ANTIOCH CALIFORNIA

STAFF REPORT TO THE PLANNING COMMISSION

DATE:	Regular Meeting of April 16, 2025
SUBMITTED BY:	Monet Boyd, Assistant Planner
APPROVED BY:	Zoe Merideth, Planning Manager
SUBJECT:	Creekside Vineyards at Sand Creek (DR2024-0010)

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt a resolution approving the Design Review and proposed street names for the Creekside Vineyards at Sand Creek project, approving residential architecture, parks, landscaping and street names for the project site located at APN: (057-050-024).

ENVIRONMENTAL REVIEW

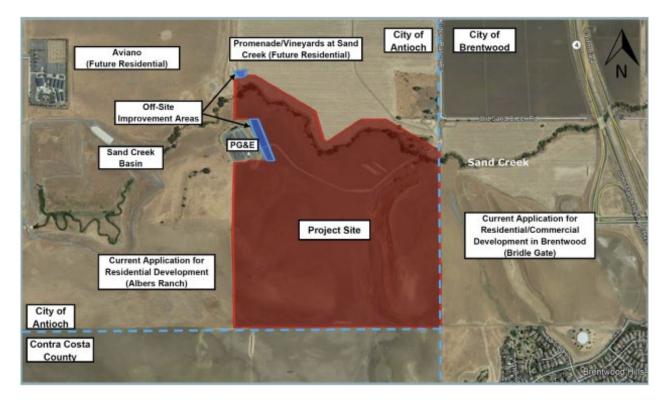
The Environmental Impact Report (EIR) for the Creekside Vineyards at Sand Creek was certified on March 23, 2021. The proposed Design Review is consistent with the Certified EIR; therefore, no further environmental review is required.

BACKGROUND

In 2021, the City Council approved a General Plan Amendment (2021/51), Planned Development Rezone (PD-19-02), Vesting Tentative Subdivision Map, Design Guidelines, and Resource Management Plan for the Creekside Vineyards at Sand Creek Project (2021/52). These approvals allowed for the development of a 220-unit residential community and associated improvements including parks and open space. The project site, identified as Assessor's Parcel Number (APN) 057-050-024, is bordered by the City of Antioch/Contra Costa County line to the south and the City of Antioch/City of Brentwood boundary to the east. Sand Creek is located to the north of the site, and State Route (SR) 4 is located approximately .38 miles east. The project site is within the Sand Creek Focus Area of the General Plan.

The item was originally scheduled for the Planning Commission meeting on Wednesday, April 2nd. However, the item was not heard due to a lack of quorum.

SITE LOCATION



ANALYSIS

The applicant is currently requesting Design Review for the proposed street names, project landscaping, parks, and architecture, all of which are subject to Planning Commission approval. The applicant has proposed two different lot sizes, each featuring distinct architectural designs, heights, and features to create visual interest along the streetscape. The Planned Development guidelines for <u>Creekside Vineyards at Sand</u> <u>Creek</u>, outline the design standards for the community. These guidelines ensure that home designs, parks, and landscaping align with previously approved plans.

The applicant is offering two different lot sizes each with various architectural styles:

- Brooks at Creekside (designed by OAG Architects) 50' x 90' lots
- Trails at Creekside (designed by Bassenian Lagoni) 55' x 90' lots

The site layout complies with Standard 6.9-1 which requires that identical floor plans and exterior colors are not placed side by side. The garage designs are well integrated and do not dominate the front facades meeting Standard 6.2-3. The site layout also meets Standard 6.9-2, ensuring that homes directly across the street do not share the same floor plan. Additionally, a variety of roof styles such as gable, hip, and shed roof have been proposed throughout the development meeting Standard 6.5-1. The Creekside Vineyards at Sand Creek architectural style is generally in keeping with the vineyard theme. The traditional Californian styles of the "California Vineyard" includes Tuscan, Spanish, and Monterey. The newer Californian styles include the American Farmhouse.

These four architectural styles are proposed for this development, in compliance with Standard 6.1.



Architectural Styles

<u>Spanish</u>

The Spanish-style homes feature hip and gable roofs covered in concrete low profile "Stile" roofing. The exterior walls are finished with stucco, consistent with traditional Spanish architecture. Exterior window shutters enhanced the windows, adding to the architectural character. The main entrance features a covered landing, providing shelter from the weather. Additionally, homes incorporate theme-specific front doors, garage doors, and Mill Lane coach lights, reinforcing the Spanish aesthetic.

American Farmhouse

The American Farmhouse-style homes feature gable and shed roofs covered in concrete flat tile roofing. The exterior walls are primarily stucco, with some plan types incorporating board and batten siding and foam or wood brackets for added architectural detail. Homes in this style include theme-specific front doors, garage doors, and wall lantern coach lights, enhancing the farmhouse aesthetic. Foam shutters provide additional character, while decorative vents on the gables contribute to the overall design.

<u>Monterey</u>

The Monterey-style homes feature gable roofs covered with low profile concrete "S-tile" roofing. The exterior walls are primarily stucco, with some plan types featuring board and batten siding and foam or wood brackets for added architectural detail. Homes in this style include theme-specific front doors, garage doors, and wall lantern coach lights, enhancing the architectural character. Foam shutters provide additional decorative elements, contributing to the traditional Monterey aesthetic. Some of the homes in the Monterey- style include faux vents, masonry brick veneer, and arched soffits at the porch.

<u>Tuscan</u>

The Tuscan-style homes feature concrete "S" tile roofing, reflecting traditional Mediterranean influences. The first-level facade is accented with stone veneer, adding

texture and architectural character. Additional design elements include stucco siding, decorative foam shutters, and trim over the windows.

The Brooks at Creekside

The Brooks at Creekside neighborhood features distinct architectural styles: Spanish, American Farmhouse, Monterey, and Tuscan. The development includes four plan types, each incorporating a mix of three of the four architectural styles, ensuring architectural variety throughout the community. The layout and size of each residence vary by plan type, ranging from three to four bedrooms, with an optional additional bedroom available. Many plans offer flexible living spaces, allowing homeowners to customize their homes with features such as offices, additional bathrooms, a suite with a powder room, a formal dining room, retreat room, or various combinations of those options. An additional option is the GenSmart Suite, which is short for Generation Smart Suite, allowing for a dedicated living space for guests or relatives, all under one roof. The GenSmart Suite can include a bedroom, bath, sitting area, kitchenette, and closet. For floor plans detailing the options, please refer to the project plans, Attachment B.

<u>Plan</u>

Plan 1 complies with Creekside/Vineyards at Sand Creek Guidelines Standard 6.3-6 which encourages a "Single-Story Profile" to be primarily tucked under the first-floor roofline. This plan is available in Spanish, American Farmhouse, and Monterey architectural styles. Each of these styles meets Standard 6.7-7, ensuring that windows are enhanced with shutters. The main entrance of each home is designed with articulated, projecting forms, creating a covered landing that provides shelter from the weather. Additionally, Plan 1 adheres to Standard 6.6-5, which requires that developments of three or more homes must provide a minimum of three distinct color/material palettes per architectural style, enhancing visual variety within the neighborhood.

<u> Plan 2</u>

Plan 2 incorporates Spanish, Monterey, and Tuscan architectural styles, each featuring warm tones that complement the design. Architectural elements such as color matching of the windows and doors contribute to building articulation, adding depth and dimension to the facade. Plan 2 has two-story homes with the second story not exceeding 84% of the first-floor square footage. This plan complies with Standard 6.3-2, ensuring that architectural elements are customized to match the specific style.

<u>Plan 3</u>

Plan 3 features Spanish, Monterey, and Tuscan architectural styles, with multi-form roofs that incorporated gabled, hip, and shed roof combinations to create variety complying with Standard 6.5-1. Windows in this plan are enhanced with shutters that are selected to complement the overall color scheme, ensuring a cohesive and well-balanced design, meeting Standard 6.7-7.

<u>Plan 4</u>

Plan 4 incorporates Spanish, American Farmhouse, and Monterey architectural styles. Windows in this plan are enhanced with shutters that are selected to complement the overall color scheme, ensuring a cohesive and well-balanced design. The colors of the window shutters match the front door of the homes aligning with Standard 6.6-3. The homes create visual interest with variations in ridgeline height and alignment complying with Standard 6.5-3.

Home	Size (s.f.)	Bedroom	Baths	Garage	Stories
		S			
Plan 1	2,395	3, with option for 4	2 with option for 3	2-car garage	2
Plan 2	2,569	4, with option for 5	3	2-car garage	2
Plan 3	2,842	4, with option for 5	3.5	2-car garage	2
Plan 4	3,140	4, with option 5	3.5	2-car garage	2

A summary of the plans is shown in the following table:

Trails at Creekside

The Trails at Creekside lots are 55' x 90' and feature Spanish, Monterey, American Farmhouse, and Tuscan architecture styles. The Trails at Creekside offer the option to add enhancements such as a super shower, spa shower, covered outdoor living room, and GenSmart Suite. Each architectural style is distinguished by unique details, materials, and color palettes. Architectural themes include specific garage door designs, window mullions, shutters, and trim profiles, ensuring that every home reflects its intended style while maintaining a cohesive streetscape.

<u> Plan 1</u>

Plan 1 offers Spanish, American Farmhouse, and Tuscan architectural styles. Homes within this plan feature a semi-enclosed front porch and include at least three different colors per home meeting Standard 6.6-5. To emphasize the home's architectural presence, garages are setback, allowing the main façade to be the focal point complying with Standard 6.8-2. The ridge lines vary to create visual interest, and the exterior window shutters of two homes match the front door, reinforcing stylistic harmony. Roof styles also vary between architectural styles to further distinguish each home.

<u> Plan 2</u>

Plan 2 incorporates Spanish, Monterey, and American Farmhouse architectural styles. Homes in this plan feature an open front porch with three columns, providing a welcoming entryway. Awnings extend over the porch, offering shade and additional architectural interest aligning with standard 6.7-2. Larger windows characterize this plan type, enhancing natural light meeting standard 6.7-3. Additional decorative elements include decorative vents, horizontal siding, and decorative clay pipes, each tailored to complement the respective architectural style.

<u>Plan 3</u>

Plan 3 includes Spanish, Monterey, and Tuscan architectural styles. Homes in this plan feature a semi-enclosed porch, with shutters that match the front door to create a cohesive design. Variations in ridgeline height and alignment add distinctiveness to each home style. Each home is painted with three complementary colors, ensuring visual diversity while maintaining harmony within the neighborhood. Architectural details such as decorative shutters, decorative clay pipes, window trim, stone veneer, and brick veneer further enhance the authenticity of each architectural style meeting Standard 6.6-6.

Home	Size (s.f.)	Bedroom	Baths	Garage	Stories
		S			
Plan 1	3,238	4,	3	2	2
Plan 2	3,477	5	3.5	2	2
Plan 3	3,684	5	4.5	2	2

The following table summarizes the plan types:

Street Names

The 2021 project approvals included a condition of approval requiring that the proposed street names be approved by the Planning Commission before the final map is recorded. The proposed street names underwent review and received approval from relevant agencies, including the Contra Costa County Fire Protection District and the Antioch Police Department, following standard procedure. Approval of the street names is included in the draft conditions of approval provided in Attachment A, Exhibit A.

<u>Parks</u>

The project approvals included the adoption of project-specific design guidelines, which outline architectural development standards and landscaping guidelines for parks and open spaces. The applicant is currently proposing the following parks, in conformance with the approved Vesting Tentative Map:

- Private Park (Parcel B) 0.41 acres
- Community Neighborhood Park (Parcel C) 2.85 acres
- Private Park (Parcel G) 0.17 acres
- Private Park (Parcel J) 0.39 acres

The design and layout of the parks and open spaces are consistent with the approved guidelines, creating opportunities for trail connections and open space enjoyment. All parks will be maintained by a developer-established Homeowners' Association (HOA).

- Parcel B Park provides access to the community pool, spa, lounge chairs, and tables and chairs for community gatherings, in compliance with Standard 10.0-2.
- Parcel C, the Community Neighborhood Park, features a flexible open lawn area, benches, picnic tables, a BBQ grill, and a playground with shaded areas, in compliance with Standard 10.0-3.
- Parcel G and Parcel J are pocket parks, incorporating benches, decorative boulders, a dry creek bed, and non-irrigated hydroseed, in compliance with Standard 10.0-1.
- The trail system consists of 12-foot-wide concrete pathways, ensuring accessibility and connectivity throughout the community, in compliance with Standard 10.0-8.

The park plans and designs will also be reviewed by the Parks and Recreation Commission. Resolution 2021-52 includes a condition of approval that states that the park designs shall be approved by the Parks and Recreation Commission and/or Planning Commission, in conformance with Antioch Code Article 10, Section 9-4.1001 through 1014.

Landscaping

The previous approvals for Creekside Vineyards at Sand Creek included project-specific landscaping guidelines. The proposed plant palette meets Standard 7.0-1 by providing plants with various heights, textures, and colors. The proposed locations for trees include community entry points and a community amenity area, in compliance with Standard 7.0-3. The applicant is proposing a diverse mix of trees throughout the development. Trees and plants will be strategically placed along both private and public streets, as well as within the parks to provide shade and aesthetic enhancement, in compliance with Standard 7.0-8.

Walls and Fences

A sound wall with veneer pilasters will be installed along the rear of all residential lots and the sides of corner lots fronting Hillcrest Avenue. The decorative stone veneer pilasters will be spaced at regular intervals ranging from 8 to 25 feet, in compliance with resolution 2021-52, project specific condition 14. In addition to the sound wall, the subdivision will feature good neighbor fencing and good neighbor fencing with concrete footing. This fencing consists of a wood fence with top and bottom rails, supported by 4x4 posts set in concrete footings in designated areas. Complying with Standard 9.0-5 clear-view metal fencing will be installed along open spaces, incorporating metal fencing with pilasters to maintain visibility while providing a boundary. Fulfilling project specific condition 15 from resolution 2021-52 by proposing wrought iron fencing around the stormwater detention basin, Parcel 'D'.

ATTACHMENTS

A. Resolution

Exhibit A: Conditions of Approval

- B. Project Plans
- C. Project Description

ATTACHMENT "A"

PLANNING COMMISSION RESOLUTION NO. 2025 - XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVING THE DESIGN REVIEW APPLICATION FOR THE RESIDENTIAL ARCHITECTURE, PARKS, LANDSCAPING AND STREET NAMES AT THE CREEKSIDE VINEYARDS AT SAND CREEK (DR2024-0010) (APN: 057-050-024)

WHEREAS, the City of Antioch ("City") received an application request for Design Review (DR2024-0010) from Tri Pointe Homes for the residential project architecture, parks, landscaping and street names for the Creekside Vineyards at Sand Creek project (DR2024-0010) (APN: 057-050-024);

WHEREAS, on March 23, 2021, the City Council adopted resolution 2021/50 certified the Final Environmental Impact Report, based on findings of fact and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;

WHEREAS, on March 23, 2021, the City Council adopted resolution 2021/5 approving of the General Plan Amendment for the Creekside Vineyards at Sand Creek Project;

WHEREAS, on March 23, 2021, the City Council introduced and adopted an ordinance to rezone the 58.9-acre Creekside Vineyards at Sand Creek Project from Study Zone to Planned Development District (PD-19-02), and subsequently passed and adopted the ordinance at its meeting of April 13, 2021;

WHEREAS, on March 23, 2021, the City Council adopted resolution 2021/52 approving of the Vesting Tentative Subdivision Map, Design Review, and Resource Management Plan for the Creekside Vineyards at Sand Creek Project;

WHEREAS, on January 25, 2022, the City Council adopted resolution 2022/14 approving alternative interim right-of-way improvements for the Creekside Vineyards at Sand Creek project.

WHEREAS, on April 2, 2025, the Planning Commission meeting was adjourned due to a lack of quorum, and the item was not heard; and

WHEREAS, on April 16, 2025, the Planning Commission duly held a hearing on the matter, and received and considered evidence, both oral and documentary; and

WHEREAS, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

PLANNING COMMISSION RESOLUTION NO. 2025-XX April 16, 2025 Page 2

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Antioch does hereby APPROVE the Design Review application (DR2024-0010) from Tri Pointe Homes for the project architecture, parks, and landscaping for the project architecture, parks, and landscaping for the project as Sand Creek subject to Exhibit A Conditions of Approval.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 16th day of April 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

David A. Storer, AICP Secretary to the Planning Commission

EXHIBIT A: CONDITIONS OF APPROVAL CREEKSIDE VINEYARDS AT SAND CREEK

- 1. **Project Approval.** This Design Review approval is for Creekside Vineyards at Sand Creek located at 0 Sand Creek Rd. (APN:057-050-024), as substantially shown and described on the project plans dated December 12, 2024, as presented to the Planning Commission on April 16, 2025 ("Approval Date"). For any condition herein that requires preparation of a final plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City of Antioch ("City").
- 2. **Project Approval Expiration.** This approval expires on April 16, 2027, or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.
- 3. Appeals. Pursuant to Antioch Municipal Code § 9-5.2509, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Council.
- 4. Requirement for Building Permit. Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
- 5. Planned Development Modifications to Approved Plans. The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff per Antioch Municipal Code Section 9-5.2311 shall require further Planning Commission approval through the discretionary review process.
- 6. Hold Harmless Agreement/Indemnification. The applicant (including any agent thereof) shall defend, with counsel of City's choosing and at Applicant's own cost, expense and risk, any and all claims, suits, actions or other proceedings of every kind that may be brought or instituted against City or its officials, officers, employees, volunteers and agents to attack, set aside, void, or annul the City's approval concerning this application. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or its officials, officers, employees, volunteers and agents as part of any such claim, suit, action or other proceeding concerning the City's approval of this application. Applicant shall also

reimburse City for the cost of any settlement paid by City or its officials, officers, employees, agents or volunteers as part of any such claim, suit, action or other proceeding concerning the City's approval of this application. Such reimbursement shall include payment for City's attorneys' fees and costs, including expert witness fees. Applicant shall reimburse City and its officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Applicant's obligation to indemnify shall survive the expiration of this Approval.

- **7. Final Approval.** A final and unchallenged approval of this project supersedes any previous approvals that have been granted for this site.
- 8. Compliance Matrix. With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions of Approval and Mitigation Measures compliance matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.
- **9. Mitigation Monitoring and Reporting Program.** The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the Creekside Vineyards at Sand Creek project.

<u>FEES</u>

10. City Fees. The applicant shall pay all City and other related fees applicable to the property, as may be modified by the conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit. Notice shall be taken specifically of plan check, engineering, fire, and inspection fees. The project applicant shall also reimburse the City for direct costs of Planning, Building and Engineering Division plan check and inspection, as mutually agreed between the City and applicant.

No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, balances, and reimbursements that are outstanding and owed to the City.

- **11. Pass-Through Fees.** The applicant shall pay all applicable pass-through fees. Fees include but are not limited to:
 - **a.** East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - **b.** Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.

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- **c.** Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s).
- d. Contra Costa County Flood Control District Drainage Area Fee.
- e. School Impact Fees.
- f. Delta Diablo Sanitation Sewer Fees.
- **g.** Contra Costa Water District Fees.

PUBLIC WORKS' STANDARD CONDITIONS

12. Retaining Walls

- **a. Public Right of Way.** Retaining walls shall not be constructed in the public right-of-way or other City maintained parcels, unless otherwise approved by the City Engineer.
- **b.** Materials. All retaining walls shall be of concrete masonry unit construction.
- **c. Height.** All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the frontage setback and sight distance triangles as required by the City Engineer.
- **d. Slope.** The 2:1 maximum slope above all retaining walls shall be landscaped with trees, ground cover, grass or other erosion control vegetation.
- **13.** Fences. All perimeter fences shall be located at the top of slope or along the existing property parcel line as shown on the approved landscape plans as approved by the City Engineer.
 - **a.** In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be set back a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing.
 - b. All fencing adjacent to open space (trails and basins) shall be located at the top of slope and be constructed of wrought iron, tubular steel, or other materials as approved by the City Engineer in writing at the time of improvement plan approval.
 - **c.** In projects with homes on individual lots, side and rear yard fencing shall be provided for each lot prior to issuance of the occupancy permit.

AT BUILDING PERMIT SUBMITTAL

14. Final Landscape Plans. The applicant shall submit final landscape plans that identify specific plant materials to be constructed, including all trees, shrubs and groundcover, and landscape features. At the time of building permit submittal, applicant shall provide for all plan materials both common and botanical names, sizes, and quantities, that are in substantial conformance with the Preliminary Landscape Plan. Applicant shall coordinate with the Public Works Department on approved plants to be installed in the public right of way.

- 15. Water Efficient Landscape Ordinance. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S, The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.
- **16. Property Drainage.** All buildings on the site shall contain rain gutters and downspouts that catch rainwater from the roof and direct water away from the foundation and into an acceptable drainage system as approved by the City Engineer.

DURING CONSTRUCTION

17. Landscape Installation and Maintenance. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, and/or otherwise maintained, as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans. All trees shall be a minimum 24" box size and all shrubs shall be a minimum 5-gallon size.

PRIOR TO ISSUANCE OF OCCUPANCY PERMIT

- **18. Site Landscaping.** All landscaping within the project site, including on all slopes, medians, C.3 drainage basins, retaining walls, bioretention basins, common areas, open space and park landscape areas, and any other areas that are to be landscaped, shall be installed prior to issuance of final certificate of occupancy.
- **19. Common Area Trash Receptacles.** Trash receptacles located in common areas, such as plazas, eating areas, walkways, club houses, or playgrounds, shall be the City Park three-sort type. All common area trash receptacles shall be in place prior to issuance of the certificate of occupancy for the area where the receptacle is located.

PROJECT SPECIFIC CONDITIONS

- **20. STREET NAMES.** The street names in the development shall be as follows and as shown on the street name exhibit received on January 10, 2025. Changes to street names require Planning Commission review and approval.
 - Fallen Leaf Lane (street A)
 - Creek Bridge Drive (main entrance, street B)
 - Moss Branch Lane (street C)
 - Meadow Barley Lane (street D)
 - Wildrye Lane (street E)
 - Brome Lane (street F)

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- Cairns Lane (street G)
- Saltgrass Lane (street H)
- Tanager Lane (street I)
- Pebblepath Lane (street J)
- 21. PREVIOUS APPROVAL COMPLIANCE. This development shall comply with all previous project conditions of approval and mitigation measures adopted for the Creekside Vineyards at Sand Creek Project, including those found in the following adopted City Council resolutions:
 - Resolution certifying the Environmental Impact Report for the Creekside Vineyards Project as adequate for addressing the environmental impacts of the proposed project and adopting California environmental quality act findings, mitigation measures and a mitigation monitoring and reporting program (2021/50)
 - Resolution approving the General Plan Amendment for the Creekside/Vineyards at Sand Creek Project (2021/51)
 - Ordinance rezoning the property to Planned Development District (PD-19-02) (Ordinance 2193-C-S);
 - Resolution approving of the Vesting Tentative Subdivision Map, Design Review, and Resource Management Plan for the Creekside Vineyards at Sand Creek Project (2021/52)
 - alternative interim Resolution approving right-of-way improvements for the Creekside Vineyards at Sand Creek Project (2022/14)

CREEKSIDE AT SAND CREEK ANTIOCH, CALIFORNIA

BROOKS AND TRAILS AT CREEKSIDE

- 1 OF 5 DEVELOPMENT PLAN 2 OF 2 DEVELOPMENT PLAN 3 OF 5 DEVELOPMENT PLAN 4 OF 5 DEVELOPMENT PLAN 5 OF 6 DEVELOPMENT PLAN 1 OF 6 VESTING TENTATIVE MAP AND DIMENSION PLAN 2 OF 6 VESTING TENTATIVE MAP AND LOT AREA PLAN 3 OF 6 VESTING TENTATIVE MAP AND CONCEPTUAL GRADING PLAN 4 OF 6 VESTING TENTATIVE MAP AND CONCEPTUAL UTILITY PLAN 5 OF 6 VESTING TENTATIVE MAP AND PARKING PLAN
- 6 OF 6 VESTING TENTATIVE MAP AND LARGE LOT PLAN FINAL MAP
- **OVERALL SITE PLAN** L1
- TREE MASTER PLAN
- FENCE AND WALL MASTER PLAN L3
- **IRRIGATION MASTER PLAN** L4
- COMMUNITY ENTRY ENLARGEMENT L5
- COMMUNITY NEIGHBORHOOD L6 PARK ENLARGEMENT
- COMMUNITY POOL ENLARGEMENT L7
- PRIVATE POCKET PARK ENLARGEMENTS L8
- **TYPICAL FRONT END ENLARGEMENTS** L9
- TYPICAL FRONT YARD ENLARGEMENTS L10
- PLANTING PALETTE AN CONCEPT IMAGERY L11





ATTACHMENT "B"

DECEMBER 6, 2024

LOT	OOKS AT CREEKSIDE SIZE: 50x90 ARCHITECTS INC.	LOT	ILS AT CREEKSIDE SIZE: 55x90 SENIAN LAGONI
	OKS COVER SHEET	TRAILS	S COVER SHEET
TP-1	TYP. PLOTTING PLAN	44.04	
		A1.01	PLAN 1 - FRONT ELEVATIONS
A-1	PLAN 1 - FRONT ELEVATIONS	A1.02 A1.03	PLAN 1A - FLOOR PLAN (SPAN PLAN 1 - OPTIONS
A-1	PLAN 1 - FRONT ELEVATIONS	A1.03 A1.04	PLAN 1 - OPTIONS PLAN 1A - ELEVATION (SPANIS
	PLAN 1 - FLOOR PLAN	A1.04 A1.05	PLAN 1B - FLOOR PLAN (AMER
A-3	PLAN 1 - ELEVATION (SPANISH)	A1.05	PLAN 1B - ELEVATION (AMERI
A-4	PLAN 1 - ELEVATION (AMERICAN FARMHOUSE)	A1.00	PLAN 1D - FLOOR PLAN (TUSC
A-5	PLAN 1 - ELEVATION (MONTEREY)	A1.08	PLAN 1D - ELEVATION (TUSCA
A-6	PLAN 2 - FRONT ELEVATIONS	A1.09	PLAN 1 - SECTIONS
A-7	PLAN 2 - FLOOR PLAN		
A-8	PLAN 2 - ELEVATION (SPANISH)	A2.01	PLAN 2 - FRONT ELEVATIONS
A-9		A2.02	PLAN 2A - FLOOR PLAN (SPAN
	PLAN 2 - ELEVATION (TUSCAN)	A2.03	PLAN 2 - OPTIONS
		A2.04	PLAN 2A - ELEVATION (SPANIS
A-11	PLAN 3 - FRONT ELEVATIONS	A2.05	PLAN 2B - FLOOR PLAN (AMEF
A-12	PLAN 3 - FLOOR PLAN	A2.06	PLAN 2B - ELEVATIONS (AMEF
A-13	PLAN 3 - ELEVATION (SPANISH)	A2.07	PLAN 2C - FLOOR PLAN (MON
A-14	PLAN 3 - ELEVATION (MONTEREY)	A2.08	PLAN 2C - ELEVATION (MONTE
A-15	PLAN 3 - ELEVATION (TUSCAN)	A2.09	PLAN 2 - SECTIONS
A-16	PLAN 4 - FRONT ELEVATIONS	A3.01	PLAN 3 - FRONT ELEVATIONS
A-17	PLAN 4 - FLOOR PLAN	A3.02	PLAN 3A - FLOOR PLAN (SPAN
A-18	PLAN 4 - ELEVATION (SPANISH)	A3.03	PLAN 3 - OPTIONS
A-19	PLAN 4 - ELEVATION (AMERICAN FARMHOUSE)	A3.04	PLAN 3A - ELEVATION (SPANIS
A-20	PLAN 4 - ELEVATION (MONTEREY)	A3.05	PLAN 3C - FLOOR PLAN (MON
		A3.06	PLAN 3C - ELEVATION (MONTE
D-1	WINDOW AND GABLE END DETAILS	A3.07	PLAN 3D - FLOOR PLAN (TUSC
D-2	DOOR DETAILS	A3.08	PLAN 3D - ELEVATION (TUSCA
D-3	GARAGE AND ARCH. DETAILS	A3.09	PLAN 3 - SECTIONS
D-4	COACH LIGHT AND GARAGE DOOR SPECS.	A 4 04	
		A4.01	DETAILS (SPANISH)
		A4.02 A4.03	DETAILS (AMERICAN FARMHC DETAILS (MONTEREY)
		A4.03	DETAILS (MUNTERET)









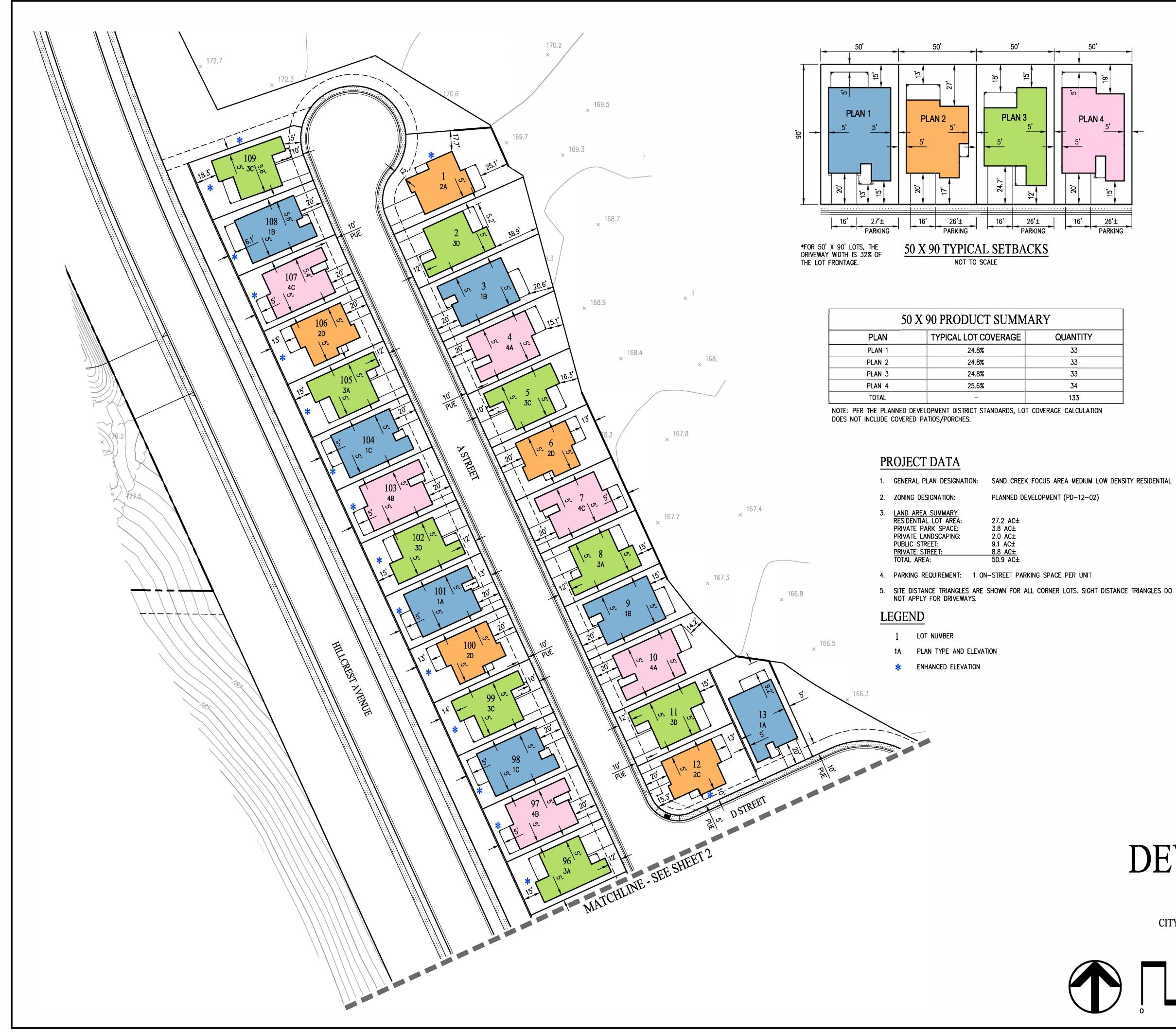
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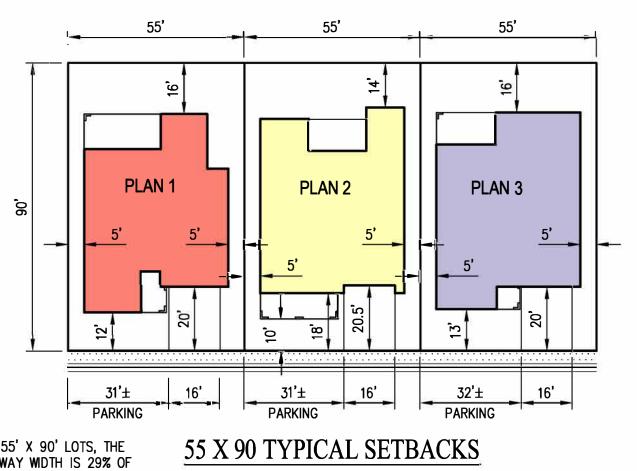
ELEVATIONS PLAN (SPANISH) TION (SPANISH) R PLAN (AMERICAN FARMHOUSE) TION (AMERICAN FARMHOUSE) R PLAN (TUSCAN) TION (TUSCAN) ٧S ELEVATIONS PLAN (SPANISH) TION (SPANISH) R PLAN (AMERICAN FARMHOUSE) TIONS (AMERICAN FARMHOUSE) R PLAN (MONTEREY) TION (MONTEREY) **NS** ELEVATIONS PLAN (SPANISH) TION (SPANISH)

R PLAN (MONTEREY) TION (MONTEREY) R PLAN (TUSCAN) TION (TUSCAN) **VS**

H) CAN FARMHOUSE) EREY) A4.04 DETAILS (TUSCAN)







*FOR 55' X 90' LOTS, THE DRIVEWAY WIDTH IS 29% OF THE LOT FRONTAGE.

5 X 90 TYPICAL SETBACKS NOT TO SCALE

55 X 90 PRODUCT SUMMARY

PLAN	TYPICAL LOT COVERAGE	QUANTITY
PLAN 1	23.0%	20
PLAN 2	37.9%	33
PLAN 3	39.1%	34
TOTAL	-	87

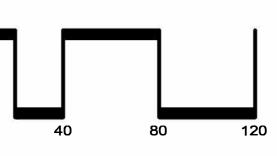
NOTE: PER THE PLANNED DEVELOPMENT DISTRICT STANDARDS, LOT COVERAGE CALCULATION DOES NOT INCLUDE COVERED PATIOS/PORCHES.

MINIMUM SETBACK REQUIREMENTS:

1.	MINIMUM FRONT YARD SETBACK:	10' MIN. TO PORCH FRONT AND 12' MIN. TO LIVING SPAC
2.	MINIMUM SIDE YARD SETBACK:	5' MIN. INTERIOR AND 10' MIN. STREET-SIDE
3.	MINIMUM REAR YARD SETBACK:	10' MIN. AND 12' AVERAGE
4.	MINIMUM REAR YARD SETBACK(95' OR DEEPER):	15' MIN. AND 18' AVERAGE
5.	MINIMUM DRIVEWAY SETBACK:	20' MIN.
6.	MINIMUM COVERED PATIO:	3' MIN. TO REAR AND SIDE YARD
7.	MAXIMUM LOT COVERAGE FOR SINGLE-STORY:	60%
8.	MAXIMUM LOT COVERAGE FOR TWO-STORY:	54%

CREEKSIDE DEVELOPMENT PLAN SUBDIVISION 9501

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA SCALE: 1" = 40' DATE: DECEMBER 12, 2024





 SAN RAMON
 •
 (925) 866-0322

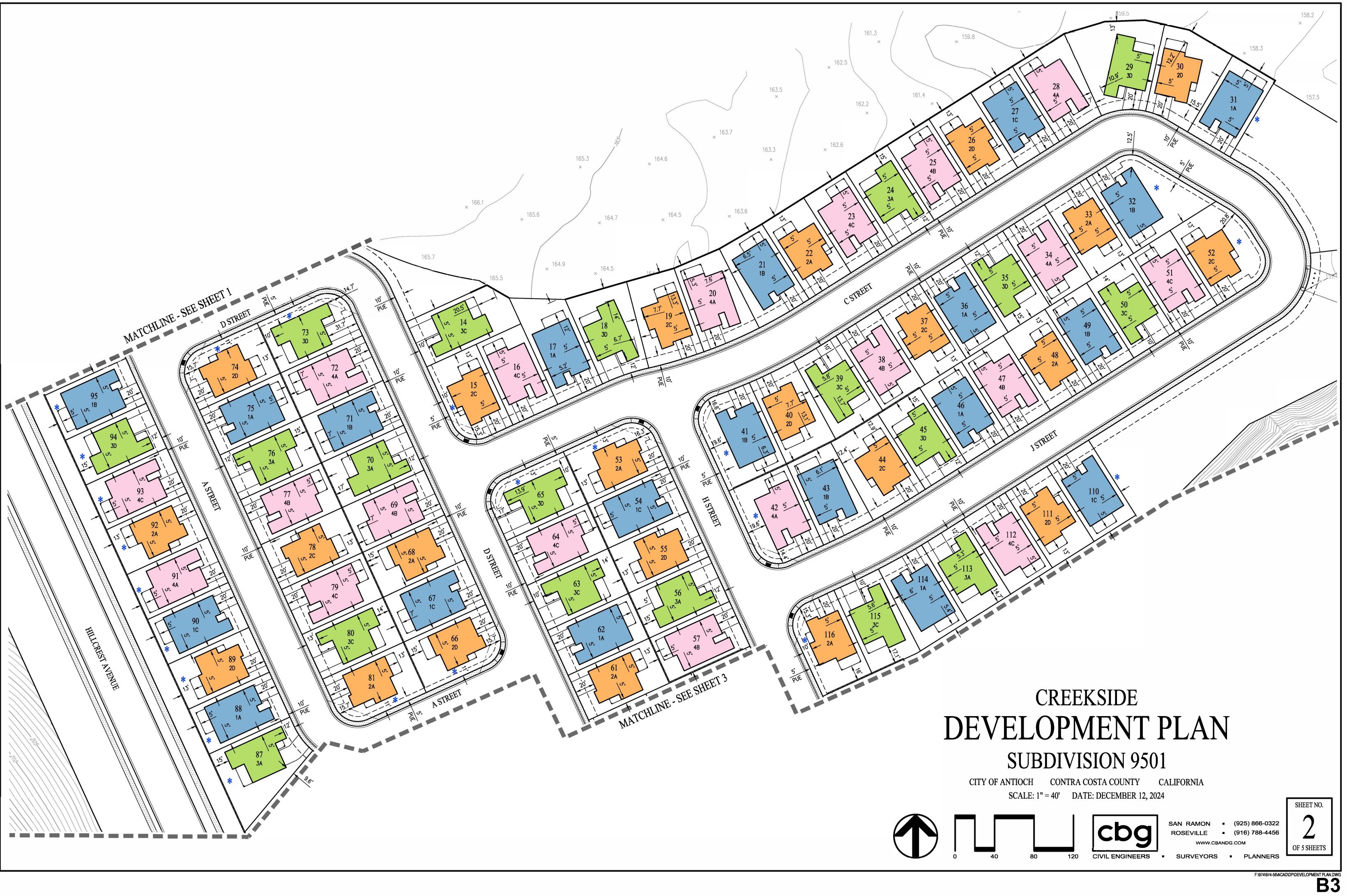
 ROSEVILLE
 •
 (916) 788-4456

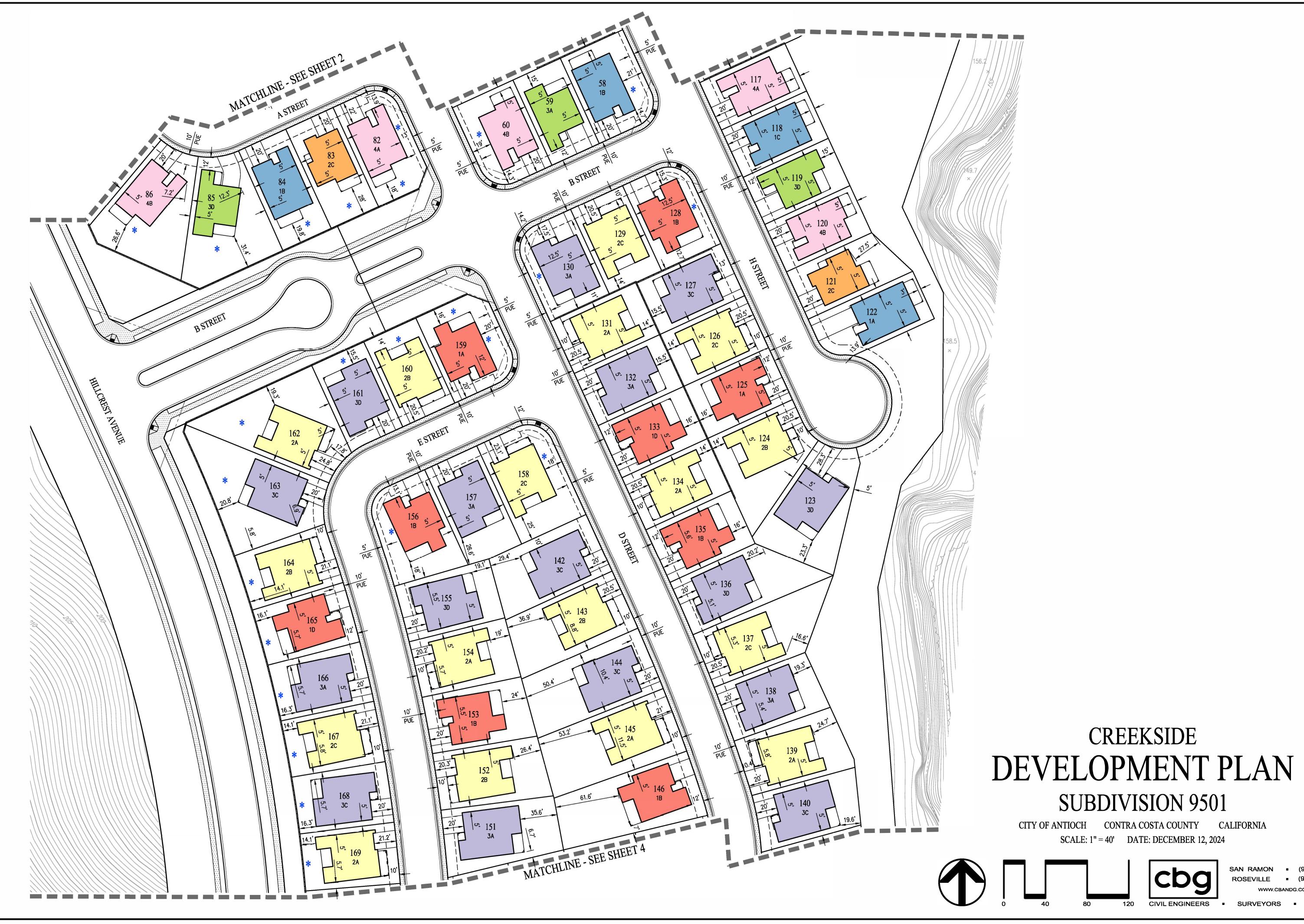
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 SURVEYORS
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CONTRA COSTA COUNTY CALIFORNIA CITY OF ANTIOCH SCALE: 1" = 40' DATE: DECEMBER 12, 2024

40

80



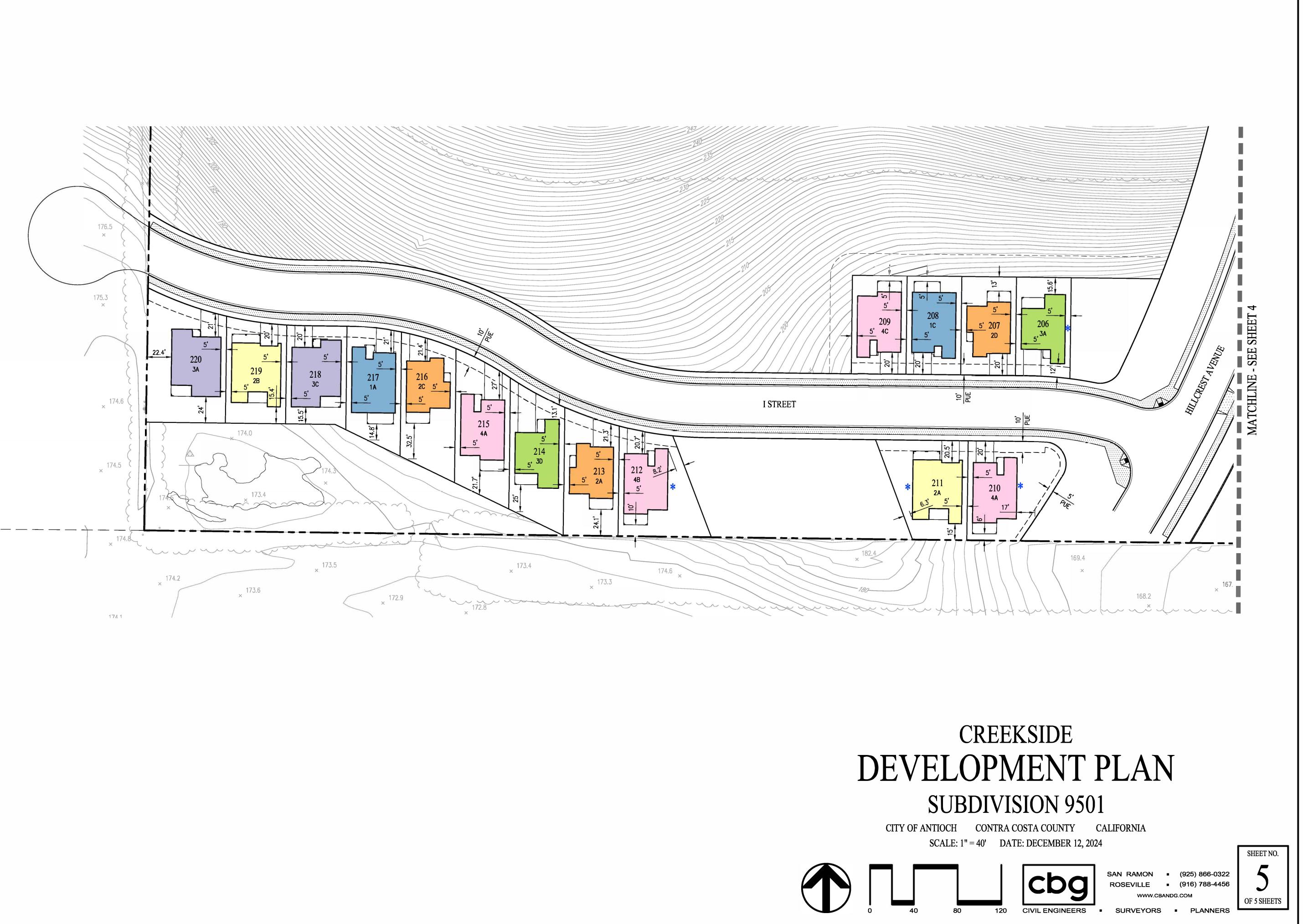
ROSEVILLE • (916) 788-4456 WWW.CBANDG.COM SURVEYORS PLANNERS

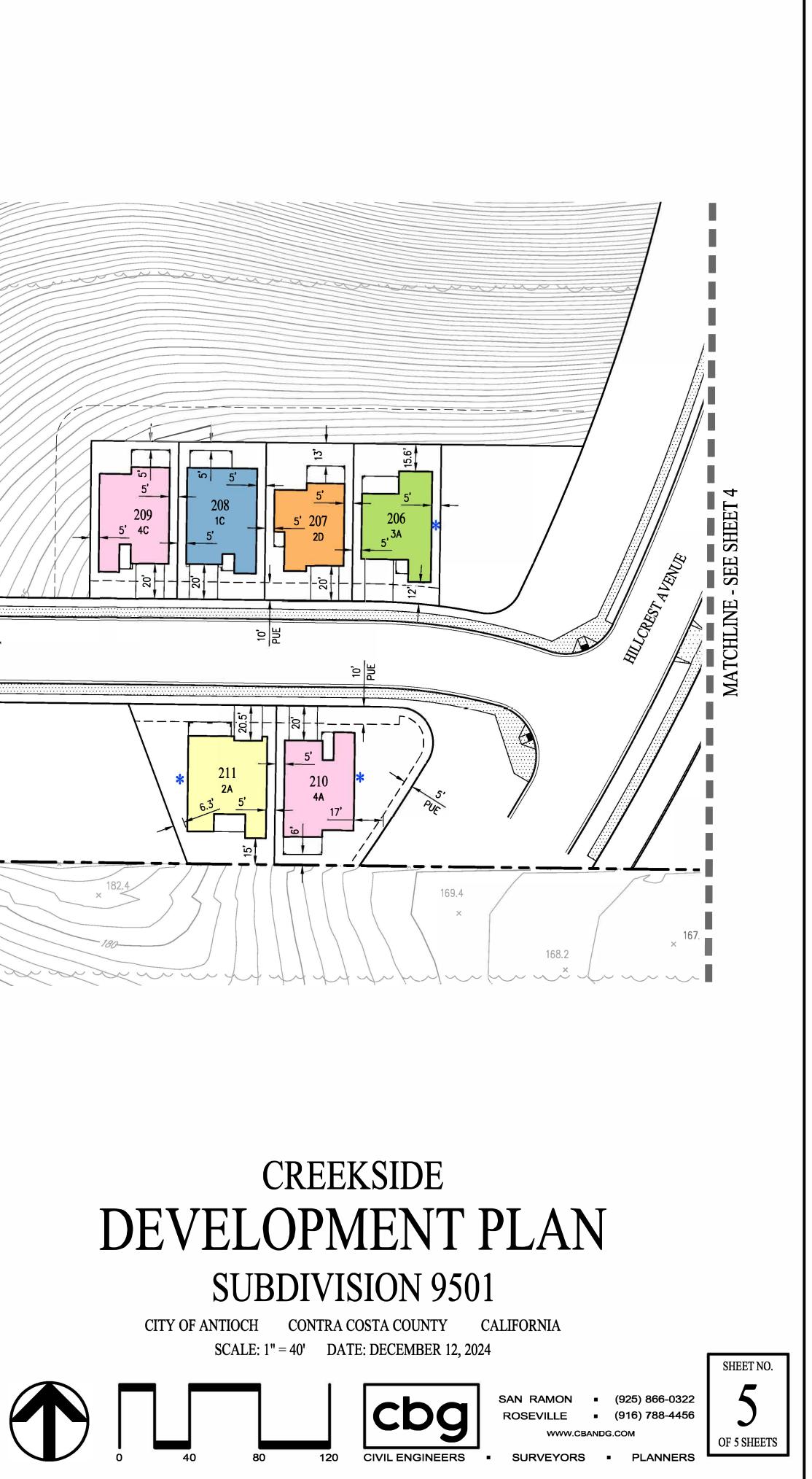
SHEET NO. OF 5 SHEETS

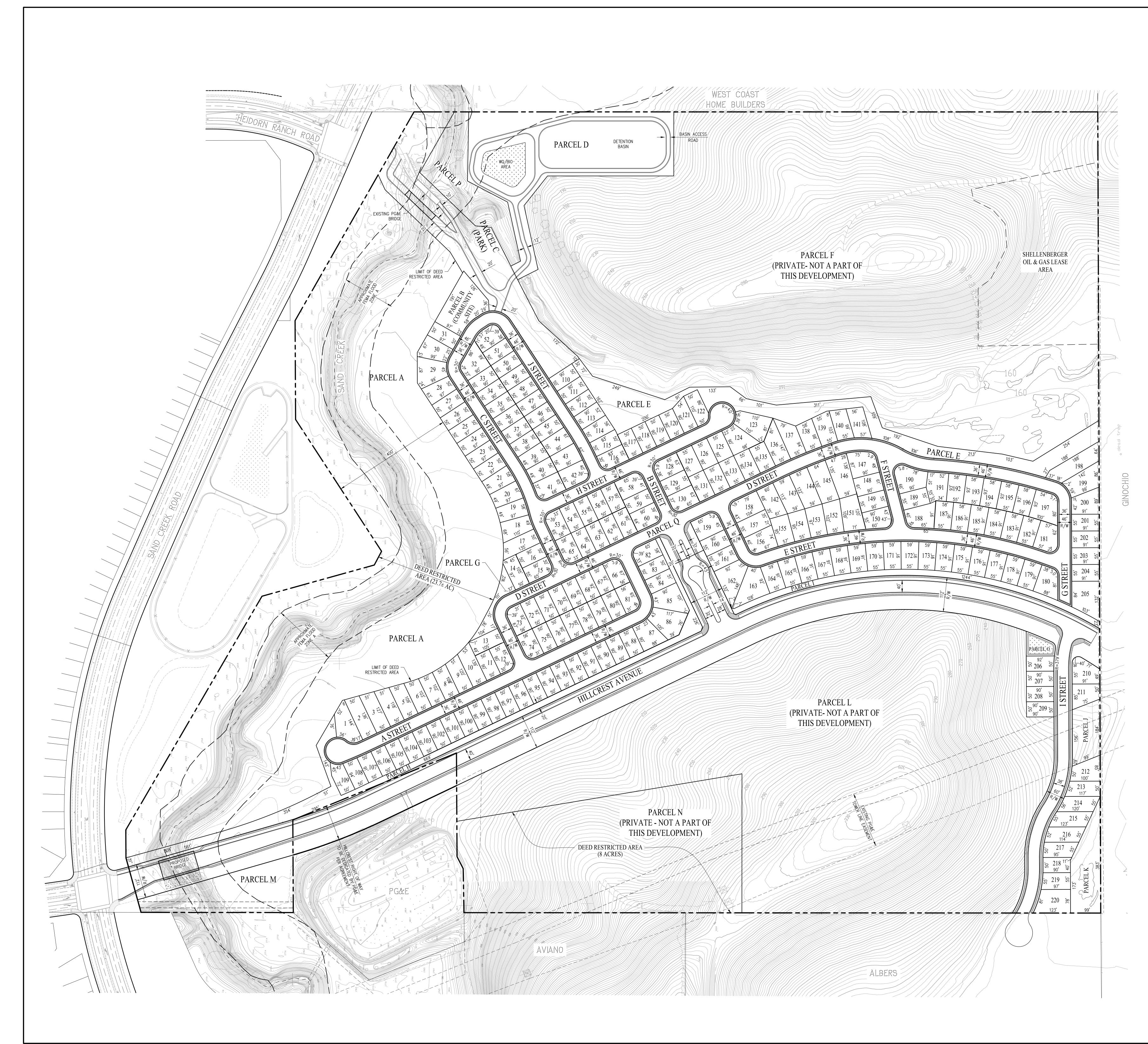


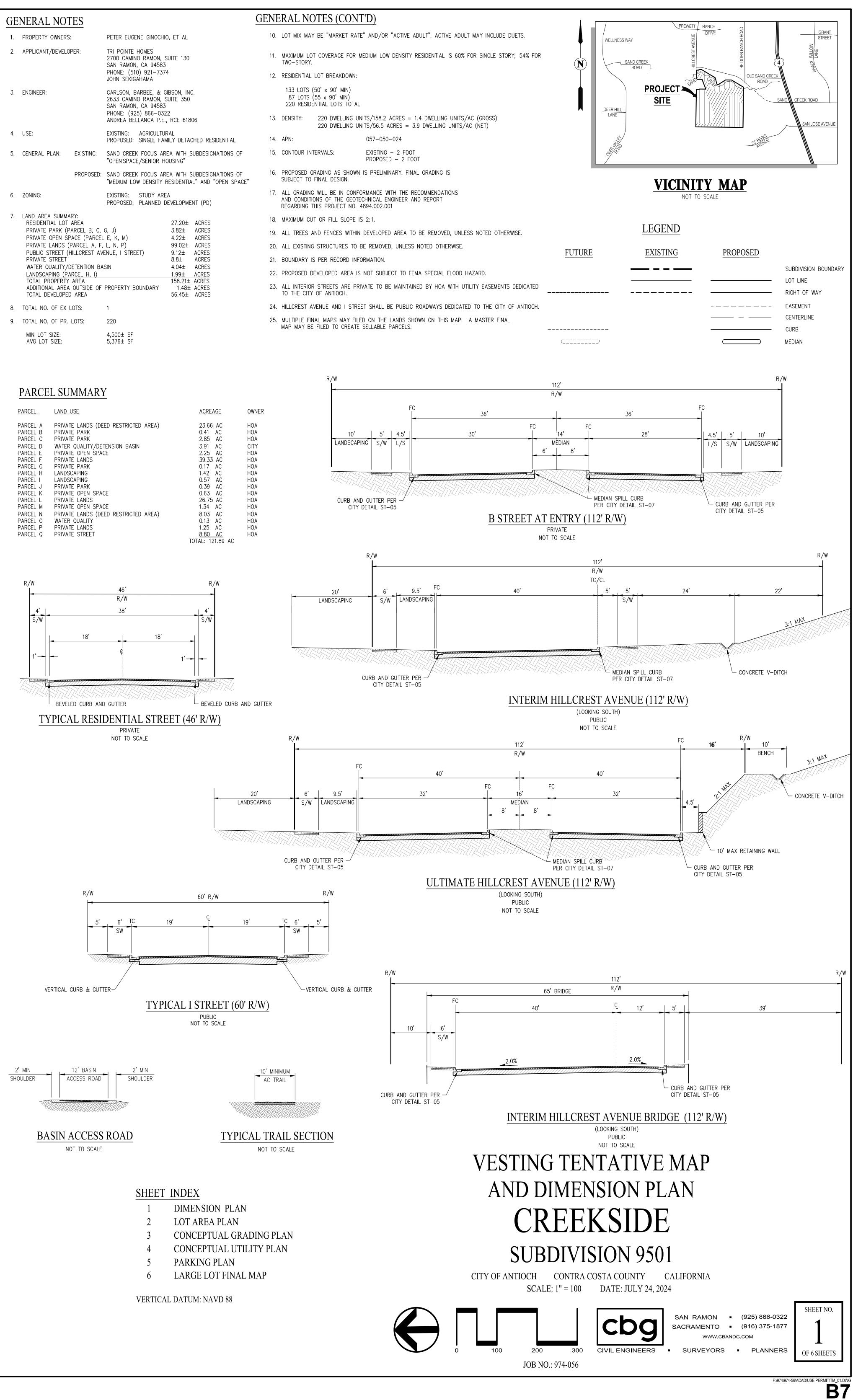


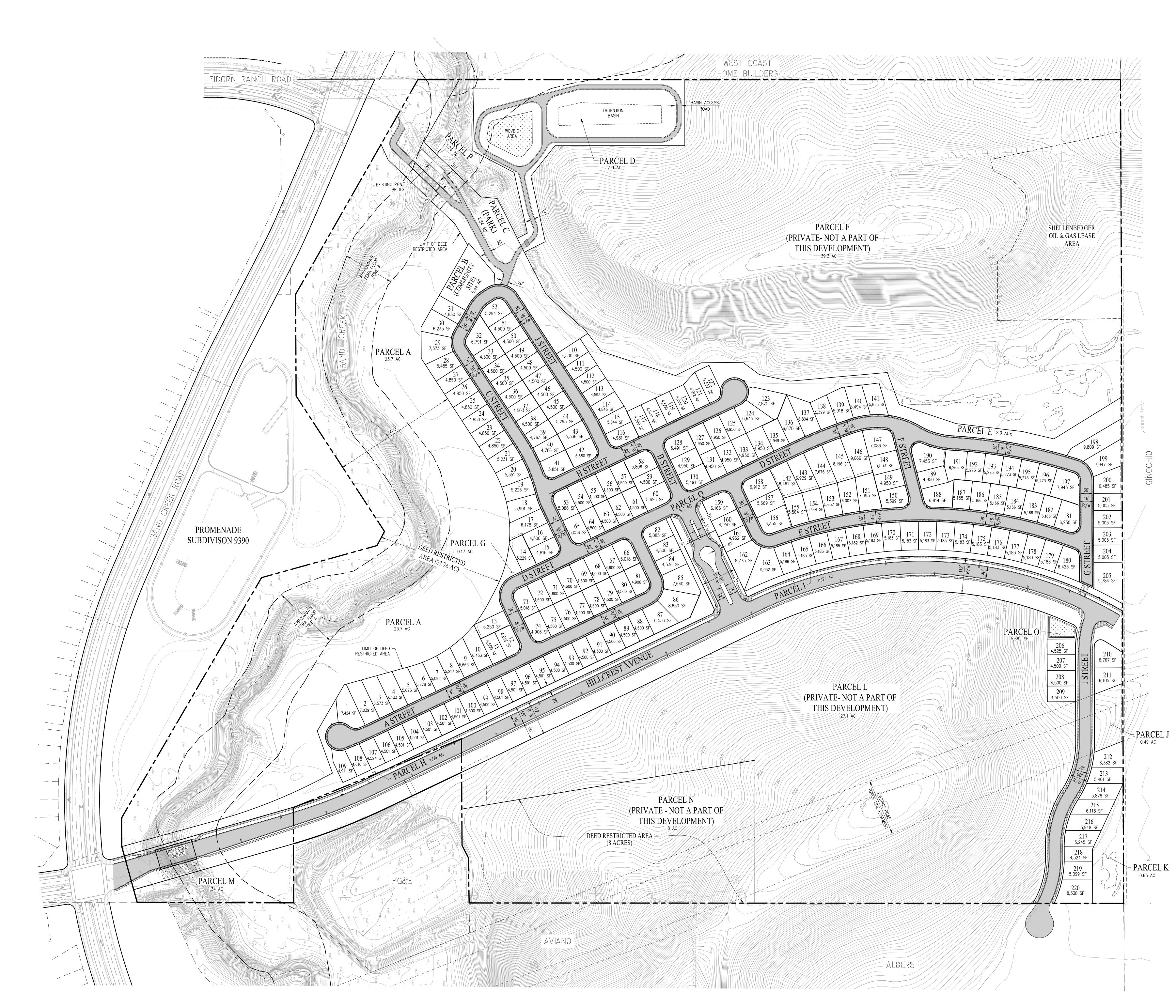


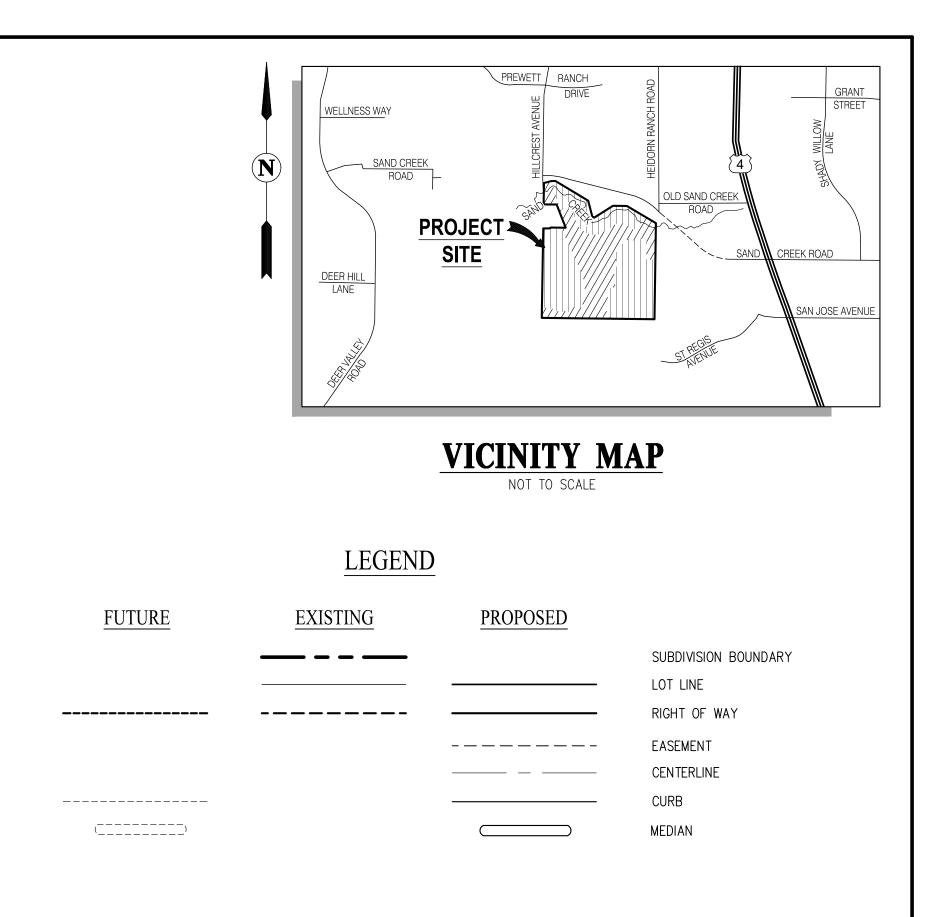




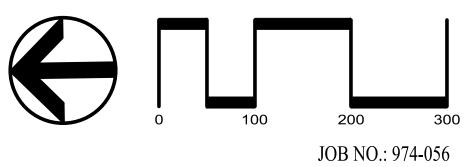














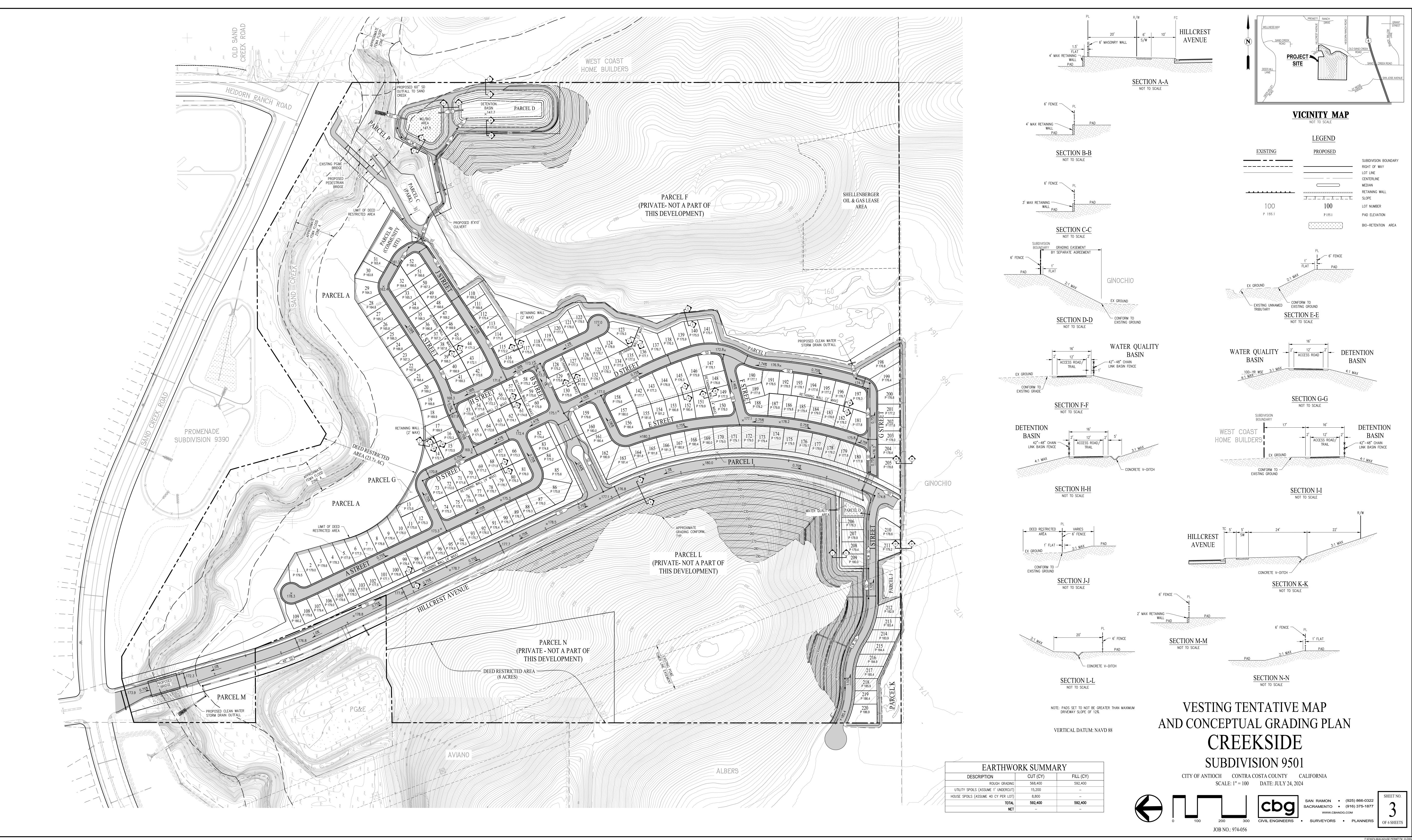
AN RAMON • (925) 866-0322 SACRAMENTO • (916) 375-1877 WWW.CBANDG.COM CIVIL ENGINEERS

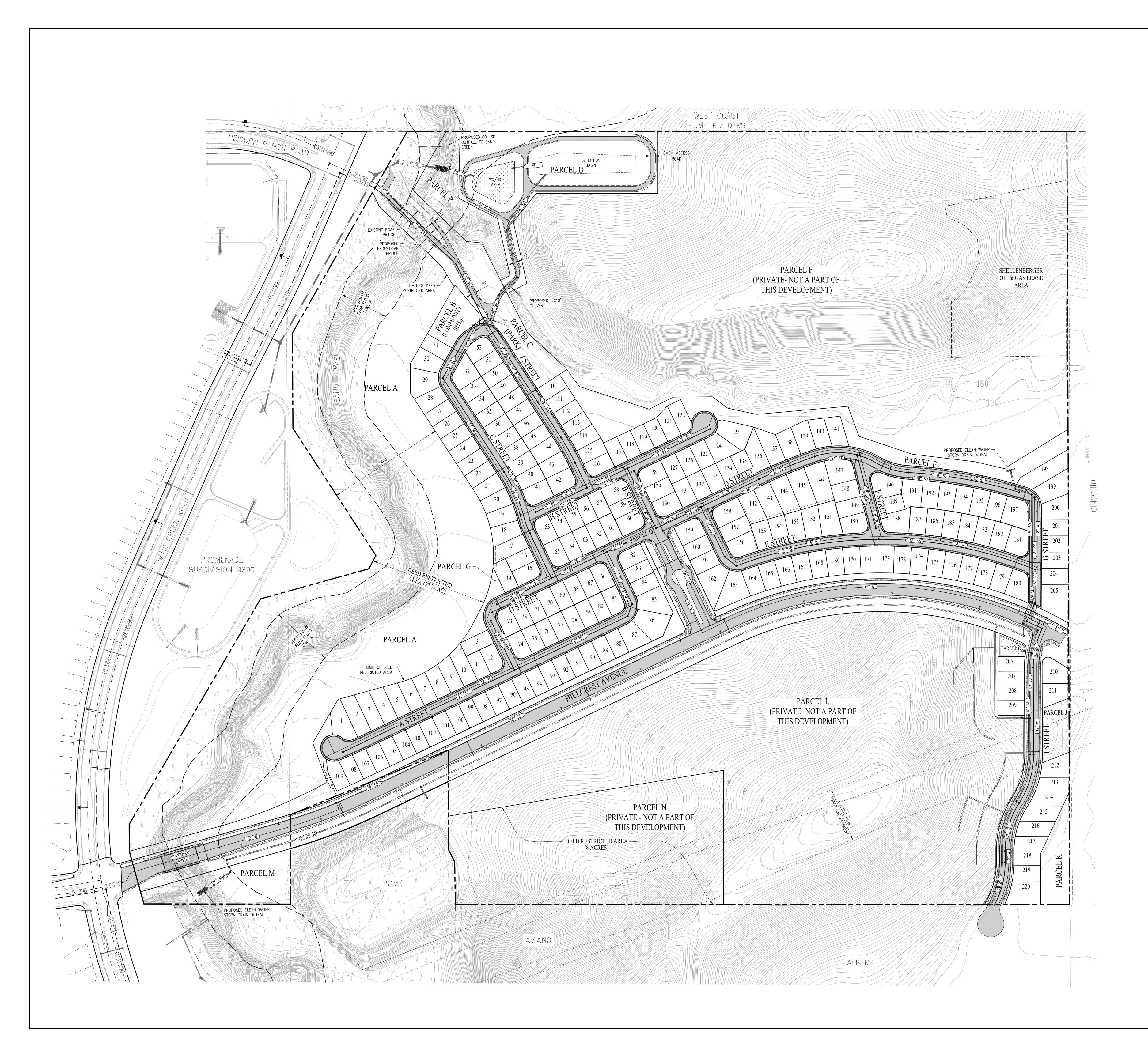
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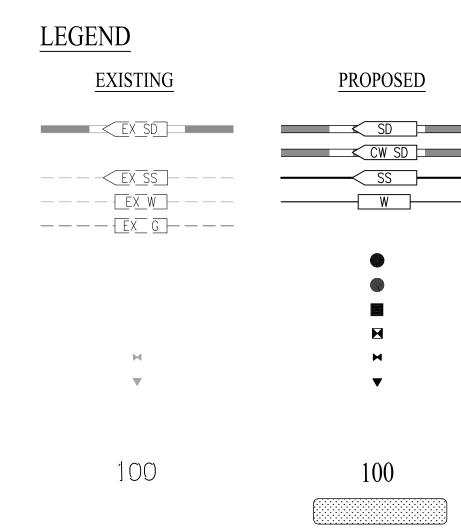
PLANNER

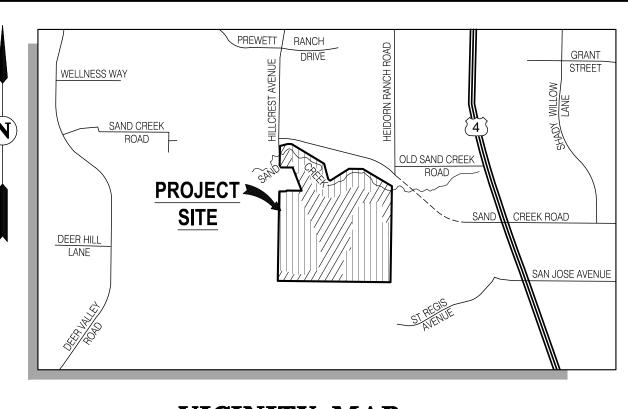


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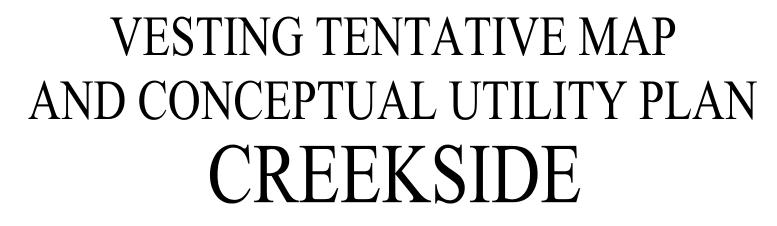






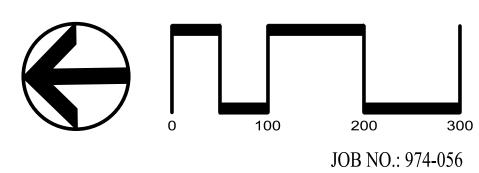
VICINITY MAP NOT TO SCALE

FUTURE	
 I == I (<u>SD</u> ; 100000	STORM DRAIN LINE CLEAN WATER STORM DRAIN LINE
< <u>\$</u> \$} [<u>W</u> _]	SANITARY SEWER LINE WATER LINE GAS PIPE
	SANITARY SEWER MANHOLE STORM DRAIN MANHOLE CATCH BASIN
×	FIELD INLET
M	WATER VALVE AIR RELEASE VALVE FIRE HYDRANT
	BLOW OFF VALVE
	LOT NUMBER
	BIO-RETENTION AREA



SUBDIVISION 9501

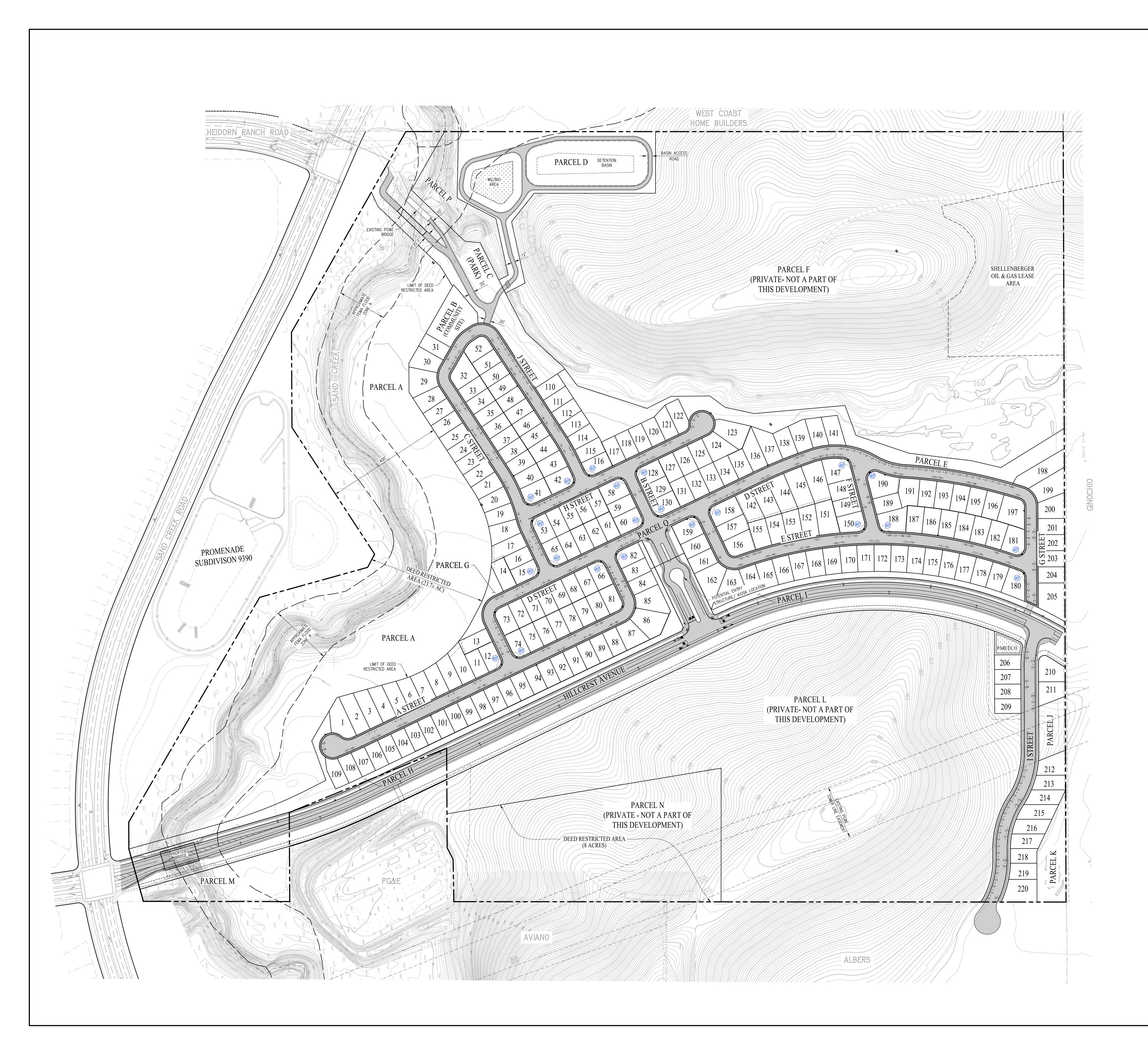
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA SCALE: 1" = 100 DATE: JULY 24, 2024

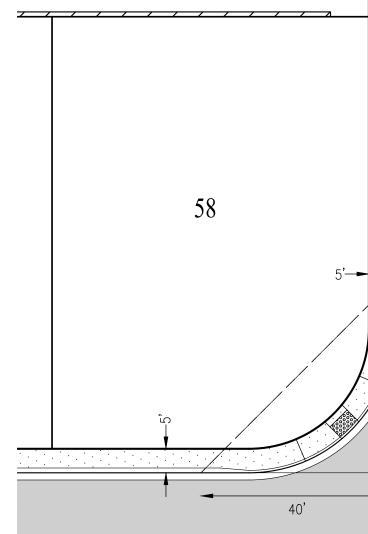




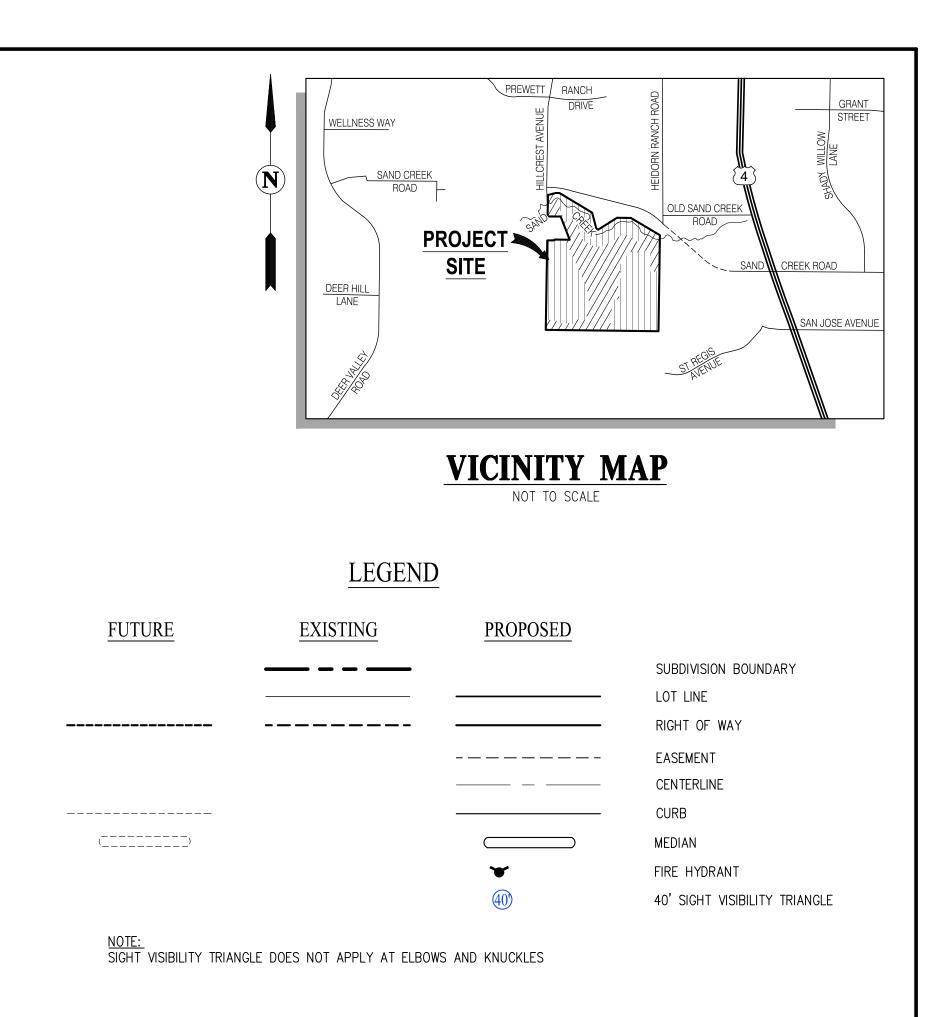
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40' SIGHT TRIANGLE SCALE 1" = 20'

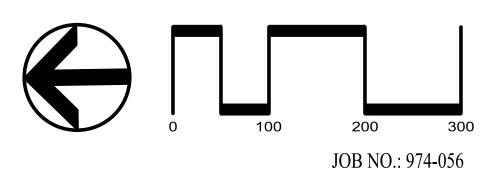


	PARKING	REQUIRED	PARKING PROVIDED	
PARKING TYPE	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	440 SPACES	2 SPACES/DU	440 SPACES
GUEST PARKING (ON-STREET)	1 SPACE/DU	220 SPACES	_	220 SPACES
ADDITIONAL ON-STREET PARKING	-	-	-	94 SPACES
TOTAL	_	660 SPACES	_	754 SPACES

GUEST PARKING (PARALLEL SPACES) DIMENSIONS 8' X 23' 8' X 20' INTERIOR: END OF ROW:



SCALE: 1" = 100 DATE: JULY 24, 2024



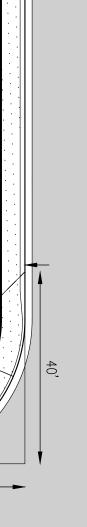


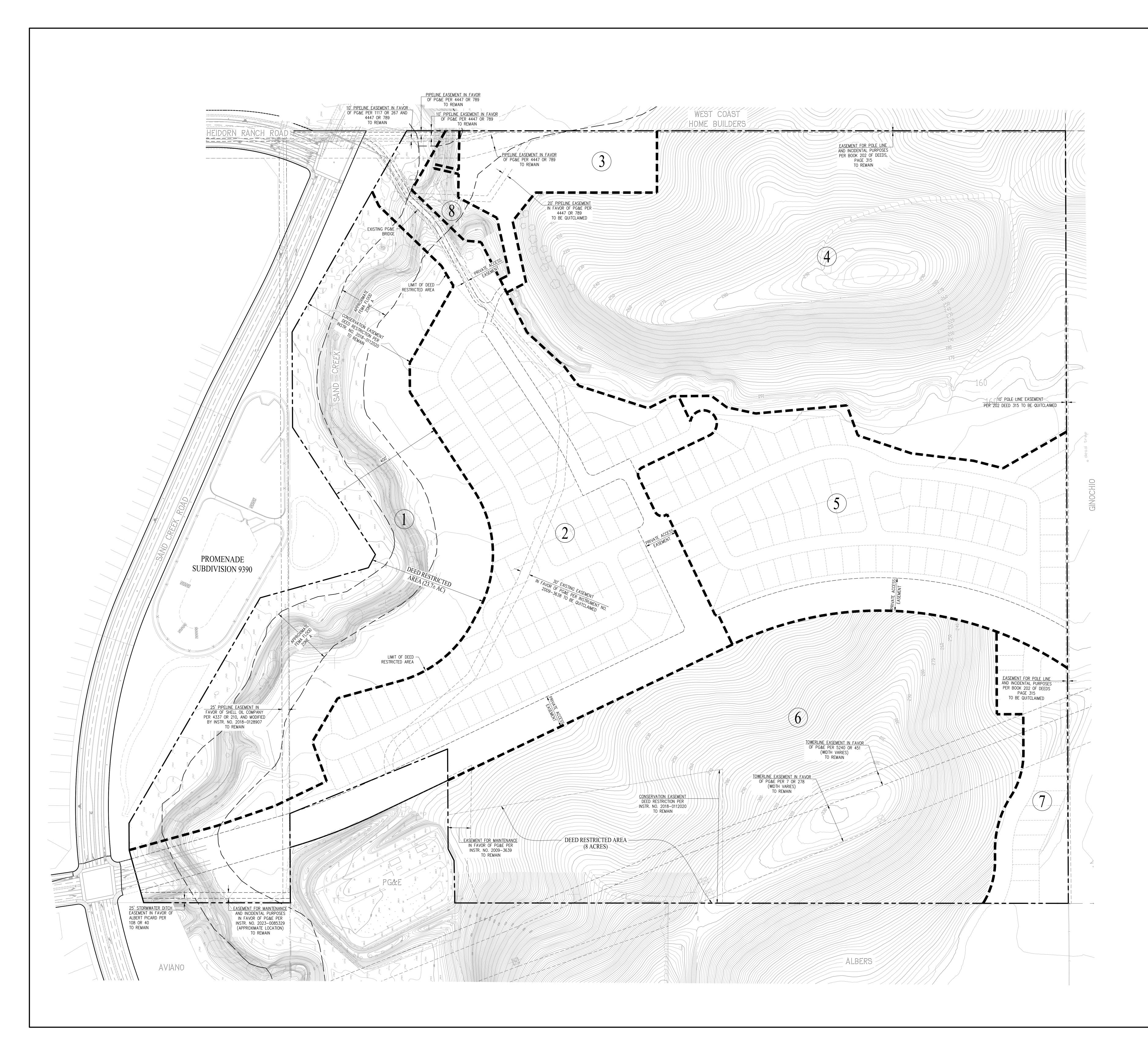
SAN RAMON • (925) 866-0322 SACRAMENTO • (916) 375-1877 WWW.CBANDG.COM CIVIL ENGINEERS

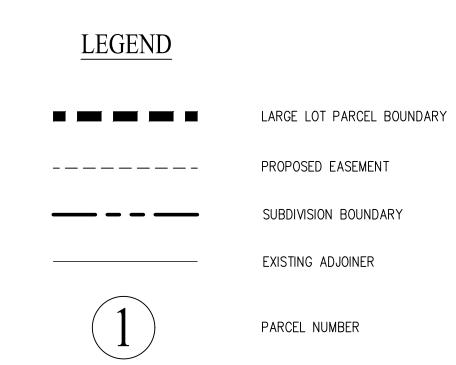
SURVEYORS

PLANNERS

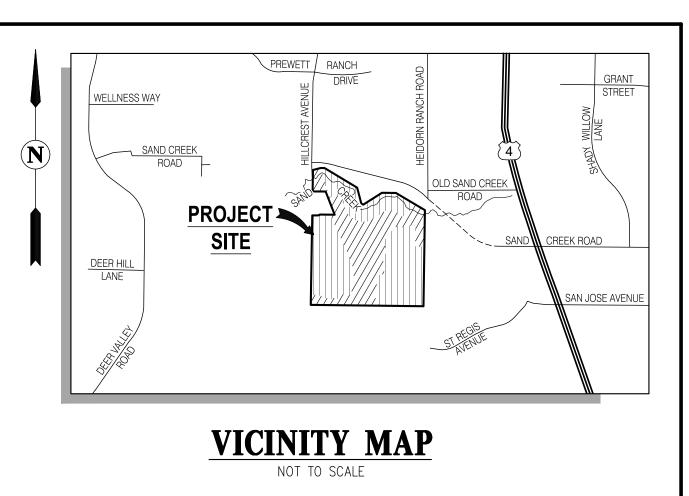








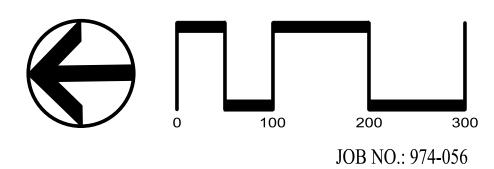
SUBDIVISION BOUNDARY PARCEL NUMBER





SUBDIVISION 9501

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA SCALE: 1" = 100 DATE: JULY 24, 2024





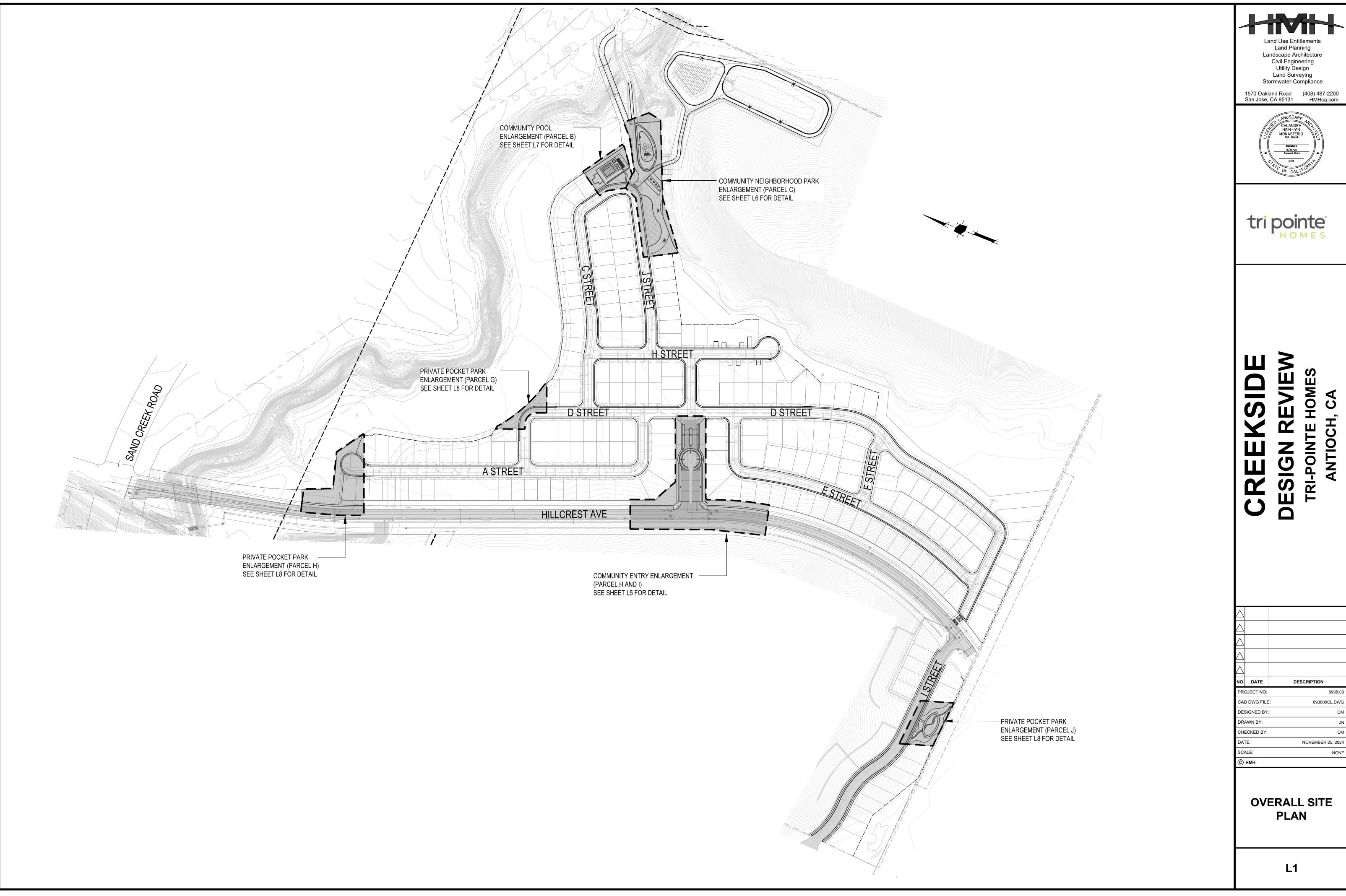
SAN RAMON • (925) 866-0322 SACRAMENTO • (916) 375-1877 WWW.CBANDG.COM CIVIL ENGINEERS

SURVEYORS

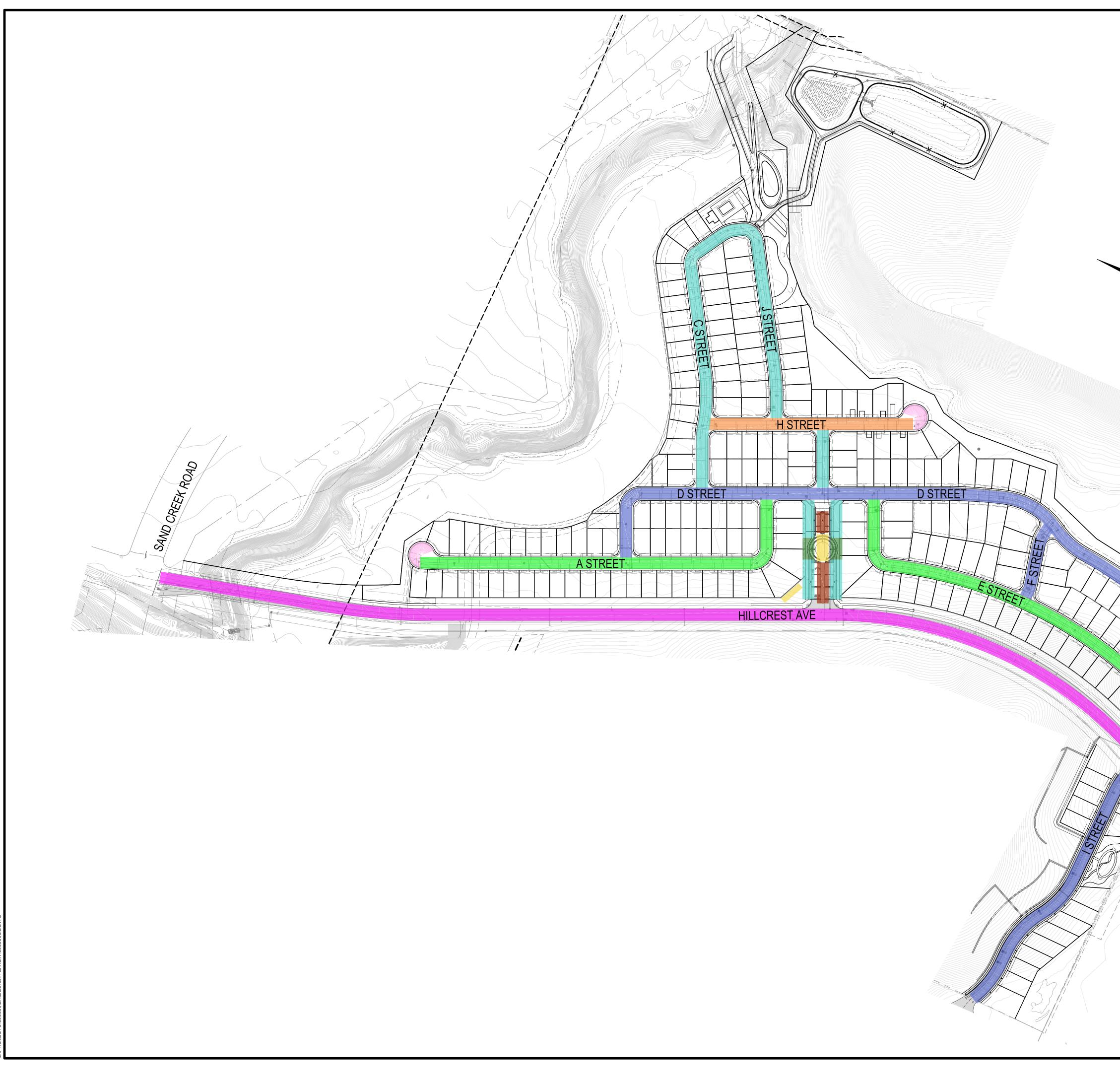
PLANNERS







PROJECTS/693800/LA/DESIGN REVIEW/693800CL.DWG

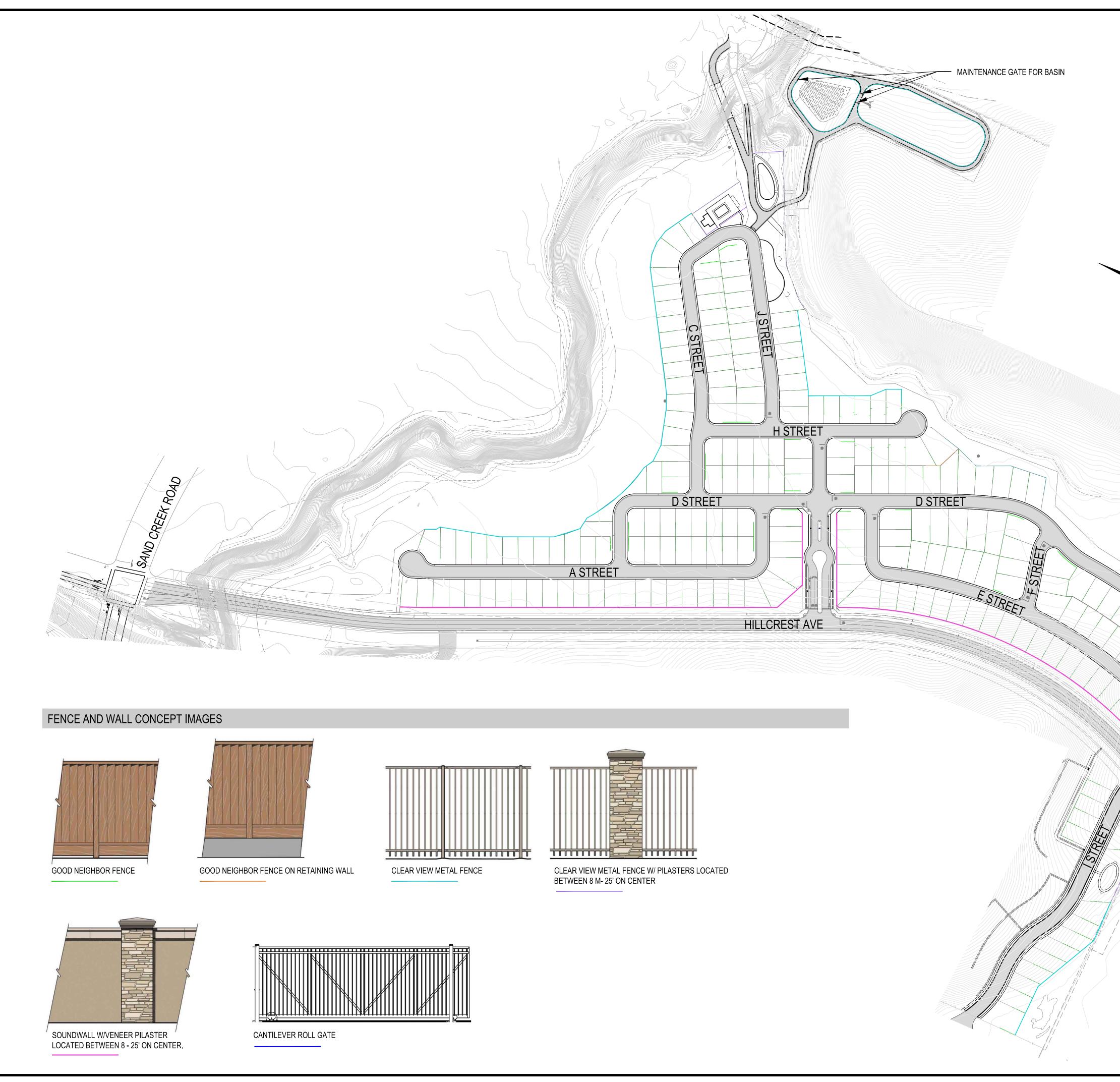


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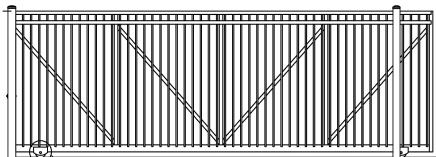
TREE MASTER LEGEND DESCRIPTION	SYMBOL	
ACER RUBRUM 'RED SUNSET'		Land Use Entitlements Land Planning
CUPRESSUS SEMPERVIRENS		Landscape Architecture Civil Engineering
LAGERSTROEMIA INDICA 'TUSCARORA'		Utility Design Land Surveying Stormwater Compliance
OLEA EUROPAEA 'SWAN HILL'		1570 Oakland Road (408) 487-2200 San Jose, CA 95131 HMHca.com
PISTACIA CHINENSIS		CALANDRA CALANDRA CALANDRA CALANDRA
PLATANUS 'COLUMBIA'		HSIN-YIN MONASTERIO NO. 6434
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'		* B/31/26 Renewal Date V, Date V, F OF CAL IFORM
PYRUS CALLERYANA 'NEW BRADFORD'		OF CALIFO
QUERCUS COCCINEA		
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CHECKED BY:		CM
DATE:	N	OVEMBER 25, 2024
SCALE:		NONE
© нмн TREE MASTER PLAN		

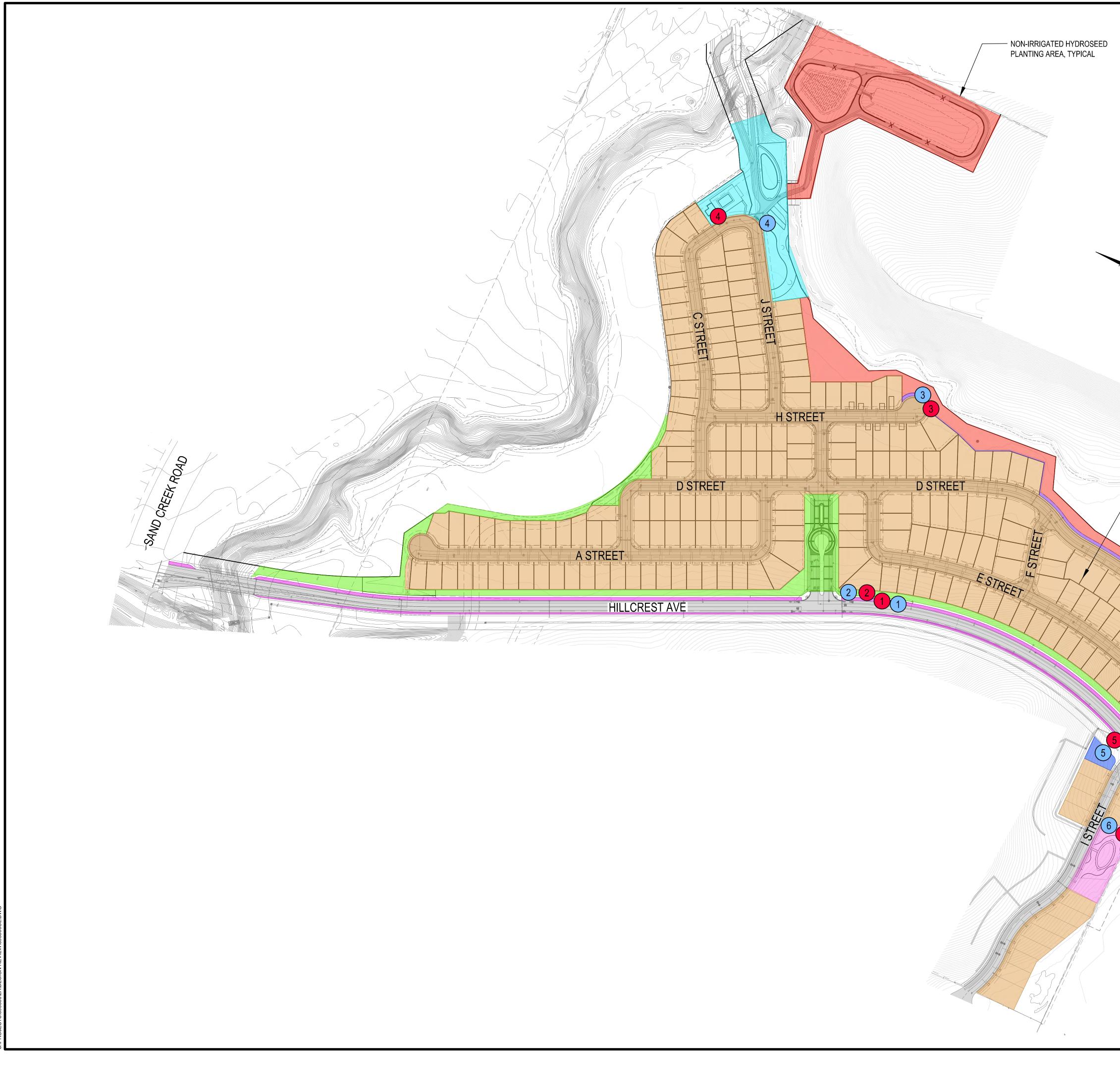
L2







FENCE AND WALL LEGENDDESCRIPTIONSYMBOL	
GOOD NEIGHBOR FENCE	Land Use Entitlements Land Planning
GOOD NEIGHBOR FENCE ON WALL	Landscape Architecture Civil Engineering Utility Design
CLEAR VIEW METAL FENCE	Land Surveying Stormwater Compliance
CLEAR VIEW METAL FENCE WITH PILASTER LOCATED BETWEEN 8 - 25' ON CENTER.	1570 Oakland Road (408) 487-2200 San Jose, CA 95131 HMHca.com
SOUNDWALL W/VENEER PILASTER LOCATED BETWEEN 8 - 25' ON CENTER.	SP CALANDRA HSIN-YIN MONASTERIO NO. 6434
CANTILEVER ROLL GATE	Signature 8/31/26 Renewal Date 10.
	OF CAL IFORMY
	tri pointe
	HOMES
	CREEKSIDE DESIGN REVIEW TRI-POINTE HOMES ANTIOCH, CA
	EEEKSI IGN REV POINTE HOM ANTIOCH, CA
	REEKSIDI SIGN REVIEV RI-POINTE HOMES ANTIOCH, CA
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	NO DATE DESCRIPTION
	PROJECT NO: 6938.00 CAD DWG FILE: 693800CL.DWG
	DESIGNED BY: CM
	CHECKED BY: CM
	DATE: NOVEMBER 25, 2024 SCALE: NONE
	© нмн
	FENCE AND WALL
	MASTER PLAN
	L3



ROJECTS\693800\LA\DESIGN REVIEW\693800CL.E

IRRIGATION MASTER LEGEND	SYMBOL	
NEW POTABLE WATER METER FOR PUBLIC PARKSTRIP		Land Use Entitlements
NEW PEDESTAL MOUNT CONTROLLER FOR PUBLIC PARKSTRIP		Land Planning Landscape Architecture Civil Engineering Utility Design
NEW POTABLE WATER METER FOR PRIVATE HOA PLANTING	2	Land Surveying Stormwater Compliance
NEW PEDESTAL MOUNT CONTROLLER FOR PRIVATE HOA PLANTING	2	1570 Oakland Road (408) 487-2200 San Jose, CA 95131 HMHca.com
NEW POTABLE WATER METER FOR PRIVATE HOA PLANTING	3	SED LANDSCAPE AP
NEW PEDESTAL MOUNT CONTROLLER FOR PRIVATE HOA PLANTING	3	HSIN-YIN MONASTERIO NO. 6434 Signature
NEW POTABLE WATER METER FOR PRIVATE HOA PLANTING AT COMMUNITY BUILDING AND PARK	4	* <u>B/31/26</u> Renewal Date V P T OF CAL IFOR
NEW WALL MOUNT CONTROLLER FOR PRIVATE HOA PLANTING AT COMMUNITY BUILDING AND PARK	4	
NEW TEMPORARY POTABLE WATER METER FOR PUBLIC PARKSTRIP PLANTING	5	tri nointo'
NEW TEMPORARY CONTROLLER FOR PUBLIC PARKSTRIP PLANTING	5	tri pointe
NEW POTABLE WATER METER FOR PRIVATE HOA PLANTING	6	
NEW PEDESTAL CONTROLLER FOR PRIVATE HOA PLANTING	6	
- WATER SHALL CONNECT TO HOUSE - CONTROLLER SHALL BE MOUNTED IN		
NON-IRRIGATED HYDROSEED		>

L4

COMMUNITY ENTRY CONCEPT IMAGES



ORNAMENTAL VINEYARD ROW

DECORATIVE BOULDERS

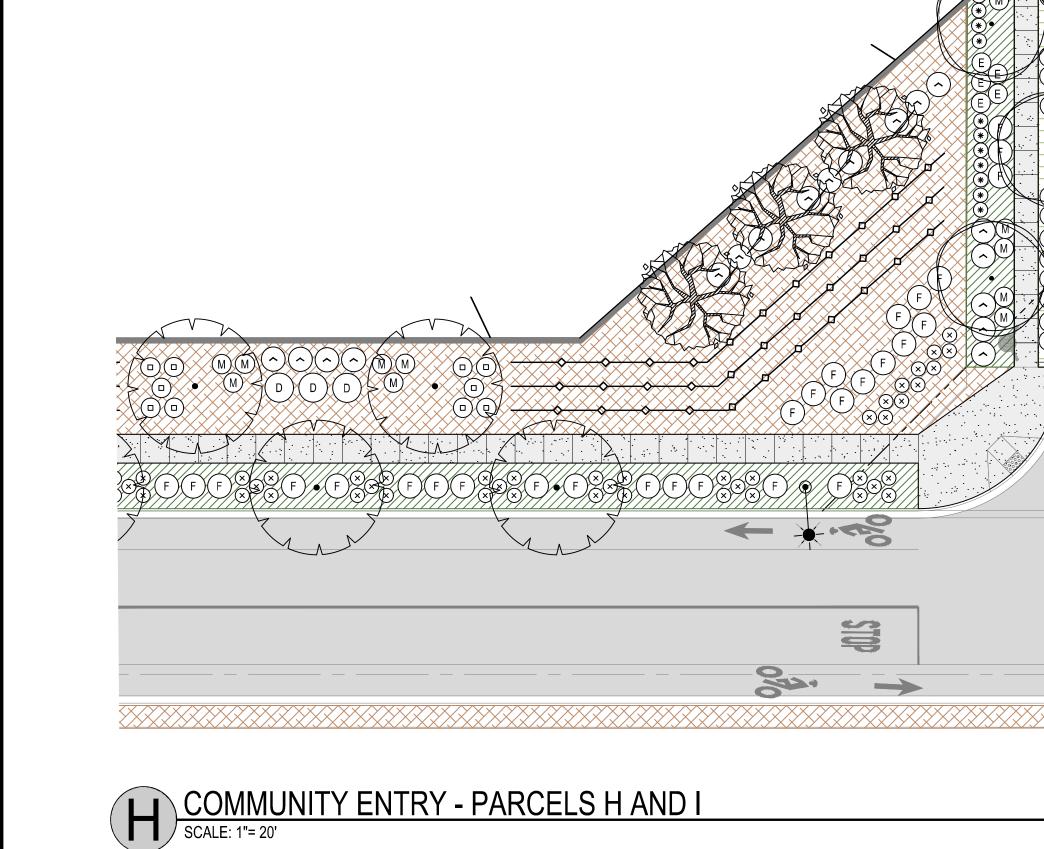


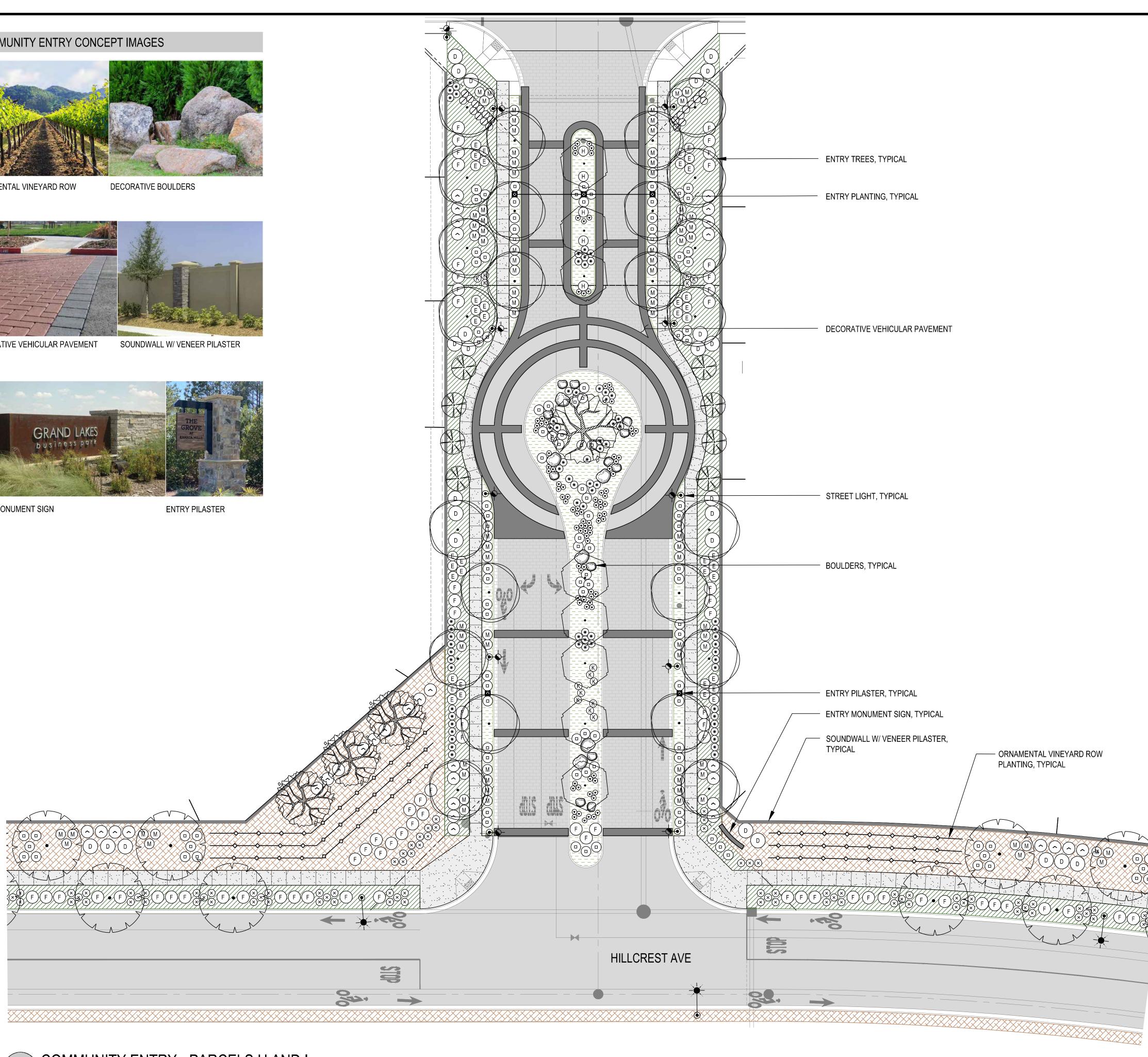
DECORATIVE VEHICULAR PAVEMENT SOUNDWALL W/ VENEER PILASTER



ENTRY MONUMENT SIGN

ENTRY PILASTER





	TREE LEGEND DESCRIPTION	SYMBOL	
	CUPRESSUS SEMPERVIRENS		Land Use Entitlements Land Planning
	LAGERSTROEMIA INDICA 'MUSKOGEE'		Landscape Architecture Civil Engineering Utility Design Land Surveying
	OLEA EUROPEA 'SWAN HILL'		Stormwater Compliance 1570 Oakland Road (408) 487-2200 San Jose, CA 95131 HMHca.com
	PISTACIA CHINENSIS 'KEITH DAVEY'		CALANDRA HSIN-YIN MONASTERIO NO. 6434 Signature 8/31/28 Renewal Date Signature 1 OF CAL IFORNIT
	PLATANUS 'COLUMBIA'	_ (·)	trincipto
	SHRUB LEGEND DESCRIPTION	SYMBOL	tri pointe HOMES
	ABELIA GRANDIFLORA	\oslash	
	CISTUS HYBRIDUS	D	
	DIETES IRIDIOIDES	*	
	HEMEROCALLIS LILIOASPHODELUS	\odot	
	LAVANDULA DENTATA	٦	
	MUHLENBERGIA CAPILLARIS	E	Ш≥
	MYRTUS COMMUNIS	F	SIDE EVIEW HOMES I, CA
	PHORMIUM TENAX	H	SID FOMES CA
	PEROVSKIA ATRIPLICIFOLIA	\bigotimes	R R S S S S S S S S S S S S S S S S S S
	ROSA 'MEIRADENA'	ſ	
	ROSMARINUS OFFICINALIS	$\langle \mathbf{\hat{a}} \rangle$	
	WESTRINGIA FRUTICOSA	 M	
	GROUNDCOVER LEGEND	SYMBOL	N S S S S S S S
	BARK MULCH		
	LANTANA MONTEVIDENSIS		
	MYOPORUM PARVIFOLIUM		
	VINE LEGEND DESCRIPTION	SYMBOL	
	VITIS 'ROGER'S RED'	\$	\bigtriangleup
	GRAPHIC SCALE		
20	0 10 20 40 (In Feet)	80	NODATEDESCRIPTIONPROJECT NO:6938.00CAD DWG FILE:693800CL.DWG
1	1 inch = 20 feet		DESIGNED BY: CM DRAWN BY: JN
			CHECKED BY:CMDATE:NOVEMBER 25, 2024
	L7L6		SCALE: 1" = 20'
	L8		COMMUNITY ENTRY ENLARGEMENT
	18.	L5	
		L8	L5
		()	D17

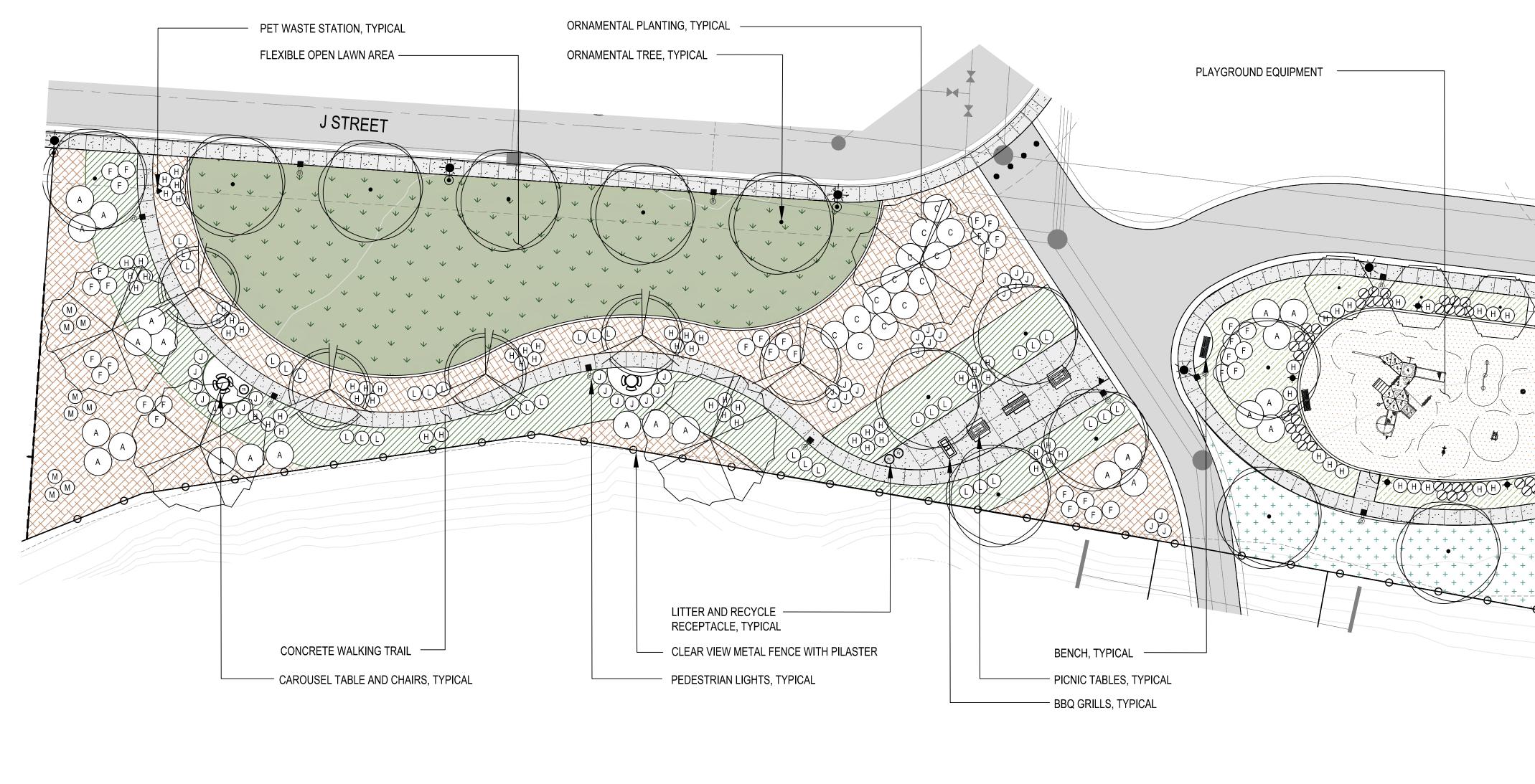
COMMUNITY PARK CONCEPT IMAGES



PLAYGROUND WITH SHADE

FLEXIBLE OPEN LAWN AREA

PEDESTRIAN BENCHES

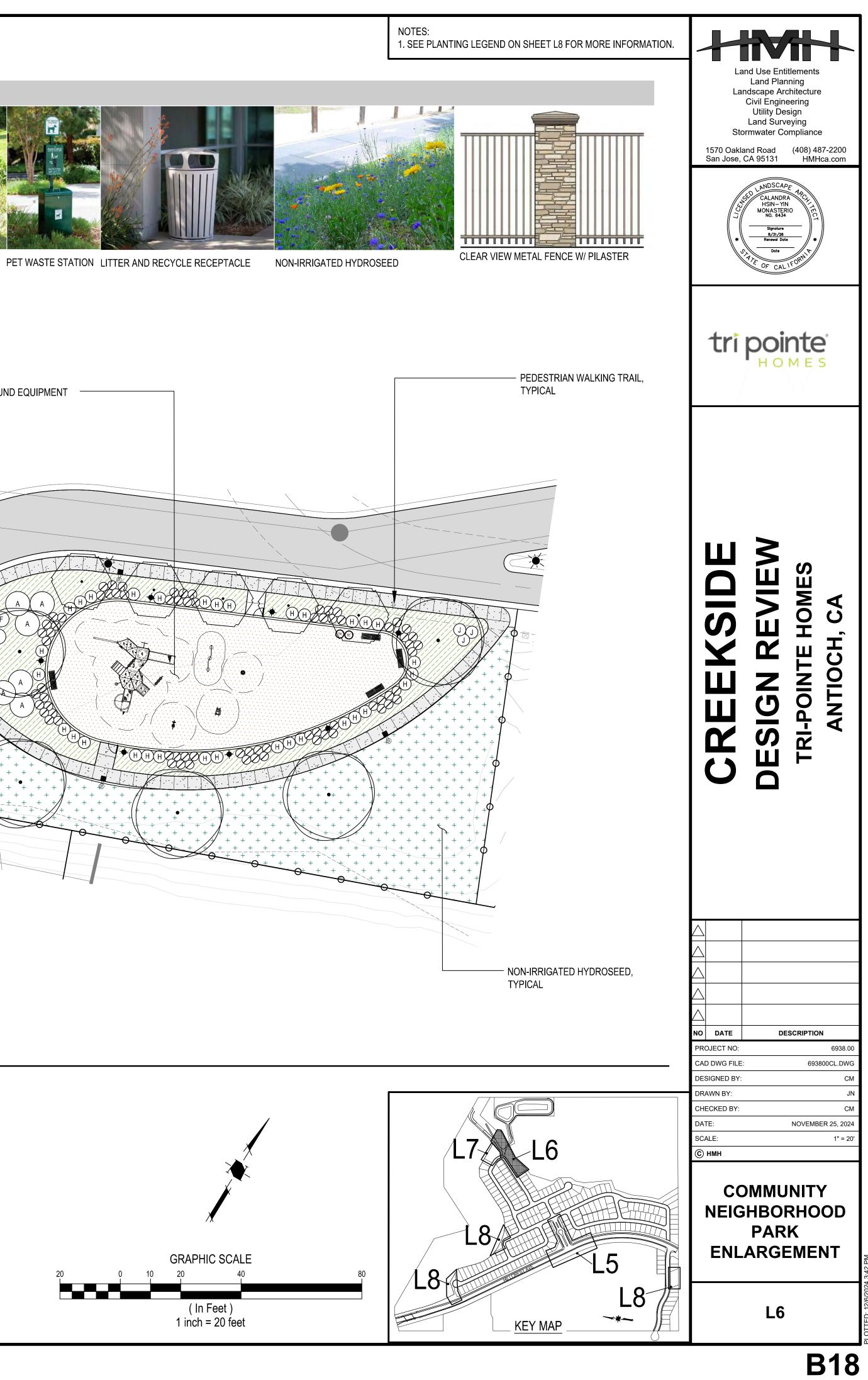


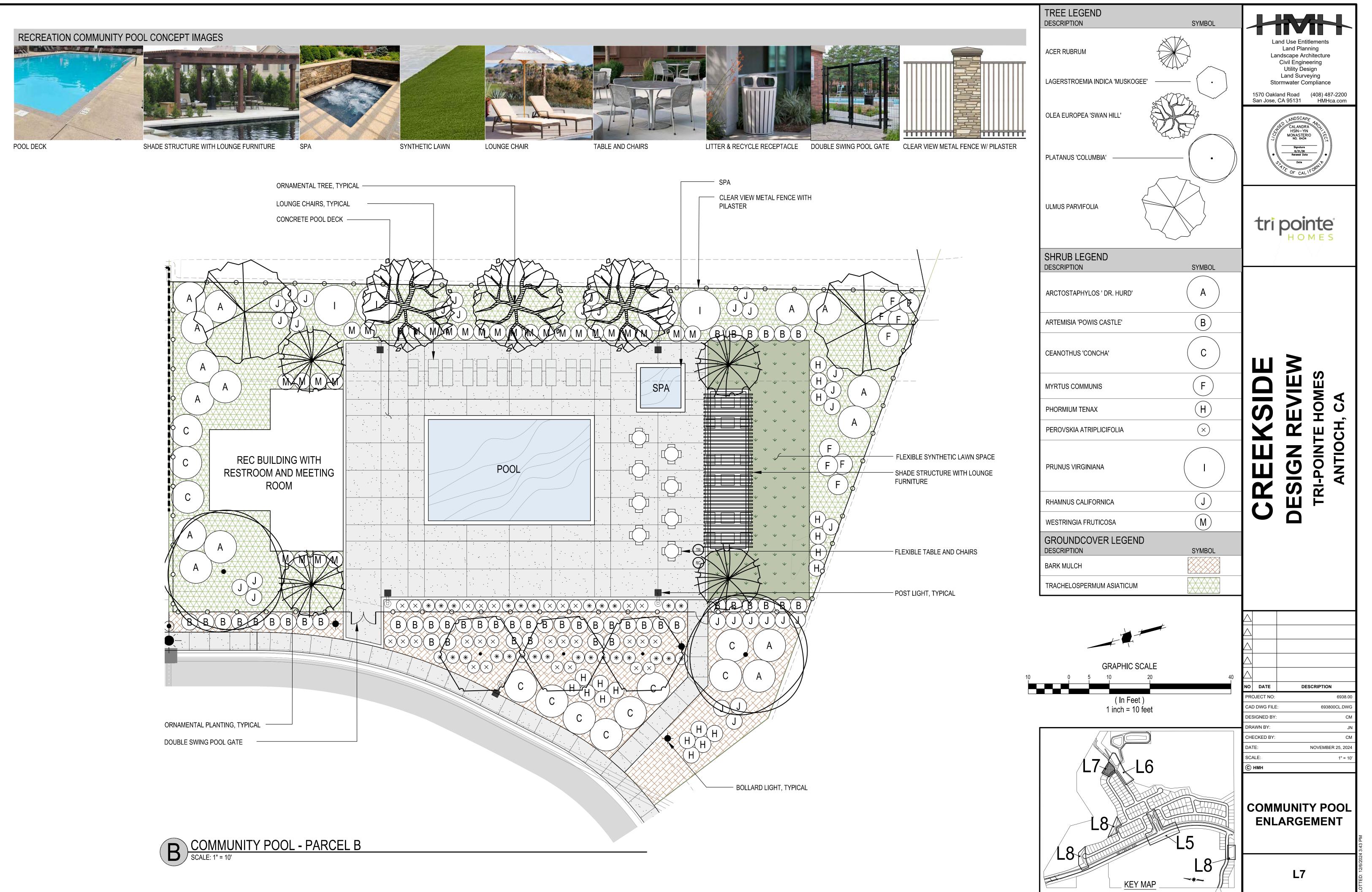
COMMUNITY NEIGHBORHOOD PARK - PARCEL C SCALE: 1" = 20'

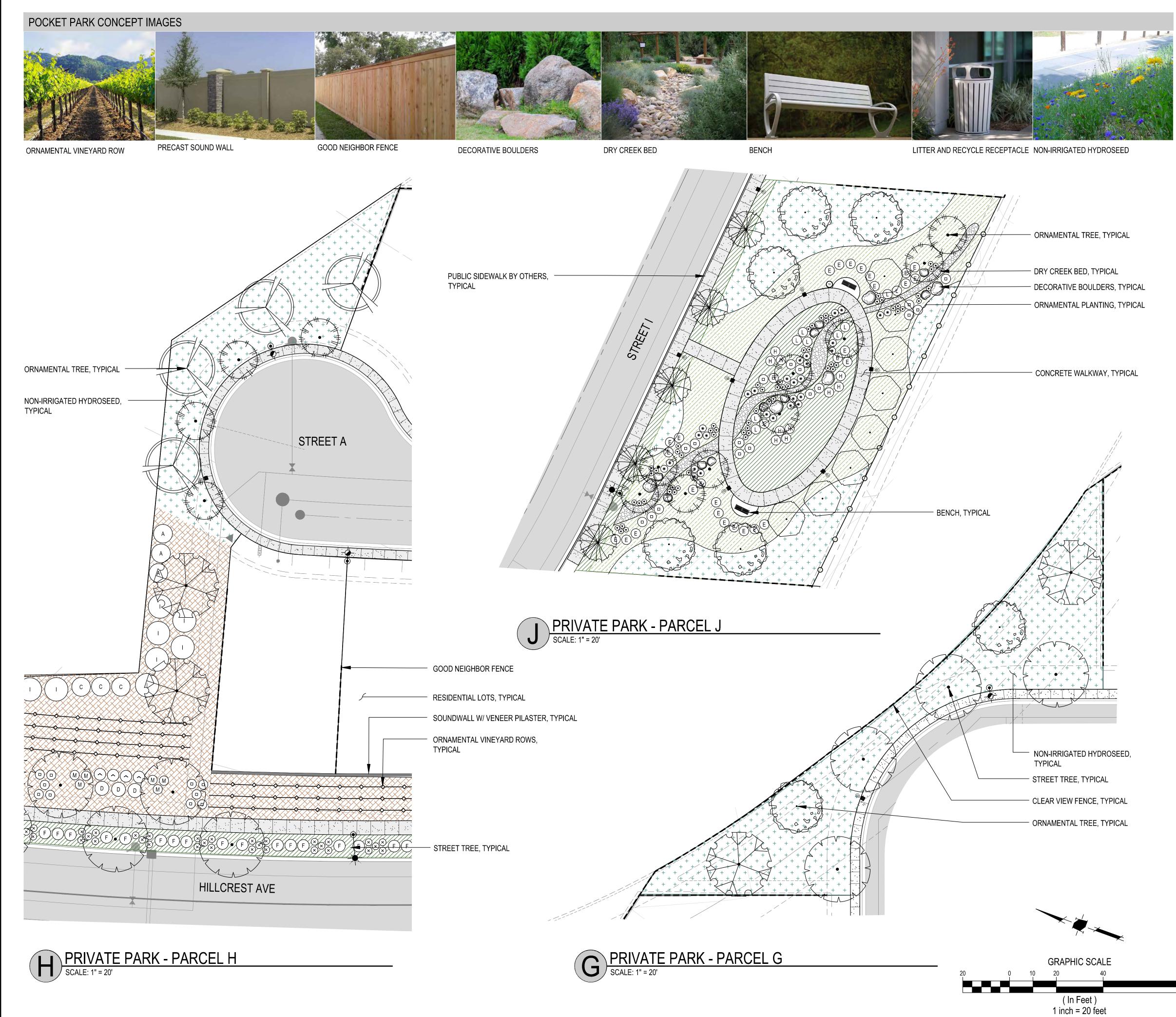
PICNIC TABLE

CAROUSEL TABLE AND CHAIRS

BBQ GRILL



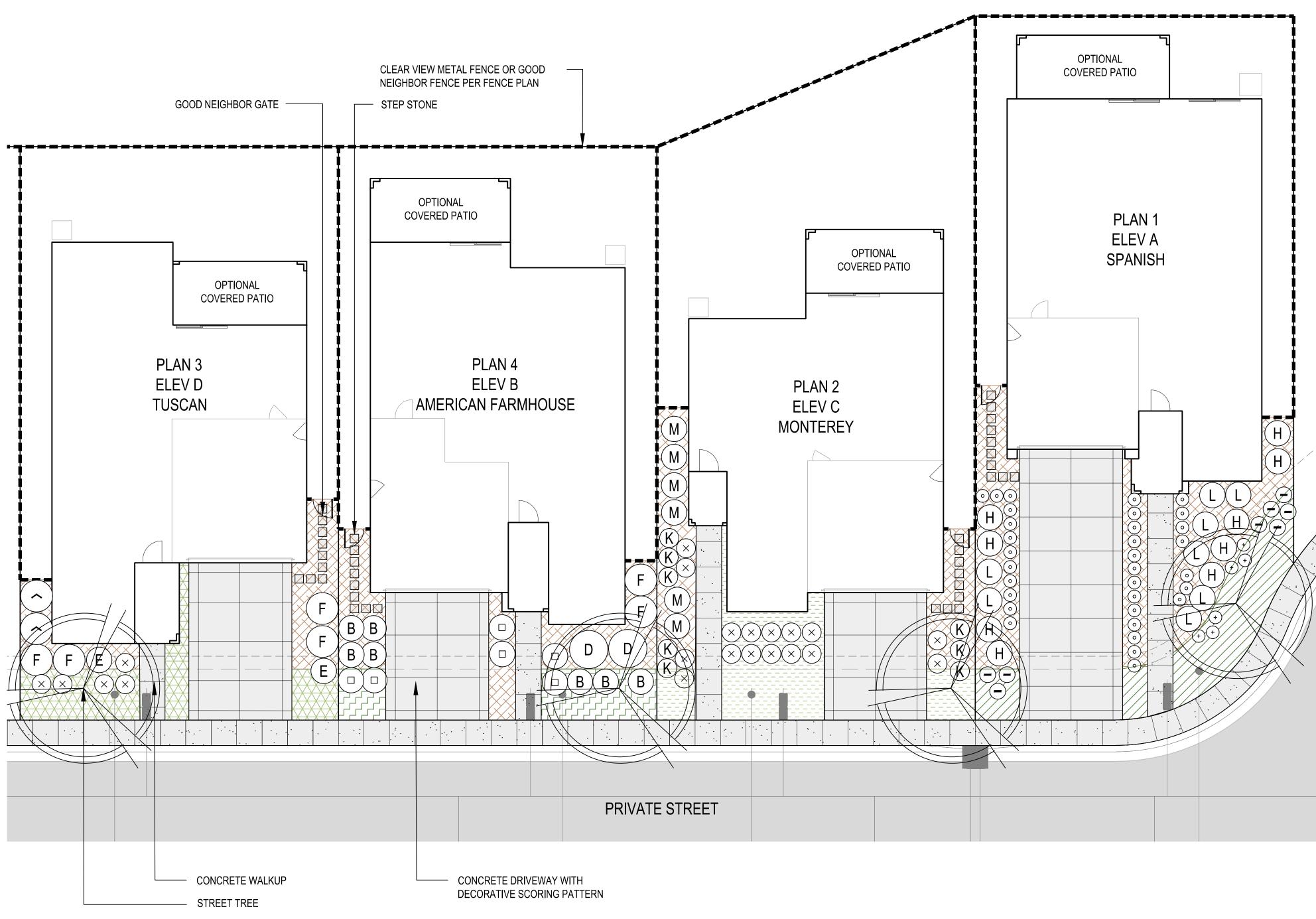


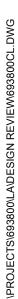


	TREE LEGEND	SYMBOL		
	ACER RUBRUM			and Use Entitlements Land Planning ndscape Architecture Civil Engineering Utility Design
	ARBUTUS 'MARINA'		Sto 1570 Oakla San Jose,	Land Surveying ormwater Compliance and Road (408) 487-2200
	GINKGO BILOBA		11 CEV	Sto LANDSCAPE TAC HSIN-YIN MONASTERIO NO. 6434 Signoture 8/31/26
	Lagerstroemia Indica 'Muskogee' —			Renewal Date
	PISTACIA CHINENSIS 'KEITH DAVEY'	•	tri	pointe
	PRUNUS CERASIFERA 'KRAUTER VESUVIU		CIT	HOMES
	PYRUS "NEW BRADFORD"			
	SHRUB LEGEND DESCRIPTION	SYMBOL		
	ARCTOSTAPHYLOS ' DR. HURD'	A		_
	ARTEMISIA 'POWIS CASTLE'	B	ш	>
	CEANOTHUS 'CONCHA'	С		Ш
	DIETES IRIDIODES	*		
	HEMEROCALLIS LILIOASPHODELUS	\odot		REVIEW FE HOMES CH, CA
	LAVANDULA DENTATA			
	PEROVSKIA ATRIPLICIFOLIA	\otimes		IGN REVIE -POINTE HOMES ANTIOCH, CA
	PHLOMIS FRUTICOSA	(G)		A A
	PHORMIUM TENAX	(Н)		Щ Н
	PRUNUS VIRGINIANA			Δ
	SALVIA LEUCANTHA			
	MUHLENBERGIA CAPILLARIS	E		
	GROUNDCOVER LEGEND			
	DESCRIPTION	SYMBOL		
	BARK MULCH		\triangle	
	CEANOTHUS 'CENTENNIAL'		\triangle	
	MYOPORUM PARVIFOLIUM		\bigtriangleup	
			NO DATE PROJECT NO:	DESCRIPTION 6938.
	DESCRIPTION VITIS 'ROGER'S RED'	SYMBOL ♦	CAD DWG FILE DESIGNED BY:	
			DRAWN BY: CHECKED BY:	(
			DATE: SCALE:	NOVEMBER 25, 20 1" = 2
	L7 . L6		© нмн PRIV	
80	L8	L5	ENL	PARK ARGEMENTS
	KEY MAP	L8		L8

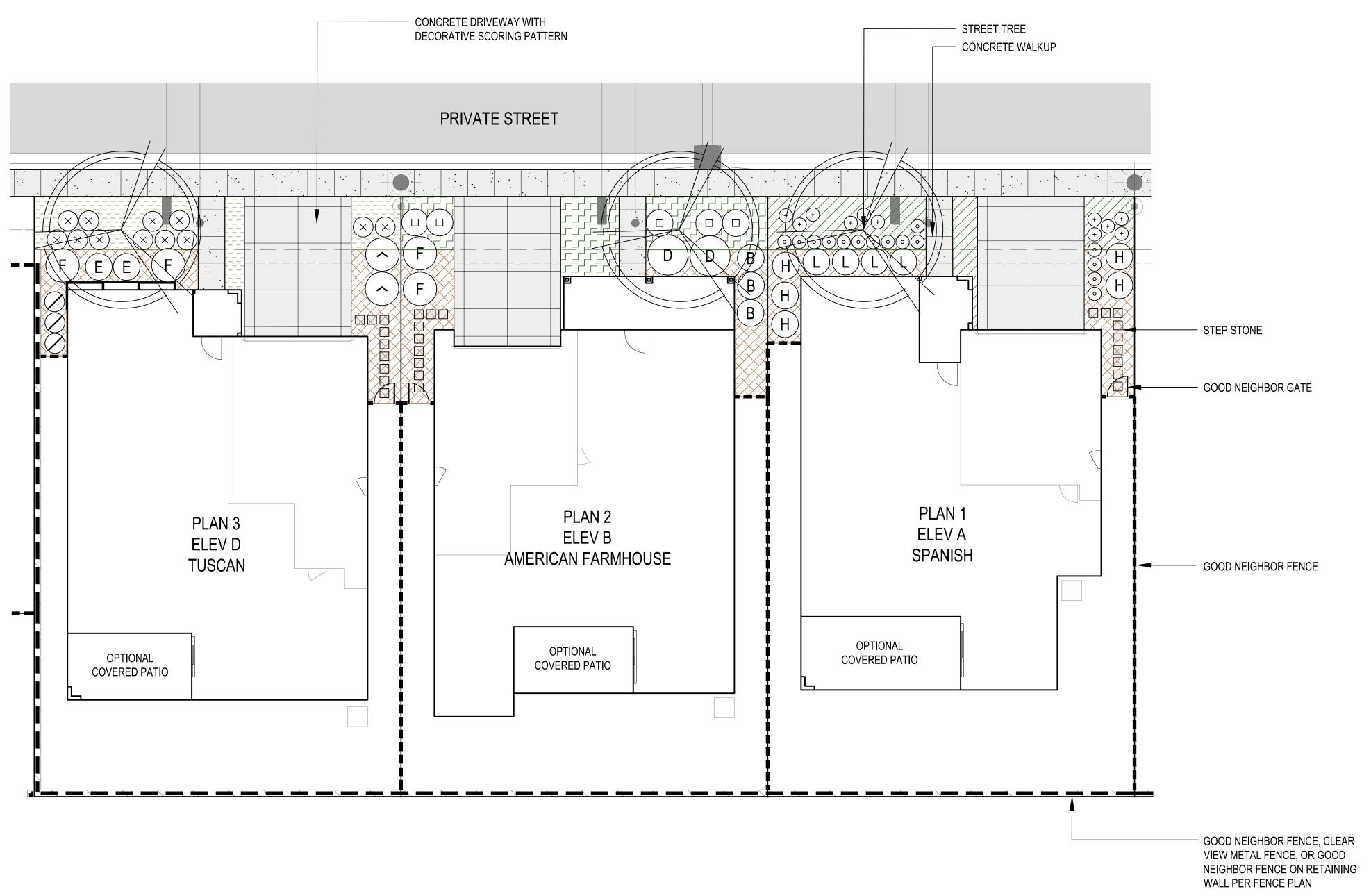
KEY MAP

B20





SHRUB LEGEND DESCRIPTION	SYMBOL	
ABELIA GRANDIFLORA	\bigcirc	Land Use Entitlements
ALOE VERA	(+)	 Land Planning Landscape Architecture Civil Engineering Utility Design
ARCTOSTAPHYLOS ' DR. HURD'	A	Land Surveying Stormwater Compliance 1570 Oakland Road (408) 487-2200 San Jose, CA 95131 HMHca.com
ARTEMISIA 'POWIS CASTLE'	В	CALANDSCAPE 4R CALANDRA HSIN-YN
BERBERIS BUXIFOLIA	$\overline{}$	MONASTERIO No. 6434
CAREX DIVULSA	\bigcirc	* B/31/26 Reneval Date 0, Date 7/F OF CAL \F ORM
CEANOTHUS 'CONCHA'	С	
CISTUS HYBRIDUS	D	tri pointe
DIETES IRIDIODES	*	
HEMEROCALLIS LILIOASPHODELUS	$\overline{\bullet}$	
LAVANDULA DENTATA		
MUHLENBERGIA CAPILLARIS	E	_
MYRTUS COMMUNIS	F	
PEROVSKIA ATRIPLICIFOLIA	$\left(\times\right)$	
PHLOMIS FRUTICOSA	G	
PHORMIUM TENAX	H	
PRUNUS VIRGINIANA		REEKSIDE SIGN REVIEW RI-POINTE HOMES ANTIOCH, CA
RHAMNUS CALIFORNICA	J	
ROSA 'KORBIN'	K	
ROSMARINUS OFFICINALIS		
SALVIA LEUCANTHA	L	
WESTRINGIA FRUTICOSA	M	
GROUNDCOVER LEGEND DESCRIPTION	SYMBOL	
HYDROSEED		
BARK MULCH		
ARCTOSTAPHYLOS UVA-URSI		
CEANOTHUS 'CENTENNIAL'		
LANTANA MONTEVIDENSIS		NO DATE DESCRIPTION
MYOPORUM PARVIFOLIUM		PROJECT NO: 6938.00 CAD DWG FILE: 693800CL.DWG
TRACHELOSPERMUM ASIATICUM		DESIGNED BY: CM DRAWN BY: JN
		CHECKED BY: CM DATE: NOVEMBER 25, 2024
		SCALE: 1" = 20'
GRAPHIC SCALE 0 0 10 20 40 80		
(In Feet) 1 inch = 20 feet		L9



SHRUB LEGEND DESCRIPTION	SV	/MBOL		
ABELIA GRANDIFLORA			Land Use Entit	
ALOE VERA		+	Land Plani Landscape Arc Civil Engine	ning hitecture
ARCTOSTAPHYLOS ' DR. HU	RD'	A	Utility Des Land Surve Stormwater Con 1570 Oakland Road San Jose, CA 95131	sign eying
ARTEMISIA 'POWIS CASTLE'	(B		5 48
BERBERIS BUXIFOLIA		$\overline{\bigcirc}$	HSIN-YIN O MONASTERI NO. 6434	
CAREX DIVULSA		\odot	Signature 8/31/26 Renewal Date	*
CEANOTHUS 'CONCHA'		C	TATE OF CALL	FOR
CISTUS HYBRIDUS		D	tri poir	
DIETES IRIDIODES		*		
HEMEROCALLIS LILIOASPHO	DELUS	$\overline{\mathbf{O}}$	<u>}</u>	
LAVANDULA DENTATA	(
MUHLENBERGIA CAPILLARIS	; (E		
MYRTUS COMMUNIS		F		
PEROVSKIA ATRIPLICIFOLIA		$\overline{\mathbf{x}}$	>	
PHLOMIS FRUTICOSA	(G	Ш	S
PHORMIUM TENAX	(H	SID	IOME CA
PRUNUS VIRGINIANA			Х В Х В Х В Х В Х В Х В Х В Х В Х В Х	RI-POINTE HOMES ANTIOCH, CA
RHAMNUS CALIFORNICA	(J		
ROSA 'KORBIN'		K		
ROSMARINUS OFFICINALIS			U B	-
SALVIA LEUCANTHA	(L		
WESTRINGIA FRUTICOSA	(M		
GROUNDCOVER LEG		′MBOL		
HYDROSEED	++++	+ + + + + + + + + + + + + + + + + + +		
BARK MULCH				
ARCTOSTAPHYLOS UVA-UR	SI Fr		\triangle	
CEANOTHUS 'CENTENNIAL'				
LANTANA MONTEVIDENSIS				SCRIPTION
MYOPORUM PARVIFOLIUM			PROJECT NO: CAD DWG FILE:	6938.00 693800CL.DWG
TRACHELOSPERMUM ASIAT			DESIGNED BY:	CM
		-	CHECKED BY:	СМ
			SCALE:	NOVEMBER 25, 2024 1" = 20'
			TYPIC FRONT Y ENLARGE	(ARD
GRAPHI 20 0 10 20	C SCALE	80		
	eet)		L10	
•	20 feet			
				B22

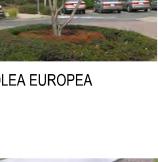
B22

SYMBOL	SPACING	BOTANICAL NAME	C	COMMON NAME		HxW	WUCOLS
SHRUBS (CC	ONTINUED)						
H		PHORMIUM TENAX	N	EW ZEALAND FLAX	5 GALLON	5' X 4'	L
		PRUNUS VIRGINIANA	C	HOKECHERRY	5 GALLON	10' X 10'	М
		RHAMNUS CALIFORNICA	C	OFFEEBERRY	5 GALLON	4' X 4'	L
K		ROSA 'MEIRADENA'	IC	CECAP ROSE	5 GALLON	3' X 3'	L
\bigcirc		ROSMARINUS OFFICINALIS	R	OSEMARY	1 GALLON	3' X 3'	L
L		SALVIA LEUCANTHA	М	EXICAN BUSH SAGE	5 GALLON	4' X 4'	L
M		WESTRINGIA FRUTICOSA	C	OAST ROSEMARY	1 GALLON	2' X 4'	L
GROUNDCO	/ERS						
- + + + + + + - + + +	N/A	HYDROSEED	N	ATIVE HYDROSEED MIX	-		
	N/A	BARK MULCH	-		-		
	5' OC	ARCTOSTAPHYLOS UVA-URSI	U	VA-URSI MANZANITA	1 GALLON		М
	5' OC	CEANOTHUS 'CENTENNIAL'	W	ILD LILAC 'CENTENNIAL'	1 GALLON		М
	3' OC	LANTANA MONTEVIDENSIS	LÆ	ANTANA	1 GALLON		L
	8' OC	MYOPORUM PARVIFOLIUM	M	YOPORUM	1 GALLON		L
	8' OC	TRACHELOSPERMUM ASIATICUM	ST	TAR JASMINE	1 GALLON		М
/INES							
V		CAMPSIS RADICANS	TF	RUMPET VINE	1 GALLON		
\$		VITIS 'ROGER'S RED'	R	OGER'S RED GRAPE	1 GALLON		
BIOTREATME	ENT						
\mathbb{N}		CHONDROPETALUM TECTORUM	S	MALL CAPE RUSH	1 GALLON	3' X 3'	
<u> </u>	2' OC	JUNCUS PATENS 'ELKS BLUE'	E	ELK BLUE GRAY RUSH	1 GALLON		



ABELIA GRANDIFLORA ALOE





ARCTOSTAPHYLOS



CAMPSIS RADICANS



PHLOMIS FRUTICOSA



HEMEROCALLIS SPP.

PHORMIUM SPP.



RHAMNUS SPP.

BERBERIS BUXIFOLIA

	HxW	WUCOLS
GALLON	5' X 4'	L
GALLON	10' X 10'	М
GALLON	4' X 4'	L
GALLON	3' X 3'	L
GALLON	3' X 3'	L
GALLON	4' X 4'	L
GALLON	2' X 4'	L



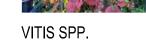


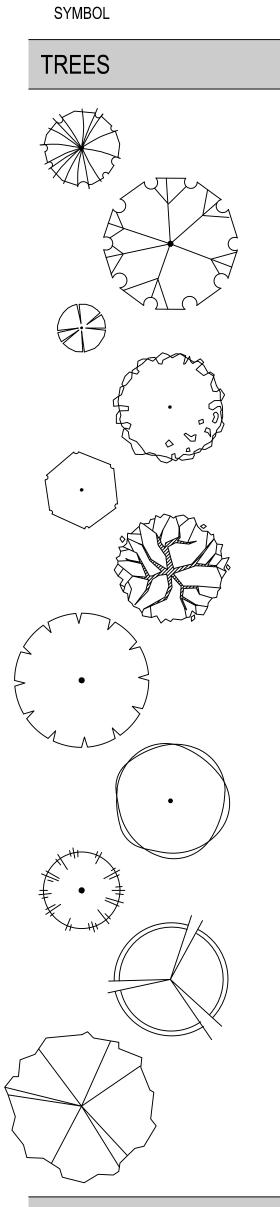


CEANOTHUS

ROSMARINUS OFFICINALIS VITIS SPP.



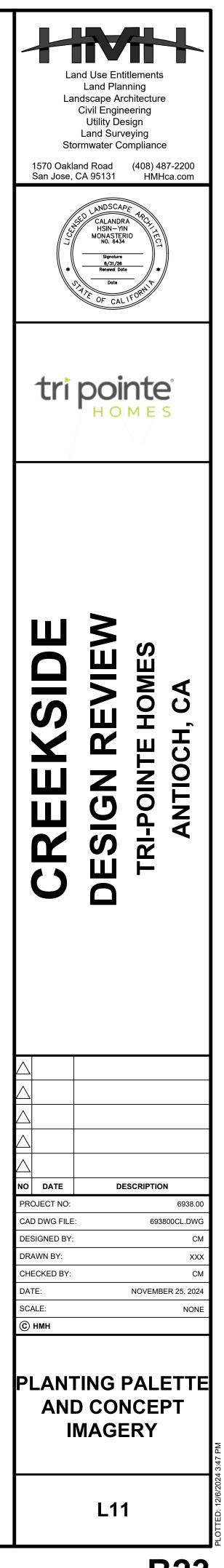




SHRUBS	

\oslash	ABELIA GRANDIFLORA	DWARF ABELIA	1 GALLON	5' X 3'	L
\odot	ALOE VERA	ALOE	1 GALLON	3' X 2'	L
A	ARCTOSTAPHYLOS ' DR. HURD'	MANZANITA	1 GALLON	10' X 8'	VL
B	ARTEMISIA 'POWIS CASTLE'	CALIFORNIA SAGEBRUSH	1 GALLON	3' X 4'	L
$\overline{\mathbf{\Theta}}$	BERBERIS BUXIFOLIA	MAGELLAN BARBERRY	1 GALLON	3' X 3'	L
0	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2' X 2'	L
C	CEANOTHUS 'CONCHA'	WILD LILAC	5 GALLON	8' X 8'	L
	CISTUS HYBRIDUS	WHITE ROCKROSE	1 GALLON	3' X 6'	L
*	DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	5' X 3'	L
\odot	HEMEROCALLIS LILIOASPHODELUS	DAYLILY	5 GALLON	2' X 2'	М
	LAVANDULA DENTATA	FRENCH LAVENDER	1 GALLON	4' X 4'	L
E	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GALLON	4' X 4'	L
F	MYRTUS COMMUNIS	MYRTLE	1 GALLON	3' X 5'	L
\otimes	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GALLON	4' X 3'	L
G	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GALLON	6' X 5'	L

_					
I					
	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
	ACER RUBRUM	RED MAPLE	24" BOX	20'X20'	М
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	35'X35'	L
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	50X10'	М
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDEN HAIR TREE (MALE)	24" BOX	40'X30'	М
	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	25'X20'	L
	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	30'X30'	VL
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	40'X35'	L
	PLATANUS 'COLUMBIA'	LONDON PLANE 'COLUMBIA'	24" BOX	50'X40'	М
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF FLOWERING PLUM	24" BOX	25'X15'	М
	PYRUS CALLERYANA "NEW BRADFORD"	NEW BRADFORD PEAR	24" BOX	35'X30'	М
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	50'X40'	М



THE BROOKS AT CREEKSIDE Antioch, California



PLAN 1B - FARMHOUSE (SCHEME 6)

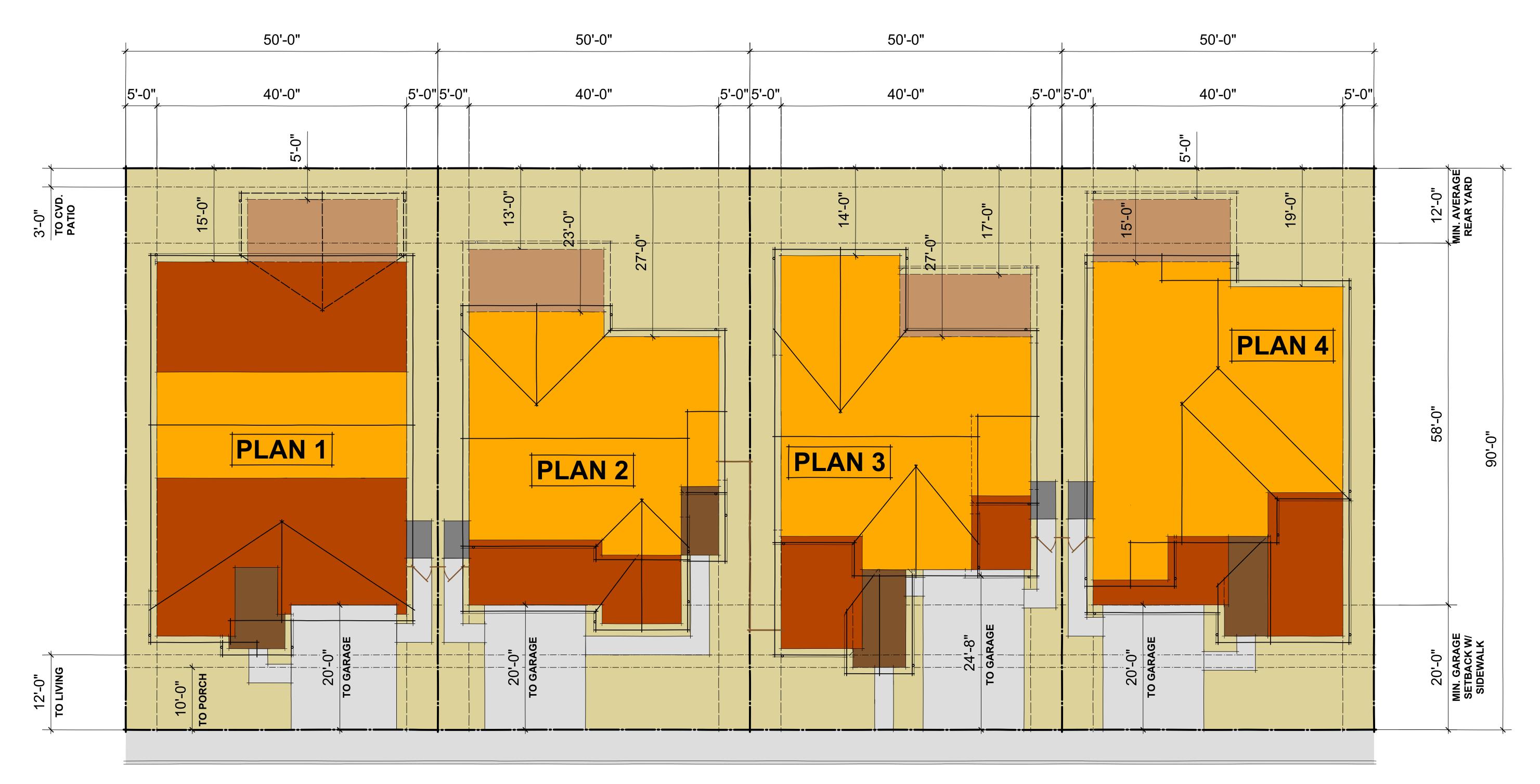


PLAN 2D -TUSCAN (SCHEME 10) PLAN 4A - SPANISH (SCHEME 3)

STREETSCENE

PLAN 3C - MONTEREY (SCHEME 8)





AREA SUMMARY - PLAN 1					
	LC	LOT COVERAGE		LIVABLE AREA	
1st Floor		1805		1805	
2nd Floor	630			630	
Garage	422			-	
Porch	Α	В	С	-	
Porch	97	81	66	-	
TOTAL	2324	2308	2293	2435	
Outdoor Living Opt.	240	240	240	-	
TOTAL	2564	2548	2533	-	
2564 S.F. / 4500	2564 S.F. / 4500 S.F. LOT AREA = 56% LOT COVERAGE				

	LC	OT COVERAG	E	LIVABLE AREA
1st Floor		1257		1257
2nd Floor		1312		1312
Garage	473		-	
Porch	Α	С	D	-
	66	51	51	-
TOTAL	1796	1781	1781	2569
Outdoor Living Opt.	216	216	216	-
TOTAL	2012	1997	1997	· ·



SETBACK VARIATIONS THIS ARTICULATION PLAN DEPICTS THE MEDIAN LOT SIZE. SETBACKS WILL VARY ACCORDING TO ACTUAL LOT WIDTH AND DEPTH. SEE DEVELOPMENT PLAN FOR SPECIFIC BUILDING LOCATION AT ALL LOTS

AREA SUMMARY - PLAN 3					
	LC	LOT COVERAGE			
1st Floor		1427		1427	
2nd Floor		1415		1415	
Garage	478			-	
Porch	Α	С	D	-	
Polch	56	114	89	-	
TOTAL	1961	2019	1994	2842	
Outdoor Living Opt.	210	210	210	-	
TOTAL	2171	2229	2204	-	
2229 S.F. / 4500	2229 S.F. / 4500 S.F. LOT AREA = 49.5% LOT COVERAGE				

	L	OT COVERAG	E	LIVABLI AREA
1st Floor		1597		1597
2nd Floor		1543		1543
Garage	521			-
Porch	Α	В	С	-
	105	92	92	-
TOTAL	2223	2210	2210	3140
Outdoor Living Opt.	198	198	198	-
TOTAL	2421	2408	2408	-

TYPICAL PLOTTING PLAN THE BROOKS AT CREEKSIDE Antioch, California

BUIL	BUILDING MASSING COLOR KEY			
	SINGLE STORY ELEMENT			
	TWO STORY ELEMENT			
	COVERED PORCH (SINGLE STORY ELEMENT)			
	OUTDOOR LIVING OPTION			
	SIDE YARD TRASH STORAGE AREA (TENATIVE LOCATION)			
	PAVED DRIVEWAY			

6 2428 12-06-24



FRONT ELEVATION "A" (SPANISH)





PLAN 1 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "C" (MONTEREY)

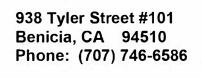
Scheme 7



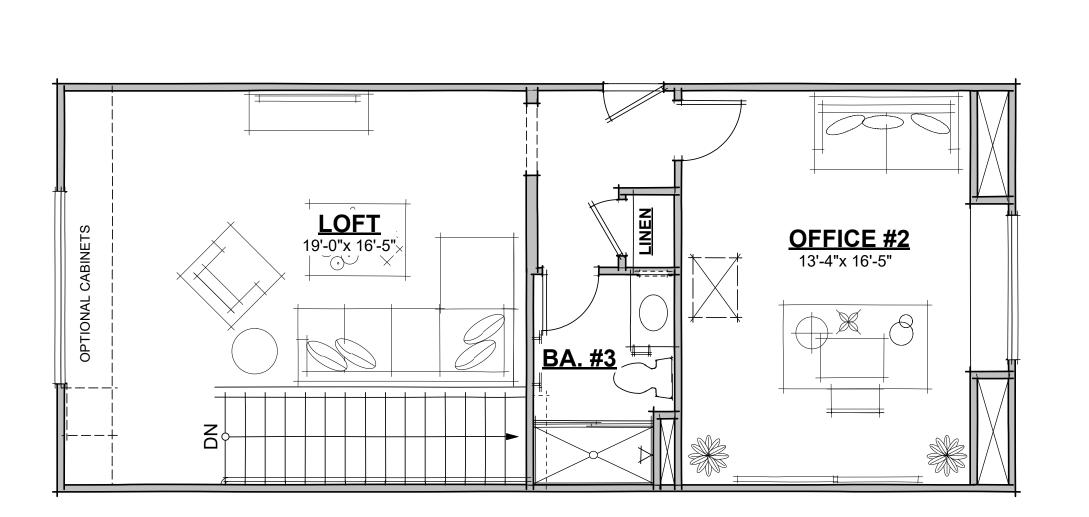
FRONT ELEVATION "B" (AMERICAN FARMHOUSE)



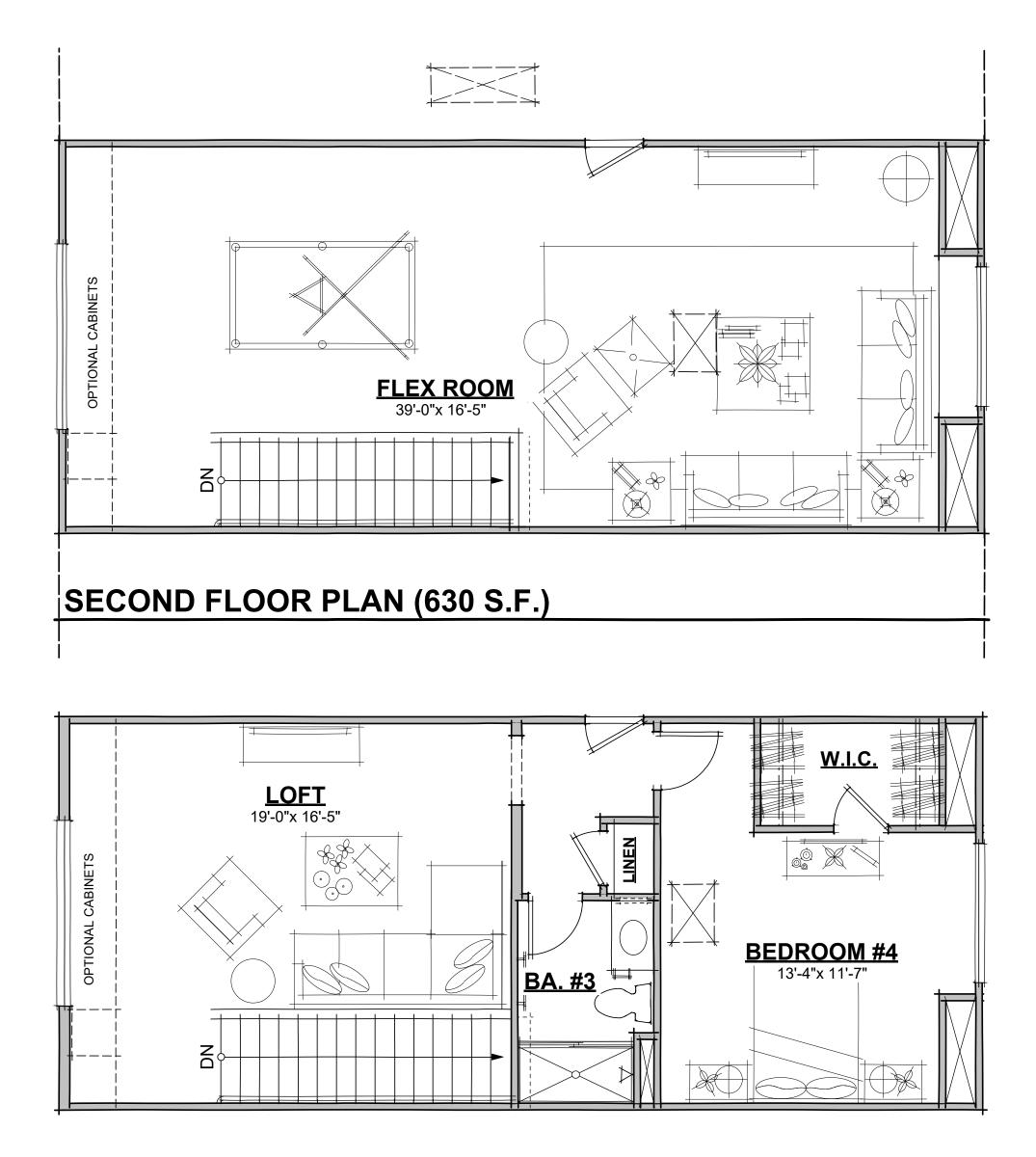
Scheme 6







LOFT / OFFICE #2 / BATH #3 OPTION



LOFT / BEDROOM #4 / BATH #3 OPTION



PLAN 1 (240-2395) THE BROOKS AT CREEKSIDE Antioch, California

FIRST FLOOR PLAN (1765 SF)



40'-0"

3 Bdrm I 2 Bath I Flex Opt. Bdrm 4 & 3 Bath Opt. Office & 3 Bath 2-Car Garage

938 Tyler Street #101 Benicia, CA 94510 Phone: (707) 746-6586



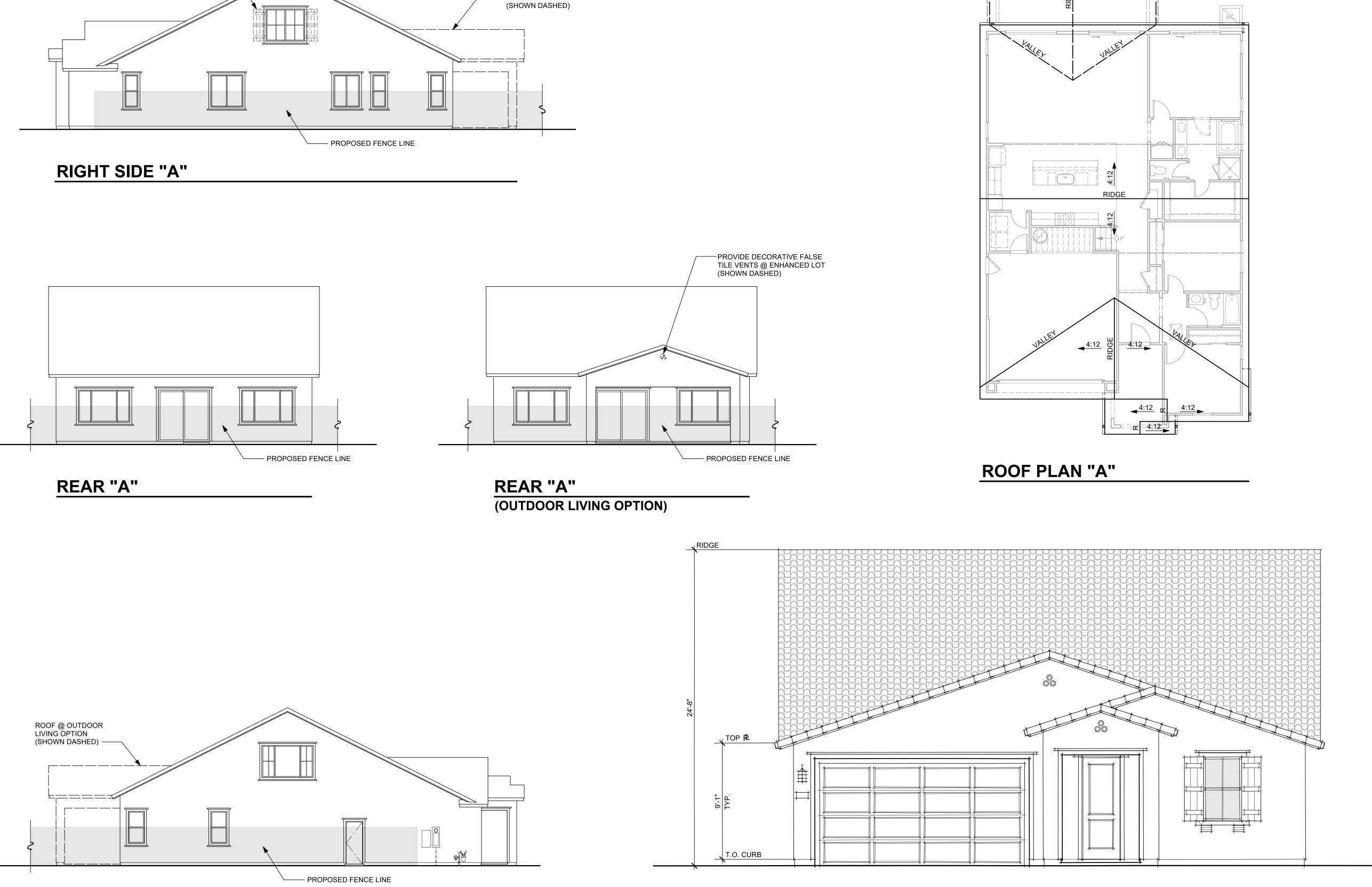
2428

Ŋ 4 SHEET 12-06-24

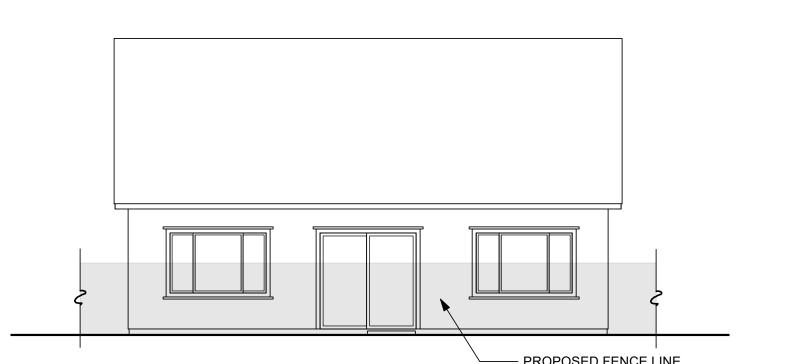
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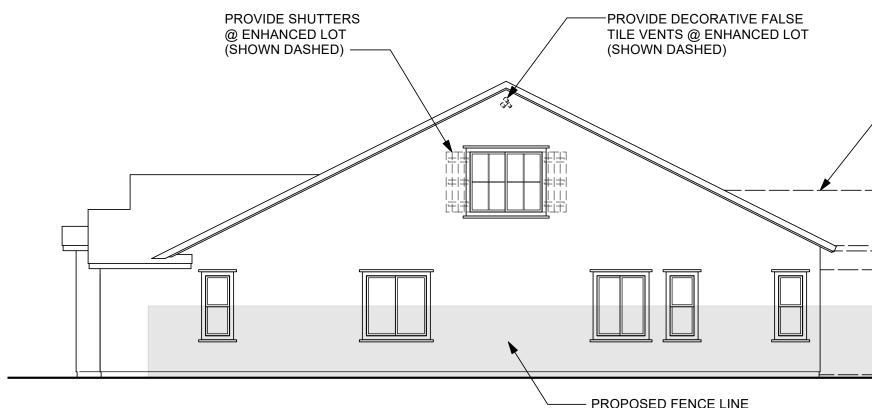


LEFT SIDE "A"



-ROOF @ OUTDOOR LIVING OPTION

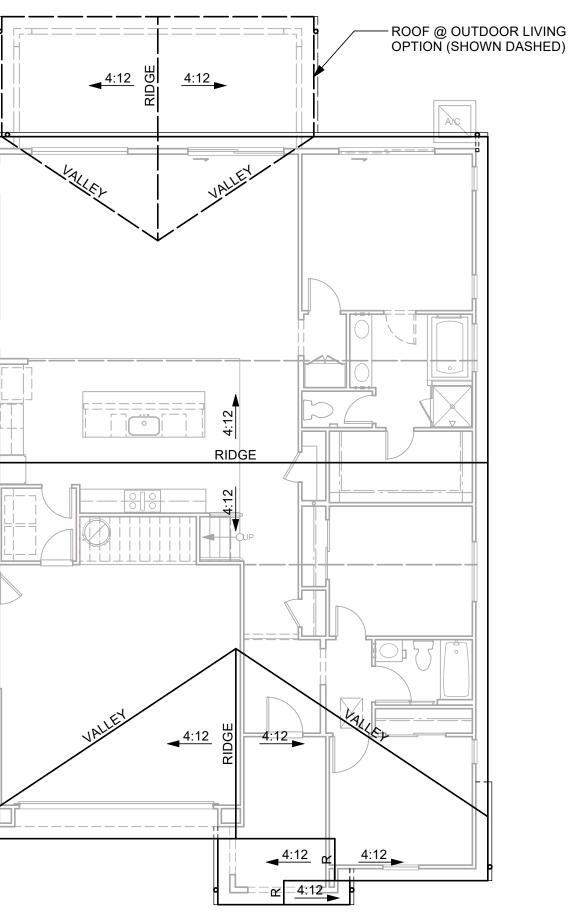




PLAN 1 THE BROOKS AT CREEKSIDE Antioch, California



FRONT ELEVATION "A"



4:12

4:12

SPANISH THEME CHARACTERISTICS

<u>ROOF</u>

- HIP & GABLE ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- DECORATIVE TILE VENTS (WHERE OCCURS)

<u>TRIM</u>

• STUCCO OVER FOAM TRIM

<u>FEATURES</u>

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN

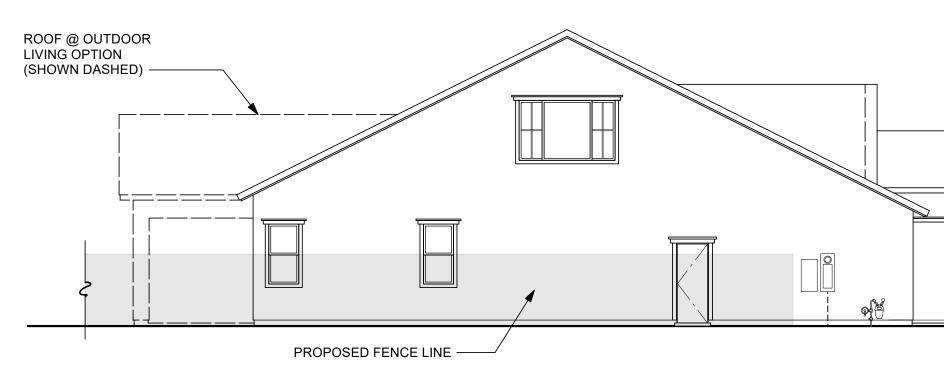


COACH LIGHT: KICHLER LIGHTING - MILL LANE 16" **(49961AVI)**

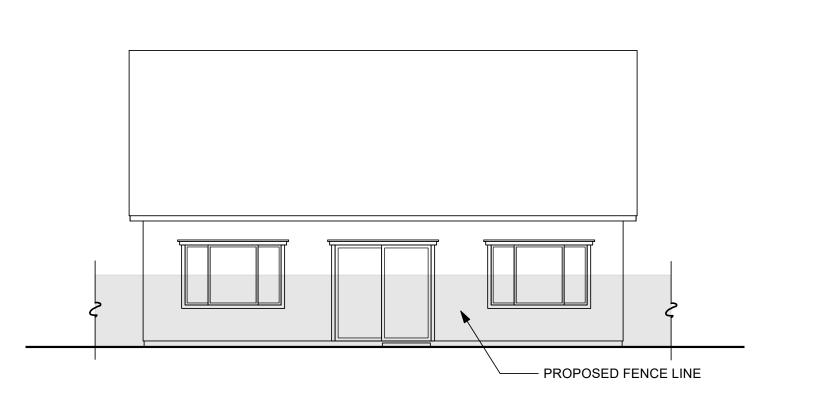




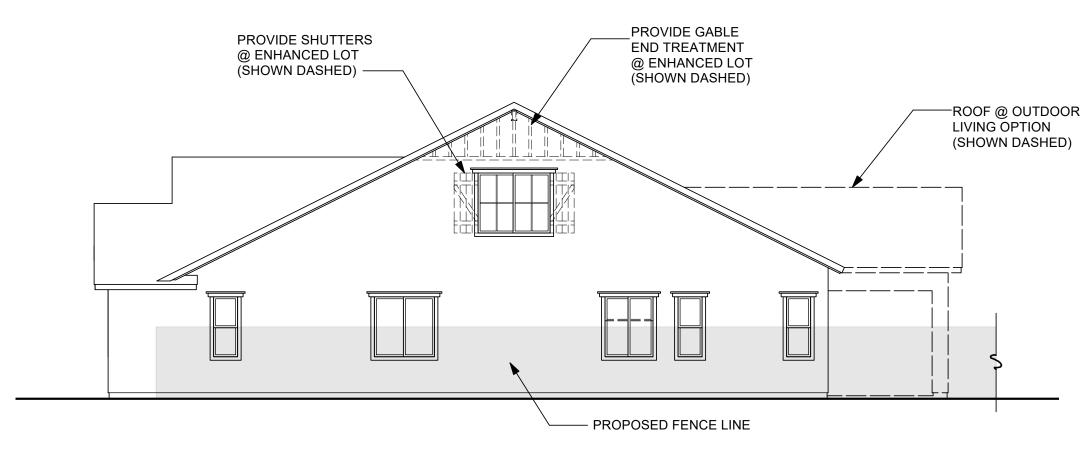
LEFT SIDE "B"



REAR "B"



RIGHT SIDE "B"



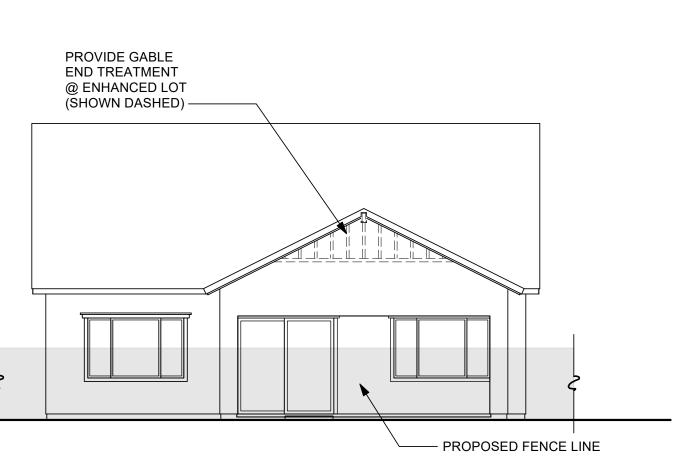
PLAN 1 THE BROOKS AT CREEKSIDE Antioch, California

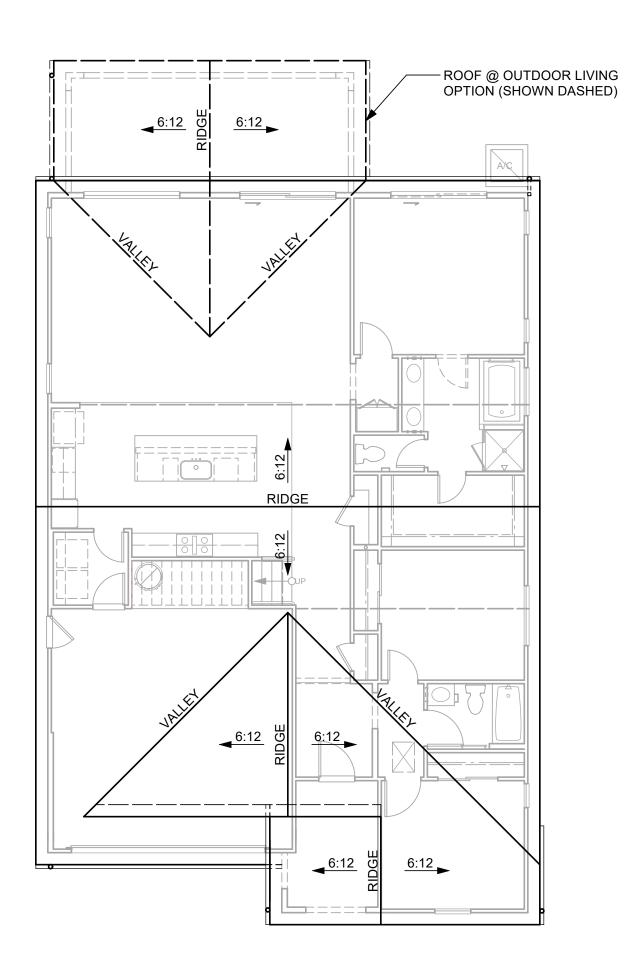
FRONT ELEVATION "B" (AMERICAN FARMHOUSE)



ROOF PLAN "B"

REAR "B" (OUTDOOR LIVING OPTION)





AMERICAN FARMHOUSE THEME CHARACTERISTICS

<u>ROOF</u>

- GABLE ROOFS
- CONCRETE "FLAT" TILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- BOARD & BATT SIDING (WHERE OCCURS)
- FOAM/WOOD BRACKET (WHERE OCCURS)

<u>TRIM</u>

STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

 SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN

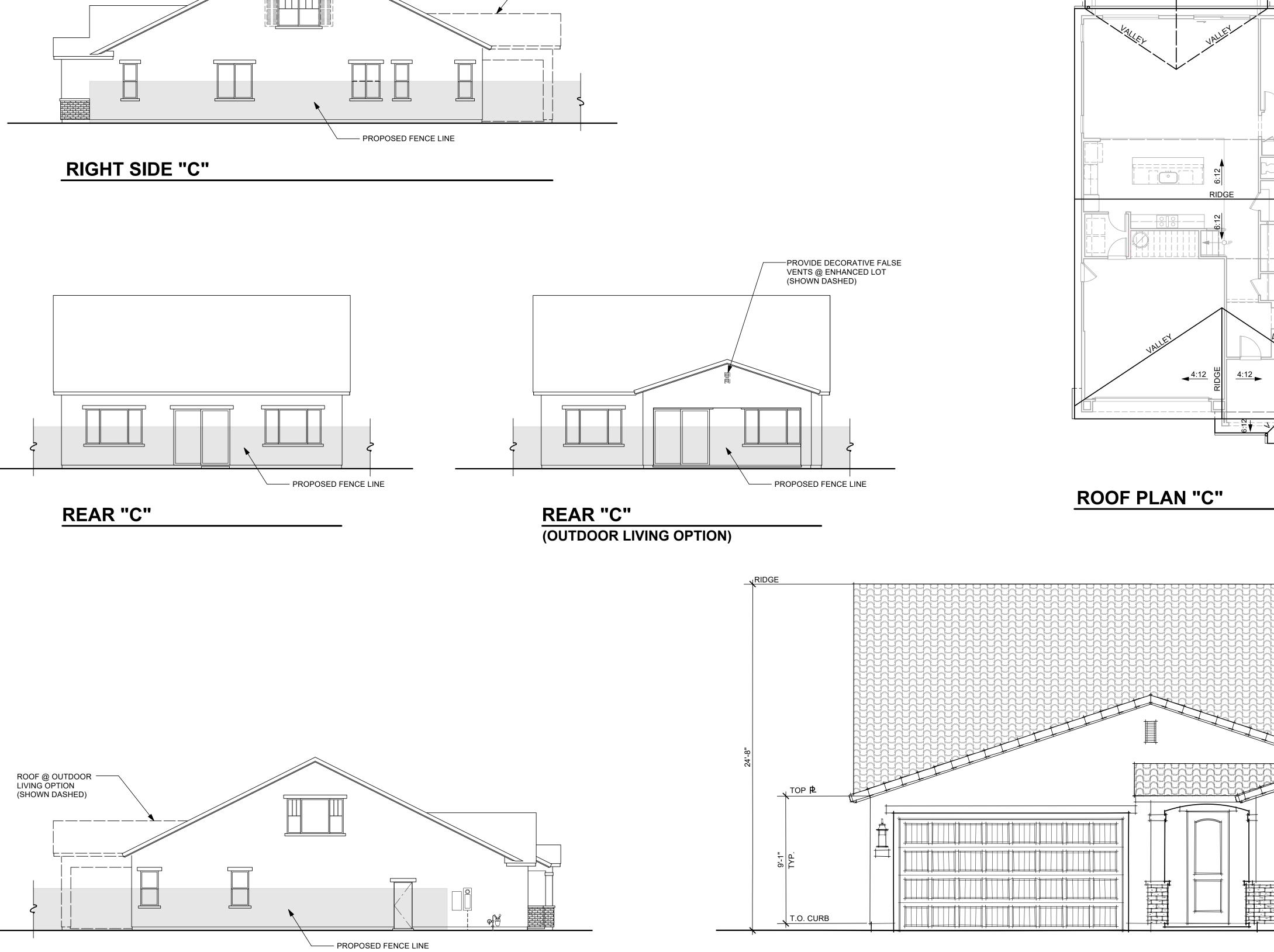


COACH LIGHT: VISUAL COMFORT & CO. - MEDIUM ONE LIGHT OUTDOOR WALL LANTERN 14.25" (8648401-12)

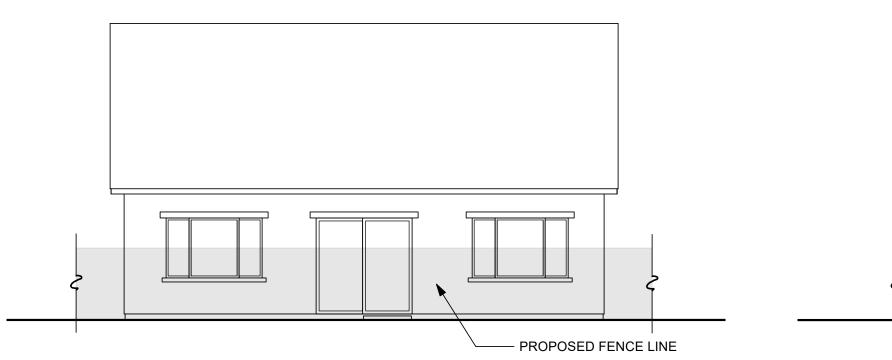


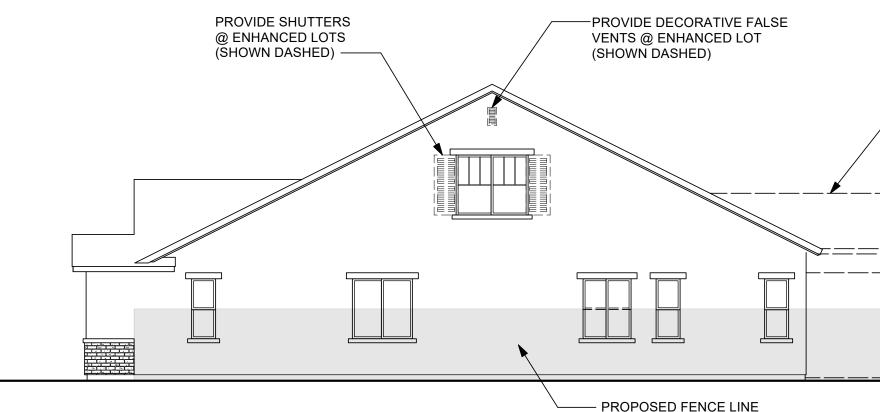


LEFT SIDE "C"



-ROOF @ OUTDOOR LIVING OPTION (SHOWN DASHED)

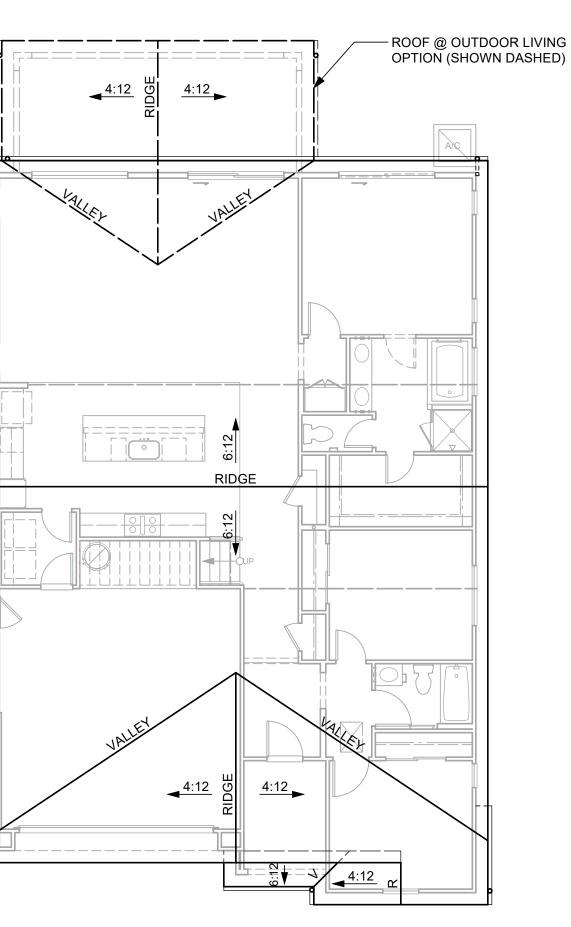




PLAN 1 THE BROOKS AT CREEKSIDE Antioch, California



FRONT ELEVATION "C"



<u>4:12</u> Ö

4:12

MONTEREY THEME **CHARACTERISTICS**

<u>ROOF</u>

- GABLE & SHED ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS) MASONRY BRICK VENEER (WHERE OCCURS)

<u>TRIM</u>

• STUCCO OVER FOAM TRIM

<u>FEATURES</u>

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- ARCHED SOFFITS @ PORCH
- FAUX VENTS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN



COACH LIGHT: MAXIM LIGHTING -VICKSBURG 24" (30024 CLBK)





FRONT ELEVATION "A" (SPANISH)





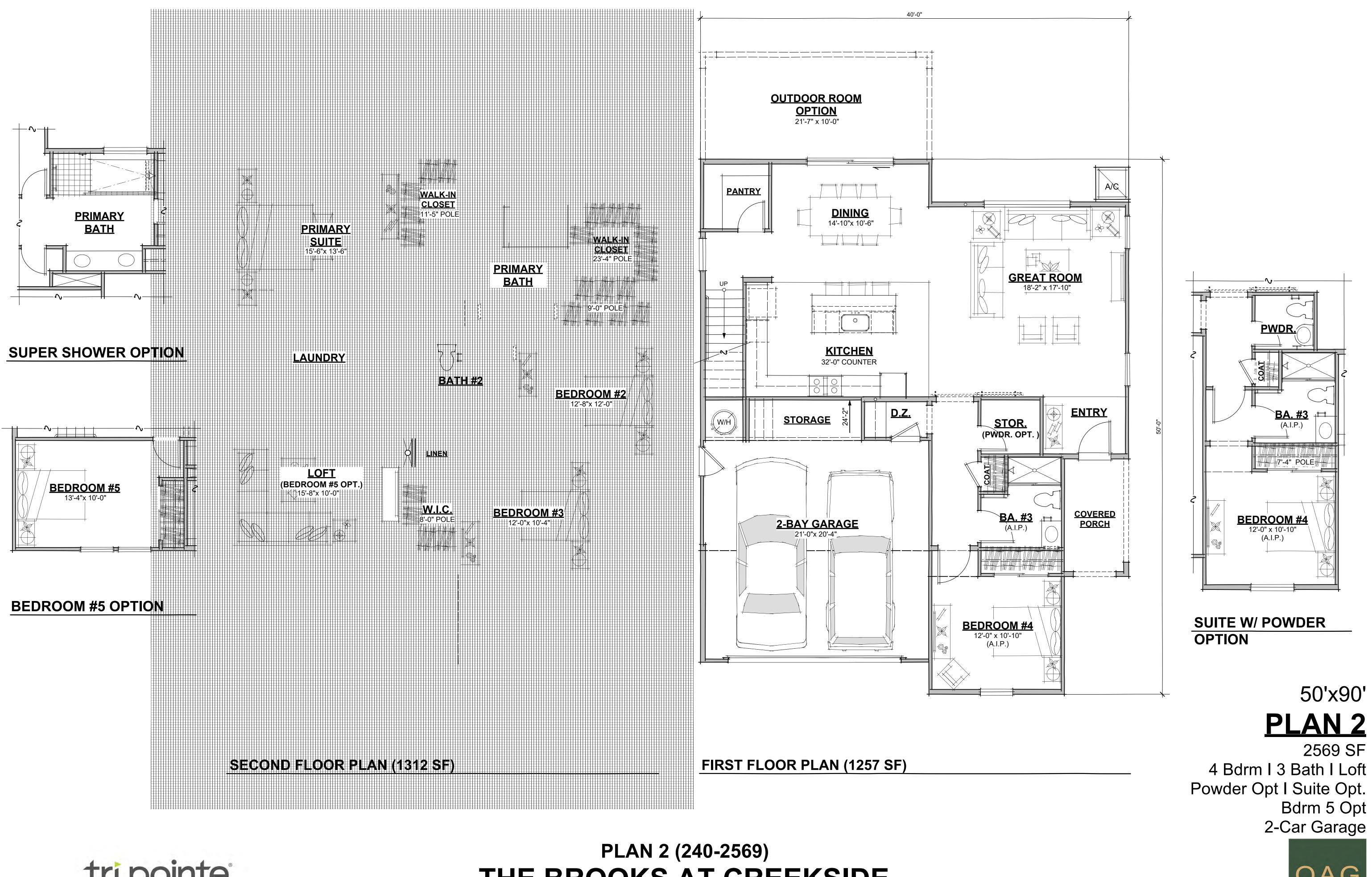
PLAN 2 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "D" (TUSCAN)

Scheme 10

Scheme 9







THE BROOKS AT CREEKSIDE Antioch, California





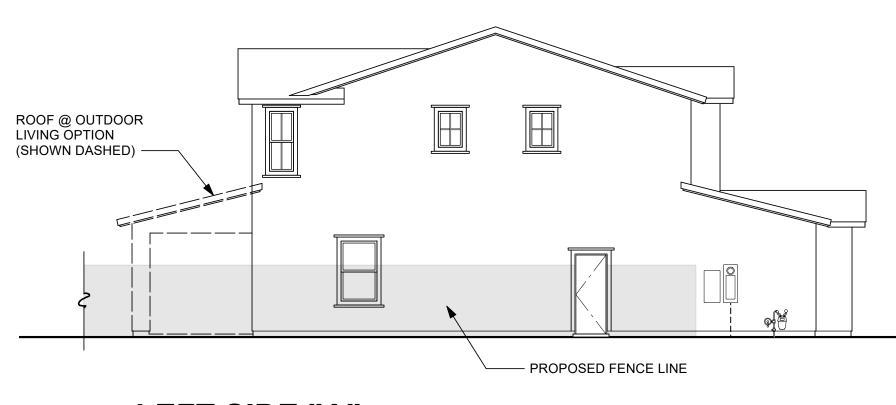
938 Tyler Street #101 Benicia, CA 94510 Phone: (707) 746-6586

2428

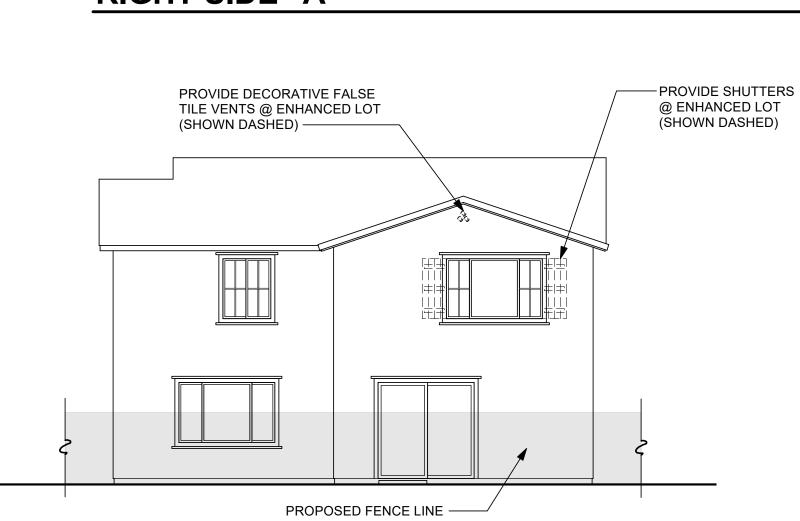
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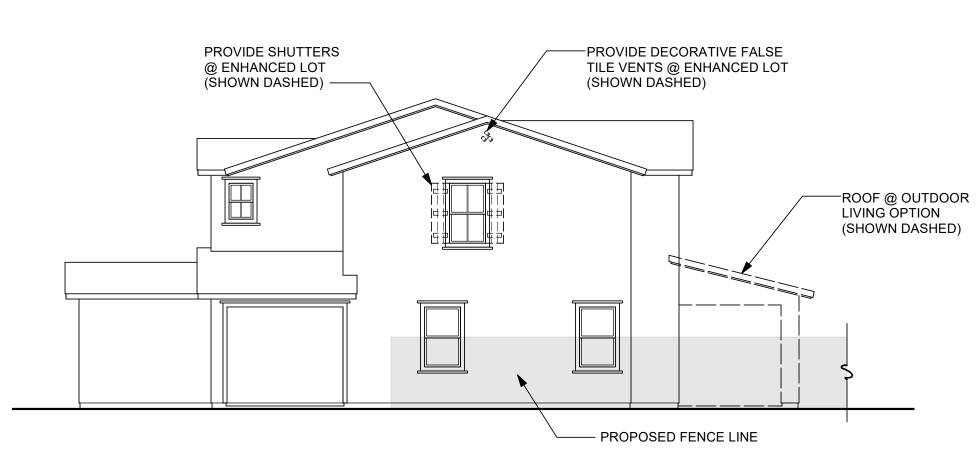
LEFT SIDE "A"



REAR "A"

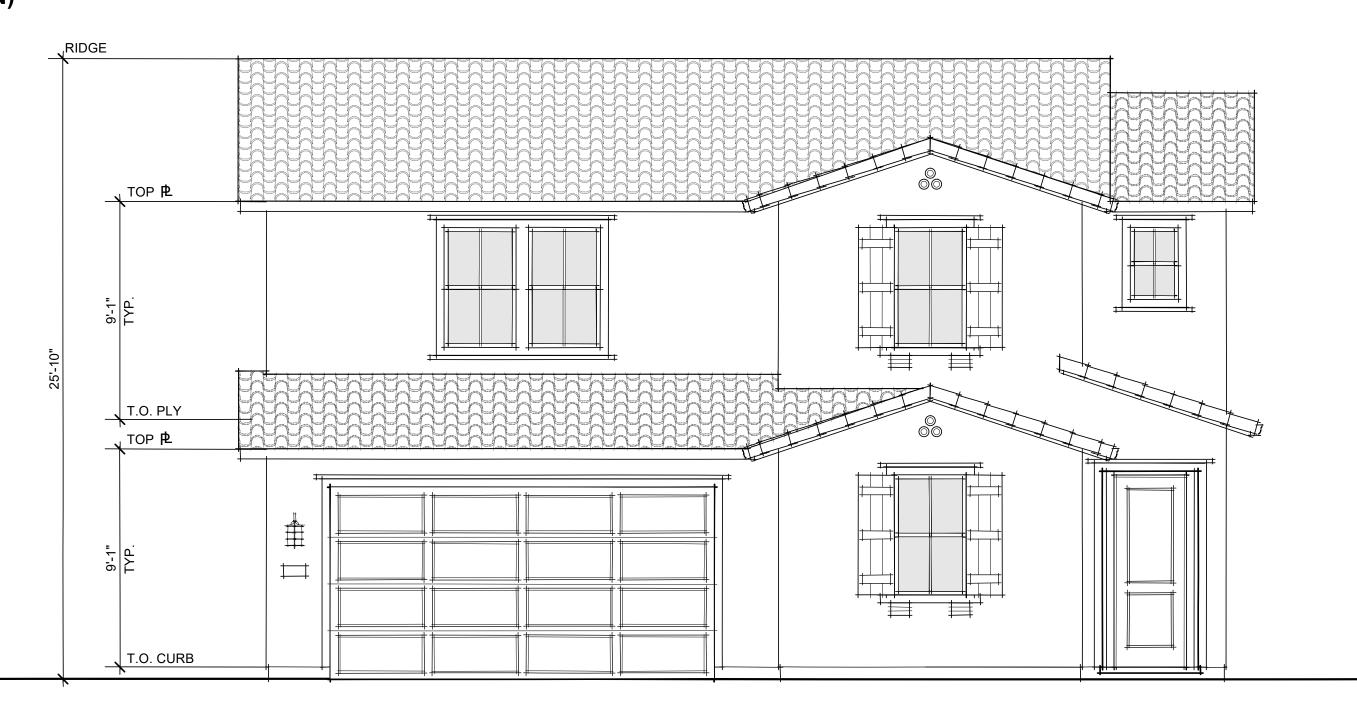


RIGHT SIDE "A"



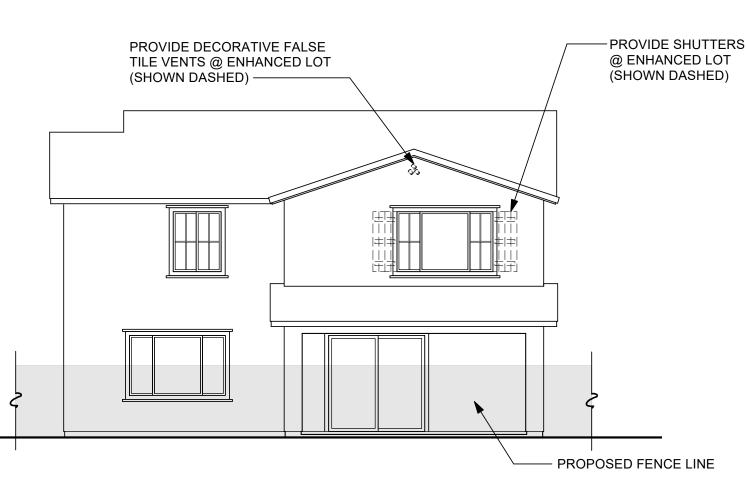
PLAN 2 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "A" (SPANISH)

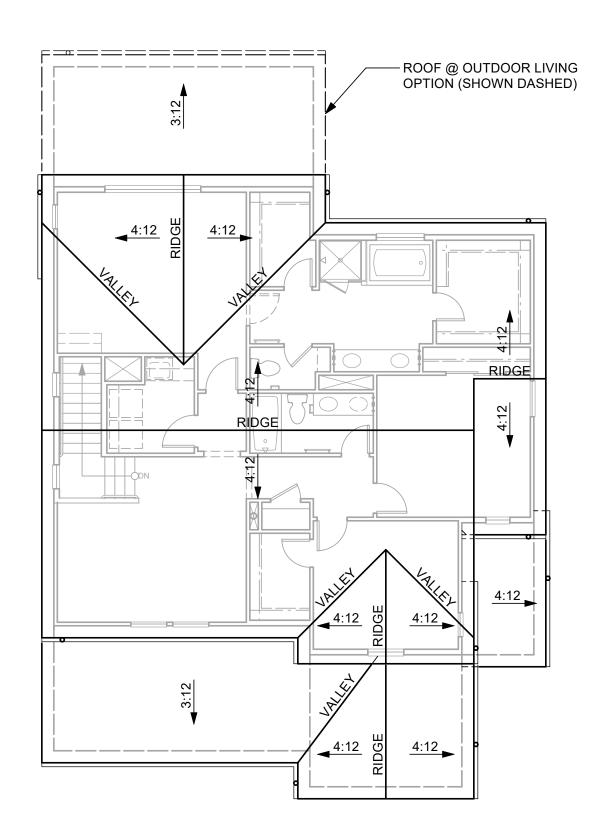


(OUTDOOR LIVING OPTION)

REAR "A"



ROOF PLAN "A"



SPANISH THEME CHARACTERISTICS

<u>ROOF</u>

- HIP & GABLE ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- DECORATIVE TILE VENTS (WHERE OCCURS)

<u>TRIM</u>

• STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

 SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN

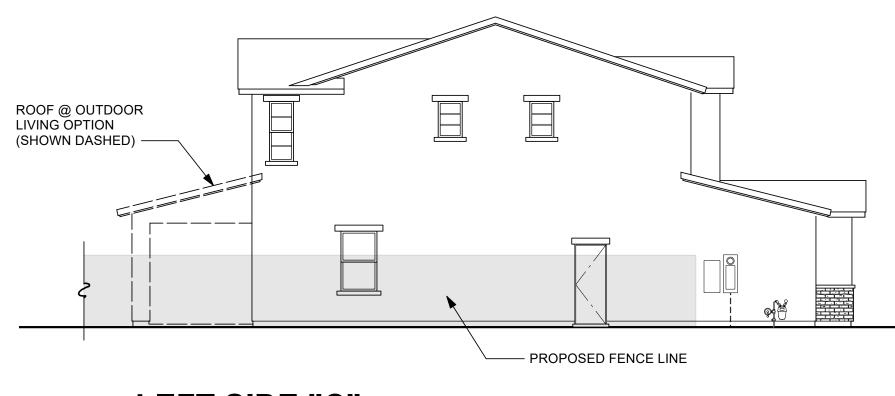


COACH LIGHT: KICHLER LIGHTING - MILL LANE 16" **(49961AVI)**

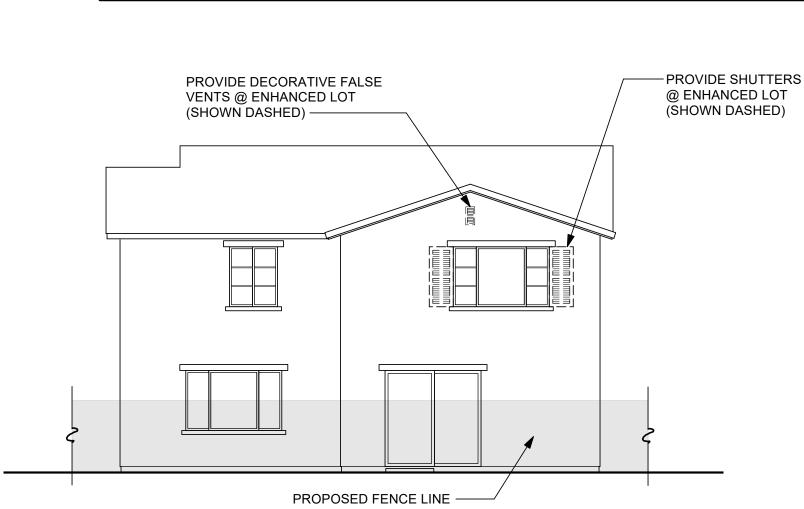




LEFT SIDE "C"

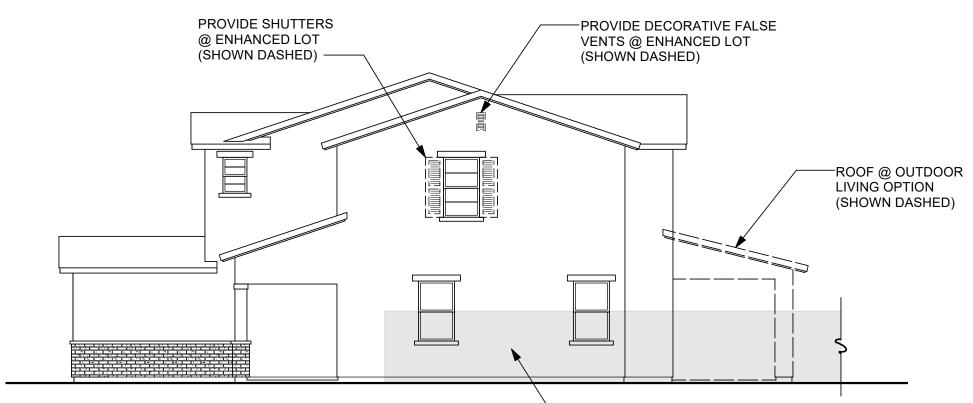


REAR "C"



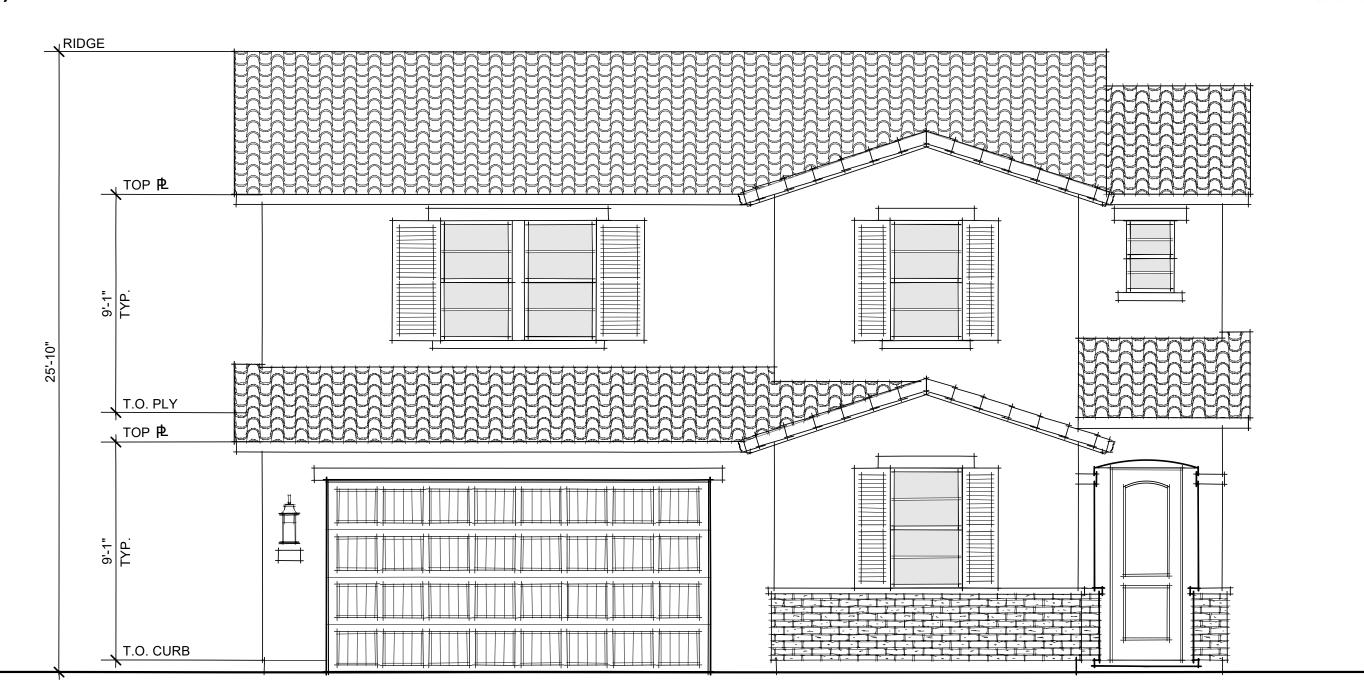
RIGHT SIDE "C"

------ PROPOSED FENCE LINE



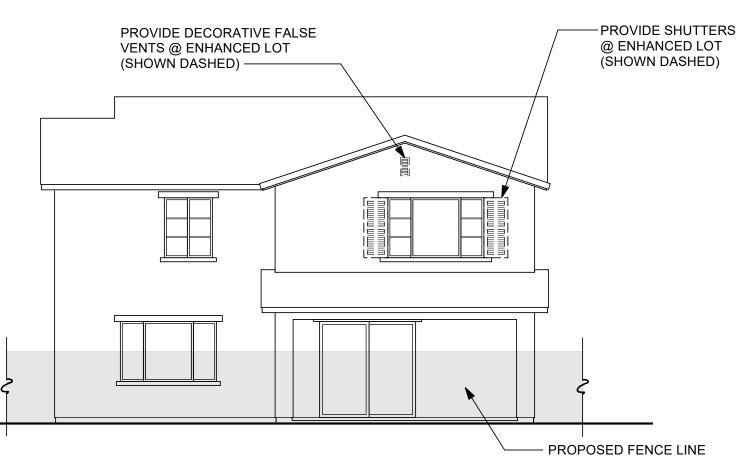
PLAN 2 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "C" (MONTEREY)

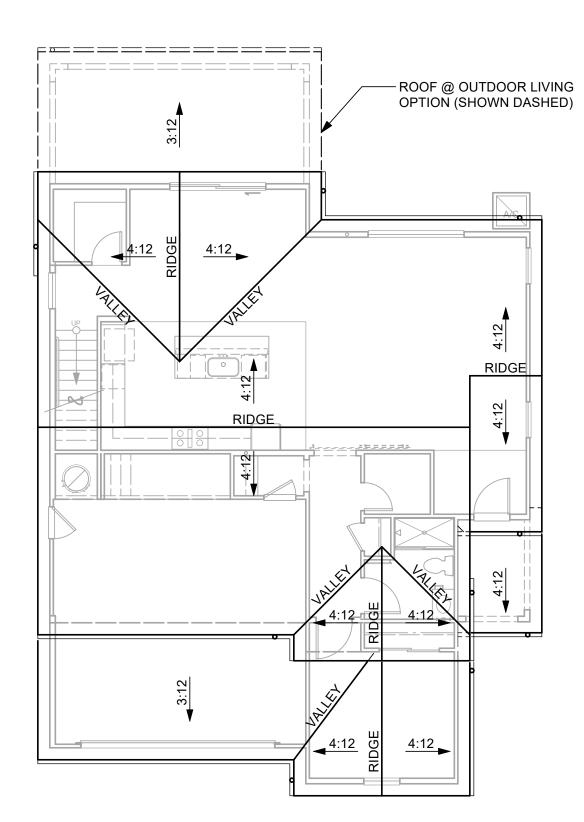


(OUTDOOR LIVING OPTION)





ROOF PLAN "C"



MONTEREY THEME CHARACTERISTICS

<u>ROOF</u>

- GABLE & SHED ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- MASONRY BRICK VENEER (WHERE OCCURS)

<u>TRIM</u>

• STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- ARCHED SOFFITS @ PORCH
- FAUX VENTS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

 SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN



COACH LIGHT: MAXIM LIGHTING -VICKSBURG 24" **(30024 CLBK)**

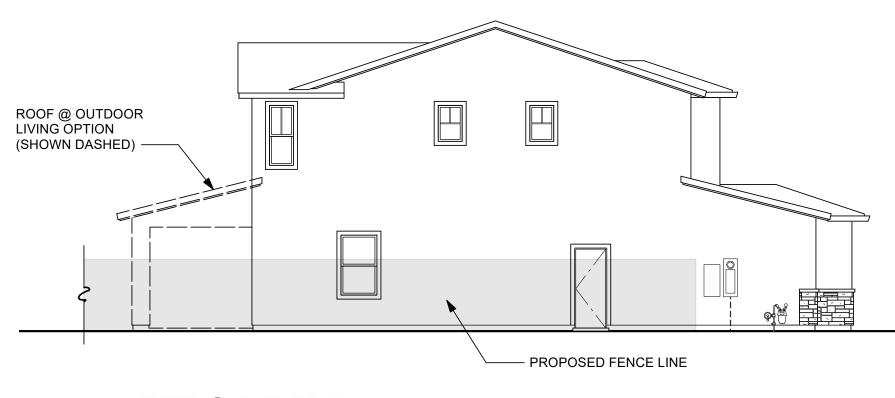
 1
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 2428
 12-06-24
 12

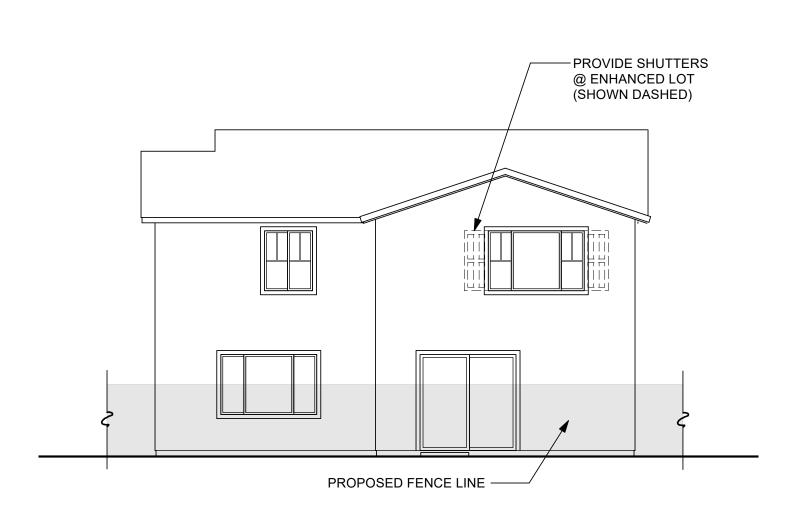
 B34



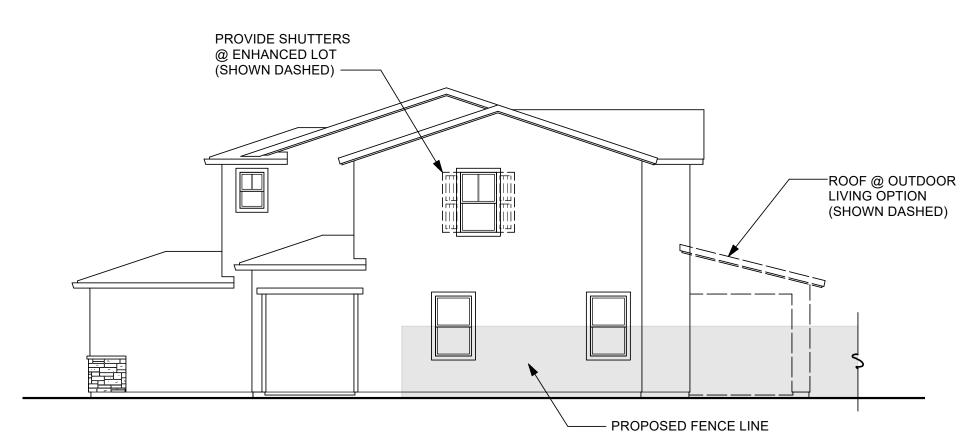
LEFT SIDE "D"



REAR "D"



RIGHT SIDE "D"



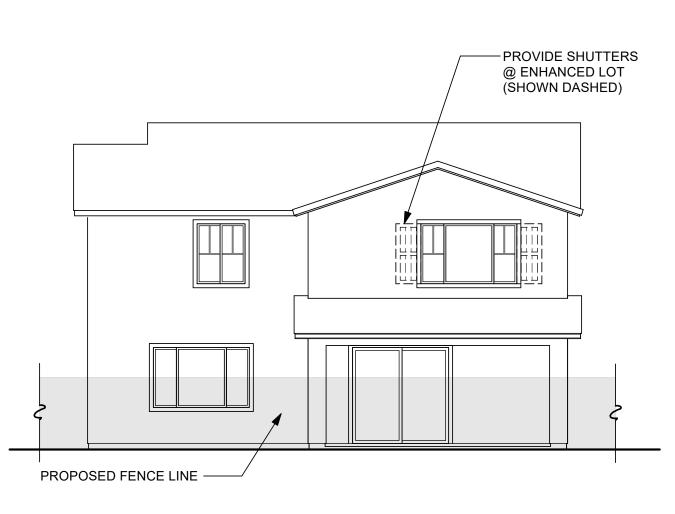
PLAN 2 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "D" (TUSCAN)

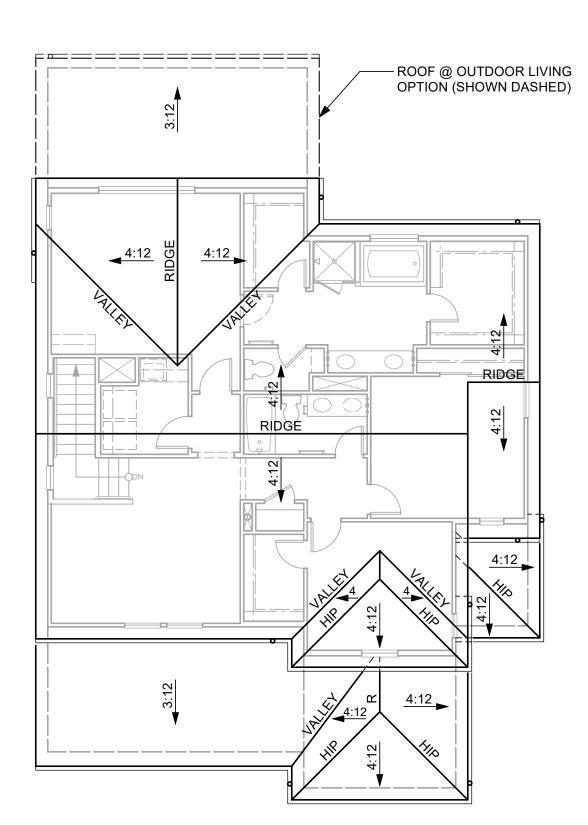


(OUTDOOR LIVING OPTION)

REAR "D"



ROOF PLAN "D"



TUSCAN THEME CHARACTERISTICS

<u>ROOF</u>

- HIP & GABLE ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- MASONRY STONE VENEER (WHERE OCCURS)

<u>TRIM</u>

STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

 SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN

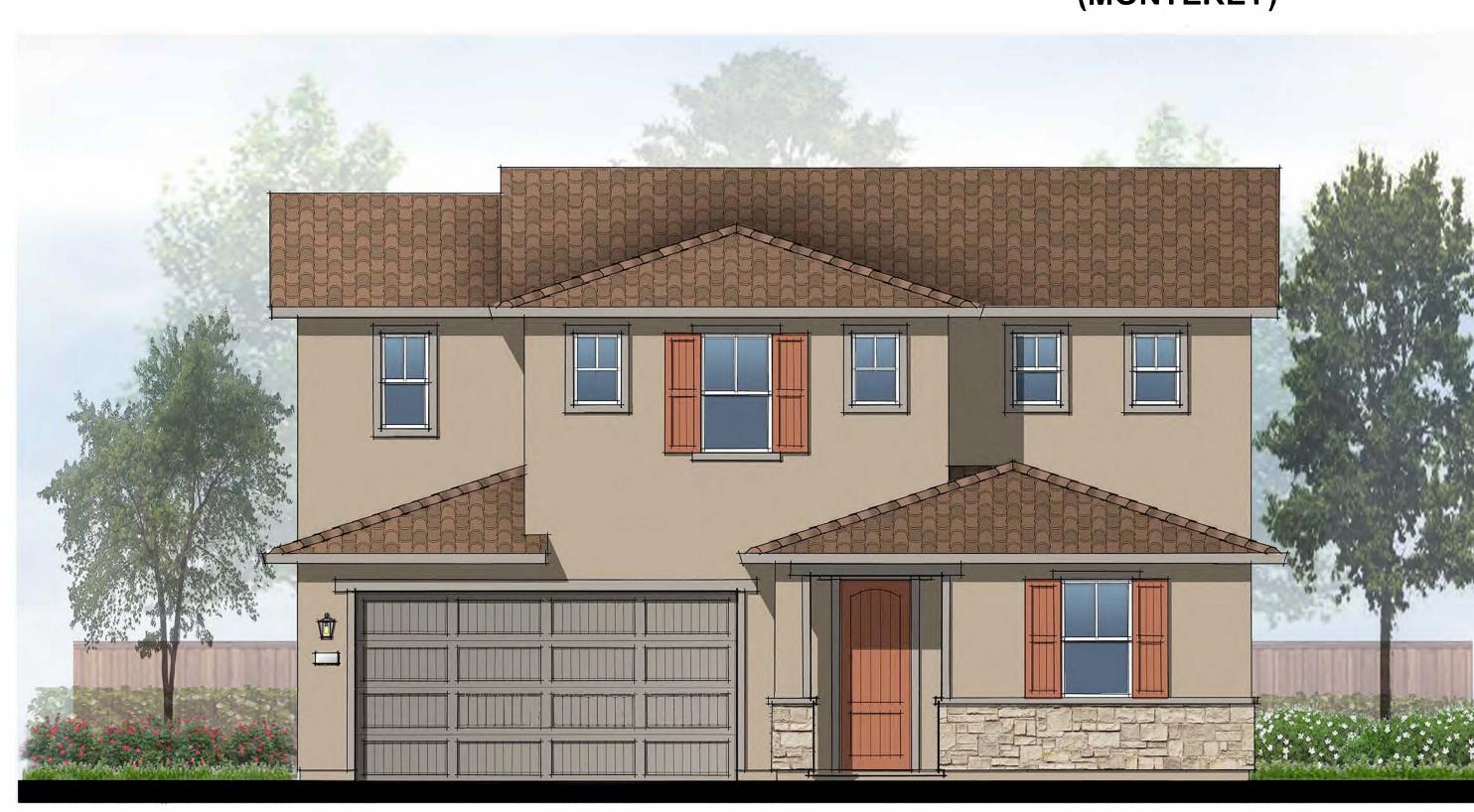


COACH LIGHT: MAXIM LIGHTING -ARTISAN 12.25" **(3173CLBK)**





FRONT ELEVATION "A" (SPANISH)





PLAN 3 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "D" (TUSCAN)

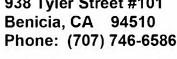
Scheme 11

Scheme 1

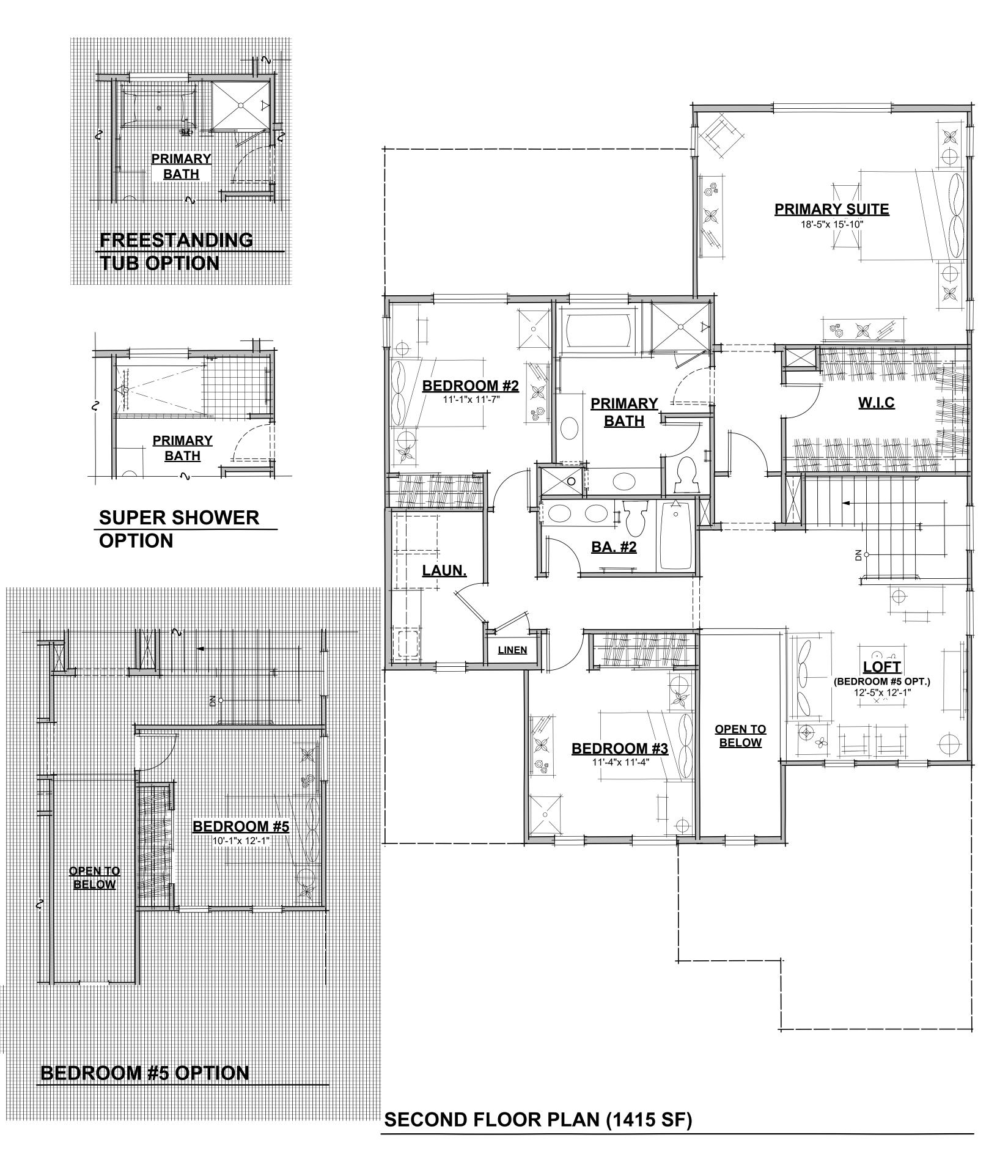




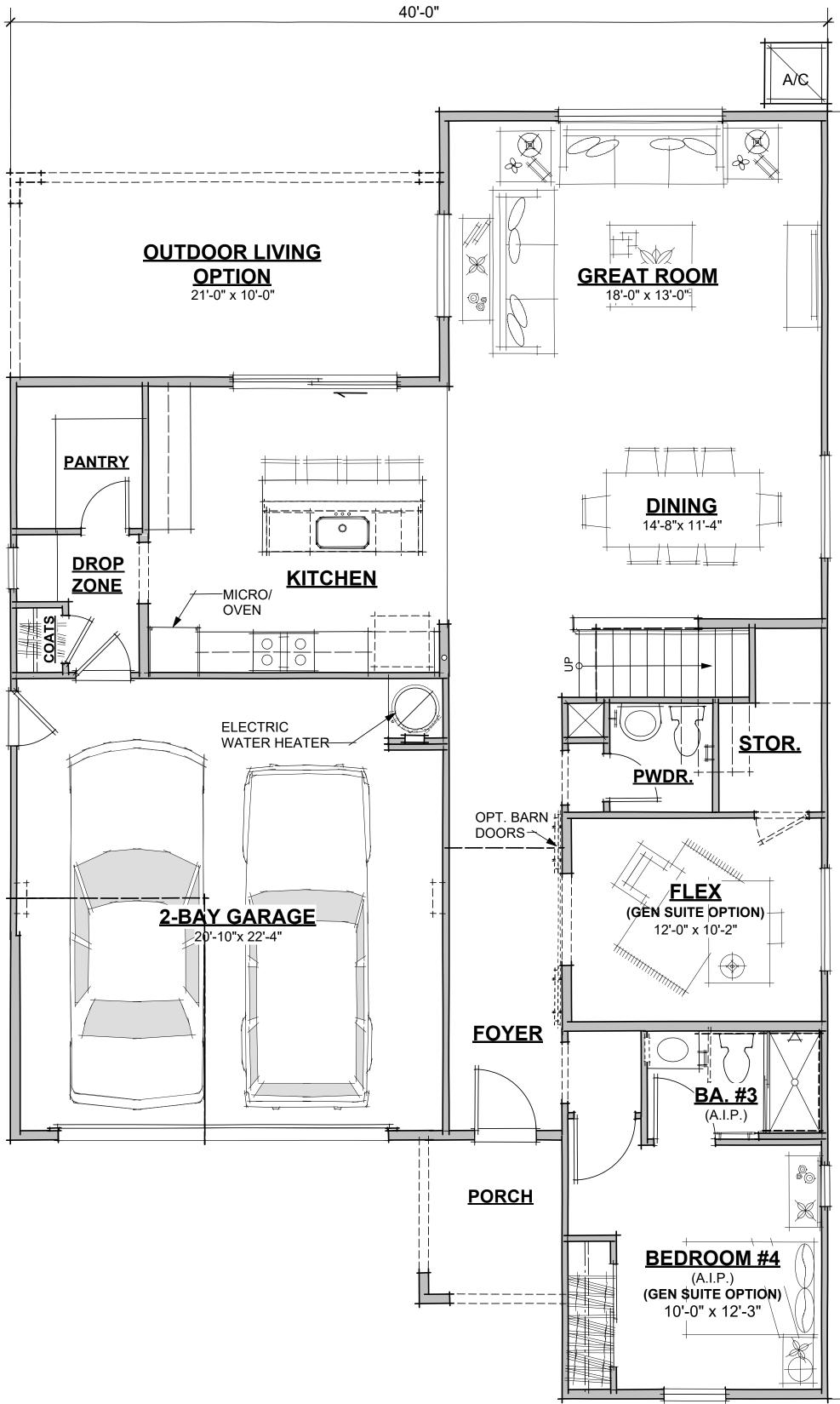
Scheme 8





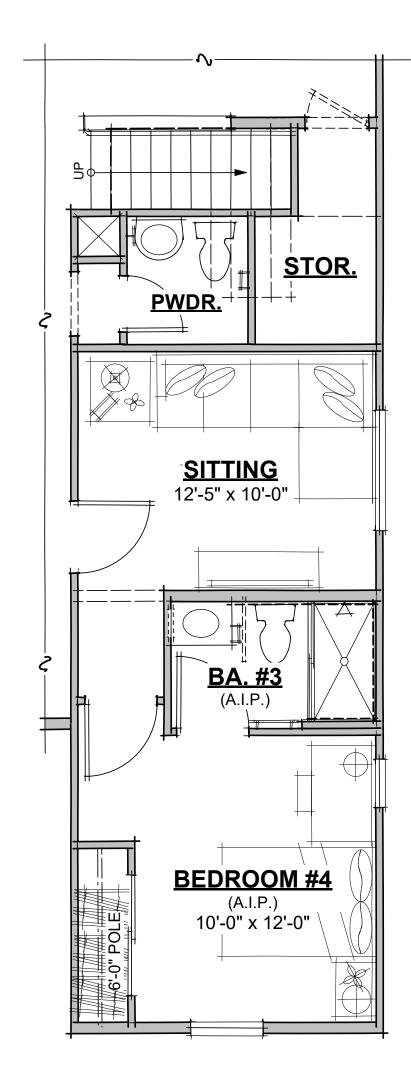






FIRST FLOOR PLAN (1427 SF)

PLAN 3 (240-2842) **THE BROOKS AT CREEKSIDE** Antioch, California



GEN SMART SUITE OPTION w/ BATH #3

50'x90' <u>PLAN 3</u> 2842 SF 4 Bdrm I 3.5 Bath I Loft Gen Smart Opt Bdrm 5 Opt 2-Car Garage

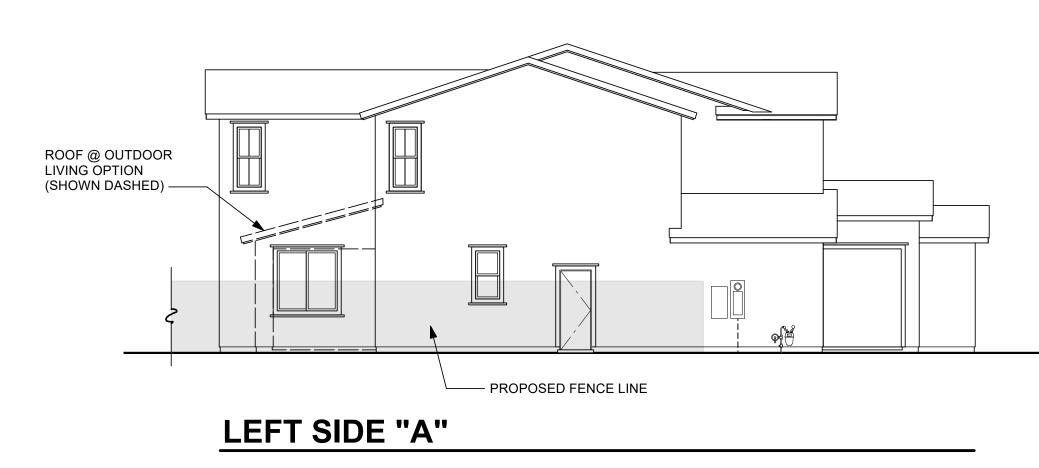


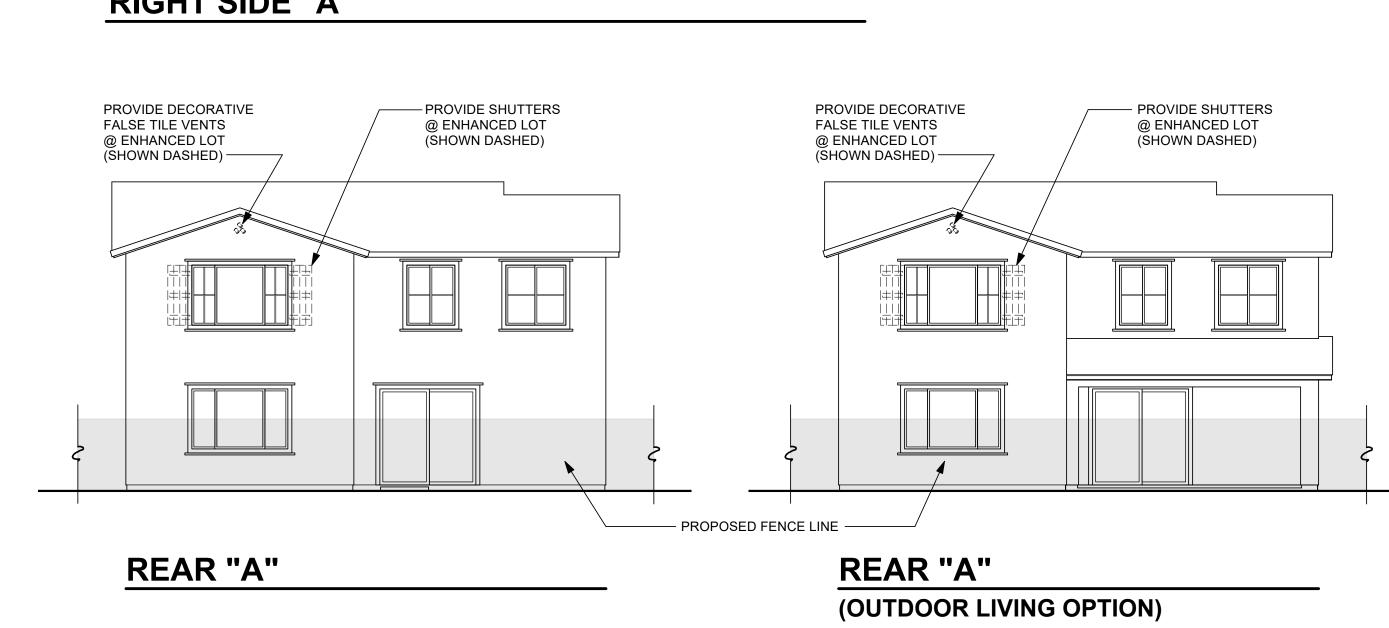
SHEET A **B**37

938 Tyler Street #101 Benicia, CA 94510 Phone: (707) 746-6586

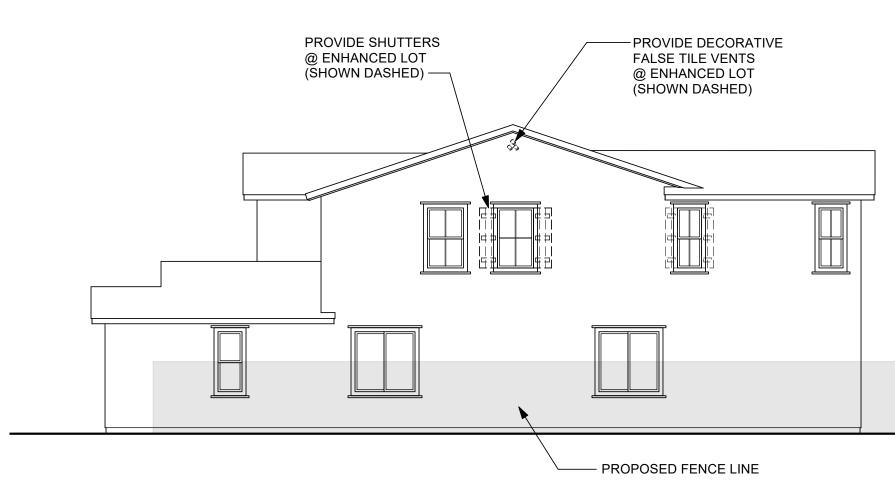
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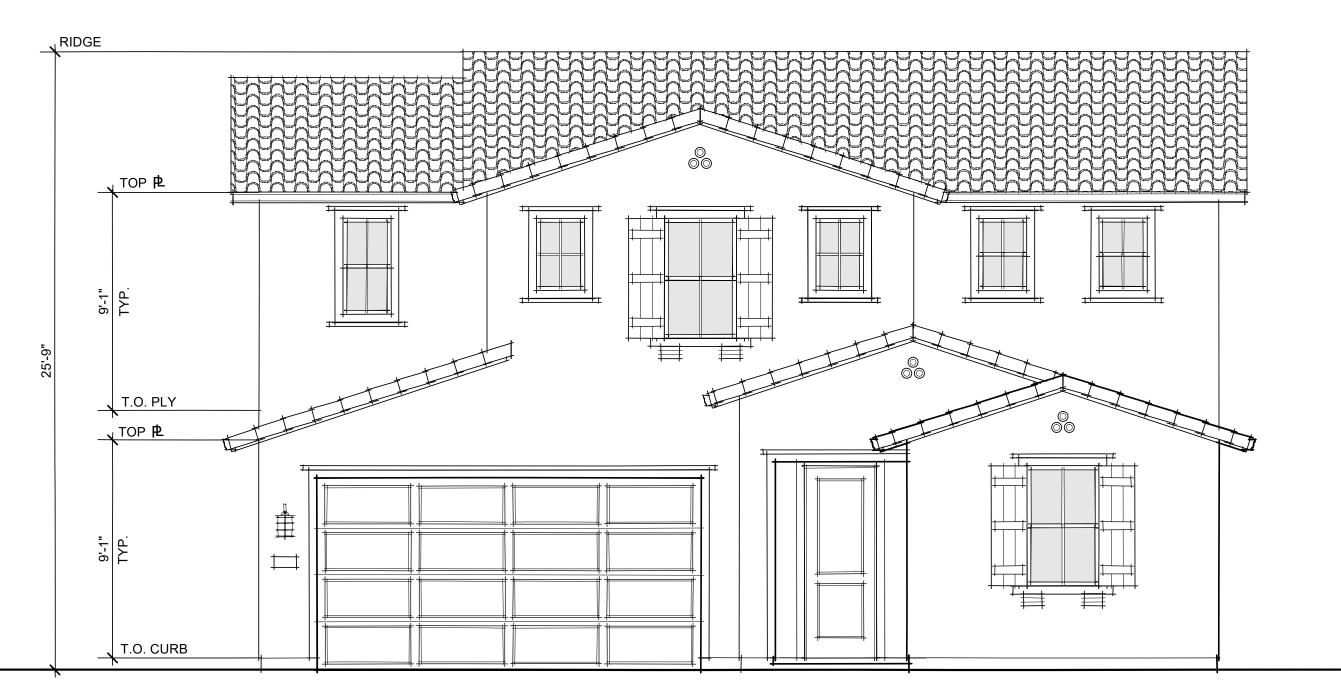


RIGHT SIDE "A"

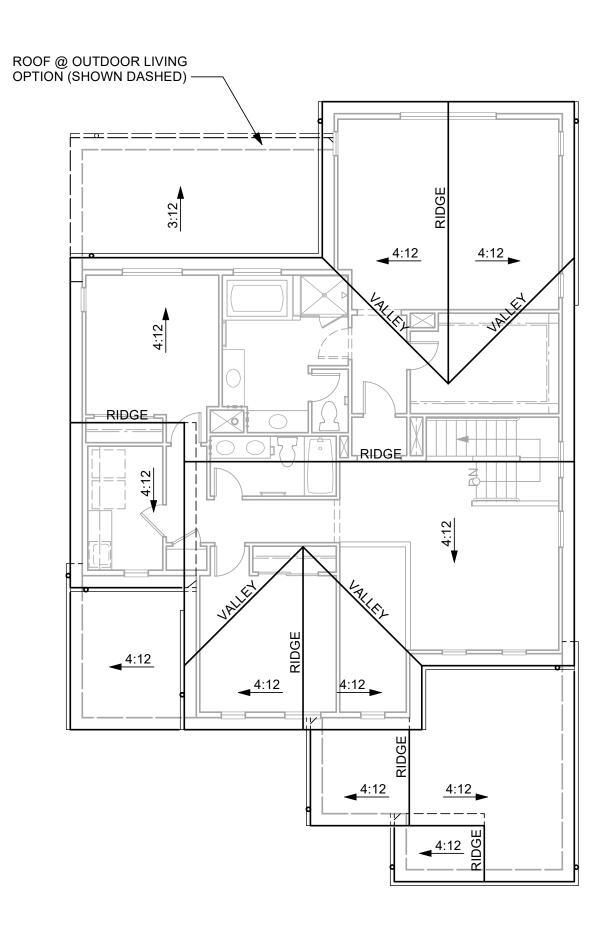


PLAN 3 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "A" (SPANISH)







SPANISH THEME CHARACTERISTICS

<u>ROOF</u>

- HIP & GABLE ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- DECORATIVE TILE VENTS (WHERE OCCURS)

<u>TRIM</u>

STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN

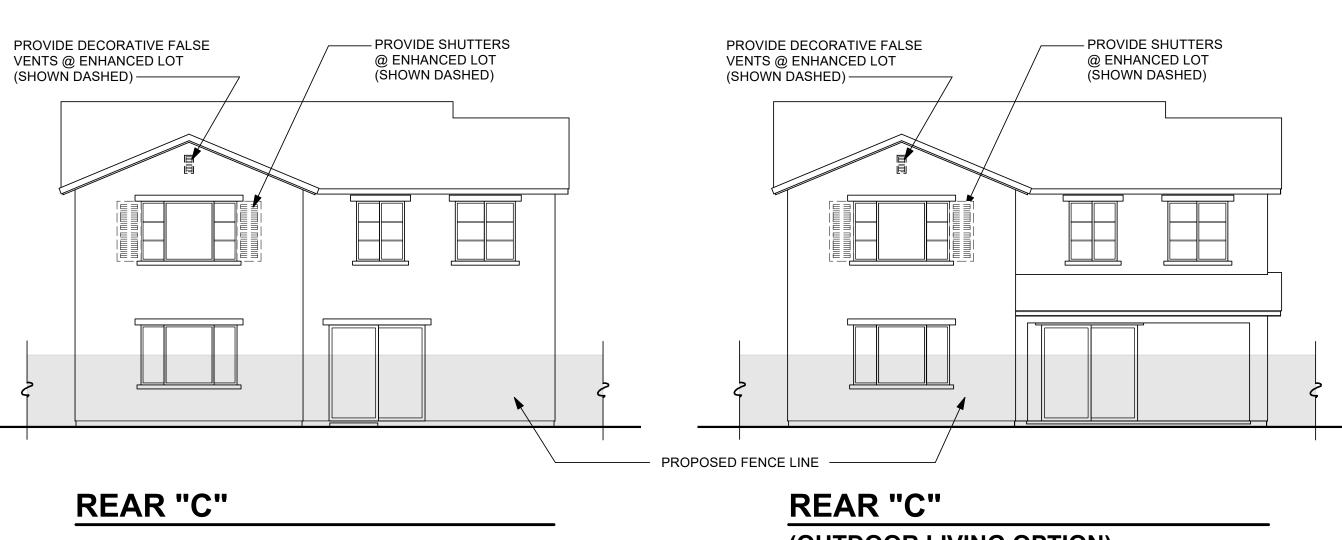


COACH LIGHT: KICHLER LIGHTING - MILL LANE 16" (49961AVI)

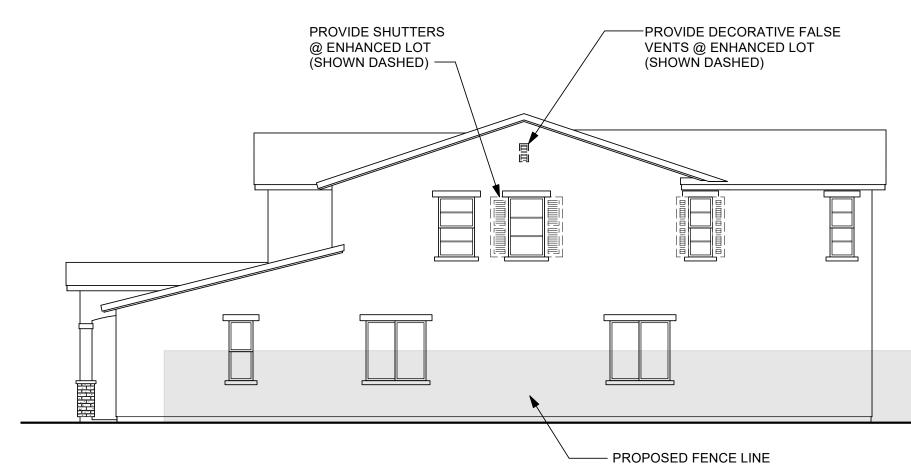




ROOF @ OUTDOOR LIVING OPTION (SHOWN DASHED) — - PROPOSED FENCE LINE LEFT SIDE "C"



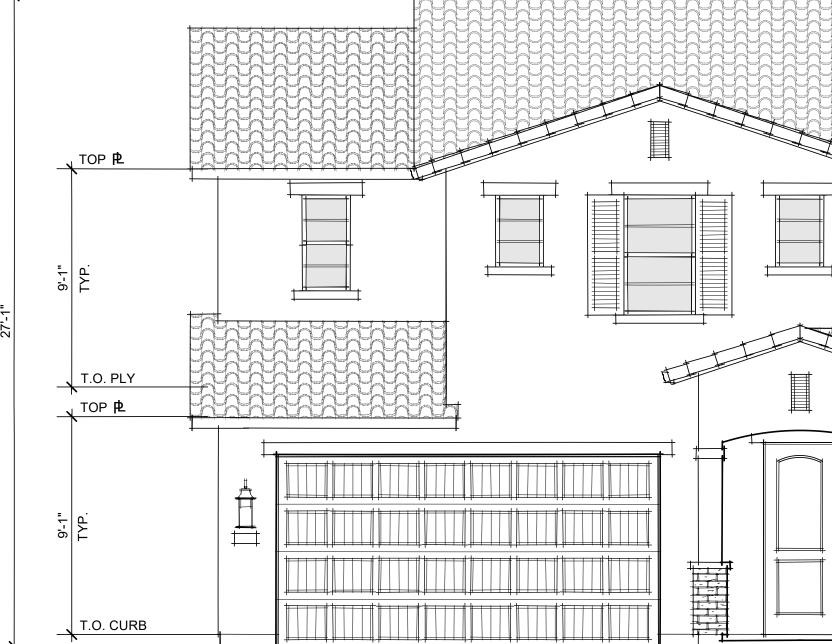
RIGHT SIDE "C"



PLAN 3 THE BROOKS AT CREEKSIDE Antioch, California

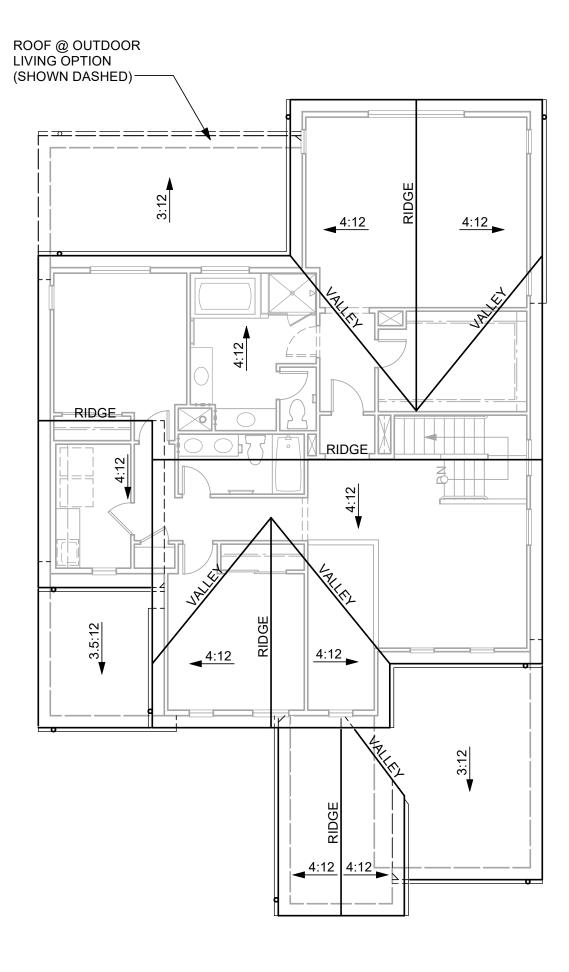






(OUTDOOR LIVING OPTION)

ROOF PLAN "C"



-----4

MONTEREY THEME **CHARACTERISTICS**

<u>ROOF</u>

- GABLE & SHED ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- MASONRY BRICK VENEER (WHERE OCCURS)

<u>TRIM</u>

• STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- ARCHED SOFFITS @ PORCH
- FAUX VENTS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

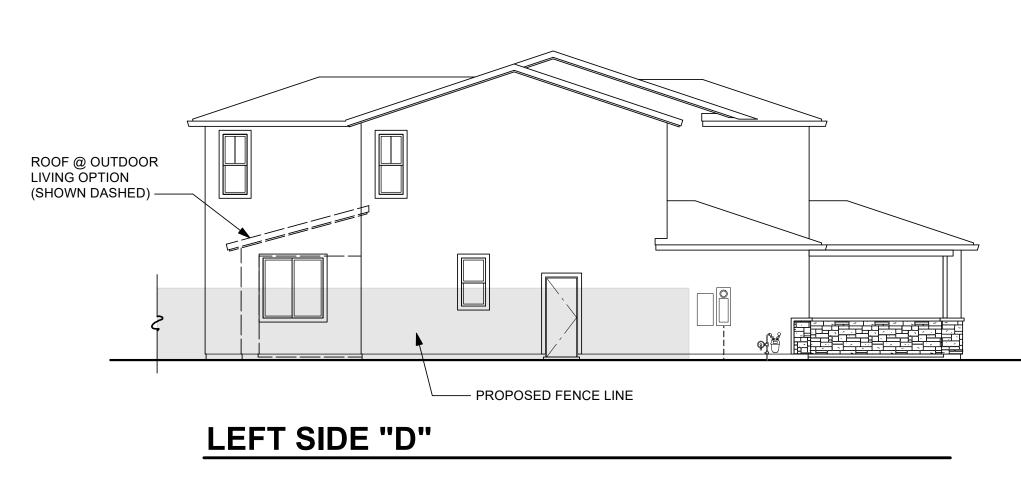
SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN



COACH LIGHT: MAXIM LIGHTING -VICKSBURG 24" (30024 CLBK)



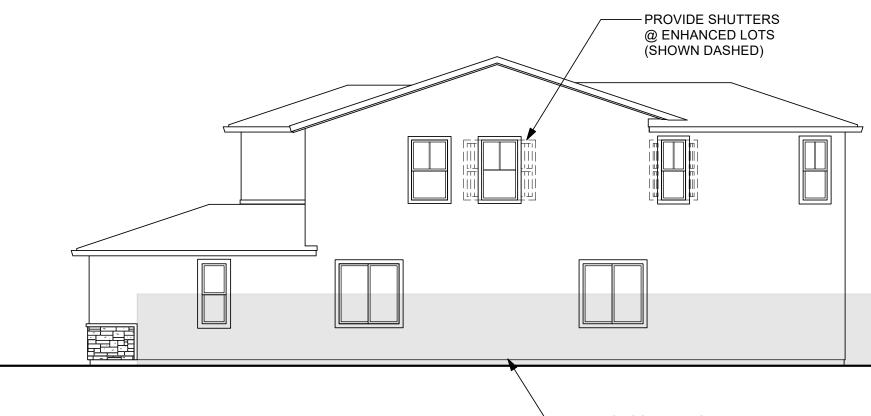






RIGHT SIDE "D"

- PROPOSED FENCE LINE



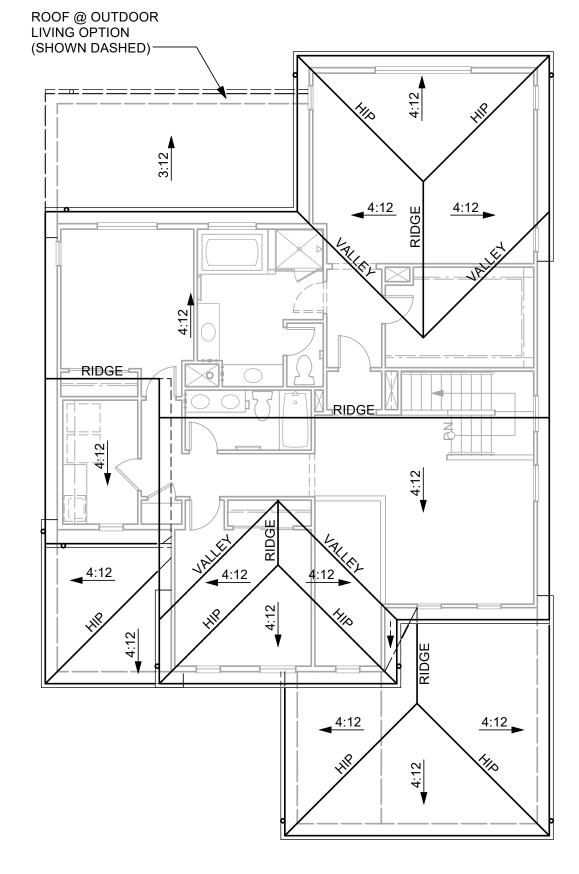
PLAN 3 THE BROOKS AT CREEKSIDE Antioch, California











TUSCAN THEME CHARACTERISTICS

<u>ROOF</u>

- HIP & GABLE ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- MASONRY STONE VENEER (WHERE OCCURS)

<u>TRIM</u>

STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN



COACH LIGHT: MAXIM LIGHTING -ARTISAN 12.25" (3173CLBK)





FRONT ELEVATION "A" (SPANISH)





PLAN 4 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "C" (MONTEREY)

Scheme 7





FRONT ELEVATION "B" (AMERICAN FARMHOUSE)

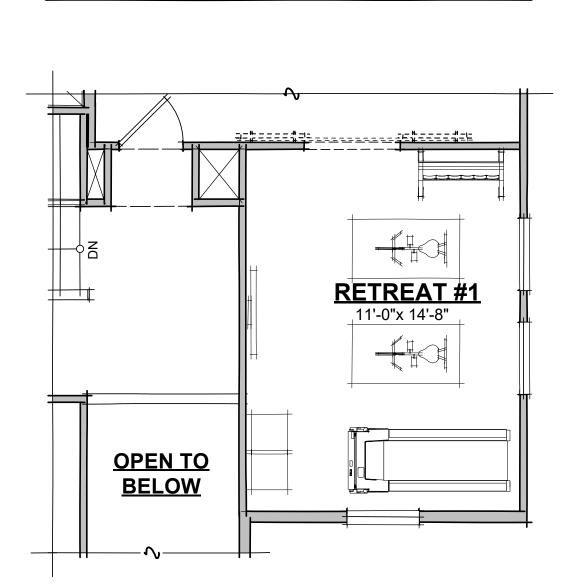


Scheme 4

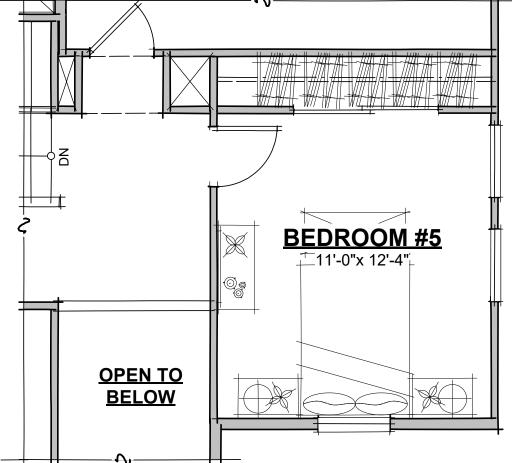


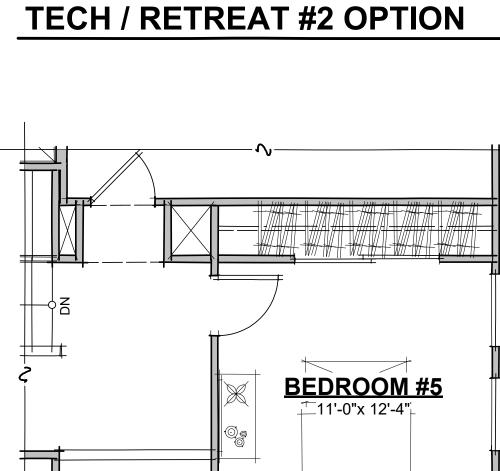
tri pointe

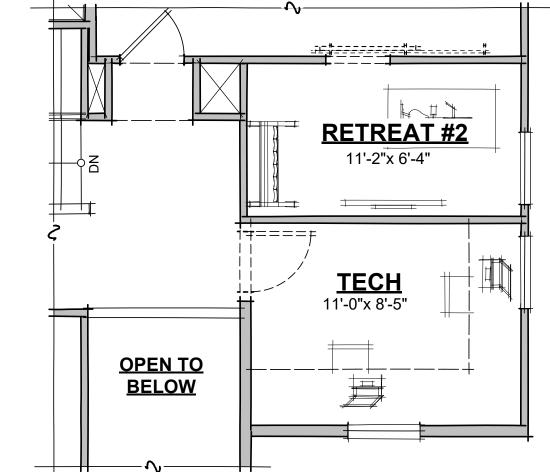
RETREAT #1 OPTION

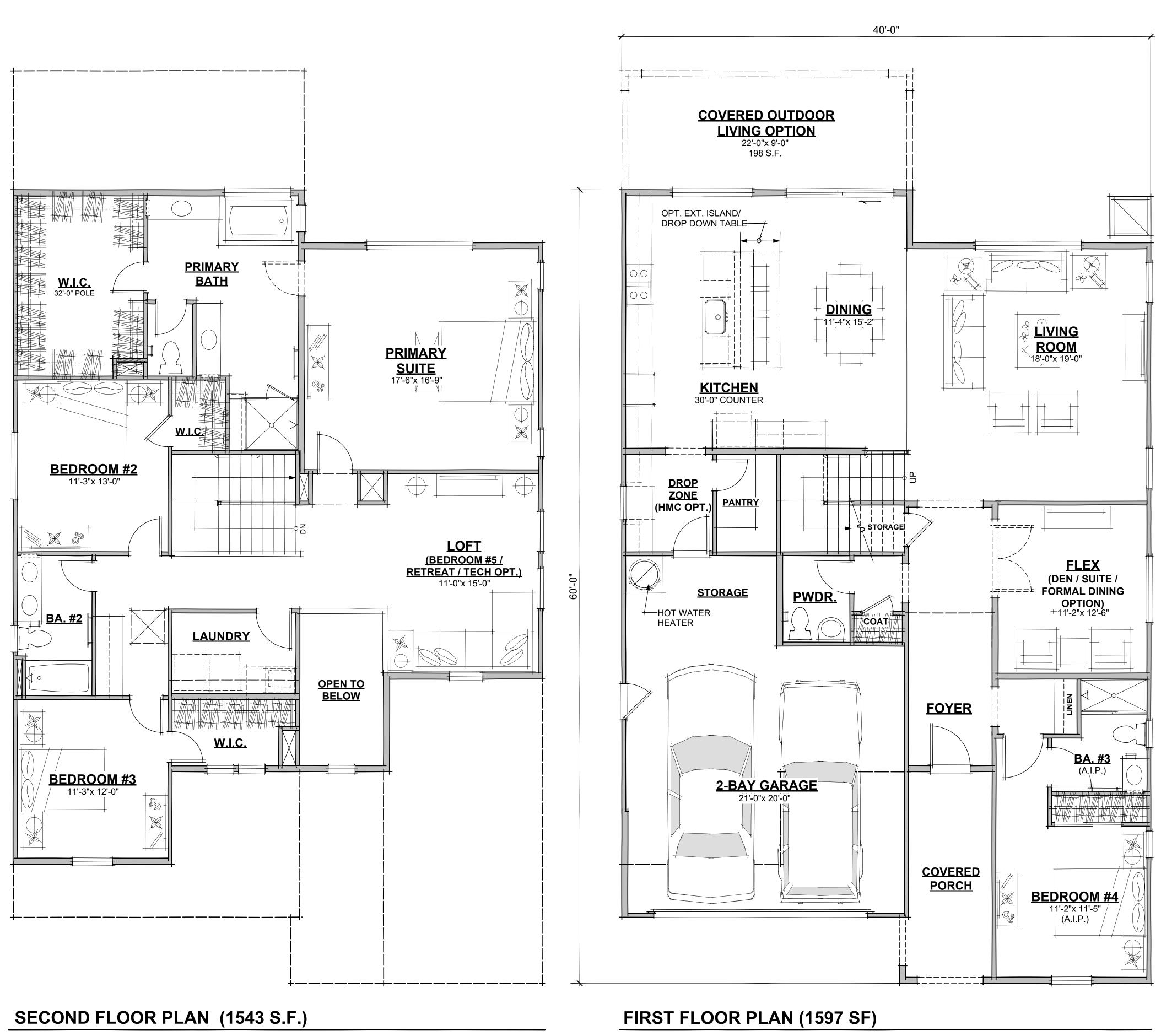


BEDROOM #5 OPTION

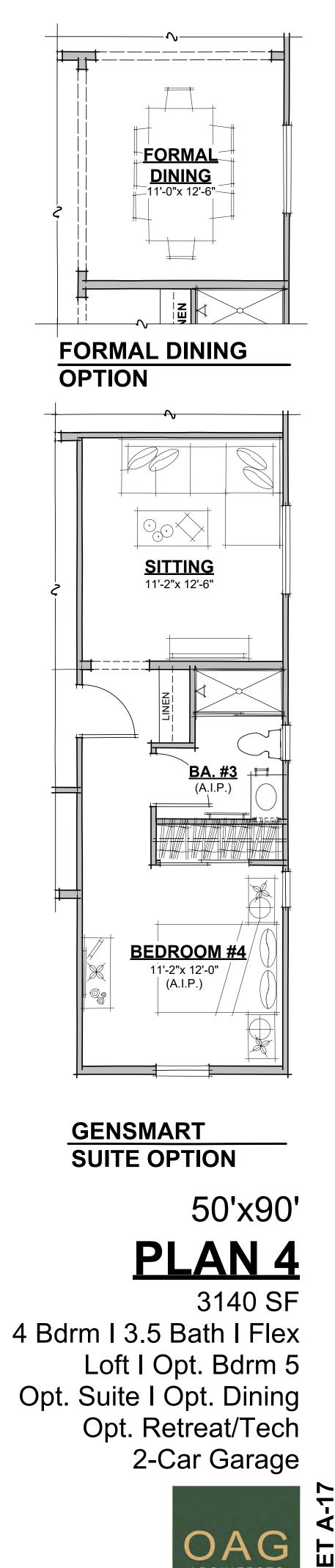








PLAN 4 (240-3140) **THE BROOKS AT CREEKSIDE** Antioch, California



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2428

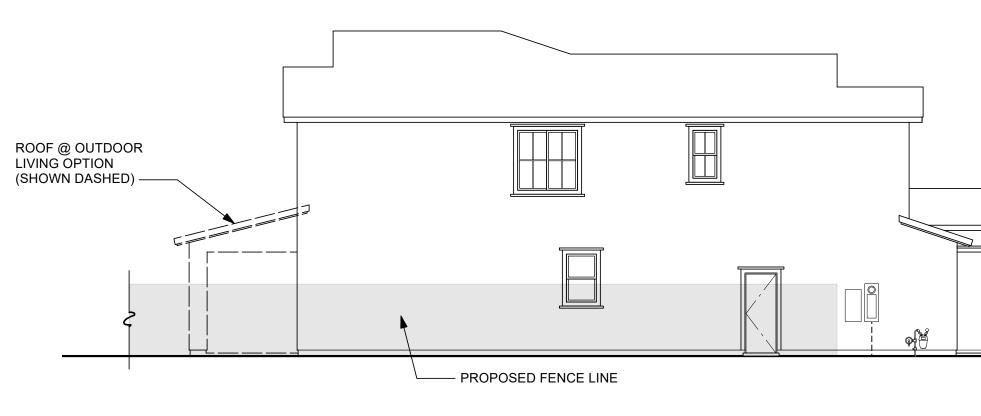
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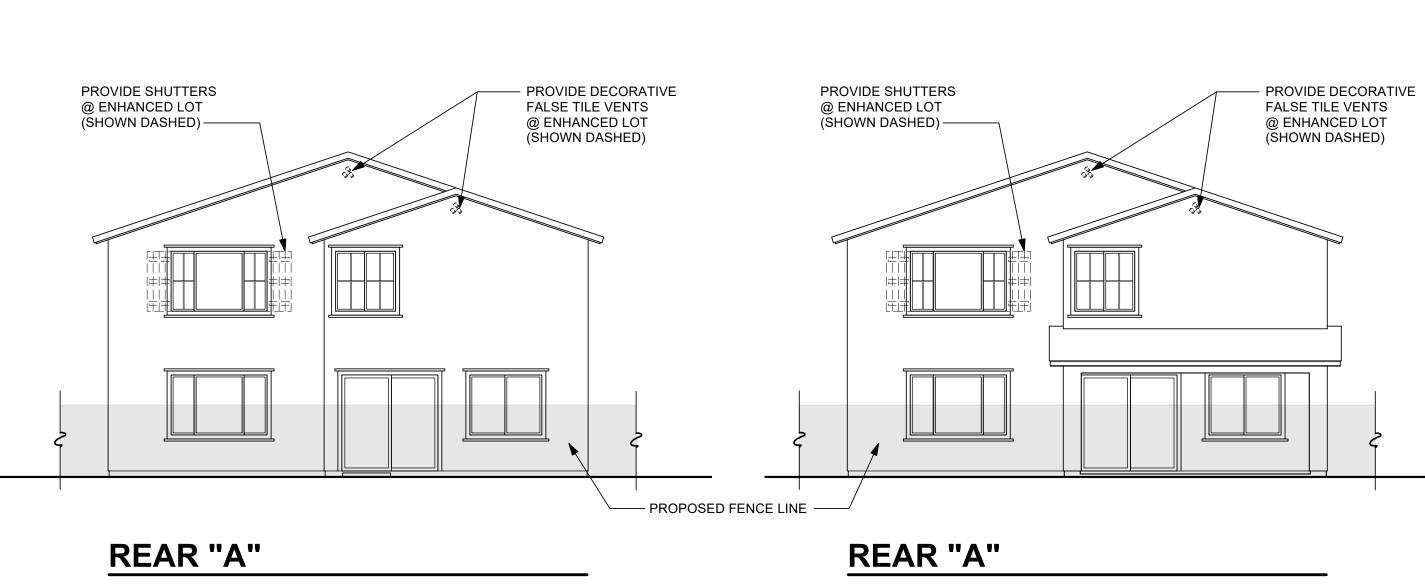
12-06-24

SHE **B42**

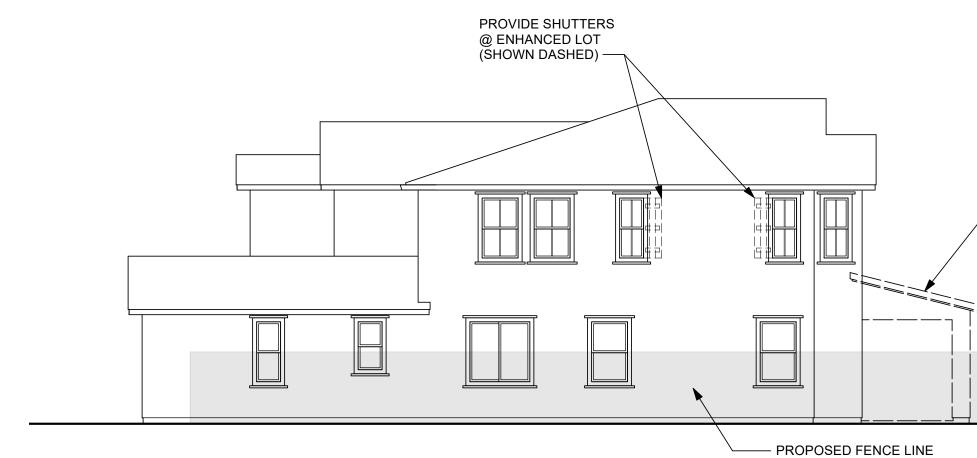
tri pointe

LEFT SIDE "A"



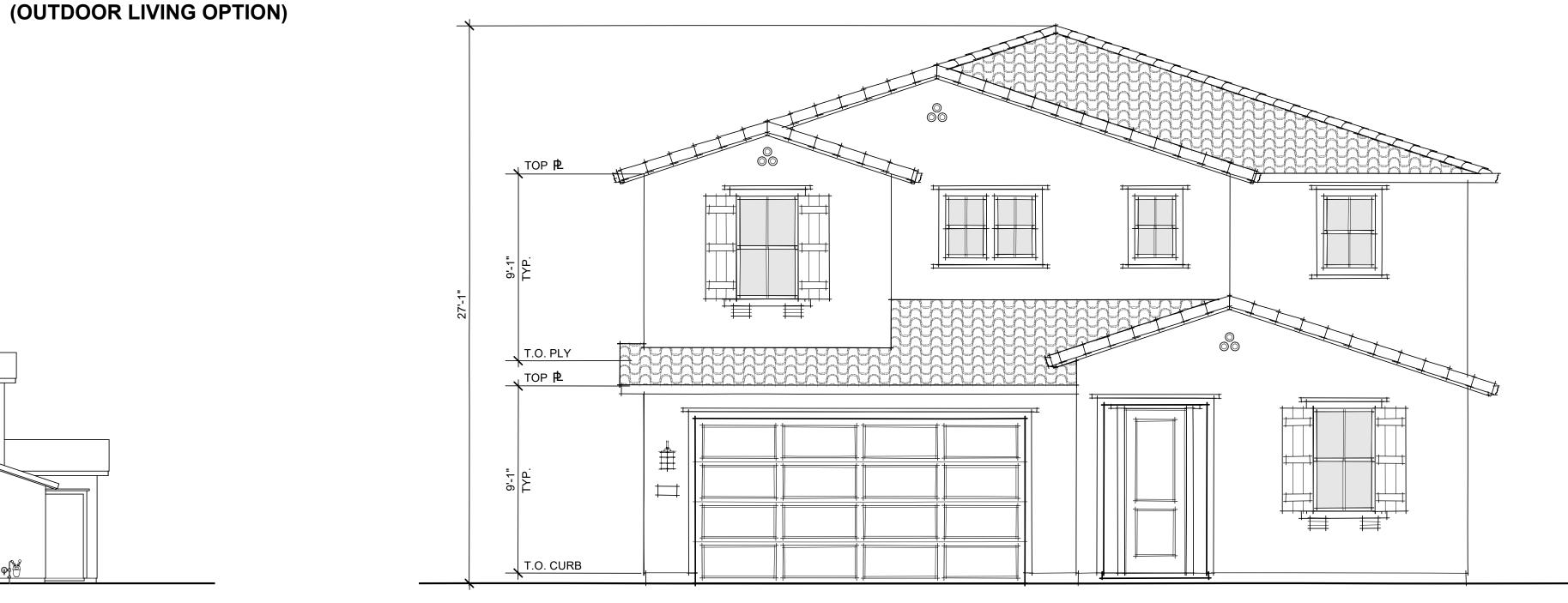


RIGHT SIDE "A"

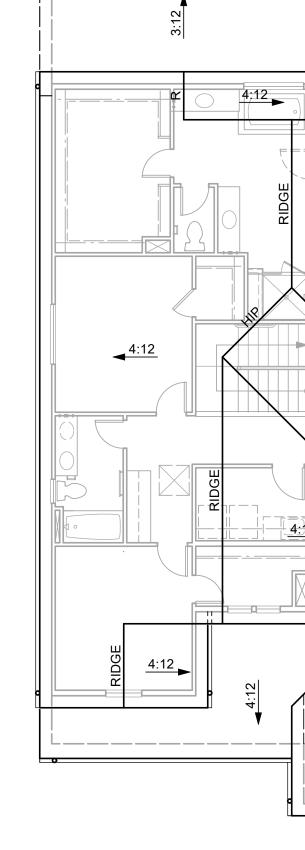


PLAN 4 THE BROOKS AT CREEKSIDE Antioch, California

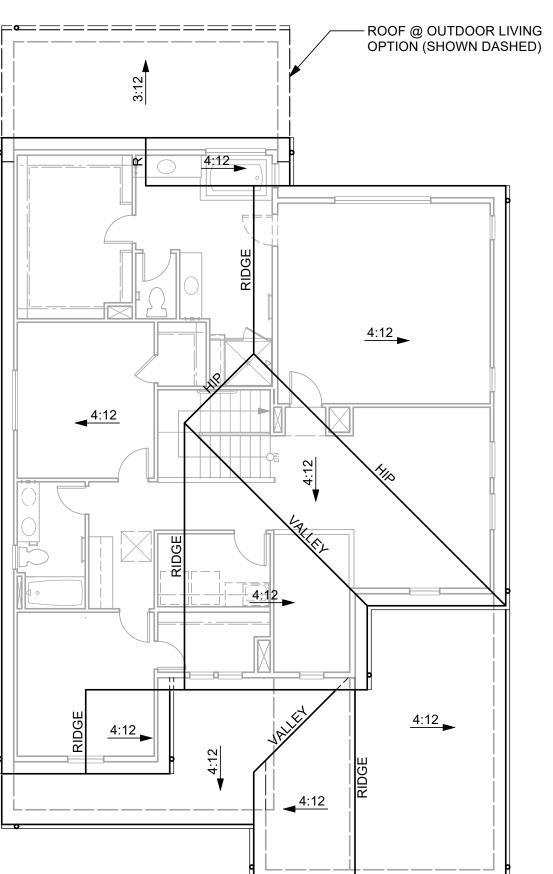
FRONT ELEVATION "A" (SPANISH)



-ROOF @ OUTDOOR LIVING OPTION (SHOWN DASHED)



ROOF PLAN "A"



SPANISH THEME CHARACTERISTICS

<u>ROOF</u>

- HIP & GABLE ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- DECORATIVE TILE VENTS (WHERE OCCURS)

<u>TRIM</u>

• STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN

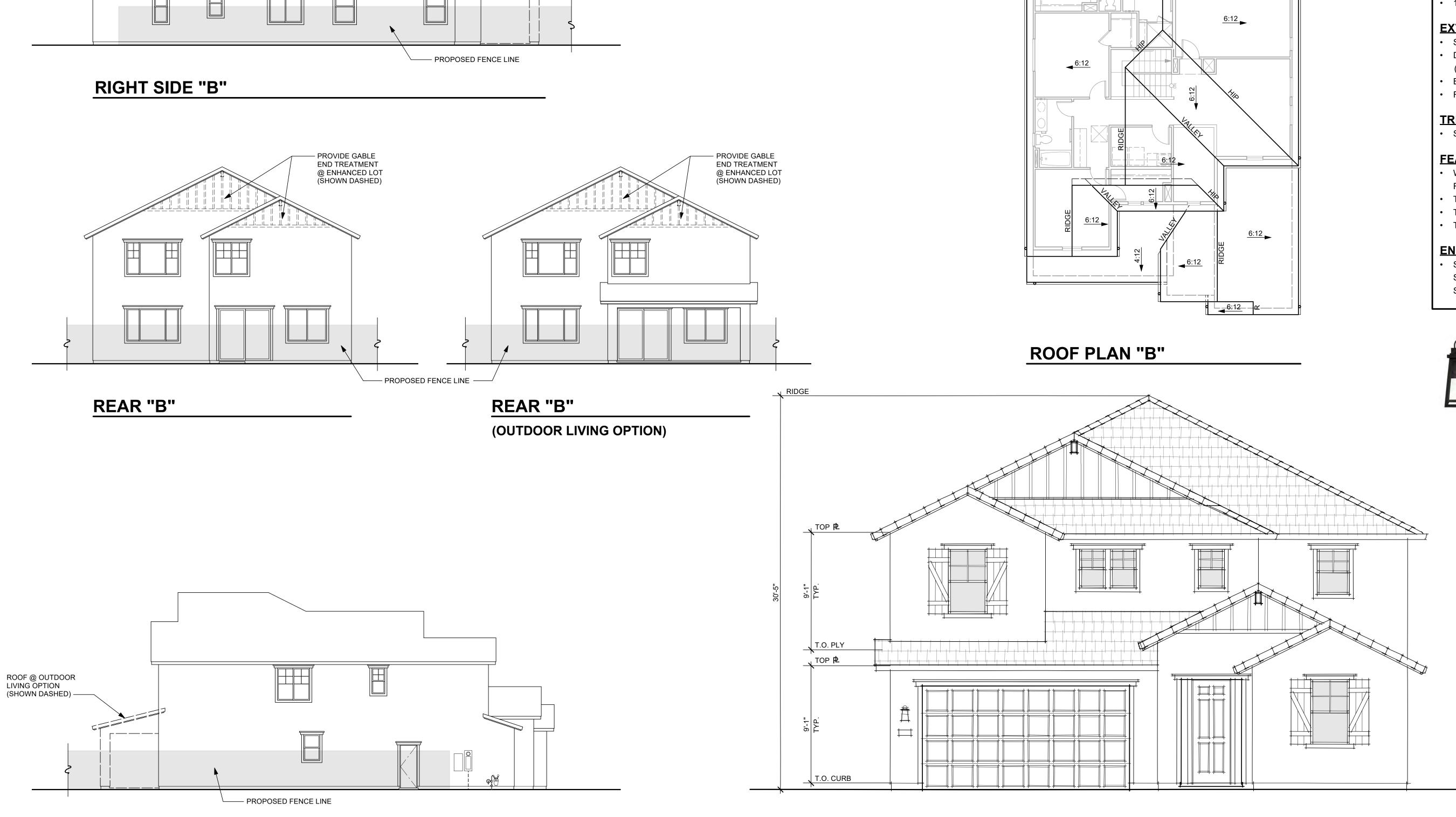


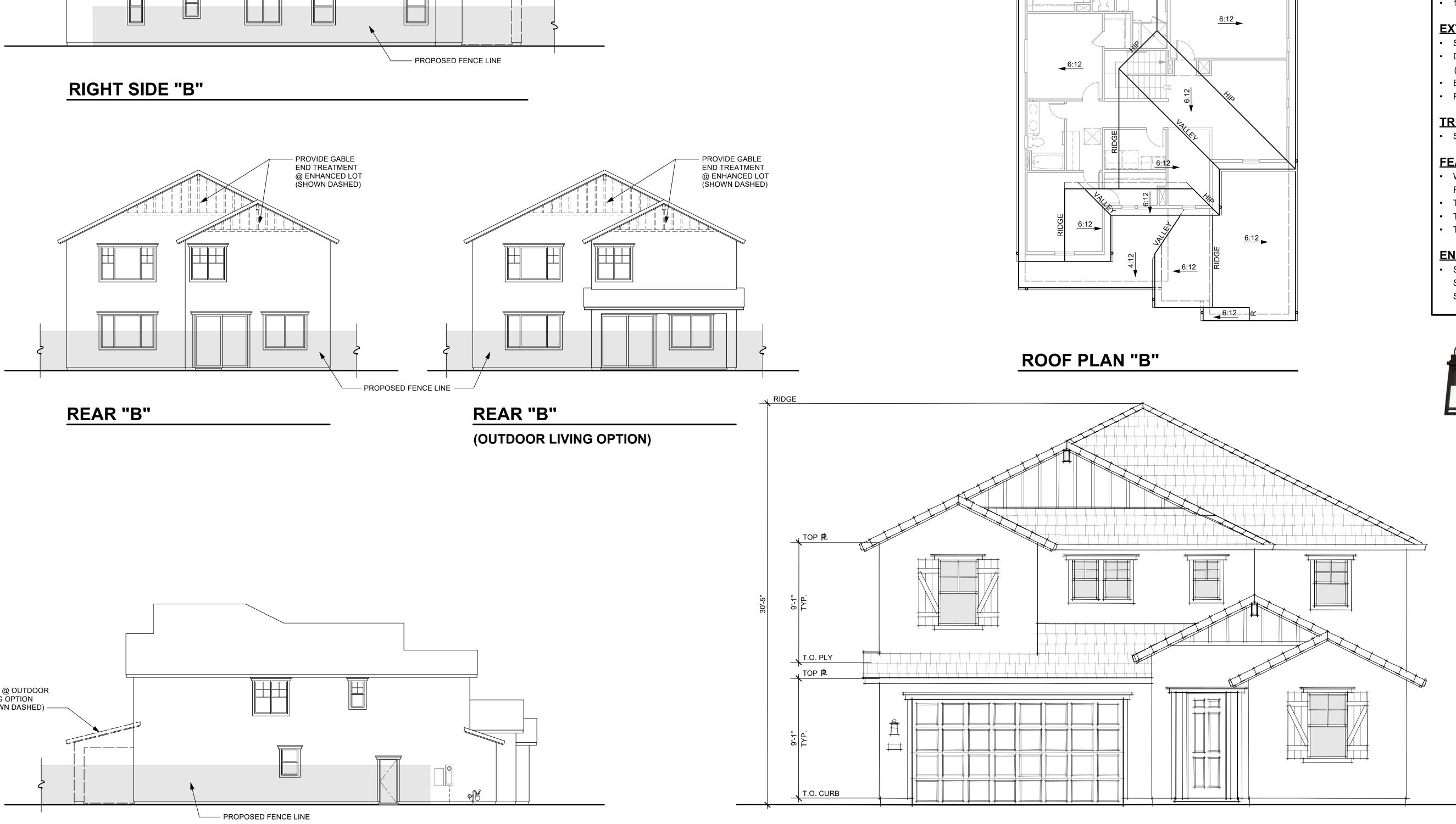
COACH LIGHT: KICHLER LIGHTING - MILL LANE 16" (49961AVI)

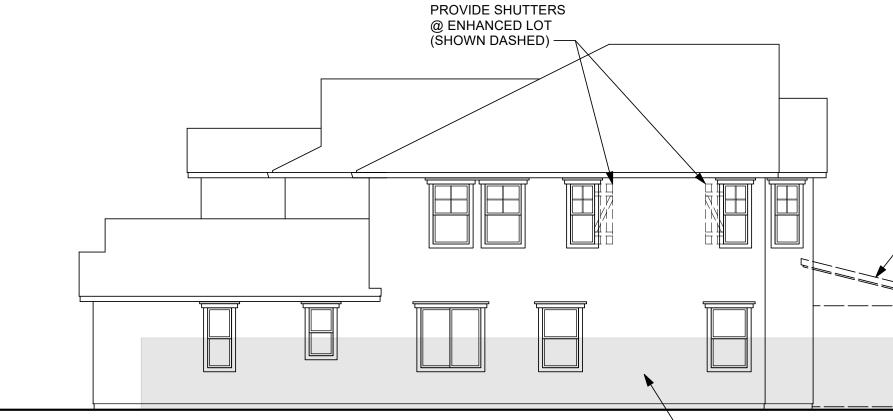


tri pointe

LEFT SIDE "B"

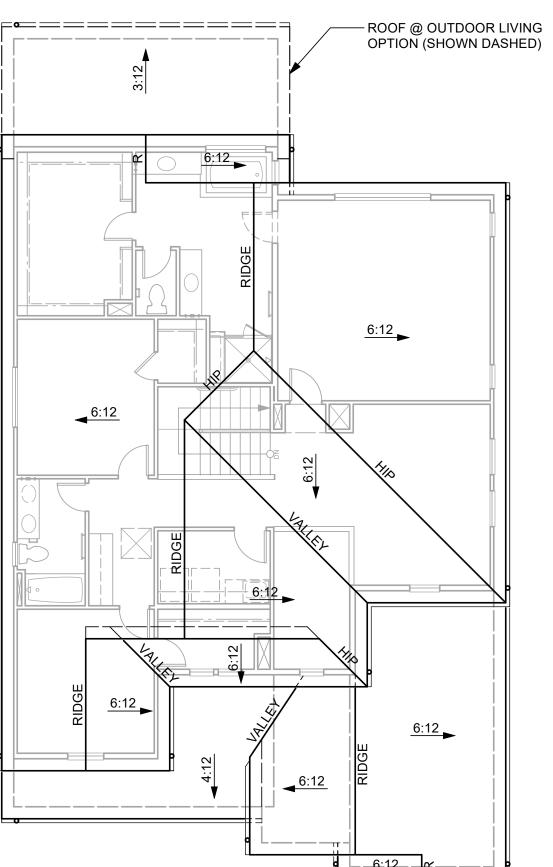






PLAN 4 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "B" (AMERICAN FARMHOUSE)



6:12

AMERICAN FARMHOUSE THEME CHARACTERISTICS

<u>ROOF</u>

- GABLE ROOFS
- CONCRETE "FLAT" TILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- BOARD & BATT SIDING (WHERE OCCURS)
- FOAM/WOOD BRACKET (WHERE OCCURS)

<u>TRIM</u>

• STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

ENHANCED ELEVATIONS

SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN

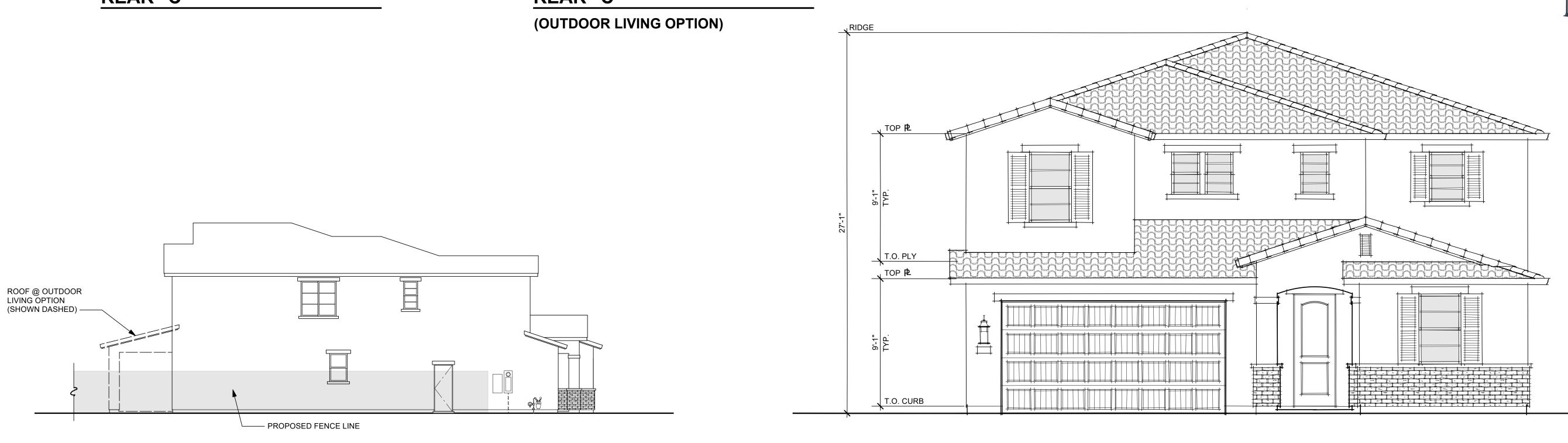


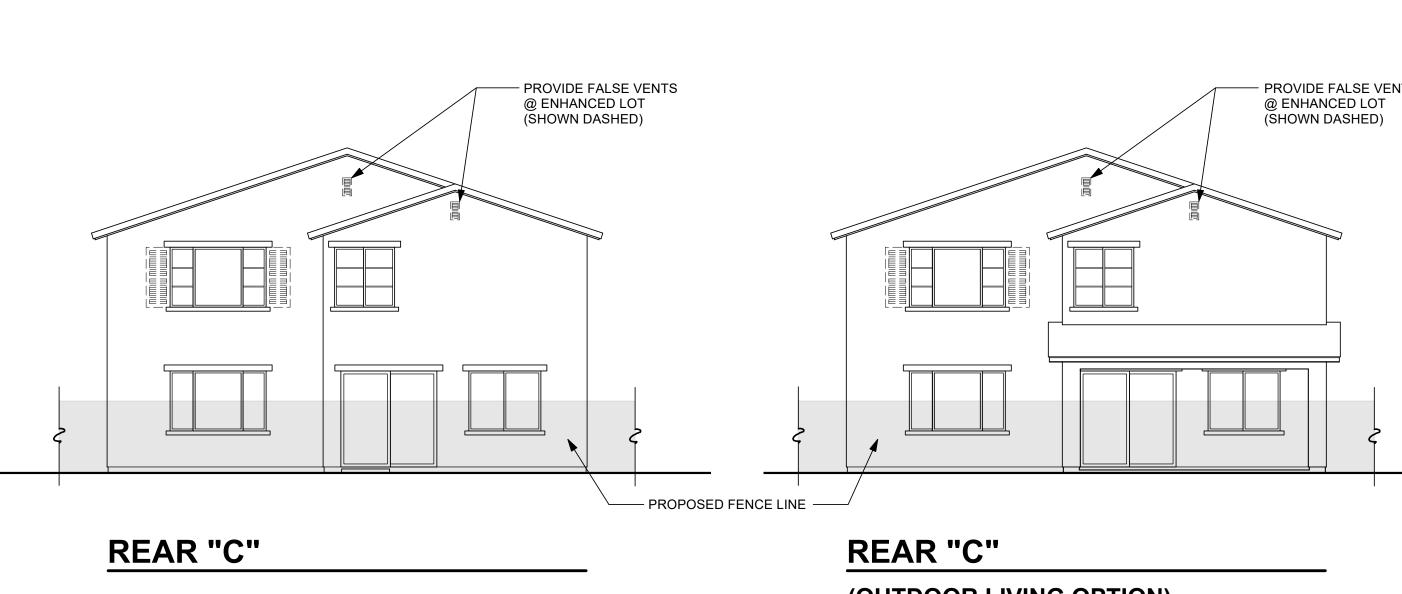
COACH LIGHT: VISUAL COMFORT & CO. - MEDIUM ONE LIGHT OUTDOOR WALL LANTERN 14.25" (8648401-12)





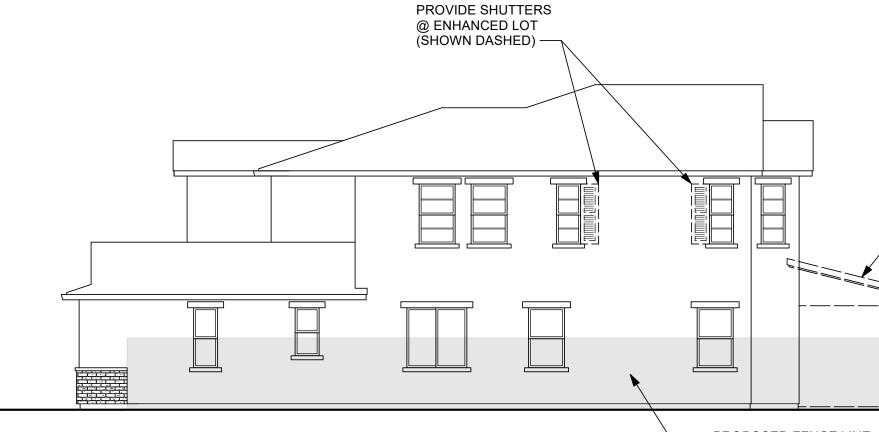
LEFT SIDE "C"





RIGHT SIDE "C"

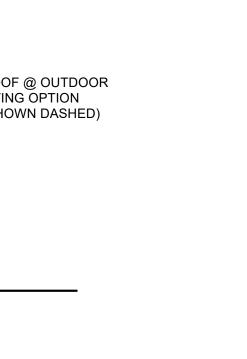
- PROPOSED FENCE LINE

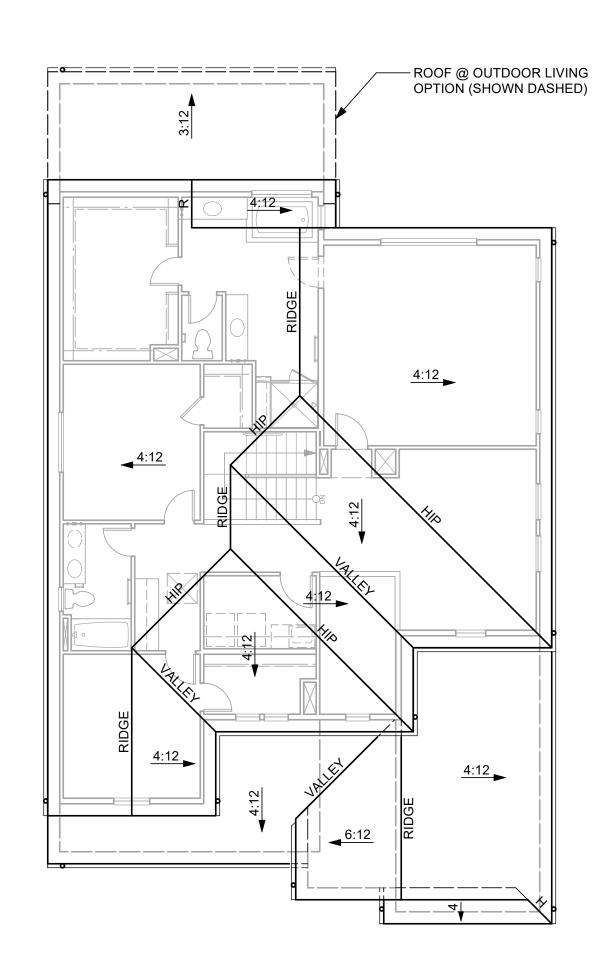


PLAN 4 THE BROOKS AT CREEKSIDE Antioch, California

FRONT ELEVATION "C" (MONTEREY)

PROVIDE FALSE VENTS
 @ ENHANCED LOT
 (SHOWN DASHED)





ROOF PLAN "C"

MONTEREY THEME **CHARACTERISTICS**

<u>ROOF</u>

- GABLE & SHED ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

EXTERIOR MATERIALS

- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS
- (WHERE OCCURS)
- MASONRY BRICK VENEER (WHERE OCCURS)

<u>TRIM</u>

• STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS STANDARD @ RIGHT SIDE & REAR ELEVATIONS
- ARCHED SOFFITS @ PORCH
- FAUX VENTS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS

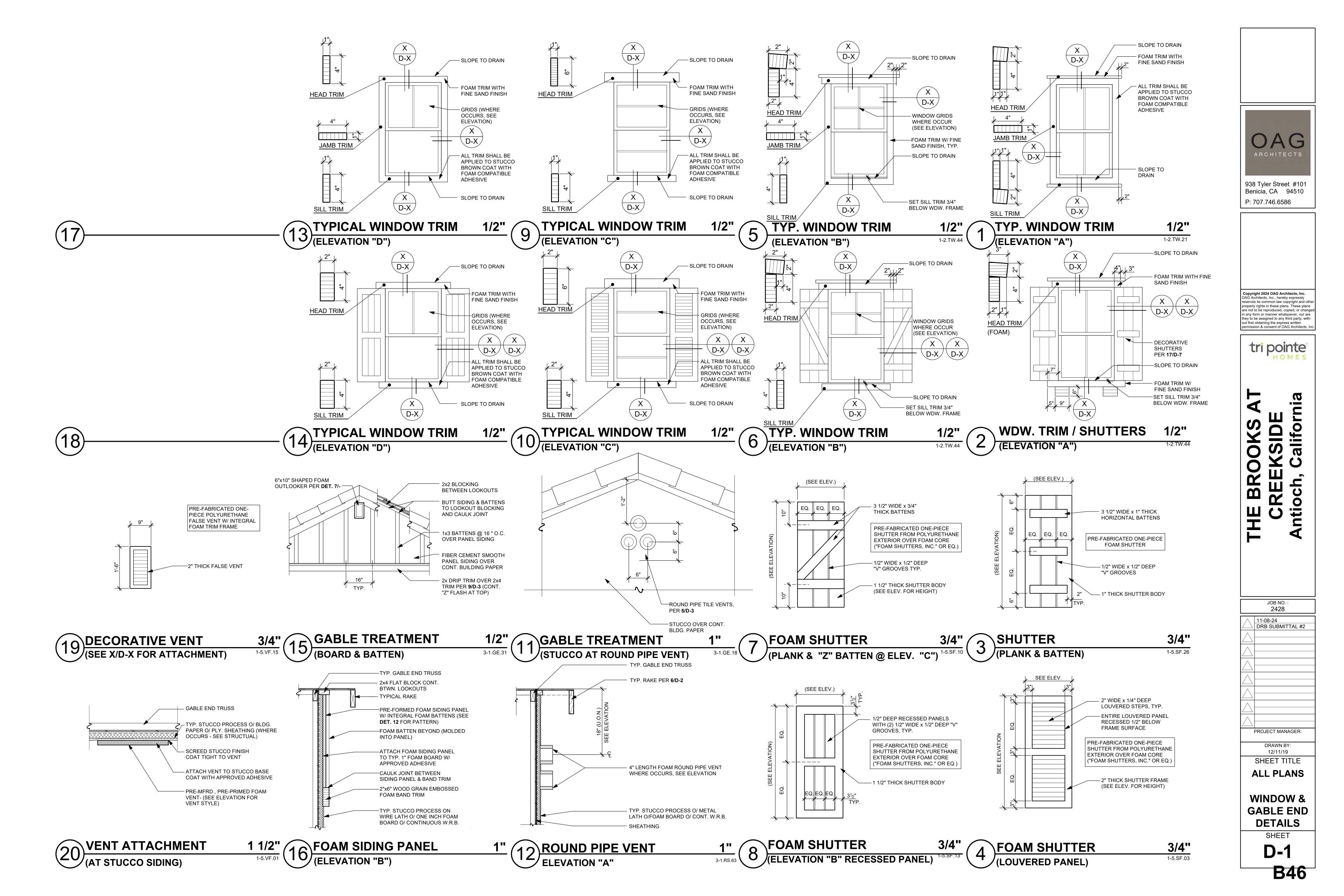
ENHANCED ELEVATIONS

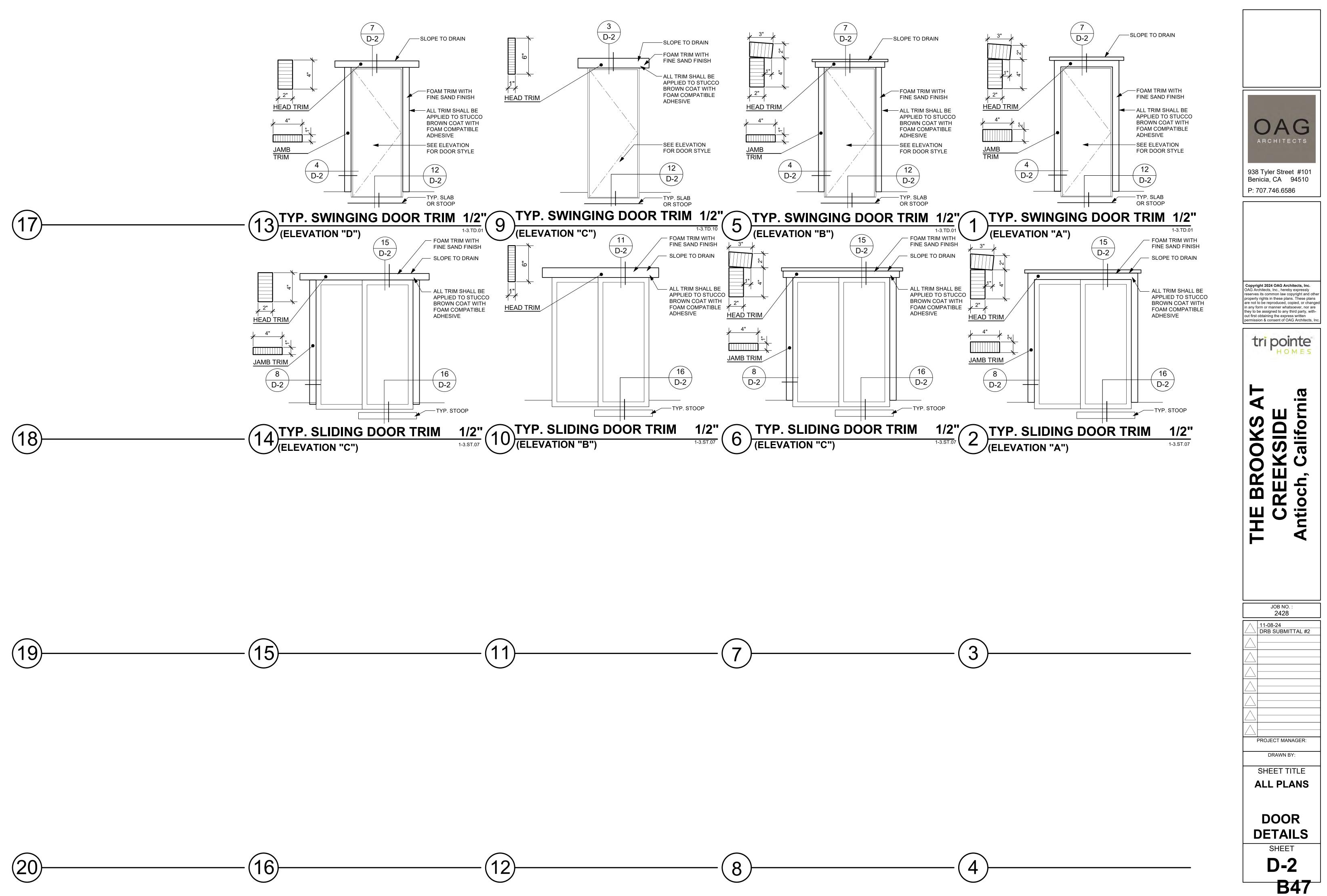
SIDE & REAR ELEVATIONS OF HOMES ALONG SENSITIVE & PERIMETER COMMUNITY EDGES SHALL BE ENHANCED AS SHOWN

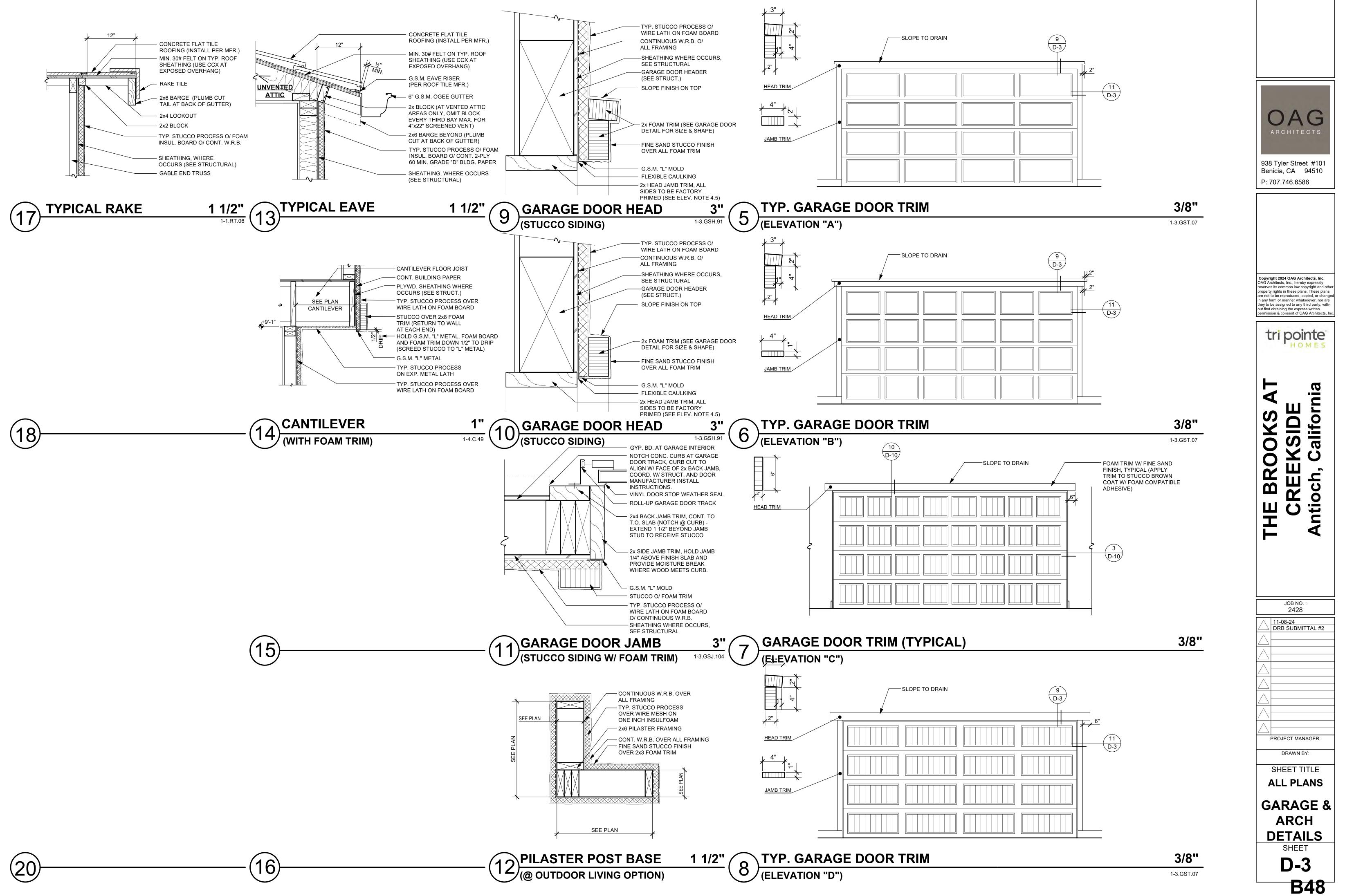


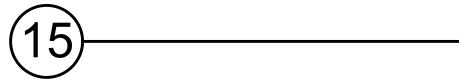
COACH LIGHT: MAXIM LIGHTING -VICKSBURG 24" (30024 CLBK)

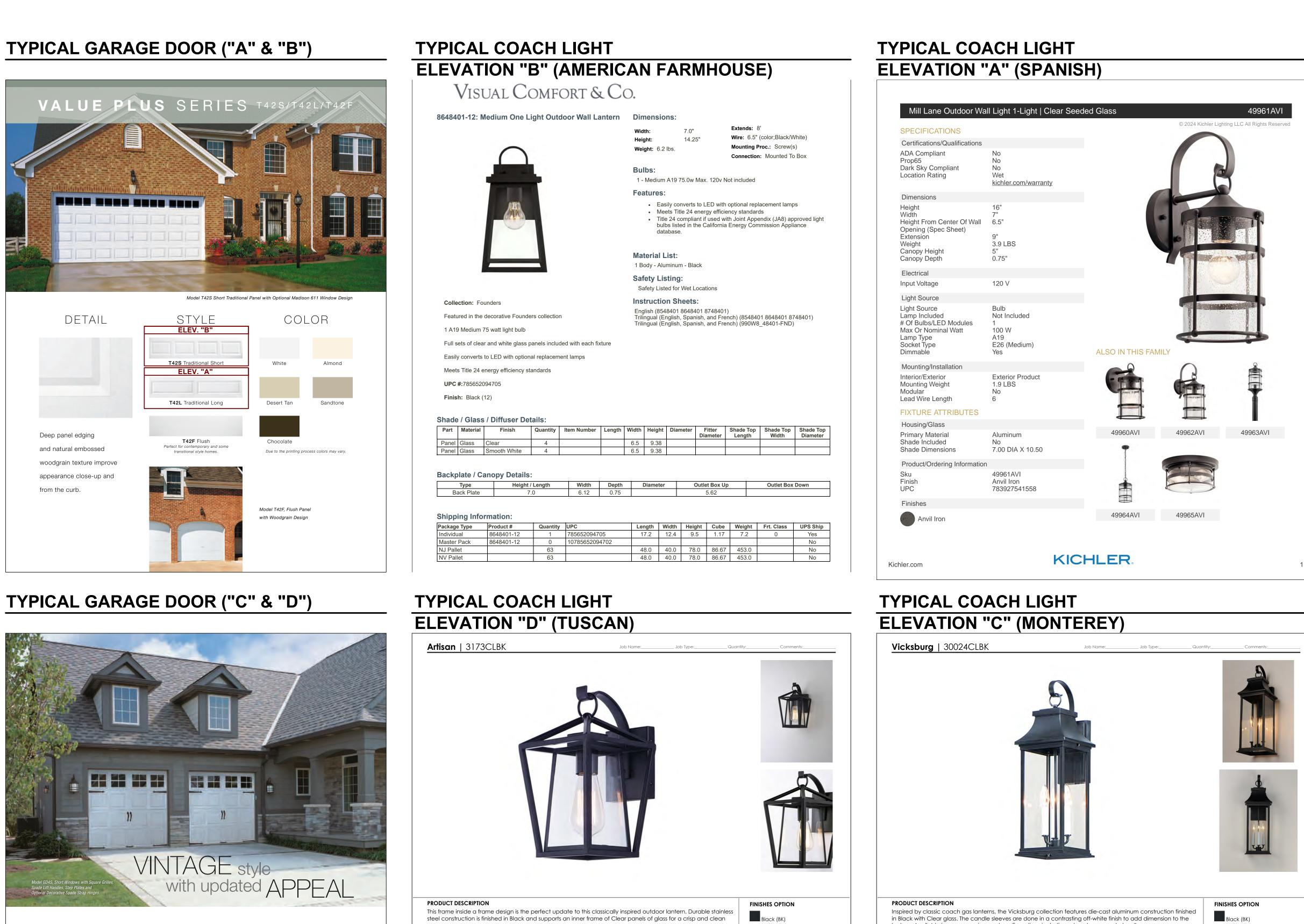
> -20 OAG ARCHITECTS ш ਸਤੂ B45 2428 12-06-24





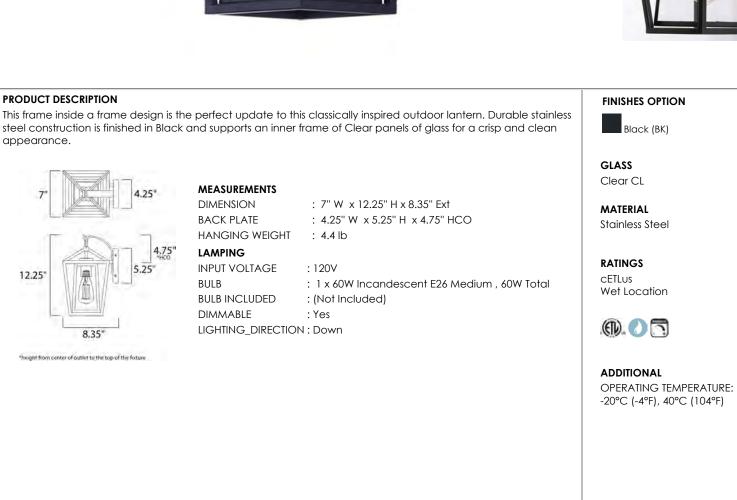








Desert Tan



Always consult a qualified electrician before installing any lighting product.

EASTERN DISTRIBUTION CENTER

LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)

101 GARDNER PARK | PEACHTREE CITY, GA 30269

P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

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lantern. Available in numerous sizes and configurations including a handsome pocket wall.

4 75

*height from center of outlet to the top of the fixture

MEASUREMENTS

DIMENSION

BACK PLATE

LAMPING

DIMMABLE

LIGHTING_DIRECTION : Up

BULB

: 8" W x 24" H x 9.25" Ext : 4.75" W x 8" H x 7.25" HCO HANGING WEIGHT : 7.3 lb

INPUT VOLTAGE : 120V : 3 x 40W Incandescent E12 Candelabra , 120W Total BULB INCLUDED : (Not Included) : Yes

GLASS Clear CL MATERIAL Aluminum, Glass

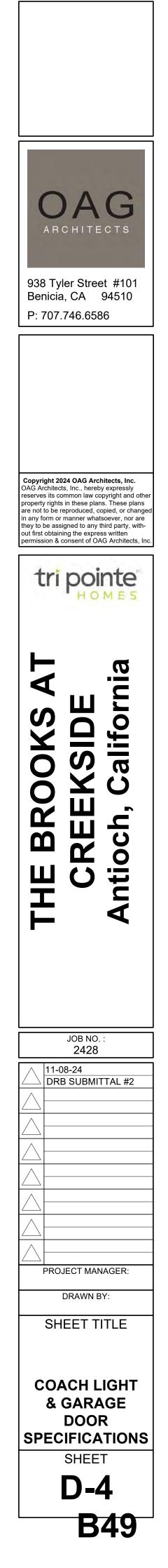
RATINGS cETLus Wet Location

(R). 🔿 🔁

ADDITIONAL INSTALL UP/DOWN: Up OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)



WESTERN DISTRIBUTION CENTER (HEADQUARTER) 253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746 EASTERN DISTRIBUTION CENTER 101 GARDNER PARK | PEACHTREE CITY, GA 30269 P. 626.956.4200 | F. 626.956.4225 | maximlighting.com







2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660 tel. +1 949 553 9100 fax. +1 949 553 0546

667.24253

TRAILS AT CREEKSIDE 55' x 90' SFD Antioch, California





FRONT





FRONT



B - AMERICAN FARMHOUSE

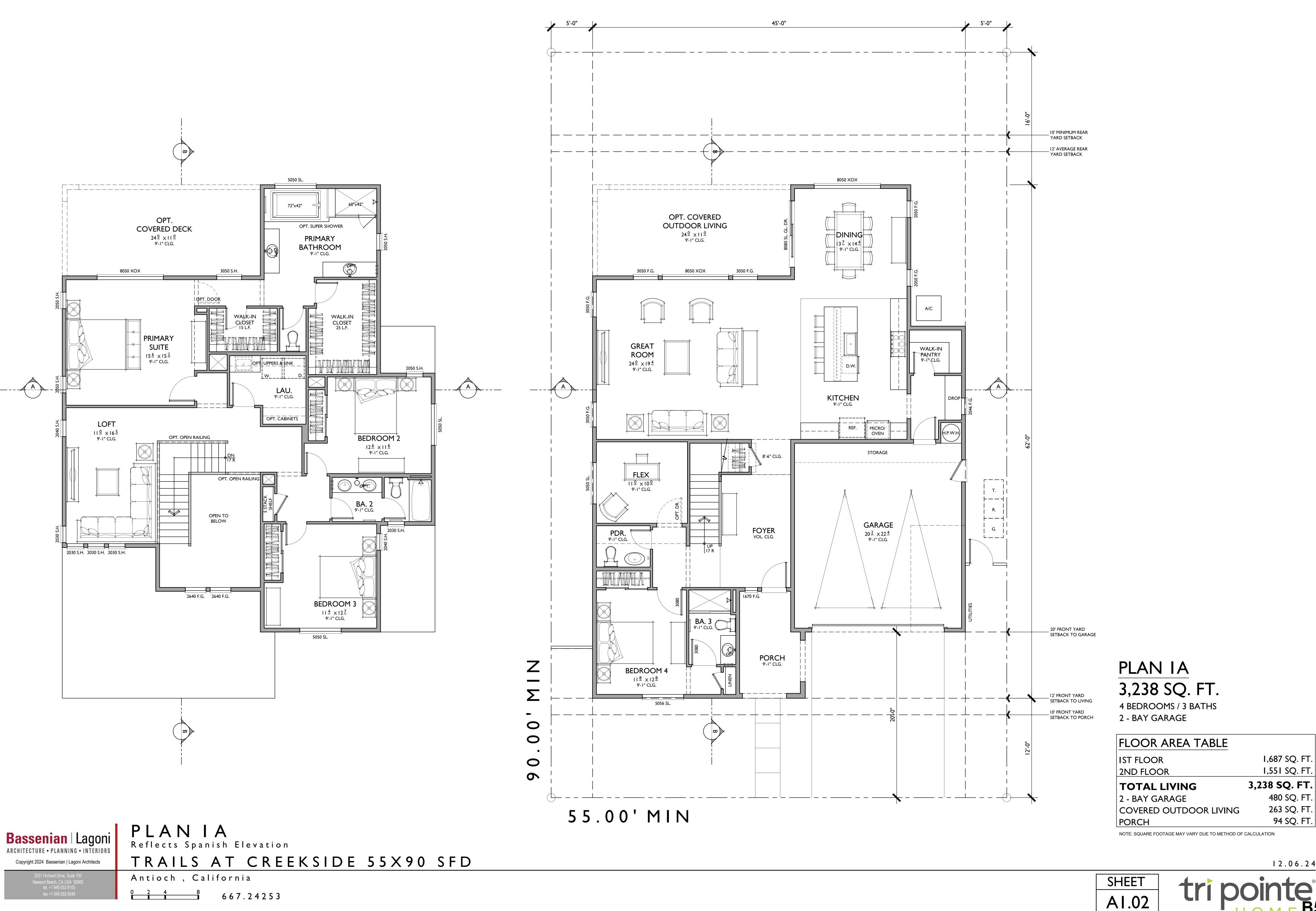


FRONT

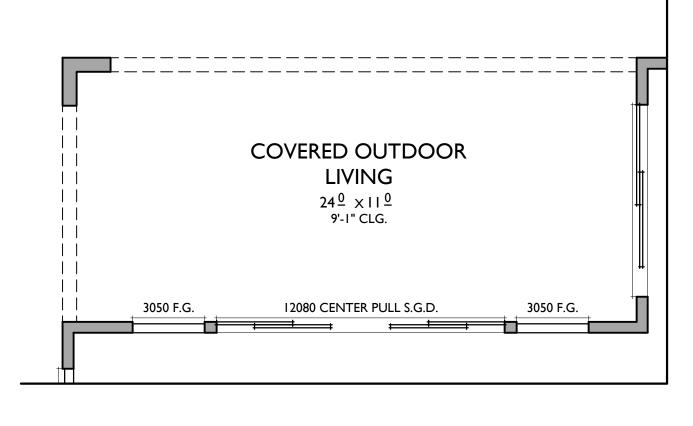
D - TUSCAN



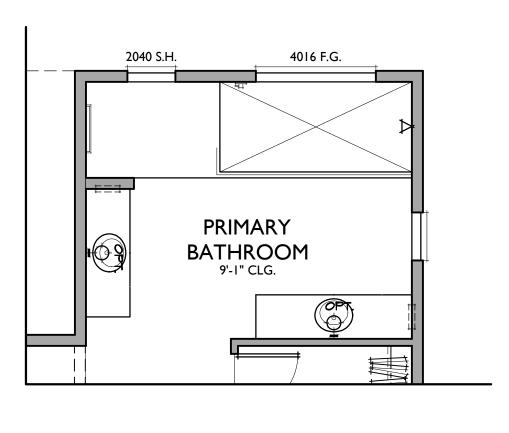








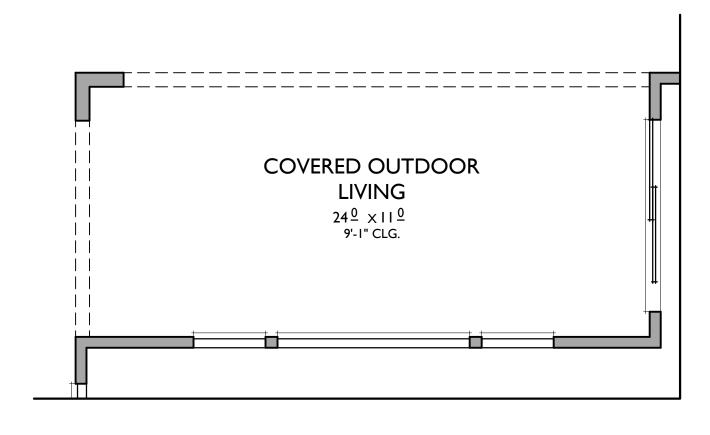
OPT. 12080 CENTER PULL S.G.D.

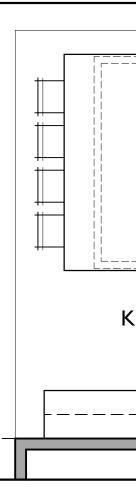


OPTIONAL SUPER SHOWER

IN LIEU OF TUB

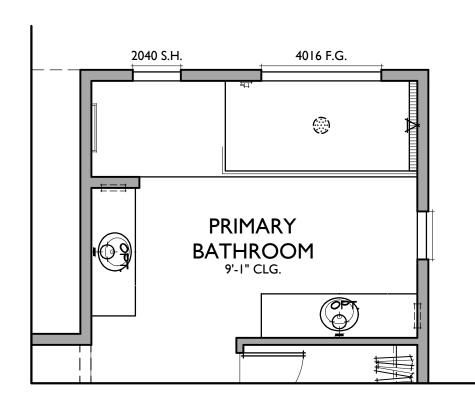






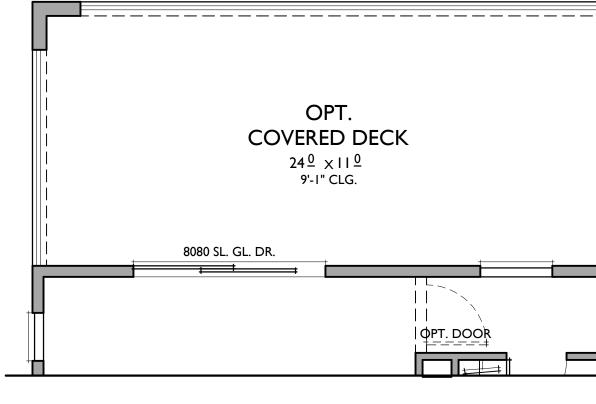
OPT. COVERED OUTDOOR LIVING





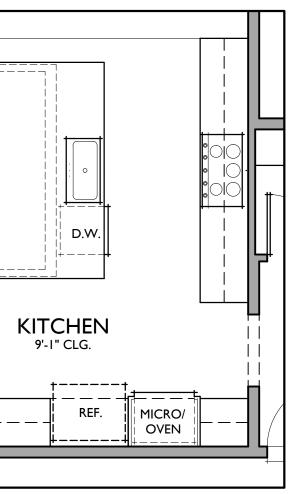
OPTIONAL SPA SHOWER

IN LIEU OF TUB

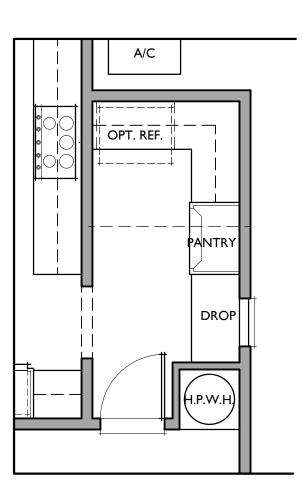


OPTIONAL COVERED DECK

AT PRIMARY SUITE

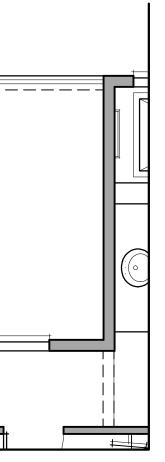


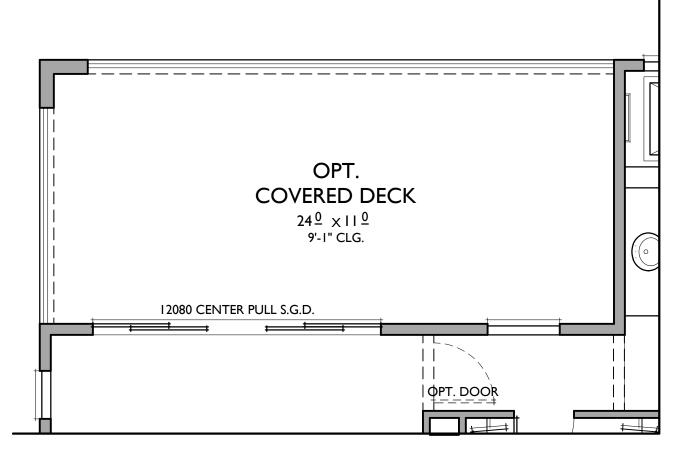
OPT. EXTENDED ISLAND



OPT. BUILT-IN PANTRY

IN LIEU OF WALK-IN PANTRY



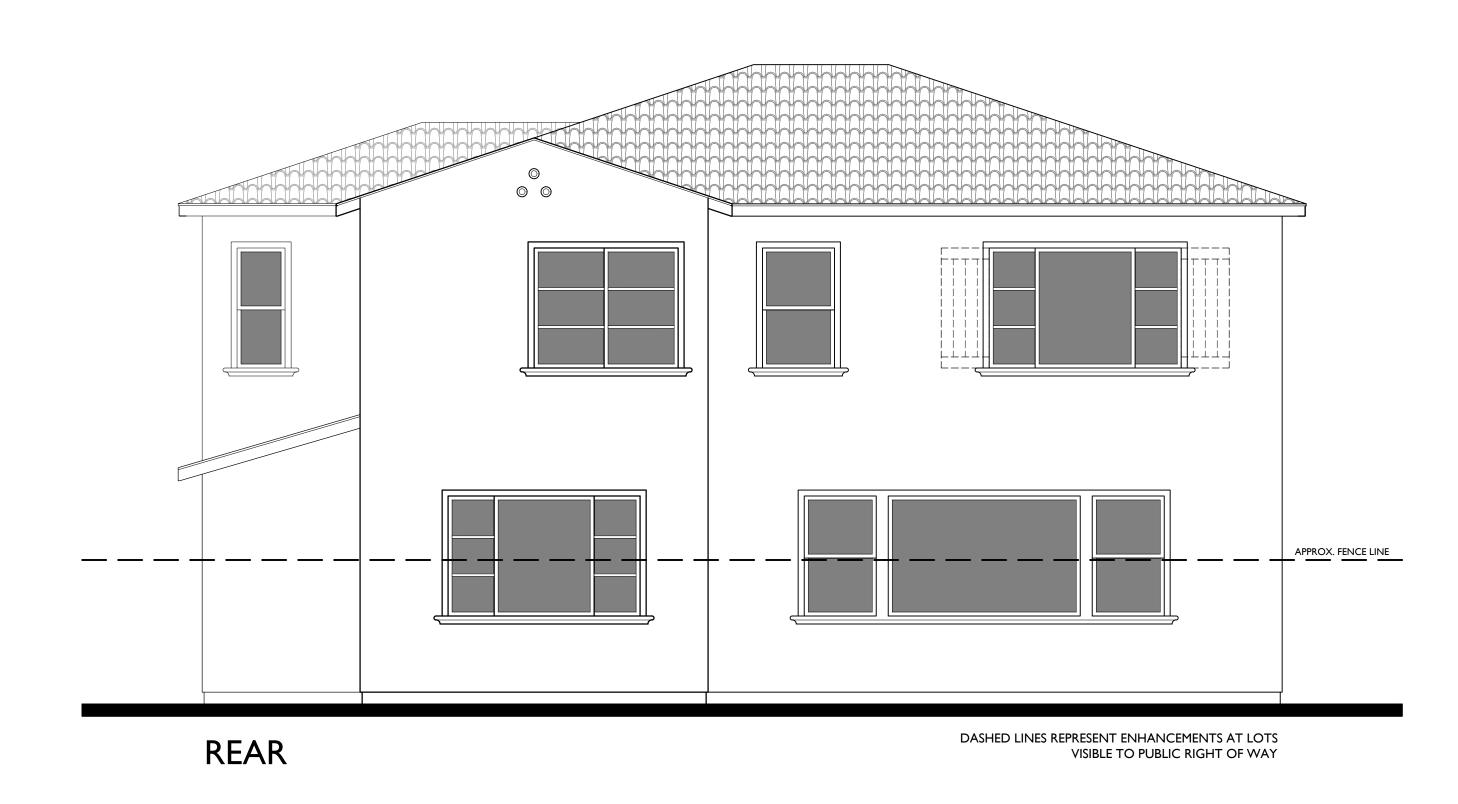


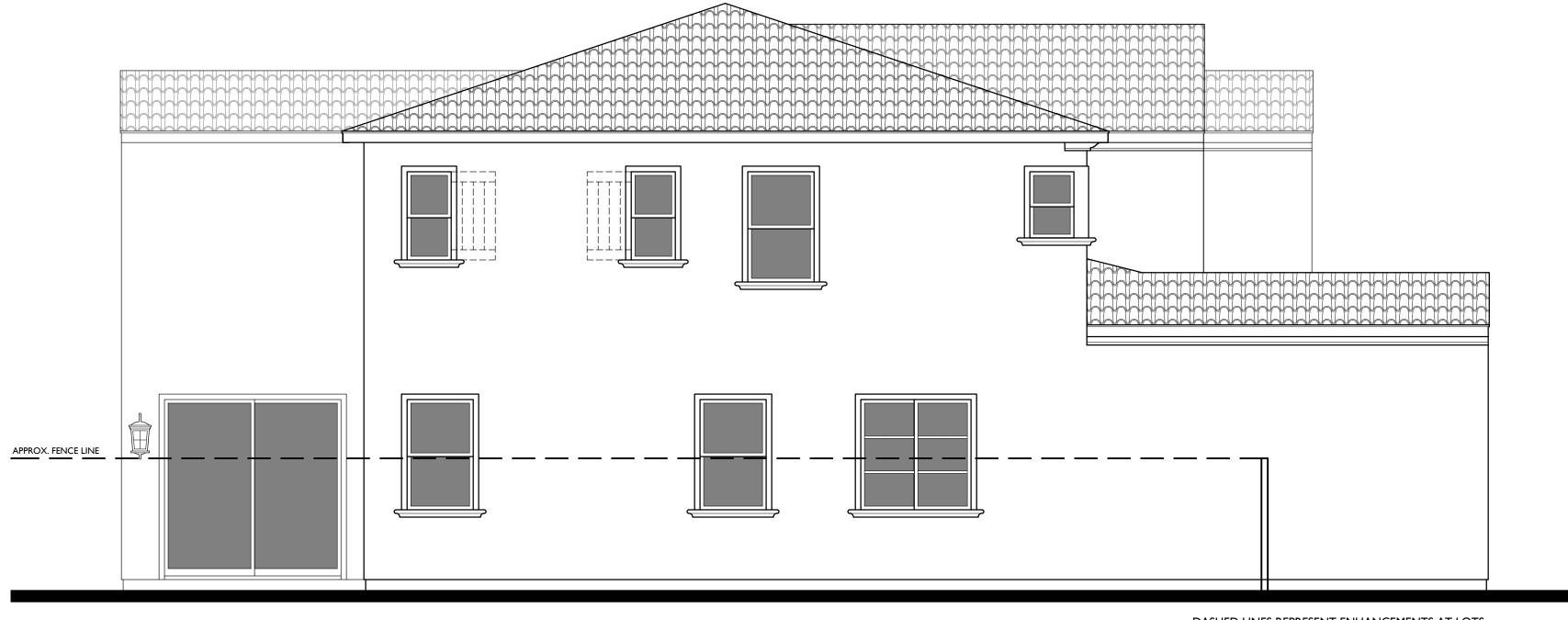
OPTIONAL COVERED DECK

w/ 12080 CENTER PULL S.G.D.





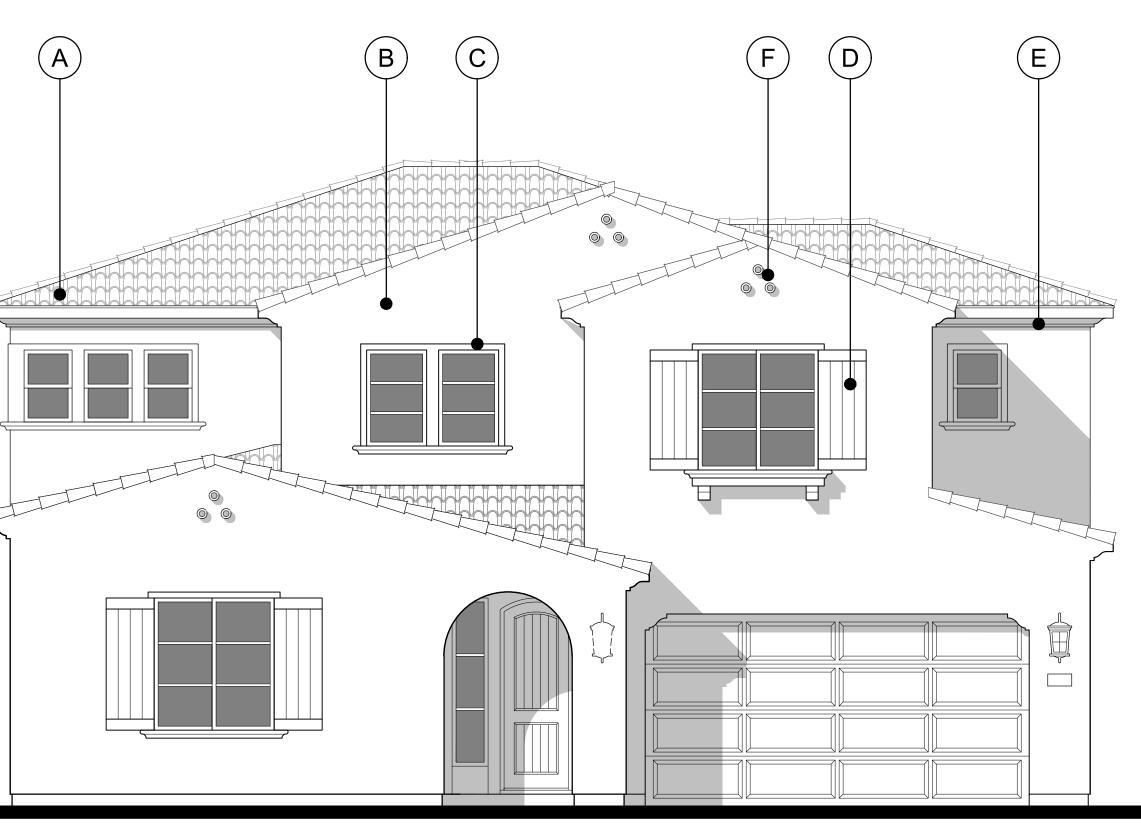




LEFT



DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY

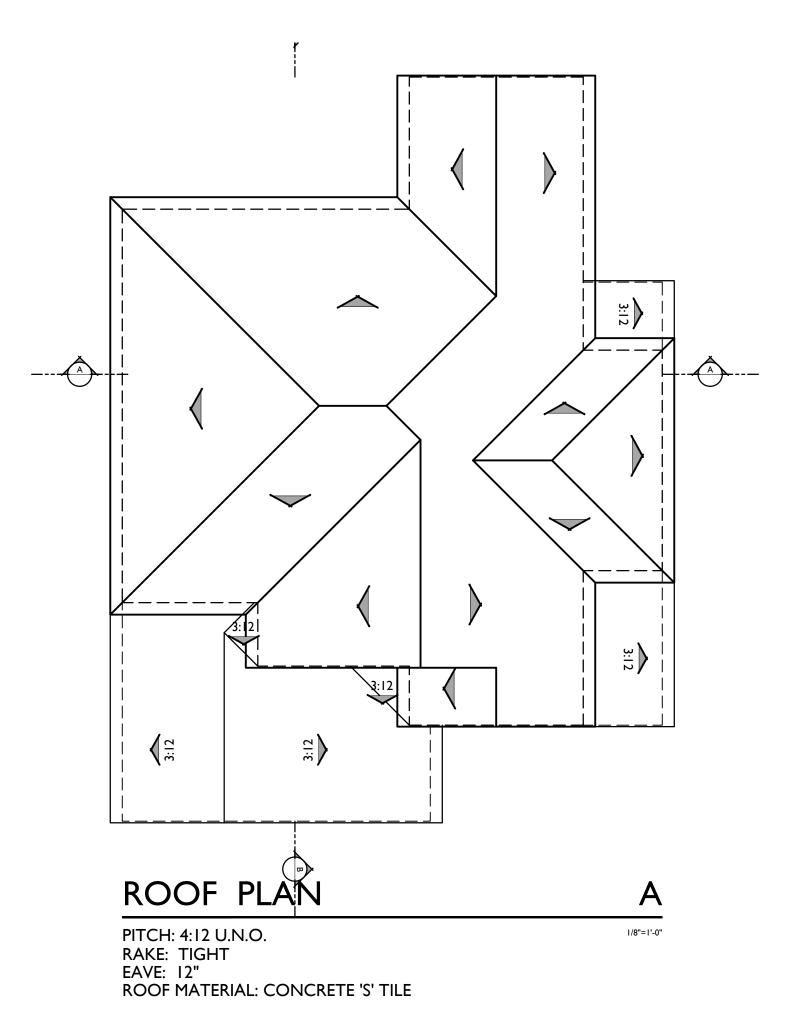


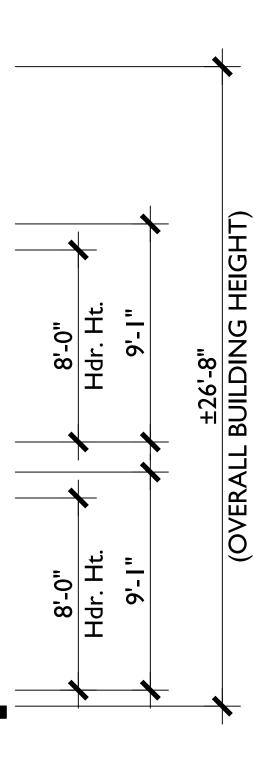
FRONT

A - SPANISH |/4"=|'-0"

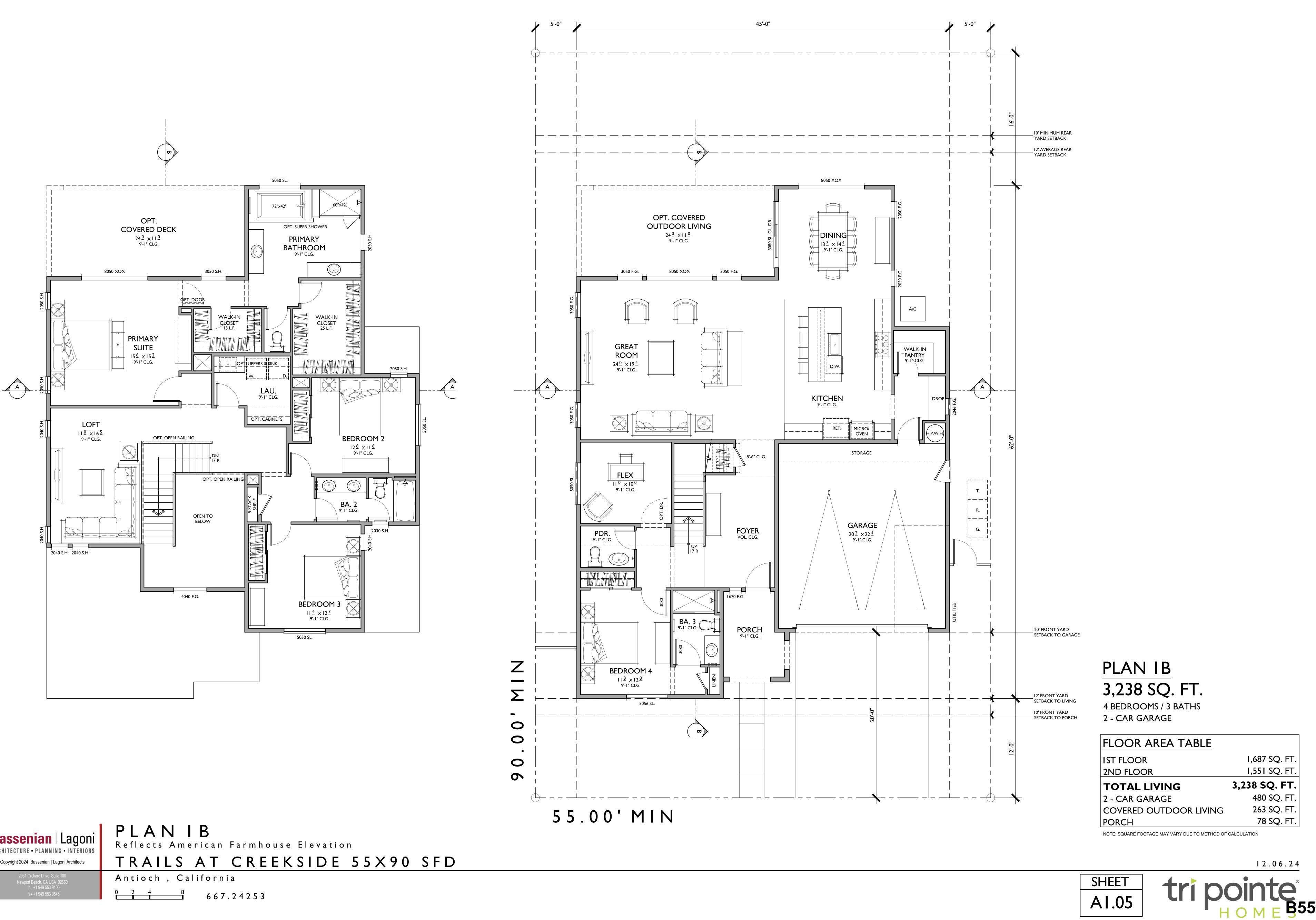
MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. SAND FINISH STUCCO
- C. STUCCO OVER FOAM TRIM
- D. DECORATIVE SHUTTERS E. BUILT UP SHAPED FOAM EAVE
- F. DECORATIVE CLAY PIPES

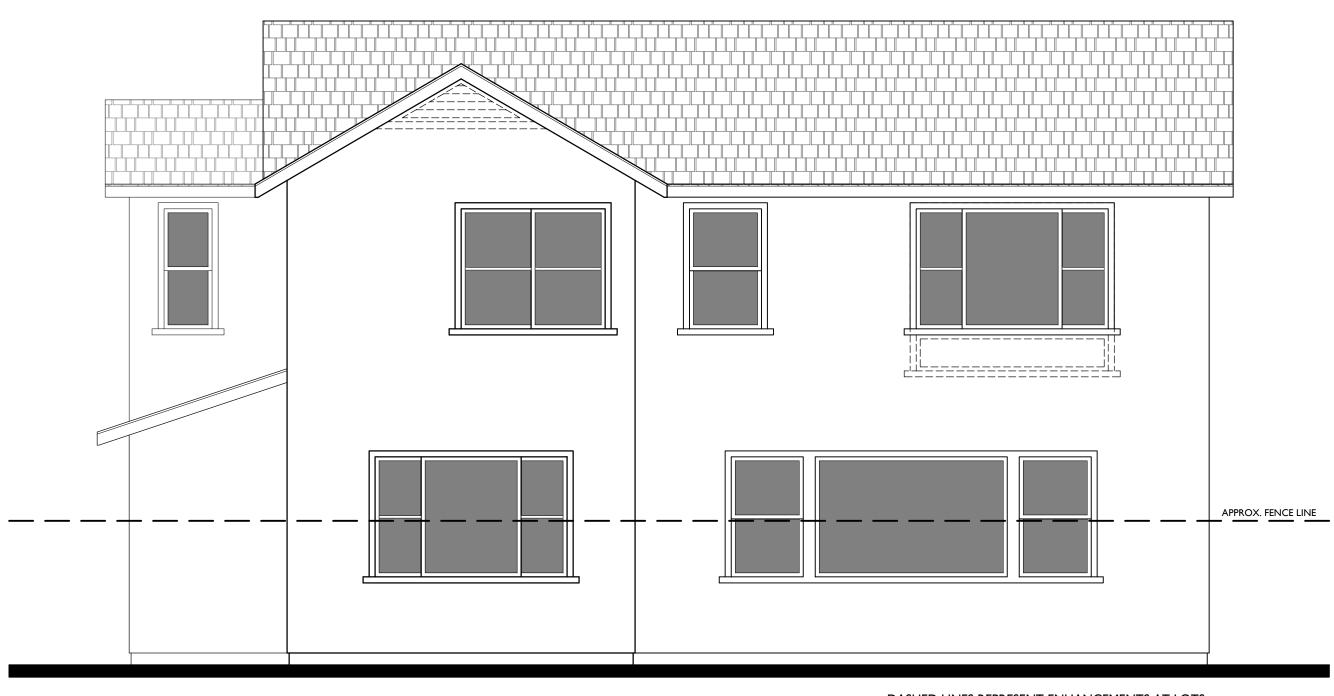






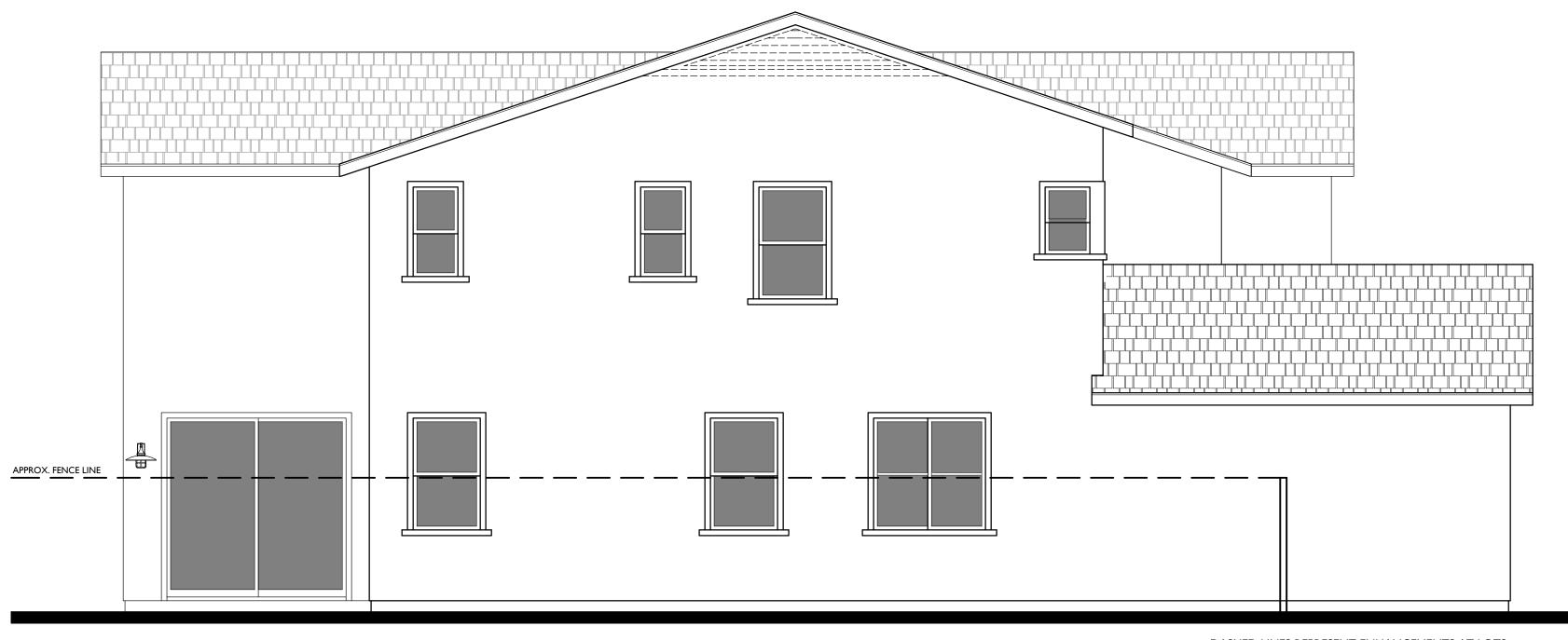










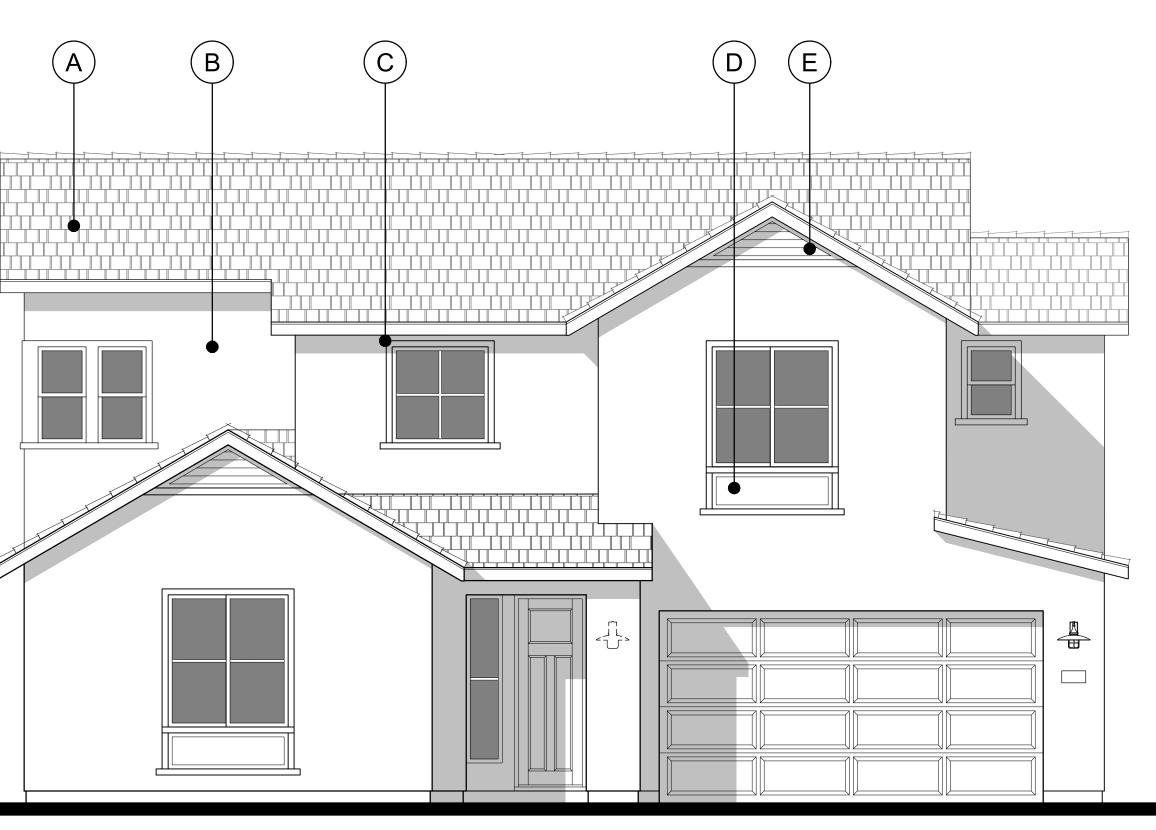


LEFT



DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY

DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY



FRONT

B - AMERICAN FARMHOUSE

1/8"=1'-0"

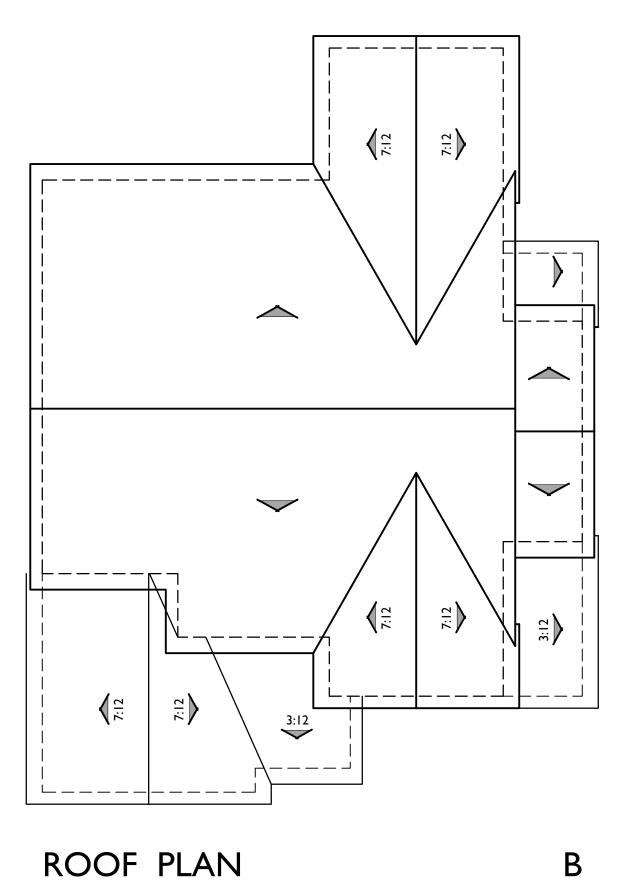
SHEET

AI.06

1/4"=1'-0"

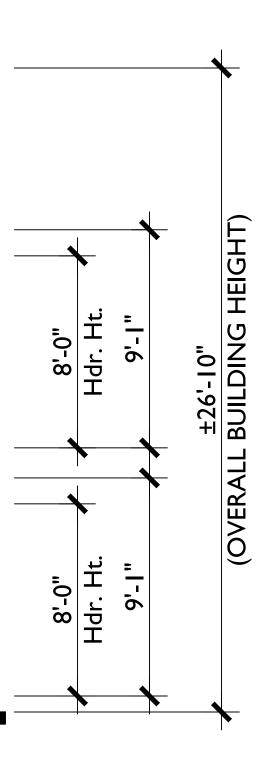
MATERIAL LEGEND

- A. FLAT CONCRETE TILE
- B. SAND FINISH STUCCO
- C. STUCCO OVER FOAM TRIM
- D. DECORATIVE HARDIE PANEL
- E. HORIZONTAL SIDING

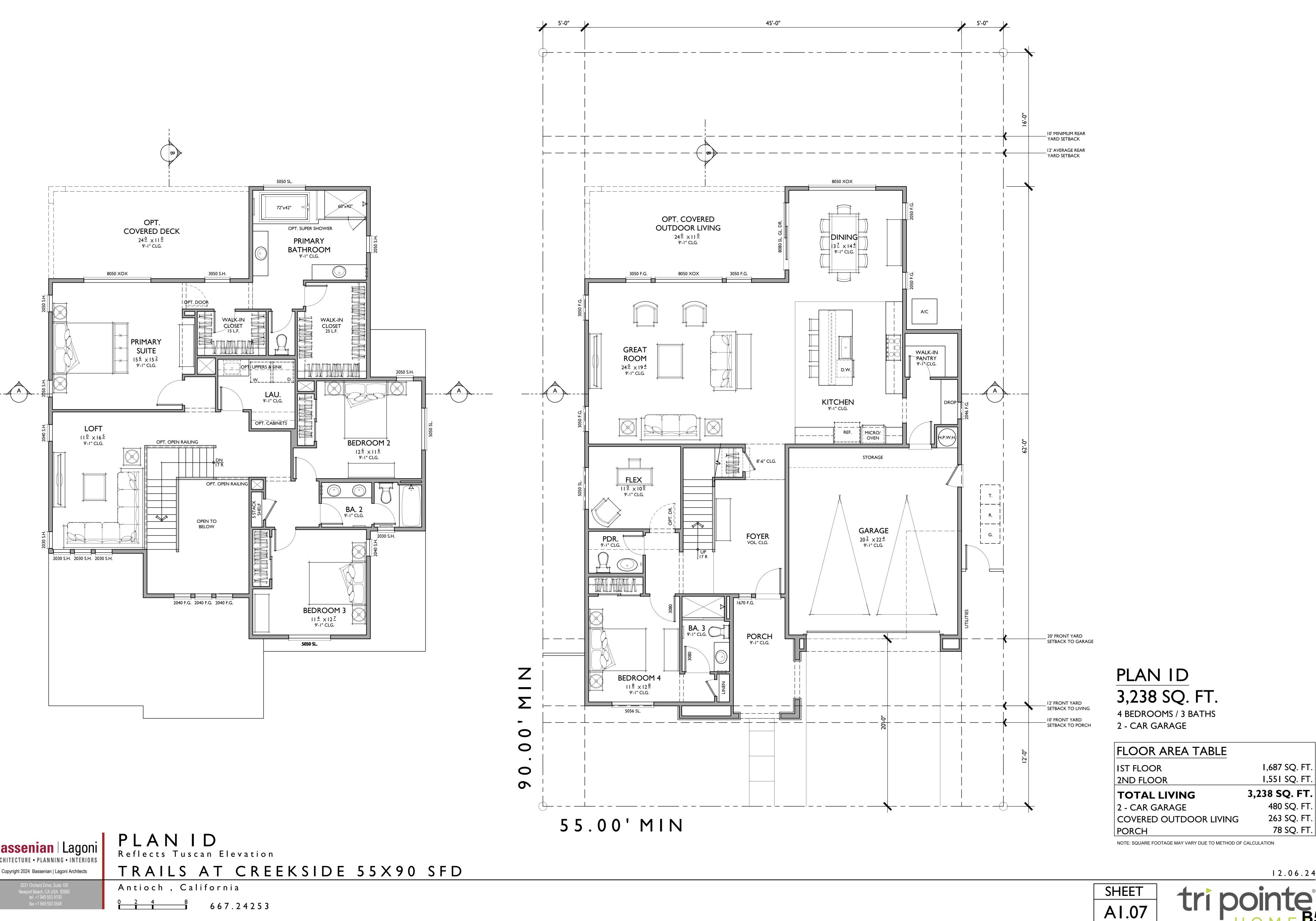


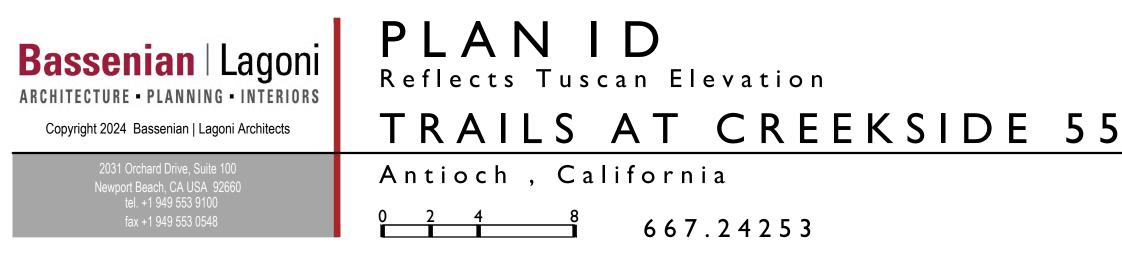
PITCH: 4:12 U.N.O. RAKE: 12"

EAVE: 16" ROOF MATERIAL: FLAT CONCRETE TILE

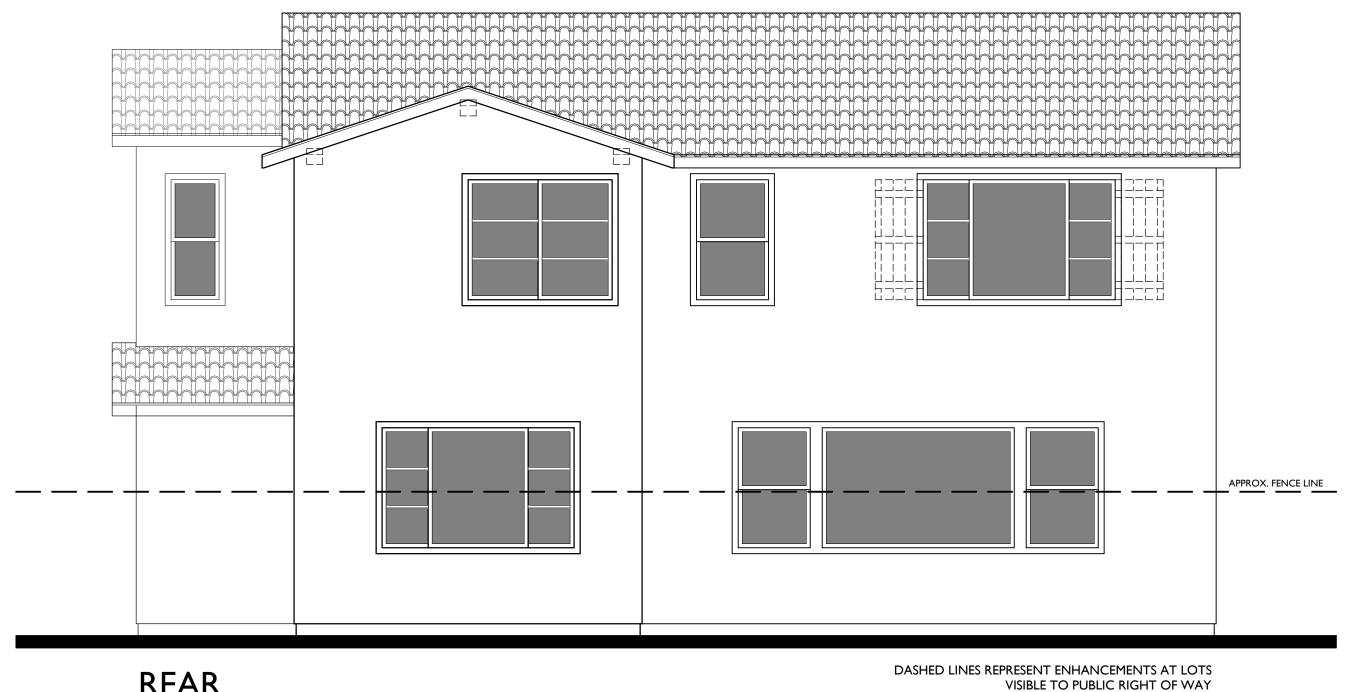




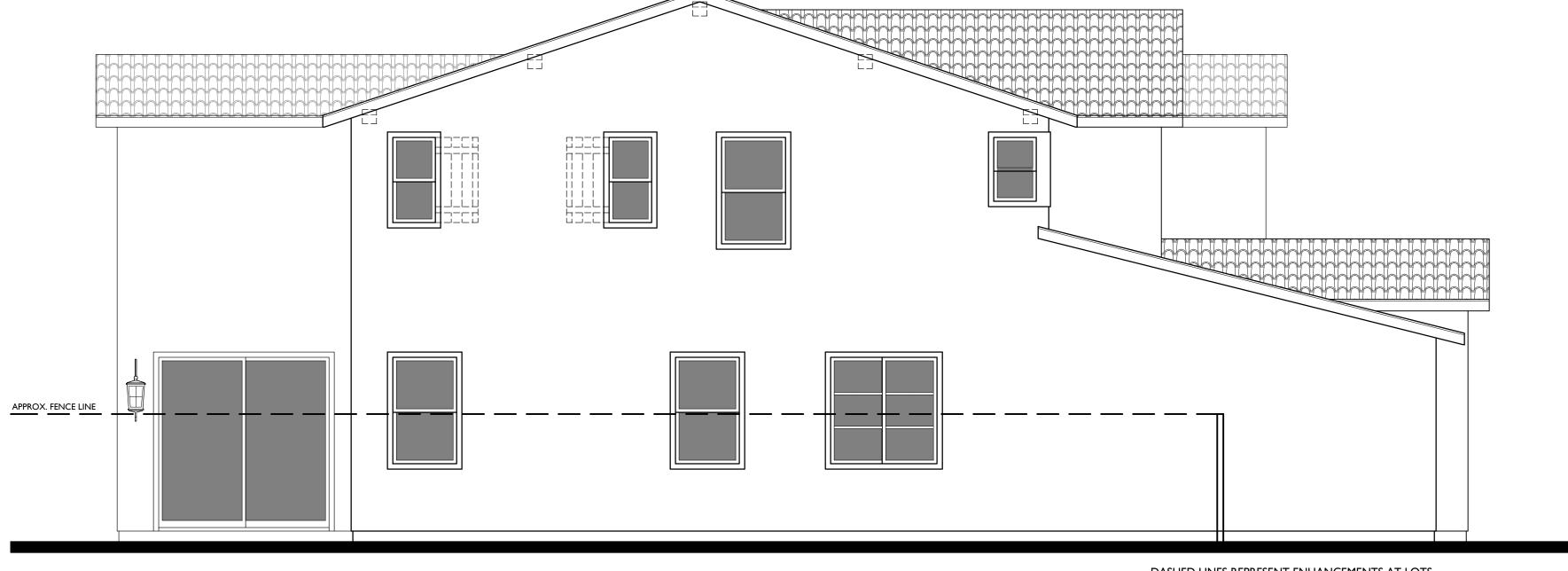




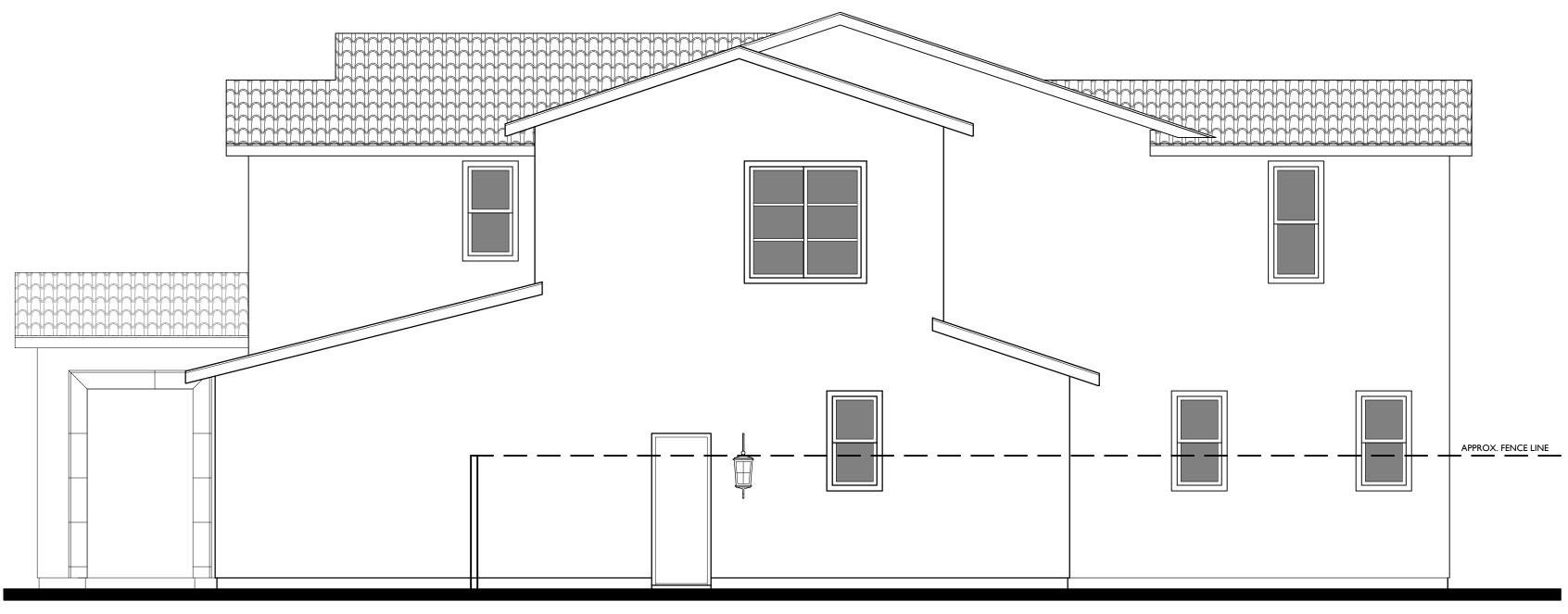




REAR



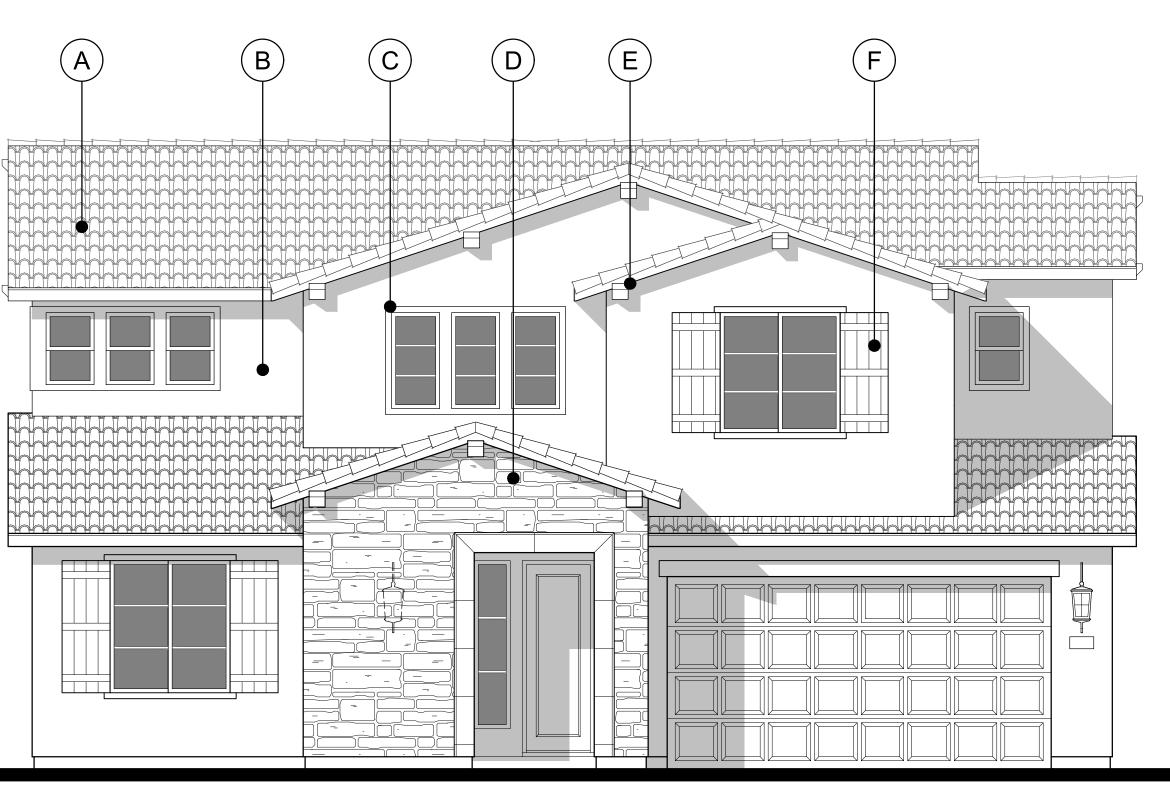
LEFT







DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY

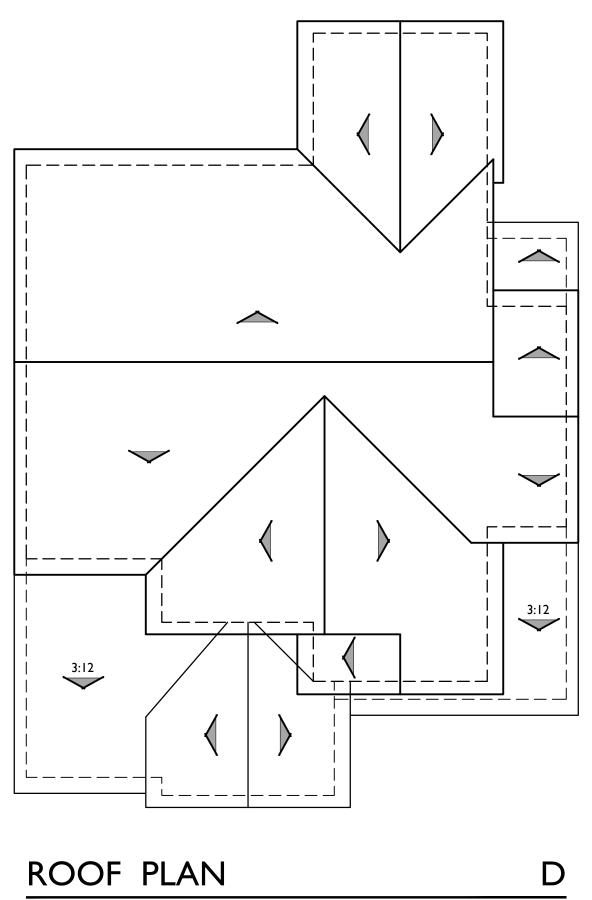


FRONT

D - TUSCAN 1/4"=1'-0"

MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. SAND FINISH STUCCO
- C. STUCCO OVER FOAM TRIM D. STONE VENEER
- E. 6x8 OUTLOOKERS
- F. DECORATIVE SHUTTERS

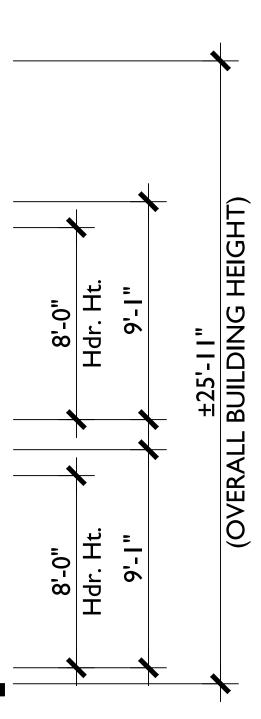


1/8"=1'-0"

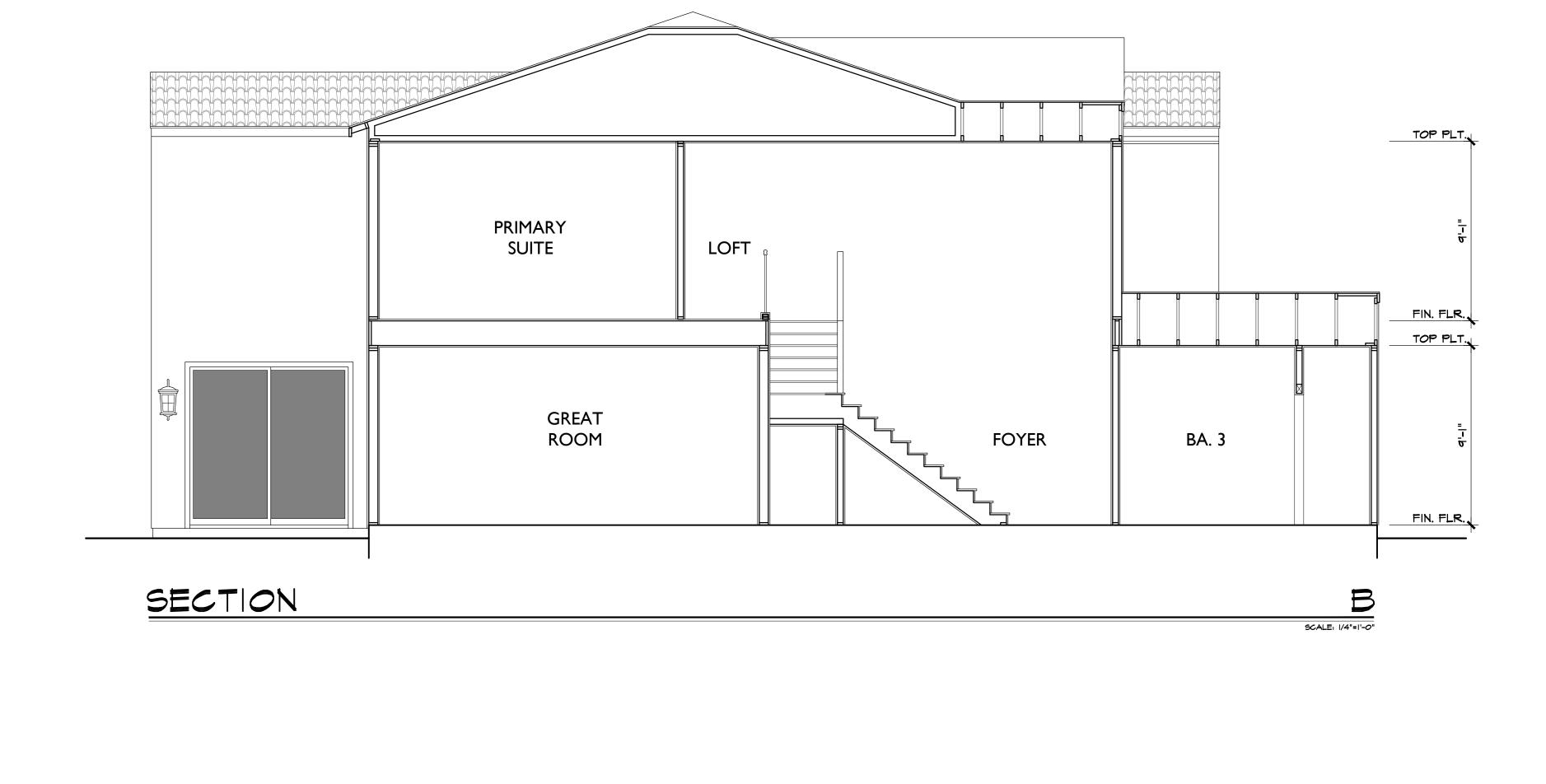
SHEET

AI.08

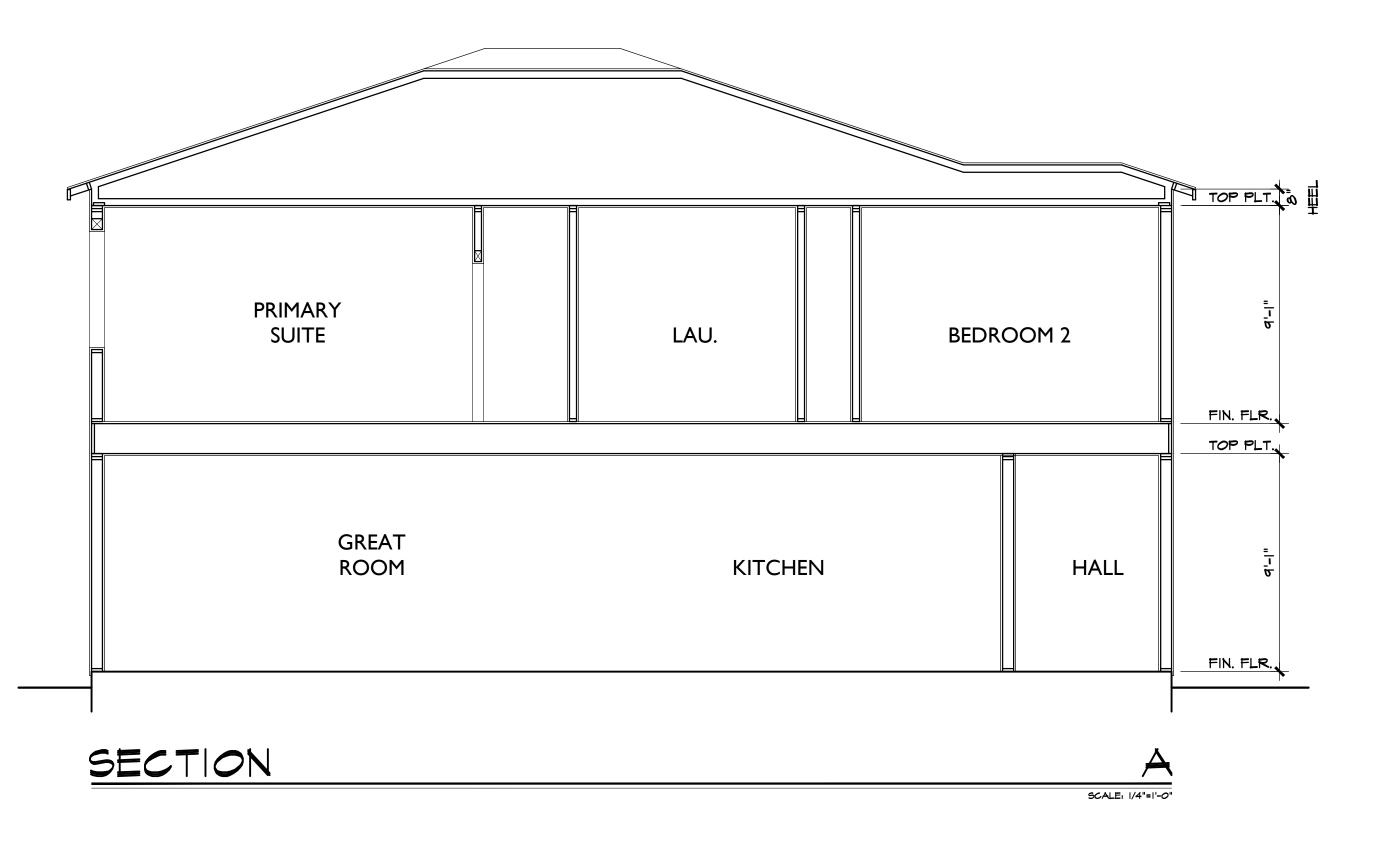
PITCH: 4:12 U.N.O. RAKE: 12" EAVE: 16" ROOF MATERIAL: CONCRETE 'S' TILE

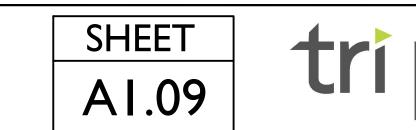
















FRONT





FRONT



B - AMERICAN FARMHOUSE

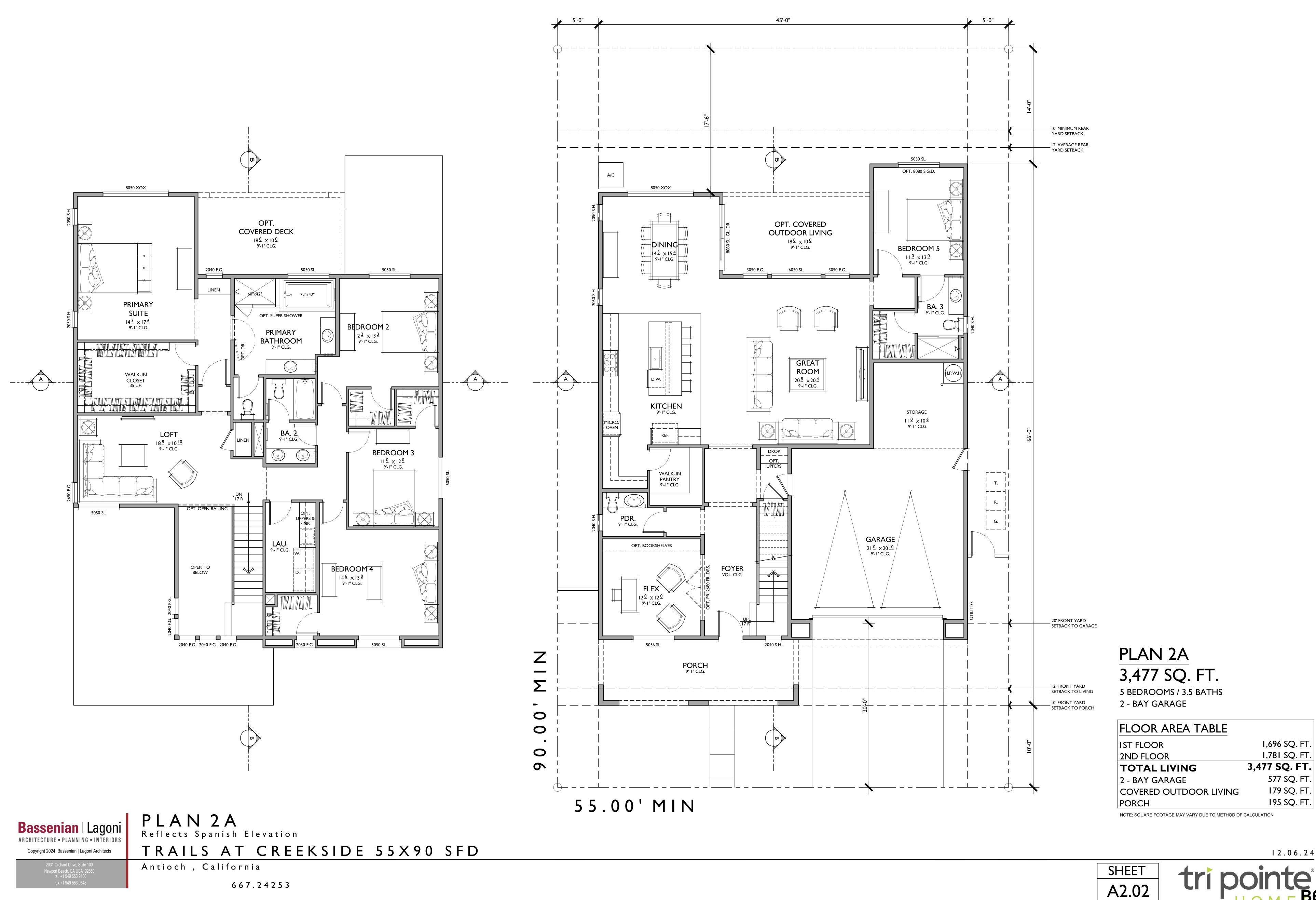


FRONT

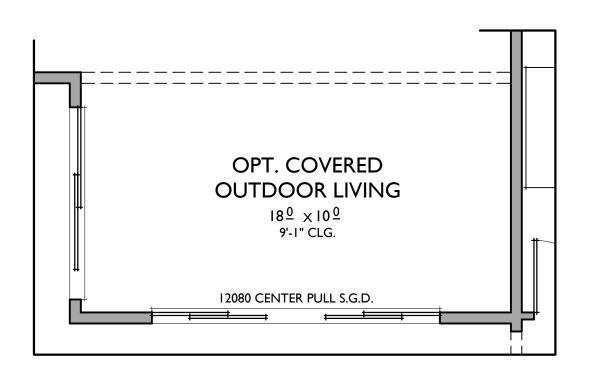
C - MONTEREY



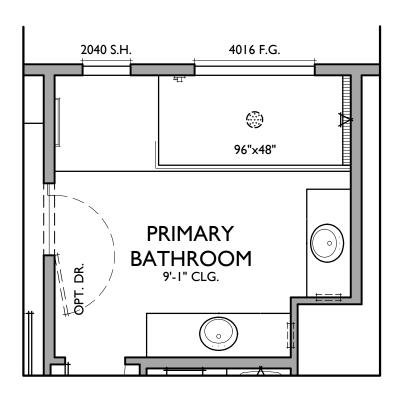






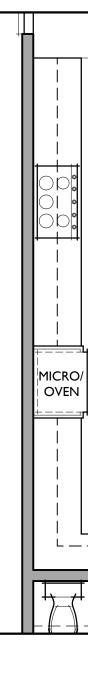


OPT. 12080 CENTER PULL S.G.D.

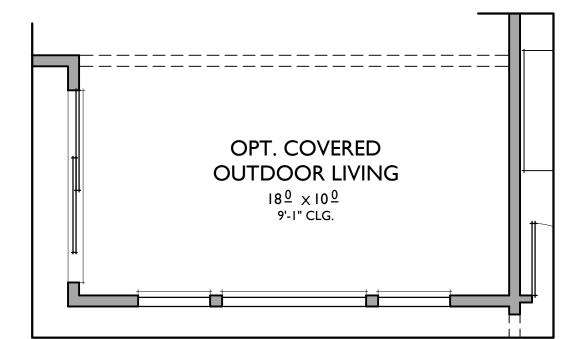


OPTIONAL SPA SHOWER IN LIEU OF TUB

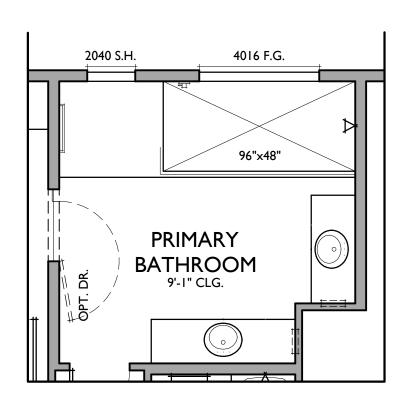




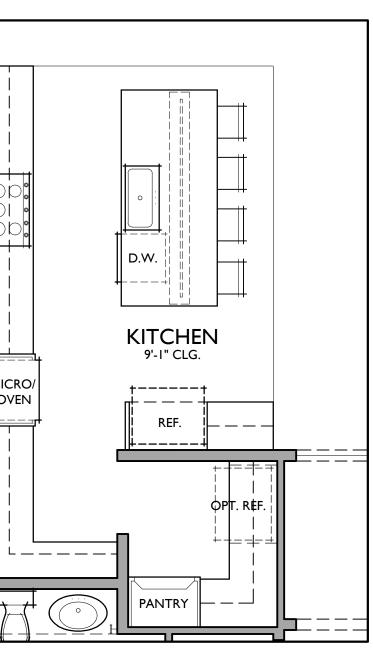


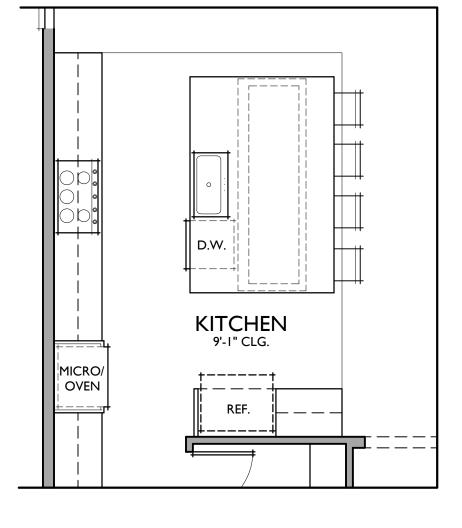


OPT. COVERED OUTDOOR LIVING



OPTIONAL SUPER SHOWER IN LIEU OF TUB

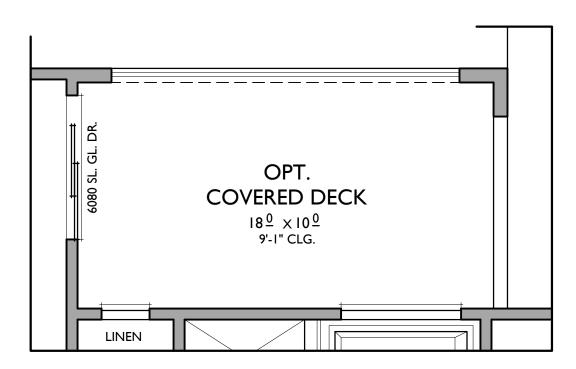




OPT. BUILT-IN PANTRY

IN LIEU OF WALK-IN PANTRY

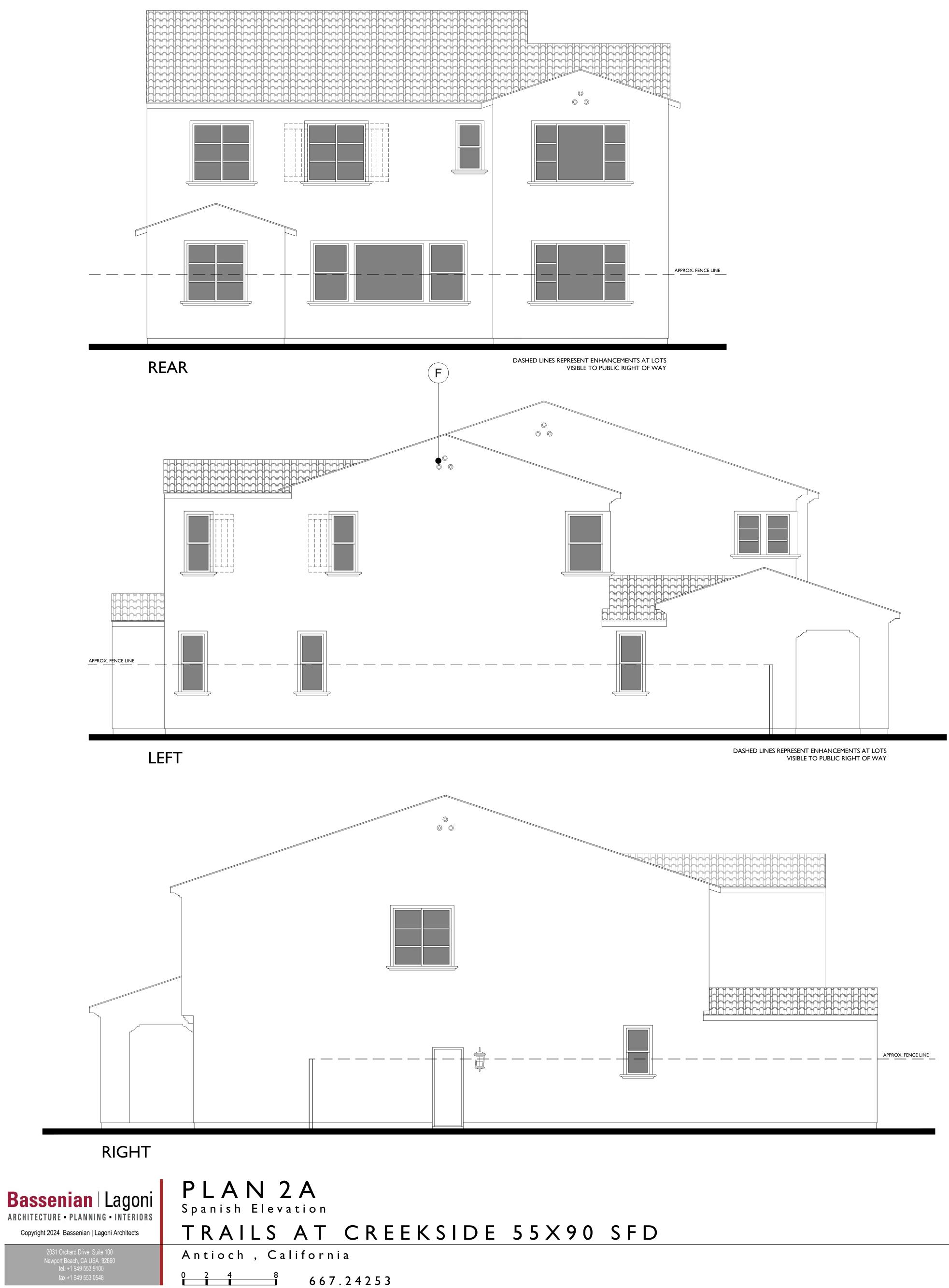
OPT. EXTENDED ISLAND

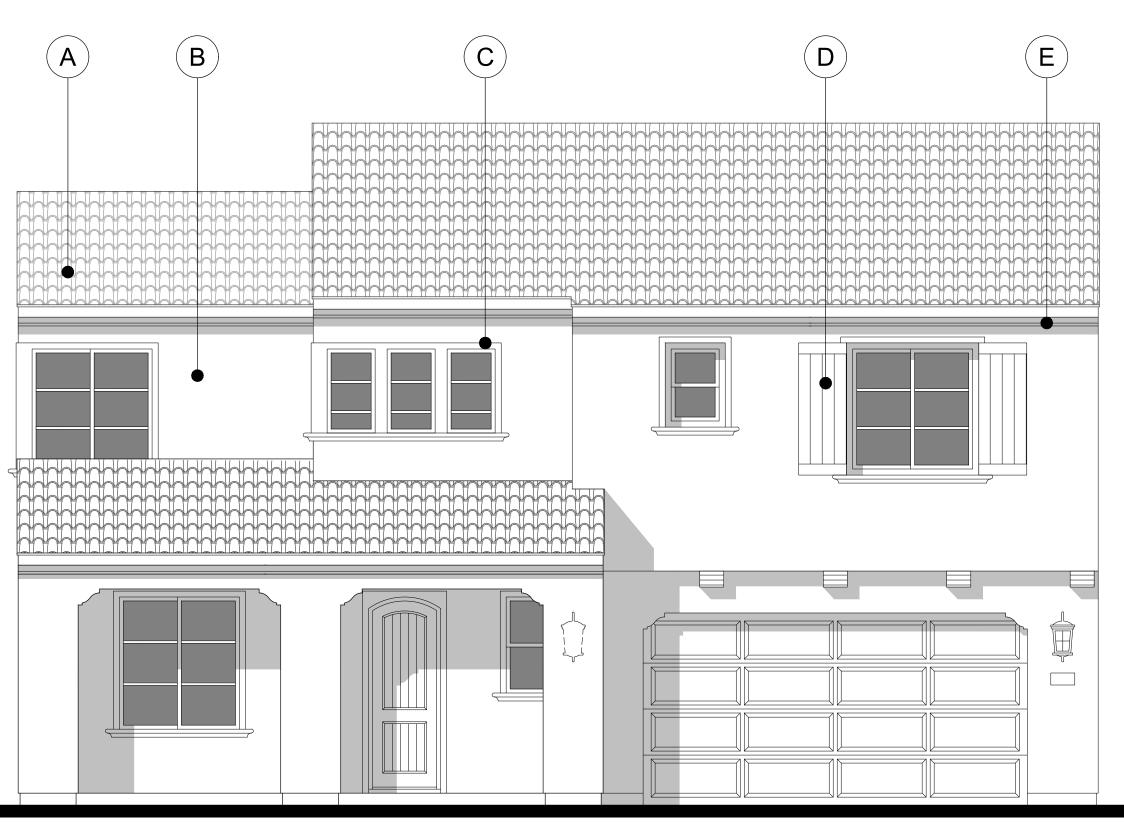


OPTIONAL COVERED DECK

AT PRIMARY SUITE







FRONT

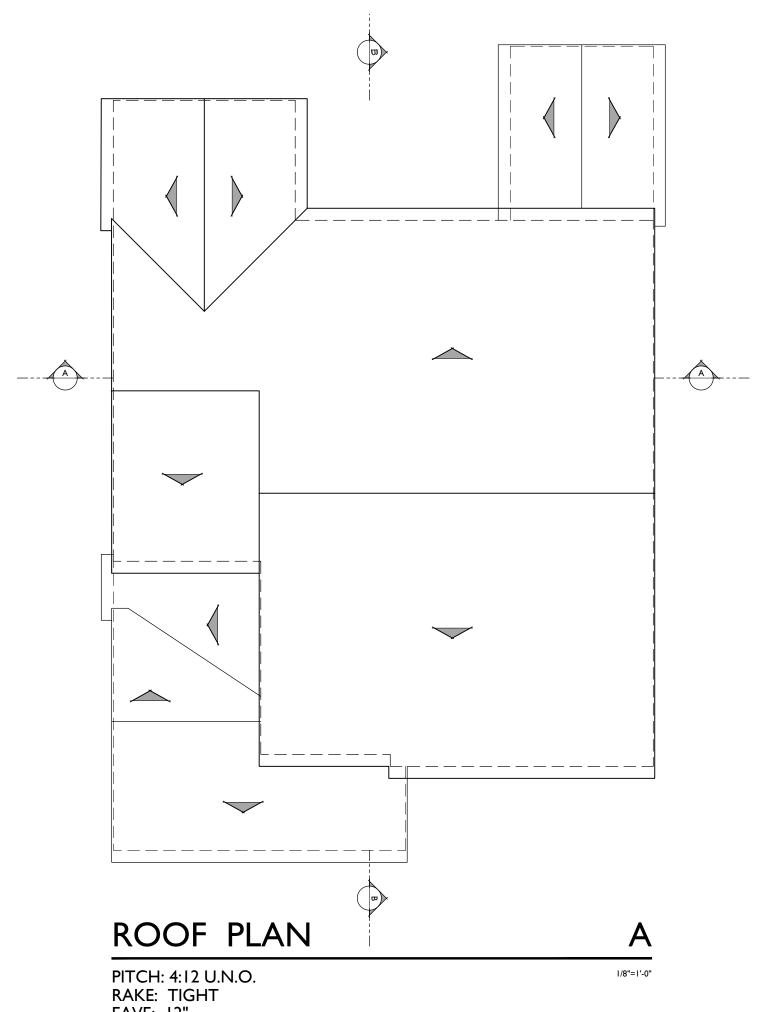
A - SPANISH 1/4"=1'-0"

SHEET

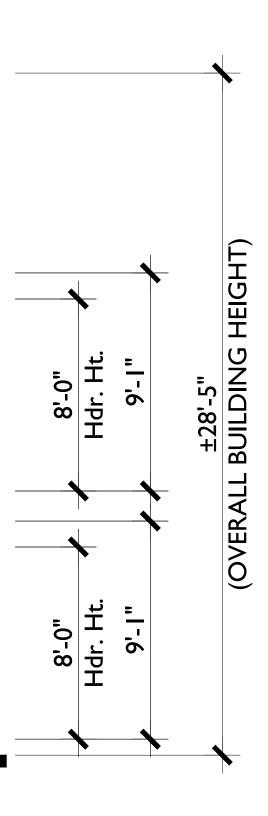
A2.04

MATERIAL LEGEND

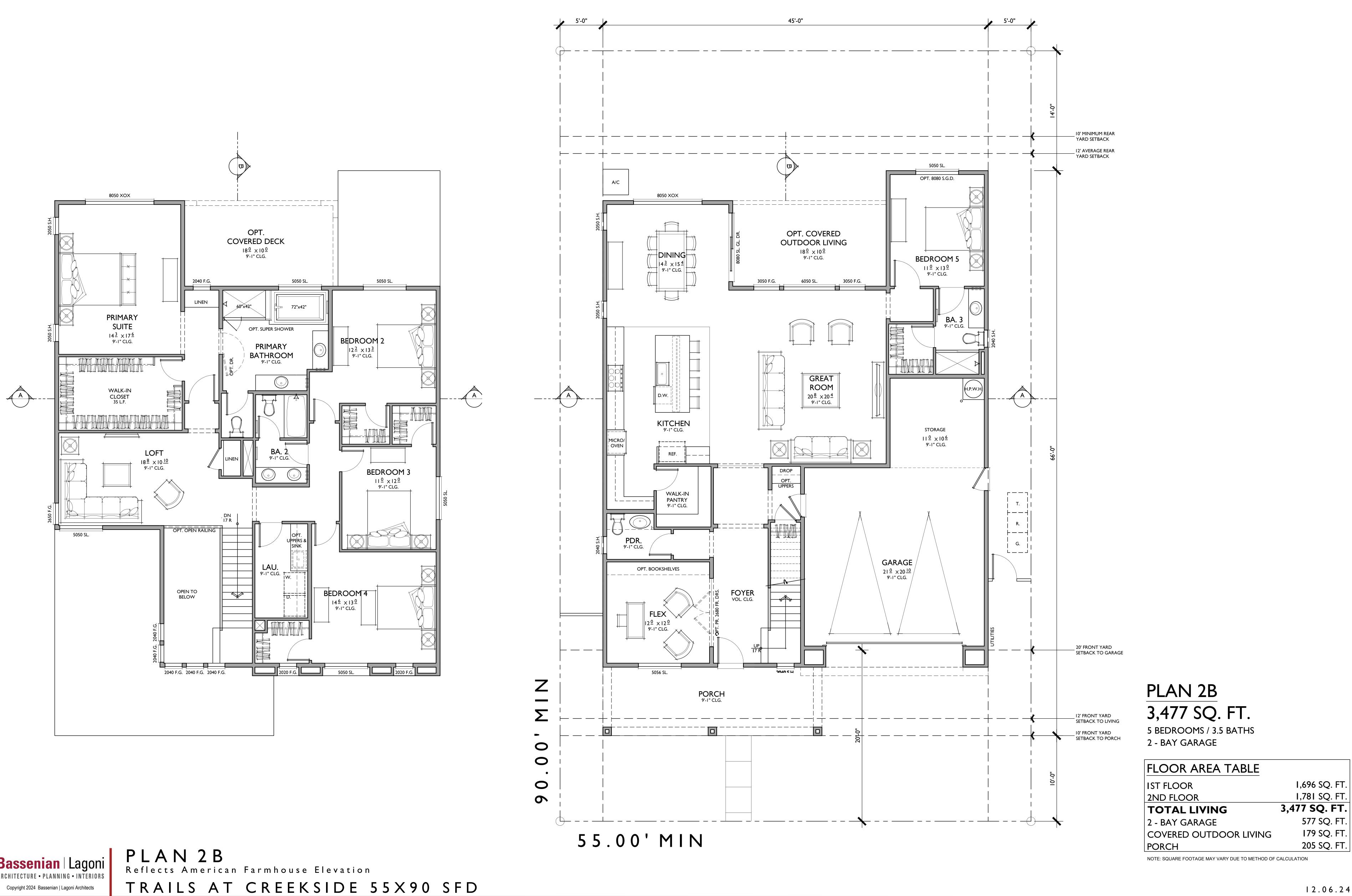
- A. CONCRETE 'S' TILE
- B. SAND FINISH STUCCO C. STUCCO OVER FOAM TRIM
- D. DECORATIVE SHUTTERS
- E. BUILT UP SHAPED FOAM EAVE
- F. DECORATIVE CLAY PIPES



EAVE: 12" ROOF MATERIAL: CONCRETE 'S' TILE





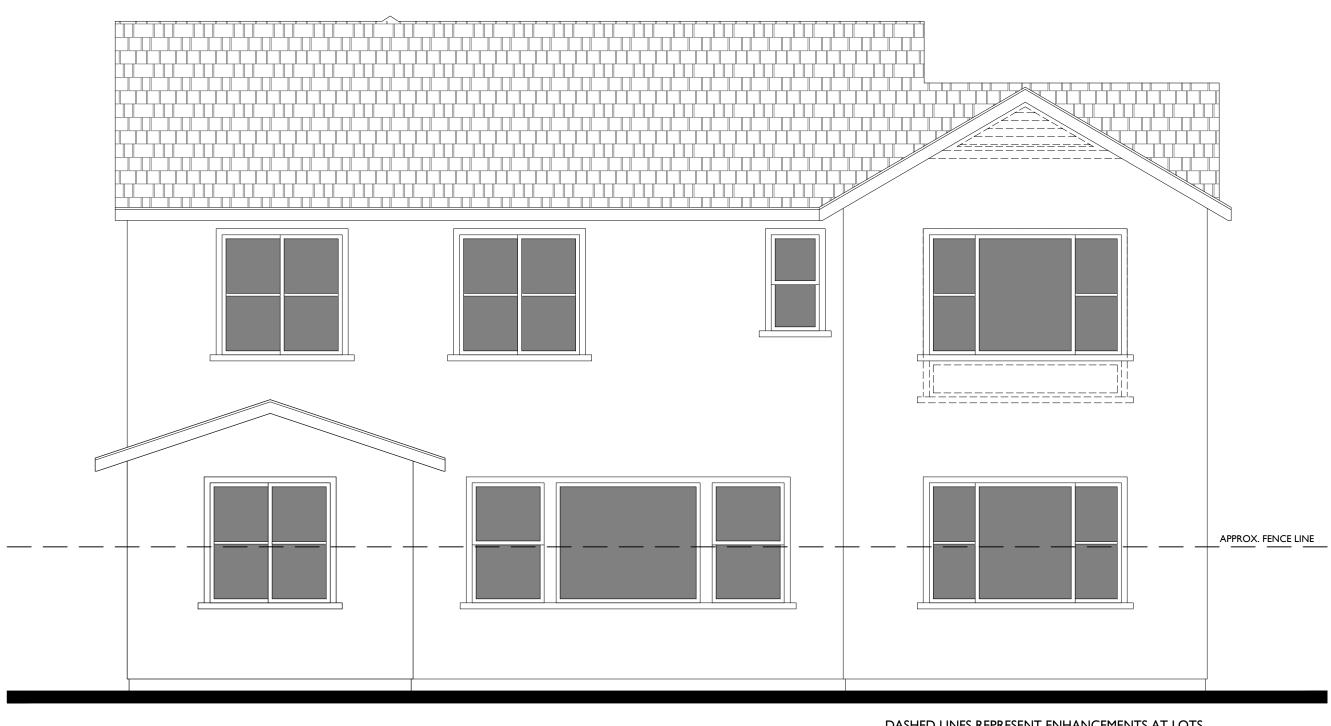




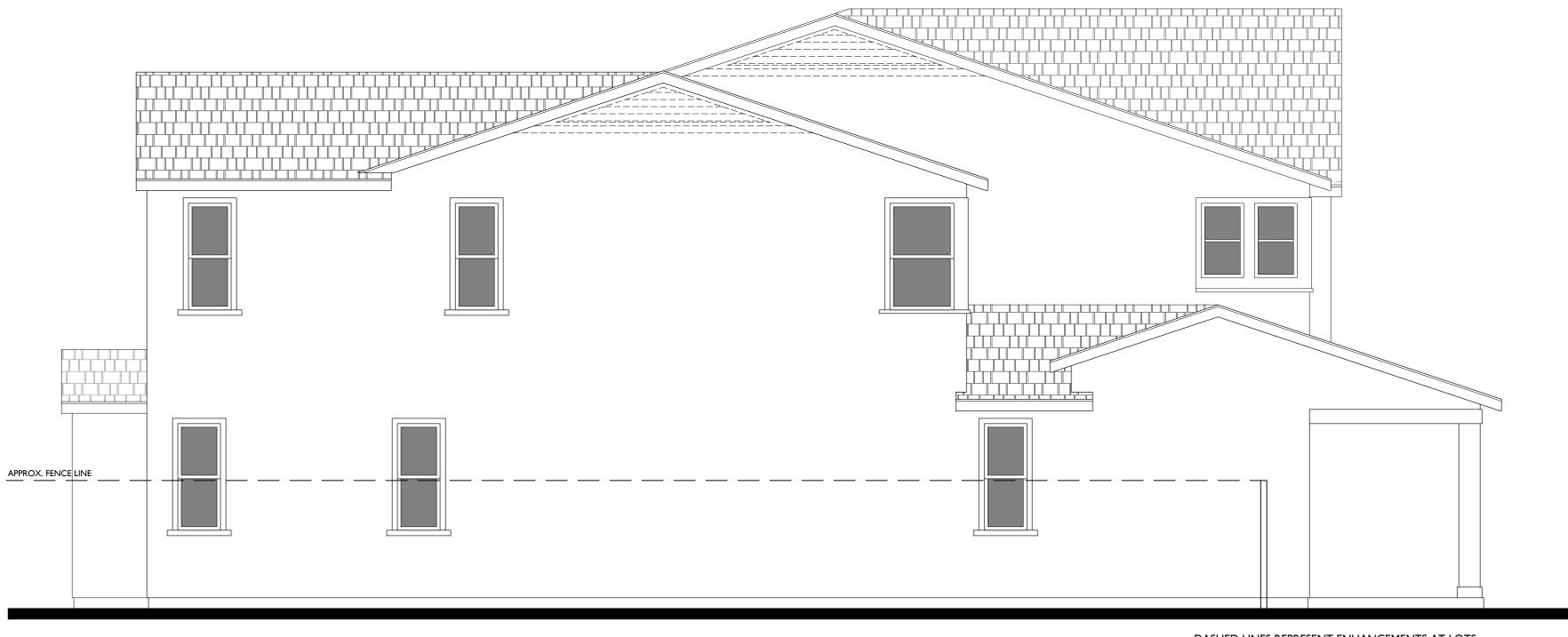


SHEET

A2.05



REAR

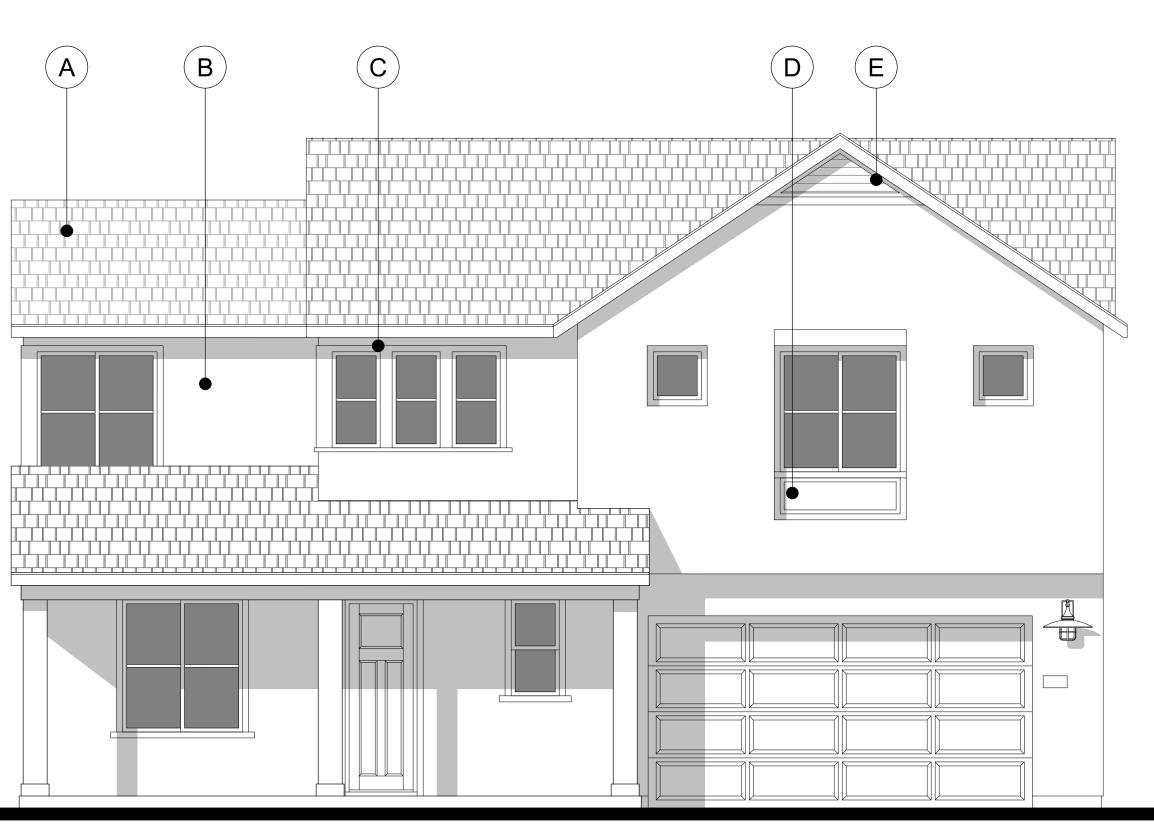


LEFT



DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY

DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY



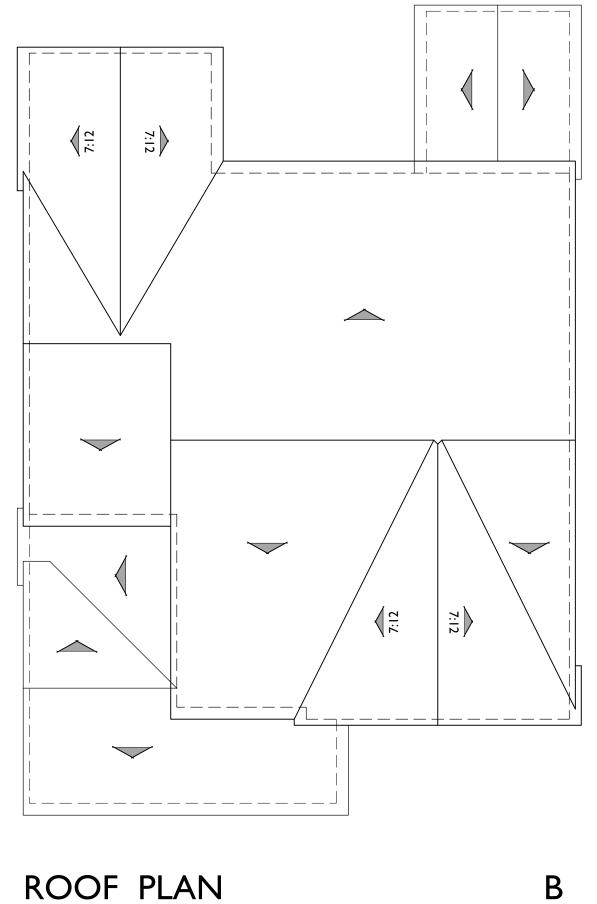
FRONT

B - AMERICAN FARMHOUSE

|/4"=|'-0"

MATERIAL LEGEND

- A. FLAT CONCRETE TILE
- B. SAND FINISH STUCCO
- C. STUCCO OVER FOAM TRIM
- D. DECORATIVE HARDIE PANEL
- E. HORIZONTAL SIDING

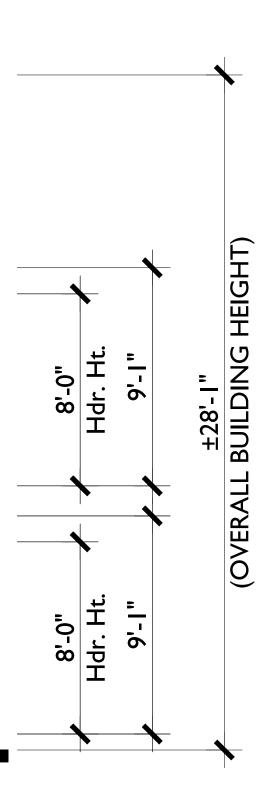


1/8"=1'-0"

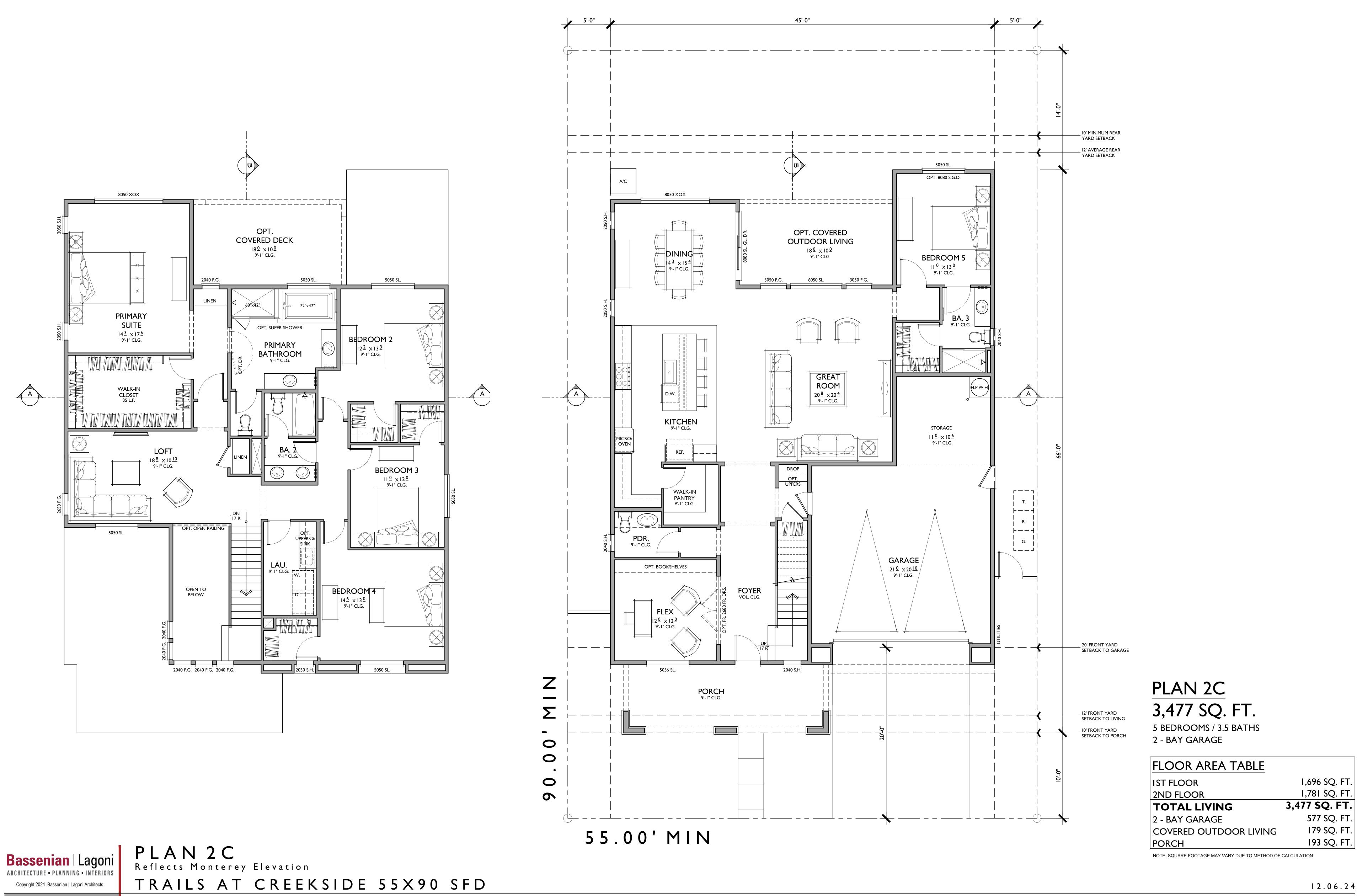
SHEET

A2.06

PITCH: 4:12 U.N.O. RAKE: 12" EAVE: 16" ROOF MATERIAL: FLAT CONCRETE TILE









SHEET A2.07

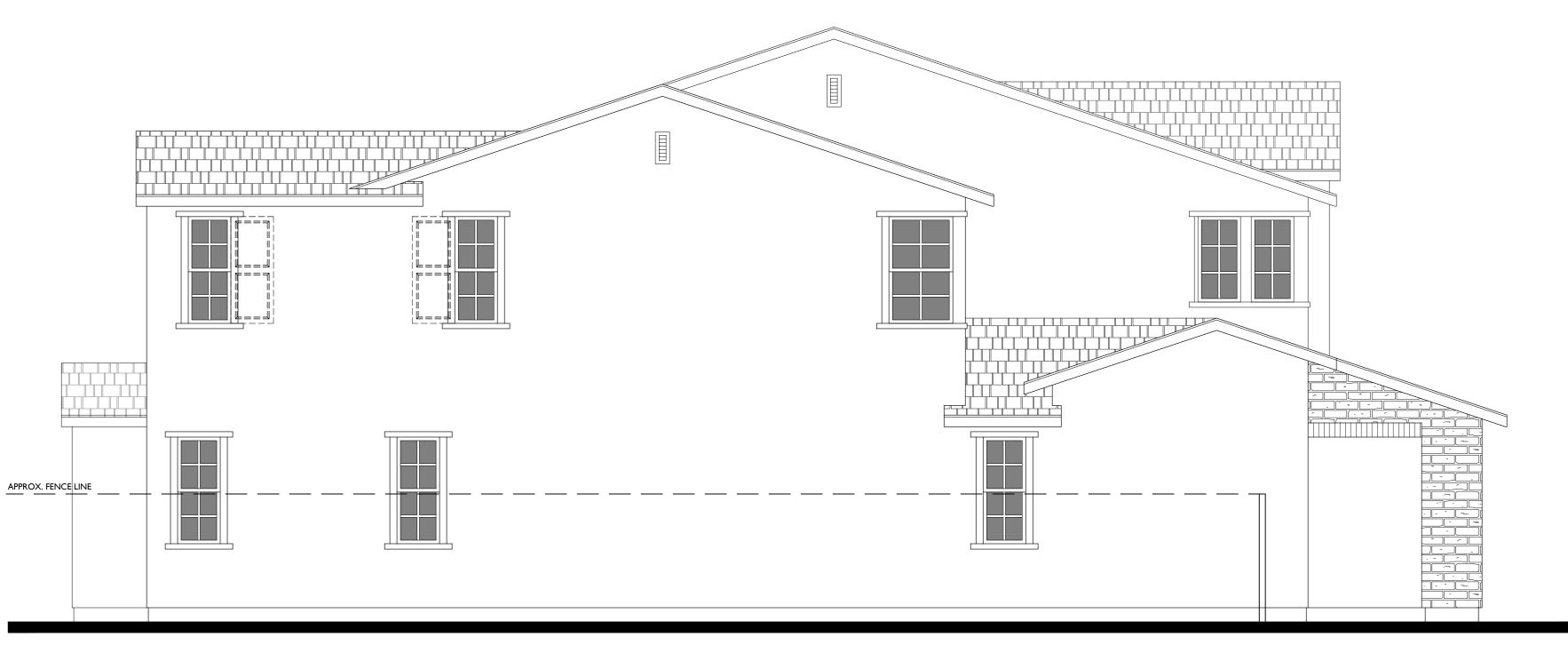










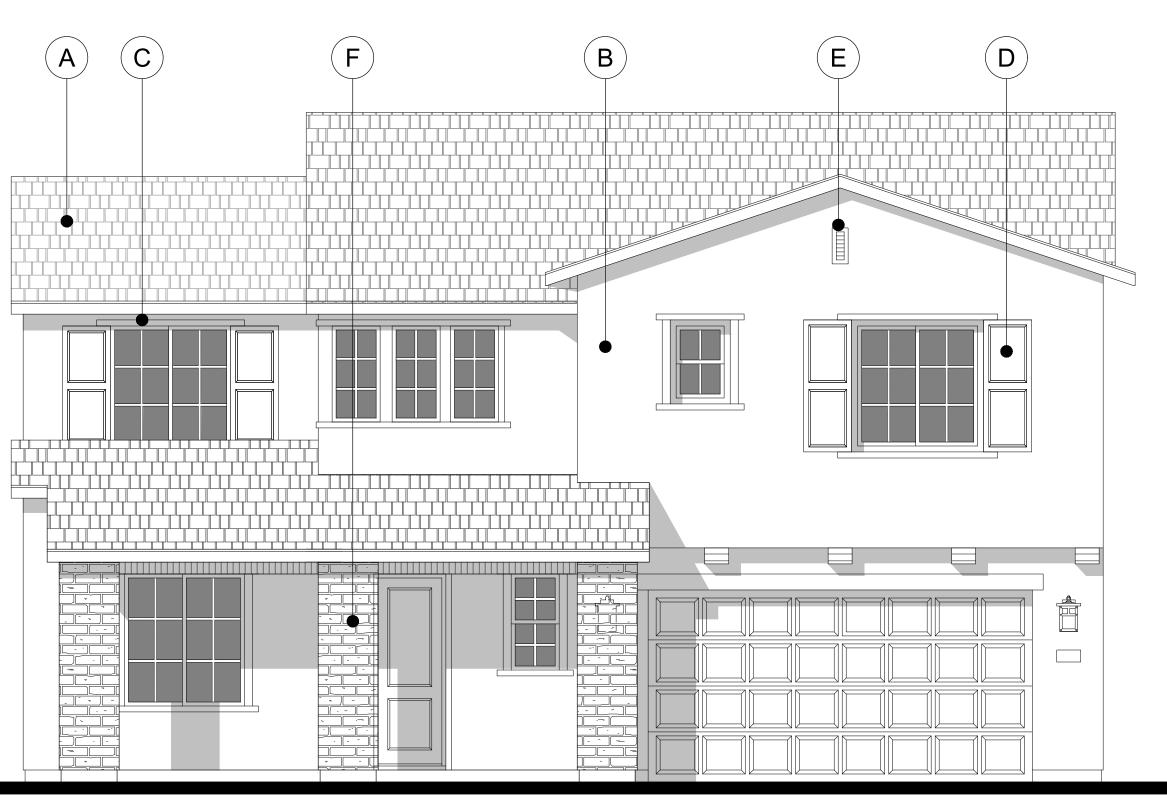


LEFT



DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY

DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY

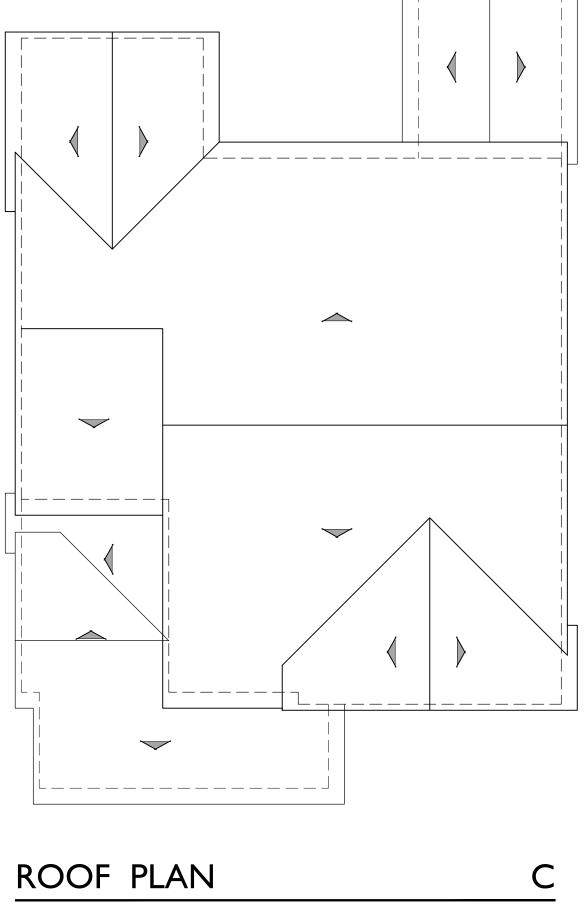


FRONT

C - MONTEREY |/4"=|'-0"

MATERIAL LEGEND

- A. FLAT CONCRETE TILE
- B. SAND FINISH STUCCO C. STUCCO OVER FOAM TRIM
- D. DECORATIVE SHUTTERS E. DECORATIVE VENT
- F. BRICK VENEER

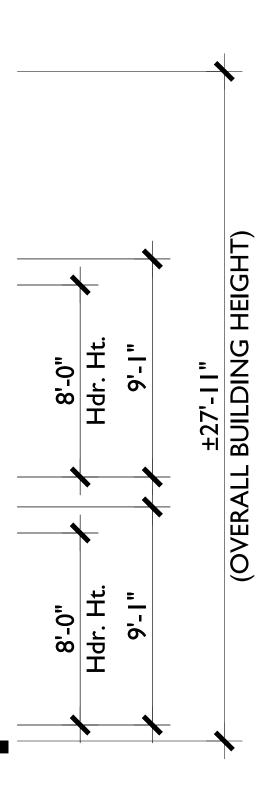


1/8"=1'-0"

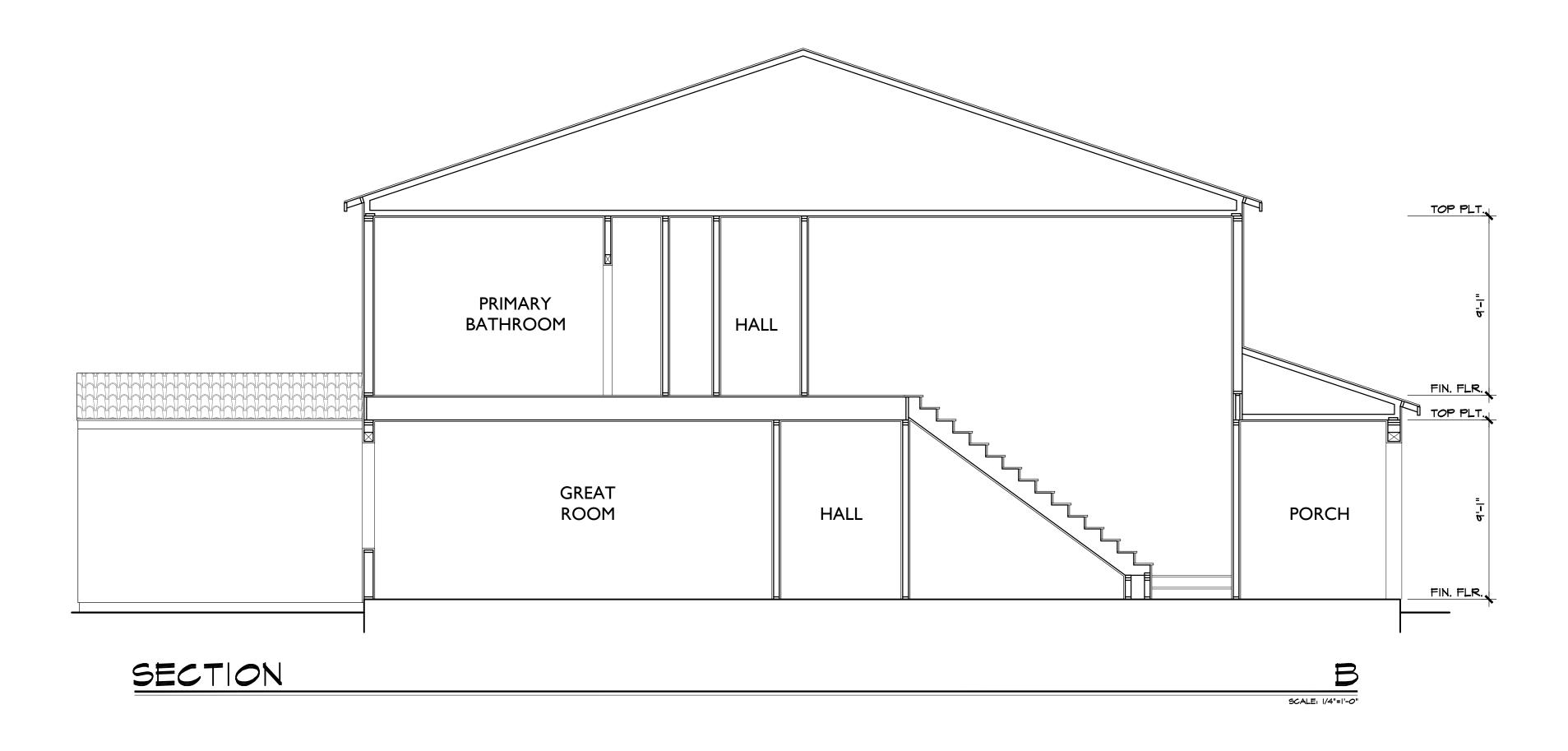
SHEET

A2.08

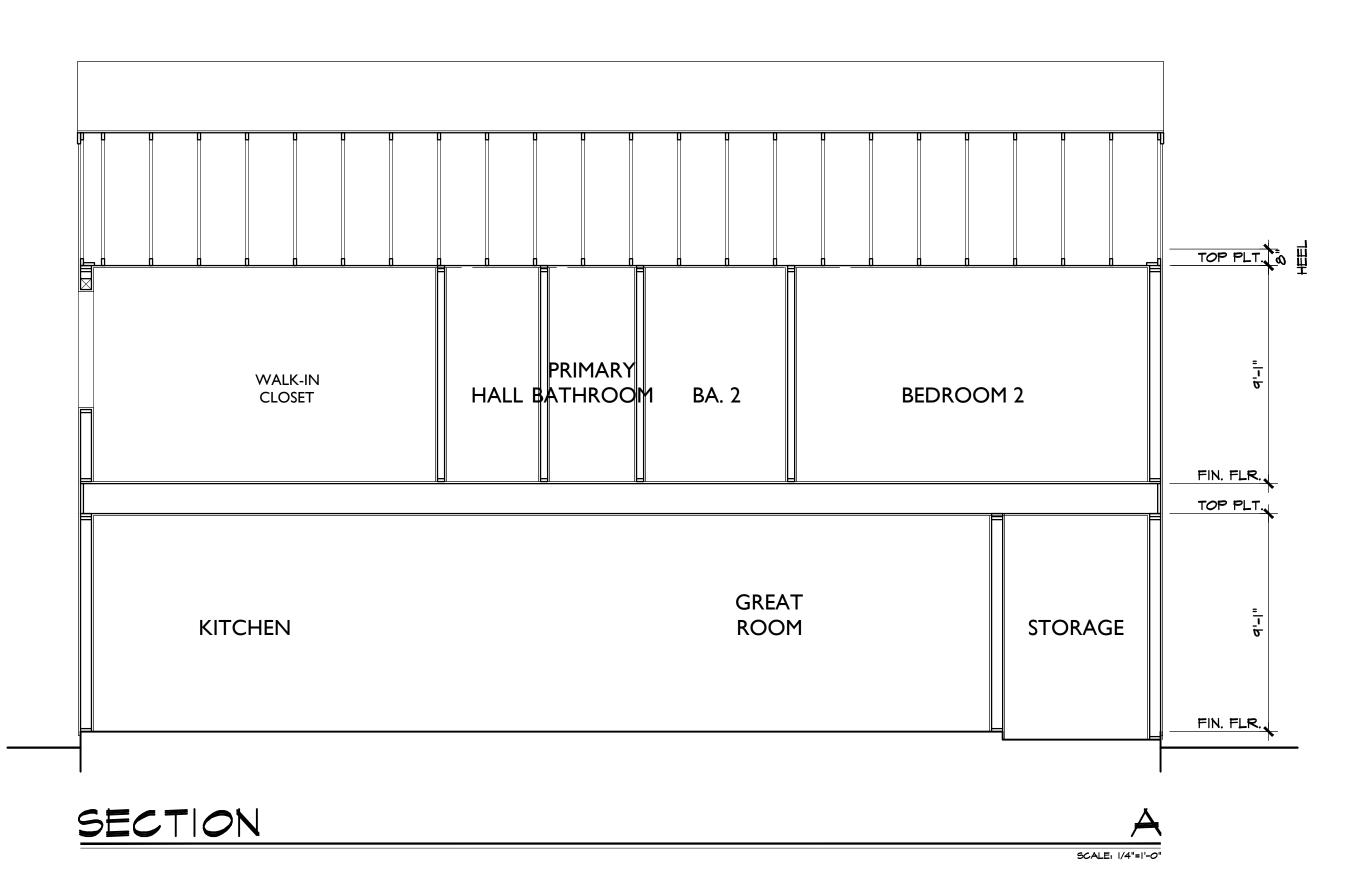
PITCH: 4:12 U.N.O. RAKE: 6" EAVE: 16" ROOF MATERIAL: CONCRETE FLAT TILE









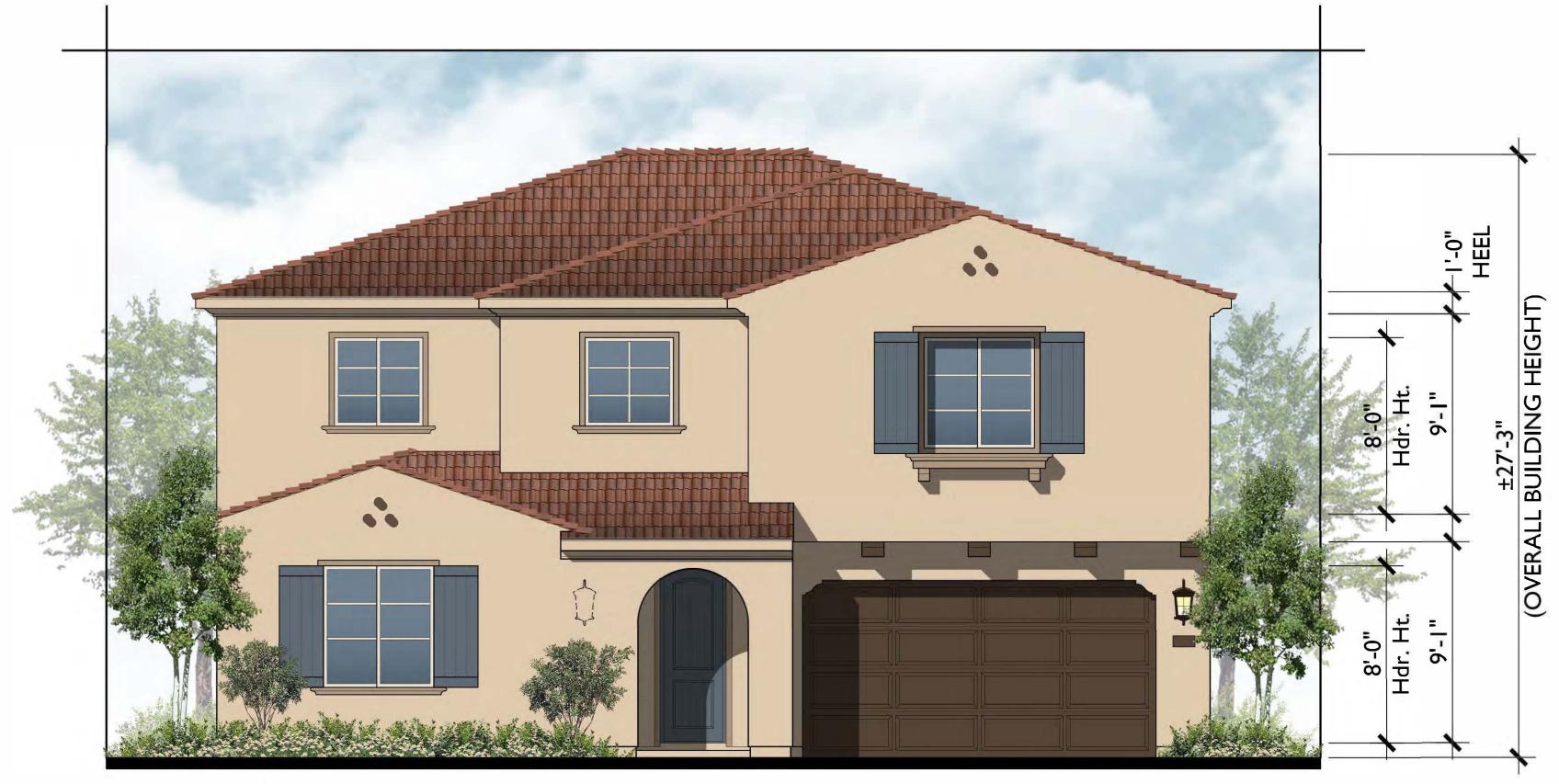






FRONT





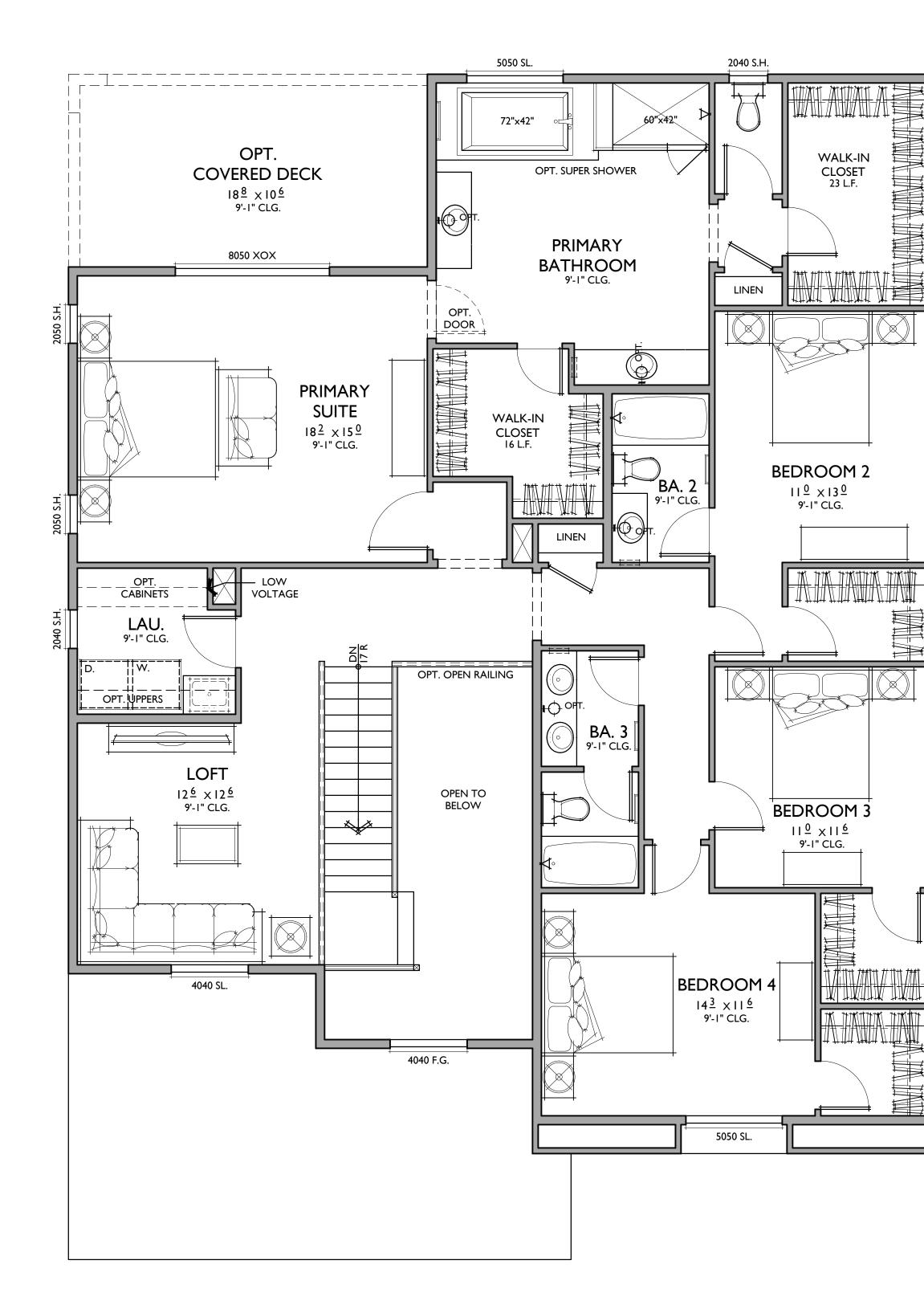
FRONT



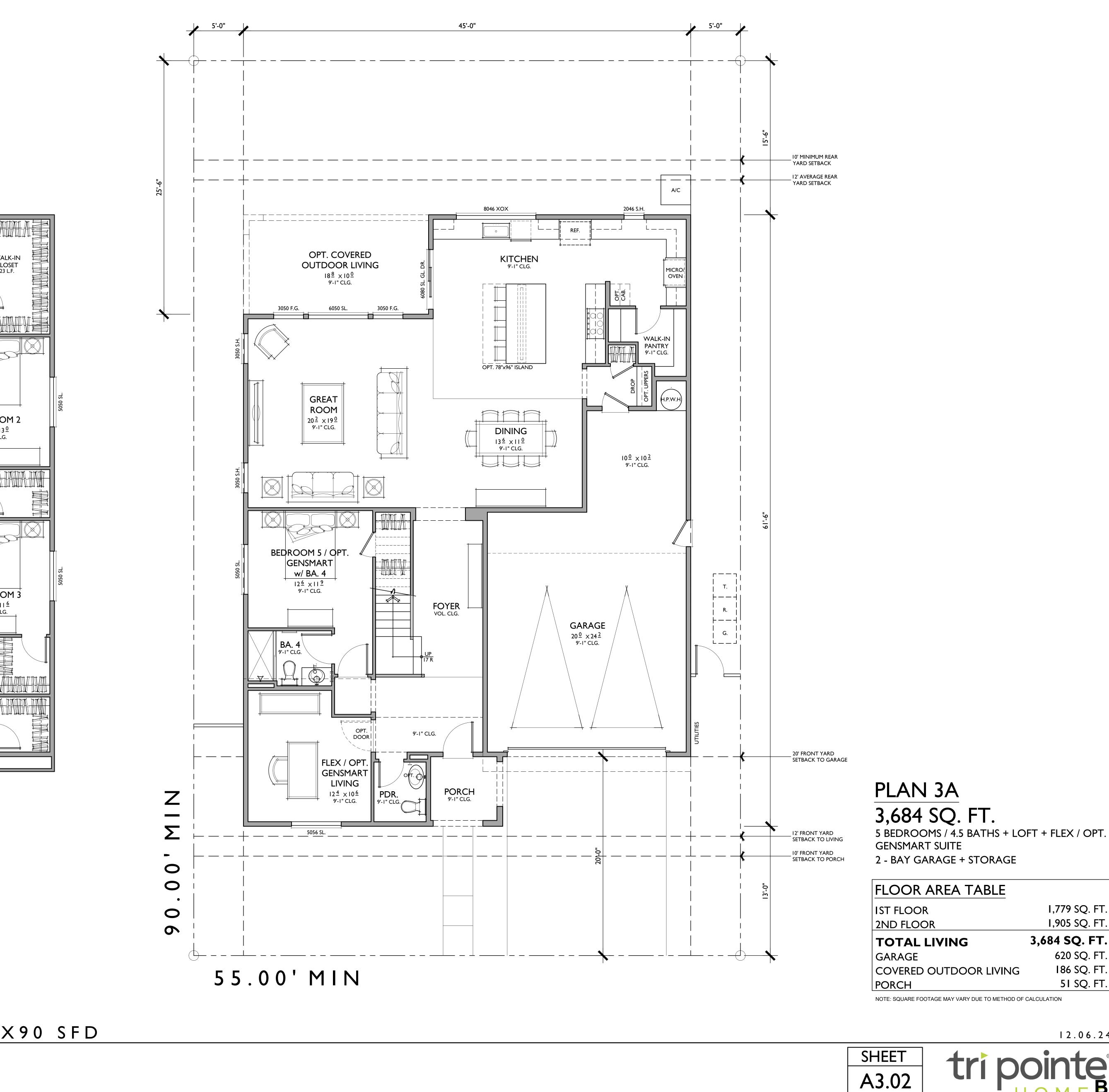
C - MONTEREY





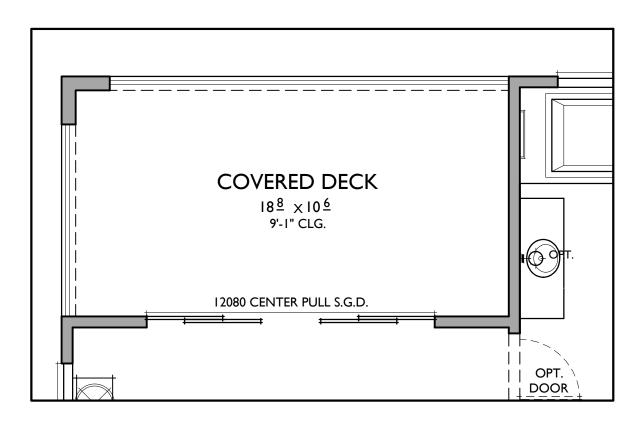


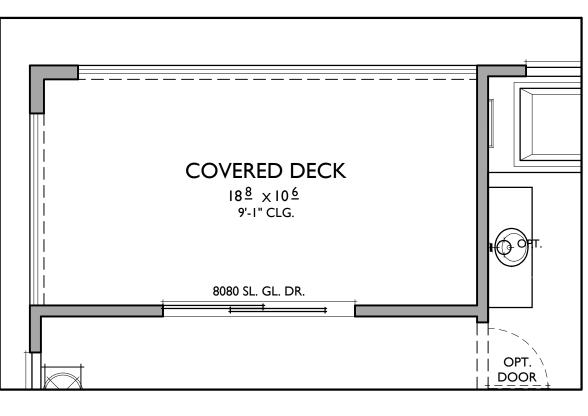






BLE	
	I,779 SQ. FT.
	I,779 SQ. FT. I,905 SQ. FT.
	3,684 SQ. FT.
	620 SQ. FT.
IVING	186 SQ. FT.
	620 SQ. FT. 186 SQ. FT. 51 SQ. FT.

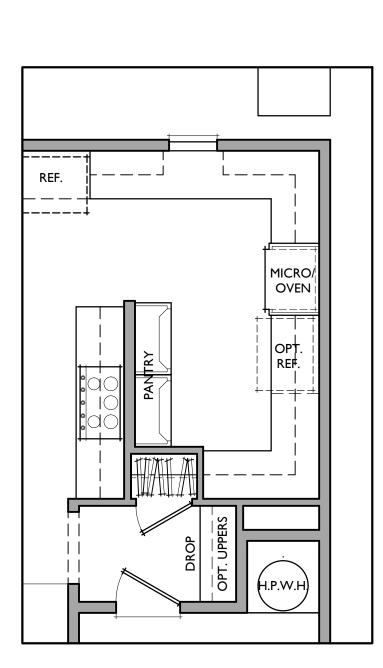




OPTIONAL COVERED DECK

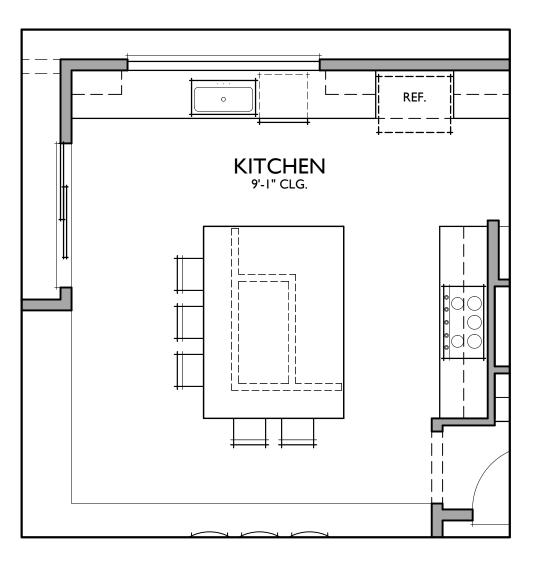
w/ 12080 CENTER PULL S.G.D.





OPTIONAL BUILT-IN PANTRY

IN LIEU OF WALK-IN PANTRY

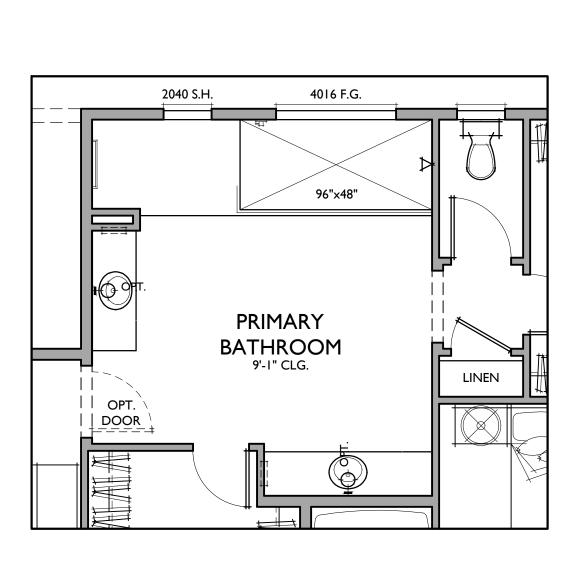


AT KITCHEN



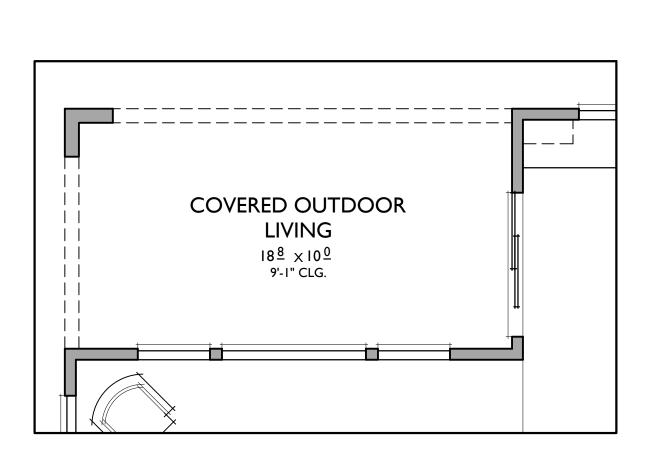


OPTIONAL COVERED DECK



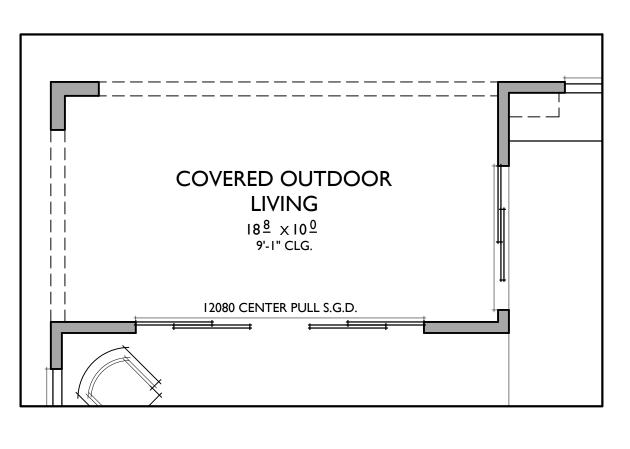
OPTIONAL SUPER SHOWER

IN LIEU OF TUB



OPTIONAL COVERED OUTDOOR LIVING

OPTIONAL EXTENDED ISLAND



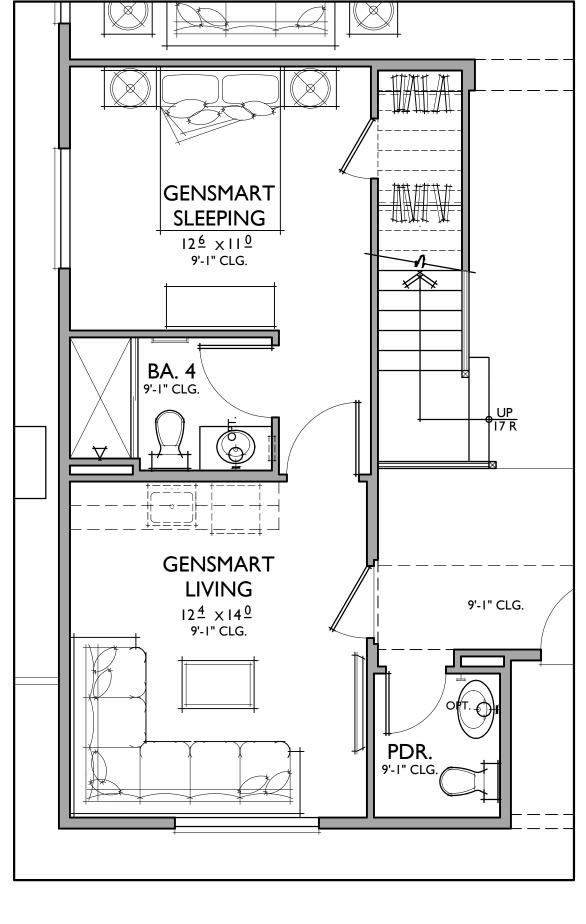
OPTIONAL 12080 CENTER PULL S.G.D.

AT COVERED OUTDOOR LIVING

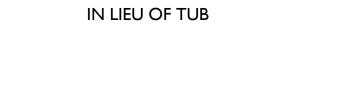
SHEET A3.03

9'-1" CLG. GENSMART LIVING $12^{4} \times 14^{0}$ 9'-1" CLG.

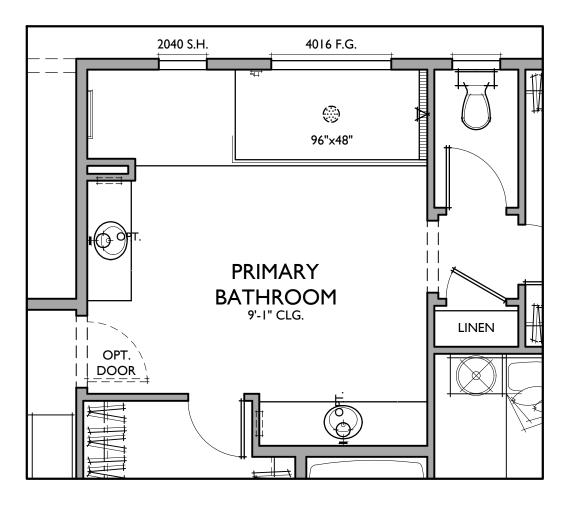
IN LIEU OF FLEX



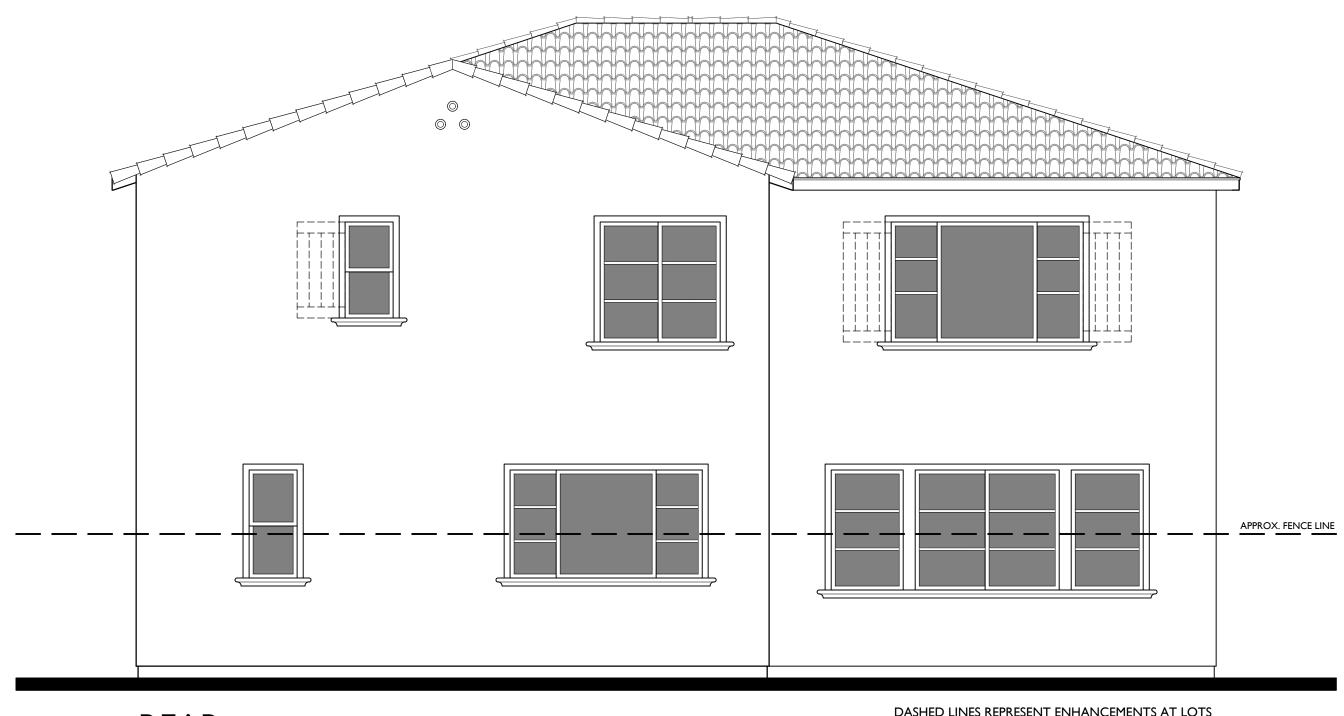
OPTIONAL GENSMART SUITE w/ BA. 4



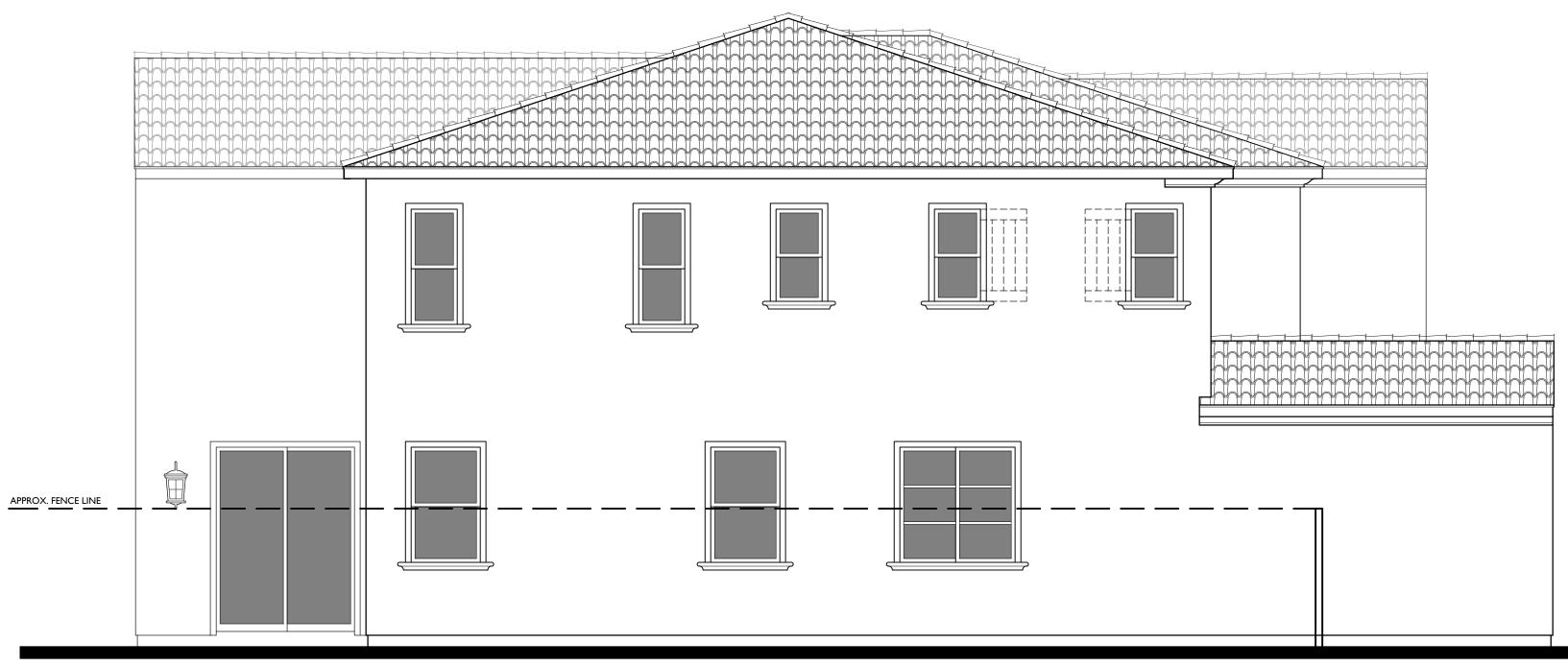
OPTIONAL SPA SHOWER



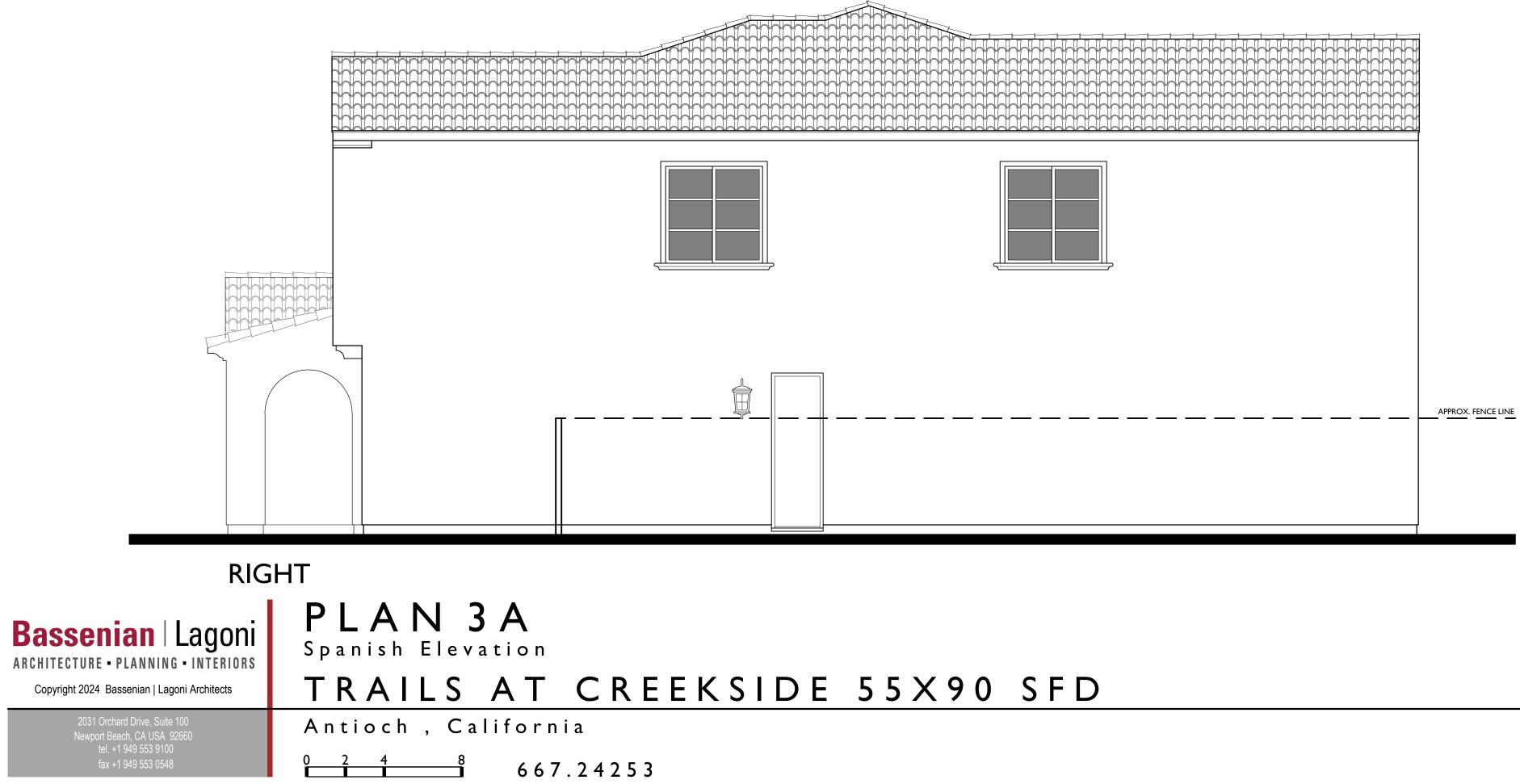






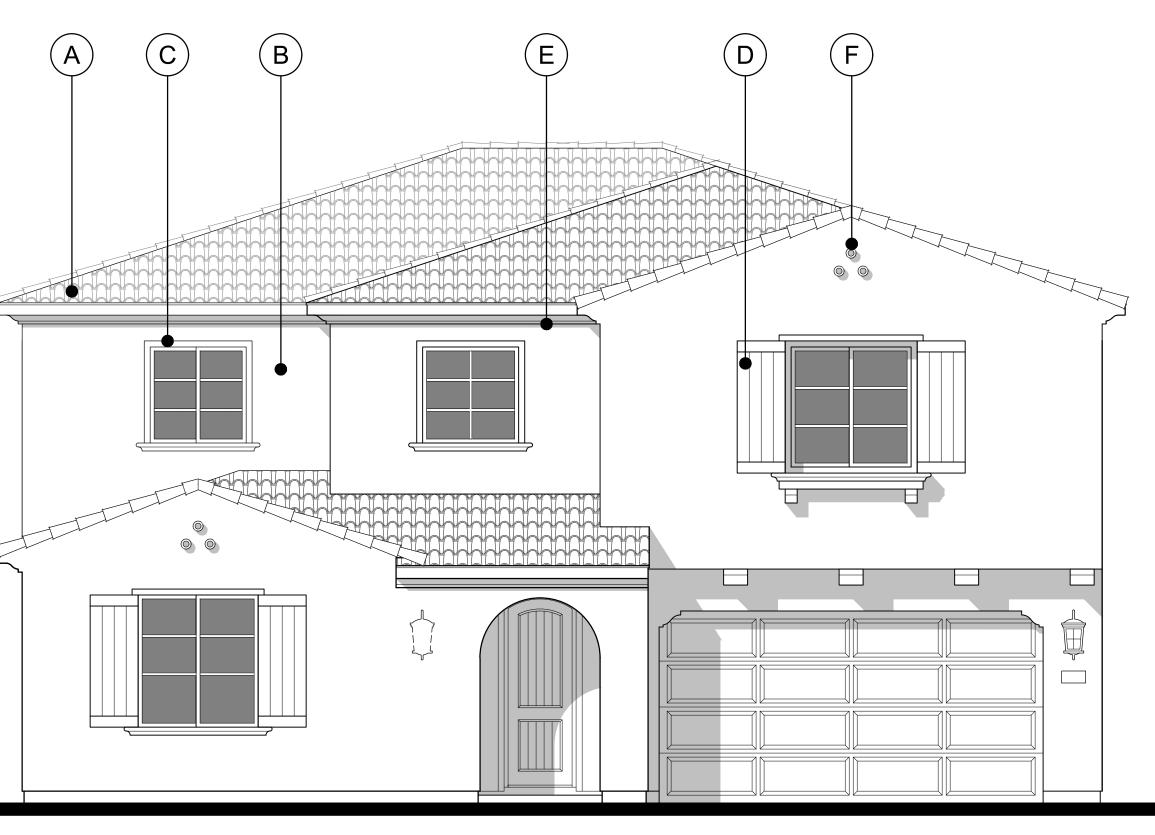


LEFT





DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY

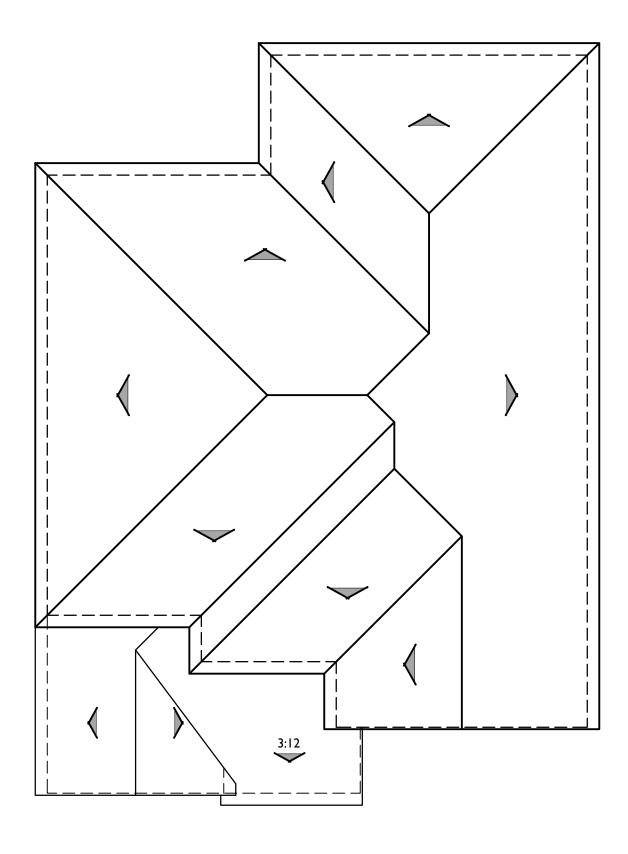


FRONT

MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. SAND FINISH STUCCO
- C. STUCCO OVER FOAM TRIM D. DECORATIVE SHUTTERS
- E. BUILT UP SHAPED FOAM EAVE
- F. DECORATIVE CLAY PIPES

A - SPANISH |/4"=|'-0"



Α

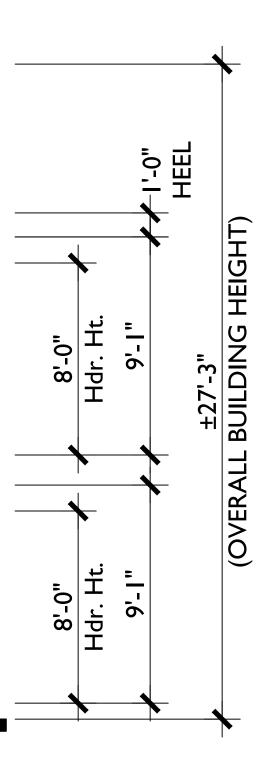
1/8"=1'-0"

SHEET

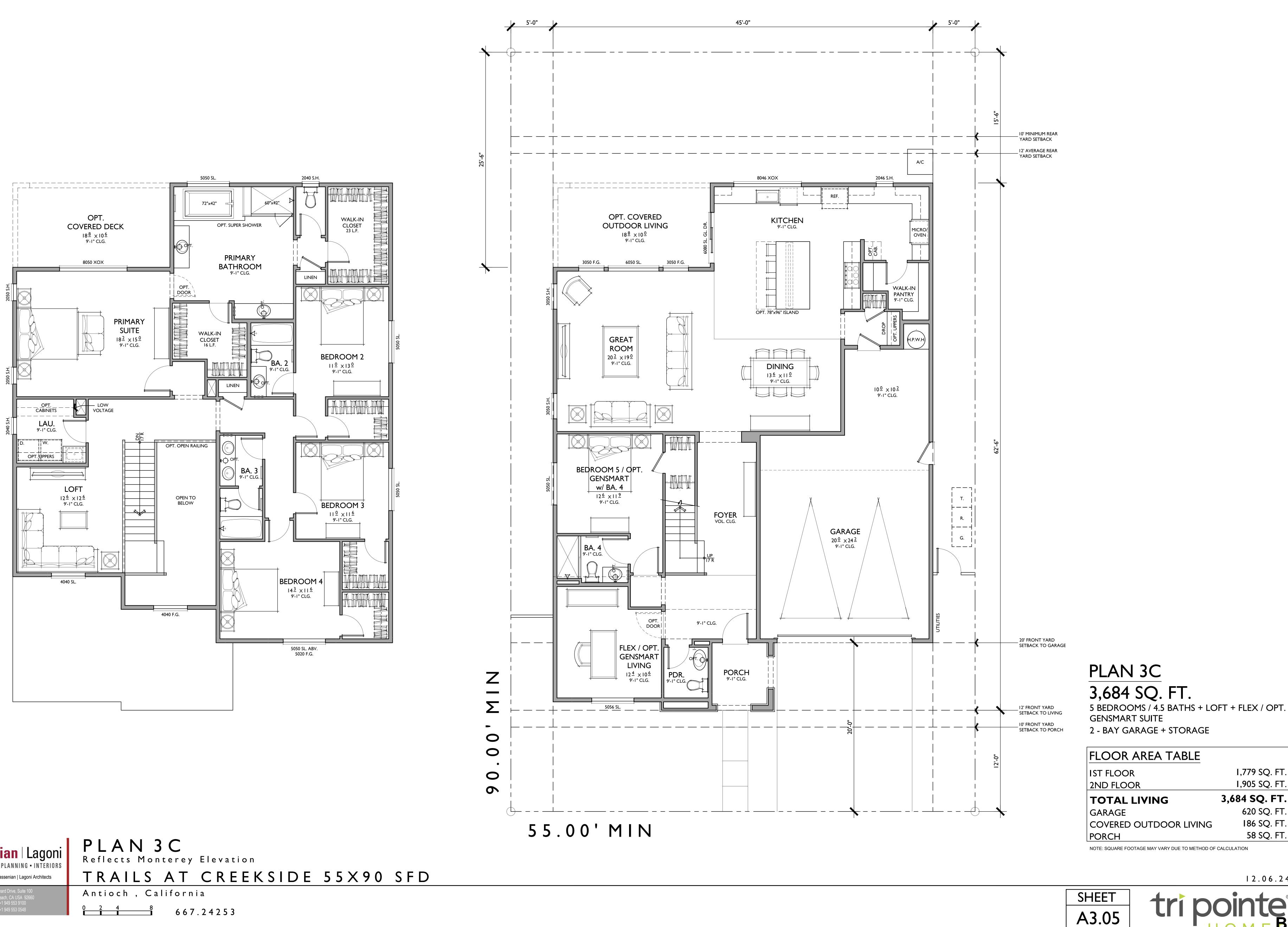
A3.04



PITCH: 4:12 U.N.O. RAKE: TIGHT EAVE: 12" ROOF MATERIAL: CONCRETE 'S' TILE



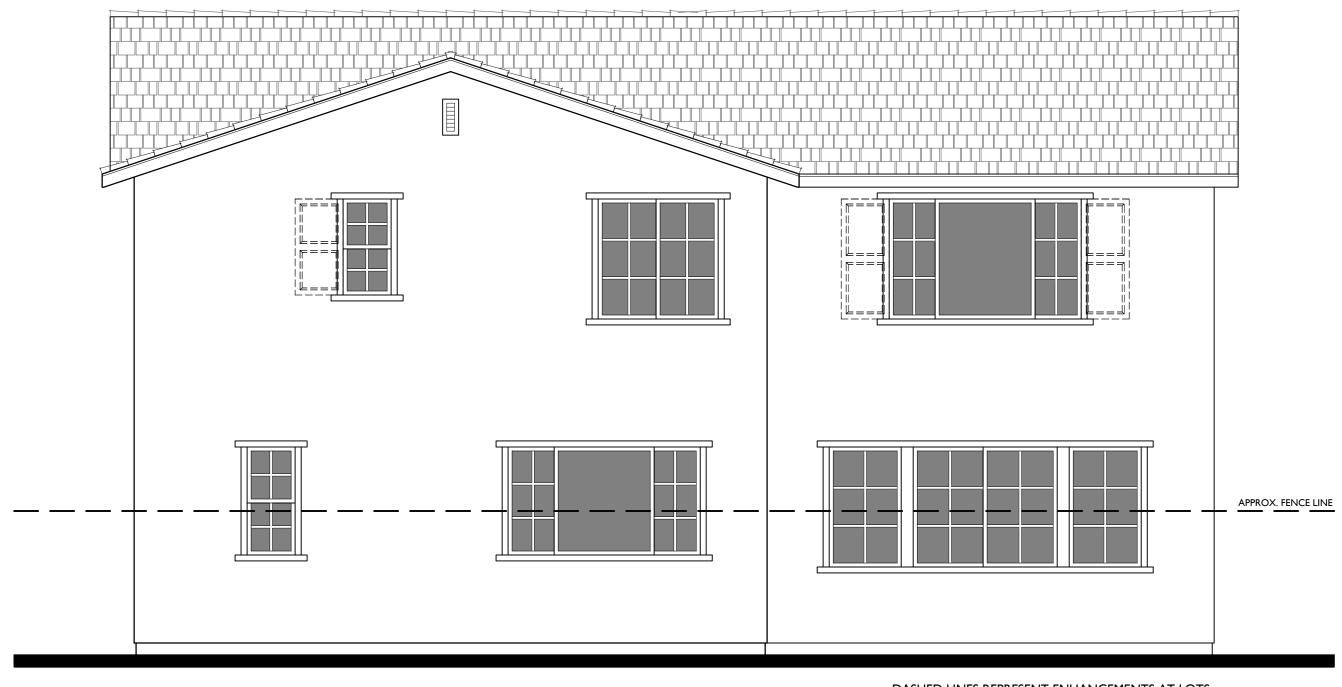






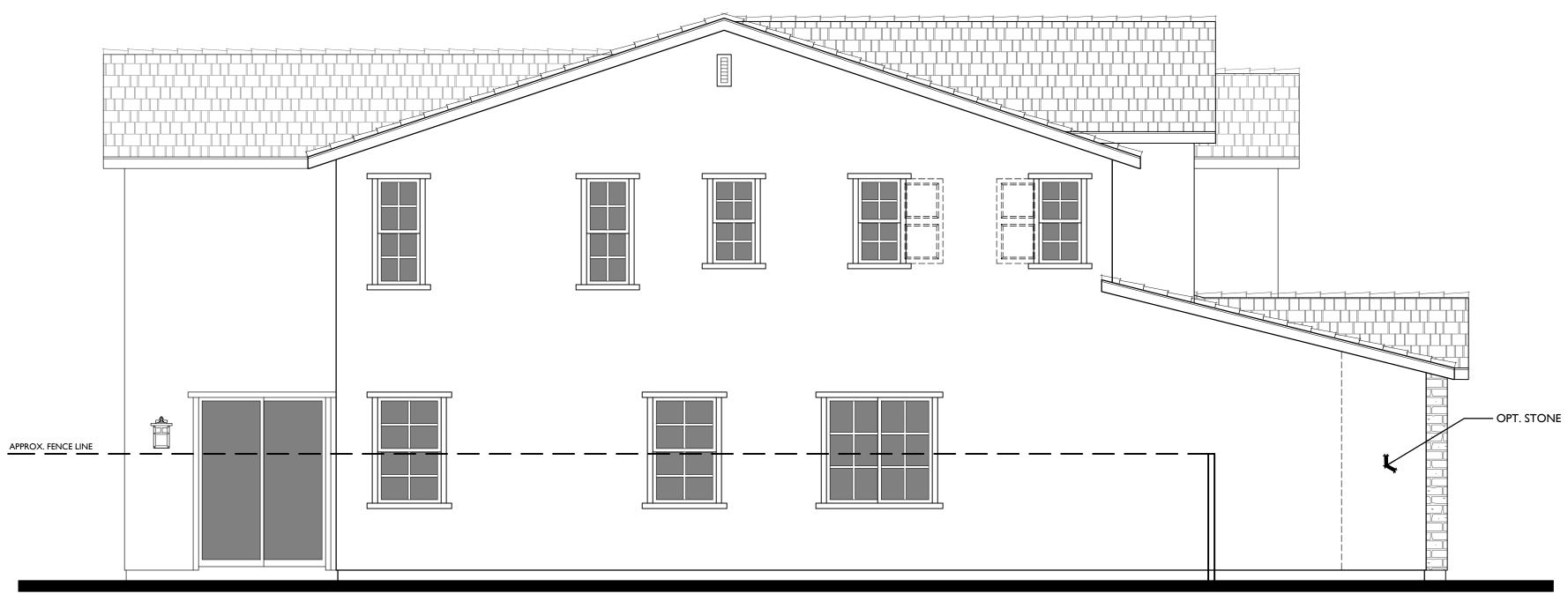


BLE	
	I,779 SQ. FT.
	I,779 SQ. FT. I,905 SQ. FT.
	3,684 SQ. FT. 620 SQ. FT. 186 SQ. FT. 58 SQ. FT.
	620 SQ. FT.
IVING	186 SQ. FT.
	58 SQ. FT.

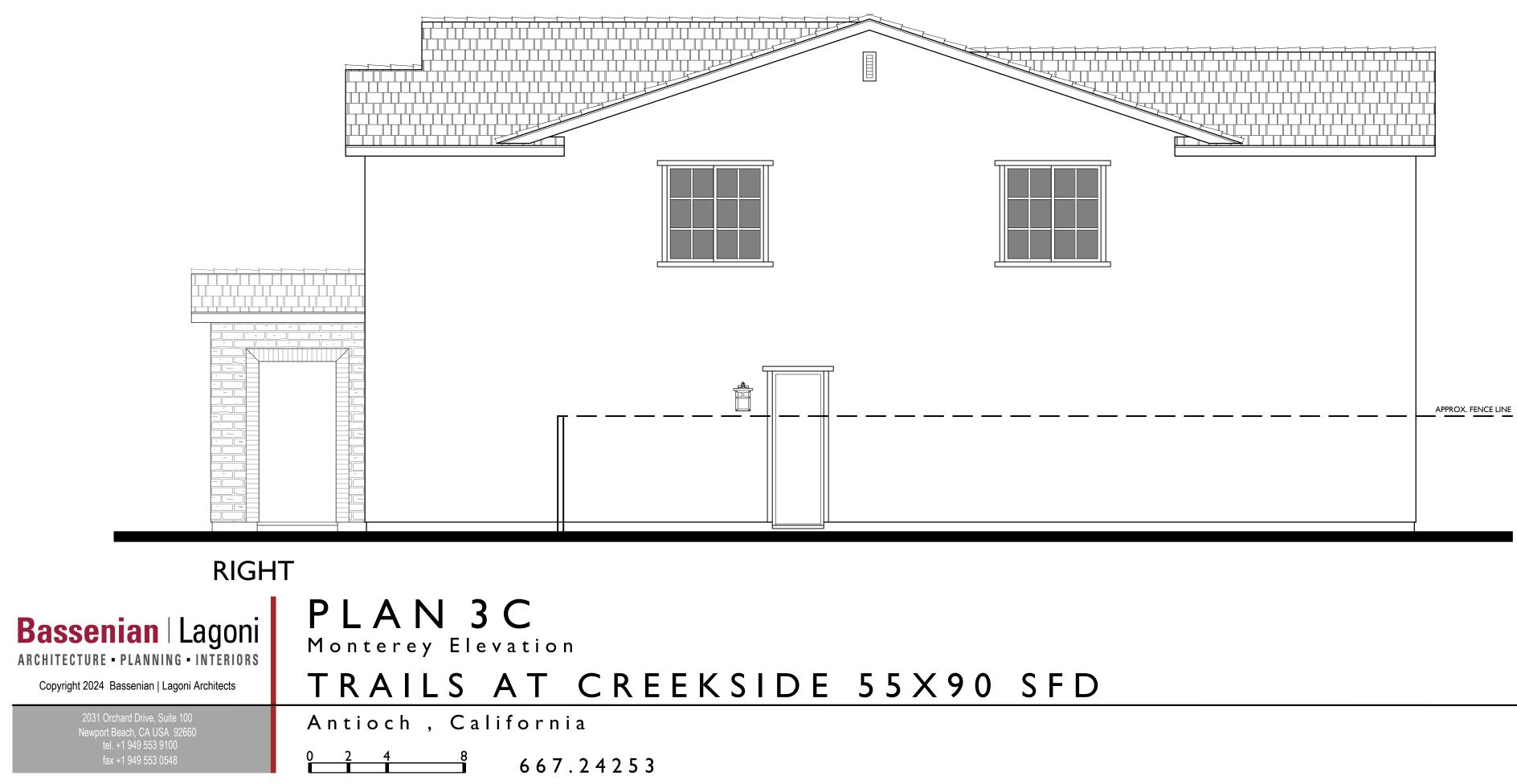


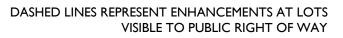
REAR



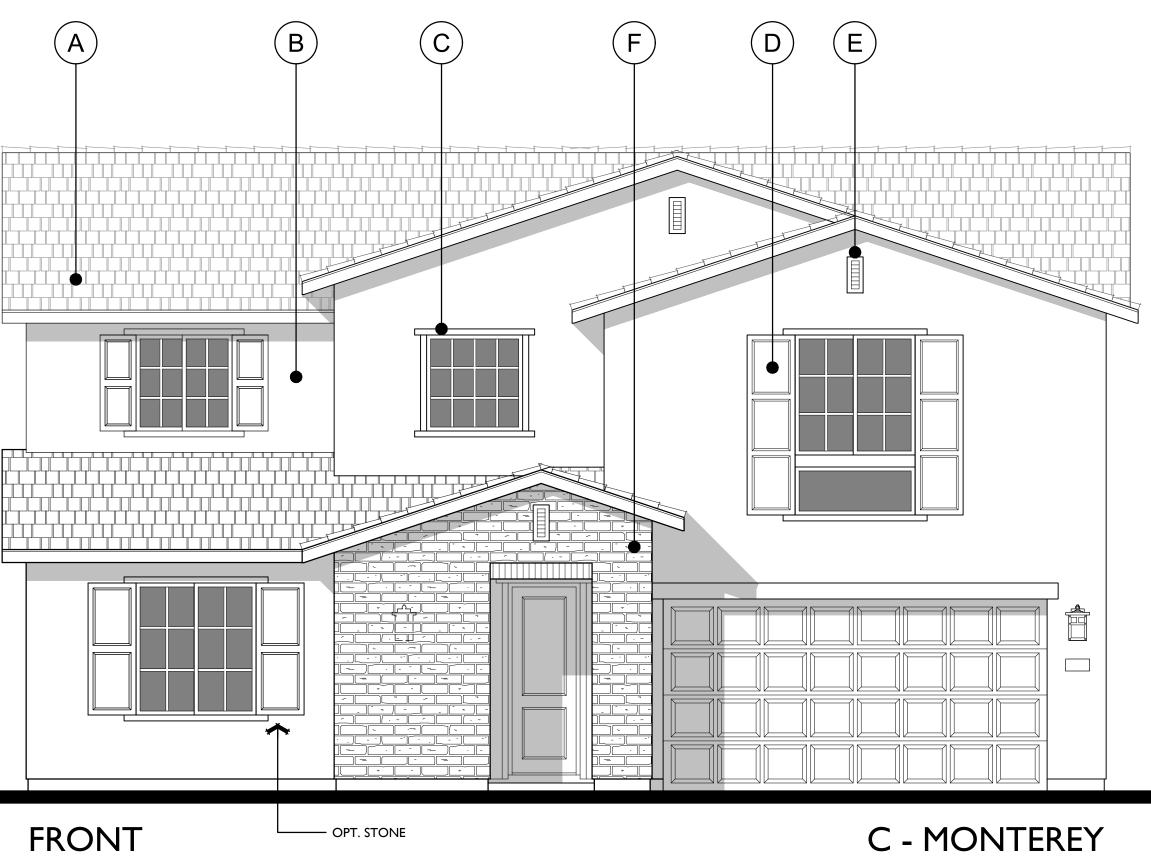


LEFT

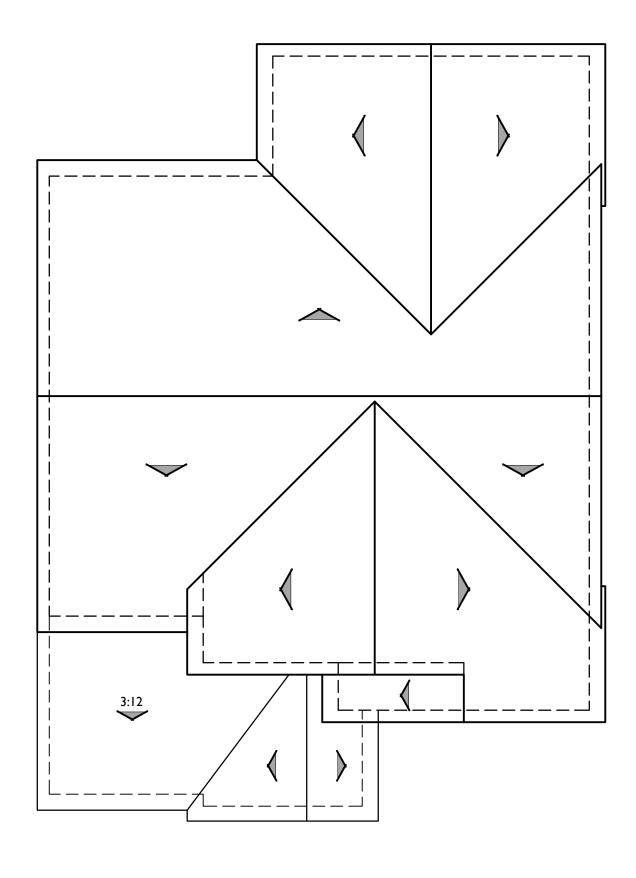


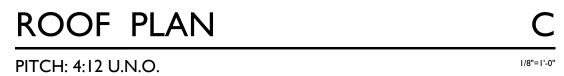


DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY



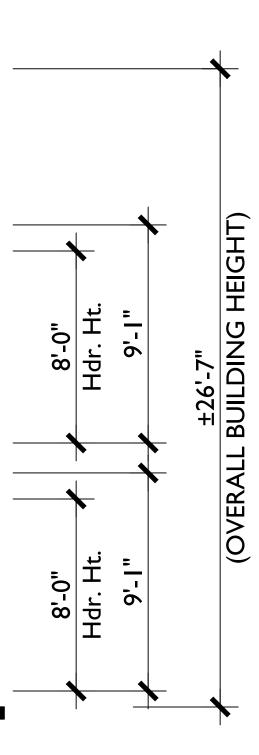
- MATERIAL LEGEND
- A. FLAT CONCRETE TILE
- B. SAND FINISH STUCCO C. STUCCO OVER FOAM TRIM
- D. DECORATIVE SHUTTERS E. DECORATIVE VENT
- F. BRICK VENEER





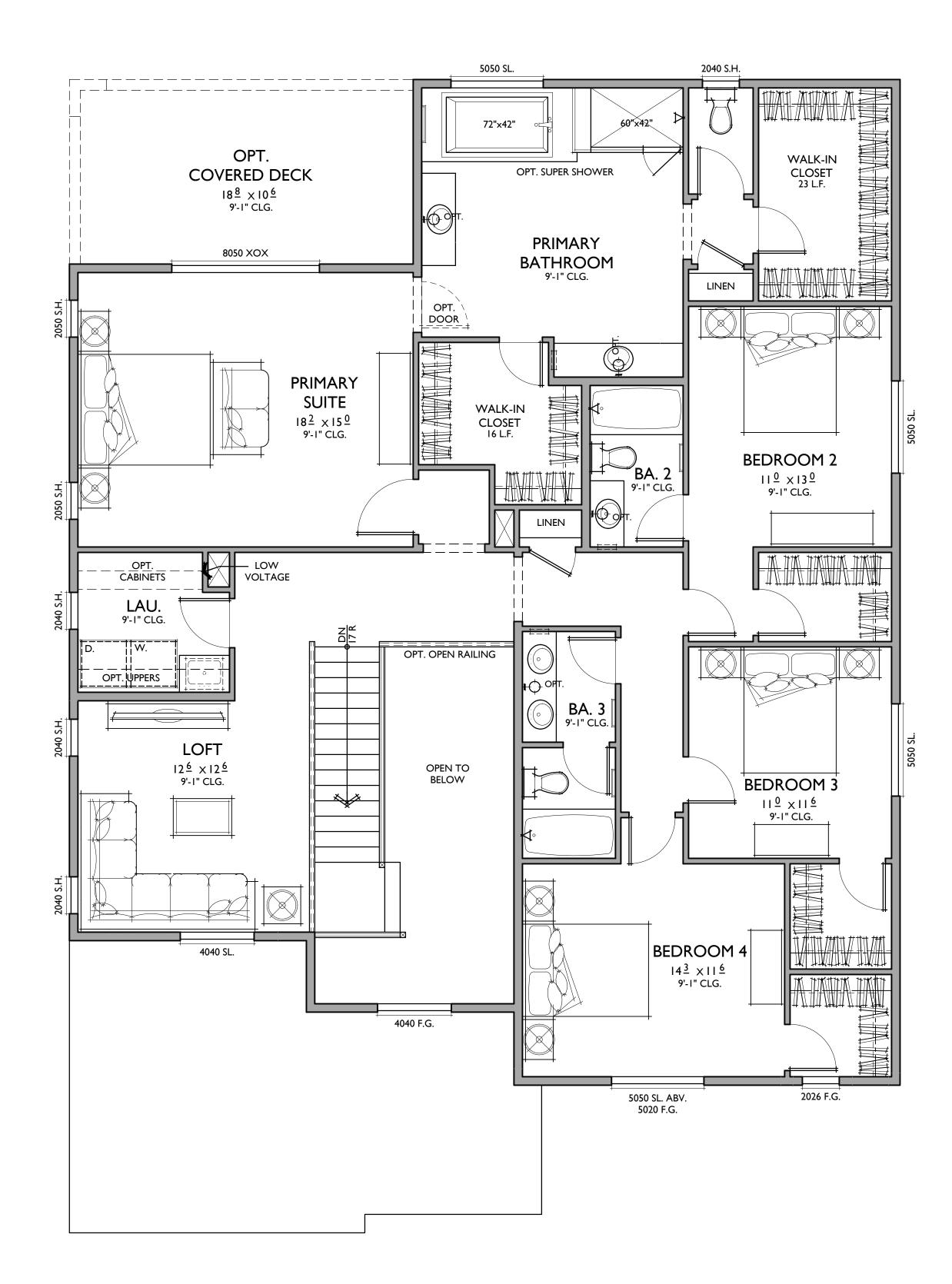
PITCH: 4:12 U.N.O. RAKE: 12" EAVE: 16" ROOF MATERIAL: CONCRETE FLAT TILE



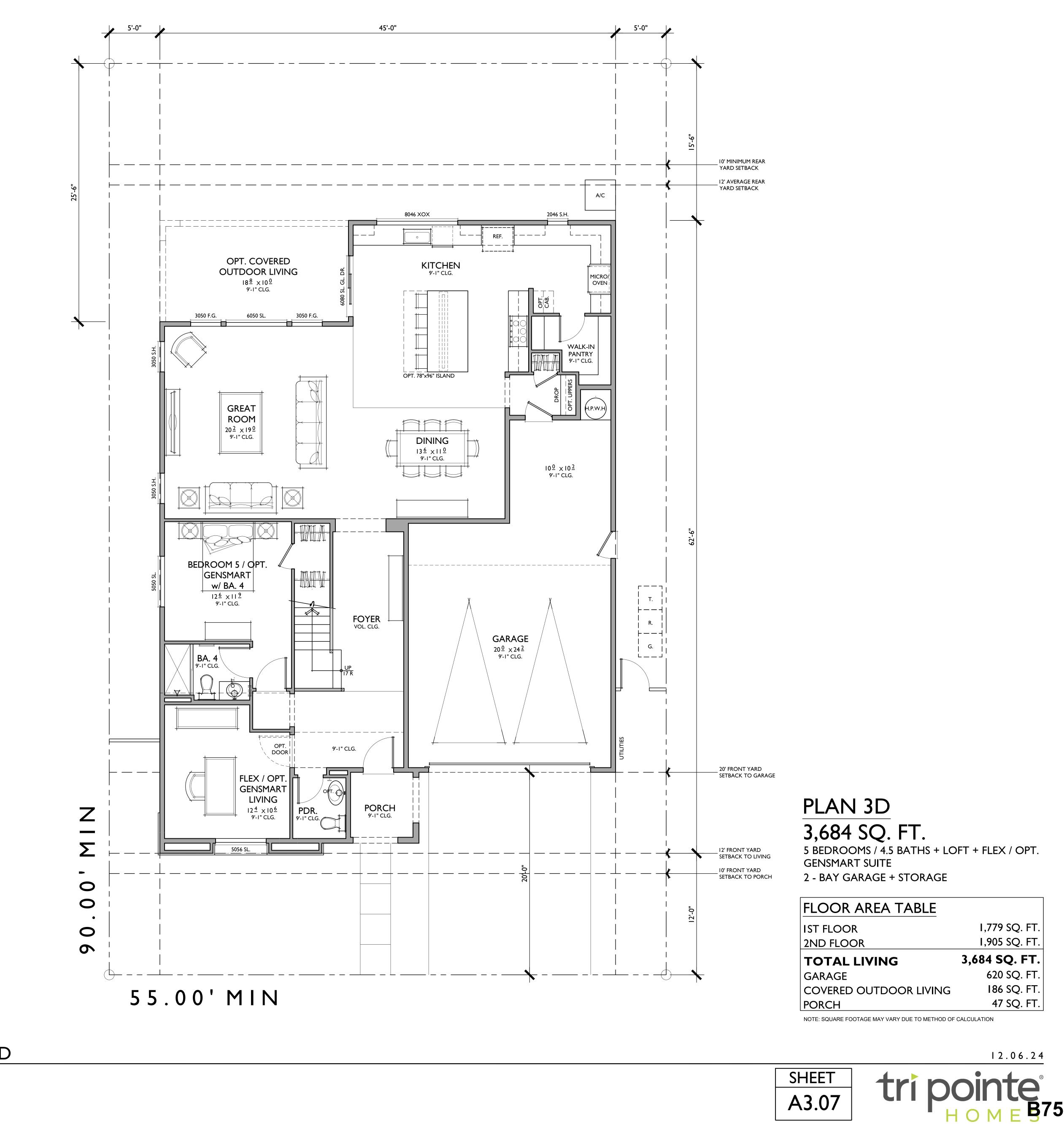


1/4"=1'-0"

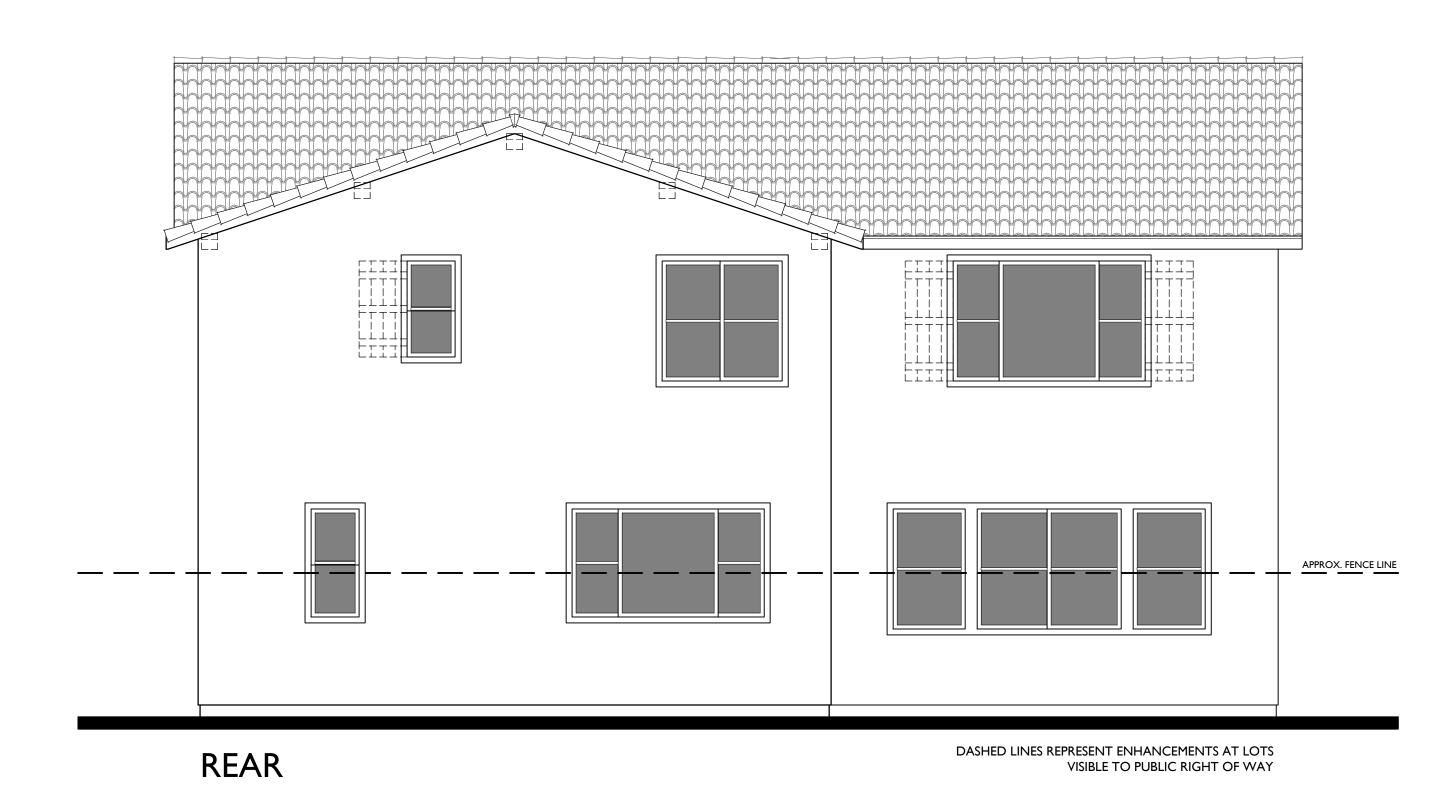


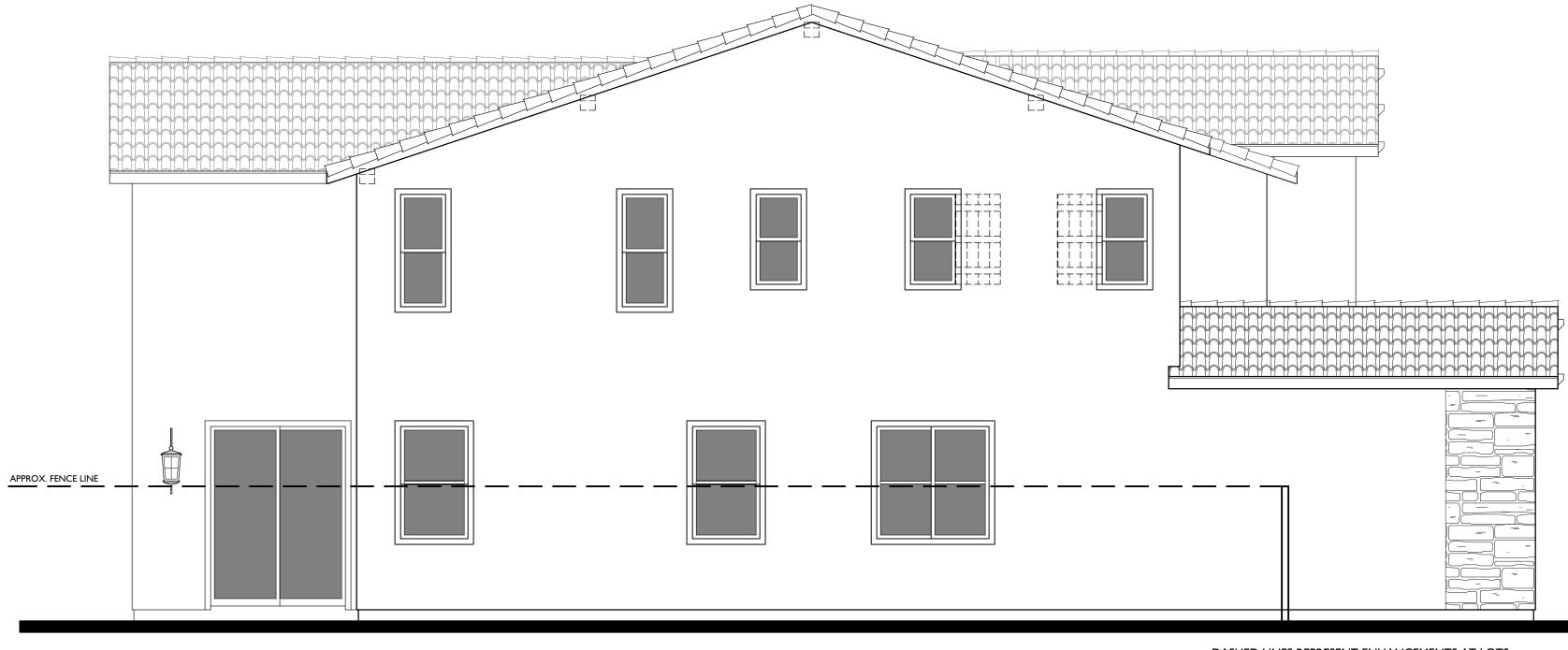




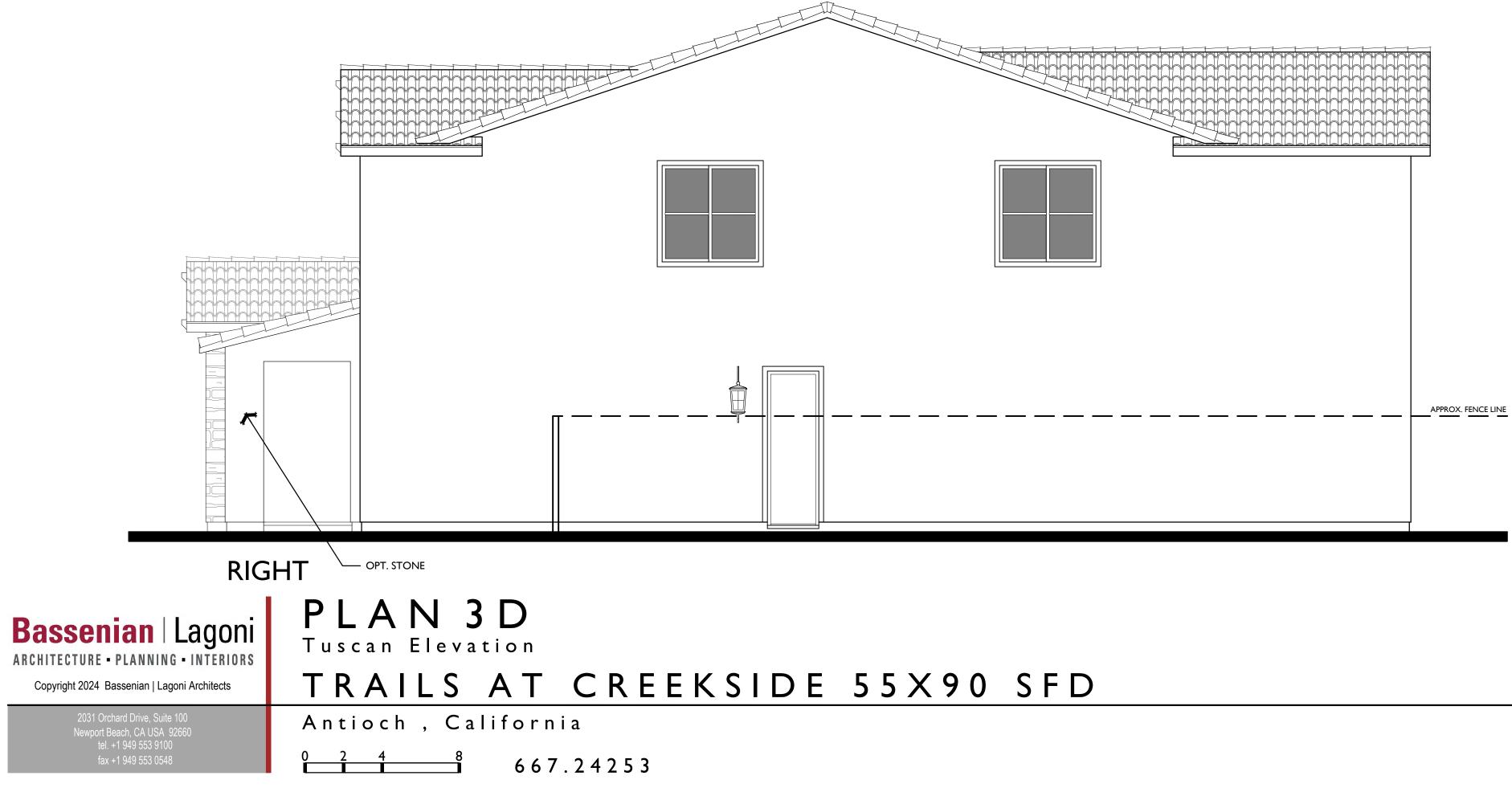


BLE	
	I,779 SQ. FT. I,905 SQ. FT.
	I,905 SQ. FT.
	3,684 SQ. FT. 620 SQ. FT. 186 SQ. FT. 47 SQ. FT.
	620 SQ. FT.
IVING	186 SQ. FT.
	47 SQ. FT.

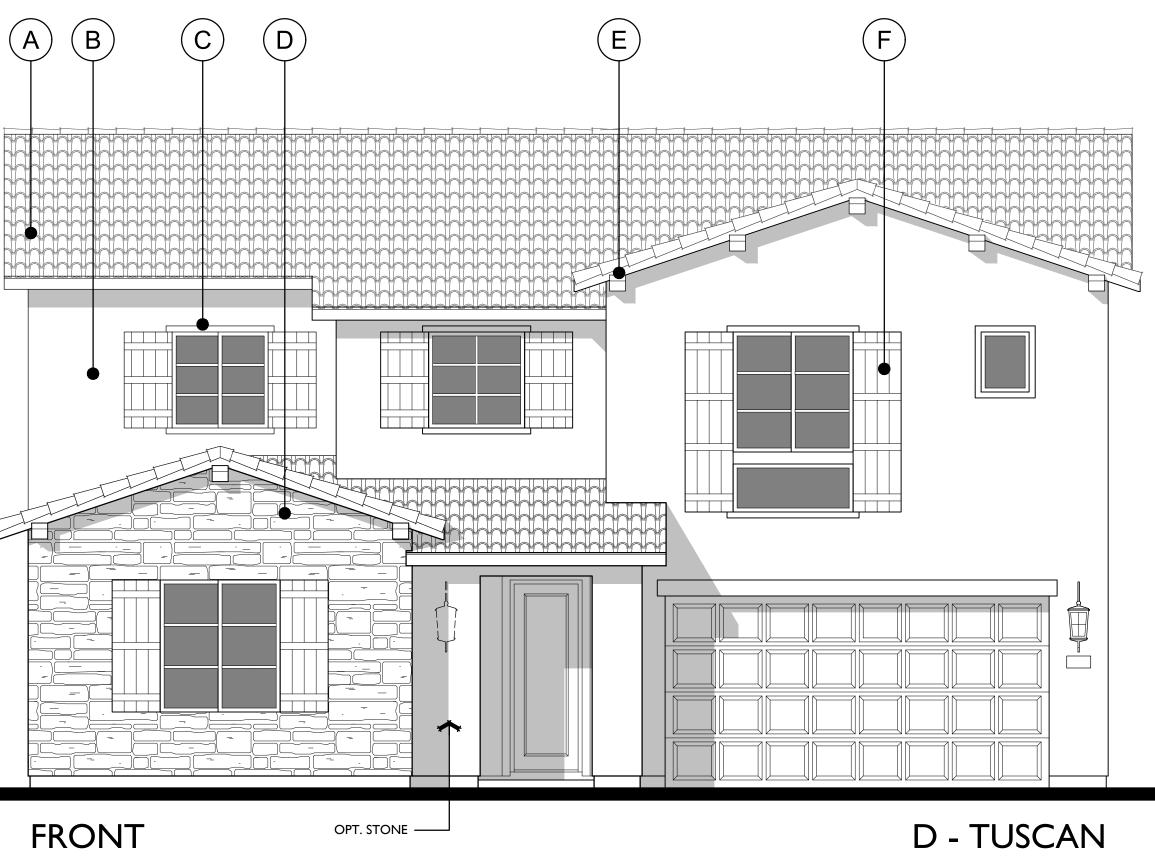




LEFT



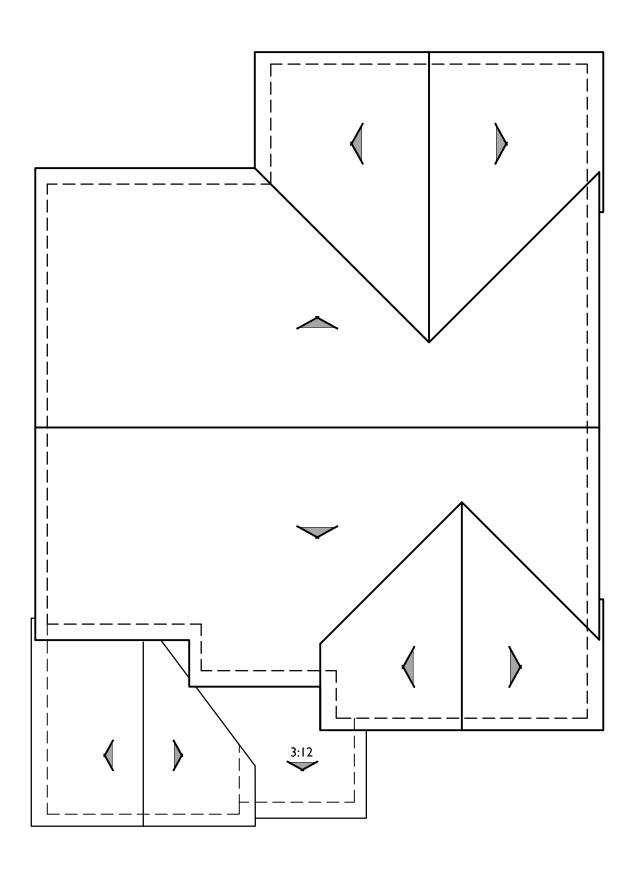
DASHED LINES REPRESENT ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC RIGHT OF WAY



FRONT

MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. SAND FINISH STUCCOC. STUCCO OVER FOAM TRIM
- D. STONE VENEER
- E. 6x8 OUTLOOKERS
- F. DECORATIVE SHUTTERS

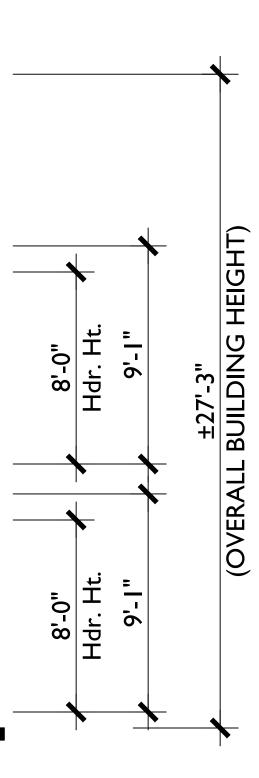


ROOF PLAN D

1/8"=1'-0"

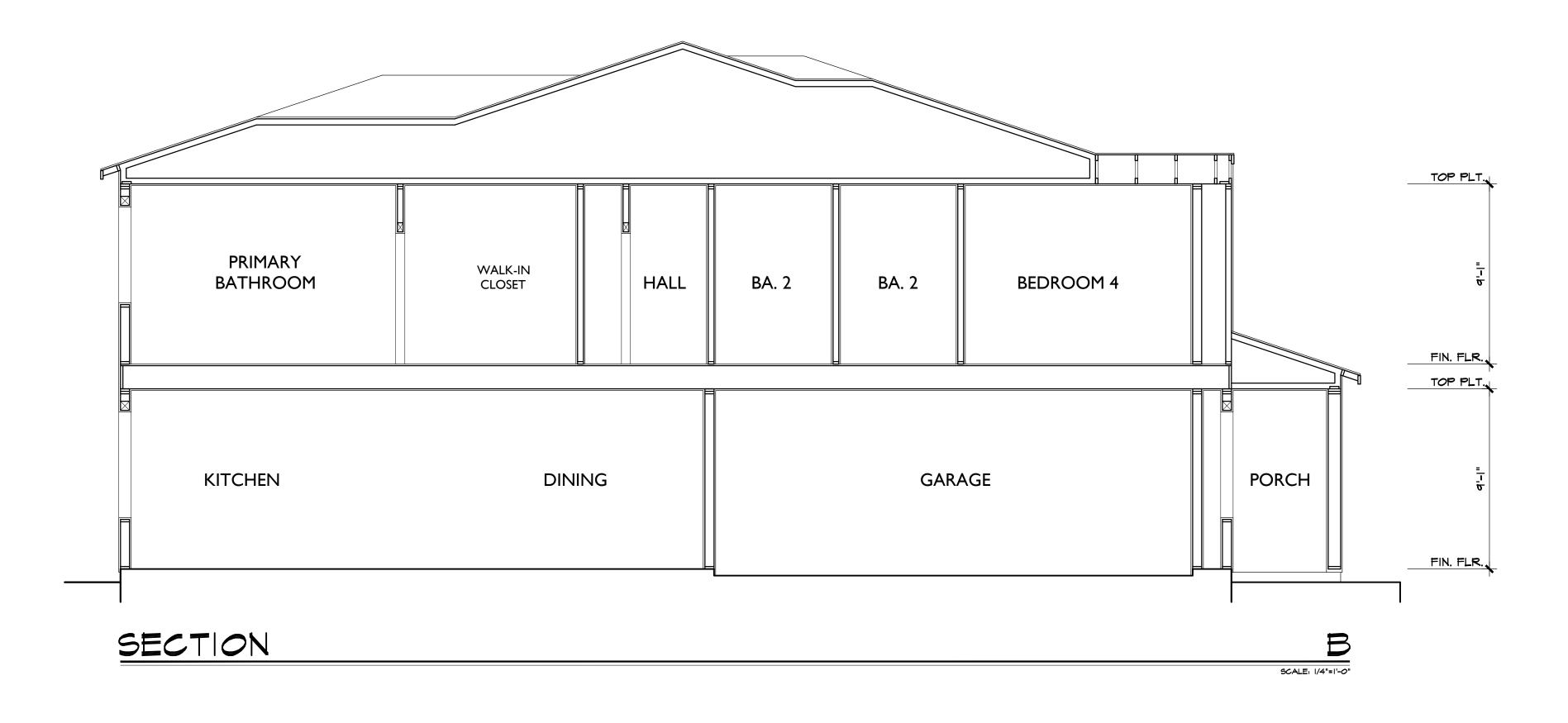
PITCH: 4:12 U.NO. RAKE: 12" EAVE: 16" ROOF MATERIAL: CONCRETE 'S' TILE

> SHEET A3.08

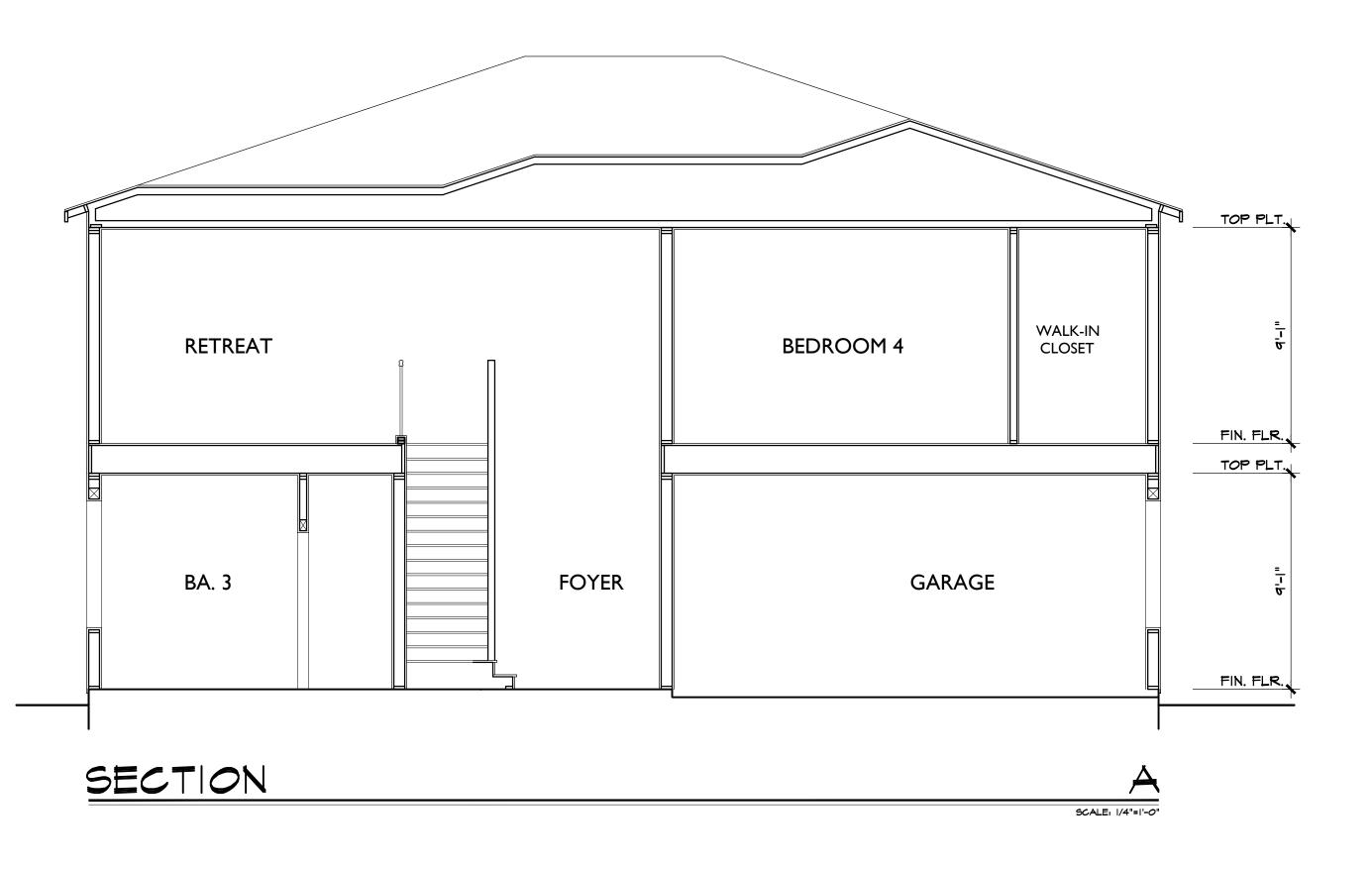


|/4"=|'-0"

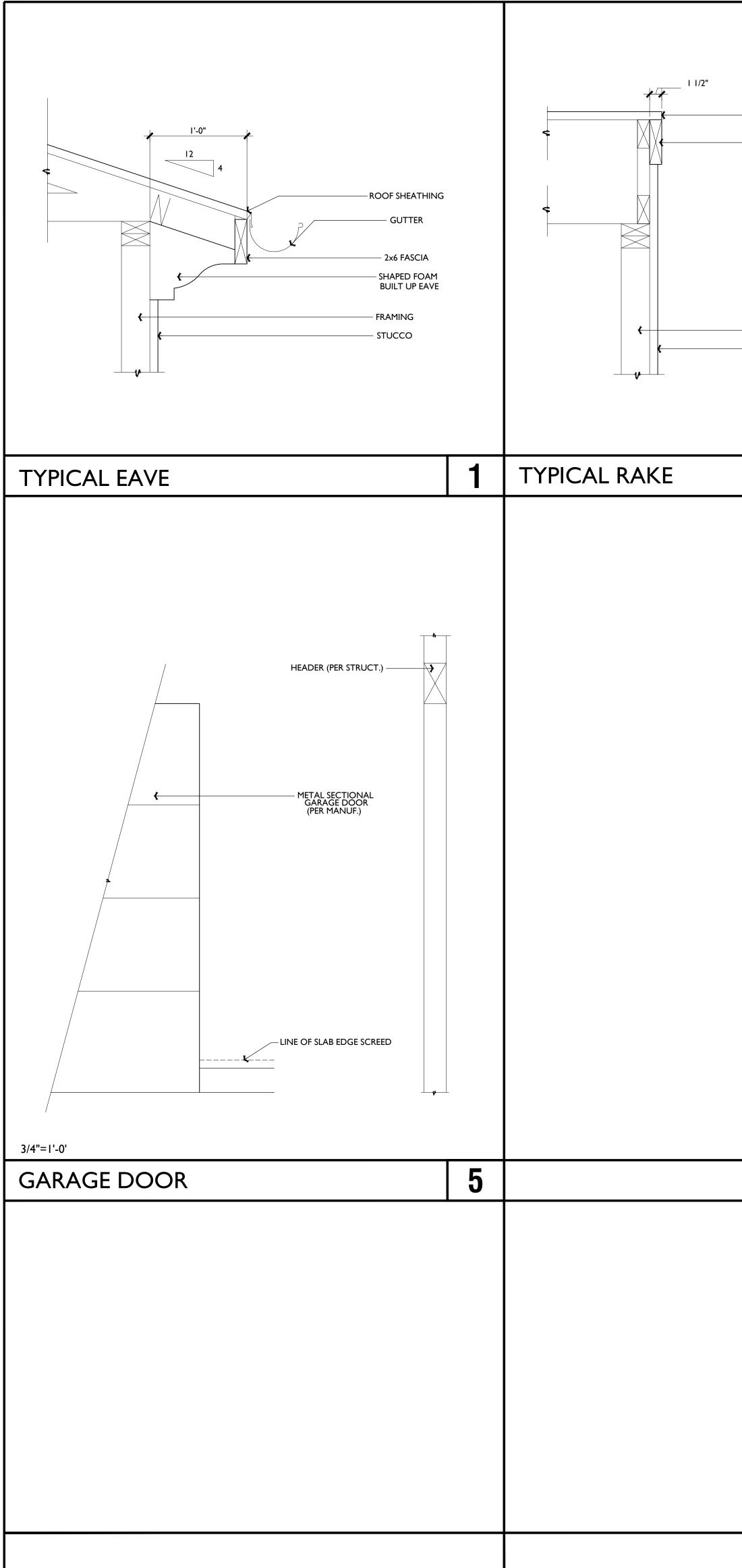








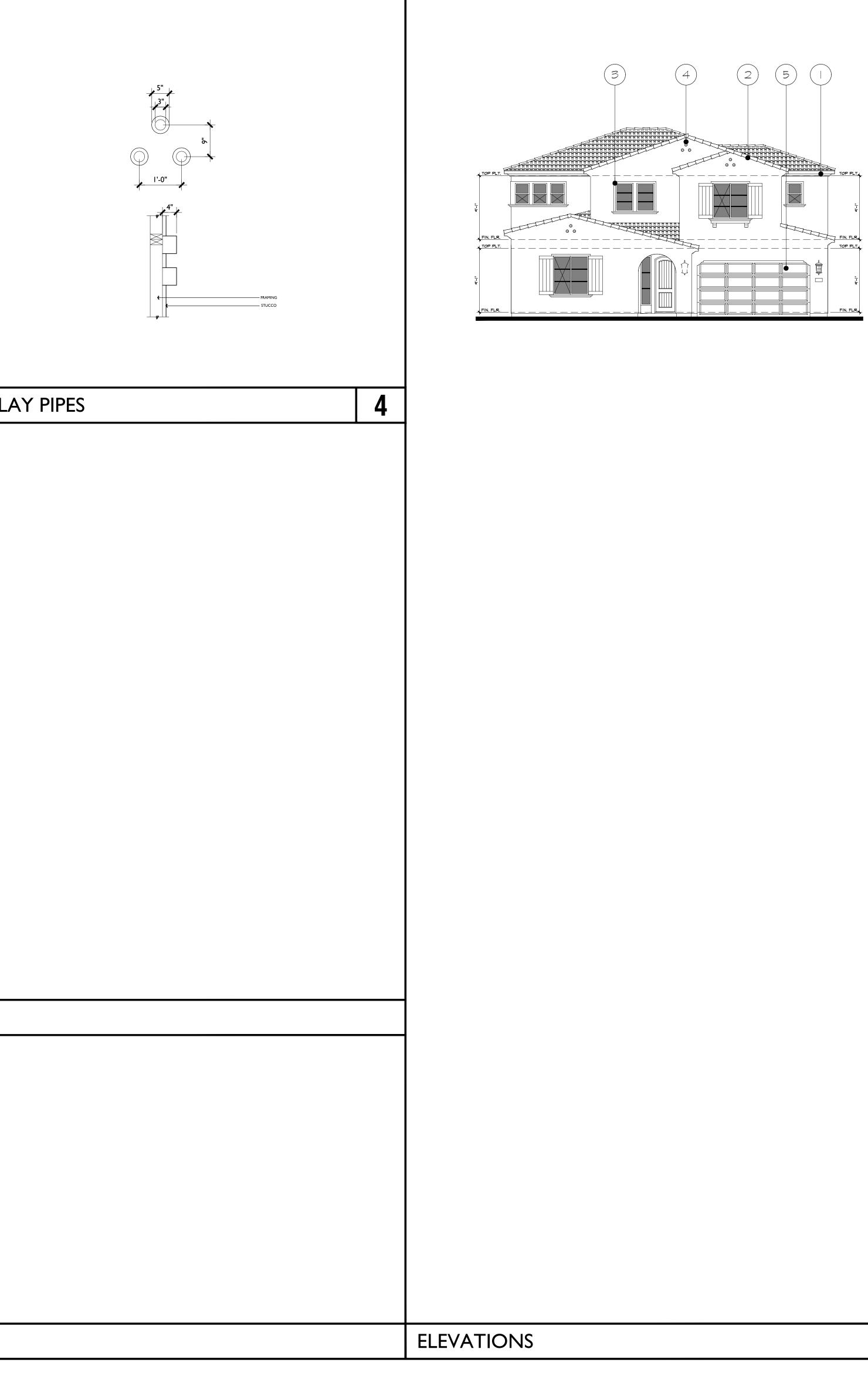






2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660 tel. +1 949 553 9100 fax +1 949 553 0548

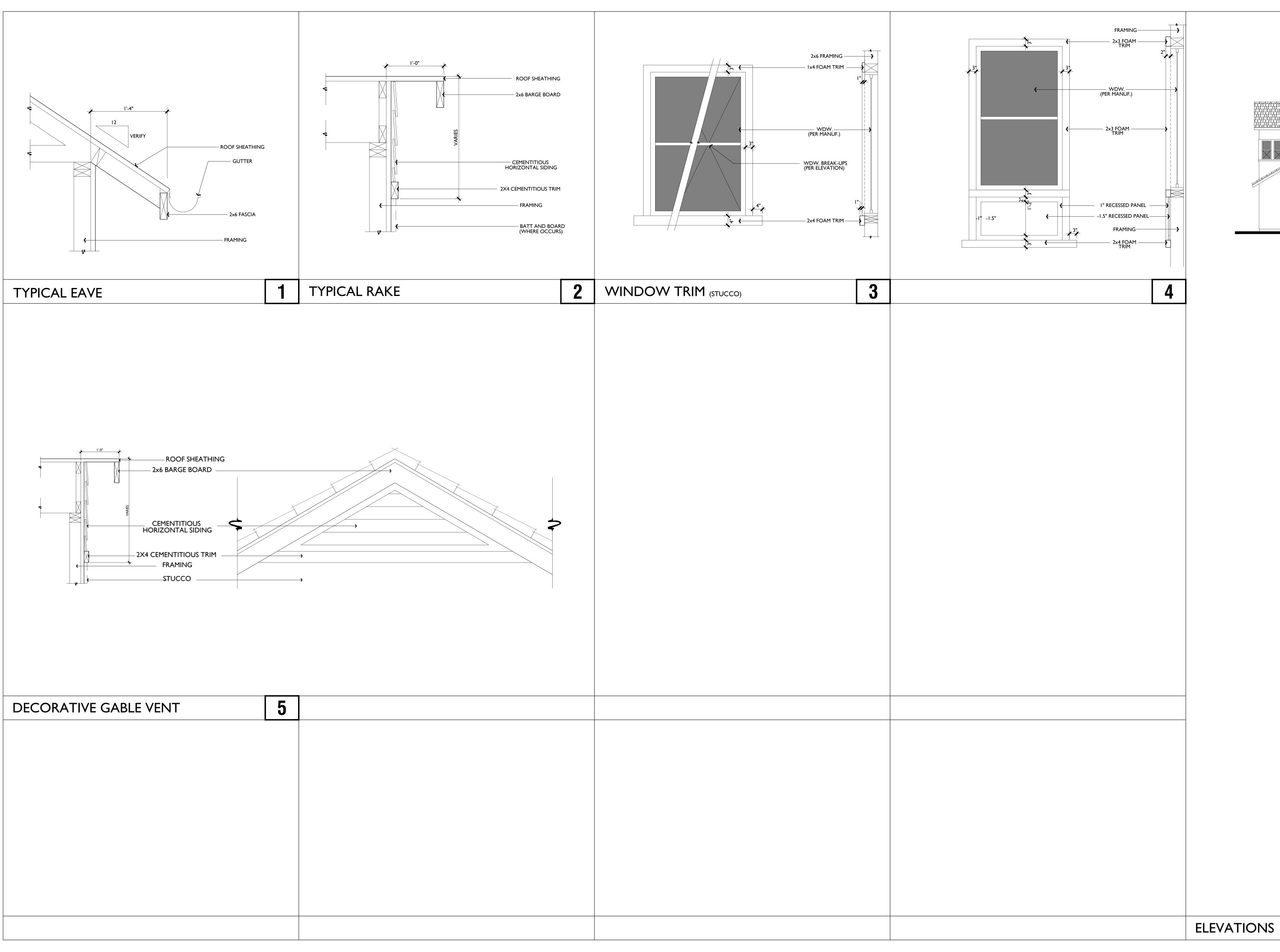
ROOF SHEATHING 2x6 BARGE BOARD FRAMING STUCCO	2x6 FRAMING Ix4 FOAM TRIM (PER MANUF.) (PER MANUF.) (PER ELEVATION) 2x4 FOAM TRIM	
2	WINDOW TRIM (STUCCO) 3	CLA



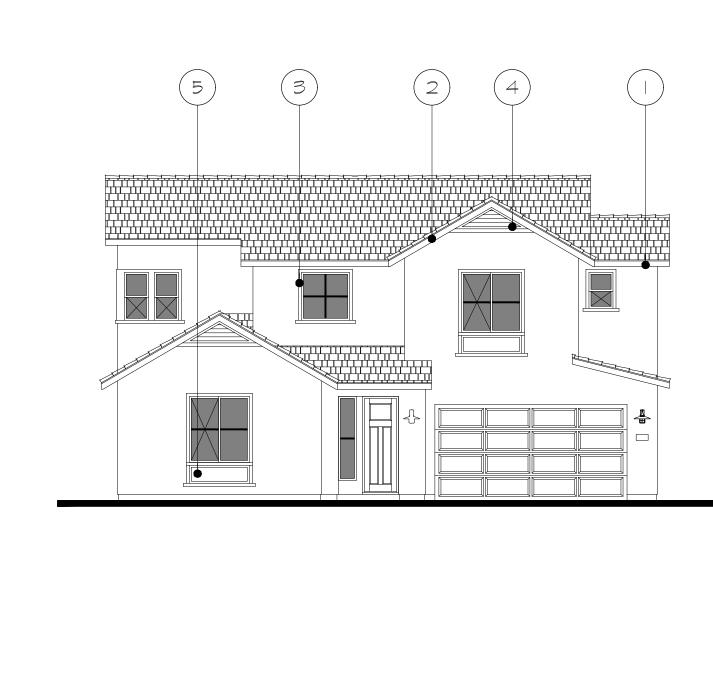


SHEET

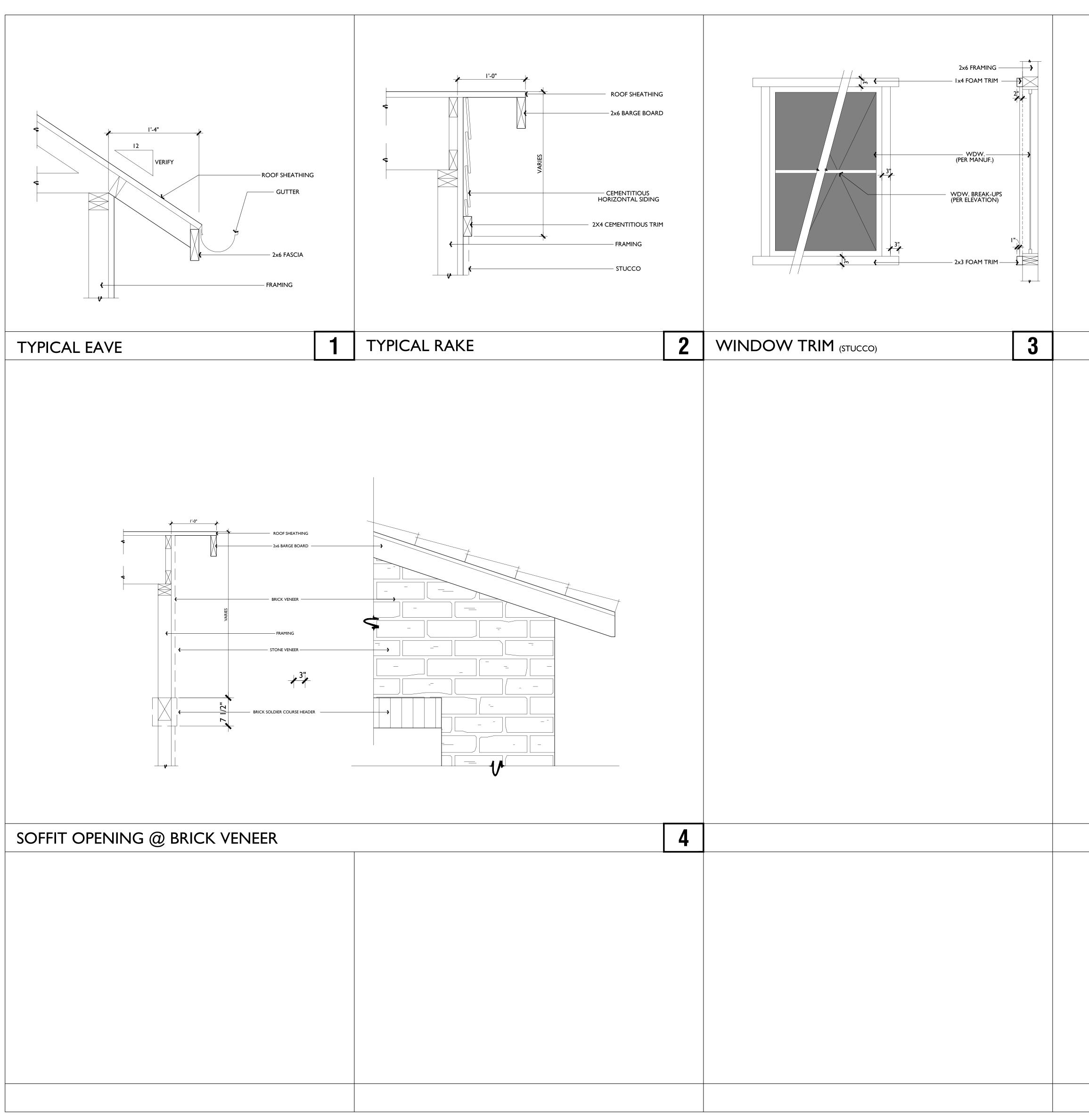
A4.01













⁰ ² ⁴ ⁸ 667.24253

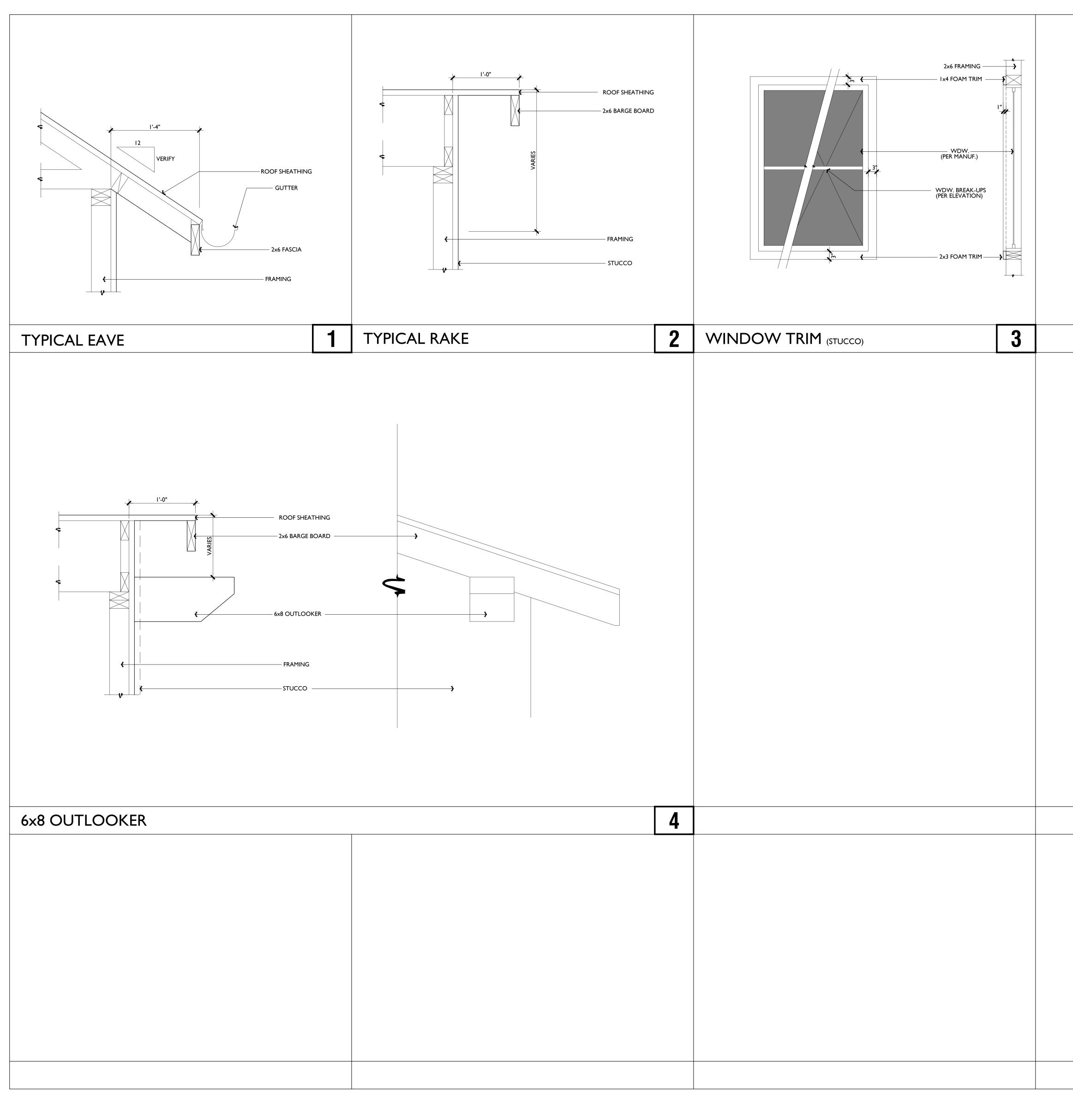
ELEVATIONS
ELEVATIONS





SHEET

A4.03





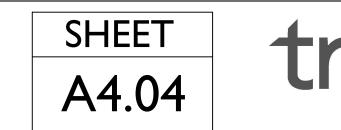
Copyright 2024 Bassenian | Lagoni Architects

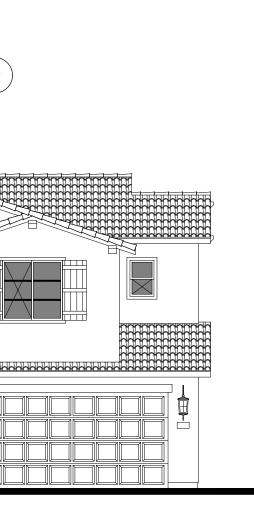
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Antioch, California $0 \quad 2 \quad 4 \quad 8 \quad 667.24253$

TRAILS AT CREEKSIDE 55X90 SFD

		3	42
ELEVATIC	NS		







ATTACHMENT "C"

tri pointe

December 10, 2024

Zoe Meredith, Planning Manager Monet Boyd, Assistant Planner City of Antioch – Planning Department 200 H Street Antioch, CA 94531

RE: Creekside/Vineyards at Sand Creek – Tri Pointe Homes

Ms. Meredith & Ms. Boyd,

Below is a brief description of our proposed floor plans and elevations for the Creekside/ Vineyards at Sand Creek residential project by Tri Pointe Homes. The project consists of 50x90 and 55x90 lots. The architectural program for the 50'x90' lots includes four (4) floor plans and the architectural program for the 55'x90' lots includes three (3) floor plans - totaling seven (7) unique plan types that meet a wide range of buyer needs.

The Creekside project will also offer four (4) distinct, but complimentary, architectural themes throughout the project. Per the project's design guidelines, we propose to use traditional California/Vineyard styles which include Spanish, American Farmhouse, Monterey and Tuscan. Each floor plan has three of the four themes which are mixed throughout the two series. Within each theme, three (3) color schemes are provided. This allows for variation of architecture, colors, and materials throughout the project.

For the architecture, we distinguish the styles within the plans by using different types of details, materials, and color palettes. Each architectural theme presents a specific kind of garage door, window mullions, shutters, and trim profiles that all fit in character with its style.

Please refer to the attached design review drawings and color books for more information.

The following sheet includes a breakdown of floor plan square footages per series, along with a brief description of the bedroom and bathroom count.

John Sekigahama Project Manager Tri Pointe Homes



50'x90' Program:

Plan 1 (2,395 SF) – 2 Story Home (Nested 2^{nd} Floor) with 3 Bedroom, 2 Bath Standard - Options to a 4 Bedroom, 3 Bath

Plan 2 (2,569 SF) – 2 Story home with 4 Bedroom, 3 Bath Standard

- Bedroom Suite w/ Power Bathroom Option
- Bedroom 5 Option

Plan 3 (2,842 SF) - 2 Story home with 4 Bedroom, 3.5 Bath Standard

- GenSmart Suite Option
- Bedroom 5 Option
- Plan 4 (3,140 S.F.) 2 Story home with 4 Bedroom, 3.5 Bath Standard
- GenSmart Suite Option
- Bedroom 5 Option
- Formal Dining Room Option

55'x90' Program:

Plan 1 (3,238 SF) – 2 Story Home with 4 Bedroom, 3 Bath Standard

Plan 2 (3,477 SF) – 2 Story home with 5 Bedroom, 3.5 Bath Standard

Plan 3 (3,684 SF) – 2 Story home with 5 Bedroom, 4.5 Bath Standard - GenSmart Suite Option