



GRENADIER
HOMES

Universal Lifestyle Design

Orchard Flower in Flower Mound

Our homes at Orchard Flower in Flower Mound are not only beautiful to the eye, but functionally superb. **Grenadier Homes introduces the art of Universal Design into our homes at Orchard Flower.** Universal Design is the design of space that can be used by the widest range of people. It recognizes a broad spectrum of human abilities and creates a space that can be easily used by most everyone.

Grenadier Homes includes the following Universal Design features *standard* in all of our homes at Orchard Flower in Flower Mound:

Water Heater/ Electrical:

- **Water Heater**
 - Tankless water heater is conveniently located on first floor for easy accessibility
- **Placement of Electrical Receptacles, Switches, and Thermostat**
 - All electrical receptacles located 18" above the finished floor.
 - All electrical switches located 42" above the finished floor.
 - All thermostats located 54" above the finished floor.
 - Placing the electrical receptacles, switches, and thermostats at these specified heights, allow for easy access from standing or seated positions.
- **Rocker Style Light Switches**
 - Easier to operate than a traditional, small toggle, for people with limited fine motor control.

Home Access and Navigation:

- **Easy Access, to All Entries of the Home**
 - No steps or tall thresholds from the garage into the home.
 - Low profile thresholds for all exterior doors.
- **Choice of One or Two Peepholes on Front Door**
 - One peephole at 42" above the finished floor for access from a seated position.
 - One peephole at 60" above the finished floor for access from a standing position.
- **Minimum of 42" Wide Hallways**
 - Allows for easier maneuverability through your home.
- **All Entrances into Rooms and Walk in Closets are 36" Wide**
 - 36" wide entrances provide ample room to pass through with any kind of walking aid, scooter, or wheelchair.
- **Lever Door Handles**
 - Lever handles on all interior doors are easier to grasp and turn for entry and exit as well as convenient for anyone carrying heavy or large objects.
- **60" Turning Radius in All Living and Sleeping Areas**
 - Allows for ease of mobility for walking aids, scooters and wheelchairs.

Master Bath:

- **Pre-Blocked for Future Optional Grab Bars**
 - Walls are pre-blocked to provide the required support for added grab bars in specific bathroom locations.
- **Roll in Shower**
 - There is no threshold or change in height between the shower floor and the bathroom floor. Get in and out of the shower easily and safely, whether you are walking in on your own or with the aid of a walker or wheelchair.
- **Shower Seat Bench**
 - A shower seat bench provides a safer shower experience to those who have limited mobility or are unable to stand for long periods of time.
- **Single Handle Lavatory Faucets**
 - The single lever allows for anyone from a small child to an adult who may have problems with grip to use the faucets with ease.
- **Single Control Offset Valves Just Inside the Entry to the Shower**
 - No stretching to reach the controls from outside of the shower.
 - Allows you to get the water to the correct temperature before stepping into the shower.
- **Lowered Knee Space**
 - Providing a space to sit in comfort and safety for your grooming needs.

Kitchen:

- **Raised Dishwasher**
 - The elevated dishwasher provides less bending and easier access for loading and unloading of tableware.
- **Controls on Cooktops are Front Mounted**
 - Avoid reaching across a hot cooking surface to access the controls.
- **Lowered Wall Ovens and Microwave**
 - Access to ovens and microwave is safer and more comfortable at a lower height.

Specialty Cabinet:

- **Laundry Room Cabinet Storage**
 - The typical cabinet over the washer/dryer has been eliminated. In its place is a more convenient storage cabinet located next to the washer/dryer for easier access.

Secondary Baths:

- **Single Handle Lavatory Faucets in all Baths**
- **Pre-Blocked for Future Optional Grab Bars**

Buyer Initials _____

Date _____

Buyer Initials _____

Date _____

Seller Initials _____

Date _____

Grenadier Homes Universal Design Features List. April 9, 2019

Grenadier Homes reserves the right to alter or change the above standard specification list at any time, without notice. Grenadier Homes reserves the right to add or remove items from this list. Please check with your Grenadier Homes sales person before you purchase for any additions and deletions. Items are subject to availability and certain items are not available on all plans or in conjunction with specific options or features that you may choose. Please see your Grenadier Homes sales person for details.

