

Universal Design Features at Greensward Hamlet

Our designers and builders paid special attention to features in the environmental design and products that make all the homes and common house user friendly and comfortable for people of all ages, sizes, and abilities. By including these universal design features into the buildings and landscape, and making others available for the individual buyer, all community members and visitors can move around comfortably and safely. These universal design features, when built in from the start, add little or no extra cost to the home and allow children to participate more fully in the community activities and make it possible for community members to live in their own homes as they age or their physical abilities change.

Examples of such features, among others, include:

OUTSIDE/GARAGES:

- Hard-packed walkways, courtyards, and patios to accommodate carts, strollers, bikes, and wheelchairs
- Motion sensor lights on garages and all entrances
- Automatic garage door openers
- Ample space inside garages to accommodate cart, baby carriages, wheelchairs
- Walkways from the garage to the unit are level and wide to accommodate carts, strollers, and wheelchairs
- Large, visible house numbers and signs
- Screened porch to protect from insects
- Community garden has raised beds of various heights to minimize bending

ENTRANCES:

- Wide, stepless entrances with no more than one-half inch rise at thresholds for ease and safety of bringing in strollers, wheelchairs, furniture, groceries, etc.
- Overhangs above entrances for protection from rain/snow
- Built-in shelf or table, with knee space below, outside each entrance to place bags and packages while unlocking/opening the door.
- Lighted doorbells within reach for everyone
- 5' X 5' level clear space inside and outside doors for ease of opening and closing doors
- Windows in doors or beside the doors for children and seated people to view who is there.

2 INTERIOR:

- Open floor plan for ease of moving around the main living space
- Every room has a 5' diameter turn around space
- One bedroom and accessible bathroom on ground floor

- Flush thresholds at all doorways
- 18” min clear floor space beside doors to provide space for door swing
- Four-foot wide hallways
- In the two-story buildings, stairs are 4 ft wide to accommodate platform lift
- Handrails in all stairways
- Contrasting colors between floors and walls
- Non-skid floor surfaces
- Maximum of 5 lb. of force required for opening doors and windows
- Lever door handles can be easily operated with elbow or knee when hands are full
- Casement, crank-operated windows adjust for easy cleaning from inside. Power-operated windows are an option.
- All windows are placed at a height of less than three feet, for easy outdoor viewing from a seated position
- Magnetic latches rather than mechanical locks on cabinets
- Adequate storage space, appropriate to each room purpose
- Extra storage space in attic, garage, and common house
- Resident-controlled heating and cooling. Remote control available
- Air conditioning is an available option

ELECTRICAL:

- Electrical panel is placed within easy reach from a seated position: top is 54” from the floor and there is 3 – 4 feet of clear floor space in front.
- Pull-down ceiling light fixtures for ease of cleaning and changing bulbs
- Max of 8 feet between electrical outlets, placed at least 18” in height from floor
- Well-illuminated rooms. Dimmer switches and remotes are available options for all lighting.
- Motion sensor lights in bathrooms
- Light switches are push plates that require little or no strength to operate
- Glow in the dark light switches for easy night use in appropriate locations
- Light switches and thermostats 44-48 inches high
- Electrical outlets at bedsides and desks
- Four-plex boxes on each side of desk for computer and electronic equipment at desktop-level.

3

- Audible and visual alarms are available options for doorbells and smoke detectors.
- Central vacuuming is an available option

BATHROOMS:

- Bathroom entry doors open out
- Curbless (1/2" maximum lip) shower stall with a seat or a bathtub with an integral seat are available options for first floor bathrooms.
- 3' clear space in front of and on one side of the toilet
- Toilets are centered 18" from any side wall, cabinet, or tub for ease of transfer
- Elongated toilet bowls; 19" seat height; dual flush
- Auto flush toilets are an option.
- Grab bars around the toilet and shower in first floor bathroom; walls ready for future installation of grab bars in upstairs bathrooms
- 32" lavatory counters with 19" knee space below and pipe protection panels in first floor bathrooms. Upstairs bathrooms also have that option. This height makes it easy for children and seated adults to use the lavatory.
- Mirrors in bathroom installed above lavatory counter – no more than 36" from the floor – for children and seated people ease of use.
- **Fixtures:** Faucets and controls are offset to be easily accessible from outside the shower or tub to reduce the need for reaching and bending, but convenient to use from inside the shower or tub.
- All faucets are single-lever
- Showers and tubs have 69" flexible, hand-held showerheads in addition to fixed heads.
- All faucets have a mixer valve with pressure balancing and hot water limiter to prevent scalding and to save hot water.

USER-FRIENDLY KITCHEN:

- A 4-foot section of adjustable-height counter space to accommodate children, seated people, and people of various heights.
- Space between face of cabinets and cabinets and walls is 48" for ease of use
- Base cabinet doors fold back to provide clear knee space of 29" under the sink and countertops so people can sit on a stool to work in the kitchen.
- Contrasting color borders on countertops make it easier to detect the edge and avoid spills.
- "D" shaped door and cabinet handles – no knobs (unless requested)
- Full extension pull-out shelves, drawers, and racks in base cabinets

4

- Adjustable height shelves in wall cabinets and pantry
- Ground fault interrupted (GFI) electrical circuits
- Glare-free, maximum lighting
- **Appliances:** Front-mounted controls on appliances
- Automatic turn-offs for stove burners
- Side by side refrigerator/freezer with pull-out shelves for easy access
- Built-in oven with a rack at same height as adjacent countertop to

avoid bending and lifting hot items to transfer them from the oven to the countertop. Side-hinged oven door is an option.

- Knee space beside the oven.
- Drop-in range with knee space beside it, set at 34" above the finished floor.
- Microwave/convection combination with lighted interior
- Dishwasher with drawers so top is level with adjacent countertop for ease of loading without much bending.

LAUNDRY:

- Hookups are placed so washer and dryer are easily accessible from a seated position, or can be stacked.
- Counter space and storage are accessible from a seated position.

STORAGE:

- Closets have adjustable height rods and shelves.
- Closets have motion sensor lighting
- Walk-in closets have 32" aisles to accommodate wheelchairs.
- 50% of storage space is less than 54" high so it is accessible from a seated position.