INDIAN VALLEY

MORAGA, CA

CONCEPTUAL DEVELOPMENT PLAN - ARCHITECTURAL DESIGN THEMES
DECEMBER 2016

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VICINITY MAP

NO SCALE

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A0.0

SCALE: 1/8"=1'-0"
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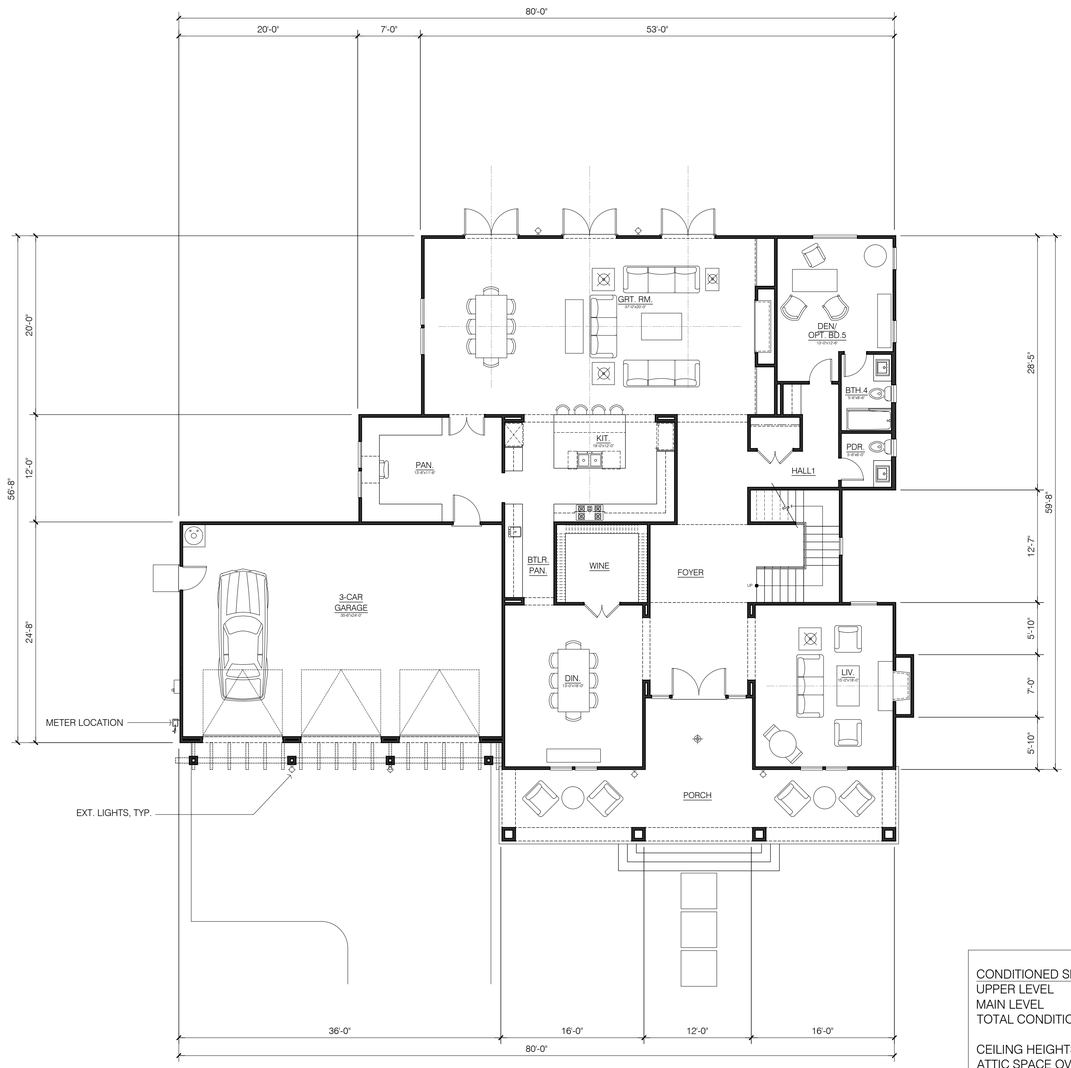

MAIN FLOOR PLAN

PLAN 1A

CONDITIONED SPACE	
UPPER LEVEL	2302 SQ. FT.
MAIN LEVEL	2831 SQ. FT.
TOTAL CONDITIONED SPACE	5133 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	131 SQ. FT.
ATTIC SPACE OVER 7'-0"	0 SQ. FT.
GARAGE	882 SQ. FT.
TOTAL FLOOR AREA:	6145 SQ. FT.

UPPER FLOOR PLAN

PLAN 1A

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PLAN 1A - FLOOR PLANS

A1.1

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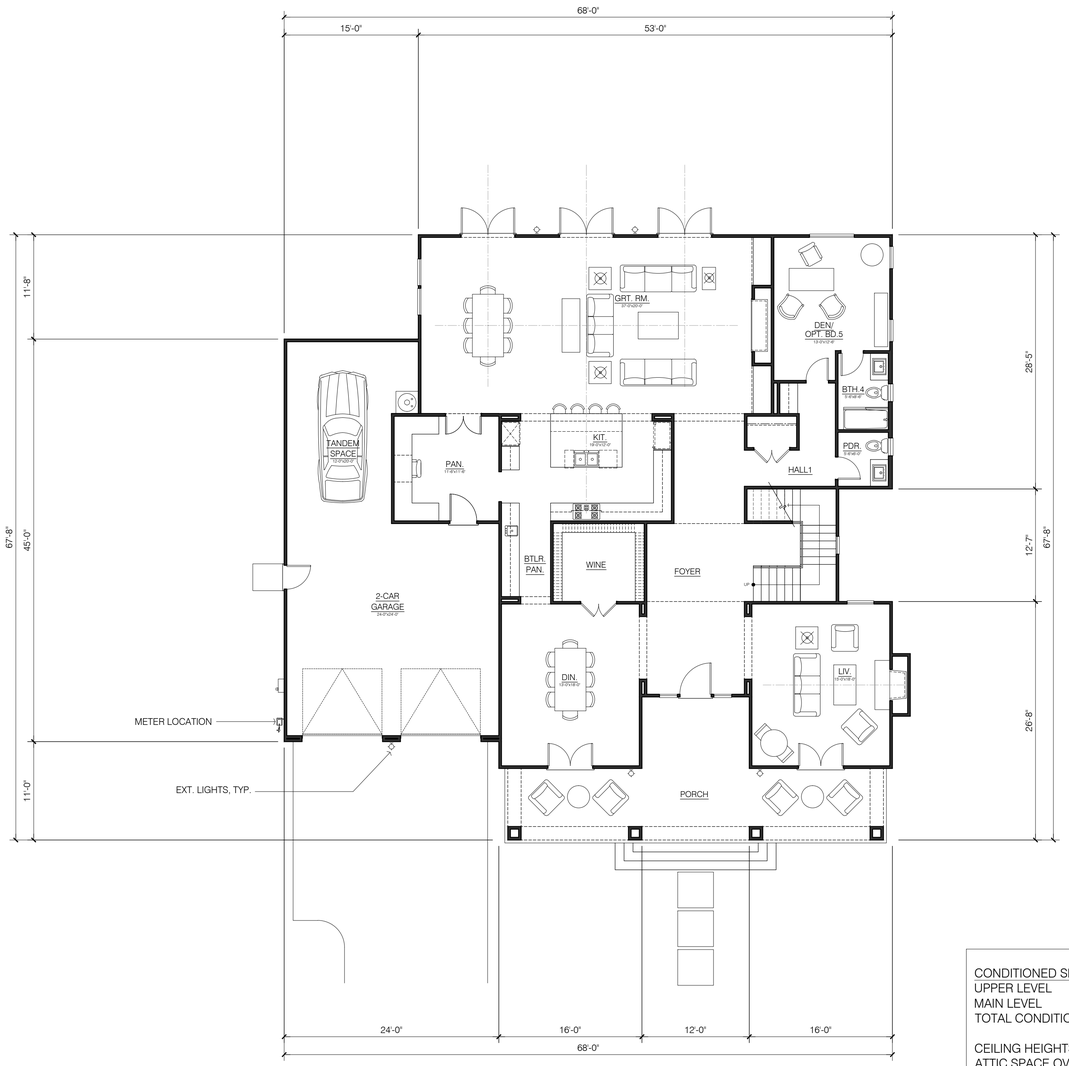

MAIN FLOOR PLAN

PLAN 1B

CONDITIONED SPACE	
UPPER LEVEL	2293 SQ. FT.
MAIN LEVEL	2781 SQ. FT.
TOTAL CONDITIONED SPACE	5074 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	139 SQ. FT.
ATTIC SPACE OVER 7'-0"	0 SQ. FT.
GARAGE	865 SQ. FT.
TOTAL FLOOR AREA:	6078 SQ. FT.

UPPER FLOOR PLAN

PLAN 1B

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PLAN 1B - FLOOR PLANS

A1.2

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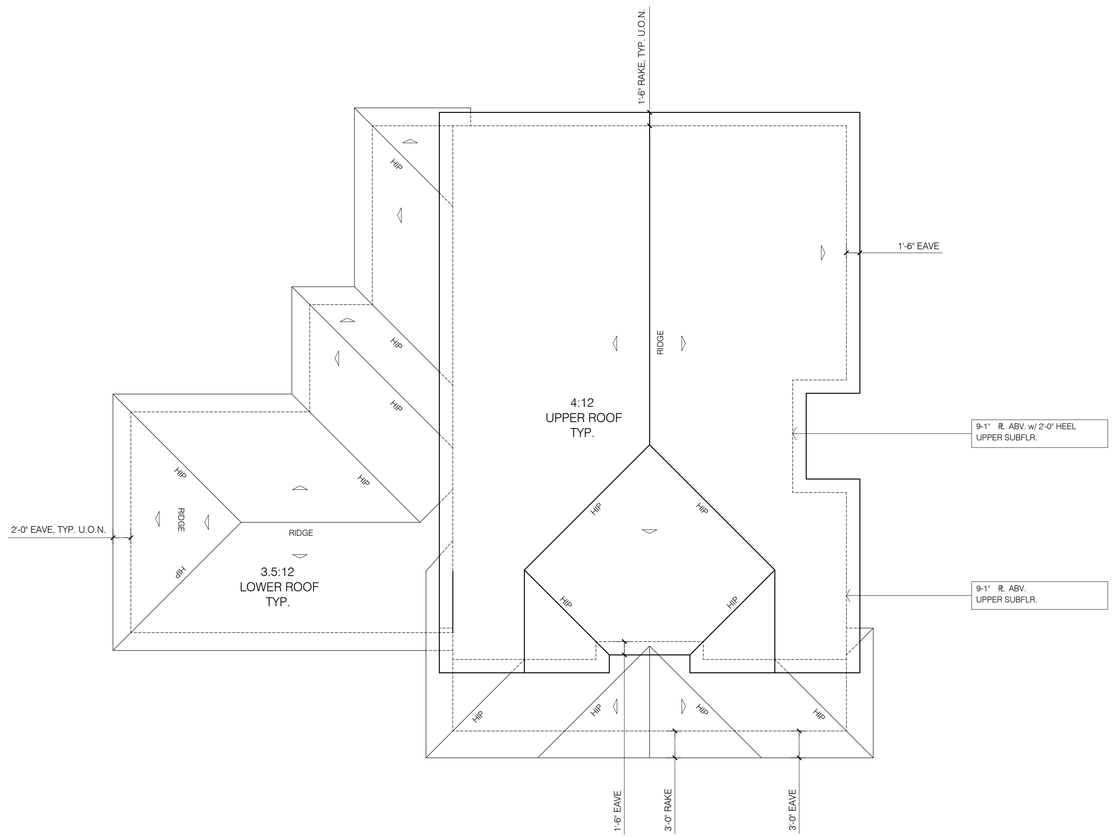
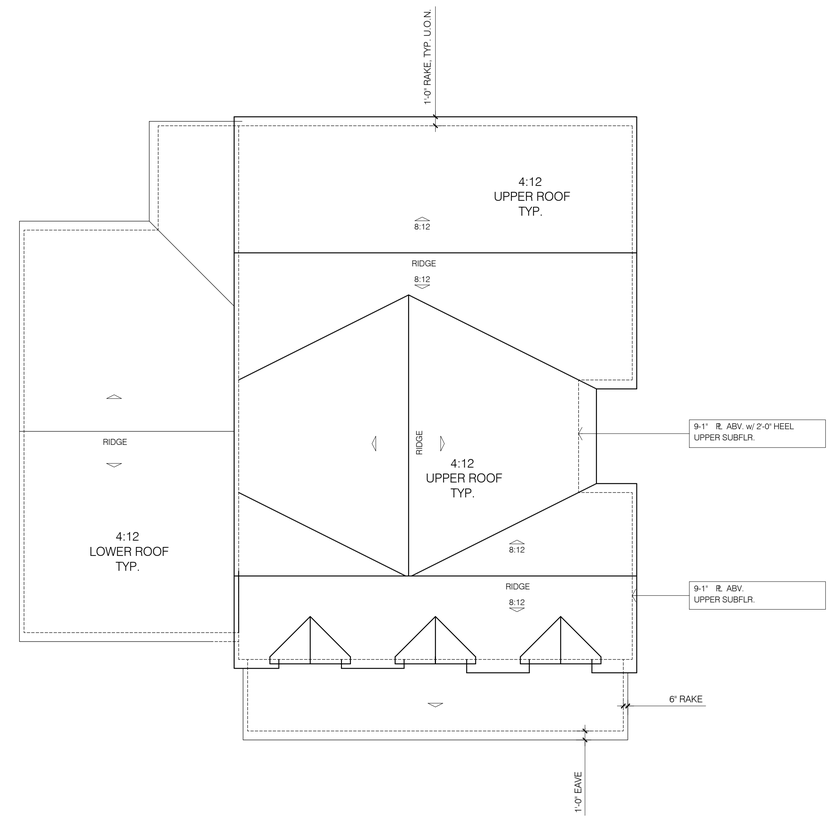


ROOF PLAN

PLAN 1A



ROOF PLAN

PLAN 1B

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PLAN 1 - ROOF PLANS

A1.3

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LEFT ELEVATION

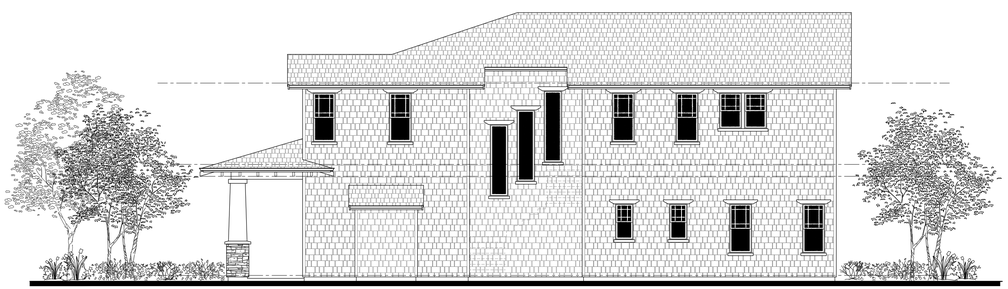
PLAN 1A

FRONT ELEVATION

PLAN 1A

MATERIALS

- COMPOSITION SHINGLE ROOF
- WOOD TRIM & DETAILING
- HARDIE SHINGLE SIDING
- STUCCO
- MASONRY
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR



RIGHT ELEVATION

PLAN 1A

REAR ELEVATION

PLAN 1A

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PLAN 1A - ELEVATIONS

A1.4

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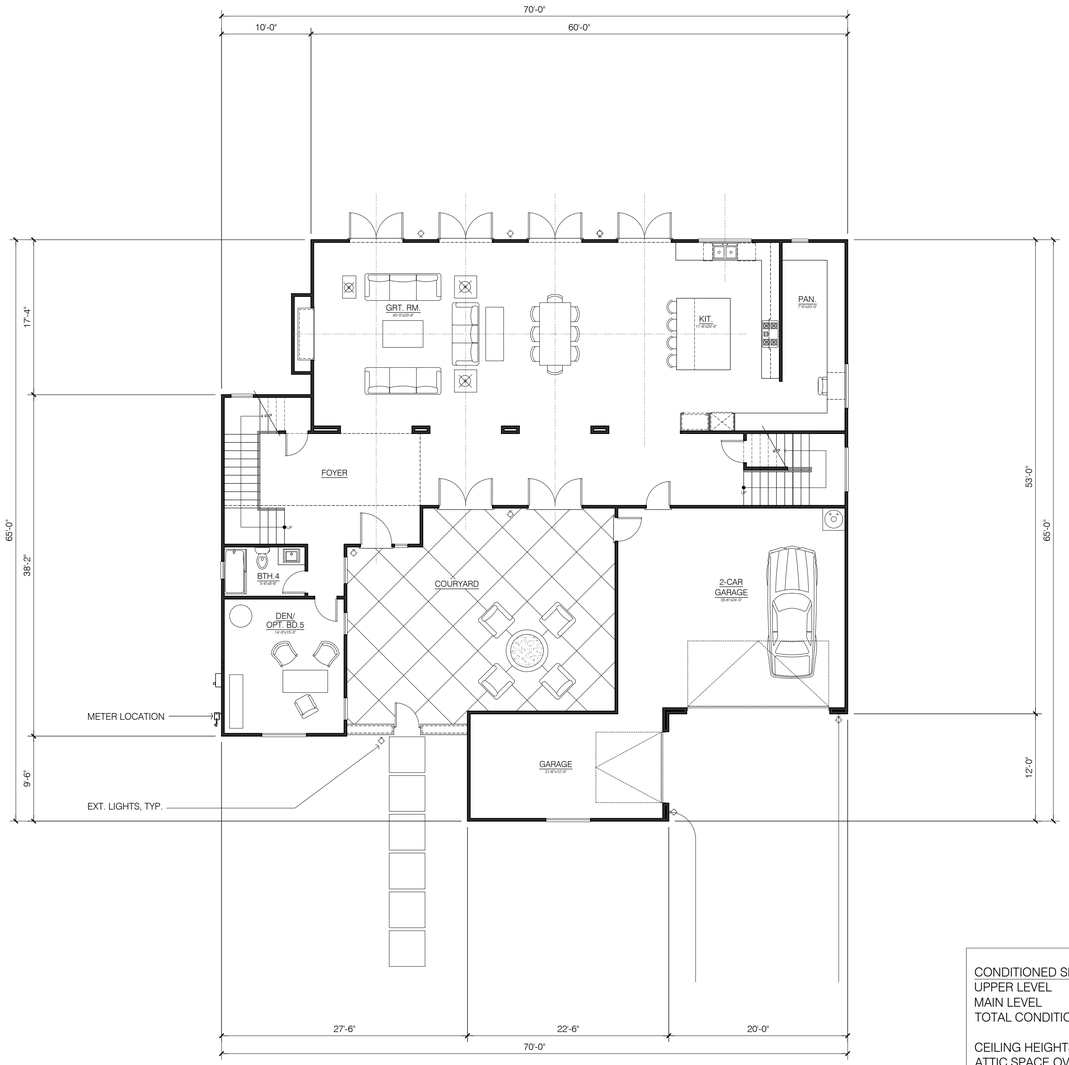

MAIN FLOOR PLAN

PLAN 2A

CONDITIONED SPACE	
UPPER LEVEL	2210 SQ. FT.
MAIN LEVEL	2321 SQ. FT.
TOTAL CONDITIONED SPACE	4530 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	146 SQ. FT.
ATTIC SPACE OVER 7'-0"	0 SQ. FT.
GARAGE	868 SQ. FT.
TOTAL FLOOR AREA:	5545 SQ. FT.

UPPER FLOOR PLAN

PLAN 2A

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PLAN 2A - FLOOR PLANS

A2.1

SCALE: 1/8"=1'-0"
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MAIN FLOOR PLAN

PLAN 2B

CONDITIONED SPACE	
UPPER LEVEL	2241 SQ. FT.
MAIN LEVEL	2597 SQ. FT.
TOTAL CONDITIONED SPACE	4838 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	211 SQ. FT.
ATTIC SPACE OVER 7'-0"	0 SQ. FT.
GARAGE	801 SQ. FT.
TOTAL FLOOR AREA:	5850 SQ. FT.

UPPER FLOOR PLAN

PLAN 2B

INDIAN VALLEY

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PLAN 2B - FLOOR PLANS

A2.2

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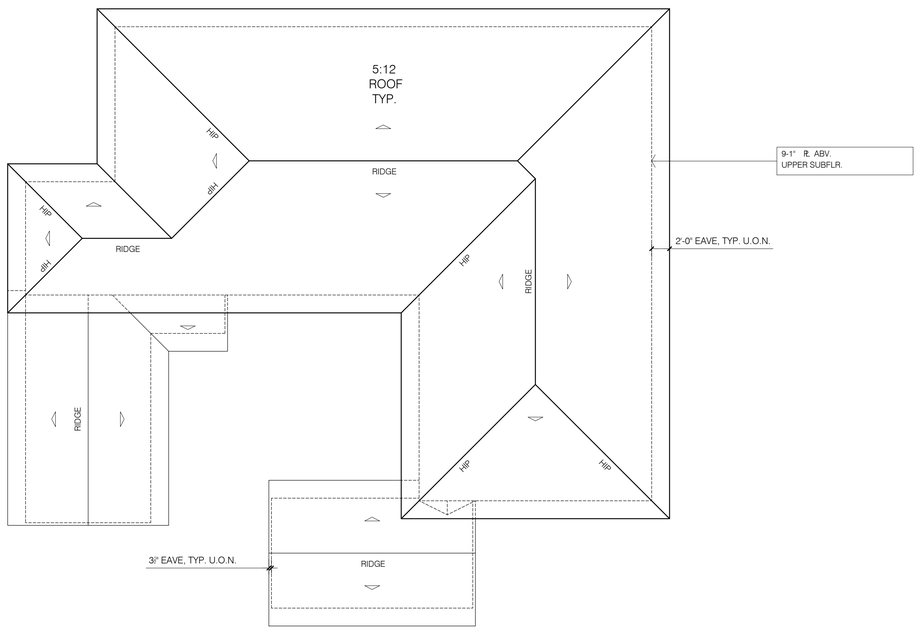
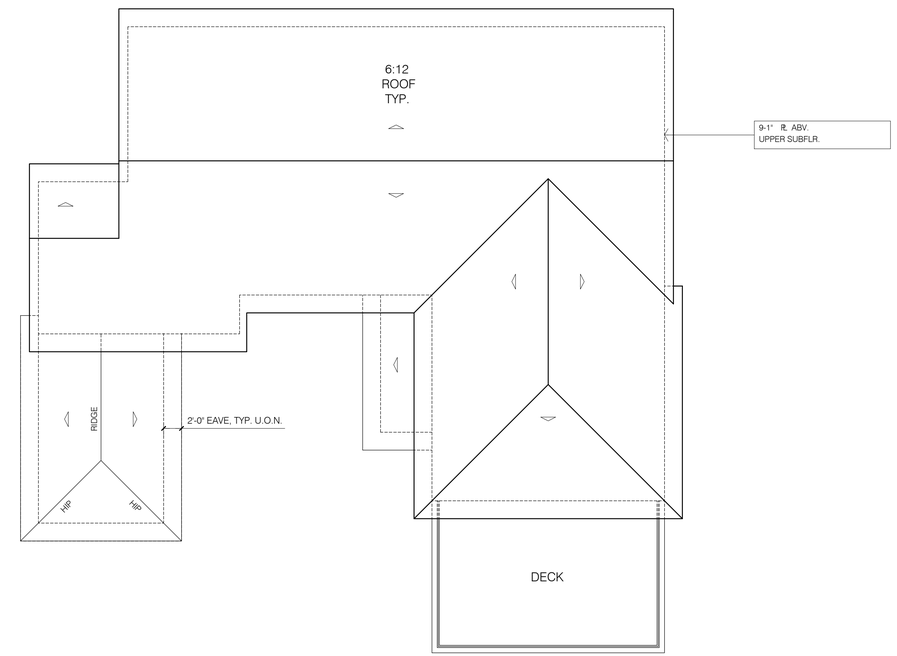


ROOF PLAN

PLAN 2A



ROOF PLAN

PLAN 2B

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PLAN 2 - ROOF PLANS

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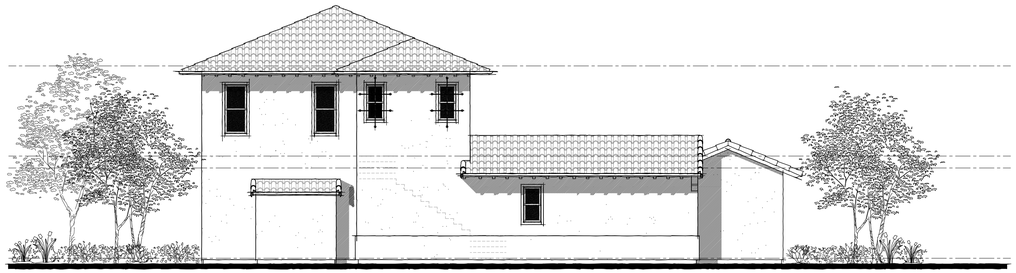


LEFT ELEVATION

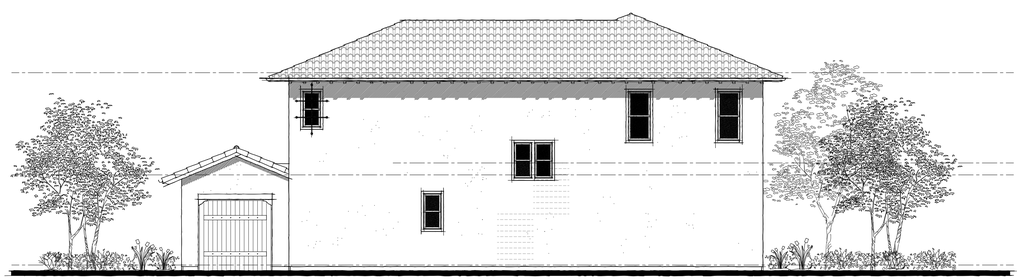
PLAN 2A

FRONT ELEVATION

PLAN 2A

MATERIALS

- CONCRETE S-TILE ROOF
- WOOD TRIM & DETAILING
- HARDIE SHINGLE SIDING
- STUCCO
- DECORATIVE METAL RAILING
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR



RIGHT ELEVATION

PLAN 2A

REAR ELEVATION

PLAN 2A

INDIAN VALLEY

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PLAN 2A - ELEVATIONS

A2.4

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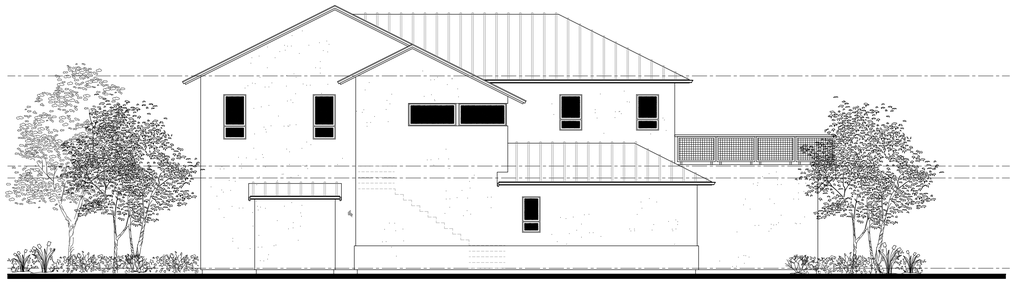


LEFT ELEVATION

PLAN 2B

FRONT ELEVATION

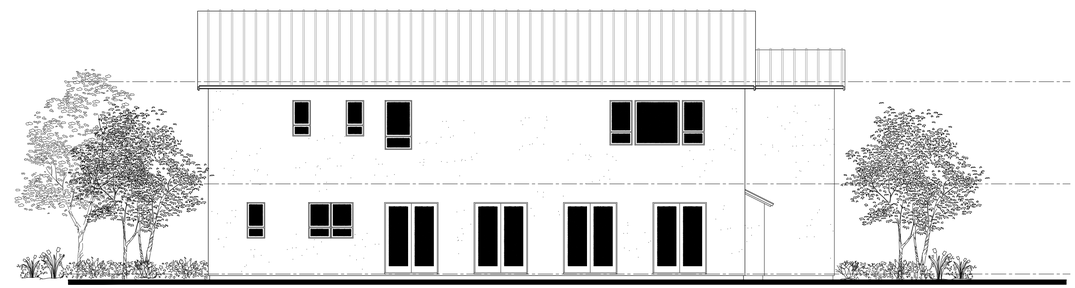
PLAN 2B

MATERIALS

- STANDING SEAM METAL ROOF
- WOOD TRIM & DETAILING
- STUCCO
- METAL RAILING
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 2B



REAR ELEVATION

PLAN 2B

INDIAN VALLEY

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PLAN 2B - ELEVATIONS

A2.5

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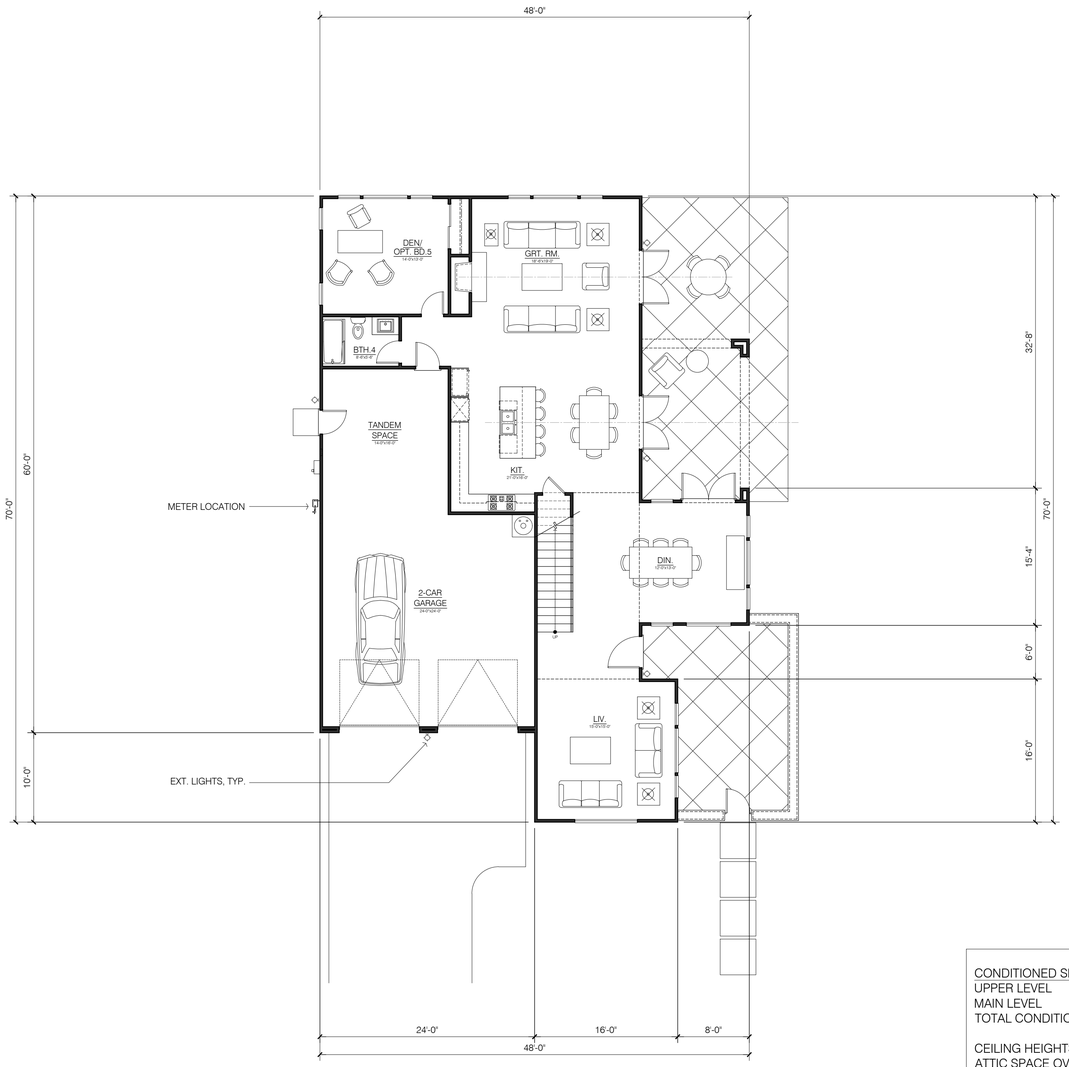

MAIN FLOOR PLAN

PLAN 3A — 1693 SQ. FT.

CONDITIONED SPACE	
UPPER LEVEL	1846 SQ. FT.
MAIN LEVEL	1693 SQ. FT.
TOTAL CONDITIONED SPACE	3539 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	175 SQ. FT.
ATTIC SPACE OVER 7'-0"	0 SQ. FT.
GARAGE	828 SQ. FT.
TOTAL FLOOR AREA:	4543 SQ. FT.

UPPER FLOOR PLAN

PLAN 3A — 1846 SQ. FT.

INDIAN VALLEY

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PLAN 3A - FLOOR PLANS

A3.1

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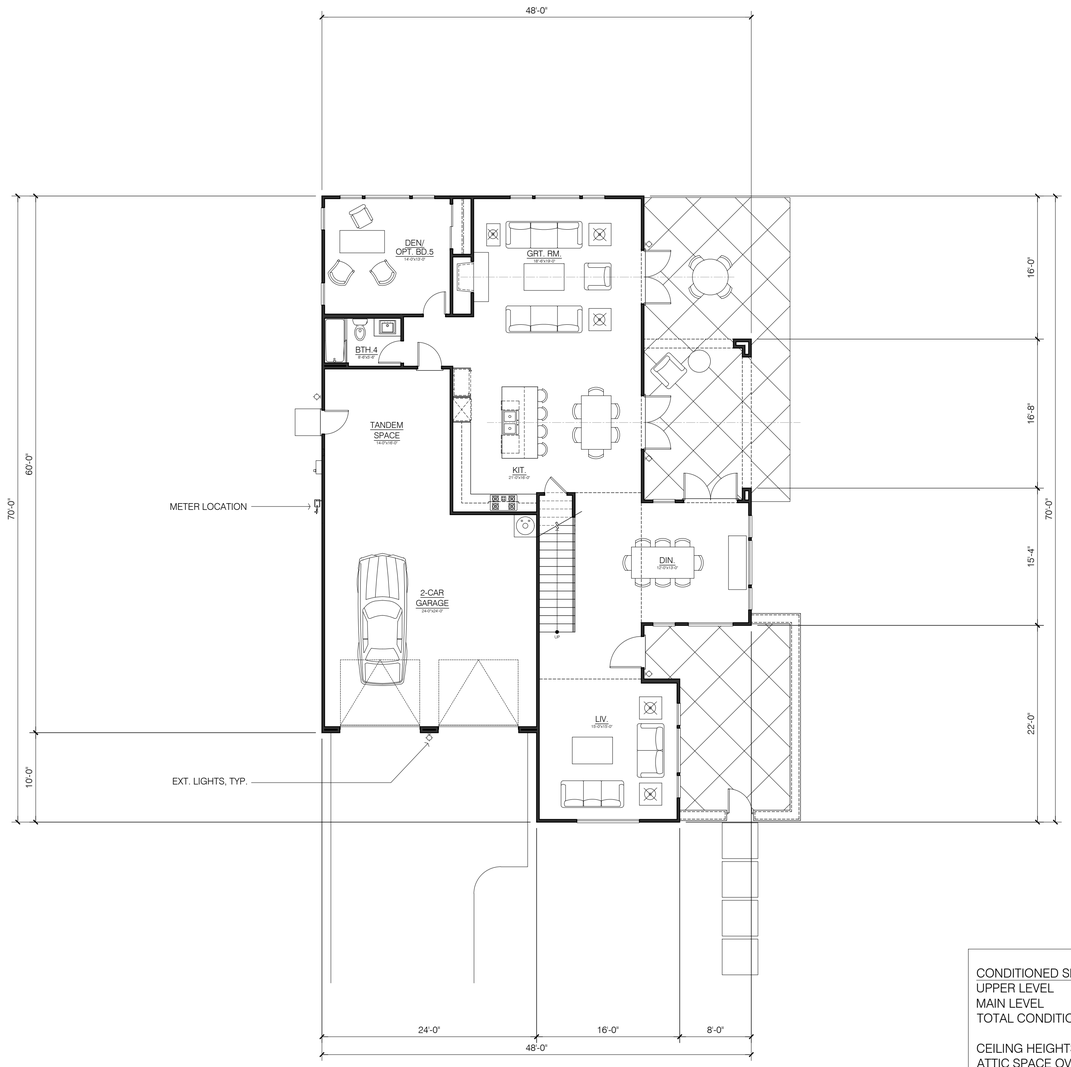

MAIN FLOOR PLAN

PLAN 3B

1693 SQ. FT.

CONDITIONED SPACE	
UPPER LEVEL	1846 SQ. FT.
MAIN LEVEL	1693 SQ. FT.
TOTAL CONDITIONED SPACE	3539 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	175 SQ. FT.
ATTIC SPACE OVER 7'-0"	0 SQ. FT.
GARAGE	828 SQ. FT.
TOTAL FLOOR AREA:	4543 SQ. FT.

UPPER FLOOR PLAN

PLAN 3B

1846 SQ. FT.

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PLAN 3B - FLOOR PLANS

A3.2

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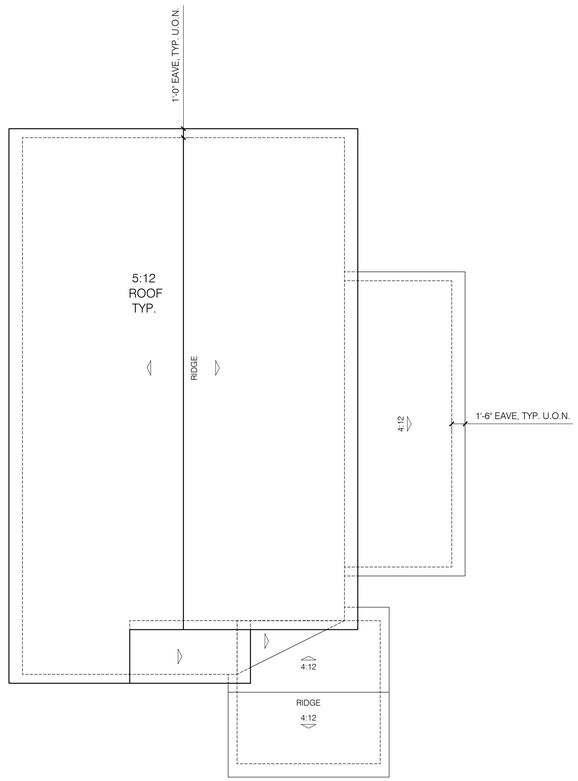
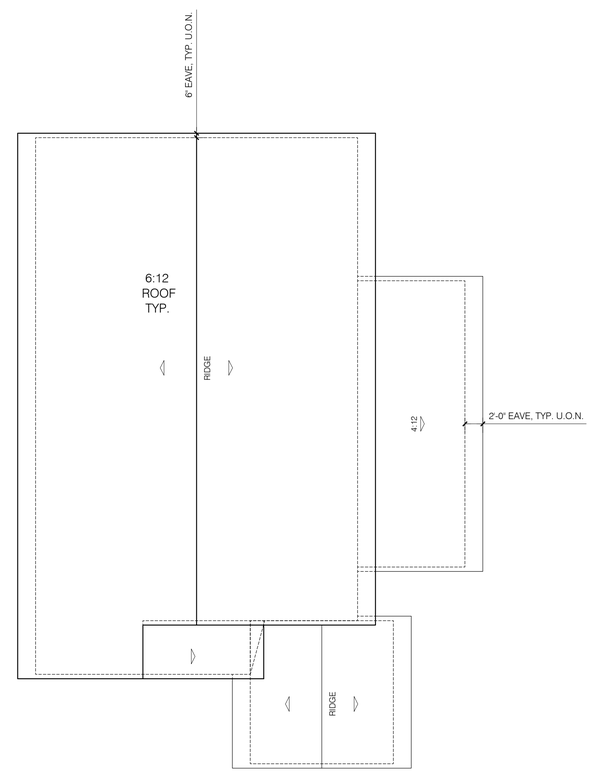


ROOF PLAN

PLAN 3A



ROOF PLAN

PLAN 3B

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PLAN 3 - ROOF PLANS

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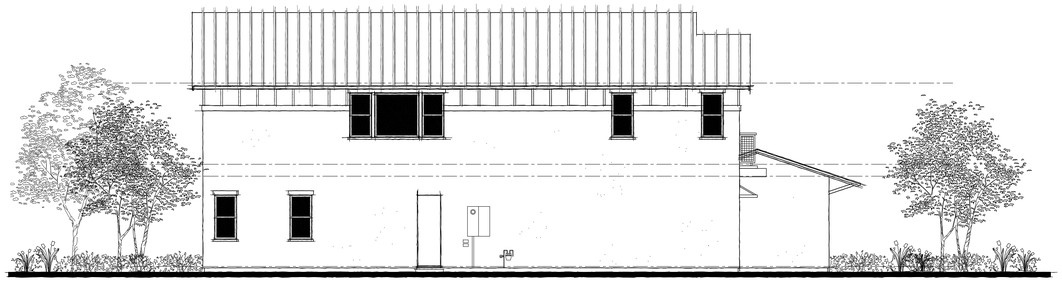

LEFT ELEVATION

PLAN 3A

FRONT ELEVATION

PLAN 3A

MATERIALS

- STANDING SEAM METAL ROOF
- WOOD TRIM & DETAILING
- BOARD AND BATTEN
- STUCCO
- METAL RAILING
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 3A

REAR ELEVATION

PLAN 3A

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PLAN 3A - ELEVATIONS

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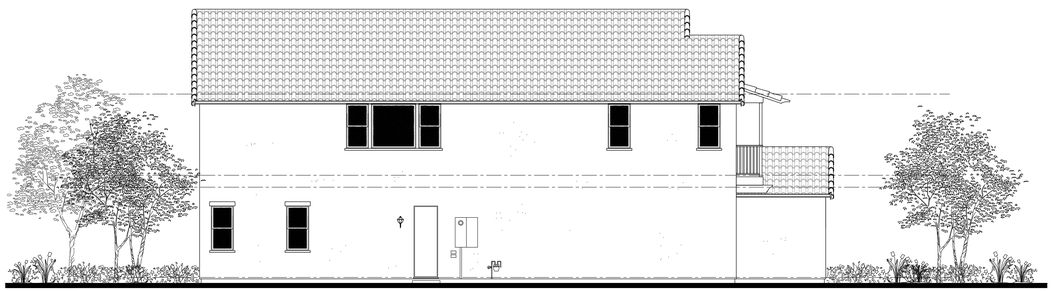
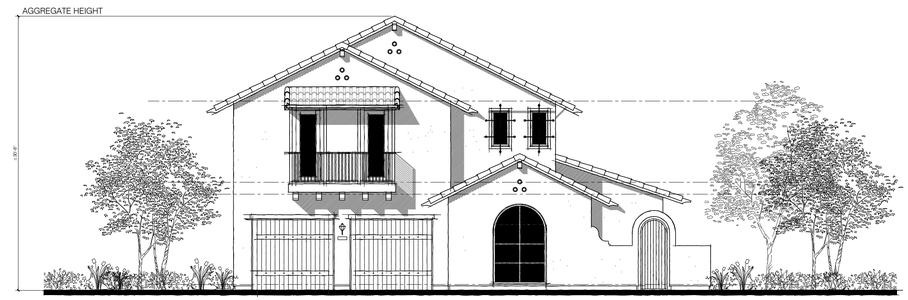


LEFT ELEVATION

PLAN 3B



FRONT ELEVATION

PLAN 3B

MATERIALS

- CONCRETE S-TILE ROOF
- WOOD TRIM & DETAILING
- STUCCO
- WOOD RAILING
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 3B

REAR ELEVATION

PLAN 3B

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PLAN 3B - ELEVATIONS

A3.5

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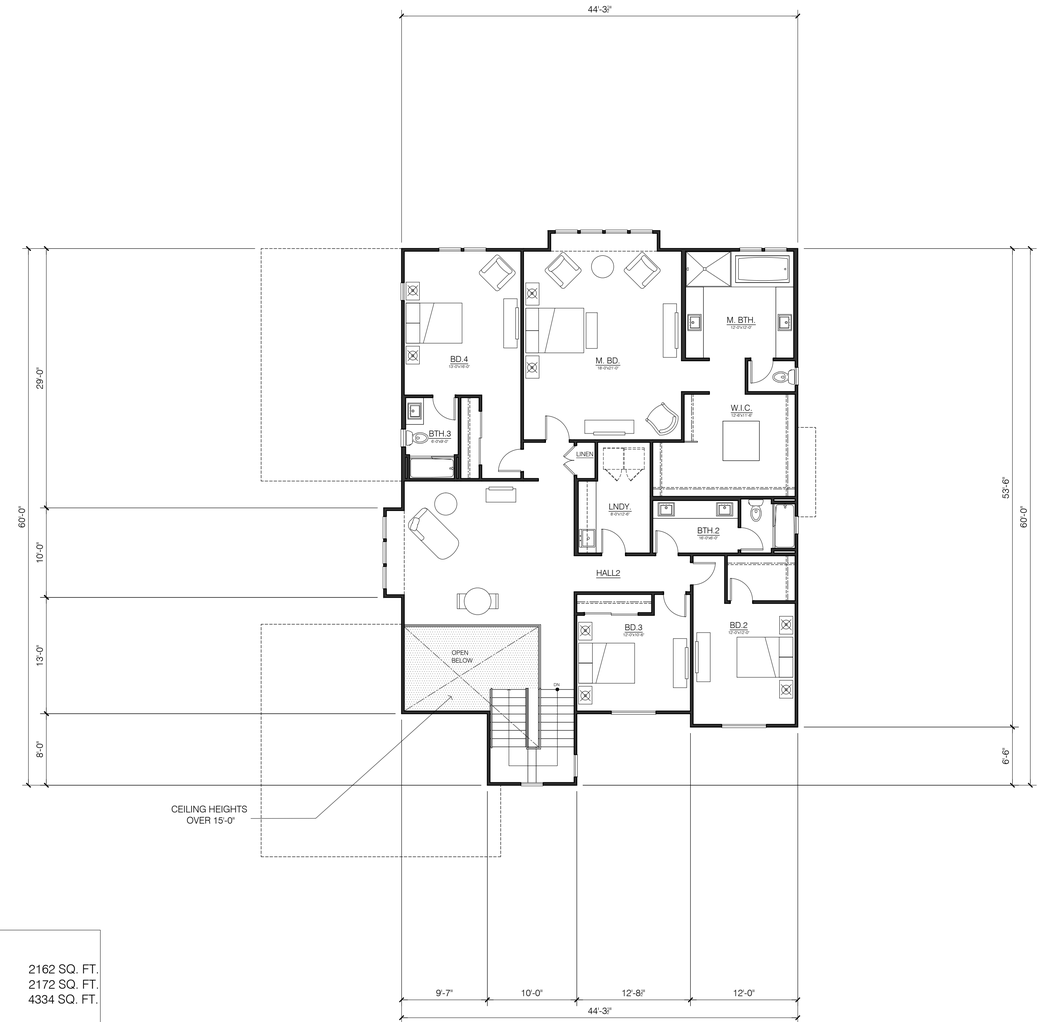
MAIN FLOOR PLAN

PLAN 4A

CONDITIONED SPACE	
UPPER LEVEL	2162 SQ. FT.
MAIN LEVEL	2172 SQ. FT.
TOTAL CONDITIONED SPACE	4334 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	129 SQ. FT.
ATTIC SPACE OVER 7'-0"	152 SQ. FT.
GARAGE	866 SQ. FT.
TOTAL FLOOR AREA:	5481 SQ. FT.



UPPER FLOOR PLAN

PLAN 4A

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PLAN 4A - FLOOR PLANS

A4.1

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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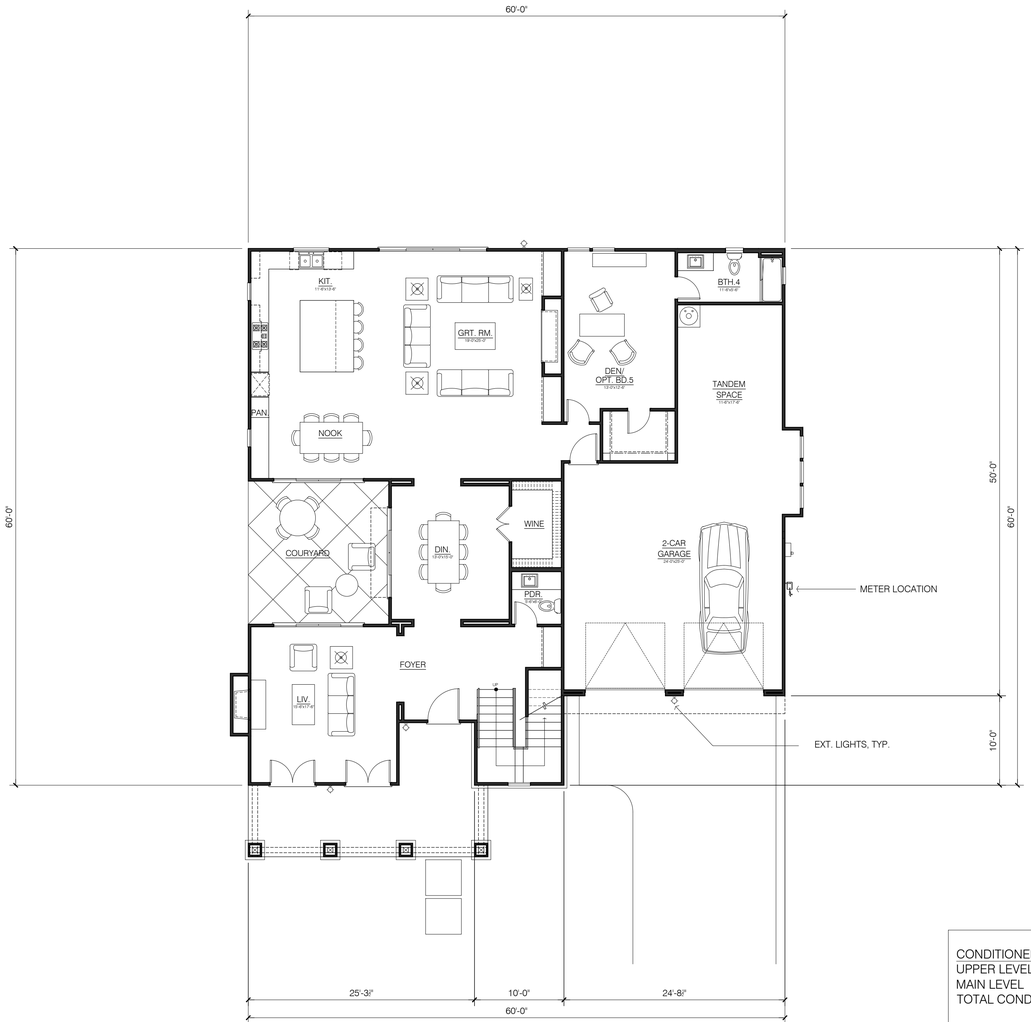
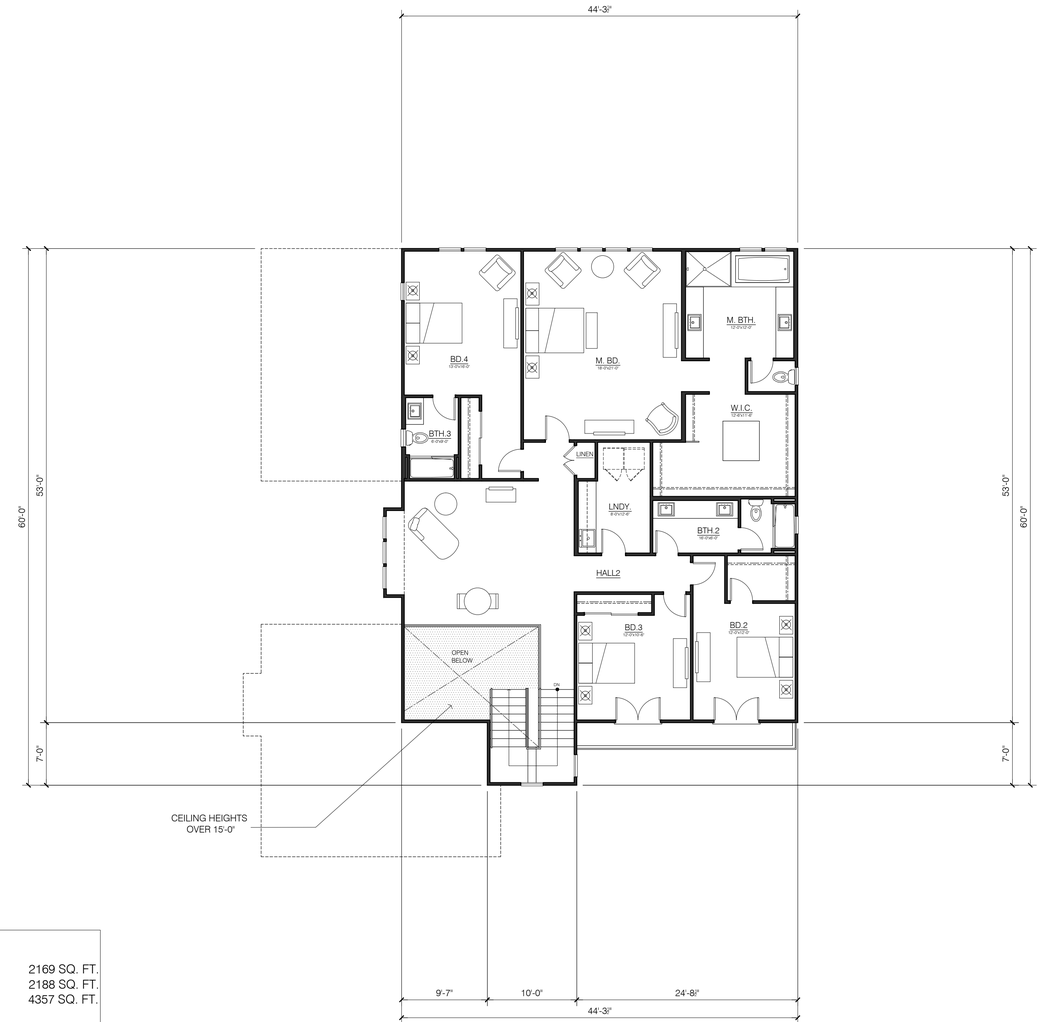


MAIN FLOOR PLAN

PLAN 4B

CONDITIONED SPACE	
UPPER LEVEL	2169 SQ. FT.
MAIN LEVEL	2188 SQ. FT.
TOTAL CONDITIONED SPACE	4357 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	141 SQ. FT.
ATTIC SPACE OVER 7'-0"	178 SQ. FT.
GARAGE	866 SQ. FT.
TOTAL FLOOR AREA:	5541 SQ. FT.



UPPER FLOOR PLAN

PLAN 4B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 4B - FLOOR PLANS

A4.2

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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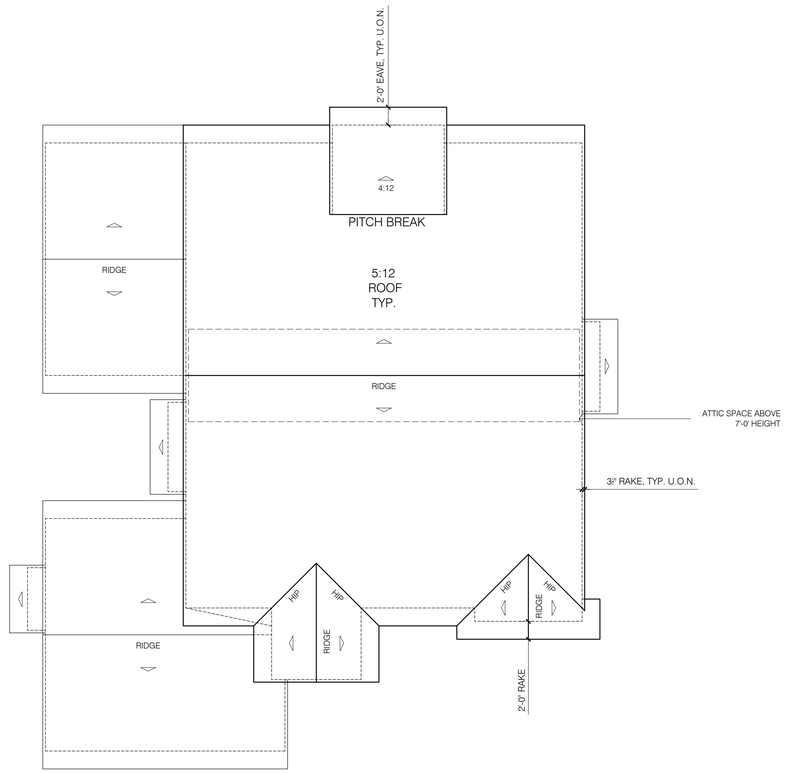
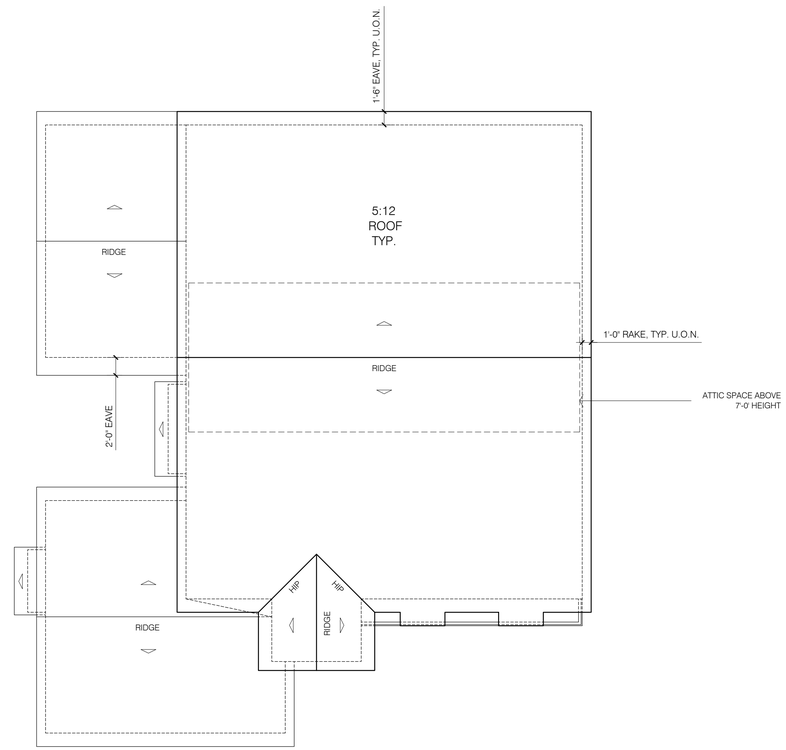


ROOF PLAN

PLAN 4



ROOF PLAN

PLAN 4

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 4 - ROOF PLANS

A4.3

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

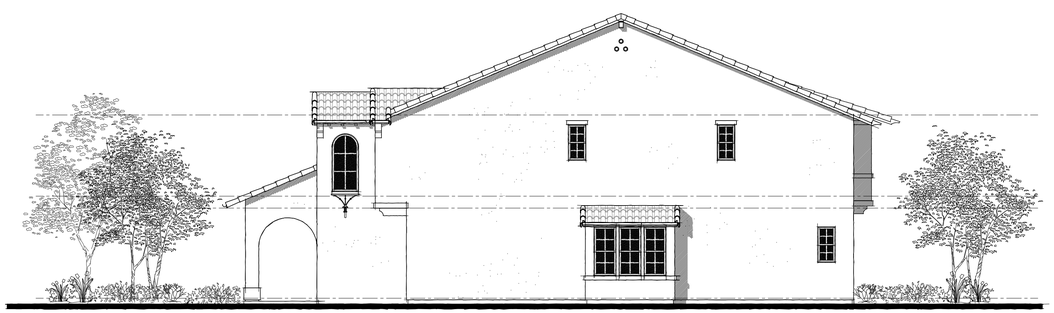
PLAN 4A

FRONT ELEVATION

PLAN 4A

MATERIALS

- CONCRETE S-TILE ROOF
- WOOD TRIM & DETAILING
- STUCCO
- DECORATIVE METAL RAILING
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR



RIGHT ELEVATION

PLAN 4A

REAR ELEVATION

PLAN 4A

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 4A - ELEVATIONS

A4.4

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

PLAN 4B

FRONT ELEVATION

PLAN 4B

MATERIALS

- STANDING SEAM METAL ROOF
- WOOD TRIM & DETAILING
- HARDIE SHINGLE SIDING
- STUCCO
- MASONRY
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 4B

REAR ELEVATION

PLAN 4B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 4B - ELEVATIONS

A4.5

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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CONDITIONED SPACE	
UPPER LEVEL	0 SQ. FT.
MAIN LEVEL	2798 SQ. FT.
TOTAL CONDITIONED SPACE	2798 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	0 SQ. FT.
ATTIC SPACE OVER 7'-0"	1083 SQ. FT.
GARAGE	484 SQ. FT.
TOTAL FLOOR AREA:	4238 SQ. FT.

MAIN FLOOR PLAN

PLAN 5A

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 5A - FLOOR PLANS

A5.1

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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CONDITIONED SPACE	
UPPER LEVEL	0 SQ. FT.
MAIN LEVEL	2596 SQ. FT.
TOTAL CONDITIONED SPACE	2596 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	0 SQ. FT.
ATTIC SPACE OVER 7'-0"	636 SQ. FT.
GARAGE	484 SQ. FT.
TOTAL FLOOR AREA:	3716 SQ. FT.

MAIN FLOOR PLAN

PLAN 5B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 5B - FLOOR PLANS

A5.2

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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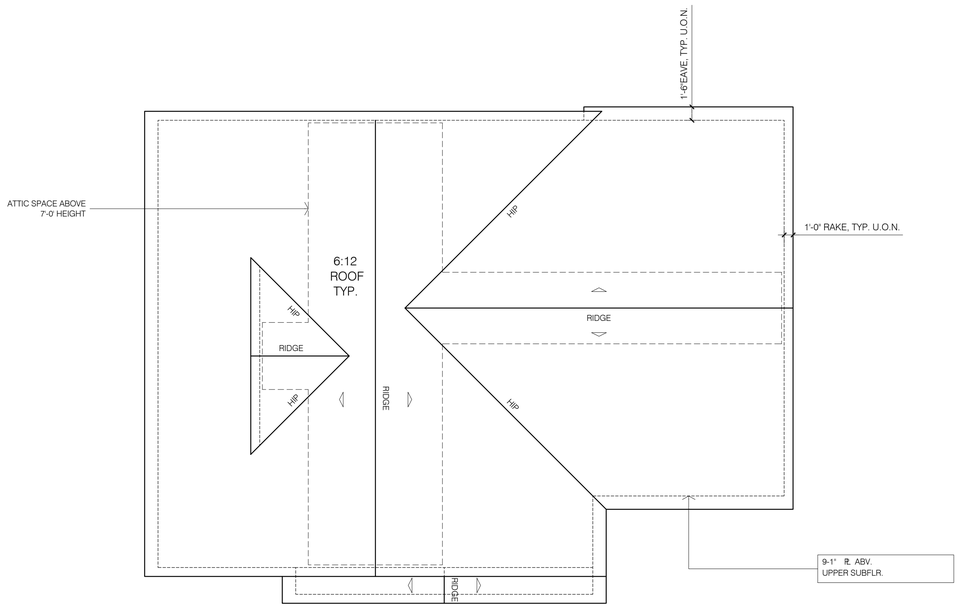
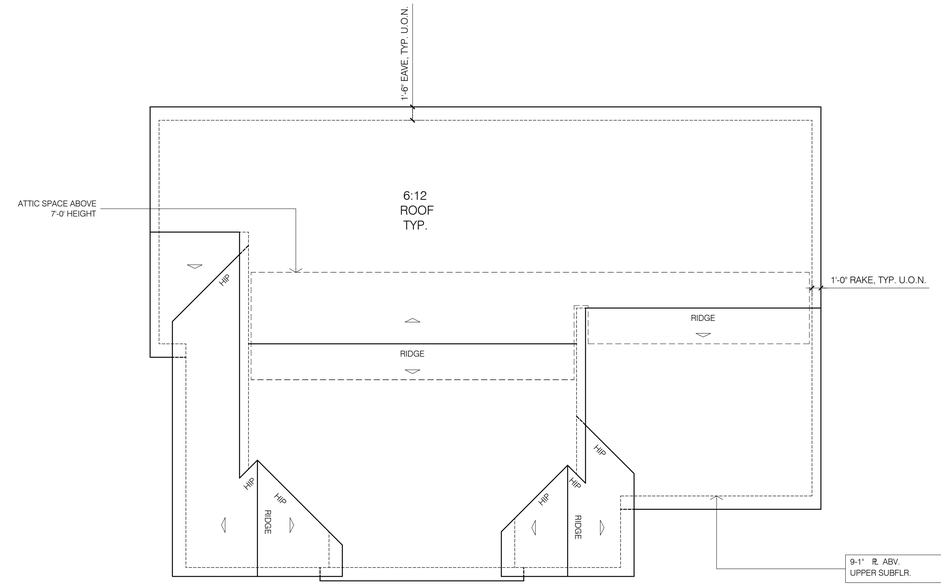


ROOF PLAN

PLAN 5A



ROOF PLAN

PLAN 5B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 5 - ROOF PLANS

A5.3

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

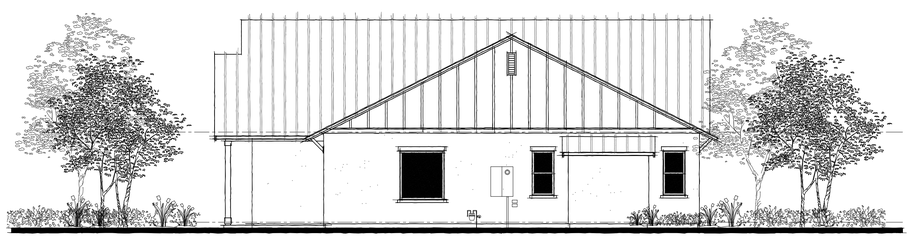
PLAN 5A

FRONT ELEVATION

PLAN 5A

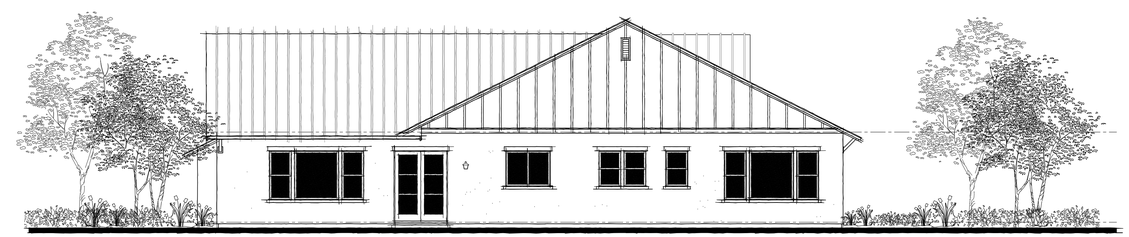
MATERIALS

- STANDING SEAM METAL ROOF
- WOOD TRIM & DETAILING
- STUCCO
- BOARD AND BATTEN SIDING
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR



RIGHT ELEVATION

PLAN 5A



REAR ELEVATION

PLAN 5A

INDIAN VALLEY

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PLAN 5A - ELEVATIONS

A5.4

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

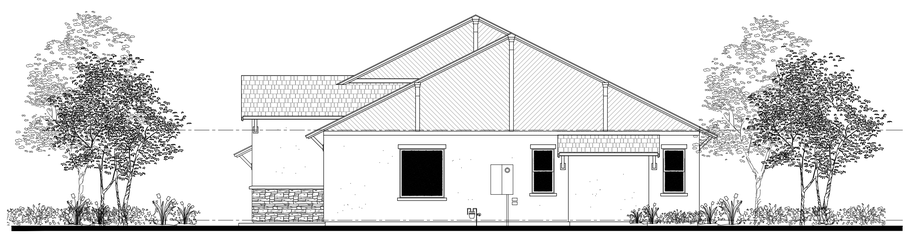
PLAN 5B

FRONT ELEVATION

PLAN 5B

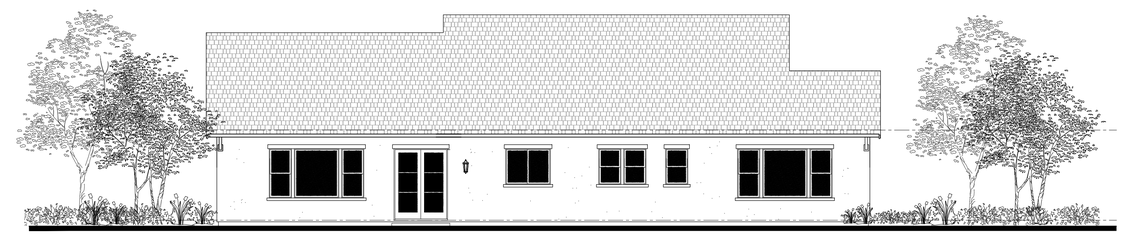
MATERIALS

- COMPOSITION SHINGLE ROOF
- WOOD TRIM & DETAILING
- HARDIE SIDING
- STUCCO
- MASONRY
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR



RIGHT ELEVATION

PLAN 5B



REAR ELEVATION

PLAN 5B

INDIAN VALLEY

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PLAN 5B - ELEVATIONS

A5.5

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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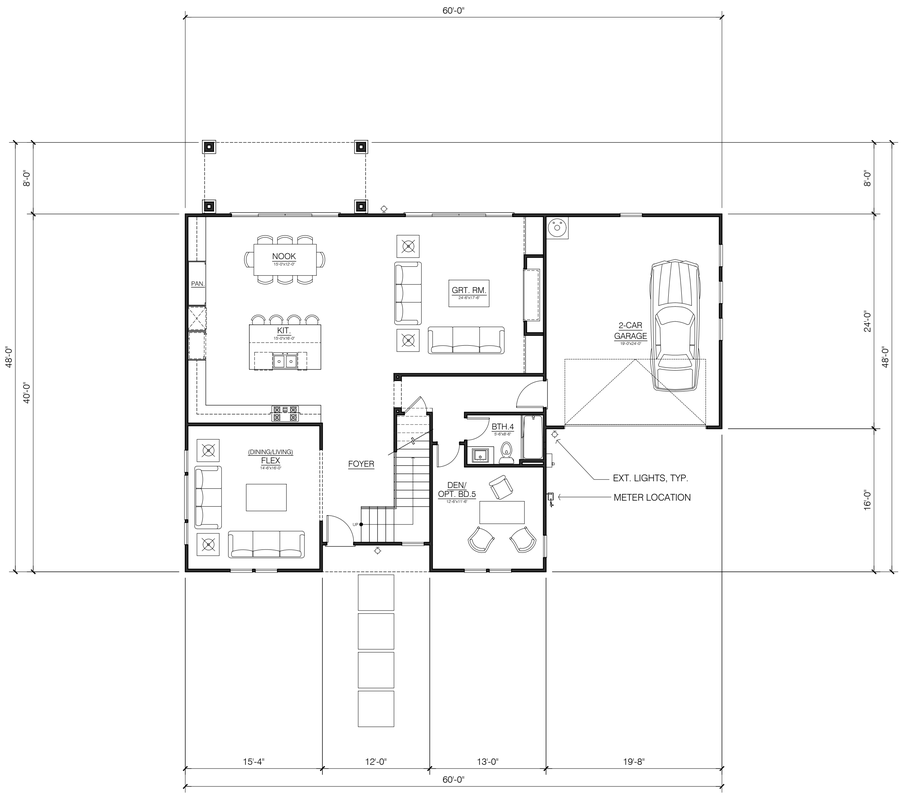

MAIN FLOOR PLAN

PLAN 6A

CONDITIONED SPACE	
UPPER LEVEL	1757 SQ. FT.
MAIN LEVEL	1577 SQ. FT.
TOTAL CONDITIONED SPACE	3335 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	187 SQ. FT.
ATTIC SPACE OVER 7'-0"	73 SQ. FT.
GARAGE	479 SQ. FT.
TOTAL FLOOR AREA:	4073 SQ. FT.

UPPER FLOOR PLAN

PLAN 6A

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 6A - FLOOR PLANS

A6.1

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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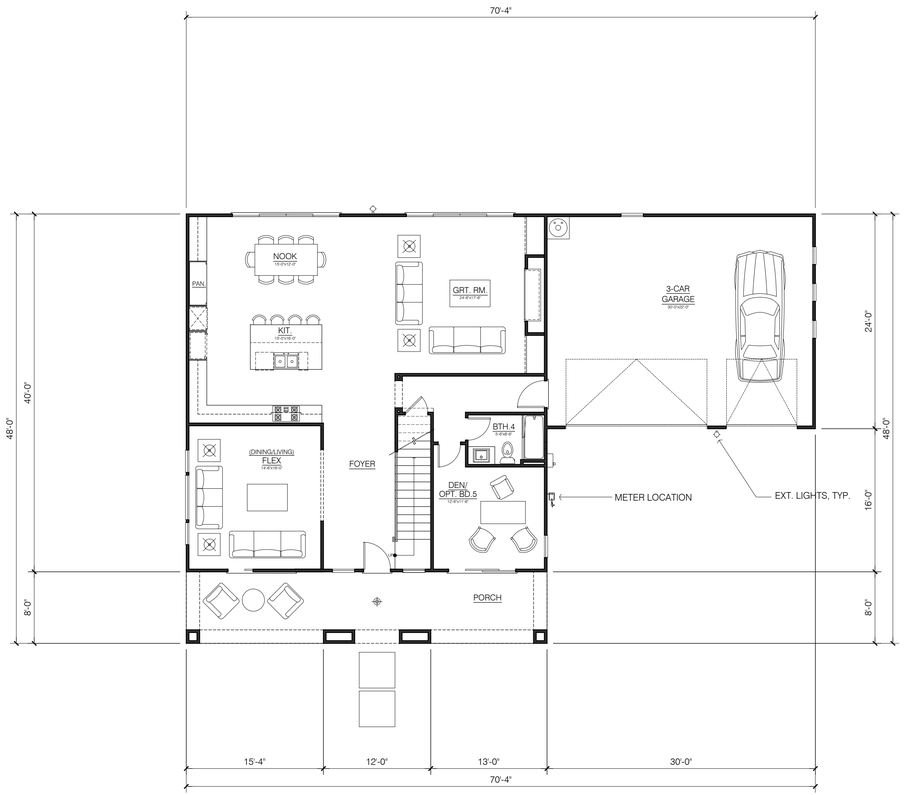

MAIN FLOOR PLAN

PLAN 6B

CONDITIONED SPACE	
UPPER LEVEL	1774 SQ. FT.
MAIN LEVEL	1613 SQ. FT.
TOTAL CONDITIONED SPACE	3387 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	223 SQ. FT.
ATTIC SPACE OVER 7'-0"	196 SQ. FT.
GARAGE	727 SQ. FT.
TOTAL FLOOR AREA:	4533 SQ. FT.

UPPER FLOOR PLAN

PLAN 6B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 6B - FLOOR PLANS

A6.2

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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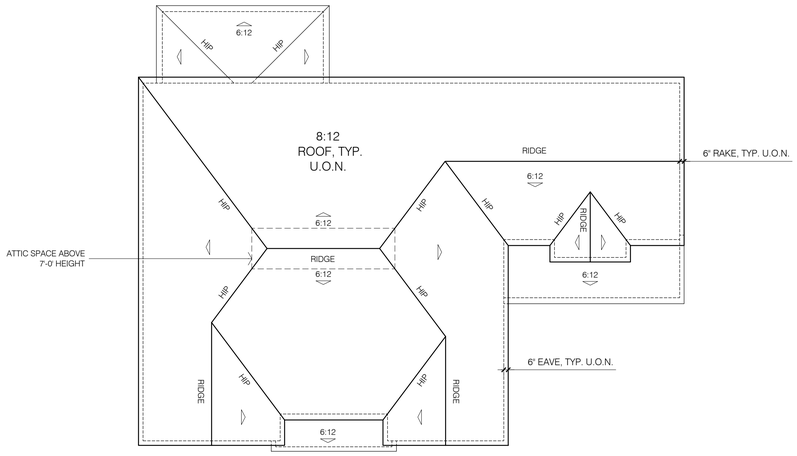
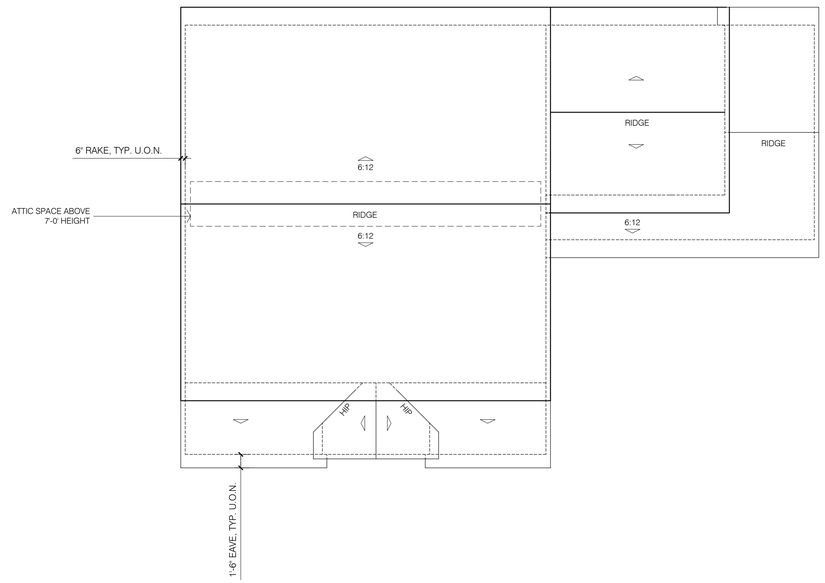


ROOF PLAN

PLAN 6A



ROOF PLAN

PLAN 6B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 6 - ROOF PLANS

A6.3

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

PLAN 6A

FRONT ELEVATION

PLAN 6A

MATERIALS

- COMPOSITION SHINGLE ROOF
- WOOD TRIM & DETAILING
- HARDIE LAP SIDING
- WOOD SHUTTERS
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 6A

REAR ELEVATION

PLAN 6A

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 6A - ELEVATIONS

A6.4

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

PLAN 6B

FRONT ELEVATION

PLAN 6B

MATERIALS

- CONCRETE S-TILE ROOF
- WOOD TRIM & DETAILING
- STUCCO
- WOOD SHUTTERS
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 6B

REAR ELEVATION

PLAN 6B

INDIAN VALLEY

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PLAN 6B - ELEVATIONS

A6.5

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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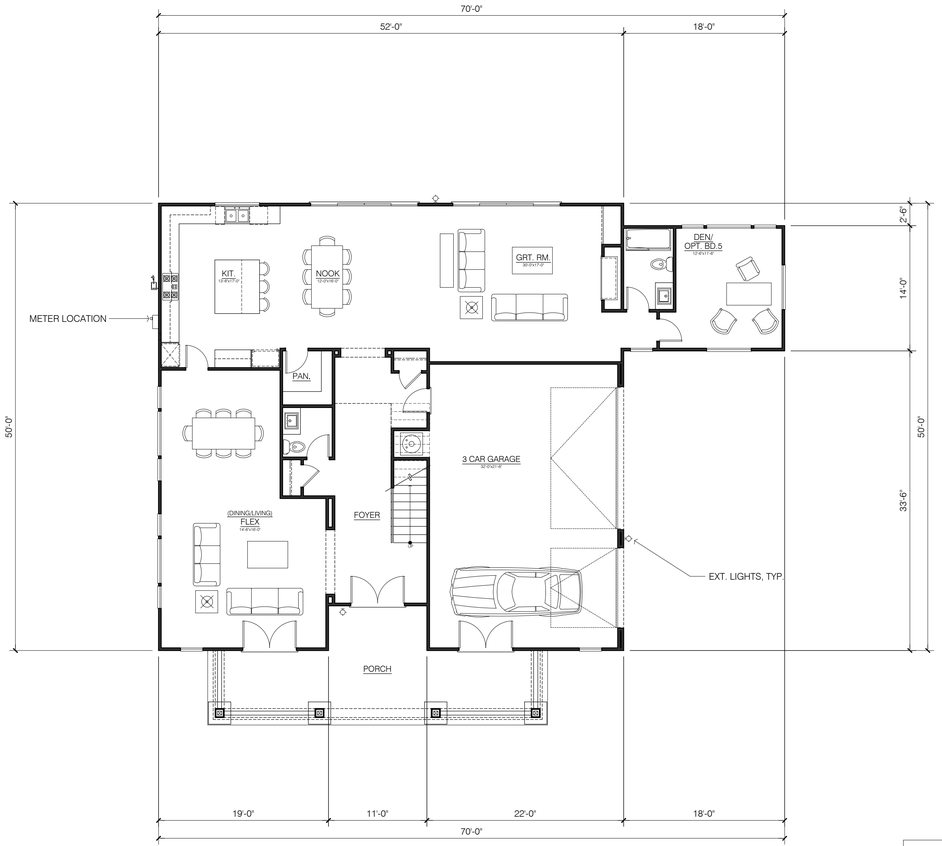
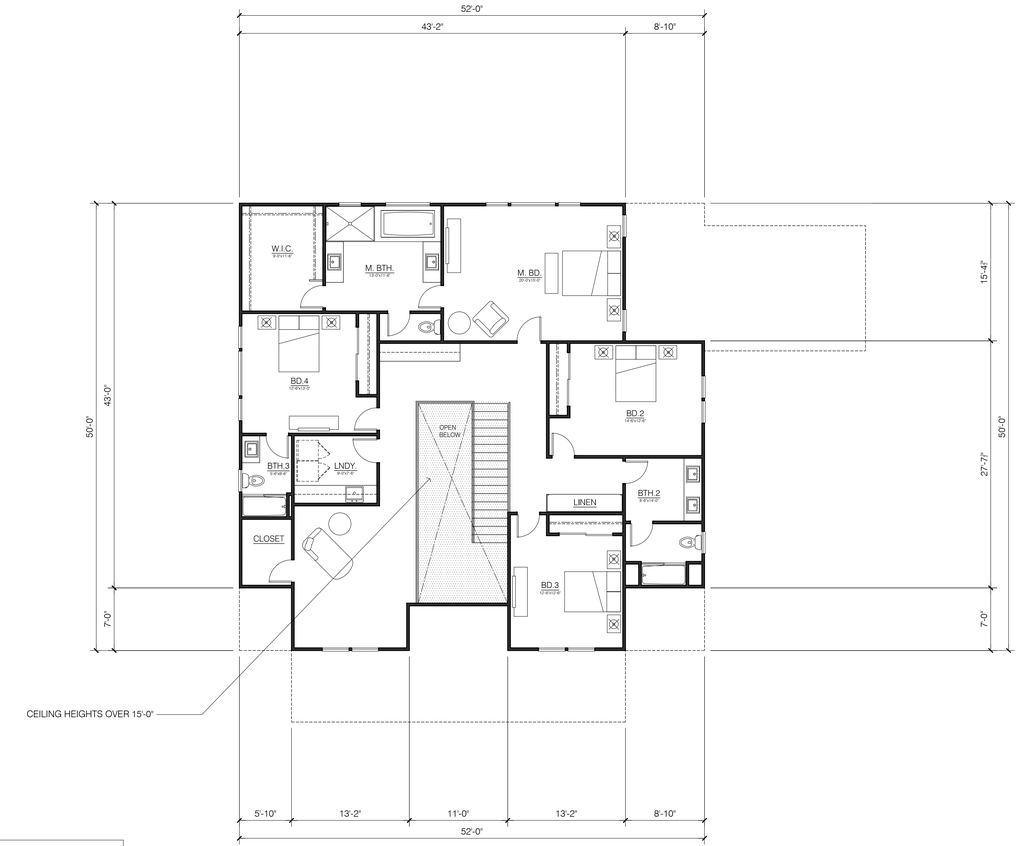


MAIN FLOOR PLAN

PLAN 7A

CONDITIONED SPACE	
UPPER LEVEL	2080 SQ. FT.
MAIN LEVEL	2101 SQ. FT.
TOTAL CONDITIONED SPACE	4181 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	228 SQ. FT.
ATTIC SPACE OVER 7'-0"	425 SQ. FT.
GARAGE	698 SQ. FT.
TOTAL FLOOR AREA:	5533 SQ. FT.



UPPER FLOOR PLAN

PLAN 7A

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 7A - FLOOR PLANS

A7.1

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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MAIN FLOOR PLAN

PLAN 7B

CONDITIONED SPACE	
UPPER LEVEL	2272 SQ. FT.
MAIN LEVEL	2101 SQ. FT.
TOTAL CONDITIONED SPACE	4373 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	228 SQ. FT.
ATTIC SPACE OVER 7'-0"	588 SQ. FT.
GARAGE	698 SQ. FT.
TOTAL FLOOR AREA:	5887 SQ. FT.

UPPER FLOOR PLAN

PLAN 7B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 7A - FLOOR PLANS

A7.2

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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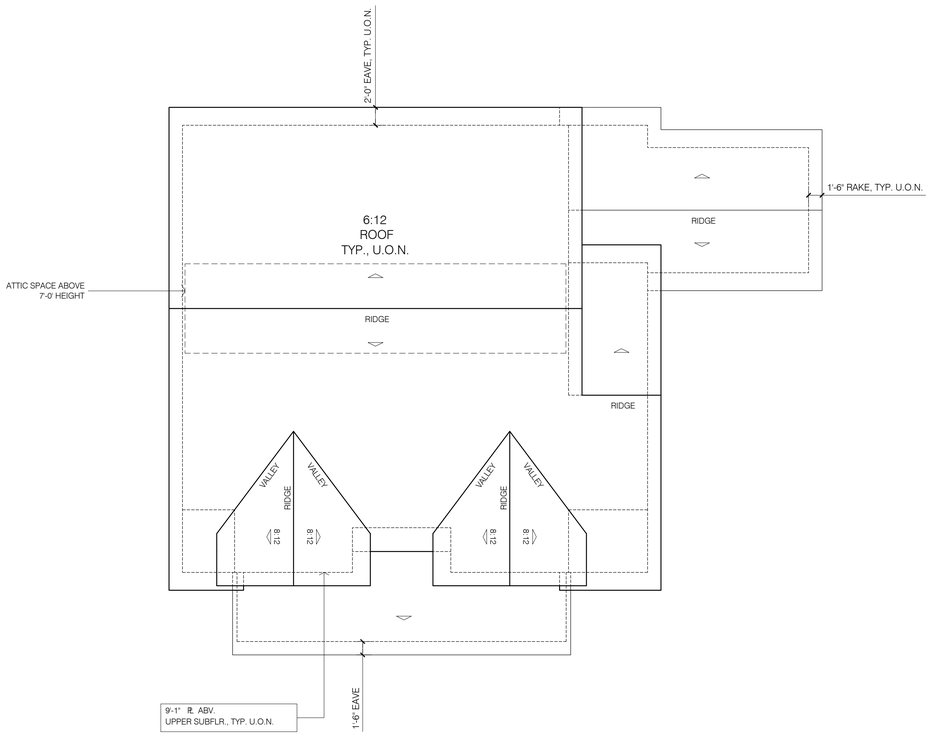
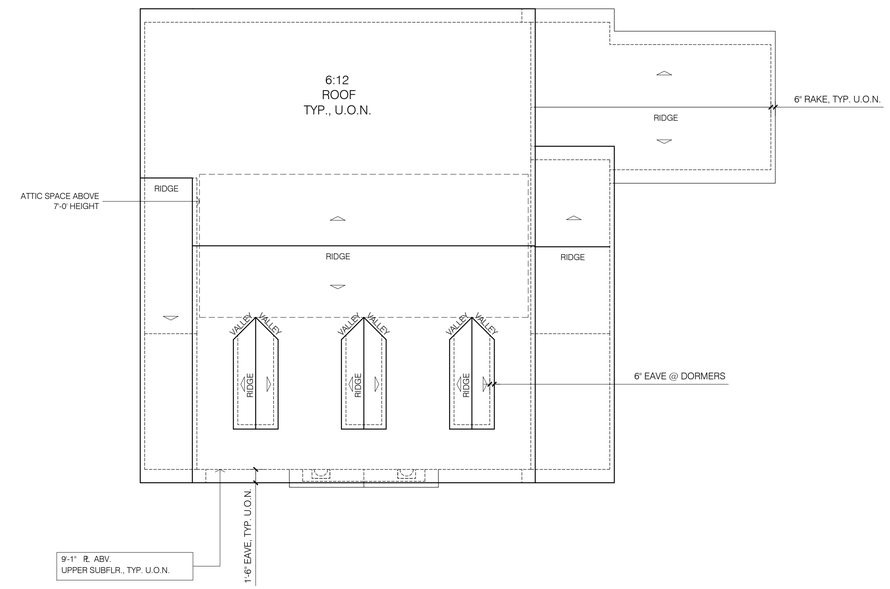


ROOF PLAN

PLAN 7A



ROOF PLAN

PLAN 7B

INDIAN VALLEY

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PLAN 7 - ROOF PLANS

A7.3

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

PLAN 7A

FRONT ELEVATION

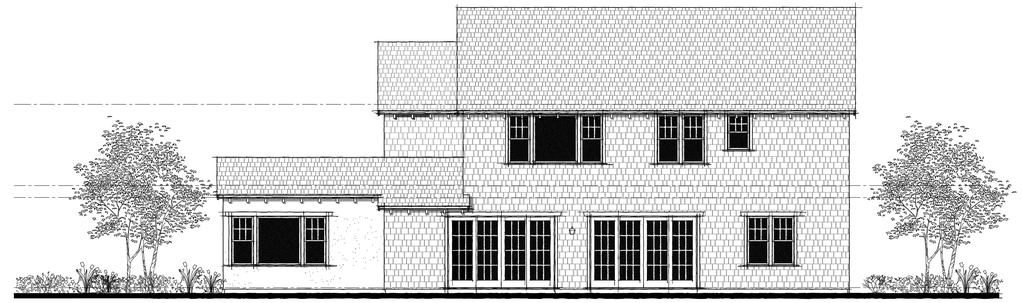
PLAN 7A

MATERIALS

- COMPOSITION SHINGLE ROOF
- WOOD TRIM & DETAILING
- HARDIE SHINGLE SIDING
- STUCCO
- MASONRY
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 7A



REAR ELEVATION

PLAN 7A

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 7A - ELEVATIONS

A7.4

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

PLAN 7B

FRONT ELEVATION

PLAN 7B

MATERIALS

- COMPOSITION SHINGLE ROOF
- WOOD TRIM & DETAILING
- HARDIE LAP SIDING
- WOOD SHUTTERS
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR

RIGHT ELEVATION

PLAN 7B

REAR ELEVATION

PLAN 7B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

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PLAN 7B - ELEVATIONS

A7.5

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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CONDITIONED SPACE	
UPPER LEVEL	N/A
MAIN LEVEL	3357 SQ. FT.
TOTAL CONDITIONED SPACE	±3357 SQ. FT.
ATTIC SPACE OVER 7'-0"	0 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	0 SQ.FT.
GARAGE	803 SQ. FT.
TOTAL FLOOR AREA:	4160 SQ. FT.

MAIN FLOOR PLAN

PLAN 8A

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 8A - FLOOR PLANS

A8.1

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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CONDITIONED SPACE	
UPPER LEVEL	N/A
MAIN LEVEL	3309 SQ. FT.
TOTAL CONDITIONED SPACE	±3309 SQ. FT.
ATTIC SPACE OVER 7'-0"	0 SQ. FT.
CEILING HEIGHTS OVER 15'-0"	0 SQ.FT.
GARAGE	790 SQ. FT.
TOTAL FLOOR AREA:	4099 SQ. FT.

MAIN FLOOR PLAN

PLAN 8B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 8B - FLOOR PLANS

A8.2

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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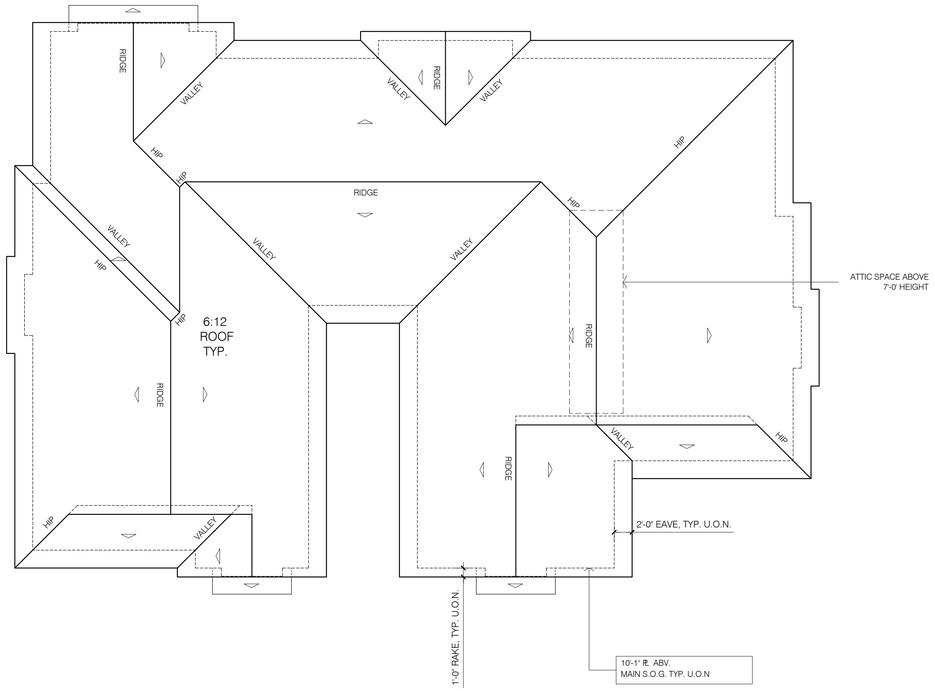
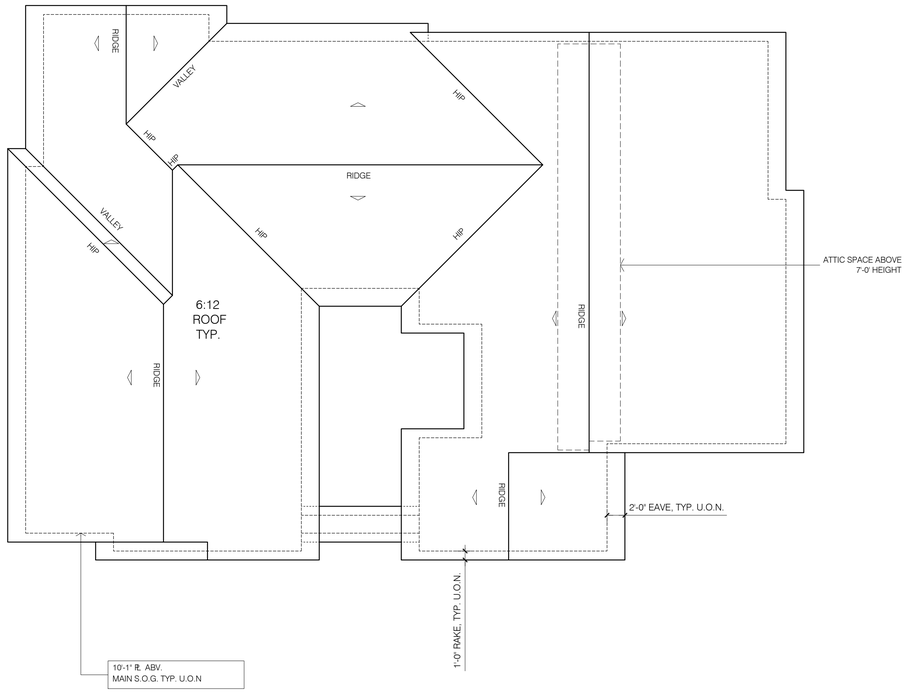


ROOF PLAN

PLAN 8A



ROOF PLAN

PLAN 8B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 8 - ROOF PLANS

A8.3

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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LEFT ELEVATION

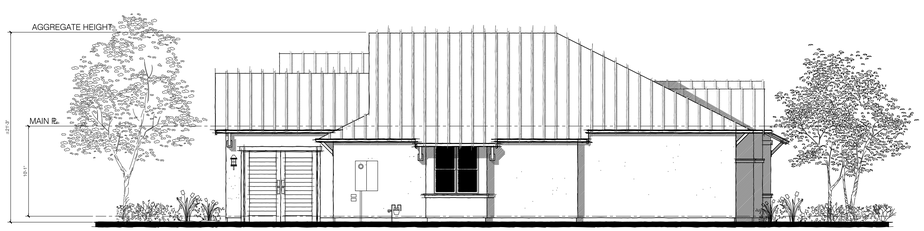
PLAN 8A

FRONT ELEVATION

PLAN 8A

MATERIALS

- STANDING SEAM METAL ROOF
- WOOD TRIM & DETAILING
- STUCCO
- BOARD AND BATTEN
- METAL GATE
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR



RIGHT ELEVATION

PLAN 8A

REAR ELEVATION

PLAN 8A

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 8A - ELEVATIONS

A8.4

SCALE: 1/8"=1'-0"
DATE: DEC. 2016
PROJECT: 328001.00

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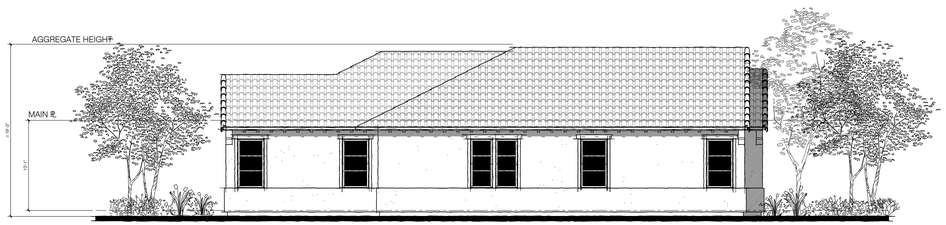
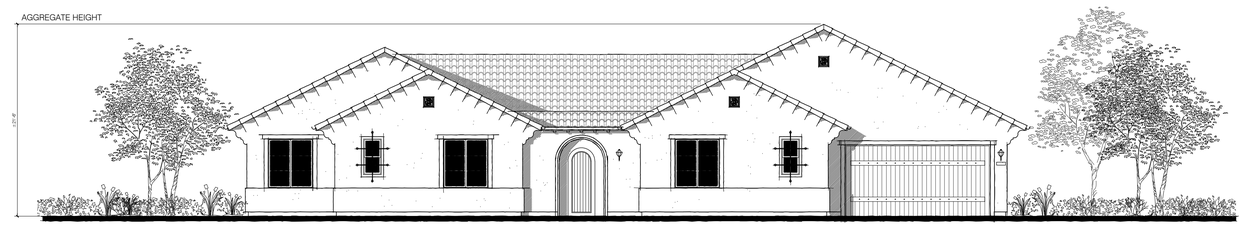


LEFT ELEVATION

PLAN 8B

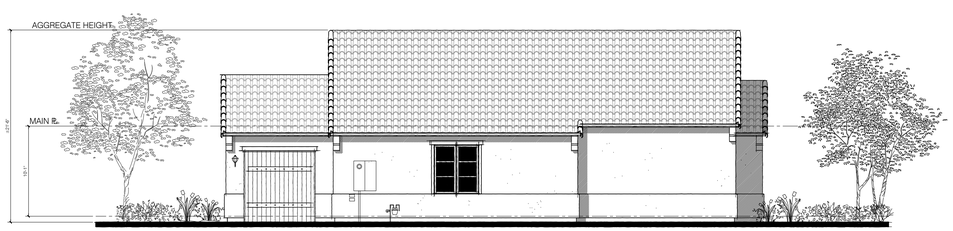


FRONT ELEVATION

PLAN 8B

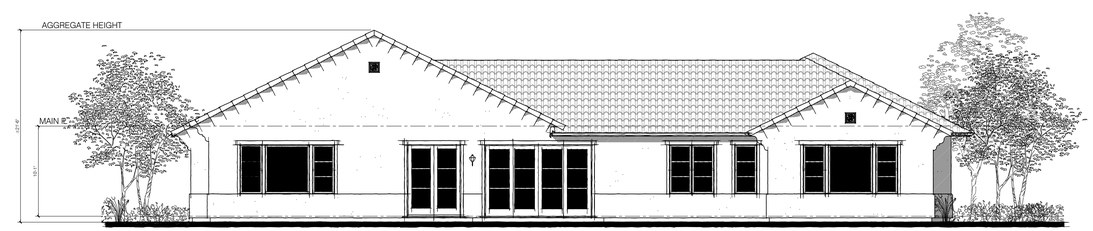
MATERIALS

- CONCRETE S- TILES
- STUCCO & STUCCO BUILD-OUT
- DECORATIVE METAL GRILLS
- STUCCO FOAM TRIM
- DECORATIVE GABLE ROSETTE
- CARRIAGE STYLE METAL ROLL-UP GARAGE DOOR



RIGHT ELEVATION

PLAN 8B



REAR ELEVATION

PLAN 8B

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 8B - ELEVATIONS

A8.5

SCALE: 1/8"=1'-0"
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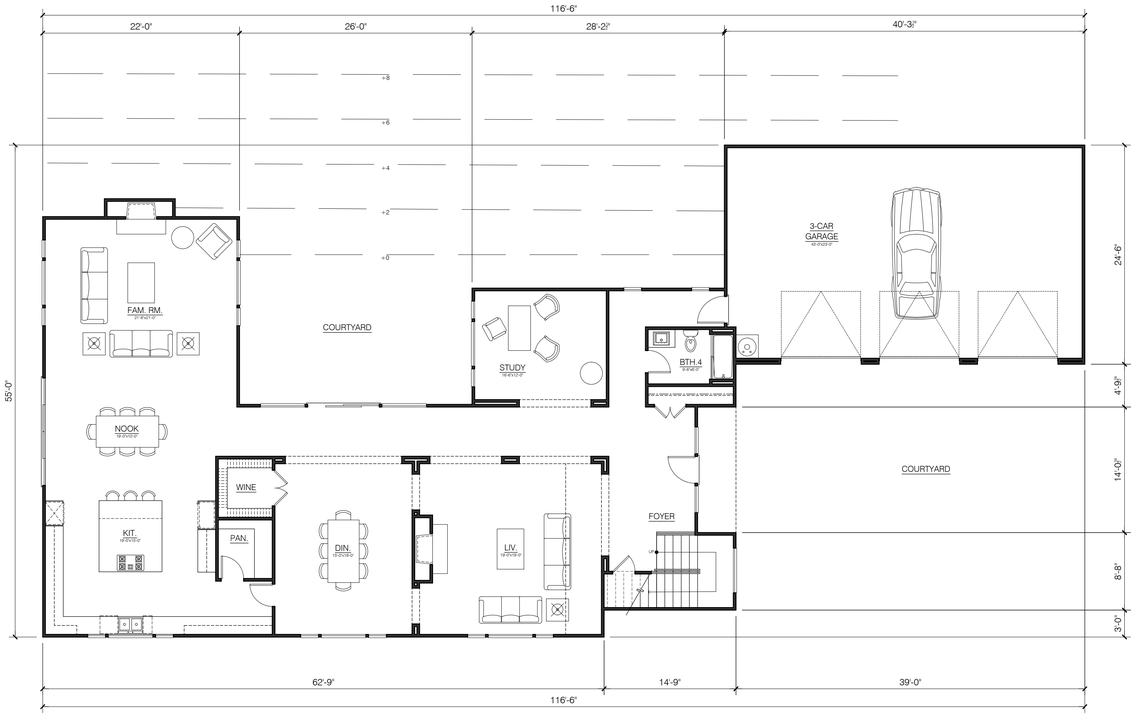
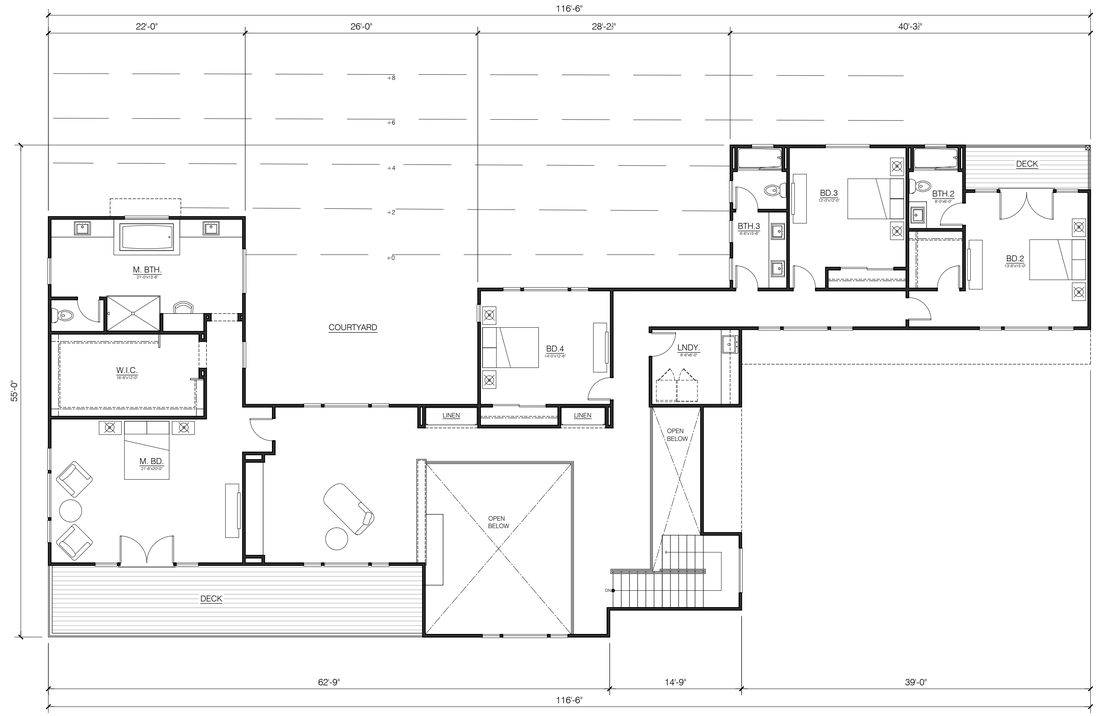


MAIN FLOOR PLAN

PLAN 9



UPPER FLOOR PLAN

PLAN 9

INDIAN VALLEY

CONCEPTUAL DEVELOPMENT PLAN

ARCHITECTURAL DESIGN THEMES

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PLAN 9 - CUSTOM LOTS - FLOOR PLANS

A9.1

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PROJECT: 328001.00

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