# Terraza

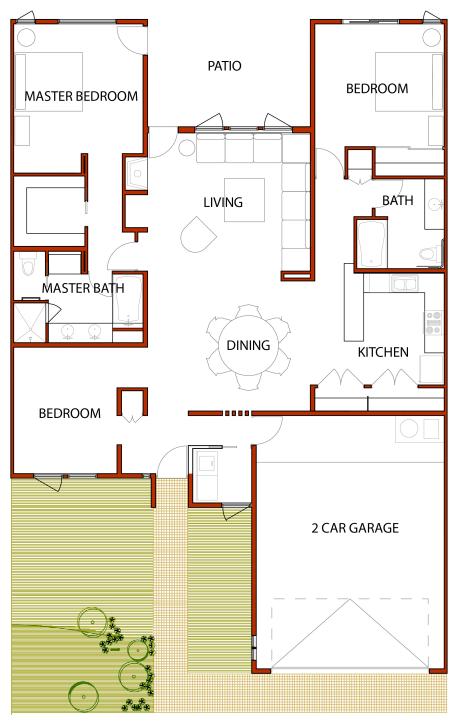
Upon entering this single level 2 bedroom unit, light spills into the living room and dining room from a wall of windows overlooking the generous patio. The large living room is graced by a cozy fireplace and flanked by two bedrooms. The spacious and private patio overlooking the arroyo is accessed from the living room and master bedroom. This floor plan features a home office for your business or entertainment needs. The Master Bedroom has a full private bath with separate tub and shower.

# Terraza

# UNIT T - TOTAL HEATED SQUARE FOOTAGE – 1,811

2 Bedrooms - 2 Bathrooms
Home Office off Entry
Open Concept Kitchen, Living and Dining Areas
Complete Separation of Bedrooms
9' Ceilings – Dining and Living Rooms has 16' ceiling
2 Car Finished Garage
Custom Front Door Design by Legorreta
Separate Laundry Room





*Terraza* unit t total heated sf – 1,811

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

**First Floor** 

### 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 nterior 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 cementious 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