

APS  
L'HAY LES ROSES - LALLIER  
**05.11.2022**

| PLU - BESOIN | ZONE 1 | ZONE 2 | PROJET |
|--------------|--------|--------|--------|
|--------------|--------|--------|--------|

|  |                    |                 |                                    |
|--|--------------------|-----------------|------------------------------------|
| <b>SURFACE TERRAIN GEOMETRE (après rétrocession)</b> | <b>6 046,00 m²</b> | <b>3 465 m²</b> | <b>6 046,00 m²</b>                 |
| EMPRISE AU SOL RDC: max 70%                          | 4 232 m²           | 2 063 m²        | 3 486 m² 57,66%                    |
| EMPRISE AU SOL R+1: mini 50%                         | 3 023 m²           | 1 732 m²        | 3 018 m² 49,92%                    |
| ESPACES VERTS (espaces libres perméables): min. 30%  | 1 814 m²           | 1 030 m²        | 2 672 m² dont 1813 min. perméables |
| PLEINE TERRE: (50% des espaces verts)                | 907 m²             | 799 m²          | 1 302 m²                           |
| 20% SDP: A affecter à activités/bureaux              | 2 679 m²           | 467 m²          | 2 681 m² pour pouvoir faire du R+5 |

|                             |          |
|-----------------------------|----------|
| BUREAUX - CRECHE            | SDP      |
| BRASSERIE - CABINET MEDICAL | 2 681 m² |
| TOTAL SDP ACTIVITES-BUREAUX |          |

|                     |           |
|---------------------|-----------|
| LOGEMENTS           | SDP       |
| TOTAL SDP LOGEMENTS | 10 716 m² |

|        |          |
|--------|----------|
| ZONE 2 | 7 500 m² |
| ZONE 1 | 5 896 m² |

|                   |           |
|-------------------|-----------|
| TOTAL SDP GLOBALE | 13 396 m² |
|-------------------|-----------|

ZONE 2  
MARIE ODILE FOURCRAS

| ZONE 2 - ACTIVITES  |          |           |
|---------------------|----------|-----------|
| RDC CRECHE          | 379 m²   |           |
| R+1 BUREAUX         | 156 m²   |           |
| R+1 BRASSERIE       | 93 m²    | 248,80 m² |
| RDC SUPERMARCHÉ BIO | 354 m²   |           |
| LABORATOIRE         | 116 m²   |           |
| RDC BUREAUX         | 114 m²   |           |
| R+1 BUREAUX         | 178 m²   |           |
| R+2 BUREAUX         | 284 m²   |           |
| R+3 BUREAUX         | 284 m²   |           |
| R+4 BUREAUX         | 256 m²   | 1 116 m²  |
| TOTAL               | 2 214 m² |           |

| ZONE 2 - BAT A LOGEMENT | SDP       | SHAB      |
|-------------------------|-----------|-----------|
| RDC                     | 87,30 m²  | 68,60 m²  |
| R+1                     | 101,70 m² | 96,90 m²  |
| R+2                     | 101,70 m² | 96,90 m²  |
| R+3                     | 101,70 m² | 96,90 m²  |
| R+4                     | 101,70 m² | 96,90 m²  |
| R+5 (attique)           | 101,70 m² | 96,90 m²  |
| TOTAL                   | 595,90 m² | 553,10 m² |

| ZONE 2 - BAT B et C LOGEMENT | SDP         | SHAB        |
|------------------------------|-------------|-------------|
| RDC                          | 338,40 m²   | 428,30 m²   |
| R+1                          | 874,80 m²   | 658,60 m²   |
| R+2                          | 925,20 m²   | 894,60 m²   |
| R+3                          | 925,20 m²   | 894,60 m²   |
| R+4                          | 925,20 m²   | 894,60 m²   |
| R+5 (attique)                | 702,00 m²   | 672,90 m²   |
| TOTAL                        | 4 690,80 m² | 4 443,60 m² |

TOTAL LOGEMENTS ZONE 2 4 996,70 m² 94,52%

|                     |        |
|---------------------|--------|
| PLEINE TERRE ZONE 2 | 799 m² |
|---------------------|--------|

ZONE 1  
DIDIER ZOZIO

| ZONE 1 - ACTIVITES  |  |        |
|---------------------|--|--------|
| RDC CABINET MEDICAL |  | 375 m² |
| AUTRE COMMERCES     |  | 92 m²  |
| TOTAL               |  | 467 m² |

TOTAL TOTAL LOGEMENTS ZONE 1 5 429 m²

|                     |        |
|---------------------|--------|
| PLEINE TERRE ZONE 1 | 503 m² |
|---------------------|--------|

pièces complémentaires  
Dossier N° PC 09403022  
en date du 24 AVR. 2023

ES max RDC zone 2: 2425 m² (SELON PLAN GEOMETRE)  
ES max R+1 zone 2: 1732 m² (SELON PLAN GEOMETRE)

**SHAB**  
**04.04.2023**

| BAT A                    |          | R+1       |          | R+2       |          | R+3       |          | R+4       |          | R+4+A       |          | TOTAL BAT A |
|--------------------------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-------------|----------|-------------|
| RDC                      | 13 P+    | A 11      | T2       | A 21      | T2       | A 31      | T2       | A 41      | T2       | A 51        | T2       | 68,60 m²    |
| A 01                     |          | A 12      | T3       | A 22      | T3       | A 32      | T3       | A 42      | T3       | A 52        | T3       | 68,60 m²    |
| Total RDC                | 68,60 m² | Total R+1 | 96,90 m² | Total R+2 | 96,90 m² | Total R+3 | 96,90 m² | Total R+4 | 96,90 m² | Total R+4+A | 96,90 m² | 553,10 m²   |
| <b>TOTAL SHAB</b>        |          |           |          |           |          |           |          |           |          |             |          |             |
| <b>TOTAL</b> 4 996,70 m² |          |           |          |           |          |           |          |           |          |             |          |             |

| BAT B                    |            | R+1       |           | R+2       |           | R+3       |           | R+4       |           | R+4+A       |           | TOTAL BAT B |
|--------------------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-------------|
| RDC                      | T2         | B 11      | T2 P+     | B 21      | T2 P+     | B 31      | T2 P+     | B 41      | T2 P+     | B 51        | T2 P+     | 43,10 m²    |
| B 02                     | DUPELEX T4 | B 12      | T3 P+     | B 22      | T3        | B 32      | T3        | B 42      | T3        | B 52        | T4        | 81,40 m²    |
| B 03                     | DUPELEX T4 | B 13      | T3 P+     | B 23      | T3 P+     | B 33      | T3 P+     | B 43      | T3 P+     | B 53        | T3 P+     | 87,10 m²    |
| B 04                     | DUPELEX T3 | B 14      | T3        | B 24      | T3        | B 34      | T3        | B 44      | T3        | B 54        | T3 P+     | 61,90 m²    |
|                          |            |           | T2 P+     |           | T3 P+     |           | T3 P+     |           | T3 P+     |             | T4        | 64,90 m²    |
|                          |            |           |           |           |           |           |           |           |           |             |           | 67,00 m²    |
|                          |            |           |           |           |           |           |           |           |           |             |           | 80,00 m²    |
| Total RDC                | 273,50 m²  | Total R+1 | 274,40 m² | Total R+2 | 444,50 m² | Total R+3 | 444,50 m² | Total R+4 | 444,50 m² | Total R+4+A | 327,70 m² | 2 209,10 m² |
| <b>TOTAL SHAB</b>        |            |           |           |           |           |           |           |           |           |             |           |             |
| <b>TOTAL</b> 4 996,70 m² |            |           |           |           |           |           |           |           |           |             |           |             |

| BAT C                    |            | R+1       |           | R+2       |           | R+3       |           | R+4       |           | R+4+A       |           | TOTAL BAT C |
|--------------------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-------------|
| RDC                      | DUPELEX T4 | C 11      | T4        | C 21      | T3 P+     | C 31      | T3 P+     | C 41      | T3 P+     | C 51        | T4        | 90,00 m²    |
| C 02                     | DUPELEX T3 | C 12      | T2        | C 22      | T2        | C 32      | T2        | C 42      | T2        | C 52        | T2 P+     | 64,80 m²    |
|                          |            | C 13      | T3        | C 23      | T3        | C 33      | T3        | C 43      | T3        | C 53        | T2        | 59,30 m²    |
|                          |            | C 14      | T2 P+     | C 24      | T2 P+     | C 34      | T2 P+     | C 44      | T2 P+     | C 54        | T2        | 44,60 m²    |
|                          |            | C 15      | T2 P+     | C 25      | T3 P+     | C 35      | T2 P+     | C 45      | T2 P+     | C 55        | T4        | 45,10 m²    |
|                          |            | C 16      | T3 P+     | C 26      | T3 P+     | C 36      | T3 P+     | C 46      | T3 P+     | C 56        | T1        | 64,40 m²    |
|                          |            | C 17      | T2        | C 27      | T4        | C 37      | T4        | C 47      | T4        |             |           | 85,80 m²    |
| Total RDC                | 154,80 m²  | Total R+1 | 384,20 m² | Total R+2 | 450,10 m² | Total R+3 | 450,10 m² | Total R+4 | 450,10 m² | Total R+4+A | 345,20 m² | 2 234,50 m² |
| <b>TOTAL SHAB</b>        |            |           |           |           |           |           |           |           |           |             |           |             |
| <b>TOTAL</b> 4 996,70 m² |            |           |           |           |           |           |           |           |           |             |           |             |

Document communiqué en vertu de la loi n° 1788 du 31 décembre 1917 sur l'accès aux documents administratifs.

**TYPLOGIE**  
**05.12.2022**

ZONE 2 MOF

| BATA         | TYP        | RDC | R+1 | R+2 | R+3 | R+4 | R+4+A | TOTAL | PROJET |
|--------------|------------|-----|-----|-----|-----|-----|-------|-------|--------|
|              | ST         |     |     |     |     |     |       | 0     | 0%     |
|              | 2P         |     | 1   | 1   | 1   | 1   | 1     | 5     | 45%    |
|              | 2P PINEL + |     |     |     |     |     |       | 0     |        |
|              | 3P         |     | 1   | 1   | 1   | 1   | 1     | 5     | 45%    |
|              | 3P PINEL + | 1   |     |     |     |     |       | 1     | 0%     |
|              | 4P         |     |     |     |     |     |       | 0     | 0%     |
|              | 5P         |     | 1   | 2   | 2   | 2   | 2     | 11    | 91%    |
| <b>TOTAL</b> |            |     |     |     |     |     |       |       |        |

| BAT B        | TYP        | RDC | R+1 | R+2 | R+3 | R+4 | R+5 | TOTAL | PROJET |
|--------------|------------|-----|-----|-----|-----|-----|-----|-------|--------|
|              | ST         |     |     |     |     |     |     | 0     | 0%     |
|              | 2P         |     | 1   |     |     |     |     | 1     | 3%     |
|              | 2P PINEL + |     |     | 2   | 1   | 1   | 2   | 7     |        |
|              | 3P         |     | 1   | 1   | 2   | 2   | 2   | 8     | 23%    |
|              | 3P PINEL + |     | 2   | 2   | 3   | 3   | 1   | 12    |        |
|              | 4P         |     | 1   |     | 1   | 1   | 2   | 7     | 20%    |
|              | 5P         |     | 4   | 5   | 7   | 7   | 5   | 35    | 0%     |
| <b>TOTAL</b> |            |     |     |     |     |     |     |       | 46%    |

| BAT C        | TYP        | RDC | R+1 | R+2 | R+3 | R+4 | R+5 | TOTAL | PROJET |
|--------------|------------|-----|-----|-----|-----|-----|-----|-------|--------|
|              | ST         |     |     |     |     |     |     | 1     | 3%     |
|              | 2P         |     | 2   | 2   | 1   | 1   | 2   | 7     | 18%    |
|              | 2P PINEL + |     |     | 2   | 3   | 3   | 3   | 11    |        |
|              | 3P         |     | 1   | 1   | 1   | 1   | 1   | 5     | 13%    |
|              | 3P PINEL + |     | 1   | 1   | 2   | 2   | 1   | 8     |        |
|              | 4P         |     | 1   | 1   | 1   | 1   | 2   | 7     | 18%    |
|              | 5P         |     | 2   | 7   | 8   | 8   | 6   | 39    | 0%     |
| <b>TOTAL</b> |            |     |     |     |     |     |     |       | 51%    |

| TOTAL TRANCHE 2 | TYP        | RDC | R+1 | R+2 | R+3 | R+4 | R+5 | TOTAL | PROJET |
|-----------------|------------|-----|-----|-----|-----|-----|-----|-------|--------|
|                 | ST         |     | 0   | 0   | 0   | 0   | 0   | 1     | 1%     |
|                 | 2P         |     | 1   | 3   | 2   | 2   | 2   | 13    | 36%    |
|                 | 2P PINEL + |     | 0   | 4   | 4   | 4   | 2   | 18    |        |
|                 | 3P         |     | 2   | 3   | 4   | 4   | 4   | 18    | 46%    |
|                 | 3P PINEL + |     | 1   | 3   | 5   | 5   | 2   | 21    |        |
|                 | 4P         |     | 3   | 4   | 2   | 2   | 2   | 14    | 16%    |
|                 | 5P         |     | 0   | 0   | 0   | 0   | 0   | 0     | 0%     |
| <b>TOTAL</b>    |            |     | 7   | 14  | 17  | 17  | 13  | 85    | 100%   |

2P PINEL + 50 % des T2  
3P PINEL + 50 % des T3

Pièces complémentaires  
Dossier N° **PC 09403822 W1 069**  
en date du **24 AVR. 2023**

| SURFACE MOYENNE |       |
|-----------------|-------|
|                 | 44 m² |
|                 | 62 m² |
|                 | 80 m² |

| DEMANDE MOA |      | DEMANDE MAIRIE |      |
|-------------|------|----------------|------|
|             | 41%  |                | 40%  |
|             | 40%  |                | 60%  |
|             | 19%  |                |      |
|             | 100% |                | 100% |