

PLANNING COMMISSION STAFF REPORT



DEER VALLEY ESTATES

July 20, 2022

6100 Deer Valley Rd., East of Deer Valley Rd., North of Wellness Way
UP-22-12, AR-22-08



COASTAL
PLAN 5028 - R

SPANISH
PLAN 5017

FARMHOUSE
PLAN 5025 - R

Quick Facts

Applicant: Meritage
Homes, Andrew Grant

APN: 055-071-026, 057-022-
013

Zoning: Sand Creek Focus
Area

GP Land Use: Low Density
Residential

Land Area: 37.56 acres

Subdivision: 9518

Original Approval: 8/21/21

Project Description

The applicant is seeking Use Permit and Design Review approval for 121 new single-family homes at 6100 Deer Valley Rd. A Tentative Map, Final Development Plan, Use Permit and Design Review were approved for the project on 8/21/21. The subject sites are approximately 37.56 acres and are vacant. The applicant is proposing to change the architectural design from the original approvals. New styles include Coastal, Santa Barbara, and Farmhouse design. A Use Permit is required to allow a reduction of lot area and building footprint.

Requested Approvals

USE PERMIT & DESIGN REVIEW

STAFF RECOMMENDATION: APPROVE

BACKGROUND

Subject Site

The subject site is a 37.65 acre site that was approved for the development of 121 new single-family homes on August 21, 2021. The 37.56 acre project site is comprised of two contiguous parcels and is located in the southern portion of the City of Antioch. It is bounded Residential to the north and east, Kaiser Permanente to the south and Deer Valley Road to west. The site is rectangular, generally flat, and currently vacant and generally consists of non-native annual grassland.



Site History

The site is within Subdivision 9518. The project site was approved for the development of 121 new single-family homes on August 21, 2021. Prior approvals included:

- The Deer Valley Estates Project Environmental Impact Report
- Vesting Tentative Subdivision Map
- Final Development Plan
- Use Permit
- Design Review

The site has remained vacant and undeveloped since the approvals.

Project Timeline

- Project Submitted to City: May 25, 2022
- Project Deemed complete: June 24, 2022
- Planning Commission Consideration (tentative): July 20, 2022

Analysis

Overview

The applicant is seeking Use Permit and Design Review approval for new home architecture for 121 new single-family homes at 6100 Deer Valley Rd. The applicant is proposing to change the architectural design from the original approvals. New styles include Coastal, Santa Barbara, and Farmhouse design. The applicant also proposes to reduce the width of the product from a 55 foot to a 50-foot-wide product. Additionally, the average unit size is reduced from 2,937 square feet to 2,677 square feet.

General Plan, Zoning, and Land Use

The General Plan designation of the site is Sand Creek Focus Area – Low Density Residential. The Low-Density Residential designation allows single family residential uses and densities up to 4 dwelling units an acre. The proposed project has a density of 3.2 dwelling units an acre. The zoning of the site is P-D (Planned Development) which accommodates various types of development, such as neighborhood and district shopping centers, professional and administrative offices multiple housing developments, single-family residential developments, commercial service centers, and industrial parks, or any other use or combination of uses which are appropriately a part of a planned development.

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Medium Low Density Residential	Planned Development	Single Family Residential
South	Mixed Use Medical Facility	Planned Development	Kaiser Permanente Medical Facility
East	Sand Creek Focus Area: Low Density Residential	Planned Development	Single Family Residential
West	Sand Creek Focus Area	West Sand Creek District	Vacant

Site Plan, and Circulation

Access to the project site will be provided at four points. The site's main access will be from Wellness Way to the south of the project in the western half of the project site, off Deer Valley Road. The main entrance (Wellness Way) leads to connected roads that create two general loops in the project, one in the western half of the project and one in the eastern half of the project. In the eastern half of the project streets bisect the lots main roads to create smaller blocks for residential lots, and the stormwater detention basin. The project plans, including a site plan, are included in Attachment B and the project description is included as Attachment C.

The site circulation and improvements remain as previously approved including the construction of extensions of Piute Way, Mojave Way, and Oneida Way, all of which are existing residential streets that currently have a terminus at the northern boundary of the project site.

Use Permit

Pursuant to AMC § 9-5.22 a Use Permit is required for a request to modify the design and/or product size of previously approved projects and determined to be a major change. Generally speaking, a change will be considered to be major if it requires a modification in architecture and/or building materials that change the architectural style and/or character of the project. The applicant submitted new home designs that included new materials, and elevations. Previous elevations included Contemporary Ranch, Modern Prairie, and Mid-Century Modern and were offered in six different plan types. The new project still features the six floor plans with modified home sizes, but now include styles such as Coastal, Santa Barbara, and Farmhouse.

Architecture

In accordance with the Planned Development standards, all the homes will have a minimum setback of 20 feet for both the front yard and the garage, and a minimum of 10 feet where the side yard abuts a street. Single-story units will include a minimum setback of 5 feet for side yards adjacent to other residential units; two-story units will include a minimum 10-foot setback on one side. Units that will be adjacent to Deer Valley Road and Wellness Way will have a minimum rear yard setback of 30 feet, while all other units will have a minimum rear yard setback of 25 feet.

The proposed project would include six different plan types, each of which would have three different architectural styles. Plans 1, 2, and 2x are single story, with the remaining plans containing two stories. The layout and size of each residence would vary based on the plan type but would range from four bedrooms, and two bathrooms in the smallest plan type to five bedrooms, and 3.5 bathrooms in the largest. Many of the plans allow multiple options for the space within the home to be used either for flex spaces, and lofts. For floor plans detailing the options, please refer to the project plans (Attachment B).

Home	Size (s.f.)	Bedrooms	Baths	Garage	Stories
Plan 1	2,106	4	2	2 car	1
Plan 2	2,350	4 with Flex Space	2.5	2 car	1
Plan 2X	2,527	4 with Flex Space	3	2 car	1
Plan 3	2,838	4 with Flex Space	3	2 car	2
Plan 4	2,992	4, with Flex Space, Loft	3	2 car	2

Plan 5	3,247	5, with Flex Space, Loft	3.5	2 car	2
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Each of the six plans are offered in three different architectural styles are described in further detail below.

Santa Barbara

The Santa Barbara style is native to California with its large expanses of uninterrupted walls punctuated with its window placement. The home features arched head trim, plank type shutters on enhanced elevations, angled stucco corbels at forward facing gables, and low-profile concrete tile. Roof forms are a low pitch combination of hip and gable forms.

Coastal

This style is simple, informal, and efficient with hints of craftsman elements. It incorporates hip roofs with a secondary color on the lap siding, and flat slate concrete tile. Additionally, a horizontal stone veneer wainscot is indicative of the style. The Coastal style also feature angled front entry columns, vertical style window grids on upper story windows, and horizontal siding.

Farmhouse

This style is representative of the rural agricultural countryside. Casual in form, this style features layered forward-facing gable roof forms, panel type shutters, board and batten siding in the forward-facing gables, and a forward-facing gables. The style features neo classic style front entry columns, simple square style windows and a flat "shake" concrete tile roof.

All the proposed home plans are 50 feet wide and have a minimum of 20'x20' two-car garages. The home plans have the garage recessed behind the main living portion, which is consistent with Section 6.1.3E1 of the Citywide Design Guidelines.

Environmental Analysis

This project previously prepared an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA). A Final EIR, including response to comments, and is located on the City's website.

EIR Link:

https://www.antiochca.gov/fc/community-development/planning/deer_valley_estates/Deer-Valley-Estates-EIR-Public.pdf

MMRP Link: https://www.antiochca.gov/fc/community-development/planning/deer_valley_estates/Deer-Valley-Estates-MMRP.pdf

Development Engineering Review

The Development Engineering Division reviewed the proposed plans for compliance with Code and local requirements. Conditions of Approval were provided to staff and are attached to the report.

Contra Costa Fire Department Review

The Contra Costa Fire Department reviewed the proposed plans for compliance with Code and local requirements. Conditions of Approval were previously provided to staff.

ATTACHMENTS

- A. Resolution approving Design Review and a Use Permit for Deer Valley Estates with Exhibit A Conditions of Approval
- B. Project Plans
- C. Project Description
- D. Design Letter

ATTACHMENT A
RESOLUTION APPROVING A USE PERMIT AND DESIGN REVIEW
UP-22-12, AR-22-08
WITH EXHIBIT A CONDITIONS OF APPROVAL
(SEPARATE PAGE)

**PLANNING COMMISSION
RESOLUTION NO. 2022-xx**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING A USE PERMIT AND DESIGN REVIEW APPLICATION FOR RESIDENTIAL
ARCHITECTURE AT THE DEER VALLEY ESTATES SUBDIVISION (UP-22-12, AR-22-08)**

WHEREAS, the City of Antioch (“City”) received an application from Meritage Homes on May 25, 2022 for a Use Permit and Design Review for new home architecture for the previously approved Deer Valley Estates which consists of 121 new single family homes on two undeveloped parcels totaling 37.56 acres (UP-22-12, AR-22-08). The Project is located at 6100 Deer Valley Road (APNs 055-071-026 and 057-022-013); and

WHEREAS, a Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and introduced to the Planning Commission on May 19, 2021, but the item was continued until June 16, 2021;

WHEREAS, on June 16, 2021, the Planning Commission recommended adoption of the Final Environmental Impact Report based on the findings of fact and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program to the City Council; and

WHEREAS, on August 10, 2021, the City Council 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 August 10, 2021, the City Council 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 November 19, 2020, the Parks and Recreation Commission considered the Deer Valley Estates Project and recommended to the Planning Commission that the project be obligated to pay \$181,500 in parkland dedication in lieu fees;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on July 1, 2022 for the public hearing held on July 20, 2022;

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

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission hereby make the following findings for approval of the requested Use Permit pursuant to Section 9-5.2703 “Required Findings” (B) (1) of the Antioch Municipal Code:

- a. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

Finding: The project has been designed to comply with the City of Antioch Municipal Code requirements. The new residential architecture adheres to the standards outlined in the Planned Development District, and Citywide Design Guidelines.

- b. The use applied at the location indicated is properly one for which a use permit is authorized.

Finding: The property is designated residential, and the new residential architecture is appropriate for the location. The City of Antioch Zoning Ordinance requires a use permit for home size modifications that are considered major changes. The new residential architecture is considered a major change.

- c. The site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required.

Finding: The project has been designed to adequately provide space for the use and related improvements. The new residential architecture will not impact the other uses in the neighborhood. The site plan complies with the Planned Development standards established for the project's Planned Development District.

- d. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

Finding: The project site will upgrade Wellness Way and serve as the project entrance. The street extensions are designed to meet City standards for adequate width and pavement.

- e. The granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the General Plan.

Finding: The General Plan designation for project site is Sand Creek Focus Area - Low Density Residential, which allows for the type of residential development proposed by the project. The new residential architecture proposed by this project does not adversely affect the General Plan, in addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Use Permit and Design Review from Meritage Homes for the new residential architecture for the Deer Valley Estates project located at 6100 Deer Valley Road (APNs 055-071-026 and 057-022-013) 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 20th day of July, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

**EXHIBIT A
CONDITIONS OF APPROVAL
(SEPARATE PAGE)**



EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	General Conditions				
1.	Project Approval. This Use Permit and Design Review approval is for 6100 Deer Valley Rd, APN: 055-071-026, 057-022-013 (UP-22-12, AR-22-08), as substantially shown and described on the project plans, except as required to be modified by conditions herein or in the Development Agreement. Plans date received May 25, 2022, as presented to the Planning Commission on July 20, 2022 (“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.	City of Antioch	On-Going	Planning Department	
2.	Project Approval Expiration. This Use Permit and Design Review approval expires on July 20, 2024 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Zoning Administrator for a period up to an additional one (1) year, provided that, at least ten (10) days before expiration an application for renewal of the approval is filed with the Community Development Department. The Zoning Administrator may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval. No more than two (2) one (1) year extensions may be granted.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
3.	<p>City Fees. The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by 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 or before any City Council final action approval. 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 plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
4.	<p>Pass-Through Fees. The developer shall pay all pass-through fees. Fees include but are not limited to:</p> <p>East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</p> <p>Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</p> <p>Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</p> <p>Contra Costa County Flood Control District Drainage Area fee.</p> <p>School Impact Fees.</p> <p>Delta Diablo Sanitation Sewer Fees.</p> <p>Contra Costa Water District Fees.</p>	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
5.	Appeals. Pursuant to Section 9-5.2509 of the Antioch Municipal Code, 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 Clerk.	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	
6.	Requirement for Building Permit. Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish 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.	City of Antioch	On-Going	Building Department	
7.	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 shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
8.	Acquisition of Easements and Right of Way. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.	City of Antioch	On-Going	Planning Department	
9.	Signs. No signs shall be installed on this site without prior City approval.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	Project Specific Conditions				
1.	<p>Previous Approval Compliance. This development shall comply with all previous project conditions of approval and mitigation measures adopted for the Deer Valley Estates Project, including those found in the following adopted City Council resolutions:</p> <p>Resolution No. 2021/135: Resolution adopting Environmental Impact Report (EIR), California Environmental Quality Act Findings, Statement of Overriding Considerations, and Mitigation Measures and a Mitigation Monitoring and Reporting Program (MMRP); and</p> <p>Resolution No. 2021/136: Resolution approving a Vesting Tentative Map, Final Development Plan, Use Permit, and Design Review for the Deer Valley Estates Project.</p>	City of Antioch	On-Going	Planning Department	
2.	<p>Final Landscape Plans. The applicant shall submit final landscape plans that identify specific plant materials to be used, including all shrubs and groundcover, providing both common and botanical names, sizes, locations and quantities at the time of building permit submittal.</p>	City of Antioch	At the Time of Building Permit Submittal	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

3.	Landscaping Compliance. Landscaping for the project shall be designed to comply with the City of Antioch Water Efficient Landscape Ordinance (WELO). The applicant shall demonstrate compliance with the applicable requirements of the WELO in the landscape and irrigation plans submit plans to the City at the time of Building Permit submittal.	City of Antioch	At the Time of Building Permit Submittal	Planning Department	
4.	Facade Materials. Materials located on the front façade, including but not limited to stone veneer and belly bands, shall be wrap around to side elevations, up to the fence post location. Details shall be shown on plans at the time of the building permit submittal.	City of Antioch	At the Time of Building Permit Submittal	Planning Department	

ATTACHMENT B
PROJECT APPLICATION & DESCRIPTION
(SEPARATE PAGE)

CITY OF ANTIOCH
DEVELOPMENT APPLICATION



Site Location	Deer Valley Estates Subdivision 9518 East of Deer Valley Road, North of Wellness Way
Assessor's Parcel No. (s)	055-171-026, 057-022-013
Total Acreage	37.56
Brief Description of Request: Architectural Plan Modification to a previously approved project. Applicant acquired the entire project and desires to build their own plans and not another Developer's plans that were previously approved but never modeled or built. Proposed plans are similar in square footage and in home width to the previously approved plans.	

PROPERTY OWNER OF RECORD	
Name	Jeremy Goulart
Company Name	Meritage Homes
Address 860 Stillwater Road #200A West Sacramento, CA 95605	
Phone #	916.840.3550
Email	jeremy.goulart@meritagehomes.com
Signature	

APPLICANT	
Name	Rob Wilson
Company Name	Meritage Homes
Address 860 Stillwater Road #200A West Sacramento, CA 95605	
Phone #	916.840.3573
Email	rob.wilson@meritagehomes.com
Signature	

RECEIVED

MAY 25 2022

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

CITY OF ANTIOCH
DEVELOPMENT APPLICATION



AGENT/DESIGNER	
Name	Aric Coffee
Company Name	Kevin L. Crook Architect Inc.
Address 1360 Reynolds Avenue Suite 110 Irvine, CA 92614	
Phone #	949.660.1587
Email	acoffee@klcarch.com
Signature	

ANY OTHER PERSON THAT YOU WOULD LIKE THE CITY TO NOTIFY OF THE PUBLIC HEARING	
Name	
Company Name	
Address	
Phone #	
Email	
Signature	

RECEIVED

MAY 25 2022

FOR OFFICE USE ONLY	
Date Received:	CITY OF ANTIOCH COMMUNITY DEVELOPMENT
Title:	File No.:
Type of Application:	Account No.:
	Notes:

PLEASE SIGN AND RETURN WITH YOUR APPLICATION

STATEMENT OF UNDERSTANDING

In signing this Statement of Understanding in conjunction with the attached application to the City of Antioch, Department of Community Development for Project:

Deer Valley Estates Subdivision 9518

I understand that charges for materials and staff time spent processing this application will be billed monthly and is based on an hourly rate as identified in the current fiscal year fee schedule. Application processing includes but is not limited to plan checking and processing, meetings, phone calls, research, email, and staff report preparation. Further, I understand that my initial deposit is not a fee and actual charges may be in excess of the deposit. The deposit will be returned to me at the conclusion of the process after all invoices have been paid. If invoices are not paid on a monthly basis, processing will be terminated until all past due amounts have been paid. Failure to pay invoices on a monthly basis may also result in an application being deemed incomplete; postponement of hearings or meetings; and/or inability to obtain a building permit.

I assume full responsibility for all costs incurred by the City in processing this application.

Further, I understand that approval of my project is NOT guaranteed and may be denied. In the case of a denial, I understand that I am still responsible for all costs incurred by the City in processing this application.

I hereby authorize employees, officials and agents of the City of Antioch to enter upon the subject property, as necessary, to inspect the premises and process this application.

DATE: 5/11/22

NAME: Rob Wilson

SIGNATURE: 

.....
Property owner signature for authorization to enter property and process the application. This is required only if the applicant is not the property owner.

DATE: 5/11/22

NAME: Jeremy Goulart

SIGNATURE: 

RECEIVED

MAY 25 2022

**CITY OF ANTIOCH
COMMUNITY DEVELOPMENT**

MAY 25 2022

Kevin L. Crook Architect, Inc.

1360 Reynolds Avenue • Suite 110 • Irvine, CA 92614
Phone (949) 660-1587 • Fax (949) 660-1589
www.klcarch.com

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

Project #:22013
Date: 5/4/2022

Deer Valley Design Narrative

The anticipated product offering at Deer Valley will offer a variety of elevation massing, roof forms, elevation styles and color schemes.

Santa Barbara

The Santa Barbara style is native to California with its large expanses of un-interrupted walls punctuated with judicious window placement. Shown with arched head trim and plank type shutters on selected windows. Roof forms are a low pitch combination of hip and gable forms.

- Roof forms incorporate a combination of hips and gables with a 4:12 pitch and 12" overhangs
- Arched soffits at entries
- Plank type shutters
- Windows and doors with arched head trim
- Pipe details in the forward-facing gables
- Angled stucco corbels at forward-facing gables
- Low profile "Villa" concrete tile roof

Coastal

The Coastal style home is a simple informal, efficient, with hints of craftsman elements. It incorporates hip roofs with secondary color on the lap siding and flat "slate" concrete roof tile. A horizontal stone veneer wainscot is indicative of the style.

- Roof forms incorporate all hips with a 4:12 pitch and 12" overhangs
- Angled front entry columns at select plans
- Plank type shutters
- Vertical style window grids in upper half of windows
- Horizontal siding at select locations
- Stone veneer
- Window and door trim surrounds on all four edges with extended header and sill trim
- Flat smooth "Slate" Concrete tile roof

Farmhouse

The Farmhouse style is representative of the rural agricultural countryside. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable roof forms. Panel type shutters, board and batten siding in the forward facing gables and brick veneer along with a flat "shake" roof rounds out the style.

- Roof forms incorporate a combination of hips and gables with a 4:12 pitch and 12" overhangs
- Neo Classic style front entry columns at select plans
- Panel type shutters
- Simple square style window grids
- Brick veneer
- Vertical board and batten siding in forward facing gables
- Window and door trim surrounds on all four edges
- Flat rough "Shake" Concrete tile roof

Exterior Colors

Each of the elevation styles will have 3 color schemes. Each set of 3 schemes have been developed specifically to be distinctive to that individual style in order to reinforce that style.

We are confident the afore mentioned elements we have designed into our product offering will make for a timeless and eclectic street scene.

Square Footage Comparison Table:

<u>Old Plans:</u>		<u>New Plans:</u>	
Plan 1:		5012	
First Floor	2,252		2,106
Total	2,252		2,106
Plan 2:		5015	
First Floor	2,213		2,350
Total	2,213		2,350
Plan 2X:		5017	
First Floor	2,213		2,527
Second Floor	899		n/a
Total	2,722		2,527
Plan 3:		5023	
First Floor	2,302		1,419
Second Floor	518		1,419
Total	2,820		2,838
Plan 4:		5025	
First Floor	1,603		1,389
Second Floor	2,176		1,603
Total	3,779		2,992
Plan 5:		5028	
First Floor	1,743		1,477
Second Floor	1,702		1,770
Total	3,445		3,247

**ATTACHMENT C
PROJECT PLANS
(SEPARATE PAGE)**



DEER VALLEY

ANTIOCH, CA

1 of 2	Development Plan
2 of 2	Development Plan
A-1	Street Scene
A-2	Plan 5012 - Floor Plan
A-3	Plan 5012 - "B" Santa Barbara Elevations
A-4	Plan 5012 - "C" Coastal Elevations
A-5	Plan 5012 - "E" Farmhouse Elevations
A-6	Plan 5012 - Roof Plans
A-7	Plan 5015 - Floor Plan
A-8	Plan 5015 - "B" Santa Barbara Elevations
A-9	Plan 5015 - "C" Coastal Elevations
A-10	Plan 5015 - "E" Farmhouse Elevations
A-11	Plan 5015 - Roof Plans
A-12	Plan 5017 - Floor Plan
A-13	Plan 5017 - "B" Santa Barbara Elevations
A-14	Plan 5017 - "C" Coastal Elevations
A-15	Plan 5017 - "E" Farmhouse Elevations
A-16	Plan 5017 - Roof Plans
A-17	Plan 5023 - Floor Plans
A-18	Plan 5023 - "B" Santa Barbara Elevations
A-19	Plan 5023 - "C" Coastal Elevations
A-20	Plan 5023 - "E" Farmhouse Elevations
A-21	Plan 5023 - Roof Plans
A-22	Plan 5025 - Floor Plans
A-23	Plan 5025 - "B" Santa Barbara Elevations
A-24	Plan 5025 - "C" Coastal Elevations
A-25	Plan 5025 - "E" Farmhouse Elevations
A-26	Plan 5025 - Roof Plans

A-27	Plan 5028 - Floor Plans
A-28	Plan 5028 - "B" Santa Barbara Elevations
A-29	Plan 5028 - "C" Coastal Elevations
A-30	Plan 5028 - "E" Farmhouse Elevations
A-31	Plan 5028 - Roof Plans
A-32	Written Color Schemes
A-33	Color Boards - "B" Santa Barbara
A-34	Color Boards - "C" Coastal
A-35	Color Boards - "E" Farmhouse

L-0.0	Landscape Cover Sheet
L-1.0	Tree and Shrub Plan
L-2.0	Irrigation Plan



Developer:
Meritage Homes
860 Stillwater Rd. Suite #200A
West Sacramento, Ca 95605

Contact: Mark Eglington
Business: 916.840.3566
www.meritagehomes.com



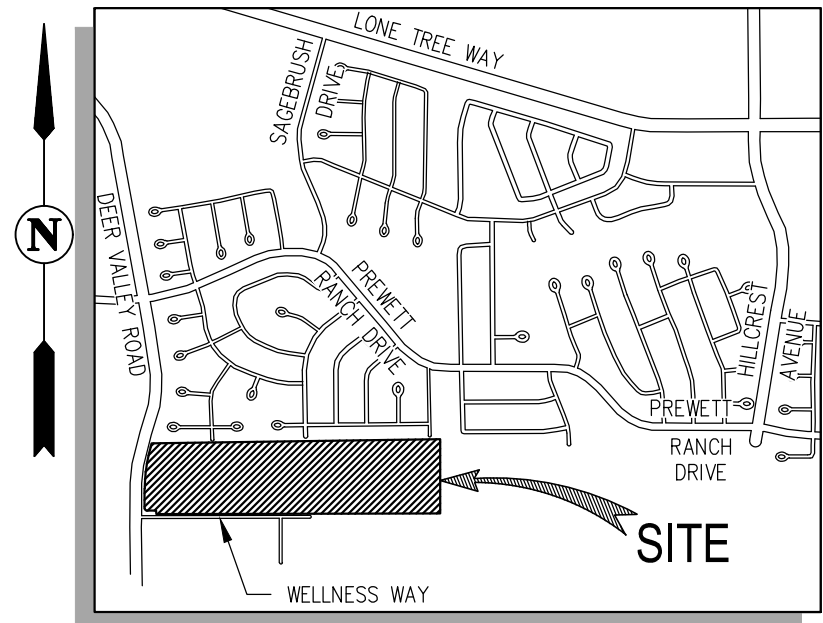
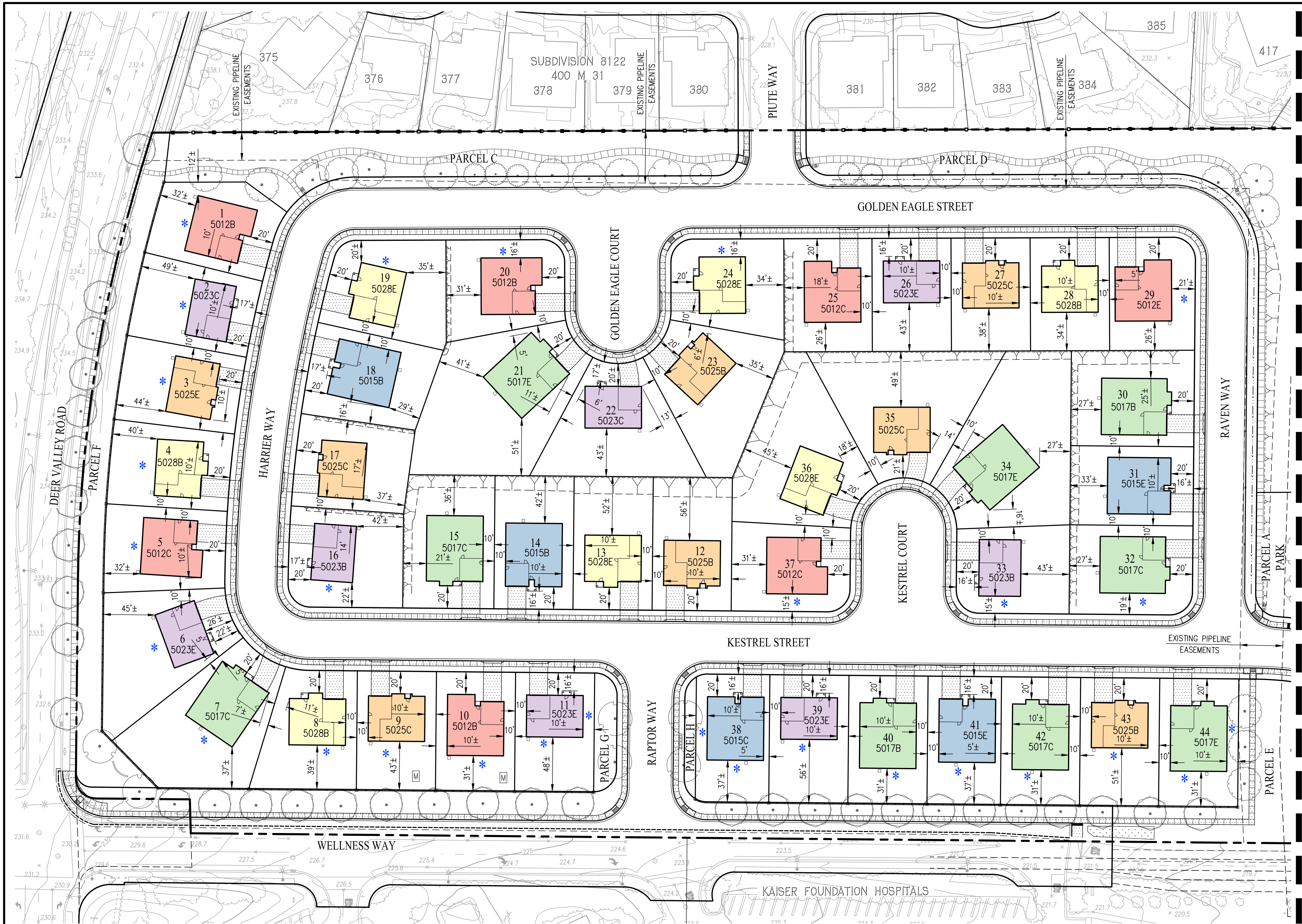
Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, Ca 92614

Contact: Aric Coffee
Business: (949) 660-1591
acoffee@klcarch.com
www.klcarch.com

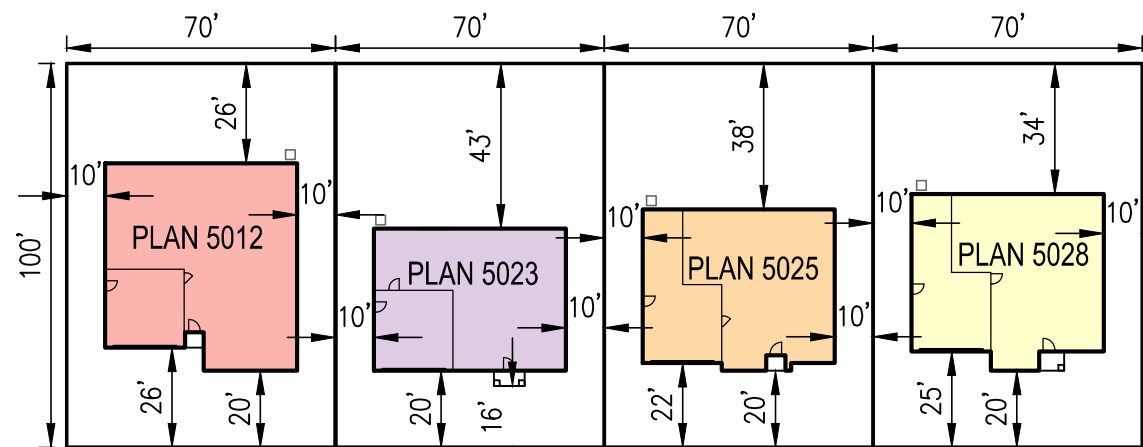


Landscape Engineer:
STUDIO 1515
1426 Fourth Street, Napa, Ca 94559

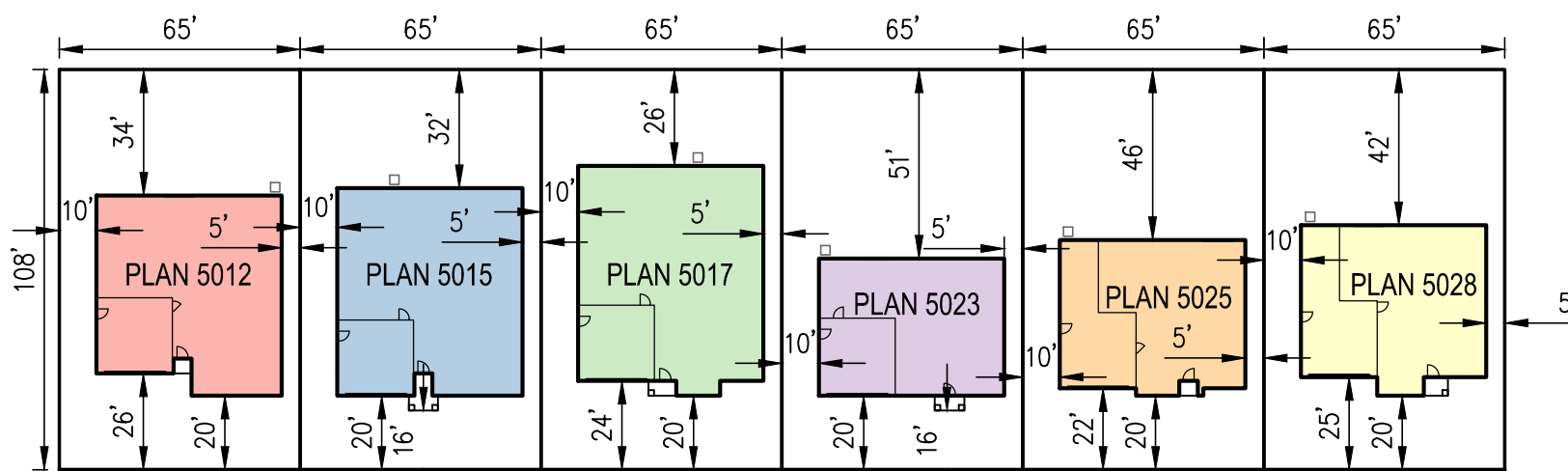
Contact: Rachel Brinkerhoff
Business: 707.252.6115
www.studio1515napa.com



VICINITY MAP
NOT TO SCALE



70 X 100 LOT TYPICAL SETBACKS
NOT TO SCALE



65 X 108 LOT TYPICAL SETBACKS
NOT TO SCALE

NOTES:

- 1. PLANS 5012, 5015 & 5017 ARE SINGLE STORY. PLANS 5023, 5025 & 5028 ARE TWO-STORY.
- 2. PLANS 5015 & 5017 DO NOT FIT ON 70'X100' TYPICAL LOT.

SUBDIVISION 9518		
PLAN	# OF LOTS	% OF TOTAL
PLAN 5012	18	15.0%
PLAN 5015	21	17.5%
PLAN 5017	21	17.5%
PLAN 5023	20	16.7%
PLAN 5025	20	16.7%
PLAN 5028	20	16.7%
TOTAL	120	100%

MINIMUM SETBACK REQUIREMENTS:

FRONT

GARAGE: 20' MINIMUM
LIVING: 20' MINIMUM

SIDE

SINGLE STORY: 5' MINIMUM
TWO-STORY: 5' MINIMUM ON ONE SIDE AND 10' MINIMUM ON THE OTHER SIDE
CORNER LOTS: 5' MINIMUM ON INTERIOR SIDE
10' MINIMUM ON STREET SIDE

REAR

25' MINIMUM ON INTERIOR LOTS
30' MINIMUM ADJACENT TO DEER VALLEY ROAD AND WELLNESS WAY

OTHER

MAX. LOT COVERAGE = 40%

PORCHES MAY ENCR OACH 6' INTO FRONT YARD SETBACK (PER ANTIOCH MUNICIPAL CODE SECTION 9-5.801)

COVERED PATIOS MAY EXTEND TO WITHIN 10' OF REAR PROPERTY LINE. (PER ANTIOCH MUNICIPAL CODE SECTION 9-5.801).

FOR AT LEAST 25% OF THE LOTS, ONE SIDE YARD OF AN INTERIOR LOT SHALL BE 10 FEET AND THE OTHER SIDE YARD CAN BE 5 FEET.

LEGEND

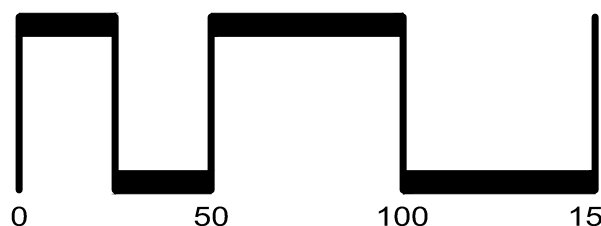
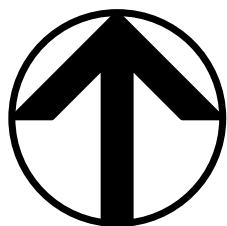
- 1 LOT NUMBER
- 5012B PLAN TYPE AND ELEVATION
- * ENHANCED ELEVATION
- M MODEL HOME

GENERAL NOTES:

- 1. APPLICANT/DEVELOPER: MERITAGE HOMES
CONTACT: EDWARD CORNEJO
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 95688
PHONE: (916) 698-5726
- 2. ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
CONTACT: ANDREA BELLANCA
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (926) 866-0322

DEER VALLEY ESTATES
DEVELOPMENT PLAN
SUBDIVISION 9518

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=50" DATE: APRIL 25, 2022

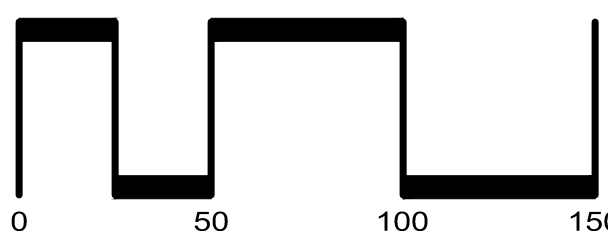
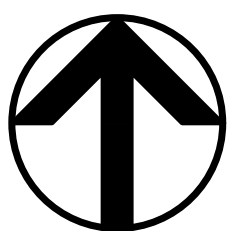


SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS



DEER VALLEY ESTATES
DEVELOPMENT PLAN
SUBDIVISION 9518

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=50" DATE: APRIL 25, 2022



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
2
OF 2 SHEETS



COASTAL
PLAN 5028 - R

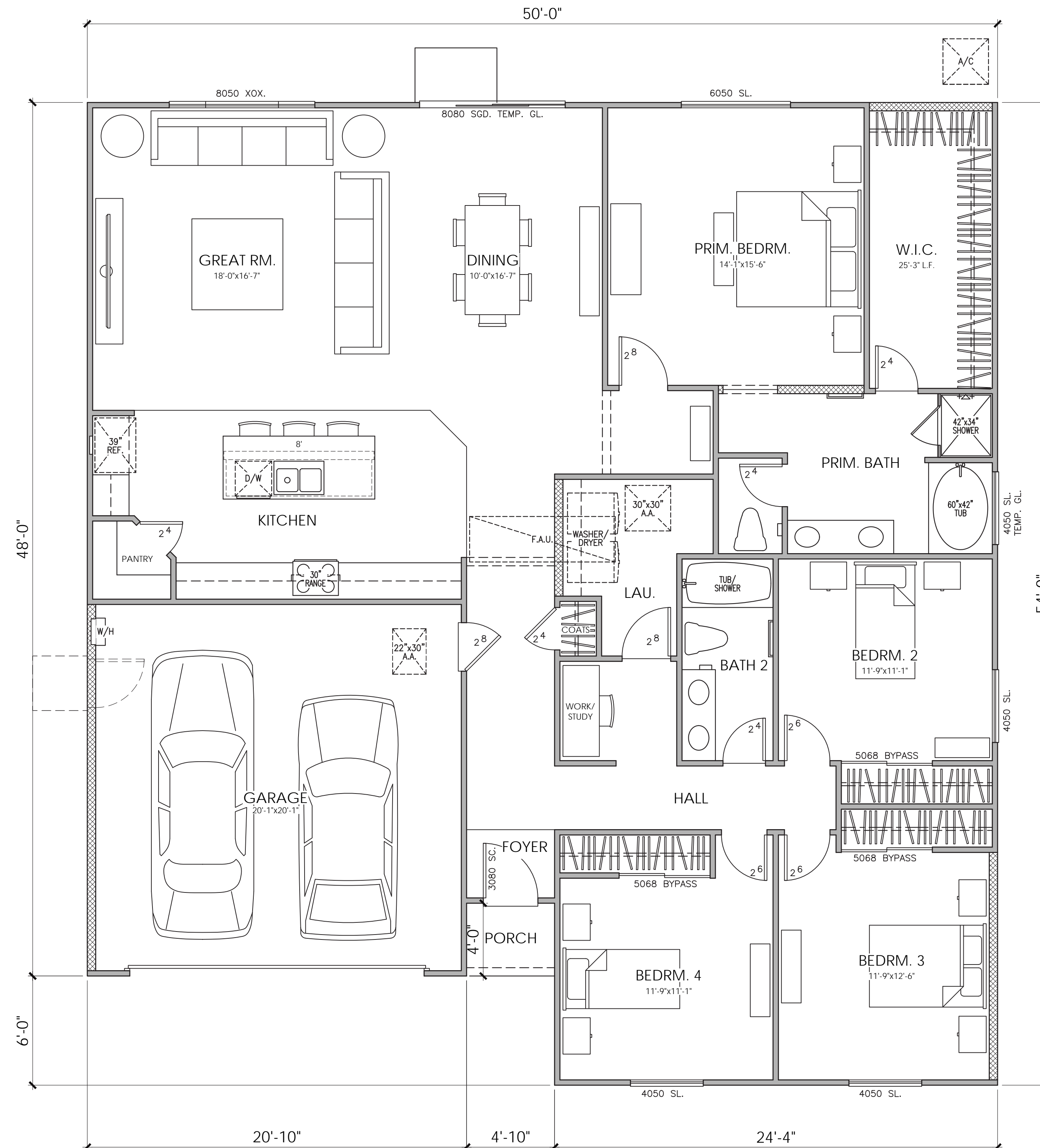
SPANISH
PLAN 5017

FARMHOUSE
PLAN 5025 - R

COASTAL
PLAN 5015

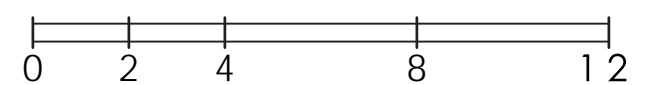
SPANISH
PLAN 5012-R

STREET SCENE



FLOOR PLAN
PLAN 5012
4 BEDROOM, 2 BATH

PLAN 5012	
AREA TABULATION	
CONDITIONED SPACE	
FLOOR AREA	2,106 SQ. FT.
TOTAL DWELLING	2,106 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	19 SQ. FT.

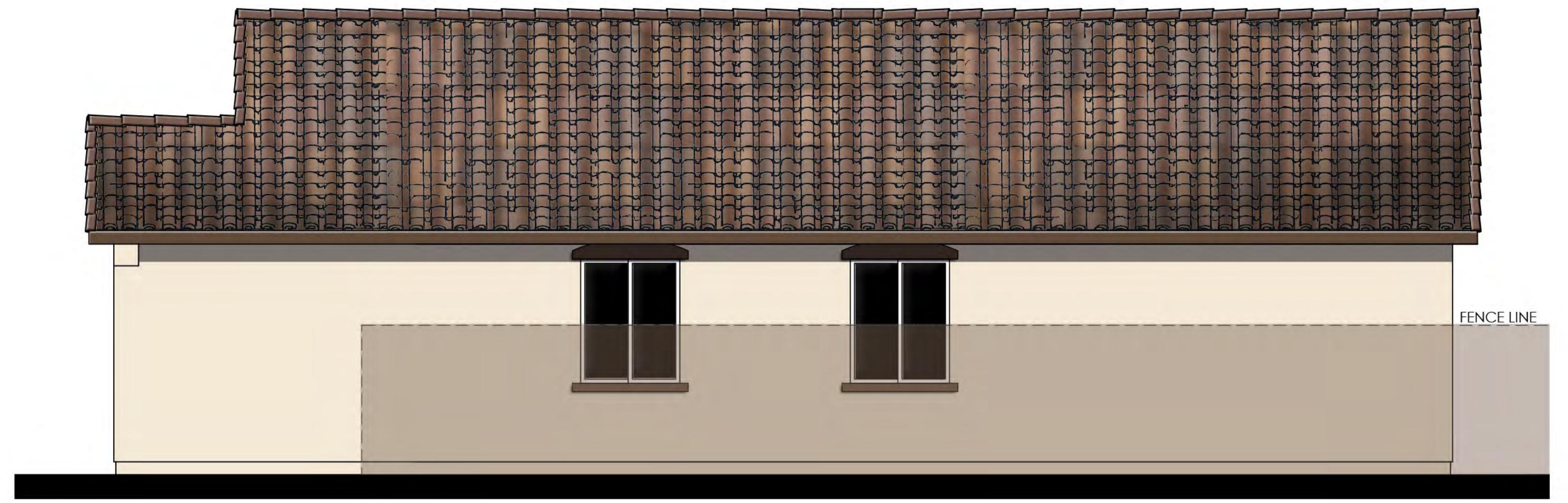




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Refer to landscape drawings for wall, tree, and shrub locations

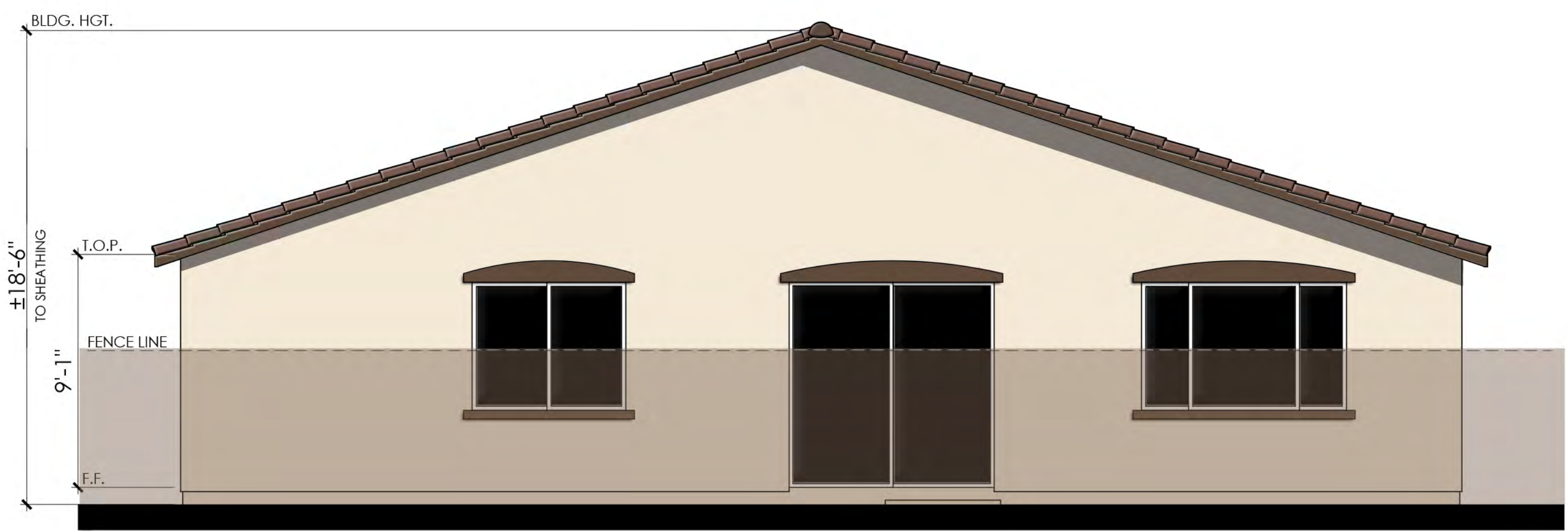
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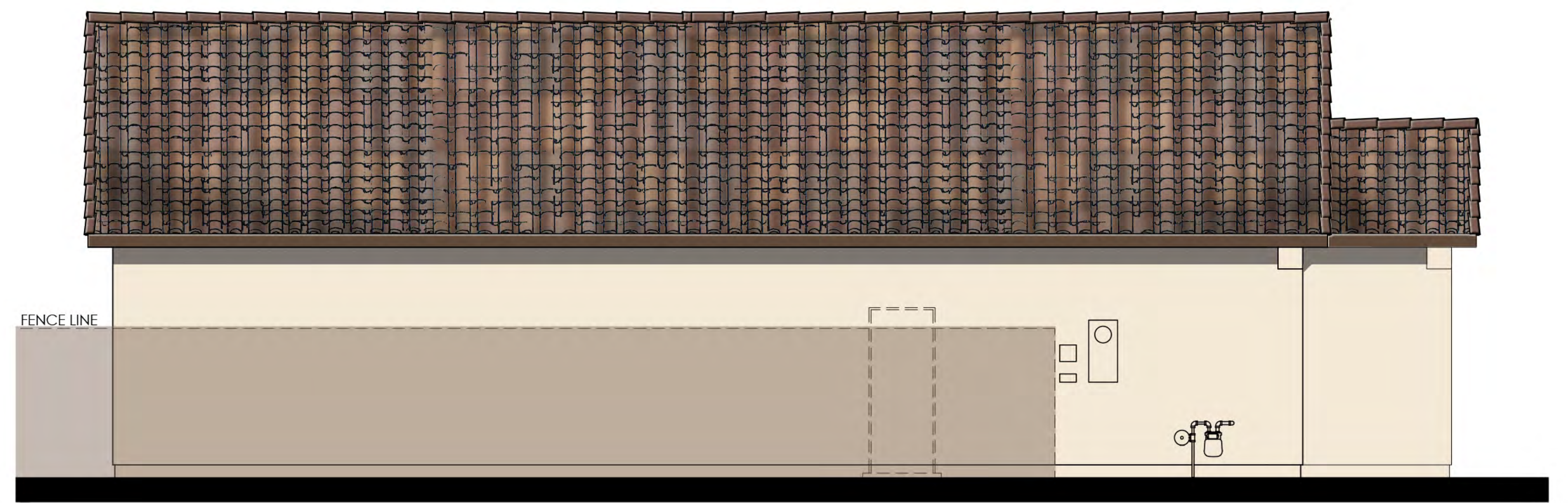
RIGHT

MATERIALS LEGEND

- | | |
|----------------|-------------------------------|
| (WHERE OCCURS) | |
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE LOW PROFILE "S" TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER FOAM |



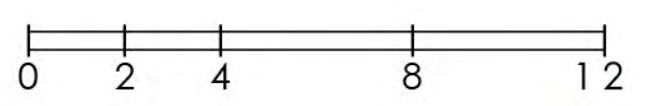
REAR



LEFT

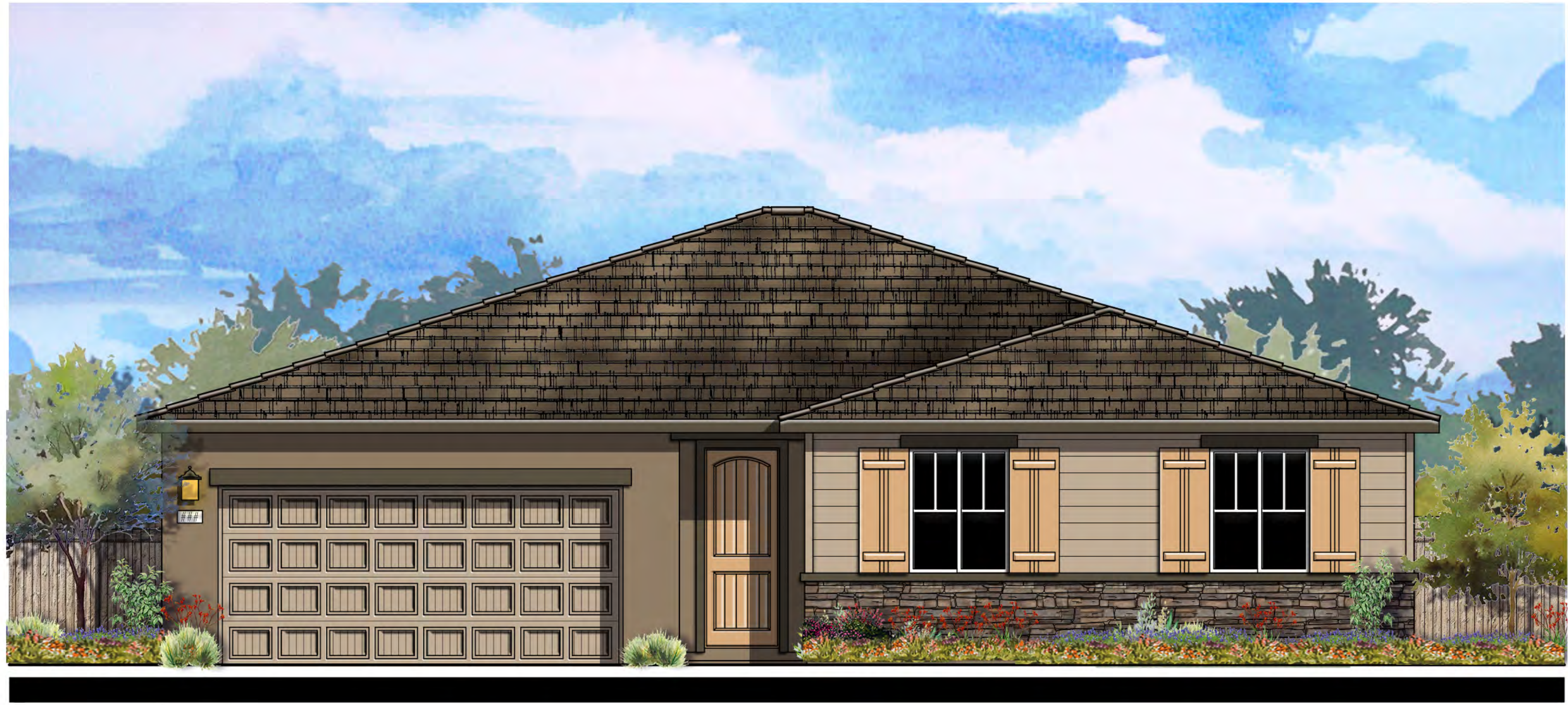
COLOR SCHEME 19

PLAN 5012 "B"
SANTA BARBARA ELEVATIONS
DEER VALLEY
ANTIOCH, CA



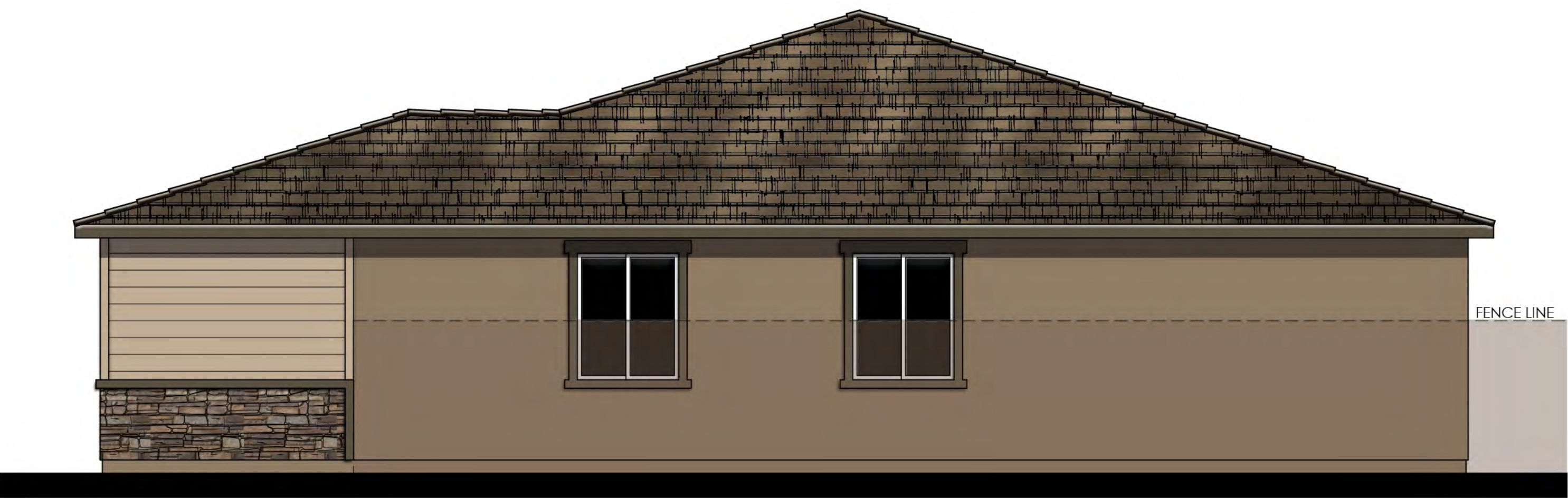
03.29.2022
A-3

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FRONT

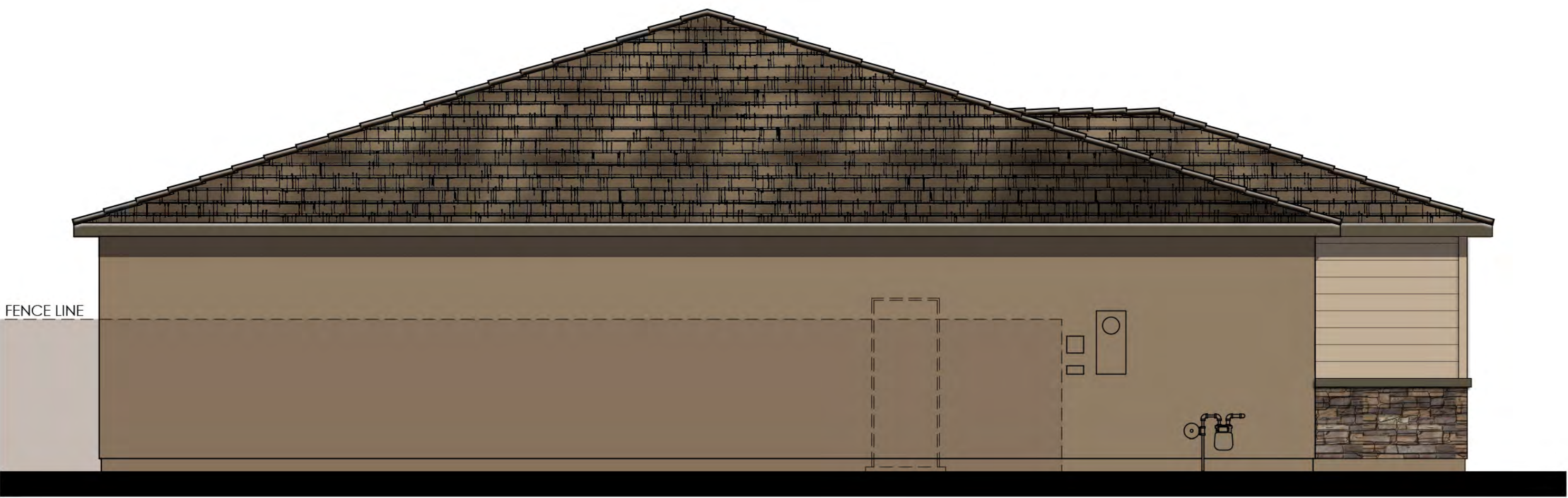


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|---------------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL W/ WINDOWS |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ CEMENTITIOUS 8" LAP SIDING |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM & CEMENTITIOUS |
| VENEER: | MANUFACTURED STONE |



REAR

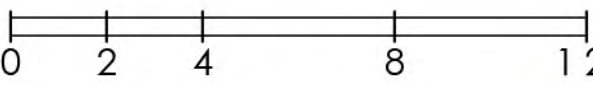


LEFT

COLOR SCHEME 22

PLAN 5012 "C"
COASTAL ELEVATIONS

DEER VALLEY
ANTIOCH, CA

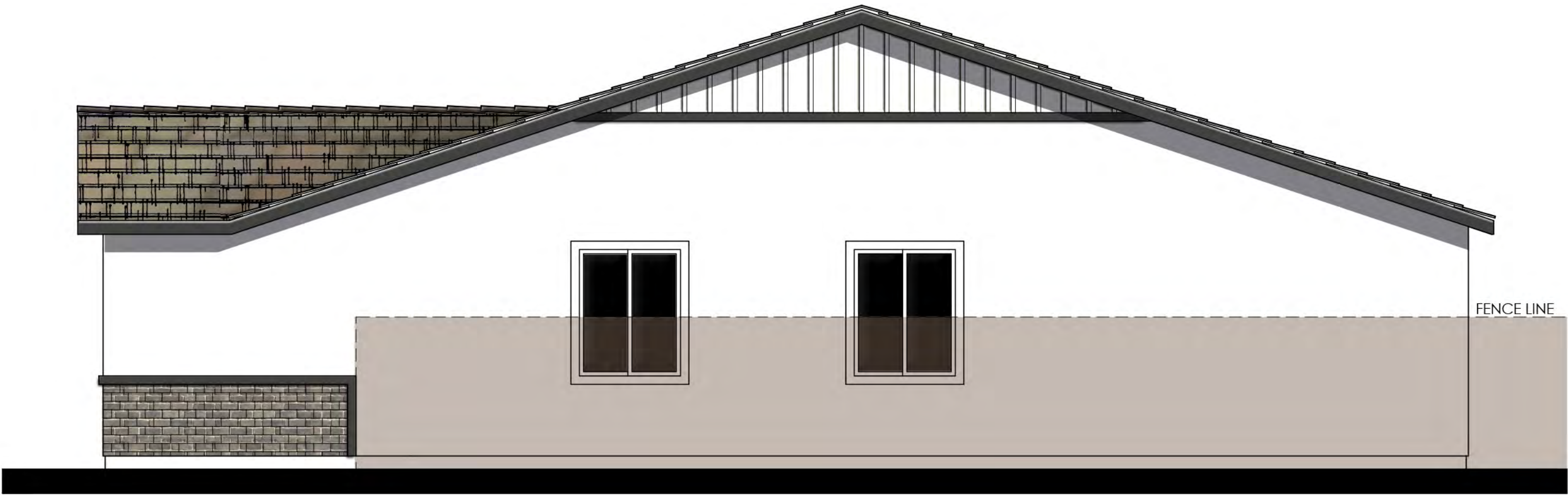




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

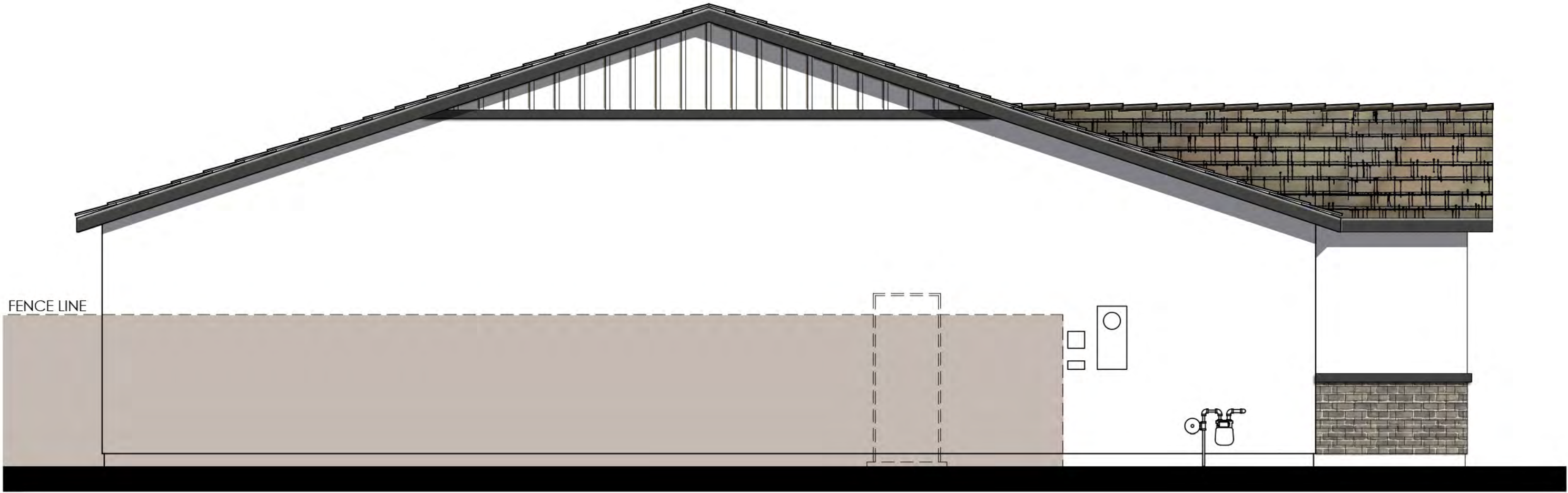


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|-------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL W/ WINDOWS |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE: | CEMENTITIOUS BOARD AND BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| ENEER: | MANUFACTURED BRICK |



REAR



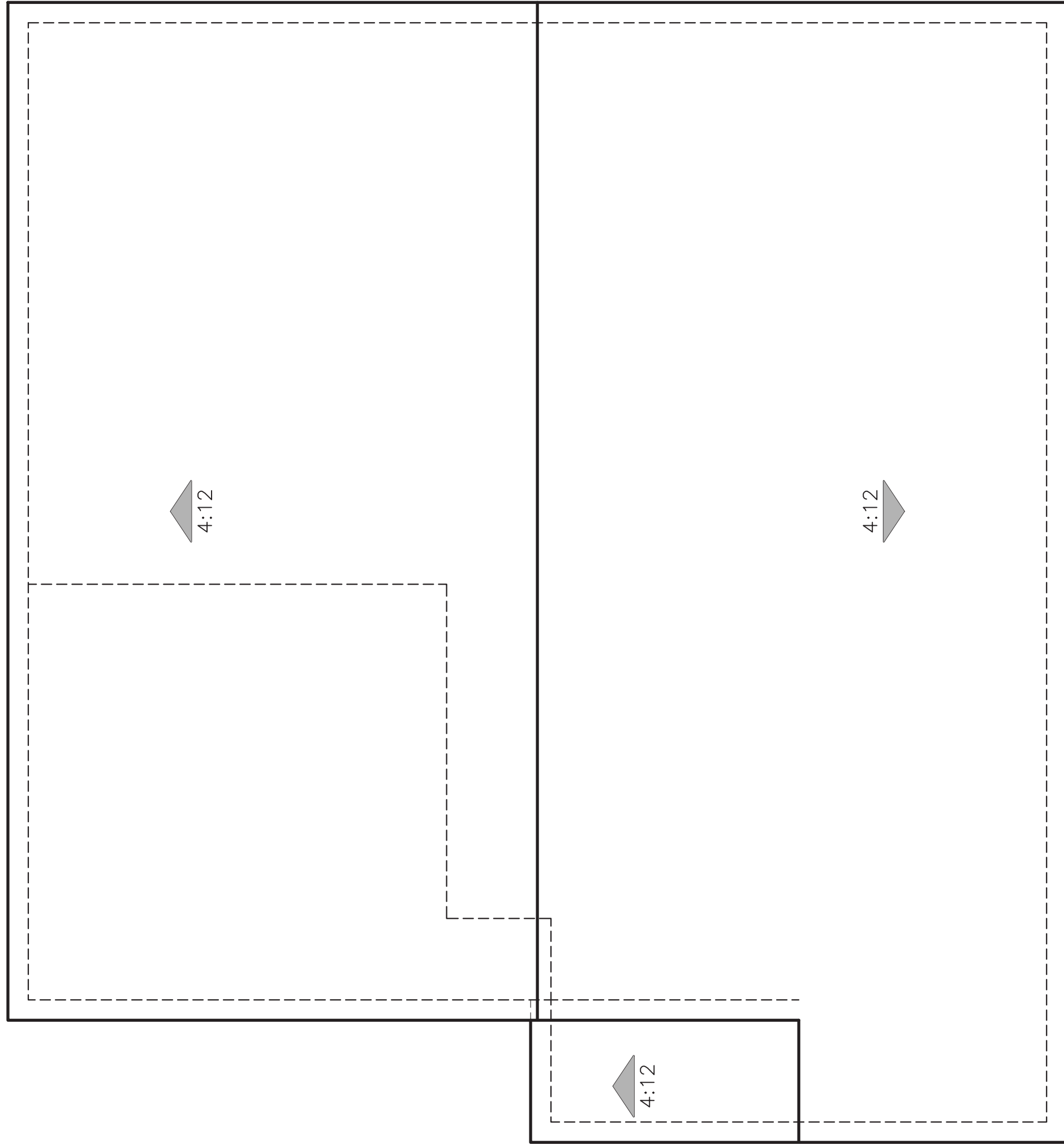
LEFT

COLOR SCHEME 28
PLAN 5012 "E"
 FARMHOUSE ELEVATIONS
DEER VALLEY
 ANTIOCH, CA

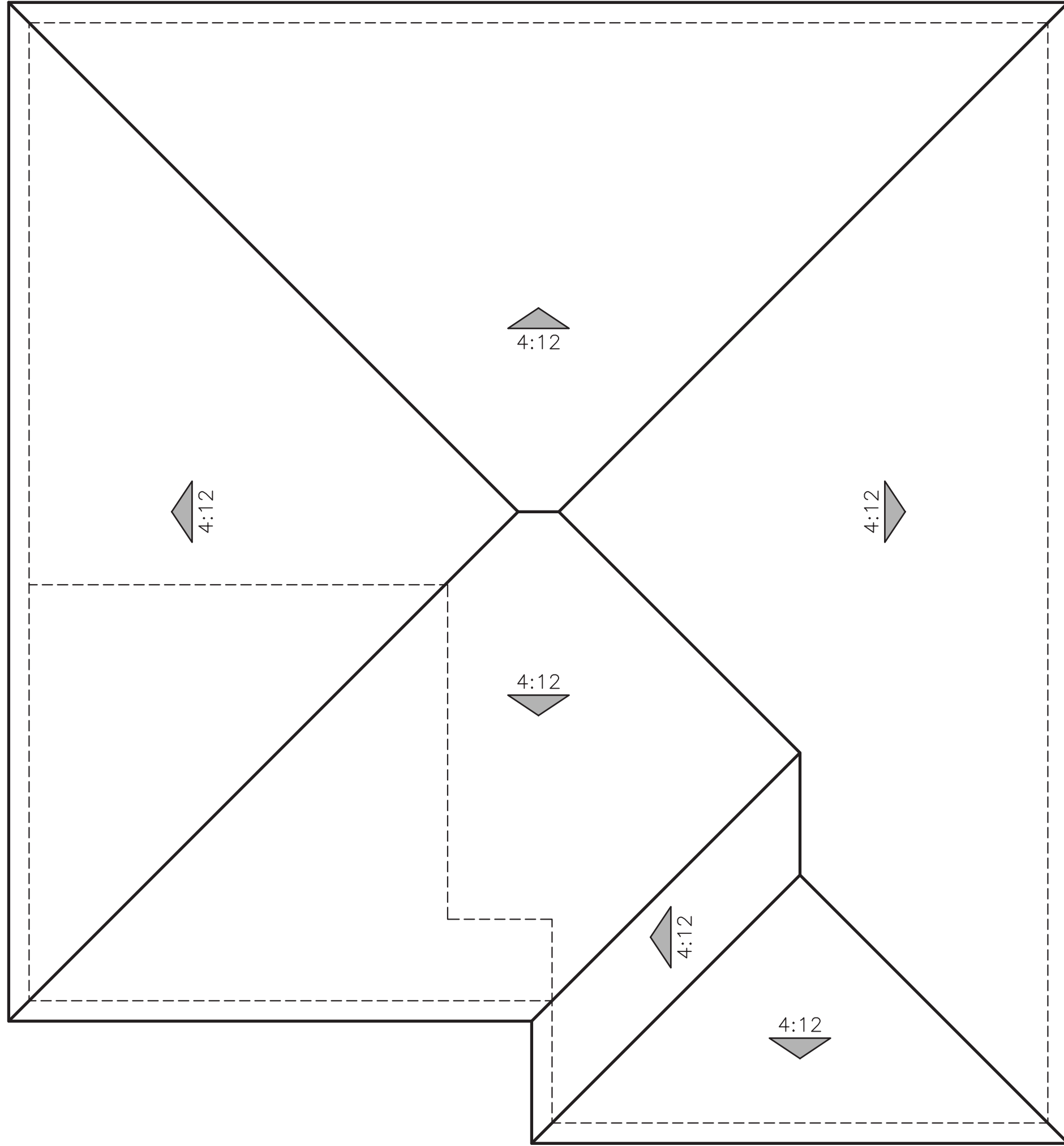


03.29.2022
A-5

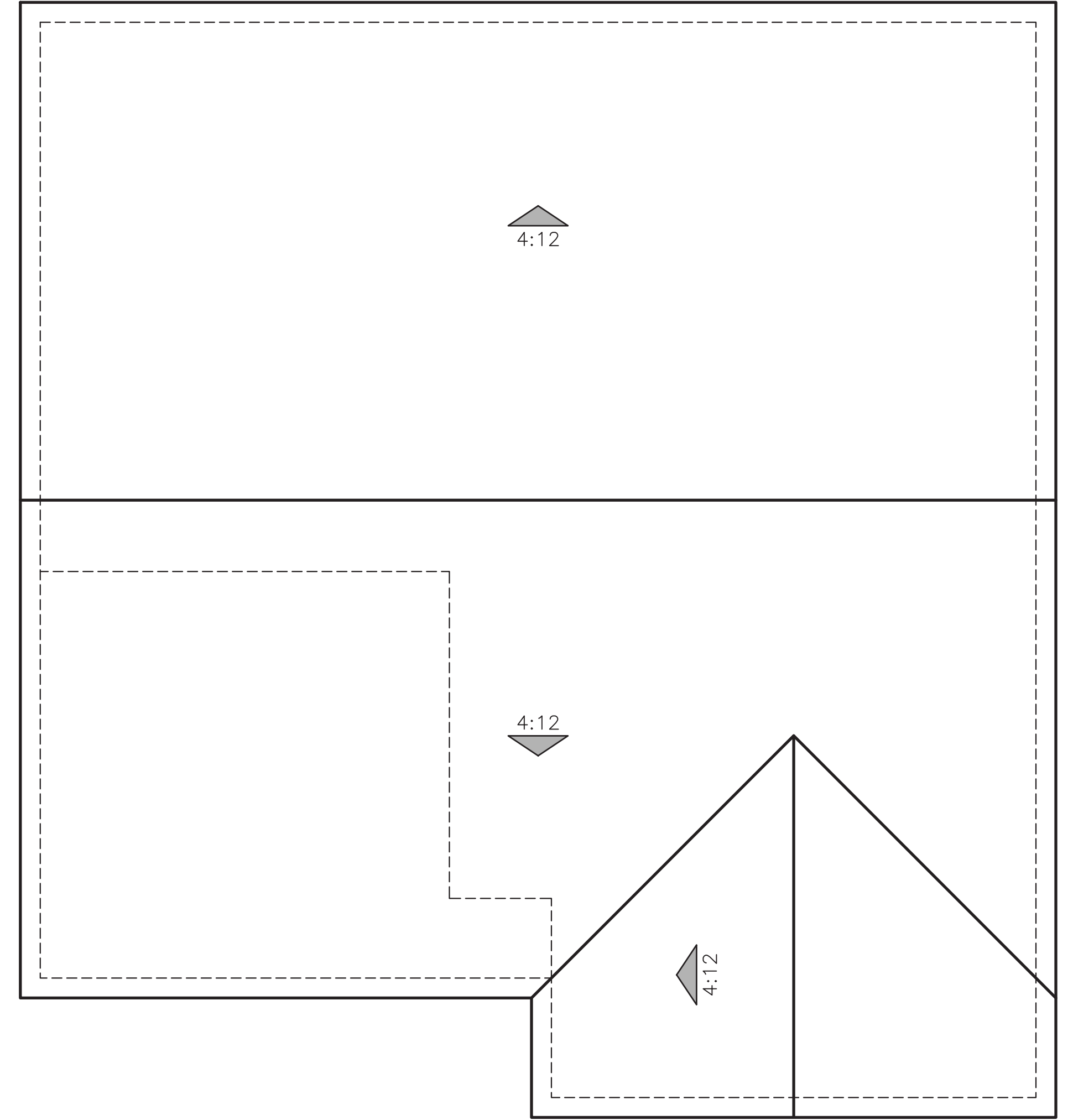
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"B" - SANTA BARBARA

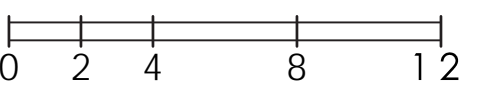


"C" - COASTAL



"E" - FARMHOUSE

ROOF PLANS
PLAN 5012





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



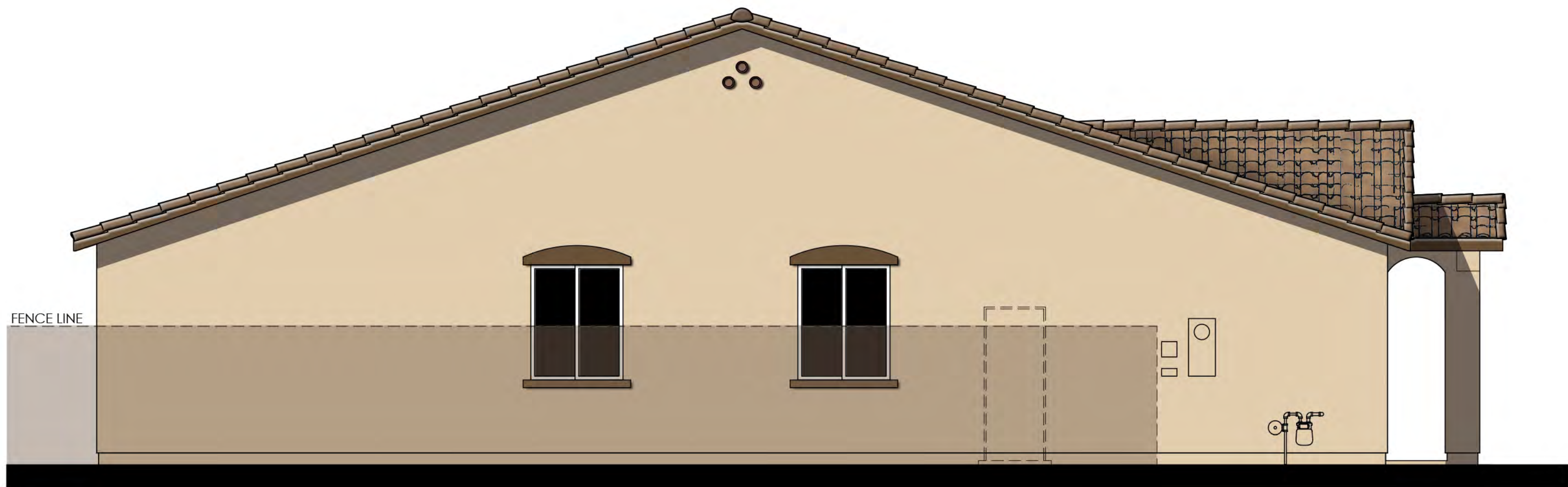
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- | | |
|--------------|-------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE LOW PROFILE "S" TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER FOAM |



REAR



LEFT

COLOR SCHEME 20

PLAN 5015 "B"
SANTA BARBARA ELEVATIONS

DEER VALLEY
ANTIOCH, CA

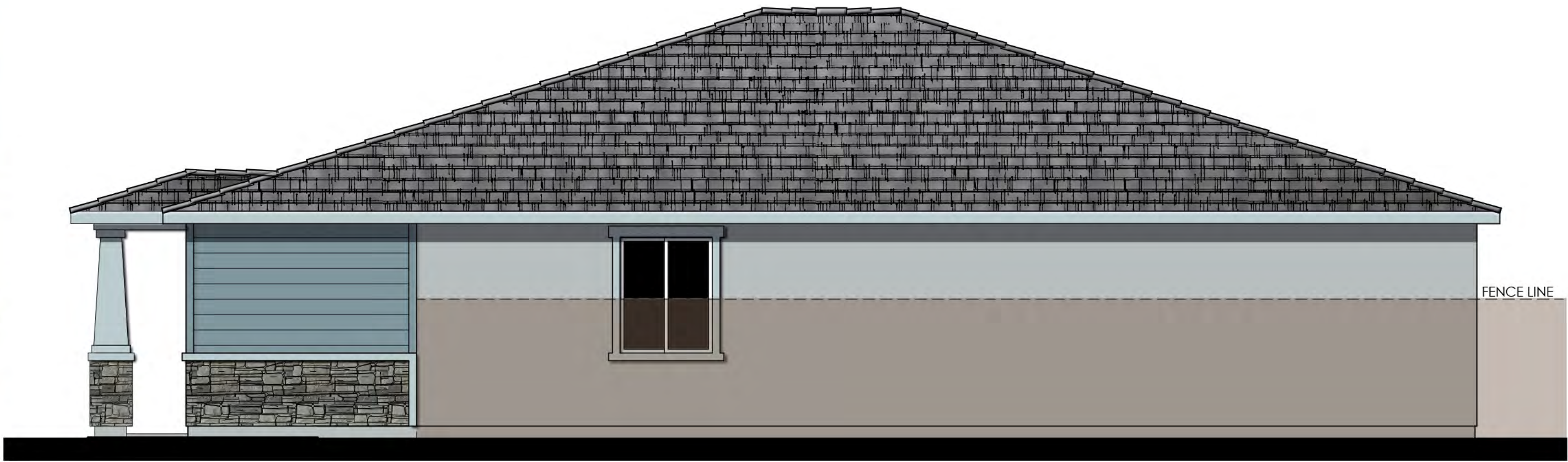




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Refer to landscape drawings for wall, tree, and shrub locations

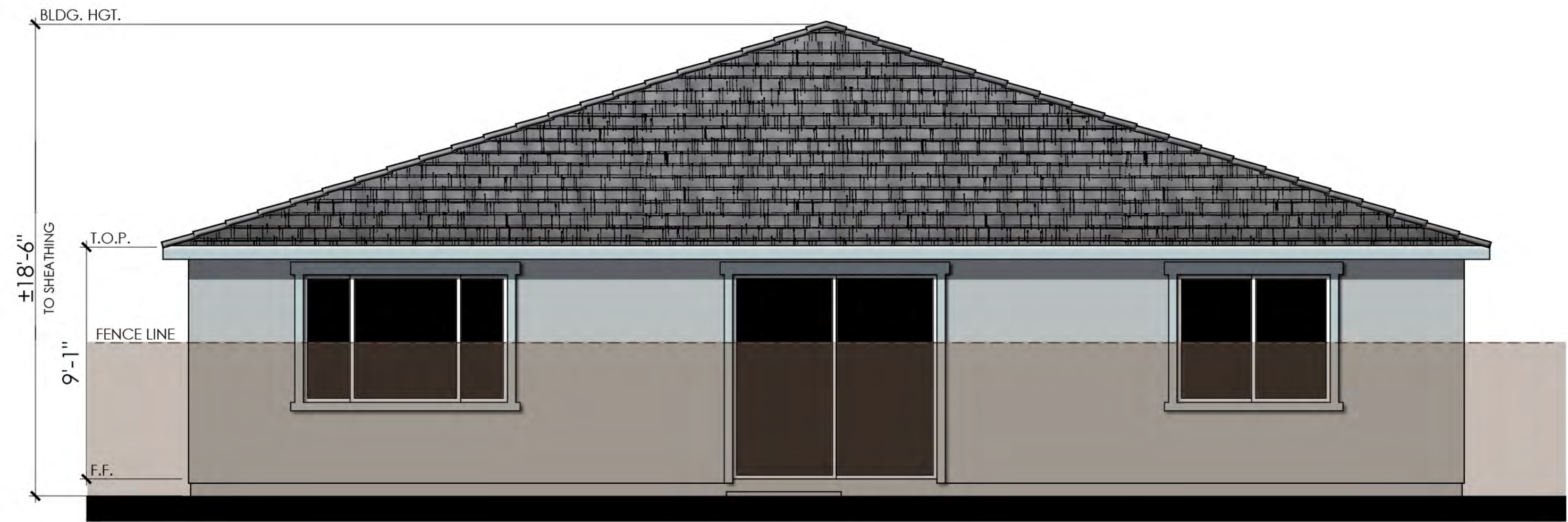
FRONT



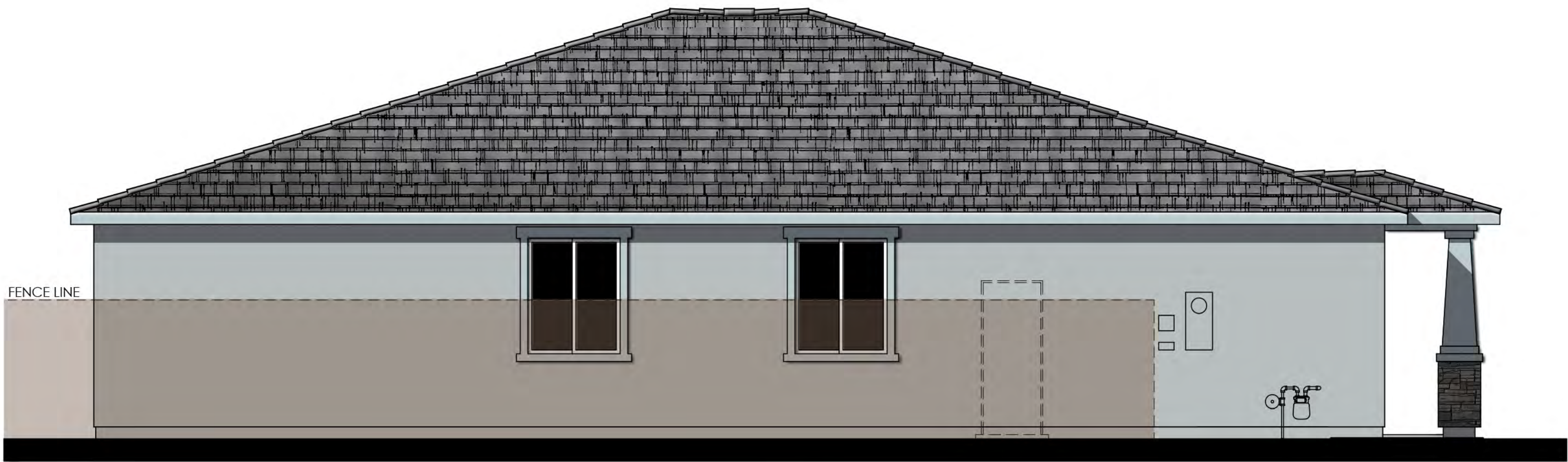
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- | | |
|--------------|---------------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL W/ WINDOWS |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ CEMENTITIOUS 8" LAP SIDING |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM & CEMENTITIOUS |
| VENEER: | MANUFACTURED STONE |



REAR



LEFT

COLOR SCHEME 23

PLAN 5015 "C"
COASTAL ELEVATIONS

DEER VALLEY
ANTIOCH, CA

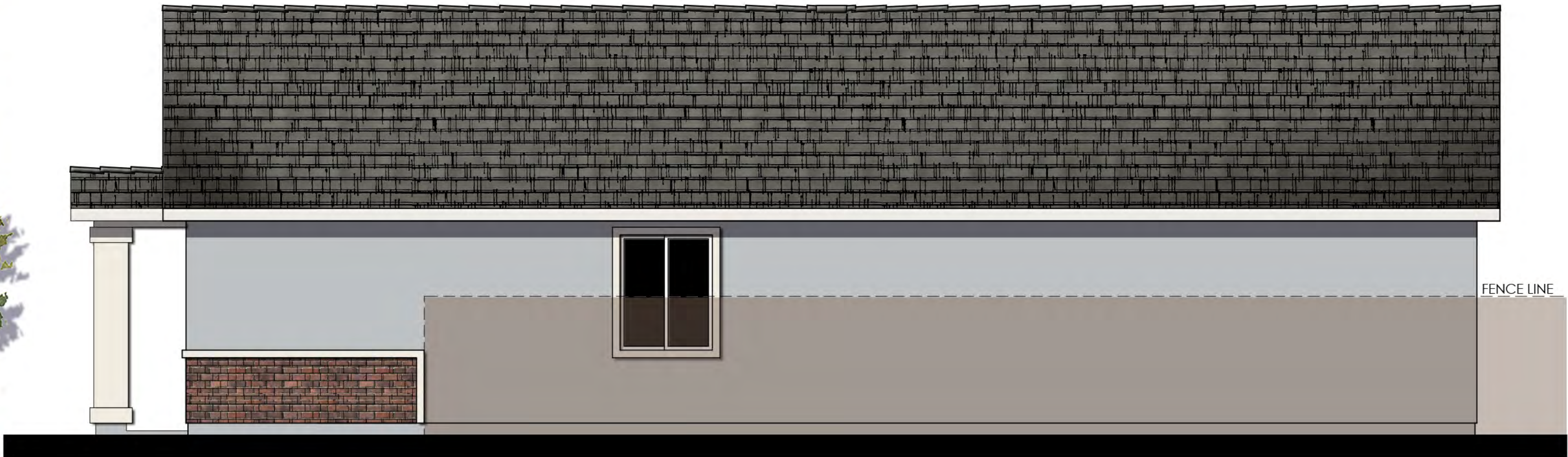




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Refer to landscape drawings for wall, tree, and shrub locations

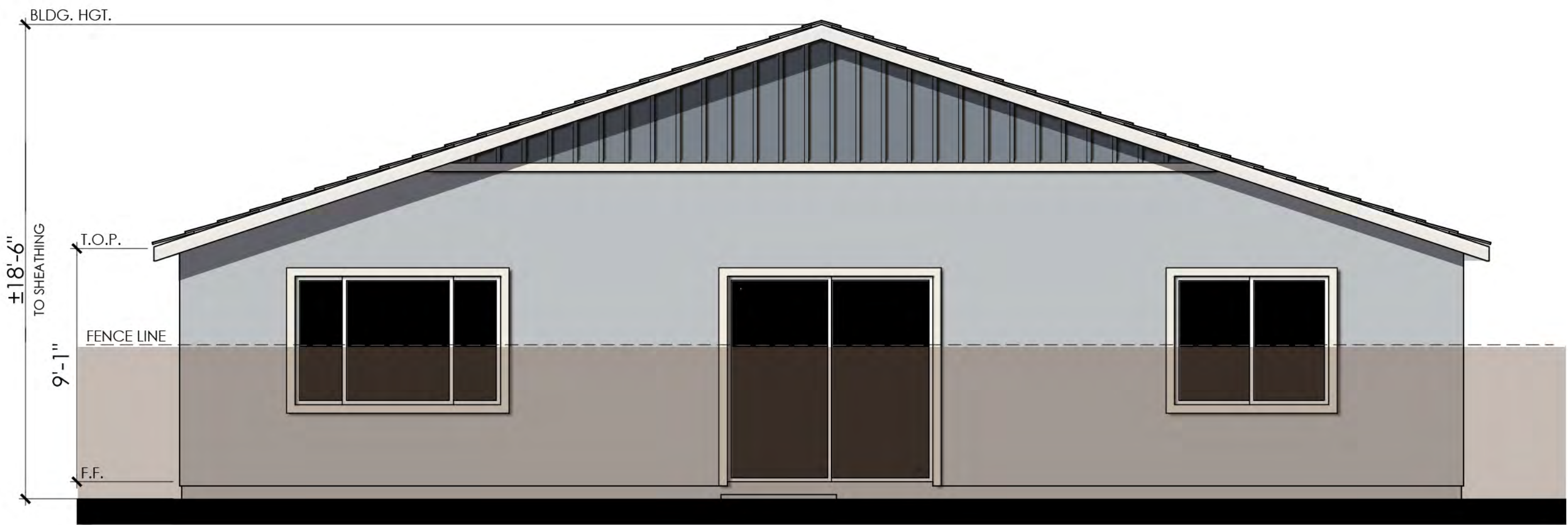
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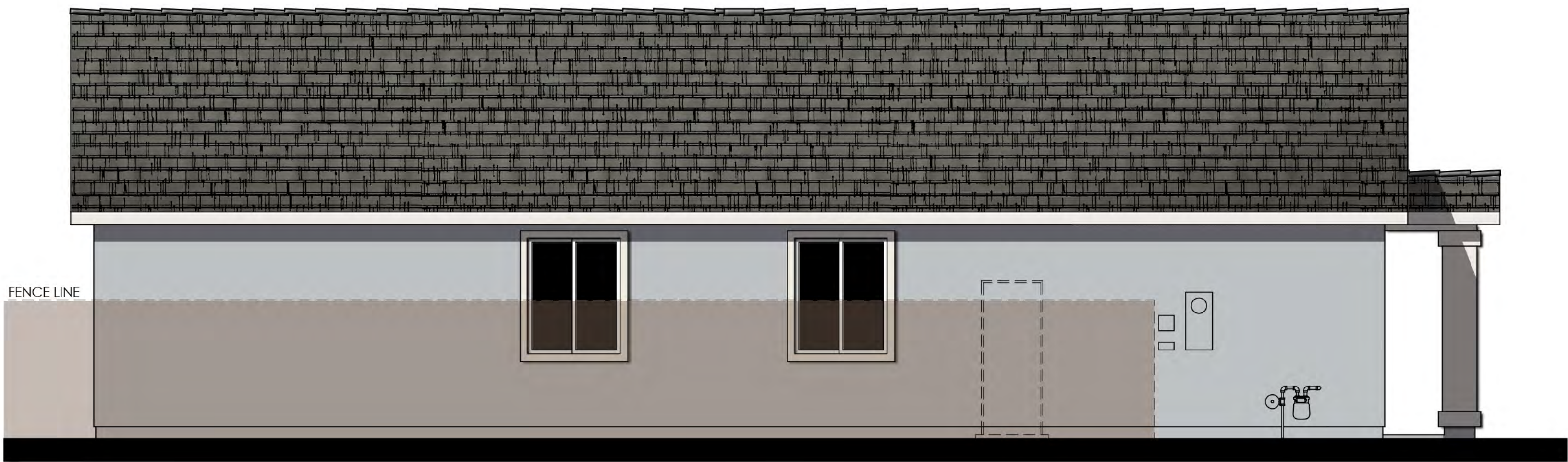
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- | | |
|--------------|-------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL W/ WINDOWS |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE: | CEMENTITIOUS BOARD AND BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| veneer: | MANUFACTURED BRICK |



REAR



LEFT

COLOR SCHEME 29

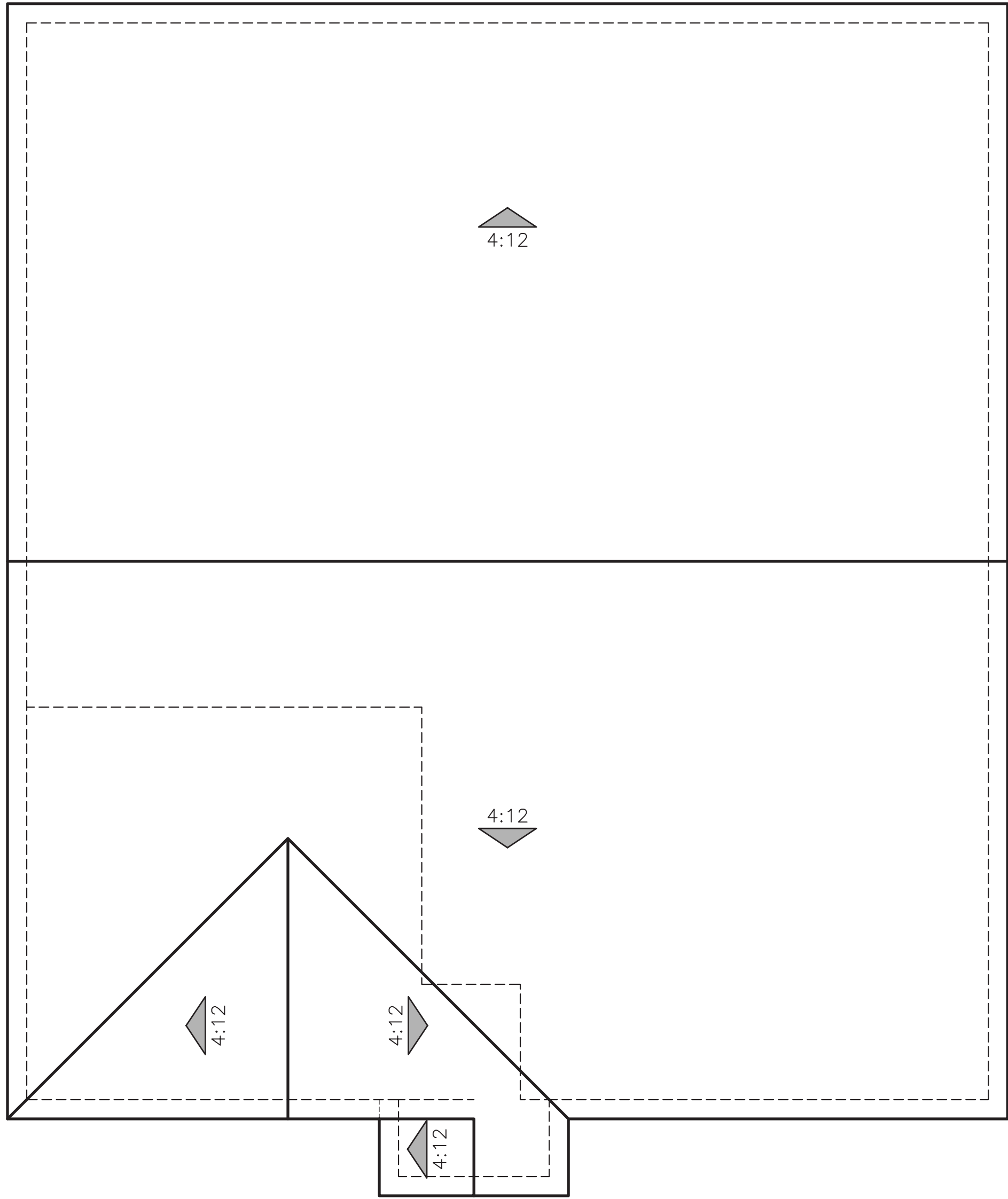
PLAN 5015 "E"
FARMHOUSE ELEVATIONS

DEER VALLEY
ANTIOCH, CA

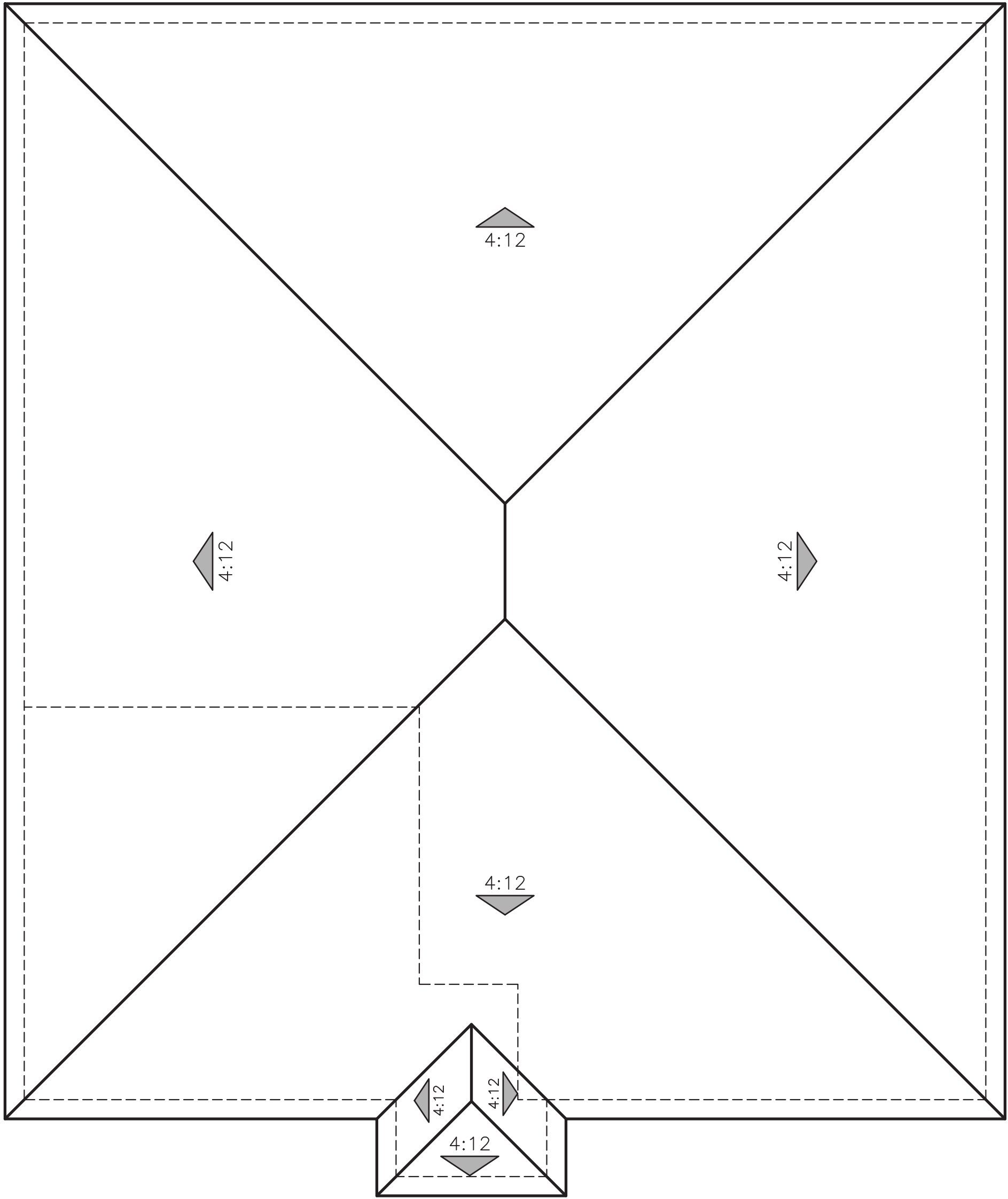


03.29.2022
A-10

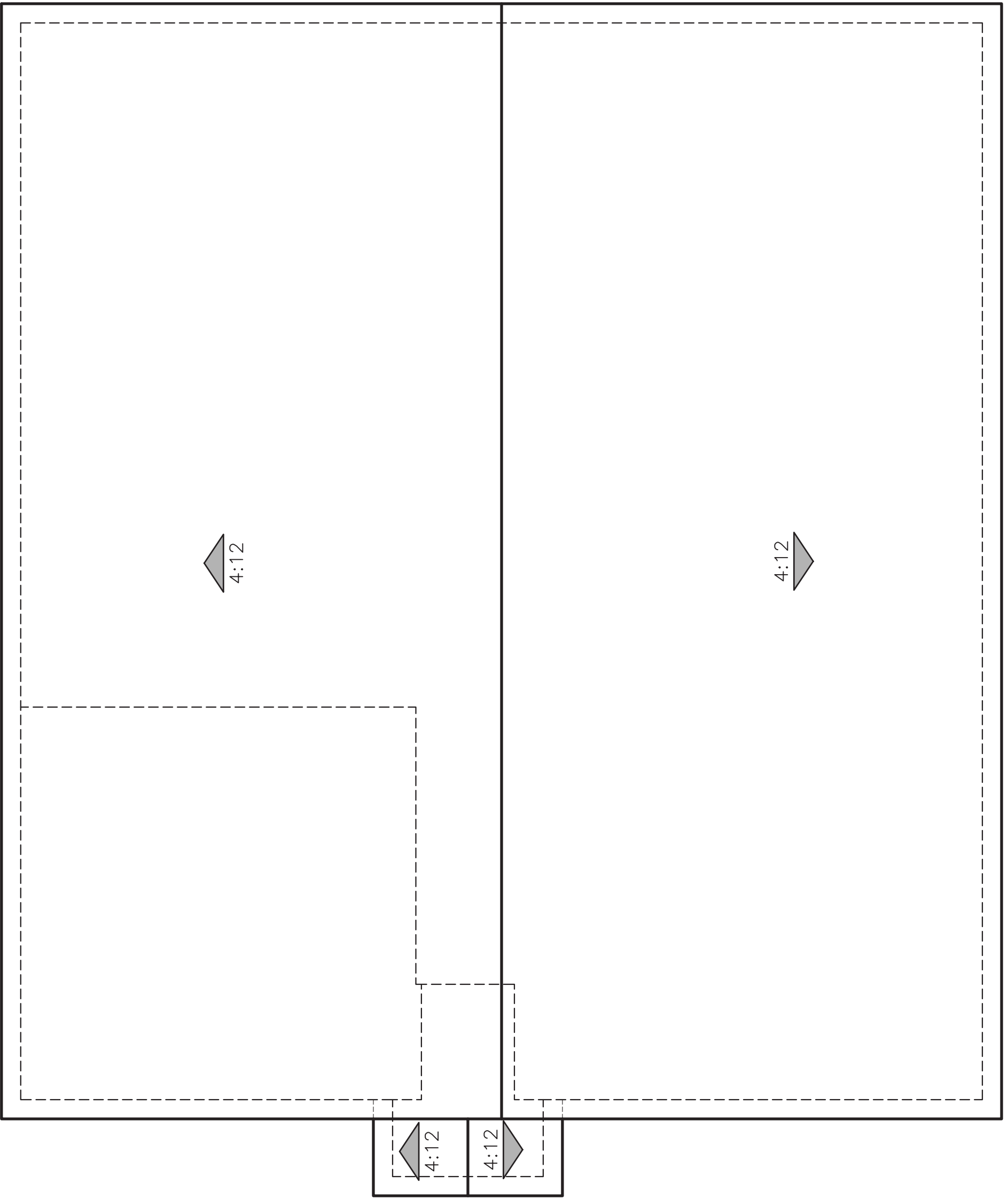
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"B" - SANTA BARBARA

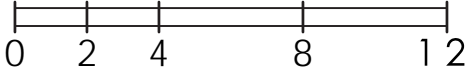


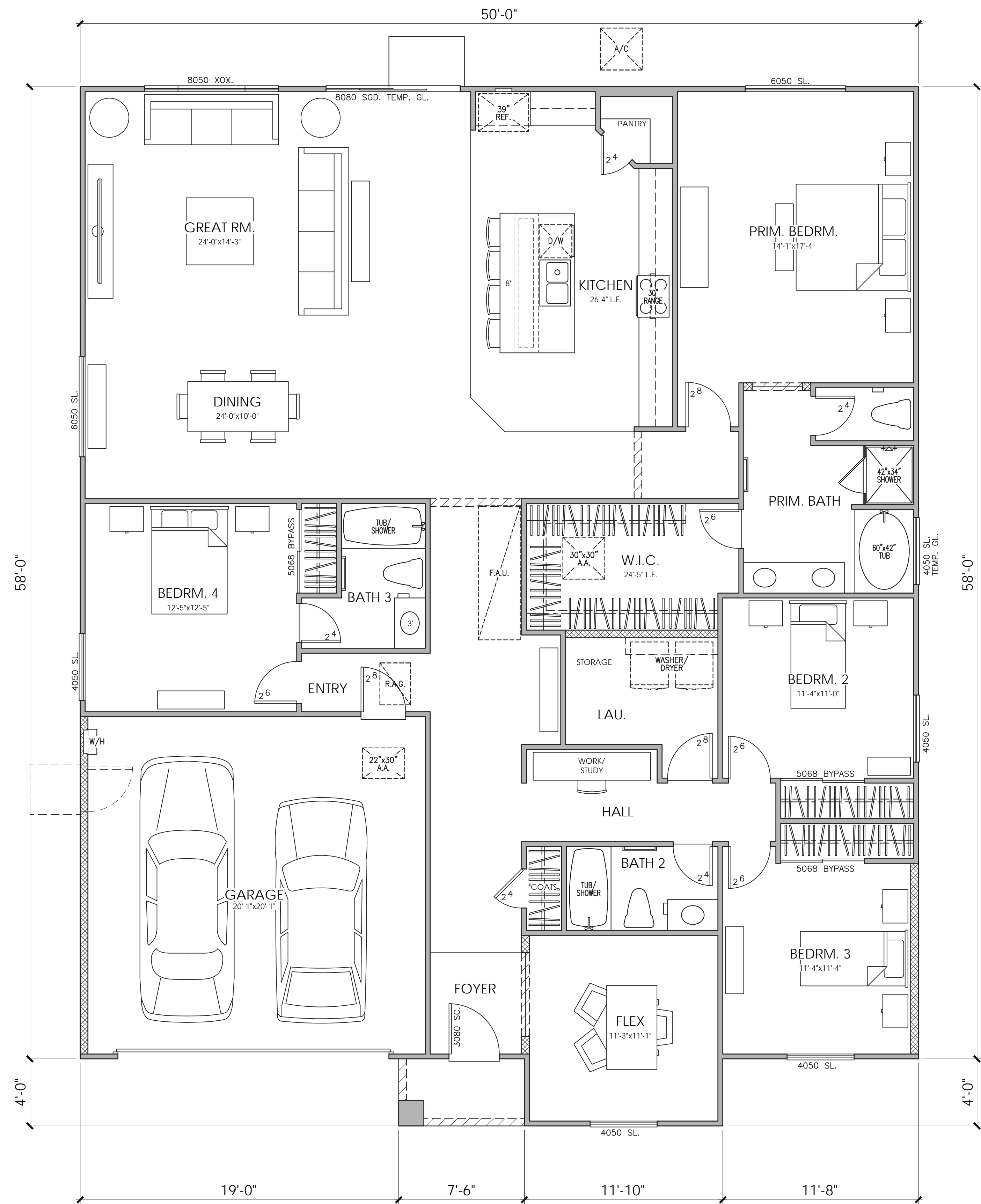
"C" - COASTAL



"E" - FARMHOUSE

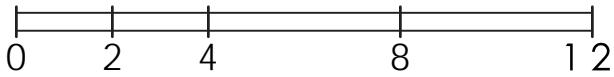
ROOF PLANS
PLAN 5015





FLOOR PLAN
PLAN 5017
4 BEDROOM, 3 BATH, FLEX

PLAN 5017	
AREA TABULATION	
CONDITIONED SPACE	
FLOOR AREA	2,527 SQ. FT.
TOTAL DWELLING	2,527 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	30 SQ. FT.



DEER VALLEY
ANTIOCH, CA



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Refer to landscape drawings for wall, tree, and shrub locations

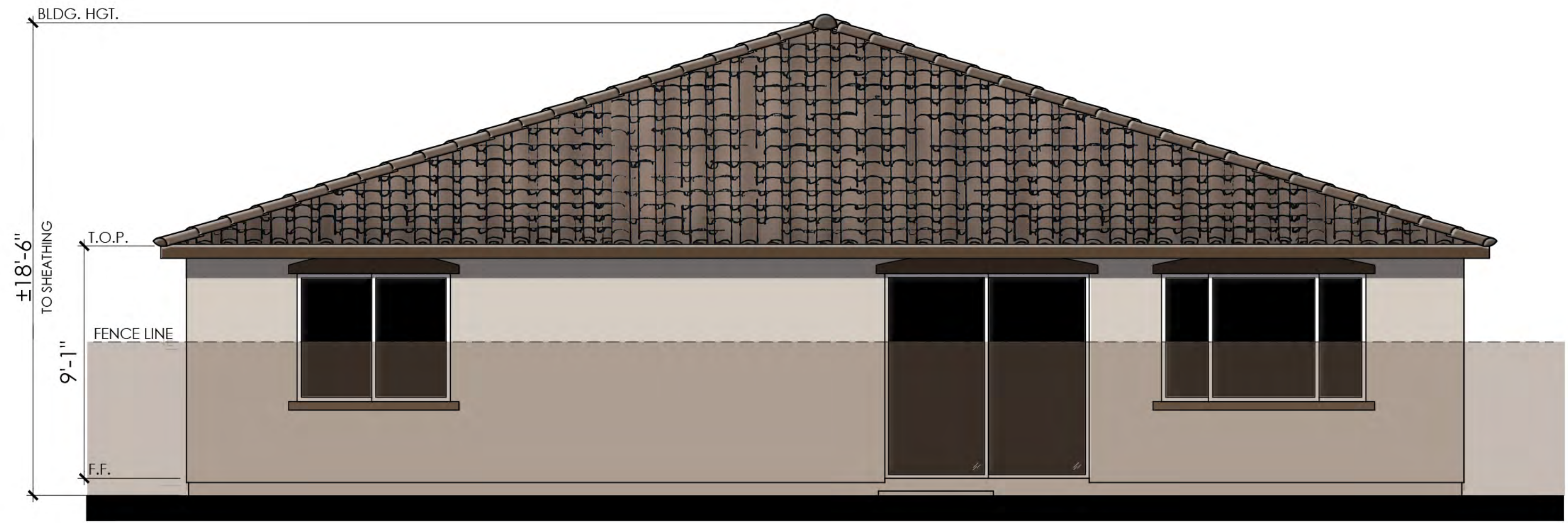
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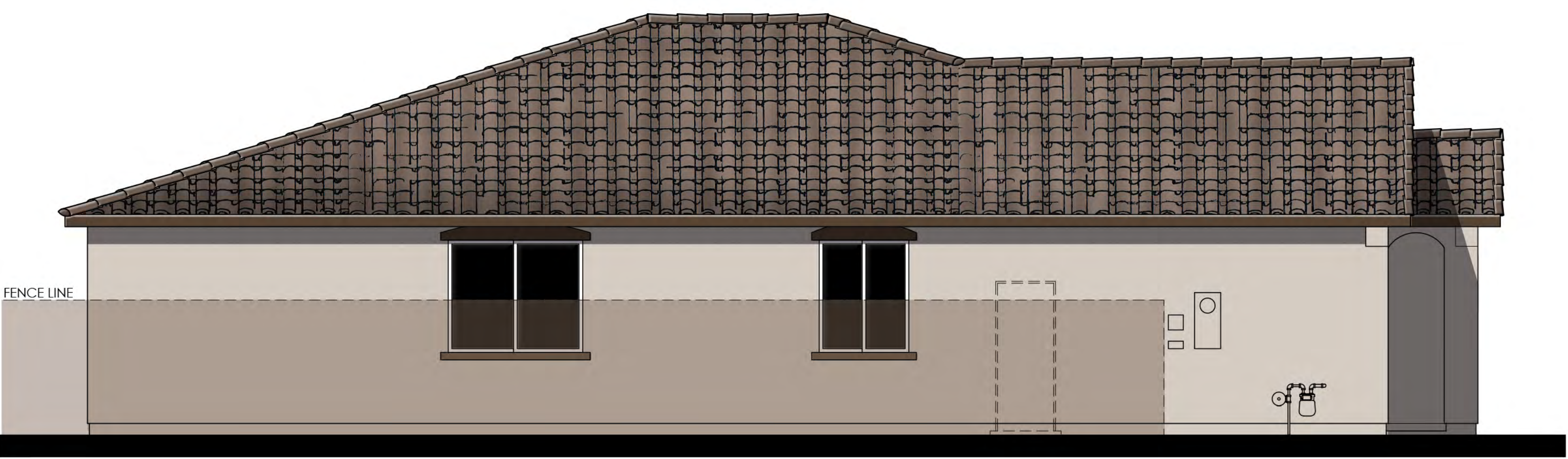
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 21

PLAN 5017 "B"

SANTA BARBARA ELEVATIONS

DEER VALLEY

ANTIOCH, CA



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A-13

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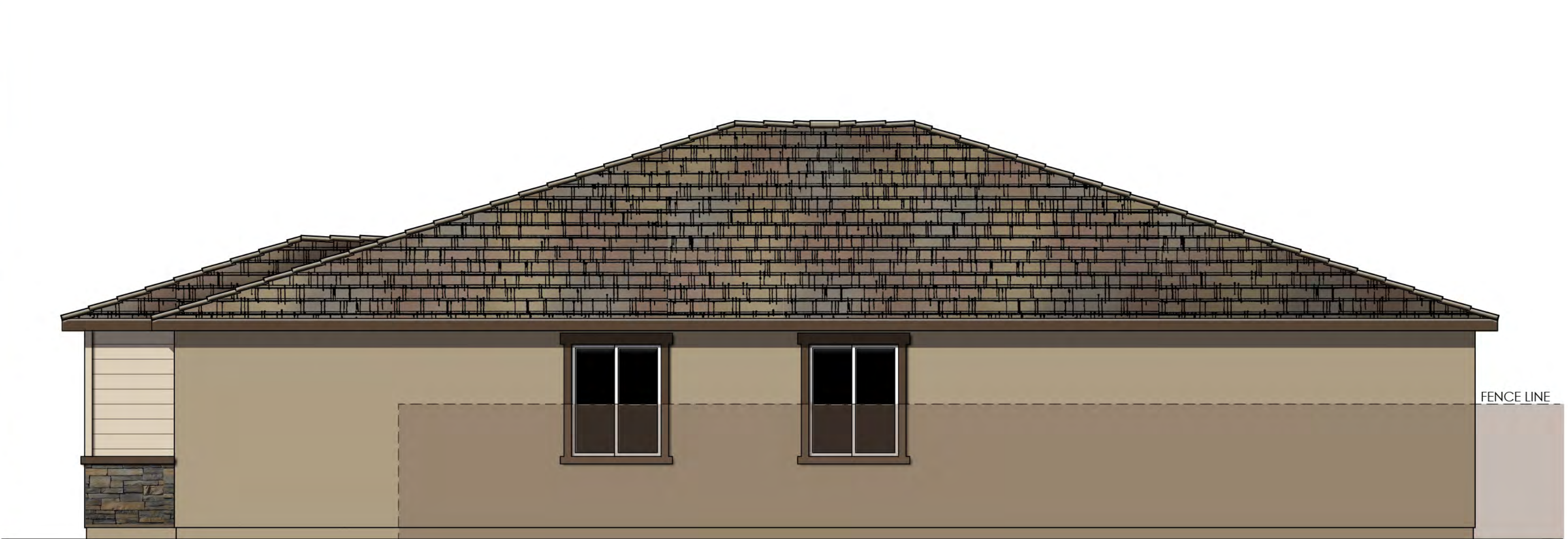
PLANNING + ARCHITECTURE



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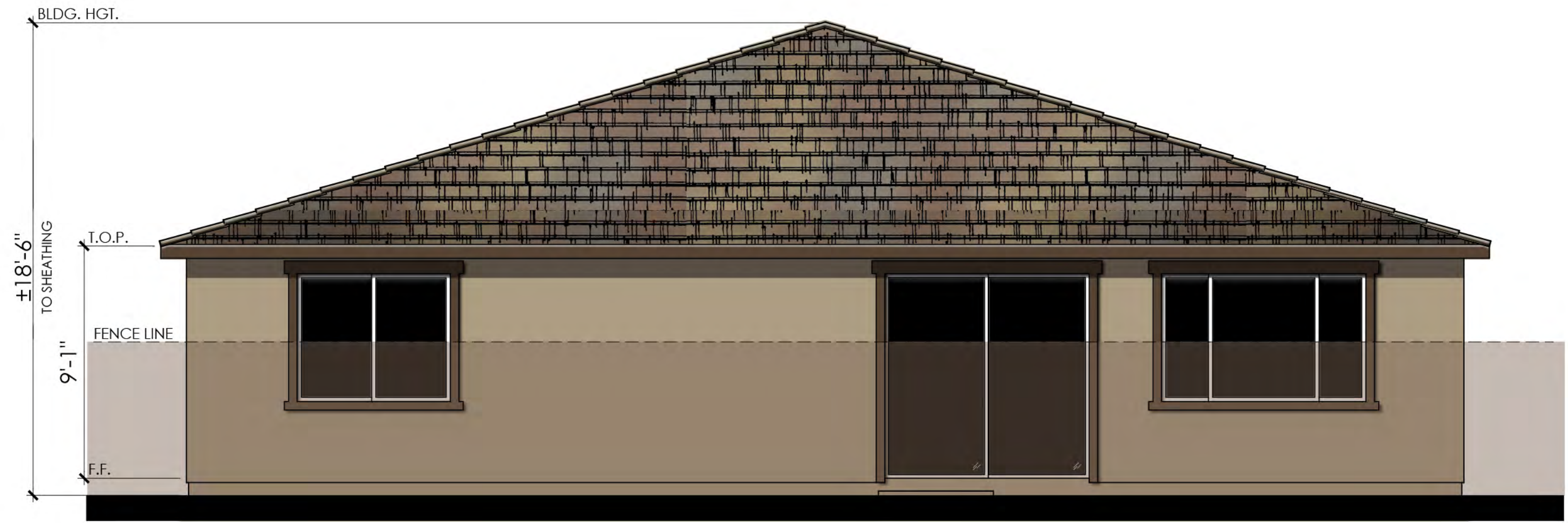
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

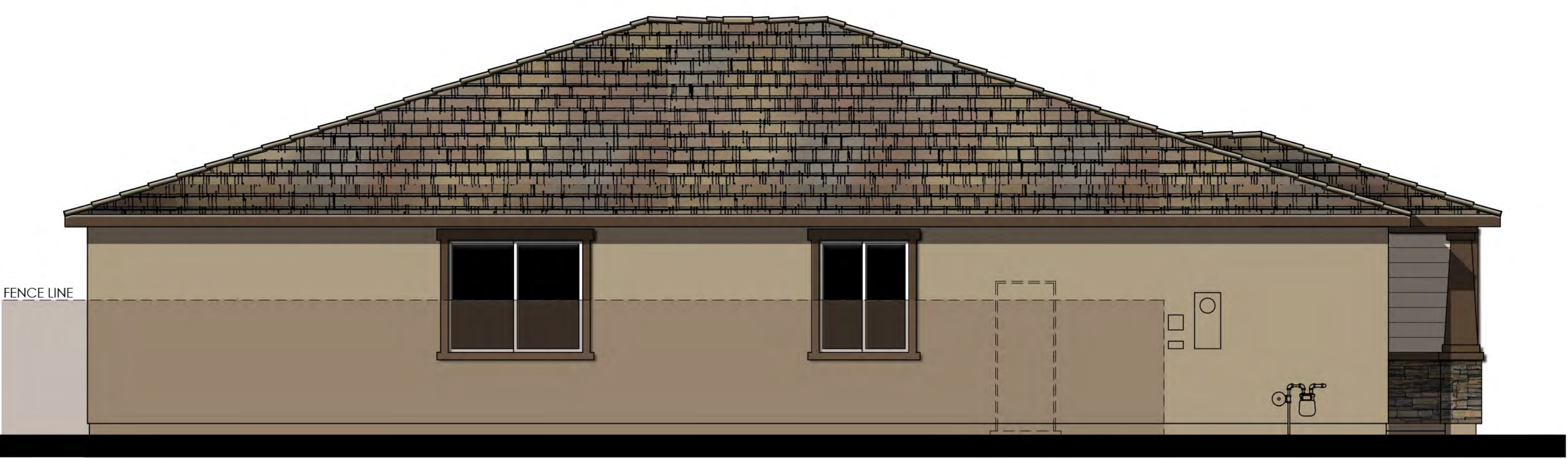


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|---------------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL W/ WINDOWS |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ CEMENTITIOUS 8" LAP SIDING |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM & CEMENTITIOUS |
| VENEER: | MANUFACTURED STONE |



REAR



LEFT

COLOR SCHEME 24
PLAN 5017 "C"
COASTAL ELEVATIONS

DEER VALLEY
ANTIOCH, CA



03.29.2022
A-14

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Inc
#22013
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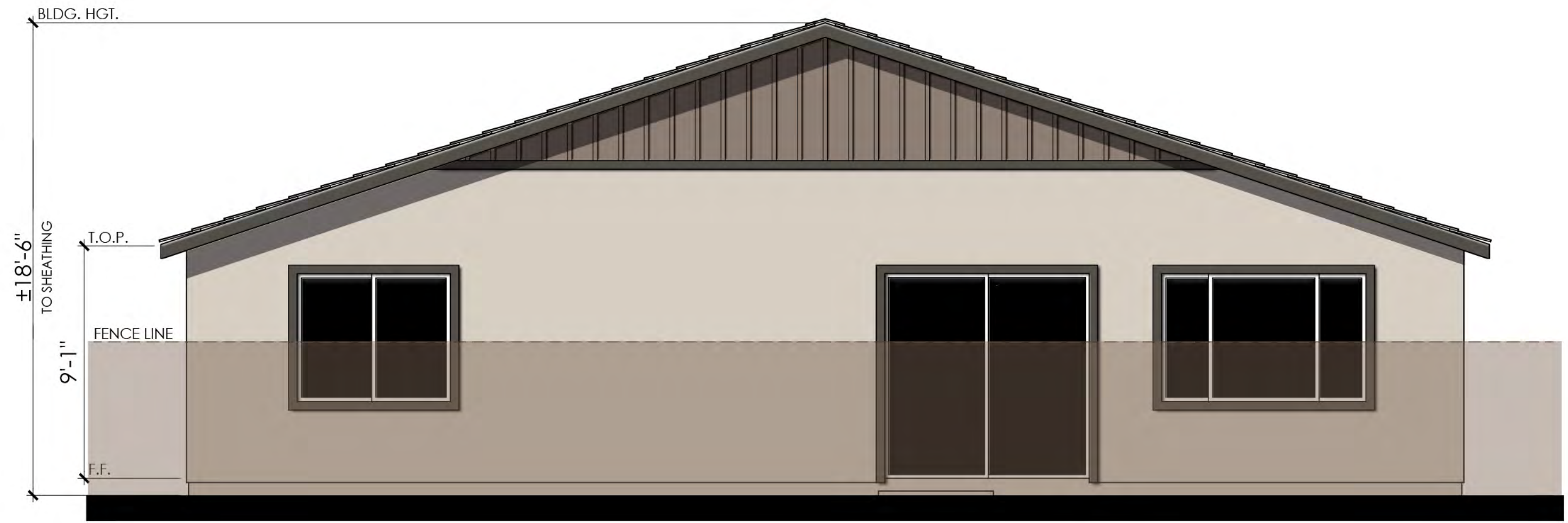
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

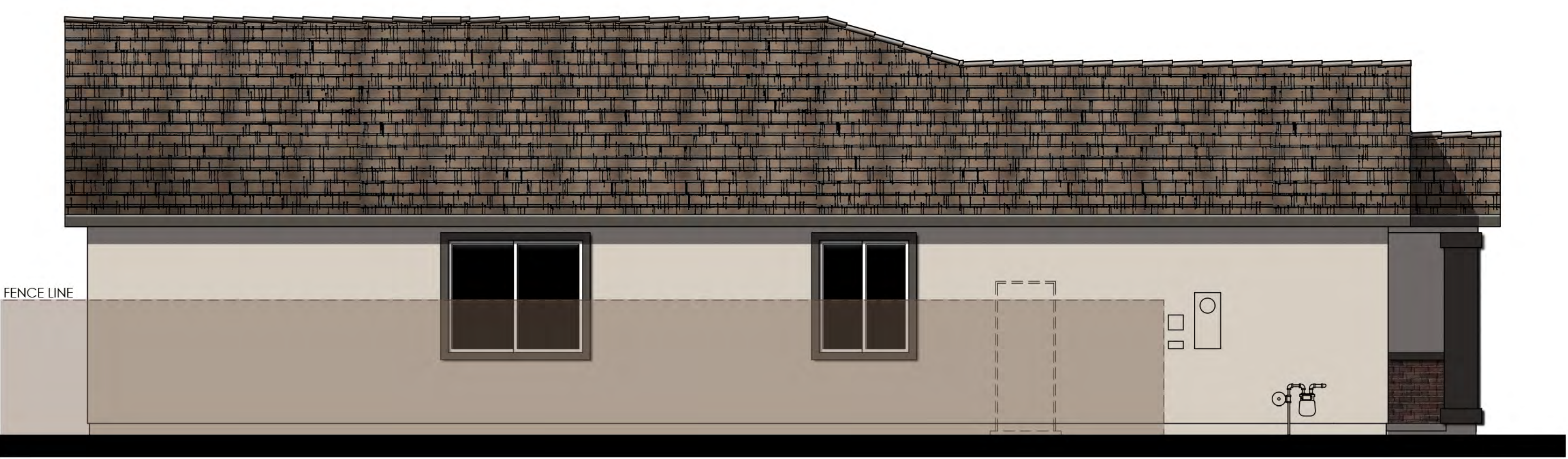


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|-------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL W/ WINDOWS |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE: | CEMENTITIOUS BOARD AND BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| VENEER: | MANUFACTURED BRICK |



REAR



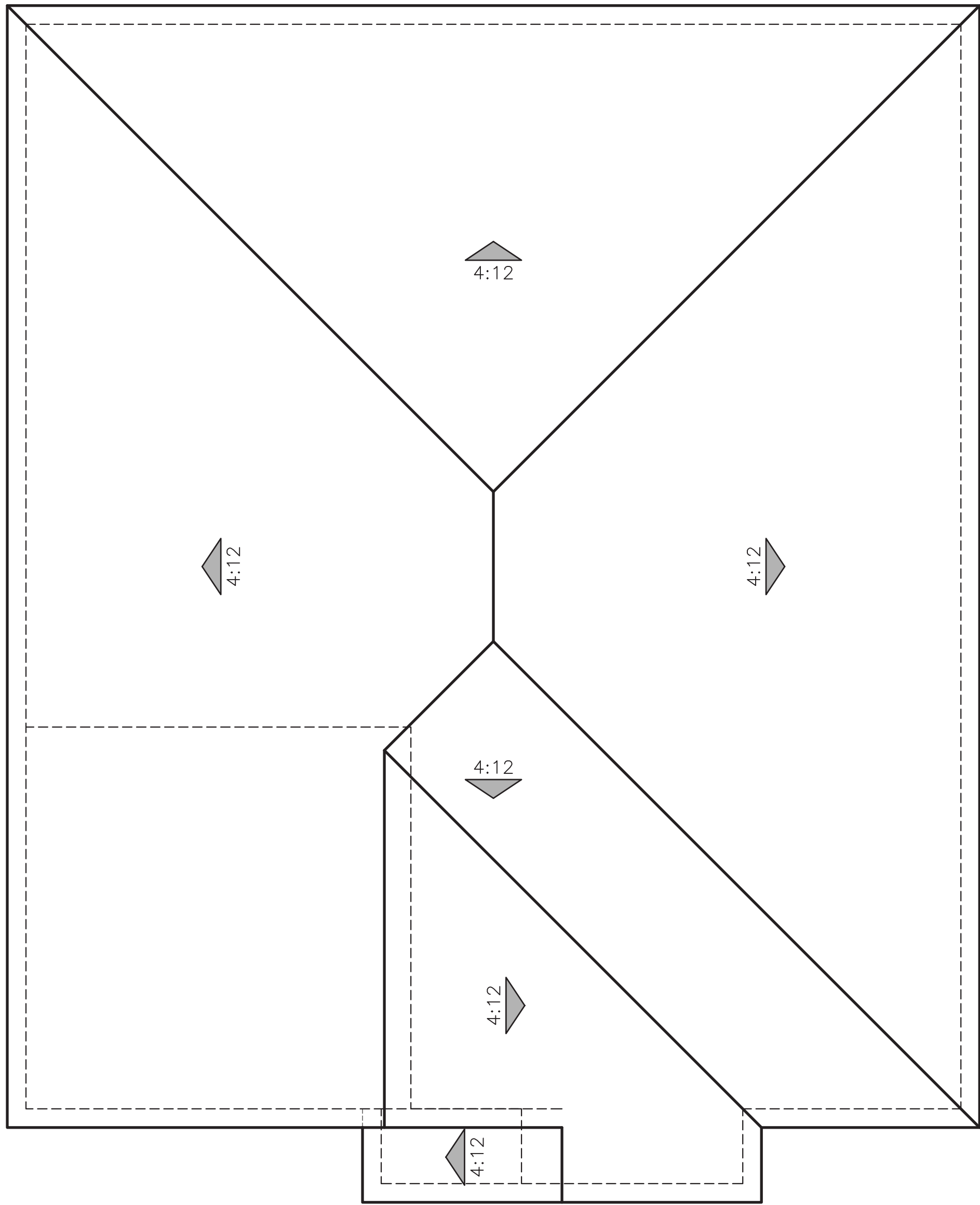
LEFT

COLOR SCHEME 30
PLAN 5017 "E"
FARMHOUSE ELEVATIONS
DEER VALLEY
ANTIOCH, CA

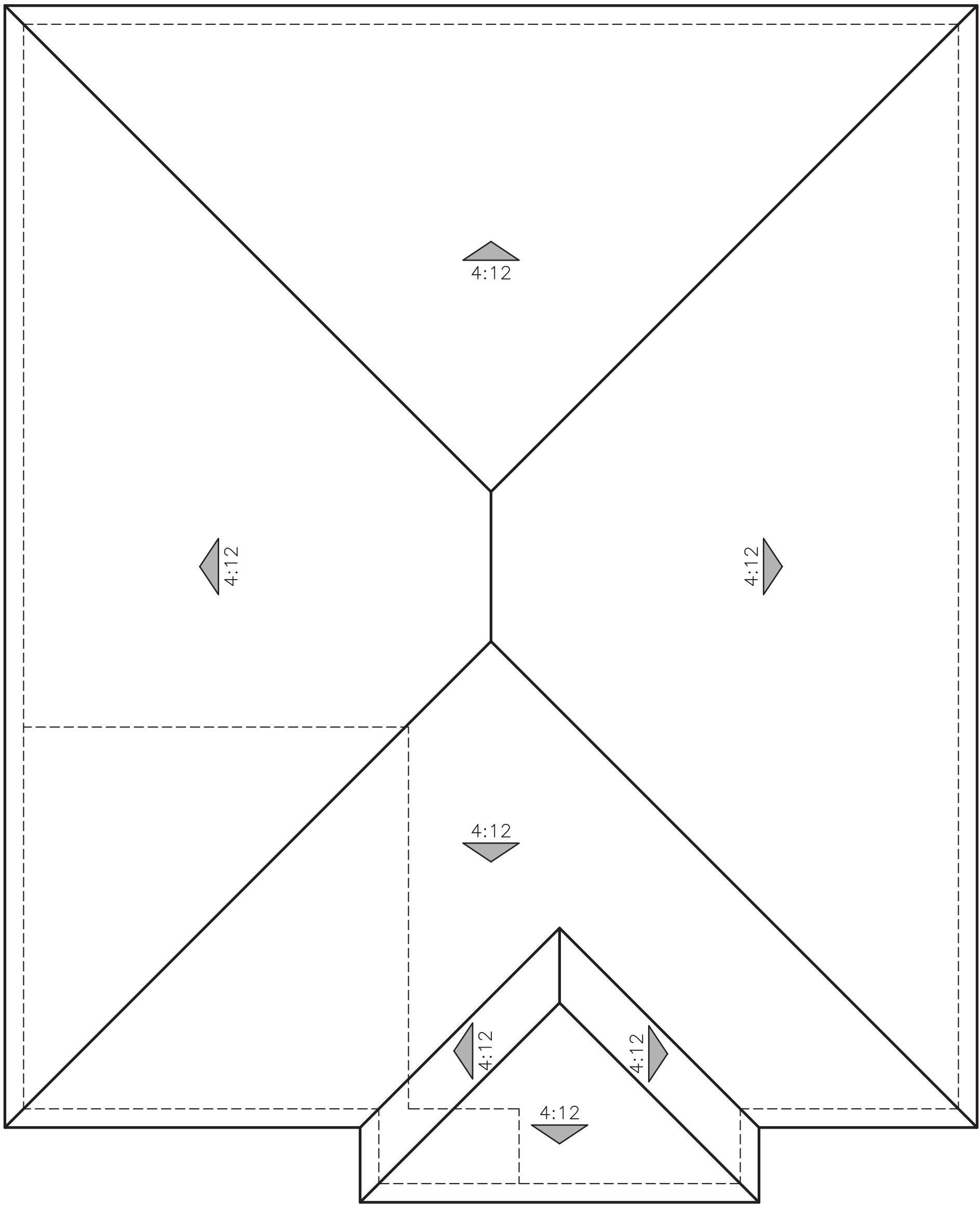


03.29.2022
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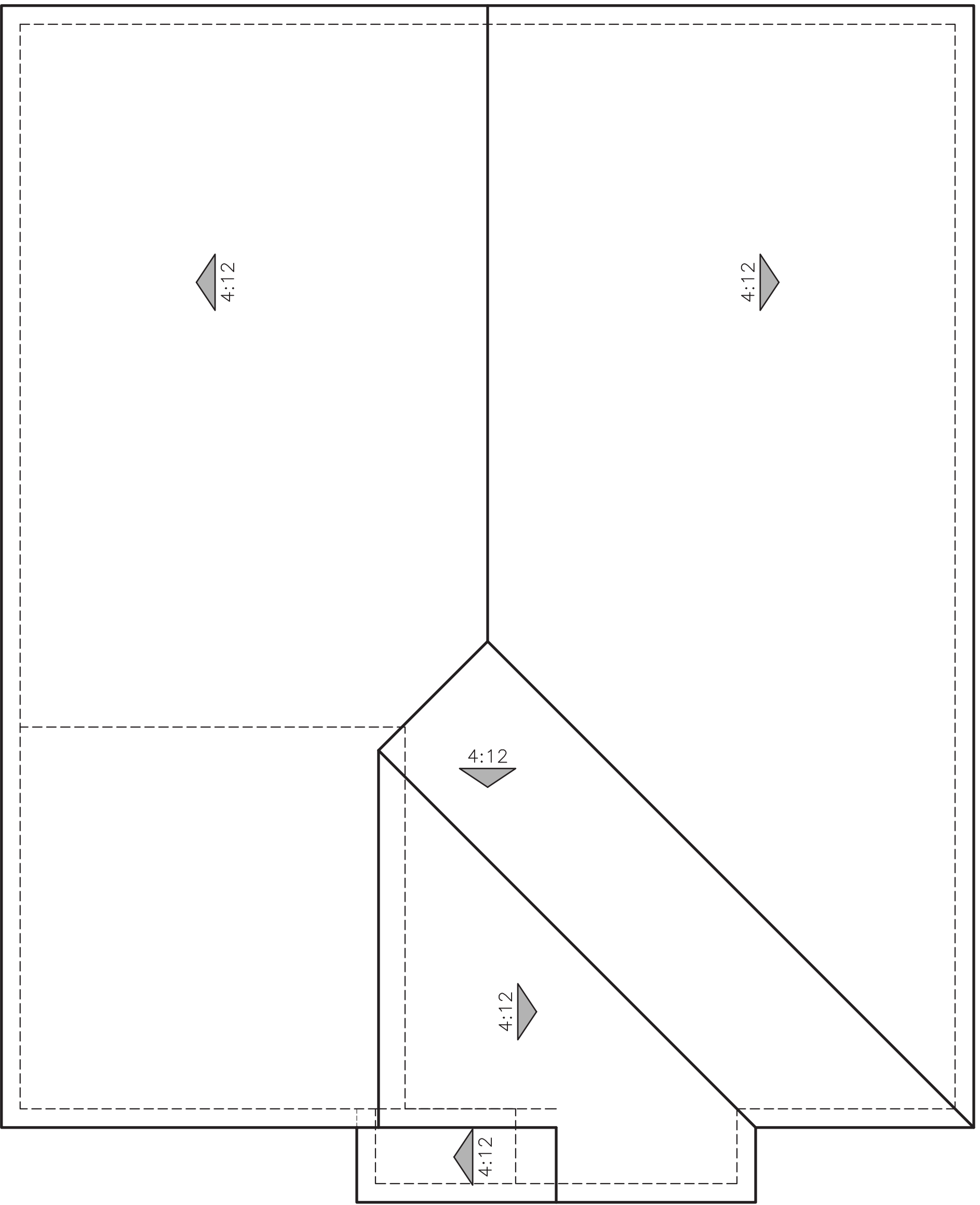
Kevin L. Crook
Architect
Inc
#22013
PLANNING + ARCHITECTURE



"B" - SANTA BARBARA

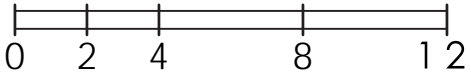


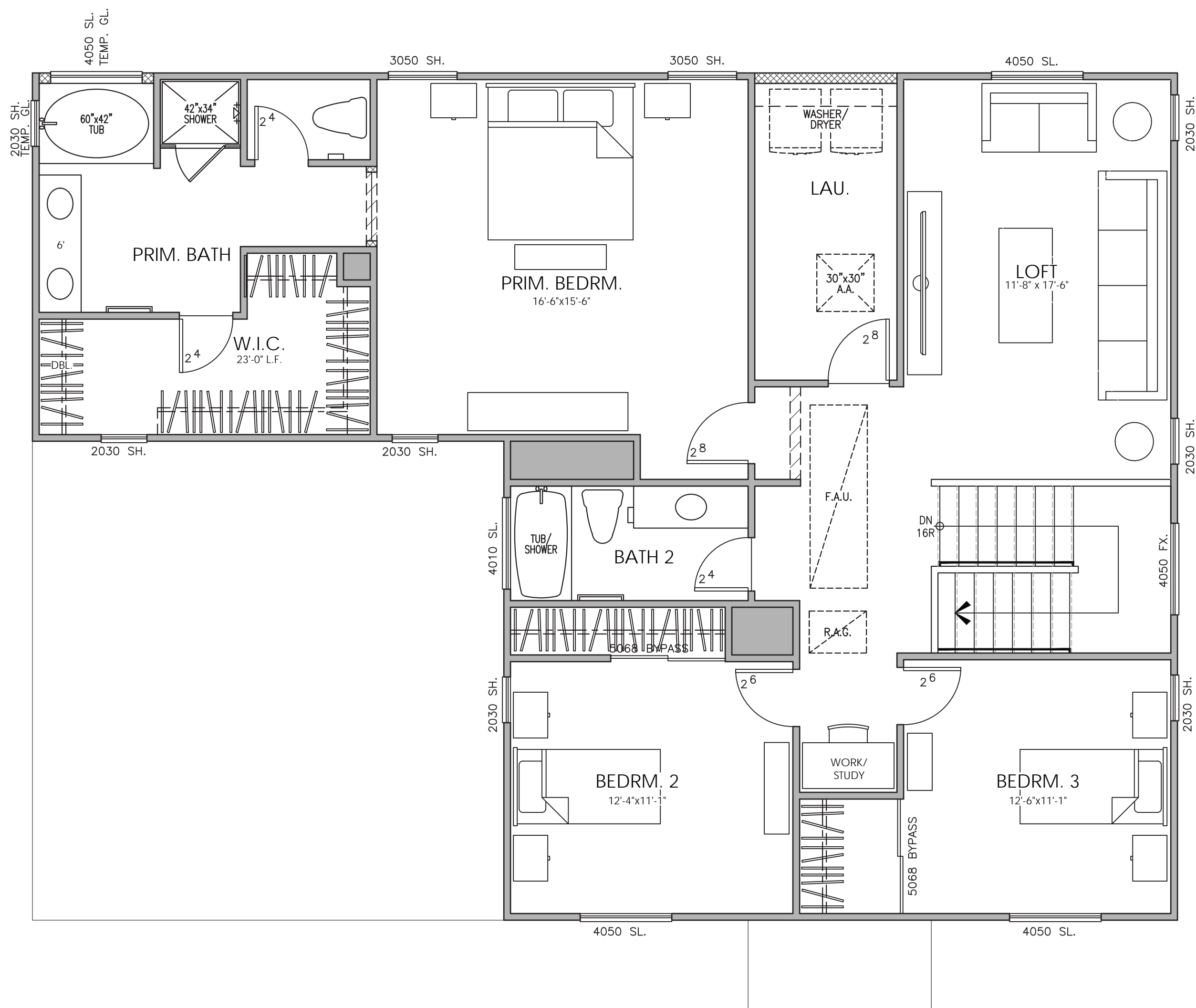
"C" - COASTAL



"E" - FARMHOUSE

ROOF PLANS
PLAN 5017



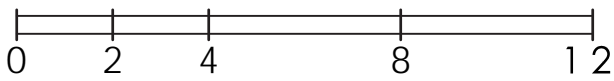


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 5023	
AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,419 SQ. FT.
SECOND FLOOR AREA	1,419 SQ. FT.
TOTAL DWELLING	2,838 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	32 SQ. FT.



PLAN 5023
4 BEDROOM, 3 BATH, FLEX, LOFT
DEER VALLEY
ANTIOCH, CA

03.29.2022
A-17

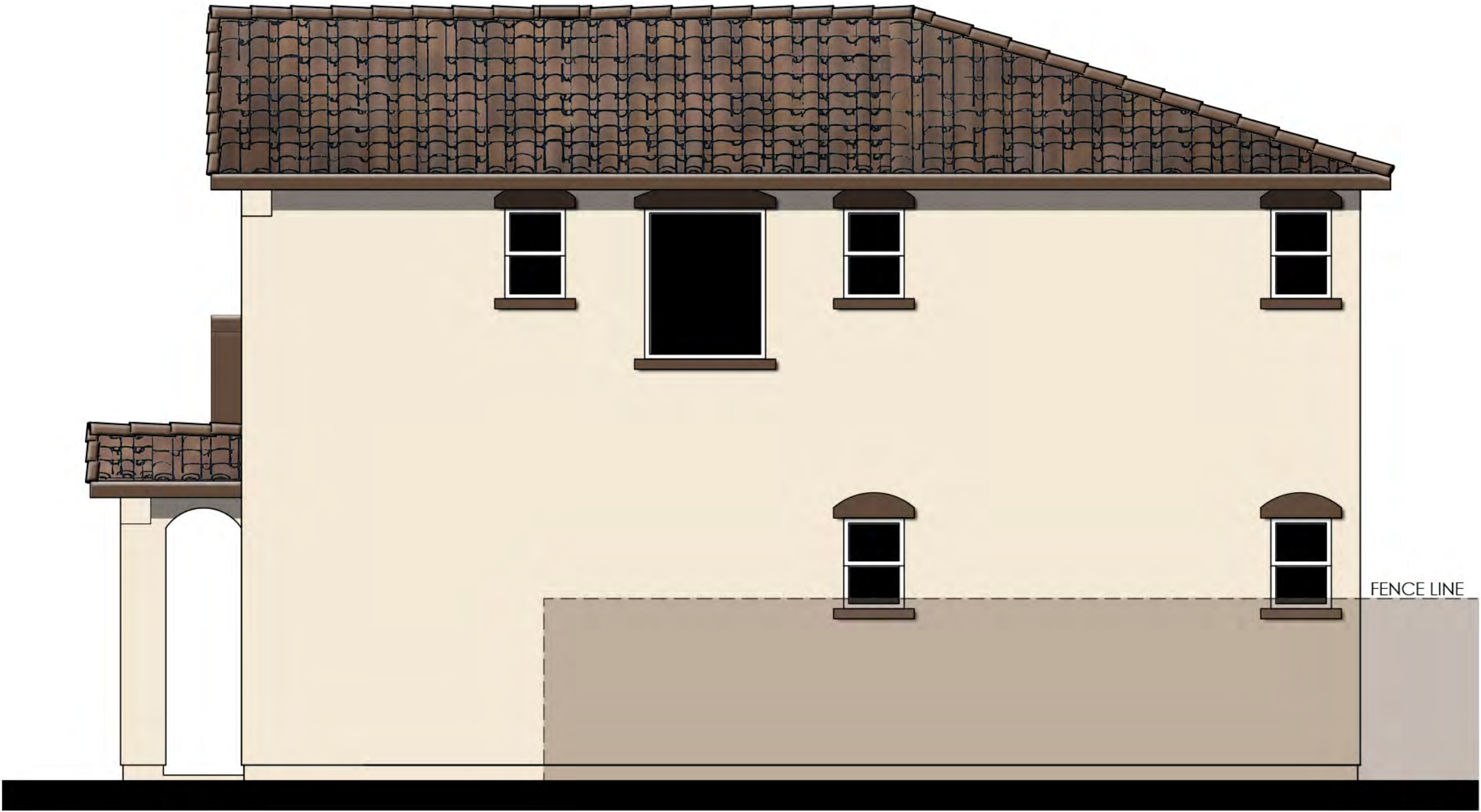
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FRONT

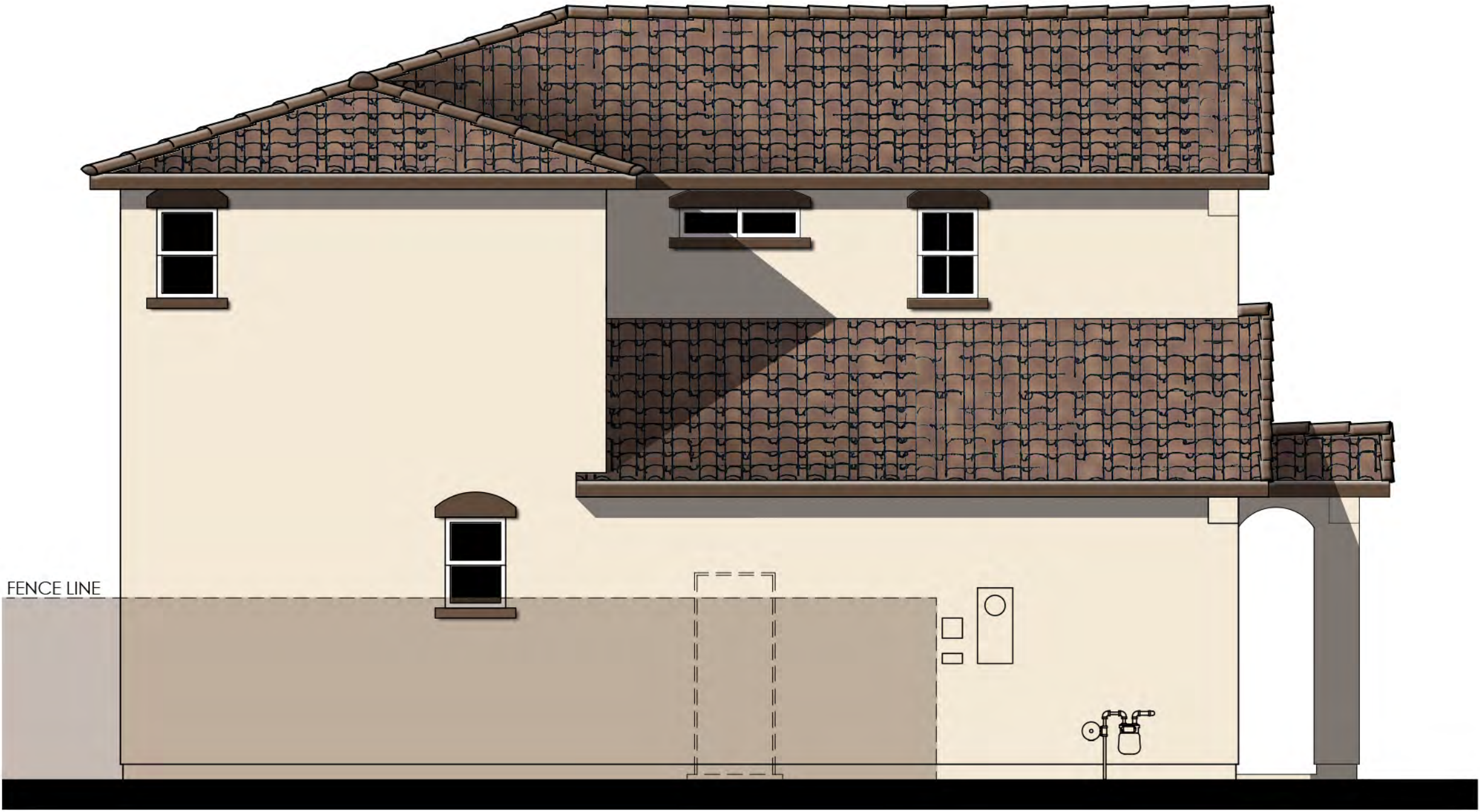


RIGHT



REAR

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM

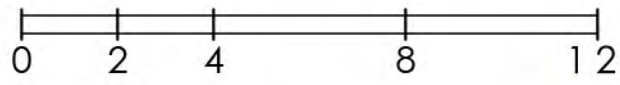


LEFT

COLOR SCHEME 19

PLAN 5023 "B"
SANTA BARBARA ELEVATIONS

DEER VALLEY
ANTIOCH, CA



03.29.2022
A-18

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FRONT



RIGHT



REAR

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS 8" LAP SIDING
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS
 - VENEER: MANUFACTURED STONE

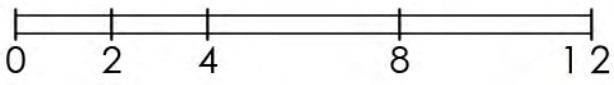


LEFT

COLOR SCHEME 22

PLAN 5023 "C"
COASTAL ELEVATIONS

DEER VALLEY
ANTIOCH, CA



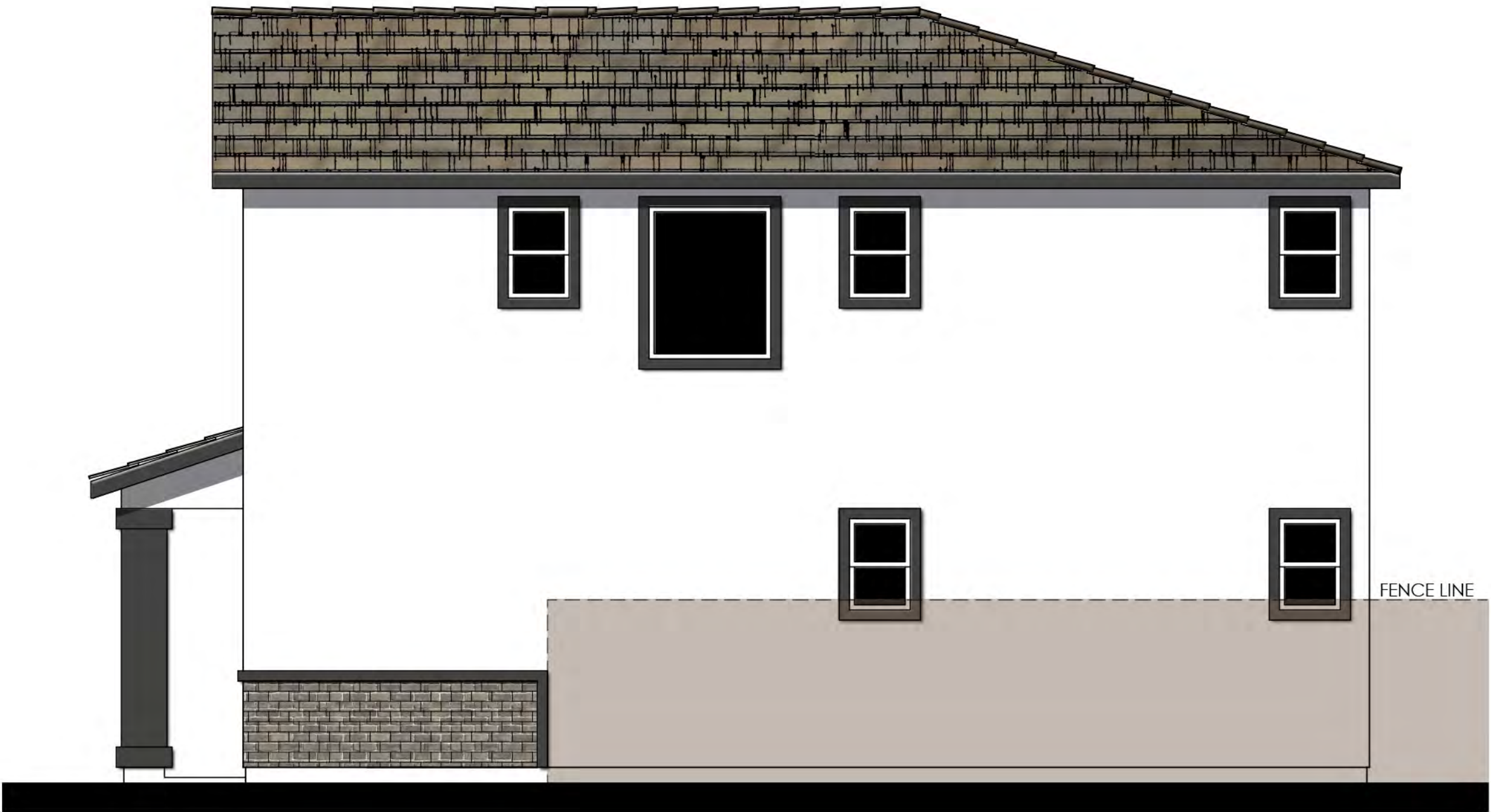
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FRONT



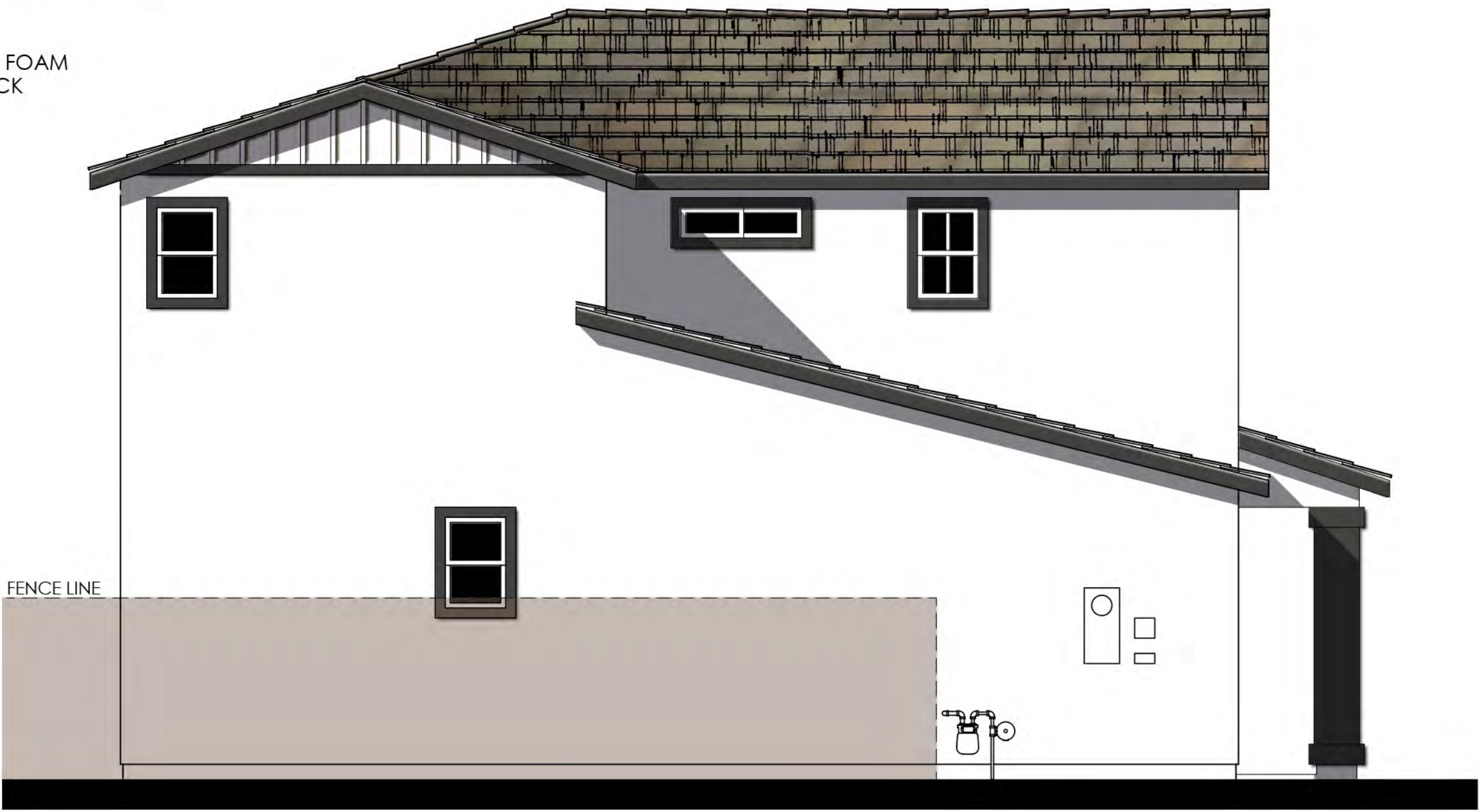
RIGHT



REAR

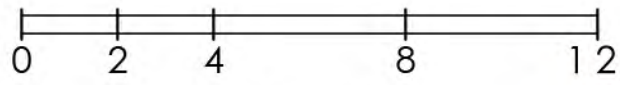
MATERIALS LEGEND

- (WHERE OCCURS)
- | | |
|--------------|-------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL W/ WINDOWS |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE: | CEMENTITIOUS BOARD AND BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| VENEER: | MANUFACTURED BRICK |



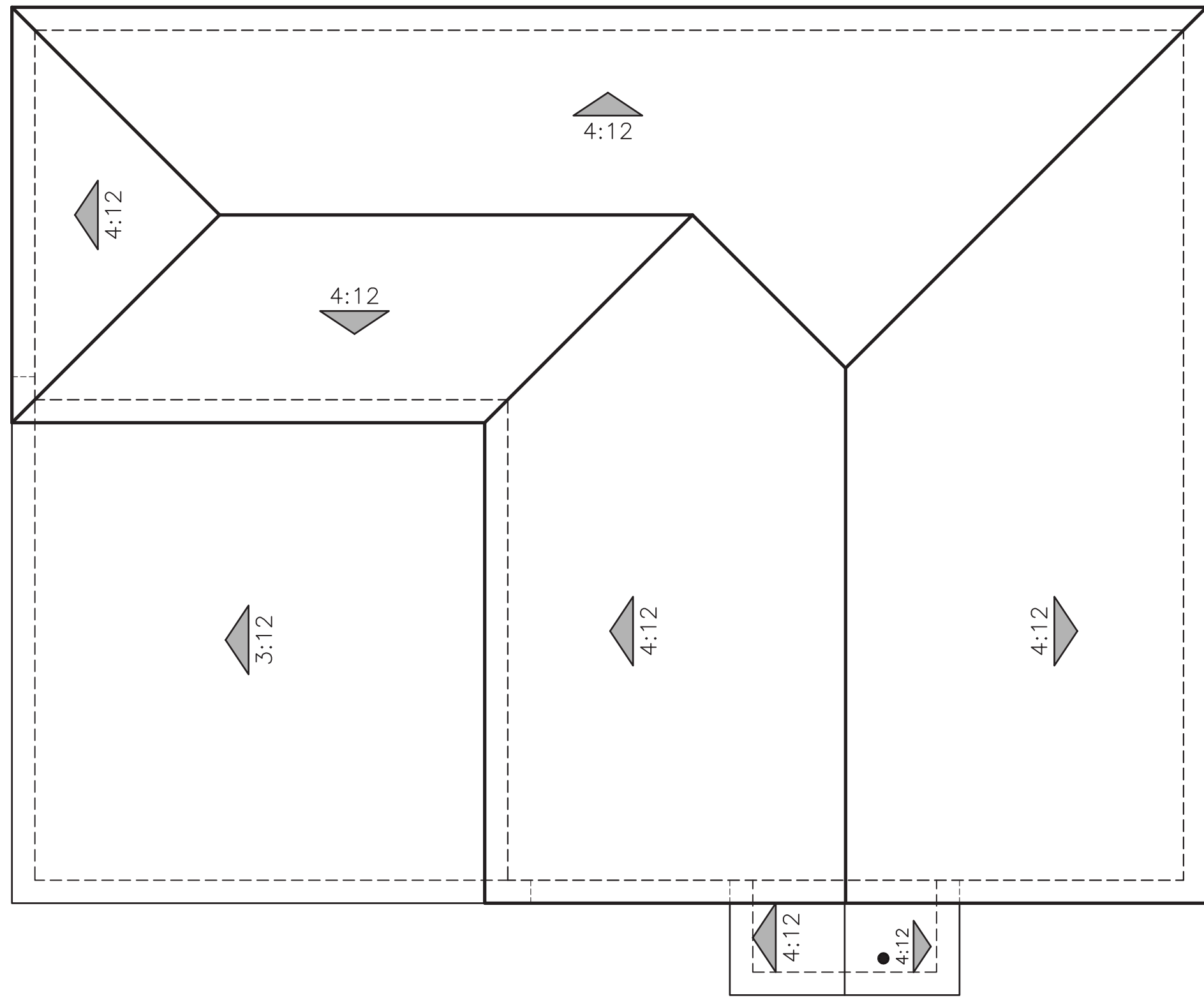
LEFT

COLOR SCHEME 28
PLAN 5023 "E"
 FARMHOUSE ELEVATIONS
DEER VALLEY
 ANTIOCH, CA

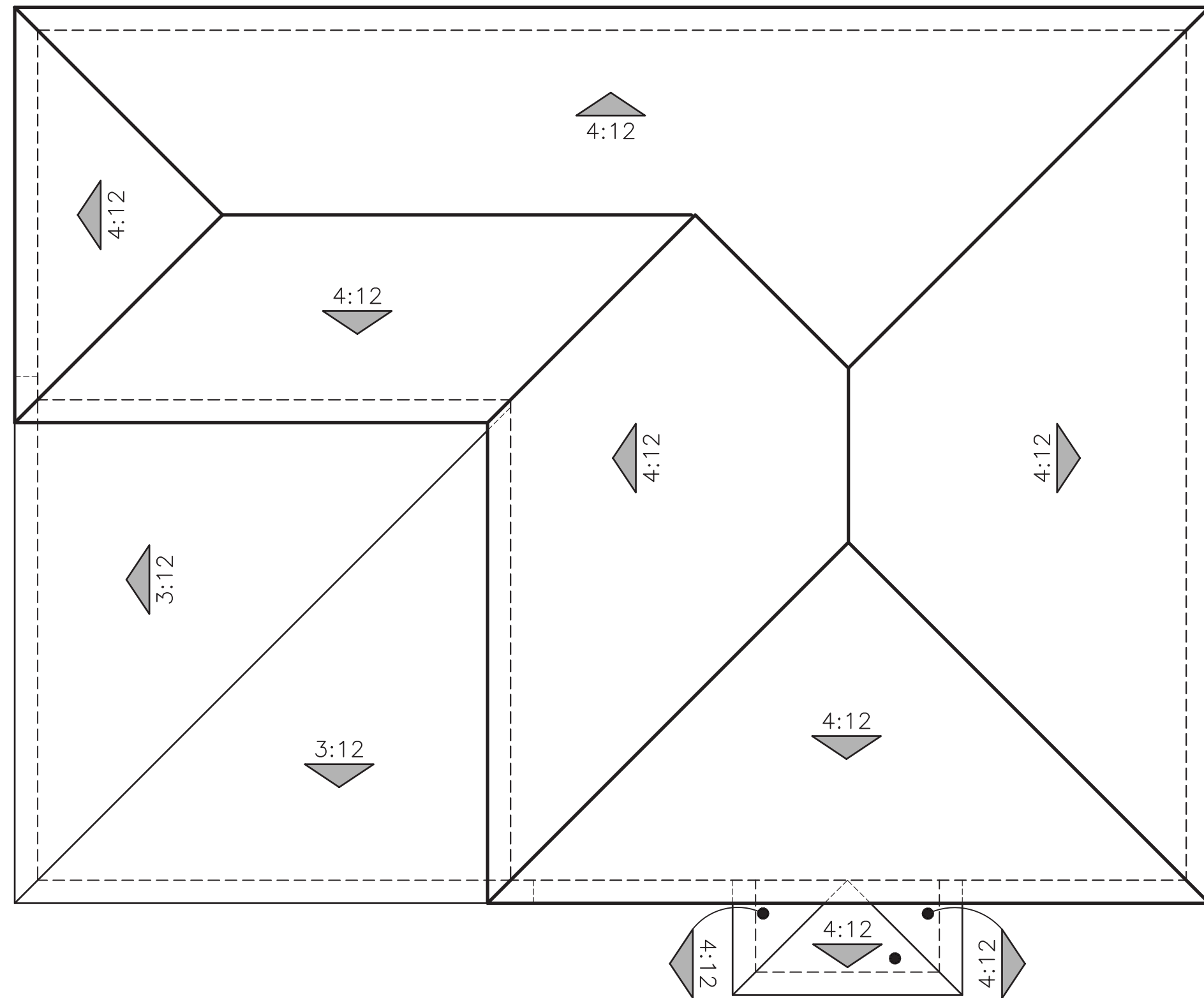


03.29.2022
 A-20

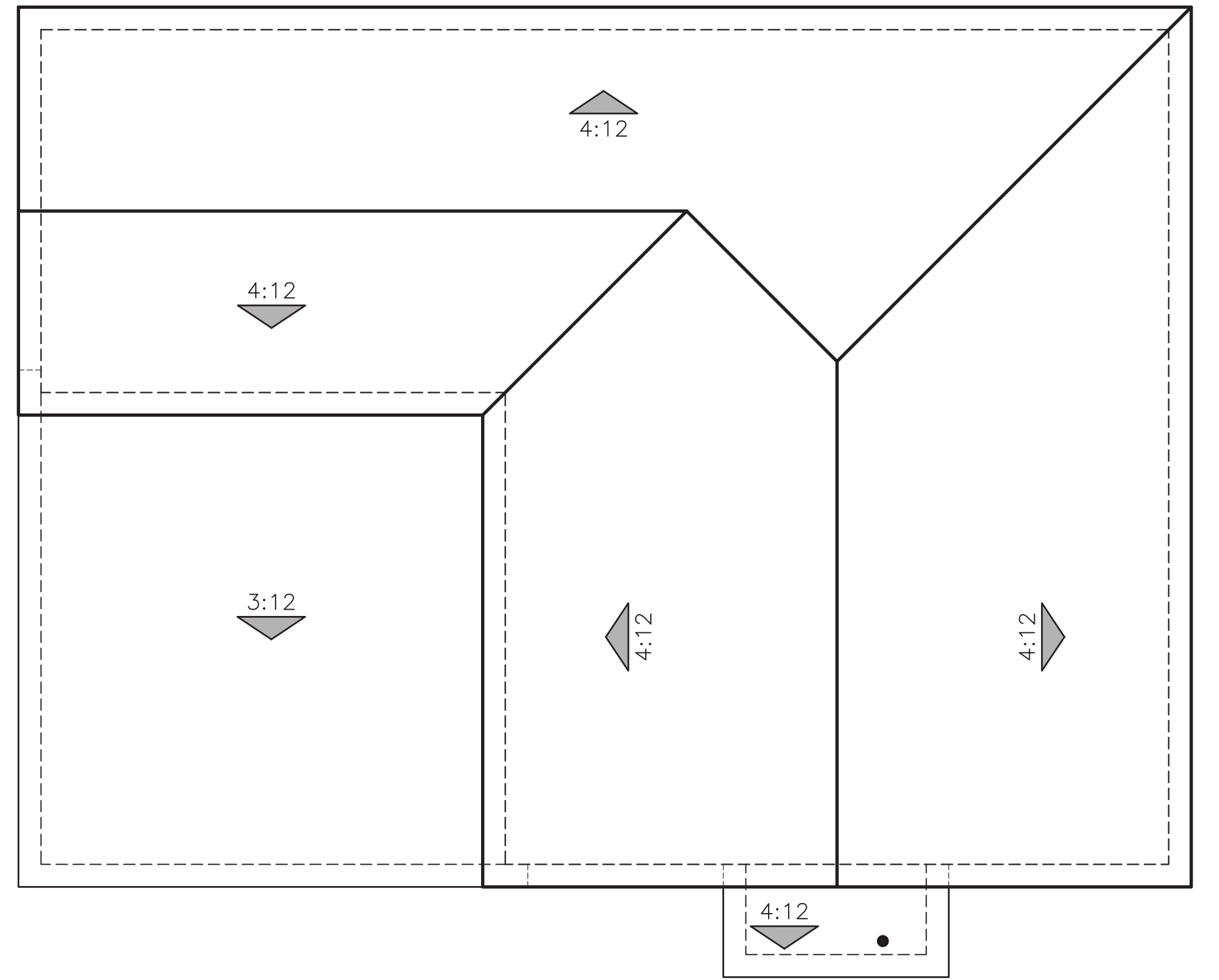
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"B" - SANTA BARBARA

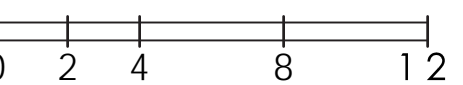


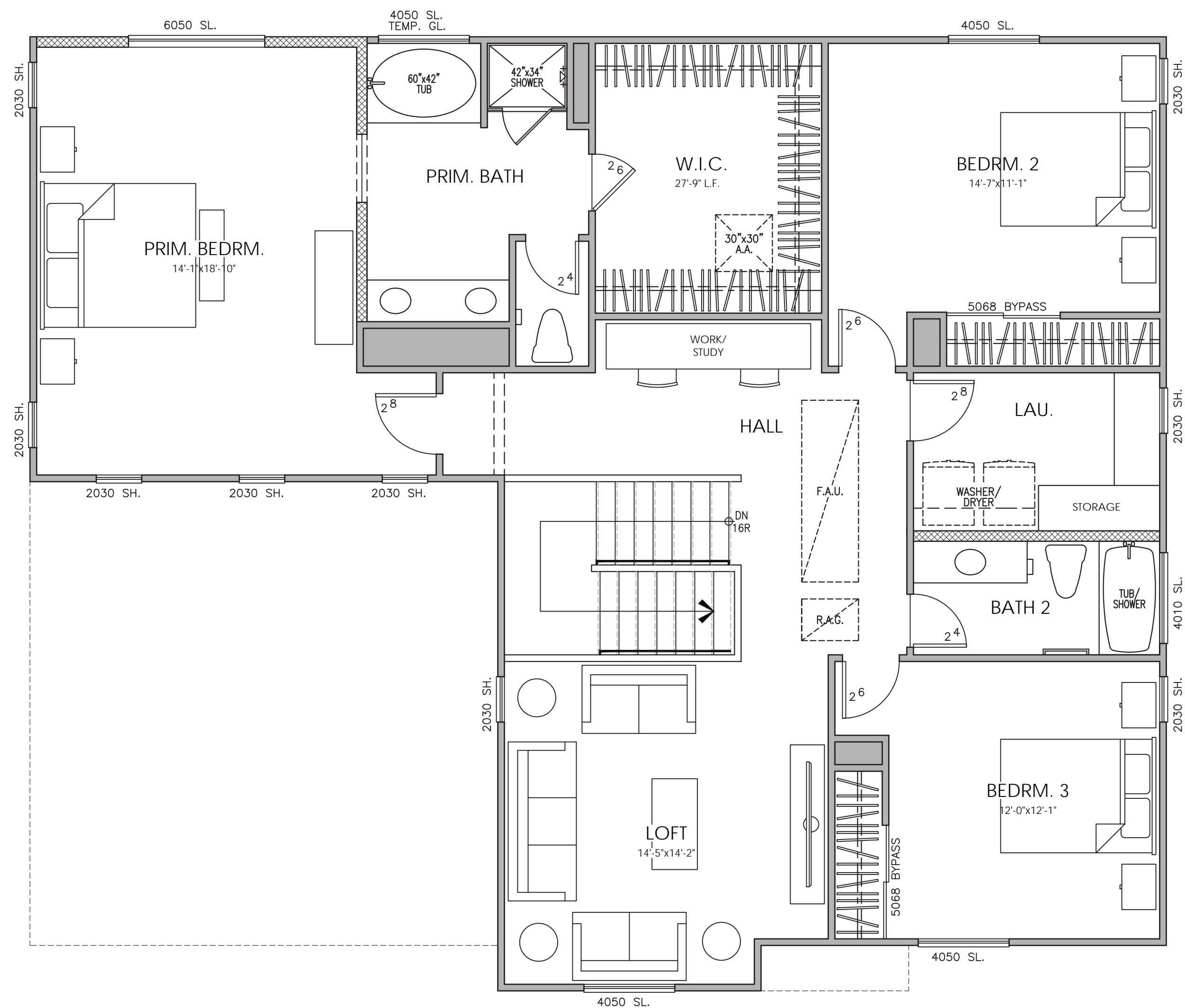
"C" - COASTAL



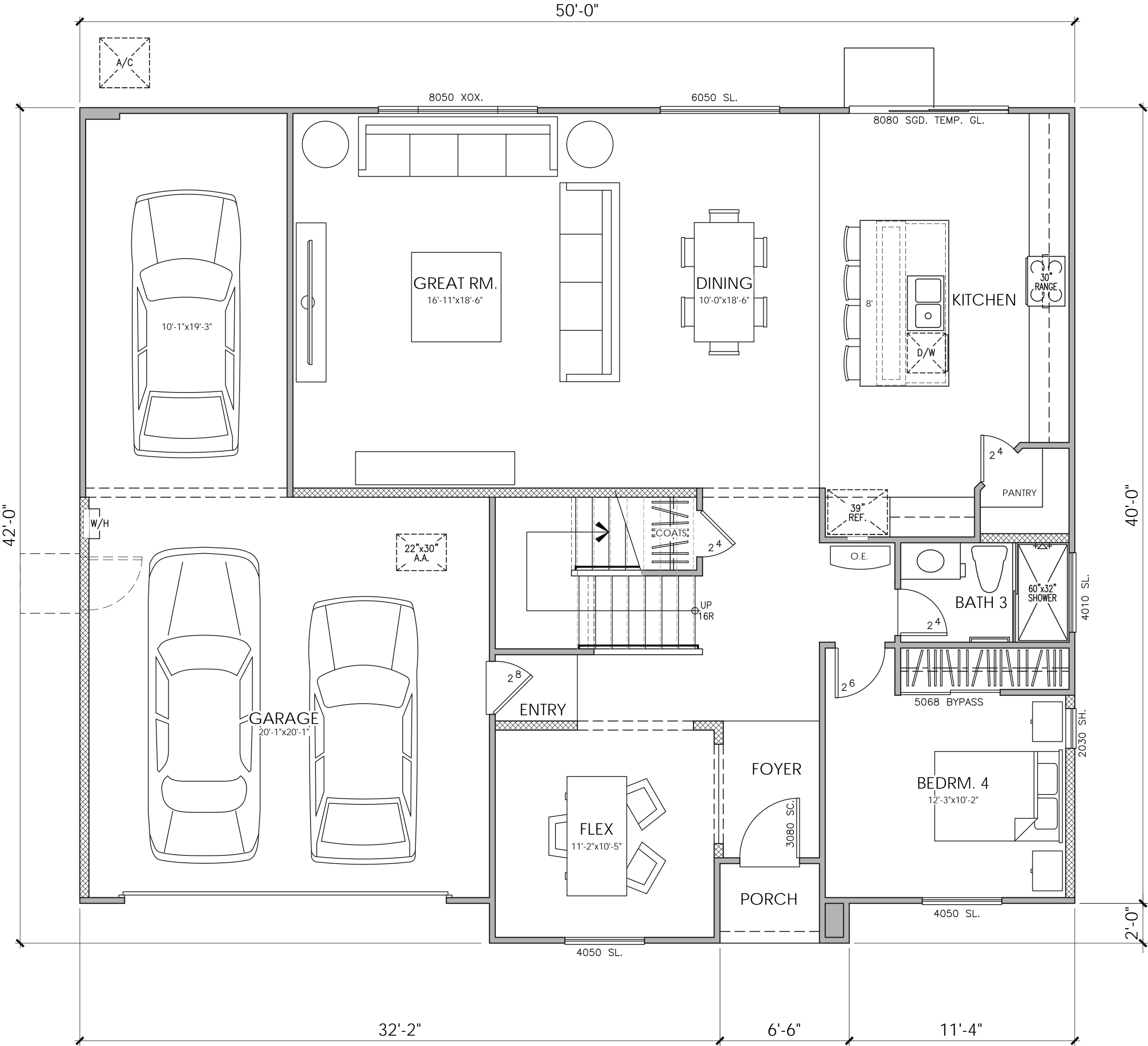
"E" - FARMHOUSE

ROOF PLANS
PLAN 5023





SECOND FLOOR PLAN



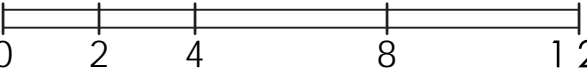
FIRST FLOOR PLAN

PLAN 5025
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,389 SQ. FT.
SECOND FLOOR AREA	1,603 SQ. FT.
TOTAL DWELLING	2,992 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	624 SQ. FT.
PORCH	20 SQ. FT.

PLAN 5025
4 BEDROOM, 3 BATH, FLEX, LOFT

DEER VALLEY
ANTIOCH, CA

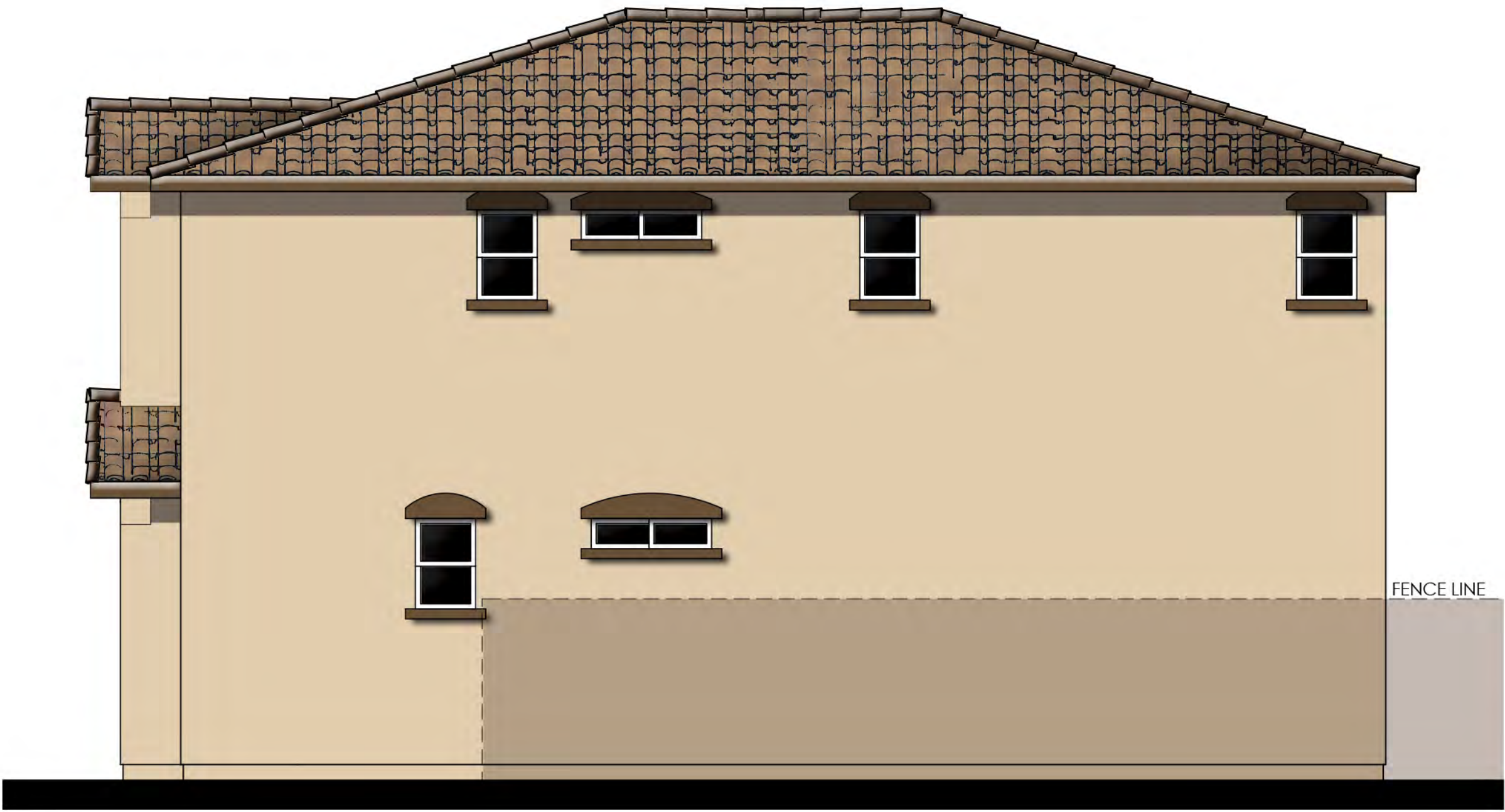




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



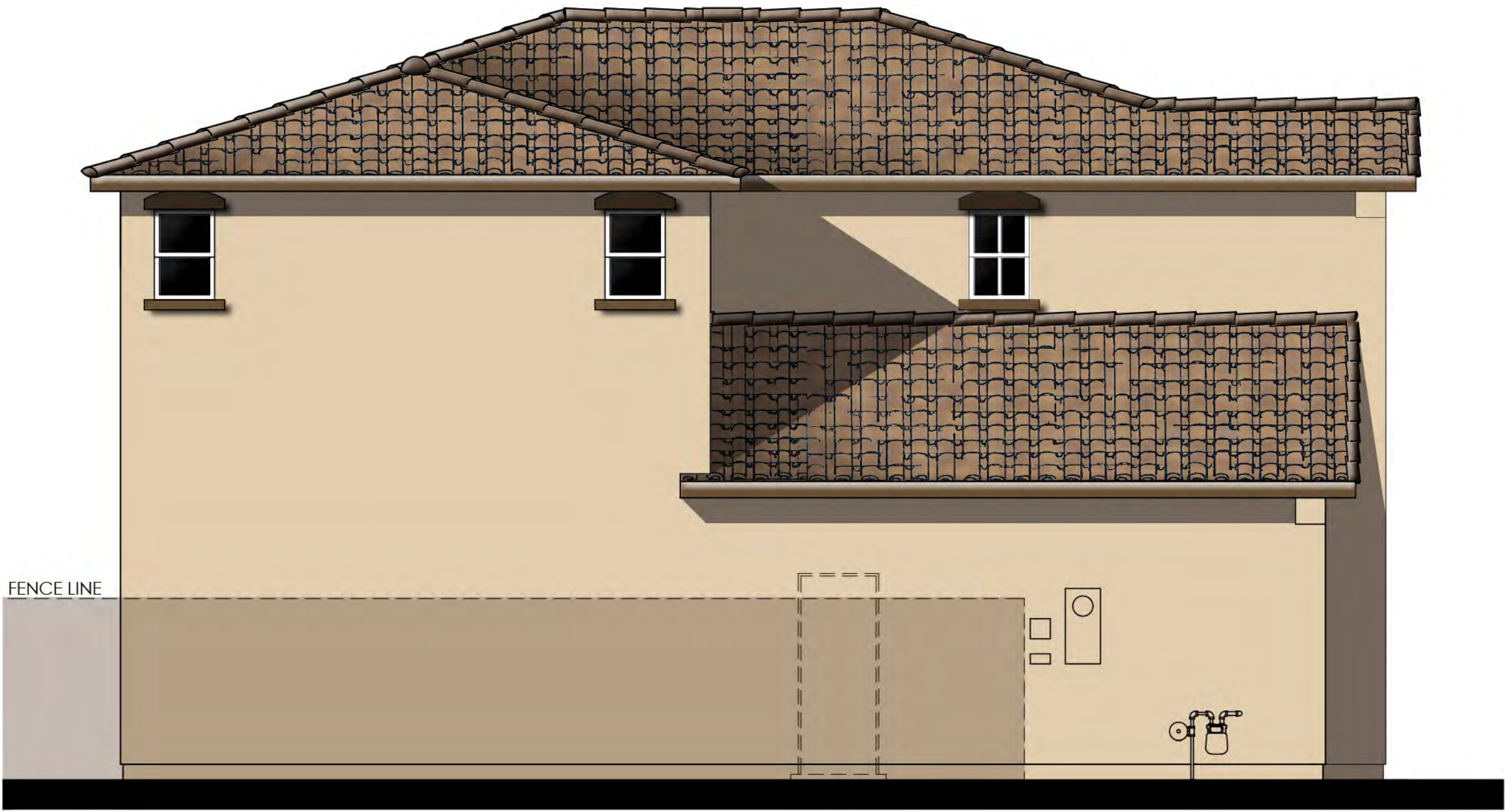
RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- | | |
|--------------|-------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE LOW PROFILE "S" TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER FOAM |



LEFT

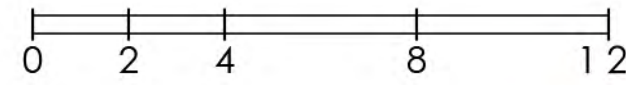
COLOR SCHEME 20

PLAN 5025 "B"

SANTA BARBARA ELEVATIONS

DEER VALLEY

ANTIOCH, CA



03.29.2022
A-23

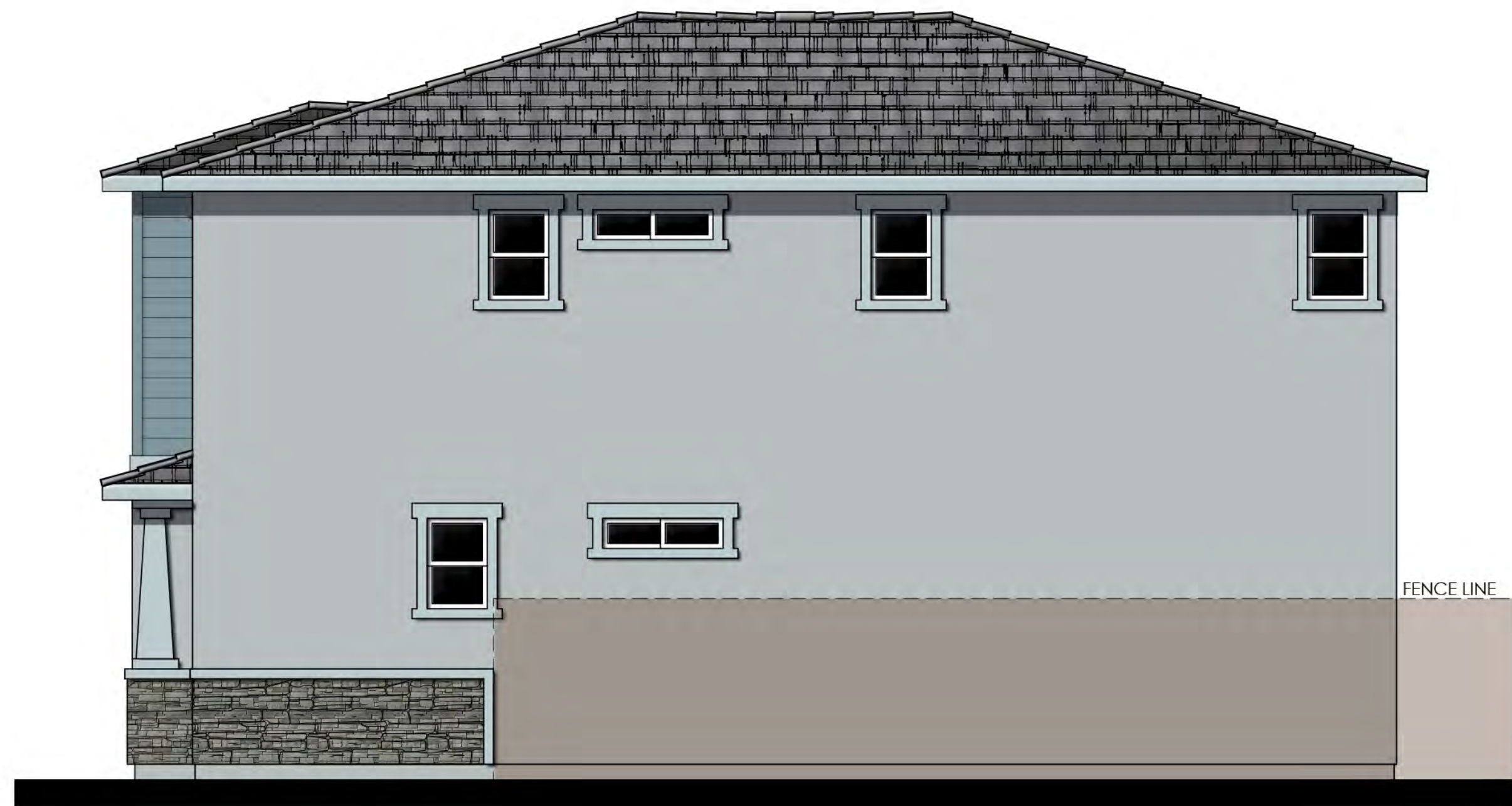
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FRONT

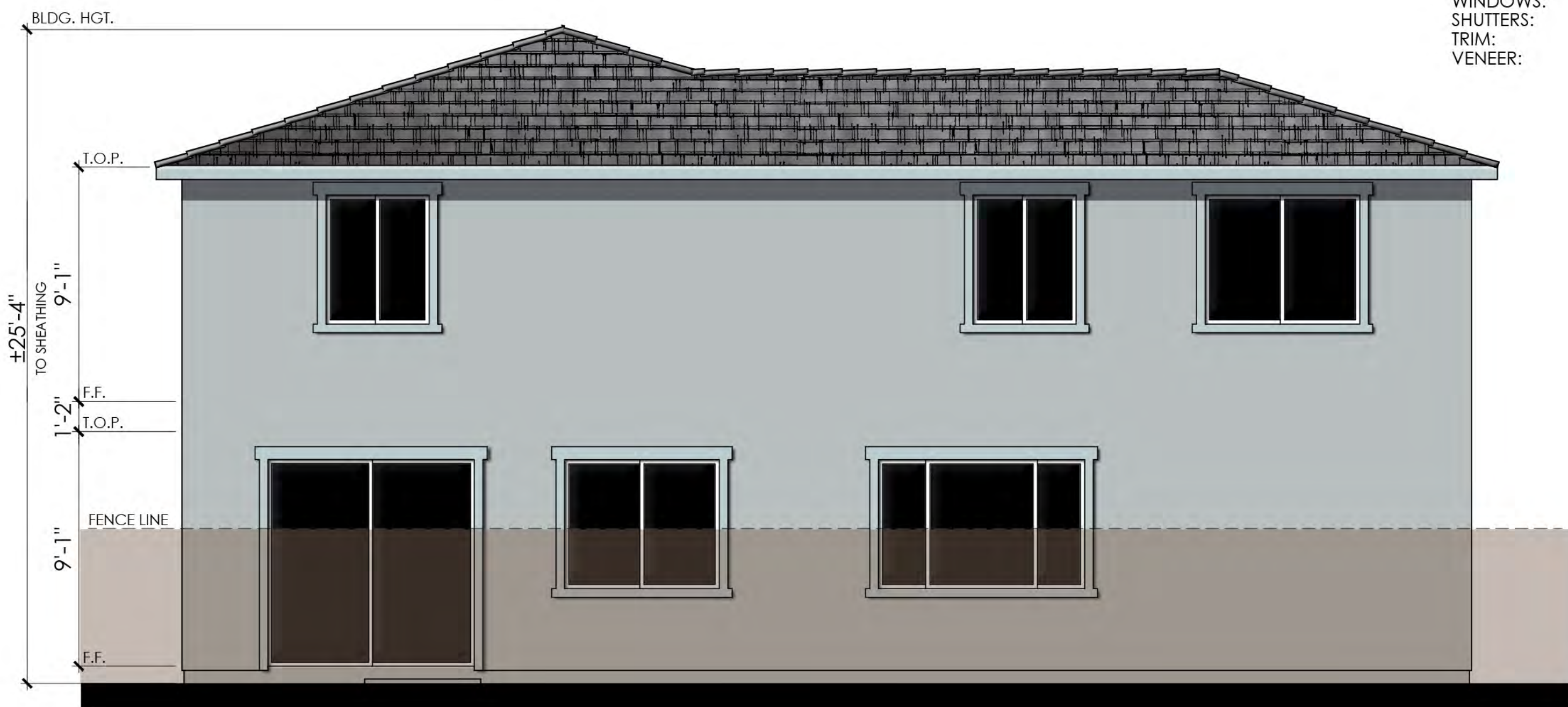


RIGHT

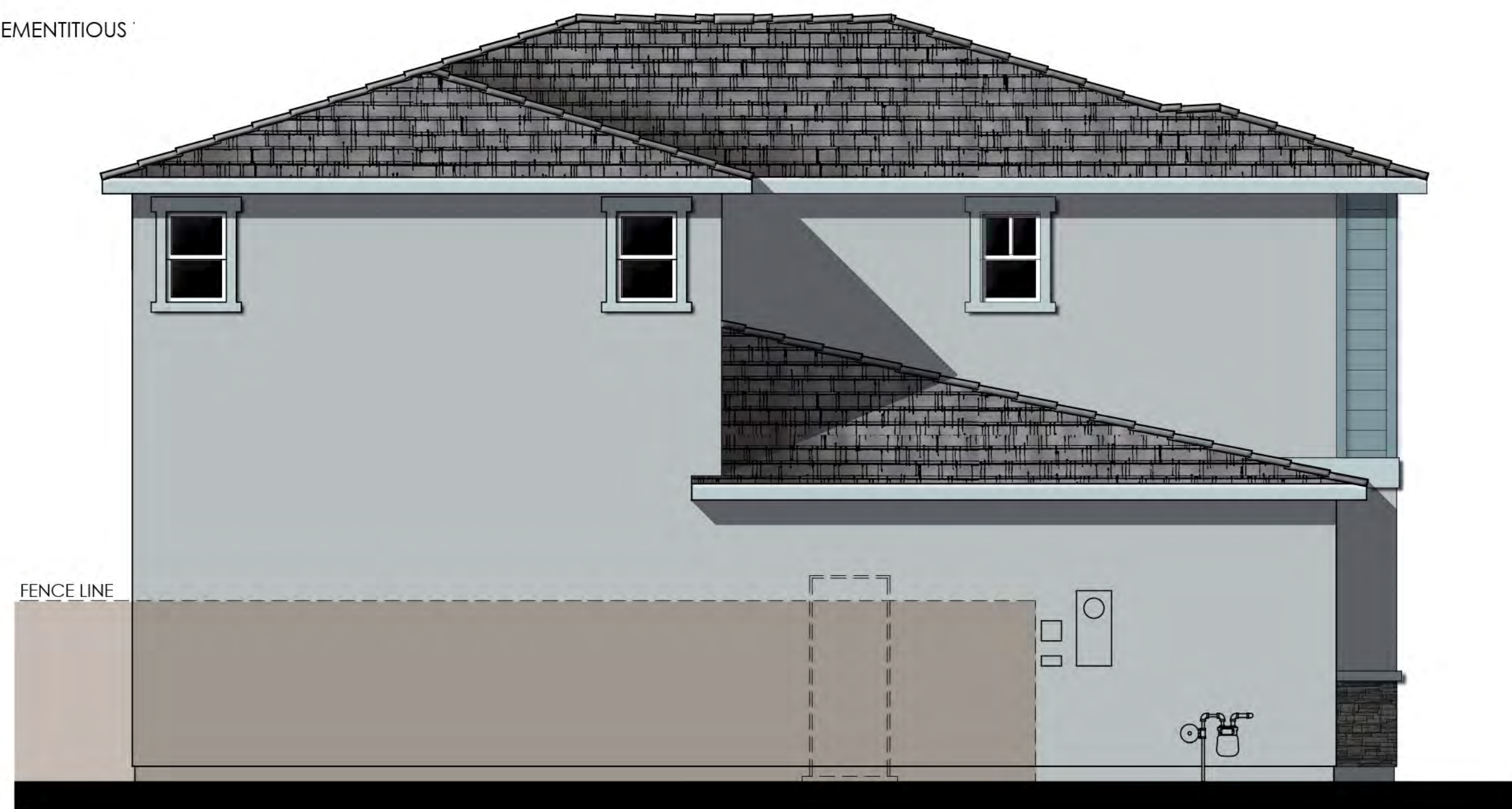
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS
VENEER:	MANUFACTURED STONE



REAR



LEFT

COLOR SCHEME 23
PLAN 5025 "C"
 COASTAL ELEVATIONS

DEER VALLEY
 ANTIOCH, CA

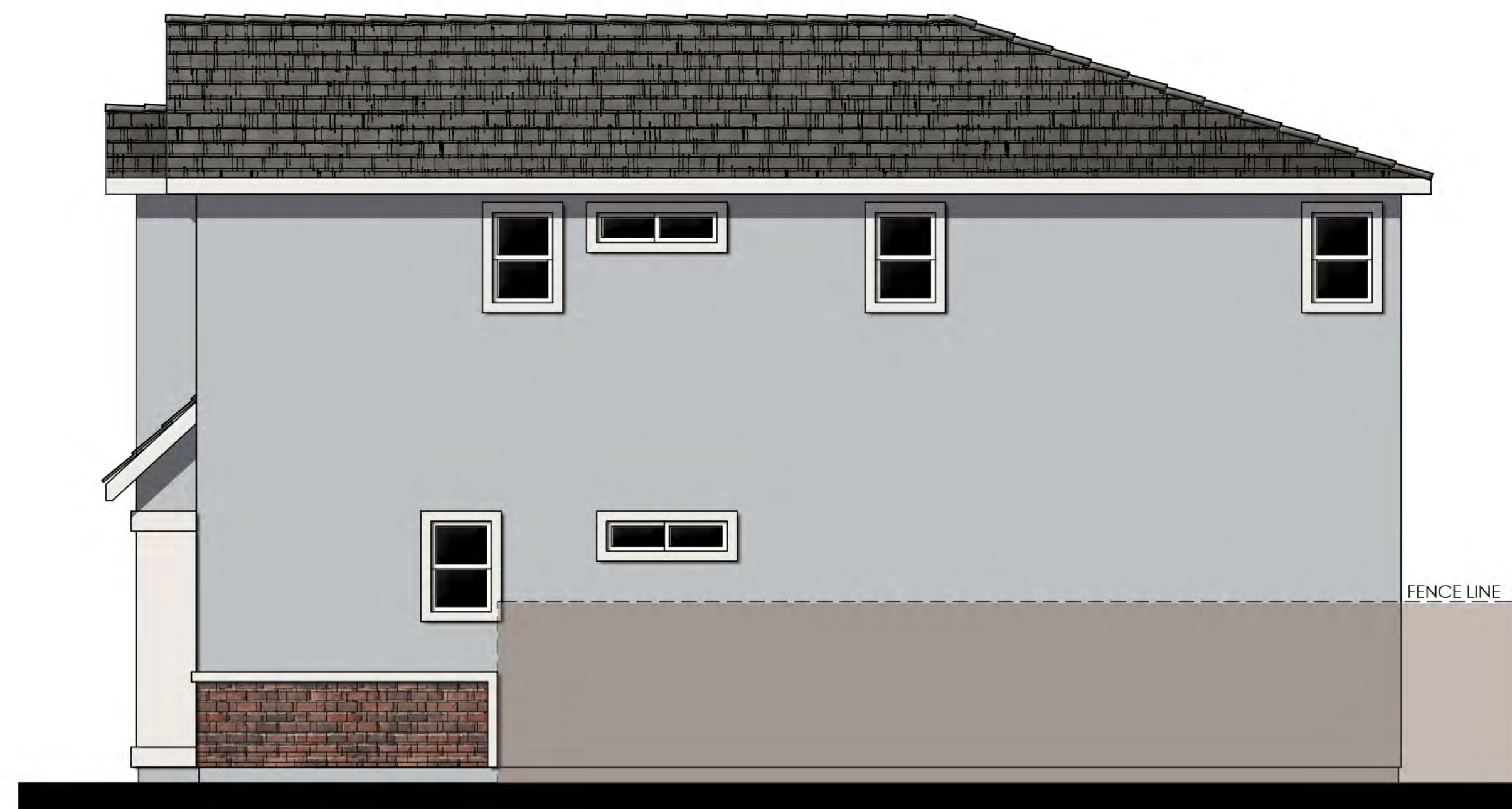




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

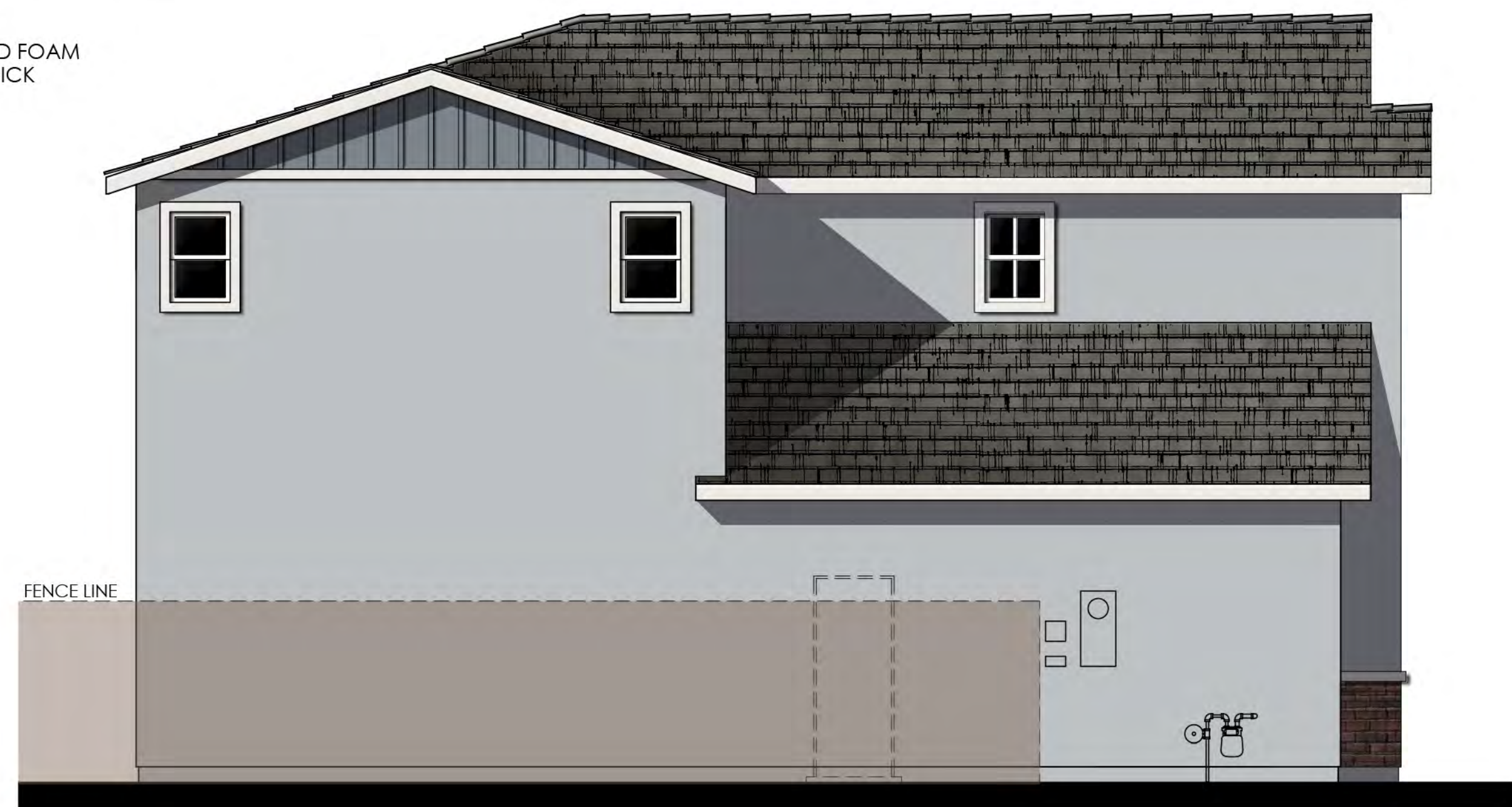


REAR

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
VENEER:	MANUFACTURED BRICK



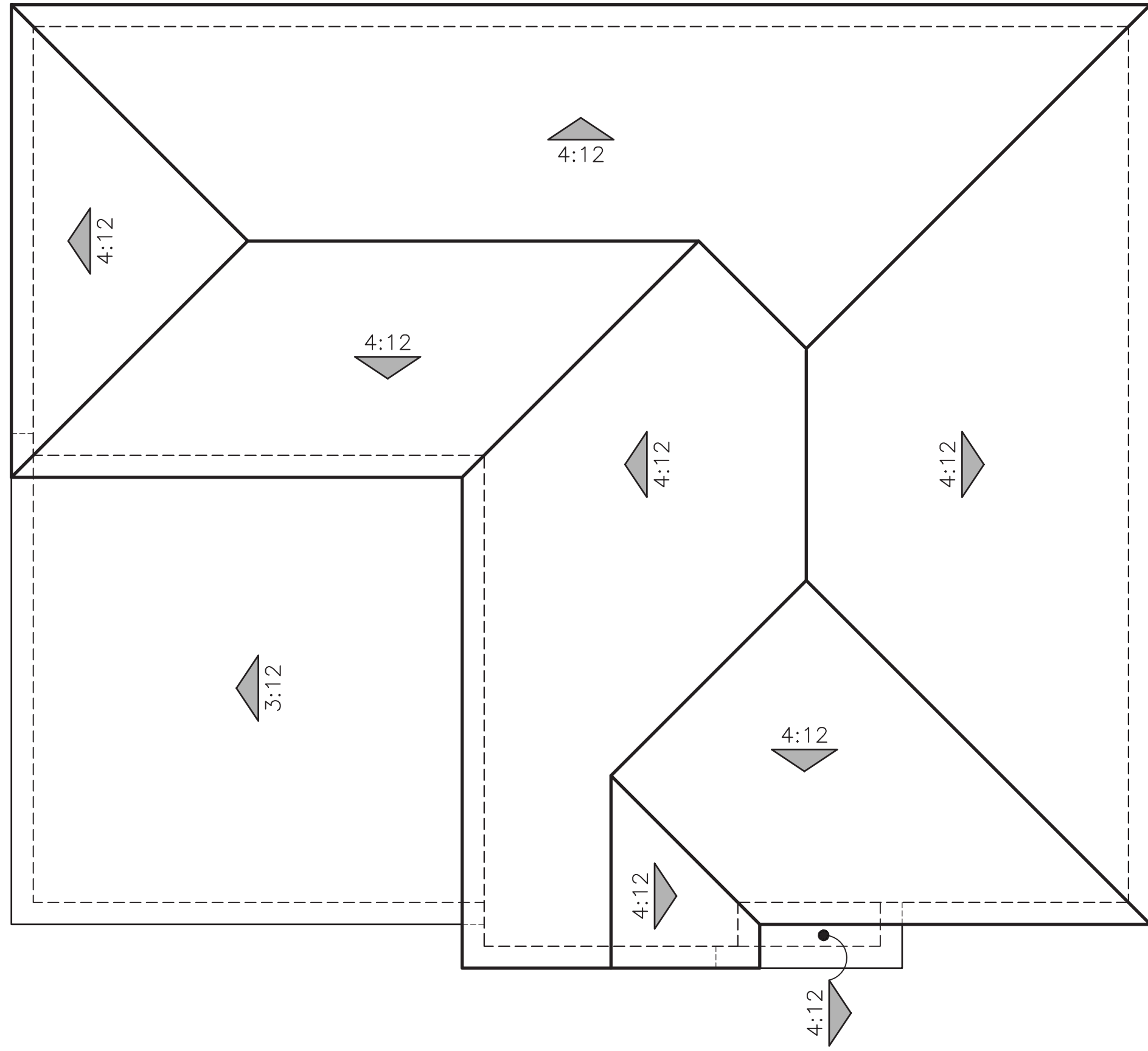
LEFT

COLOR SCHEME 29

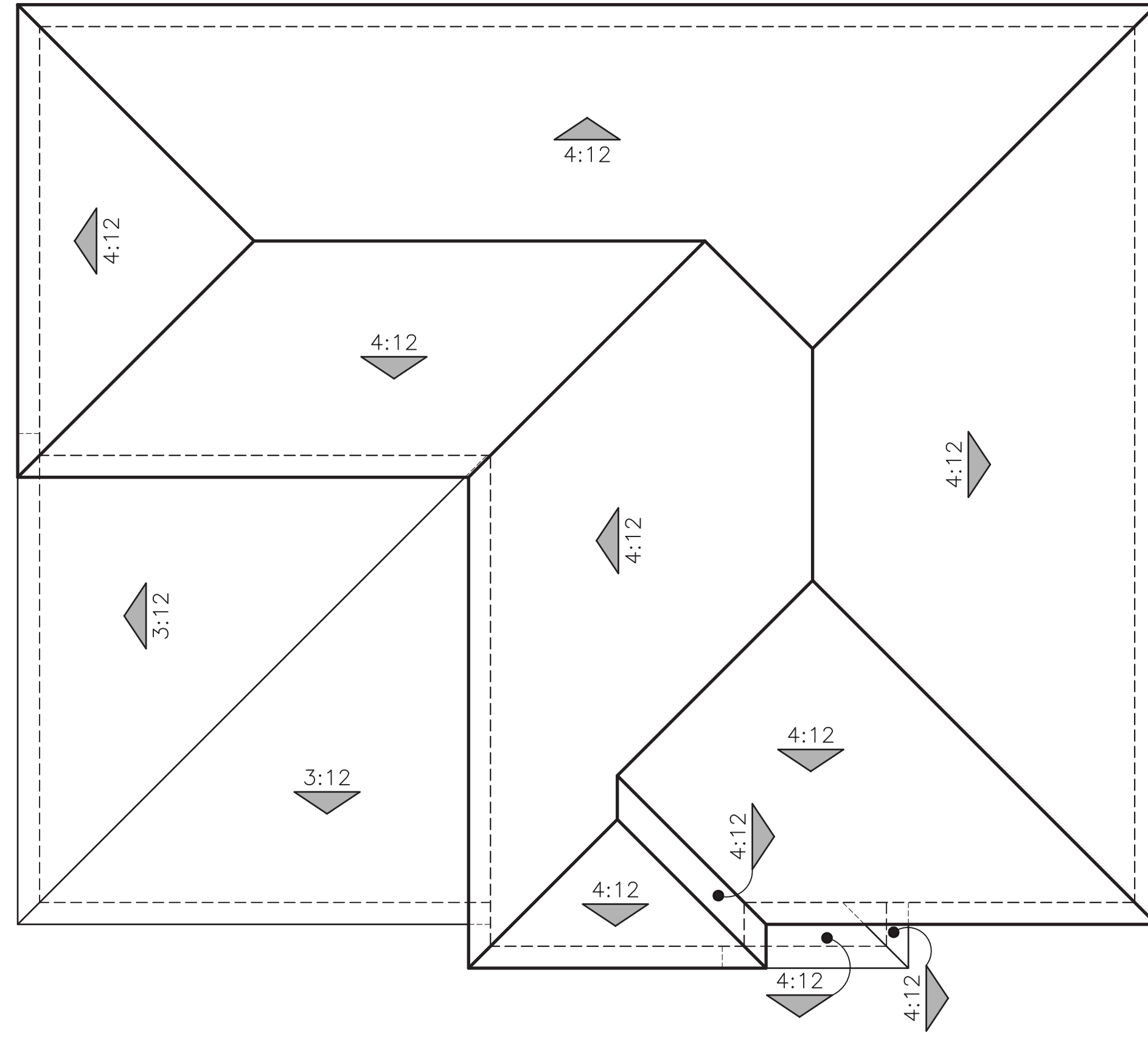
PLAN 5025 "E"
FARMHOUSE ELEVATIONS

DEER VALLEY
ANTIOCH, CA

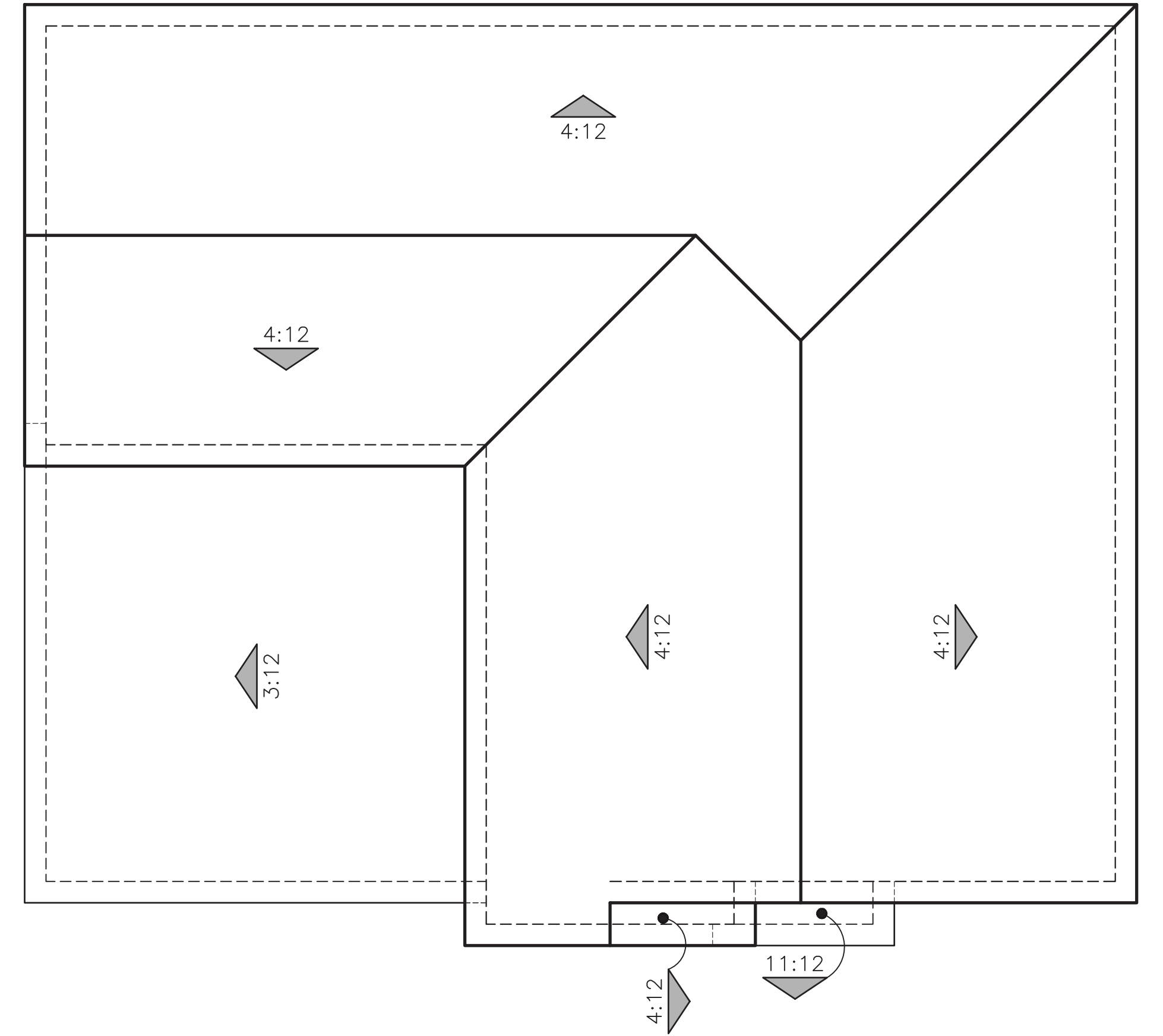
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"B" - SANTA BARBARA

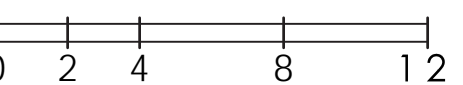


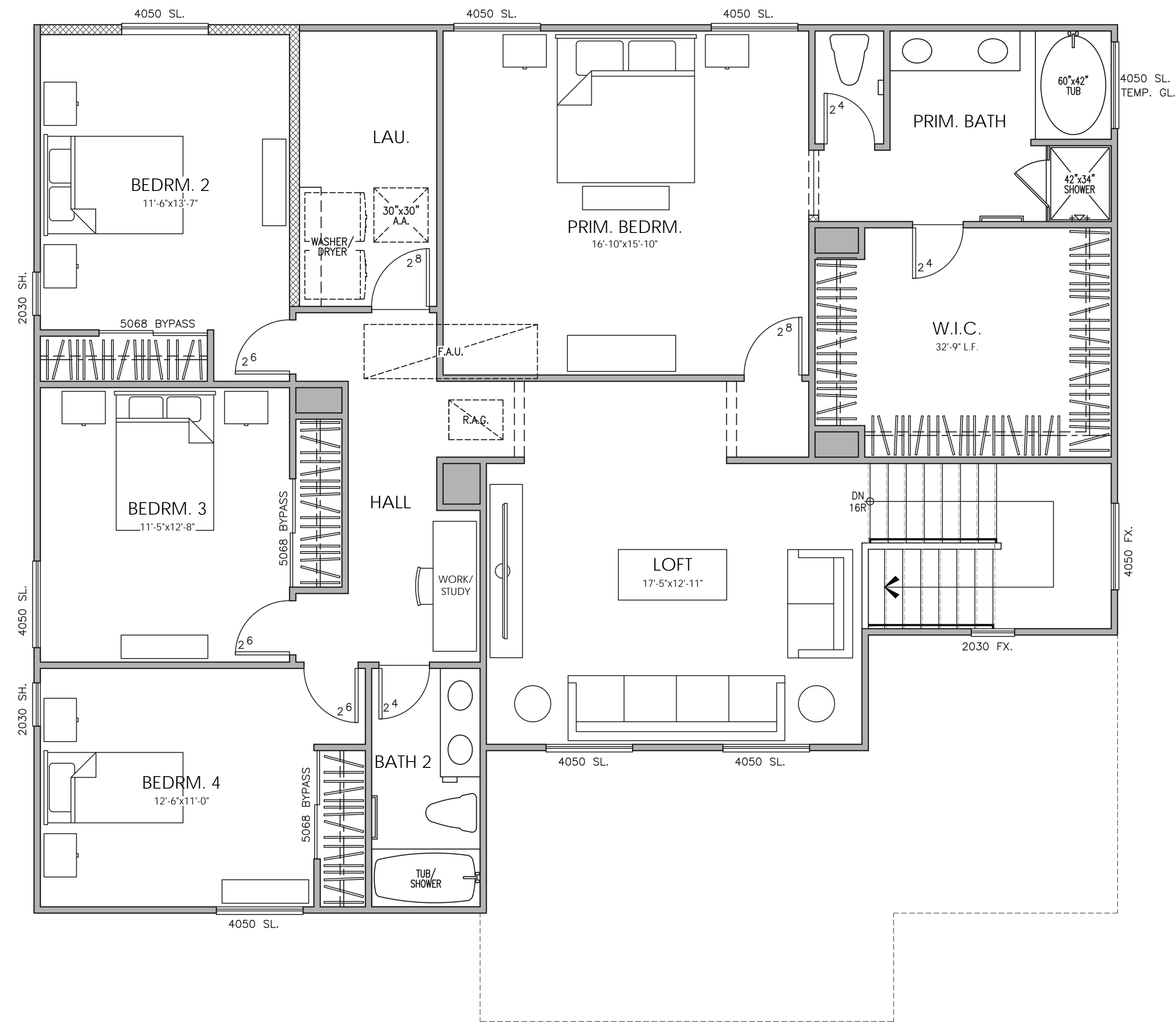
"C" - COASTAL



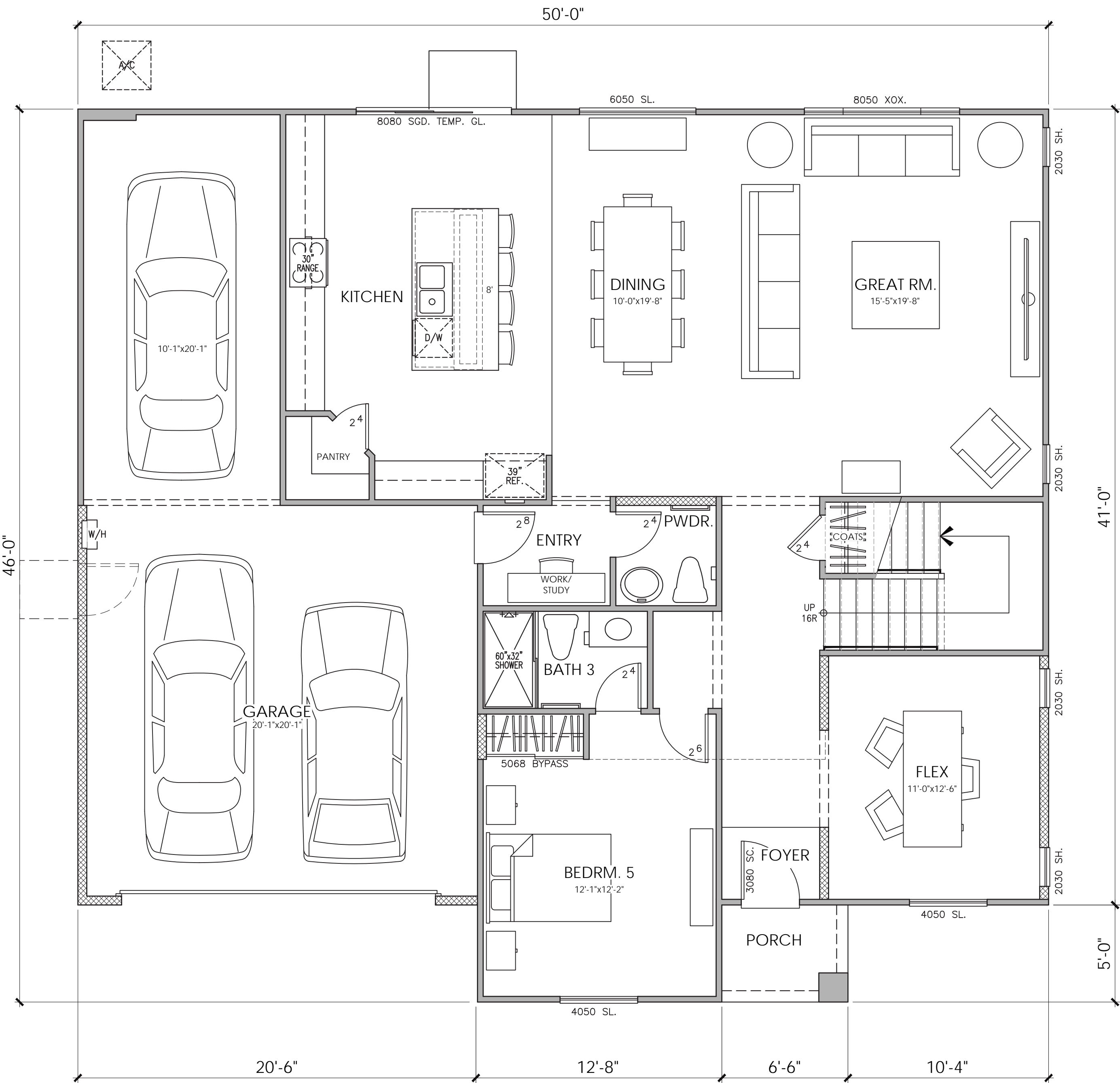
"E" - FARMHOUSE

ROOF PLANS
PLAN 5025



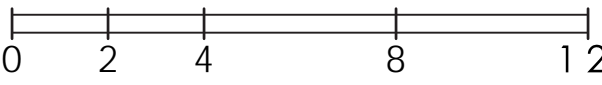


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 5028 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,477 SQ. FT.
SECOND FLOOR AREA	1,770 SQ. FT.
TOTAL DWELLING	3,247 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	636 SQ. FT.
PORCH	33 SQ. FT.

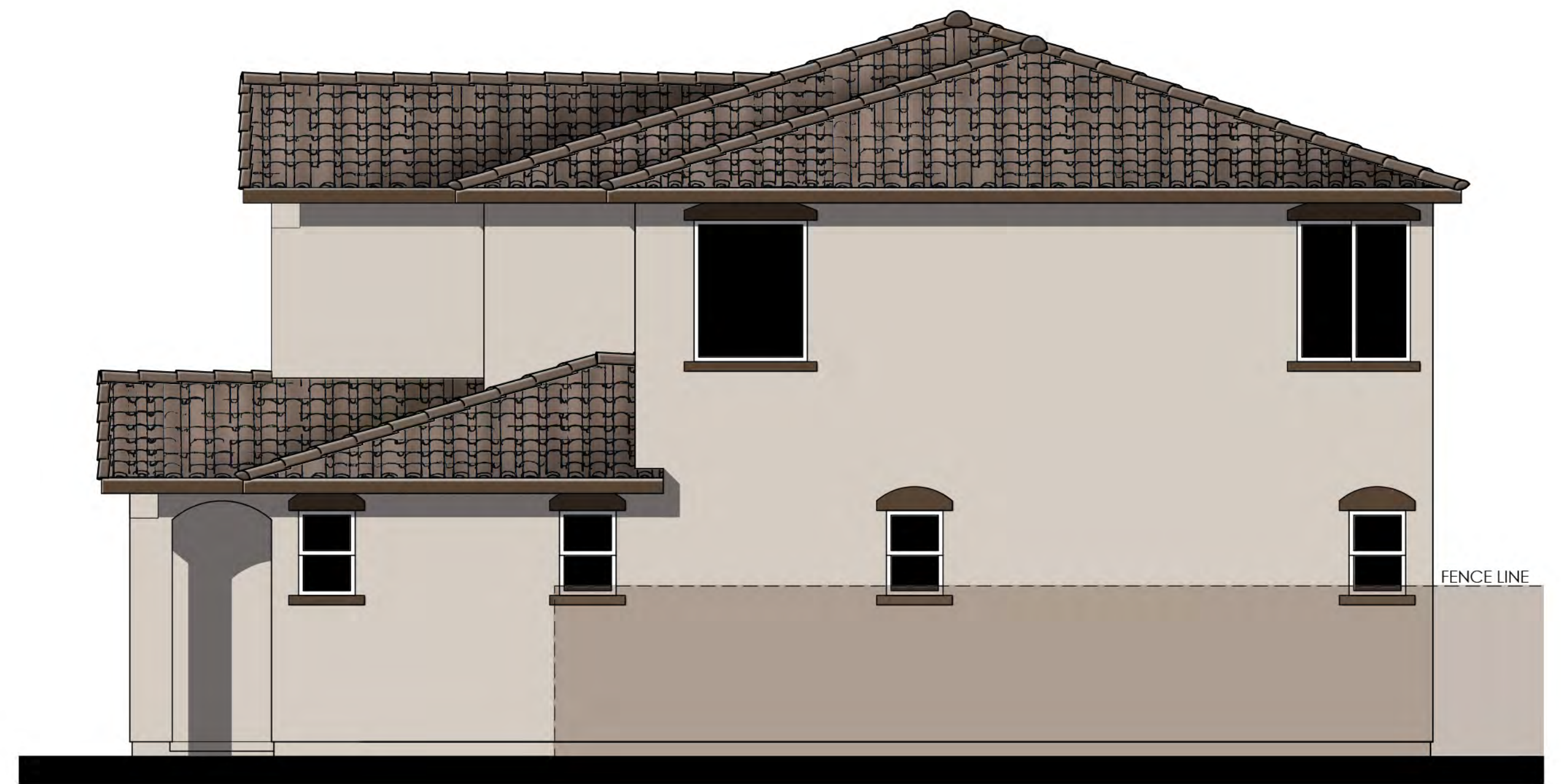




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



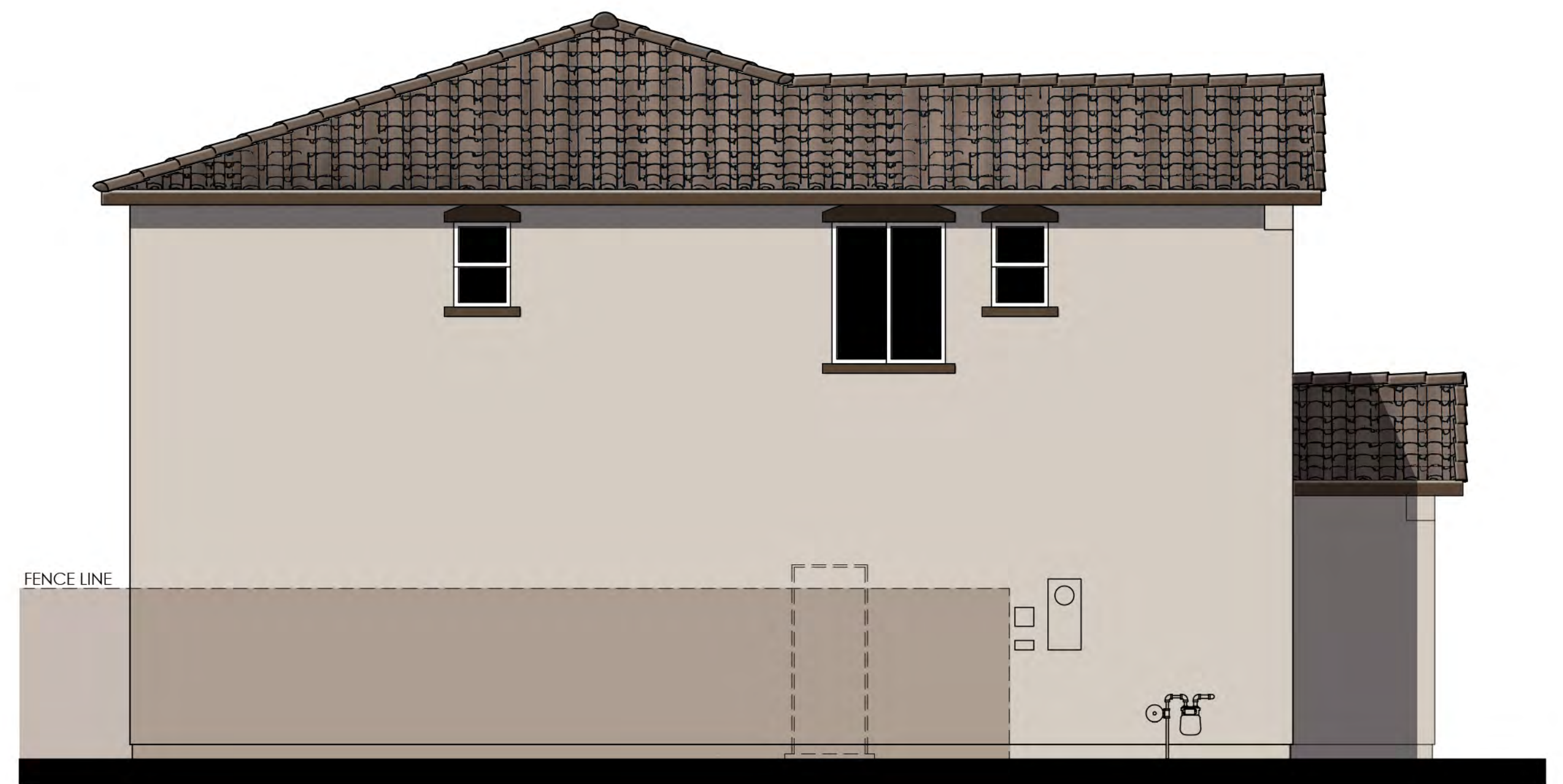
RIGHT

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE LOW PROFILE "S" TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: SIMULATED CLAY TILE
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER FOAM



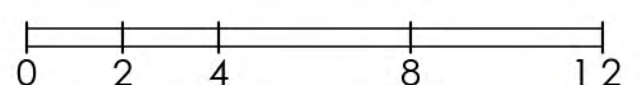
REAR



LEFT

COLOR SCHEME 21
 PLAN 5028 "B"
 SANTA BARBARA ELEVATIONS

DEER VALLEY
 ANTIOCH, CA

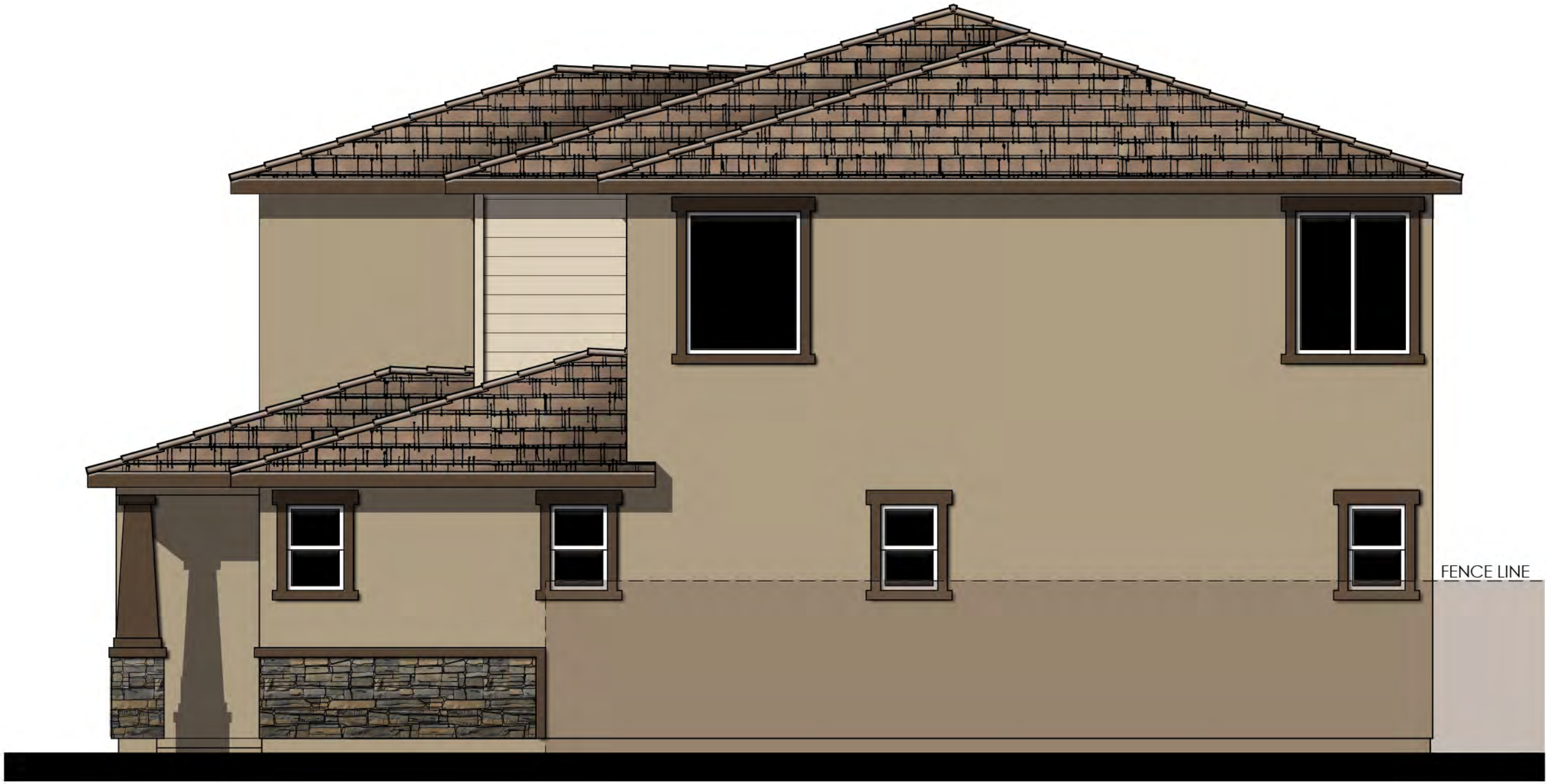




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|---------------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL W/ WINDOWS |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ CEMENTITIOUS 8" LAP SIDING |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM & CEMENTITIOUS |
| VEENER: | MANUFACTURED STONE |



LEFT

COLOR SCHEME 24
PLAN 5028 "C"
COASTAL ELEVATIONS

DEER VALLEY
ANTIOCH, CA



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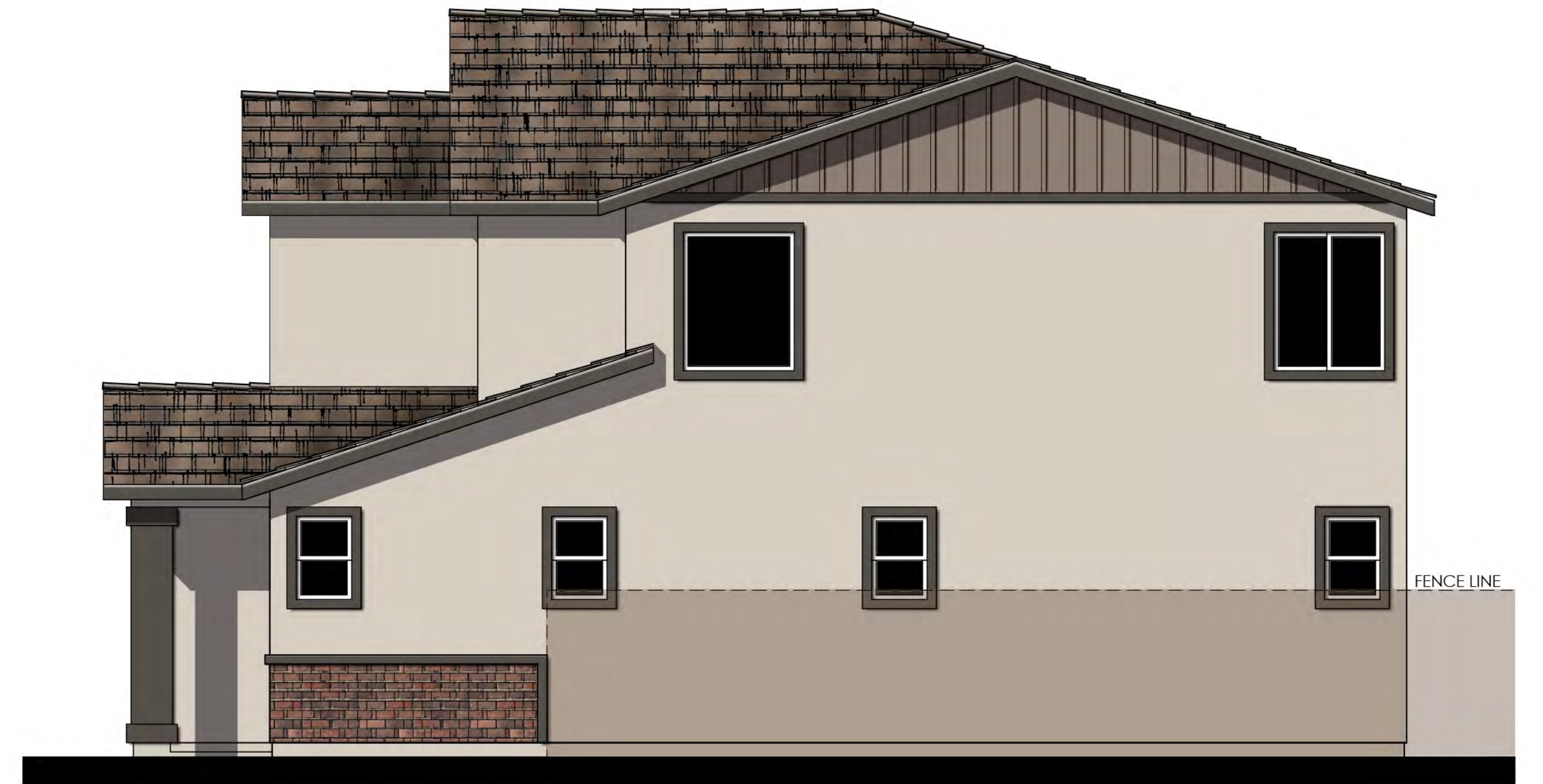
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

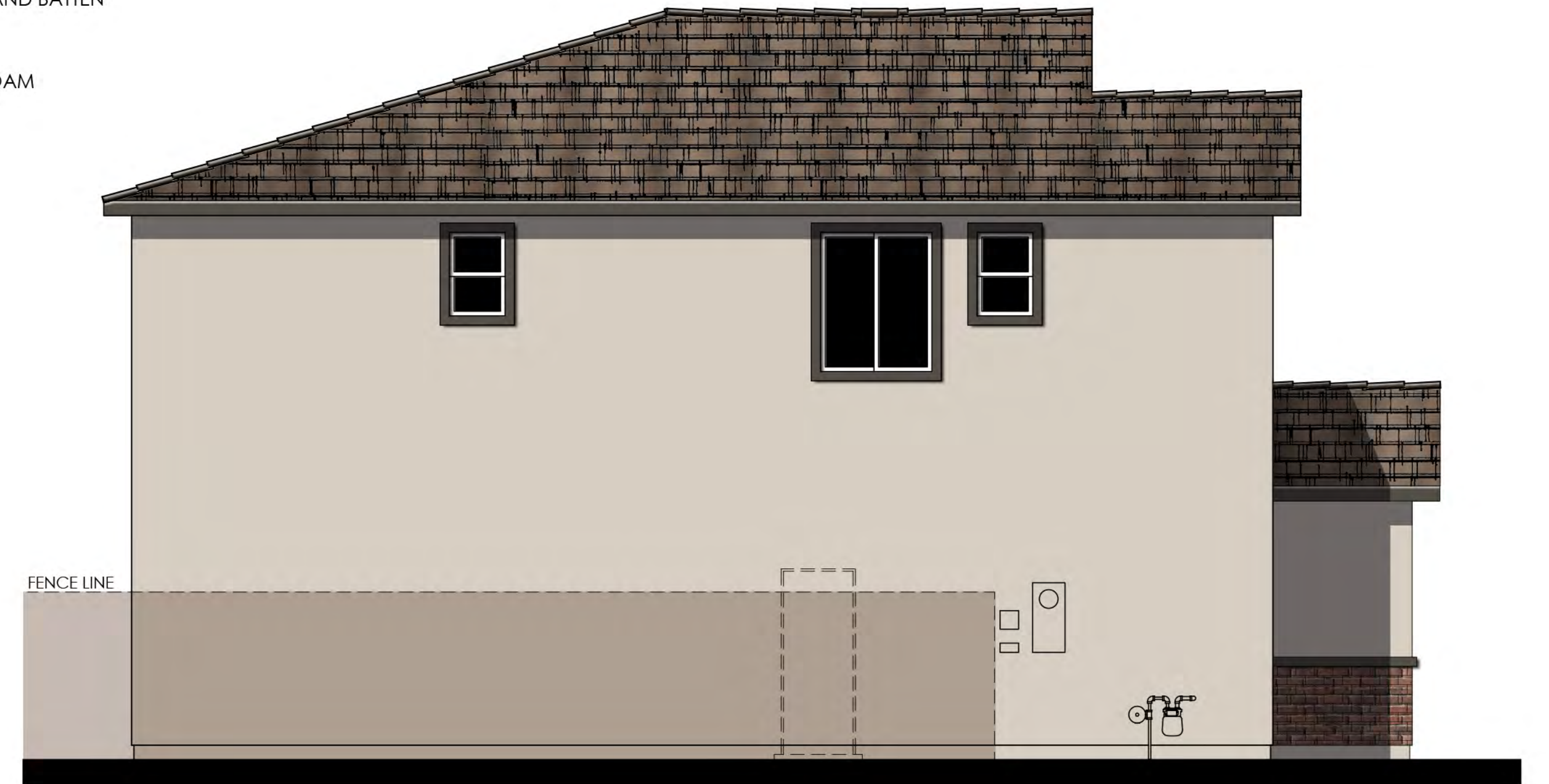
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
VENEER:	MANUFACTURED BRICK



REAR

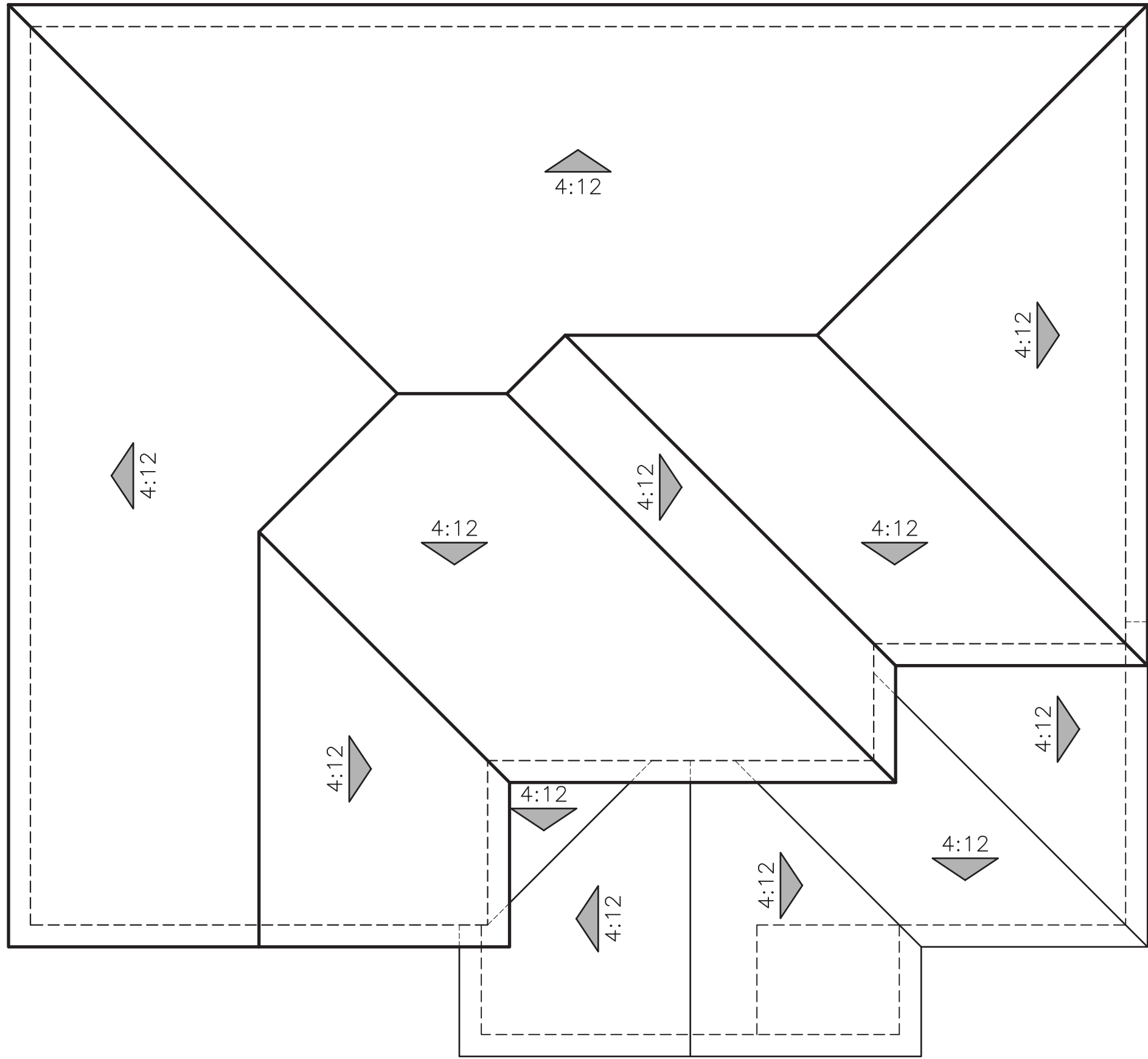


LEFT

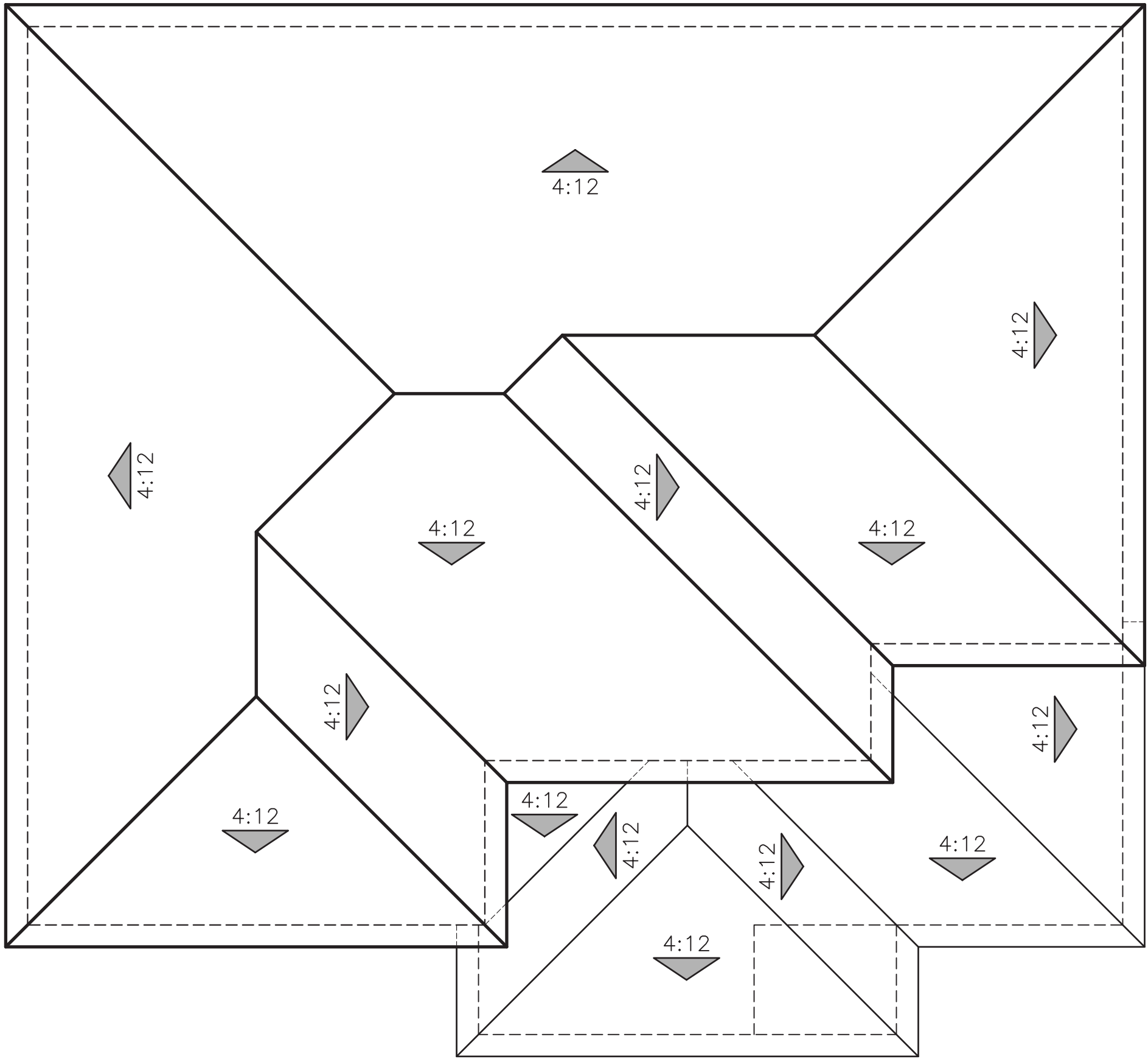
COLOR SCHEME 30
PLAN 5028 "E"
FARMHOUSE ELEVATIONS

DEER VALLEY
ANTIOCH, CA

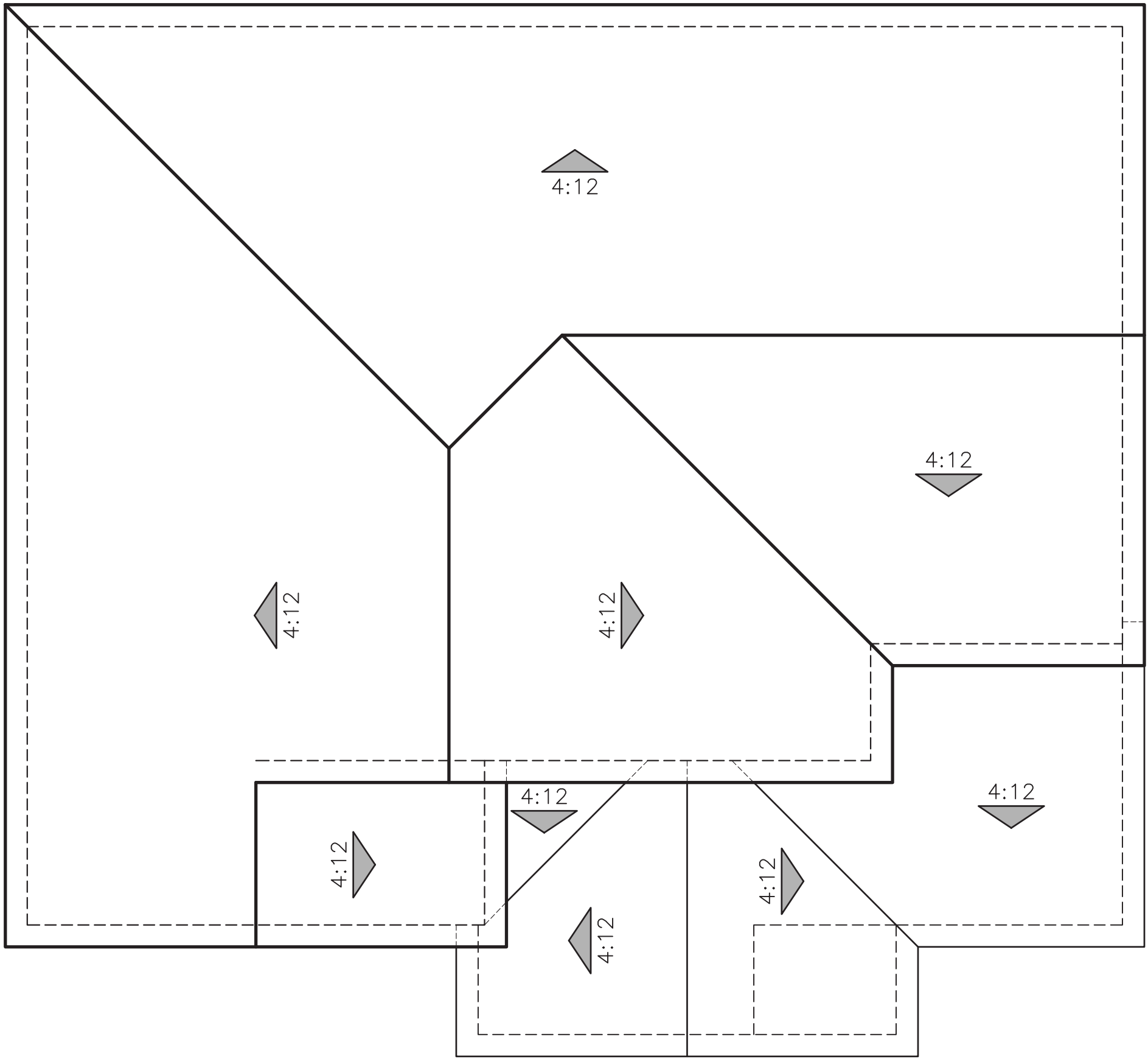




"B" - SANTA BARBARA



"C" - COASTAL



"E" - FARMHOUSE

ROOF PLANS
PLAN 5028

DEER VALLEY
ANTIOCH, CA

"B" ELEVATIONS			
SANTA BARBARA	SCHEME 19	SCHEME 20	SCHEME 21
STUCCO	SW7558 MEDICI IVORY	SW7688 SUNDEW	SW6071 POPULAR GRAY
FASCIA / TRIM	SW9091 HALF-CAFF	SW9115 COWBOY BOOTS	SW7041 VAN DYKE BROWN
GARAGE DOOR	SW6068 BREVITY BROWN	SW2843 ROYCROFT BRASS	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW2837 AURORA BROWN	SW0065 VOGUE GREEN	SW7076 CYBERSPACE
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
EAGLE ROOF: LOW	2636	2702	2689
PROF "S" MALIBU	PIEDMONT BLEND	CALABAR BLEND	BROWN RANGE
BORAL ROOF: LOW	1VICS7330	1VICS6169	1VICS3233
PROFILE "S" VILLA	VERONA CLAY	CASA GRANDE BLD	BROWN BLEND

PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
ROOF:	BORAL
STONE	CULTURED STONE
BRICK	ELDORADO STONE

"C" ELEVATIONS			
COASTAL	SCHEME 22	SCHEME 23	SCHEME 24
STUCCO	SW7550 RESORT TAN	SW6233 SAMOVAR SILVER	SW7544 FENLAND
FASCIA / TRIM	SW7745 MUDDLED BASIL	SW6225 SLEEPY BLUE	SW7041 VAN DYKE BROWN
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW9111 ANTLER VELVET	SW9135 WHIRLPOOL	SW7569 STUCCO
FRONT DOOR / SHUTTERS	SW7679 GOLDEN GATE	SW0048 BUNGLEHOUSE BLUE	SW7735 PALM LEAF
EAGLE ROOF: SLATE	4689	4679	SCB 8708
BEL AIR	BROWN RANGE	LIGHT GRAY RANGE	DEL ORO BLEND
BORAL ROOF:	1FACS3233	1FACS5354	1FECY4071
FLAT SLATE	BROWN BLEND	STONE MOUNTAIN BLD	OCEAN JASPER BLD
STONE: COUNTRY LEDGE	GRAND MESA	ECHO RIDGE	SKYLINE

"E" ELEVATIONS			
FARMHOUSE	SCHEME 28	SCHEME 29	SCHEME 30
STUCCO	SW7757 HIGH REFLECTIVE WT	SW6254 LAZY GRAY	SW7632 MODERN GRAY
FASCIA / TRIM	SW7069 IRON ORE	SW7004 SNOWBOUND	SW7048 URBANE BRONZE
BOARD & BATTEN	SW7757	SW6256	SW6074
SIDING / GARAGE DR	HIGH REFLECTIVE WT	SERIOUS GRAY	SPALDING GRAY
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW6608 RAVE RED	SW7625 MOUNT ETNA
EAGLE ROOF:	SCP8805	5699	5702
PONDEROSA	SEATTLE BLEND	CHARCOAL RANGE	CALABAR BLEND
BORAL ROOF: FLAT	1FBCJ4072	1FBCF1430	1FBCJ3181
SHAKE	SAHARA QTZ BLD	CHARCOAL BLEND	SMOKEY TOPAZ BLD
BRICK: TUNDRA	ASHLAND	HARTFORD	HARTFORD

ALL ELEVATIONS, EXCEPT ROOF, SHUTTERS, ETC. TO BE PAINTED WITH SEMI-GLOSS ENAMEL SURFACE. ALL ROOF SHUTTERS TO BE PAINTED WITH ENAMEL CORNERS.

WRITTEN COLOR SCHEMES

SANTA BARBARA
SCHEME #19



DEER VALLEY
ANTIOCH, CA

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#22013
MAR. 17, 2021
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SANTA BARBARA
SCHEME #20



DEER VALLEY
ANTIOCH, CA

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#22013
MAR. 17, 2021
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SANTA BARBARA
SCHEME #21



DEER VALLEY
ANTIOCH, CA

Kevin L. Crook
Architect
Inc
#22013
MAR. 17, 2021
PLANNING + ARCHITECTURE

COLOR BOARDS - SANTA BARBARA

*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.

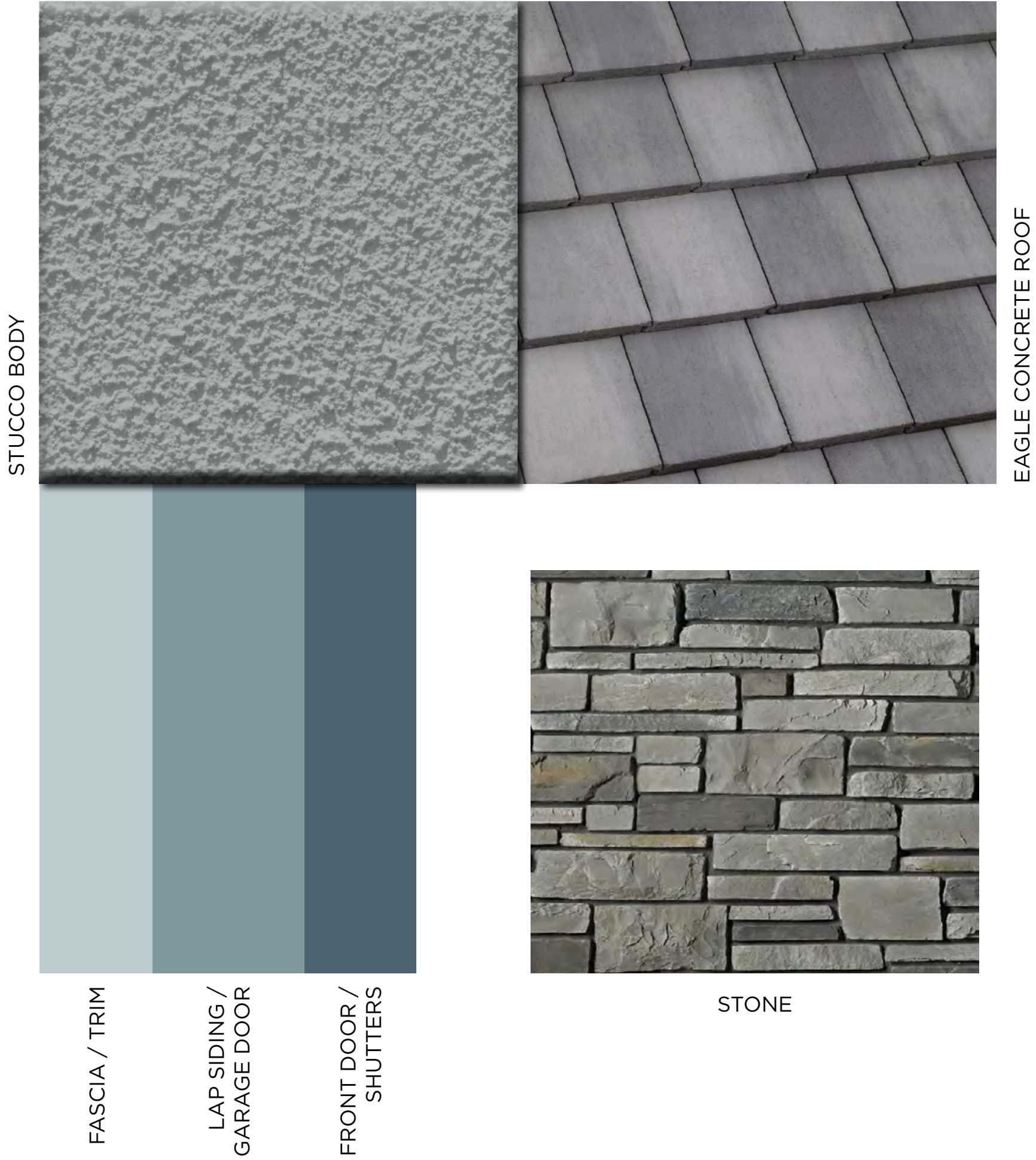
COASTAL
SCHEME #22



DEER VALLEY
ANTIOCH, CA

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#22013
MAR. 17, 2022
PLANNING + ARCHITECTURE

COASTAL
SCHEME #23



DEER VALLEY
ANTIOCH, CA

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COASTAL
SCHEME #24



DEER VALLEY
ANTIOCH, CA

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MAR. 17, 2022
PLANNING + ARCHITECTURE

COLOR BOARDS - COASTAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.

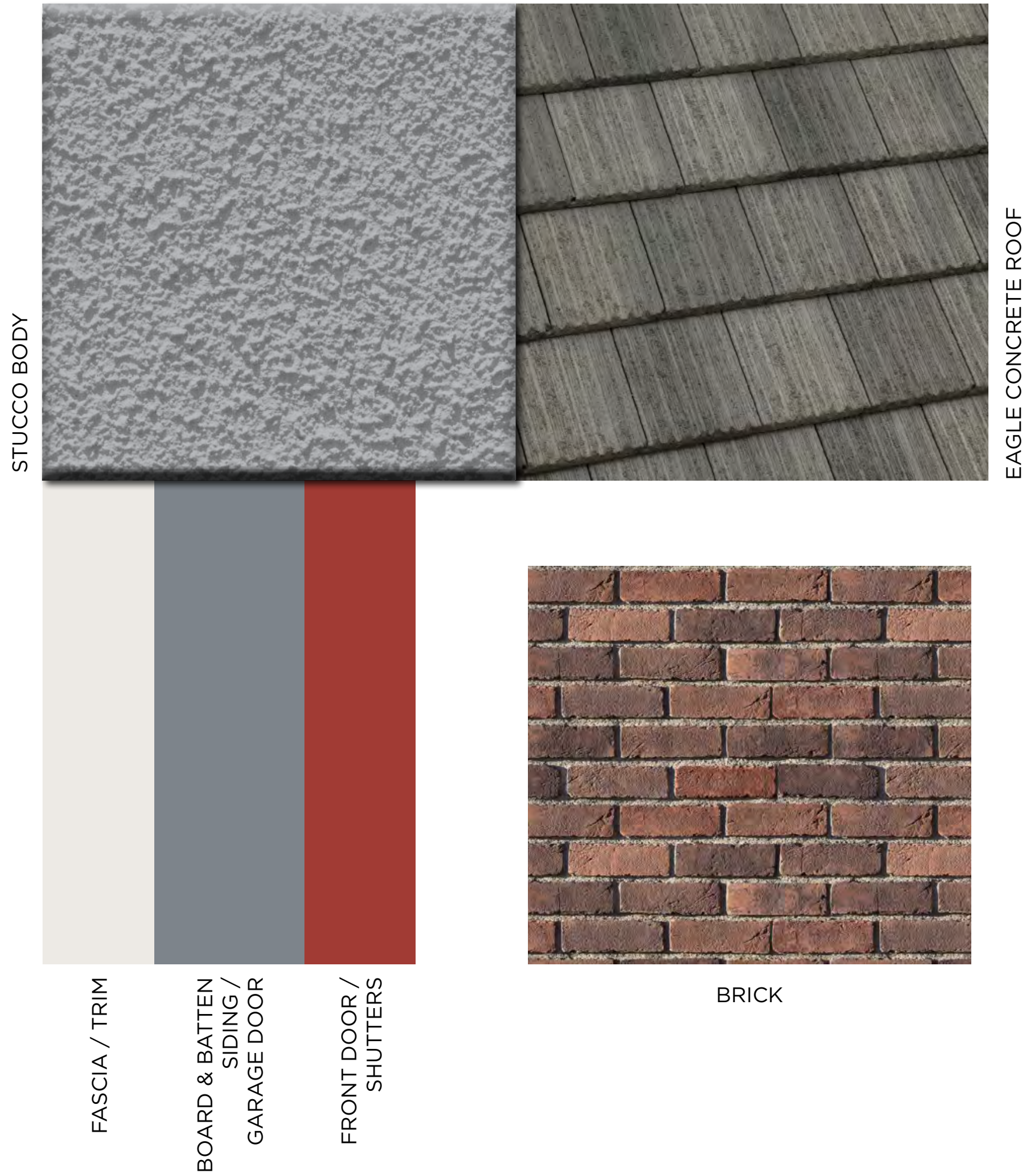
FARMHOUSE
SCHEME #28



DEER VALLEY
ANTIOCH, CA

Kevin L. Crook
Architect
Inc
#22013
MAR. 17, 2022
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #29



DEER VALLEY
ANTIOCH, CA

Kevin L. Crook
Architect
Inc
#22013
MAR. 17, 2022
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #30

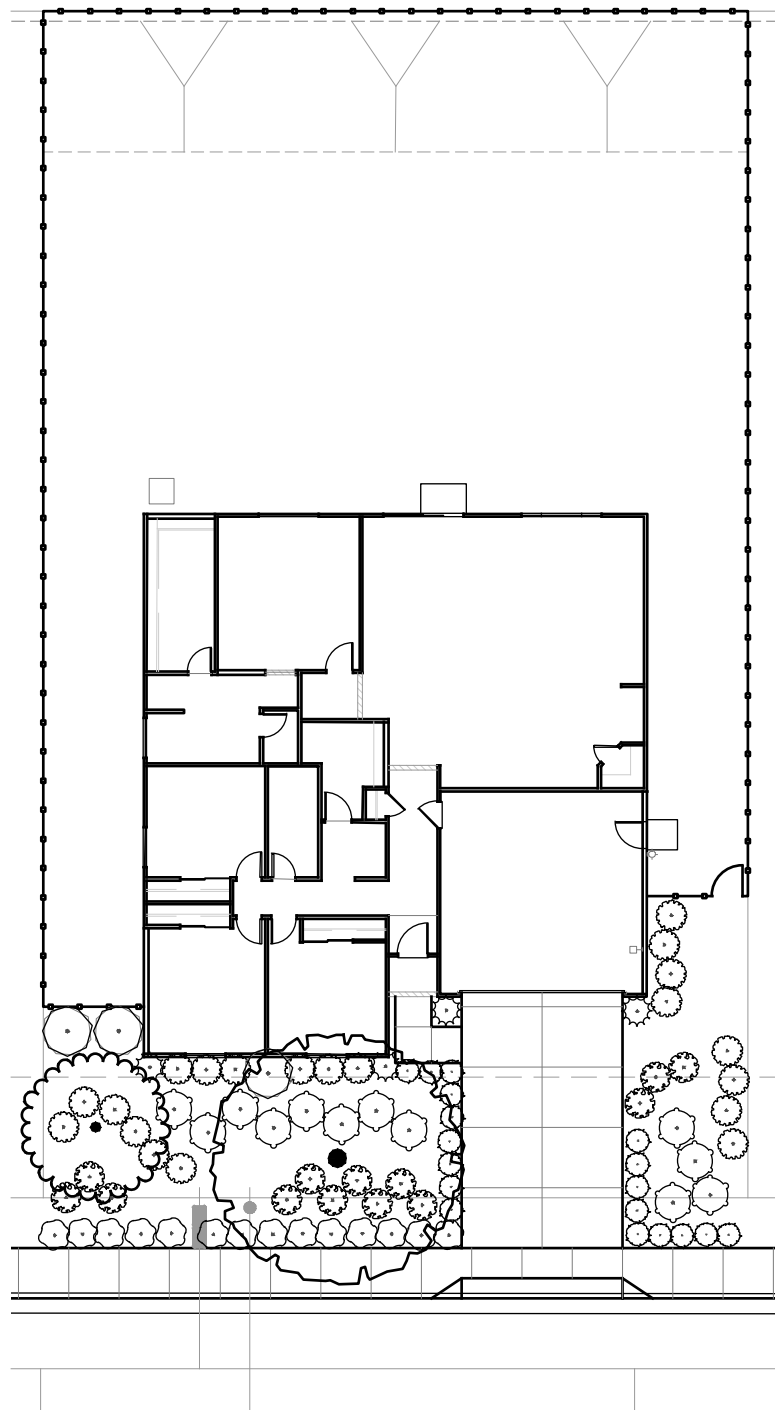


DEER VALLEY
ANTIOCH, CA

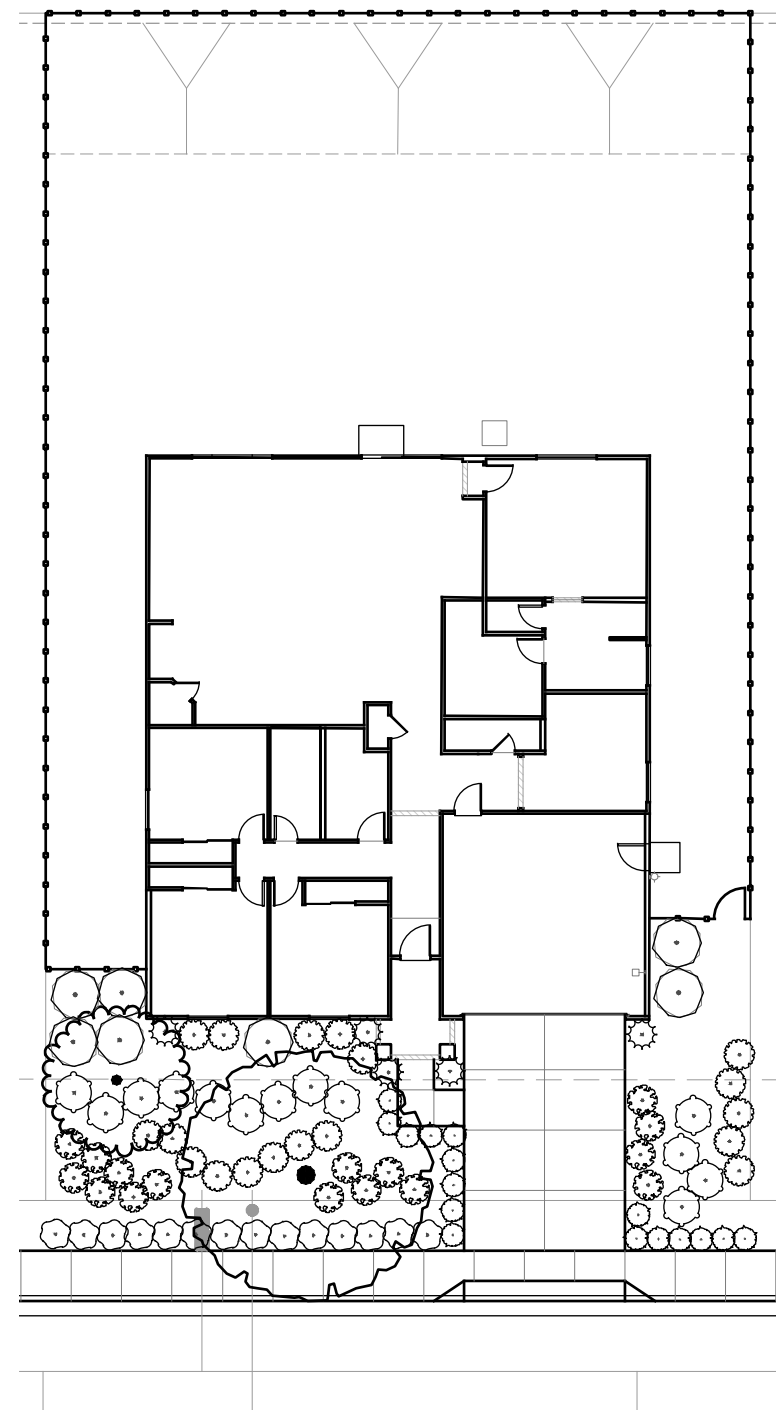
Kevin L. Crook
Architect
Inc
#22013
MAR. 17, 2022
PLANNING + ARCHITECTURE

COLOR BOARDS - FARMHOUSE

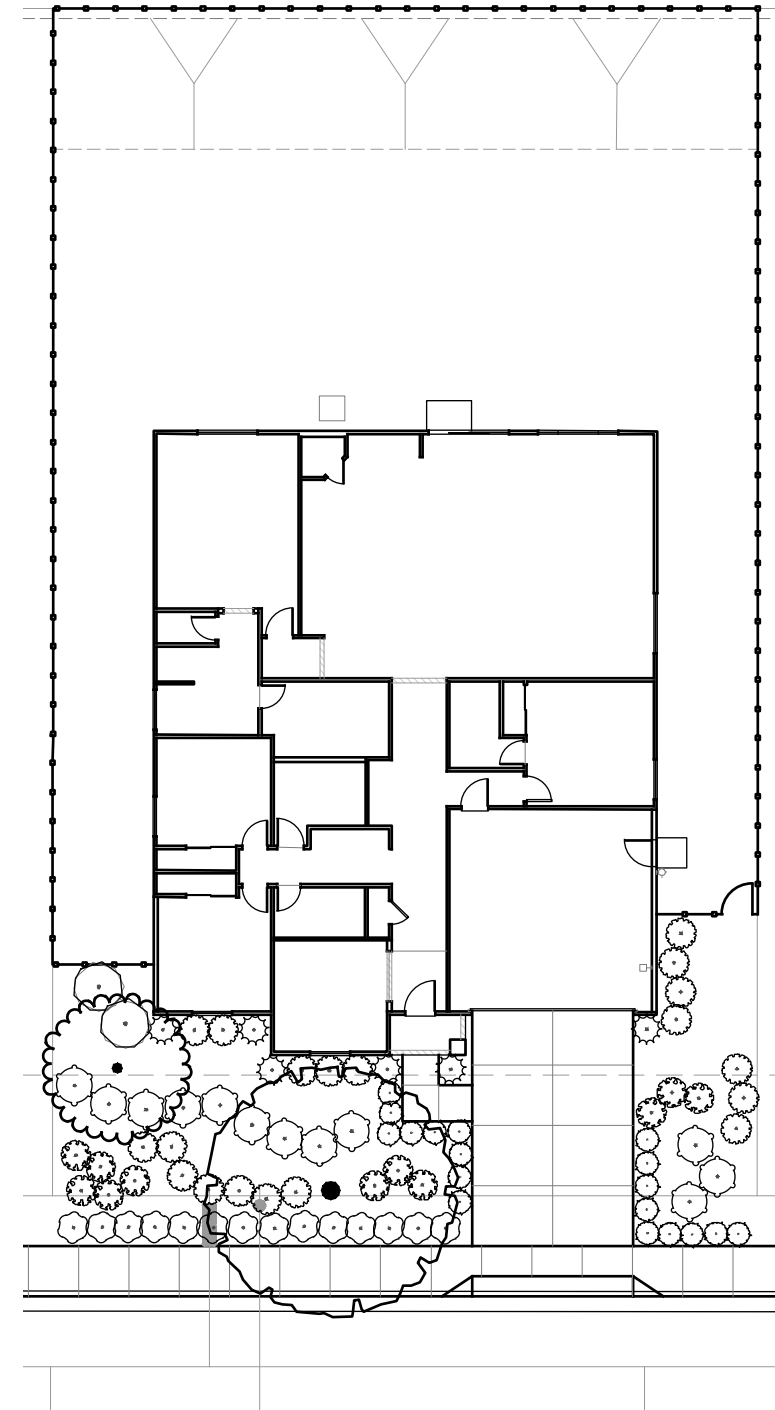
*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



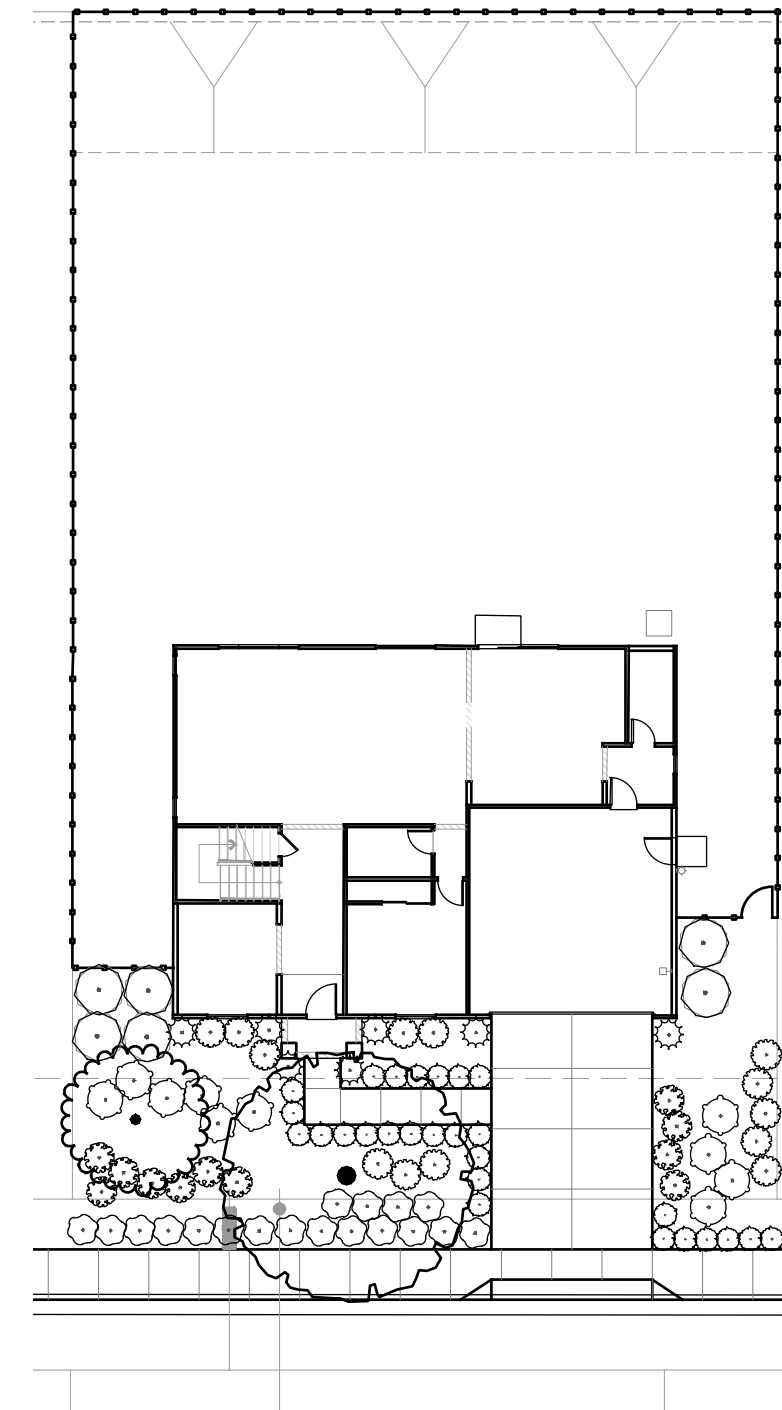
PLAN 5012 - INLINE



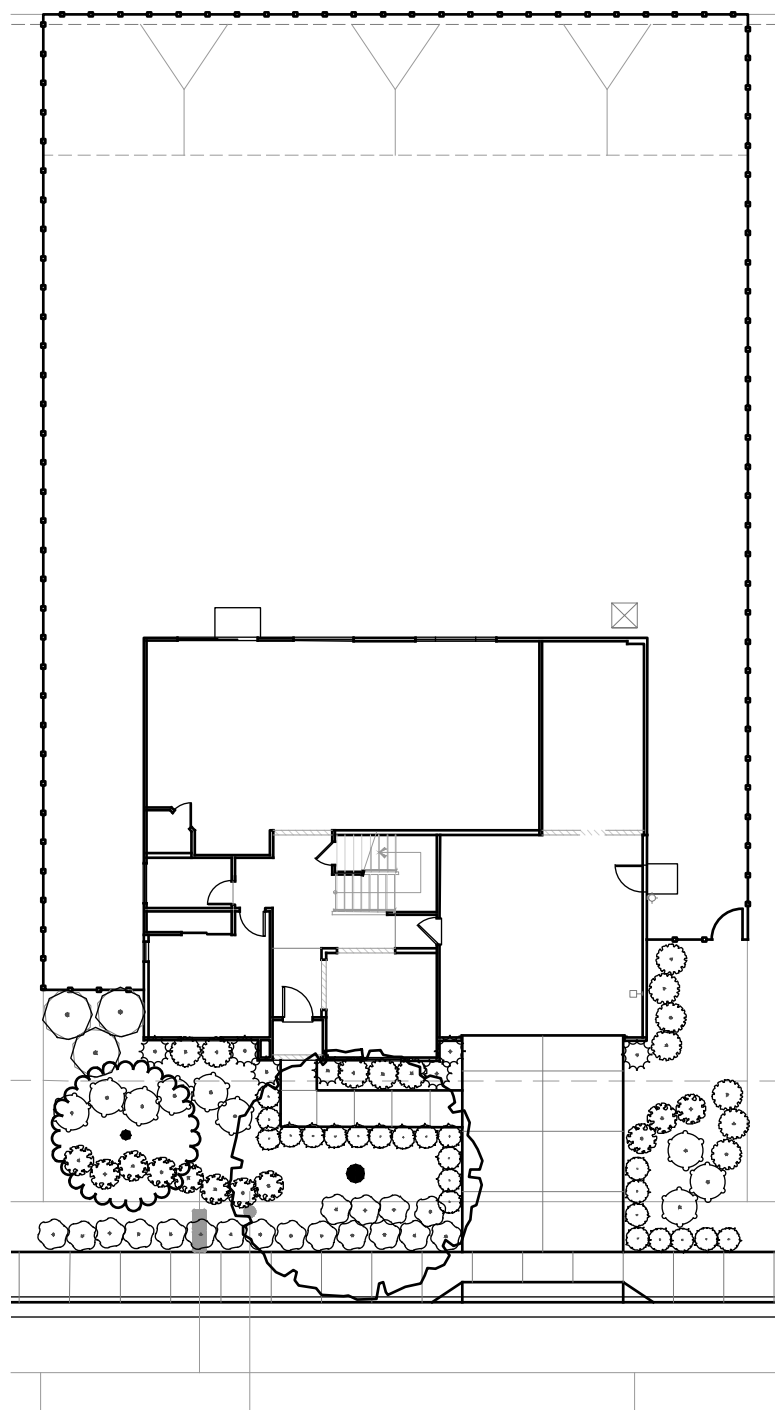
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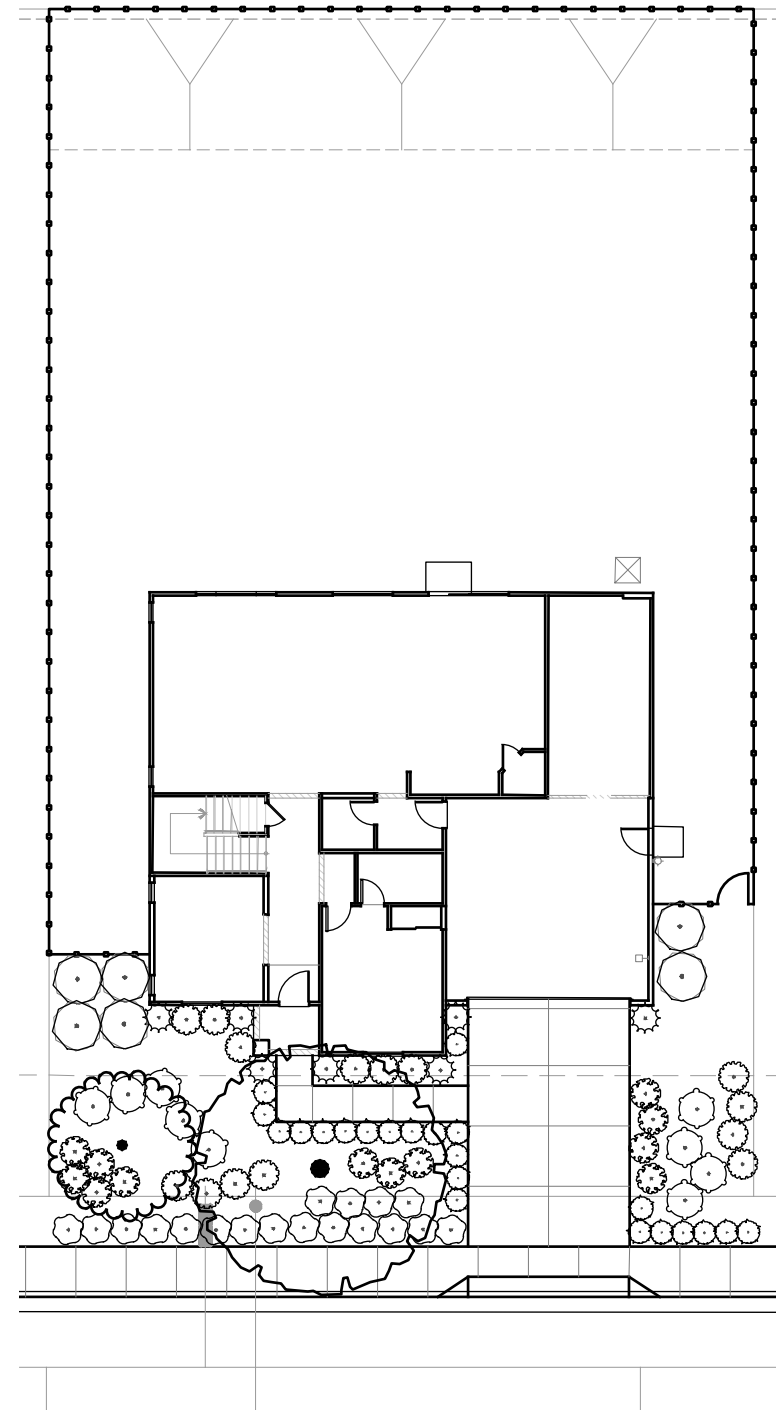
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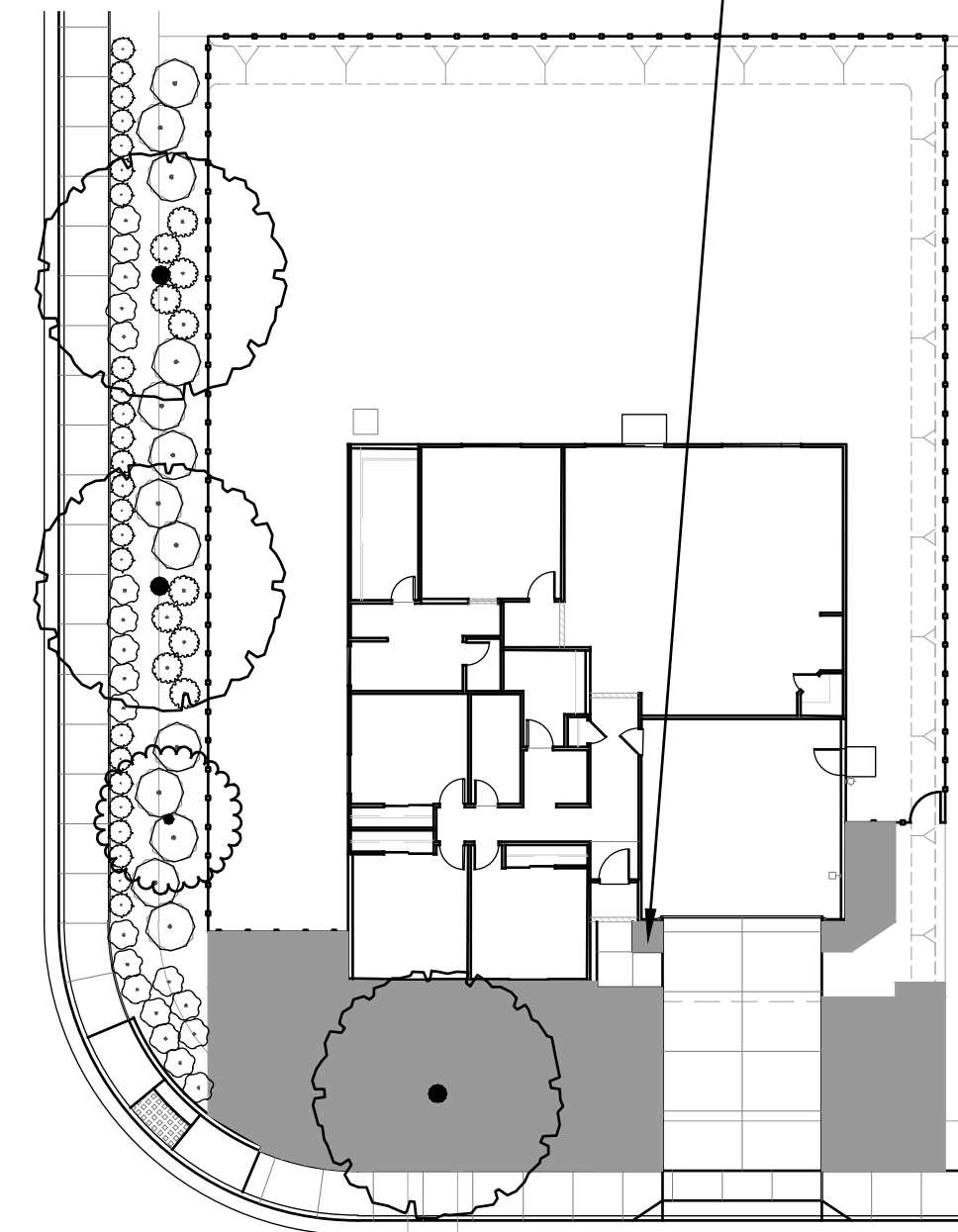
PLAN 5023 - INLINE



PLAN 5025 - INLINE

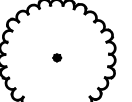


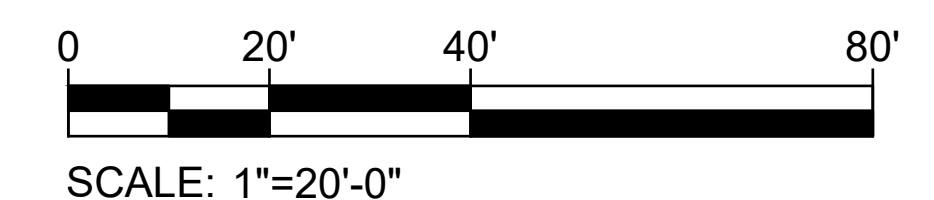
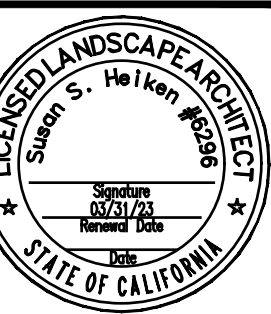
PLAN 5028 - INLINE



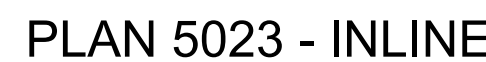
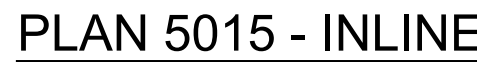
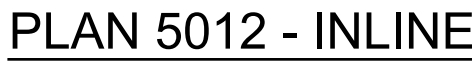
TYPICAL CORNER
PLAN 5012 FOR REFERENCE

— REFER TO PLAN 5012
INLINE LOT FOR PLANTING
FOR THIS AREA.

SHRUB LEGEND								
			SANTA BARBARA ELEVATION 'B'		COASTAL ELEVATION 'C'		FARMHOUSE ELEVATION 'E'	
ABBR.	EXPOSURE	SIZE	BOTANICAL NAME COMMON NAME	WATER USE (WUCOLS)	BOTANICAL NAME COMMON NAME	WATER USE (WUCOLS)	BOTANICAL NAME COMMON NAME	WATER USE (WUCOLS)
A	SW: SUN	5 GAL	<i>TEUCRIUM FRUTICANS</i> 'AZUREUM'	LOW	<i>CALLISTEMON</i> 'LITTLE JOHN'	LOW	<i>GALVEZIA SPECIOSA</i>	LOW
	NE: SHADE		BUSH GERMANDER <i>PITTIOSPORUM</i> C. 'NANA'	MOD	DWARF BOTTLEBRUSH <i>BUXUS M. JAPONICA</i> 'GREEN BEAUTY'	LOW	ISLAND BUSH SNAPDRAGON <i>GALVEZIA SPECIOSA</i>	LOW
B	SW: SUN	1 GAL	<i>TULBAGHIA VIOLACEA</i> 'VARIEGATA'	LOW	<i>LAVANDULA STOECHAS</i> 'OTTO QUAST'	LOW	<i>FESTUCA MAIREI</i>	LOW
	NE: SHADE		SOCIETY GARLIC <i>AGAPANTHAS</i> 'STORM CLOUD'	MOD	SPANISH LAVENDER <i>MYRTUS</i> C. 'COMPACTA'	LOW	ATLAS FESCUE <i>FESTUCA MAIREI</i>	LOW
C	SW: SUN	1 GAL	<i>HESPERALOE PARVIFOLIA</i>	LOW	<i>CHONDRPETALUM TECTORUM</i>	LOW	<i>PHORMIUM</i> 'RED HEART'	LOW
	NE: SHADE		RED YUCCA <i>HESPERALOE PARVIFOLIA</i>	LOW	SMALL CAPE RUSH <i>CHONDRPETALUM TECTORUM</i>	LOW	NEW ZEALAND FLAX <i>PHORMIUM</i> 'RED HEART'	LOW
D	SW: SUN	1 GAL	<i>VERBENA BONARIENSIS</i> 'LOLLIPOP'	LOW	<i>CALAMAGROSTIS</i> A. 'KARL FOERSTER'	LOW	<i>VERBENA LILACINA</i> 'DE LA MINA'	LOW
	NE: SHADE		DWARF PURPLE TOP <i>IRIS DOUGLASIANA</i> 'CANYON SNOW'	LOW	FEATHER REED GRASS <i>CALAMAGROSTIS</i> A. 'KARL FOERSTER'	LOW	CEDROS ISLAND VERBENA <i>VERBENA LILACINA</i> 'DE LA MINA'	LOW
E	SW: SUN	5 GAL	<i>SALVIA</i> 'FURMAN'S RED'	LOW	<i>SALVIA LEUCANTHA</i>	LOW	<i>CISTUS X PURPUREUS</i>	LOW
	NE: SHADE		AUTUMN SAGE <i>SALVIA</i> 'FURMAN'S RED'	LOW	MEXICAN BUSH SAGE <i>LOROPETALUM</i> C. 'PURPLE DIAMOND'	LOW	ORCHID ROCKROSE <i>VIBURNUM DAVIDI</i>	MOD
F	SW: SUN	5 GAL	<i>GREVILLEA</i> 'NOELII'	LOW	<i>DODONAEA</i> V. 'PURPUREA'	LOW	<i>WESTRINGIA FRUTICOSA</i>	LOW
	NE: SHADE		GREVILLEA <i>RHAMNUS</i> C. 'MOUND SAN BRUNO'	LOW	PURPLE HOPSEED BUSH <i>CARPENTERIA</i> C. 'ELIZABETH'	LOW	COAST ROSEMARY <i>VIBURNUM</i> T. 'SPRING BOUQUET'	MOD
G	SW: SUN	1 GAL	<i>MYOPORUM PARVOLIUM</i>	LOW	<i>ROSMARINUS</i> O. 'PROSTRATUS'	LOW	<i>HELIANTHEMUM</i> N. 'HENFIELD BRILLIANT'	LOW
	NE: SHADE		PROSTRATE MYOPORUM <i>MYOPORUM PARVOLIUM</i>	LOW	PROSTRATE ROSEMARY <i>ROSMARINUS</i> O. 'PROSTRATUS'	LOW	SUNROSE <i>HELIANTHEMUM</i> N. 'HENFIELD BRILLIANT'	LOW
		15 GAL	<i>PRUNUS</i> C. 'KRAUTER VESUVIUS'	MOD	<i>MAGNOLIA</i> G. 'LITTLE GEM'	MOD	<i>ACER BEURGERIANUM</i>	MOD

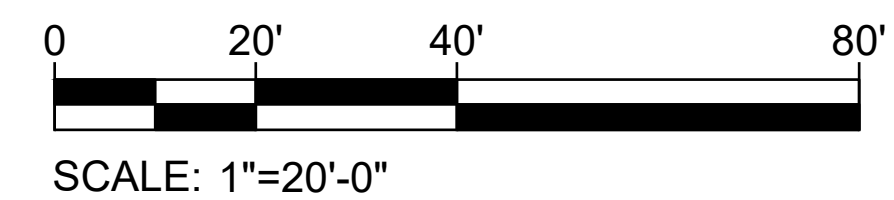
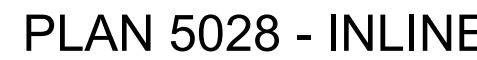
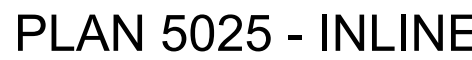
[illegible]

DATE	MAR. 21, 2022		
DRAWN	EM		
DESIGNED	RB		
CHECKED	SH		



PLAN 5023 INLINE HYDROZONES:	AREA (SQFT):	VALVE #:	% OF LANDSCAPE AREA:
SHRUB DRIP (MOD WATER USE)	1182	A-1	99%
TREE BUBBLER (MOD WATER USE)	18	A-2	2%
TOTAL	1200		100%
MAWA	19723		
ETWU	17709		
		GAL/YR	
		GAL/YR	

PLAN 5012 TYPICAL CORNER HYDROZONES:	AREA (SQFT):	VALVE #:	% OF LANDSCAPE AREA:
SHRUB DRIP (MOD WATER USE)	2226	A-1	98%
TREE BUBBLER (MOD WATER USE)	36	A-2	2%
TOTAL	2262		100%
MAWA	37179		GAL/YR
ETWU	33382		GAL/YR



**ATTACHMENT D
DESIGN LETTER
(SEPARATE PAGE)**



Anne Hersch
Planning Manager
City of Antioch

Transmitted Via E-Mail: ahersch@antiochca.gov

Ms. Hersch,

Thank you so much for reaching out regarding Article 22. Section 9-5.2204 of the Antioch Code of Ordinances. I have reviewed this Section and my responses are as follows:

Section 9-5.2204 (A) reads:

While all building elevations are important, the most important is the one seen from the street. The design and width of the front elevation will be comparable with but not necessarily equal to the previous approval, so that any change in unit size will not substantially impact the width of the house as viewed from the street.

When compared to the original approval, the width of the plans in the current submission offers an improved front elevation. The original approval was for 55' wide product whereas the current submission presents 50' wide product. Moving from 55' wide to 50' wide product will enhance the appearance of the front elevations by offering additional usable side yard space between homes.

Section 9-5.2204 (B) reads:

The quality of building materials utilized shall be at least comparable to the previously approved product(s). Additionally, the architectural form of the home shall not be significantly simplified, unless it can be found that the proposed form is desirable for the style of house proposed.

Each plan included in the current submission offers the same basic front facing elements as the original approval including a covered entryway/porch, front exterior lighting and a front facing two-car garage. Both the original approval and the current submission utilize stucco, stone veneer and concrete tile roof material. In addition, enhancements not seen in the original approval include features such as plank type shutters, pipe details in the forward-facing gables and angled front entry columns on select elevations. These enhancements move away from the "contemporary" and "mid-century

860 Stillwater Rd
Suite 200A
W. Sacramento, CA 95605



modern" aesthetic of the original approval in favor of "Santa Barbara", "Farmhouse" and "Coastal" design packages which Meritage has found to be well received by homebuyers in this region.

Section 9-5.2204 (C) reads:

The proposed architecture should be compatible with the previously approved project. If the new architecture and/or home design is significantly different from the previously approved project, then the new homes should be grouped into neighborhoods distinct and separate from the existing homes.

This subsection does not apply as no homes were constructed utilizing the plans from the previous approval. All homes within the proposed community will be constructed with complementary design styles as discussed in the Design Narrative submitted with the current submission.

Section 9-2204 (D) reads:

If the proposed units are larger than the previously approved project, then the issue of building mass (i.e., the amount of total building square footage as compared to the size of the parcel) shall be considered.

The plans in the current submission are slightly smaller than the original approval package with an average total square footage of 2,677 SF compared to the previous approval which averaged 2,937 SF. The building mass of the current submission will therefore be comparable to the original approval.

Please feel free to reach out if you have any additional questions or would like further clarification regarding my responses above.

Thank you,

A handwritten signature in blue ink, appearing to read "A. R. Grant".

Andrew R. Grant
Forward Planning Manager
C: (916) 642-3161
andrew.grant@meritagehomes.com

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Suite 200A
W. Sacramento, CA 95605