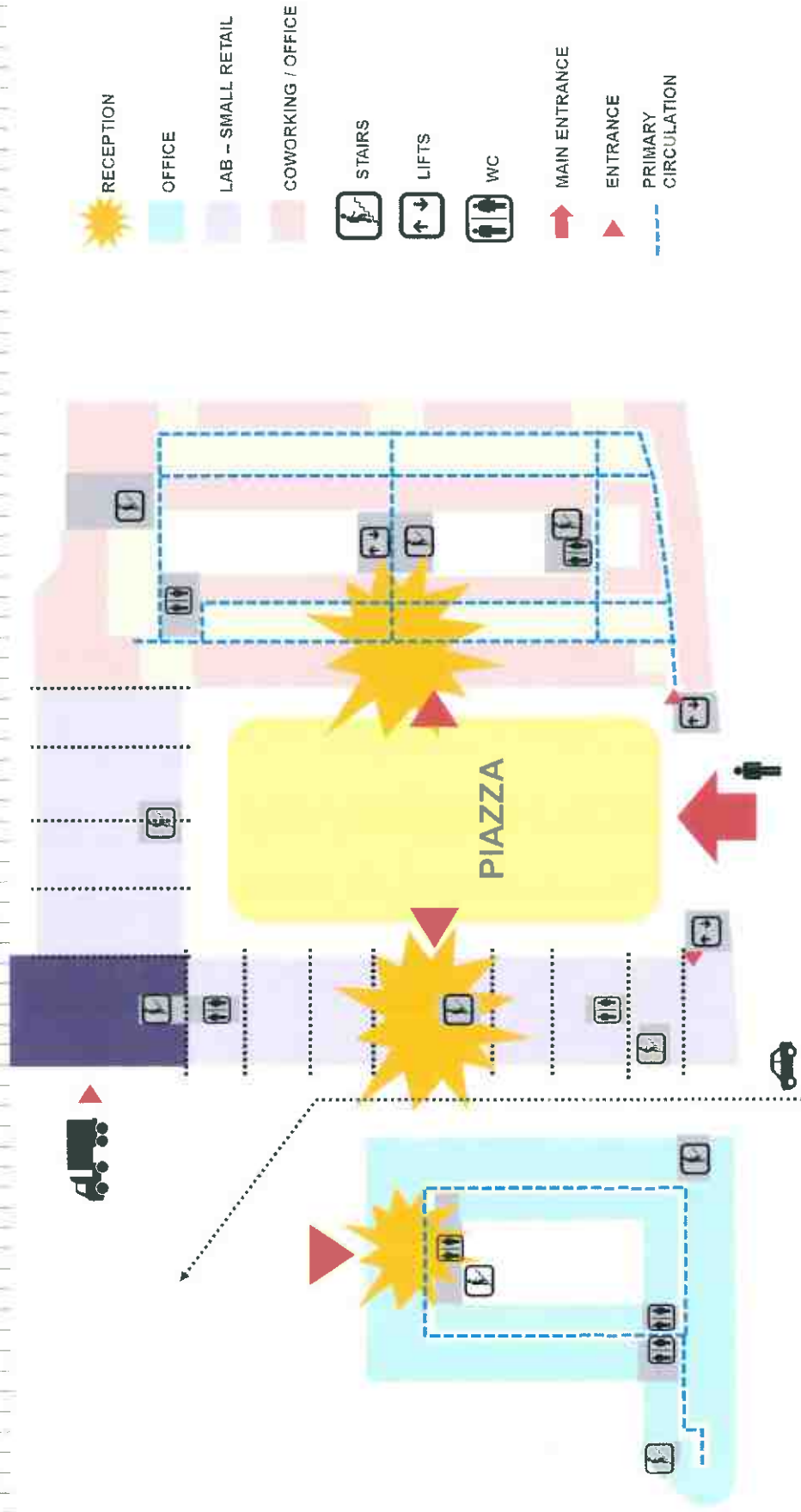
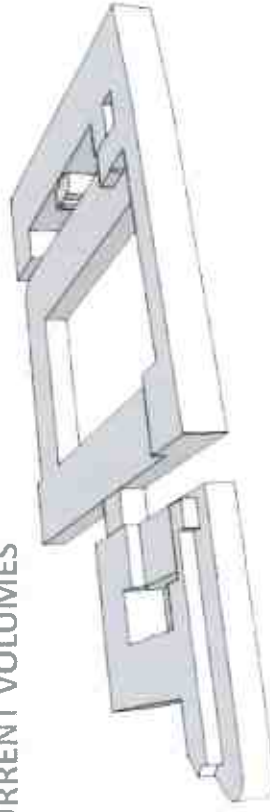


THE MASTER PLAN – Concept Layout

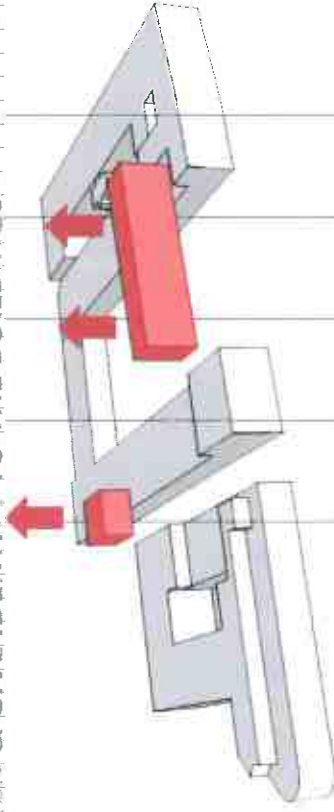


BUILDING CONCEPT – Volumetric schemes

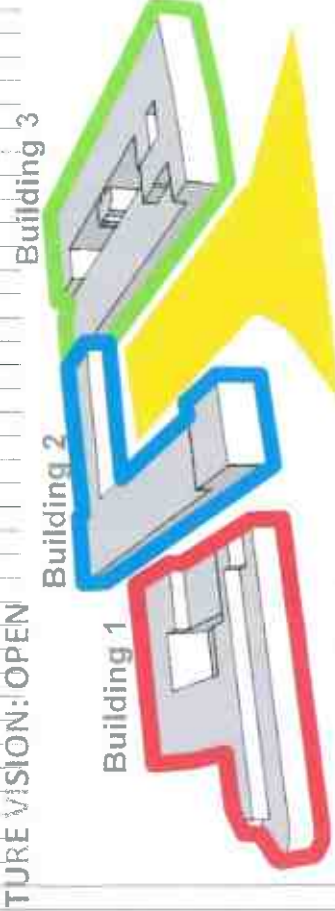
CURRENT VOLUMES



OPEN & GIVE IDENTITY TO THE BUILDINGS



FUTURE VISION: OPEN



1) RETHINK THE EXISTING STATUS

- NO REGULAR FLOOR PLANS
- LESS VISIBILITY OF THE WHOLE COMPLEX
- NO CONNECTION TO THE CITY
- ONLY OFFICE MIX

2) FREE IMPROVEMENT OPPORTUNITIES

- PARTIAL DEMOLITION OF THE FRONTAL BUILDING (230 sqm)
- DEMOLITION OF THE CONNECTION BETWEEN THE BUILDINGS (910 sqm)
- CONNECTION TO THE CITY & PUBLIC SQUARE
- EVALUATE A POSSIBLE REUSE OF THE SURFACES (P.25)

3) CREATE VALUE IMAGE

- CREATE A MULTI-PURPOSE CAMPUS (OFFICE-LAB-COWORKING-SMALL RETAIL)
- NEW PUBLIC PIAZZA INSIDE THE COMPLEX
- NEW BUILDING IMAGE – NEW FACADES
- DIFFERENT BUILDING DIMENSIONS AND DIVISIBILITY (MONOTENANT-MULTITENANT)

THE PLAN – Concept Layout (one floor)



NOTE: the proposed layout has just an example purpose

Dipartimento Corporate

Office Milano
Tel. +39 02 77 55 58 - corporate@gabetti.it

BUILDING CONCEPT – Stacking plans & Areas

BUILDING 1

Office	F2	2.090
Office	F1	2.090
Office	G	1.320
Parking	U1	840
TOTAL	mq	6.340

BUILDING 2

Office	F2	290
Office	F1	2.550
Office	G	2.550
Parking	U1	755
TOTAL	mq	6.125

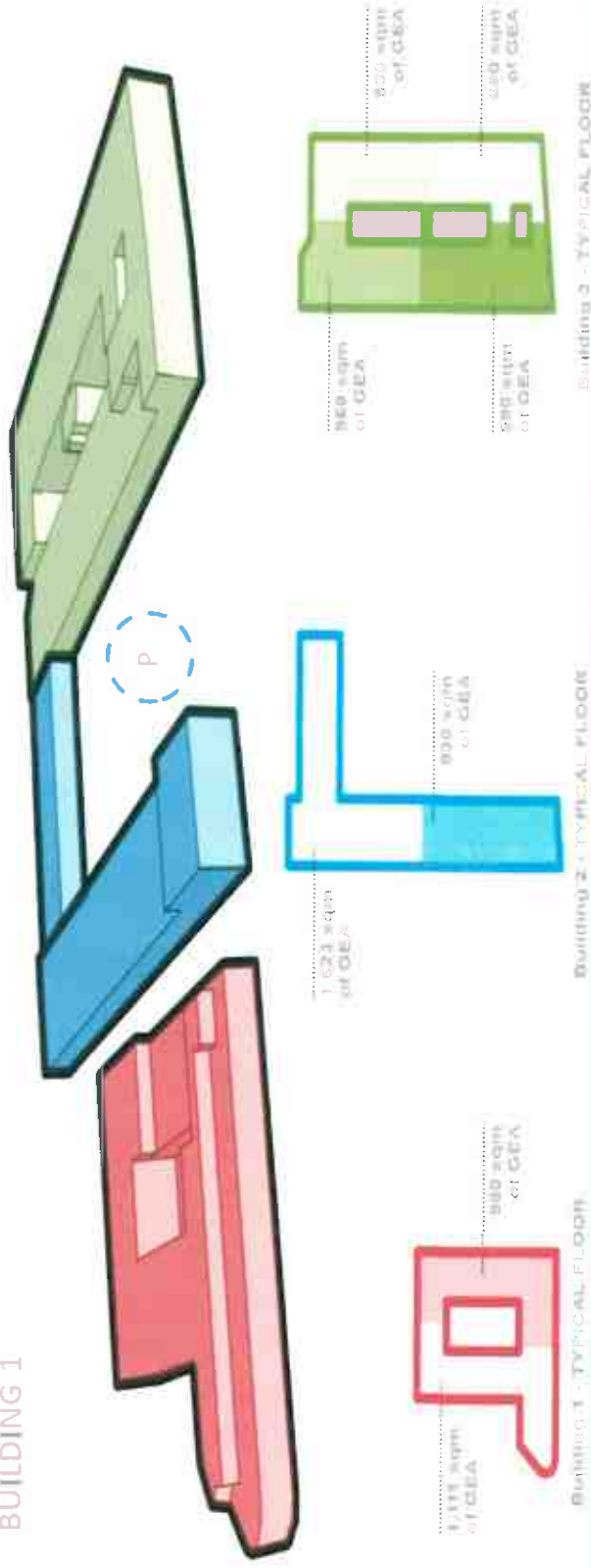
BUILDING 3

Office	F2	2.230
Office	F1	3.670
Office	G	3.680
Parking	U1	2.870
TOTAL	mq	12.450

BUILDING 1

BUILDING 2

BUILDING 3



BUILDING CONCEPT – The vision

BUILDING 1

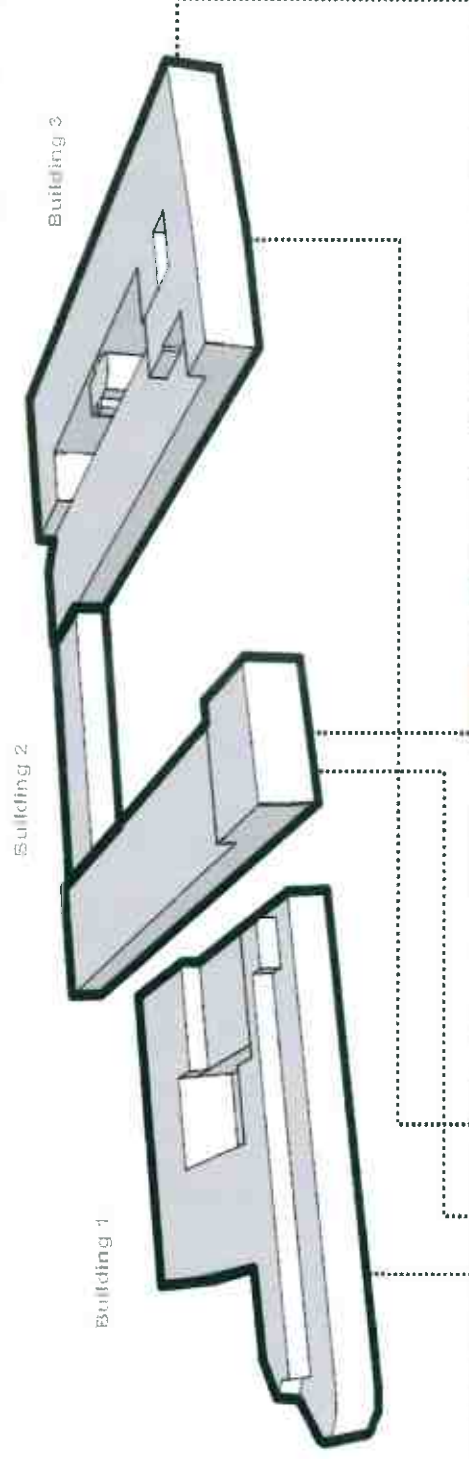
- The current set up is already ideal for being used as office space;
- The project is aimed to make it independent and with own identity, image, access;
- Specifications to be – Grade A – Cat. A
- Identity is strong as the main façade is the first feature that is visible accessing the complex.

BUILDING 2

- By current nature the building is aimed to be refurbished as multiple office labs.
- Due to the fact that the back space has a double loading bay

BUILDING 3

- It will be restructured to be used as classical office and co-working space.



OFFICE



LAB – SHOWROOM

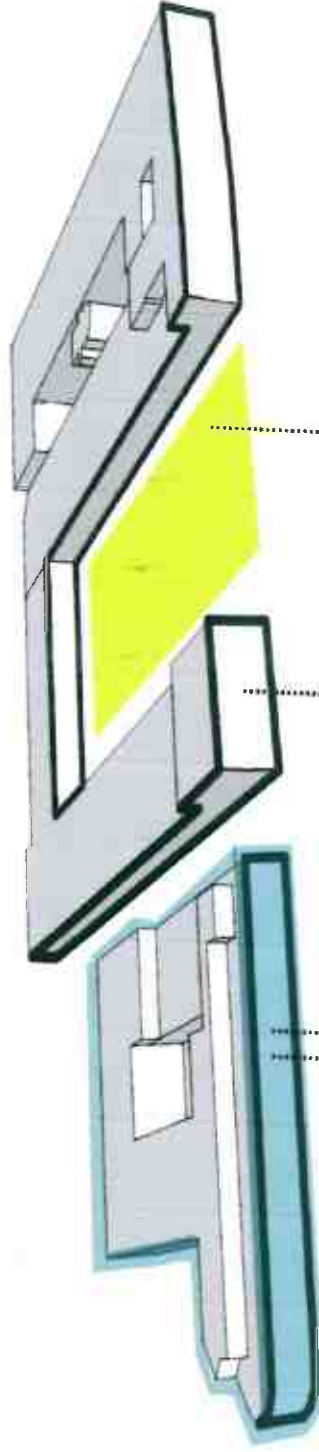


COWORKING

BUILDING CONCEPT – The vision

GOALS

- One of the main objectives is to open-up the campus to the surrounding neighborhood.
- To make it possible the current internal courtyard will be directly accessible from Via Casati.
- The 2nd effect will be to give greater identity to the all 3 buildings
- The 3rd impact will be to create an optimum "critical mass" of business with circa 2000 people working in the campus. This will bring life to this area of the city, enhancing services in the complex proximity.



NEW FACADE (HYPOTHESIS)



NEW FACADE (HYPOTHESIS)



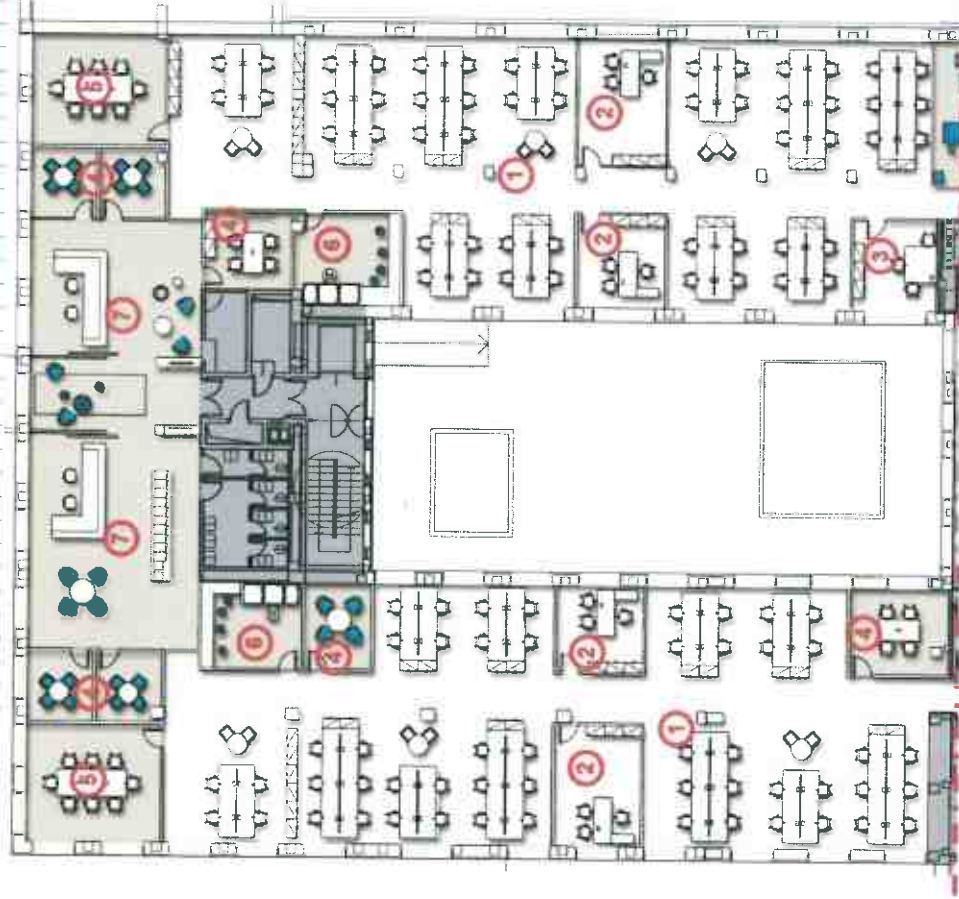
PUBLIC SQUARE

THE PLAN – Concept Layout – Detail 01

SPECS – CAT. A

- New Façade
- False Ceilings
- Raised Floors
- New Lifts
- New Toilette blocks
- New HVAC System
- BMS
- LED Lighting
- EVAC

- ① Open space
- ② Enclosed office
- ③ Office & meet
- ④ Small meeting room
- ⑤ Large meeting room
- ⑥ Break area
- ⑦ Reception area



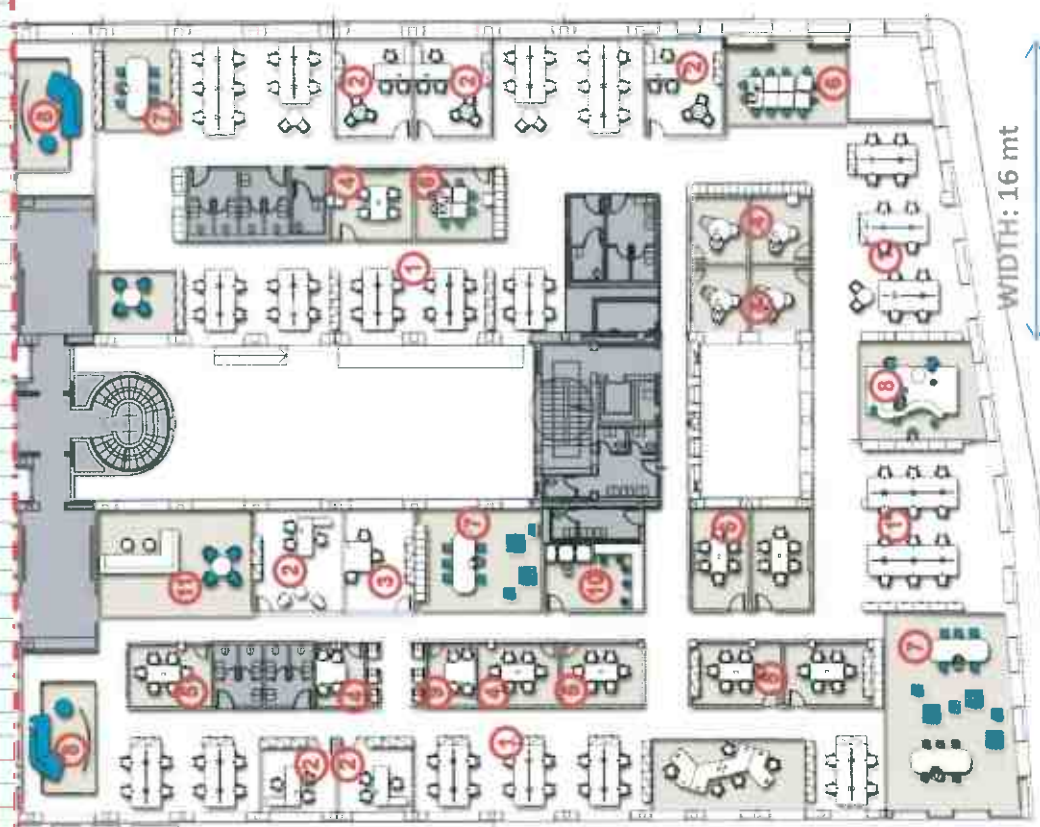
FAÇADE GRID: 3 mt - 4 mt

WIDTH: 17 mt

WIDTH: 12 mt

NOTE: the proposed layout has just an example purpose

THE PLAN – Concept Layout – Detail 02



- ① Open space
- ② Enclosed office
- ③ Office & meet
- ④ Small meeting room
- ⑤ Medium meeting room
- ⑥ Project area
- ⑦ Touch down
- ⑧ Informal area
- ⑨ Copy area
- ⑩ Break area
- ⑪ Reception area

NOTE: the proposed layout has
just an example purpose

WIDTH: 16 mt