

*This home has a dramatic entry with light pouring in from a window high above and a view through to an expansive patio. The dining area features a high volume with great light, while the living room has a cozy feeling with a fireplace. There is one master suite on the first floor and two other bedrooms upstairs that share a bathroom and a generous balcony. The upstairs overlooks the dining room below.*

### ***Barranca III***

**UNIT B3 - TOTAL HEATED SQUARE FOOTAGE – 1,861**

3 Bedrooms - 2 ½ Baths

Open Concept Kitchen, Living and Dining Areas

9' Ceilings - Dining Room has 19' Ceiling

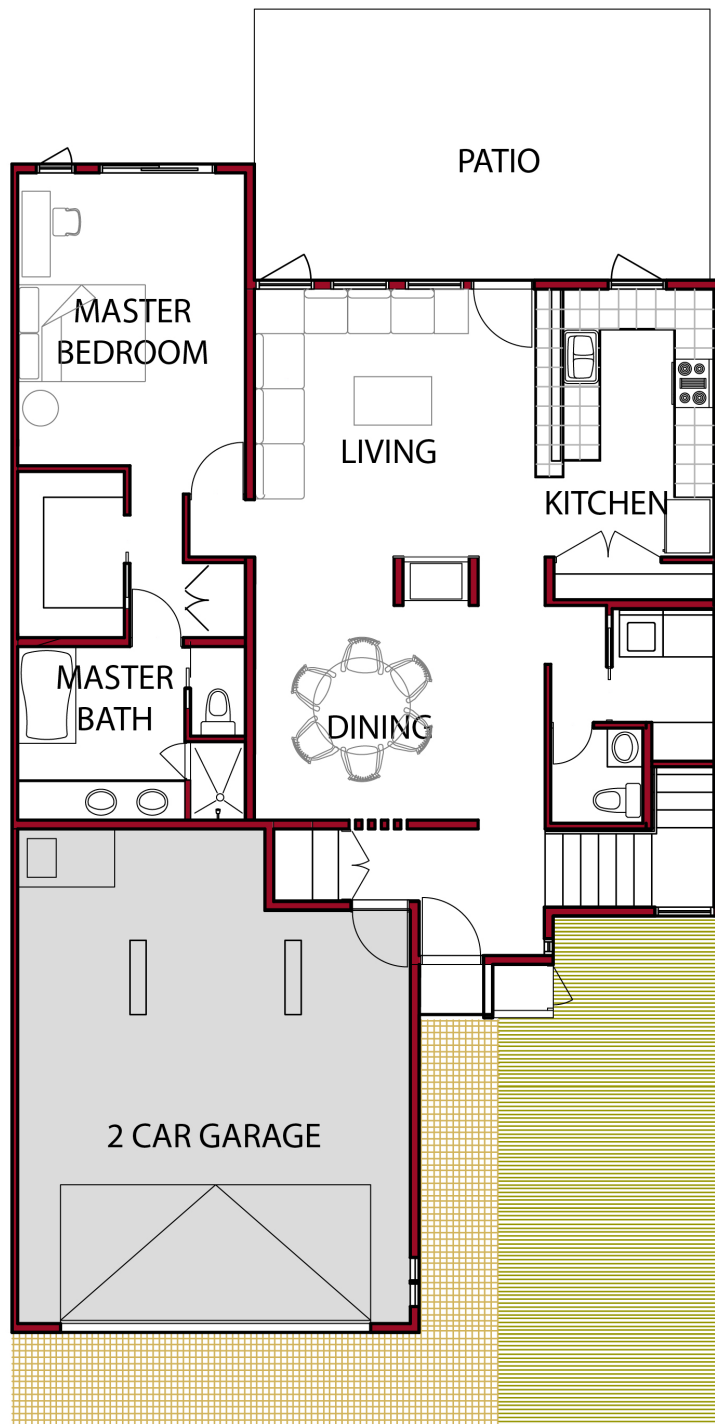
2 Car Finished Garage

Custom Front Door Design by Legorreta

Walled Garden Patio and Upstairs Balcony

Separate Laundry Room





**First Floor**

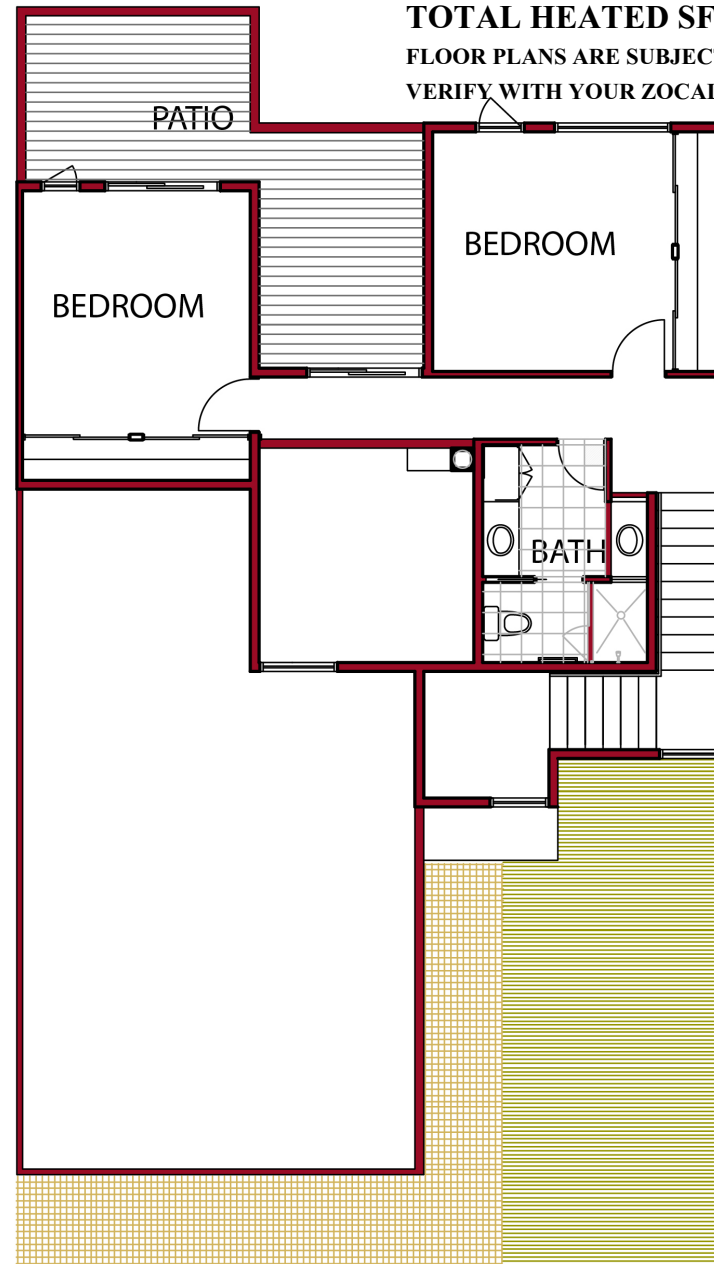
## ***Barranca III***

**UNIT B3**

**TOTAL HEATED SF – 1,861**

**FLOOR PLANS ARE SUBJECT TO CHANGE.**

**VERIFY WITH YOUR ZOCALO REPRESENTATIVE.**



**Second 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  
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 "Romex"  
Switches and receptacles: Dacora Style