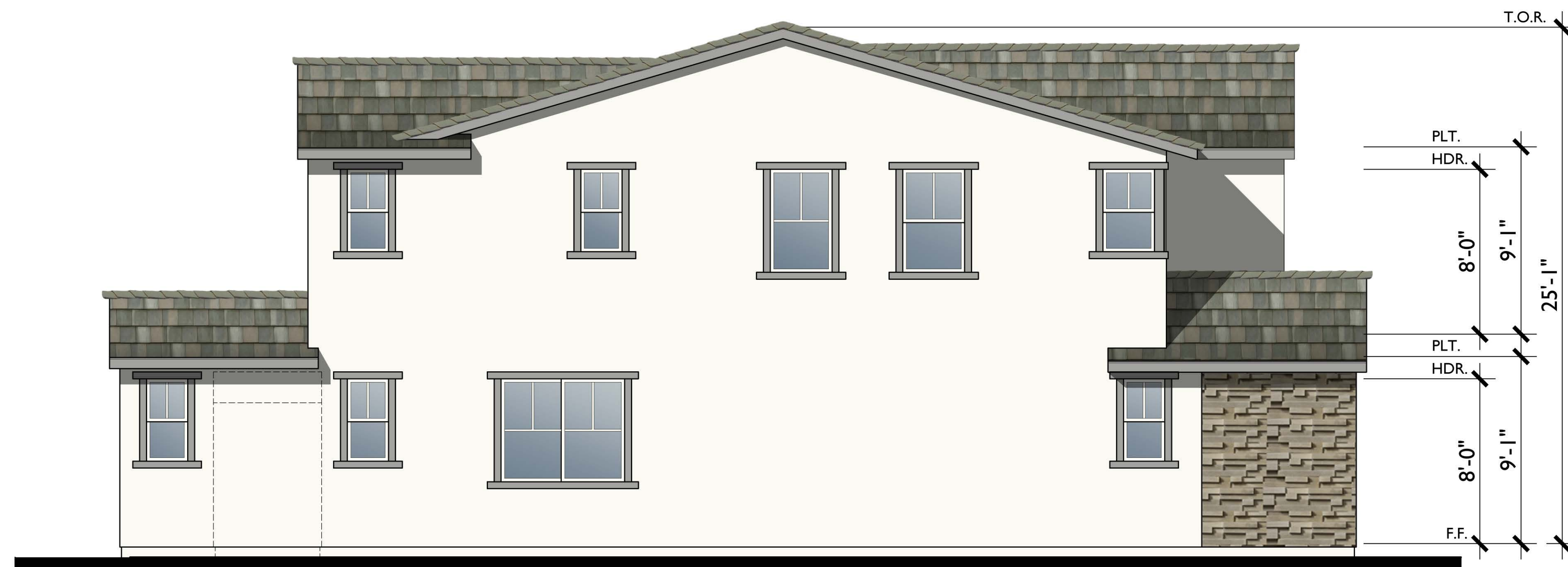


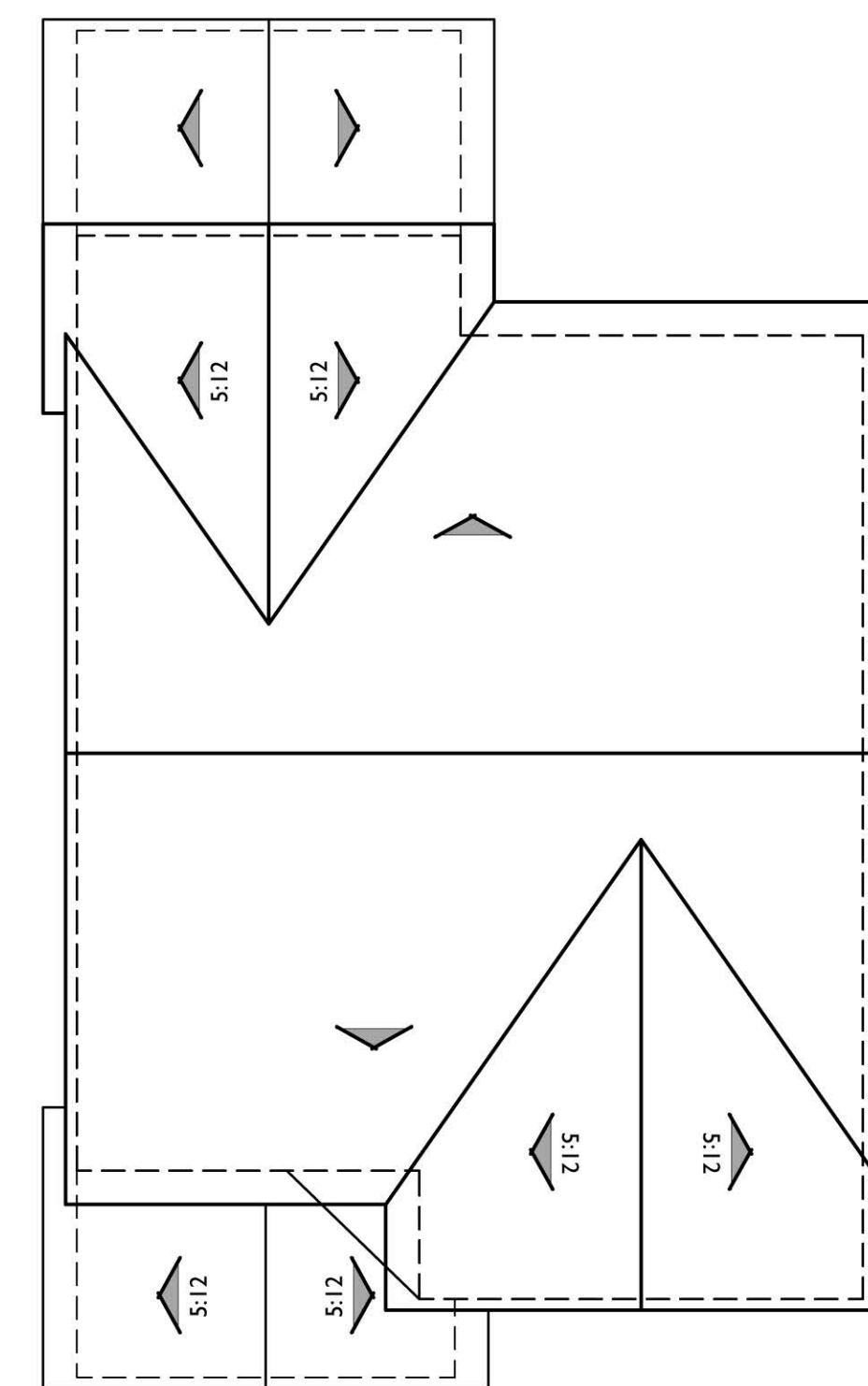


LEFT



FRONT

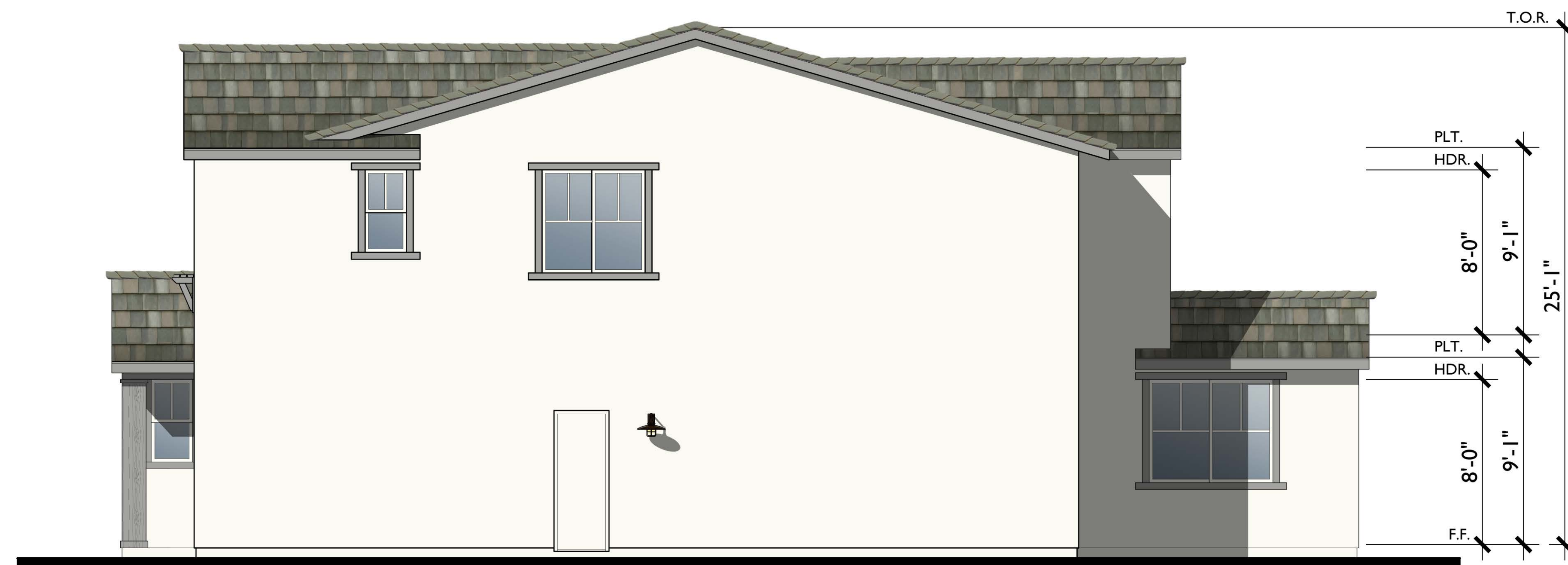
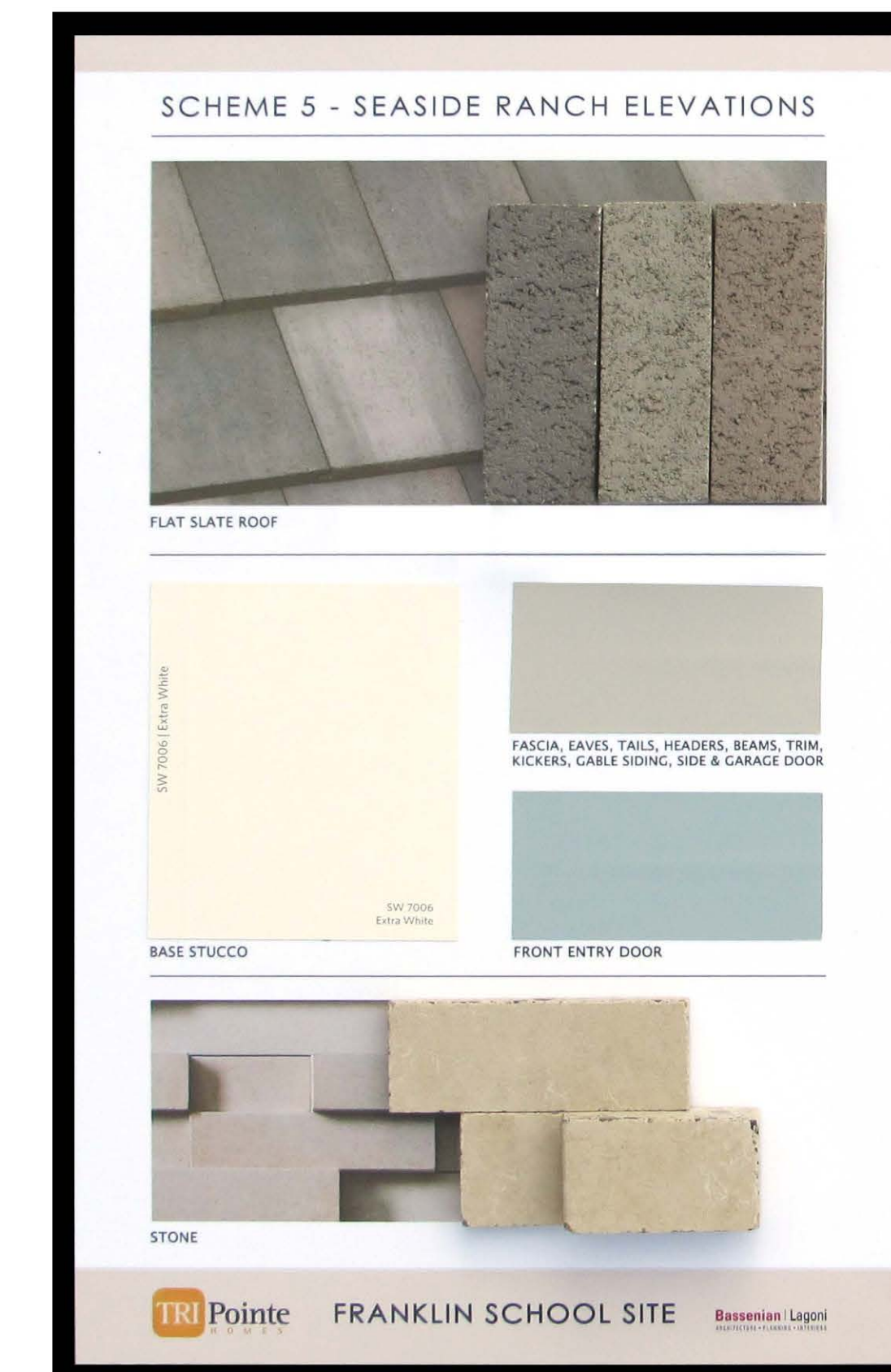
B - SEASIDE RANCH
1/4"=1'-0"



ROOF PLAN

B

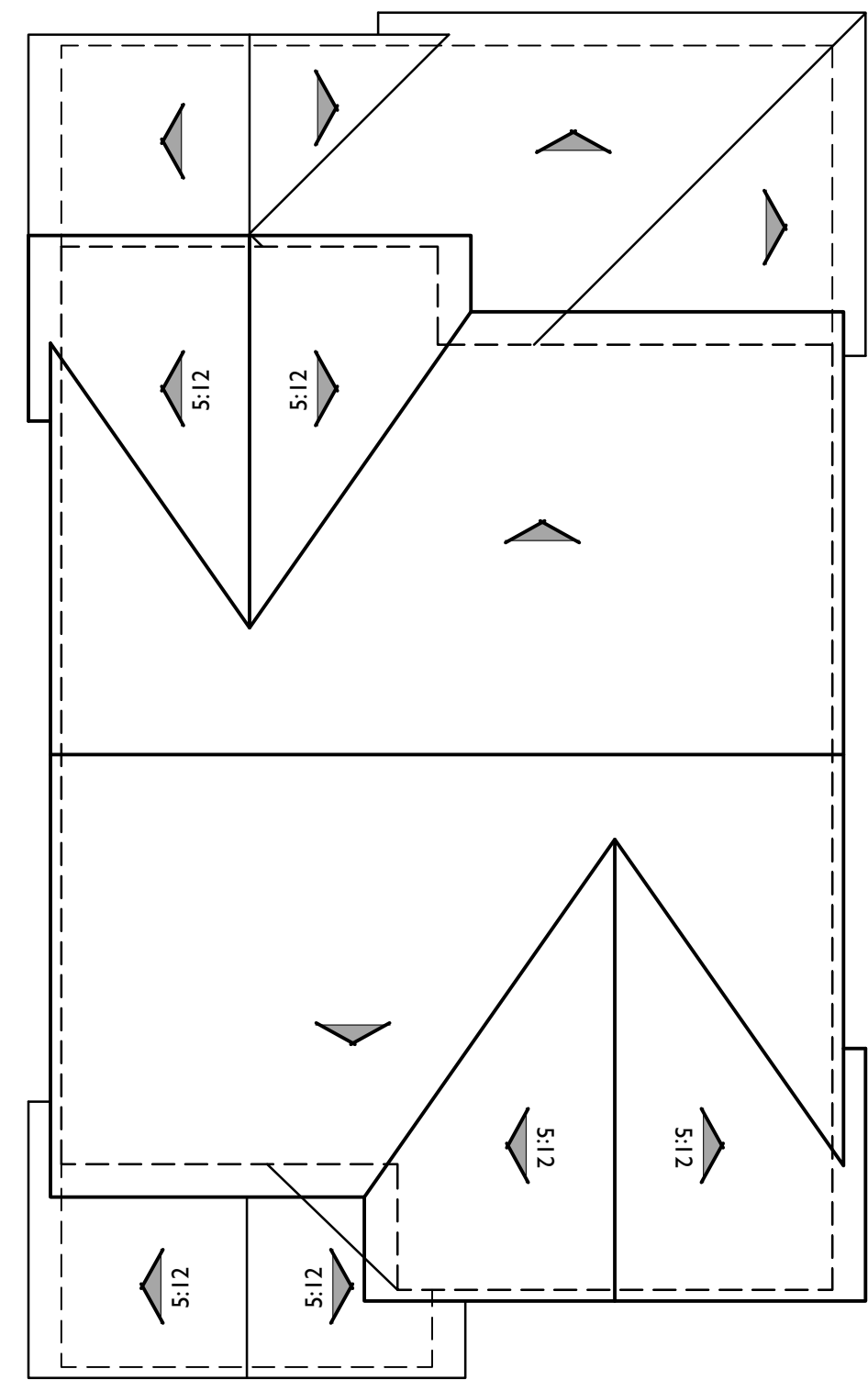
PITCH: 3.5:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT



REAR



ROOF PLAN AT OPT. COVERED PATIO **B**
PITCH: 3.5:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT



REAR

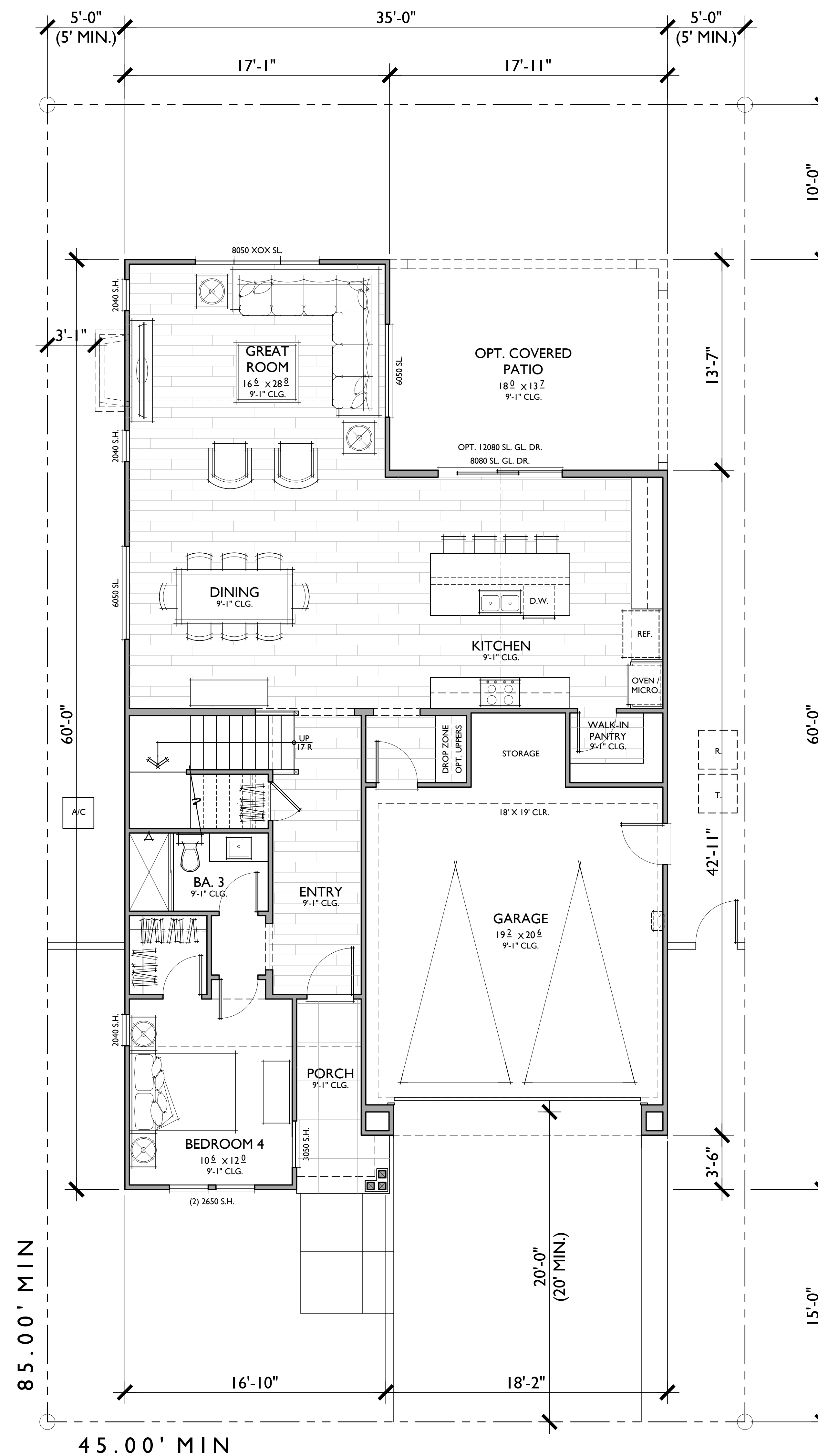
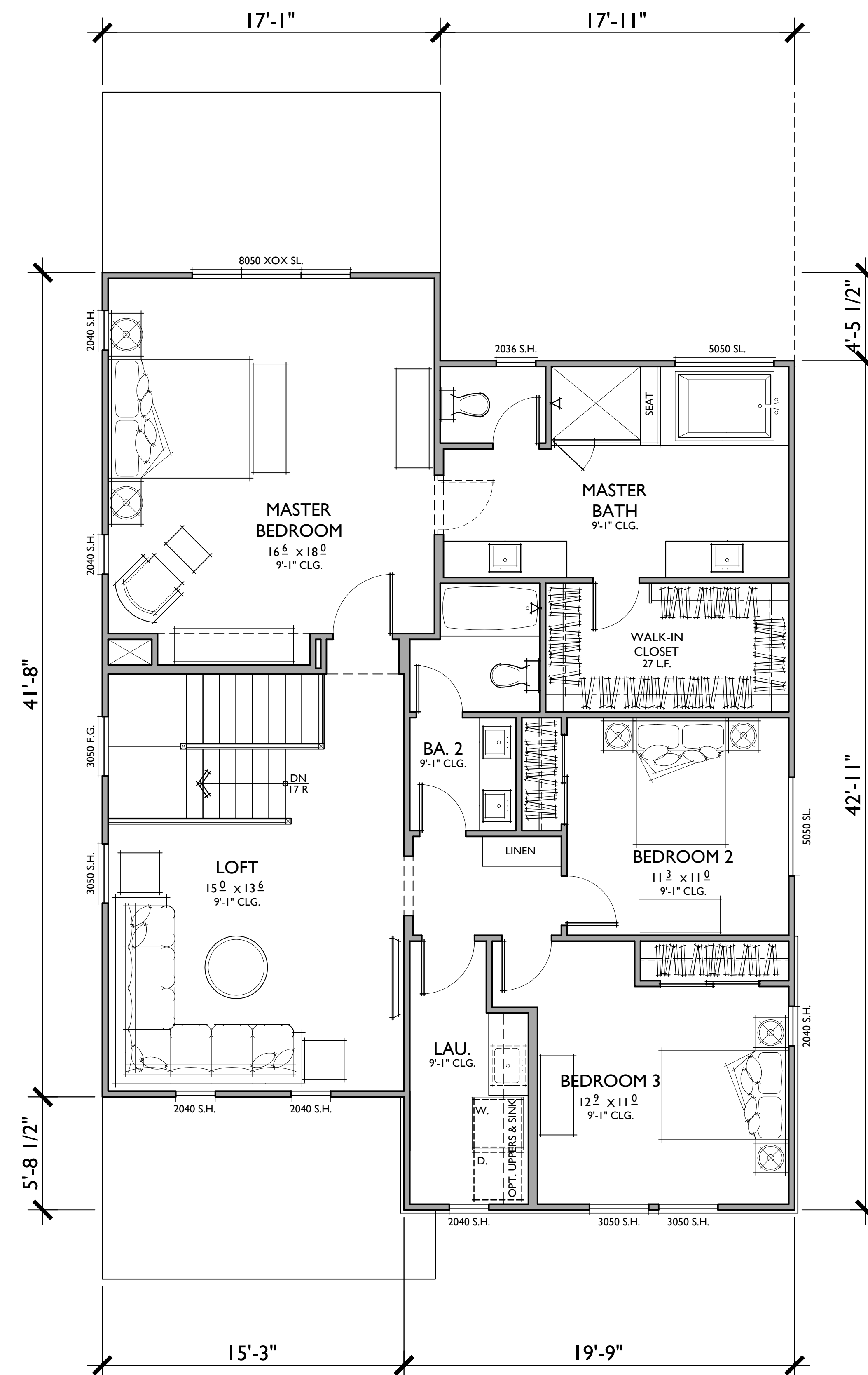
PLAN 2B - W/ OPT. COVERED PATIO

Seaside Ranch Elevation

FRANKLIN SCHOOL SITE

Huntington Beach , California

0 2 4 8 667.17196



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

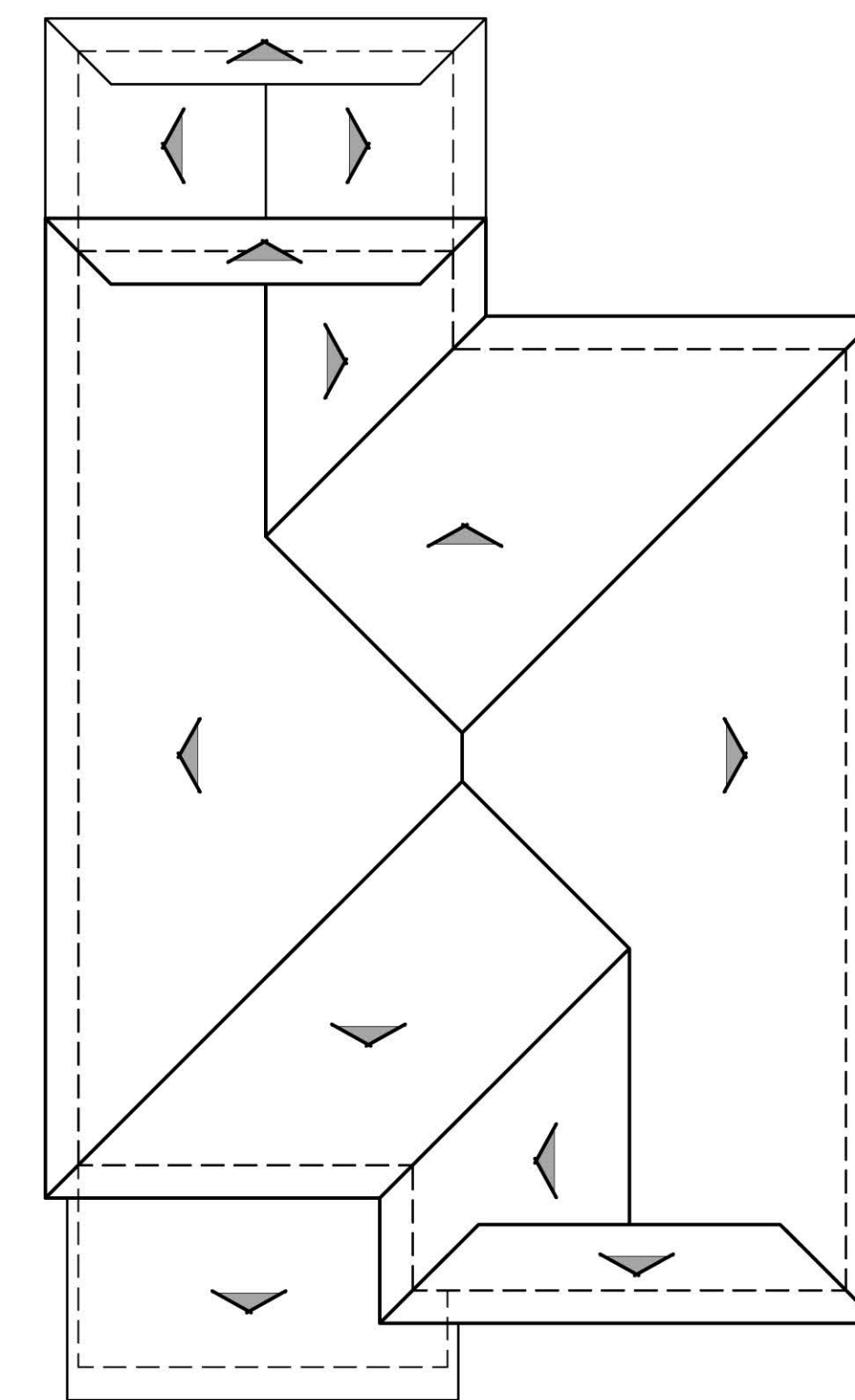


LEFT



FRONT

C - BEACH COTTAGE
1/4"=1'-0"



ROOF PLAN

C

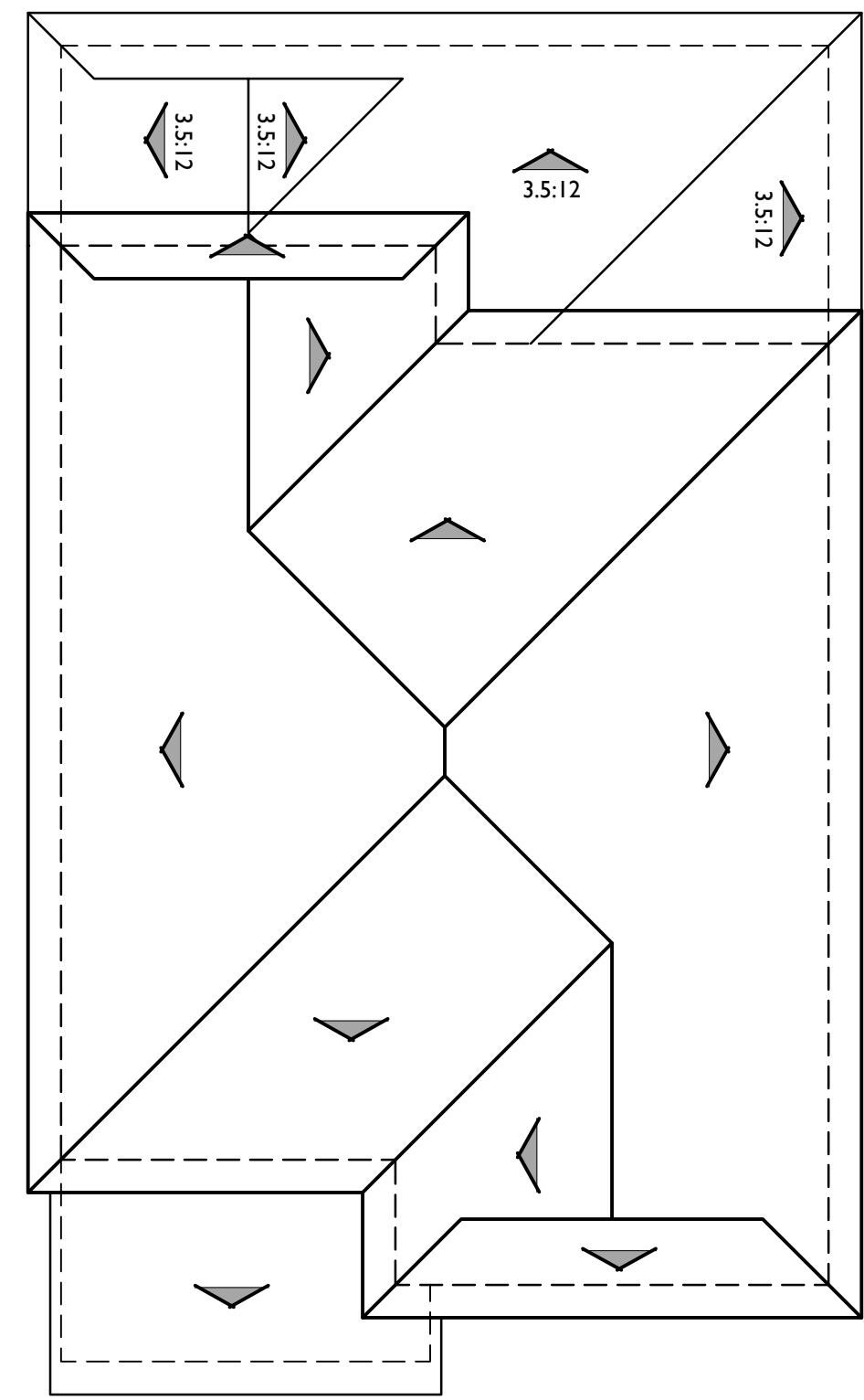
PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



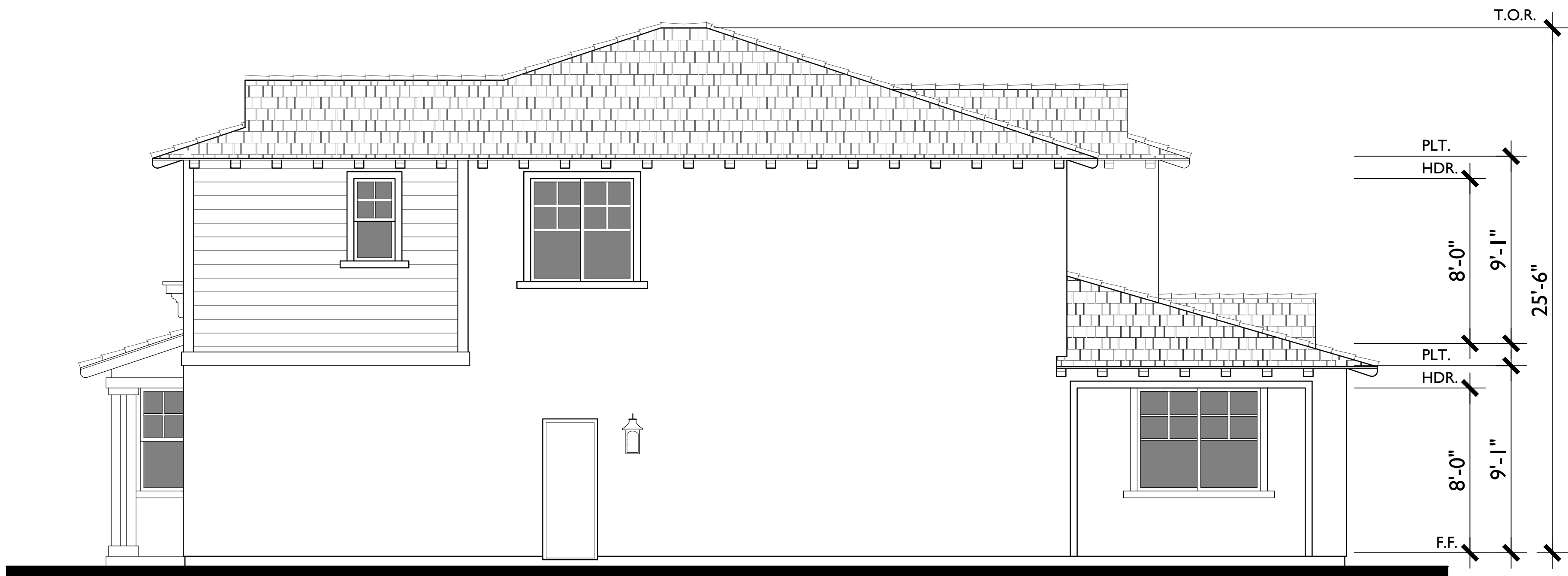
RIGHT



REAR



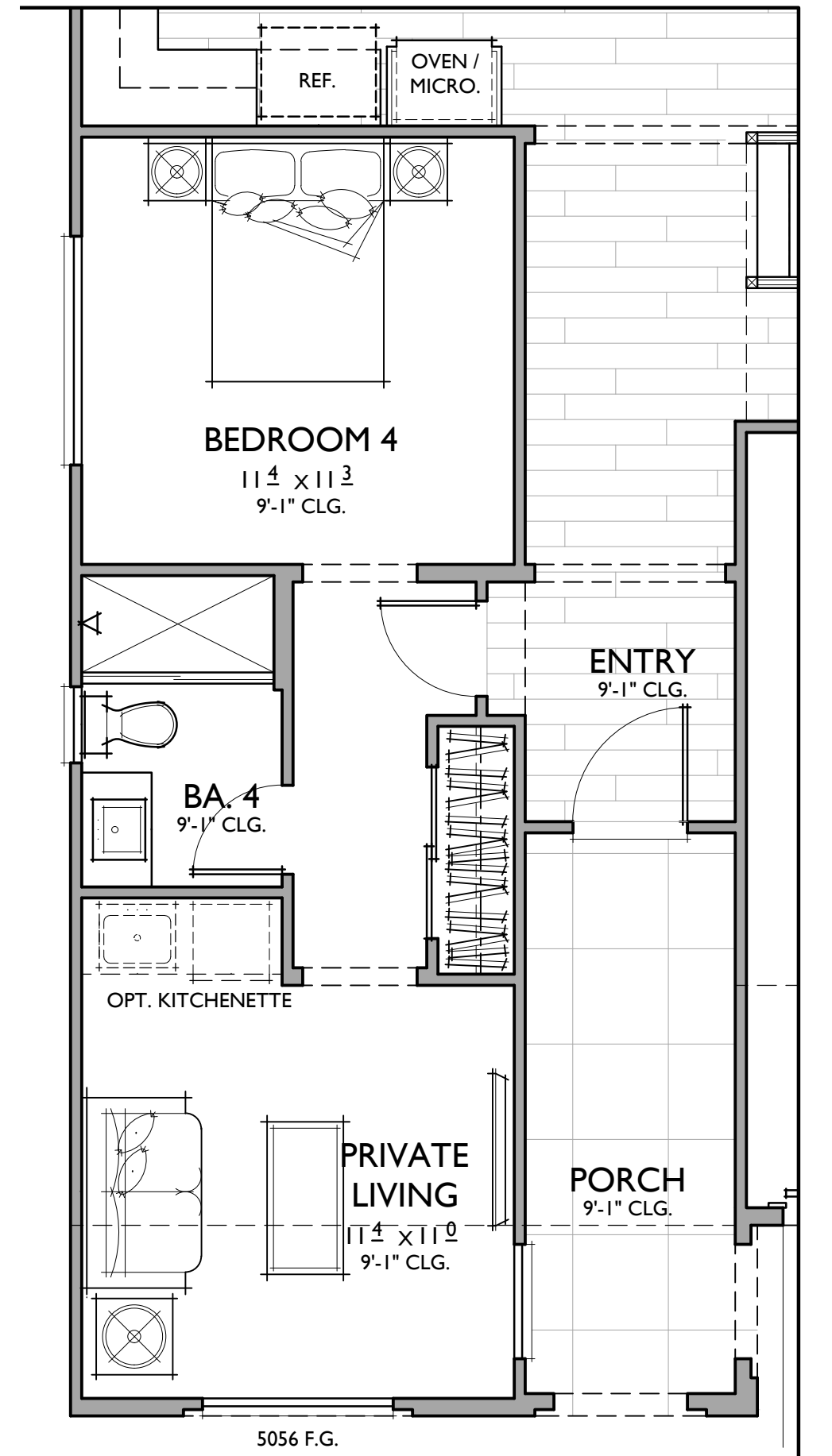
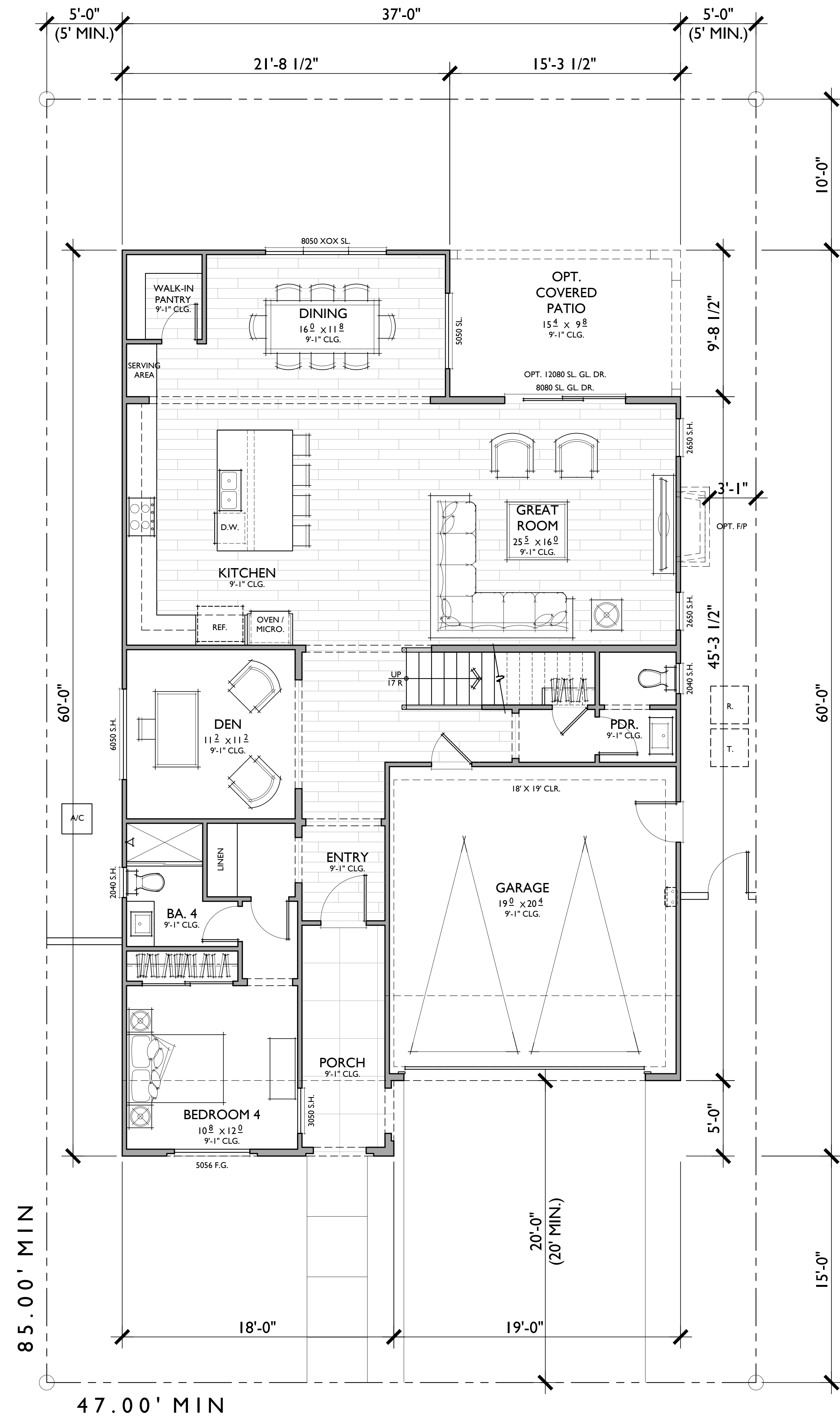
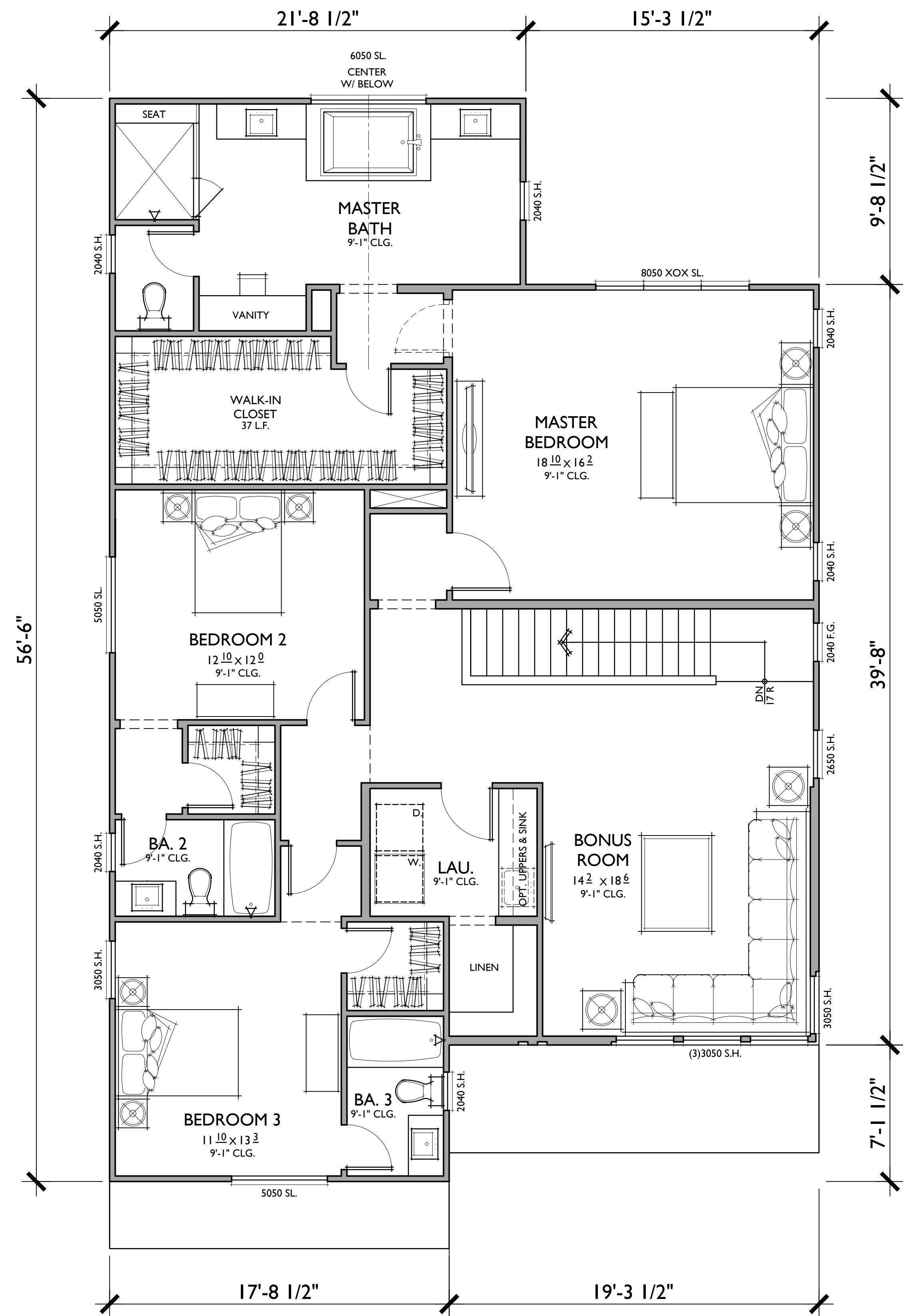
ROOF PLAN AT OPT. COVERED PATIO **C**
 PITCH: 4:12
 RAKE: 6"
 EAVE: 18"
 ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT



REAR



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

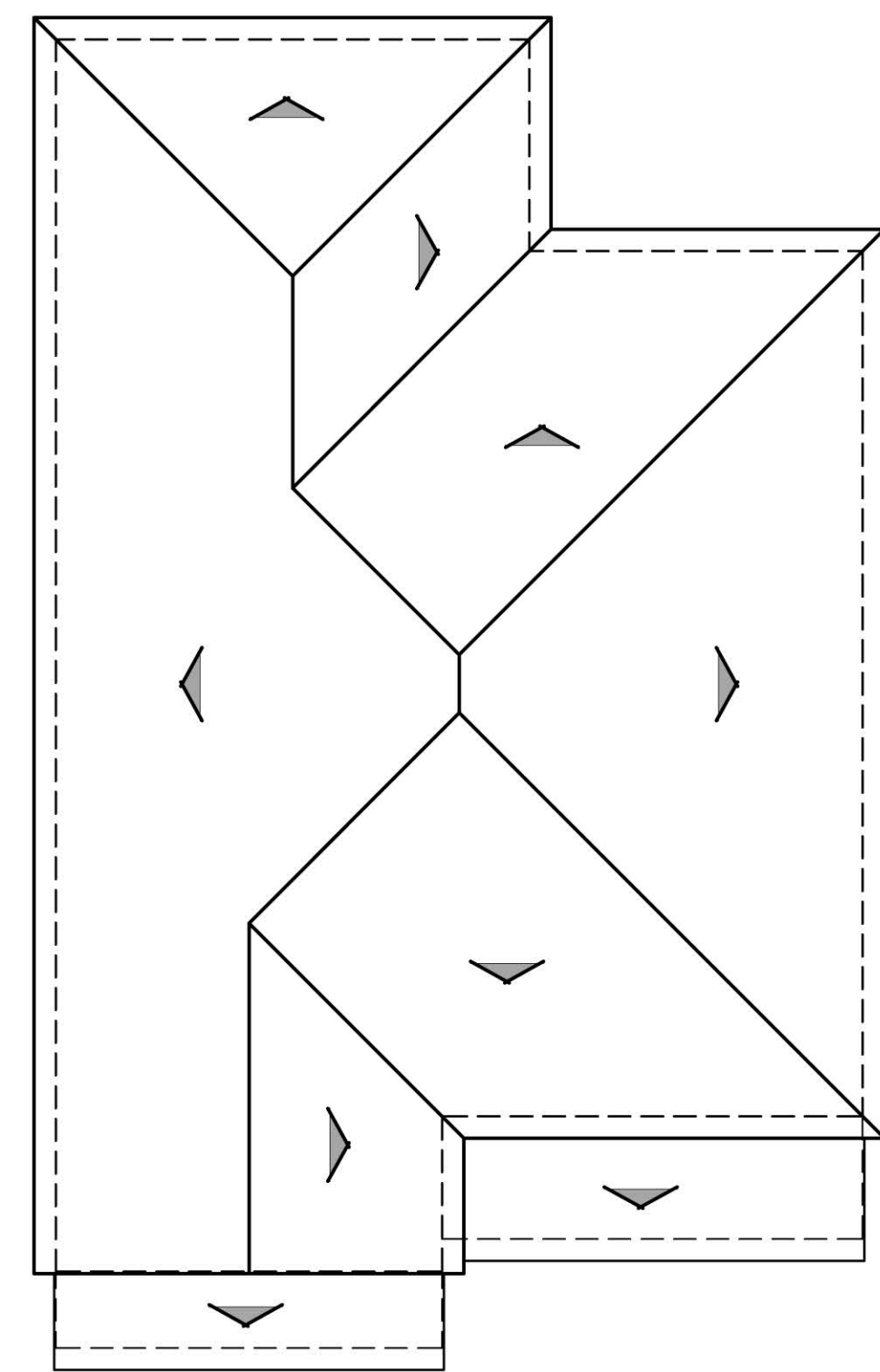


LEFT



FRONT

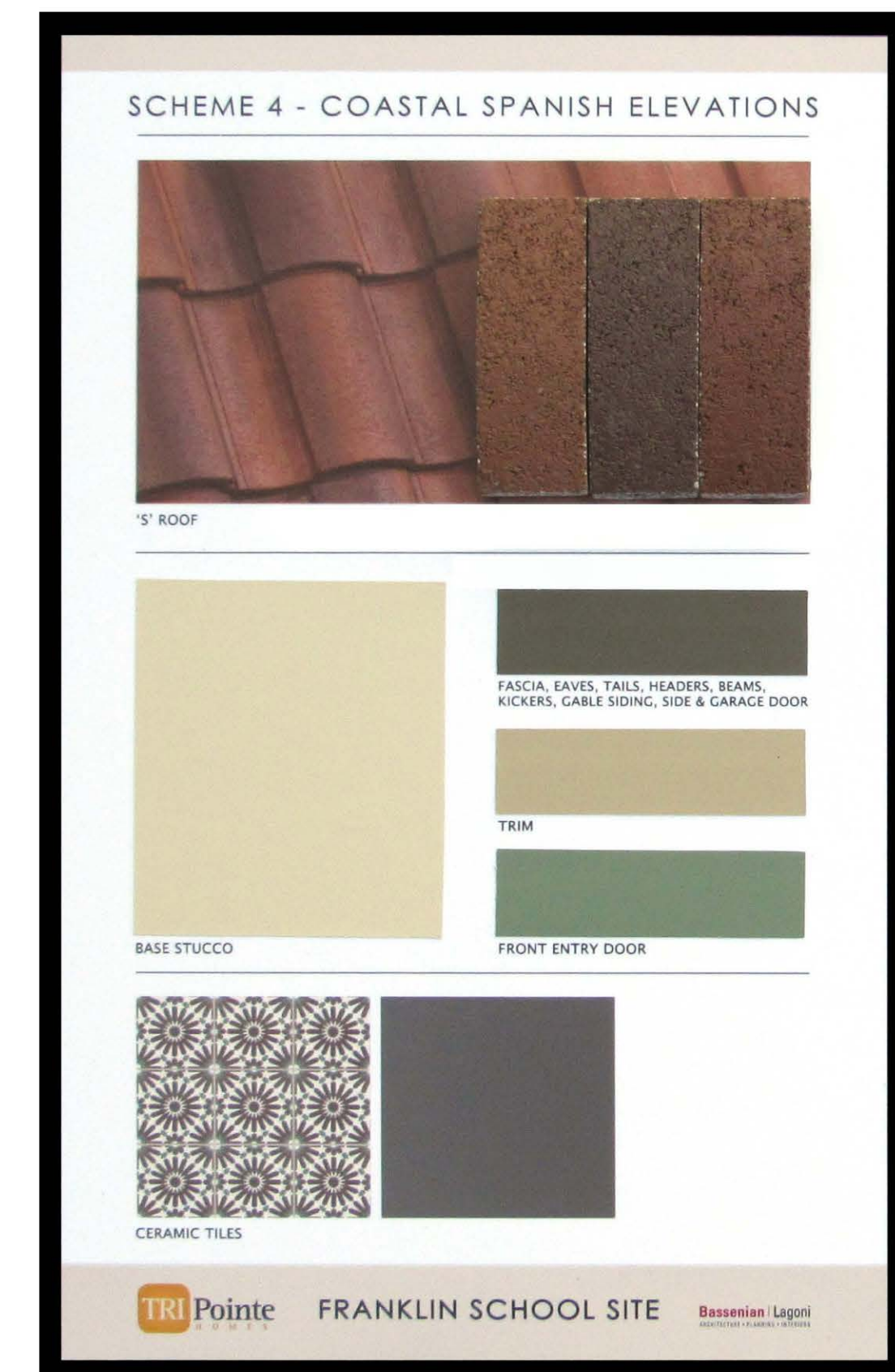
A - COASTAL SPANISH
1/4"=1'-0"



ROOF PLAN

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

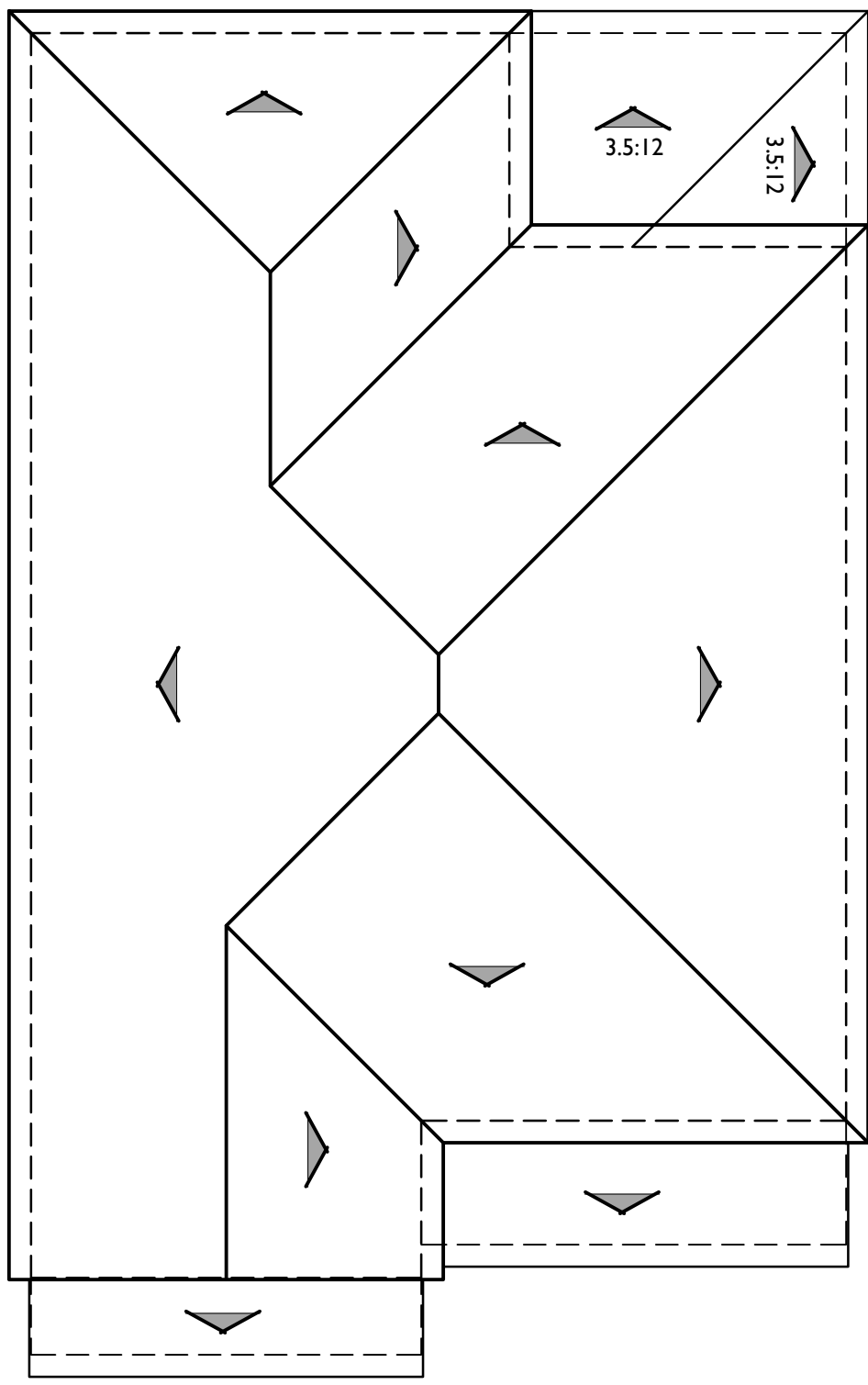
A



RIGHT



REAR



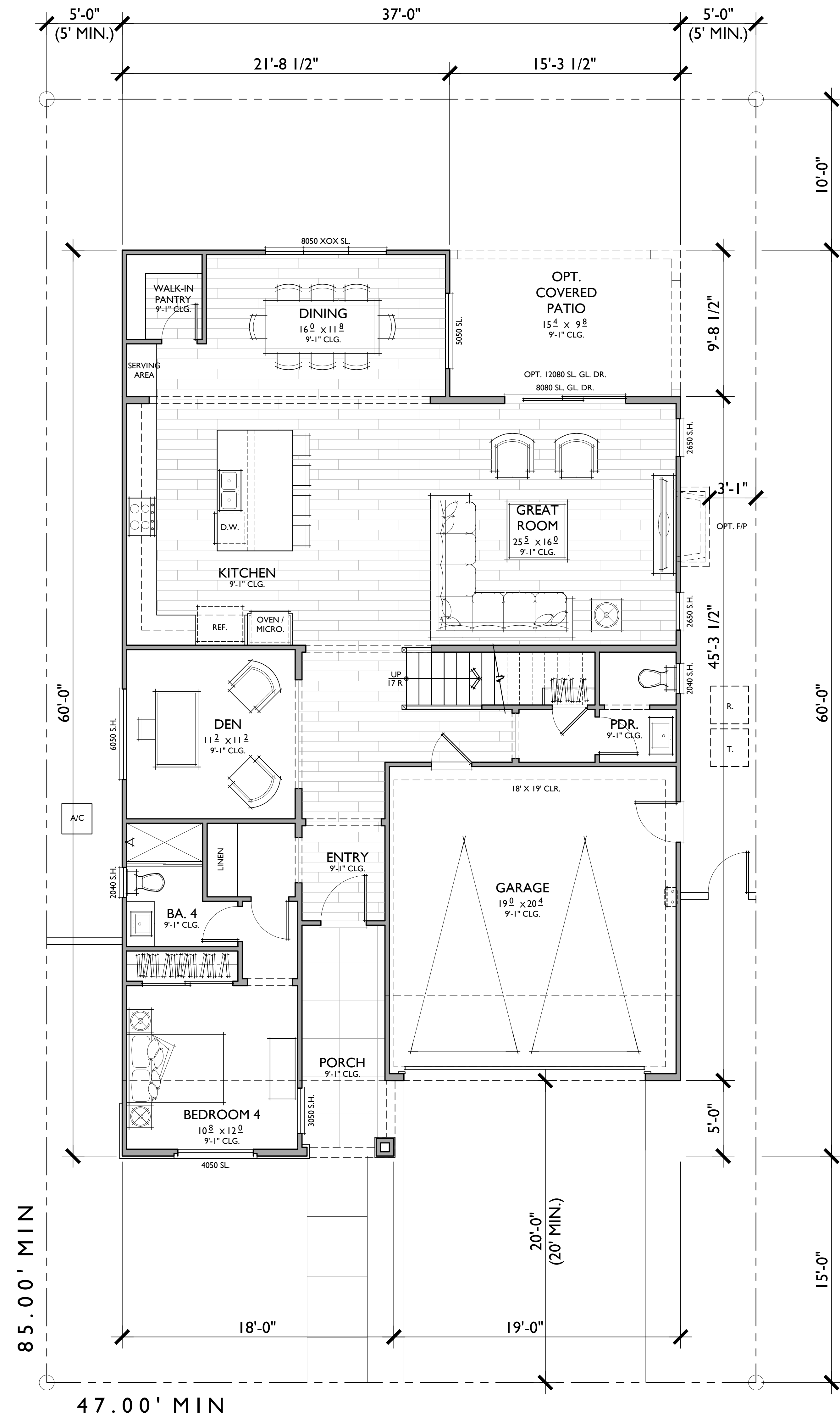
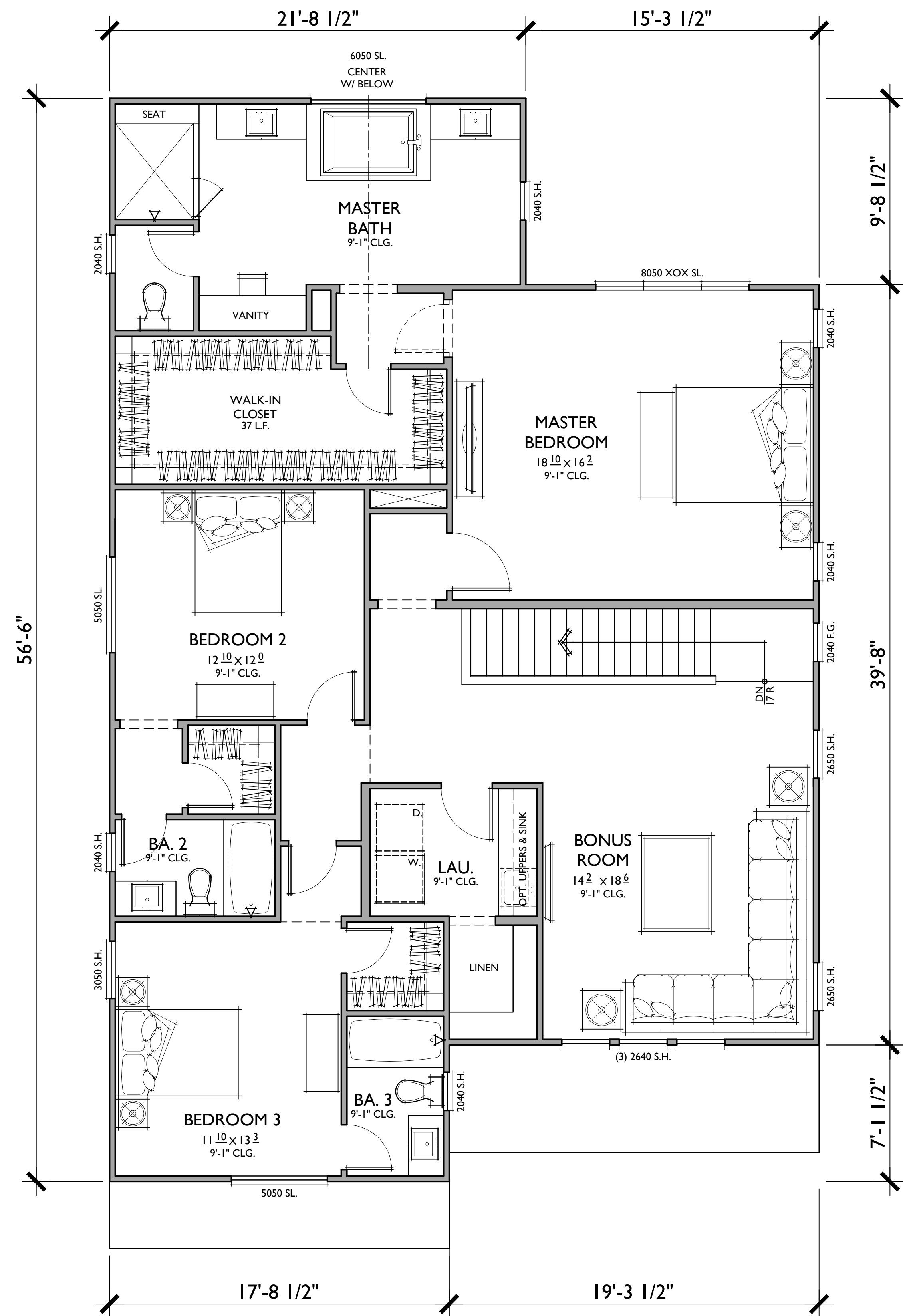
ROOF PLAN AT OPT. COVERED PATIO **A**
PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



RIGHT



REAR



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

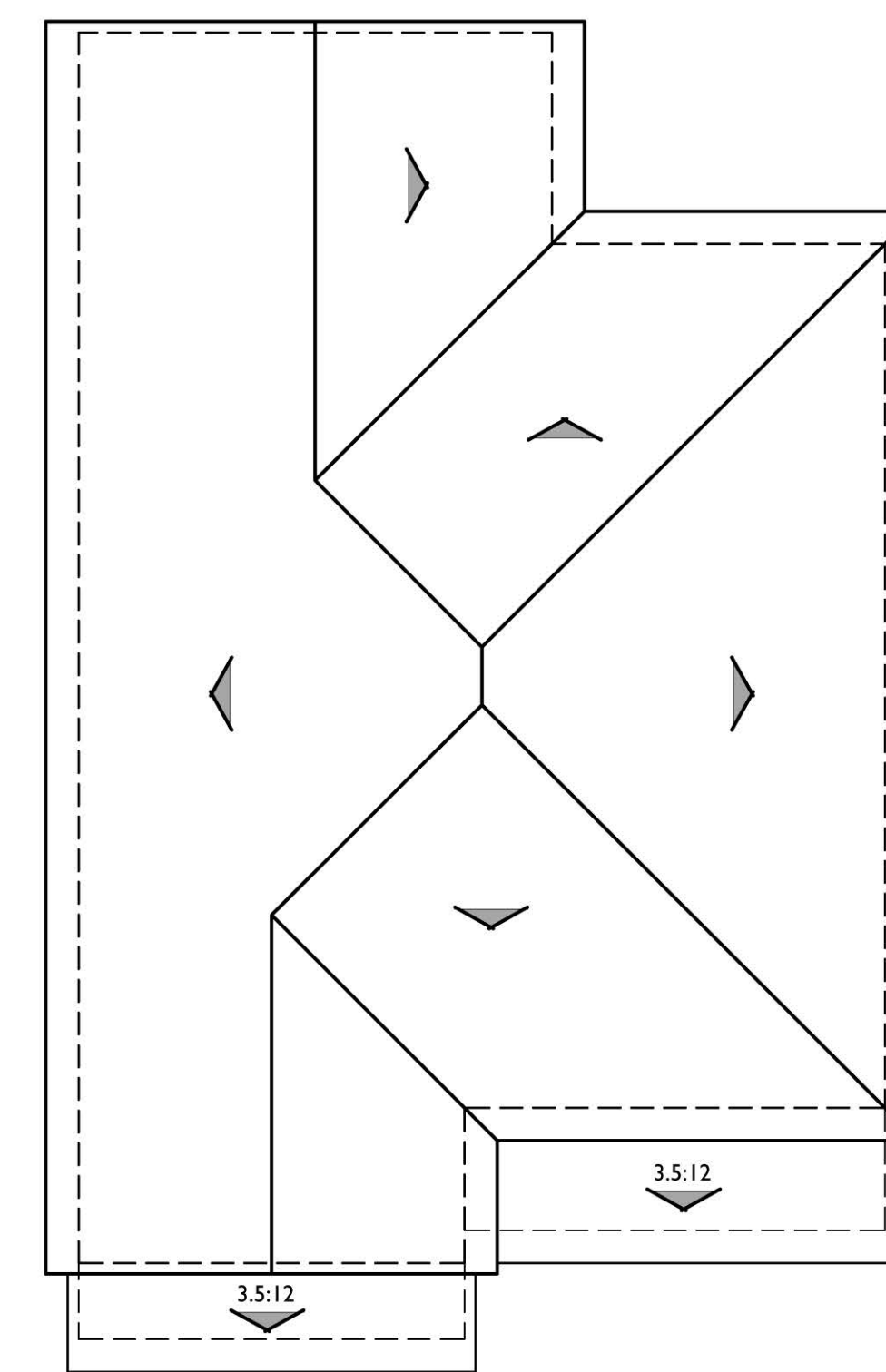


LEFT



FRONT

B - SEASIDE RANCH
1/4"=1'-0"



ROOF PLAN B
PITCH: 3.5:12 U.N.O.
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE
1/8"=1'-0"



RIGHT



REAR