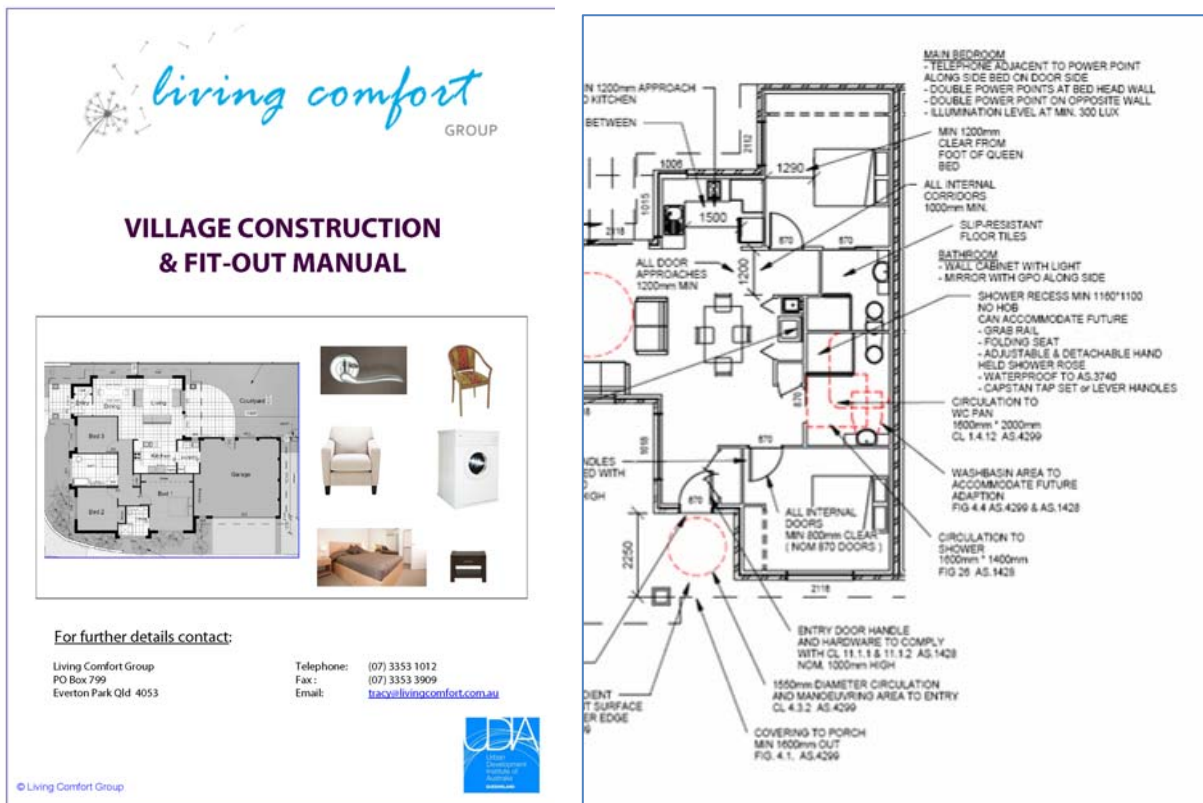


## Living Comfort Group Universal Housing Design Principles

Due to our experience working on seniors housing and special needs projects, Living Comfort Group has developed comprehensive plans and construction guidelines to ensure each development is consistent with universal housing design principles. These plans and guidelines are contained in our procedures manuals.



Minimum requirements and special design guidelines are confirmed with the project team in the early stages of the project and generally include the following elements:

### Entrance Doors & Internal Doors

- Minimum width 850mm between open door and door frame
- Lever handles fitted between 900 - 1100 mm above floor
- Low profile threshold that permits smooth transition of wheelchair, walker or trolley
- Minimum circulation space adjacent to doors to be 1270mm wide x 1350 long

### Room Dimensions

- Living areas - Min. unobstructed space 2250mm diameter
- Bedrooms - Min. unobstructed space 2070mm x 1550mm
- Kitchen and laundry - Min. unobstructed space 1550mm between opposing faces of cupboards/benches

### Bathroom/s

- Largest bathroom to have minimum area of 2850mm x 2300mm
- Internal stud walls reinforced with horizontal noggins at 800mm and 1400mm above finished floor surface around bathroom perimeter. Shower perimeter to have additional horizontal noggins at 480mm, 1100mm and 1800mm above floor surface.
- Shower recess to have floor waste outlet
- Sink pipe work to be housed to enable "lift-out" replacement of vanity ('P' Trap)

### Kitchen

- All benches and cook top to have space below for cupboard units to be inserted or removed as required
- Cook top height and bench heights to be adjustable down to 850mm
- Maximise use of pull-out drawers for crockery, cutlery, pots, pans and other items
- Recessed skirting - minimum 200mm high x 150mm depth

### *Sample Three Bedroom Villa*



### Bedrooms

- Minimum floor area 11m<sup>2</sup>
- Built in cupboards to have adjustable shelving
- Two way light switches (one at entry and one adjacent to bed)
- Switch panel adjacent to bed also to have phone and Cat 5 connectivity

### Car Parking

- Garages & Car Ports - Minimum internal width 3.8m with internal length of 6m and ceiling height of 2.5m
- Level access from garage or car port to dwelling

### Hallways & Paths of Travel (incl. external walkways)

- Minimum width 1200mm
- Smooth transition between different surfaces
- External walkways to be covered (where possible)

### Changes in Level

- No greater than 3mm
- Ramp gradients between 1 in 19 (max 14m) and 1 in 14 (max 6 m)
- Ramps to be covered

### Lighting

- Light switches to be located 1m above ground surface level
- All external access points to have sensor lights
- Two way light switches for all bedrooms (one switch at bedroom door entrance and second switch on wall near bedhead)

### Wiring

- Cat 5 cabling to all units - Unit outlet points at TV, Phone, Kitchen and Main Bedroom
- Cat 5 cabling to support Vital call, Voice over Internet Protocol (VOIP) and other IT & Communications services
- Cabling to be linked from units to community building, units to front gate and community building to front gate