

HA2 Design Specifications

Single level, 2,000 to 2,500 square feet or so. **This is designed to be an “age in place” home, to accommodate any future needs for wheelchair access, dealing with arthritic hands, needing a stool and a hand-held spray in the shower, etc.**

Doors should be wide enough to admit a wheelchair, and there should not be any stairs anywhere. Exceptions:

- The front entrance door
- The laundry room door

Spanish colonial in design, and not just one flat roof over the entire house, make some interesting lines and features in the roof. All 3 houses along the road in Hacienda Alta will be built in the same architectural family.

2 bedrooms, 2 ½ baths, office – both bedrooms should have a private full bath

Two car garage, laundry and utility rooms in or near the garage / utility area

Spanish accents, including hand made lanterns, and carved cantera stone features

Floors – interesting tile work (tile borders, angled patterns, base molding, glass mosaic accents), and a circular tile medallion on the floor of the entryway, underneath the chandelier, in the tower.

Tall ceilings, and ceiling moldings in every room

Lots of storage

Exterior bodega, reachable from the privada (private interior road), for propane tank

Master bedroom at east end, shares a covered terrace with the living room

Walk-in closet in the master bedroom

Linen closet in the master bath, and a built-in medicine cabinet, recessed into the wall

Dining nook off the edge of the kitchen, and a breakfast bar or island in the kitchen; kitchen must have a dishwasher

Stone countertops in kitchens and bathrooms (marble or granite)

Exterior space for a barbecue grill, next to the kitchen

A kitchen pantry, close to the garage

No formal dining room

Part of the yard should be fenced with chain link fence (covered in bougainvillea) for a dog run

Heating and cooling: lots of ceiling fans, a couple of mini-splits (heating and air conditioning), at least one fireplace

Create a space on the roof, with wiring and plumbing ready for installing solar electric panels, and a solar hot water heater

Windows and sliding doors to be made of anodized aluminum, screens on all windows

House should be designed to allow breezes to pass through easily, from all 4 directions

Some architectural details on the exterior and interior house walls, not just plain vertical walls

An exterior patio with a shade tree, on the SW or West edge of the house – with access from the kitchen so that a

Metalwork should all be painted in a consistent color – what we call RDP (Rancho del Paso) bronze, which is a standard color metal paint sold by Comex, called Café Anodizado. Anodized aluminum should be a bronze color also. This maintains a subtle continuity of look and feel across the entire development.

Utilities: Everything should be underground, and conduits have been provided with utility registers along the main privada. Electric: We have a 47Kva transformer and a panel in the street side wall of HA1 with places ready for the new meters, so this should be no problem. Water: SIMAPA service will be provided but only 2-3 hours per day , so a large aljibe will be needed. Telmex phone service available on street, but don't bother installing a line for it, there is NO Infinitum available, and whoever buys the house can acquire their own phone and internet service (we use Telcel wireless for both, and no longer have a Telmex line). Cooking and heating gas: Delivered propane to on-site tank. Front gate control and intercom is hardwired, will need to provide a gate intercom/ button to open the gate.

Two, 220 volt minisplit heating and cooling units should be provided/installed, one in the living room and one on the master bedroom