

*The Arroyo is a three level building with three different floorplans. The basement floorplan offers a 2 bedroom, 2 bath private, secluded space opening directly upon the arroyo. The ground floor plan is very similar to the basement and includes a direct connection to the unit's garage. The top floor unit maximizes the space above the garages and includes an additional third bedroom and bath. The Arroyo units allow great light and dramatic views of the arroyo and Santa Fe landscape.*

## ***Arroyo***

**UNIT A,B,C - TOTAL HEATED SQUARE FOOTAGE – 1,206 - 1,524 SF**

2-3 Bedrooms – 2-3 Baths

Open Concept Kitchen and Living rooms

Private Dining Area

Additional Loft/Study Area

9' Ceilings - Dining Room has 15' ceiling

Large 2 Car Finished Garage

Custom Front Door Design by Legorreta

Walled Garden and Upstairs Deck

Separate Laundry Room





**Basement - Unit A - 1,206 SF**



**Ground Floor - Unit B - 1,206 SF**

## **BASE FEATURES**

Tile in public areas - entry, dining room, living room, kitchen  
Carpeted stairs and bedrooms  
Semi-custom cabinetry in kitchen, baths and laundry room  
Porcelain tile counter tops in kitchen and baths  
Wood-burning fireplace  
Numerous skylights

Pre-wiring for alarm, some speaker locations  
Wired for high speed internet access  
Master bath soaking tub and stand-alone shower  
Recessed lighting  
"Master Cool" evaporative cooling  
In-floor radiant hot water heating  
GE appliances

## **CONSTRUCTION**

Foundation: Concrete foundation walls, concrete floor slabs  
Exterior Wall Construction: 2x6 wood stud walls at 16" on center with wood O.S.B. sheathing  
Interior Wall Construction: 2x4 wood stud walls at 16" on center  
Unit Separation walls: Double 2x4 wood stud wall with 1 and 2-hour fire resistive construction  
STC sound rating 55-60  
Wood Floor Construction: Wood Floor Joists (Truss Joist Silent Floor) at 16" on center  
Topping Slab at Wood Floor Construction: 1/4" thick "Therma-Floor" topping slab  
Roof Construction: Engineered Pre-fabricated wood trusses at 24" on center with built-in roof slope  
Insulation: Kraft paper-faced batt insulation R=19 at walls, R+30 at roof  
Roofing: 3-ply built-up roof with granular surfaced cap sheet  
Stucco: 2-coat cementitious stucco with textured and painted elastomeric paint  
Garage: Batt insulation and gypsum board wall finish at framed walls and ceiling cavities

## **WINDOWS & DOORS**

Entry Door: Custom made 3'-0" x 7'6" - designed by Legorreta + Legorreta  
Interior Doors: Flush birch solid-core wood doors with solid wood rabbeted frames  
Garage Door: Flush panel insulated steel door  
Windows and patio doors: Semco extruded aluminum-clad wood windows, dual-pane clear insulating glass

## **SKYLIGHTS**

Curb-mounted double dome skylights with white over clear plastic cover and aluminum frame

## **FIREPLACE**

Wood-burning zero-clearance fireplace

## **HEATING**

In-floor radiant hot water heating. "Weil-Mclain" gas fired high-efficiency boiler system, with multiple zone control manifolds and thermostats.  
"Wirsbo" plastic hot water piping in concrete slab  
Therma-Floor gypsum topping slabs

## **ELECTRICAL**

Typical Load Center: 125 amp main panel  
Wire: 12 gauge copper wire "Rom ex"  
Switches and receptacles: Dacora Style

# *Arroyo*

## UNIT A

FLOOR PLANS ARE SUBJECT TO CHANGE.  
VERIFY WITH YOUR ZOCALO REPRESENTATIVE.



**Third Floor - Unit C - 1,524 SF**