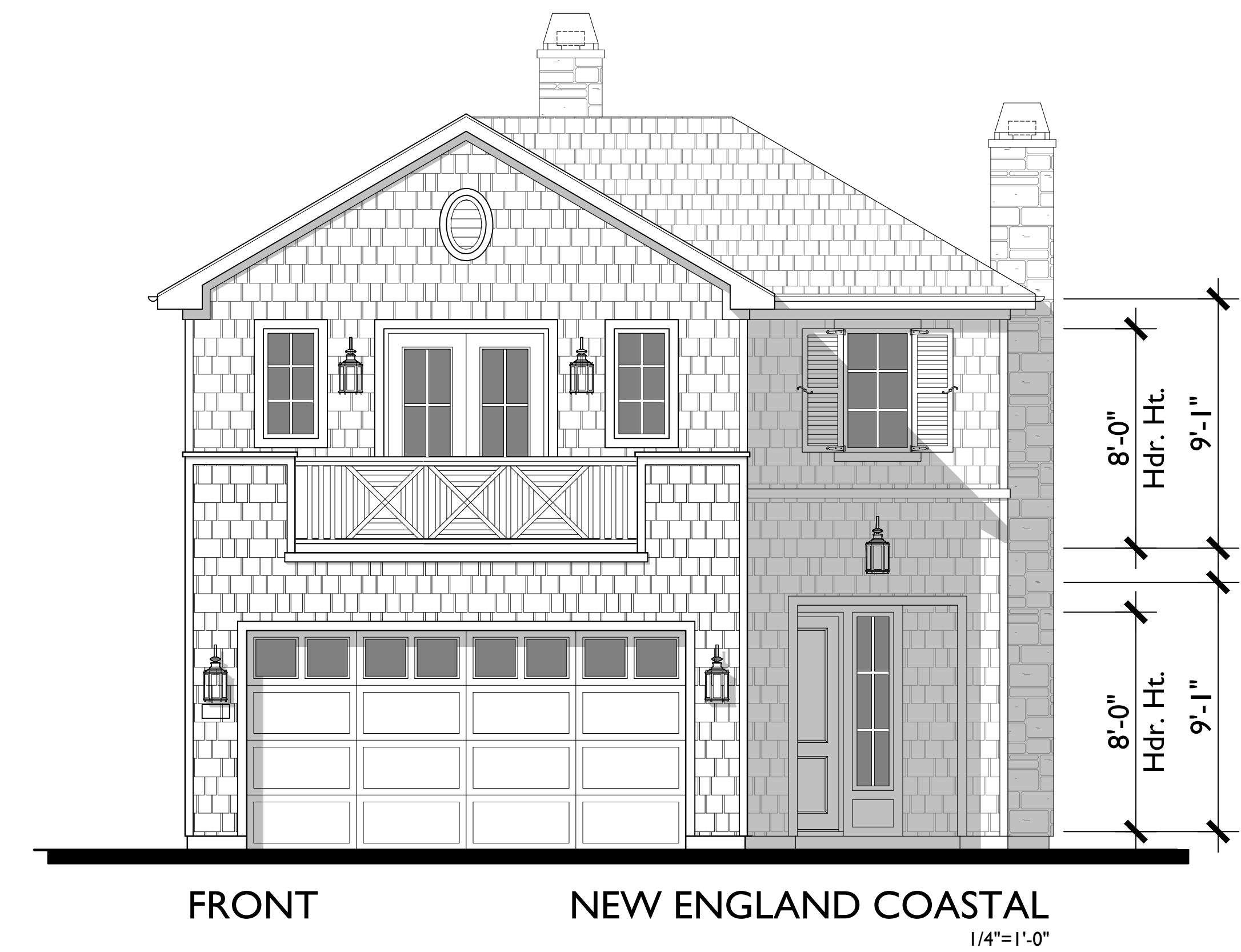
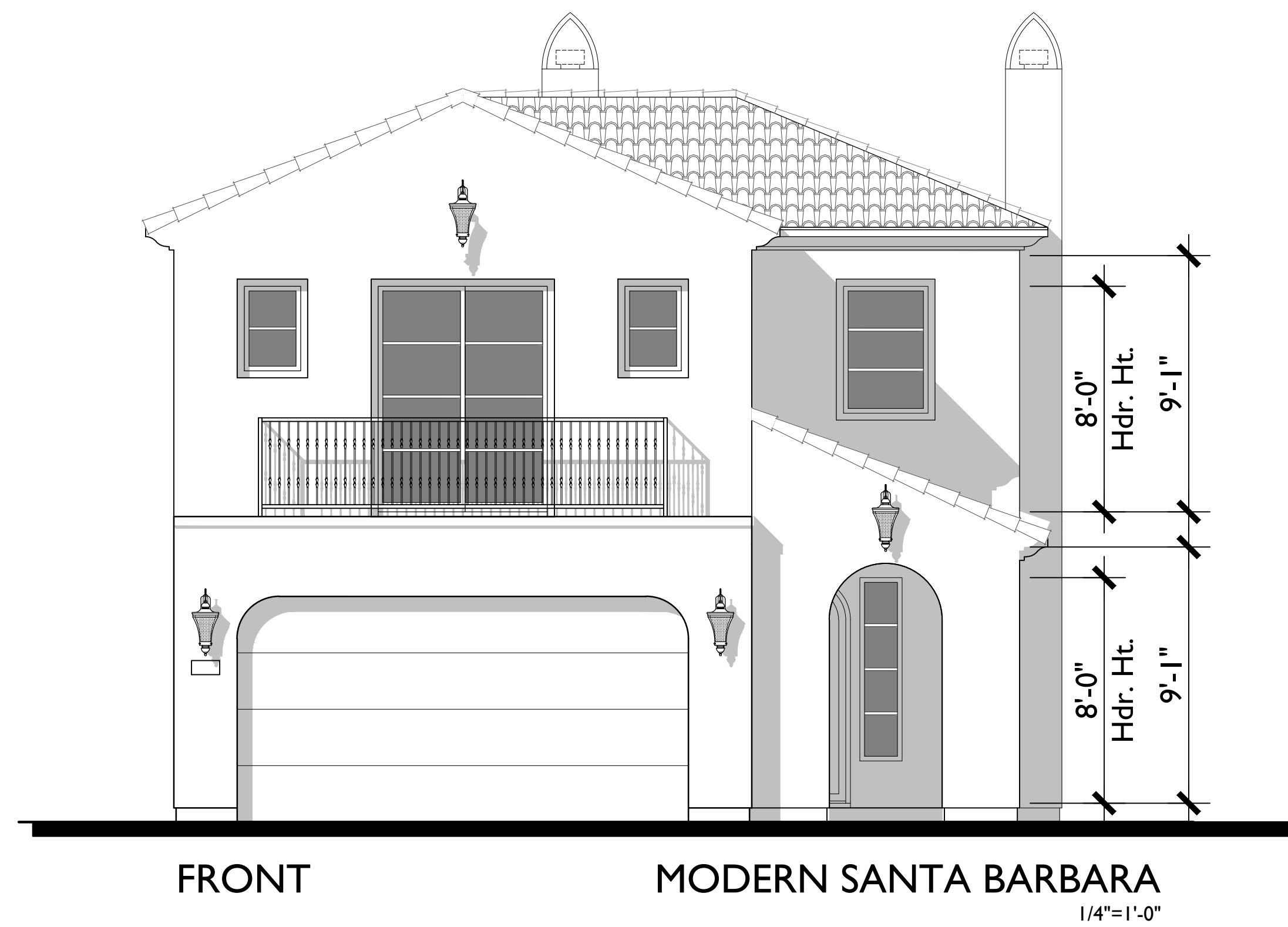
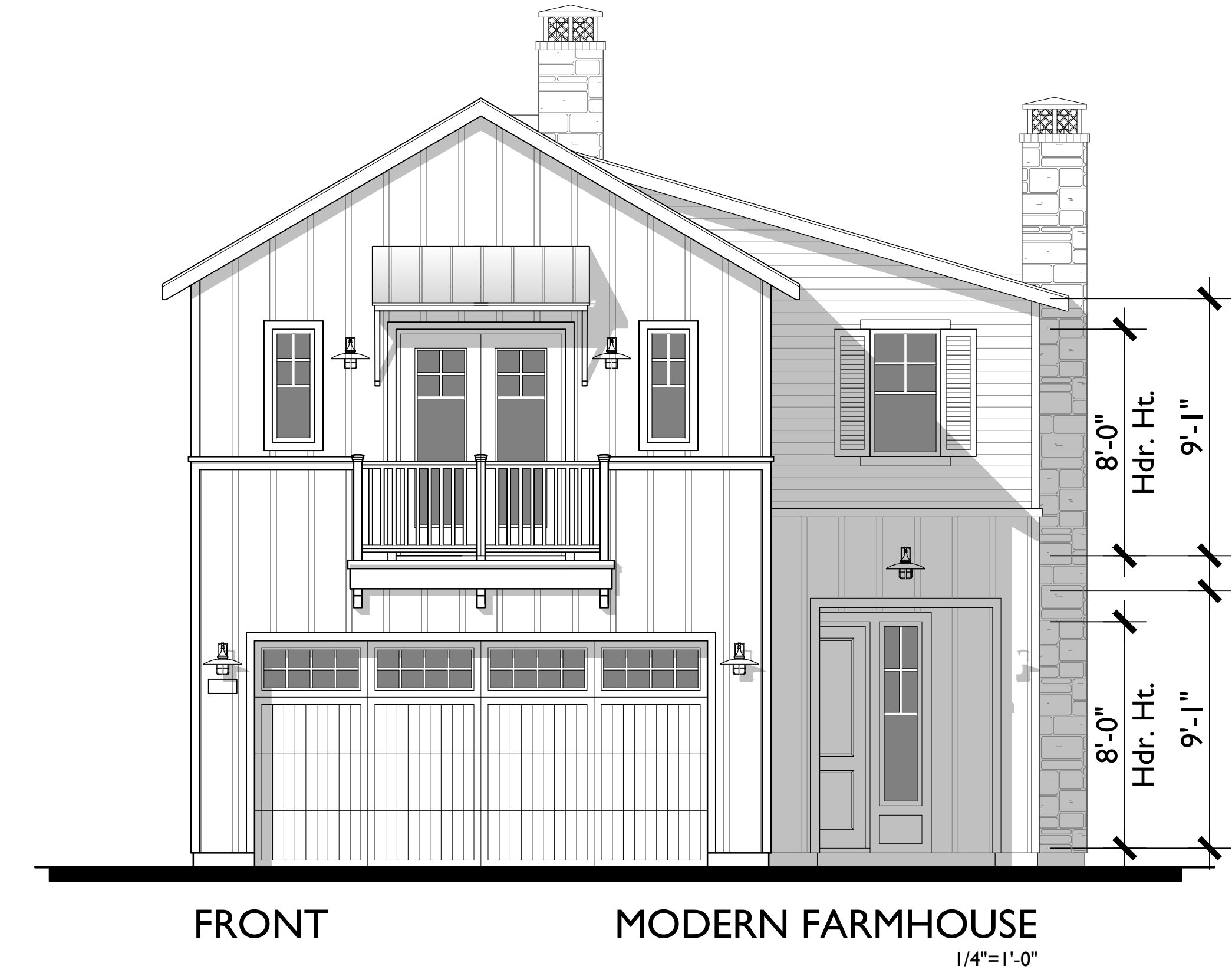
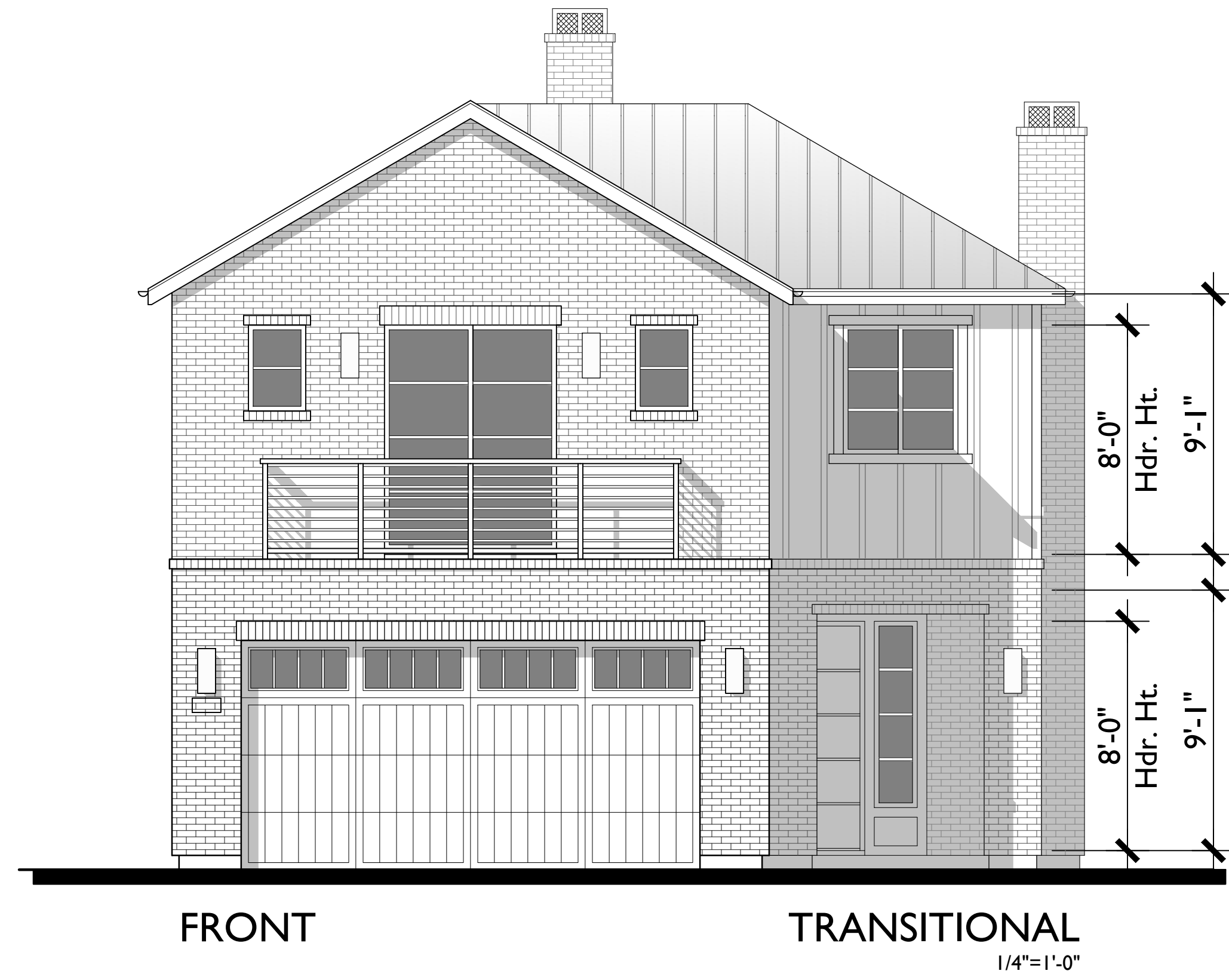
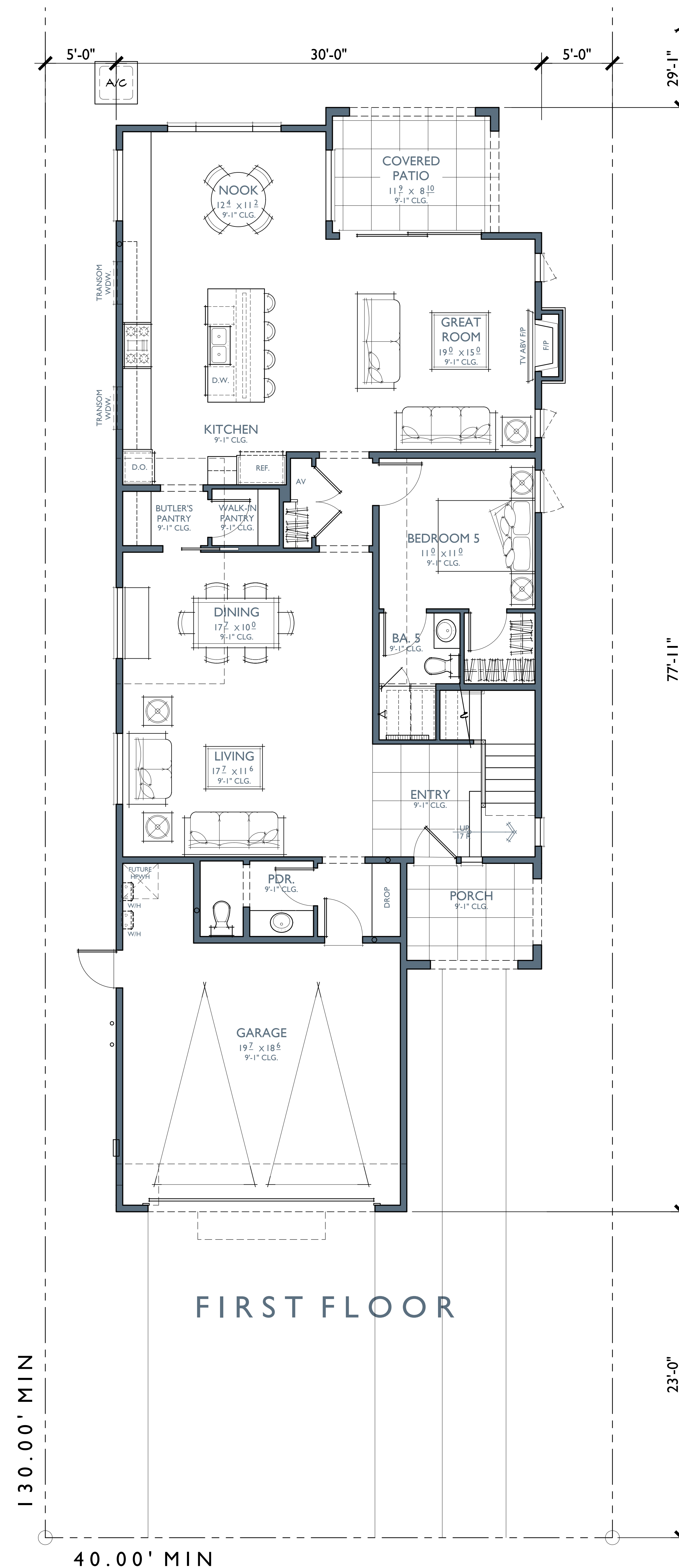
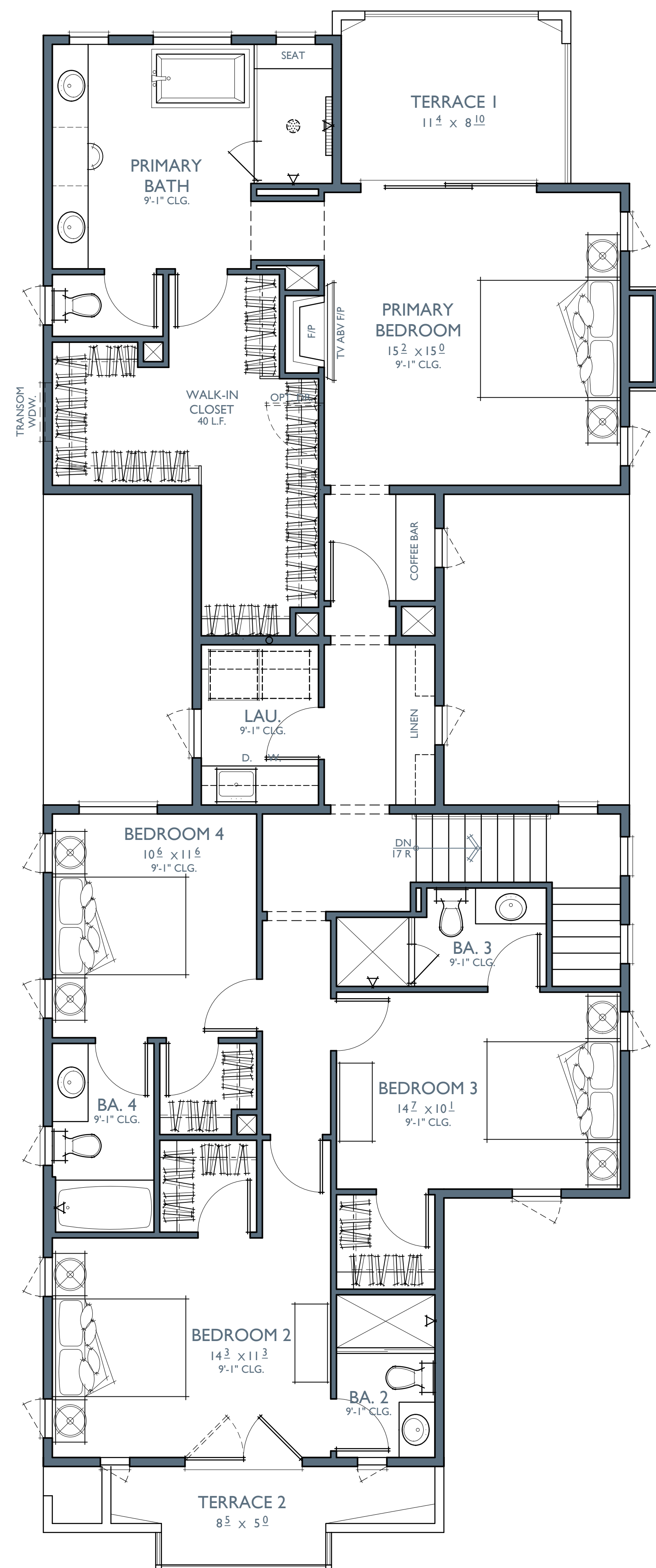






PLAN I A

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,542 SQ. FT.
2ND FLOOR	1,621 SQ. FT.
TOTAL LIVING	3,163 SQ. FT.
2 - CAR GARAGE	419 SQ. FT.
COVERED PATIO	104 SQ. FT.
TERRACE 1	104 SQ. FT.
TERRACE 2	77 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN I A

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA

1ST FLOOR	1,474 SQ. FT.
2ND FLOOR	1,519 SQ. FT.
2 - CAR GARAGE	390 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	100 SQ. FT.
PORCH	68 SQ. FT.
UNDER STAIR AREA	14 SQ. FT.
TOTAL RFA	3,365 SQ. FT.
MAX RFA	3,380 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

MODERN FARMHOUSE

1/4"=1'-0"



REAR



FRONT

MODERN FARMHOUSE

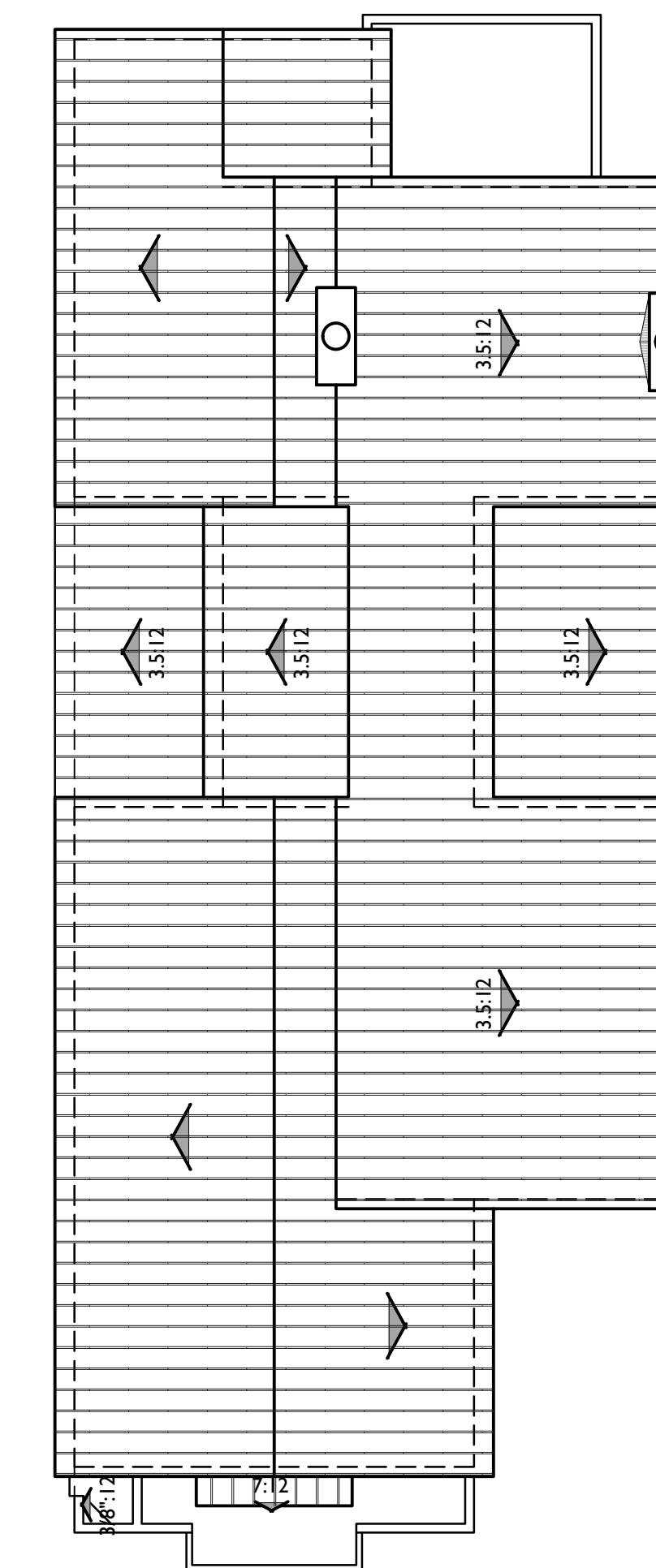
1/4"=1'-0"



LEFT

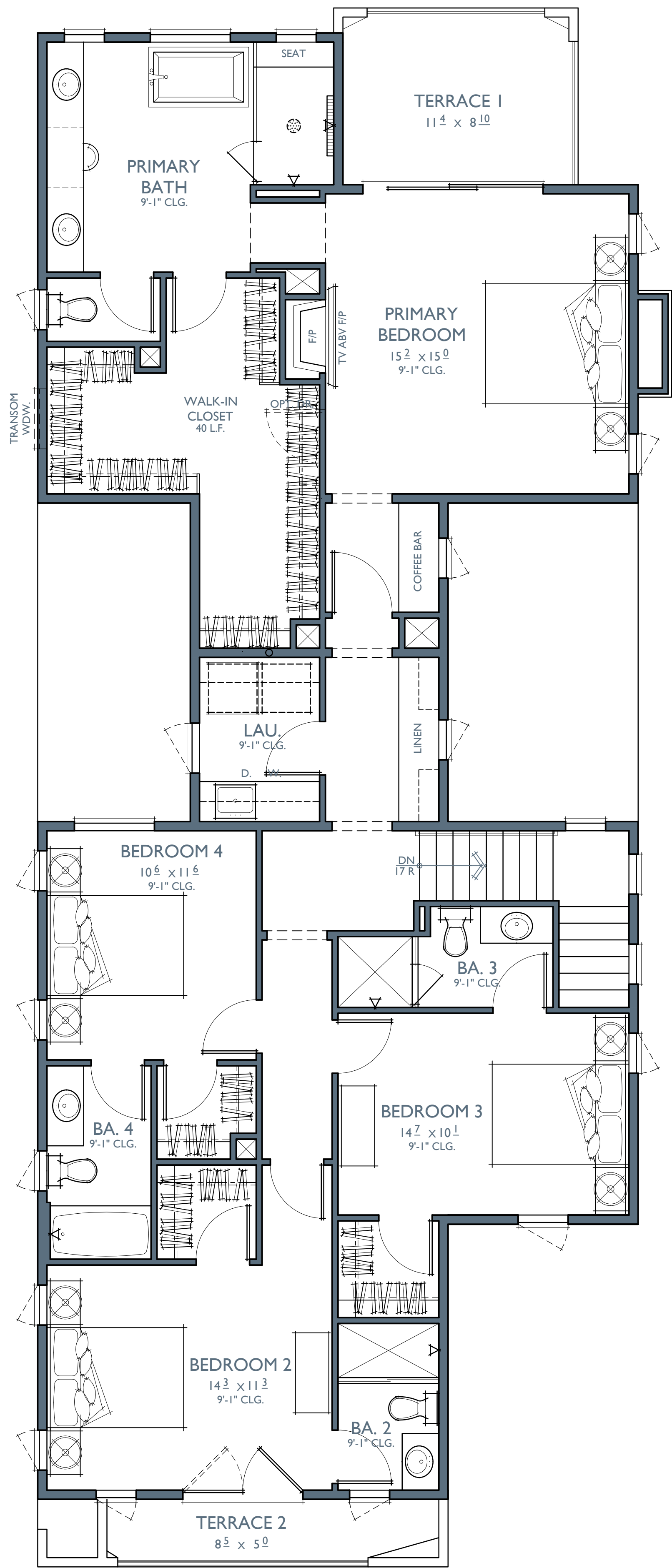


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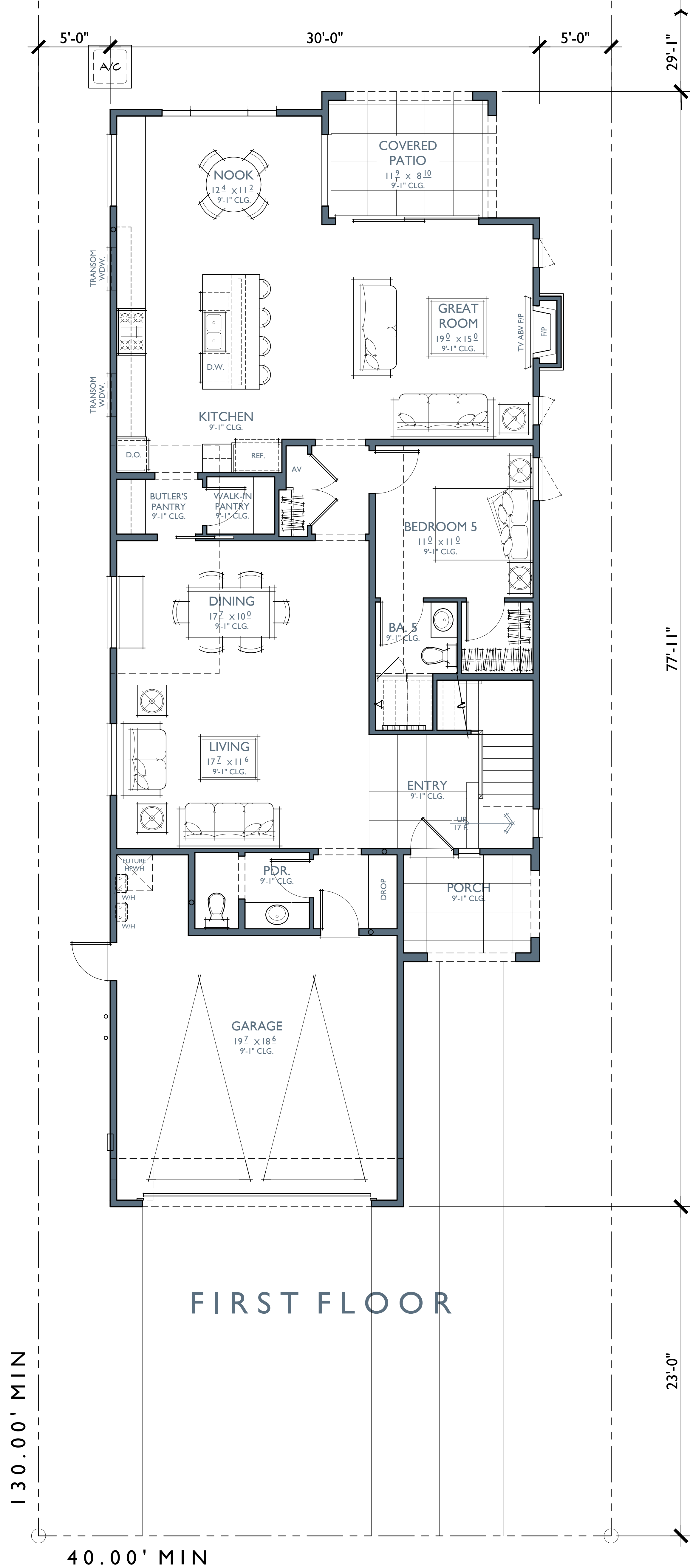


ROOF PLAN A

PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: STANDING SEAM METAL



SECOND FLOOR



FIRST FLOOR

PLAN I B

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,542 SQ. FT.
2ND FLOOR	1,621 SQ. FT.
TOTAL LIVING	3,163 SQ. FT.
2 - CAR GARAGE	419 SQ. FT.
COVERED PATIO	104 SQ. FT.
TERRACE 1	104 SQ. FT.
TERRACE 2	59 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN I B

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA

1ST FLOOR	1,474 SQ. FT.
2ND FLOOR	1,519 SQ. FT.
2 - CAR GARAGE	390 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	100 SQ. FT.
PORCH	68 SQ. FT.
UNDER STAIR AREA	14 SQ. FT.
TOTAL RFA	3,365 SQ. FT.
MAX RFA	3,380 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

NEW ENGLAND COASTAL

1/4"=1'-0"



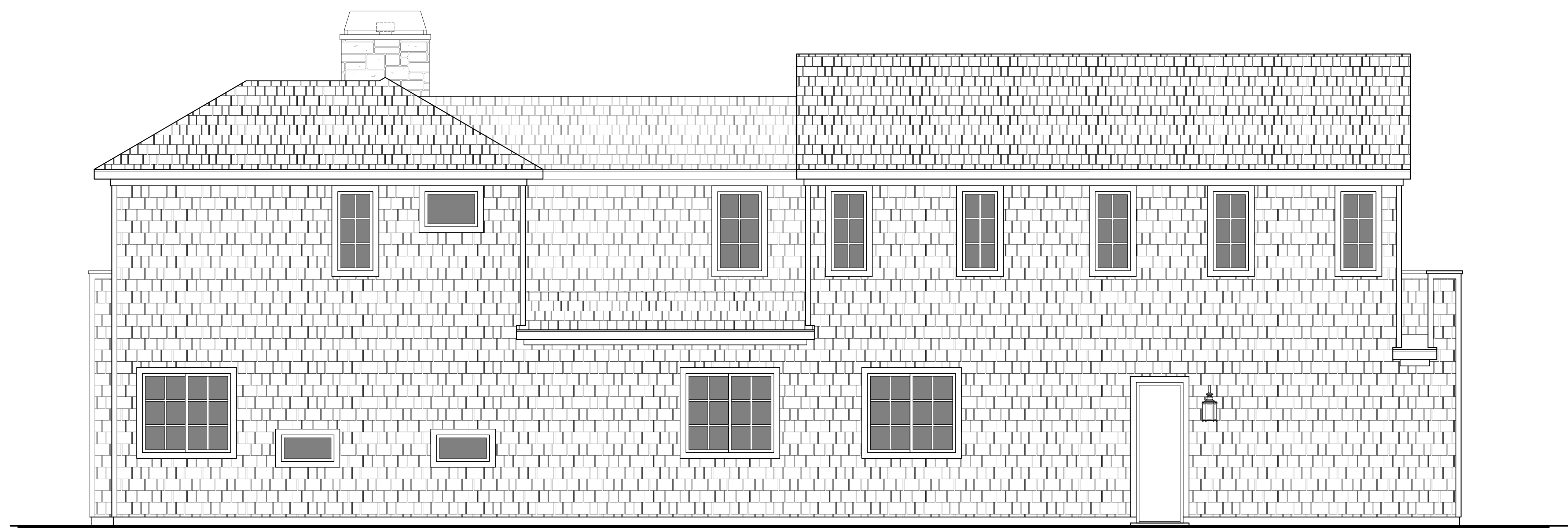
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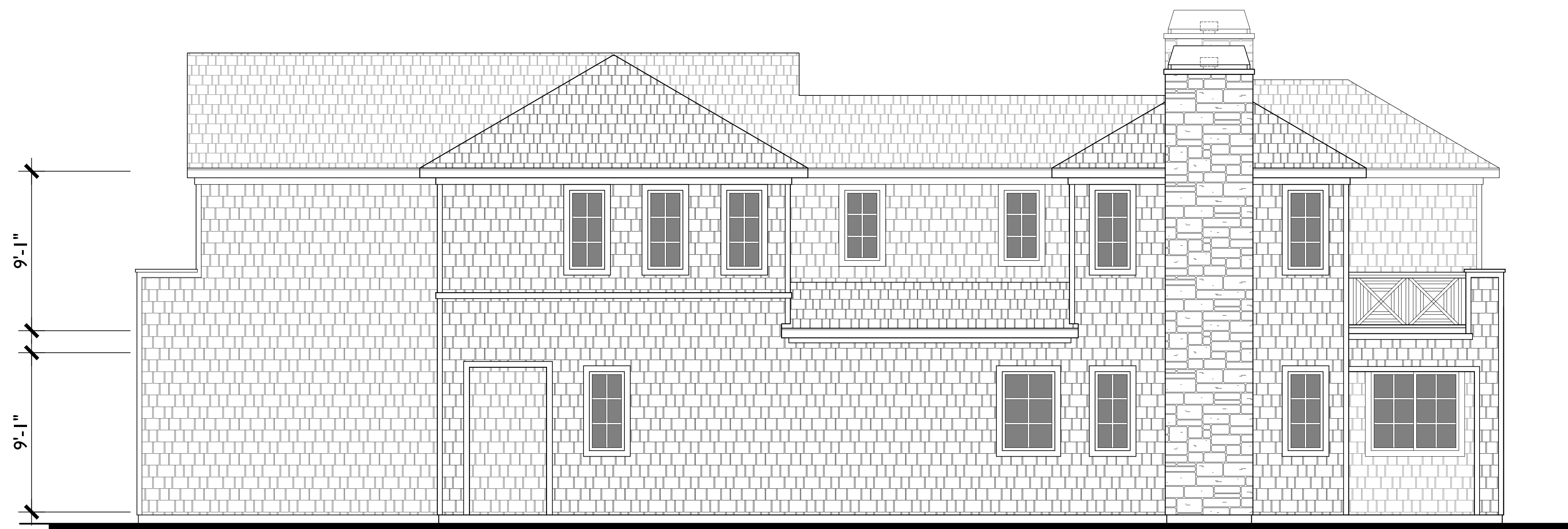
FRONT

NEW ENGLAND COASTAL

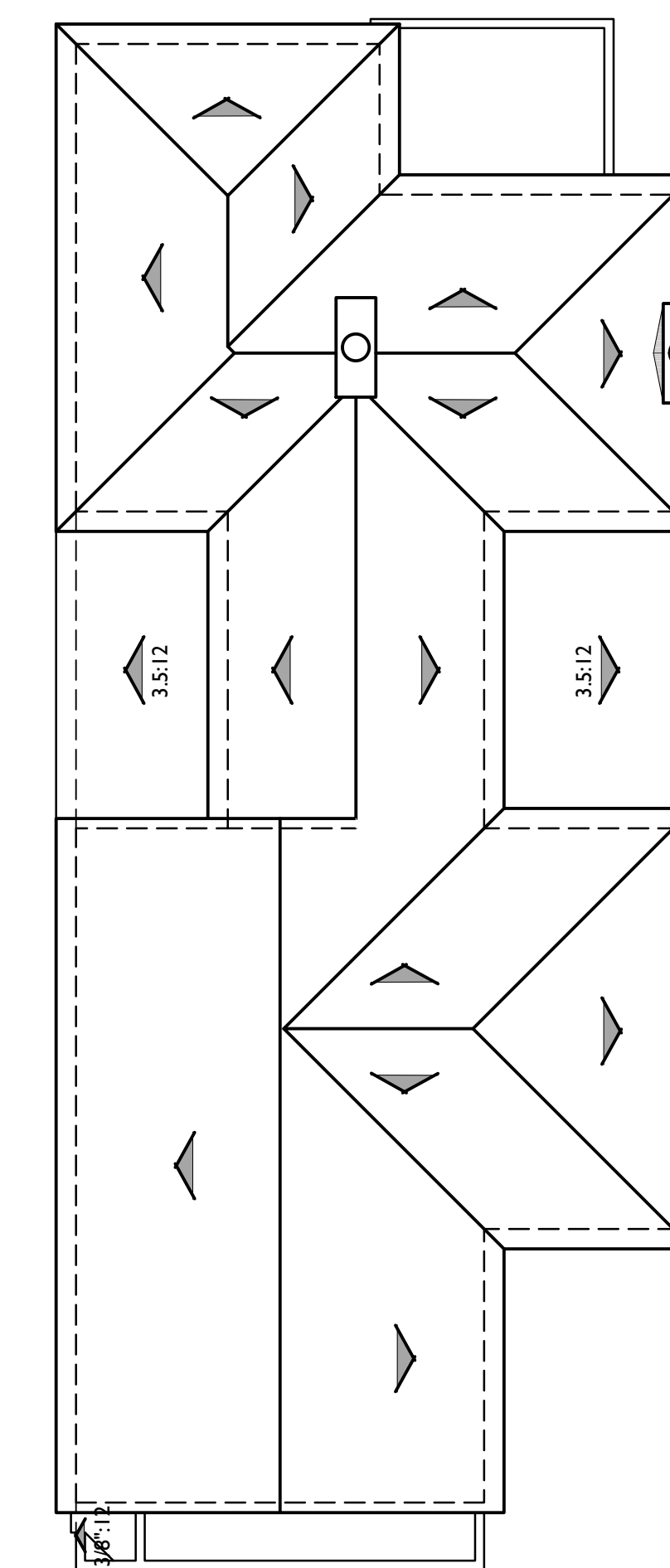
1/4"=1'-0"



LEFT

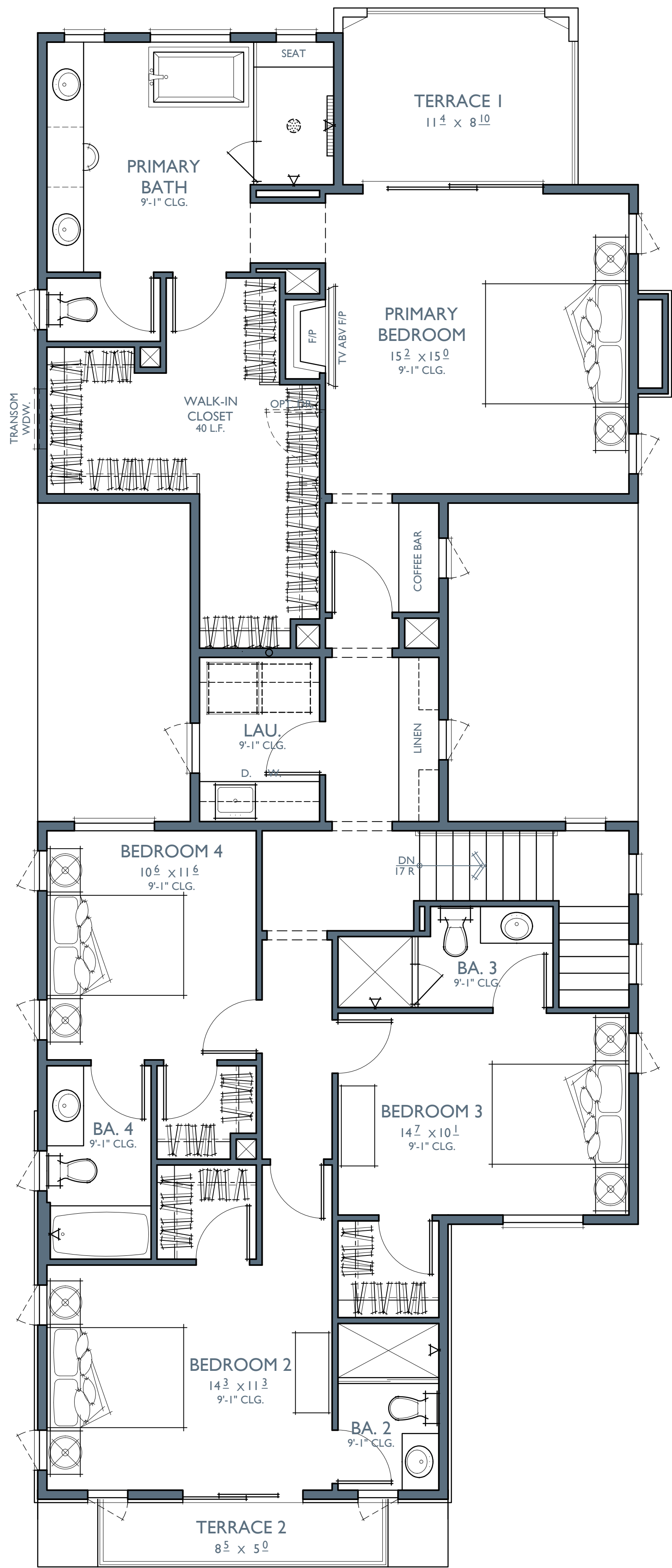


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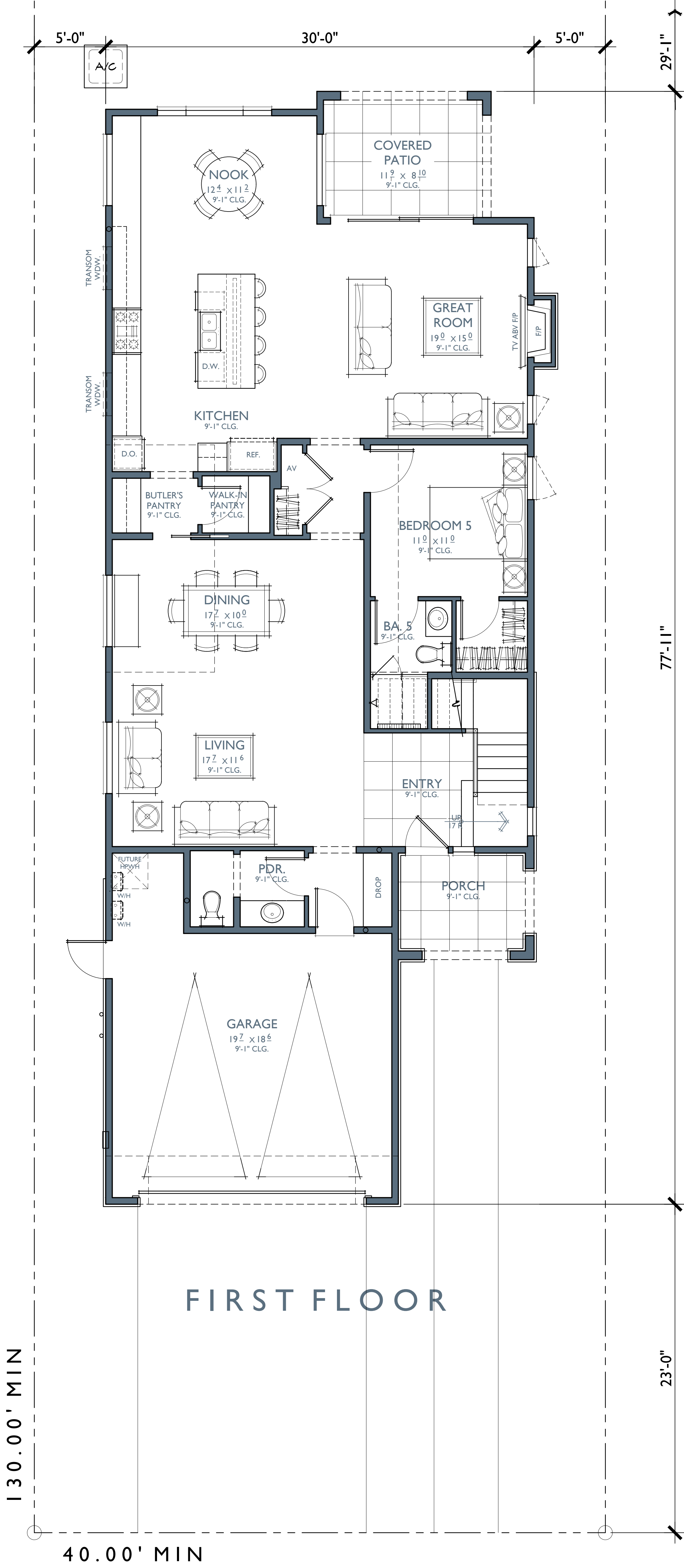


ROOF PLAN B

PITCH: 7:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



SECOND FLOOR



FIRST FLOOR

PLAN I C
 5 BEDROOMS / 5.5 BATHS
 2 - CAR GARAGE

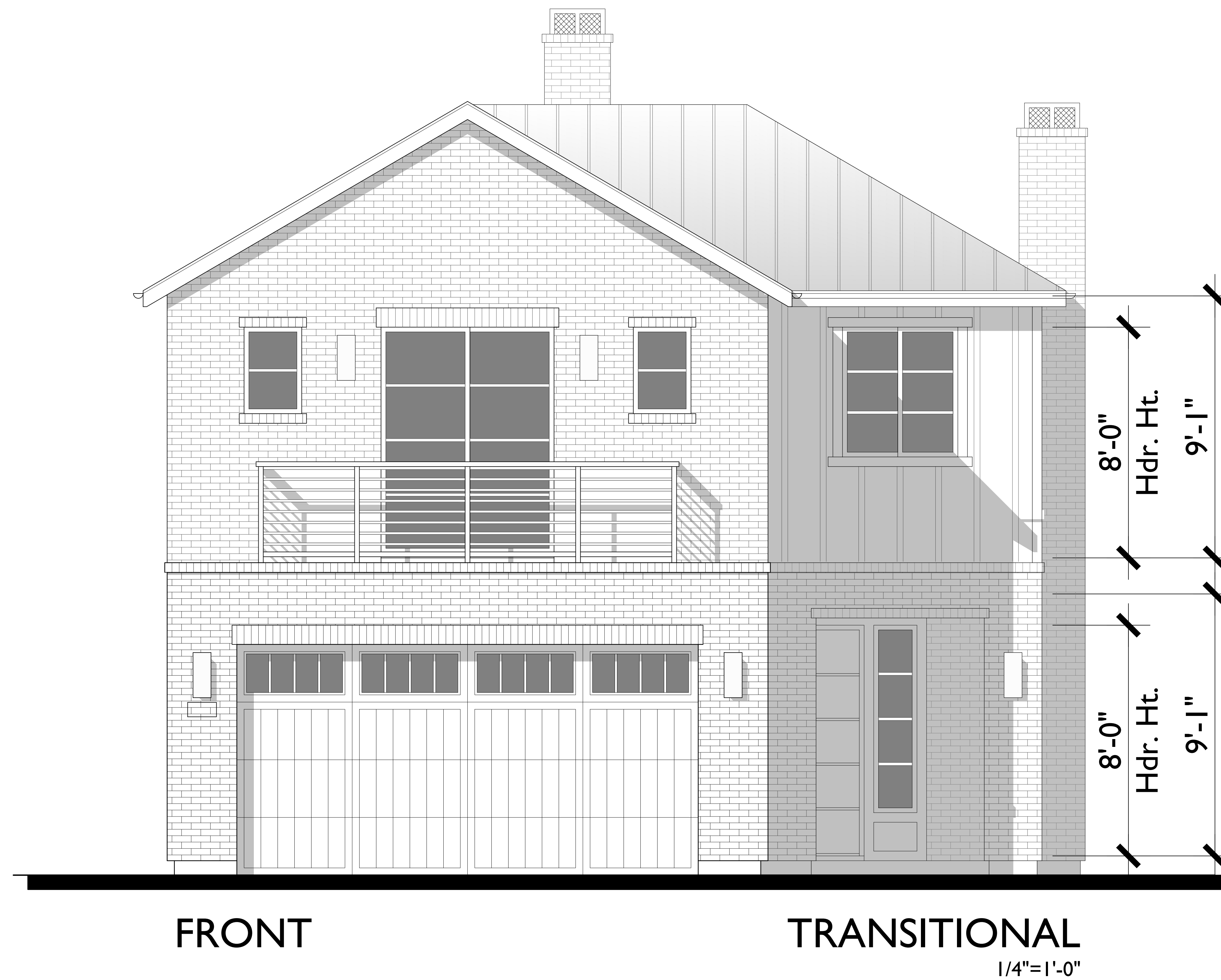
FLOOR AREA TABLE	
1ST FLOOR	1,542 SQ. FT.
2ND FLOOR	1,621 SQ. FT.
TOTAL LIVING	3,163 SQ. FT.
2 - CAR GARAGE	419 SQ. FT.
COVERED PATIO	104 SQ. FT.
TERRACE 1	104 SQ. FT.
TERRACE 2	49 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN I C
 5 BEDROOMS / 5.5 BATHS
 2 - CAR GARAGE

LOS ANGELES RFA	
1ST FLOOR	1,474 SQ. FT.
2ND FLOOR	1,519 SQ. FT.
2 - CAR GARAGE	390 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	100 SQ. FT.
PORCH	68 SQ. FT.
UNDER STAIR AREA	14 SQ. FT.
TOTAL RFA	3,365 SQ. FT.
MAX RFA	3,380 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





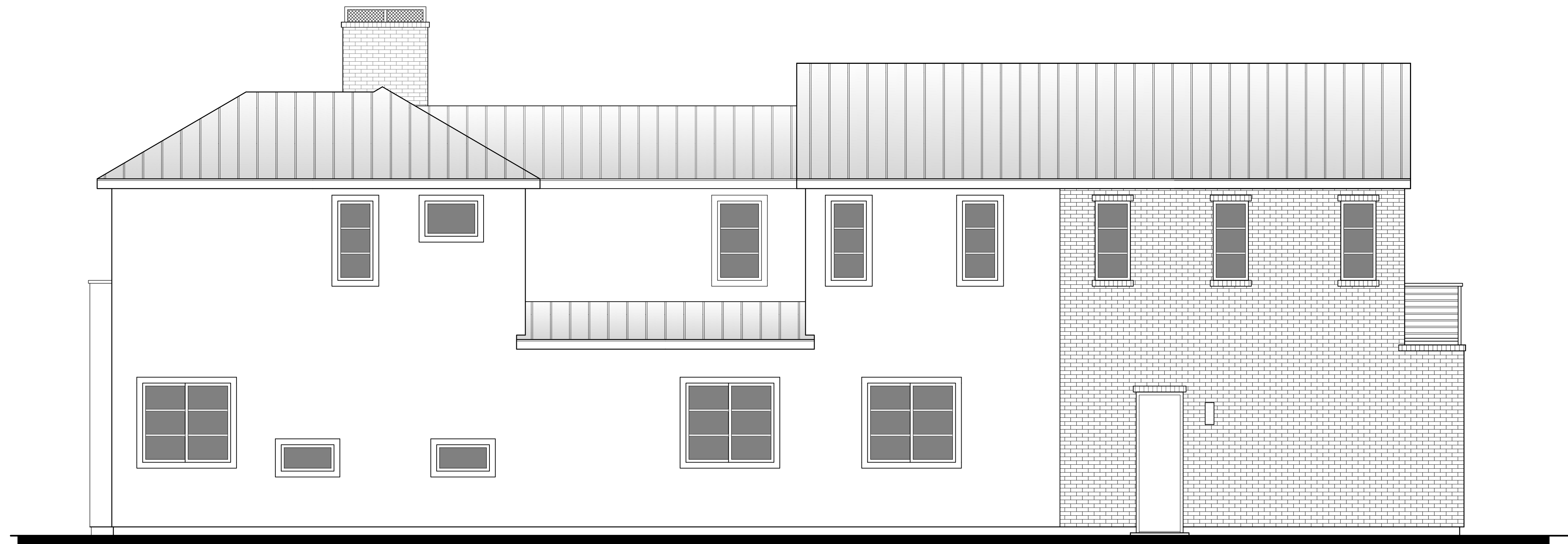
REAR



FRONT

TRANSITIONAL

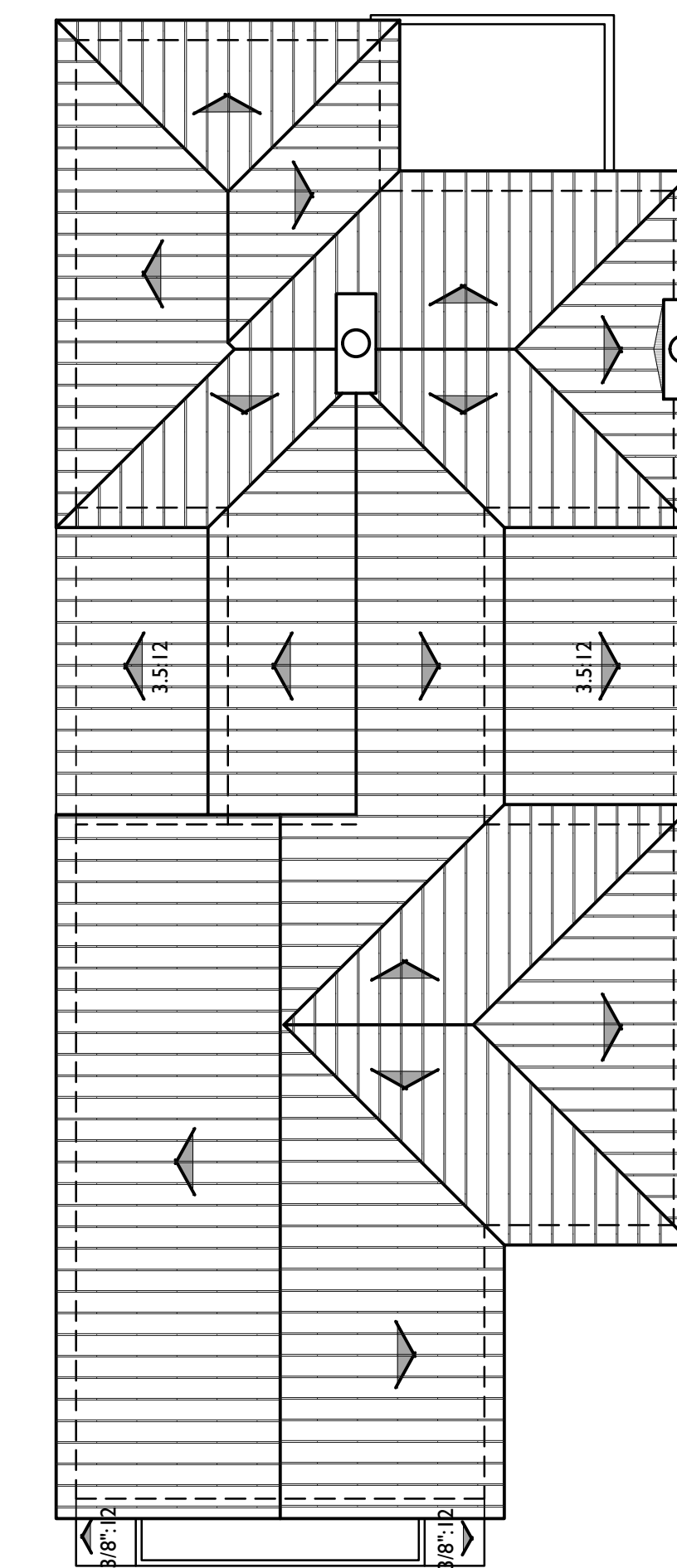
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LEFT

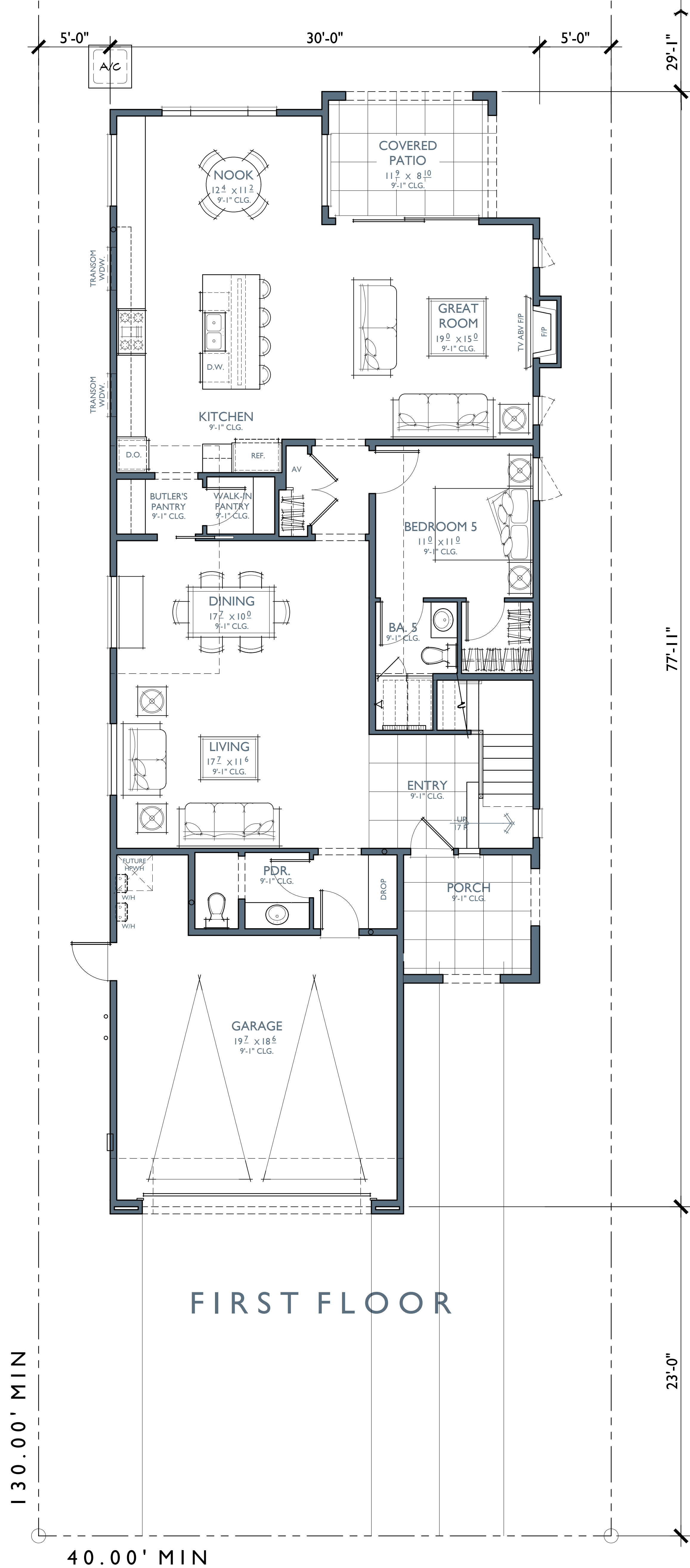
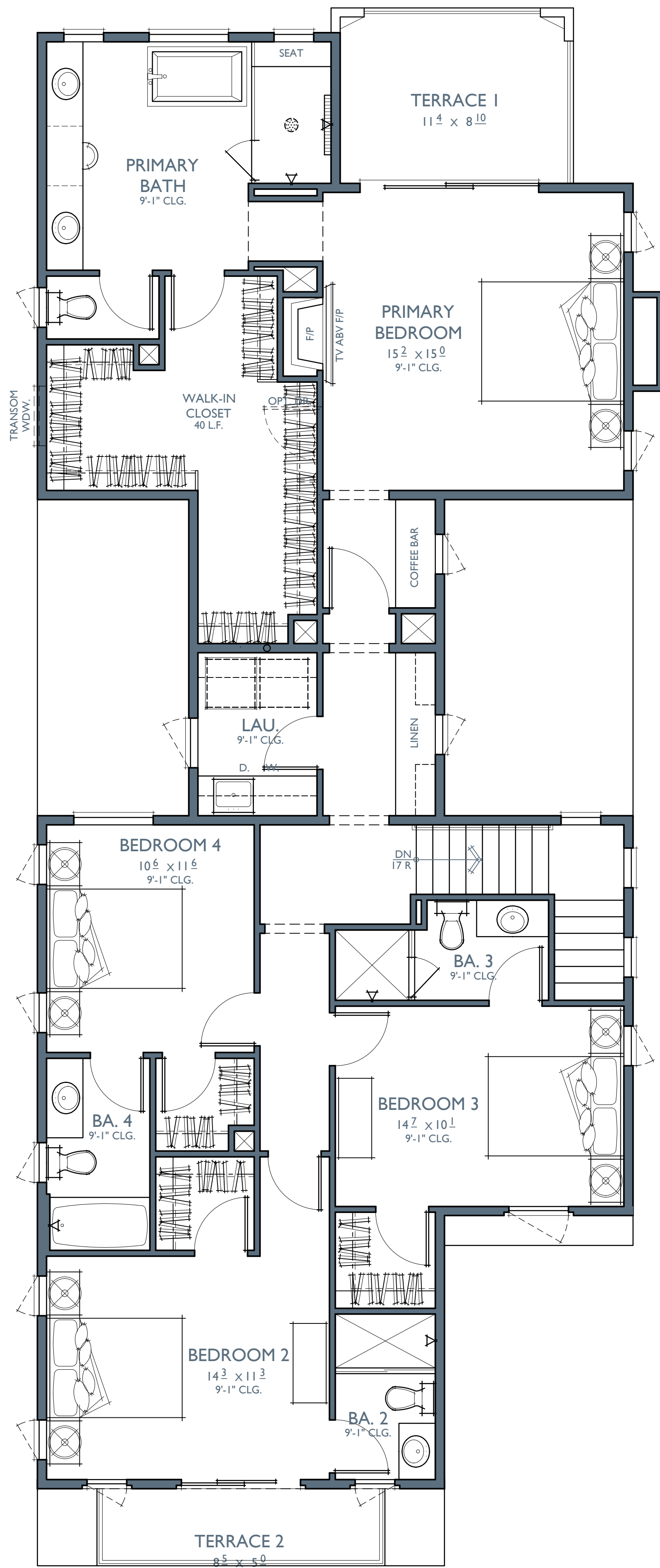


RIGHT



ROOF PLAN C

PITCH: 7:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: STANDING SEAM METAL



PLAN I D
5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,542 SQ. FT.
2ND FLOOR	1,621 SQ. FT.
TOTAL LIVING	3,163 SQ. FT.
2 - CAR GARAGE	419 SQ. FT.
COVERED PATIO	104 SQ. FT.
TERRACE 1	104 SQ. FT.
TERRACE 2	56 SQ. FT.
PORCH	85 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN I D
5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA	
1ST FLOOR	1,474 SQ. FT.
2ND FLOOR	1,519 SQ. FT.
2 - CAR GARAGE	390 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	100 SQ. FT.
PORCH	82 SQ. FT.
UNDER STAIR AREA	14 SQ. FT.
TOTAL RFA	3,379 SQ. FT.
MAX RFA	3,380 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

MODERN SANTA BARBARA

1/4"=1'-0"



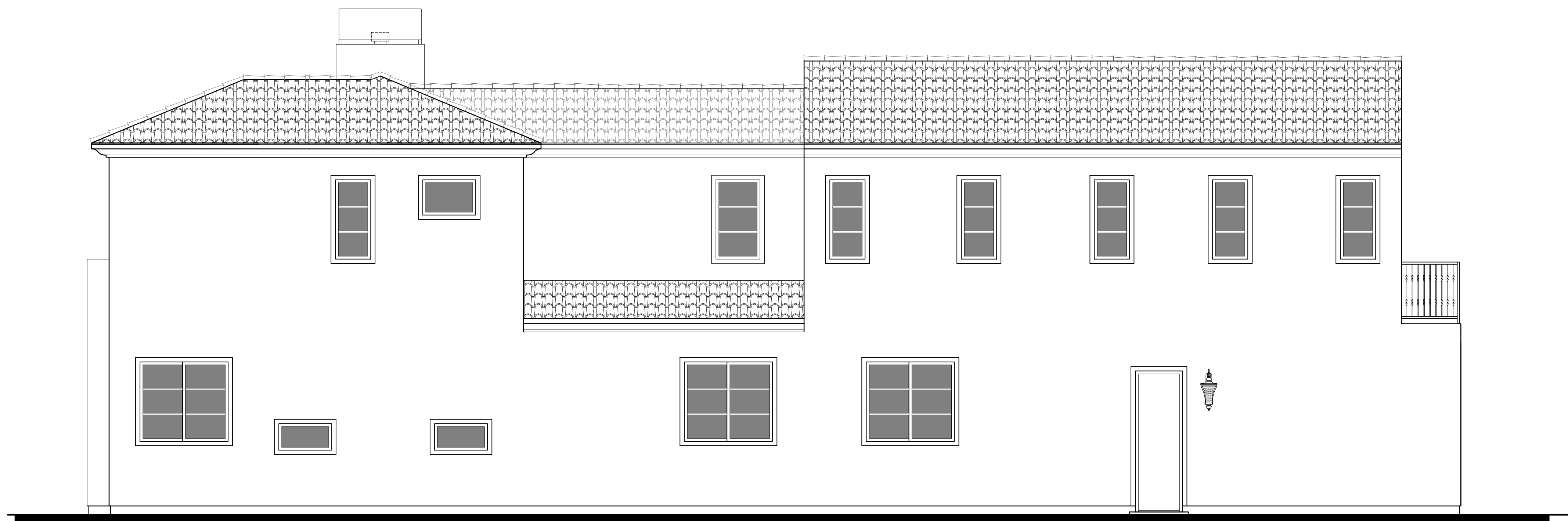
REAR



FRONT

MODERN SANTA BARBARA

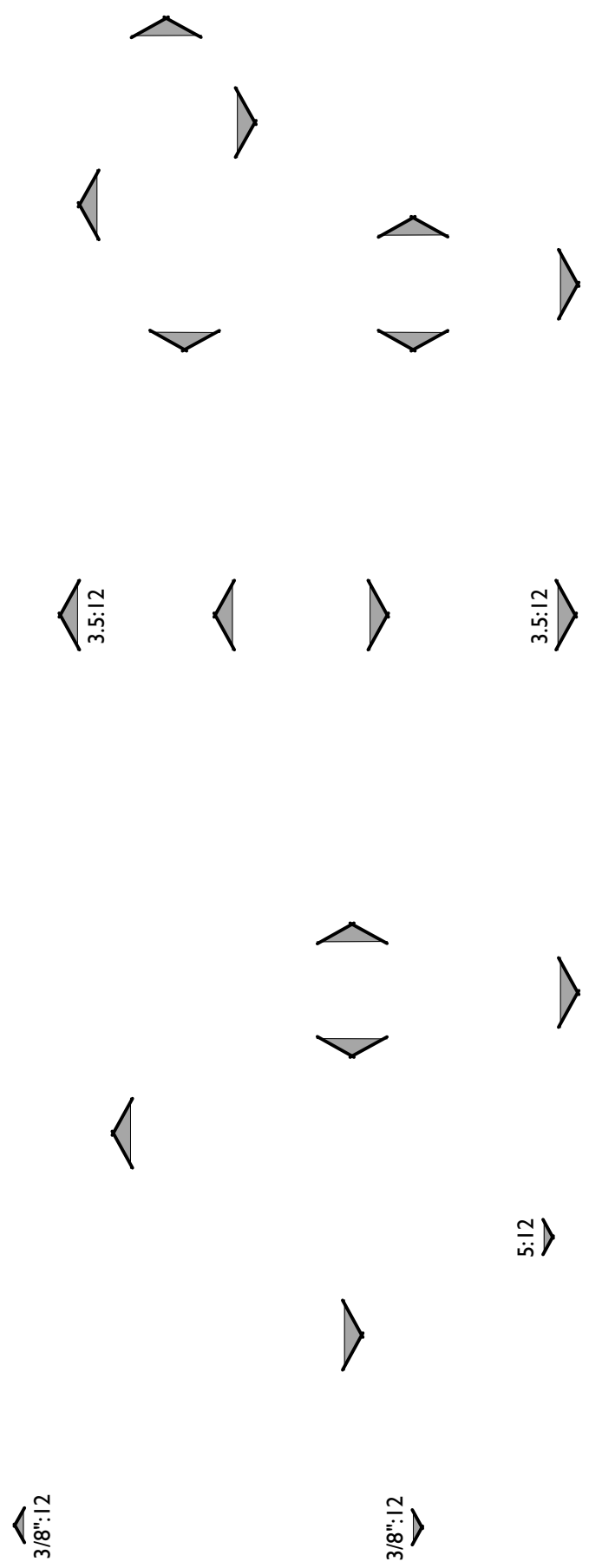
1/4"=1'-0"



LEFT



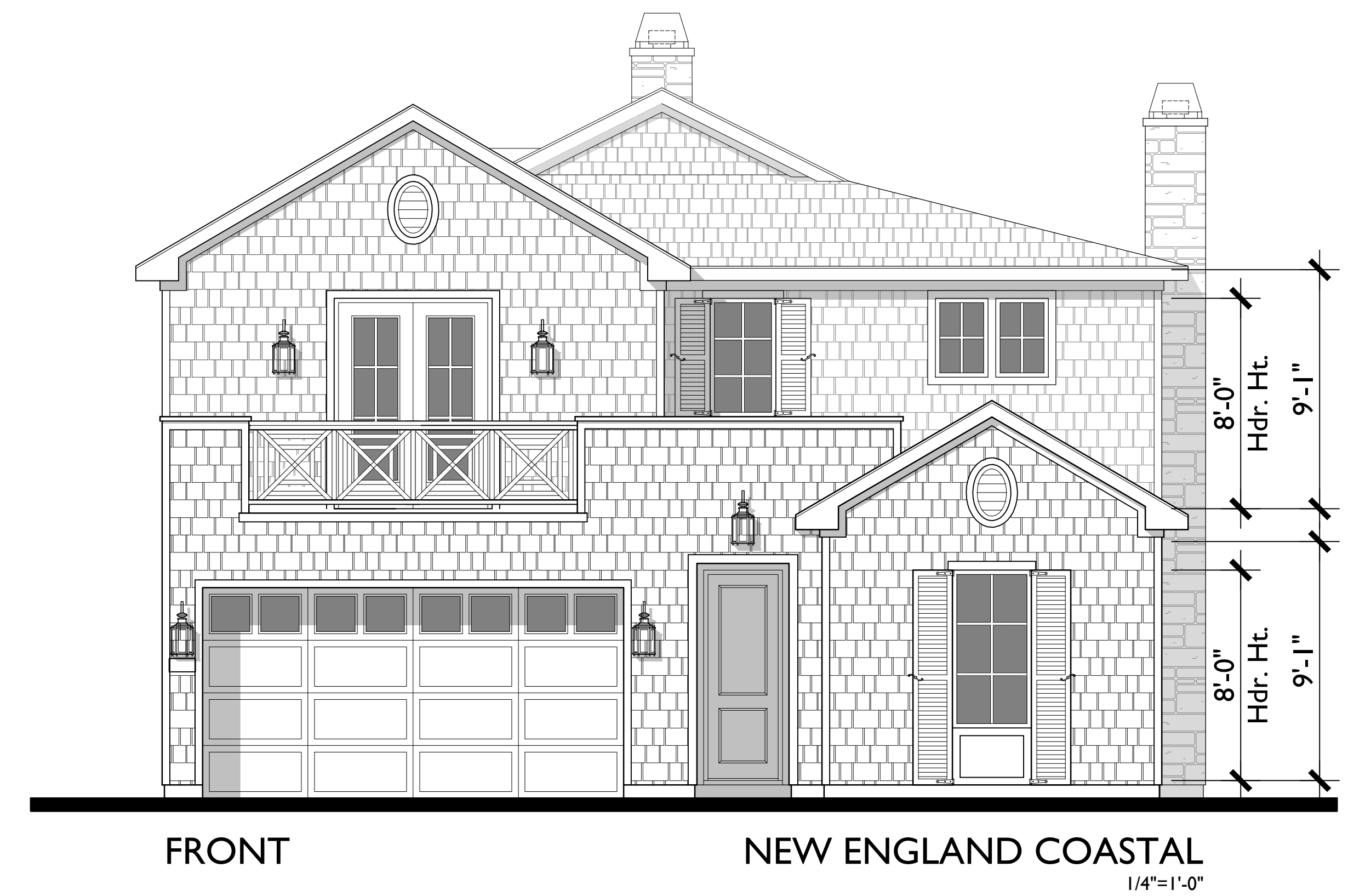
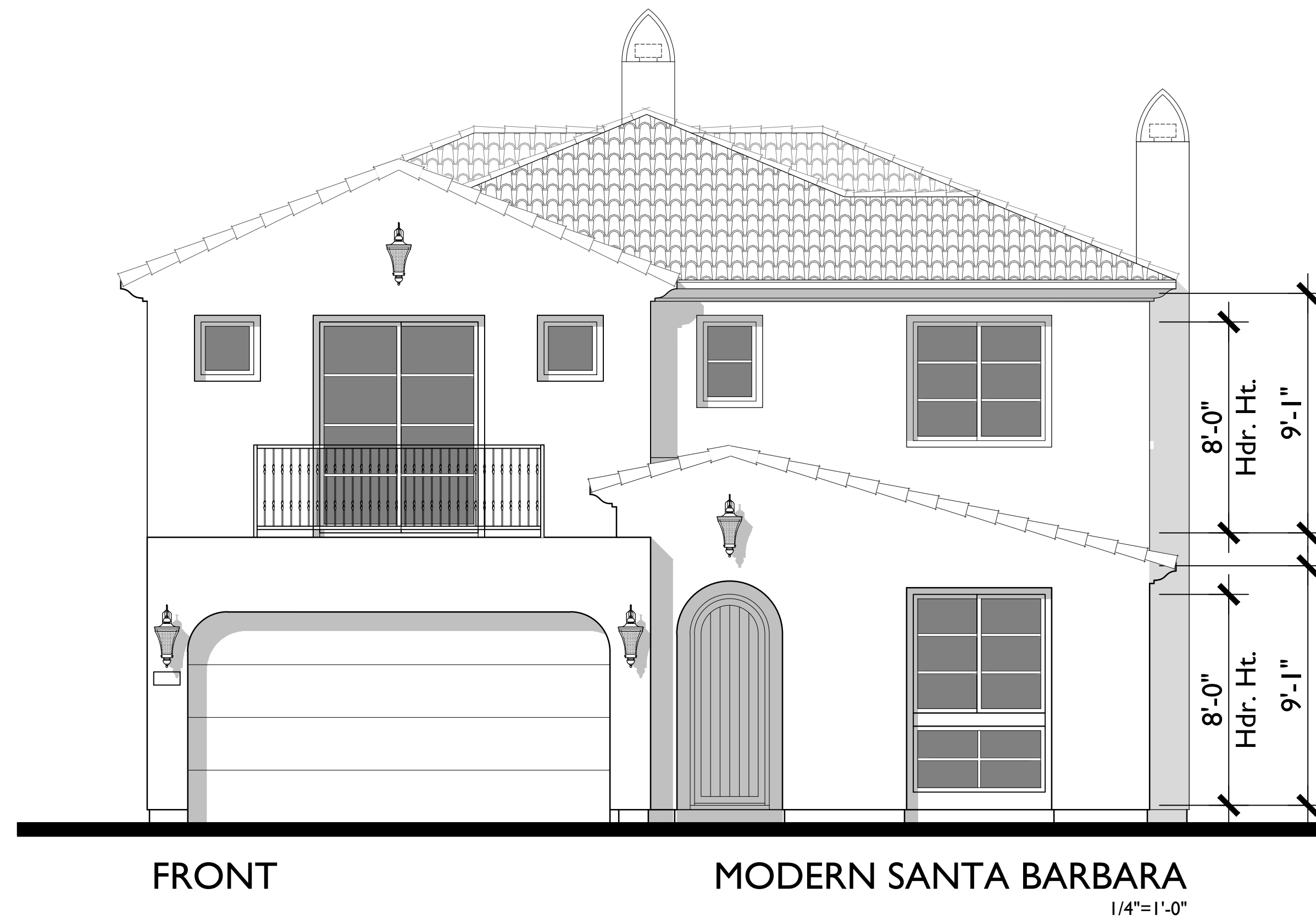
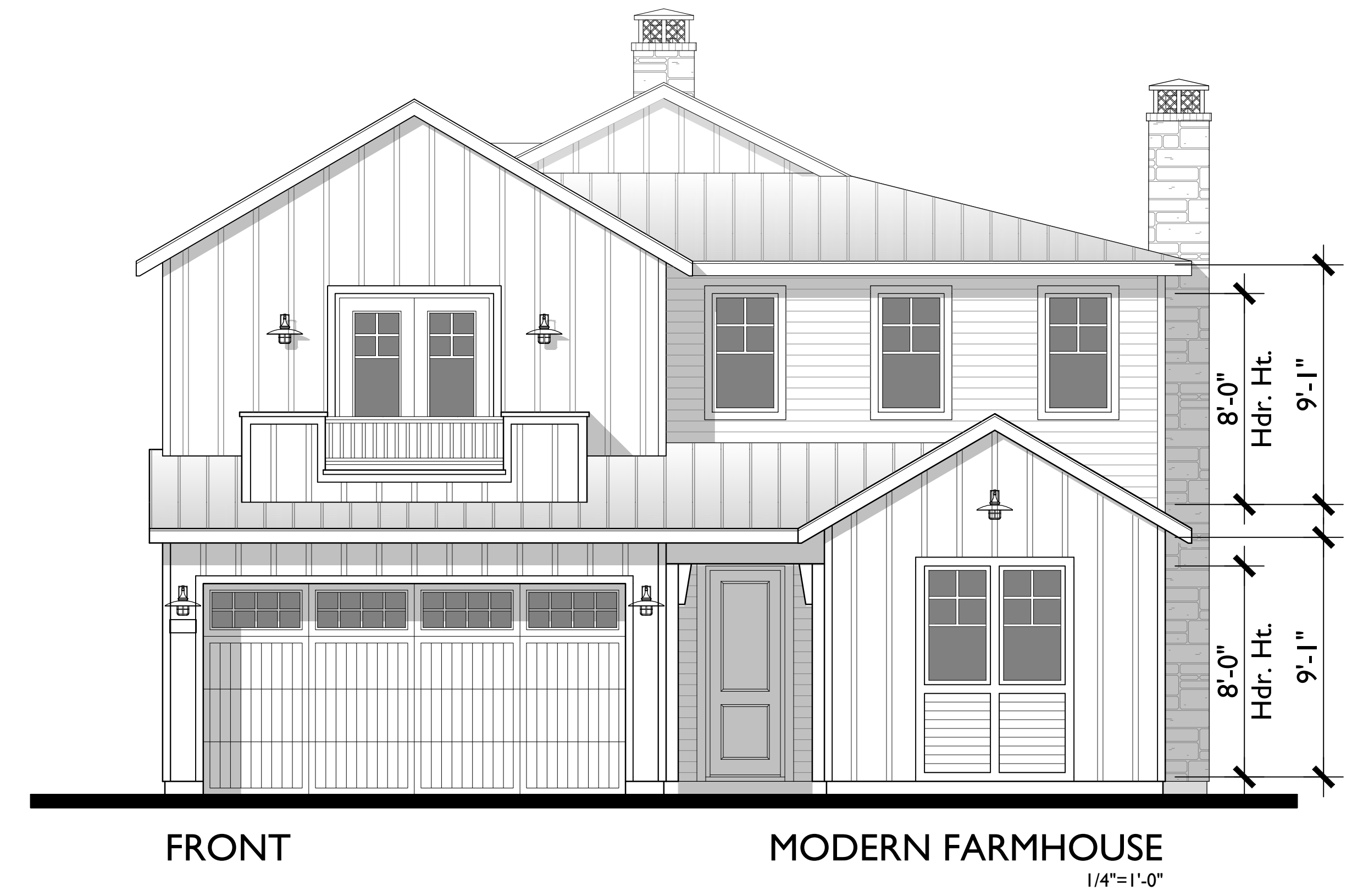
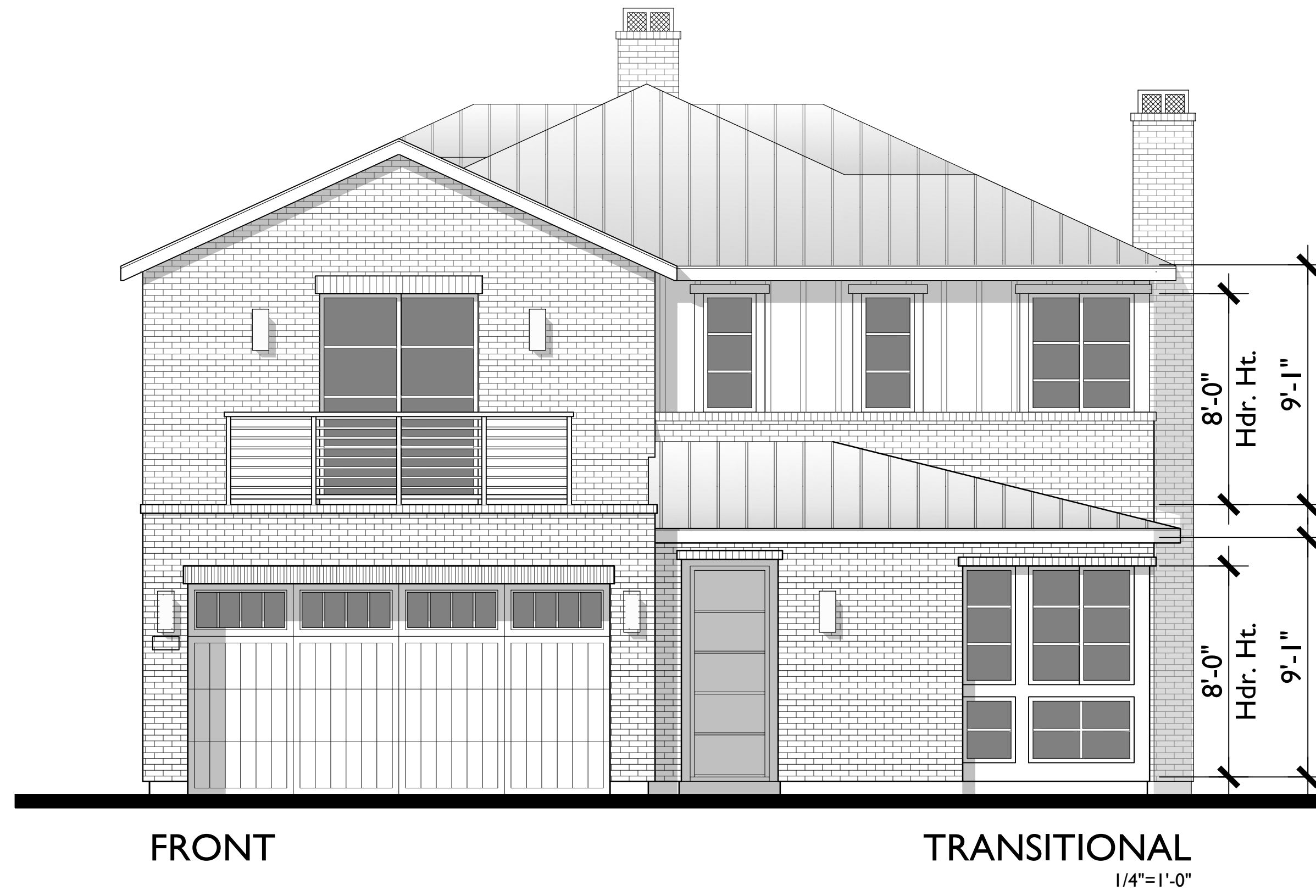
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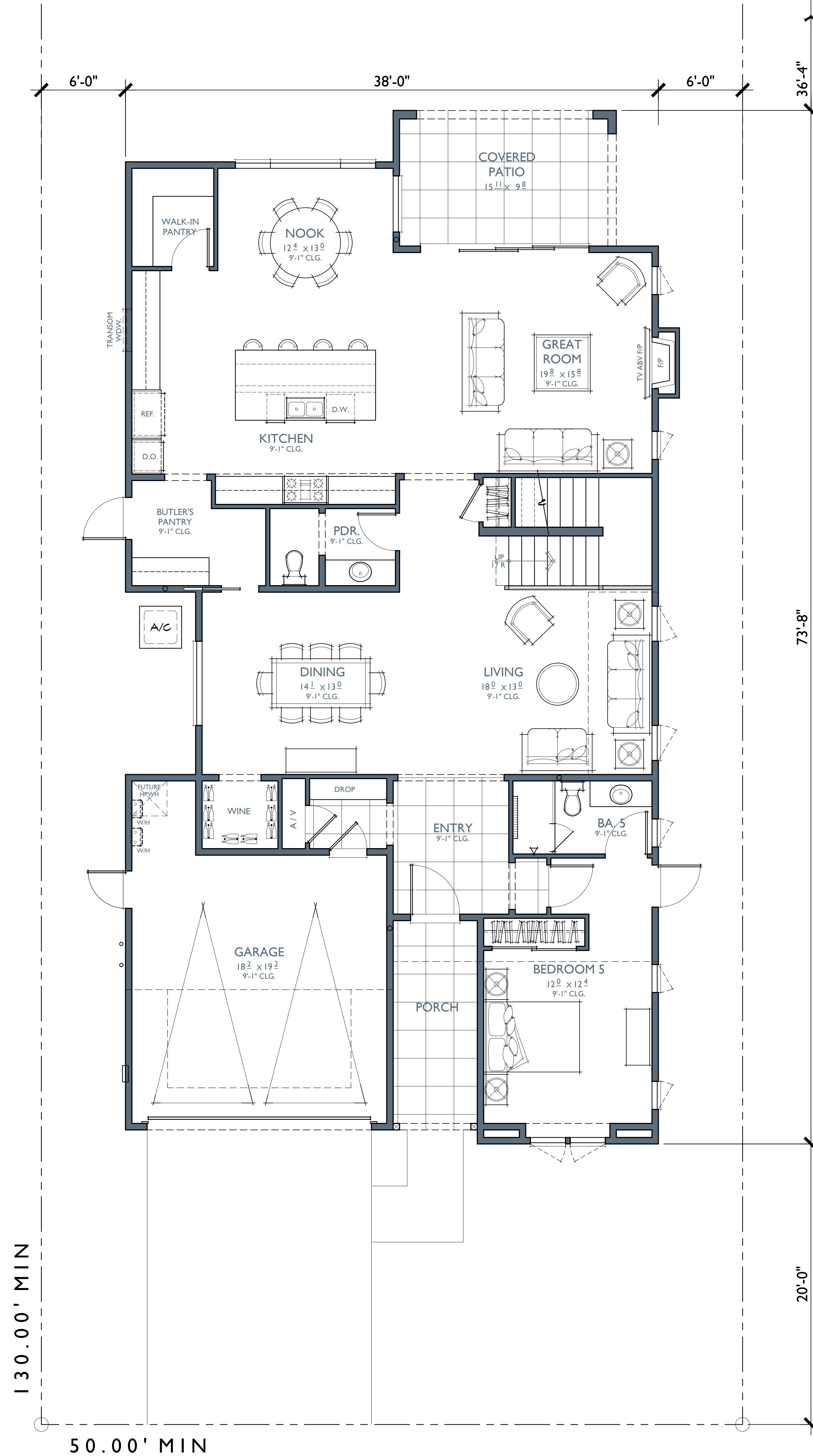
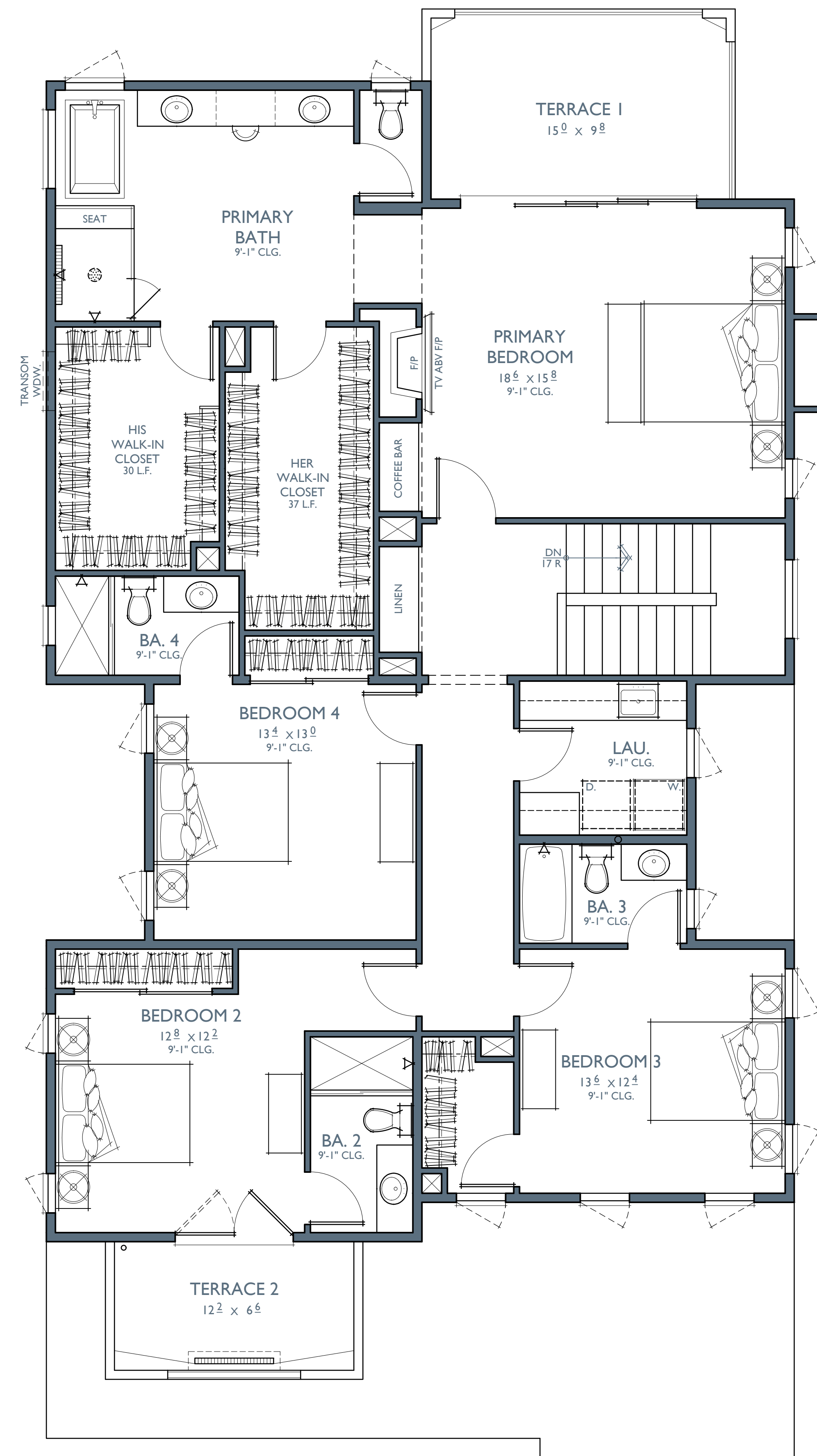


ROOF PLAN D

PITCH: 5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONC. "S" TILE

1/8"=1'-0"





PLAN 2 A
5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,971 SQ. FT.
2ND FLOOR	1,872 SQ. FT.
TOTAL LIVING	3,843 SQ. FT.
2 - CAR GARAGE	400 SQ. FT.
COVERED PATIO	151 SQ. FT.
TERRACE 1	151 SQ. FT.
TERRACE 2	92 SQ. FT.
PORCH	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2 A
5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA	
1ST FLOOR	1,889 SQ. FT.
2ND FLOOR	1,780 SQ. FT.
2 - CAR GARAGE	371 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	144 SQ. FT.
PORCH	103 SQ. FT.
UNDER STAIR AREA	4 SQ. FT.
TOTAL RFA	4,091 SQ. FT.
MAX RFA	4,095 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

MODERN FARMHOUSE

1/4"=1'-0"



REAR



FRONT

MODERN FARMHOUSE

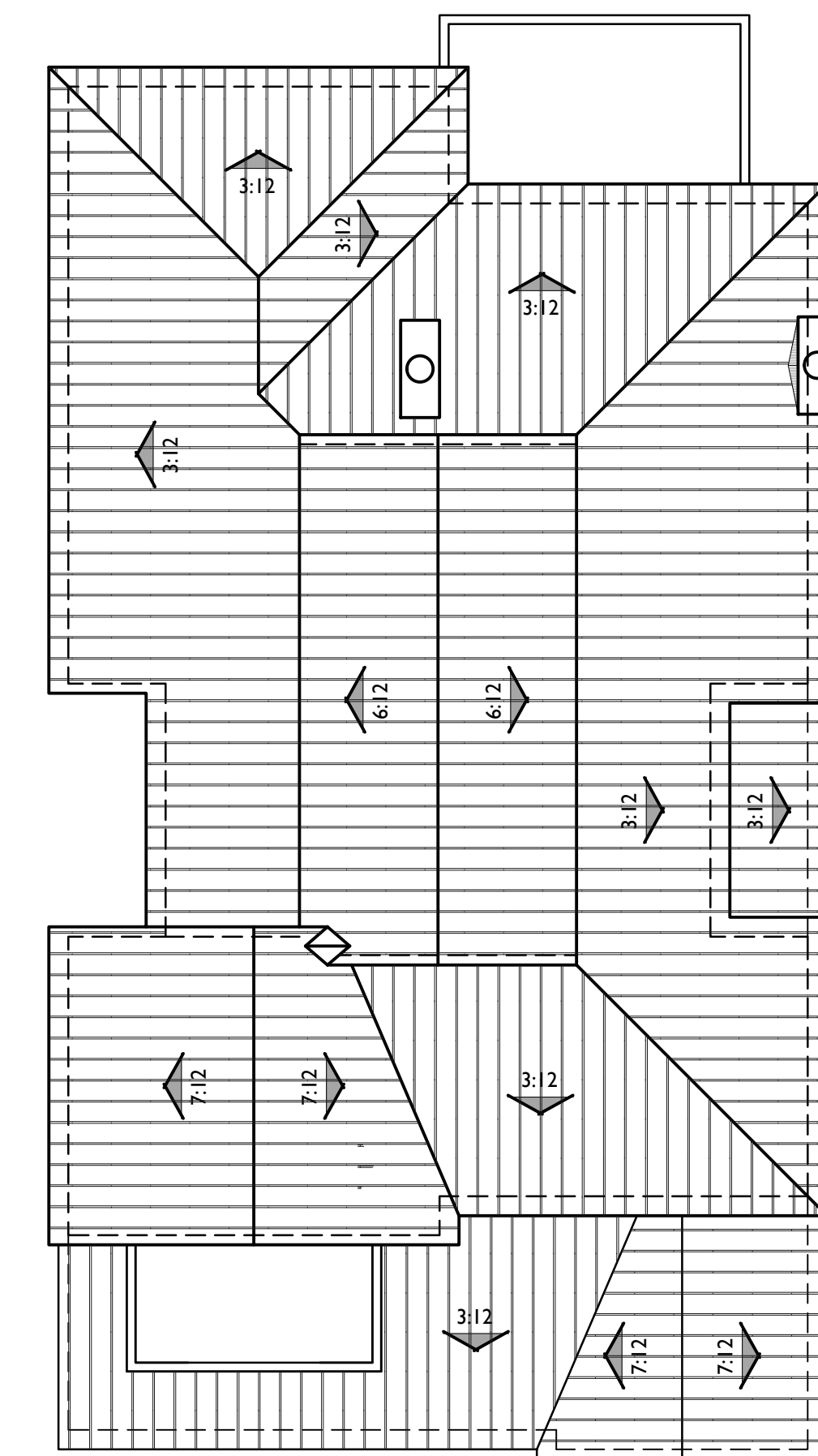
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LEFT



RIGHT

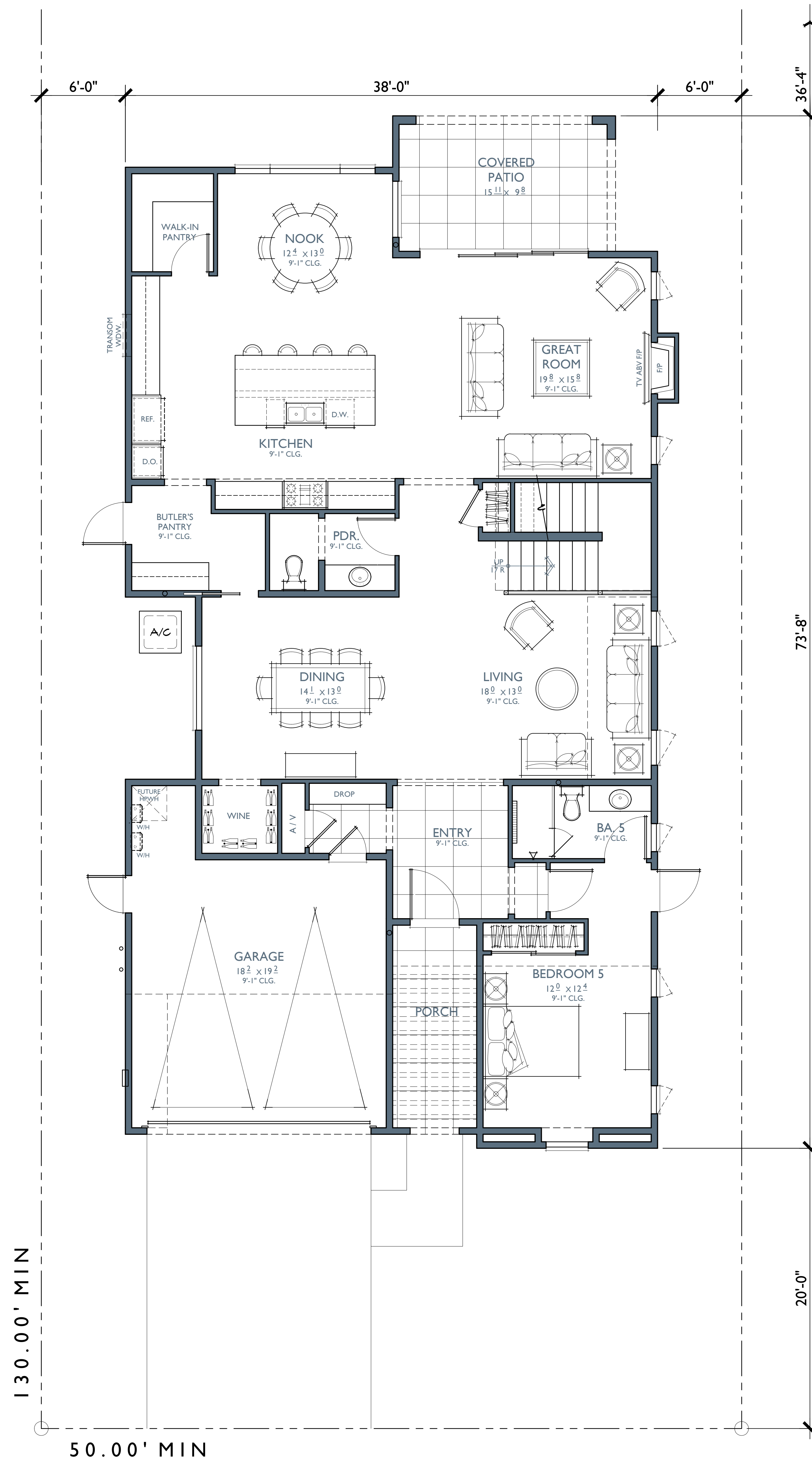
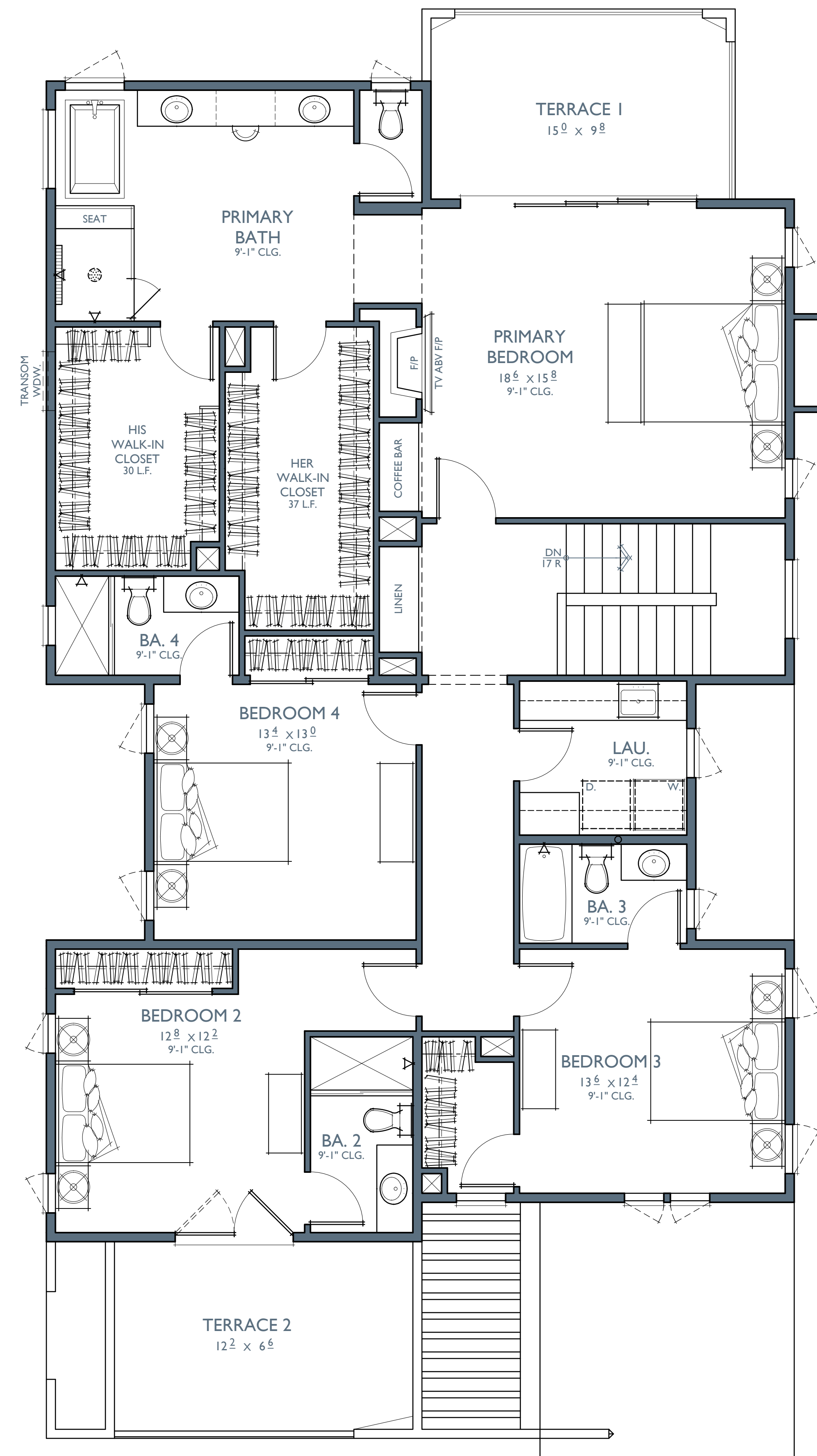


ROOF PLAN

A

PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: STANDING METAL SEAM

1/8"=1'-0"





FRONT

NEW ENGLAND COASTAL

1/4"=1'-0"

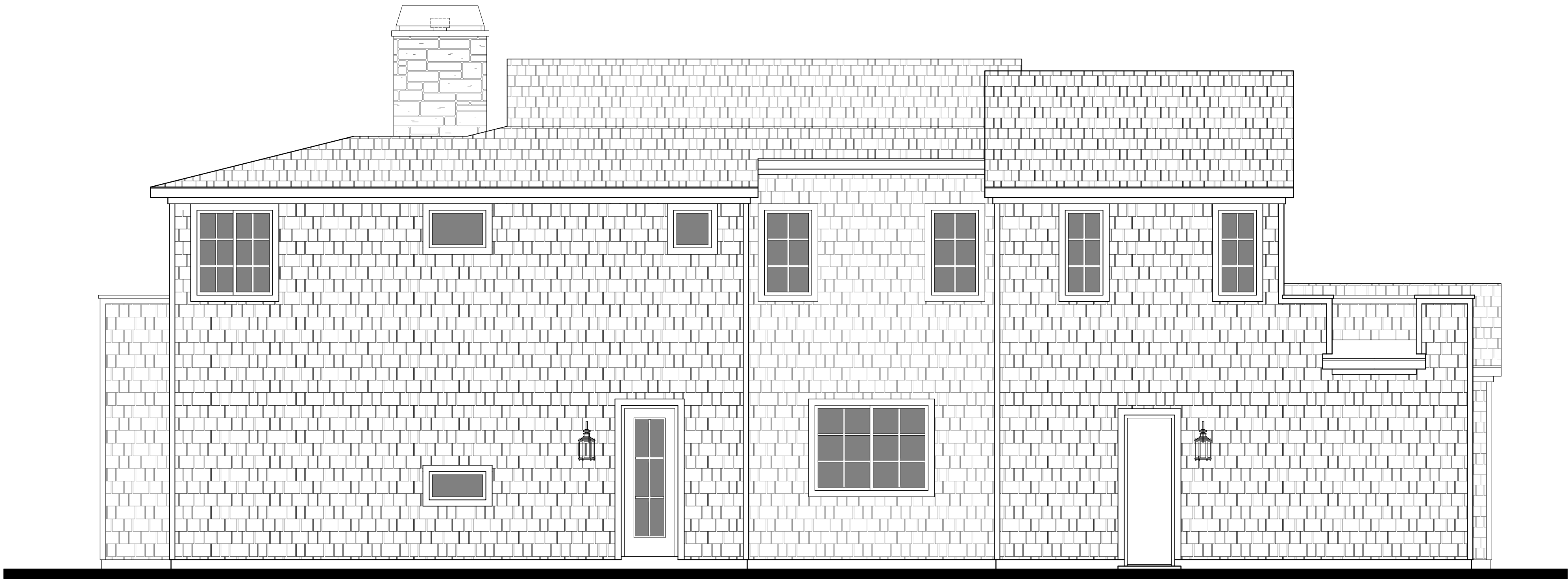


REAR

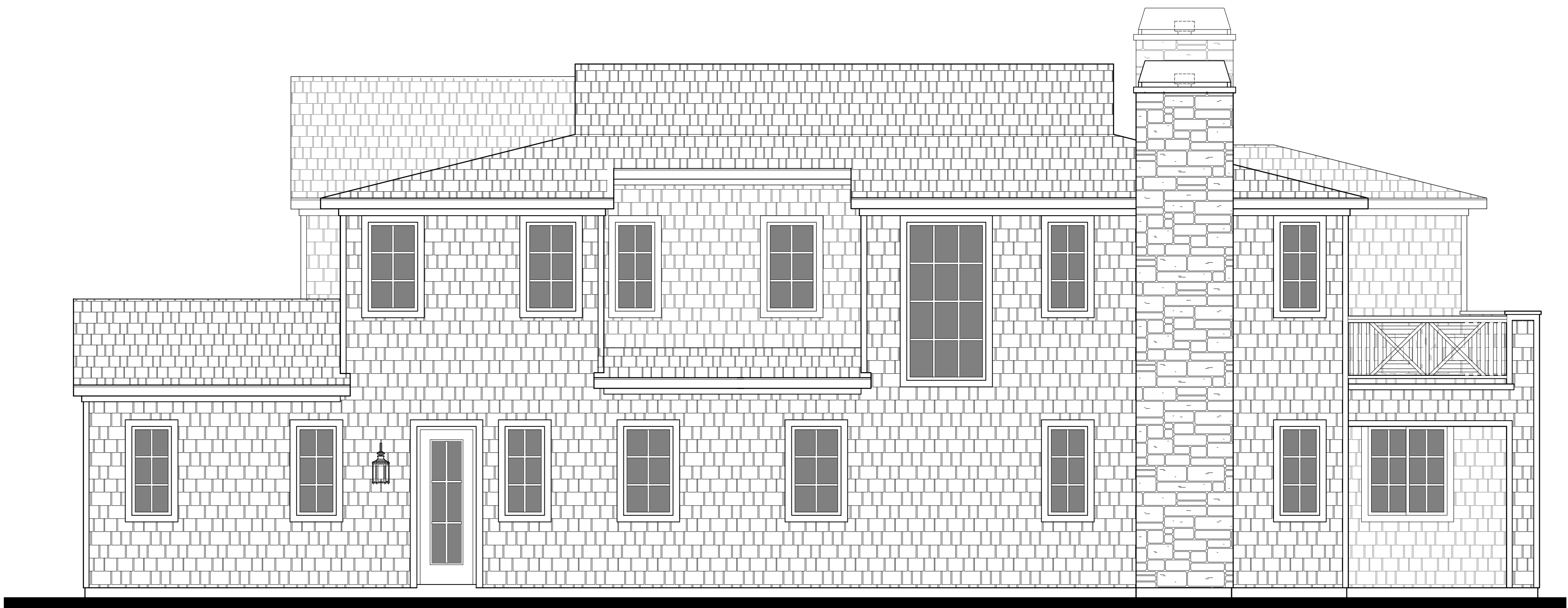


FRONT

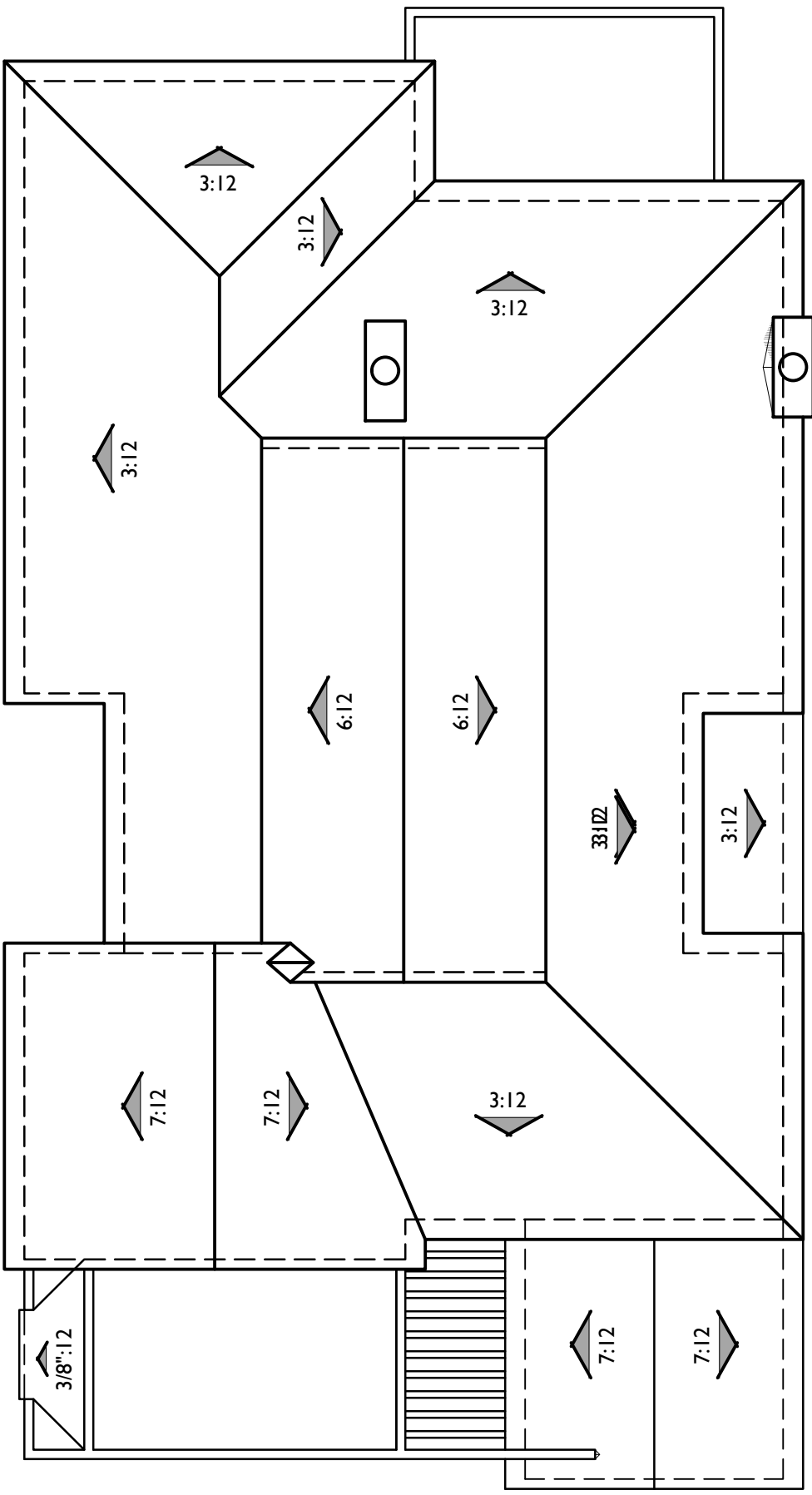
NEW ENGLAND COASTAL
1/4"=1'-0"



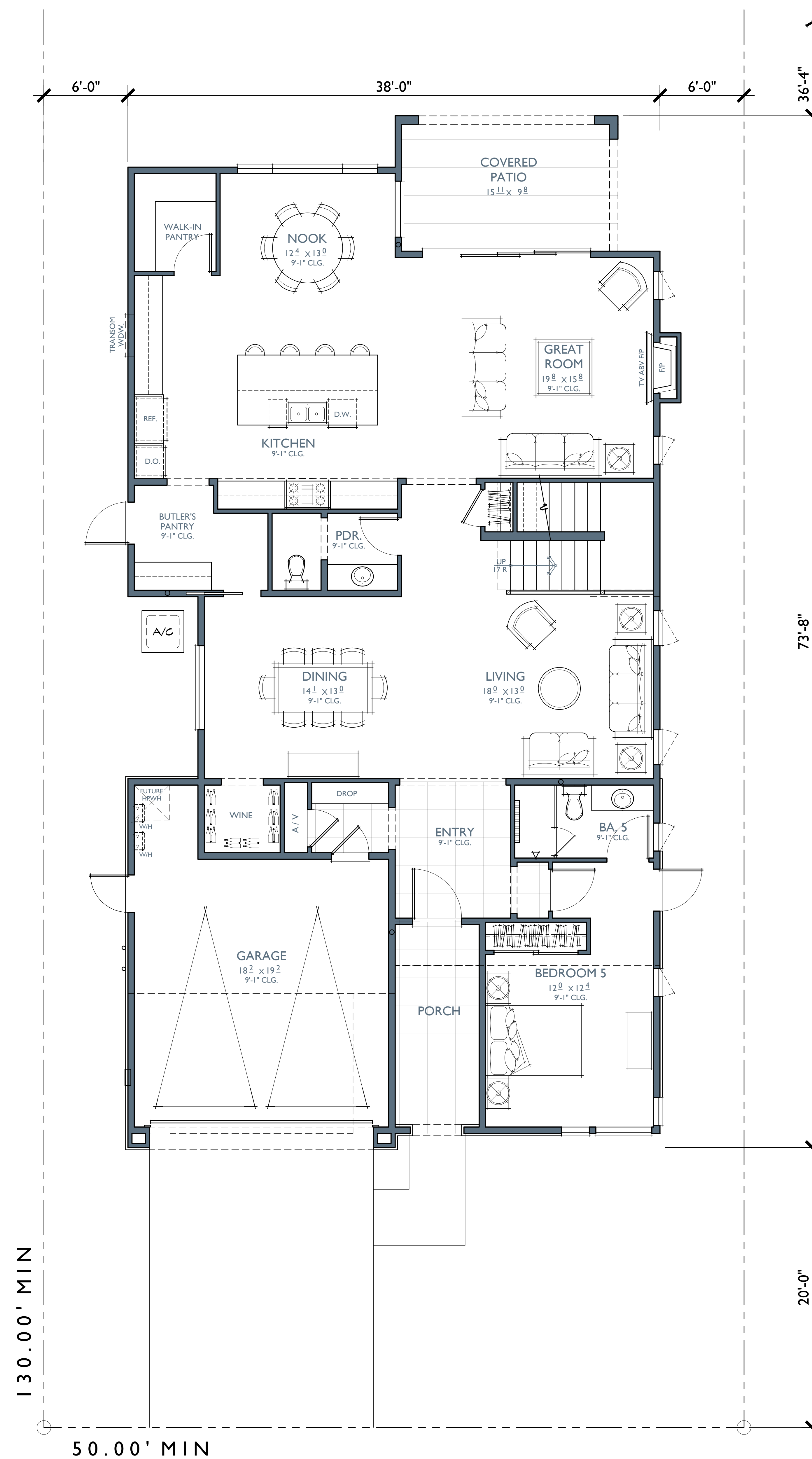
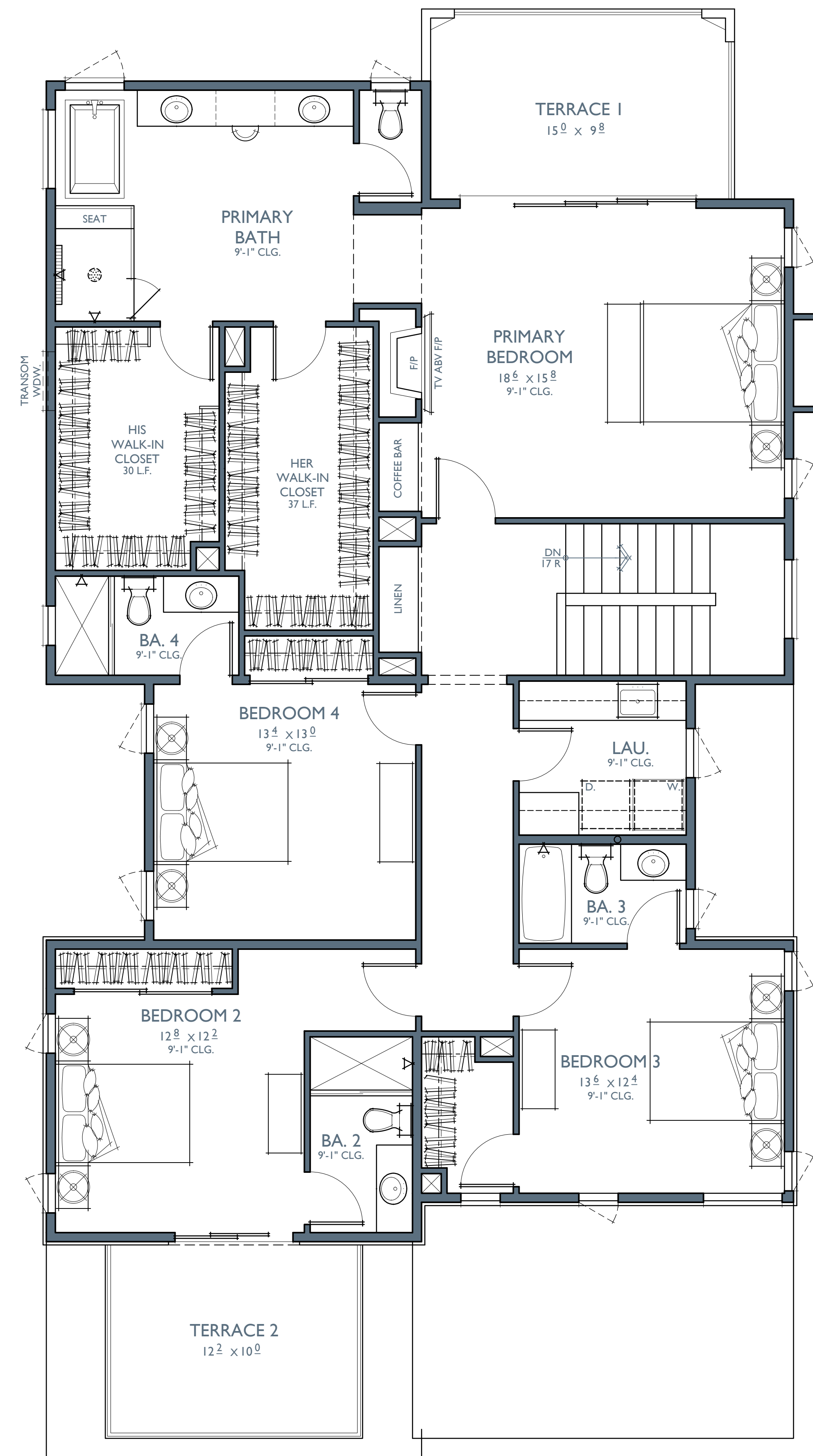
LEFT



RIGHT



ROOF PLAN **B**
PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE
1/8"=1'-0"



PLAN 2 C

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,964 SQ. FT.
2ND FLOOR	1,872 SQ. FT.
TOTAL LIVING	3,836 SQ. FT.
2 - CAR GARAGE	400 SQ. FT.
COVERED PATIO	151 SQ. FT.
TERRACE 1	151 SQ. FT.
TERRACE 2	131 SQ. FT.
PORCH	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

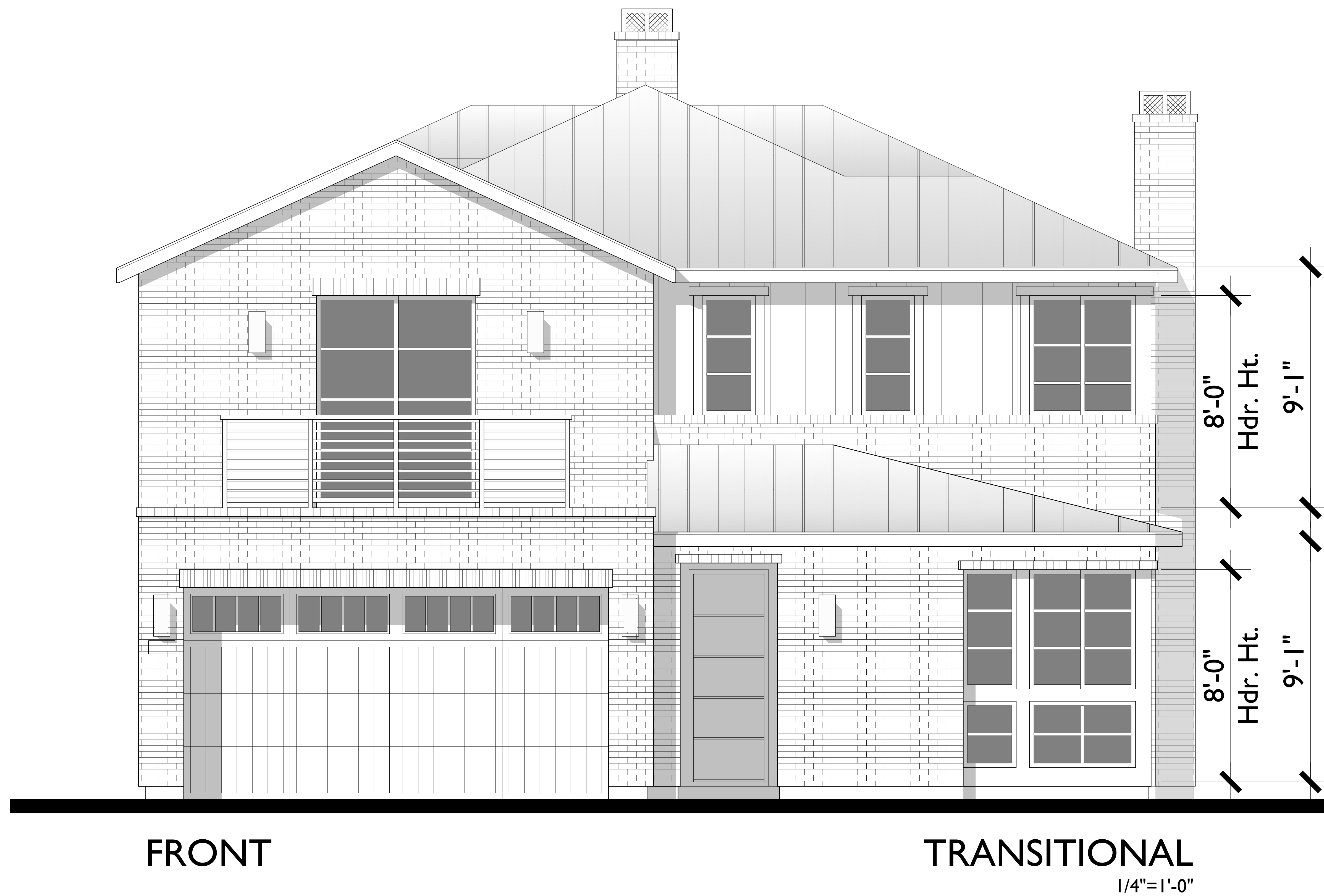
PLAN 2 C

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA

1ST FLOOR	1,877 SQ. FT.
2ND FLOOR	1,780 SQ. FT.
2 - CAR GARAGE	371 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	144 SQ. FT.
PORCH	103 SQ. FT.
UNDER STAIR AREA	4 SQ. FT.
TOTAL RFA	4,079 SQ. FT.
MAX RFA	4,095 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





REAR



FRONT

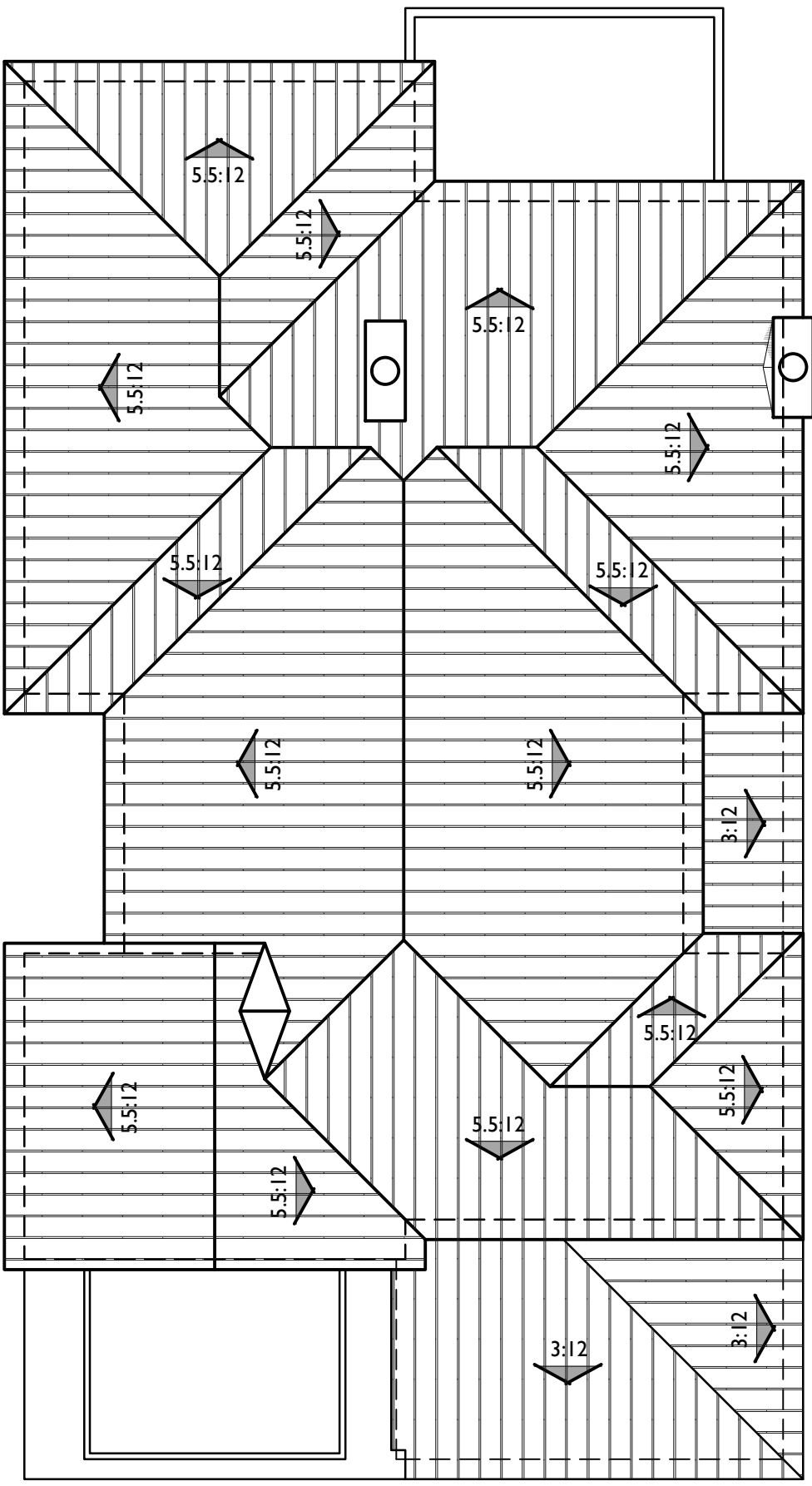
TRANSITIONAL
1/4"=1'-0"



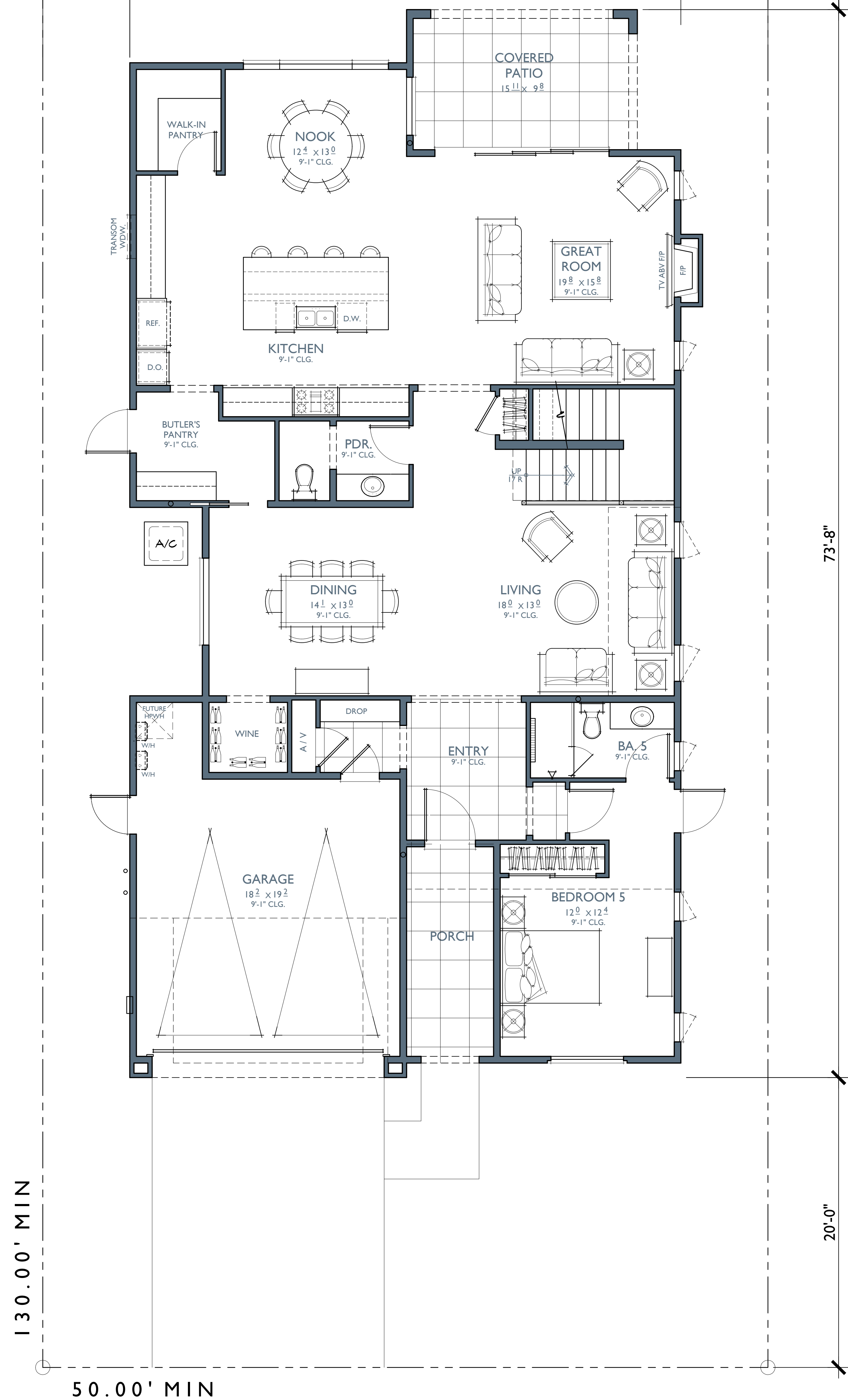
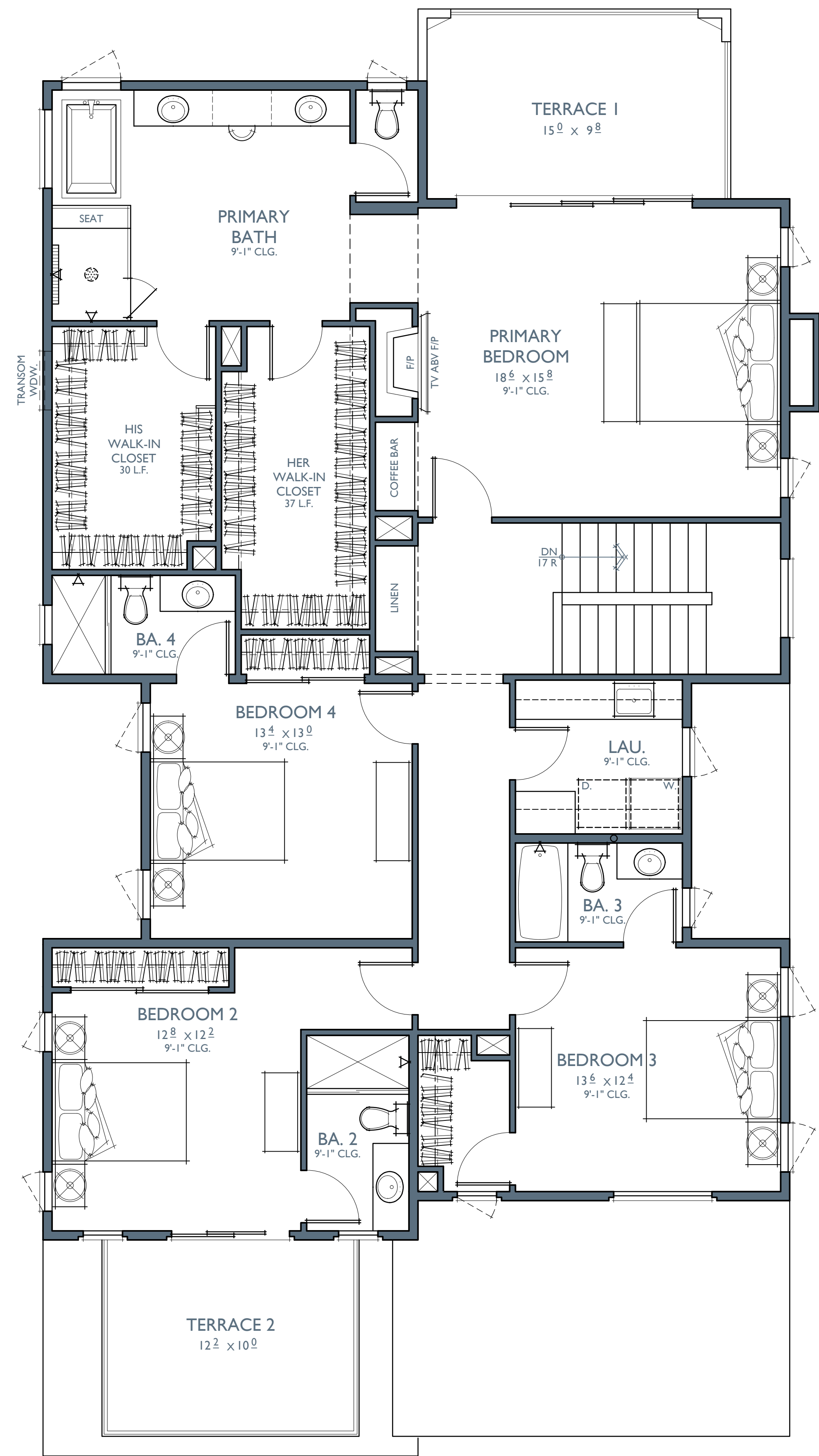
LEFT



RIGHT



ROOF PLAN C
PITCH: 5.5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: STANDING METAL SEAM
1/8"=1'-0"



PLAN 2 D
5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,964 SQ. FT.
2ND FLOOR	1,872 SQ. FT.
TOTAL LIVING	3,836 SQ. FT.
2 - CAR GARAGE	400 SQ. FT.
COVERED PATIO	151 SQ. FT.
TERRACE 1	151 SQ. FT.
TERRACE 2	131 SQ. FT.
PORCH	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2 D
5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA	
1ST FLOOR	1,877 SQ. FT.
2ND FLOOR	1,780 SQ. FT.
2 - CAR GARAGE	371 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	144 SQ. FT.
PORCH	103 SQ. FT.
UNDER STAIR AREA	4 SQ. FT.
TOTAL RFA	4,079 SQ. FT.
MAX RFA	4,095 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



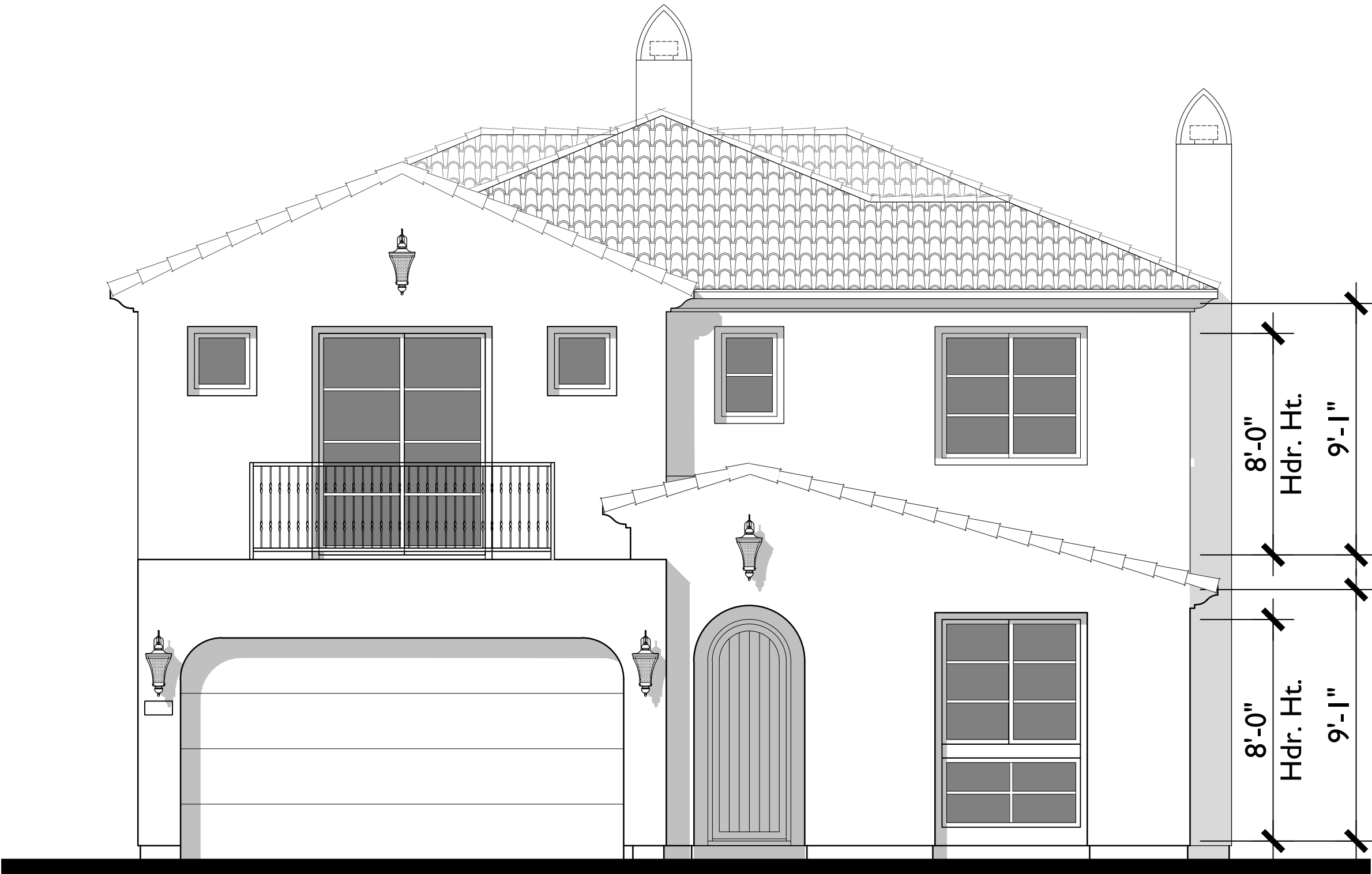
FRONT

MODERN SANTA BARBARA

1/4"=1'-0"



REAR



FRONT

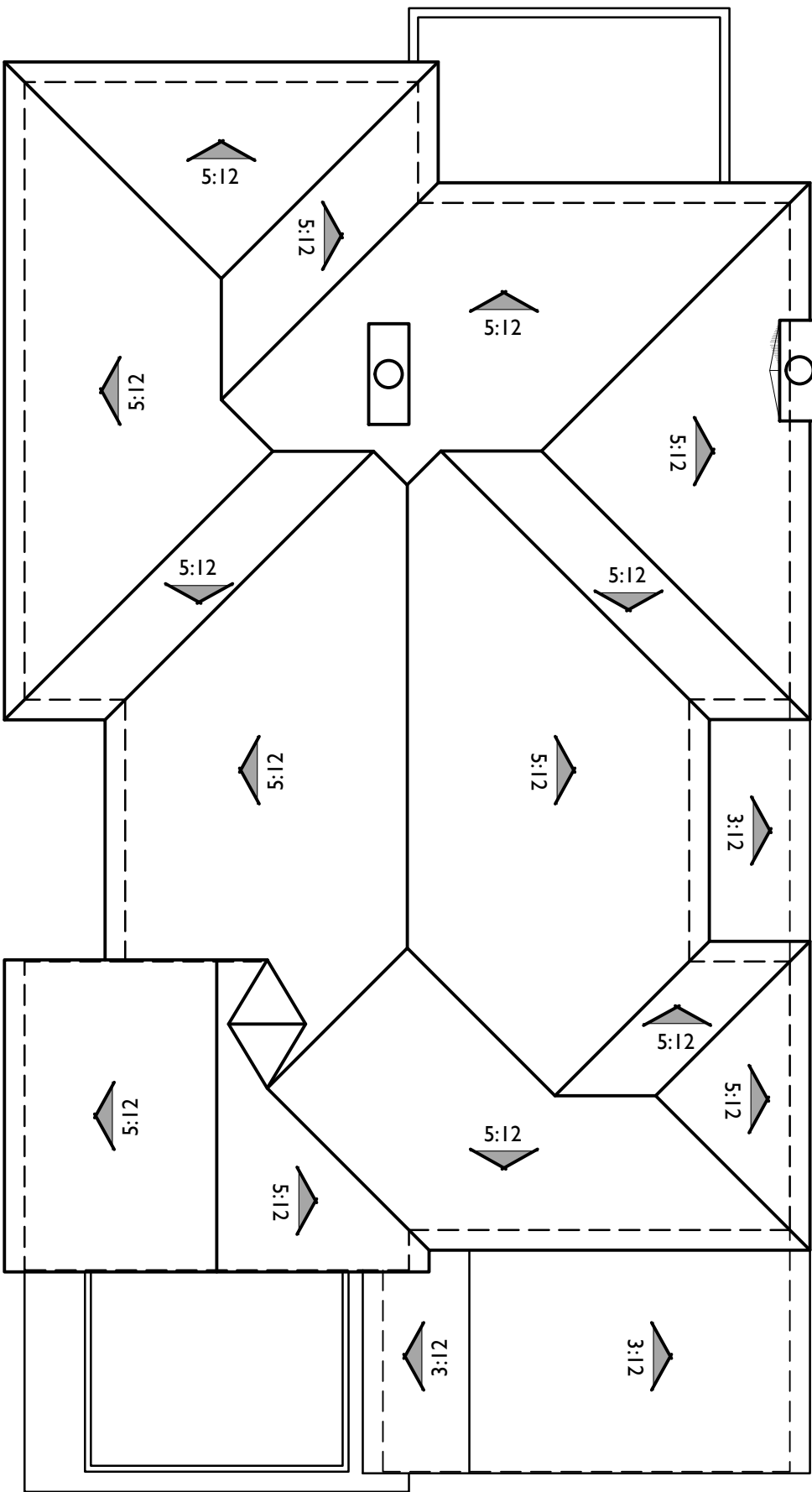
MODERN SANTA BARBARA
1/4"=1'-0"



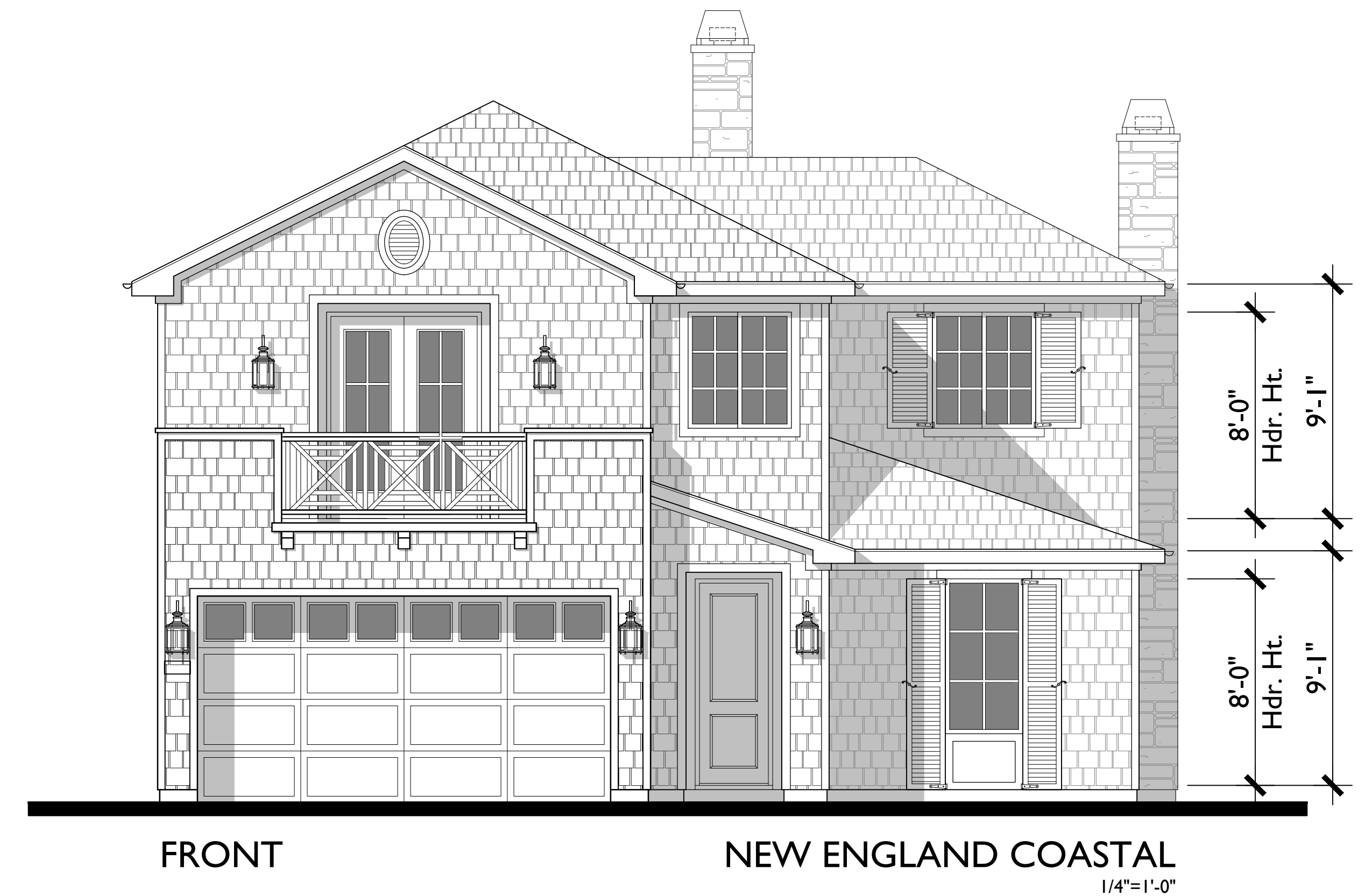
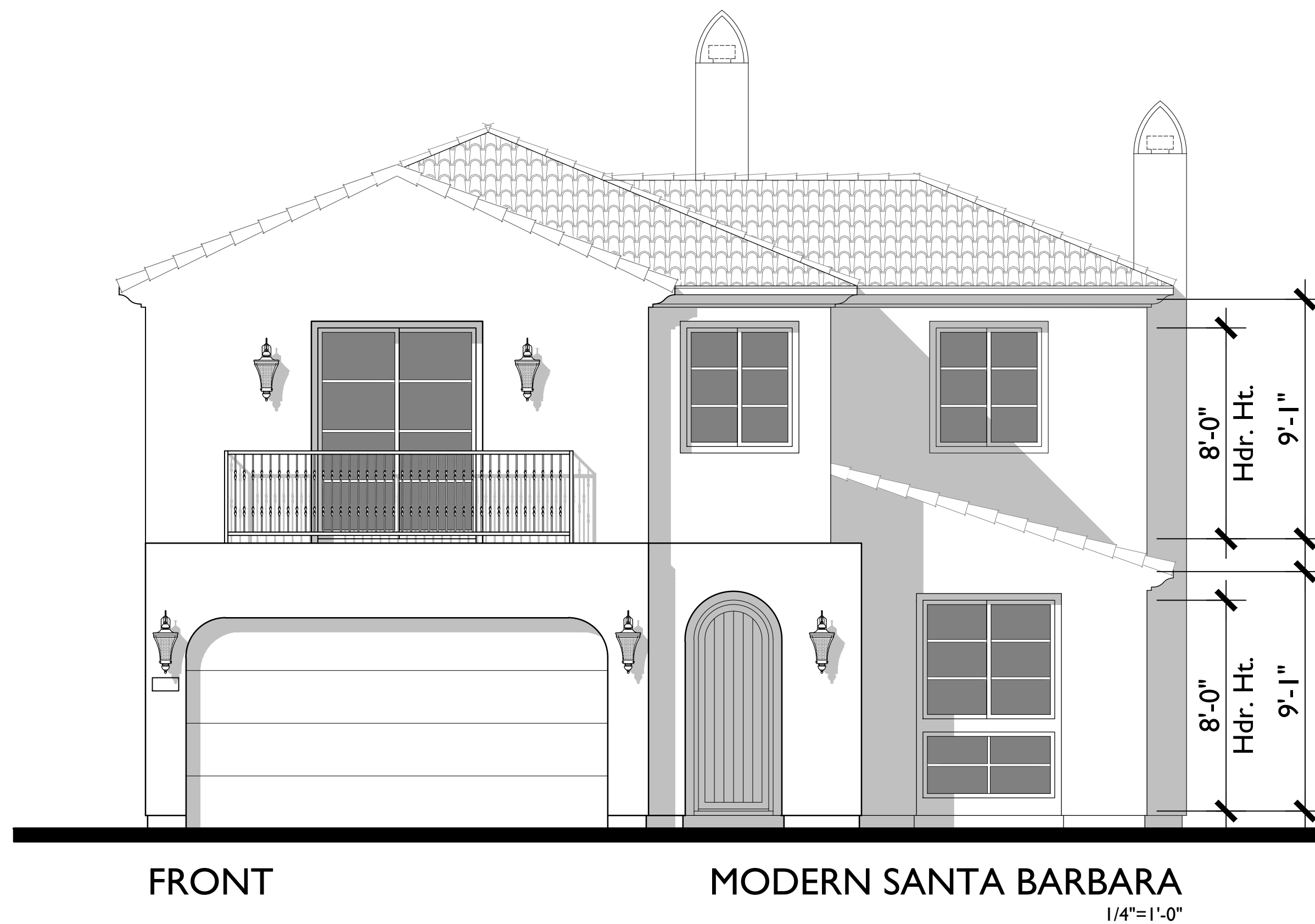
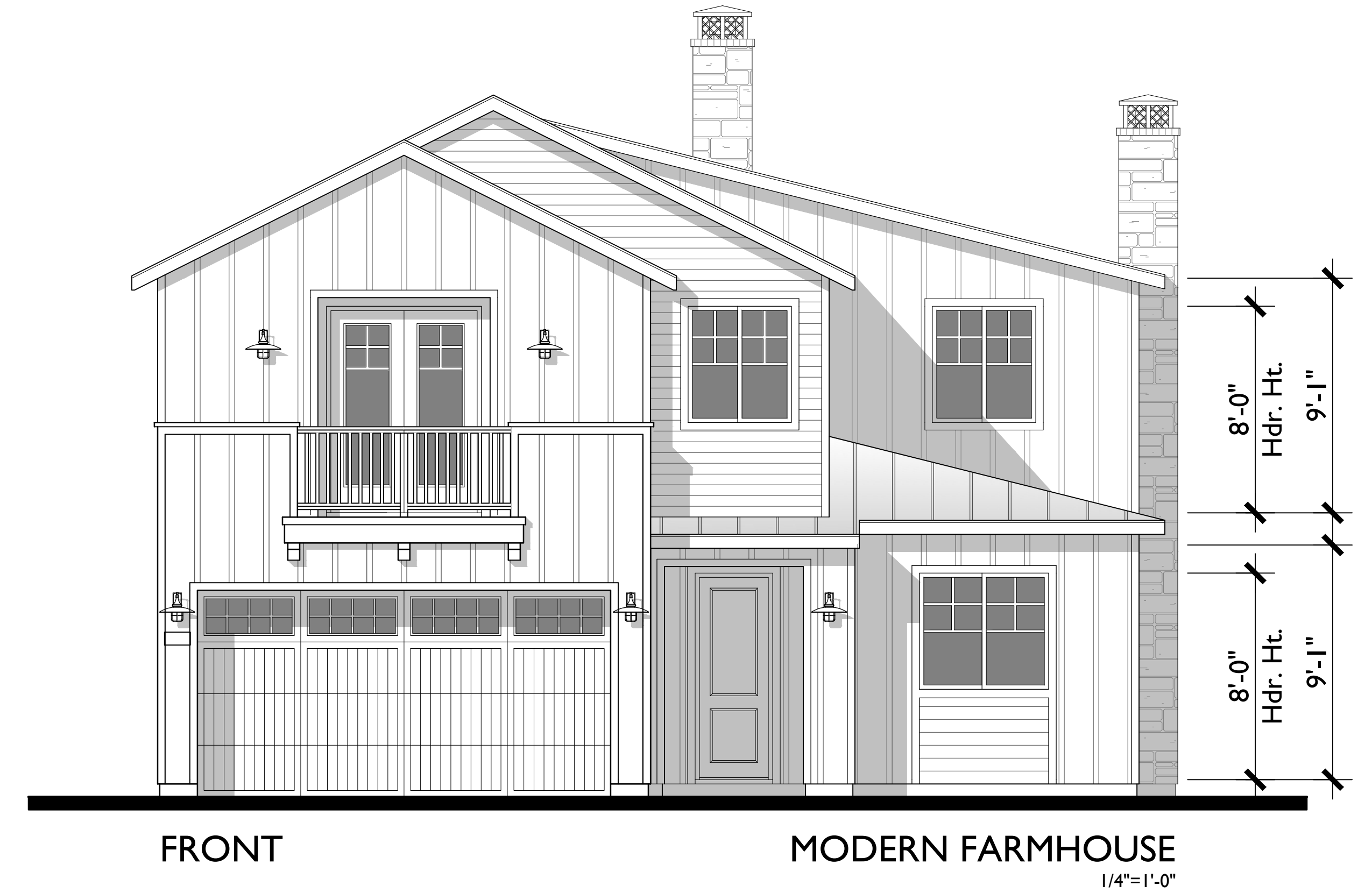
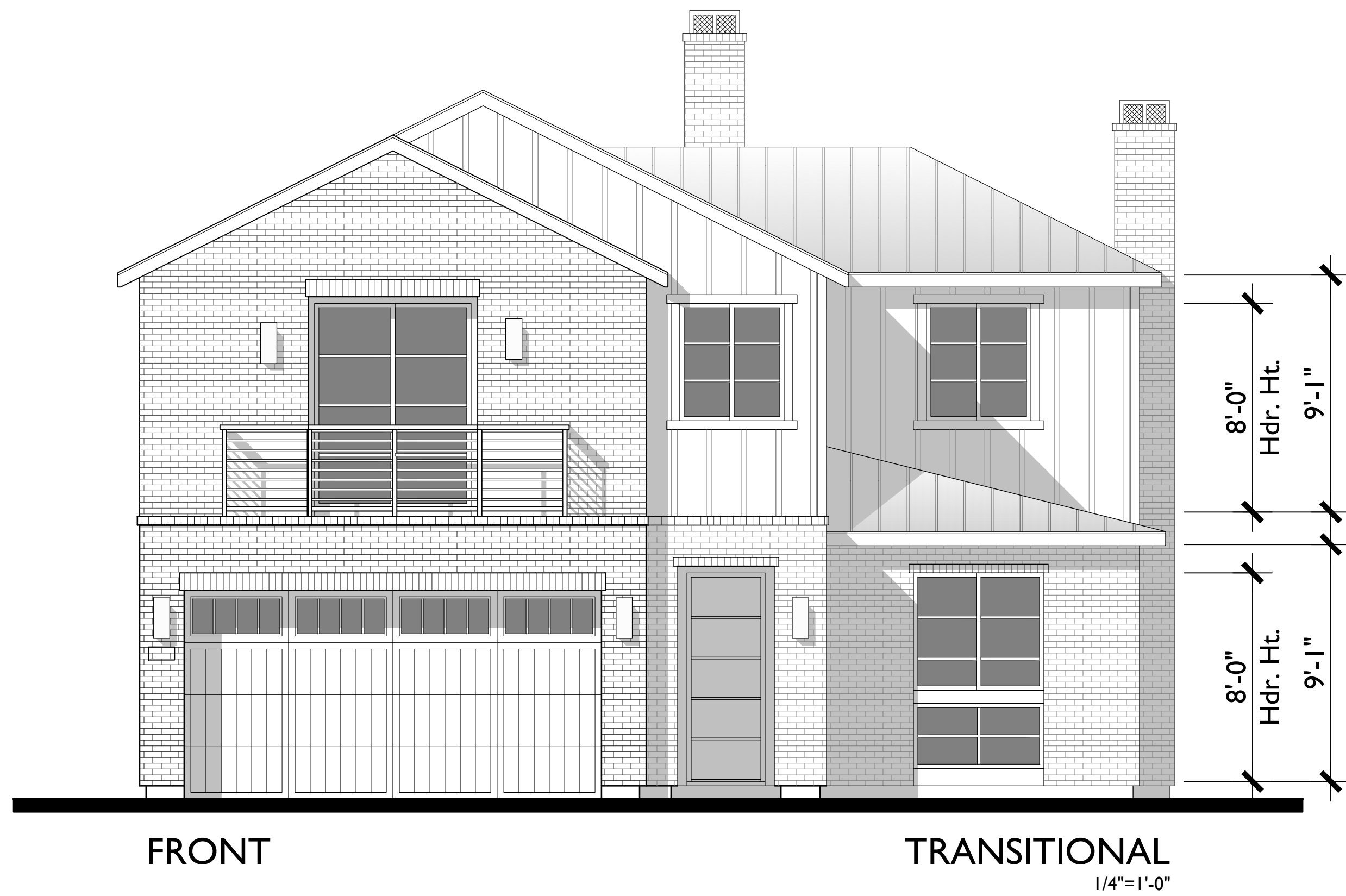
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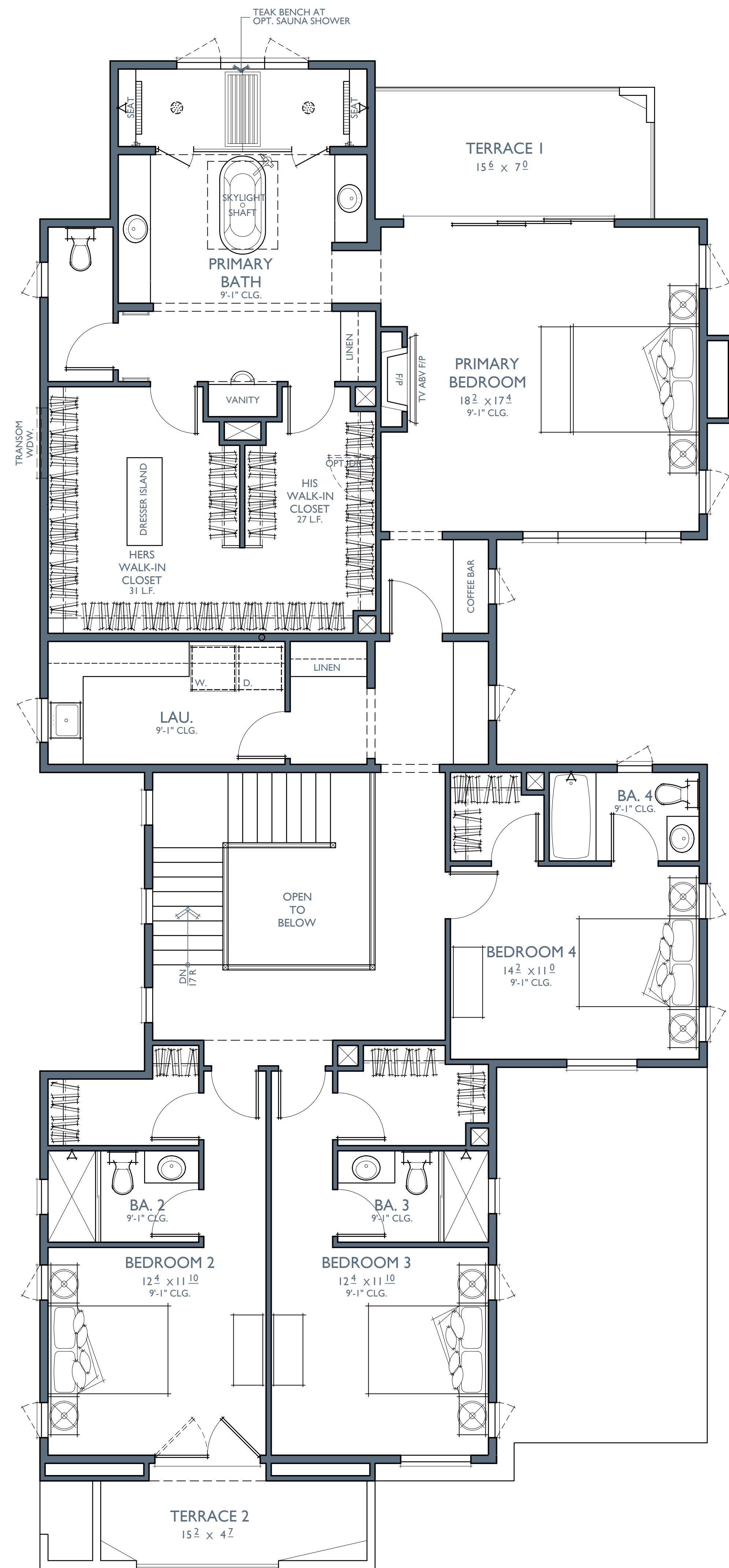


RIGHT

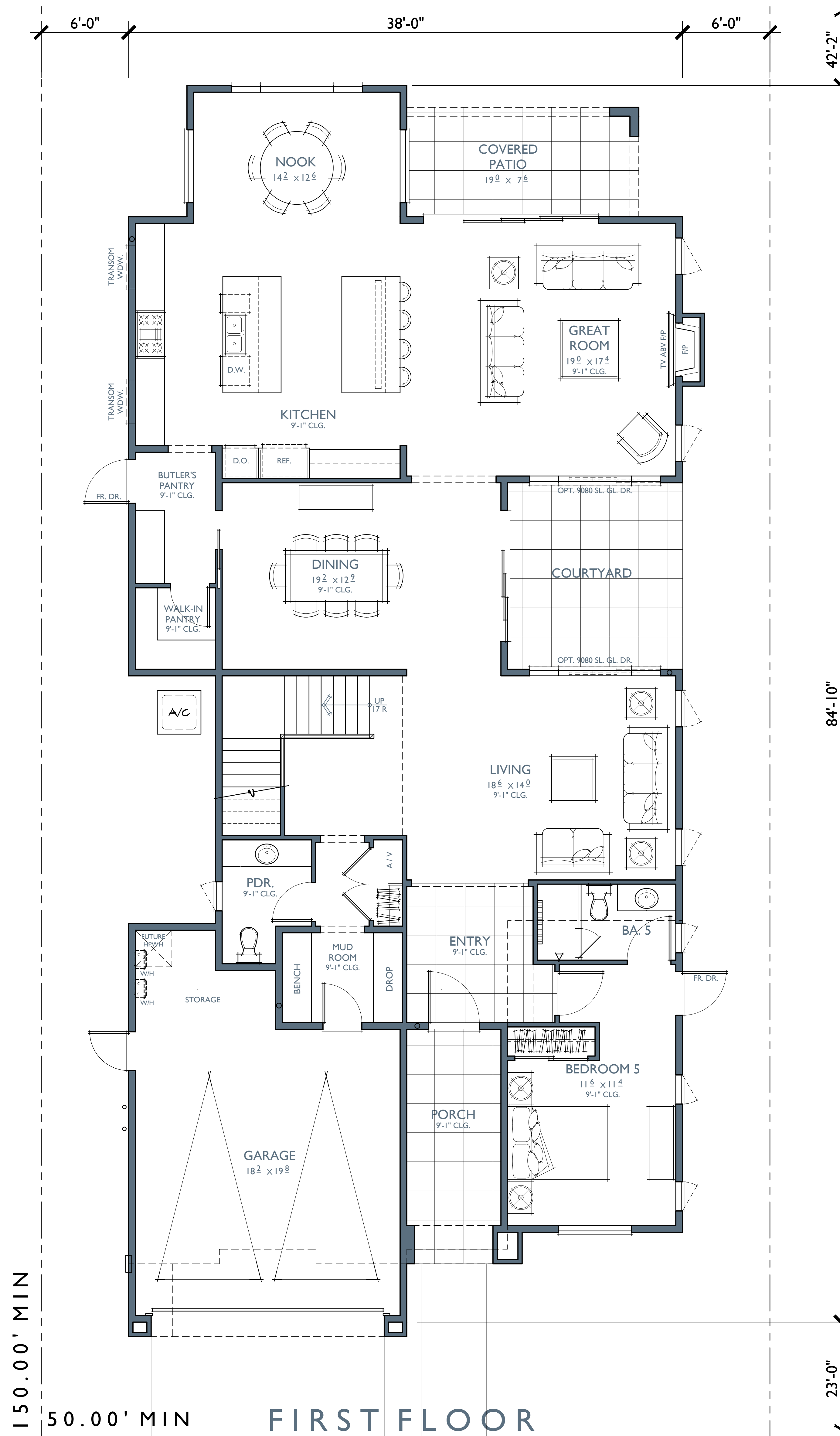


ROOF PLAN D
PITCH: 5:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE
1/8"=1'-0"





SECOND FLOOR



FIRST FLOOR

PLAN 3 A

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,120 SQ. FT.
2ND FLOOR	2,162 SQ. FT.
TOTAL LIVING	4,282 SQ. FT.
2 - CAR GARAGE	443 SQ. FT.
TERRACE 1	119 SQ. FT.
TERRACE 2	87 SQ. FT.
COVERED PATIO	119 SQ. FT.
PORCH	116 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3 A

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA

1ST FLOOR	2,012 SQ. FT.
2ND FLOOR	2,056 SQ. FT.
2 - CAR GARAGE	411 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	116 SQ. FT.
PORCH	116 SQ. FT.
VOLUME OVER 14'	64 SQ. FT.
TOTAL RFA	4,575 SQ. FT.
MAX RFA	4,575 SQ. FT.

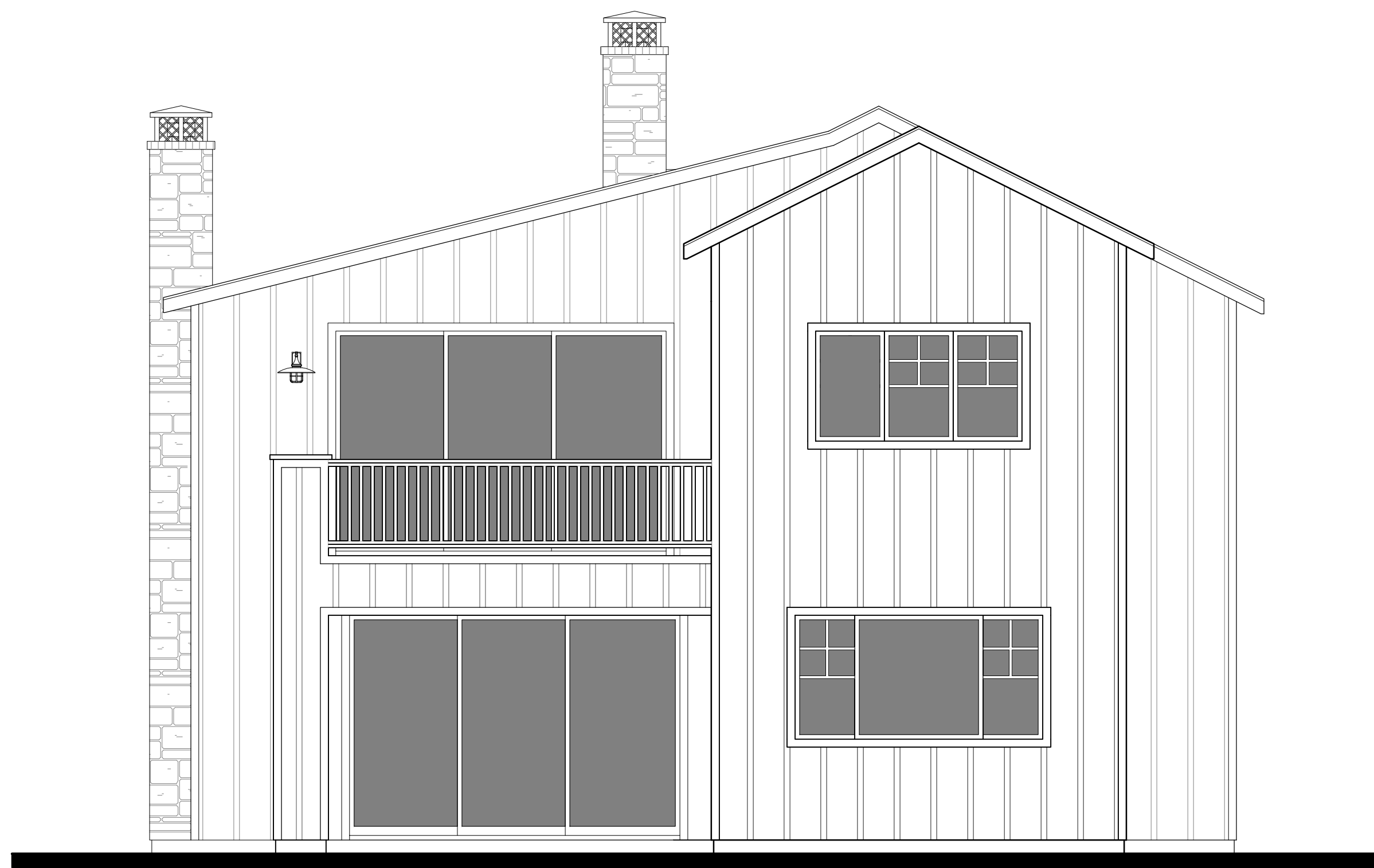
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

MODERN FARMHOUSE

1/4"=1'-0"



REAR



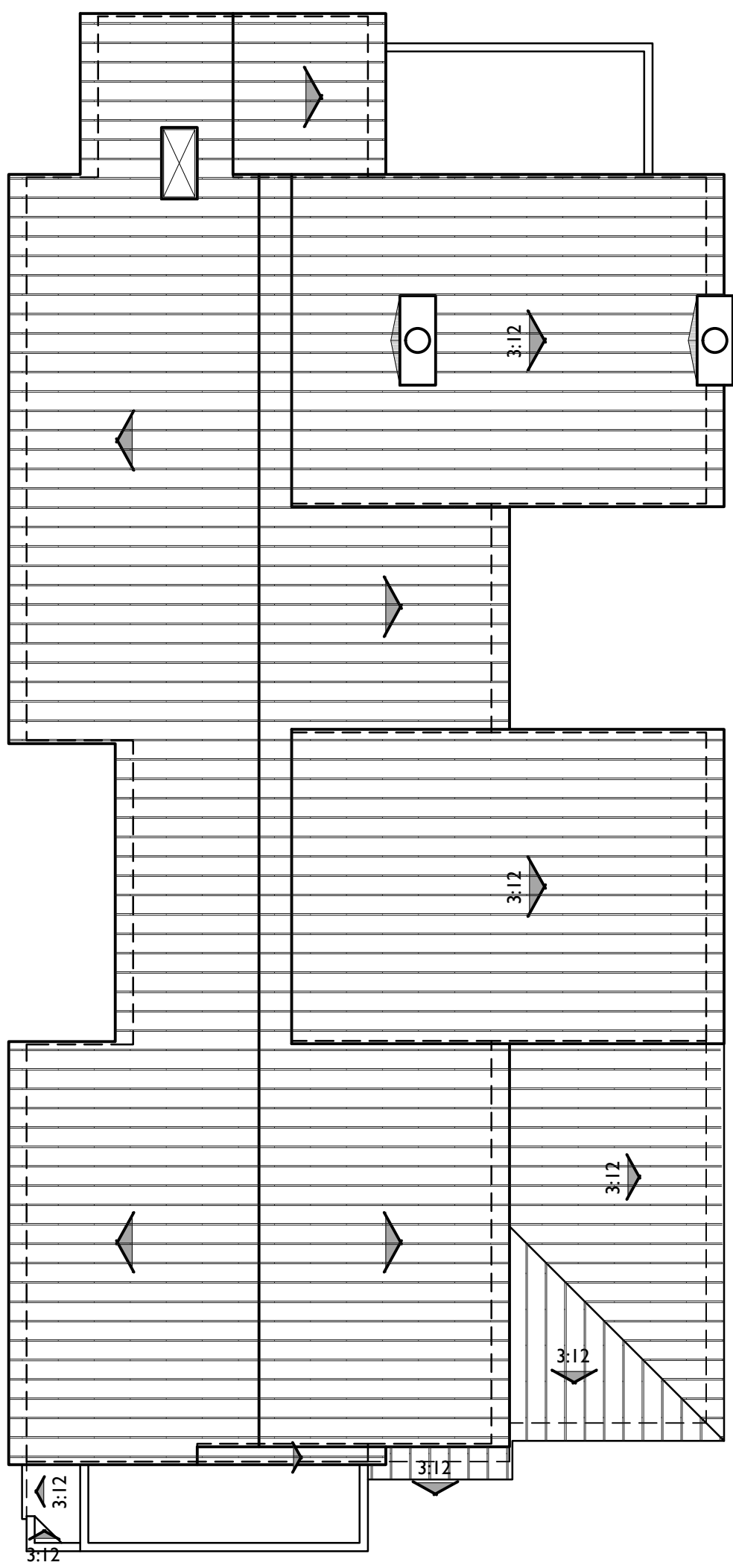
FRONT

MODERN FARMHOUSE

1/4"=1'-0"



LEFT



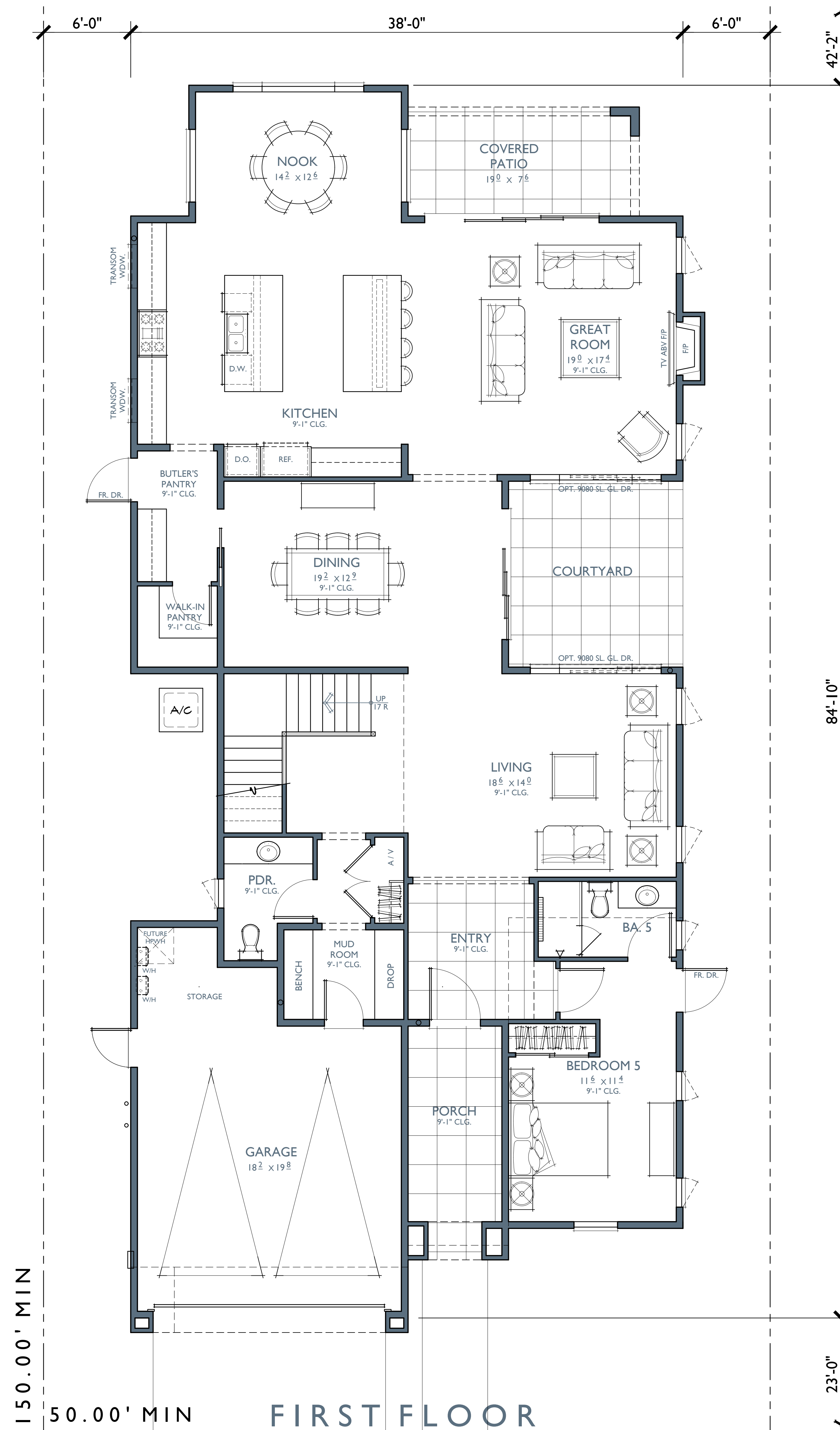
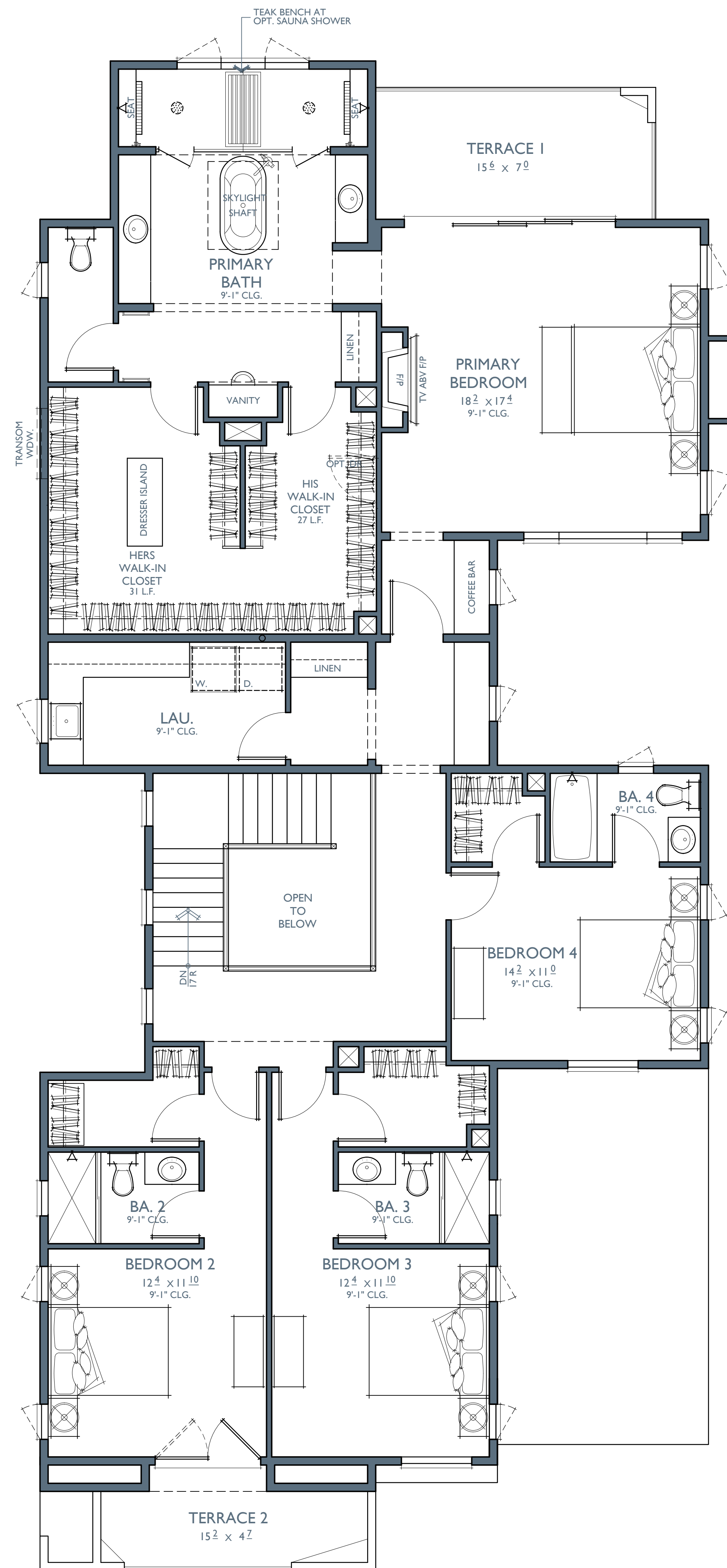
ROOF PLAN

A

PITCH: 6:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: STANDING SEAM METAL



RIGHT



PLAN 3 B

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,121 SQ. FT.
2ND FLOOR	2,173 SQ. FT.
TOTAL LIVING	4,294 SQ. FT.
2 - CAR GARAGE	443 SQ. FT.
TERRACE 1	119 SQ. FT.
TERRACE 2	72 SQ. FT.
COVERED PATIO	119 SQ. FT.
PORCH	115 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3 B

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA

1ST FLOOR	2,012 SQ. FT.
2ND FLOOR	2,059 SQ. FT.
2 - CAR GARAGE	411 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	116 SQ. FT.
PORCH	115 SQ. FT.
VOLUME OVER 14'	64 SQ. FT.
TOTAL RFA	4,577 SQ. FT.
MAX RFA	4,575 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

NEW ENGLAND COASTAL

1/4"=1'-0"



NEW ENGLAND COASTAL

$$1/4" = 1'-0"$$
**B**

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



Bassenian Lagoni • ARCHITECTS

LIBRARY PLANS

PLAN 3 | NEW ENGLAND COASTAL ELEVATIONS

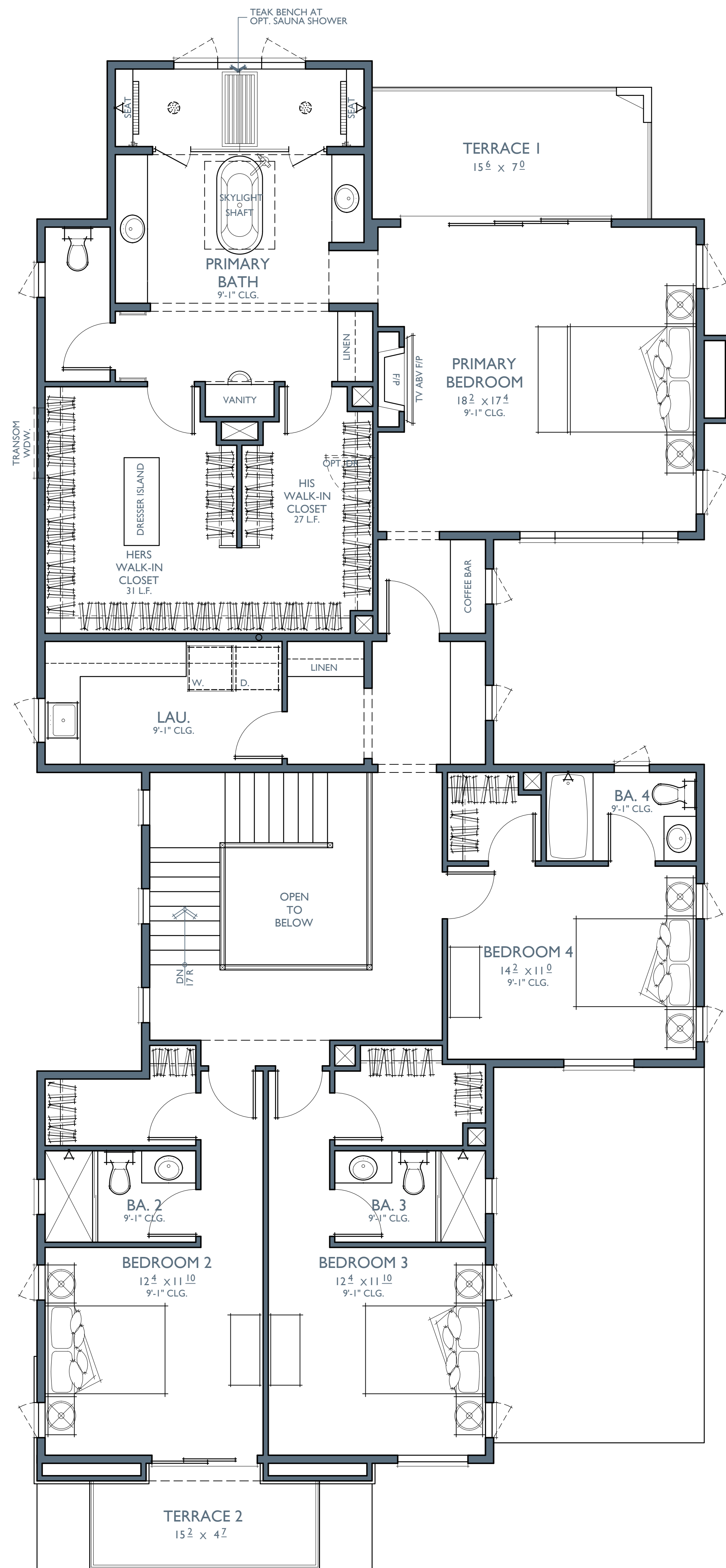
Pacific Palisades , CA	B33.26028	08.05.2026
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131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM

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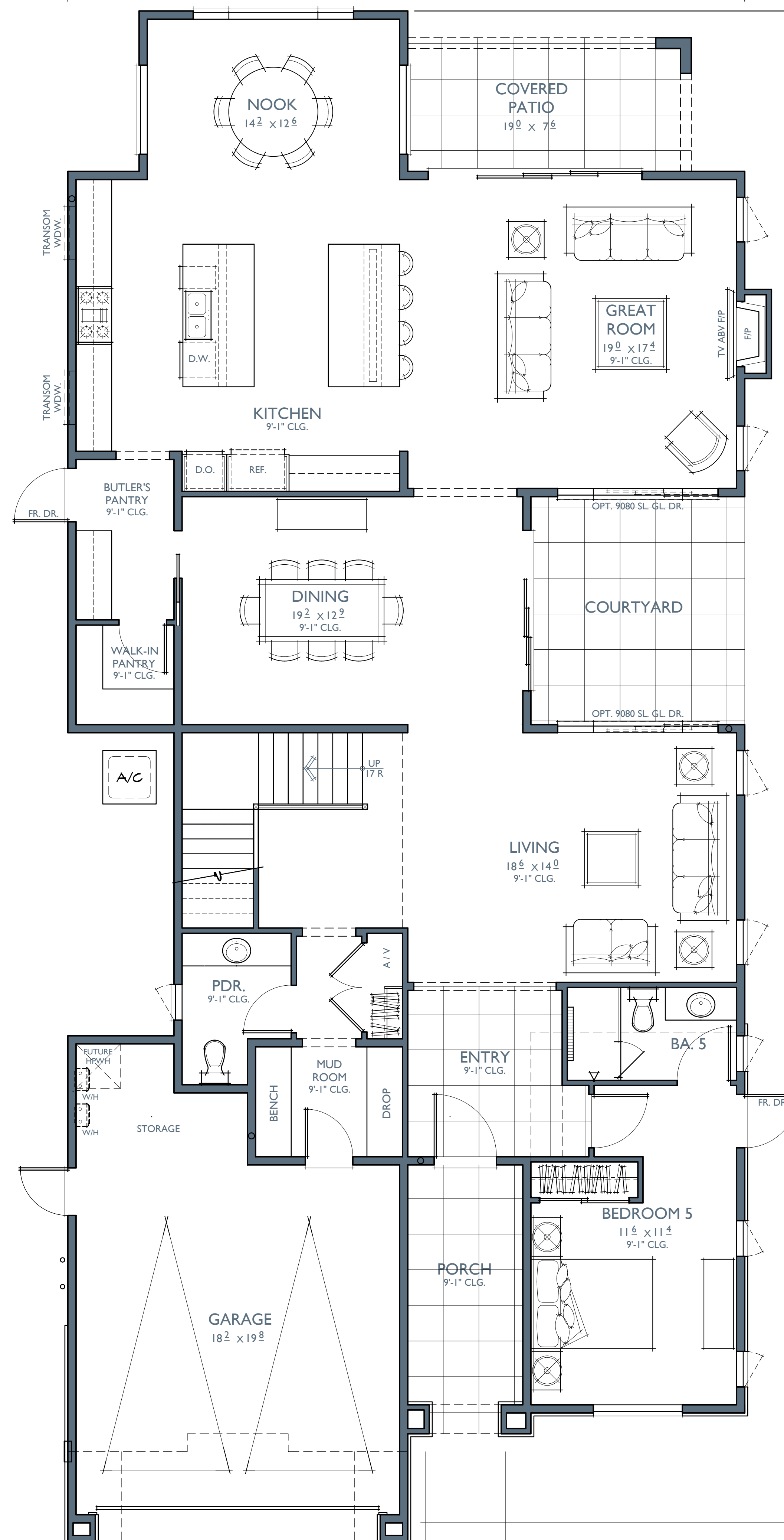
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150.00' MIN

50.00' MIN



84'-10"

23'-0"

PLAN 3 C
5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

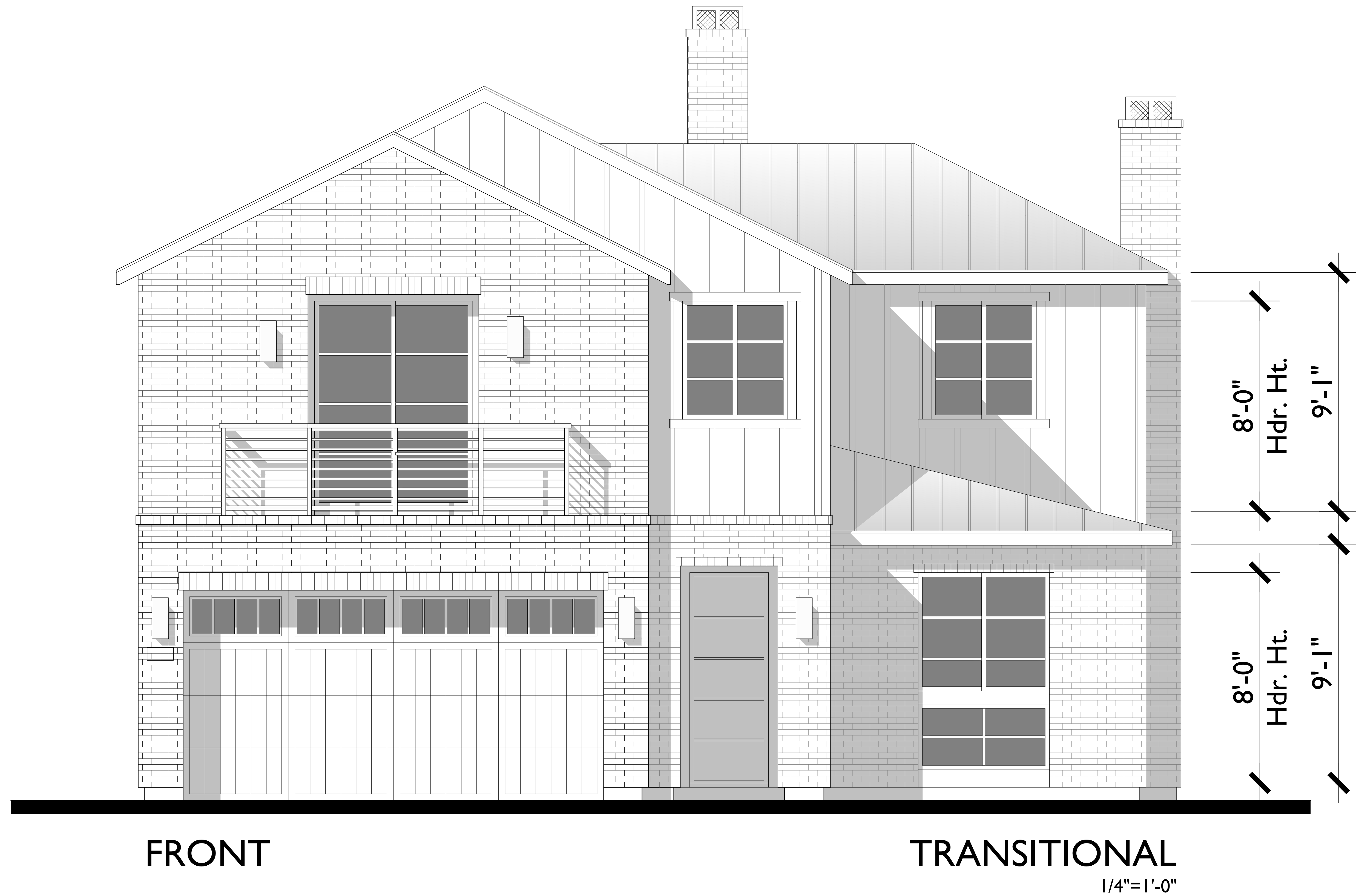
FLOOR AREA TABLE	
1ST FLOOR	2,120 SQ. FT.
2ND FLOOR	2,162 SQ. FT.
TOTAL LIVING	4,282 SQ. FT.
2 - CAR GARAGE	443 SQ. FT.
TERRACE 1	119 SQ. FT.
TERRACE 2	72 SQ. FT.
COVERED PATIO	119 SQ. FT.
PORCH	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3 C
5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA	
1ST FLOOR	2,012 SQ. FT.
2ND FLOOR	2,056 SQ. FT.
2 - CAR GARAGE	411 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	116 SQ. FT.
PORCH	109 SQ. FT.
VOLUME OVER 14'	64 SQ. FT.
TOTAL RFA	4,568 SQ. FT.
MAX RFA	4,575 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





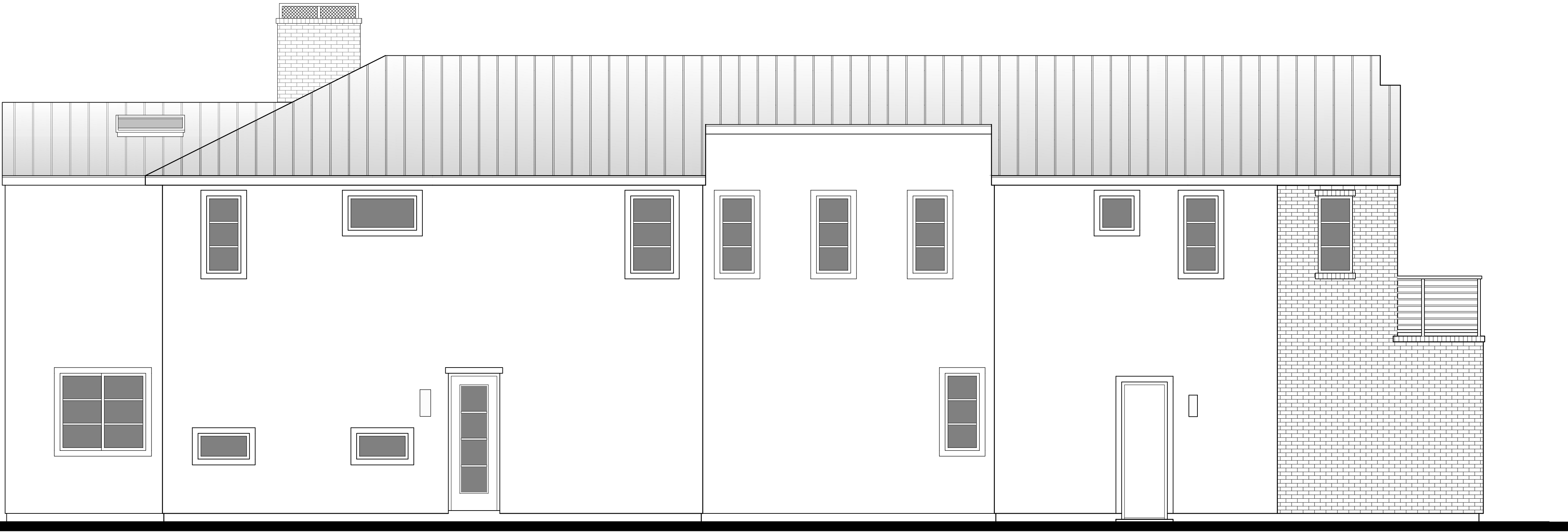
REAR



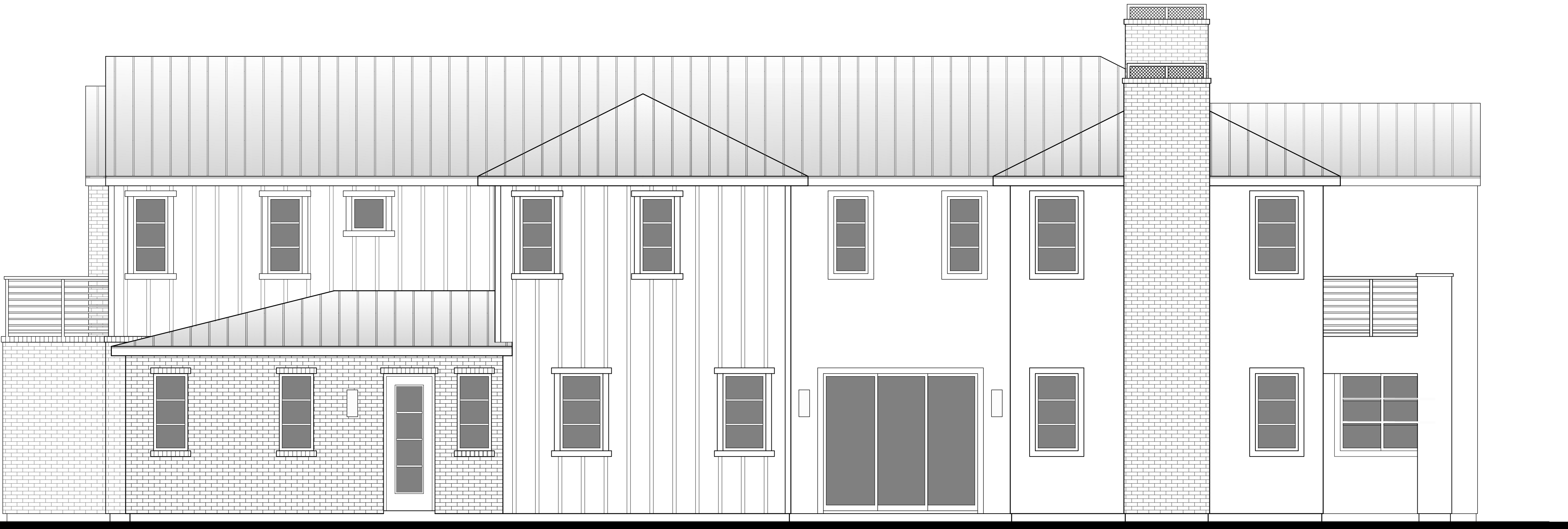
FRONT

TRANSITIONAL

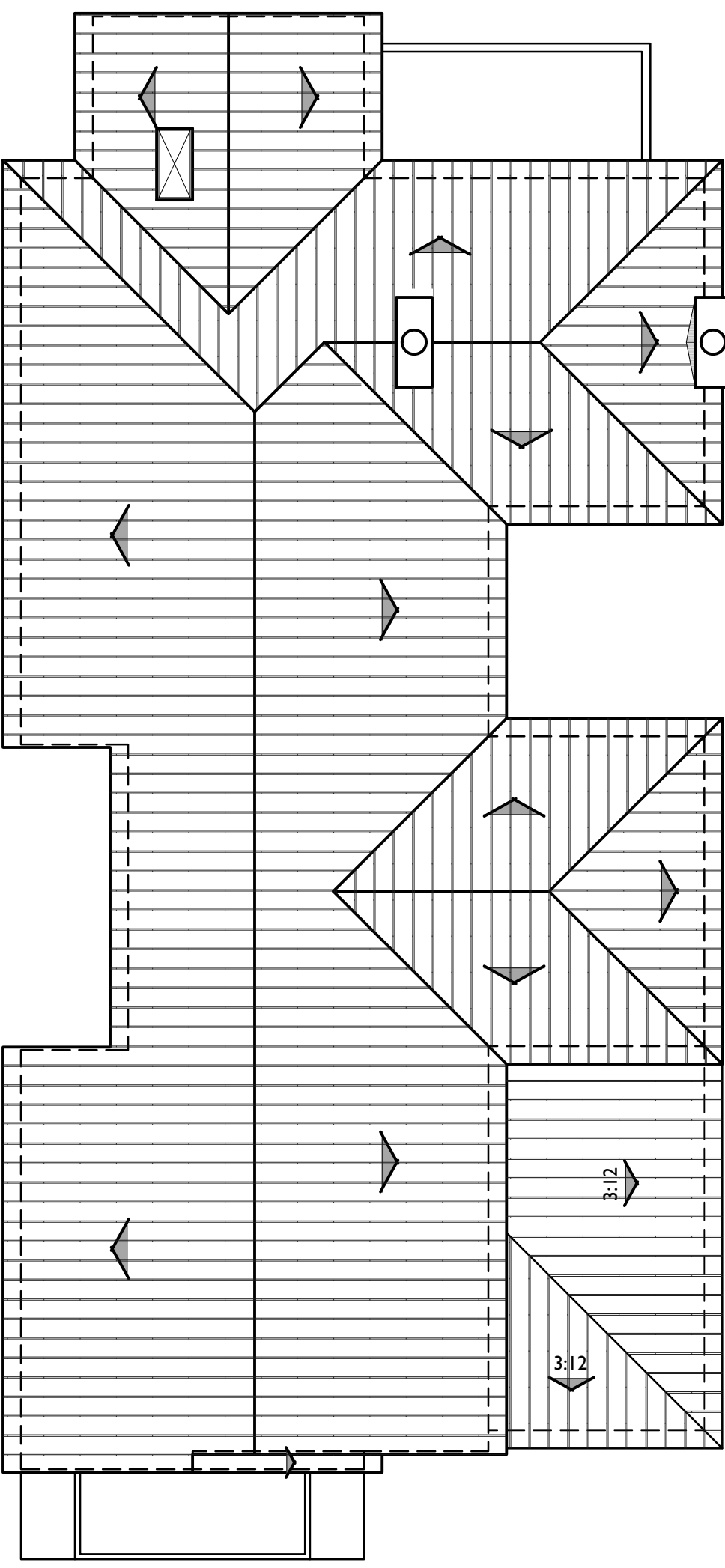
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

C

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: STANDING SEAM METAL



5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,116 SQ. FT.
2ND FLOOR	2,162 SQ. FT.
TOTAL LIVING	4,278 SQ. FT.
2 - CAR GARAGE	446 SQ. FT.
TERRACE	119 SQ. FT.
TERRACE 2	69 SQ. FT.
COVERED PATIO	119 SQ. FT.
PORCH	115 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

5 BEDROOMS / 5.5 BATHS
2 - CAR GARAGE

LOS ANGELES RFA

1ST FLOOR	2,012 SQ. FT.
2ND FLOOR	2,059 SQ. FT.
2 - CAR GARAGE	411 SQ. FT.
GARAGE EXEMPT	-200 SQ. FT.
COVERED PATIO	116 SQ. FT.
PORCH	115 SQ. FT.
VOLUME OVER 14'	64 SQ. FT.
TOTAL RFA	4,577 SQ. FT.
MAX RFA	4,575 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

MODERN SANTA BARBARA

1/4"=1'-0"



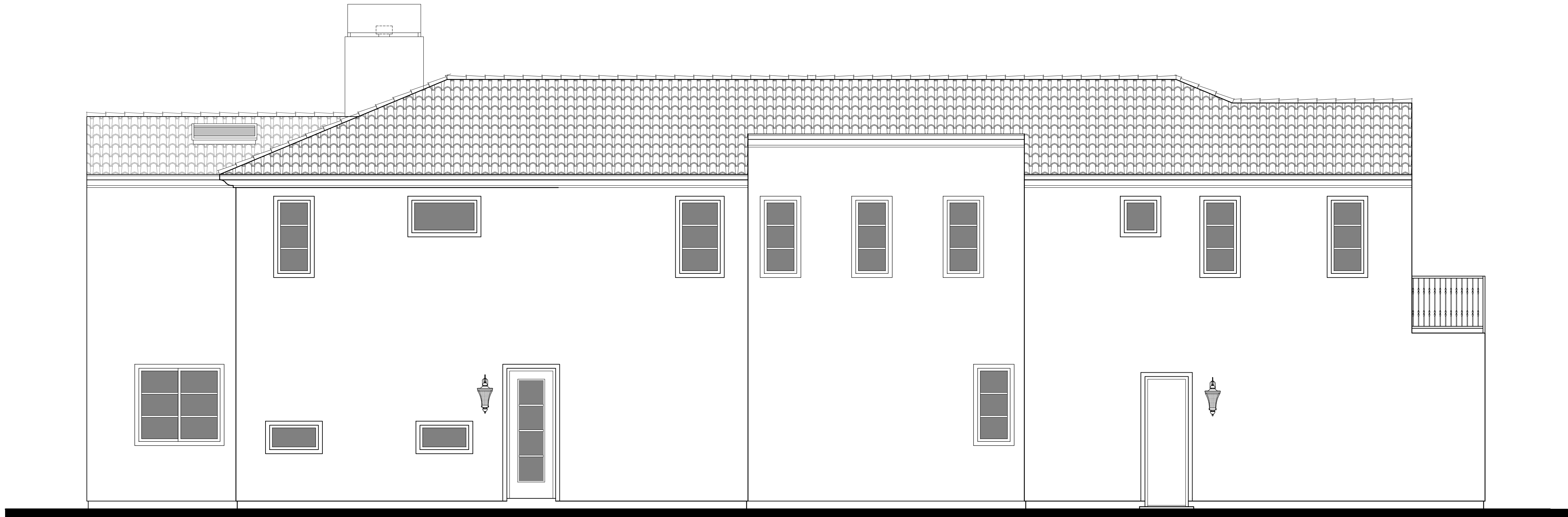
REAR



FRONT

MODERN SANTA BARBARA

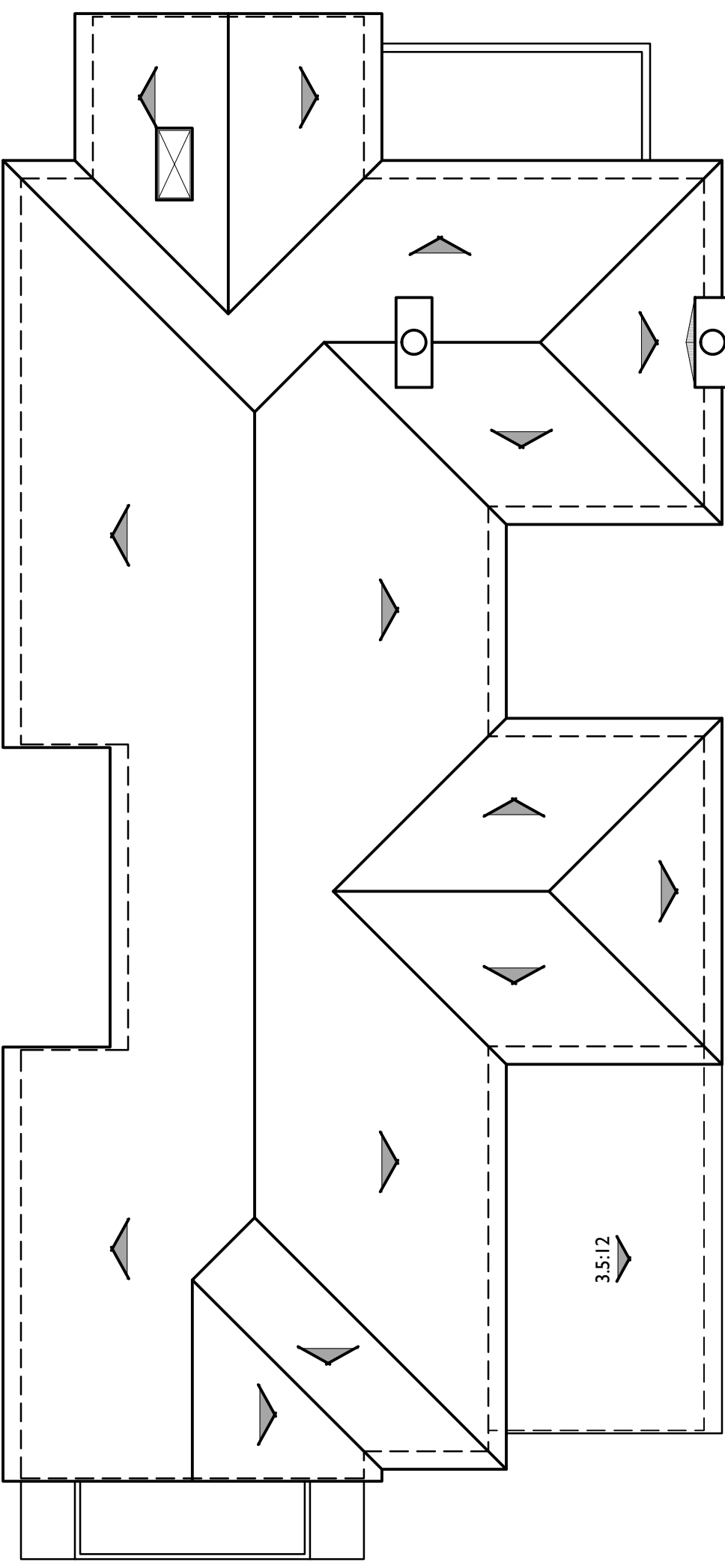
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

D

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

1/8"=1'-0"