

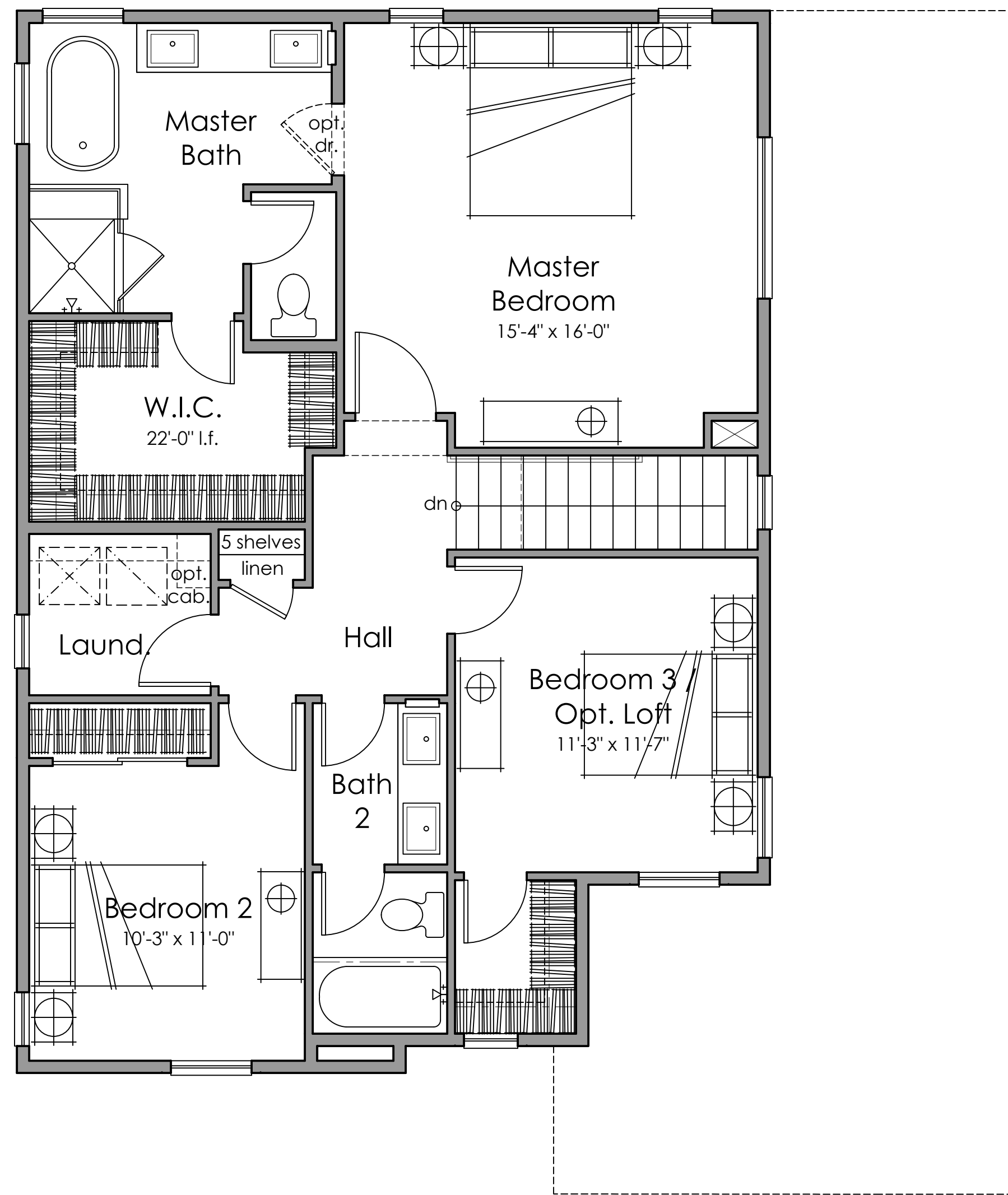
Front Elevation - 1 - Spanish



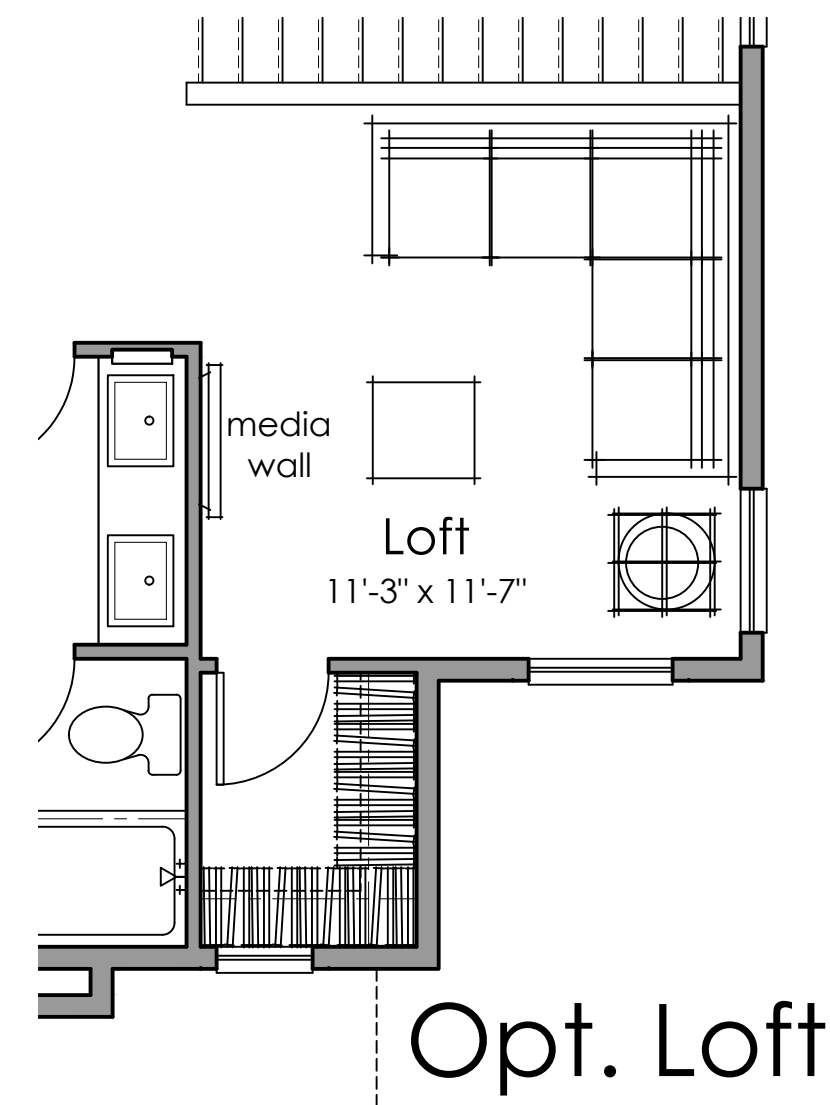
Front Elevation - 3 - Italianate



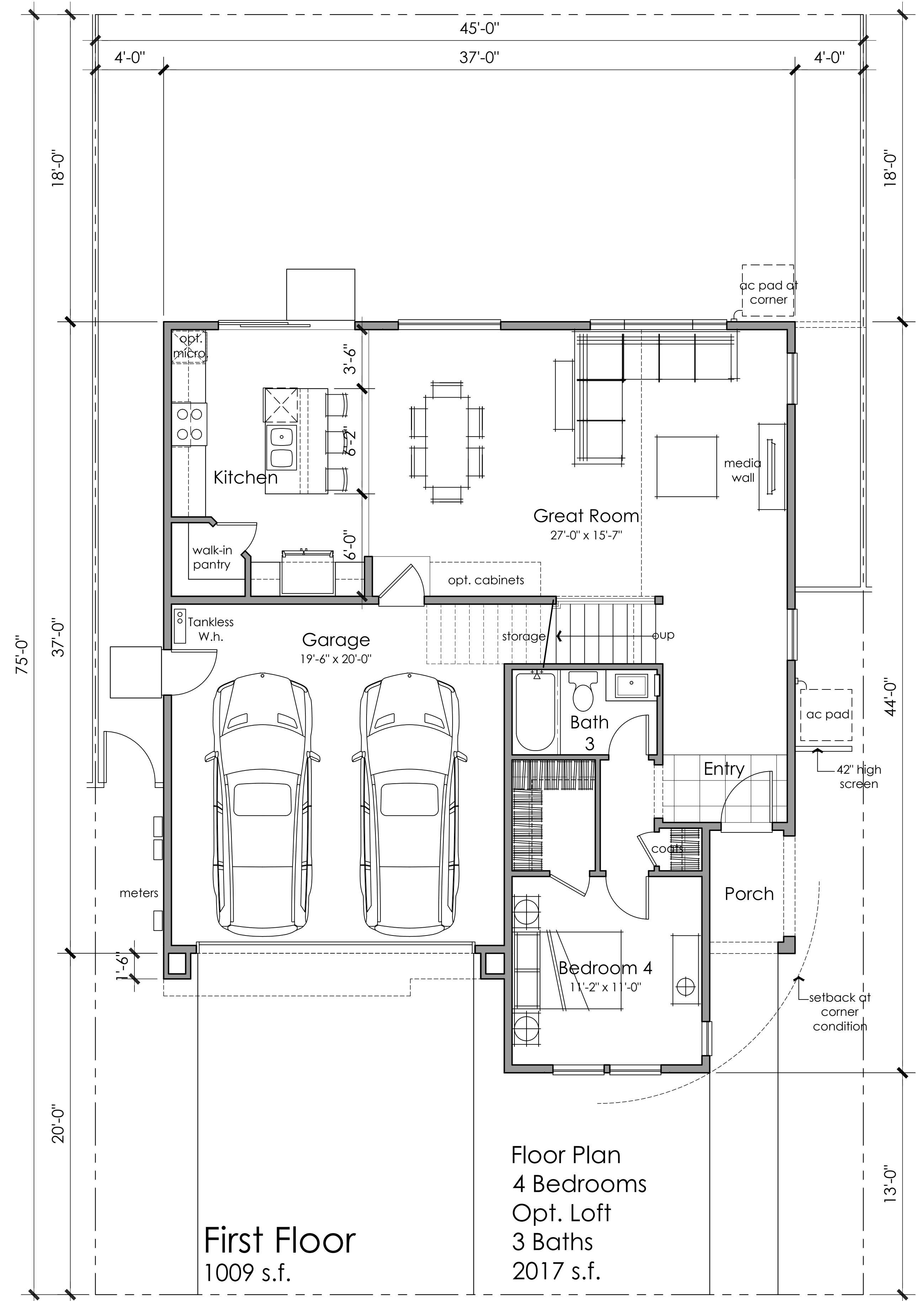
Front Elevation - 2 - Farmhouse



Second Floor  
1008 s.f.



Opt. Loft



First Floor  
1009 s.f.

Floor Plan  
4 Bedrooms  
Opt. Loft  
3 Baths  
2017 s.f.

**SPANISH**

Characterized by simply articulated details, directness, adaptability and contrast of materials and textures

**DESIGN ELEMENTS**

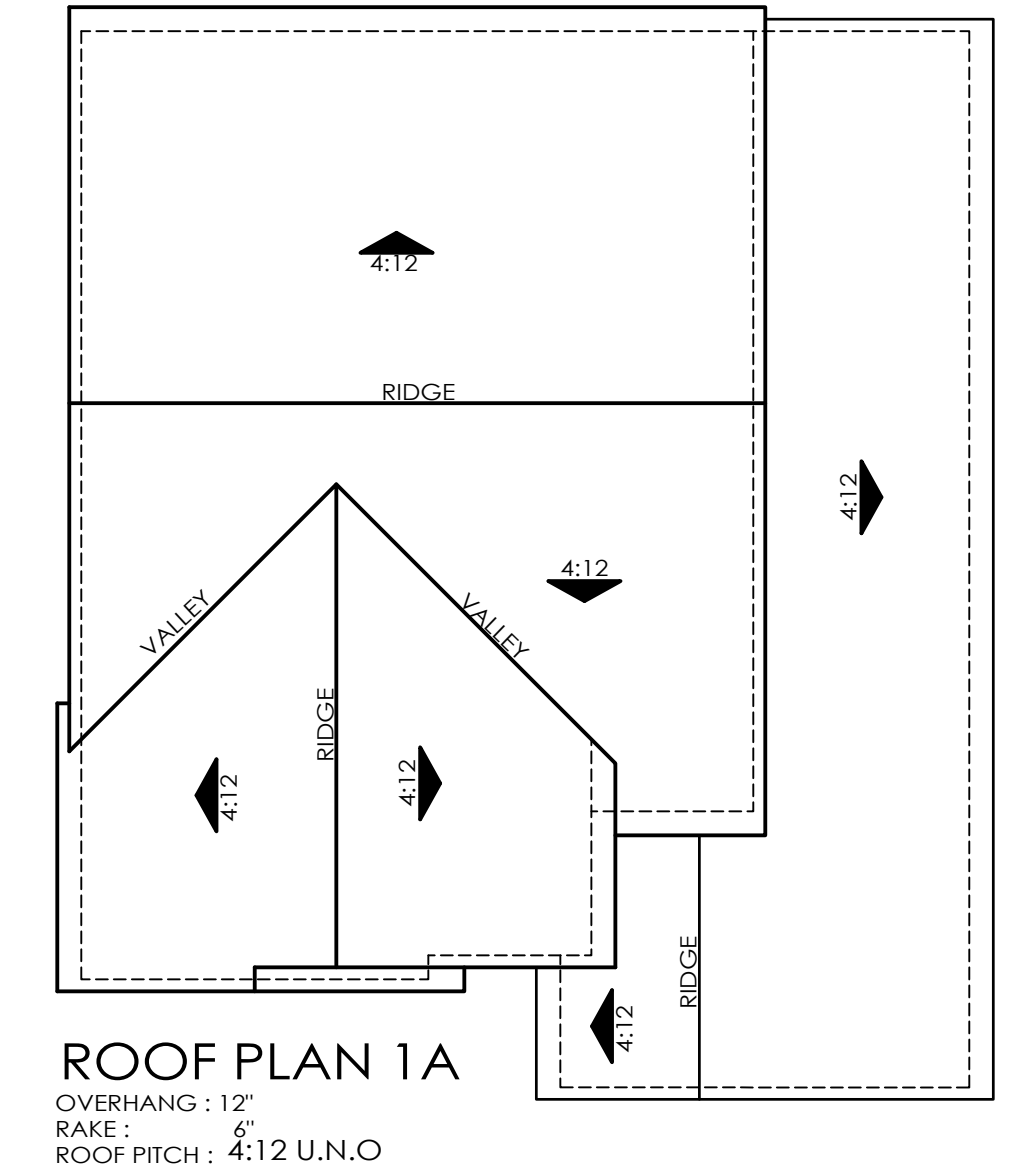
- Two Story Massing
- Stucco Exterior Finish
- S Shaped Concrete Tile
- Low Pitched Roofs

**ENHANCED DESIGN ELEMENTS**

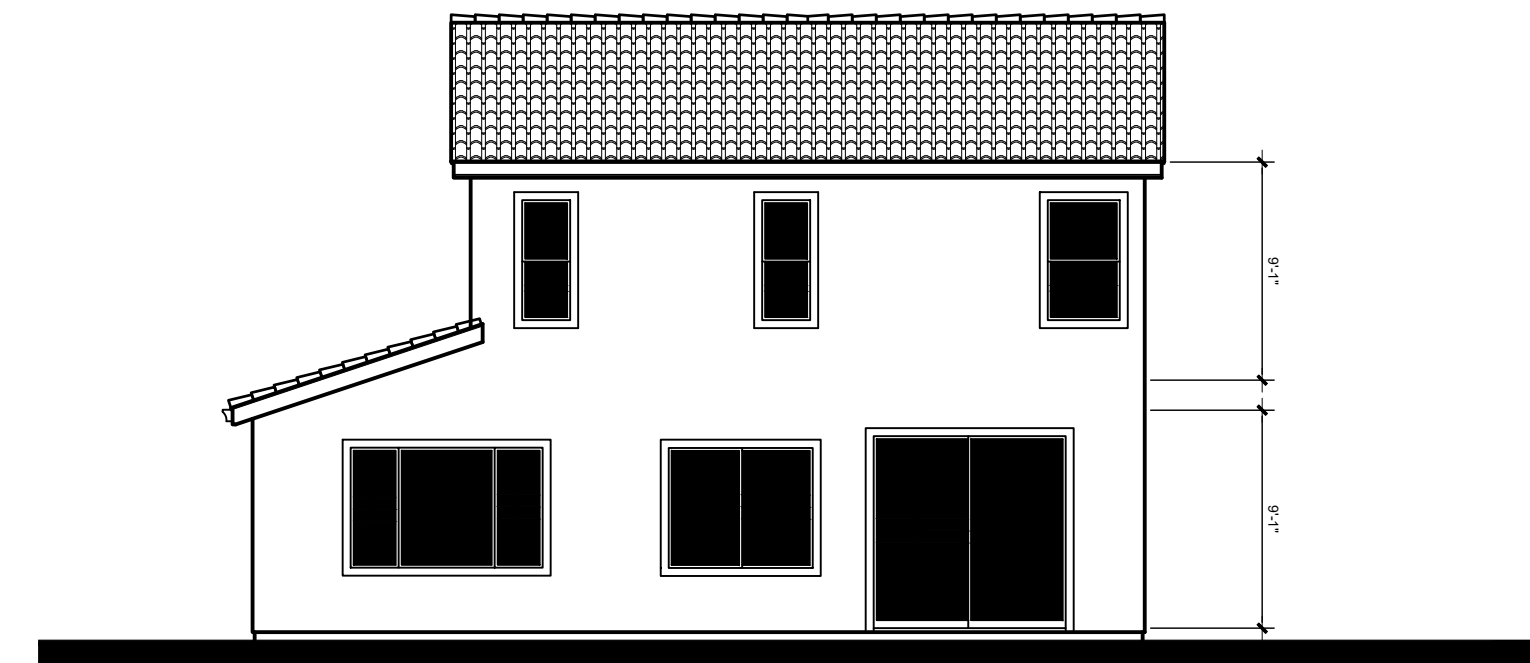
- Corbel Details
- Shutters
- Foam Outlookers



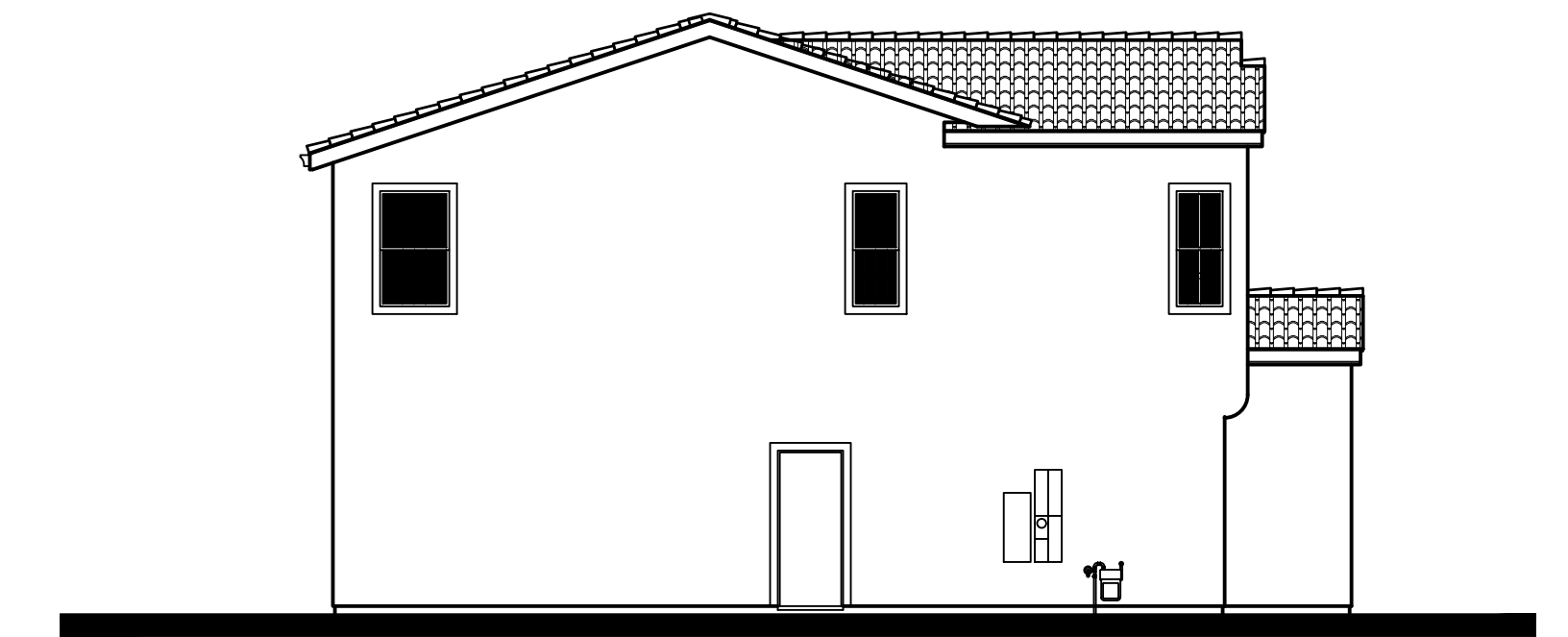
Front Elevations - Spanish



Right Elevation



Rear Elevation



Left Elevation

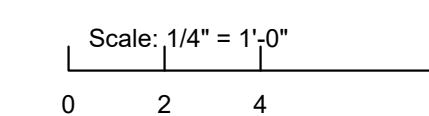


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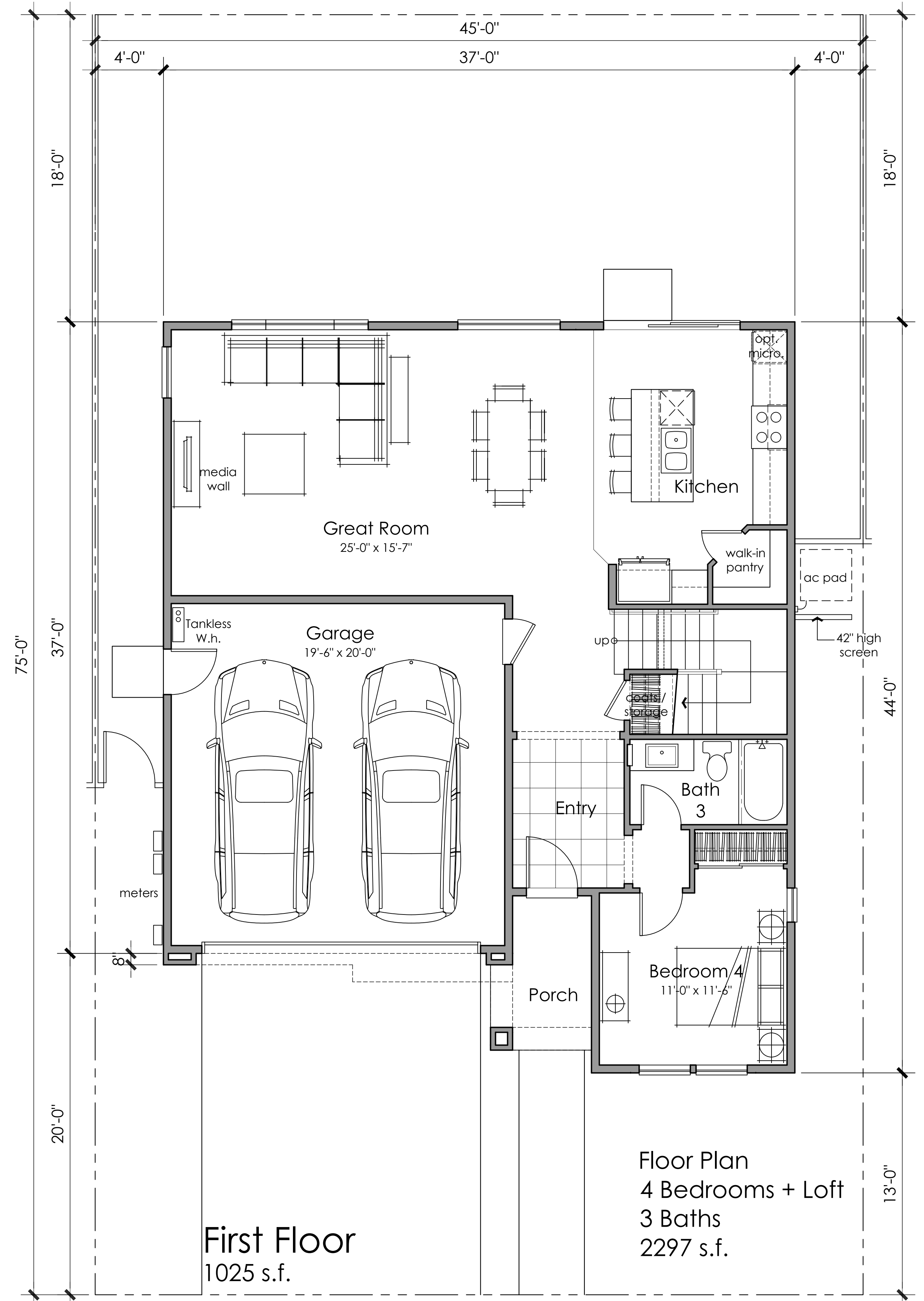
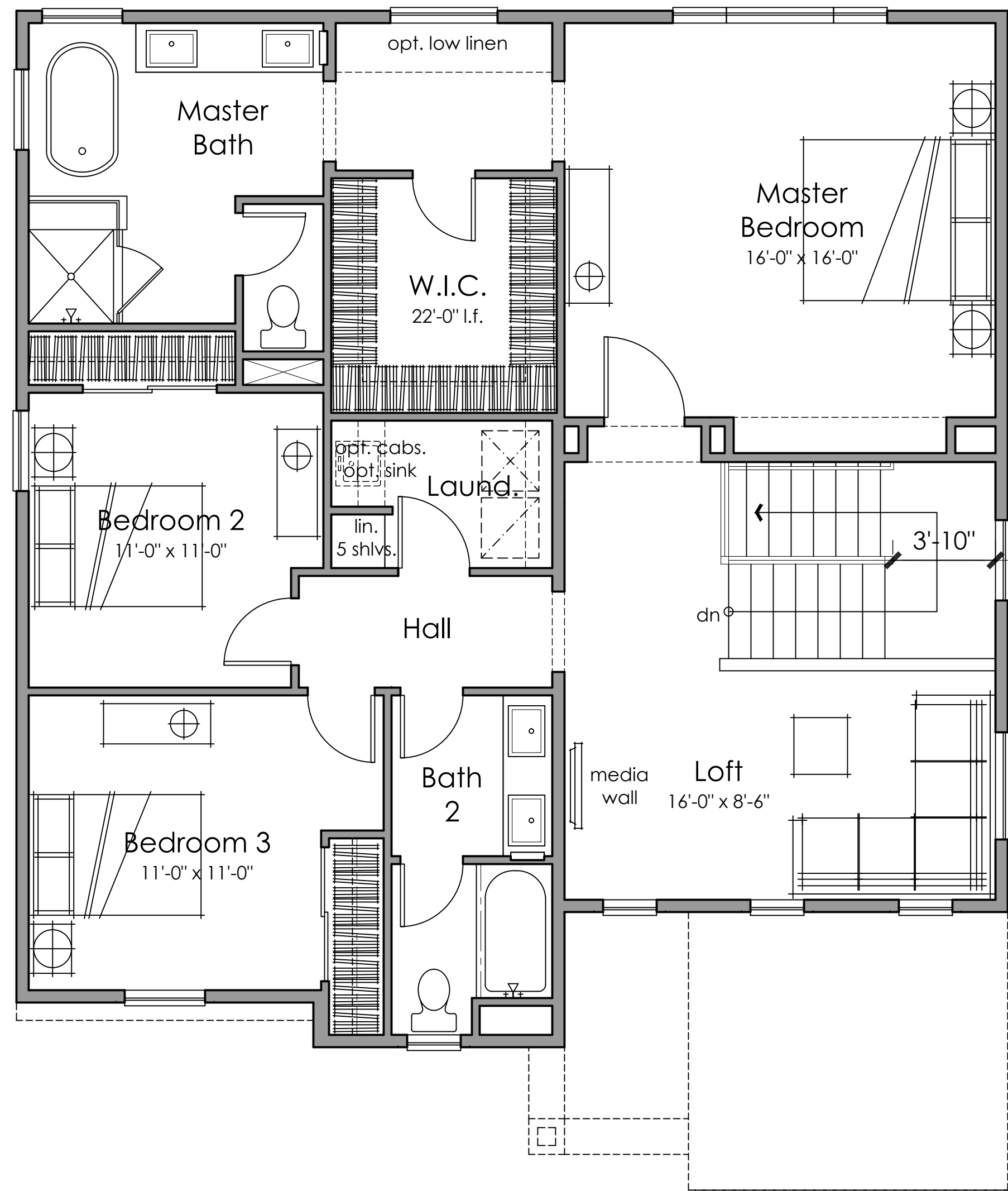
**CAMPUS OAKS**  
ROSEVILLE, CA # 2018-1197

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EXTERIOR ELEVATIONS - PLAN 1A

A1.2



**FARMHOUSE**

Characterized by a asymmetrical, casual cottage look. It represents a practical and picturesque country home.

**DESIGN ELEMENTS**

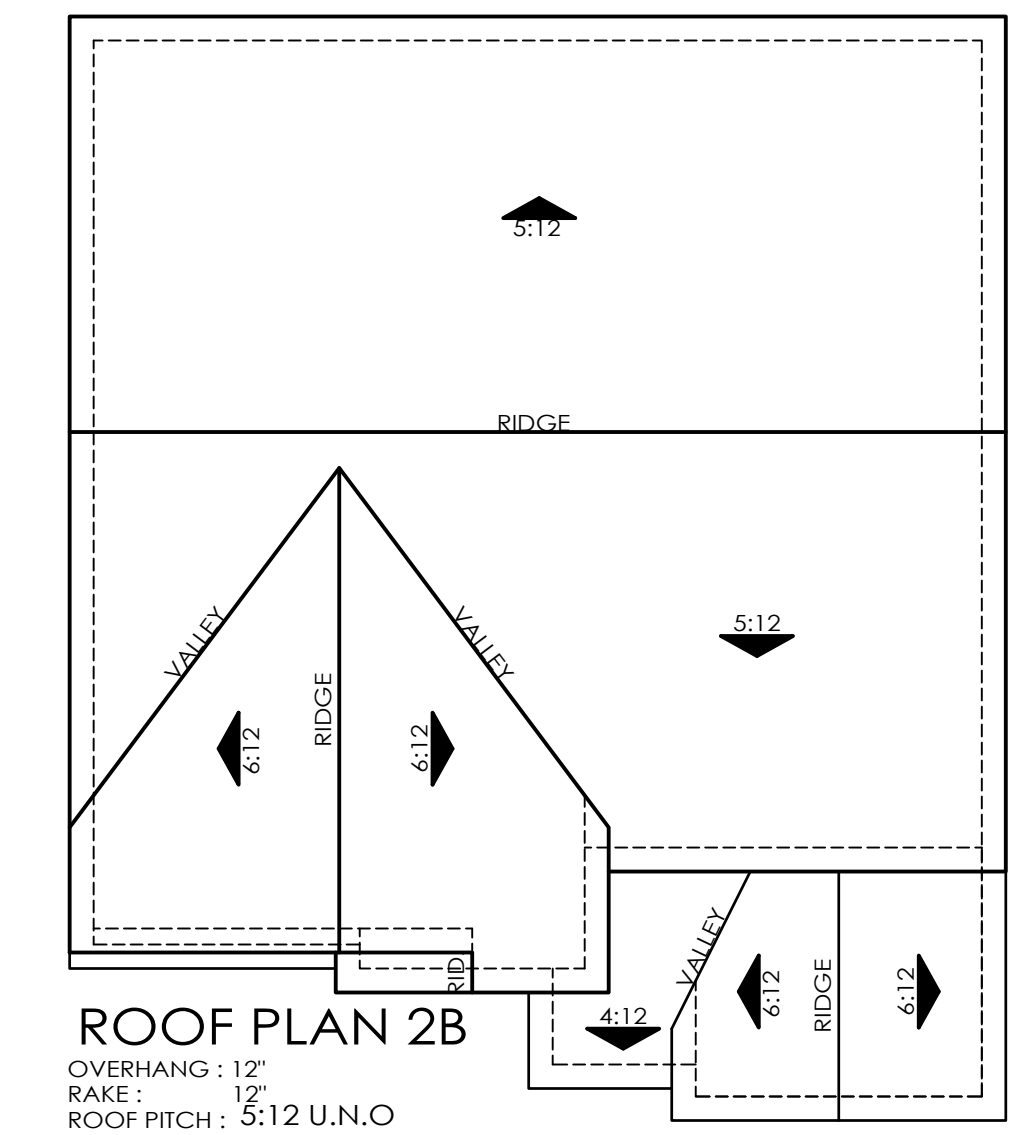
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

**ENHANCED DESIGN ELEMENTS**

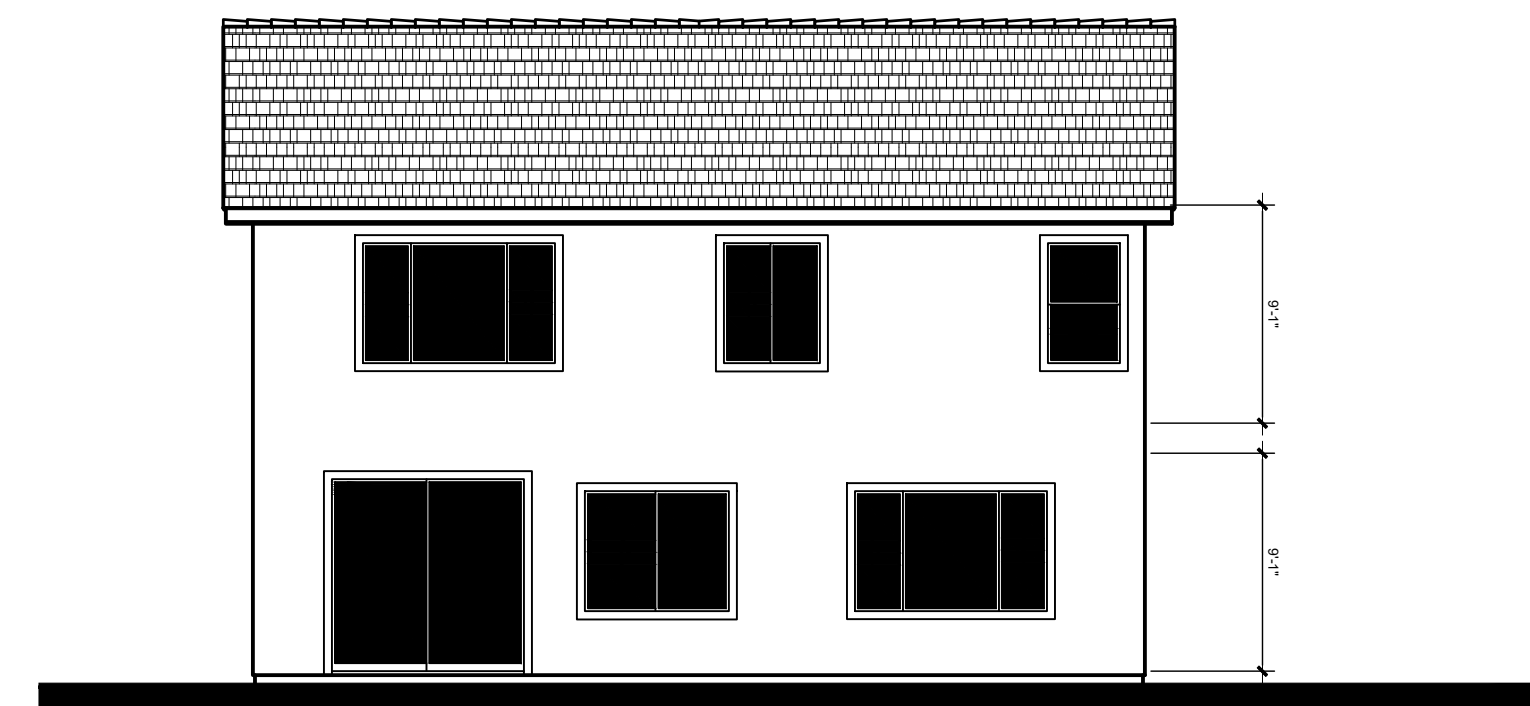
- Post and Beam
- Board and Batt
- Brick Veneer



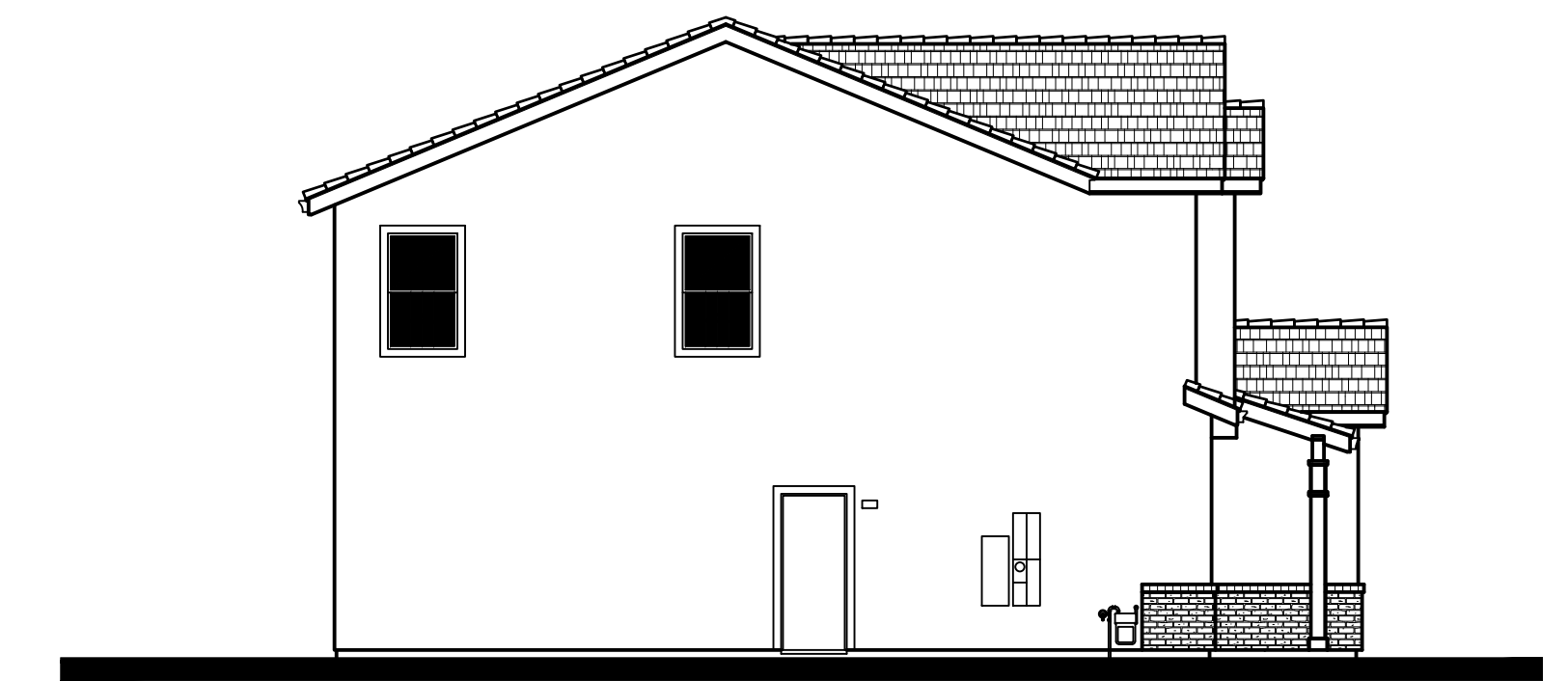
**FRONT ELEVATION - 2B Farmhouse**



**Right Elevation**



**Rear Elevation**



**Left Elevation**

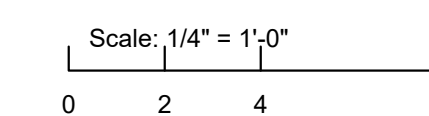


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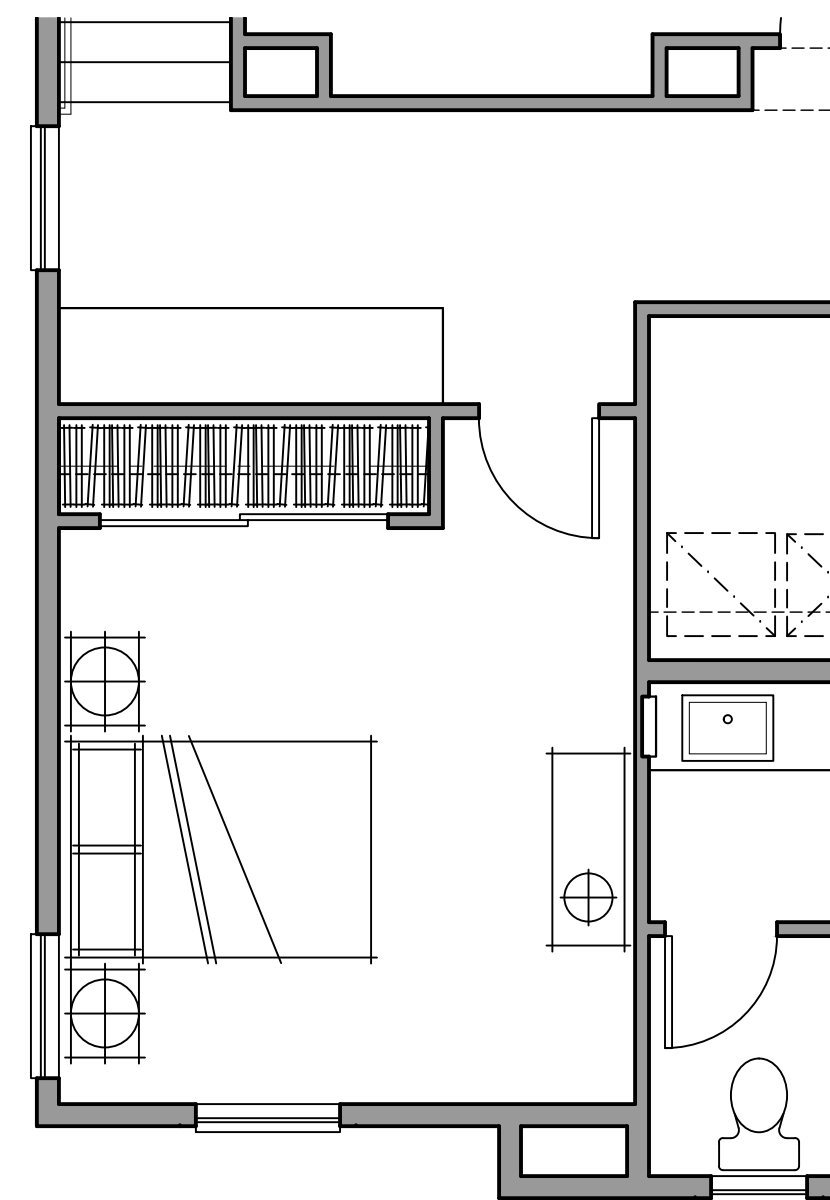


**CAMPUS OAKS**  
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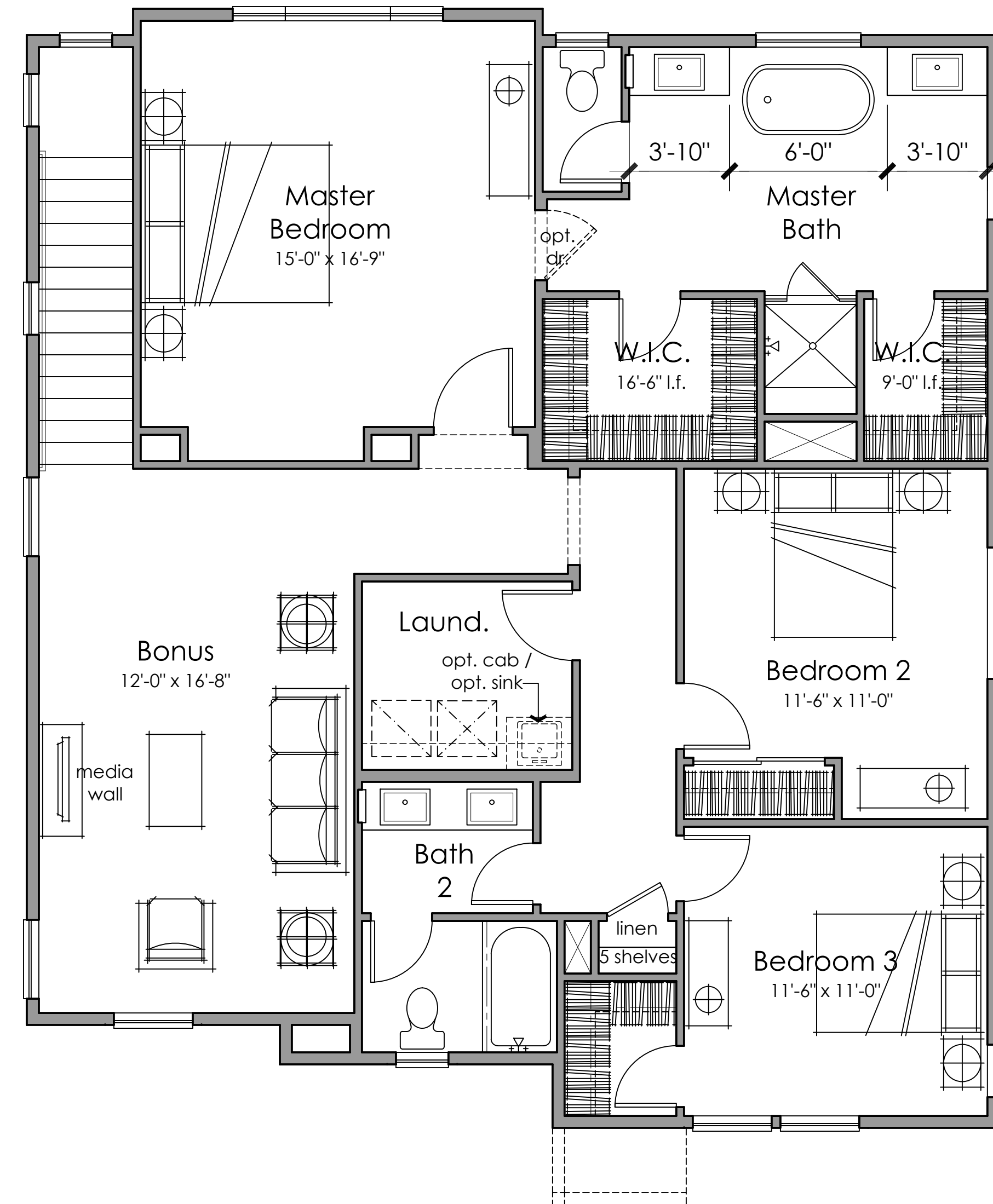
**SCHEMATIC DESIGN**  
JANUARY 7, 2019



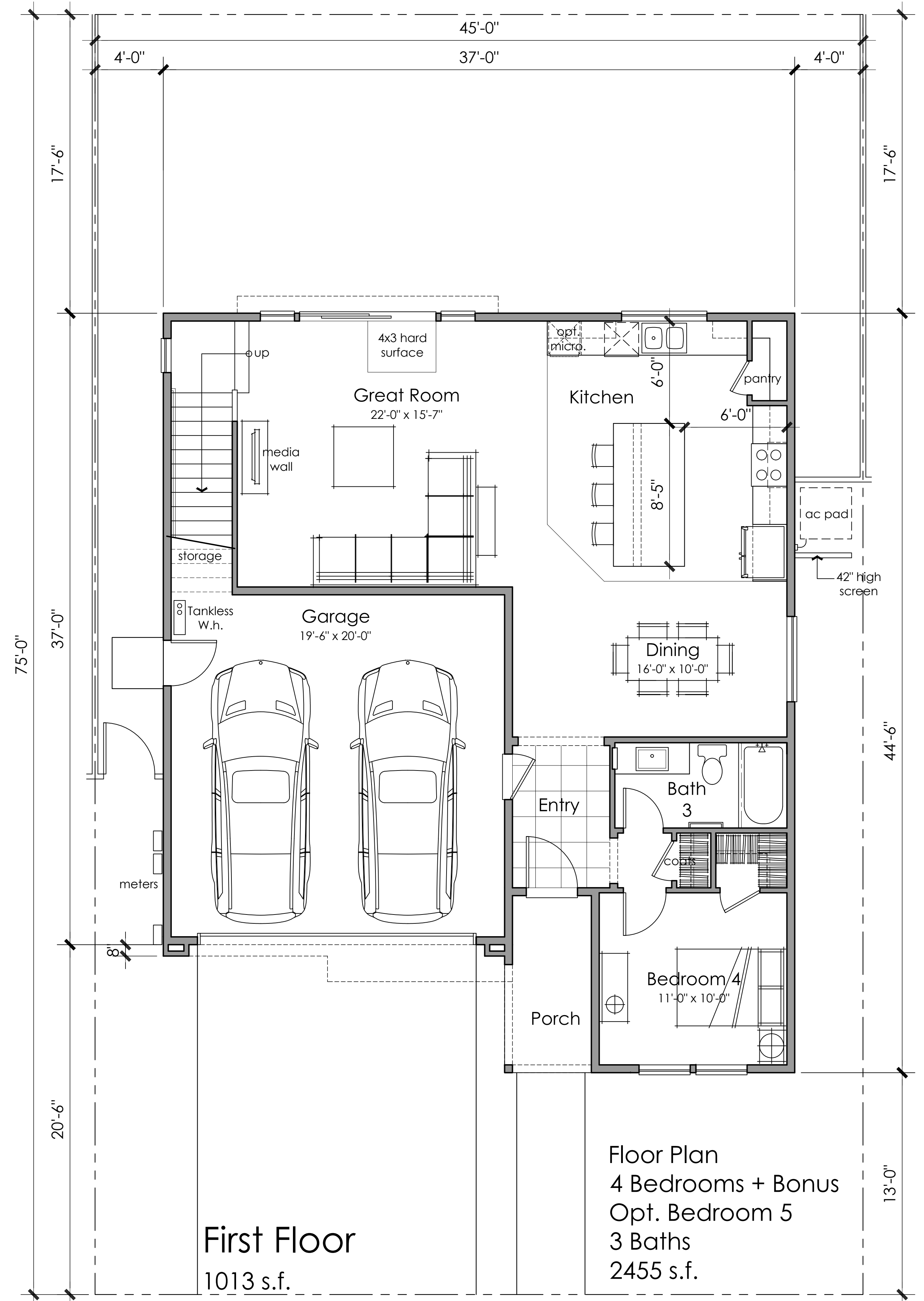
**EXTERIOR ELEVATIONS - PLAN 2B**



Opt. Bedroom 5



Second Floor  
1442 s.f.



First Floor  
1013 s.f.

Floor Plan  
4 Bedrooms + Bonus  
Opt. Bedroom 5  
3 Baths  
2455 s.f.

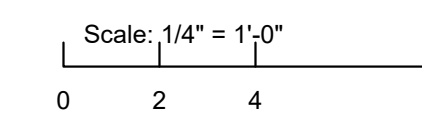


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PLAN 3 FLOOR PLAN

A3.1

ITALIANATE

Characterized by a formal and rigidly symmetrical facade.

DESIGN ELEMENTS

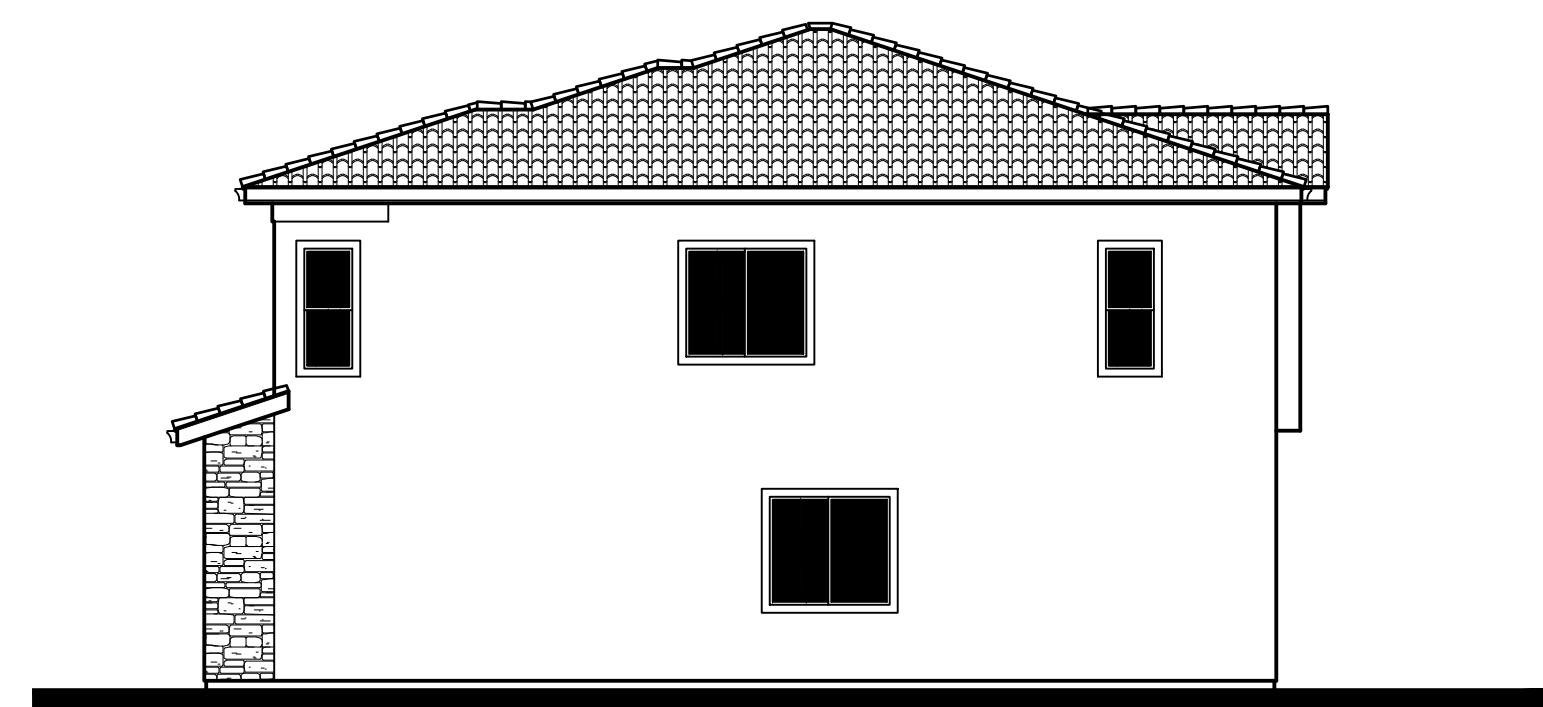
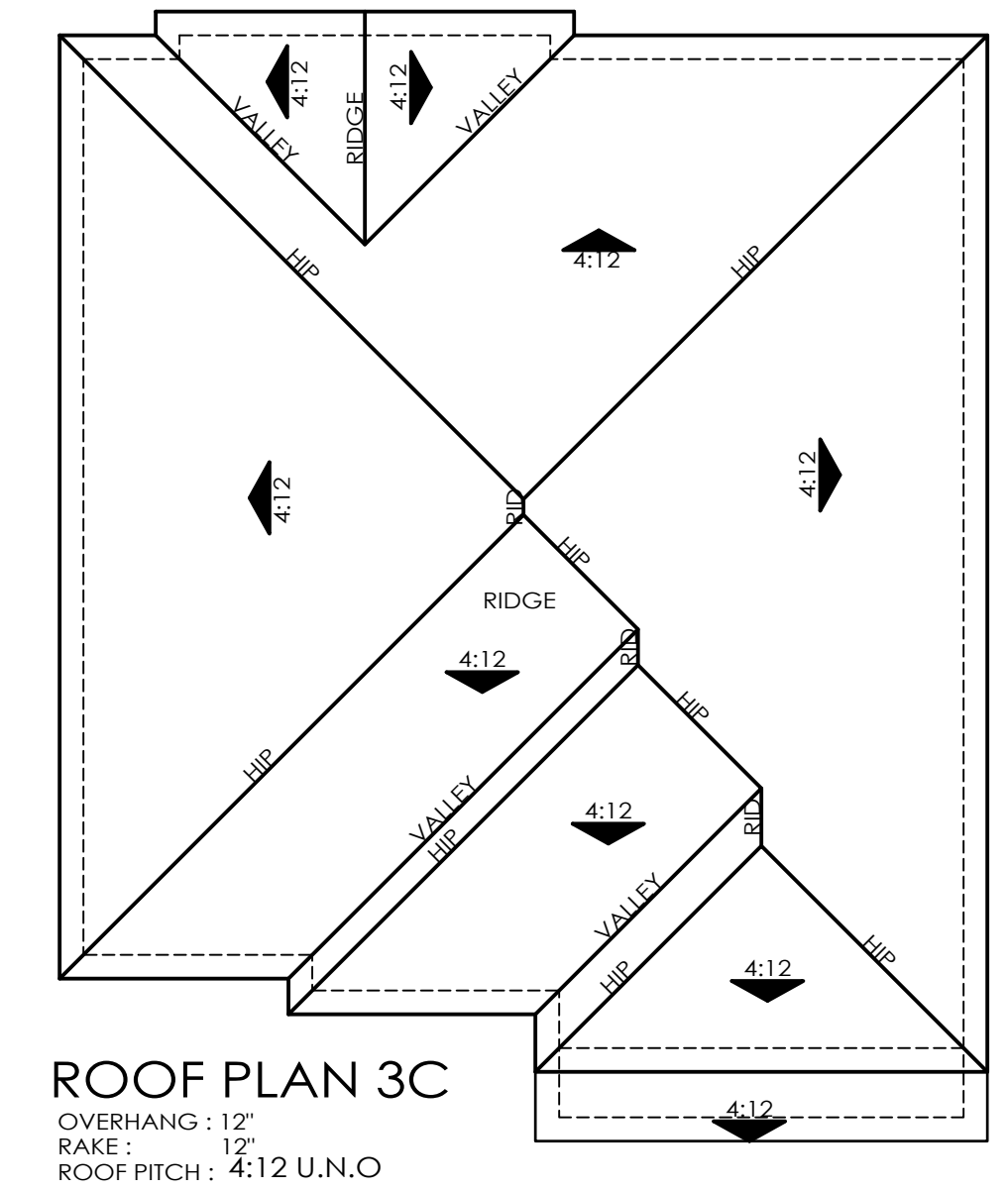
- Two Story Massing
- Stucco Exterior Finish
- S Shaped Concrete Tile
- Lower Pitched Roofs

ENHANCED DESIGN ELEMENTS

- Corbels
- Stone Veneer



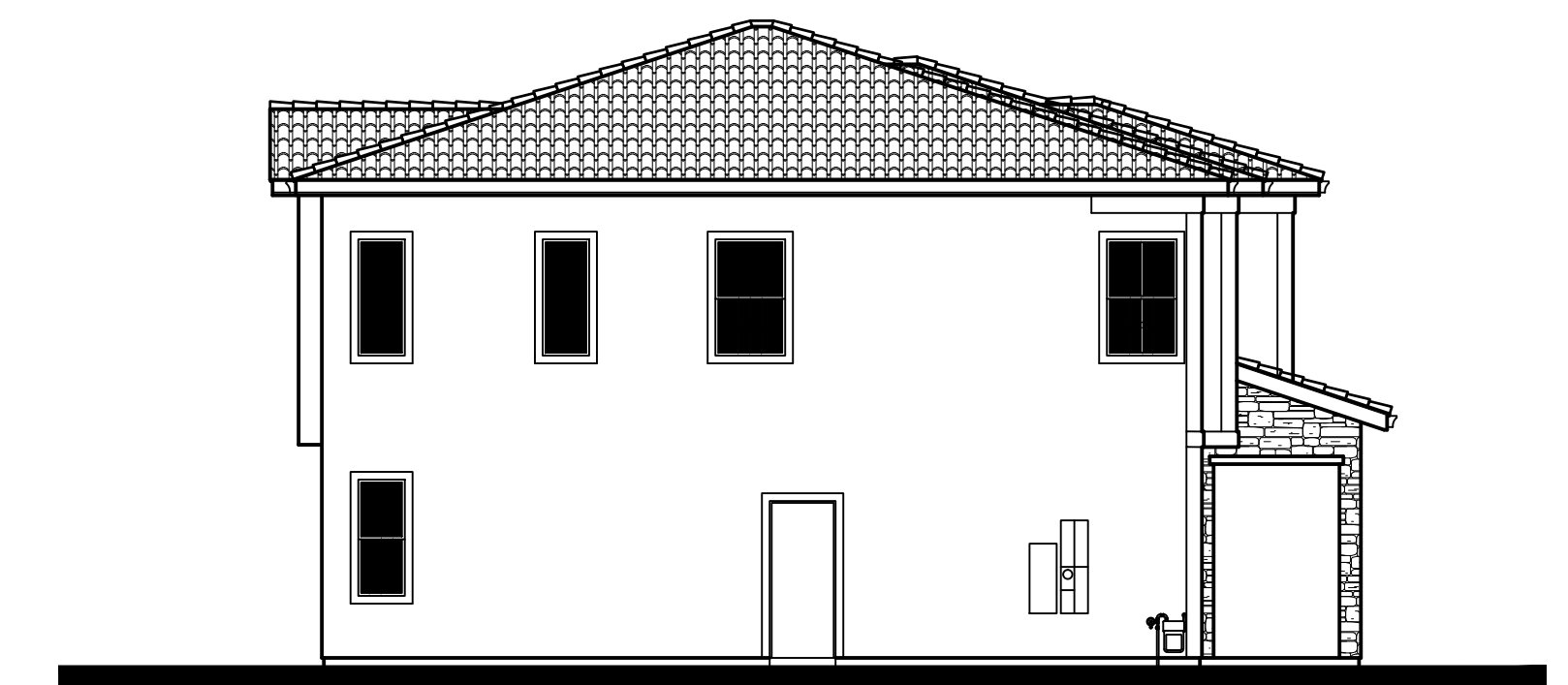
Front Elevations - 3C Italianate



Right Elevation



Rear Elevation



Left Elevation

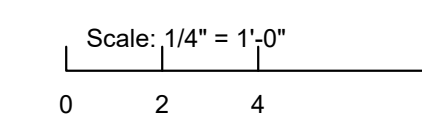


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EXTERIOR ELEVATIONS - PLAN 3C