

P R E L I M I N A R Y

# Wisteria

AT G A T E W A Y



*More of everything  
you love*

Rv 6.19.26

# Wisteria

AT GATEWAY

*FCB Homes is pleased to announce Wisteria at Gateway,  
a charming neighborhood nestled along the vineyard's edge.*

For over 30 years, FCB Homes has taken great pride in building homes in the Central Valley that stand the test of time. FCB Homes takes great interest and care to offer more within the areas we live and work in. As a developer-builder, we have the privilege of tailoring the site plan and home design to fit your lifestyle.

FCB communities include thoughtful home designs and careful site planning, including large neighborhood parks with abundance of activities and amenities, walking paths, tree-line streets, proximity to schools, dining, and shopping, and well-designed entry monumentations. Wisteria at Gateway will feature three single-story and two two-story floor plans and exhibit the same level of excellence that we've delivered in our past neighborhoods.

Designed by the award winning firm, WHA Architects, the Wisteria collection offers a wide range of architectural styles to fit your personal style including Spanish, French Country, and Farmhouse. FCB Homes builds for how buyers want to live today - more style, craftsmanship, innovation, and value!

*Come see what makes Wisteria at Gateway a great place to call home!*

SALES CENTER:

2769 HICKORY LANE | LODI, CA 95242 | 209.420.6460

ANGELA VAROSH: AVAROSH@FCBHOMES.COM | DRE LICENSE #02010358

COLE WILLIAMS: CWILLIAMS@FCBHOMES.COM | DRE LICENSE #02042610

FCBHOMES.COM



*More of everything you love*

# Wisteria

AT GATEWAY

## INCLUDED STANDARD FEATURES

*When you arrive at Wisteria, 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 every thing you love.*

### DISTINCTIVE EXTERIORS

- Charming Spanish, French Country, and Farmhouse elevation styles  
*(per plan)*
- 8' tall, Energy-Star rated, Fiber Classic® Mahogany Collection™ 6-panel entry door with Schlage® matte black handle set
- Eagle Roofing® fire resistant concrete tile roofs
- Metal roof on Farmhouse elevation front window awning(s)
- Lighted address numbers
- Carriage-style stamped insulated garage door with decorative iron details and Liftmaster® Wi-Fi enabled garage opener with 2 transmitters and keyless entry
- Finished garage interior with texture and paint
- Overhead LED lighting in garage
- Full yard fencing

### GRACIOUS LIVING SPACES

- Handsome 5½" base molding throughout
- Custom milled open rail stairway with stained handrail and painted spindles *(Colonnade & Terrace plans)*
- Laminate hardwood plank flooring at Entry, Kitchen, Dining *(per plan)*, and Laundry Room in a variety of colors
- 8' tall raised panel interior doors with Schlage® brushed nickel levers
- Designer selected interior paint package with contrasting ceiling, door and trim color
- Ceiling fan pre-wire at Great Room
- Recessed LED can lighting

### CHEF INSPIRED KITCHENS

- Painted or stained European-style frameless cabinetry with Shaker-style doors, concealed hinges, and brushed nickel pulls
- Soft closing cabinet doors and drawers
- Built-in recycling center
- Quartz solid surface countertops with full-height tile backsplash
- Large Kitchen islands ideal for prep and dining
- Refrigerator area pre-plumbed for ice maker hook-up
- Kohler® Riverby single basin cast iron Kitchen sink
- Kohler® Simplice brushed nickel faucet with pull-down spray
- GE® stainless steel appliances including: 36" gas cooktop, exhaust hood, microwave oven, self-cleaning oven and multi-cycle dishwasher
- 240V hook-up for electric cooktop
- LED recessed can lighting

*(Continued next page)*



*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. For information on options and upgrades within the model homes please see your sales representative.*

*All of our new home features listed are considered to be accurate at time of printing.*

# Wisteria

AT GATEWAY

*(Included Standard Features Continued)*

## LUXURIOUS PRIMARY BEDROOM SUITES

- Single and double-hung wardrobe closet with built-in shelving
- Ceiling fan pre-wire

## PRIMARY BATHS

- Dual vanities with Kohler® under mount sinks and wide spread brushed nickel faucets
- Sterling® elongated toilet
- Engineered stone vanity tops, shower and tub surrounds
- Kohler® drop-in soaking tub
- Porcelain tile flooring at vanity and water closet
- Energy Star® rated exhaust fan at vanity and water closet
- Clear glass shower enclosure with brushed nickel frame
- LED recessed lighting

## SECONDARY BEDROOMS AND BATHS

- Ceiling fan pre-wire at Bedrooms
- Engineered stone vanity tops, shower and tub surrounds
- Kohler® under mount sinks and brushed nickel plumbing fixtures
- 12x24 tile flooring

## LAUNDRY ROOMS

- 240V hookup for dryer
- Built-in cabinetry with solid surface engineered stone countertops *(per plan)*
- LED recessed lighting
- Energy Star® rated exhaust fan

## HOME TECHNOLOGY

- Cat-5e to doorbell
- Wi-Fi enabled thermostat
- 240V 50 amp car charger outlet at Garage
- Flat panel TV pre-wire at Great Room and Primary Bedroom Suite
- High-quality cable with RG6 and Cat-6 voice and data at Great Room, Primary Bedroom Suite and Secondary Bedrooms
- Wi-Fi enabled garage door opener
- Indoor fire suppression system
- Electronic carbon monoxide and smoke detectors

## EARTH-FRIENDLY AND ENERGY-EFFICIENT FEATURES

- Photovoltaic solar system
- Milgard® Low-e<sup>3</sup> Suncoat Max energy-efficient, dual paned, vinyl windows in adobe or white frames *(Per color scheme/ elevation)*
- Energy efficient LED exterior carriage lighting coordinated with elevation style
- Rinnai® gas tankless water heater
- High efficiency variable speed heat pump
- Energy recovery ventilator
- Weather stripping at all exterior doors
- Cool color rated concrete Eagle® roofing tiles
- Water efficient front yard landscaping with drip irrigation and weather sensor irrigation timer
- Low water use plumbing fixtures
- Low VOC interior paint
- LED recessed lighting *(per plan)*



*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.*

*For information on options and upgrades within the model homes please see your sales representative.*

*All of our new home features listed are considered to be accurate at time of printing.*

# Wisteria

AT GATEWAY

## OPTIONAL HOME FEATURES

*Even though we appoint each and every home at Wisteria with a high level of excellence, there are some additional amenities that may be available to further customize your home per plan.*

### PLAN YOUR SPACE

*The following options vary by floor plan:*

- Den in lieu of Bedroom
- California Room (*per plan*)
- Sliding glass door at Primary Bedroom Suite (*per plan*)
- Multi-slide or four-panel center sliding doors at Great Room (*per plan*)
- Interior French doors at Den (*per plan*)
- Primary Bath spa shower options
- Junior Suite (*Promenade plan*)
- Optional Balcony (*Terrace plan*)
- Optional Deck (*Terrace plan*)
- Optional Pocket Office (*Terrace plan*)

### LIVING AREAS

- Upgraded or additional floor coverings including tile, hardwood, laminate, carpeting and pad
- Interior door hardware and trim packages
- Crown moldings
- Pre-wire for surround sound
- Direct vent gas fireplace appliance with pre-cast mantel option at Great Room

- Media cabinetry at Great Room or Den (*per plan*)
- Built-in Launch or Den cabinetry
- Upgraded or additional cabinetry
- Ceiling fan pre-wire at California Room
- Stair upgrades of all stained or iron spindles

### CHEF INSPIRED KITCHENS

- Upgraded cabinet doors, glass cabinet doors, cabinet hardware finishes or roll-out shelving
- Additional Kitchen cabinetry (*per plan*)
- Built-ins at walk-in Pantry
- Upgraded appliance package
- Upgraded tile, LVP, laminate, or hardwood flooring
- Upgraded Kitchen countertops
- A variety of Kohler® faucet styles in brushed nickel, matte black or modern brass
- Kohler® Apron front cast iron or stainless steel sinks
- Glass Pantry door

- LED under cabinet lighting
- Refrigerator
- Alternative Island color
- Kitchen Island and Dining Room pendant lighting pre-wire

### LUXURIOUS PRIMARY BEDROOM SUITES

- Recessed LED can lighting
- Mirrored wardrobe doors
- Barn door or swing door at Primary Bath (*per plan*)
- Floor coverings including tile, laminate, hardwood, or carpet
- Quartz vanity countertops
- Accent or decorative tile backsplash
- Tile at tub and shower surrounds
- Gold or black shower enclosure frames
- Frameless heavy glass shower enclosure
- Framed vanity mirrors
- Bureau style built-in shelving
- Accessibility package

*(Continued next page)*



*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.*

*For information on options and upgrades within the model homes please see your sales representative.*

*All of our new home features listed are considered to be accurate at time of printing.*

# Wisteria

AT GATEWAY

*(Optional Home Features Continued)*

## SECONDARY BEDROOMS AND BATHS

- Mirrored wardrobe doors
- Upgraded carpeting, tile flooring, hardwood, LVP or laminate
- Quartz vanity countertops
- Tile vanity, backsplash, tub or shower surrounds
- Tub/Shower glass door enclosure
- Stall Shower (*Terrace plan*)
- Framed mirrors
- Accessibility package

## LAUNDRY ROOMS

- Upgraded counter tops and backsplash (*per plan*)
- Laundry sink (*per plan*)
- Additional cabinetry (*per plan*)
- Gas to dryer
- Washer and dryers

## HOME TECHNOLOGY ADVANTAGE

- Wireless home security system
- Surround sound
- Wireless access point pre-wire

## GARAGES

- Glass inset garage doors
- Fully insulated garage walls and ceiling
- Soft water pre-plumb

## HOME EXTERIORS

- Stone or brick veneer at exterior elevation (*per plan*)
- Entry door upgrade
- Outdoor speaker pre-wire
- Holiday lighting package
- Window coverings
- Schlage® keyless entry locks
- Upgraded front yard landscaping
- Rear yard landscaping package
- Flatwork walkway to street

---

*All of our new home features listed are considered to be accurate at time of printing.*

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



P R E L I M I N A R Y

# ATRIUM SINGLE-STORY | 1,842 sq. Ft.

3 Bedroom – 2 Bath – California Room – 2-Car Garage  
OPTION: Primary Bedroom Slider, Great Room Fireplace

*Wisteria*  
AT GATEWAY



## SPANISH ELEVATION

*Optional Brick Accents Available*

## FRENCH COUNTRY ELEVATION

*Shown with Optional Stone Accents*



## FARMHOUSE ELEVATION

*Standard Metal Roof at Window Awning  
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



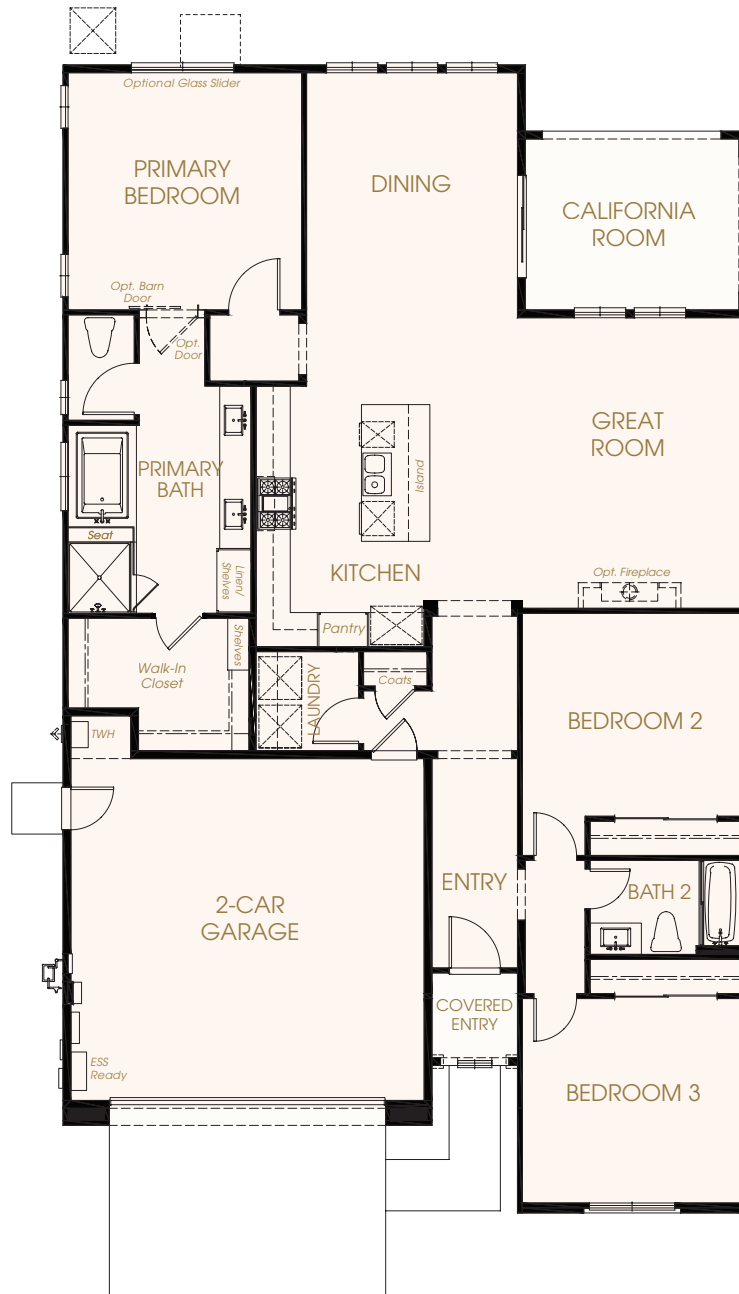
RV 6.19.26

P R E L I M I N A R Y

# ATRIUM SINGLE-STORY | 1,842 sq. Ft.

3 Bedroom – 2 Bath – California Room – 2-Car Garage  
OPTION: Primary Bedroom Slider, Great Room Fireplace

*Wisteria*  
AT GATEWAY



FLOOR PLAN | SPANISH ELEVATION

*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.*



Broker #  
01112962



Rv 6.19.26

P R E L I M I N A R Y

# ARBOR SINGLE-STORY | 2,300 sq. Ft.

4 Bedroom – 2 Bath – 2-Car Garage

OPTION: Den, Primary Bath Spa Shower, California Room or Extended California Room

*Wisteria*  
AT GATEWAY



## SPANISH ELEVATION

*Optional Brick  
Accents Available*

## FRENCH COUNTRY ELEVATION

*Shown with Optional  
Stone Accents*



## FARMHOUSE ELEVATION

*Standard Metal Roof  
at Window Awning  
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 6.19.26

P R E L I M I N A R Y

# ARBOR SINGLE-STORY | 2,300 sq. Ft.

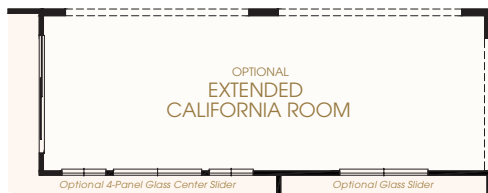
4 Bedroom – 2 Bath – 2-Car Garage

OPTIONS: Den, Primary Bath Spa Shower, California Room or Extended California Room

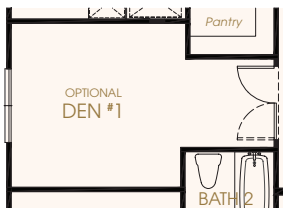
*Wisteria*  
AT GATEWAY



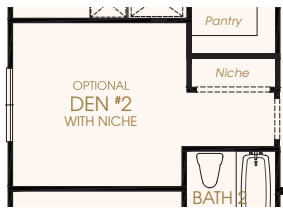
OPTION: California Room



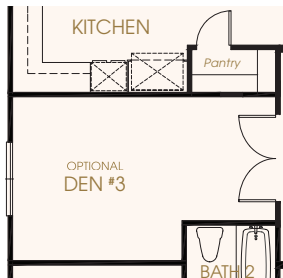
OPTION: Extended California Room



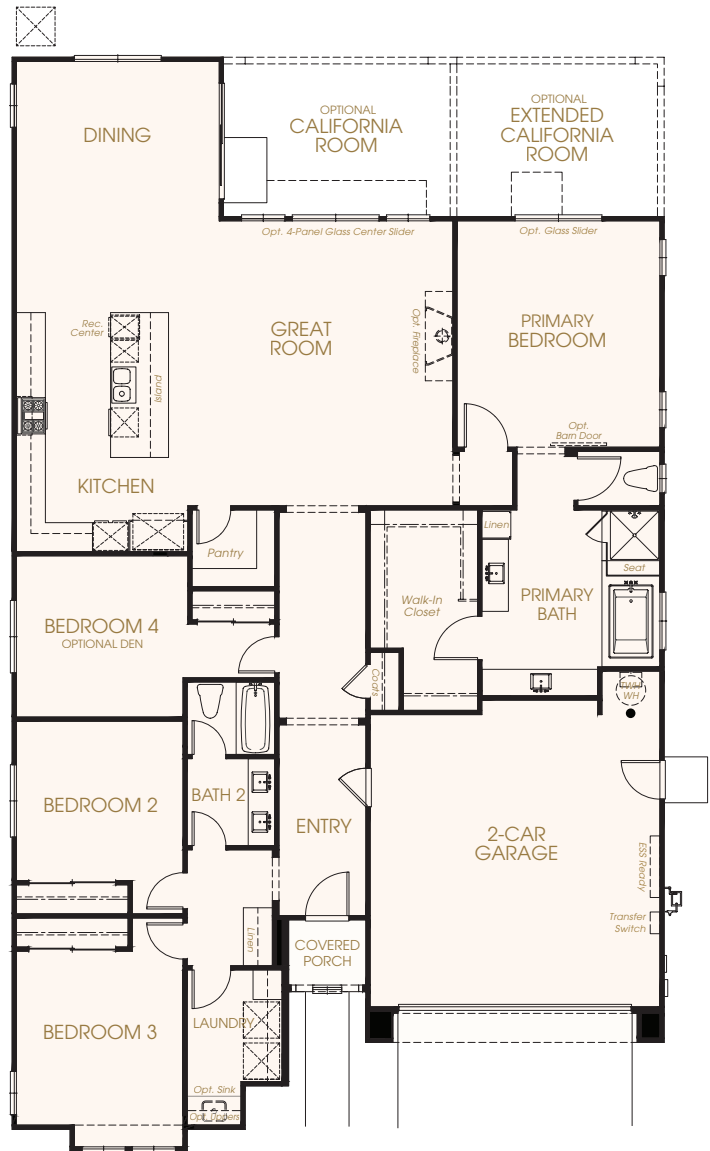
OPTION: Den #1 with doors in lieu of Bedroom 4



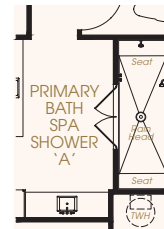
OPTION: Den #2 with Niche in lieu of Bedroom 4



OPTION: Den #3 with doors in lieu of Bedroom 4



OPTION: Spa Shower 'A' or 'B' at Primary Bath



FLOOR PLAN | FRENCH COUNTRY ELEVATION

*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.*



Broker #  
01112962



Rv 6.19.26

P R E L I M I N A R Y

# PROMENADE SINGLE-STORY | 2,328 Sq. Ft.

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

OPTION: Den, Junior Suite, Primary Bath Spa Shower,  
Removal of California Room

*Wisteria*  
AT GATEWAY



## SPANISH ELEVATION

*Optional Brick  
Accents Available*

## FRENCH COUNTRY ELEVATION

*Shown with Optional  
Stone Accents*



## FARMHOUSE ELEVATION

*Standard Metal Roof  
at Window Awning*

*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 6.19.26

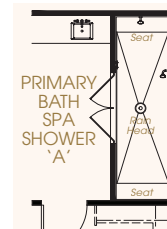
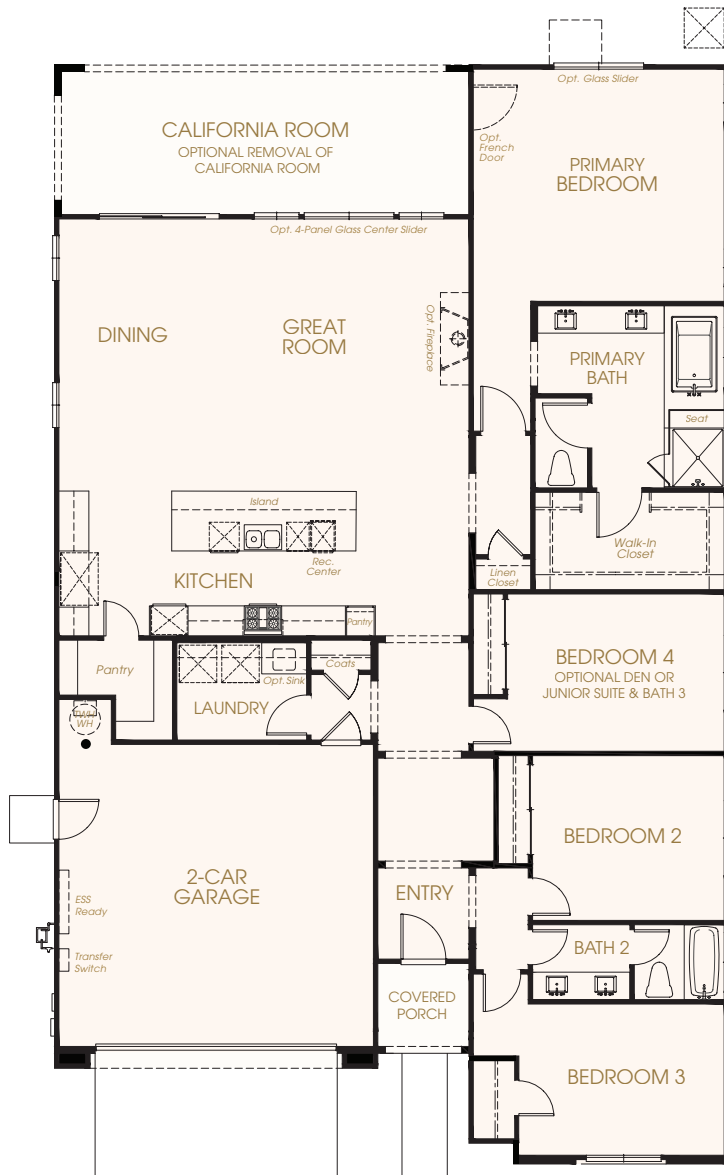
P R E L I M I N A R Y

# PROMENADE SINGLE-STORY | 2,328 Sq. Ft.

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

OPTIONS: Den, Junior Suite, Primary Bath Spa Shower, Removal of California Room

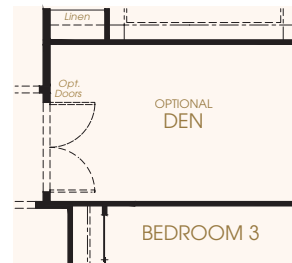
*Wisteria*  
AT GATEWAY



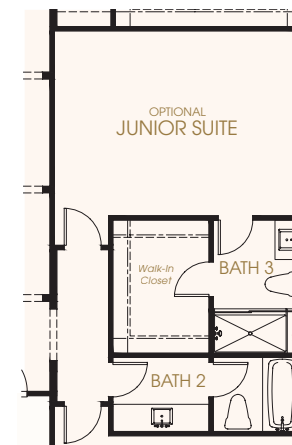
OPTION:  
Spa Shower 'A'  
at Primary Bath



OPTION:  
Spa Shower 'B'  
at Primary Bath



OPTION:  
Den in lieu of Bedroom 4



OPTION:  
Junior Suite with Bath 3 in  
lieu of Bedrooms 4 & 2

FLOOR PLAN | SPANISH ELEVATION

*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.*

P R E L I M I N A R Y

# COLONNADE TWO-STORY | 3,103 sq. Ft.

4 Bedroom – 3 Bath – Loft – California Room – 2-Car Garage  
OPTION: Great Room Slider, Great Room Fireplace

*Wisteria*  
AT GATEWAY



## SPANISH ELEVATION

*Optional Brick  
Accents Available*

## FRENCH COUNTRY ELEVATION

*Shown with Optional  
Stone Accents*



## FARMHOUSE ELEVATION

*Standard Metal Roofs  
at Window Awnings  
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 6.19.26

P R E L I M I N A R Y

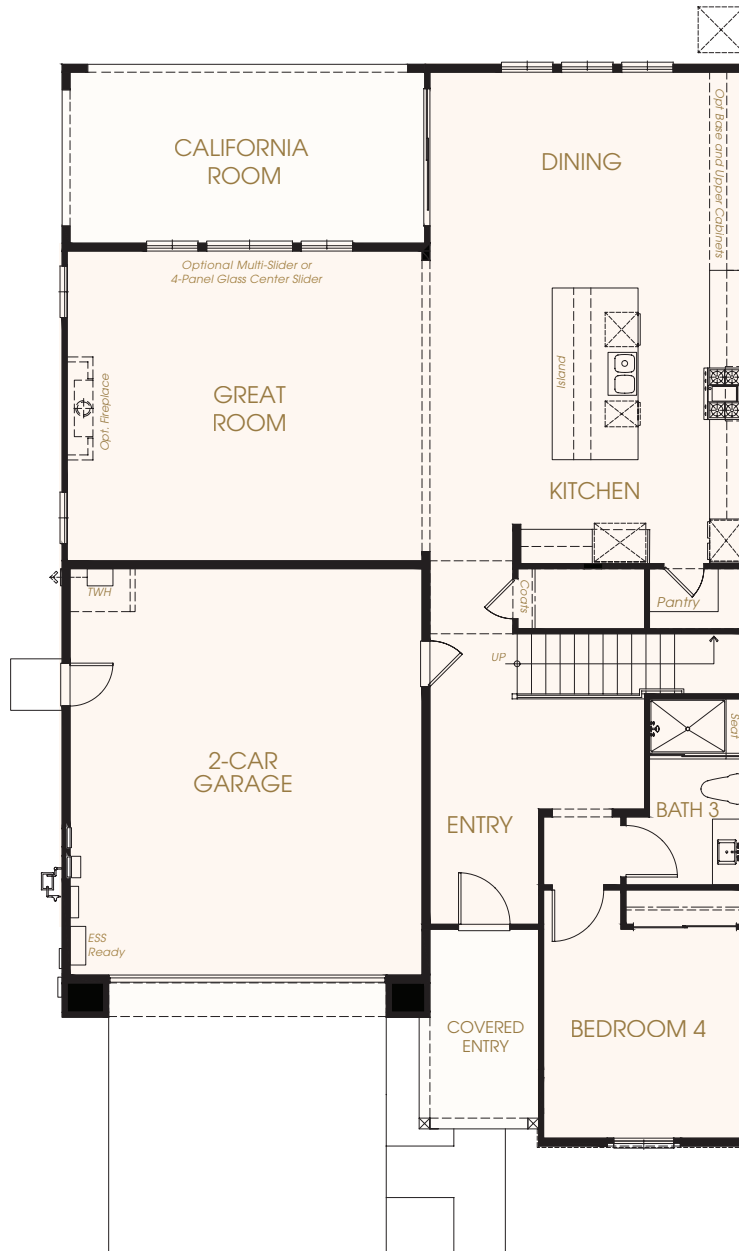
# COLONNADE TWO-STORY | 3,103 sq. Ft.

4 Bedroom – 3 Bath – Loft – California Room – 2-Car Garage

OPTION: Great Room Slider, Great Room Fireplace

*Wisteria*  
AT GATEWAY

## LOWER LEVEL



FLOOR PLAN | FRENCH COUNTRY ELEVATION

*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.*



Broker #  
01112962



Rv 6.19.26

P R E L I M I N A R Y

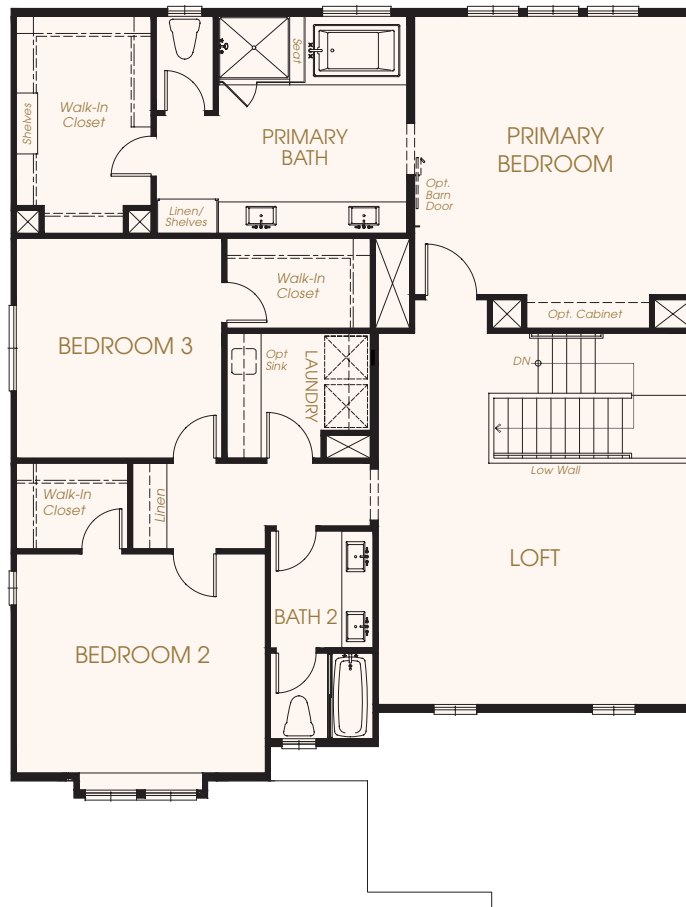
# COLONNADE TWO-STORY | 3,103 sq. Ft.

4 Bedroom – 3 Bath – Loft – California Room – 2-Car Garage

OPTION: Great Room Slider, Great Room Fireplace

*Wisteria*  
AT GATEWAY

## U P P E R L E V E L



F L O O R P L A N | F R E N C H C O U N T R Y E L E V A T I O N

*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.*



Broker #  
01112962



Rv 6.19.26

P R E L I M I N A R Y

# TERRACE TWO-STORY | 3,223 - 3,377 sq. Ft.

4 Bedroom – 4 Bath – Loft – California Room – 3-Car Tandem Garage  
OPTION: Den, Pocket Office, Primary Bath Spa Shower, Primary Bedroom Deck, Loft Balcony

*Wisteria*  
AT GATEWAY



## SPANISH ELEVATION

*Shown with  
Optional Balcony  
Optional Brick  
Accents Available*

## FRENCH COUNTRY ELEVATION

*Shown with Optional  
Stone Accents  
Optional Balcony  
Available*



## FARMHOUSE ELEVATION

*Standard Metal Roofs  
at Window Awnings  
Shown with Optional  
Stone Accents and  
Optional Balcony  
Available*



*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 6.19.26

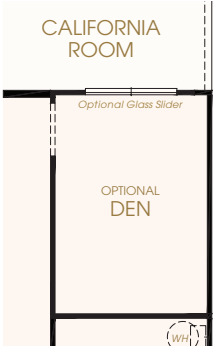
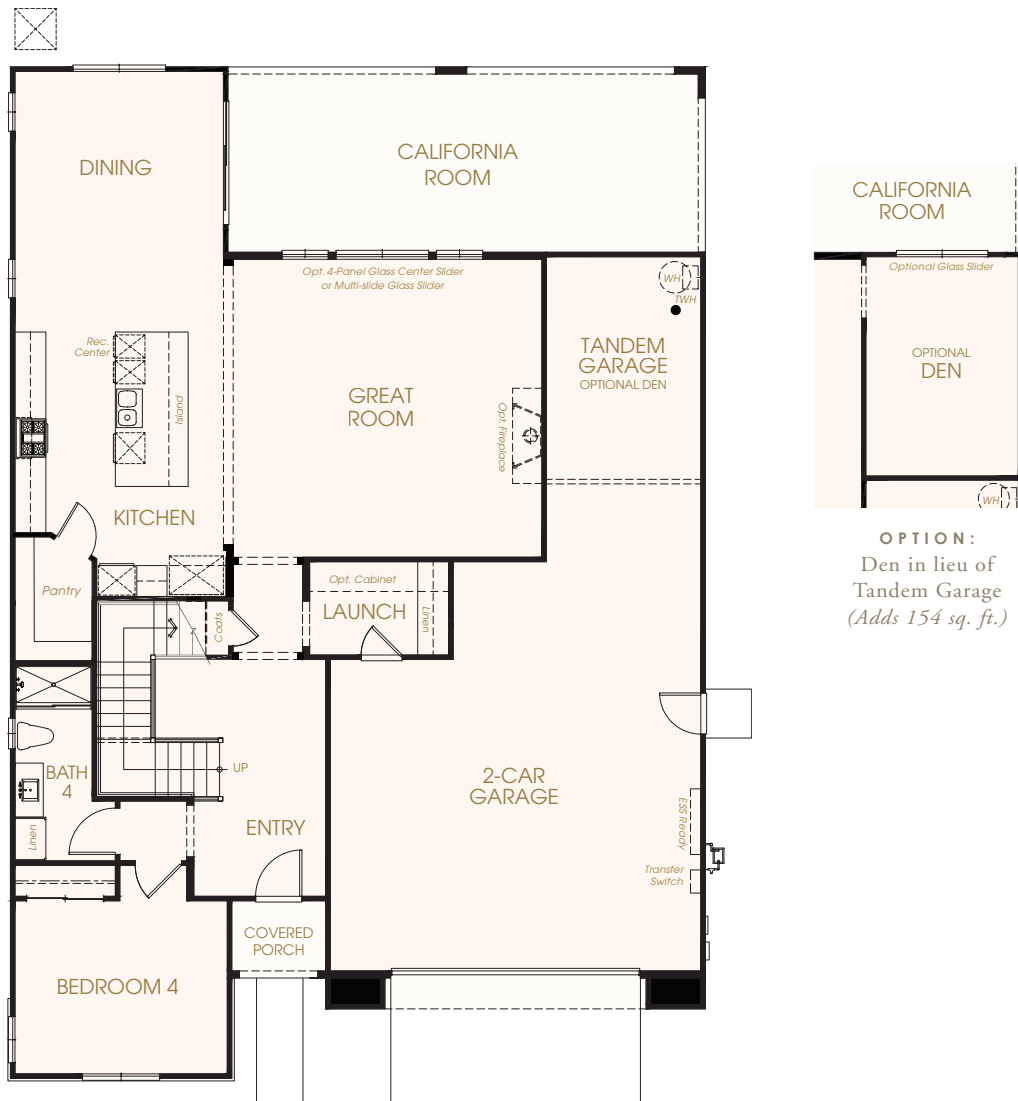
P R E L I M I N A R Y

# TERRACE TWO-STORY | 3,223 - 3,377 sq. Ft.

4 Bedroom – 4 Bath – Loft – California Room – 3-Car Tandem Garage  
OPTIONS: Den, Pocket Office, Primary Bath Spa Shower, Primary Bedroom Deck, Loft Balcony



## LOWER LEVEL



OPTION:  
Den in lieu of  
Tandem Garage  
(Adds 154 sq. ft.)

FLOOR PLAN | SPANISH ELEVATION

*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.*



Broker #  
01112962



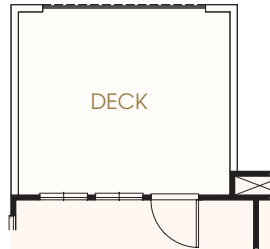
P R E L I M I N A R Y

# TERRACE TWO-STORY | 3,223 - 3,377 sq. Ft.

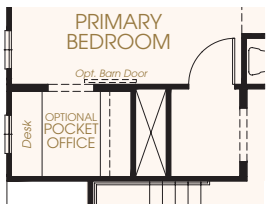
4 Bedroom – 4 Bath – Loft – California Room – 3-Car Tandem Garage  
OPTION: Den, Pocket Office, Primary Bath Spa Shower, Primary Bedroom Deck, Loft Balcony



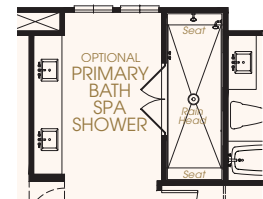
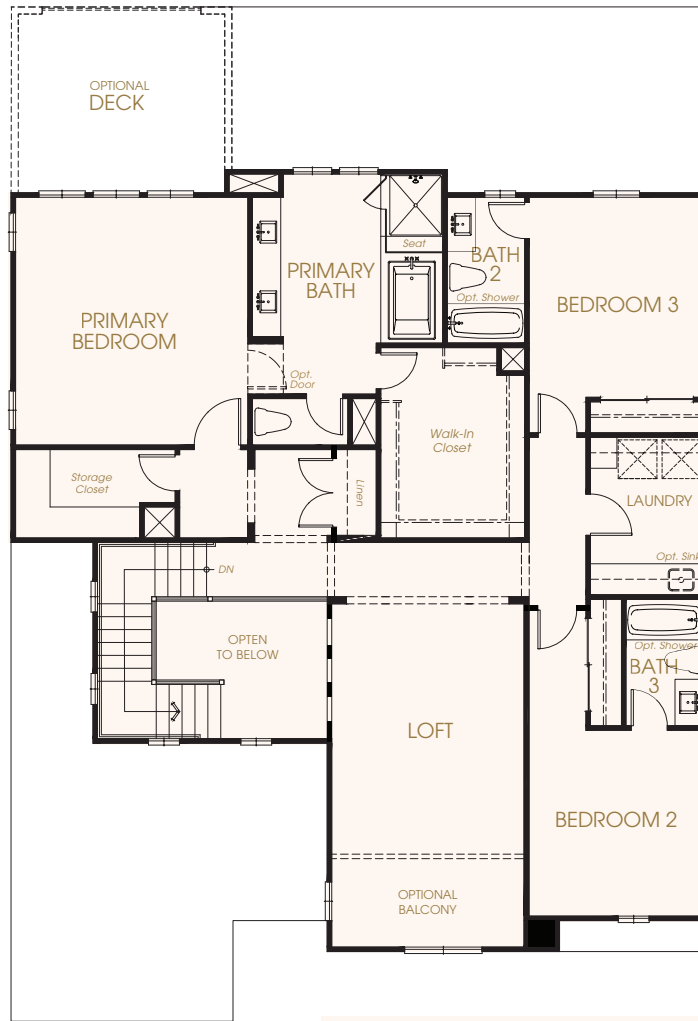
## U P P E R L E V E L



**OPTION:**  
Deck off of  
Primary Bedroom



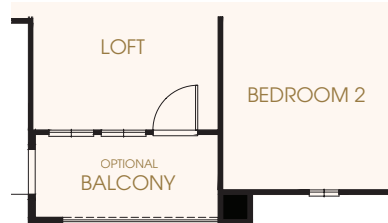
**OPTION:**  
Pocket Office in lieu  
of Storage Closet



**OPTION:**  
Primary Bath  
Spa Shower



**OPTION:**  
Stall Shower in lieu  
of Tub/Shower in  
Baths 2 & 3



**OPTION:**  
Balcony at Loft  
(-76 sq. ft.)

F L O O R P L A N | S P A N I S H E L E V A T I O N

*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.*



Broker #  
01112962



Rv 6.19.26