

REFERENCE TRANSLATION

English translation of the readable source. Original numerical values, product identifiers and source anomalies are retained. Original signatures and seals are available in the linked source document.

INTRAGRAD: architectural reconstruction, Grebnoy Canal Embankment 6

[Original document](#)

Reconstruction of an administrative office building
at the address: Nizhny Novgorod, Nizhegorodsky District,
Podnovye Sloboda, Grebnoy Kanal Embankment, 6

SPACE-PLANNING SOLUTION



Explanatory note

Characteristics of the capital construction facility.

The project provides for the reconstruction of the existing 3-storey administrative-
production building.

The reconstructed facility is located on Grebnoy Kanal Embankment. The surrounding
the development is sparse and fragmented.

The reconstruction involves adding floors to part of the building up to 5 storeys. The expressiveness
of the architectural solution is achieved through the use on the facade planes
a supergraphic coloristic technique executed using plaster on
insulation. The materials used meet all requirements and trends
modern architectural design.

The project provides for landscaping of the adjacent territory, as well as the placement of
open parking lots for employees.

Technical and economic indicators

Site area - 30,000 m²
Building footprint area - 6 500 m2 (% of the site)
Number of floors - 5 floors
Number of storeys - 5 storeys
Building height - 22,5 m above ground level

Total building area - 10 712 m2:
including: administrative and office section - 8827 m2
(including within the reconstruction boundaries - 7006.97 m2)
production area - 1728 m²
boiler house -157 m2

Total building volume - 40,583 m³
including:
Above 0.000 - 40,583 m³

Number of parking spaces - 150 spaces
including for persons with limited mobility - 15 parking
spaces
including for wheelchair users with disabilities - 7 parking spaces

Site coverage ratio - 30 000/ 4 615 = 0,15
Building density coefficient - 8,827/30,000 = 0.29

Parking space calculation

According to local urban planning design standards
urban district of the city of Nizhny Novgorod

dated 19.09.2018 No. 188

determined according to Table No. 8

Total building area (within the reconstruction boundaries) - 8 827 m2

Required number of parking spaces —8826/60 = 147 parking spaces

Actual quantity - 150 parking spaces

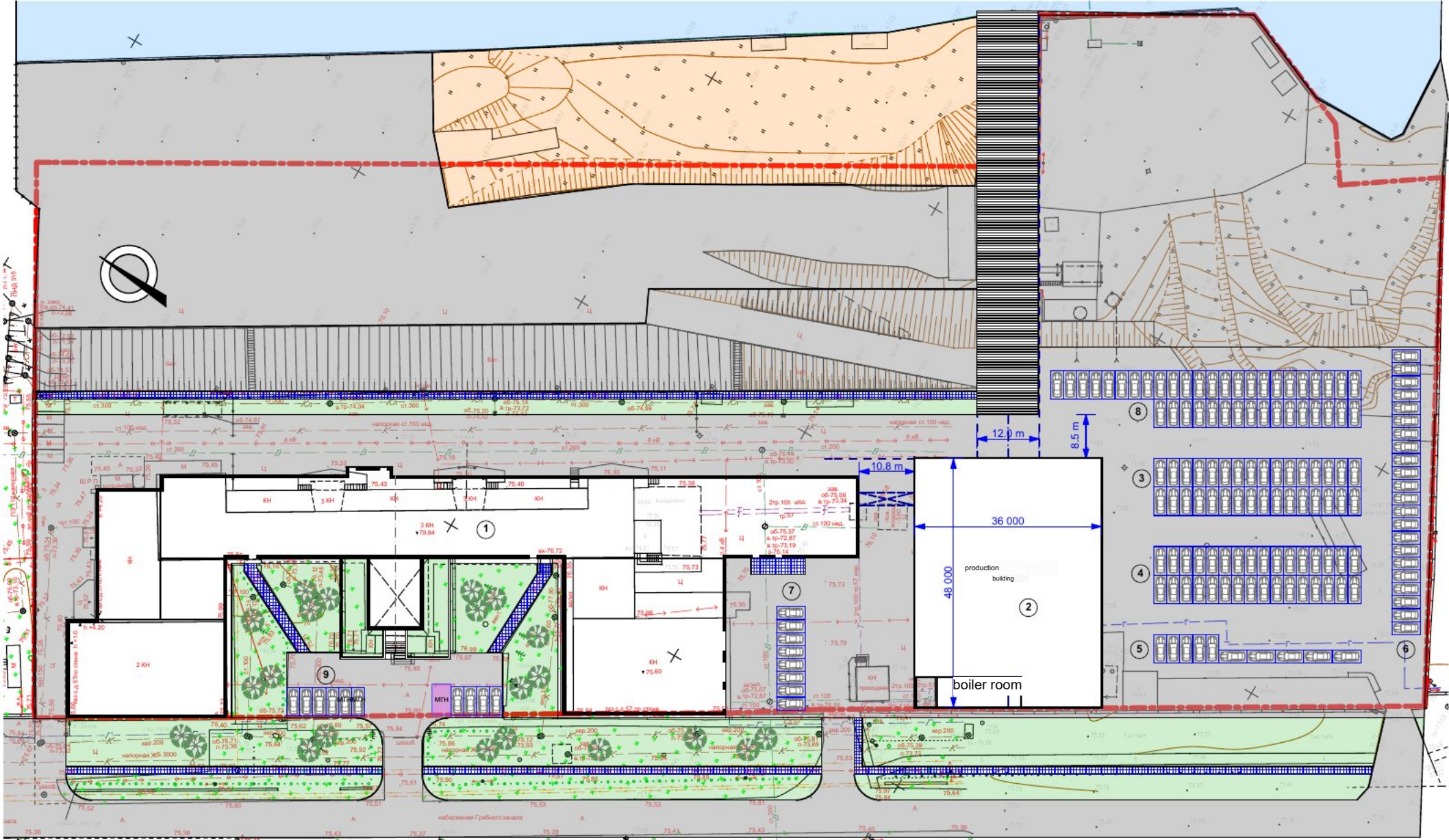
Parking space calculation for persons with limited mobility

150 parking spaces*10% = 15 parking spaces for persons with limited mobility,

including (100 parking spaces*5%) + (50 parking spaces*3%) = 7 parking spaces for wheelchair users with limited mobility

The project provides for parking spaces — 150 parking spaces
including parking spaces for persons with limited mobility - 15 parking spaces

including 7 for persons with limited mobility in wheelchairs



Legend

- Site boundaries
- Driveways
- Lawn
- Paving blocks

- Parking spaces for persons with limited mobility in a wheelchair
- Parking spaces for persons with limited mobility
- Parking spaces

Schedule of buildings and structures

Number by master plan	Name	Standard No. design	Notes
1	Office building to be reconstructed		
2	Production building		
3	Parking lot 32 spaces		
4	Parking lot 32 spaces		
5	Parking lot 10 spaces		
6	Parking lot 22 spaces		
7	Parking area: 8 parking spaces		
8	Parking lot 40 spaces		
9	Parking lot 11 spaces		









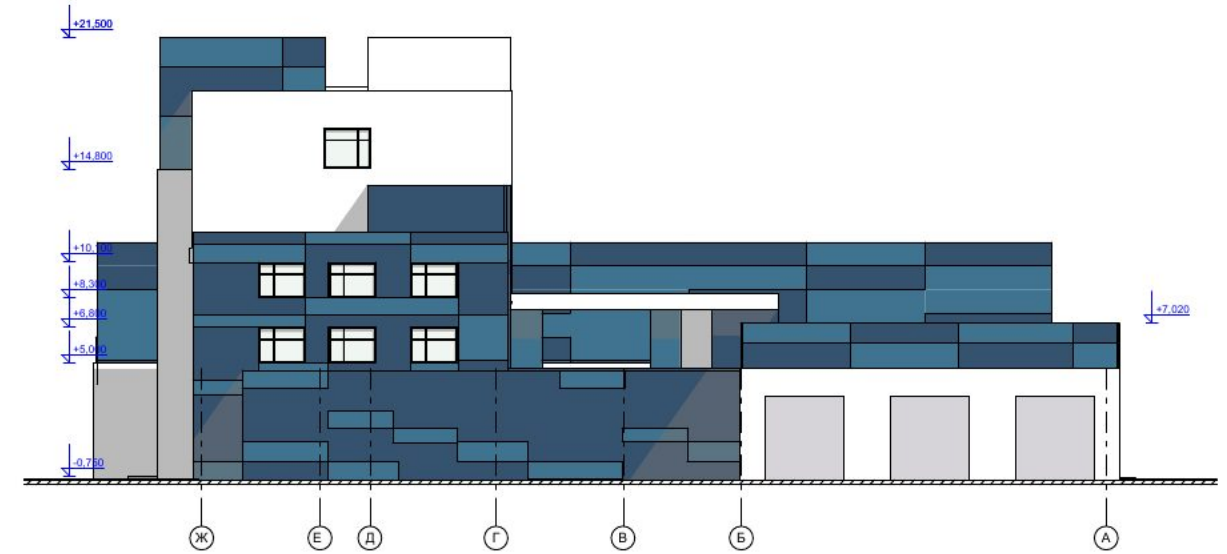
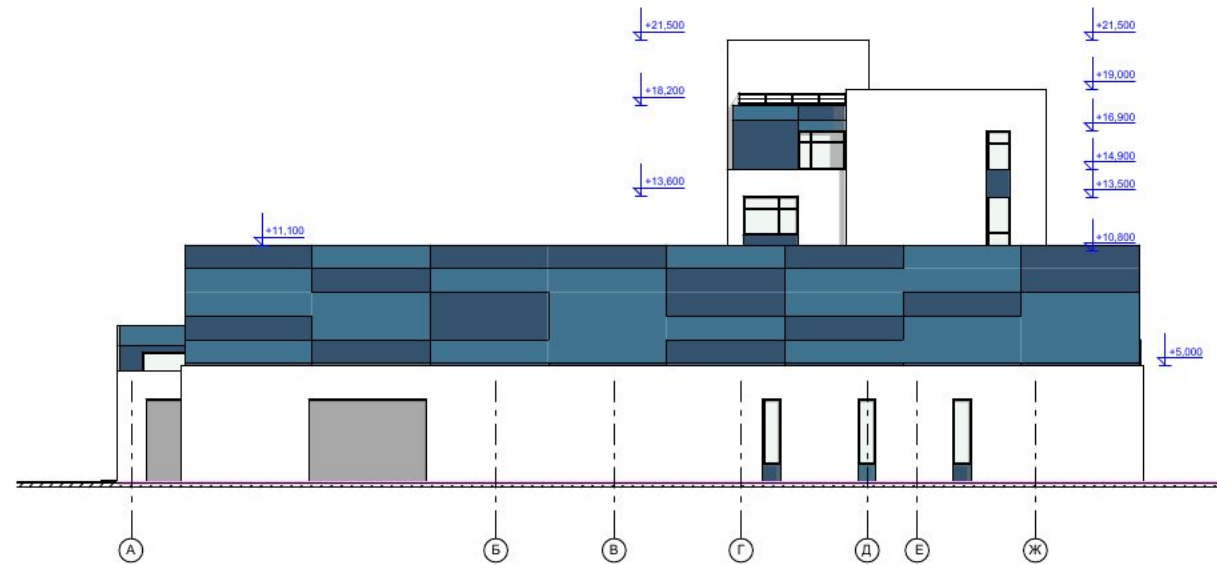




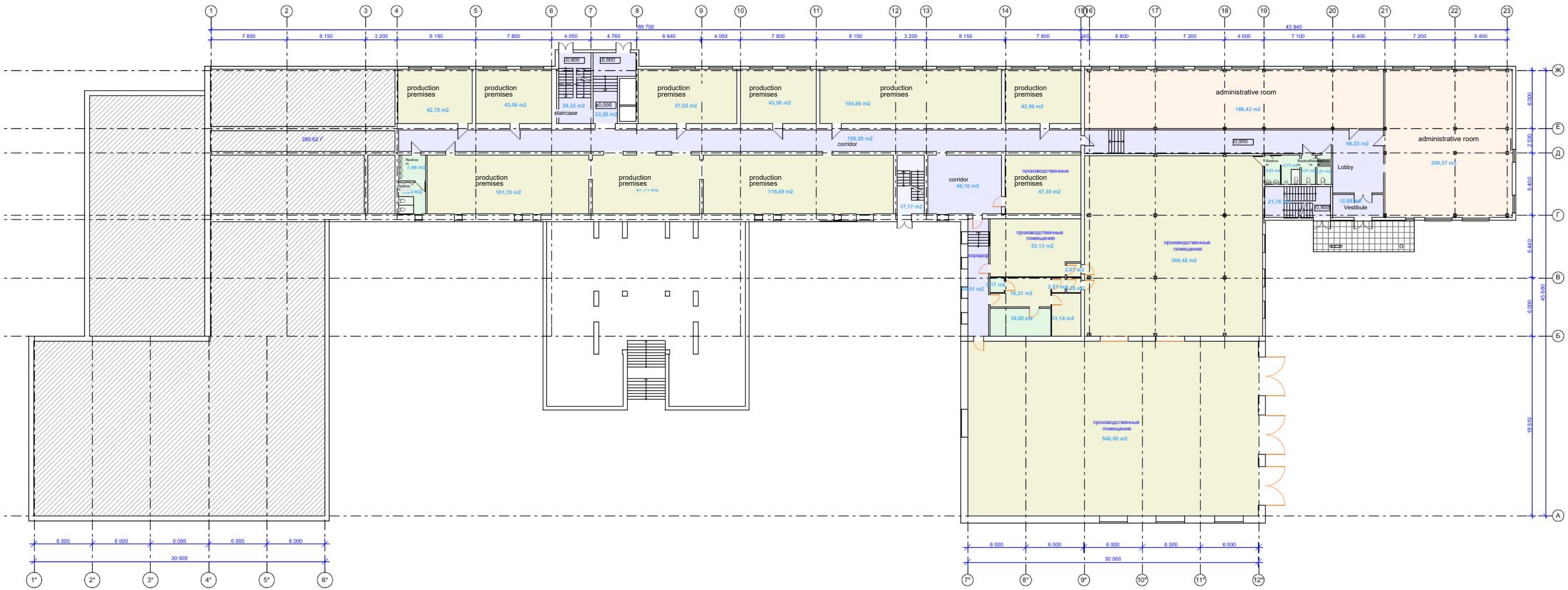


Legend

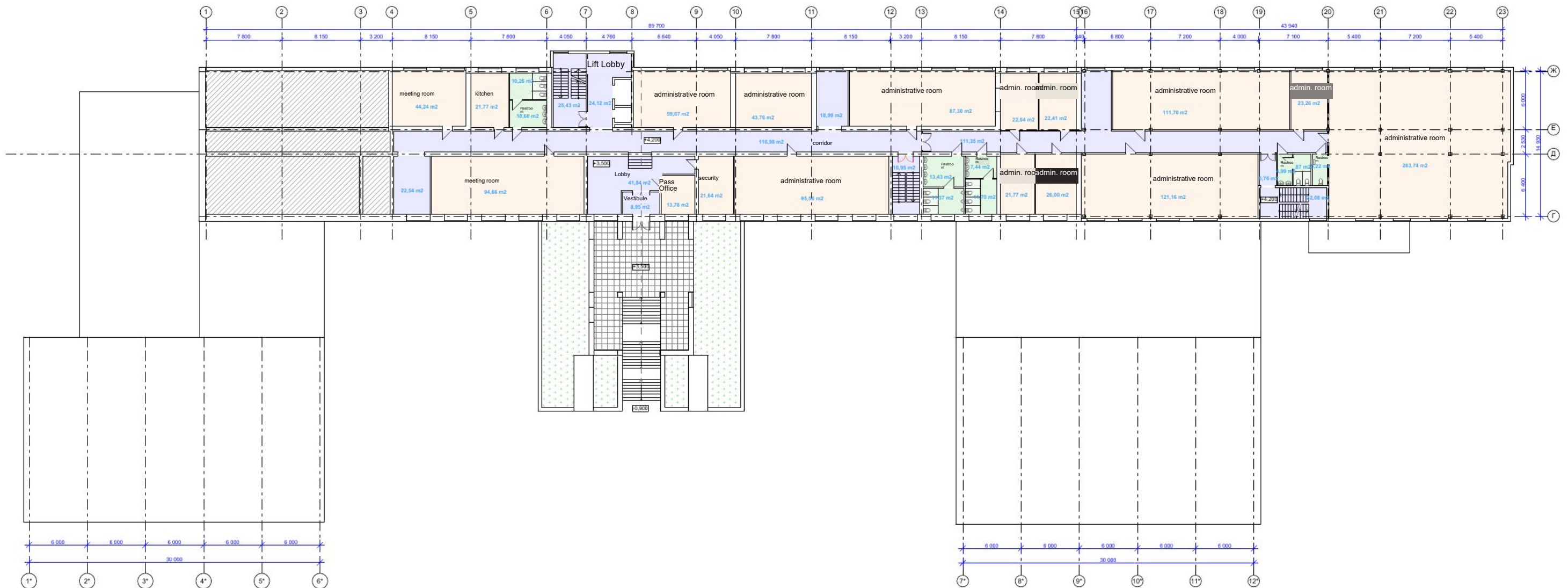
	Facade plaster over insulation RAL 9016
	Facade plaster over insulation RAL 5007 /
	Facade plaster over insulation RAL 5001
	Glazing

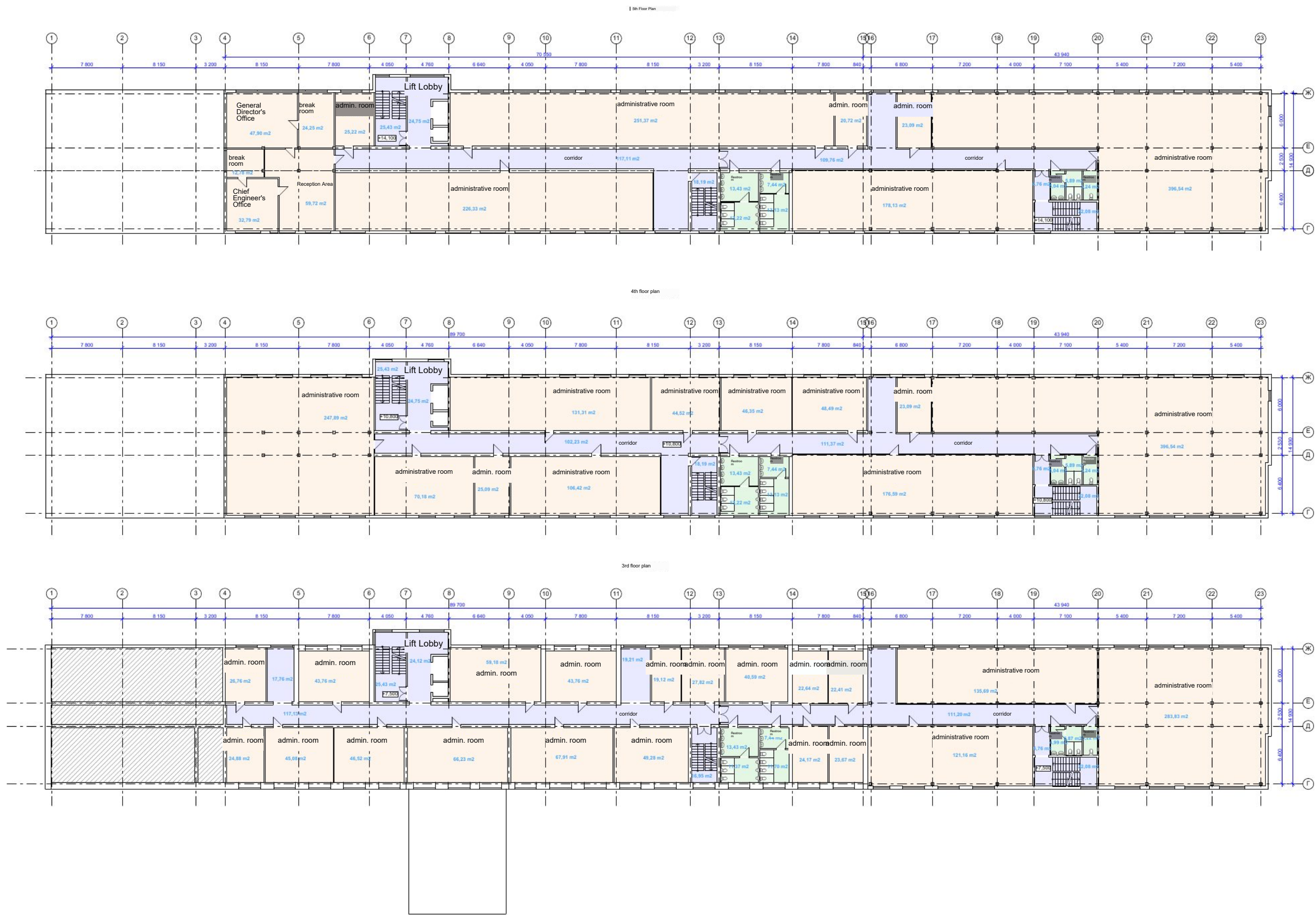


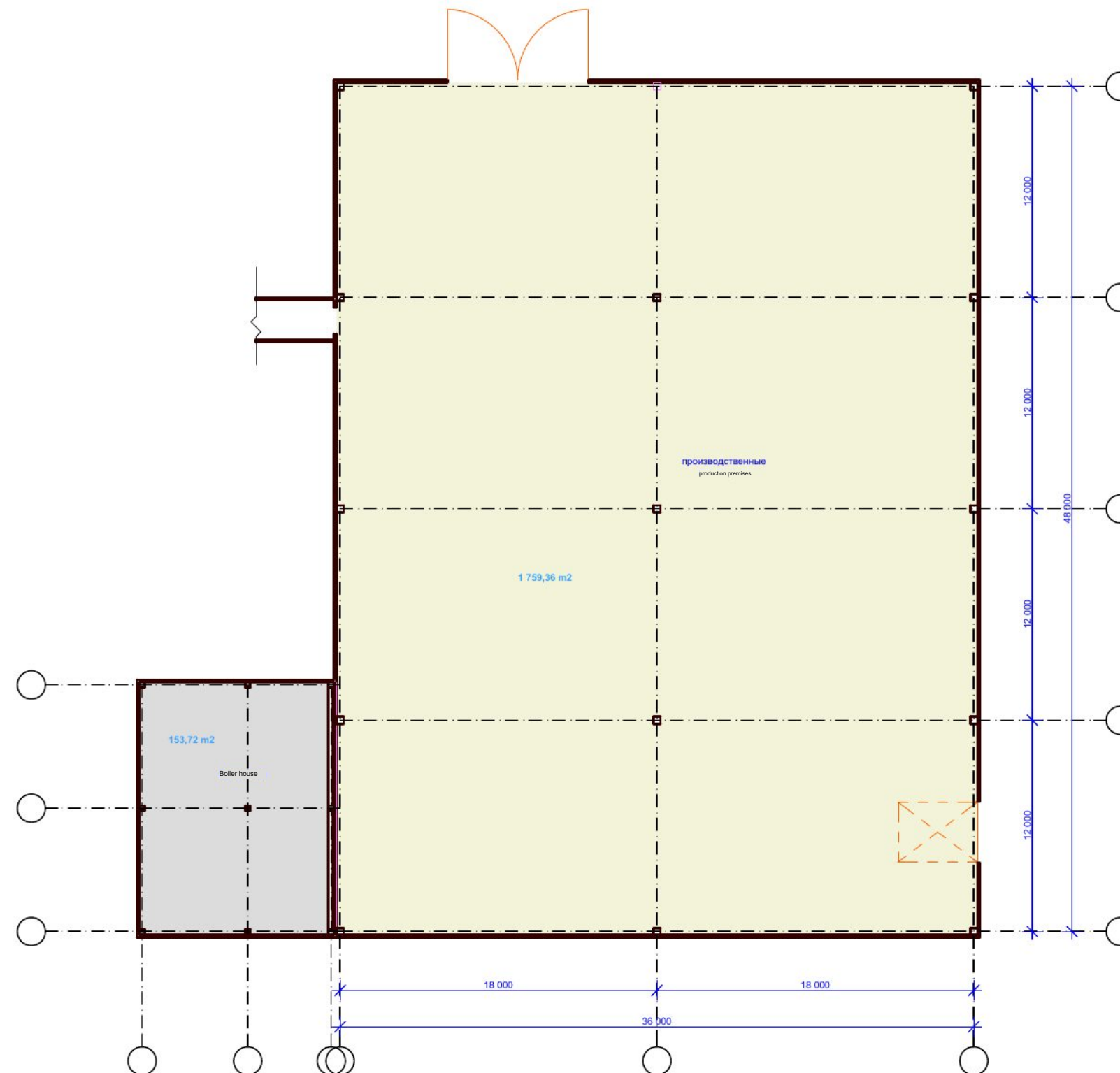
1st floor plan

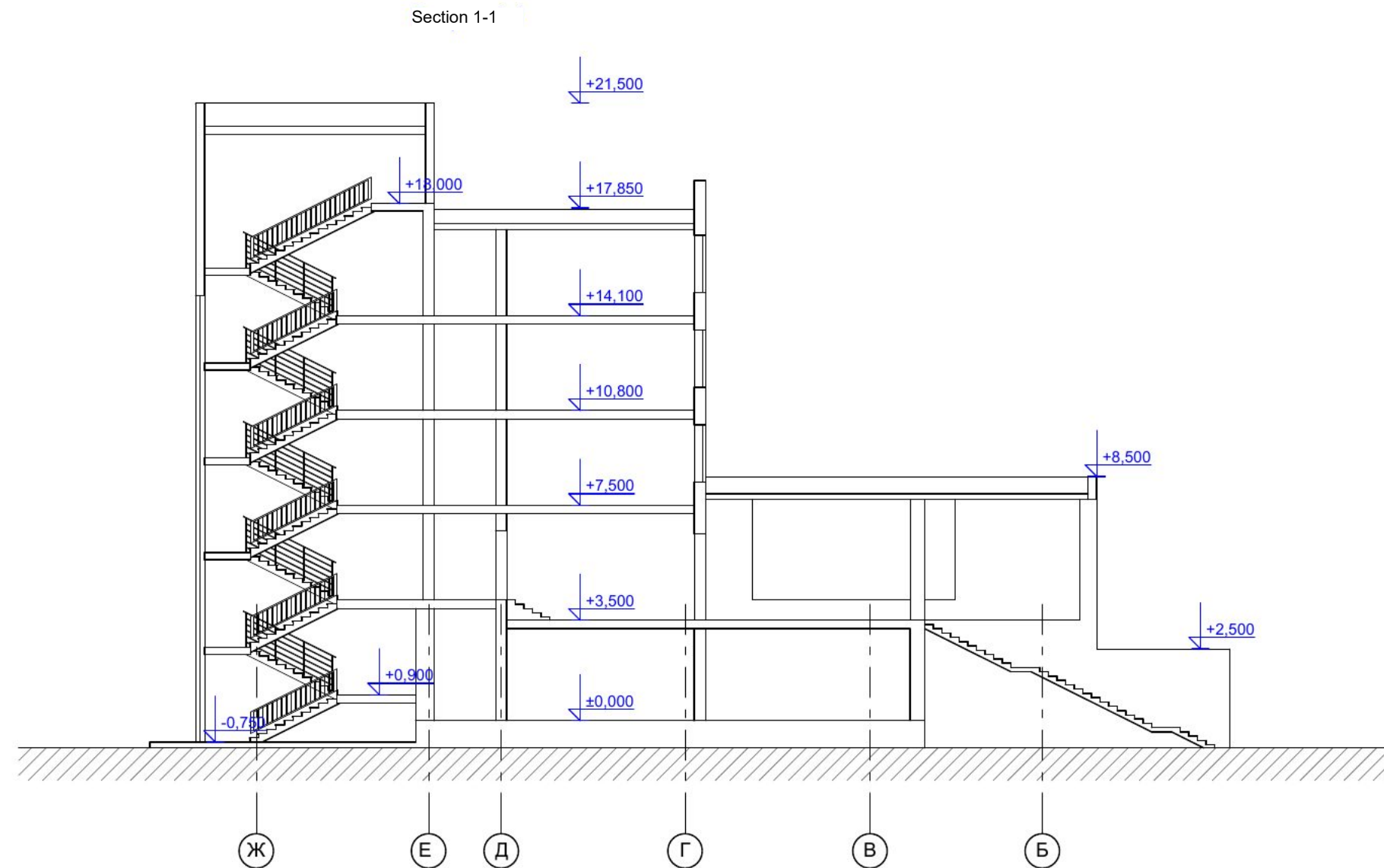


1st floor plan









FLOOR PLAN LABELS

Source page / position from top left / translation

- 12 | x 29.7% y 27.8% | production premises
- 12 | x 34.2% y 27.8% | production premises
- 12 | x 44.4% y 27.8% | production premises
- 12 | x 49.8% y 27.8% | production premises
- 12 | x 57.4% y 27.8% | production premises
- 12 | x 65.3% y 27.8% | production premises
- 12 | x 33.7% y 35.2% | production premises
- 12 | x 42.1% y 35.2% | production premises
- 12 | x 49.8% y 35.2% | production premises
- 12 | x 65.3% y 35.2% | production premises
- 12 | x 77.1% y 28.2% | administrative room
- 12 | x 89.0% y 32.1% | administrative room
- 12 | x 54.9% y 32.6% | corridor
- 12 | x 61.5% y 35.5% | corridor
- 12 | x 38.3% y 29.9% | staircase
- 12 | x 84.3% y 34.5% | Lobby
- 12 | x 84.7% y 37.8% | Vestibule
- 12 | x 29.6% y 34.0% | Restroom
- 12 | x 29.1% y 36.1% | Restroom
- 12 | x 80.1% y 34.0% | Restroom
- 12 | x 81.9% y 34.0% | Restroom
- 12 | x 82.6% y 34.0% | Restroom
- 12 | x 83.1% y 34.0% | Restroom
- 13 | x 29.4% y 28.3% | meeting room
- 13 | x 33.8% y 28.3% | kitchen
- 13 | x 36.4% y 29.6% | Restroom
- 13 | x 40.4% y 25.7% | Lift Lobby
- 13 | x 53.6% y 32.3% | corridor
- 13 | x 44.3% y 28.3% | administrative room
- 13 | x 49.6% y 28.3% | administrative room
- 13 | x 57.6% y 28.0% | administrative room
- 13 | x 73.7% y 28.0% | administrative room
- 13 | x 87.1% y 31.8% | administrative room
- 13 | x 51.7% y 35.4% | administrative room
- 13 | x 73.6% y 35.2% | administrative room
- 13 | x 64.6% y 27.7% | admin. room
- 13 | x 66.6% y 27.7% | admin. room
- 13 | x 81.6% y 27.7% | admin. room
- 13 | x 64.6% y 34.7% | admin. room
- 13 | x 66.6% y 34.7% | admin. room

FLOOR PLAN LABELS

Source page / position from top left / translation

- 13 | x 33.2% y 35.5% | meeting room
- 13 | x 42.0% y 34.9% | Lobby
- 13 | x 42.5% y 37.0% | Vestibule
- 13 | x 44.6% y 35.5% | Pass Office
- 13 | x 46.9% y 35.2% | security
- 13 | x 61.1% y 34.2% | Restroom
- 13 | x 63.1% y 33.7% | Restroom
- 13 | x 81.1% y 34.1% | Restroom
- 13 | x 83.1% y 33.7% | Restroom
- 14 | x 23.9% y 19.0% | General Director's Office
- 14 | x 27.8% y 19.0% | break room
- 14 | x 23.4% y 23.7% | break room
- 14 | x 23.6% y 26.7% | Chief Engineer's Office
- 14 | x 27.7% y 26.1% | Reception Area
- 14 | x 30.1% y 19.0% | admin. room
- 14 | x 61.1% y 19.0% | admin. room
- 14 | x 65.2% y 19.1% | admin. room
- 14 | x 47.8% y 18.9% | administrative room
- 14 | x 81.6% y 23.6% | administrative room
- 14 | x 37.4% y 26.4% | administrative room
- 14 | x 63.8% y 26.4% | administrative room
- 14 | x 34.4% y 17.3% | Lift Lobby
- 14 | x 44.5% y 23.8% | corridor
- 14 | x 69.7% y 23.8% | corridor
- 14 | x 55.0% y 25.6% | Restroom
- 14 | x 57.4% y 25.3% | Restroom
- 14 | x 75.0% y 25.6% | Restroom
- 14 | x 77.1% y 25.6% | Restroom
- 14 | x 28.0% y 44.8% | administrative room
- 14 | x 43.8% y 44.4% | administrative room
- 14 | x 50.6% y 44.4% | administrative room
- 14 | x 54.8% y 44.4% | administrative room
- 14 | x 59.5% y 44.4% | administrative room
- 14 | x 81.6% y 46.5% | administrative room
- 14 | x 33.9% y 51.6% | administrative room
- 14 | x 43.8% y 51.6% | administrative room
- 14 | x 63.3% y 51.6% | administrative room
- 14 | x 65.2% y 44.4% | admin. room
- 14 | x 38.7% y 51.6% | admin. room
- 14 | x 34.4% y 42.5% | Lift Lobby

FLOOR PLAN LABELS

Source page / position from top left / translation

- 14 | x 47.9% y 49.1% | corridor
- 14 | x 69.0% y 49.1% | corridor
- 14 | x 55.0% y 50.8% | Restroom
- 14 | x 57.4% y 50.6% | Restroom
- 14 | x 75.0% y 50.8% | Restroom
- 14 | x 77.1% y 50.6% | Restroom
- 14 | x 23.1% y 68.5% | admin. room
- 14 | x 28.8% y 68.5% | admin. room
- 14 | x 39.0% y 69.5% | admin. room
- 14 | x 44.3% y 68.6% | admin. room
- 14 | x 49.6% y 68.6% | admin. room
- 14 | x 52.0% y 68.6% | admin. room
- 14 | x 55.4% y 68.6% | admin. room
- 14 | x 58.7% y 68.6% | admin. room
- 14 | x 61.0% y 68.6% | admin. room
- 14 | x 23.0% y 75.4% | admin. room
- 14 | x 26.5% y 75.4% | admin. room
- 14 | x 30.8% y 75.4% | admin. room
- 14 | x 36.9% y 75.4% | admin. room
- 14 | x 43.3% y 75.4% | admin. room
- 14 | x 48.7% y 75.4% | admin. room
- 14 | x 58.6% y 75.7% | admin. room
- 14 | x 60.9% y 75.7% | admin. room
- 14 | x 70.8% y 69.2% | administrative room
- 14 | x 81.6% y 70.6% | administrative room
- 14 | x 67.6% y 75.2% | administrative room
- 14 | x 34.4% y 66.8% | Lift Lobby
- 14 | x 48.0% y 73.2% | corridor
- 14 | x 71.5% y 73.2% | corridor
- 14 | x 55.0% y 75.0% | Restroom
- 14 | x 57.4% y 74.8% | Restroom
- 14 | x 75.0% y 75.0% | Restroom
- 14 | x 77.1% y 74.9% | Restroom
- 15 | x 35.9% y 62.4% | Boiler house
- 15 | x 57.5% y 43.3% | Production premises

SOURCE TEXT REFERENCE

3: persons with limited mobility