PROJECT

Key Values	Short	Title			Amount	Unit
	AP	**Apartments**			**40,00**	**Pcs.**
	SC	**Staircases**			**1,00**	**Pcs.**
	PS	**Garage Parking Spaces**			**27,00**	**Pcs.**
	GFS	**Gross Floor Space**			**5.568,33**	**m²**
			Basements		922,77	m²
			Upper Floors		4.645,56	m²
	NFS	**Net Floor Space**			**5.260,66**	**m²**
		NFS_S	**Net Subsidized Floor Space**		**4.064,17**	**m²**
				Living Space	3.071,94	m²
				Loggia Space	0,00	m²
				Balcony / Terrace Space	726,47	m²
				Commercial Space	265,76	m²
		NFS_C	**Net General Circulation Space**		**258,87**	**m²**
				Circulation Space incl. Stairs	233,67	m²
				Elevator Shaft Floor Space	25,20	m²
		NFS_F	**Net Functional Space**		**46,47**	**m²**
				HVACR Spaces	46,47	m²
				HVACR Circulation Spaces	0,00	m²
		NFS_G	**Net Garage Space**		**697,39**	**m²**
		NFS_O	**Net Other Usable Area**		**193,76**	**m²**
				Stroller / Walking Frame Space	28,12	m²
				Biciycle Storage Space	53,87	m²
				Storage Space	61,28	m²
				Garbage Space	31,01	m²
				Balcony / Terrace Space	745,95	m²
				Subsidized Balcony / Terrace Space	-726,47	m²
	RIS	**Rated Infrastructure Space**			**892,77**	**m²**
			Circulation Spaces		165,27	m²
			Stair Space		68,40	m²
			Rated Stair Space (Factor 2,5)		171,00	m²
			Rated Elevator Shaft Floor Space (Factor 20,0)		504,00	m²
			Shaft Space		21,00	m²
			Rated Shaft Space (Factor 2,5)		52,50	m²
	GFV	**Gross Floor Volume**			**16.036,79**	**m³**
			Basements		2.657,58	m³
			Upper Floors		13.379,21	m³
	GGV	**Gross Garage Volume**			**2.657,58**	**m³**
	FAS	**Facade Surface**			**1.810,22**	**m²**
			Insulation Facade Area incl Base / Plinth		1.748,56	m²
			Soffits		0,00	m²
			Windows / Doors over 4 m²		0,00	m²
			Other Elements Forming Shell		0,00	m²
			Portals		17,54	m²
			Fire Walls		44,12	m²
	WDA	**Window and Door Area**			**480,92**	**m²**
			Windows		260,47	m²
			Doors		220,45	m²
	OSA	**Other Shell Areas**			**17,54**	**m²**
			Windows General Areas		0,00	m²
			Stairway Glazing		0,00	m²
			Entrance Portals		17,54	m²
			Post/Beam Constructions		0,00	m²
	BLC	**Beam Lengths and Cantilevers**			**0,00**	**m**
			Beams		0,00	m
			Cantilevers Bottom Level		0,00	m
			Levels above Cantilevers		0	Pcs.
			Cantilevers		0,00	m

Based on "4-Säulen Modell" (4 Column Model) by wohnfonds_wien, March 2015 and "Wirtschaftlichkeitsparameter und ökologischer Planungsfaktor für geförderte Wohnbauprojekte in Wien" (Efficiency Paramters and Ecology planning factor) by Technical University Vienna (TU) and Geschäftsstelle Bau der WKÖ (Construction Division of the Chamber of Commerce Austria), February 2011

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BENCHMARKING w. GARAGE

1 PARAMETERS	Short	Title		Amount	Unit
	A	**AREA RELATED**			
	A01	NFS_S / GFS	0,56 to 0,66	0,73	
	A02	NFS / GFS	0,83 to 0,91	0,94	
	A03	(NFS_F + NFS_O) / NFS_S	0,06 to 0,18	0,06	
	A04	NFS_C / NFS_S	0,06 to 0,15	0,06	
	A05	NFS_G / PS	23,00 to 26,00	25,83	
	B	**VOLUME RELATED**			
	B01	GFV / GFS	4,80 to 5,40	2,88	
	B02	GGV / PS	70,00 to 85,00	98,43	
	C	**SURFACE RELATED**			
	C01	FAS / NFS_S	0,55 to 0,75	0,45	
	C02	WDA / NFS_S	0,10 to 0,15	0,12	
	C03	OSA / NFS_S	0,01 to 0,05	0,00	
	D	**DESIGN RELATED**			
	D01	BLC / NFS_S	0,01 to 0,07	0,00	
	D02	(FAS + WDA + OSA) / NFS_S	0,66 to 0,95	0,57	
	D03	RIS / NFS_S	-	-	
	D04	FAS / GFV	0,10 to 0,15	0,11	
2 ACHIEVMENT DEGREE					
	A	**AREA RELATED**			
	A01	NFS_S / GFS	Minimum 0,56	130,33 %	
	A02	NFS / GFS	Minimum 0,83	113,82 %	
	A03	(NFS_F + NFS_O) / NFS_S	Maximum 0,18	304,52 %	
	A04	NFS_C / NFS_S	Maximum 0,15	235,49 %	
	A05	NFS_G / PS	Maximum 26,00	100,66 %	
	B	**VOLUME RELATED**			
	B01	GFV / NFS_S	Maximum 5,40	187,50 %	
	B02	GGV / PS	Maximum 85,00	86,36 %	
	C	**SURFACE RELATED**			
	C01	FAS / NFS_S	Maximum 0,75	168,38 %	
	C02	WDA / NFS_S	Maximum 0,15	126,76 %	
	C03	OSA / NFS_S	Maximum 0,05	1.158,60 %	
	D	**DESIGN RELATED**			
	D01	BLC / NFS_S	Maximum 0,07	0,00 %	
	D02	(FAS + WDA + OSA) / NFS_S	Maximum 0,95	167,24 %	
	D03	RIS / NFS_S	-	- %	
	D04	FAS / GFV	Maximum 0,15	132,89 %	
3 RATING			**100,00 %**	**144,55 %**	
	A	**AREA RELATED**	**60,00 %**	**60,00 %**	**84,31 %**
	A01	NFS_S / GFS		45,00 %	58,65 %
	A02	NFS / GFS		3,00 %	3,41 %
	A03	(NFS_F + NFS_O) / NFS_S		3,00 %	9,14 %
	A04	NFS_C / NFS_S		3,00 %	7,06 %
	A05	NFS_G / PS		6,00 %	6,04 %
	B	**VOLUME RELATED**		**20,00 %**	**32,44 %**
	B01	GFV / NFS_S		15,00 %	28,13 %
	B02	GGV / PS		5,00 %	4,32 %
	C	**SURFACE RELATED**		**5,00 %**	**20,28 %**
	C01	FAS / NFS_S		2,50 %	4,21 %
	C02	WDA / NFS_S		1,25 %	1,58 %
	C03	OSA / NFS_S		1,25 %	14,48 %
	D	**DESIGN RELATED**		**15,00 %**	**7,53 %**
	D01	BLC / NFS_S		10,50 %	0,00 %
	D02	(FAS + WDA + OSA) / NFS_S		4,50 %	7,53 %
	D03	RIS / NFS_S		0,00 %	- %
	D04	FAS / GFV		0,00 %	0,00 %

Based on "4-Säulen Modell" (4 Column Model) by wohnfonds_wien, March 2015 and "Wirtschaftlichkeitsparameter und ökologischer Planungsfaktor für geförderte Wohnbauprojekte in Wien" (Efficiency Paramters and Ecology planning factor) by Technical University Vienna (TU) and Geschäftsstelle Bau der WKÖ (Construction Division of the Chamber of Commerce Austria), February 2011

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BENCHMARKING wo. GARAGE

1 PARAMETERS	Short	Title		Amount	Unit
	A	**AREA RELATED**			
	A01	NFS_S / GFS	0,66 to 0,76	0,73	
	A02	NFS / GFS	0,83 to 0,91	0,94	
	A03	(NFS_F + NFS_O) / NFS_S	0,06 to 0,18	0,06	
	A04	NFS_C / NFS_S	0,06 to 0,15	0,06	
	B	**VOLUME RELATED**			
	B01	GFV / GFS	4,80 to 5,40	2,88	
	C	**SURFACE RELATED**			
	C01	FAS / NFS_S	0,55 to 0,75	0,45	
	C02	WDA / NFS_S	0,10 to 0,15	0,12	
	C03	OSA / NFS_S	0,01 to 0,05	0,00	
	D	**DESIGN RELATED**			
	D01	BLC / NFS_S	0,01 to 0,07	0,00	
	D02	(FAS + WDA + OSA) / NFS_S	0,66 to 0,95	0,57	
	D03	RIS / NFS_S	-	-	
	D04	FAS / GFV	0,10 to 0,15	0,11	
2 ACHIEVMENT DEGREE					
	A	**AREA RELATED**			
	A01	NFS_S / GFS	Minimum 0,66	110,59 %	
	A02	NFS / GFS	Minimum 0,83	113,82 %	
	A03	(NFS_F + NFS_O) / NFS_S	Maximum 0,18	304,52 %	
	A04	NFS_C / NFS_S	Maximum 0,15	235,49 %	
	B	**VOLUME RELATED**			
	B01	GFV / NFS_S	Maximum 5,40	187,50 %	
	C	**SURFACE RELATED**			
	C01	FAS / NFS_S	Maximum 0,75	168,38 %	
	C02	WDA / NFS_S	Maximum 0,15	126,76 %	
	C03	OSA / NFS_S	Maximum 0,05	1.158,60 %	
	D	**DESIGN RELATED**			
	D01	BLC / NFS_S	Maximum 0,07	0,00 %	
	D02	(FAS + WDA + OSA) / NFS_S	Maximum 0,95	167,24 %	
	D03	RIS / NFS_S	-	- %	
	D04	FAS / GFV	Maximum 0,15	132,89 %	
3 RATING			**100,00 %**	**141,32 %**	
	A	**AREA RELATED**	**60,00 %**	**76,01 %**	
	A01	NFS_S / GFS	51,00 %	56,40 %	
	A02	NFS / GFS	3,00 %	3,41 %	
	A03	(NFS_F + NFS_O) / NFS_S	3,00 %	9,14 %	
	A04	NFS_C / NFS_S	3,00 %	7,06 %	
	B	**VOLUME RELATED**	**20,00 %**	**37,50 %**	
	B01	GFV / NFS_S	20,00 %	37,50 %	
	C	**SURFACE RELATED**	**5,00 %**	**20,28 %**	
	C01	FAS / NFS_S	2,50 %	4,21 %	
	C02	WDA / NFS_S	1,25 %	1,58 %	
	C03	OSA / NFS_S	1,25 %	14,48 %	
	D	**DESIGN RELATED**	**15,00 %**	**7,53 %**	
	D01	BLC / NFS_S	10,50 %	0,00 %	
	D02	(FAS + WDA + OSA) / NFS_S	4,50 %	7,53 %	
	D03	RIS / NFS_S	0,00 %	- %	
	D04	FAS / GFV	0,00 %	0,00 %	

Based on "4-Säulen Modell" (4 Column Model) by wohnfonds_wien, March 2015 and "Wirtschaftlichkeitsparameter und ökologischer Planungsfaktor für geförderte Wohnbauprojekte in Wien" (Efficiency Paramters and Ecology planning factor) by Technical University Vienna (TU) and Geschäftsstelle Bau der WKÖ (Construction Division of the Chamber of Commerce Austria), February 2011

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4 COLUMNS OF SUSTAINABILITY	**Max. 44 Pts.**	**36,1**	**Pts.**

Class A	Project has extraordonary quality	37 – 44 Pts.
Class B	Project passed	28 – 36 Pts.
Class C	Project passed with conditions	23 – 27 Pts.
Class D	Project to be resubmissioned	12 – 22 Pts.
Class E	Project failed, new concept required	0 – 11 Pts.

1 SOCIAL CRITERIA		**Max. 11 Pts.**	**9,1**	**Pts.**
1	**EVERYDAY PRACTICALLITY**		**2,4**	**Pts.**
	1.1	Use independend, flexible Spaces	1	
	1.2	Sufficient storage space	1	
	1.3	Setup with standard furniture	1	
	1.4	Bicyle and stroller storage spaces	1	
	1.5	Fear and barrier free (exterior) spaces / social control	1	
	1.6	Quality of appartment related exterior spaces	1	
	1.7	Measures to increase safety / security	0	
2	**COST REDUCTION BYPLANNING**		**2,2**	**Pts.**
	2.1	Permanently socially dedicated apartments	1	
	2.2	Economic floorplans and space efficient circulation	1	
	2.3	Compact construction volumes	1	
	2.4	Minimized facility management cost of building and exterior	1	
	2.5	Alternative mobility concepts replacing car parking spaces / garage	0	
3	**LIVING IN COMMUNITIES**		**2,8**	**Pts.**
	3.1	General and meeting areas: Multiple use and communicative qualities	1	
	3.2	Appropriable (exterior) spaces for differenter user groups, especially youth (noise, Robust materials,…)	1	
	3.3	Community organization, house keeping, tenant engagement	1	
	3.4	Participation concept in planning, construction, use / support for construction teams	1	
	3.5	Identity and clear(ly defined) neighborhood	1	
	3.6	Artisitic interventions	1	
4	**HOUSING FOR CHANGING NEEDS**		**1,8**	**Pts.**
	4.1	Social mixing through diversified living arragenements	1	
	4.2	Offers for specific user groups, operated assisted concepts	1	
	4.3	Interfacing and linking with existing social infrastructure	1	
	4.4	Diversified offers for different (living) cultures	0	
	4.5	Combined working and living environments, shared / temp spaces	0	
	4.6	Flexible and use independend ground floor areas	1	

2 ENVIRONMENTAL CRITERIA		**Max. 11 Pts.**	**8,2**	**Pts.**
1	**CLIMATE AND RESOURCE FRIEDNLY CONSTRUCTION**		**1,8**	**Pts.**
	1.1	Planing, construction and fit out following principles of low ecological life cycle cost	0	
	1.2	High total energy efficiency – nZEB	1	
	1.3	Energy efficient heat generation with lowest possible emissions, renewable energy, Decentralized power generation	1	
	1.4	Ecological construction principles, dismantling friendly construction with low grey energy and production emissions	1	
	1.5	(Drinking) water saving measures, service water supplies, percipitation water retention	0	
	1.6	Quality assurance measures, cetifications, monitoring	1	
2	**HEALTHY AND ENVIRONMENTALLY AWARE LIVING**		**2,1**	**Pts.**
	1.2	Good sunlight exposure and ventilation of living areas, overheating protection	1	
	2.2	High comfort level: Optimized comfort parameters, ventilation/air speed, moisture, Simulations	1	
	2.3	Healthy living: Polutant free construction material, reduction of imissions (windows, Controlled ventilation, EMF reduction)	1	
	2.4	Support of environmentally aware and healthy life styles, measures for an increased recreational value of the living environment, service and mobility offers, special bicycle facilities	0	
3	**EFFECTIVE URBAN QUALITIES OF GREEN AND FREE AREAS**		**2,0**	**Pts.**
	3.1	Functional urban relations, identity generating concepts	1	
	3.2	Barrier free accessability, pedestrian and bicyle paths, gearing/linking of ground floor areas	1	
	3.3	Urban ecology measures for micro climate, soil quality, groundwater, nature Preservation	0	
	3.4	Noise and privacy protection	1	
	3.5	Comprehensible use of material with high use quality and reasonable maintenance cost	1	
	3.6	Technical qualities of surfaces, materials and fit out	1	
	3.7	Functional and design quality of facade greening	0	
4	**DIFFERENCIATED USE OF GREEN AND FREE AREAS**		**2,4**	**Pts.**
	4.1	Offers for all user groups	1	
	4.2	Neighborhood related, communication, participation and gender related offers	1	
	4.3	Play and sport offers, indoor activity areas, exterior fit out quality, playgrounds	1	
	4.4	Use mixing and separation, avoidance of excessive segmentation, reduced fencing	1	
	4.5	Functionality of yards, access areaes, greening, lightning, winter services	1	
	4.6	Share of private exterior spaces, diversity and fit our, separation and situation, scale	1	
	4.7	Share of communly, mutually useable exterior spaces	0	

3 ECONOMY		**Max. 11 Pts.**	**8,8**	**Pts.**
	1 LAND / PLOT		**2,8**	**Pts.**
		1.1 Acquisition Cost	1	
		1.2 Lease Cost	1	
		1.3 Side Cost (Register, Provisions, Infrastructure, Contamination, Financing, Interest)	1	
	2 TOTAL CONSTRUCTION COST		**2,8**	**Pts.**
		2.1 Construction cost	1	
		2.2 Construction side cost	1	
		2.3 Planning efficiency according benchmarking	1	
	3 TENANT COST AND LEASE CONTRACTS		**2,0**	**Pts.**
		3.1 Attribution	1	
		3.2 Shares	0	
		3.3 Rent	1	
		3.4 Ownership	0	
		3.5 Parking Cost	1	
		3.6 Operation expenses / cost	1	
		3.7 Participation in operational (spending) deceissions	1	
	4 COST RELEVANT FIT OUT		**1,4**	**Pts.**
		4.1 Relation of cost to fit out quality	1	
		4.2 Thermal and noise protection quality	1	
		4.3 TCO / Lifecycle Cost	0	
		4.4 Measures for low facility management cost	0	
4 ARCHITECTURE		**Max. 11 Pts.**	**9,9**	**Pts.**
	1 URBAN STRUCTURE		**2,1**	**Pts.**
		1.1 Functional and identifyable urban structure	1	
		1.2 Urban connectivity	1	
		1.3 Throughway and movement relations, permeability, closures	1	
		1.4 Building access, staying and movement spaces	1	
		1.5 View relations	1	
		1.6 Use of topography	0	
		1.7 Urban to ground floor relations	1	
		1.8 Social spatiallity concept of the living environment	1	
	2 BUILDING STRUCTURE		**2,3**	**Pts.**
		2.1 Composition and orientation of buildings	1	
		2.2 Functional space quality of access and circulation	1	
		2.3 Quality of (block) corner situations	1	
		2.4 Adequate functionality and fit out of ground floor areas	1	
		2.5 Choice of structural elements and consequences for living structure and economy	0	
		2.6 Interior to exterior transitions	1	
	3 LIVING STRUCTURE		**2,8**	**Pts.**
		3.1 Differentiated appartments and floor plans	1	
		3.2 Functionality of floor plans	1	
		3.3 Usability of rooms	1	
		3.4 Interal apartment circulation (efficiency)	1	
		3.5 Orientation of rooms, views	1	
		3.6 Apartment to private exterior space relations, usability of exterior space	1	
	4 DESIGN		**2,8**	**Pts.**
		4.1 Impression of the buildings, adequate to project objectives	1	
		4.2 Facade design and materials	1	
		4.3 Correspondence with surroundings	1	

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