

Please note : finish schedule, floor plan, square footages, etc. are approximate and may change as the house approaches completion.

**Finish Schedule for:**

Ortiz Residence  
Aldea de Santa Fe  
Santa Fe, New Mexico 87501

The Ortiz residence is a single story three bedroom, two full and one half bath southwestern style home. This wood frame home is on a concrete slab over an insulated concrete foundation. The exterior walls are 2x6 at 16" on center, with a synthetic stucco system over 7/16" o.s.b. The interior walls are 2x4 at 16" on center, with smooth drywall finish and painted. All arches are to be 2x8 in order to capture the mass and feel of an adobe structure. The roof is to be constructed with pre-engineered, TJI joisting and wood rippers to slope. The spacious Great room, entry, and Master suite will have 1x6 rough sawn herring bone decking over 10" dia. Vigas. The roofing is to be a Bry roofing system. The exterior of the residence will have numerous elevations to achieve the unique Pueblo style and charm of the Southwest. Natural gas, electricity, water, and waste water service will be connected to the existing utilities.

The area of the house is as follows:

Heated	2,285 s.f.
Garage	495 s.f.
Porch	333 s.f.

Foundation:

1. Four inch concrete slab on grade with 6" x 6", #10 woven wire mesh.
2. 12" Conform insulated steel reinforced concrete stem walls.
3. 18" steel reinforced concrete footings.

Framing:

1. Exterior wall, 2 x 6 @ 16" o.c. with 7/16 o.s.b. sheathing.
2. Interior walls, 2 x 4 @ 16" o.c.
3. Accent walls and arches, 2 x 8 @ 16" o.c.
4. Roof framing, pre-manufactured TJI wood trusses w/ rippers and 7/16" osb.
5. Great room, entry, and Master suite to have vigas and 1"x6" herring bone decking.
6. Porches to have 6"x 8" wood beams and T&G decking.
7. Custom built nichos .

Ceilings:

1. Great room and Entry	12' 0"
2. Master bedroom	10' 0"
3. Kitchen, nook, and bedrooms	9' 0"
4. Garage	9' 6"

Insulation:

1. Perimeter insulation 2" ridged.
2. Walls R-19 batt.
3. Ceilings R-38 batt
4. Interior sound insulation.

- Exteriors fin. 1. Walls, synthetic stucco wall system  
2. Roof, Bry roofing system
- Doors: 1. West Porch, 6' x 8' 0" sliding door Pella  
2. Entry, custom carved solid wood 6' x 8'0" door  
3. Master bedroom porch 3' x 8'0" glass door by Pella  
4. Interior, knotty pine two panel wire brush textured wood doors throughout  
5. Arches in Great room, Dining, and Master bathroom  
6. Garage 16' x 8' insulated with opener
- Windows: 1. Pella designer wood clad casement
- Heating: 1. Radiant in floor heating  
2. Home to have four zones  
3. Custom built wood burning kiva fire place
- Cooling: 1. Evaporative air conditioning
- Cabinets: 1. Kitchen, custom KraftMaid, Hickory shaker with rubbed bronze hardware  
2. Granite counter tops with chipped stone edging  
3. Utility, custom , Hickory shaker with rubbed bronze hardware  
4. Bath, custom KraftMaid, Hickory shaker with rubbed bronze hardware
- Bath fixtures 1. Custom built surround shower stall in master bath  
2. Kohler kitchen and bathroom faucets  
3. Granite vanity tops with under mount sinks  
4. Kohler one piece toilet in master bath  
5. Kohler toilet bowl and tank in bath #1 and powder room  
6. Jet tub in master bath
- Electrical 1. Ceiling fans in all bedrooms and great room  
2. Pre wired cable TV and phone to all bedrooms, great room, and kitchen  
3. Recessed lighting in all bedrooms, great room, kitchen, and bathrooms  
4. Sconce lighting fixture in porches  
5. Door bell
- Utilities: 1. Water supply provided by City of Santa Fe  
2. Electrical service provided by PNM  
3. Natural gas service provided by PNM  
4. Waste water service provided by City of Santa Fe

- Appliances:
1. Refrigerator, side by side with ice and water dispenser
  2. Four burner gas range with grill
  3. Dish washer
  4. Garbage disposal, ¾ hp
  5. Gas water heater 40 gal.
  6. Wel Mclein 140,000 BTU. boiler system
  7. Hot water recirculation system

**Room Finish Schedule:**

ROOM	FLOORS	WALLS	CEILING
Great Room	Hard wood	Drywall Smooth Patina	10" vigas 1"x 6" roughsaw herringbone
Kitchen	18" x 18" Travertine tiles	Drywall Smooth Patina	Drywall Smooth Paint
Nook	18" x 18" Travertine tiles	Drywall Smooth Patina	Drywall Smooth Paint
Dining Room	18" x 18" Travertine tiles	Drywall Smooth Patina	Cove Smooth Paint
Laundry Room	18" x 18" Travertine tiles	Drywall Smooth Paint	Drywall Smooth Paint
Entry	Hard wood	Drywall Smooth Patina	10" vigas 1"x 6" roughsaw herringbone
Hall	Hard wood	Drywall Smooth Patina	10" vigas 1"x 6" roughsaw herringbone
ROOM	FLOORS	WALLS	CEILING

Master Suite	Hard wood	Drywall Smooth Patina	10" vigas 1" x 6" roughsaw herringbone
Master Bath	18" x 18" Travertine tiles	Drywall Smooth Patina	Drywall Smooth Paint
Bathroom #2	18" x 18" Travertine tiles	Drywall Smooth Patina	Drywall Smooth Paint
Powder room	18" x 18" Travertine tiles	Drywall Smooth Patina	Drywall Smooth Paint
Bedroom #2	Berber weave carpet	Drywall Smooth Patina	Drywall Smooth Paint
Bedroom #3	Berber weave carpet	Drywall Smooth Patina	Drywall Smooth Paint
Garage	Concrete	Drywall Textured Paint	Drywall Textured Paint
Front Porch	Stamped concrete	Two tone Stucco	6" x 8" wood beams 1" x 6" t & G