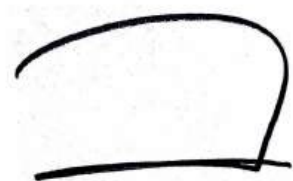




next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Page de garde

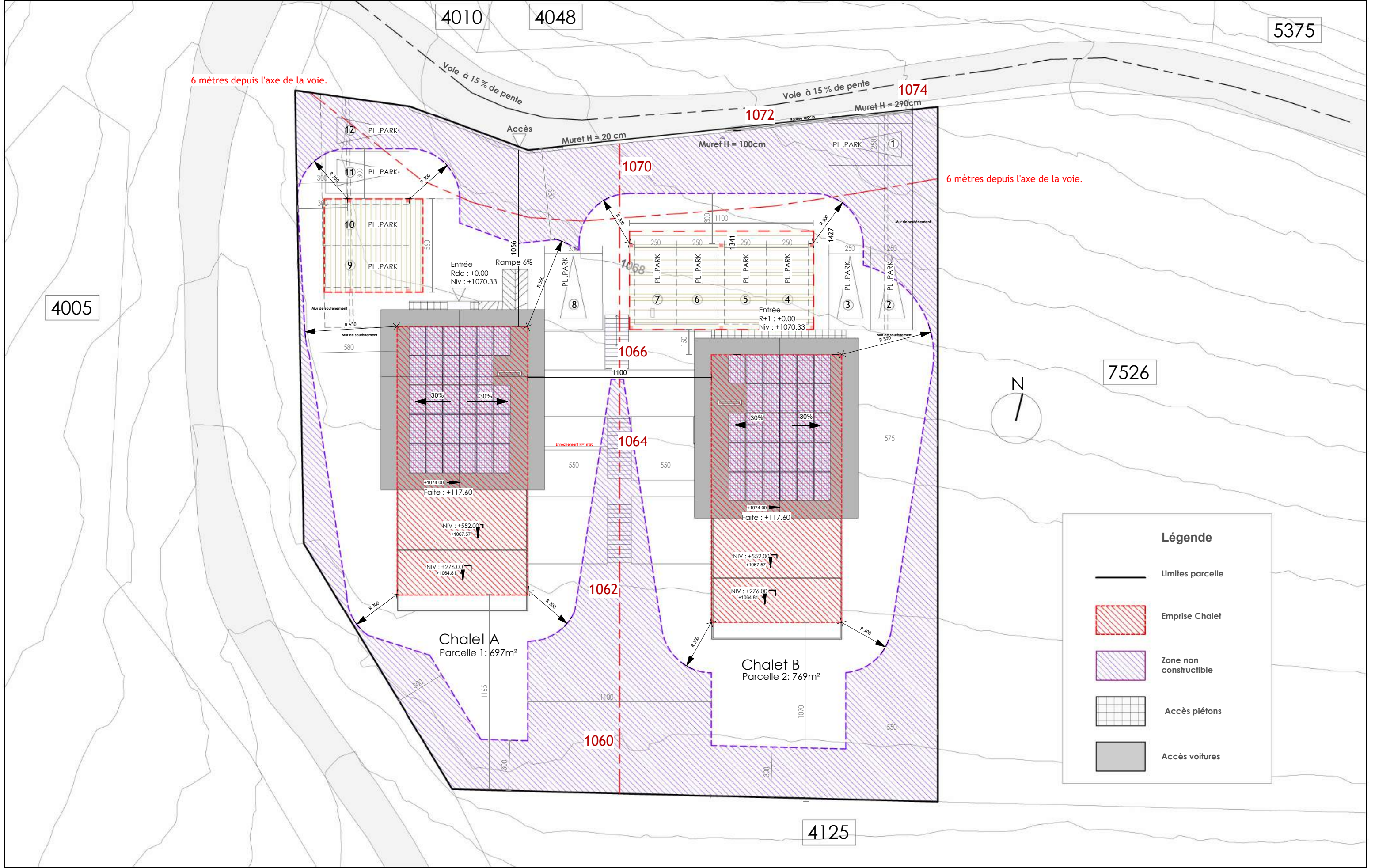
Numéro de parcelle : 7525

A01

Date

15-05-25

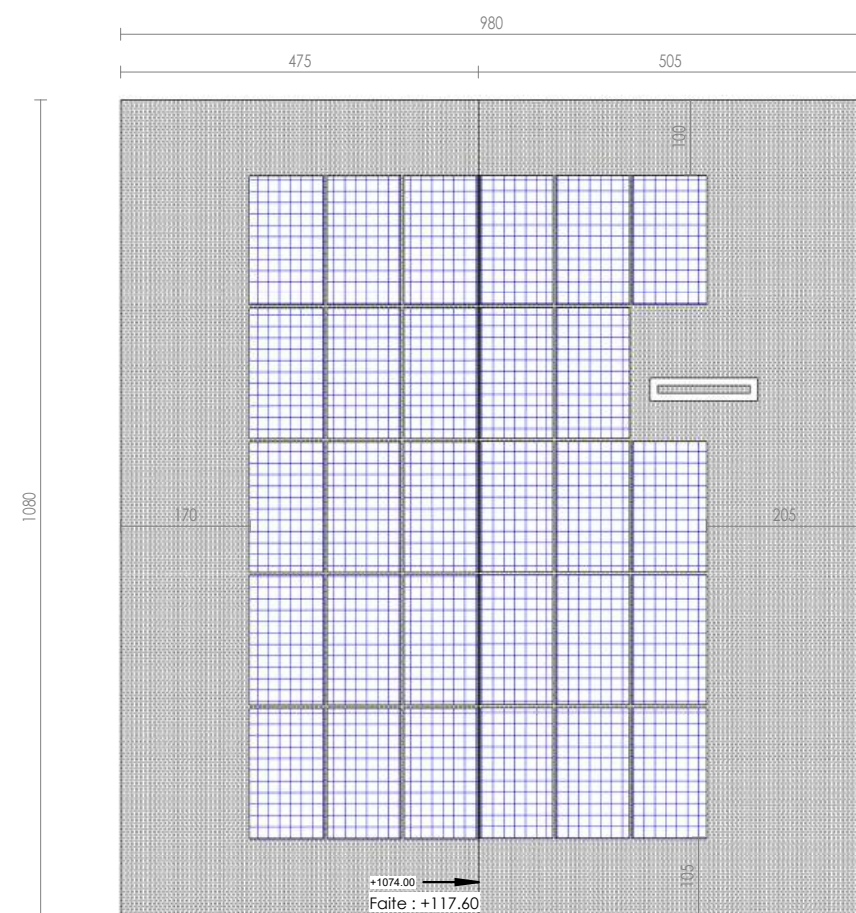
Echelle





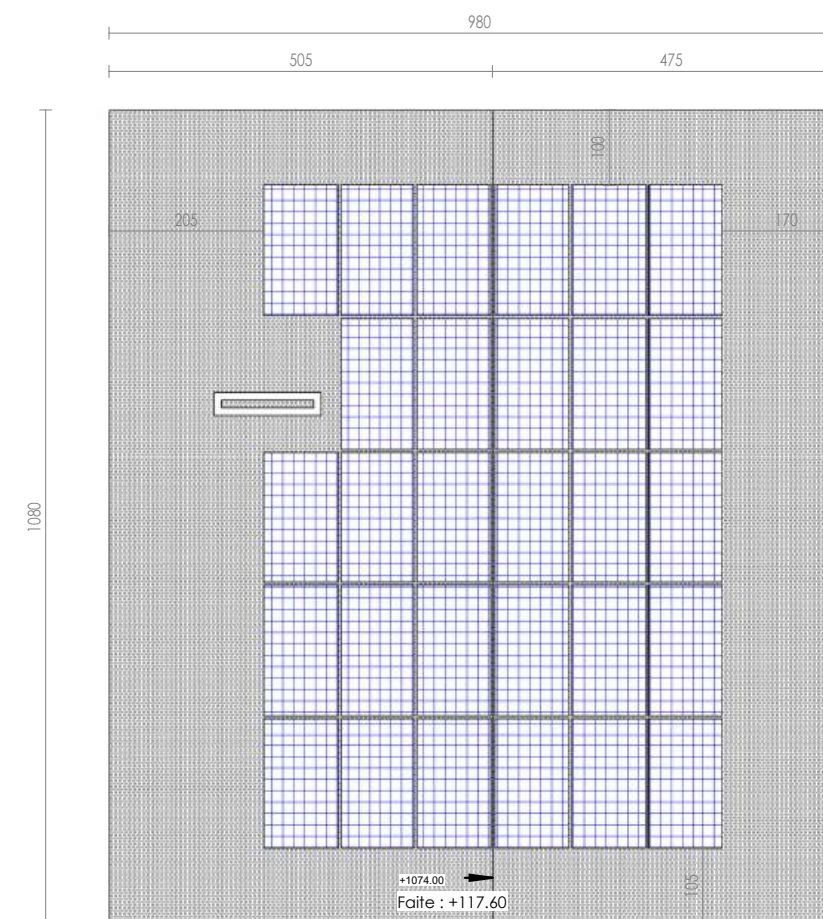
Parcelle 1: 697m²

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



next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Plan Toiture

Numéro de parcelle : 7525

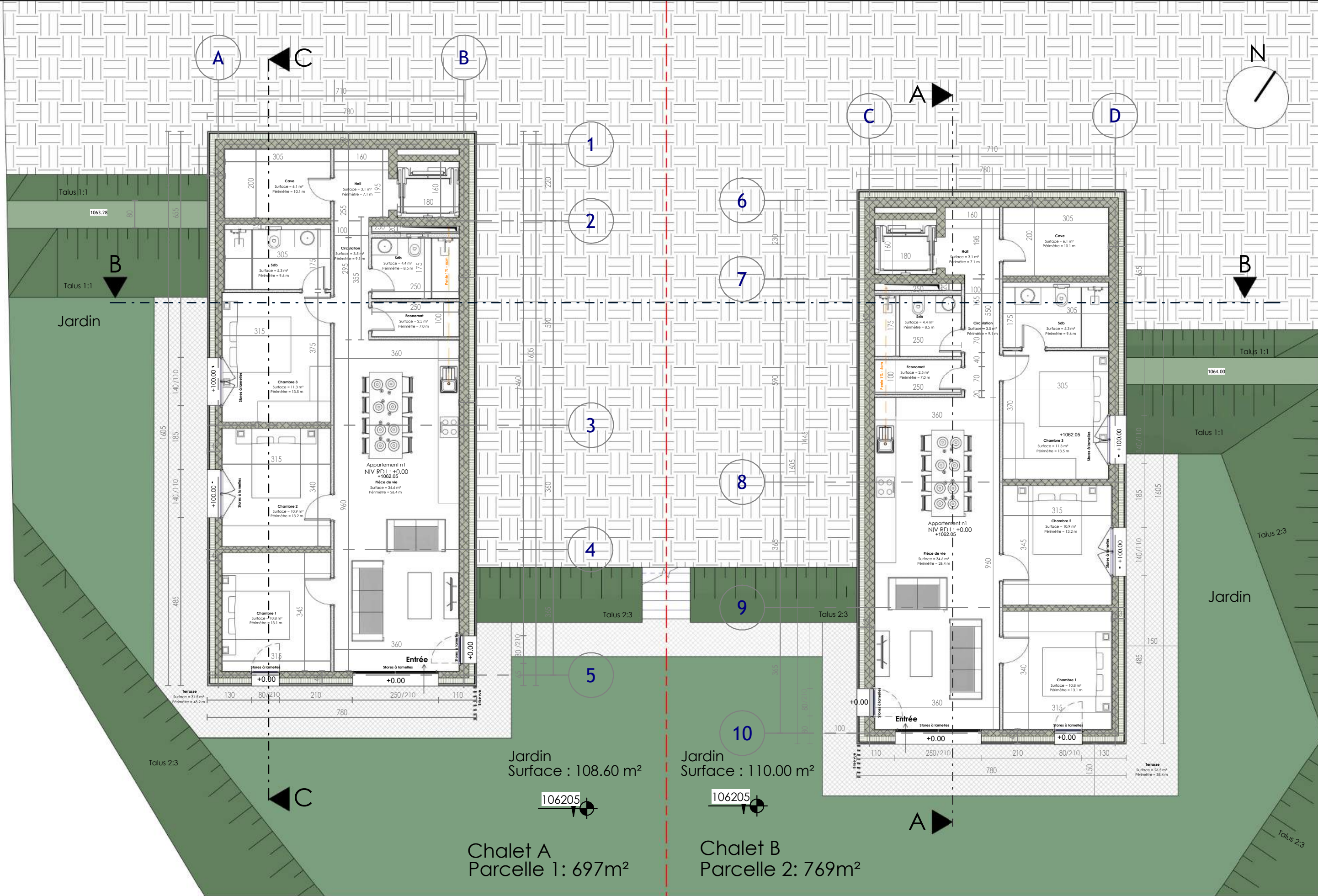
A04

Date

15-05-25

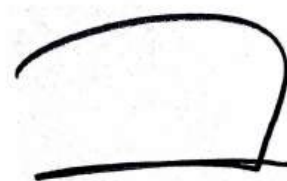
Echelle

1 : 100



next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Plan rez de jardin

Numéro de parcelle : 7525

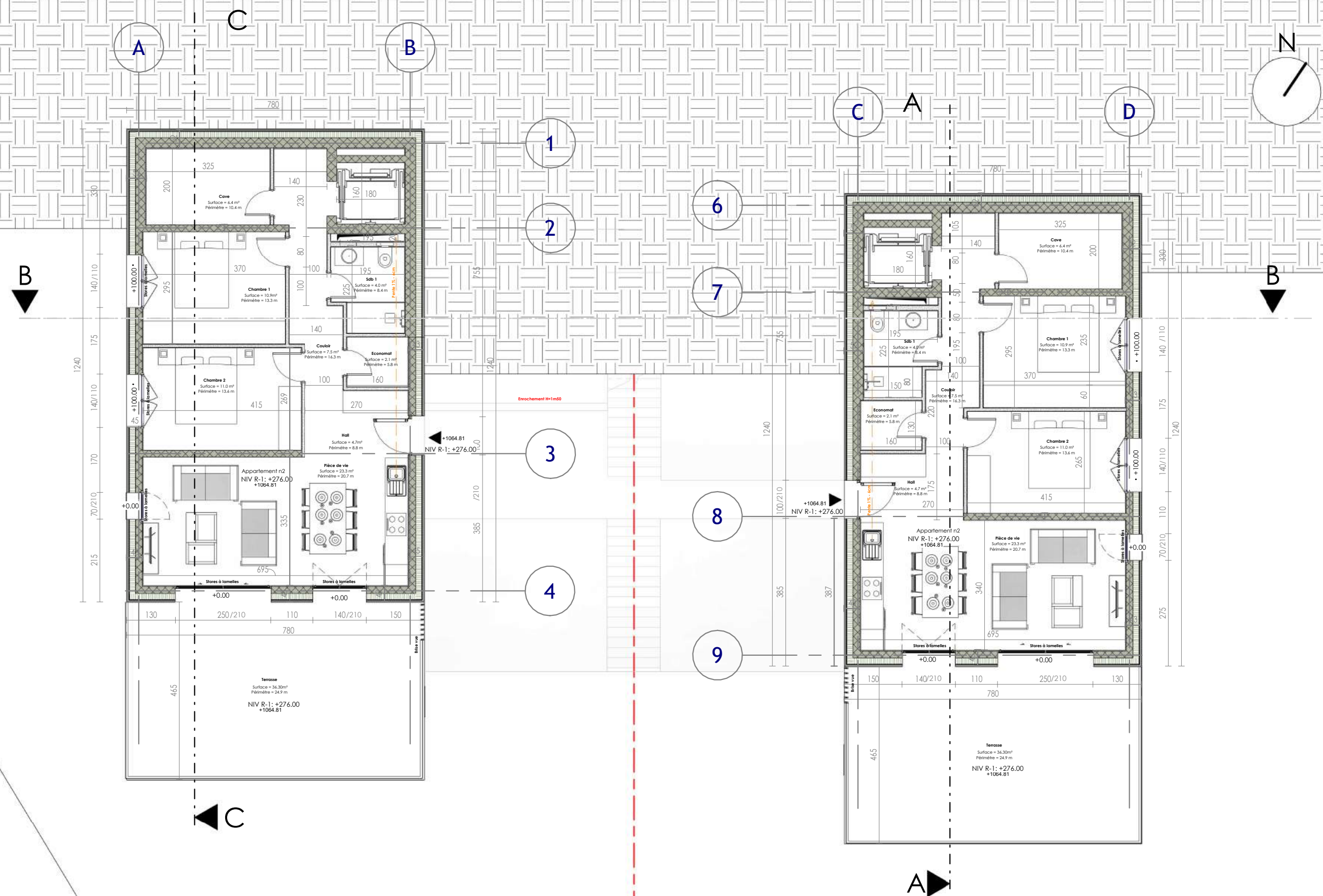
A05

Date

15-05-25

Echelle

1 : 100

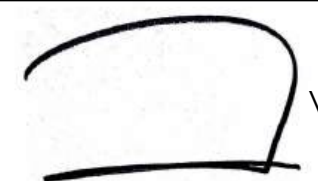


Chalet A
Parcelle 1: 697m²

Chalet B
Parcelle 2: 769m²

next

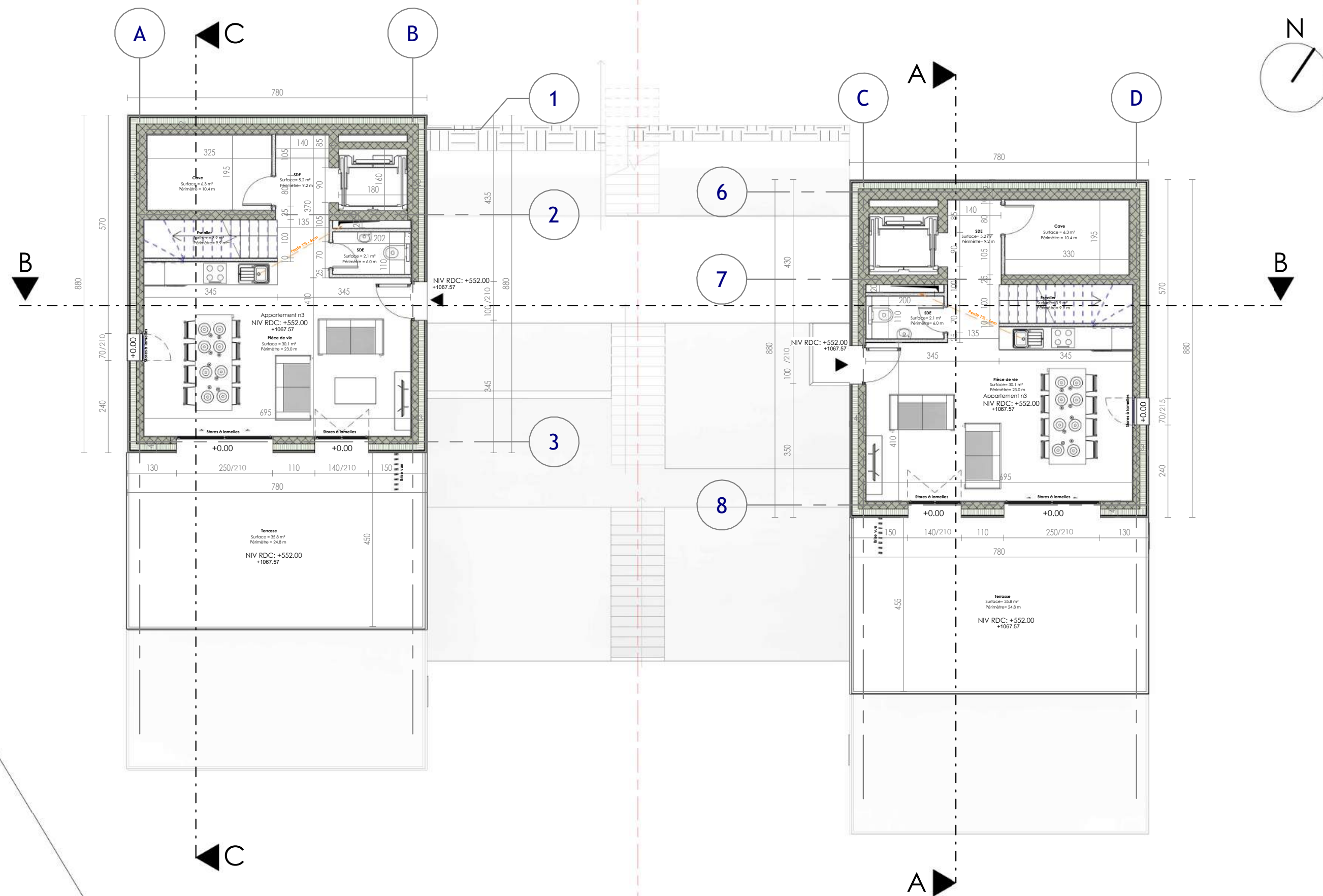
Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC
Les Perrons de Saint Romain

Plan r-1	
Numéro de parcelle : 7525	A06
Date 15-05-25	Echelle 1 : 100



Chalet A
Parcelle 1: 697m²

Chalet B
Parcelle 2: 769m²

next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Plan rez de chaussée

Numéro de parcelle : 7525

A07

Date

15-05-25

Echelle

1 : 100

Places couvertes

A

B

C

Entrée
Rdc : +0.00
Niv : +1070.33

+1069.91

+0.00

Pente de 6%

-34.75

150

100

190

150

100

295

100/210

80

100/210

35

780

100/100

35

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

1

2

3

6

7

8

Places couvertes

Places couvertes

D

C

A

Entrée
Rdc : +0.00
Niv : +1070.33

+1070.31

+1070.33

+1070.48

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33

+1070.33



B

110

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

100/100

0.85

next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Plan r+1

Numéro de parcelle : 7525

A08

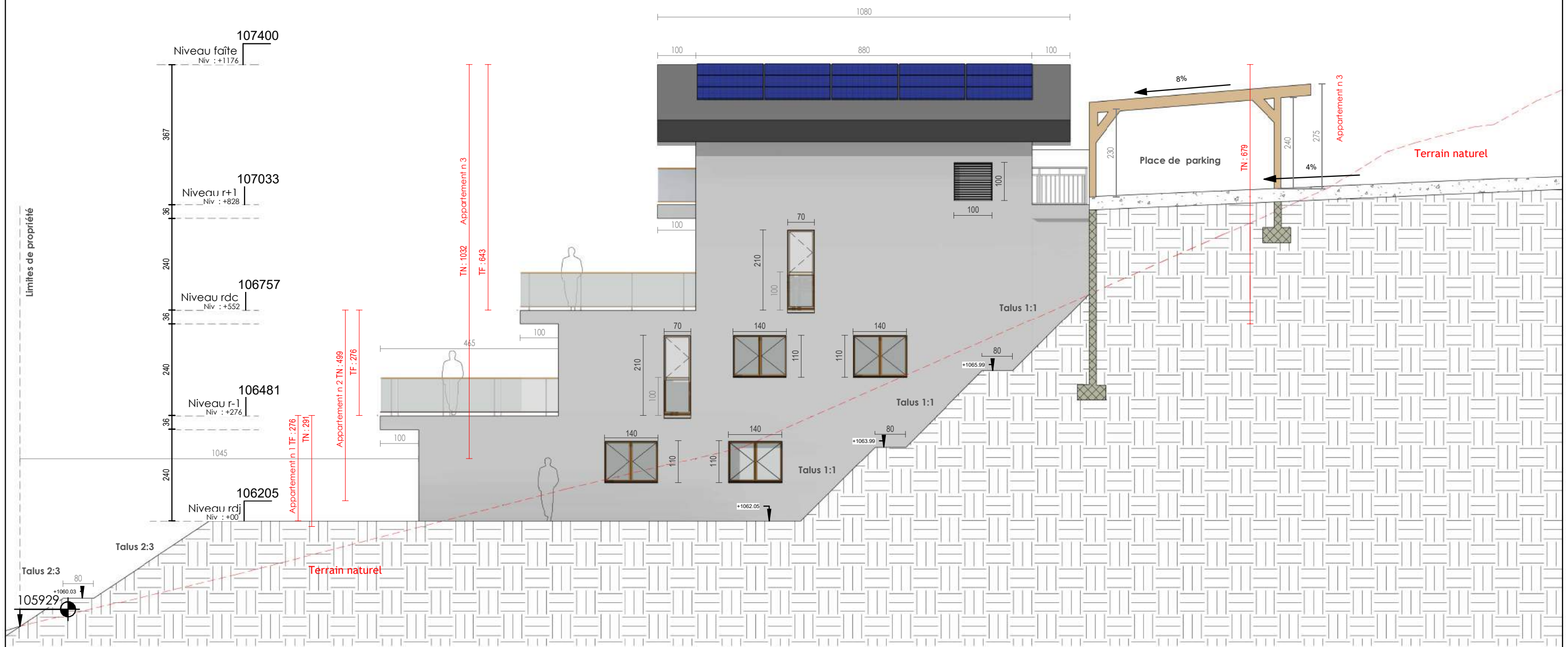
Date

15-05-25

Echelle

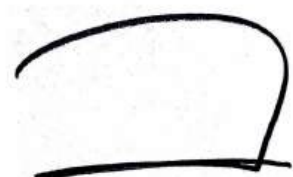
1 : 100





next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Façade est chalet B

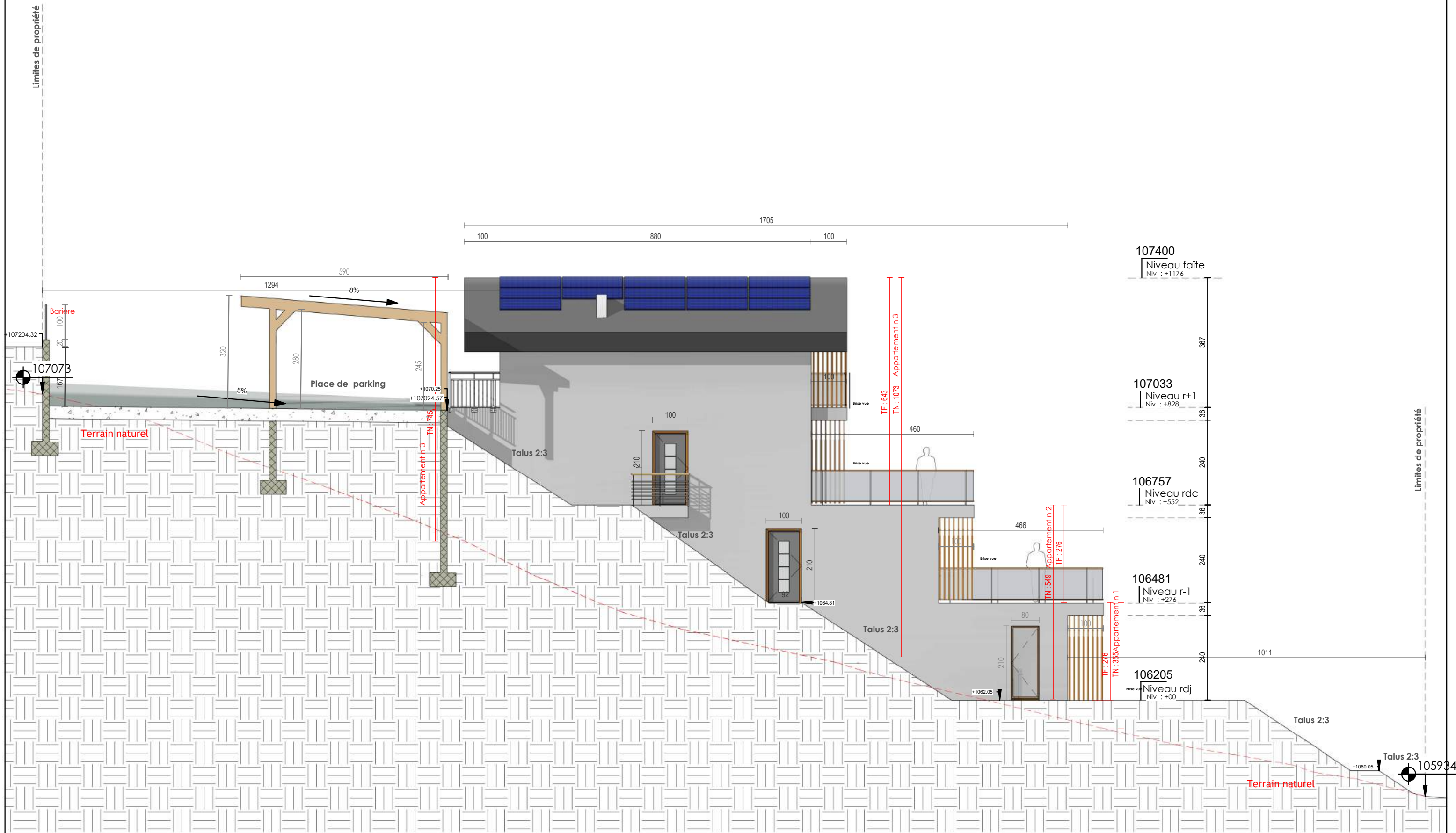
Numéro de parcelle : 7525

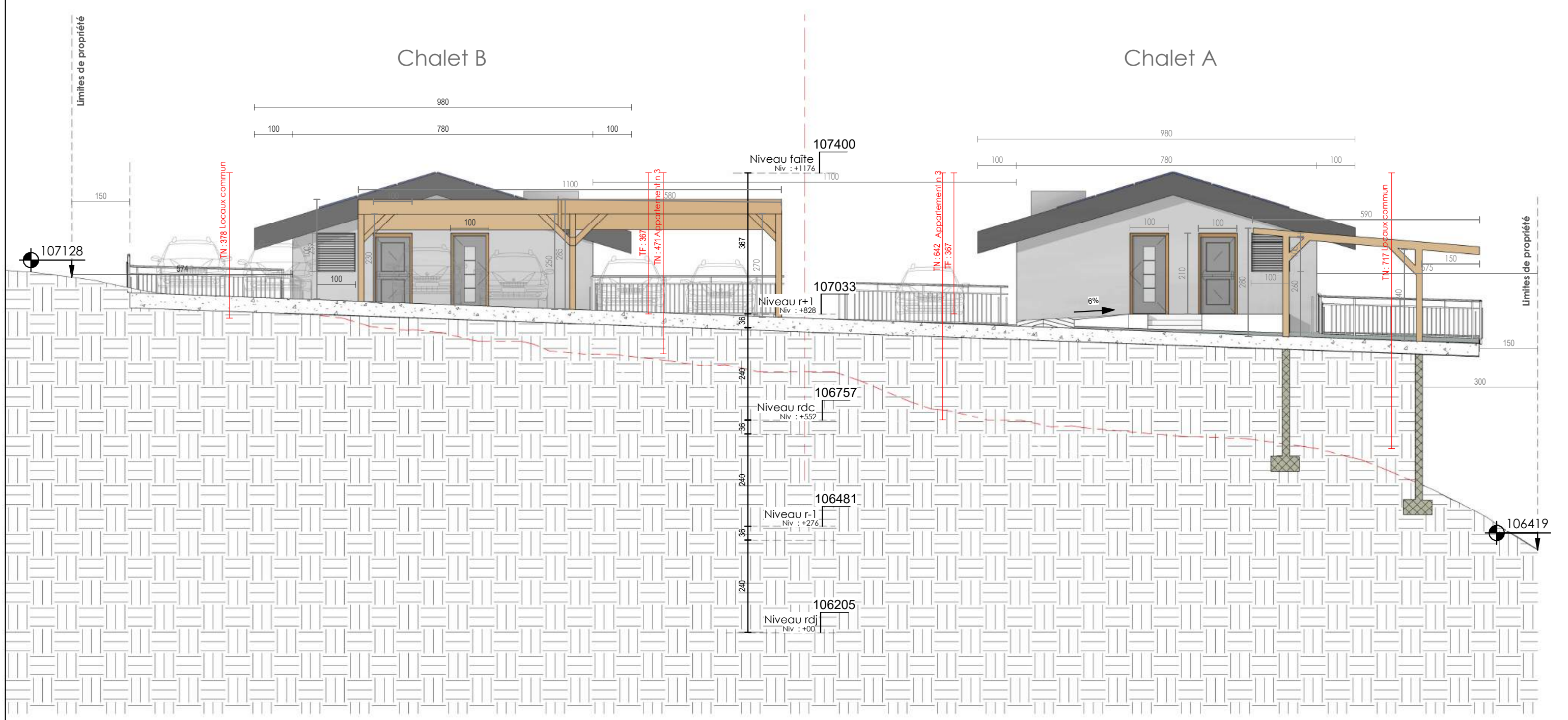
A10

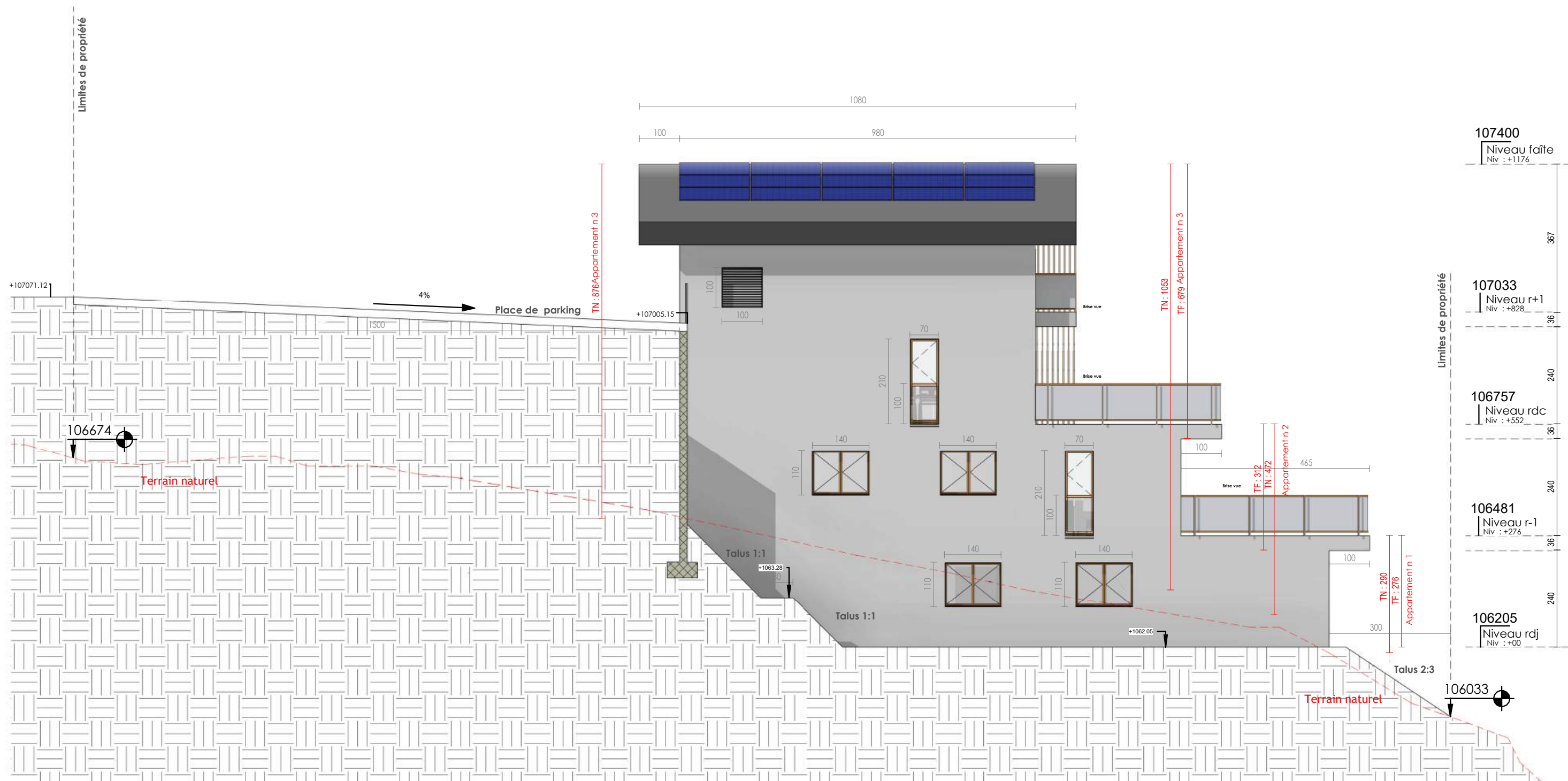
Date

Echelle

1 : 100



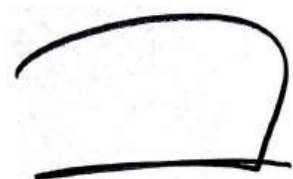




107400	Niveau faite	Niv : +1176	367
107033	Niveau r+1	Niv : +828	36
106757	Niveau rdc	Niv : +552	240
106481	Niveau r-1	Niv : +276	36
106205	Niveau rdj	Niv : +00	240

next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Façade ouest chalet A

Numéro de parcelle : 7525

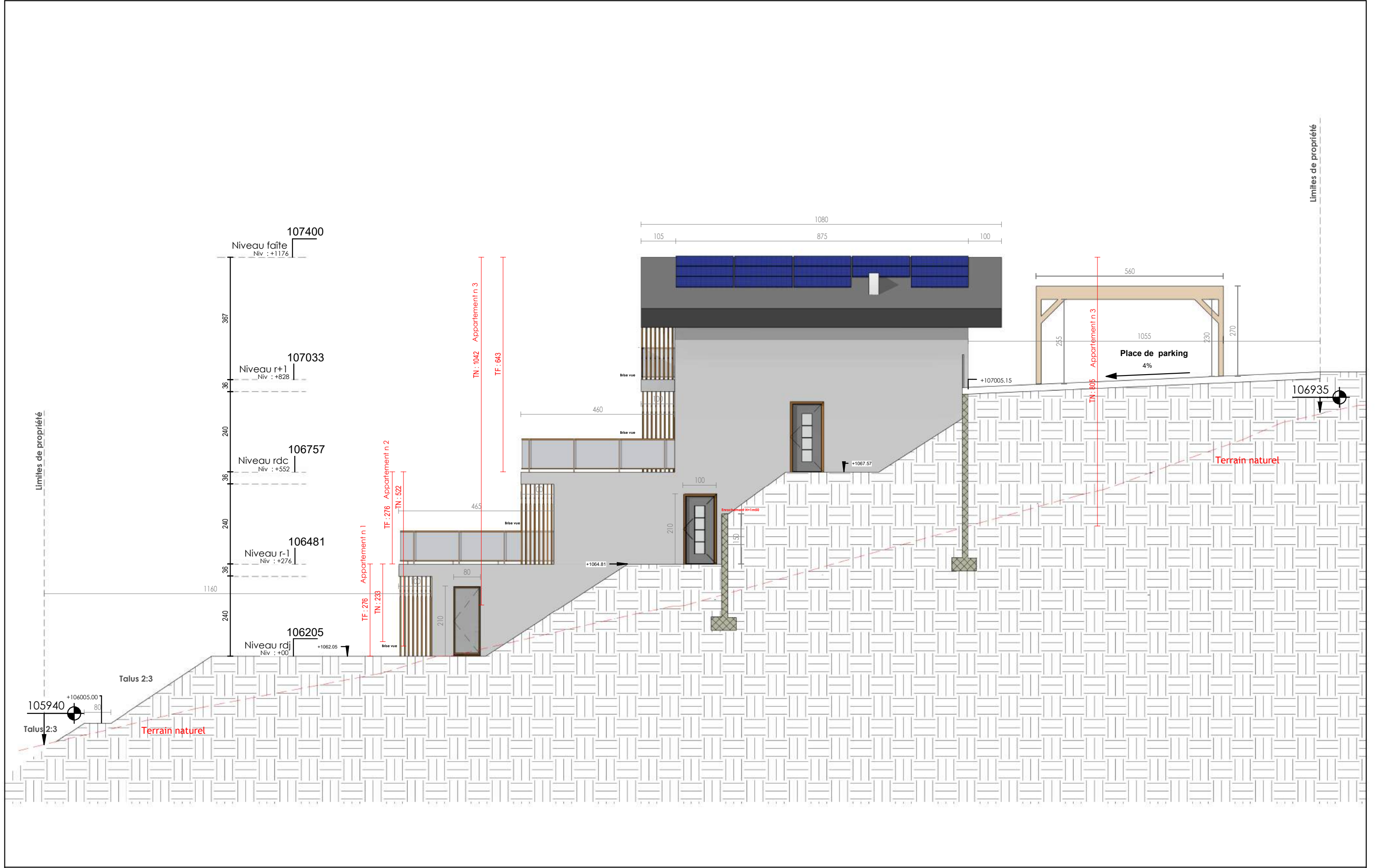
A13

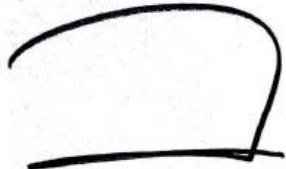
Date

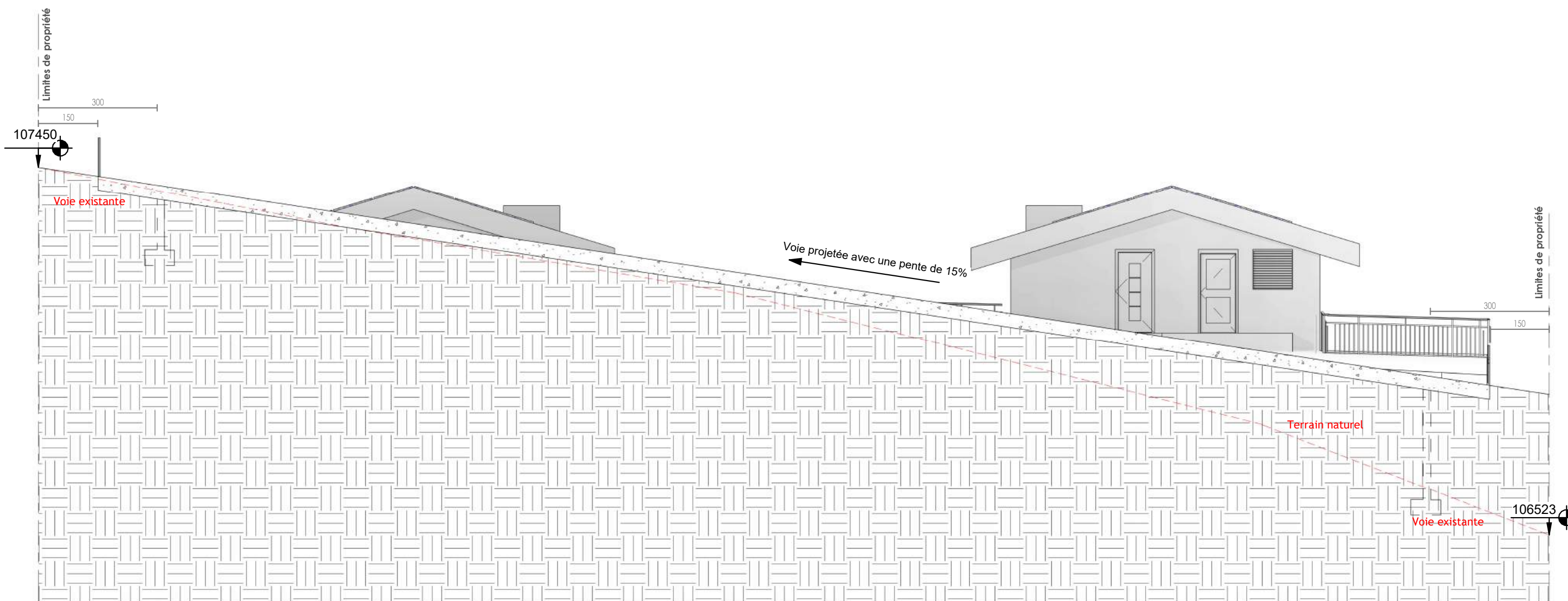
15-05-25

Echelle

1 : 100

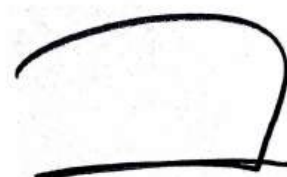


next Route du Golf 44, 3963 Crans VS www.next-architecture.ch	VISA Architecte	Dossier PC		Façade est chalet A	
		Les Perrons de Saint Romain		Numéro de parcelle : 7525	A14
				Date 15-05-25	Echelle 1 : 100



next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Coupe sur voie

Numéro de parcelle : 7525

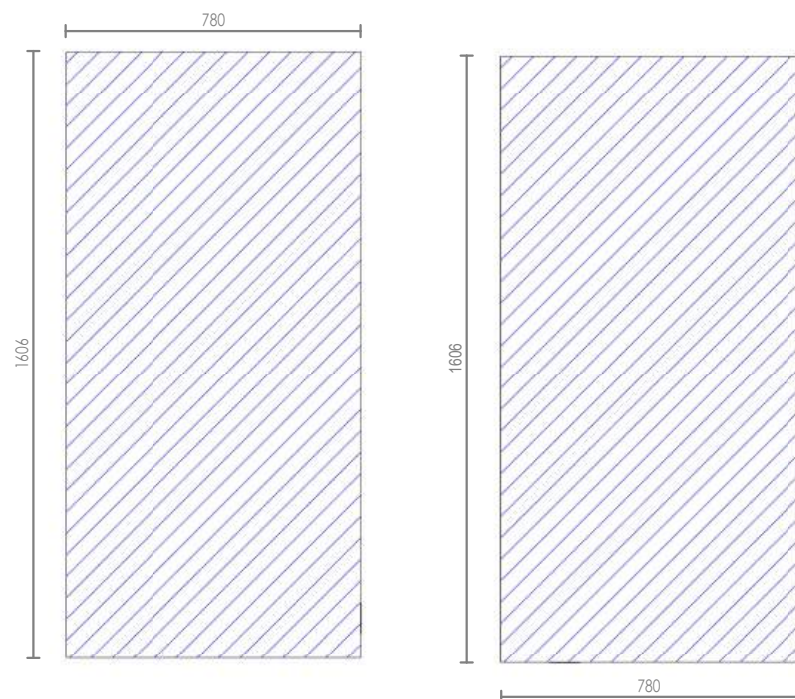
A18

Date

15-05-25

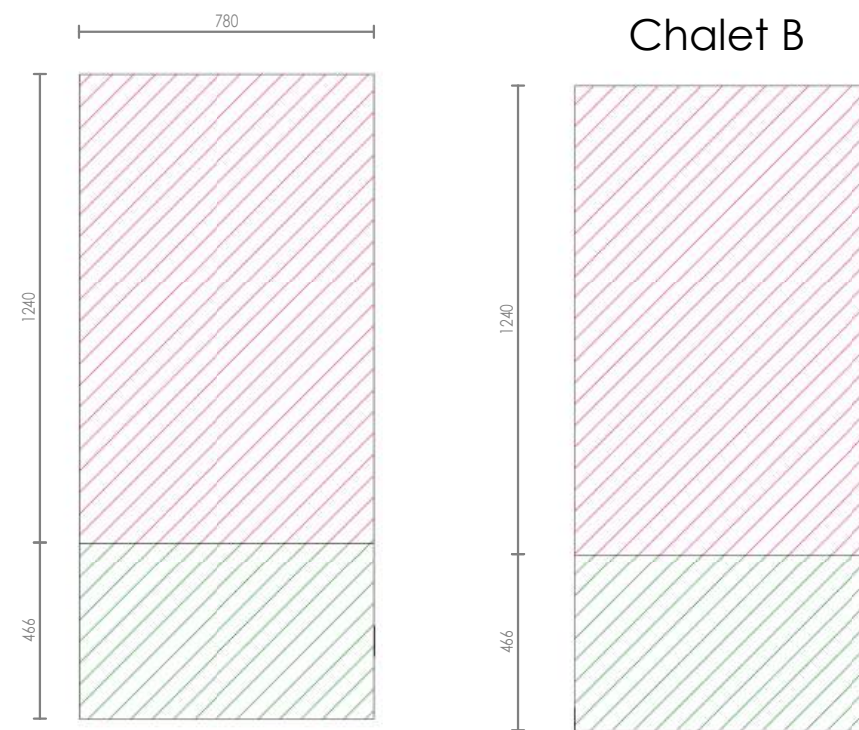
Echelle

1 : 100



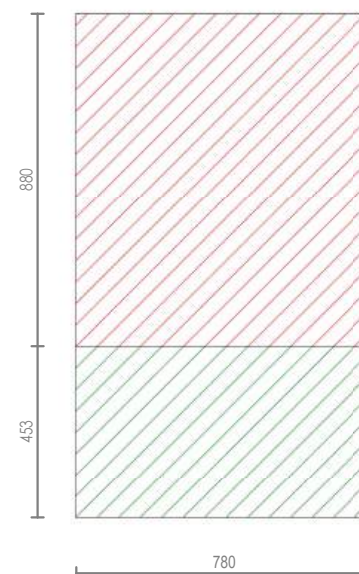
Chalet A

Chalet B

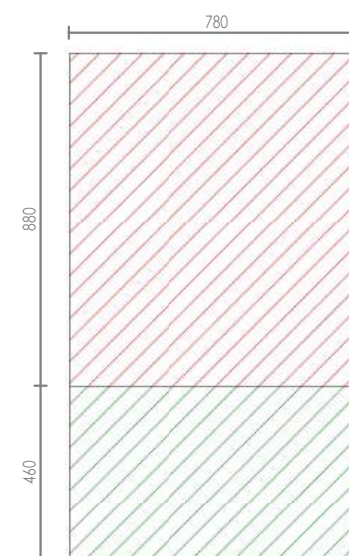


Chalet A

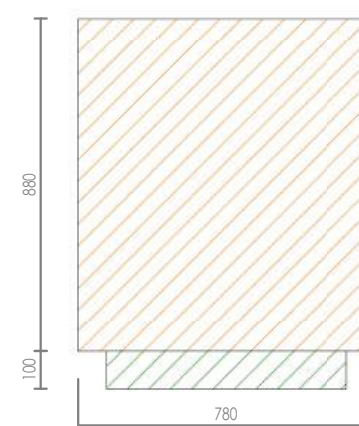
Chalet B



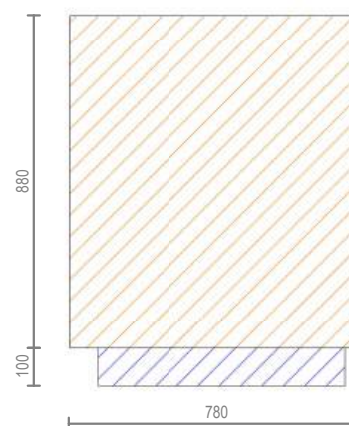
Chalet A



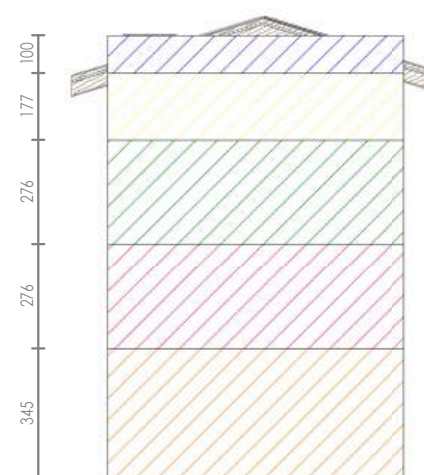
Chalet B



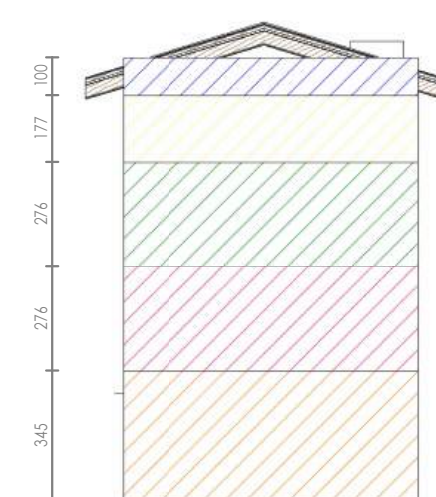
Chalet A



Chalet B



Chalet A



Chalet B

SIA 116 Chalet A :

Niv rdj : $125.3\text{m}^2 \times 3.45 = \mathbf{432.3\text{ m}^3}$
 Niv r-1 : $(96.7\text{m}^2 \times 2.76) + (31.4 \times 1.5) = \mathbf{314\text{ m}^3}$
 Niv rdc : $(68.6\text{ m}^2 \times 2.76) + (36.3\text{m}^2 \times 1.5) = \mathbf{243.8\text{ m}^3}$
 Niv r+1 : $(68.6\text{ m}^2 \times 1.77) + (6.3\text{m}^2 \times 1.50) = \mathbf{130.9\text{ m}^3}$
 Toiture : $(68.6\text{ m}^2 \times 1) = \mathbf{68.6\text{ m}^3}$

Total : **1 171.3 m³**

SIA 116 Chalet B :

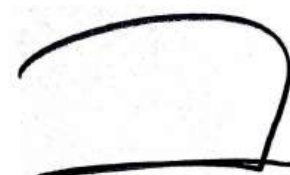
Niv rdj : $125.3\text{m}^2 \times 3.45 = \mathbf{432.3\text{ m}^3}$
 Niv r-1 : $(96.7\text{m}^2 \times 2.76) + (31.4 \times 1.5) = \mathbf{314\text{ m}^3}$
 Niv rdc : $(68.6\text{ m}^2 \times 2.76) + (36.3\text{m}^2 \times 1.5) = \mathbf{243.8\text{ m}^3}$
 Niv r+1 : $(68.6\text{ m}^2 \times 1.77) + (6.3\text{m}^2 \times 1.50) = \mathbf{130.9\text{ m}^3}$
 Toiture : $(68.6\text{ m}^2 \times 1) = \mathbf{68.6\text{ m}^3}$

Total : **1 171.3 m³**

Somme : **2 342.6 m³**

next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

SIA 116

Numéro de parcelle : 7525

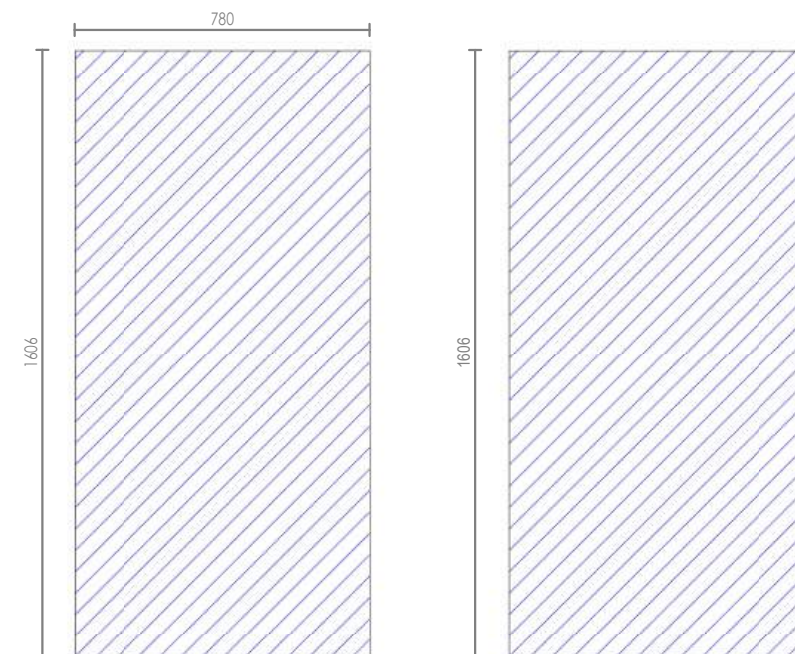
A19

Date

15-05-25

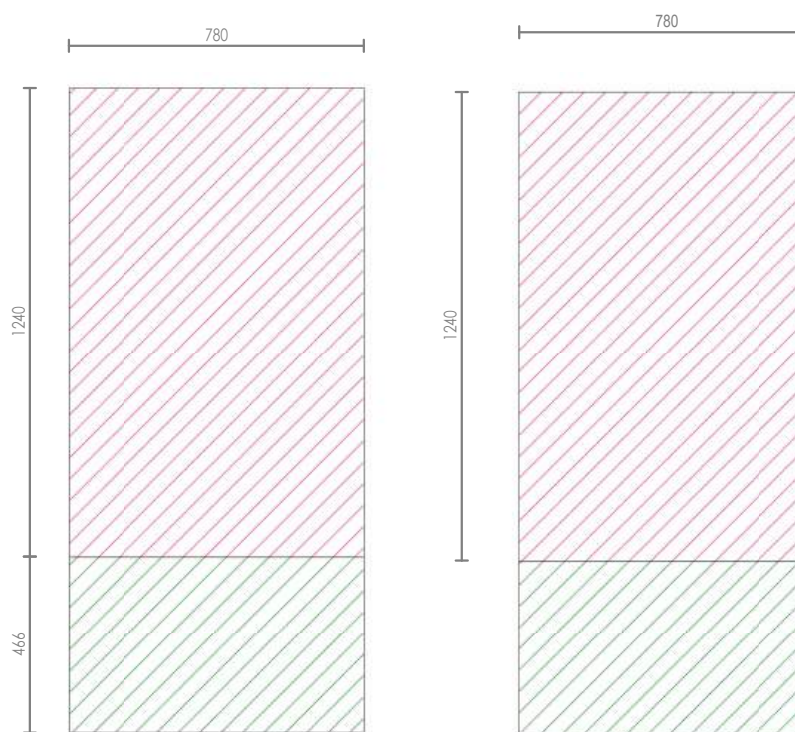
Echelle

1 : 200



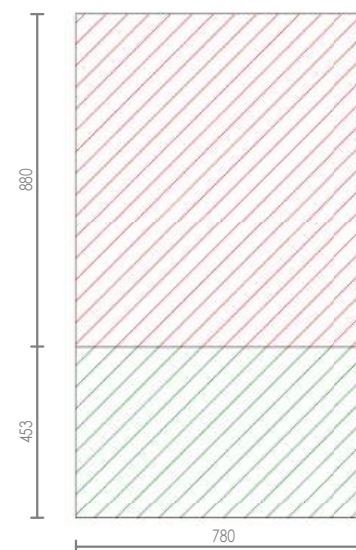
Chalet A

Chalet B

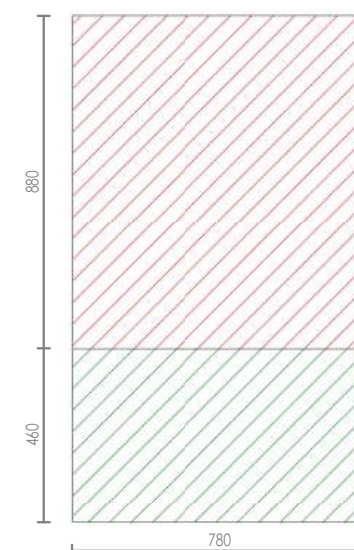


Chalet A

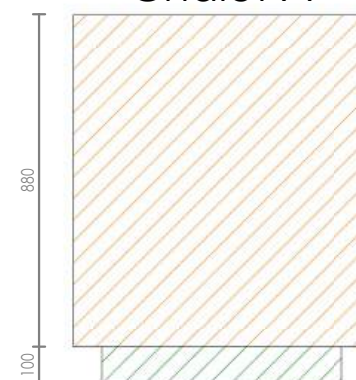
Chalet B



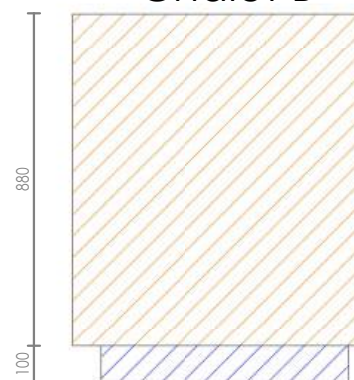
Chalet A



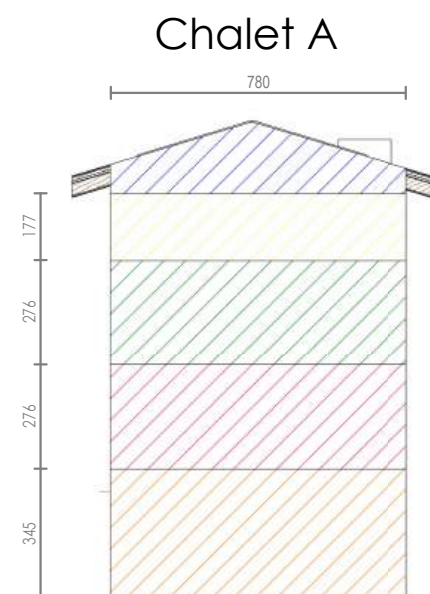
Chalet B



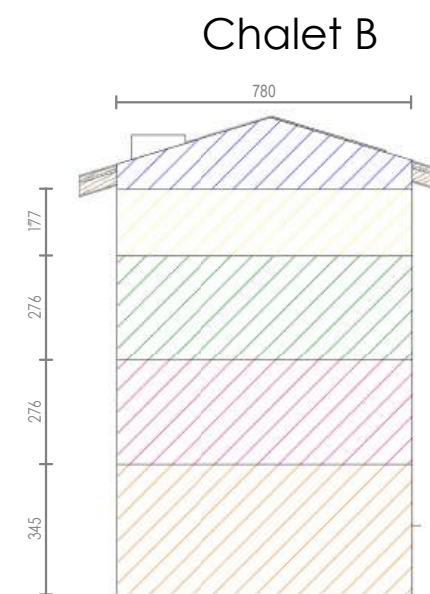
Chalet A



Chalet B



Chalet A



Chalet B

SIA 416 Chalet A :

Niv rdj : $125.3\text{m}^2 \times 3.45 = \mathbf{432.3 \text{ m}^3}$
 Niv r-1 : $(96.7\text{m}^2 \times 2.76) + (31.4 \times 1.5) = \mathbf{314 \text{ m}^3}$
 Niv rdc : $(68.6 \text{ m}^2 \times 2.76) + (36.3\text{m}^2 \times 1.5) = \mathbf{243.8 \text{ m}^3}$
 Niv r+1 : $(68.6\text{m}^2 \times 1.77) + (6.3\text{m}^2 \times 1.50) = \mathbf{130.87 \text{ m}^3}$
 Toiture : $8.8 \text{ ml} \times 10.2 \text{ m}^2 = \mathbf{89.7 \text{ m}^3}$

Total : **1 210.7 m³**

SIA 416 Chalet B :

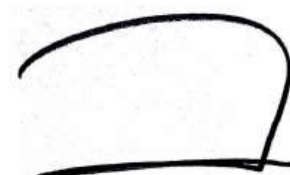
Niv rdj : $125.3\text{m}^2 \times 3.45 = \mathbf{432.3 \text{ m}^3}$
 Niv r-1 : $(96.7\text{m}^2 \times 2.76) + (31.4 \times 1.5) = \mathbf{314 \text{ m}^3}$
 Niv rdc : $(68.6 \text{ m}^2 \times 2.76) + (36.3\text{m}^2 \times 1.5) = \mathbf{243.8 \text{ m}^3}$
 Niv r+1 : $(68.6\text{m}^2 \times 1.77) + (6.3\text{m}^2 \times 1.50) = \mathbf{130.87 \text{ m}^3}$
 Toiture : $8.8 \text{ ml} \times 10.2 \text{ m}^2 = \mathbf{89.7 \text{ m}^3}$

Total : **1 210.7 m³**

Somme : **2 421.4 m³**

next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

SIA 416

Numéro de parcelle : 7525

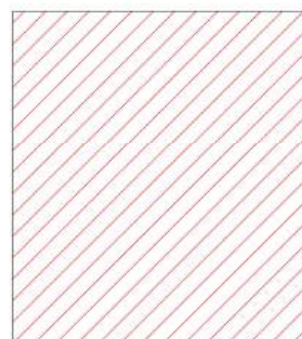
A20

Date

15-05-25

Echelle

1 : 200

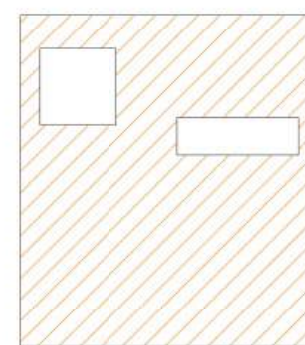
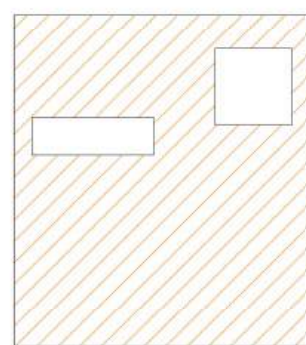


Chalet B
Sp Rdj = 125.3 m²

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** :
 $125.3\text{m}^2 + 96.7\text{m}^2 + 68.6\text{m}^2 + 62.9\text{m}^2$
= 353.5 m²

Surface Parcelle 1 : 697 m²

Indice IBUS brut de la parcelle : 0.5

Indice IBUS du projet : $353.5 / 697 \text{ m}^2$
= 0.507

Indice IBUS

Surface plancher **Chalet B** :
 $125.3\text{m}^2 + 96.7\text{m}^2 + 68.6\text{m}^2 + 62.9\text{m}^2$
= 353.5 m²

Surface Parcelle 2 : 769 m²

Indice IBUS brut de la parcelle : 0.5

Indice IBUS du projet : $353.5 / 769 \text{ m}^2$
= 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

next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Surface SP

Numéro de parcelle : 7525

A21

Date

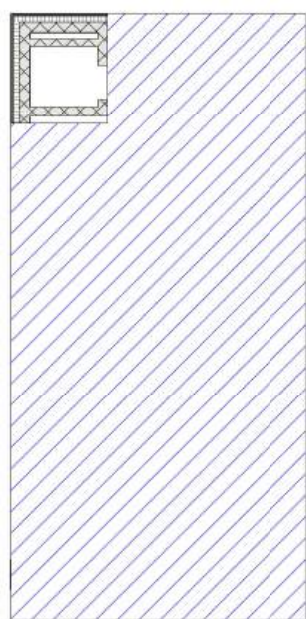
15-05-25

Echelle

1 : 200



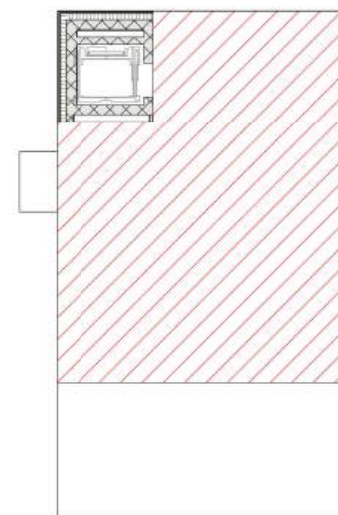
Chalet A
SBPU Rdj = 117.8 m²



Chalet B
SBPU Rdj = 117.8 m²

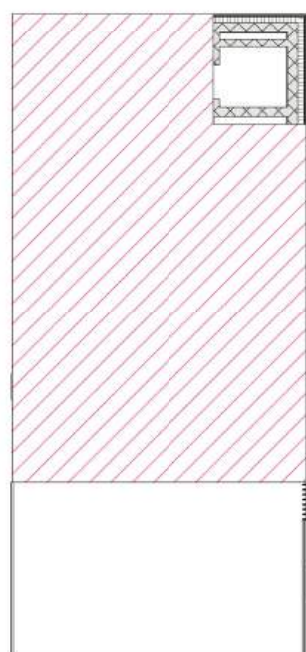


Chalet A
SBPU Rdc = 69.5 m²



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



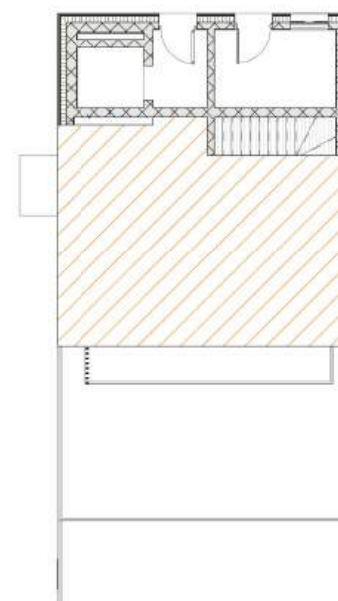
Chalet A
SBPU R-1 = 89.5 m²



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

next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

SBPU

Numéro de parcelle : 7525

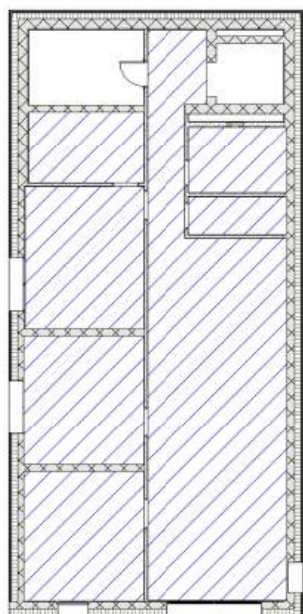
A22

Date

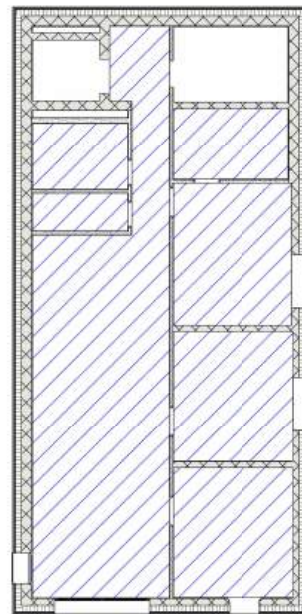
15-05-25

Echelle

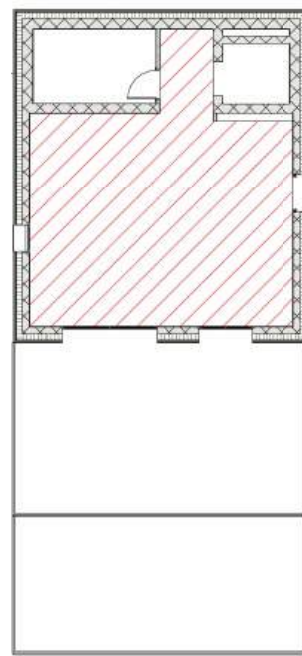
1 : 200



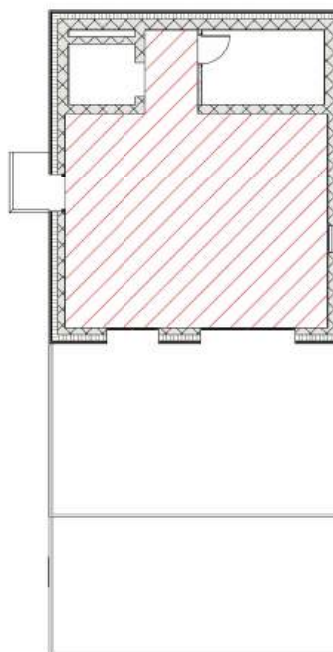
Chalet B
Sh Rdj = 88.6 m²



Chalet B
Sh Rdj = 88.6 m²

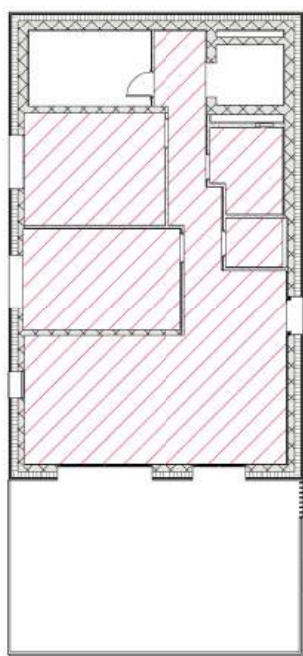


Chalet A
SBPU Rdc = 41.8 m²

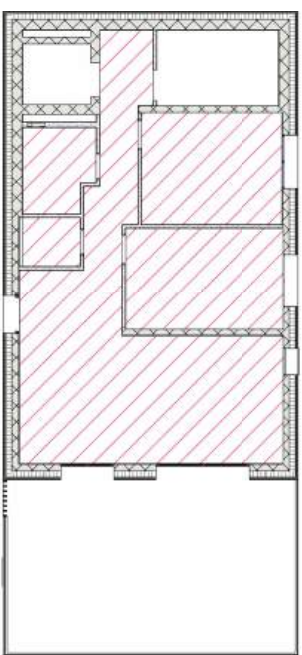


Chalet B
SBPU Rdc = 41.8 m²

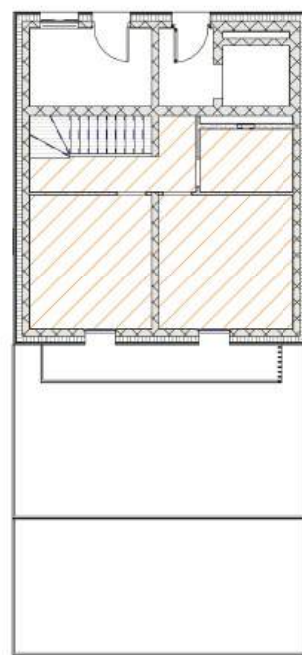
Surface habitable net **Chalet A** :
Appartement n1 : 88.6m²
Appartement n2 : 63.5m²
Appartement n3 : 74.8m²
Somme SBPU : **226.9 m²**



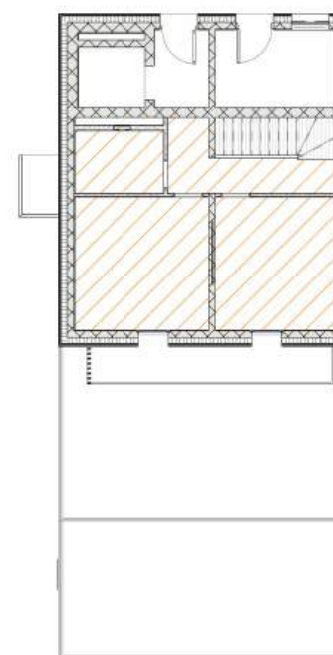
Chalet A
Sh R-1 = 63.5 m²



Chalet B
Sh R-1 = 63.5 m²



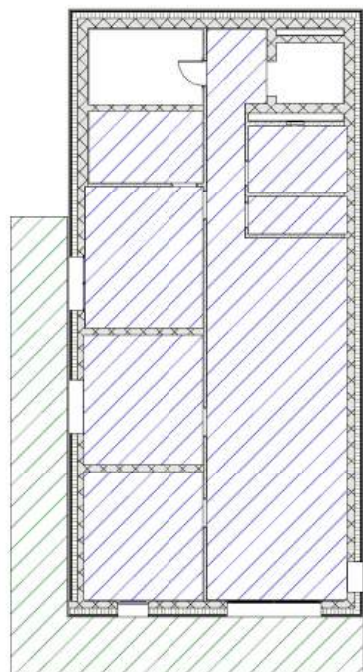
Chalet A
Sh R+1 = 33.0 m²



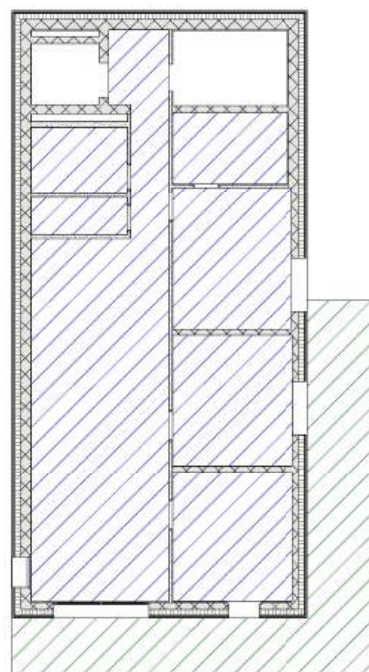
Chalet B
Sh R+1 = 33.0 m²

Surface habitable net **Chalet 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



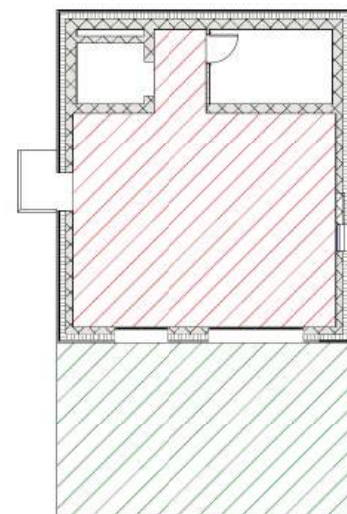
Chalet A
SBPU Rdj = 117.8 m²
SV Terrasse = 31.4 m²



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



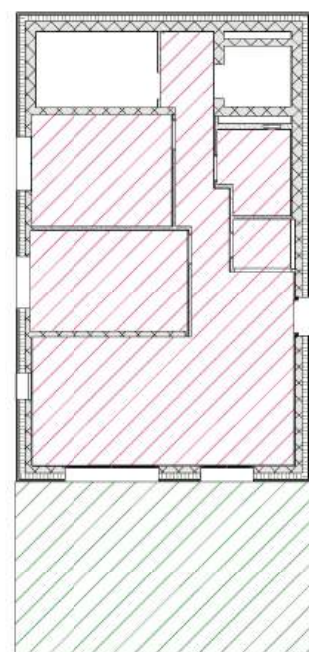
Chalet A
SBPU Rdc = 69.5 m²
SV Terrasse = 35.8 m²



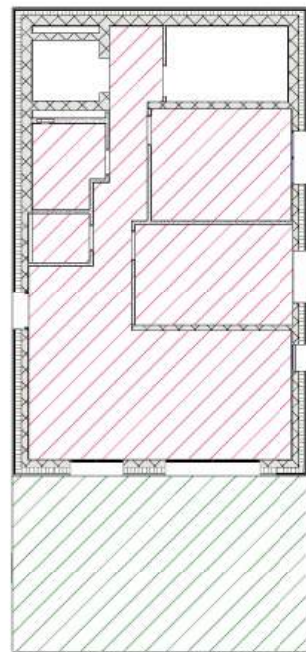
Chalet B
SBPU Rdc = 69.5 m²
SV Terrasse = 35.8 m²

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**

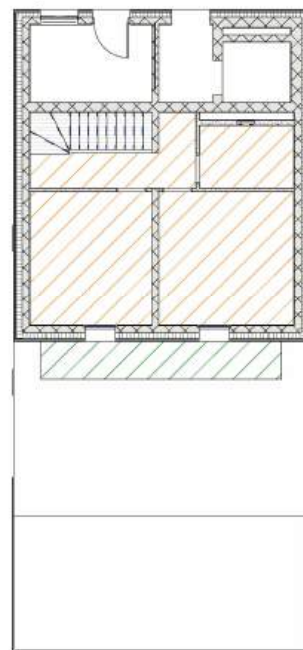
Somme Surface de vente : **361.9 m²**



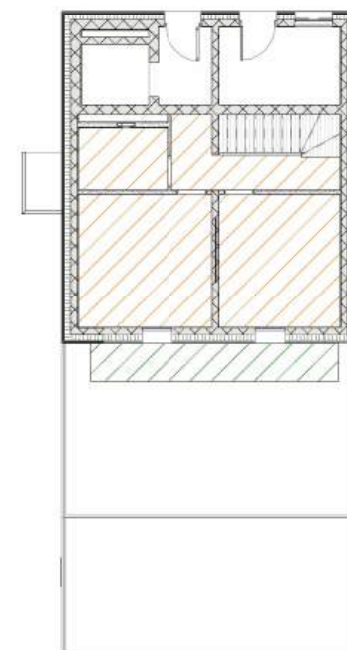
Chalet A
SBPU R-1 = 89.5 m²
SV Terrasse = 36.3 m²



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

next

Route du Golf 44,
3963 Crans VS
www.next-architecture.ch



VISA Architecte

Dossier PC

Les Perrons de Saint Romain

Surface de vente

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

--	--	--	--	--	--	--	--