

*The procession from the entrance leads to a dramatic living room and very private patio. The living room features a dramatic volume which spills out to the outside patio. The upstairs blends into the living room by the shared ceiling and flowing down into the living room. The dining room and kitchen flank the living room and are filled with abundant natural light. The two bedrooms are located upstairs with private bathrooms and generous space. This unit has the largest 2 car garage with a large area for storage.*

## ***Huerta***

**UNIT H - TOTAL HEATED SQUARE FOOTAGE – 1,477**

Split level residence with 1,477 square-feet of living area

Open concept living area with fireplace and private patio

Master bedroom with closet and full bath

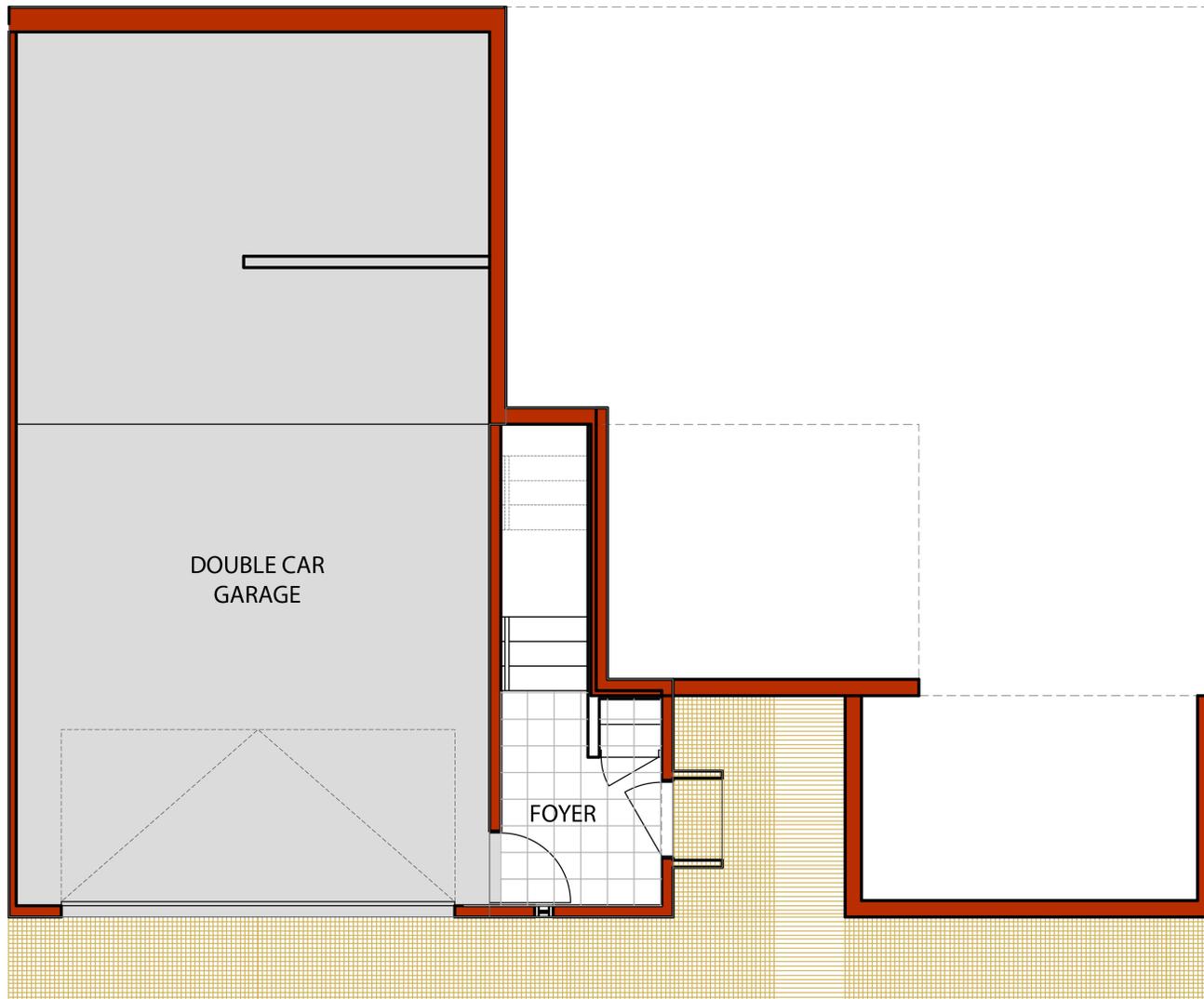
Second bedroom with closet and second full bath

Kitchen appliances include GE range, microwave and dishwasher

Refrigerator and stack washer/dryer hook-ups

Double-car garage with ample storage





**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  
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

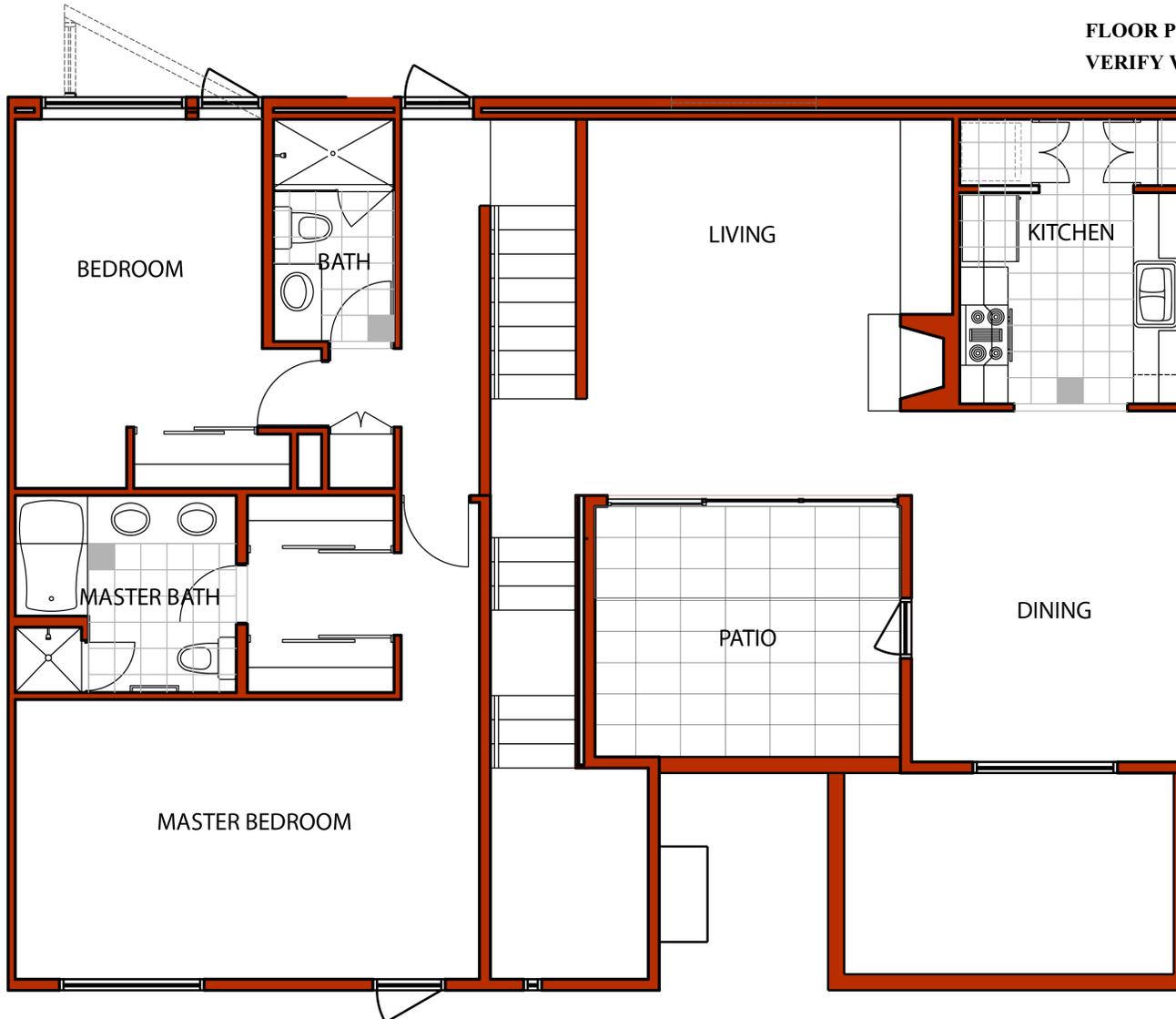
# *Huerta*

UNIT H

TOTAL HEATED SF – 1,477

FLOOR PLANS ARE SUBJECT TO CHANGE.

VERIFY WITH YOUR ZOCALO REPRESENTATIVE.



**Second Floor**