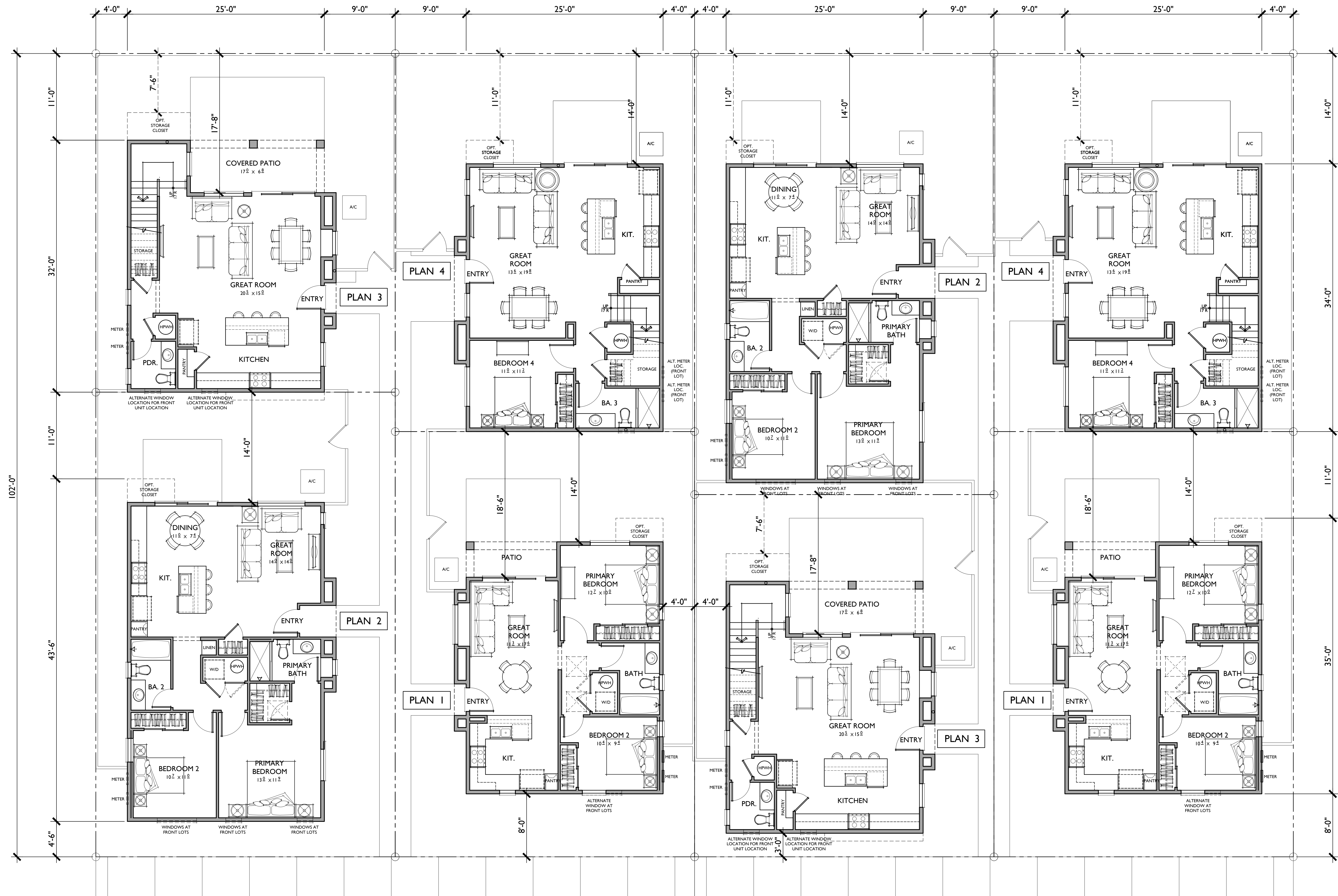
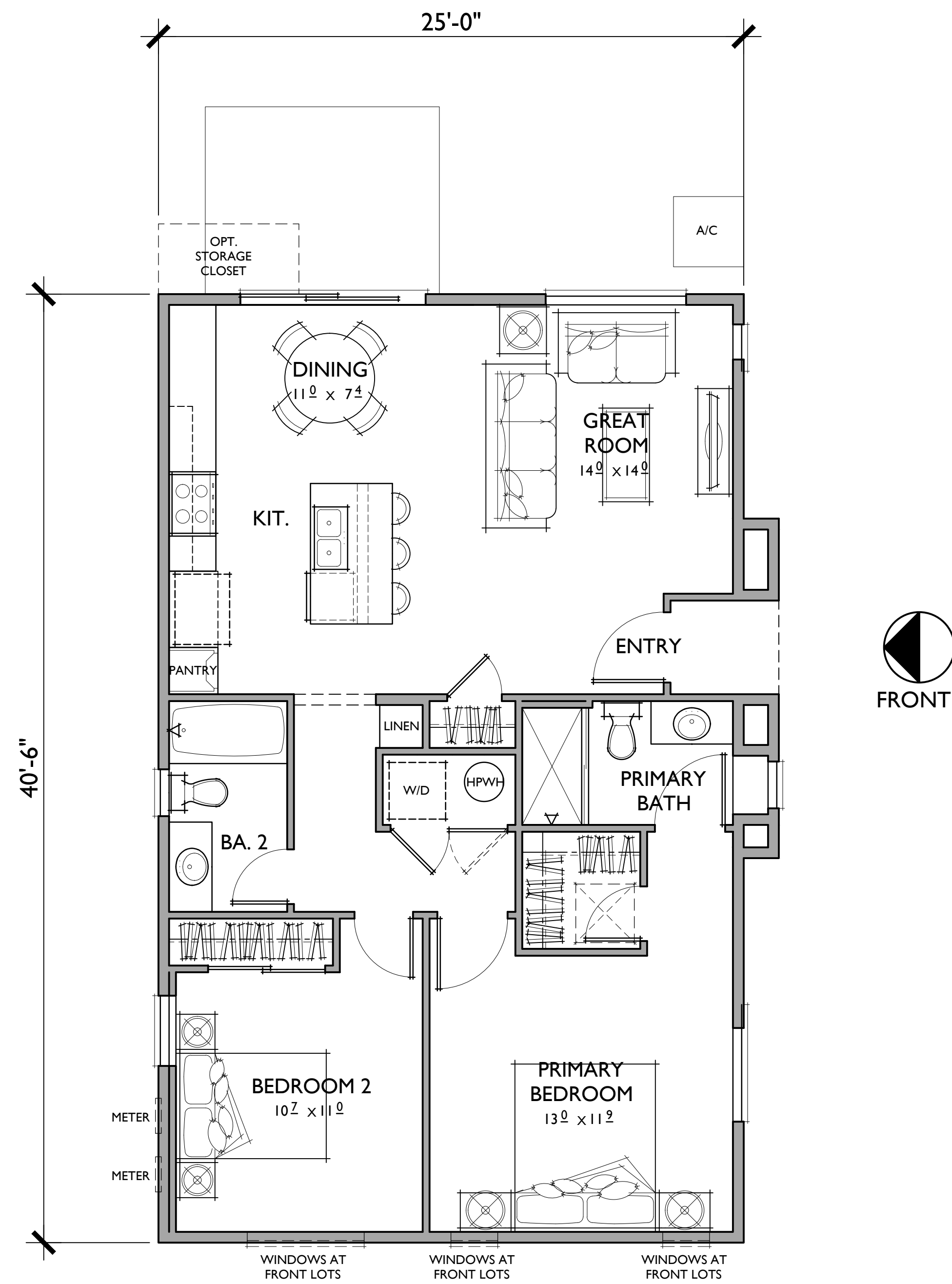


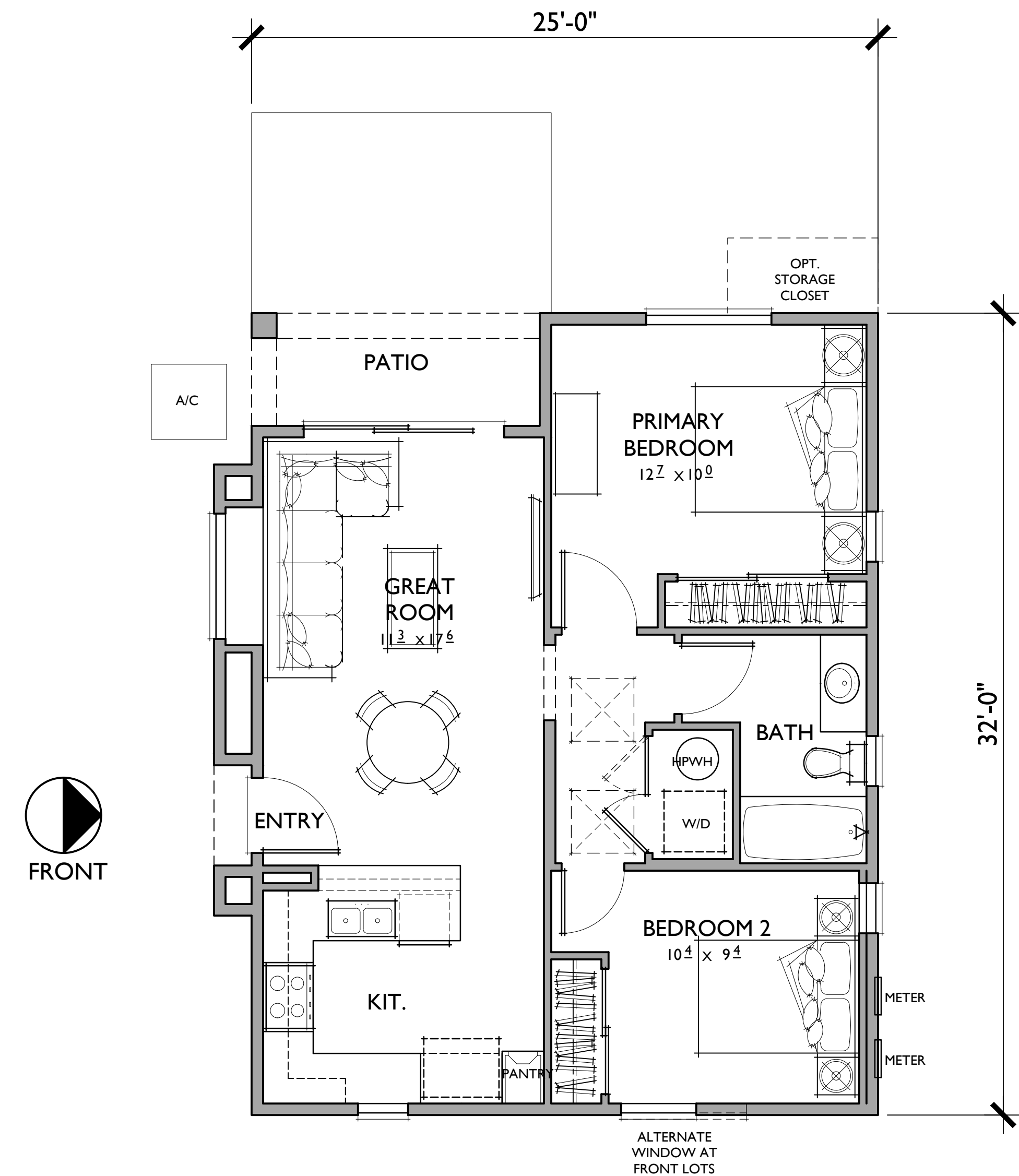




PLAN 2
2 BEDROOMS / 2 BATHS

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

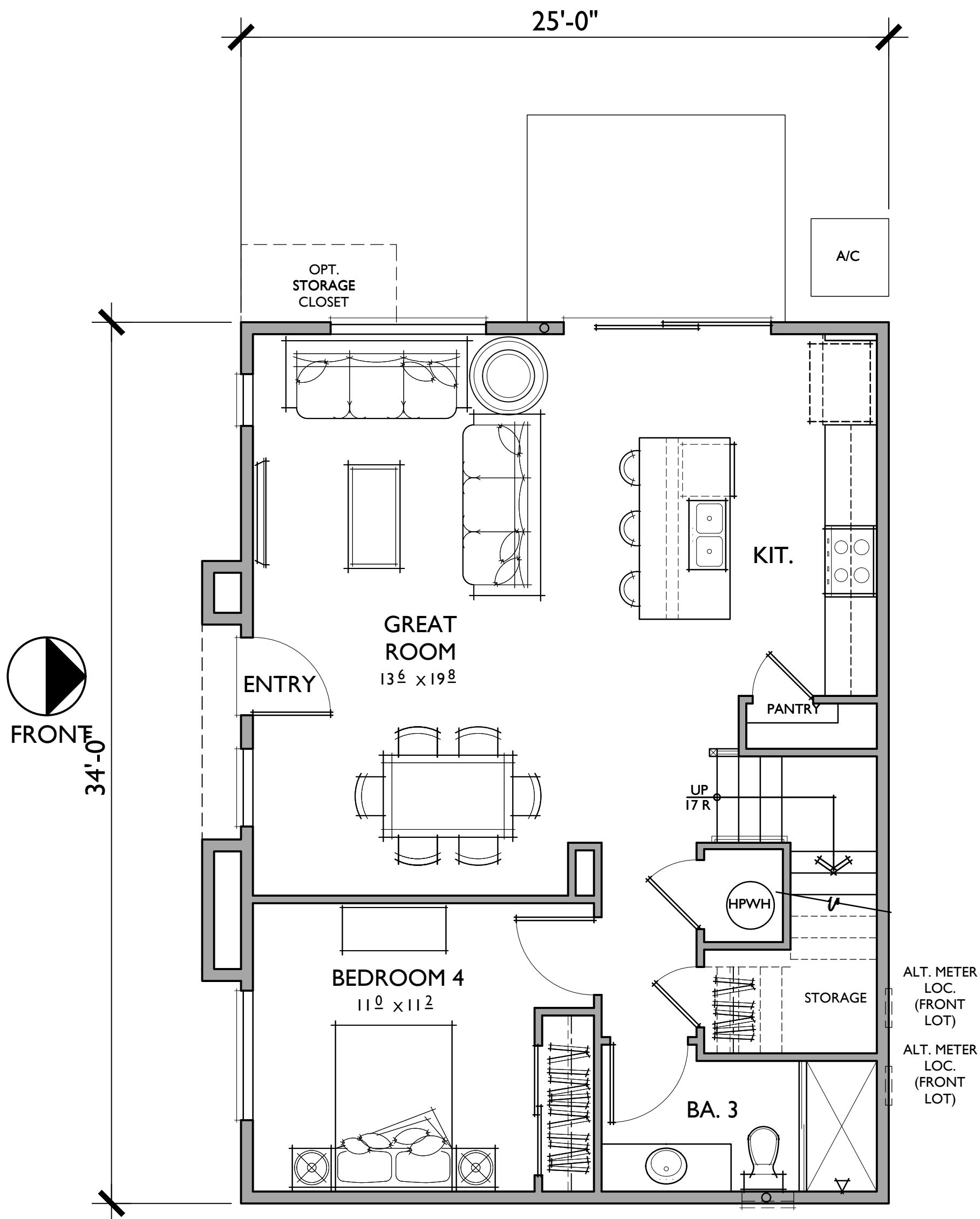
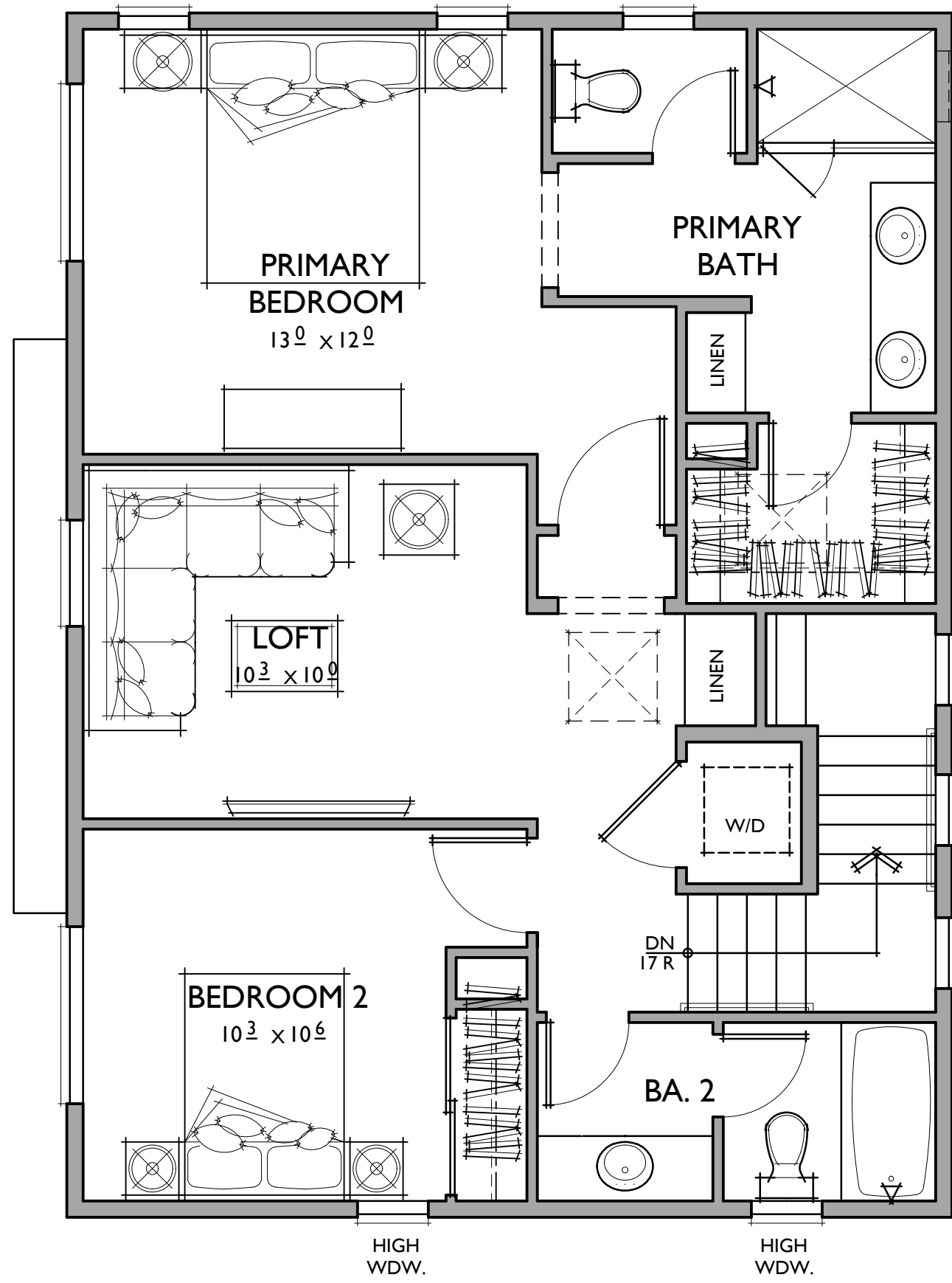
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 1
2 BEDROOMS / 1 BATH

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

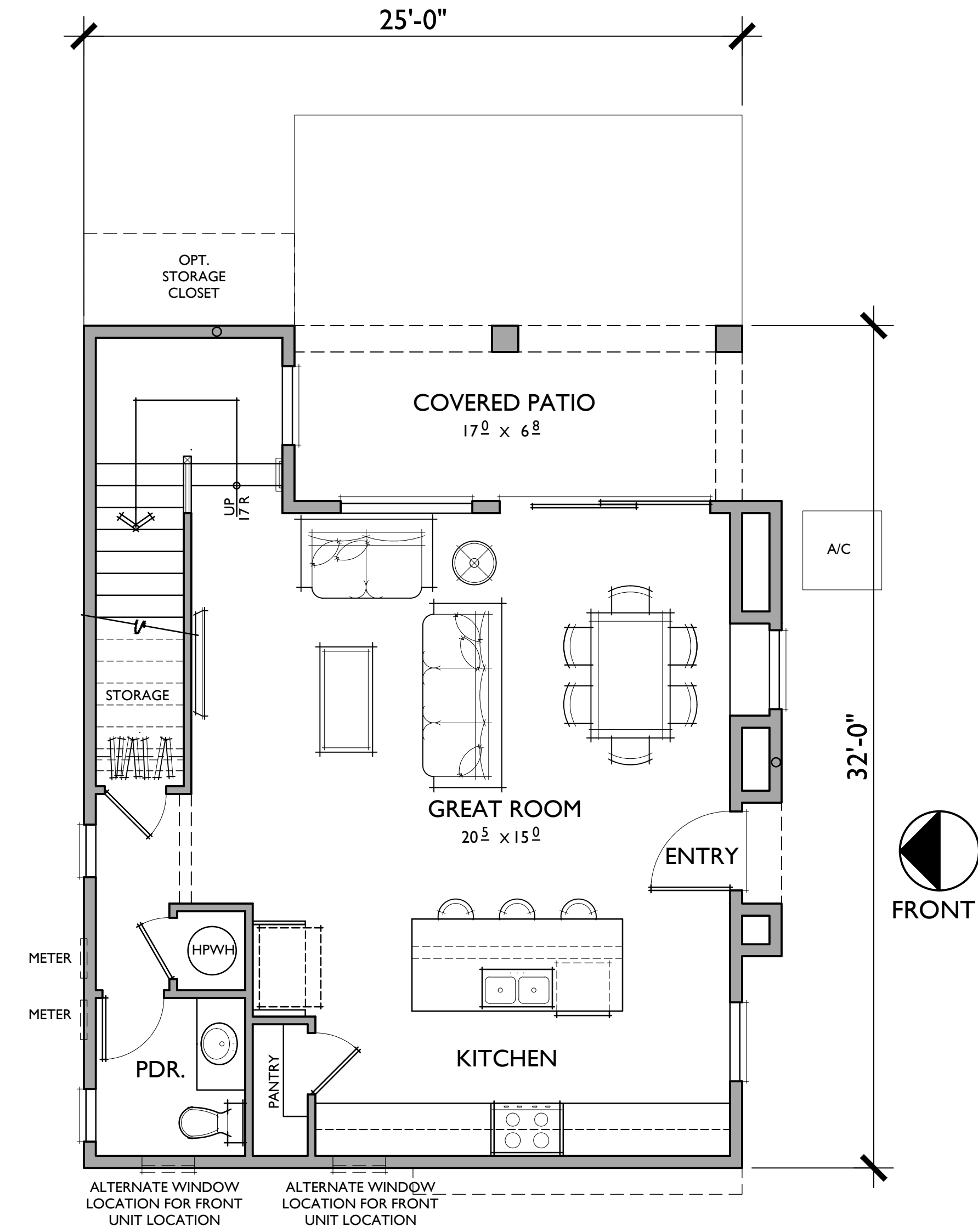
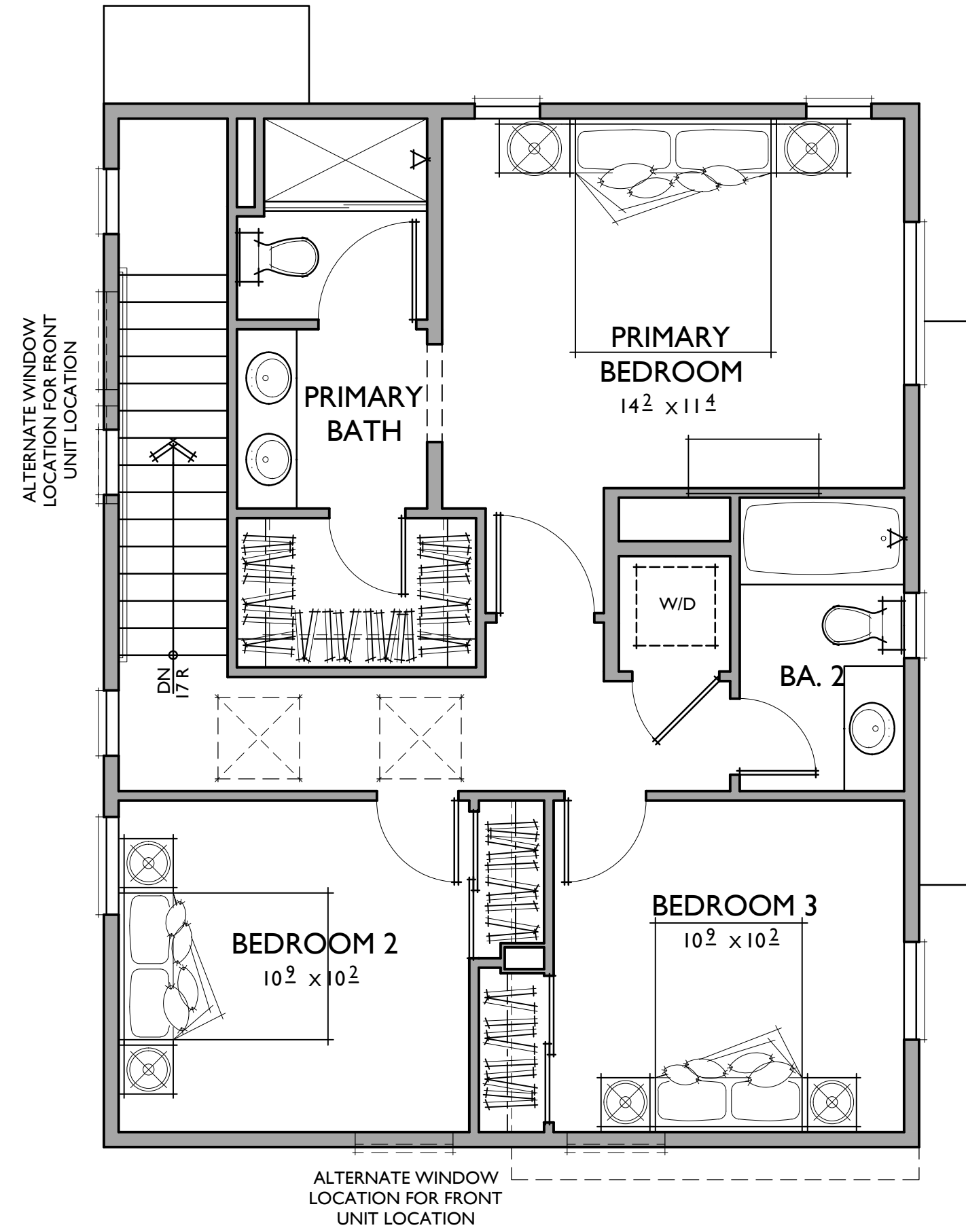
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



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



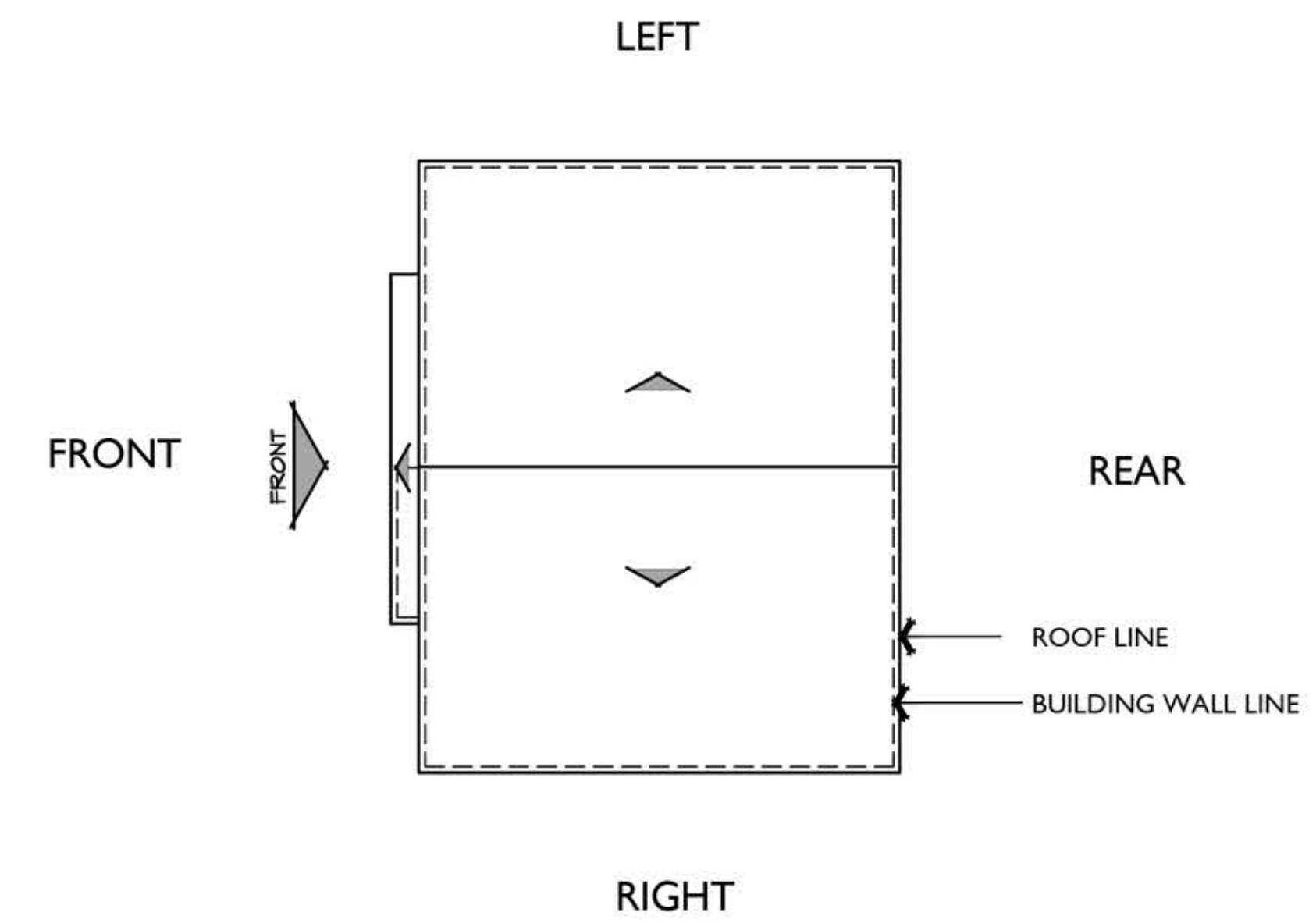
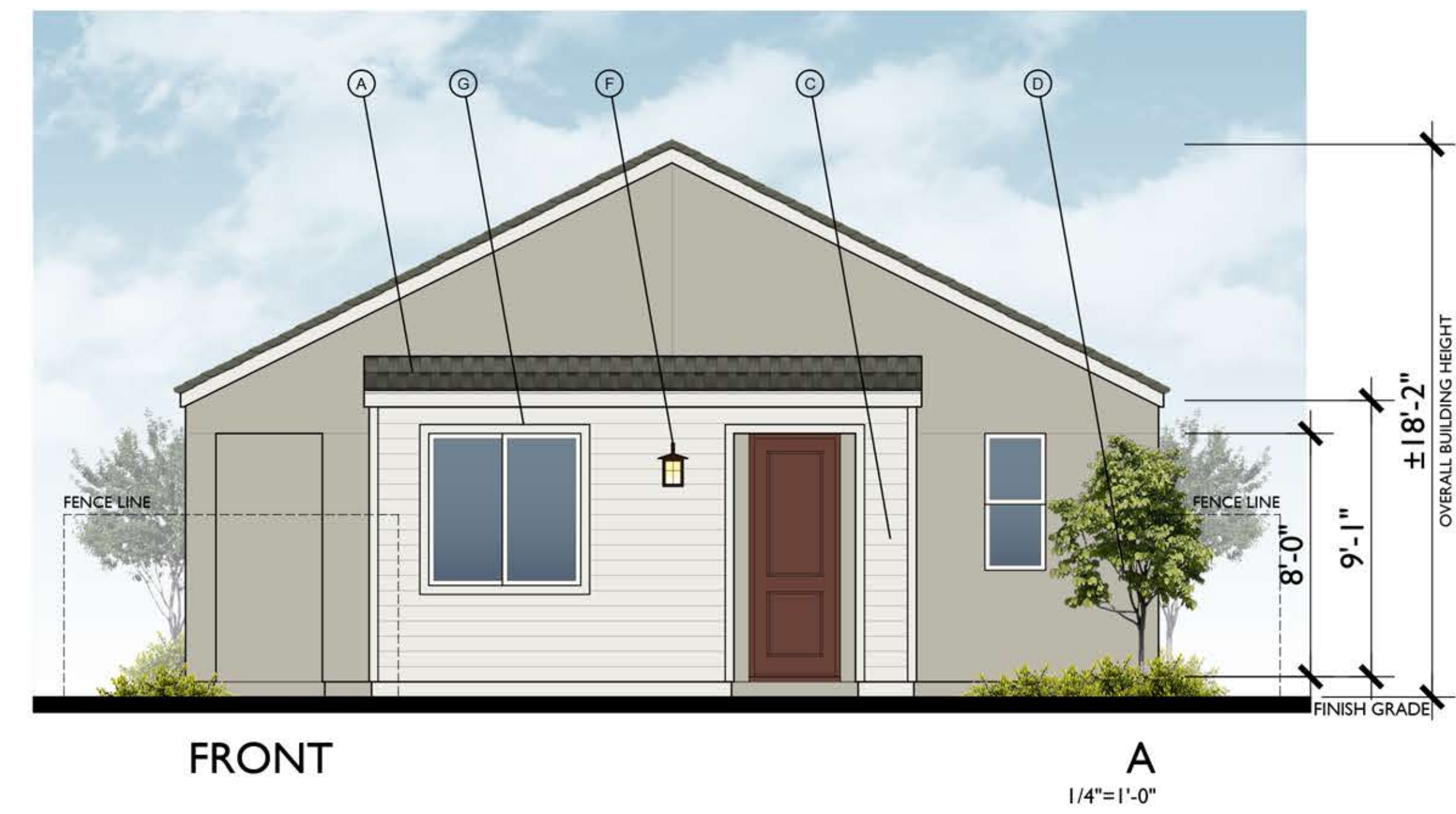
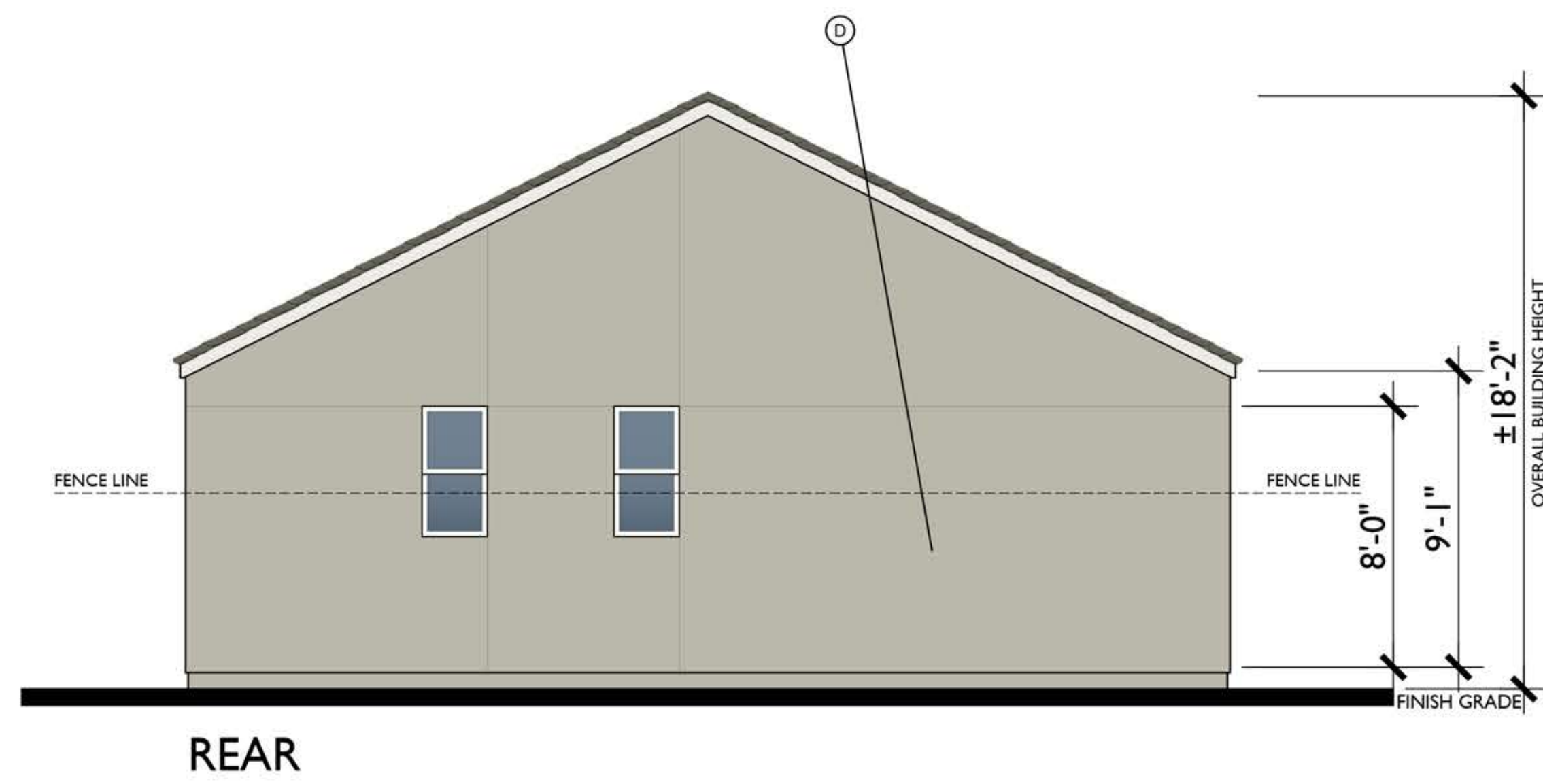
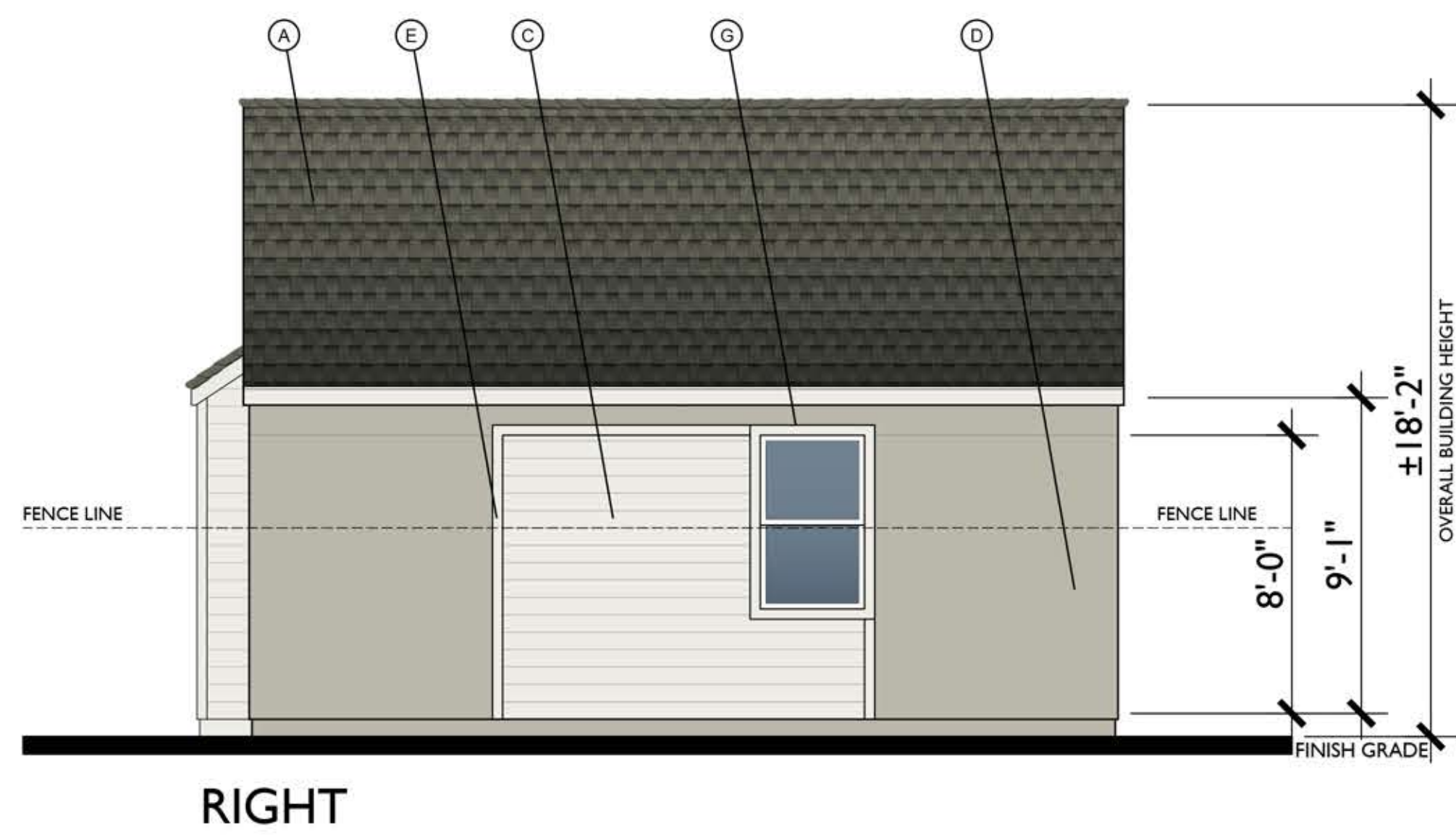
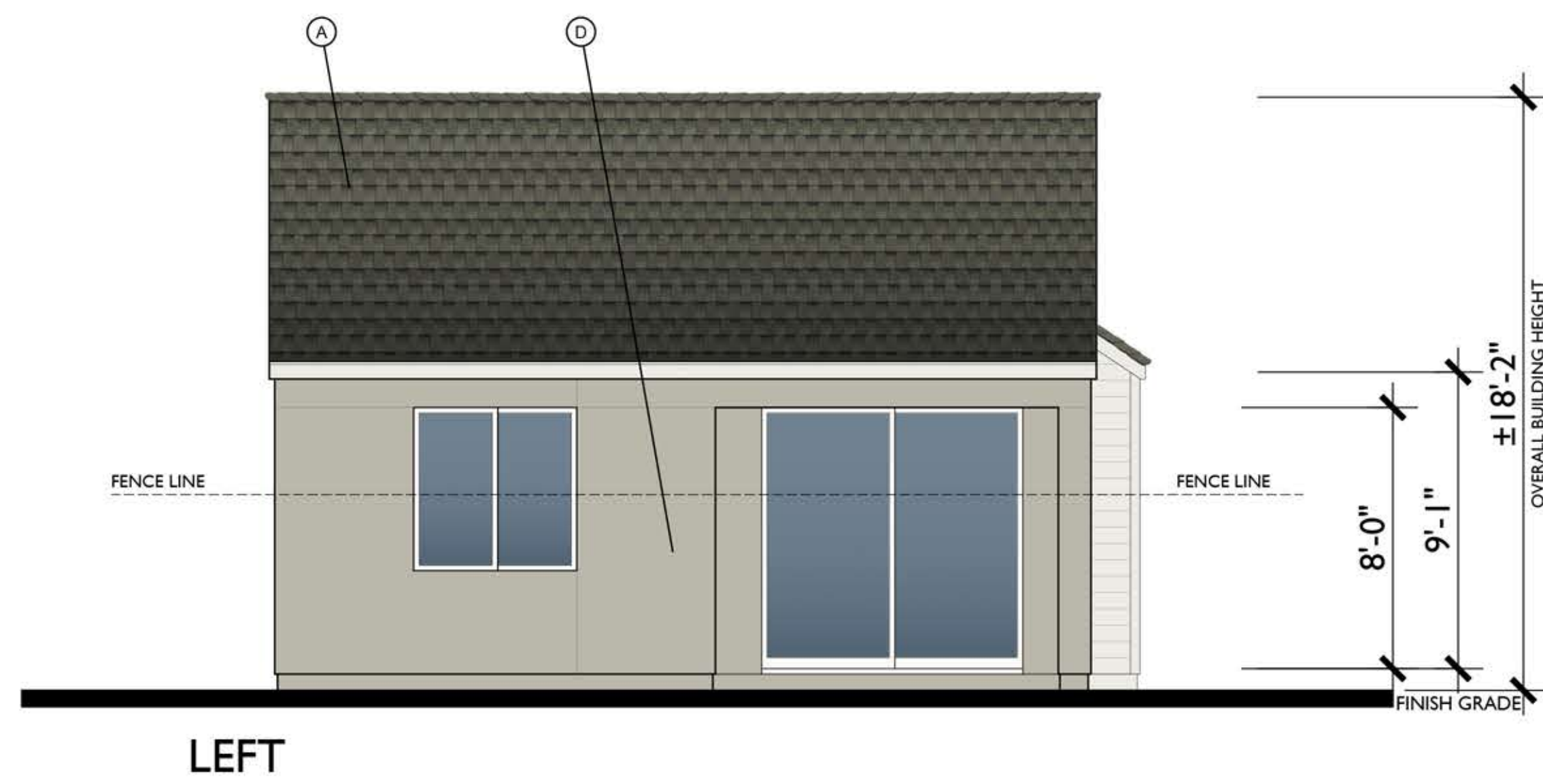
ELEVATION A



ELEVATION B



ELEVATION C



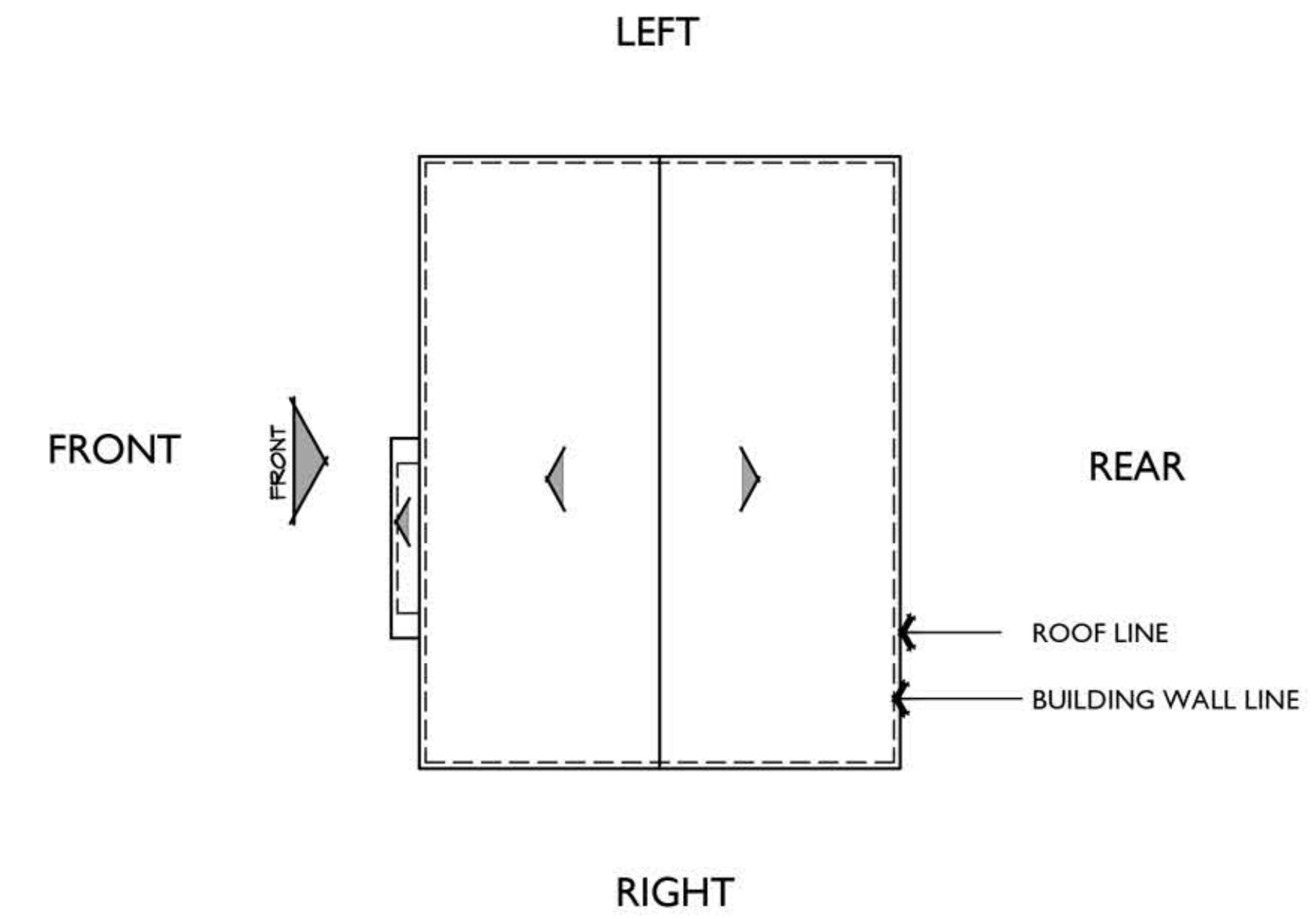
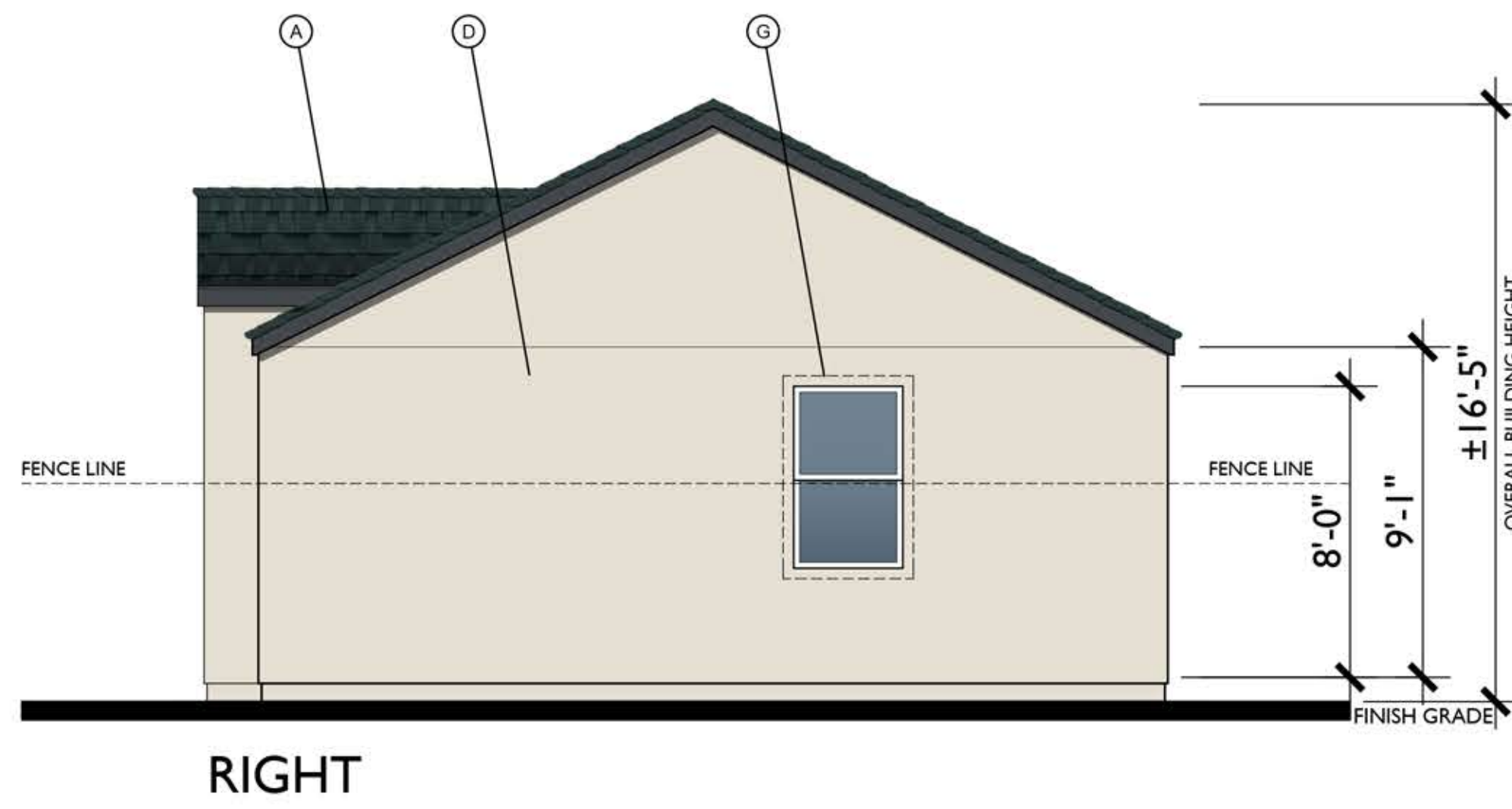
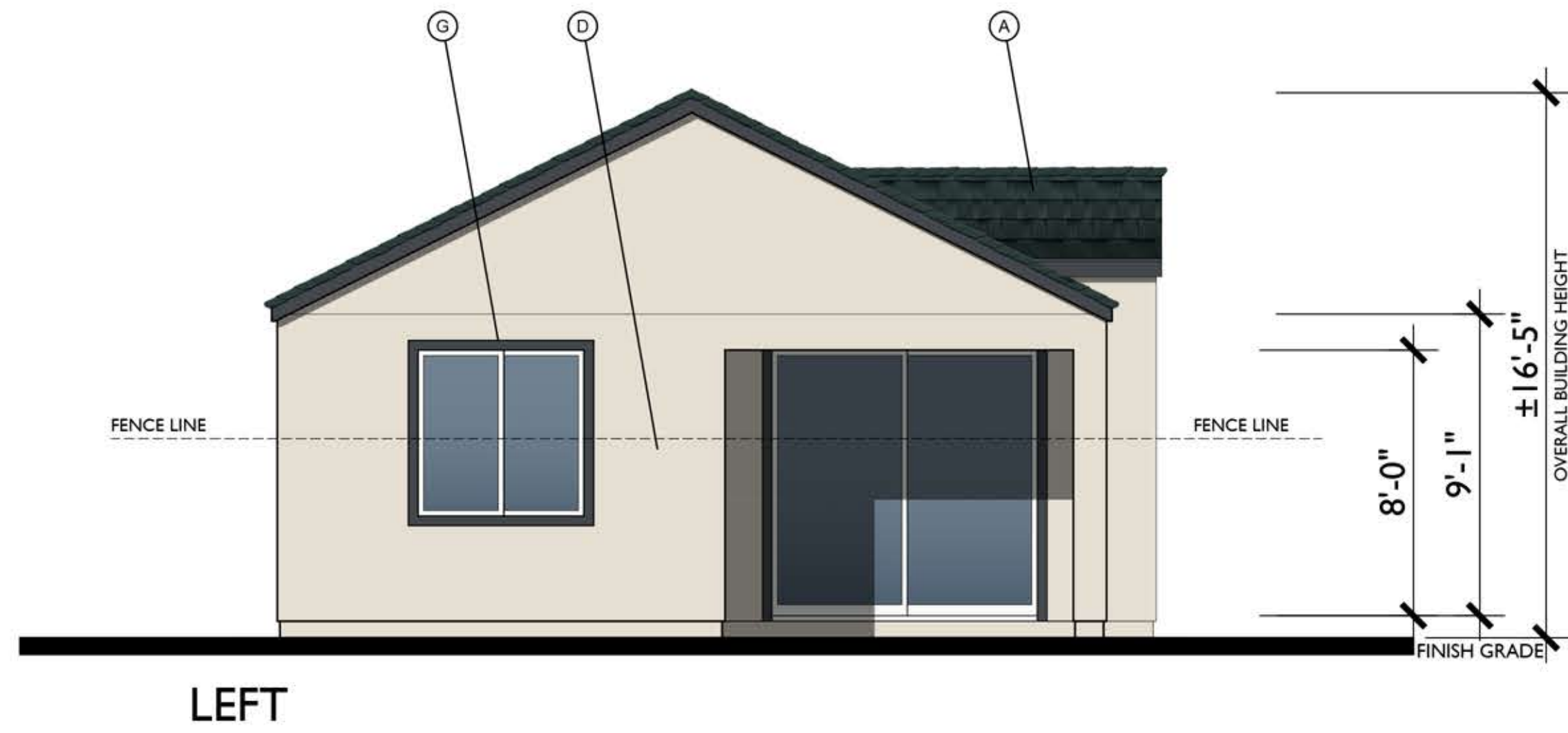
ROOF PLAN A

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

1/8" = 1'-0"

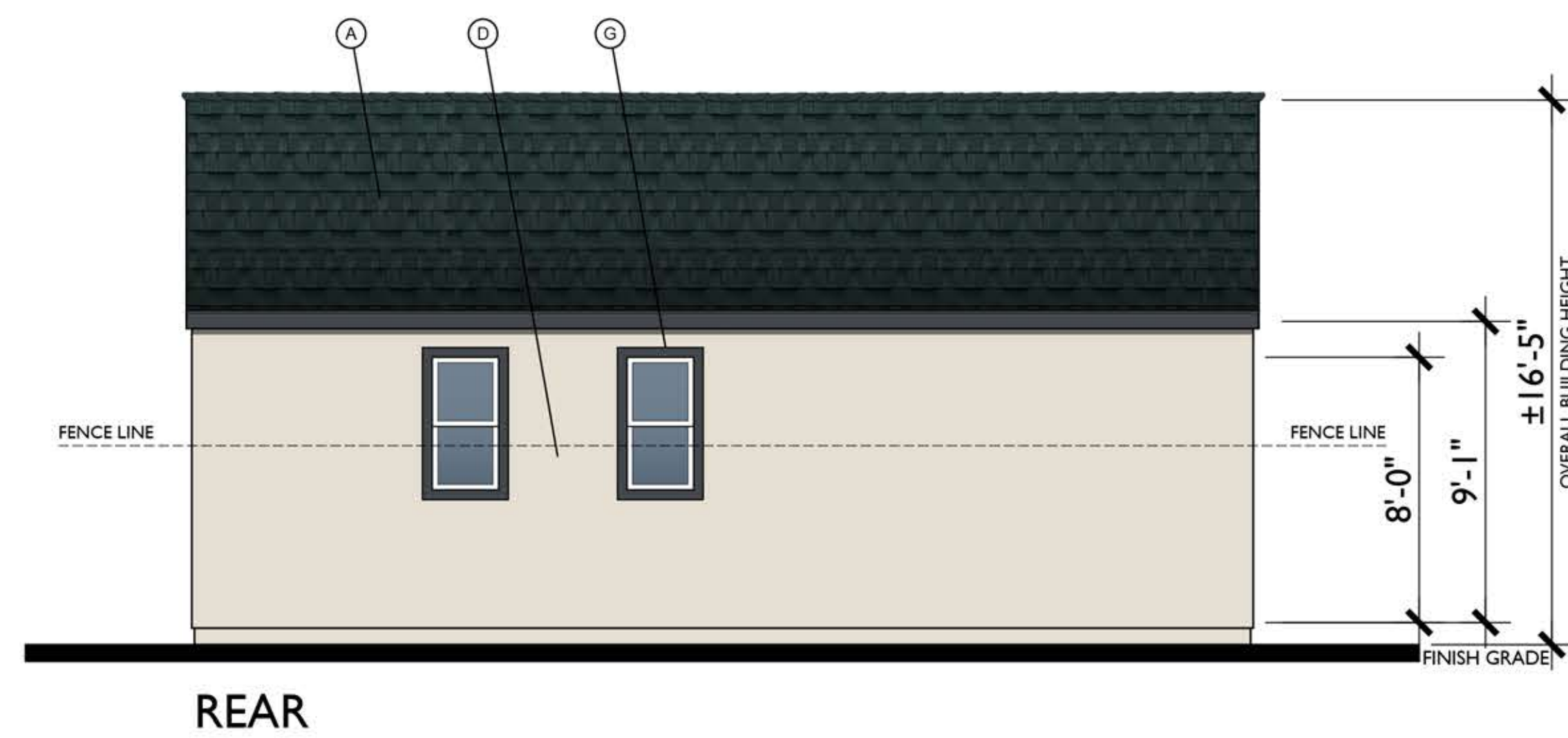
MATERIAL LEGEND

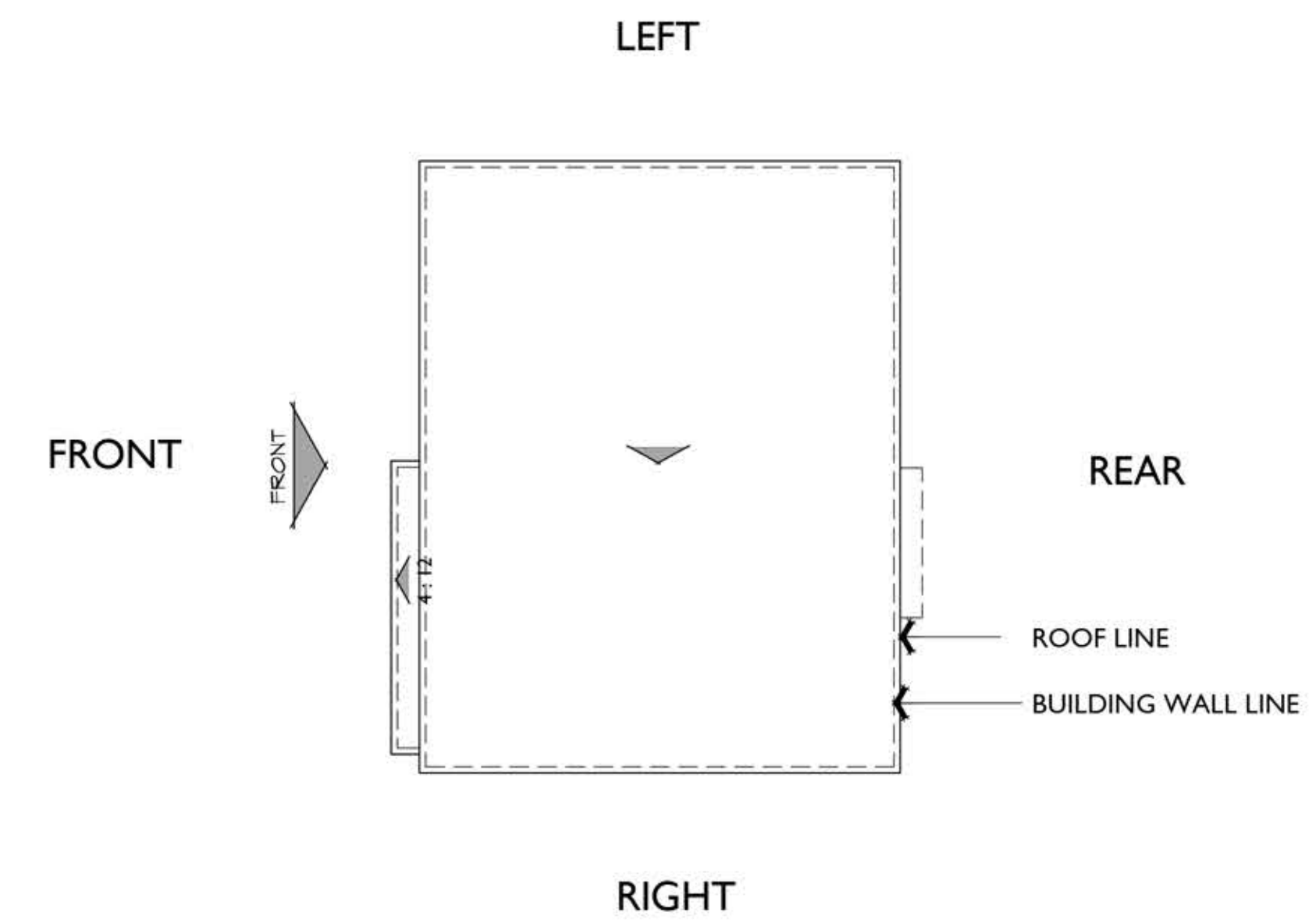
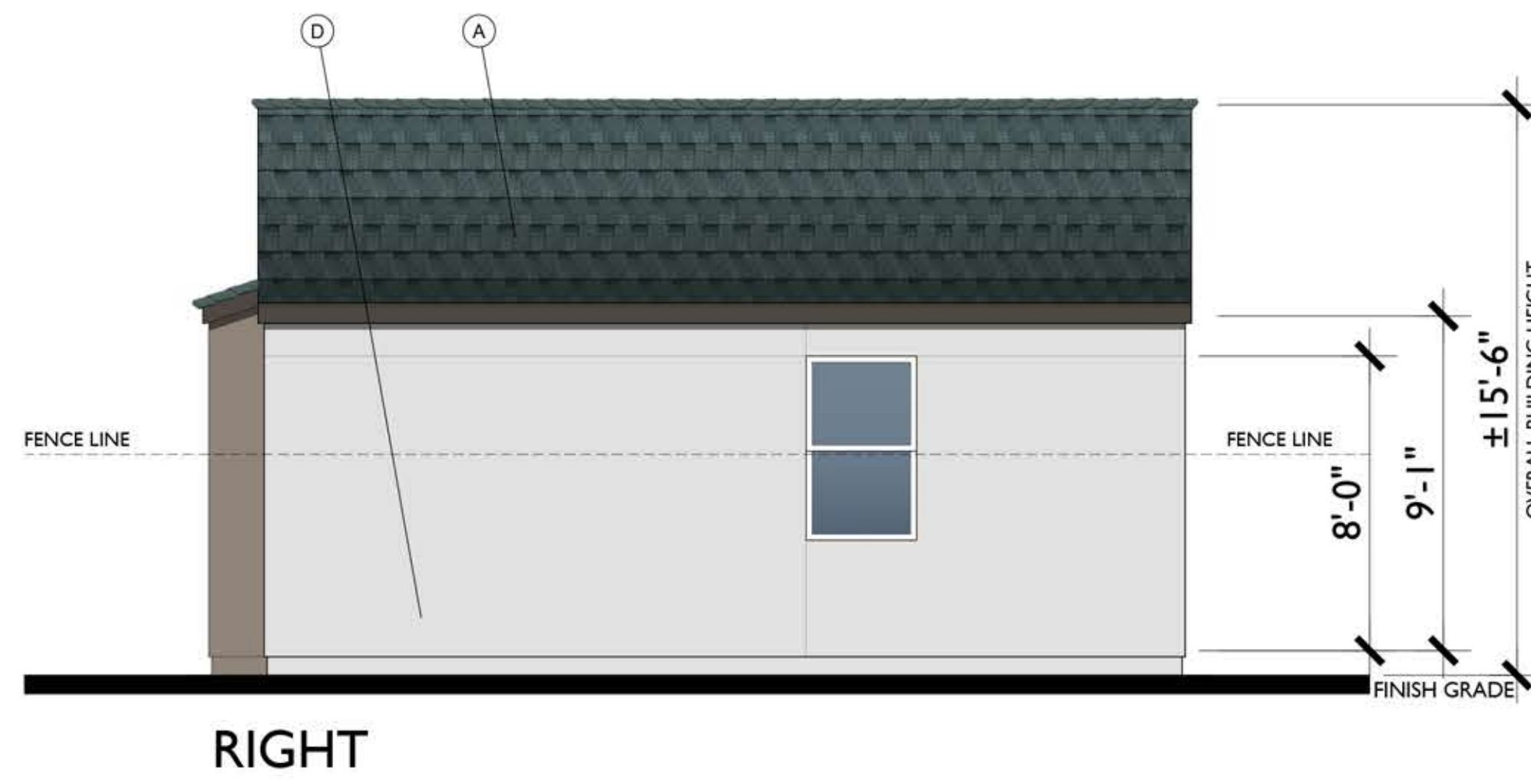
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER



ROOF PLAN **B**
 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

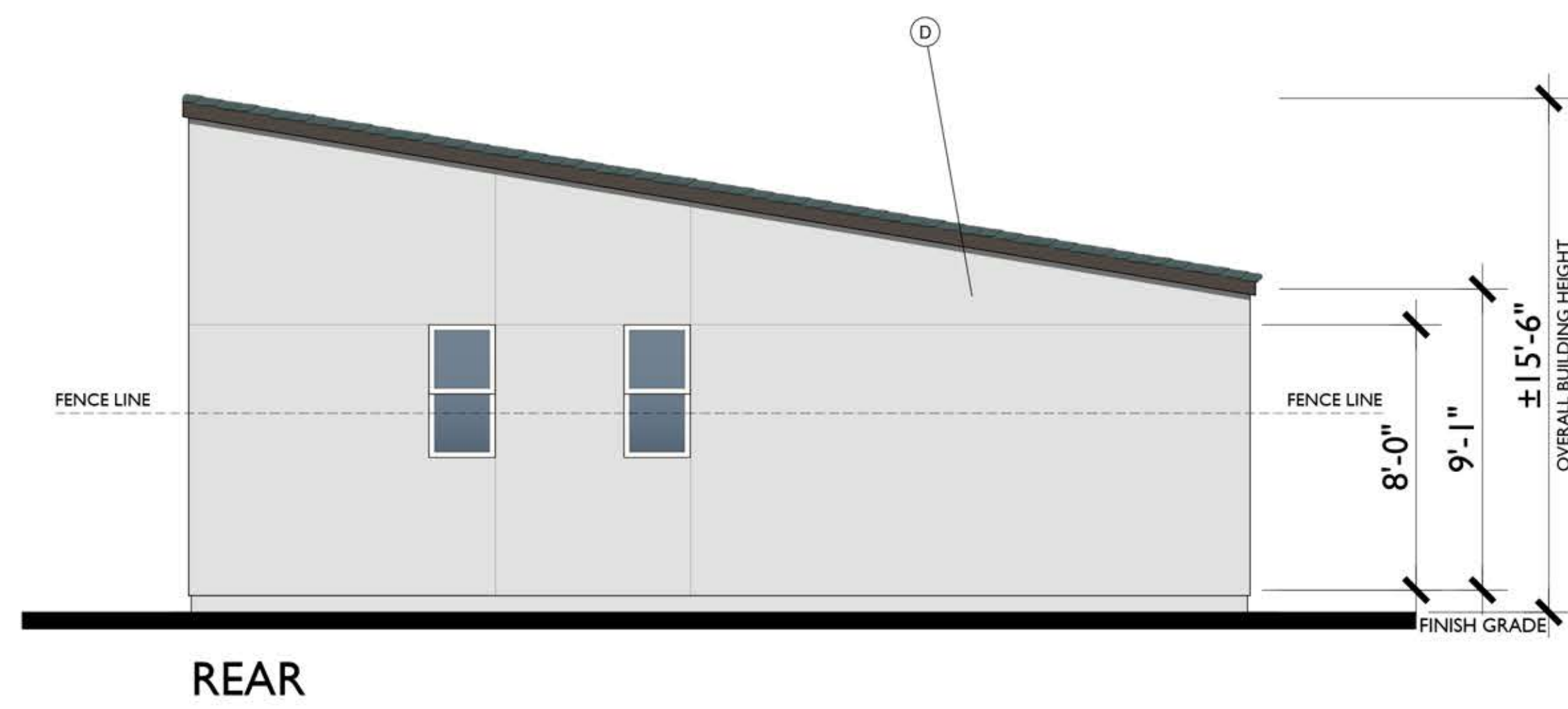




PITCH: 2:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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





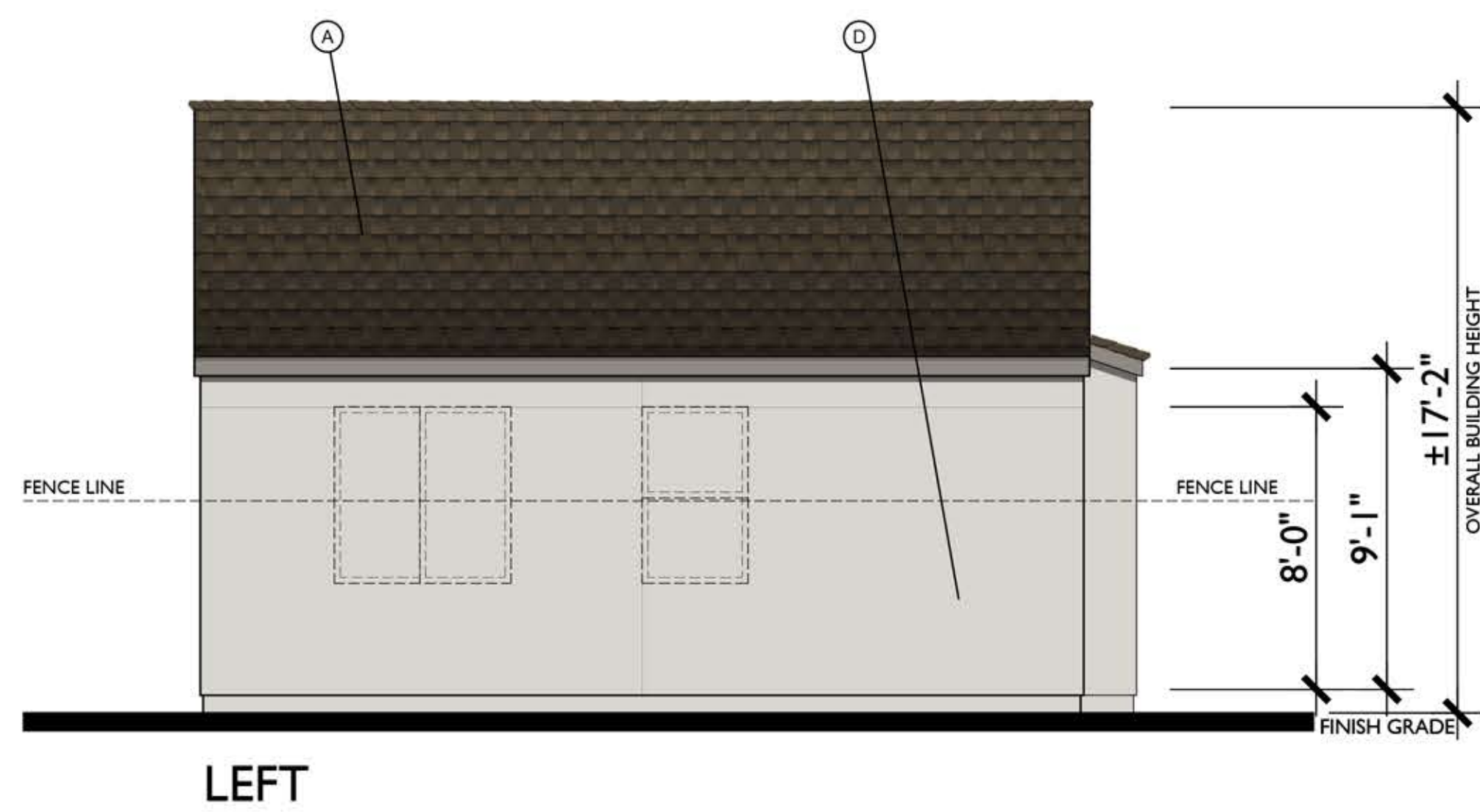
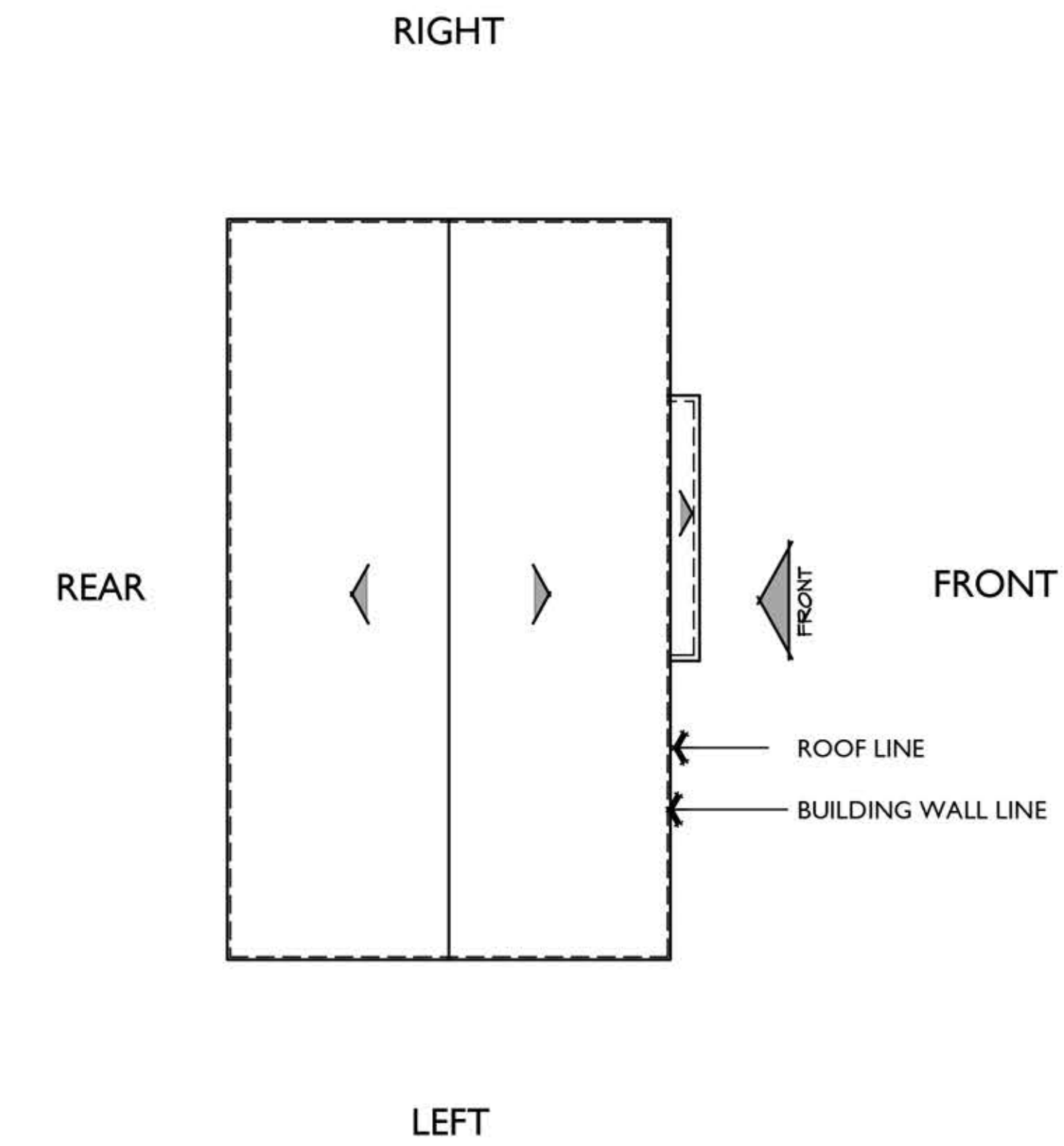
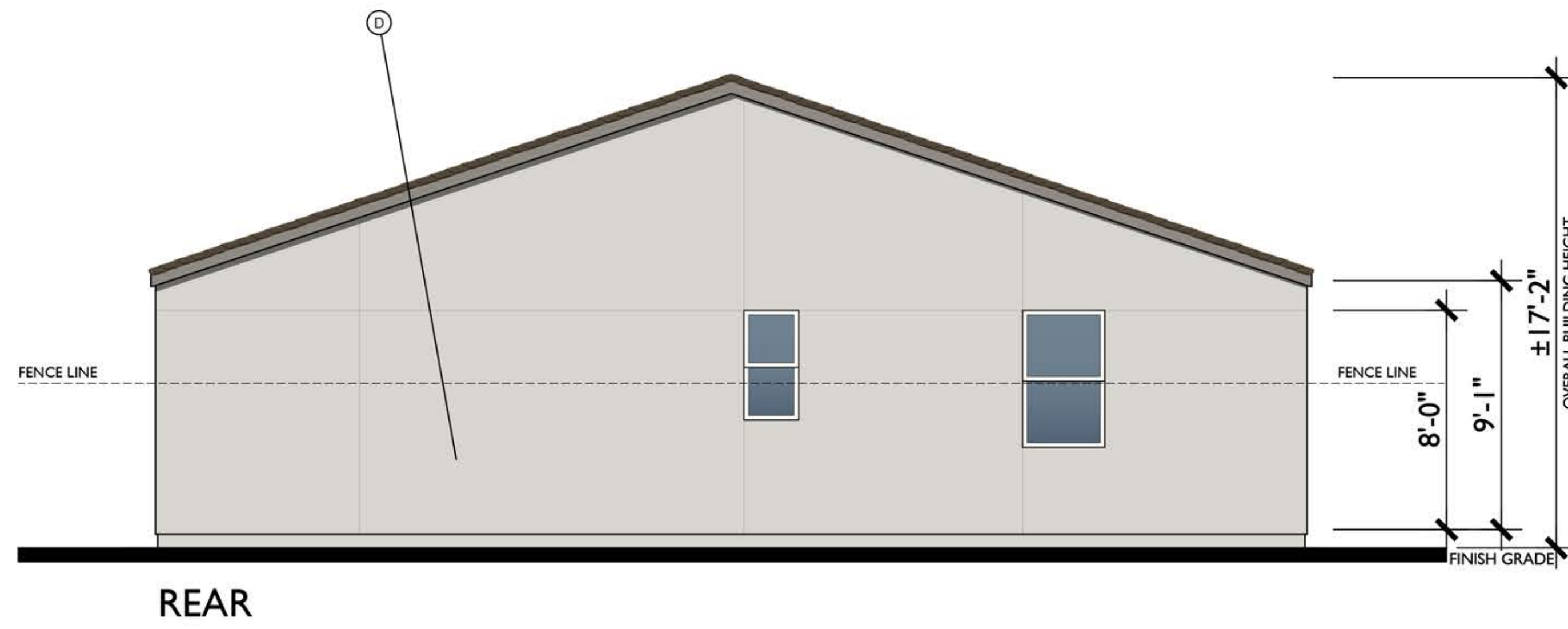
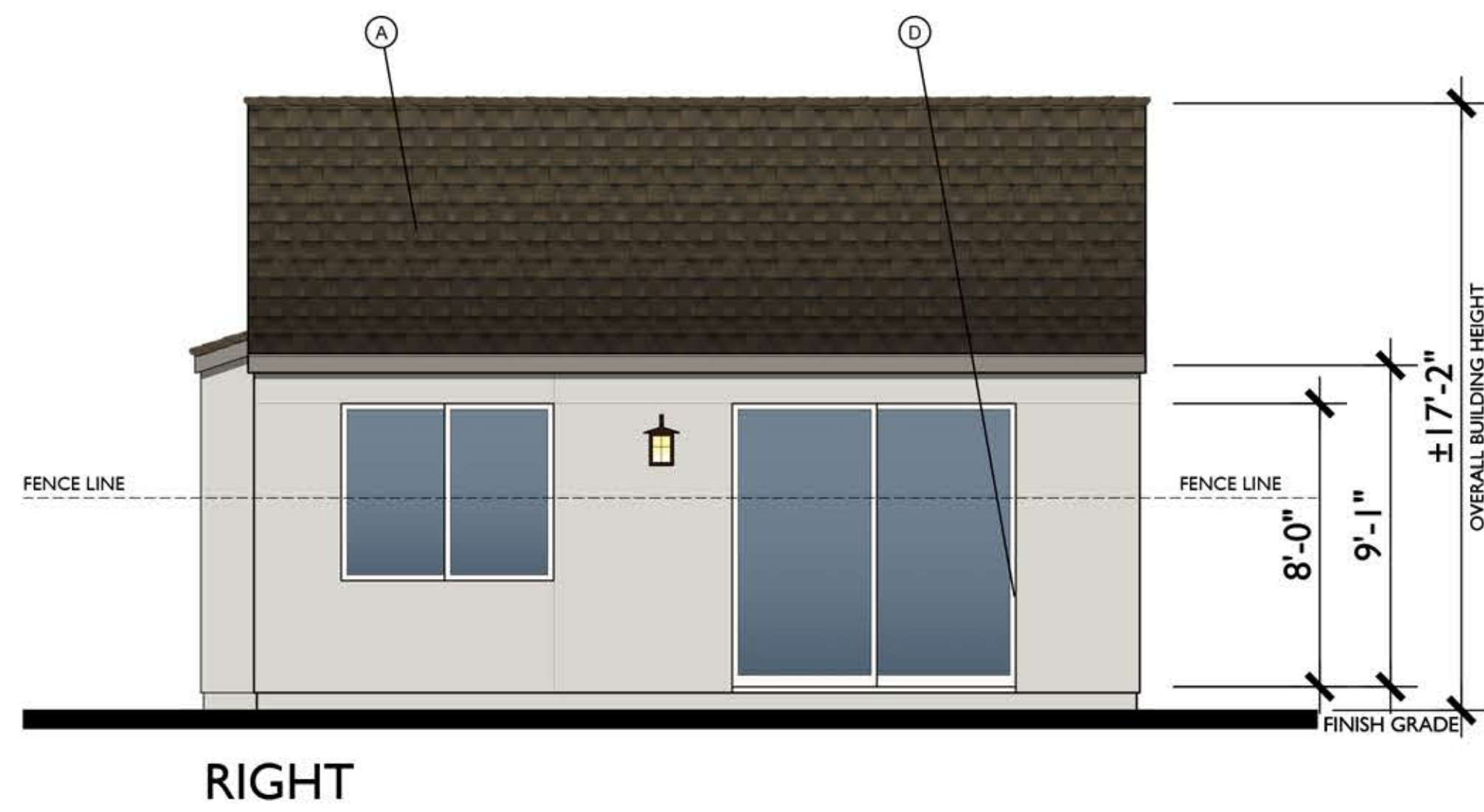
ELEVATION A



ELEVATION B



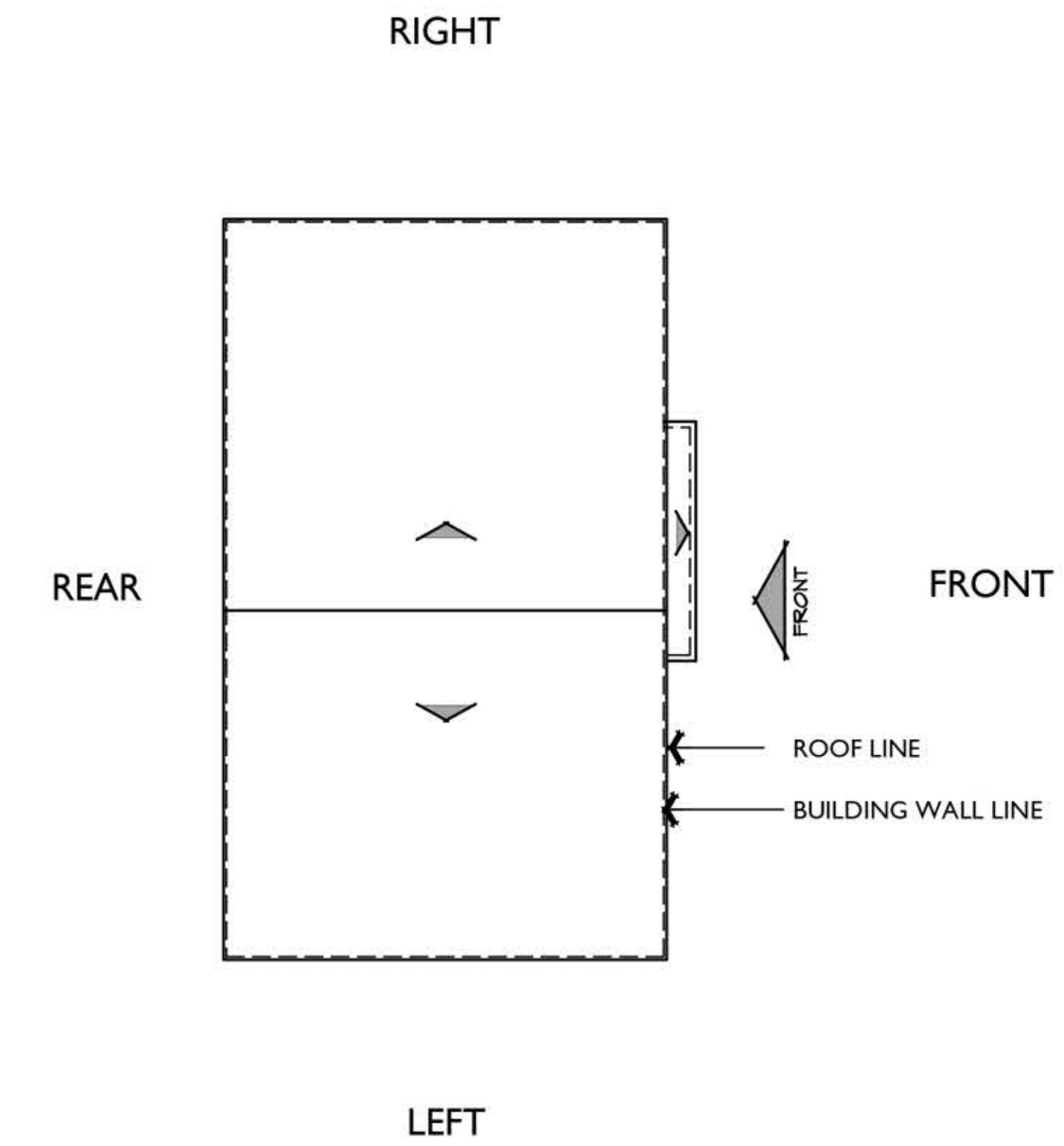
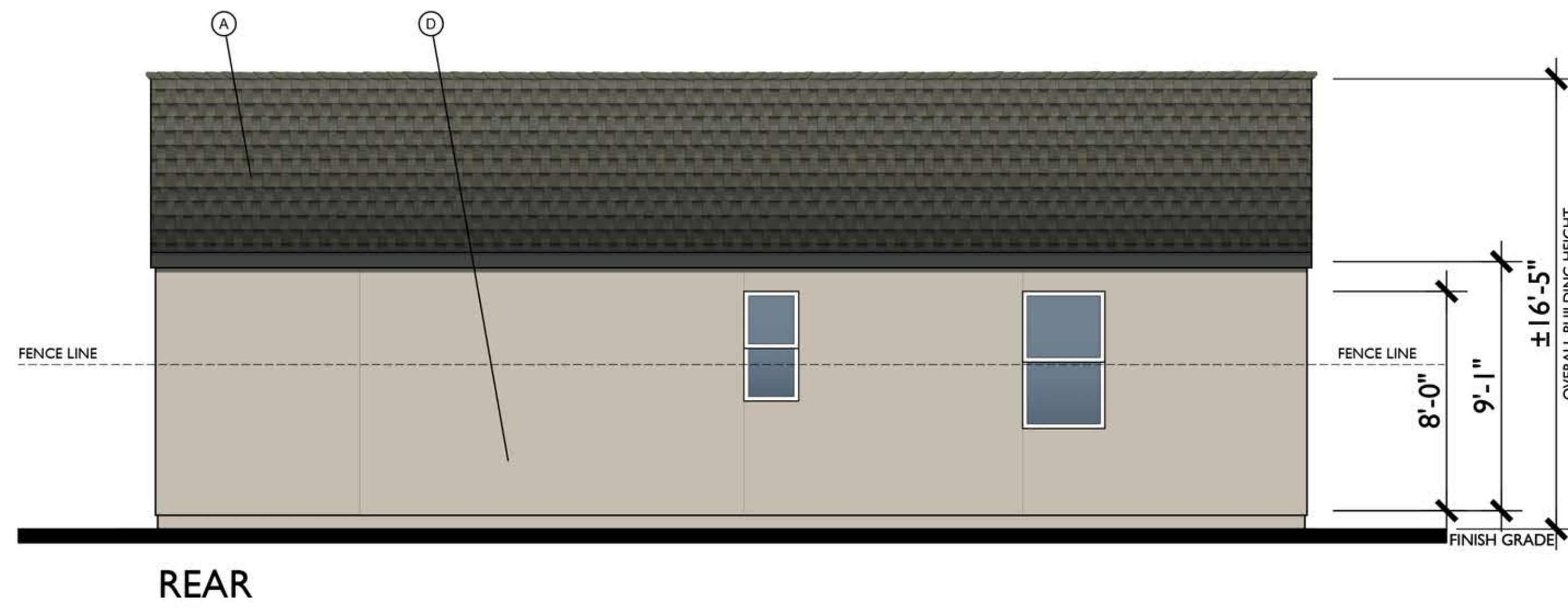
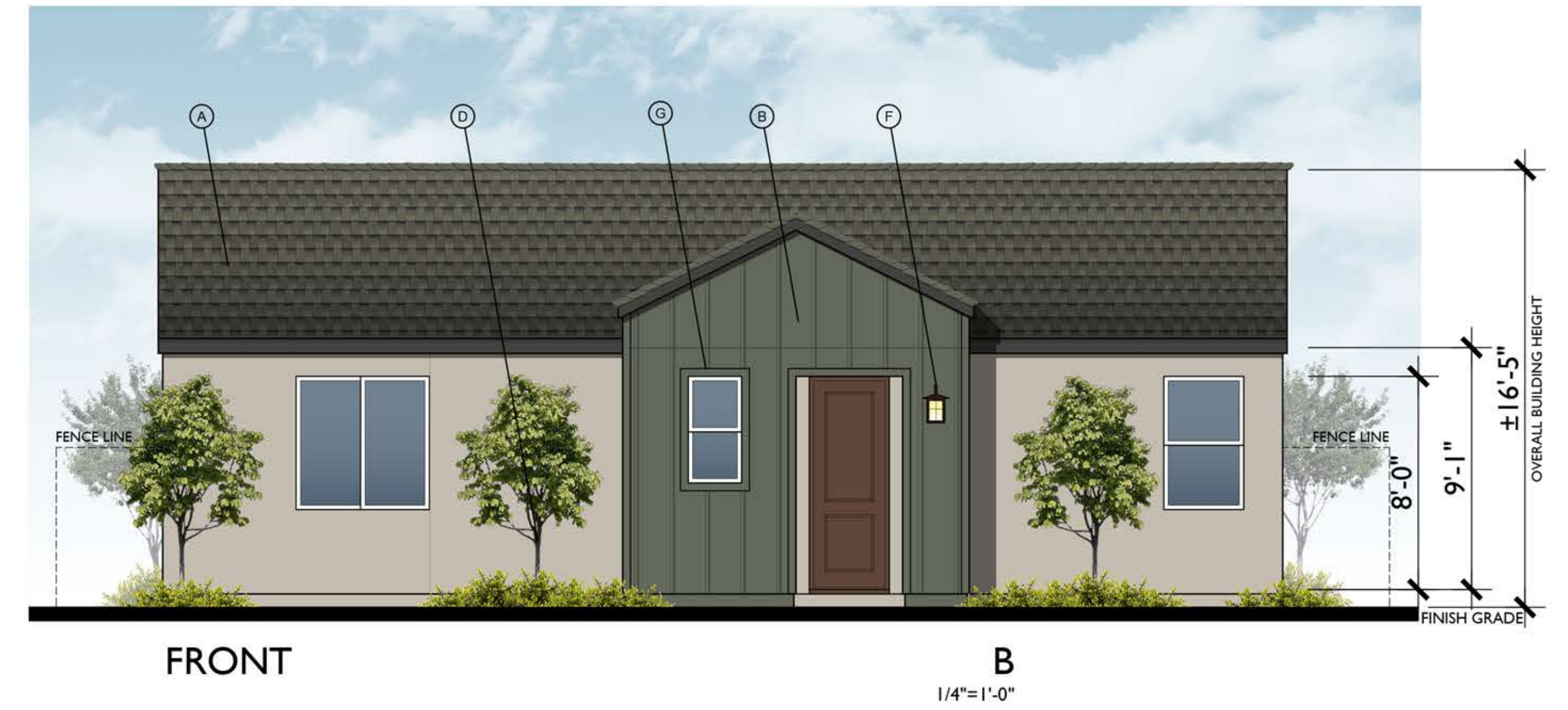
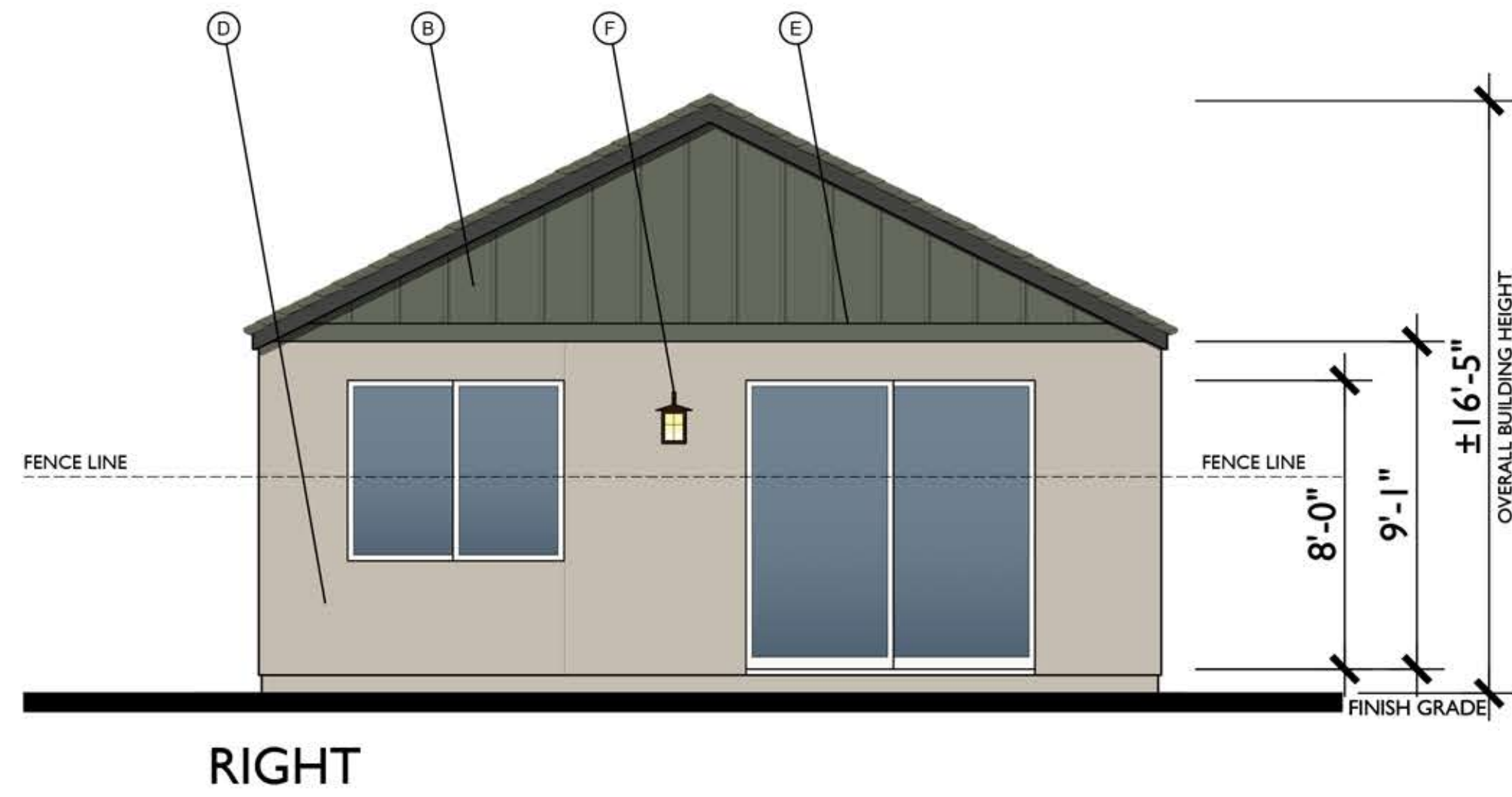
ELEVATION C



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

MATERIAL LEGEND

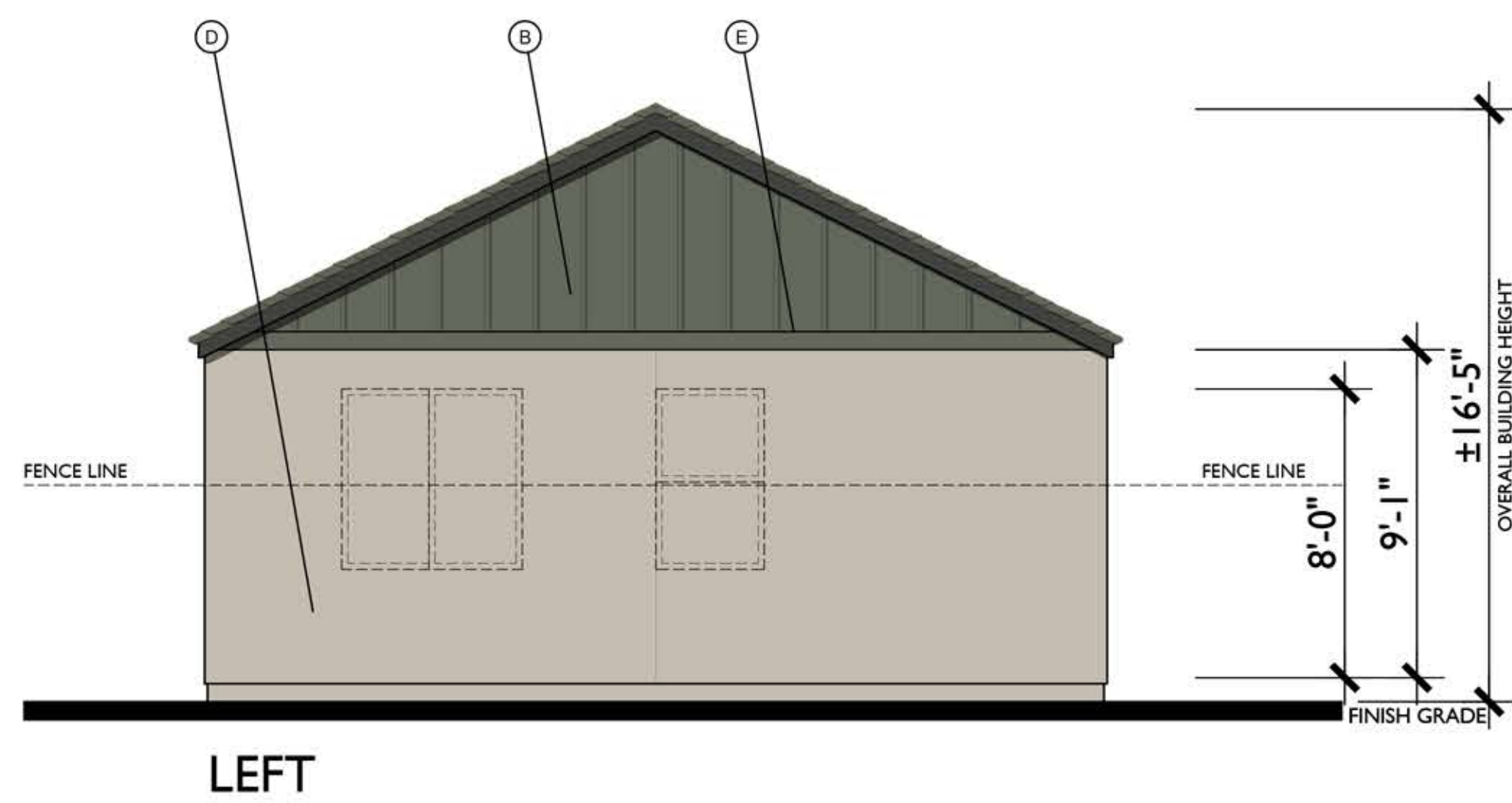
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER

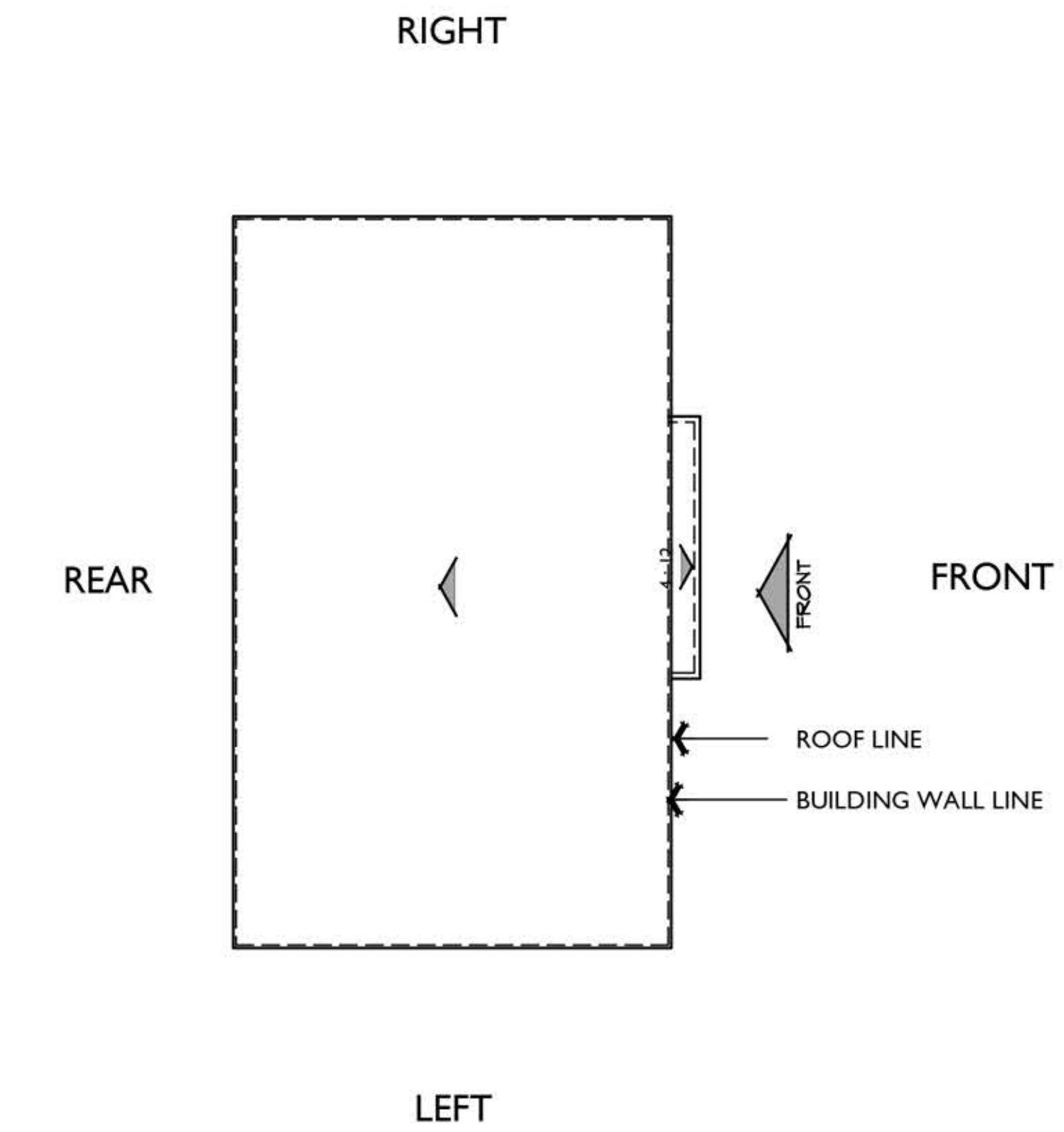
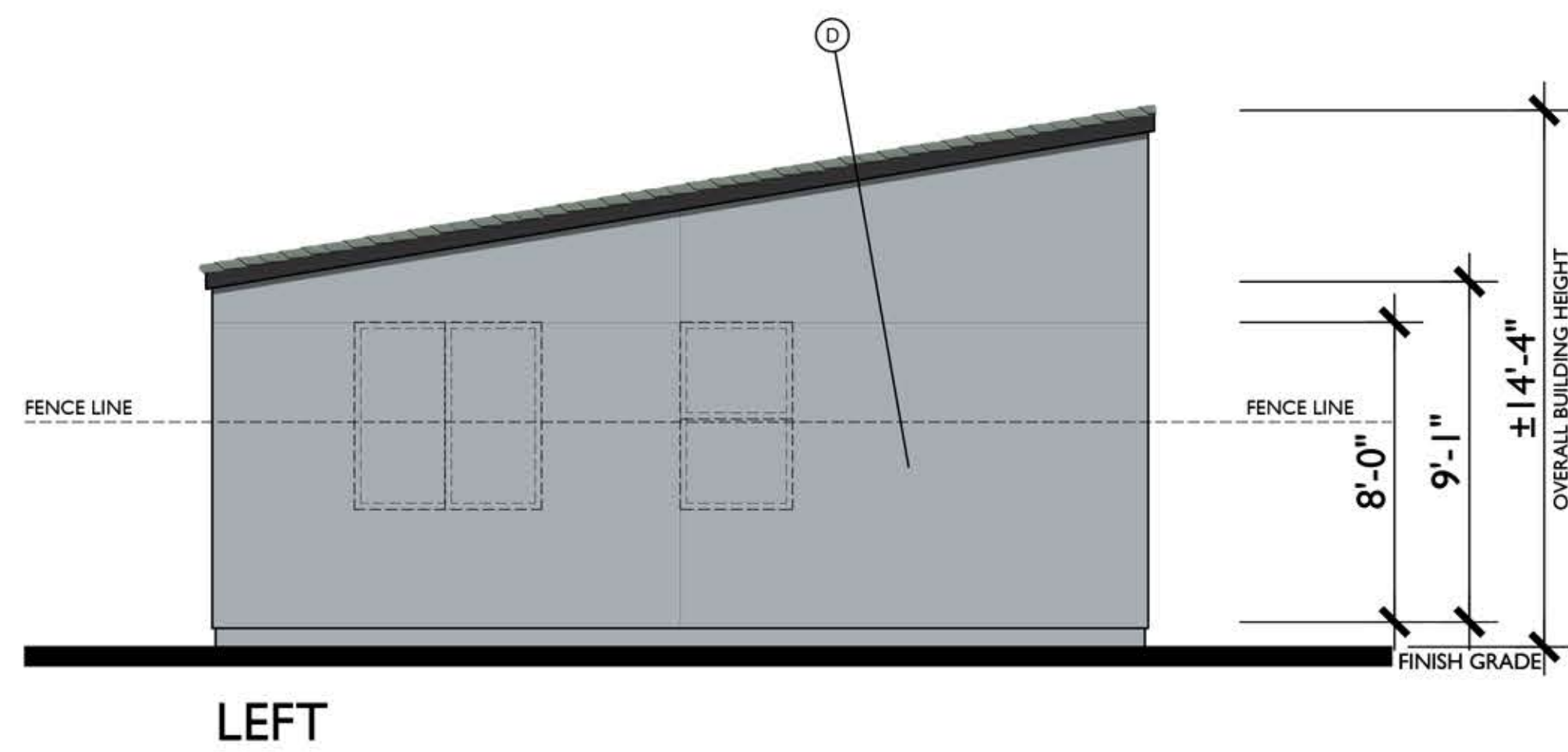
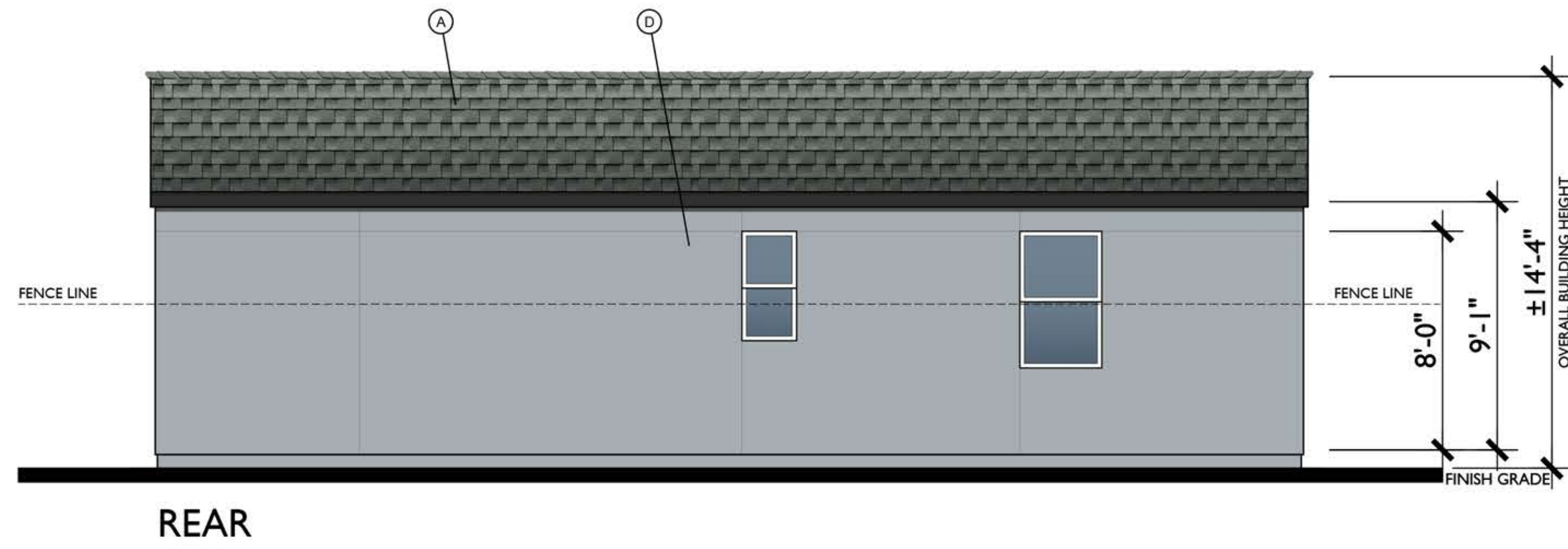
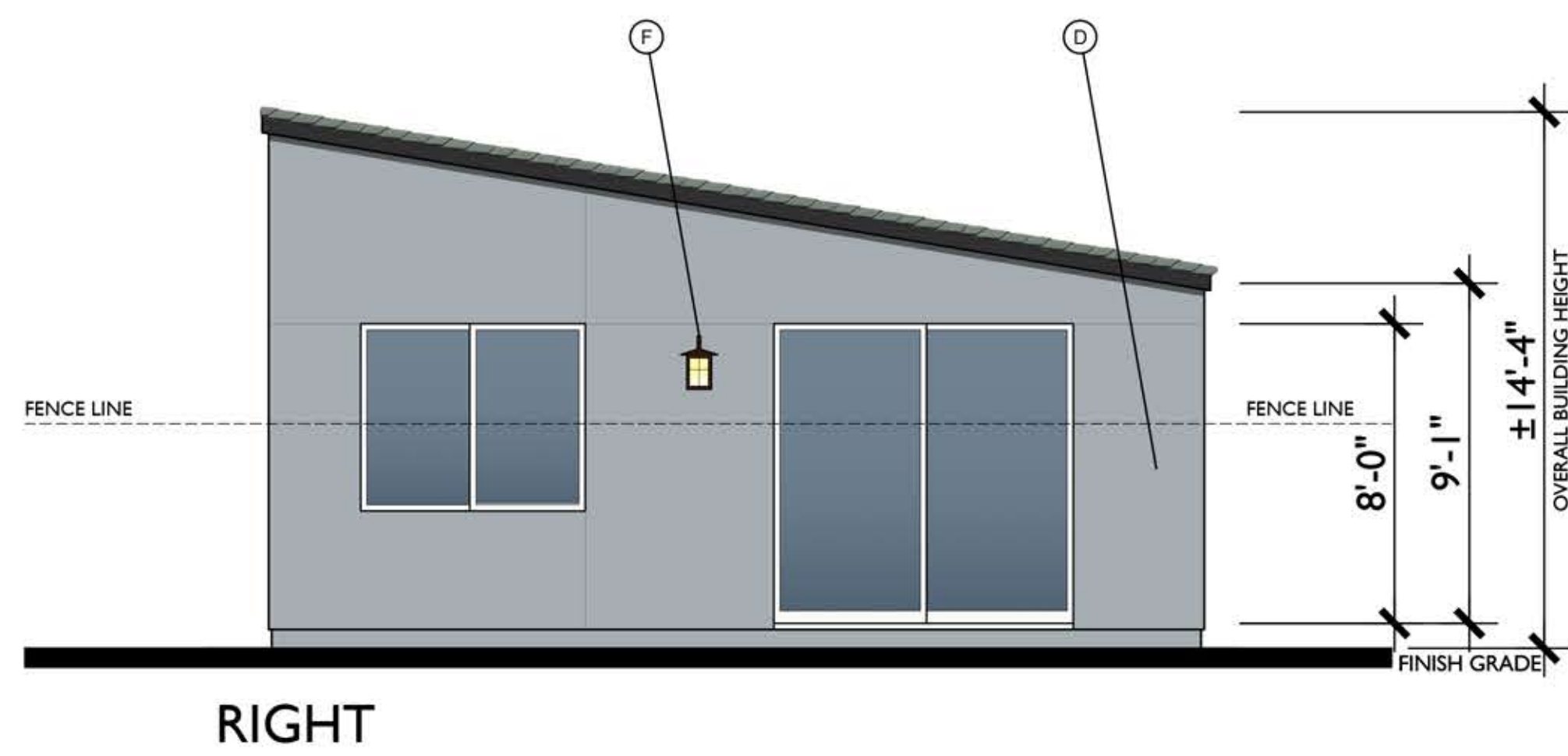


ROOF PLAN **B**

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





ROOF PLAN C

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



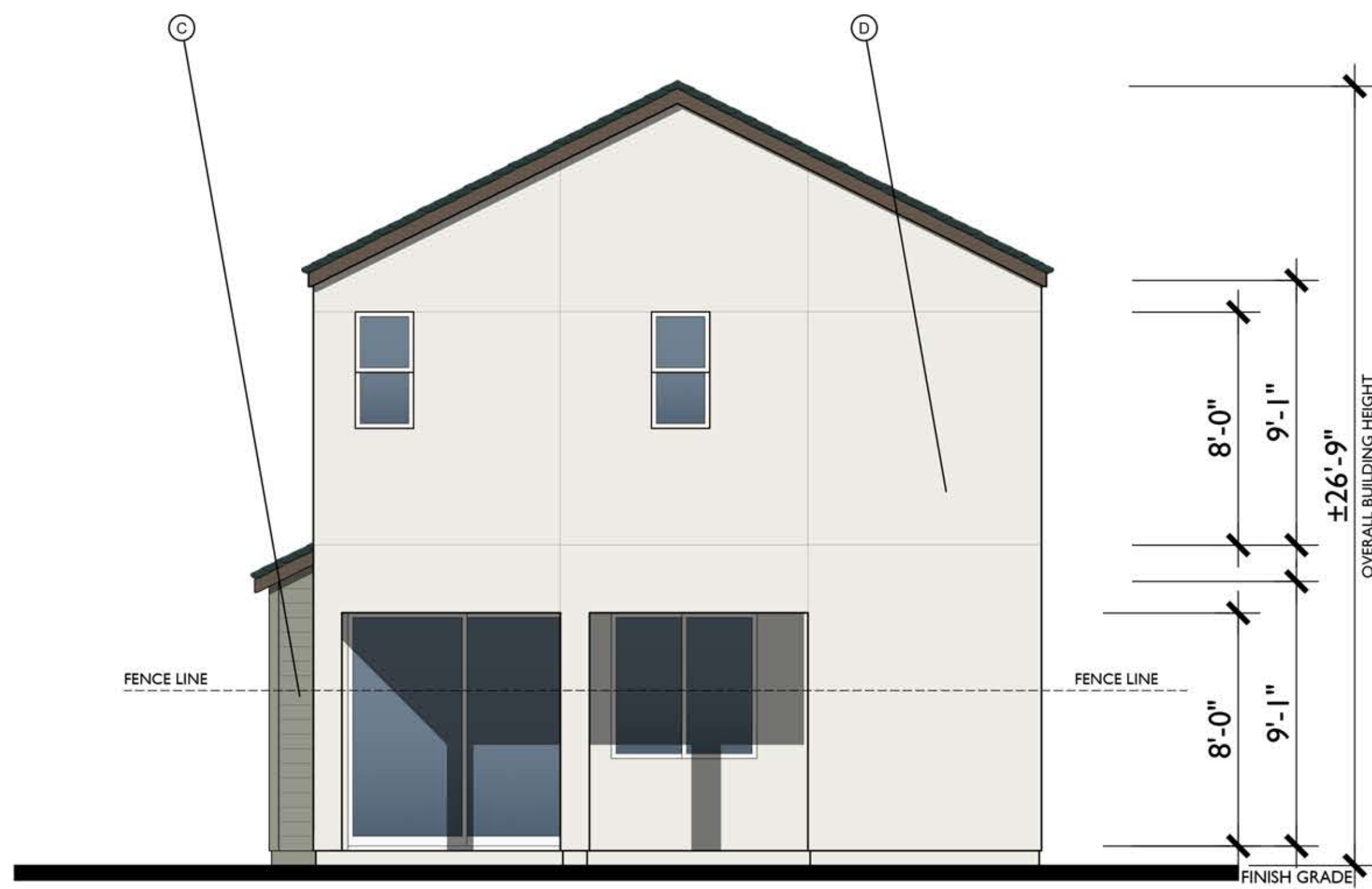
ELEVATION A



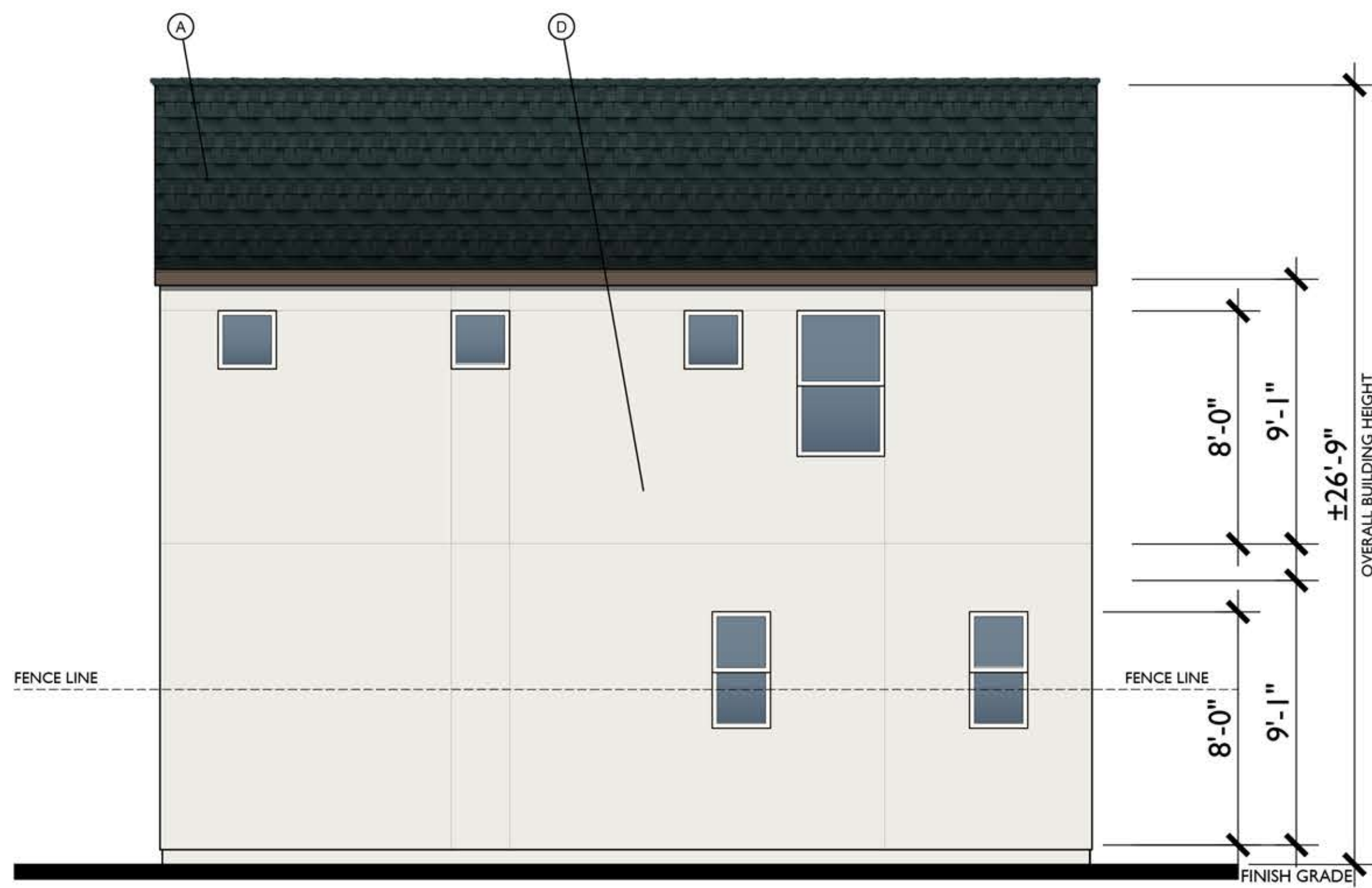
ELEVATION B



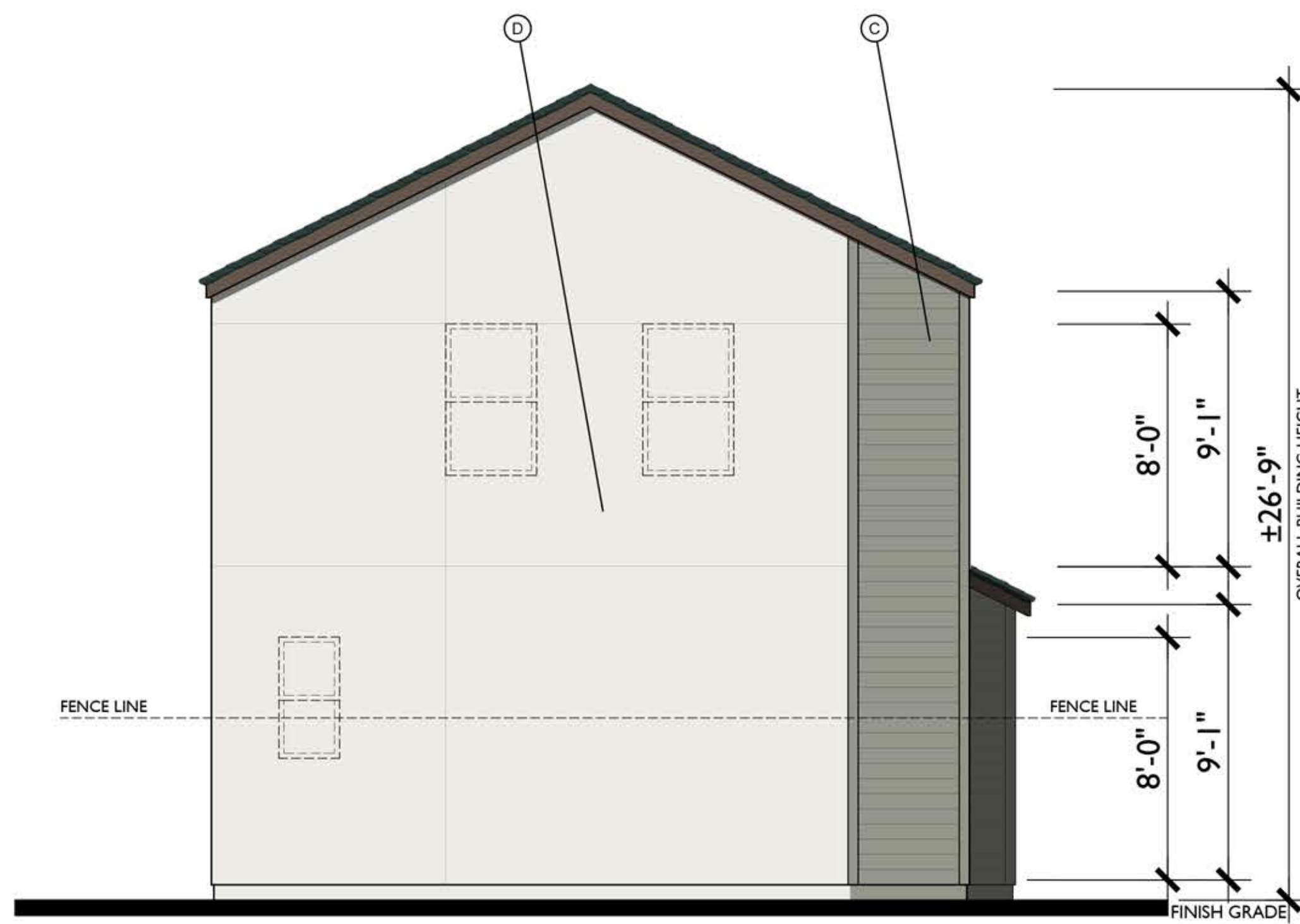
ELEVATION C



RIGHT



REAR

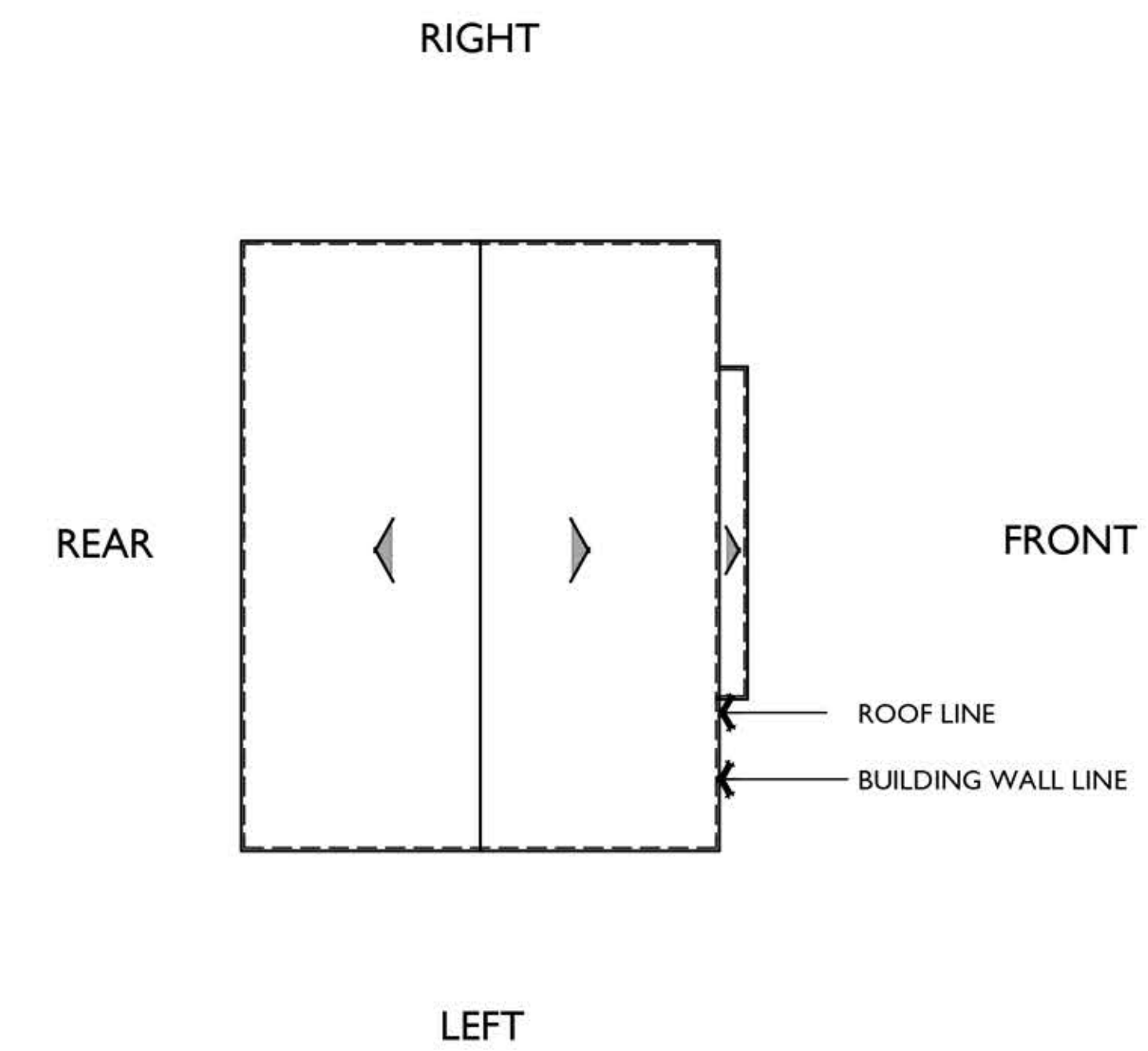


LEFT



FRONT

A
1/4" = 1'-0"



ROOF PLAN

A
1/8" = 1'-0"

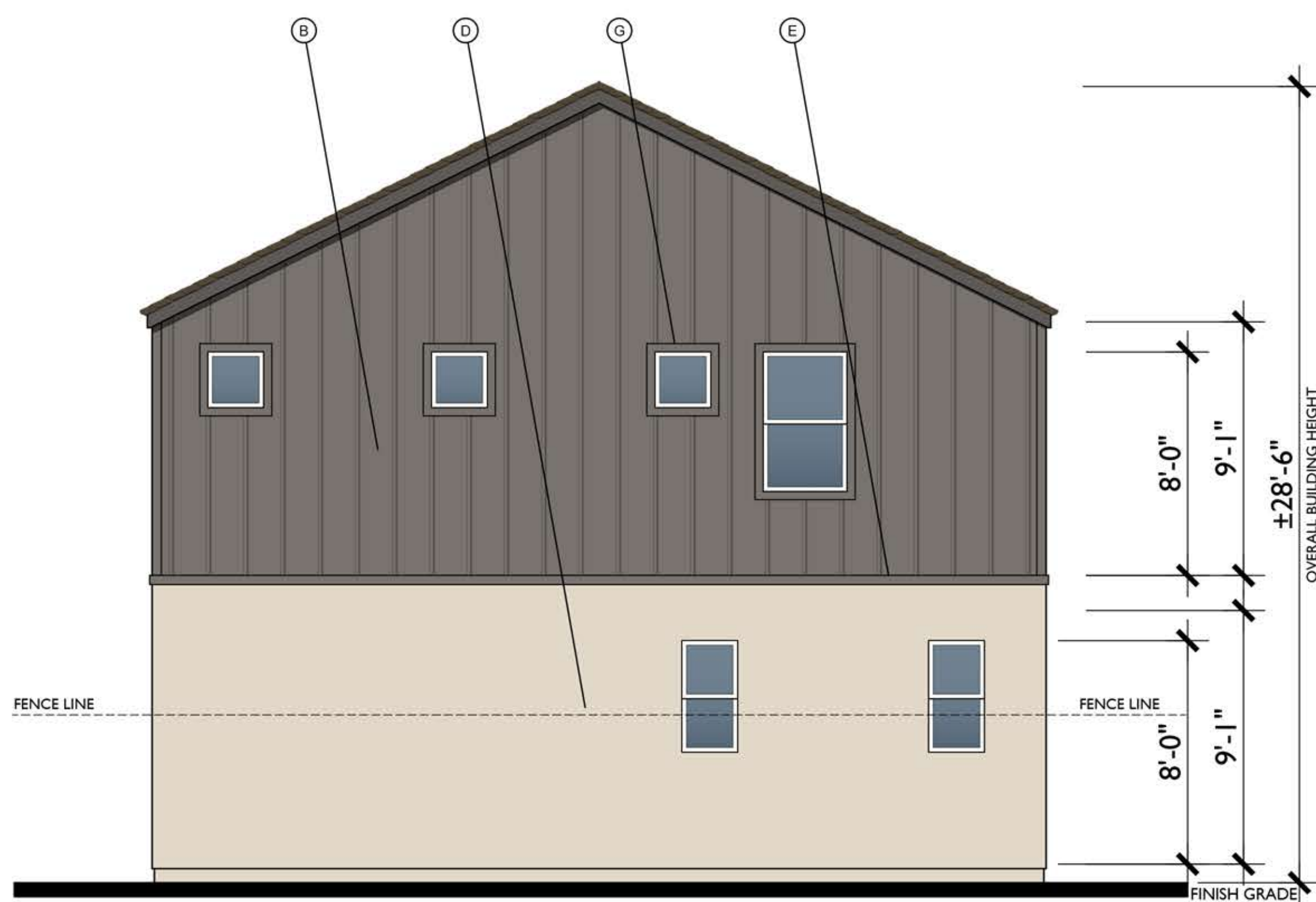
PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

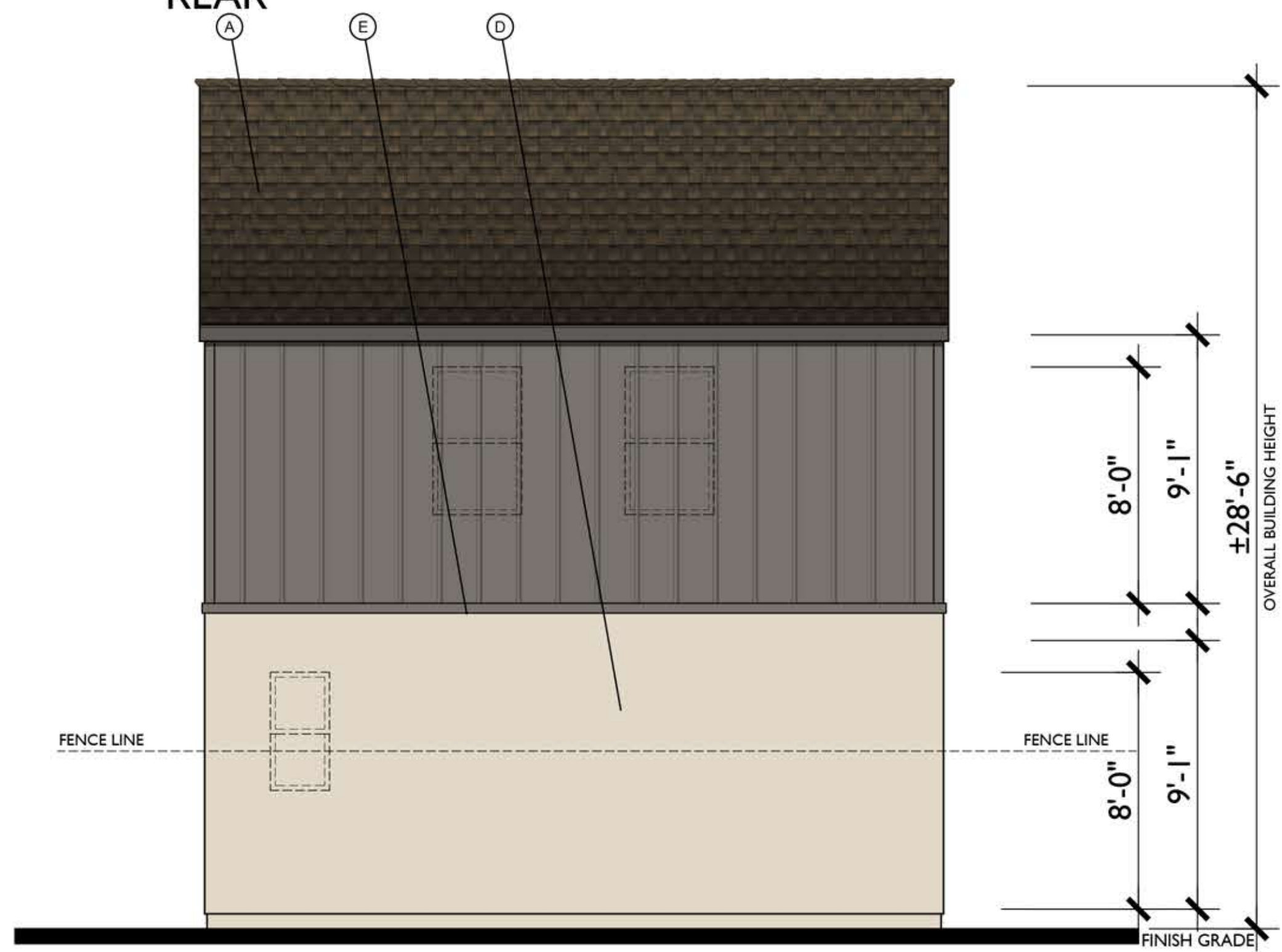
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER



RIGHT



REAR

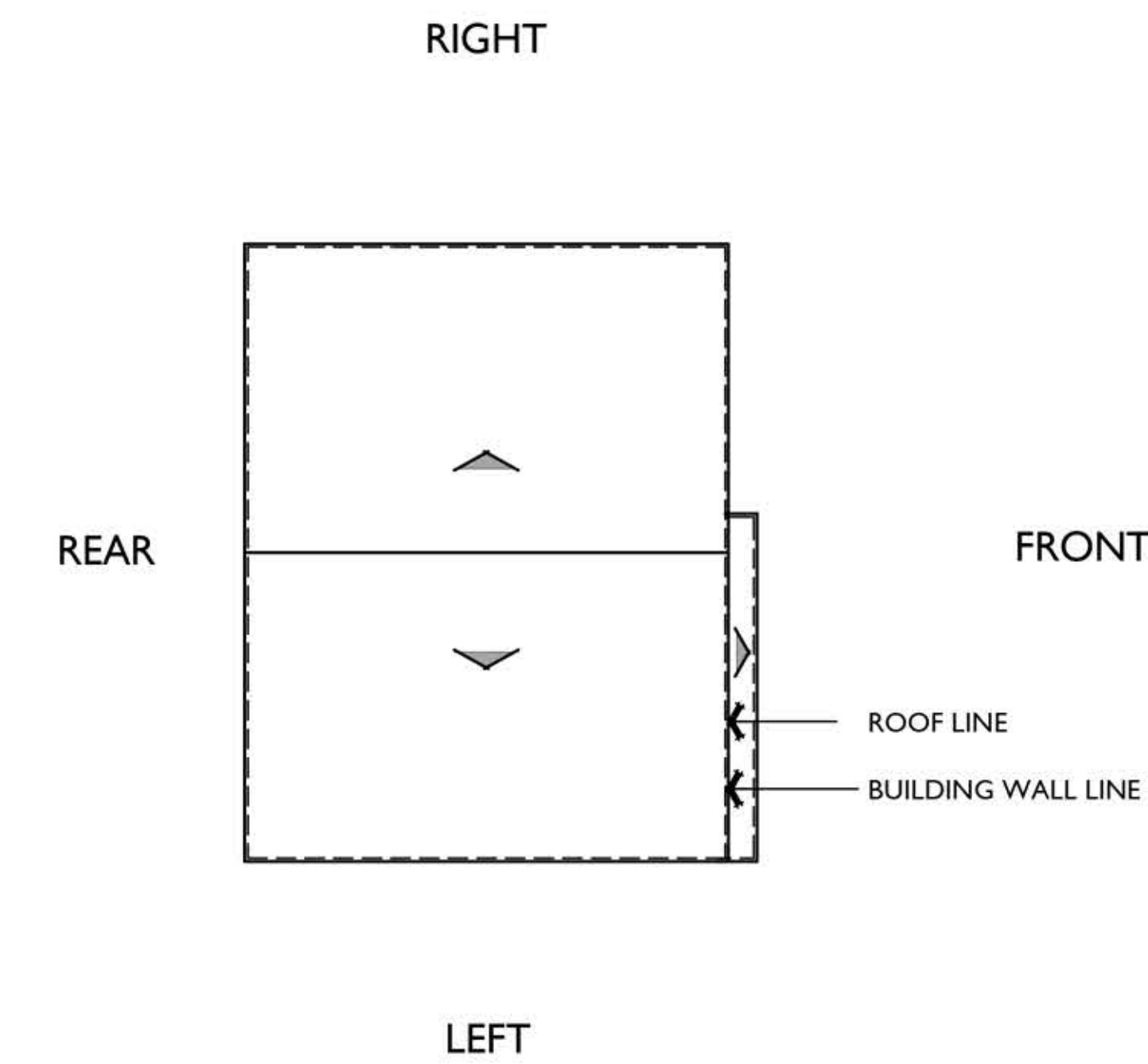


LEFT



FRONT

B
1/4"=1'-0"



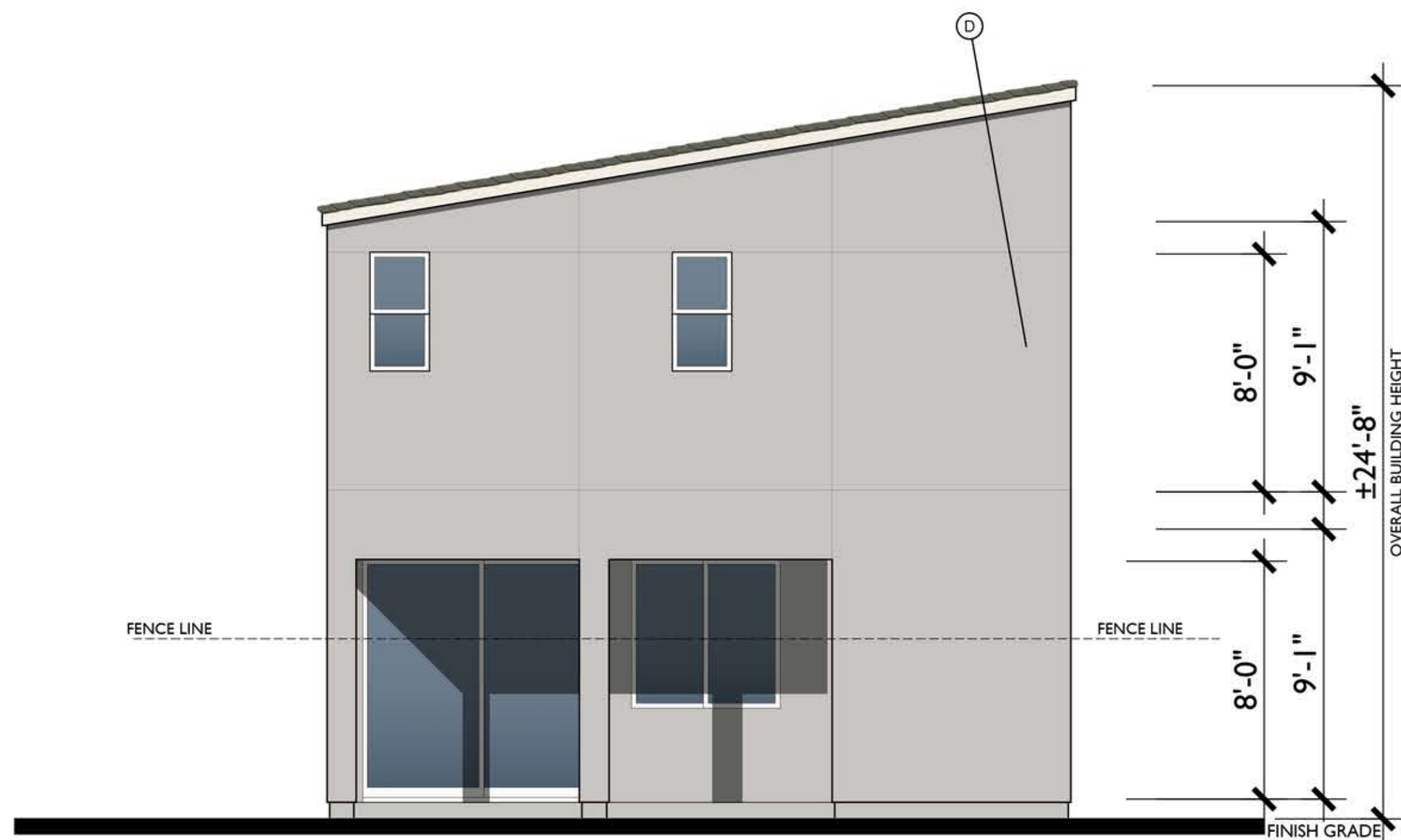
ROOF PLAN

B

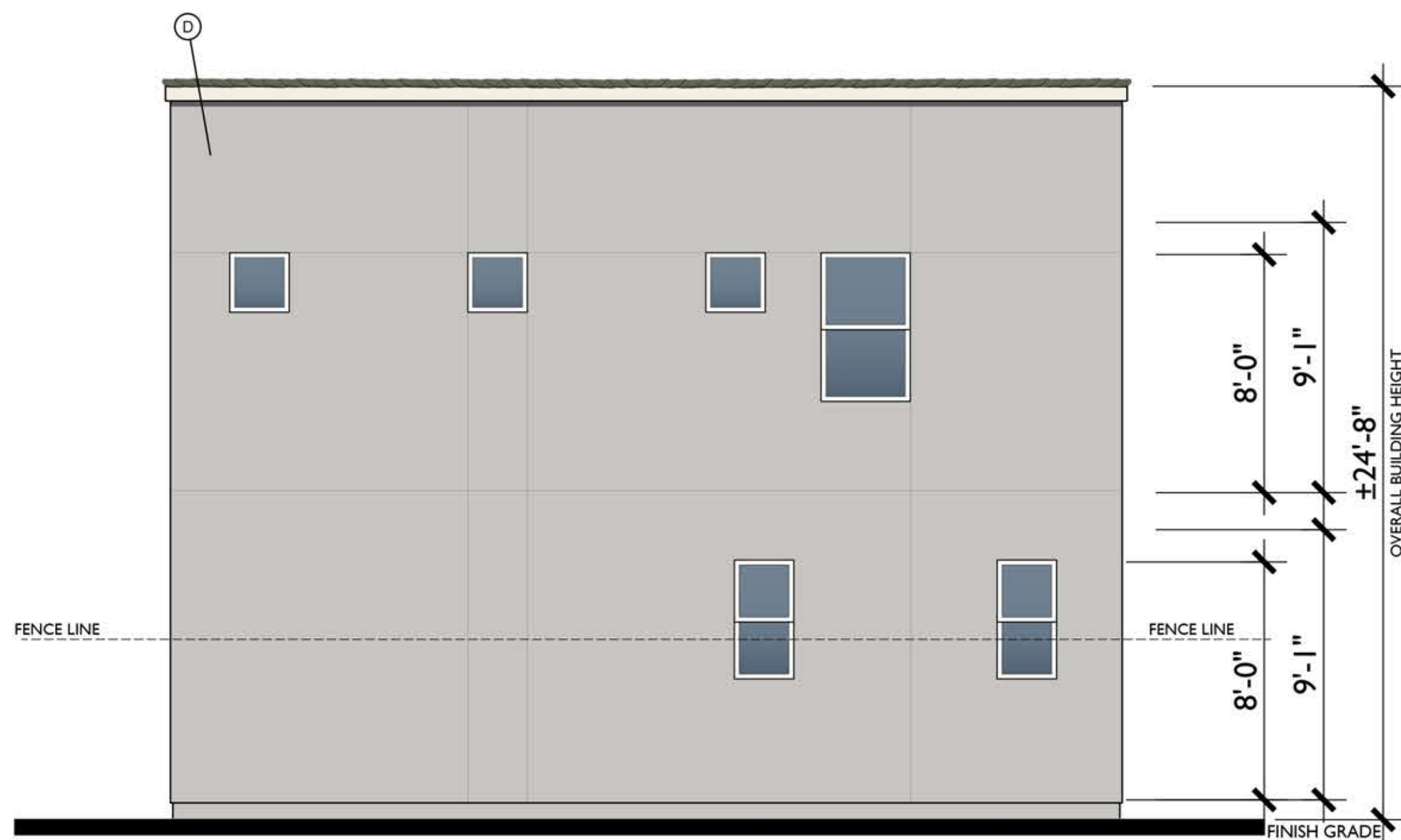
PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

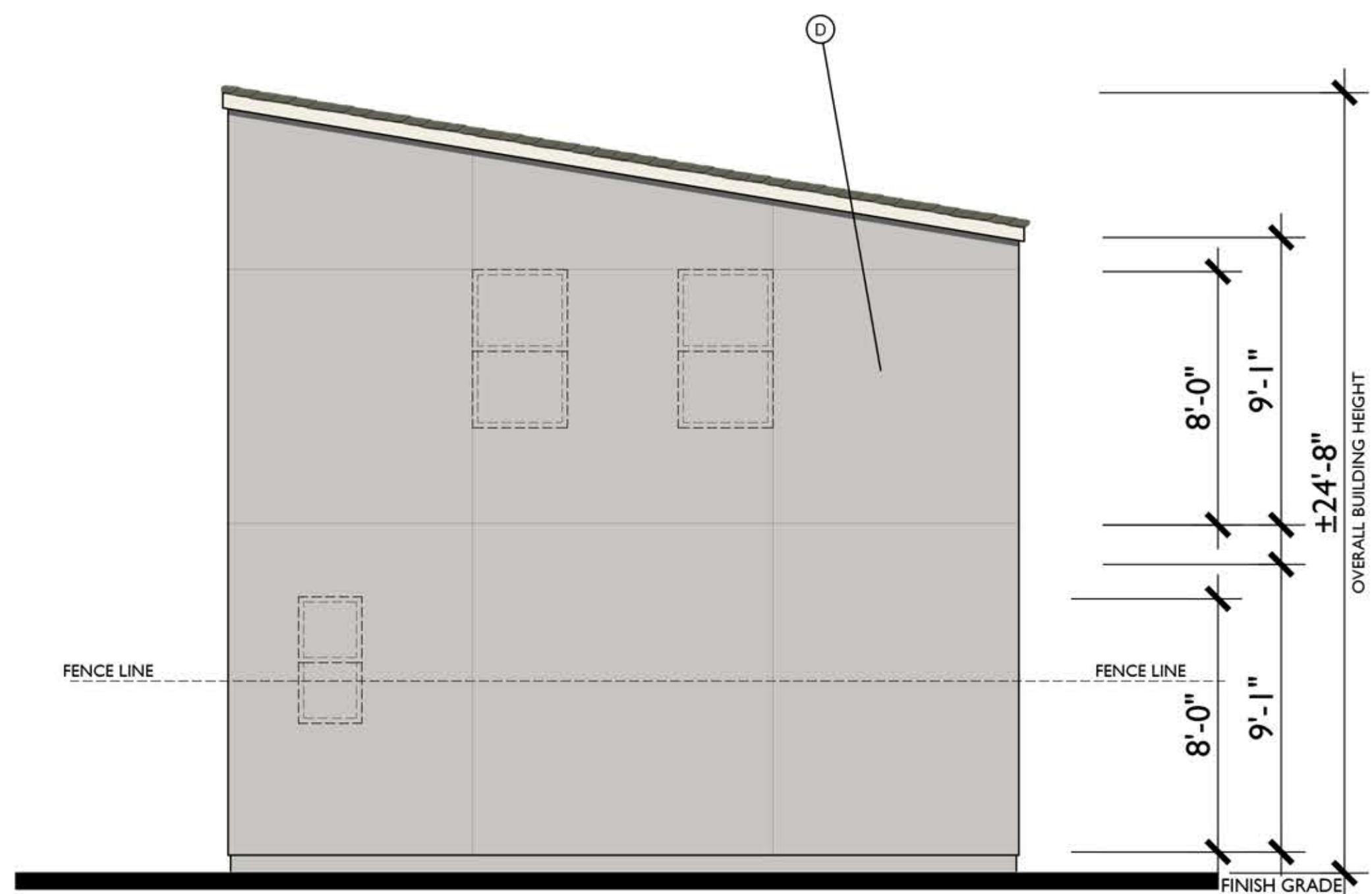
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER



RIGHT



REAR

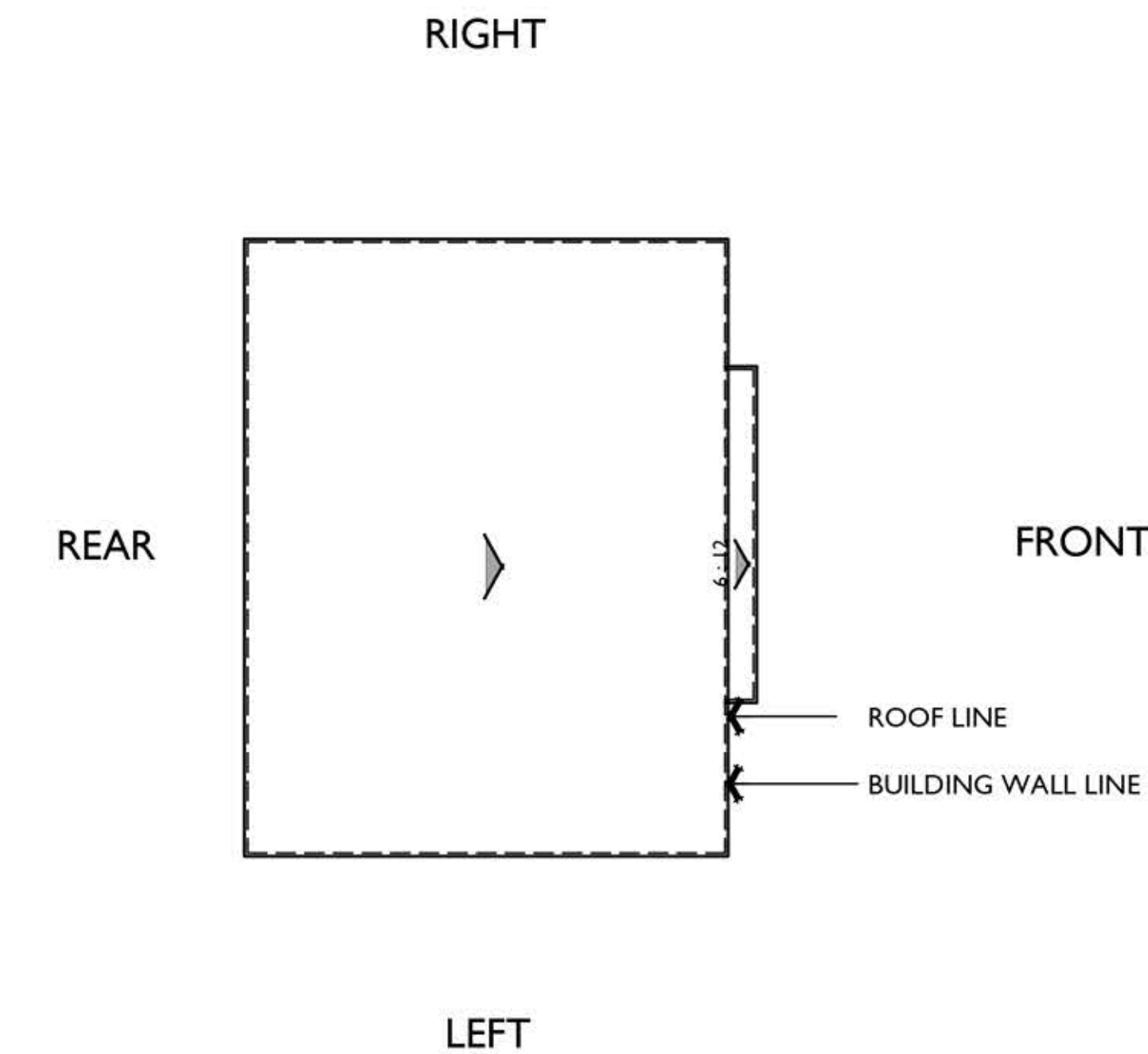


LEFT



FRONT

C
1/4" = 1'-0"



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



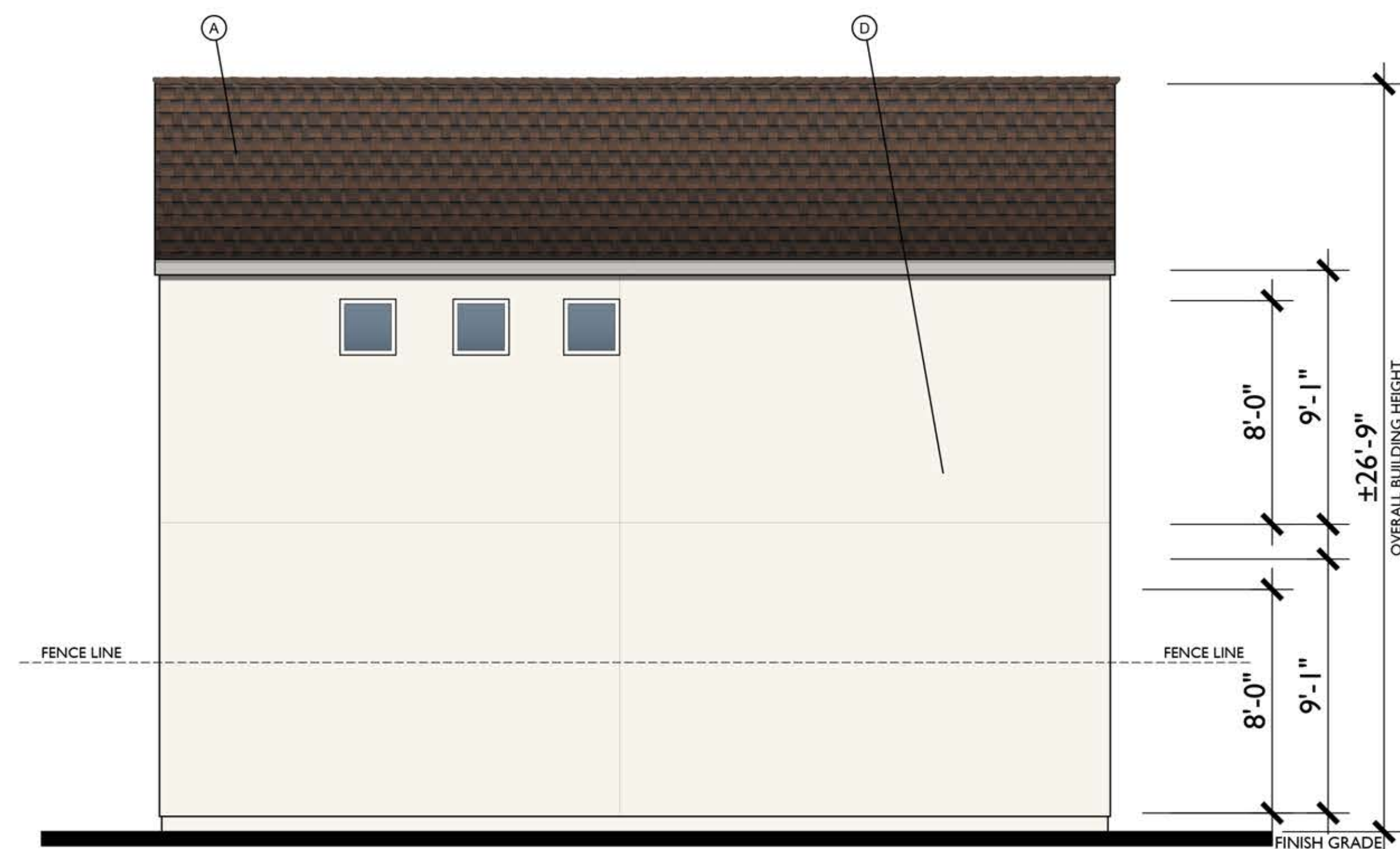
ELEVATION A



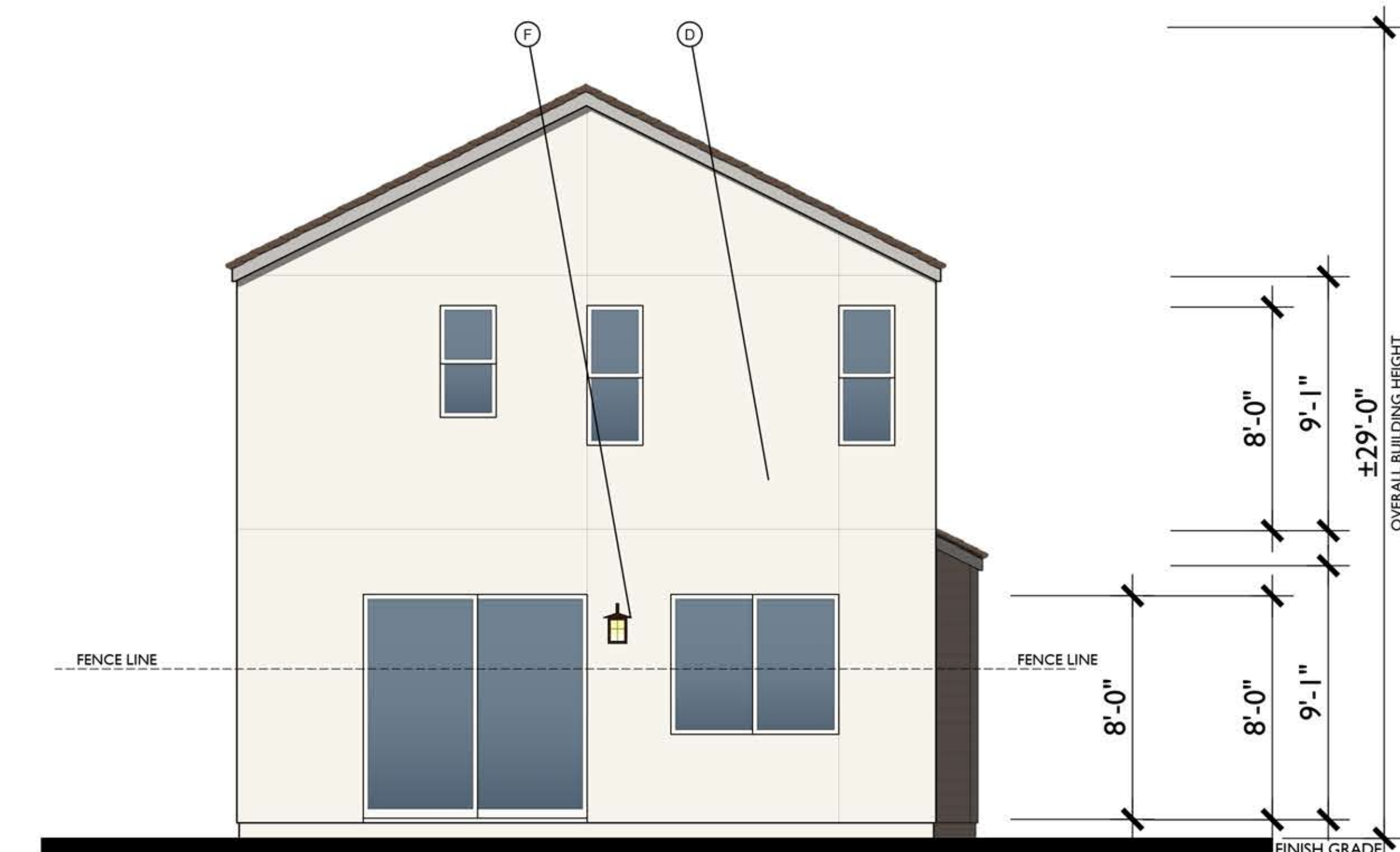
ELEVATION B



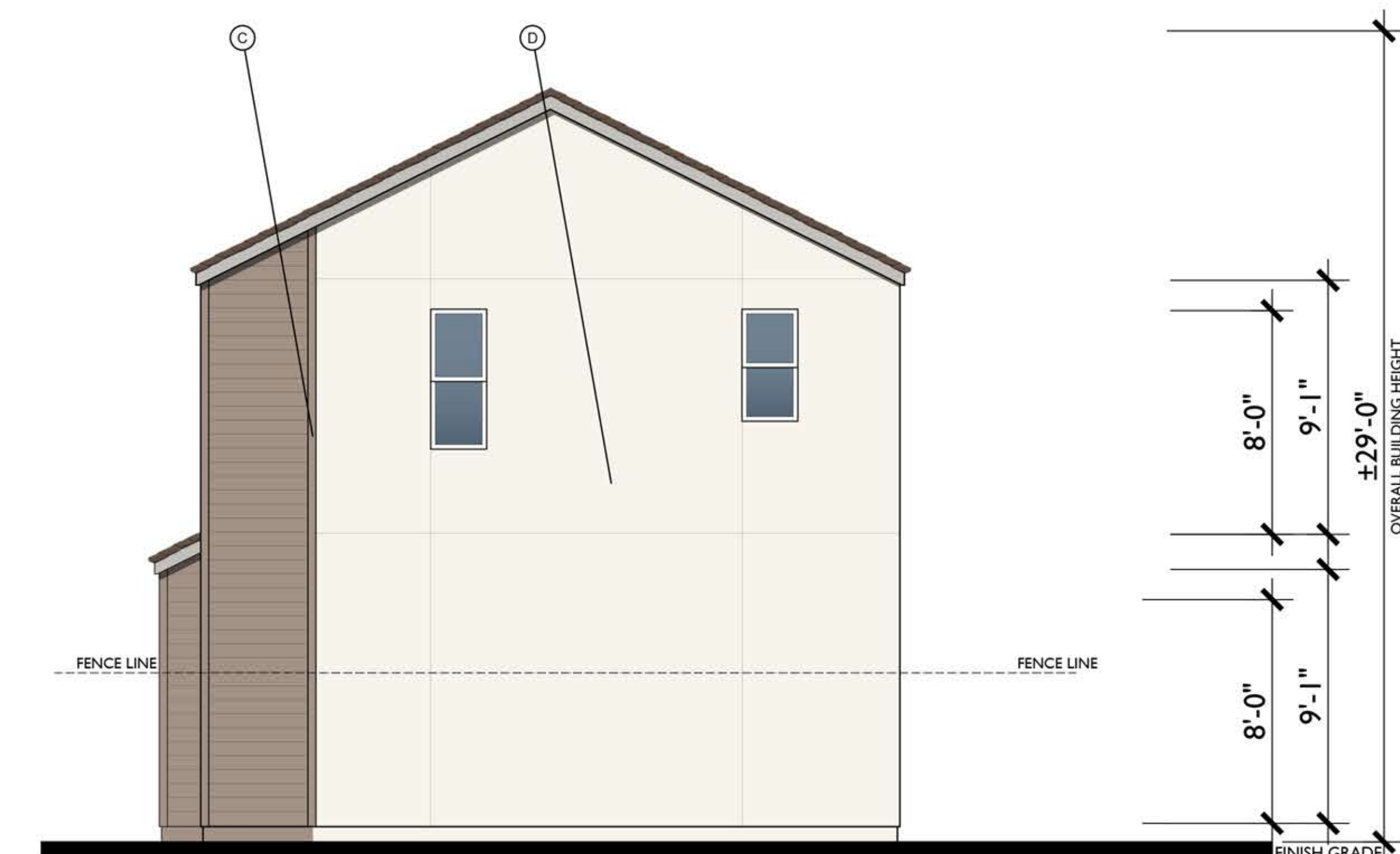
ELEVATION C



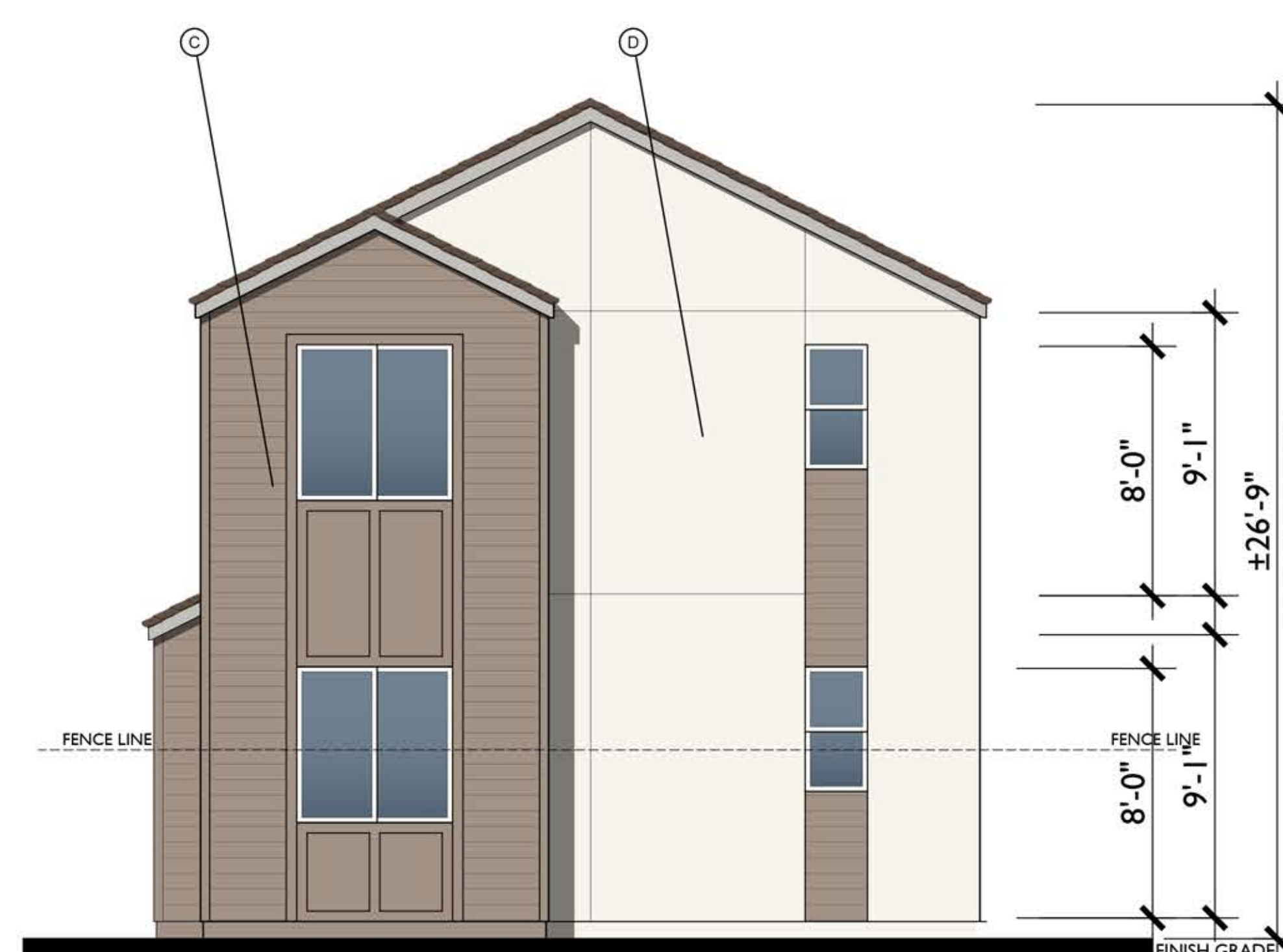
REAR



LEFT



RIGHT

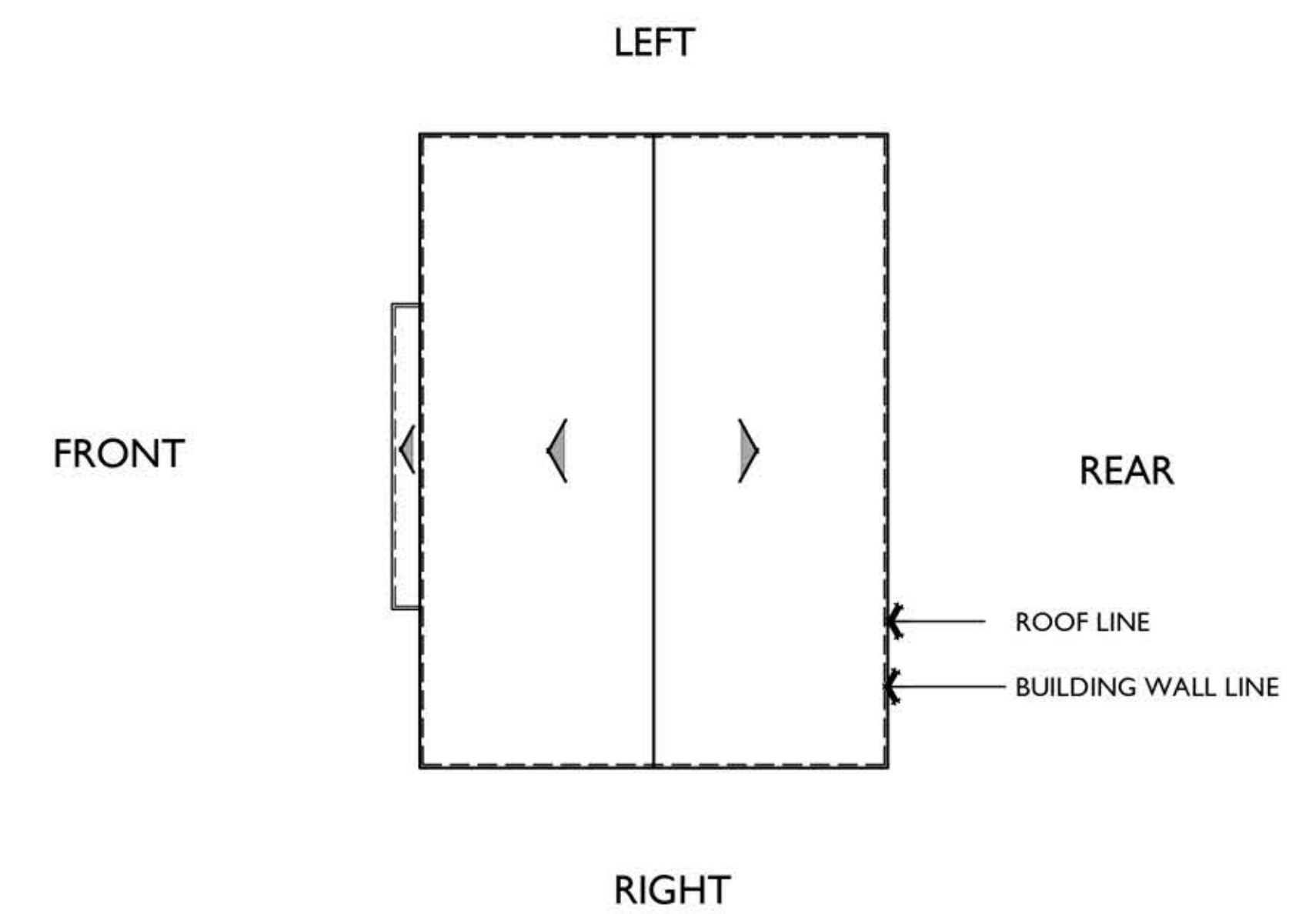


RIGHT - ALTERNATE



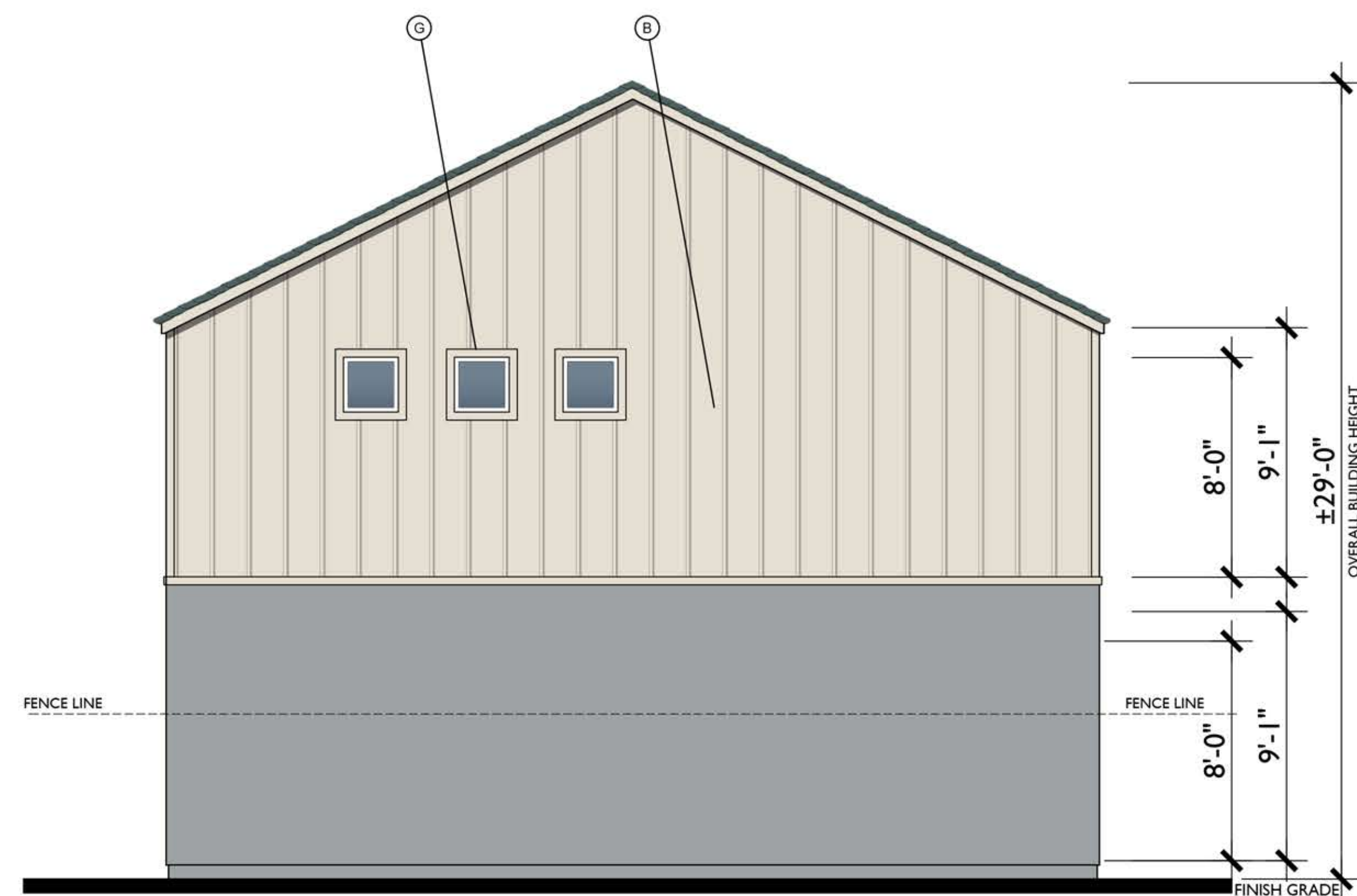
FRONT

A
1/4"=1'-0"

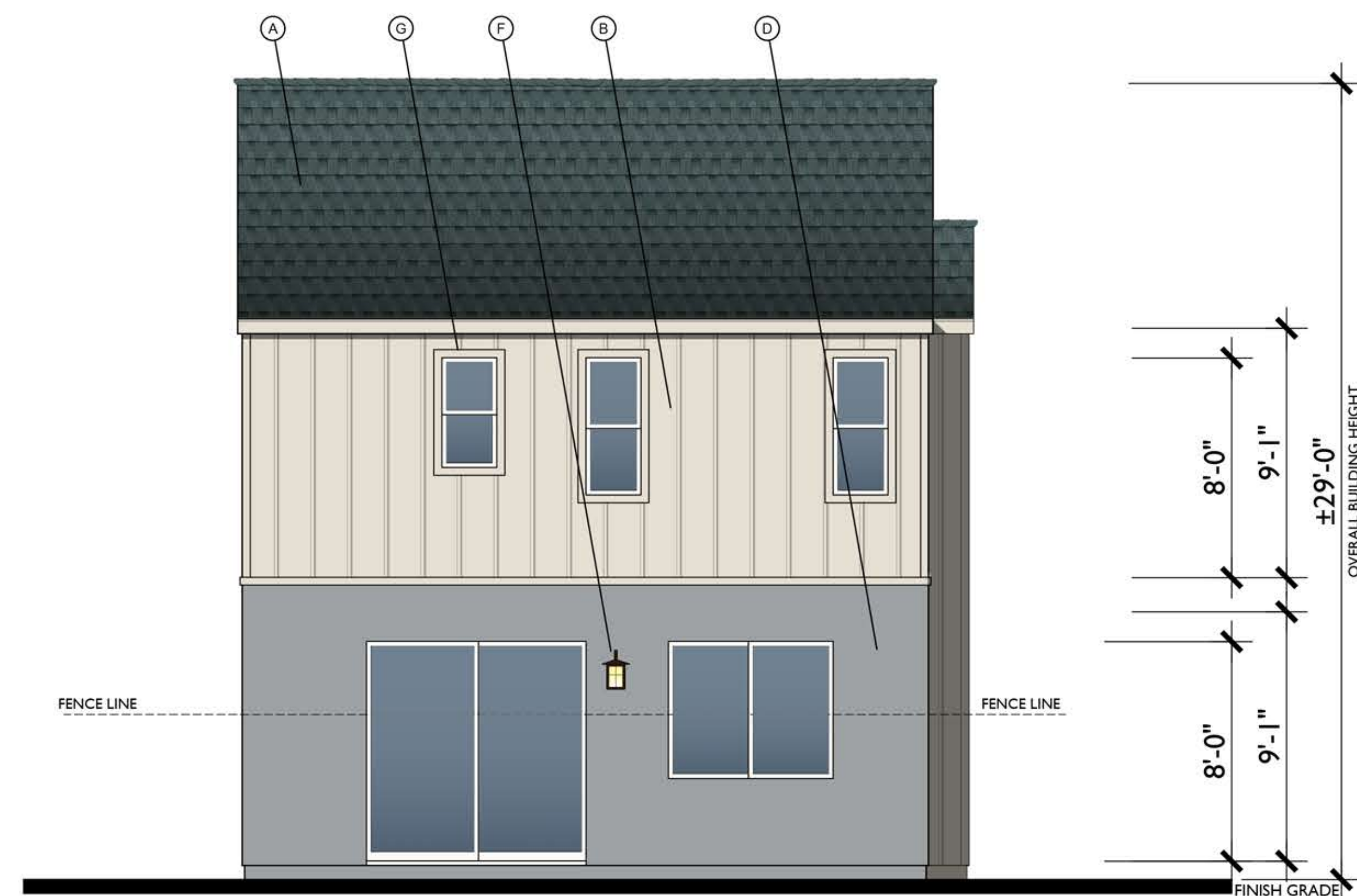


ROOF PLAN A
PITCH: 6:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE
1/8"=1'-0"

- 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



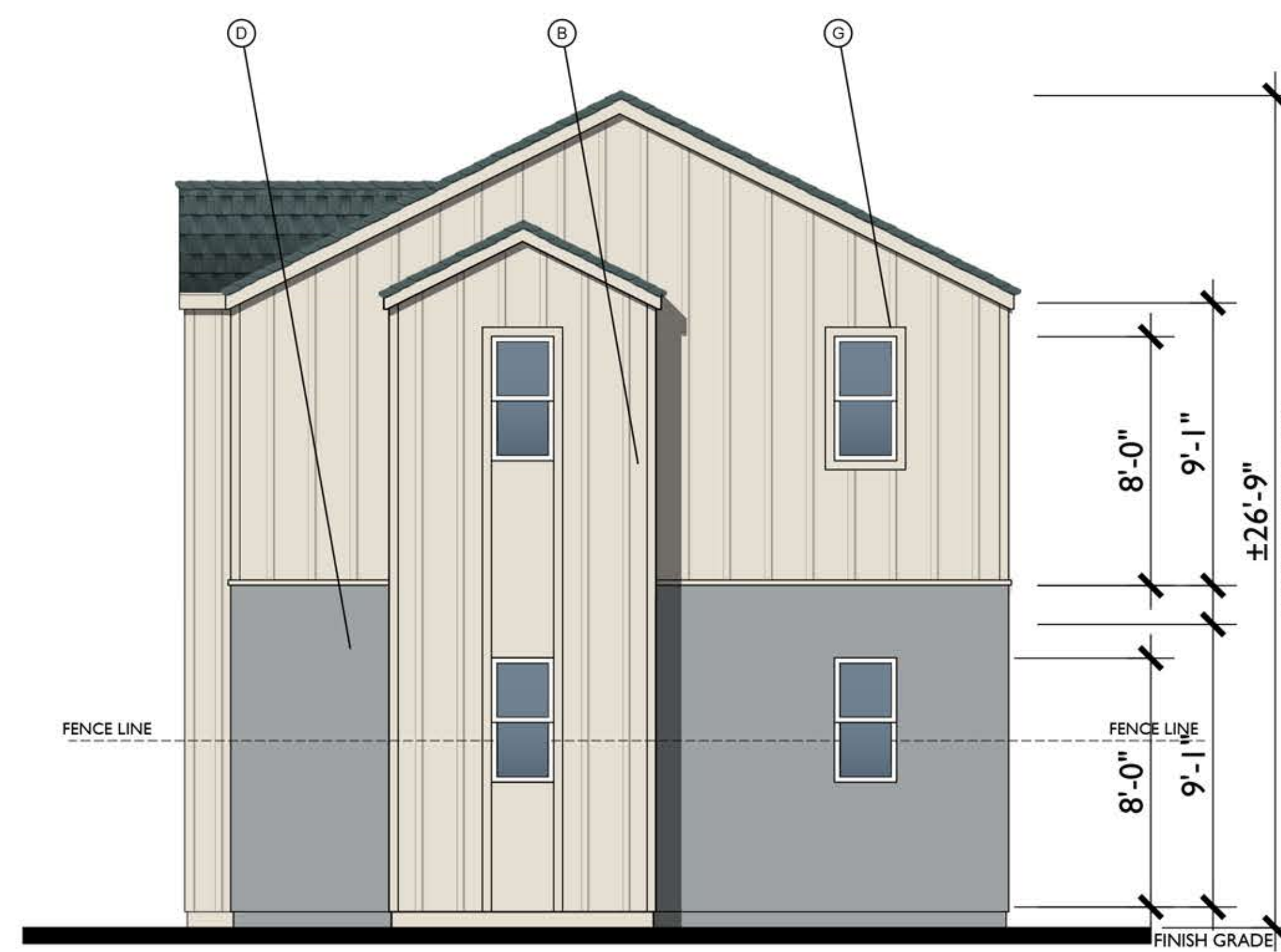
REAR



LEFT



RIGHT

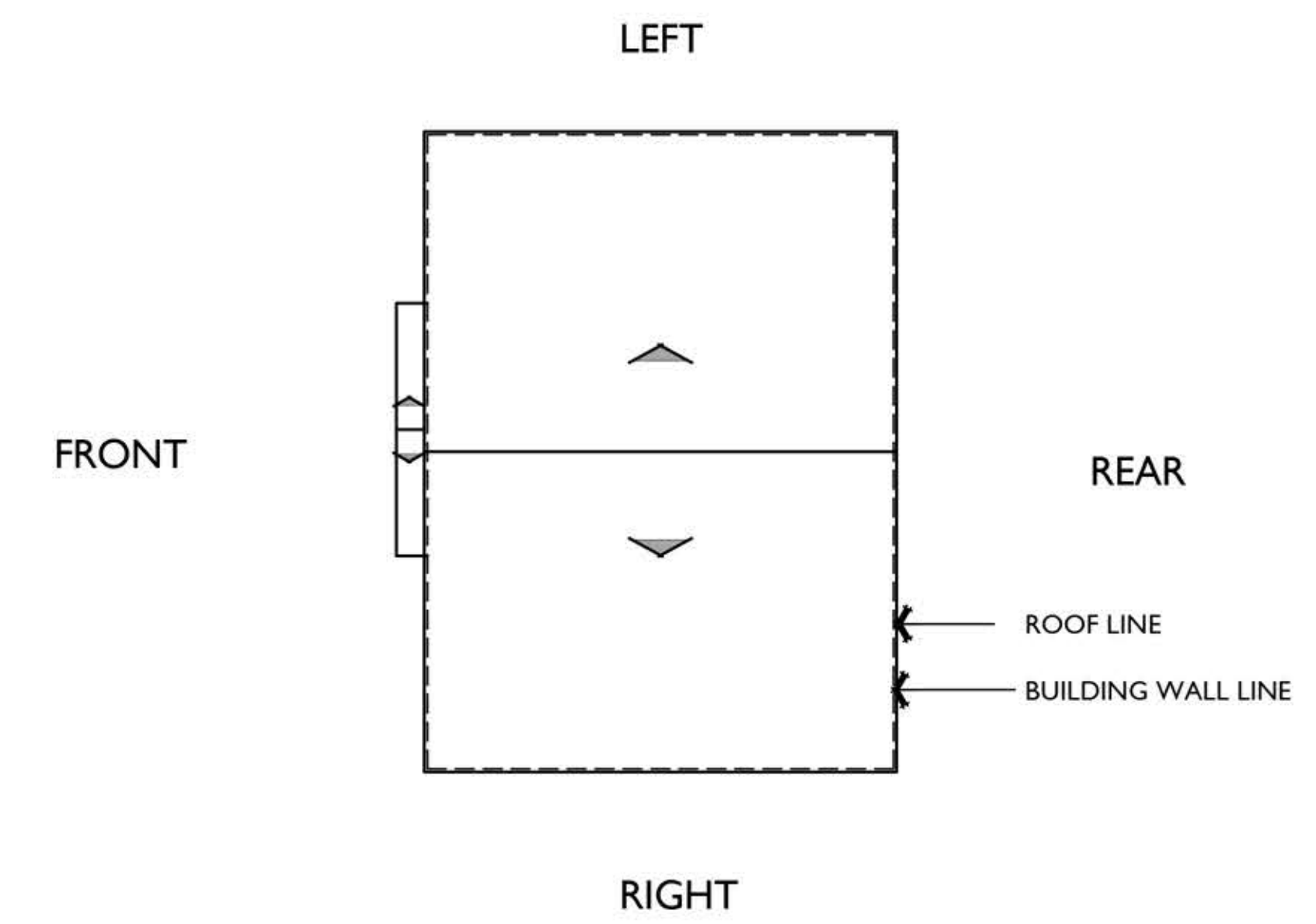


RIGHT - ALTERNATE



FRONT

B



ROOF PLAN

B

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

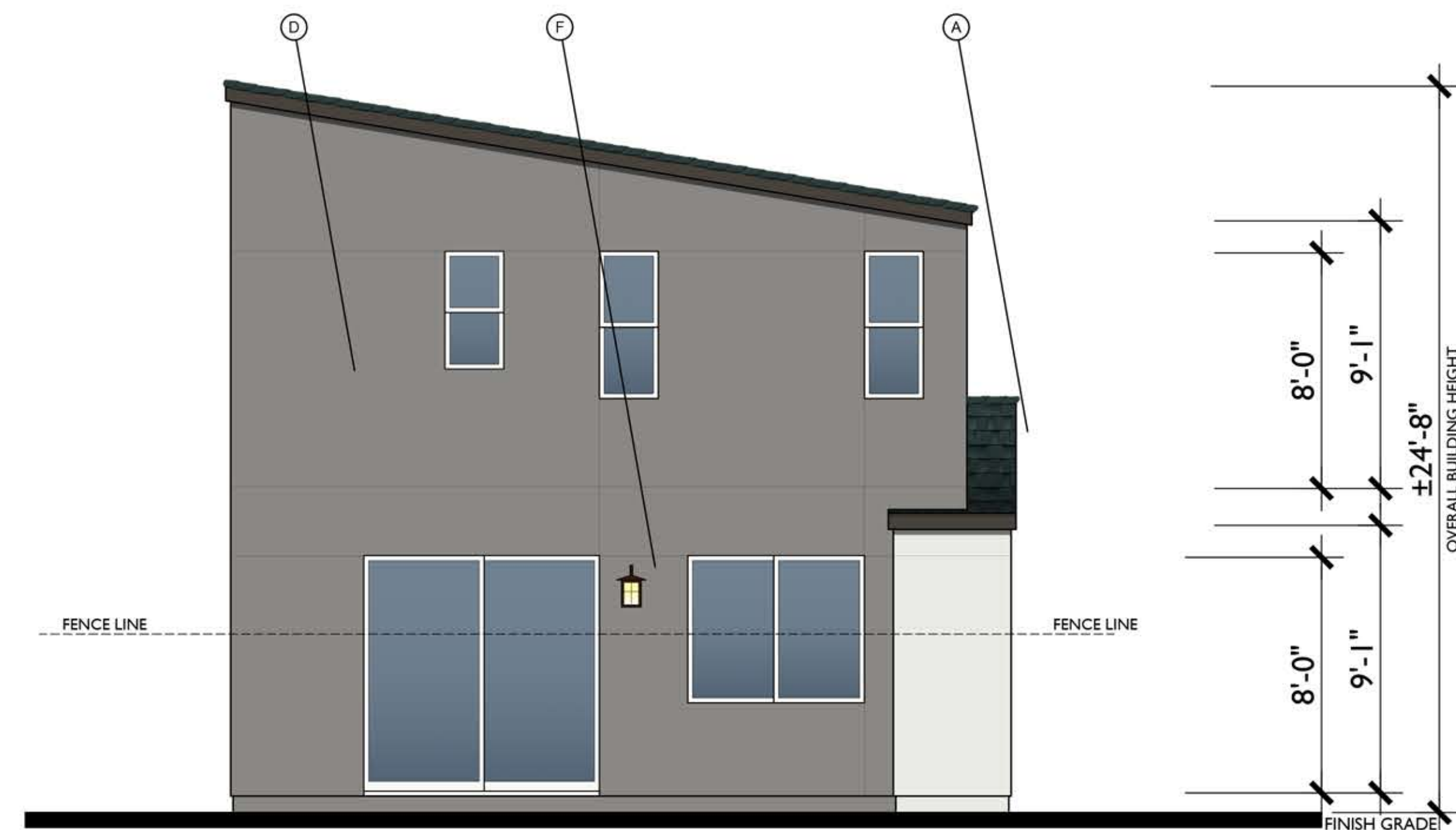


REAR

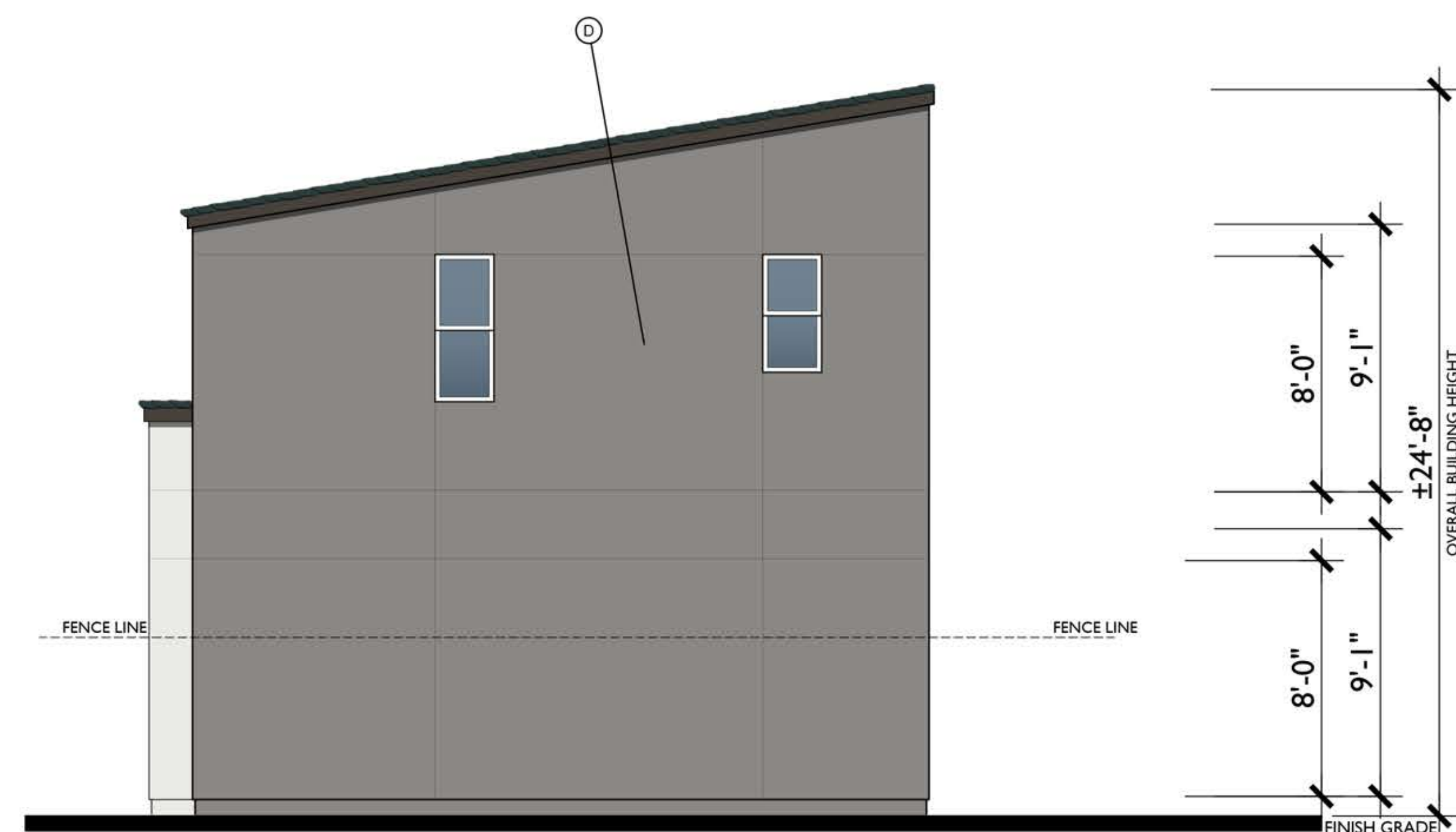


FRONT

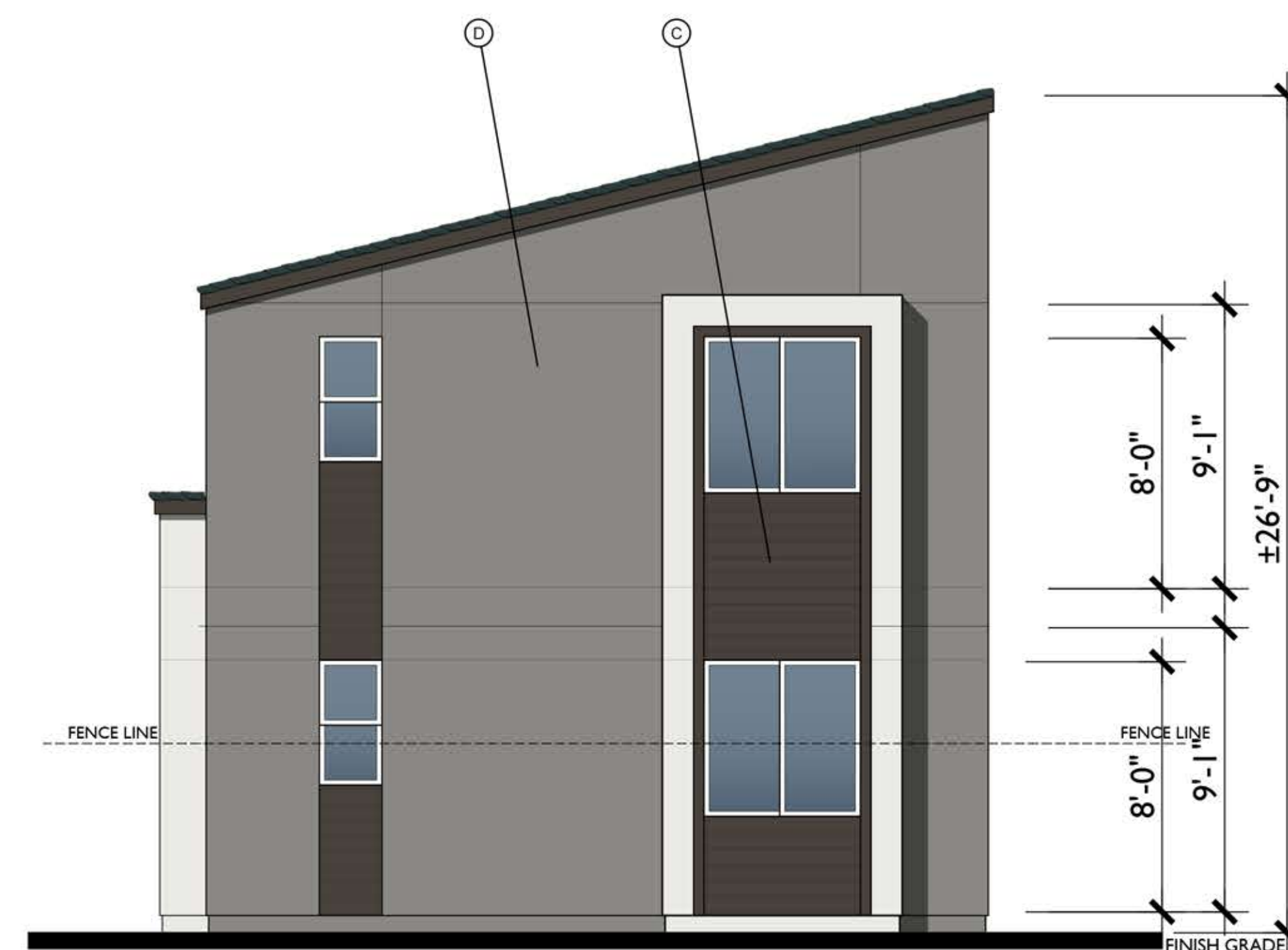
C
1/4"=1'-0"



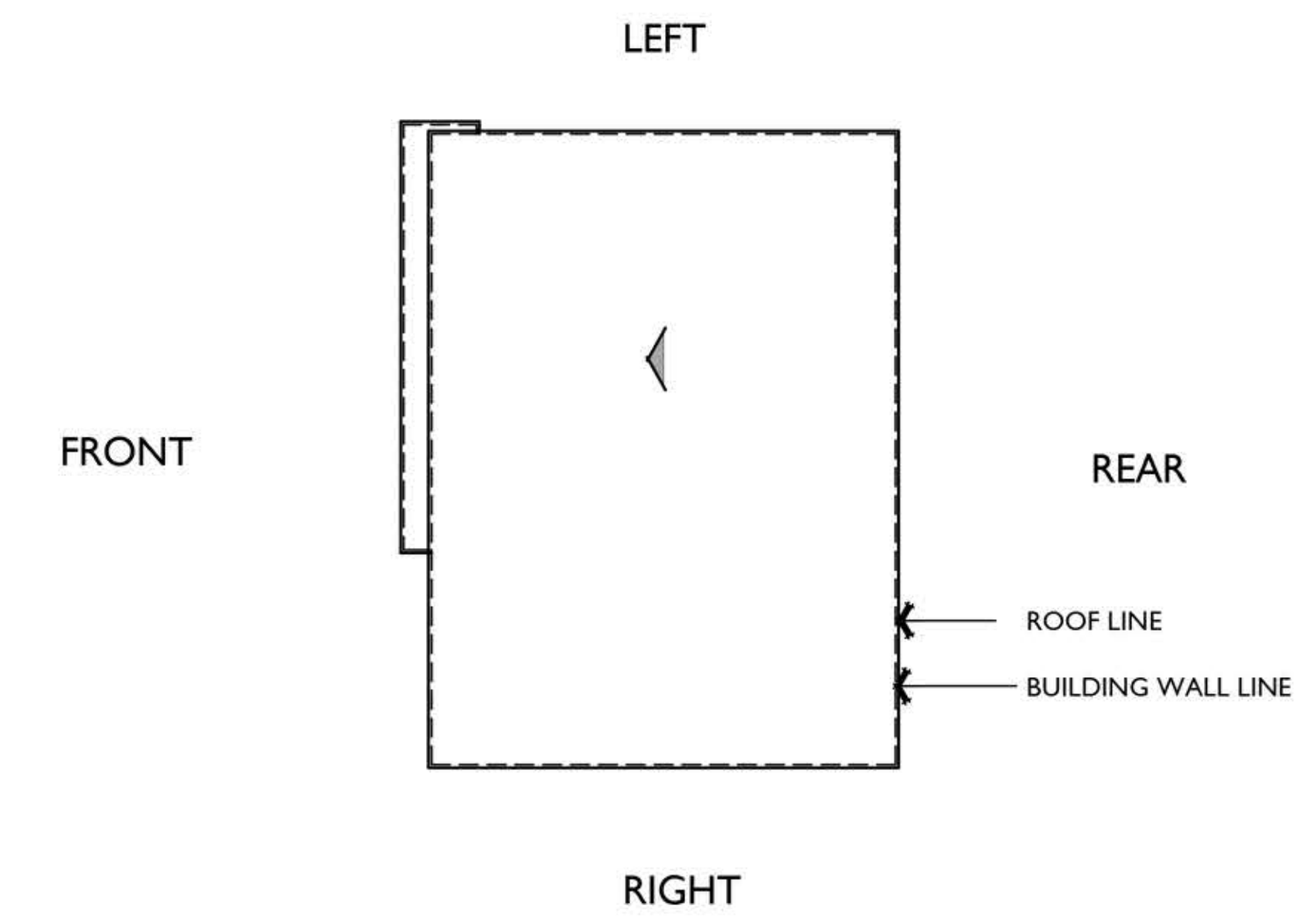
LEFT



RIGHT



RIGHT - ALTERNATE



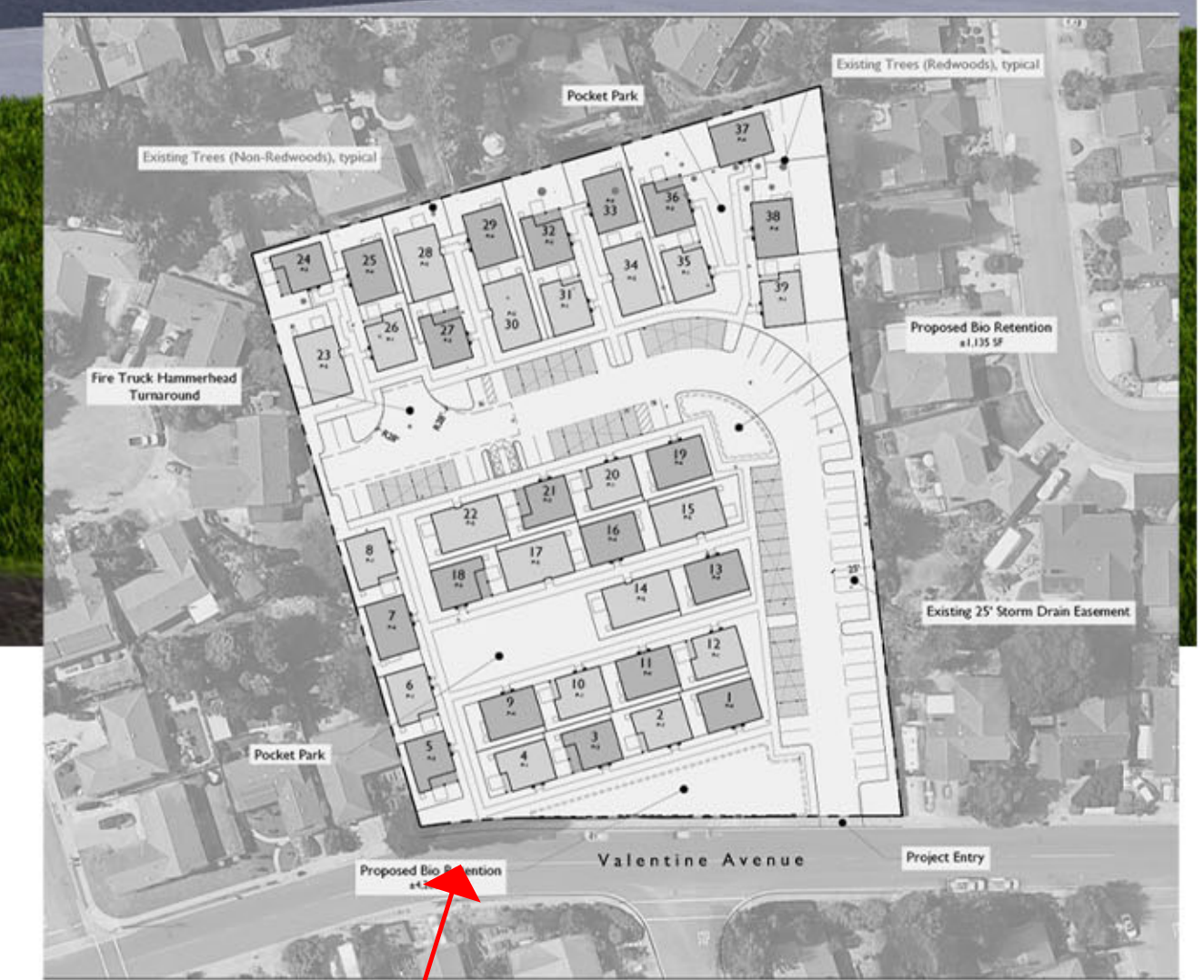
ROOF PLAN

C
1/8"=1'-0"

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

MATERIAL LEGEND

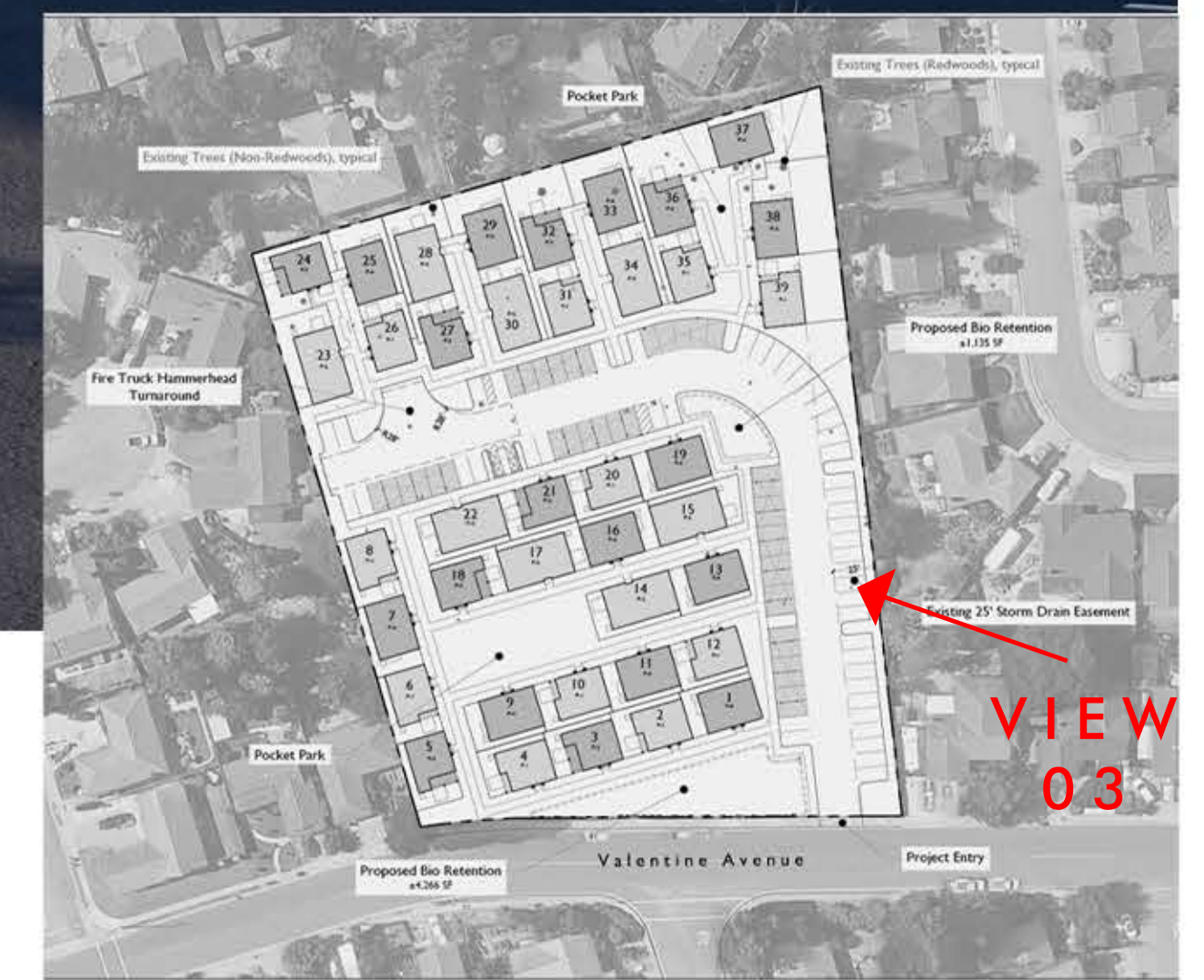
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER



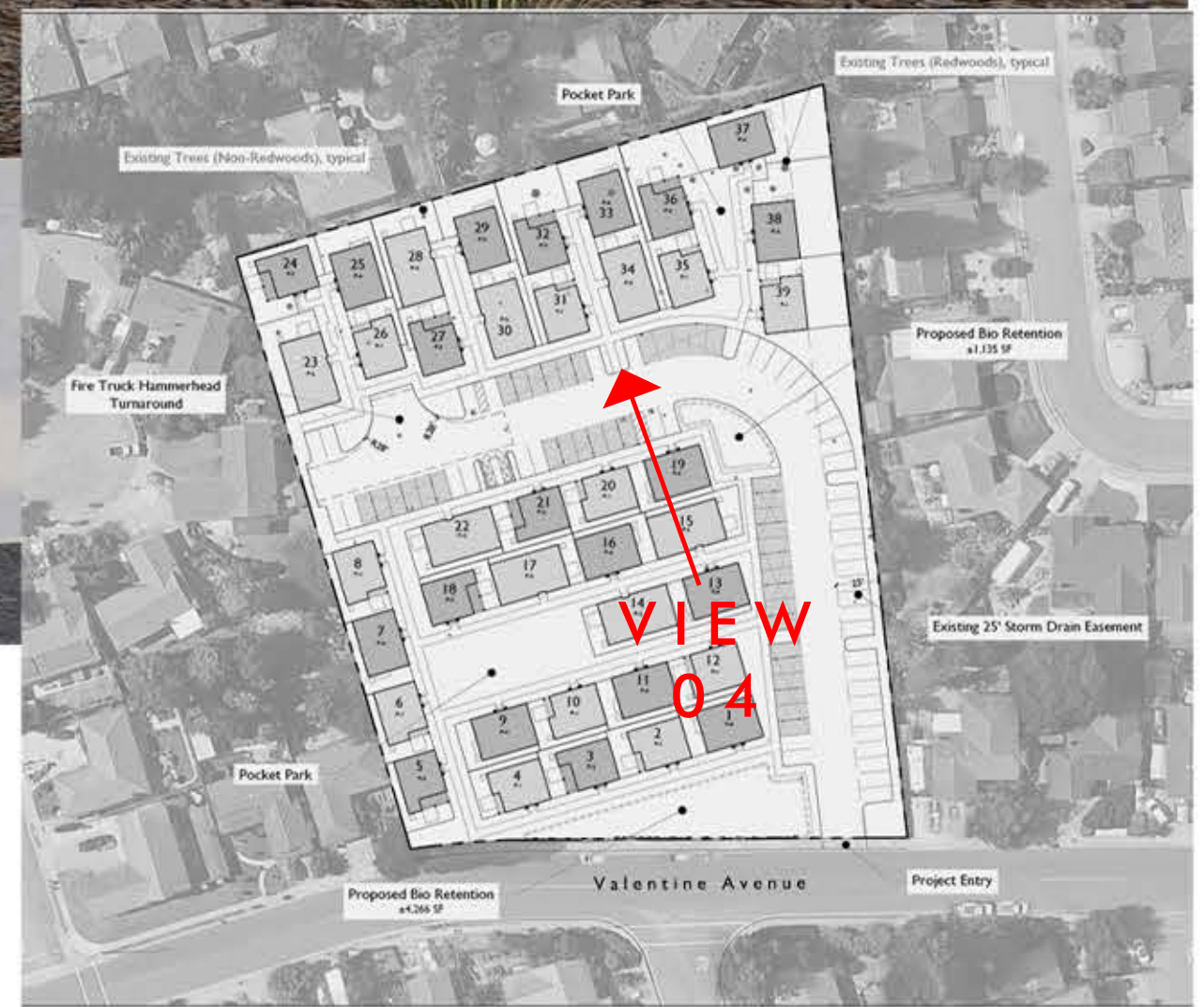
KEY MAP
VIEW
01



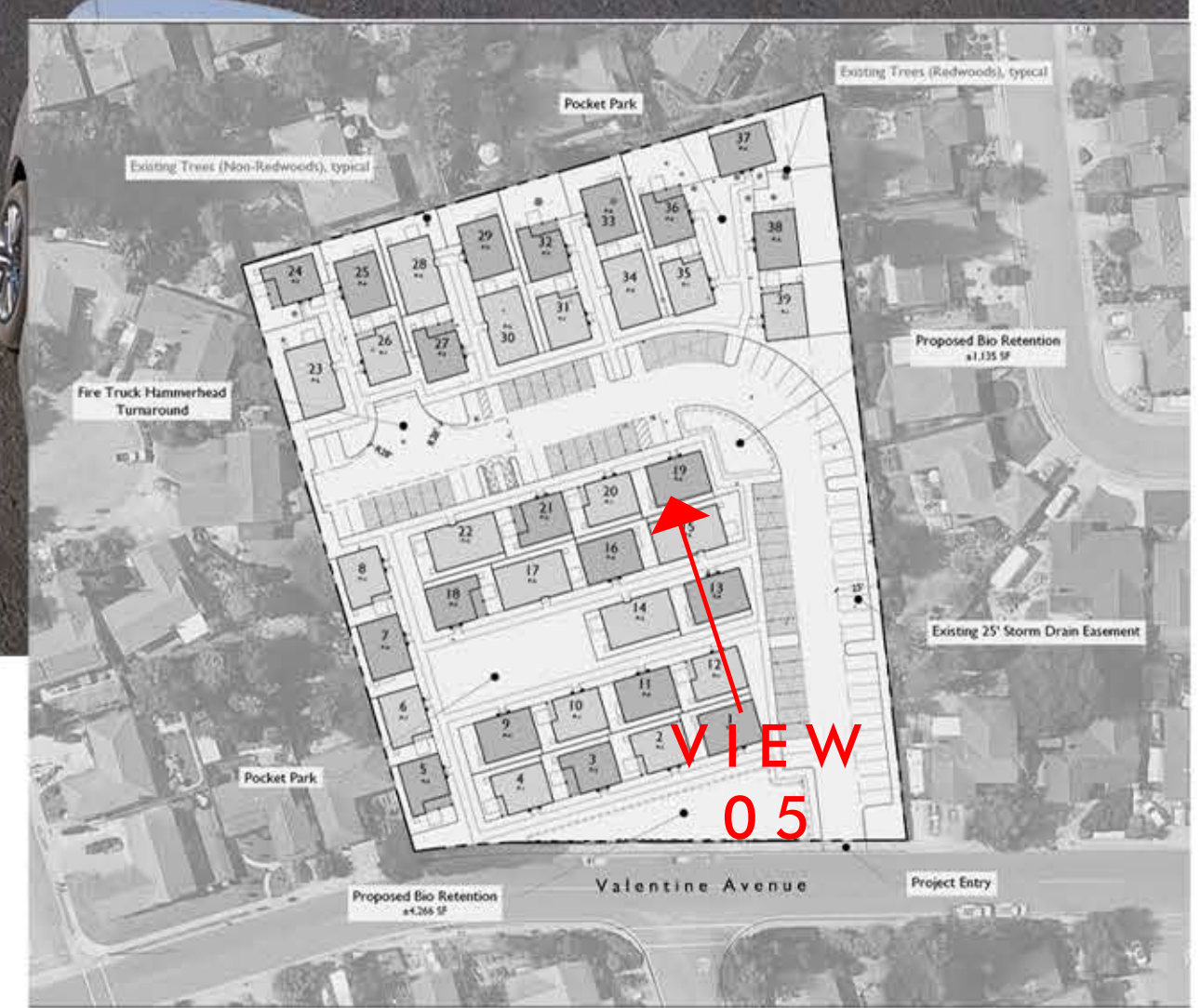
KEY MAP



KEY MAP



KEY MAP



KEY MAP

Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
 Copyright 2024 Bassenian | Lagoni Architects

STREET VIEW 05

Renderings

VALENTINE AVE.

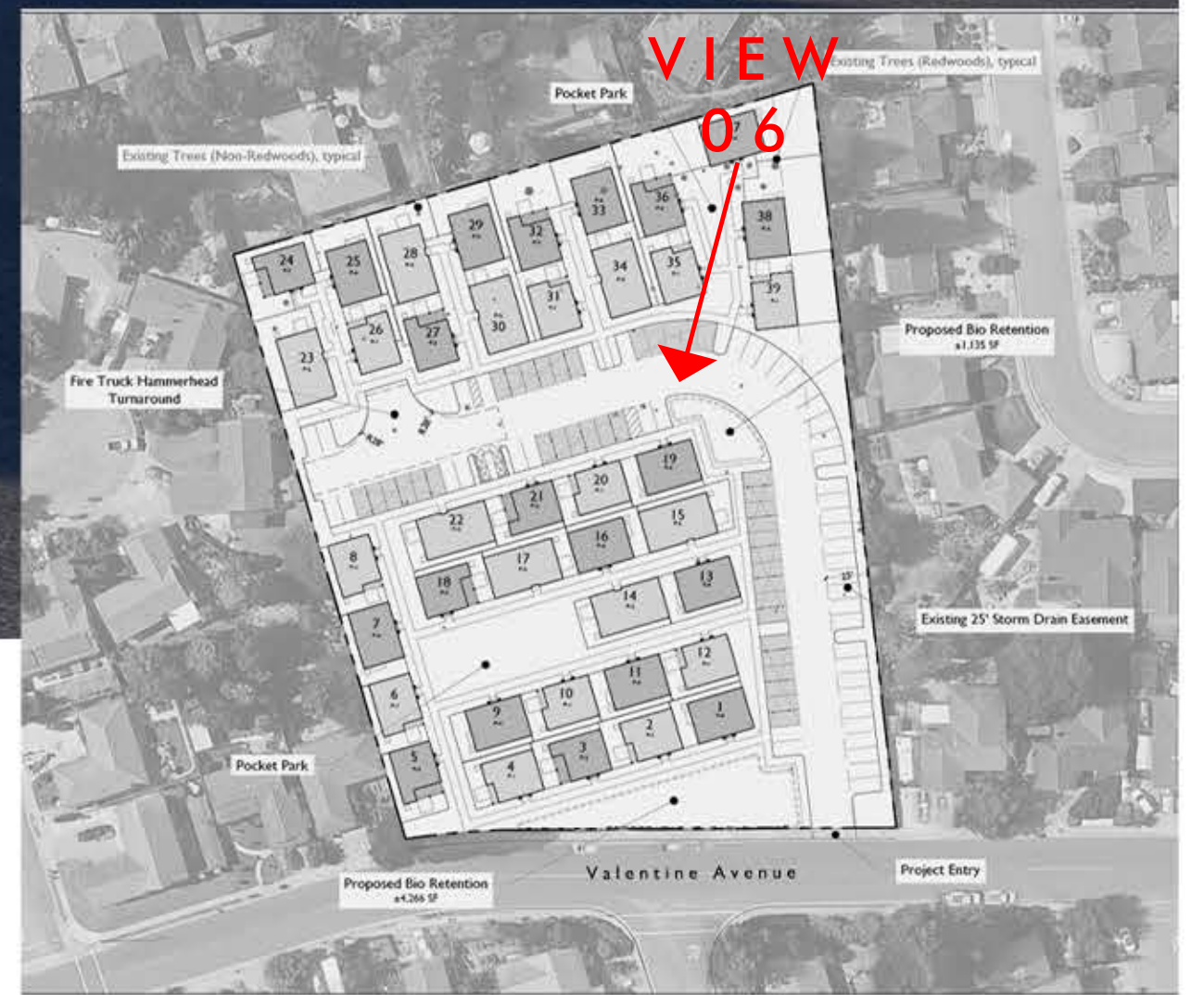
Sebastopol, California

0 2 4 8 859.25270

2021 Ordland Drive, Suite 100
 Newport Beach, CA 92660
 Tel: +1 949 553 9100
 Fax: +1 949 553 0548

12.05.25

GRUPE INVESTMENT COMPANY INC.



KEY MAP