



UNIVERSAL DESIGN FEATURES

UNIVERSAL DESIGN AND ACTIVE ADULTS/AGING-IN-PLACE is straight-forward design and construction of homes that meet the particular living requirements (or the future needs) of the inhabitants through meticulous accessibility planning and preparation. Universal Design is also commonly referred to as “Designs for All”, “Easy Living Homes”, and “Common Sense Homes” and Active Adults/Aging-in-Place is similarly known as the “Lifetime Home” in the sense the homeowners (as Active Adults) plan to remain in the same home for the remainder of their days (Aging-in-Place).

At HR Johnson Homes, we offer opportunities for installation of many Universal Design and accessibility features to meet the living requirements or anticipated future needs of the homeowner or family members (Aging-in-Place) - **with little or no cost increase**. Moreover, many of the Universal Design features outlined below are included as Standard Features in several of our Custom Home Packages.

A large number of the simple and common sense Universal Design features are outlined in the following list:

- Open Floor Design with minimal obstructions in routes of movement
- Non-Slip Flooring Surfaces such as non-slip tile flooring, hardwood flooring, and concrete
- No Carpets or Rugs to reduce falls (or high density, low pile carpets w/firm pad)
- No-Step Entrances for accessibility
- Abundant Lighting (excluding Fluorescent Lighting) to prevent falls
- Motion Activated Lights in Dark Areas such as Hallways, Stair Systems, and Outdoors
- Abundant Daylighting Systems such as Large Windows, Glass Paneled Exterior Doors, and Skylights
- Lever Door Handles for easy open access
- 36” Wide Doors and 42” Wide Hallways (or wider) for accessibility
- Large Walk-In Closets or Large Closets w/By-Pass Doors for easy open access

- No-Step (Curb-Less) Large Walk-In Showers (30" x 60" minimum dimensions for accessibility) w/Shower Seats/Benches and Low Accessible Shelves
- Safety Grab Bars in Showers (or installation of backing for future Grab Bars)
- Non-Slip Shower and Tub Flooring Surfaces
- Hand Held Adjustable Showers w/Anti-Scald Valves
- Faucets w/Lever Handles for easy open access
- Comfort Height Toilets in Large "Roll-In Style" Water Closets for accessibility

- Side-by-Side Refrigerator for easy open access
- Wall Mounted Oven for easy open access
- Wall Mounted Microwave Oven for easy open access
- Pull-Out and Full Extensions Cabinet Drawers for easy open access
- Cabinet Lighting
- Front Loading Washers and Dryers for easy open access

- Rocker Style Light and Ceiling Fan Switches
- Lower Mounted (48" Height) Light and Ceiling Fan Switches
- Higher Mounted (18" height) Electrical and Other Outlets
- Lower Mounted (48" Height) and Easy to Read Digital Programmable Thermostats

- Indoor Air Friendly (Low or Zero Volatile Organic Compounds – VOC) Paints, Stains, Finishes, Adhesives, Caulks, and Coatings

- Double Handrails for Stair Systems (if applicable)



A Refined Approach to Homebuilding

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