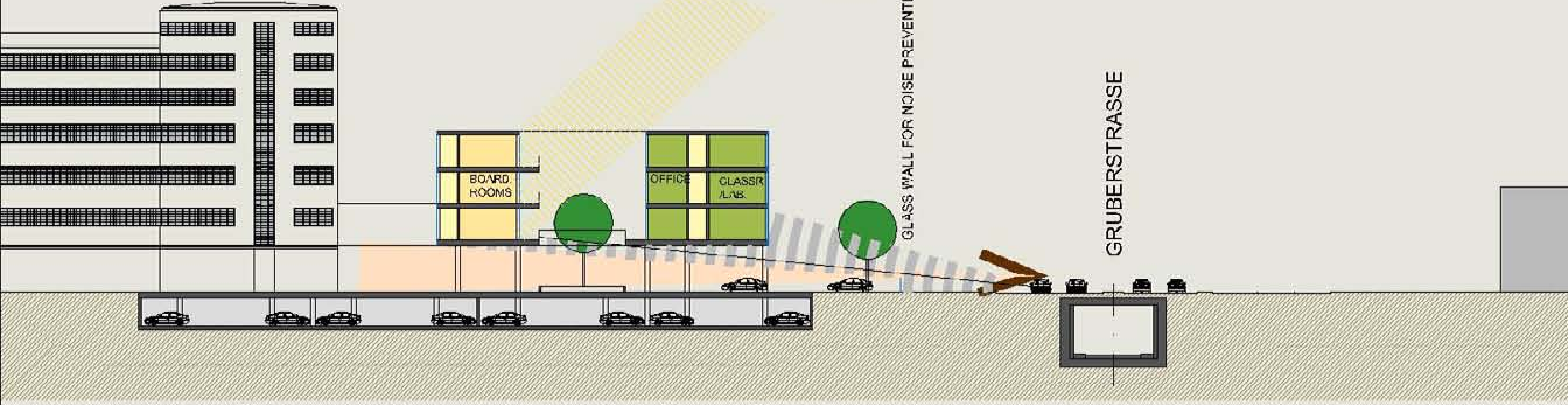
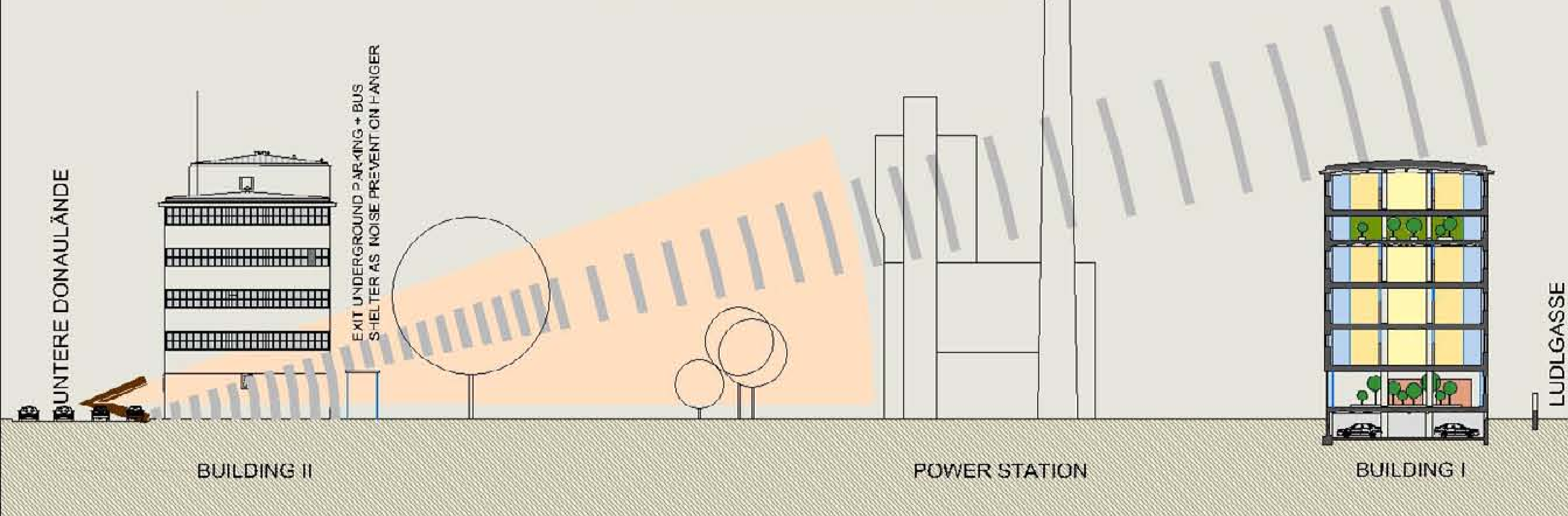


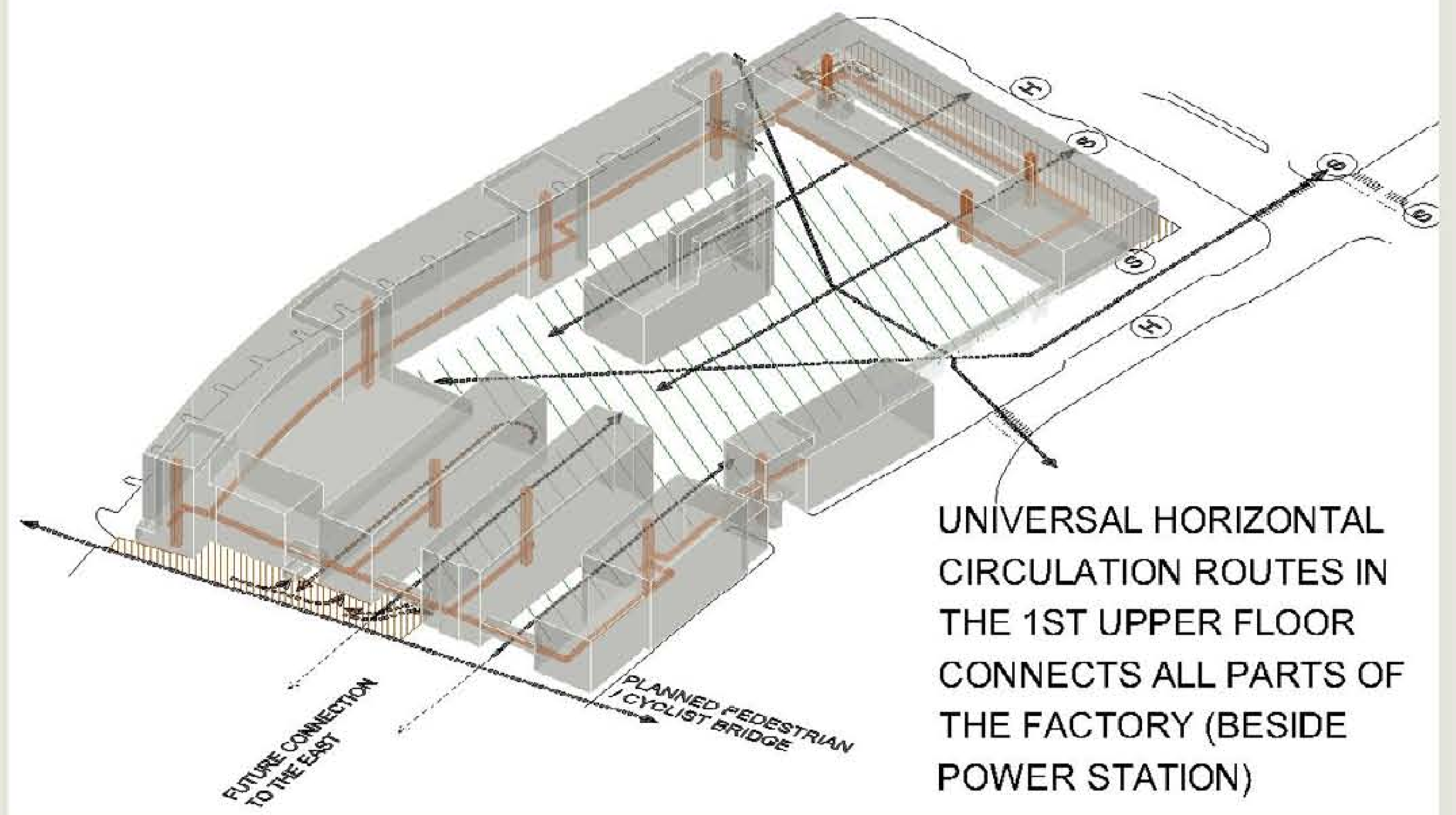
SECTION 1-1 GRUBERSTRASSE  
21.3. + 21.9., 12:00



SECTION 2-2 UNTERE DONAULÄNDE

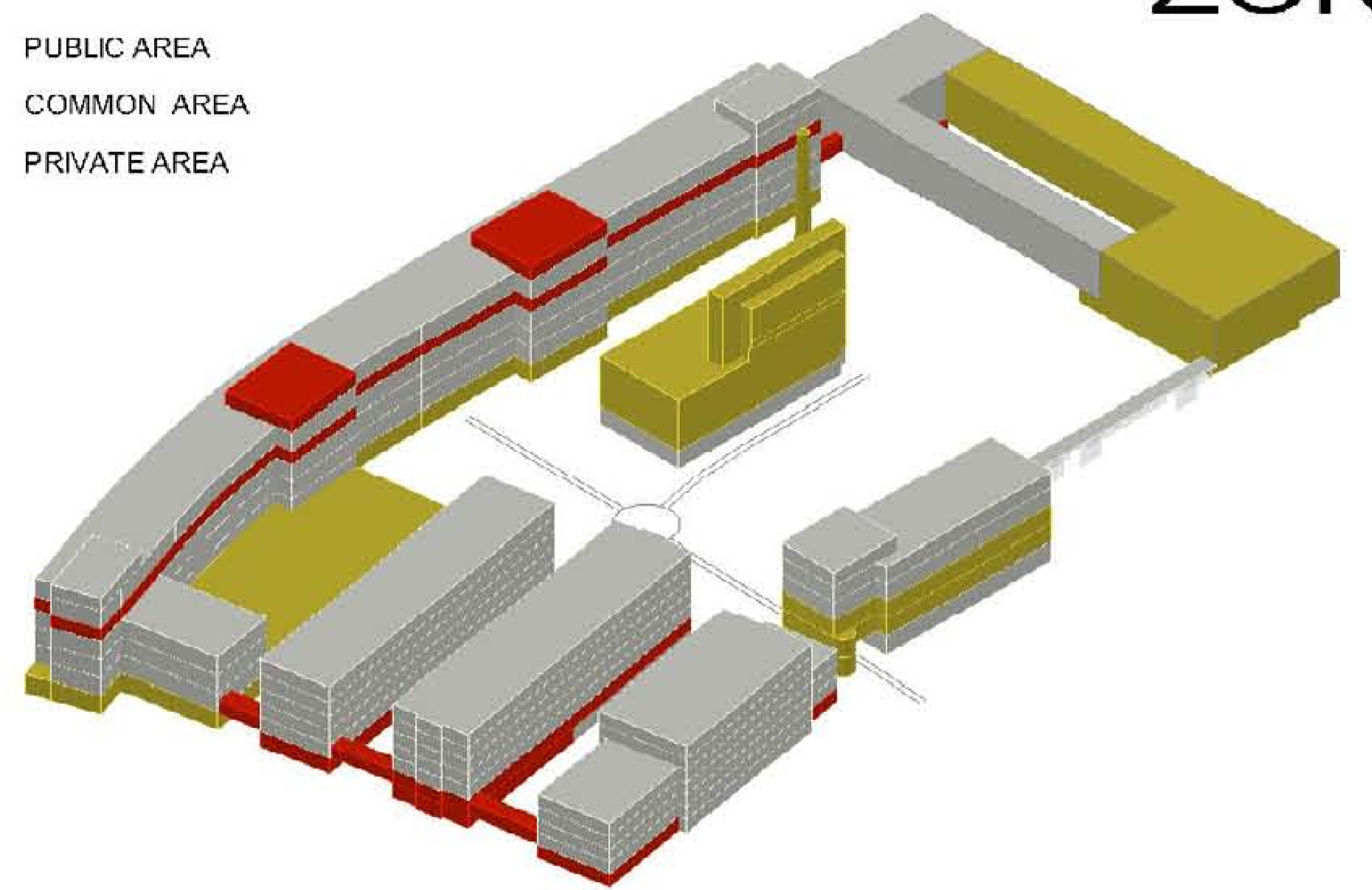


CIRCULATION ROUTES

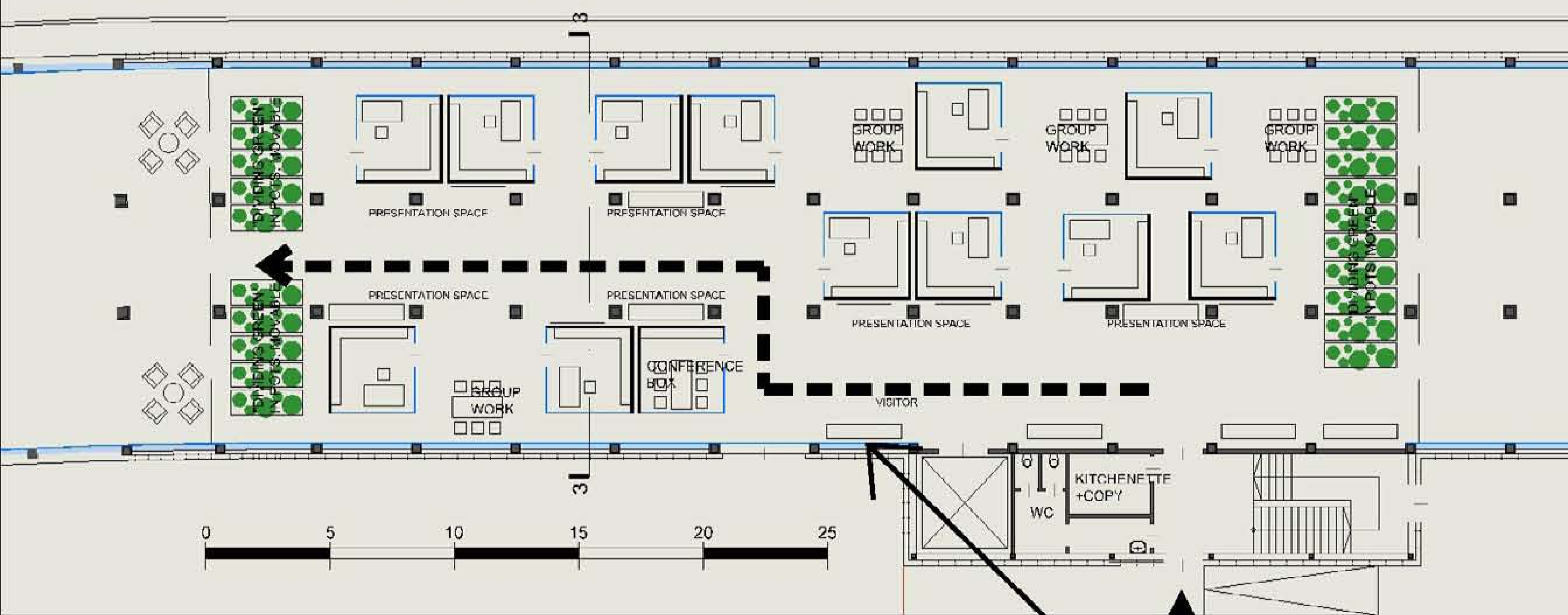


ZONES

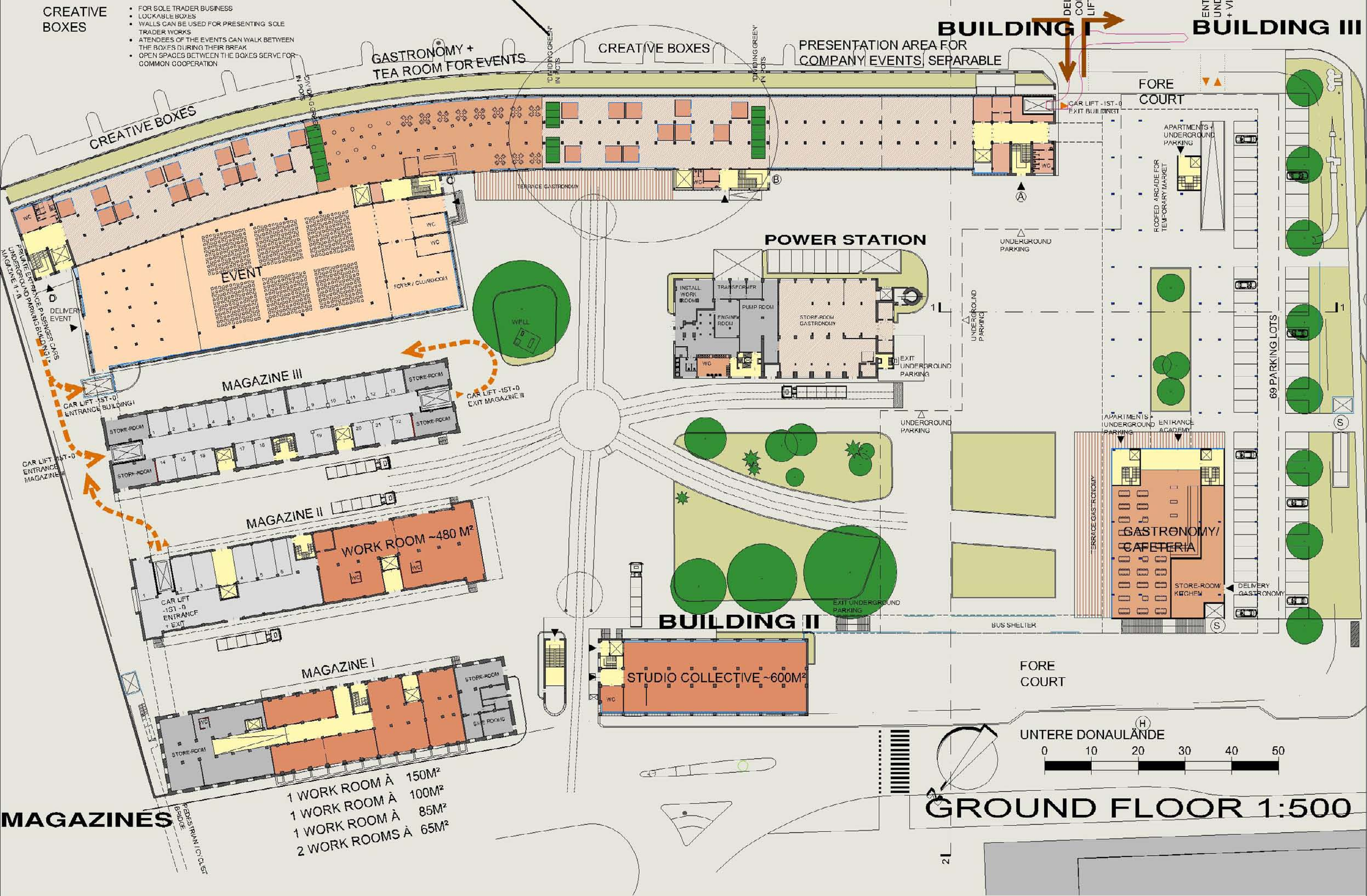
- PUBLIC AREA
- COMMON AREA
- PRIVATE AREA



CREATIVE BOXES



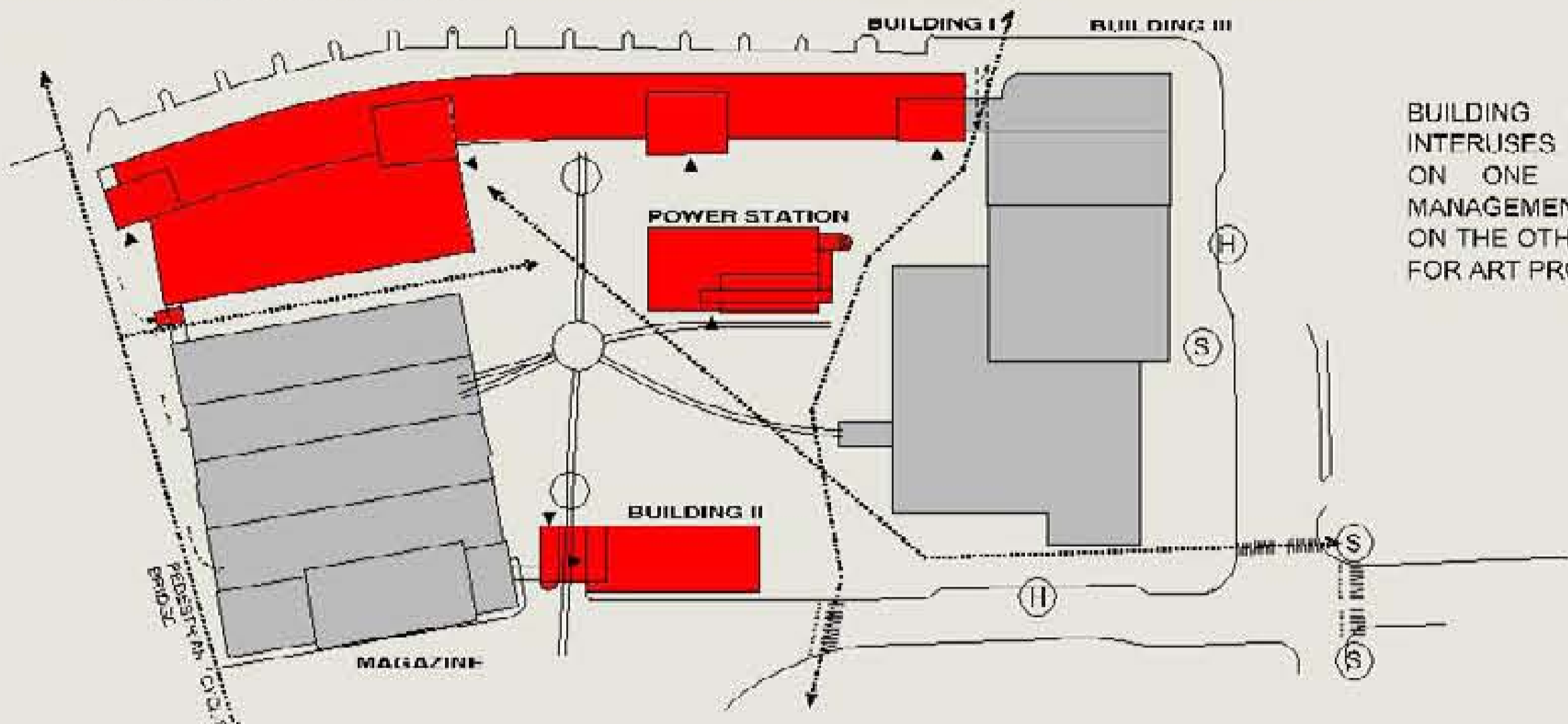
- CREATIVE BOXES**
- FOR SOLE TRADER BUSINESS
  - LOCKABLE BOXES
  - WALLS CAN BE USED FOR PRESENTING SOLE TRADER WORKS
  - ATTENDEES OF THE EVENTS CAN WALK BETWEEN THE BOXES DURING THEIR BREAK
  - OPEN SPACES BETWEEN THE BOXES SERVE FOR COMMON COOPERATION



- 1 WORK ROOM A 150M²
- 1 WORK ROOM A 100M²
- 1 WORK ROOM A 85M²
- 2 WORK ROOMS A 65M²

GROUND FLOOR 1:500

1. STEP:
- BUILDING I, II AND THE POWER STATION GET NEW USES: APARTMENTS, OFFICES, STUDIOS, GASTRONOMY, EVENT ROOM
  - FOR THE CITIZEN, THESE BUILDINGS REPRESENT THE "TOBACCO CITY FACTORY" AND POSSESS HIGH RECOGNITION VALUE.
  - THEY HAVE THE POTENTIAL TO INSTANTIATE THE BRAND "TOBACCO CITY FACTORY".
  - IN ADDITION, THESE BUILDINGS ALREADY PROVIDE BASIC TECHNICAL INFRASTRUCTURE AND SUFFICIENT NATURAL LIGHT.

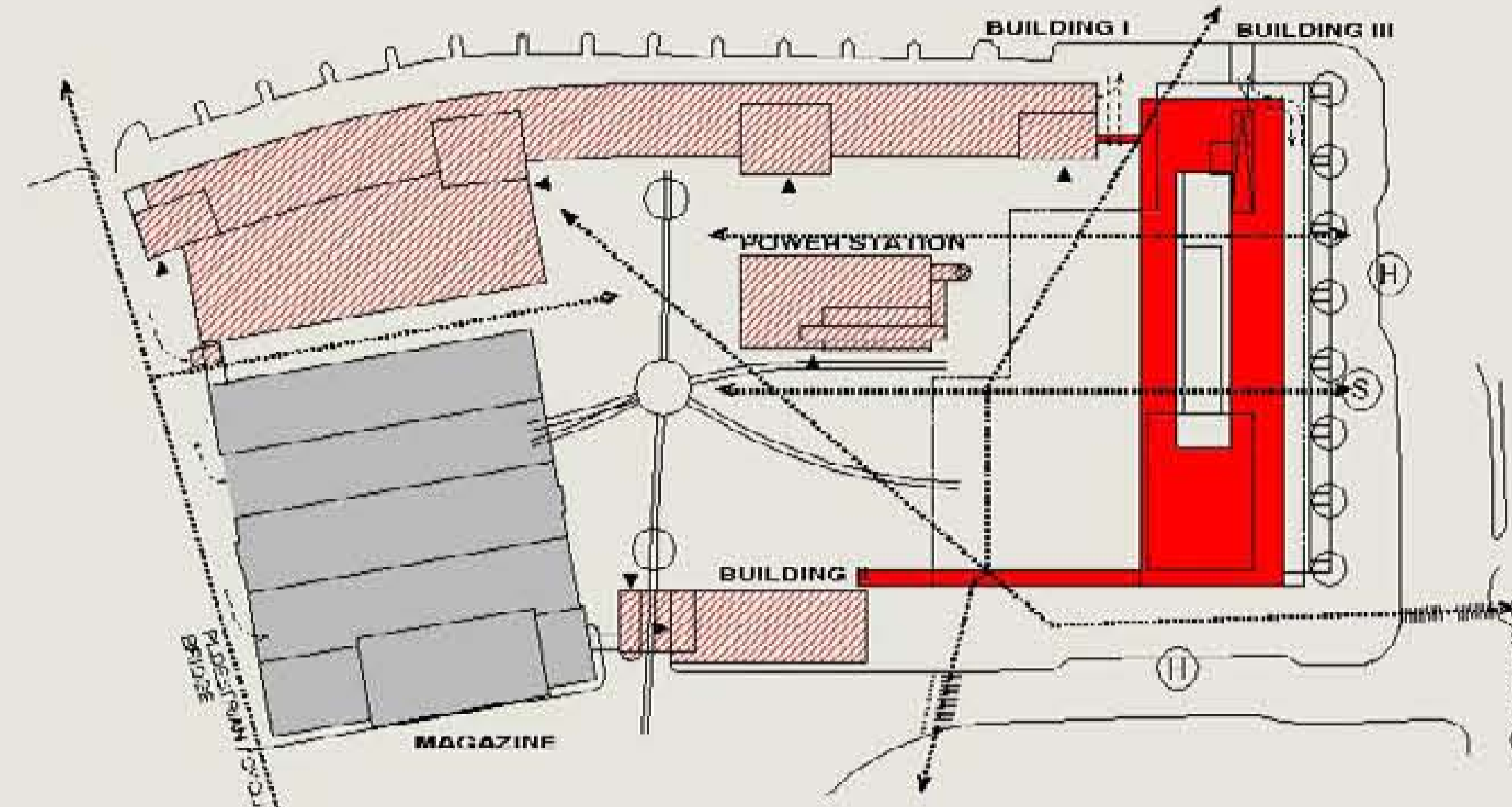


BUILDING III TAKES OVER TEMPORARY INTERFUSES. ON ONE HAND IT ACCOMMODATES SITE MANAGEMENT. ON THE OTHER HAND, THE HALLS CAN BE USED FOR ART PROJECTS (AS DONE BEFORE).

THE MAGAZINES HAVE NO HEATING UP TO NOW. BY INSTALLING A CAR LIFT IN MAGAZINE A (ENTRANCE) AND A CAR LIFT IN MAGAZINE B (EXIT) ALMOST ALL LEVELS OF THE MAGAZINES A + B CAN BE USED AS PARKING DECKS FOR THE USERS OF BUILDING I + II.

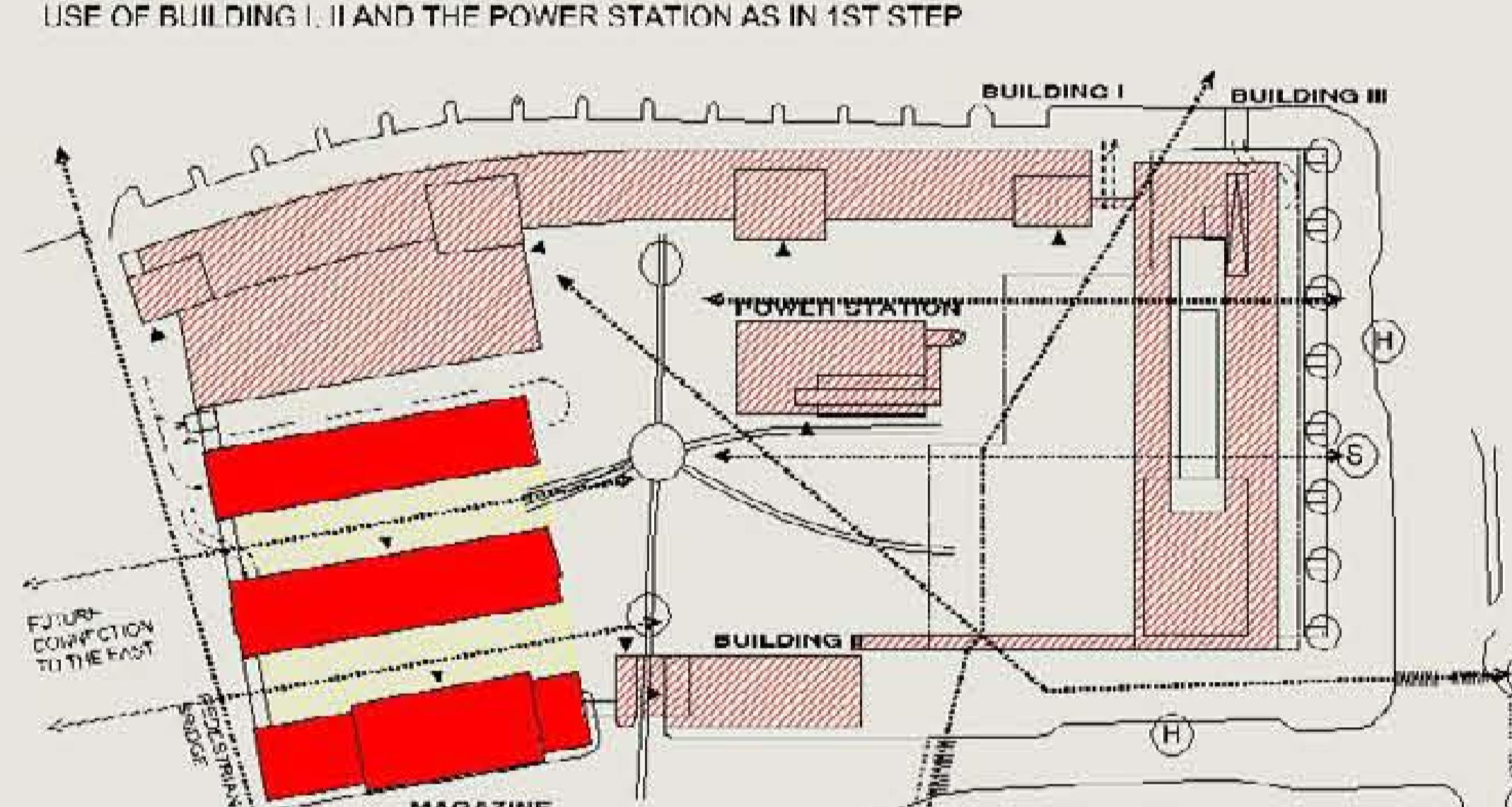
- DIAGONAL PARKING LOTS IN MAGAZINES A + B WITH ONE-WAY REGULATION. RECTANGULAR PARKING LOTS IN MAGAZINE II, ONLY AT ONE SIDE OF THE LANE, WITH ONCOMING TRAFFIC. APPROX. 65 PARKING LOTS / LEVEL, 6 LEVELS, >= 378 PARKING LOTS
- AIR CIRCULATION IS POSSIBLE THROUGH THE FRONTS OF MAGAZINE A + B
- CAR LIFTS CAN PARTIALLY BE REUSED BY FULL REMOVAL OF THE MAGAZINES (3RD STEP).

2. STEP:
- USE OF BUILDING I, II AND THE POWER STATION AS IN 1ST STEP



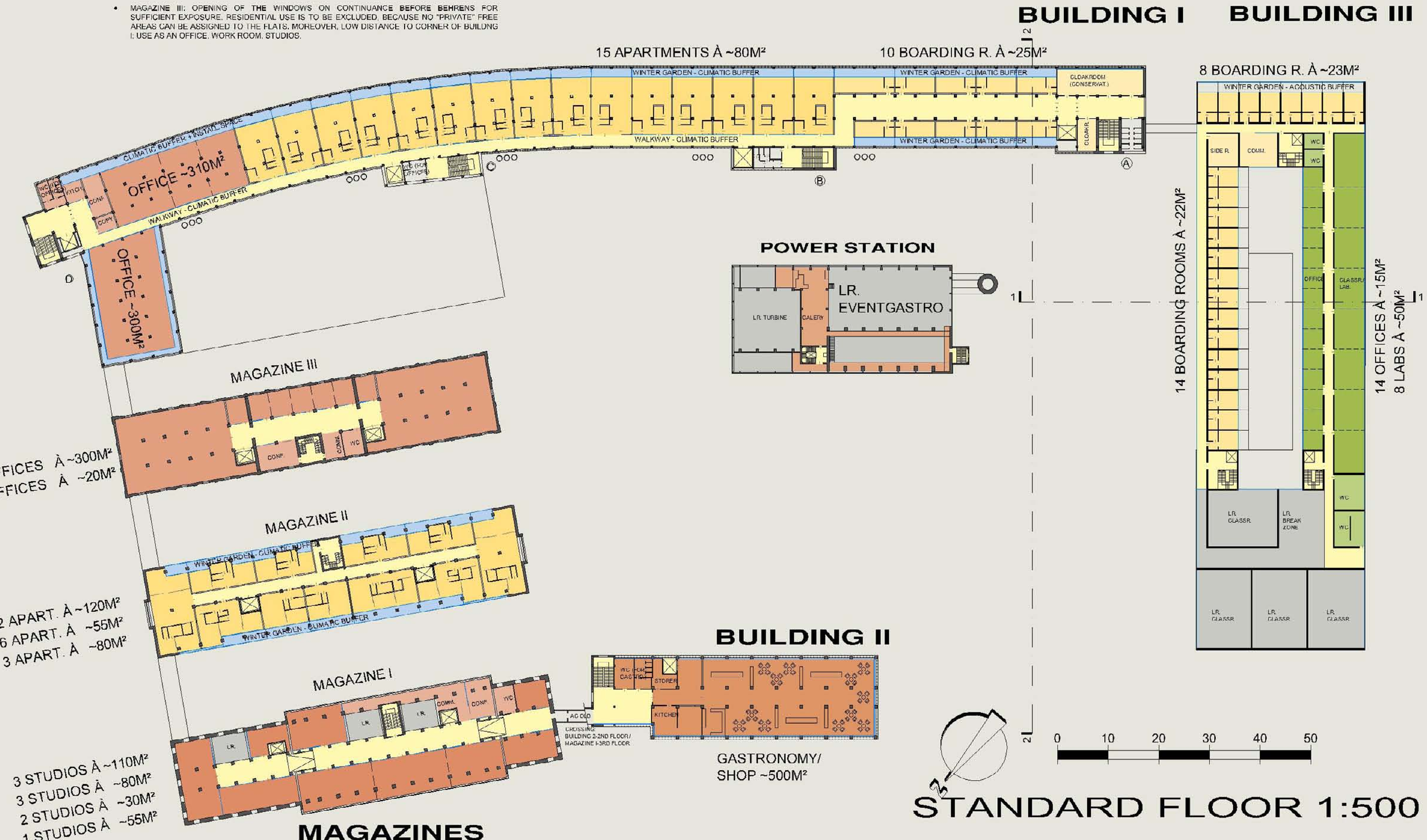
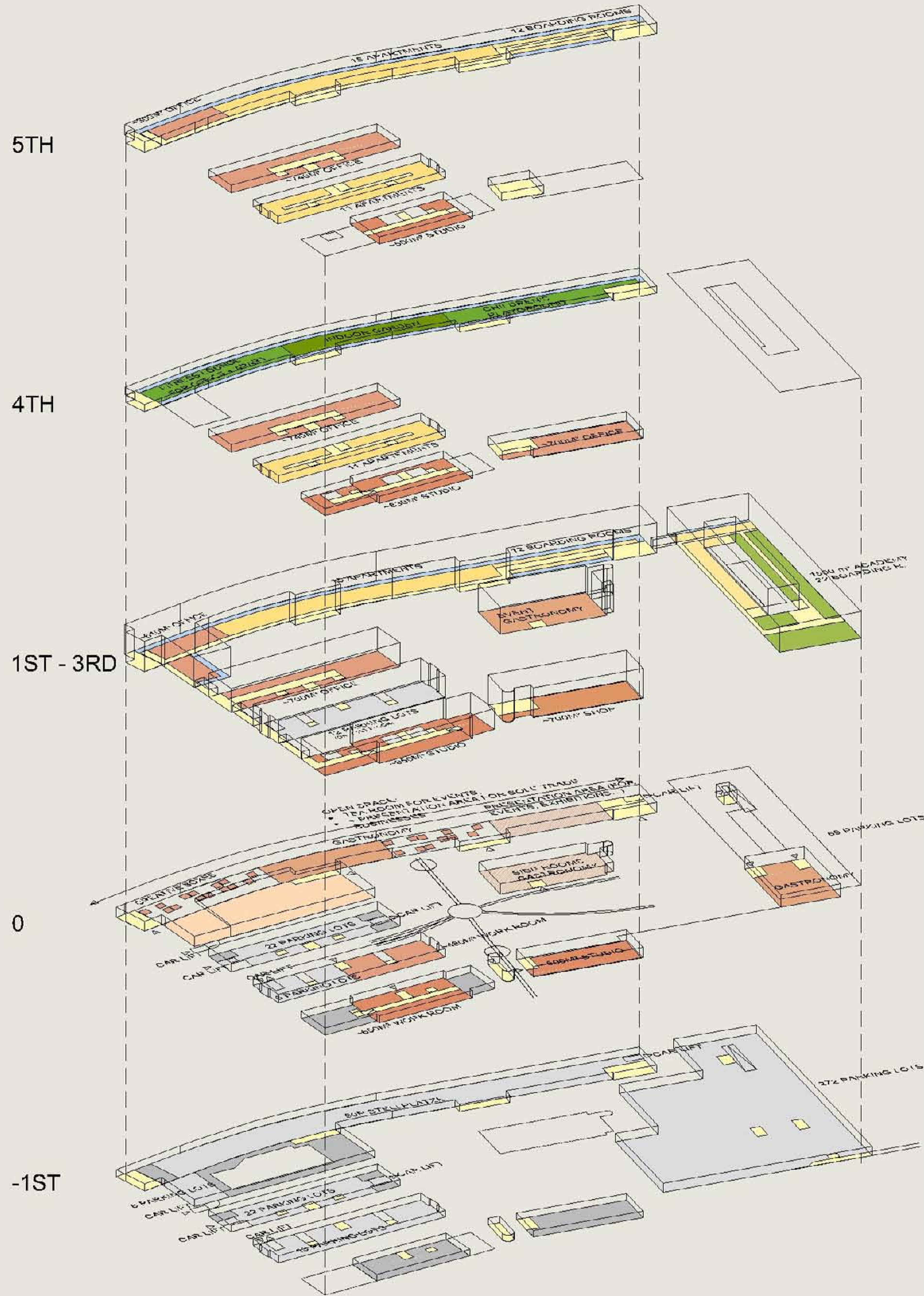
- DEMOLITION AND NEW CONSTRUCTION OF BUILDING III
- ESTABLISHMENT OF SINGLE-STOREY UNDERGROUND PARKING (APPROX. 278 PARKING LOTS)
- USE OF THE BUILDING AS A TRAINING AND LAB CONSTRUCTION FOR WORK ACCOMPANYING CONTINUING EDUCATION IN SEMINAR OR COURSE FORM, WITH POSSIBILITY FOR TEMPORARY OVERNIGHT STAY (F.E. 1 MONTH) IN THE BOARDING ROOMS.
- LINK TO THE SUBTERRANEAN TRAMWAY + BUS STOPS

3. STEP:
- USE OF BUILDING I, II AND THE POWER STATION AS IN 1ST STEP



- DEMOLITION OF NEW MAGAZINES A + B; RECONSTRUCTION OF THE BRIDGES IN THE 1ST FLOOR; SO MAGAZINES I, II + III GET NATURAL EXPOSURES ON BOTH SIDES AS WELL AS VENTILATION.
- MAGAZINE I NEEDS ADDITIONAL EXPOSURE FROM THE TOP, SO THAT IT CAN BE USED FOR WORK ROOMS AND STUDIOS. DIRECT BINDING TO THE SHOPS IN BUILDING II ALLOWS EASY ACCESS TO OBJECTS IN THE MAGAZINE.
- MAGAZINE II GETS NEW GLASS FACADES FOR PRIVATE WINTER GARDENS IN FRONT OF THE FLATS.
- MAGAZINE III: OPENING OF THE WINDOWS ON CONTINUANCE BEFORE BEHRENS FOR SUFFICIENT EXPOSURE. RESIDENTIAL USE IS TO BE EXCLUDED, BECAUSE NO "PRIVATE" FREE AREAS CAN BE ASSIGNED TO THE FLATS. MOREOVER, LOW DISTANCE TO CORNER OF BUILDING I, USE AS AN OFFICE, WORK ROOM, STUDIOS.

- EXISTING BUILDING
- DEMOLITION
- ADAPTION / NEW BUILDING
- FINISHED ADAPTION / NEW BUILDING



STANDARD FLOOR 1:500

0 10 20 30 40 50