



Innovation Platz

The best place for your industry's business.



A project to meet the most
different needs of a
cutting-edge industry.

The complex



Panoramic view of Complex

A new wave of optimism and growth is taking over the Country. If you wish to use this opportunity to the fullest, consider **Innovation Platz** as the best place for your industry's business.

Innovation Platz lives up to its name: in German, the language of one of the most industrialized countries worldwide (global reference in quality and modernity), **Innovation Platz** means “Innovation Space”. This because innovating is to do better what already exists. Learn more in this presentation.



A complete infrastructure,
spread along its
85,000 m² of area.

Production



Left wing

The best structural solutions were implemented in the architectural and engineering projects of **Innovation Platz**. In the 85,000 m² area, two equal wings are allocated (each with 22,000 m²), plus support areas, like circulation, security and different parking lots (for collaborators, suppliers and semi-trailer trucks).



Right wing

- **Total production area built – 44,000 m² (2 wings)**
- Overhead clearance of up to 13 meters
- **Distance of span between pillars - 20 m X 20 m**
- Zenithal daylight illumination designed to ensure comfort and energy economy during the day



- **Cross ventilation with 6 air exchanges per hour**
- High resistance floor with capacity for 6 ton/ m²
- **Docks with electric-hydraulic grader machines**
- Construction system with pillars structure in precast concrete and covering in metallic structure with steel roof tiles ("Roll-on")
- **Roof coating with "Face-Felt" (thermal-acoustic protection)**



Production area with 22.000m²

The wings present flexible and customizable structure, meeting any operational need.



- Convertible mezzanine in storage area, with reinforced slab, capacity for up to 500 kg/m²
- **Administration rooms (next to the wings)**
- Women and men restrooms replicated across the whole wings
- **Several (and easy) accesses to mezzanines**

Control rooms entrance



Bathrooms



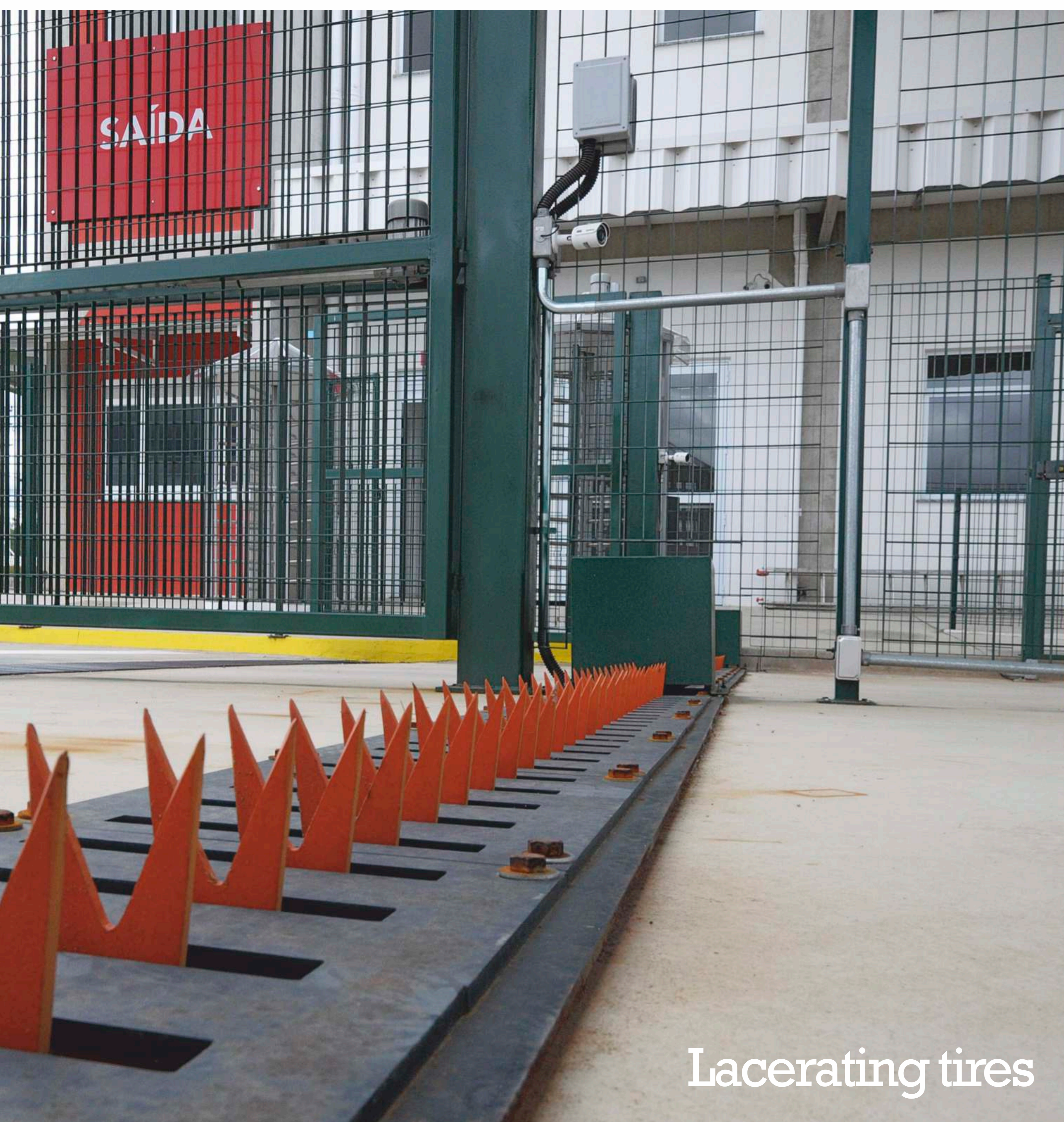
Access to the mezzanine

Security starts at the controlled
entrance and is extended to the
whole undertaking perimeter.

Security



- External security project and CCTV, with overlapping and electrified fences
- Access control at the armored reception
- Enclosure for trucks and cars with tire spike strips
- Armored security monitoring room



Lacerating tires



Security Room

Vast parking area for
different purposes.

Parking lot



Parking for 456 car spaces

- **Area for parking and maneuver of large semi-trailer trucks (up to 63 vehicles)**
- Parking lot for 456 cars
- **Parking lot for visitors**
- Parking lot for motorcycles



Administrative outbuilding: a well planned set of solutions to provide maximum comfort and efficiency.

Administration



- **Revolving door and locking gate at the entrance**
- Large reception with support room, restrooms and access to the upper floor by stairs or elevator
- **Building with several ambiences designed to be customizable and adaptable to the operational model**



Large reception area on entrance

- **2 large auditoriums for 180 people**
- Auditorium that can be reverted into refectory (meeting the policy of separation of multicultural teams), directly connected by elevator to the kitchen on the ground floor
- **Hall on the upper floor with access by elevator**



- **All rooms widely illuminated by natural light**
- Central air-conditioner
- **Cold floor in all rooms and corridors**
- 5 rooms for individual or collective meetings
- **Center with contiguous administrative rooms**



Reversible auditorium

Planned refectory to serve
employees and collaborators
with comfort.

Refectory



- Refectory dimensioned for 1 80 people per shift
- **Kitchen with large area and prepared to receive the most modern equipment**
- Nutritionist room next to the kitchen
- **External access to refectory**



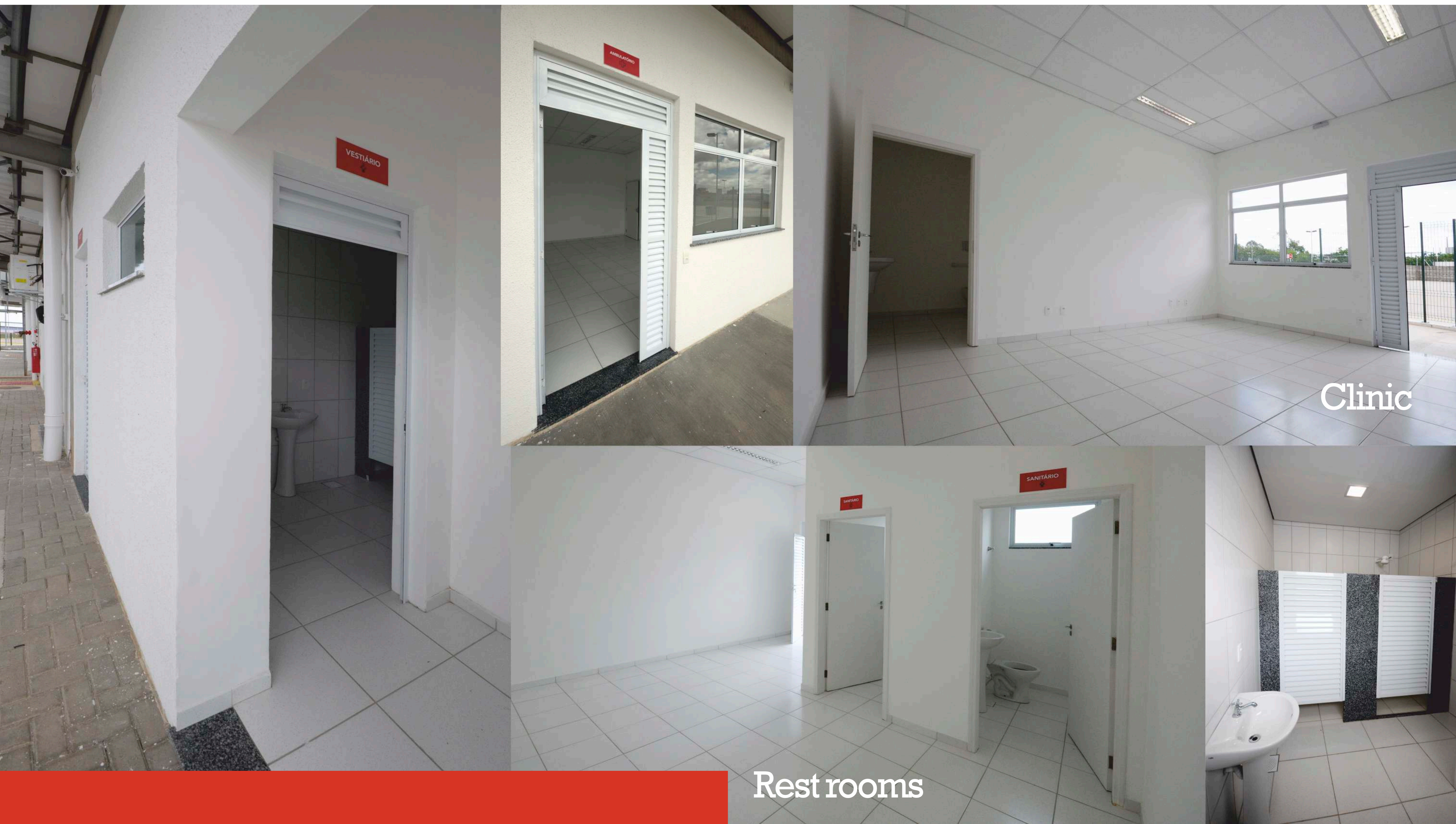
Large kitchen and nutritionist room

**Operation support outbuilding:
having in mind collaborators
comfort and productivity.**

Support



- Operation support outbuilding with waiting rooms, clinic, and separated dressing-rooms and bathrooms
- Resting rooms for drivers
- Digital telephony and optical fiber internet
- Zenithal daylight illumination, designed to ensure economy



Clinic

Rest rooms

Over dimensioned details
to meet any demand from
production and operation.

Energy



- Wings with three-phase energy: 2,300 kVA inlets, with increase prospected to up to 5,000 kVA
- **Production units with three-phase energy 83 kVA, 380-220 volts**
- High power generator to serve common areas and the administrative complex



High power generator

Ultramodern and efficient prevention
and fire-fighting system.

Prevention

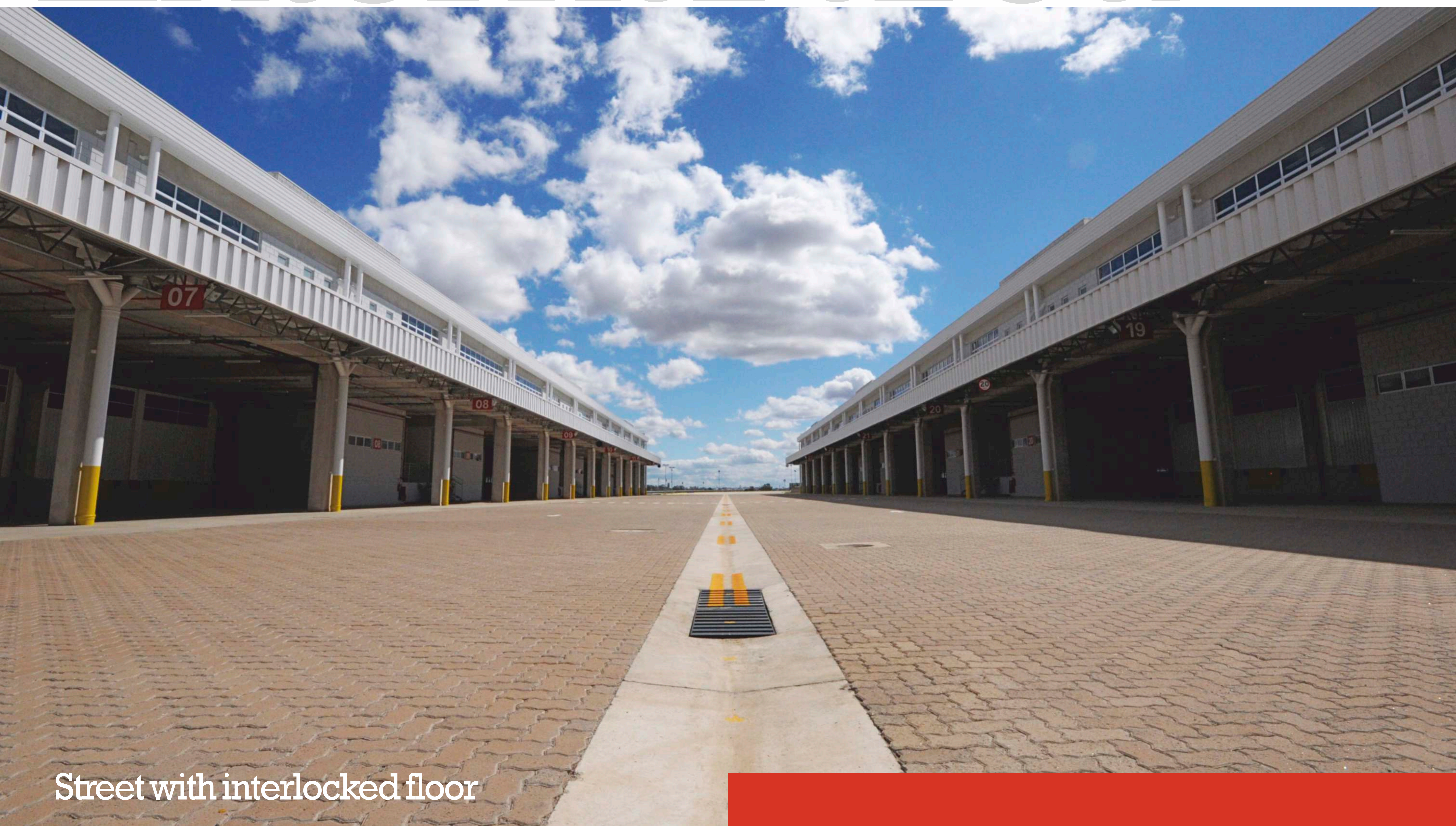


- **Sprinkler J4, standard ESFR and alarm against fire**
- Fire water reservoir with 555 m³
- **Consumption water reservoir with 144 m³**
- Large pool with capacity for 600 m³ of backwater
(safety against flood)



Cares in the external area reflect
the concern with all small details.

External area



- Paving with highly resistant interlocked floors, designed for large volume of heavy traffic
- **Streets between wings with 300 m in length and 29 m in width to facilitate semi-trailer trucks maneuvers**
- Gardening and cleaning of common areas
- **Green area with approximately 2,800 trees**



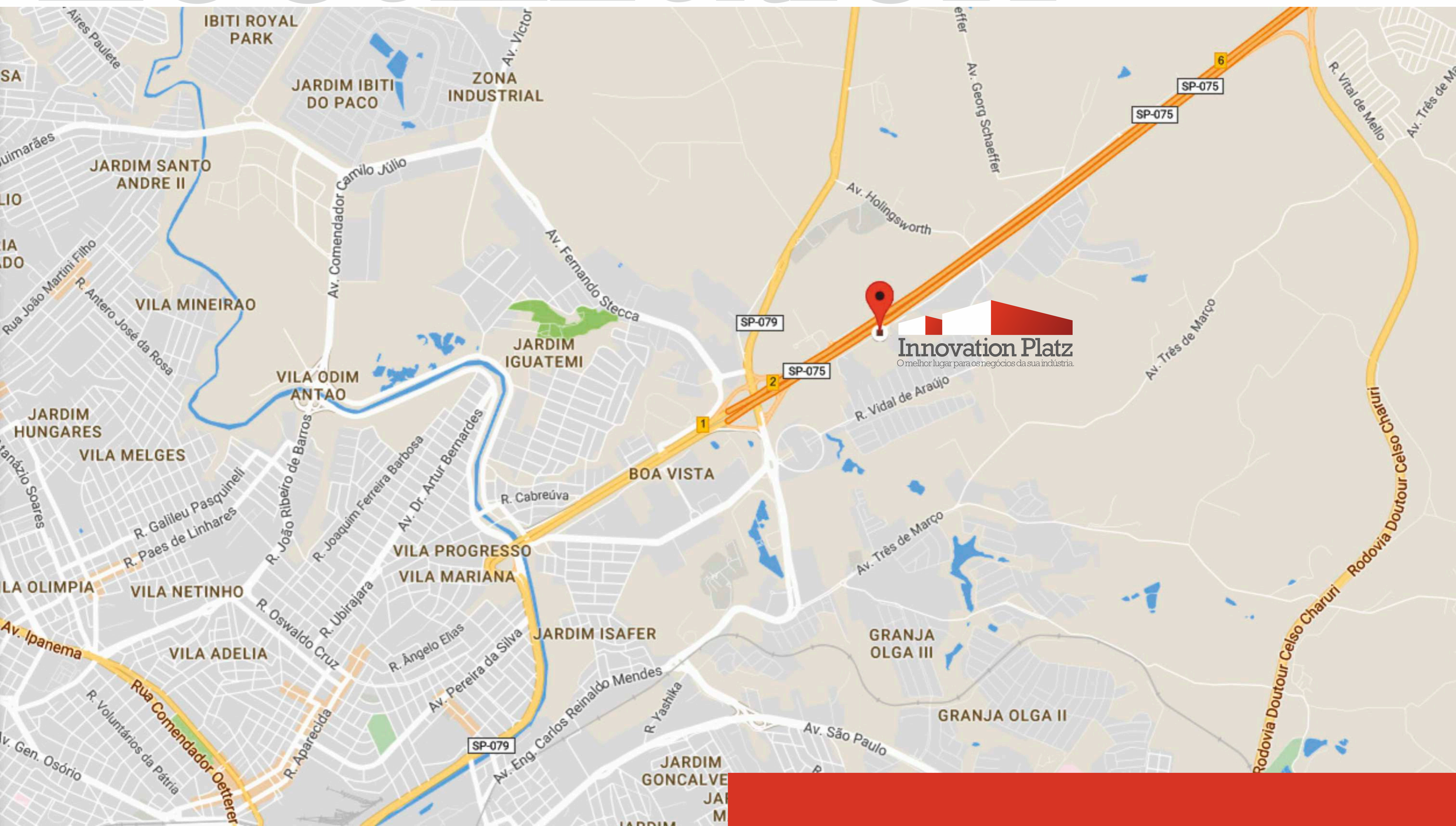
Street with 900 feet



2,800 trees planted

Next to Sorocaba center and to
two of the most important highways
in São Paulo State.

Localization



- Easy access to Rodovia Castelo Branco and also to Rodovia Raposo Tavares
- **Only 2.5 km from Sorocaba center**
- Easy access to collaborators via public transportation
- **Easy and fast access to the main consumer centers in São Paulo State**





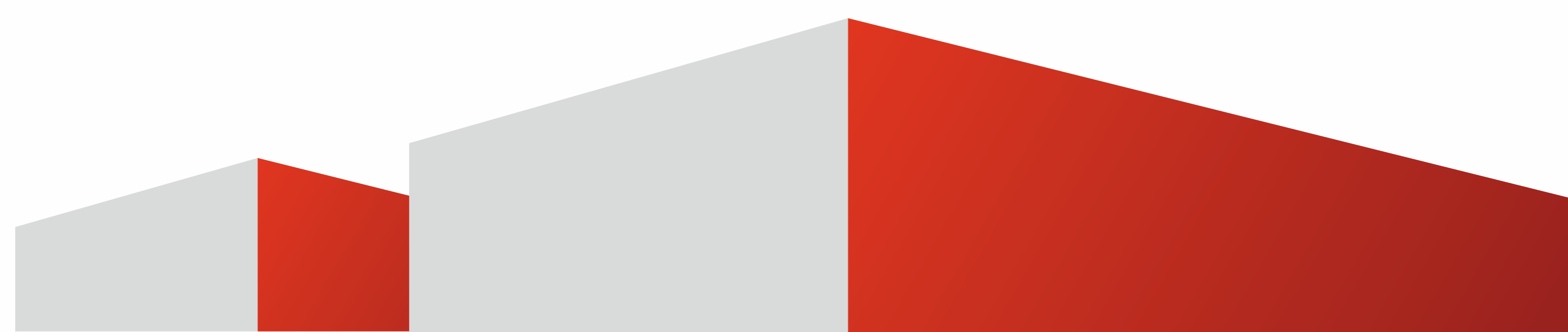
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