

## regulation

site area:	499 sqm	100%
max. ground floor gross area:	374 sqm	75%
max. underground floor gross area:	499 sqm	100%
max. building gross area:	1.996 sqm	400%
	(without parking)	
min. green area:	49 sqm	10%
max. facade height:	21 m	
	(+7 m under 45°)	

## flatmix

1-2 person	L+1 room	40 sqm	30%
3-4 person	L+2 room	55 sqm	50%
5-6 person	L+3 room	80 sqm	15%
7- person	L+4 room	100 sqm	5%

- + circulation
- + community spaces
- + parking
- + mechanical areas

\*from each flat type has to be one for disabled people

\*every first room has to be min. 12 sqm, every other can be smaller, ~9 sqm

\*number of parking spot has to be min. 25% of the number of flats