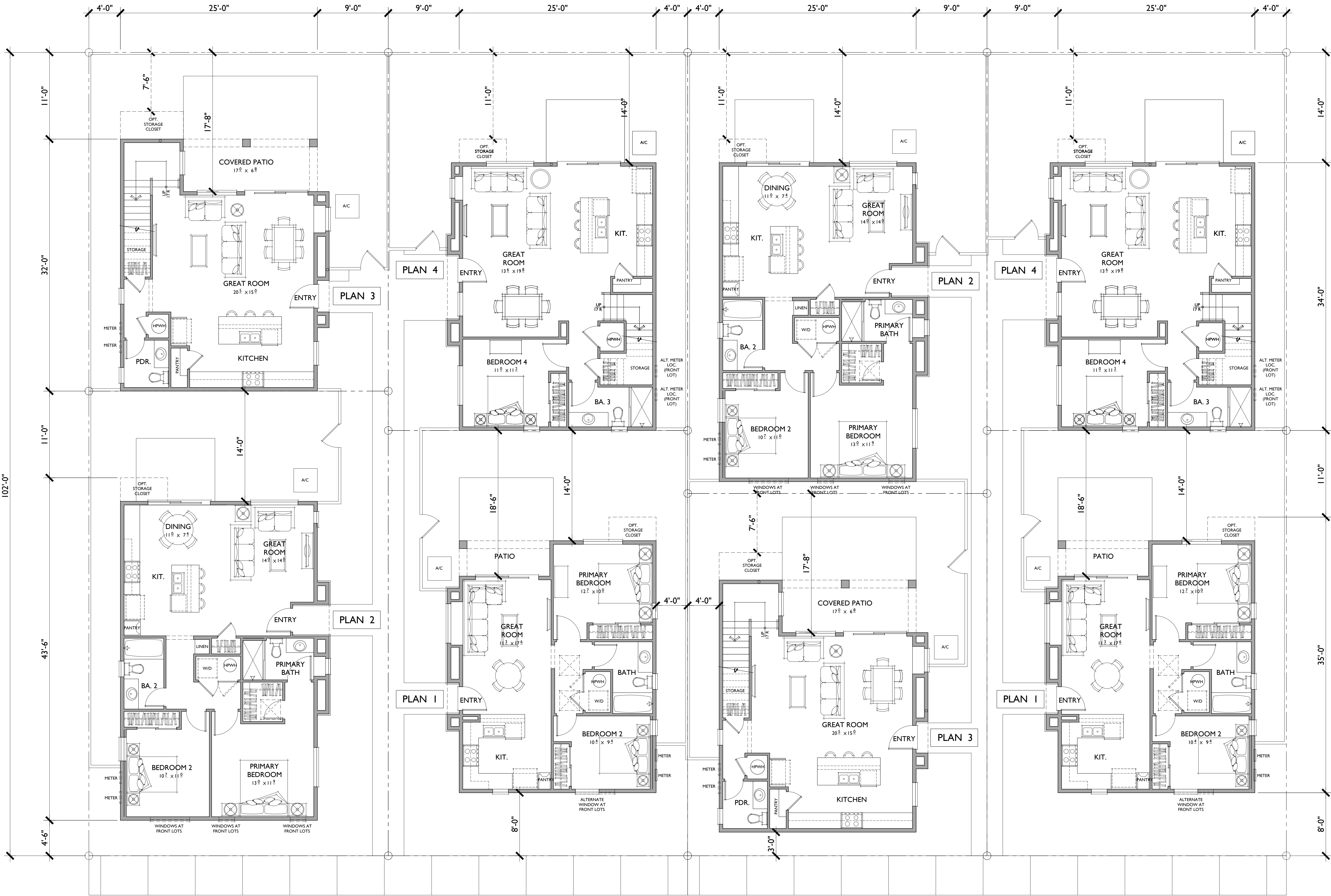
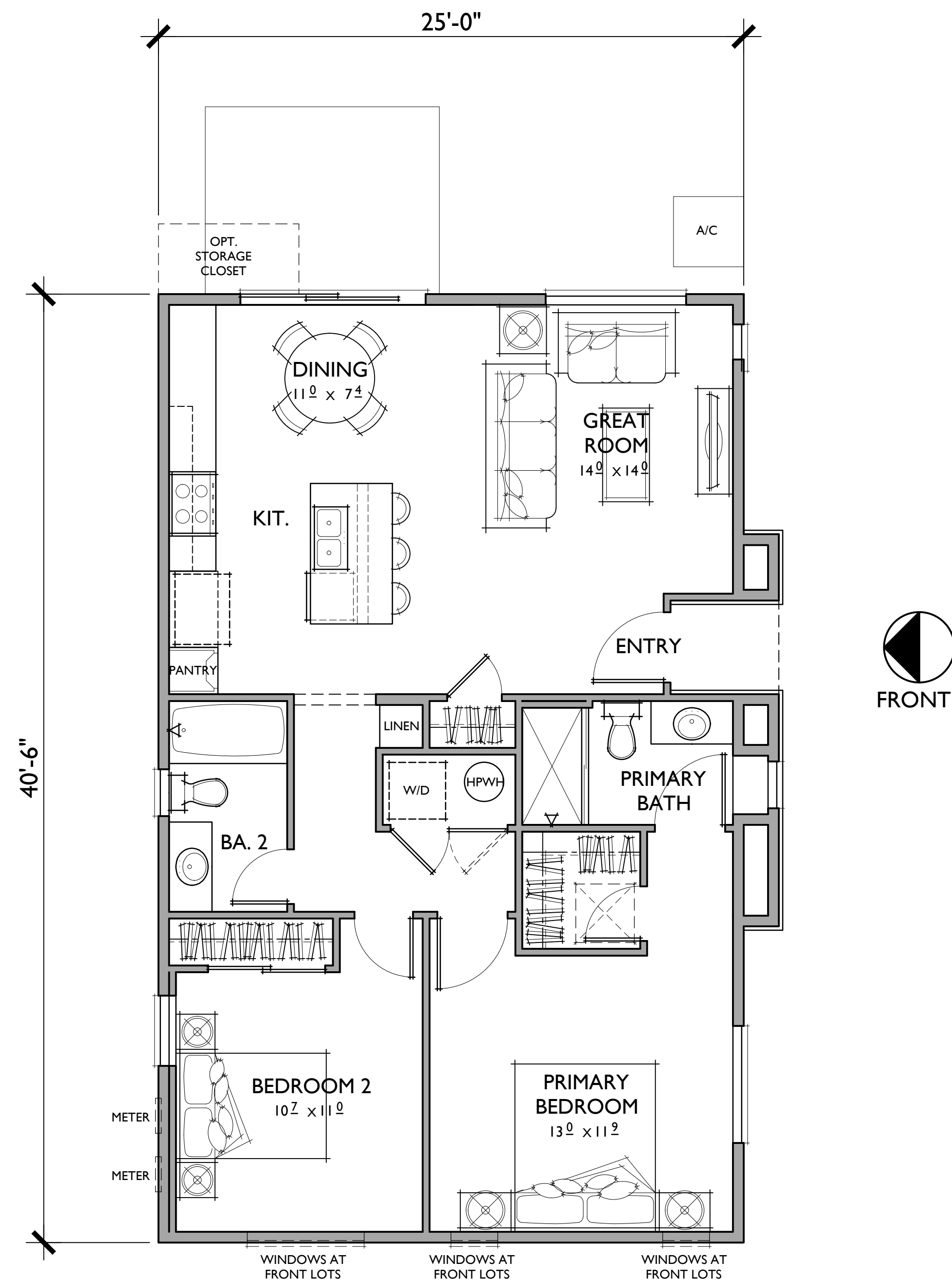




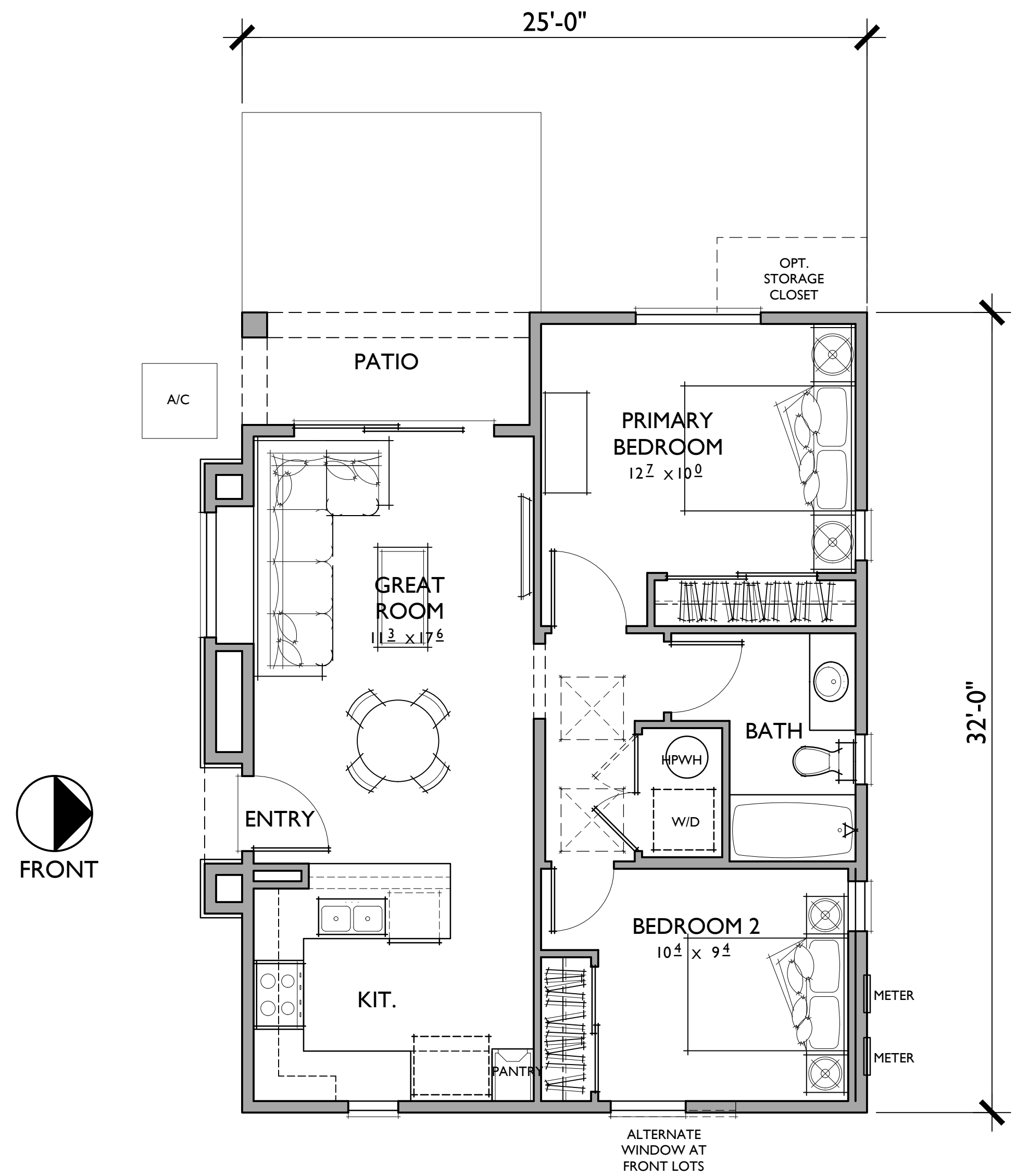


**PLAN 2**  
2 BEDROOMS / 2 BATHS

**FLOOR AREA TABLE**

|                     |                      |
|---------------------|----------------------|
| <b>TOTAL LIVING</b> | <b>1,000 SQ. FT.</b> |
| COVERED PATIO       | N/A                  |
| PORCH               | 13 SQ. FT.           |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

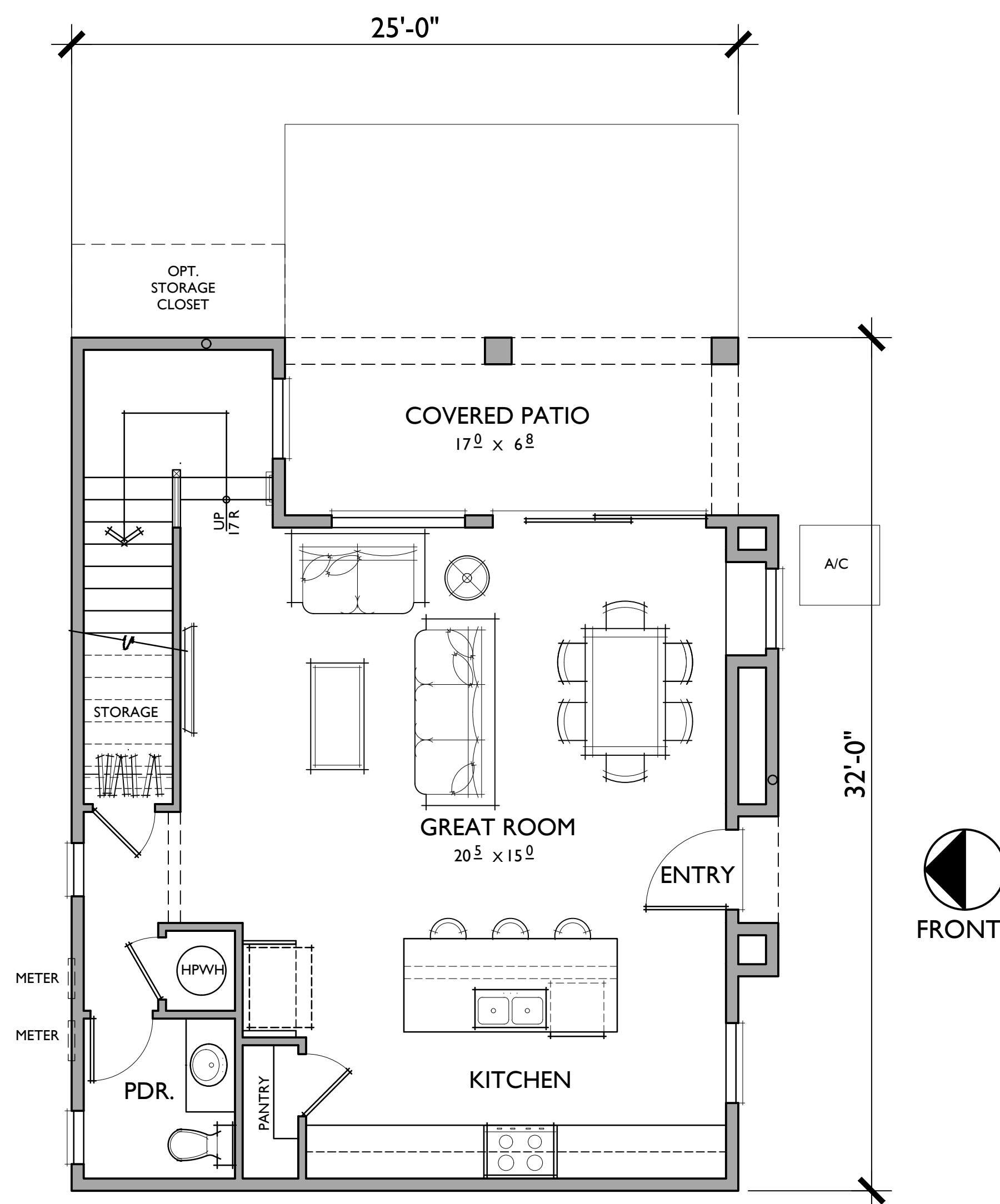
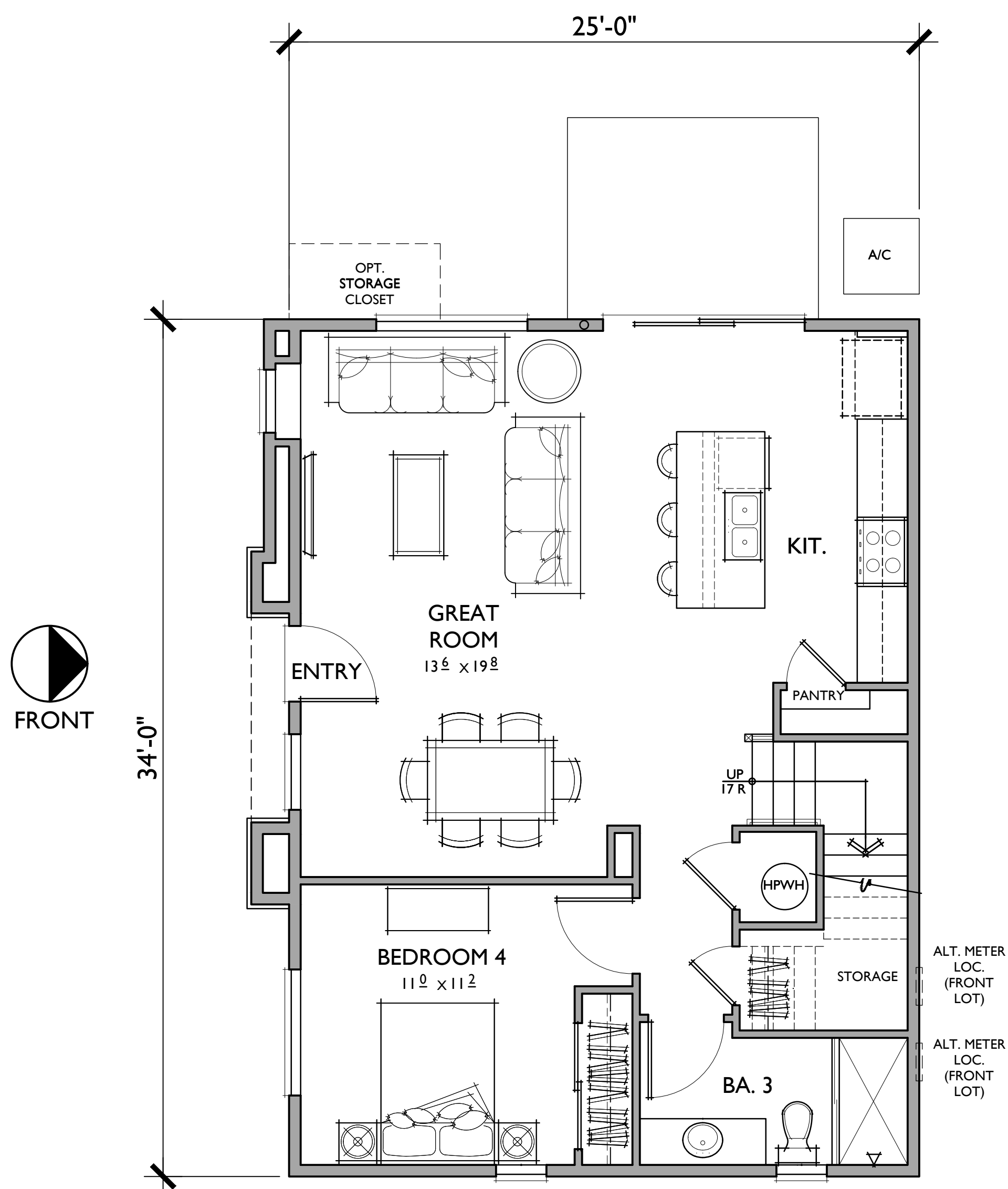
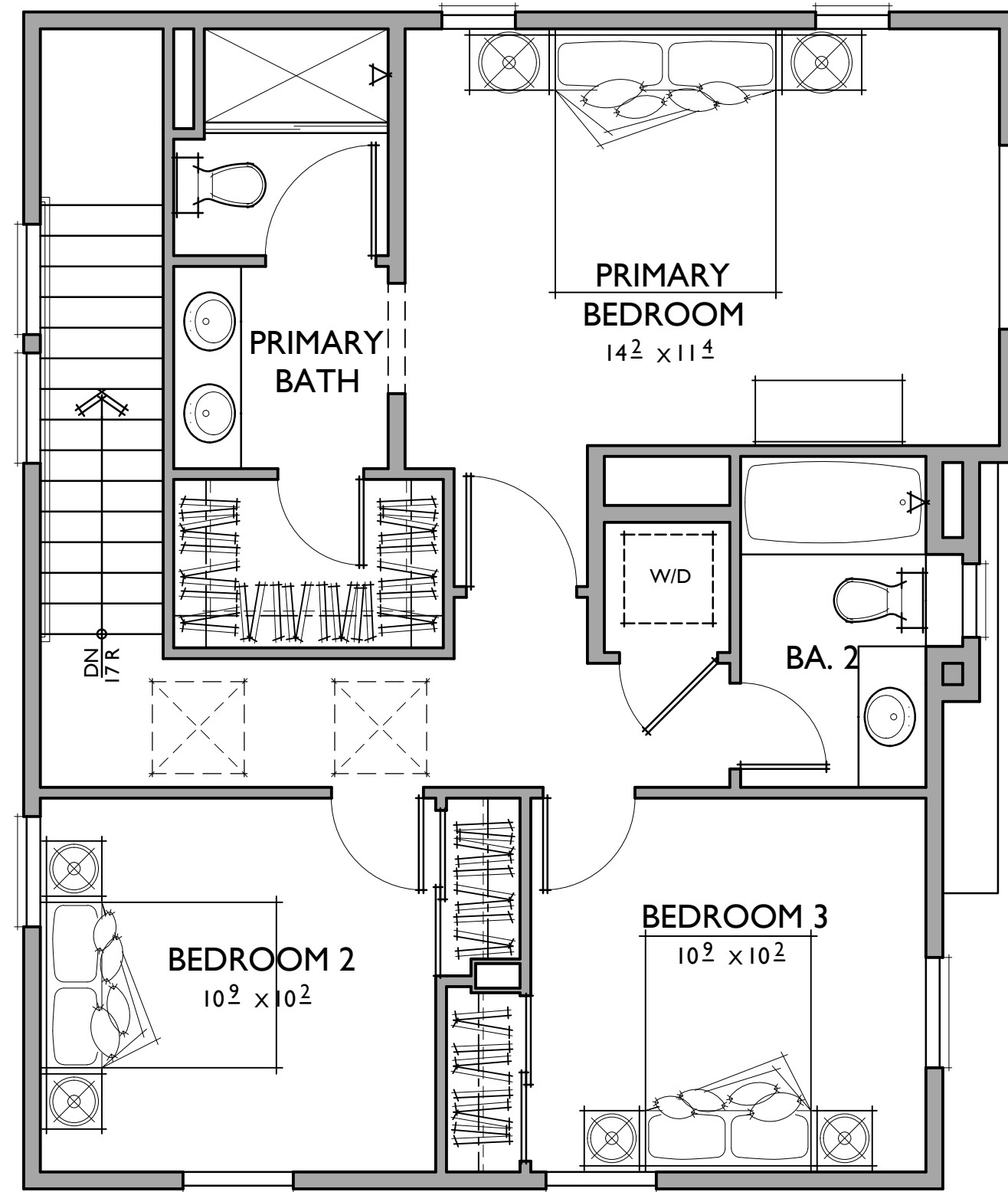
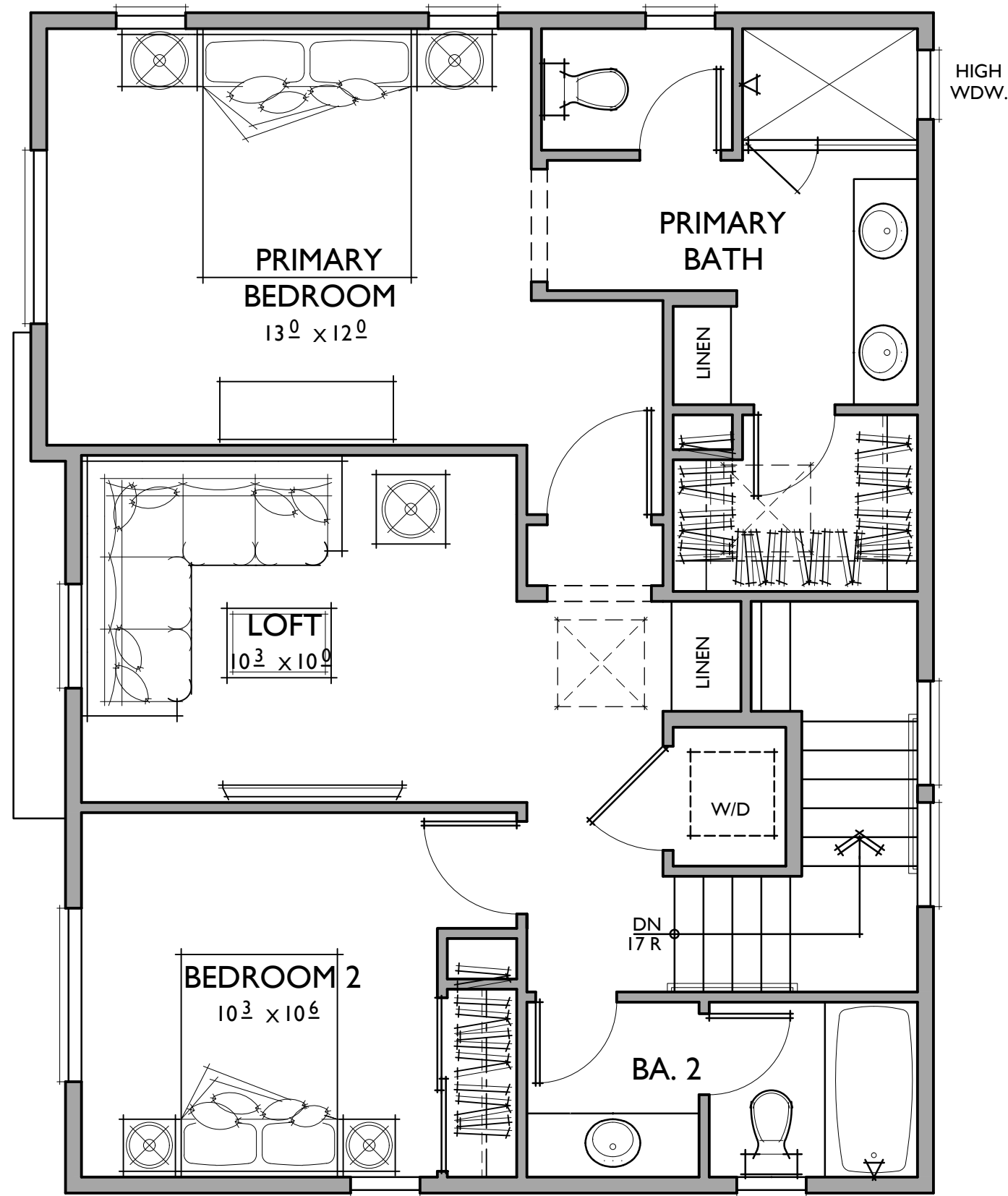


**PLAN 1**  
2 BEDROOMS / 1 BATH

**FLOOR AREA TABLE**

|                     |                    |
|---------------------|--------------------|
| <b>TOTAL LIVING</b> | <b>748 SQ. FT.</b> |
| 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.          |
| <b>TOTAL LIVING</b> | <b>1,640 SQ. FT.</b> |
| 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.          |
| <b>TOTAL LIVING</b> | <b>1,422 SQ. FT.</b> |
| COVERED PATIO       | 113 SQ. FT.          |
| PORCH               | N/A                  |

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



ELEVATION A



ELEVATION B



ELEVATION C

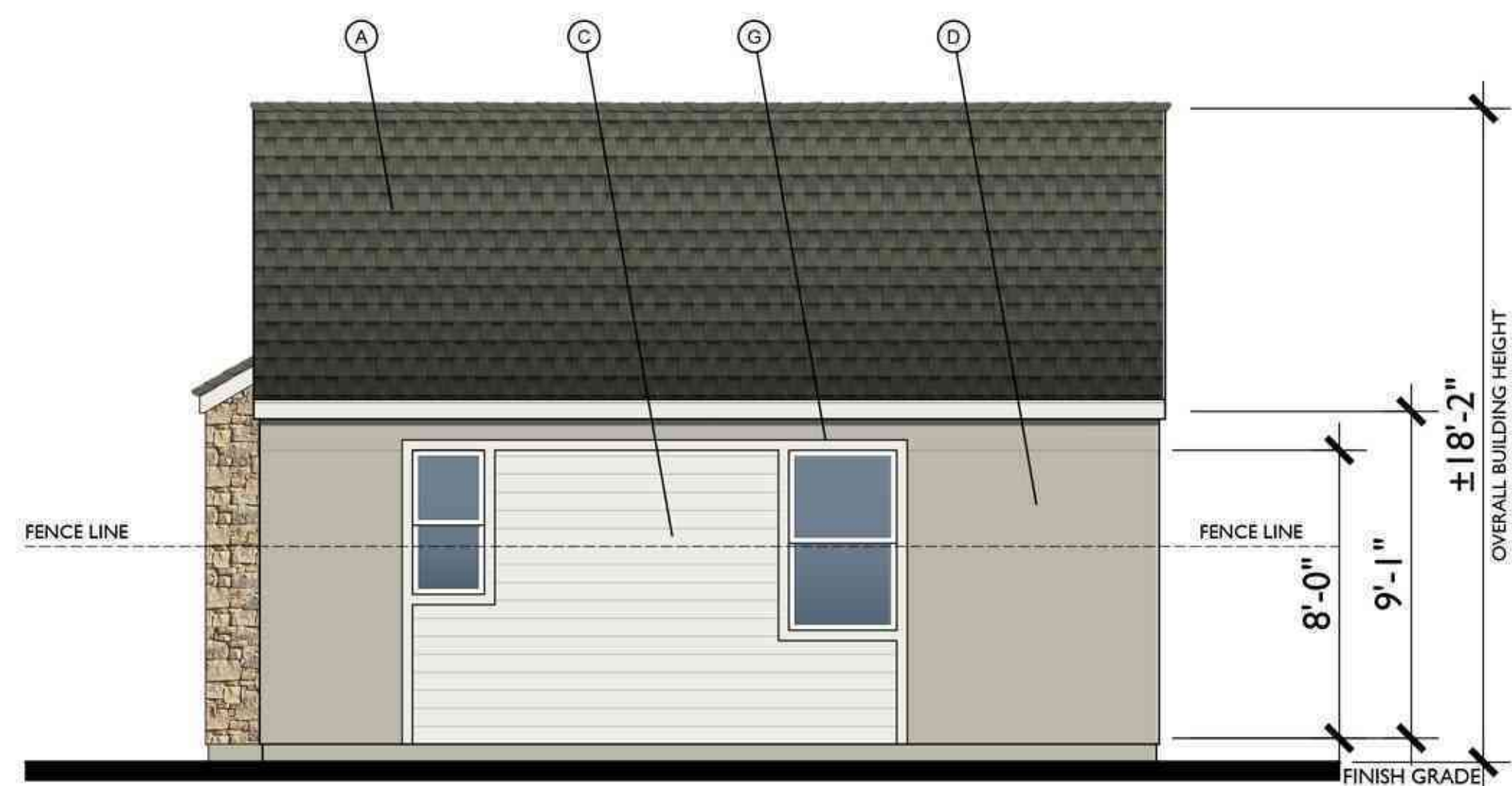


LEFT

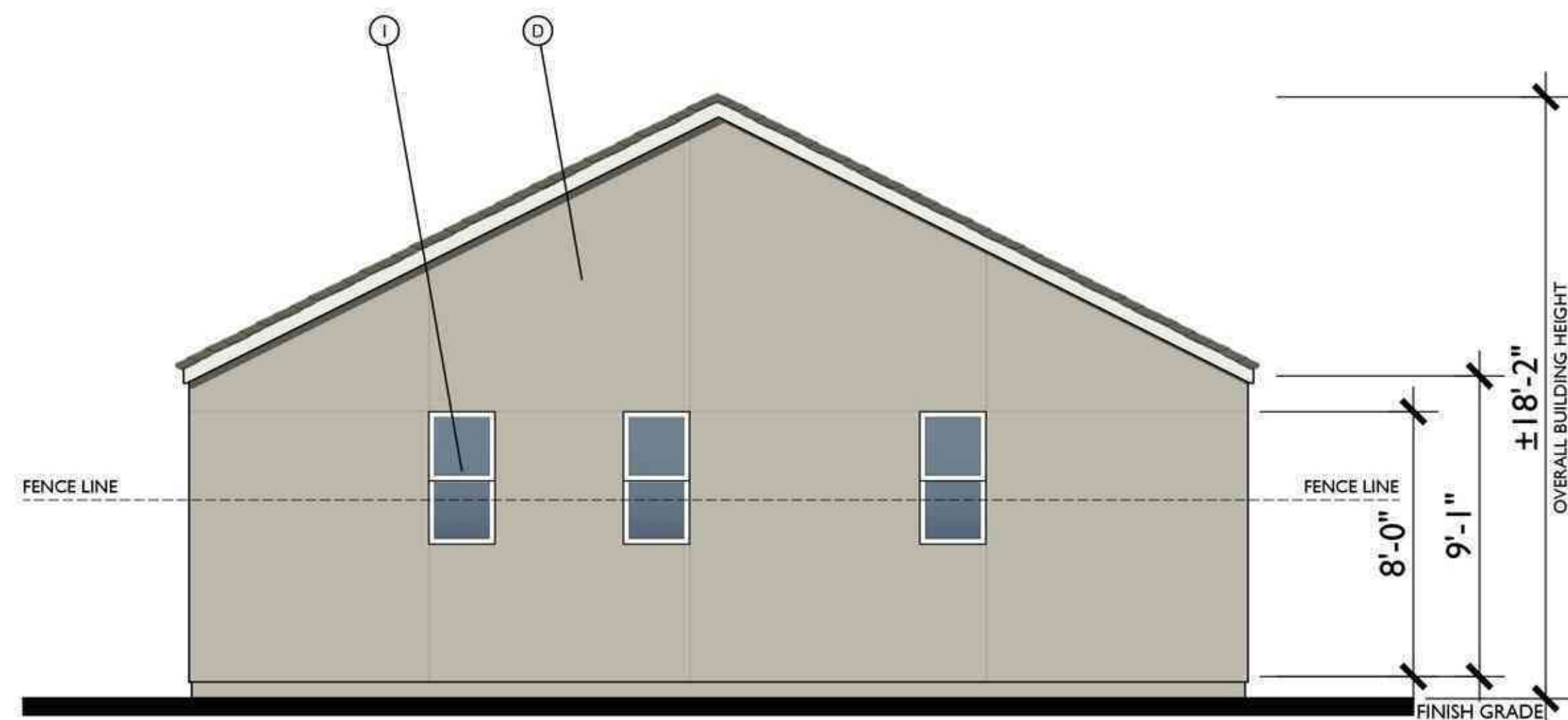


FRONT

A  
1/4"=1'-0"



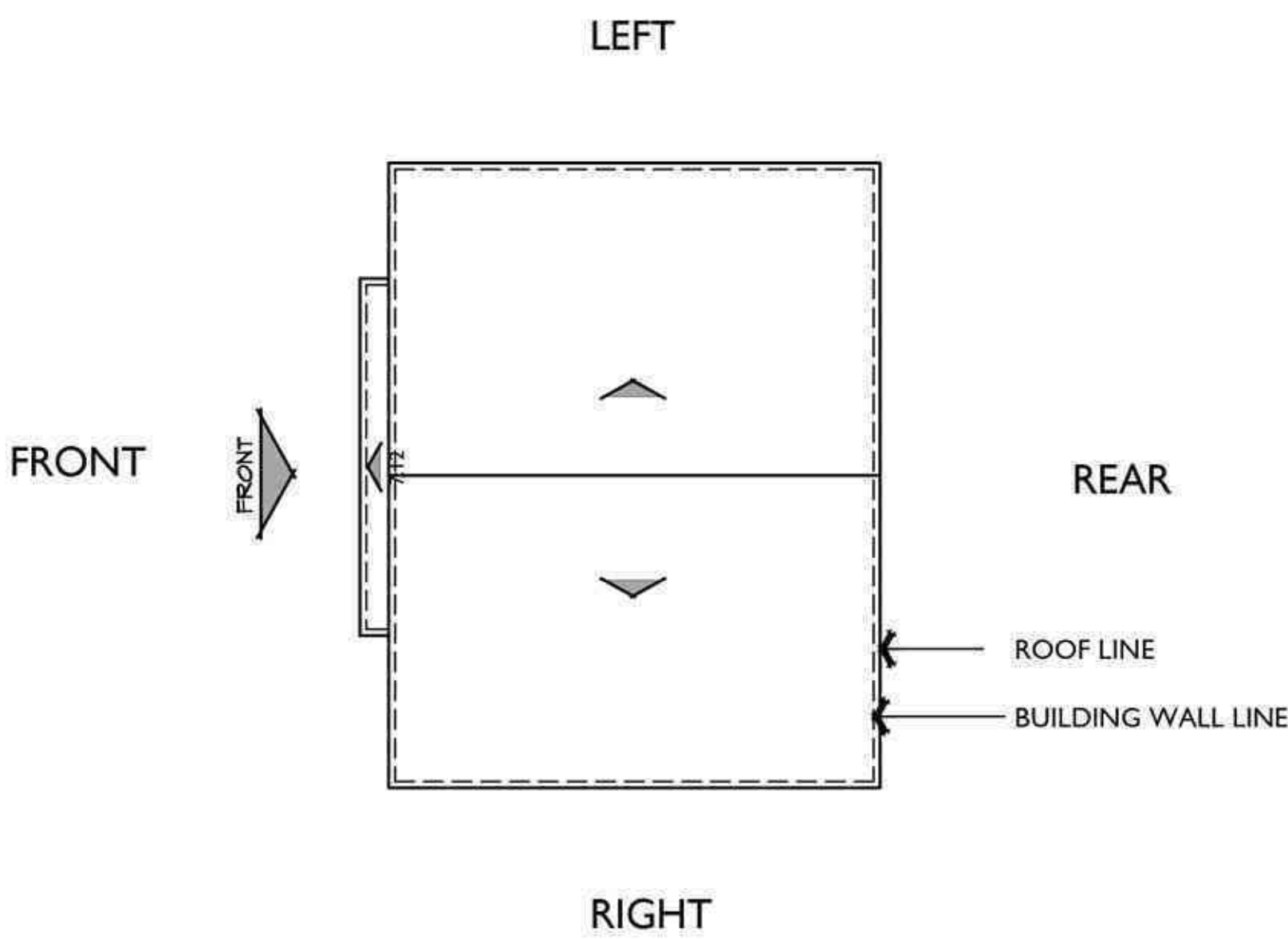
RIGHT



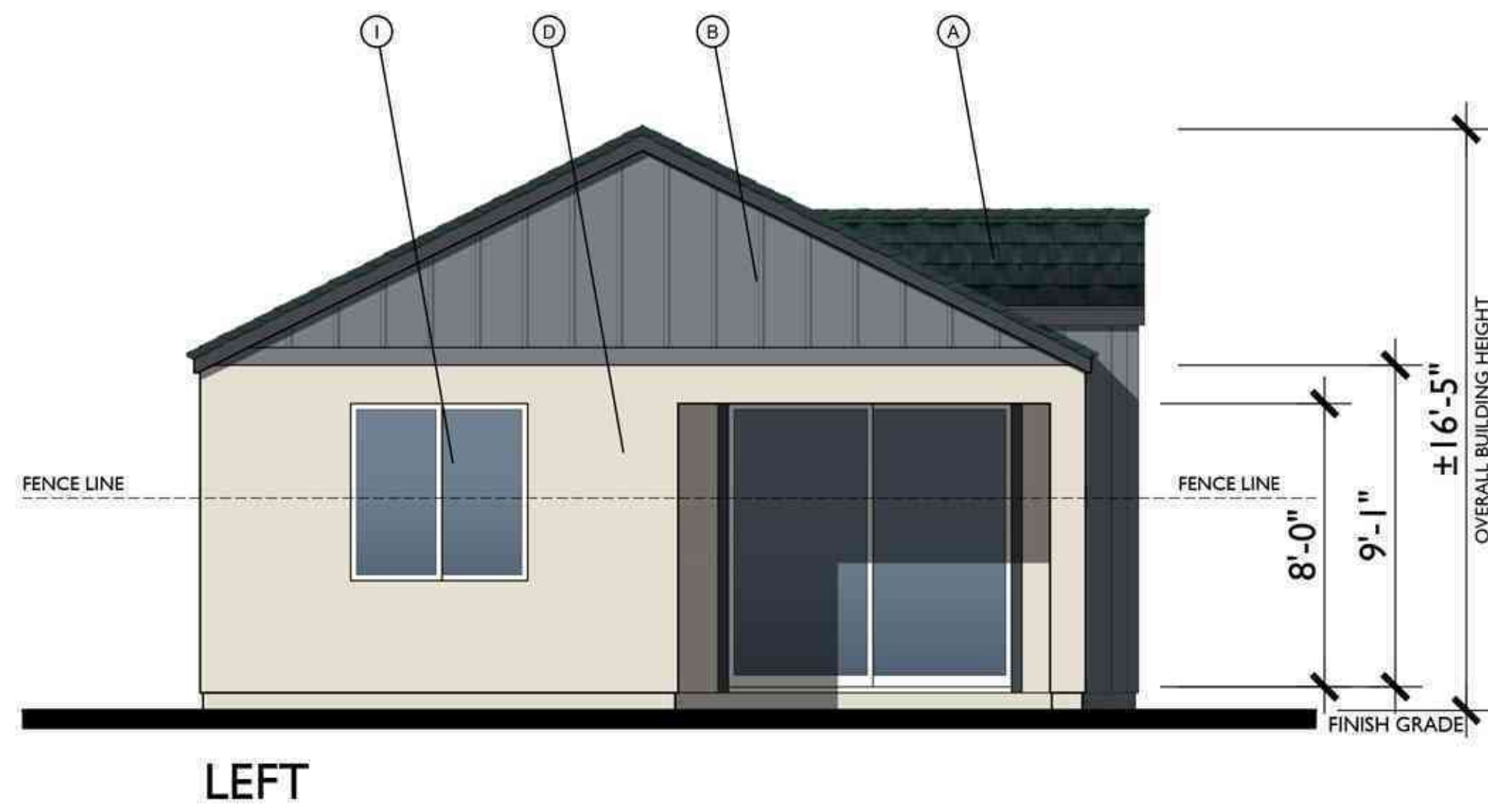
REAR

MATERIAL LEGEND

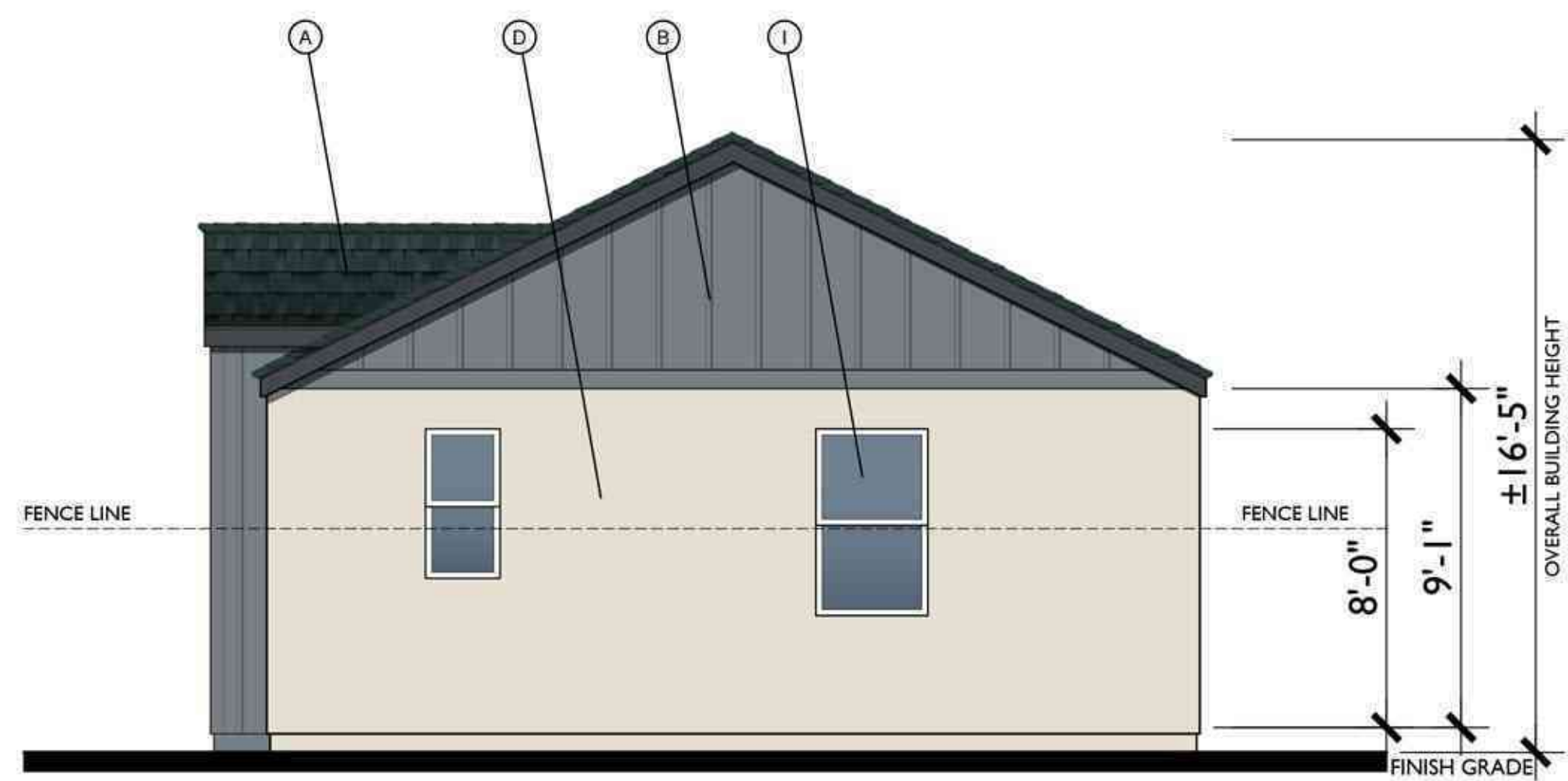
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER
- I. VINYL WINDOW



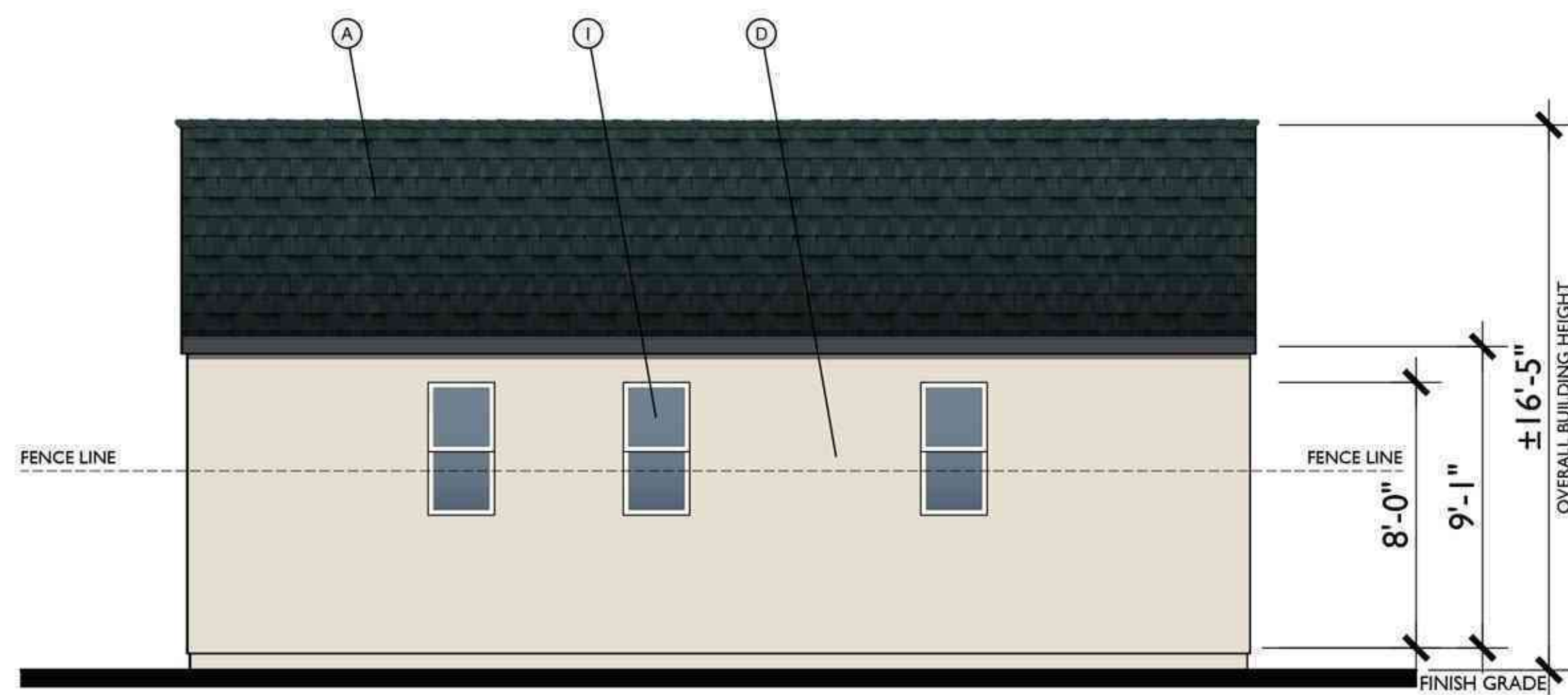
ROOF PLAN A  
PITCH: 6:12  
RAKE: 2"  
EAVE: 2"  
ROOF MATERIAL: COMPOSITE SHINGLE



LEFT



RIGHT



REAR

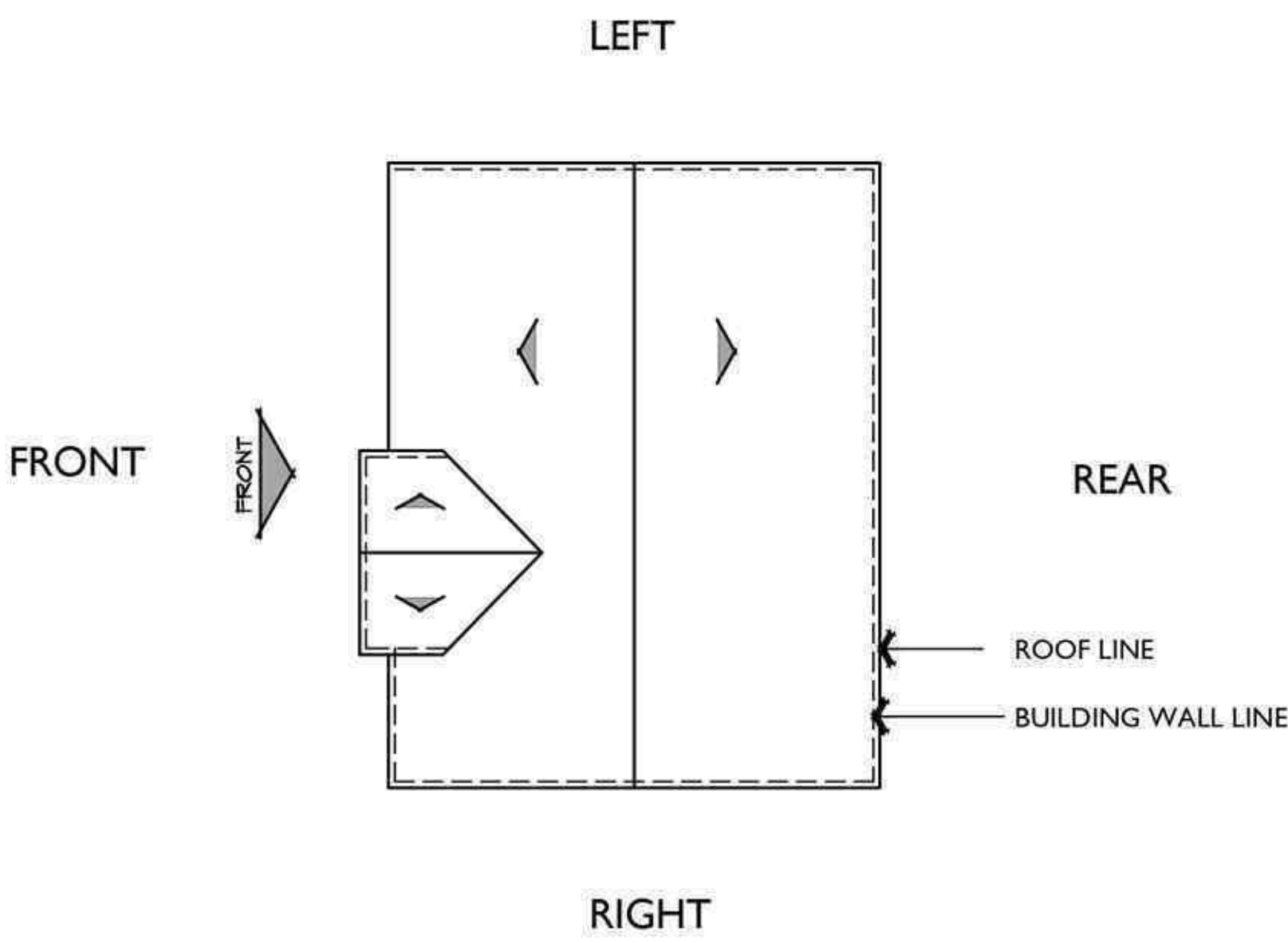


FRONT

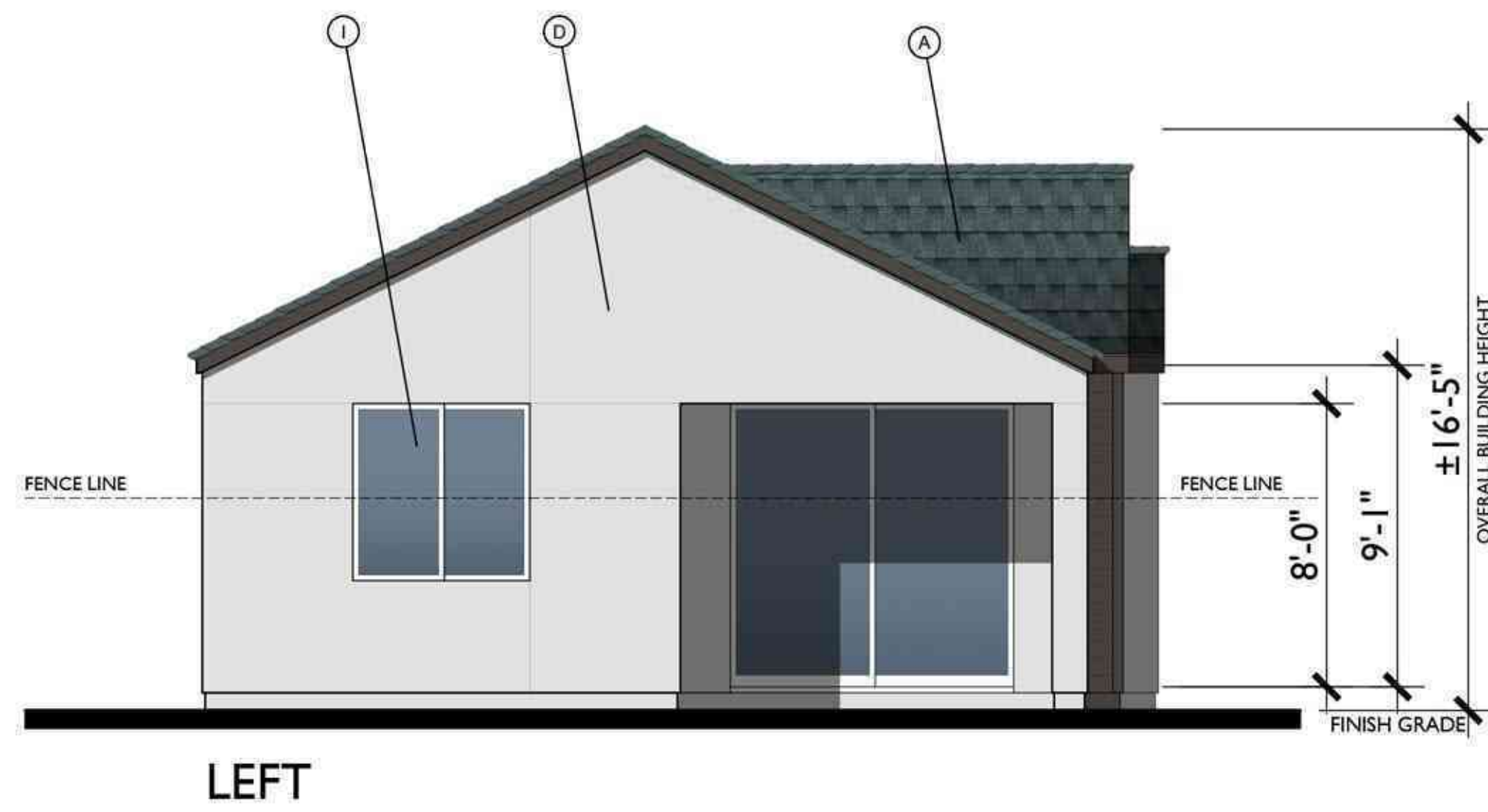
B  
1/4"=1'-0"

MATERIAL LEGEND

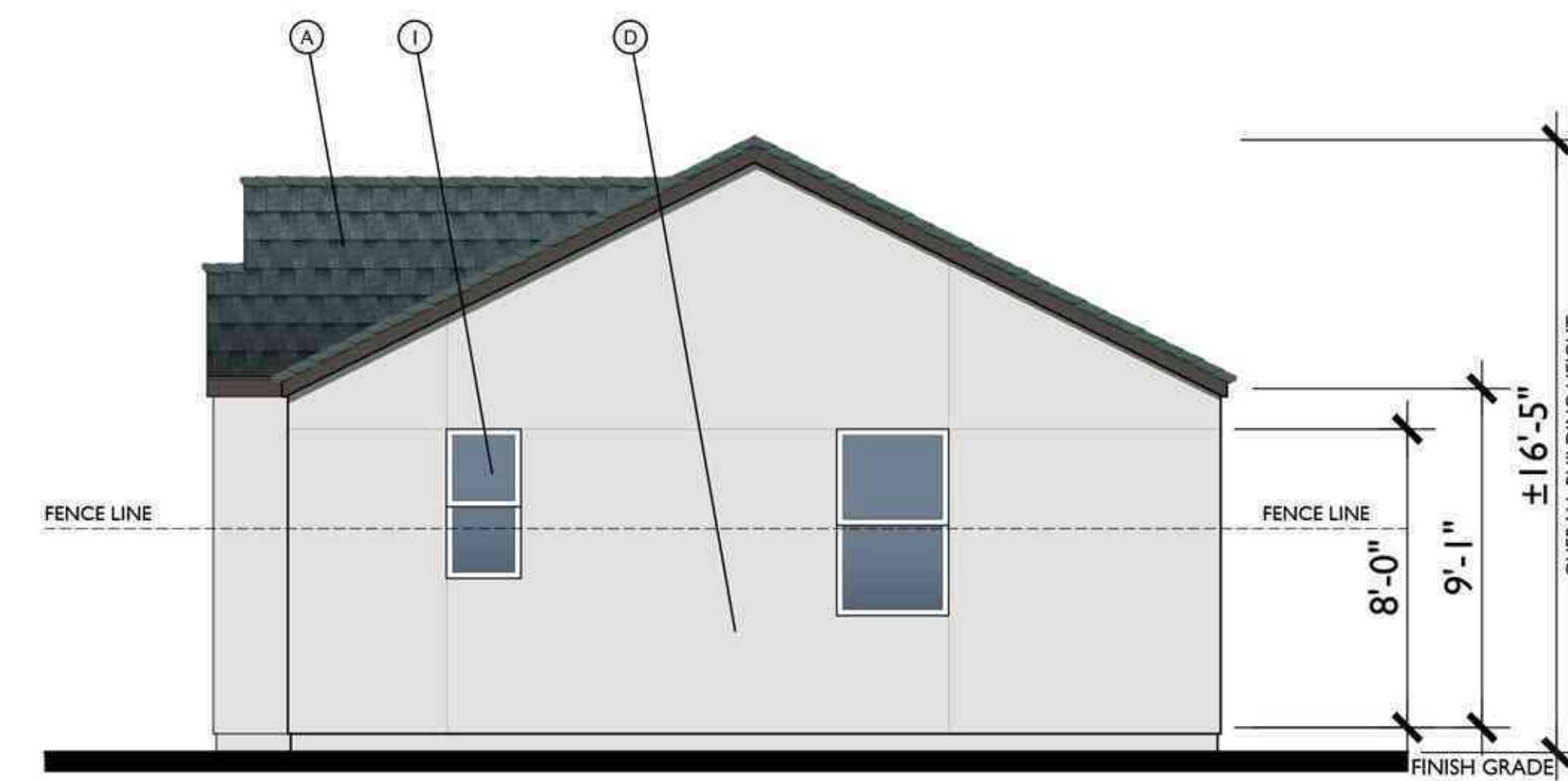
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER
- I. VINYL WINDOW



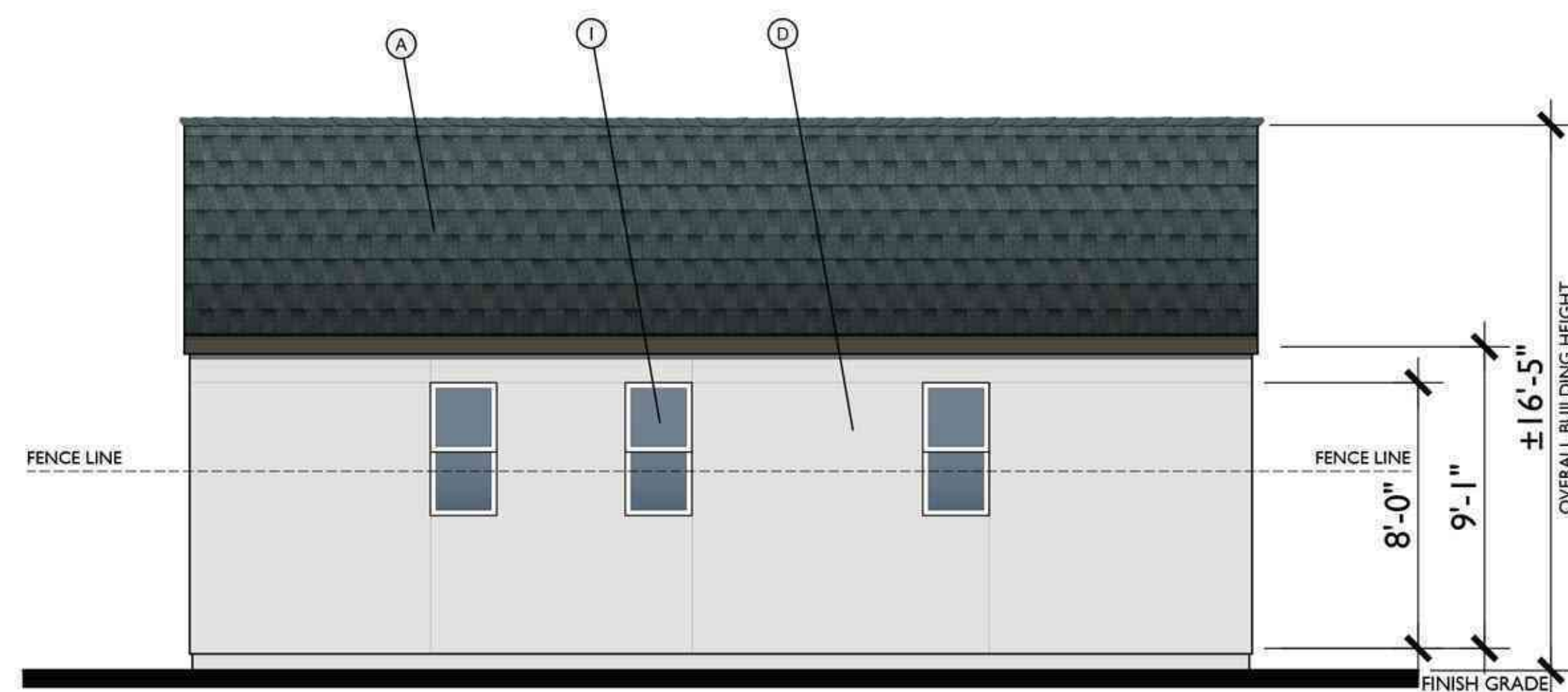
ROOF PLAN B  
PITCH: 6:12  
RAKE: 2"  
EAVE: 2"  
ROOF MATERIAL: COMPOSITE SHINGLE



LEFT



RIGHT



REAR

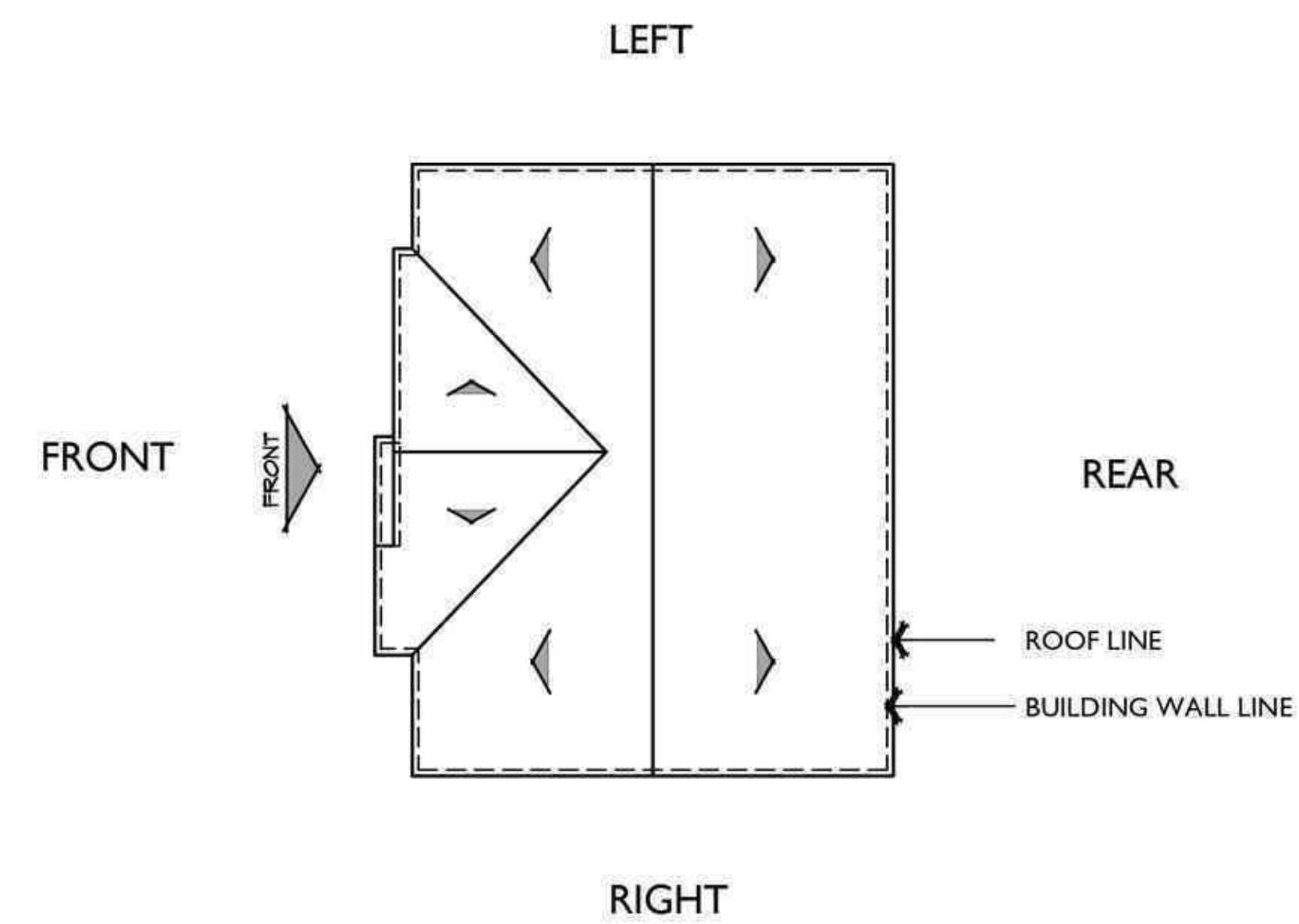


FRONT

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



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



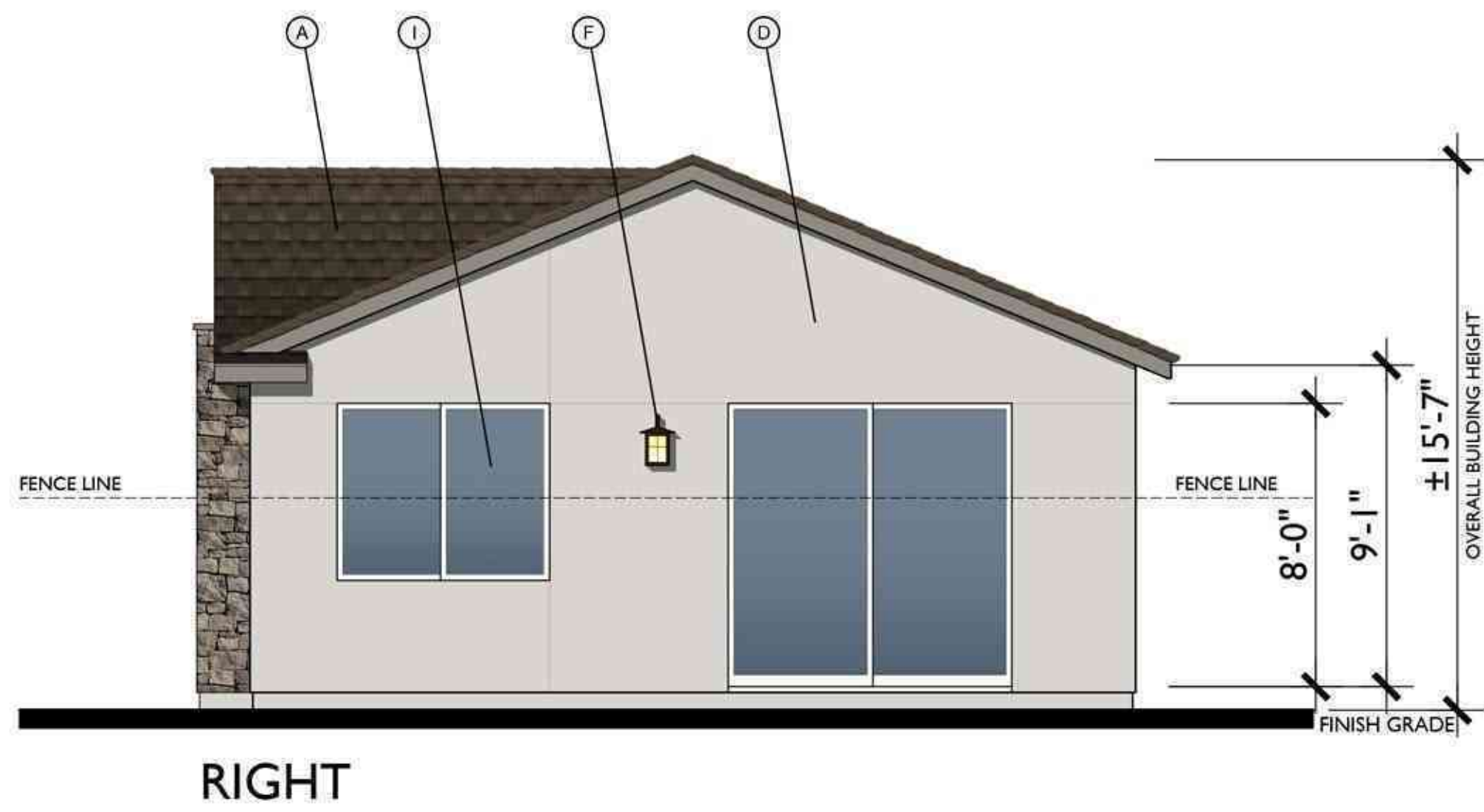
ELEVATION A



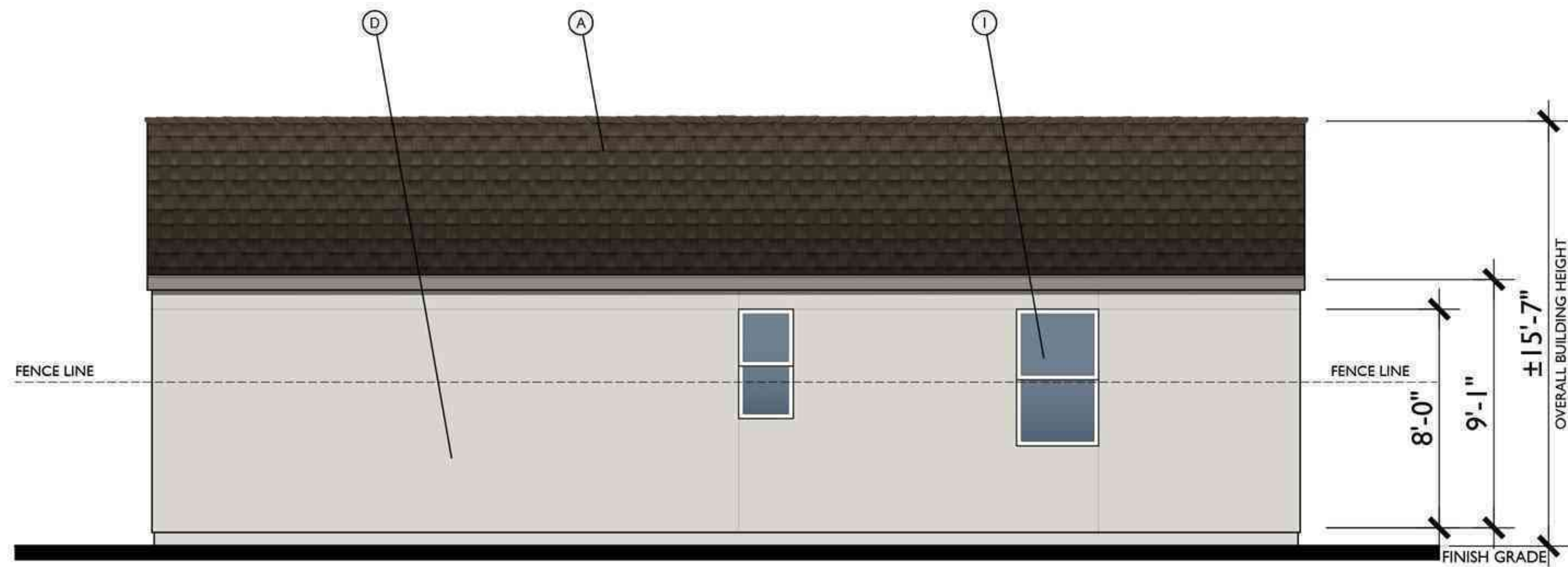
ELEVATION B



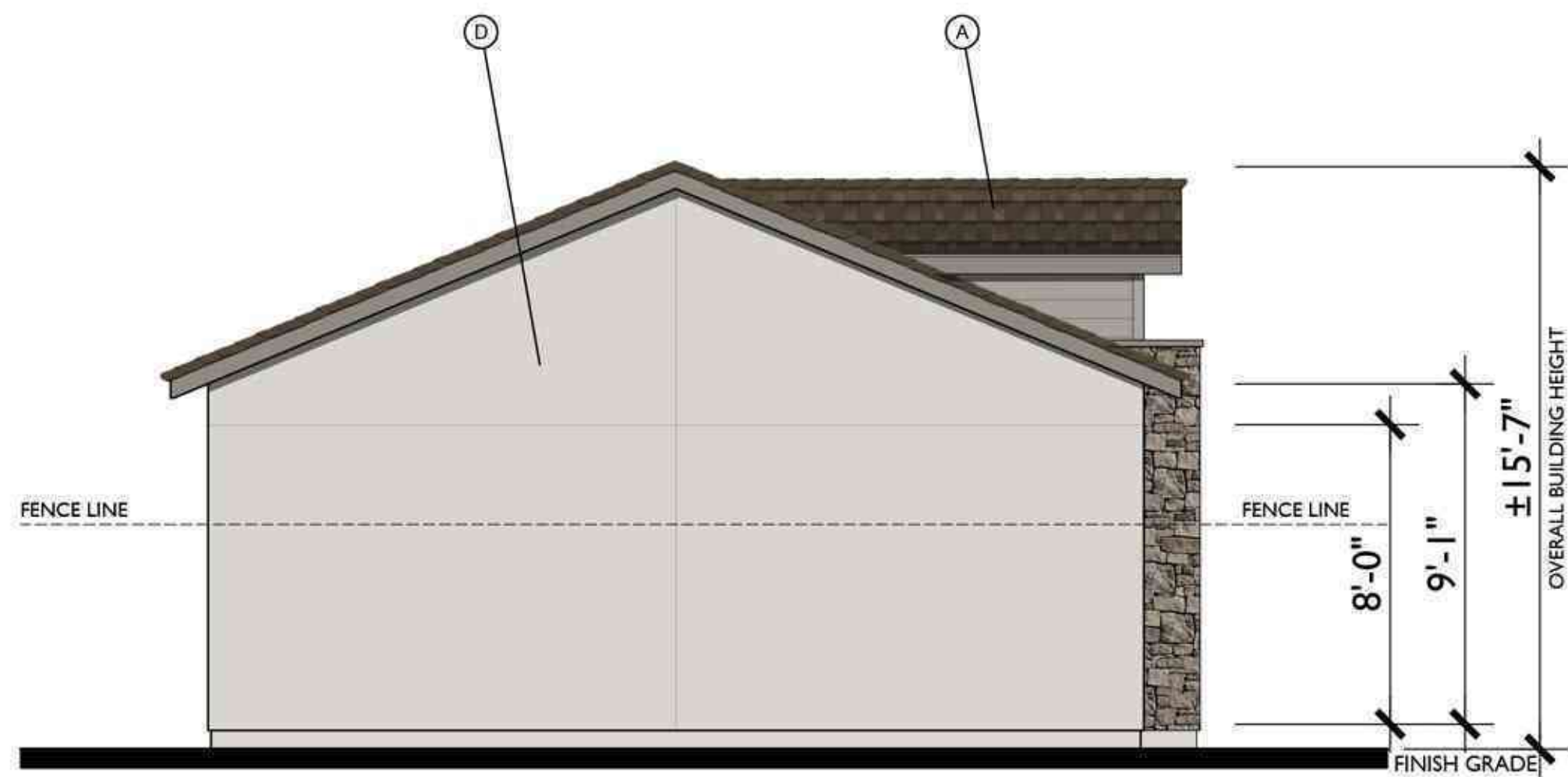
ELEVATION C



RIGHT



REAR



LEFT

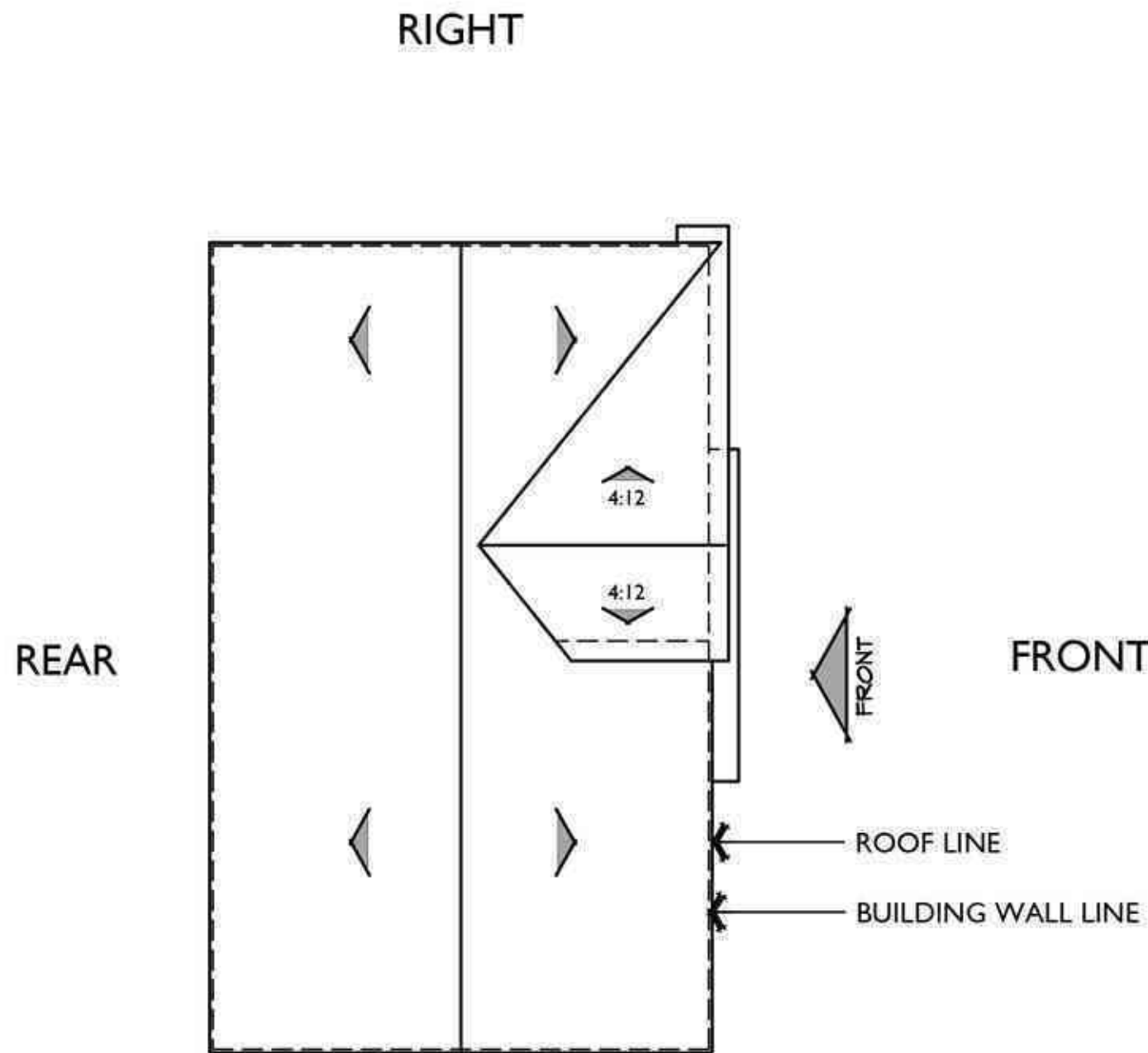


FRONT

A  
1/4"=1'-0"

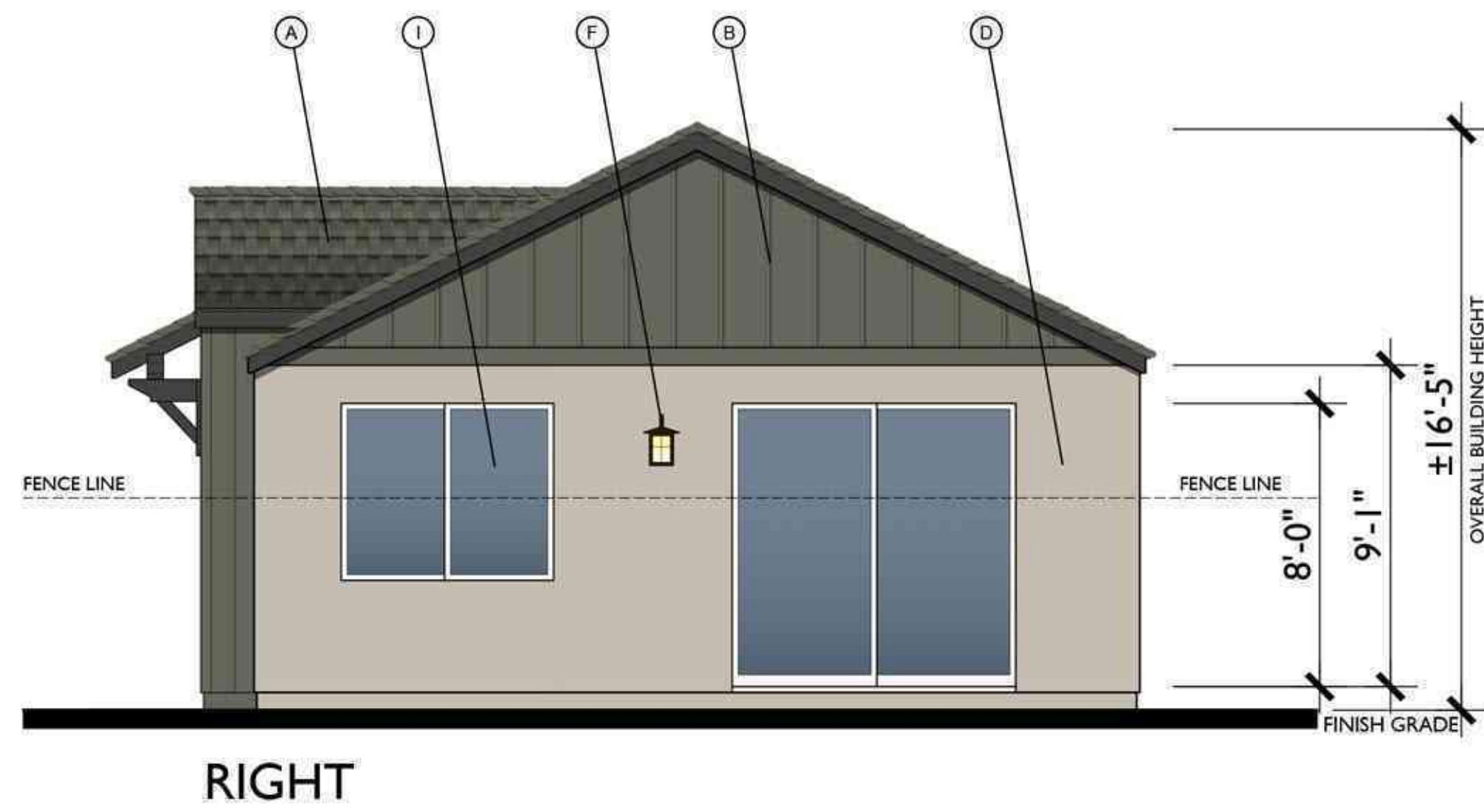
MATERIAL LEGEND

- 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

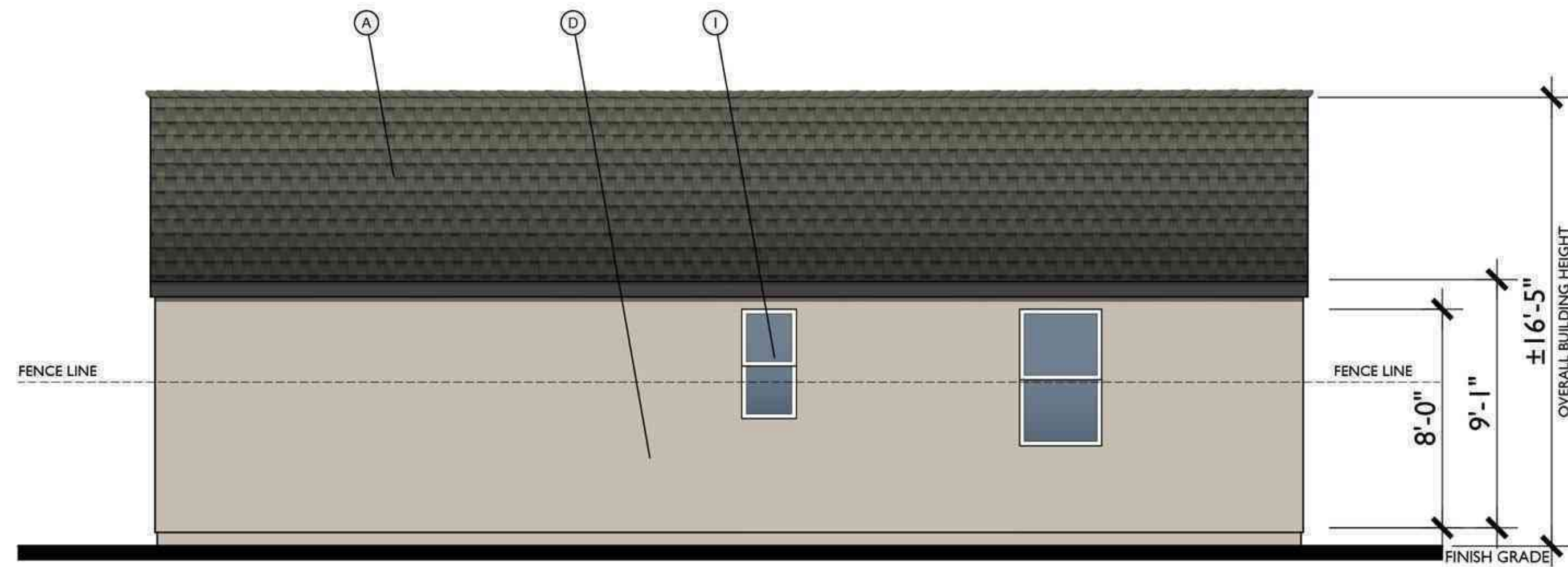


LEFT

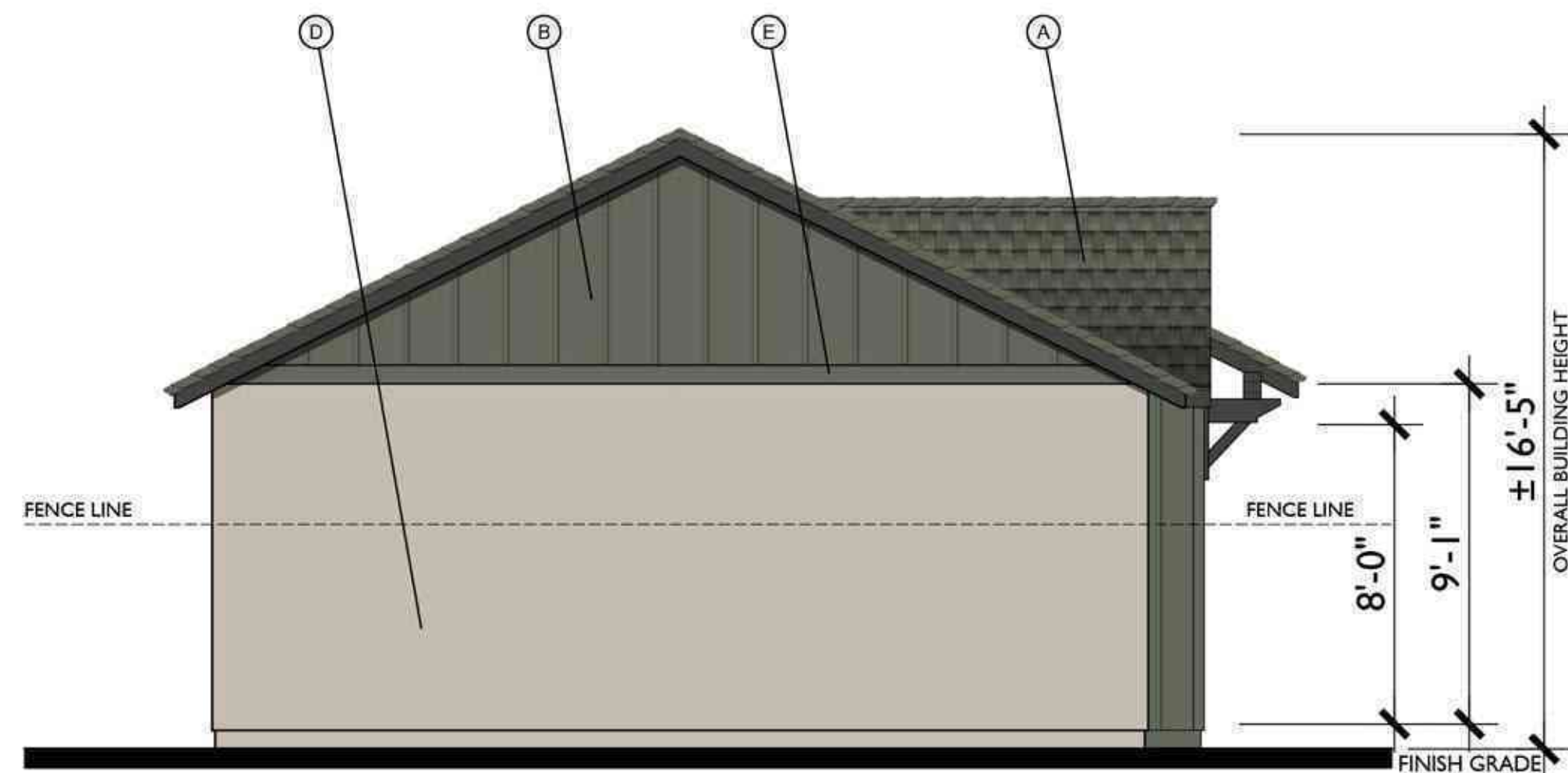
ROOF PLAN A  
PITCH: 5:12  
RAKE: 2"  
EAVE: 2"  
ROOF MATERIAL: COMPOSITE SHINGLE



RIGHT



REAR



LEFT

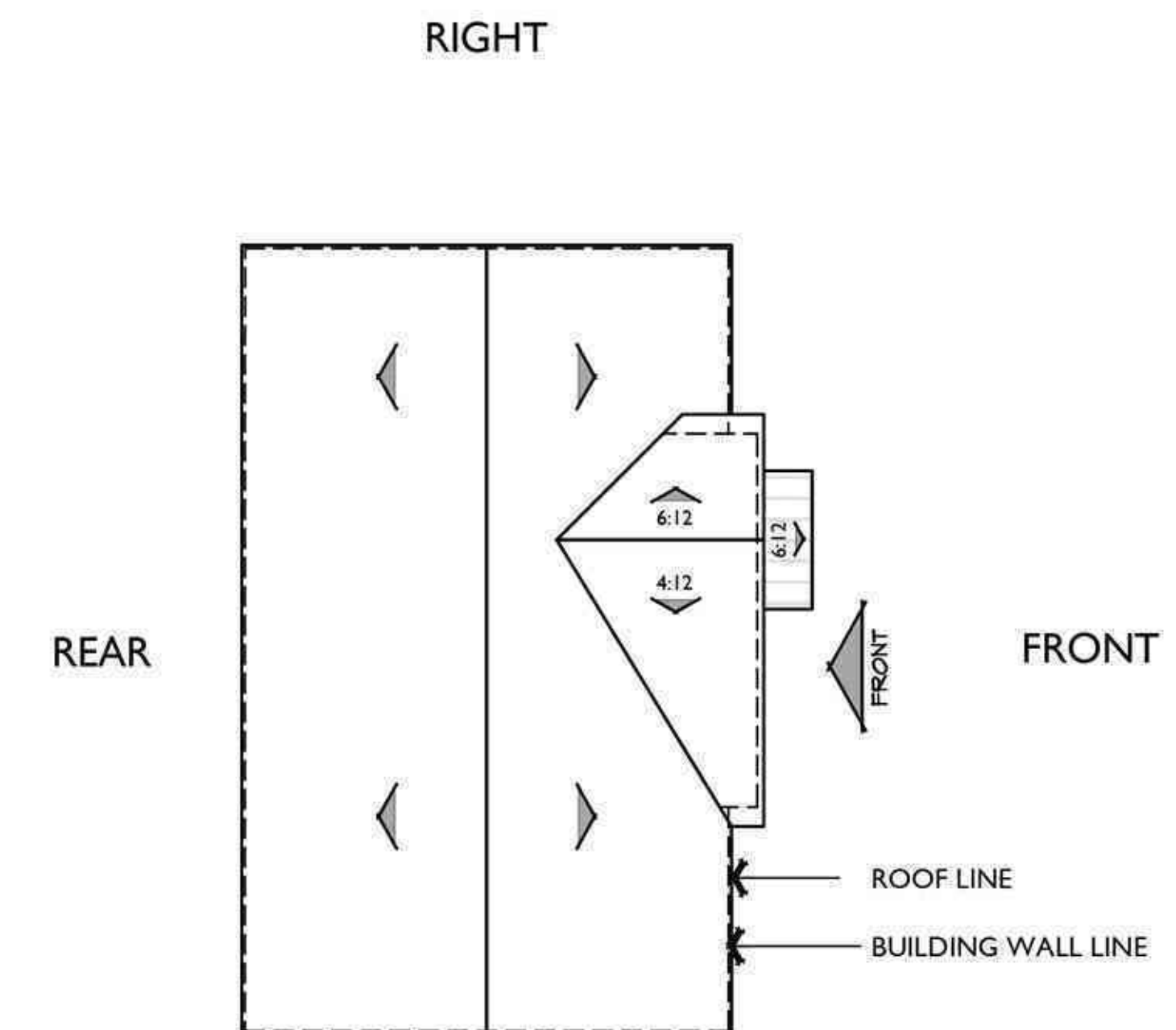


FRONT

B  
1/4"=1'-0"

MATERIAL LEGEND

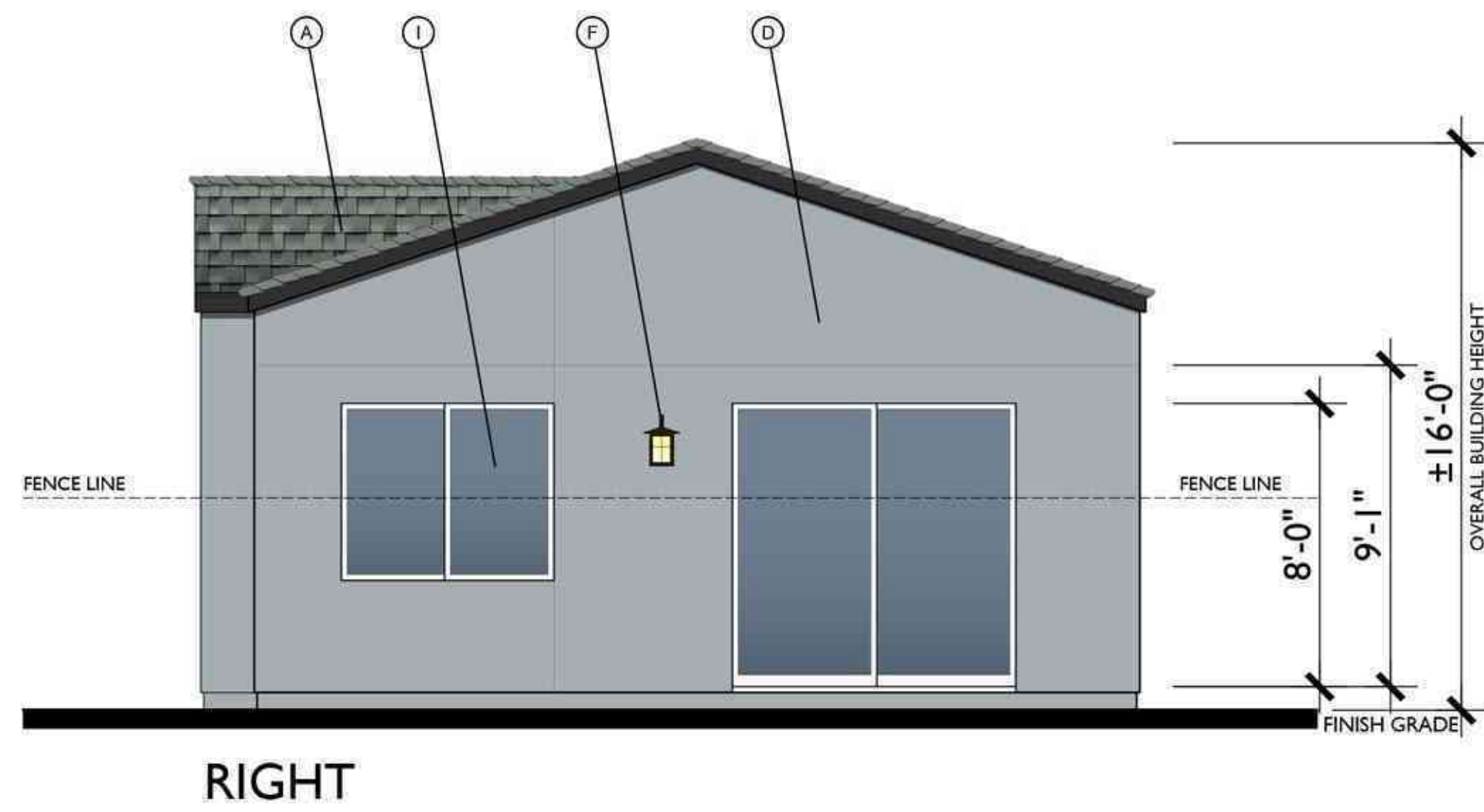
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER
- I. VINYL WINDOW



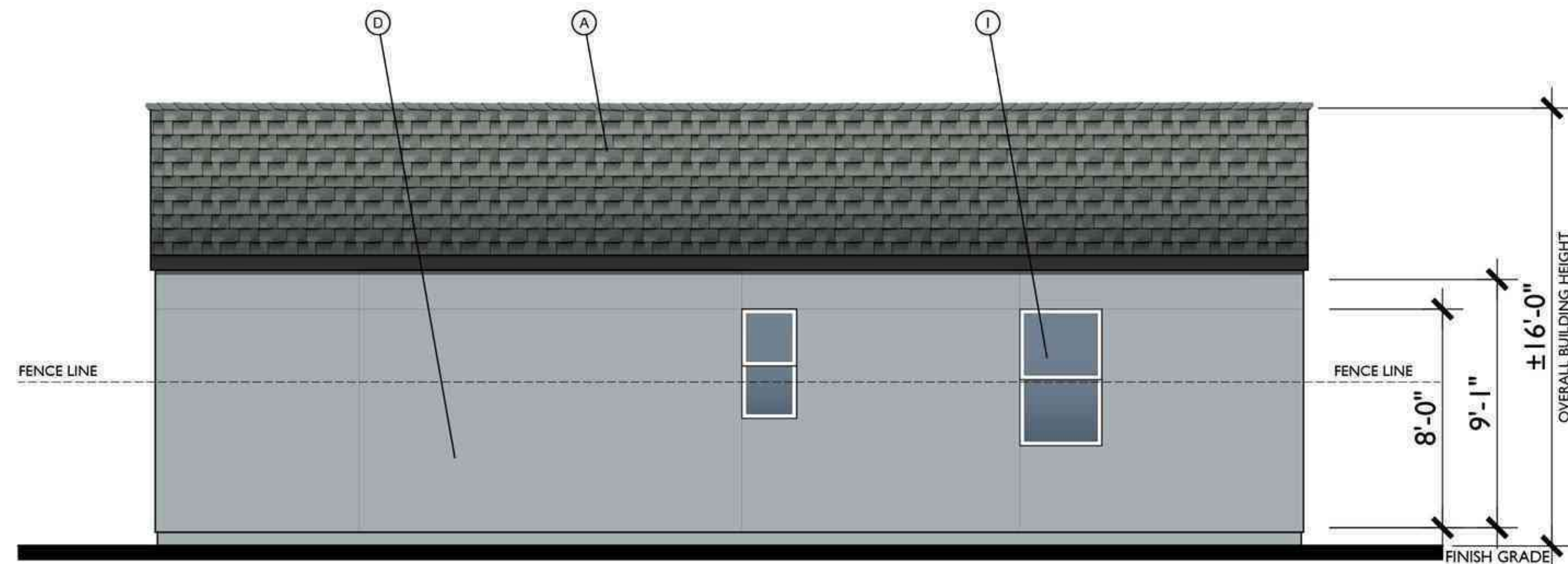
LEFT

ROOF PLAN B

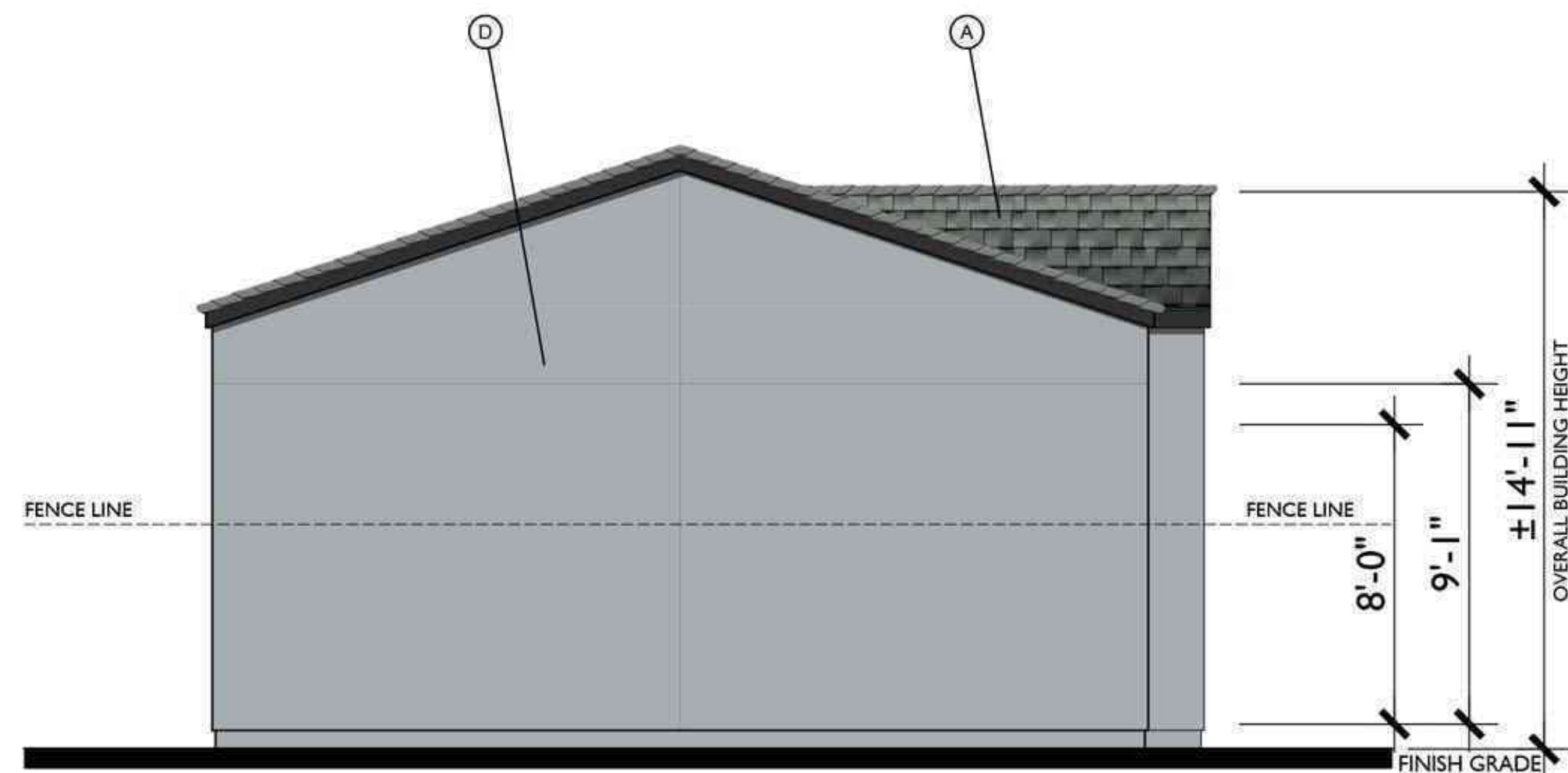
PITCH: 6:12  
RAKE: 2"  
EAVE: 2"  
ROOF MATERIAL: COMPOSITE SHINGLE & STANDING SEAM



RIGHT



REAR



LEFT

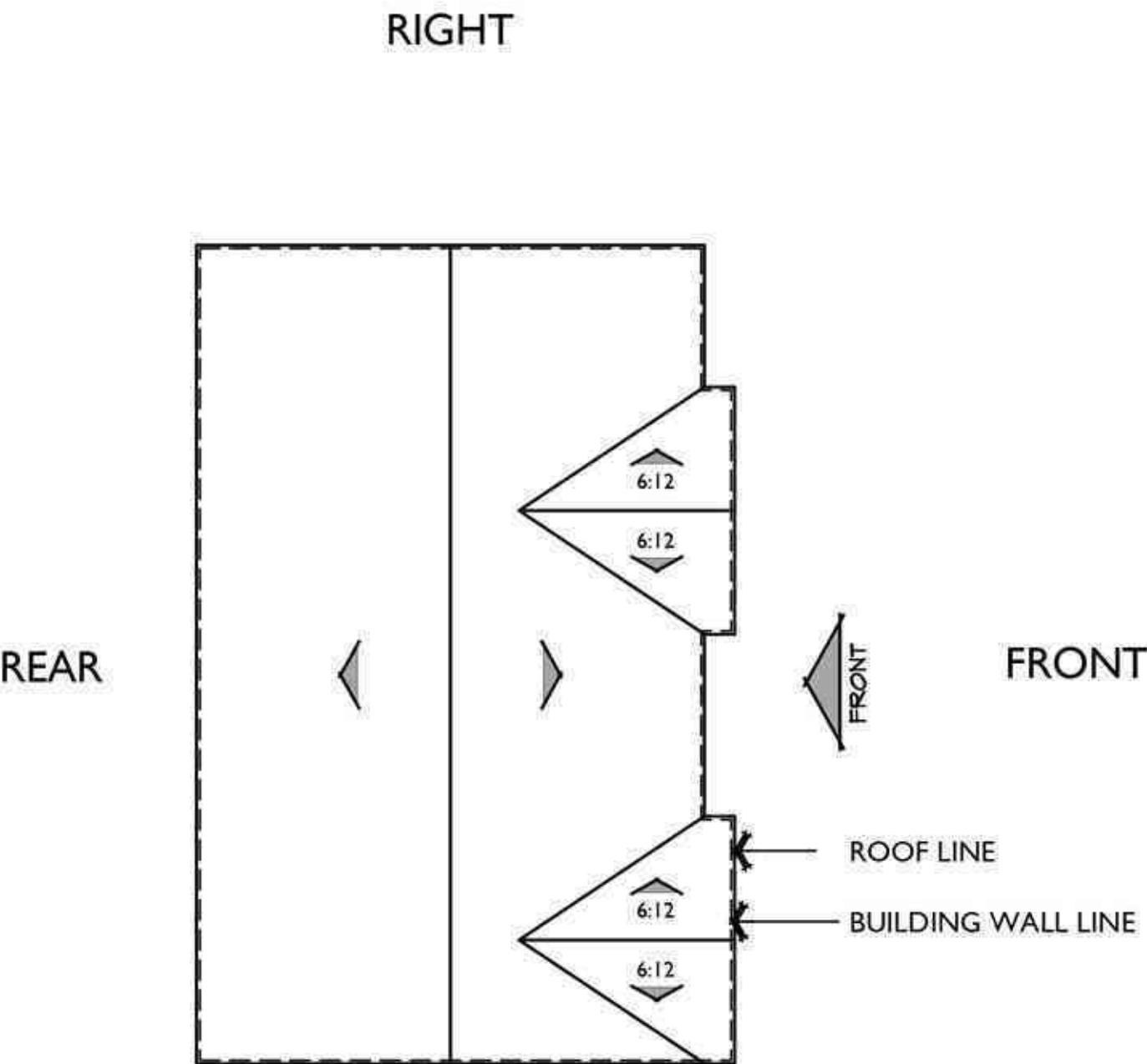


FRONT

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



LEFT

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



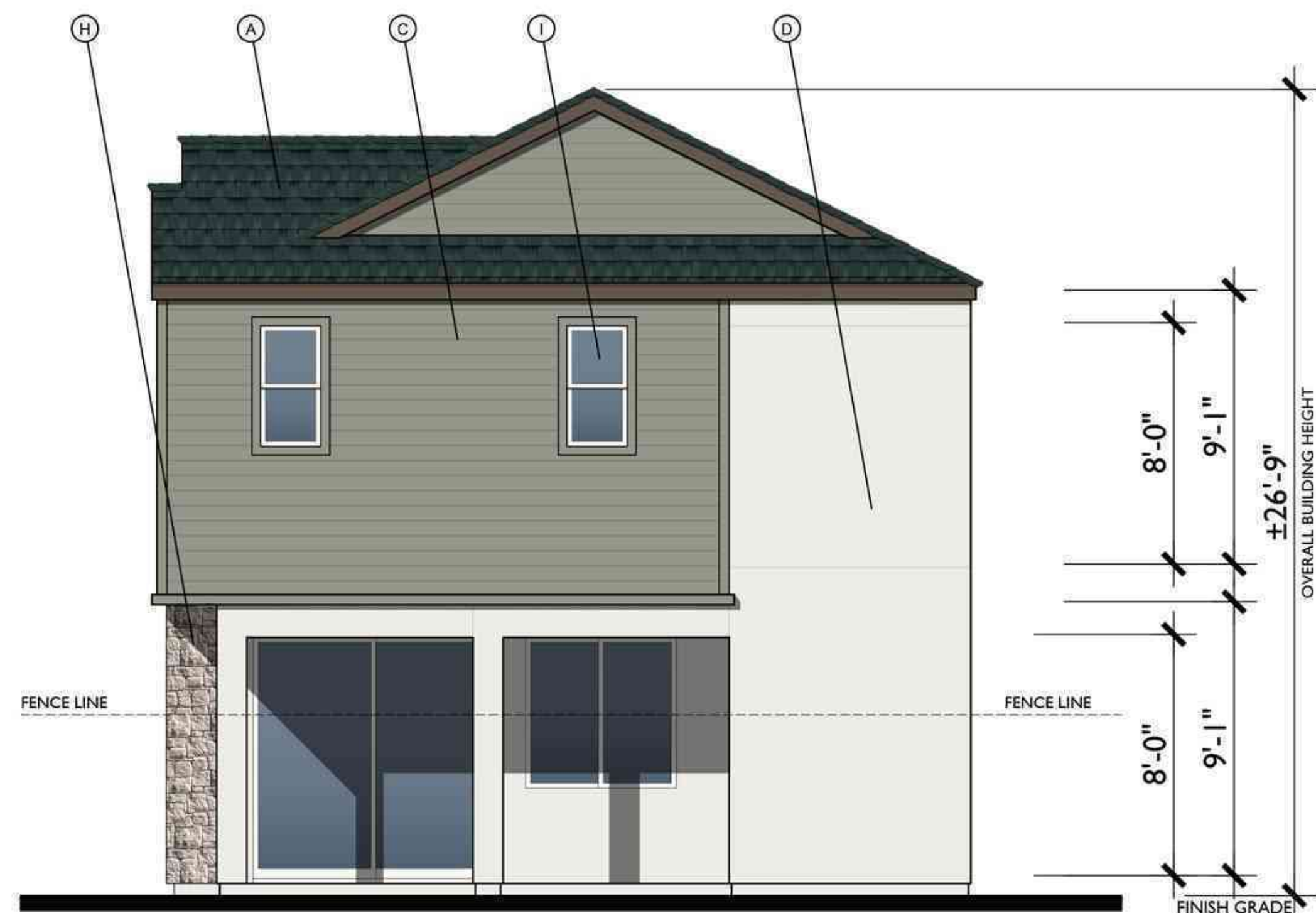
ELEVATION A



ELEVATION B



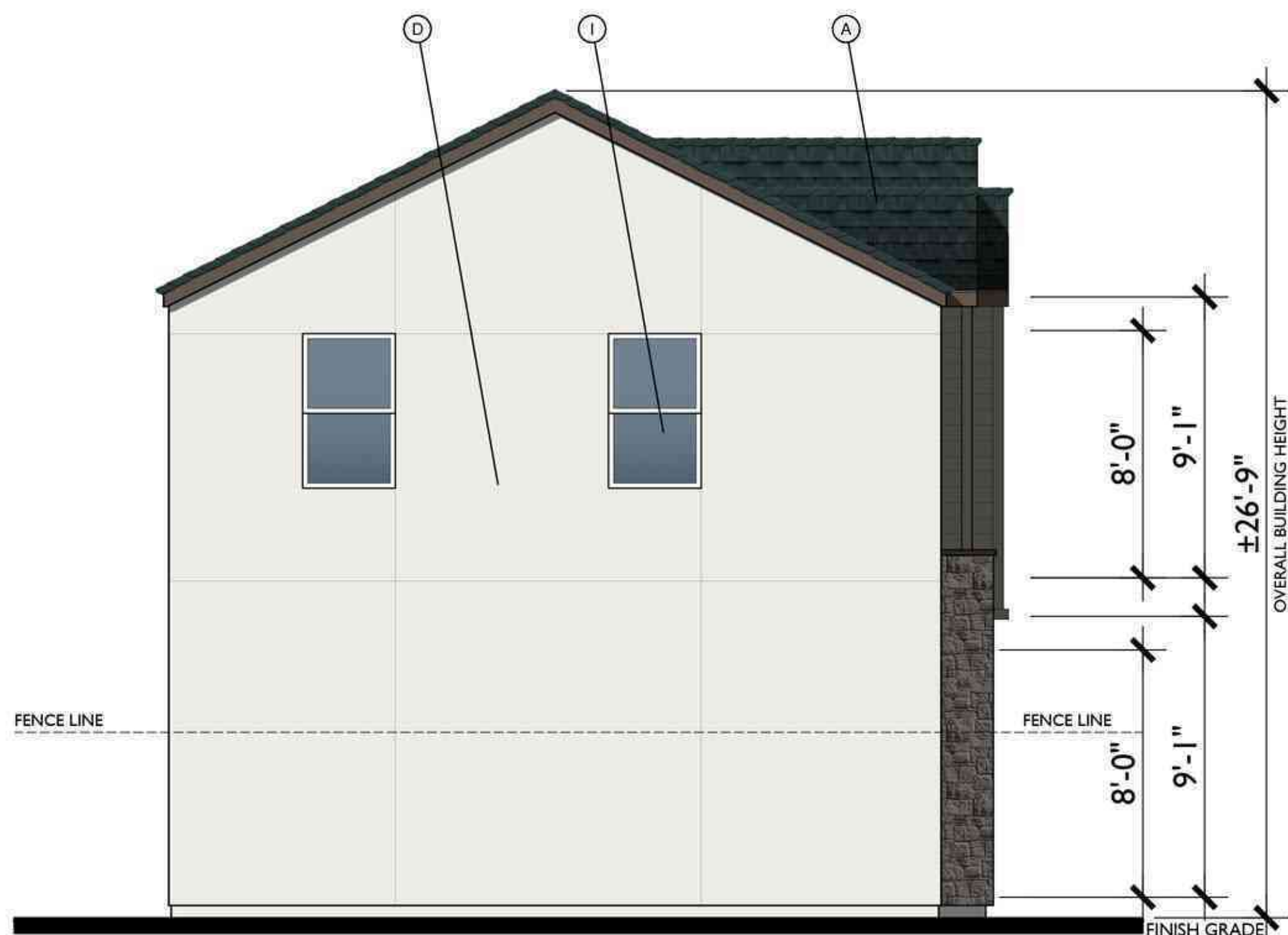
ELEVATION C



RIGHT



REAR



LEFT

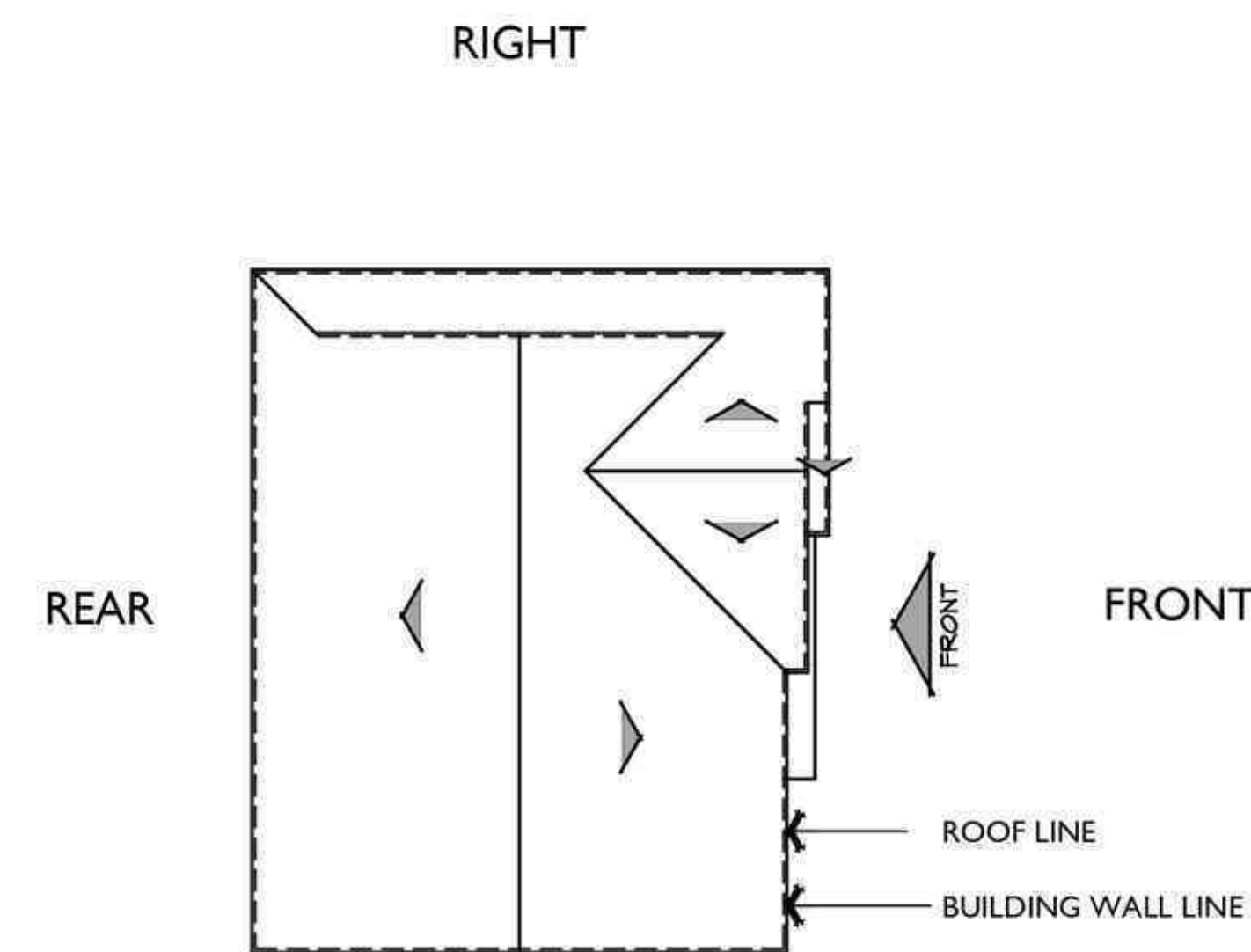


FRONT

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



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

Bassenian Lagoni ARCHITECTS

VALENTINE AVE.  
PLAN 3 | A ELEVATIONS

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM  
These drawings and the "architectural works" (as defined in 17 U.S.C. § 101) depicted herein are the copyrighted intellectual property of Bassenian Lagoni Architects. They may not be reproduced, distributed, constructed, or used in any way without the express written permission of Bassenian Lagoni Architects. No license shall be implied from any delivery or possession of copies of these drawings.

Sebastopol, California

859.25270

05.07.2026

8 4 2 0

GRUPE  
INVESTMENT  
COMPANY INC.

COPYRIGHT 2026 BASSENIAN LAGONI ARCHITECTS  
This copyright notice and use restrictions are "copyright management information" as defined in 17 U.S.C. § 1202 (c), and are included on copies of the copyrighted works to deter, detect, and police copyright infringement. They may not be removed or altered from any copy of these works or any derivatives of them without the express written permission of Bassenian Lagoni Architects.



REAR - ENHANCED

MATERIAL LEGEND

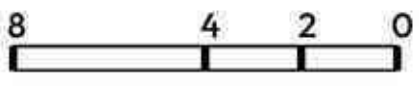
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER
- I. VINYL WINDOW



LEFT - ENHANCED

Bassenian Lagoni ARCHITECTS

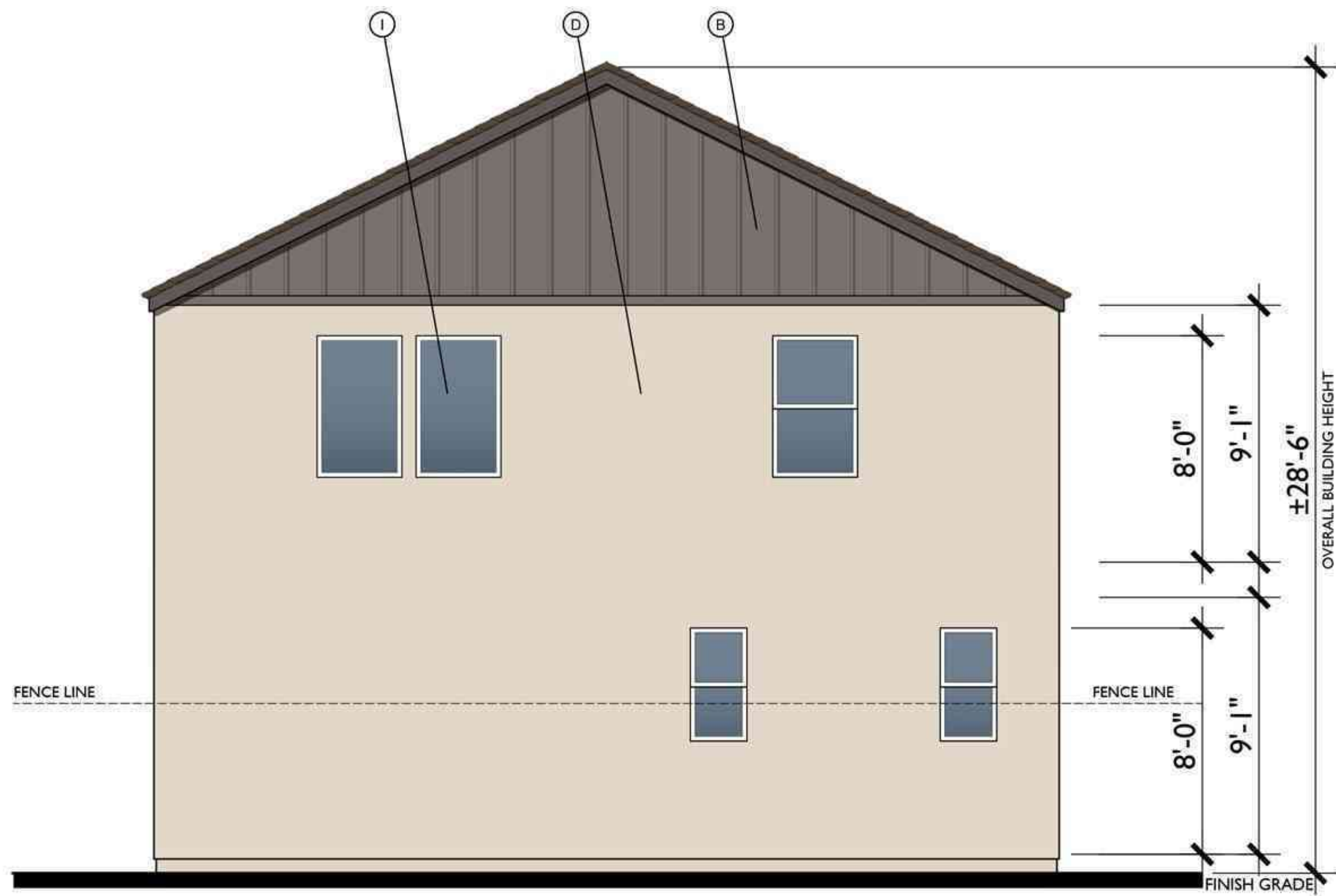
VALENTINE AVE.  
PLAN 3 | A ENHANCED ELEVATIONS



GRUPE  
INVESTMENT  
COMPANY INC.



RIGHT



REAR



LEFT

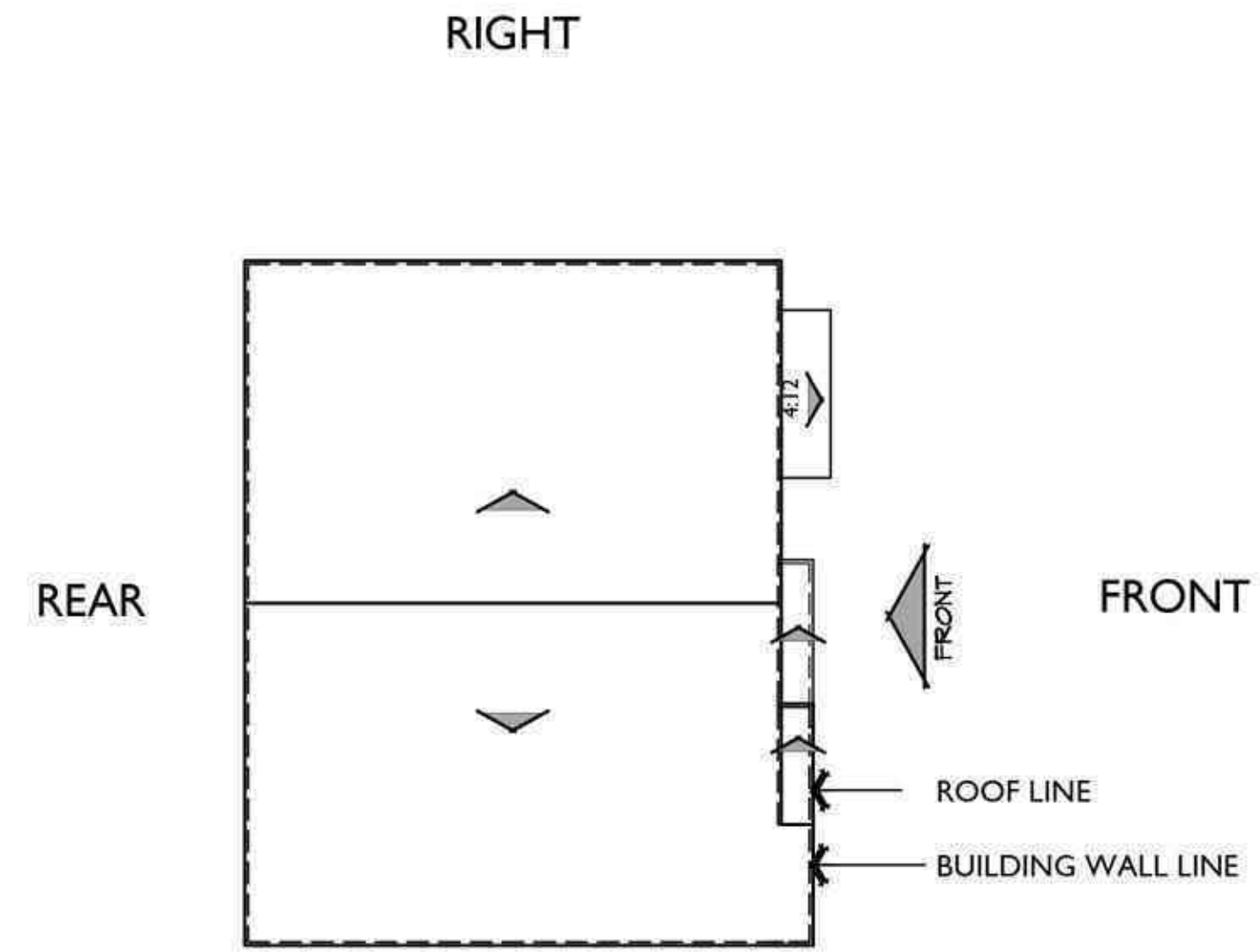


FRONT

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



LEFT

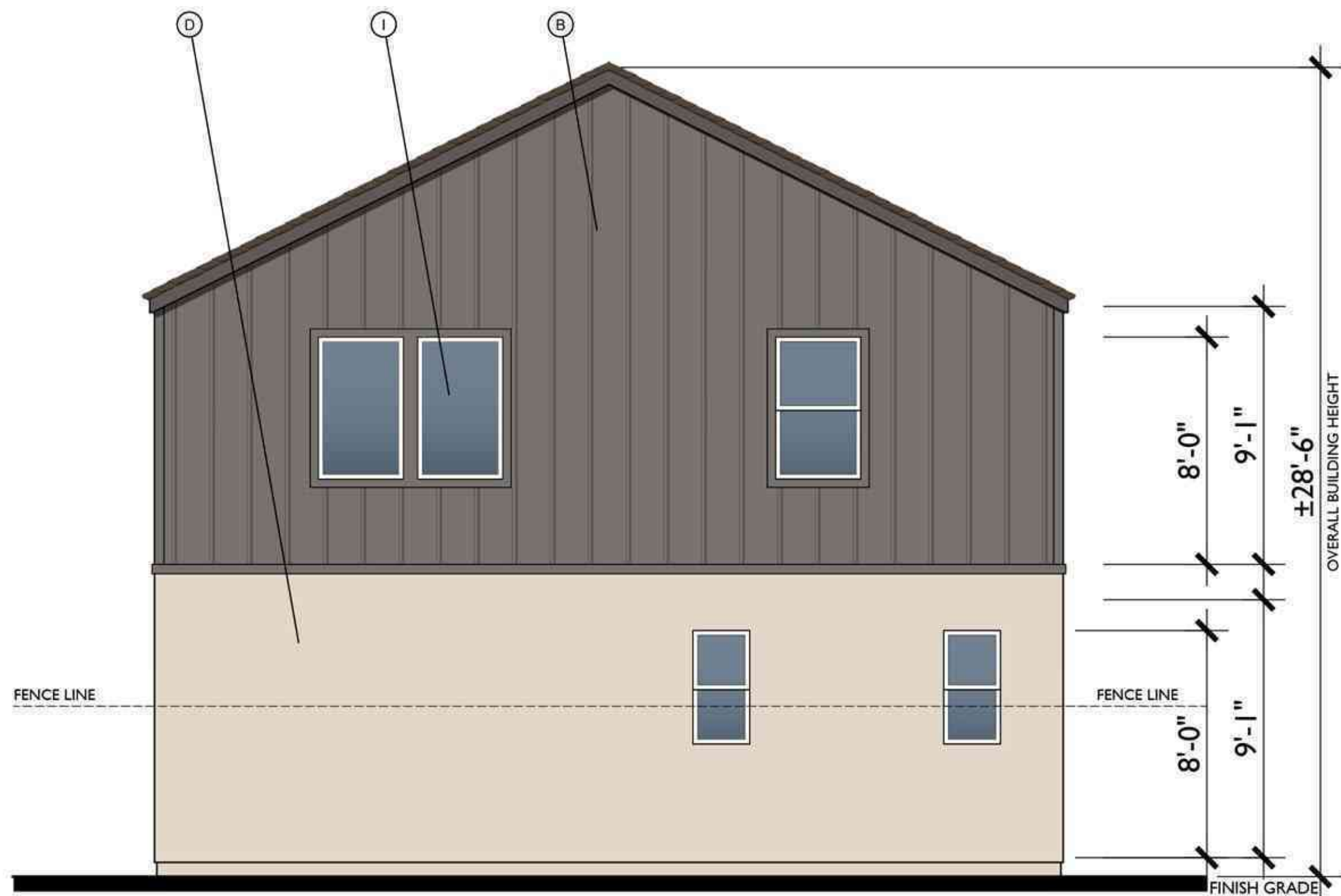
ROOF PLAN

B

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



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



RIGHT



REAR



LEFT

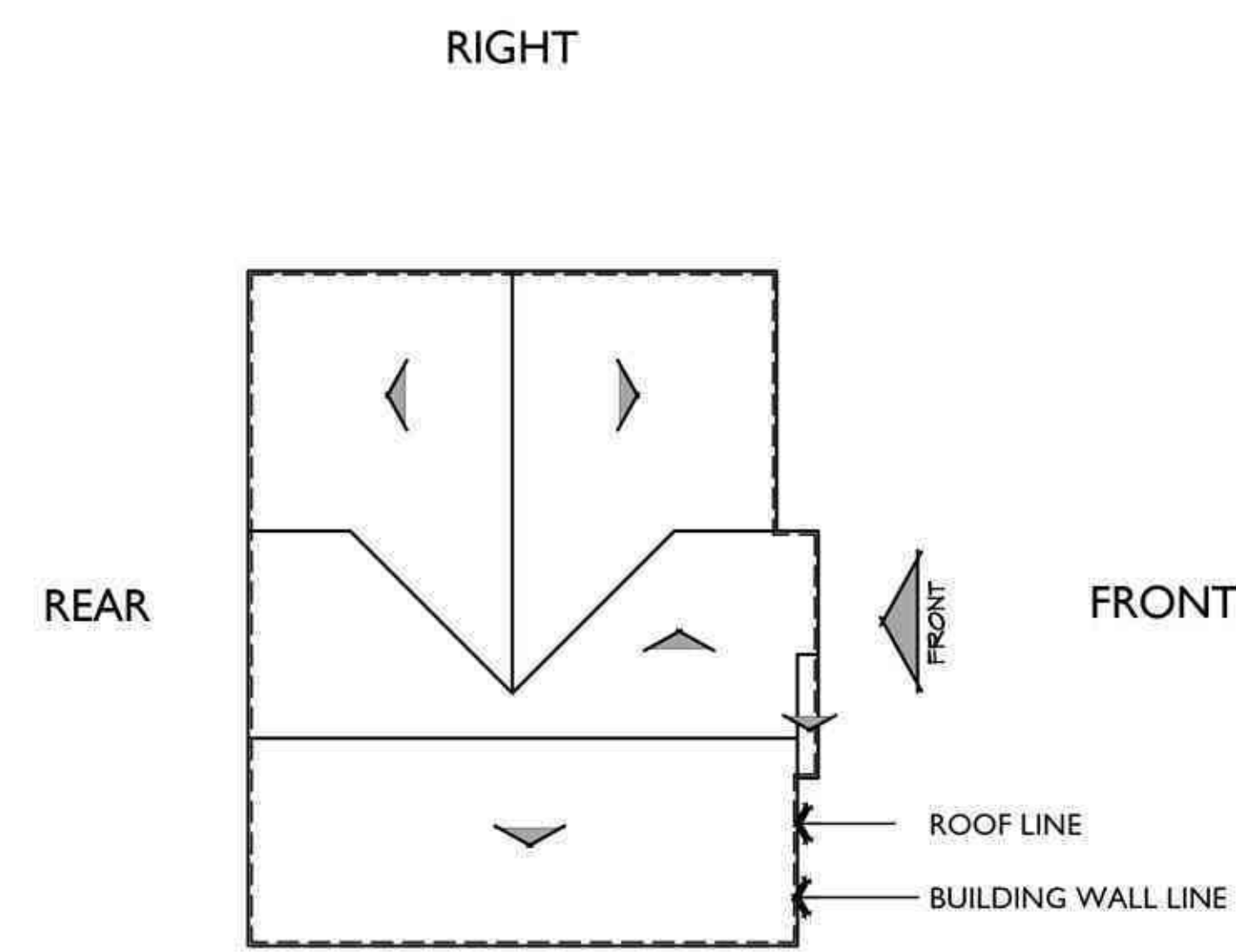


FRONT

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

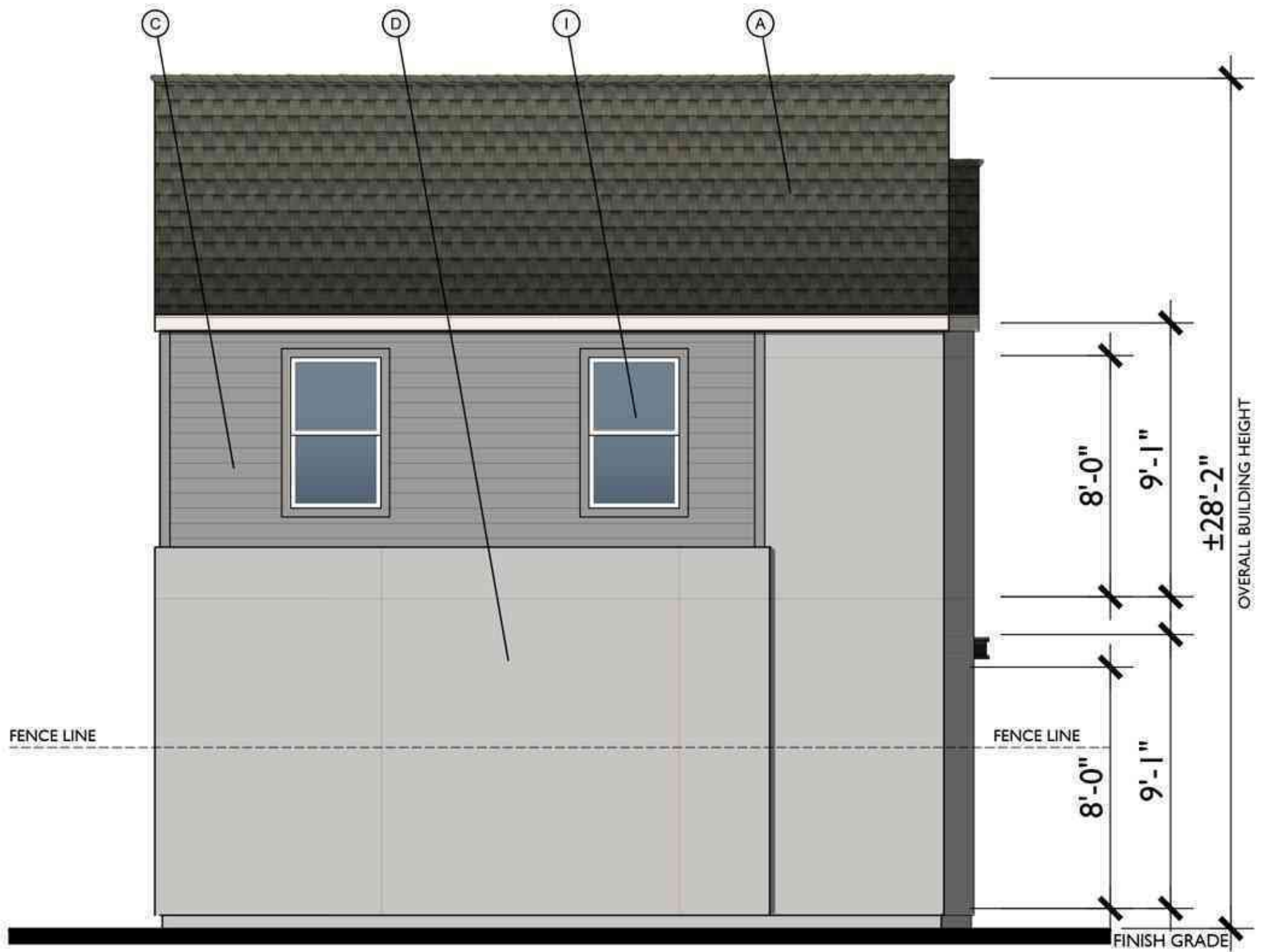


ROOF PLAN

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



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



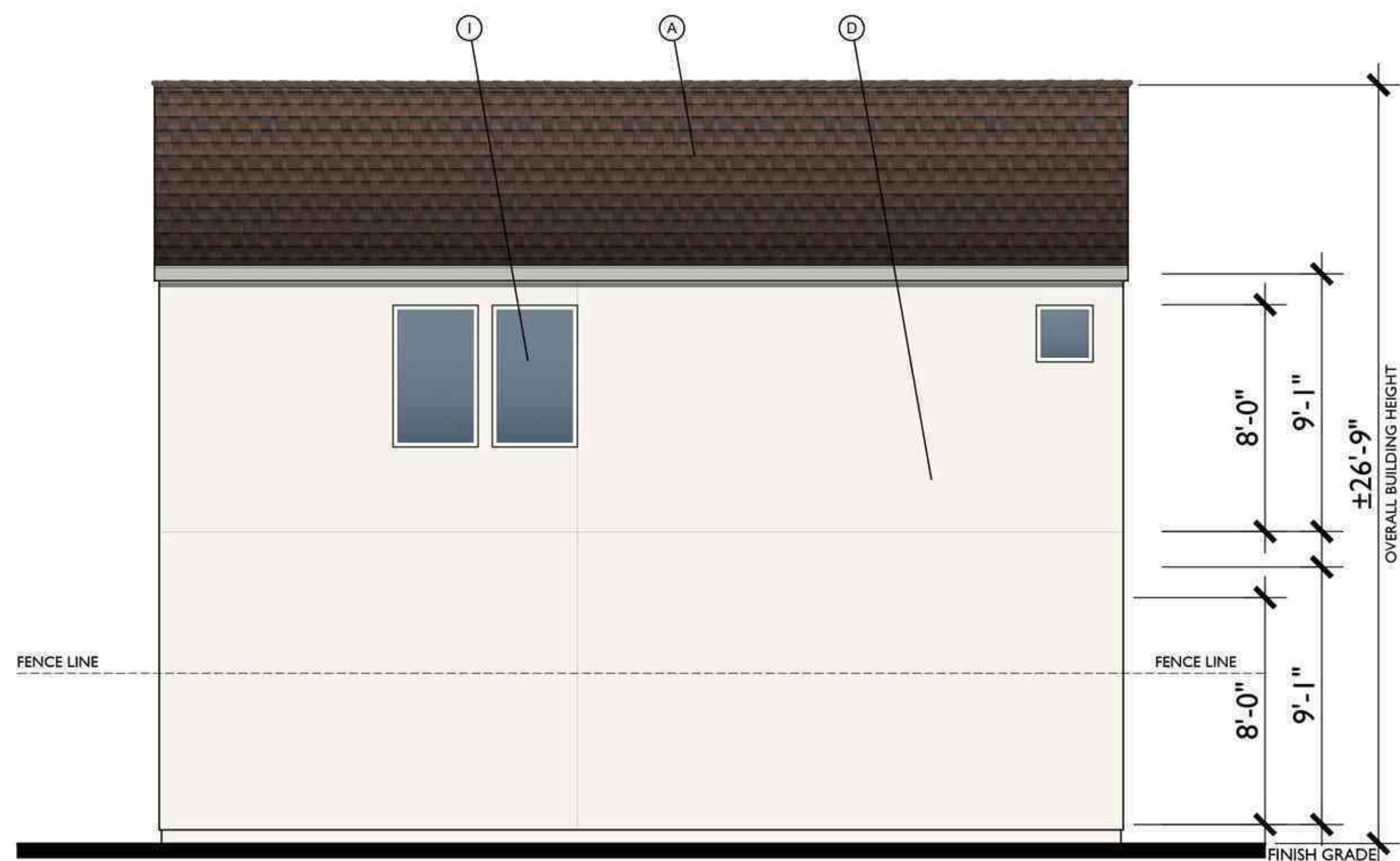
ELEVATION A



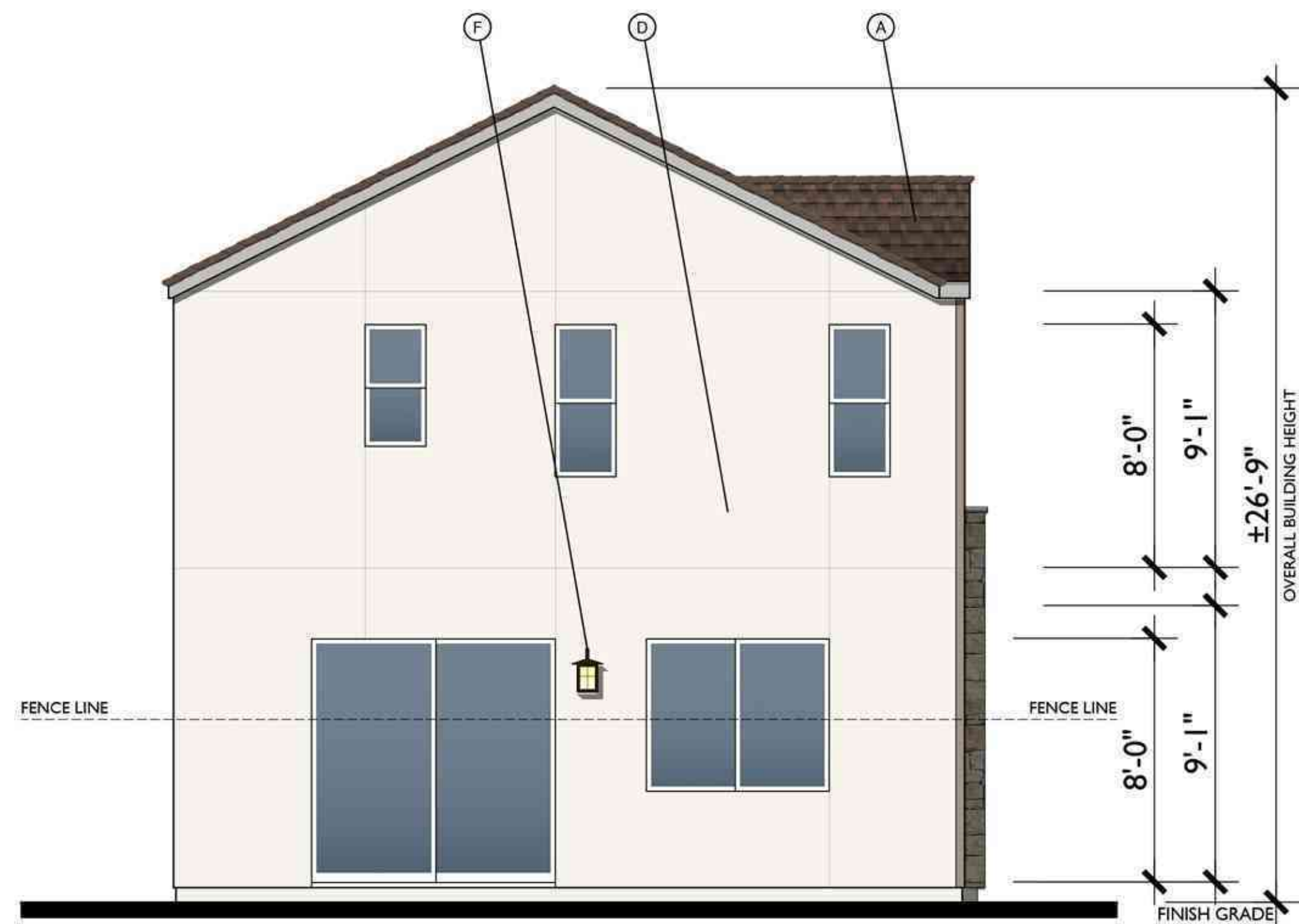
ELEVATION B



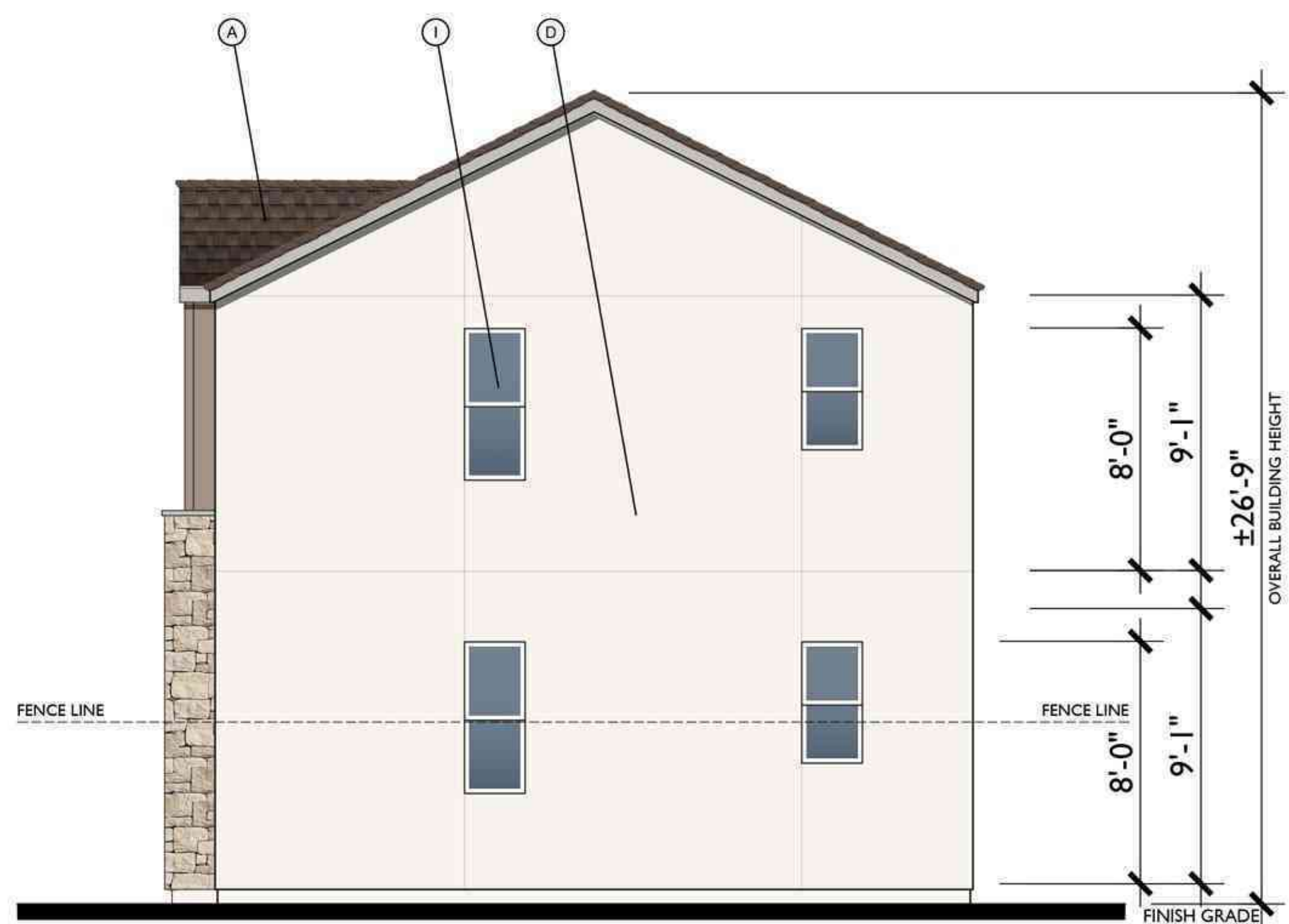
ELEVATION C



REAR



LEFT



RIGHT

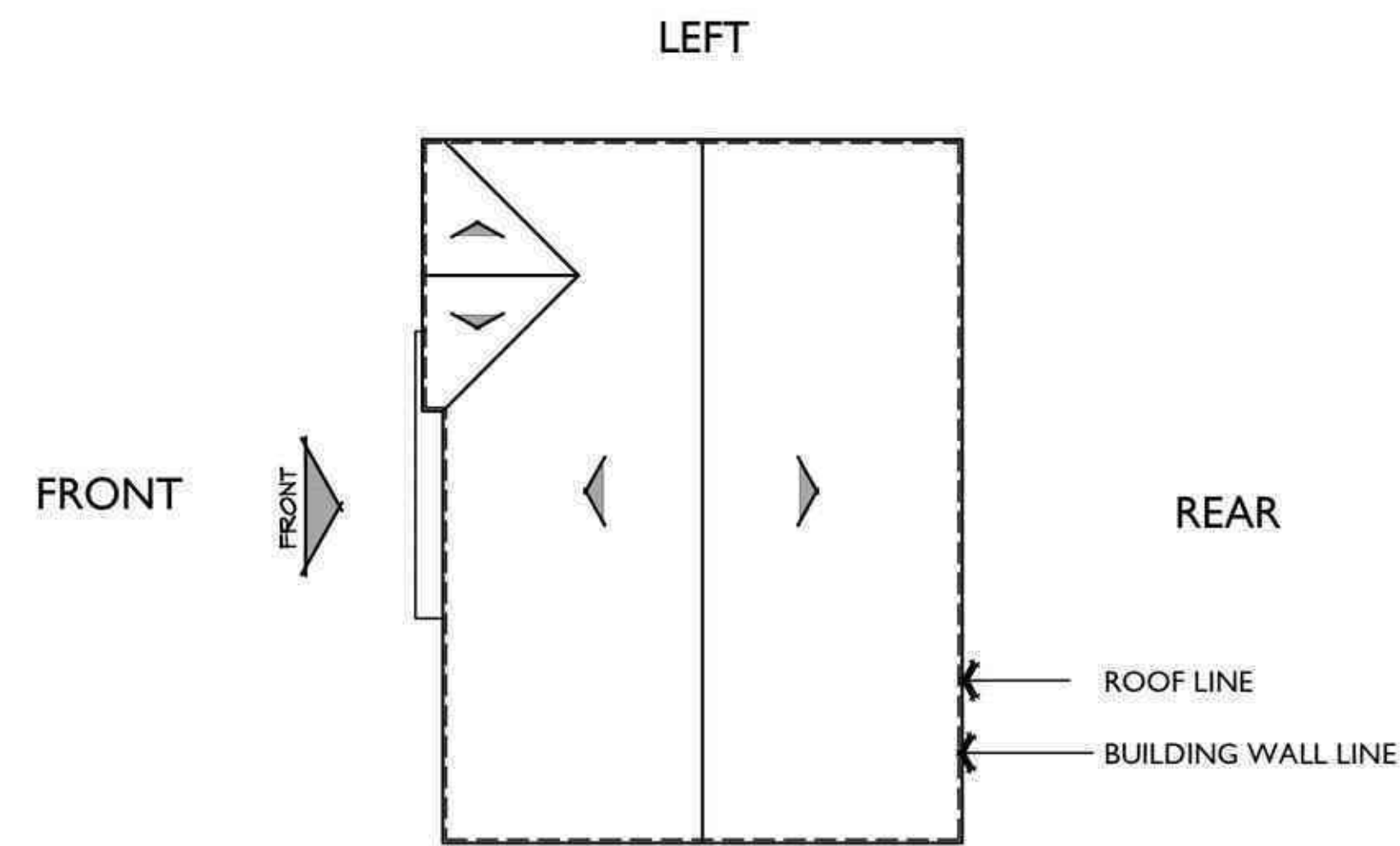


FRONT

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



ROOF PLAN A

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

Bassenian Lagoni ARCHITECTS

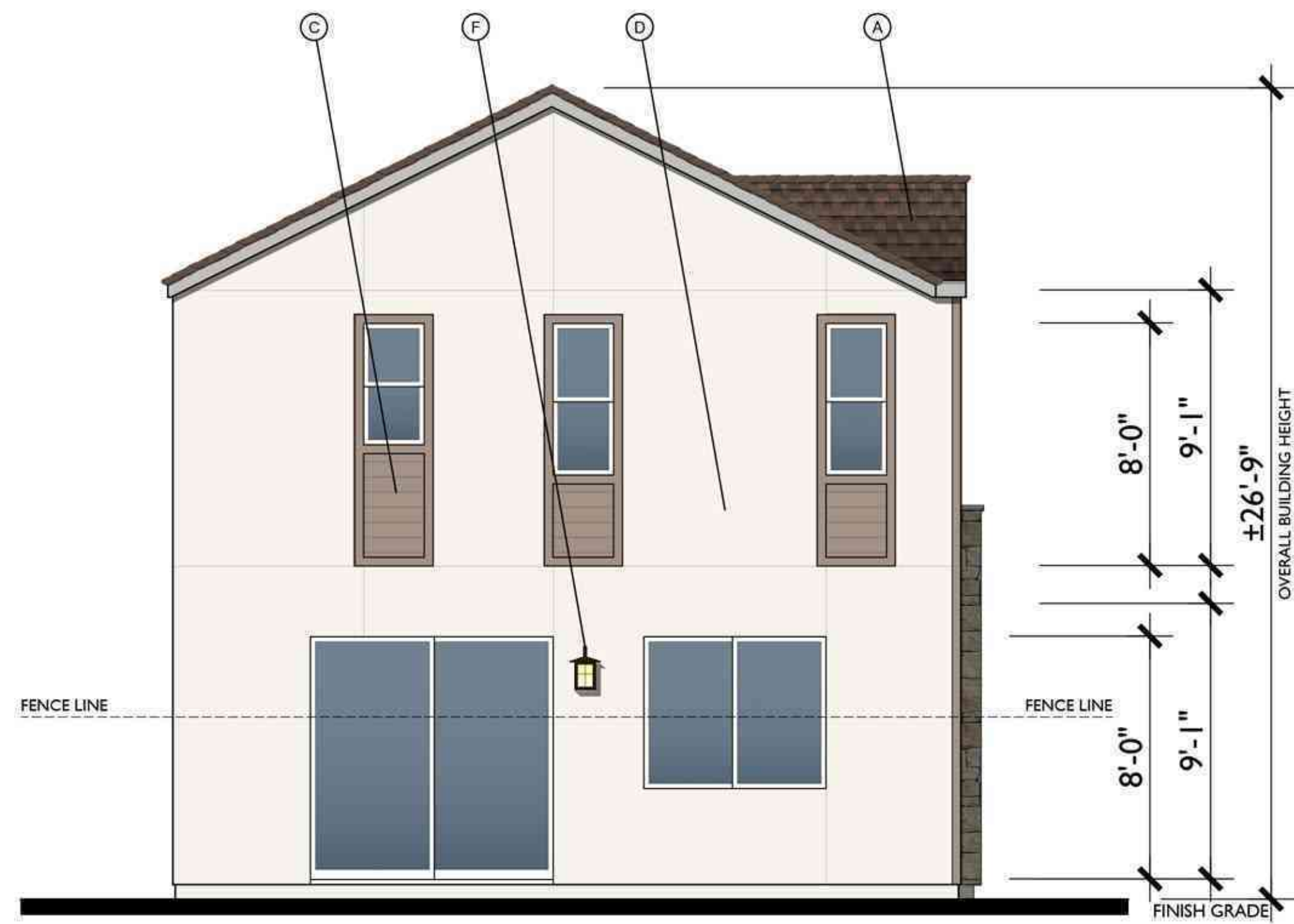
VALENTINE AVE.  
PLAN 4 | A ELEVATIONS

8 4 2 0

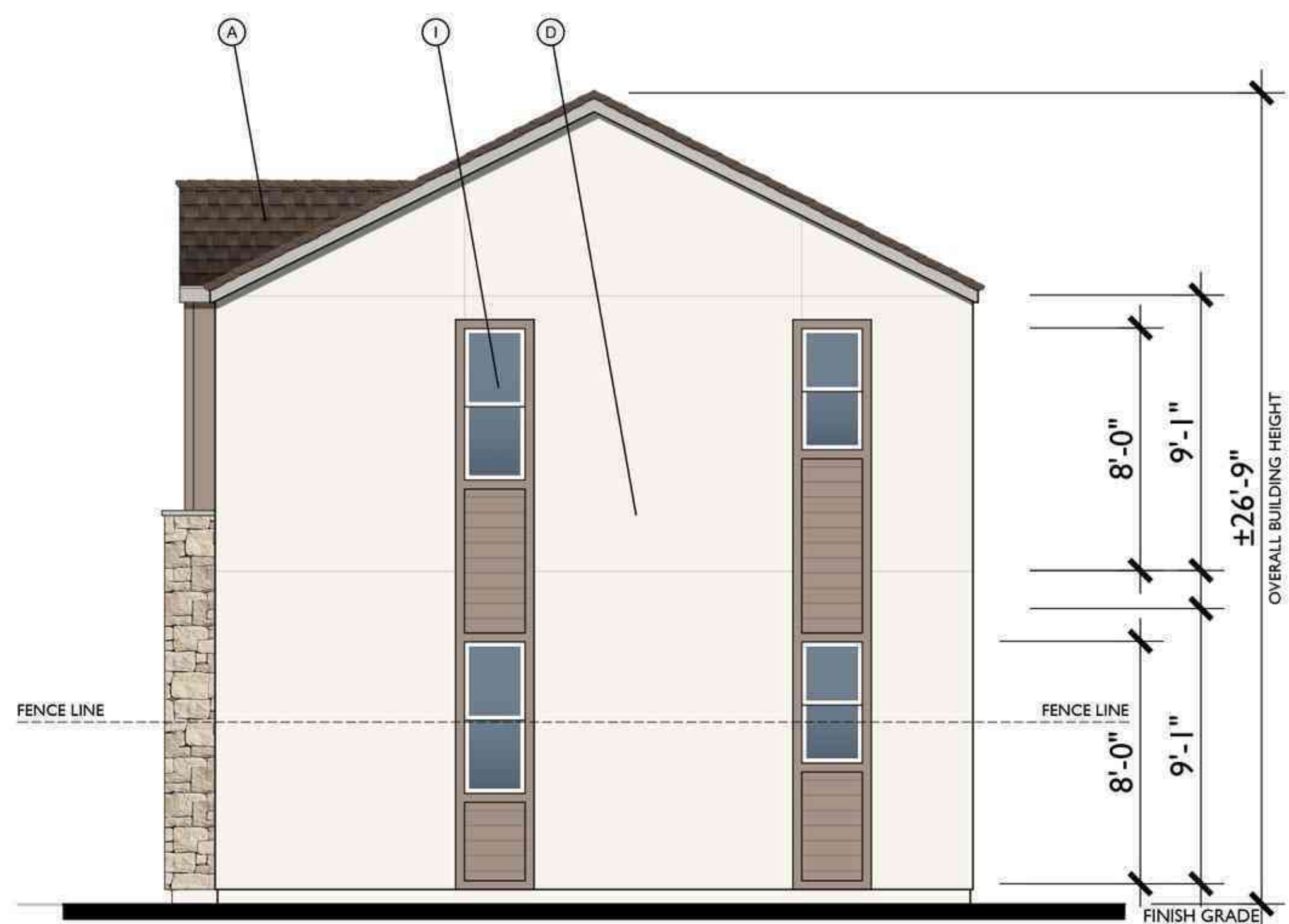
GRUPE  
INVESTMENT  
COMPANY INC.



REAR - ENHANCED



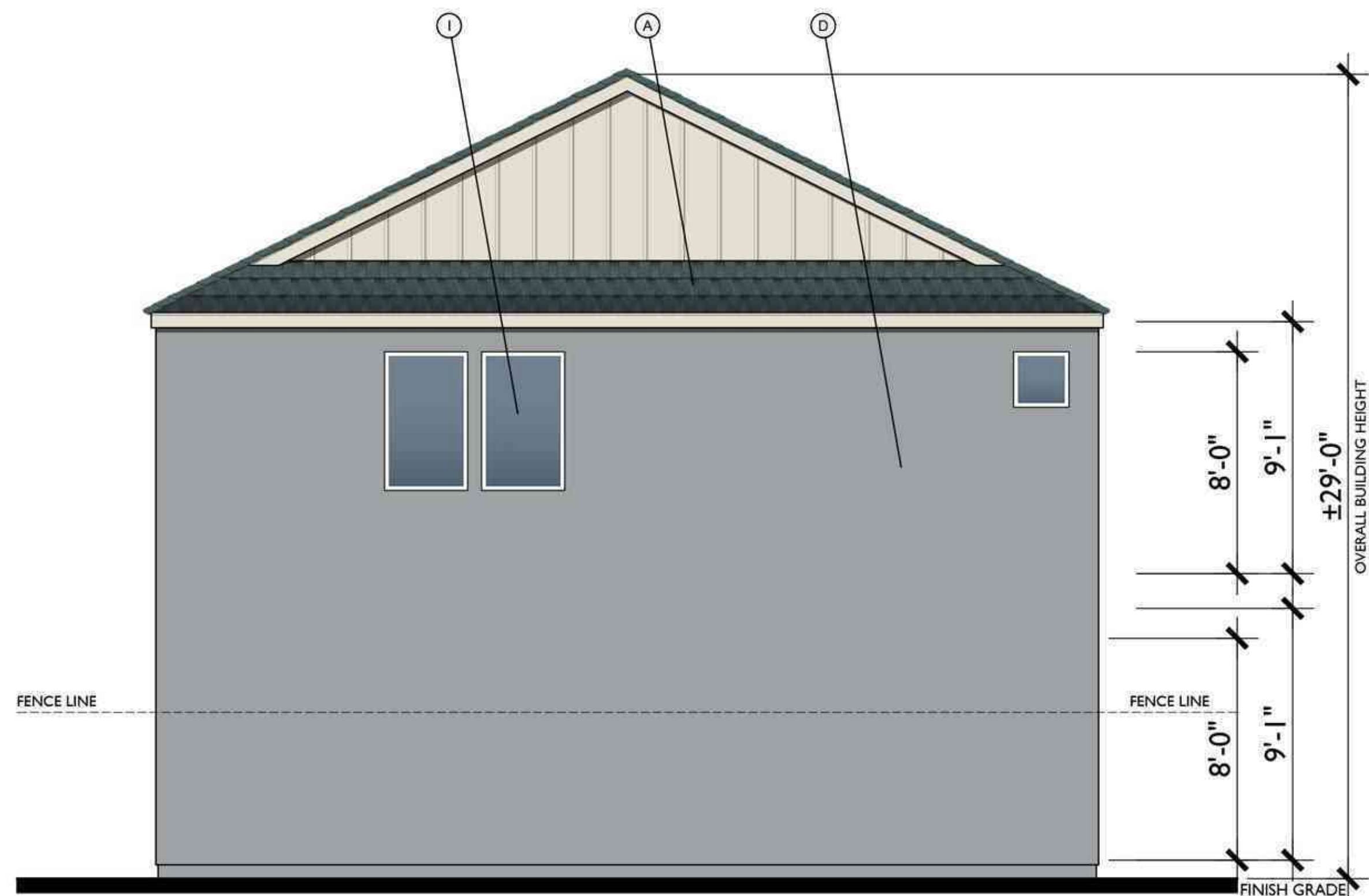
LEFT - ENHANCED



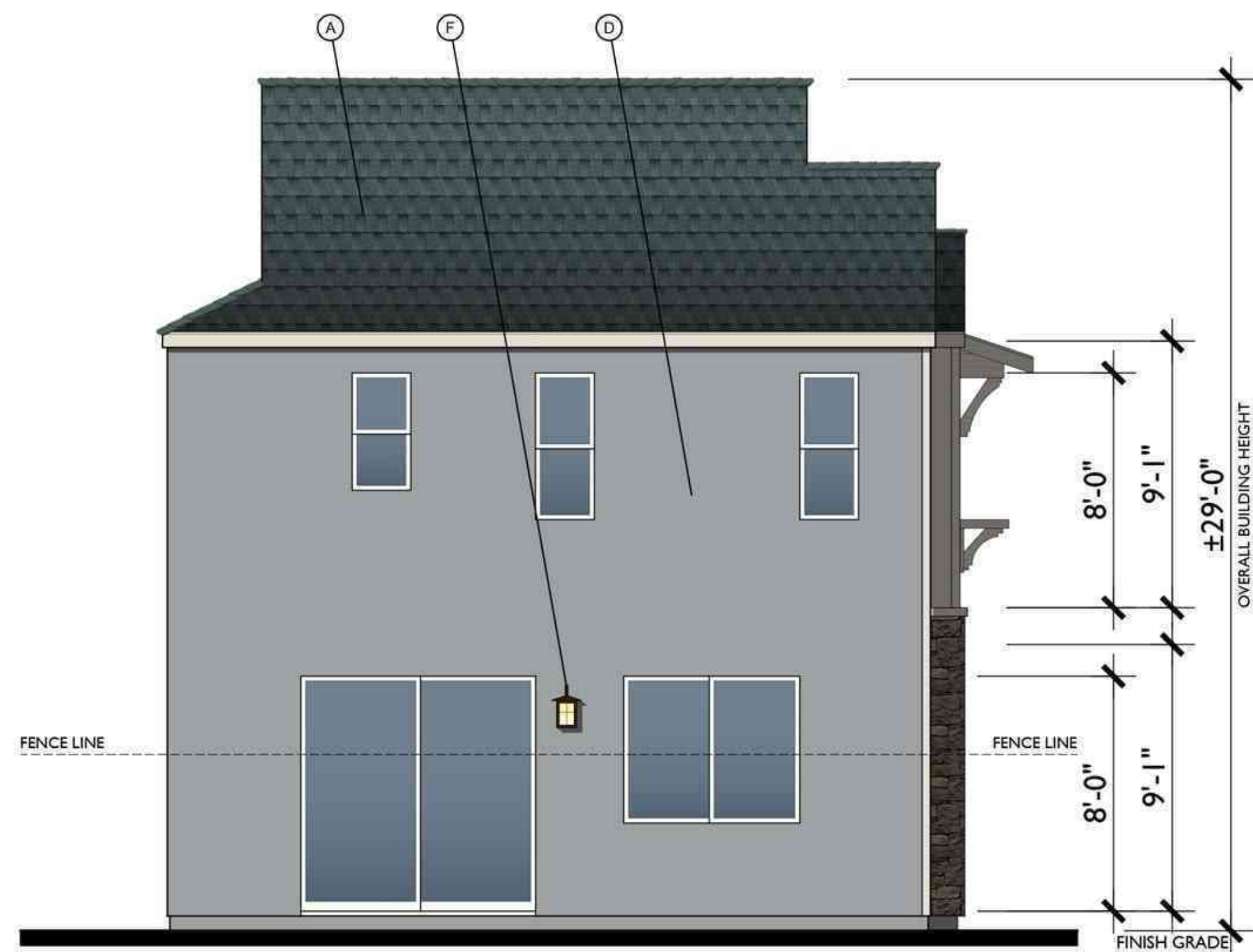
RIGHT - ENHANCED

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



REAR



LEFT



RIGHT

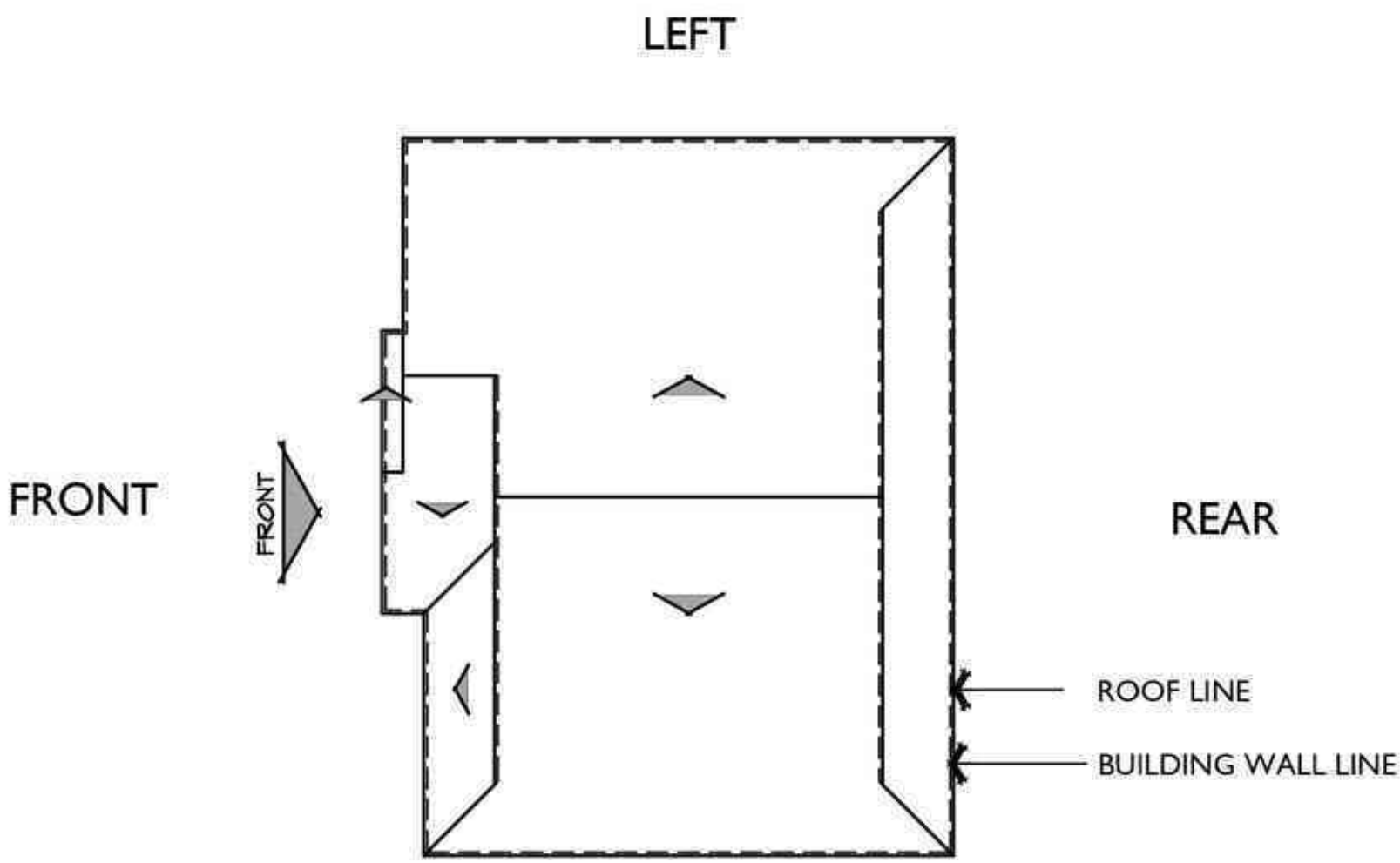


FRONT

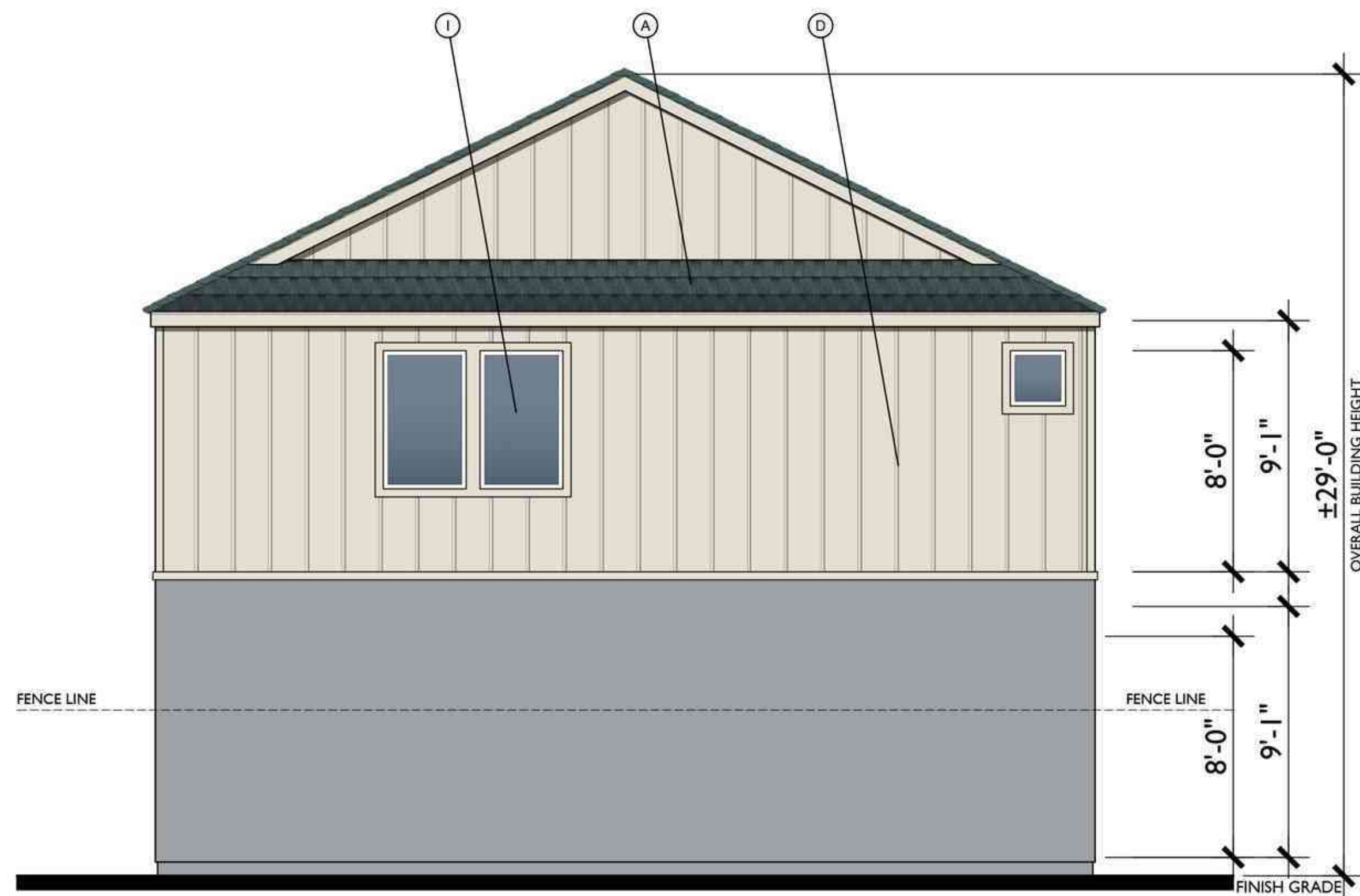
B

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



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



REAR - ENHANCED



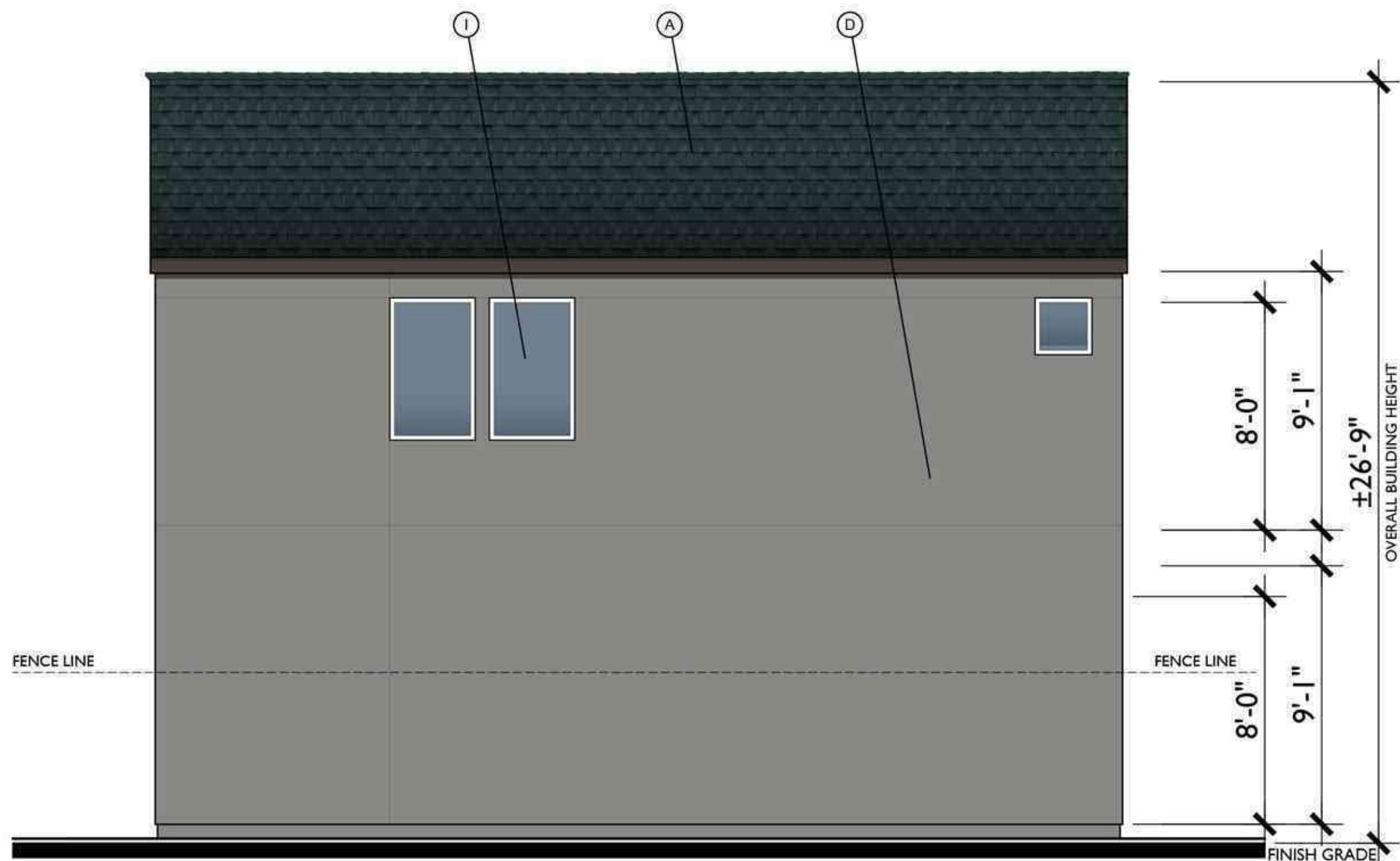
LEFT - ENHANCED



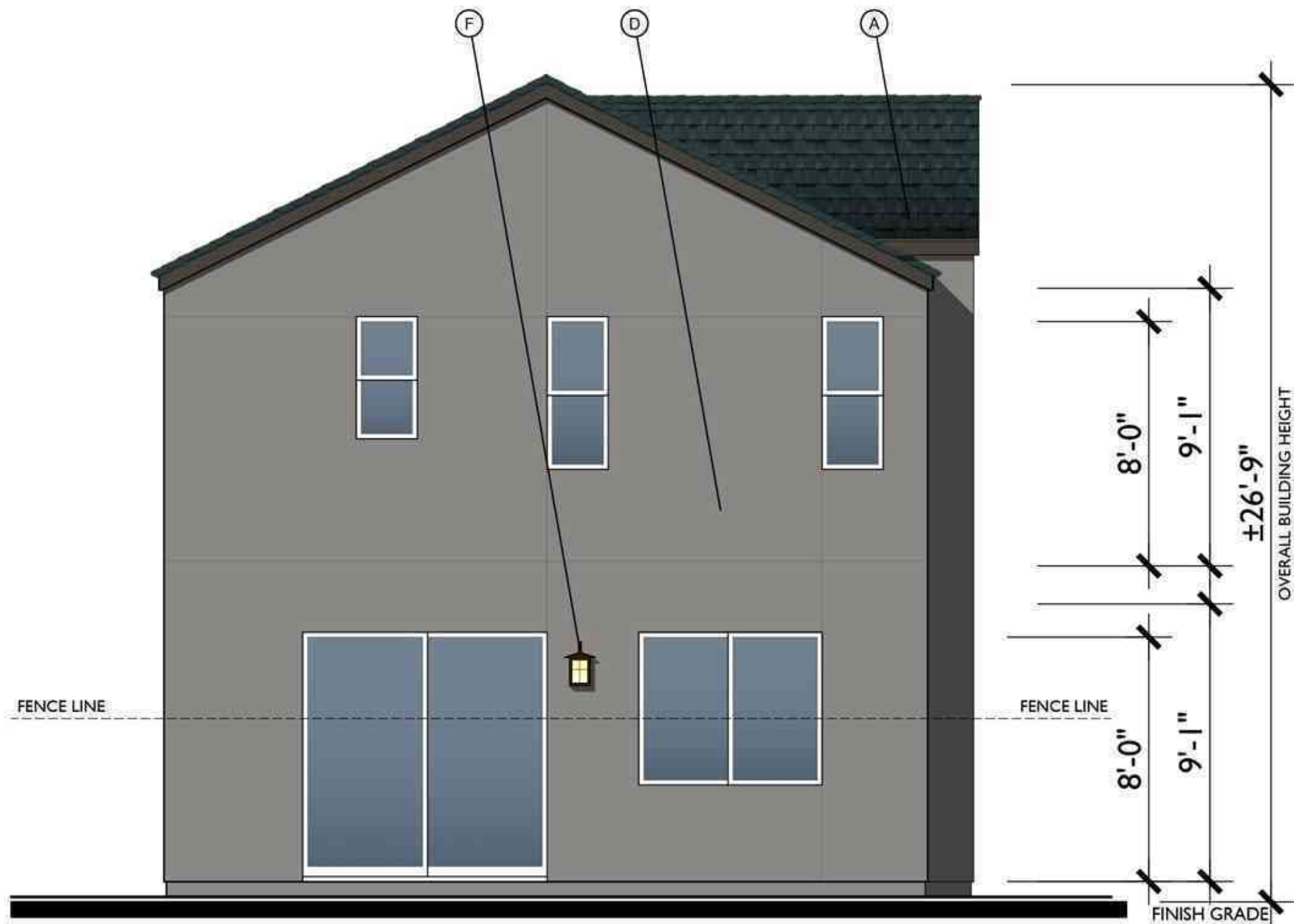
RIGHT - ENHANCED

MATERIAL LEGEND

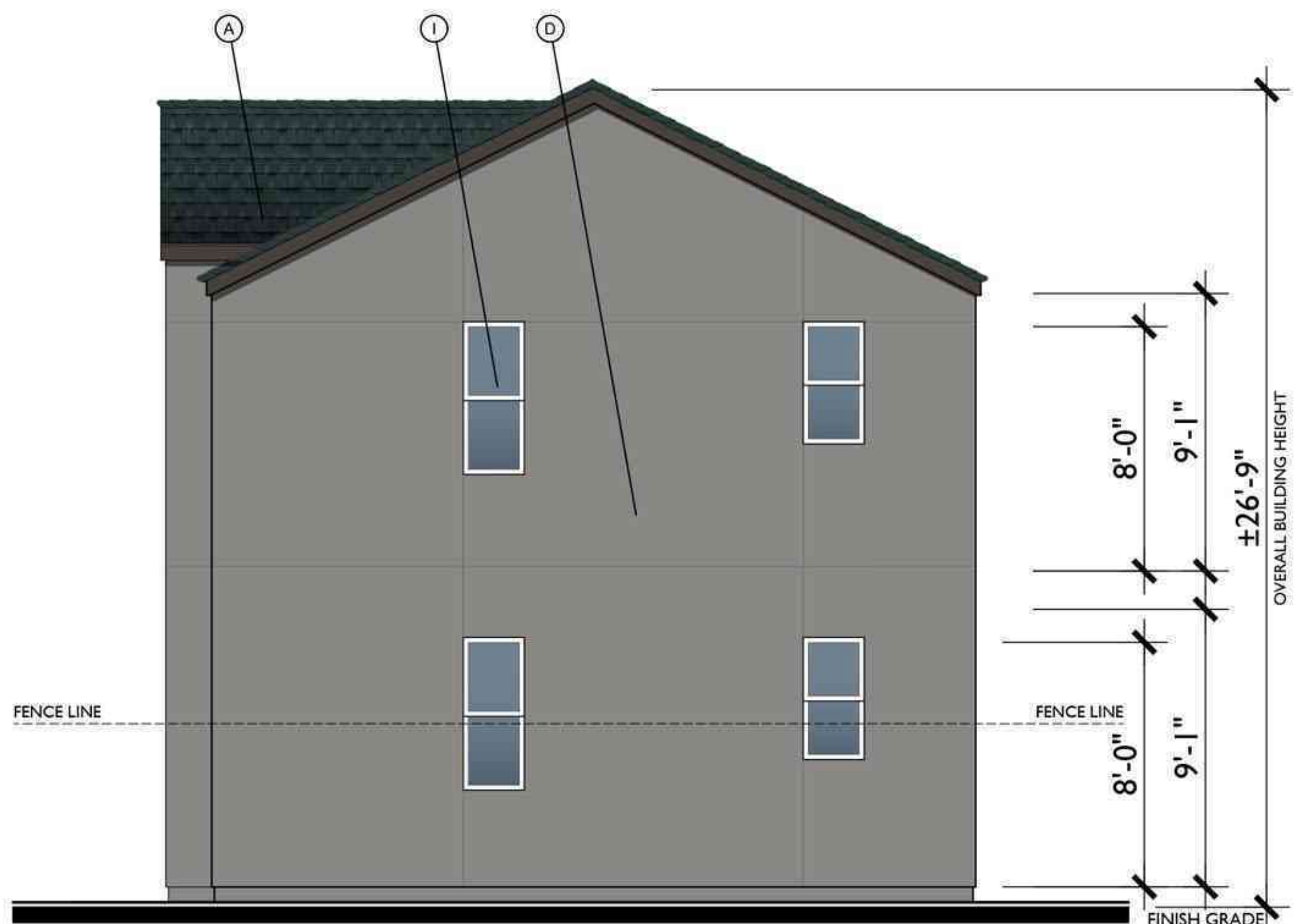
- A. COMPOSITE SHINGLES
- B. BOARD & BATT VERTICAL SIDING
- C. HARDY LAP SIDING
- D. STUCCO
- E. CONTINUOUS TRIM
- F. LIGHT FIXTURE
- G. CEMENTITIOUS TRIM
- H. STONE VENEER
- I. VINYL WINDOW



REAR



LEFT



RIGHT



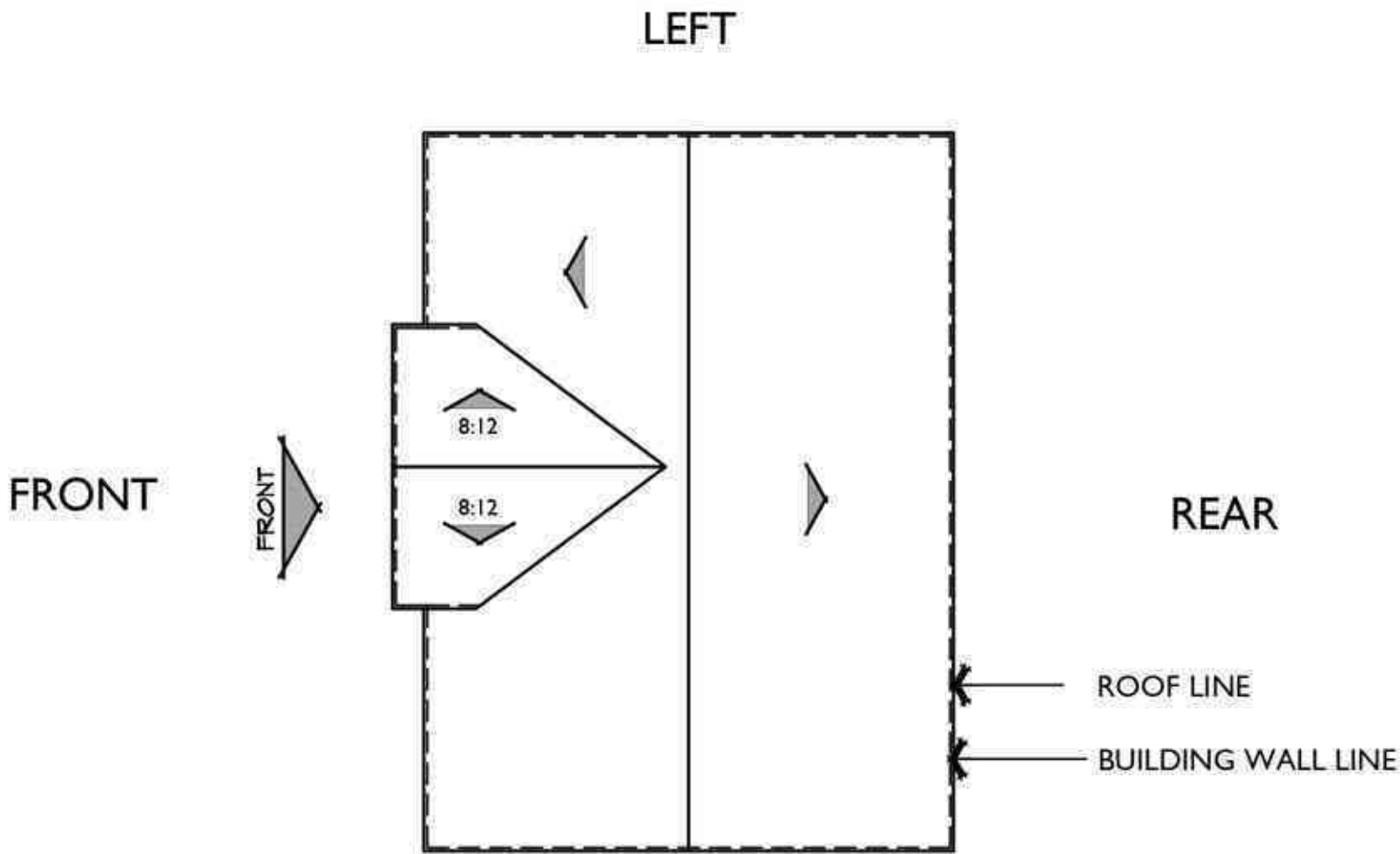
FRONT

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



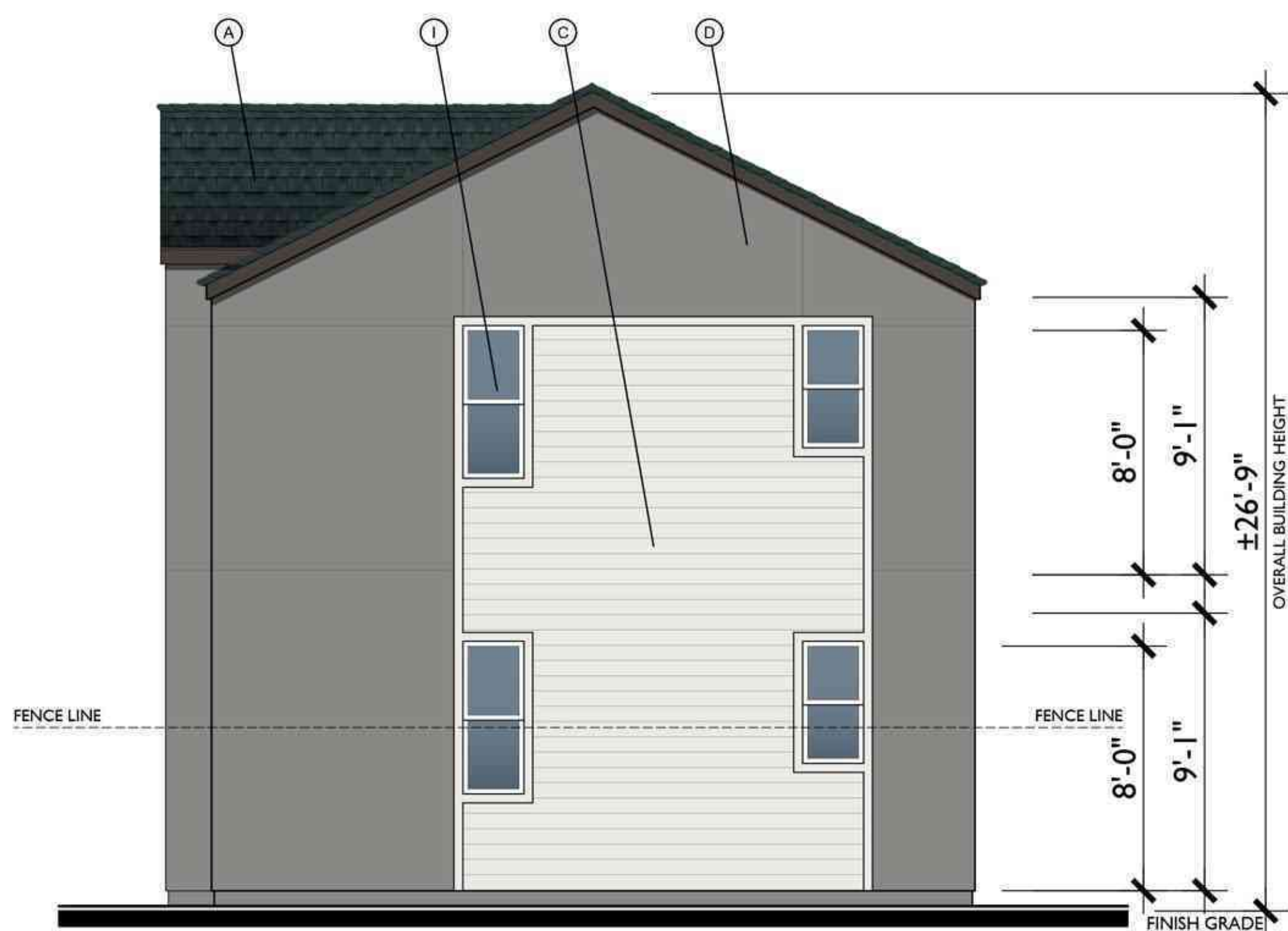
ROOF PLAN C  
PITCH: 6:12  
RAKE: 2"  
EAVE: 2"  
ROOF MATERIAL: COMPOSITE SHINGLE



REAR - 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



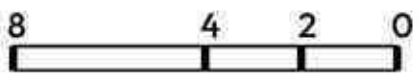
RIGHT - ENHANCED

Bassenian Lagoni ARCHITECTS

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM  
These drawings and the "architectural works" (as defined in 17 U.S.C. § 101) depicted herein are the copyrighted intellectual property of Bassenian Lagoni Architects. They may not be reproduced, distributed, constructed, or used in any way without the express written permission of Bassenian Lagoni Architects. No license shall be implied from any delivery or possession of copies of these drawings.

VALENTINE AVE.  
PLAN 4 | C ENHANCED ELEVATIONS

Sebastopol, California | 859.25270 | 05.07.2026



GRUPE  
INVESTMENT  
COMPANY INC.

COPYRIGHT 2026 BASSENIAN LAGONI ARCHITECTS  
This copyright notice and use restrictions are "copyright management information" as defined in 17 U.S.C. § 1202 (c), and are included on copies of the copyrighted works to deter, detect, and police copyright infringement. They may not be removed or altered from any copy of these works or any derivatives of them without the express written permission of Bassenian Lagoni Architects.





Bassenian Lagoni • ARCHITECTS

131 INNOVATION DR. STE 100, IRVINE, CA 92617 | 949.553.0100 | BASSENIANLAGONI.COM  
These drawings and the "architectural works" (as defined in 17 U.S.C. § 101) depicted herein are the copyrighted intellectual property of Bassenian Lagoni Architects. They may not be reproduced, distributed, constructed, or used in any way without the express written permission of Bassenian Lagoni Architects. No license shall be implied from any delivery or possession of copies of these drawings.

VALENTINE AVE.  
BIRD EYE VIEW

Sebastopol, California | 859.25270 | 05.12.2026

GRUPE  
INVESTMENT  
COMPANY INC.

COPYRIGHT 2026 BASSENIAN LAGONI ARCHITECTS  
This copyright notice and use restrictions are "copyright management information" as defined in 17 U.S.C. § 1202 (c), and are included on copies of the copyrighted works to deter, detect, and police copyright infringement. They may not be removed or altered from any copy of these works or any derivatives of them without the express written permission of Bassenian Lagoni Architects.