

P R E L I M I N A R Y



# Valencia

AT ROSE GATE



*More of everything you love*

Rv 8.31.21

# Valencia

AT ROSE GATE

TIMELESS ELEGANT INSPIRING

Welcome to Valencia, an exceptional new neighborhood  
located in the charming Rose Gate community.

Valencia is situated in the heart of Lodi's wine country,  
and is minutes to wine tasting, downtown shops,  
restaurants, parks and Lodi Lake.

These gracious home designs feature expansive Great Room,  
impressive Kitchens, high ceilings, dramatic entries  
and luxurious Master Suites.

Embrace the timeless quality with many superb included features,  
thoughtfully designed into each home.

*More of everything you love...*

#### VALENCIA SALES:

2935 ASHTON STREET | LODI, CA 95242 | 209.323.4428

ALLYSON OVERTURF: AOVERTURF@FCBHOMES.COM

VALERIE SENNER: VSENNER@FCBHOMES.COM



FCBHOMES.COM

Rv 8.31.21



## EXCEPTIONAL INCLUDED AMENITIES

*When you arrive at Valencia at Rose Gate, you will immediately recognize something extraordinary – beautiful architectural touches that enhance the classic design of each home and an amazing array of features offering more of everything you love.*

### DISTINCTIVE EXTERIORS

- Inspired Spanish, Farmhouse, French Country and Traditional architectural styles
- Designer selected exterior color palette for enhanced streetscape
- 8' tall Therma-Tru® Classic Craft Rustic Collection entry doors with Schlage® black door hardware
- Eagle Roofing® fire resistant concrete tile roofs
- Energy efficient Milgard® Suncoat MAX® Low-e<sup>3</sup> dual paned vinyl windows in white or tan (*per color scheme / elevation*)
- “Old world” style rounded downspouts
- Lighted address numbers
- Full yard fencing
- Energy efficient LED exterior carriage lights coordinated with architectural style

### GRACIOUS LIVING SPACES

- Craftsman style interior door casings with coordinating 7" tall base boards and 8' interior doors (*per plan*)
- Colonial style crown molding at selected locations (*per plan*)
- Recessed LED can lighting at Great Room
- Custom milled open stairway with painted handrail and spindles (*two-story plans*)
- Elegant wood plank tile flooring at Entry in a variety of designer colors
- Raised paneled interior doors with Schlage® brushed nickel door levers
- Designer selected two-toned interior paint color with contrasting ceiling, door and trim color
- Rounded drywall corners

### CHEF INSPIRED KITCHENS

- Ceiling height Shaker-style painted and stained cabinetry in a variety of colors with concealed European hinges, soft closing cabinet doors and drawers with brushed nickel pulls
- Under-cabinet LED lighting
- Sleek Silestone slab quartz counter tops in designer selected colors with full tile backsplash
- GE® Café appliances in stainless steel including: 36" gas rangetop, cabinet hood, Advantium® speed cook oven, self-cleaning oven and multi-cycle dishwasher
- Kohler® Riverby single basin cast iron Kitchen sink
- Kohler® Simplice brushed nickel faucet with pull-down spray
- Pull-out recycling center
- Pair of drawers under cooktop
- Refrigerator area pre-plumbed for ice maker hook-up
- Wood plank tile flooring at Kitchen and per plan at Dining Room
- Walk-in pantry storage (*per plan*)

*(Continued next page)*

*In an effort to continuously improve our product, we reserve the right to change specifications, materials, and price without prior notice.*



# Valencia

AT ROSE GATE

(Continued)

## LUXURIOUS MASTER BEDROOMS

- Walk-in closet with single and double hung poles and built-in shelving
- CAT-6 voice and data cable
- Flat panel TV pre-wire
- Ceiling fan pre-wire

## MASTER BATHS

- Mirrored wardrobe door
- Dual vanities with Kohler® under-counter sinks and widespread brushed nickel faucets
- Piedrafina® engineered marble stone vanity tops
- Recessed showers with tile surrounds and pans (*per plan*)
- 3/8" clear glass shower enclosure with brushed nickel frame
- Kohler® Underscore acrylic soothing soaking tub (*per plan*)
- Kohler® Archer comfort-height elongated toilet
- Wood plank tile flooring at vanity and water closet
- Energy Star® rated exhaust fan at vanity and water closet
- Framed vanity mirrors
- Recessed LED can lighting at vanity sinks

## SECONDARY BEDROOMS, BATHS AND DENS

- Ceiling fan pre-wire at Bedrooms
- Wood plank tile flooring at Bathrooms

- Piedrafina® engineered marble stone vanity tops, tub/shower surrounds
- Kohler® under-mount sinks with brushed nickel plumbing fixtures
- Exhaust fan
- Frameless mirrors
- Medicine Cabinets (*per plan*)
- Recessed LED can lighting at vanity sinks

## LAUNDRY ROOMS

- Base and upper cabinetry with solid surface engineered Piedrafina® marble countertops (*per plan*)
- Kohler® Parkfalls cast iron sink with Simplice® Laundry faucet
- Porcelain tile flooring
- 220v and gas to dryer
- LED recessed can lighting
- Energy Star® rated exhaust fan
- Overflow pan at washer (*Two-story plan*)

## FCB HOME TECH ADVANTAGE

- Wi-Fi enabled Ecobee® thermostat
- Tesla® Gen 3 electric car charger at garage
- Flat panel TV pre-wire at Great Room and Master Suite
- High-quality cable with RG6 and CAT-6 voice and data wiring at Great Room, Master Bedroom, Secondary Bedrooms, and Den/Office spaces
- Indoor fire suppression system
- Electronic carbon monoxide and smoke detectors

## EARTH-FRIENDLY AND ENERGY-EFFICIENT FEATURES

- High efficiency gas furnace with 95% AFUE
- Rinnai® tankless water heater
- Solaria® Power XT solar panel system
- Weather stripping at all exterior doors
- Cool color rated concrete Eagle® roofing tiles
- Compliant drought tolerant front yard landscaping with drip irrigation and weather sensor irrigation timer
- Low water use plumbing fixtures
- Low VOC interior paint
- LED recessed can lighting (*per plan*)
- Heat recovery ventilation system
- High performance attic

## GARAGE

- Carriage-style insulated garage door with decorative iron details
- Liftmaster® Wi-Fi enabled garage door with 2 transmitters and key pad
- Finished garage with texture and paint
- Overhead LED lighting in garage
- Concrete walkway to garage man-door from driveway

*In an effort to continuously improve our product, we reserve the right to change specifications, materials, and price without prior notice.*



# *The Ambridge* SINGLE-STORY | 2,068 SQ. FT.

4 Bedroom – 2 Bath – California Room – 2-Car Garage

OPTIONS: Den or Junior Suite with Bath 3, Master Bath Spa Shower

*Valencia*  
PRELIMINARY

## *The Spanish Elevation*

*Optional Brick  
Accents Available*



## *The Farmhouse Elevation*

*Shown with Optional  
Stone Accents*



## *The French Country Elevation*

*Shown with Optional  
Stone Accents*



*Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, flatwork, lighting, entry or garage doors. All stonework is an option. Builder reserves the right to make modifications without prior notice or obligation.*



Broker #  
01112962



RV 8.31.21



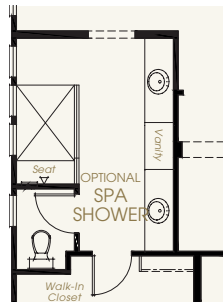
# The Ambridge

SINGLE-STORY | 2,068 SQ. FT.

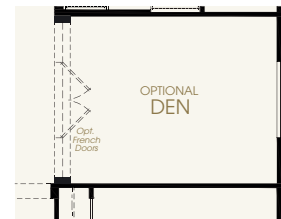
4 Bedroom – 2 Bath – California Room – 2-Car Garage

OPTIONS: Den or Junior Suite with Bath 3, Master Bath Spa Shower

Valencia  
PRELIMINARY



OPTION:  
Master Bath  
Spa Shower



OPTION:  
Den in lieu of  
Bedroom 4



OPTION:  
Jr. Suite with  
Bath 3 in lieu of  
Bedrooms 3 and 4

FLOOR PLAN | FRENCH COUNTRY ELEVATION



Broker #  
01112962

In an effort to continuously improve our product, we reserve the right to change elevations, specifications, materials, and price without prior notice. Variations in the floor plans and elevations may exist and square footages are approximate.



Rv 8.31.21

# *The Broadway*

SINGLE-STORY | 2,413 SQ. FT.

4 Bedroom – 2.5 Bath – 2-Car Garage

OPTIONS: Office or Den, Master Bath Spa Shower, California Room

*Valencia*  
PRELIMINARY

## *The Spanish Elevation*

*Optional Brick  
Accents Available*



## *The Traditional Elevation*

*Shown with Optional  
Brick Accents*



## *The French Country Elevation*

*Shown with Optional  
Stone Accents*



*Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, flatwork, lighting, entry or garage doors. All stonework is an option. Builder reserves the right to make modifications without prior notice or obligation.*



Broker #  
01112962

  
RV 8.31.21

## SINGLE-STORY | 2,413 SQ. FT.

OPTIONS: Office or Den, Master Bath Spa Shower, California Room

PRELIMINARY





# *The Claret I* SINGLE-STORY | 2,403 SQ. FT.

3 Bedroom – 2.5 Bath – 2-Car Garage

OPTIONS: Den, Master Bath Spa Shower, California Room

  
Valencia  
PRELIMINARY

## *The Spanish Elevation*

*Optional Brick  
Accents Available*



## *The Farmhouse Elevation*

*Shown with Optional  
Stone Accents*



## *The French Country Elevation*

*Shown with Optional  
Stone Accents*



*Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, flatwork, lighting, entry or garage doors. All stonework is an option. Builder reserves the right to make modifications without prior notice or obligation.*



Broker #  
01112962

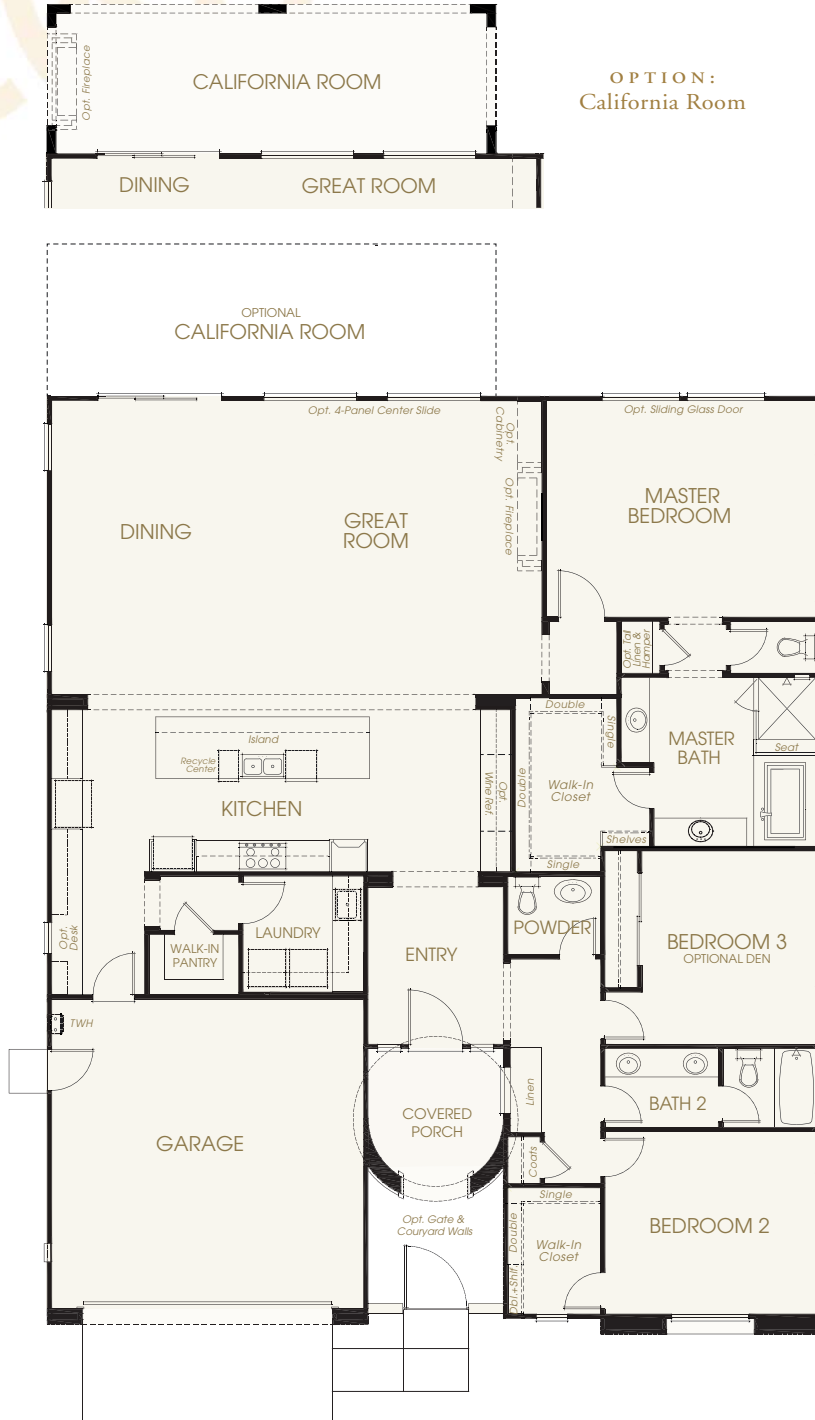
  
RV 8.31.21

# *The Claret I*

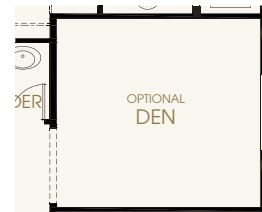
2,403 S Q. FT.

3 Bedroom – 2.5 Bath – 2-Car Garage

OPTIONS: Den, Master Bath Spa Shower, California Room



OPTION:  
Master Bath  
Spa Shower



OPTION:  
Den in lieu of  
Bedroom 3

FLOOR PLAN | SPANISH ELEVATION



Broker #  
01112962

*In an effort to continuously improve our product, we reserve the right to change elevations, specifications, materials, and price without prior notice. Variations in the floor plans and elevations may exist and square footages are approximate.*



Rv 8.31.21

## *The Claret II*

SINGLE-STORY | 2,398 - 2,639 SQ. FT.

3 Bedroom – 2.5 Bath – 3-Car Garage

OPTIONS: Den, Bonus Room or Junior Suite with Bath 3, Master Bath Spa Shower

  
Valencia  
PRELIMINARY

### *The Spanish Elevation*

*Optional Brick  
Accents Available*



A

### *The Farmhouse Elevation*

*Optional Stone  
Accents Available*



B

### *The French Country Elevation*

*Shown with Optional  
Stone Accents*



D

*Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, flatwork, lighting, entry or garage doors. All stonework is an option. Builder reserves the right to make modifications without prior notice or obligation.*



Broker #  
01112962



Rv 8.31.21

## *The Claret II*

2,398 - 2,639 SQ. FT.

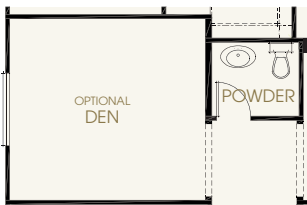
3 Bedroom – 2.5 Bath – 3-Car Garage

OPTIONS: Den, Bonus Room or Junior Suite with Bath 3, Master Bath Spa Shower

Valencia  
PRELIMINARY



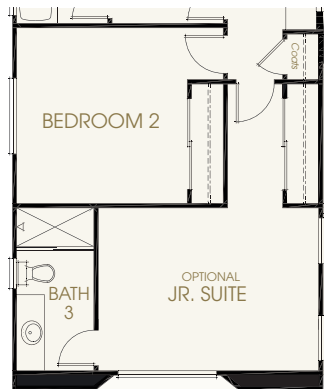
OPTION: Master Bath Spa Shower



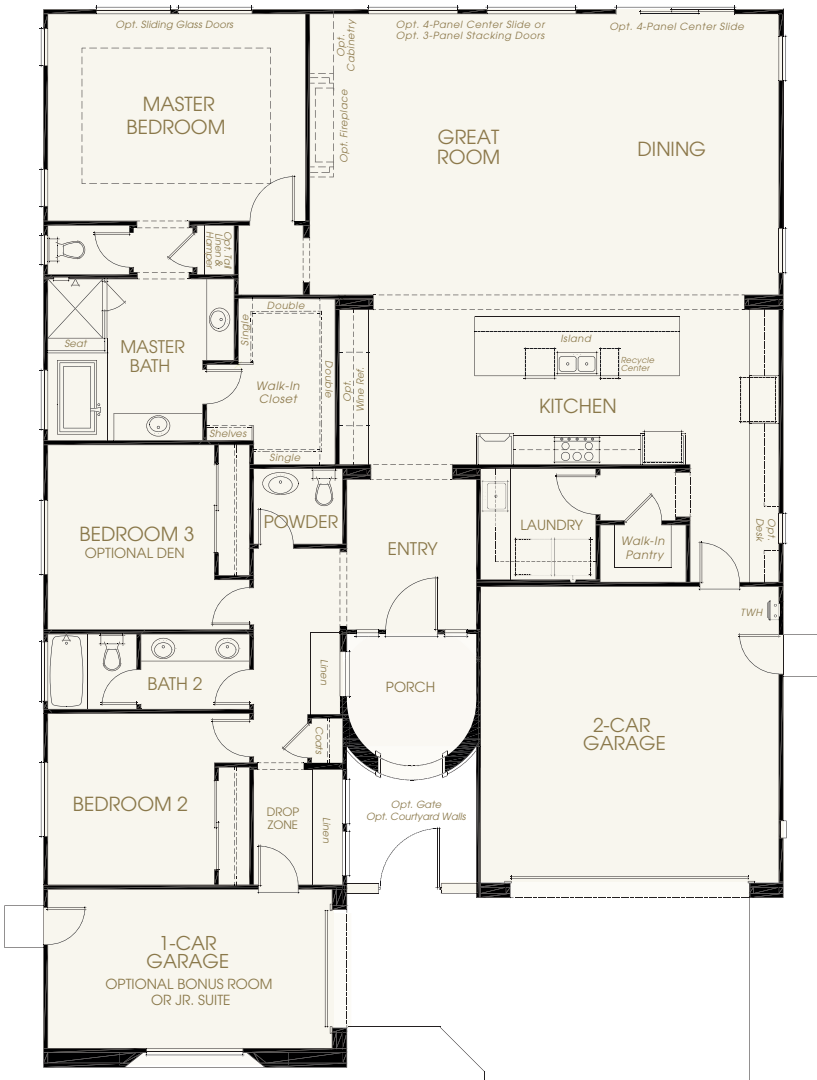
OPTION: Den in lieu of Bedroom 3



OPTION:  
Bonus Room  
in lieu of  
3-Car Garage  
(Adds 226 Sq. Ft.)



OPTION:  
Jr. Suite with  
Bath 3 in lieu of  
3-Car Garage  
(Adds 226 Sq. Ft.)



FLOOR PLAN | SPANISH ELEVATION



Broker #  
01112962

*In an effort to continuously improve our product, we reserve the right to change elevations, specifications, materials, and price without prior notice. Variations in the floor plans and elevations may exist and square footages are approximate.*



Rv 8.31.21



# *The Diamond*

SINGLE-STORY | 2,430 - 2,639 SQ. FT.

3 Bedroom – 2.5 Bath – 3-Car Garage

OPTIONS: Den or Junior Suite with Bath 3, California Room

*Valencia*  
PRELIMINARY

## *The Farmhouse Elevation*

*Optional Brick  
Accents Available*



B

## *The Traditional Elevation*

*Shown with Optional  
Brick Accents*



C

## *The French Country Elevation*

*Shown with Optional  
Stone Accents*



D

*Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, flatwork, lighting, entry or garage doors. All stonework is an option. Builder reserves the right to make modifications without prior notice or obligation.*



Broker #  
01112962



Rv 8.31.21



# The Diamond

SINGLE-STORY

2,430 - 2,639 SQ. FT.

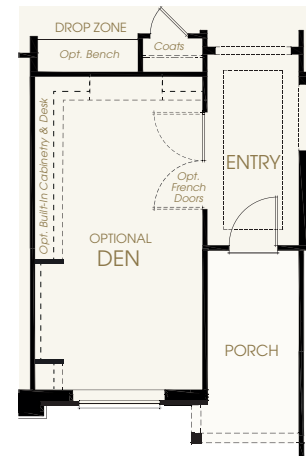
3 Bedroom – 2.5 Bath – 3-Car Garage

OPTIONS: Den or Junior Suite with Bath 3, California Room

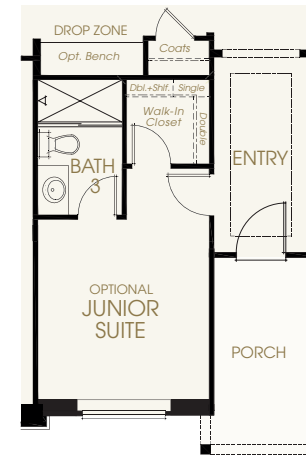
Valencia  
PRELIMINARY



OPTION:  
California  
Room



OPTION: Den in lieu  
of 1-Car Garage  
(Adds 209 Sq. Ft.)



OPTION: Junior Suite with  
Bath 3 in lieu of 1-Car Garage  
(Adds 209 Sq. Ft.)

FLOOR PLAN | TRADITIONAL ELEVATION



Broker #  
01112962

In an effort to continuously improve our product, we reserve the right to change elevations, specifications, materials, and price without prior notice. Variations in the floor plans and elevations may exist and square footages are approximate.



Rv 8.31.21

## *The Inspiration*

TWO-STORY | 3,633 SQ. FT.

4 Bedroom – 3.5 Bath – Loft – Formal Dining – 3-Car Tandem Garage

OPTIONS: Den, Bedroom 5, California Room

  
PRELIMINARY

### *The Spanish Elevation*

*Optional Brick  
Accents Available*



A

### *The Farmhouse Elevation*

*Shown with Optional  
Stone Accents*



B

### *The Traditional Elevation*

*Shown with Optional  
Brick Accents*



C

*Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, flatwork, lighting, entry or garage doors. All stonework is an option. Builder reserves the right to make modifications without prior notice or obligation.*



Broker #  
01112962

  
RV 8.31.21

# The Inspiration

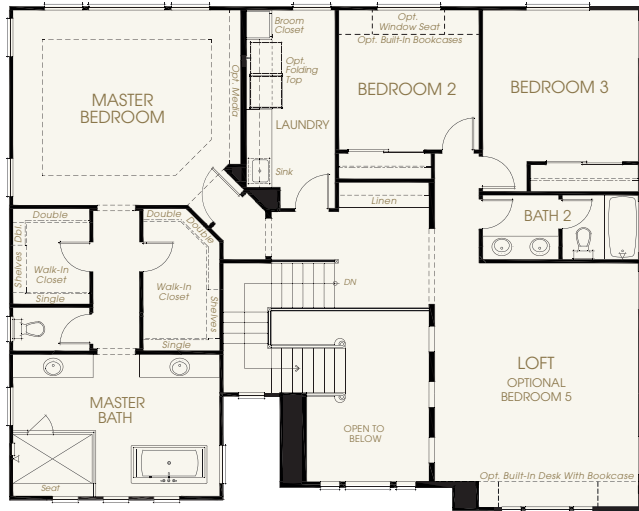
TWO-STORY | 3,633 SQ. FT.

4 Bedroom – 3.5 Bath – Loft – Formal Dining – 3-Car Tandem Garage

OPTIONS: Den, Bedroom 5, California Room



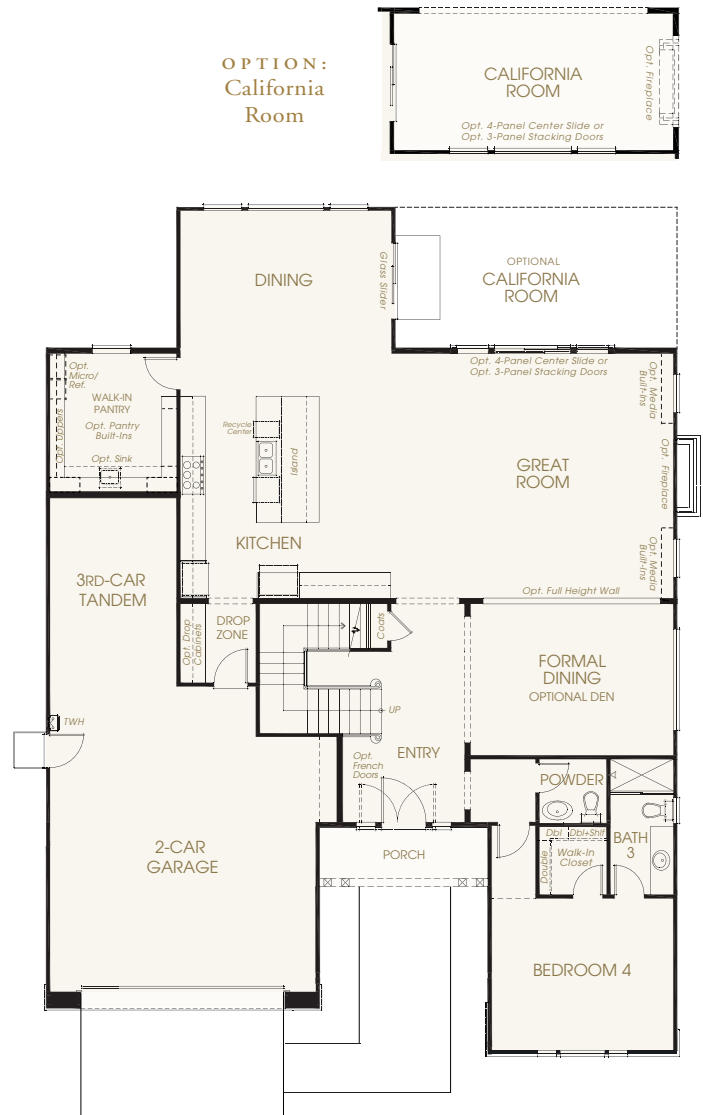
## UPPER LEVEL



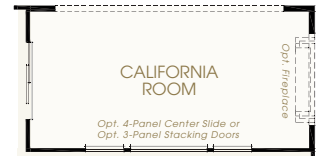
OPTION:  
Bedroom 5 in  
lieu of Loft



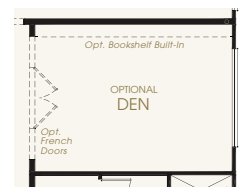
## LOWER LEVEL



OPTION:  
California  
Room



OPTION:  
Den in lieu of  
Formal Dining



FLOOR PLAN | FARMHOUSE ELEVATION



Broker #  
01112962

In an effort to continuously improve our product, we reserve the right to change elevations, specifications, materials, and price without prior notice. Variations in the floor plans and elevations may exist and square footages are approximate.



Rv 8.31.21

# *The Newport*

TWO-STORY | 2,498 SQ. FT.

4 Bedroom – 3 Bath – 2-Car Garage

OPTIONS: California Room

*Valencia*  
PRELIMINARY

## *The Spanish Elevation*



A

## *The Coastal Elevation*

*Shown with Optional  
Brick Accents*



B

## *The Farmhouse Elevation*

*Shown with Optional  
Stone Accents*



C

*Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, lighting, entry or garage doors. All stonework is an option.*



Broker #  
01112962



Rv 8.31.21



# The Newport

TWO-STORY

2,498 SQ. FT.

4 Bedroom – 3 Bath – 2-Car Garage

OPTIONS: California Room

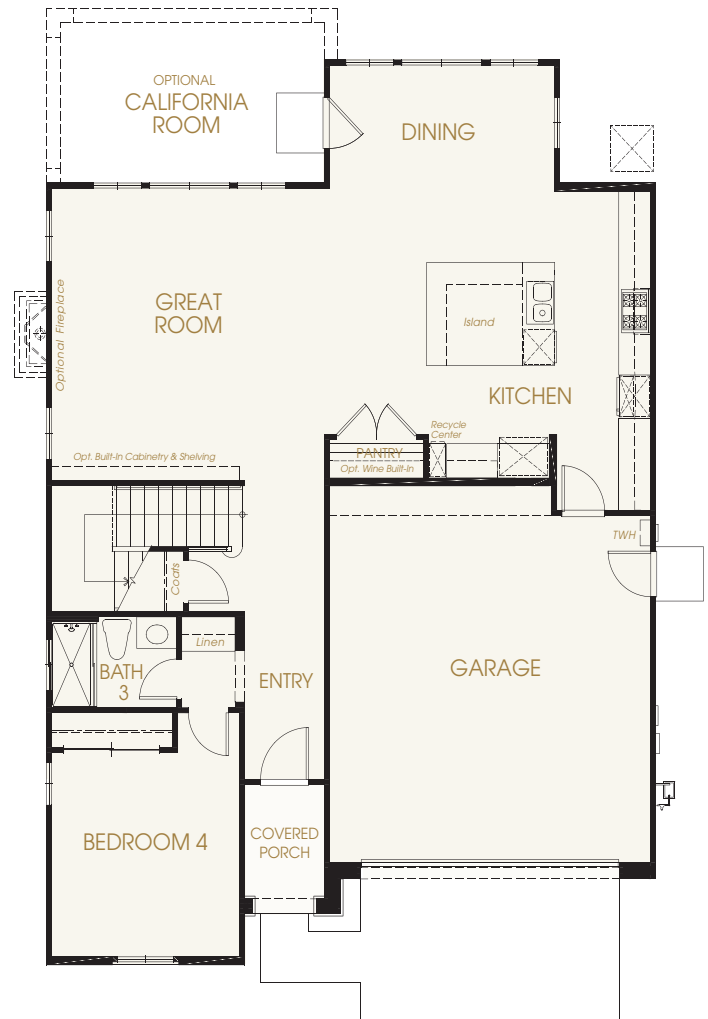
Valencia  
PRELIMINARY

## LOWER LEVEL



OPTION: California Room

## UPPER LEVEL



FLOOR PLAN | SPANISH ELEVATION



Broker #  
01112962

In an effort to continuously improve our product, we reserve the right to change elevations, specifications, materials, and price without prior notice. Variations in the floor plans and elevations may exist and square footages are approximate.



Rv 8.31.21



# The Poppy

TWO-STORY | 2,929 SQ. FT.

4 Bedroom – 3 Bath – Loft – California Room – 3-Car Garage

OPTIONS: Bedroom 5, Balcony

Valencia  
PRELIMINARY

*The Spanish  
Elevation  
Shown with  
Optional Balcony*

*Optional Brick  
Accents Available*



A

*The Coastal  
Elevation*

*Shown with Optional  
Stone Accents*



B

*The Farmhouse  
Elevation*

*Shown with Optional  
Stone Accents*



C

*Elevations depicted in the brochure are an artist rendering and do not necessarily reflect standard elevation features, landscaping, lighting, entry or garage doors. All stonework is an option.*



Broker #  
01112962



Rv 8.31.21

# The Poppy

TWO-STORY | 2,929 SQ. FT.

4 Bedroom – 3 Bath – Loft – California Room – 3-Car Garage

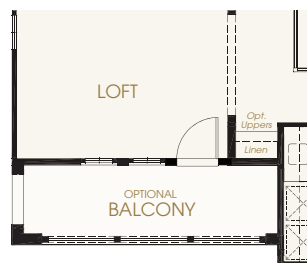
OPTIONS: Bedroom 5, Balcony



## UPPER LEVEL



OPTION:  
Bedroom 5 in  
lieu of Loft



OPTION:  
Balcony  
at Loft

## LOWER LEVEL



FLOOR PLAN | SPANISH ELEVATION



Broker #  
01112962

In an effort to continuously improve our product, we reserve the right to change elevations, specifications, materials, and price without prior notice. Variations in the floor plans and elevations may exist and square footages are approximate.



Rv 8.31.21