

**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 FIVE 3-STORY TYPE VA APARTMENTS OVER PARTIAL GARAGE, ONE 4-STORY TYPE VA APARTMENTS OVER ONE LEVEL OF PARKING, A RESIDENTIAL AMENITY CLUB HOUSE, AND 18 TOWNHOME BUILDINGS ON AN APPROXIMATELY 14.94 ACRE SITE. APARTMENTS PROPOSES A TOTAL OF 396 UNITS CONSISTING OF 38 STUDIOS, 192 ONE-BEDROOMS, AND 166 TWO-BEDROOMS. TOWNHOMES PROPOSES A TOTAL OF 124 TWO-BEDROOM TOWNHOMES. THIS PROJECT INCLUDES 683 VEHICLE PARKING STALLS WITH 351 SURFACE PARKING SPACES, AND 332 PROPOSED GARAGE SPACES. 50 GUEST PARKING SPACES ARE PROPOSED FOR THE APARTMENTS AND 25 GUEST PARKING SPACES ARE PROPOSED FOR THE TOWNHOMES. BUILDING D PROPOSES AT LEAST 60 ACCESSIBLE UNITS OF 396 TOTAL UNITS WHICH MEETS THE REQUIREMENT THAT IF 15% OR MORE ACCESSIBLE UNITS ARE PROVIDED PER TIER 3 DEVELOPER INCENTIVE LEVEL THE PARKING REQUIREMENT CAN BE ADJUSTED TO 1 SPACE PER UNIT = TWO-BEDROOM; 1.5 SPACE PER UNIT = THREE-BEDROOM; 1 SPACE PER 8 UNITS FOR GUEST. PRIMARY VEHICULAR ENTRANCES WILL BE OFF OF DEER VALLEY RD AND COUNTRY HILLS DRIVE.

**ZONING REQUIREMENTS:**

ZONE: R-35  
 DENSITY REQUIREMENT: 25-35 DU/ACRE  
 PROPOSED DENSITY: 34.8 DU/ACRE = 520 DU / 14.94 ACRE  
 MAXIMUM BUILDING HEIGHT: 45'-0" (+10'-0" INCENTIVE)  
 PROPOSED BUILDING HEIGHT: 51'-9"  
 MAX LOT COVERAGE: 50%  
 PROPOSED LOT COVERAGE: 29.2% = 189,896 SF / 650,669 SF

**DEVELOPER INCENTIVES:**

PROJECT PROPOSES AT LEAST 60 ACCESSIBLE UNITS OF 396 TOTAL UNITS WHICH MEETS THE REQUIREMENT THAT OF 15% TO QUALIFY THE PROJECT AS TIER 3

**INCENTIVES USED:**

- TIER 2ai - INCREASED MAXIMUM ALLOWABLE HEIGHT IN R-10, R-20, AND R-35 ZONE: HEIGHT ALLOWANCE INCREASE BY UP TO 10 FEET.
- TIER 2aii - REDUCED COMMON OPEN SPACE REQUIREMENT: REDUCTION IN REQUIRED COMMON OPEN SPACE FROM 100 SQUARE FEET PER UNIT TO 50 SQUARE FEET PER UNIT.
- TIER 3ai - PARKING REQUIREMENT ADJUSTMENTS: REDUCED COVERED PARKING BY 60%; 1 SPACE PER UNIT = 2 BEDROOM; 1.5 SPACES PER UNIT = 3 BEDROOM; 1 SPACE PER 8 UNITS FOR GUEST



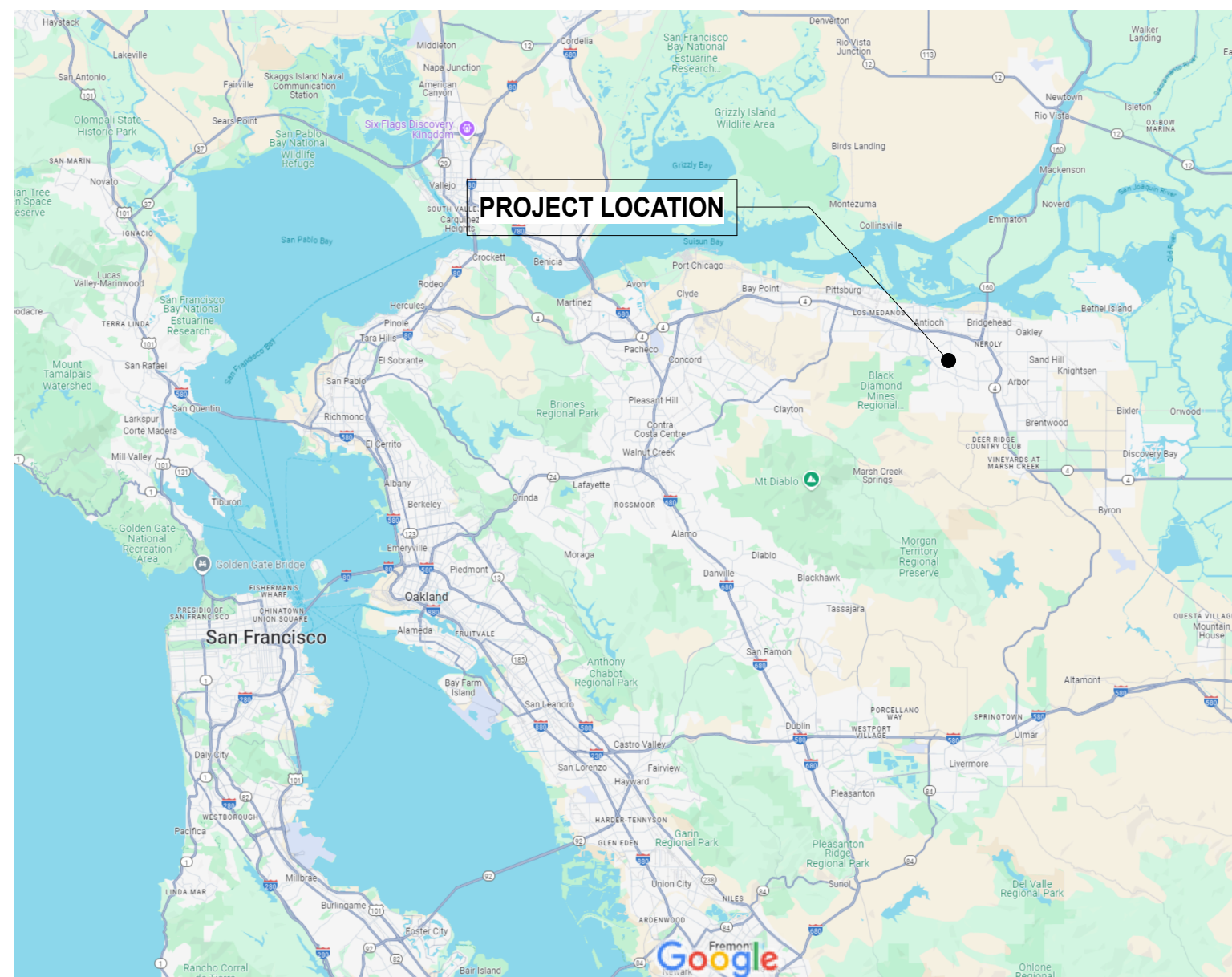
**OPEN SPACE REQUIRED:**  
 150 sf/du (Apartments) = 150 x 396 = 59,400 sf  
 200 sf/du (Townhomes) = 200 x 124 = 24,800 sf  
 TOTAL: 84,200 sf

**OPEN SPACE PROVIDED:**  
 Apartments:  
 Public Open Space: 115,050 sf  
 Private Open Space: 13,500 sf

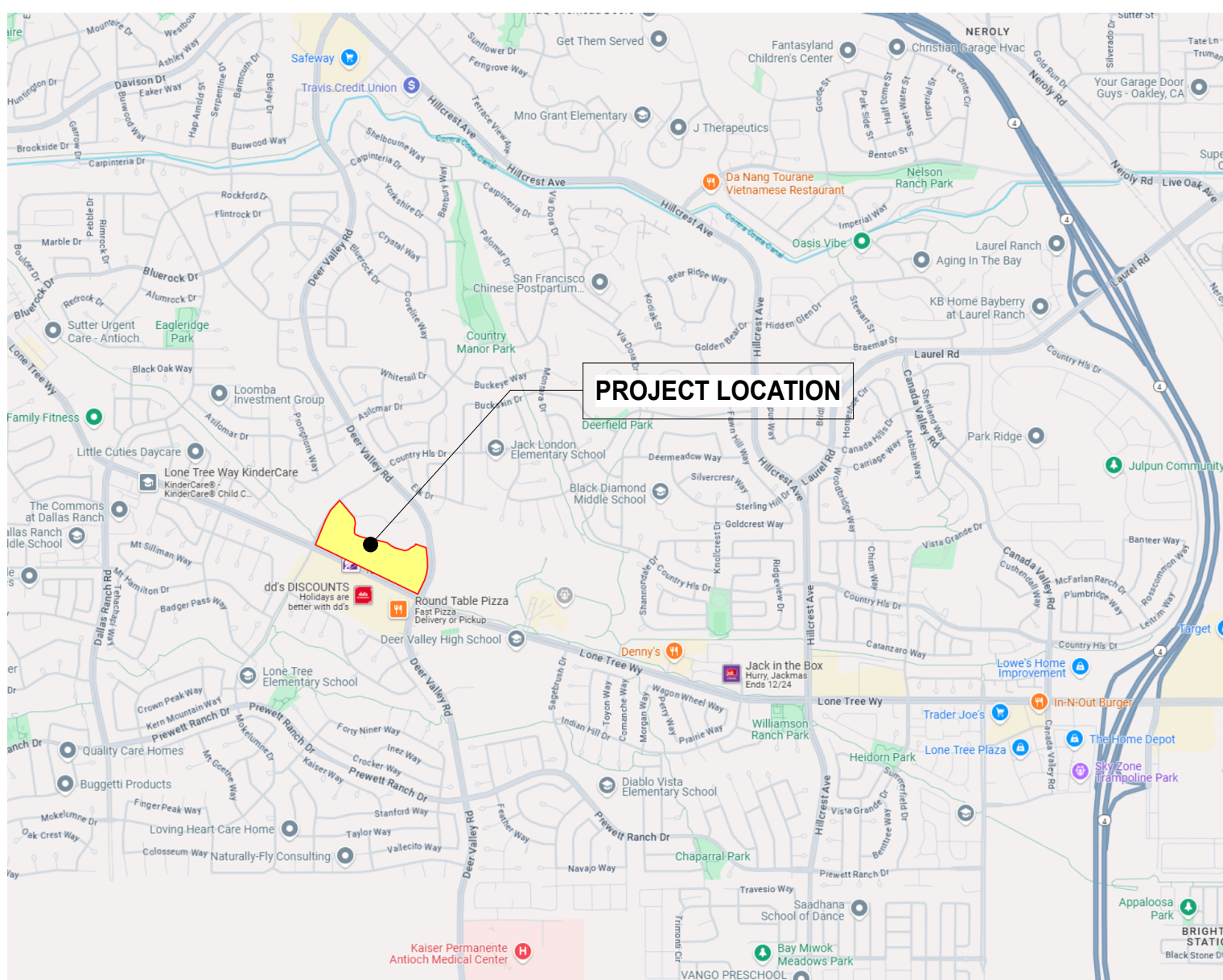
Townhomes:  
 Public Open Space: 32,150 sf  
 Private Open Space: 12,000 sf

**OPEN SPACE DIAGRAM**

**SITE LOCATION**



**PROJECT CONTEXT**



SHEET...	SHEET NAME
AP0.00	PROJECT INFORMATION
AP1.00	SITE PLAN - GRADE
AP1.01	SITE PLAN - FLOOR 1
AP1.02	SITE PLAN - FLOOR 2
AP1.03	SITE PLAN - FLOOR 3
AP1.04	SITE PLAN - FLOOR 4
AP3.00	APARTMENTS ELEVATIONS
AP3.01	APARTMENTS ELEVATIONS
AP3.02	APARTMENTS ELEVATIONS
AP3.03	TOWNHOMES ELEVATIONS
1	PRELIM. MAPPING PLAN
2	EXISTING CONDITIONS
3	PRELIM. GRADING PLAN

**PROJECT TEAM**

**DEVELOPER**  
 Martin Deer Valley LLC  
 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

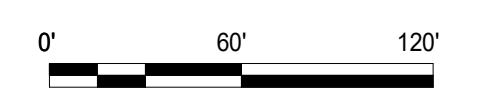
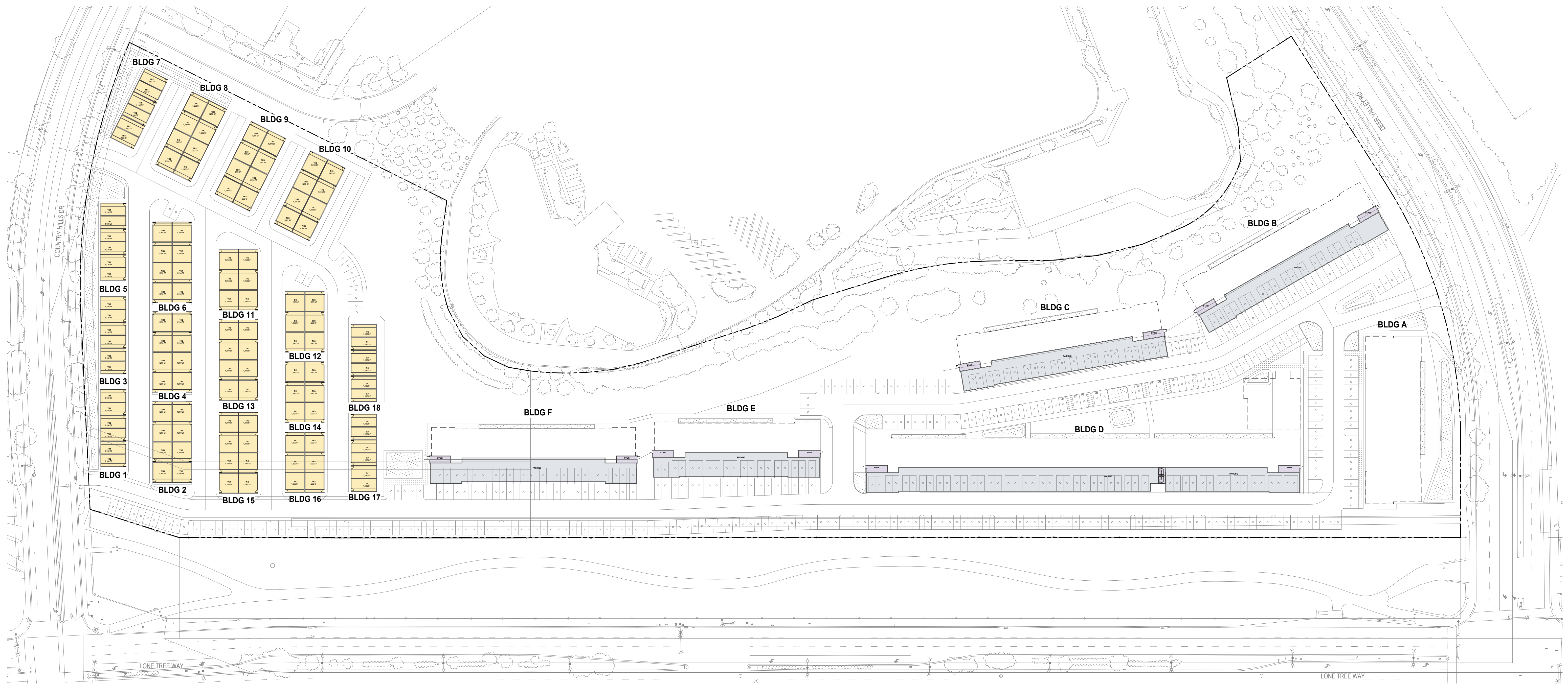
**CIVIL:**  
 CBG ENGINEERS  
 2633 CAMINO RAMON, SUITE 350  
 SAN RAMON, CA 94583  
 P: (925) 866-0322  
 CONTACT: ANDREA BELLANCA

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

UNIT AND AREA SUMMARY										JOB: TMG-Lone Tree, Antioch			
Date 12/20/2024													
CONSTRUCTION TYPE:		TYPE VA	TYPE IIIA O/ IA							SITE TOTAL			
FLOORS:		3 WOOD & 3 WOOD OVER PARTIAL GARAGE	4 WOOD OVER PARTIAL GARAGE							18 TOWNHOME, 6 APT BLDGS, 1 AMENITY			
UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	GRADE	1ST	2ND	3RD	4TH	Unit Total	Rentable Area	by Type		
STUDIO	S1	STUDIO	480		11	11	11	5	38	7%	18,240		
STUDIO SUB-TOTAL					11	11	11	5	38	7%	18,240		
1 BEDROOM	A1	1 BDRM	700		58	58	58	18	192	37%	134,400		
1 BDRM SUB-TOTAL					58	58	58	18	192	37%	134,400		
2 BEDROOM	B1	2 BDRM/ 2 BATH	950		25	27	27	11	90	17%	85,500		
	B2	2 BDRM/ 2 BATH	925		12	12	12	2	38	7%	35,150		
	B3	2 BDRM/ 2 BATH	900		12	12	12	2	38	7%	34,200		
2 BDRM SUB-TOTAL					49	51	51	15	166	32%	154,850		
TOWNHOME	TH1	2 BDRM/ 2.5 BATH/ 1 GARAGE	1,130		22				22	4%	24,860		
	TH2	2 BDRM/ 2.5 BATH/ 2 GARAGE	1,180		22				22	4%	25,960		
	TH3	2 BDRM/ 2.5 BATH/ 2 GARAGE	1,290		80				80	15%	103,200		
TOWNHOME SUB-TOTAL					124	0	0	0	124	24%	154,020		
<b>TOTAL UNITS</b>			<b>Avg SqFt</b>		<b>242</b>	<b>120</b>	<b>120</b>	<b>38</b>	<b>520</b>	<b>100%</b>	<b>461,510</b>		
*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													
<b>Apartment net rentable Residential by floor (excl decks)</b>					91,530	93,430	93,430	29,100	<b>307,490</b>				
<b>Gross area by floor (footprint minus net rentable, excl decks)</b>					113,865	113,865	113,865	35,430	<b>377,025</b>				
<b>Townhome net rentable Residential by floor (excl decks)</b>					154,020								<b>154,020</b>
<b>Gross area by floor (footprint minus net rentable, excl decks)</b>					215,421								<b>215,421</b>
<b>Residential Amenities</b>												5,842	
<b>Garage/ Utility/MEP</b>												47,141	
<b>Total Gross</b>												<b>645,429</b>	

VEHICLE PARKING					
Tier 3: 15% or More Accessible Units					
REQUIRED:	1 STALL : STUDIO	38	APT RATIO:	1.00	
	1 STALL : 1 BED	196			
	1 STALL : 2 BED	166			
	1.5 STALL : TOWNHOME	186	2.03		
	1 GUEST : /8 DU	66			
<b>REQUIRED STALL TOTAL:</b>		<b>652</b>	<b>RATIO: 1.25</b>		
PROVIDED:	APT SURFACE (50 GUESTS)	326	APT RATIO:	1.14	
	APT GARAGE	128			
	<b>APT TOTAL</b>		<b>454</b>		
	TH SURFACE (25 GUESTS)	25	TH RATIO:	1.85	
TH GARAGE	204				
<b>PROVIDED STALL TOTAL:</b>		<b>683</b>	<b>RATIO: 1.31</b>		



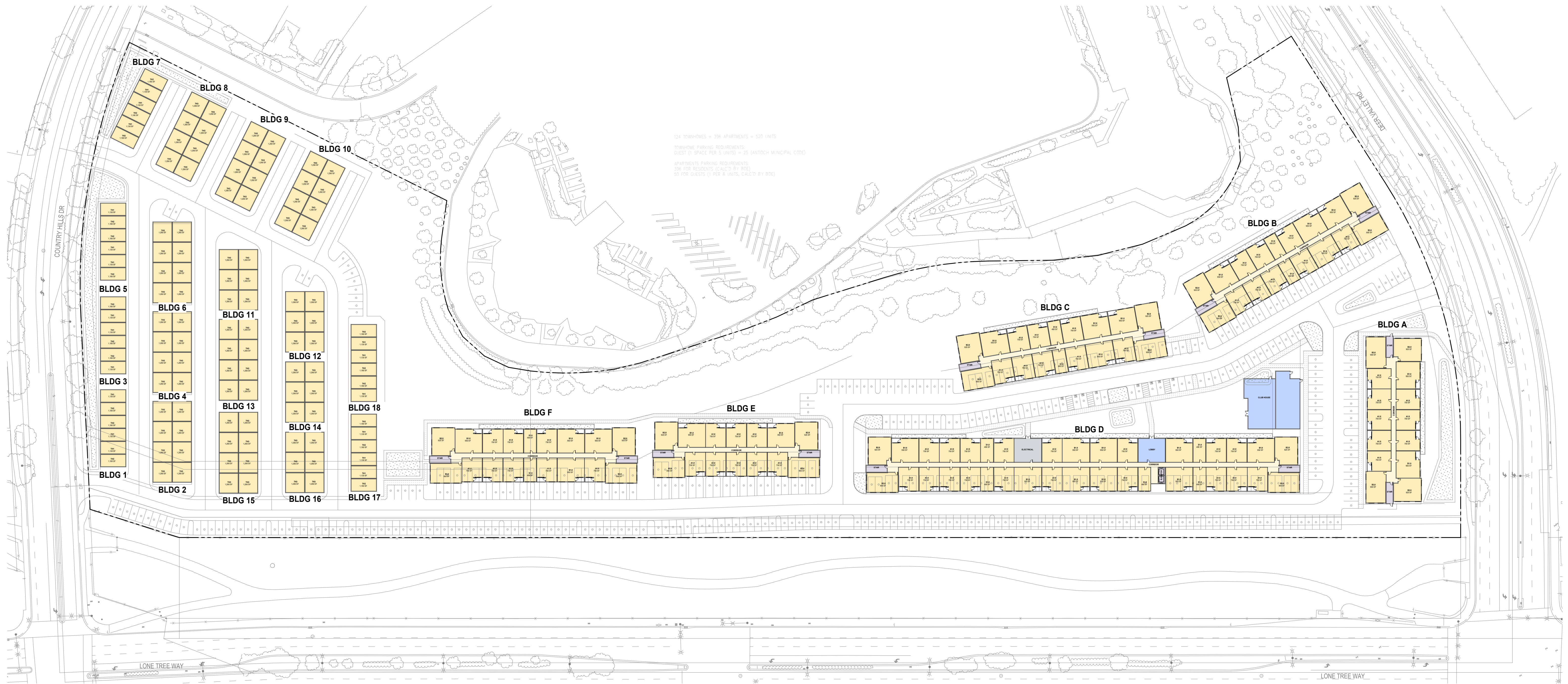


SITE PLAN - GRADE

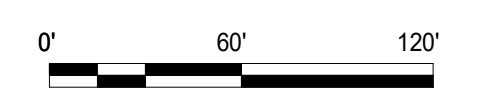
1"=60'

AP1.00





124 TOWNHOMES + 156 APARTMENTS = 520 UNITS  
 TOWNHOME PARKING REQUIREMENTS:  
 GUEST (1 SPACE PER 3 UNITS) = 25 (ANDOVER MUNICIPAL CODE)  
 APARTMENT PARKING REQUIREMENTS:  
 25% FOR RESIDENTS (CALC'D BY BLDG)  
 50% FOR GUESTS (1 PER 3 UNITS, CALC'D BY BLDG)

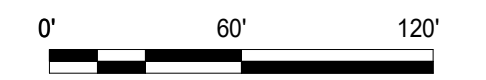
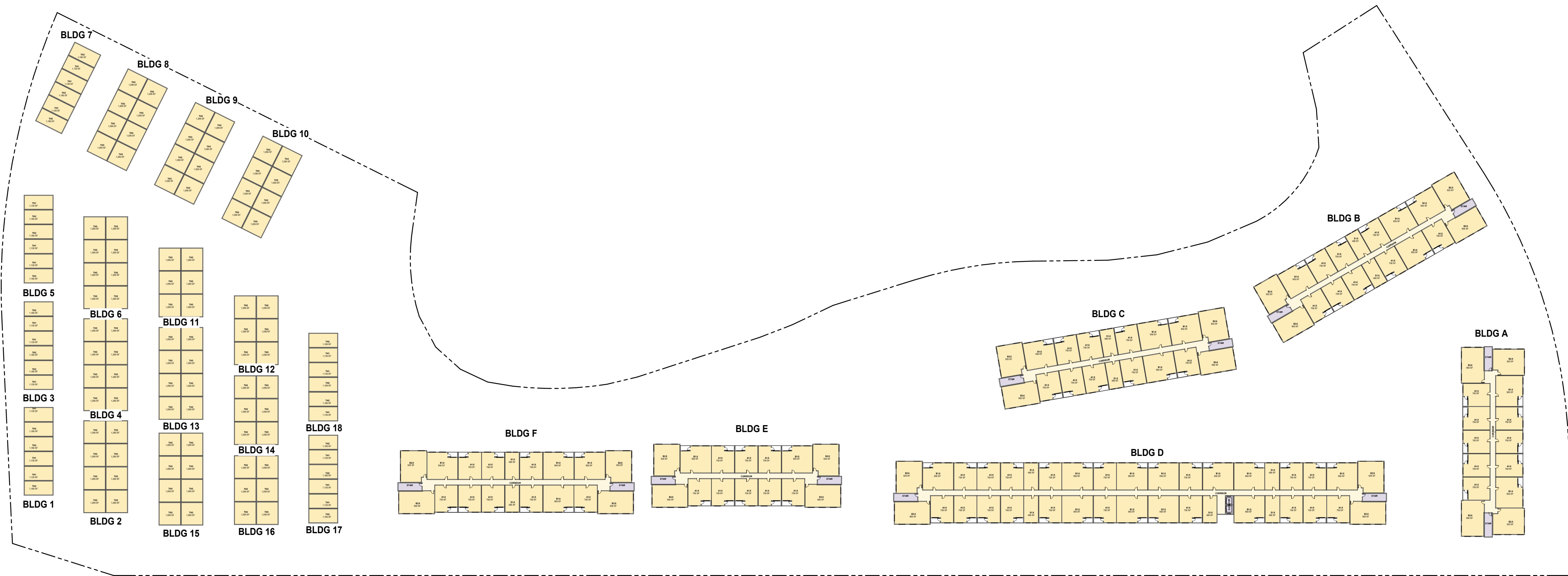


SITE PLAN - FLOOR 1

1"=60'

AP1.01



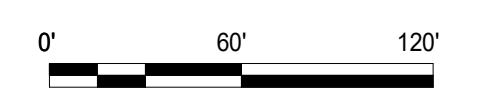
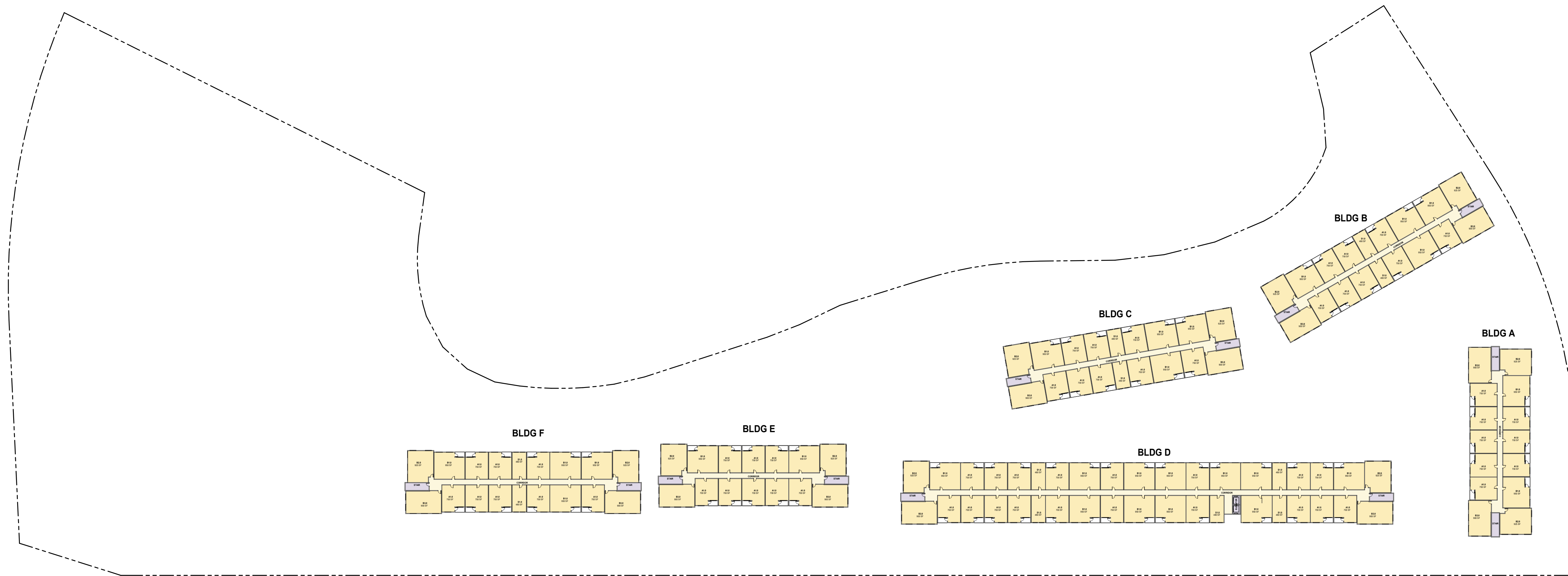


SITE PLAN - FLOOR 2

1"=60'

AP1.02



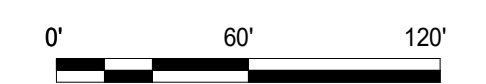
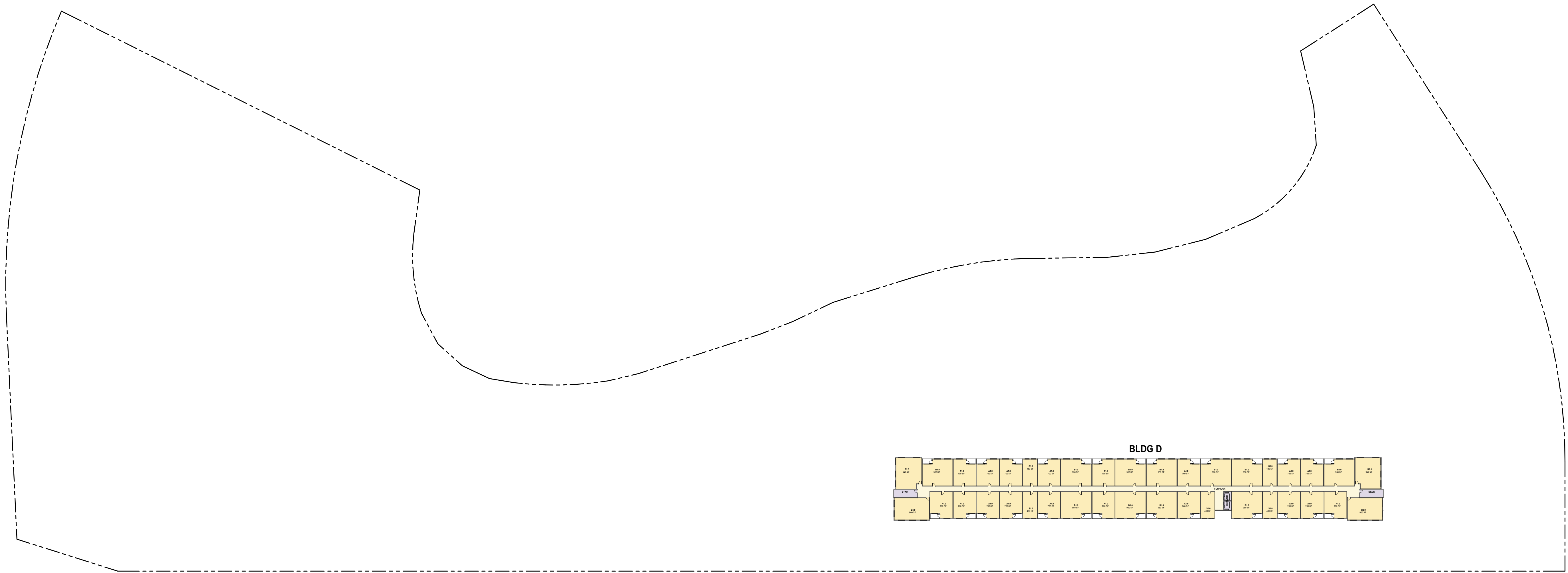


SITE PLAN - FLOOR 3

1"=60'

AP1.03





SITE PLAN - FLOOR 4

1"=60'

AP1.04





**BUILDING B, C, F - WEST ELEVATION 8**  
1/16" = 1'-0"



**BUILDING A - WEST ELEVATION 4**  
1/16" = 1'-0"



**BUILDING B, C, F - SOUTH ELEVATION 7**  
1/16" = 1'-0"



**BUILDING A - SOUTH ELEVATION 3**  
1/16" = 1'-0"



**BUILDING B, C, F - EAST ELEVATION 6**  
1/16" = 1'-0"



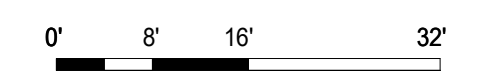
**BUILDING A - EAST ELEVATION 2**  
1/16" = 1'-0"



**BUILDING B, C, F - NORTH ELEVATION 5**  
1/16" = 1'-0"



**BUILDING A - NORTH ELEVATION 1**  
1/16" = 1'-0"



APARTMENT ELEVATIONS

1/16" = 1'-0"

AP3.00





**BUILDING D - WEST ELEVATION 4**  
1/16" = 1'-0"



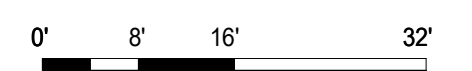
**BUILDING D - SOUTH ELEVATION 3**  
1/16" = 1'-0"



**BUILDING D - EAST ELEVATION 2**  
1/16" = 1'-0"



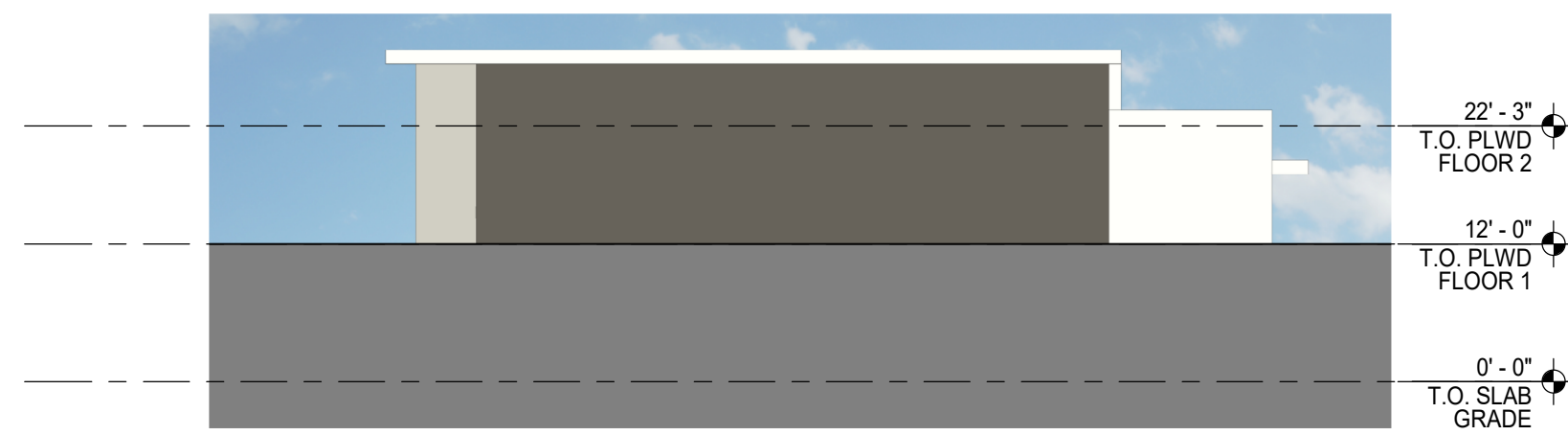
**BUILDING D - NORTH ELEVATION 1**  
1/16" = 1'-0"







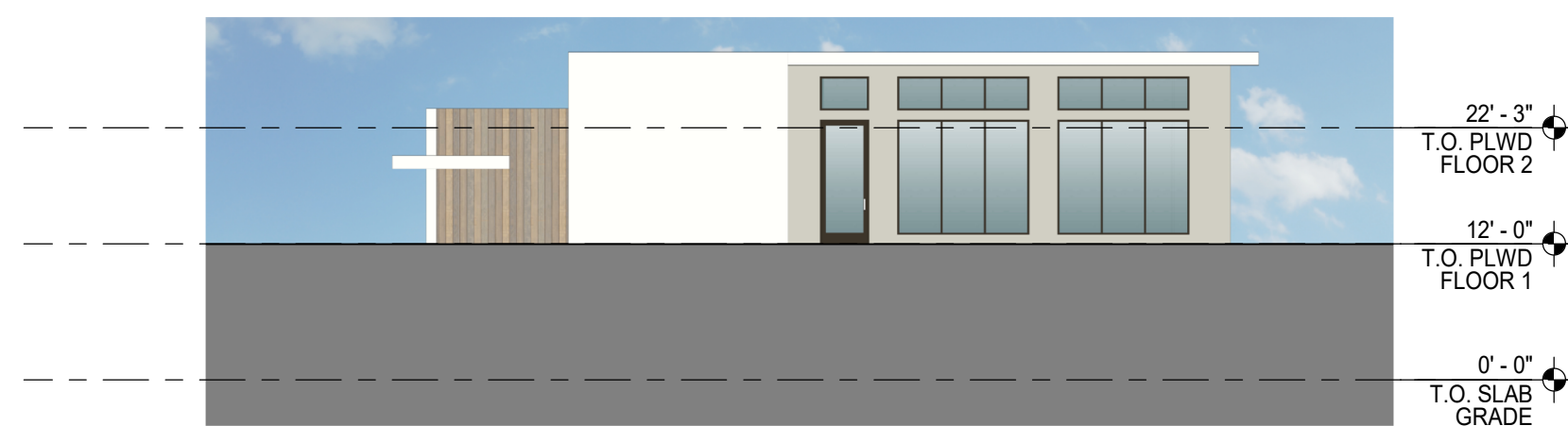
**CLUB HOUSE - WEST ELEVATION 8**  
1/16" = 1'-0"



**CLUB HOUSE - SOUTH ELEVATION 7**  
1/16" = 1'-0"



**CLUB HOUSE - EAST ELEVATION 6**  
1/16" = 1'-0"



**CLUB HOUSE - NORTH ELEVATION 5**  
1/16" = 1'-0"



**BUILDING E - WEST ELEVATION 4**  
1/16" = 1'-0"



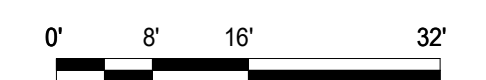
**BUILDING E - SOUTH ELEVATION 3**  
1/16" = 1'-0"



**BUILDING E - EAST ELEVATION 2**  
1/16" = 1'-0"



**BUILDING E - NORTH ELEVATION 1**  
1/16" = 1'-0"



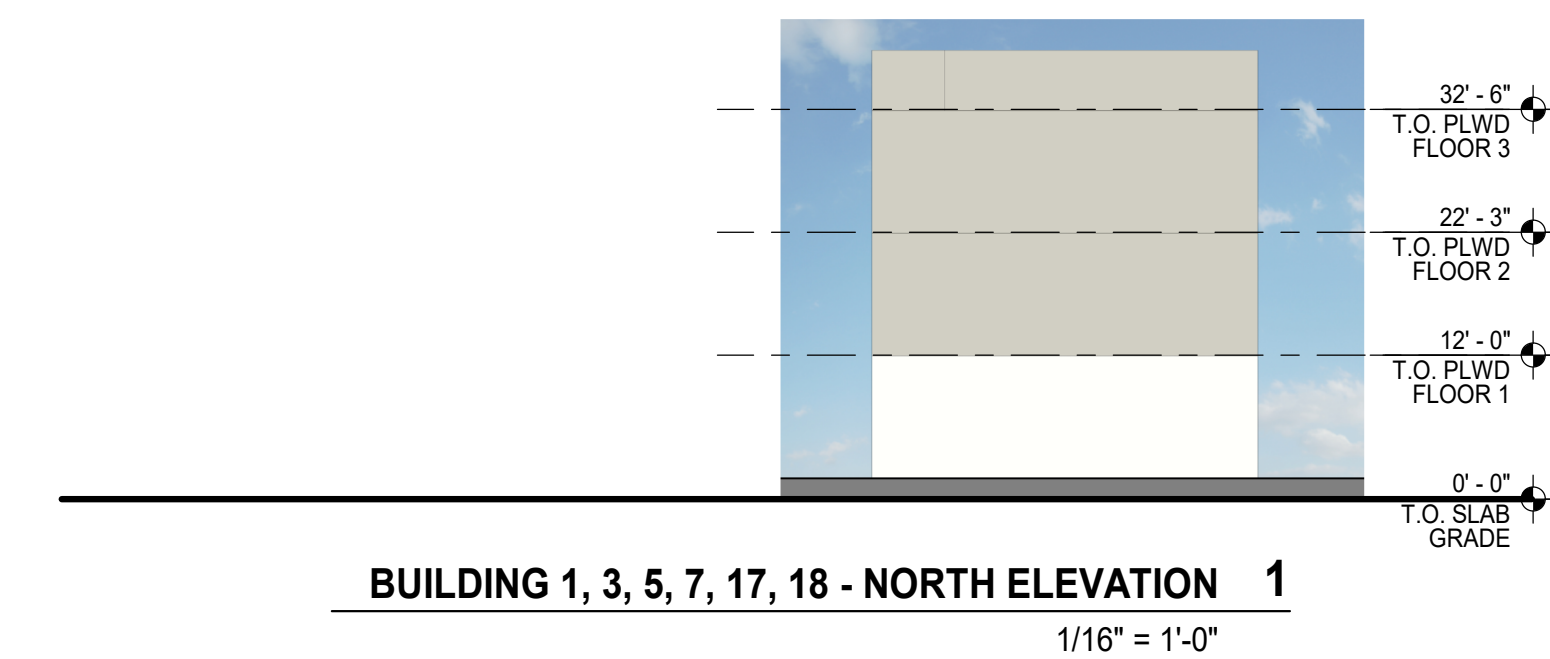
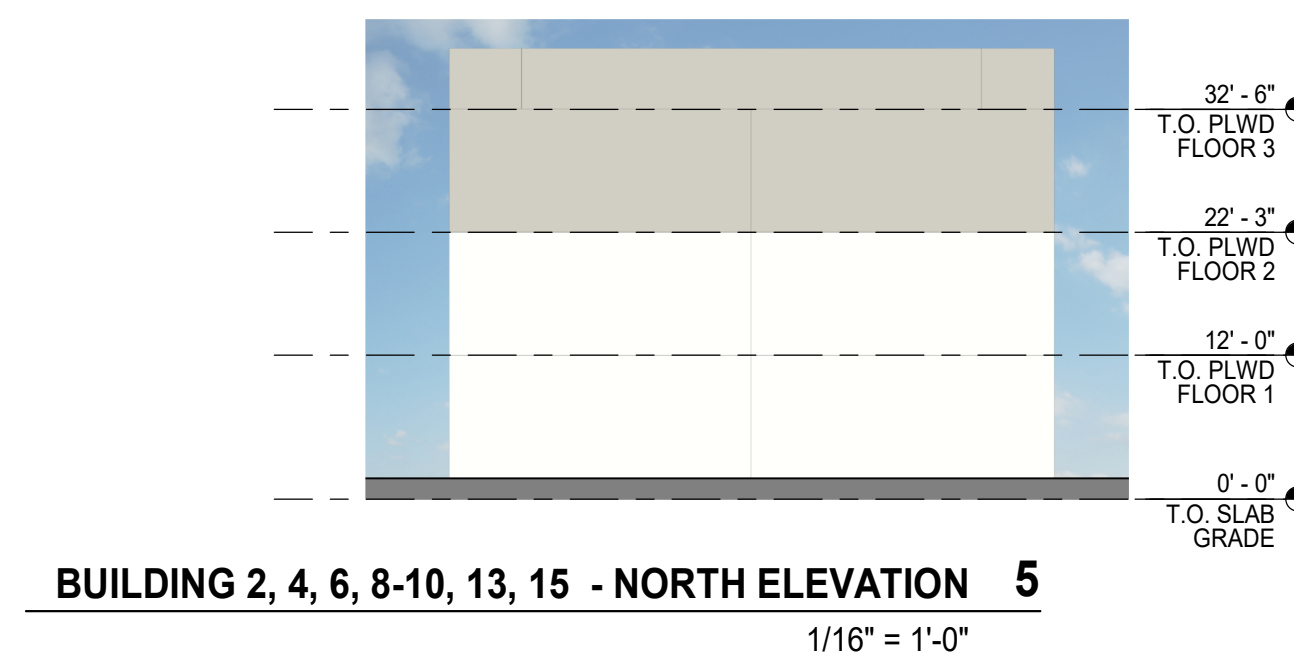
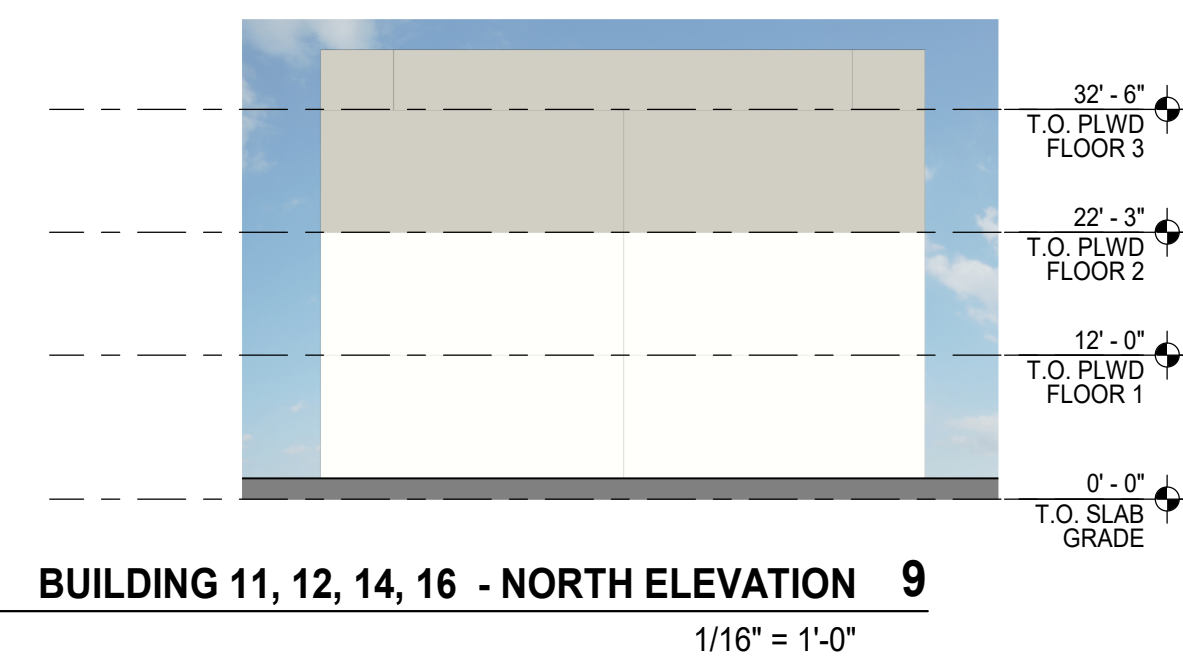
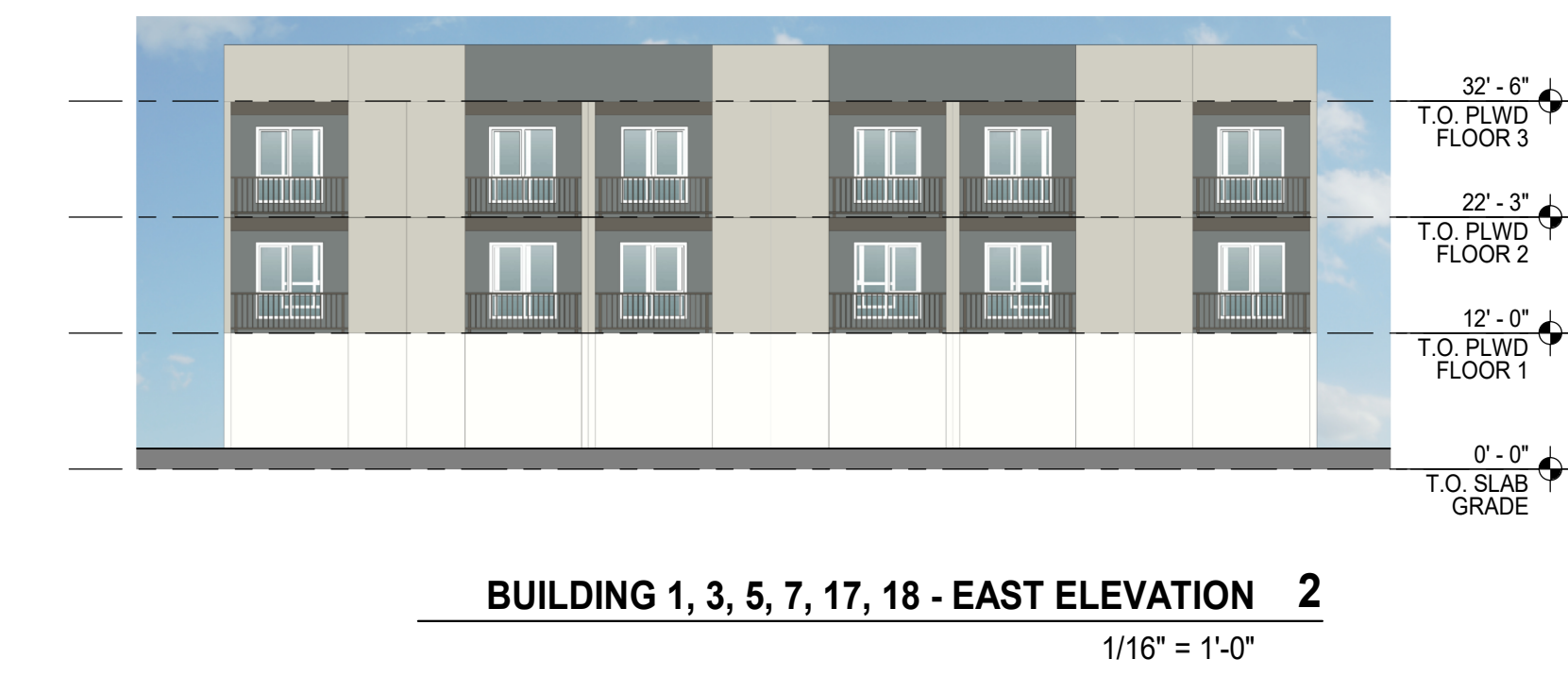
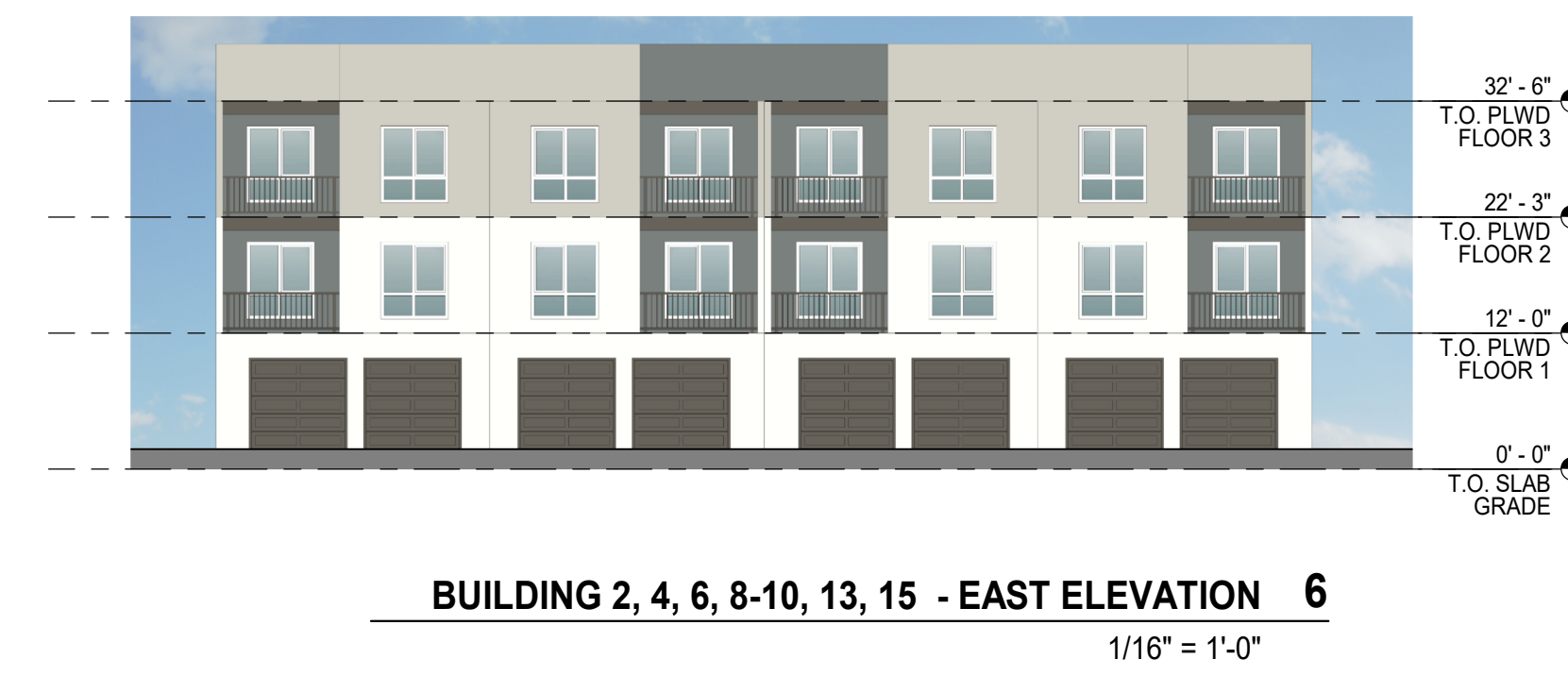
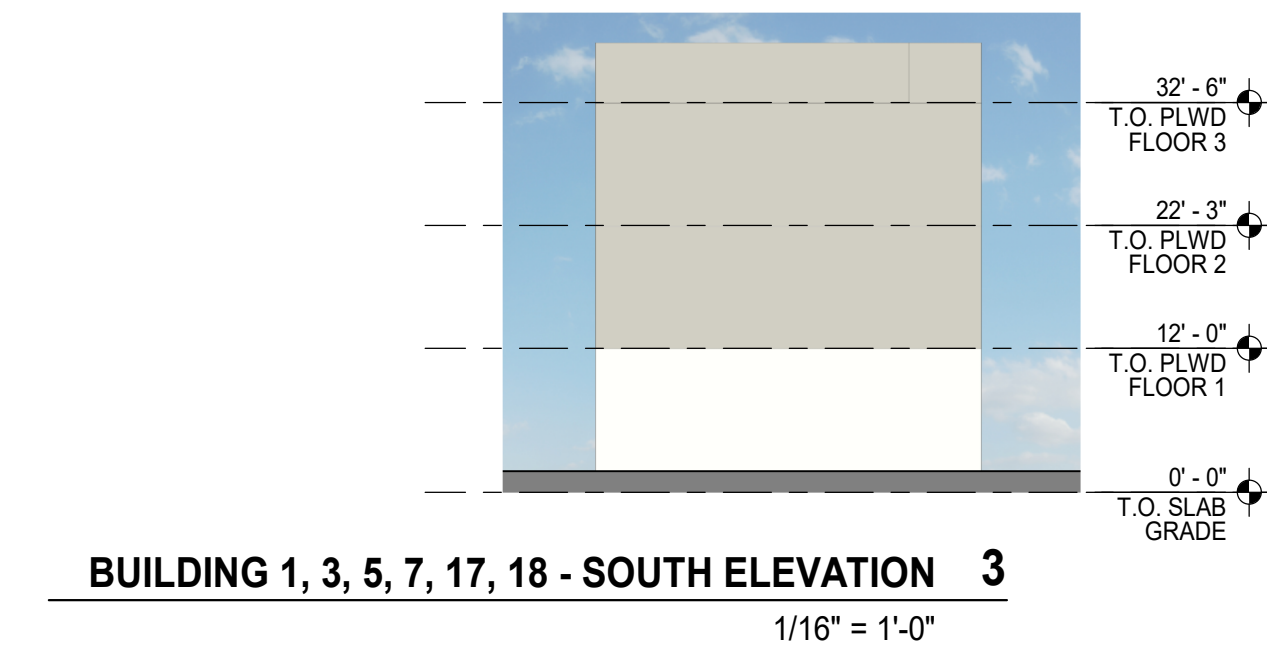
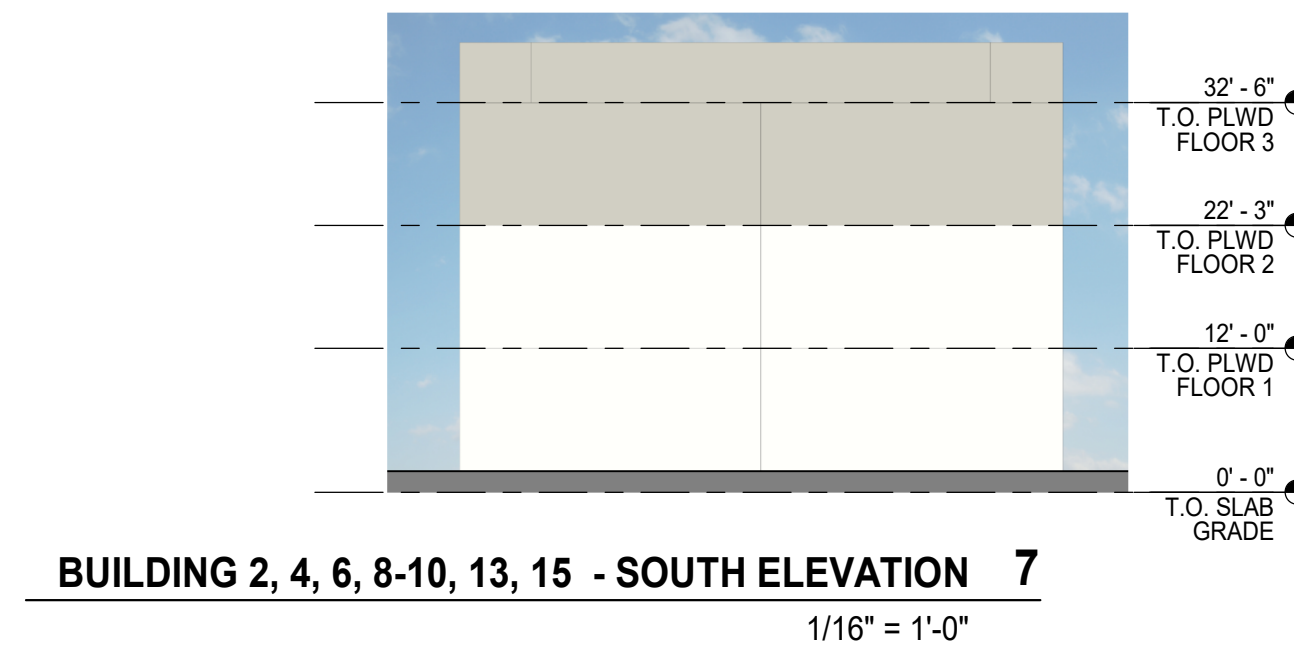
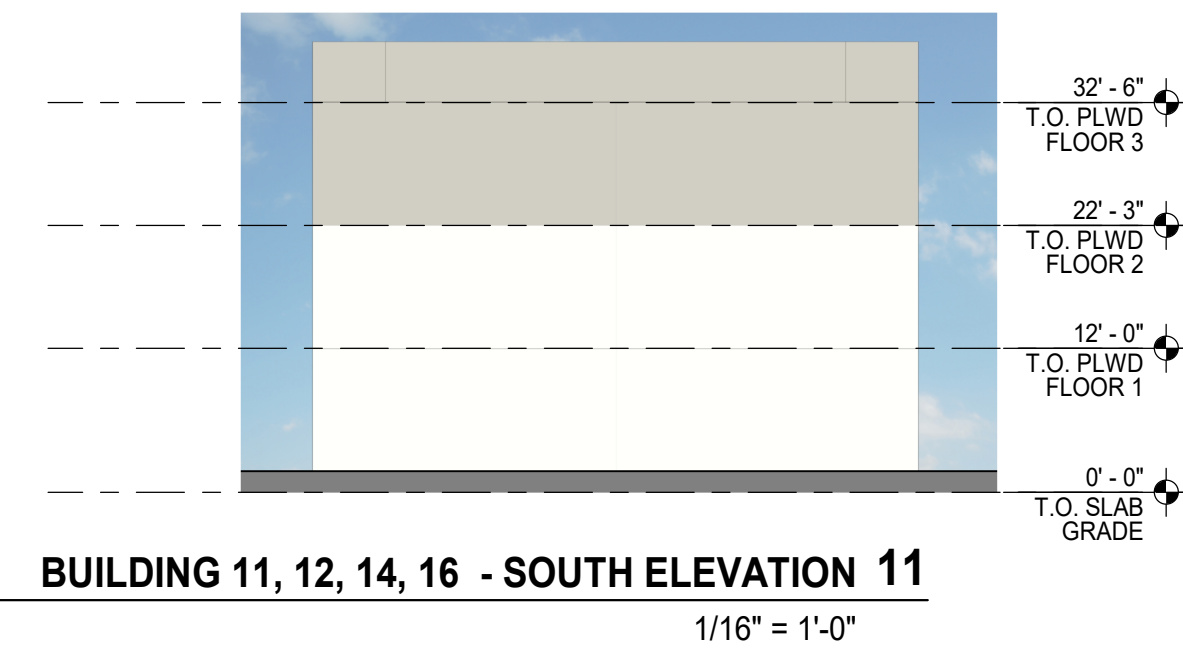
APARTMENT ELEVATIONS

1/16"=1'-0"

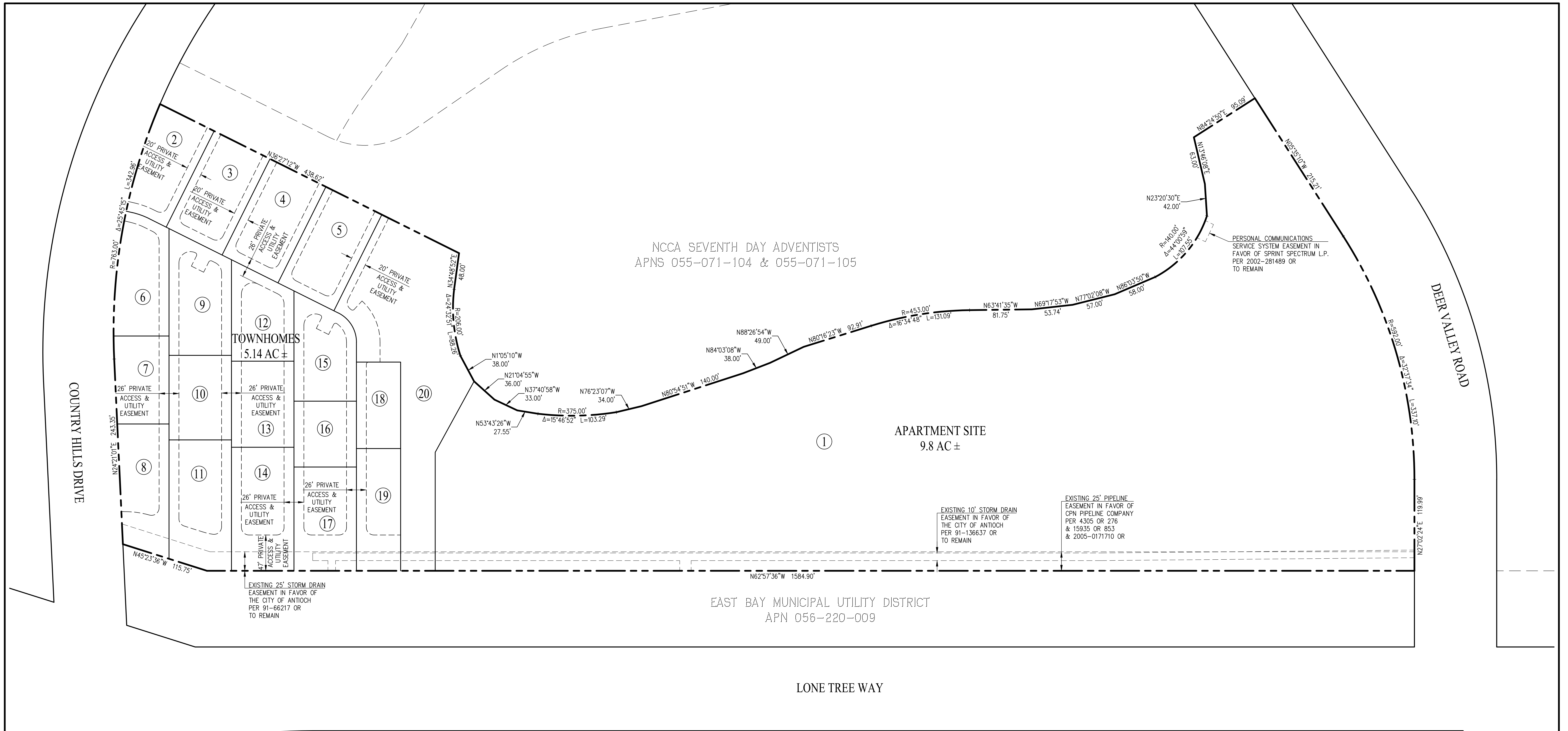
AP3.02

DECEMBER 20, 2024







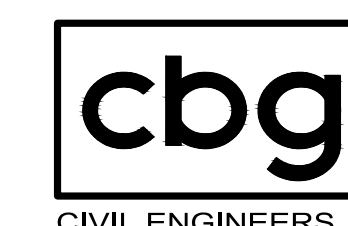
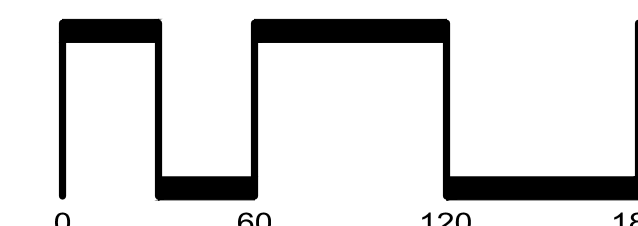
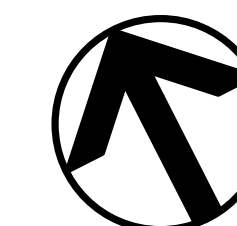


AREA SUMMARY	
DESCRIPTION	AREA
APARTMENTS	9.8 AC±
TOWNHOMES	5.14 AC±
TOTAL	14.94 AC±

LOT SUMMARY	
LOTS	LOT DESCRIPTION
LOT 1	APARTMENT SITE
LOTS 2-20	TOWNHOMES ( THESE MAY BE SUBDIVIDED UPON FINAL PRODUCT. TO BE DETERMINED WITH TENTATIVE MAP.)

# SB330 APPLICATION PRELIMINARY MAPPING PLAN LONE TREE WAY & DEER VALLEY ROAD

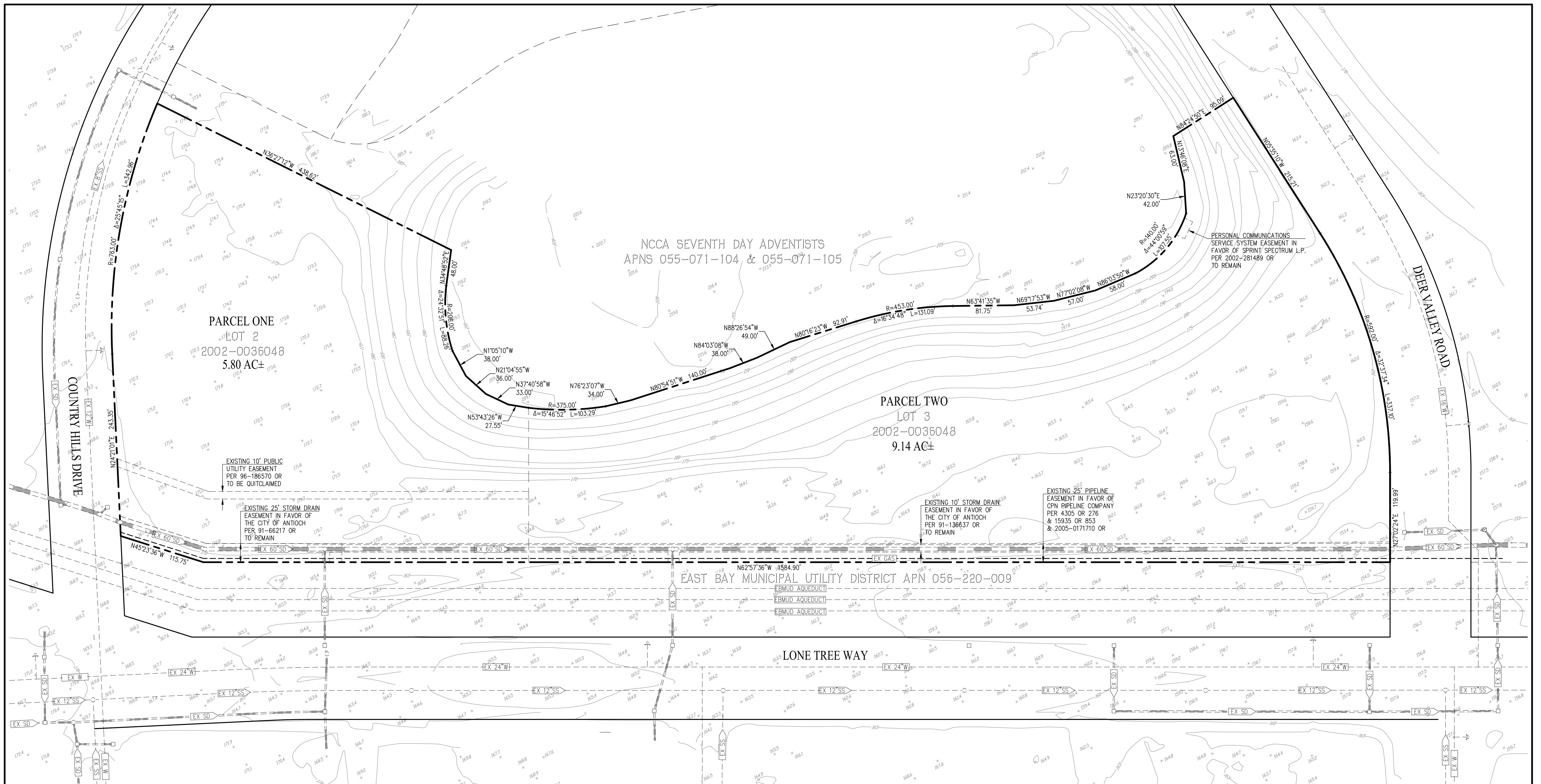
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 60' DATE: DECEMBER 19, 2024



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

SHEET NO.  
**1**  
OF 3 SHEETS





NCCA SEVENTH DAY ADVENTISTS  
 APNS 055-071-104 & 055-071-105

PARCEL ONE  
 LOT 2  
 2002-0036048  
 5.80 AC±

PARCEL TWO  
 LOT 3  
 2002-0036048  
 9.14 AC±

EAST BAY MUNICIPAL UTILITY DISTRICT APN 056-220-009

SB330 APPLICATION

# EXISTING CONDITIONS MAP

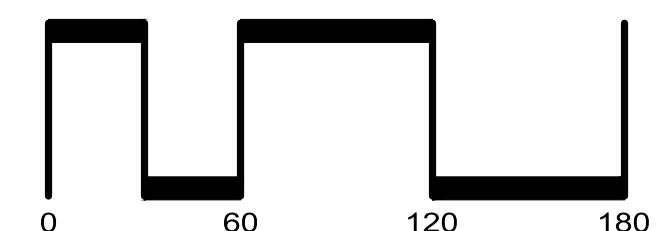
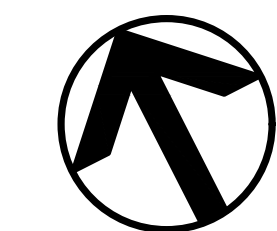
## LONE TREE WAY & DEER VALLEY ROAD

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: DECEMBER 19, 2024

**NOTES:**

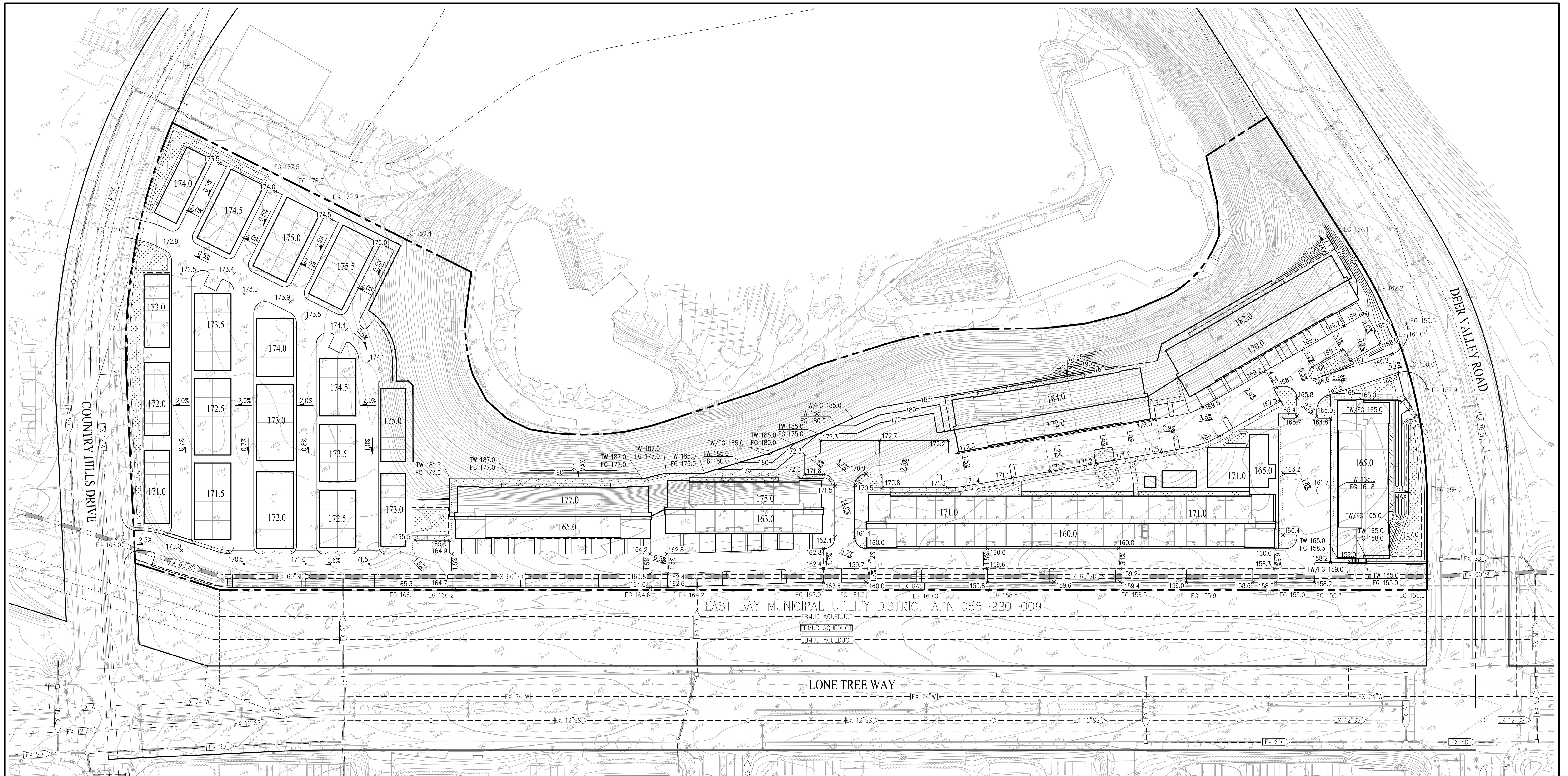
- EXISTING UTILITY SIZES ARE BASED ON INFORMATION PROVIDED BY THE CITY OF ANTIOCH.
- CPN PIPELINE EASEMENT DOES NOT ALLOW BUILDINGS OR OTHER PERMANENT STRUCTURES, TREES, DRILLING, OR EXCAVATIONS OR FILL.
- IN 2005, CPN EXECUTED AN AGREEMENT WITH THE PREVIOUS LAND OWNER AGREEING TO CONSTRUCTION OF CONCRETE CURB AND GUTTER, ASPHALT OR CONCRETE PAVING, DECORATIVE TRELIS STRUCTURES, LANDSCAPING (SHRUBS AND GROUND COVER ONLY), AND WROUGHT IRON FENCING.
- CITY OF ANTIOCH STORM DRAIN EASEMENT DOES NOT HAVE SPECIFIC LANGUAGE RESTRICTING IMPROVEMENTS.



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

SHEET NO.  
**2**  
 OF 3 SHEETS





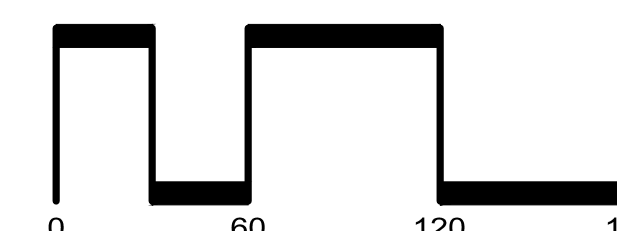
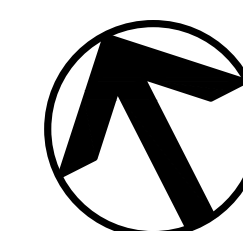
**LEGEND**

 WATER QUALITY AREA

**SB330 APPLICATION**  
**PRELIMINARY GRADING PLAN**  
**LONE TREE WAY & DEER VALLEY ROAD**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: DECEMBER 19, 2024



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

SHEET NO.  
**3**  
 OF 3 SHEETS