



**NEIGHBORHOOD H, UNIT NO. 14  
TRACT NUMBER 4216**

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PROJECT TEAM

- CLIENT:** NEW HOME COMPANY  
Samantha Higbee  
Vice President, Land Aquisition  
1508 Eureka Rd. # 290  
Roseville, CA 95661  
503-277-8777
- KTGY:** KTGY ARCHITECTURE AND PLANNING  
Jill Williams, AIA  
Principle - Chairman  
1814 Franklin St. Suite 400  
Oakland, CA 94612  
510-272-2910
- CIVIL:** CBG - Civil Engineers, Surveyors, Planners  
Terry Reeves, P.E.  
Principal  
2633 Camino Roman, Suite 350  
San Ramon, CA 94583
- LANDSCAPE:** VANDERTOOLEN ASSOCIATES  
Ben Green  
2520 Venture Oak Way, Suite 170  
Sacramento, CA 95833  
916-244-3000

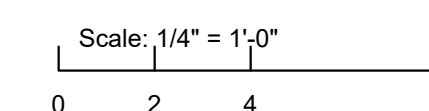


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**Neighborhood H, Unit No. 14**  
**Tract Number 4216**  
San Joaquin County, CA. #2023-0926

CONCEPTUAL DESIGN  
MAY 10, 2024



INDEX SHEET

A0.0

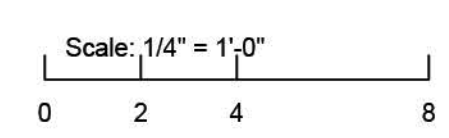


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STREET SCENE

A0.1



Front Elevation 1B Farmhouse

FA-1



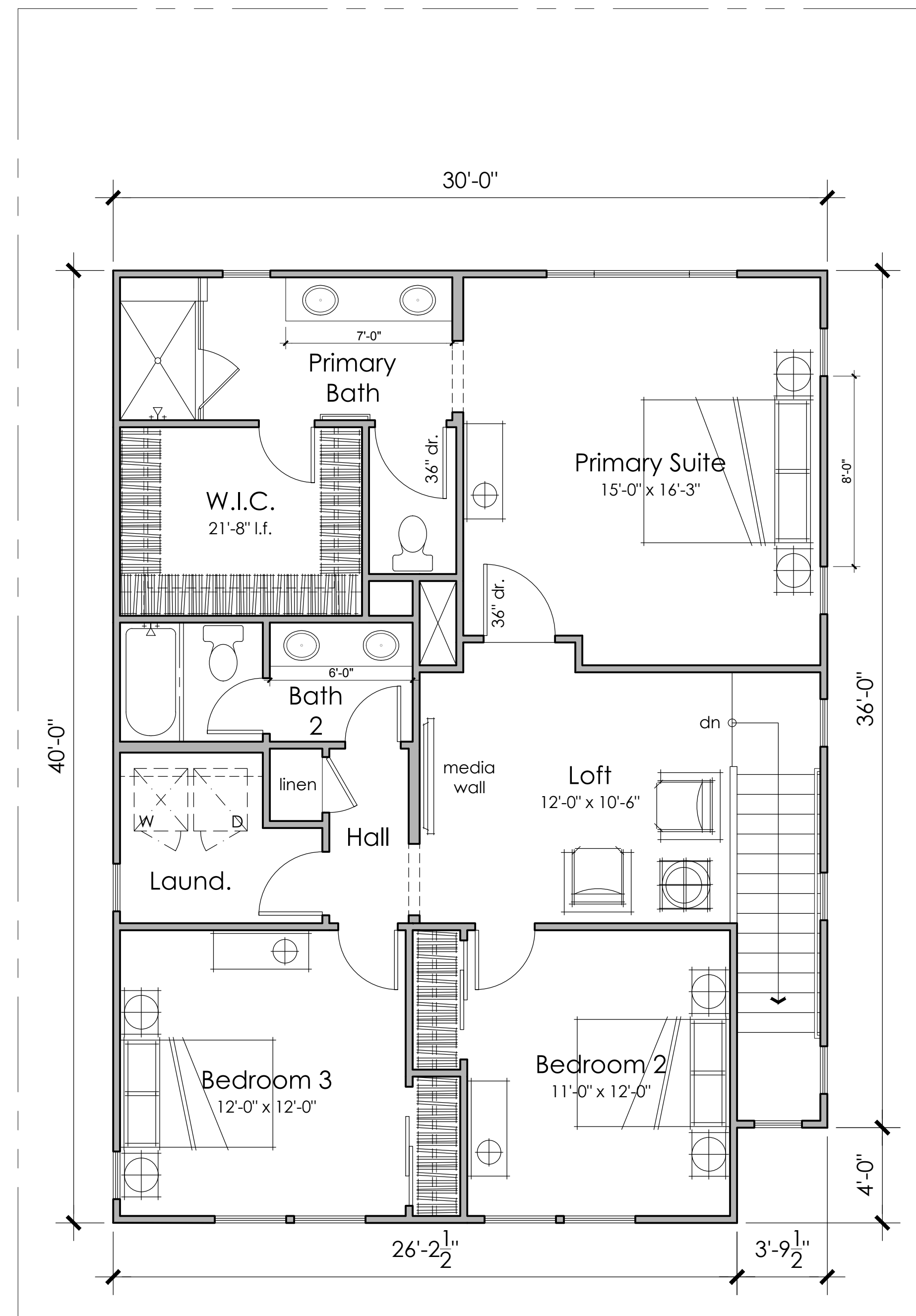
Front Elevation 1C Italianate

SB-1 (45)

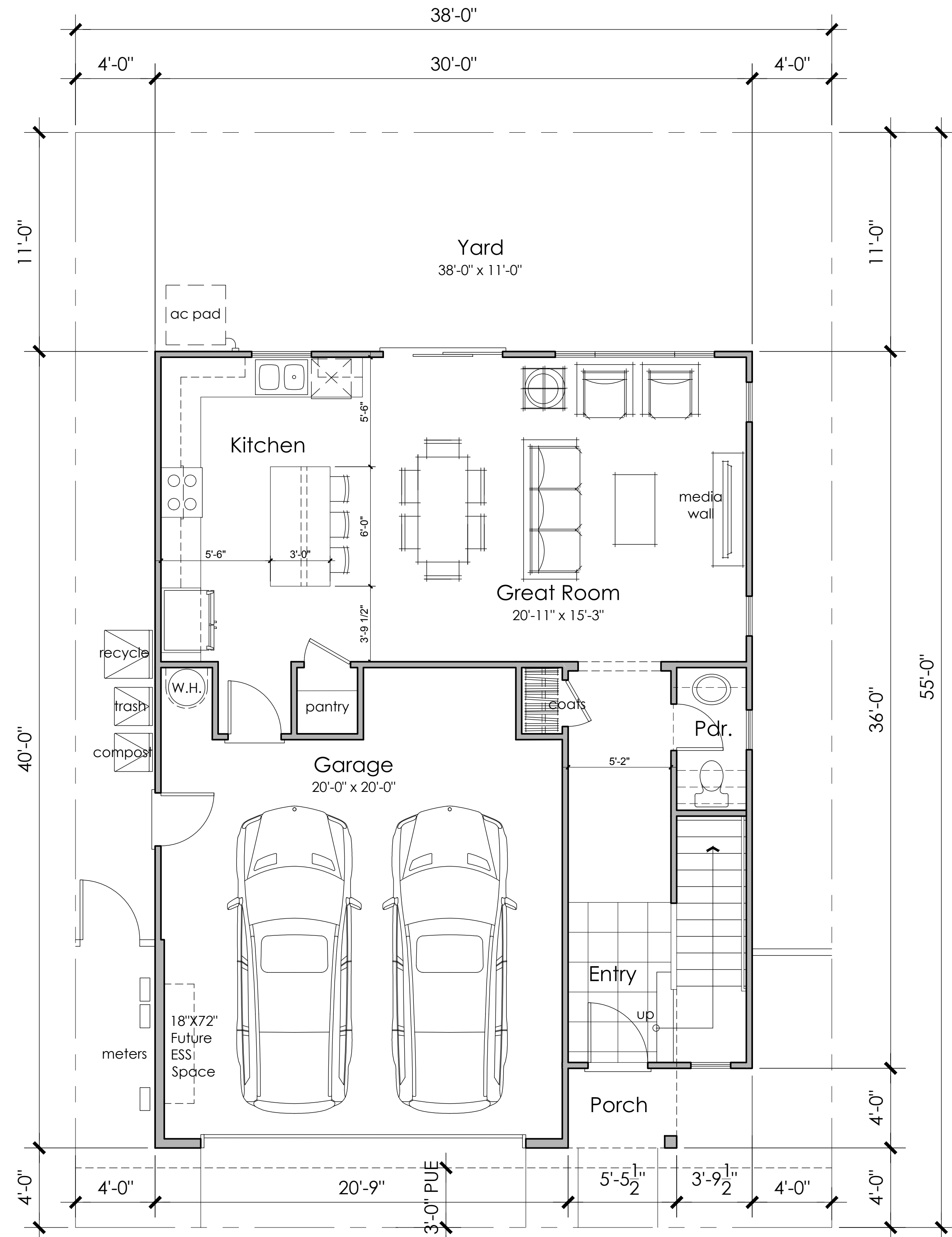


Front Elevation 1D Mission

SB-1



**Second Floor**  
1141 SQ. FT.



**First Floor**  
704 SQ. FT.

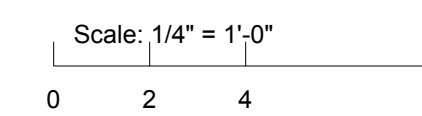


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MAY 10, 2024



3 BEDROOMS  
LOFT  
2.5 BATHS  
1,845 S.F.

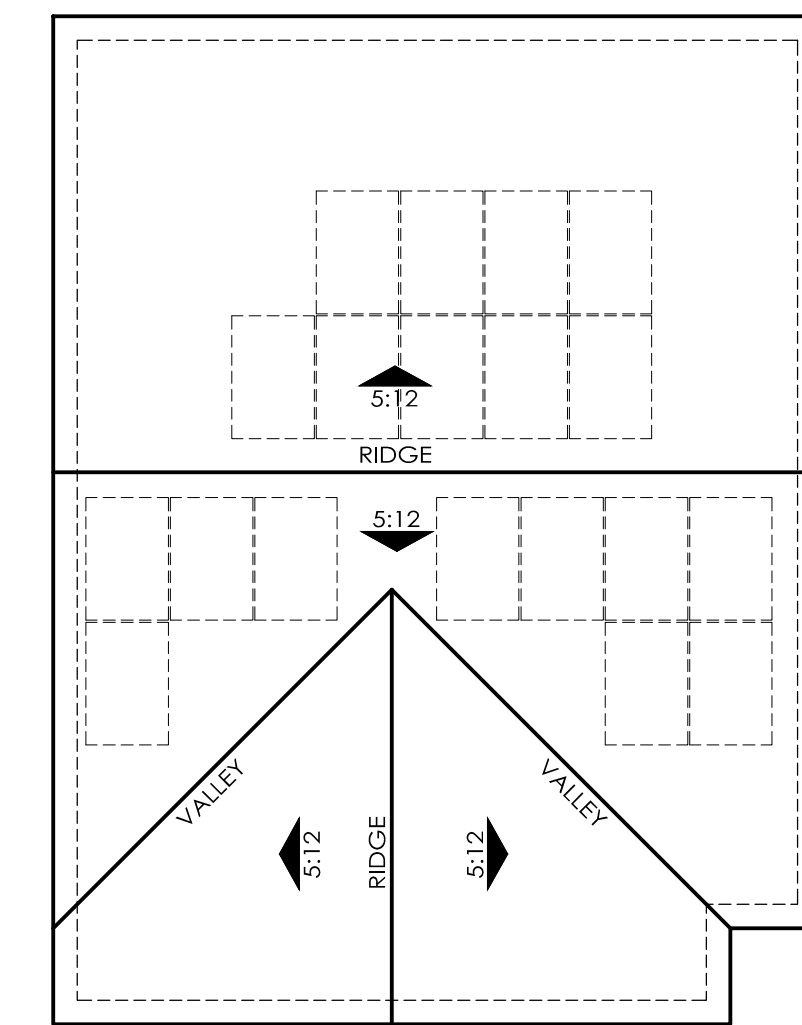
NI-P1 FLOOR PLAN

A1.1

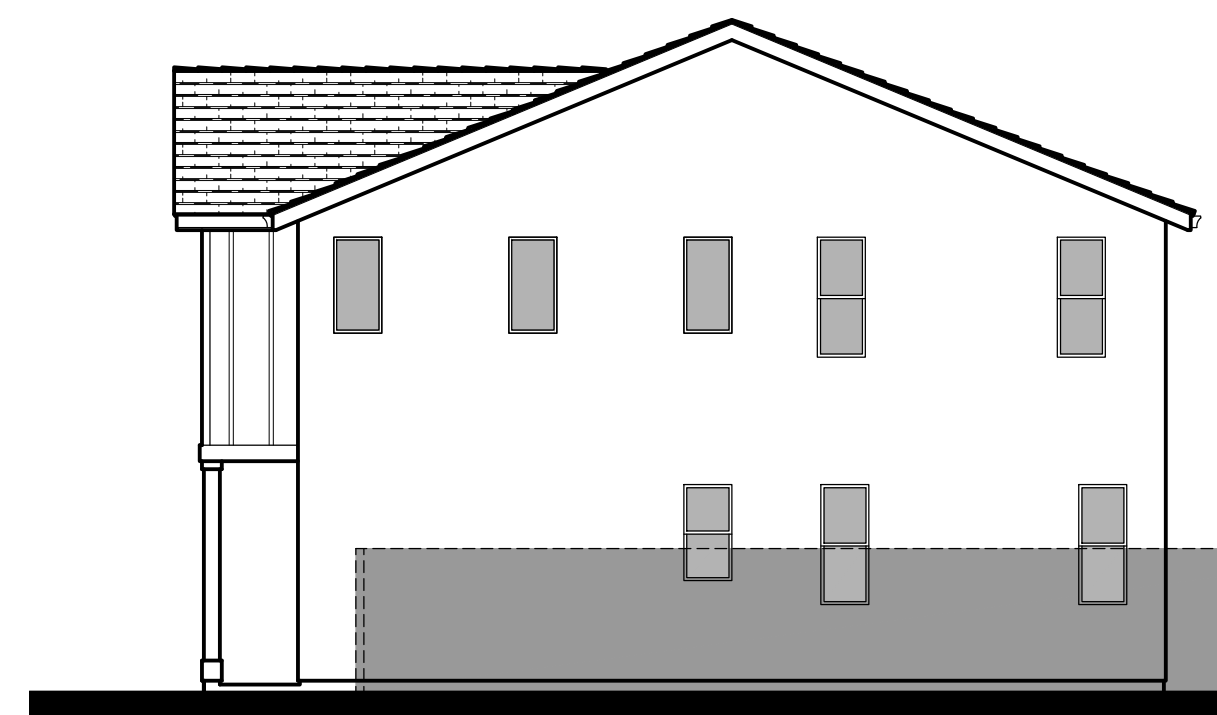
1B - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Board & Batten Siding  
 Decorative Wood Posts  
 Enhanced Head and Sill Trim



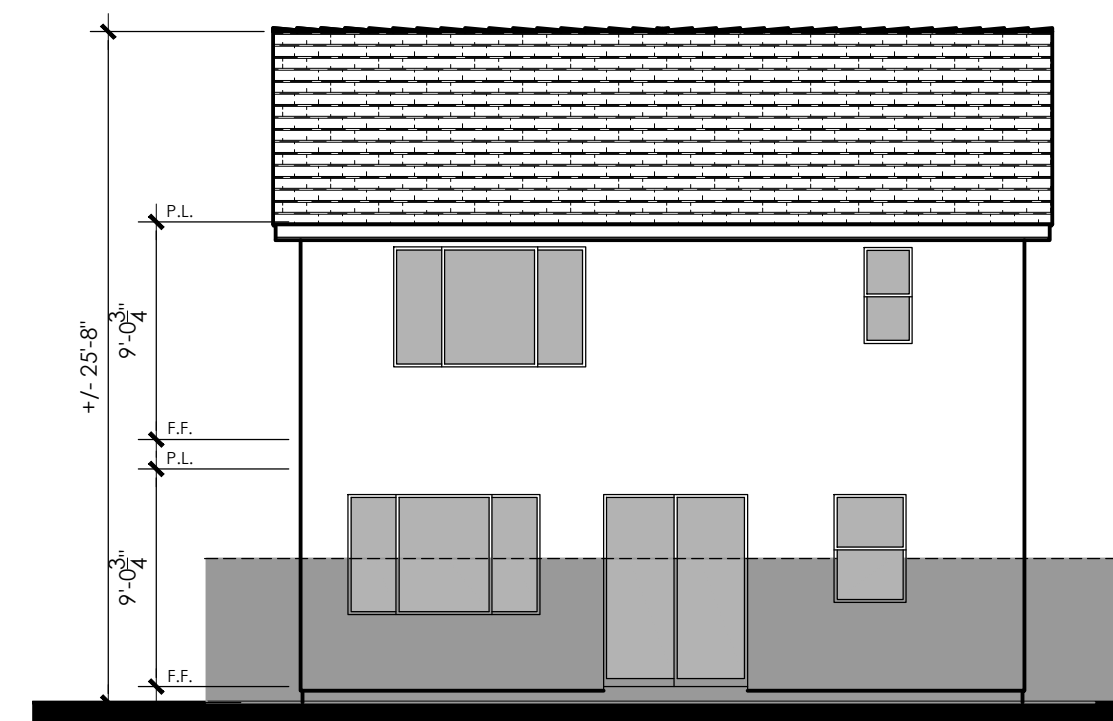
Front Elevation 1B Farmhouse



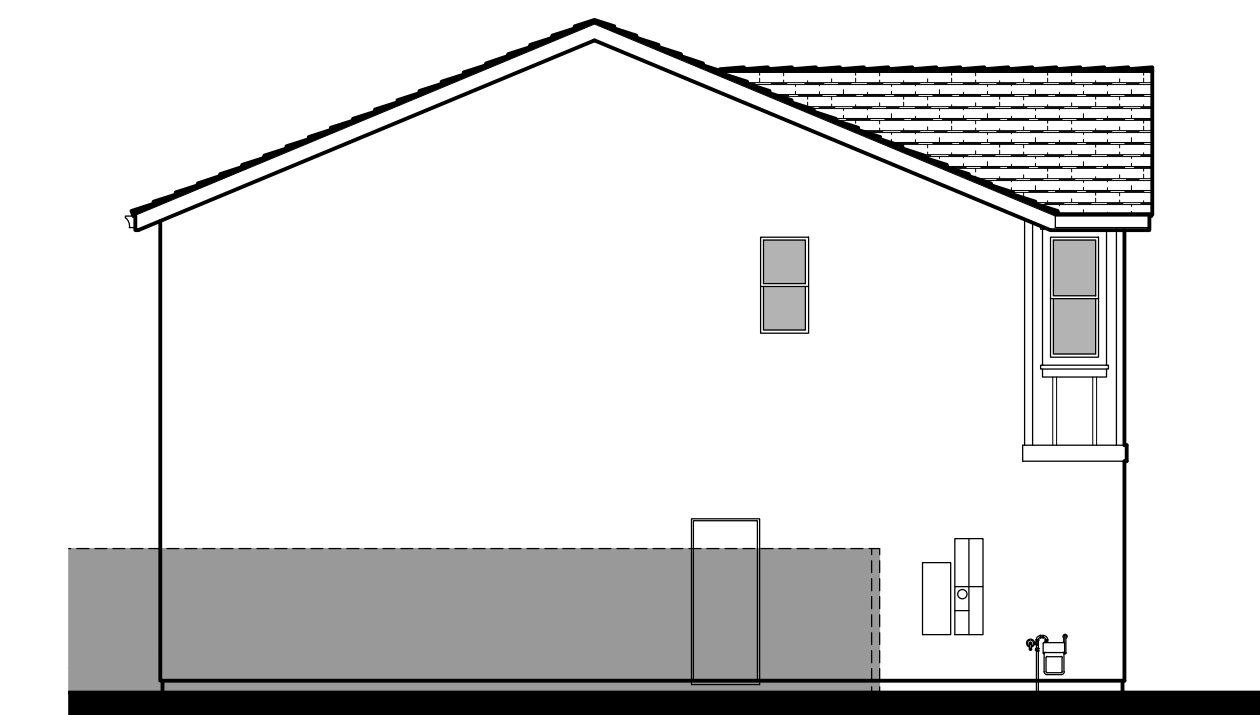
ROOF PLAN 1B  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O



Right Elevation



Rear Elevation



Left Elevation



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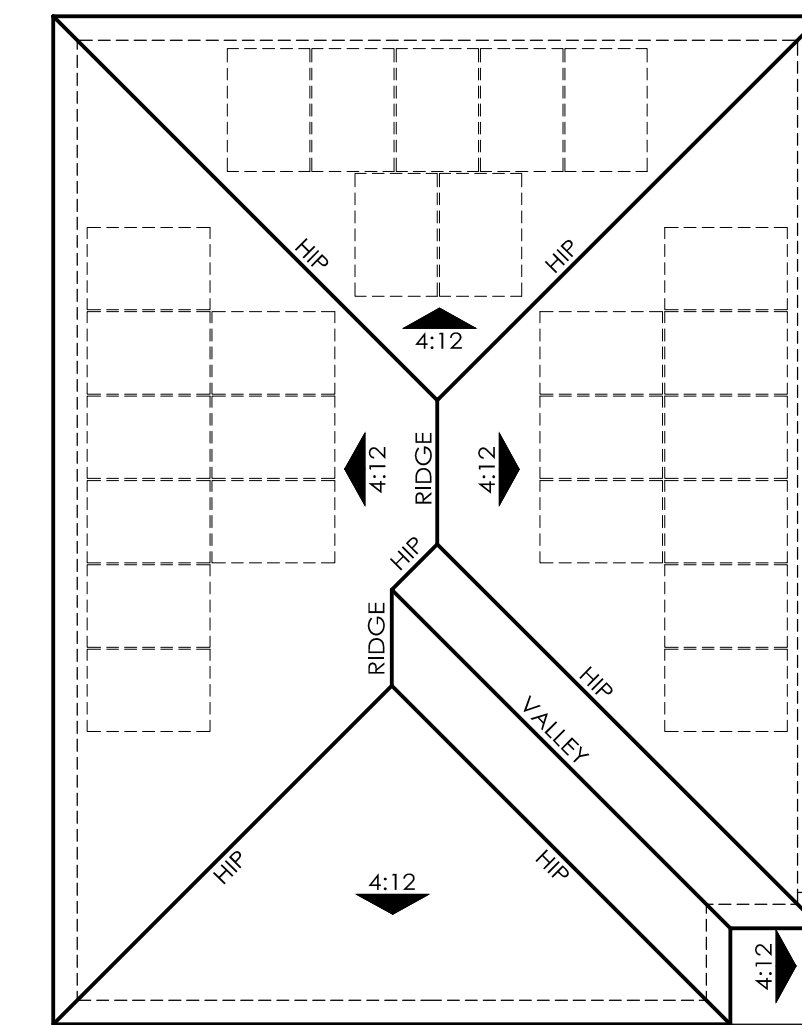
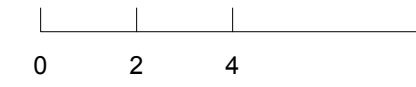
N1-P1B - EXTERIOR ELEVATIONS

A1.2

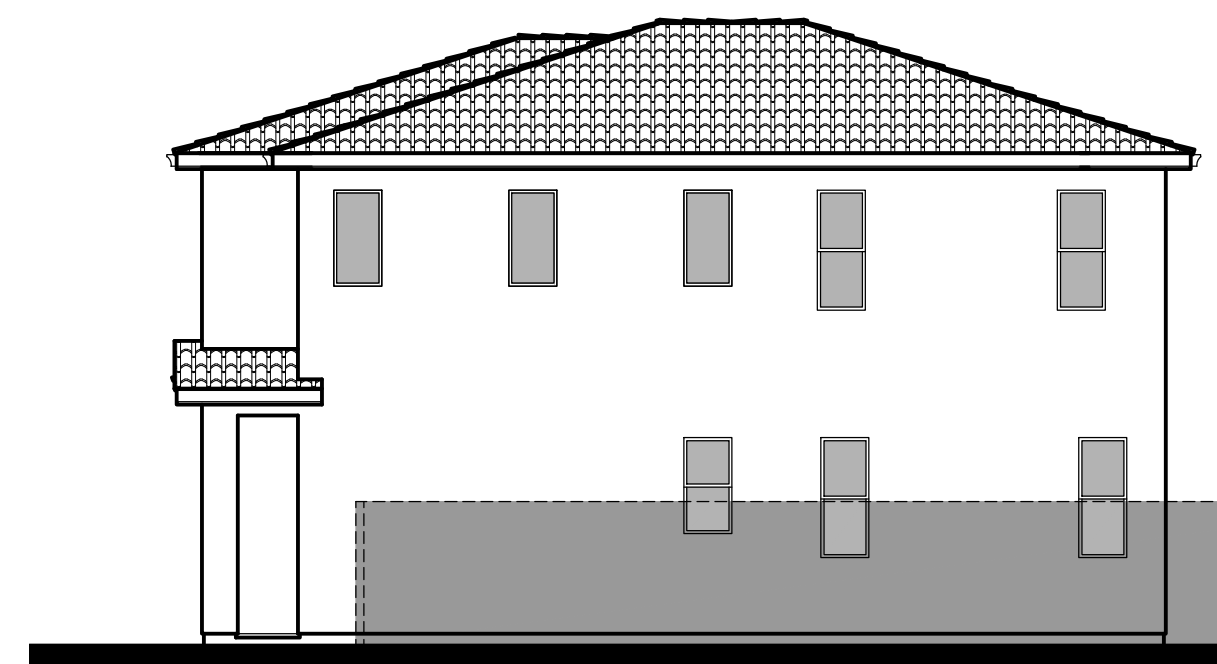
1C - Material Legend:  
 Low Profile 'S' Tile Roofing  
 Light Lace Textured Stucco Finish  
 Decorative Shutters  
 Enhanced Entry Surround



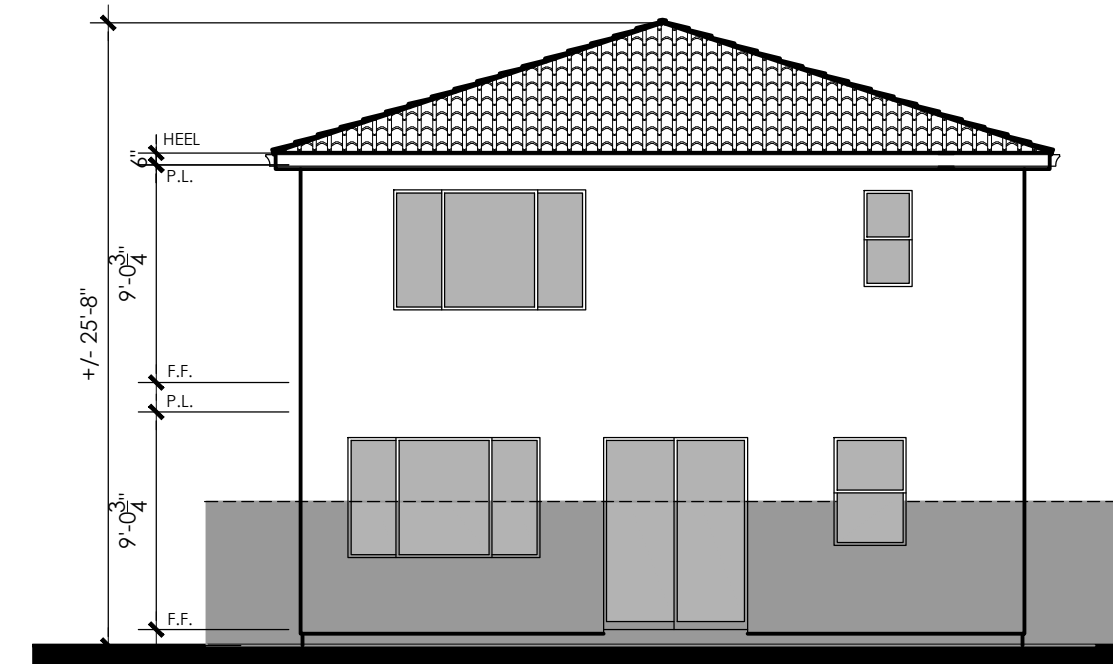
Front Elevation 1C Italianate



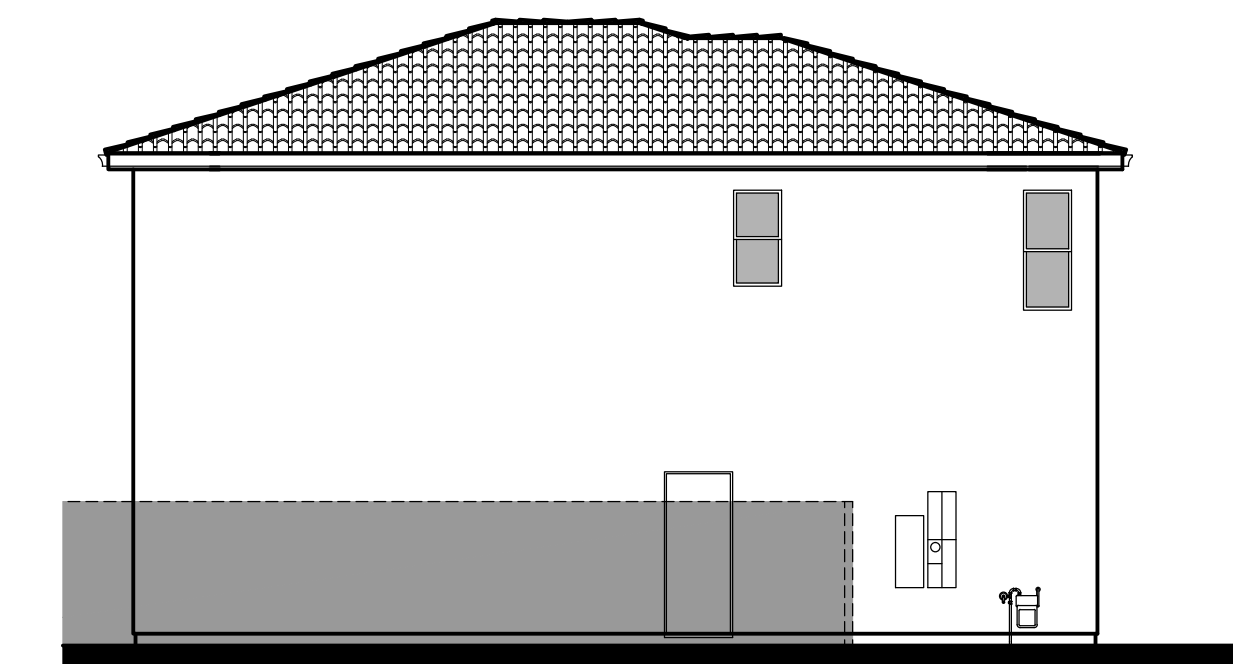
ROOF PLAN 1C  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 4:12 U.N.O



Right Elevation



Rear Elevation



Left Elevation

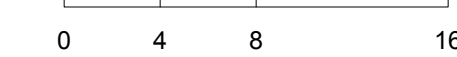


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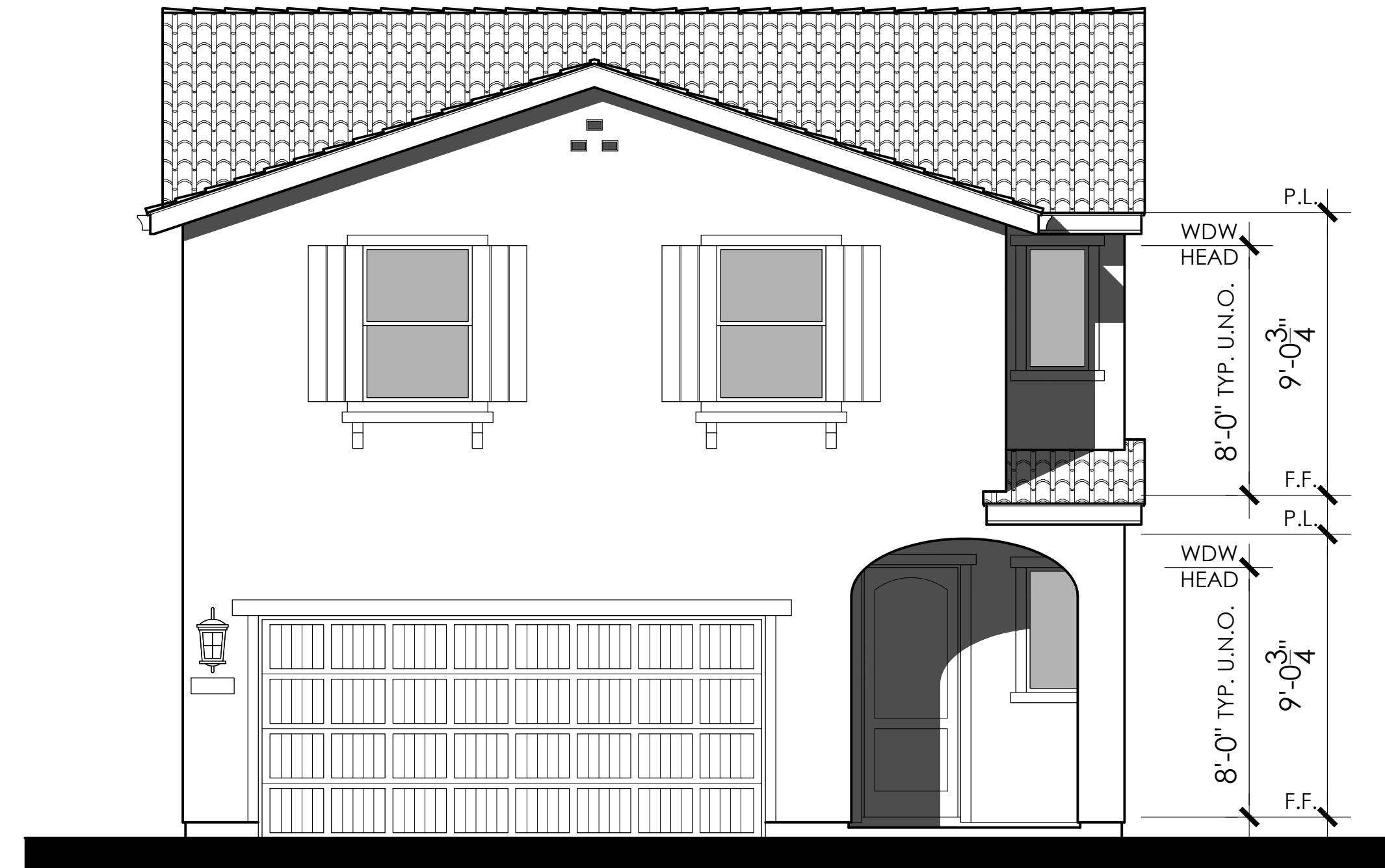
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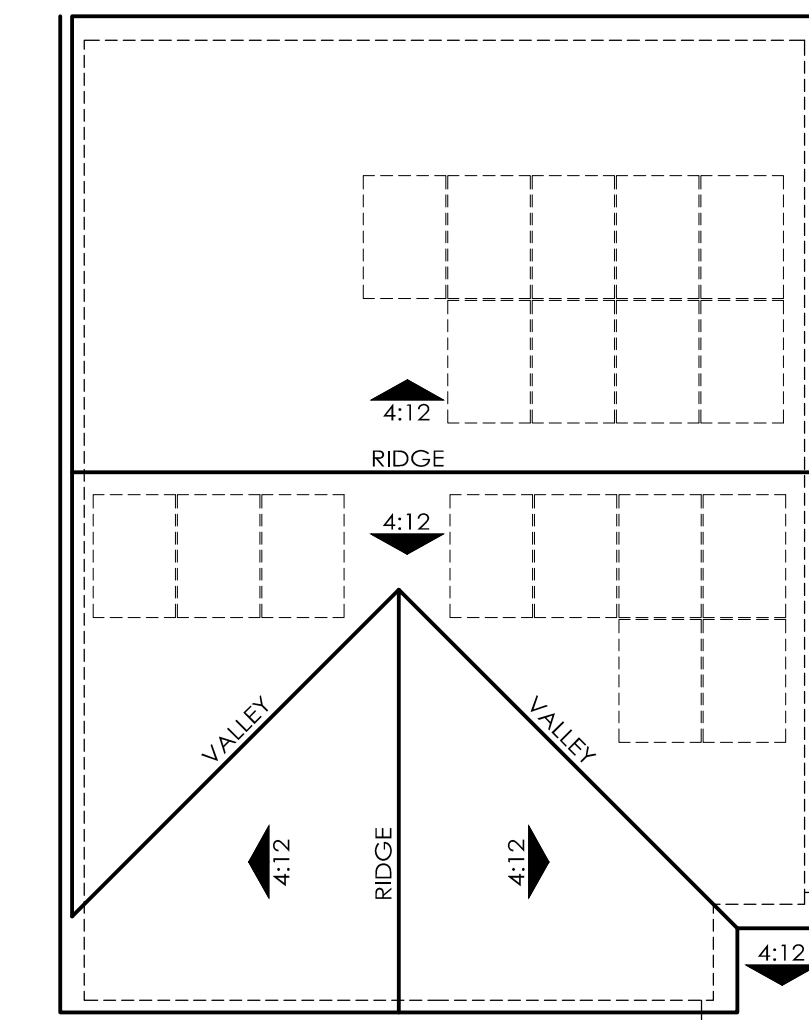
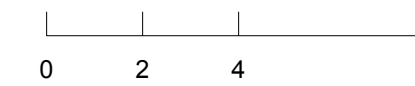
N1-P1C - EXTERIOR ELEVATIONS

A1.4

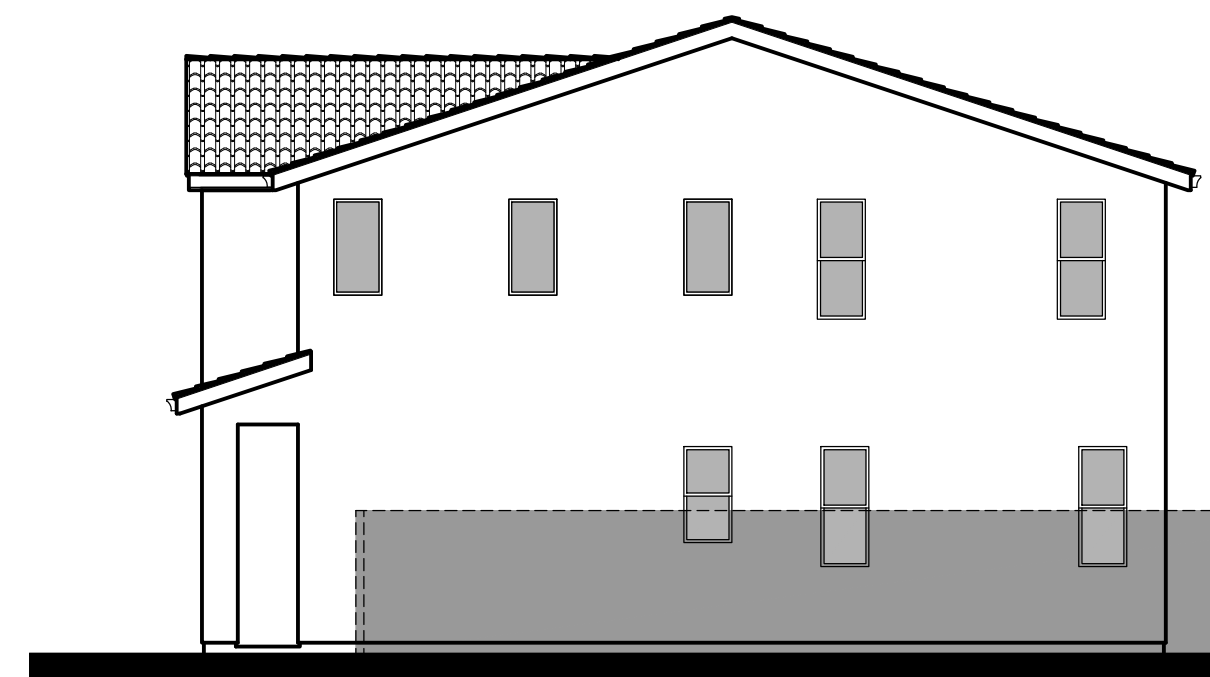
1D - Material Legend:  
 Low Profile 'S' Tile Roofing  
 Stucco Finish  
 Decorative Shutters  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



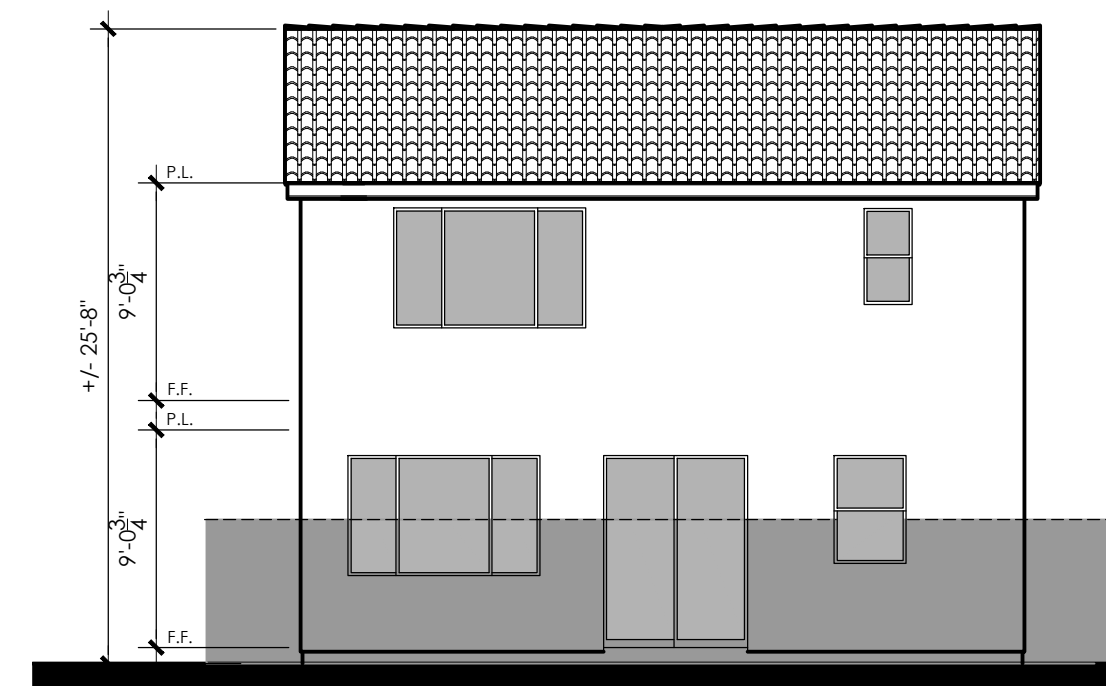
Front Elevation 1D Mission



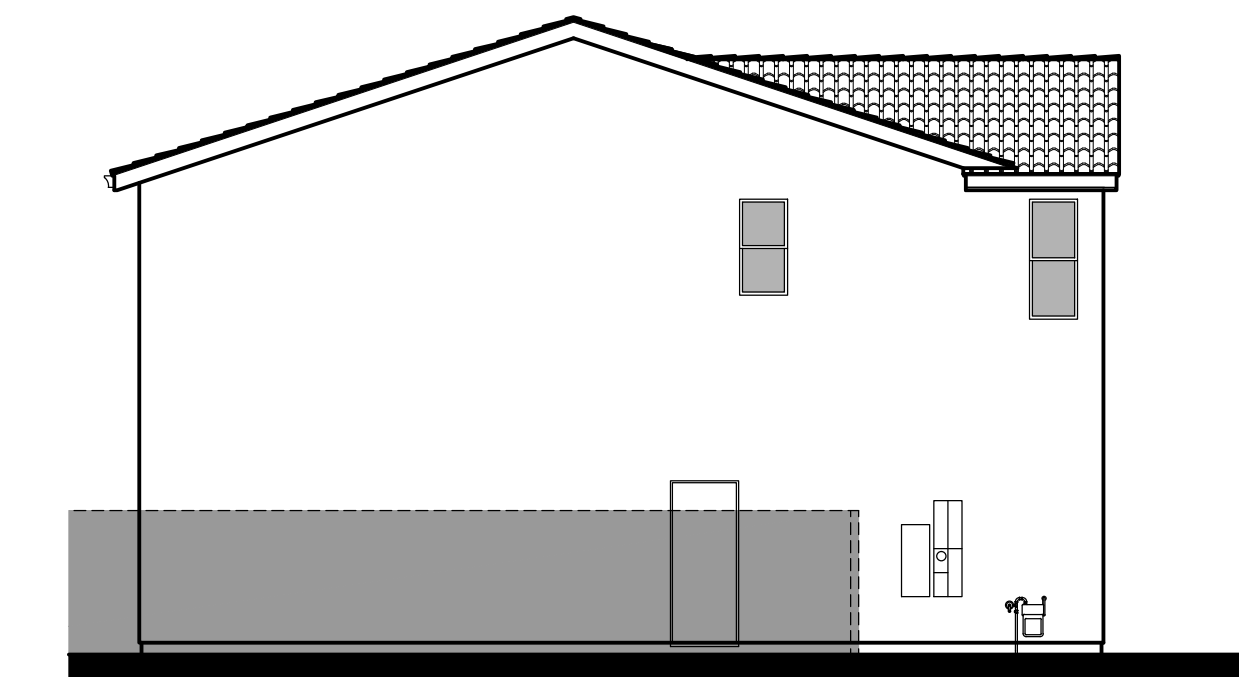
ROOF PLAN 1D  
 OVERHANG: 12"  
 RAKE: 6"  
 ROOF PITCH: 4:12 U.N.O



Right Elevation



Rear Elevation



Left Elevation



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N1-P1D - EXTERIOR ELEVATIONS

A1.5



Right (Street) Elevation 2A - Craftsman  
CR-1

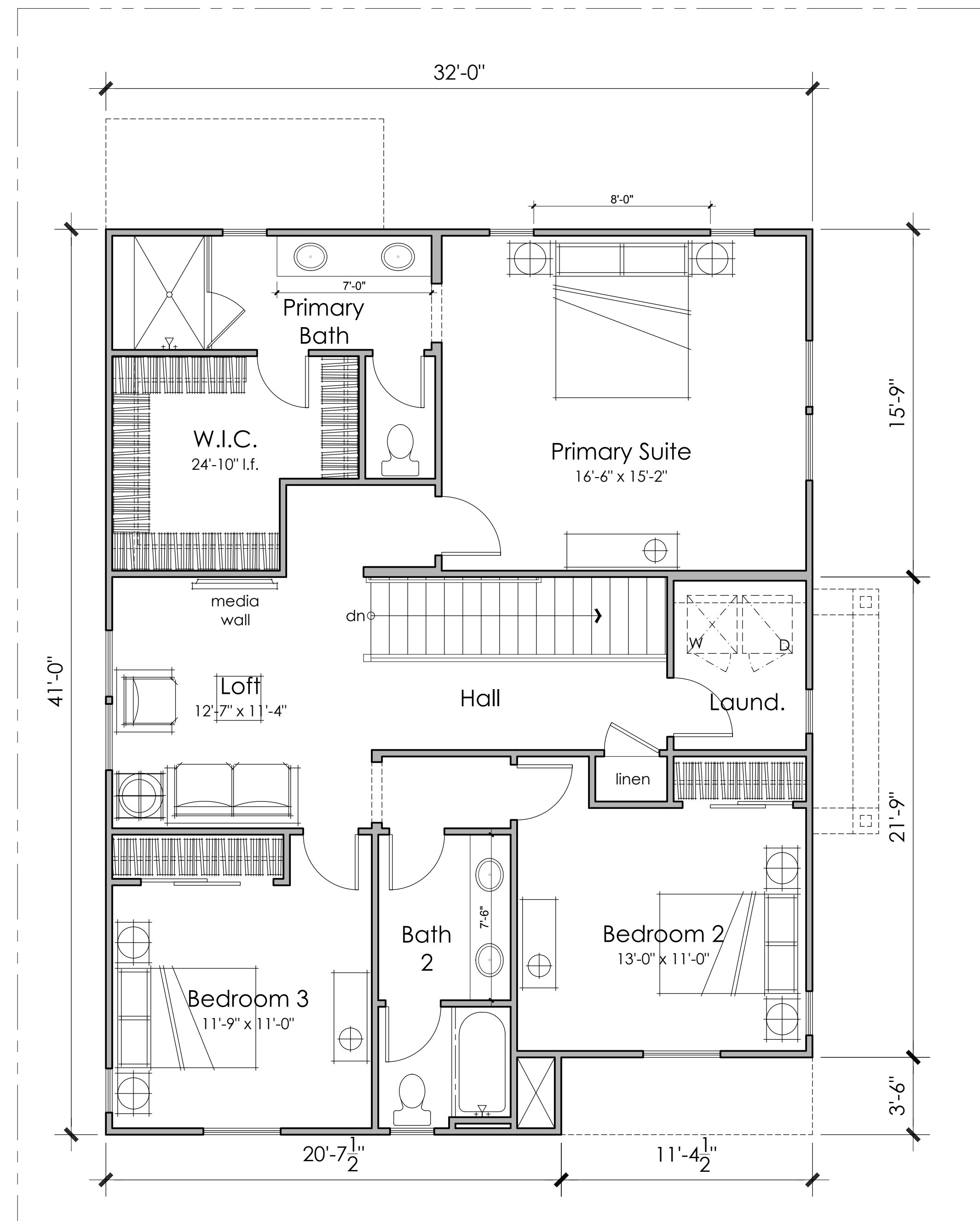


Right (Street) Elevation 2B - Farmhouse  
FA-2

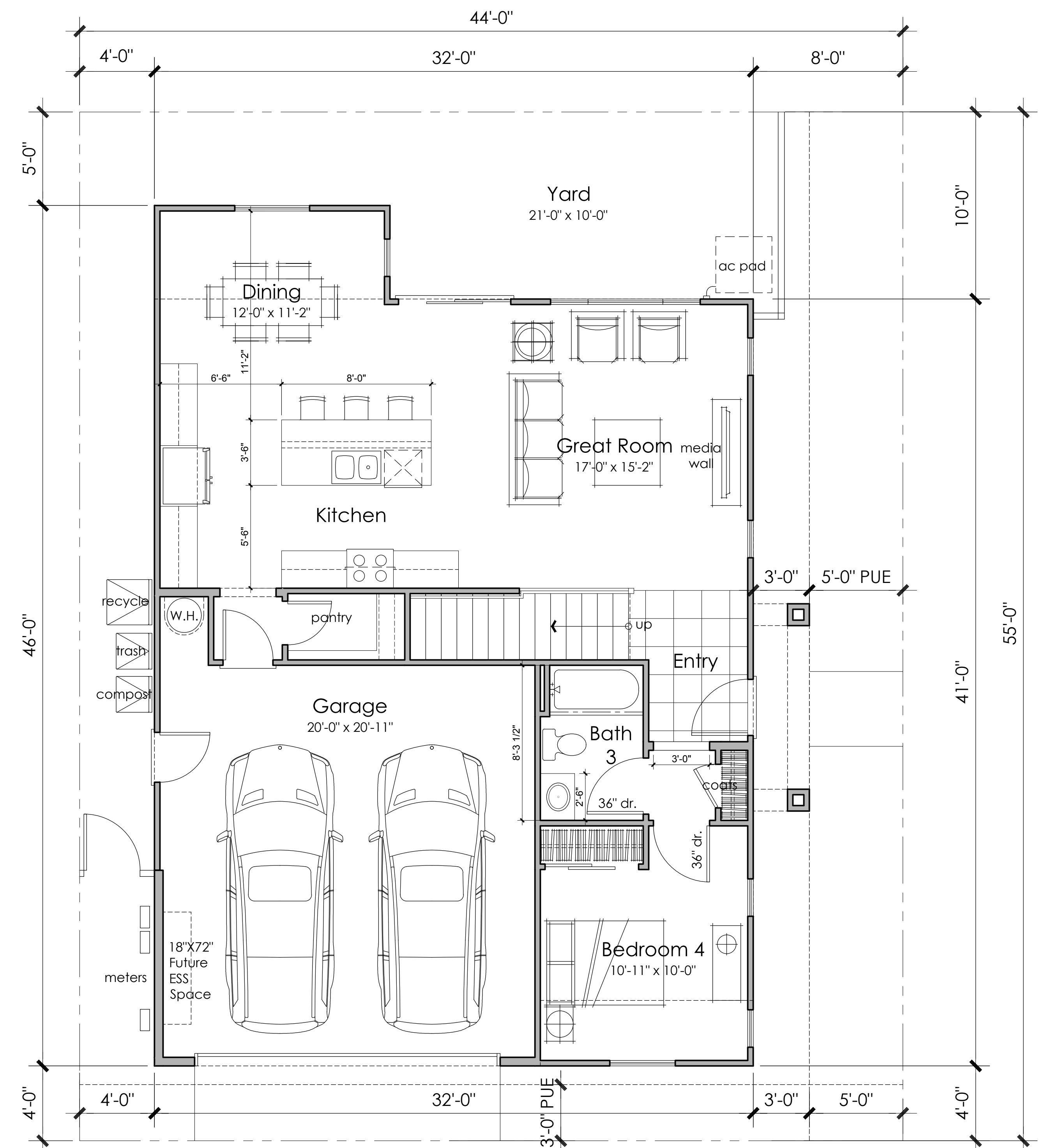


Right (Street) Elevation 2C - Italianate  
SB-2 (45)





**Second Floor**  
1236 SQ. FT.



**First Floor**  
929 SQ. FT.

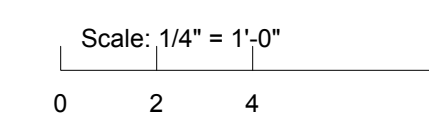


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CONCEPTUAL DESIGN  
MAY 10, 2024



4 BEDROOMS  
LOFT  
3 BATHS  
2,165 S.F.

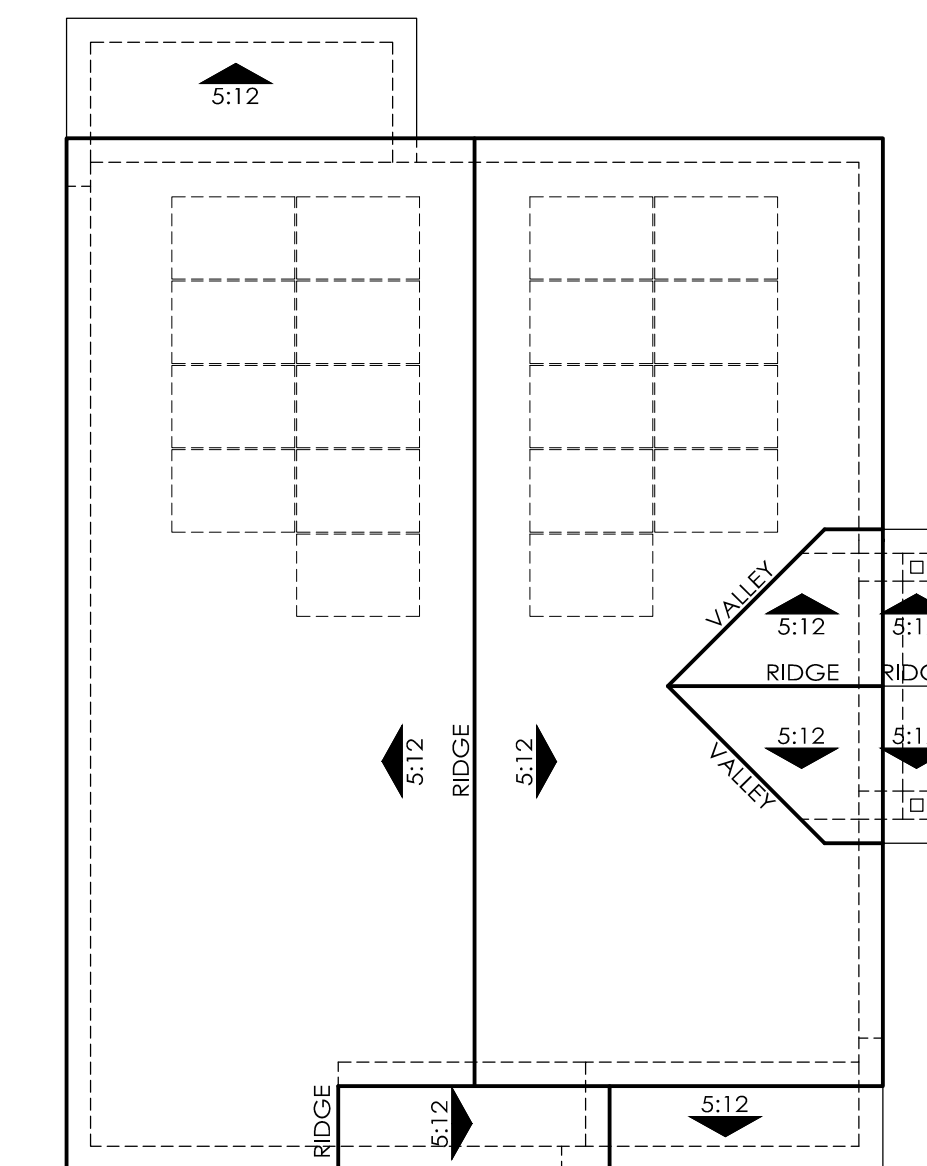
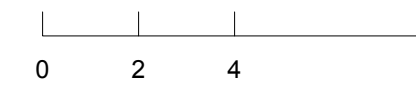
NI-P2 FLOOR PLAN

A2.1

2A - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Stone Veneer  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



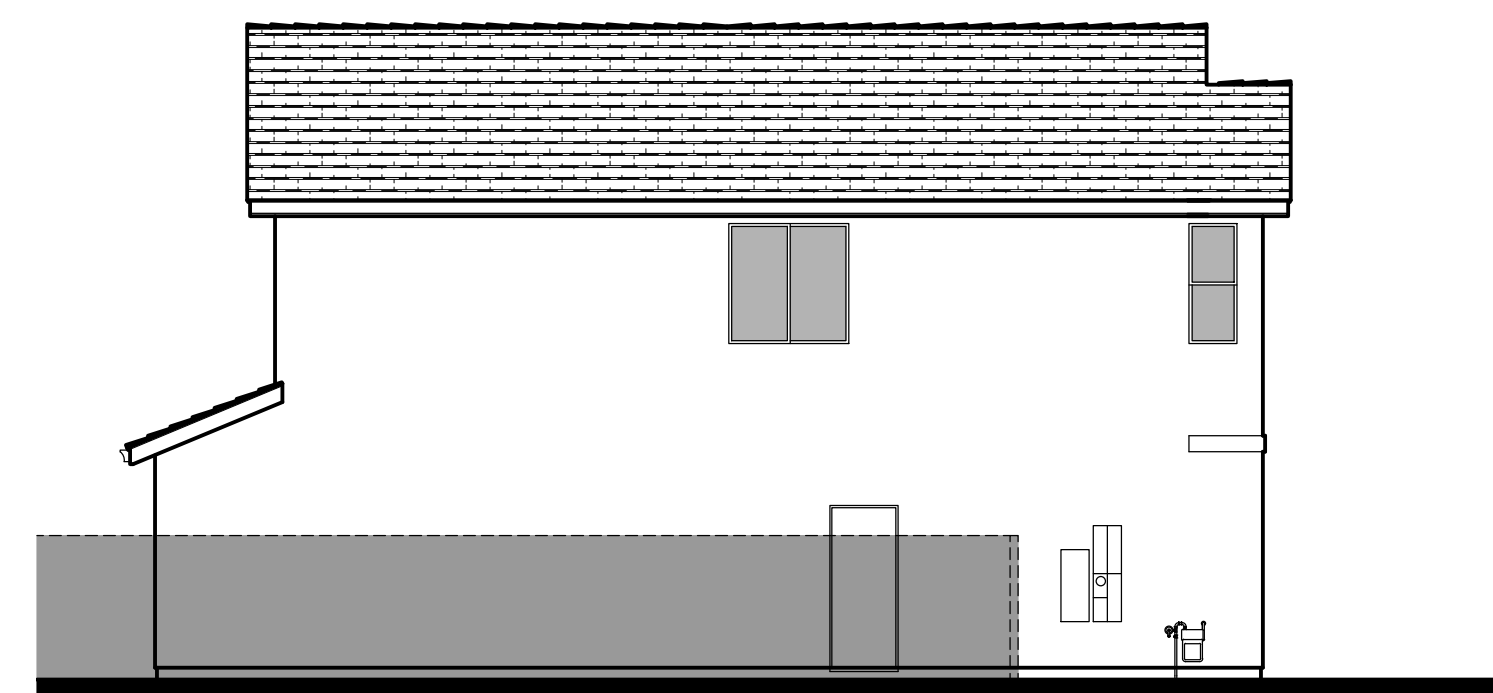
Right (Street) Elevation 2A - Craftsman



ROOF PLAN 2A  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O.



Rear Elevation



Left Elevation



Front Elevation



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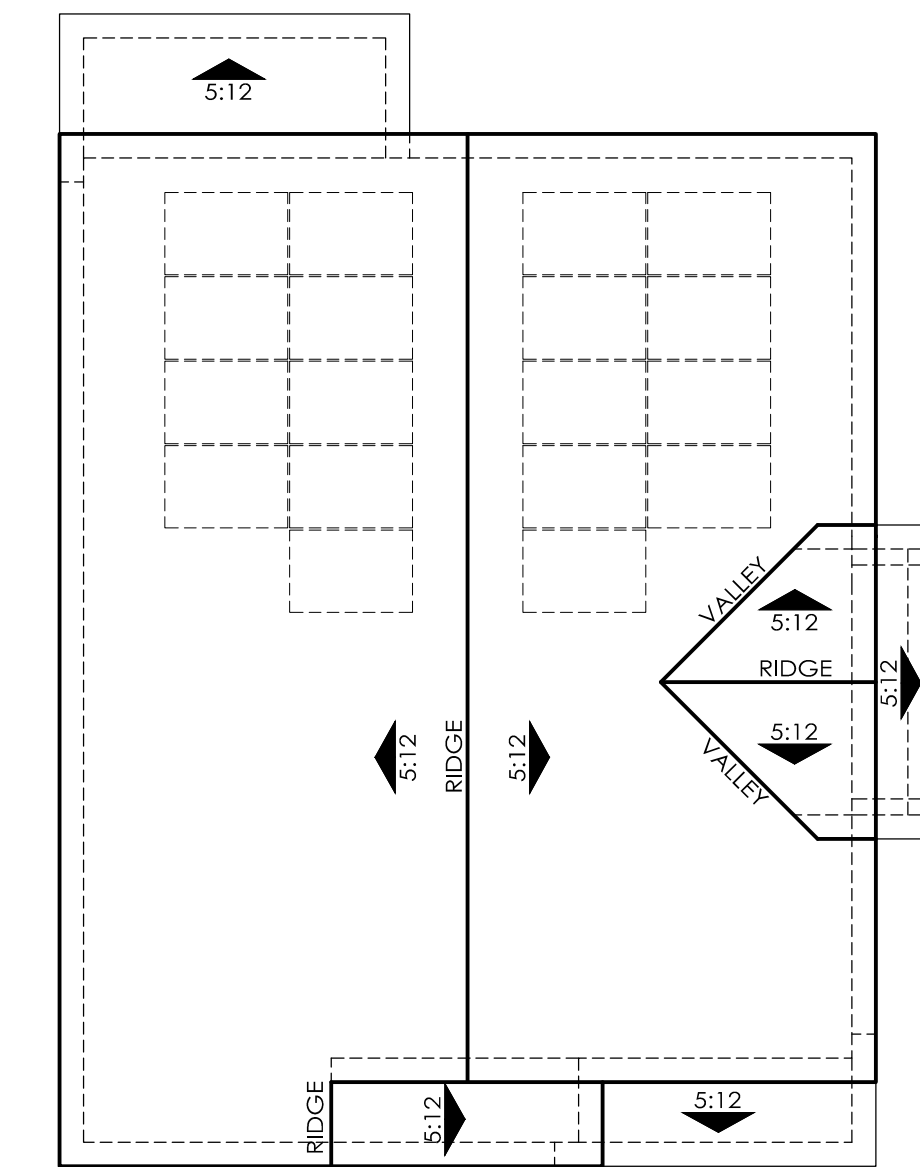
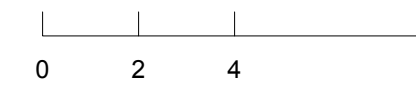
N1-P2A - EXTERIOR ELEVATIONS

A2.2

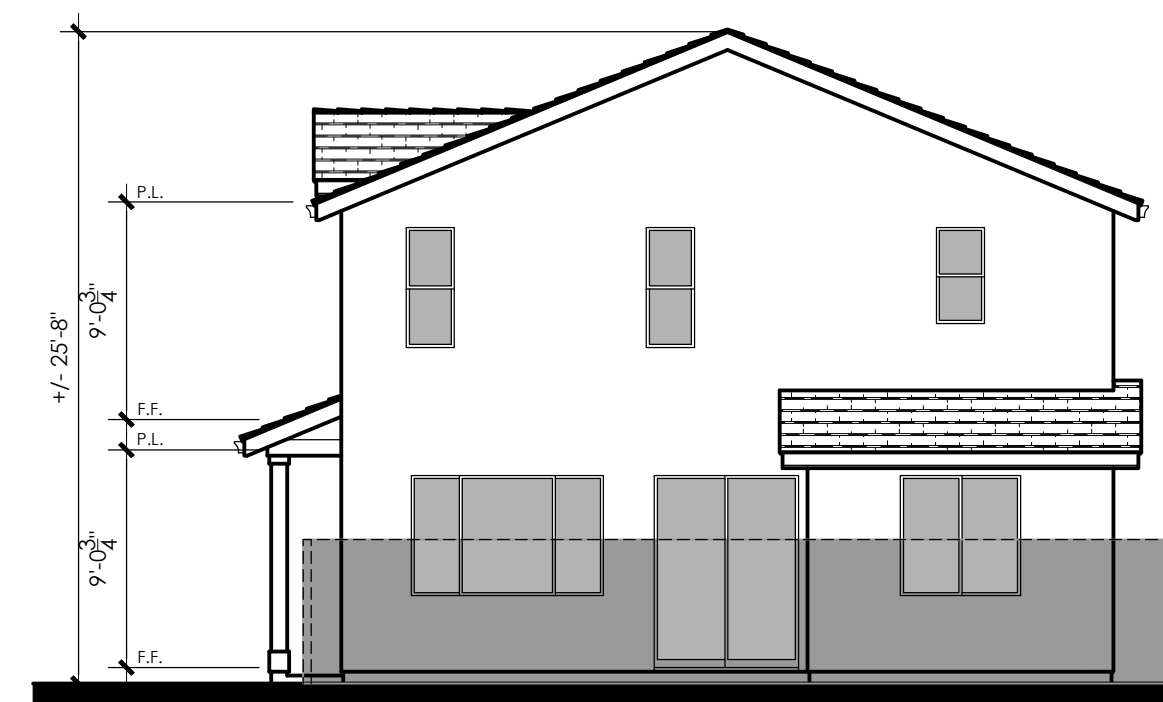
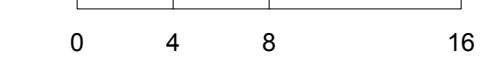
2B - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Board & Batten Siding  
 Decorative Wood Posts  
 Enhanced Head and Sill Trim



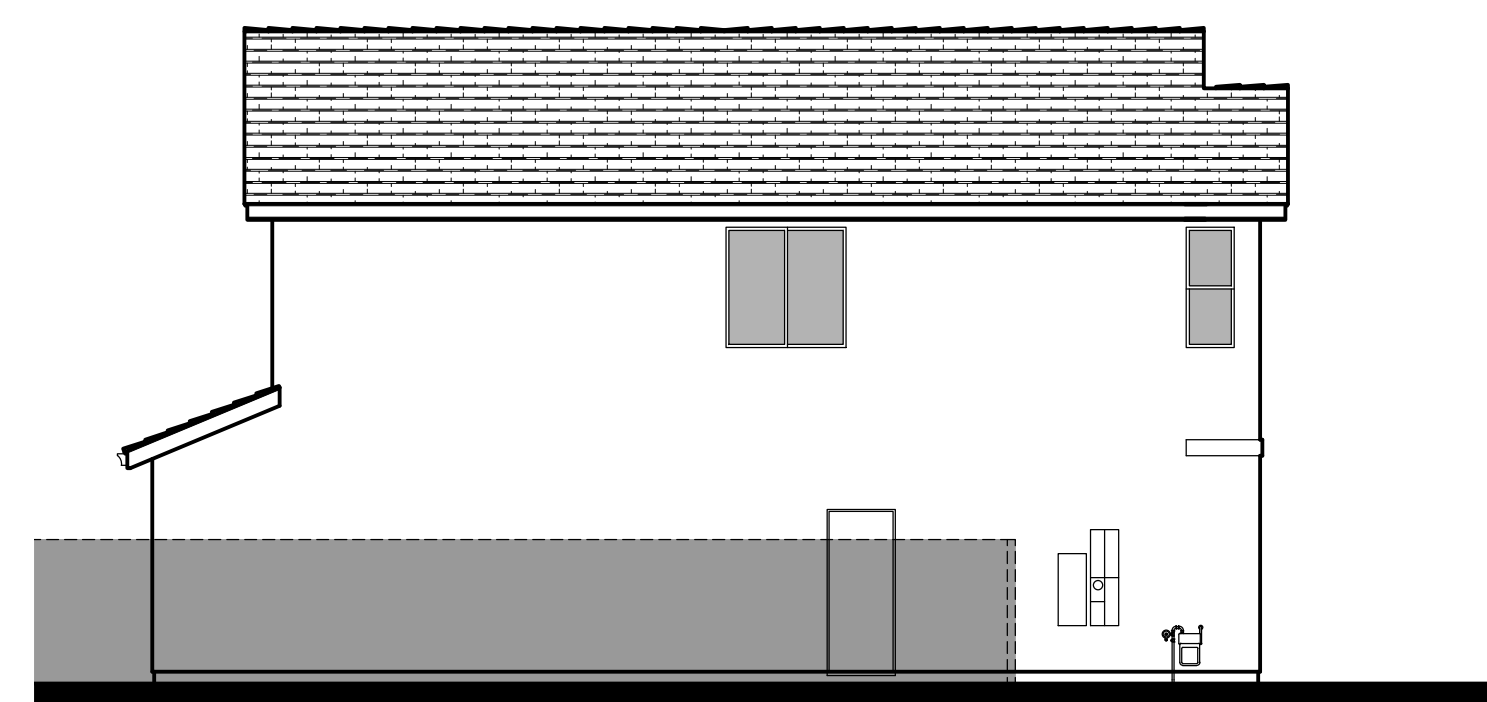
Right (Street) Elevation 2B - Farmhouse



ROOF PLAN 2A  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O.



Rear Elevation



Left Elevation



Front Elevation



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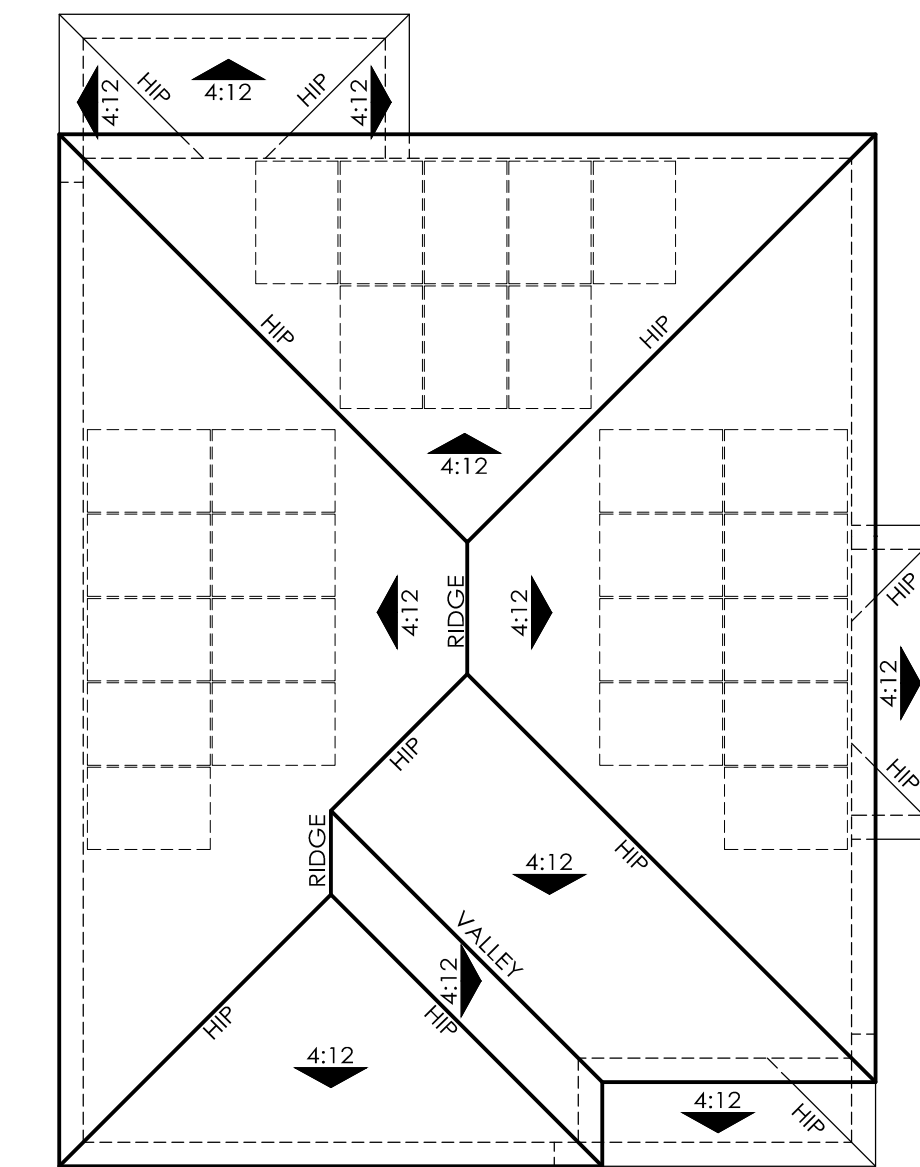
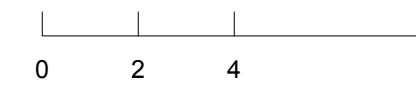
N1-P2B - EXTERIOR ELEVATIONS

A2.4

2C - Material Legend:  
 Low Profile 'S' Tile Roofing  
 Light Lace Textured Stucco Finish  
 Decorative Shutters  
 Enhanced Entry Surround



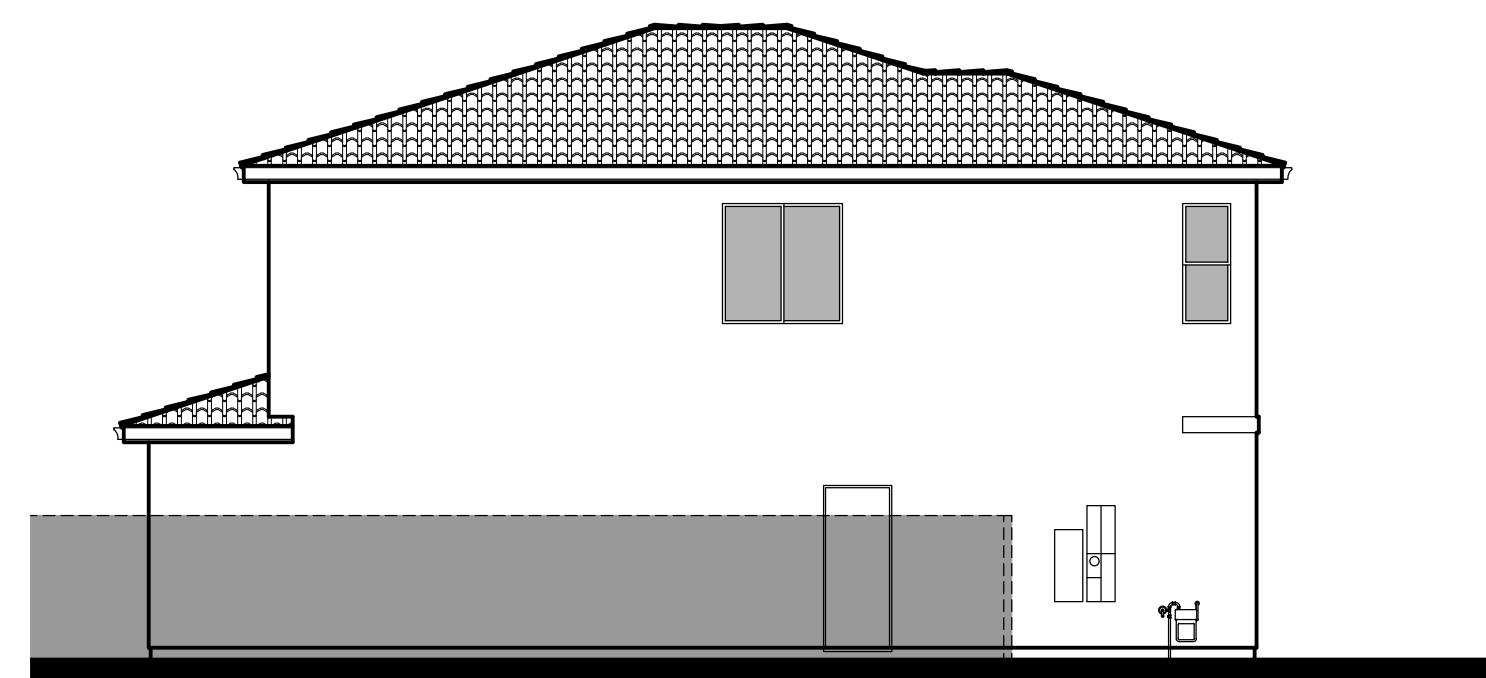
Right (Street) Elevation 2C - Italianate



ROOF PLAN 2C  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 4:12 U.N.O.



Rear Elevation



Left Elevation



Front Elevation



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 Tract Number 4216  
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N1-P2C - EXTERIOR ELEVATIONS

A2.5



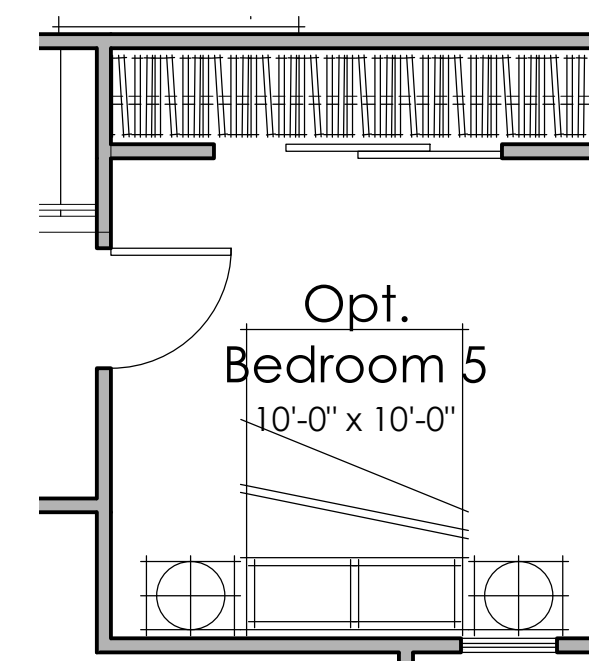
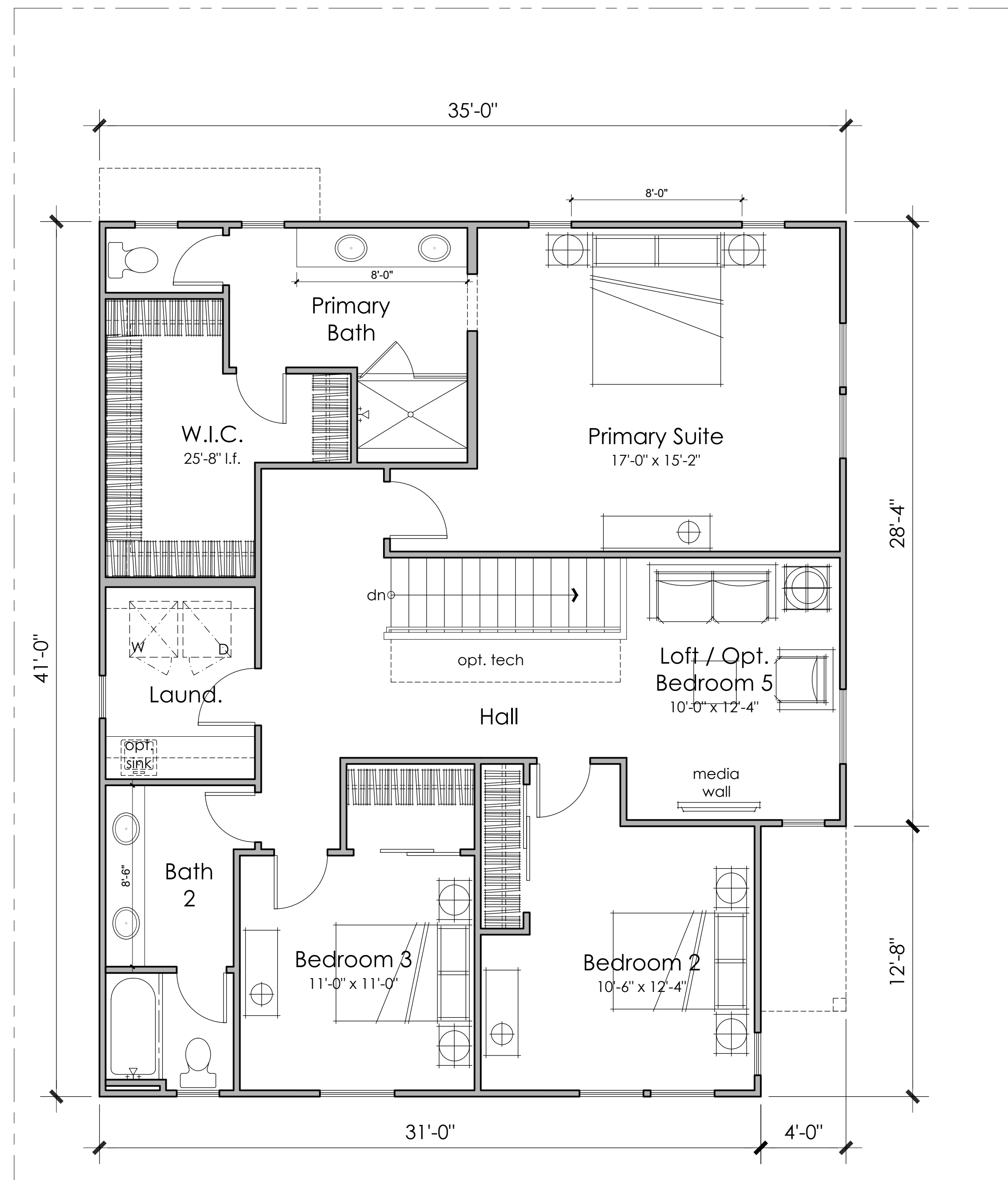
Front Elevation 3B - Farmhouse  
FA-3



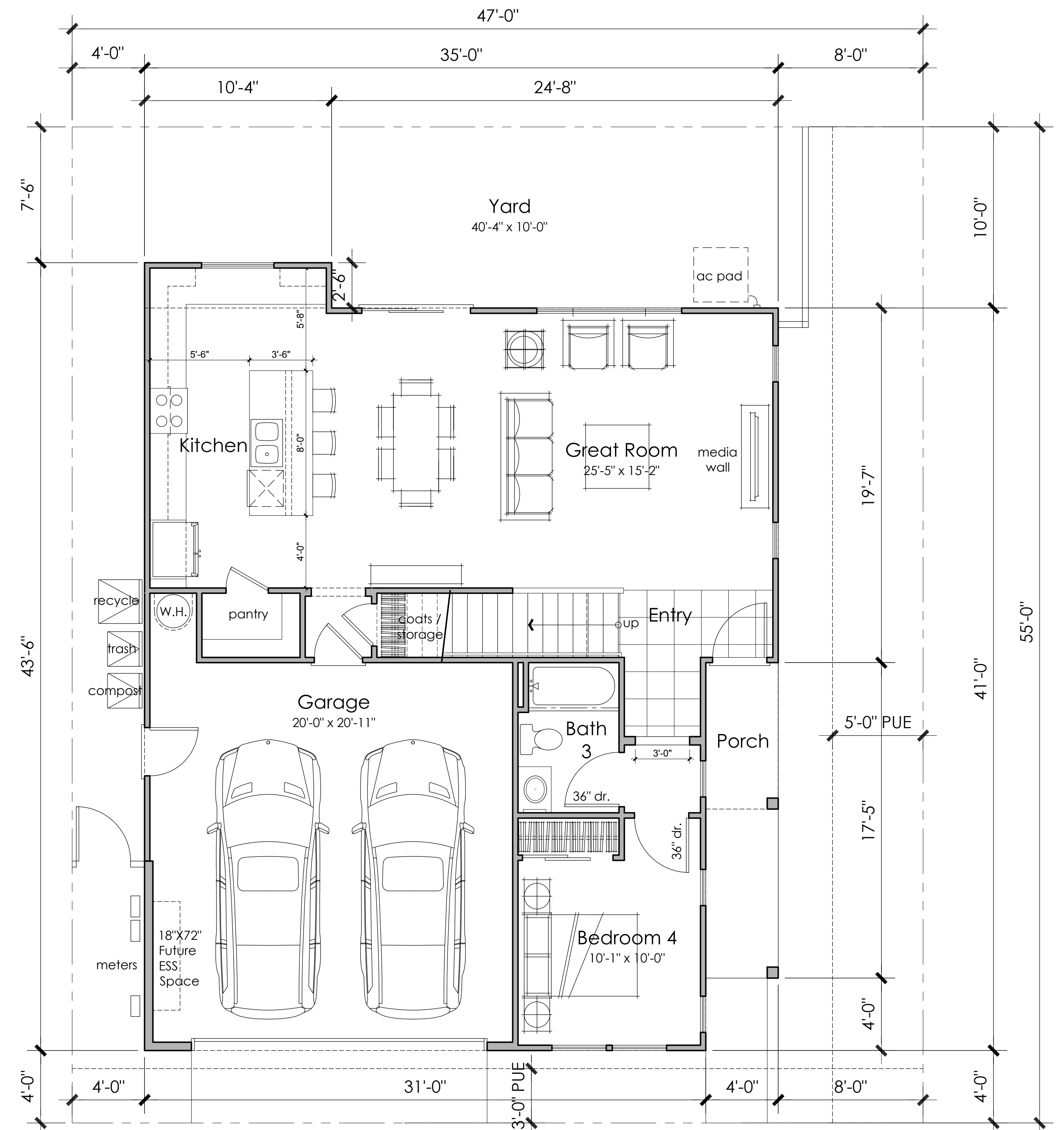
Front Elevation 3C - Italianate  
SB-3 (45)



Front Elevation 3D - Mission  
SB-2



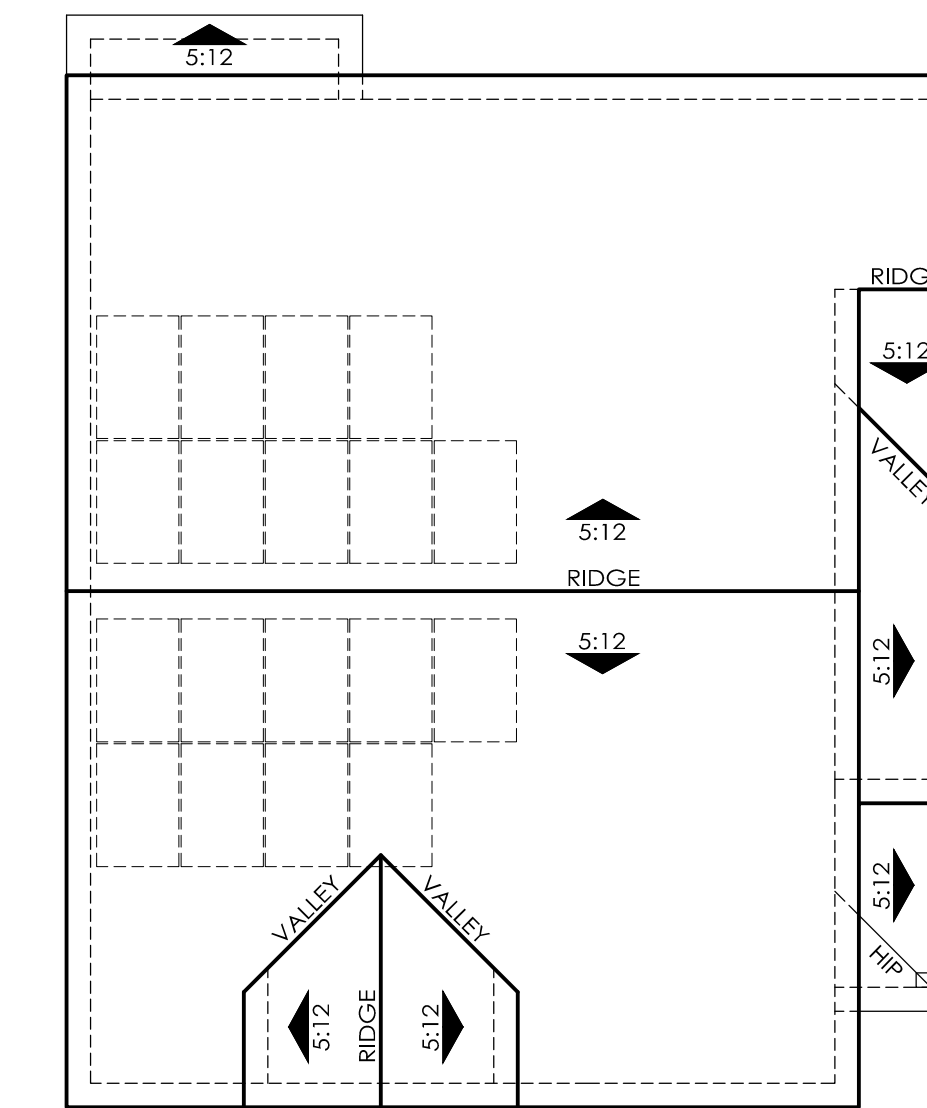
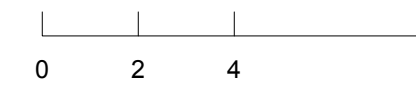
OPT. BEDROOM 5



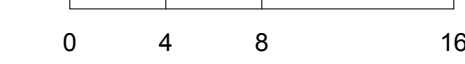
3B - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Board & Batten Siding  
 Decorative Wood Posts  
 Enhanced Head and Sill Trim



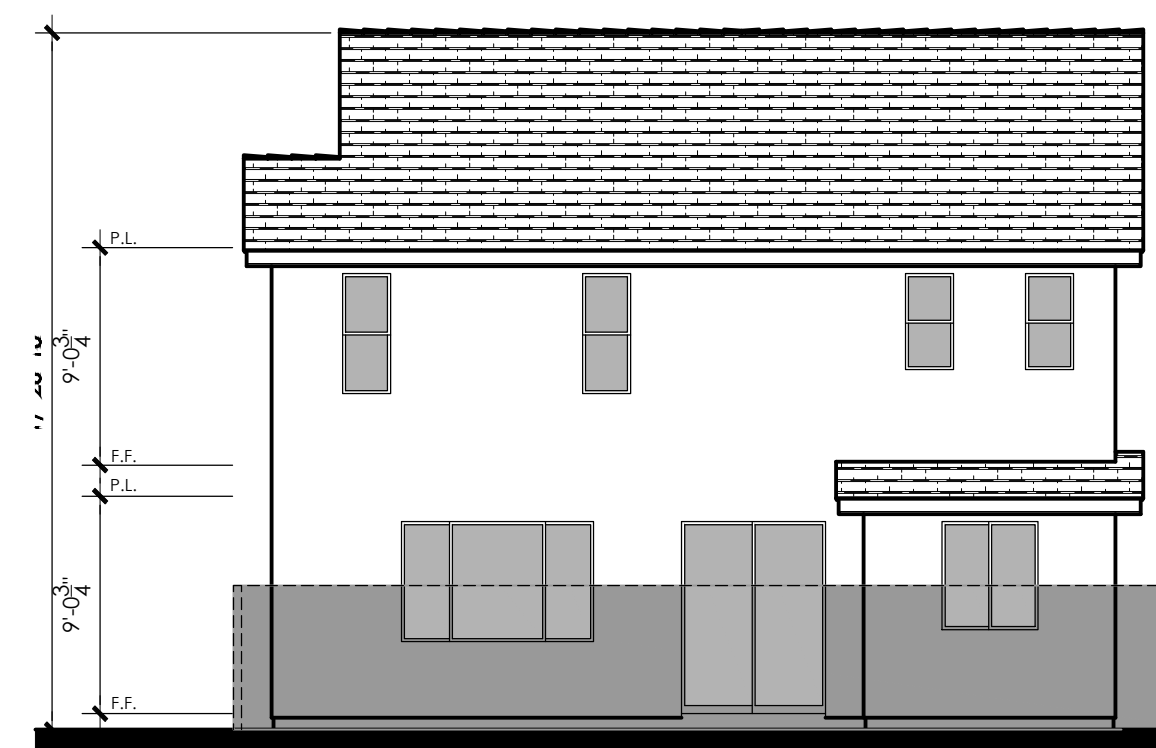
Front Elevation 3B - Farmhouse



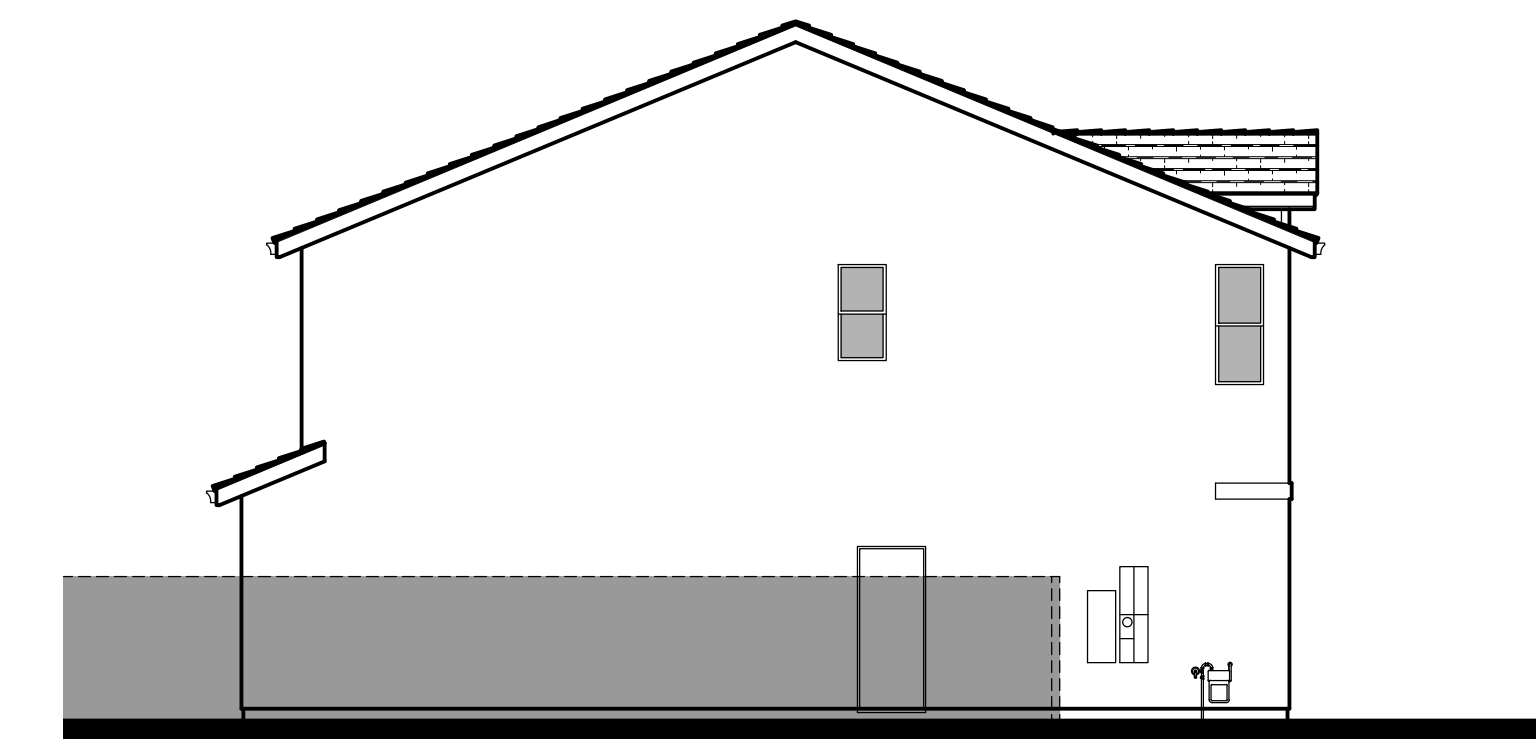
ROOF PLAN 3B  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O.



Right (Street) Elevation 3B



Rear Elevation

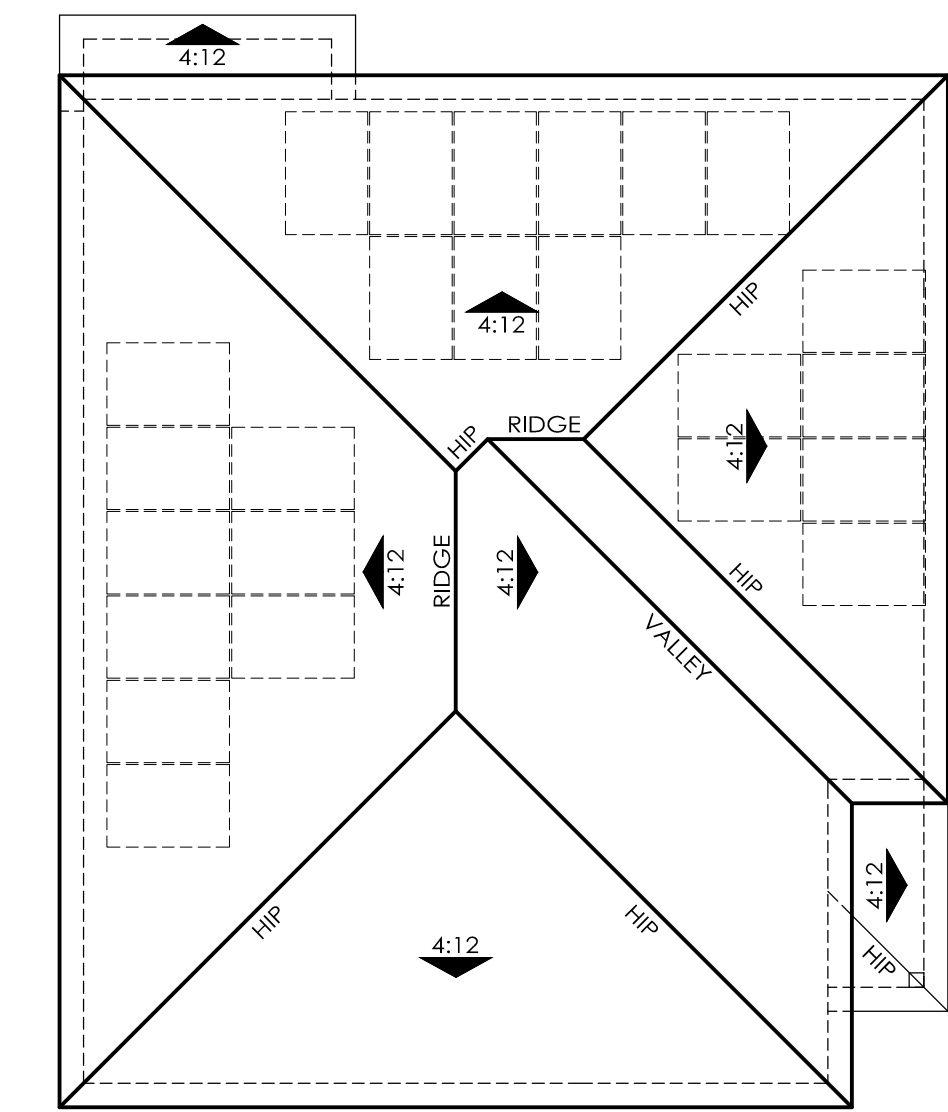


Left Elevation

3C - Material Legend:  
 Low Profile 'S' Tile Roofing  
 Light Lace Textured Stucco Finish  
 Decorative Shutters  
 Enhanced Entry Surround



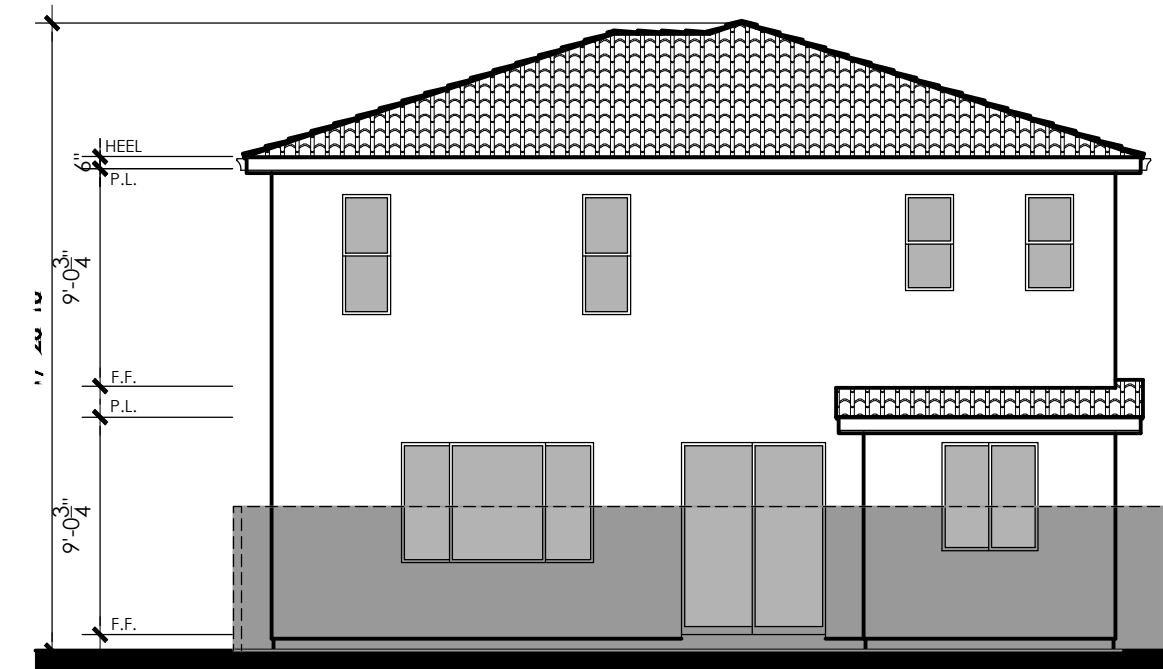
Front Elevation 3C - Italianate



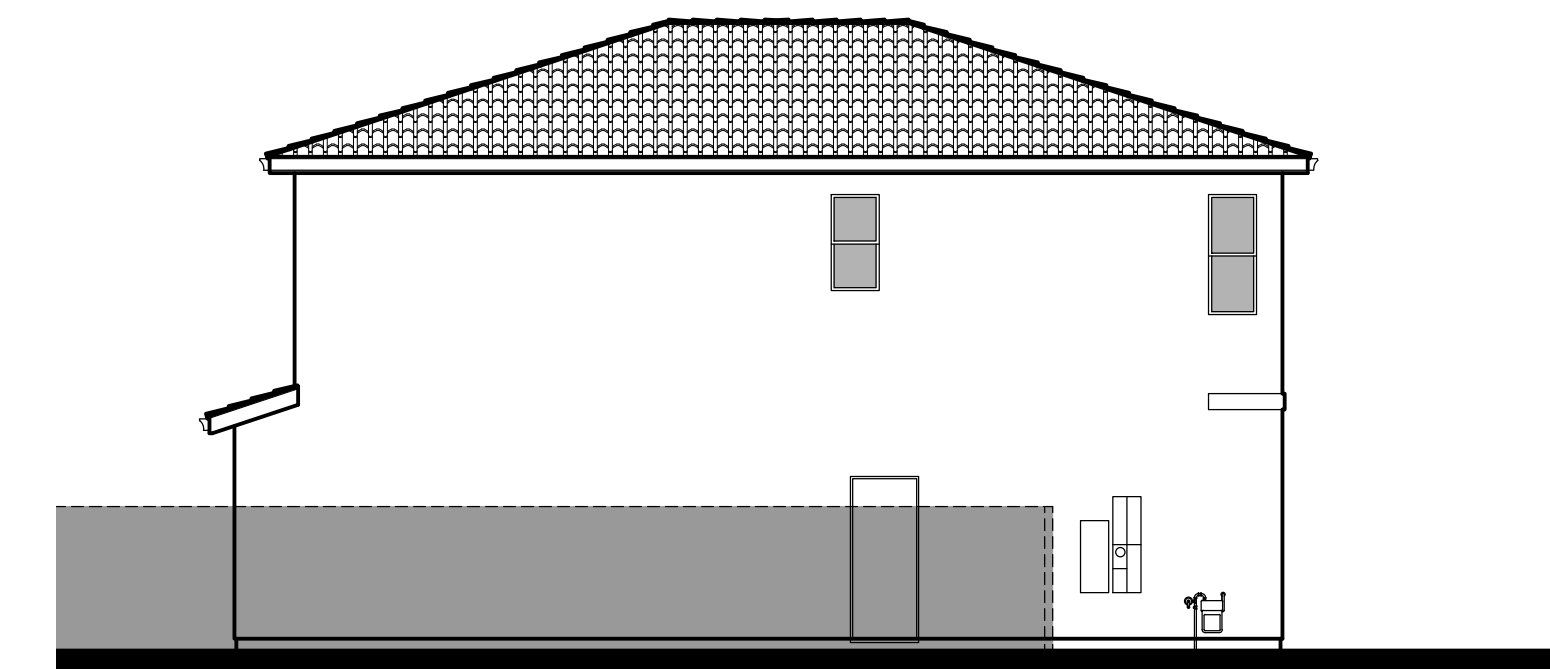
ROOF PLAN 3C  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 4:12 U.N.O.



Right (Street) Elevation 3C



Rear Elevation



Left Elevation



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N1-P3C - EXTERIOR ELEVATIONS

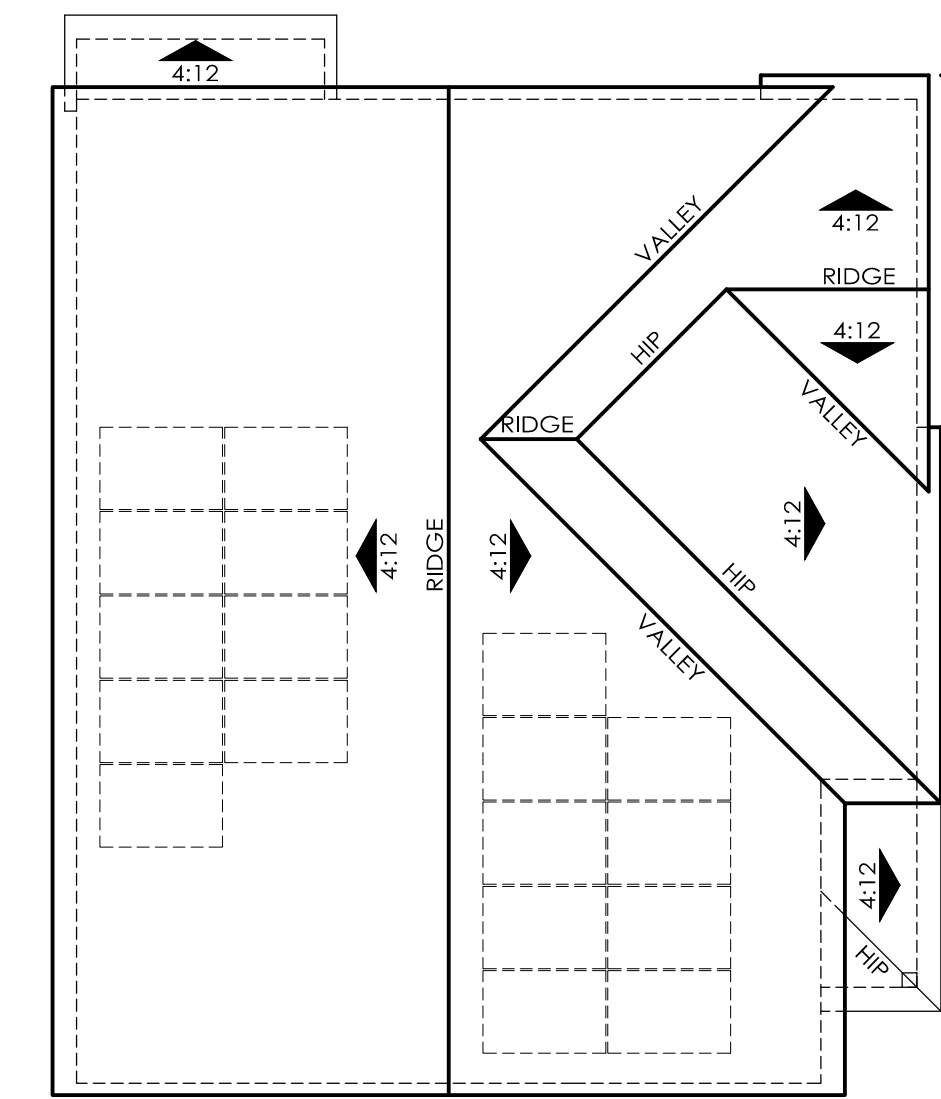
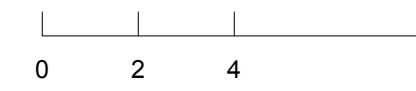
A3.4



3D - Material Legend:  
 Low Profile 'S' Tile Roofing  
 Stucco Finish  
 Decorative Shutters  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



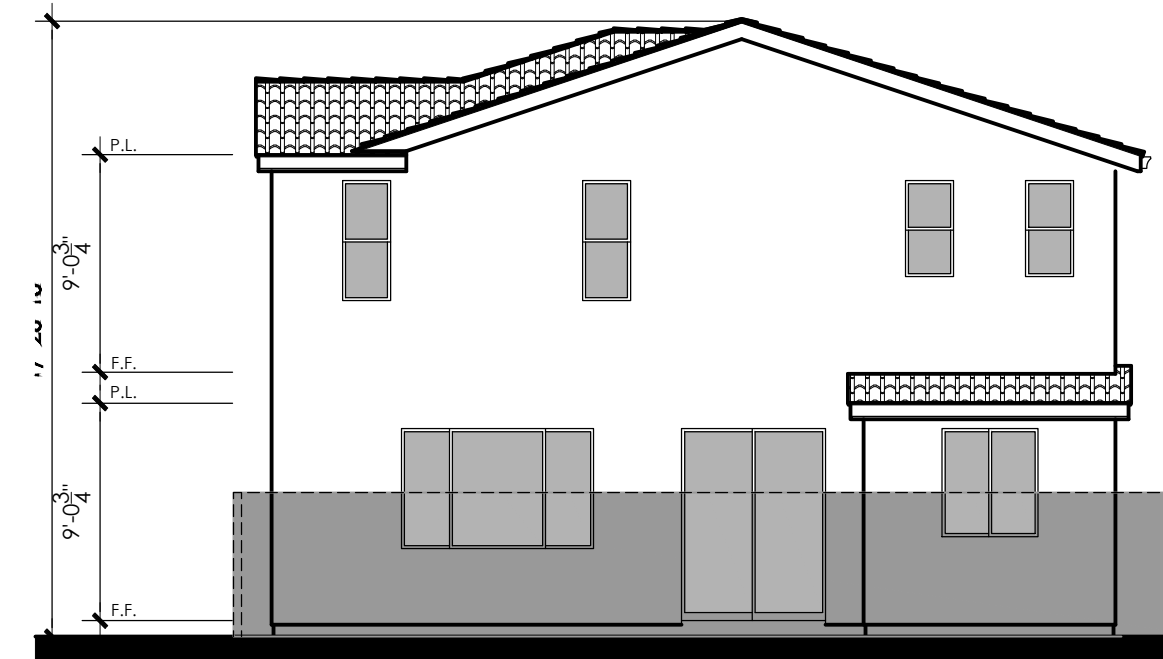
Front Elevation 3D - Mission



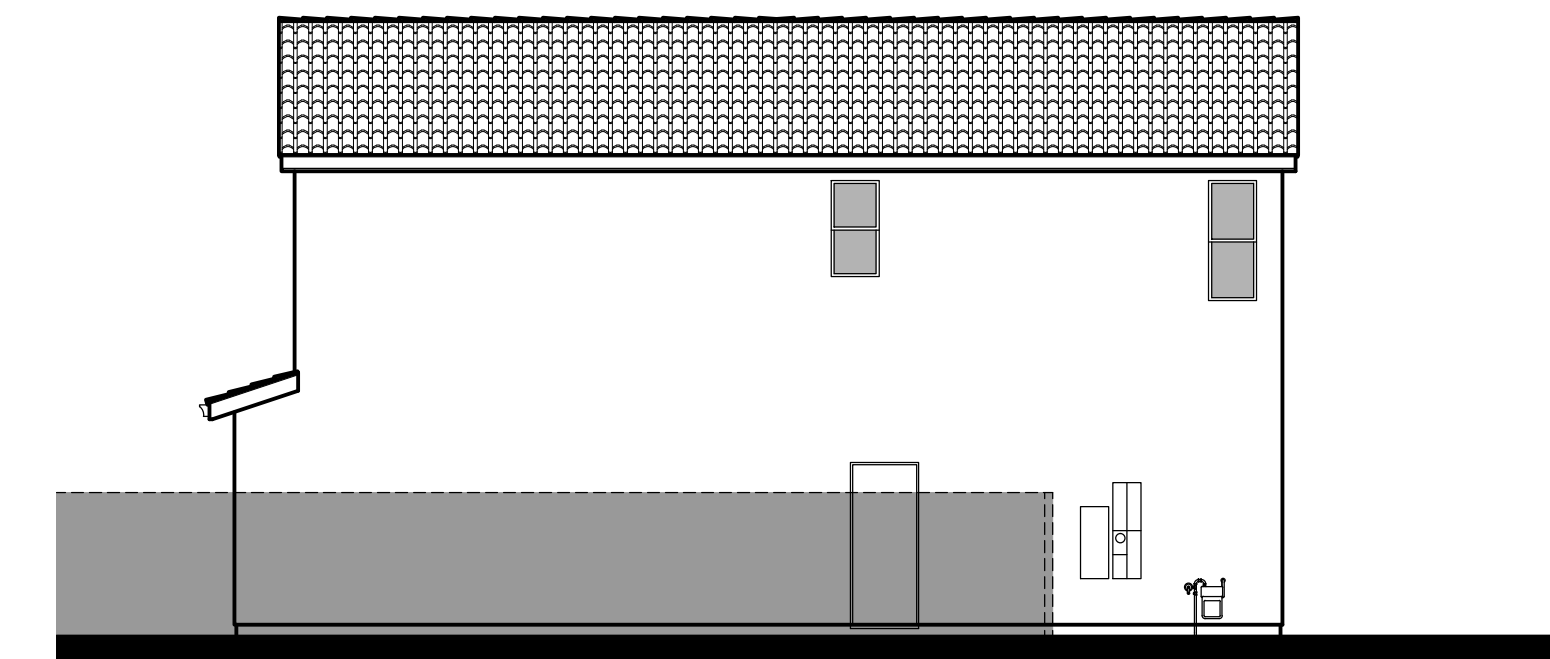
ROOF PLAN 3D  
 OVERHANG: 12"  
 RAKE: 6"  
 ROOF PITCH: 4:12 U.N.O.



Right (Street) Elevation 3D



Rear Elevation



Left Elevation



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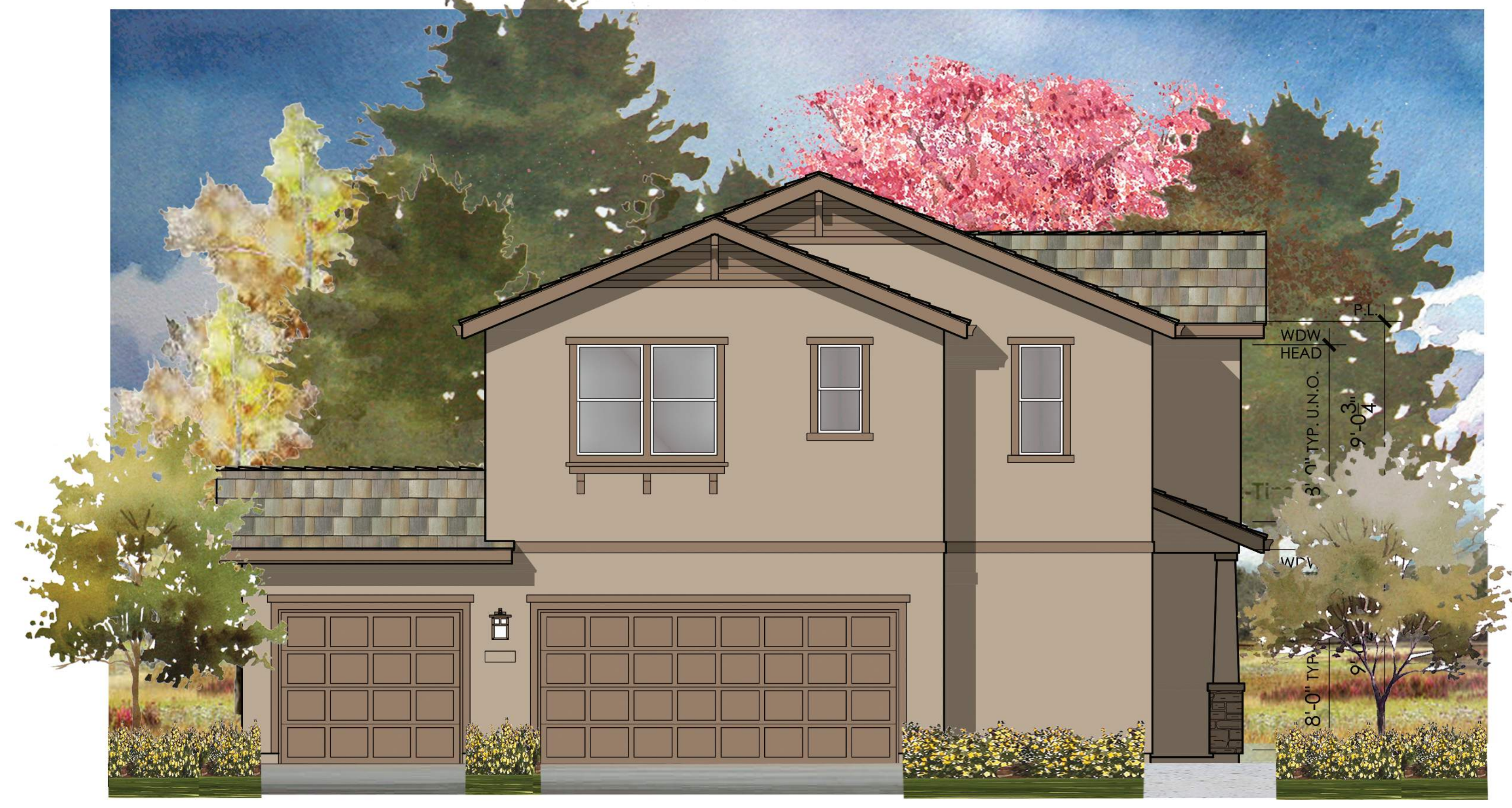
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 MAY 10, 2024



N1-P3D - EXTERIOR ELEVATIONS

A3.5



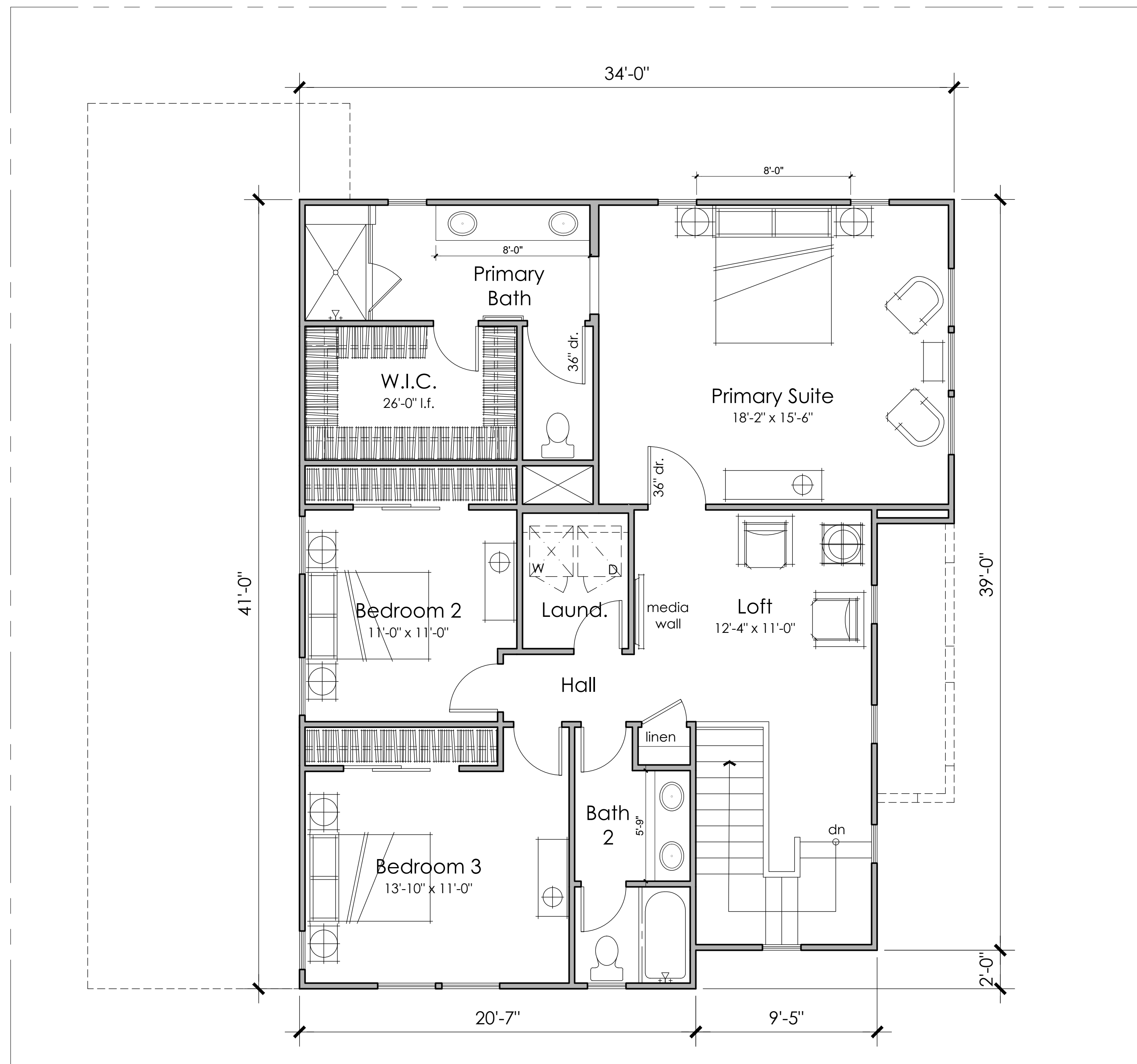
Front Elevation 4A Craftsman  
CR-2



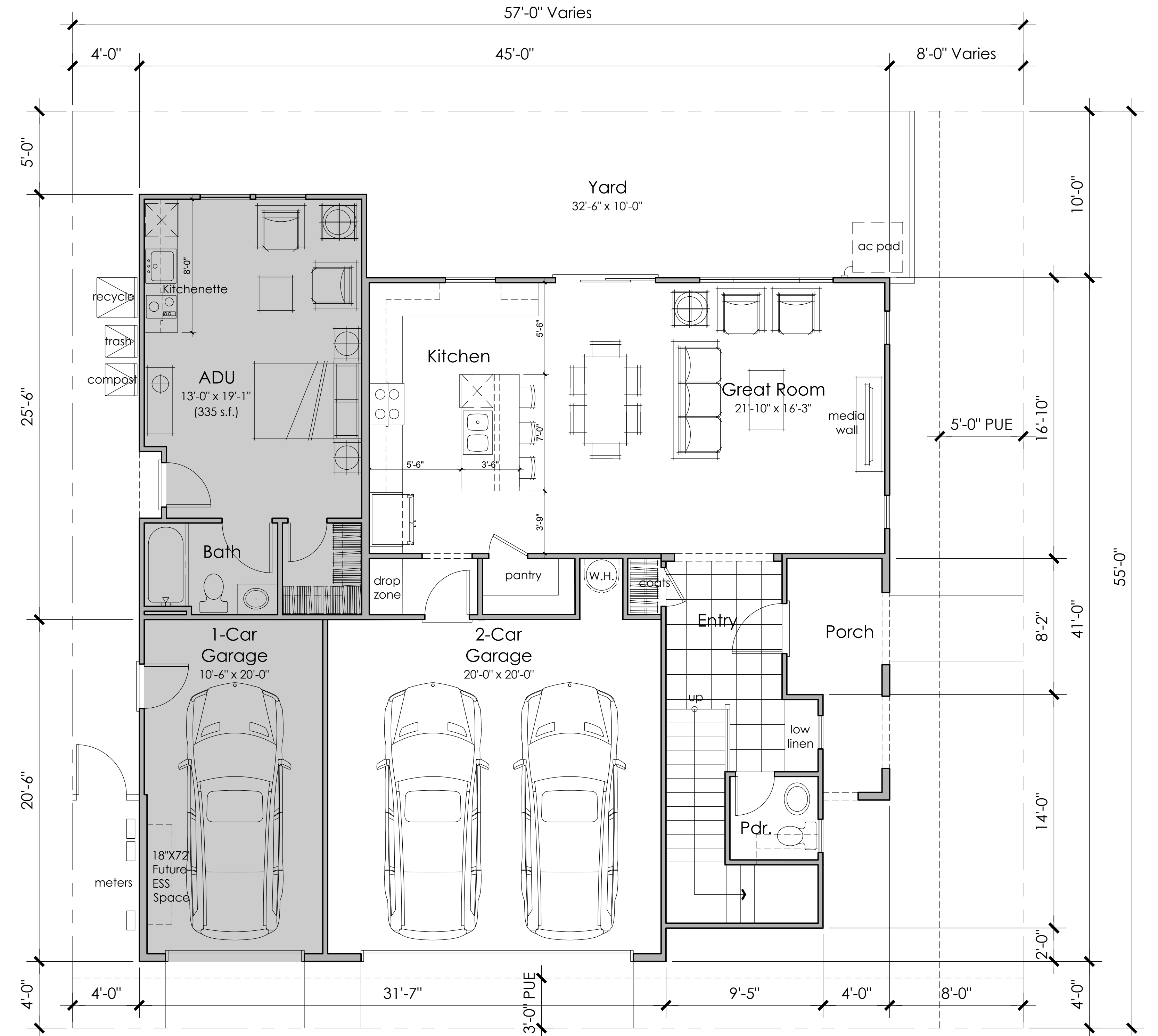
Front Elevation 4B Farmhouse  
FA-2



Front Elevation 4C Italianate  
SB-1 (45)



**Second Floor**  
1252 SQ. FT.



**First Floor**  
778 SQ. FT.

NOTE: Preliminary test to verify ability to have 3-car garage.

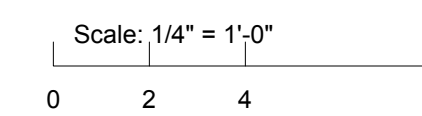


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3 BEDROOMS  
LOFT  
2.5 BATHS  
2,030 S.F.  
ADU 335 S.F.  
2,365 S.F. TOTAL

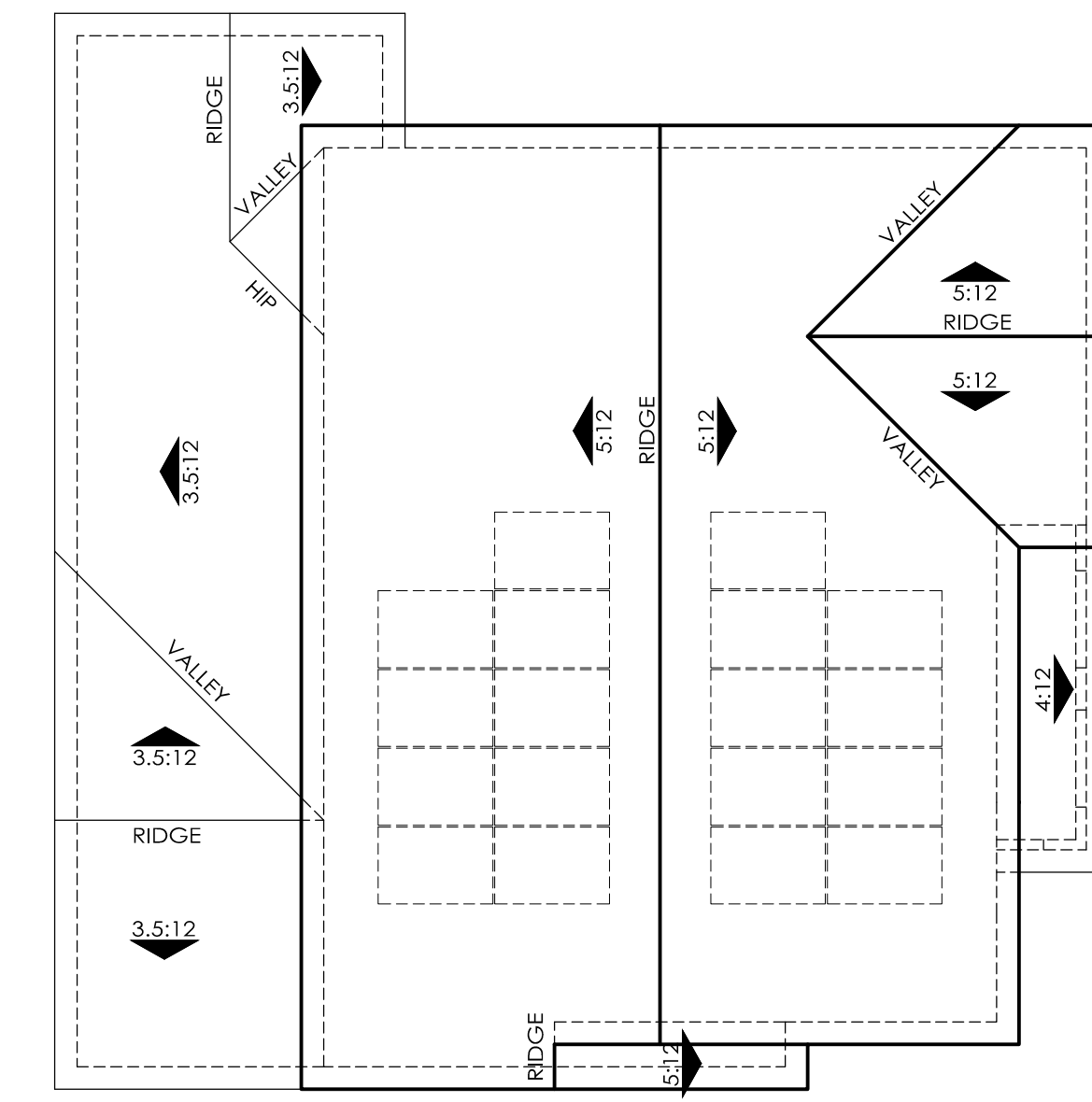
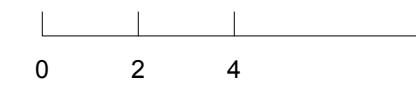
NI-P4 FLOOR PLAN

A4.1

4A - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Stone Veneer  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



Front Elevation 4A Craftsman

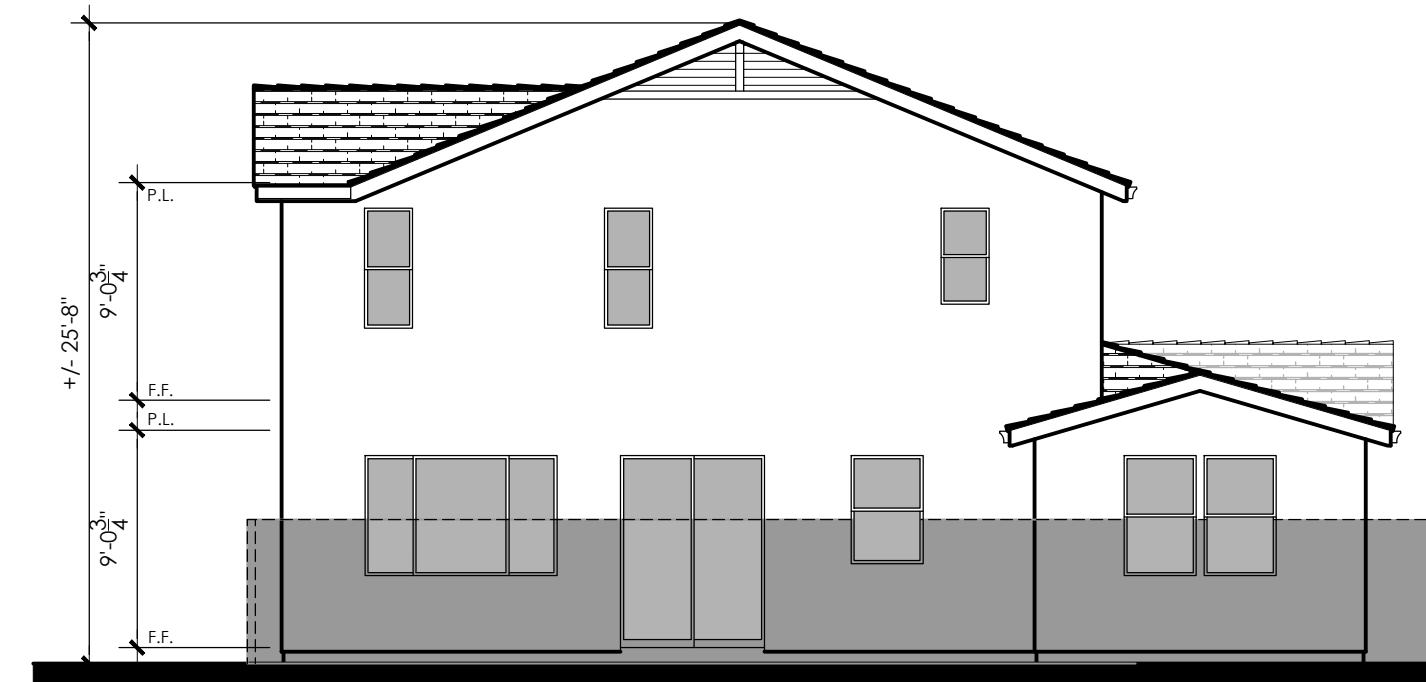


ROOF PLAN 4A

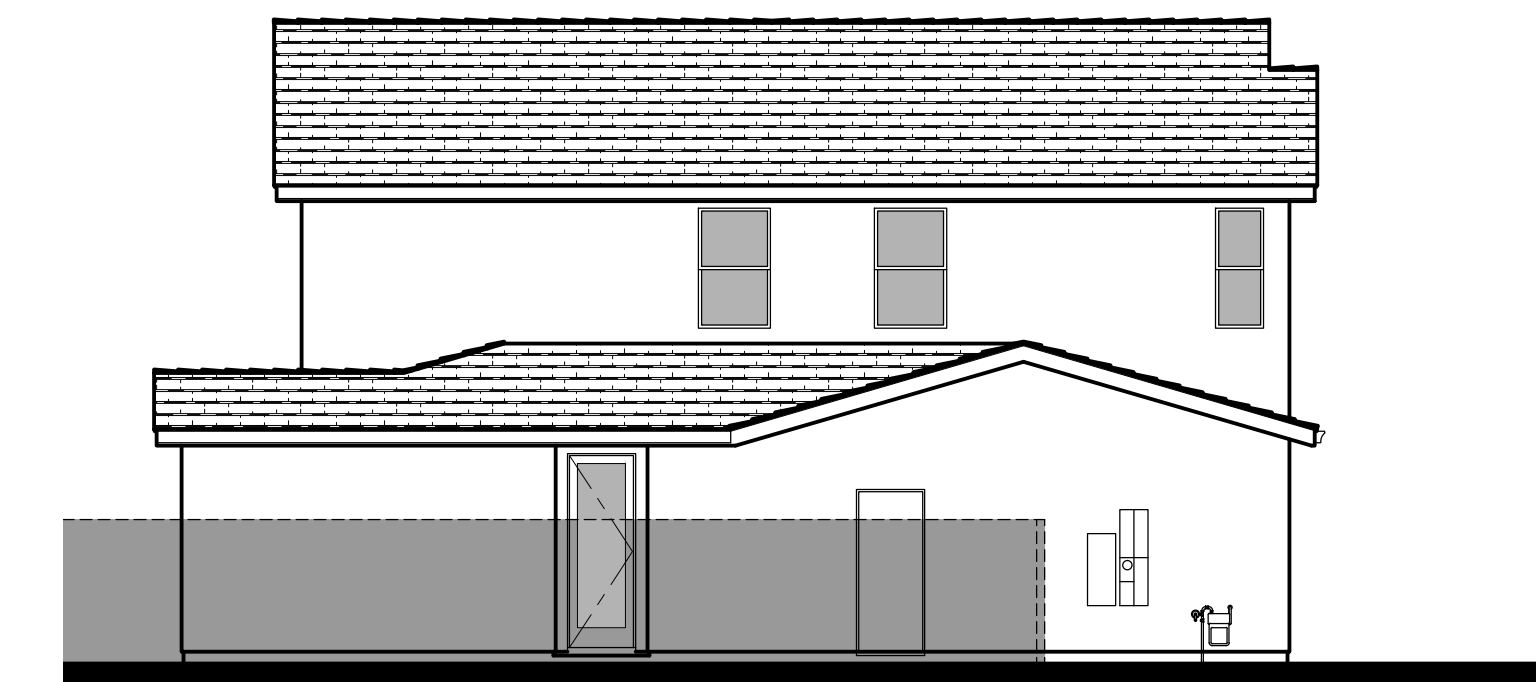
OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O



Right (Street) Elevation 4A

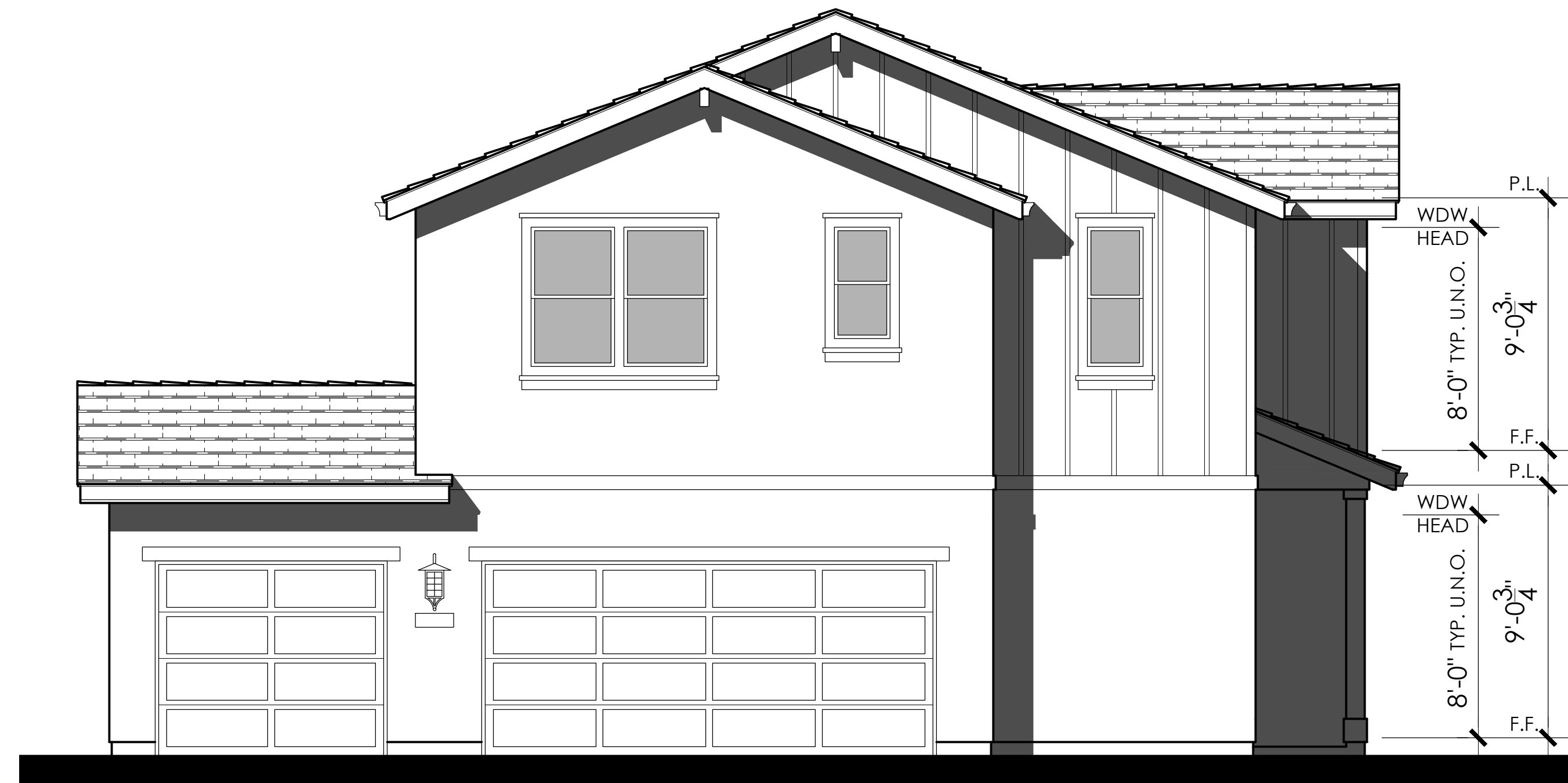


Rear Elevation

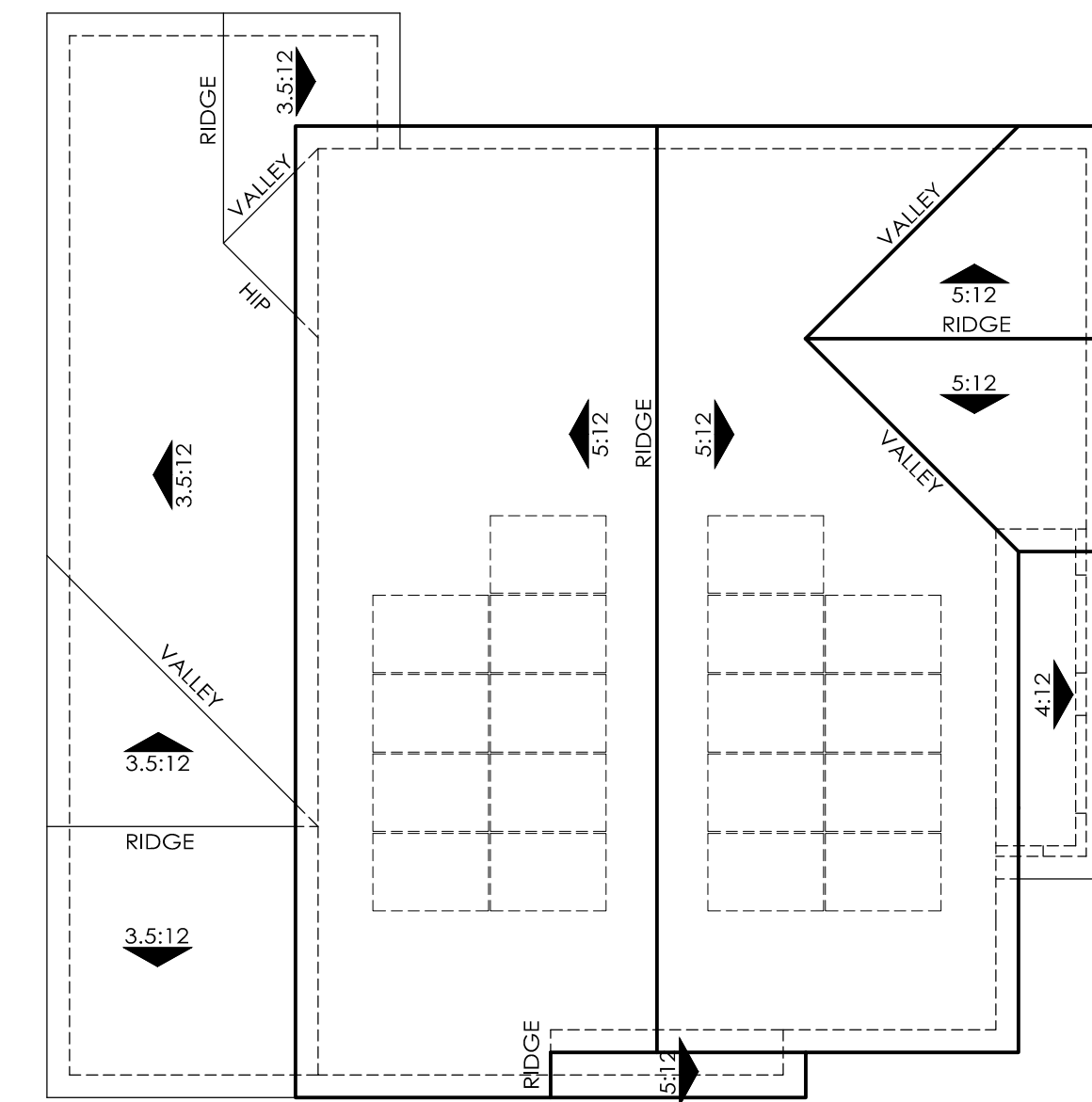
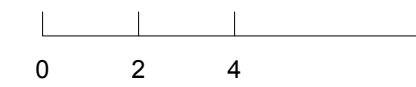


Left Elevation

4B - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Board & Batten Siding  
 Decorative Wood Posts  
 Enhanced Head and Sill Trim



Front Elevation 4B Farmhouse

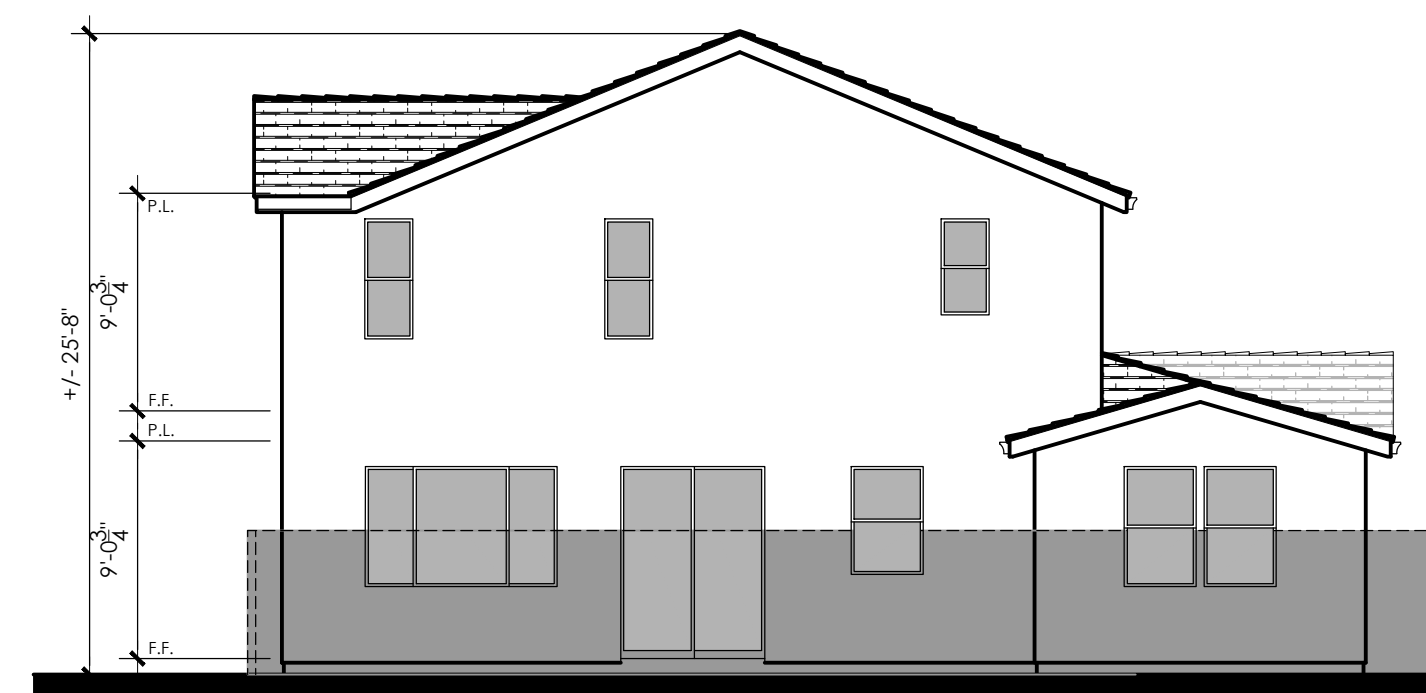


ROOF PLAN 4B

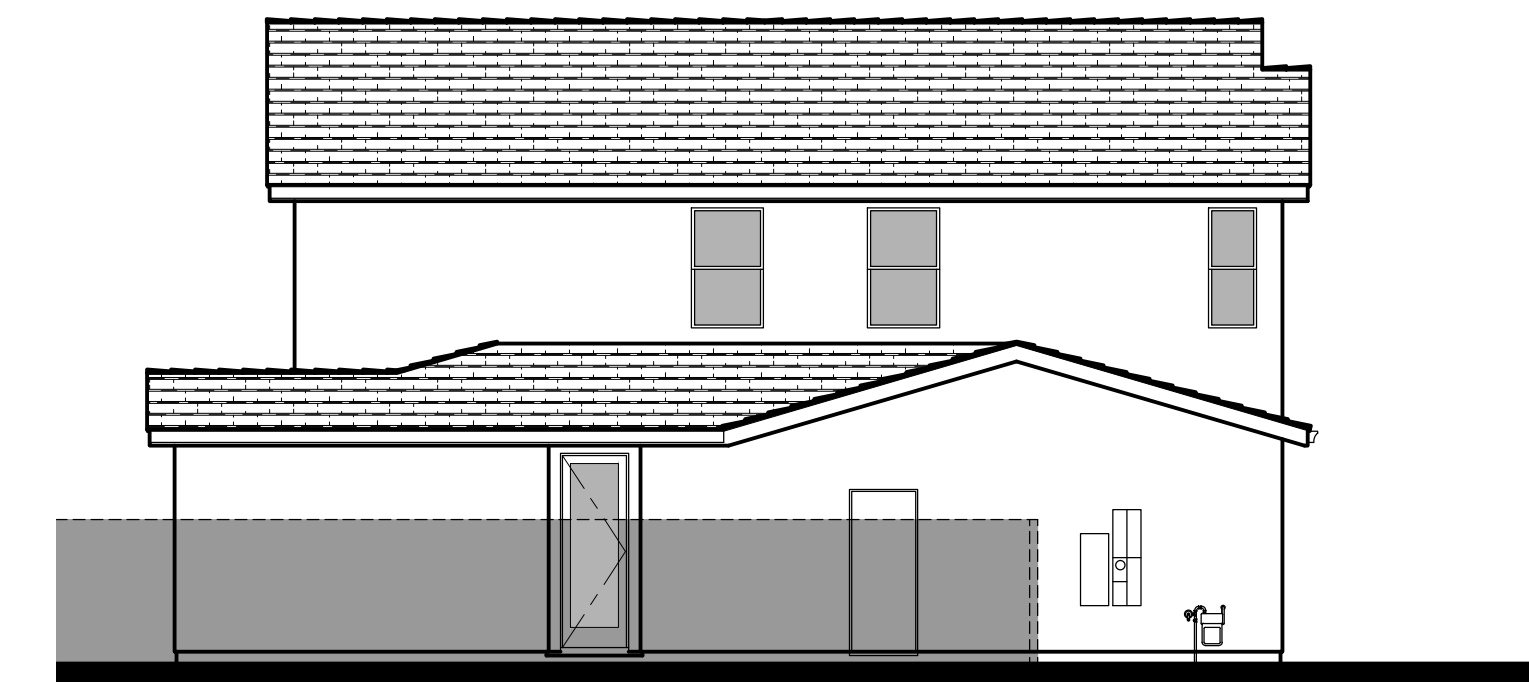
OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O



Right (Street) Elevation 4B



Rear Elevation

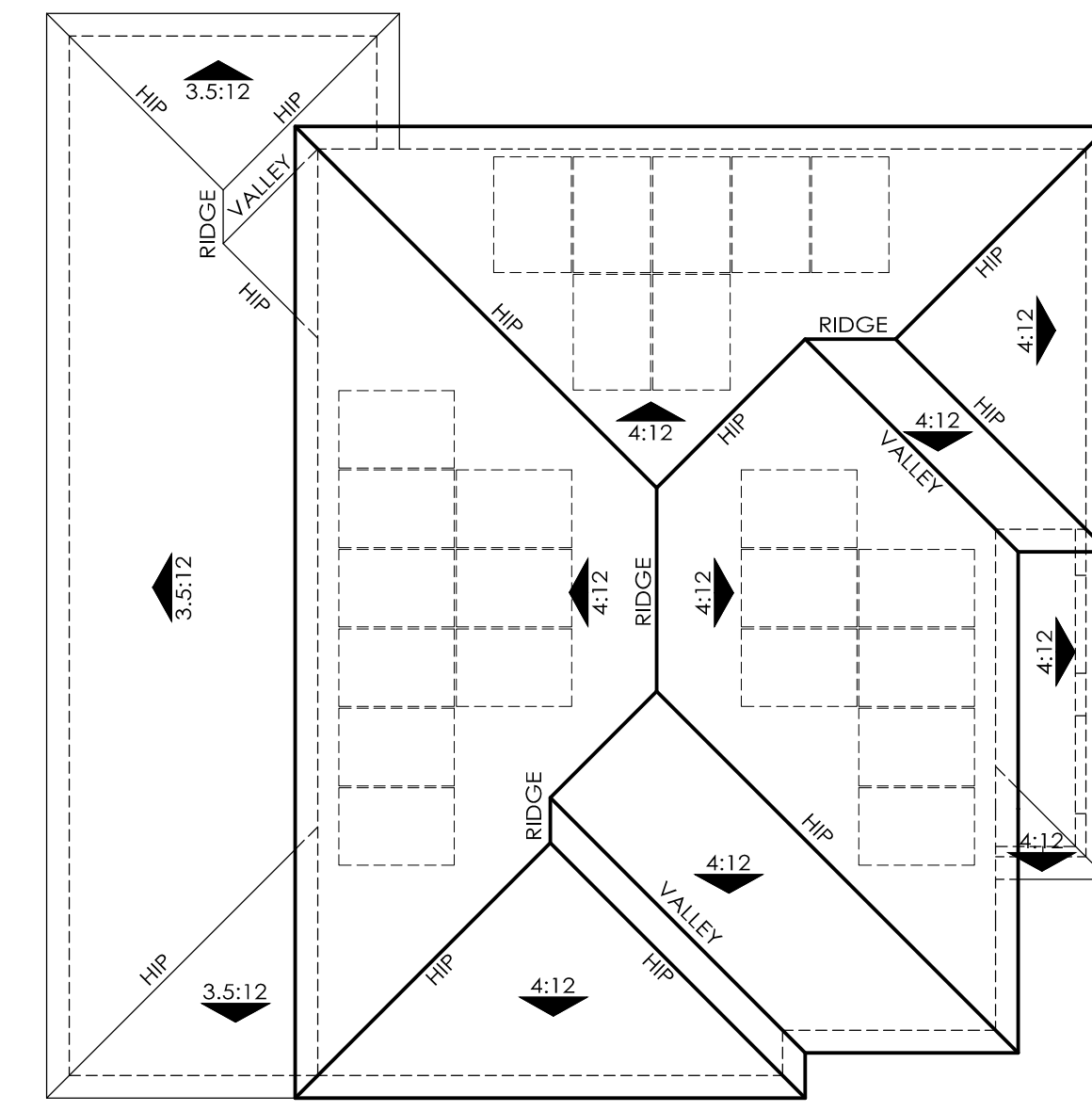
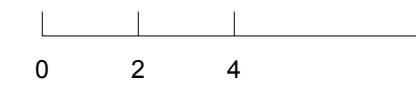


Left Elevation

4C - Material Legend:  
 Low Profile 'S' Tile Roofing  
 Light Lace Textured Stucco Finish  
 Decorative Shutters  
 Enhanced Entry Surround

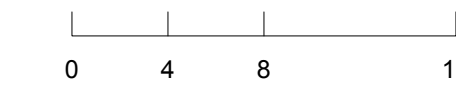


Front Elevation 4C Italianate

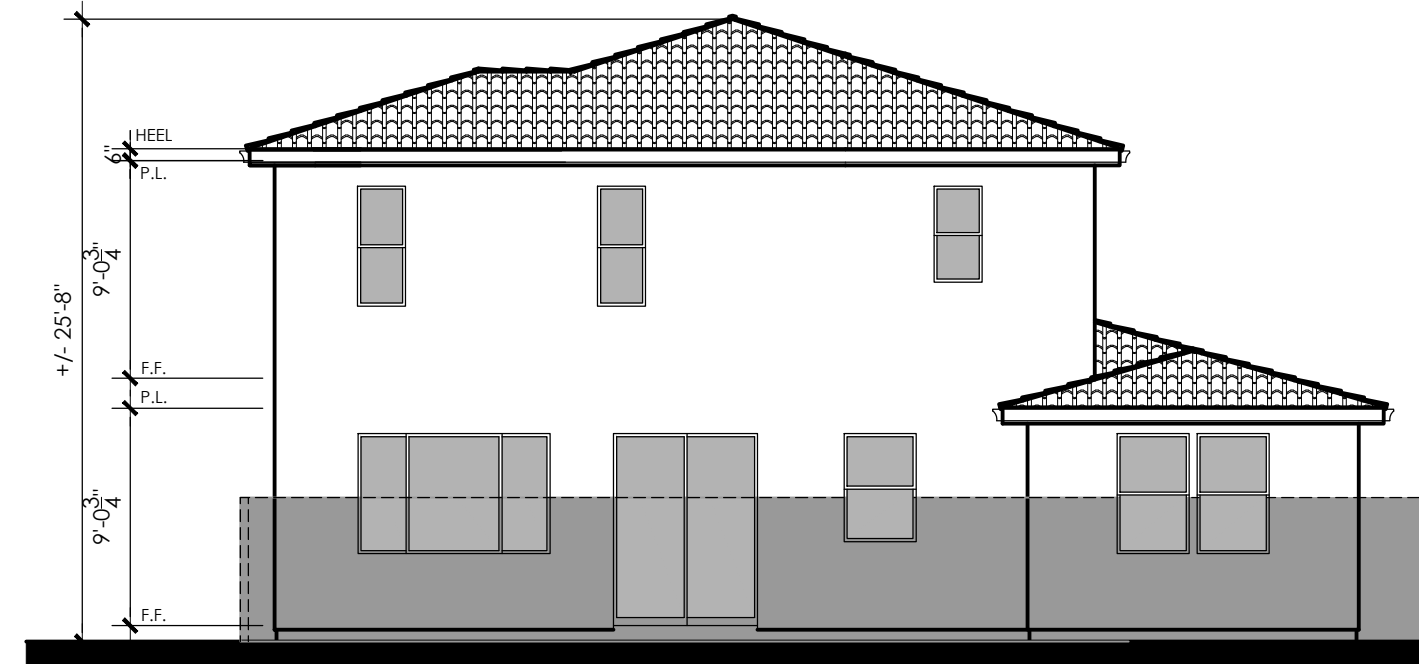


ROOF PLAN 4C

OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 4:12 U.N.O



Right (Street) Elevation 4C



Rear Elevation



Left Elevation

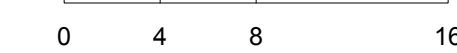


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N1-P4C - EXTERIOR ELEVATIONS

A4.5



Plan 1

Front Elevation A - Craftsman  
CR-1

Plan 2



Plan 1

Front Elevation B - Farmhouse  
FA-3

Plan 2



Plan 1

Front Elevation C - Italianate  
SB-3

Plan 2

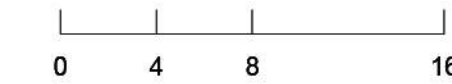


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Neighborhood H, Unit No. 14  
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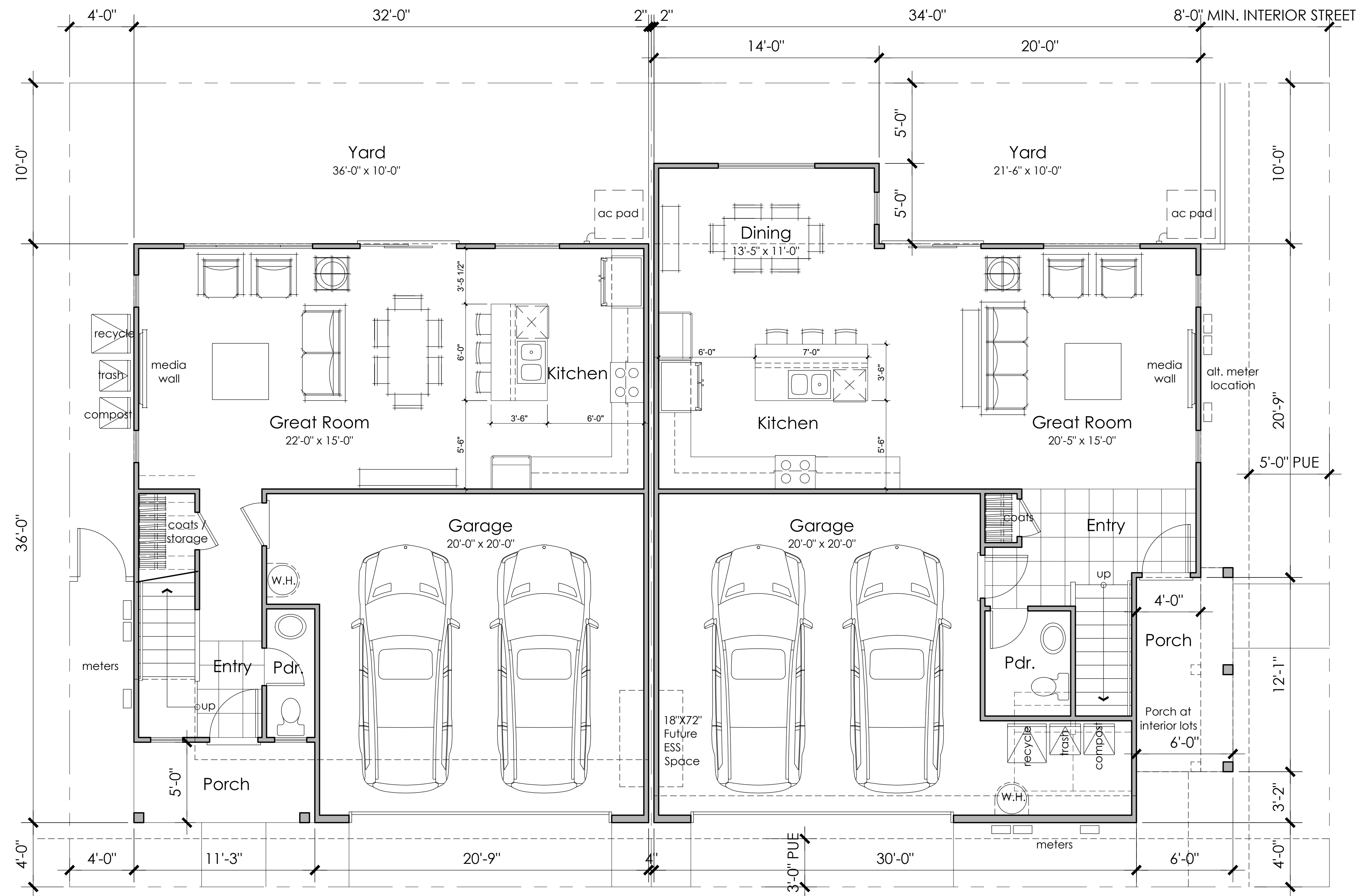
CONCEPTUAL DESIGN  
MAY 10, 2024



N2-DUET1 - FRONT ELEVATIONS

A5.0.2





**Plan 1**

653 SQ. FT.  
 3 BEDROOMS  
 2.5 BATHS  
 1,632 S.F.

**Plan 2**

756 SQ. FT.  
 3 BEDROOMS  
 2.5 BATHS  
 1,836 S.F.

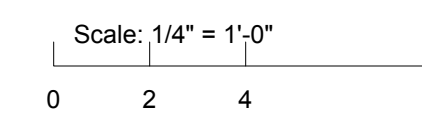


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**Neighborhood H, Unit No. 14**  
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N2-DUET 1 FLOOR PLAN

A5.1



Plan 1  
979 SQ. FT.

Plan 2  
1080 SQ. FT.

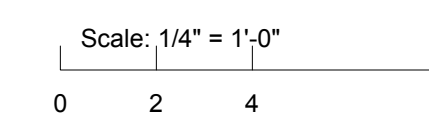


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Neighborhood H, Unit No. 14  
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N2-DUET 1 FLOOR PLAN

A5.2

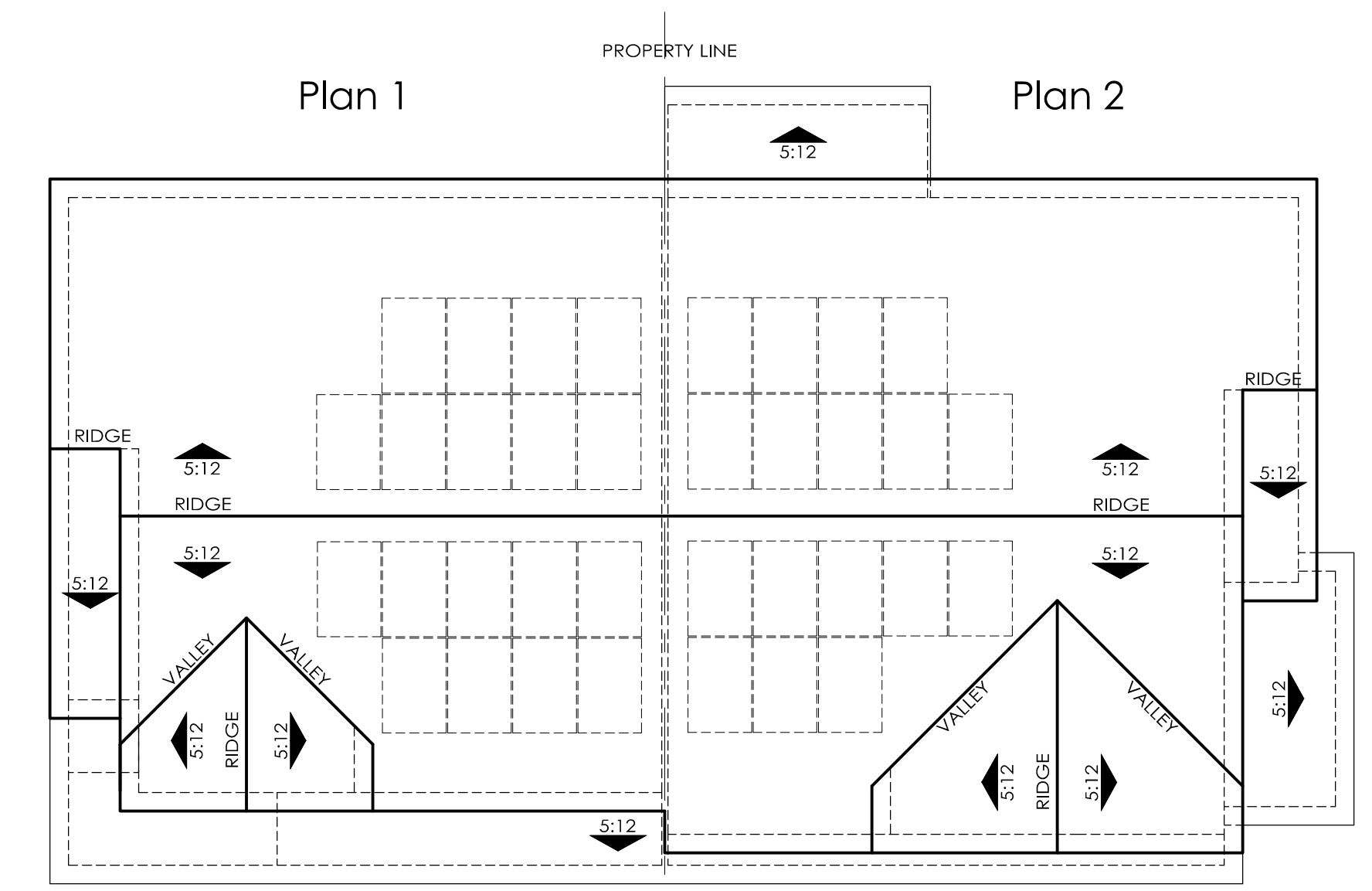


Plan 1

Front Elevation A - Craftsman

Plan 2

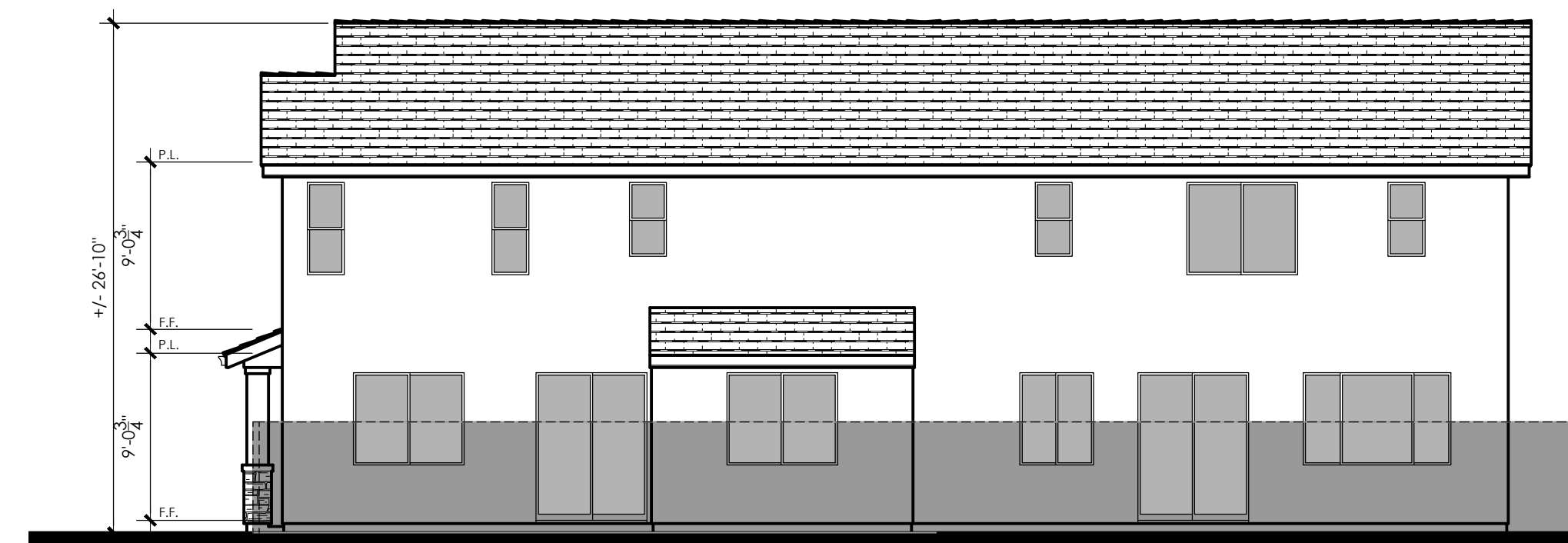
DUET A - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Stone Veneer  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



ROOF PLAN A  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O



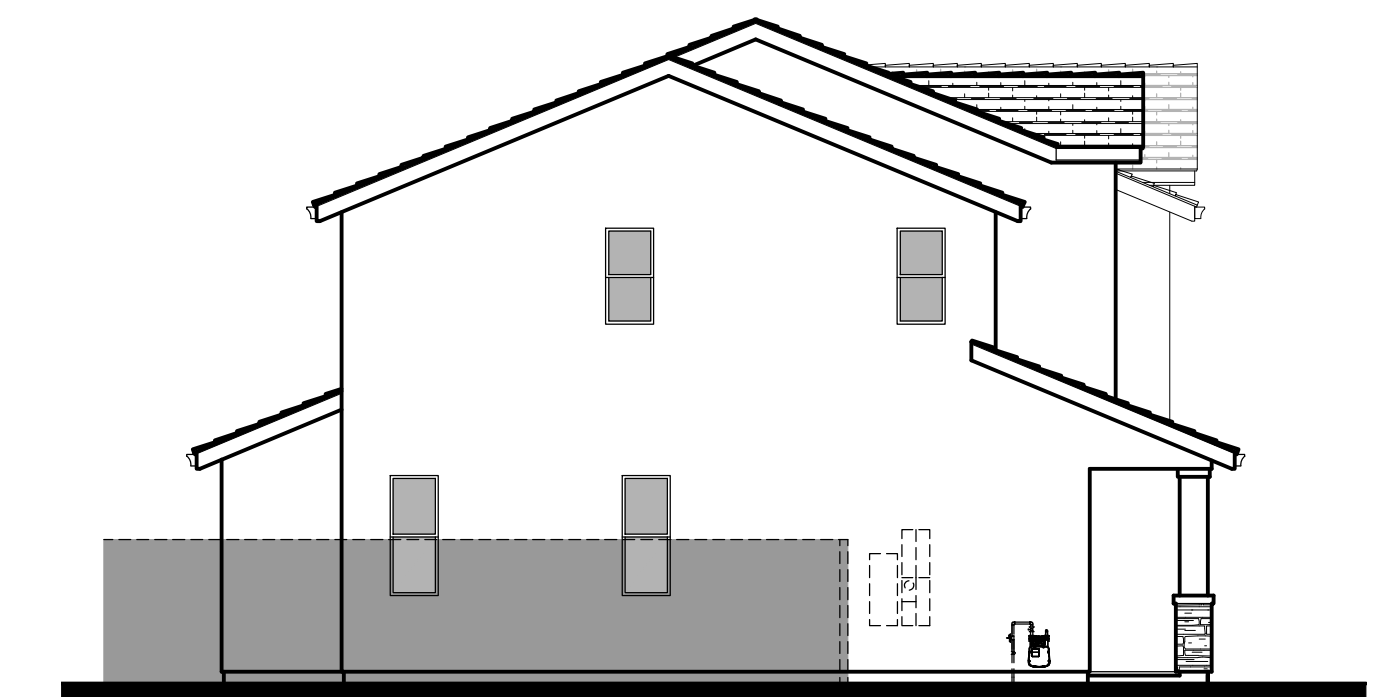
Plan 2 Right (Street) Elevation A



Plan 2

Rear Elevation

Plan 1



Plan 1 Left Elevation

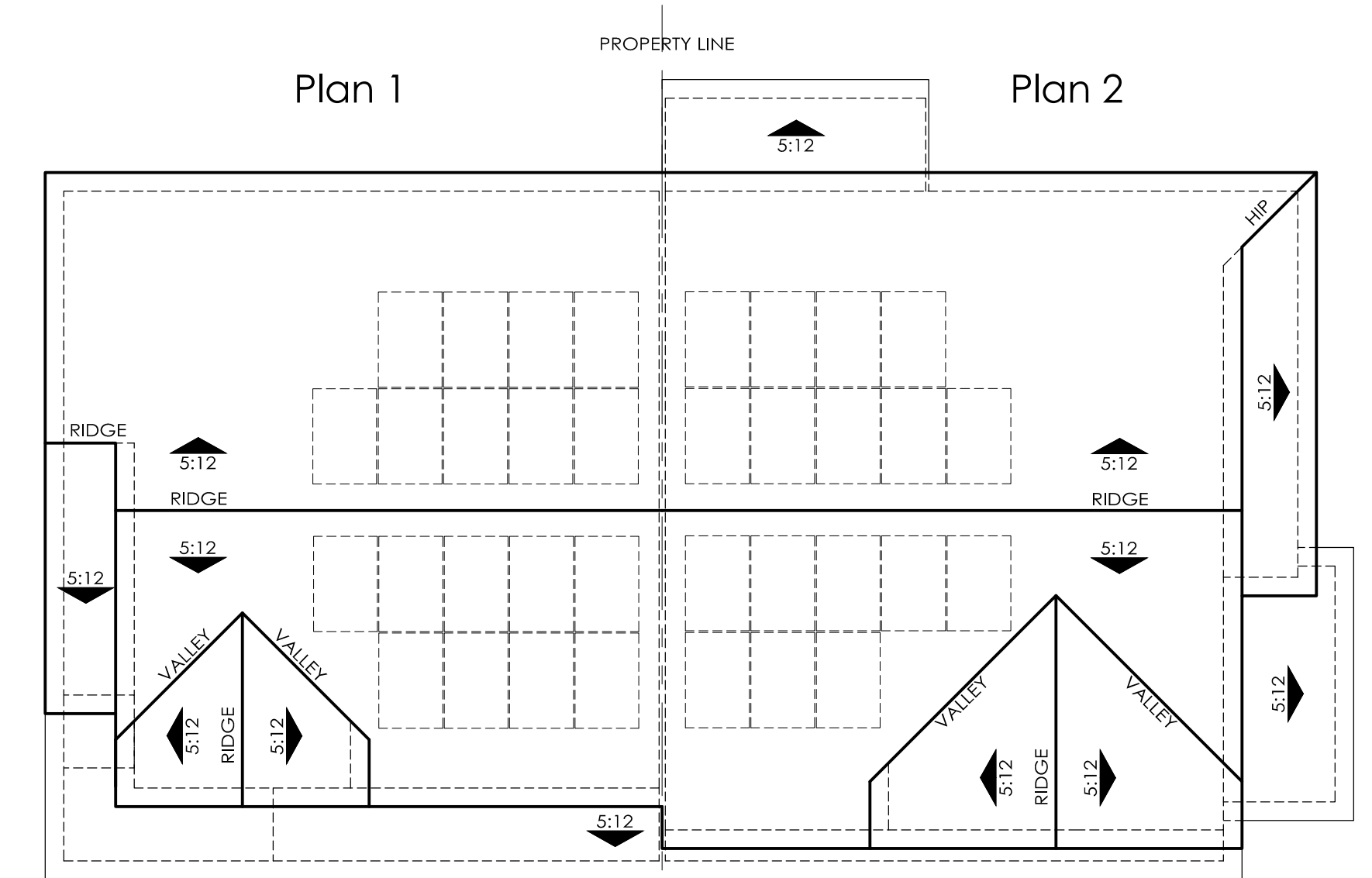


Plan 1

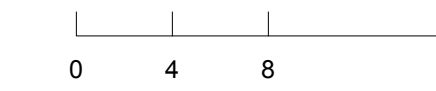
Front Elevation B - Farmhouse

Plan 2

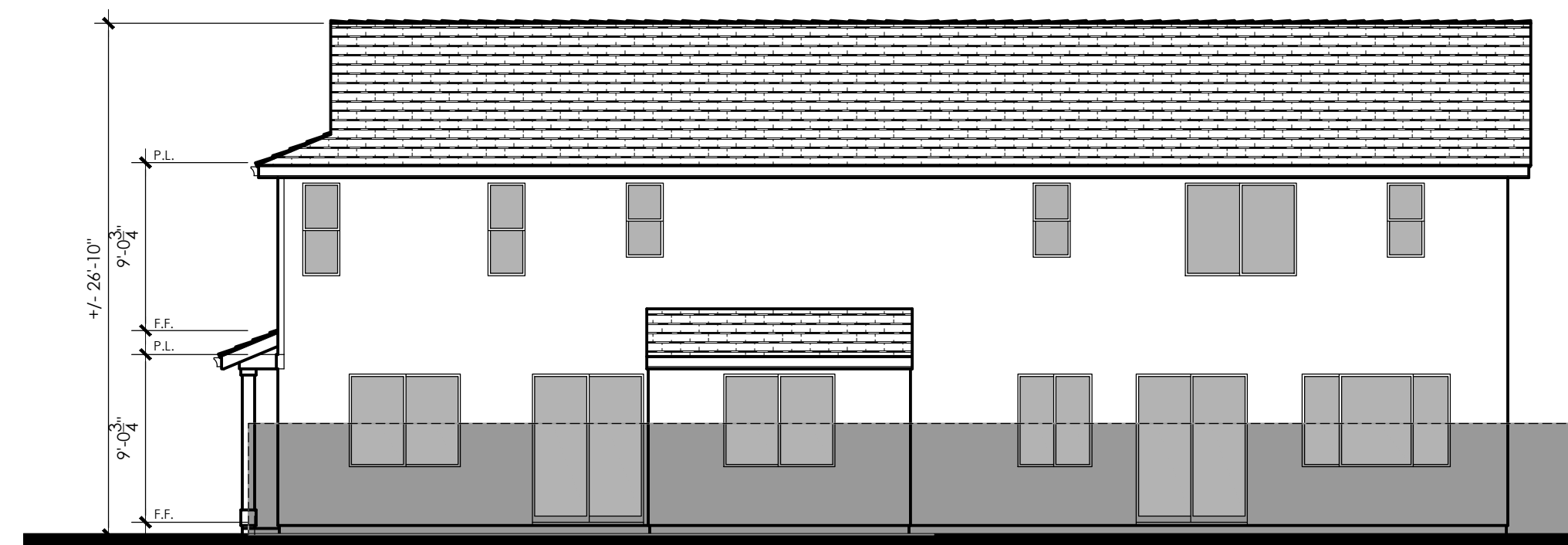
DUET B - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Board & Batten Siding  
 Decorative Wood Posts  
 Enhanced Head and Sill Trim



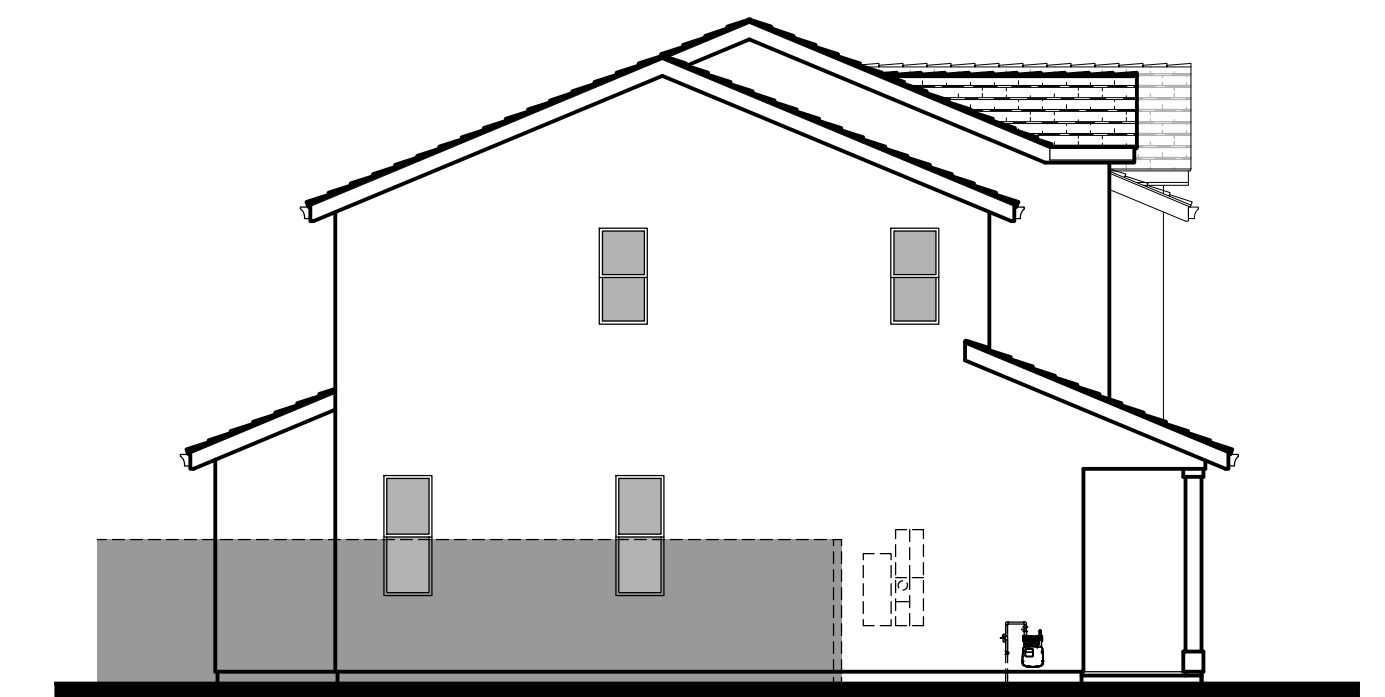
ROOF PLAN B  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O.



Plan 2 Right (Street) Elevation B



Plan 2 Rear Elevation Plan 1



Plan 1 Left Elevation

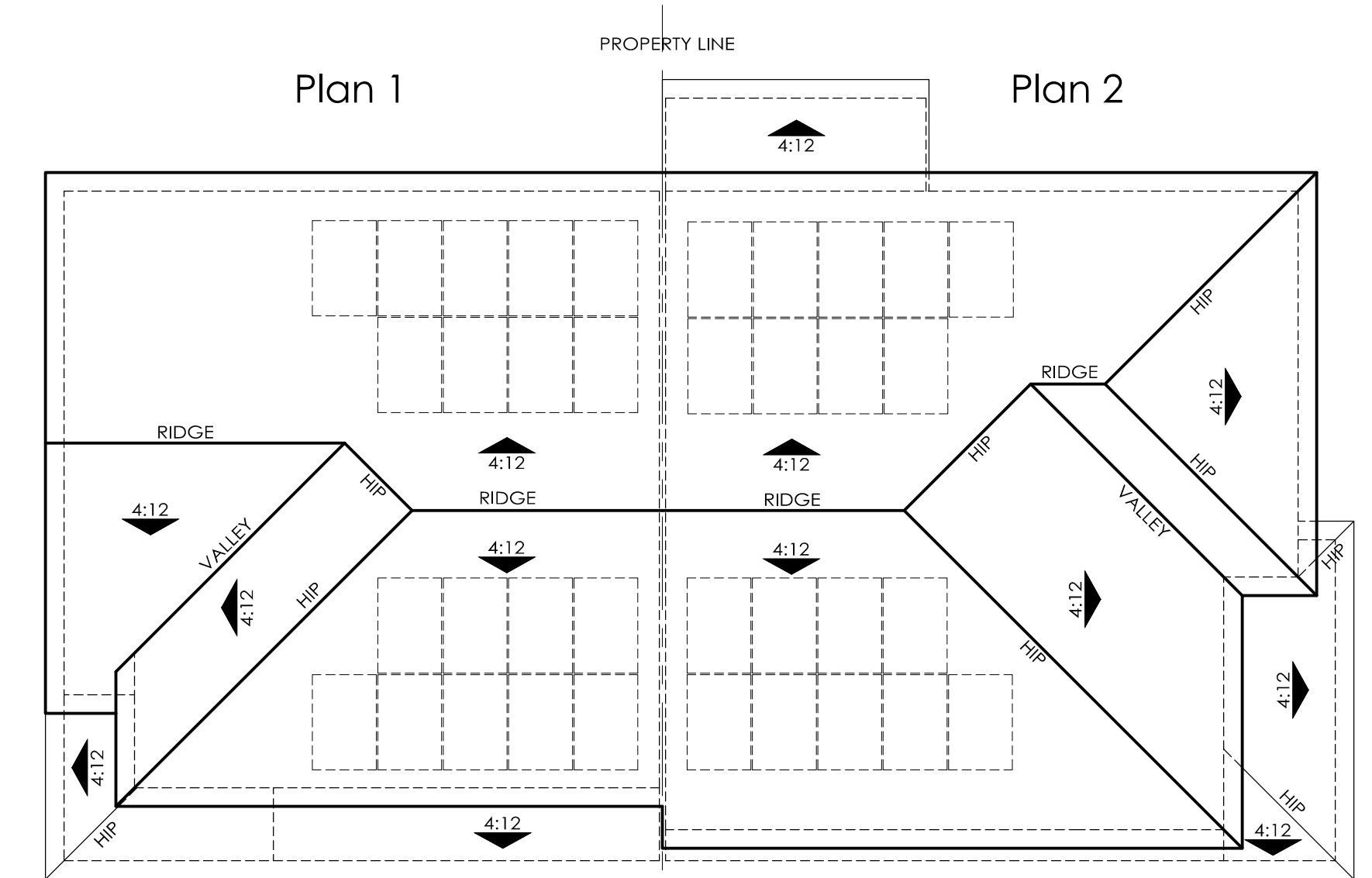


Plan 1

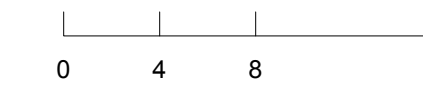
Front Elevation C - Italianate

Plan 2

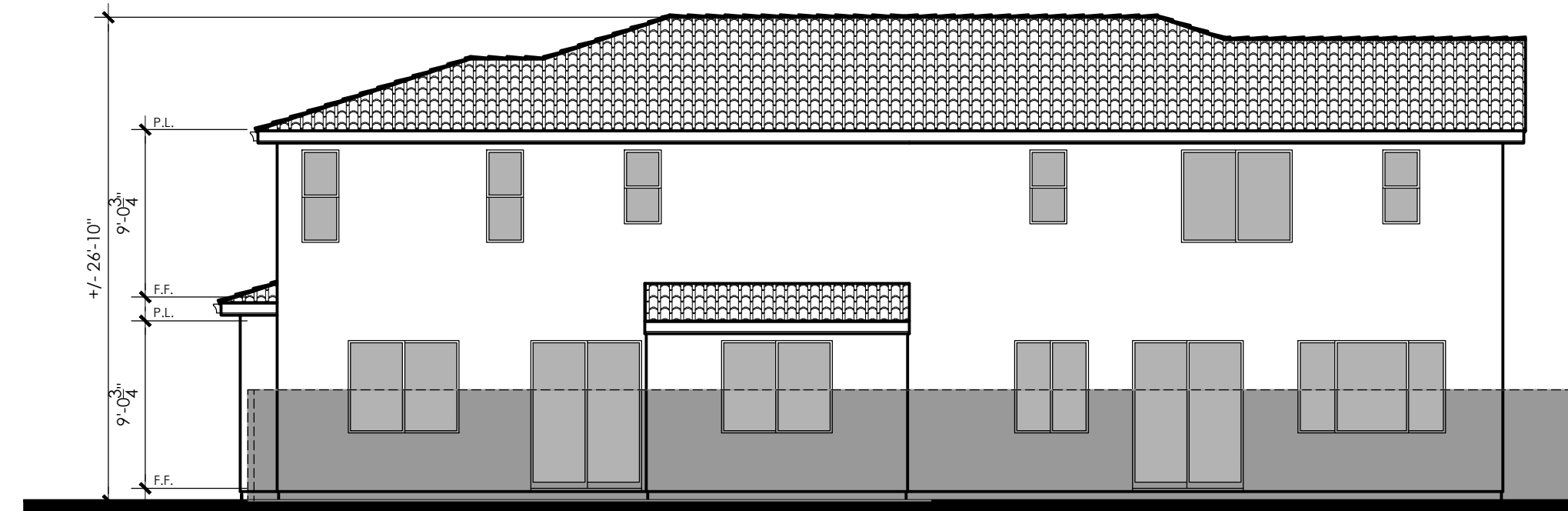
DUET C - Material Legend:  
 Low Profile 'S' Tile Roofing  
 Light Lace Textured Stucco Finish  
 Decorative Shutters  
 Enhanced Entry Surround



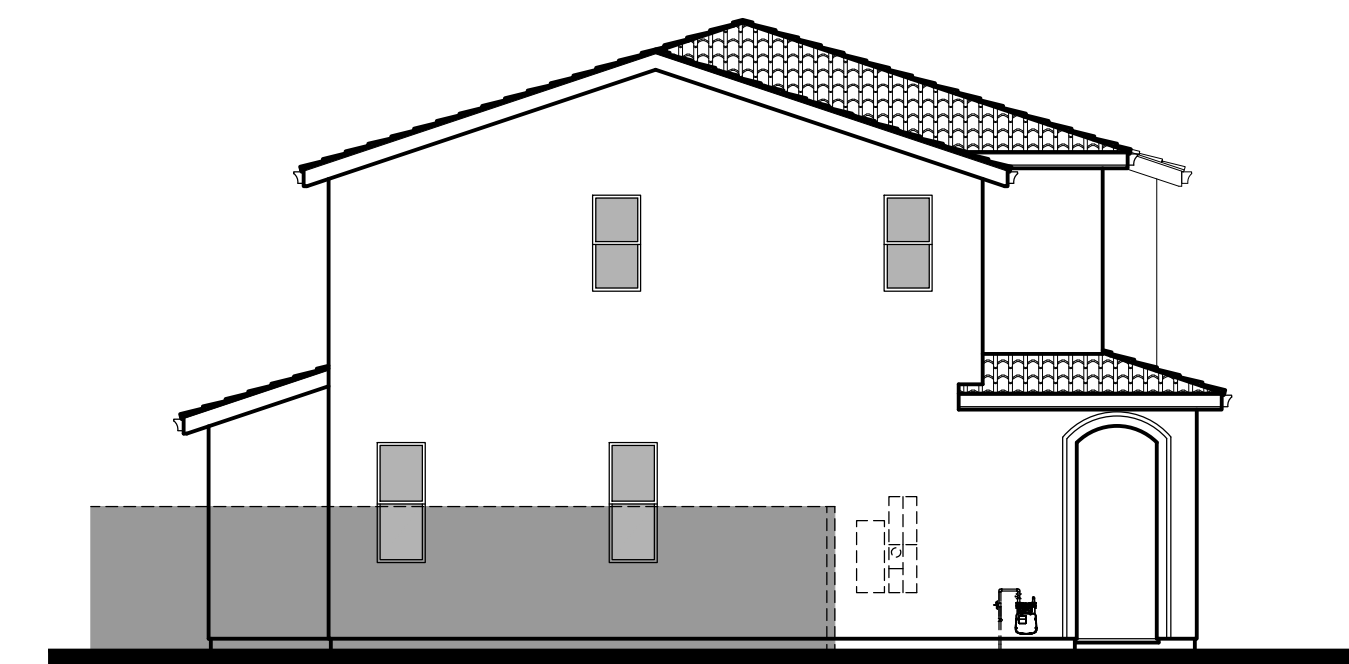
ROOF PLAN C  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 4:12 U.N.O.



Plan 2 Right (Street) Elevation C



Plan 2 Rear Elevation Plan 1



Plan 1 Left Elevation



Plan 3

Front Elevation A - Craftsman  
CR-1

Plan 2



Plan 3

Front Elevation B - Farmhouse  
FA-2

Plan 2



Plan 3

Front Elevation C - Italianate

SB-2

Plan 2

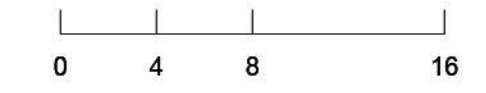


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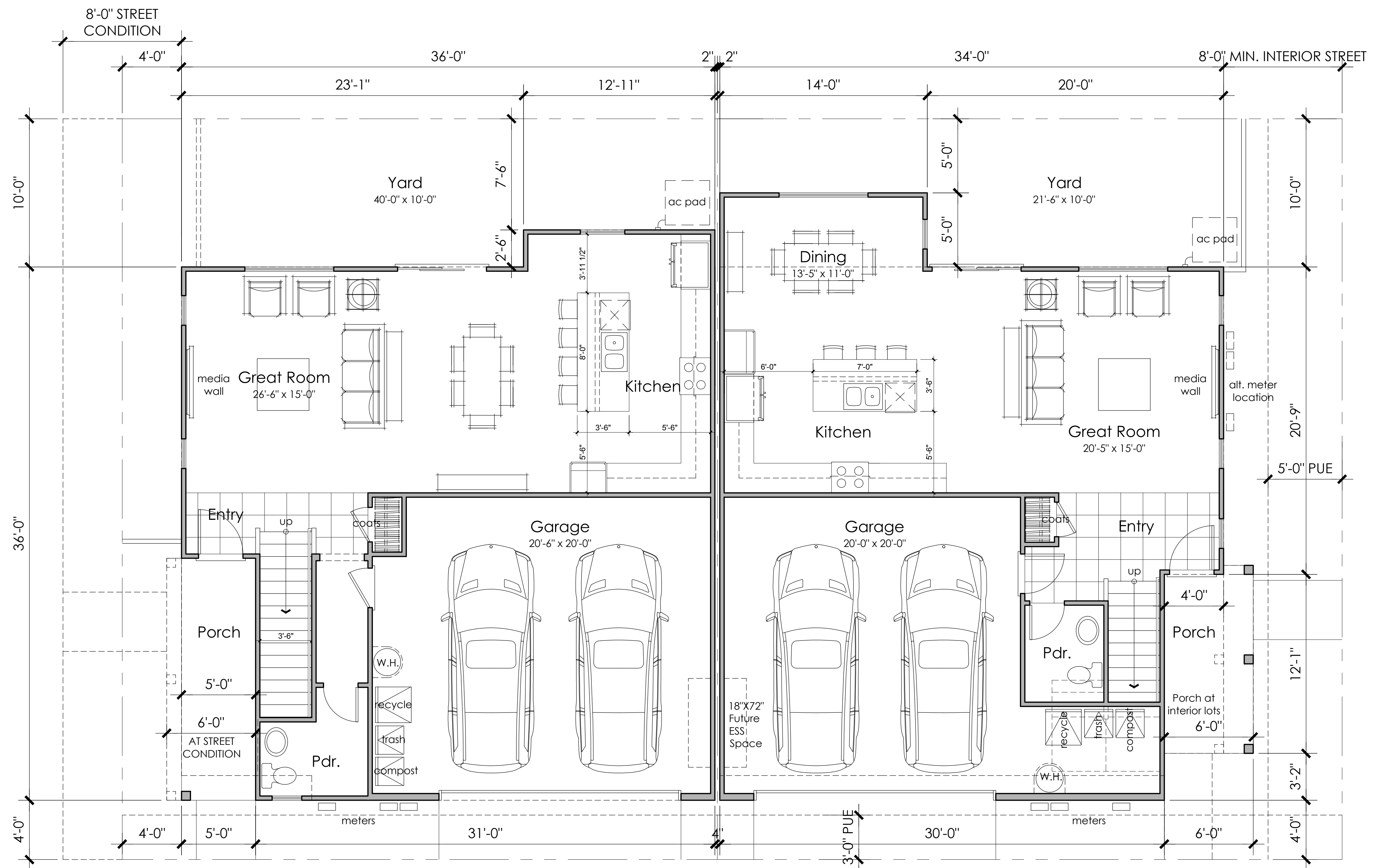
Neighborhood H, Unit No. 14  
Tract Number 4216  
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N2-DUET2 - FRONT ELEVATIONS

A6.0.2



**Plan 3**

783 SQ. FT.

3 BEDROOMS + LOFT  
 OPT. BEDROOM 4  
 2.5 BATHS  
 2,072 S.F.

**Plan 2**

756 SQ. FT.

3 BEDROOMS  
 2.5 BATHS  
 1,836 S.F.

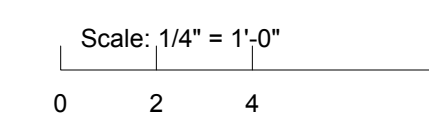


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**Neighborhood H, Unit No. 14**  
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N2-DUET 2 FLOOR PLAN

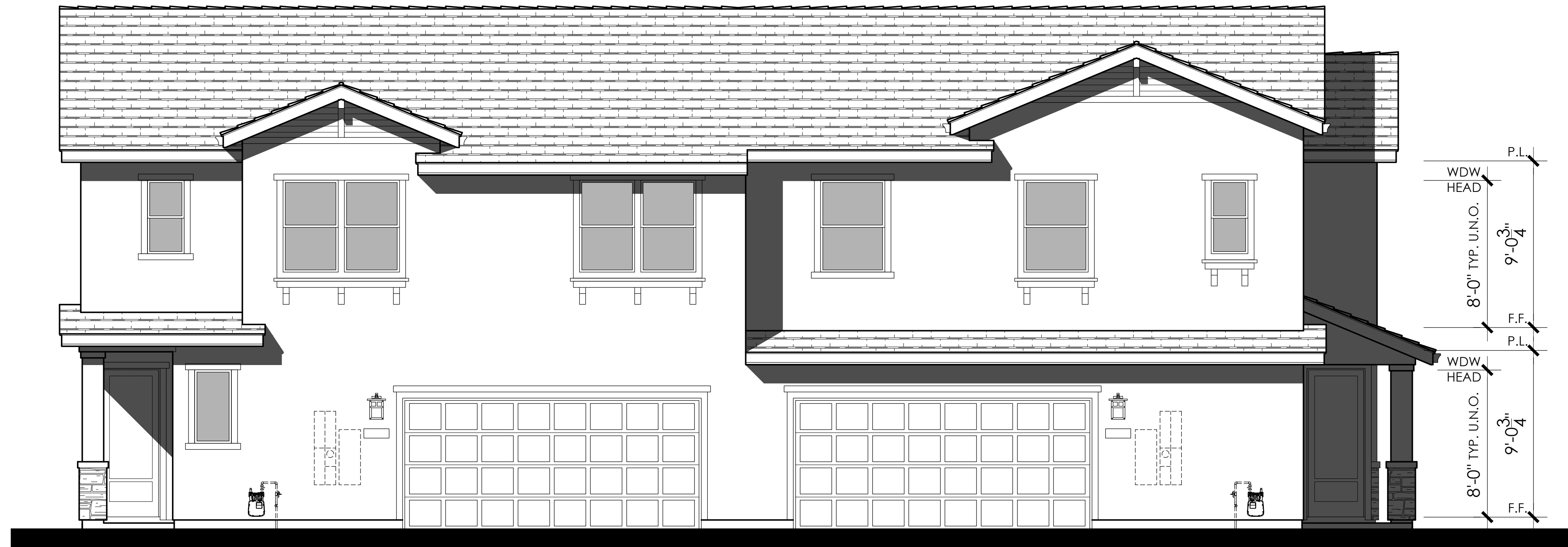
A6.1





**Plan 3**  
1289 SQ. FT.

**Plan 2**  
1080 SQ. FT.

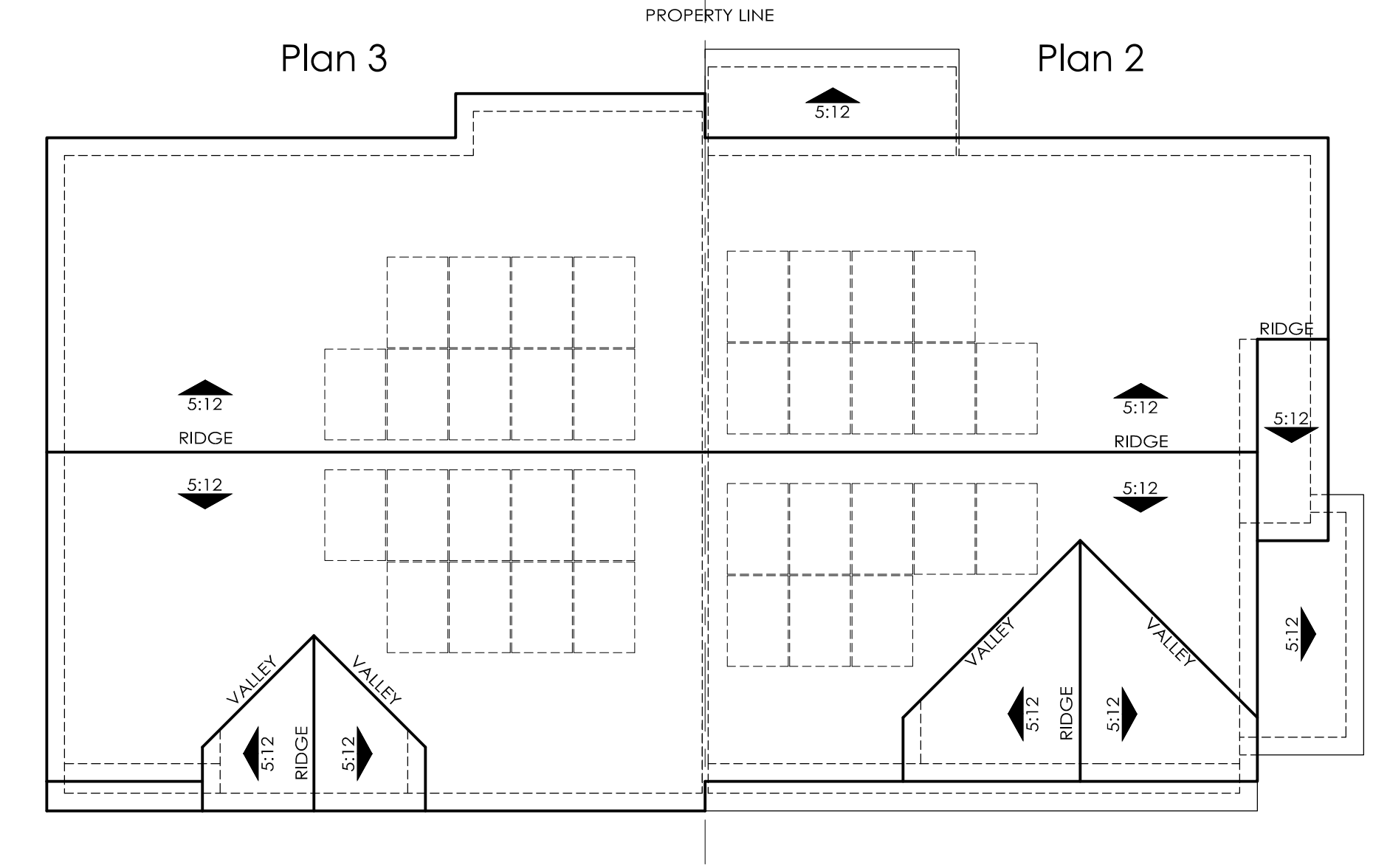


Plan 3

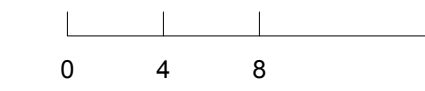
Front Elevation A - Craftsman

Plan 2

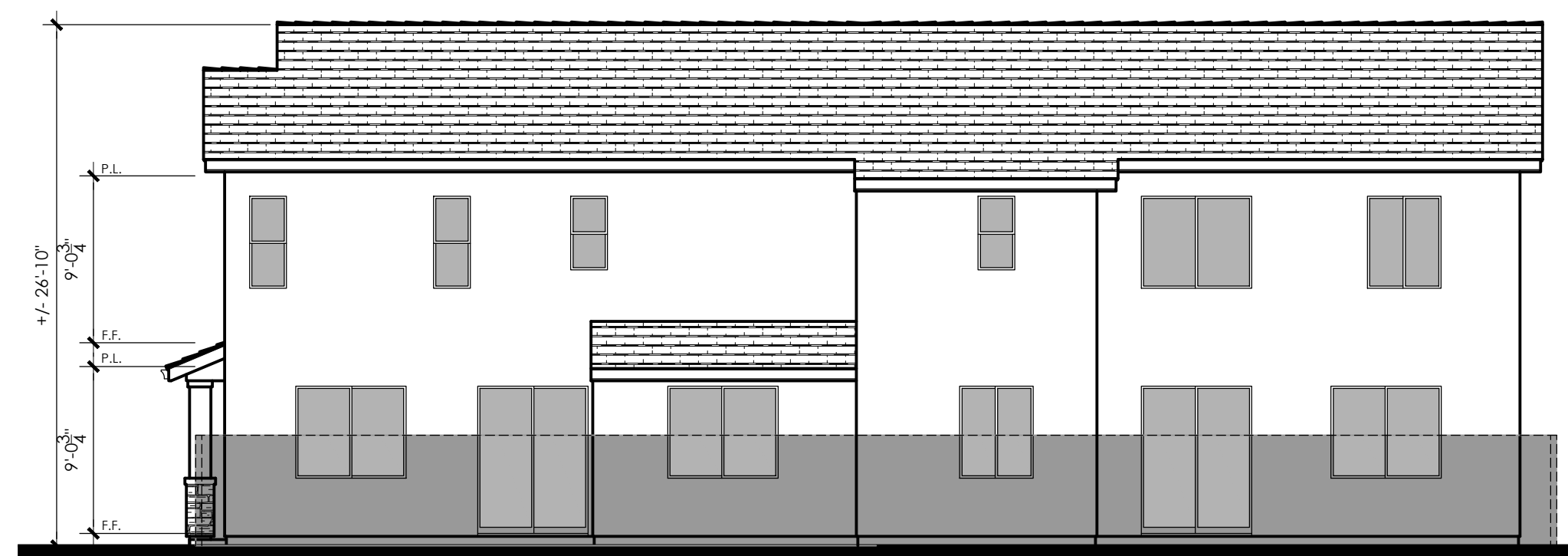
DUET A - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Stone Veneer  
 Decorative Gable End Detail  
 Enhanced Head and Sill Trim



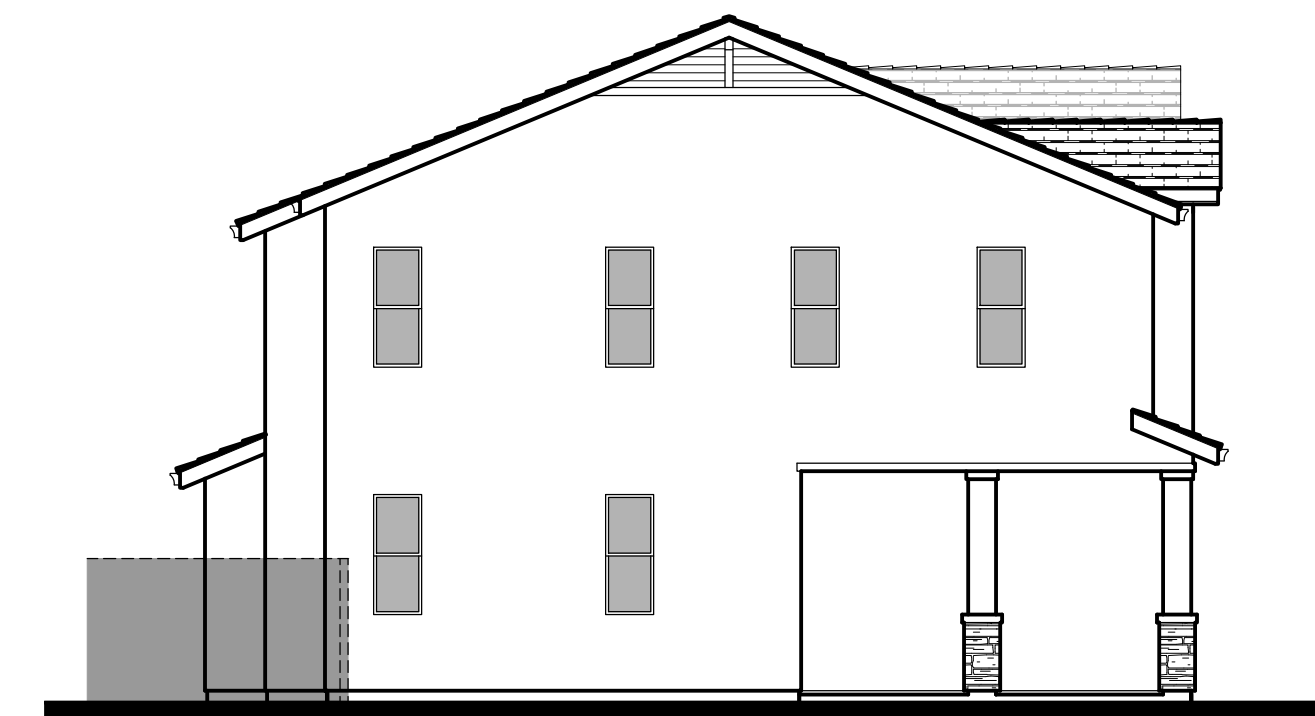
ROOF PLAN A  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O



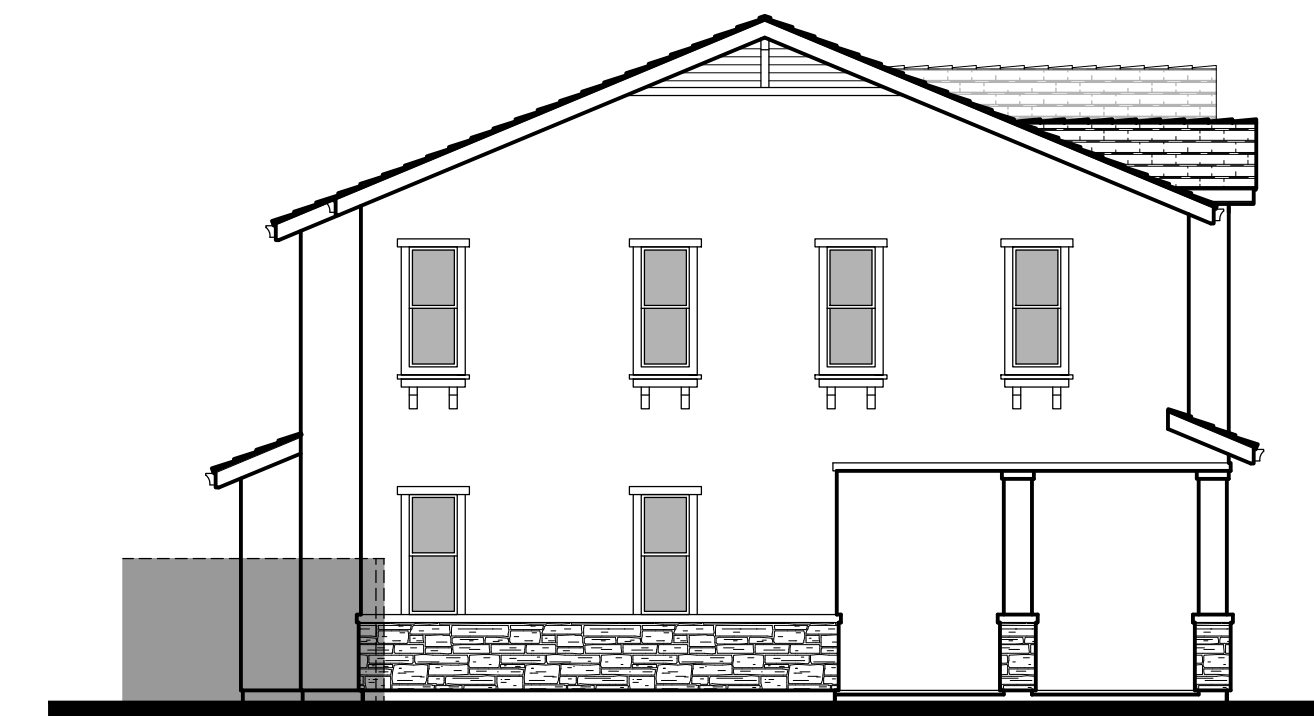
Plan 2 Right (Street) Elevation



Plan 2 Rear Elevation



Plan 3 Left Elevation



Plan 3 Left (Street) Elevation



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Neighborhood H, Unit No. 14  
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N2-DUET2A - EXTERIOR ELEVATIONS

A6.3

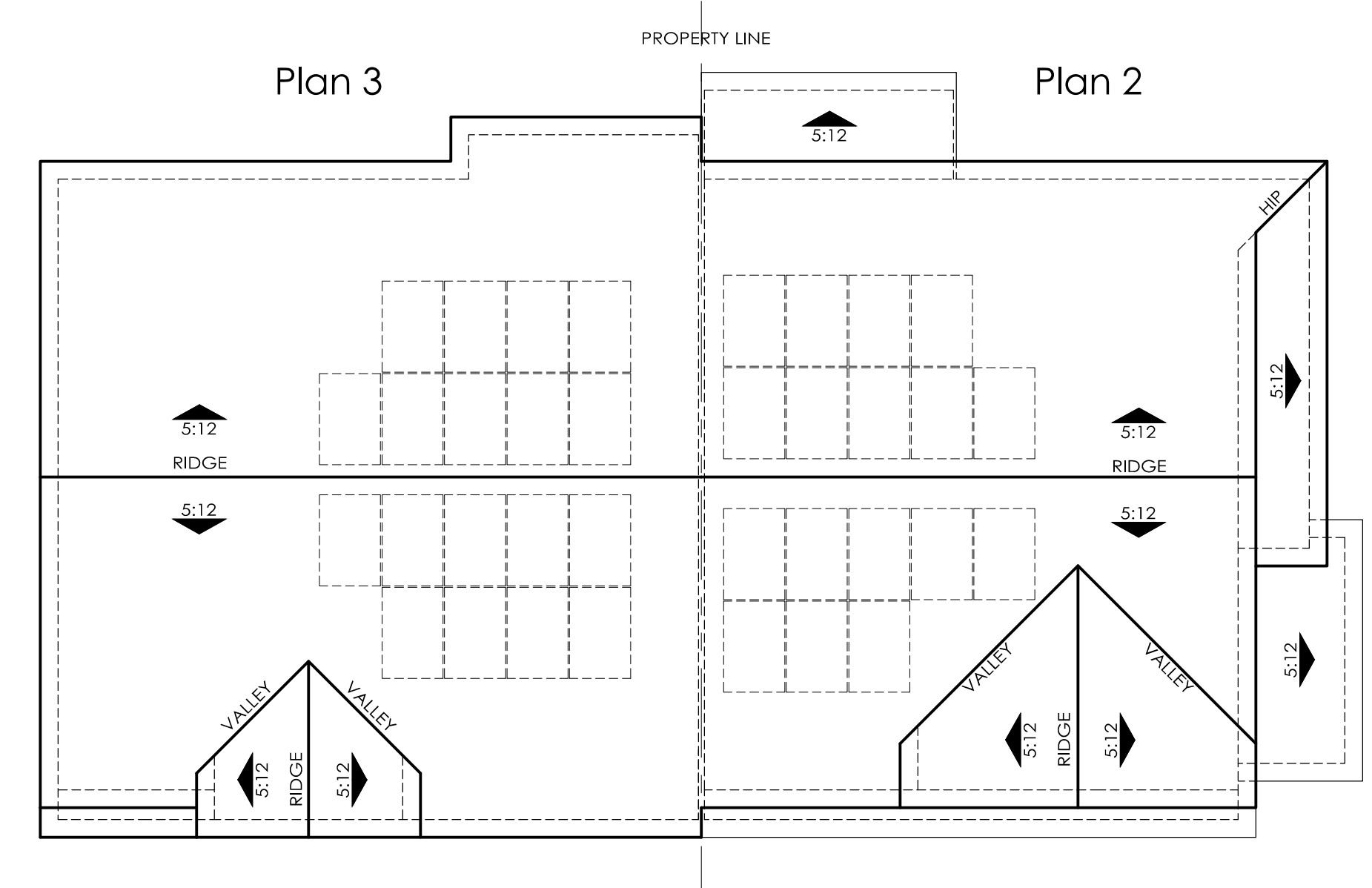


Plan 3

Front Elevation B - Farmhouse

Plan 2

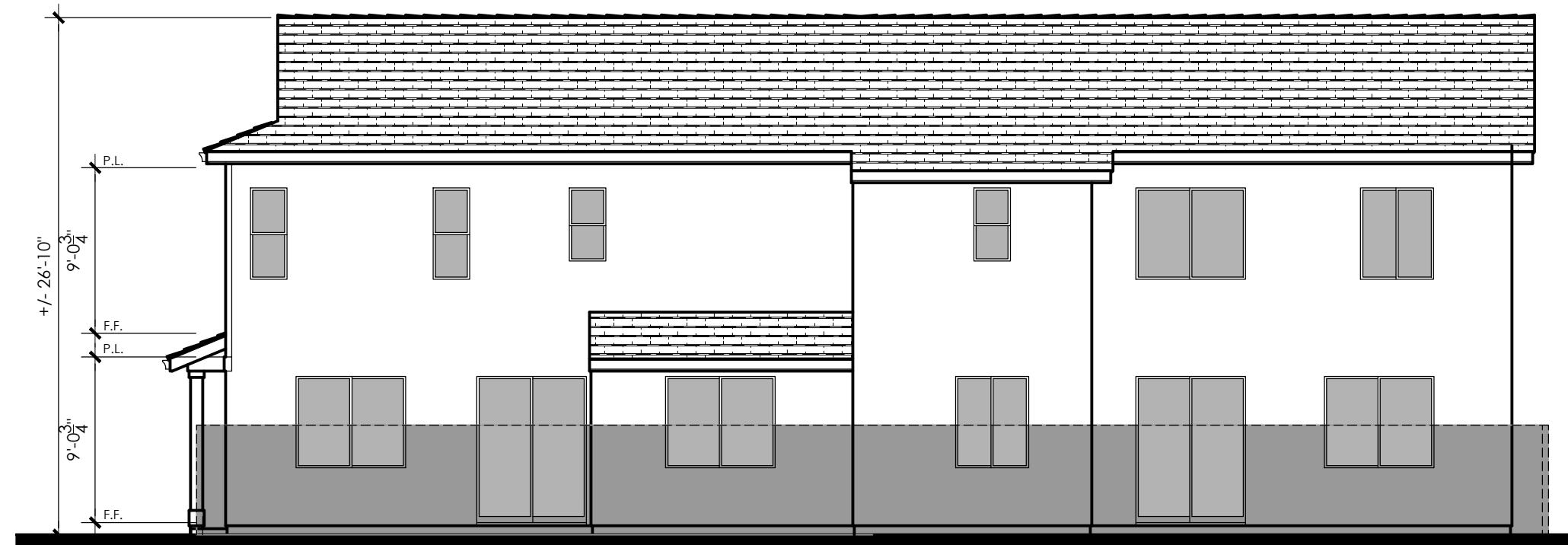
DUET B - Material Legend:  
 Flat Concrete Tile Roofing  
 Light Lace Textured Stucco Finish  
 Board & Batten Siding  
 Decorative Wood Posts  
 Enhanced Head and Sill Trim



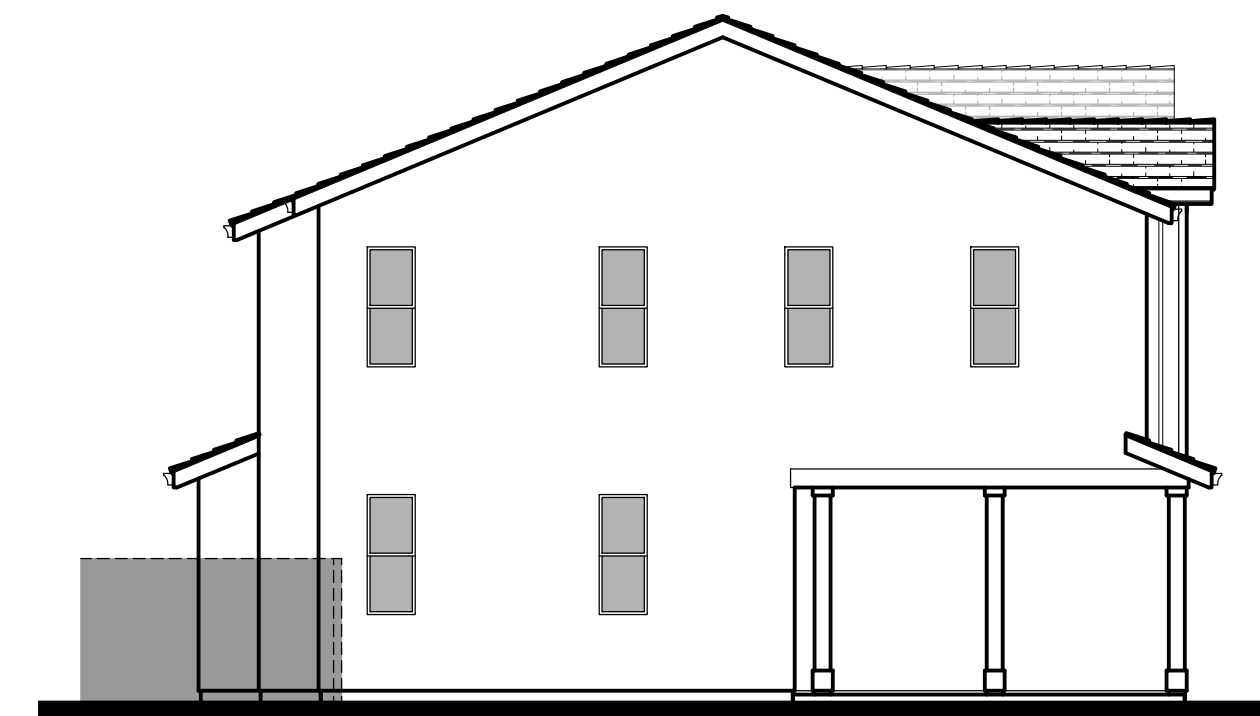
ROOF PLAN B  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O



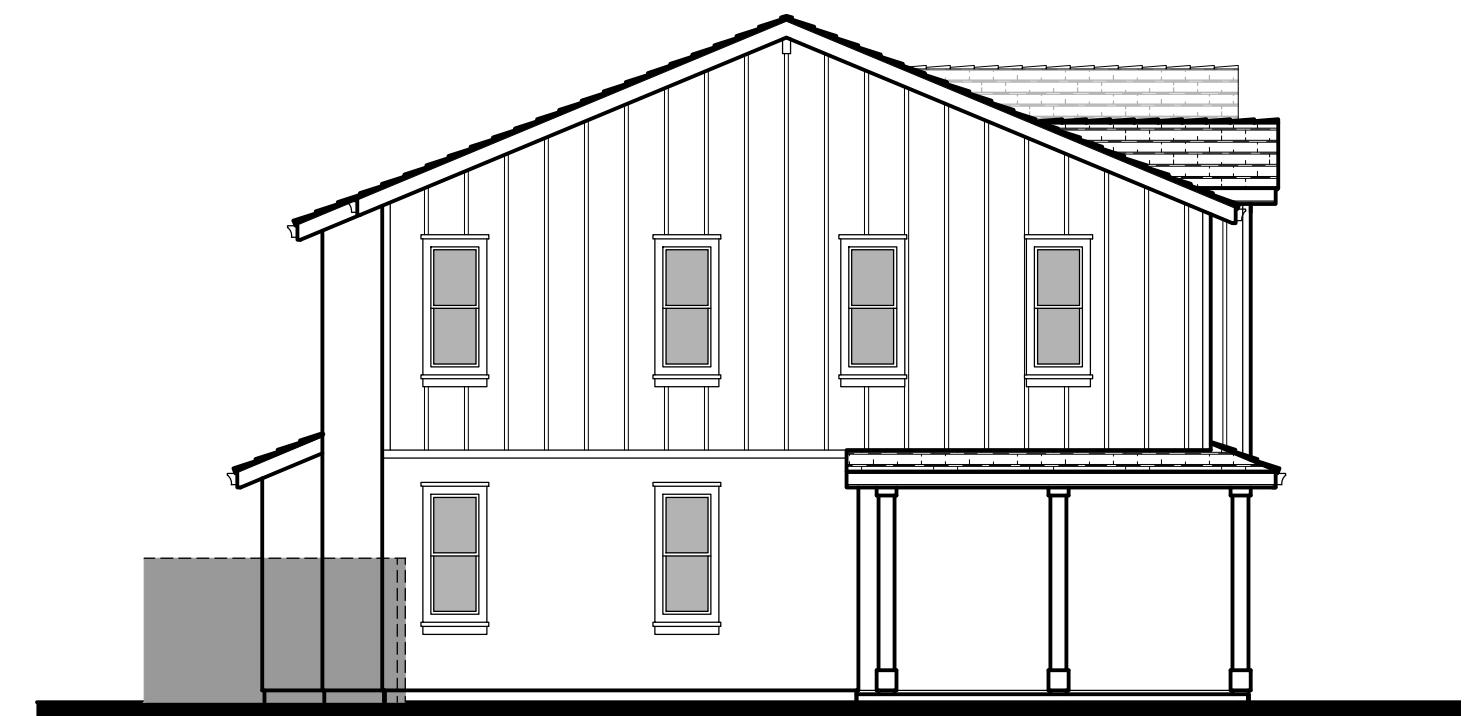
Plan 2 Right (Street) Elevation



Plan 2 Rear Elevation



Plan 3 Left Elevation



Plan 3 Left (Street) Elevation

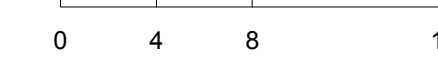


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N2-DUET2B - EXTERIOR ELEVATIONS

A6.5

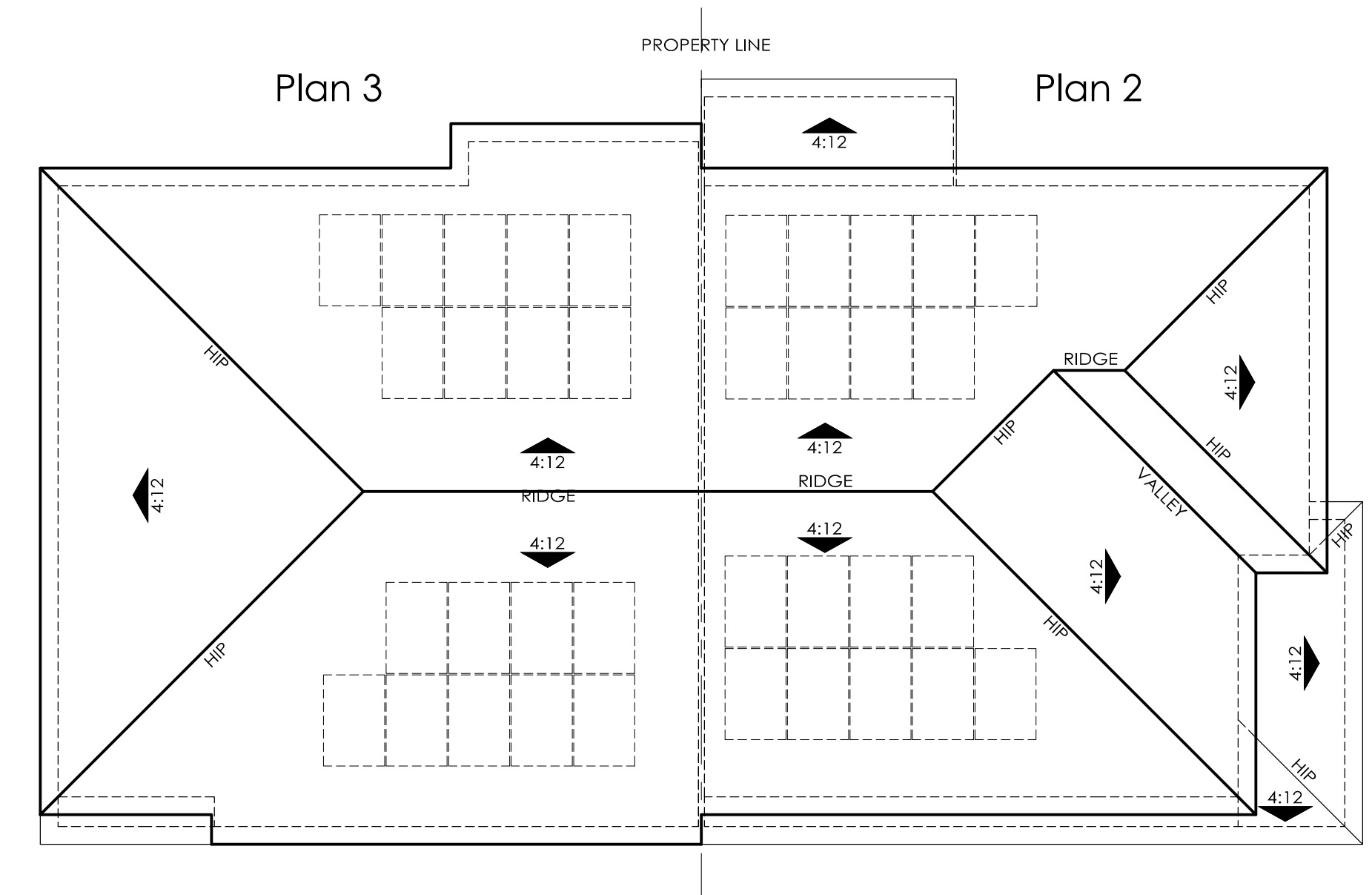


Plan 3

Front Elevation C - Italianate

Plan 2

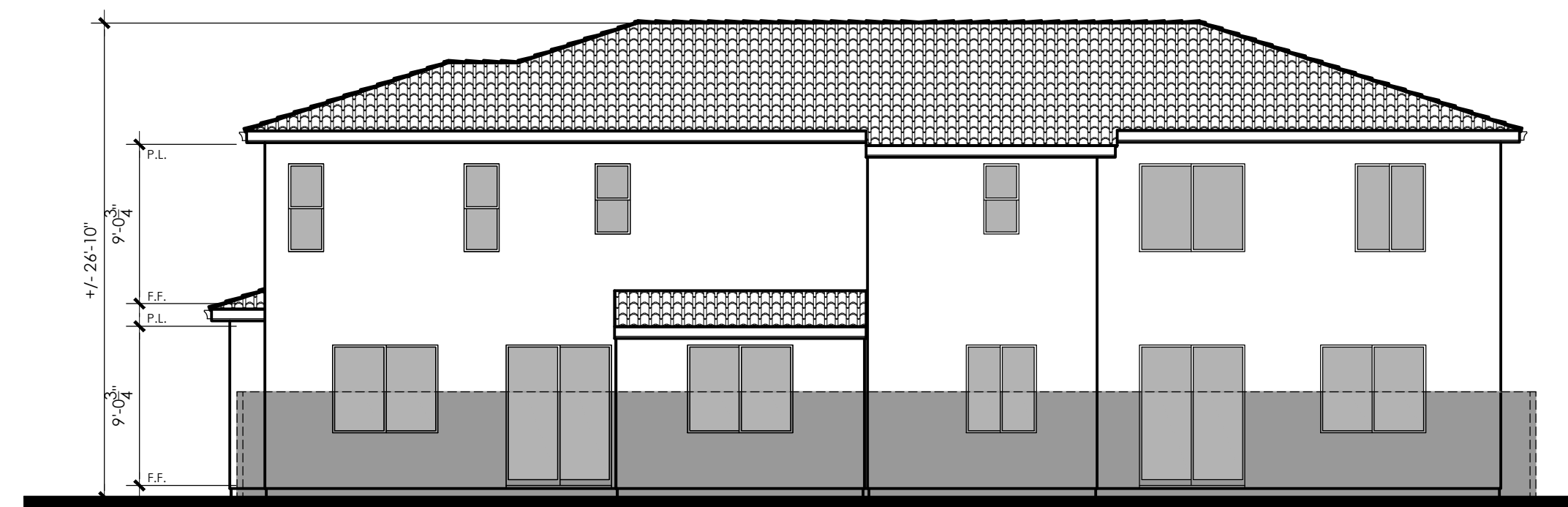
DUET C - Material Legend:  
 Low Profile 'S' Tile Roofing  
 Light Lace Textured Stucco Finish  
 Decorative Shutters  
 Enhanced Entry Surround



ROOF PLAN C  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 4:12 U.N.O.



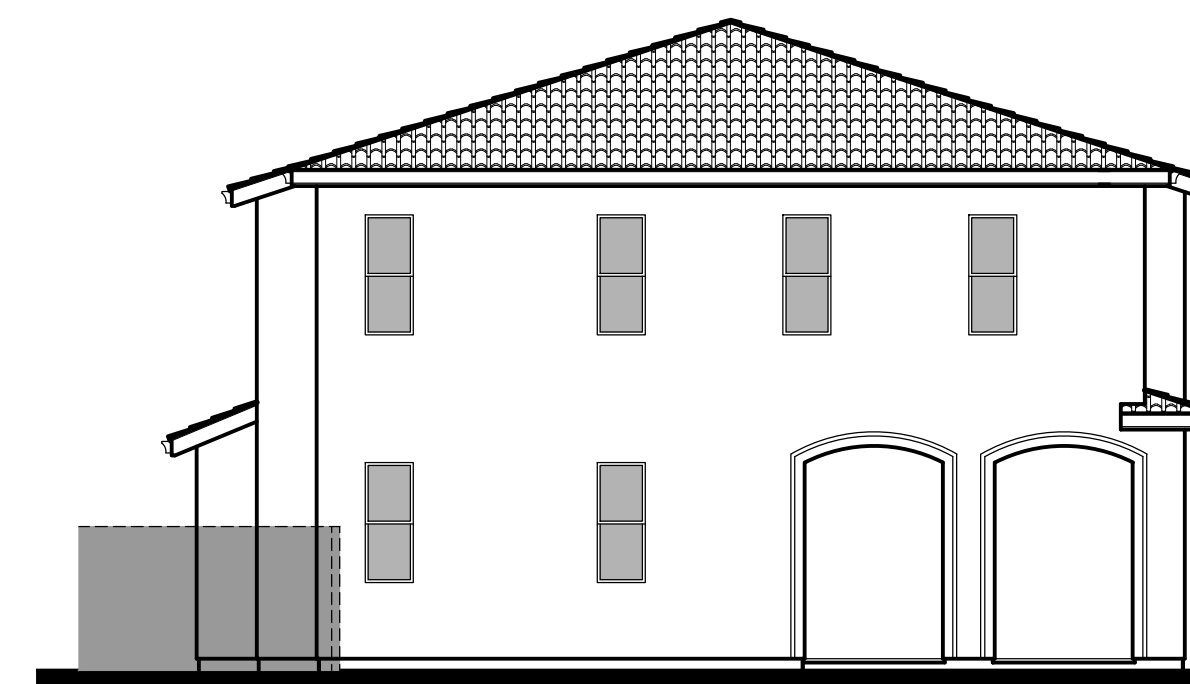
Plan 2 Right (Street) Elevation



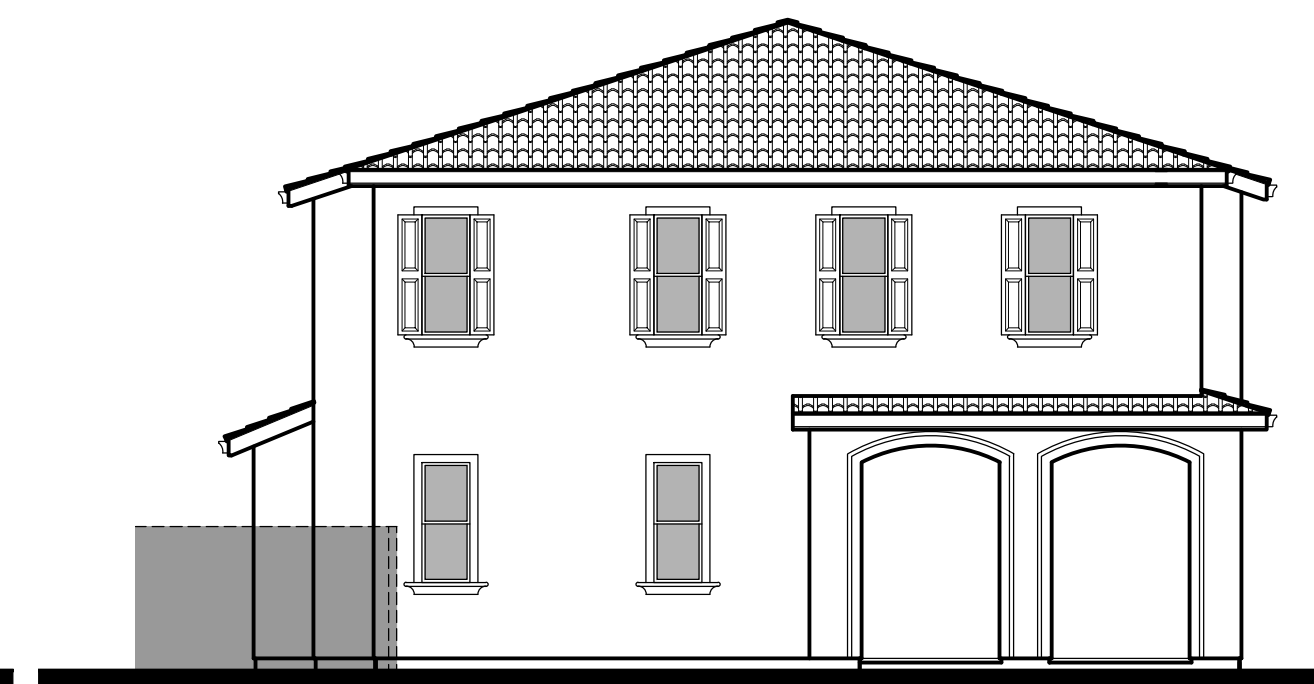
Plan 2

Rear Elevation

Plan 3



Plan 3 Left Elevation



Plan 3 Left (Street) Elevation



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N2-DUET2C - EXTERIOR ELEVATIONS

A6.6