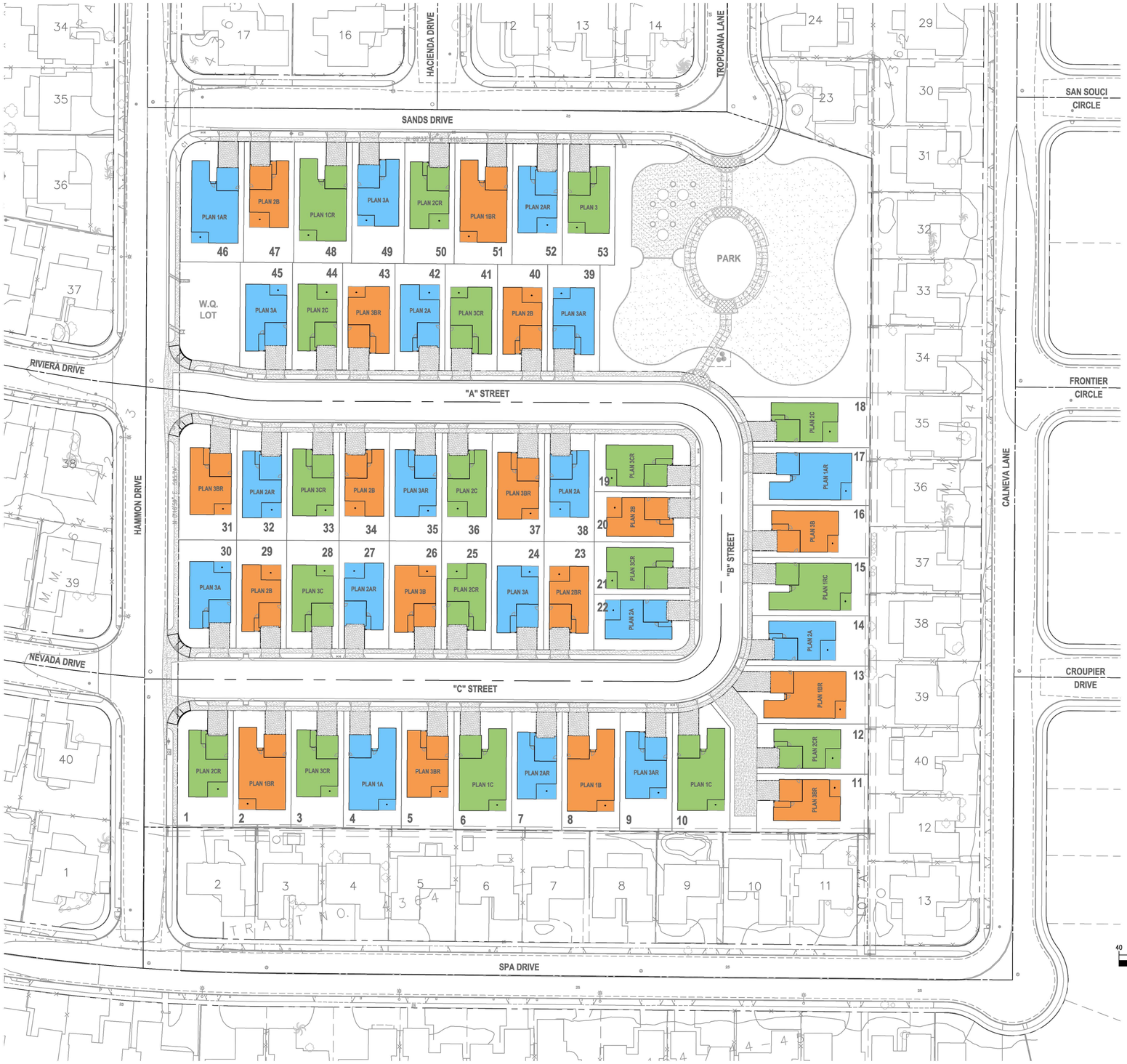

TRI Pointe HOMES, LLC

FRANKLIN SCHOOL SITE
JOB# 667-17196
ELEVATION PLOTTING

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JANUARY 09, 2018

LOT	PLAN/ELEVATION	STYLE
1	2CR	BEACH COTTAGE
2	1BR	SEASIDE RANCH
3	3CR	BEACH COTTAGE
4	1A	COASTAL SPANISH
5	3BR	SEASIDE RANCH
6	1C	BEACH COTTAGE
7	2AR	COASTAL SPANISH
8	1B	SEASIDE RANCH
9	3AR	COASTAL SPANISH
10	1C	BEACH COTTAGE
11	3BR	SEASIDE RANCH
12	2CR	BEACH COTTAGE
13	1BR	SEASIDE RANCH
14	2A	COASTAL SPANISH
15	1CR	BEACH COTTAGE
16	3B	SEASIDE RANCH
17	1AR	COASTAL SPANISH
18	2C	BEACH COTTAGE
19	3CR	BEACH COTTAGE
20	2B	SEASIDE RANCH
21	3CR	BEACH COTTAGE
22	2A	COASTAL SPANISH
23	2BR	SEASIDE RANCH
24	3A	COASTAL SPANISH
25	2CR	BEACH COTTAGE
26	3B	SEASIDE RANCH
27	2AR	COASTAL SPANISH

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FRANKLIN SCHOOL SITE
JOB# 667-17196
ELEVATION PLOTTING

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JANUARY 09, 2018

LOT	PLAN/ELEVATION	STYLE
28	3C	BEACH COTTAGE
29	2B	SEASIDE RANCH
30	3A	COASTAL SPANISH
31	3BR	SEASIDE RANCH
32	2AR	COASTAL SPANISH
33	3CR	BEACH COTTAGE
34	2B	SEASIDE RANCH
35	3AR	COASTAL SPANISH
36	2C	BEACH COTTAGE
37	3BR	SEASIDE RANCH
38	2A	COASTAL SPANISH
39	3AR	COASTAL SPANISH
40	2B	SEASIDE RANCH
41	3CR	BEACH COTTAGE
42	2A	COASTAL SPANISH
43	3BR	SEASIDE RANCH
44	2C	BEACH COTTAGE
45	3AR	COASTAL SPANISH
46	1AR	COASTAL SPANISH
47	2B	SEASIDE RANCH
48	1CR	BEACH COTTAGE
49	3A	COASTAL SPANISH
50	2CR	BEACH COTTAGE
51	1BR (MODEL)	SEASIDE RANCH
52	2AR (MODEL)	COASTAL SPANISH
53	3C (MODEL)	BEACH COTTAGE

STYLE LEGEND	"A" COASTAL SPANISH	"B" SEASIDE RANCH	"C" BEACH COTTAGE

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ELEVATION PLOTTING

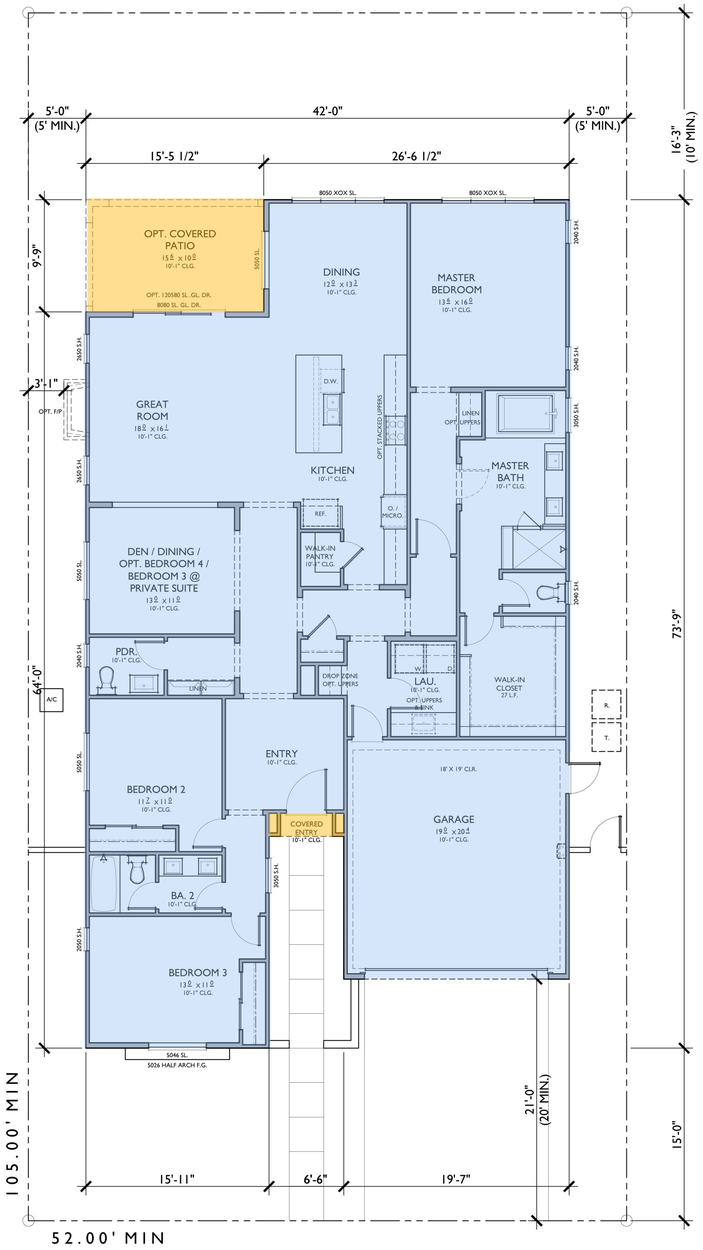
FRANKLIN SCHOOL SITE

Huntington Beach , California

667.17196

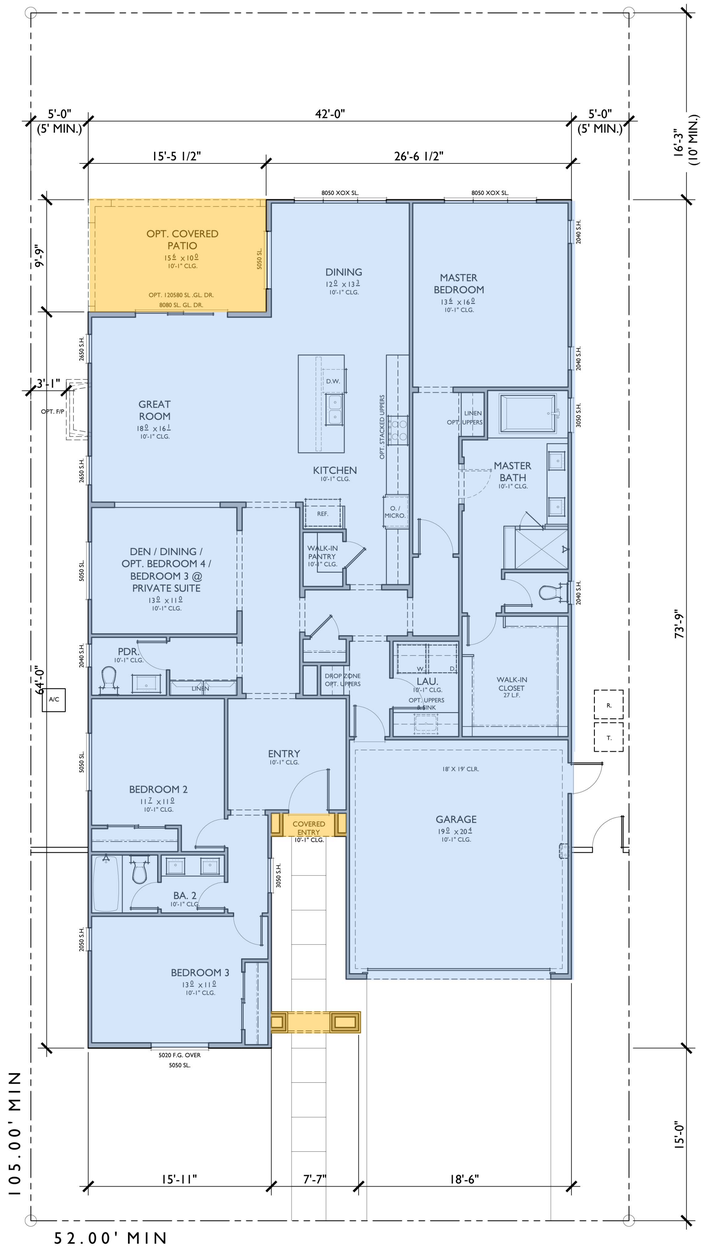
06.05.18

TRI Pointe HOMES



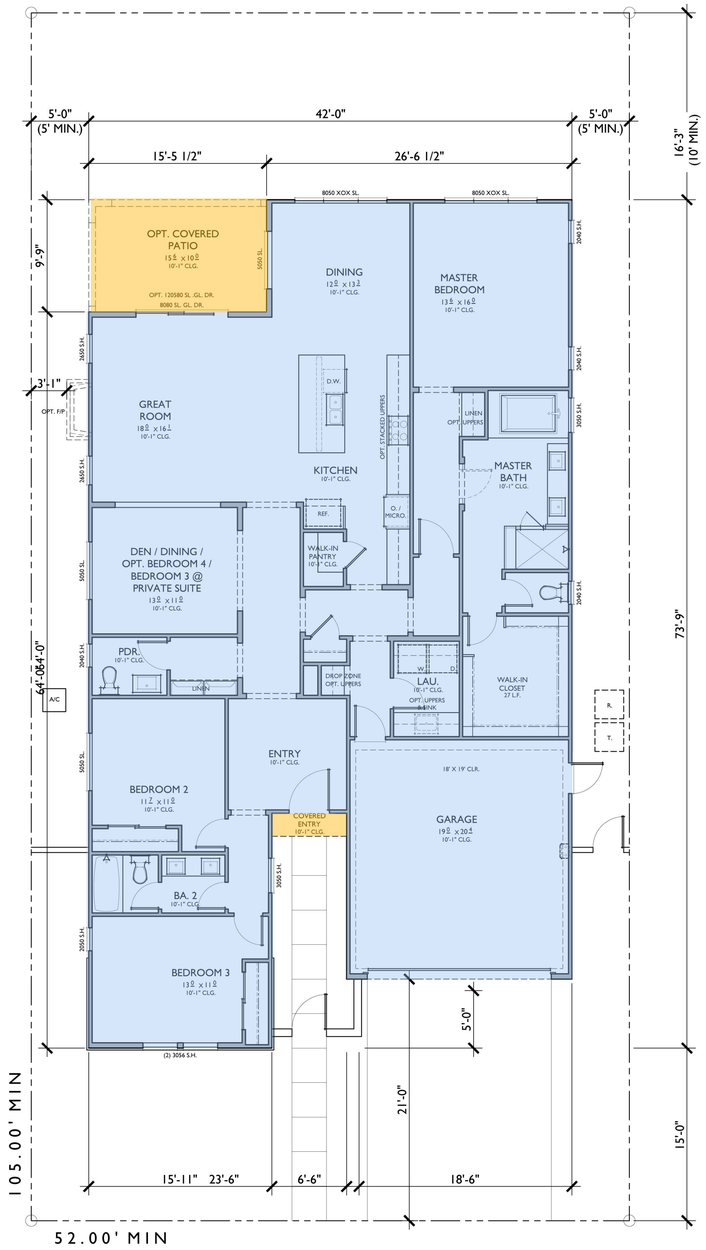
PLAN 1A

	AREA	COVERAGE
MINIMUM LOT AREA	5,460 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	2,697 SQ. FT.	49%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,860 SQ. FT.	52%



PLAN 1B

	AREA	COVERAGE
MINIMUM LOT AREA	5,460 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	2,697 SQ. FT.	49%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,872 SQ. FT.	53%



PLAN 1C

	AREA	COVERAGE
MINIMUM LOT AREA	5,460 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	2,697 SQ. FT.	49%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,860 SQ. FT.	52%

LOT COVERAGE EXHIBIT - PLAN 1

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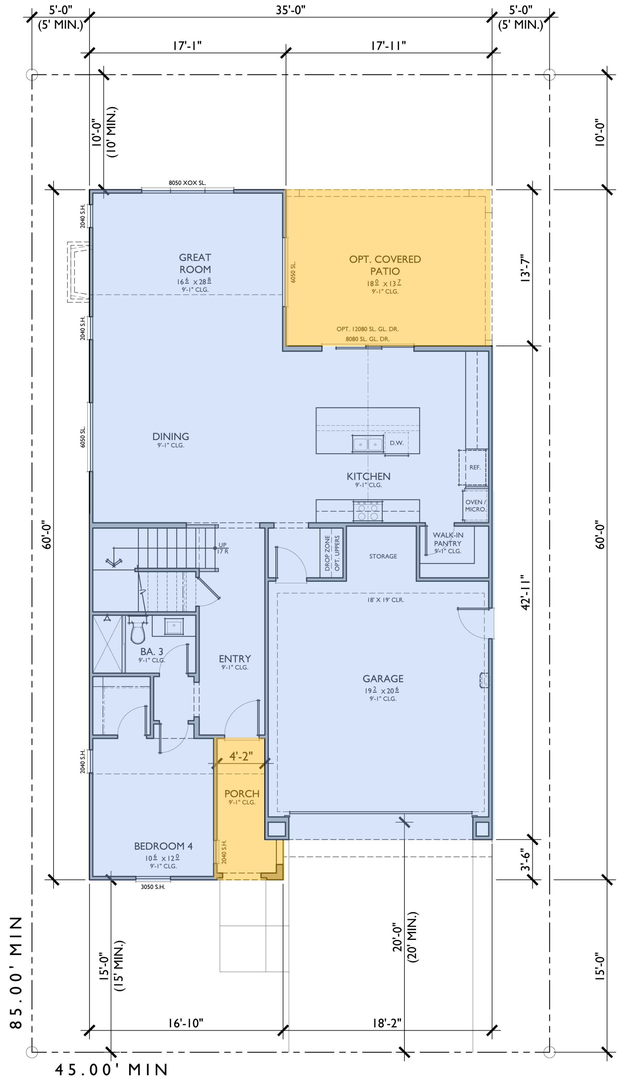
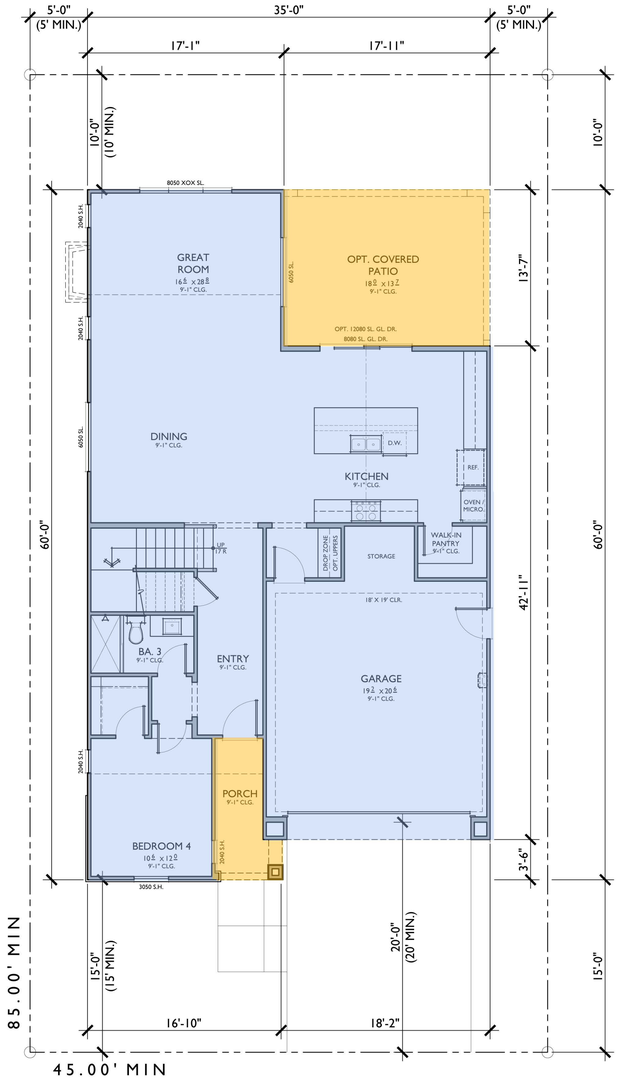


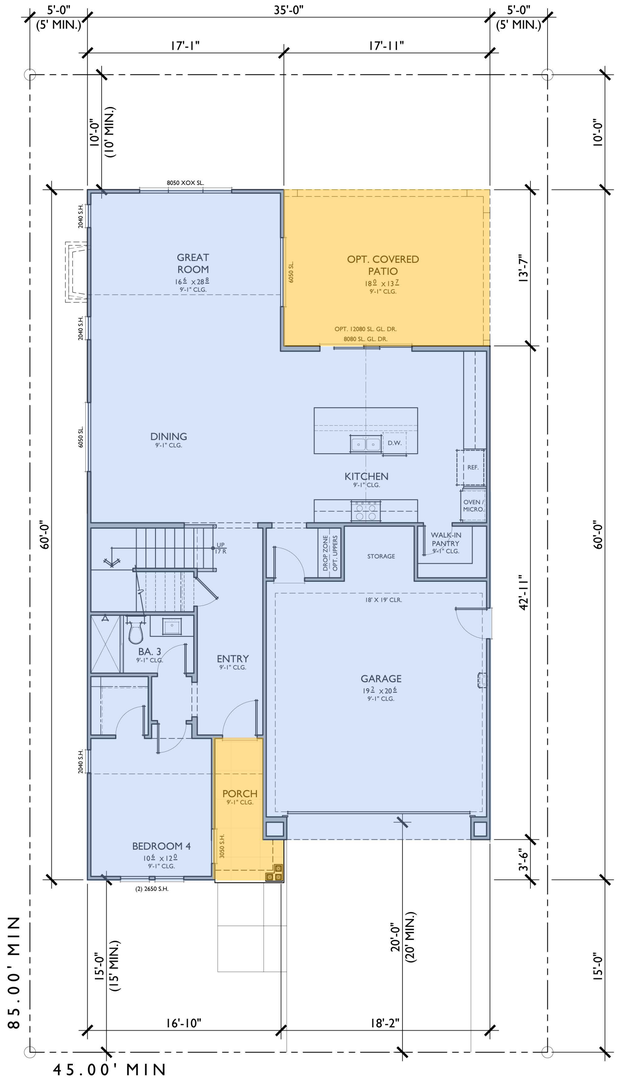
PLAN 2A

	AREA	COVERAGE
MINIMUM LOT AREA	3,825 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	1,736 SQ. FT.	45%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,036 SQ. FT.	53%



PLAN 2B

	AREA	COVERAGE
MINIMUM LOT AREA	3,825 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	1,736 SQ. FT.	45%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,036 SQ. FT.	53%



PLAN 2C

	AREA	COVERAGE
MINIMUM LOT AREA	3,825 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	1,736 SQ. FT.	45%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,036 SQ. FT.	53%

LOT COVERAGE EXHIBIT - PLAN 2

FRANKLIN SCHOOL SITE

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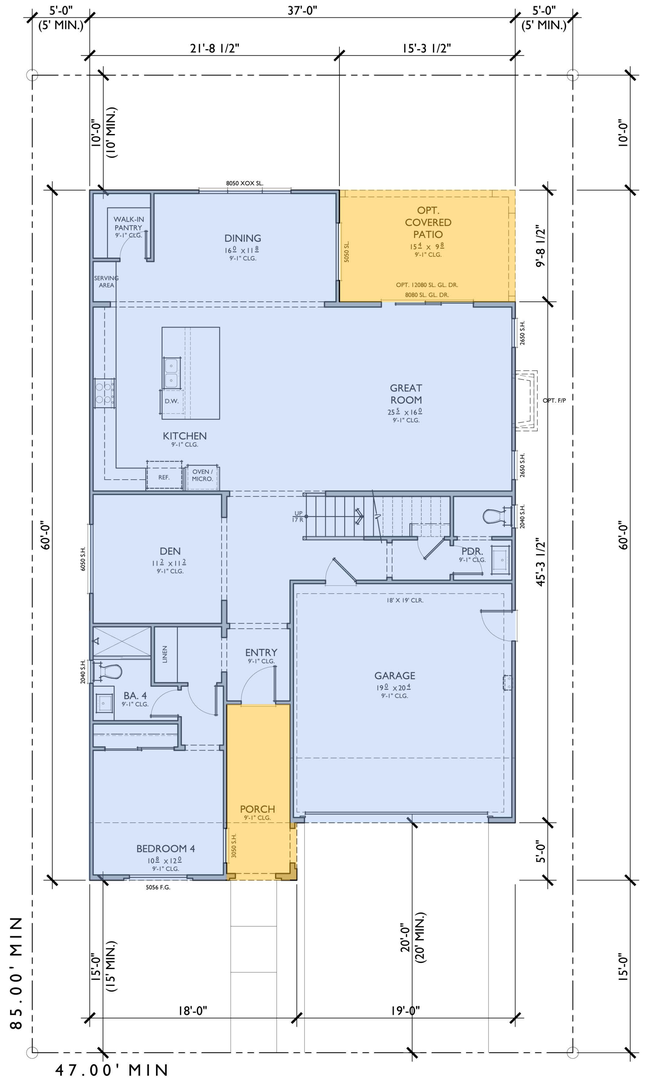

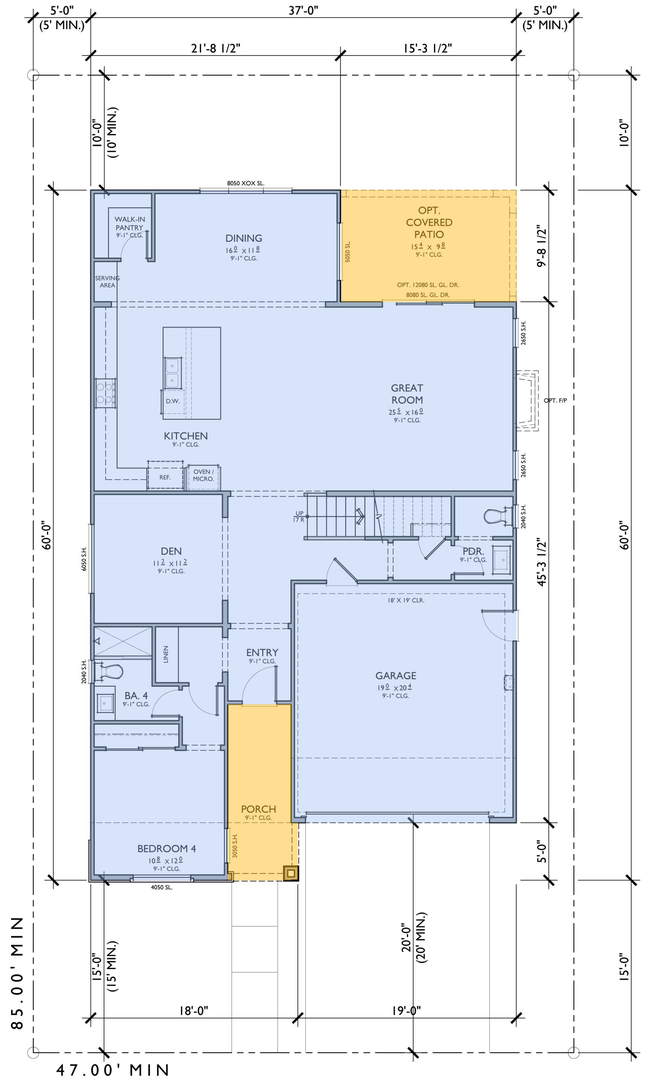

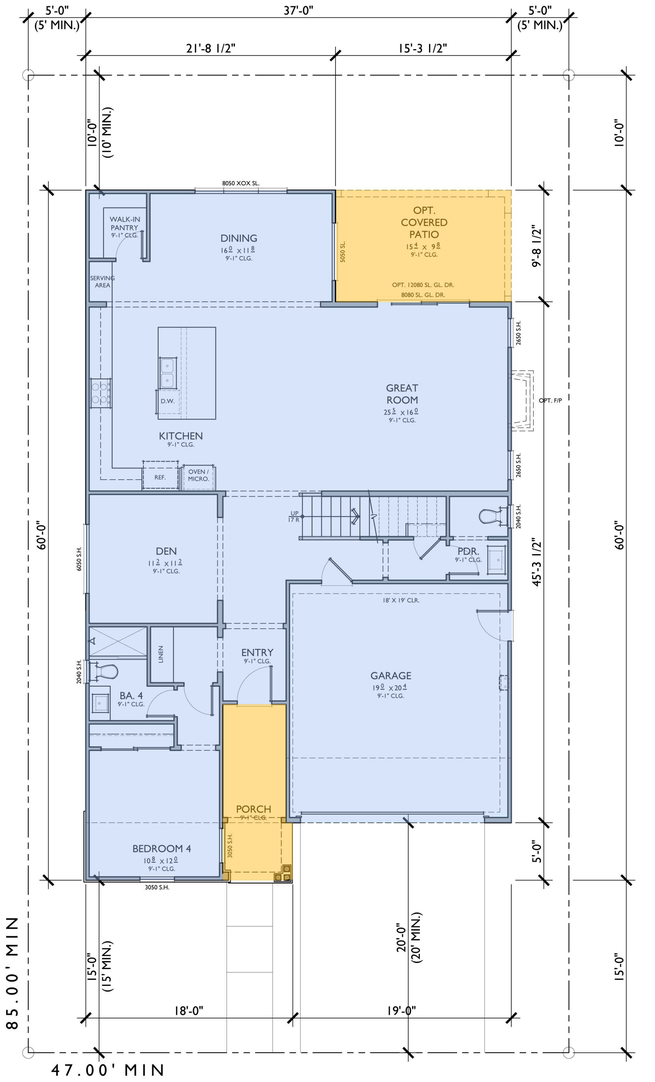

PLAN 3A

	AREA	COVERAGE
MINIMUM LOT AREA	3,995 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	1,890 SQ. FT.	47%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,125 SQ. FT.	53%

PLAN 3B

	AREA	COVERAGE
MINIMUM LOT AREA	3,995 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	1,890 SQ. FT.	47%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,125 SQ. FT.	53%

PLAN 3C

	AREA	COVERAGE
MINIMUM LOT AREA	3,995 SQ. FT.	
FLOOR AREA (LIVING + GARAGE)	1,890 SQ. FT.	47%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,125 SQ. FT.	53%

LOT COVERAGE EXHIBIT - PLAN 3

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TRI Pointe HOMES

			PLAN 1				PLAN 2				PLAN 3			
LOT	LOT WIDTH	LOT SQ. FT.	LIVING, GARAGE, COVERED ENTRY (SQ.FT.)	COVERAGE	LIVING, GARAGE, & COVERED OUTDOOR SPACES (SQ.FT.)	COVERAGE w/OUTDOOR SPACES	LIVING & GARAGE (SQ.FT.)	COVERAGE	LIVING, GARAGE, & COVERED OUTDOOR SPACES (SQ.FT.)	COVERAGE w/OUTDOOR SPACES	LIVING & GARAGE (SQ.FT.)	COVERAGE	LIVING, GARAGE, & COVERED OUTDOOR SPACES (SQ.FT.)	COVERAGE w/OUTDOOR SPACES
1	50'	5,170					1,736	34%	2,036	39%				
2	52'	5,477	2,710	49%	2,860 (1A & 1C) 2,872 (1B)	52% (1A & 1C) 52% (1B)								
3	47'	4,961									1,890	38%	2,125	43%
4	52'	5,500	2,710	49%	2,860 (1A & 1C) 2,872 (1B)	52% (1A & 1B) 52% (1C)								
5	47'	4,981									1,890	38%	2,125	43%
6	52'	5,522	2,710	49%	2,860 (1A & 1C) 2,872 (1B)	52% (1A & 1B) 52% (1C)								
7	45'	4,788					1,736	36%	2,036	43%				
8	52'	5,544	2,710	49%	2,860 (1A & 1C) 2,872 (1B)	52% (1A & 1B) 52% (1C)								
9	47'	5,023									1,890	38%	2,125	42%
10	52'	5,619	2,710	48%	2,860 (1A & 1C) 2,872 (1B)	51% (1A & 1B) 51% (1C)								
11	53'	5,310									1,890	36%	2,125	40%
12	45'	4,500					1,736	39%	2,036	45%				
13	52'	5,864	2,710	46%	2,860 (1A & 1C) 2,872 (1B)	49% (1A & 1B) 49% (1C)								
14	45'	4,751					1,736	37%	2,036	43%				
15	52'	5,460	2,710	50%	2,860 (1A & 1C) 2,872 (1B)	52% (1A & 1B) 53% (1C)								
16	47'	4,935									1,890	38%	2,125	43%
17	52'	5,462	2,710	50%	2,860 (1A & 1C) 2,872 (1B)	52% (1A & 1B) 53% (1C)								
18	45'	5,011					1,736	35%	2,036	41%				
19	52'	4,423									1,890	43%	2,125	48%
20	45'	3,870					1,736	45%	2,036	53%				
21	47'	4,042									1,890	47%	2,125	53%
22	50'	4,252					1,736	41%	2,036	48%				
23	45'	4,365					1,736	40%	2,036	47%				
24	47'	4,559									1,890	41%	2,125	47%
25	45'	4,365					1,736	40%	2,036	47%				
26	47'	4,559									1,890	41%	2,125	47%
27	45'	4,365					1,736	40%	2,036	47%				
28	47'	4,559									1,890	41%	2,125	47%
29	45'	4,365					1,736	40%	2,036	47%				
30	52'	4,958									1,890	38%	2,125	43%
31	52'	5,245					1,736	33%	2,036	39%				
32	45'	4,384									1,890	43%	2,125	48%
33	47'	4,559					1,736	38%	2,036	45%				
34	45'	4,365									1,890	43%	2,125	49%
35	47'	4,559					1,736	38%	2,036	45%				
36	45'	4,365									1,890	43%	2,125	49%
37	47'	4,559					1,736	38%	2,036	45%				
38	45'	4,365									1,890	43%	2,125	49%
39	47'	4,482									1,890	42%	2,125	47%
40	45'	4,298					1,736	40%	2,036	47%				
41	47'	4,495									1,890	42%	2,125	47%
42	45'	4,310					1,736	40%	2,036	47%				
43	47'	4,507									1,890	42%	2,125	47%
44	45'	4,322					1,736	40%	2,036	47%				
45	47'	4,518									1,890	42%	2,125	47%
46	57'	6,176	2,710	44%	2,860 (1A & 1C) 2,872 (1B)	44% (1A & 1B) 44% (1C)								
47	45'	4,877					1,736	36%	2,036	42%				
48	52'	5,635	2,710	48%	2,860 (1A & 1C) 2,872 (1B)	51% (1A & 1B) 51% (1C)								
49	47'	5,093									1,890	37%	2,125	42%
50	48'	4,877					1,736	36%	2,036	42%				
51	52'	5,635	2,710	48%	2,860 (1A & 1C) 2,872 (1B)	51% (1A & 1B) 51% (1C)								
52	45'	4,877					1,736	36%	2,036	42%				
53	47'	5,093									1,890	37%	2,125	42%

AVERAGE	PLAN 1		5,627	48%		51% (1A & 1C)	51% (1B)							
	PLAN 2		4,585					38%		44%				
	PLAN 3		4,666								41%		46%	

	PLAN 1A	PLAN 1B	PLAN 1C	PLAN 2A	PLAN 2B	PLAN 2C	PLAN 3A	PLAN 3B	PLAN 3C
1ST FLOOR	2,291	2,291	2,291	1,268	1,268	1,268	1,485	1,485	1,485
2ND FLOOR				1,418	1,418	1,418	1,739	1,739	1,739
TOTAL LIVING	2,291	2,291	2,291	2,686	2,686	2,686	3,224	3,224	3,224
GARAGE	405	405	405	437	437	437	404	404	404
PORCH	13	25	13	61	61	61	87	87	87
OPT. COVERED PATIO	151	151	151	243	243	243	148	148	148
TOTAL FOOTPRINT	2,860	2,872	2,860	2,009	2,009	2,009	2,124	2,124	2,124

NOTE: The reduced lot area will be modified through the PUD Overlay

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LOT COVERAGE & AREA SUMMARY

FRANKLIN SCHOOL SITE

Huntington Beach , California

667.17196

06.05.18

TRI Pointe HOMES

STREET SCENE - SANDS DRIVE

FRANKLIN SCHOOL SITE

Huntington Beach , California

02.26.18

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STREET SCENE - HAMMON DRIVE

FRANKLIN SCHOOL SITE

Huntington Beach , California

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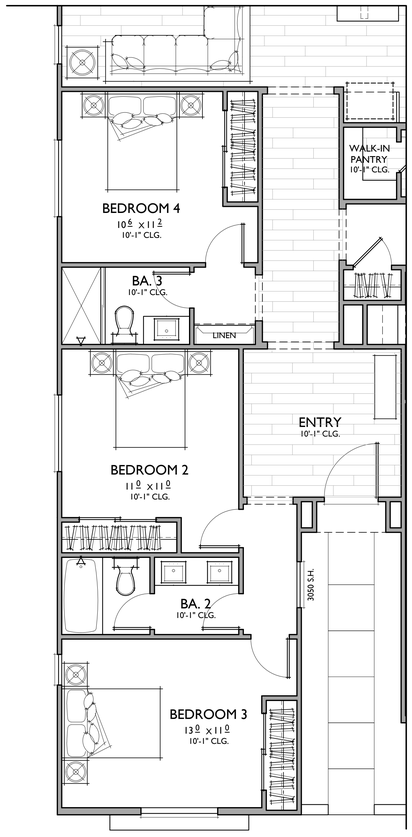
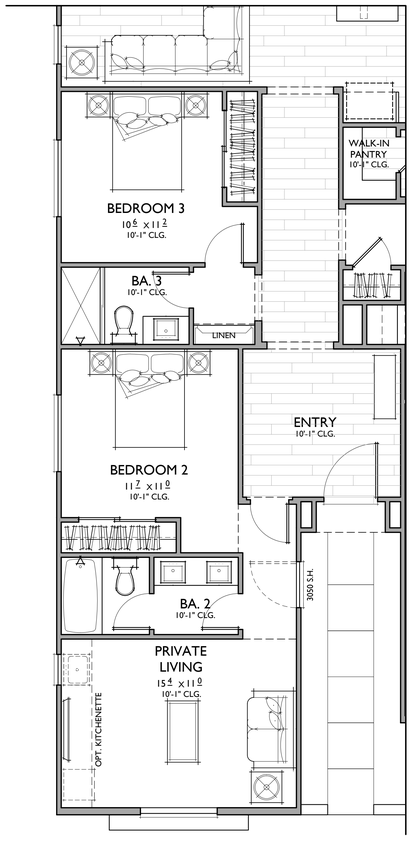


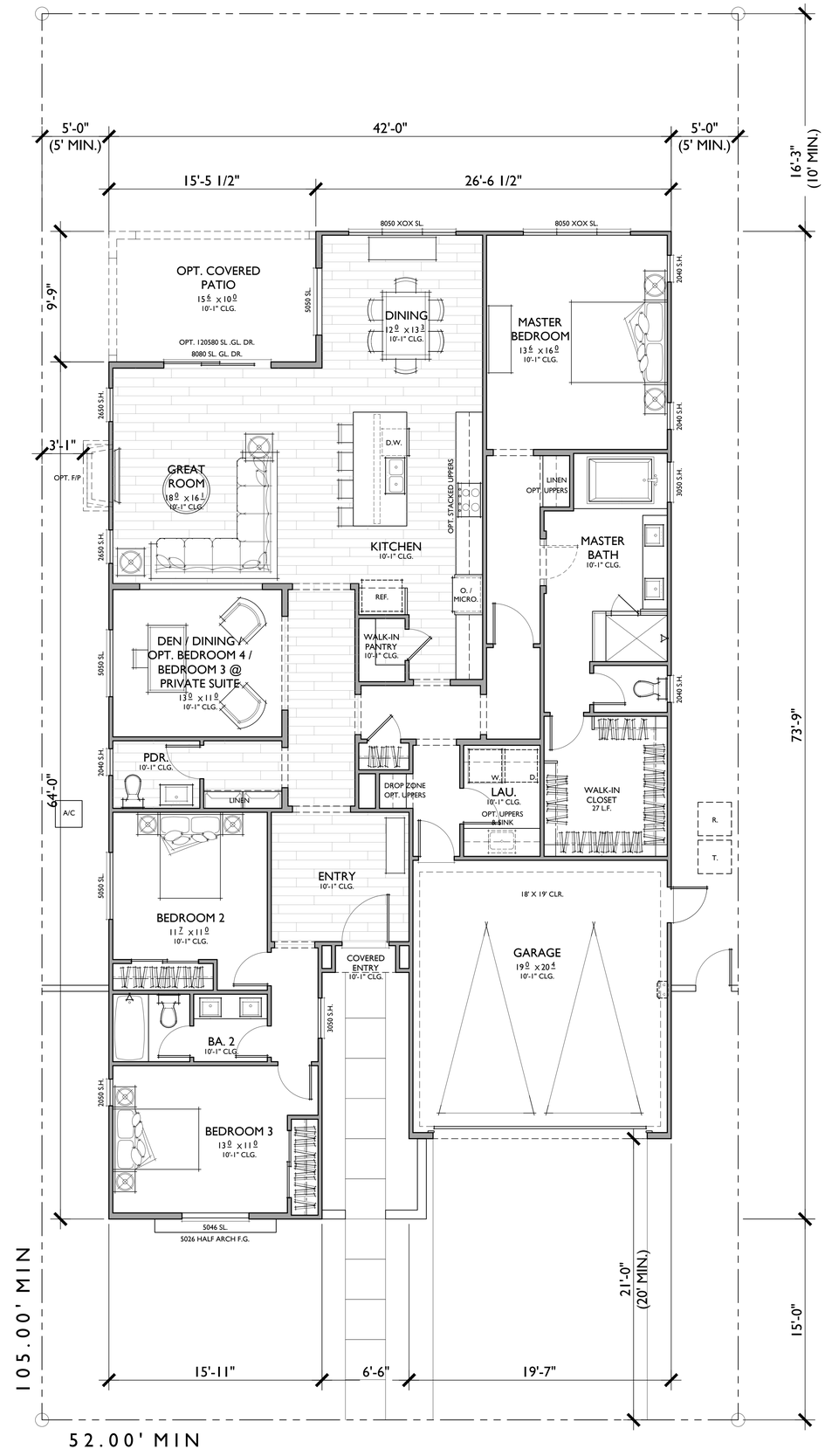
OPTIONAL BEDROOM 4 & BATH 3

IN LIEU OF DEN



OPTIONAL PRIVATE SUITE

W/ BEDROOM 3 IN LIEU OF DEN



PLAN 1A

2,291 SQ. FT.

TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,291 SQ. FT.
TOTAL	2,291 SQ. FT.
2 - CAR GARAGE	405 SQ. FT.
OPT. COVERED PATIO	151 SQ. FT.
COVERED ENTRY	13 SQ. FT.
LOT COVERAGE + COVERED ENTRY	50%
LOT COVERAGE + COVERED PATIO	52%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A

Reflects Coastal Spanish Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

0 2 4 8

667.17196

02.26.18

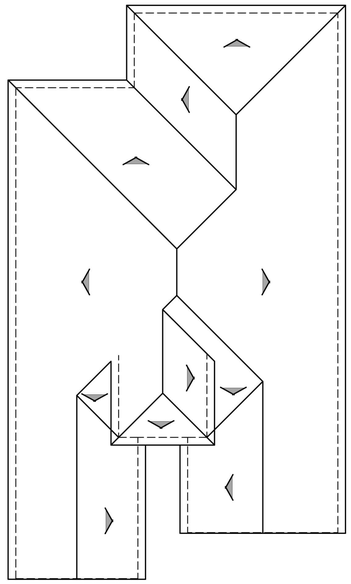
TRI Pointe HOMES

LEFT

FRONT

A - COASTAL SPANISH

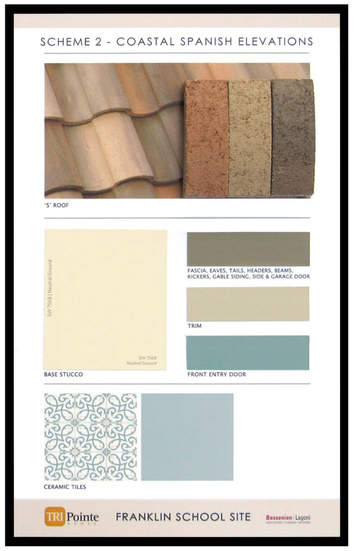
1/4"=1'-0"



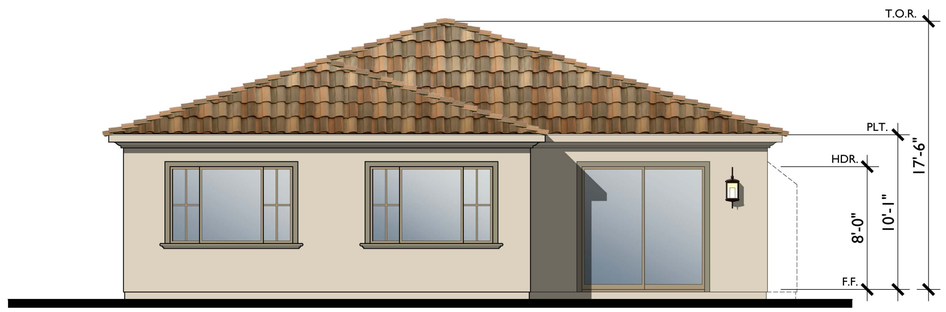
ROOF PLAN A

1/8"=1'-0"

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



RIGHT



REAR

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PLAN 1A

Coastal Spanish Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

0 2 4 8

667.17196

02.26.18

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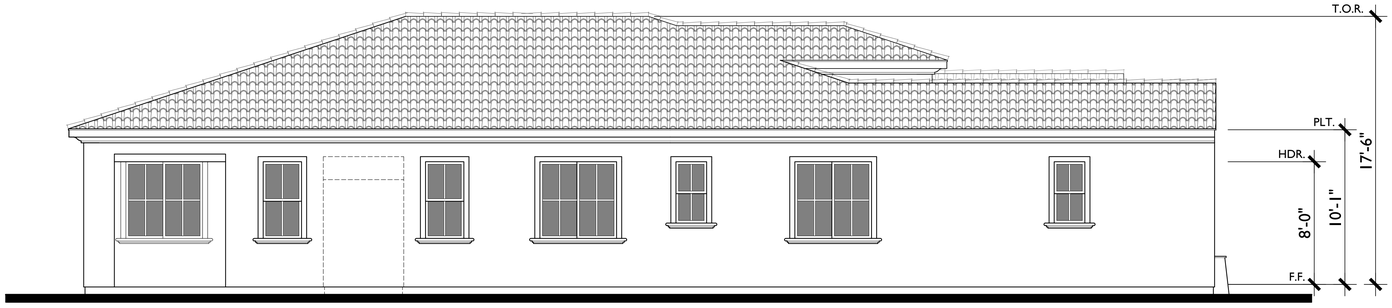
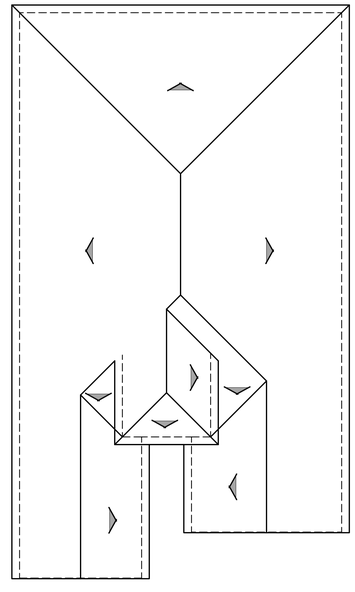


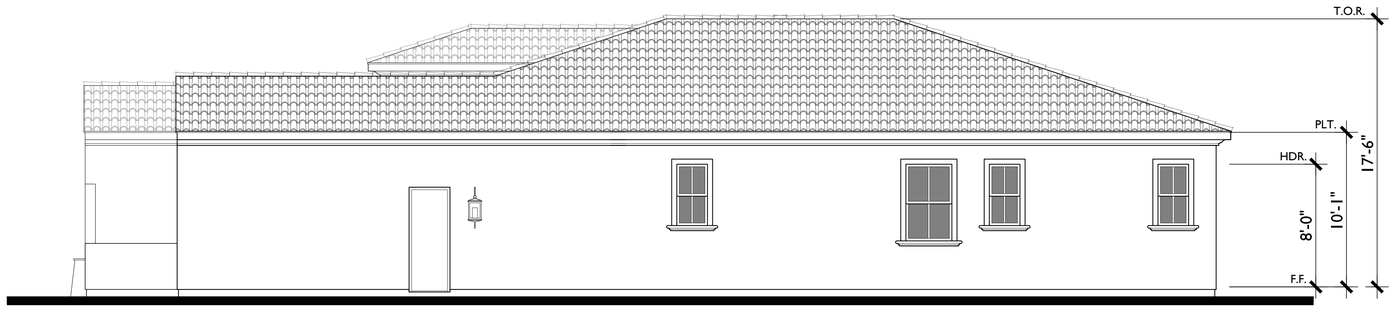
LEFT



ROOF PLAN AT OPT. COVERED PATIO — A

1/8"=1'-0"

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



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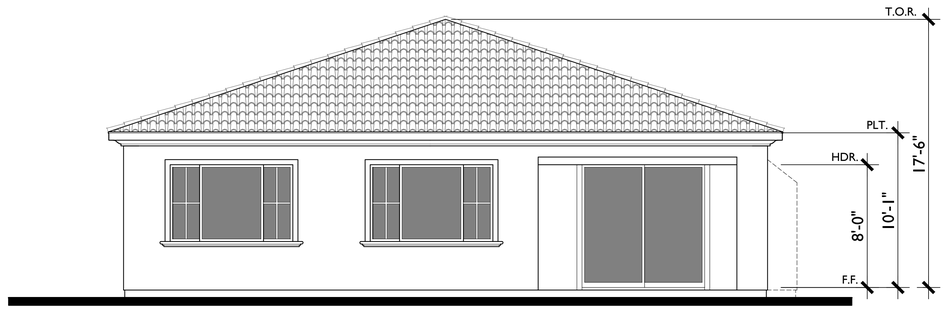

REAR

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PLAN 1A - W/ OPT. COVERED PATIO

Coastal Spanish Elevation

FRANKLIN SCHOOL SITE

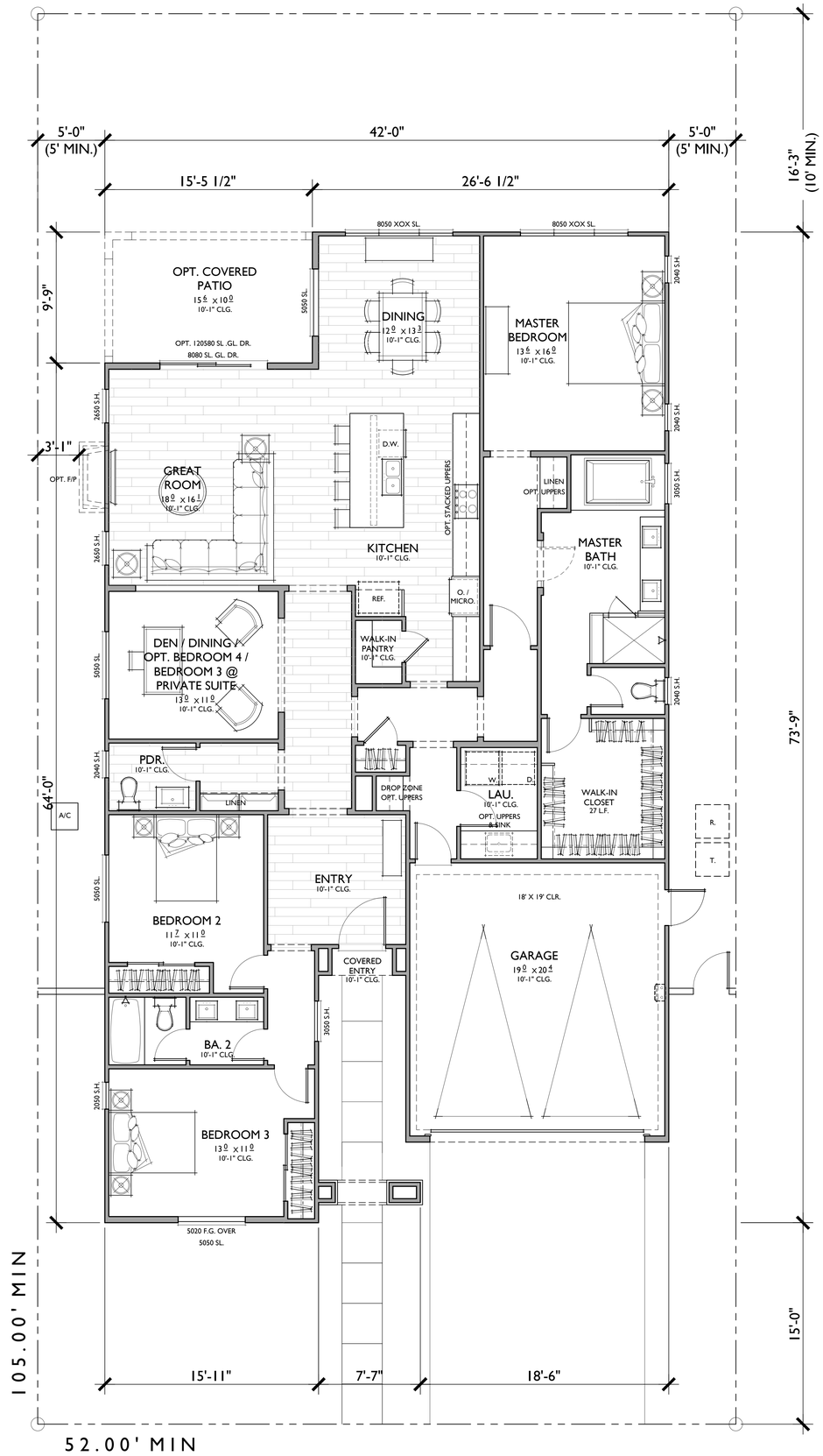
Huntington Beach , California

0 2 4 8

667.17196

02.26.18

TRI Pointe HOMES



PLAN 1B

2,291 SQ. FT.

TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,291 SQ. FT.
TOTAL	2,291 SQ. FT.
2 - CAR GARAGE	405 SQ. FT.
OPT. COVERED PATIO	151 SQ. FT.
COVERED ENTRY	13 SQ. FT.
LOT COVERAGE + COVERED ENTRY	50%
LOT COVERAGE + COVERED PATIO	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B
Reflects Seaside Ranch Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8

667.17196

02.26.18

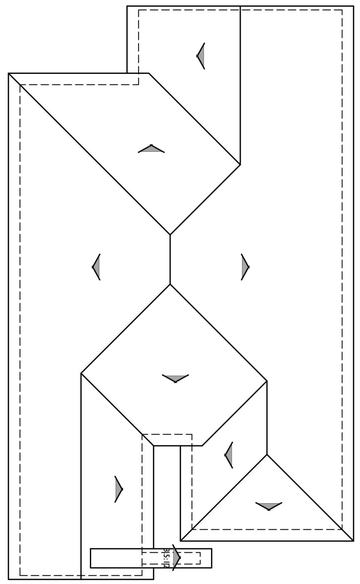
TRI Pointe HOMES

LEFT

FRONT

B - SEASIDE RANCH

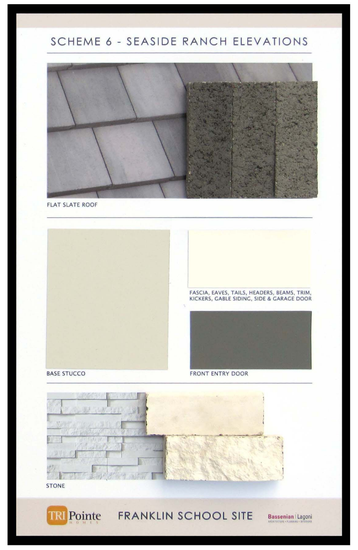
1/4"=1'-0"

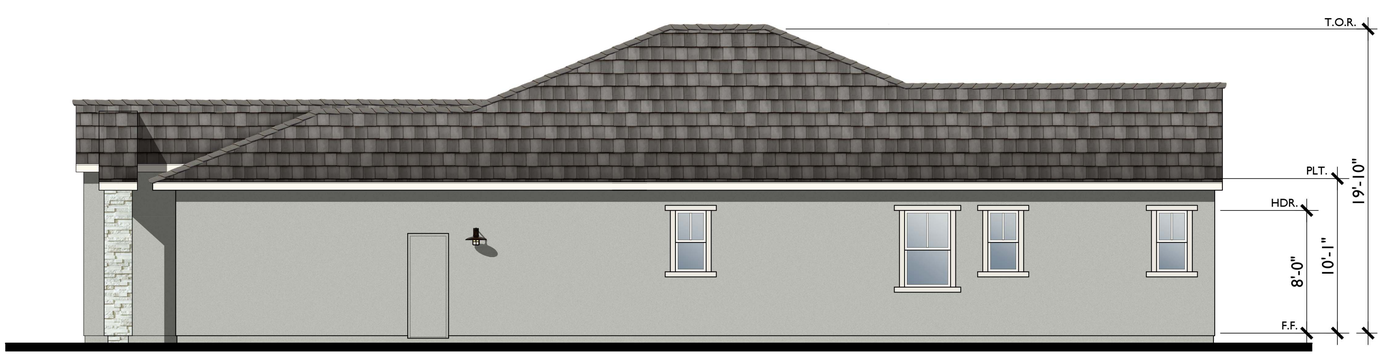


ROOF PLAN B

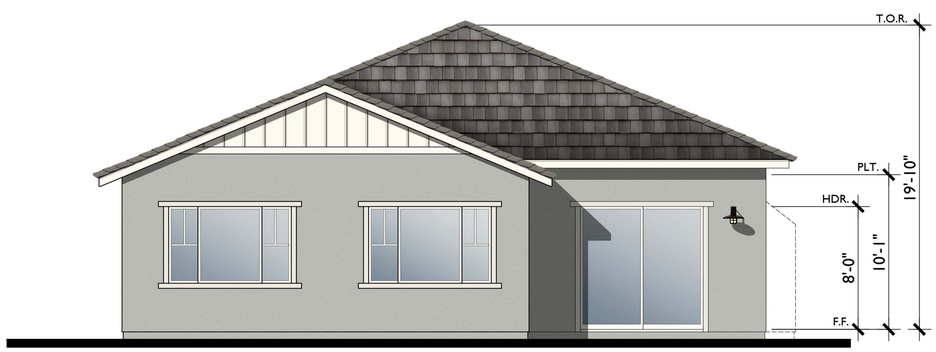
1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE





RIGHT



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PLAN 1B

Seaside Ranch Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

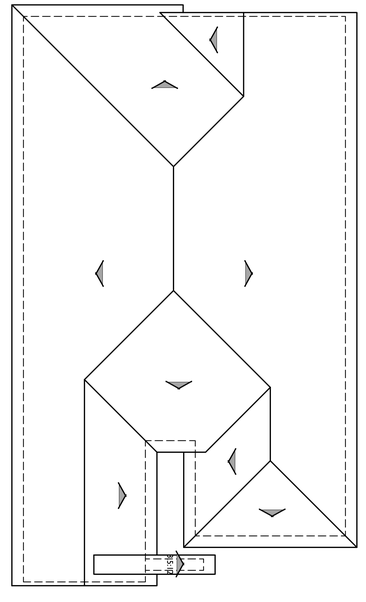
0 2 4 8

667.17196

02.26.18

TRI Pointe HOMES

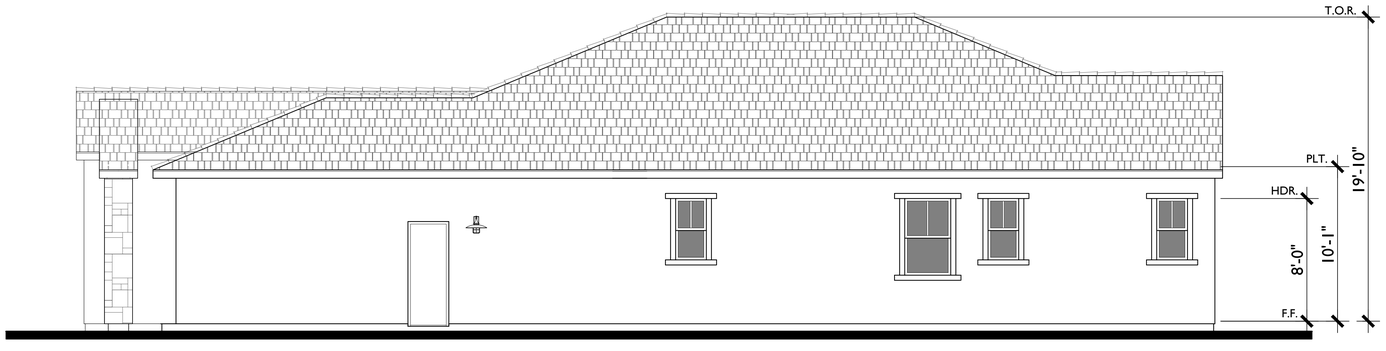
LEFT



ROOF PLAN AT OPT. COVERED PATIO B

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT

REAR

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PLAN 1B - W/ OPT. COVERED PATIO

Seaside Ranch Elevation

FRANKLIN SCHOOL SITE

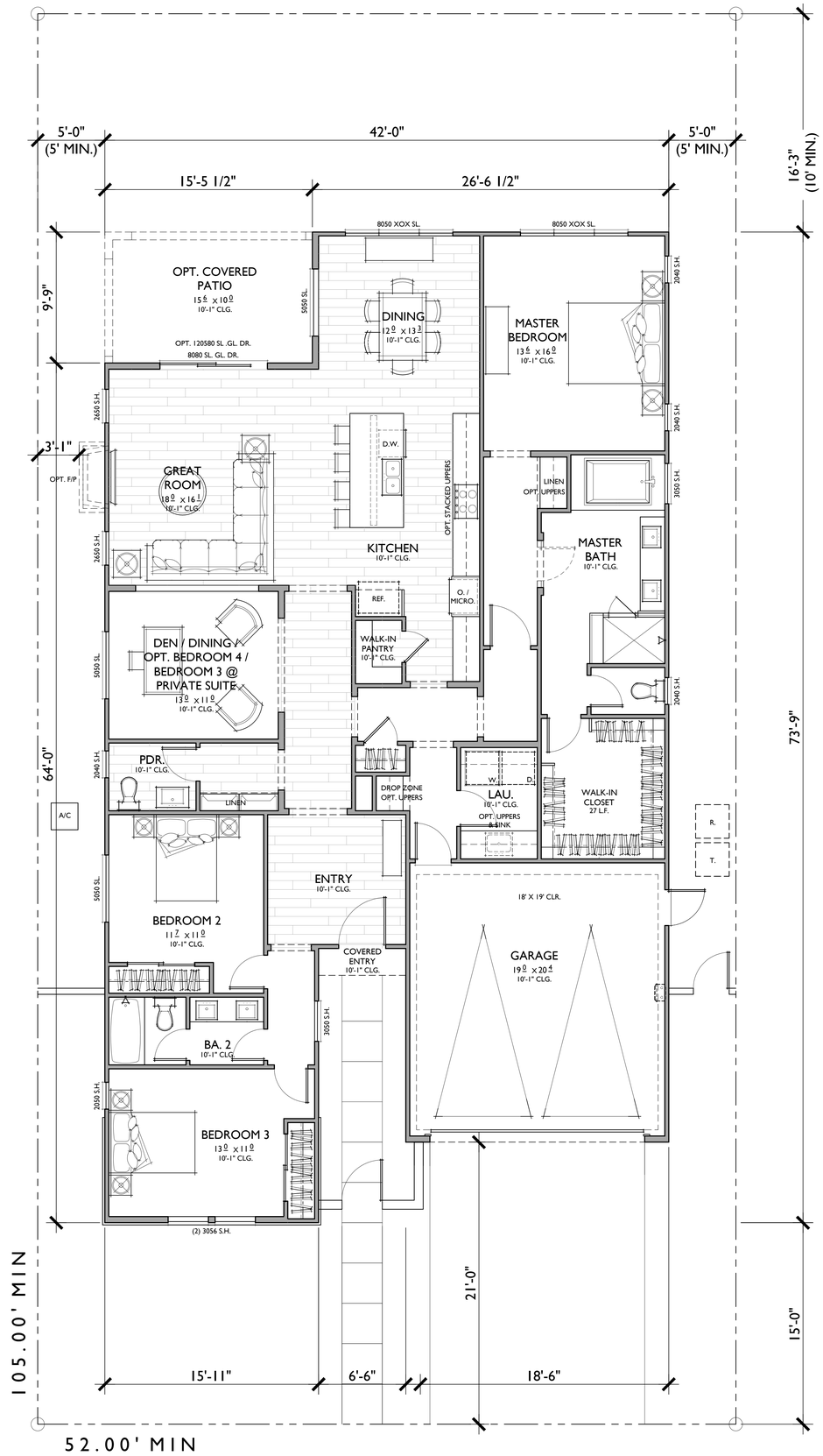
Huntington Beach , California

0 2 4 8

667.17196

02.26.18

TRI Pointe HOMES



PLAN 1C

2,291 SQ. FT.

TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,291 SQ. FT.
TOTAL	2,291 SQ. FT.
2 - CAR GARAGE	405 SQ. FT.
OPT. COVERED PATIO	151 SQ. FT.
COVERED ENTRY	13 SQ. FT.
LOT COVERAGE + COVERED ENTRY	50%
LOT COVERAGE + COVERED PATIO	52%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C
Reflects Beach Cottage Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8

667.17196

02.26.18

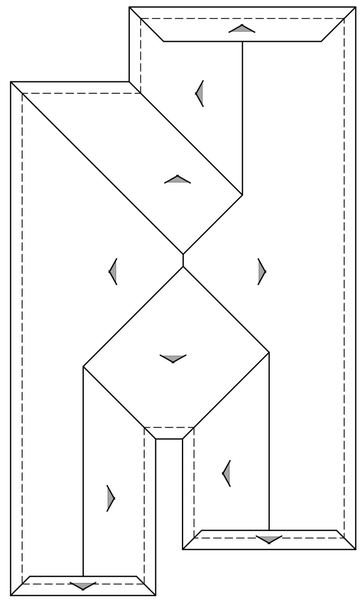
TRI Pointe HOMES

LEFT

FRONT

C - BEACH COTTAGE

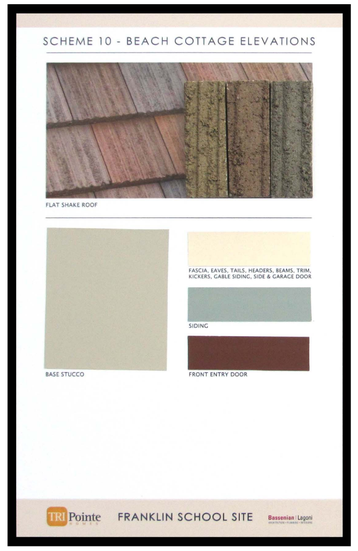
1/4"=1'-0"



ROOF PLAN C

1/8"=1'-0"

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



RIGHT

REAR

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PLAN 1C

Beach Cottage Elevation

FRANKLIN SCHOOL SITE

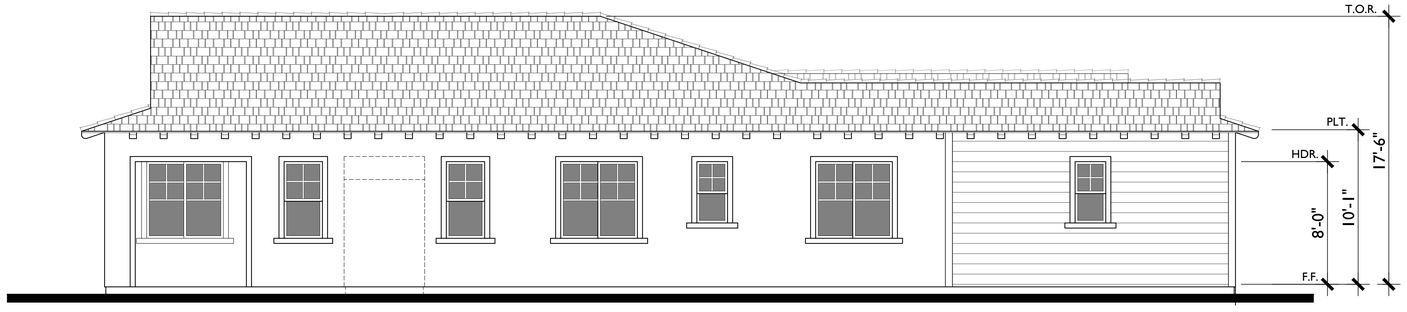
Huntington Beach , California

0 2 4 8

667.17196

02.26.18

TRI Pointe HOMES



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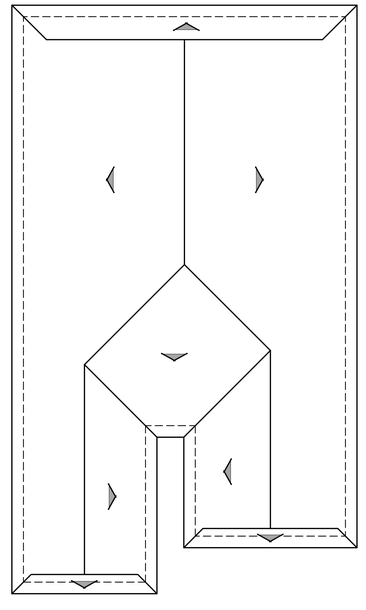
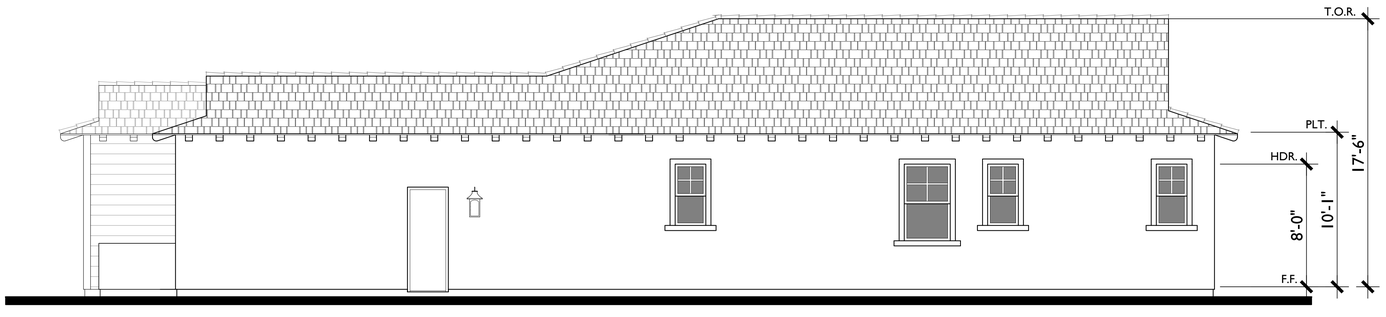


ROOF PLAN AT OPT. COVERED PATIO C

1/8"=1'-0"

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



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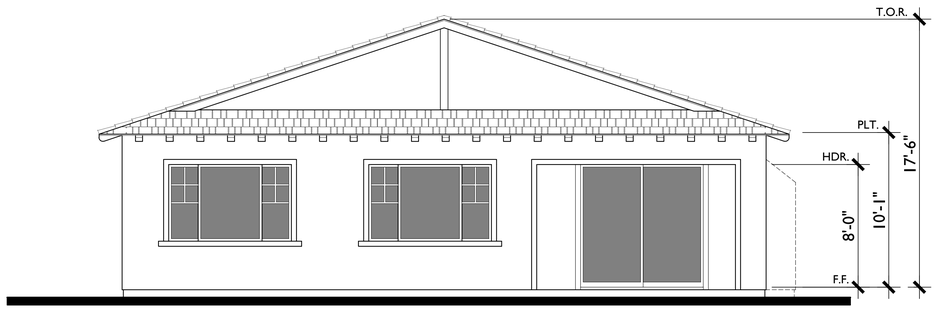

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PLAN 1C - W/ OPT. COVERED PATIO

Beach Cottage Elevation

FRANKLIN SCHOOL SITE

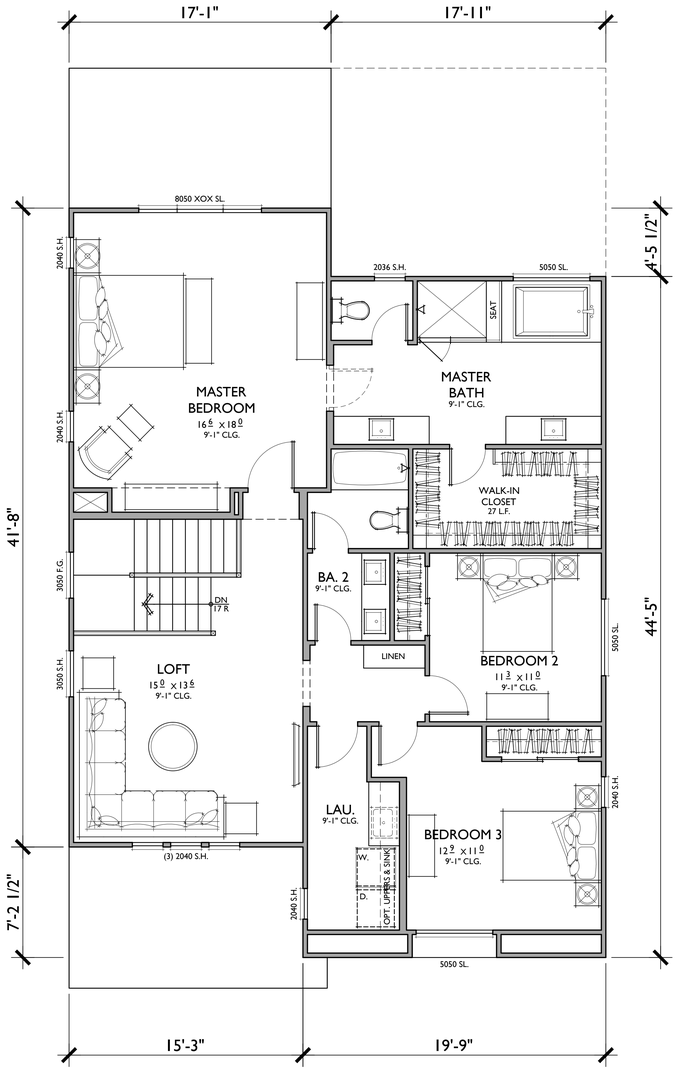
Huntington Beach , California

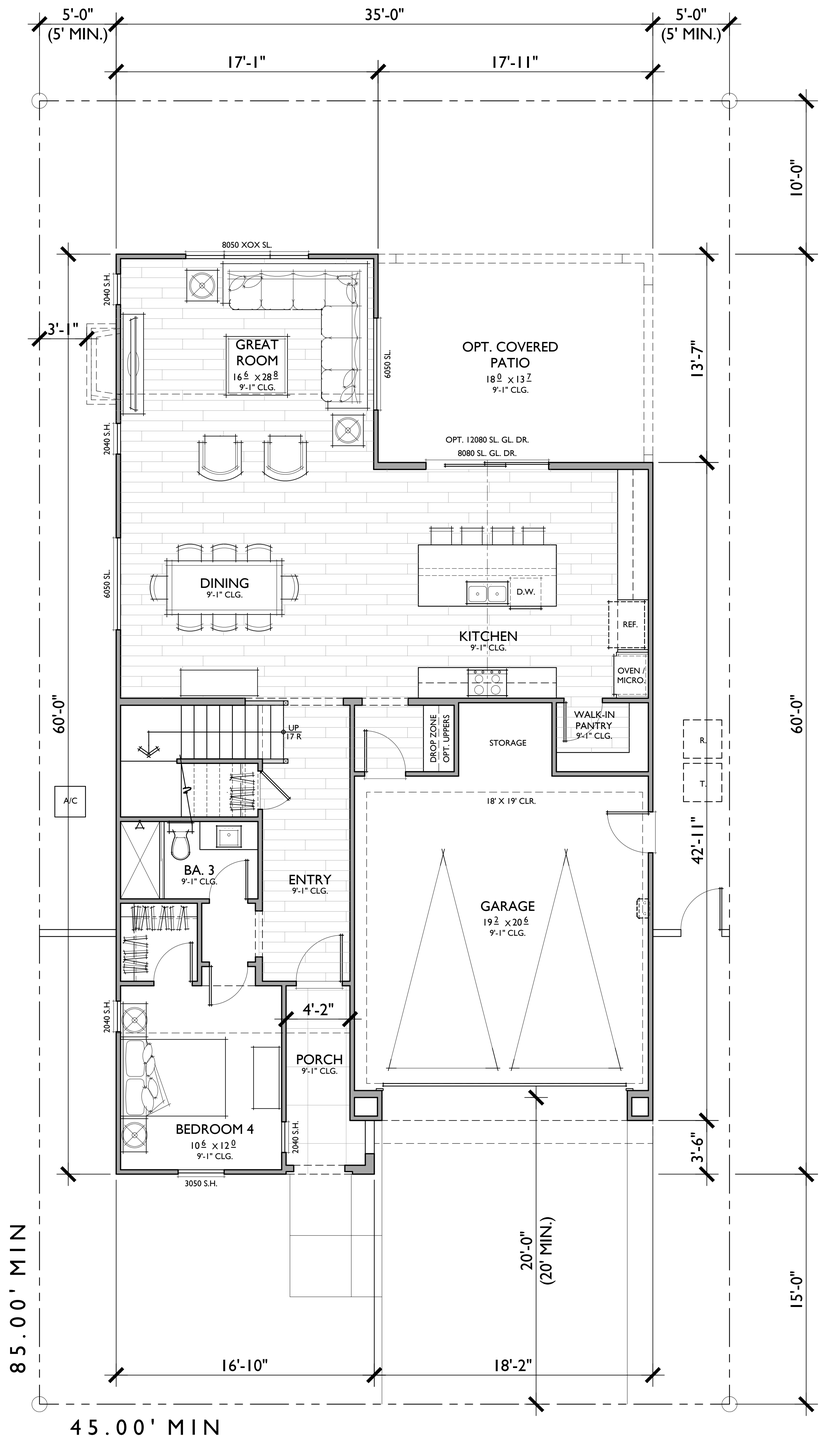
0 2 4 8

667.17196

02.26.18

TRI Pointe HOMES





PLAN 2A

2,686 SQ. FT.

TARGET: 2,600 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
IST FLOOR	1,268 SQ. FT.
2ND FLOOR	1,418 SQ. FT.
TOTAL	2,686 SQ. FT.
2 - CAR GARAGE	437 SQ. FT.
OPT. COVERED PATIO	243 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE	45%
LOT COVERAGE + COVERED OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A
Reflects Coastal Spanish Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8

667.17196

01.16.18

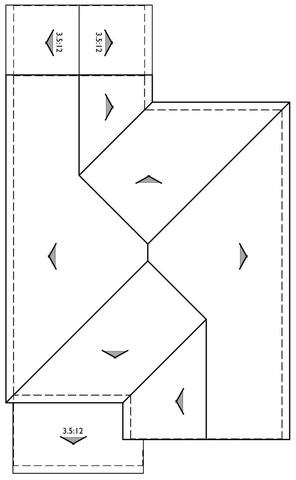
TRI Pointe HOMES

LEFT

FRONT

A - COASTAL SPANISH

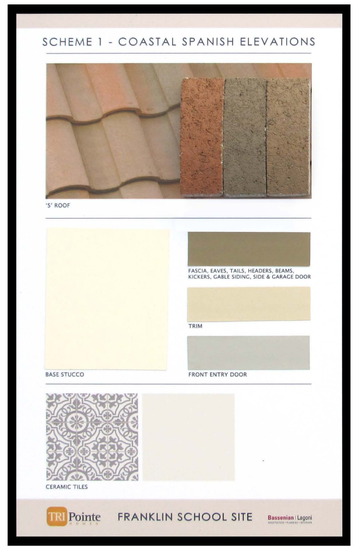
1/4"=1'-0"

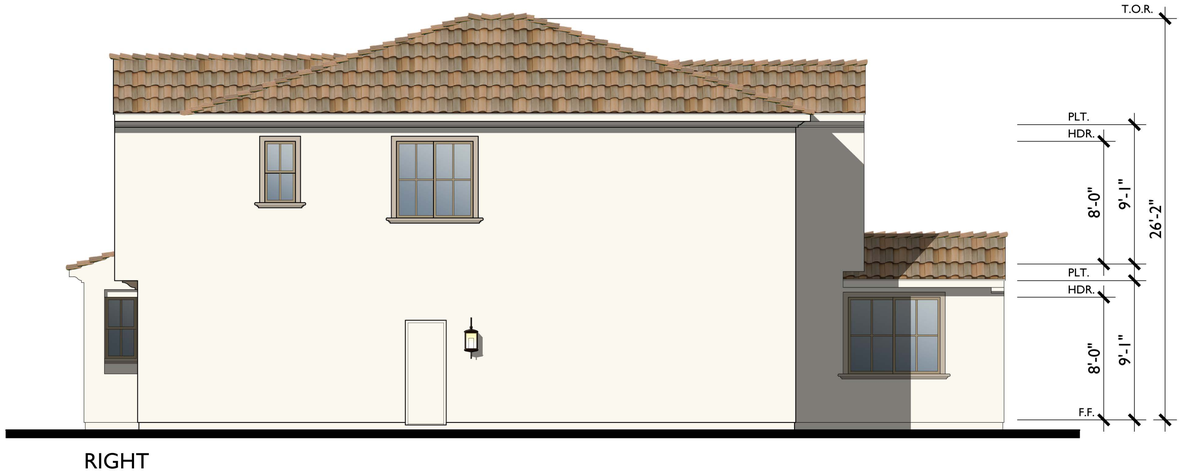


ROOF PLAN A

1/8"=1'-0"

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





RIGHT

REAR

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PLAN 2A

Coastal Spanish Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

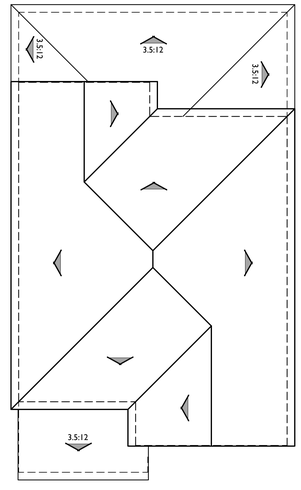
0 2 4 8

667.17196

01.16.18

TRI Pointe HOMES

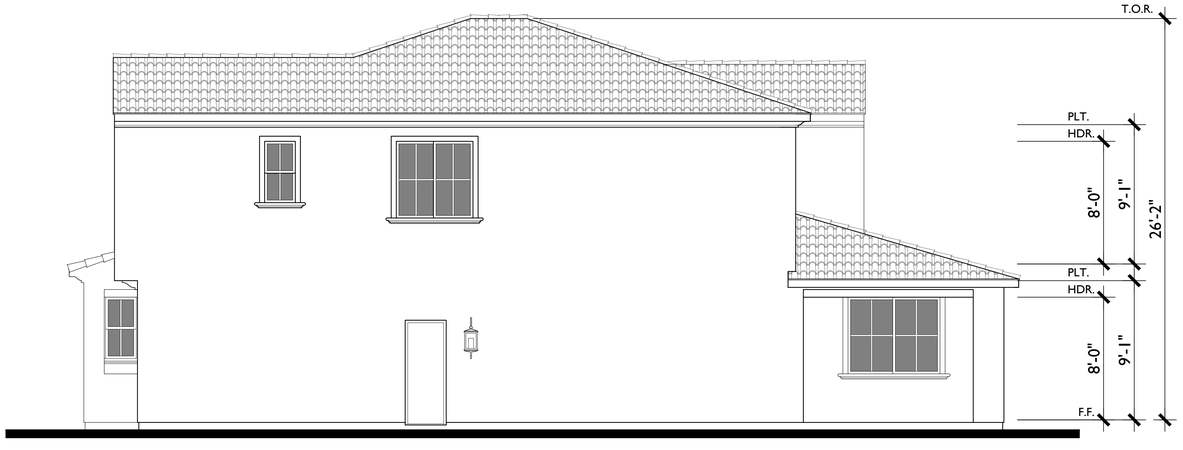
LEFT



ROOF PLAN AT OPT. COVERED PATIO A

1/8"=1'-0"

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



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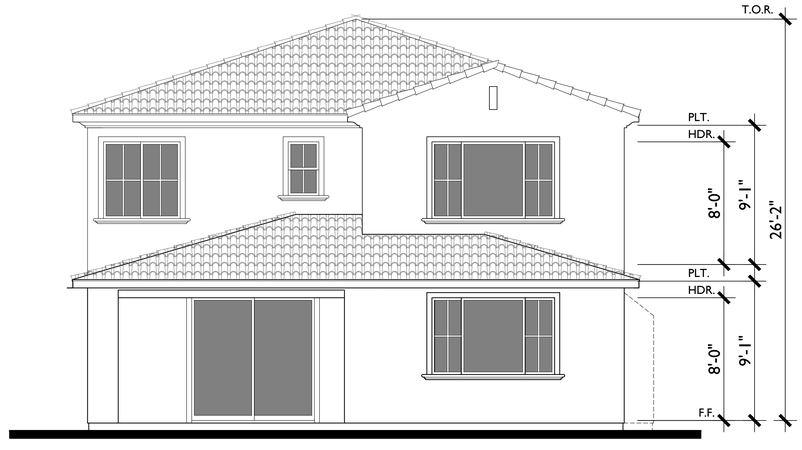

REAR

PLAN 2A - W/ OPT. COVERED PATIO

Coastal Spanish Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

01.16.18

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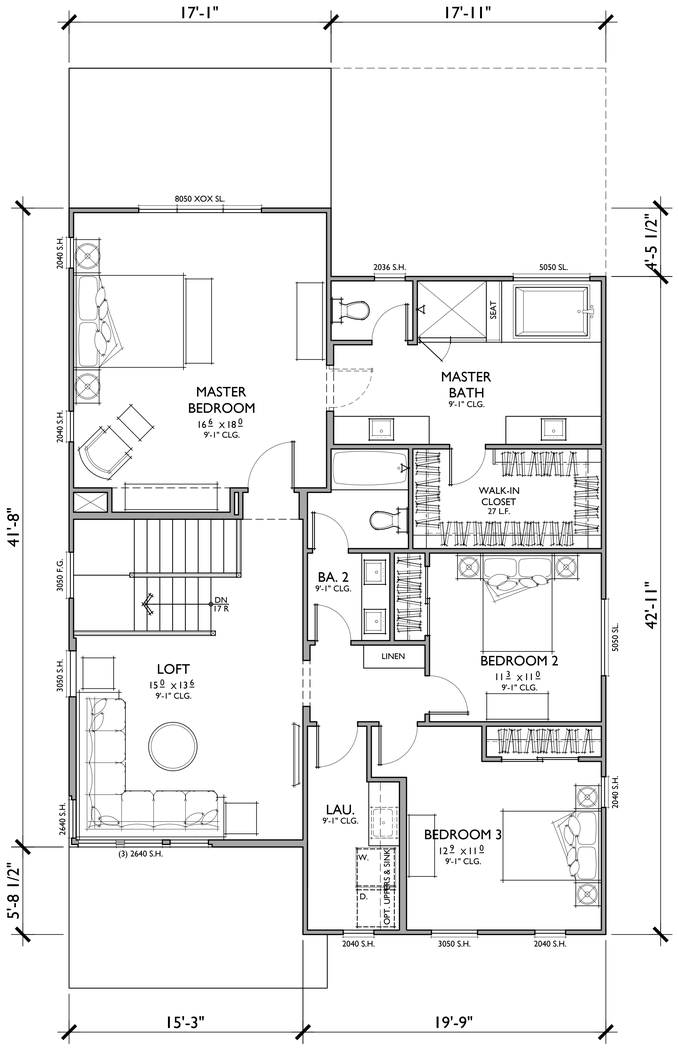
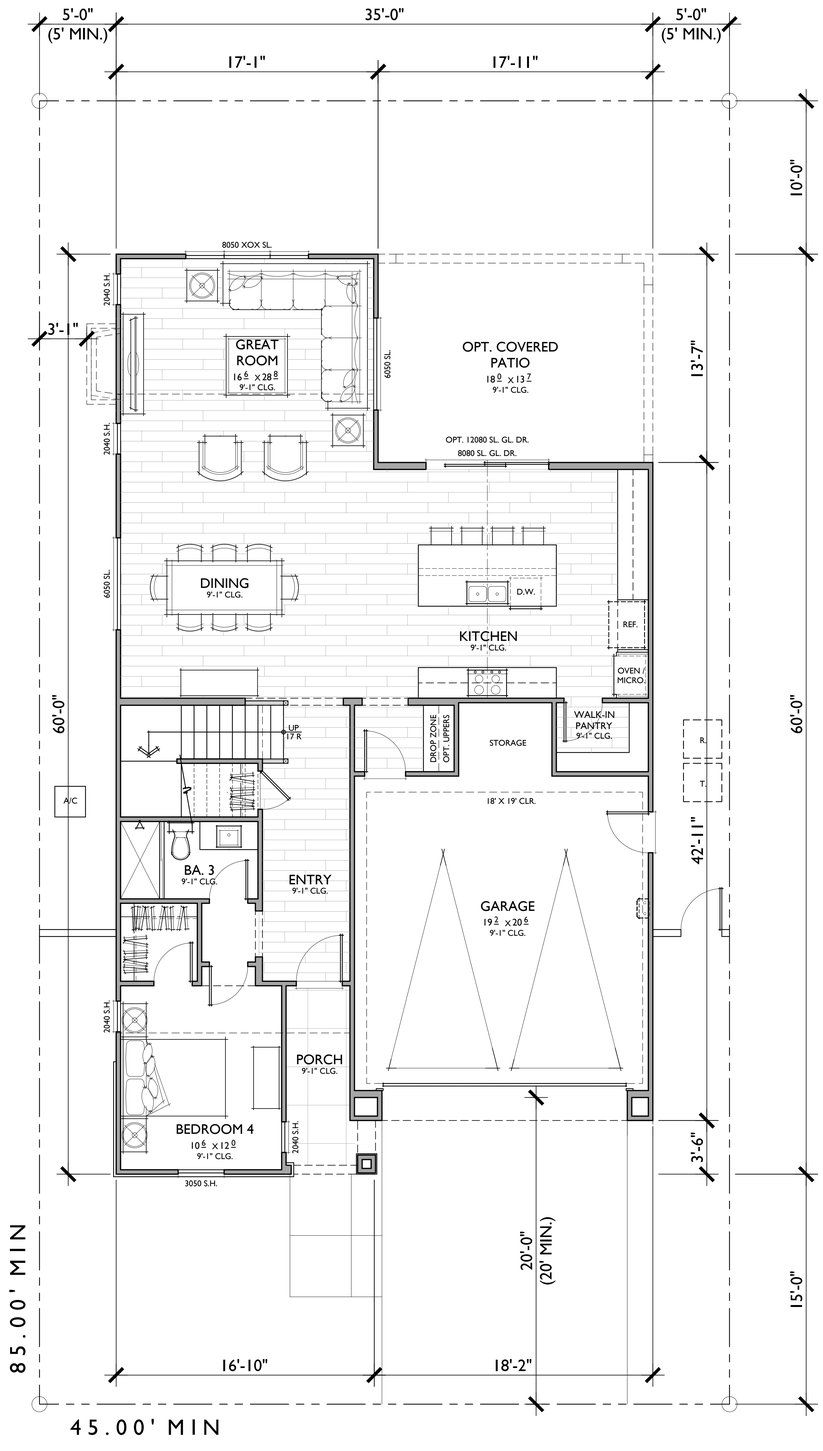
TRI Pointe HOMES





PLAN 2B

2,686 SQ. FT.

TARGET: 2,600 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
IST FLOOR	1,268 SQ. FT.
2ND FLOOR	1,418 SQ. FT.
TOTAL	2,686 SQ. FT.
2 - CAR GARAGE	437 SQ. FT.
OPT. COVERED PATIO	243 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE	45%
LOT COVERAGE + COVERED OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B
Reflects Seaside Ranch Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8

667.17196

01.16.18

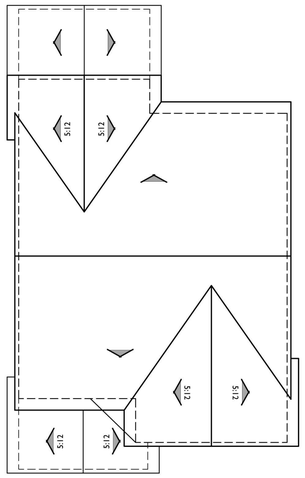
TRI Pointe HOMES

LEFT

FRONT

B - SEASIDE RANCH

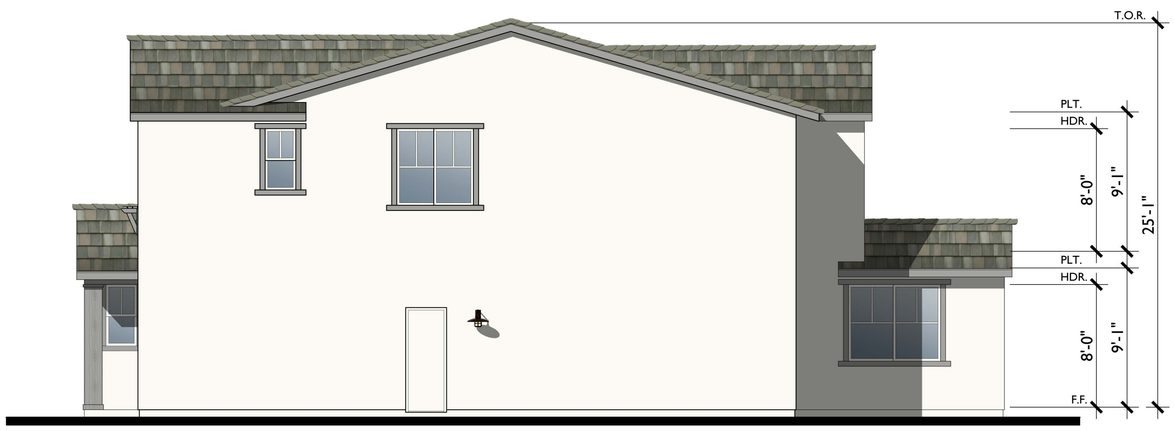
1/4"=1'-0"



ROOF PLAN B

1/8"=1'-0"

PITCH: 3.5:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT

REAR

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PLAN 2B

Seaside Ranch Elevation

FRANKLIN SCHOOL SITE

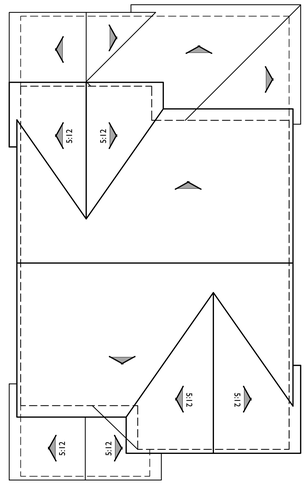
Huntington Beach , California

0 2 4 8

667.17196

01.16.18

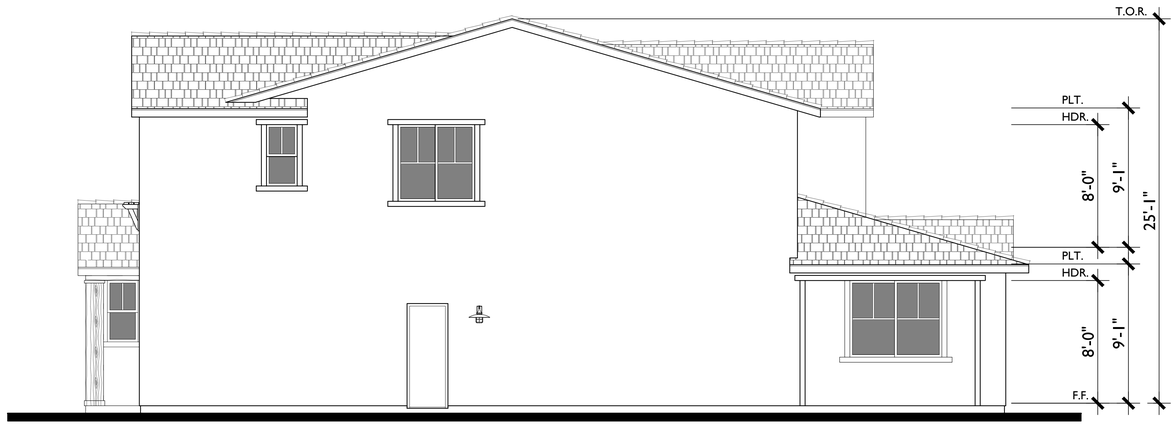
TRI Pointe HOMES



ROOF PLAN AT OPT. COVERED PATIO B

1/8"=1'-0"

PITCH: 3.5:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT

REAR

PLAN 2B - W/ OPT. COVERED PATIO

Seaside Ranch Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

0 2 4 8

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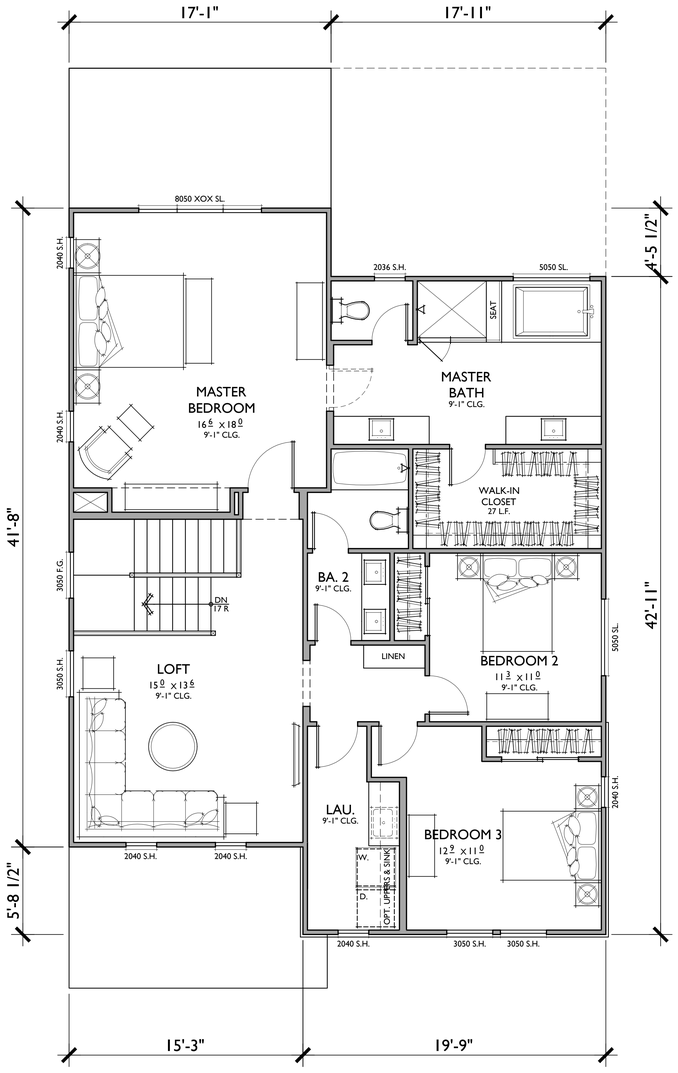
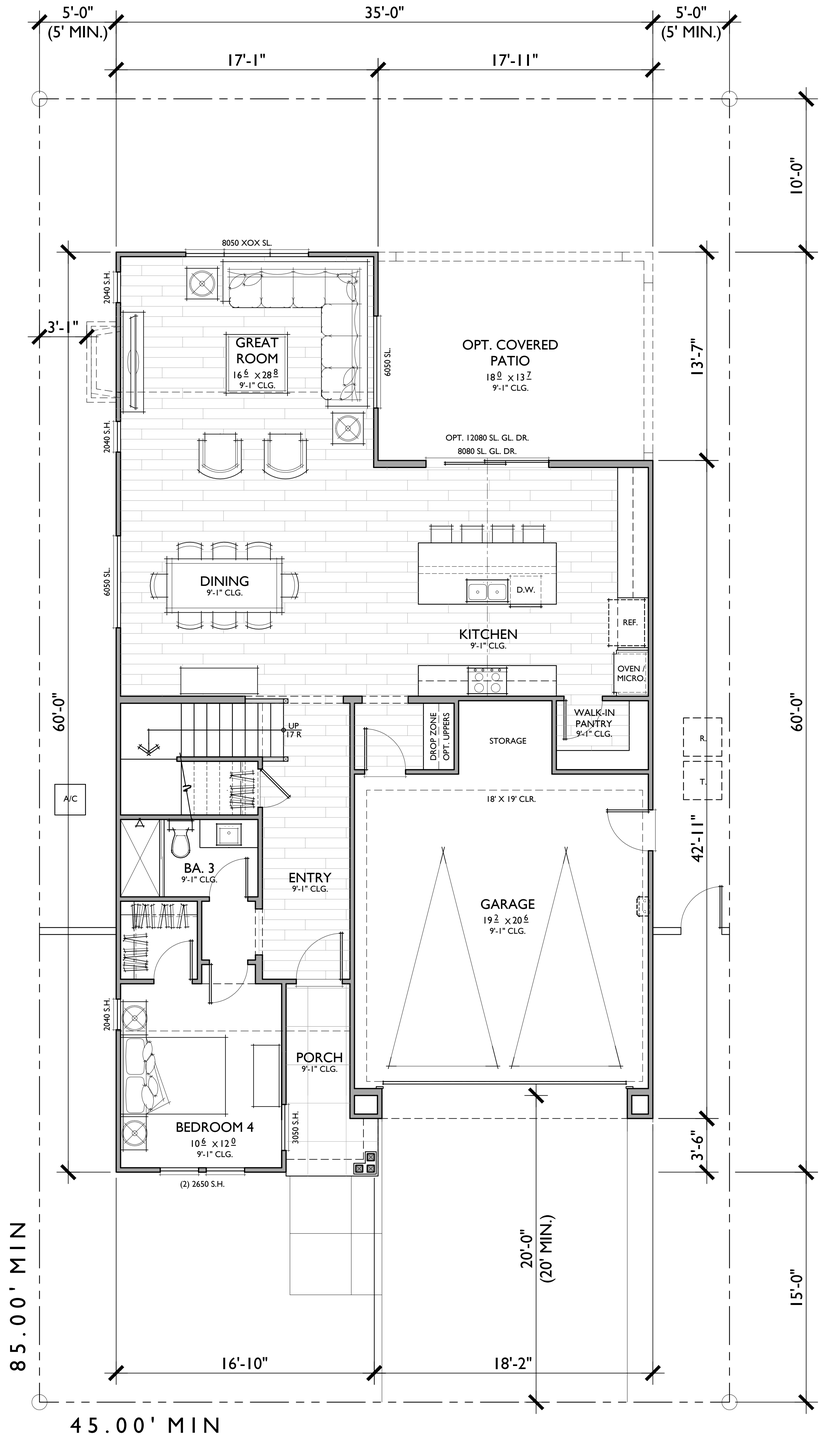
TRI Pointe HOMES





PLAN 2C

2,686 SQ. FT.

TARGET: 2,600 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,268 SQ. FT.
2ND FLOOR	1,418 SQ. FT.
TOTAL	2,686 SQ. FT.
2 - CAR GARAGE	437 SQ. FT.
OPT. COVERED PATIO	243 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE	45%
LOT COVERAGE + COVERED OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C
Reflects Seaside Ranch Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8

667.17196

01.16.18

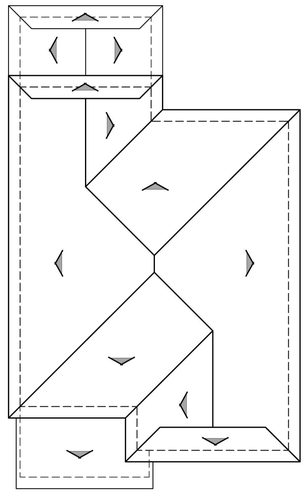
TRI Pointe HOMES

LEFT

FRONT

C - BEACH COTTAGE

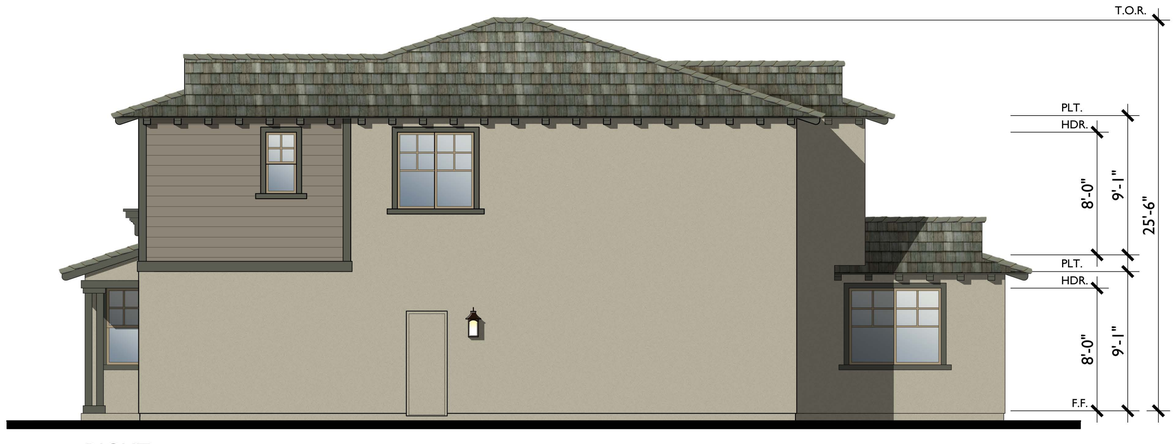
1/4"=1'-0"



ROOF PLAN C

1/8"=1'-0"

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



RIGHT

REAR

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PLAN 2C

Beach Cottage Elevation

FRANKLIN SCHOOL SITE

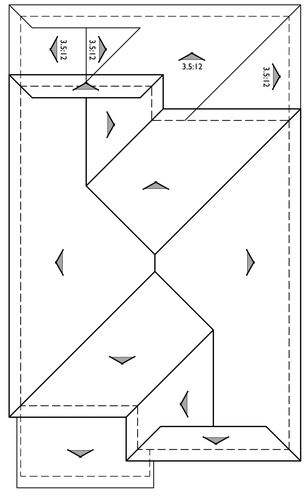
Huntington Beach , California

0 2 4 8

667.17196

01.16.18

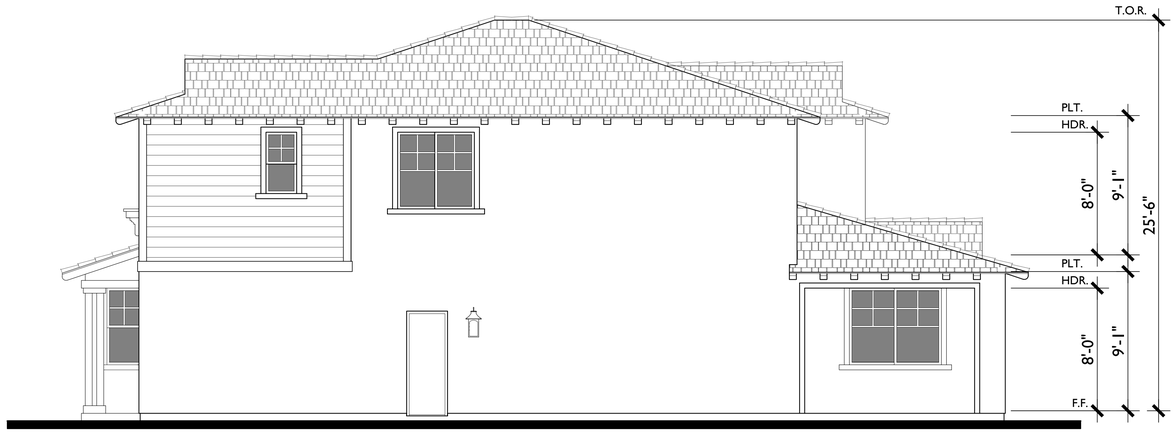
TRI Pointe HOMES



ROOF PLAN AT OPT. COVERED PATIO C

1/8"=1'-0"

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



RIGHT

REAR

PLAN 2C - W/ OPT. COVERED PATIO

Beach Cottage Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

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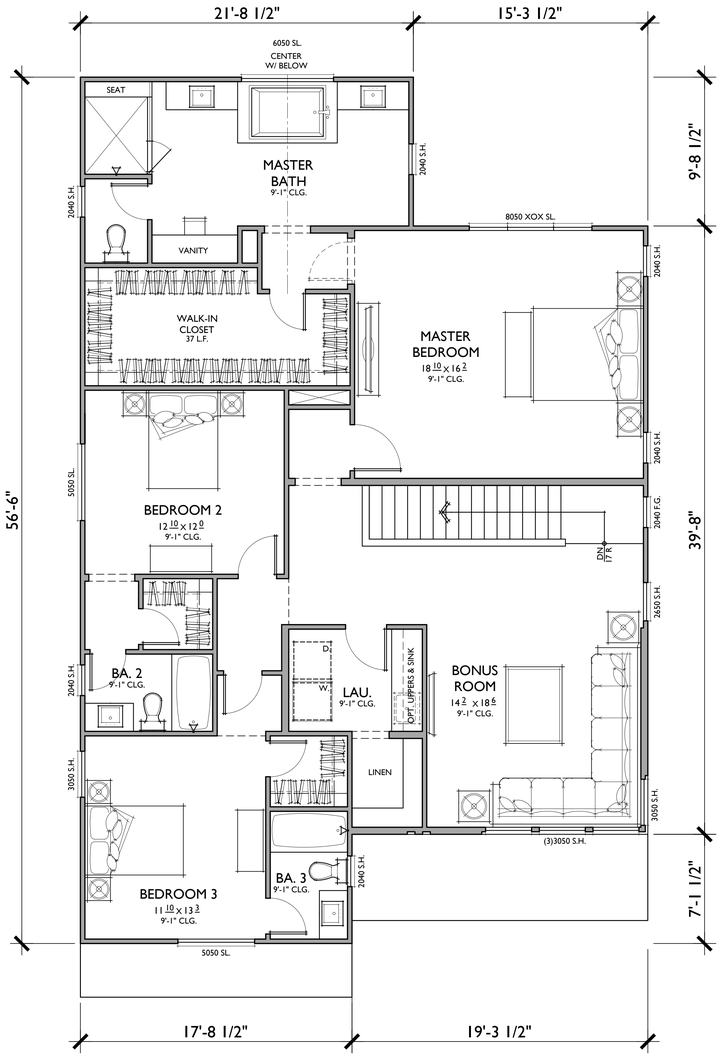
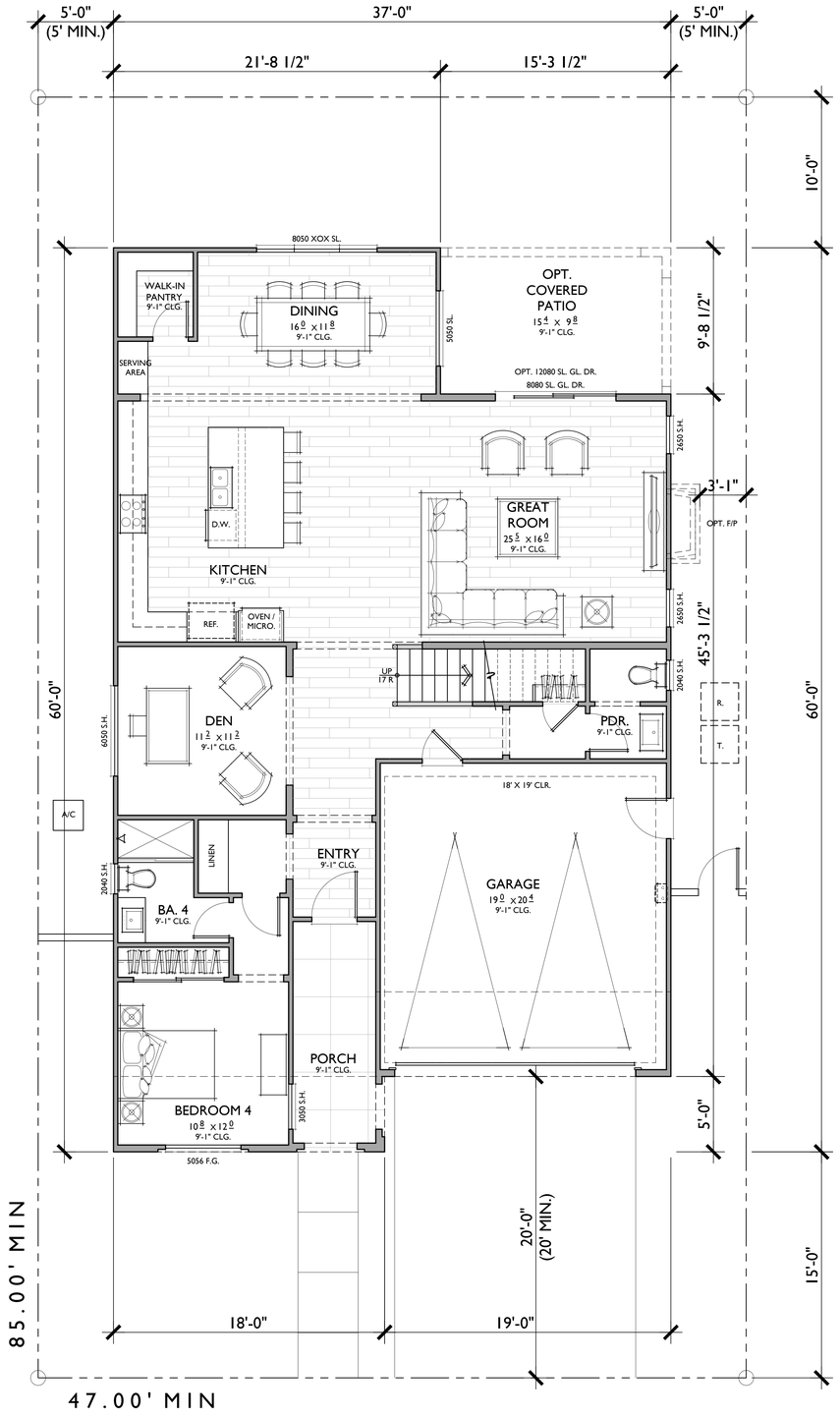
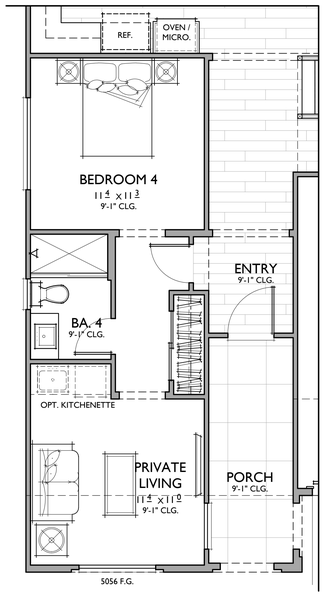
TRI Pointe HOMES







OPTIONAL PRIVATE SUITE - A

IN LIEU OF DEN

PLAN 3A

3,224 SQ. FT.

TARGET: 3,100 SQ. FT.
4 BEDROOMS / 4.5 BATHS + BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,485 SQ. FT.
2ND FLOOR	1,739 SQ. FT.
TOTAL	3,224 SQ. FT.
2 - CAR GARAGE	404 SQ. FT.
OPT. COVERED PATIO	148 SQ. FT.
PORCH	87 SQ. FT.
LOT COVERAGE	47%
LOT COVERAGE + COVERED OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A
Reflects Coastal Spanish Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8

667.17196

01.16.18

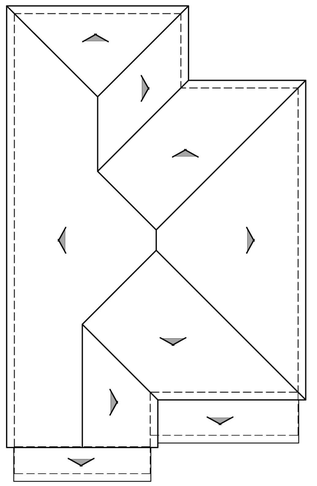
TRI Pointe HOMES

LEFT

FRONT

A - COASTAL SPANISH

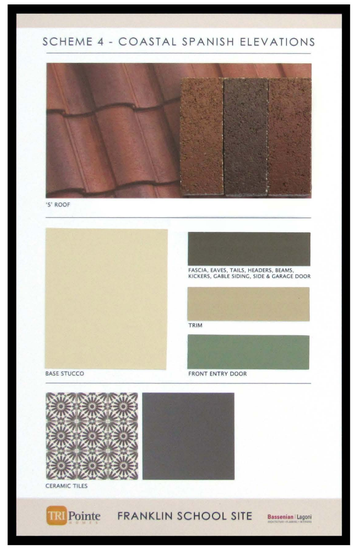
1/4"=1'-0"



ROOF PLAN A

1/8"=1'-0"

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



RIGHT

REAR

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PLAN 3A

Coastal Spanish Elevation

FRANKLIN SCHOOL SITE

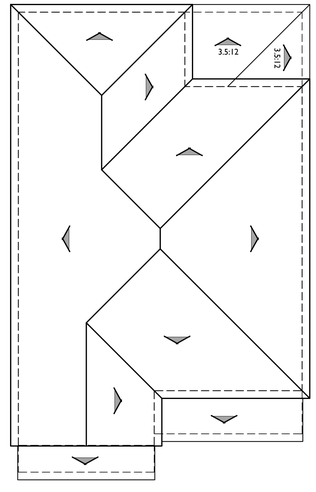
Huntington Beach , California

0 2 4 8

667.17196

01.16.18

TRI Pointe HOMES



ROOF PLAN AT OPT. COVERED PATIO — A

1/8"=1'-0"

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

RIGHT

REAR

PLAN 3A - W/ OPT. COVERED PATIO

Coastal Spanish Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

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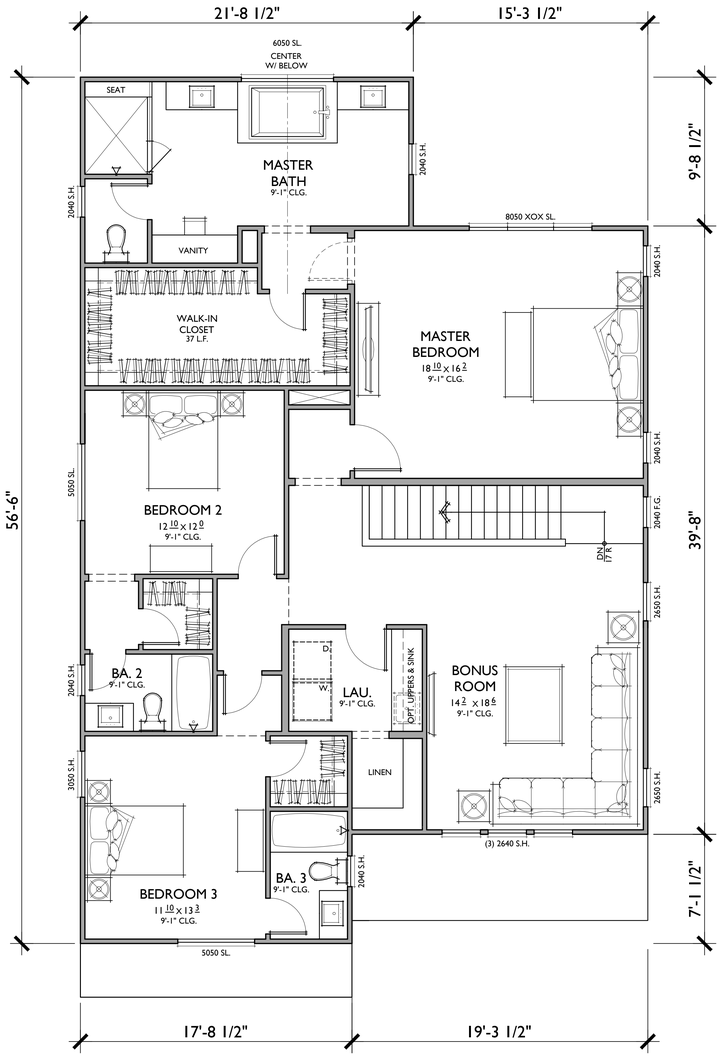
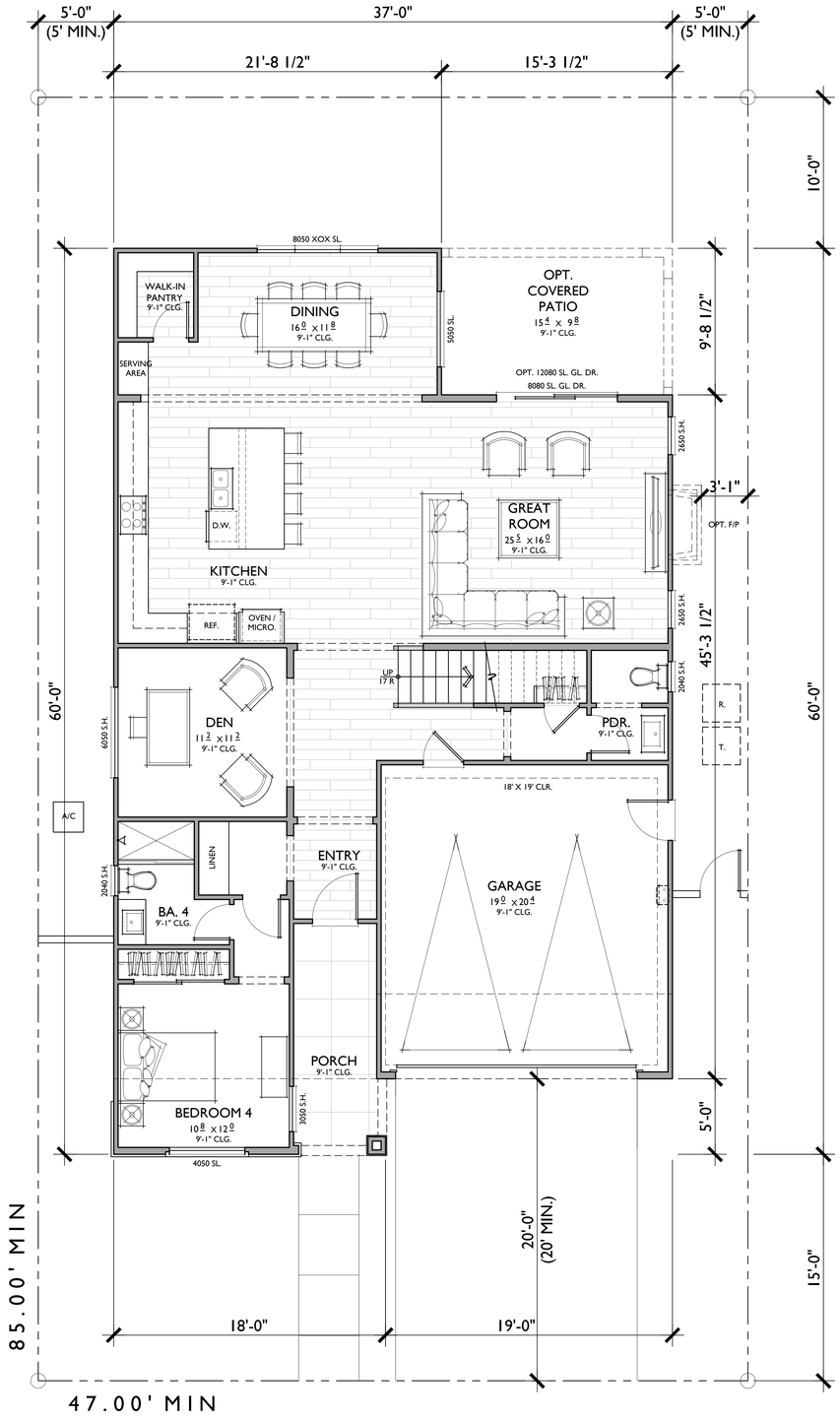
TRI Pointe HOMES





PLAN 3B

3,224 SQ. FT.

TARGET: 3,100 SQ. FT.
4 BEDROOMS / 4.5 BATHS + BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,485 SQ. FT.
2ND FLOOR	1,739 SQ. FT.
TOTAL	3,224 SQ. FT.
2 - CAR GARAGE	404 SQ. FT.
OPT. COVERED PATIO	148 SQ. FT.
PORCH	87 SQ. FT.
LOT COVERAGE	47%
LOT COVERAGE + COVERED OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B
Reflects Seaside Ranch Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8

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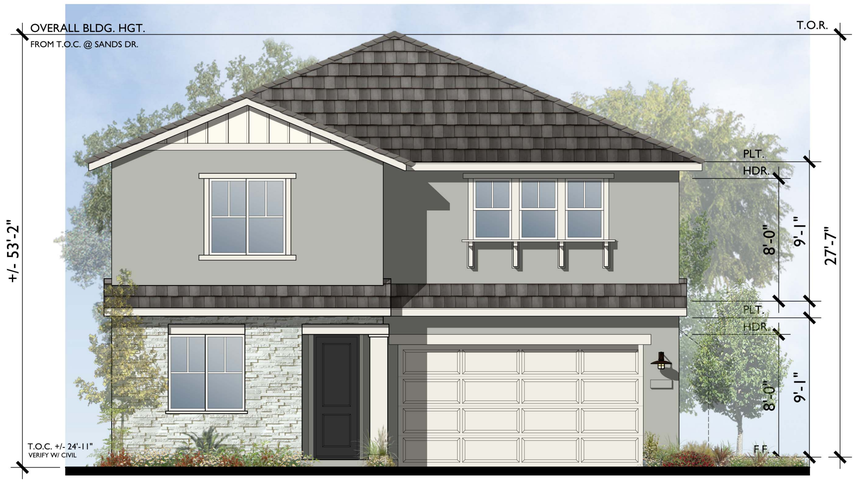
01.16.18

TRI Pointe HOMES

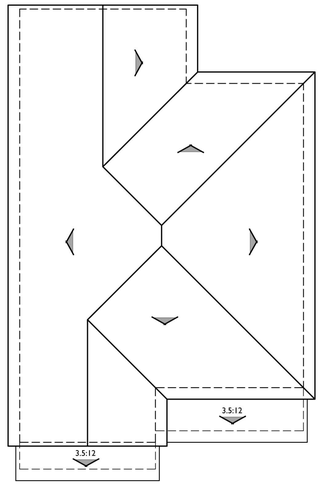
LEFT



FRONT

B - SEASIDE RANCH

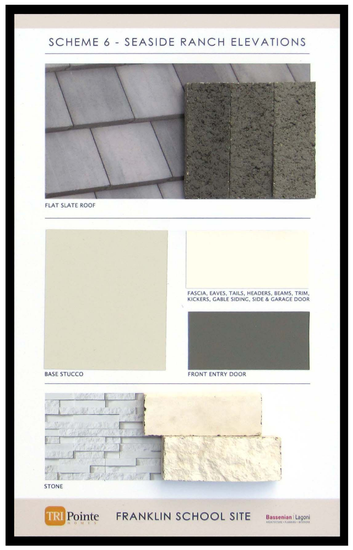
1/4"=1'-0"



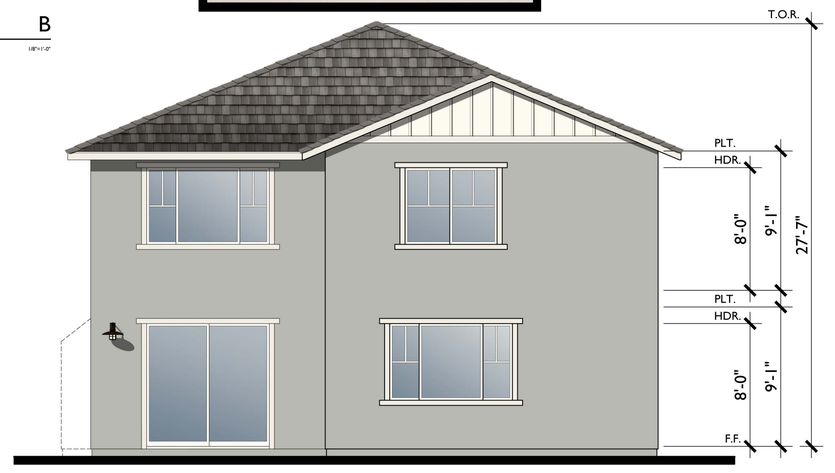
ROOF PLAN B

1/8"=1'-0"

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



RIGHT



REAR

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PLAN 3B

Seaside Ranch Elevation

FRANKLIN SCHOOL SITE

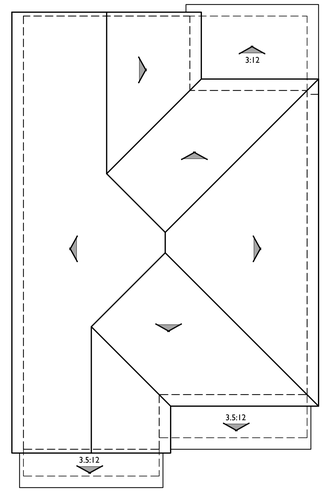
Huntington Beach , California

0 2 4 8

667.17196

02.26.18

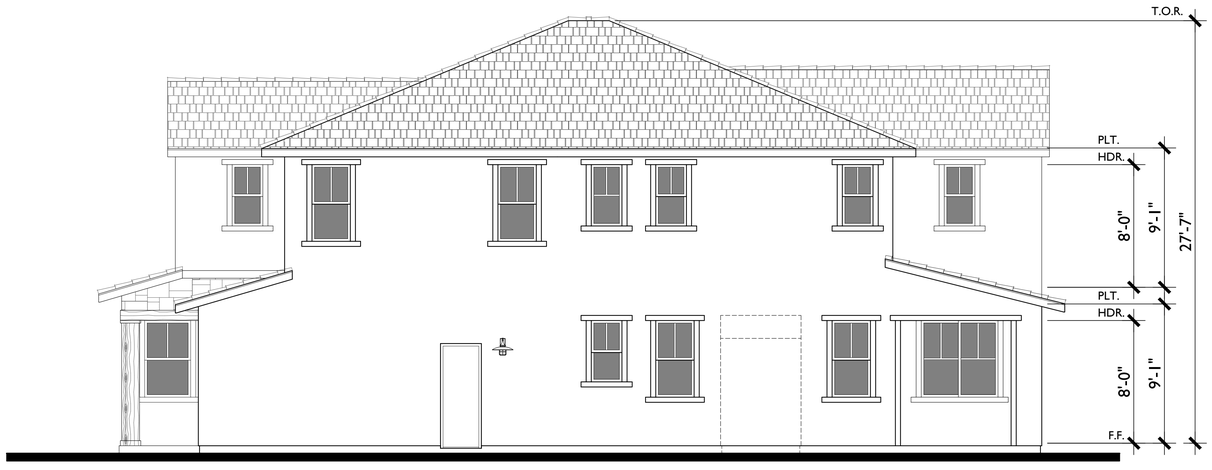
TRI Pointe HOMES



ROOF PLAN AT OPT. COVERED PATIO — B

1/8"=1'-0"

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



RIGHT

REAR

PLAN 3B - W/ OPT. COVERED PATIO

Seaside Ranch Elevation

FRANKLIN SCHOOL SITE

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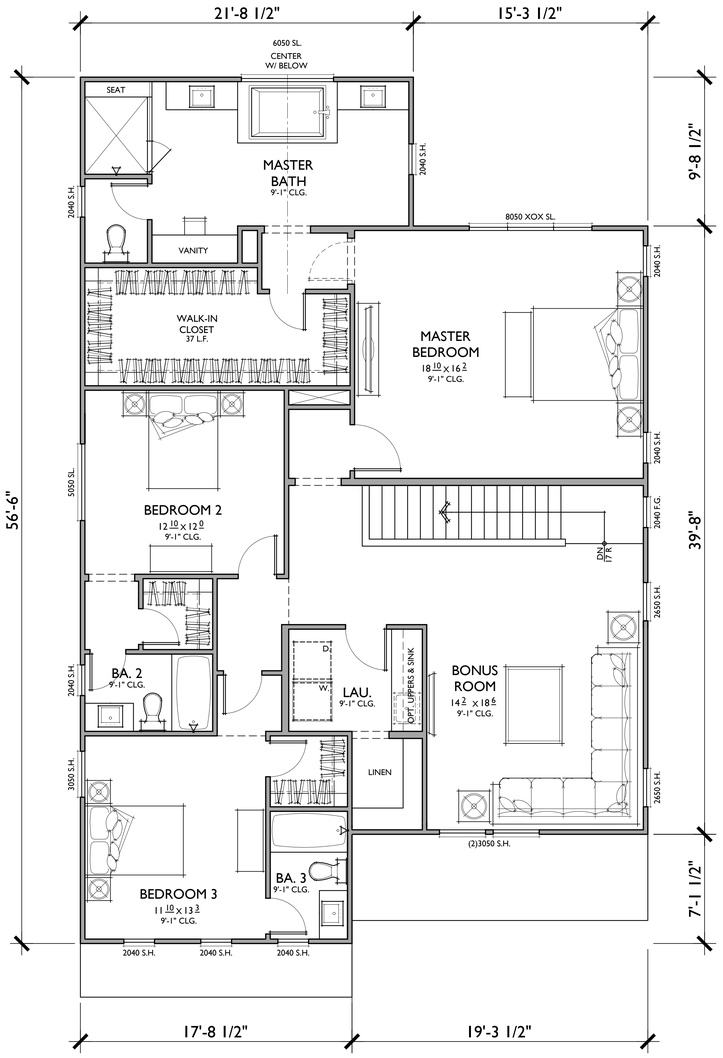
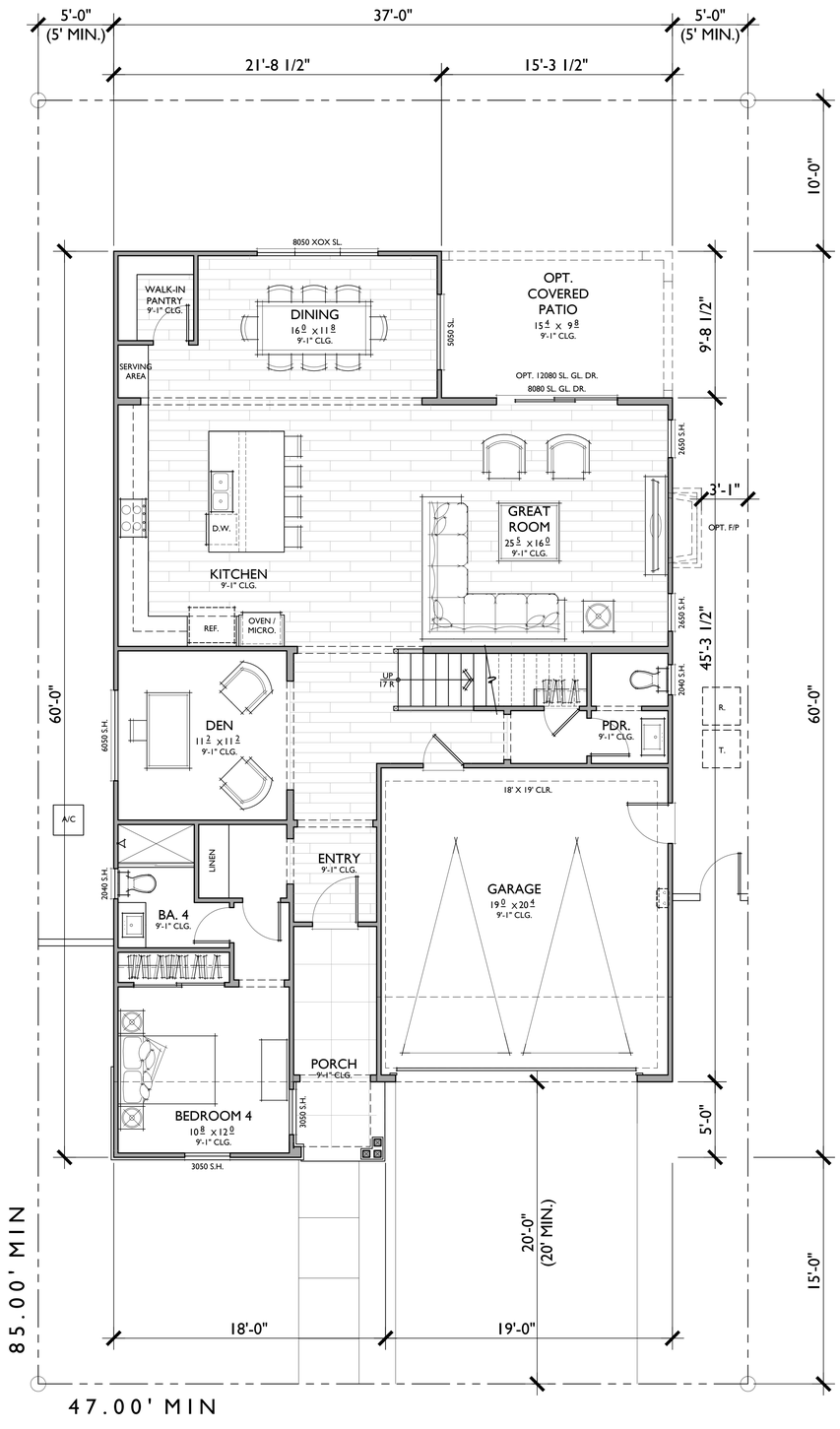
TRI Pointe HOMES





PLAN 3C

3,224 SQ. FT.

TARGET: 3,100 SQ. FT.
4 BEDROOMS / 4.5 BATHS + BONUS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,485 SQ. FT.
2ND FLOOR	1,739 SQ. FT.
TOTAL	3,224 SQ. FT.
2 - CAR GARAGE	404 SQ. FT.
OPT. COVERED PATIO	148 SQ. FT.
PORCH	87 SQ. FT.
LOT COVERAGE	47%
LOT COVERAGE + COVERED OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C
Reflects Beach Cottage Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8

667.17196

01.16.18

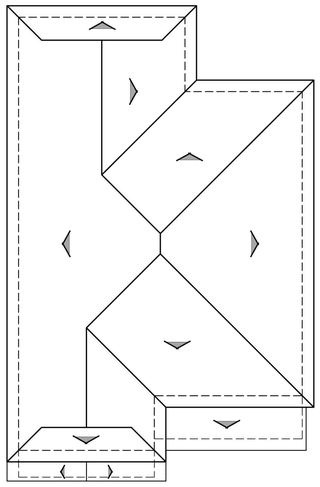
TRI Pointe HOMES

LEFT

FRONT

C - BEACH COTTAGE

1/4"=1'-0"



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 18"

RIGHT

REAR

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PLAN 3C

Beach Cottage Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

0 2 4 8

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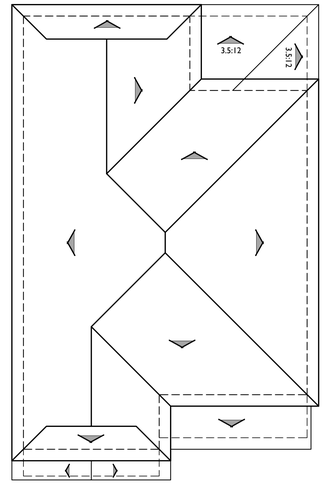
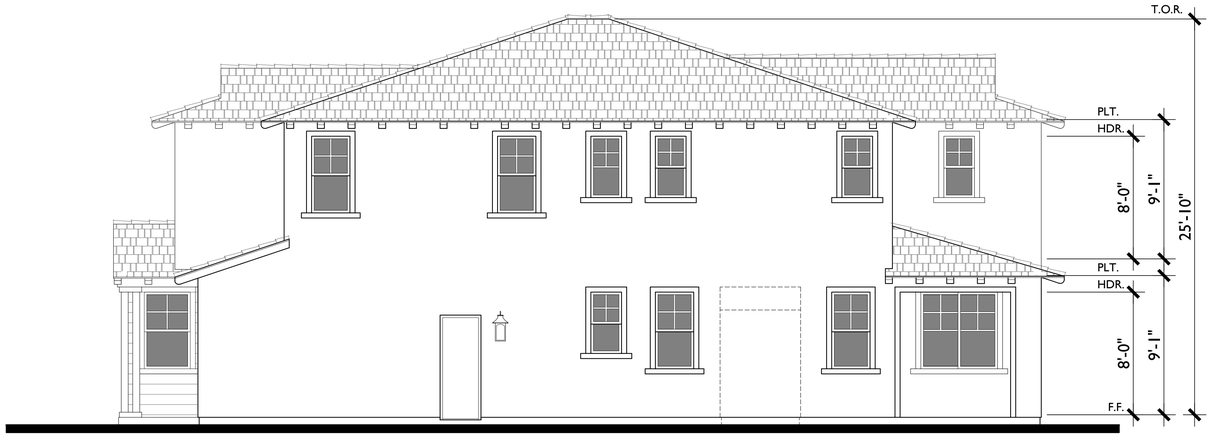
TRI Pointe HOMES



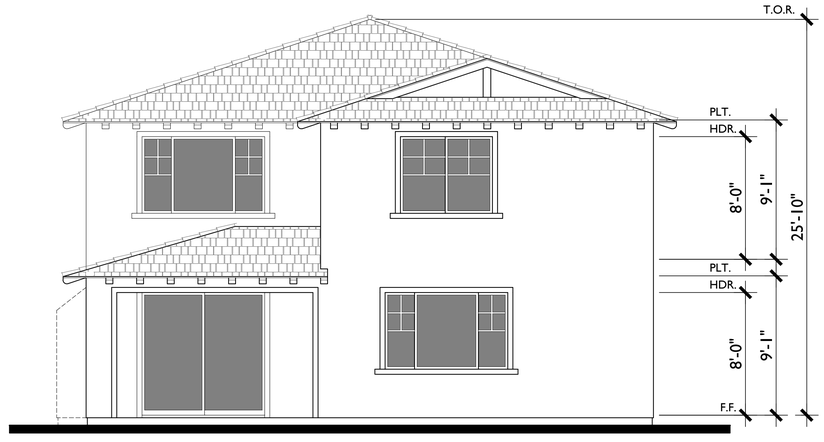
ROOF PLAN AT OPT. COVERED PATIO C

1/8"=1'-0"

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



RIGHT



REAR

PLAN 3C - W/ OPT. COVERED PATIO

Beach Cottage Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

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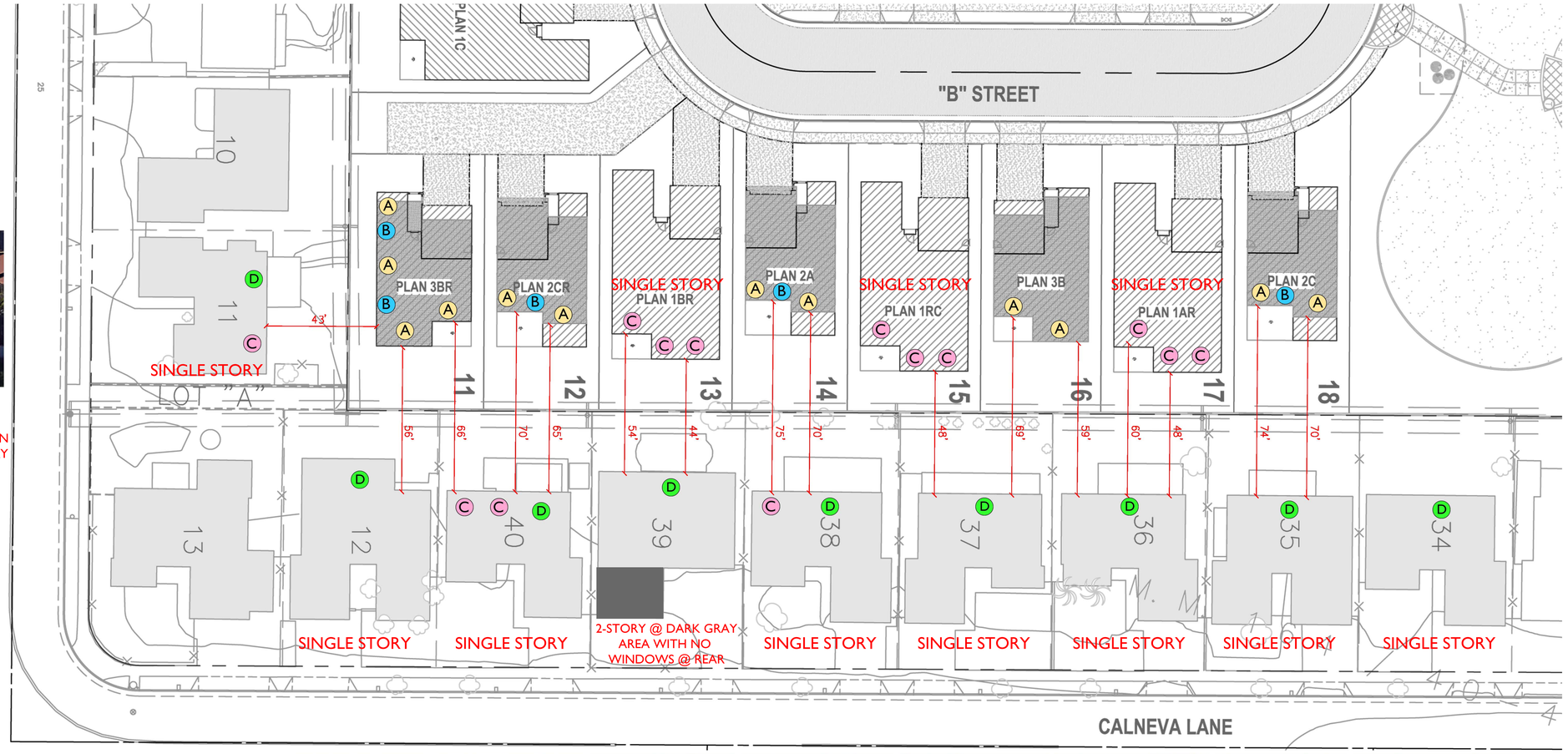
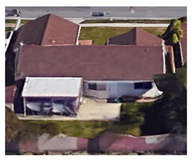
TRI Pointe HOMES

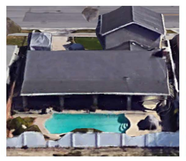
VIEW PARTIALLY OBSTRUCTED BY COVERED PATIO. APPROX. 49' BETWEEN A SECONDARY AND PRIMARY WINDOW



VIEW OBSTRUCTED BY LANDSCAPE



VIEW PARTIALLY OBSTRUCTED BY COVERED PATIO. APPROX. 66' - 70' BETWEEN PRIMARY WINDOWS



VIEW OBSTRUCTED BY COVERED PATIO

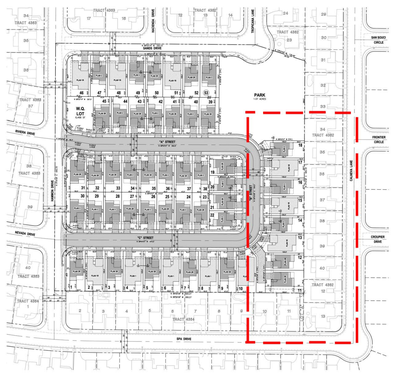
VIEW PARTIALLY OBSTRUCTED BY COVERED PATIO. APPROX. 75' BETWEEN PRIMARY WINDOWS

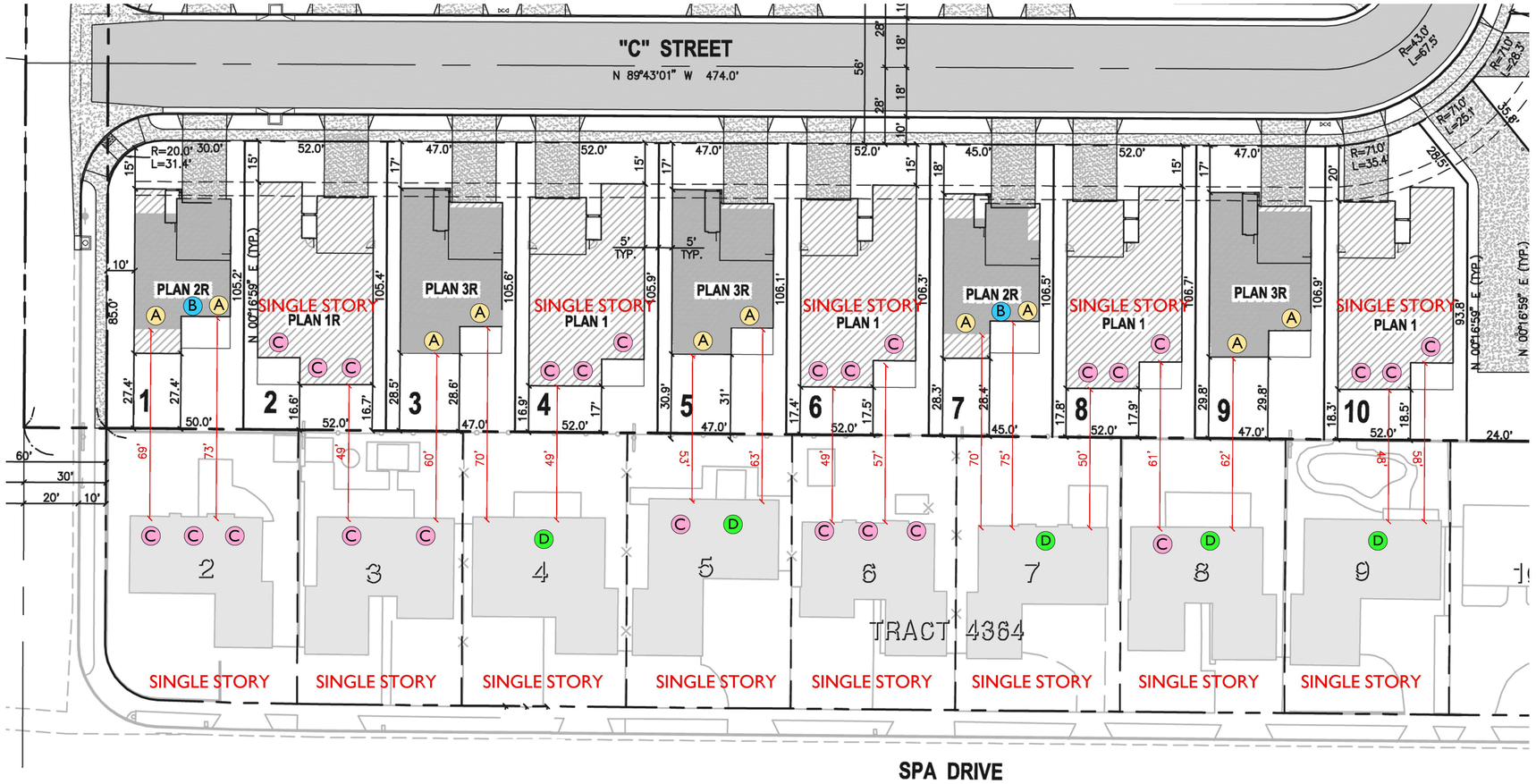
VIEW OBSTRUCTED BY COVERED PATIO

VIEW OBSTRUCTED BY COVERED PATIO

VIEW OBSTRUCTED BY COVERED PATIO AND LANDSCAPE

VIEW OBSTRUCTED BY LANDSCAPE





APPROX. 69' - 73' BETWEEN PRIMARY WINDOWS

APPROX. 60' BETWEEN TWO PRIMARY WINDOWS.

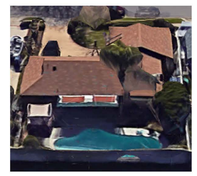
VIEW PARTIALLY OBSTRUCTED BY COVERED PATIO. SINGLE-STORY TO SINGLE-STORY CONDITION

VIEW PARTIALLY OBSTRUCTED BY COVERED PATIO. APPROX. 53' - 63' BETWEEN PRIMARY WINDOWS.

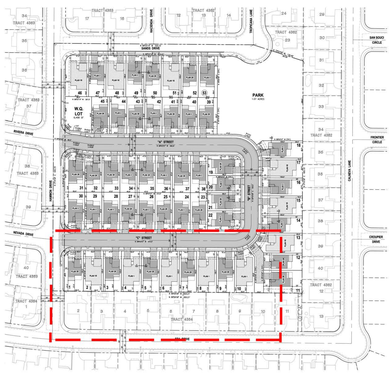
SINGLE-STORY TO SINGLE-STORY CONDITION

VIEW OBSTRUCTED BY LANDSCAPING

VIEW PARTIALLY OBSTRUCTED BY COVERED PATIO. SINGLE-STORY TO SINGLE-STORY CONDITION @ PRIMARY WINDOWS



SINGLE-STORY TO SINGLE-STORY CONDITION



Site Key Map

A Second Story Primary Windows
:(Operable Windows)
: Accessible viewing (i.e. Master Bedroom Window)

B Second Story Secondary Windows
: (Minimal / Obstructed Viewing)
: Not easily accessible (i.e. Master Bath Window)

C First Story Primary Windows
: View partially obstructed by fence

D First Story Obstructed Windows
:View obstructed by fence / landscape / covered patio

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WINDOW SETBACKS

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Huntington Beach , California

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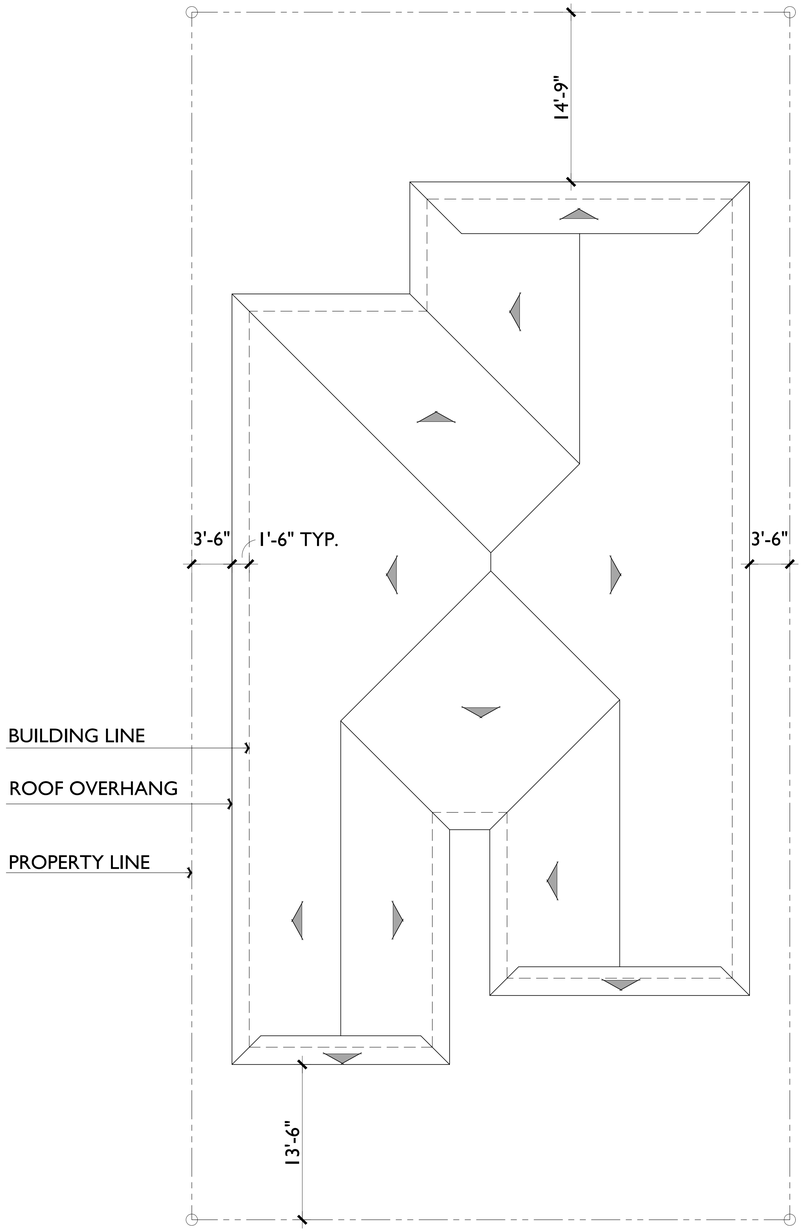
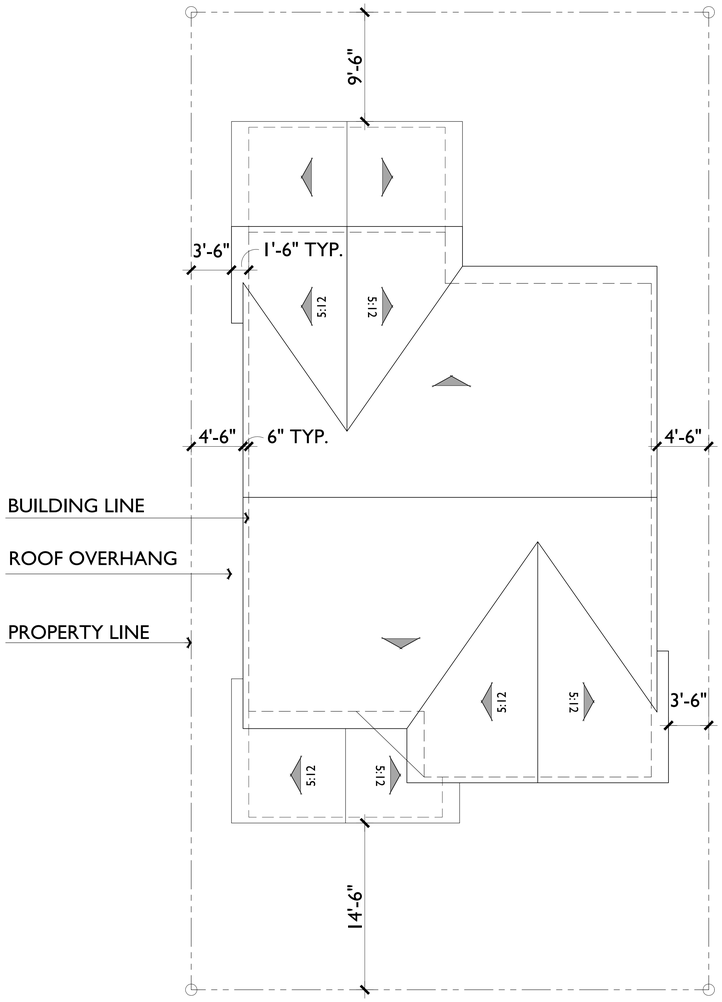
TRI Pointe HOMES



ROOF PLAN 1C

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

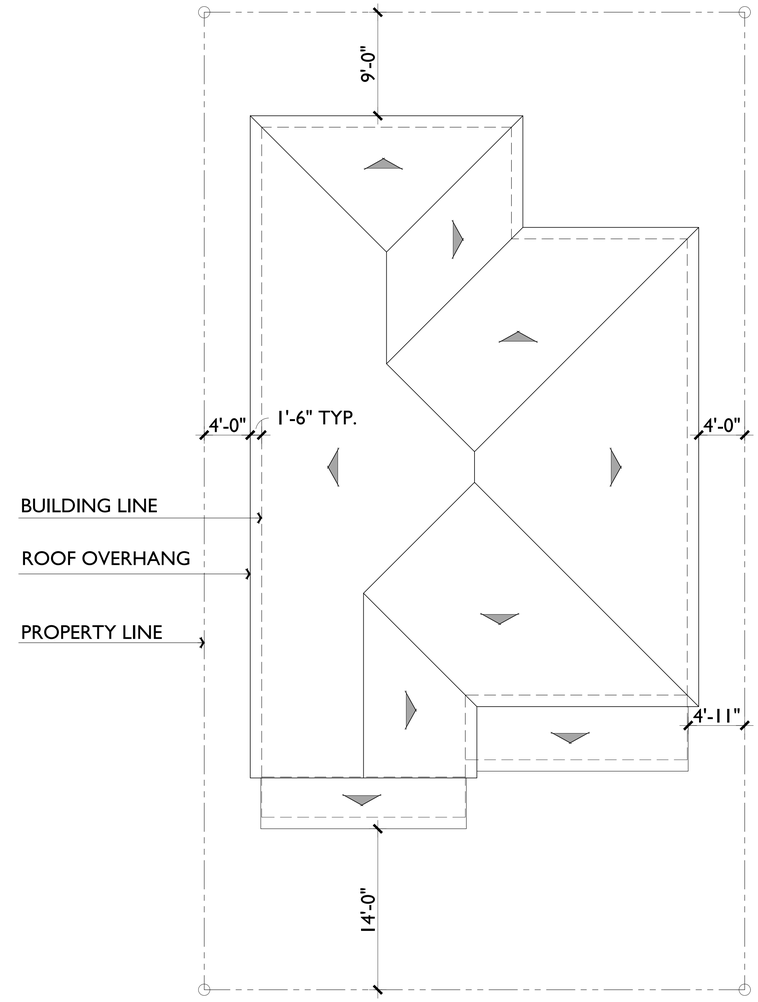
TYPICAL ROOF PLAN FOR PLAN 1
PLAN 1C - BEACH COTTAGE SHOWN



ROOF PLAN 2B

PITCH: 3.5:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

TYPICAL ROOF PLAN FOR PLAN 2
PLAN 2B - SEASIDE RANCH SHOWN



ROOF PLAN 3A

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

TYPICAL ROOF PLAN FOR PLAN 3
PLAN 3A - COASTAL SPANISH SHOWN

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ROOF OVERHANG EXHIBITS

FRANKLIN SCHOOL SITE

Huntington Beach , California

667.17196

02.26.18

TRI Pointe HOMES