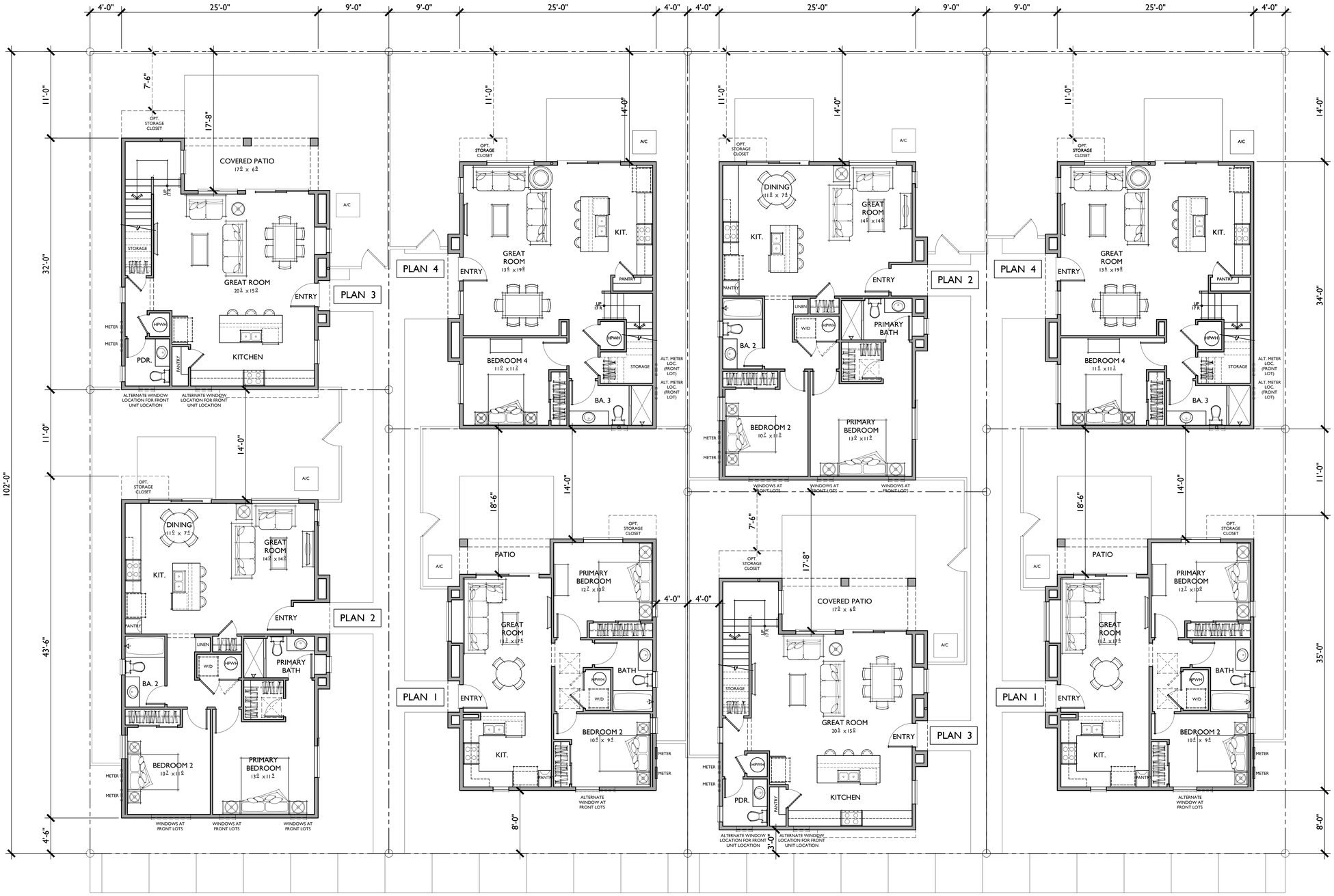
Received 3/4/2026



Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2024 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

CONCEPTUAL CLUSTER LAYOUT

VALENTINE AVE.

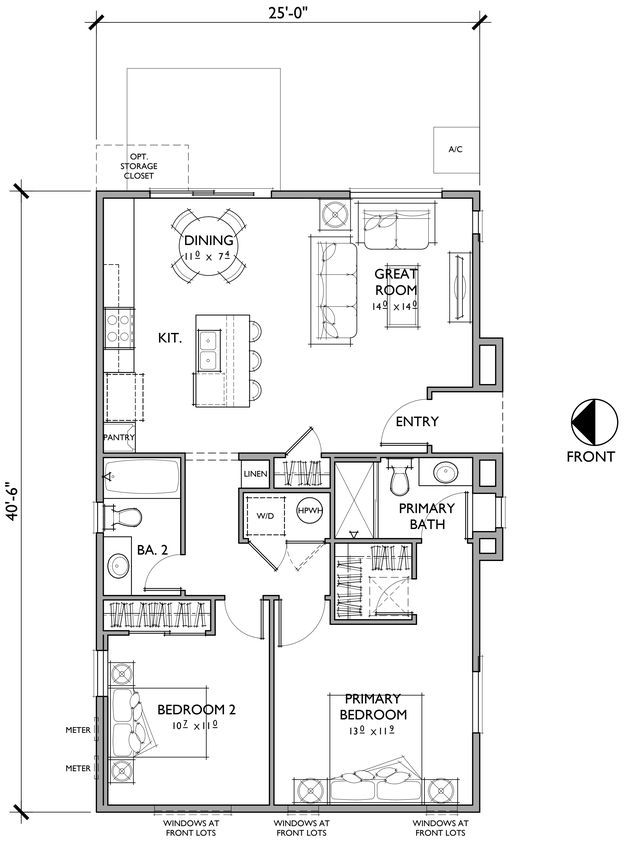
Sebastopol, California

0 2 6 12

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

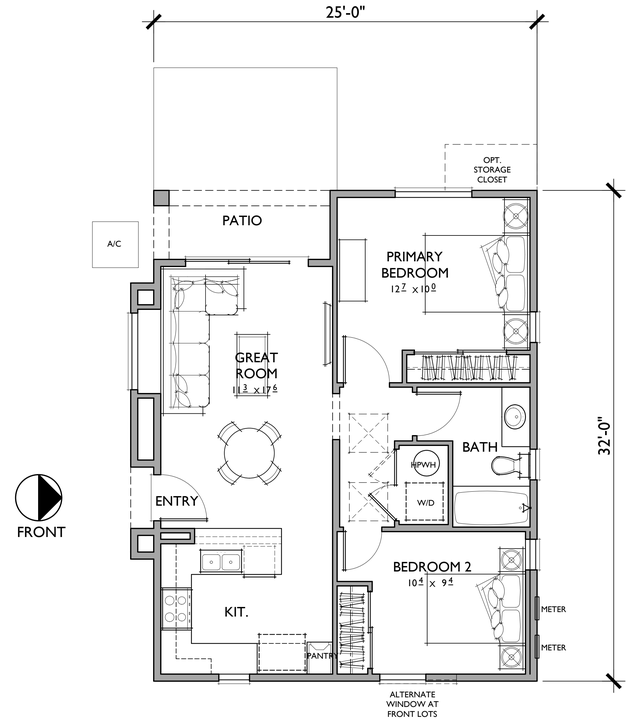


PLAN 2

2 BEDROOMS / 2 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	**1,000 SQ. FT.**
COVERED PATIO	N/A
PORCH	13 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 1

2 BEDROOMS / 1 BATH

FLOOR AREA TABLE	
TOTAL LIVING	**748 SQ. FT.**
COVERED PATIO	52 SQ. FT.
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2024 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

UNIT FLOOR PLANS

VALENTINE AVE.

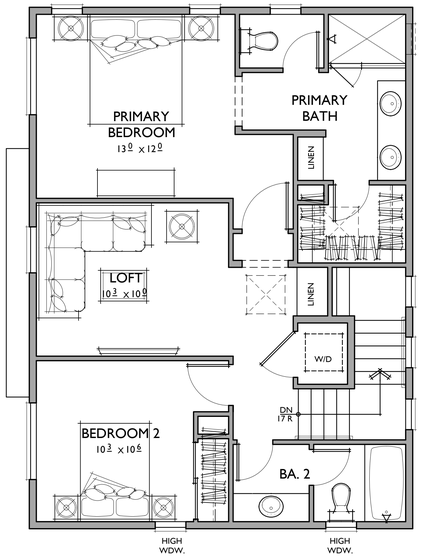
Sebastopol, California

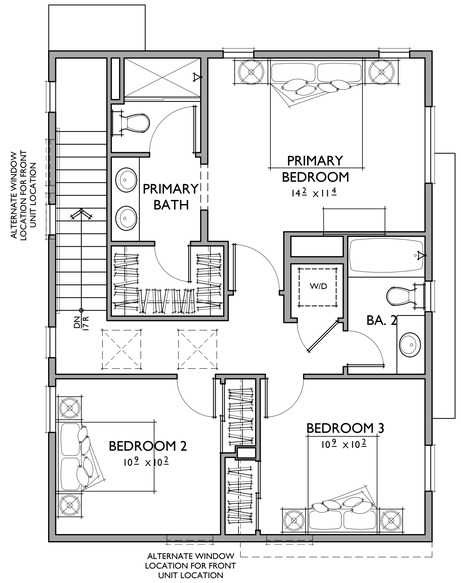
0 2 4 8

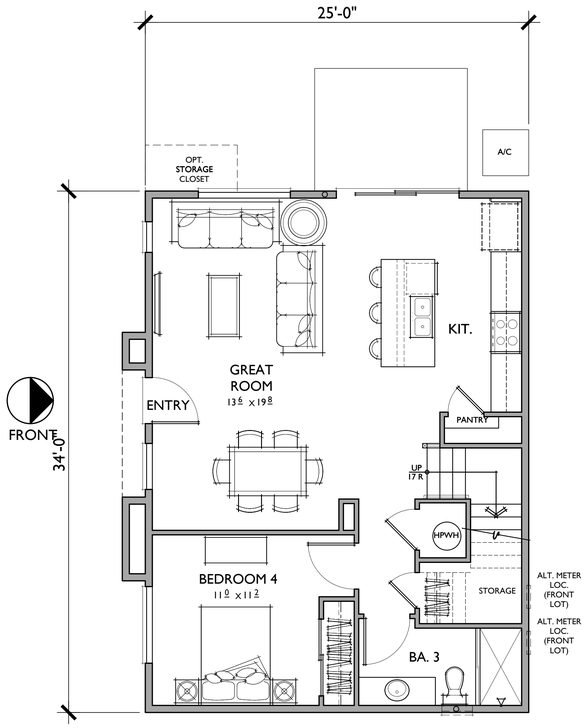
859.25270

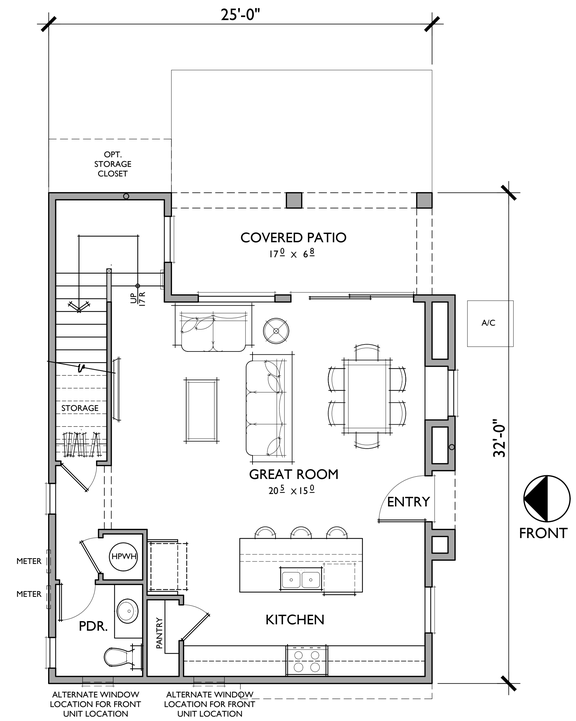
12.05.25

GRUPE INVESTMENT COMPANY INC.









PLAN 4

4 BEDROOMS / 3 BATHS

FLOOR AREA TABLE	
1ST FLOOR	850 SQ. FT.
2ND FLOOR	790 SQ. FT.
TOTAL LIVING	**1,640 SQ. FT.**
COVERED PATIO	N/A
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

3 BEDROOMS / 2.5 BATHS

FLOOR AREA TABLE	
1ST FLOOR	687 SQ. FT.
2ND FLOOR	735 SQ. FT.
TOTAL LIVING	**1,422 SQ. FT.**
COVERED PATIO	113 SQ. FT.
PORCH	N/A

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

UNIT FLOOR PLANS

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

ELEVATION A

ELEVATION B

ELEVATION C

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN I
Front Elevation

VALENTINE AVE.

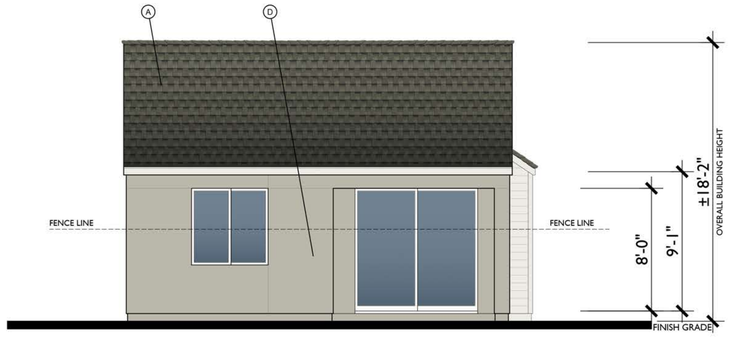
Sebastopol, California

0 2 4 8

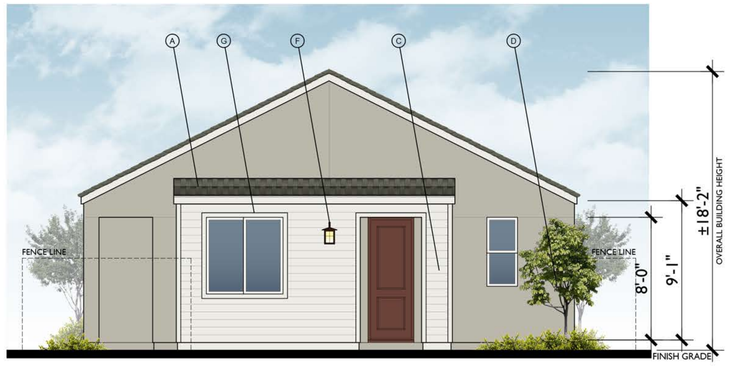
859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

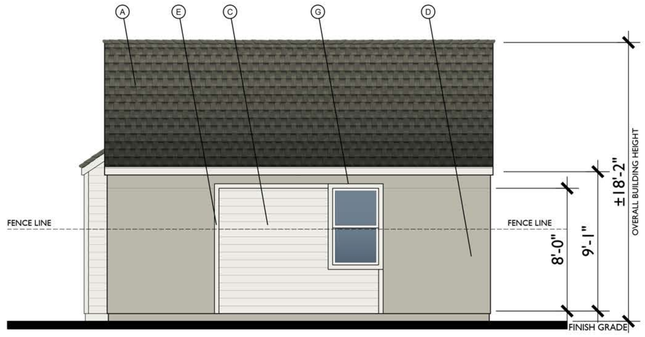


LEFT

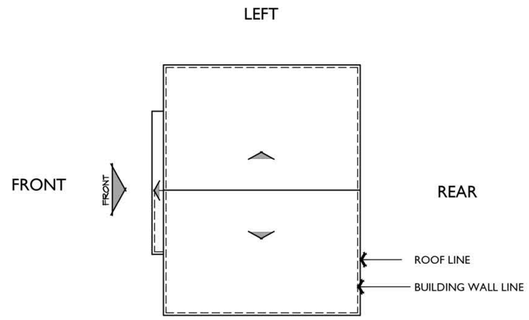


FRONT

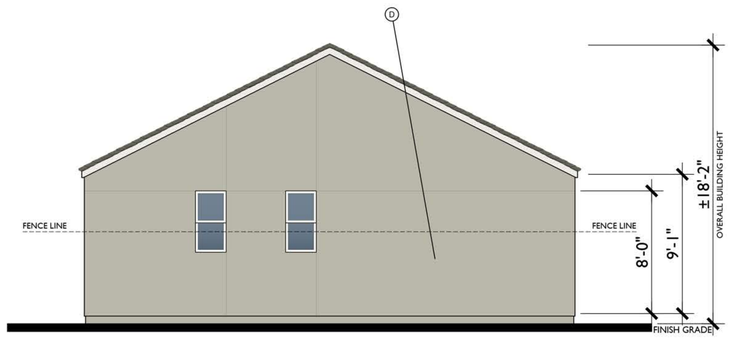
A
1/4"=1'-0"



RIGHT



RIGHT



REAR

ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN I
A Elevation

VALENTINE AVE.

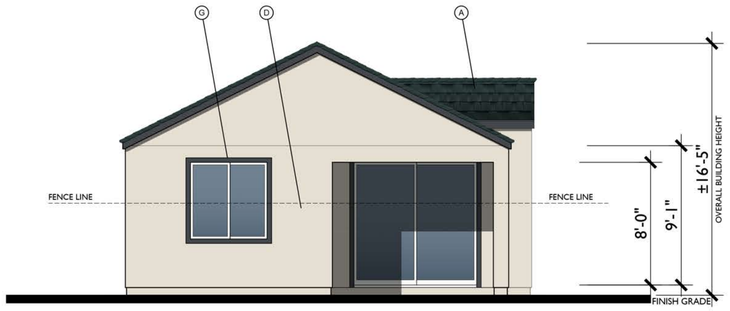
Sebastopol, California

0 2 4 8

859.25270

12.05.25

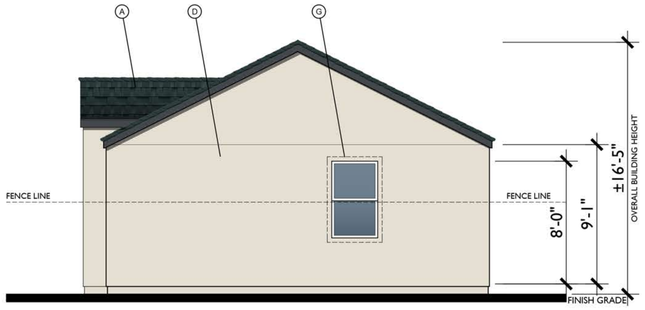
GRUPE INVESTMENT COMPANY INC.



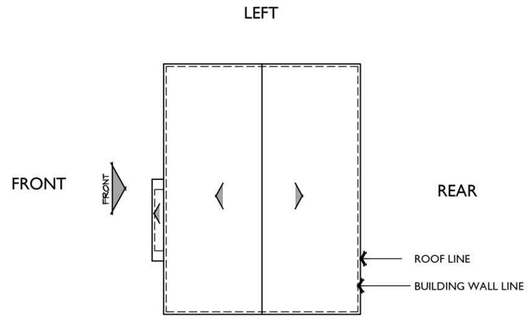
LEFT

FRONT

B
1/4"=1'-0"



RIGHT

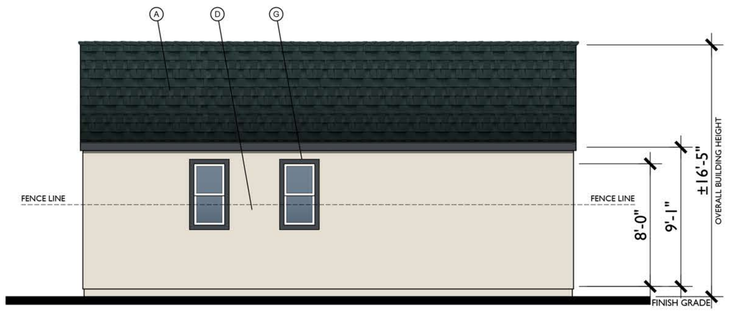


RIGHT

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

PLAN I
B Elevation

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

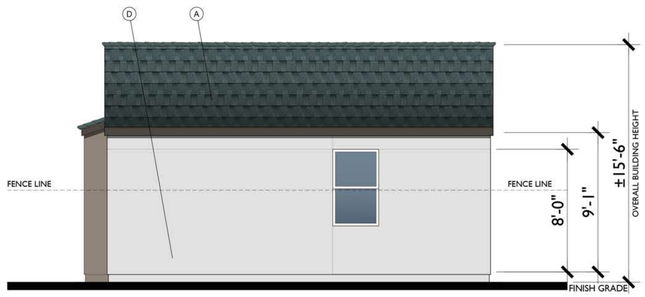
12.05.25

GRUPE INVESTMENT COMPANY INC.

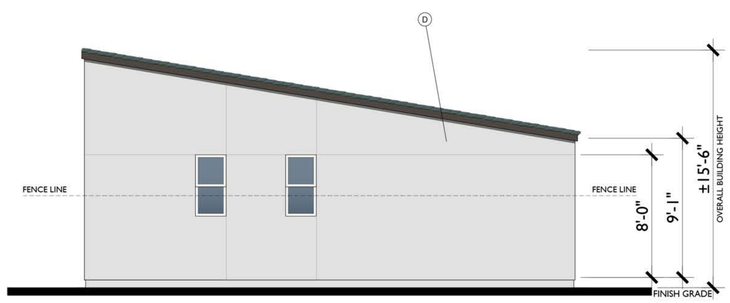
LEFT

FRONT

C
1/4"=1'-0"

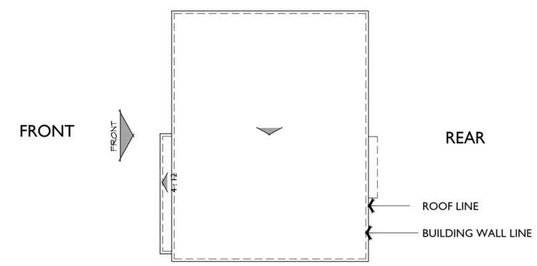


RIGHT



REAR

LEFT



RIGHT

ROOF PLAN C

1/8"=1'-0"

PITCH: 2:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

PLAN I
C Elevation

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

ELEVATION A

ELEVATION B

ELEVATION C

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 2
Front Elevation

VALENTINE AVE.

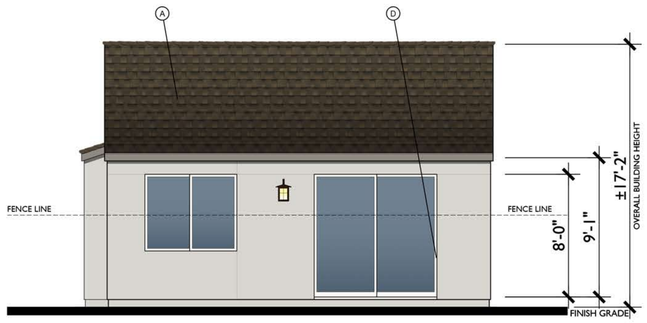
Sebastopol, California

0 2 4 8

859.25270

12.05.25

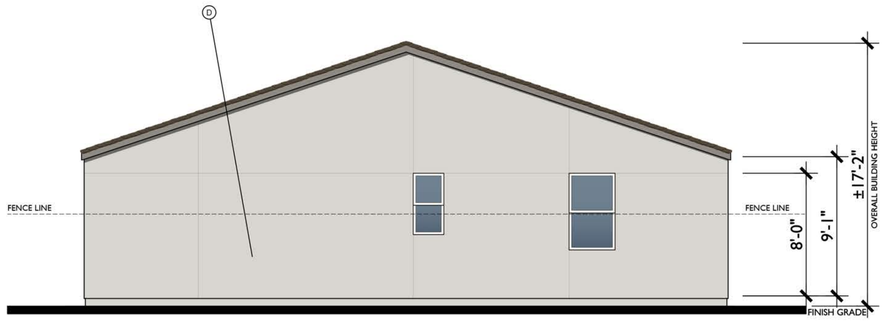
GRUPE INVESTMENT COMPANY INC.



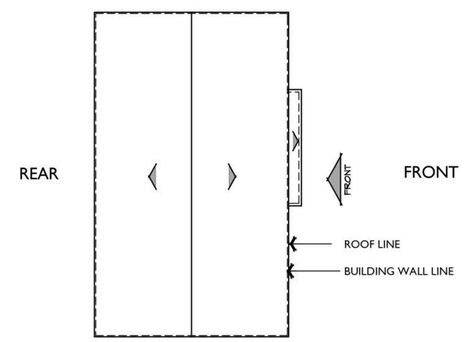
RIGHT

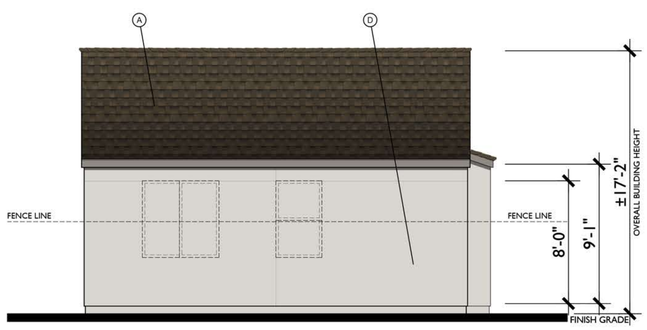
FRONT

A
1/4"=1'-0"



REAR





LEFT

ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

PLAN 2
A Elevation

VALENTINE AVE.

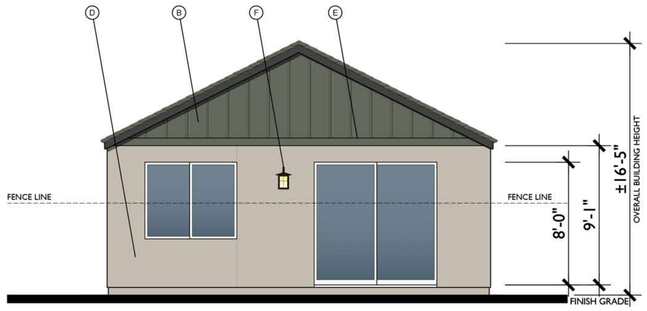
Sebastopol, California

0 2 4 8

859.25270

12.05.25

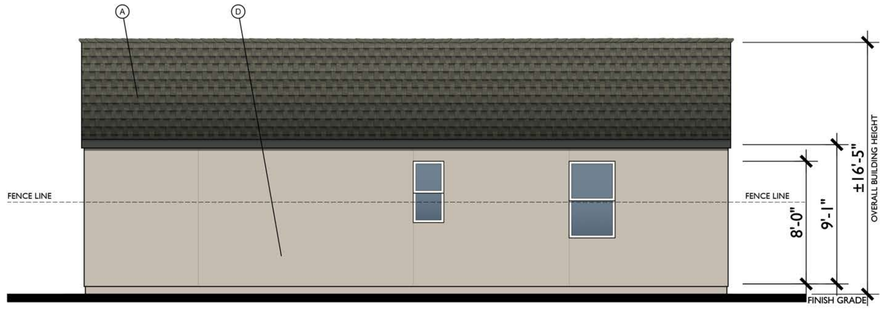
GRUPE INVESTMENT COMPANY INC.



RIGHT

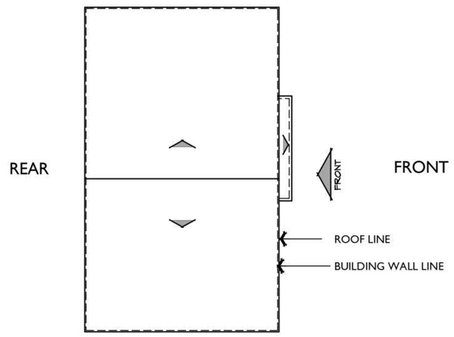
FRONT

B
1/4"=1'-0"

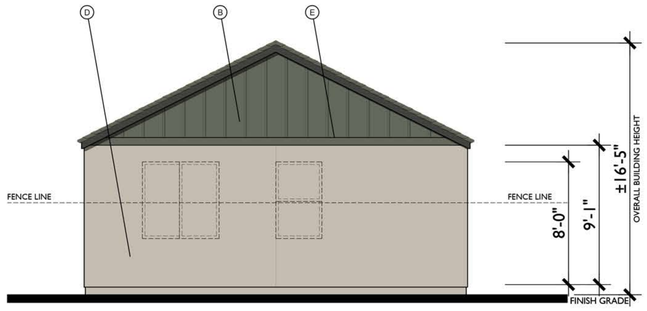


REAR

RIGHT



LEFT



LEFT

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 2
B Elevation

VALENTINE AVE.

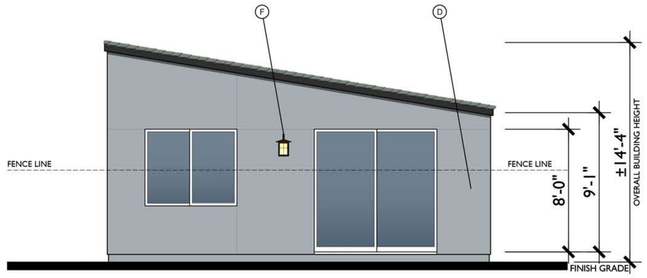
Sebastopol, California

0 2 4 8

859.25270

12.05.25

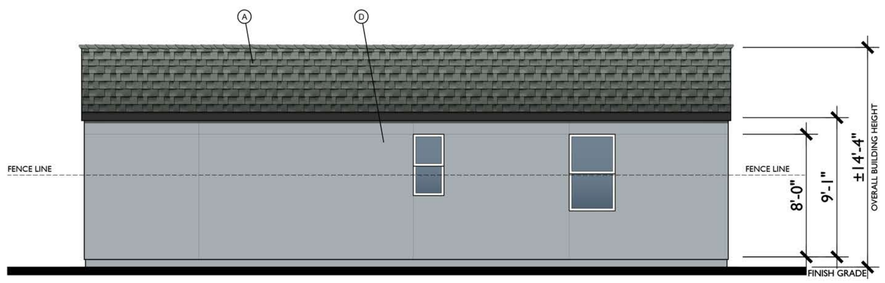
GRUPE INVESTMENT COMPANY INC.



RIGHT

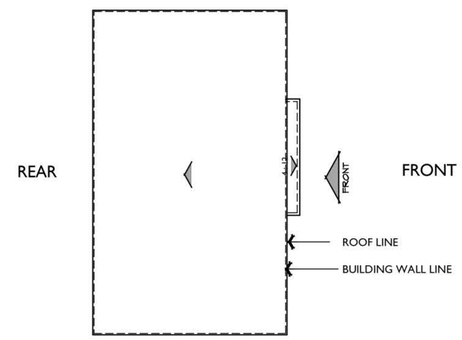
FRONT

C
1/4"=1'-0"

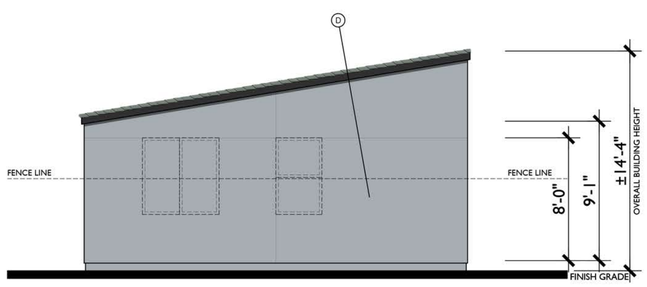


REAR

RIGHT



LEFT



LEFT

ROOF PLAN C

1/8"=1'-0"

PITCH: 2:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

PLAN 2
C Elevation

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

ELEVATION A

ELEVATION B

ELEVATION C

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 3

Front Elevation

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

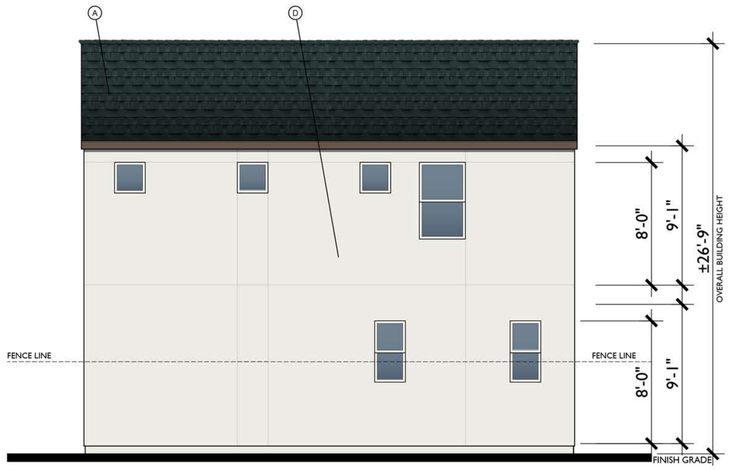
12.05.25

GRUPE INVESTMENT COMPANY INC.

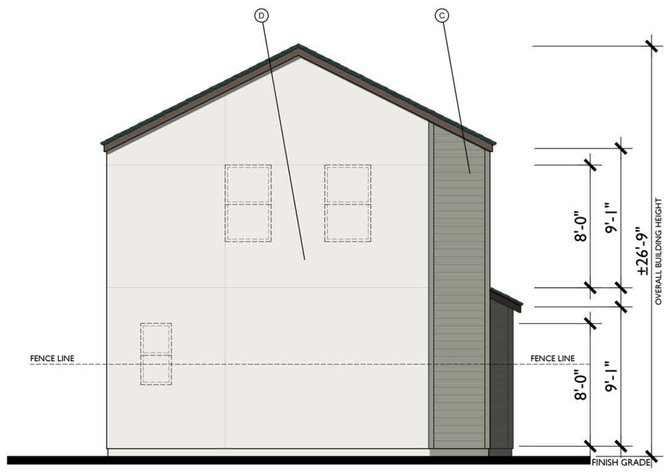
RIGHT

FRONT

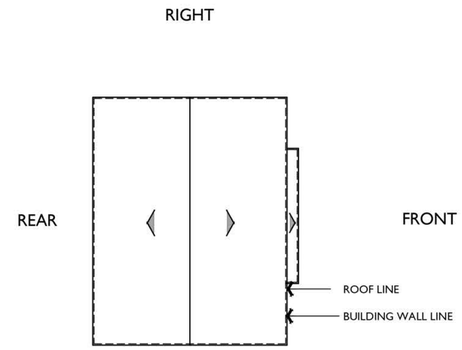
A
1/4"=1'-0"



REAR



LEFT



LEFT

ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 3
A Elevation

VALENTINE AVE.
Sebastopol, California

0 2 4 8

859.25270

12.05.25

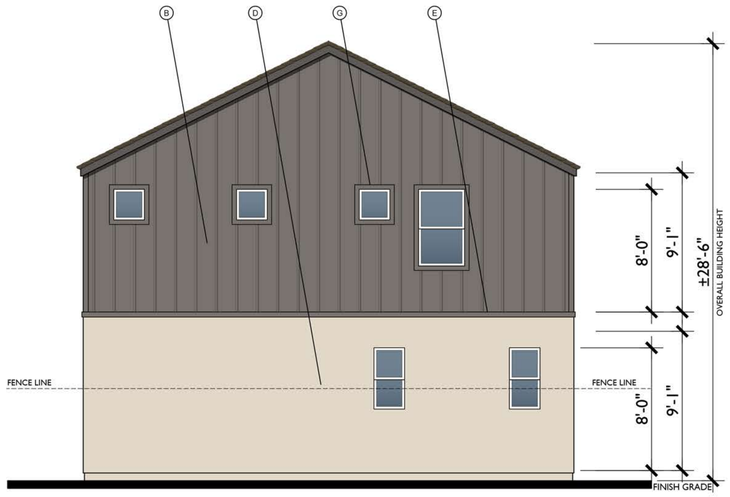
GRUPE INVESTMENT COMPANY INC.

RIGHT

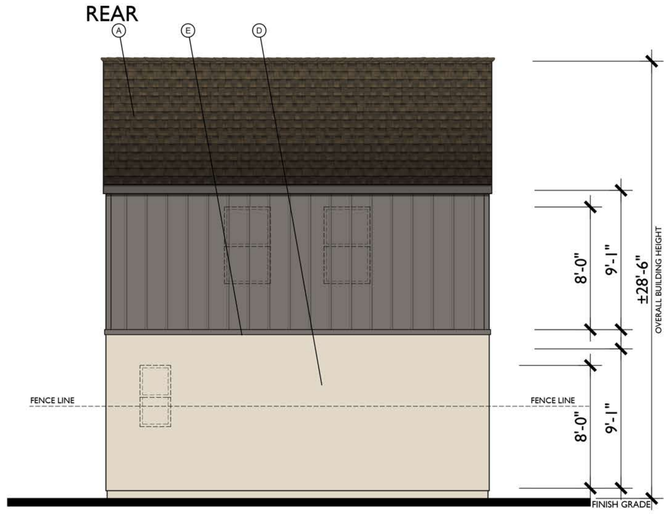
FRONT

B

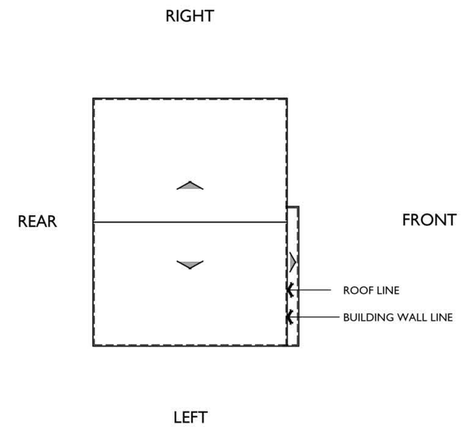
1/4"=1'-0"



REAR



LEFT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 3

B Elevation

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

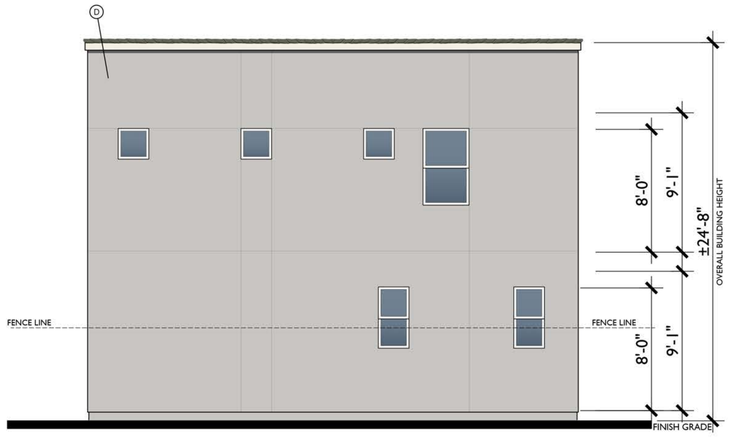
12.05.25

GRUPE INVESTMENT COMPANY INC.

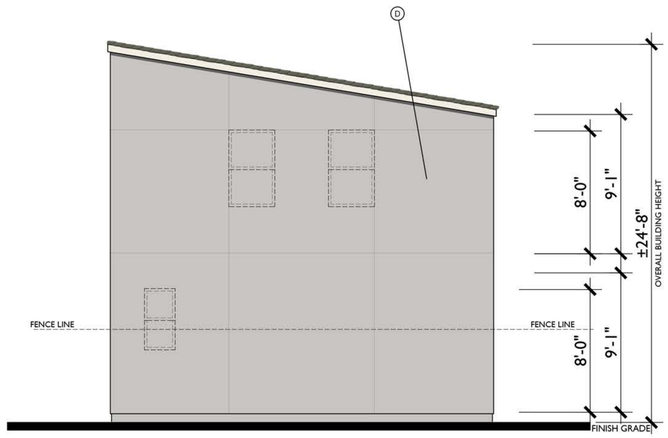
RIGHT

FRONT

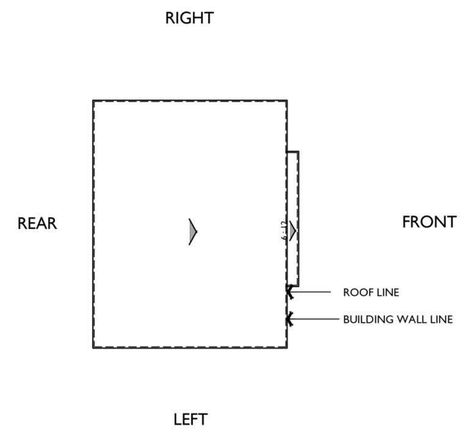
C
1/4"=1'-0"



REAR



LEFT



ROOF PLAN C

1/8"=1'-0"

PITCH: 2:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

PLAN 3
C Elevation

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

ELEVATION A

ELEVATION B

ELEVATION C

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 4
Front Elevation

VALENTINE AVE.

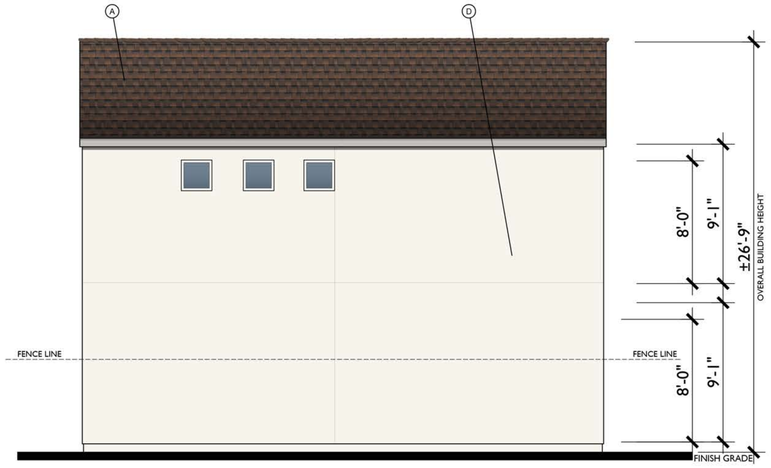
Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

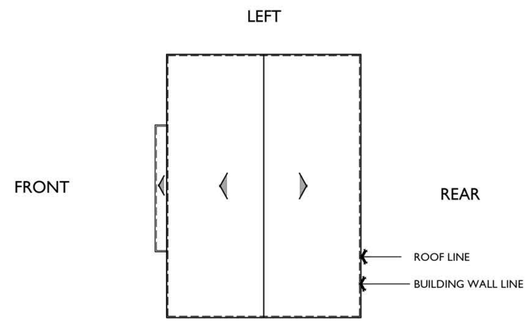


REAR

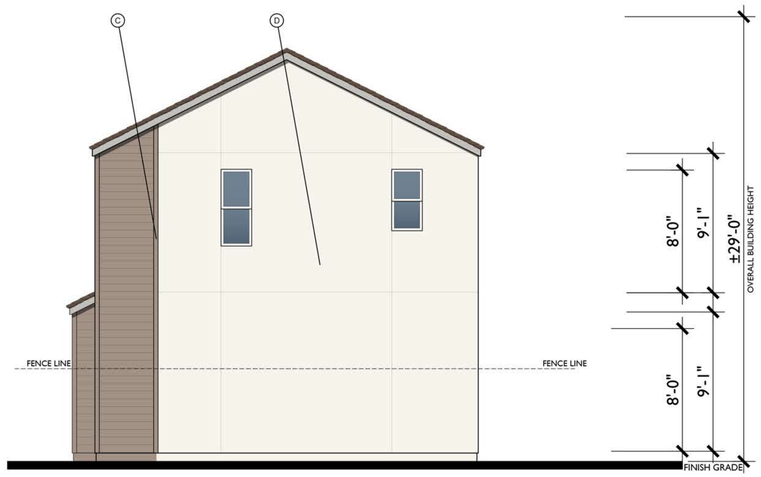
FRONT A

1/4"=1'-0"

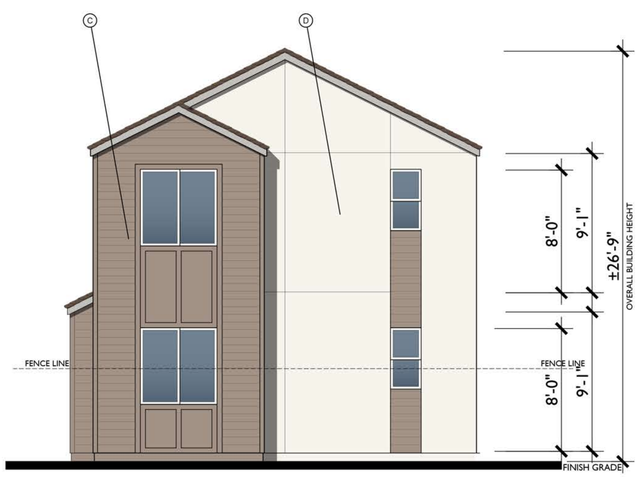
LEFT



RIGHT



RIGHT



RIGHT - ALTERNATE

ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 4

A Elevation

VALENTINE AVE.

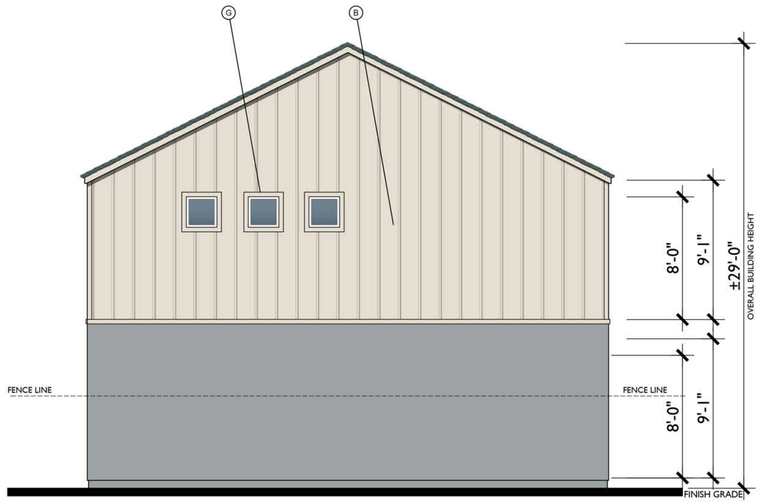
Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

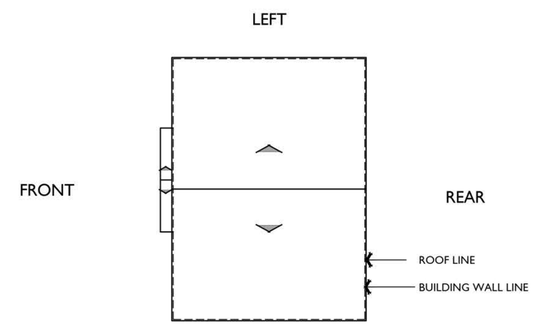


REAR

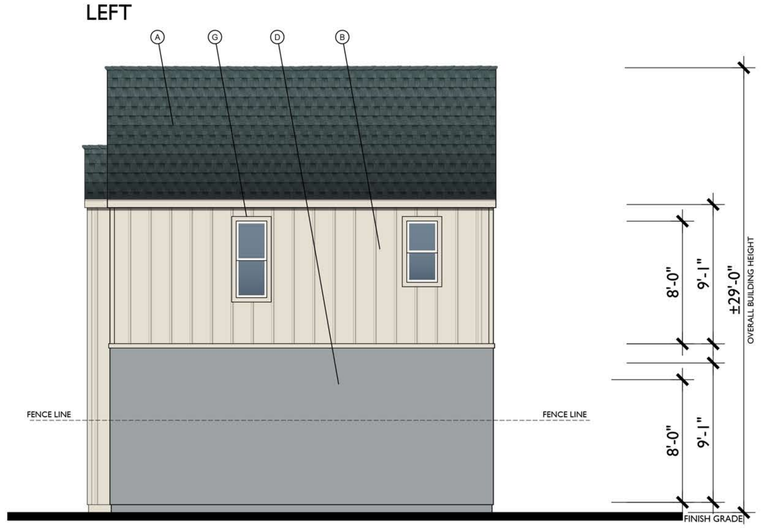
FRONT

B

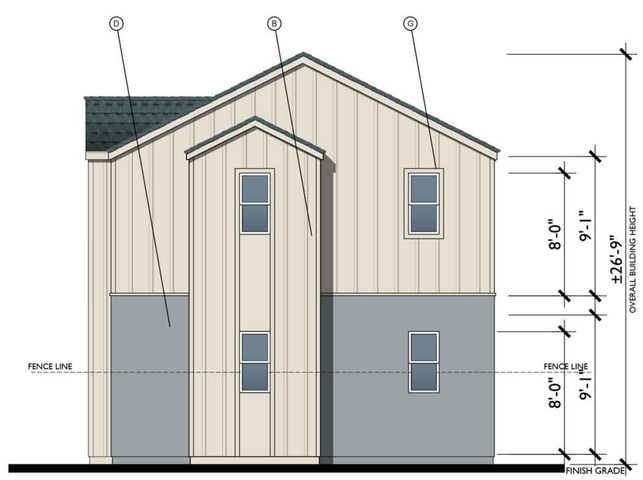
LEFT



RIGHT



RIGHT



RIGHT - ALTERNATE

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 4

B Elevation

VALENTINE AVE.

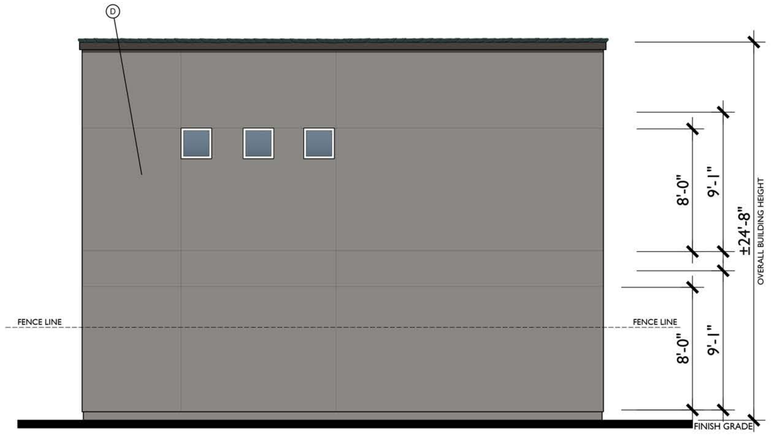
Sebastopol, California

0 2 4 8

859.25270

12.05.25

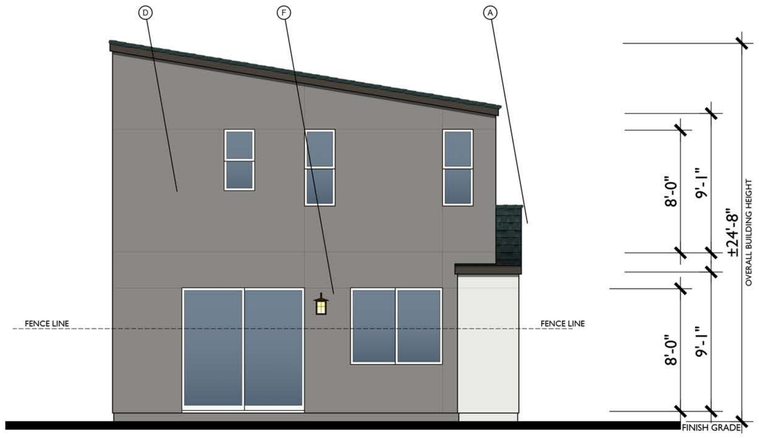
GRUPE INVESTMENT COMPANY INC.



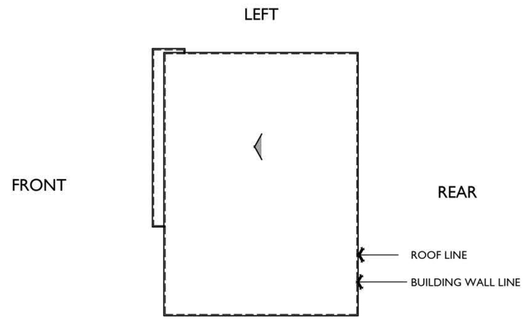
REAR

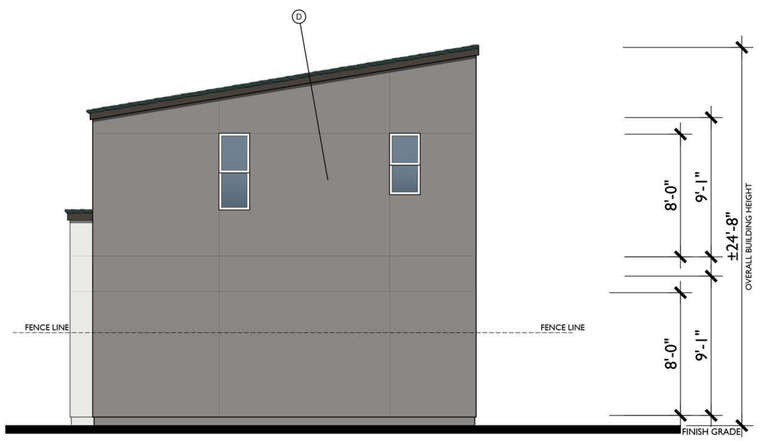
FRONT

C
1/4"=1'-0"

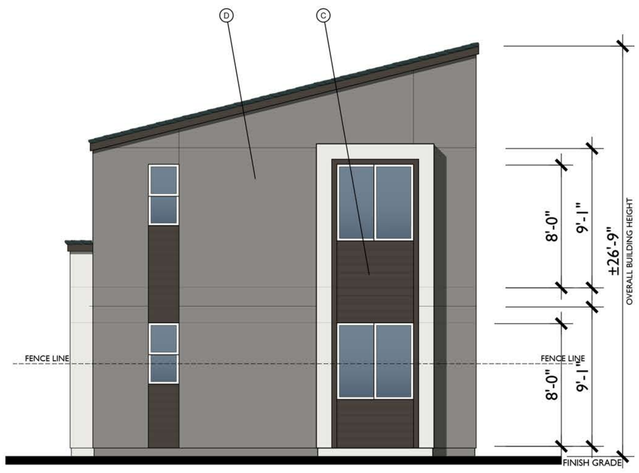


LEFT





RIGHT



RIGHT - ALTERNATE

ROOF PLAN C

1/8"=1'-0"

PITCH: 2:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. BOARD & BATT VERTICAL SIDING
C. HARDY LAP SIDING
D. STUCCO
E. CONTINUOUS TRIM
F. LIGHT FIXTURE
G. CEMENTITIOUS TRIM
H. STONE VENEER

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

PLAN 4

C Elevation

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

KEY MAP

VIEW 01

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2024 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

STREET VIEW 01

Renderings

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

03.03.26

GRUPE INVESTMENT COMPANY INC.

KEY MAP

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2024 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

BIRDS EYE VIEW 02

Renderings

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

03.03.26

GRUPE INVESTMENT COMPANY INC.

KEY MAP

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

STREET VIEW 03

Renderings

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

KEY MAP

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548

STREET VIEW 04

Renderings

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

KEY MAP

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

STREET VIEW 05

Renderings

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.

KEY MAP

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2024 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

STREET VIEW 06

Renderings

VALENTINE AVE.

Sebastopol, California

0 2 4 8

859.25270

12.05.25

GRUPE INVESTMENT COMPANY INC.