



NOTES
 All levels TBC on site by contractor
 Site boundary TBC by client solicitors subject to title deeds.

— Site Boundary

EXISTING ACCOMMODATION SCHEDULE

A) Bedrooms:-
 CF beds = 19 (13 with ES)
 FF beds = 22 (16 with ES)
 2F beds = 10 (7 with ES)
 Total = 51 bedrooms
 = 54 residents total (3 double rooms)

B) Communal Areas:-
 Communal lounge & dining GIA break out spaces, hairdressers, cinema and bars included:-
 = 76.2m² @ CF (4.0m² / resident)
 = 96.5m² @ FF (4.3m² / resident)
 = 40.0m² @ 2F (4.0m² / resident)
 Total = 212.8m² (3.9m² / resident)

C) Gross External Area (footprint):-
 CF GEA = 695.5m²
 FF GEA = 647.0m²
 2F GEA = 423.0m²
 TOTAL = 1,765.5m²

D) Gross Internal Areas:-
 (note:- attic spaces with low head heights within rooms included in measurement)
 CF GIA = 633.0m²
 FF GIA = 586.5m²
 2F GIA = 382.0m²
 TOTAL = 1,601.5m²
 = 30.0m² GIA per resident.

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

Legal Info

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

REVISIONS

-	07/05/21	CA
First Issue		

JOB TITLE			
Birchlands Care Home Haxby			
DWG TITLE			
Existing GF Plan			
DATE	BY	CHECKED BY	
10/05/21	CA	JMG	A1
DWG NO.	REV.	STATUS	
2874(02)G01	-	Existing	

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