



NOTES

All levels TBC on site by contractor

Site boundary TBC by client solicitors subject to title deeds.

— Site Boundary

PROPOSED ACCOMMODATION SCHEDULE

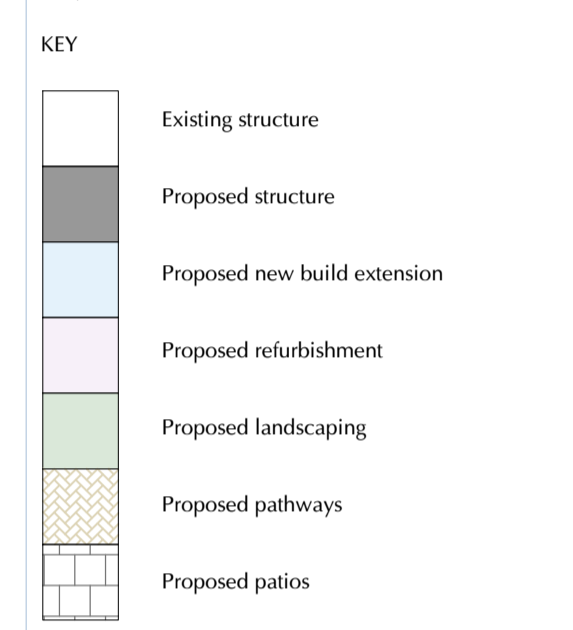
A) Bedrooms:-
 GF beds = 21 (13 with E/S)
 FF beds = 24 (16 with E/S)
 2F beds = 10 (7 with E/S)
 Total = 55 (double rooms to become singles)

B) Communal Areas:-
 Communal lounge & dining GIA (break out spaces, hairdressers, cinema and bars included):-
 = 76.2m² @ GF (4.0m² / resident)
 = 96.6m² @ FF (4.3m² / resident)
 = 40.2m² @ 2F (4.0m² / resident)
 Total = 212.8m² (3.9m² / resident)

C) Cross External Area (footprint):-
 GF CEA = 767.0m²
 FF CEA = 698.0m²
 2F CEA = 423.0m²
 TOTAL = 1,888.0m²

D) Gross Internal Areas:-
 (note:- attic spaces with low head heights within rooms included in measurement)
 GF GIA = 697.5m²
 FF GIA = 632.0m²
 2F GIA = 382.0m²
 TOTAL = 1,711.5m²
 = 31.0m² GIA per resident.

E) Site Area:-
 Subject to Title Deeds by Client
 = 2,281m² / 0.56 acres



Legal Info

- ©RDA Consultancy Architects. Drawing not for construction. All dimensions are given in millimetres unless otherwise stated.
- All survey information by others. Check all dimensions on site. Site boundaries to be confirmed by client solicitors with reference to title deeds.
- This drawing is intended for use by the commissioning client only. RDA do not assume any liability to any third party for the information herein.

REVISIONS

| | | |
|-------------|----------|-----|
| - | 07/05/21 | CA |
| First Issue | | |
| A | 25/06/21 | JMG |

En-suite to new bedroom reconfiguration + hair salon relocated to GF. Minimum proposals for extent of refurbishment increased accordingly to include affected corridors

JOB TITLE

Birchlands Care Home Haxby

DWG TITLE

Proposed GF Plan

| | | | |
|-------------|------|------------|----|
| DATE | BY | CHECKED BY | |
| 25/06/21 | CA | JMG | A1 |
| DWG NO. | REV. | STATUS | |
| 2874(08)G01 | A | Planning | |

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