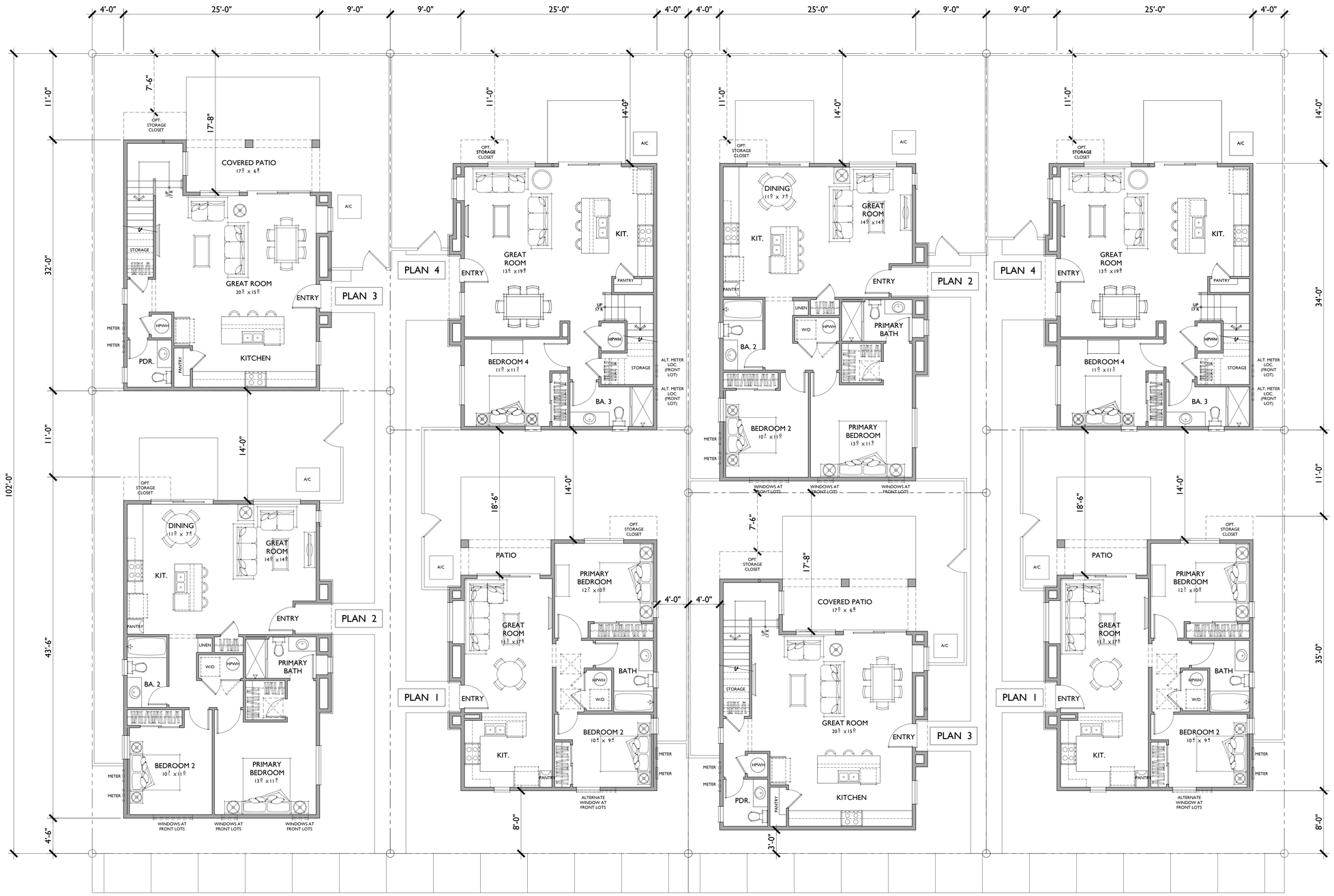


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VALENTINE AVE.

CONCEPTUAL CLUSTER LAYOUT

Sebastopol, California | 859.25270 | 05.07.2026

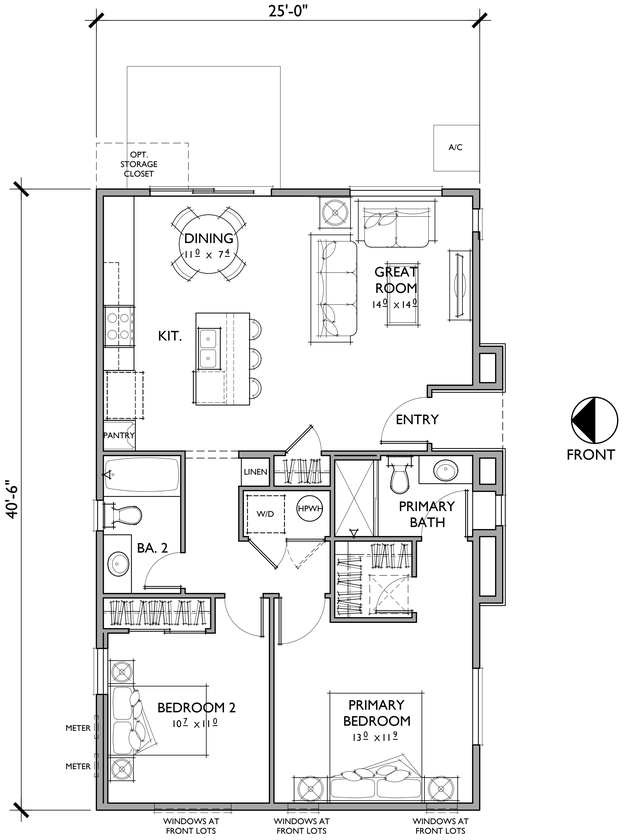
12 6 2 0

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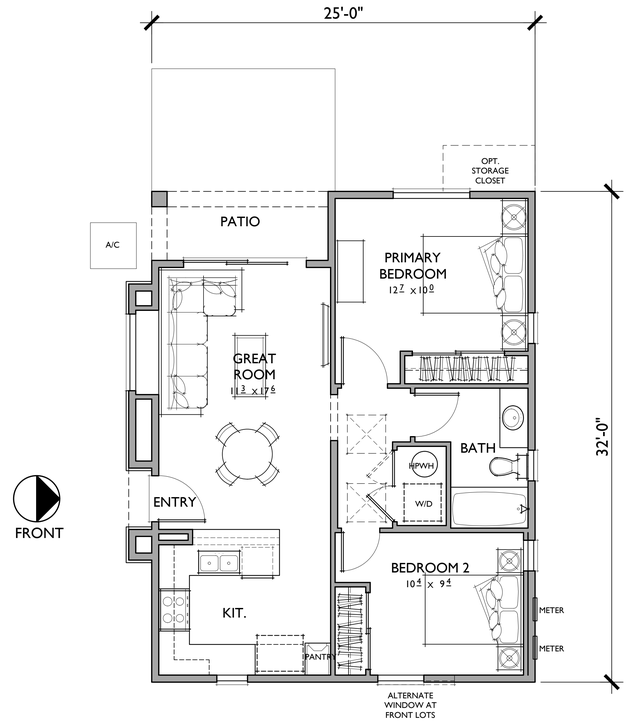


PLAN 2

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

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VALENTINE AVE.
UNIT FLOOR PLANS

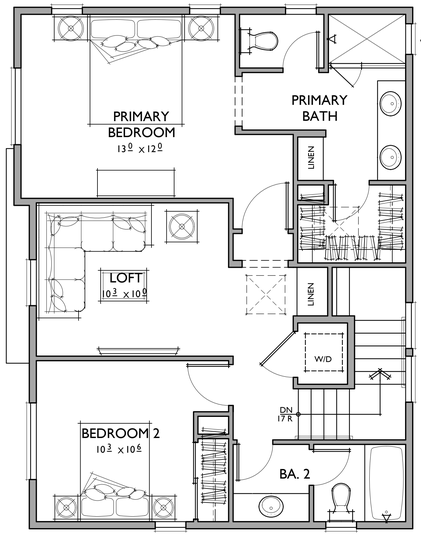
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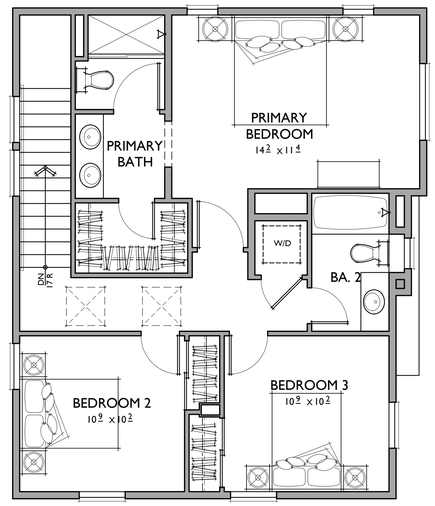
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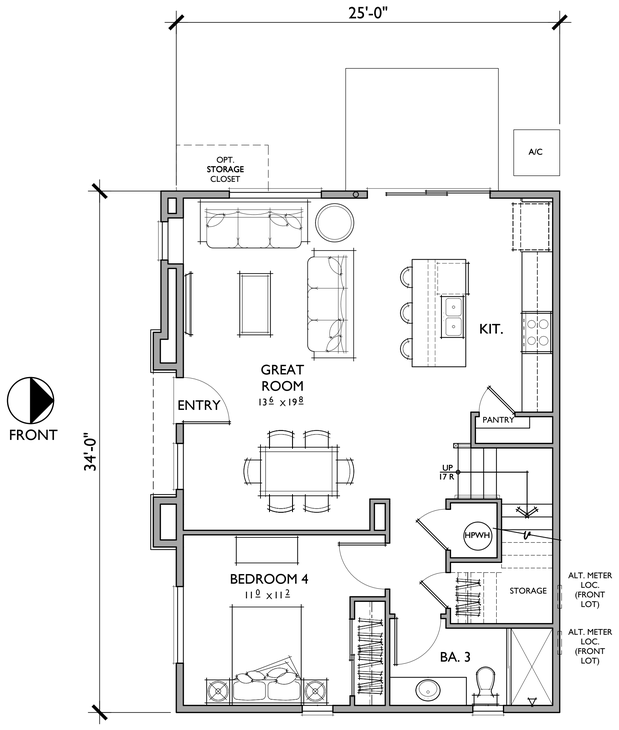
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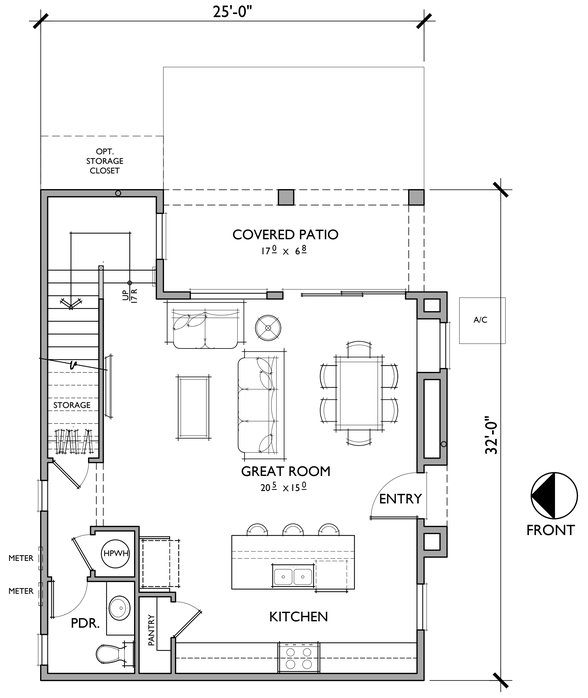
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PLAN 4

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

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VALENTINE AVE.

UNIT FLOOR PLANS

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ELEVATION A



ELEVATION B



ELEVATION C

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VALENTINE AVE.

PLAN 1|FRONT ELEVATIONS

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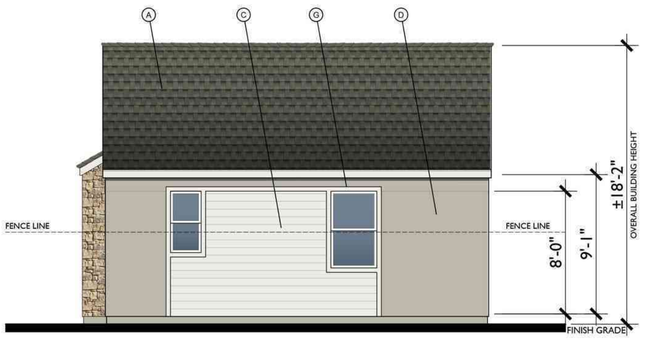
LEFT



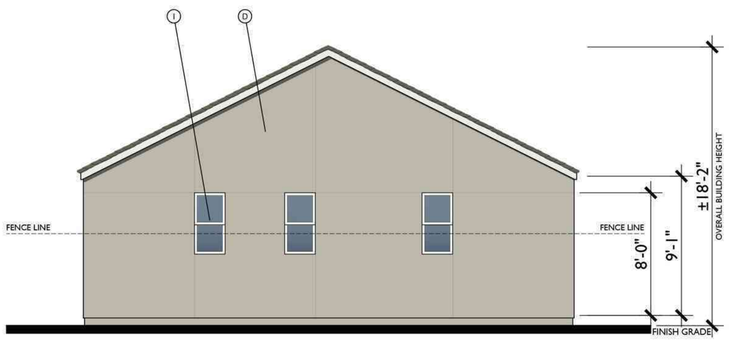
FRONT

A

1/4"=1'-0"



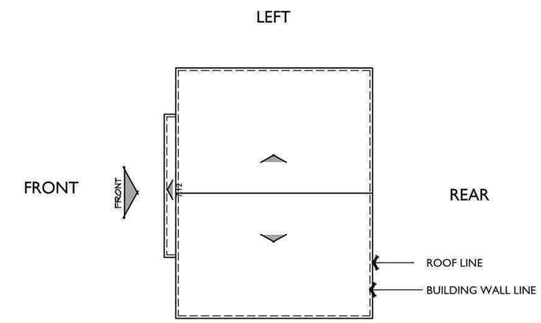
RIGHT



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
I. VINYL WINDOW



RIGHT

ROOF PLAN A

1/8"=1'-0"

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

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VALENTINE AVE.

PLAN I|A ELEVATIONS

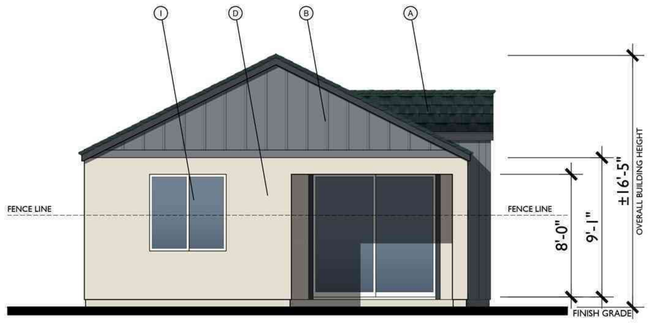
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8 4 2 0

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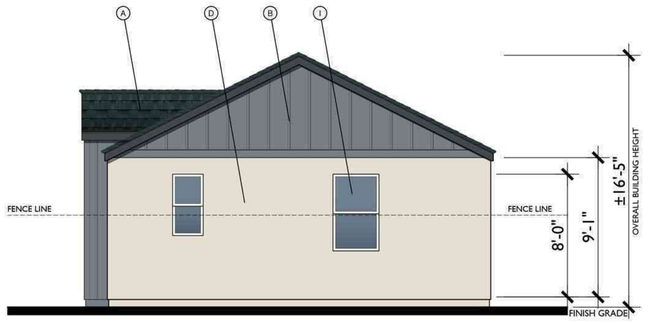


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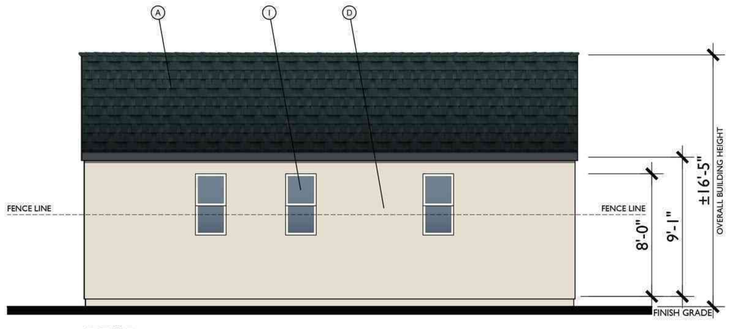


FRONT B

1/4"=1'-0"



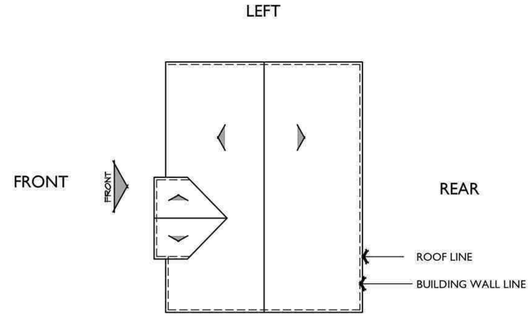
RIGHT



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
I. VINYL WINDOW



RIGHT

ROOF PLAN B

1/8"=1'-0"

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

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VALENTINE AVE.

PLAN I|B ELEVATIONS

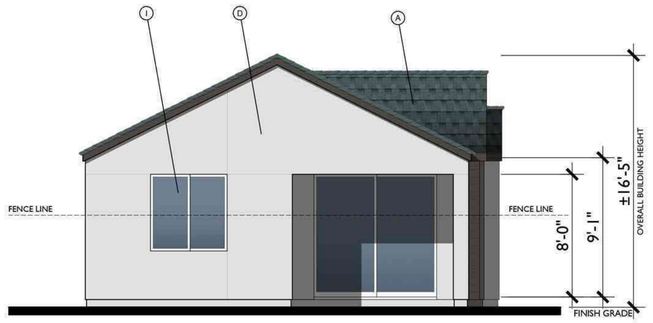
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8 4 2 0

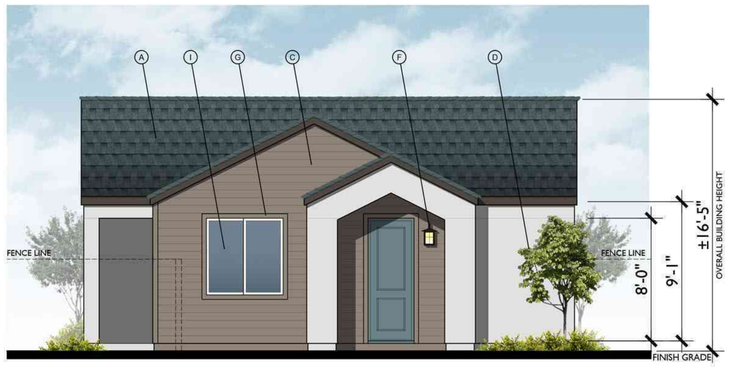
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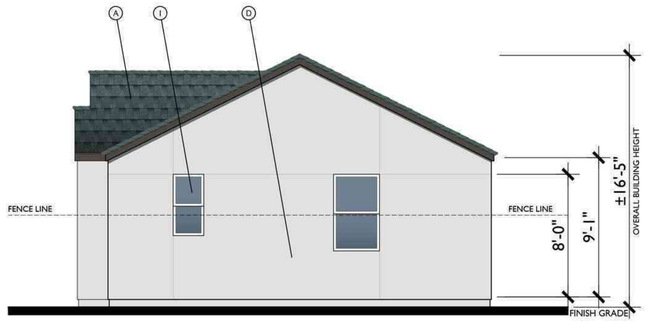


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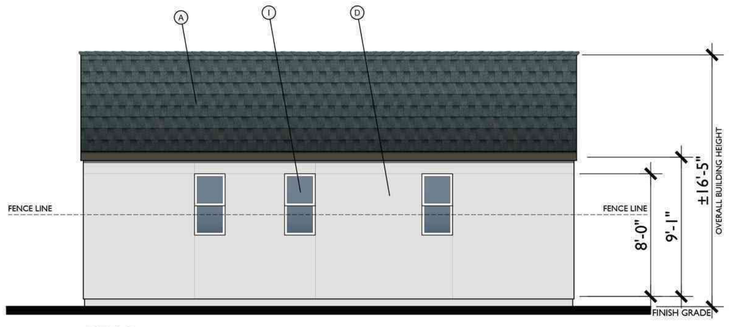


FRONT C

1/4"=1'-0"



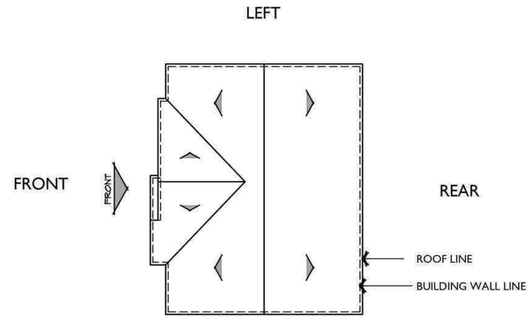
RIGHT



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
I. VINYL WINDOW



RIGHT

ROOF PLAN C

1/8"=1'-0"

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

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PLAN I|C ELEVATIONS

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ELEVATION A



ELEVATION B



ELEVATION C

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VALENTINE AVE.

PLAN 2 - FRONT ELEVATION

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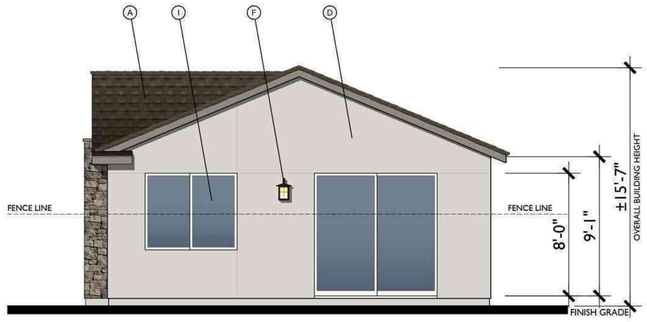
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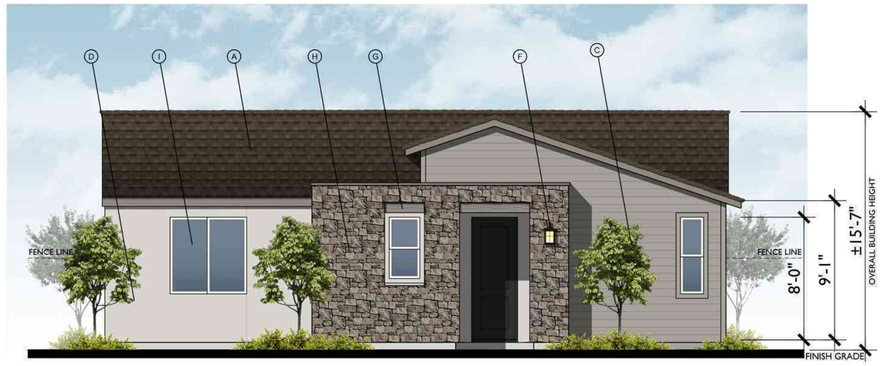
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RIGHT

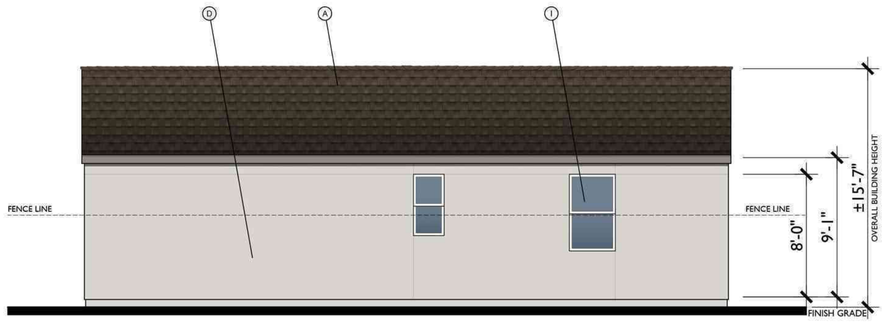


FRONT A

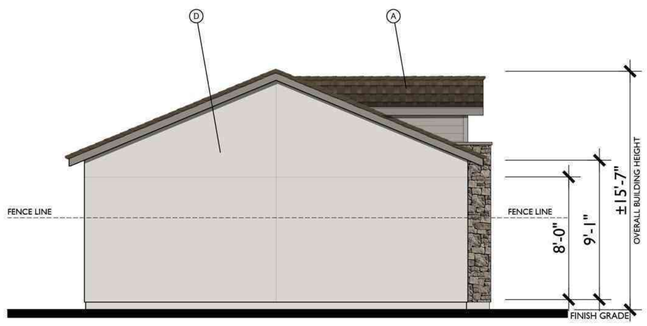
1/4"=1'-0"

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
I. VINYL WINDOW

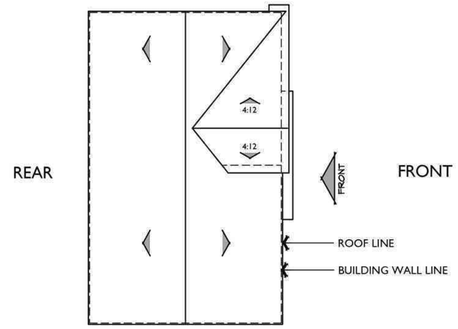


REAR



LEFT

RIGHT



LEFT

ROOF PLAN A

1/8"=1'-0"

PITCH: 5:12
RAKE: 2"
EAVE: 2"
ROOF MATERIAL: COMPOSITE SHINGLE

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VALENTINE AVE.

PLAN 2A - FRONT ELEVATION

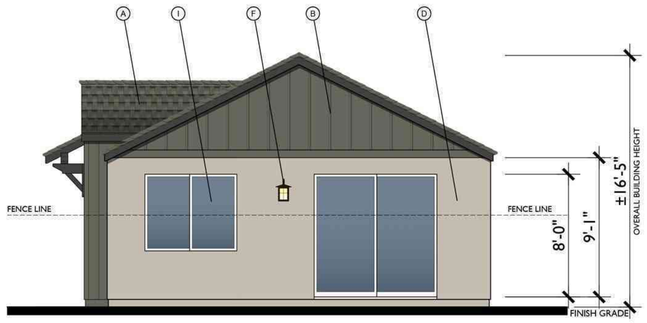
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RIGHT

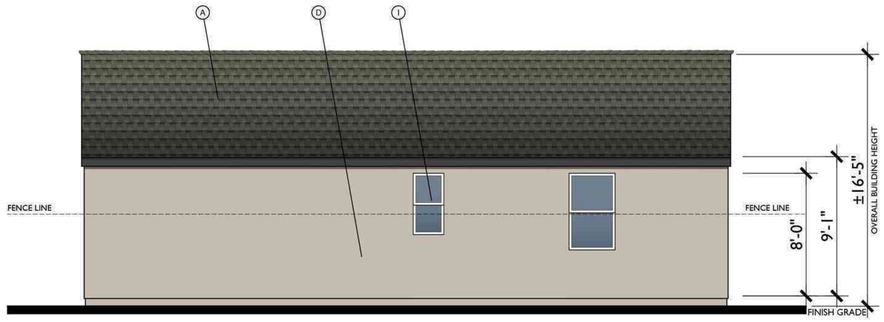


FRONT B

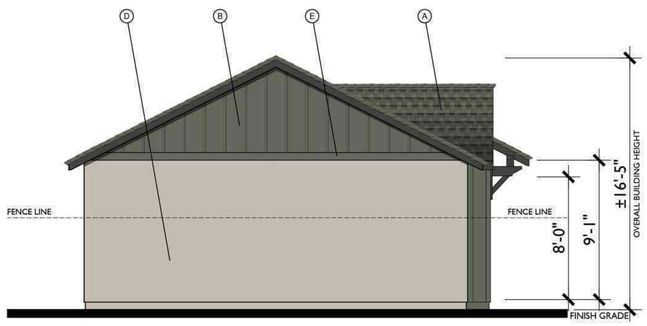
1/4"=1'-0"

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
I. VINYL WINDOW

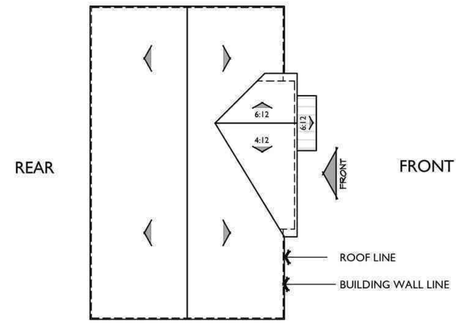


REAR



LEFT

RIGHT



LEFT

ROOF PLAN B

1/8"=1'-0"

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

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VALENTINE AVE.

PLAN 2B - FRONT ELEVATION

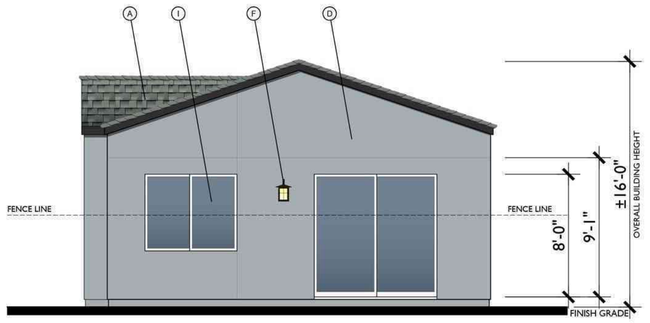
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RIGHT

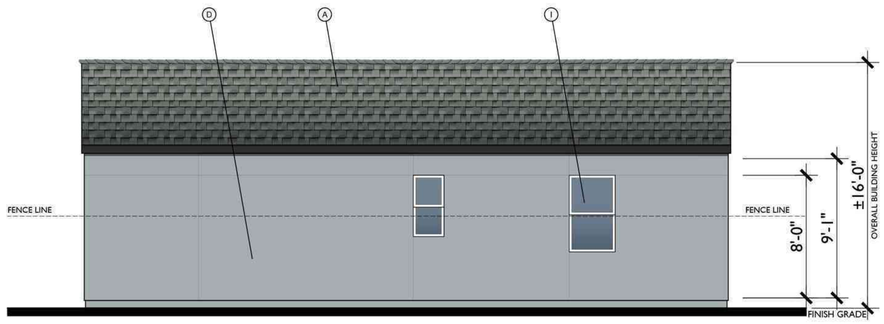


FRONT C

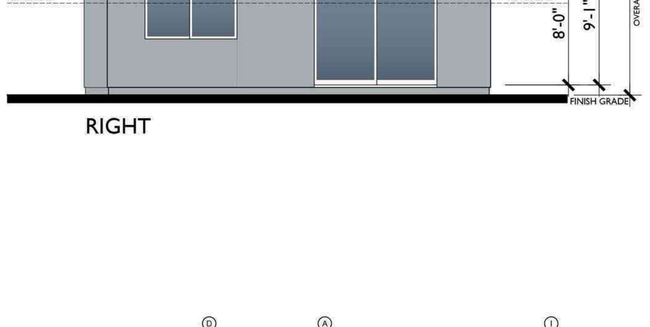
1/4"=1'-0"

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
I. VINYL WINDOW

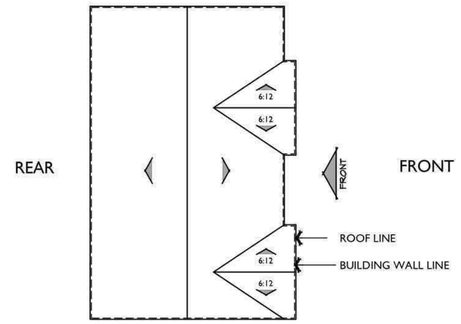


REAR



LEFT

RIGHT



LEFT

ROOF PLAN C

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

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VALENTINE AVE.

PLAN 2C - FRONT ELEVATION

Sebastopol, California | 859.25270 | 05.07.2026

8 4 2 0

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ELEVATION A



ELEVATION B



ELEVATION C

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VALENTINE AVE.

PLAN 3 | FRONT ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

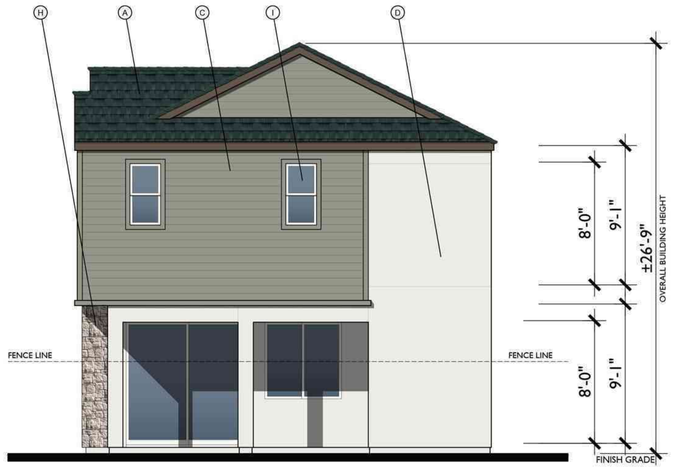
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RIGHT

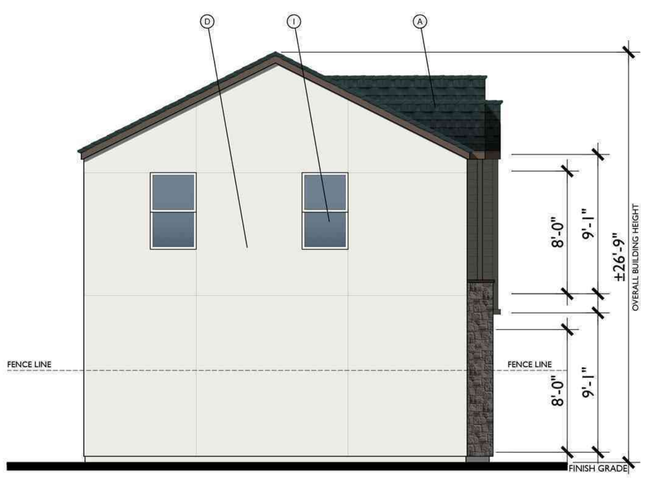


FRONT A

1/4"=1'-0"



REAR

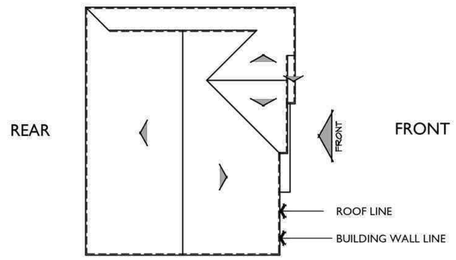


LEFT

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
I. VINYL WINDOW

RIGHT



LEFT

ROOF PLAN A

1/8"=1'-0"

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

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VALENTINE AVE.

PLAN 3 | A ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

8 4 2 0

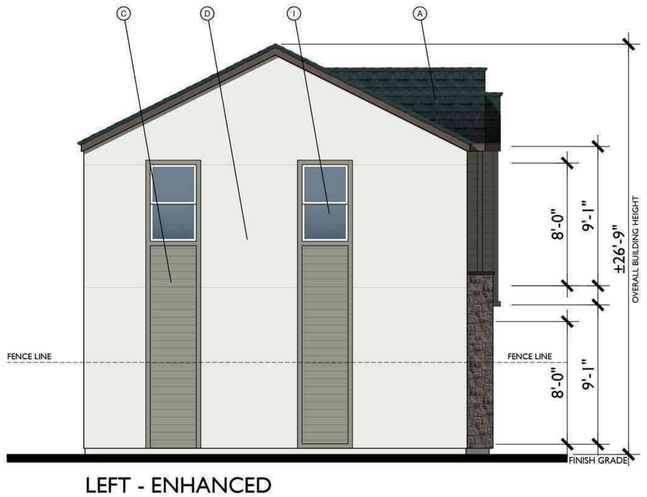
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REAR - ENHANCED



LEFT - ENHANCED

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
I. VINYL WINDOW

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VALENTINE AVE.

PLAN 3 | A ENHANCED ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

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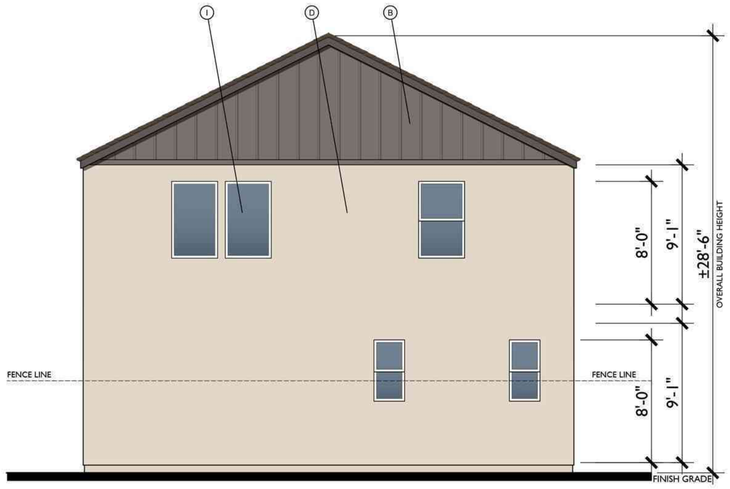


RIGHT

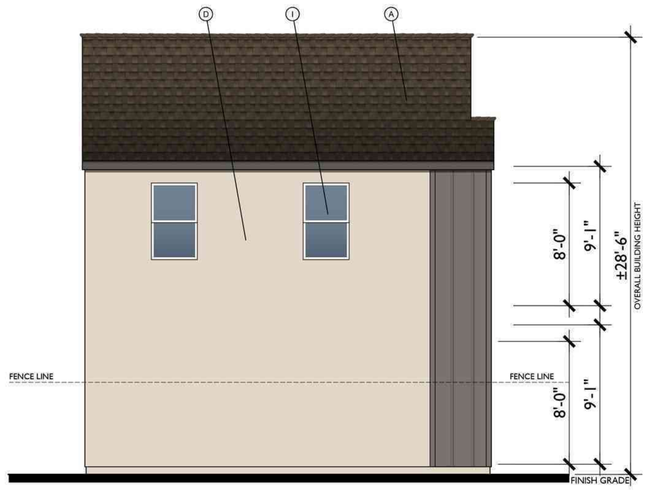


FRONT B

1/4"= 1'-0"



REAR

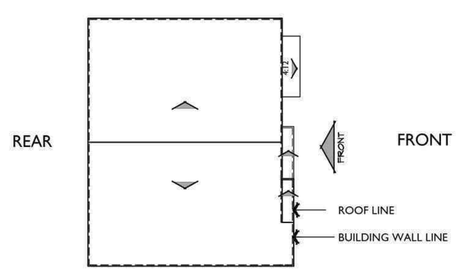


LEFT

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
I. VINYL WINDOW

RIGHT



LEFT

ROOF PLAN B

1/8"=1'-0"

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

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PLAN 3 | B ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

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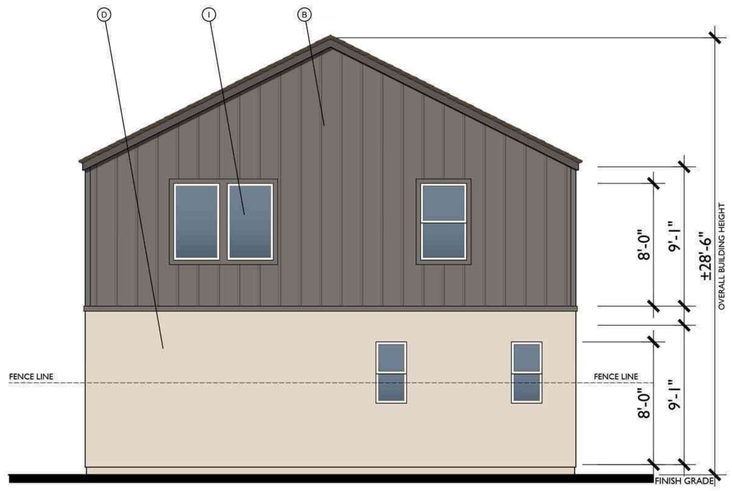
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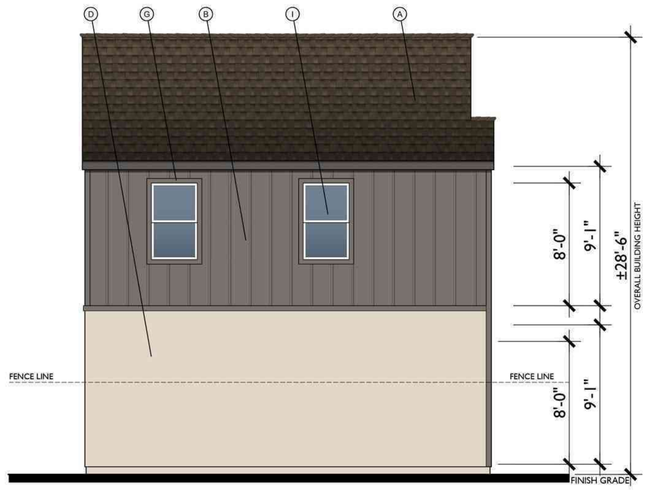
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RIGHT - ENHANCED



REAR - ENHANCED



LEFT - ENHANCED

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
I. VINYL WINDOW

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PLAN 3 | B ENHANCED ELEVATIONS

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8 4 2 0

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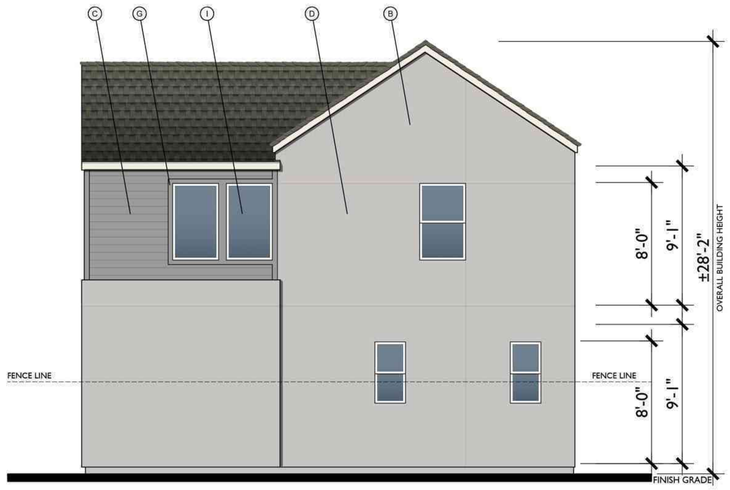


RIGHT

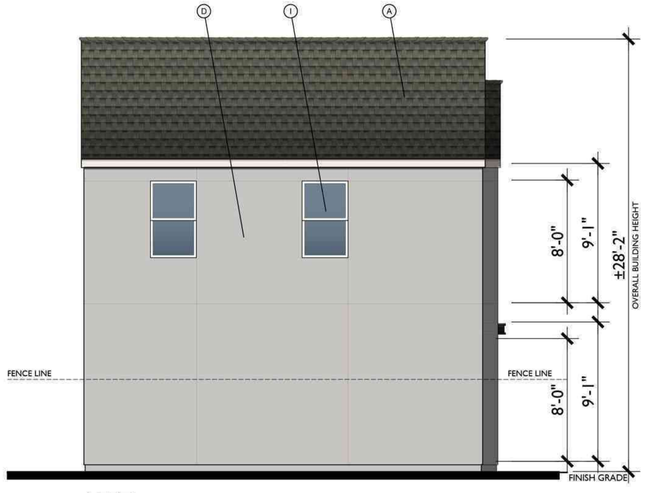


FRONT C

1/4"=1'-0"



REAR

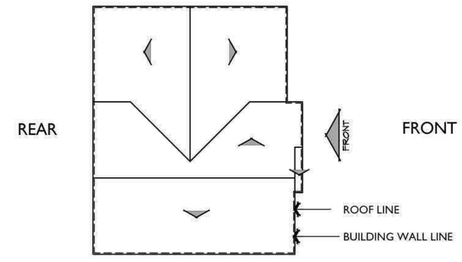


LEFT

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
I. VINYL WINDOW

RIGHT



LEFT

ROOF PLAN C

1/8"=1'-0"

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

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PLAN 3 | C ELEVATIONS

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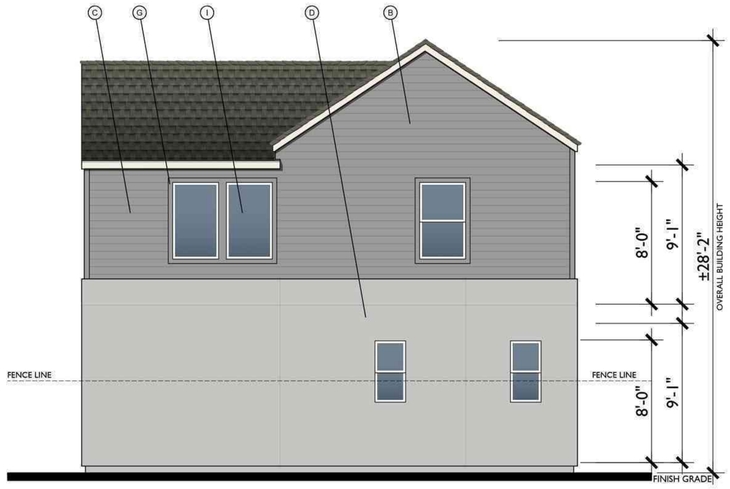
8 4 2 0

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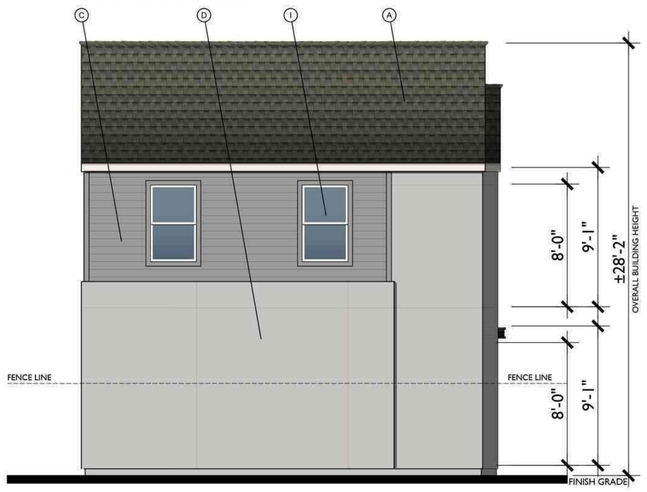
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REAR - ENHANCED



LEFT - ENHANCED

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
I. VINYL WINDOW

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PLAN 3 | C ENHANCED ELEVATIONS

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ELEVATION A



ELEVATION B



ELEVATION C

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PLAN 4 | FRONT ELEVATIONS

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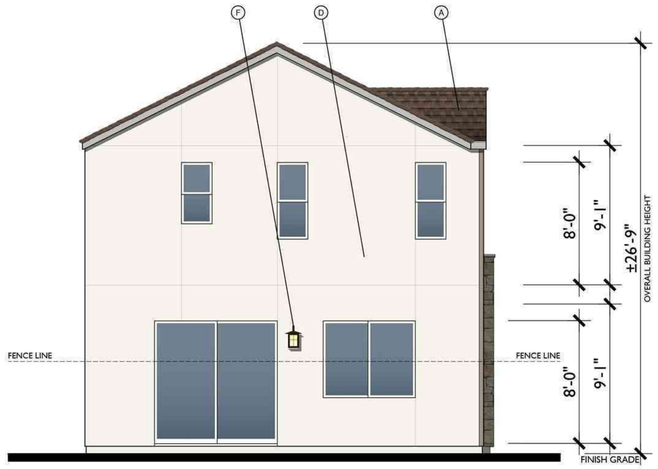


REAR

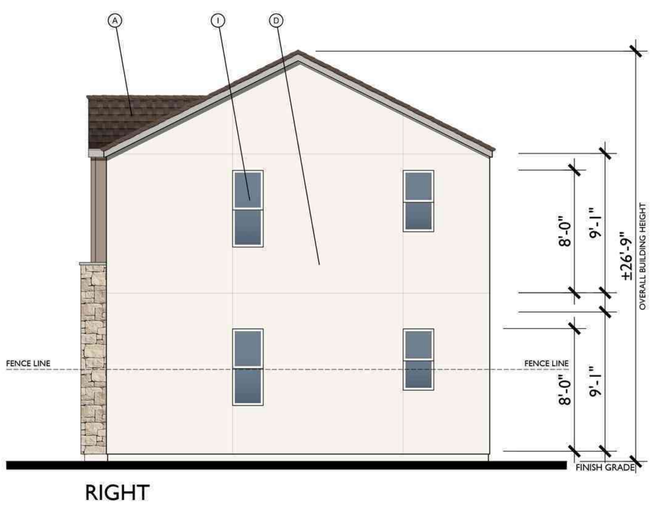


FRONT

A
1/4"=1'-0"



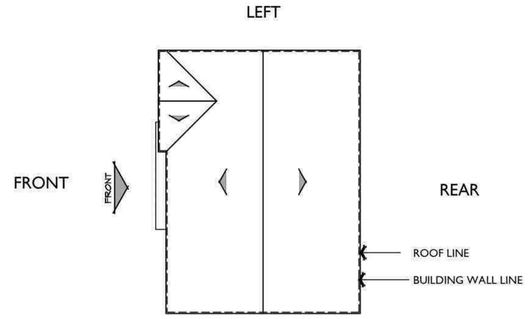
LEFT



RIGHT

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
I. VINYL WINDOW



RIGHT

ROOF PLAN A

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

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PLAN 4 | A ELEVATIONS

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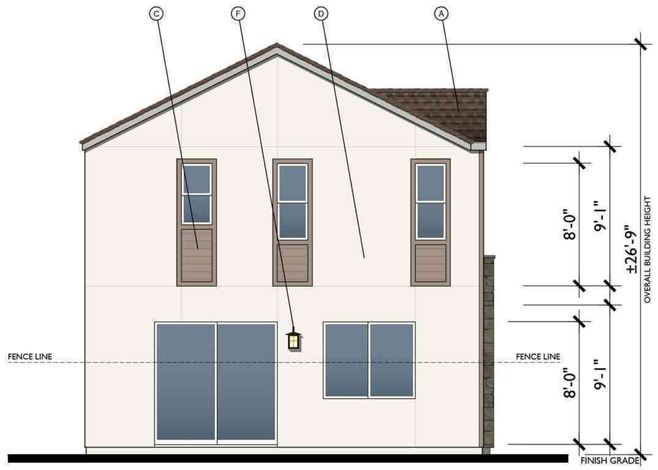
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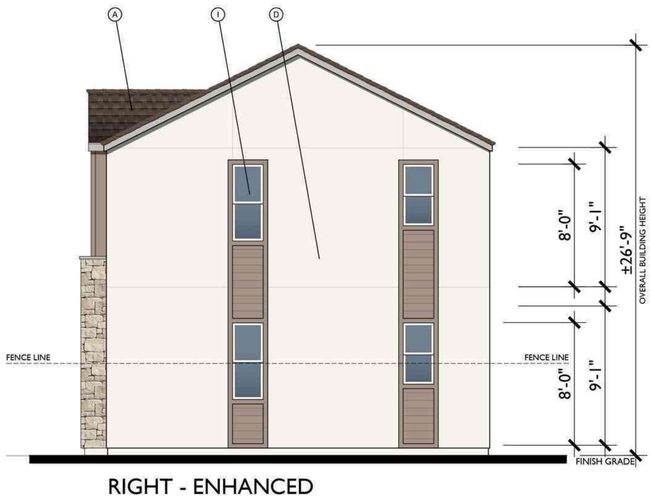
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REAR - ENHANCED



LEFT - ENHANCED



RIGHT - ENHANCED

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
I. VINYL WINDOW

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VALENTINE AVE.

PLAN 4 | A ENHANCED ELEVATIONS

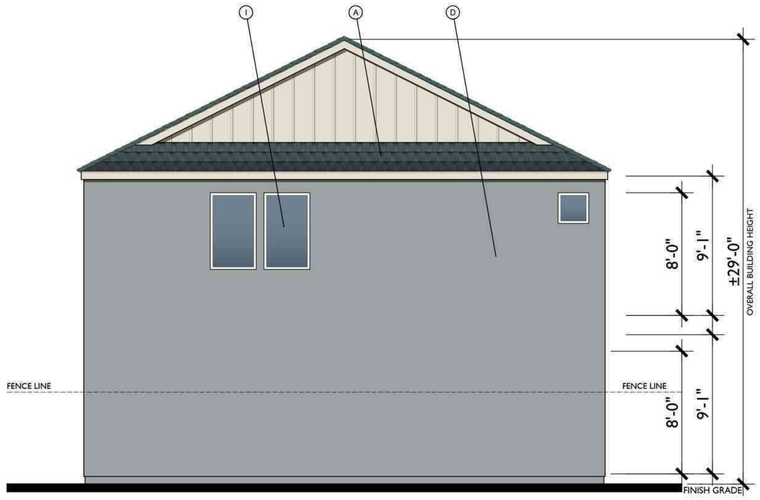
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8 4 2 0

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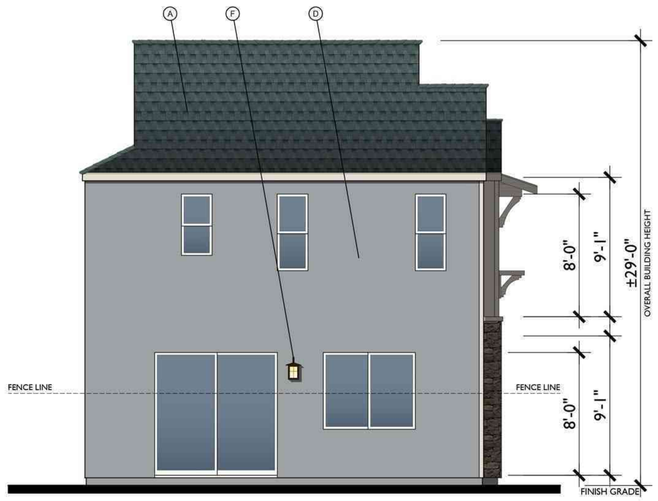
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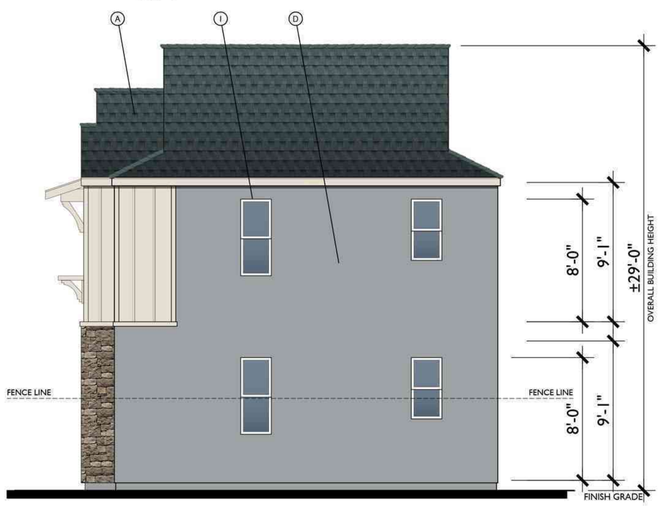
REAR



FRONT B



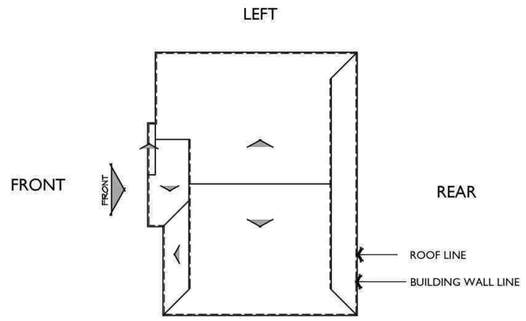
LEFT



RIGHT

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
I. VINYL WINDOW



RIGHT

ROOF PLAN B

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

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VALENTINE AVE.

PLAN 4 | B ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026

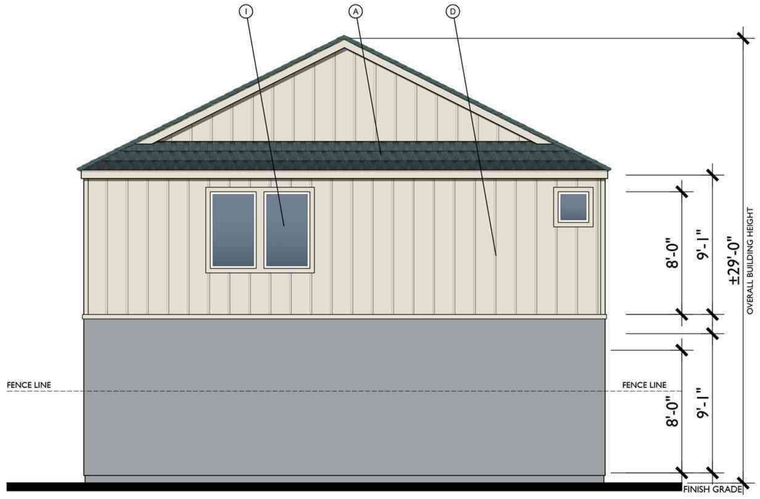
8 4 2 0

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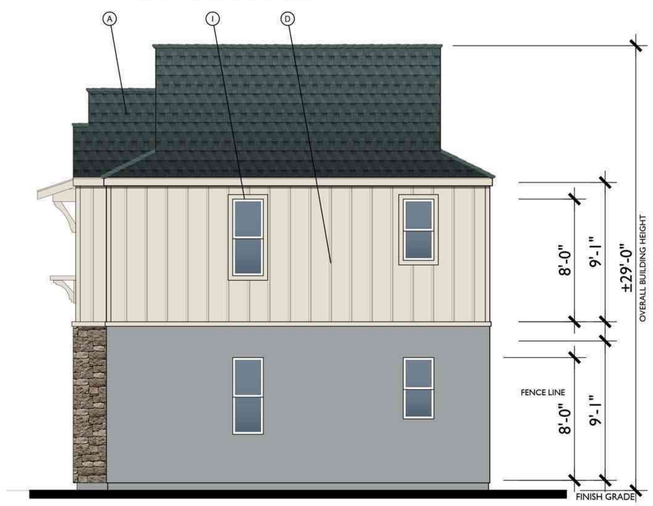
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REAR - ENHANCED



LEFT - ENHANCED



RIGHT - ENHANCED

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
I. VINYL WINDOW

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8 4 2 0

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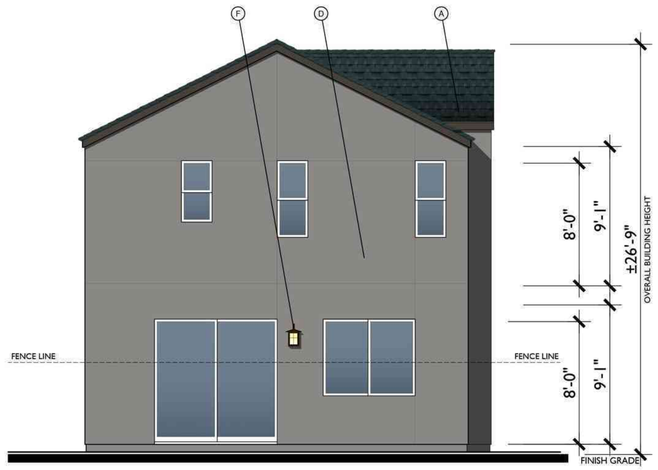
REAR



FRONT

C

1/4"=1'-0"



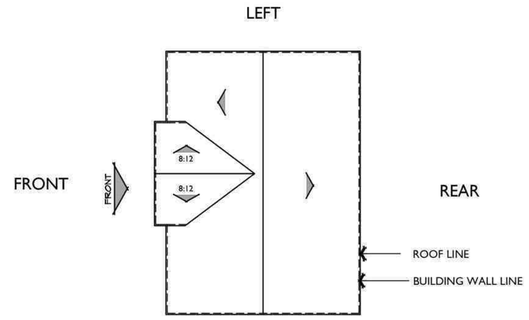
LEFT



RIGHT

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
I. VINYL WINDOW



RIGHT

ROOF PLAN C

1/8"=1'-0"

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

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VALENTINE AVE.

PLAN 4 | C ELEVATIONS

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8 4 2 0

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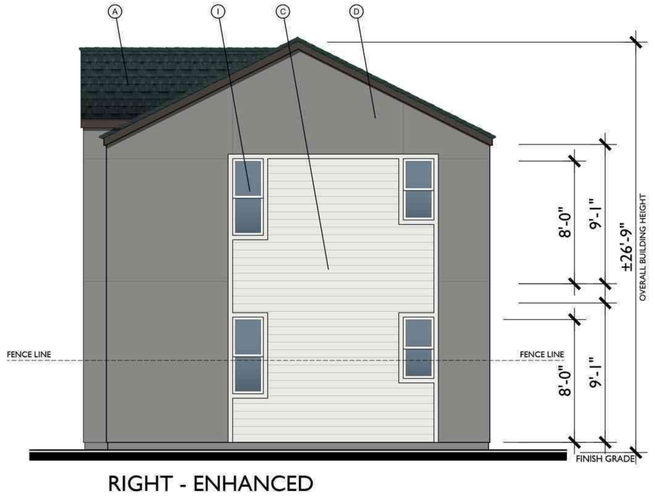
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REAR - ENHANCED



RIGHT - ENHANCED

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
I. VINYL WINDOW

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PLAN 4 | C ENHANCED ELEVATIONS

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8 4 2 0

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VALENTINE AVE.

STREET VIEW - VALENTINE AVE

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VALENTINE AVE.

BIRD EYE VIEW

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