

*This two-story residence is featured as an end unit and offers a light-filled floor plan with high ceilings, tile flooring downstairs, and ample windows. The first floor offers entry through the garage or the exterior front door and opens into an expansive living and dining area. A large open-concept kitchen, pantry, laundry room, and a powder room complete the first floor. The second floor features a master bedroom with large closet, full bathroom, and access to the rear deck. A second bedroom provides abundant light with direct access to the front deck.*

## ***Ladera***

**UNIT M - TOTAL HEATED SQUARE FOOTAGE – 1,464**

2 Bedrooms - 2 ½ Baths - Study

Open Concept Kitchen, Living and Dining Areas

9' Ceilings - Dining Room has 19' Ceiling

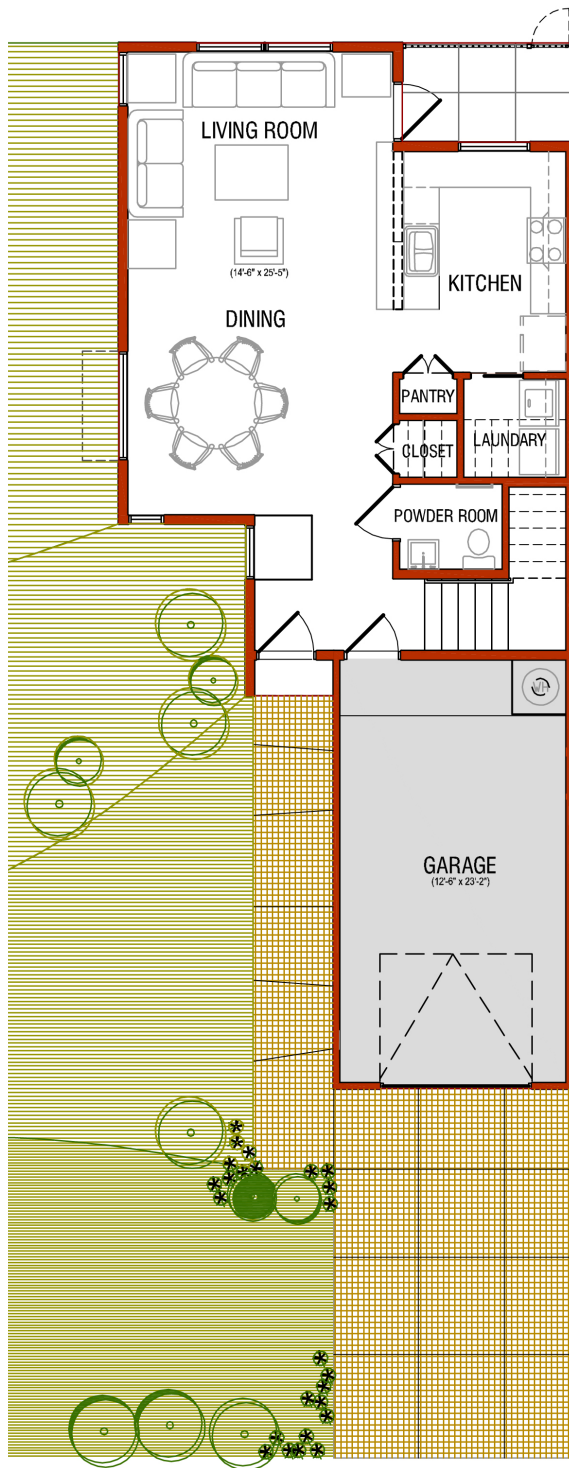
2 Car Finished Garage

Custom Front Door Design by Legorreta

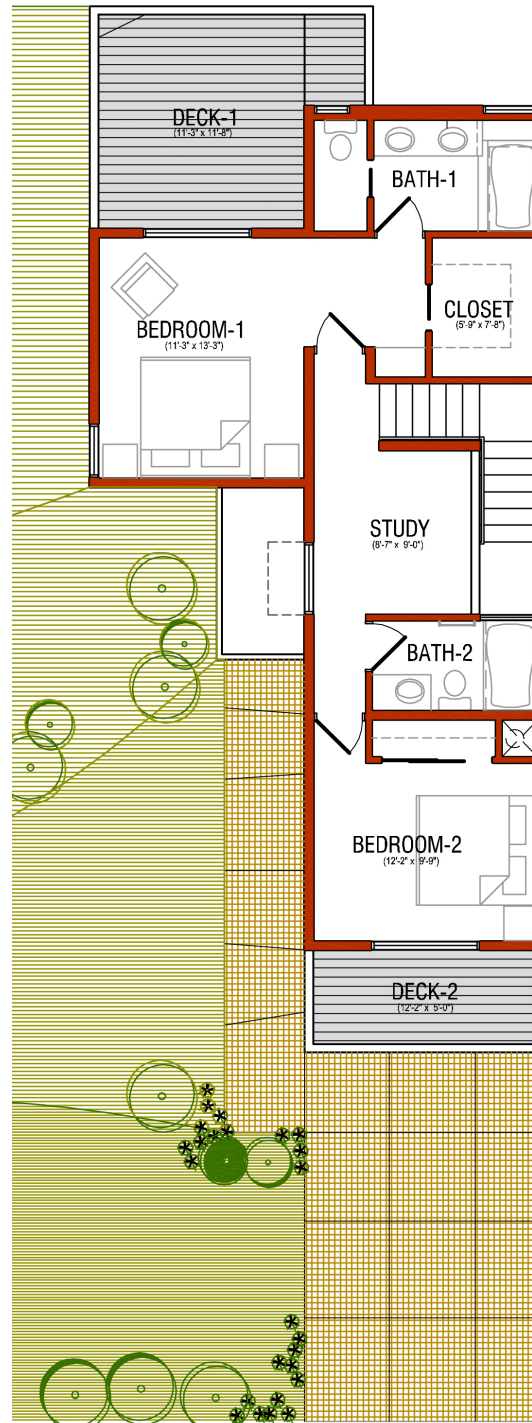
Walled Garden Patio and Upstairs Balcony

Separate Laundry Room





**First Floor**



**Second Floor**

## ***Ladera***

### **UNIT M**

**TOTAL HEATED SF – 1,464**

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

## **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: 1/14"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**

Forced air 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