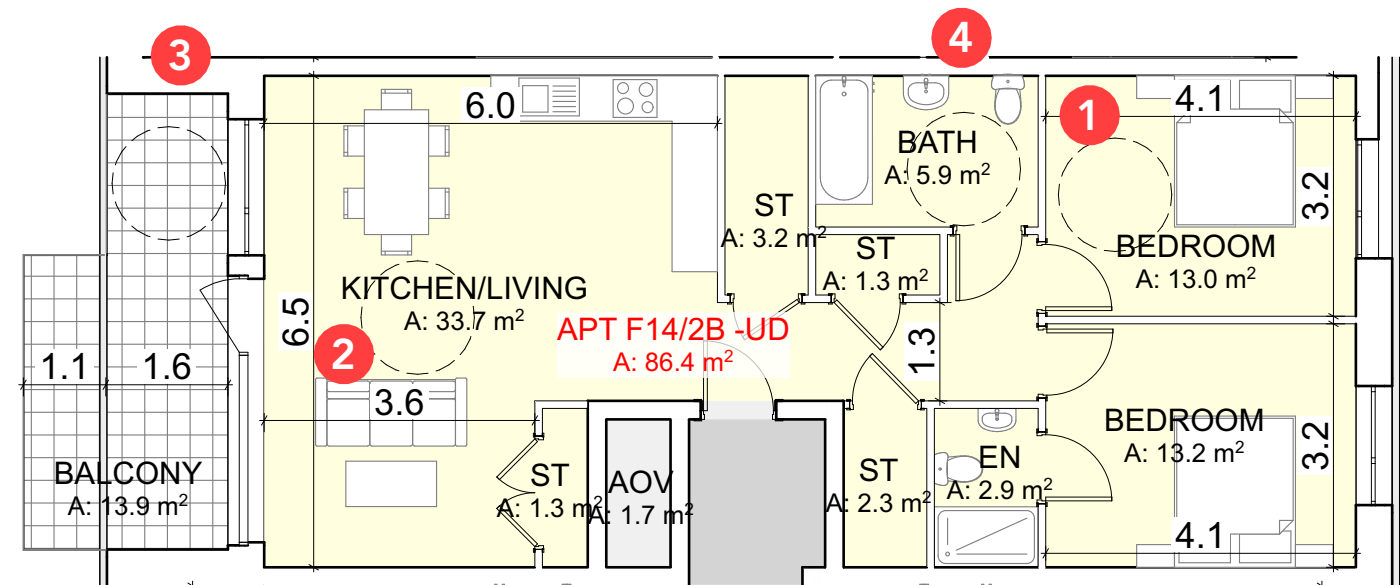
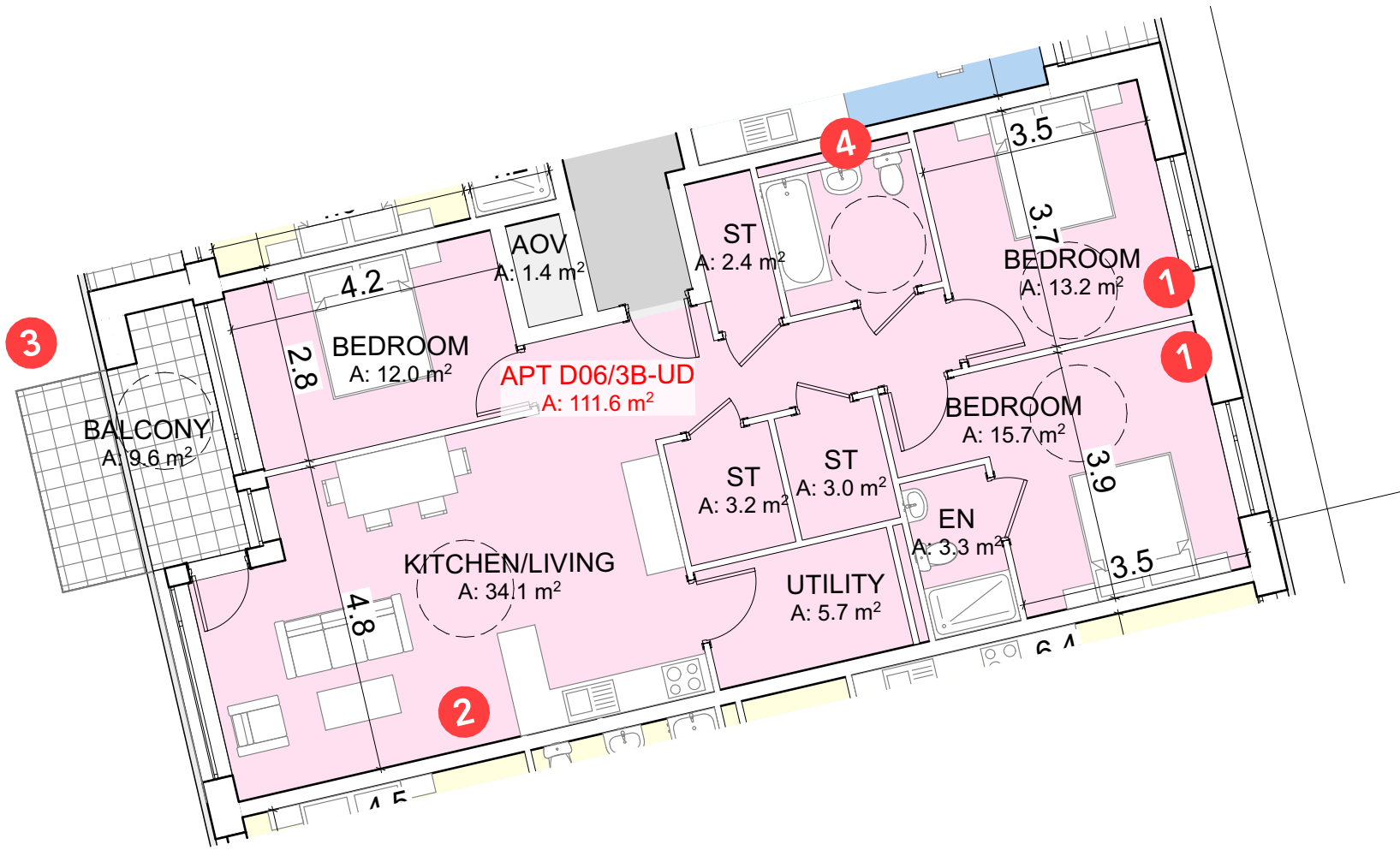


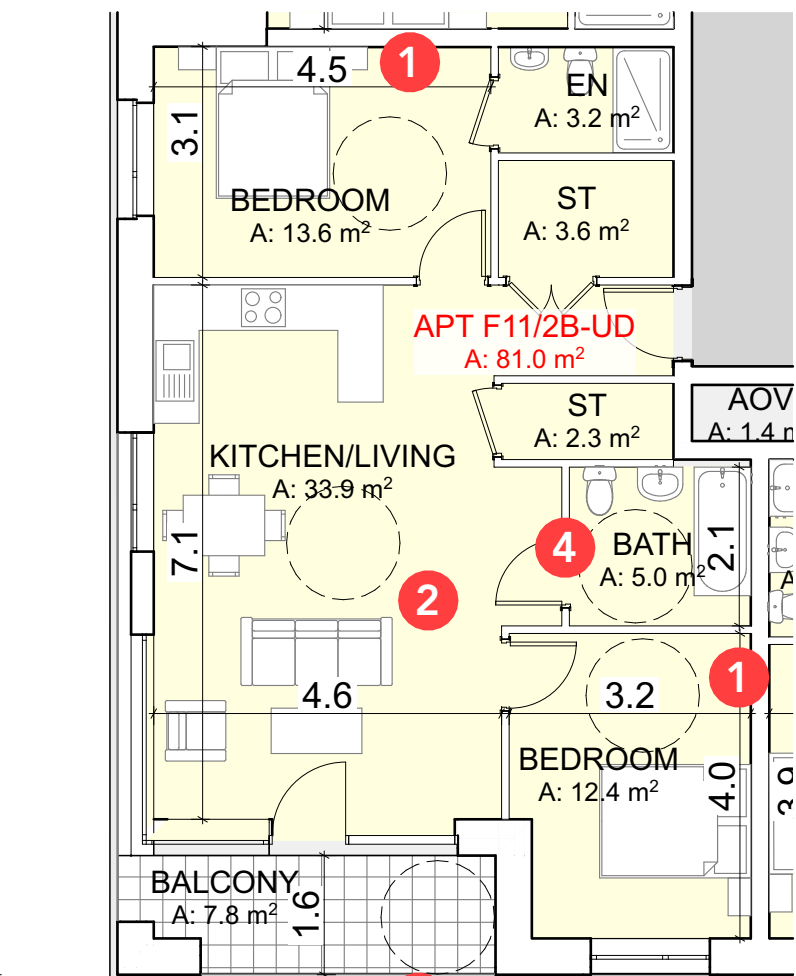
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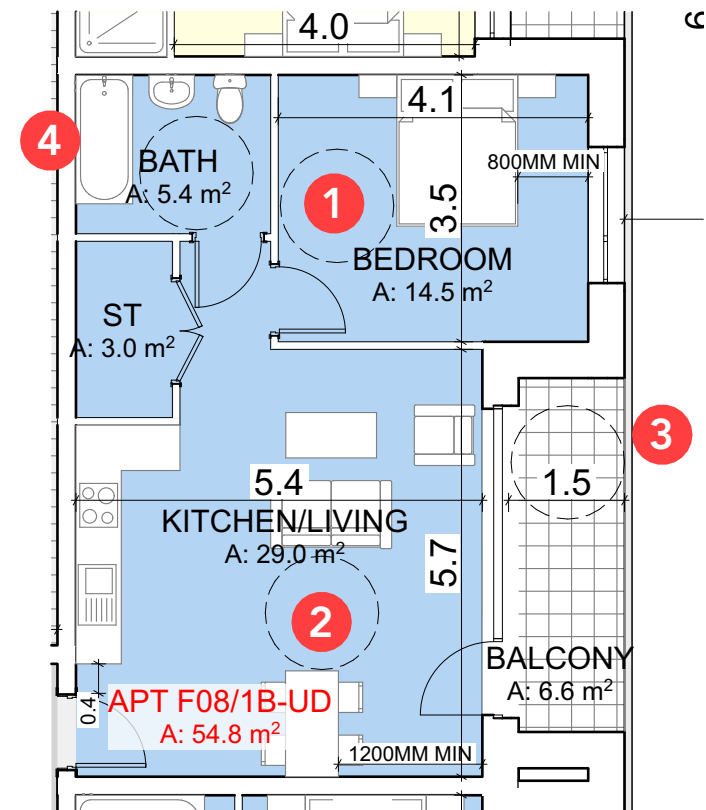
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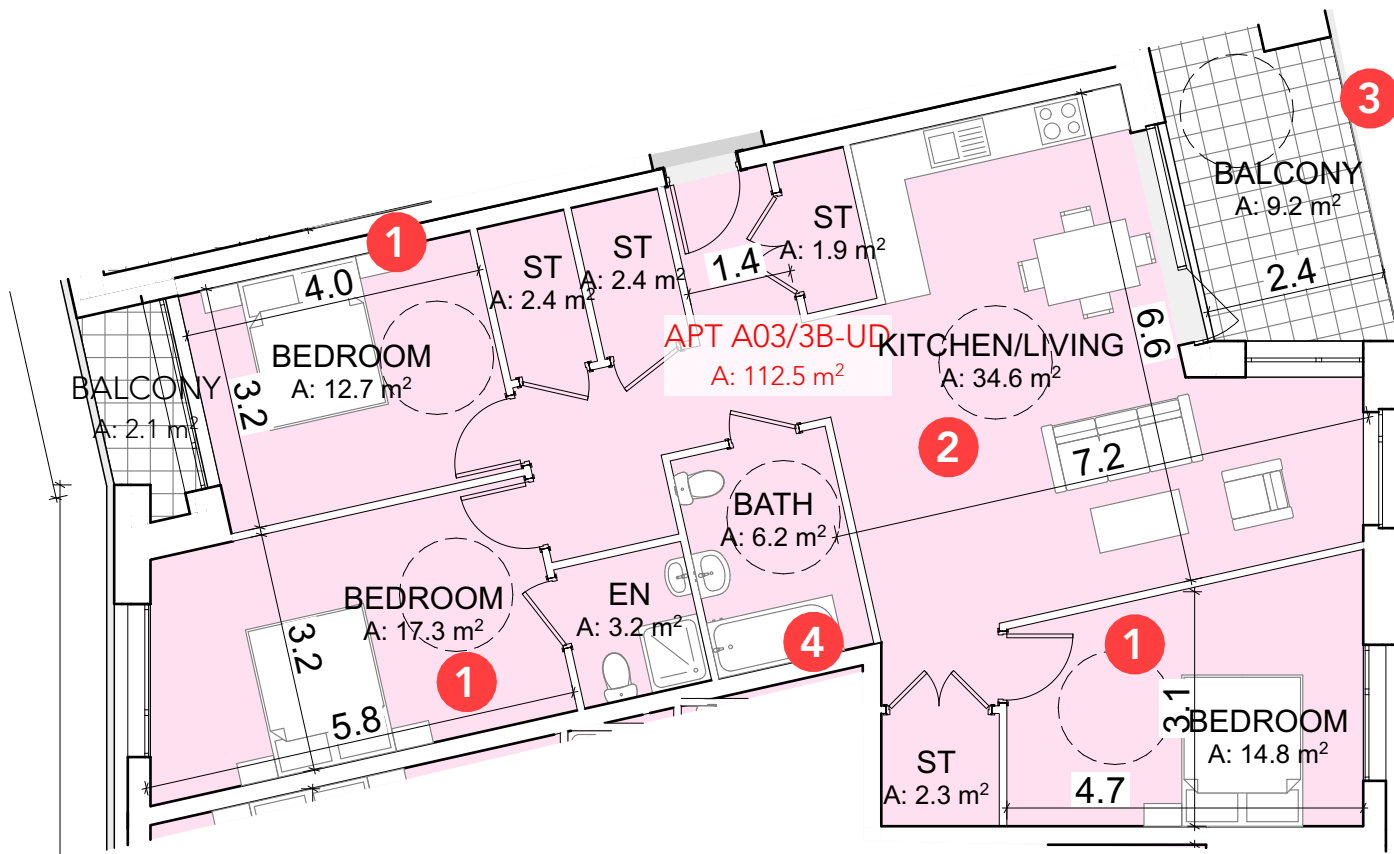
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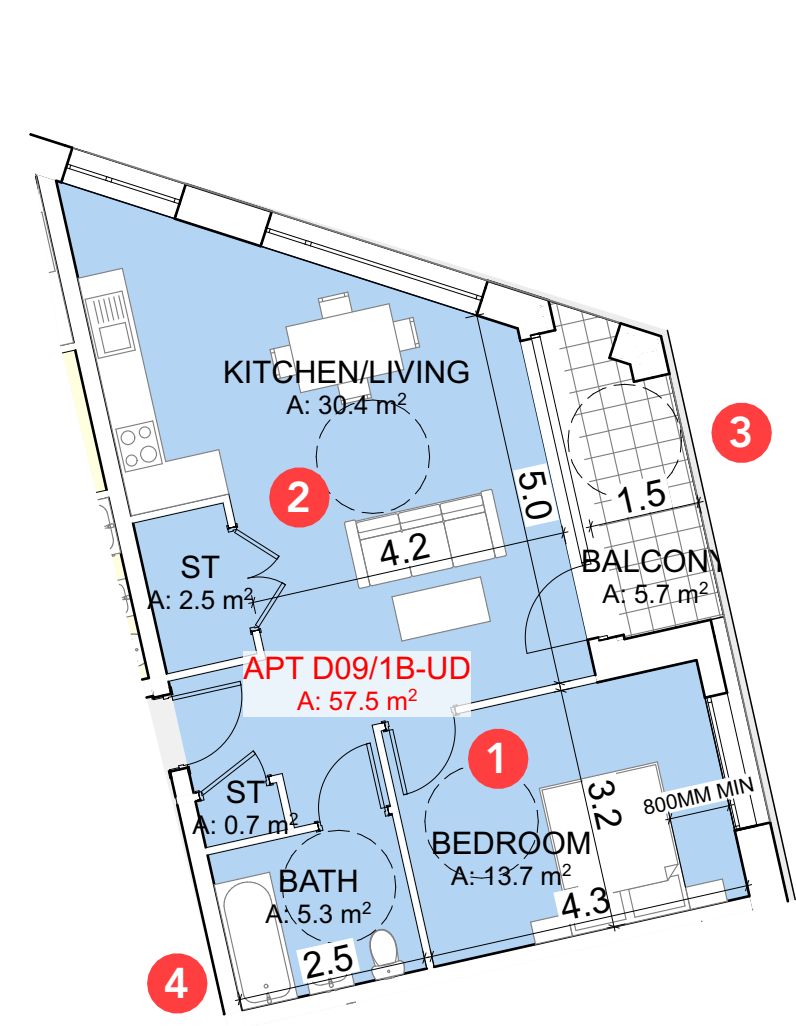
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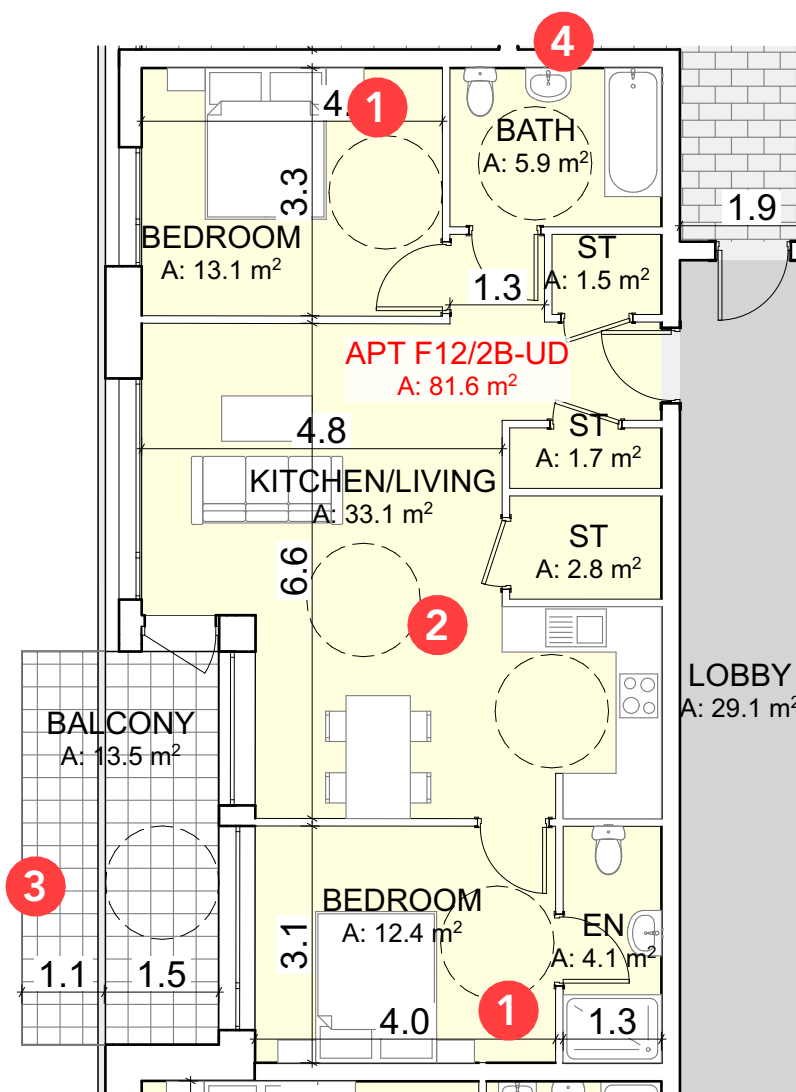
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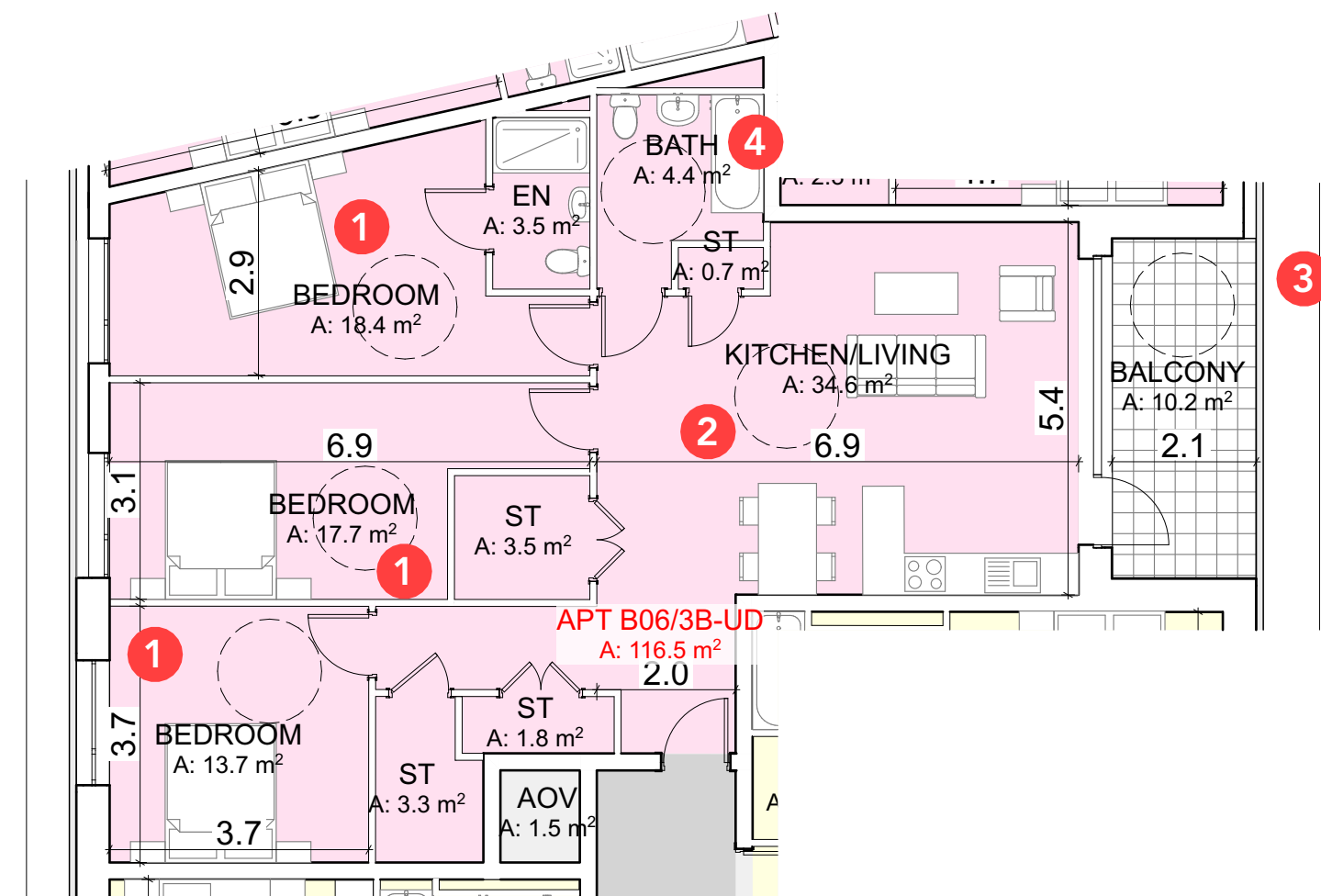
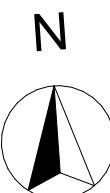
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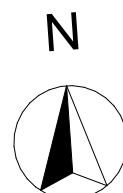
First Floor Plan
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First Floor Plan
SCALE: 1:100



First Floor Plan
SCALE: 1:100



UNIVERSAL DESIGN GUIDELINES

1 BEDROOM

- Ensure that double and twin bedrooms are at least 12m² in area.
- Ensure that a single bedroom is at least 8m².
- Provide clear access space of 800mm on both sides and at the end of the double bed.
- Provide a clear space for a turning circle of 1500mm in the double bedroom.
- Provide clear space adjacent to the single bed of 800mm.
- Locate the bathroom immediately adjacent to the main bedroom, with a full height door or 'soft spot' between them, for future installation of a door.
- Provide 'hard spots' in the ceiling at the main bedroom and at the main or adjacent bathroom, or continuous between the main bathroom and an adjacent bathroom to allow a hoist-track to be installed supported by the ceiling construction.
- Provide light switches at the entry door and on both sides of the double bed.

2 KITCHEN

- Design the home so that the kitchen is not the main thoroughfare through the home
- Design the layout in a 'U' or 'L'-shape
- Ensure that the cooker / hob and sink are in the same run of worktop
- The kitchen space should be located next to the dining area to ease access for carrying food and crockery
- Provide 1200mm clear space on at least two consecutive sides of a table.
- If the dining table is in the living room, provide a table for occasional eating in the kitchen.
- Locate the dining area within or immediately adjacent to the kitchen.
- Ensure there is a living space at the same level as the entrance to the home.
- The length or breadth of the room should not be less than 3000mm for 1 and 2-person homes, and 3200mm for larger homes.
- Provide a clear space for 1500–1800mm turning circle or 1700 × 1400mm ellipse.
- Provide 750mm wide clear route between items and in front of windows and routes between doors.

3 PRIVATE OPEN SPACE

- Provide balconies and / or terraces to all apartments which do not have a private external space at ground level.
 - Provide level access to all balconies and terraces, bearing in mind the need for deeper insulation over any internal rooms below.
 - Provide balconies and terraces that are a minimum 1500mm in depth.
- Design balconies or terraces as a minimum of 5m² for a 1-bed home with 2m² added for each additional bedroom (2 bed is 7m², 3-bed is 9m², etc) or as per statutory requirements. Provide a light to the balcony or terrace switched on from the inside. Provide visual separation between adjacent properties for privacy. Provide slip resistant floor surfaces. Provide easily maintained and effective drainage to all balconies and terraces, ensuring water cannot pool and create a hazard. Provide secure railings and balustrade at 1100mm in line with Buildings Regulations, with a continuous top rail that is supported centrally and intermittently on the underside, creating a 75mm gap below the handrail.

4 BATHROOM

- Minimum internal dimensions of 2100 X 2400mm.
- Provide a turning circle of minimum 1500mm, with a 200mm overlap of the basin allowed.
- Ensure that the bathroom door opens outwards, and against a wall.
- Ensure the bathroom door lock is operable from outside.
- All walls are constructed to be strong enough to take fittings and rails.
- Provide the potential for a hoist-track to be installed, supported by the ceiling construction.
- Ensure that provision is made for future adaptation to a shower room for example by providing a capped outlet for future installation of a floor drain and tanking of walls and floors.
- Locate the bathroom immediately adjacent to the main bedroom.

OVERALL TOTAL NO. APARTMENTS: 317

TOTAL NO. UNIVERSAL DESIGN APARTMENTS: 87

24 NO. 1 BED
44 NO. 2 BED
19 NO. 3 BED



Planning Drawings

DAVEY + SMITH
ARCHITECTS

DAVEY + SMITH ARCHITECTS Unit 13, THE SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF, DUBLIN 3 PH: 01 2447638 EMAIL: info@davey-smith.com WEB: www.davey-smith.com	Scale: 1:1250, 1:100
Layout ID: D1809.P32	Job No: D1809
Project: Santry Avenue LRD, Santry, Dublin 9	Series: Planning Drawings
Drawing Name: Universal Design Drawing	Date: 05/03/2024
	Status: Status:
	Revision:

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