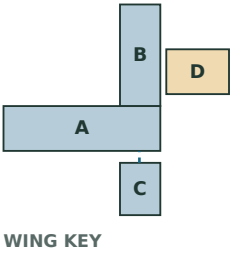
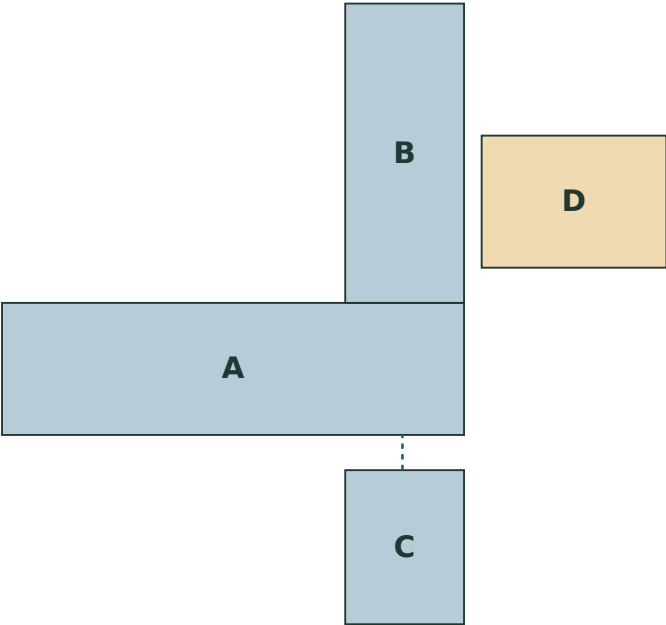


Senior living community

Independent senior living with optional support. 85-room design target; existing walls retained; no new elevators.



HOW THE WINGS RELATE



A / MAIN BLOCK

B / LONG WING

C / SMALL WING

D / CAFE + EVENT HALL

A connects to B. The first-floor bridge connects A to C. D has its own outside entrance; its former connection to B is closed.

85 rooms are allocated: A 48 / B 23 / C 14. The total depends on access, escape, daylight and services verification. It is not a resident count. Optional support is coordinated at D reception, with agreed visits in resident rooms. Daily service cupboards sit beside the A core; the operating brief is independent living, with visiting support by arrangement.

Survey labels: A = A; B = B; C = B; D = F. Room labels show estimated usable interiors. Bathrooms have showers; compact rooms have kitchenettes, and larger rooms have full kitchens. This is a spatial concept, not a construction or operating approval.

Level	A / main	B / long wing	C / small wing	D / hall	Rooms
-3	Storage	-	-	-	0
-2	Staff / stores	-	-	-	0
-1	8 rooms	5 rooms + shared	-	-	13
Ground	8 + arrival	9 rooms	7 rooms	Cafe / events	24
+1	8 rooms	9 rooms	7 rooms	Quiet lounge	24
+2	8 rooms	-	-	-	8
+3	8 rooms	-	-	-	8
+4	8 rooms	-	-	-	8
+5	Roof / core	-	-	-	0
TOTAL	48	23	14	0	85

READING ORDER

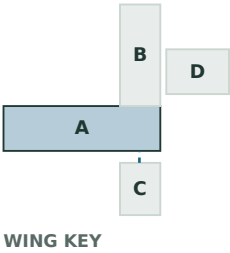
02-13 Floor plans · 14 Room register
15-23 Room layouts and bathrooms · 24 Interior fit-out
25-28 Shared rooms and services · 29-33 Access and escape
34 Area basis · 35 Coordination and design status
36-38 Source checks: height, structure and final escape discharge

Shared programme

B -1: automated vending shop, enlarged activity room, full community kitchen with 12 dining places, laundry and WCs.
D: coffee / cakes / reception, table games, events and an upper quiet lounge. About 312-332 m² of shared programme space; cafe work area, laundry, toilets and staff / service rooms are additional.

Level -3 | A - storage

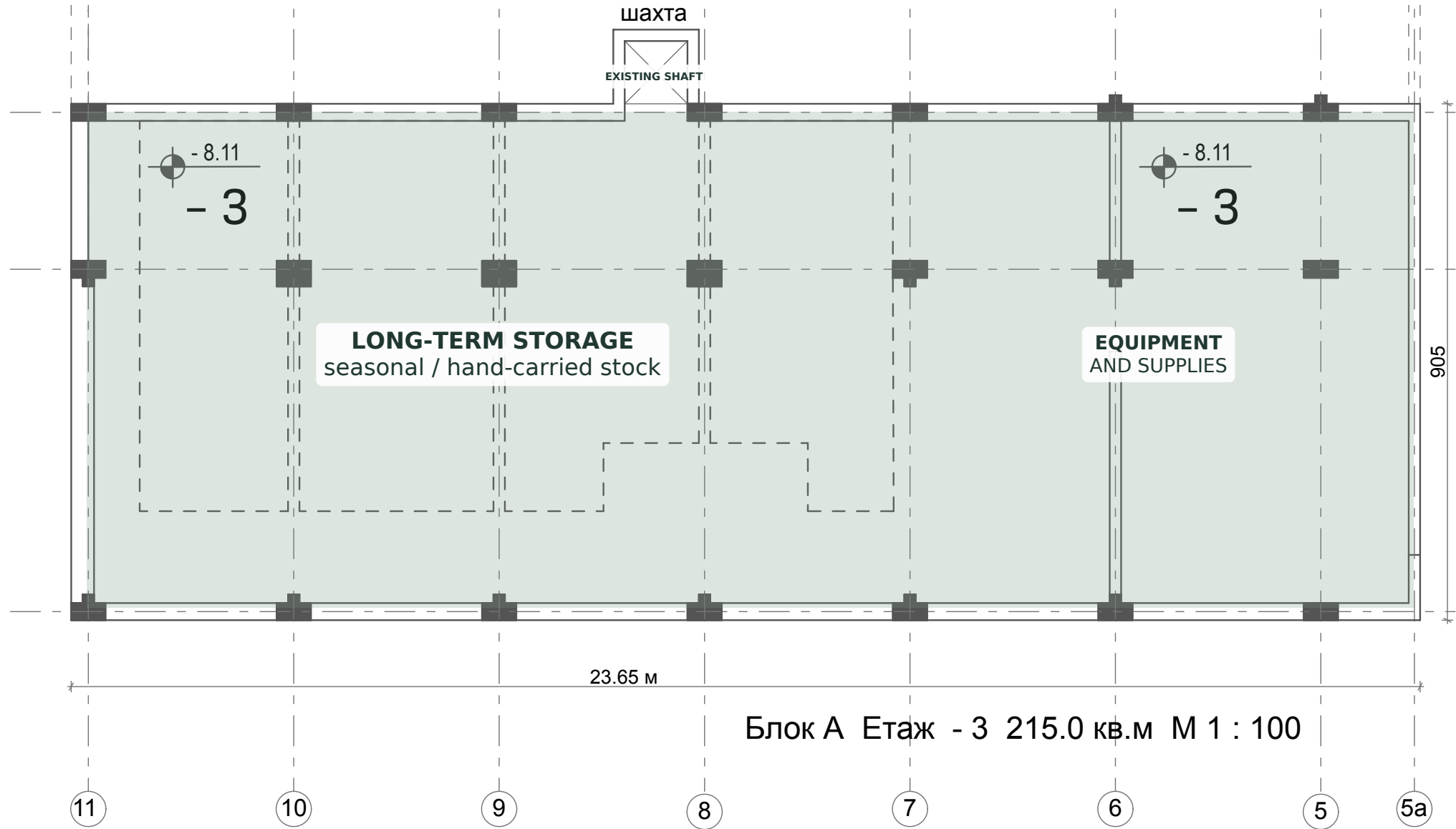
Storage only, within the existing lowest floor of the main block.



- Room
- Community
- Staff / storage / laundry
- Circulation / existing core
- Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.

A / MAIN BLOCK - STORAGE



Use

Occasional-use, hand-carried stock only until a safe delivery route is identified. No routine linen, laundry or bulky furniture movement is assigned to this floor.

Floor area

Approximately 215 m² surveyed gross footprint: 23.65 x 9.05 m. Net storage area excludes structure and access aisles.

Arrangement

Existing structural bays and the right-hand room division remain. Storage racks sit within the bays.

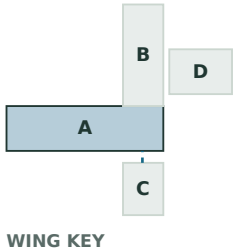
Access

Storage access arrangement is not identified on the supplied level -3 plan. No new lift is included.

A -3 lies below the open void shown on A -2. The dashed outlines on the source drawing describe the floor above.

Level -2 | A - staff and stores

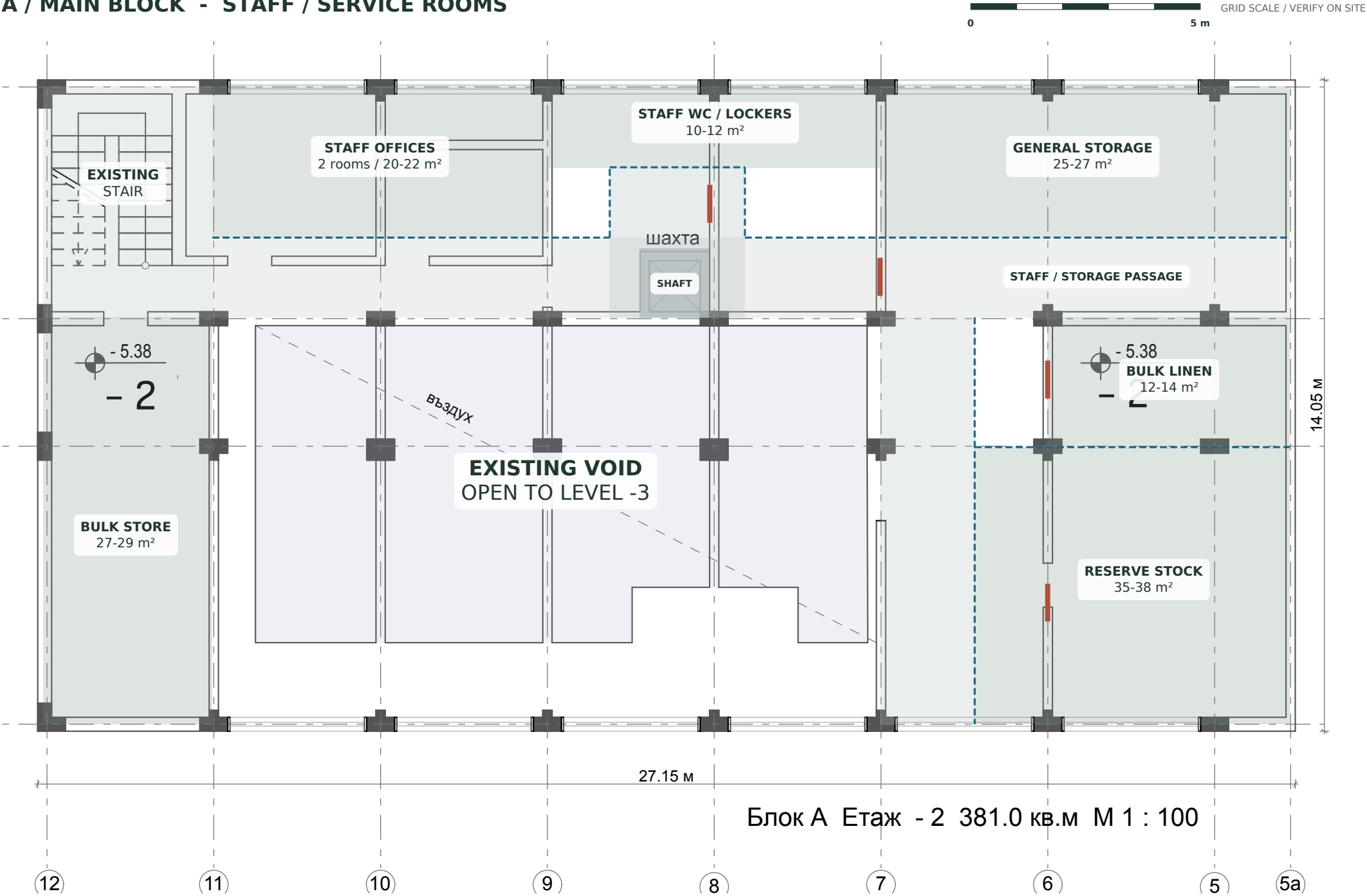
Staff offices, linen, housekeeping and storage occupy the existing perimeter floor.



Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.

A / MAIN BLOCK - STAFF / SERVICE ROOMS



Staff rooms

Two offices: 20-22 m² together. Staff WC and lockers: 10-12 m².

Stores

General storage: 25-27 m². Bulk store: 27-29 m². Reserve linen: 12-14 m²; daily stock is held on resident levels.

Housekeeping

Reserve stock: 35-38 m². Daily housekeeping cupboards are beside the A core; laundry and cleaning equipment are in BM-10 on level -1. See page 28.

Circulation

The existing stair connects to the perimeter passage. The passage follows the edge of the central void.

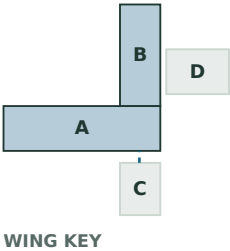
Vertical access

Existing stair access; no new lift. The existing central shaft remains a shaft.

The central void remains open. Approximately 129-142 m² is allocated to staff and service rooms, excluding passages and the void.

Level -1 | A + B

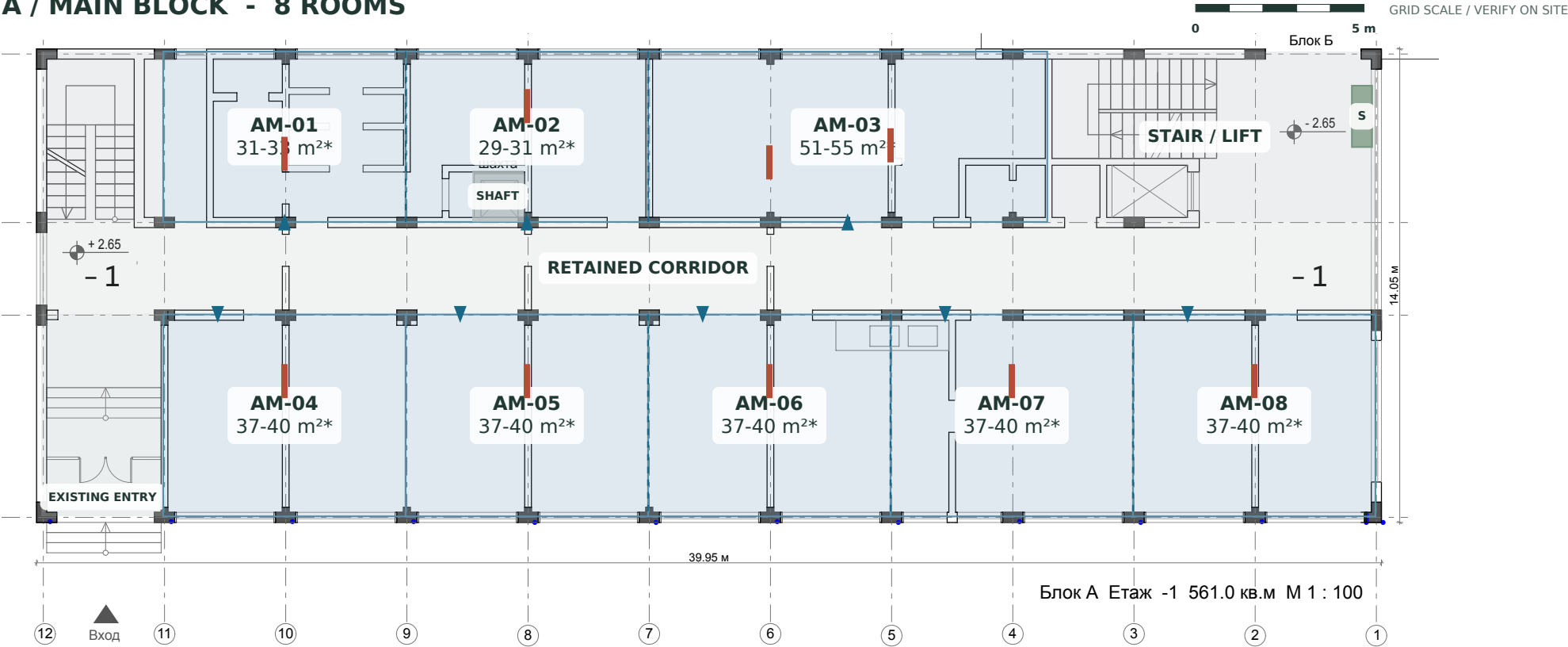
13 rooms, three community rooms, shared resident laundry and WCs.



Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.

A / MAIN BLOCK - 8 ROOMS



A / rooms

AM-01 to AM-08 occupy the two room bands. The corridor, stairs, existing core and outside entrance remain common.

B / rooms

BM-01 to BM-05 occupy the upper band on this drawing. BM-03 includes a new floor over the former pool basin.

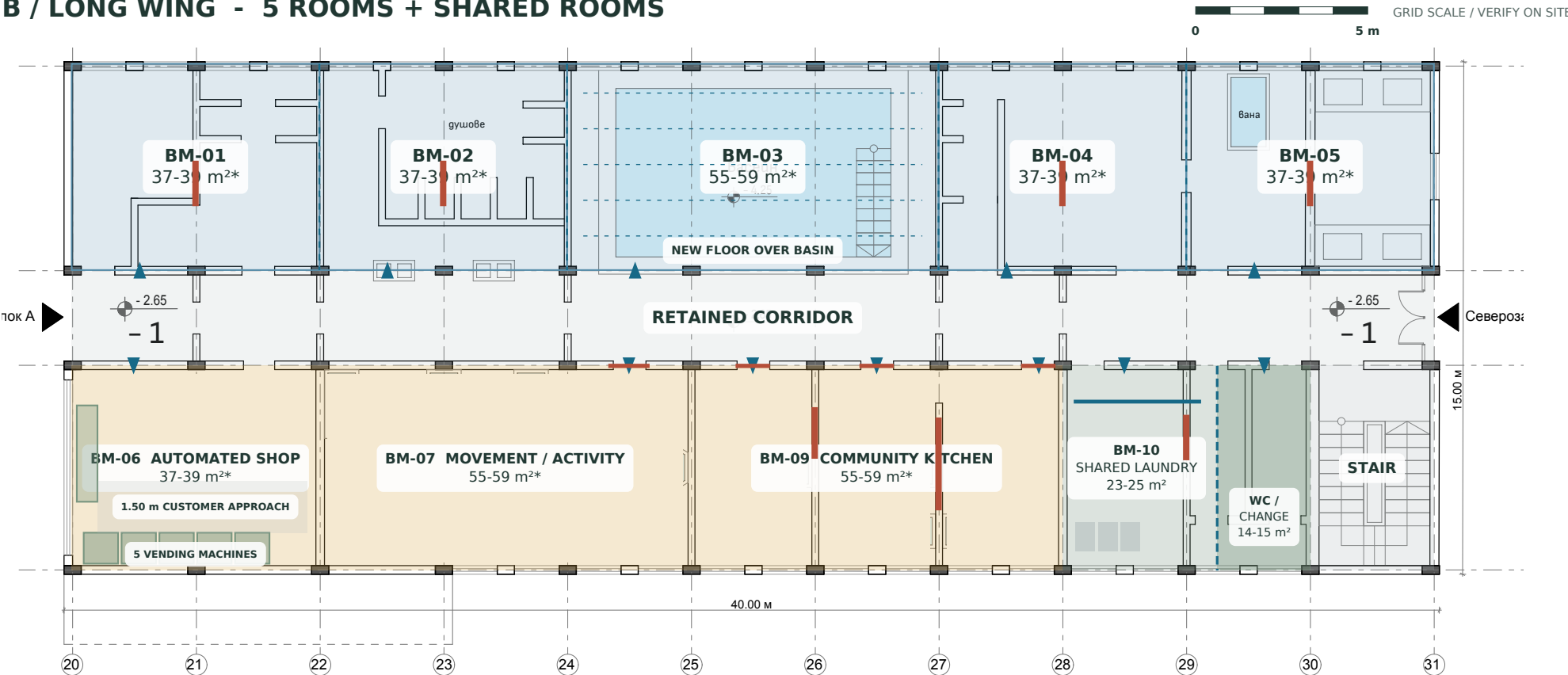
B / community rooms

BM-06: automated vending shop, 37-39 m². BM-07: activity room, 55-59 m². BM-09: community kitchen + 12 dining places, 55-59 m². Each takes one half of former BM-08; the axis-25 wall separates them. Furnished plans: page 25. Services: page 28.

BM-10 / resident laundry

Shared washers and dryers, folding counter and laundry storage: 23-25 m². The adjacent WCs / changing area is 14-15 m².

B / LONG WING - 5 ROOMS + SHARED ROOMS

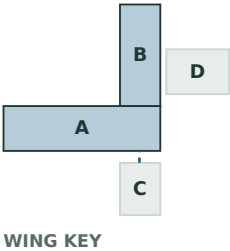


Access

Rooms and shared spaces use the retained corridor. Step-free access to -1 depends on the existing A lift and level A-B connection; verify both. No new elevator. Pages 25, 29, 32-33.

Ground floor | A + B

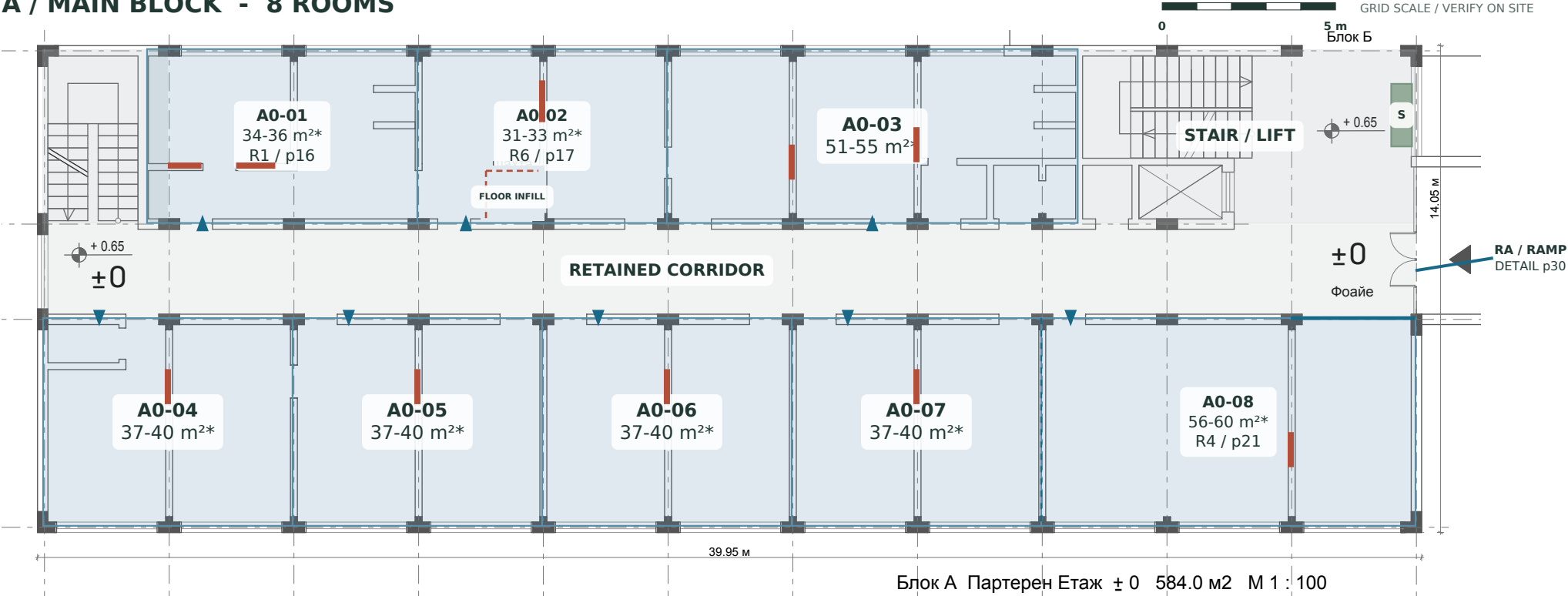
17 rooms on this sheet. C adds seven rooms; D contains the cafe and event hall.



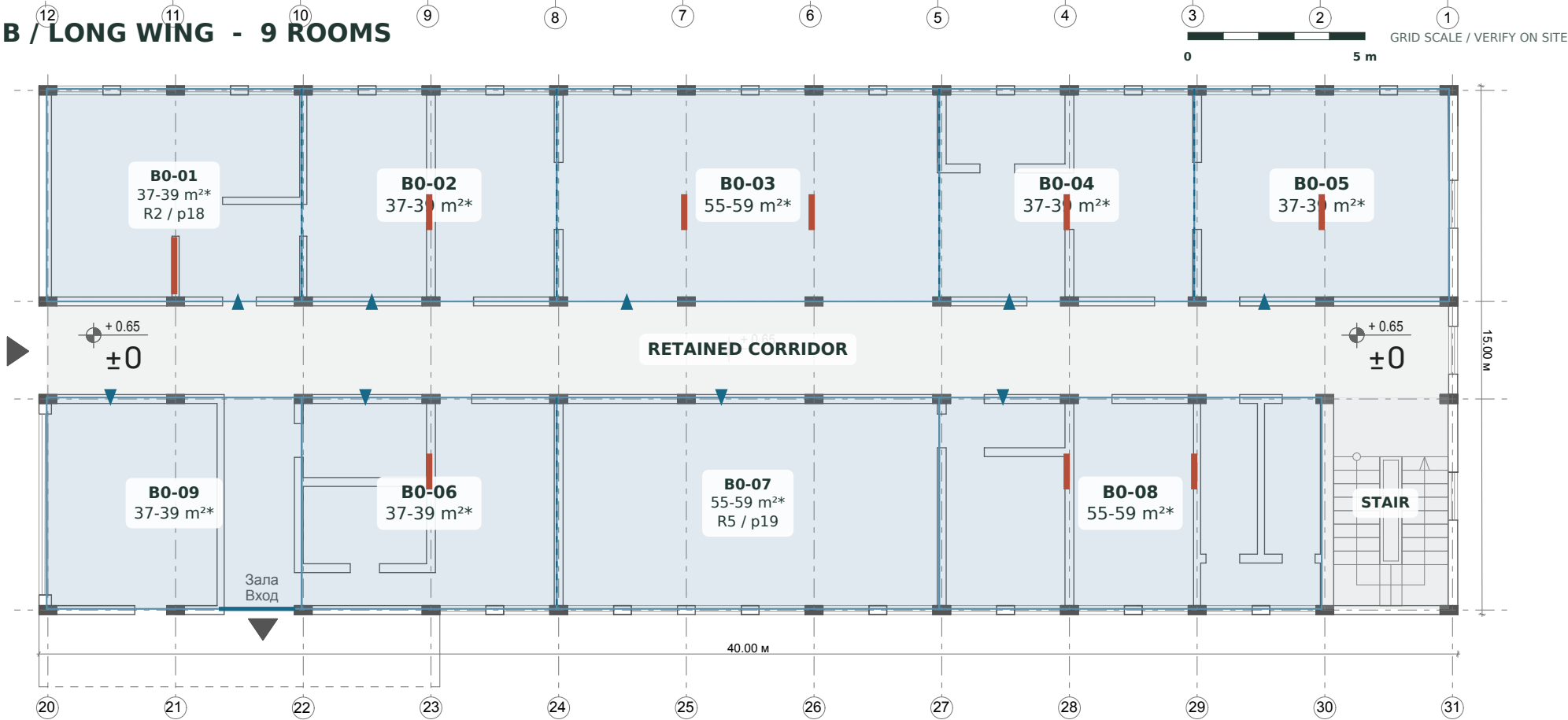
Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.

A / MAIN BLOCK - 8 ROOMS



B / LONG WING - 9 ROOMS



A / entrance and rooms

A small arrival / parcel point and enclosed daily-service cupboard use the existing foyer. The main reception is at D cafe. Eight rooms open from the central corridor. A0-02 includes the former room-shaft footprint, with enclosure removal and floor infill.

B / rooms

Nine rooms occupy both room bands. B0-09 uses the full two-bay former foyer area: 7.20 x 5.95 m on the grid, about 37-39 m² usable.

D / separate entrance

The former B-to-D opening is closed. B0-09 contains the full former connection zone. D is entered from outside.

Circulation

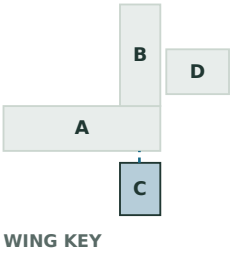
A and B retain their corridors, stairs and existing main core. No lounge is allocated to B ground.

Step-free entrance / RA

Add an outside ramp beside the existing A entrance stair to +0.65 m. The level foyer and retained corridor serve A and B. See page 30. A0-08 is a candidate for a larger accessible shower bathroom.

Ground floor | C - seven rooms

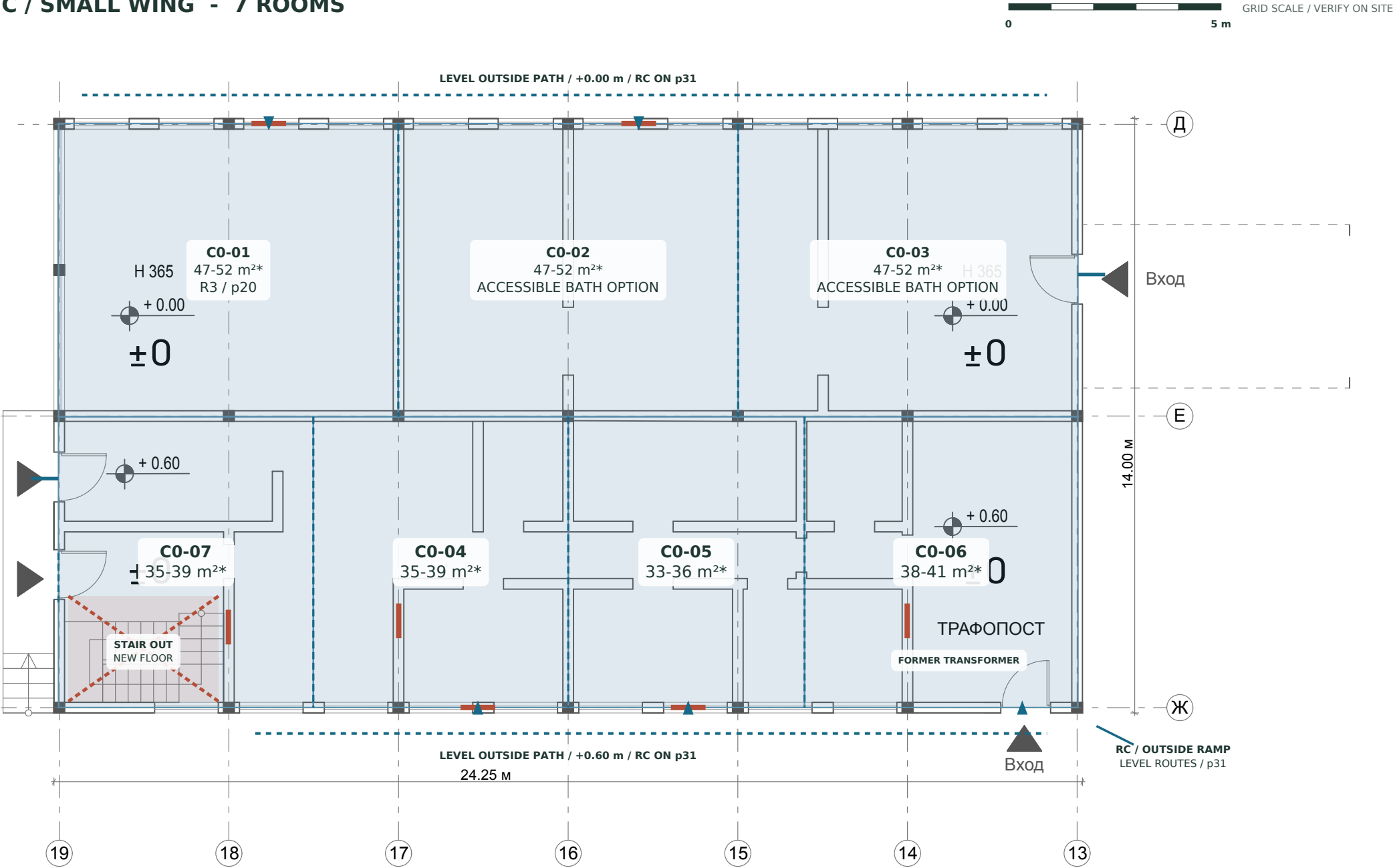
Individual outside entrances serve the small wing.



Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.

C / SMALL WING - 7 ROOMS



Upper band on drawing

C0-01, C0-02 and C0-03: two 4.00 m bays each, approximately 47-52 m² usable.

Lower band on drawing

C0-04 and C0-07: 35-39 m² each. C0-05: 33-36 m². C0-06: 38-41 m².

Former stair zone

The proposed stair infill forms C0-07 / C0-04 with the adjoining bays. Removal depends on approval of C upper escape, including the external stair option on page 33.

Former transformer room

C0-06 includes the former transformer area. The transformer is relocated outside the building.

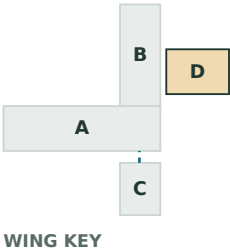
Step-free access / RC

Level outside paths serve both rows of room doors. Ramp RC links +0.00 m to the +0.60 m plan level. Reserve for +0.65 m until the section discrepancy is resolved. See page 31.

C0-01, C0-02 and C0-03 are candidates for larger accessible shower bathrooms. The furnished R3 example is on page 20. Level exterior paths and ramp RC connect the individual entrances.

D | cafe, events and quiet lounge

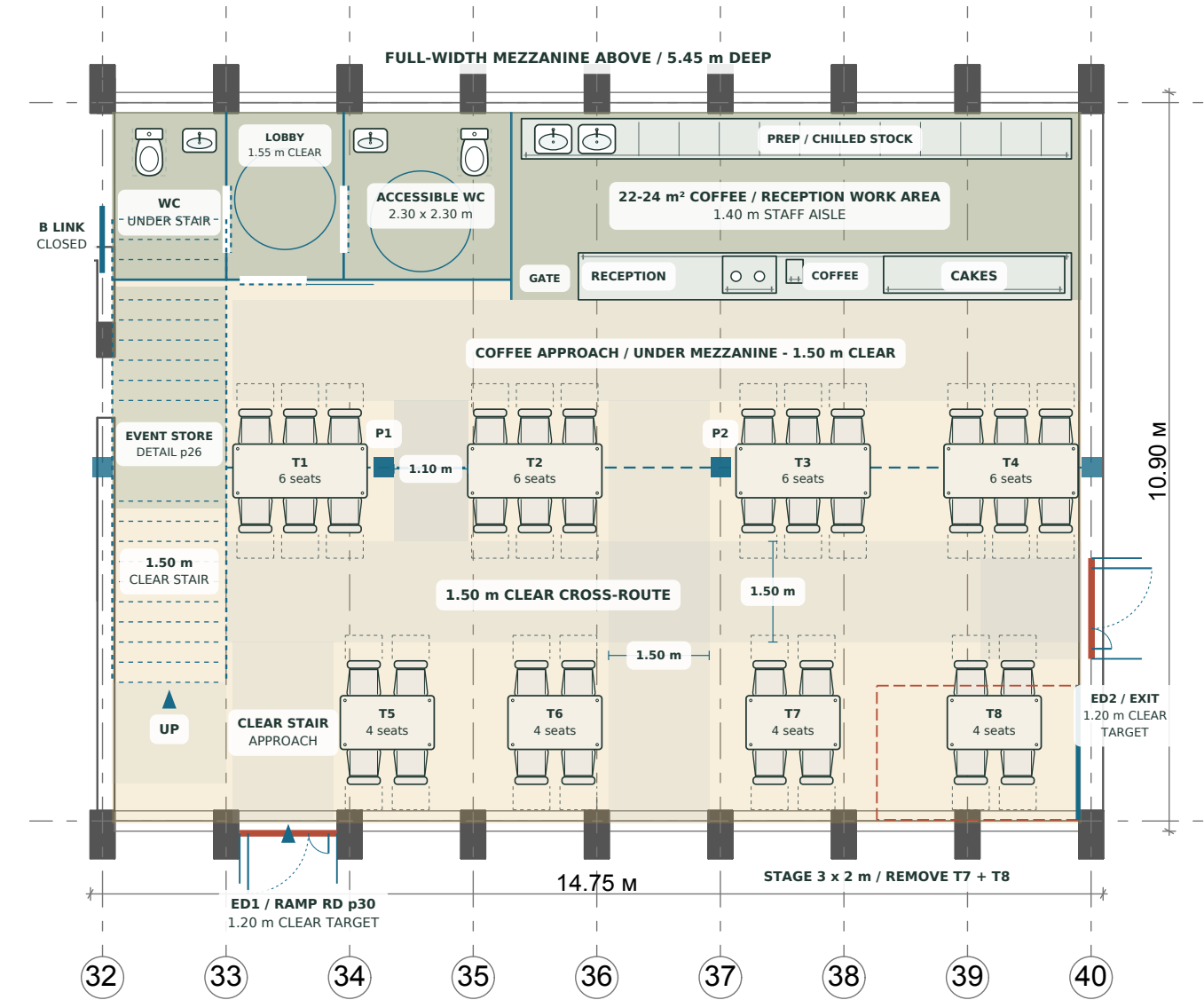
Lower cafe / events and upper quiet lounge shown together. Toilet / storage detail: page 26. Movable wheelchair seating: page 27.



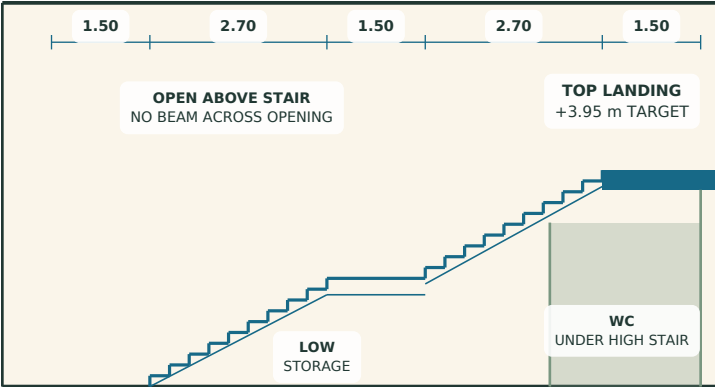
Clear route / chairs occupied Dashed: 0.35 m chair pull-back

Furniture footprints: cafe chair 0.55 x 0.60 m / lounge chair 0.78 x 0.85 m / two-seat sofa 1.65 x 0.85 m. Generic planning symbols.

GROUND / +0.65 m - 40 CAFE SEATS



Stair / WC section - 20 risers x 165 mm / NTS



9.90 m overall / 3 landings / 1.50 m clear width

Two flights of 10 risers / 9 treads each. 2R + G = 630 mm / pitch 28.8 degrees. No lift.

Hall section / clear-height target / NTS



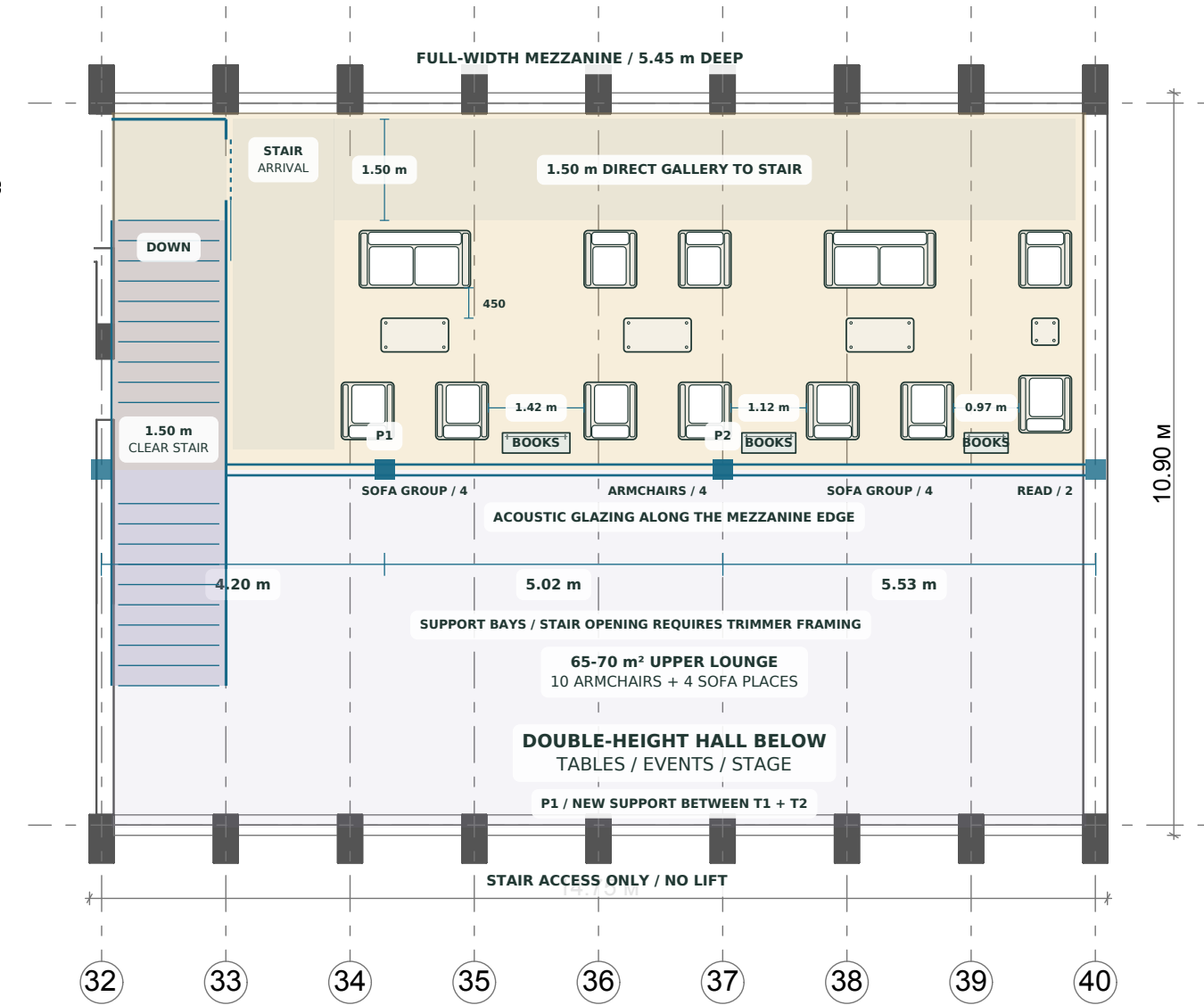
3.00 + 0.30 + 2.50 + 0.05 = 5.85 m

Blue: new partitions / mezzanine / supports

BOTH PLANS 1:100 / A3 AT 100%

0 1 2 3 4 m

UPPER / +3.95 m TARGET - 14 LOUNGE SEATS



FURNISHED CAPACITY

Arrangement	Lower	Upper	Lower event audience
Everyday cafe	40	14	40 places
Cafe + stage	32	14	32 places

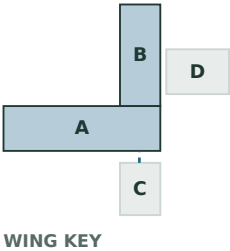
Movable furniture supports different users; the wheelchair set-out on page 27 moves a table as well as chairs. Tables: four 2.00 x 0.80 m six-seat tables and four 1.40 x 0.80 m four-seat tables. Stage mode removes T7 / T8 and eight chairs.

Main routes: 1.50 m with chairs occupied. Dashed 0.35 m pull-back leaves 1.15 m between opposing pulled-out chairs across the central aisle. Rear chair to wall: 0.55 m. P1: 1.10 m clear passage. Upper: 0.45 m to tables; group gaps 0.97-1.42 m.

Upper places serve the separate lounge, not the downstairs event audience. Furnished counts, not approved occupancy. Page 27 shows a 39-place lower layout including two wheelchair places. Height / structure conditions: page 34. Neither layout seats the entire community together.

Level +1 | A + B

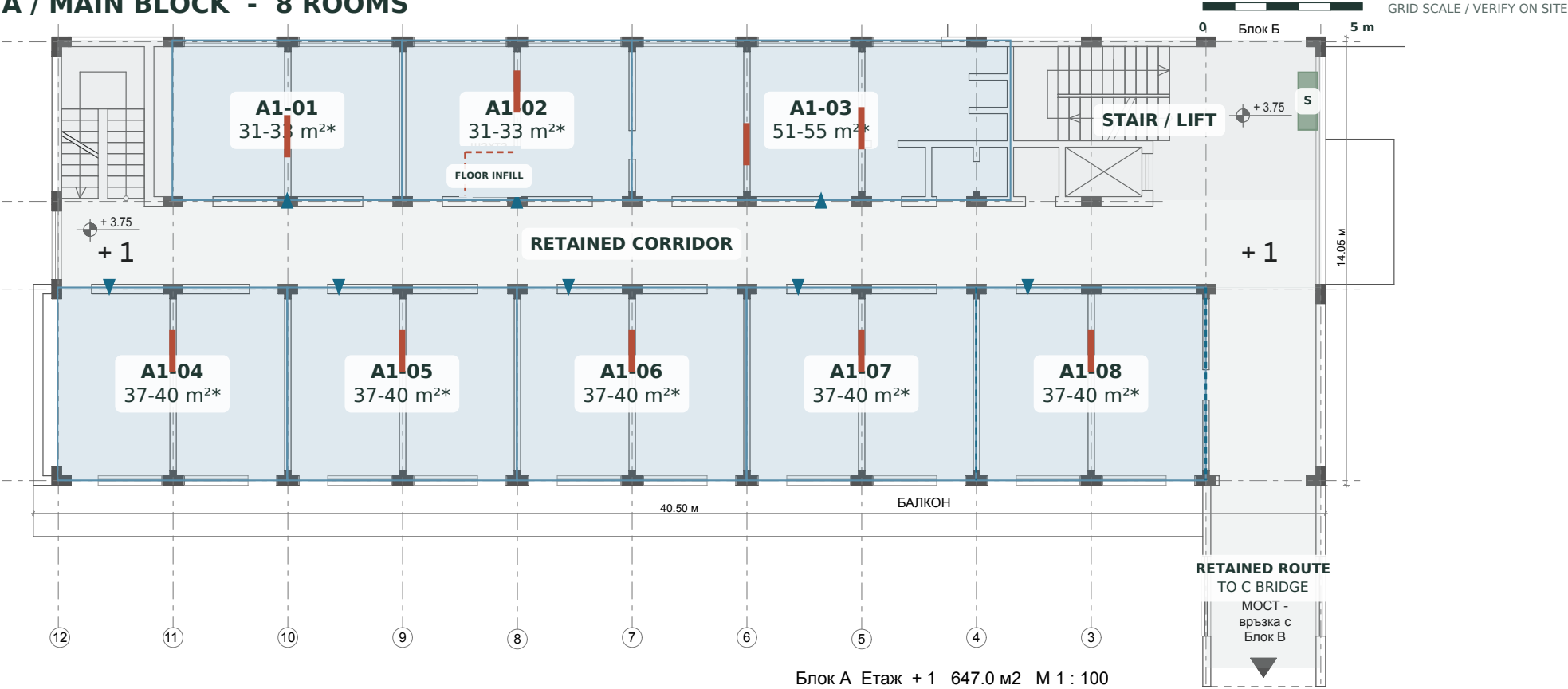
17 rooms on this sheet. C adds seven rooms; D’s quiet upper lounge is shown on page 7.



Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.

A / MAIN BLOCK - 8 ROOMS



A / rooms

Eight rooms use the retained room bands and central corridor. A1-02 includes the former shaft with floor infill. A1-08 occupies two bays beside the bridge route.

A / connection to C

The end bay remains common circulation to the existing bridge. The bridge joins C at +3.75 m.

B / rooms

Nine rooms follow the existing room boundaries, including the offset partitions in the lower band.

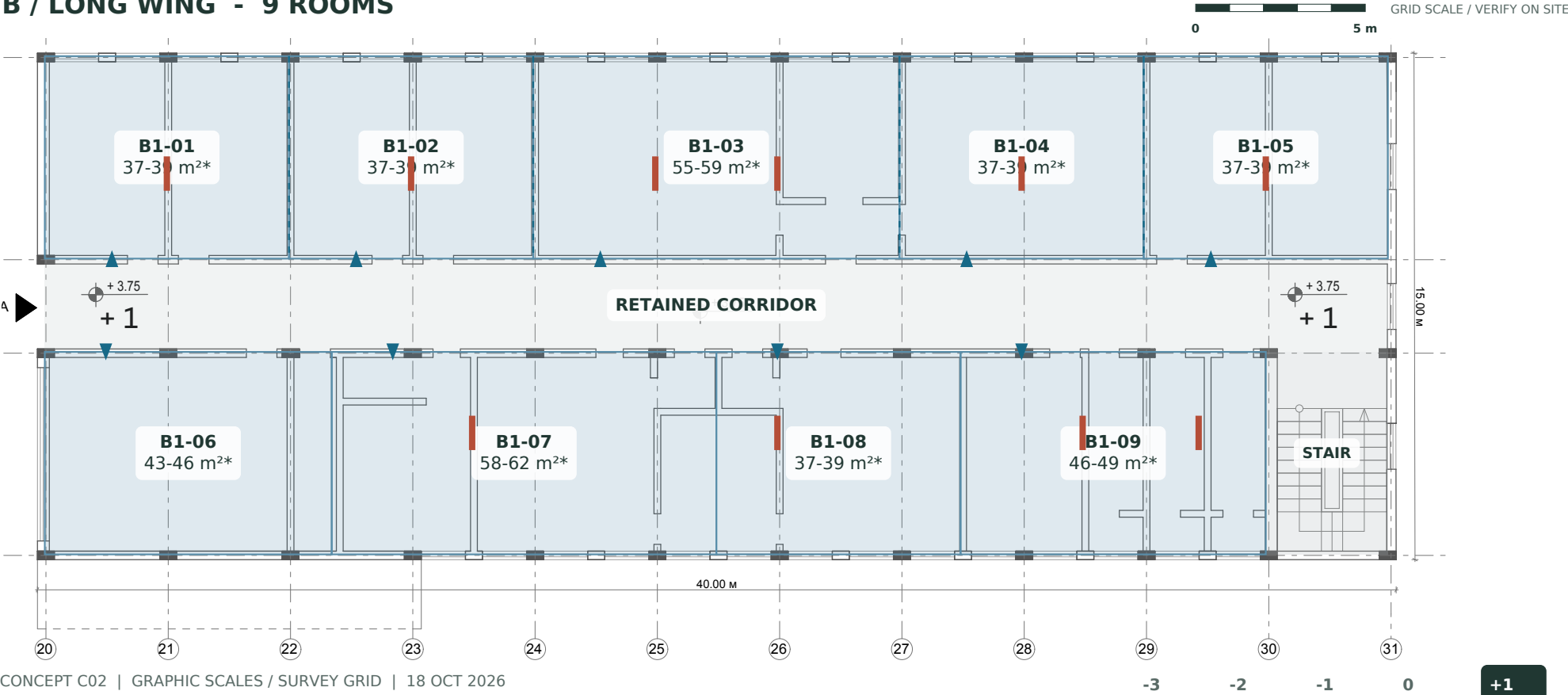
Access

A retains its existing stair / lift core and second stair. B retains the end stair and corridor.

D / quiet lounge

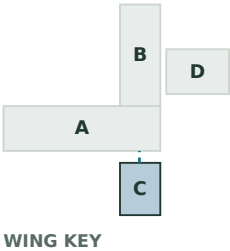
D has its own stair from the cafe below. Its furnished lounge, ground floor and section are shown together on page 7.

B / LONG WING - 9 ROOMS



Level +1 | C - seven rooms

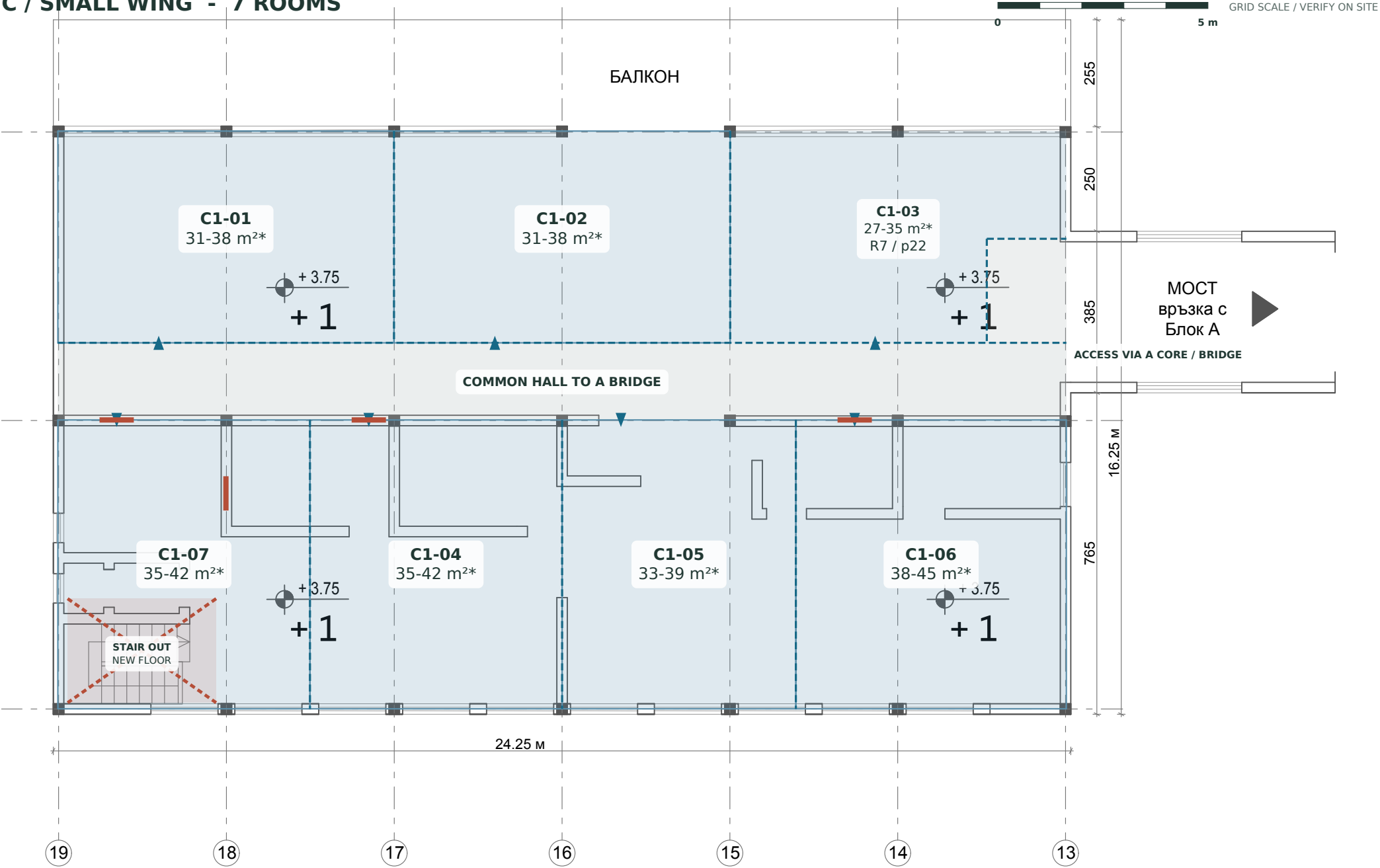
Room access through the existing bridge from A.



Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.

C / SMALL WING - 7 ROOMS



Room arrangement

Three rooms occupy the upper band on the drawing. Four occupy the lower band.

Former stair zone

The proposed infill forms C1-07 / C1-04 as two 6.00 m-wide rooms. Do not remove the stair until the replacement escape strategy on page 33 is accepted.

Access

The retained hall connects east to A by bridge. A proposed west-end exit leads to external stair EC. C1-03 excludes the bridge pocket; page 22 tests its smallest envelope.

Room sizes

Upper band: approximately 27-38 m². Lower band: approximately 33-45 m². Areas reflect the survey depth ranges.

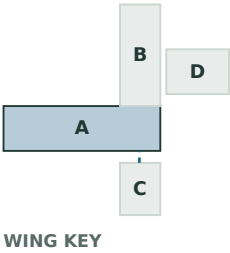
Common areas

The corridor and bridge arrival are circulation only. No lounge or internal lift is included in C.

Existing walls remain as room divisions, with selected new openings. The first-floor access and escape arrangement is drawn on pages 29, 32-33. The external stair option retains all seven rooms, subject to site fit and fire design.

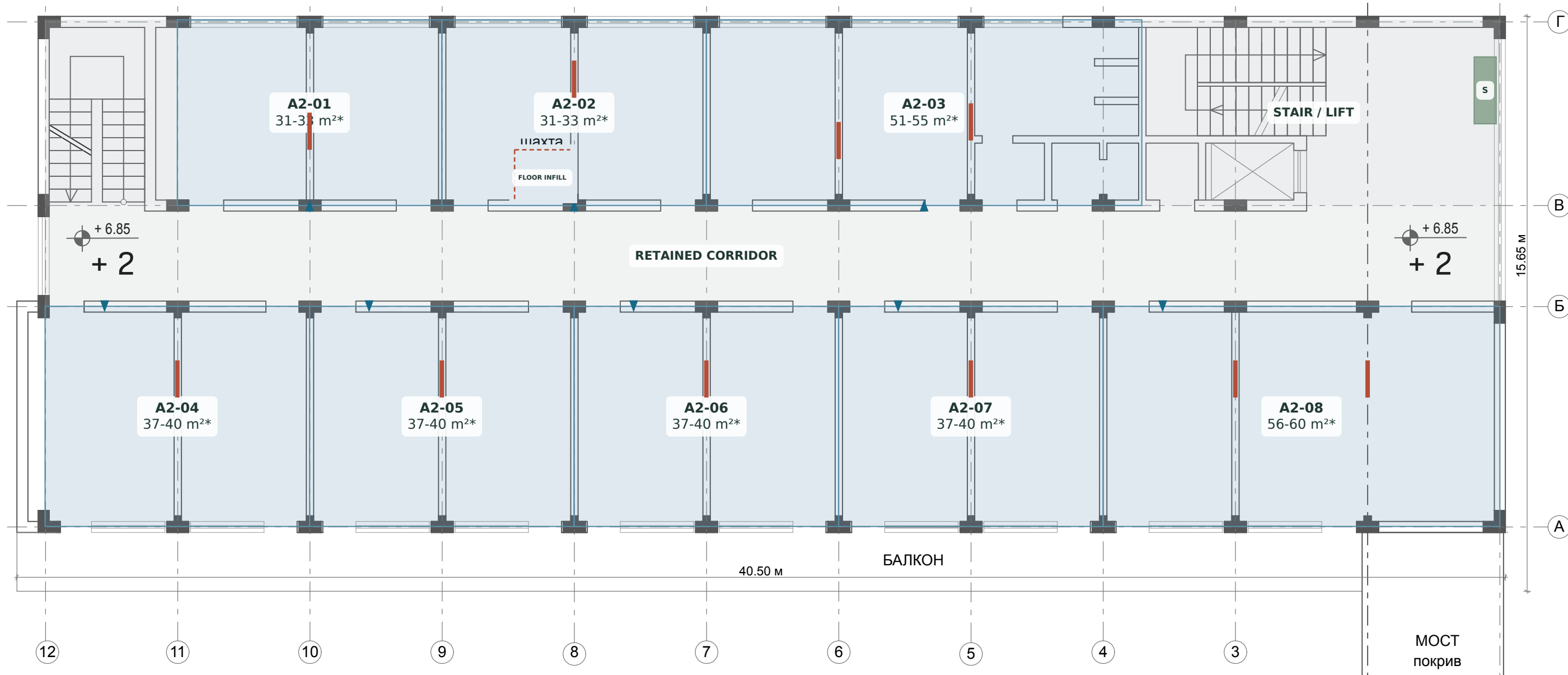
Level +2 | A - eight rooms

Residential floor in the main block, with retained corridor and vertical circulation.



Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.



ROOMS

A2-01 to A2-08 occupy the two existing room bands. Smaller two-bay rooms are about 31-33 m², including A2-02 after shaft removal and floor infill. Standard lower-band rooms are 37-40 m².

LARGER ROOMS

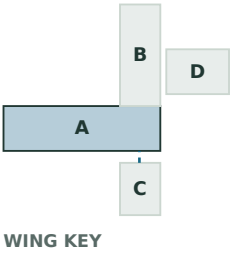
The larger room beside the core is 51-55 m². The three-bay lower-band end room is 56-60 m².

CIRCULATION

The existing central corridor, both stairs, main lift core and balcony remain common. Balconies are excluded from room sizes.

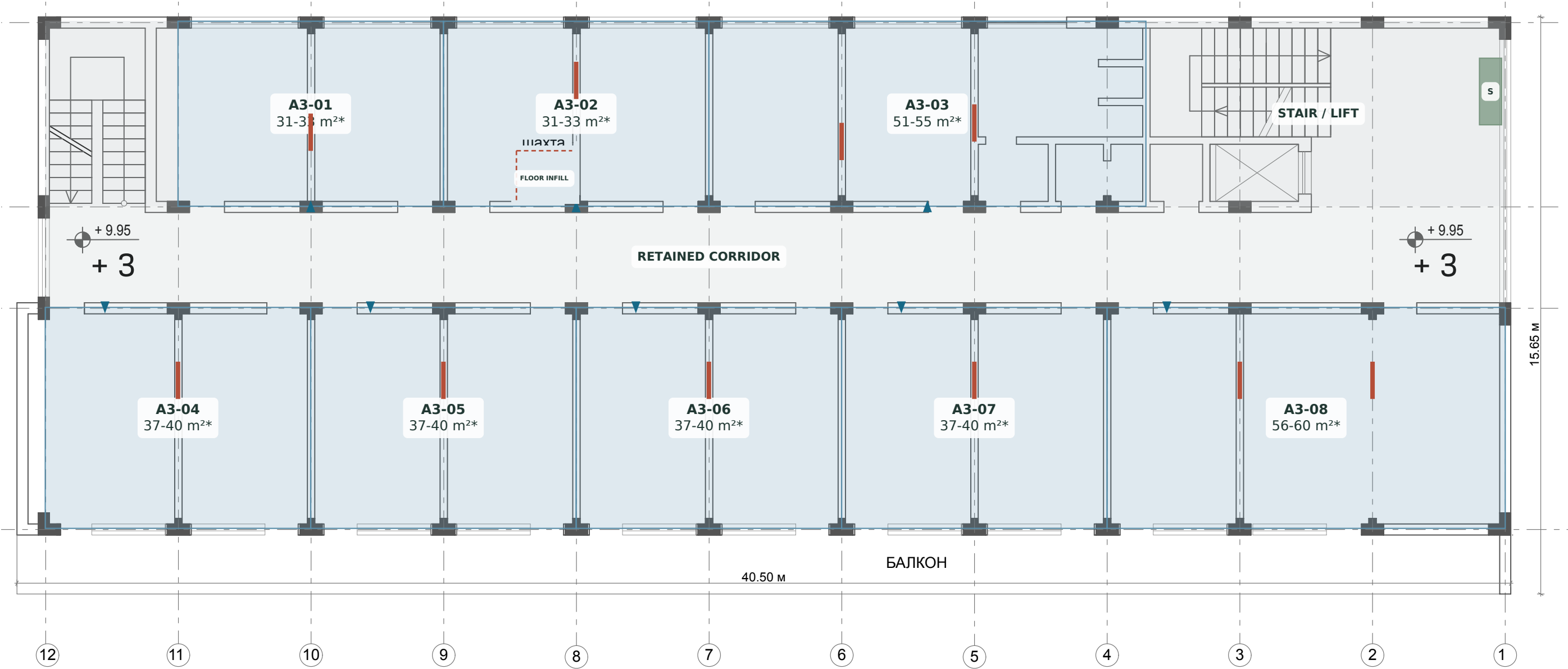
Level +3 | A - eight rooms

Residential floor in the main block, with retained corridor and vertical circulation.



Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.



ROOMS

A3-01 to A3-08 occupy the two existing room bands. Smaller two-bay rooms are about 31-33 m², including A3-02 after shaft removal and floor infill. Standard lower-band rooms are 37-40 m².

LARGER ROOMS

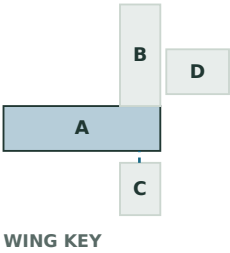
The larger room beside the core is 51-55 m². The three-bay lower-band end room is 56-60 m².

CIRCULATION

The existing central corridor, both stairs, main lift core and balcony remain common. Balconies are excluded from room sizes.

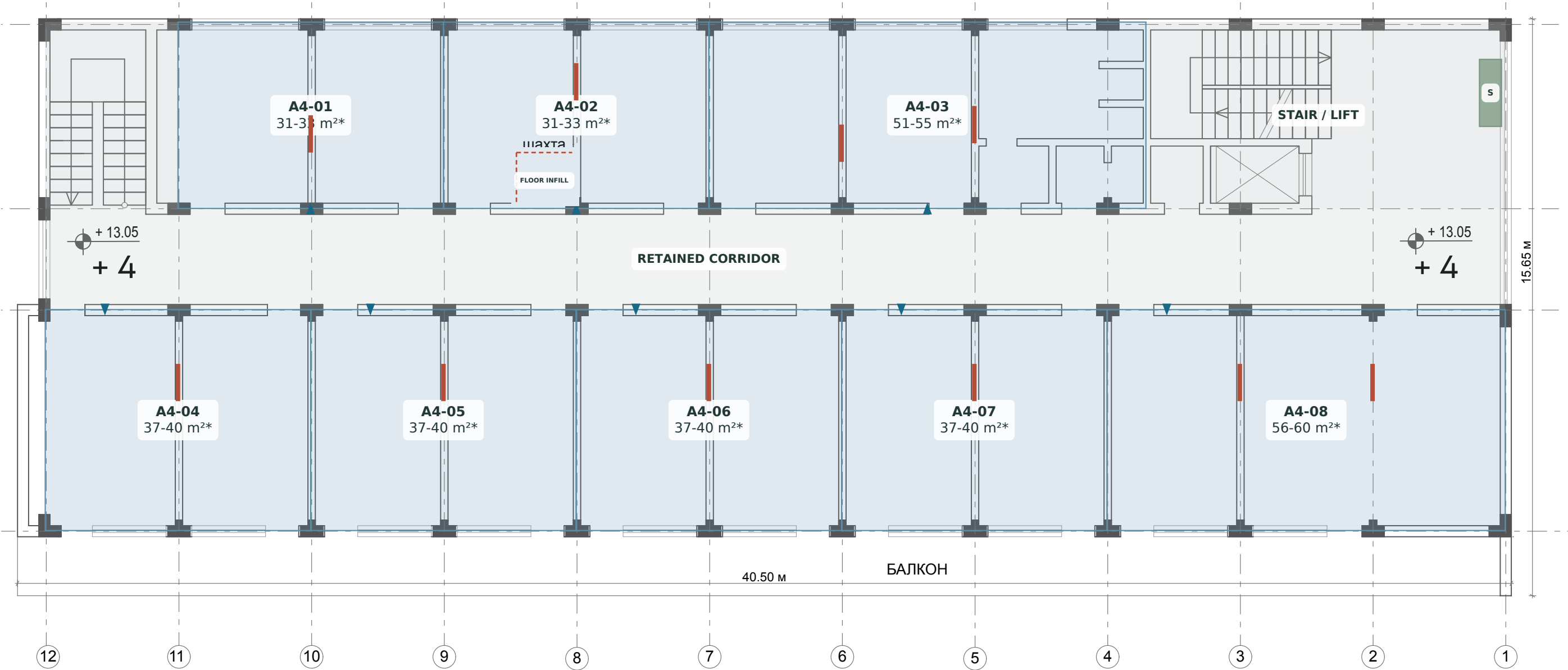
Level +4 | A - eight rooms

Residential floor in the main block, with retained corridor and vertical circulation.



Room Community Staff / storage / laundry Circulation / existing core Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.



ROOMS

A4-01 to A4-08 occupy the two existing room bands. Smaller two-bay rooms are about 31-33 m², including A4-02 after shaft removal and floor infill. Standard lower-band rooms are 37-40 m².

LARGER ROOMS

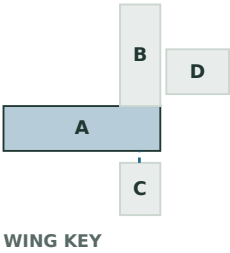
The larger room beside the core is 51-55 m². The three-bay lower-band end room is 56-60 m².

CIRCULATION

The existing central corridor, both stairs, main lift core and balcony remain common. Balconies are excluded from room sizes.

Level +5 | A - roof and existing core

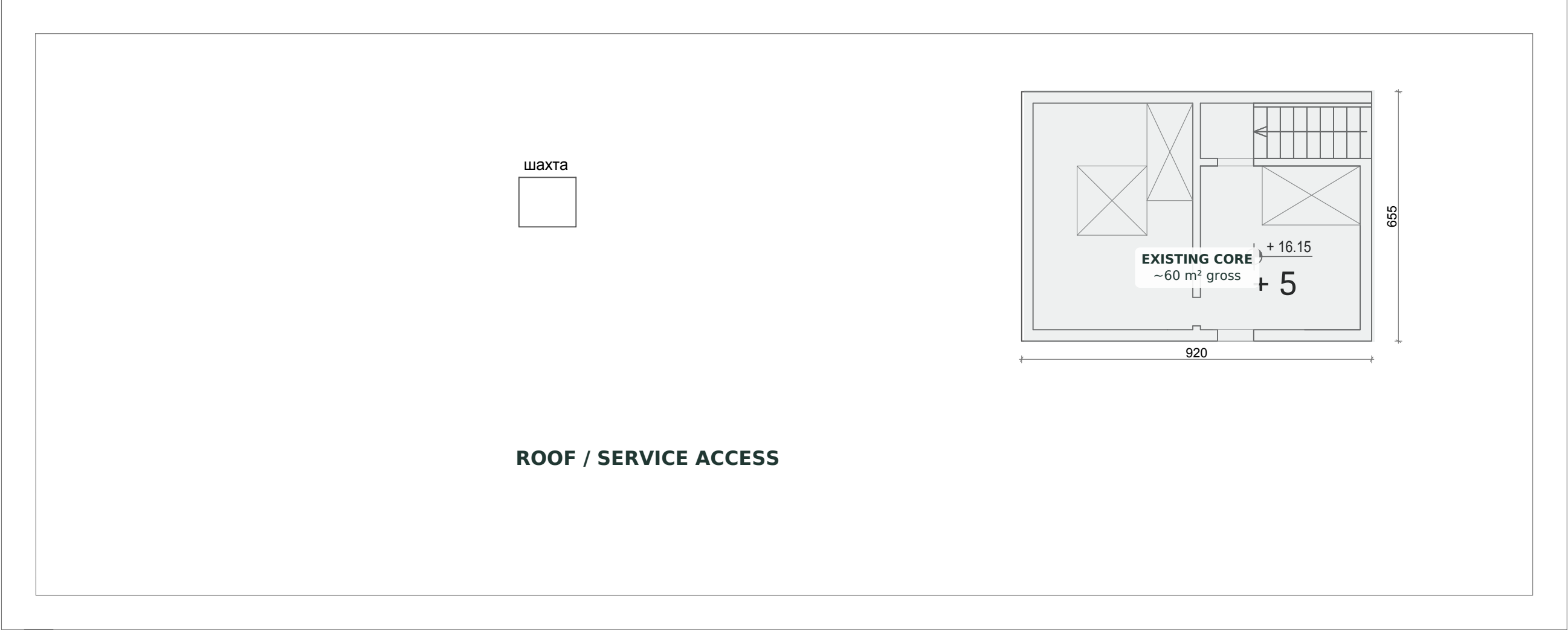
Roof access and the existing service / circulation enclosure; no rooms.



- Room
- Community
- Staff / storage / laundry
- Circulation / existing core
- Void / floor opening

Survey underlay: existing fabric. Red: proposed removal / opening. Blue: proposed work. *Estimated usable area; see page 34. Do not scale construction dimensions.

A / MAIN BLOCK - ROOF

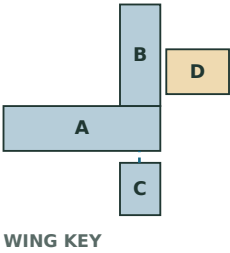


Блок А Этаж + 5 60.0 м2 М 1 : 100

The enclosed roof-level stair / core remains within its existing footprint. The remaining roof area has no residential or community allocation in this layout.

Room register

85 rooms. G = grid-derived allocation after stated exclusions; U = estimated usable interior. All areas in m².



Room	G m²	U m²	Span x depth (m)
AM-01	36.0	31-33	7.20 x 5.00
AM-02	34.0	29-31	7.20 x 5.00 -S
AM-03	59.3	51-55	11.85 x 5.00
AM-04	43.2	37-40	7.20 x 6.00
AM-05	43.2	37-40	7.20 x 6.00
AM-06	43.2	37-40	7.20 x 6.00
AM-07	43.2	37-40	7.20 x 6.00
AM-08	43.2	37-40	7.20 x 6.00
A0-01	39.0	34-36	7.80 x 5.00 (+offset)
A0-02	36.0	31-33	7.20 x 5.00
A0-03	59.3	51-55	11.85 x 5.00
A0-04	43.2	37-40	7.20 x 6.00
A0-05	43.2	37-40	7.20 x 6.00
A0-06	43.2	37-40	7.20 x 6.00
A0-07	43.2	37-40	7.20 x 6.00
A0-08 *	64.8	56-60	10.80 x 6.00
A1-01	36.0	31-33	7.20 x 5.00
A1-02	36.0	31-33	7.20 x 5.00
A1-03	59.4	51-55	11.88 x 5.00
A1-04	43.2	37-40	7.20 x 6.00
A1-05	43.2	37-40	7.20 x 6.00
A1-06	43.2	37-40	7.20 x 6.00
A1-07	43.2	37-40	7.20 x 6.00
A1-08	43.2	37-40	7.20 x 6.00
A2-01	36.0	31-33	7.20 x 5.00
A2-02	36.0	31-33	7.20 x 5.00
A2-03	59.3	51-55	11.85 x 5.00
A2-04	43.2	37-40	7.20 x 6.00
A2-05	43.2	37-40	7.20 x 6.00

Room	G m²	U m²	Span x depth (m)
A2-06	43.2	37-40	7.20 x 6.00
A2-07	43.2	37-40	7.20 x 6.00
A2-08	64.8	56-60	10.80 x 6.00
A3-01	36.0	31-33	7.20 x 5.00
A3-02	36.0	31-33	7.20 x 5.00
A3-03	59.3	51-55	11.85 x 5.00
A3-04	43.2	37-40	7.20 x 6.00
A3-05	43.2	37-40	7.20 x 6.00
A3-06	43.2	37-40	7.20 x 6.00
A3-07	43.2	37-40	7.20 x 6.00
A3-08	64.8	56-60	10.80 x 6.00
A4-01	36.0	31-33	7.20 x 5.00
A4-02	36.0	31-33	7.20 x 5.00
A4-03	59.3	51-55	11.85 x 5.00
A4-04	43.2	37-40	7.20 x 6.00
A4-05	43.2	37-40	7.20 x 6.00
A4-06	43.2	37-40	7.20 x 6.00
A4-07	43.2	37-40	7.20 x 6.00
A4-08	64.8	56-60	10.80 x 6.00
BM-01	42.8	37-39	7.20 x 5.95
BM-02	42.8	37-39	7.20 x 5.95
BM-03	64.3	55-59	10.80 x 5.95
BM-04	42.8	37-39	7.20 x 5.95
BM-05	42.8	37-39	7.20 x 5.95
B0-01	42.8	37-39	7.20 x 5.95
B0-02	42.8	37-39	7.20 x 5.95
B0-03	64.3	55-59	10.80 x 5.95
B0-04	42.8	37-39	7.20 x 5.95
B0-05	42.8	37-39	7.20 x 5.95

Room	G m²	U m²	Span x depth (m)
B0-06	42.8	37-39	7.20 x 5.95
B0-07	64.3	55-59	10.80 x 5.95
B0-08	64.3	55-59	10.80 x 5.95
B0-09	42.8	37-39	7.20 x 5.95
B1-01	42.8	37-39	7.20 x 5.95
B1-02	42.8	37-39	7.20 x 5.95
B1-03	64.3	55-59	10.80 x 5.95
B1-04	42.8	37-39	7.20 x 5.95
B1-05	42.8	37-39	7.20 x 5.95
B1-06	50.3	43-46	8.46 x 5.95
B1-07	67.5	58-62	11.34 x 5.95
B1-08	42.8	37-39	7.20 x 5.95
B1-09	53.6	46-49	9.00 x 5.95
C0-01 *	54.4-56.0	47-52	8.00 x 6.80-7.00
C0-02 *	54.4-56.0	47-52	8.00 x 6.80-7.00
C0-03 *	54.4-56.0	47-52	8.00 x 6.80-7.00
C0-04	40.8-42.0	35-39	6.00 x 6.80-7.00
C0-05	37.8-38.9	33-36	5.56 x 6.80-7.00
C0-06	43.8-45.1	38-41	6.44 x 6.80-7.00
C0-07	40.8-42.0	35-39	6.00 x 6.80-7.00
C1-01	36.0-40.8	31-38	8.00 x 4.50-5.10
C1-02	36.0-40.8	31-38	8.00 x 4.50-5.10
C1-03	31.0-37.8	27-35	8.00 x 4.50-5.10 -P
C1-04	40.8-45.9	35-42	6.00 x 6.80-7.65
C1-05	37.8-42.6	33-39	5.56 x 6.80-7.65
C1-06	43.8-49.2	38-45	6.44 x 6.80-7.65
C1-07	40.8-45.9	35-42	6.00 x 6.80-7.65

85 ROOMS / ABOUT 3,350-3,630 m² USABLE / 39-43 m² AVERAGE

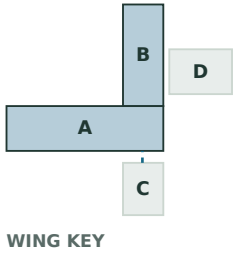
A: 48 rooms. B: 23 rooms. C: 14 rooms. D: community use. BM-06, BM-07, BM-09 and BM-10 identify shared rooms, excluded from this register. Former BM-08 is absorbed into BM-07 and BM-09.

-S: retained shaft excluded in AM-02 on level -1 only. A0-02 to A4-02 include the former shaft after infill. -P: common bridge pocket excluded. Areas exclude balconies and common circulation.

Floor totals: -1 = 13 rooms; ground = 24; +1 = 24; +2 = 8; +3 = 8; +4 = 8. * Four ground-floor candidates for a larger accessible shower bathroom. Bed arrangements are illustrative; resident capacity is not fixed.

Typical room arrangements | A + B

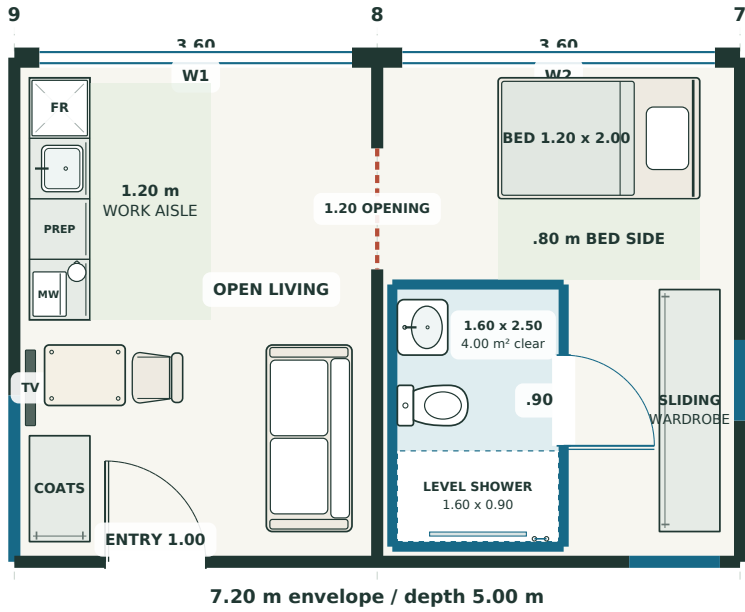
Two-bay open studios and a three-bay room. Each example uses an actual building footprint, with retained walls, windows and corridor access.



BLACK: RETAINED WALL / PIER | BLUE: NEW PARTITION / DOOR | RED: LOCAL WALL OPENING

A / TWO-BAY STUDIO

A0-02 / 7.20 x 5.00 m / 31-33 m² usable



Daily use

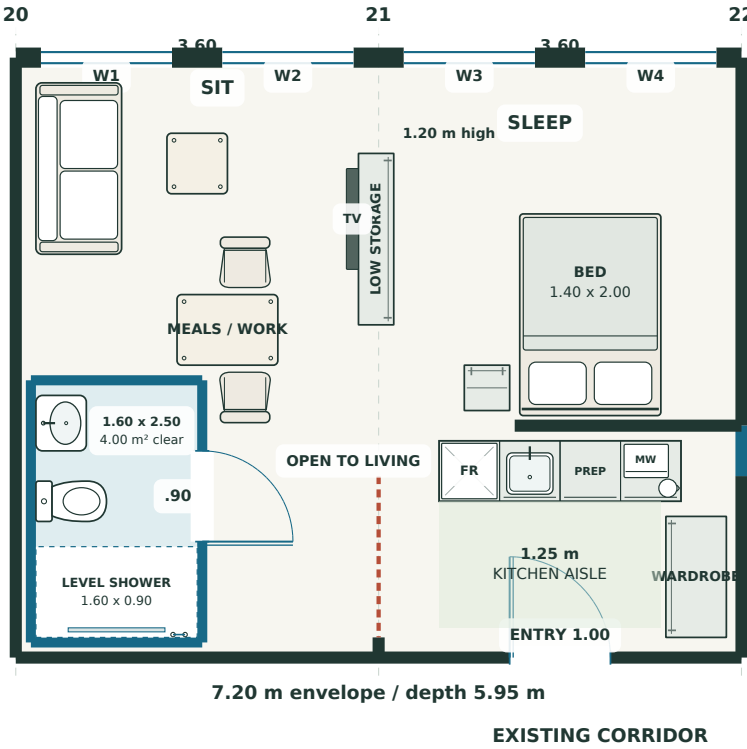
Kitchenette, meal / work table and sofa share the entry bay. The retained bay wall screens the 1.20 m bed; a 1.20 m opening connects both sides. Only the 4.00 m² shower bathroom is enclosed.

Reclaimed floor

Remove the former shaft enclosure and infill its floor opening. Repeat the approach in A0-02 to A4-02, checking each level. Detailed example: page 17.

B / TWO-BAY STUDIO

B0-01 / 7.20 x 5.95 m / 37-39 m² usable



Daily use

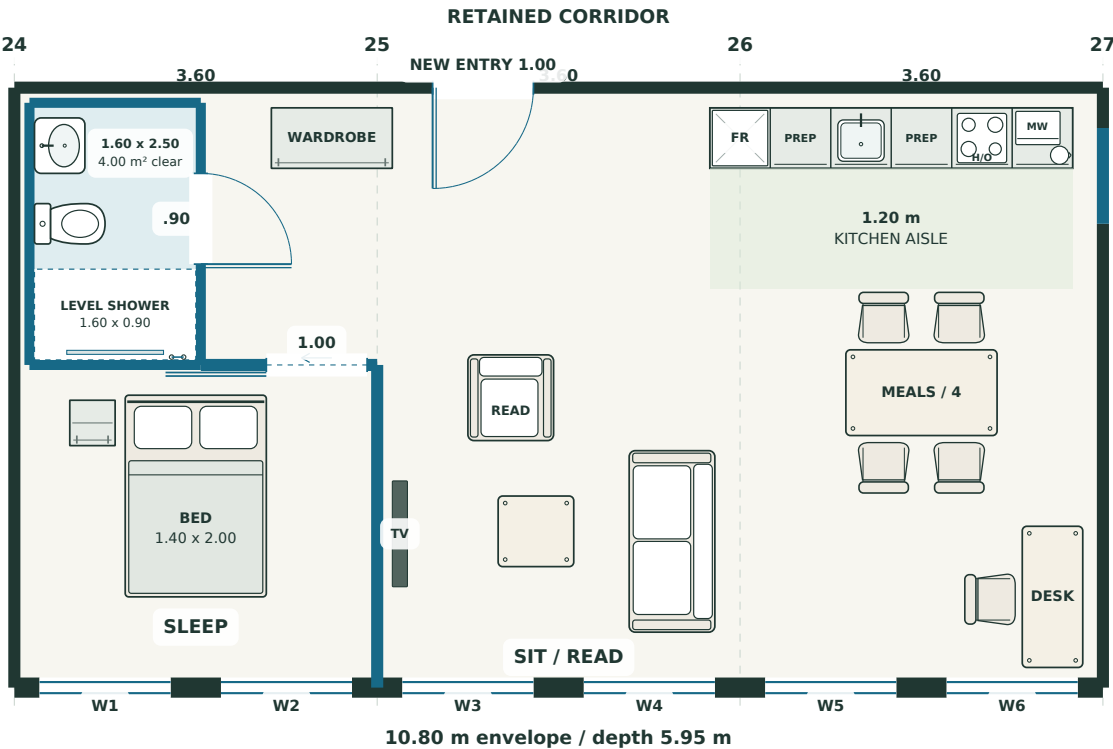
Low storage separates the bed from the sofa without an enclosed bedroom. Two seats serve meals / work. The 2.40 m kitchenette sits beside the corridor entrance; the rectangular shower bathroom uses the rear corner.

Existing fabric

Retain the facade and existing wall returns; enlarge the local connection to the living area. Detailed example: page 18.

B / THREE-BAY ROOM

B0-07 / 10.80 x 5.95 m / 55-59 m² usable



Separate sleeping; open living

A bedroom and 4.00 m² shower bathroom use the first bay. A full 3.60 m kitchen, four-place dining table, sofa, reading chair and desk occupy the remaining two bays. The entrance opens directly into the living area, with no enclosed entrance hall.

Fit to the building

The three-bay example uses the existing B0-07 footprint and window spans. New partitions enclose the bedroom and bathroom; the corridor entrance is locally repositioned. Detailed drawing and survey crop: page 19.

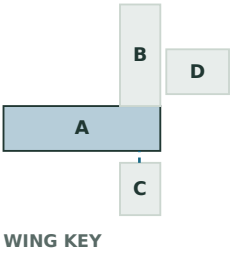
ALL PLANS / 1:75 AT A3 / PRINT AT 100%



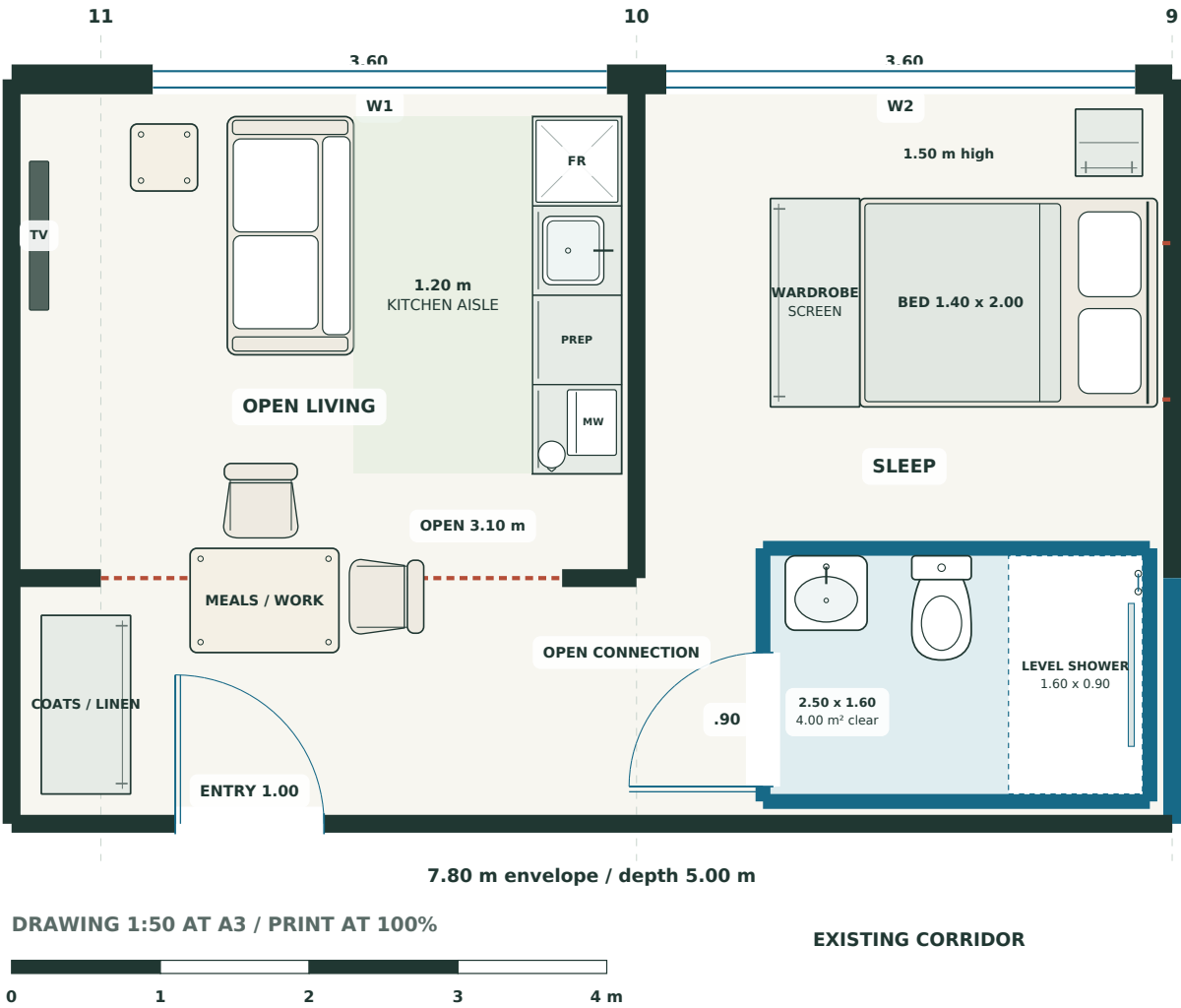
Typical bay formats, not a universal layout for every room. Wall / door positions vary by floor. All areas are estimated usable interiors; these three standard shower examples are not wheelchair layouts. Accessible examples: pages 20-21.

A0-01 | open studio + wardrobe screen

Two 3.60 m bays plus the surveyed west wall offset; approximately 34-36 m² usable.

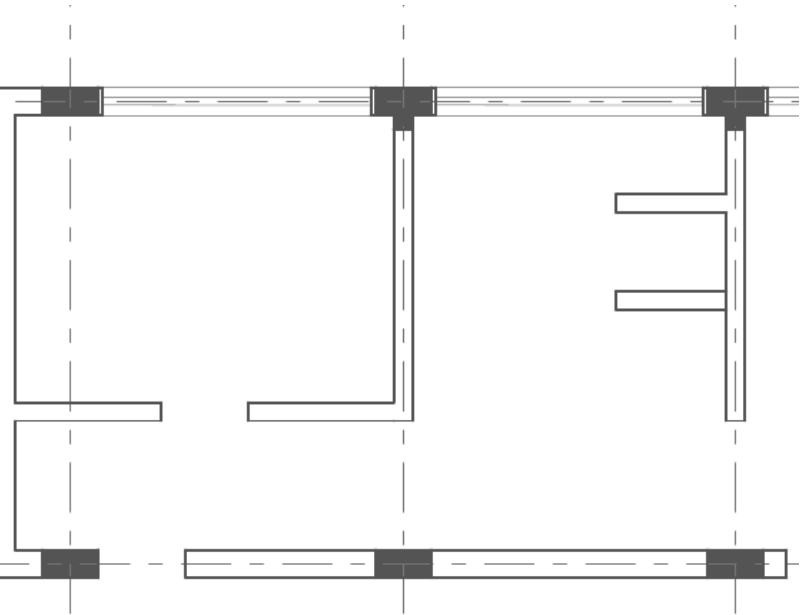


Black: surveyed wall / pier | Blue: proposed partition / door | Red dashes: local removal
W = surveyed window span. Generic symbols use overall planning footprints; pale dashed fixture boxes show reserved envelopes.



Only the bathroom is enclosed within the studio. Existing wall sections remain; furniture completes the separation of sleeping and living. Kitchenette: 2.40 m run. Shower room: 4.00 m² clear. The wider wall opening requires structural design.

EXISTING SURVEY / SAME ORIENTATION



Retained walls and open connection

Retain the existing bay wall and the short end returns of the cross-wall. Widen its opening to 3.10 m and remove the two short returns in the sleeping bay. The bay wall ends freely; there is no new bedroom partition or bedroom door.

Furniture defines the studio

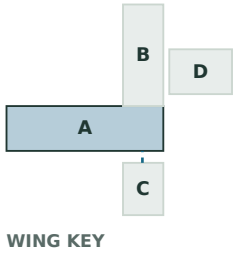
The entrance opens into living / dining. A permanent bed faces a 1.40 m wide, 0.60 m deep wardrobe at its foot. The wardrobe is 1.50 m high, with sliding fronts facing the open approach. It screens the bed without closing the sleeping area.

Food, storage and showering

The kitchenette has a 1.20 m working aisle; sofa and two-seat meal / work table remain available together. Coats and linen use the entrance-side wall. The 2.50 x 1.60 m bathroom has a full-width end shower and an outward-opening door. Its shallower depth leaves approximately 0.90 m beside the bed.

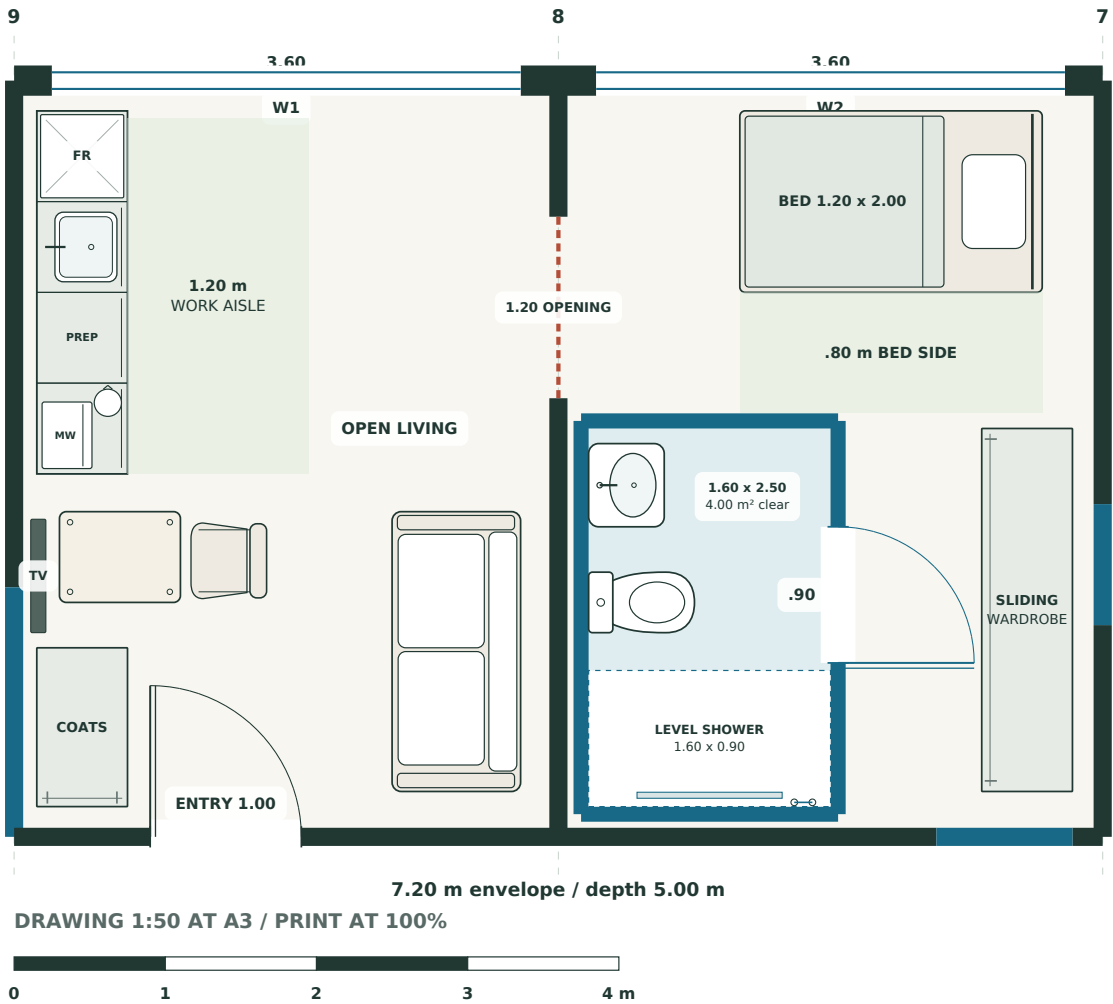
A0-02 | open studio with reclaimed floor

7.20 x 5.00 m grid / about 31-33 m² usable after shaft removal and floor infill. One-resident furniture example.



Black: surveyed wall / pier | Blue: proposed partition / door | Red dashes: local removal

W = surveyed window span. Generic symbols use overall planning footprints; pale dashed fixture boxes show reserved envelopes.

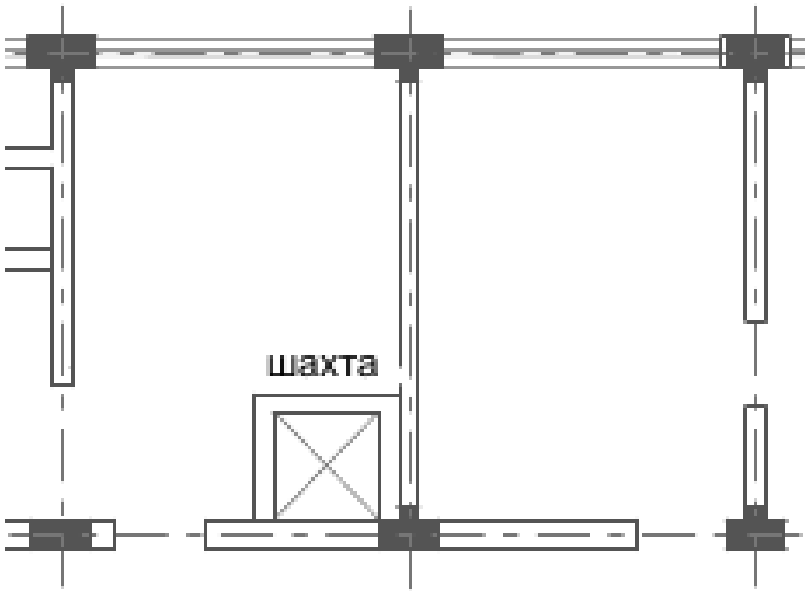


The 31-33 m² usable figure is an estimate after wall allowances. The former shaft footprint joins the living area. Floor infill and the local bay-wall opening require structural design; the existing main lift is retained.

Services and limitations

The shower room uses 4.00 m² clear. Decommission any shaft services and structurally infill each opening flush with the room floor. Coordinate new drainage / vent routes separately. A0-02 to A4-02 use this approach; verify each floor. AM-02 on -1 is unchanged.

EXISTING SURVEY / SAME ORIENTATION



The shaft shown in this existing survey is removed in the proposed plan at left.

Retained fabric

Keep both facade bays and most of the middle bay wall, with one 1.20 m opening. Remove the shaft enclosure and infill its floor opening. Reuse the west corridor entrance; close the redundant east entrance and neighbour openings.

Open room, no entrance hall

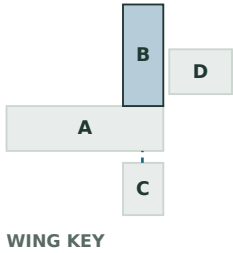
The entrance joins sitting / meals directly. A two-seat sofa, one meal / work seat and a 1.20 x 2.00 m bed give each daily function a place. The retained bay wall screens sleeping. Only the shower bathroom is newly enclosed.

Usable clearances

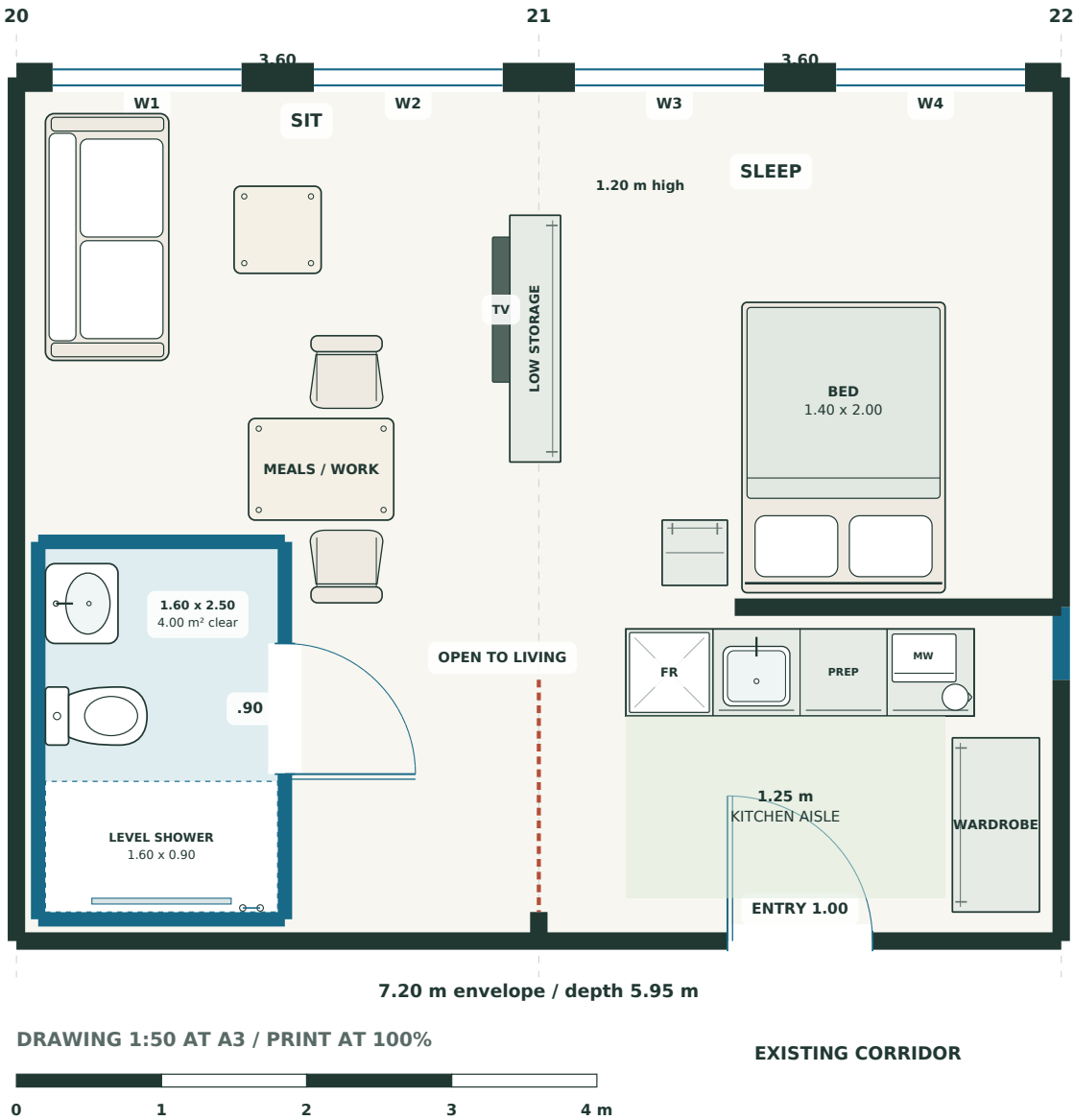
Kitchenette: 2.40 m with a dedicated preparation module; microwave at a reachable height and kettle on the counter. Working aisle: 1.20 m. Bed-side strip: 0.80 m. Wardrobe fronts slide. The 0.90 m bath door swings into its clear approach; it temporarily occupies that approach when open. This compact example is not a wheelchair room.

B0-01 | open studio + low TV divider

Two 3.60 m bays / 7.20 x 5.95 m grid envelope / approximately 37-39 m² usable.

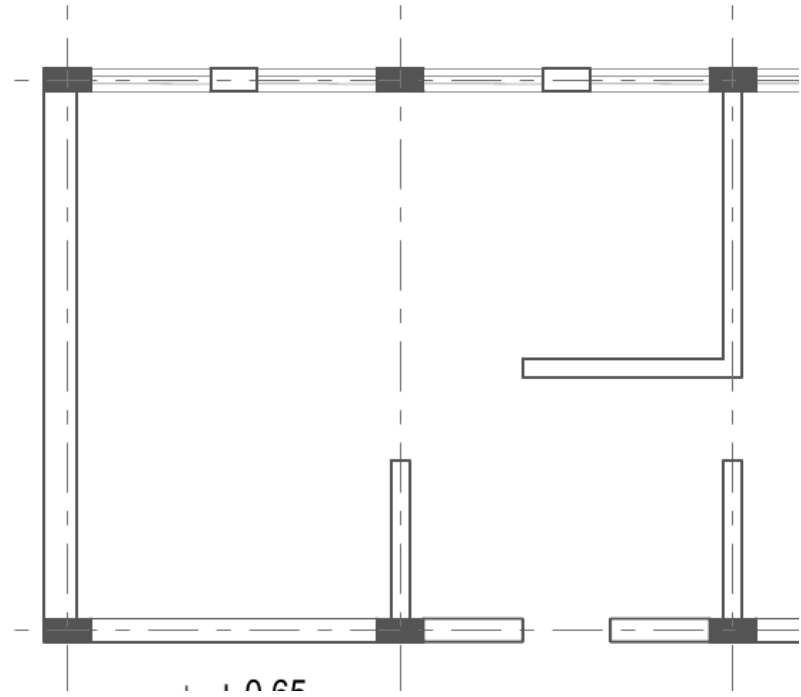


Black: surveyed wall / pier | Blue: proposed partition / door | Red dashes: local removal
W = surveyed window span. Generic symbols use overall planning footprints; pale dashed fixture boxes show reserved envelopes.



The studio remains open around the low cabinet. Shower room: 4.00 m² clear, with a 1.60 x 0.90 m end shower. Kitchen aisle: 1.25 m. The marked existing-wall removal requires structural verification.

EXISTING SURVEY / SAME ORIENTATION



Retained shell

Keep the L-shaped wall and the corridor entrance. Remove 1.60 m of the short entrance-side wall, retaining its end at the corridor wall. Sleeping and living remain connected around the low divider.

Furniture divides sleeping and sitting

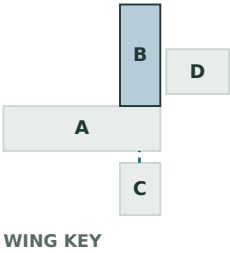
A 1.70 m long, 0.35 m deep TV / book cabinet separates the sofa group from the bed. It is 1.20 m high and open at both ends. The bed head meets the retained L-wall, with approximately 0.74 m clear along its east side. The two-seat table sits beside the shower room, with chairs facing each other.

Open arrival and compact services

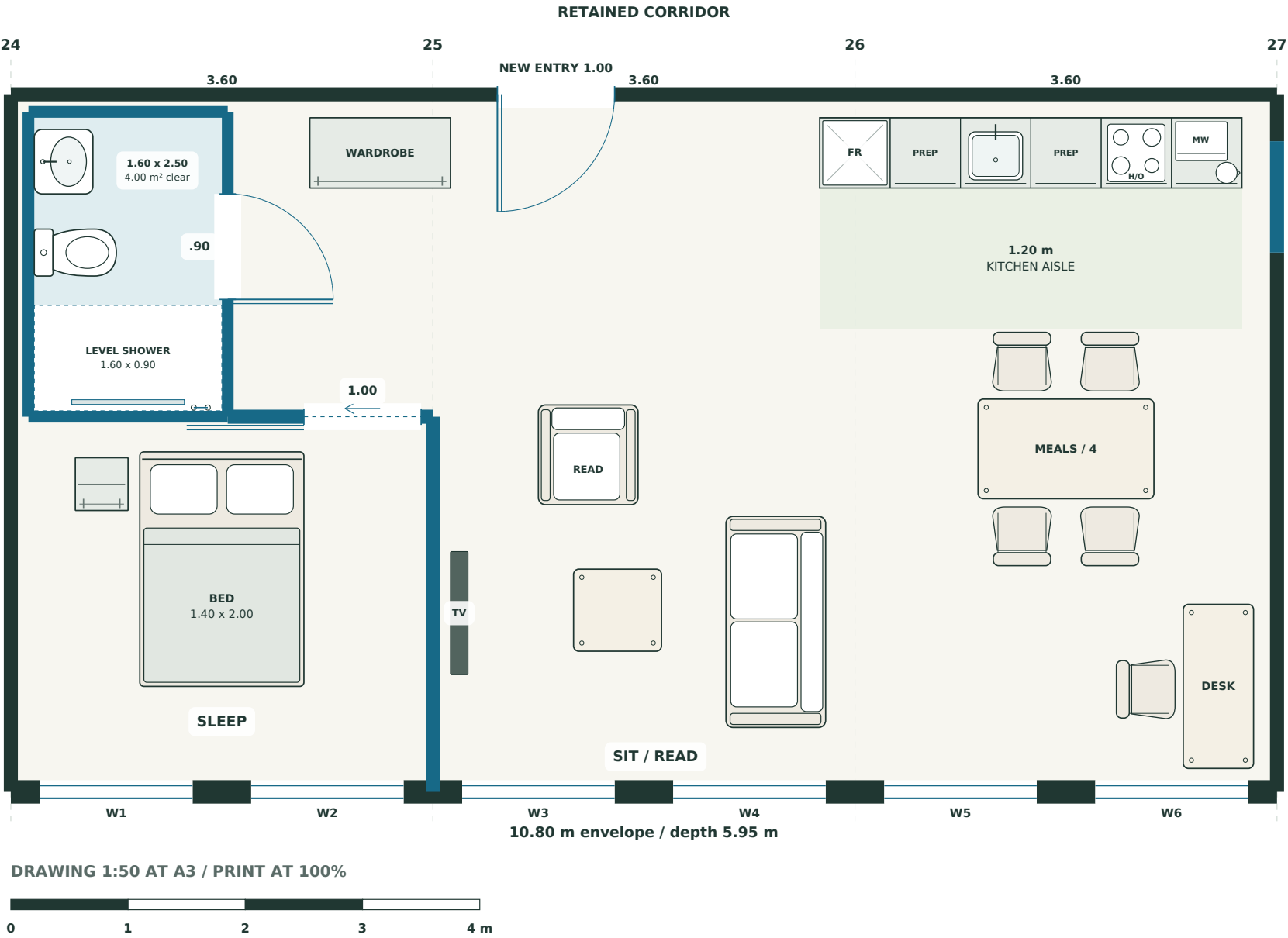
The entrance joins the kitchenette and living floor without an enclosed hall. A 2.40 m kitchenette uses the back of the retained wall; the wardrobe is by the entrance. The 1.60 x 2.50 m shower room encloses the only separate internal room.

B0-07 | direct entry + open living

Three 3.60 m bays / 10.80 x 5.95 m grid envelope / approximately 55-59 m² usable.

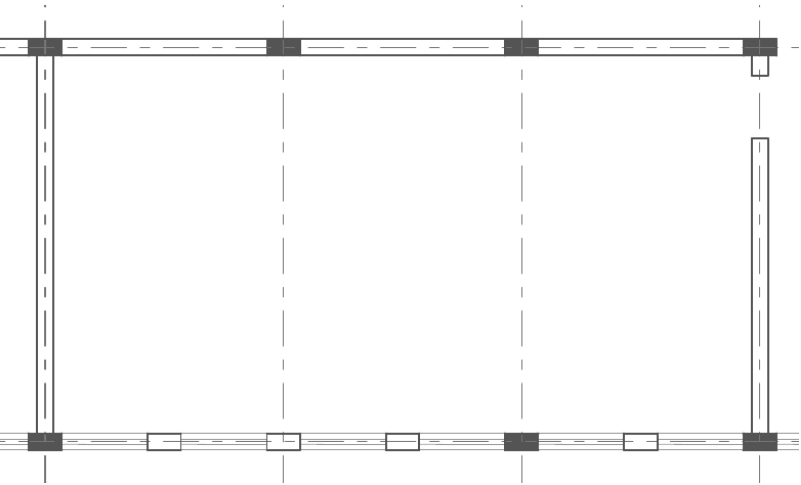


Black: surveyed wall / pier | Blue: proposed partition / door | Red dashes: local removal
W = surveyed window span. Generic symbols use overall planning footprints; pale dashed fixture boxes show reserved envelopes.



The bathroom uses 4.00 m² clear. The kitchen has a 1.20 m working aisle. Four-seat dining, TV / reading seating and a work desk have their own places within one open living area.

EXISTING SURVEY / SAME ORIENTATION



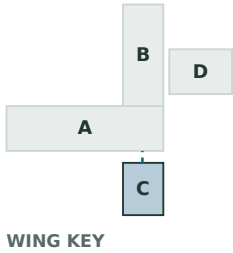
Existing shell
Retain the perimeter and all six window spans. Close the opening to the neighbouring room and add the corridor entrance at the marked position. A single new bedroom division meets the pier at axis 25.

Bedroom and service corner
The entrance opens directly into the living area. The 1.60 x 2.50 m shower room, wardrobe and bedroom door form an open service corner along one edge; there is no entrance-hall enclosure. The permanent bed has access on both long sides; window-side curtains and controls remain reachable.

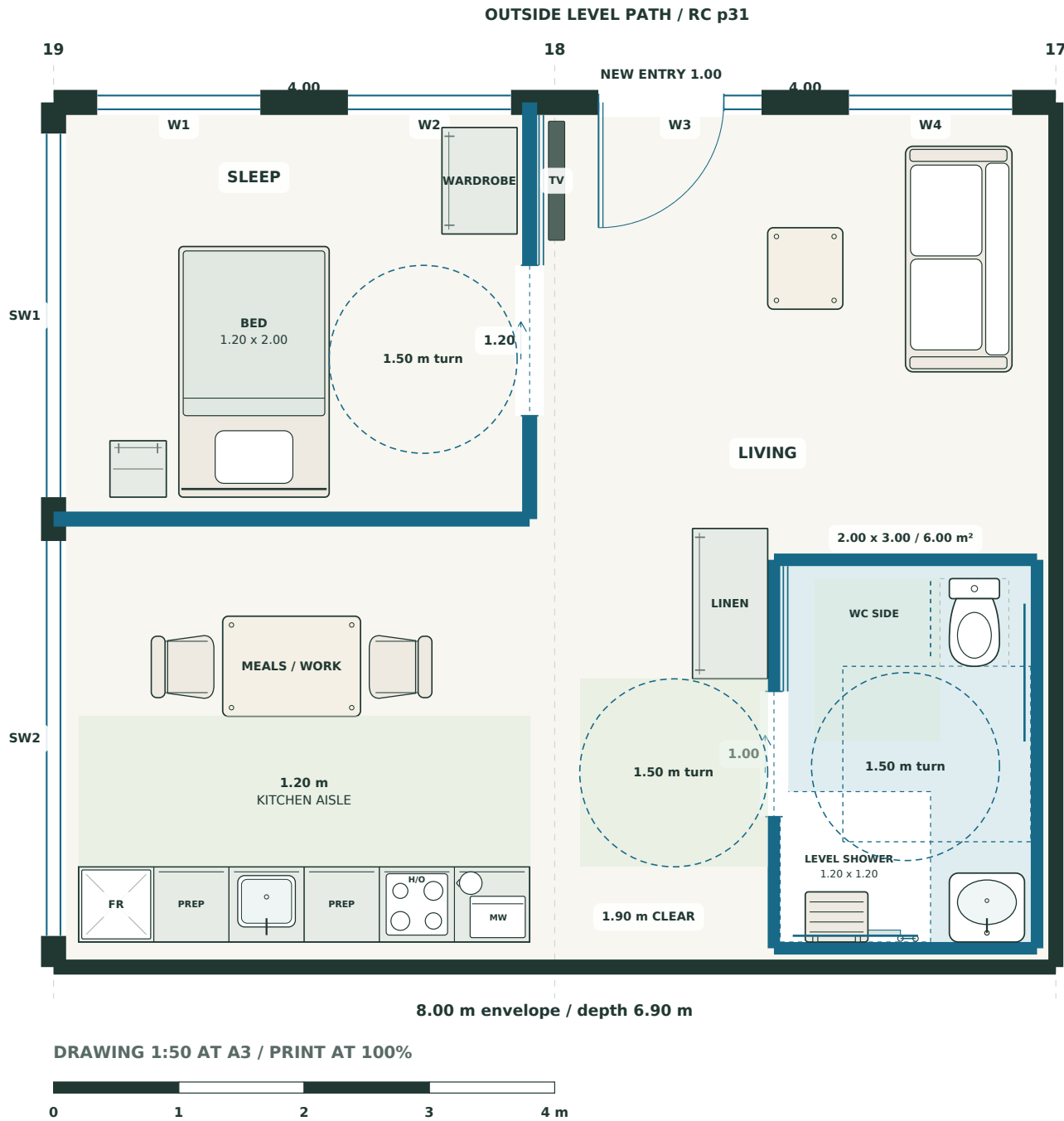
Eat, sit and work
The four-seat dining table sits directly in front of the 3.60 m kitchen. The sofa faces a TV on the bedroom partition, with its coffee table close by. A reading chair completes the sitting group; a desk uses the east wall beside the windows. Routes pass around these groups.

C0-01 | accessible bathroom concept

Two 4.00 m bays / 8.00 x 6.90 m grid envelope / approximately 47-52 m² usable.

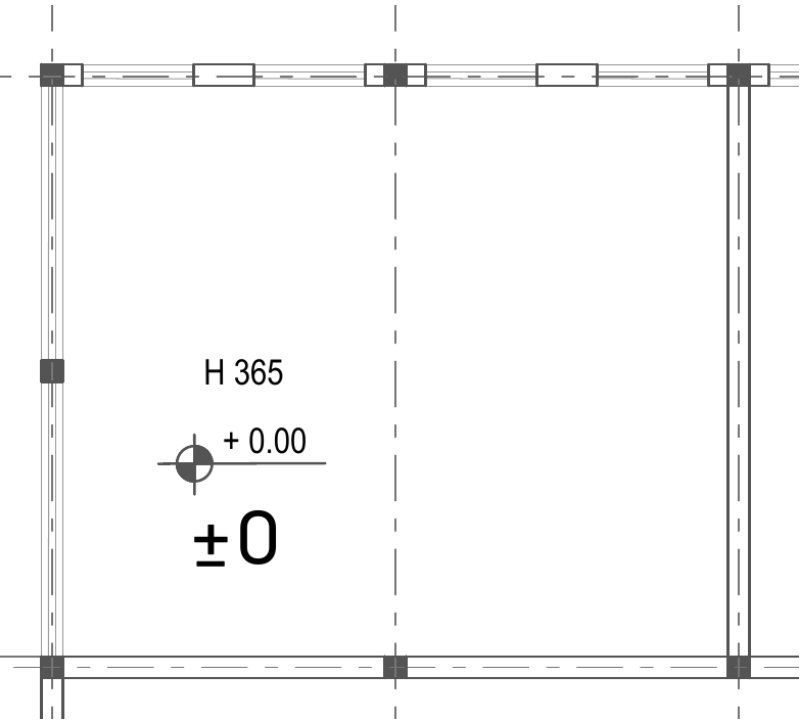


Black: surveyed wall / pier | Blue: proposed partition / door | Red dashes: local removal
W = surveyed window span. Generic symbols use overall planning footprints; pale dashed fixture boxes show reserved envelopes.



Bathroom: 2.00 x 3.00 m / 6.00 m² clear. A 1.50 m turn, WC side-transfer zone and 1.50 x 1.40 m WC approach remain clear of fittings. The basin sits at the shower end. See page 23.

EXISTING SURVEY / SAME ORIENTATION



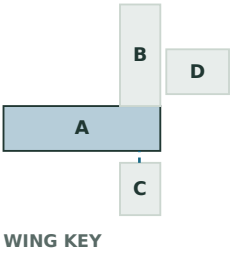
Existing shell
Keep the front and side window spans. Form the outside entrance within W3, retaining its piers. The new bedroom return meets the solid side pier between SW1 and SW2, rather than crossing a window.

Compact bedroom
The bedroom occupies the front-left portion. Its bed head meets the new return wall; a wardrobe uses the upper end of the dividing wall. A 1.20 m sliding doorway and 1.50 m turning space serve the bed.

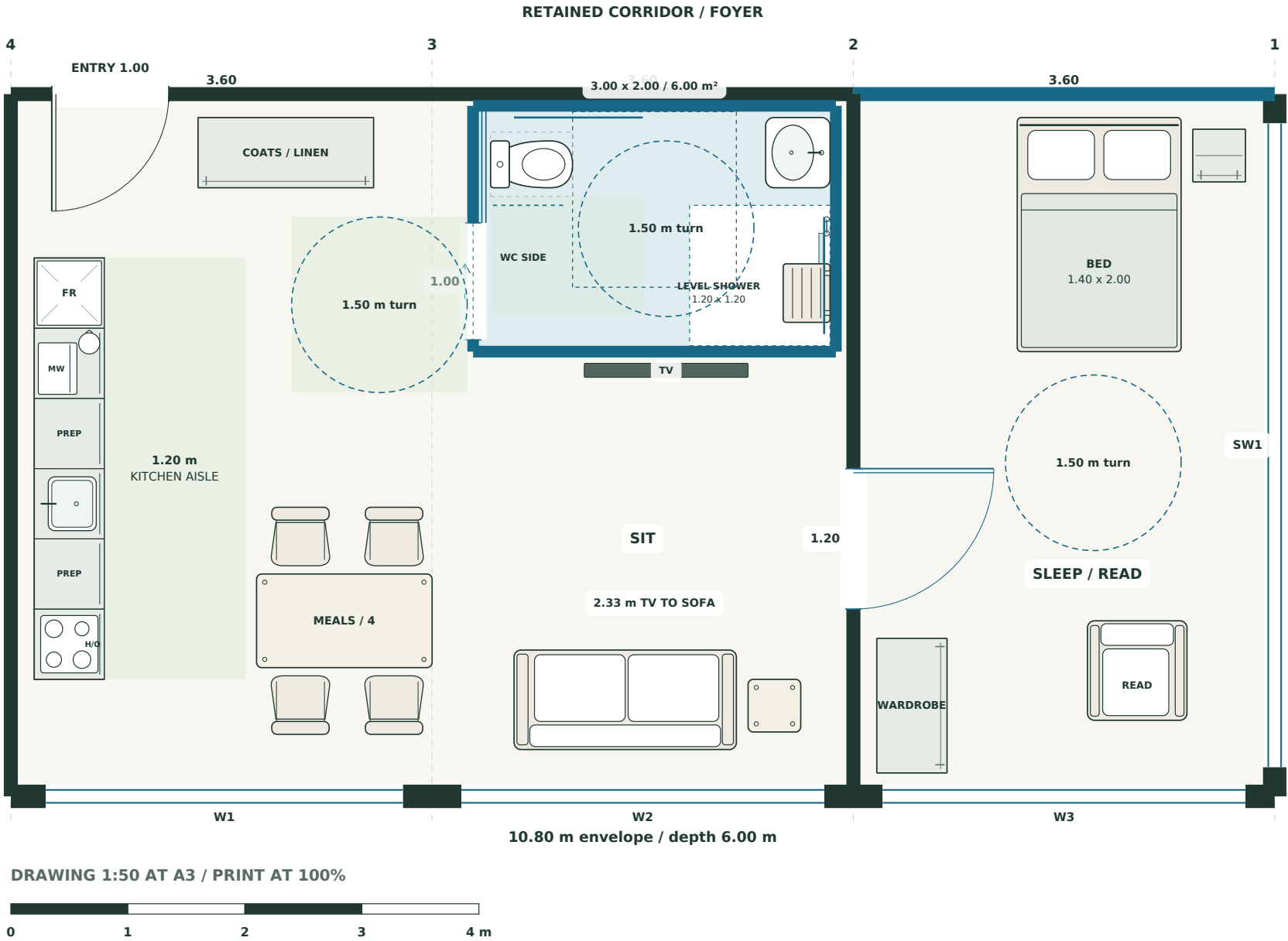
Continuous living area
The outside door opens directly into the living area. The rear-right 2.00 x 3.00 m shower room leaves a 1.90 m gap beside the kitchen end. The 3.60 m kitchen and two-seat table sit in the open living area. A 1.20 x 0.60 m linen cabinet uses the bathroom side wall, facing the open floor; its storage footprint is retained.

A0-08 | accessible bathroom concept

Three 3.60 m bays / 10.80 x 6.00 m grid envelope / approximately 56-60 m² usable.

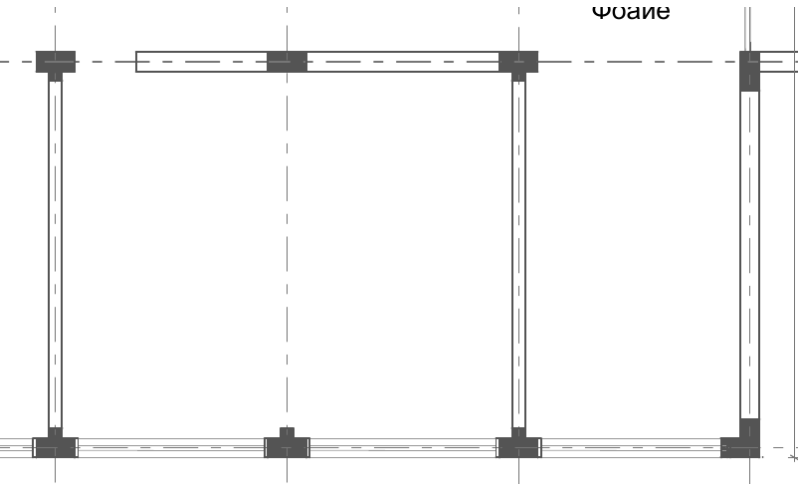


Black: surveyed wall / pier | Blue: proposed partition / door | Red dashes: local removal
W = surveyed window span. Generic symbols use overall planning footprints; pale dashed fixture boxes show reserved envelopes.



Bathroom: 3.00 x 2.00 m / 6.00 m² clear. A 1.50 m turn is retained inside and outside its door, with clear WC transfer and approach floor. No additional opening is made in the existing bay wall.

EXISTING SURVEY / SAME ORIENTATION



Existing shell

Only the wall at axis 2 is a full existing internal wall. Retain it with one 1.20 m bedroom opening. Close the open foyer edge above the bedroom. Keep the left corridor entrance; no additional bathroom opening through axis 2 is required.

Kitchen and dining

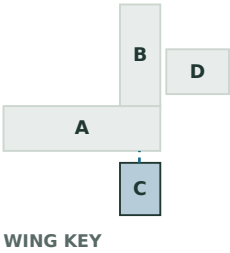
The entrance opens into the kitchen / dining / living space. A straight 3.60 m kitchen uses the west wall; its aisle is 1.20 m. A four-seat table sits by the windows. Coats and linen use the edge of the room, without a hall partition.

Bathroom and living

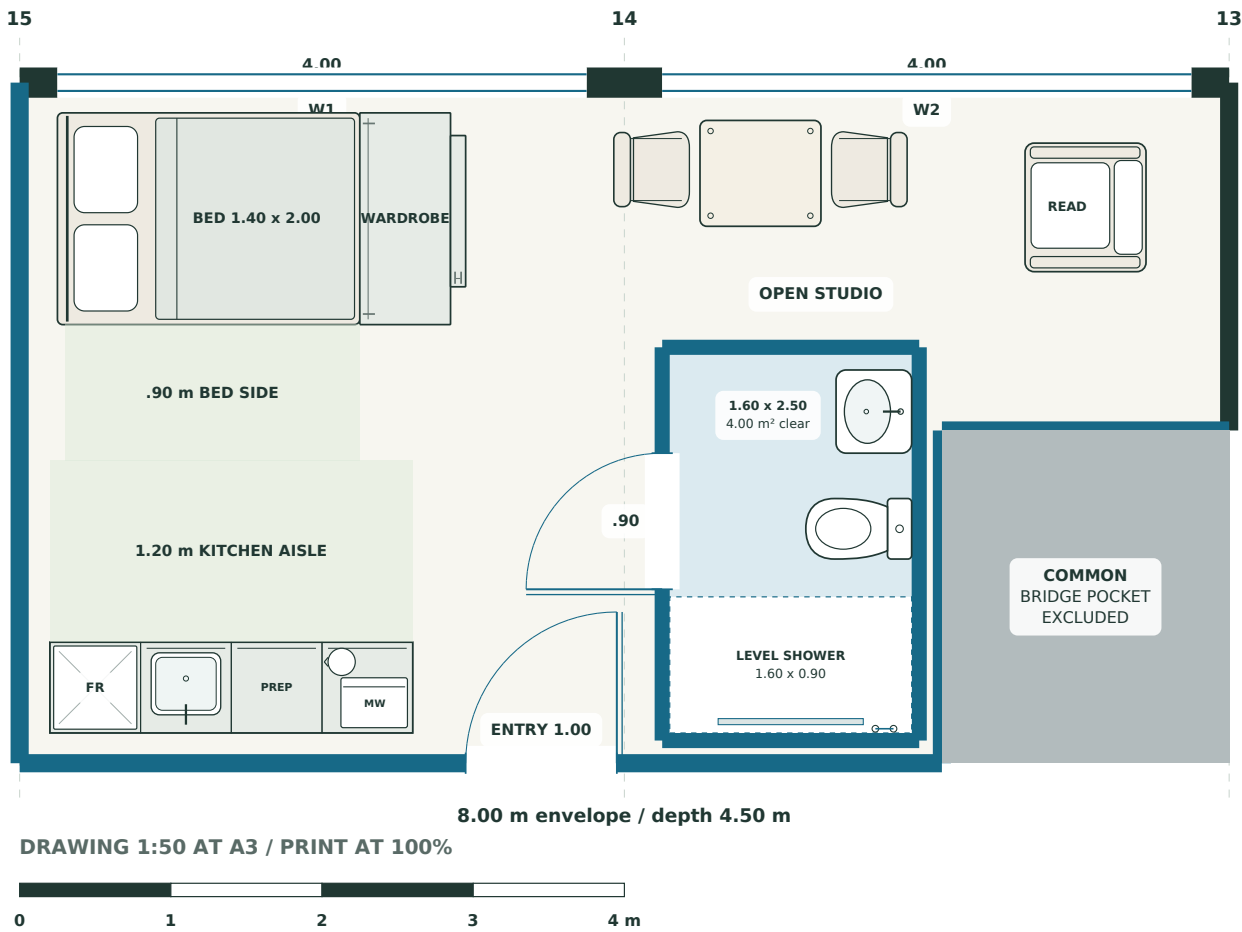
The private 3.00 x 2.00 m shower room fits beside the retained bay wall. Its short-side door opens towards the entrance / dining floor. The gap from TV face to sofa front is 2.33 m. The east bedroom and its furniture remain.

C1-03 | bridge-side open studio

Conservative 8.00 x 4.50 m envelope, less a 1.90 x 2.20 m common pocket / about 27-35 m² usable range.

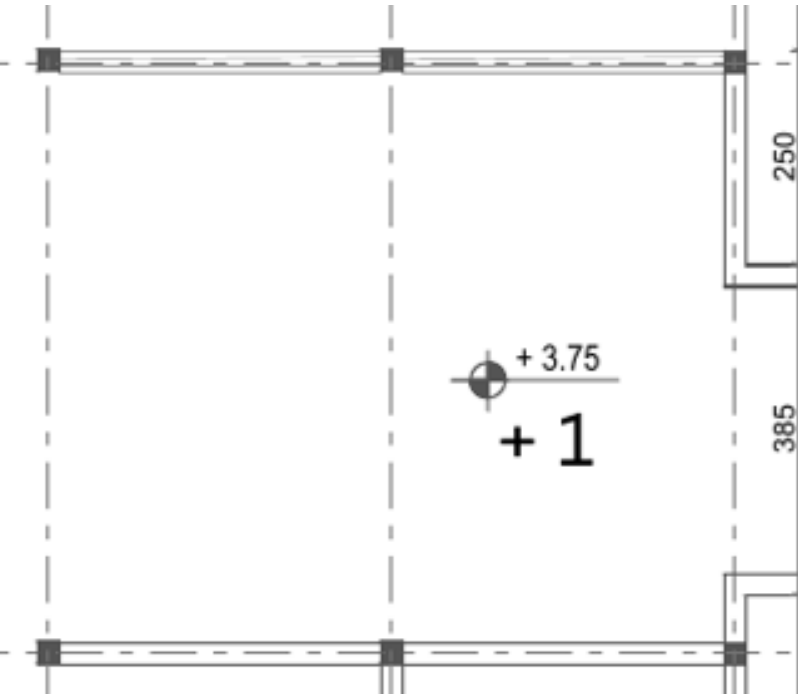


Black: surveyed wall / pier | Blue: proposed partition / door | Red dashes: local removal
W = surveyed window span. Generic symbols use overall planning footprints; pale dashed fixture boxes show reserved envelopes.



This drawing tests the smallest working envelope, not the upper end of the area range. The drawn grid less pocket is 31.82 m² before walls and partitions. No new enclosed entrance hall or bedroom is added.

EXISTING SURVEY / SAME ORIENTATION



Actual irregular footprint

The common bridge-arrival pocket remains outside the room. Use the 4.50 m depth at the low end of the survey range. Keep the two facade window spans and columns; the surveyed upper north band has no existing internal bay wall.

Furniture defines sleeping

A 1.40 x 2.00 m bed uses the window end. A 1.50 m-high wardrobe at its foot screens sleeping without a bedroom wall. A separate armchair and two-seat meal / work table use the open floor.

Bathroom and kitchenette

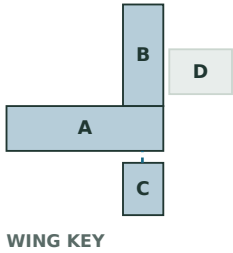
The 1.60 x 2.50 m shower room sits against the bridge-side service edge. The 2.40 m kitchenette has a 1.20 m aisle; the bed-side strip is 0.90 m. The entry opens directly into this shared living floor.

What needs survey

Confirm window openings, clear finished depth and arrival-pocket boundaries. New room divisions follow the conversion raster; do not imply they are surveyed walls. Locate a suitable drain / vent route before fitting the bathroom. This standard shower layout is not wheelchair accessible.

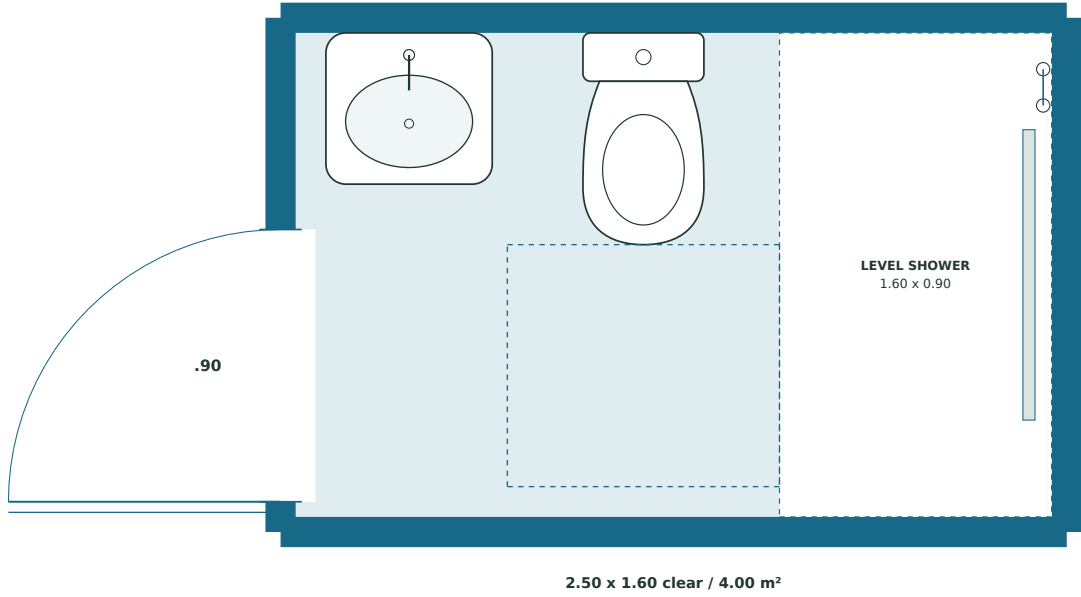
Rectangular shower bathrooms

Standard rectangles use 4.00 m²; accessible concepts use 6.00 m² with explicit turning and toilet-access zones.



A0-01 / WIDE + SHALLOW

DETAILS 1:25 AT A3 / PRINT AT 100% / GENERIC PLAN SYMBOLS



2.50 x 1.60 m / 4.00 m² clear

Basin and WC follow the long wall; a 1.60 x 0.90 m shower spans the end. The 0.90 m door opens from the short side. This orientation keeps the bathroom shallow beside the bed, with approximately 0.90 m of bed-side clearance.

ACCESSIBLE BATHROOM ENVELOPE

Clear rectangle: **2.00 x 3.00 m / 6.00 m²**
With 100 mm walls: up to **2.20 x 3.20 m**
Rotate the rectangle to fit the retained shell. Keep the turn, WC approach and door route clear of storage and fixed shower screens.

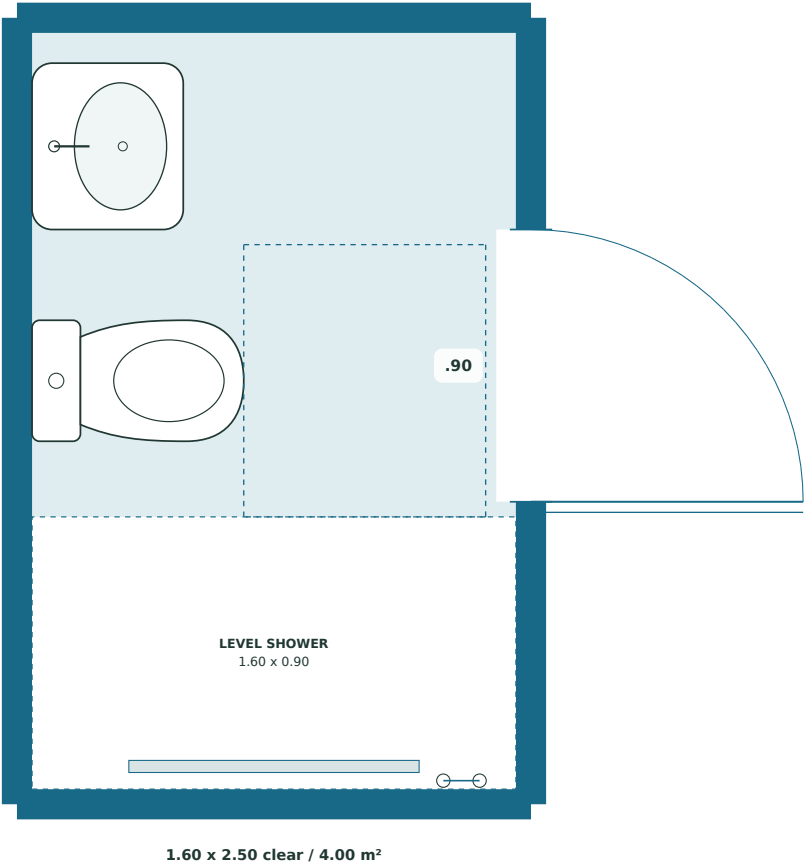
BATHROOM PLANNING

The standard rectangle measures 1.60 x 2.50 m clear, rotated to suit the room. The long wall carries a 0.50 x 0.55 m basin and WC; the far end contains the shower. Dashed rectangles show the dry 0.90 x 0.80 m WC front approach. WC footprints include the cistern. These standard bathrooms do not provide wheelchair turning or side transfer. All clear sizes exclude partitions.

Reference: [Board & Vellum / Common Bathroom Floor Plans](#), lessons 1 and 8: grouped plumbing and efficient end-shower arrangements. The article addresses US residential layouts; its dimensions are not the Bulgarian design standard. Accessible bathrooms need more space.

Symbol key FR: fridge; H/O: hob with oven below; MW: microwave beside kettle. Curved outlines: WC pan / basin; slatted symbol: folding shower seat; dashed shower edge: level wet zone. Generic symbols fit the reserved footprints; they do not specify products.

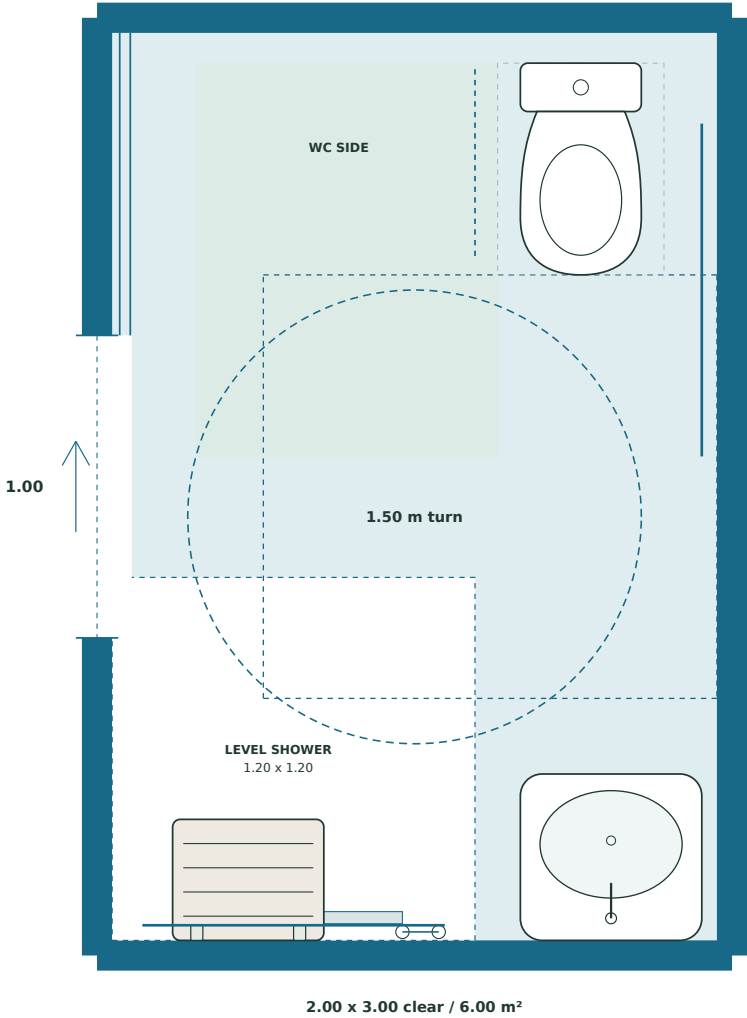
B0-01 + B0-07 / LONG + NARROW



1.60 x 2.50 m / 4.00 m² clear

Basin and WC run along one long wall, facing a shared approach. The 1.60 x 0.90 m shower occupies the end. A 0.90 m outward-opening door enters from the long side. The WC front approach lies entirely outside the shower.

C0-01 + A0-08 / ACCESSIBLE IDEA



2.00 x 3.00 m / 6.00 m² clear

C0-01 uses the long form; A0-08 rotates it to 3.00 x 2.00 m with a short-side entrance. Both retain a 1.00 m clear sliding door, 1.50 m turn and 1.20 x 1.20 m level shower.

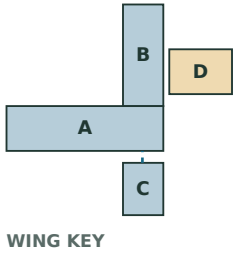
Access zones: green = 1.00 x 1.30 m beside the WC; dashed = 1.50 x 1.40 m WC approach. The circle clears the basin, WC and unfolded shower seat. WC centre: 0.45 m from the side wall. Basin: wall hung, clear below.

Turning / WC approach overlap the flush shower floor: no fixed screen, kerb or loose storage. Folding transfer rail raised for access. Confirm assisted use, slip resistance, drainage, rails and emergency door release in detailed design.

Project room comparison: page 15. [Bulgarian accessibility ordinance, Articles 84-88 / Figure 73](#); checked against the [Ministry consolidation through January 2025](#). Concept geometry, not a compliance approval.

Interior fit-out | comfort, clarity and adaptability

Project principles for independent senior living with optional support. Furniture remains movable except for secured storage and fixed service fittings.



01 Room organisation

Entrances open into useful living space. Storage and retained wall fragments screen sleeping without adding corridors. Keep bed-to-bath routes direct and free of cables, table corners and loose furniture. Secure wardrobe / TV dividers against overturning, with fixings coordinated to the existing structure.

03 Shower rooms and changing needs

Standard shower rooms provide 4.00 m² clear; the two accessible bathroom concepts provide 6.00 m². Preserve the illustrated transfer and approach zones. Reinforce walls for rails, use level shower access and coordinate waterproofing, falls and drains without raising the whole room. A larger bathroom alone does not establish an accessible room or building.

05 Light, sound and privacy

Provide even, low-glare general lighting, separate reading / task lights and bed-to-bath night lighting. Give residents simple local controls and shading. D needs acoustic absorption and a sealed stair-arrival door to its upper lounge. Isolate laundry vibration and kitchen extract noise from resident rooms. Keep confidential support conversations out of the public cafe queue.

02 Kitchens and daily tasks

Compact examples use 2.40 m kitchenettes with fridge, sink, preparation and microwave / kettle functions. Larger examples use 3.60 m full kitchens. Keep hot drinks on an accessible counter and microwaves at a reachable height. Select appliance doors, ventilation clearances and sockets before ordering joinery; fronts and handles must not reduce the drawn routes.

04 Seating and shared meals

Choose stable seats with supportive backs; provide armrests on a substantial proportion of cafe and activity chairs. Trial the seat height and depth with intended users. Rounded table corners, clear knee space and bases that permit approach guide furniture selection. D and the community kitchen use alternative movable-chair set-outs; no place is permanently reserved.

06 Finishes and orientation

Use firm, flush, slip-resistant floor finishes with matt surfaces and restrained patterns. Distinguish doors, handles and sanitary fittings by contrast; avoid dark floor patches that suggest steps. Repeat wing letters, floor numbers and room identifiers at decisions along the route. Integrate flush entrance mats, reachable controls and simple storage labels.

Design application The drawings test furniture footprints and selected clearances. Joinery, doors, hardware, heating, ventilation, electrical layouts and material specifications require coordinated detail design. Four ground-floor rooms are candidates for larger accessible bathrooms; confirm the required number and complete routes in the operating / accessibility brief.

Guidance: CEUD, Elements and Systems, sections 4.1-4.3 informs finishes, lighting and controls; Cambridge University Hospitals, Seating and ergonomics informs seating fit. These are design references; Bulgarian project requirements govern.

WING KEY

Axes 25-28 / example: 11 chairs + one wheelchair place



The western bay contains a 5.40 m appliance / counter run plus a 1.20 m knee-clear prep surface, handwash basin and crockery drawers. FR fridge / freezer; PN pantry; OV oven / microwave; IH induction hob / extract; S sink; DW dishwasher; PR prep; HW handwash. The main work aisle is 2.10 m; a 0.60 m open appliance door leaves 1.50 m.

Two 2.40 x 0.90 m tables form one 4.80 m table. The drawn set-out has 11 chairs and one 0.80 x 1.20 m occupied wheelchair footprint; restore the movable chair for 12 ordinary seats. End routes remain 1.24 m and 1.00 m. Confirm knee space, table legs and the full arrival manoeuvre with selected products. This kitchen supports small-group resident meals.

Retain the axis-25 boundary and most of axis 26; form a 1.50 m connection at axis 26. A new 2.70 m framed opening in axis 27 joins the dining bays, retaining wall ends and the small existing front connection. Verify the load path, frame and headroom before removal.

Axes 22-25 / 10 activity places + leader



Ten 1.50 x 1.50 m positions support chair-based movement, balance sessions or workshops. The front area serves a leader / demonstration; a 1.50 m side route remains clear. Movable chairs and folding tables are stored at the front. The set-out is for small-group use; larger movement patterns need fewer participants.

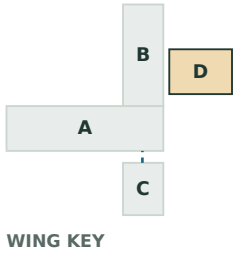
BM-07 includes the west half of former BM-08. The survey is already open across axes 22-25, so no new partition is placed at axis 24. Retain perimeter walls and columns. Use the existing corridor opening near axis 24.5, with local jamb adjustment to 1.20 m clear.

BM-06 is an automated vending shop. BM-08 has no separate allocation: one bay belongs to activities and one to the kitchen. BM-10 remains resident laundry and WCs. Games use the D cafe tables; quiet activities can be scheduled in BM-07 or D lower outside events.

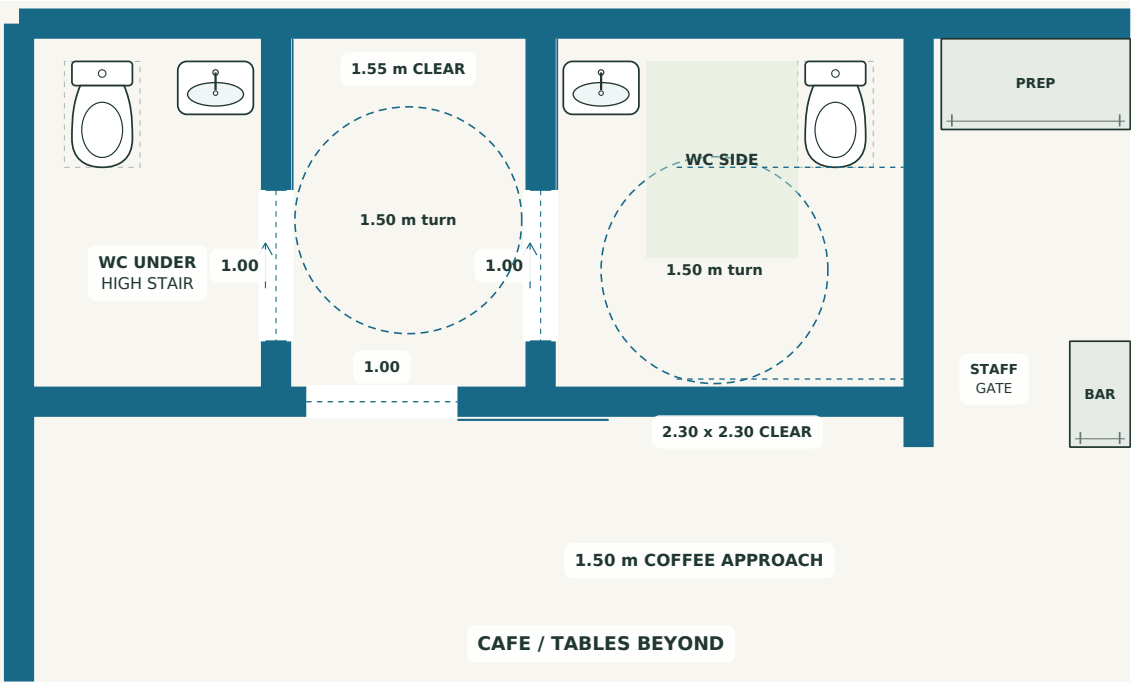
CONCEPT C02 | DRAWING 1:75 AT A3 / 100% | 18 OCT 2026

D | toilet access + event-furniture storage

Service-band detail for the lower cafe / event floor. Both toilets use a shared lobby; coffee, cakes and reception form one work area.



TOILET / COFFEE JUNCTION / 1:50



7.50 m envelope / depth 4.50 m

DRAWING 1:50 AT A3 / PRINT AT 100%



Finished clear dimensions

Lobby: 1.55 m between finished faces, with a 1.50 m turn. Accessible WC: 2.30 x 2.30 m; 1.50 m turn and clear WC side / front approach. Wall thickness is included in this junction test. Doors slide outside the occupied floor; pocket / surface-slide construction must preserve the stated widths.

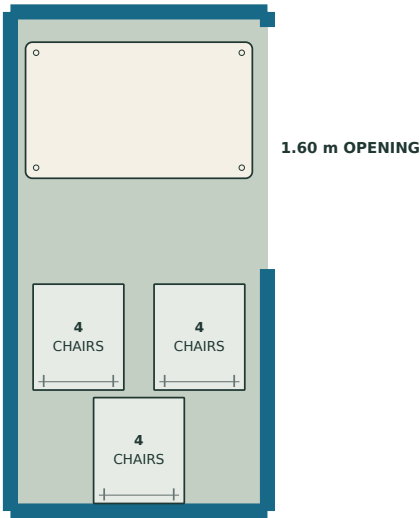
Toilet and cafe operation

Provide outward emergency release, grab rails, knee-clear basin and an accessible alarm. WC ventilation is separate from food preparation; the lobby separates WC doors from the cafe. The main preparation aisle remains 1.40 m. Lower a section of the reception counter and keep its approach clear.

D exit discharge

Both outside exits need level landings and a clear route onward. Survey the side-exit level and provide a graded path or ramp if needed; RD at the front entrance alone does not resolve the second exit.

UNDER-STAIR EVENT STORE / 1:50



1.70 m envelope / depth 3.30 m

Trolley allowance: 1.50 x 0.90 m, low stacked height. Three chair stacks: 0.60 x 0.70 m each, four chairs per stack. Maximum planning stack height: 1.20 m. Reserve a 1.60 m clear opening towards the coffee approach. Select folding / stacking products to match these envelopes and verify actual headroom.

Locate this store below the high flight and intermediate landing, approximately 2.75-6.05 m from the service wall. Low storage only; no occupied room. Keep fire protection to the stair underside and agree whether storage is permitted in this location.

Event mode

Remove T7 / T8 and their eight chairs: 32 seated places remain on the lower floor. Store the tables / chairs before assembling the stage. The page 27 set-out adds three spare chairs: allow 11 stored chairs when combined with stage mode. Stage panels need a separate product-specific storage allowance.

Seating and wheelchair use

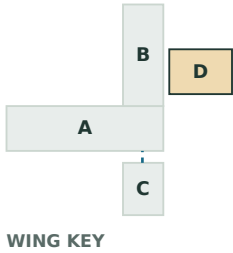
Keep the marked 1.50 m main routes clear in the occupied layout. Page 27 shows a rotated-table arrangement for 39 places, including two wheelchair places. Moving chairs alone does not prove adequate space. Record each event set-out; seat totals are furnished concepts, not approved occupancy.

Quiet lounge

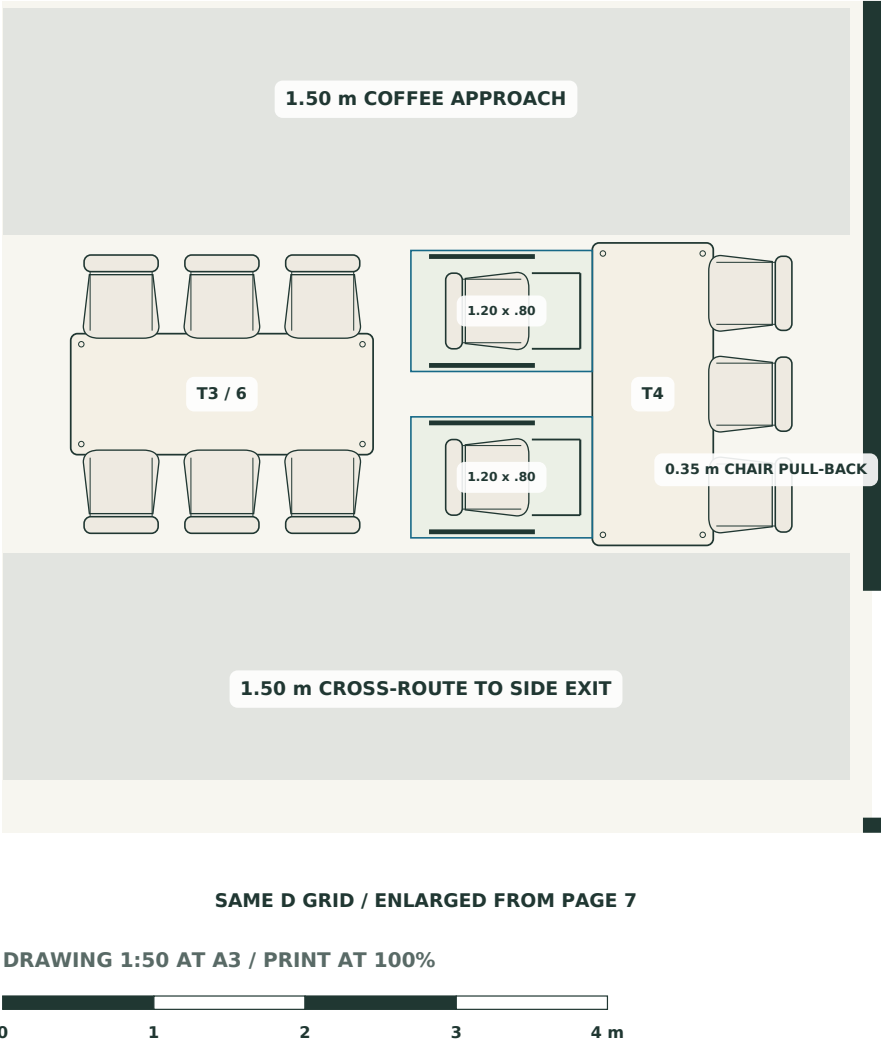
The upper 14-seat plan remains on page 7. Acoustic enclosure must include a sealed door at the stair arrival, not only glazing at the mezzanine edge. Verify door approach, sound control and the 3.00 m / 2.50 m clear-height targets together with the structure and services.

D | movable seating access test

Alternative lower-floor set-out: 37 chairs + two wheelchair places = 39 places. No permanent reserved seating zones.



T3 + T4 DETAIL / ROTATE T4, REPLACE THREE OF ITS CHAIRS



One table changes

Rotate the 2.00 x 0.80 m table T4 and centre it at x13.30 / y5.50 m on the D grid. Place three chairs along its wall side and two wheelchair places on its opposite side. All other tables, columns, stairs and service areas stay in place.

Occupied footprint

Each wheelchair allowance is 1.20 x 0.80 m, fully outside the coffee approach and cross-route. The wall-side chairs retain 0.35 m behind their occupied envelope; a 0.35 m pull-back uses that allowance. Wheelchair users approach from the adjacent clear routes.

Count and event mode

The lower floor has 37 chairs plus two wheelchair places: 39 people seated. If T7 and T8 are also removed for the stage, 29 chairs plus two wheelchair places remain: 31 lower-floor places. D upper retains its separate 14-seat lounge.

Furniture selection

Use a table with clear knee space and legs / base that do not block approach. Mark the table position in the operating set-out, not as a permanent reserved area. Confirm turning and approach with the actual wheelchair and furniture products; the rectangular footprint test is not a full swept-path assessment.

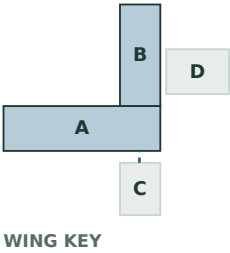
Access is part of the furniture arrangement

The ordinary 40-chair cafe plan remains on page 7. This alternative keeps its main routes by moving a table as well as chairs. It illustrates how the flexible event room can accommodate different users without adding a permanent internal corridor.

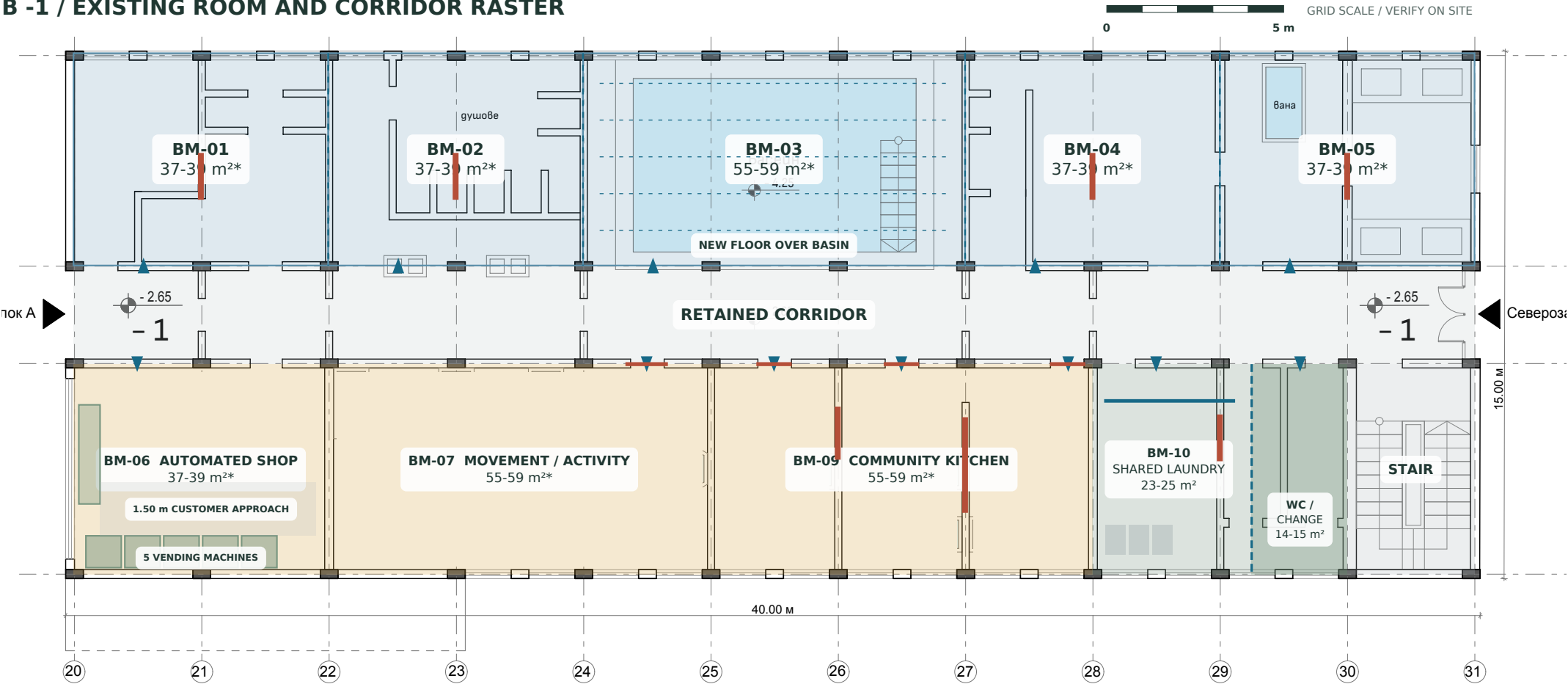
Coordinates refer to the same D survey grid as page 7. Scale 1:50 at A3 / 100%. Occupied envelopes and chair pull-back have been checked against the fixed elements and the two 1.50 m routes. Arrival manoeuvres, exits and maximum occupancy still require detailed design.

Services | daily needs on resident levels

85 rooms retained. Bulk stock stays below; daily supplies, resident laundry and optional support stay close to use.



B -1 / EXISTING ROOM AND CORRIDOR RASTER



BM-06 / automated shop

Five vending-machine footprints, each 1.00 x 0.90 m, with stock cupboards. Keep a clear 1.50 m customer approach in front. Select reachable controls / payment terminals and allow replenishment, power, heat rejection and ventilation. Stock is replenished through the retained corridor.

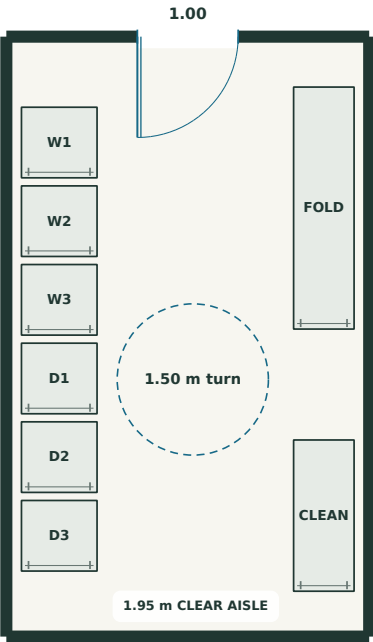
BM-07 / flexible activities

Three bays, about 55-59 m² usable. Ten activity places plus leader; movable chairs and tables serve workshops or quiet activities at other times. The west half of former BM-08 belongs to this room. Retain the existing open width.

BM-09 / community kitchen

Three bays, about 55-59 m² usable, including the east half of former BM-08. Page 25 shows a full cooking bay and 12 places at joined tables. This supports resident cooking / meals in small groups. A full meal service for all residents needs a separate catering and receiving plan.

BM-10 / LAUNDRY EQUIPMENT TEST / 1:75



3 washers + 3 dryers, side by side at reachable heights. Capacity and peak demand need an operating calculation; this is a space reservation. Existing WC / changing allocation stays beside the laundry. Retain the bay wall; local openings need measured checks.

Laundry services

Provide drainage, leak shutoff, acoustic / vibration isolation and dryer ventilation or condensate drainage. Keep clean linen separate from soiled loads. Do not move routine laundry through level -2 stairs.

A CORE / DAILY SERVICE CUPBOARD

S on the floor plans marks an enclosed 1.80 x 0.60 m cupboard in each existing lift foyer from -1 to +4, on the perimeter wall away from stair and door approaches. Allocate clean linen, consumables and a small cleaning kit; no trolley parking in the corridor. Verify each clear width before placing the cupboard.

Wet-service coordination

Align repeated bathrooms vertically. Use existing wet zones and verify new riser routes; the former A-02 shaft on ground to +4 is removed. Keep WC drains short; place inspection access in service cupboards. Maintain fire and acoustic separation at penetrations. Do not route waste pipes through beams or rely on raising entire room floors.

Outside service zone

Separate weather-protected scooter charging and screened refuse / recycling near service access. Keep exits and habitable openings clear. Survey exact locations and the receiving route to D / A.

Lower levels

-2: staff offices, reserve linen and bulk stock, stair-only. -3: occasional storage after safe access is established. No new elevators.

Community kitchen services

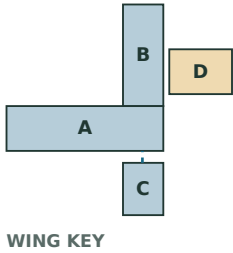
Design extract / make-up air, power, hot water, drainage, cleanable finishes and waste handling. Verify fire separation and doors to the common corridor. The former spa services are not assumed suitable for cooking.

Programme basis WHO: [balance and strength activity](#); CEUD: [kitchen access and manoeuvring](#). These inform the flexible room and accessible worktop; the drawn capacities and dimensions are project design proposals.

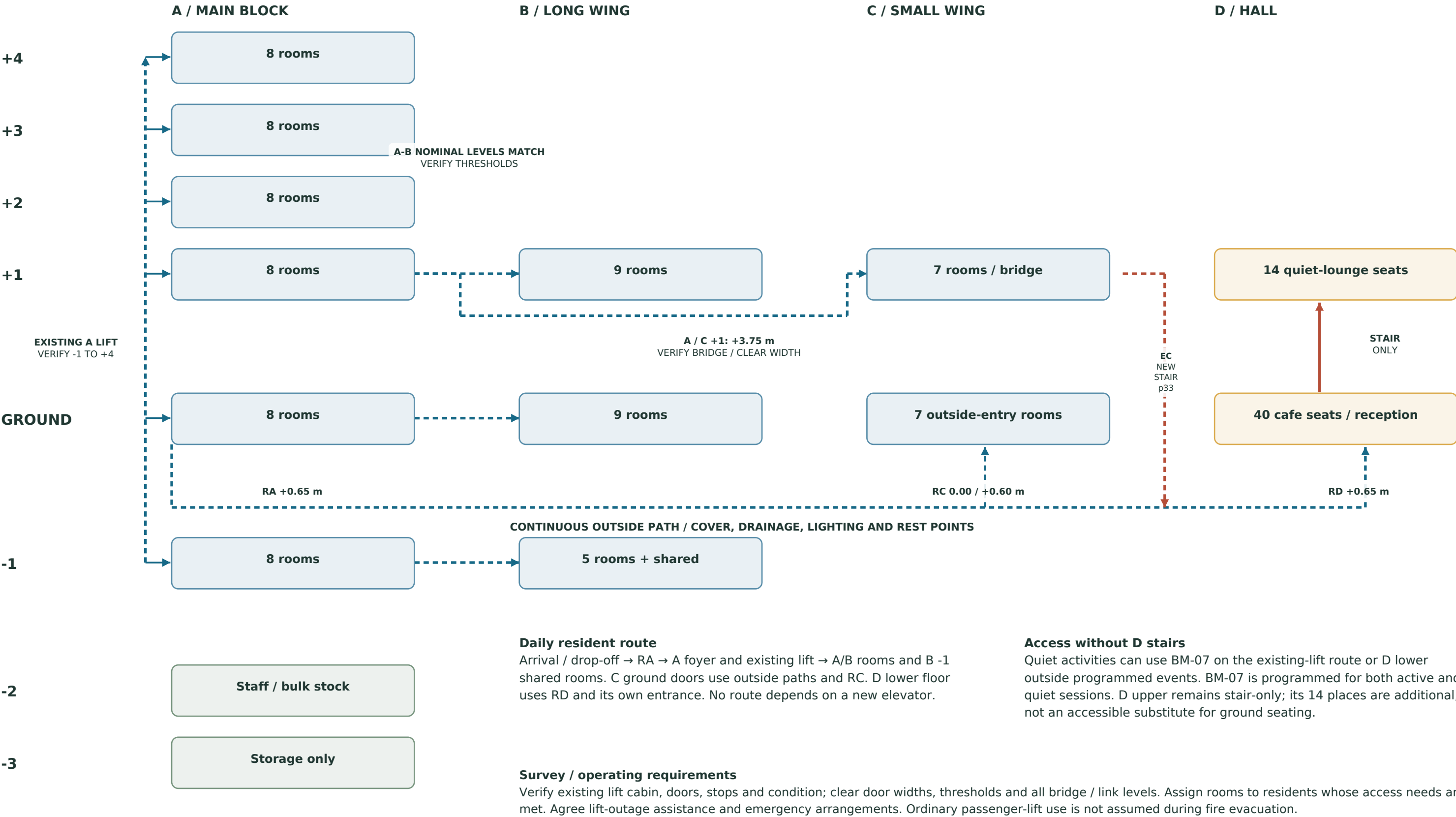
Shared uses occupy BM-06, BM-07, BM-09, BM-10 and D. Former BM-08 is split at axis 25; no separate allocation remains. The 85 resident rooms remain. Existing A lift and level A-B connection require verification.

Access network | existing lift + outside ramps

Independent senior living with optional support. Proposed connections; lift stops and site gradients require survey.



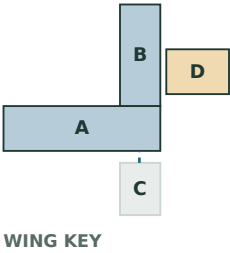
CONNECTED ROUTES / DIAGRAM, NOT A SITE PLAN



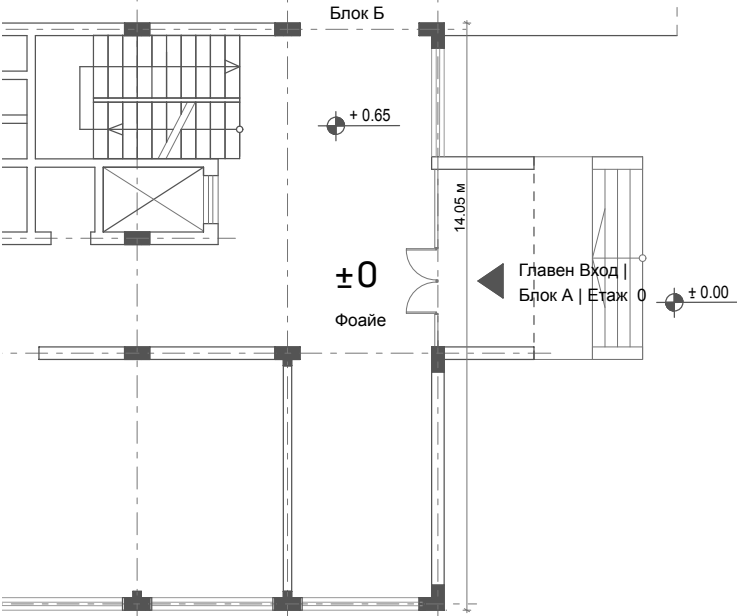
Blue dashed = intended level / ramp / existing-lift route, still to be verified. Red = stairs. A -2 uses the existing stair; A -3 access is unresolved. This diagram shows relationships, not measured path lengths or site positions.

Step-free ground access | A, B and D

Proposed outside ramps supplement the stairs. D ramp RD serves the lower cafe / event floor at +0.65 m.



RA / MAIN A ENTRANCE / ACCESS TO A + B



RA connects the outside arrival to the existing A foyer. The retained ground-floor corridor continues into B. Keep the entrance stair and add the ramp beside it, with a shared level landing at the door.

Survey basis

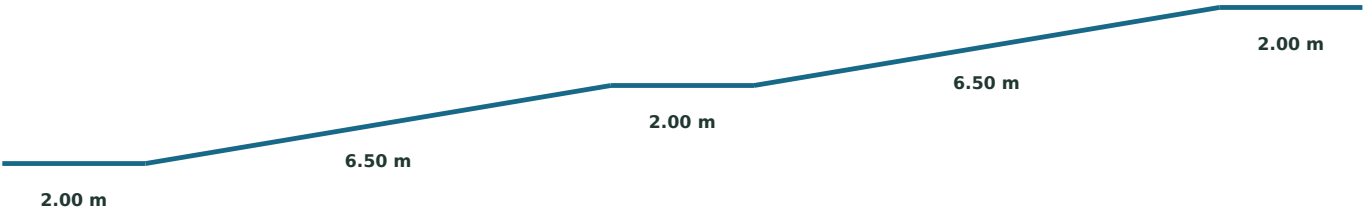
A foyer: +0.65 m.
Outside stair foot: +0.00 m.
Rise: 0.65 m.

The ramp below is a required footprint allowance. Its position beside the stair needs a topographic site plan.



RA: 10.50 x 3.30 m clear layout; allow about 10.80 x 3.60 m overall

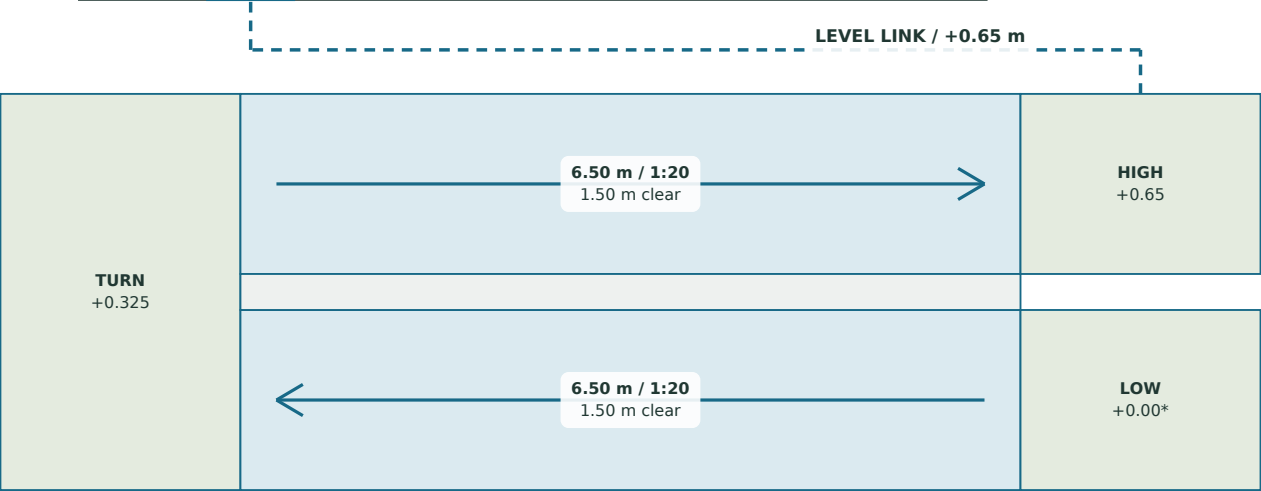
UNFOLDED LENGTH ALLOWANCE



650 mm rise / 13.00 m sloping length + 6.00 m landings = 19.00 m linear allowance

Provide continuous handrails, edge protection, slip-resistant surfaces and weather protection. Keep door swings and the existing stairs clear. D upper remains stair-only. Equivalent quiet activities are provided on the existing-lift route; see page 29.

RD / INDEPENDENT OUTSIDE ENTRANCE TO D



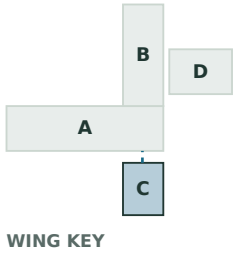
RD: 10.50 x 3.30 m clear layout; allow about 10.80 x 3.60 m overall

RD connects to ED1 between axes 33 / 34 beside the stair foot. It serves D's lower floor. The ramp uses two 6.50 m runs at 1:20, with 2.00 m start, turning and top landings. Allow 1.50 m clear between handrails and a level approach at the door.

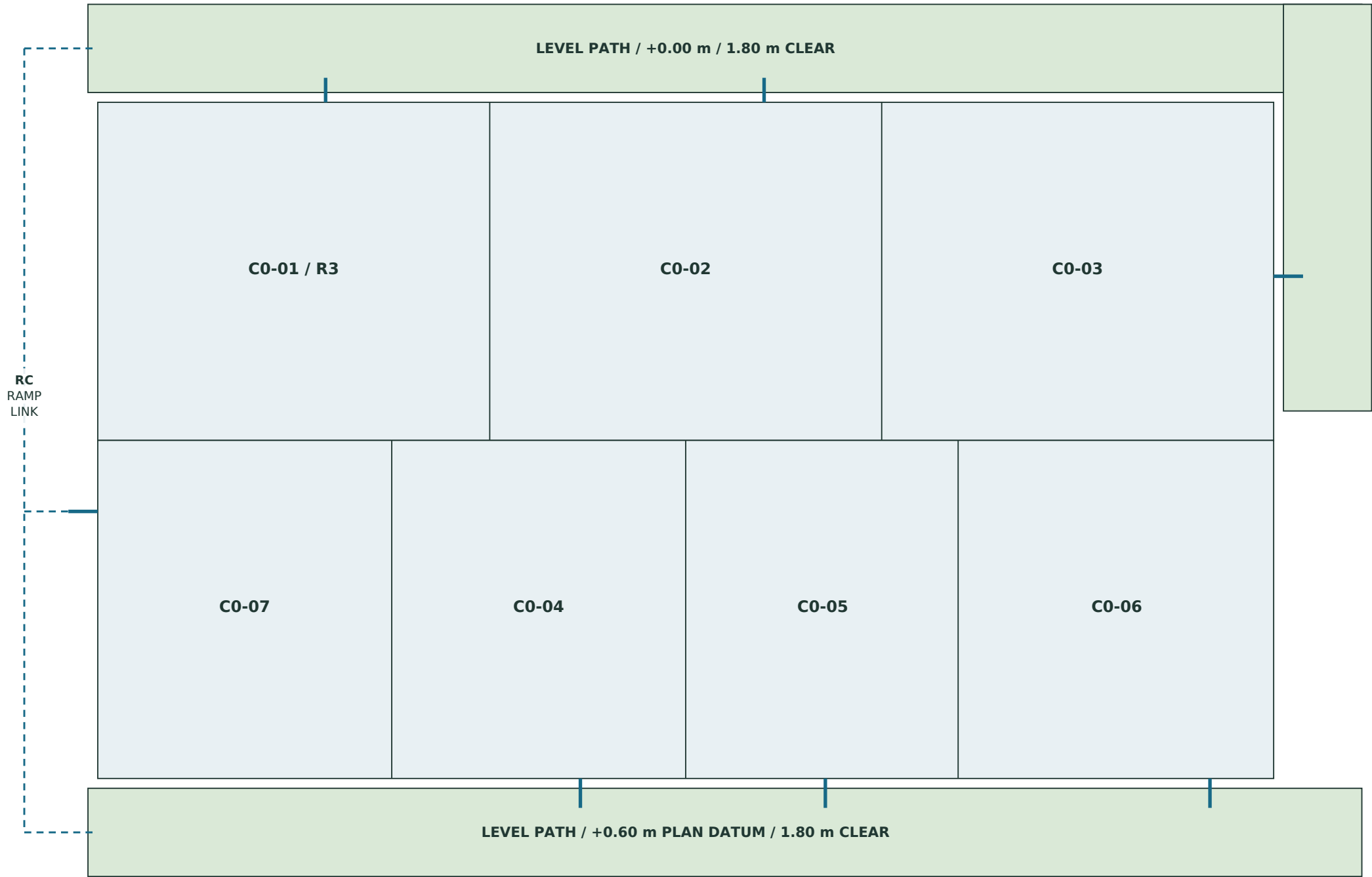
Outdoor datum assumption D floor is +0.65 m; the outdoor landing level is not dimensioned on the hall plan. RD is sized provisionally from +0.00 m. Recalculate length from the measured level. The exterior footprint, drainage, land ownership and connection to the arrival route remain unverified.

Step-free ground access | C outside room entrances

Level paths serve each row of rooms. RC links the two ground-floor entrance levels without an internal corridor.



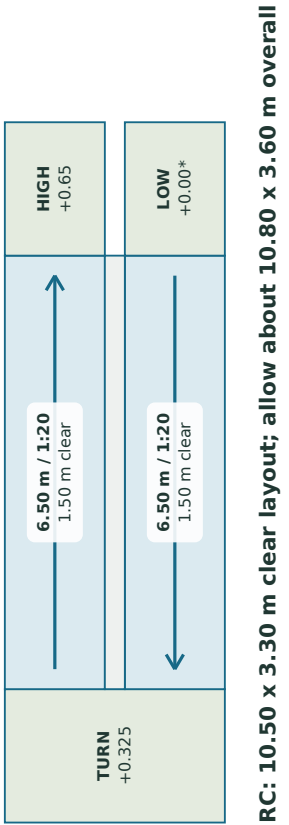
C / SCHEMATIC ACCESS PLAN / SAME WING ORIENTATION



The dashed west-side link indicates the ramp connection, not its length. Reserve the full folded footprint shown at right outside the facade. Keep level landings at each room door and at the retained west entrance to C0-07.

The survey ground plan labels this row +0.60 m; the section shows +0.65 m. Reserve 13 m of sloping ramp until the levels are reconciled. The existing ground outside both rows is not surveyed here.

RC / RAMP FOOTPRINT ALLOWANCE



Two 6.50 m runs, 1.50 m clear. Three 2.00 m landings. About 10.80 x 3.60 m outside footprint including edge allowances.

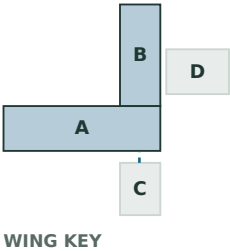
For the +0.60 m plan level
12.00 m sloping length is sufficient at 1:20. The reserved 13.00 m gives a gentler 4.62% slope if the rise is confirmed as 0.60 m.

Approach to all ground rooms
The 1.80 m outside paths serve every C entrance. Add short threshold ramps only where a measured local rise remains; do not replace a level door landing with a sloping surface.

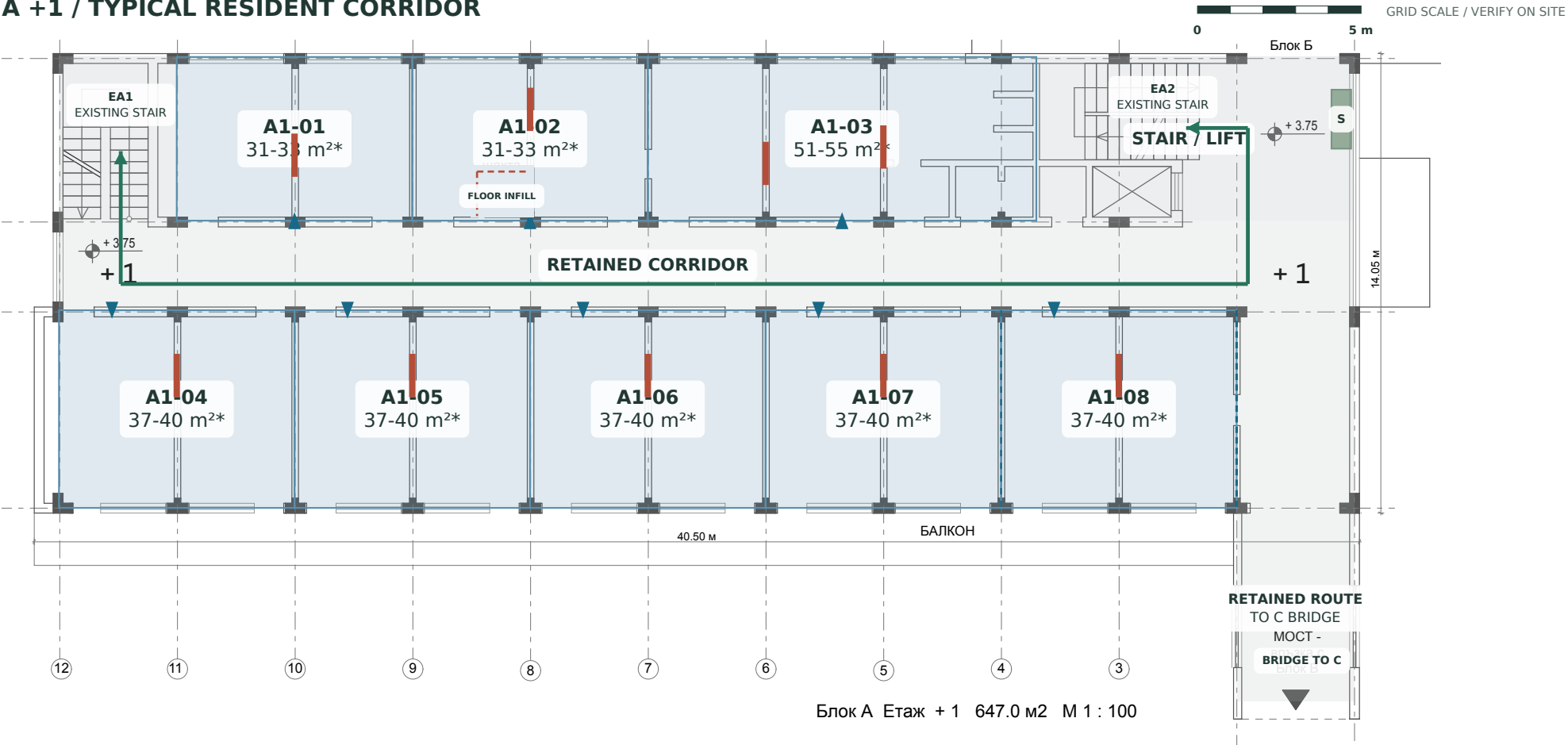
Ramp and bathroom planning basis: [Bulgarian accessibility ordinance RD-02-20-2 \(2021\)](#). These drawings reserve space; final site levels, current requirements and individual resident needs require verification.

A + B | escape-route planning

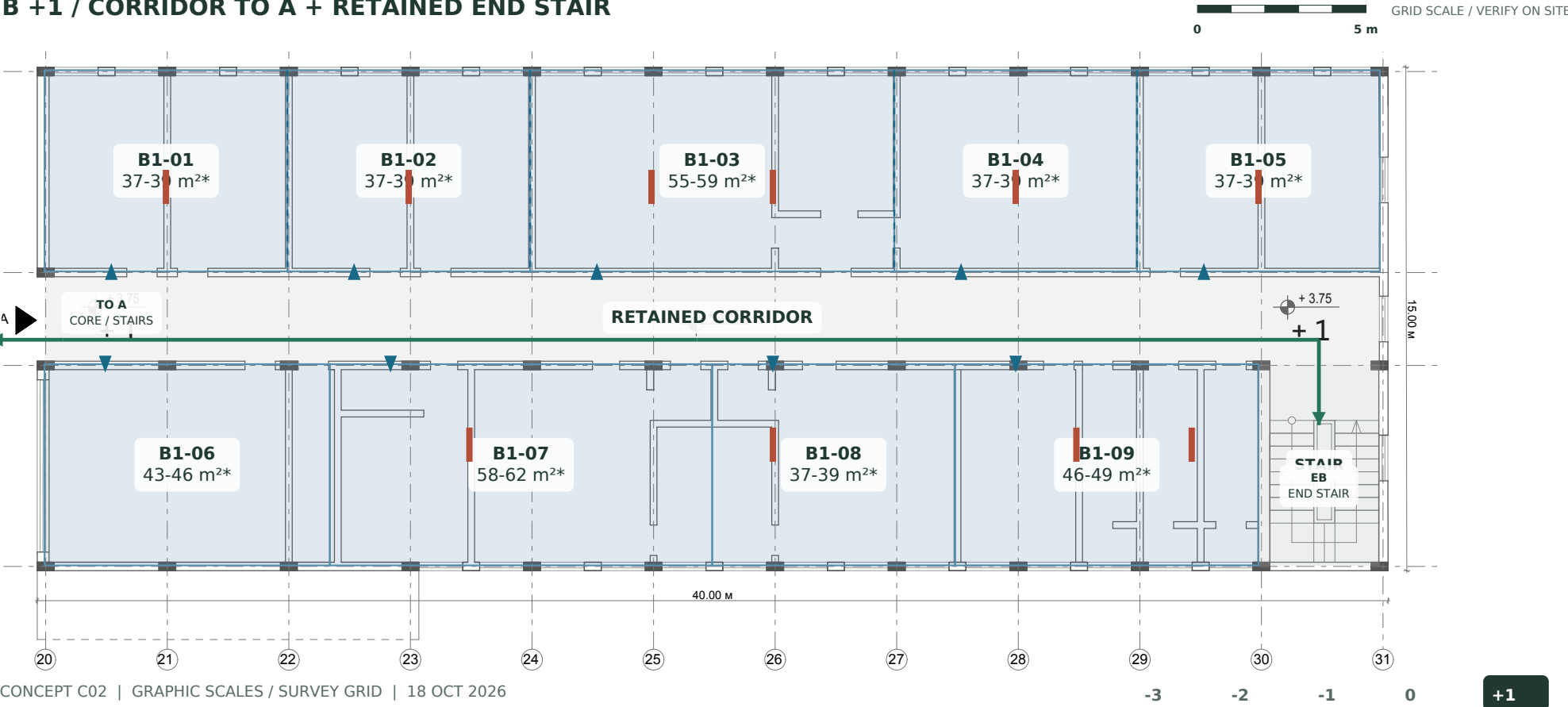
Retained corridors and existing stairs. Arrows indicate proposed escape directions, not an approved fire strategy.



A +1 / TYPICAL RESIDENT CORRIDOR



B +1 / CORRIDOR TO A + RETAINED END STAIR



Escape continuity

A keeps both stairs. B keeps the A connection and its end stair. EA1 discharges through A -1 west entrance; EA2 through A ground foyer; EB through B -1 northwest entrance. Source traces: page 38. Retain these common routes on A -1 to +4 and B -1 to +1.

Retain / upgrade locally

Retain corridor walls and stair enclosures. Check where self-closing, smoke-sealed doors, protected lobbies and fire-stopping are needed; use existing openings where practical. Door ratings and enclosure lines require a fire design.

Check the full journey

Measure from each room’s most remote usable point, through its door and corridor to a qualifying exit, and onward to outside. Two arrows alone do not establish independent exits. Check dead ends, stair widths, door swings and lower-floor discharge.

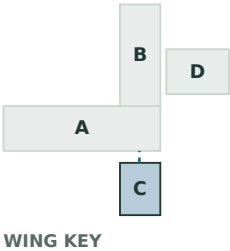
Support without a new elevator

Prepare an assisted-evacuation strategy for residents unable to use stairs. Verify protected waiting locations with communication and staff response; do not reserve them inside stair or corridor clear widths. Do not treat the existing lift as an evacuation lift.

No storage in routes

Daily service cupboards are enclosed beside the core, outside clear circulation. Scooters, linen carts and deliveries do not park in corridors, stairs or the C bridge. Charging is assigned to a separate external service shelter.

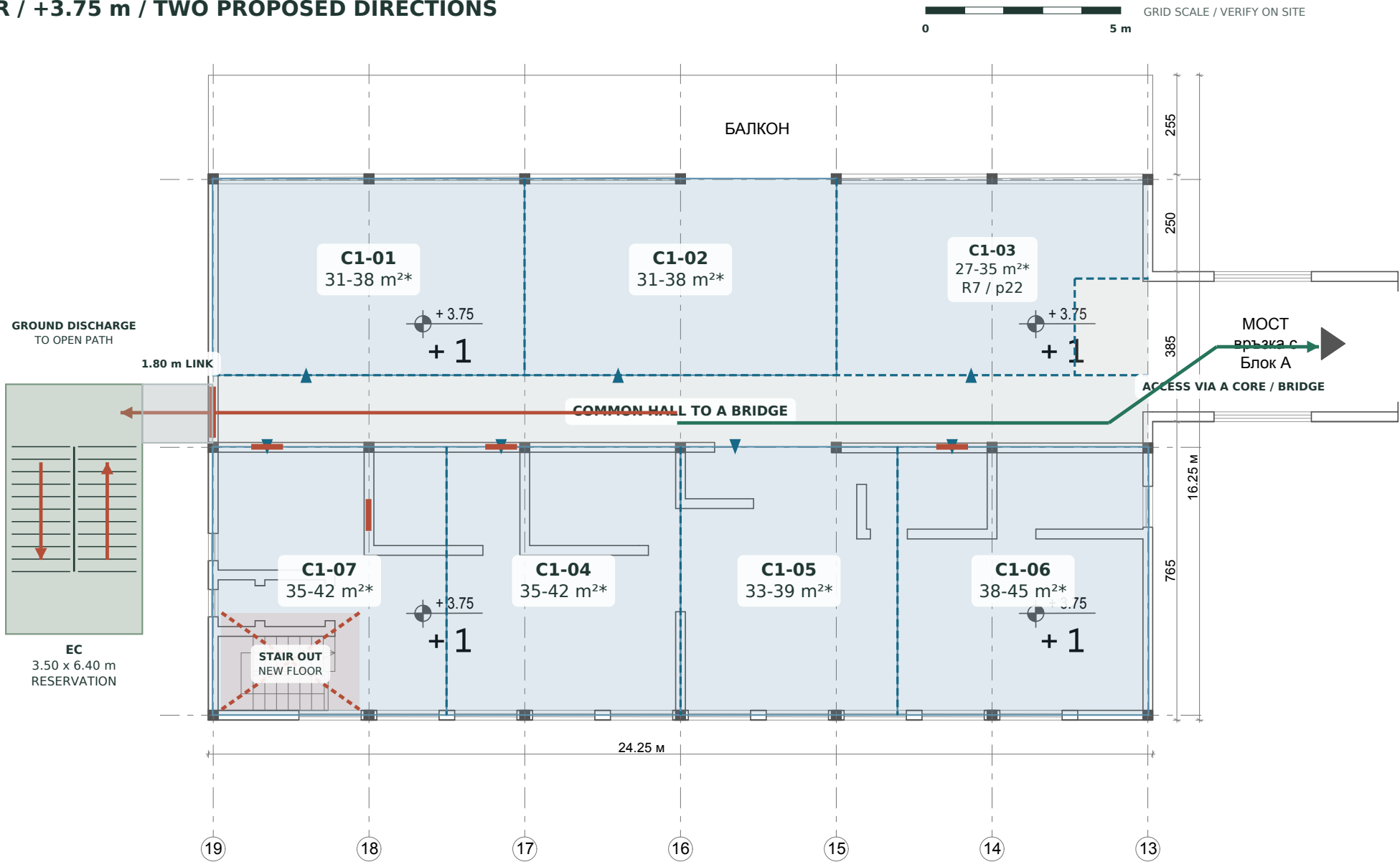
Fire-design basis: confirm legal use classification, resident mobility and staffing, occupancy, travel distances, compartmentation, alarms, smoke control and fire-service access. [Bulgaria I3-1971 / official 2025 consolidated text](#). Existing stairs and drawn route widths have not been certified.



C | external stair option retains seven upper rooms

EC is a new stair, not an elevator. The internal stair infill remains conditional on an accepted replacement escape strategy.

UPPER FLOOR / +3.75 m / TWO PROPOSED DIRECTIONS



Location

Add a west-end exit from the existing C +1 corridor. A short external landing links to a freestanding return stair. The bridge to A remains the normal arrival and the other proposed escape direction.

Room count

C1-01 to C1-07 remain within their current boundaries. The stair and link occupy external space. C0-07 uses the former internal stair footprint only after the new escape arrangement is accepted.

Dimensioned reservation

Assumed rise: +3.75 to +0.60 = 3.15 m. 22 risers at about 143 mm, in two flights of 11. Going 320 mm; 10 goings per flight = 3.20 m. Allow 1.50 m clear flights and landings; overall reservation about 3.50 x 6.40 m.

Site / fire conditions

Survey boundary, terrain and foundations. Keep C ground doors, daylight, RC and all discharge paths clear. Check fire exposure from facade openings, separation / screening, weather protection, guarding, handrails and headroom. The 1.80 m setback does not establish fire separation; check facade openings and the link under Article 51.

Fallback

If EC cannot be approved or fitted, retain / reconfigure the internal stair and recalculate C room boundaries and the total. The 85-room target is conditional; it does not justify removing a required exit.

EC RISE DIAGRAM / UNFOLDED / NOT TO SCALE

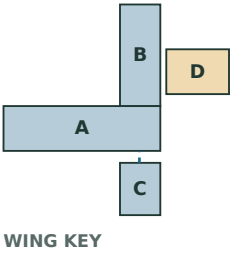


Two 3.20 m runs + 1.50 m intermediate landing, unfolded here. The return-stair plan stacks the runs side by side. Rise must be recalculated from the surveyed outdoor discharge level.

Retain internal walls as shown; form a local facade opening at the west exit. Protected waiting and assisted escape require project-specific design. EC does not provide wheelchair access.

Area basis and design conditions

Dimension basis, community programme and technical status of the concept.



Zone	Grid / dimension basis	Usable allowance
A / two bays	7.20 x 5.00 m or 7.20 x 6.00 m	31-33 or 37-40 m²
A / AM-02 only (-1)	7.20 x 5.00 m less retained shaft	29-31 m²
B / two bays	7.20 x 5.95 m	37-39 m²
C / ground two bays	8.00 x 6.80-7.00 m	47-52 m²
C / regrouped core bays	6.00 m wide; depth varies by level	35-39 ground / 35-42 upper
D / mezzanine	14.75 x 5.45 m outer strip; stair opening deducted	65-70 m²

Room area method

Usable ranges deduct 8-14% from the grid envelope for walls, linings and partitions, after the AM-02 basement shaft / C arrival-pocket exclusions. The former A-02 room shaft on ground to +4 is removed and its floor openings infilled. A0-01 includes the surveyed 0.60 m west offset: 7.80 x 5.00 m, approximately 34-36 m² usable. Source C dimensions conflict: ground 24.25 x 14.00 m versus a 400 m² caption; upper depth components total 16.55 m versus 16.25 m overall. The ranges retain these uncertainties.

Structure / added support

P1 is a new 0.30 x 0.30 m column at x4.20 / y5.45 m, between T1 and T2; the adjacent passage is 1.10 m. P2 remains at axis 37. Support bays: 4.20 / 5.02 / 5.53 m. Trim around the stair opening; no beam crosses a flight or landing. Verify foundations, framing and existing capacity. Structural checks also cover C stair infill / EC, the former pool floor, the A0-01 / A0-02 openings, B0-01 wall removal, A0-02 to A4-02 shaft decommissioning / floor infill and the new BM-09 wall openings.

Access and other design checks

No new elevators. D upper is stair-only; quiet activities can use D lower or BM-07 outside programmed events. Pages 29, 32-33 show proposed connected access and escape, including conditional external stair EC. Pages 25-26 show community rooms and D toilet / storage details; page 28 covers services. Page 27 tests movable seating for wheelchairs. Verify lift, ramps, outdoor levels, assisted evacuation and A -3 access. Daylight, ventilation, kitchen services and drainage require detailed design. The 85-room total remains conditional.

Reference basis [Bulgarian accessibility ordinance RD-02-20-2 \(2021\), as amended](#); [MVR fire ordinance Із-1971, published 2025 consolidation](#). The responsible design team must establish the current applicable editions and use classification. Furniture counts, escape arrows and dimensional allowances are concept studies; no regulatory compliance is certified.

Sources Measured building drawings: Svetoslav Alexandrov, July 2024, PDF pp. 2-11. Earlier conversion concept: January 2025, reference only. Structural report: Boyan Deribeev, January 2024; original Bulgarian report, pp. 4-6 (signature dated 6 February 2024). Existing survey linework forms the underlay; old fixture symbols do not define the proposed fit-out. New work is identified separately. Senior living community design idea: 85 rooms. The room count, bed examples, areas and ramp positions are provisional. Building-use classification, operating model, accessibility and care provision require project-specific design and approval.

Shared programme allocation

Shop, activities and community kitchen (BM-06 / 07 / 09): 147-157 m². D flexible lower seating / events: 100-105 m², including its routes and optional stage. D upper quiet lounge: 65-70 m² after stair / enclosure allowances. Total: about 312-332 m². Additional service space: D coffee / cake / reception work area 22-24 m²; BM-10 laundry 23-25 m²; B -1 WCs / changing 14-15 m². D toilets, stairs, staff rooms and other service areas are outside the shared programme total. These are allocations, not measured finished areas.

D height budget / target

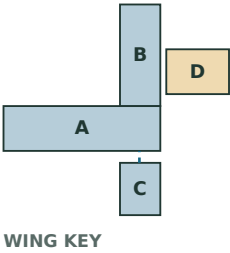
Survey: 5.85 m clear. Target: 3.00 m lower + 0.30 m floor + 2.50 m upper + 0.05 m roof allowance. Upper FFL +3.95 m; lower FFL +0.65 m. The floor allowance includes structure, finishes, acoustic and fire layers. The survey section establishes the 5.85 m dimension. New floor, ground finish rise and top service drop together must not exceed 350 mm. Structural feasibility remains unproven; see page 36.

Stair length and comfort check

Rise 3.30 m / 20 = 165 mm. Going 300 mm; 2R + G = 630 mm; pitch 28.8 degrees. Two flights of 10 risers each have 9 goings: 2.70 m per flight. Three 1.50 m landings give 1.50 + 2.70 + 1.50 + 2.70 + 1.50 = 9.90 m overall. This leaves 0.70 m within the surveyed 10.60 m clear depth. A gentler 22 x 150 mm option needs 10.50 m, leaving only 0.10 m. Retain 20 x 165 mm for this concept. Provide continuous handrails on both sides, closed risers, contrasting nosings and clear headroom. Final dimensions, handrail extensions and Bulgarian requirements need verification.

Coordination and design status

85-room concept target retained. Source checks close some dimensional questions; design and site dependencies remain explicit.



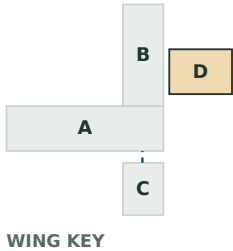
Topic	Established / revised in C02	Remaining design or site check
Operating brief	Independent living with optional support. 85 rooms: A 48 / B 23 / C 14. The room register is unchanged.	Confirm residents per room, mobility and staffing. Appoint the use / fire classification; independent living does not by itself determine the statutory class.
Rooms and daylight	A -1 and the north B -1 band retain rooms. B section gives 3.07 m clear at -1 and 2.87 m on ground / +1.	Measure finished heights, windows, sills, daylight, ventilation and damp. Source section heights do not establish habitable conditions in every room.
Existing fabric	Report pp. 4-6: reinforced-concrete structure with brick panels contributing to seismic resistance. Existing walls remain the design basis.	Engineer every removal / opening, A shaft infill, C stair infill and pool cover. No wall is treated as removable solely because it is brick. See page 36.
D height and stair	Survey section: 5.85 m clear. Height arithmetic closes: 3.00 + 0.30 + 2.50 + 0.05 m. Stair: 9.90 m within 10.60 m clear depth.	Floor build-up + ground finish rise + top drop must total no more than 350 mm. 50 mm is not a duct zone. Member sizes, loads, foundations and fire / acoustic build-up remain unverified. Page 36.
D escape layout	ED1 moves to the bay by the stair foot; ED2 remains on the side wall. Upstairs gallery now leads directly to the stair. Seating retained: 40 lower / 14 upper.	Both exterior doors are new proposals. Confirm clear widths, columns, outward swings, outdoor landings and onward paths. Assess the upper single-stair arrangement and combined occupancy. Page 37.
A / B / C access	A/B nominal levels match: -2.65 / +0.65 / +3.75 m; A/C bridge level is +3.75 m. Three existing outside door locations support the A/B discharge strategy.	Verify protected stairs / lobbies, clear widths, travel distances and external grades. C internal stair stays until EC and the full escape strategy are commissioned. No new elevators; D upper is stair-only. Page 38.
Services and loading	Daily laundry / stock remain on resident levels; -2 holds staff / reserve stock. D services use perimeter routes to protect the height budget.	Report legacy loads do not approve a new mezzanine, public kitchen, event use or dense storage. Coordinate service routes, structure, fire-stopping and equipment. -3 remains closed until safe access is designed.
Remaining survey	D height and nominal inter-wing levels are established on the supplied drawings. All 85 room boundaries remain in the concept.	Survey actual finished faces, thresholds, lift stops / condition, site levels and exit widths. Resolve C +0.60 plan / +0.65 section discrepancy. Fire classification and assisted evacuation may affect the final layout.

Document status Concept C02 / 18 October 2026. Checked against July 2024 measured plans and the original Bulgarian structural opinion dated January 2024 (signature dated 6 February 2024). Pages 36-38 record the evidence and revised escape arrangement. No structural calculation, measured-site verification or fire approval is implied.

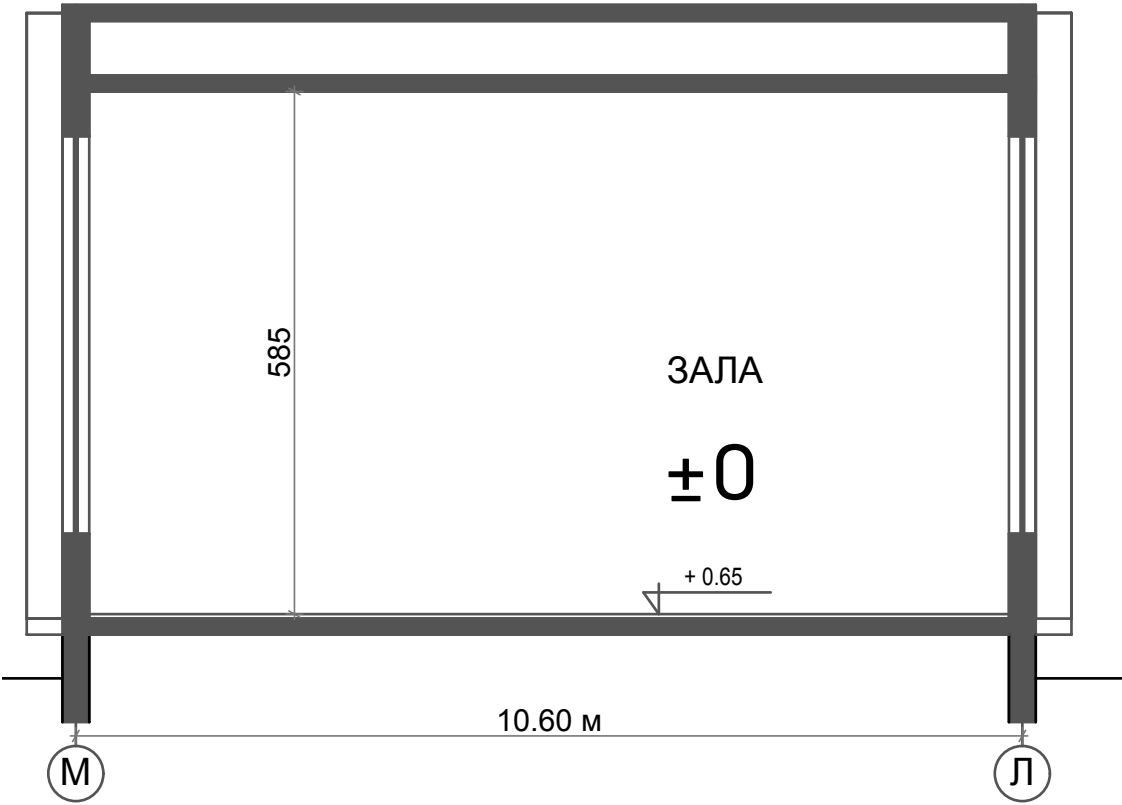
85 rooms and no new elevators remain the brief. Preserve existing stairs and escape paths during works. Do not remove the C stair, structural wall panels or shafts until the corresponding permanent design and construction sequence are approved.

D | height, stair and structural evidence

The measured section supports the dimensional budget. The proposed mezzanine still requires structural and fire design.



EXISTING SECTION / JULY 2024 SURVEY



Source: existing-building drawings, PDF sheet 11 / drawing 10, section Г-Г. The vertical 585 dimension is 5.85 m clear from the surveyed floor to roof underside; the horizontal clear depth is 10.60 m. Ground floor is marked +0.65 m.

HEIGHT LEDGER / FINISHED CLEAR-HEIGHT TARGETS

Component	mm	Status
Lower clear height	3,000	Design target
New floor, all layers	300	Unverified allowance
Upper clear height	2,500	Design target
Residual top zone	50	No duct plenum
Total available	5,850	Survey dimension

Controlling equation: new floor build-up + rise in lower finished floor + upper ceiling / services drop $\leq$ **350 mm**. The 300 mm floor and 50 mm top allowance use all of it. A 30 mm raised ground finish would reduce the floor allowance to 270 mm if the top zone stays 50 mm.

Replace ground finishes within the existing level where feasible. Route services at the perimeter / in service zones. The height target excludes downstand beams in occupied clear-height zones. Confirm the lowest roof member across the whole proposed mezzanine, rather than relying on one section alone.

STAIR AND TOILET HEADROOM

Rise: 3.30 m; 20 risers of 165 mm; going 300 mm. Two 2.70 m flights + three 1.50 m landings = **9.90 m**. The surveyed 10.60 m clear depth leaves 700 mm for end tolerances / detailing. The stair reserve is 1.70 m wide for a 1.50 m clear target.

2R + G = 630 mm; pitch 28.8°. Basic riser / going dimensions fit Article 55 of the accessibility ordinance. With an assumed 250 mm stair soffit, the drawn WC clear zone has approximately 2.61 m minimum headroom. Verify the stair structure, finishes, handrails and 2.10 m minimum flight headroom.

WHAT THE STRUCTURAL REPORT ESTABLISHES

Original Bulgarian opinion, pp. 4-6: monolithic reinforced-concrete frame, beamed slabs, columns, walls and foundations. Brick wall panels contribute to earthquake resistance. Visual inspection found generally satisfactory condition, with strengthening subject to subsequent design.

The cited legacy useful loads include 150 kg/m² for bedrooms / offices and 200 kg/m² for passages, stairs and bathrooms. These are not verified capacities for the proposed public spaces, equipment, dense storage or new floor.

REQUIRED MEZZANINE DESIGN

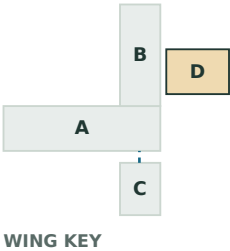
Design a complete load path through new framing and supports to verified foundations. P1 / P2 shorten the edge support bays to 4.20 / 5.02 / 5.53 m; floor members also span the approximately 5.45 m mezzanine depth, with trimming around the stair.

Check strength, vibration, deflection, seismic action, connection details, acoustic layers and fire protection within the 300 mm floor allowance. Do not assume support from roof members or brick walls. The report contains no calculation approving this mezzanine.

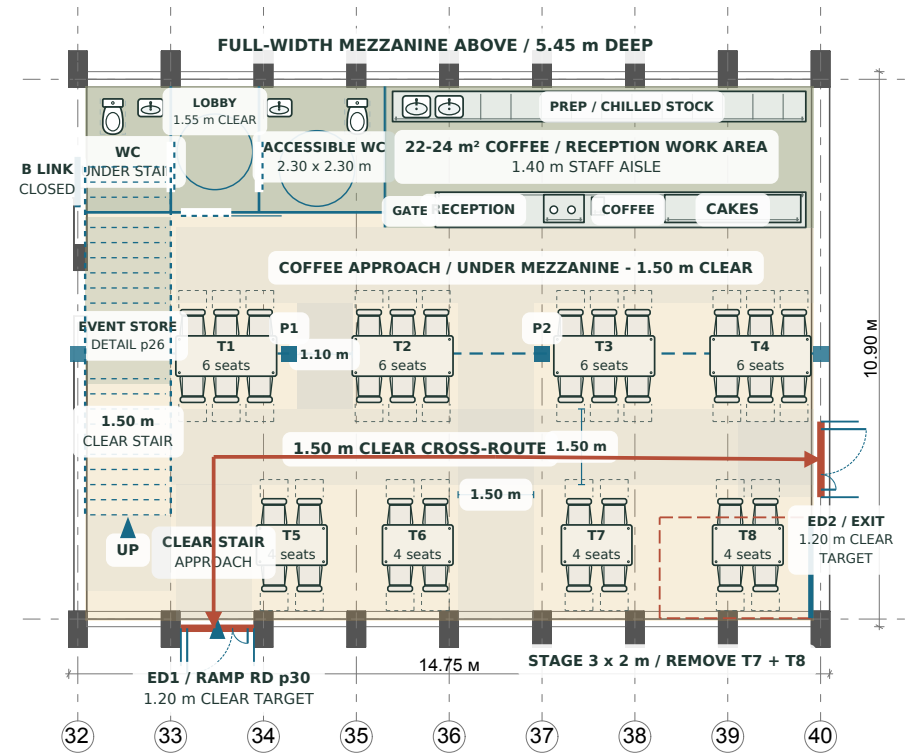
Sources: Svetoslav Alexandrov, measured drawings, July 2024; Boyan Deribeev, structural opinion, January 2024, pp. 4-6, signature dated 6 February 2024. [RD-02-20-2](#), [Article 55](#) is the stair dimensional reference; confirm the applicable amended text.

D | revised exit positions and a direct lounge route

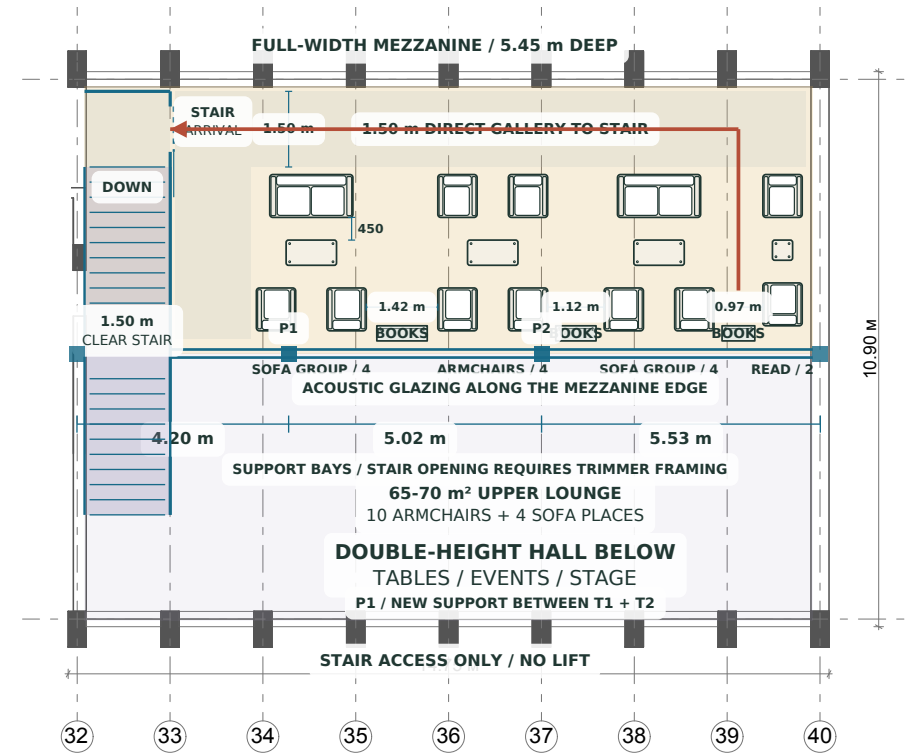
40 lower cafe seats and 14 upper lounge seats retained. Both outside exit openings are proposed alterations to the existing facade.



LOWER / ED1 BESIDE THE STAIR FOOT

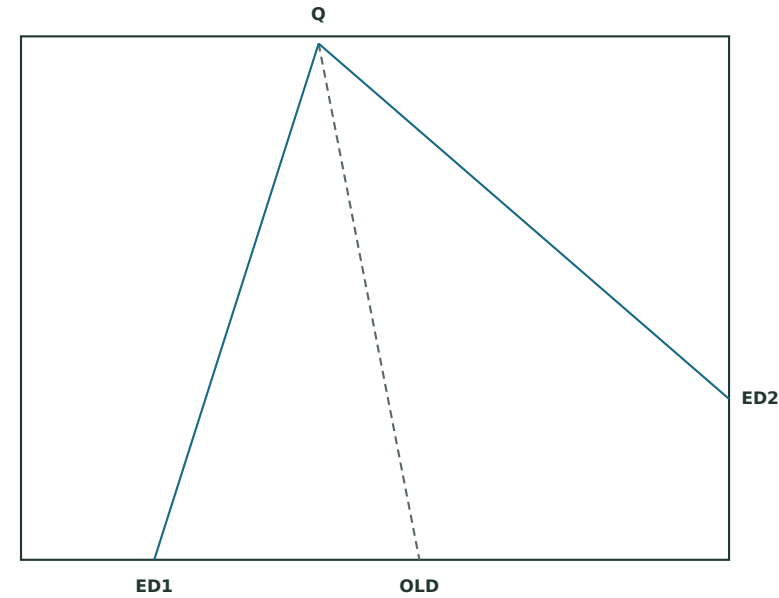


UPPER / DIRECT GALLERY TO THE STAIR



Red arrows indicate intended escape direction. Occupied furniture clearances remain as drawn. The lower central aisle stays open even though the main door moves to the stair-foot bay. Upstairs, the same furniture moves 1.65 m toward the mezzanine edge to free a direct 1.50 m gallery.

EXIT SEPARATION / COMPARATIVE GEOMETRY



At the same rear test point Q, the angle between exit sightlines increases from about **38° to 67°**. This comparative screen supports separating the doors; it does not establish the regulatory most-remote point or travel-distance compliance. Check all rooms, fixed partitions and the complete route in the fire model.

ED1: proposed opening reserve x2.05-3.50 m from the left survey grid edge, between axes 33 / 34. Target 1.20 m clear after frames. Measure column faces before detailing; do not cut the columns. RD and a level landing connect here.
ED2: side-wall opening at y6.80-8.30 m; target 1.20 m clear. Provide its own safe exterior landing and onward path. Both doors open outward; door leaves must clear the landings.

Basis: survey PDF sheet 11 and revised concept geometry. [MVR l3-1971](#), 2025 consolidated text, Articles 36-47. Confirm the current applicable edition and legal classification.

Single-stair upper lounge

14 seats use one stair. The direct gallery removes the previous detour along the front edge. The stair foot now reaches ED1 without crossing the central seating. This improvement does not by itself approve a single open stair; assess enclosure, smoke and protected discharge.

Occupancy to carry into design

Allow for 40 lower seats + 14 upper seats + staff / performers together. A 60-person aggregate planning brief includes six staff / performers. Confirm the statutory occupancy calculation; 60 is a design assumption, not an approved limit. No standing-crowd layout is included.

Fire-design tests

Apply Article 37(5) exit separation at the governing remote point; Articles 41 / 43 for widths and doors; Article 44 for travel; Article 47 for any open-stair solution. Furniture counts do not replace these checks.

Accessible lower floor

RD serves ED1. Verify ED2 discharge level and a suitable route onward. D upper remains stair-only. Accessible quiet use is available in BM-07 / D lower through scheduling, as on page 29.

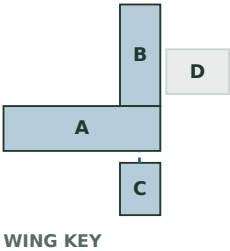
Upper route-length screen

The illustrated route from the east reading-group aisle to the upper stair door is about **14.5 m**. Continuing down the stair and to ED1 is about **28 m**, including flights and landings. This is a representative model path, not the maximum for the floor.

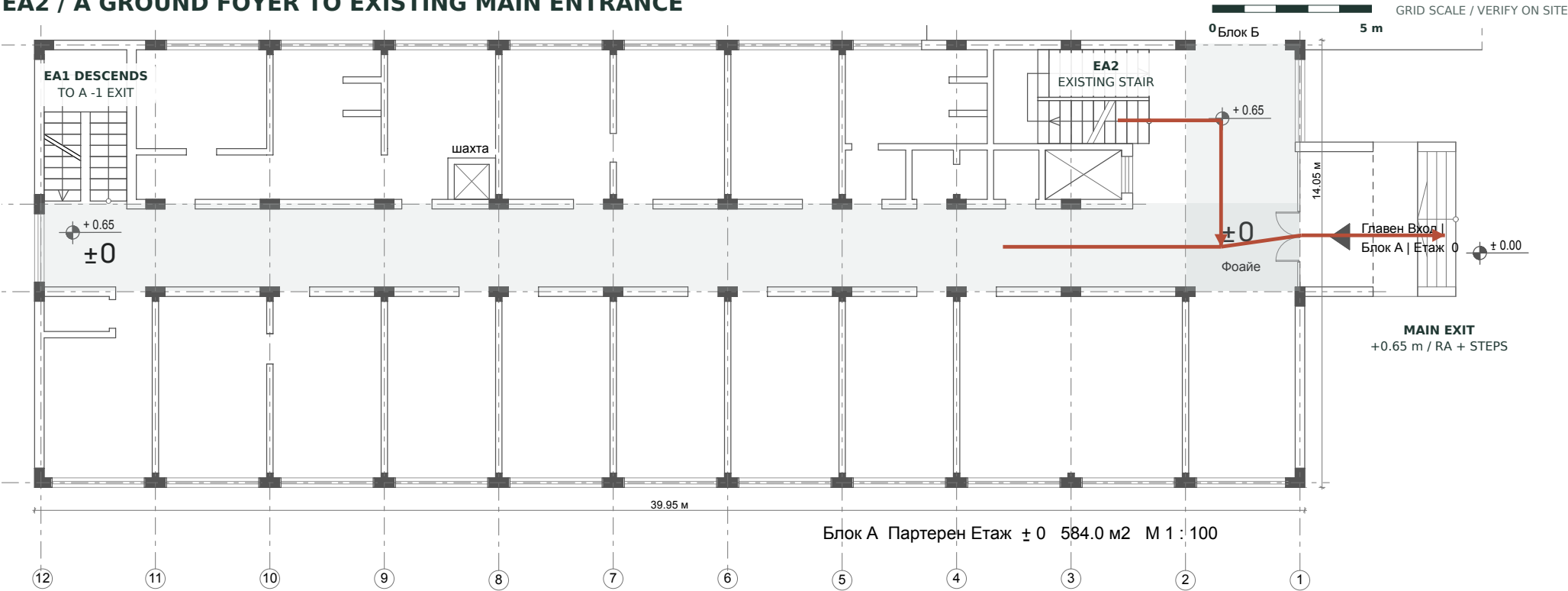
Do not treat the upper door as a qualifying exit without checking the stair protection / discharge. Test an enclosed protected stair within the reserved strip if the open-stair solution is not accepted. The upper lounge remains uncommissioned until this is resolved; the 85 residential rooms are unaffected by its furnishing count.

A + B | trace the stairs through to outside

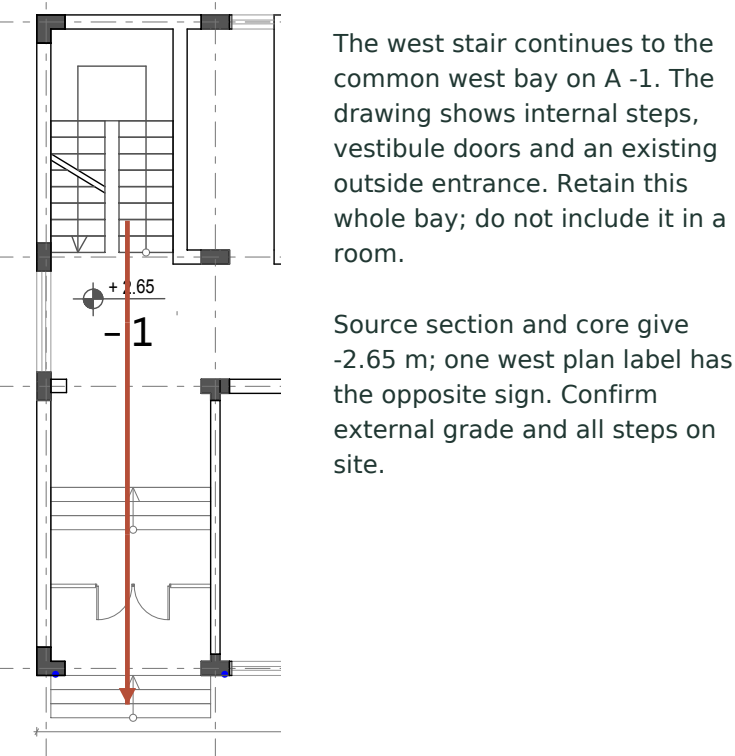
Existing survey plans below, including old fixtures. The arrows trace intended escape through retained common space and existing outside doors.



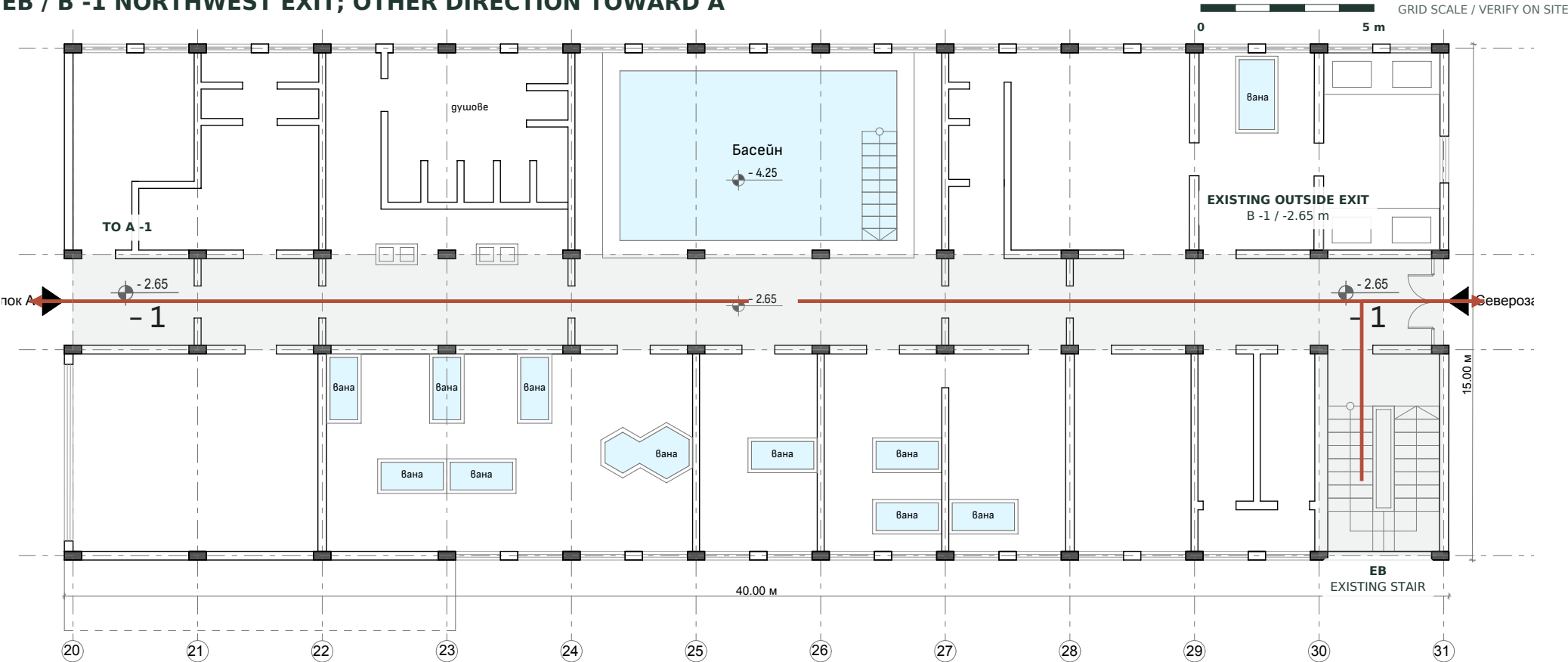
EA2 / A GROUND FOYER TO EXISTING MAIN ENTRANCE



EA1 / A -1 WEST EXIT



EB / B -1 NORTHWEST EXIT; OTHER DIRECTION TOWARD A



Protect each full discharge

EA1: west stair → A -1 common bay → outside. EA2: main stair → A ground foyer → outside. EB: end stair → B -1 end of corridor → existing northwest outside door. Enclose / protect the necessary route segments and maintain final-exit widths; the source does not establish their fire performance.

C replacement sequence

A and C +1 are nominally +3.75 m. Retain the bridge and C internal stair during works. Complete EC, exterior landings and onward paths, verify the full strategy, then infill the old stair. Preserve seven upper and seven ground rooms only if this strategy is accepted.

Classification governs protection

If the building falls within F1.1, Article 46 may require two protected / safe zones per floor at this scale. Test compartmentation within the retained corridor / core arrangement before altering room boundaries. Confirm assisted evacuation, staff response and lift-outage arrangements.

Sources: measured drawings, PDF sheets 2-3, 7-10 (July 2024). A/B nominal levels: -2.65 / +0.65 / +3.75 m. Red: proposed route through existing openings; arrow ends are not verified safe exterior destinations. Ordinary passenger-lift use is not assumed for escape. Regulatory reference: Із-1971, Articles 37 / 44 / 46 / 51.