



City of Antioch City Council  
July 25, 2017

Almond Knolls  
Apartments

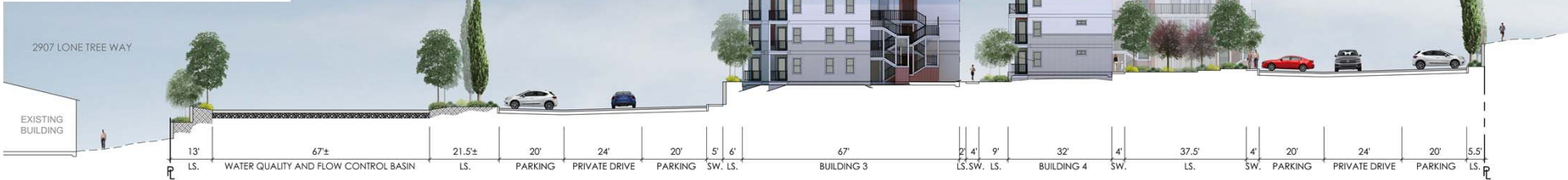
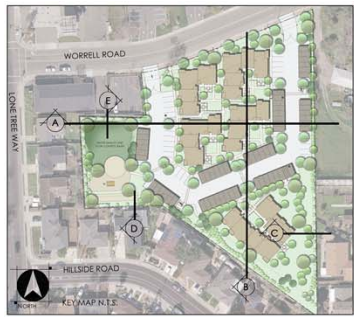




Illustrative Site Plan

Almond Knolls  
Apartments

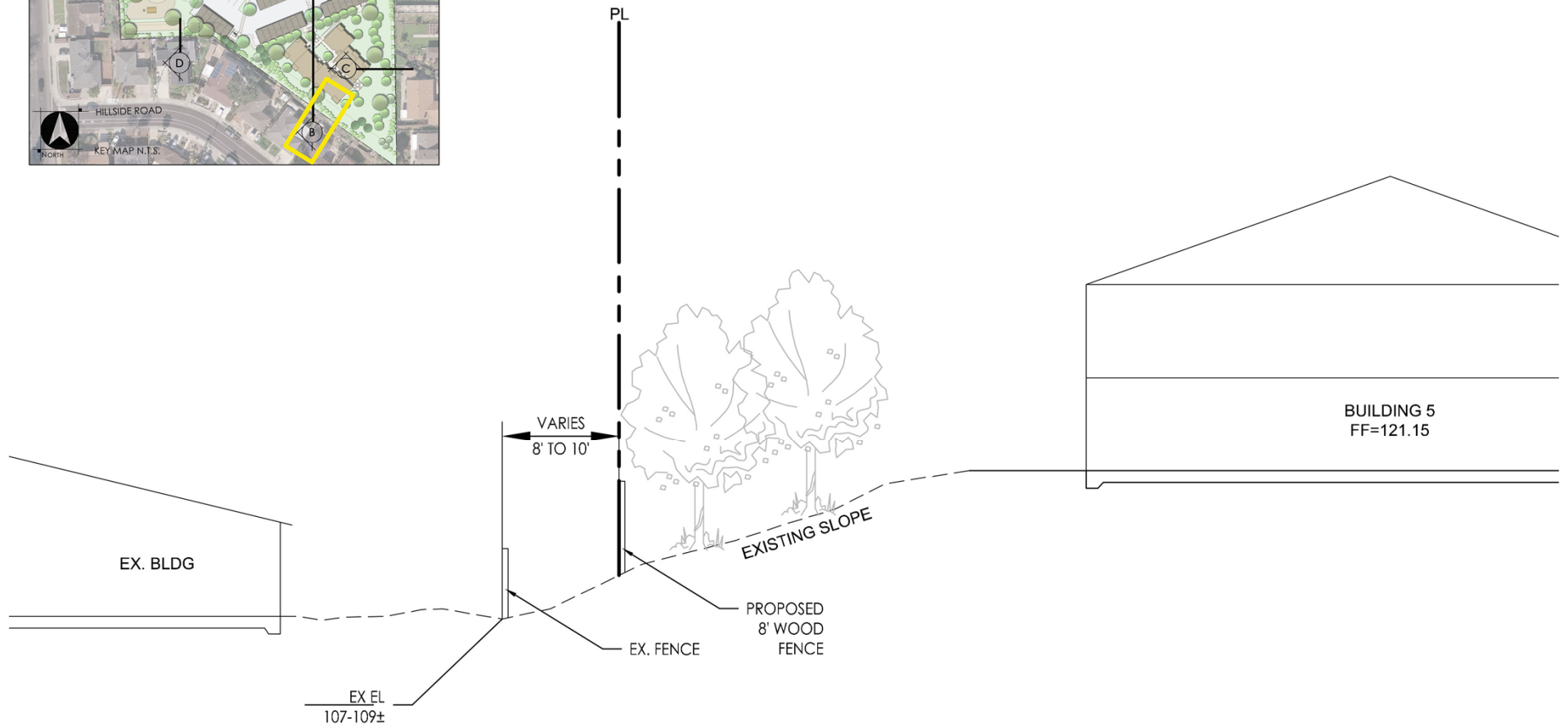
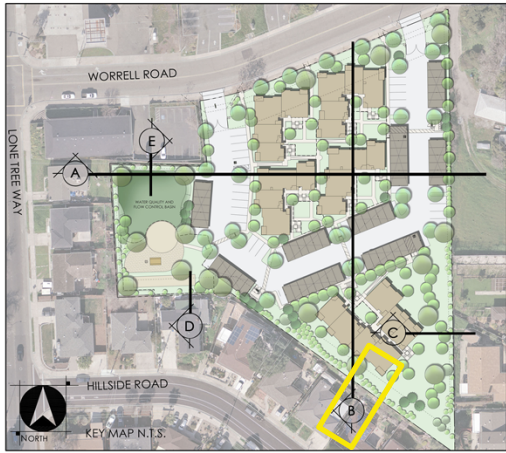




**SECTION A**  
NOT TO SCALE



**SECTION B**  
NOT TO SCALE



## Section B Detail







# The Grupe Company

## APARTMENTS

### STANDARD APPLICATION CRITERIA

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All applicants must submit a fully completed application. Incomplete applications may result in denial. No guarantors, co-signers or 3rd party payments will be accepted.

#### INCOME:

- Combined monthly gross income must be at least 3x the rent amount.
- If employed, applicants must provide their 2 **most recent** paystubs. Out of date income documentation and/or income documentation that is not verifiable with the employer will not be accepted.
- If self-employed, the previous year's tax return may be used as proof of income.
- Other proof of income that will be accepted: Social Security Award Letters, Court Ordered Alimony and Child Support, Unemployment/Disability Benefit Award Letters, and/or Bank Statements showing a total of 2.5x the rent for 12 months in an account.

#### RENTAL HISTORY:

- 2 Years of verifiable positive rental history and/or positive mortgage history is required.
- Evictions and/or Property Collections will result in an immediate denial.

#### CREDIT:

- Less than 25% of total accounts may be listed in collections.
- Bankruptcies will be accepted only if they have been discharged for more than 12 months.

**NO** discrimination on the basis of race, color, religion, sex, familial status, handicap or national origin with regard to housing is the comprehensive policy of this community and this company.

The applicant hereby authorizes the Grupe Company Management and its Agents permission to obtain credit reports and utilize provided information to approve or disapprove this application for residency and accepts all conditions stated on this application for residency.

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Applicant

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Date

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Grupe Management Company Agent

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Date



Bird's Eye Perspective





Streetviews

Almond Knolls  
Apartments





Courtyard 1, View of Building 1





Courtyard 2, View of Buildings 2 & 4





High Quality Material Samples



Key Map



Perspective View from Worrell Road







Key Map



Perspective View from Worrell Road

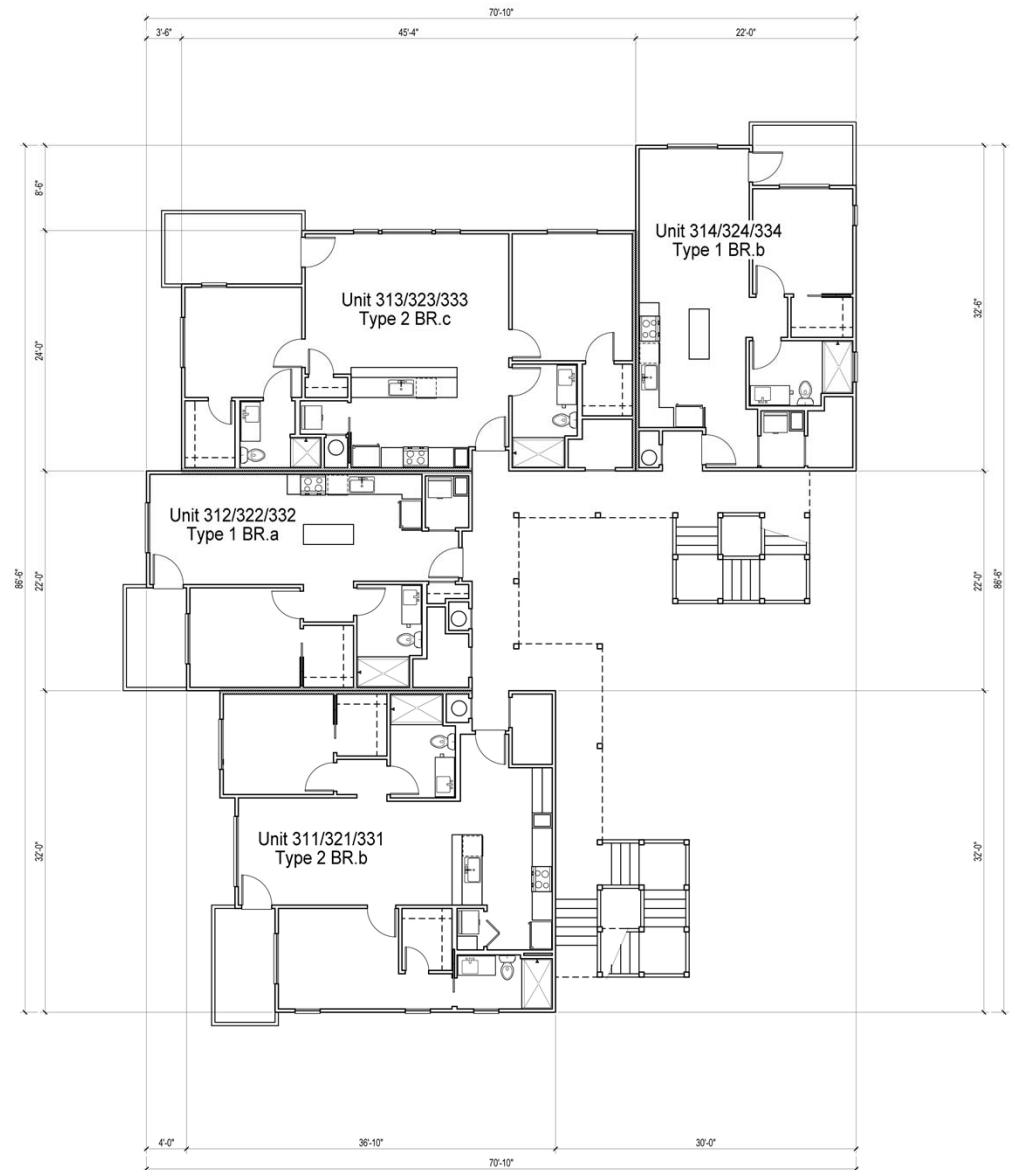




Key Map



Perspective View from Picnic Area



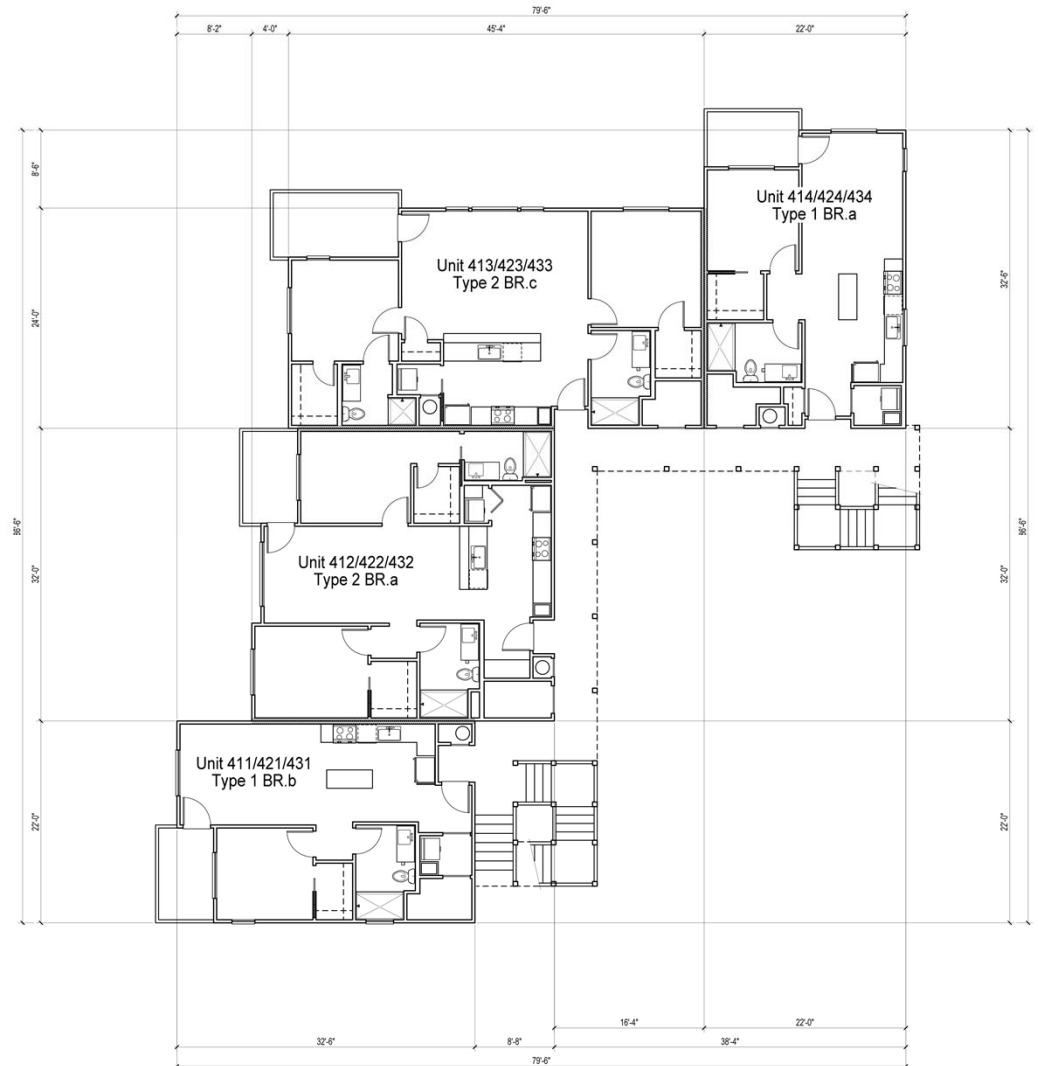




Key Map



Perspective View from Driveway

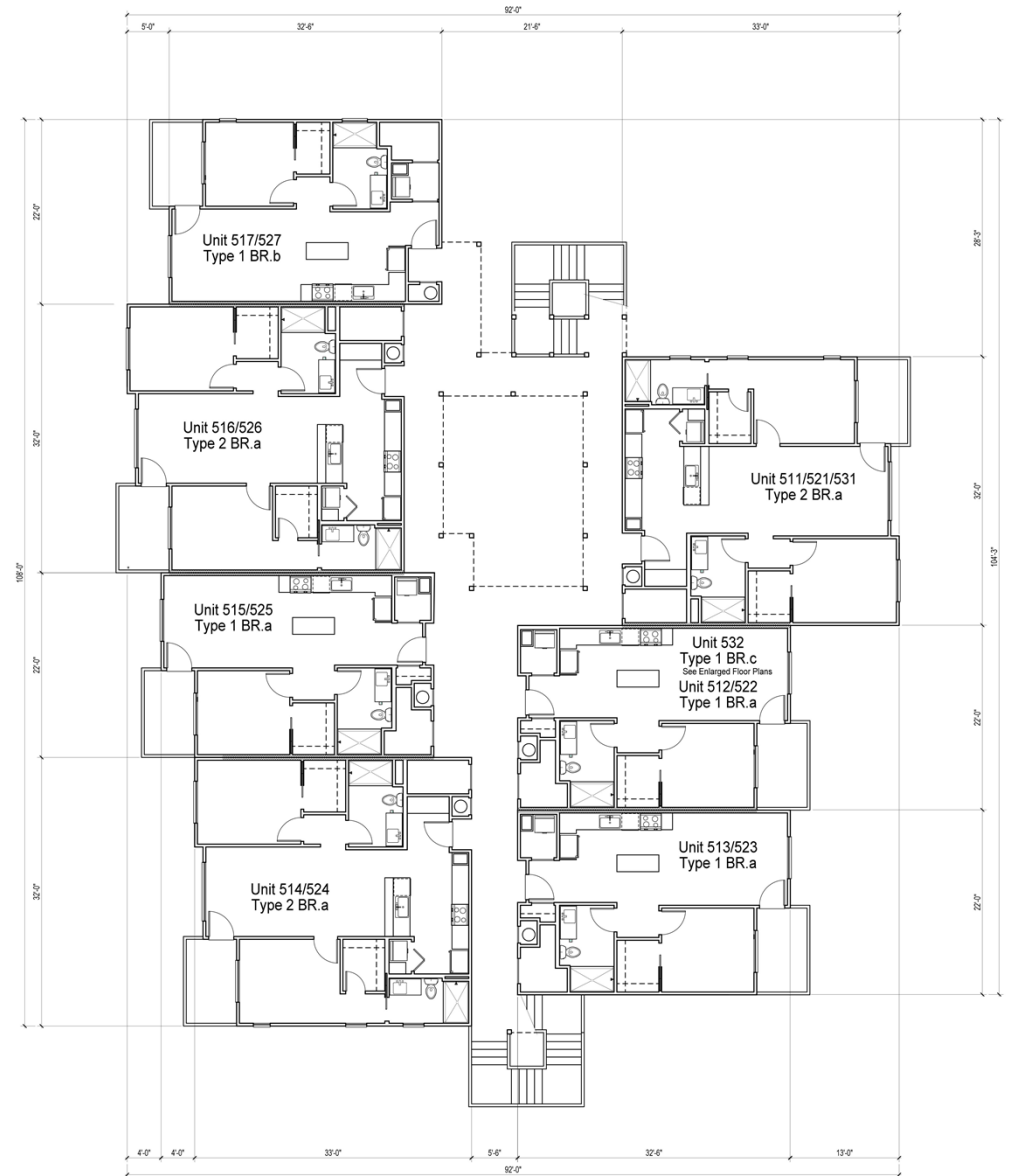




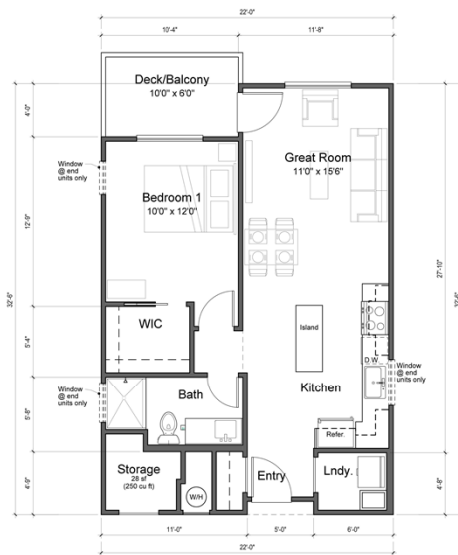
Key Map



Perspective View from Picnic Area

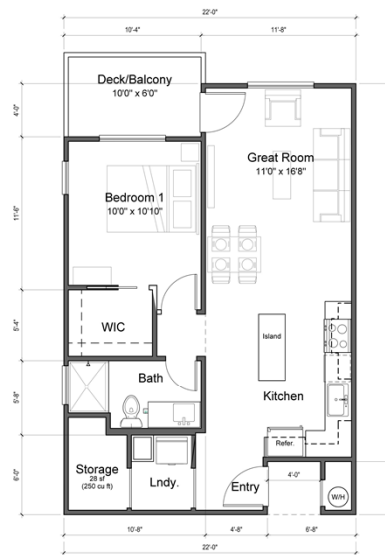






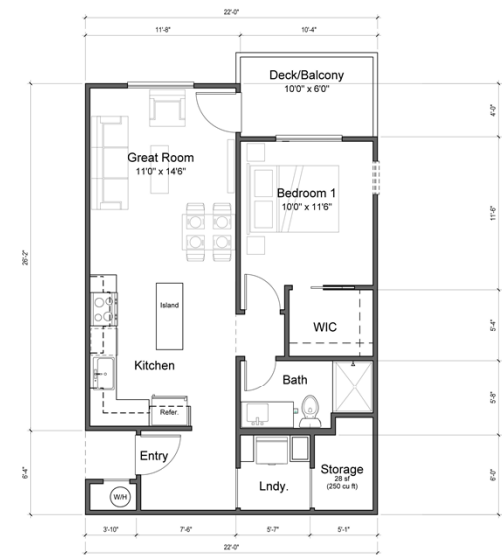
**1 BR.a**

16 Units at 635 sf each



**1 BR.b**

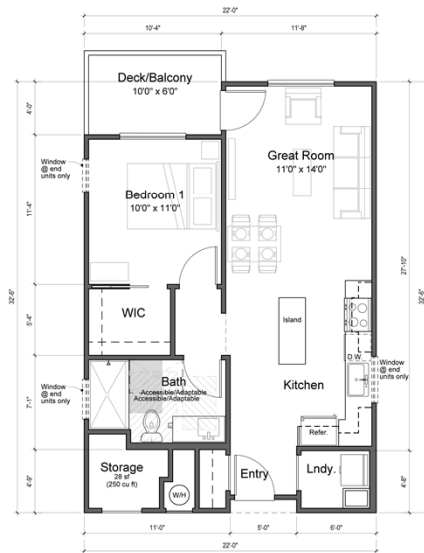
12 Units at 625 sf each



**1 BR.c**

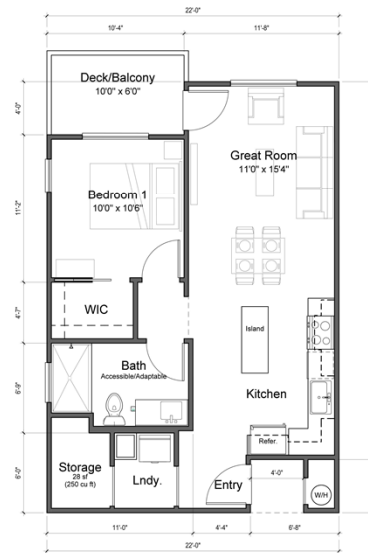
Building 5 only, Unit 532  
1 Unit at 635 sf each

### Upper Level Units



**1 BR.a**

16 Units at 635 sf each



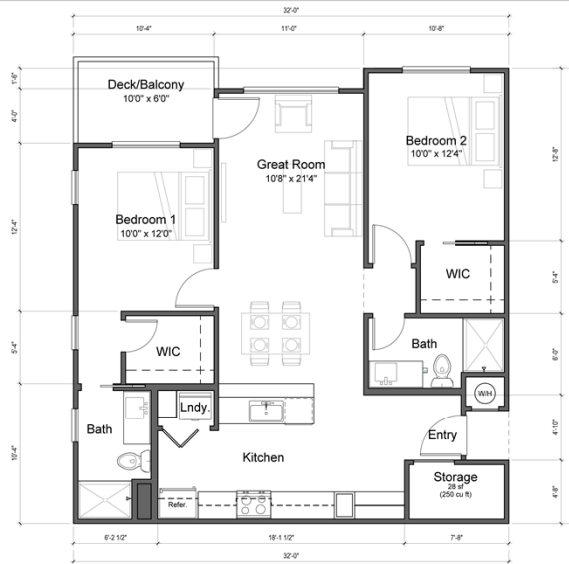
**1 BR.b**

12 Units at 625 sf each

### Ground Level Adaptable Units



**2 BR.a**  
12 Units at 952 sf each



**2 BR.b**  
7 Units at 945 sf each

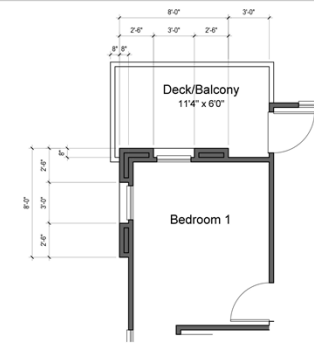
*Upper Level Units*



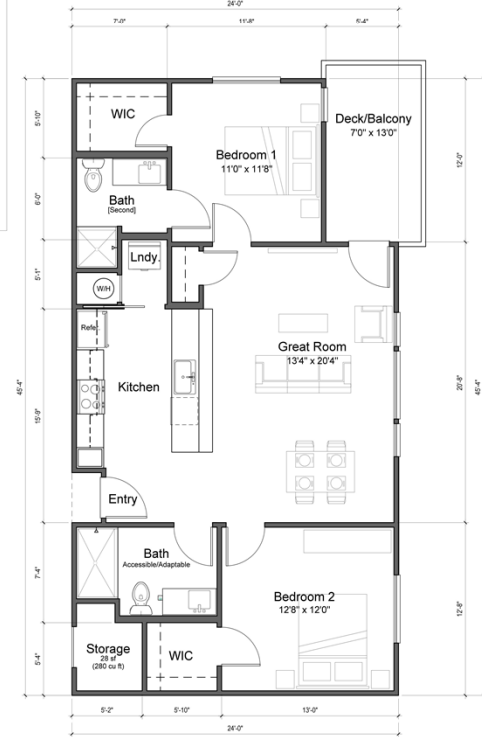
**2 BR.a**  
12 Units at 952 sf each



**2 BR.b**  
7 Units at 945 sf each



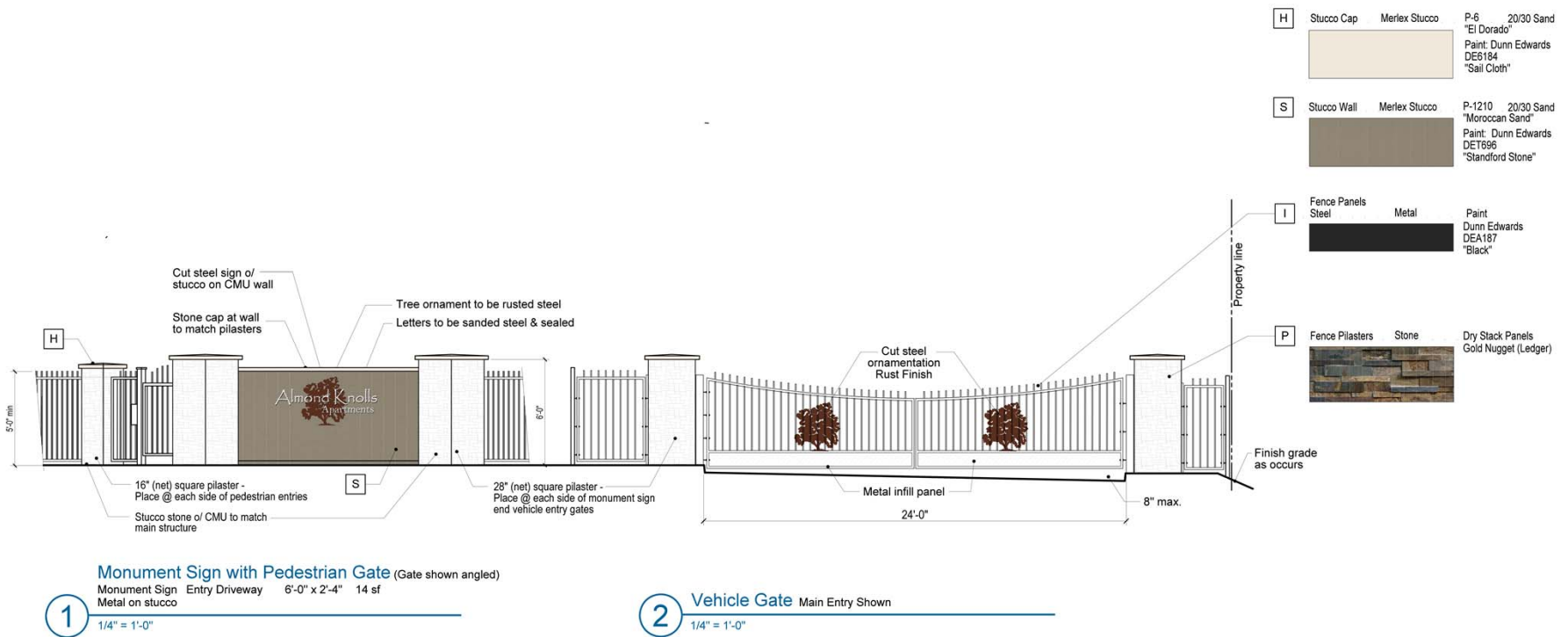
**2 BR.b: Corner element occurrence @**  
Units: 113, 123, 133, 213, 223, & 233



**2 BR.c**  
8 Units at 985 sf each

*Ground Level Adaptable Units*





## Fence Detail





## BUILDING/UNIT SUMMARY

BUILDING NO.	UNIT TYPE	BEDROOMS	UNIT COUNT	FLOOR AREA (S.F.)	DECK (S.F.)
ONE	1 BR.a	1	2	625	65
	1 BR.b	1	2	635	66
	2 BR.a	2	2	952	66
	2 BR.b	2	2	945	74
			8		
TWO	1 BR.a	1	4	625	65
	1 BR.b	1	2	635	66
	2 BR.b	2	2	945	74
	2 BR.c	2	2	985	100
			10		
THREE	1 BR.a	1	3	625	65
	1 BR.b	1	3	635	66
	2 BR.b	2	3	945	74
	2 BR.c	2	3	985	100
			12		
FOUR	1 BR.a	1	3	625	65
	1 BR.b	1	3	635	66
	2 BR.a	2	3	952	66
	2 BR.c	2	3	985	100
			12		
FIVE	1 BR.a	1	4	625	65
	1 BR.b	1	3	635	66
	1 BR.c	1	1	625	66
	2 BR.a	2	7	952	66
			16		
TOTAL			58		

NOTE: ALL UNITS HAVE 250 CUBIC FEET OF STORAGE SPACE, PER ANTIOCH ZONING CODE.

## PARKING SUMMARY

PARKING	REQUIRED	PROVIDED
1 & 2 BEDROOM		
COVERED	58	58
UNCOVERED	29	30
GUEST	12	12
	99	100

## OPEN SPACE SUMMARY

COMMON OPEN SPACE	REQUIRED SIZE (S.F.)	PROPOSED SIZE (S.F.)
COURTYARD 1	200 S.F./UNIT	1,204
COURTYARD 2		1,517
COURTYARD 3		1,056
COURTYARD 4		1,296
COURTYARD 5		456
RECREATION AREA		7,675
TOTAL		13,204 S.F. 228 S.F./UNIT

### NOTES:

- PRIVATE OPEN SPACE IS PROVIDED BY BALCONIES OR DECKS WITH A MINIMUM SIZE OF 60 S.F. PER UNIT; SEE UNIT SUMMARY.
- APPROXIMATELY 50% OF THE LOT AREA IS DEVOTED TO LANDSCAPING, COMMON AND PRIVATE OPEN SPACE AREA.