

Op dem Kapellebiurg -
Am Enneschte Schrendel

Sandweiler

PRÉSENTATION 26.01.2023

METAFORM × INCA × CLE

Sandweiler
Promotion *by* *City*



Op dem Kapelleberg - Am Enneschte Schrendel



Contenus

01 / Le site

02 / La réglementation

03 / Le projet

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01

Le Site

Sandweiler

UNE COMMUNE DYNAMIQUE À PROXIMITÉ DE LA VILLE

Commune : **Sandweiler**

Canton : **Luxembourg**

Superficie : **7.71 km²**

Population : **3 701 hab. (2022)**



Sandweiler



Le site

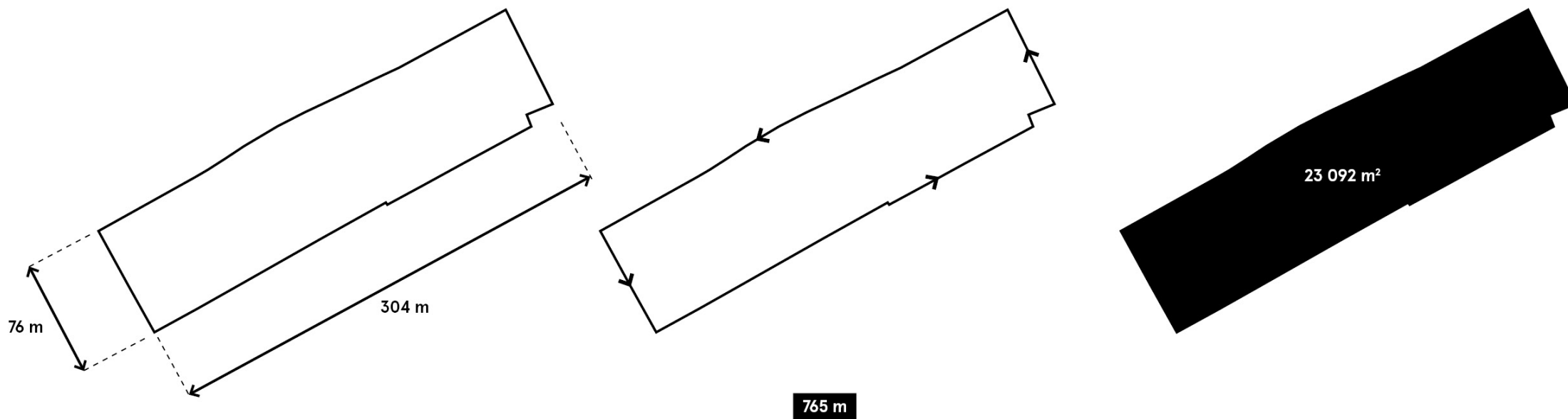




Le site

23 092 m²

Contraintes du site



02

La Réglementation | PAP et zone mixte à caractère urbain

Analyse

LA RÉGLEMENTATION

L'ensemble des lots 17 à 20
logements résidentiels et commerces ou bureaux

Lot 16
logements résidentiels à coûts modérés

Lot 15
logements résidentiels et commerces ou bureaux

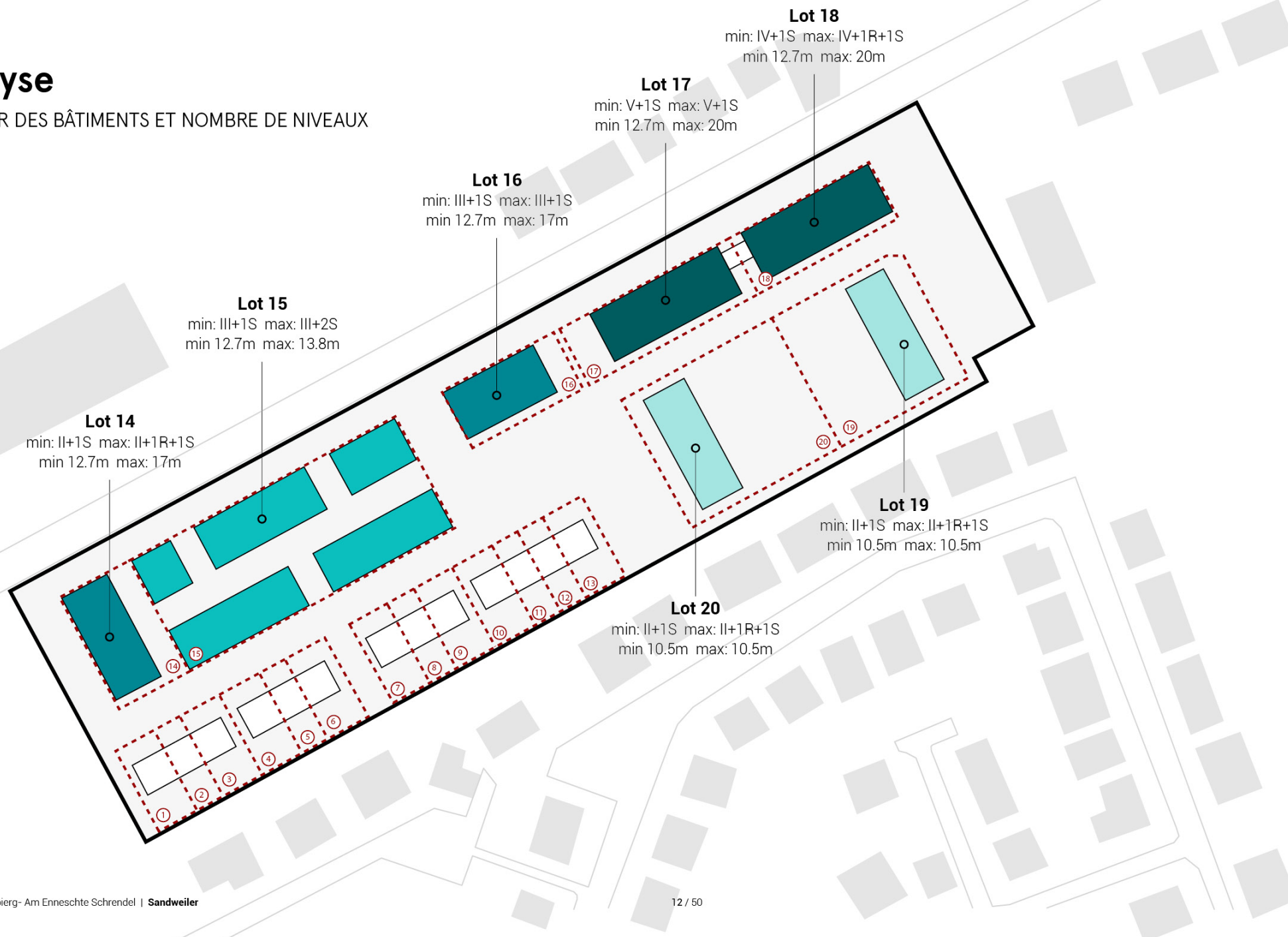
Lot 14
zone bureaux

Légende

-  Délimitation des lots
-  Limites de surfaces constructibles
-  Aire de jeux ouverte au public
-  Espaces de stationnement
-  Circulation de type zone résidentielle / zone de rencontre
-  Espace vert privé
-  Espace vert public
-  Surface pouvant être scellée
-  Voie de circulation motorisée
-  Chemin piéton / piste cyclable / zone piétonne

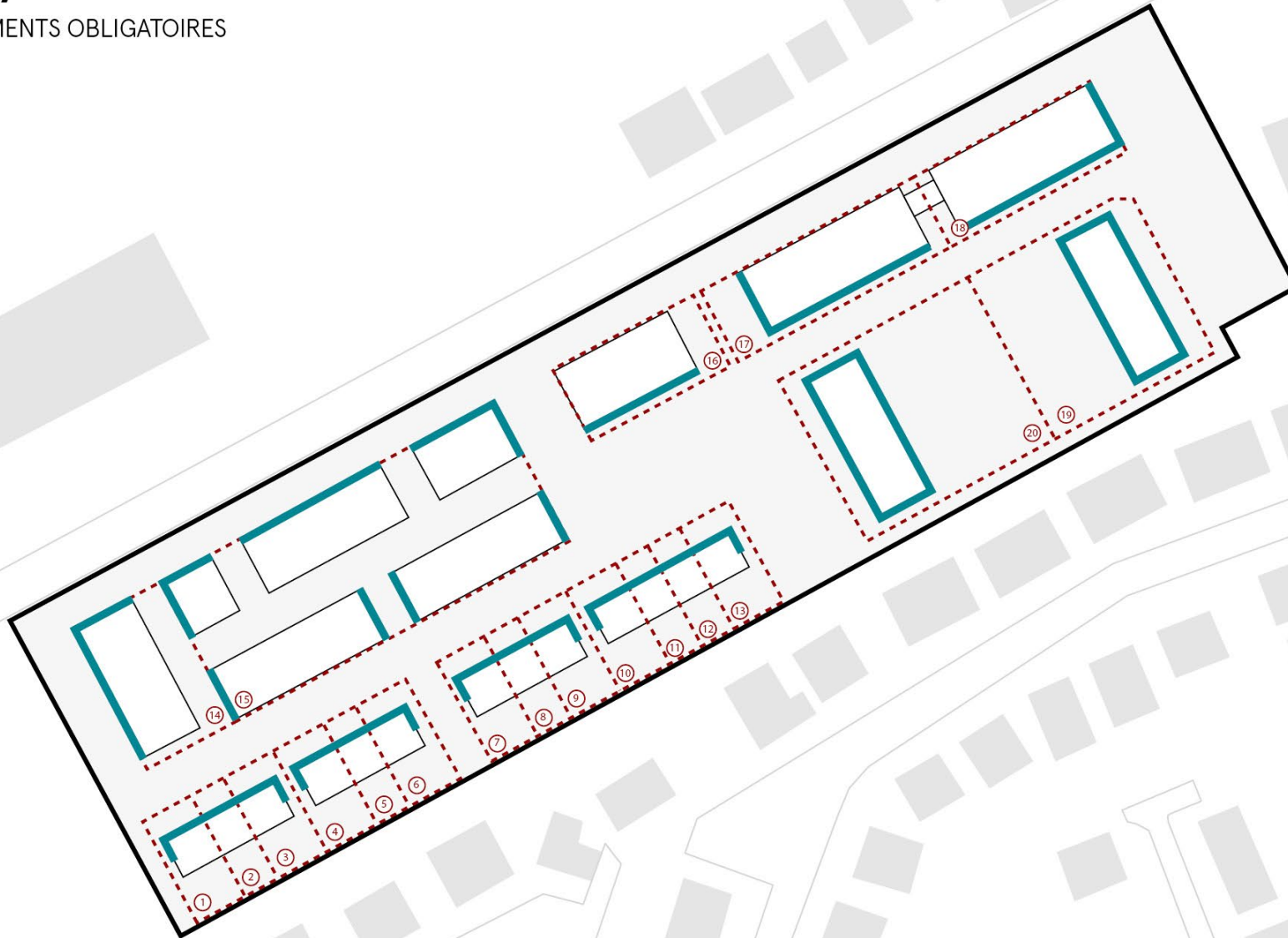
Analyse

HAUTEUR DES BÂTIMENTS ET NOMBRE DE NIVEAUX



Analyse

ALIGNEMENTS OBLIGATOIRES



03

Le projet



bien-être



mixité



durabilité

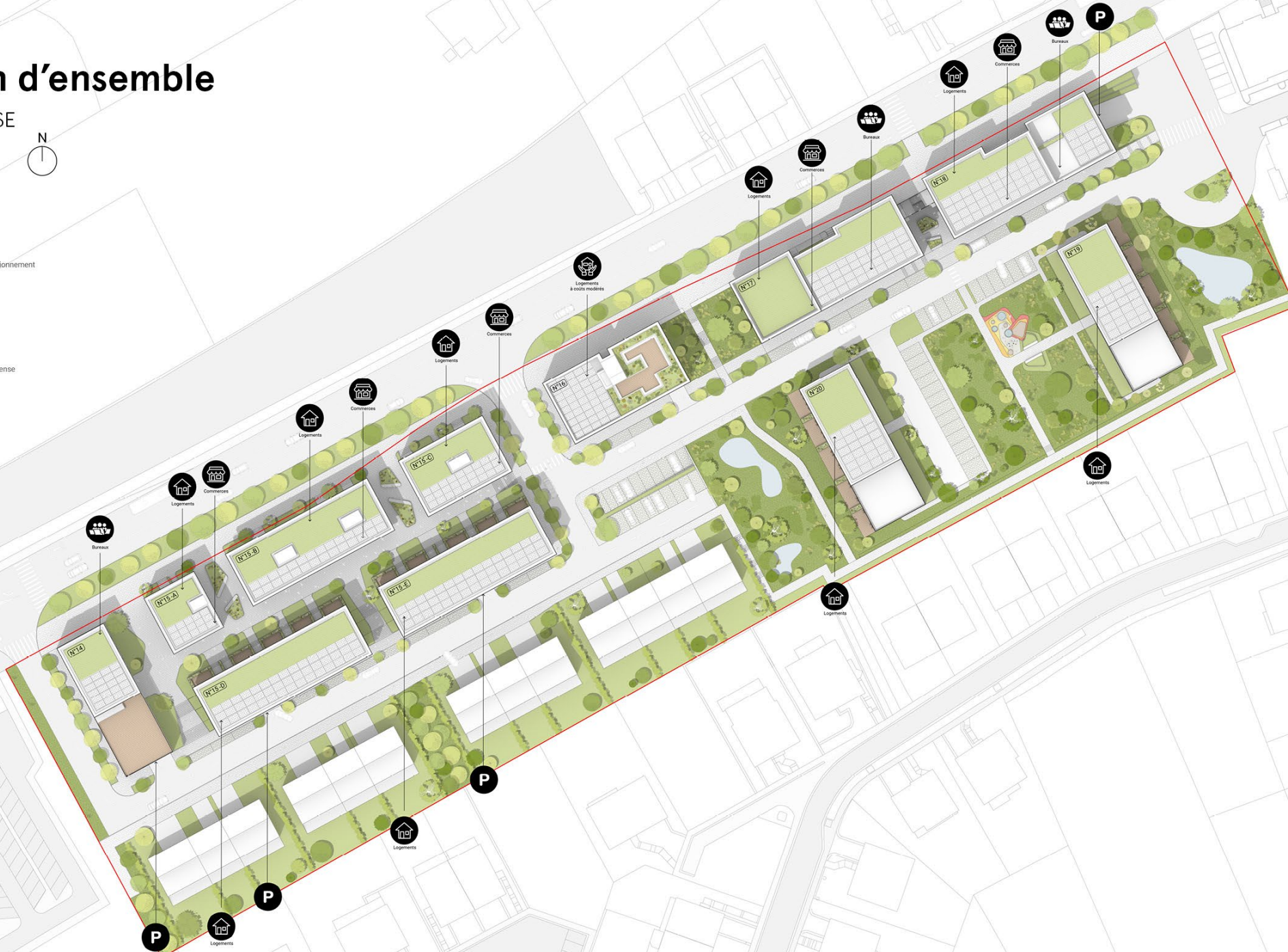
Vision d'ensemble

PLAN MASSE

LÉGENDE



- chaussée
- pavé trottoir
- pavé zone piétonne
- pavé engazonné: stationnement
- Toiture verte
- végétation urbaine
- jardin privé
- zone végétalisation dense
- bassin de rétention
- panneaux solaire
- Limites PAP





Le projet en chiffres

3.505 m²

surface de bureaux

1.915 m²

surface de commerces

92

nombre de logements

dont 12 à prix modéré

162

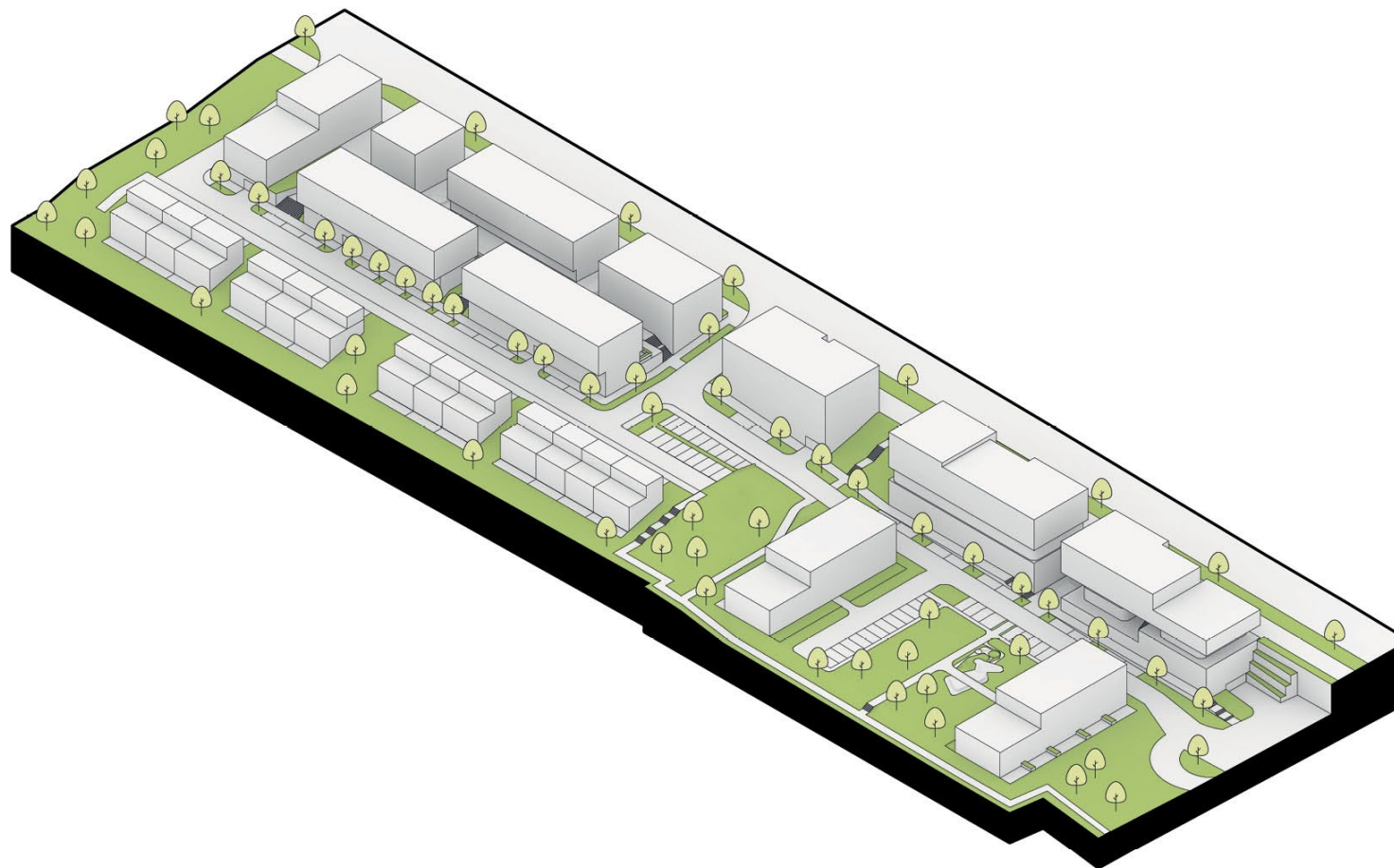
places de parking

1

restaurant

1

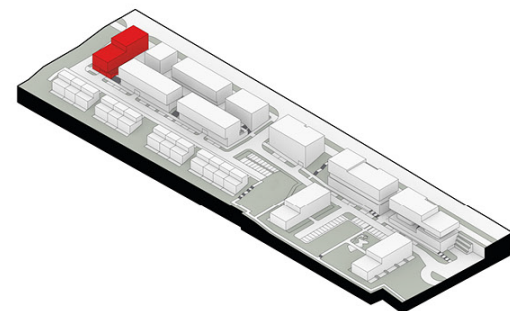
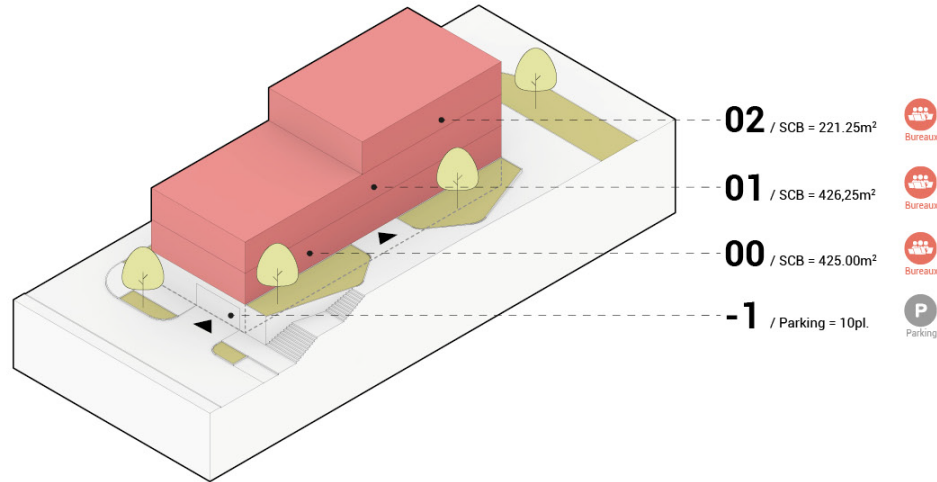
aire de jeux



Lot N°14

BÂTIMENT DE BUREAUX

SCB : 1073.00 m²



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 14		8a91ca	
	425.00 m ²		1073.00 m ²
745.00m ²	1-mi		
tp	ha=11.14m		II+1R+1S

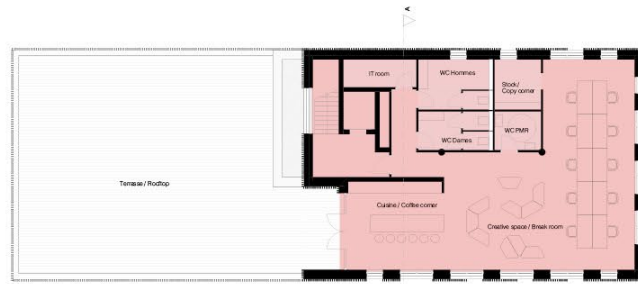
tableau PAP

lot 14		8a91ca	
425.00 m ²	425.00 m ²	850.00 m ²	1073.00 m ²
773.50 m ²	1-mi	IBC	IBC
tp	ha-12.7 m ha-17 m	II+1S	II+1R+1S

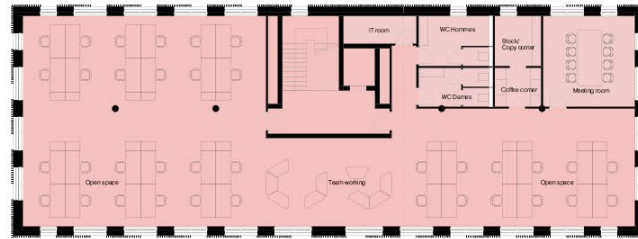
Lot N°14

PLANS

SCB : 1073.00 m²



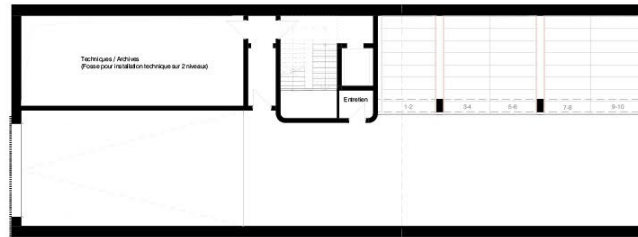
r+2



r+1



rdc



SS

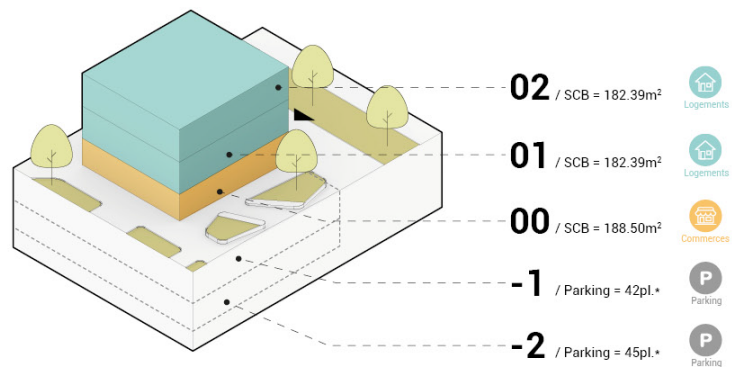




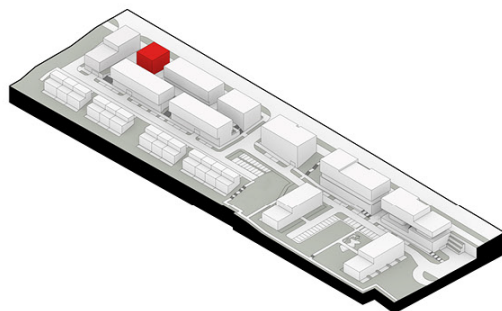
Lot N°15a

BÂTIMENT MIXTE

SCB : 565.50 m²



*Parking commun Lots 15 A-B-C-D-E



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 15a			
	188.5 m ²		565.50 m ²
	1-mi		4-c
tp	ha=10.90m		III+2S

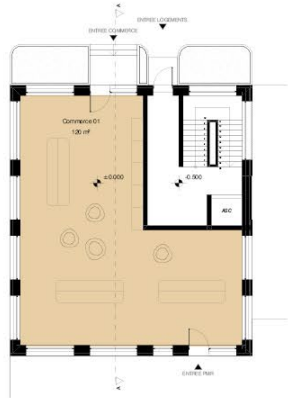
tableau PAP

lot 15a			
188.50 m ²	188.50 m ²	565.50 m ²	565.50 m ²
	1-mi	2-c	4-c
tp	ha-12.7 m ha-13.8 m	III+1S	III+2S

Lot N°15a

PLANS

SCB : 565.50 m²



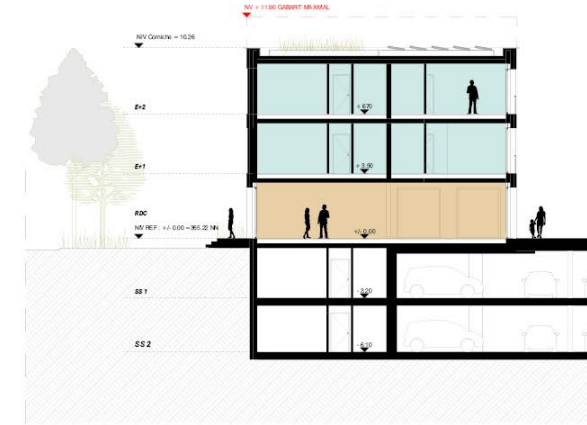
rdc



r+1



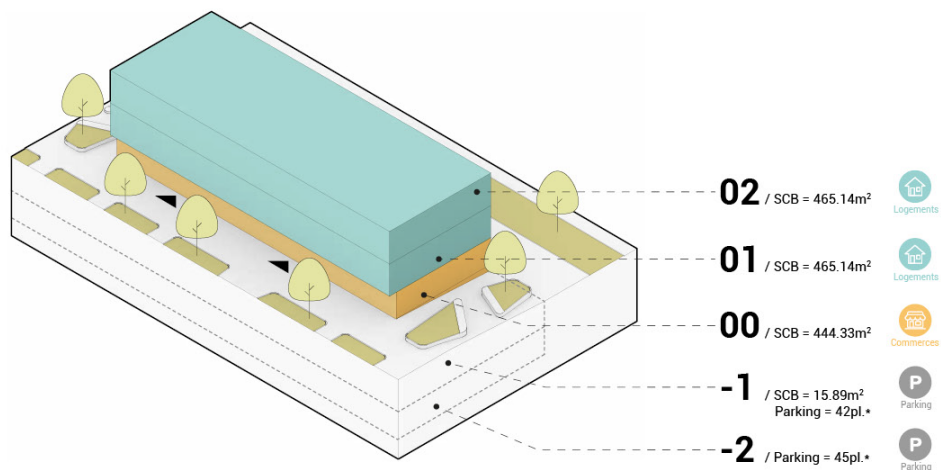
r+2



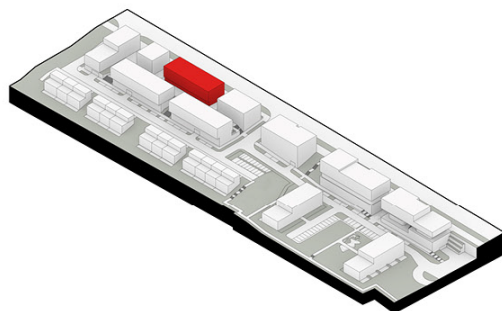
Lot N°15b

BÂTIMENT MIXTE

SCB : 1390.50 m²



*Parking commun Lots 15 A-B-C-D-E



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 15b			
	463.50 m ²		1390.50 m ²
	1-mi		10-c
tp	ha=10.90m		III+2S

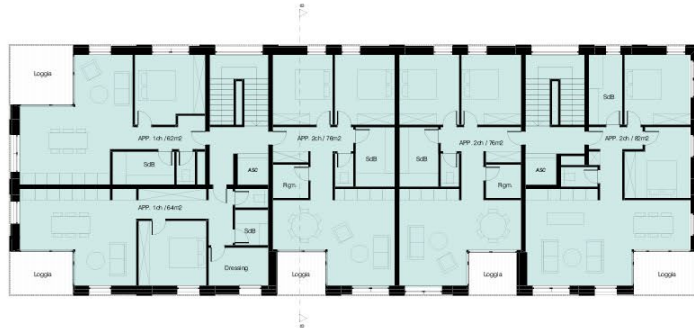
tableau PAP

lot 15b			
463.50 m ²	463.50 m ²	1390.50 m ²	1390.50 m ²
	1-mi	10-c	15-c
tp	ha-12.7 m ha-13.8 m	III+1S	III+2S

Lot N°15b

PLANS

SCB : 1390.50 m²



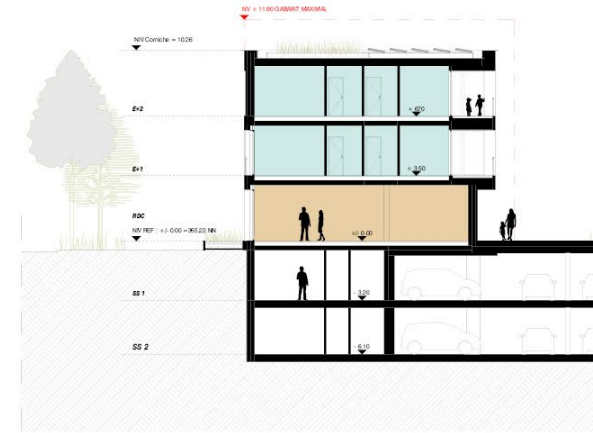
r+2



r+1



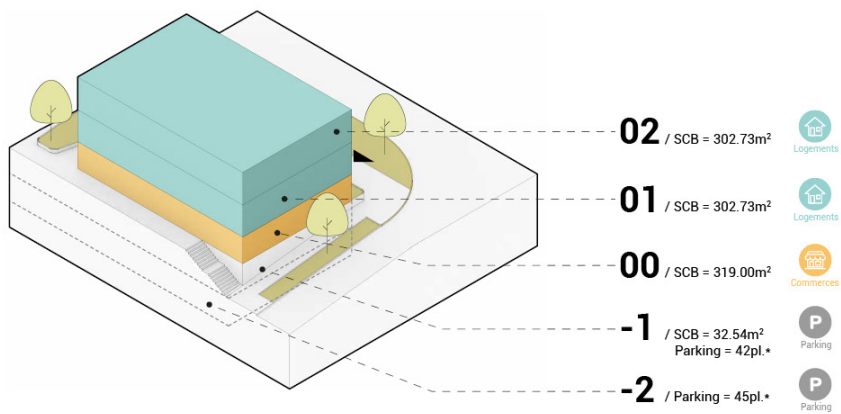
rdc



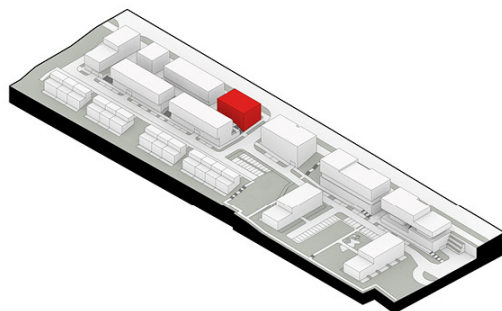
Lot N°15c

BÂTIMENT MIXTE

SCB : 957.00 m²



*Parking commun Lots 15 A-B-C-D-E



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 15c			
	319.00 m ²		957.00 m ²
	1-mi		6-c
tp	ha=10.90 m		III+2S

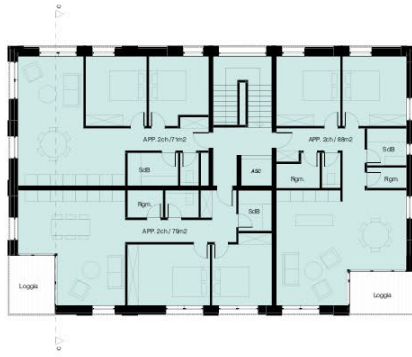
tableau PAP

lot 15c			
319.00 m ²	319.00 m ²	957.00 m ²	957.00 m ²
	1-mi	4-c	7-c
tp	ha-12.7 m ha-13.8m	III+1S	III+2S

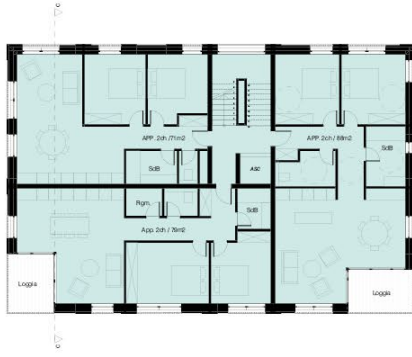
Lot N°15c

PLANS

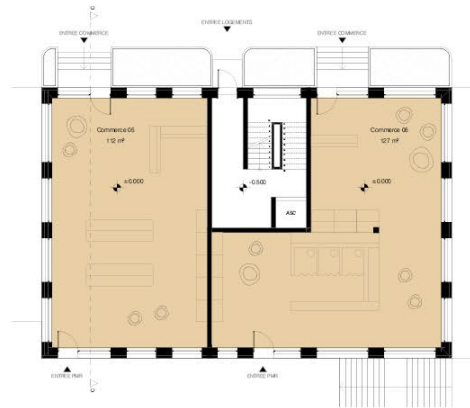
SCB : 957.00 m²



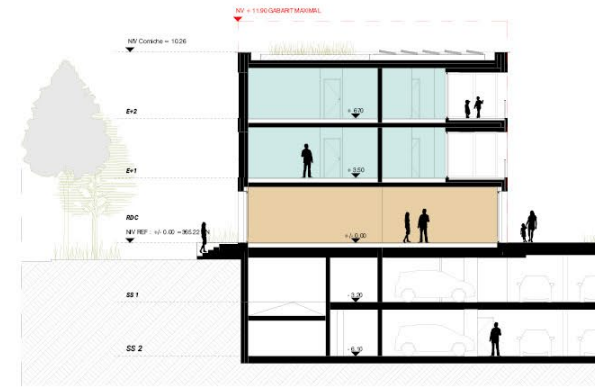
r+2



r+1



rdc

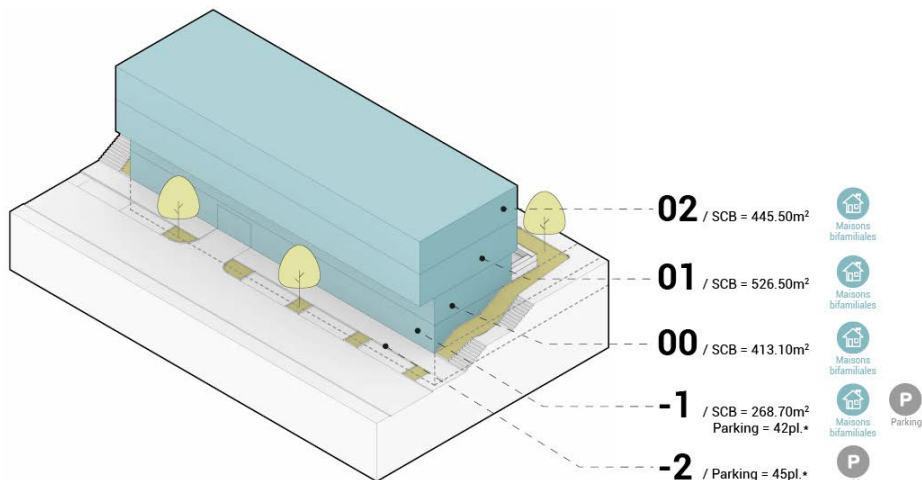




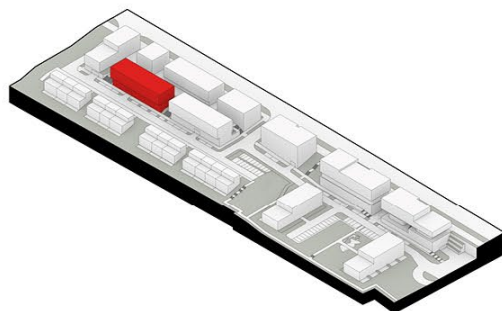
Lot N°15d

LOGEMENTS

SCB : 1653.80 m²



*Parking commun Lots 15 A-B-C-D-E



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 15d			
	415.50 m ²		1653.80 m ²
	5-mb	10-c	
tp	ha=13.80m		III+2S

tableau PAP

lot 15d			
415.50 m ²	415.50 m ²	1556.00 m ²	1836.50 m ²
	5-mb	10-c	13-c
tp	ha-12.7 m ha-13.8 m	III+1S	III+2S

Lot N°15d

PLANS

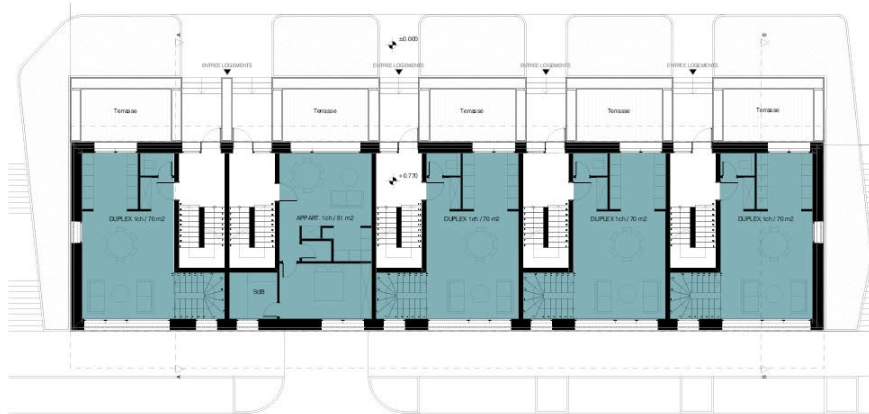
SCB : 1653.80 m²



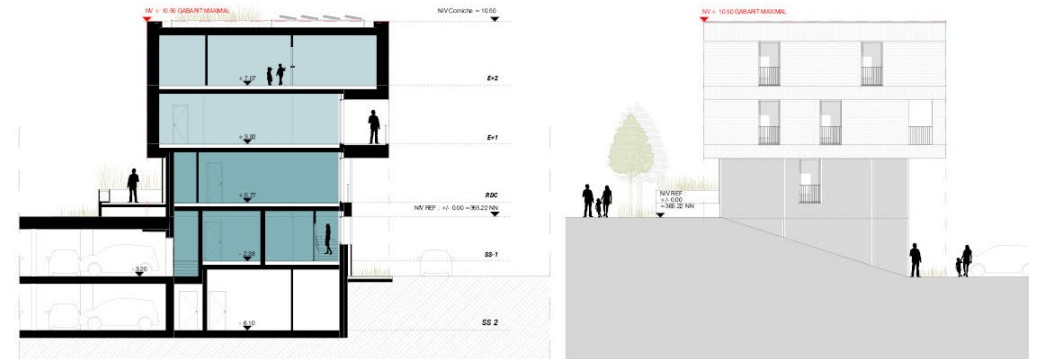
r+2



r+1



rdc

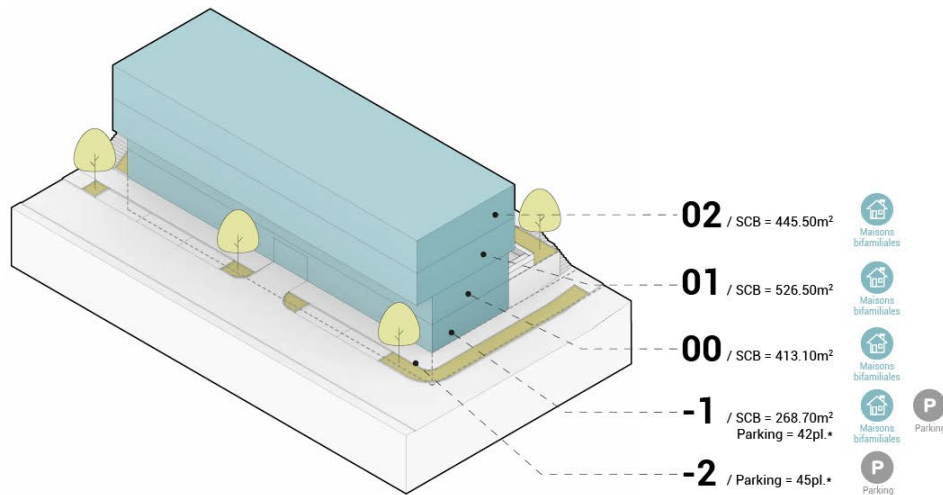




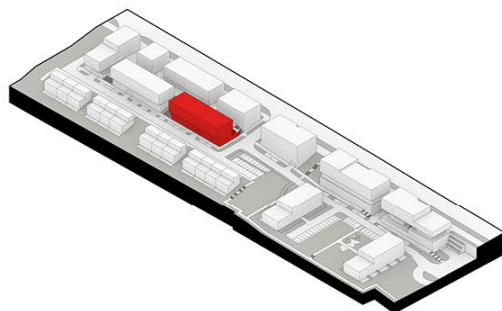
Lot N°15e

LOGEMENTS

SCB : 1653.80 m²



*Parking commun Lots 15 A-B-C-D-E



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 15e			
	415.50 m²		1653.80 m²
	5-mb	10-c	
tp	ha=13.80m		III+2S

tableau PAP

lot 15e			
415.50 m ²	415.50 m ²	1556.00 m ²	1836.50 m ²
	5-mb	10-c	13-c
tp	ha-12.7 m ha-13.8 m	III+1S	III+2S

Lot N°15e

PLANS

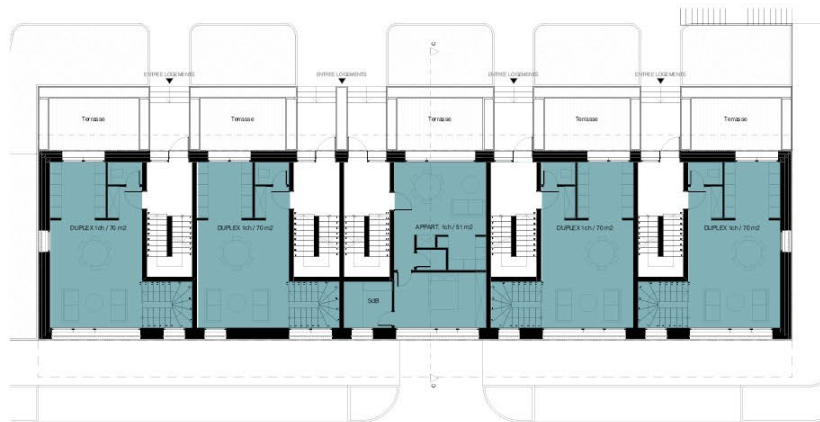
SCB : 1653.80 m²



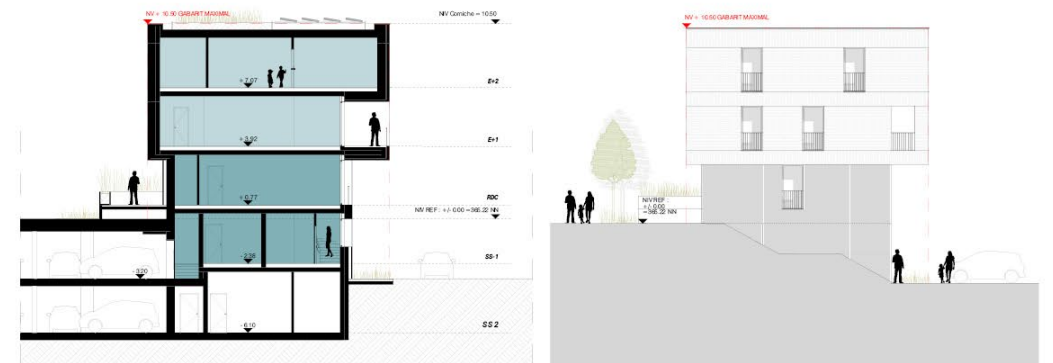
r+2



r+1



rdc

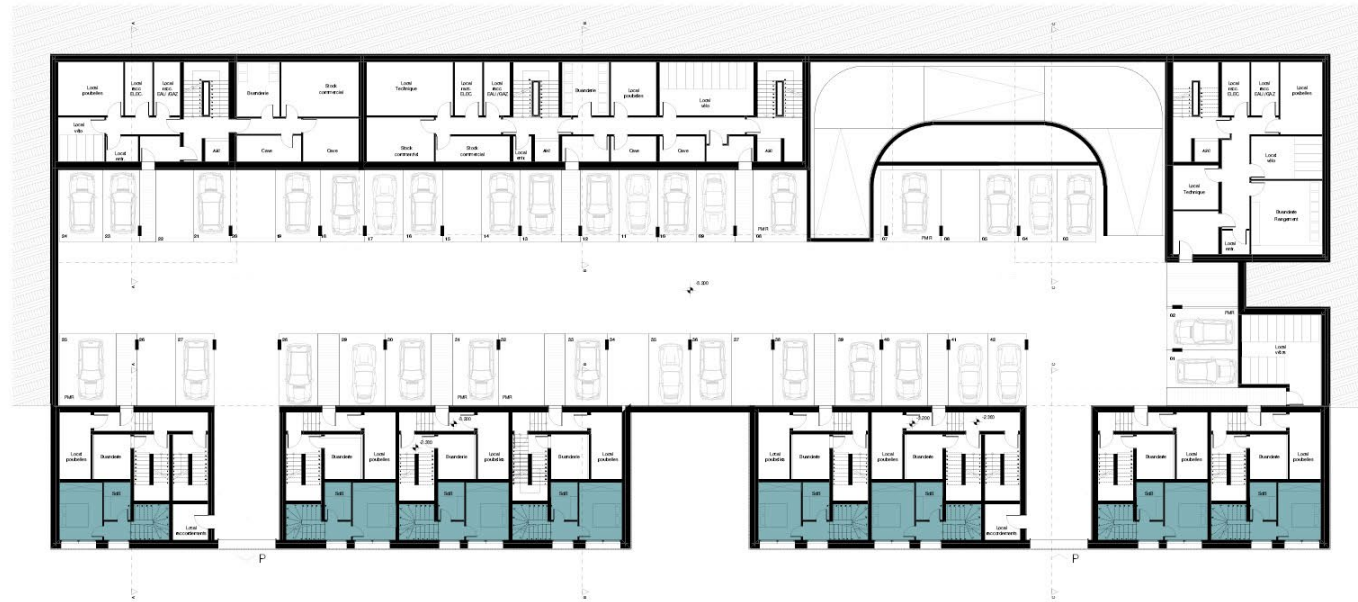


Parking lot 15

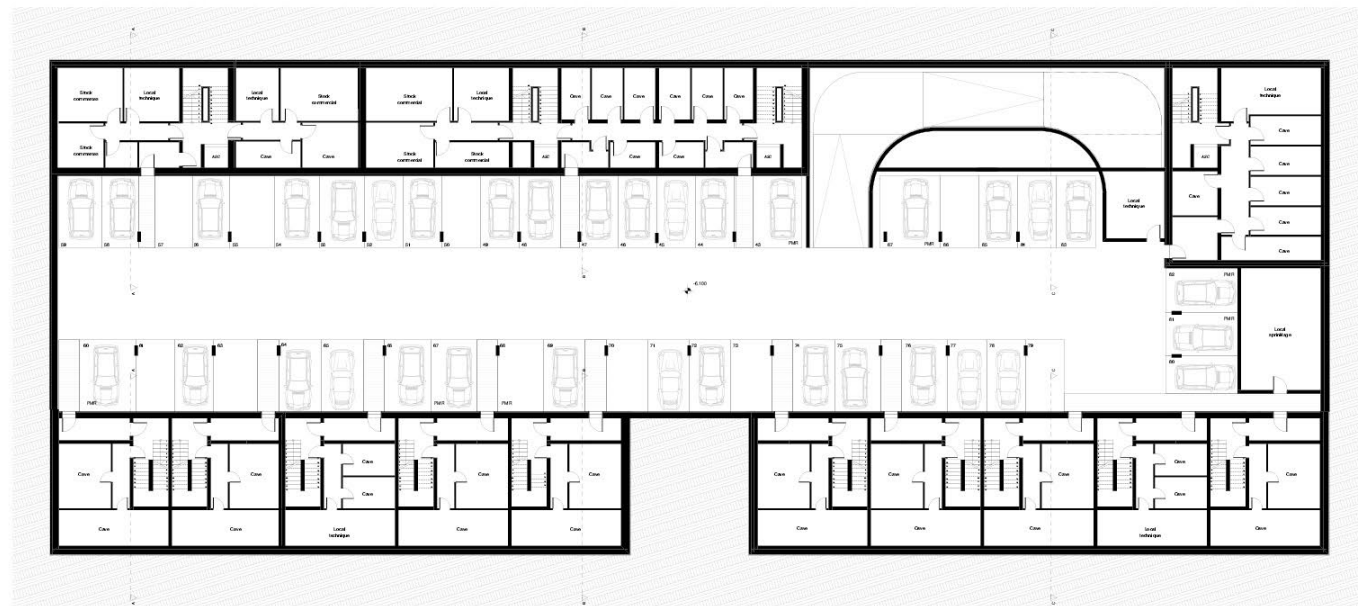
45 PLACES DE STATIONNEMENT

40 LOGEMENTS

ss-1



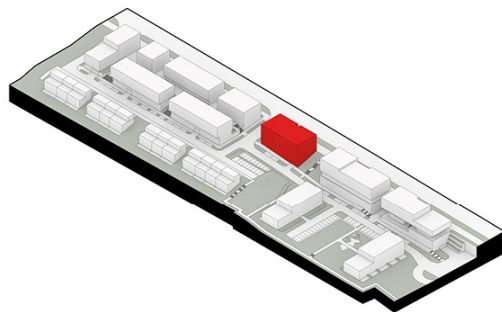
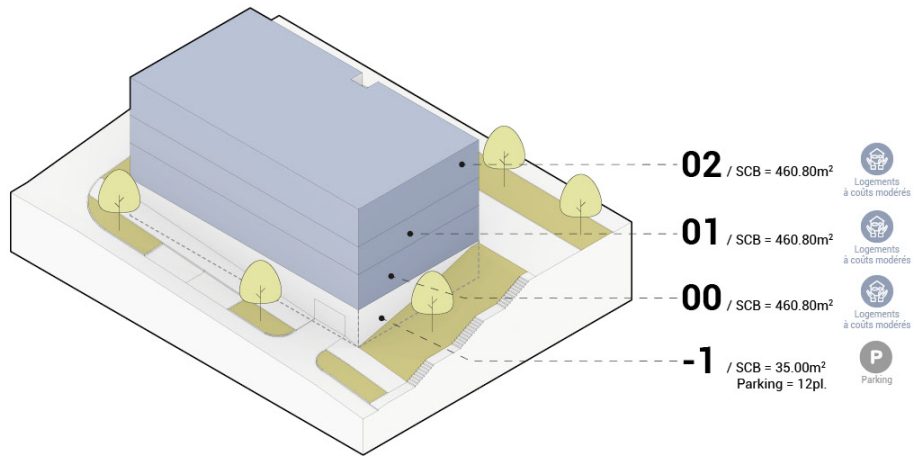
ss-2



Lot N°16

LOGEMENTS À COÛTS MODÉRÉS

SCB : **1441.40 m²**



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 16		7a24ca	
	486.40 m²		1441.40 m²
615.55m²	1-mi		12-c
tp	ha=11.72m		III+1S

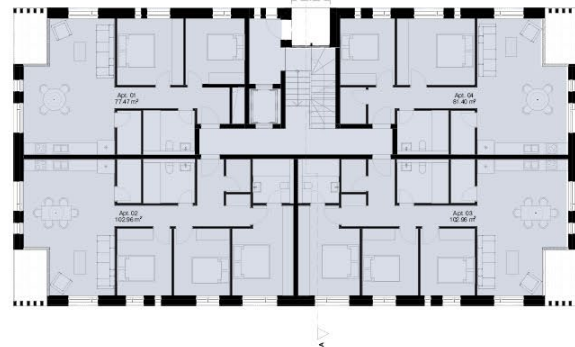
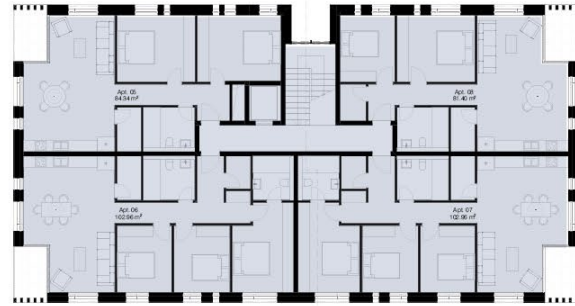
tableau PAP

lot 16		7a24ca	
486.40 m ²	486.40 m ²	1459.20 m ²	1459.20 m ²
627.50 m ²	1-mi	6-c	12-c
tp	ha-12.7 m ha-17 m	III+1S	III+1S

Lot N°16

PLANS

SCB : 1441.40 m²



r+2



r+1

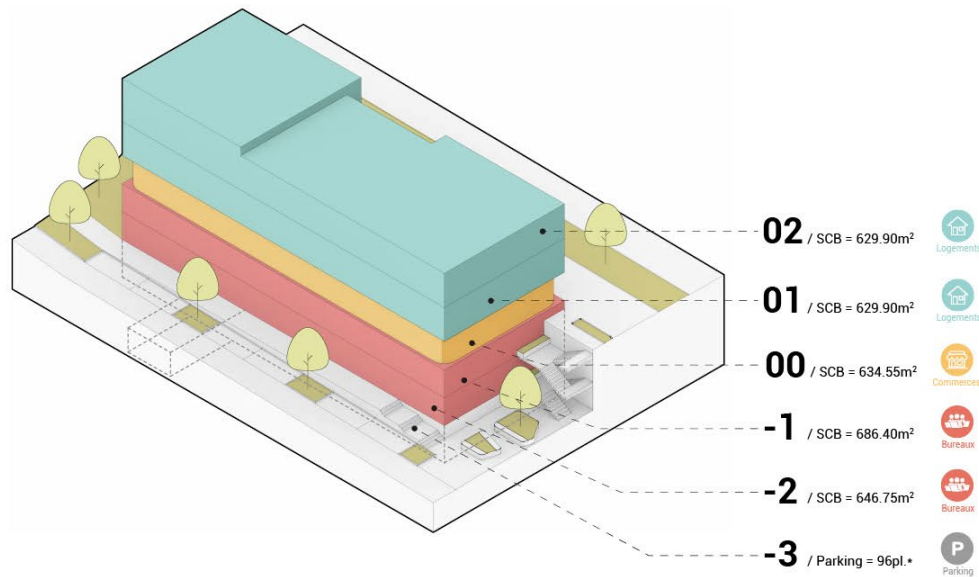


rdc

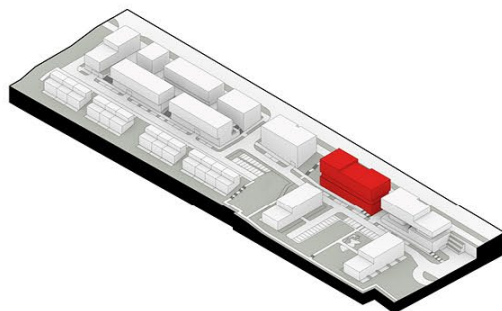
Lot N°17

BÂTIMENT MIXTE

SCB : 3227.50 m²



*Parking commun Lots 17-18-19-20



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 17		11a21ca	
	646.75 m ²		3227.50 m ²
961.11 m ²	1-mi		12-c
tp	ha=12.04m		V+1S

tableau PAP

lot 17		11a21ca	
414.00 m ²	667.00 m ²	2582.00 m ²	3227.50 m ²
1065.0 m ²	1-mi	10-c	15-c
tp	ha-12.7 m ha-20 m	V+1S	V+1S

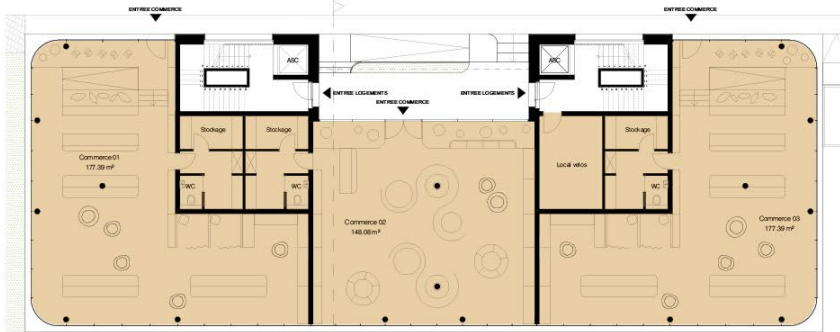
Lot N°17

PLANS

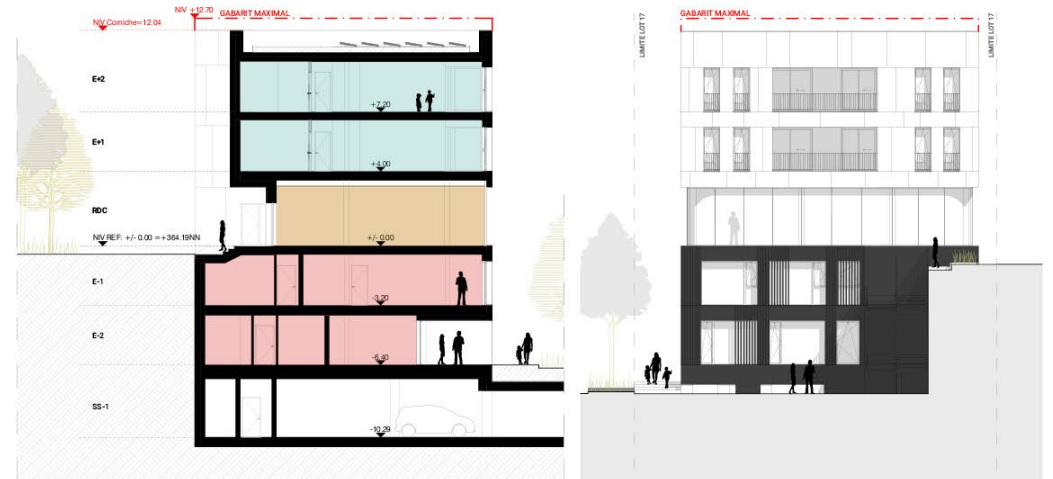
SCB : 3227.50 m²



r+1



rdc

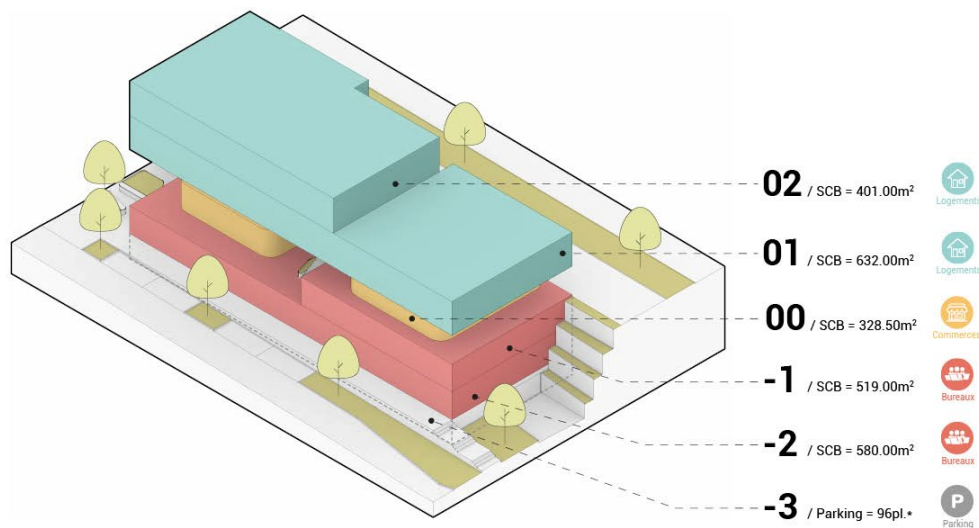


r-2

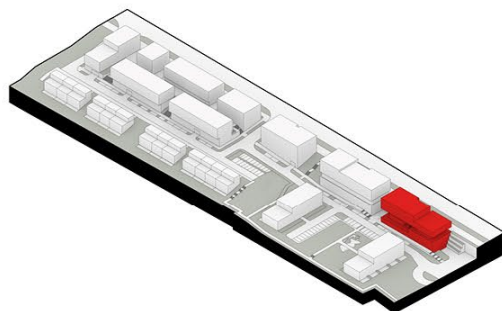
Lot N°18

BÂTIMENT MIXTE

SCB : 2460.50 m²



*Parking commun Lots 17-18-19-20



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 18		13a43ca	
	580.00 m ²		2460.50m ²
1150.00	1-mi	10-c	
tp	ha=11.35m		V+1S+1R

tableau PAP

lot 18		13a43ca	
414.00 m ²	667.00 m ²	2220.80 m ²	2460.60 m ²
1150.00 m ²	1-mi	10-c	14-c
tp	ha-12.7 m ha-20 m	IV+1S	IV+1S+1R

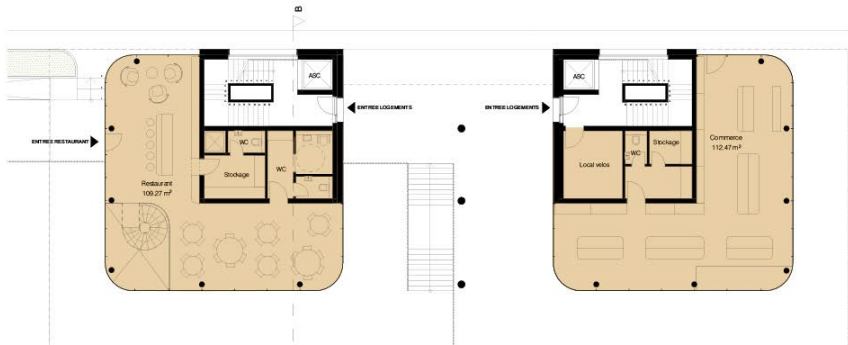
Lot N°18

PLANS

SCB : 2460.50 m²



r+2



rdc



r-1

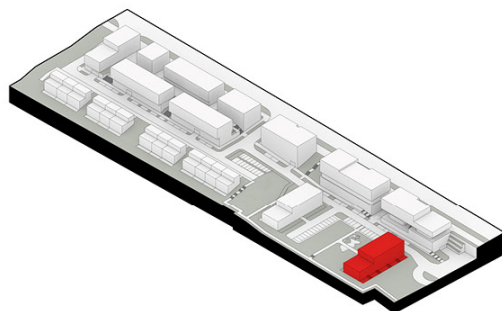
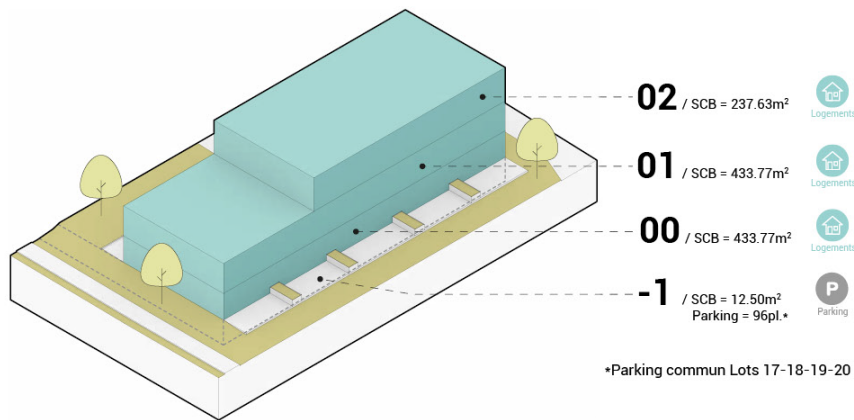




Lot N°19

LOGEMENTS

SCB : 1117.70 m²



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 19		19a33ca	
	496.00 m ²		1117.70 m ²
1002.00 m ²	1-mi		9-c
tp	ha=10.5m		II+1S+1R

tableau PAP

lot 19		19a33ca	
325.00 m ²	496.00 m ²	975.00 m ²	1137.50 m ²
1002.20 m ²	1-mi	8-c	12-c
tp	ha-10.5 m	II+1S	II+1S+1R

Lot N°19

PLANS

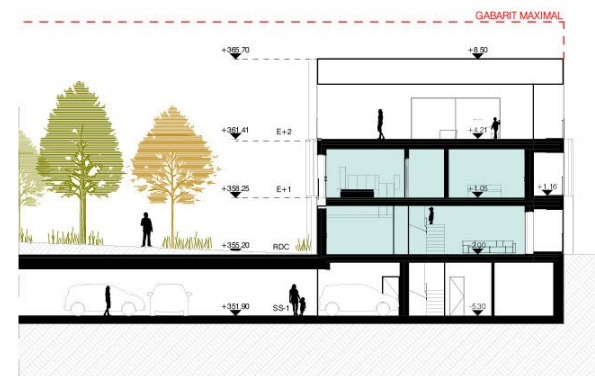
SCB : 1117.70 m²



r+2



r+1

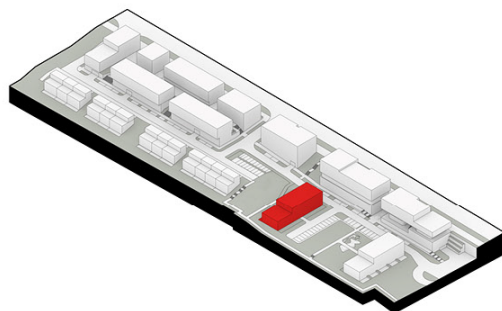
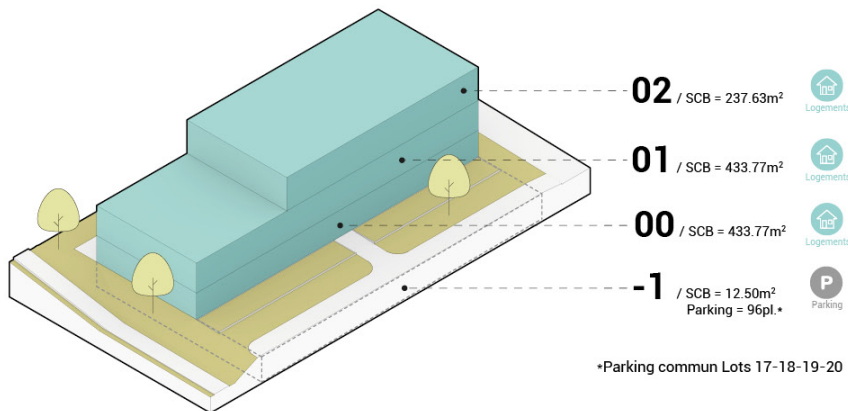


rdc

Lot N°20

LOGEMENTS

SCB : 1117.70 m²



legende

lot/îlot		surf. lot (ares)	
emprise sol min.	emprise sol max.	SCB min.	SCB max.
surf. scellée max.	type construction	nombre log. min.	nombre log. max.
toiture	hauteur max	niveaux min.	niveaux max.

tableau projet

lot 20		21a97ca	
	496.00 m ²		1117.70 m ²
1305.00 m ²	1-mi		9-c
tp	ha=10.5m		II+1S+1R

tableau PAP

lot 20		21a97ca	
325.00 m ²	496.00 m ²	975.00 m ²	1137.50 m ²
1309.40 m ²	1-mi	8-c	12-c
tp	ha-10.5 m	II+1S	II+1S+1R

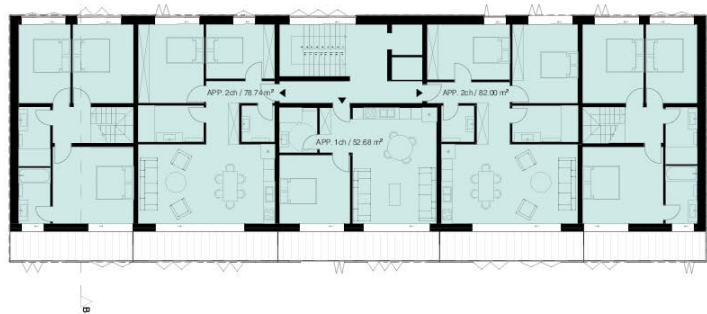
Lot N°20

PLANS

SCB : 1117.70 m²



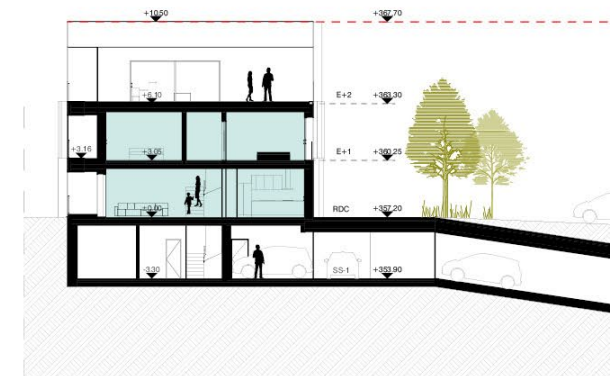
r+2



r+1



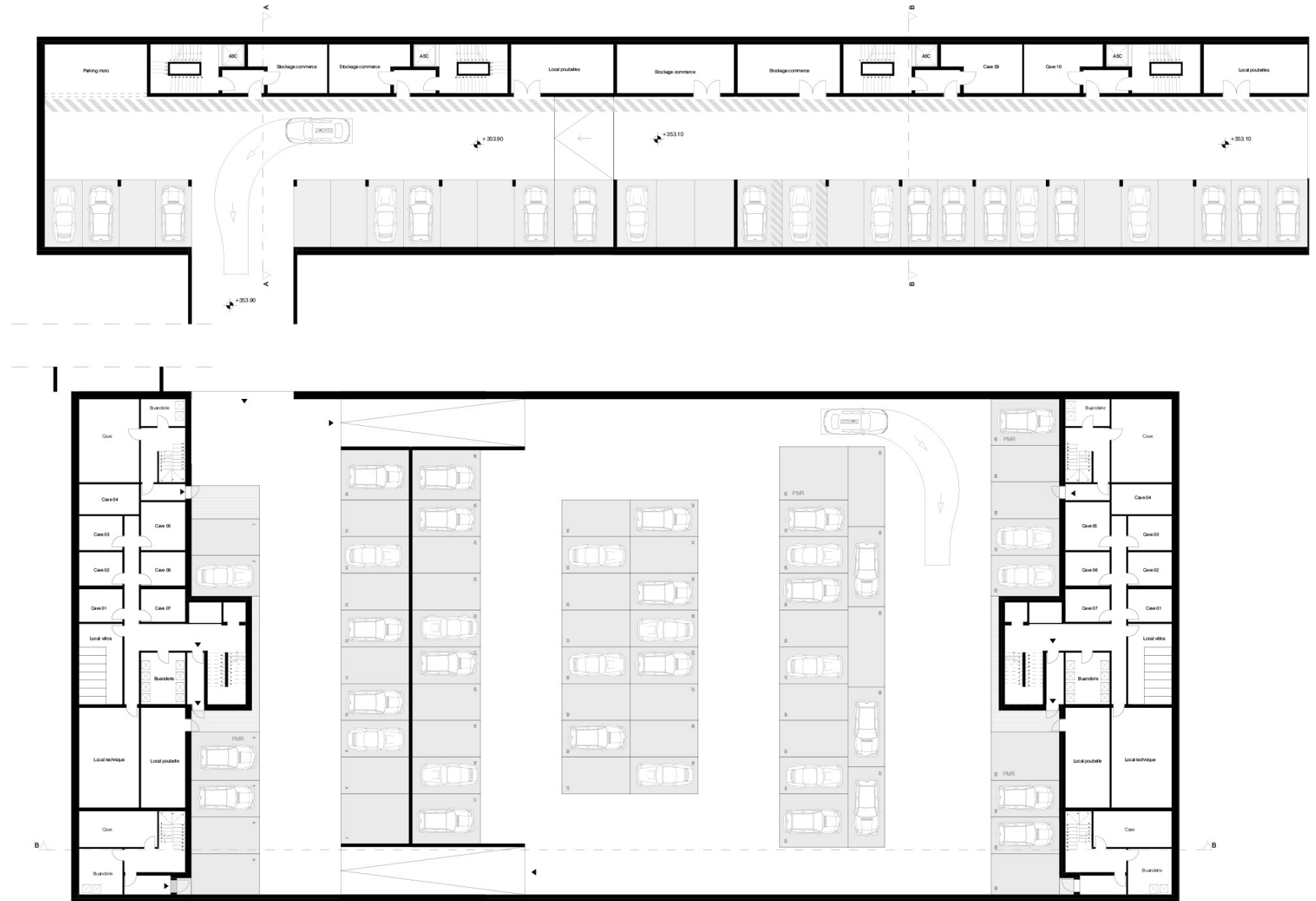
rdc



Parking lots 17-20

96 PLACES DE STATIONNEMENT

40 LOGEMENTS

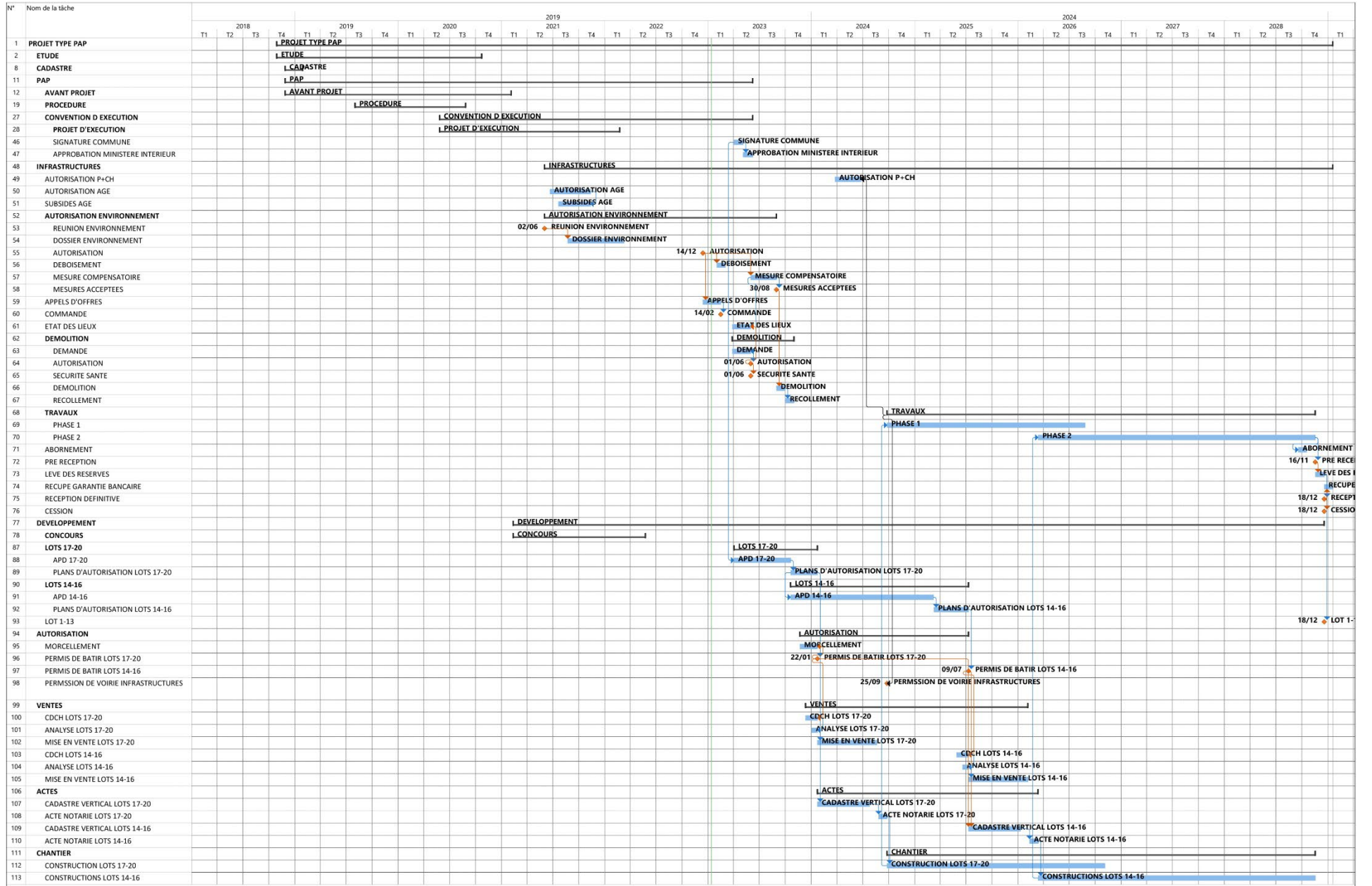




04

Le planning

Planning



05

Le film

Op dem Kapelleberg
Am Enneschte Schrendel

METAFORM × INCA × CLE

Sandweiler
Promotion *by* *City*

