULES		UP
	C bureaux		C bureaux		C bureaux			
R+16								
R+15								
R+14								
R+13								
R+12								
R+11								
R+10								
R+9								
R+8								
R+7								
R+6		364	355		30	34		1DGMT 1UP + 1DGMT ACCES
R+5		377	365		30	60		2 DGMT TOTAL 2UP
R+4		798	779		65	125		2 DGMT TOTAL 3 UP
R+3		798	779		65	190		2 DGMT TOTAL 3 UP
R+2		798	779		65	255		2 DGMT TOTAL 4 UP
R+1		747	728		61	315		2 DGMT TOTAL 5 UP
RDC		646	640		54	369		2 DGMT TOTAL 5 UP
R-1		0			369			
TOTAL		4528	4425,00	0,98				

objectif surfaces 4500

objectifs vélos 67,9  
surfaces vélos 75  
Objectif parking : 0  
Places parking 64