

**GROUND FLOOR ACCOMMODATION**

Foyer/seating area	49 sq.m.
Reception	13 sq.m.
Shop	9.5 sq.m.
Building managers Office	12 sq.
Care staff managers office	12 sq.m.
Care staff office	20 sq.m.
Rest room	15 sq.m.
Staff changing, sleep-over & Sh.	16 sq.m.
Guest bedroom & ensuite	20 sq.m.
Assisted bathroom	15 sq.m.
Treatment/hairdresser room	29 sq.m.
Activity room 1. (incl 5.5sq.m st)	40 sq.m.
Activity room 2.	35 sq.m.
Cafe/restaurant/seating room	135 sq.m.
Kitchen/office /st./staff wc	71 sq.m.
WC x 4 (4 sq.m each)	16 sq.m.
Buggy/wheel chair store	24 sq.m.
Gr floor laundry	9 sq.m.
Plant room (Communal area)	18 sq.m.
Plant room (electric meters)	11.25 sq.m.
Plant room (Clusters)	24 sq.m.
Cleaners rm. (3 x 1.6 sq.m)	4.8 sq.m.
Storage (10x1.6 sq.m)	16 sq.m.
Under stair storage (2x3sq.m)	6 sq.m.

4 x Two bed flats / 64 sq.m. each	256 sq.m.
6 x One bed flats / 51 sq.m. each	306 sq.m.

Sub Total 1,180 sq.m.

Gross internal 1,549 sq.m.  
 (including circulation, cluster area  
 party walls and communal area partitions.)

External,  
 Bin stores, electric meter & plant room 65 sq.m.

**Number of bedroom units**

	1 Bed	2 Bed
Ground floor	6	4
First floor	4	8
Second floor	4	8
Third floor	3	9
Fourth floor	1	3
<b>Total</b>	<b>18</b>	<b>32</b>

- LEGEND**
- 11.580 Proposed Extra Care Facility levels.
  - Wheelchair 1500mm ida turning circles
  - Rooftlights overhead



**GROUND FLOOR PLAN**

**Notes**

The Contractor must work to figured dimensions only and check all dimensions on site before proceedings, give notice to the Architect of any inaccuracies and seek instructions.

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**About this drawing**

This drawing has been prepared at 'Design Development' stage (RIBA Work Stage C), to demonstrate the general floor plan arrangements compliances with the clients brief. The floor plans represent a generic layout for the building.

This drawing was drawn at A1 scale & is available at this scale if the reader is viewing a reduced scale version. For details please contact our office on 01392 279220

- Revisions**
- P2 10/04/11 Central cluster reduced in size
  - P3 14/04/11 Bin stores added and central cluster stairs realigned. Client request and secure door notation added
  - P4 13/05/11 window aligned with elevations
  - P5 27/06/11 Workstage D drawings levels added

**Workstage C/D**

**GALE & SNOWDEN**  
 ARCHITECTS & MECHANICAL ENGINEERS

St. Lyses  
 Exeter Extra Care Facility

Ground Floor plan  
 (Cluster Option)

Drawn by: **LpM** Scale: **1 : 200 @ A1**  
 Checked by: **IS** Date: **Mar 11**  
 Project No.: **E1017** Drawing No.: **AL(0)101**  
 Revision: **P5**

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