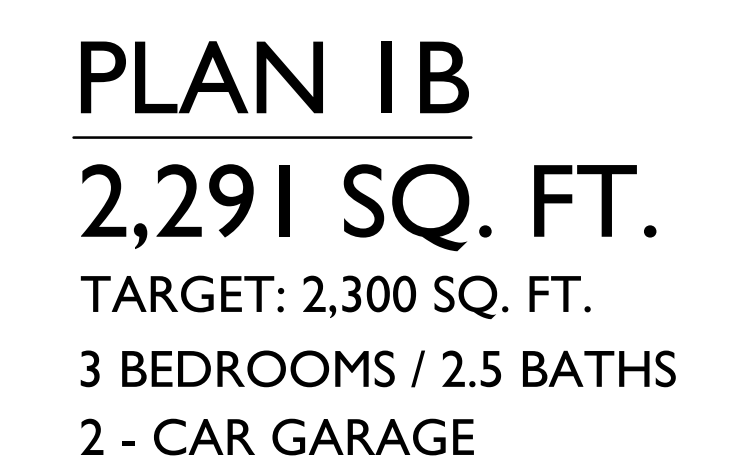




NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

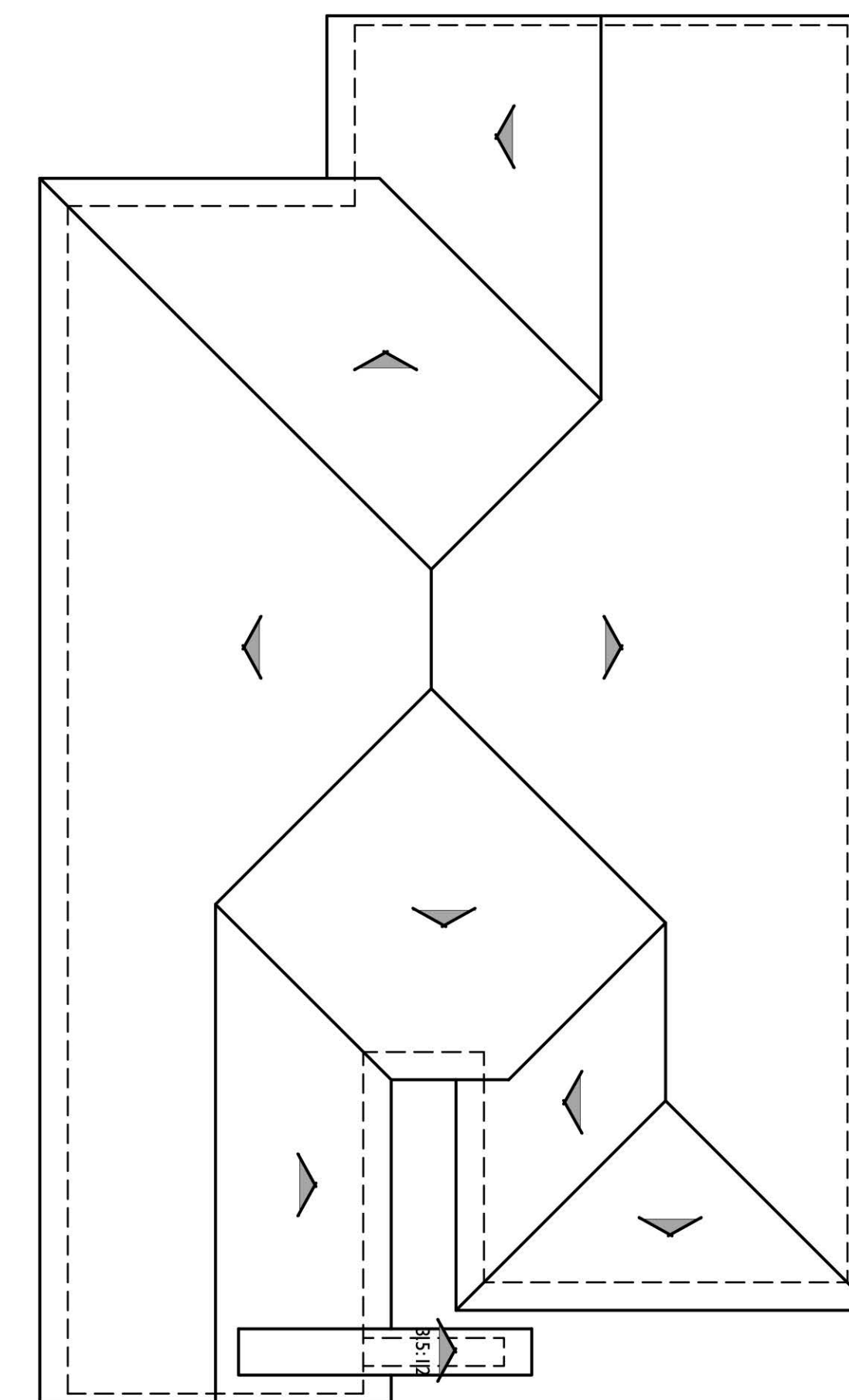


LEFT



FRONT

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



ROOF PLAN

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

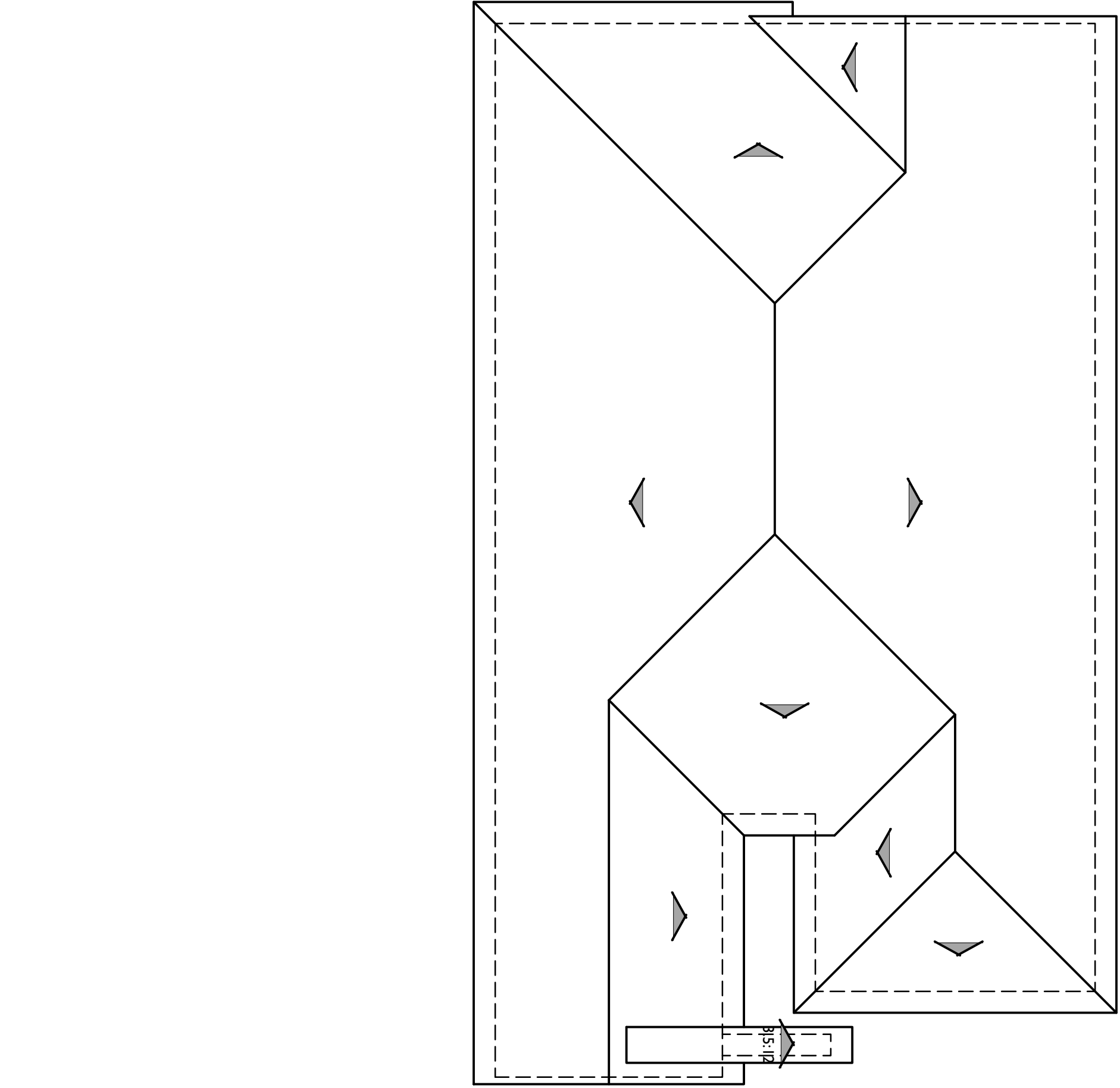
B



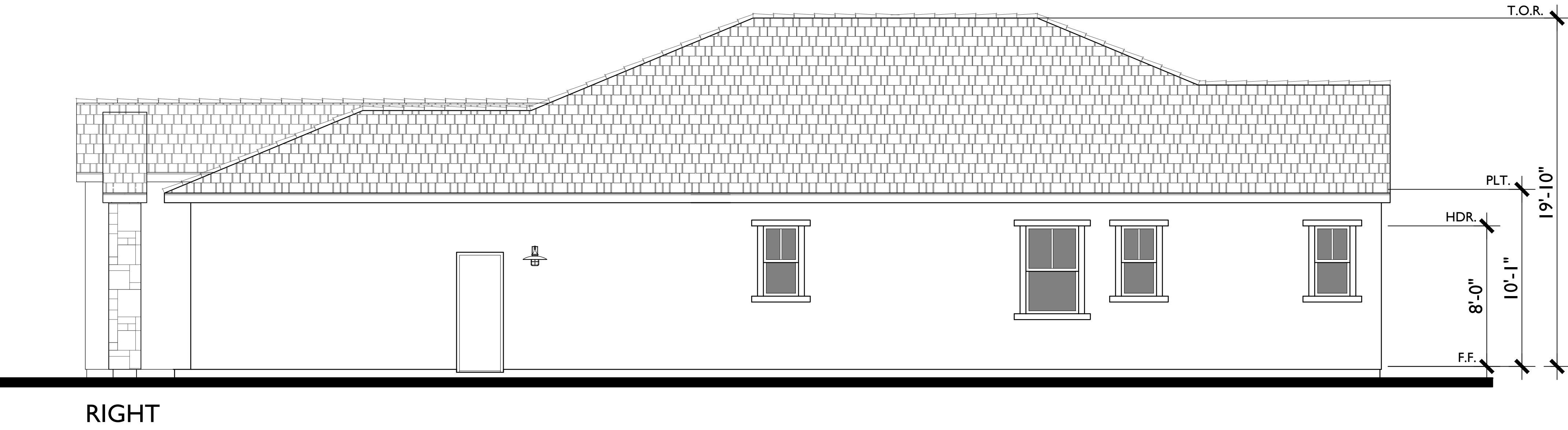
RIGHT



REAR

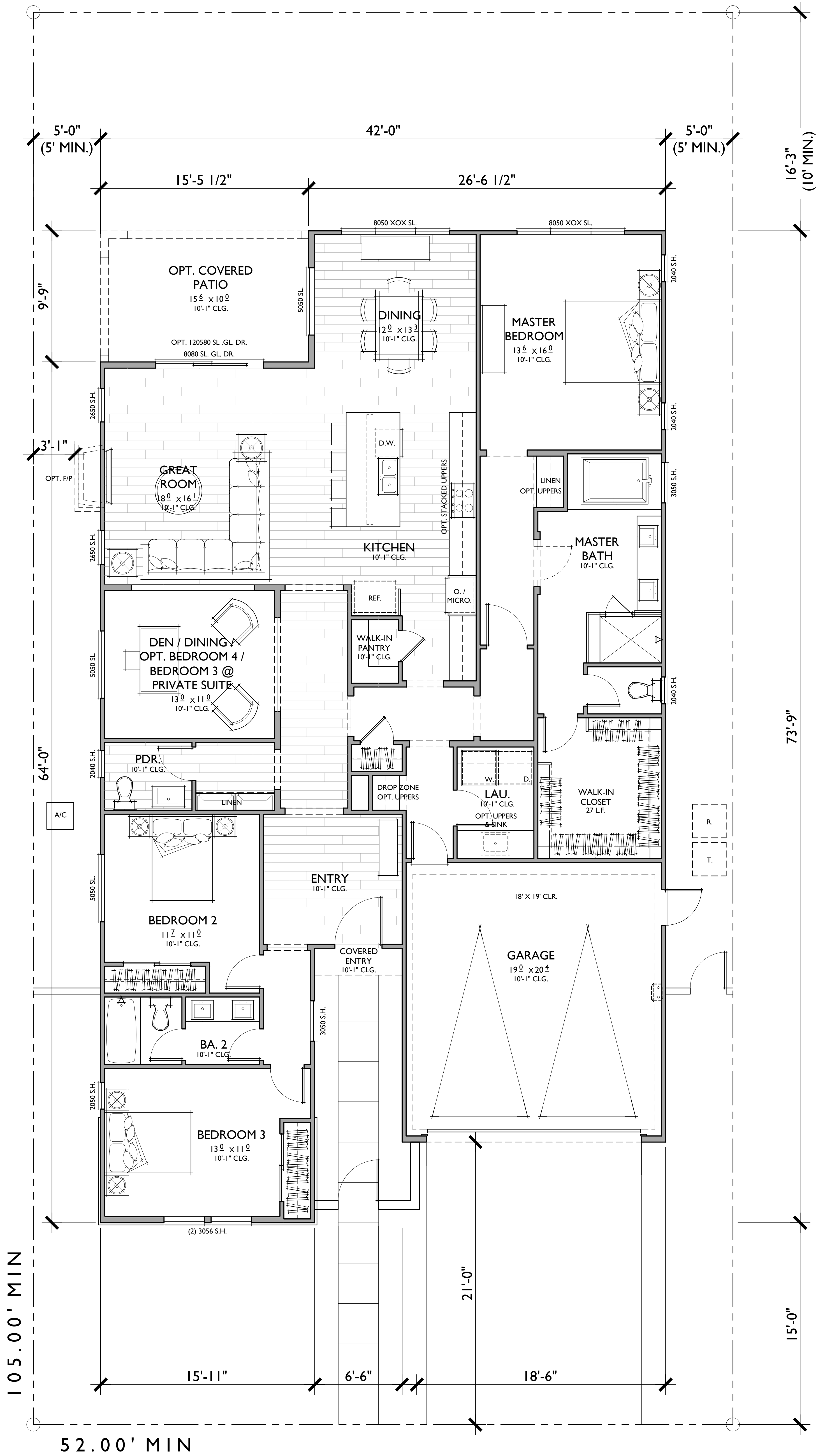


ROOF PLAN AT OPT. COVERED PATIO **B**
PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE
1/8"=1'-0"



PLAN IC
Reflects Beach Cottage Elevation
FRANKLIN SCHOOL SITE
Huntington Beach , California

0 2 4 8
667.17196



PLAN IC
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

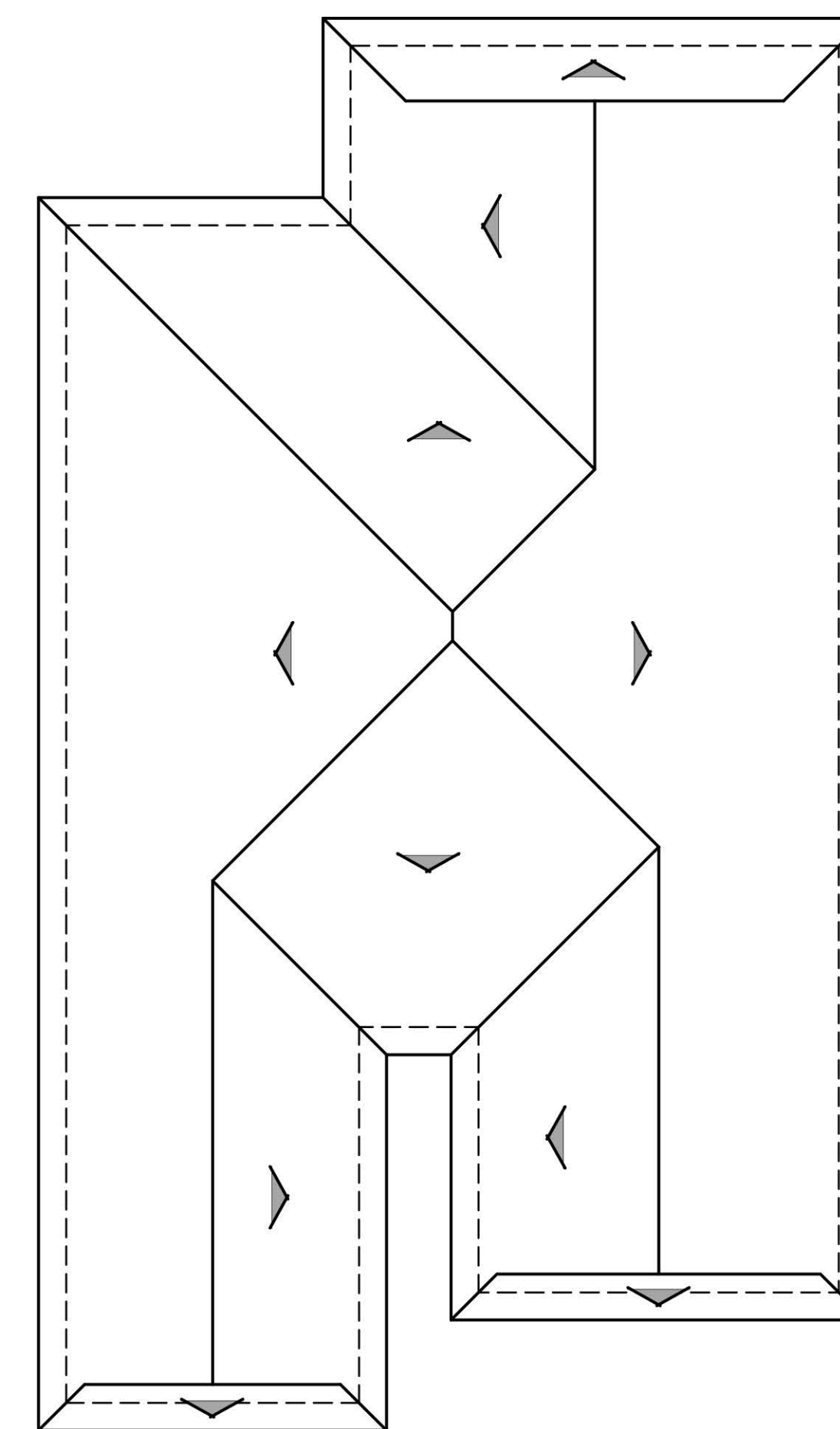


LEFT



FRONT

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



ROOF PLAN

C

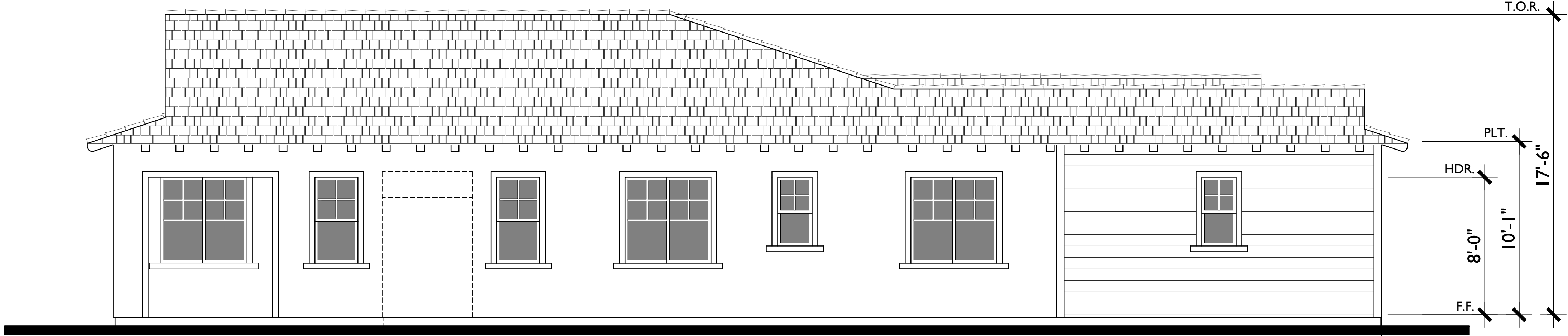
PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



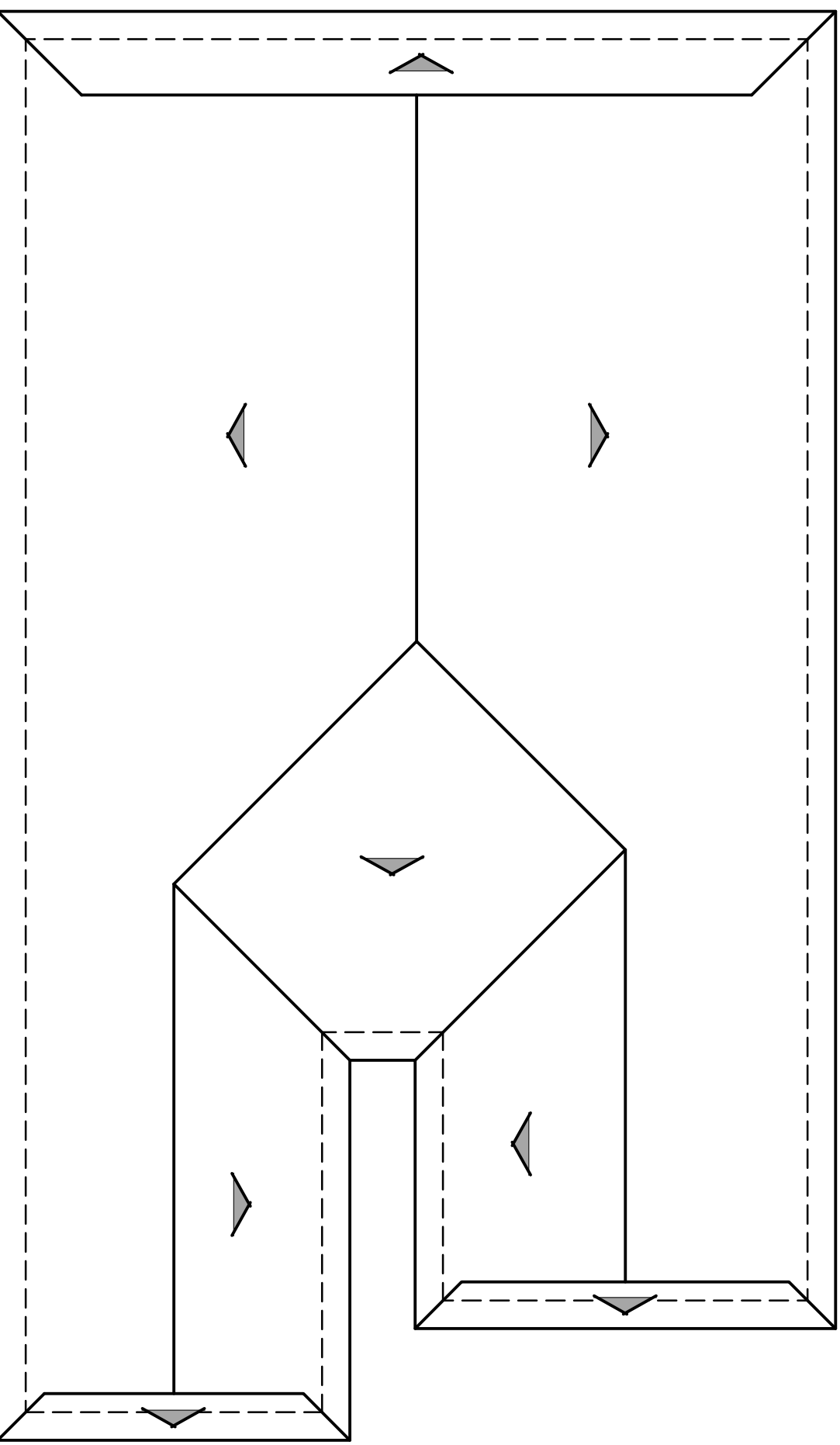
RIGHT



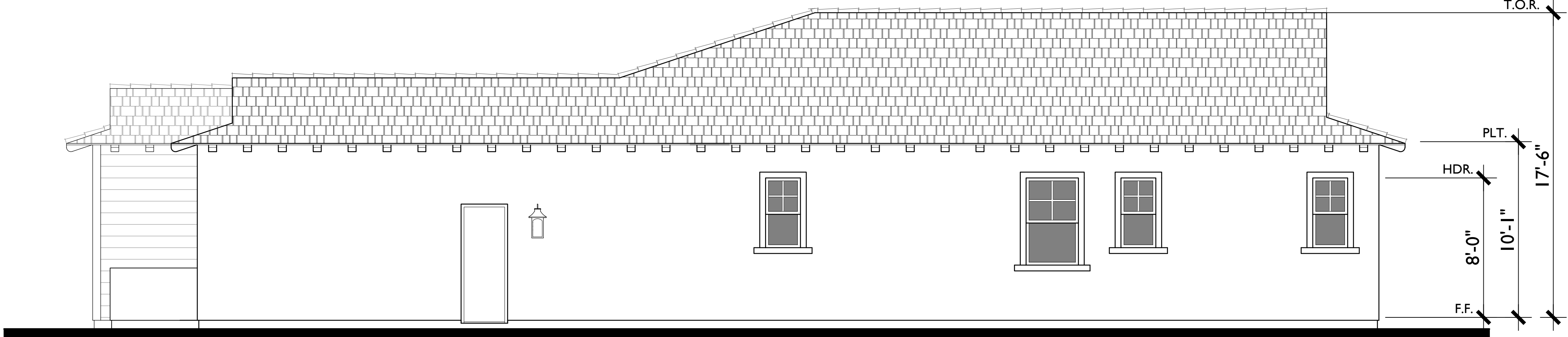
REAR



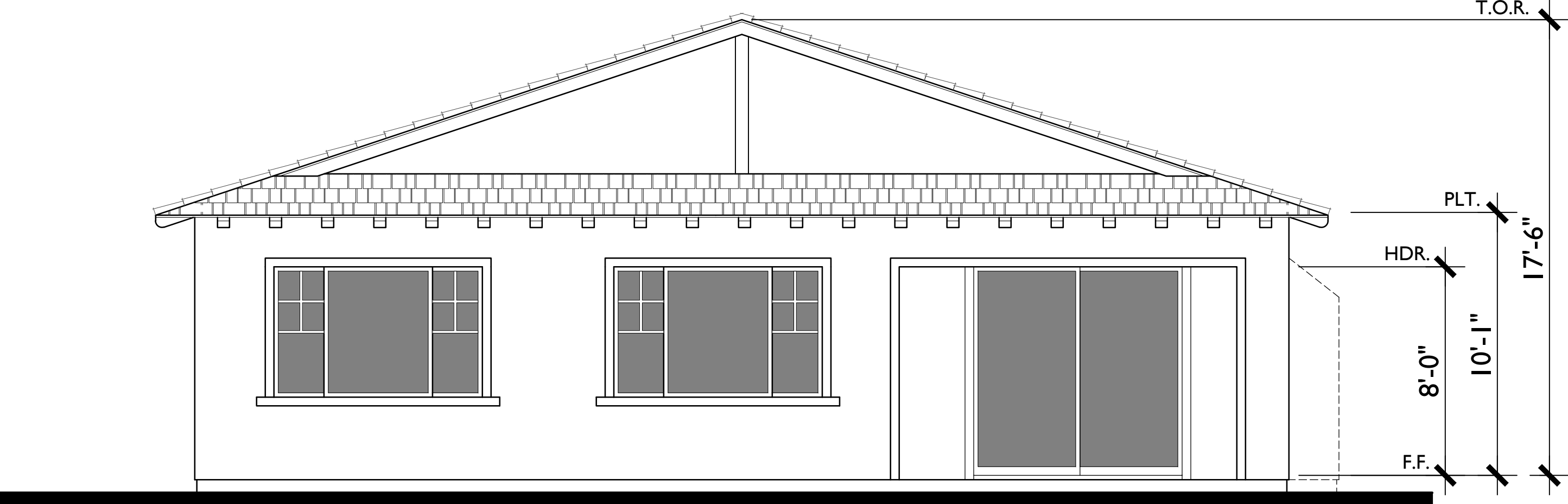
LEFT



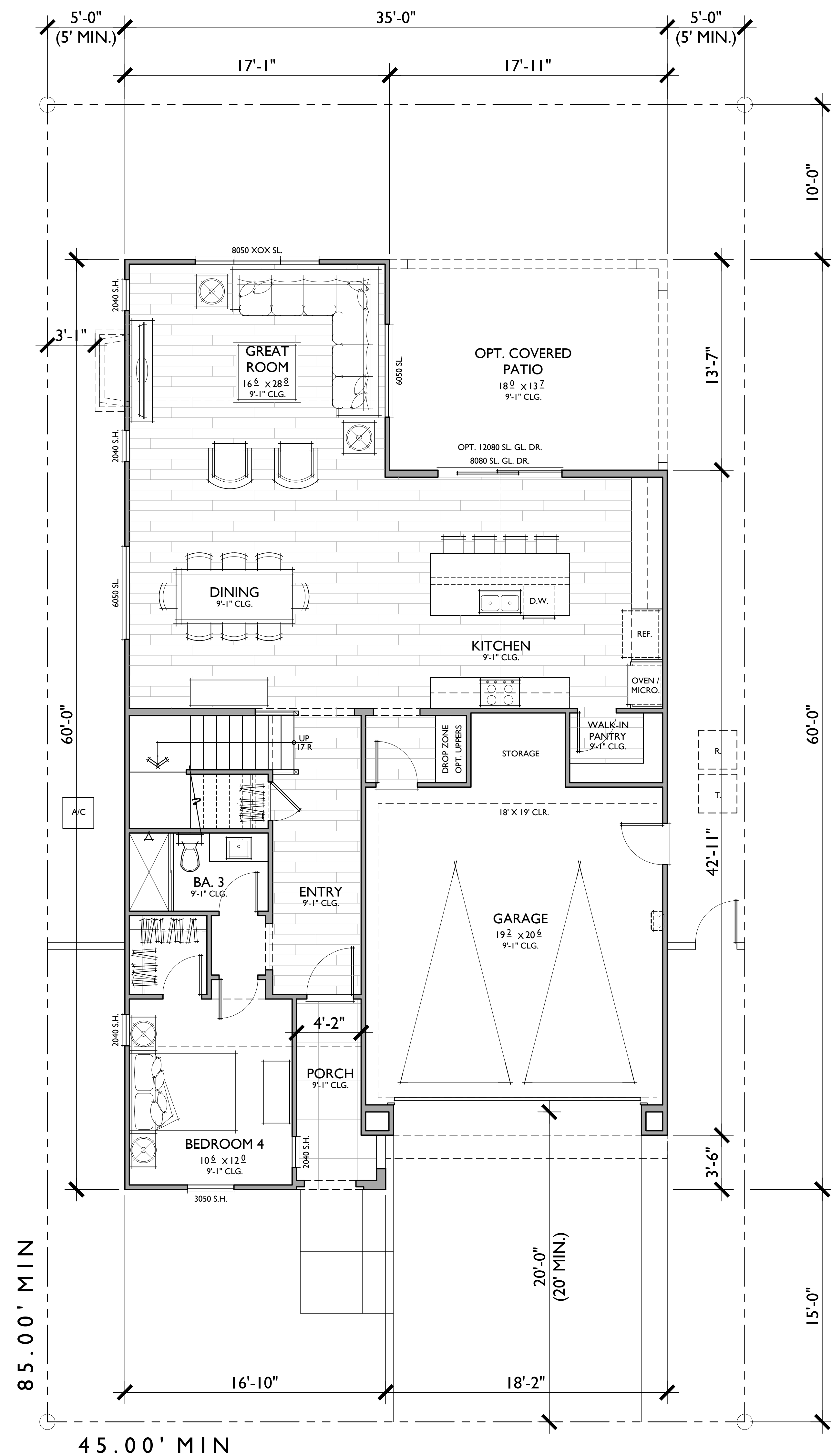
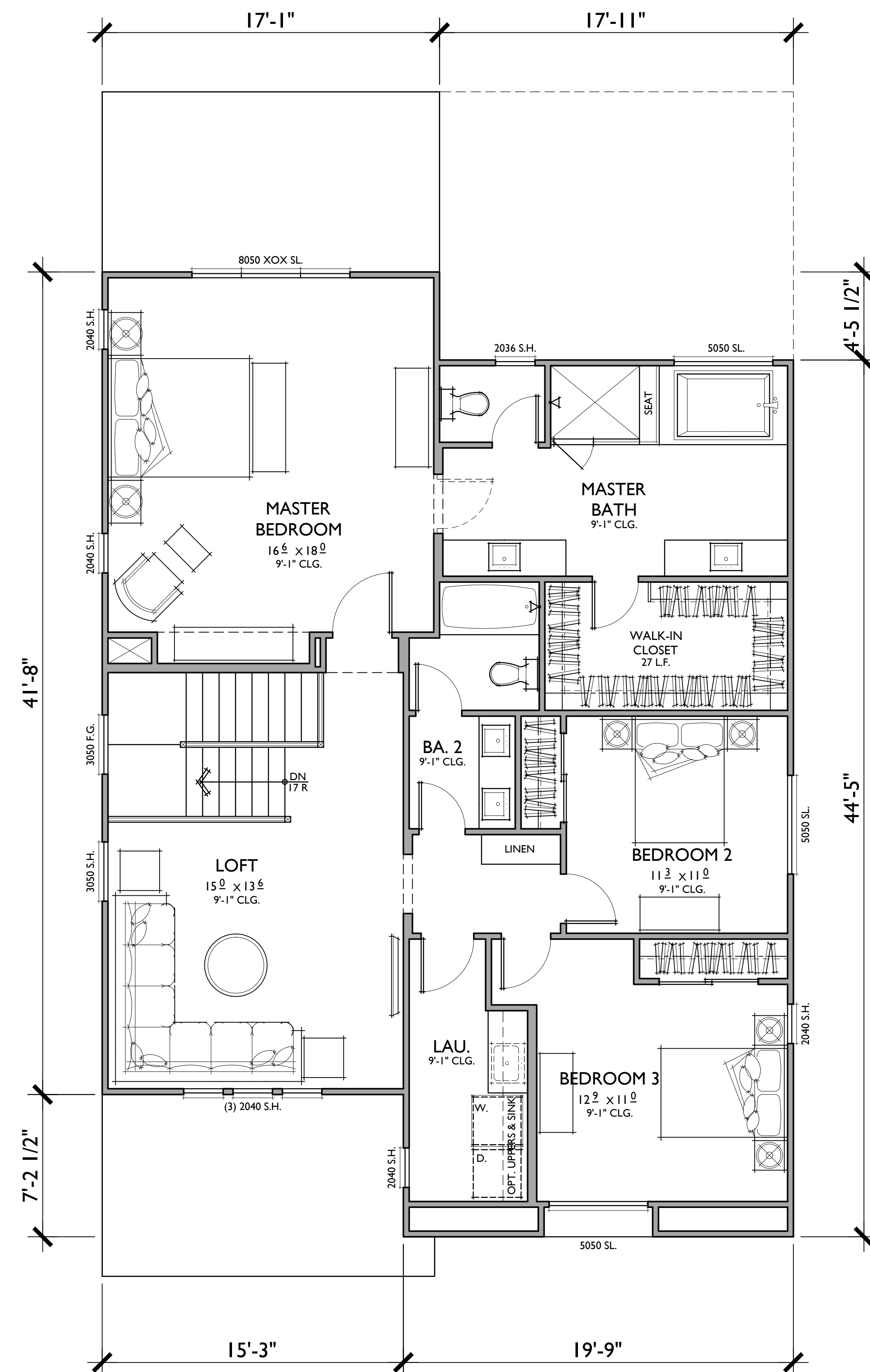
ROOF PLAN AT OPT. COVERED PATIO C
PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE
1/8"=1'-0"



RIGHT



REAR



PLAN 2A

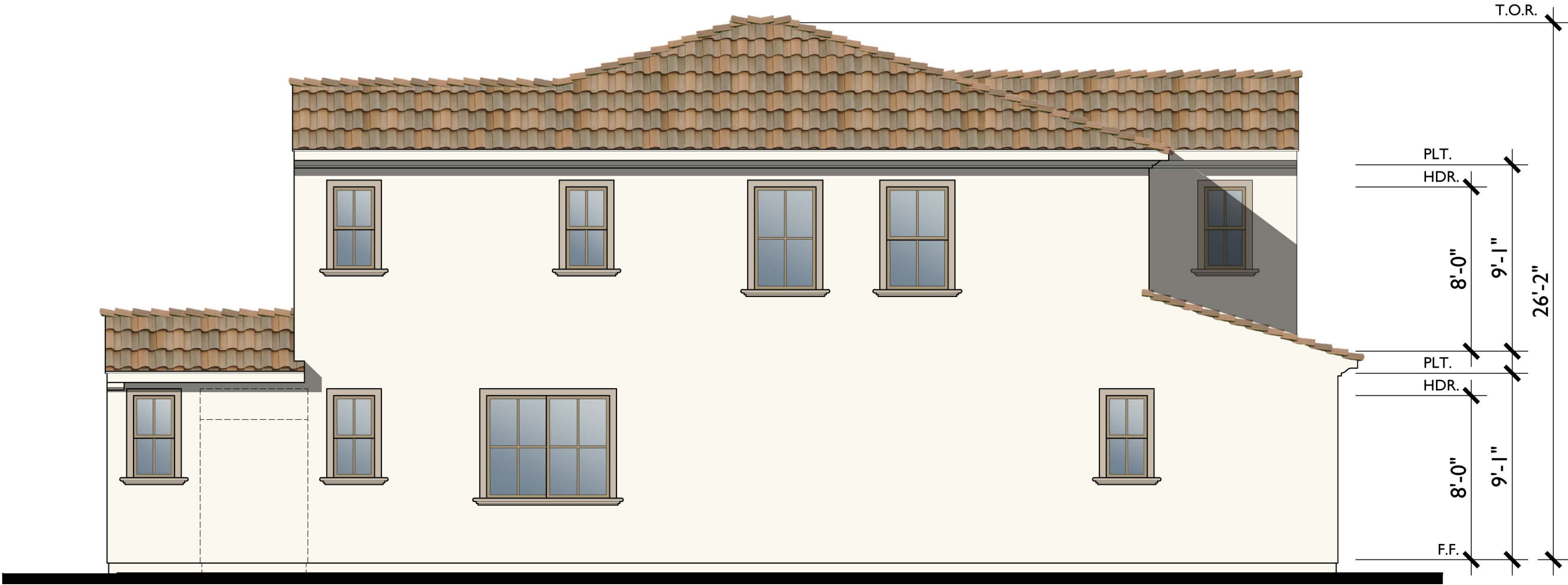
2,686 SQ. FT.

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

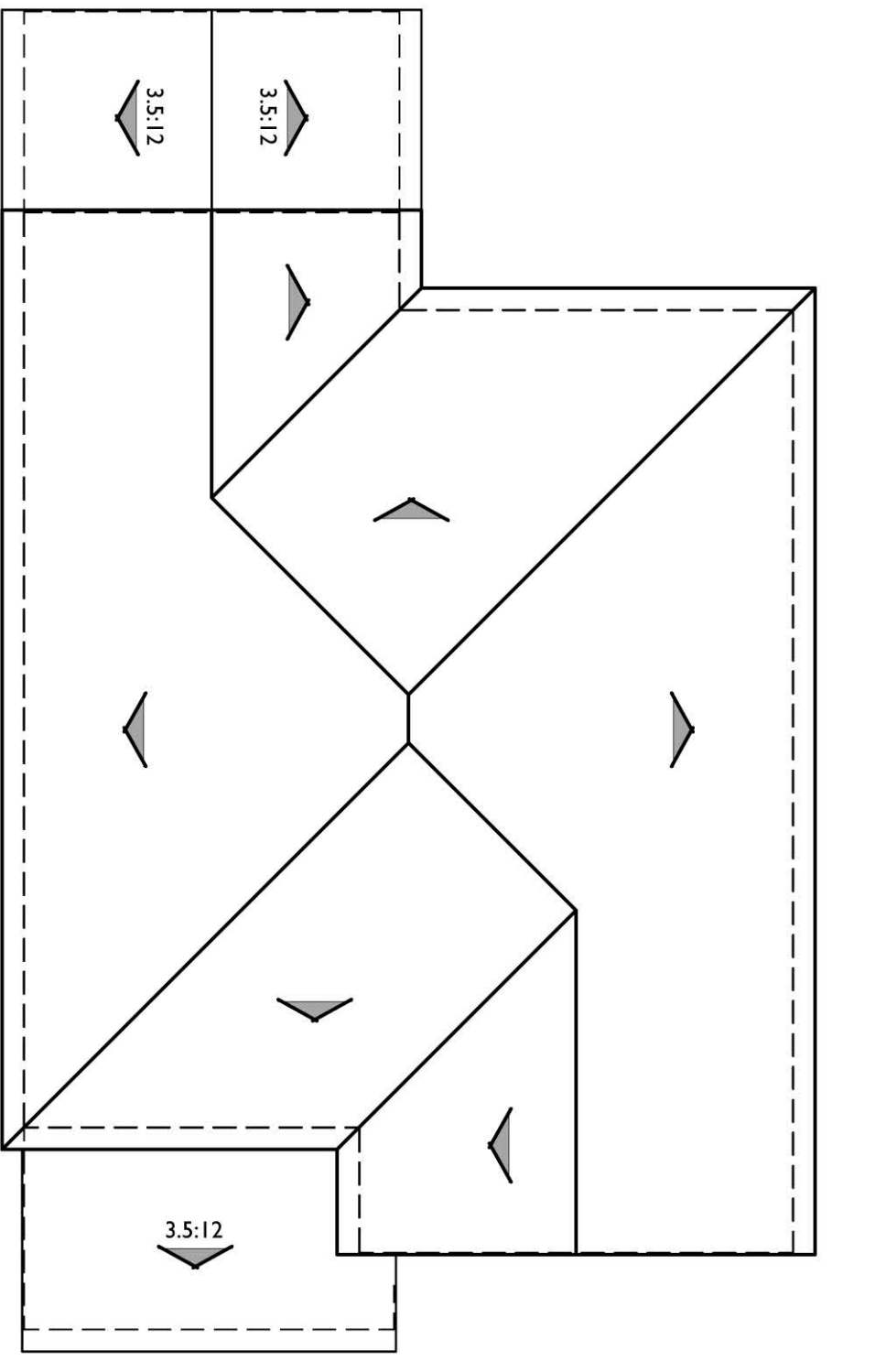


LEFT



FRONT

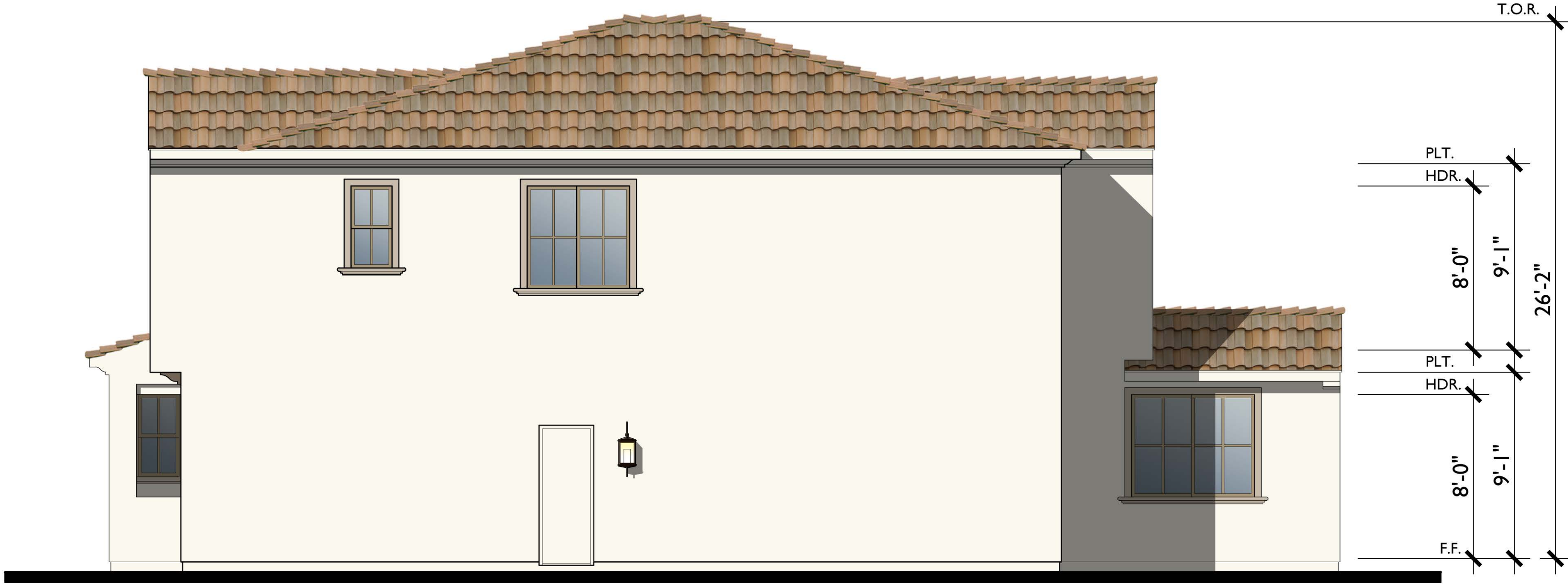
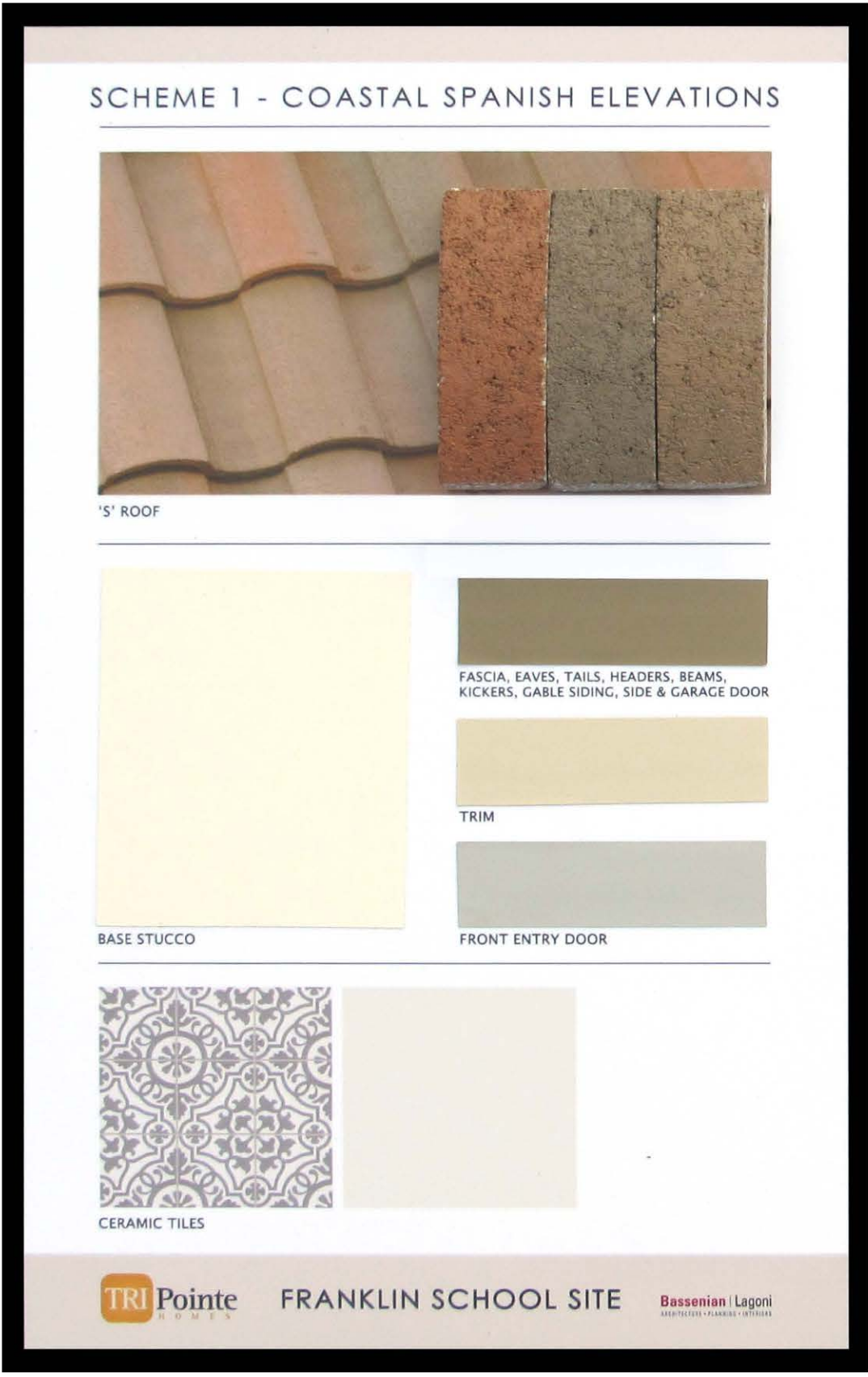
A - COASTAL SPANISH
1/4"=1'-0"



ROOF PLAN

A

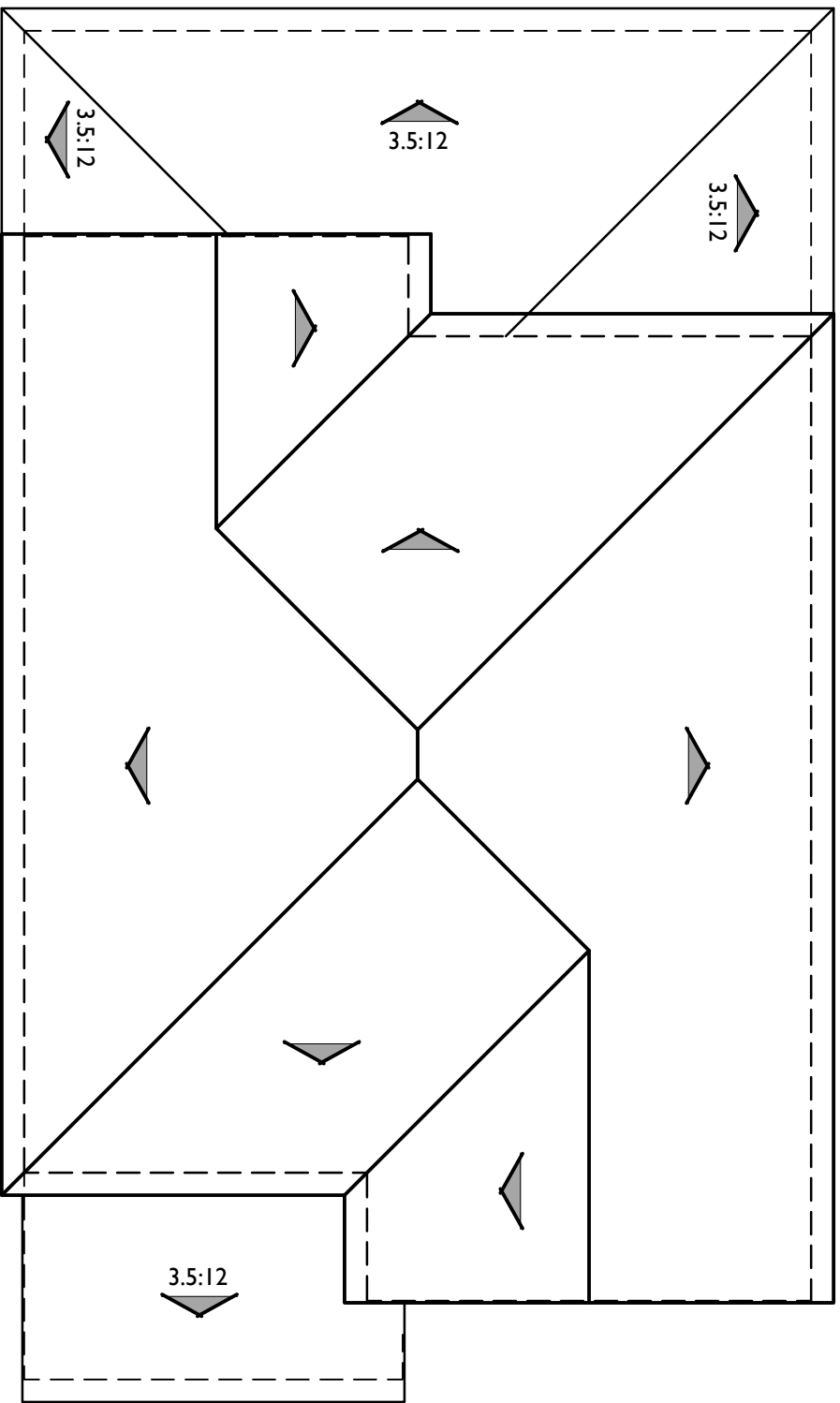
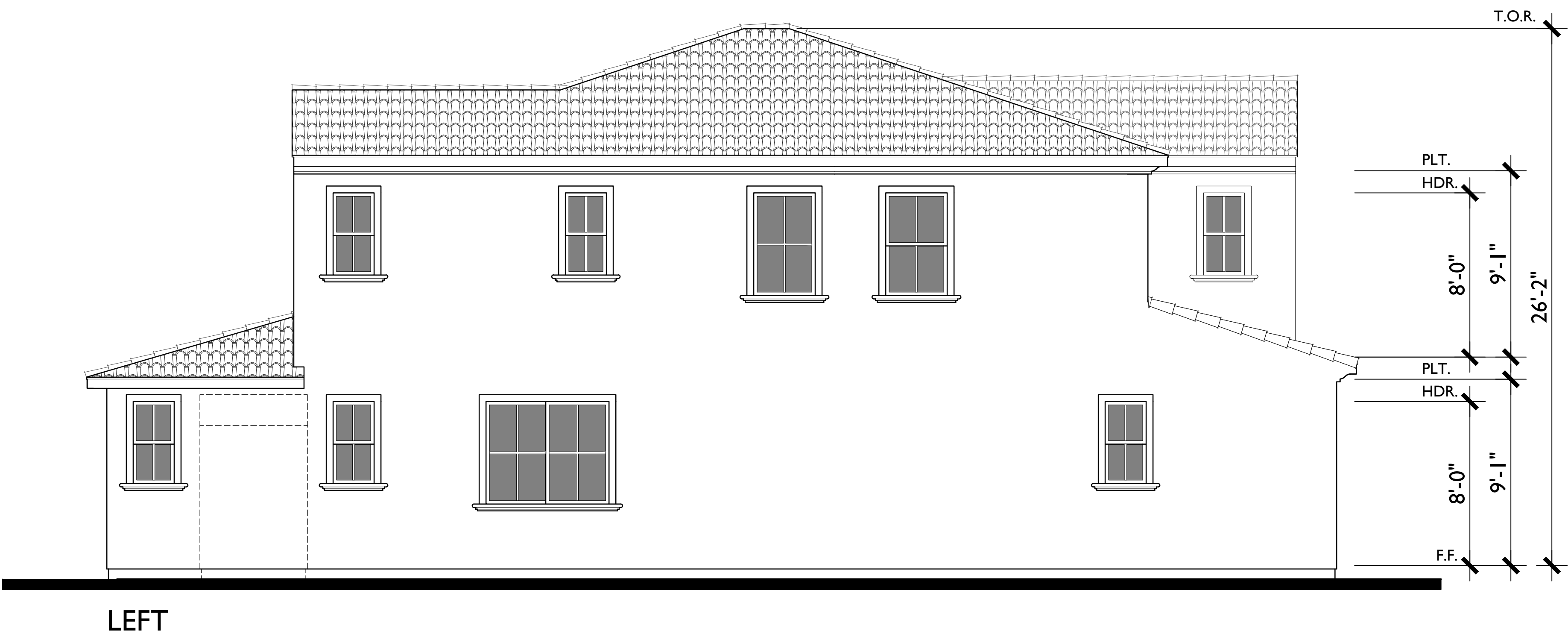
PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



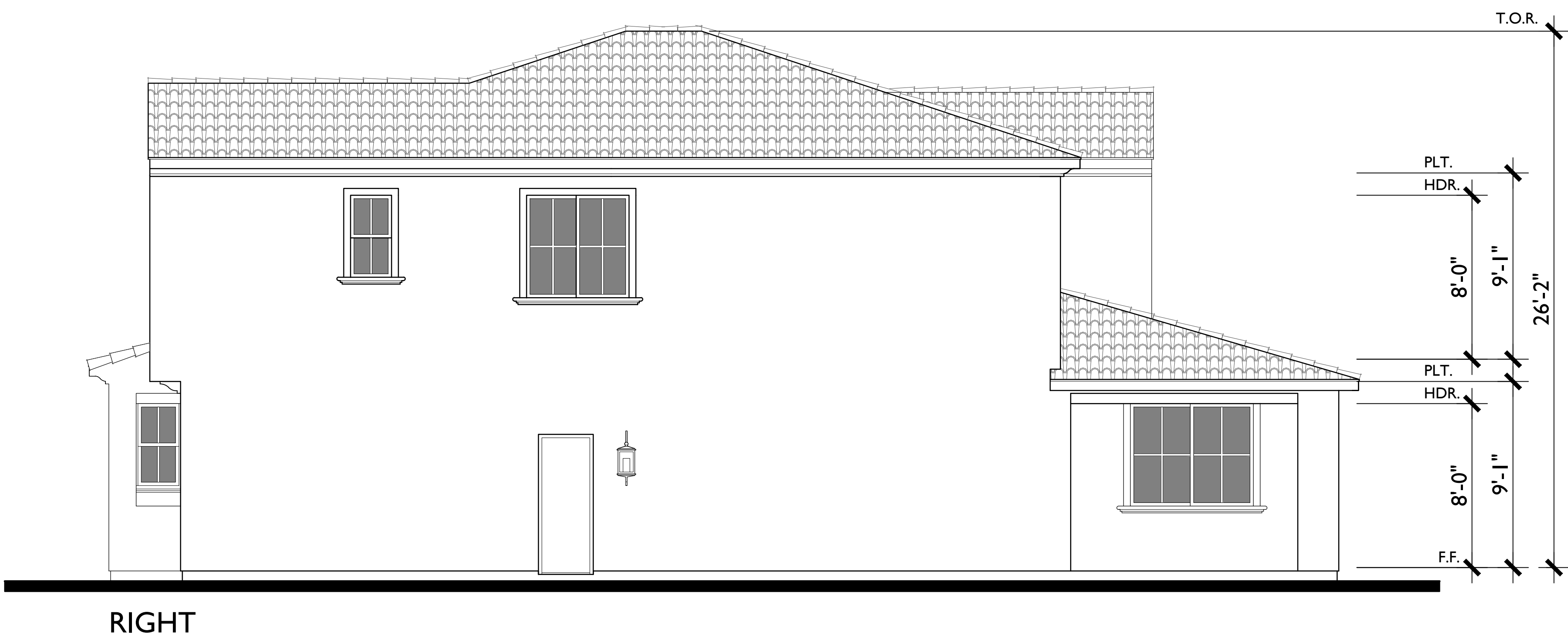
RIGHT

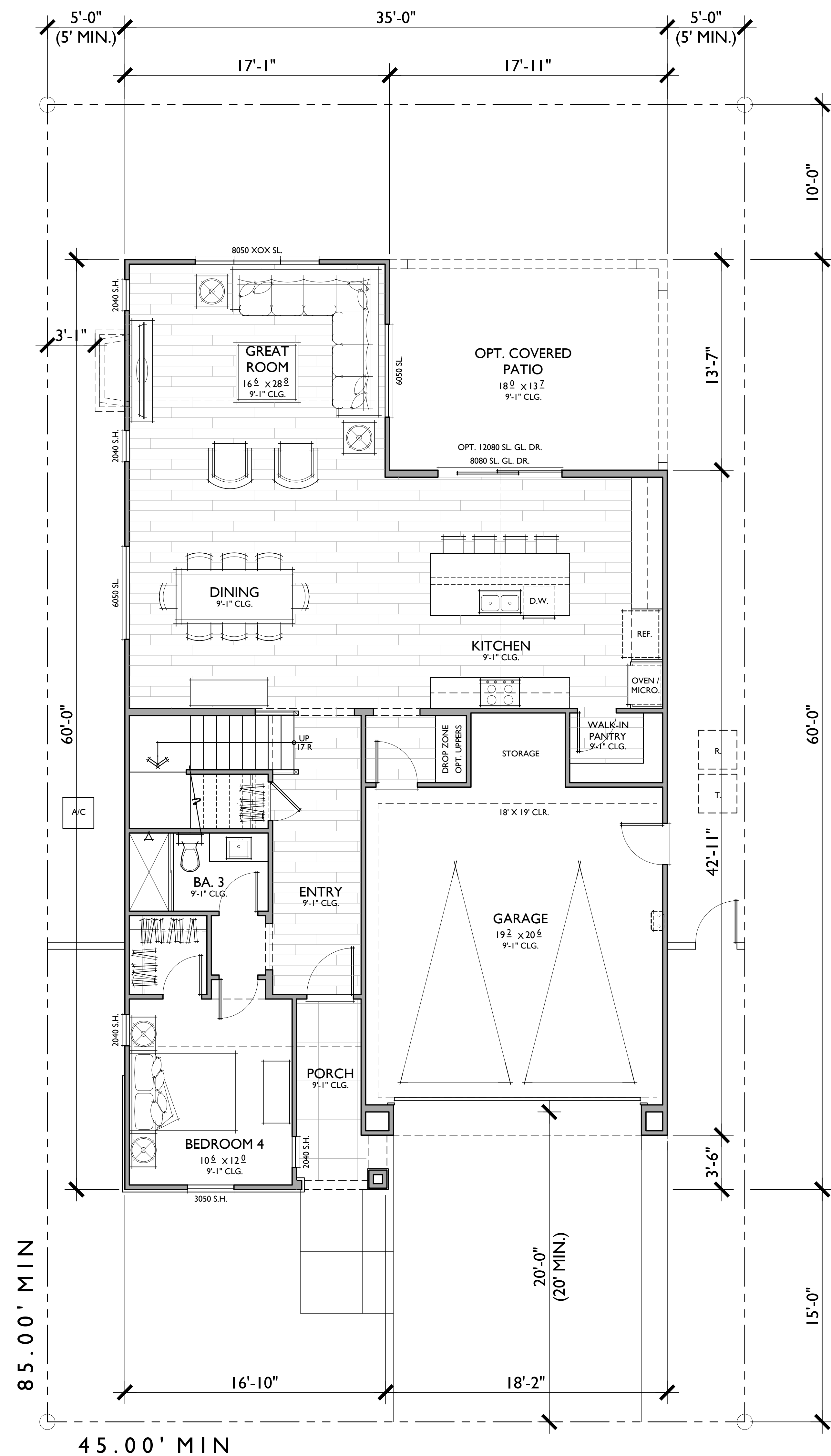
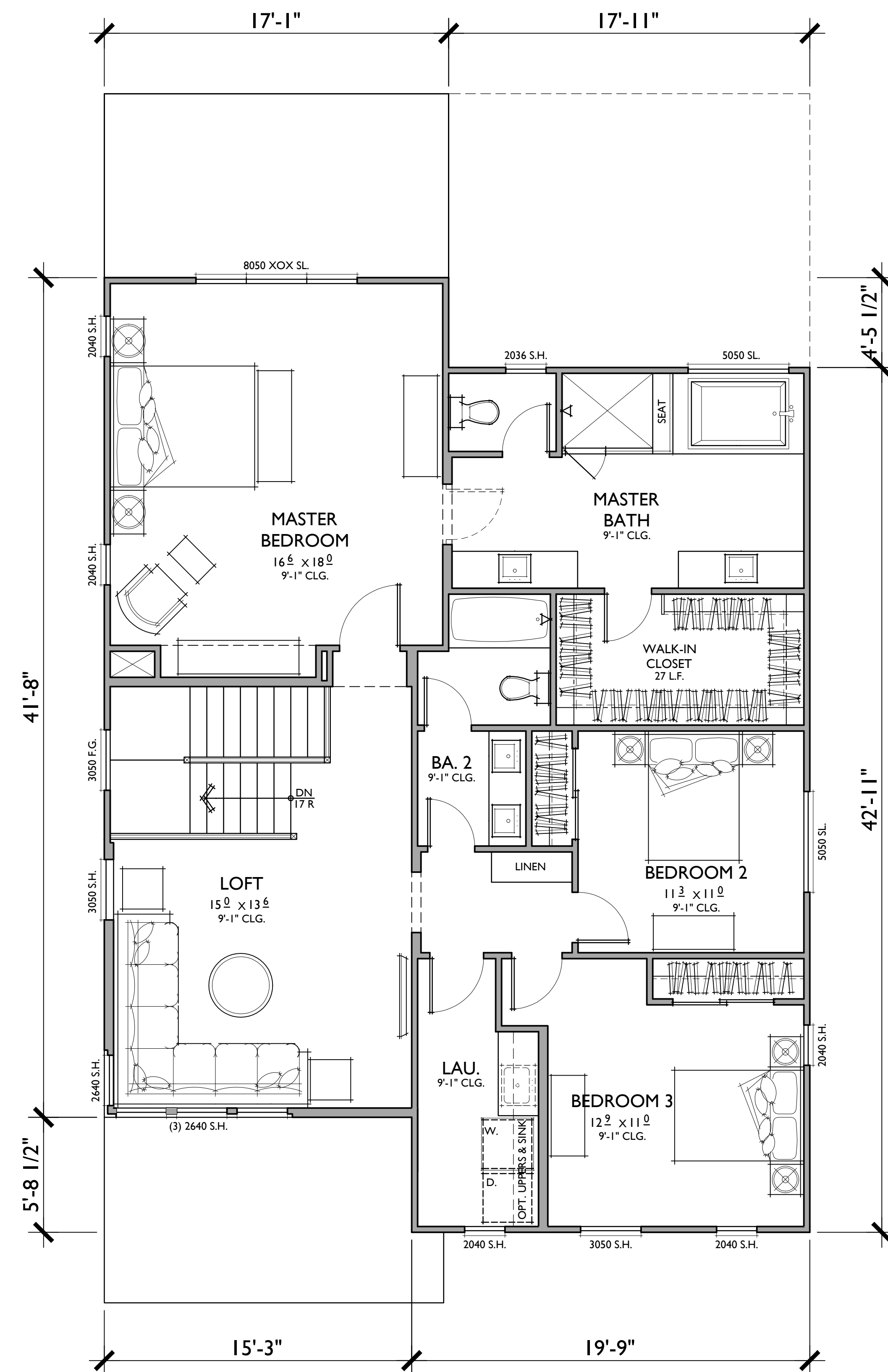


REAR



ROOF PLAN AT OPT. COVERED PATIO A
PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE
1/8"=1'-0"





PLAN 2B

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