GENERAL NOTES

1. PROPERTY OWNERS: P.C. & SUSAN LEUNG FAMILY LIMITED PARTNERSHIP

2. APPLICANT/DEVELOPER: RICHLAND PLANNED COMMUNITIES
601 UNIVERSITY AVENUE, SUITE 125
SACRAMENTO, CA 95825
PHONE: (916) 715–4083
KYLE MASTERS

3. ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866–0322
JUSTIN JOSEPH P.E., RCE 87572

4. USE: EXISTING: AGRICULTURAL
PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL/MULTI–FAMILY

5. GENERAL PLAN: EXISTING: LIMITED DEVELOPMENT AREA
PROPOSED: LIMITED DEVELOPMENT AREA

6. ZONING: EXISTING: PLANNED DEVELOPMENT (PD)
PROPOSED: PLANNED DEVELOPMENT (PD)

7. LAND AREA SUMMARY:

LOW DENSITY	5.60±	ACRES
MEDIUM DENSITY (MD)	17.4±	ACRES
HIGH DENSITY (HD)	8.79±	ACRES
PARKS (P)	7.03±	ACRES
OPEN SPACE (OS)	102.4±	ACRES
MAJOR ROADWAY	12.1±	ACRES
RECREATION CENTER	1.33±	ACRES
WATER QUALITY/DETENTION BASIN	5.24±	ACRES
DEVELOPED AREA	159.9±	ACRES

8. TOTAL NO. OF EXISTING LOTS: 1

9. RESIDENTIAL LOT BREAKDOWN:
HIGH DENSITY RESIDENTIAL – 30 LOTS (156 UNITS)
MEDIUM DENSITY RESIDENTIAL (MD) – 227 LOTS
LOW DENSITY RESIDENTIAL (LD–3) – 51 LOTS

10. LOW DENSITY: 51 DWELLING UNITS/17.62 ACRES = 2.9 DWELLING UNITS/AC (DEVELOPABLE)
MEDIUM DENSITY: 383 DWELLING UNITS/47.12 ACRES = 8.1 DWELLING UNITS/AC (DEVELOPABLE)

11. APN: 057–041–015, 057–041–016

12. BENCHMARK: CONTRA COSTA COUNTY BENCHMARK #3063 IS A DISK SET IN A CONCRETE POST 1.2 MILES SOUTH ON DEER VALLEY ROAD FROM INTERSECTION OF LONE TREE WAY AT SOUTH CORNER OF INTERSECTION OF DEER VALLEY ROAD, 20 FEET EAST OF THE CENTERLINE OF SNODGRASS LANE, 1–1/2 FEET NORTHWEST OF A 4"X4" MARKER POST HAVING AN ELEVATION OF 228.280(NGVD 83).

13. BASIS OF BEARINGS: N89°52'14"E ALONG THE NORTH LINE OF SECTION 7 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 90 LICENSED SURVEY MAPS AT PAGE 4, CONTRA COSTA COUNTY RECORDS.

14. CONTOUR INTERVALS: EXISTING – 2 FOOT
PROPOSED – 2 FOOT

15. PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.

16. ALL GRADING WILL BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND REPORT REGARDING THIS PROJECT NO. 4371.000.001, PREPARED BY AFTERSHOCK GEOTECHNICAL DATED SEPTEMBER 17, 2024.

17. MAXIMUM CUT OR FILL SLOPE IS 2:1.

18. ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS NOTED OTHERWISE.

19. BOUNDARY IS PER RECORD INFORMATION.

20. PROPOSED DEVELOPED AREA IS NOT SUBJECT TO INUNDATION.

21. ALL INTERIOR STREETS TO BE PUBLIC, EXCEPT AS NOTED.

22. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP. A MASTER FINAL MAP MAY BE FILED TO CREATE SELLABLE PARCELS.

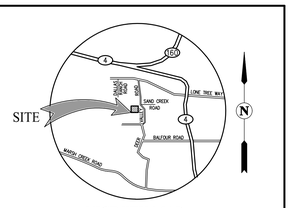
23. USE PERMIT AS REQUIRED FOR EACH PHASE OF A PLANNED DEVELOPMENT.

PARCEL SUMMARY

PARCEL	LAND USE	ACREAGE	OWNER
PARCEL A	ALLEY	0.07 AC	HOA
PARCEL B	ALLEY	0.07 AC	HOA
PARCEL C	ALLEY	0.07 AC	HOA
PARCEL D	ALLEY	0.07 AC	HOA
PARCEL E	ALLEY	0.06 AC	HOA
PARCEL F	ALLEY	0.06 AC	HOA
PARCEL G	ALLEY	0.03 AC	HOA
PARCEL H	ALLEY	0.05 AC	HOA
PARCEL I	ALLEY	0.07 AC	HOA
PARCEL J	ALLEY	0.07 AC	HOA
PARCEL K	ALLEY	0.07 AC	HOA
PARCEL L	ALLEY	0.07 AC	HOA
PARCEL M	ALLEY	0.06 AC	HOA
PARCEL N	ALLEY	0.07 AC	HOA
PARCEL O	ALLEY	0.07 AC	HOA
PARCEL P	ALLEY	0.07 AC	HOA
PARCEL Q	ALLEY	0.07 AC	HOA
PARCEL R	ALLEY	0.07 AC	HOA
PARCEL S	ALLEY	0.07 AC	HOA
PARCEL T	ALLEY	0.05 AC	HOA
PARCEL U	ALLEY	0.08 AC	HOA
PARCEL V	ALLEY	0.08 AC	HOA
PARCEL W	ALLEY	0.08 AC	HOA
PARCEL X	ALLEY	0.08 AC	HOA
PARCEL Y	ALLEY	0.08 AC	HOA
PARCEL Z	ALLEY	0.08 AC	HOA
PARCEL AA	ALLEY	0.08 AC	HOA
PARCEL BB	ALLEY	0.08 AC	HOA
PARCEL CC	ALLEY	0.08 AC	HOA
PARCEL DD	ALLEY	0.07 AC	HOA
PARCEL EE	ALLEY	0.08 AC	HOA
PARCEL FF	ALLEY	0.08 AC	HOA
PARCEL GG	RECREATION CENTER	1.33 AC	HOA
PARCEL HH	PARK	4.96 AC	CITY
PARCEL II	PARK	0.24 AC	CITY
PARCEL JJ	PARK/OPEN SPACE SAND CREEK	7.47 AC	CITY
PARCEL KK	OPEN SPACE/ BIORETENTION	12.3 AC	CITY
PARCEL LL	OPEN SPACE/ HILLSIDE	83.9 AC	CITY

LEGEND

FUTURE	EXISTING	PROPOSED	
			SUBDIVISION BOUNDARY
			LOT LINE
			RIGHT OF WAY
			EASEMENT
			CENTERLINE
			CURB
			C/L SAND CREEK



VICINITY MAP
NOT TO SCALE

PARK AREA SUMMARY

DESIGN GUIDELINES	LOCATION	PROPOSED ACREAGE
PARK	PARCEL HH	4.96 AC
PARK (TOT LOT)	PARCEL II	0.24 AC
PARK	PARCEL JJ	1.89 AC
RECREATIONAL CENTER	PARCEL GG	1.33 AC
	SUBTOTAL=	8.42 AC

PER ANTIOCH MUNICIPAL CODE:

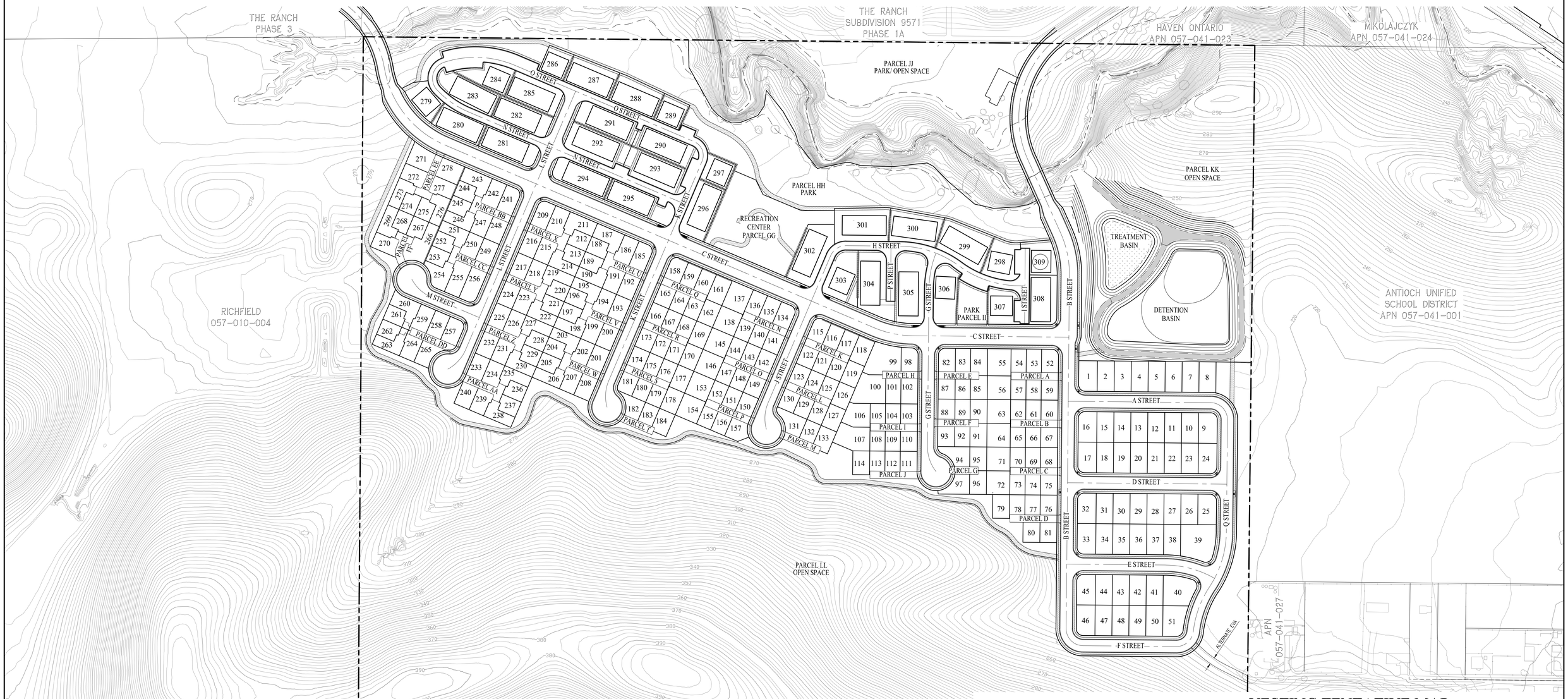
1 SINGLE FAMILY DWELLING UNIT : 0.015 ACRES OF PARK

1 MULTI–FAMILY DWELLING UNIT : 0.0095 ACRES OF PARK

278 UNITS X 0.015 = 4.2 ACRES

156 UNITS X 0.0095 = 1.5 ACRES

TOTAL = 5.7 ACRES OF PARK



SHEET INDEX

1 TITLE SHEET & OVERALL SITE PLAN
2 EXISTING CONDITIONS
3 STREET SECTION PLAN
4 DIMENSION PLAN
5 LOT AREA PLAN
6 CONCEPTUAL GRADING PLAN
7 CONCEPTUAL UTILITY PLAN
8 SIGNING & STRIPING & PARKING PLAN

VESTING TENTATIVE MAP
TITLE SHEET & OVERALL SITE PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=100' DATE: JANUARY 20, 2025

0 100 200 300

JOB NO.: 2292-000

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
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SHEET NO. 1 OF 8 SHEETS

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THE RANCH
PHASE 3

THE RANCH
SUBDIVISION 9571
PHASE 1A

N89°26'41"W 2629.60'

HAVEN ONTARIO
APN 057-041-023

MIKOLAJCZYK
APN 057-041-024

RICHFIELD
APN 057-010-004

EXISTING UTILITY POLE
TO BE REMOVED

30' WIDE PIPE LINE AND POLE LINE EASEMENT
PER 207/126 OR 325
TO BE QUITCLAIMED BY SEPARATE INSTRUMENT

ANTIOCH UNIFIED
SCHOOL DISTRICT
APN 057-041-001

LEUNG
159.9 AC±
APN 057-041-015

N00°24'36"E 2652.74'

N00°39'01"E 2651.08'

APN 057-041-022

APN 057-041-021

N89°34'52"W 2618.78'

OAK HILL PARK COMPANY
APN 057-060-006

APN 057-050-008

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED PARCEL LINE
- EXISTING ADJOINER
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT

VESTING TENTATIVE MAP
EXISTING CONDITIONS
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: JANUARY 20, 2025

0 100 200 300

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SHEET NO. 2 OF 8 SHEETS

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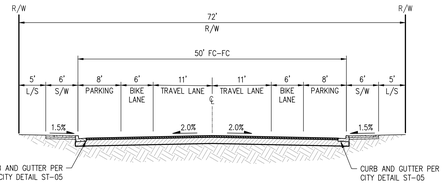
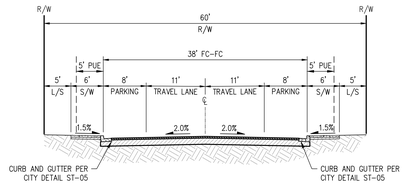
1/24/2025 11:04 AM



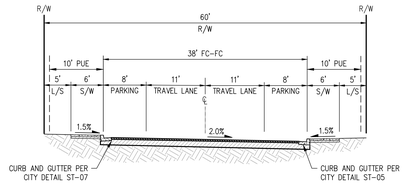
TYPICAL COLLECTOR RESIDENTIAL (CROWNED) (72' R/W)

APPLIES TO: B STREET (NORTH OF C STREET) & C STREET
NOT TO SCALE



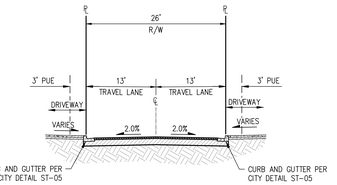
TYPICAL RESIDENTIAL STREET (CROWNED) (60' R/W)

APPLIES TO: B STREET (SOUTH OF C STREET), F STREET, G STREET, J STREET, K STREET (SOUTH OF C STREET), L STREET, & M STREET
NOT TO SCALE



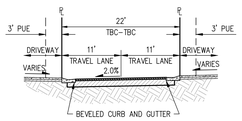
TYPICAL RESIDENTIAL STREET (CROSS SLOPED) (60' R/W)

APPLIES TO: A STREET, D STREET, & E STREET
NOT TO SCALE



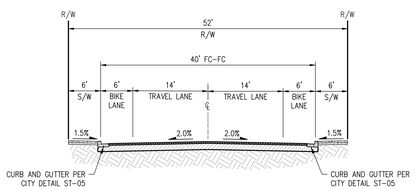
TYPICAL PRIVATE RESIDENTIAL ALLEY (CROWNED)

APPLIES TO: G STREET, H STREET, I STREET, K STREET, J STREET, N STREET, O STREET, & P STREET
NOT TO SCALE



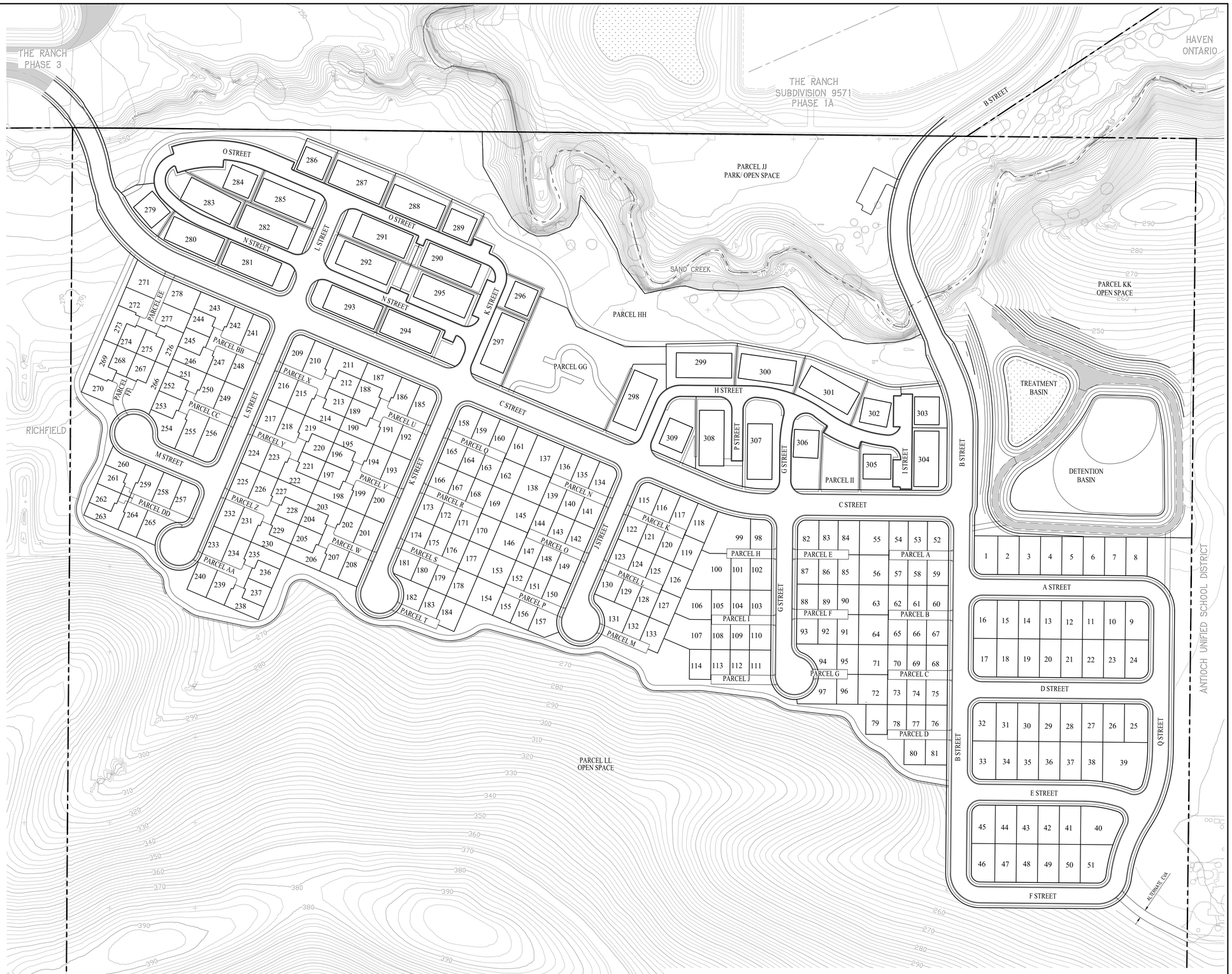
TYPICAL PRIVATE ALLEY (22' TBC-TBC)

NOT TO SCALE



TYPICAL BRIDGE CROSSING (CROWNED) (52' R/W)

APPLIES TO: B STREET, & C STREET
NOT TO SCALE



LEGEND

FUTURE	EXISTING	PROPOSED	
			SUBDIVISION BOUNDARY
			LOT LINE
			RIGHT OF WAY
			EASEMENT
			CENTERLINE
			CURB
			C/L SAND CREEK

VESTING TENTATIVE MAP
STREET SECTION PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"= 80' DATE: JANUARY 20, 2025

0 80 160 240

JOB NO.: 2292-000

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SHEET NO. 3 OF 8 SHEETS

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THE RANCH PHASE 3

THE RANCH SUBDIVISION 9571 PHASE 1A

MIKOLAJCZYK

HAVEN ONTARIO

B STREET

N89°26'41"W 2629'

PARCEL JJ PARK/ OPEN SPACE

SAND CREEK

PARCEL KK OPEN SPACE

PARCEL HH PARK

RECREATION CENTER PARCEL GG

TREATMENT BASIN

DETENTION BASIN

RICHFIELD

ANTIOCH UNIFIED SCHOOL DISTRICT

O STREET

N STREET

L STREET

K STREET

M STREET

C STREET

H STREET

P STREET

G STREET

J STREET

A STREET

D STREET

E STREET

F STREET

Q STREET

PARCEL EE

PARCEL FF

PARCEL BB

PARCEL CC

PARCEL Z

PARCEL AA

PARCEL DD

PARCEL T

PARCEL P

PARCEL M

PARCEL J

PARCEL D

PARCEL G

PARK PARCEL II

PARCEL A

PARCEL B

PARCEL C

N00°24'59"E 2657'

N00°59'01"E 2651'

SEE DETAIL A

PARCEL LL OPEN SPACE

20' ALTERNATE EVA

DETAIL A

SCALE: 1"=200'

N89°34'52"W 2618'

LEGEND

FUTURE	EXISTING	PROPOSED	
			SUBDIVISION BOUNDARY
			LOT LINE
			RIGHT OF WAY
			EASEMENT
			CENTERLINE
			CURB

VESTING TENTATIVE MAP
DIMENSION PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"= 80' DATE: JANUARY 20, 2025

0 80 160 240

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SHEET NO. 4 OF 8 SHEETS

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THE RANCH
PHASE 3

THE RANCH
SUBDIVISION 9571
PHASE 1A

MIKOLAJCZYK

HAVEN ONTARIO

B STREET

RICHFIELD

O STREET

N STREET

L STREET

K STREET

PARCEL JJ
PARK/ OPEN SPACE
7.47 ACS

SAND CREEK

PARCEL HH
PARK
4.96 ACS

RECREATION CENTER
PARCEL GG
57,630 SF±

C STREET

H STREET

P STREET

G STREET

I STREET

PARK
PARCEL II
19,266 SF±

PARCEL KK
OPEN SPACE
13.5 ACS±

TREATMENT
BASIN

DETENTION
BASIN

ANTIOCH UNIFIED SCHOOL DISTRICT

A STREET

D STREET

E STREET

F STREET

Q STREET

J STREET

M STREET

PARCEL FF

PARCEL DD

PARCEL CC

PARCEL BB

PARCEL EE

PARCEL AA

PARCEL Z

PARCEL Y

PARCEL X

PARCEL W

PARCEL V

PARCEL U

PARCEL S

PARCEL R

PARCEL Q

PARCEL P

PARCEL O

PARCEL N

PARCEL M

PARCEL L

PARCEL K

PARCEL J

PARCEL I

PARCEL H

PARCEL G

PARCEL F

PARCEL E

PARCEL D

PARCEL C

PARCEL B

PARCEL A

PARCEL LL
OPEN SPACE
10.9 ACS

LEGEND

FUTURE	EXISTING	PROPOSED
		SUBDIVISION BOUNDARY
		LOT LINE
		RIGHT OF WAY
		CENTERLINE
		CURB

VESTING TENTATIVE MAP
LOT AREA PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"= 80' DATE: JANUARY 20, 2025

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SHEET NO. 5 OF 8 SHEETS

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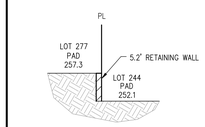

SECTION A-A
NOT TO SCALE

SECTION B-B
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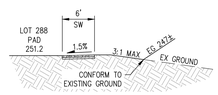

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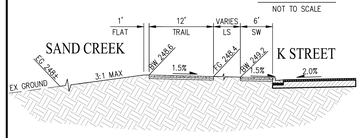

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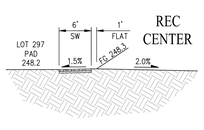

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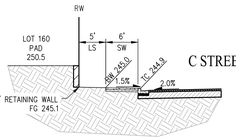

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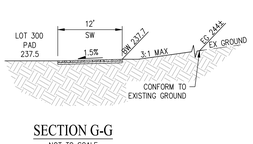

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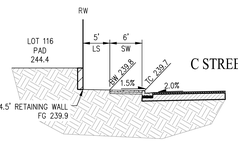

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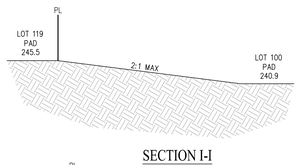

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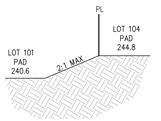

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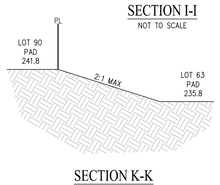

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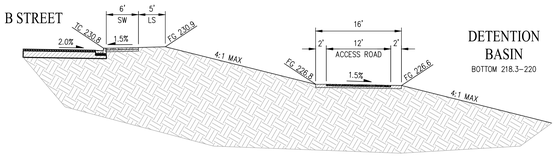

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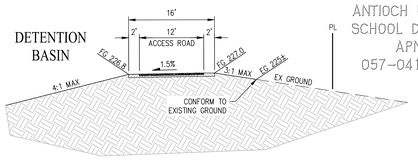
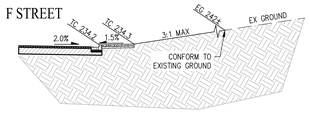


SECTION M-M
NOT TO SCALE



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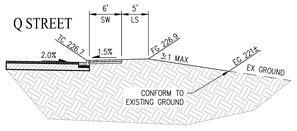

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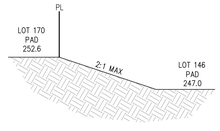

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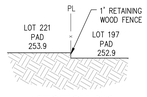

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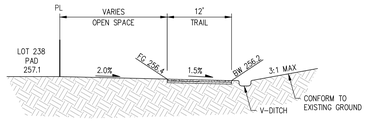

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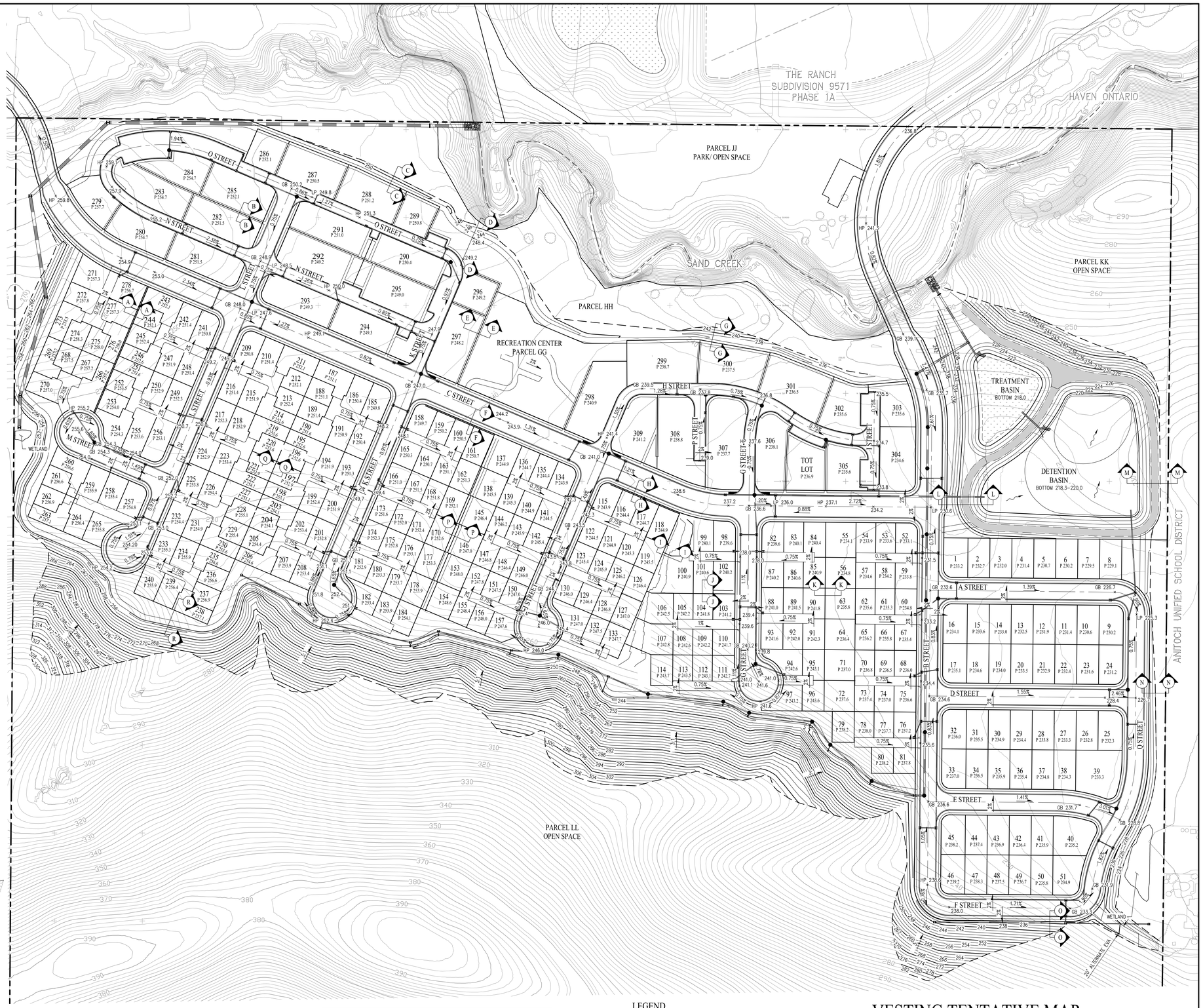

EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING (NO UNDERCUT ASSUMED)	326,213	335,107
SHRINKAGE OF CUT MATERIALS (10%)	–	36,338
UTILITY SPOILS	24,709	–
BIORETENTION SPOILS(ASSUMES 2.5' SECTION)	1,606	–
HOUSE SPOILS (ASSUMED 25 CY/ UNIT)	10,850	–
SUBTOTAL	371,445	371,445
NET	0	

LEGEND

EXISTING	PROPOSED	
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		CENTERLINE
		RETAINING WALL
		DAYLIGHT
100	100	LOT NUMBER
	P 155.1	PAD ELEVATION

VESTING TENTATIVE MAP
CONCEPTUAL GRADING PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"= 80' DATE: JANUARY 20, 2025

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SHEET NO. 6 OF 8 SHEETS

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THE RANCH PHASE 3

THE RANCH SUBDIVISION 9571 PHASE 1A

HAVEN ONTARIO

MIKOLAJCZYK

DEER VALLEY ROAD

RICHFIELD

ANTIOCH UNIFIED SCHOOL DISTRICT

PARCEL JJ
PARK/ OPEN SPACE

50' BUFFER PER THE RANCH RESOURCE MANAGEMENT PLAN

SAND CREEK

PARCEL KK
OPEN SPACE

PARCEL HH
PARK

RECREATION CENTER
PARCEL GG

TREATMENT BASIN
BOTTOM 218.0

DETENTION BASIN
BOTTOM 218.3–220.0

PARCEL LL
OPEN SPACE

TYPE IV MANHOLE PER COUNTY DETAIL CD33

TYPE "J" INLET GRATE PER COUNTY DETAIL CD39 WITH TYPE IV MANHOLE BASE PER COUNTY DETAIL CD33

N STREET

L STREET

M STREET

C STREET

H STREET

I STREET

G STREET

A STREET

D STREET

E STREET

F STREET

Q STREET

PARK

20' ALTERNATE EVA

LEGEND

EXISTING	PROPOSED	
EX SD	SD	STORM DRAIN LINE
EX SS	SS	SANITARY SEWER LINE
EX W	W	WATER LINE
○	●	MANHOLE
□	■	CATCH BASIN
	H	FIELD INLET
		FIRE HYDRANT
		BLOW OFF VALVE
100	100	LOT NUMBER

VESTING TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"= 80' DATE: JANUARY 20, 2025

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THE RANCH SUBDIVISION 9571 PHASE 1A

THE RANCH PHASE 3

HAVEN ONTARIO

MIKOLAJCZYK

RICHFIELD

ANTIOCH UNIFIED SCHOOL DISTRICT

PARCEL JJ
PARK/ OPEN SPACE

PARCEL KK
OPEN SPACE

PARCEL HH
PARK

PARCEL GG

PARCEL LL
OPEN SPACE

TREATMENT BASIN

DETENTION BASIN

PARK PARCEL II

O STREET
N STREET
M STREET
L STREET
K STREET
H STREET
P STREET
G STREET
I STREET
C STREET
B STREET
A STREET
D STREET
Q STREET
E STREET
F STREET
ALTERNATE D/A

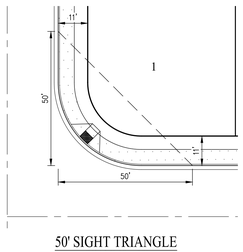
PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L
PARCEL M
PARCEL N
PARCEL O
PARCEL P
PARCEL Q
PARCEL R
PARCEL S
PARCEL T
PARCEL U
PARCEL V
PARCEL W
PARCEL X
PARCEL Y
PARCEL Z
PARCEL AA
PARCEL BB
PARCEL CC
PARCEL DD
PARCEL EE
PARCEL FF

STRIPING NOTES:

1. ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) WITH REVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF TWO WORKING DAYS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. NO PERMANENT STRIPING OR MARKING SHALL BE PLACED UNTIL CAT TRACKING IS APPROVED BY THE CITY TRAFFIC ENGINEER.
4. ALL DETAIL NUMBERS REFER TO THE LATEST EDITION OF THE CA MUTCD STRIPING DETAILS.
5. EXISTING STRIPES TO REMAIN UNLESS NOTED OTHERWISE.

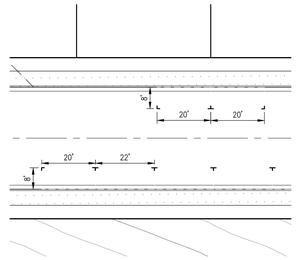
SIGNING NOTES:

1. ALL SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD) WITH REVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR A MINIMUM OF 48 HOURS TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING.
3. CONTRACTOR SHALL GET CITY ENGINEER APPROVAL FOR SIGN INSTALLATION ON ELECTROLIER

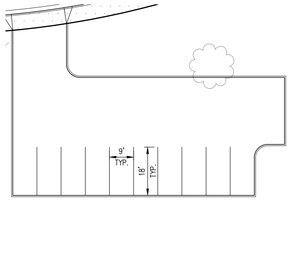


50' SIGHT TRIANGLE
SCALE 1" = 20'

NOTE:
SIGHT VISIBILITY TRIANGLE DOES NOT APPLY AT ELBOWS AND KNUCKLES OR DRIVEWAYS.



TYPICAL LOW DENSITY PARKING
SCALE 1" = 20'



TYPICAL PARK PARKING
SCALE 1" = 20'

PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
SINGLE-FAMILY GARAGE (COVERED)	2 SPACES/DU	556 SPACES	2 SPACES/DU	556 SPACES
SINGLE-FAMILY GUEST PARKING (ON-STREET)	1 SPACE/DU	278 SPACES	1 SPACE/DU	278 SPACES
MULTI-FAMILY GARAGE (COVERED)*	2 SPACE/DU	312 SPACES	2 SPACE/DU	312 SPACES
MULTI-FAMILY GUEST PARKING (ON-STREET)*	1 SPACE/5 DU	32 SPACES	1 SPACE/5 DU	32 SPACES
ADDITIONAL ON-STREET PARKING	–	–	–	96 SPACES
ADDITIONAL PARK PARKING	–	–	–	10 SPACES
TOTAL	–	1,178 SPACES	–	1,284 SPACES
PARK PARKING DIMENSIONS				
PERPENDICULAR SPACES:	9' X 18'			
GUEST PARKING (PARALLEL SPACES) DIMENSIONS				
EXTERIOR:	8' X 20'			
INTERIOR:	8' X 22'			

NOTE:
* THE RATIOS FOR THE MULTI-FAMILY IS BASED ON A THREE BEDROOM MULTI-FAMILY UNIT.

LEGEND

FUTURE	EXISTING	PROPOSED	
			SUBDIVISION BOUNDARY
			LOT LINE
			RIGHT OF WAY
			CURB
			TRAFFIC SIGN ON METAL POST PER CITY DETAIL ST-16 AND ST-17
			REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED ADJACENT TO THE HYDRANT 5-FEET FROM STREET CENTERLINE PER CITY DETAIL W-02
			12" WIDE WHITE LINE (MUTCD DETAIL 22)
		STOP	"STOP" PAVEMENT MARKING – CENTER OF LEGEND 6-FEET OFF OF CENTERLINE OF STREET OR MEDIAN CURB.
			CALTRANS BIKE LANE SYMBOL (NOT TO SCALE) (CONSTRUCT PER CALTRANS STANDARD PLAN A24C)
		(22)	PROPOSED CALIFORNIA MUTCD DETAIL #

VESTING TENTATIVE MAP
SIGNING & STRIPING & PARKING PLAN
LEUNG PROPERTY
SUBDIVISION 9703

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"= 80' DATE: JANUARY 20, 2025

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PLAN 3
SPANISH

PLAN 2
AMERICAN TRADITIONAL

PLAN 2
SPANISH

PLAN 3
CRAFTSMAN

PLAN 3
AMERICAN TRADITIONAL

PLAN 2
SPANISH

PLAN 2
CRAFTSMAN

PLAN 3
SPANISH

FRONT STREET SCENE

LEUNG PROPERTY - PRODUCT I

Antioch , Ca

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RICHLAND

PLAN 3
SPANISH

PLAN 4
CRAFTSMAN

PLAN 1
AMERICAN TRADITIONAL

PLAN 2

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LANE ENHANCED STREET SCENE

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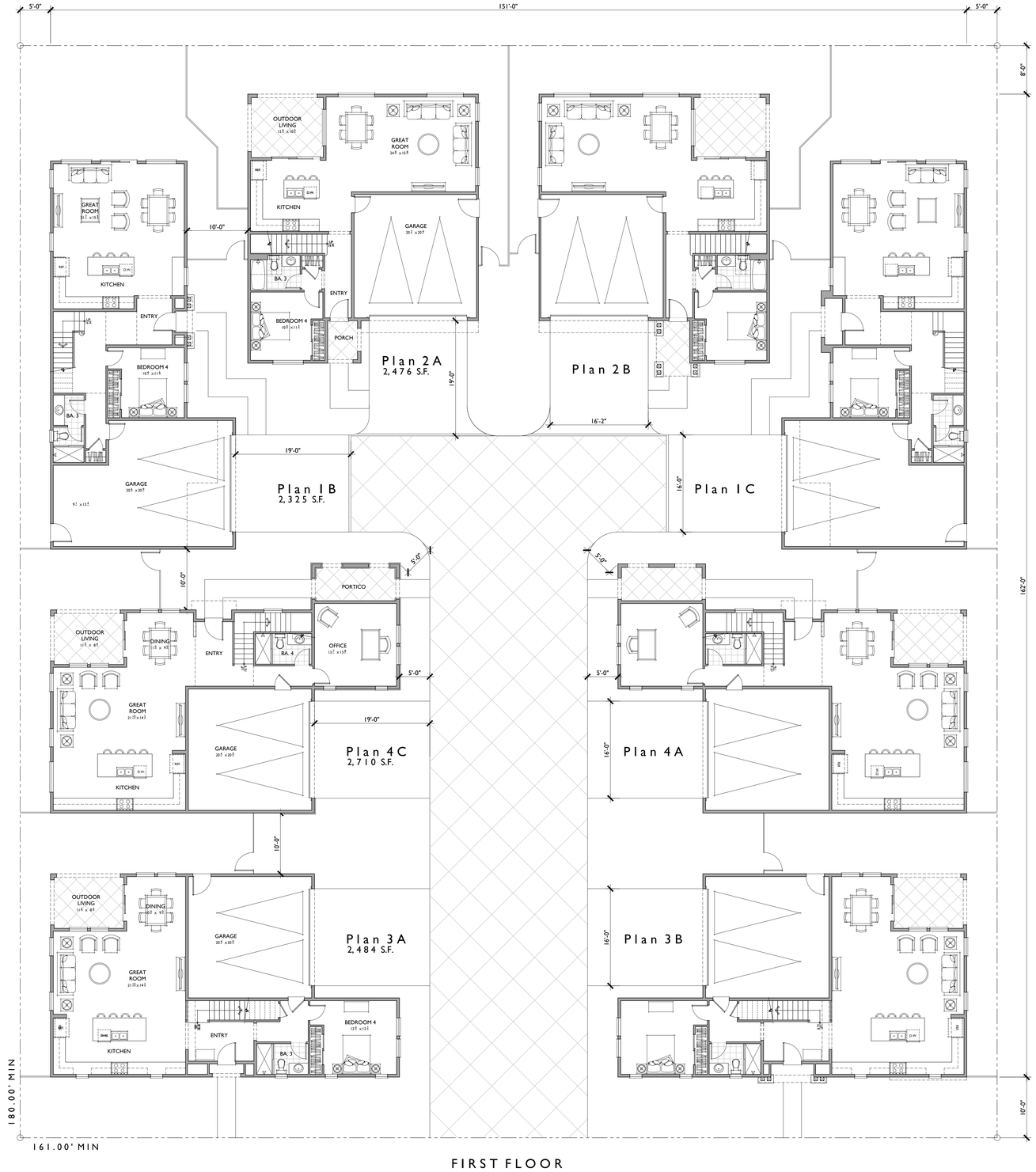
RICHLAND



FIRST FLOOR

Plan 1

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,018 SQ. FT.
2ND FLOOR	1,307 SQ. FT.
TOTAL	**2,325 SQ. FT.**
2 - CAR GARAGE	580 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Plan 2

4 BEDROOMS / 3 BATHS / BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	955 SQ. FT.
2ND FLOOR	1,521 SQ. FT.
TOTAL	**2,476 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR ROOM	130 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Plan 3

4 BEDROOMS / 3 BATHS / BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,085 SQ. FT.
2ND FLOOR	1,399 SQ. FT.
TOTAL	**2,484 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR LIVING	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Plan 4

4 BEDROOMS / 3 BATHS / OPT. BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
2ND FLOOR	1,591 SQ. FT.
TOTAL	**2,710 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR LIVING	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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FLOORPLANS

LEUNG PROPERTY - PRODUCT I

Antioch , Ca

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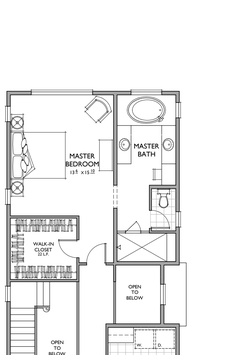
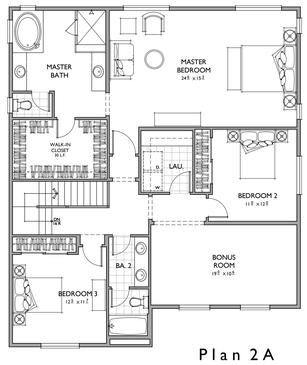
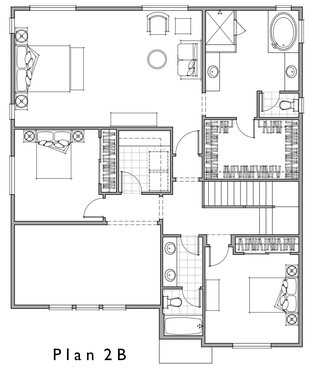
RICHLAND



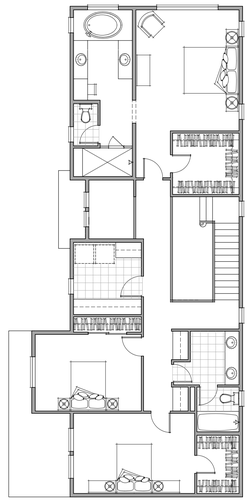
Plan 1B



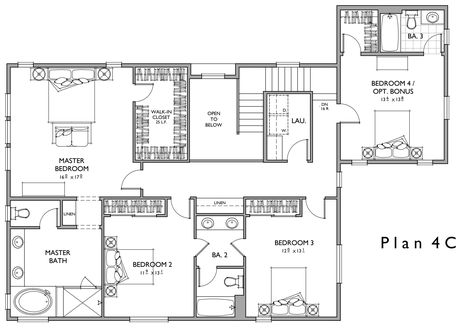
Plan 2A



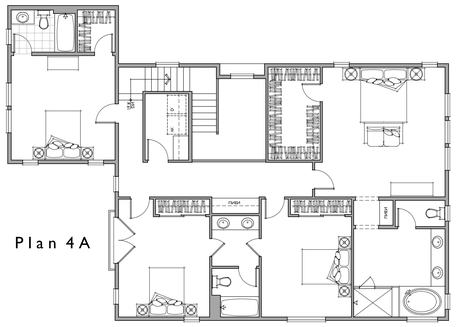
Plan 2B



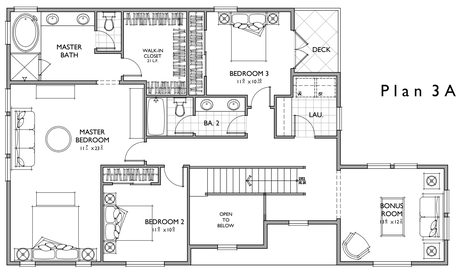
Plan 1C



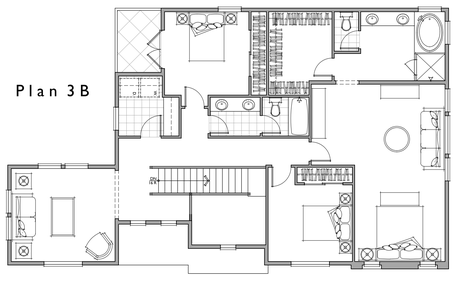
Plan 4C



Plan 4A



Plan 3A



Plan 3B

SECOND FLOOR

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FLOORPLANS

LEUNG PROPERTY - PRODUCT I

Antioch , Ca

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799.24097

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RICHLAND

SPANISH

A
1/4"=1'-0"

AMERICAN TRADITIONAL

B
1/4"=1'-0"

CRAFTSMAN

C
1/4"=1'-0"

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PLAN 1
Front Elevations

LEUNG PROPERTY - PRODUCT 1
Antioch , Ca

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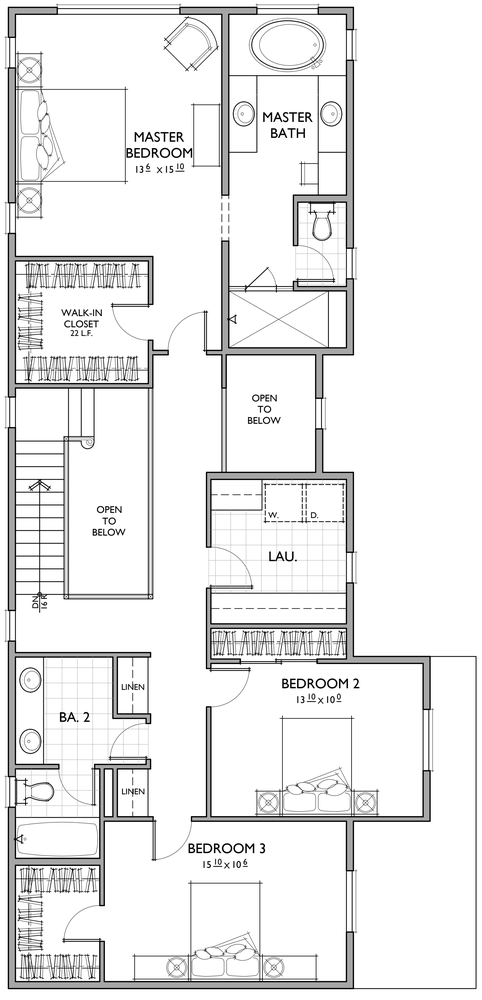
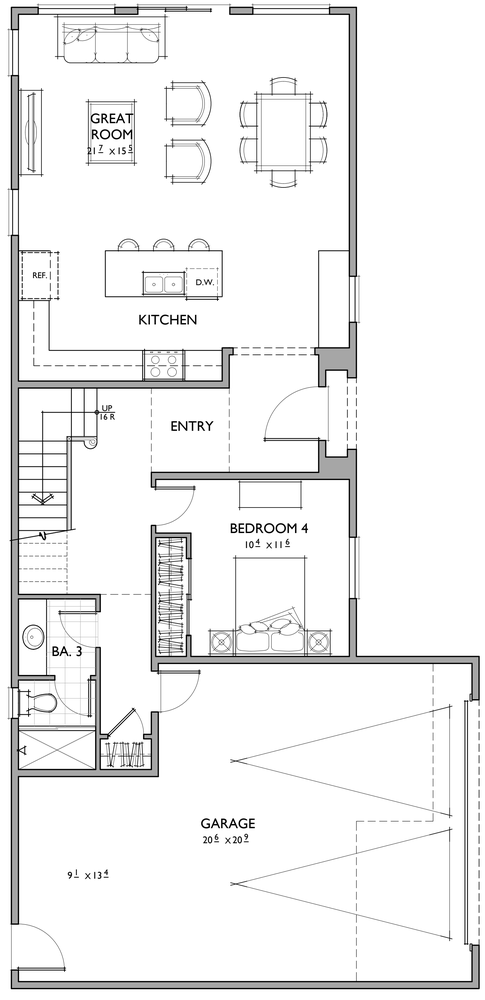
RICHLAND





4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,018 SQ. FT.
2ND FLOOR	1,307 SQ. FT.
TOTAL	**2,325 SQ. FT.**
2 - CAR GARAGE	580 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Spanish Elevation

LEUNG PROPERTY - PRODUCT 1
Antioch , Ca

0 2 4 8

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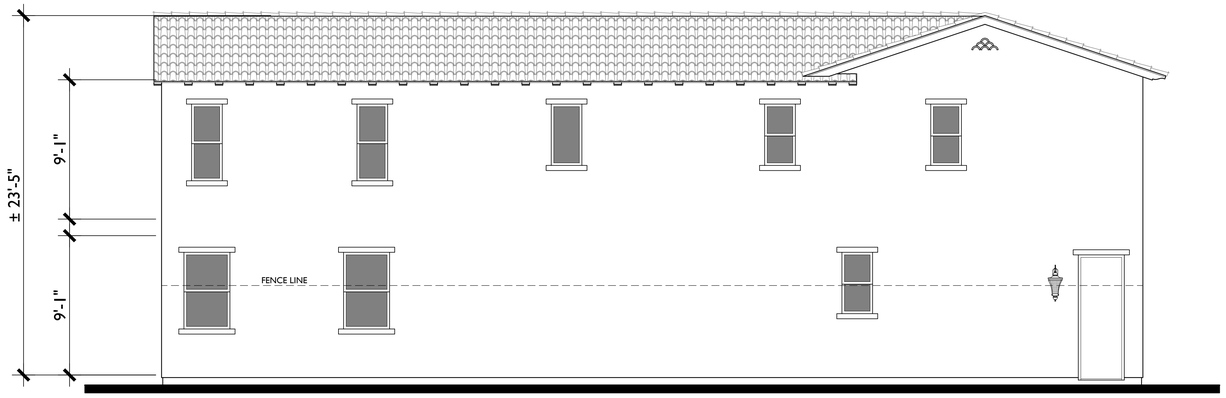
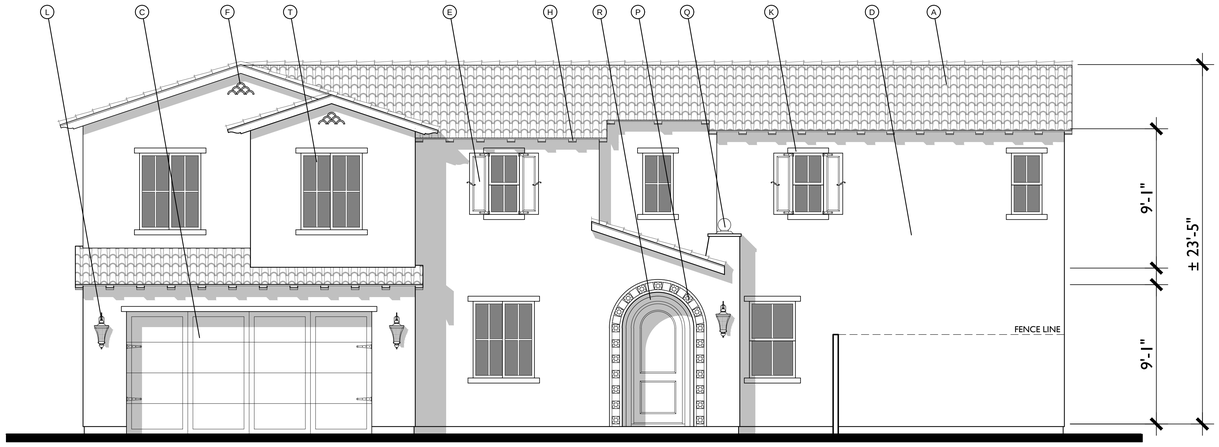
RICHLAND



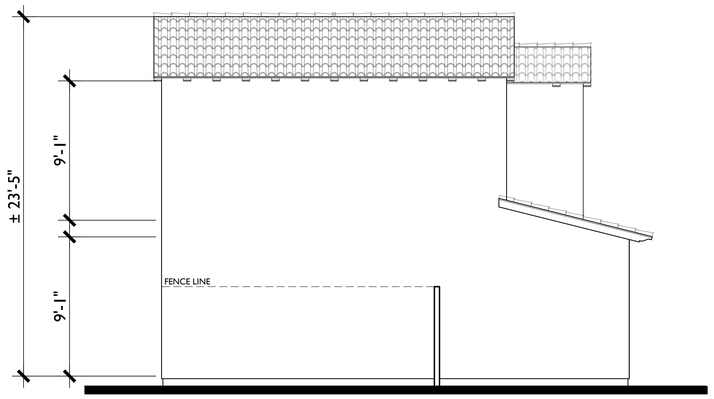
REAR



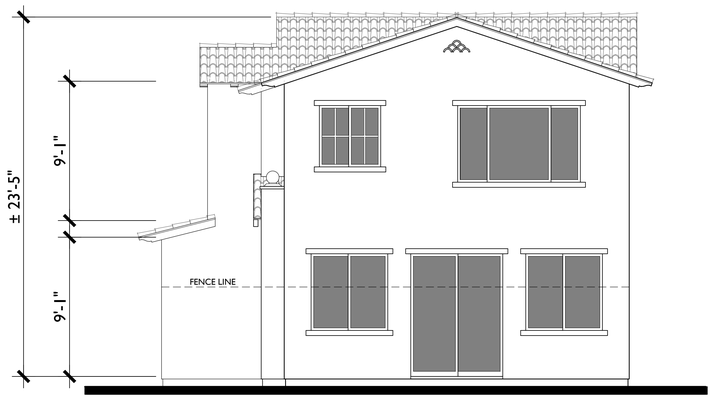
SPANISH

A

1/4"=1'-0"



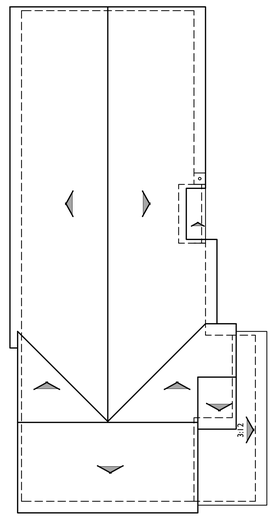
LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 1
Spanish Elevation

LEUNG PROPERTY - PRODUCT 1

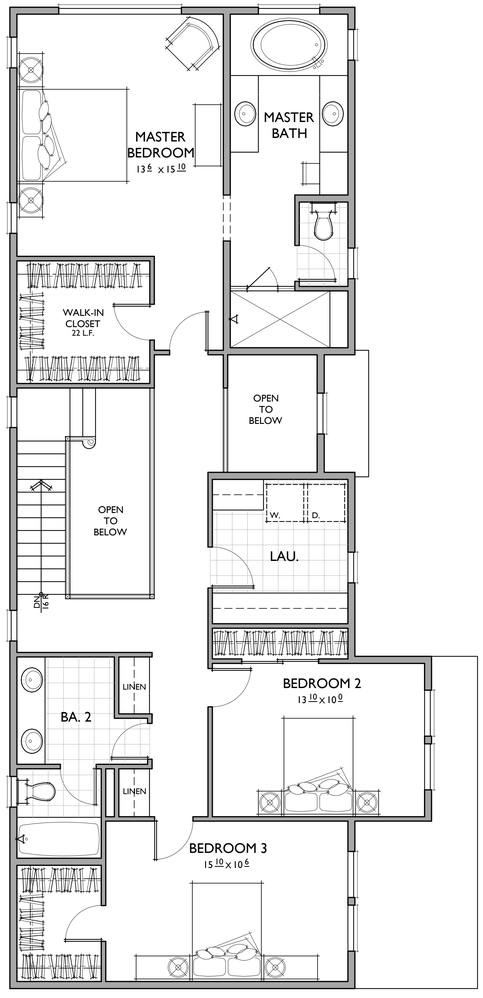
Antioch , Ca

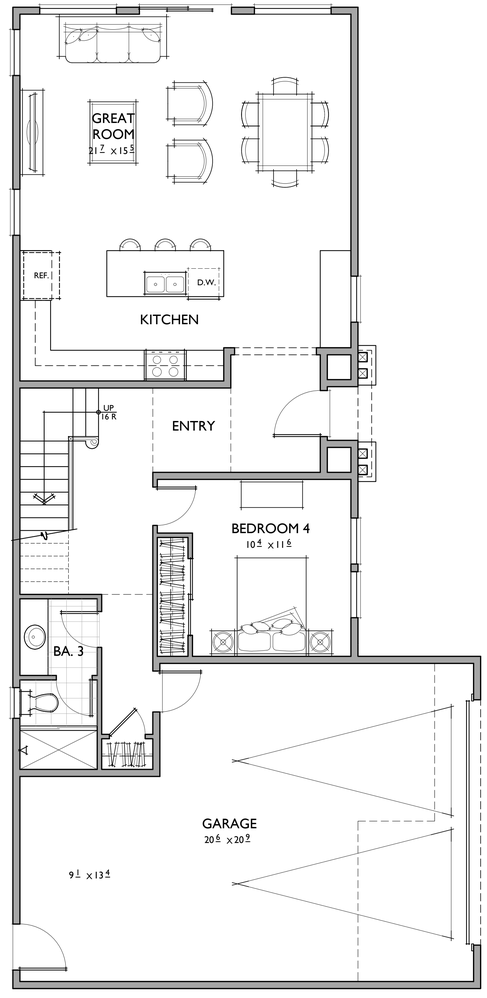
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,018 SQ. FT.
2ND FLOOR	1,307 SQ. FT.
TOTAL	**2,325 SQ. FT.**
2 - CAR GARAGE	580 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1

Reflects American Traditional Elevation

LEUNG PROPERTY - PRODUCT 1

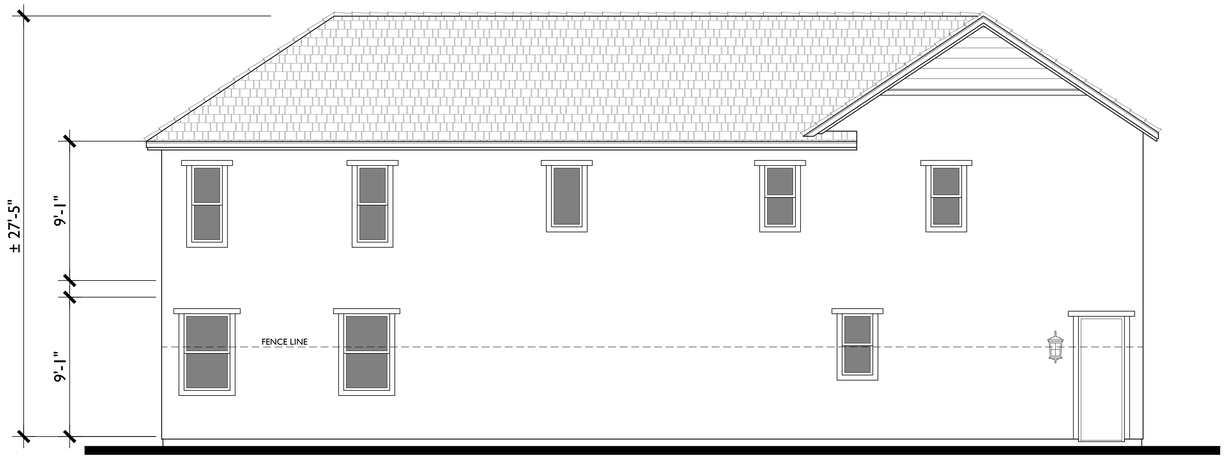
Antioch , Ca

0 2 4 8

799.24097

05.21.24

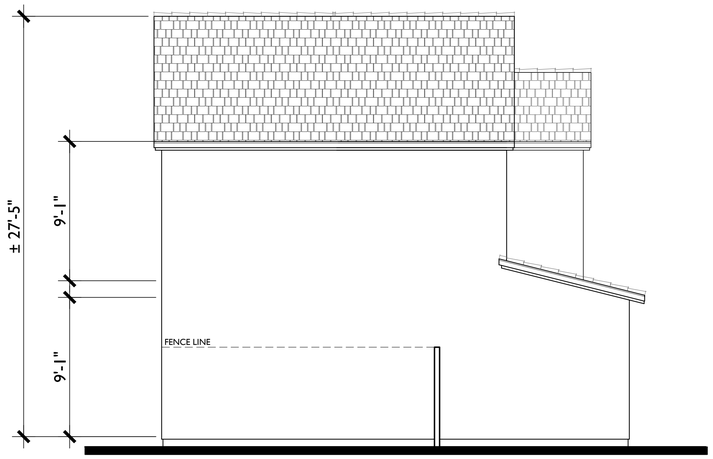
RICHLAND



REAR

AMERICAN TRADITIONAL B

1/4"=1'-0"

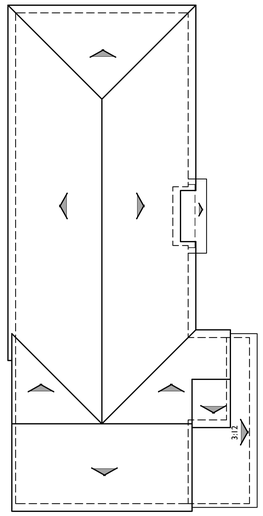


LEFT

RIGHT

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN B

1/8"=1'-0"

PITCH: 8:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1
American Traditional Elevation

LEUNG PROPERTY - PRODUCT 1

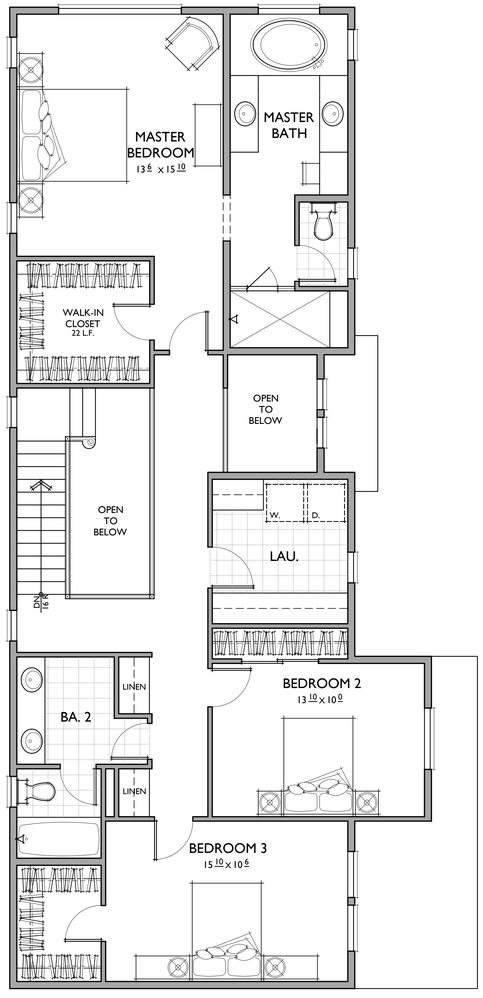
Antioch , Ca

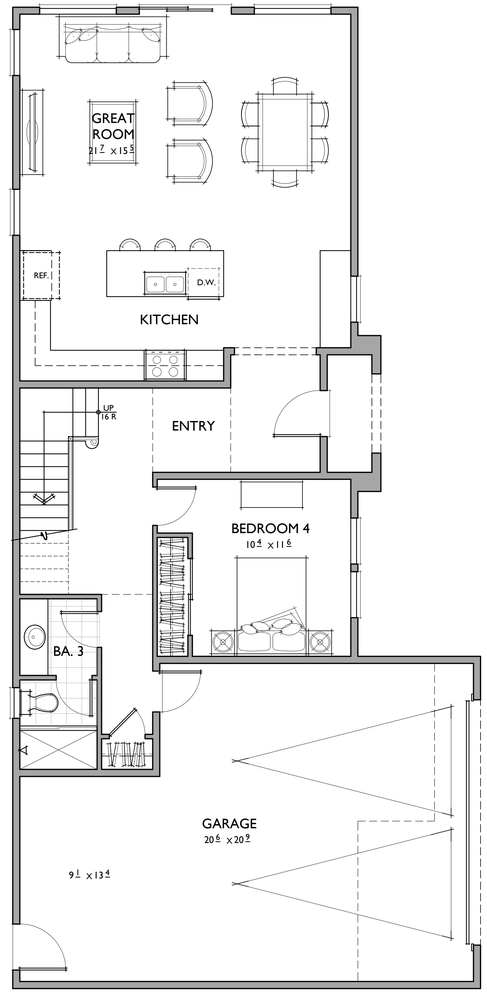
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,018 SQ. FT.
2ND FLOOR	1,307 SQ. FT.
TOTAL	**2,325 SQ. FT.**
2 - CAR GARAGE	580 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Craftsman Elevation

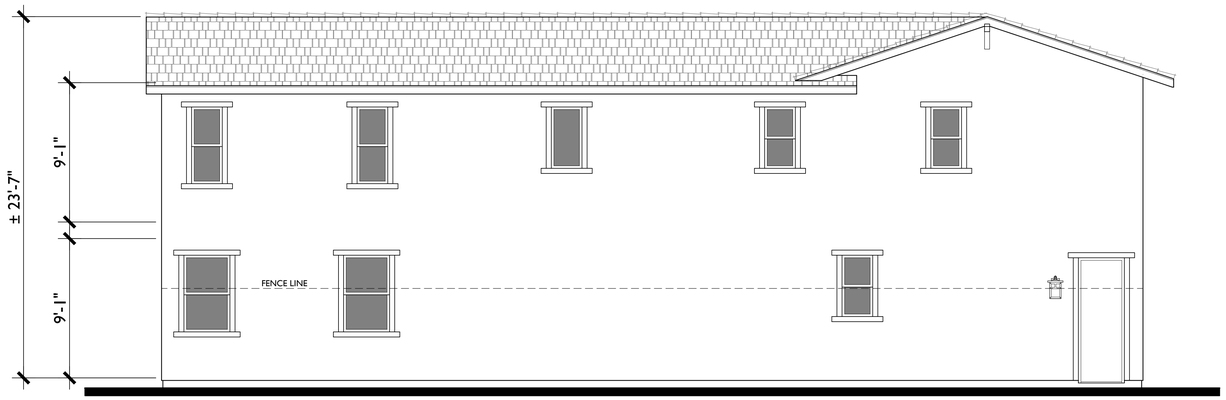
LEUNG PROPERTY - PRODUCT 1
Antioch , Ca

0 2 4 8

799.24097

05.21.24

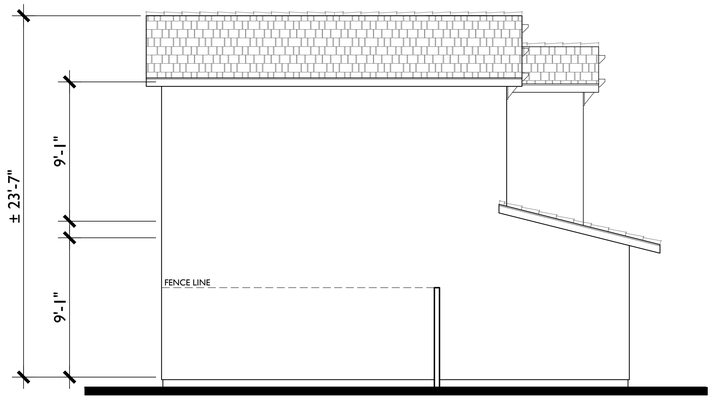
RICHLAND



REAR

CRAFTSMAN C

1/4"=1'-0"

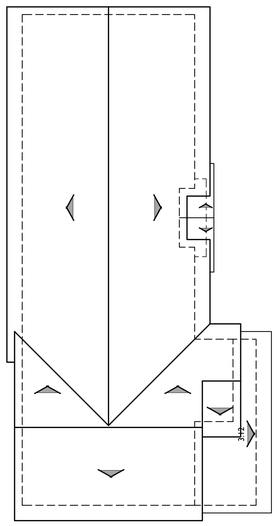


LEFT

RIGHT

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1
Craftsman Elevation

LEUNG PROPERTY - PRODUCT 1

Antioch , Ca

0 2 4 8

799.24097

05.21.24

RICHLAND

SPANISH

A
1/4"=1'-0"

AMERICAN TRADITIONAL

B
1/4"=1'-0"

CRAFTSMAN

C
1/4"=1'-0"

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PLAN 2
Front Elevations

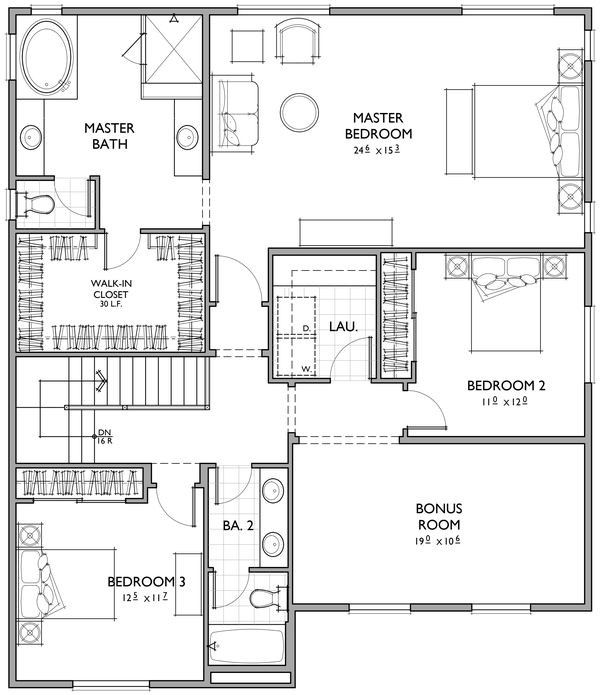
LEUNG PROPERTY - PRODUCT I
Antioch , Ca

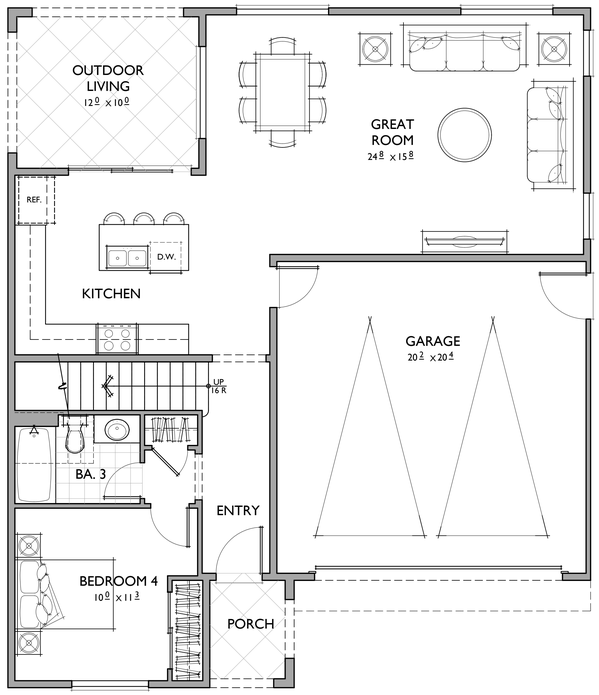
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS / BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	955 SQ. FT.
2ND FLOOR	1,521 SQ. FT.
TOTAL	**2,476 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR ROOM	130 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Reflects Spanish Elevation

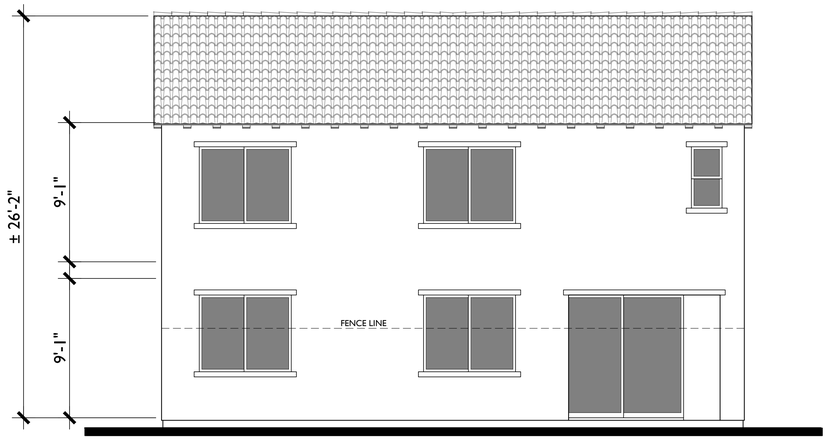
LEUNG PROPERTY - PRODUCT I
Antioch , Ca

0 2 4 8

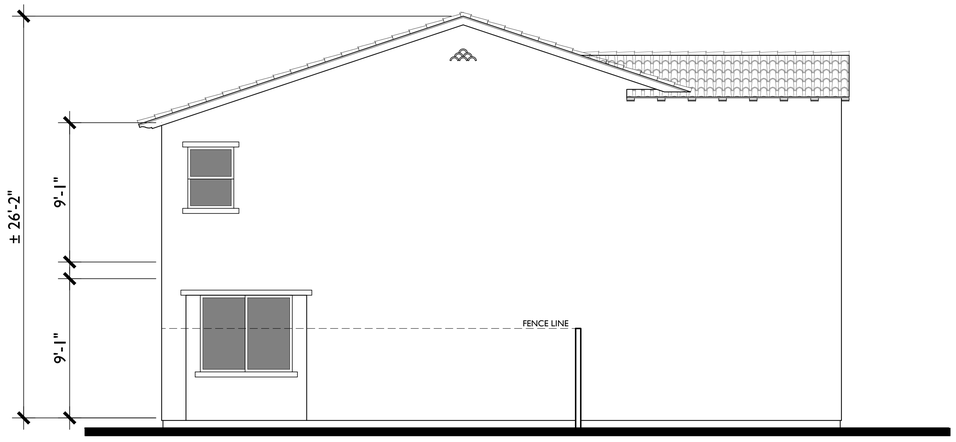
799.24097

05.21.24

RICHLAND

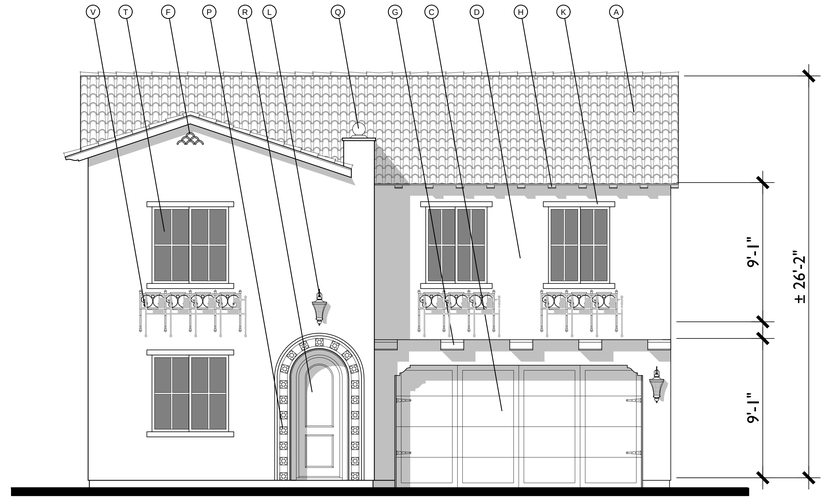


REAR



LEFT

RIGHT

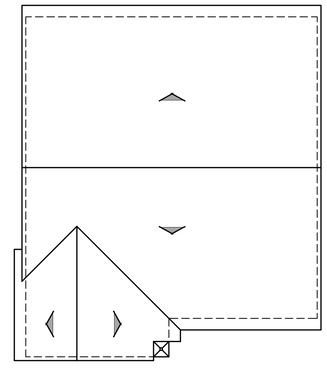


SPANISH A

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2
Spanish Elevation

LEUNG PROPERTY - PRODUCT I

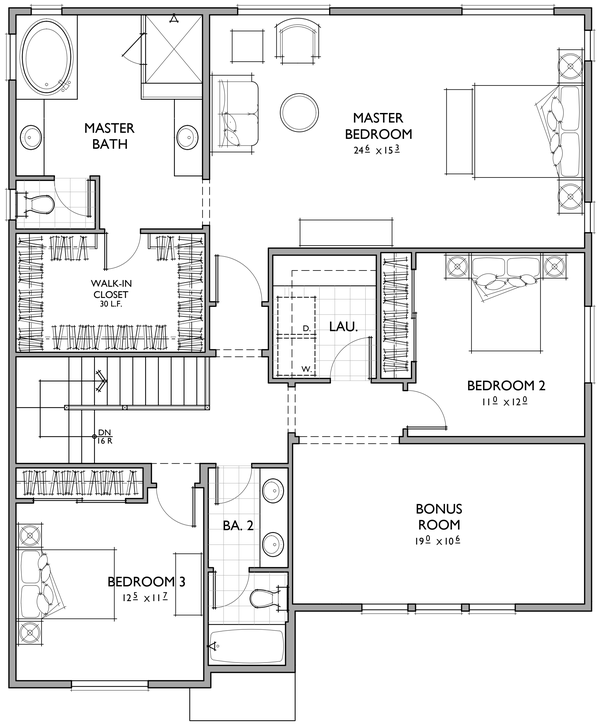
Antioch , Ca

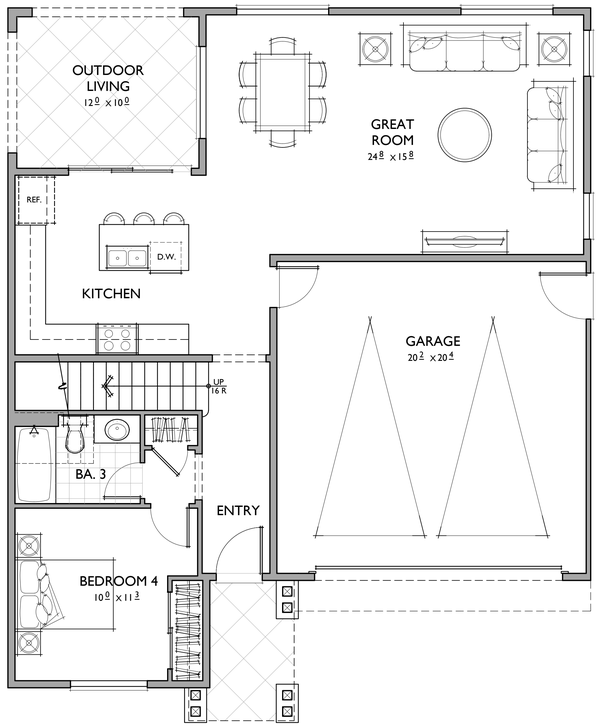
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS / BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	955 SQ. FT.
2ND FLOOR	1,521 SQ. FT.
TOTAL	**2,476 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR ROOM	130 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2

Reflects American Traditional Elevation

LEUNG PROPERTY - PRODUCT I

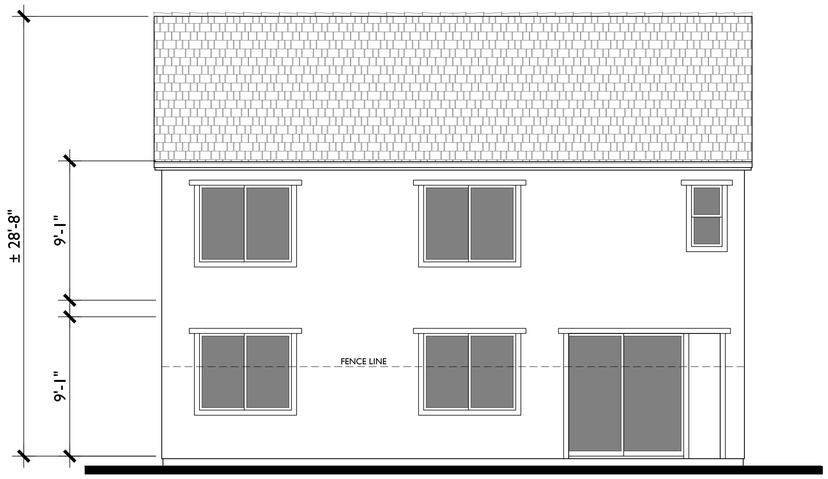
Antioch , Ca

0 2 4 8

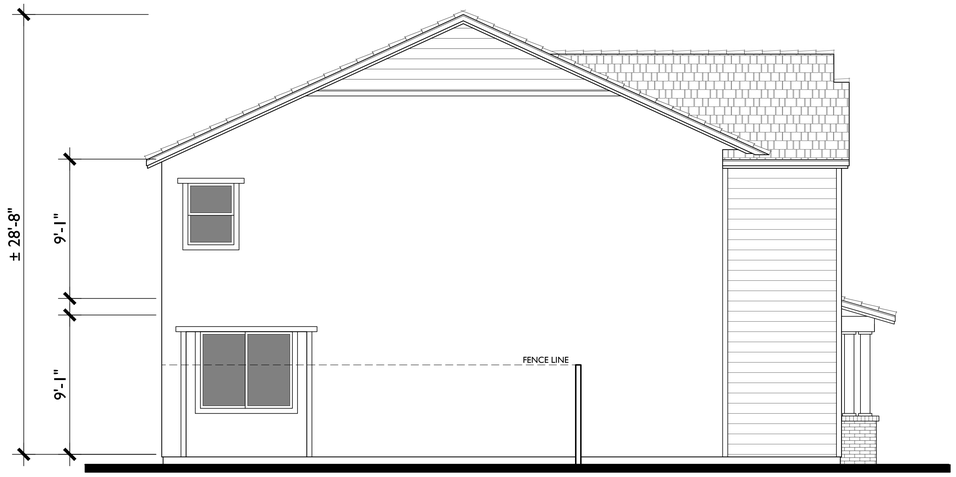
799.24097

05.21.24

RICHLAND



REAR



LEFT

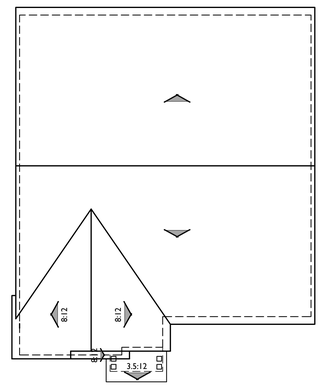
RIGHT

AMERICAN TRADITIONAL B

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN B

1/8"=1'-0"

PITCH: 5.5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2

American Traditional Elevation

LEUNG PROPERTY - PRODUCT I

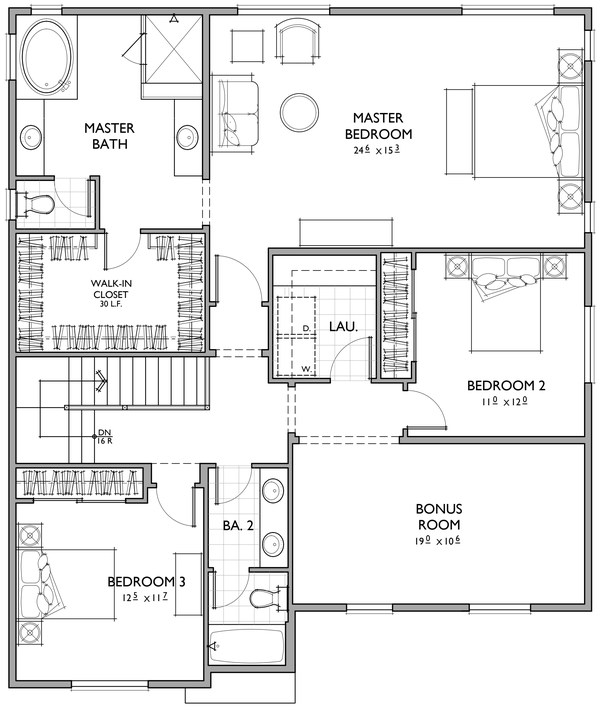
Antioch , Ca

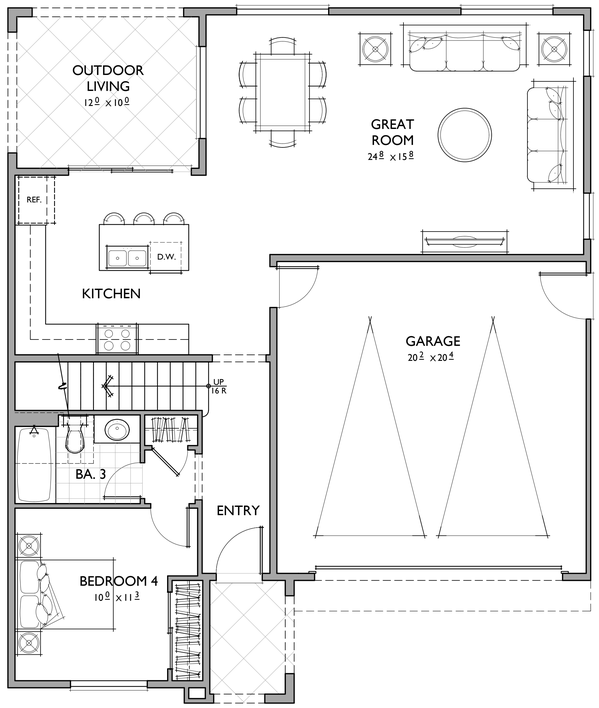
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS / BONUS
2 - CAR GARAGE

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OUTDOOR ROOM	130 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Reflects Craftsman Elevation

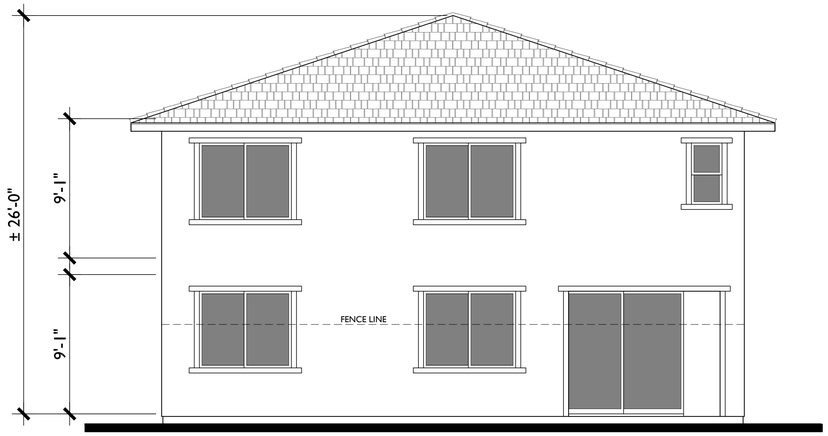
LEUNG PROPERTY - PRODUCT I
Antioch , Ca

0 2 4 8

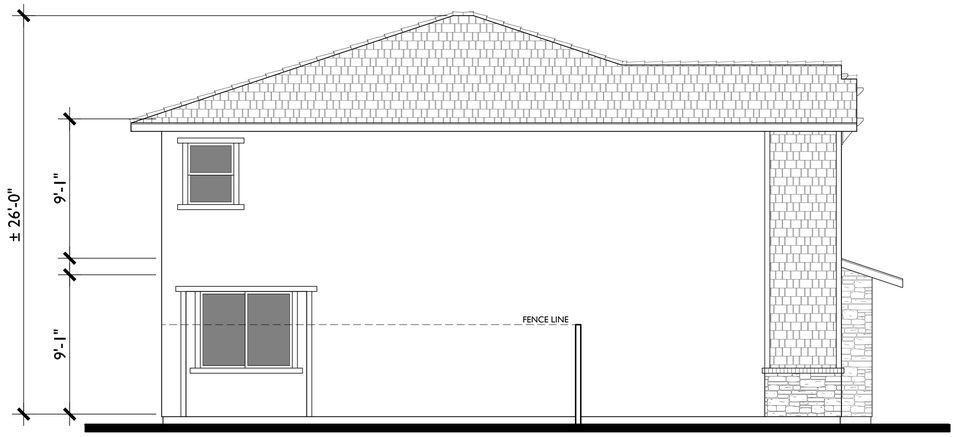
799.24097

05.21.24

RICHLAND



REAR



LEFT

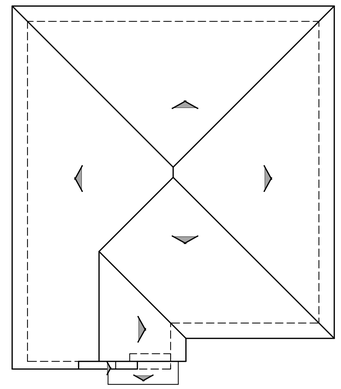
RIGHT

CRAFTSMAN C

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2
Craftsman Elevation

LEUNG PROPERTY - PRODUCT I
Antioch , Ca

0 2 4 8

799.24097

05.21.24

RICHLAND

SPANISH

A
1/4"=1'-0"

AMERICAN TRADITIONAL

B
1/4"=1'-0"

CRAFTSMAN

C
1/4"=1'-0"

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PLAN 3
Front Elevations

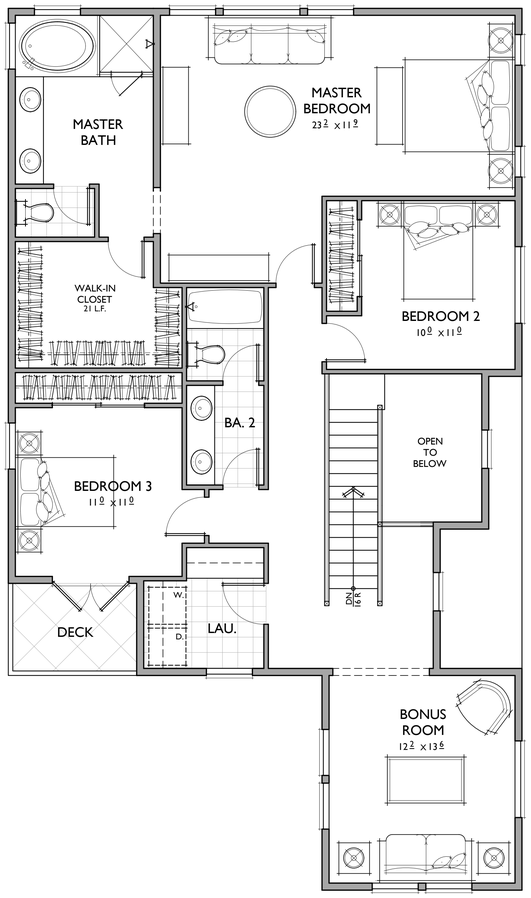
LEUNG PROPERTY - PRODUCT I
Antioch , Ca

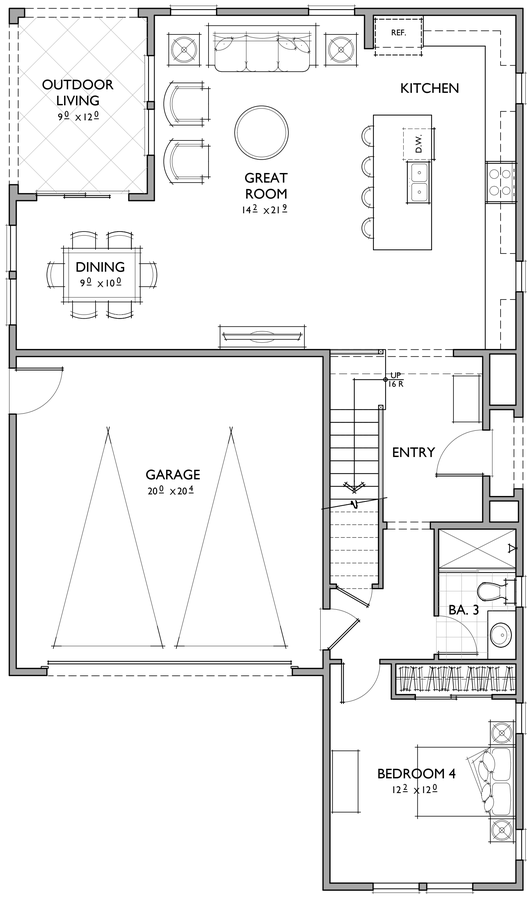
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS / BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,085 SQ. FT.
2ND FLOOR	1,399 SQ. FT.
TOTAL	**2,484 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR LIVING	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Reflects Spanish Elevation

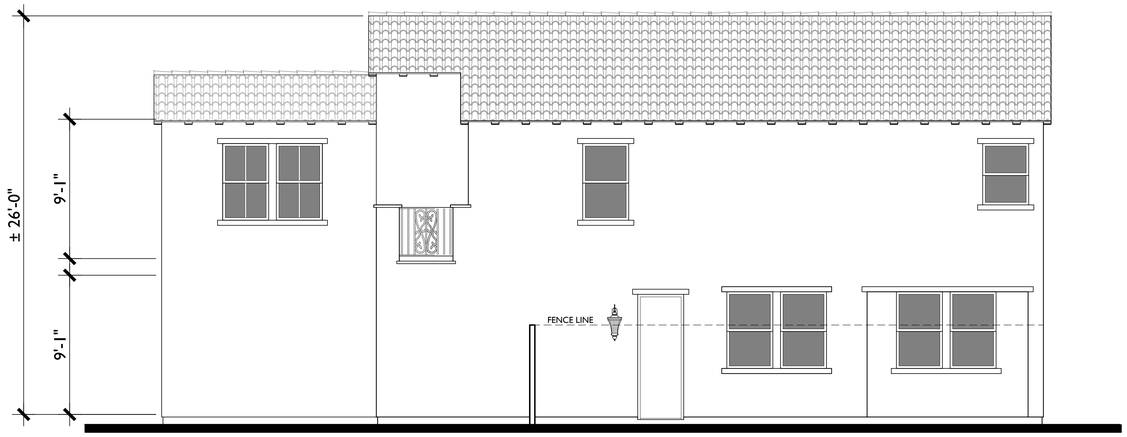
LEUNG PROPERTY - PRODUCT I
Antioch , Ca

0 2 4 8

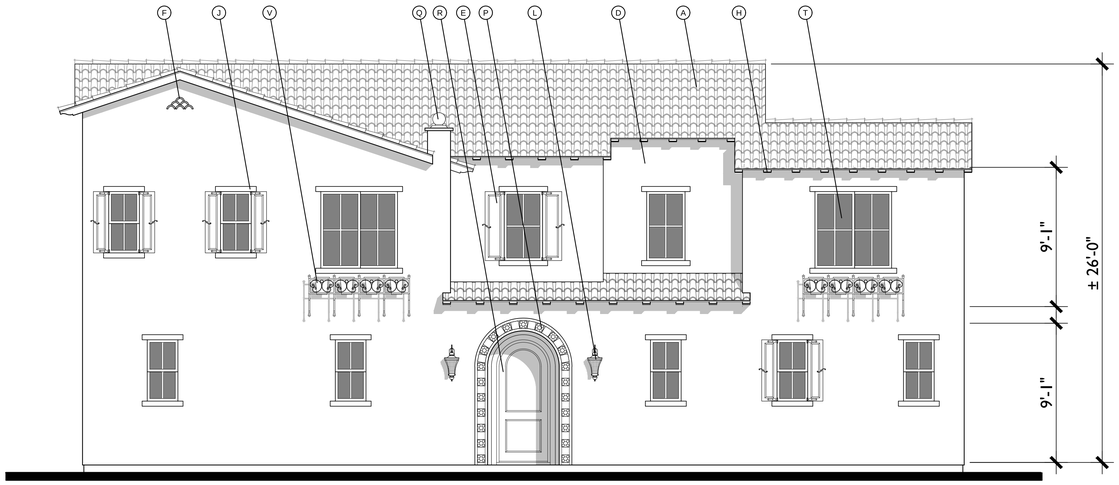
799.24097

05.21.24

RICHLAND

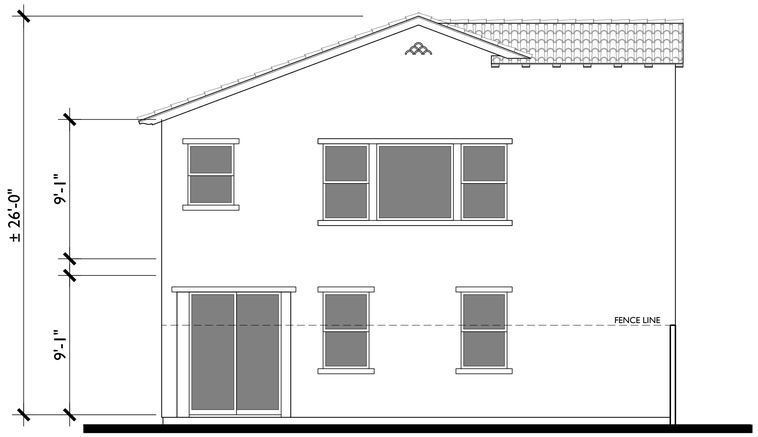


REAR



SPANISH

A
1/4"=1'-0"

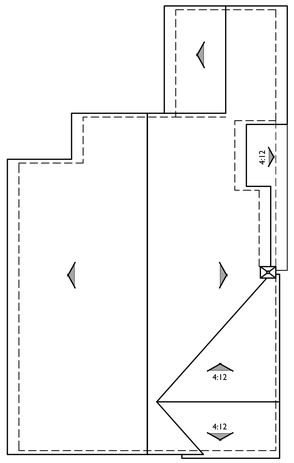


LEFT

RIGHT

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN A
1/8"=1'-0"

PITCH: 4.5:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3
Spanish Elevation

LEUNG PROPERTY - PRODUCT I

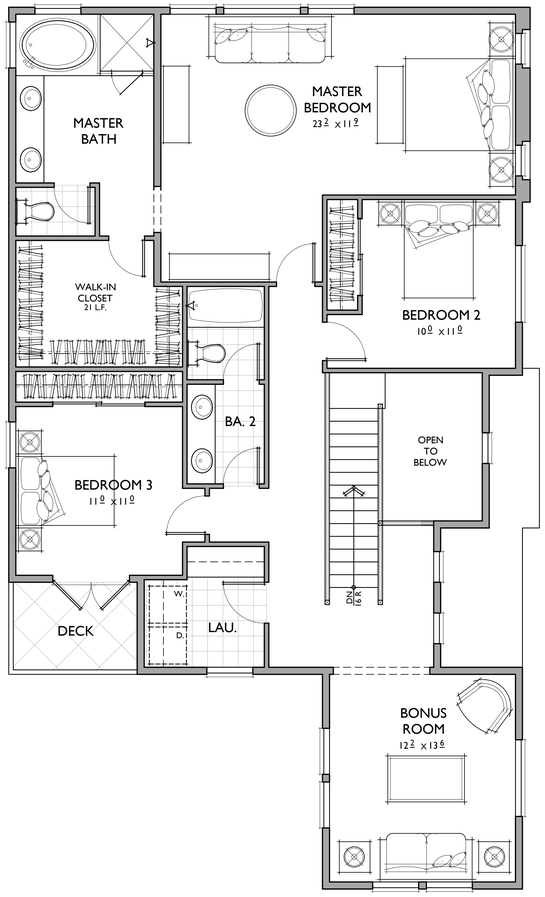
Antioch , Ca

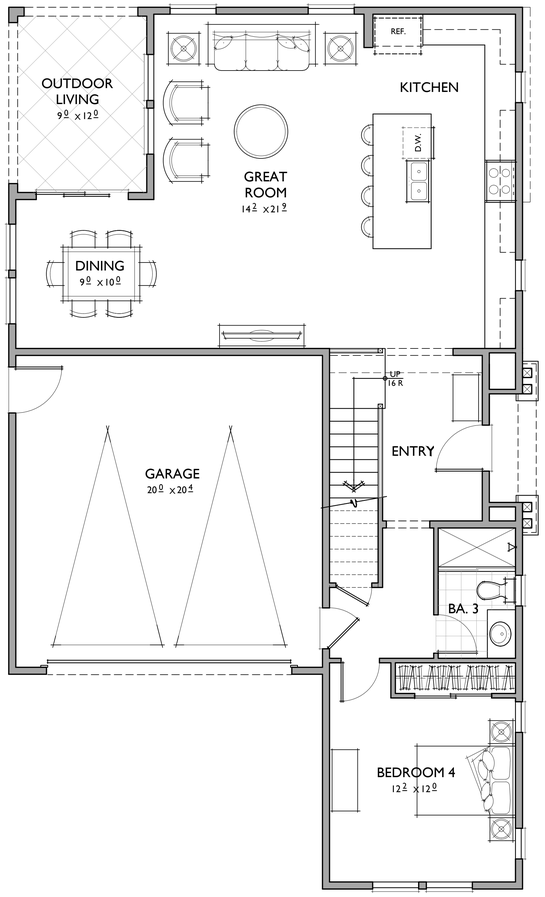
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS / BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,085 SQ. FT.
2ND FLOOR	1,399 SQ. FT.
TOTAL	**2,484 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR LIVING	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Reflects American Traditional Elevation

LEUNG PROPERTY - PRODUCT I

Antioch , Ca

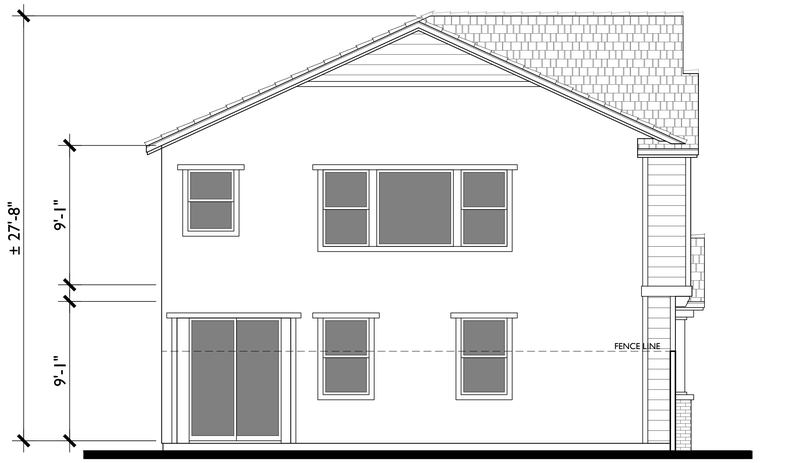
0 2 4 8

799.24097

05.21.24

RICHLAND

REAR



LEFT

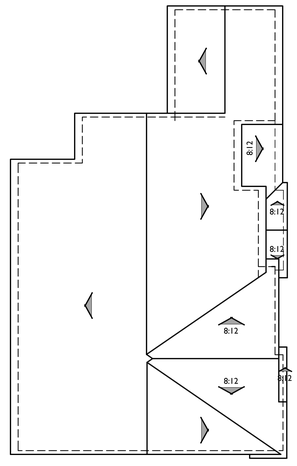
RIGHT

AMERICAN TRADITIONAL B

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN B

1/8"=1'-0"

PITCH: 5.5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3

American Traditional Elevation

LEUNG PROPERTY - PRODUCT I

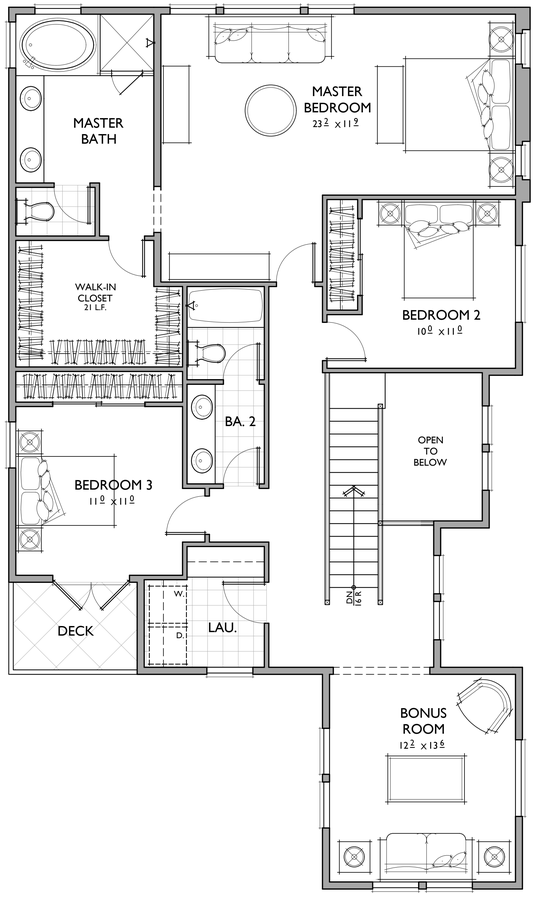
Antioch , Ca

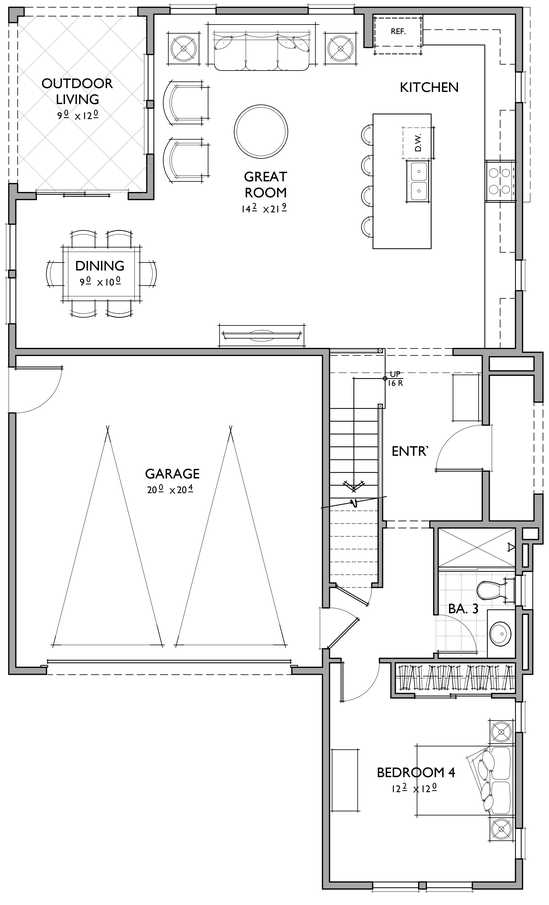
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS / BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,085 SQ. FT.
2ND FLOOR	1,399 SQ. FT.
TOTAL	**2,484 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR LIVING	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Reflects Craftsman Elevation

LEUNG PROPERTY - PRODUCT I
Antioch , Ca

0 2 4 8

799.24097

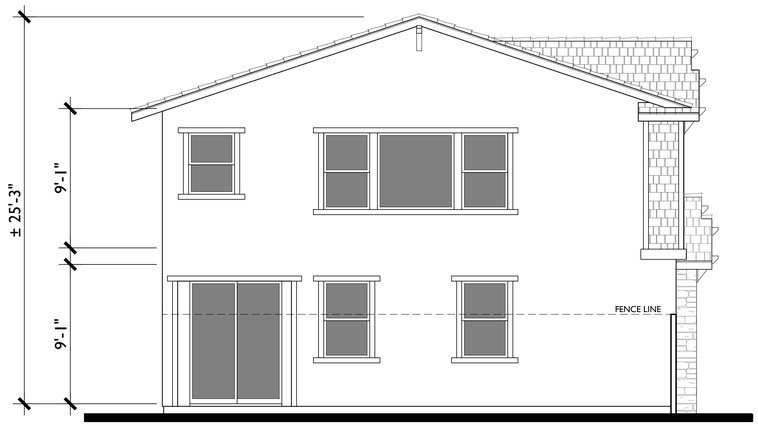
05.21.24

RICHLAND

REAR

CRAFTSMAN C

1/4"=1'-0"

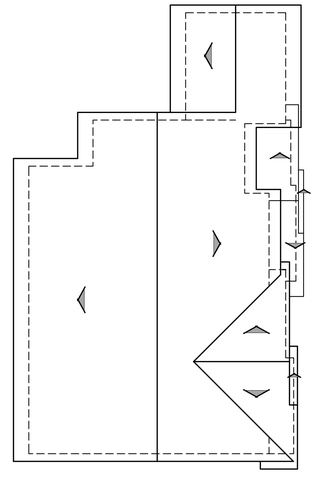


LEFT

RIGHT

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3
Craftsman Elevation

LEUNG PROPERTY - PRODUCT I

Antioch , Ca

0 2 4 8

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RICHLAND

SPANISH

A
1/4"=1'-0"

AMERICAN TRADITIONAL

B
1/4"=1'-0"

CRAFTSMAN

C
1/4"=1'-0"

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PLAN 4
Front Elevations

LEUNG PROPERTY - PRODUCT I
Antioch , Ca

0 2 4 8

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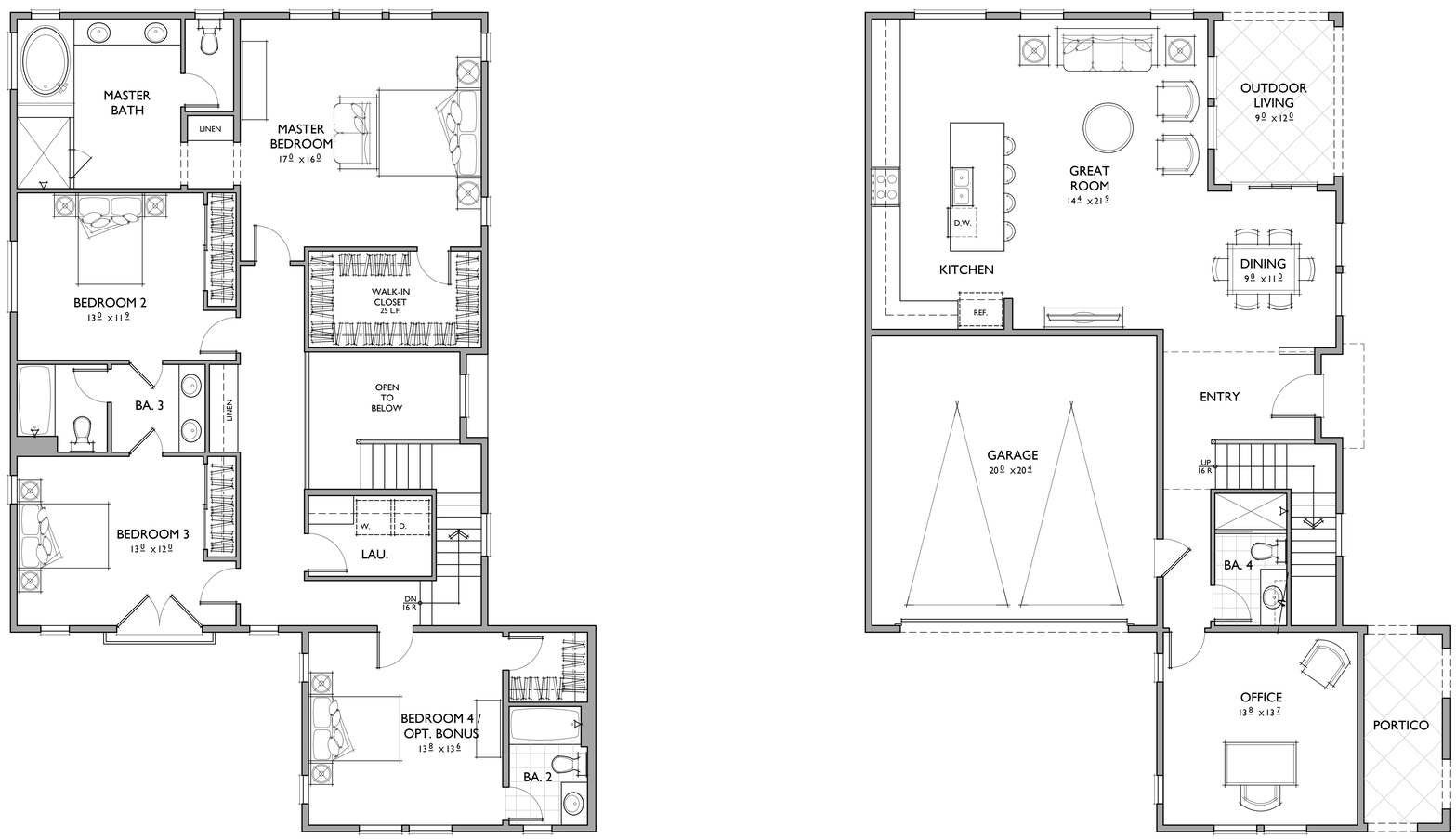
RICHLAND



4 BEDROOMS / 3 BATHS / OPT. BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
2ND FLOOR	1,591 SQ. FT.
TOTAL	**2,710 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
OUTDOOR LIVING	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4
Reflects Spanish Elevation

LEUNG PROPERTY - PRODUCT I
Antioch , Ca

0 2 4 8

799.24097

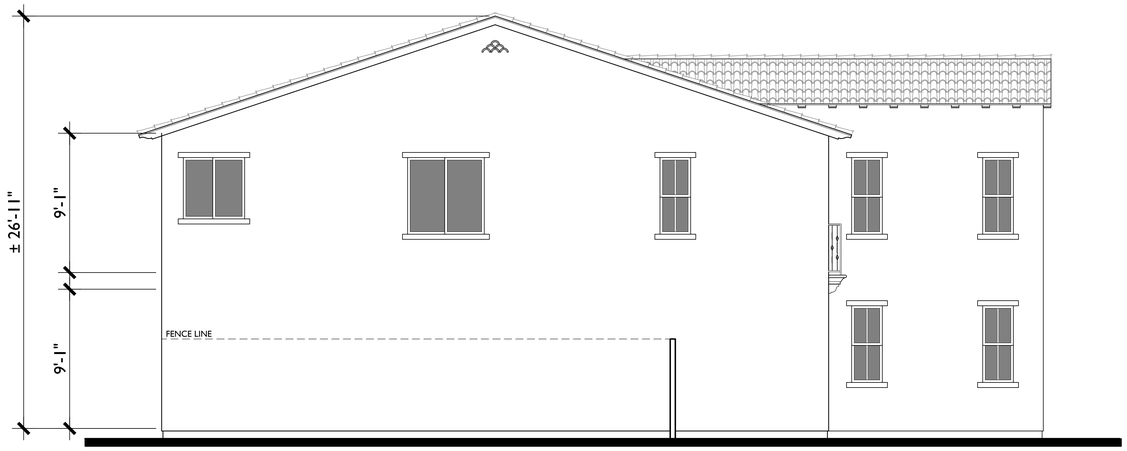
05.21.24

RICHLAND

REAR

SPANISH A

1/4"=1'-0"



LEFT

RIGHT

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
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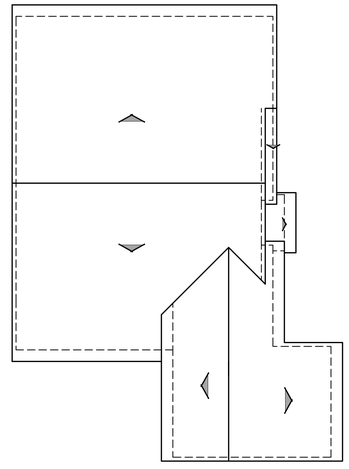
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 4
Spanish Elevation

LEUNG PROPERTY - PRODUCT I
Antioch , Ca

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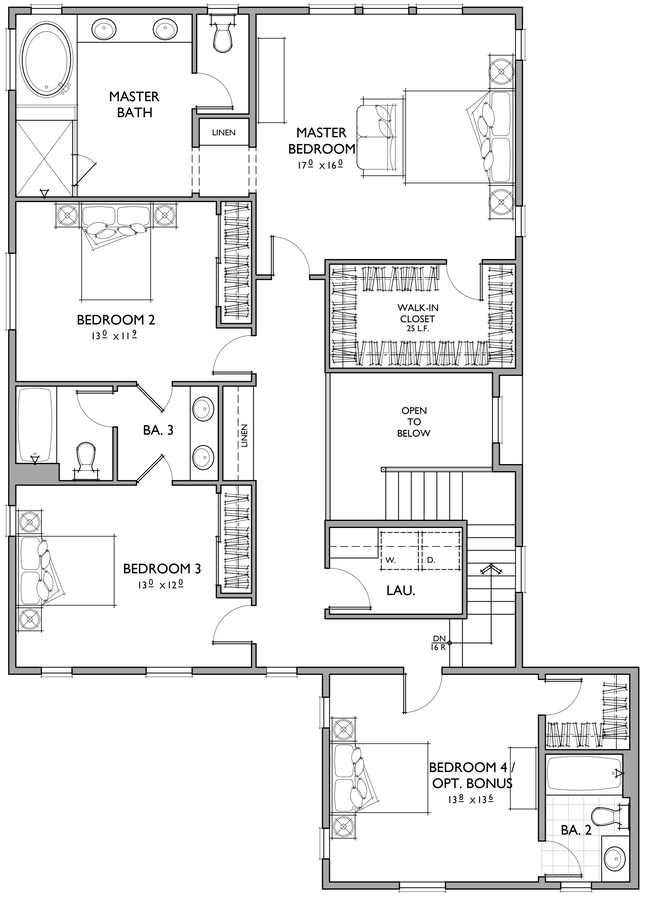
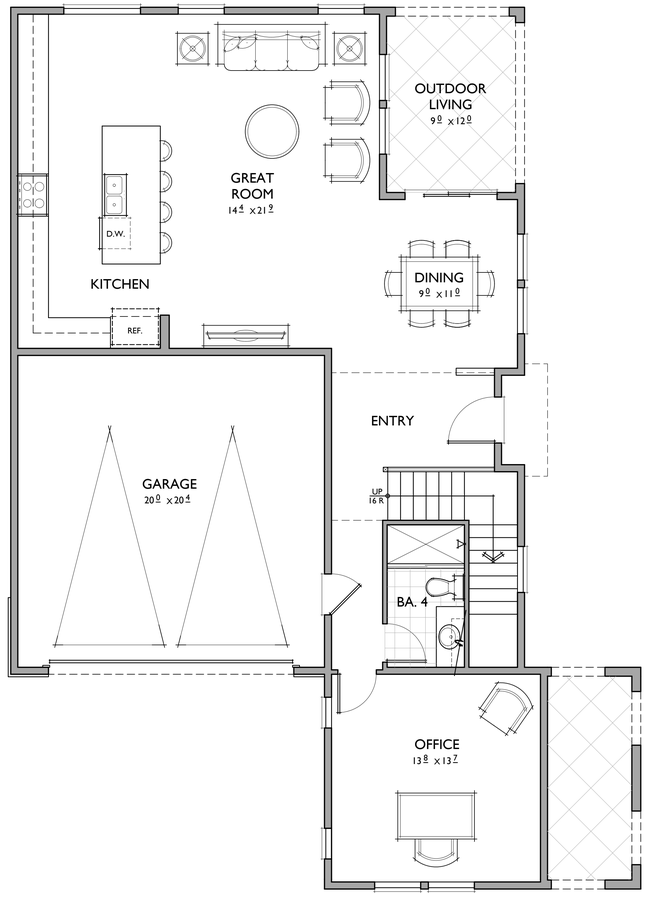
RICHLAND





4 BEDROOMS / 3 BATHS / OPT. BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
2ND FLOOR	1,591 SQ. FT.
TOTAL	**2,710 SQ. FT.**
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OUTDOOR LIVING	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4
Reflects American Traditional Elevation

LEUNG PROPERTY - PRODUCT I
Antioch , Ca

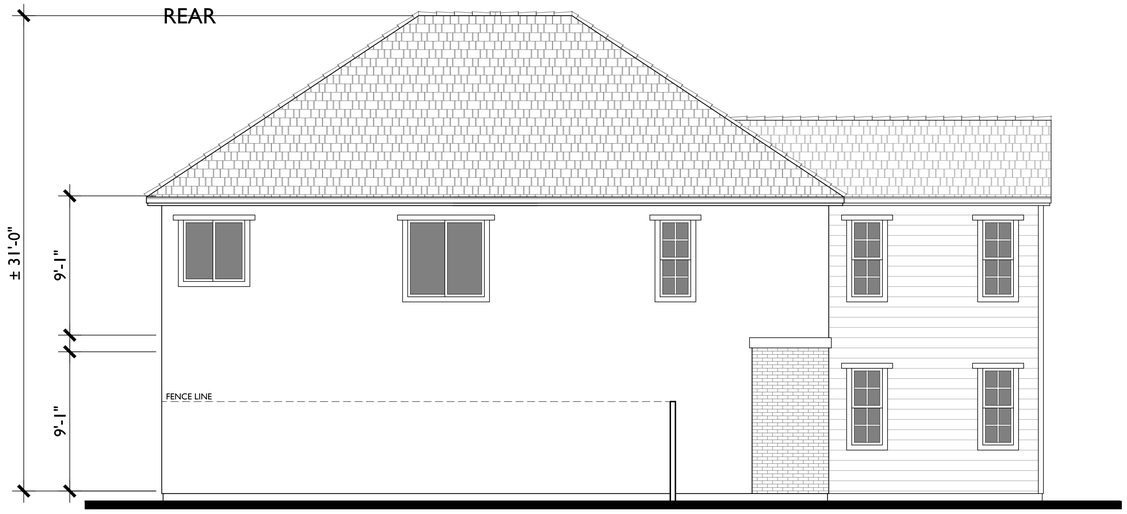
0 2 4 8

799.24097

05.21.24

RICHLAND

REAR



LEFT

RIGHT

AMERICAN TRADITIONAL B

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
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R. COMPOSITE DOOR
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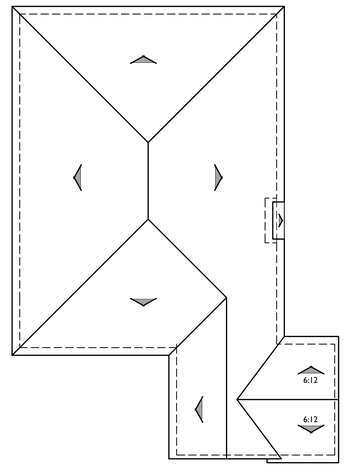
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN B

1/8"=1'-0"

PITCH: 8:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 4

American Traditional Elevation

LEUNG PROPERTY - PRODUCT I

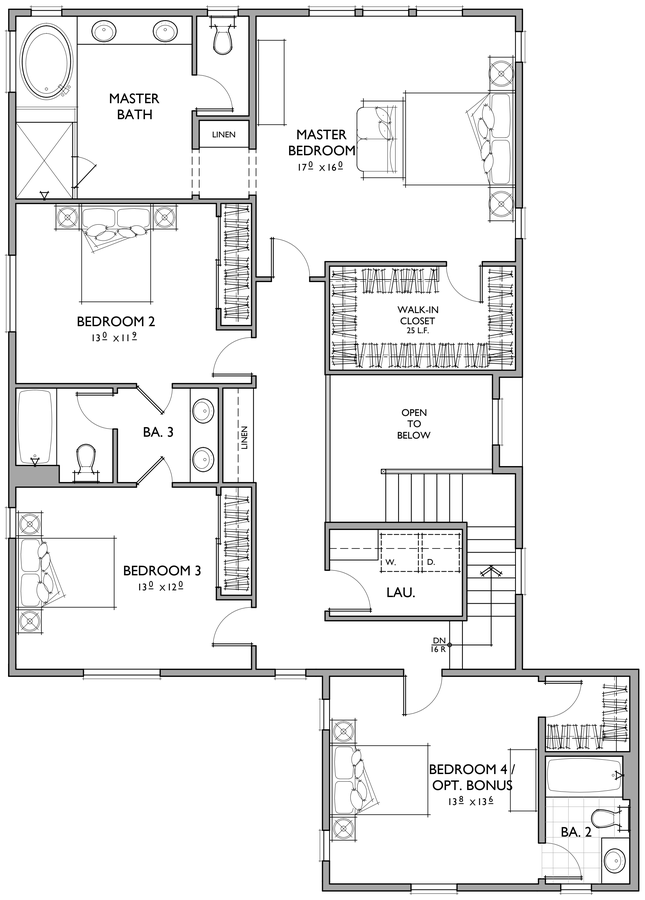
Antioch , Ca

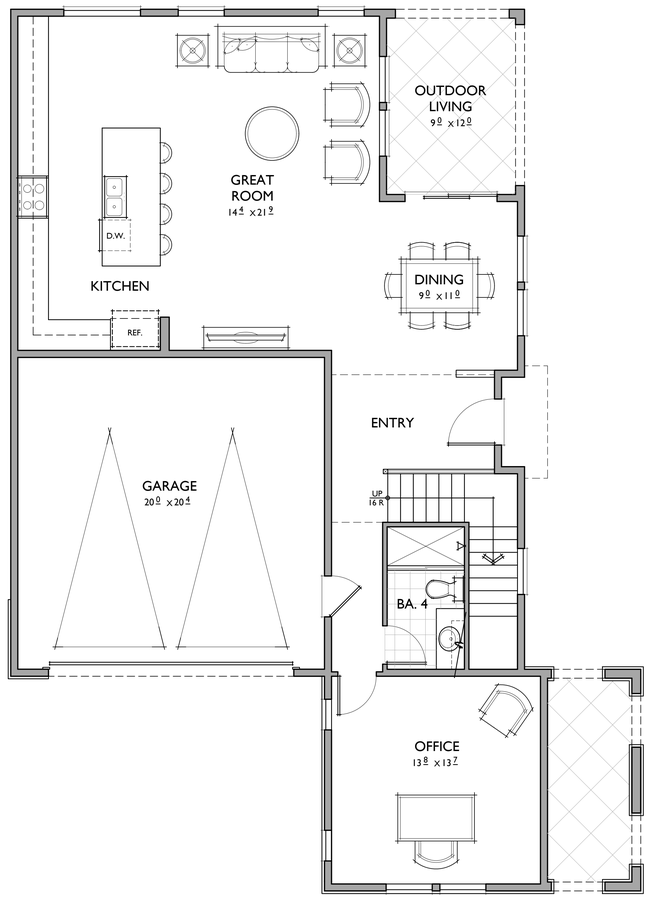
0 2 4 8

799.24097

05.21.24

RICHLAND





4 BEDROOMS / 3 BATHS / OPT. BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
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PLAN 4
Reflects Craftsman Elevation

LEUNG PROPERTY - PRODUCT I
Antioch , Ca

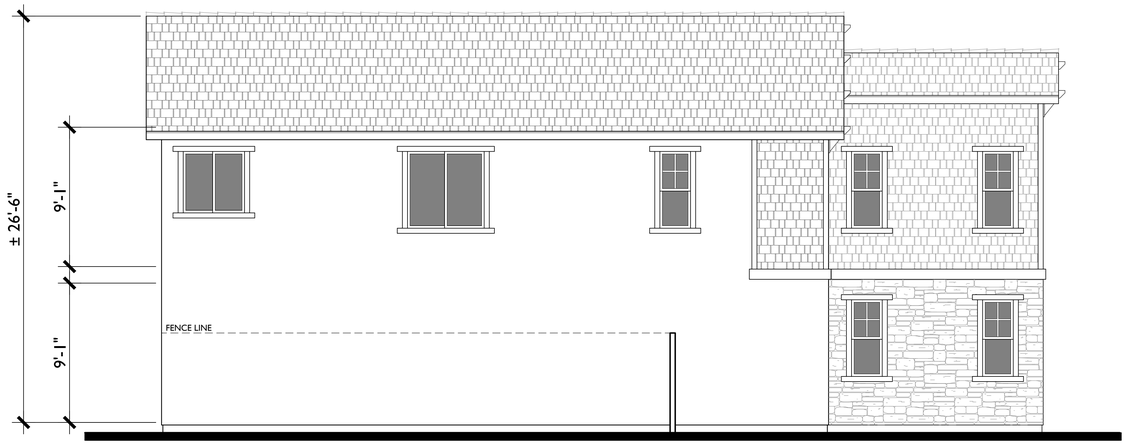
0 2 4 8

799.24097

05.21.24

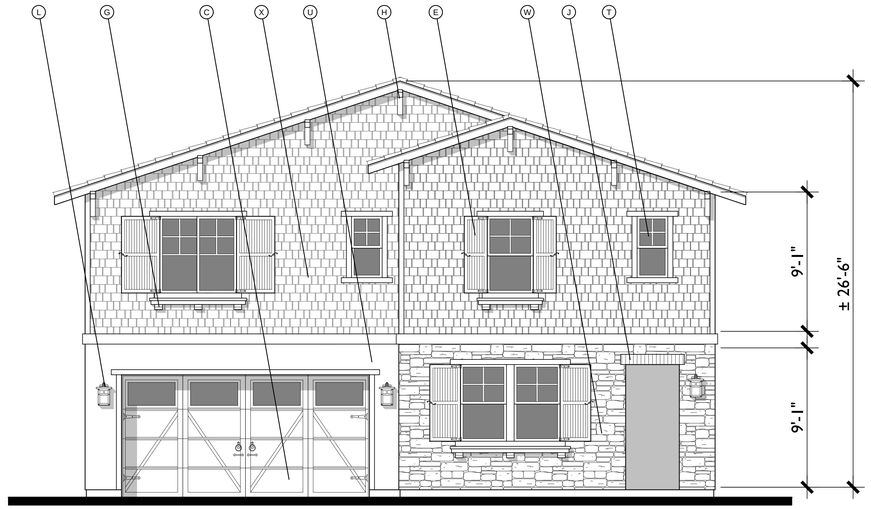
RICHLAND

REAR



LEFT

RIGHT



CRAFTSMAN C

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
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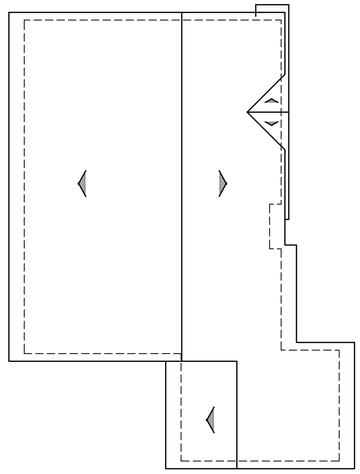
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER
X. SHINGLES



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 4
Craftsman Elevation

LEUNG PROPERTY - PRODUCT I

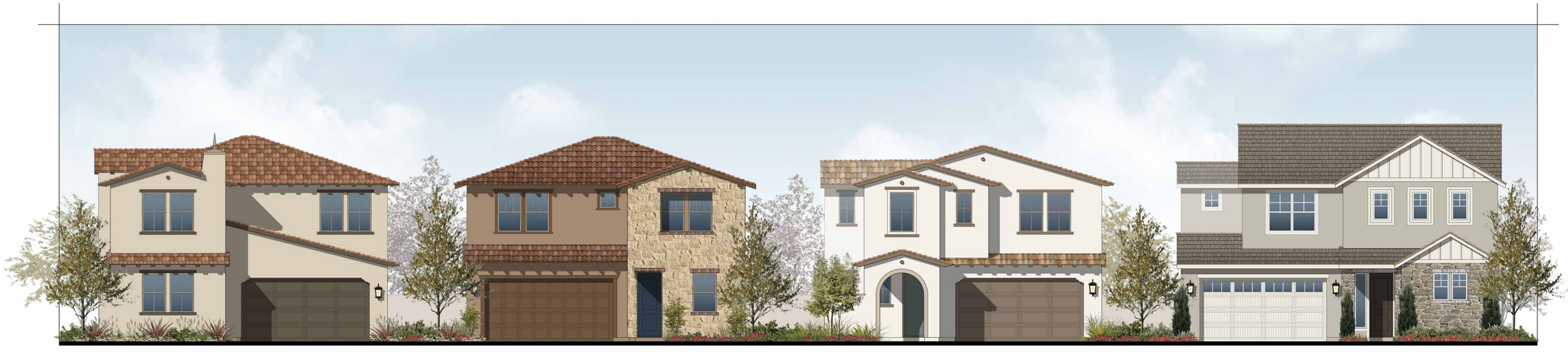
Antioch , Ca

0 2 4 8

799.24097

05.21.24

RICHLAND



PLAN 3
SPANISH

PLAN 2
TUSCAN

PLAN 1
SPANISH

PLAN 4
FRENCH COUNTRY

PLAN 3
SPANISH

PLAN 3
FRENCH COUNTRY

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STREET SCENE

LEUNG PROPERTY - PRODUCT 3

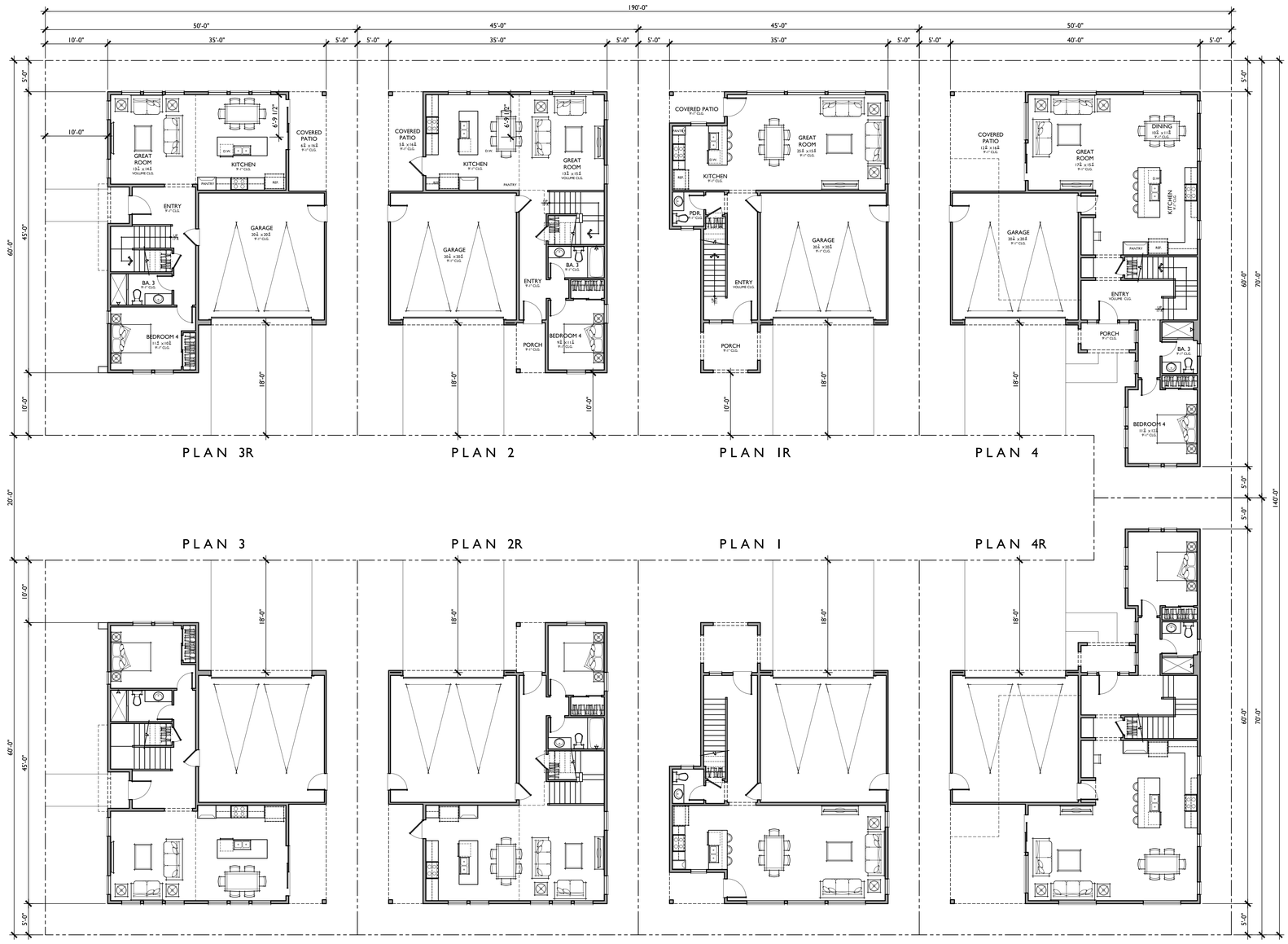
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	869 SQ. FT.
2ND FLOOR	996 SQ. FT.
TOTAL LIVING	**1865 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	95 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	860 SQ. FT.
2ND FLOOR	975 SQ. FT.
TOTAL LIVING	**1835 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	88 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	751 SQ. FT.
2ND FLOOR	955 SQ. FT.
TOTAL LIVING	**1710 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
COVERED PATIO	44 SQ. FT.
PORCH	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
2ND FLOOR	1,054 SQ. FT.
TOTAL LIVING	**2173 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
COVERED PATIO	191 SQ. FT.
PORCH	44 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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CONCEPTUAL COMPOSITE FLOOR PLAN

First Floor

LEUNG PROPERTY - PRODUCT 3

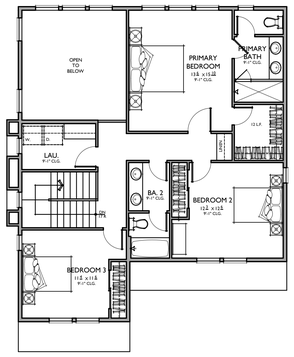
Antioch , Ca

0 4 8 16

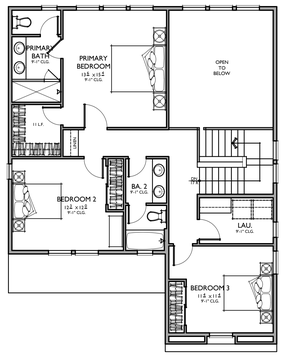
799.24099

05.21.24

RICHLAND



PLAN 3R



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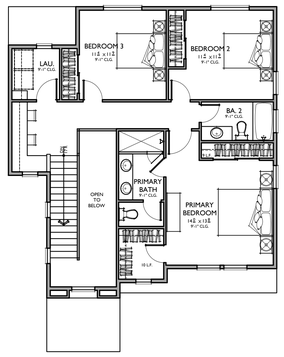

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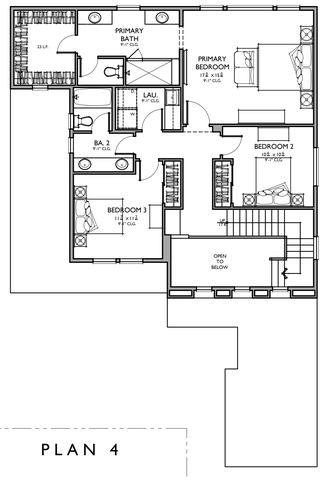
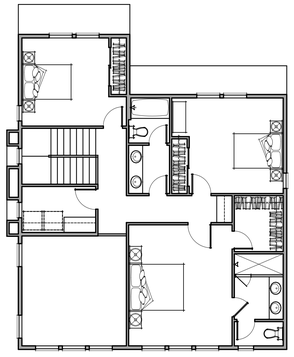
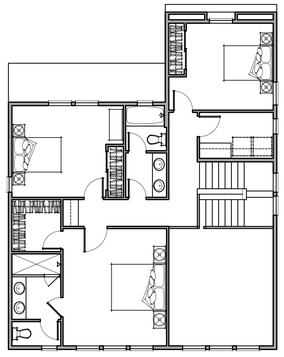


PLAN 4

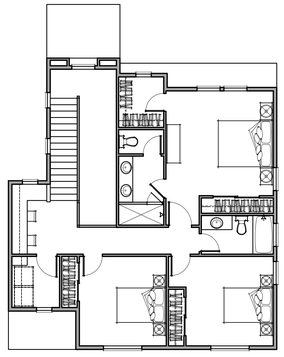
PLAN 3



PLAN 2R



PLAN 1



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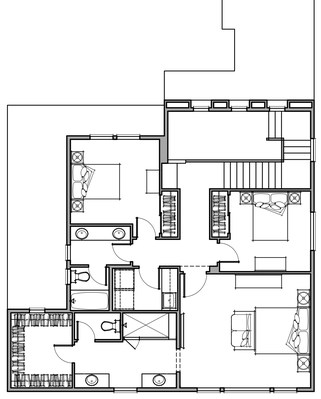

PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	869 SQ. FT.
2ND FLOOR	996 SQ. FT.
TOTAL LIVING	**1865 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	95 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	860 SQ. FT.
2ND FLOOR	975 SQ. FT.
TOTAL LIVING	**1835 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	88 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	751 SQ. FT.
2ND FLOOR	955 SQ. FT.
TOTAL LIVING	**1710 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
COVERED PATIO	44 SQ. FT.
PORCH	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
2ND FLOOR	1,054 SQ. FT.
TOTAL LIVING	**2173 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
COVERED PATIO	191 SQ. FT.
PORCH	44 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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CONCEPTUAL COMPOSITE FLOOR PLAN

Second Floor

LEUNG PROPERTY - PRODUCT 3

Antioch , Ca

0 4 8 16

799.24099

05.21.24

RICHLAND

SPANISH

FRENCH COUNTRY

TUSCAN

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PLAN I
Front Elevations

LEUNG PROPERTY - PRODUCT 3

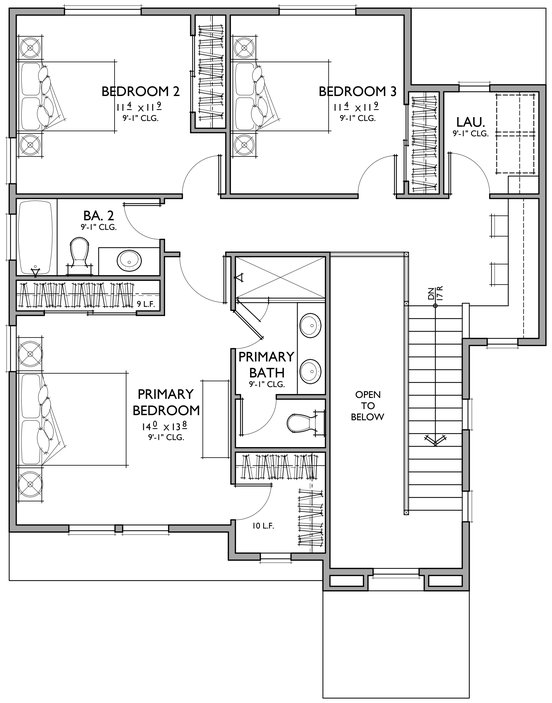
Antioch , Ca

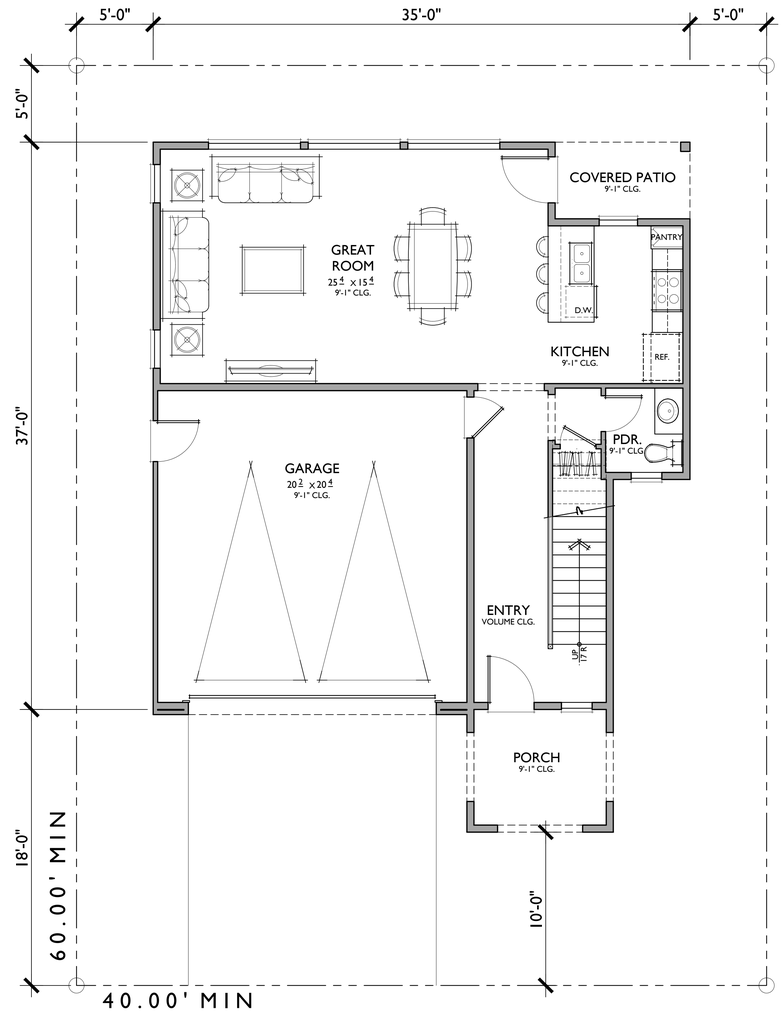
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	751 SQ. FT.
2ND FLOOR	955 SQ. FT.
TOTAL LIVING	**1710 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
COVERED PATIO	44 SQ. FT.
PORCH	76 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A

Reflects Spanish Elevation

LEUNG PROPERTY - PRODUCT 3

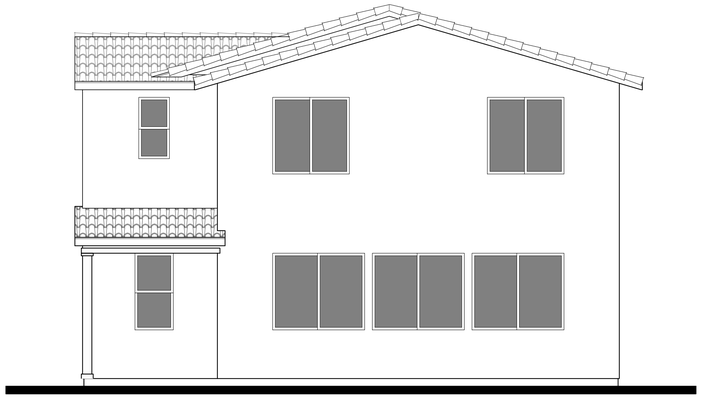
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



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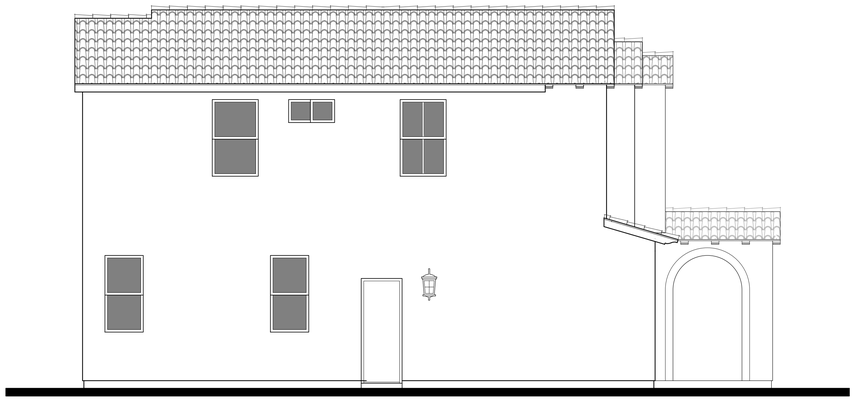

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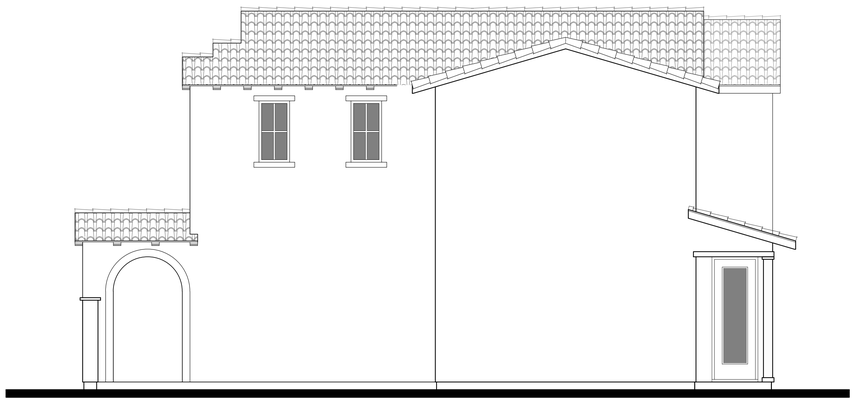
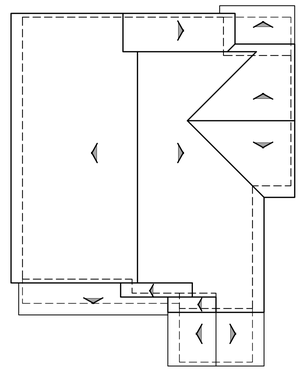


RIGHT

FRONT

A - SPANISH

1/4"=1'-0"



ROOF PLAN A

1/8"=1'-0"

PITCH: 3.5:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 1A

Spanish Elevation

LEUNG PROPERTY - PRODUCT 3

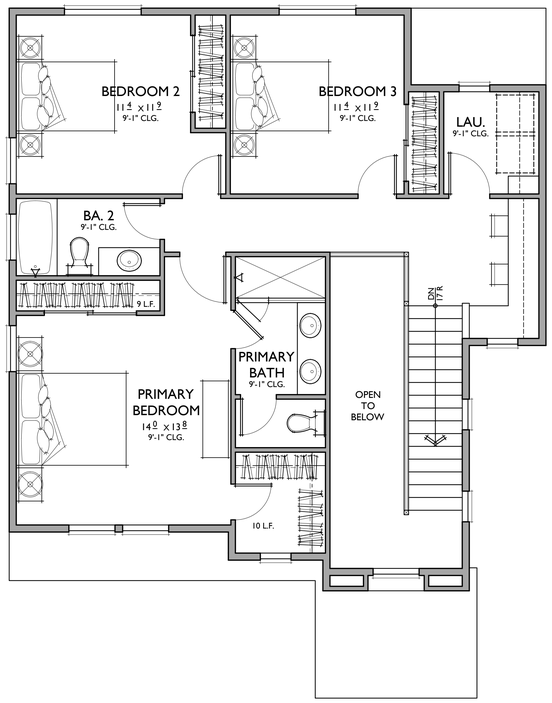
Antioch , Ca

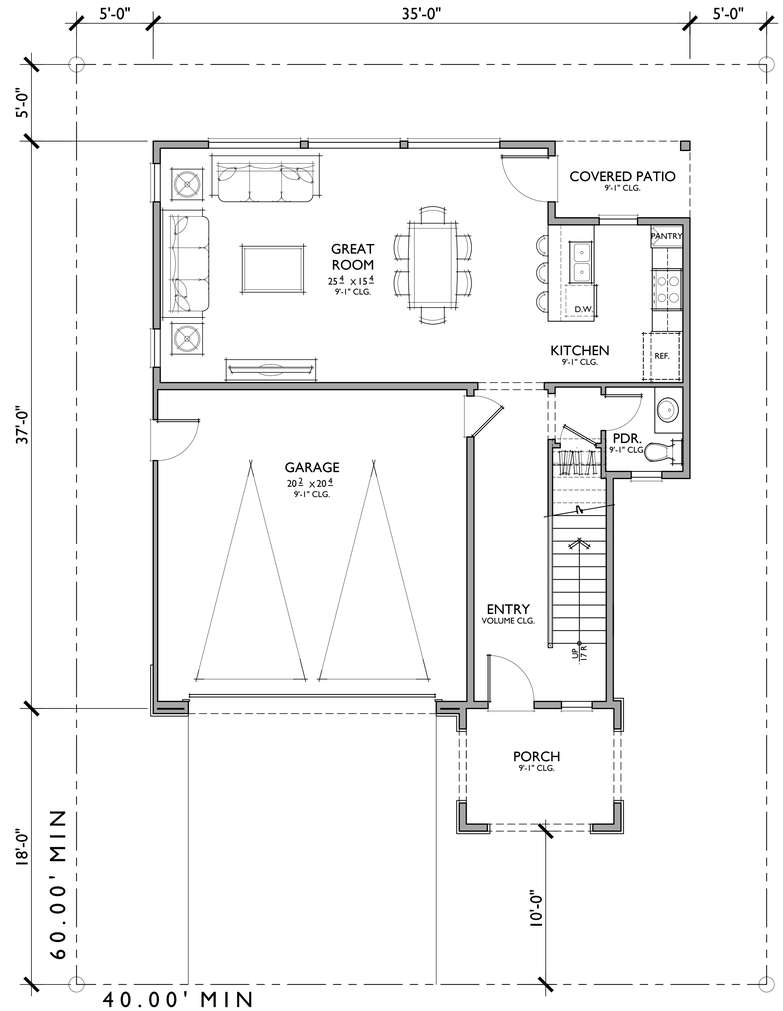
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	751 SQ. FT.
2ND FLOOR	955 SQ. FT.
TOTAL LIVING	**1710 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
COVERED PATIO	44 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B

Reflects French Country Elevation

LEUNG PROPERTY - PRODUCT 3

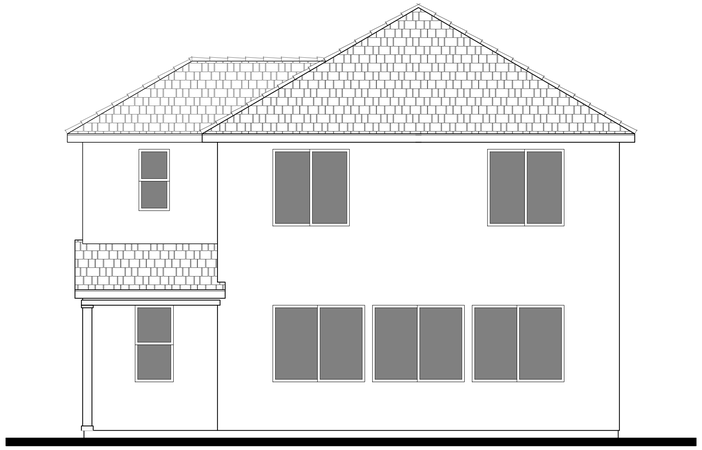
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



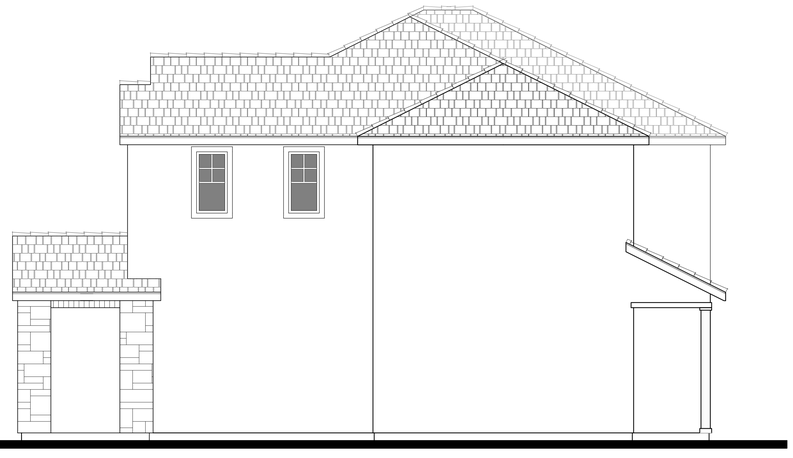
REAR

FRONT

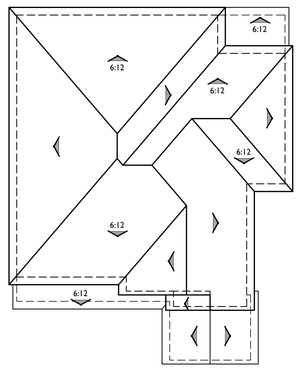
B - FRENCH COUNTRY

1/4"=1'-0"

LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 7:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 1B

French Country Elevation

LEUNG PROPERTY - PRODUCT 3

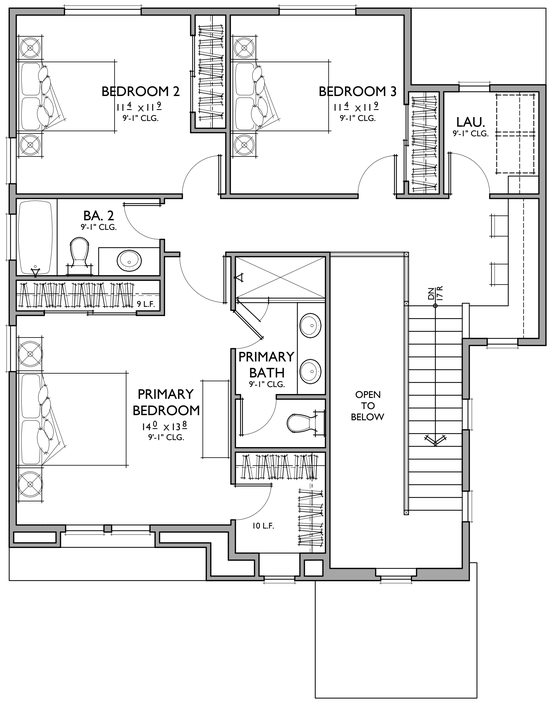
Antioch , Ca

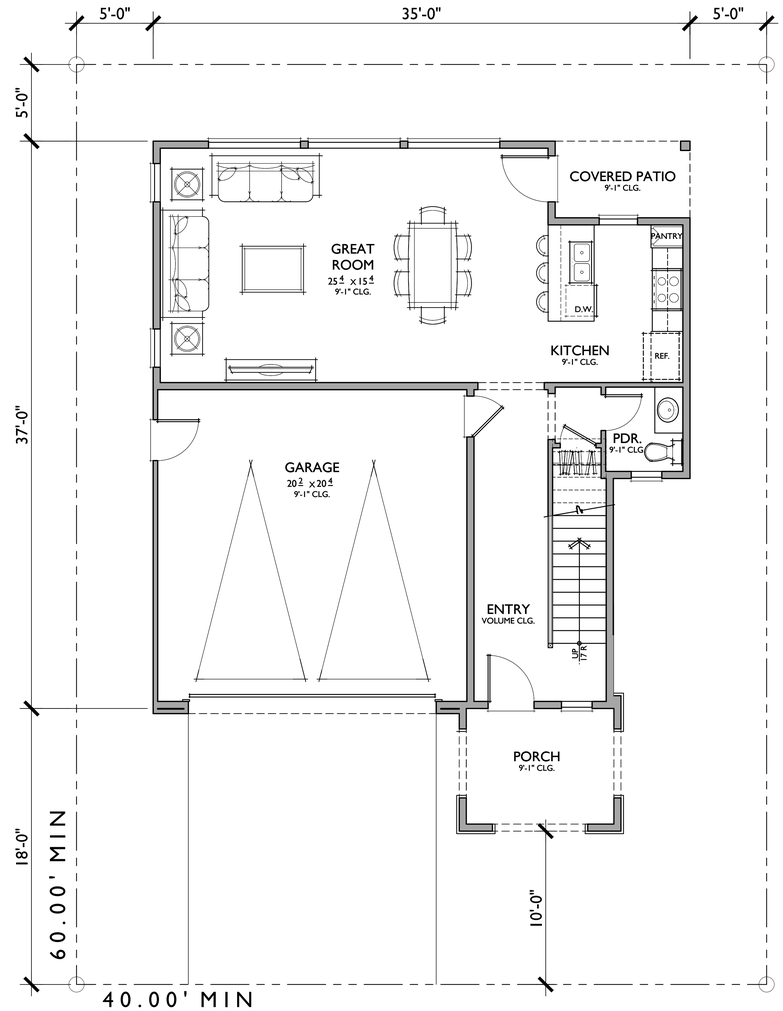
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 1

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	751 SQ. FT.
2ND FLOOR	955 SQ. FT.
TOTAL LIVING	**1710 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
COVERED PATIO	44 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C

Reflects Tuscan Elevation

LEUNG PROPERTY - PRODUCT 3

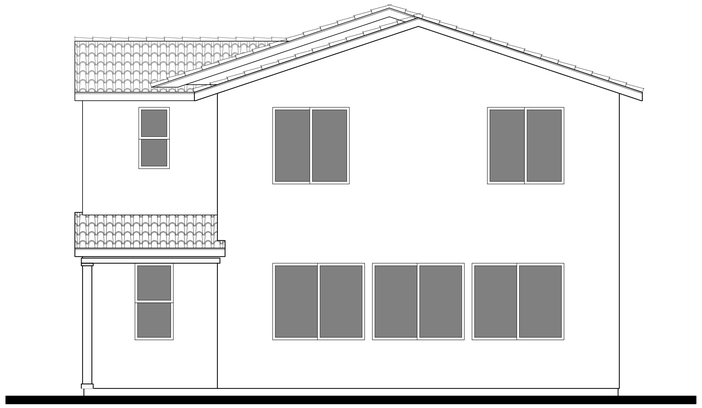
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



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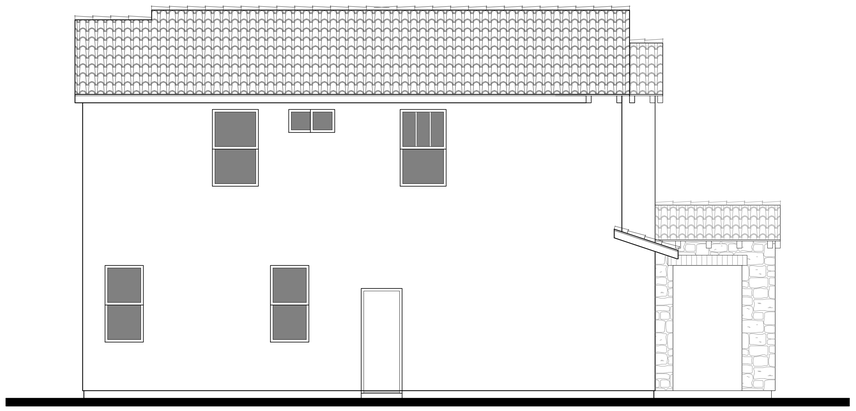
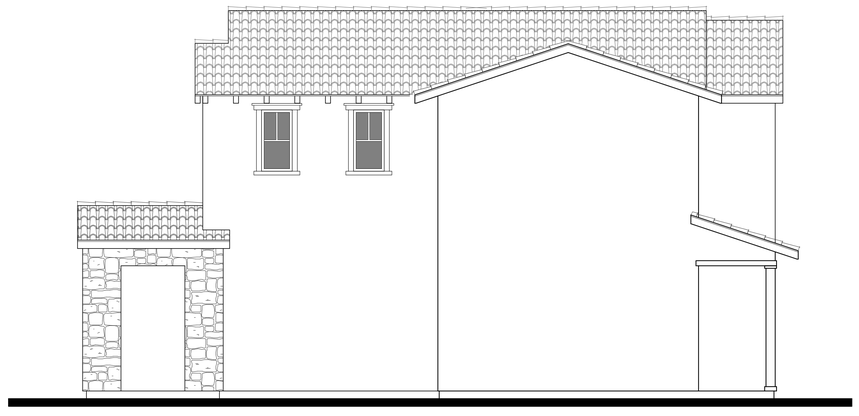


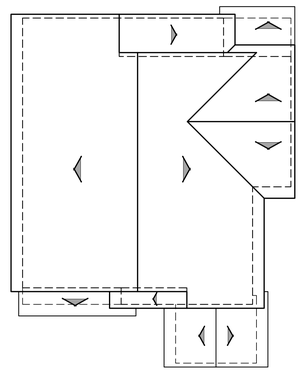
LEFT



RIGHT

FRONT C - TUSCAN

1/4"=1'-0"



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN IC

Tuscan Elevation

LEUNG PROPERTY - PRODUCT 3

Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND

SPANISH

FRENCH COUNTRY

TUSCAN

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PLAN 2
Front Elevations

LEUNG PROPERTY - PRODUCT 3

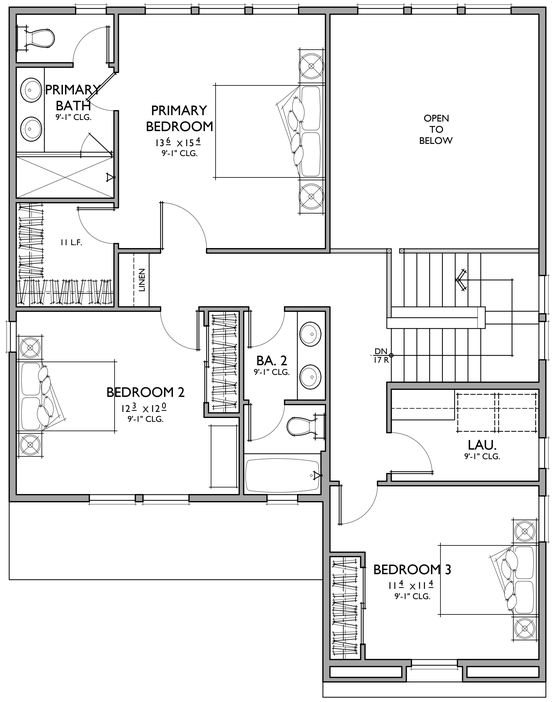
Antioch , Ca

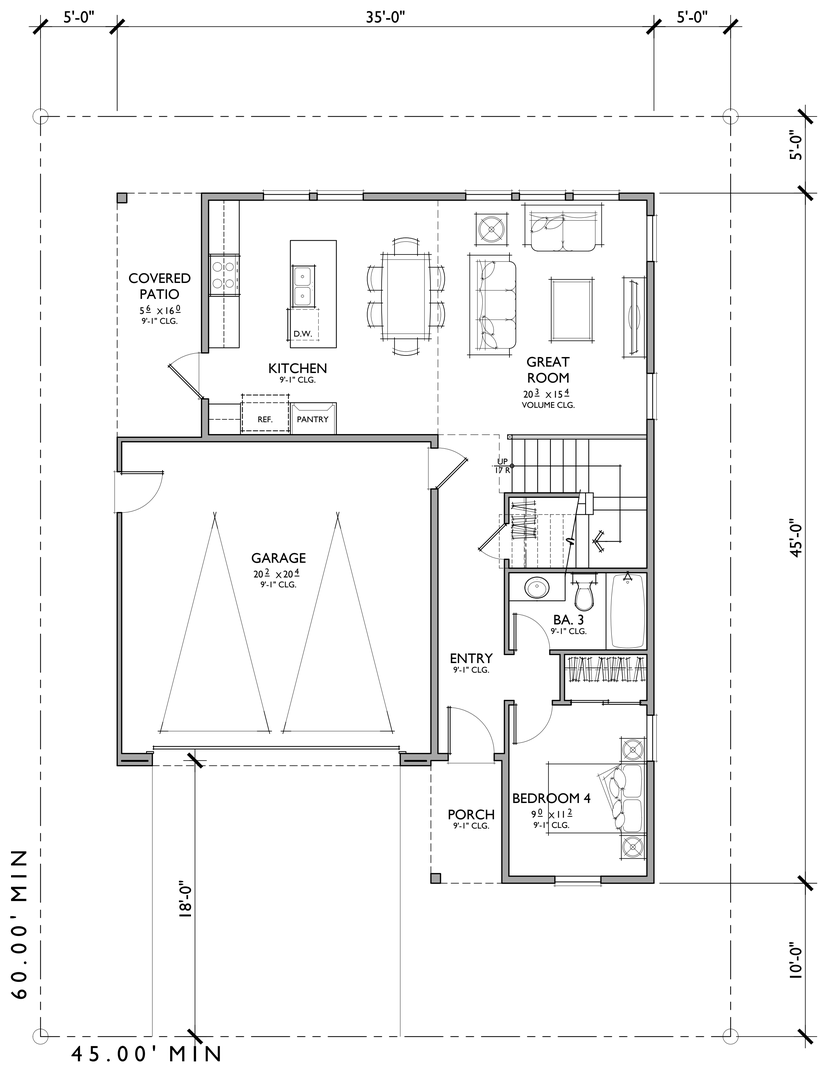
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 2

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	860 SQ. FT.
2ND FLOOR	975 SQ. FT.
TOTAL LIVING	**1835 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	88 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2A

Reflects Spanish Elevation

LEUNG PROPERTY - PRODUCT 3

Antioch , Ca

0 2 4 8

799.24099

05.21.24

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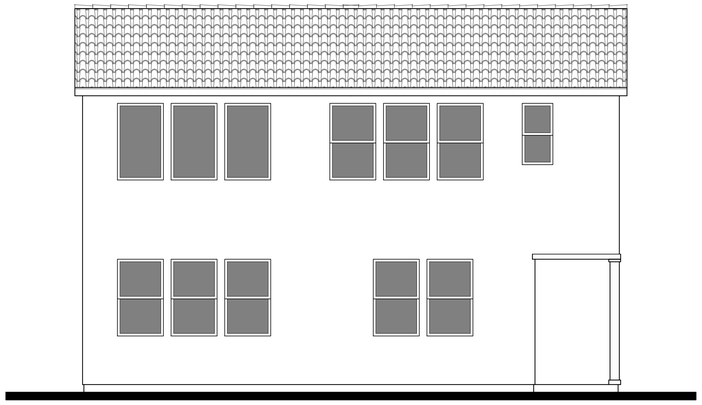
RICHLAND



REAR

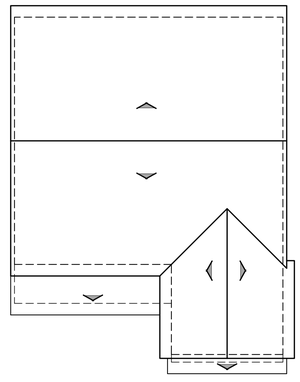
FRONT

A - SPANISH

1/4"=1'-0"

LEFT

RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 3.5:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2A

Spanish Elevation

LEUNG PROPERTY - PRODUCT 3

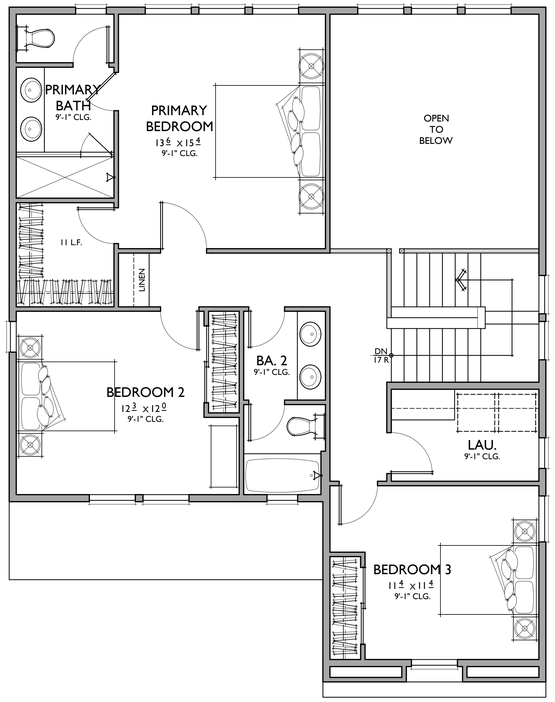
Antioch , Ca

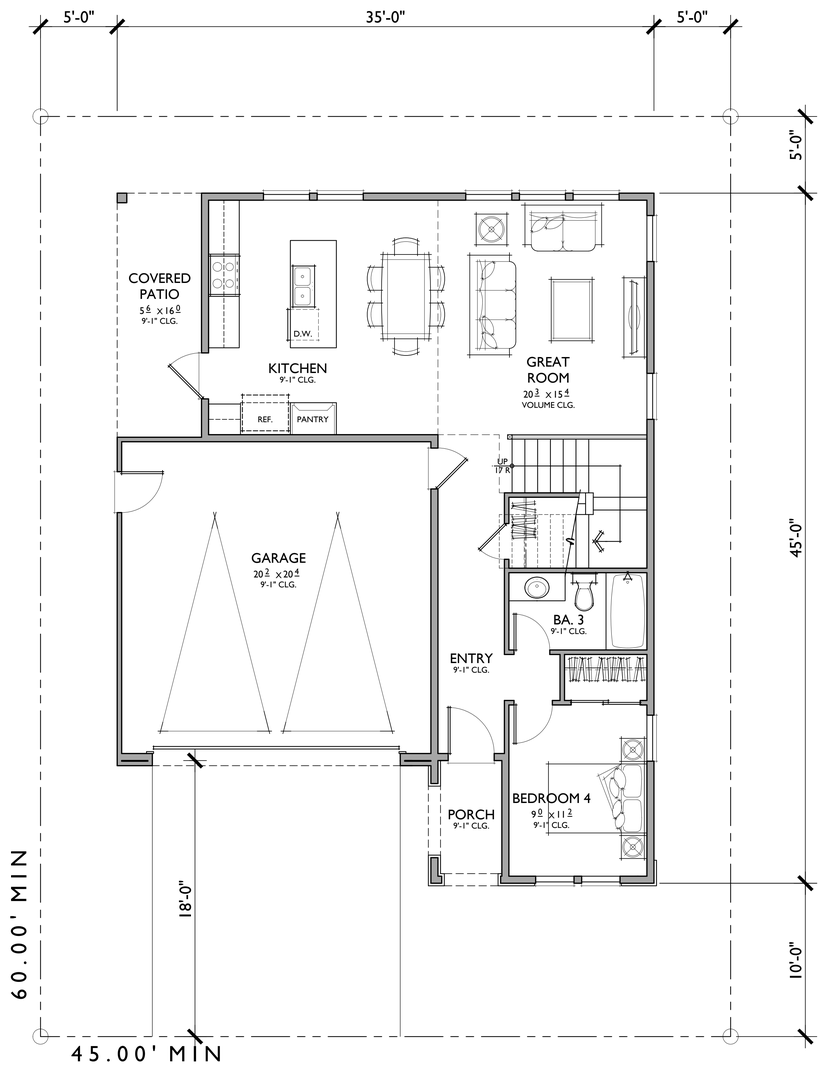
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 2

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	860 SQ. FT.
2ND FLOOR	975 SQ. FT.
TOTAL LIVING	**1835 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	88 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B

Reflects French Country Elevation

LEUNG PROPERTY - PRODUCT 3

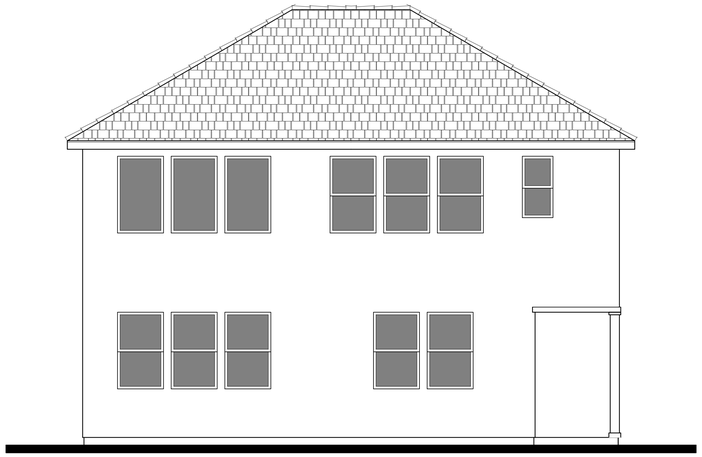
Antioch , Ca

0 2 4 8

799.24099

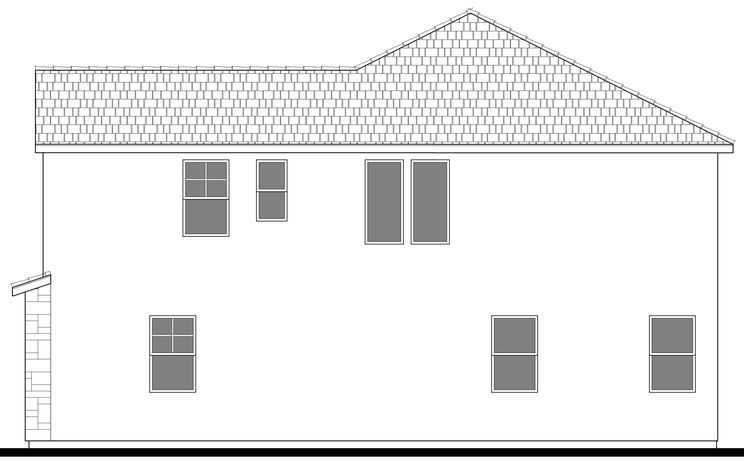
05.21.24

RICHLAND



REAR

LEFT

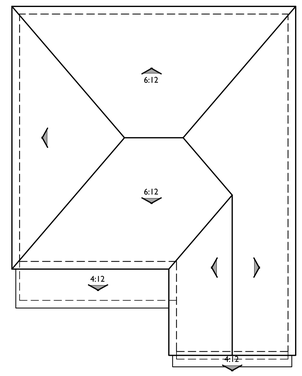


RIGHT

FRONT

B - FRENCH COUNTRY

1/4"=1'-0"



ROOF PLAN B

1/8"=1'-0"

PITCH: 7:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 2B

French Country Elevation

LEUNG PROPERTY - PRODUCT 3

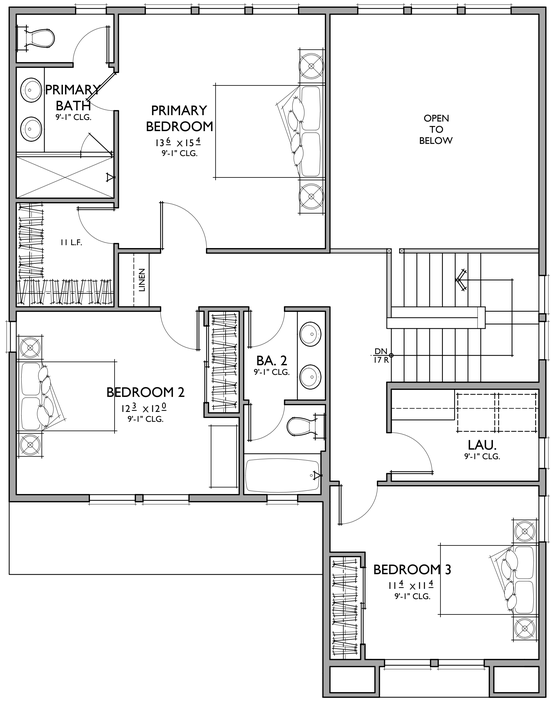
Antioch , Ca

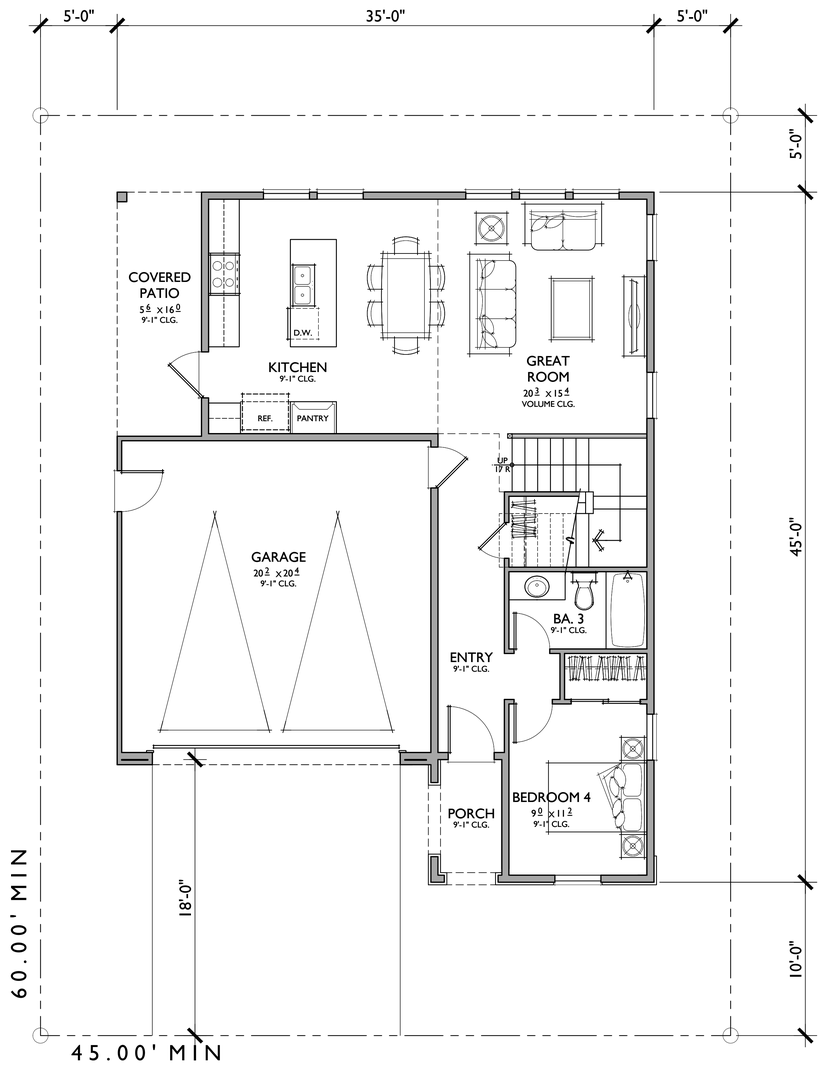
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 2

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	860 SQ. FT.
2ND FLOOR	975 SQ. FT.
TOTAL LIVING	**1835 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	88 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C

Reflects Tuscan Elevation

LEUNG PROPERTY - PRODUCT 3

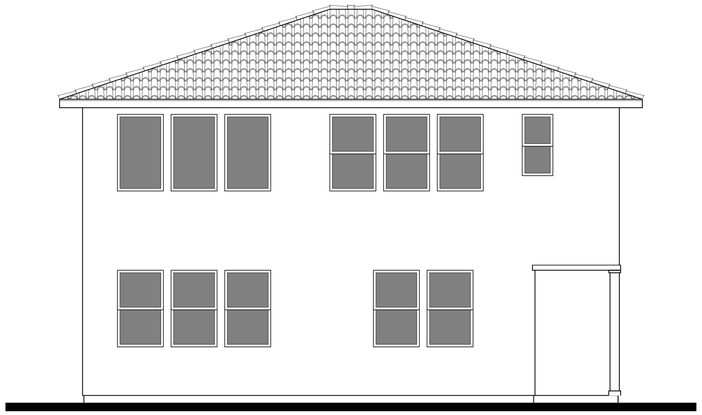
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



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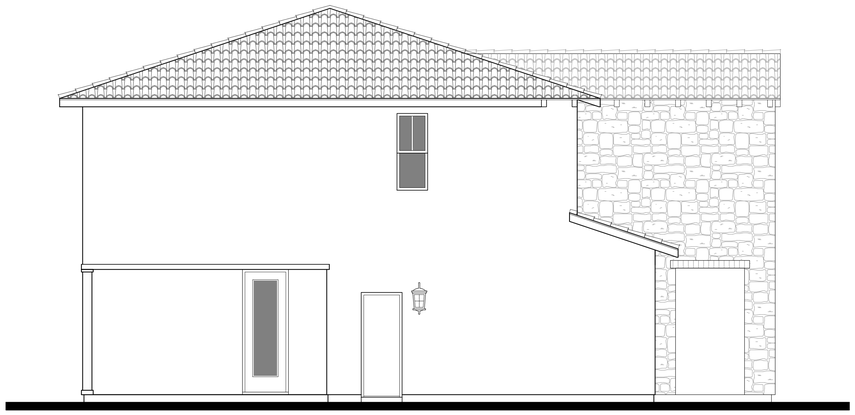

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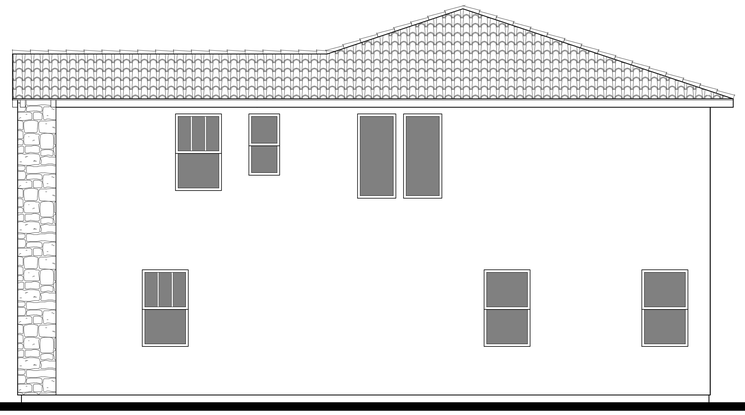
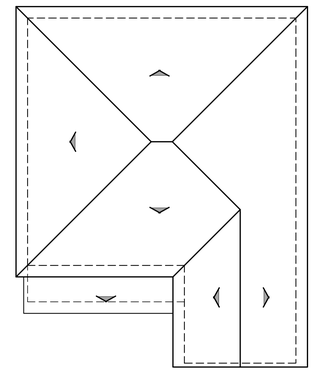


RIGHT

FRONT C- TUSCAN

1/4"=1'-0"



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2C

Tuscan Elevation

LEUNG PROPERTY - PRODUCT 3

Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND

SPANISH

FRENCH COUNTRY

TUSCAN

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PLAN 3
Front Elevations

LEUNG PROPERTY - PRODUCT 3

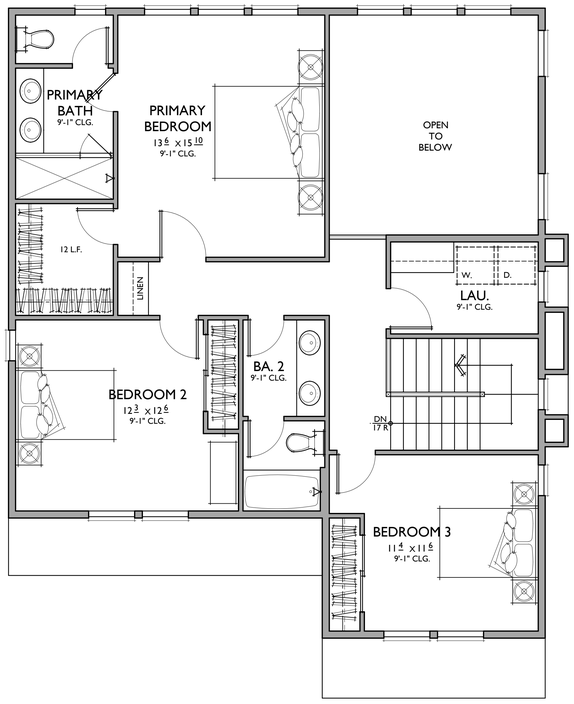
Antioch , Ca

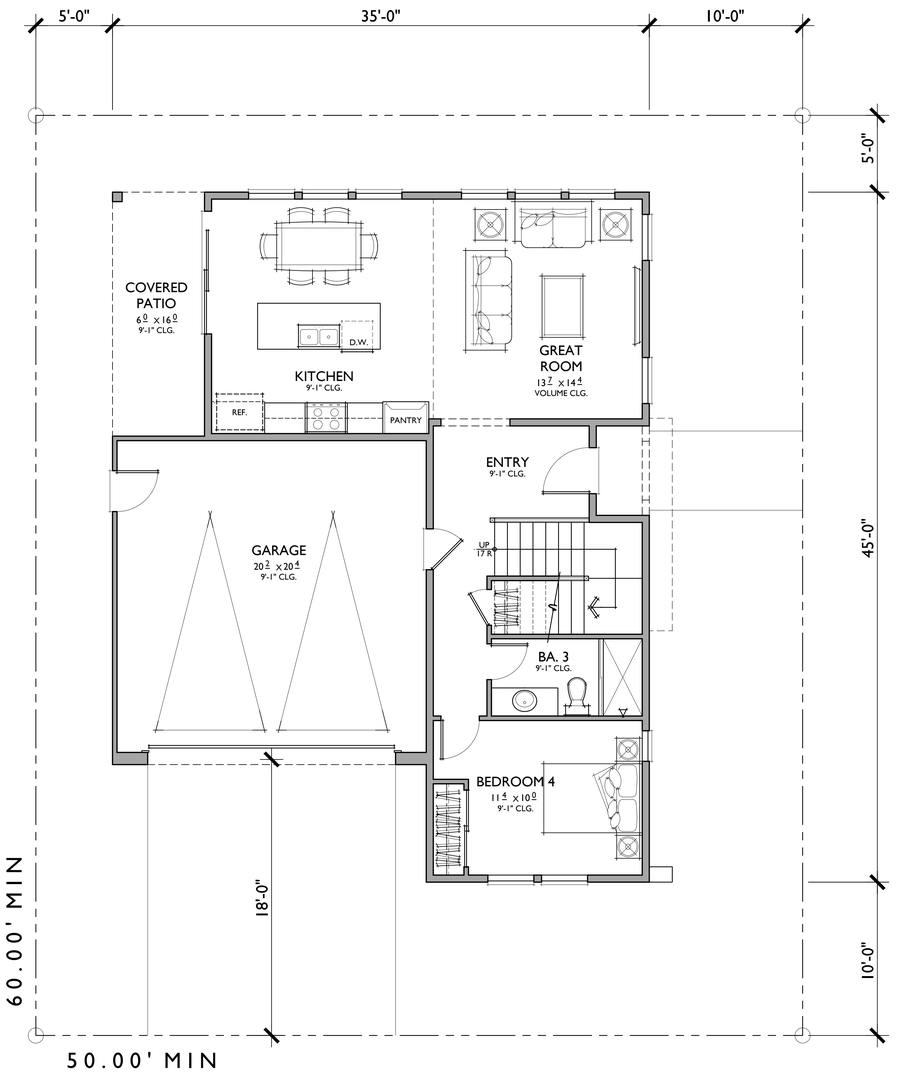
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	869 SQ. FT.
2ND FLOOR	996 SQ. FT.
TOTAL LIVING	**1865 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	95 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A

Reflects Spanish Elevation

LEUNG PROPERTY - PRODUCT 3

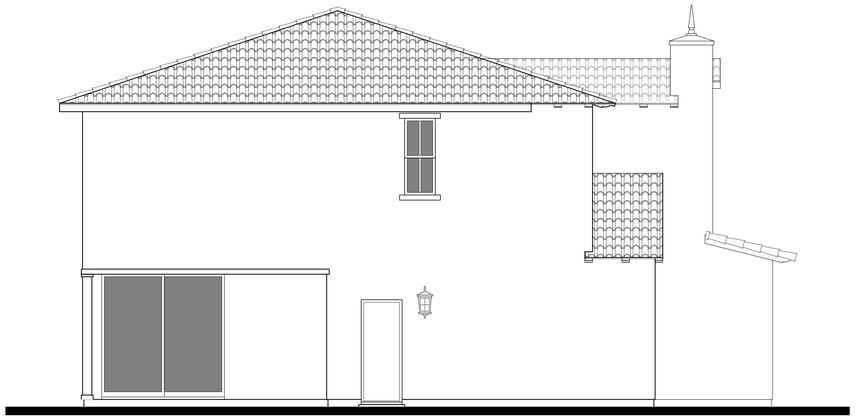
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



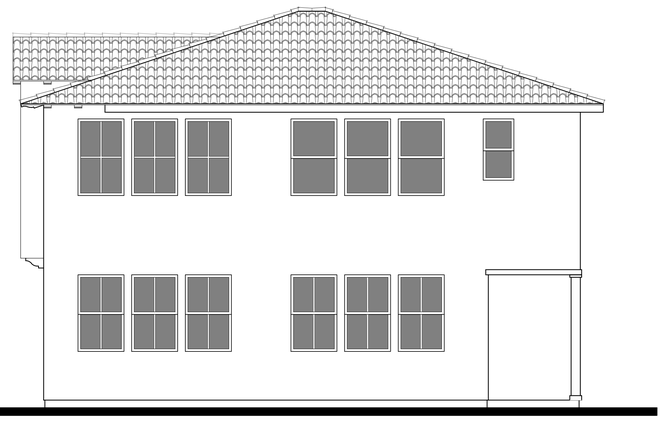
REAR

FRONT

A - SPANISH

1/4"= 1'-0"

LEFT



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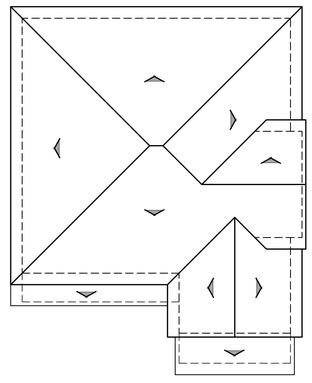

ROOF PLAN A

1/8"= 1'-0"

PITCH: 3.5:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3A

Spanish Elevation

LEUNG PROPERTY - PRODUCT 3

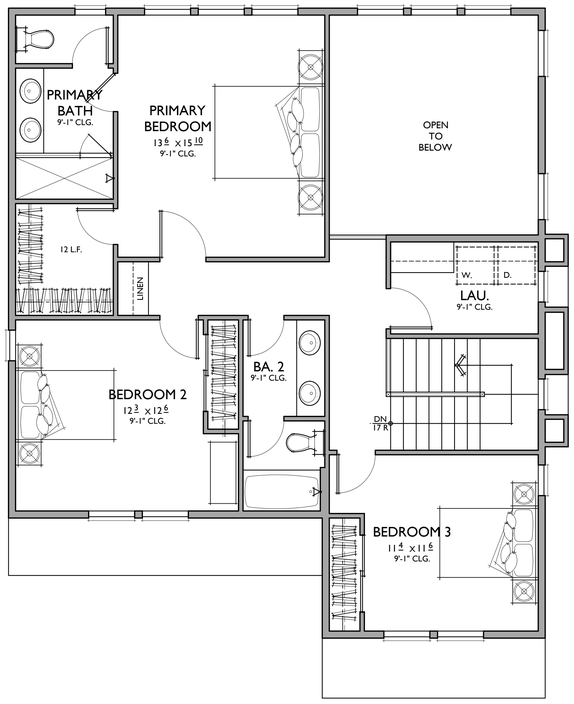
Antioch , Ca

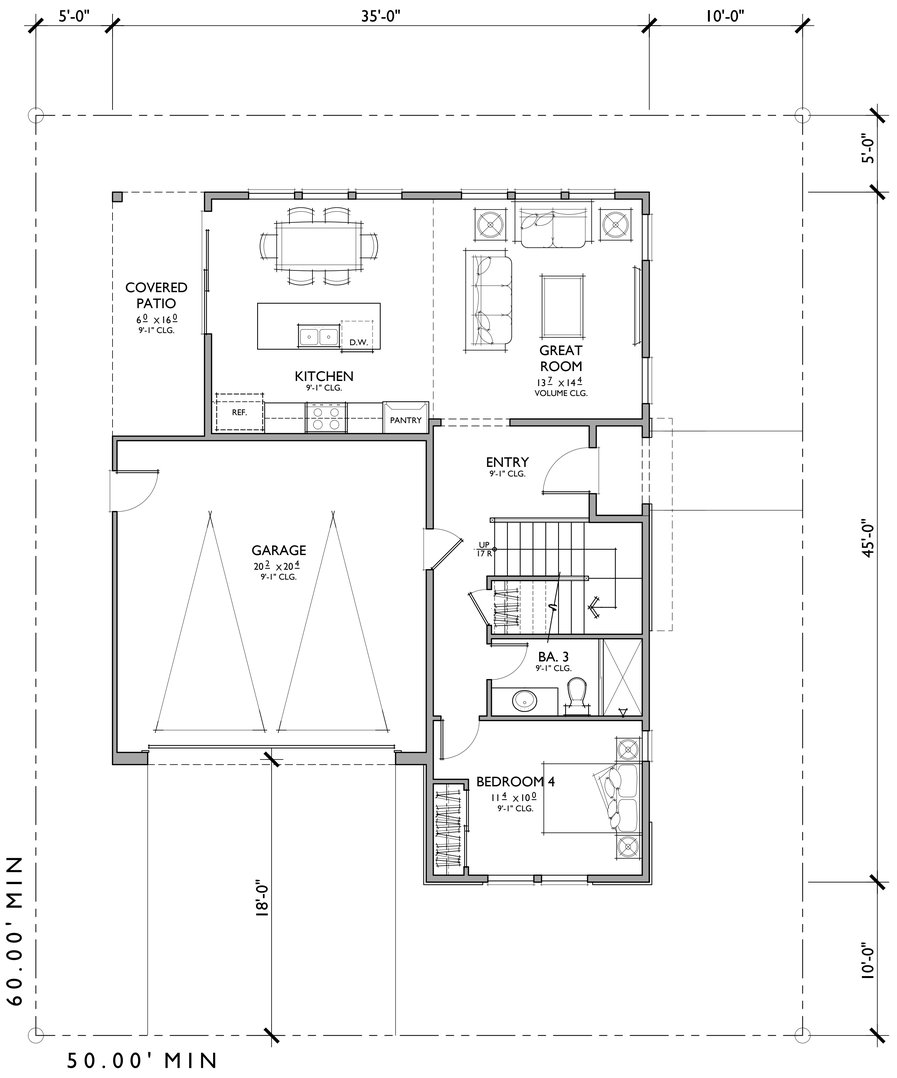
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	869 SQ. FT.
2ND FLOOR	996 SQ. FT.
TOTAL LIVING	**1865 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	95 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B

Reflects French Country Elevation

LEUNG PROPERTY - PRODUCT 3

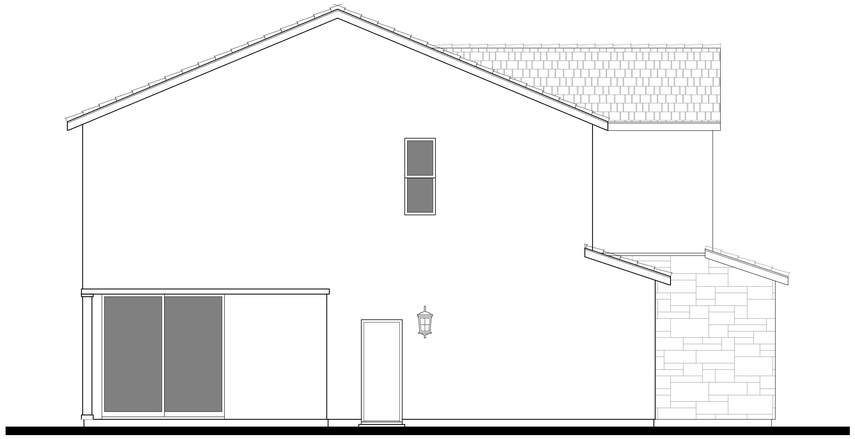
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



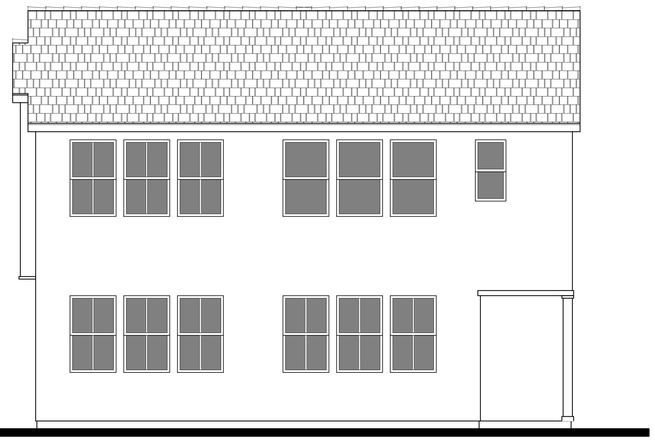
REAR

FRONT

B - FRENCH COUNTRY

1/4"= 1'-0"

LEFT



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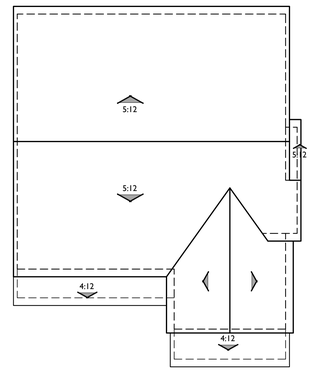

ROOF PLAN B

1/8"=1'-0"

PITCH: 7:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3B

French Country Elevation

LEUNG PROPERTY - PRODUCT 3

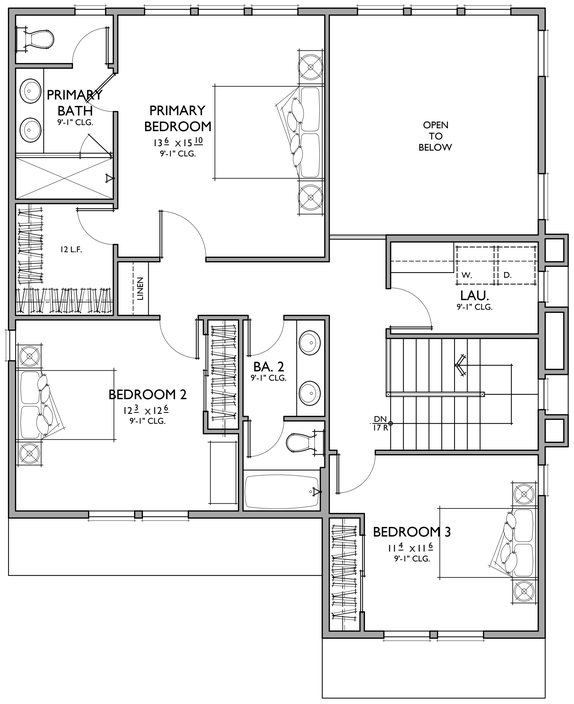
Antioch , Ca

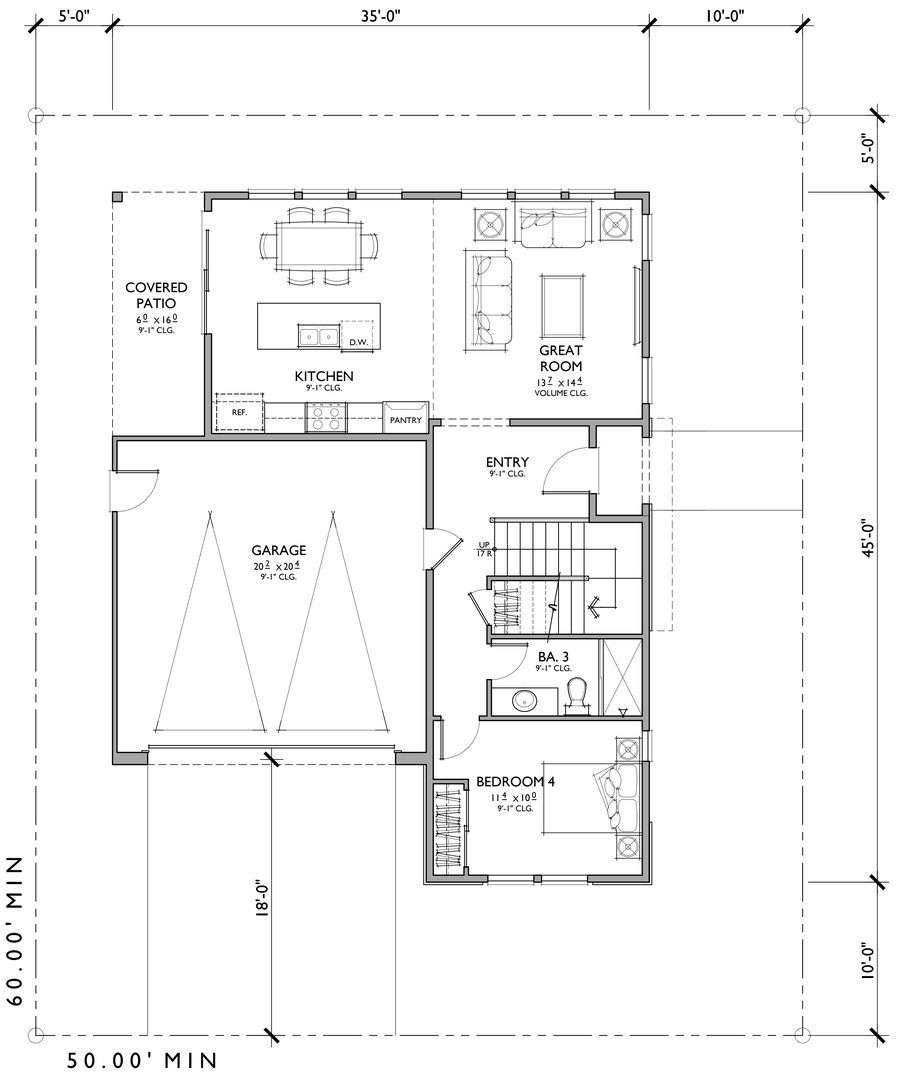
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	869 SQ. FT.
2ND FLOOR	996 SQ. FT.
TOTAL LIVING	**1865 SQ. FT.**
2 - CAR GARAGE	427 SQ. FT.
COVERED PATIO	95 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C

Reflects Tuscan Elevation

LEUNG PROPERTY - PRODUCT 3

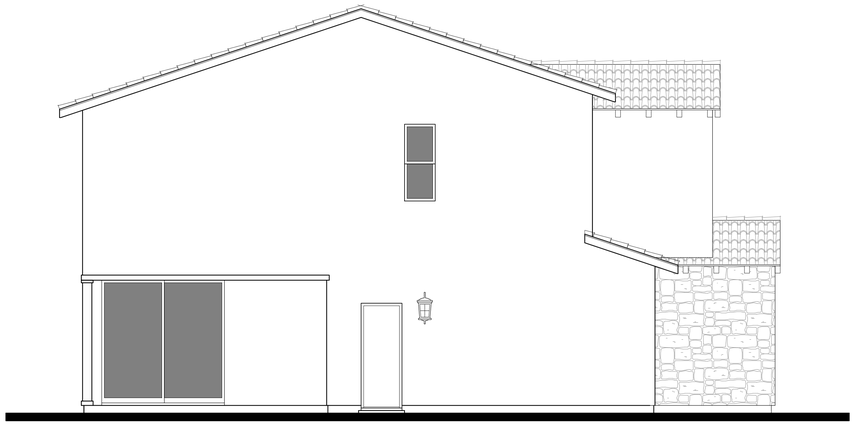
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



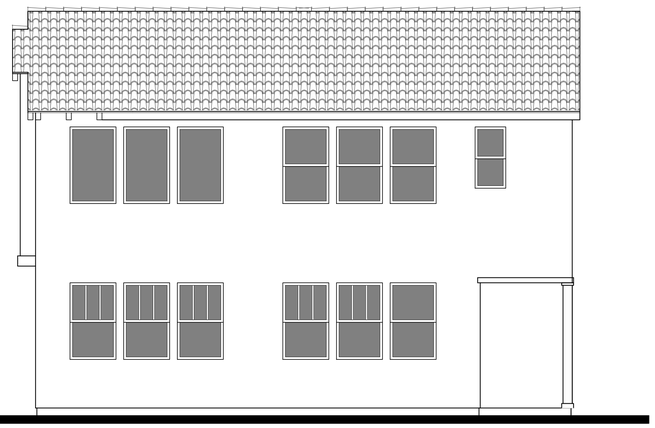
REAR

FRONT

C -TUSCAN

1/4"= 1'-0"

LEFT



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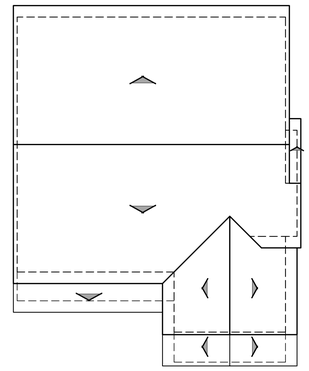

ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3C

Tuscan Elevation

LEUNG PROPERTY - PRODUCT 3

Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND

SPANISH

FRENCH COUNTRY

TUSCAN

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PLAN 4
Front Elevation

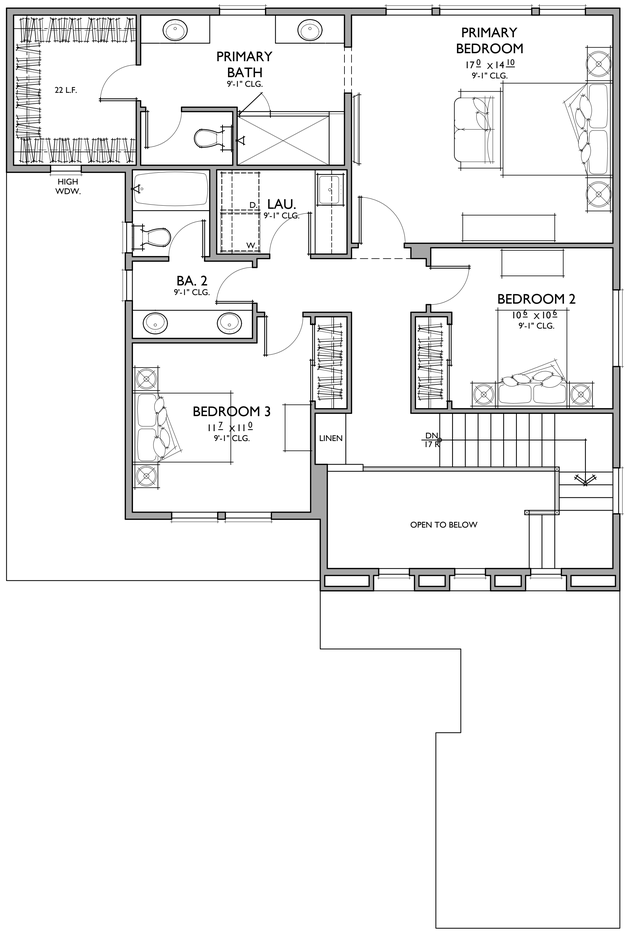
LEUNG PROPERTY - PRODUCT 3
Antioch , Ca

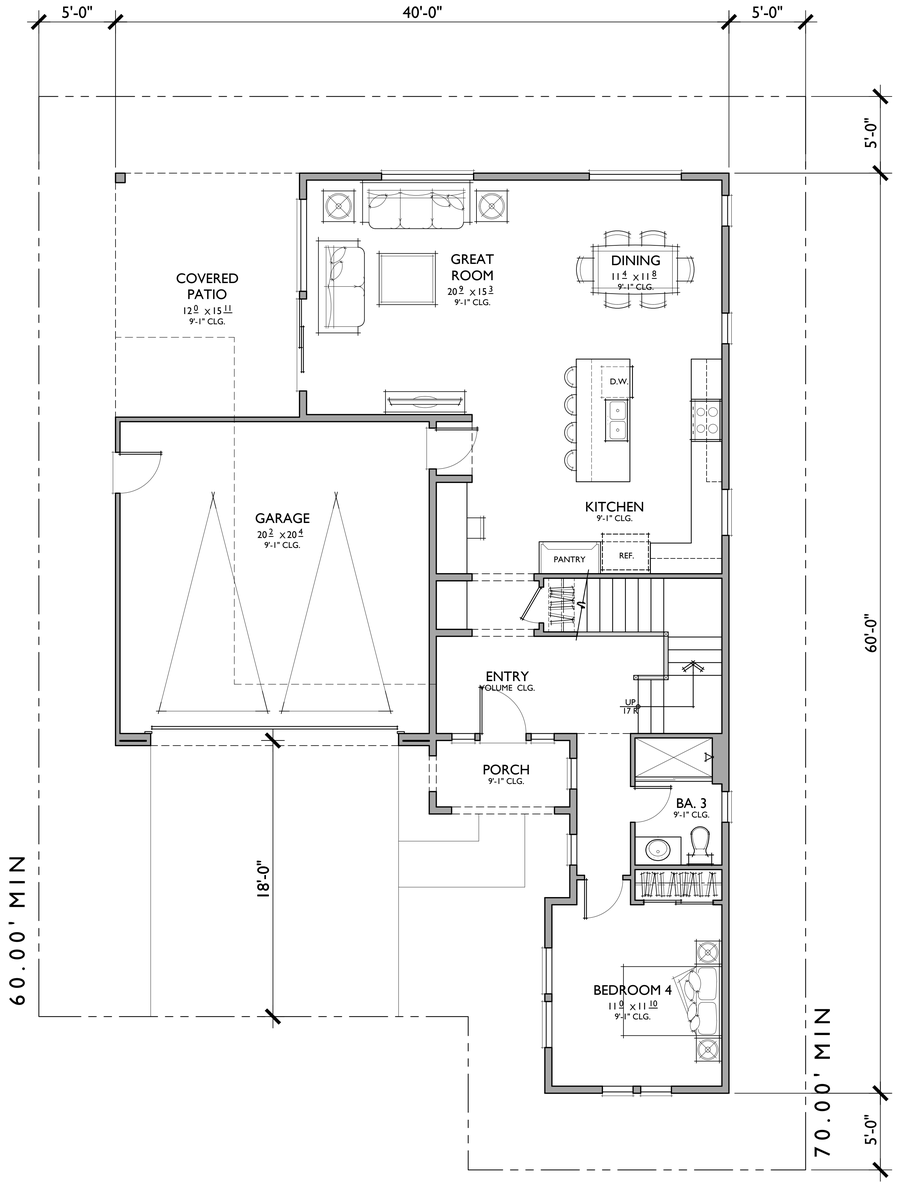
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 4

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
2ND FLOOR	1,054 SQ. FT.
TOTAL LIVING	**2173 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
COVERED PATIO	191 SQ. FT.
PORCH	44 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4A

Reflects Spanish Elevation

LEUNG PROPERTY - PRODUCT 3

Antioch , Ca

0 2 4 8

799.24099

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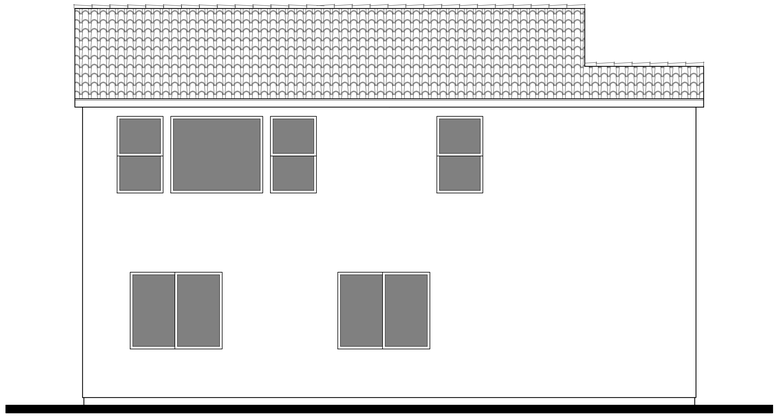
RICHLAND



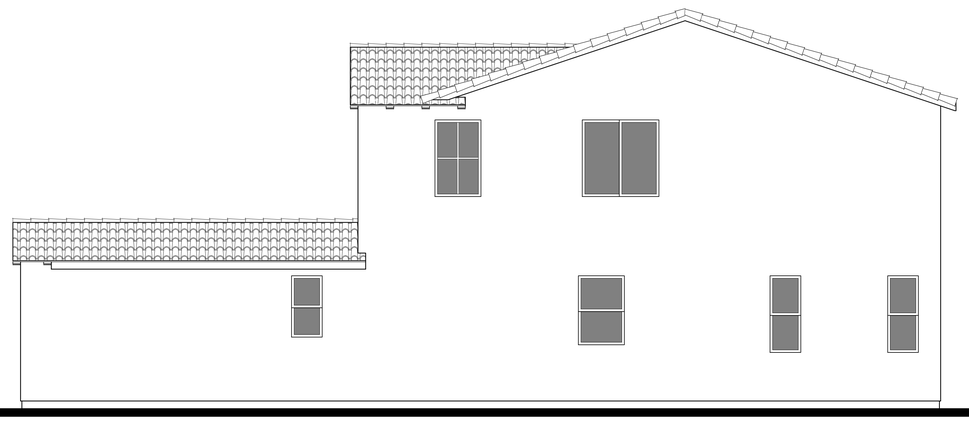
REAR

FRONT

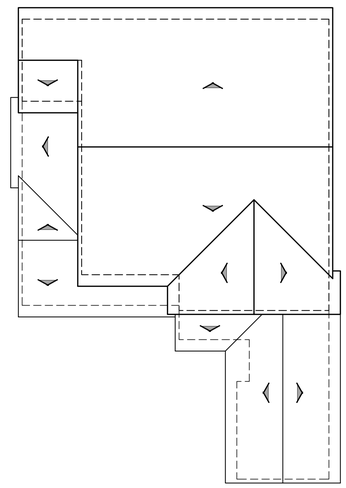
A - SPANISH

1/4"=1'-0"

LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 3.5:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 4A

Spanish Elevation

LEUNG PROPERTY - PRODUCT 3

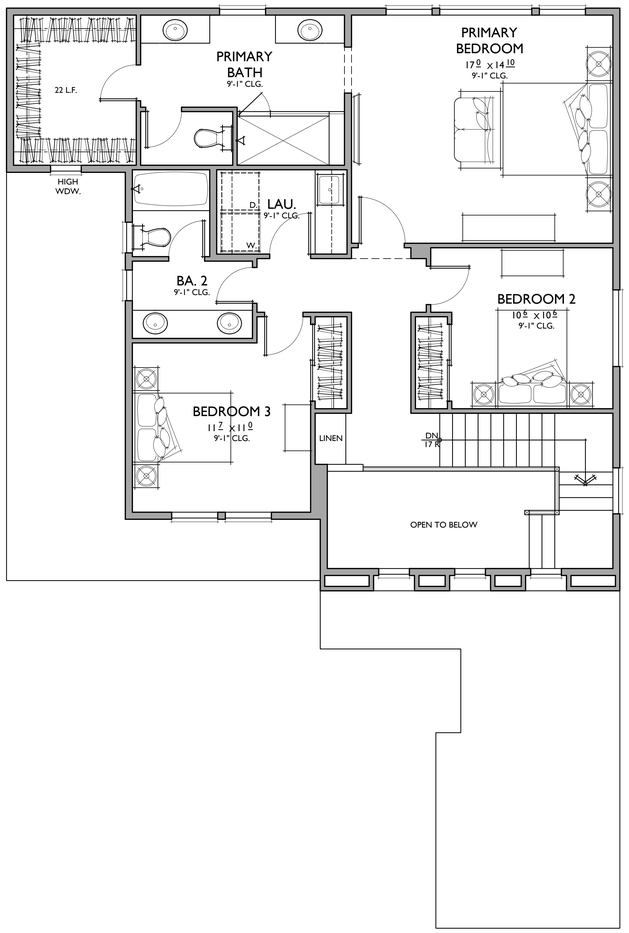
Antioch , Ca

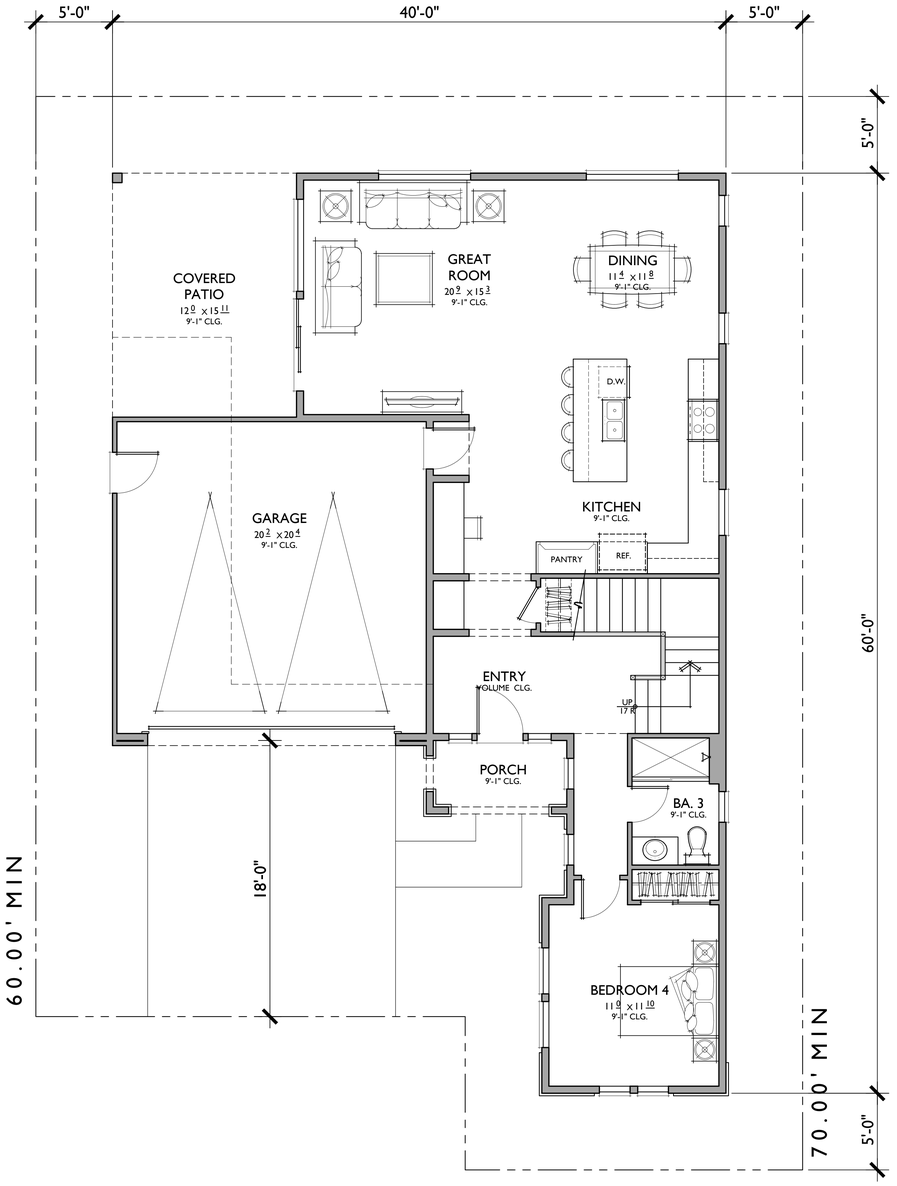
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 4

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
2ND FLOOR	1,054 SQ. FT.
TOTAL LIVING	**2173 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
COVERED PATIO	191 SQ. FT.
PORCH	44 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4B

Reflects French Country Elevation

LEUNG PROPERTY - PRODUCT 3

Antioch , Ca

05.21.24

799.24099

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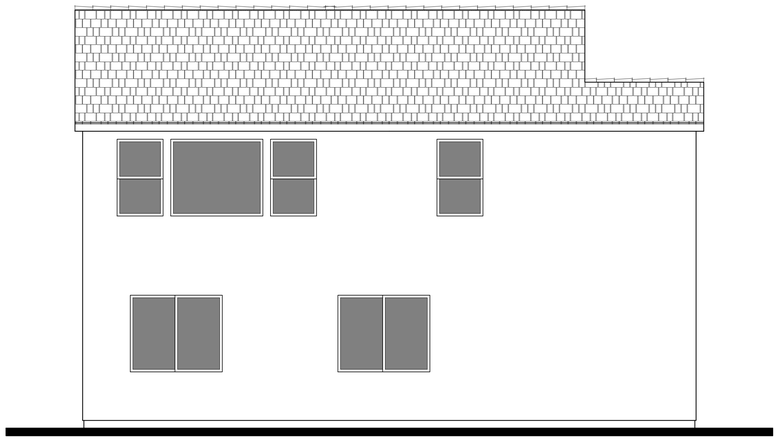
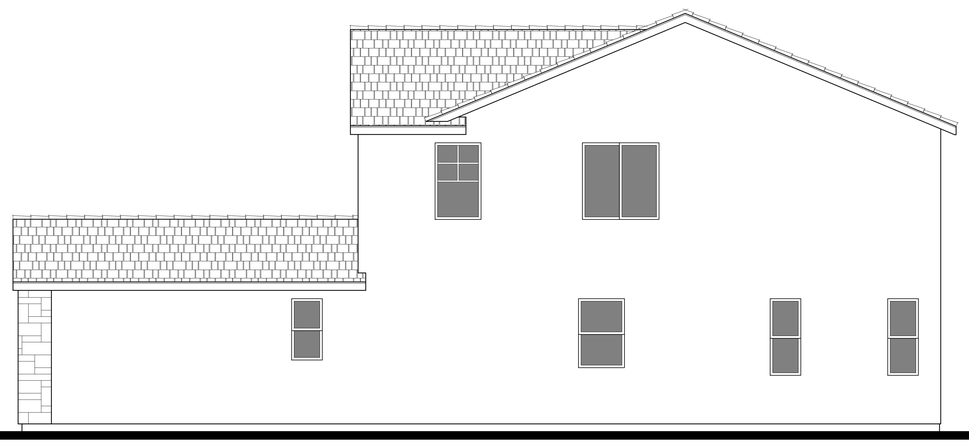
fax +1 949 553 0548

RICHLAND



REAR

LEFT

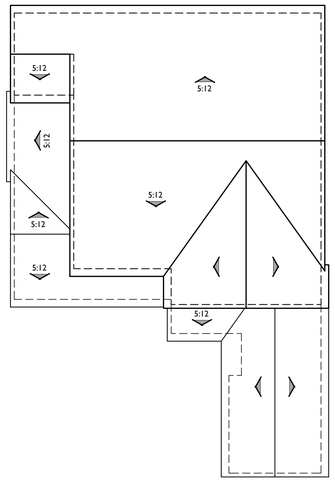


RIGHT

FRONT

B - FRENCH COUNTRY

1/4"=1'-0"



ROOF PLAN B

1/8"=1'-0"

PITCH: 7:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 4B

French Country Elevation

LEUNG PROPERTY - PRODUCT 3

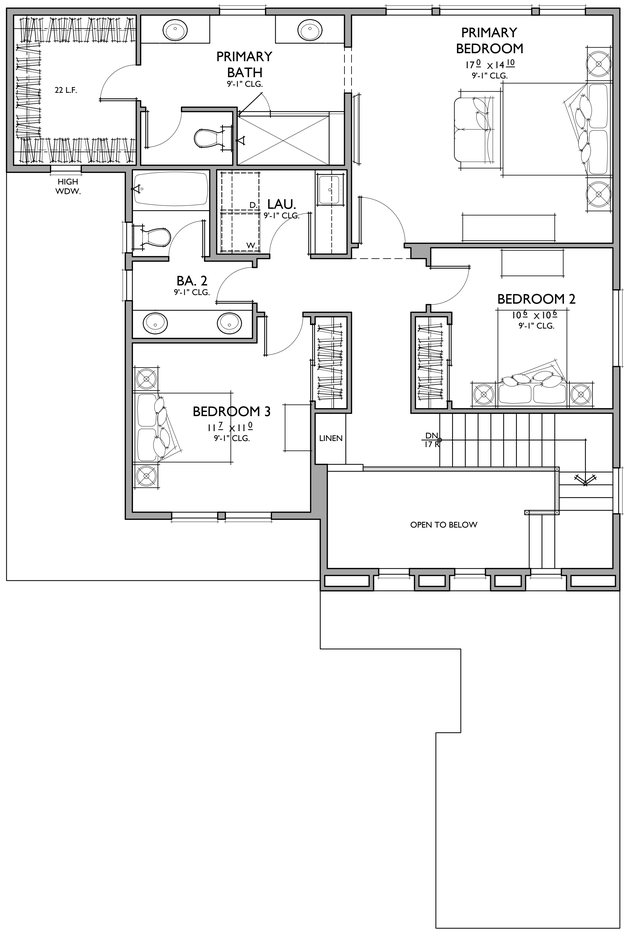
Antioch , Ca

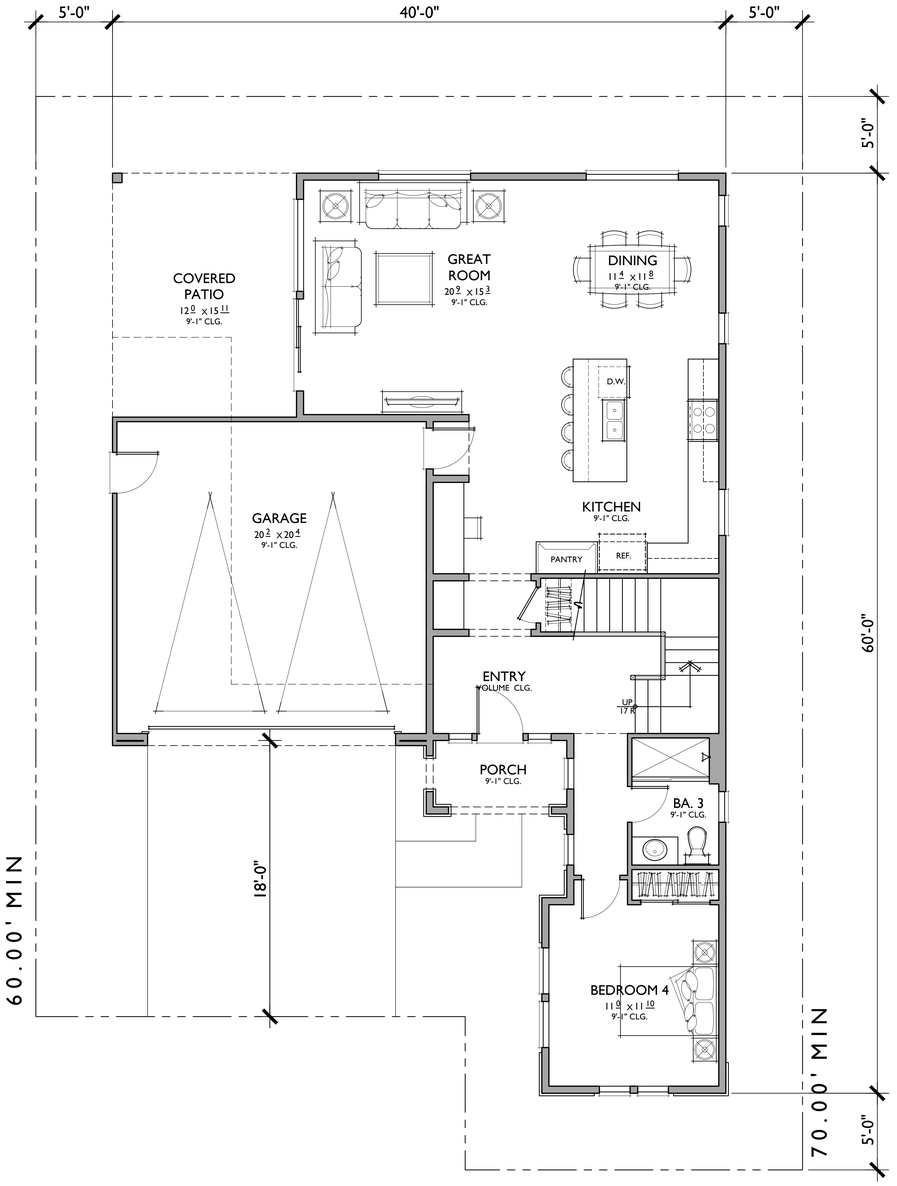
0 2 4 8

799.24099

05.21.24

RICHLAND





PLAN 4

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,119 SQ. FT.
2ND FLOOR	1,054 SQ. FT.
TOTAL LIVING	**2173 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
COVERED PATIO	191 SQ. FT.
PORCH	44 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4C

Reflects Tuscan Elevation

LEUNG PROPERTY - PRODUCT 3

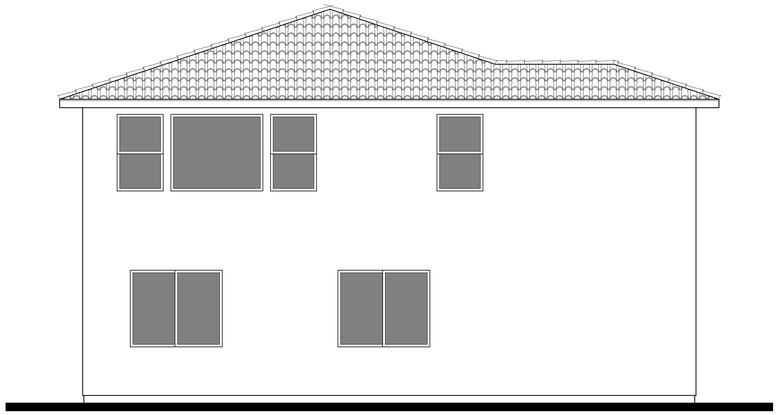
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



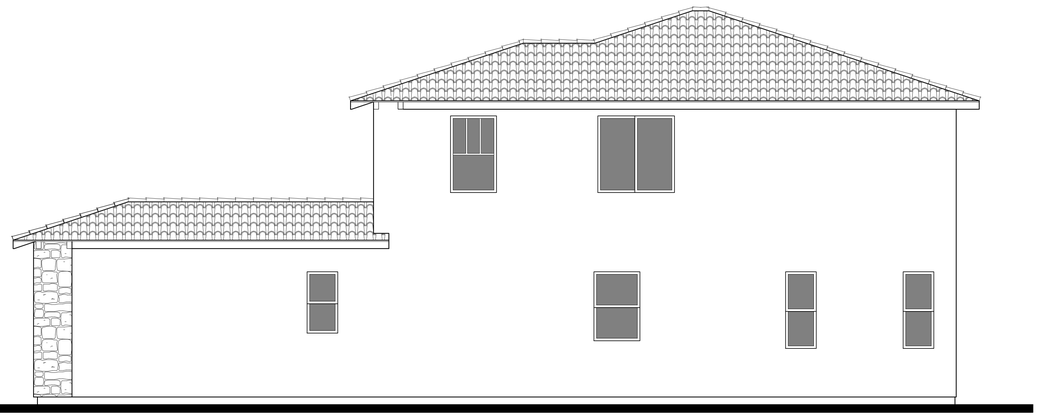
REAR

FRONT

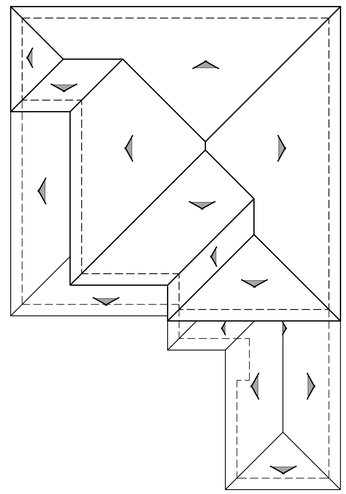
C - TUSCAN

1/4"=1'-0"

LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 4C

Tuscan Elevation

LEUNG PROPERTY - PRODUCT 3

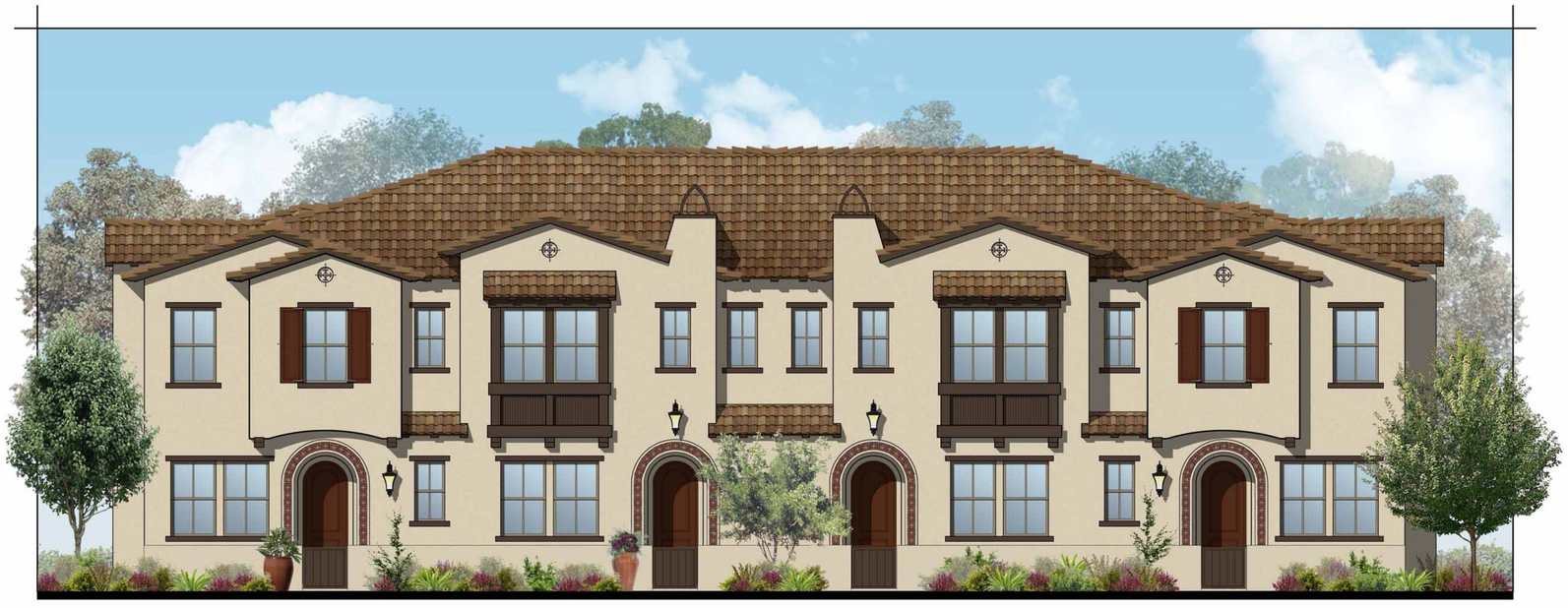
Antioch , Ca

0 2 4 8

799.24099

05.21.24

RICHLAND



FRONT

A
1/4"=1'-0"

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4 PLEX

Elevations - Spanish

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND

FRONT

B
1/4"=1'-0"

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4 PLEX

Elevations - American Traditional

LEUNG PROPERTY - PRODUCT 2

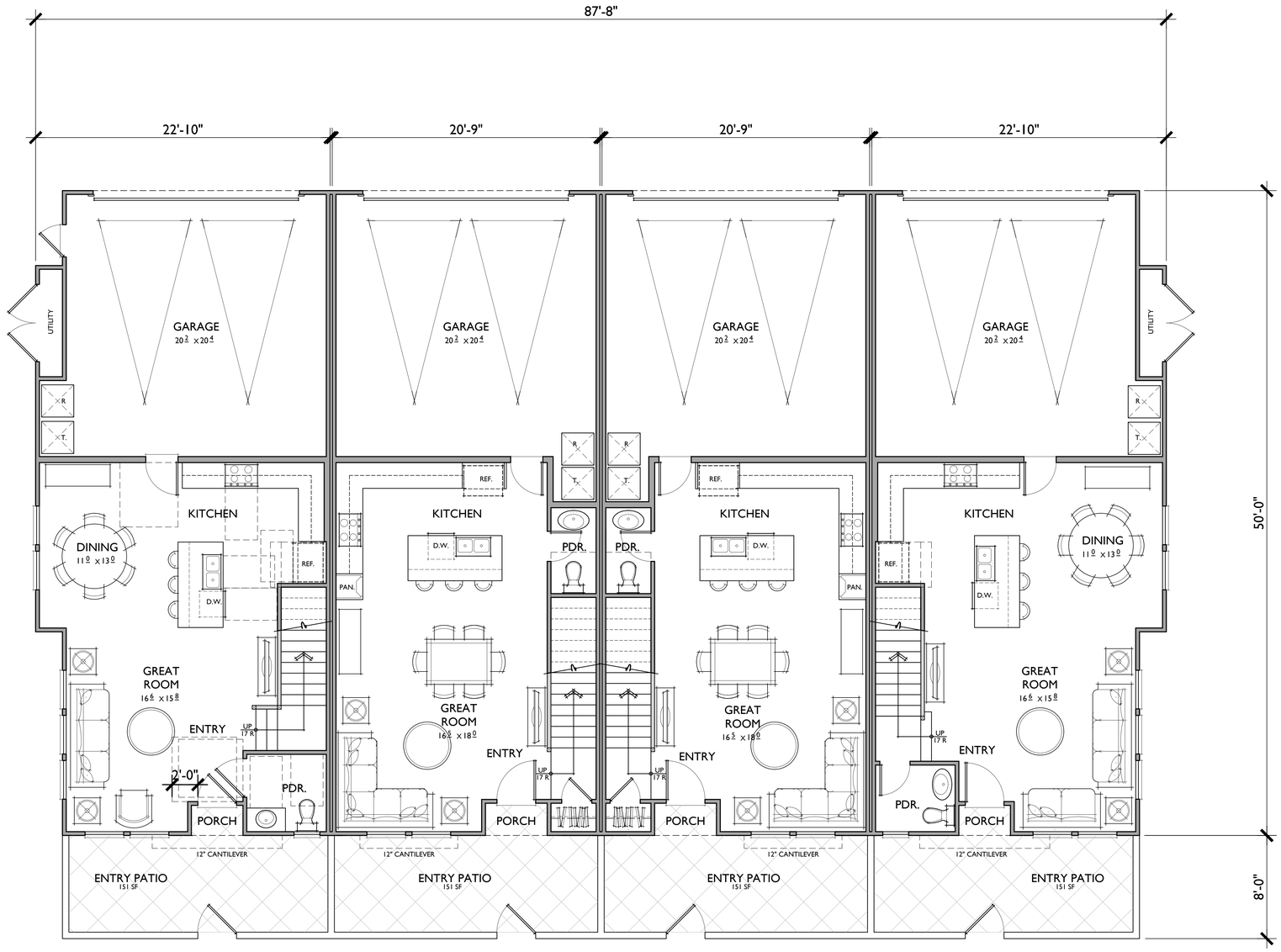
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



PLAN 3 (accessible)
3 BR / 2.5 BA
1,640 S.F.

PLAN 2
3 BR / 2.5 BA
1,509 S.F.

PLAN 2
3 BR / 2.5 BA
1,509 S.F.

PLAN 3
3 BR / 2.5 BA
1,640 S.F.

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4 PLEX
First Floor

LEUNG PROPERTY - PRODUCT 2

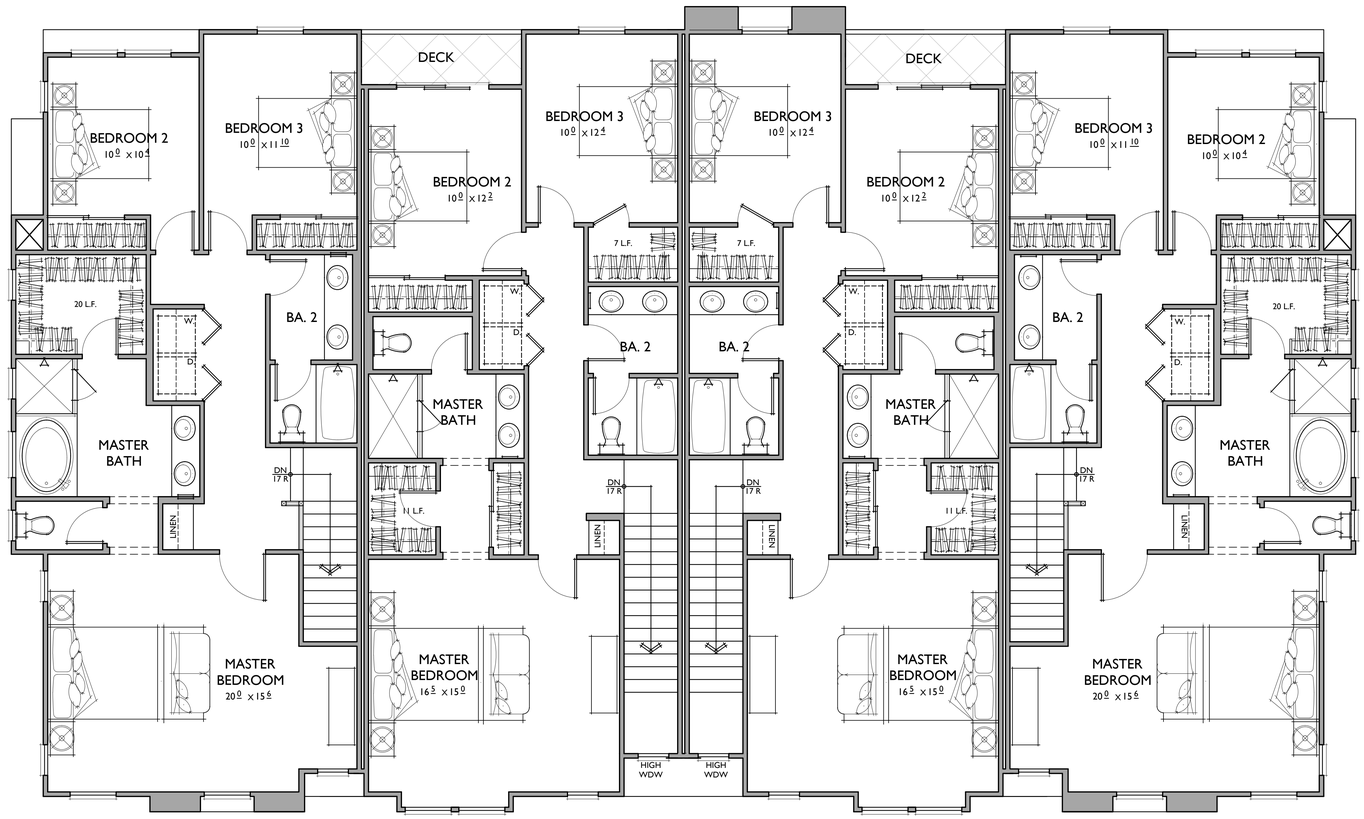
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



PLAN 3 PLAN 2 PLAN 2 PLAN 3

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4 PLEX
Second Floor

LEUNG PROPERTY - PRODUCT 2

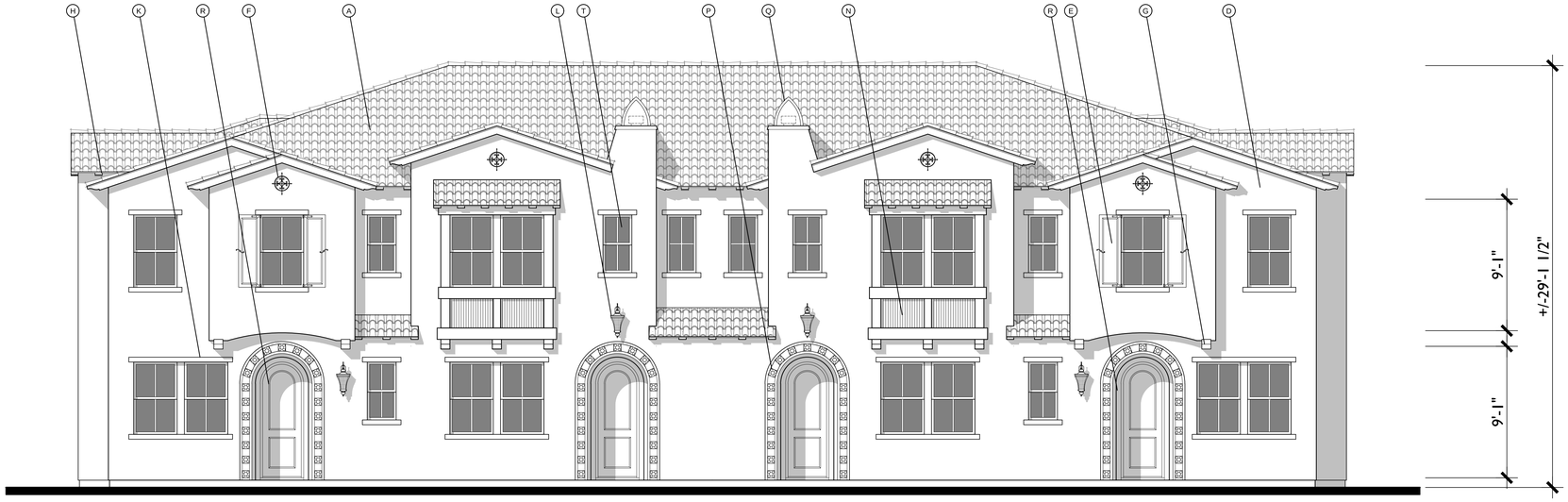
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



FRONT

A
1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER

REAR

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4 PLEX

Elevations - Spanish

LEUNG PROPERTY - PRODUCT 2

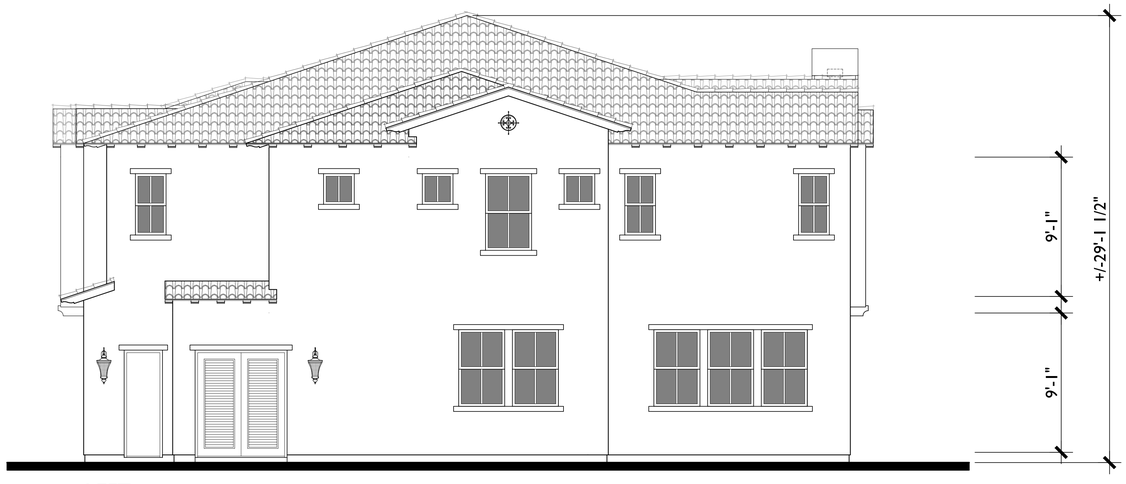
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



LEFT

RIGHT

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4 PLEX

Elevations - Spanish

LEUNG PROPERTY - PRODUCT 2

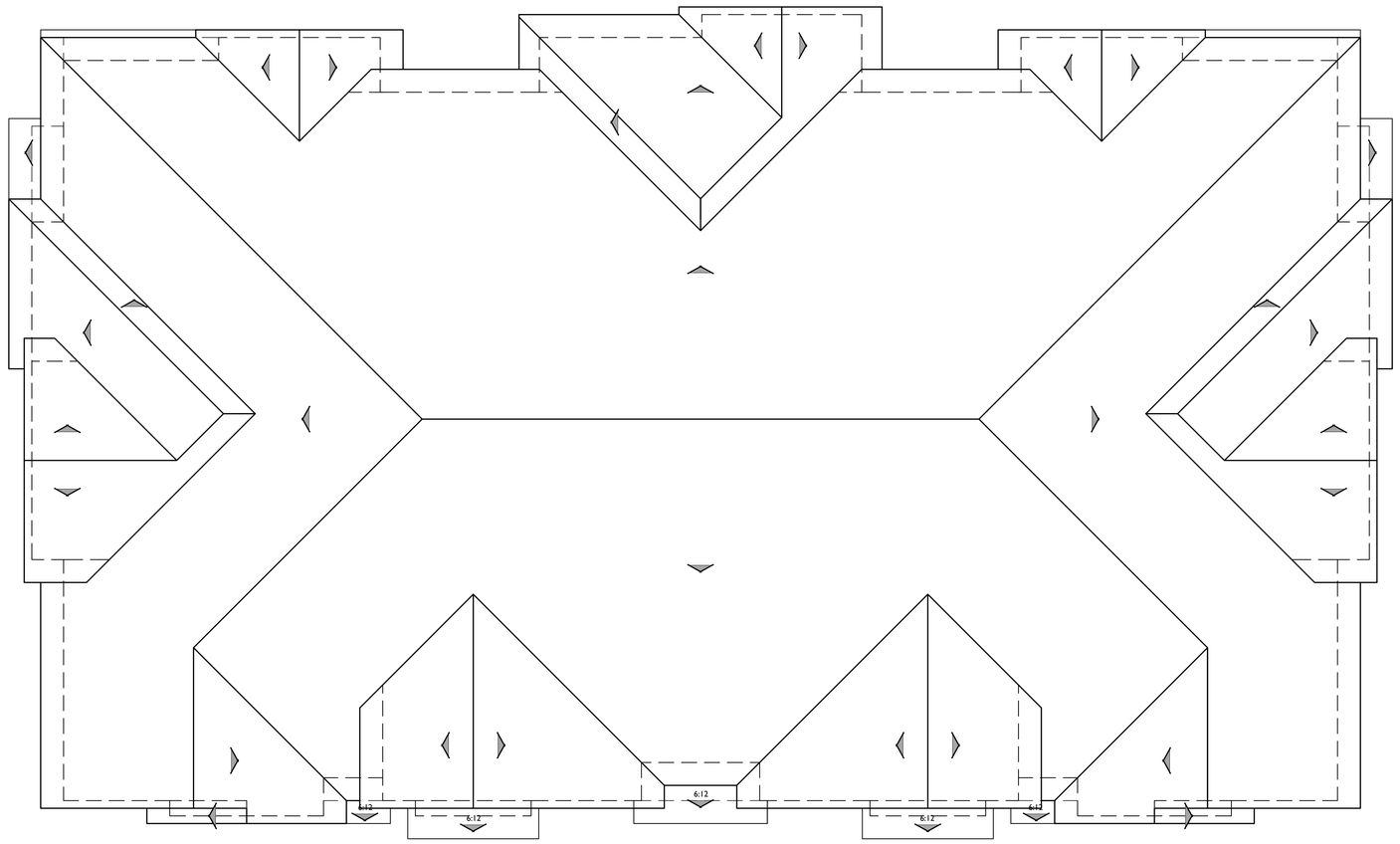
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



ROOF PLAN

A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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4 PLEX

Roof Plan - Spanish

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND

FRONT

B
1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER

REAR

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4 PLEX

Elevations - American Traditional

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

0 2 4 8

799.24098

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RICHLAND

LEFT

RIGHT

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4 PLEX

Elevations - American Traditional

LEUNG PROPERTY - PRODUCT 2

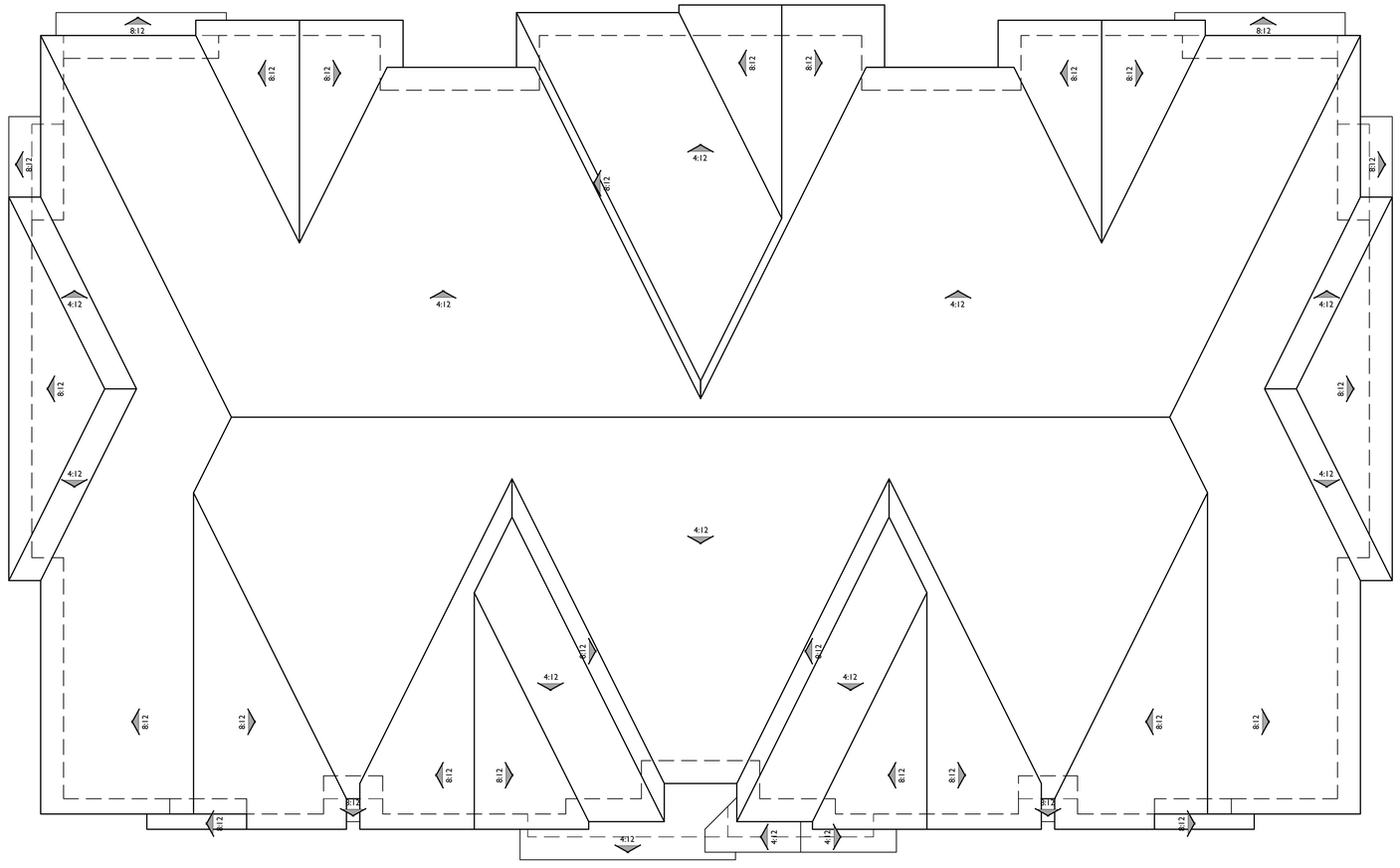
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



ROOF PLAN

B

1/8"=1'-0"

PITCH: 8:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

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4 PLEX

Roof Plan - American Traditional

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND

FRONT

A
1/4"=1'-0"

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5 PLEX

Elevations - Spanish

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND

FRONT

B
1/4"=1'-0"

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5 PLEX

Elevations - American Traditional

LEUNG PROPERTY - PRODUCT 2

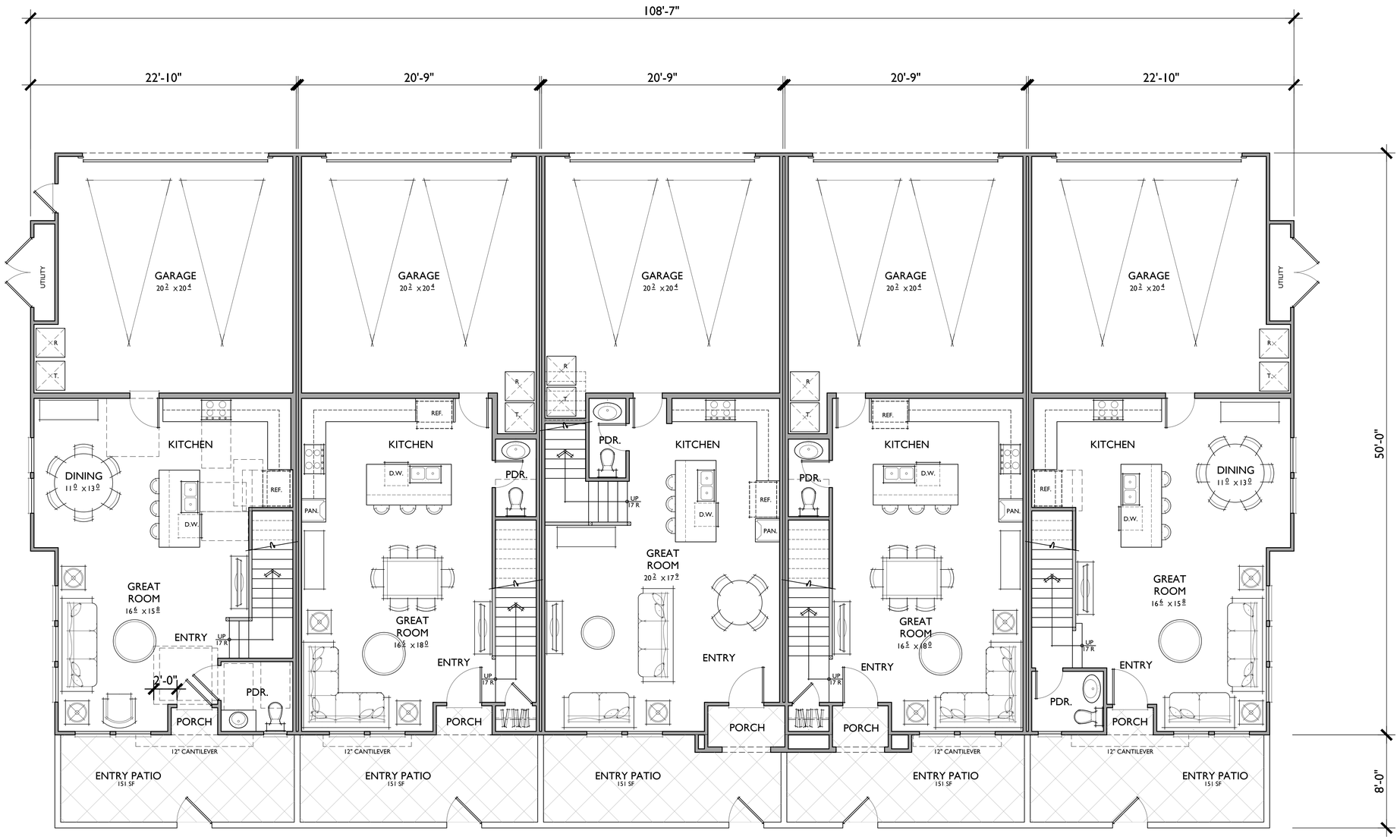
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



PLAN 3 (accessible)
3 BR / 2.5 BA
1,640 S.F.

PLAN 2
3 BR / 2.5 BA
1,509 S.F.

PLAN 1
3 BR / 2.5 BA
1,472 S.F.

PLAN 2
3 BR / 2.5 BA
1,509 S.F.

PLAN 3
3 BR / 2.5 BA
1,640 S.F.

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5 PLEX
First Floor

LEUNG PROPERTY - PRODUCT 2

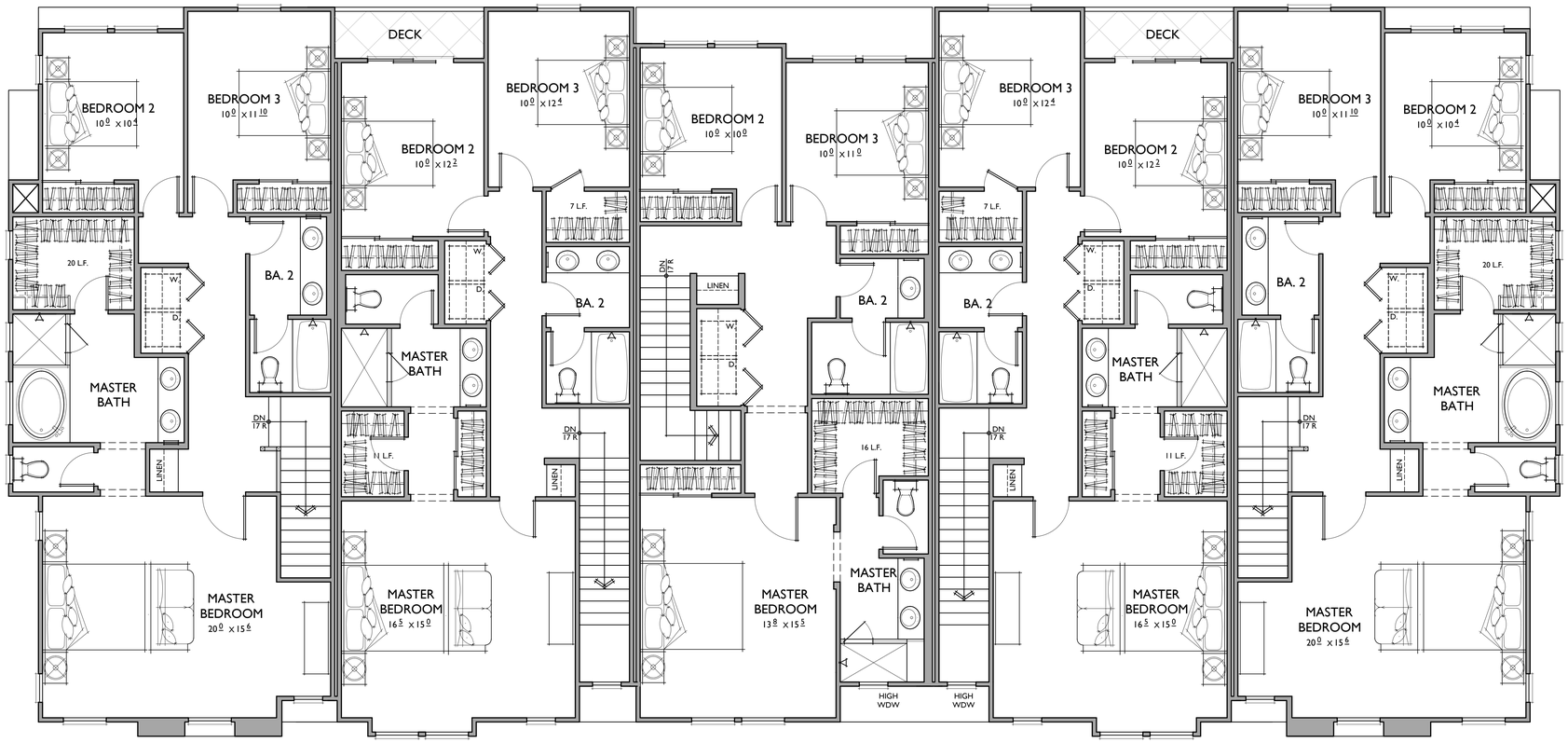
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



PLAN 3 PLAN 2 PLAN 1 PLAN 2 PLAN 3

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5 PLEX
Second Floor

LEUNG PROPERTY - PRODUCT 2

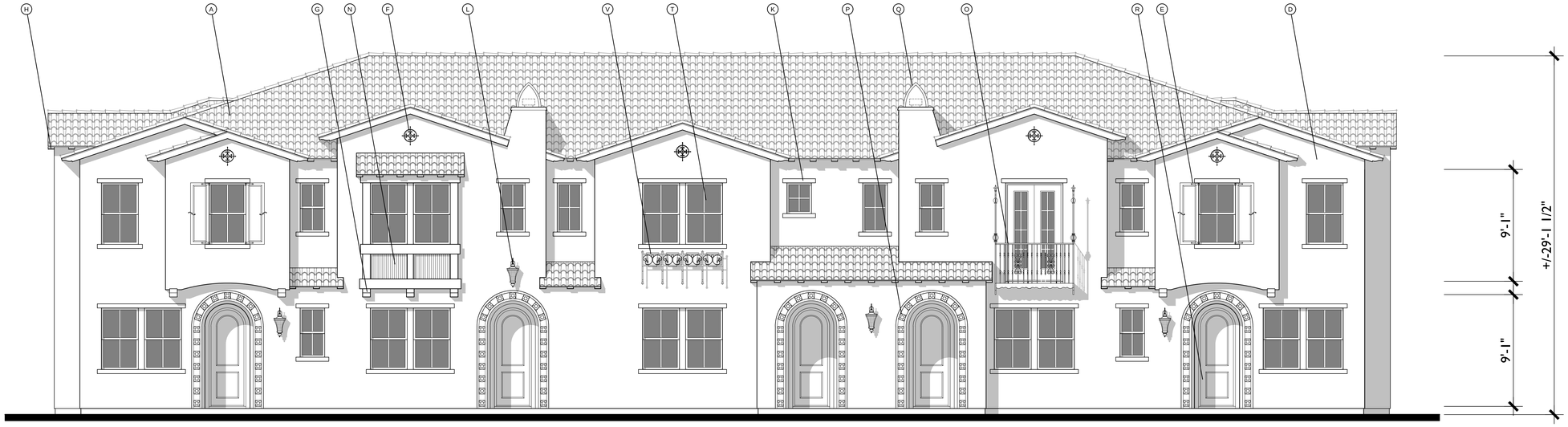
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



FRONT

A
1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER

REAR

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5 PLEX
Elevations - Spanish

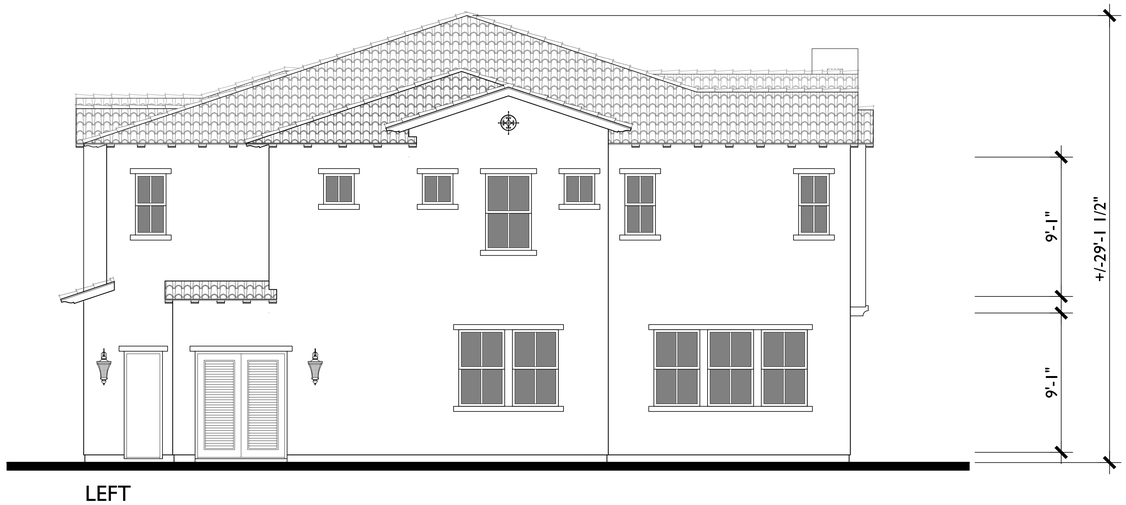
LEUNG PROPERTY - PRODUCT 2
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



LEFT

RIGHT

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5 PLEX

Elevations - Spanish

LEUNG PROPERTY - PRODUCT 2

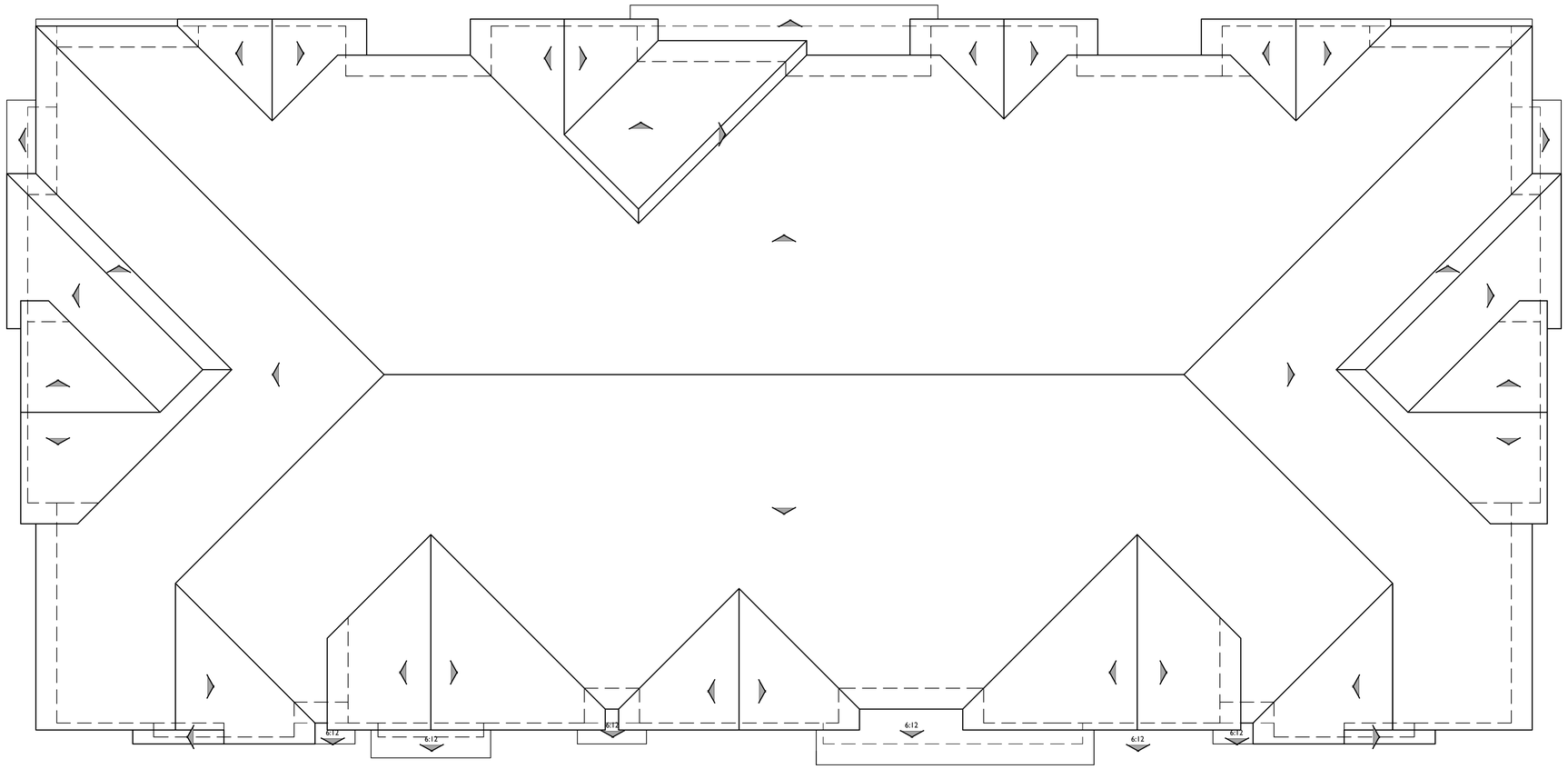
Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND



ROOF PLAN

A

1/8"=1'-0"

PITCH: 4:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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5 PLEX

Roof Plan - Spanish

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND

FRONT

B
1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER

REAR

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5 PLEX

Elevations - American Traditional

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

0 2 4 8

799.24098

05.21.24

RICHLAND

LEFT

RIGHT

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5 PLEX

Elevations - American Traditional

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

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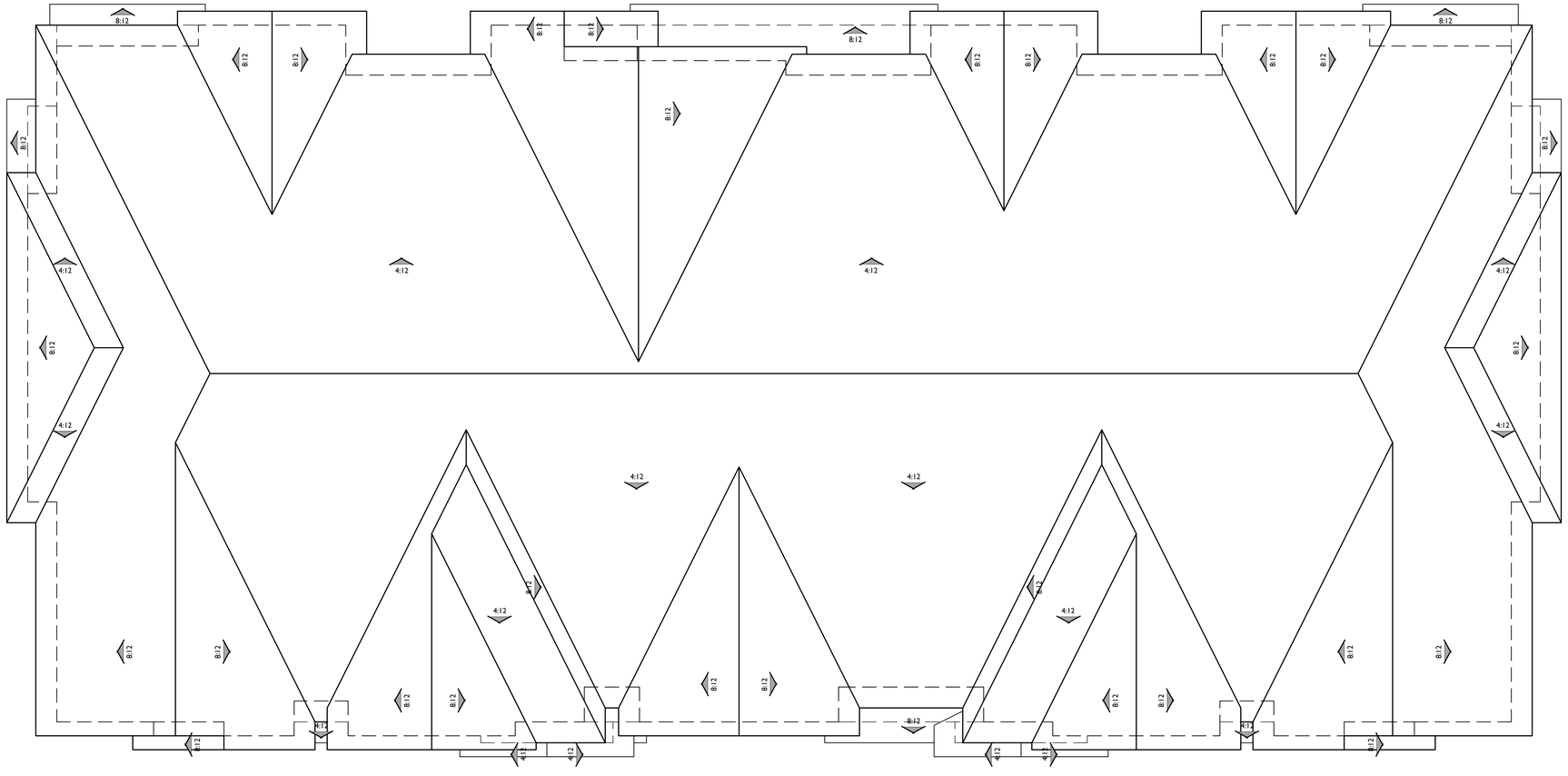
799.24098

05.21.24

RICHLAND



ROOF PLAN

B

1/8"=1'-0"

PITCH: 8:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

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5 PLEX

Roof Plan - American Traditional

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

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RICHLAND

FRONT

A
1/4"= 1'-0"

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6 PLEX

Elevations - Spanish

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

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RICHLAND

FRONT

B
1/4"=1'-0"

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Elevations - American Traditional

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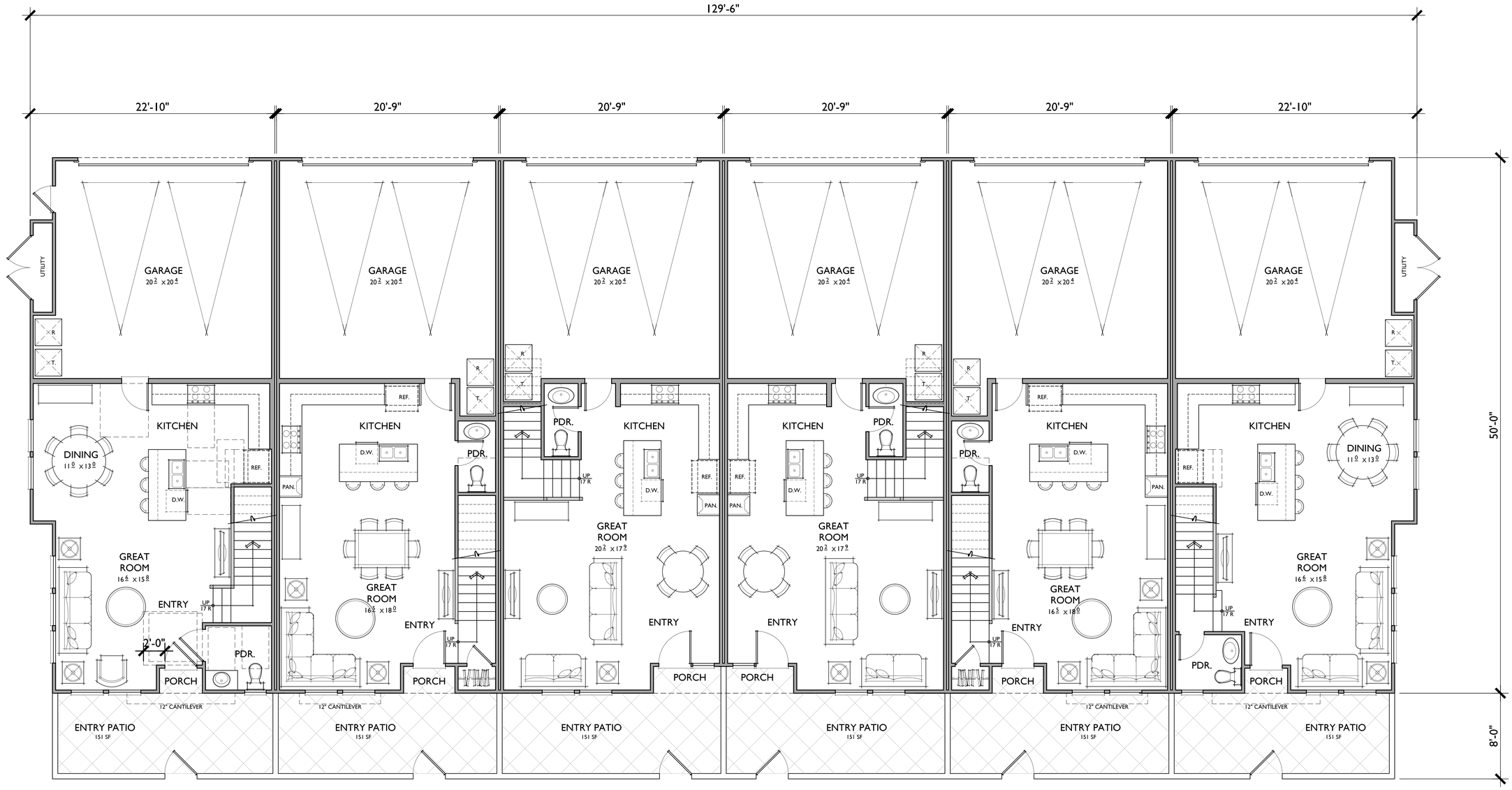

PLAN 3 (accessible)	PLAN 2	PLAN 1	PLAN 1	PLAN 2	PLAN 3
3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA
1,640 S.F.	1,509 S.F.	1,472 S.F.	1,472 S.F.	1,509 S.F.	1,640 S.F.

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6 PLEX
First Floor

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

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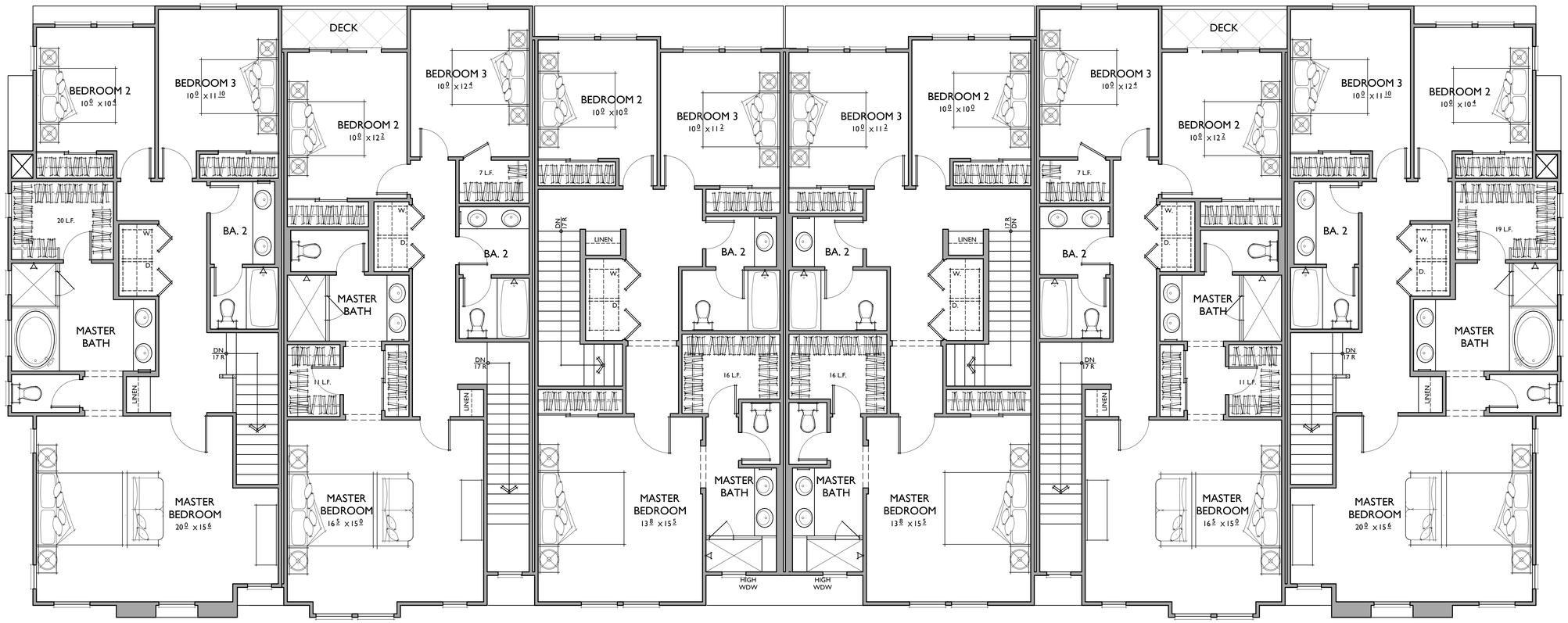
RICHLAND



PLAN 3 PLAN 2 PLAN 1 PLAN 1 PLAN 2 PLAN 3

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6 PLEX
Second Floor

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

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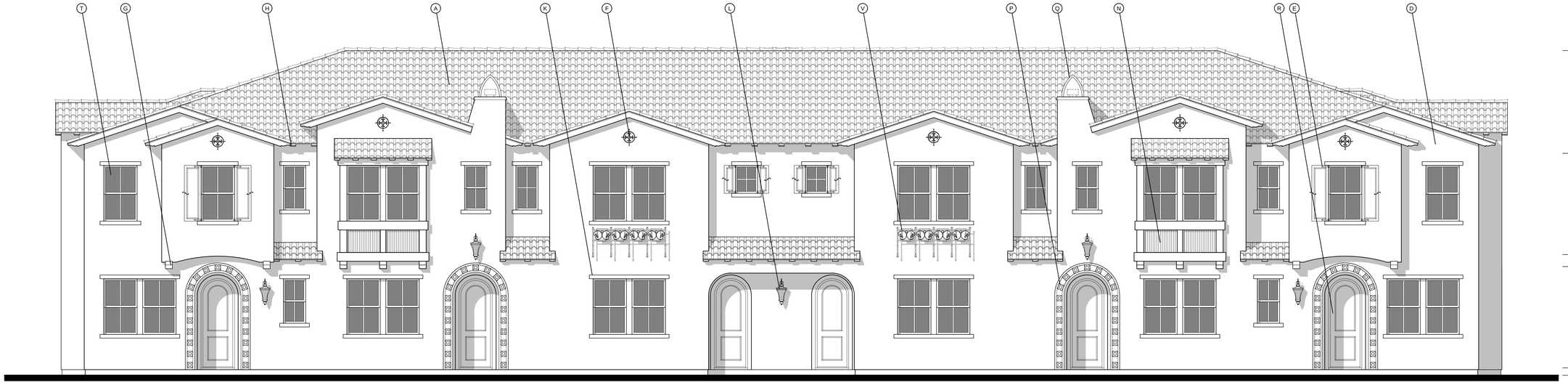
RICHLAND

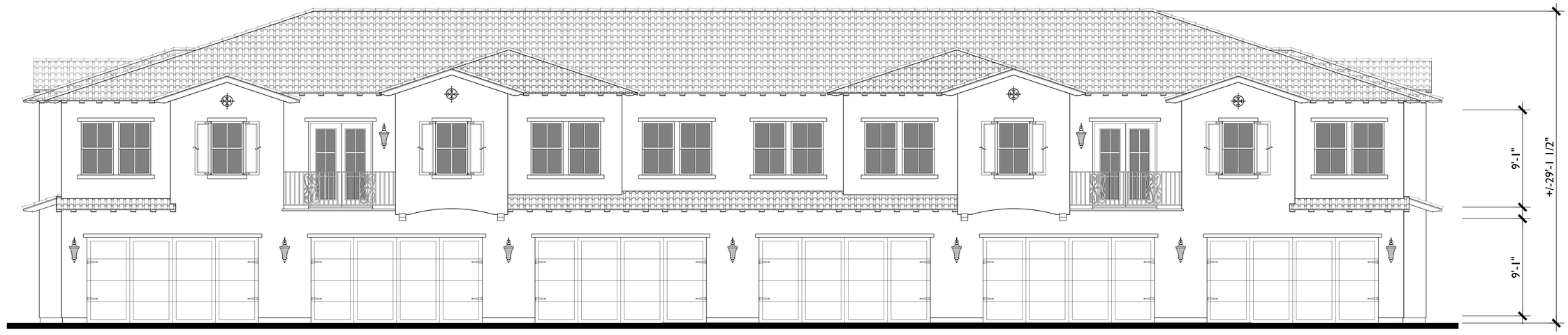


FRONT

A
1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. FLAT CONCRETE TILE
C. ROLL-UP GARAGE DOOR
D. SMOOTH FINISH STUCCO
E. COMPOSITE SHUTTER
F. DECORATIVE GABLE END DETAIL
G. SIMULATED WOOD, SHAPED FOAM CORBEL
H. WOOD RAFTER
I. BRICK VENEER
J. BRICK TRIM
K. FOAM TRIM
L. DECORATIVE LIGHT FIXTURE
M. WOOD POST
N. HARDIE PANEL
O. METAL RAILING
P. DECORATIVE TILE
Q. DECORATIVE CHIMNEY CAP
R. COMPOSITE DOOR
S. WOOD FASCIA
T. VINYL WINDOWS
U. HORIZONTAL LAP SIDING
V. DECORATIVE METAL POT SHELF
W. STONE VENEER



REAR

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6 PLEX
Elevations - Spanish

LEUNG PROPERTY - PRODUCT 2
Antioch , Ca

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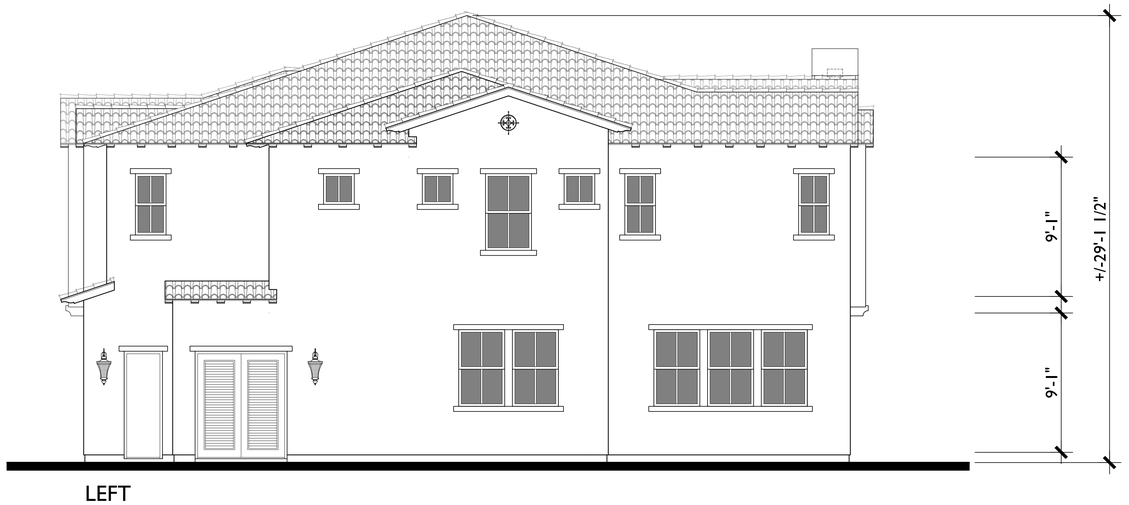
05.21.24

RICHLAND



LEFT

RIGHT

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Elevations - Spanish

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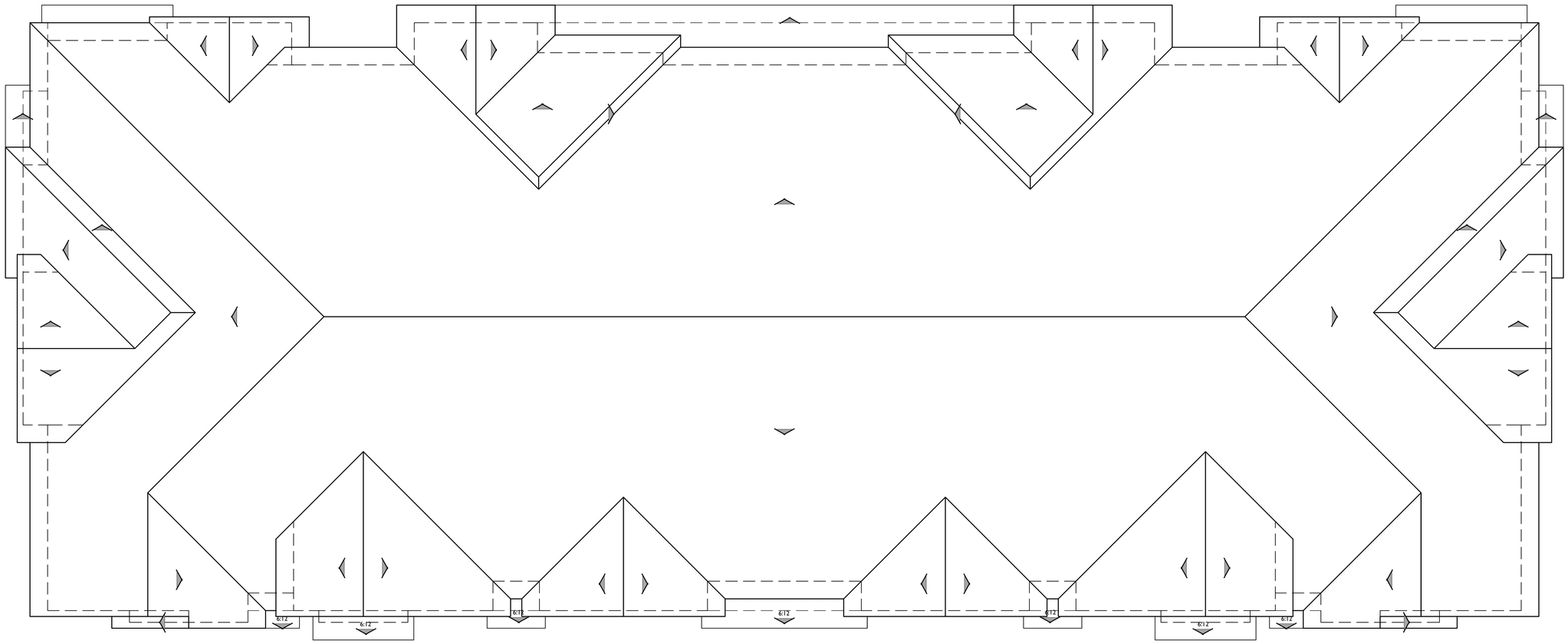

ROOF PLAN

A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

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Roof Plan - Spanish

LEUNG PROPERTY - PRODUCT 2

Antioch , Ca

0 2 4 8

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05.21.24

RICHLAND

FRONT

B
1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE 'S' TILE
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REAR

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Elevations - American Traditional

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