

Shape of the building

	Reference shape	Cube L=25.13 m	Half-sphere R = 24.06 m	Square tower L = 23.92 m H = 51 m	Round tower R = 13.5 m H = 51 m
Site area : 5 030 m2 Max facade lenth : 25 m Max facade height : 13 m Attik offset : 1 m Attik height : 3m Max volume: 29 170 m3					
Minimum number of staircases	5	2	2	1	1
Roof area	 1 800 m2	 947.7 m2 - 47.3 %	 572.5 m2 - 68.2 %	 572.5 m2 - 68.2 %	 572.5 m2 - 68.2 %
Façades area	 6 420 m2	 3 789.6 m2 - 42.5 %	 3 636 m2 - 43.4 %	 4 878.9 m2 - 24 %	 4 325 m2 - 32.6 %
Footprint	 1 800 m2 (FA = 0.36)	 947.7 m2 - 47.3 %	 1 818.6 m2 + 1 %	 572.5 m2 - 68.2 %	 572.5 m2 - 68.2 %
Unbuild area	 3230 m2	 4 082.3 m2 + 26.4 %	 3211.4 m2 - 0.6 %	 4458 m2 + 38 %	 4458 m2 + 38 %
If rented as housing gardens/unbuild area = 0.5 price = 10 CHF/m2 year	16 150 CHF/year	20 411 CHF/year	16 057 CHF/year	22 290 CHF/year	22 290 CHF/year
Floor area H = 2.6 m	 10 429.1 m2	 11 368.9 m2 (LU = 2.07) + 9 %	 11 418.8 m2 (LU = 2.26) + 9.5 %	 11 451.1 m2 (LU = 2.28) + 9.8 %	 11 451.1 m2 (LU = 2.28) + 9.8 %
If rented as housing net area/rough area = 0.8 price = 220 CHF/m2 year	1 835 522 CHF/year	2 000 926 CHF/year	2 009 726 CHF/year	2 015 394 CHF/year	2 015 394 CHF/year
Floor area H = 3.25 m	 8 629.2 m2 (LU = 1.72)	 9 474.1 m2 (LU = 1.88) + 9.8 %	 9 306.4 m2 (LU = 1.85) + 7.8 %	 9 160.9 m2 (LU = 1.82) + 6.2 %	 9 160.9 m2 (LU = 1.82) + 6.2 %
If rented as housing net area/rough area = 0.8 price = 400 CHF/m2 year	2 761 344 CHF/year	3 071 712 CHF/year	2 978 048 CHF/year	2 931 488 CHF/year	2 931 488 CHF/year