

Mirador Homes

www.miradorhomes.com

info@miradorhomes.com

ELECTRICAL OUTLET STANDARDS	MIRADOR HOMES	OTHER BUILDERS
<p>General: Every wall has at least one set of outlets. Longer walls have outlets positioned approximately every 8 feet.</p>	D	
<p>Living and Family Rooms: Living and family room designs often utilize central table lamps or floor lamps. In-floor outlets installed in all living and family rooms assure unobstructed design. This eliminates unsightly wires running from the middle of a room to an outlet on an outer wall.</p>	D	
<p>Kitchen: The kitchen is well equipped for any cooking task with outlets above counters and below cabinets. All spans longer than four feet feature two outlets installed at equal intervals. All islands are also equipped with an outlet for easy access and greater functionality.</p>	D	
<p>Home Office: The home office outlets easily accommodate all your electronic needs. A four plug wall outlet is installed where a desk would be located or in the floor if the desk is placed in the middle of the room. All other walls have standard two plug outlets.</p>	D	
<p>Bedrooms: Bedrooms have two standard outlets on either side of the planned location for the bed.</p>	D	
<p>Bathrooms: Bathrooms have the standard wall outlets and a counter outlet for each sink.</p>	D	
<p>Outdoor Living Spaces: Outdoor living spaces are just as important as indoor spaces. Outlets are installed in all outside rooms and in locations that can accommodate a grill, wet bar and refrigerator. All roof gardens have at least one outdoor outlet.</p>	D	
<p>Garage: The garage is equipped with at least one outlet in every wall.</p>	D	
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LIGHTING STANDARDS	MIRADOR HOMES	OTHER BUILDERS
<p>Kitchen: Depending on the design, usually 4 or 6 recessed canister lights are evenly spaced throughout the kitchen. All drop ceilings are edged with recessed lighting. All counters are illuminated with under cabinet florescent lights.</p>	D	
<p>Dining Room: Mirador Homes installs either a chandelier or canister lighting in the dining area vestibule depending on the home design.</p>	D	
<p>Skylights: Skylights may be installed depending upon location. They are wired with ambient lighting to simulate evening sky light.</p>	D	
<p>Stairs: All stairwells are lit from above and in-wall niches along the steps. These are wired and switched separately.</p>	D	
<p>Bedrooms: All bedrooms are equipped with fan-ready wiring and support in the ceiling. Wiring will support speed control via rheostat and light kit (not included). The light kit is switched separately from the fan with a switch positioned at the bedroom entrance and bedside.</p>	D	
<p>Bathrooms: Recessed canister lighting illuminates the shower, toilet and dressing closets. A canister and soffit provides light over the sink(s) and sconces flank both sides of the mirror(s).</p>	D	
<p>Outdoor Living Area: Covered roof areas will feature either recessed canister lighting or hanging lamps. Up-lights draw attention to outdoor columns and other architectural details facing the street or neighborhood.</p>	D	
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AUDIO VISUAL STANDARDS	MIRADOR HOMES	OTHER BUILDERS
<p>Wiring Room: Every house is designed with a wiring room where all category 5 and coaxial cable connections (for cable, phone and satellite lines) terminate. Note: it is best to not have the house circuit breakers in the same closet due to interference and possible lightning problems.</p>	D	
<p>TV Locations: Each TV location employs two coaxial cable lines that run directly from the wiring room. TV locations are located in each bedroom, the kitchen, living room, office and family room. Many homes also feature a wired outdoor living area.</p>	D	
<p>Indoor Surround Sound: Pre-wiring for a surround sound speaker array is provided in living and family rooms. Mirador Homes provides wiring from the designated entertainment center location to speaker cavities in the four corners of the room.</p>	D	
<p>Outdoor Speakers: Two pre-wired speaker locations are provided in each outdoor living space. These are wired from the entertainment center on the corresponding floor.</p>	D	
<p>Category 5 Wire: Three CAT 5 wires are provided to every room. Each wire can be used for telephone, internet or composite video.</p>	D	
<p>Home Intercom and Door Lock System: Answering capability is provided on each floor as well as the master bedroom, kitchen and office and may also be available on the roof garden.</p>	D	
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OTHER STANDARDS	MIRADOR HOMES	OTHER BUILDERS
GAS & 220V CONNECTIONS		
Bathrooms: All bathrooms are pre-wired and equipped with 220v wall heaters.	D	
Fireplaces: All indoor fireplaces are designed as flu-less with gas lines to all locations.	D	
Outdoor Spaces: Gas is stubbed to grill location and to roof garden.	D	
Other: Gas and 220v is provided to the dryer location.	D	
HOSE BIB LOCATIONS		
Garage	D	
Every garden (internal and external) and outdoor living spaces	D	
Roof top for wet bar and roof garden	D	
BATHROOM FEATURES		
Most showers incorporate seats	D	
Shampoo niche is on shower head wall (12" x 12" x 3")	D	
All bathroom counter heights are 35 inches with floor cabinet	D	
Tile and accessories:		
All tile in matching Talavera pattern	D	
Recessed Talavera towel bars, hooks and toilet paper holder	D	
Talavera, Artista or equivalent sinks	D	
Field tile installed on a 45° angle	D	
Tile walls are minimum two meters high (except in powder rooms)	D	
Mirrors framed with matching Talavera pattern, molded concrete or artesian metal work	D	
Iron pulls are located on cabinet doors and drawers	D	
Outside ventilation is provided (fan or window)	D	
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OTHER STANDARDS - continued	MIRADOR HOMES	OTHER BUILDERS
KITCHEN FEATURES		
Decorative and vented hood over stove	D	
Bank of four drawers on each side of stove (two deeper drawers for storing pots and pans)	D	
Drawer over each double cabinet	D	
Vegetable sink often located in islands	D	
Tile, granite, or marble counters	D	
Cabinet pulls match Talavera pattern	D	
Space is provided for a large side by side refrigerator/freezer	D	
A niche behind the refrigerator accommodates the plug and water hook up which allows the refrigerator to fit flush to the wall	D	
WINE CELLAR		
Recessed ceiling lighting canisters	D	
Stone and cement construction	D	
Strategically located wall opening and electric outlet for easy installation of room cooler.	D	
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GENERAL FEATURES	MIRADOR HOMES	OTHER BUILDERS
PLANS, PERMITS & PAPERWORK		
Design, drawings, plans etc.	D	
Paperwork for permits	D	
Architectural signature for city office	D	
Permit	D	
Excavation & Foundation		
Trace and level lot	D	
Excavation for foundation	D	
Concrete footings	D	
Stone or concrete foundation	D	
Concrete supports	D	
Concrete base beams	D	
Concrete slab	D	
GENERAL CONSTRUCTION & SURFACE FINISHES		
Red brick or concrete brick walls (14cm thickness)	D	
Concrete top beams	D	
Ceilings (boveda, wood beams, brick)	D	
Any wood beams on ceilings 3.5" x 6"	D	
Plaster on walls	D	
Brick layer in roofs	D	
Waterproofing (2 year warranty from application)	D	
Parapet walls on roof top living spaces	D	
Brick or cement cornices	D	
Brick or plaster moldings around windows and doors	D	
Terracotta floors standard 12" x 12" or Adoquin stone	D	
Terracotta baseboard	D	
Sealer on floors	D	
Dolores Talavera tile for bathrooms and kitchen	D	
Copper piping for hydraulic system	D	
PVC pipes for sewer lines	D	

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ELECTRIC & GAS		
Grounded three prong outlets	D	
Electric system according to electrical plans	D	
Recessed light fixtures	D	
Gas connections for all fireplaces, grills and installed logs	D	
FUNCTIONAL & DECORATIVE FINISHES		
Exterior iron doors and windows	D	
4mm thick glass	D	
Oil base paint on iron	D	
Solid pine doors throughout interior and closets	D	
Iron hardware for closets	D	
One Cantera fireplace (others in cement or brick)	D	
One fountain (usually Cantera)	D	
Wood shelving in pantry	D	
Built-in island in kitchen (where island design is appropriate)	D	
Double stainless steel sink in kitchen	D	
Closet space including one set of drawers in each guest bathroom (no doors)	D	
Two closet spaces and two sets of drawers in master bathroom (no doors)	D	
Cabinets under sinks in bathrooms	D	
Commercial faucets, showerheads, toilets and sinks (Helvex or similar)	D	
Standard towel bars	D	
Standard toilet paper holders	D	
Standard locks and pulls	D	
Water base or cal standard paint on walls (flat or washed finish)	D	
Boundary walls or exterior work	D	
Conches, niches and general colonial architectural details	D	

