

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