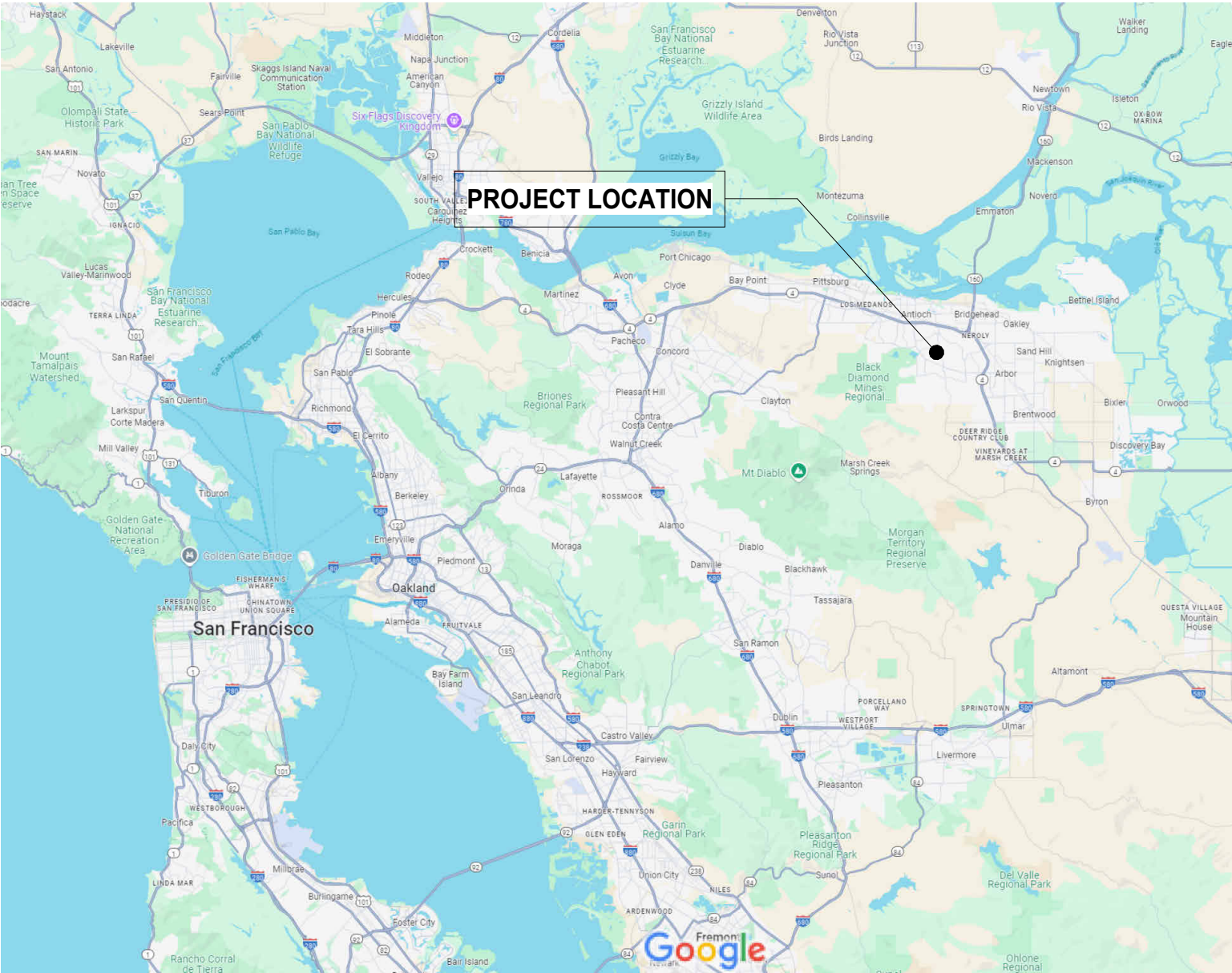
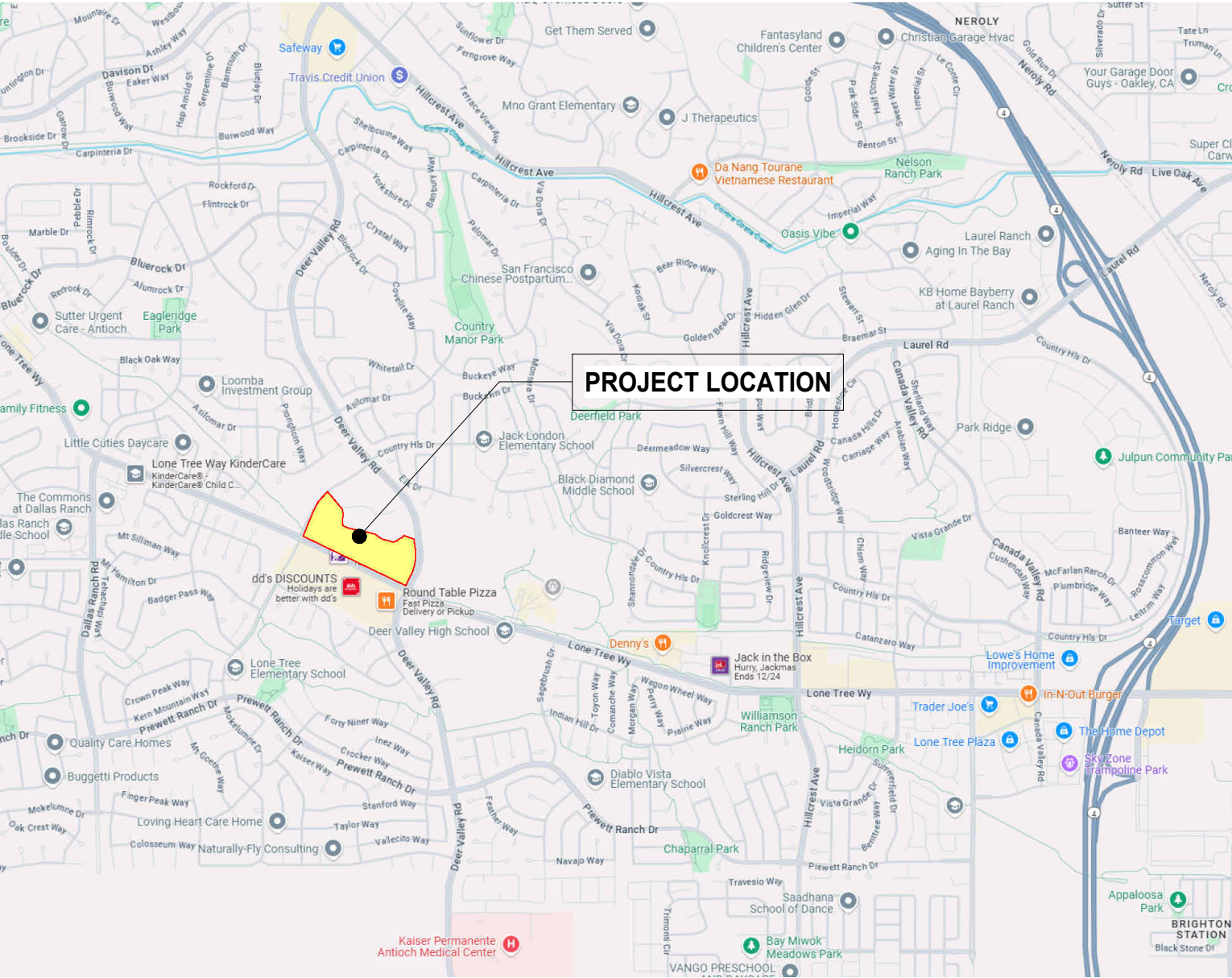


SITE LOCATION



PROJECT CONTEXT



PROJECT DESCRIPTION:

PROJECT SITE IS LOCATED ALONG THE NORTH SIDE OF LONE TREE WAY BETWEEN DEER VALLEY RD AND COUNTRY HILLS DR. THIS PROJECT INCLUDES THE CONSTRUCTION OF FOLLOWING BUILDINGS ON 14.95 ACRES SITE:

- ONE 4-STORY TYPE III-A APARTMENT ON GRADE
- TWO 4-STORY TYPE V-A APARTMENTS OVER 1-STORY BELOW GRADE GARAGES
- ONE 3-STORY TYPE V-A APARTMENTS OVER PARTIAL GARAGE ABOVE GRADE
- 19 TOWNHOME BUILDINGS ON AN APPROXIMATELY

APARTMENTS PROPOSES A TOTAL OF 395 UNITS CONSISTING OF 33 JUNIOR ONE-BEDROOM, 253 ONE-BEDROOMS, AND 109 TWO-BEDROOMS. TOWNHOMES BUILDINGS PROPOSES A TOTAL OF 84 TWO-BEDROOM AND 27 THREE-BEDROOM TOWNHOMES.

THIS PROJECT INCLUDES 616 VEHICLE PARKING STALLS WITH 399 SURFACE PARKING SPACES, AND 220 PROPOSED GARAGE SPACES. .

THE PROJECT SPONSOR PROPOSES TO DEVELOP THE PROPERTY PER THE CALIFORNIA STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918). THE PROPOSED PROJECT CAN UTILIZE THE CONCESSIONS/ INCENTIVES AND WAIVERS THAT ARE AFFORDED.

ZONING ANALYSIS

ZONING DESIGNATION: R-35 (HIGH DENSITY RESIDENTIAL)

ACCESSOR'S PARCEL NO.: 055-071-106, 055-071-107, 055-071-108

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

LOT AREA (GROSS): 14.94 AC
LOT AREA (DEVELOPABLE): 12.78 AC

FEMA FLOOD ZONE DESIGNATION: ZONE X

DENSITY (ANTIOCH CODE OF ORDINANCE TABLE 9-5.601)
REQUIRED DENSITY: 25-35 DU/ACRE
PROPOSED DENSITY: 506 DU / 12.78 AC = 39.59 DU/AC

BUILDING HEIGHT (ANTIOCH CODE OF ORDINANCE TABLE 9-5.601)
MAX. ALLOWABLE: 45' MAX.
PROPOSED:
BLDG A 54'-2"
BLDG B 47'-5"
BLDG C 57'-2"
BLDG D 57'-2"
TOWNHOMES 35'-3"
CLUBHOUSE 30'-9"

LOT COVERAGE (ANTIOCH CODE OF ORDINANCE TABLE 9-5.601)
MAX. ALLOWABLE:: 50% MAX.
PROPOSED: 164,217 SF / 556,697 SF = 29.5%

SETBACK (ANTIOCH CODE OF ORDINANCE TABLE 9-5.601)
REQUIRED: 15' MIN. FRONT YARD (DEER VALLEY RD & COUNTRY HILL DR)
5' MIN. SIDE YARD (NORTH & SOUTH PROPERTY LINE)
15' MIN. FRONT YARD, 5' MIN. SIDE YARD (SEE APX.XX)

PROPOSED:

USABLE OPEN SPACE (MFH ODS JAN 2023)
REQUIRED: 200SF PER DU X 506 DU = 101,000 SF
50% OF WHICH TO BE COMMON USABLE OPEN SPACE (50,600 SF)
48,076 SF (95 SF / DU) COMMON & PRIVATE USABLE OPEN SPACE
26,838 SF (53 SF/ DU) COMMON USABLE OPEN SPACE

PROPOSED:

LANDSCAPING (MFH ODS JAN 2023 STANDARD 2.3.1.A)
REQUIRED: 15% OF BUILDING SITE
PROPOSED: 93,080 SF (16.7%)

PARKING (CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(1)
REQUIRED: 1 SPACE PER 1 BEDROOM UNITS, 1.5 SPACES PER 2 & 3 BEDRPPM UNITS
(1 X 25 JR ONE BED)+(1 X 261 ONE BED)+(1.5 X 109 TWO-BED)+(1.5 X 111 TWO/THREE-BED TH)
= 616 SPACES
PROPOSED: 616 SPACES (SEE PARKING SUMMARY FOR DETAILS)

STORAGE (MFH ODS JAN 2023 STANDARD 2.1.5.A)
REQUIRED: MIN. 250 CU.FT. PER EACH UNIT
PROPOSED: MIN. 250 CU.FT. STORAGE FOR 190 UNITS (37.5%)

PROJECT TEAM

OWNER:
THE MARTIN GROUP
1970 BROADWAY, SUITE 745
OAKLAND, CA 94612
P: (415) 429-6044
CONTACT: STEPHEN SIRI

ARCHITECT:
BDE ARCHITECTURE
950 HOWARD ST
SAN FRANCISCO, CA 94103
P: (415) 677-0966
CONTACT: JON ENNIS

CIVIL:
CBG ENGINEERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
P: (925) 866-0322
CONTACT: ANDREA BELLANCA

LANDSCAPE:
THE GUZZARDO PARTNERSHIP INC.
PIER 9, THE EMBARCADERO, SUITE 115
SAN FRANCISCO, CA 94111
P: (415) 433-4673
CONTACT: PAUL LETTIERI

ELECTRICAL/ LIGHTING:
EMERALD CITY ENGINEERING
21705 HIGHWAY 99
LYNNWOOD, WA 98036
P: 425-741-1200
CONTACT: ADAM FRENCH

JOINT TRENCH
RADIUS DESIGN
201 NORTH CIVIC DRIVE, SUITE 135
WALNUT CREEK, CA 94596
CONTACT: JENNA RAMUSSEN

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PARKING SUMMARY						
Updated:	Formal Planning Application #1					
	APARTMENT				TOWN- HOUSE	SITE TOTAL
	BLDG A	BLDG B	BLDG C	BLDG D		
COVERED PARKING						
SINGLE CAR PRIVATE GARAGE						
STANDARD EV OUTLET	0	25	28	23	84	160
ACCESSIBLE VAN EV OUTLET	0	1	1	1	0	3
DOUBLE CAR PRIVATE GARAGE						
STANDARD EV OUTLET*	0	0	0	0	27	54
COVERED PARKING SUB-TOTAL	0	26	29	24	138	217
UNCOVERED SURFACE PARKING						
EV RECEPTACLE						
STANDARD EV OUTLET						159
STANDARD ACCESSIBLE EV OUTLET						3
VAN ACCESSIBLE EV OUTLET						1
EV RECEPTACLE SUB-TOTAL						163
NON-EV						
STANDARD						84
SURFACE COMPACT						87
STANDARD ACCESSIBLE						1
VAN ACCESSIBLE						4
TANDEM						60
NON-EV SUB-TOTAL						236
UNCOVERED SURFACE PARKING SUB-TOTAL						399
TOTAL PROPOSED PARKING						
						616

UNIT AND AREA SUMMARY												JOB: TMG-Lone Tree, Antioch		
Date: 08/08/2025														
SITE TOTAL														
UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable				CLUB HOUSE	APARTMENT		Unit	Rentable Area			
			BUILDING A	BUILDING B	BUILDING C	BUILDING D		TOTAL	TOWNHOME		Total	by Type		
JR 1 BED	S1.0	JR. 1 BDRM	510	0	3	11	4	18		18	4%	9,180		
	S2.0	JR. 1 BDRM	548	0	3	4	0	7		7	1%	3,836		
JR 1 BED SUB-TOTAL				0	6	15	4	25		25	5%	13,016		
1 BEDROOM	A1.0	1 BDRM	664	24	60	84	76	244		244	48%	162,016		
	A2.0	1 BDRM	698	0	0	0	1	1		1	0%	698		
	A3.0	1 BDRM	590	7	3	2	4	16		16	3%	9,440		
1 BDRM SUB-TOTAL				31	63	86	81	261		261	52%	172,154		
2 BEDROOM	B1	2 BDRM/ 2 BATH	966	7	9	18	15	49		49	10%	47,334		
	B2	2 BDRM/ 2 BATH	936	8	6	8	8	30		30	6%	28,080		
	B3	2 BDRM/ 2 BATH	987	8	6	8	8	30		30	6%	29,610		
2 BDRM SUB-TOTAL				23	21	34	31	109		109	22%	105,024		
TOWNHOME	TH1.0	2 BDRM/ 1 CAR	1,242						84	84	17%	104,328		
	TH2.0	2 BDRM/ 2 CAR	1891						27	27	5%	51,057		
TOWNHOME SUB-TOTAL				0	0	0	0	0	111	111	22%	155,385		
TOTAL UNITS			Avg SqFt	881	54	90	135	116	395	111	506	100%	445,579	
*DU w/ Deck														
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks														
Apartment net rentable Residential by floor (excl decks)				42,212	65,016	97,530	85,436	290,194	155,385	445,579				
Gross area by floor (footprint minus net rentable, excl decks)				8,116	11,128	15,097	13,242	47,583		47,583				
Residential Amenities				0	534	1,001	900	8,591	12,474					12,474
Garage/ Utility/MEP				0	11,890	13,419	11,681		36,990	44,784				81,774
Total Gross				51,776	88,568	127,599	111,259	8,591	387,793	200,169				587,962

UNIT AND AREA SUMMARY												JOB: TMG-Lone Tree, Antioch					
Date: 08/08/2025																	
CONSTRUCTION TYPE:		TYPE III-A												BLDG A			
FLOORS:		4 RESIDENTIAL															
UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable						Unit	Rentable Area							
				Garage	1ST	2ND	3RD	4TH	Roof	Total	by Type						
JR 1 BED	S1.0	JR. 1 BDRM	510							0	0%	0					
	S2.0	JR. 1 BDRM	548							0	0%	0					
STUDIO SUB-TOTAL					0	0	0	0		0	0%	0					
1 BEDROOM	A1.0*	1 BDRM	664		6	6	6	6		24	44%	15,936					
	A2.0	1 BDRM	698							0	0%	0					
	A3.0	1 BDRM	590		1	2	2	2		7	13%	4,130					
1 BDRM SUB-TOTAL					7	8	8	8		31	57%	20,066					
2 BEDROOM	B1*	2 BDRM/ 2 BATH	966		1	2	2	2		7	13%	6,762					
	B2*	2 BDRM/ 2 BATH	936		2	2	2	2		8	15%	7,488					
	B3	2 BDRM/ 2 BATH	987		2	2	2	2		8	15%	7,896					
2 BDRM SUB-TOTAL					5	6	6	6		23	43%	22,146					
TOTAL UNITS			Avg SqFt	782	12	14	14	14		54	100%	42,212					
*DU w/ Deck																	
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks																	
Apartment net rentable Residential by floor (excl decks)					9,386	10,942	10,942	10,942					42,212				
Gross area by floor (footprint minus net rentable, excl decks)					2,536	1,676	1,676	1,676	552					8,116			
Utility/ MEP					864	168	168	168	80					1,448			
Garage														0			
Total Gross					12,786	12,786	12,786	12,786	632					51,776			

CONSTRUCTION TYPE:				TYPE V-A				BLDG C			
FLOORS:				4 RESIDENTIAL OVER BASEMENT GARAGE							
UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable						Unit	Rentable Area	
			Garage	1ST	2ND	3RD	4TH	Roof	Total	by Type	
JR 1 BED	S1.0	JR. 1 BDRM	510	2	3	3	3		11	8%	5,610
	S2.0	JR. 1 BDRM	548	1	1	1	1		4	3%	2,192
STUDIO SUB-TOTAL				3	4	4	4		15	11%	7,802
1 BEDROOM	A1.0	1 BDRM	664	21	21	21	21		84	62%	55,776
	A2.0	1 BDRM	698						0	0%	0
	A3.0	1 BDRM	590	2					2	1%	1,180
1 BDRM SUB-TOTAL				23	21	21	21		86	64%	56,956
2 BEDROOM	B1	2 BDRM/ 2 BATH	966	3	5	5	5		18	13%	17,388
	B2	2 BDRM/ 2 BATH	936	2	2	2	2		8	6%	7,488
	B3	2 BDRM/ 2 BATH	987	2	2	2	2		8	6%	7,896
2 BDRM SUB-TOTAL				7	9	9	9		34	25%	32,772
TOTAL UNITS			Avg SqFt	722	33	34	34	34	135	100%	97,530
*DU w/ Deck											
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks											
Apartment net rentable Residential by floor (excl decks)				23,436	24,698	24,698	24,698	97,530			
Gross area by floor (footprint minus net rentable, excl decks)				355	3,882	3,620	3,620	15,097			
Utility / MEP					1,001						1,001
Garage				13,419							13,419
Total Gross				13,774	28,319	28,318	28,318	28,318	552		127,599

UNIT AND AREA SUMMARY										JOB: TMG-Lone Tree, Antioch			
Date: 08/08/2025													
CONSTRUCTION TYPE:		TYPE VA										TOWNHOME	
FLOORS:													
UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable				Unit		Rentable Area				
			Garage	L1	L2	Total	by Type						
TOWNHOME	TH1	2 BDRM/ 2 BATH/ 1 GARAGE	1,242	84		84	76%	104,328					
	TH2	3 BDRM/ 2.5 BATH/ 2 GARAGE	1,891	27		27	24%	51,057					
TOWNHOME SUB-TOTAL				0		111	100%	155,385					
TOTAL UNITS			Avg SqFt	1,400		111		155,385					
*DU w/ Deck													
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks													
Apartment net rentable Residential by floor (excl decks)				20,160	66,888	68,337			155,385				
Garage				44,784					44,784				
Total Gross				64,944	66,888	68,337			200,169				