

The Esquina is very spacious with a raised ceiling in the living room allowing for great natural light to stream in. The living room, dining room, and master bedroom envelop a wide patio. Guest bedrooms are on the second level with the office/studio loft, complete with a balcony and an overlook to the living room.

Esquina

UNIT E - TOTAL HEATED SQUARE FOOTAGE – 2,509

3 Bedrooms - 3 ½ Bath

Open Concept Kitchen, Living and Dining Areas

Additional Loft/Study Area

9' Ceilings – Dining and Living Rooms has 19' ceiling

Large 2 Car Finished Garage

Custom Front Door Design by Legorreta

Walled Garden and Two Upstairs Balconies

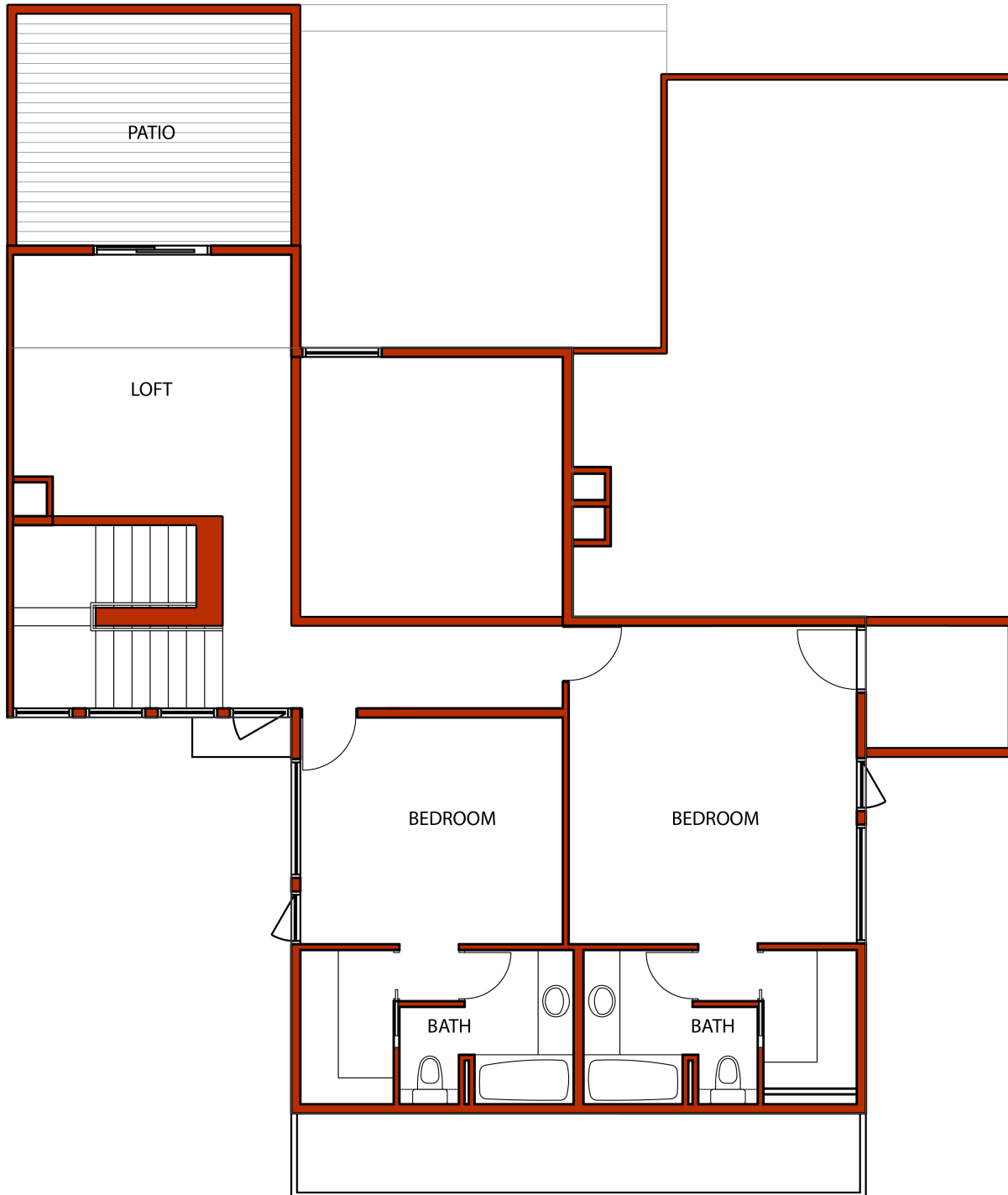
Separate Laundry Room





First Floor

DINING



Esquina

UNIT E

TOTAL HEATED SF – 2,509

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 "Rom ex"
Switches and receptacles: Dacora Style