

SIERRA VISTA DEVELOPMENT STANDARDS

Setbacks

- Front: 12.5 ft front; 18 ft driveway depth with roll-up door
- Sides: 4 ft interior; 12.5 ft street side on corner
- Rear: 10 ft min for single story portion of home
15 ft min for second story portion of home

Coverage

None.

Street Facing Enhancements

- Window and door trim on all sides of home.
- Enhanced side and/or rear elevations when facing a street or open space (see attached photos)

Front Façade

Minimum 2 building façade element breaks with varied depth on two story homes. Two story homes to have a variety of one and two story components along with a variety of large and smaller covered porches.

Exterior Building Materials

Minimum 3 elevations per plan. Min of one elevation style to be other than stucco.

Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing etc... per attached plans.

All homes to be finished consistent w/ attached colors and materials palette.

All windows, openings and gable vents to have trim appropriate to the architecture.

Lot Repetition

Adjacent lots must have different plans or elevations.

Garage Roll-up Door

Garage door to have windows.

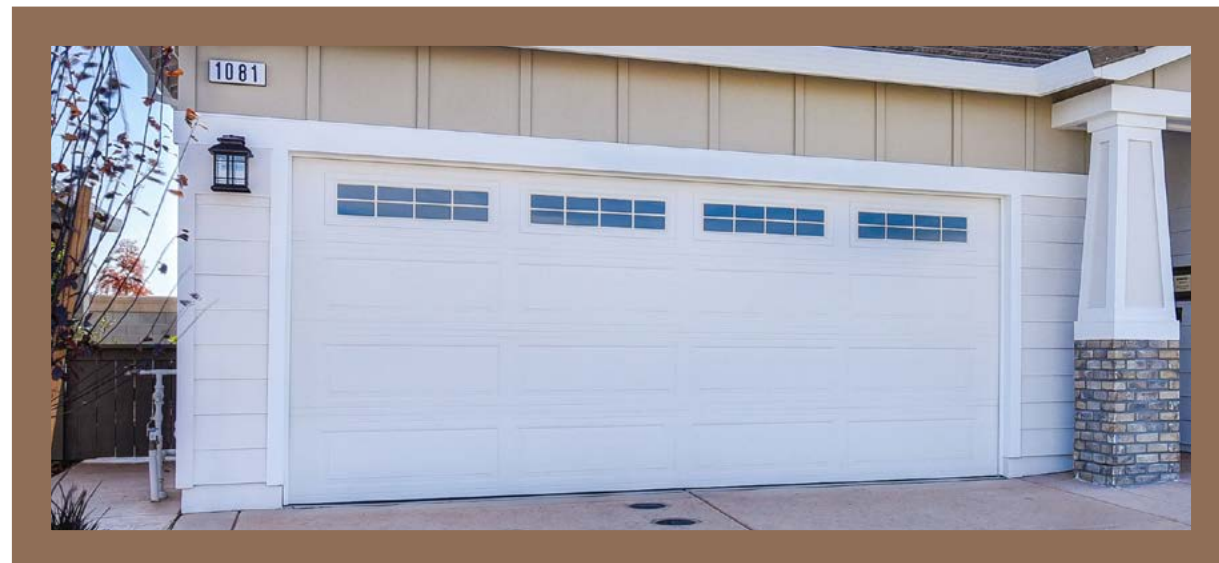




Varied Elevation Elements
- Combined One and Two-story elements

Materials - A Variety of Colors & Textures

Garage Doors



Architecture— Warm... Traditional... Timeless

Cottage



Craftsman



Villa



ELEVATION "A" MATERIAL



ELEVATION "B & D" MATERIAL



ELEVATION "C" MATERIAL

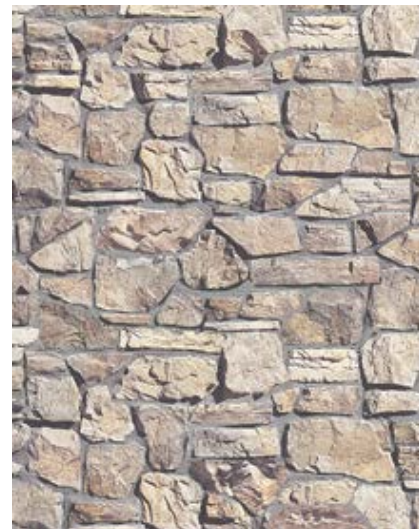


EAGLE ROOFING: PONDEROSA 5504 NEW CEDAR

EAGLE ROOFING: PONDEROSA 5690 PEWTER BRONZE BLEND



CORONADO STONE:
TUSCAN VILLA FLORENTINE



CORONADO STONE:
ITALIAN VILLA CHAMPAGNE



ELDORADO STONE:
TUNDRA BRICK - CHALK DUST



CORONADO STONE:
SPECIAL USED BRICK EAGLE BUFF



CORONADO STONE:
HONEY LEDGE PALOMINO



CORONADO STONE:
HONEY LEDGE FALMOUTH

MATERIAL PALETTE



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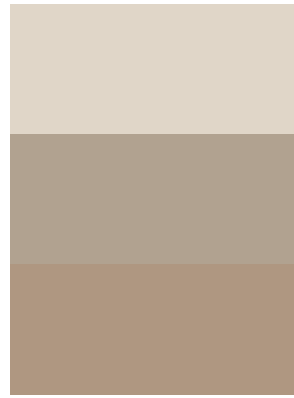
**A
Elevations**

16-L

STUCCO BODY & GARAGE DOOR:
SW 7516 KESTREL WHITE

TRIM / FASCIA / GABLE CORBELS:
SW 7038 TONY TAUPE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 7519 MEXICAN SAND



17-L

STUCCO BODY & GARAGE DOOR:
SW 6099 SAND DOLLAR

TRIM / FASCIA / GABLE CORBELS:
SW 6084 MODEST WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 6069 FRENCH ROAST



18

STUCCO BODY & GARAGE DOOR:
SW 7549 STUDIO TAUPE

TRIM / FASCIA / GABLE CORBELS:
SW 7028 INCREDIBLE WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 7515 HOMESTEAD BROWN



19

STUCCO BODY & GARAGE DOOR:
SW 7532 URBAN PUTTY

TRIM / FASCIA / GABLE CORBELS:
SW 9103 FARRO

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 2806 ROOKWOOD BROWN



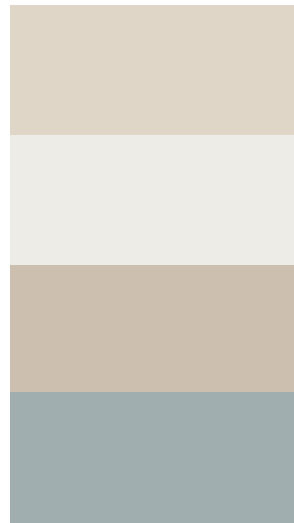
20-L

BODY & GARAGE DOOR:
SW 7516 KESTREL WHITE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7005 PURE WHITE

BOARD & BATT:
SW 7511 BUNGALOW BEIGE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7616 BREEZY



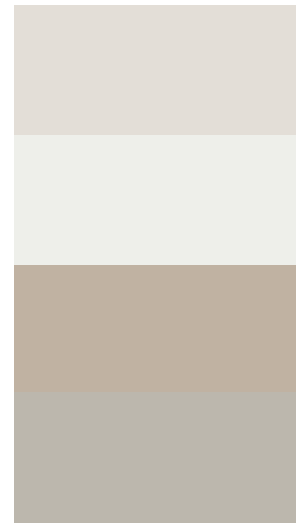
21-L

BODY & GARAGE DOOR:
SW 7028 INCREDIBLE WHITE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7006 EXTRA WHITE

BOARD & BATT:
SW 7037 BALANCED BEIGE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7016 MINDFUL GRAY



22

BODY & GARAGE DOOR:
SW 7508 TAVERN TAUPE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7021 SIMPLE WHITE

BOARD & BATT:
SW 6073 PERFECT GREIGE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 2808 ROOKWOOD DARK BROWN



23

BODY & GARAGE DOOR:
SW 7024 FUNCTIONAL GRAY

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7028 INCREDIBLE WHITE

BOARD & BATT:
SW 7672 KNITTING NEEDLES

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7675 SEALSKIN



**B & D
Elevations**

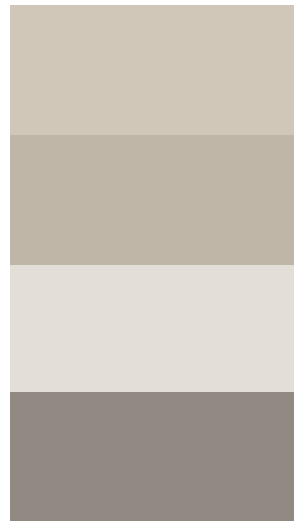
24-L

STUCCO BODY & GARAGE DOOR:
SW 7036 ACCESSIBLE BEIGE

STUCCO SHADOW / EXPOSED TIMBER AT GABLES:
SW 7051 ANALYTICAL GRAY

TRIM / FASCIA / EXPOSED TIMBER AT GABLES:
SW 7028 INCREDIBLE WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7018 DOVETAIL



25-L

BODY & GARAGE DOOR:
SW 7649 SILVERPLATE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7017 DORIAN GRAY

BOARD & BATT:
SW 7004 SNOWBOUND

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7076 CYBERSPACE



26

BODY & GARAGE DOOR:
SW 9173 SHIITAKE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7507 STONE LION

BOARD & BATT:
SW 7039 VIRTUAL TAUPE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7069 IRON ORE



27

BODY & GARAGE DOOR:
SW 7023 REQUISITE GRAY

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 9169 CHATURA GRAY

BOARD & BATT:
SW 7004 SNOWBOUND

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7076 CYBERSPACE



**C
Elevations**

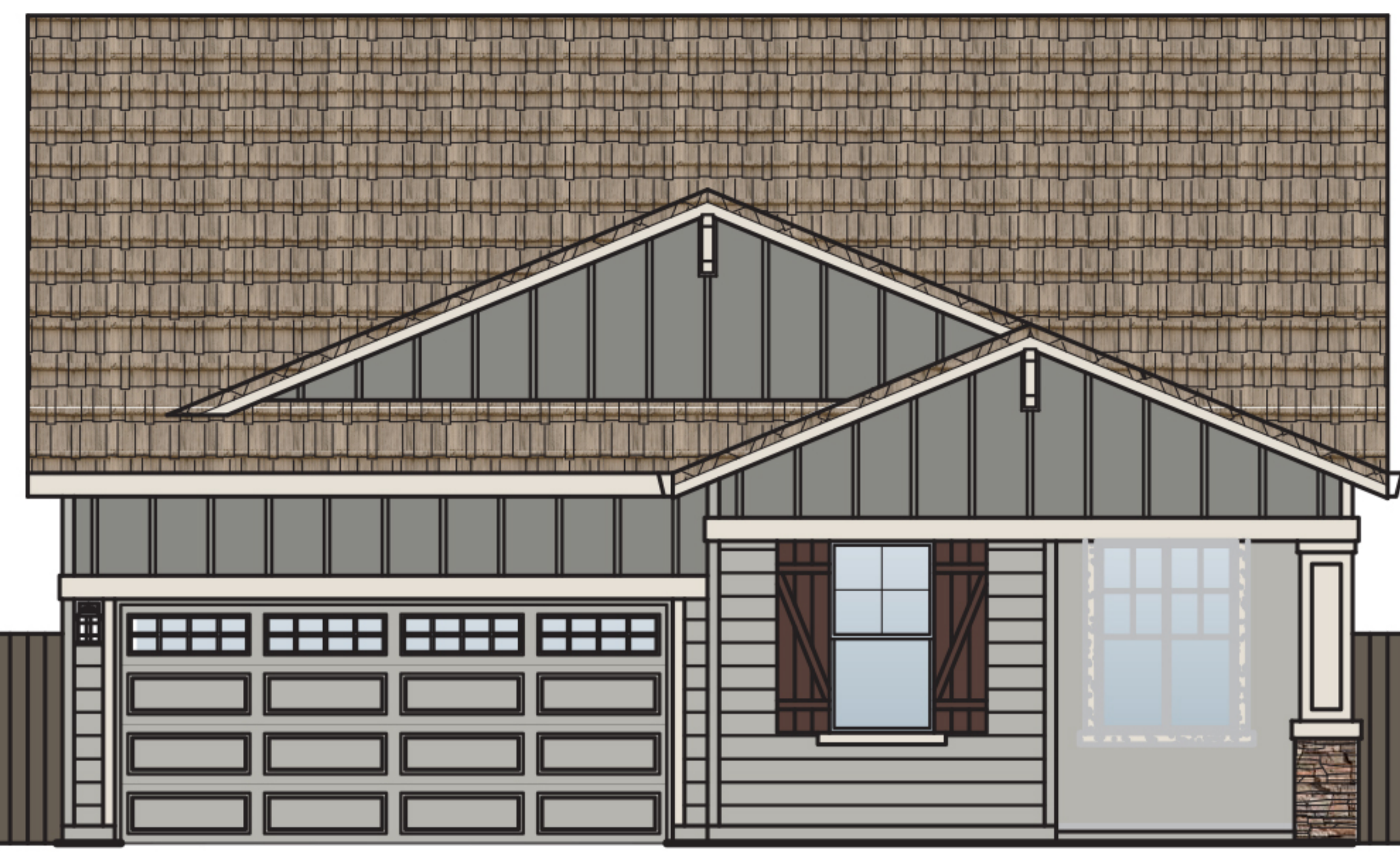
COLOR SCHEMES



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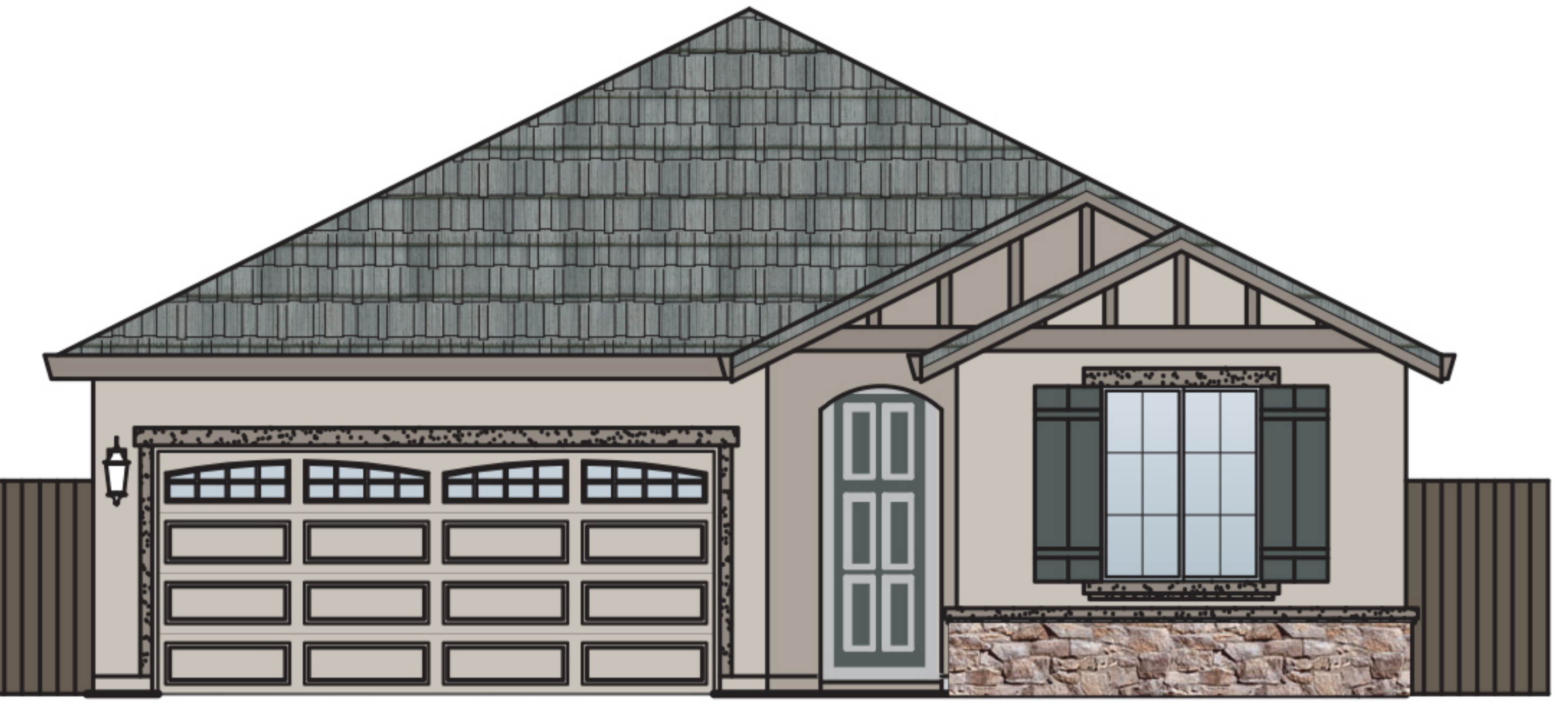
1412
SPANISH



1964
CRAFTSMAN



2184
CAPE COD



1343
FRENCH



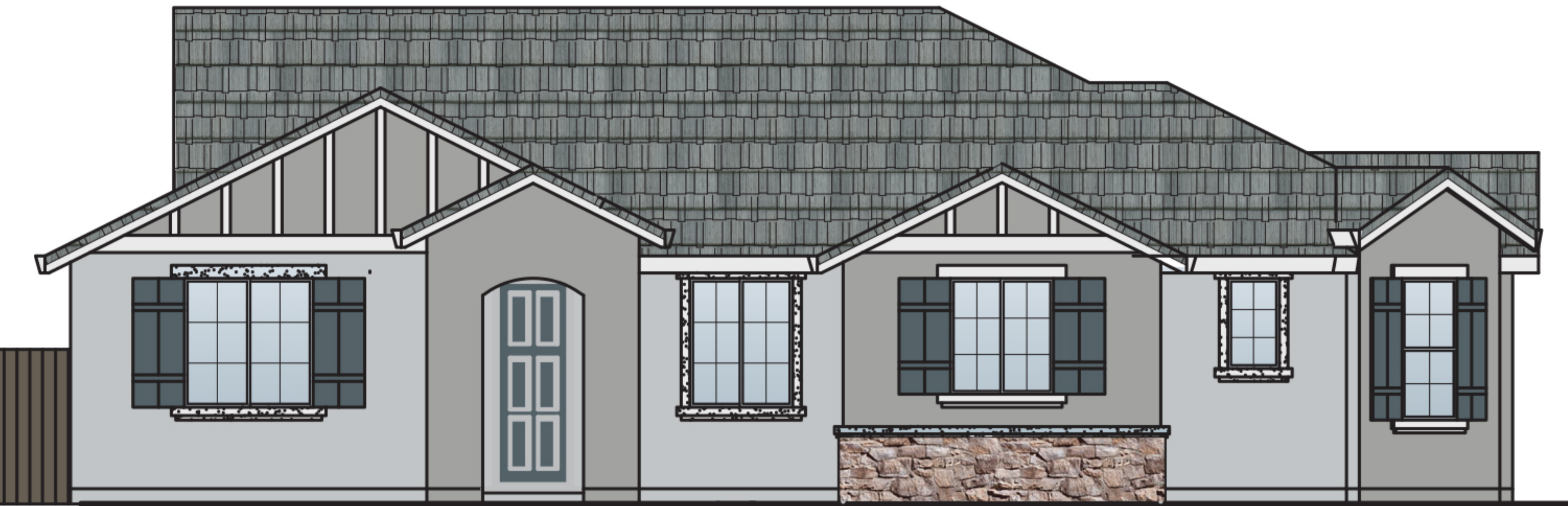
2341
CAPE COD



1790
SPANISH



1570
CRAFTSMAN



1435
FRENCH



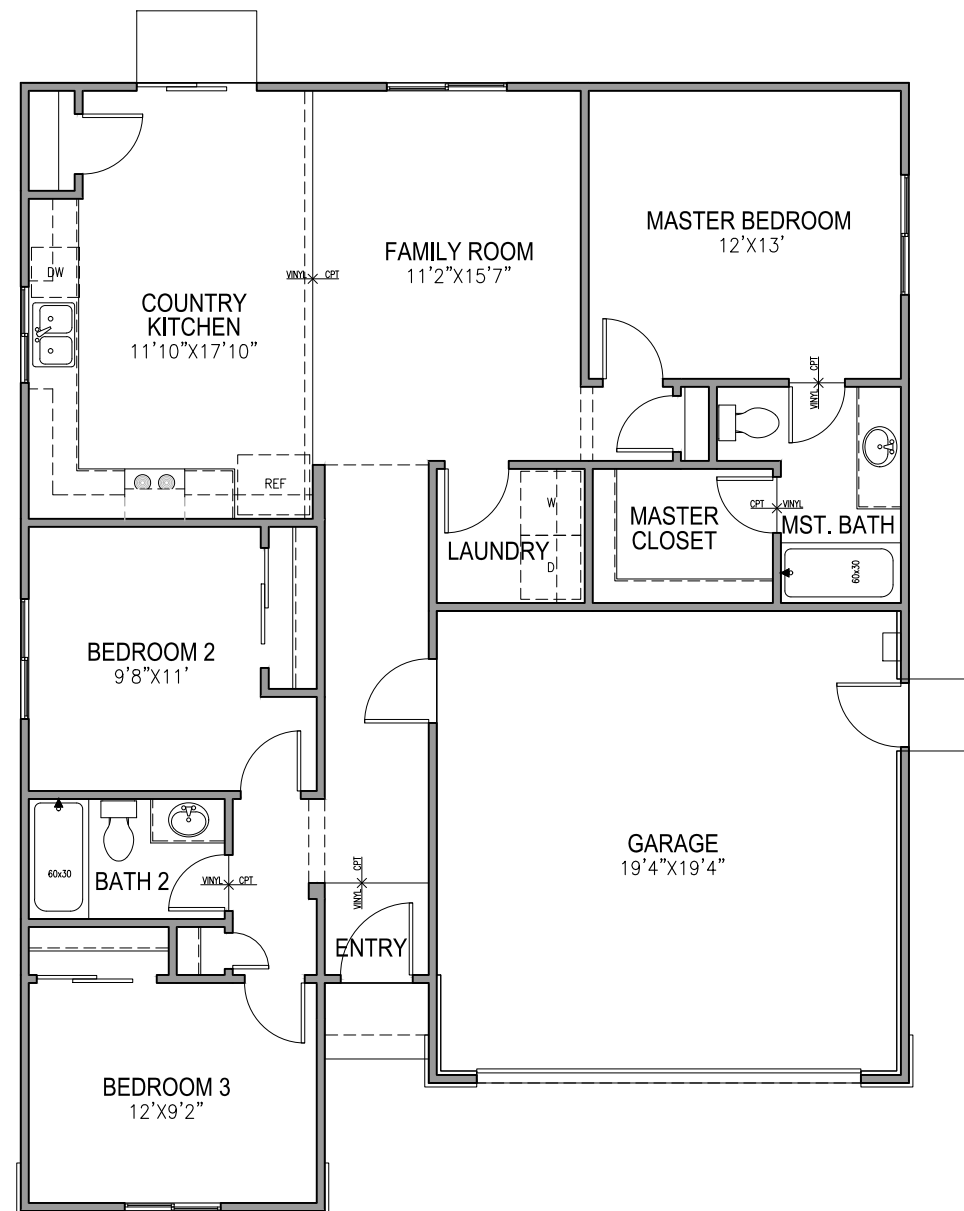
1203
CRAFTSMAN



2492
FRENCH



1477
CAPE COD

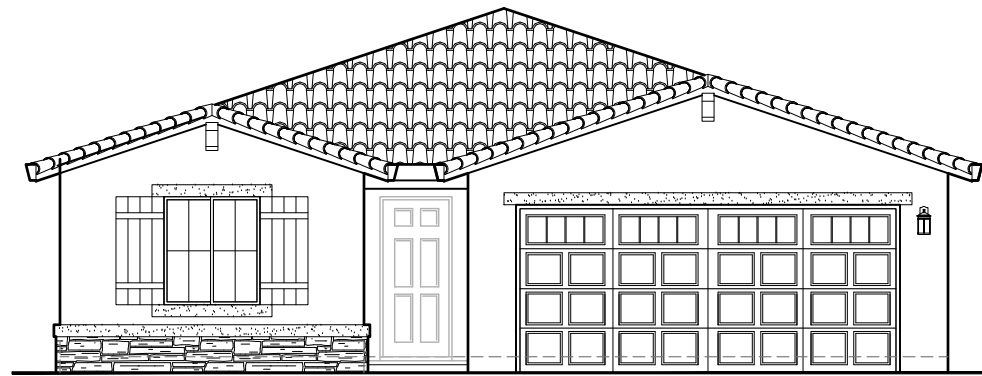


FIRST FLOOR PLAN
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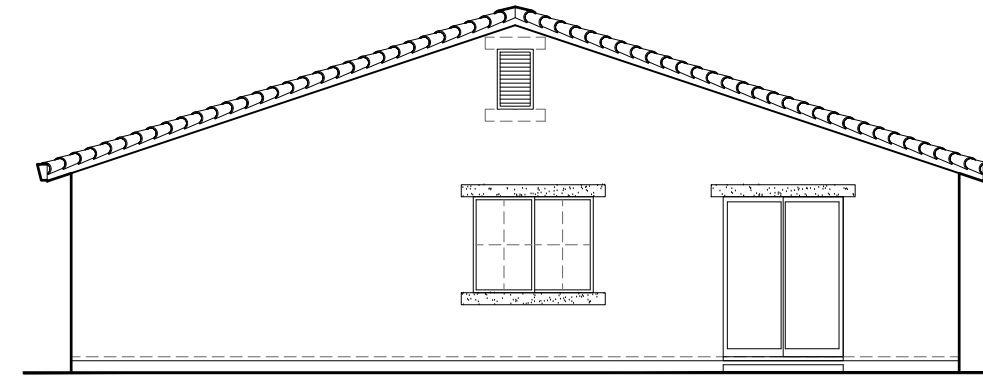
1203 FLOOR PLAN
 SIERRA VISTA



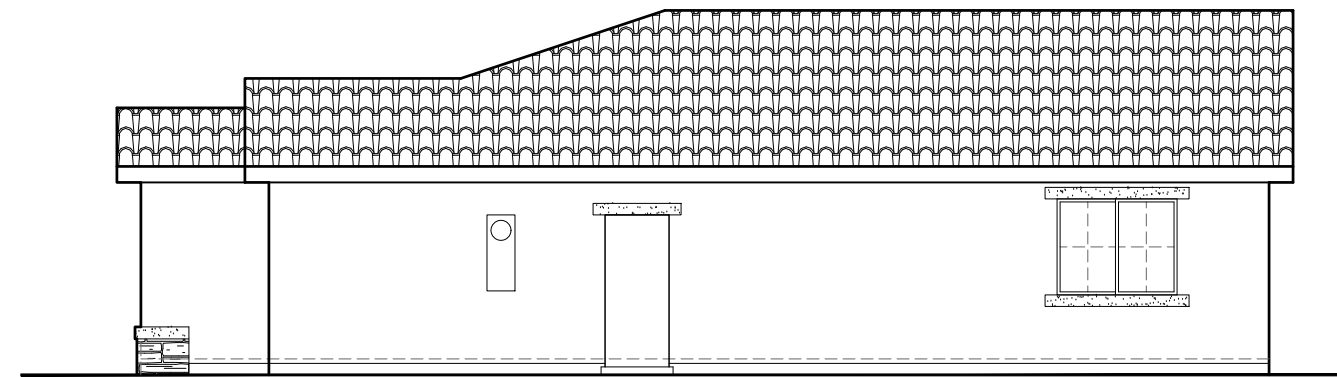
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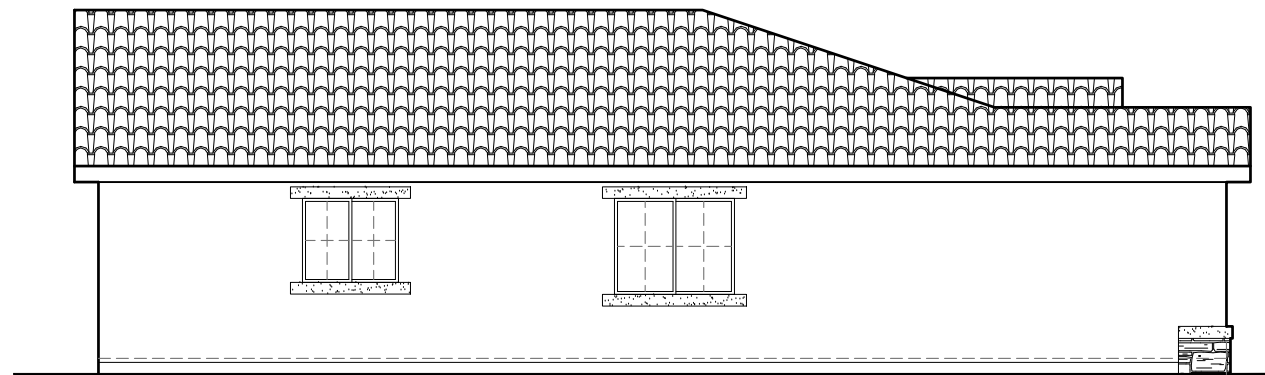
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REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

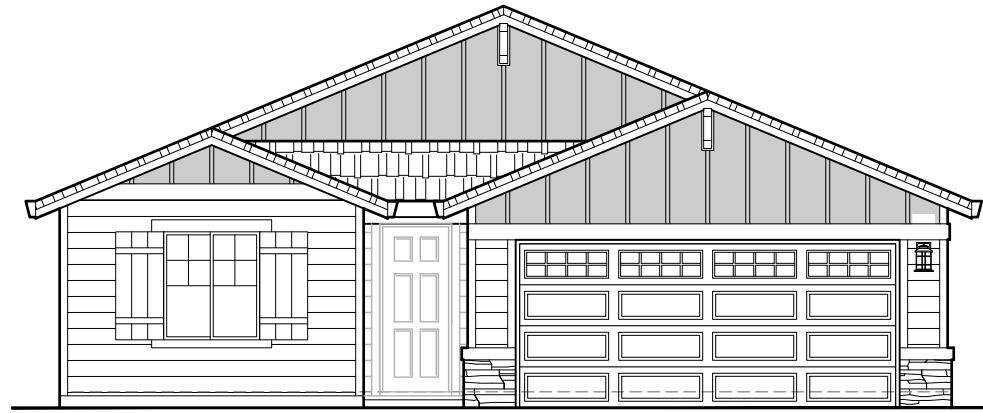


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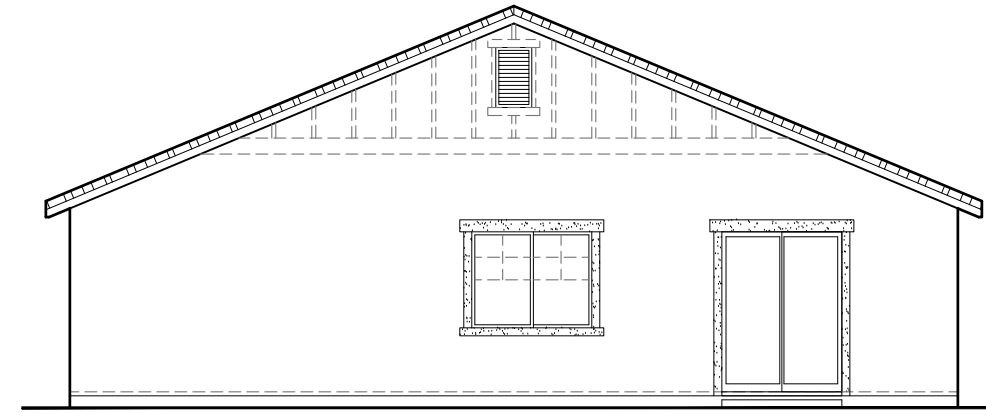
1203 'A' ELEVATIONS
SIERRA VISTA



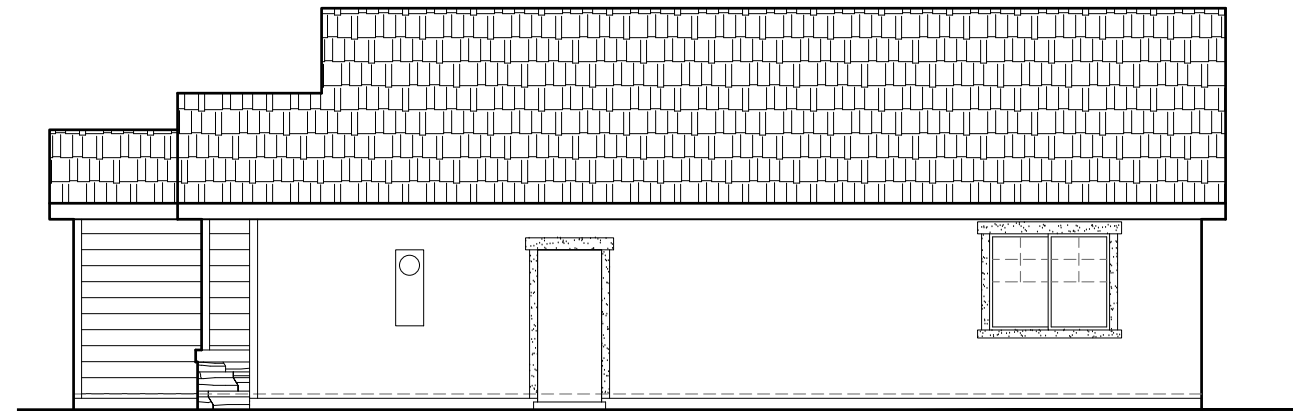
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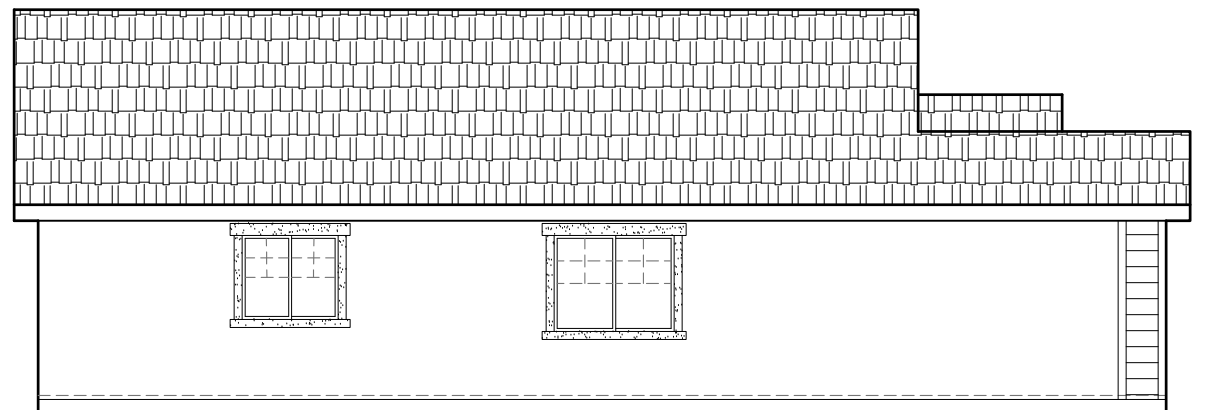
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REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

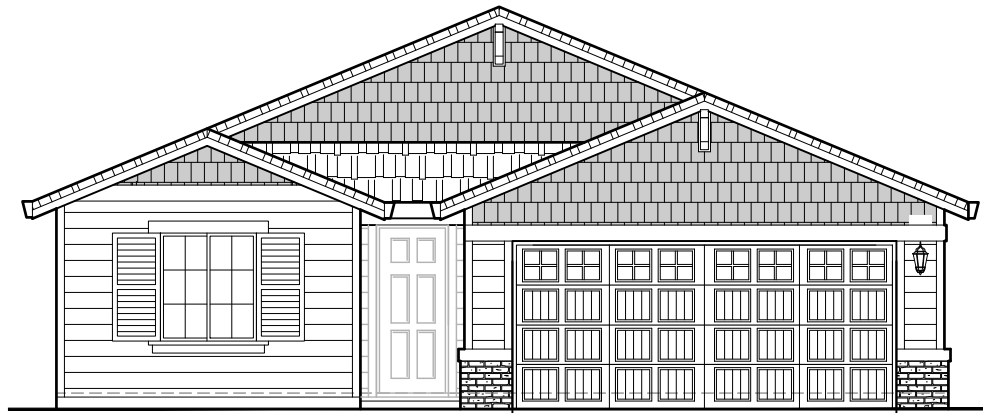


LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

1203 'B' ELEVATIONS
SIERRA VISTA

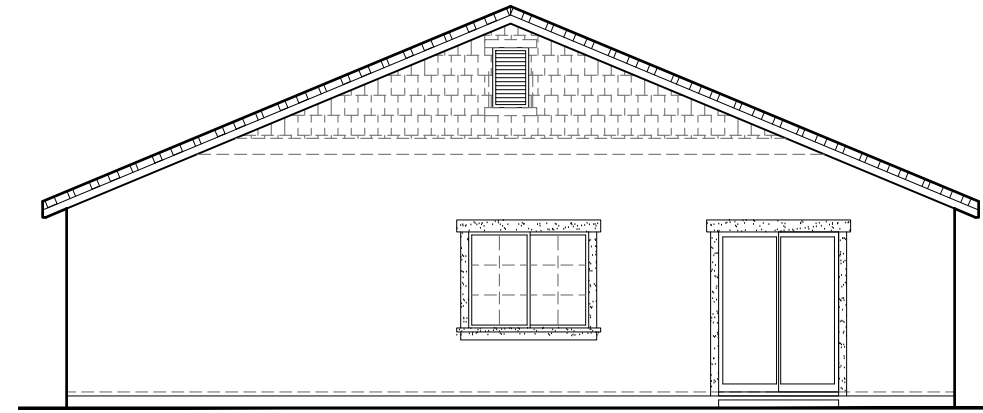


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FRONT ELEVATION 'C'

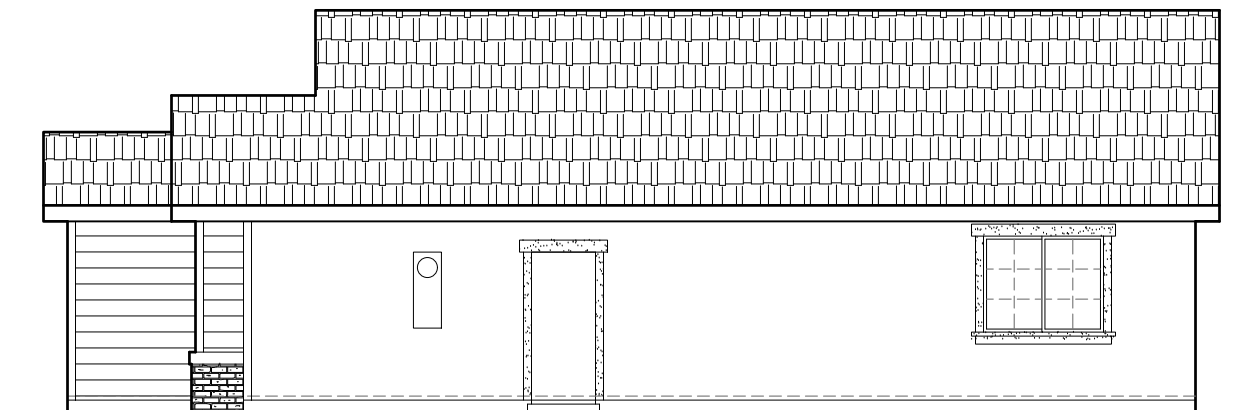
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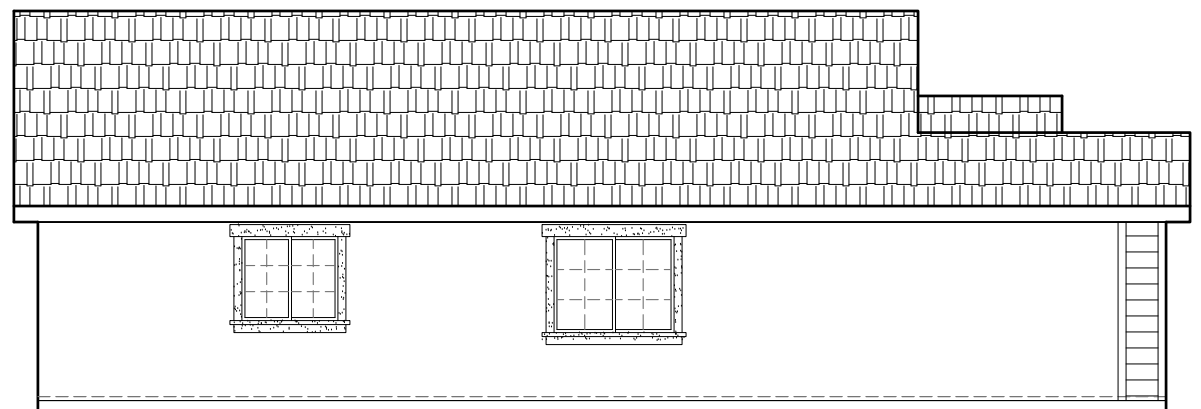
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'

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



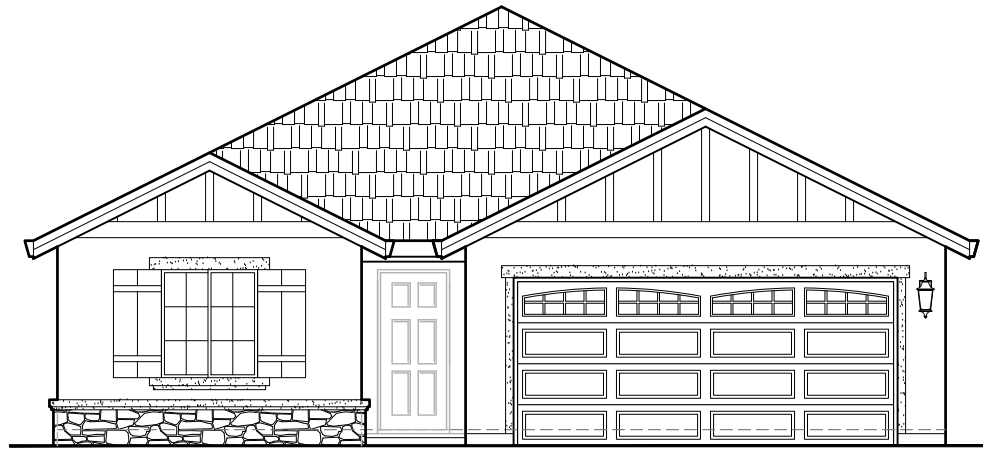
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SCALE: 1/8"=1'-0"

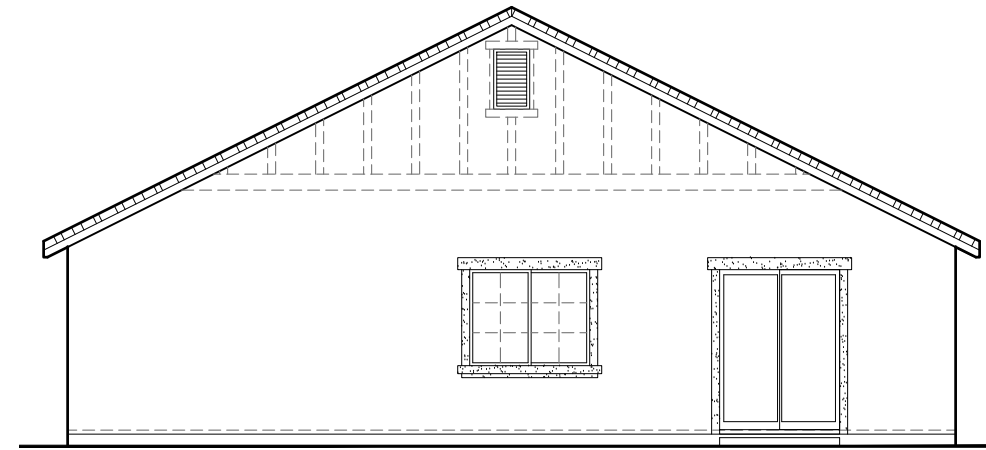
1203 'C' ELEVATIONS
SIERRA VISTA

JMC HOMES

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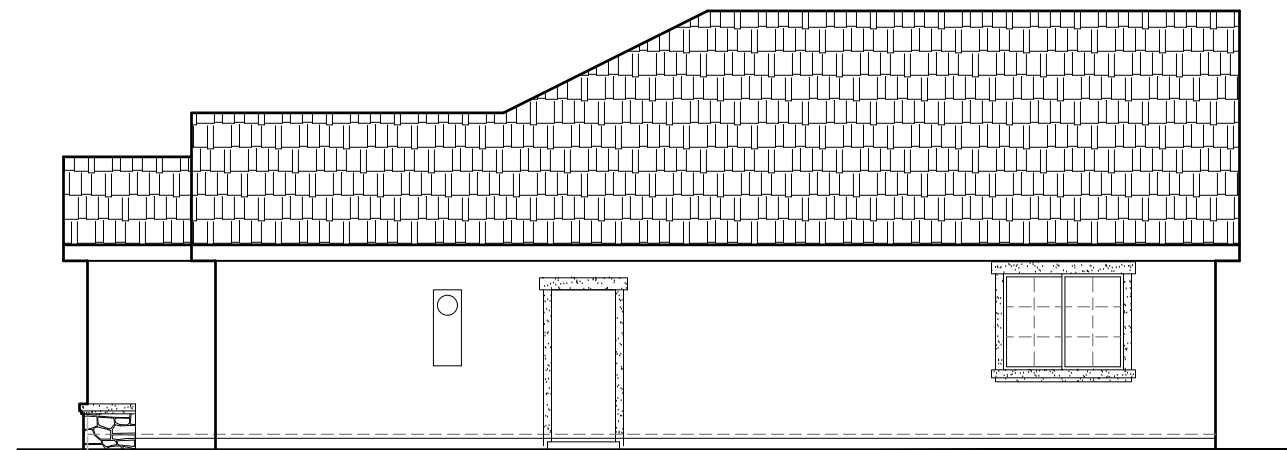


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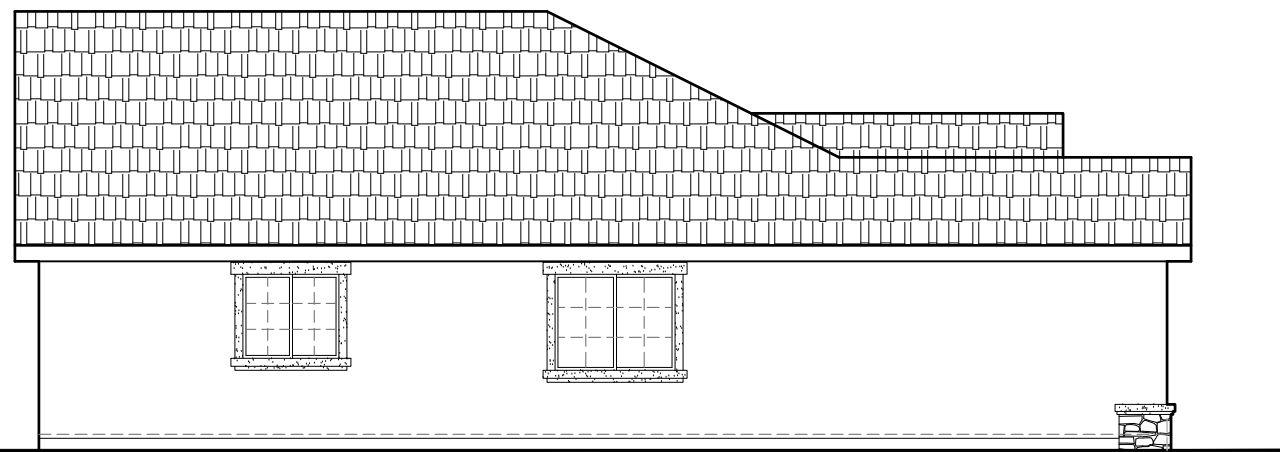


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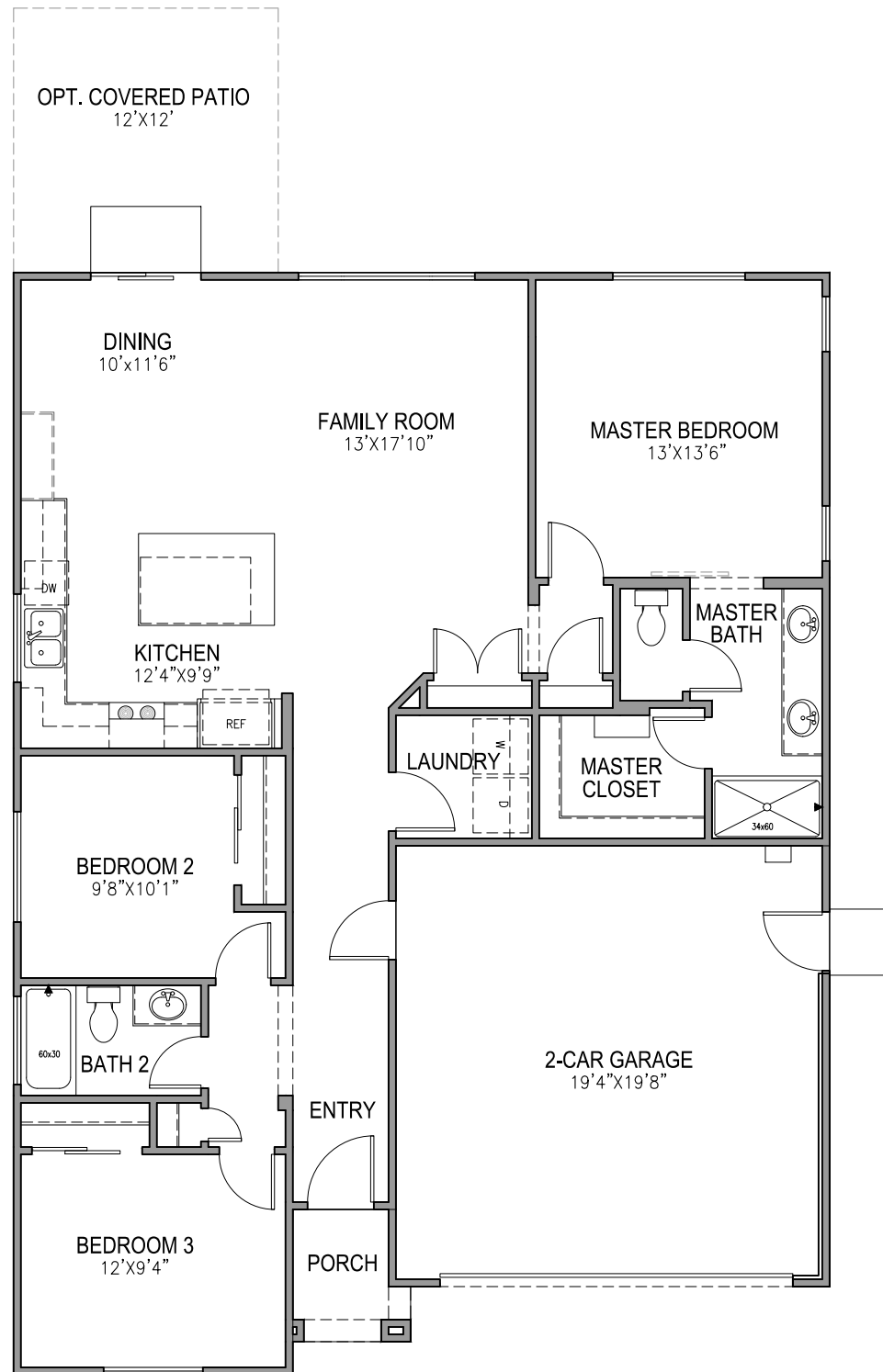


LEFT ELEVATION 'D'
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1203 'D' ELEVATIONS
SIERRA VISTA



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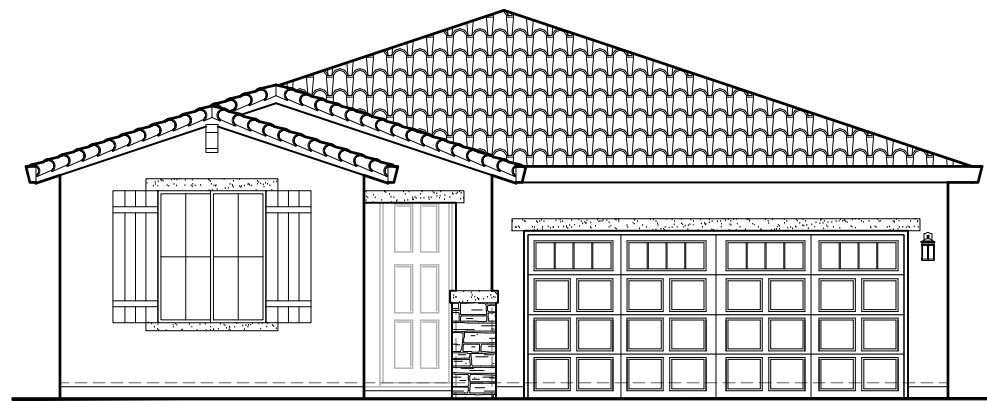


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1343 FLOOR PLAN
 SIERRA VISTA

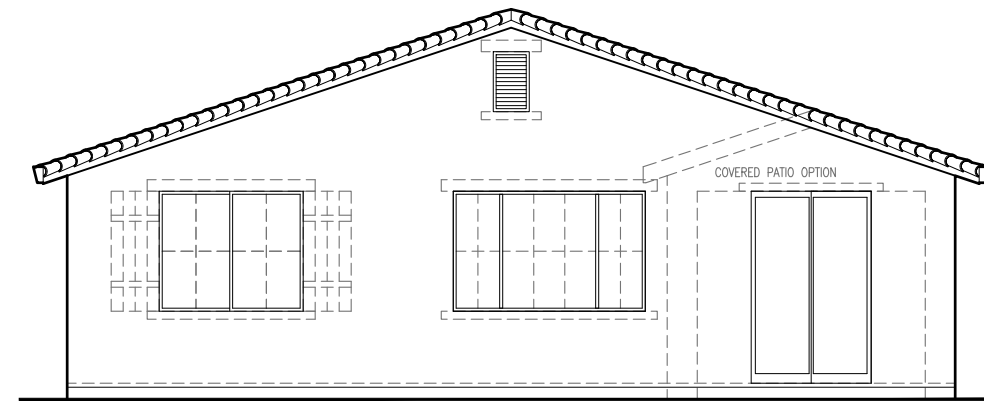


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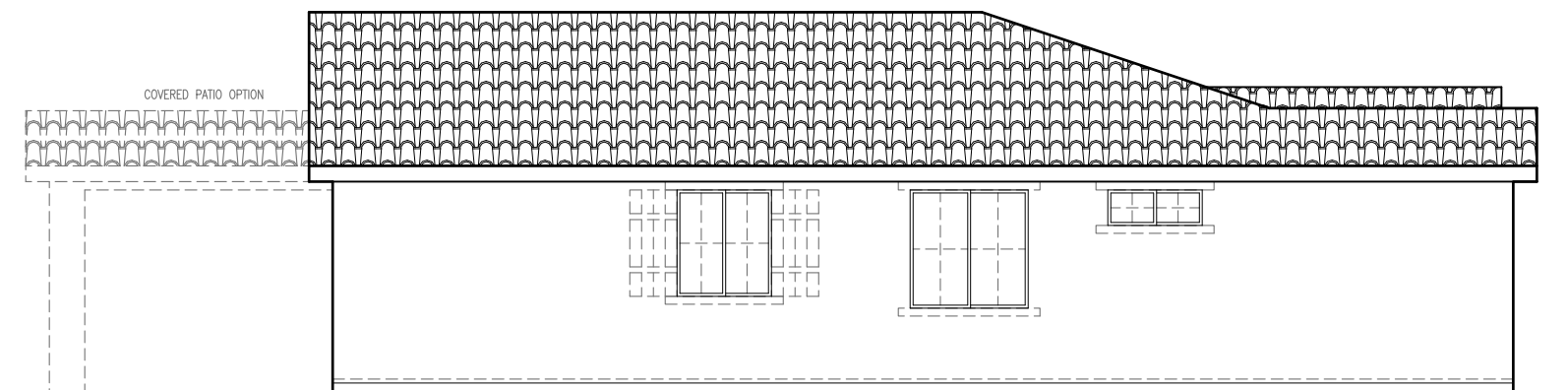
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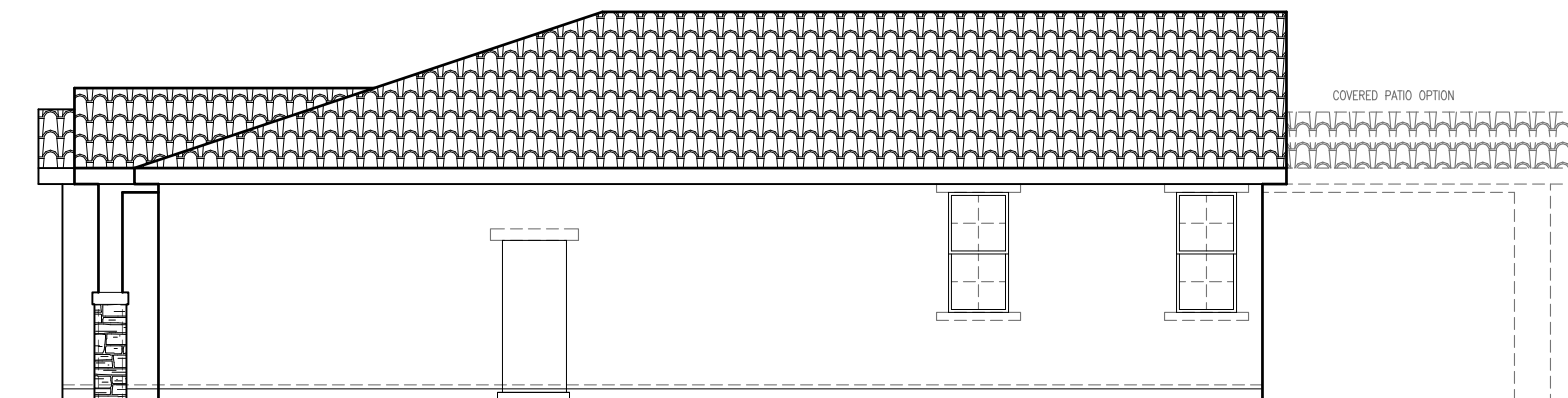
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SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'

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



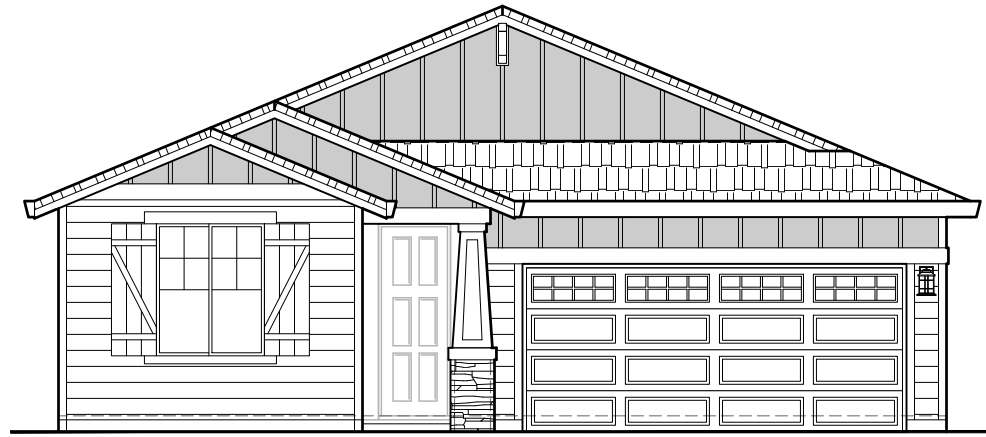
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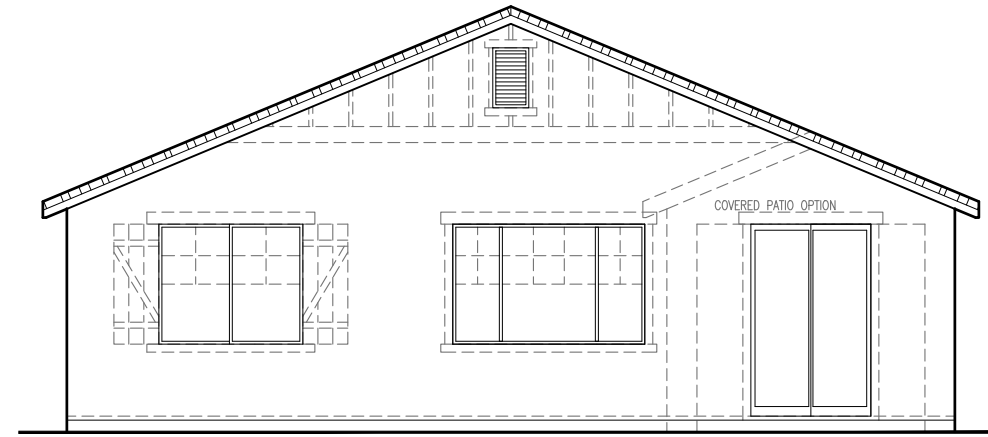
1343 'A' ELEVATIONS
SIERRA VISTA



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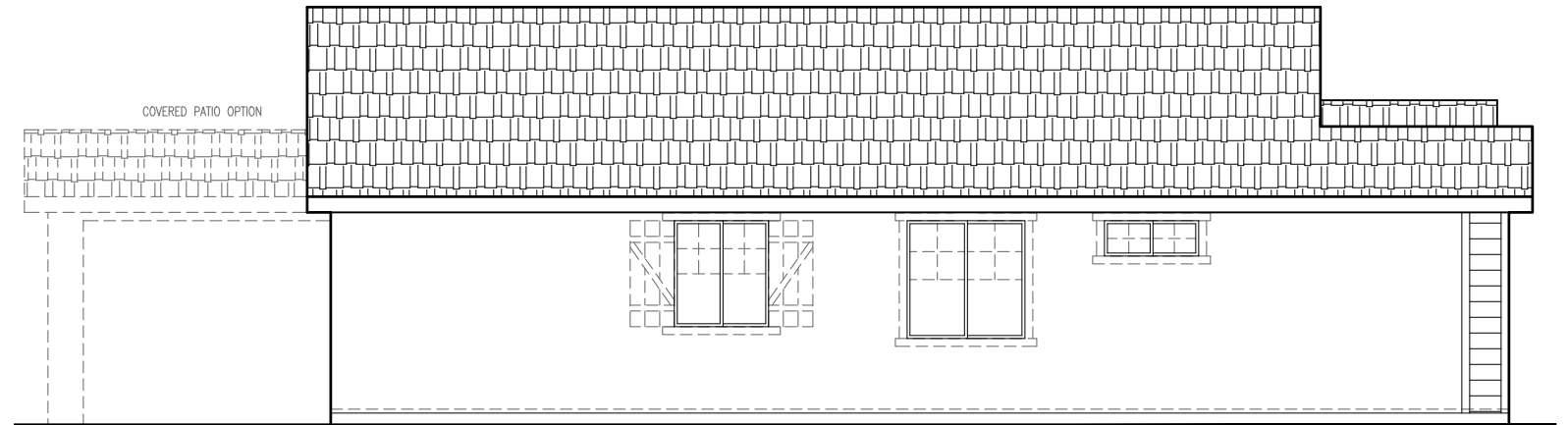


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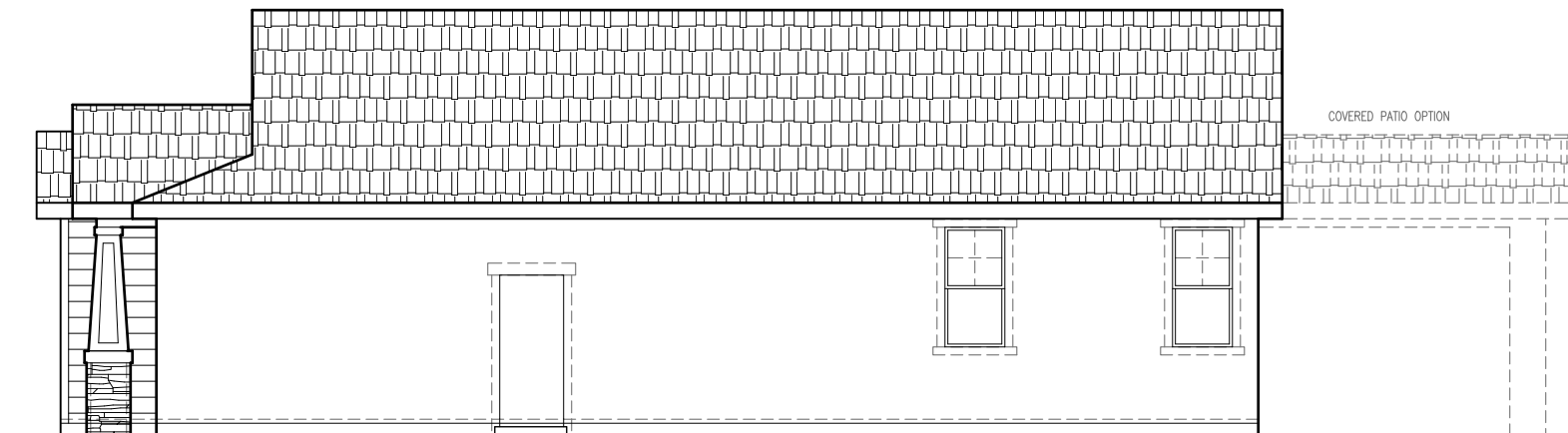


REAR ELEVATION 'B'
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RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

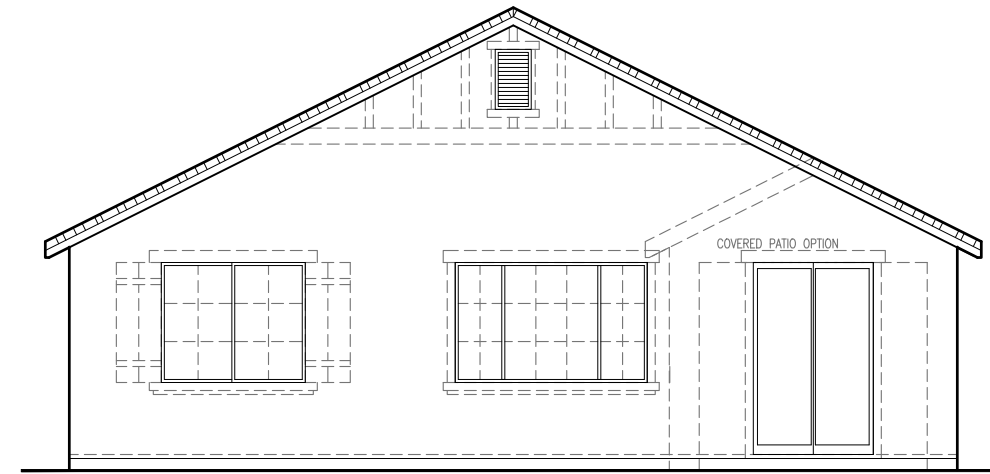
1343 'B' ELEVATIONS
SIERRA VISTA



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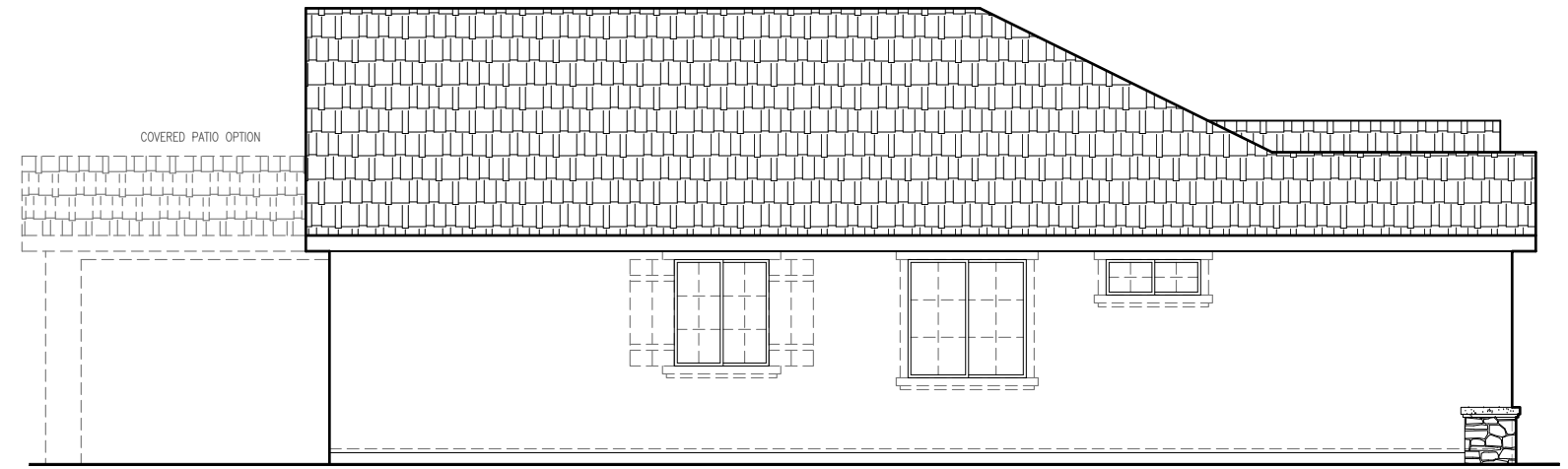


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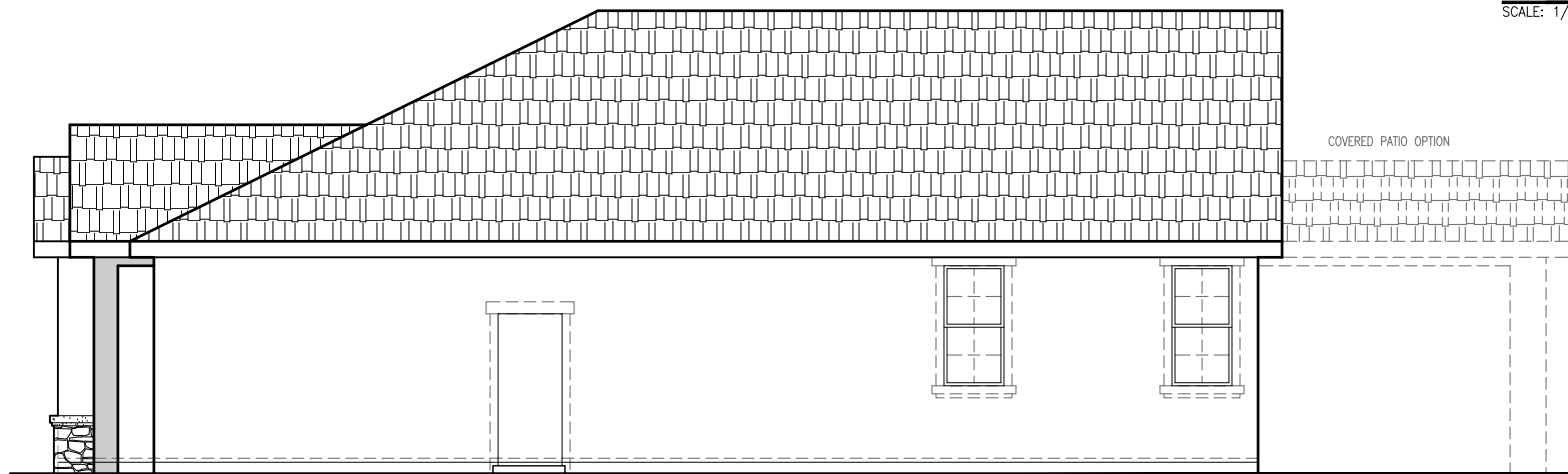


REAR ELEVATION 'C'
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SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

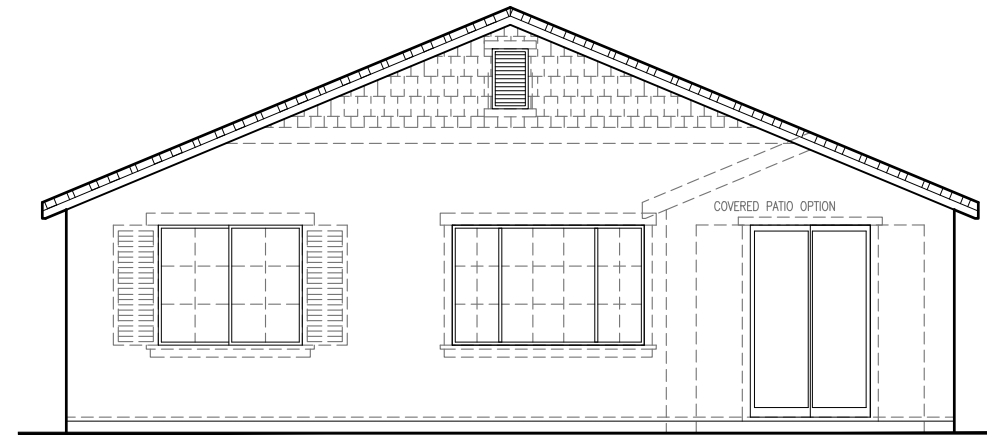
1343 'C' ELEVATIONS
SIERRA VISTA



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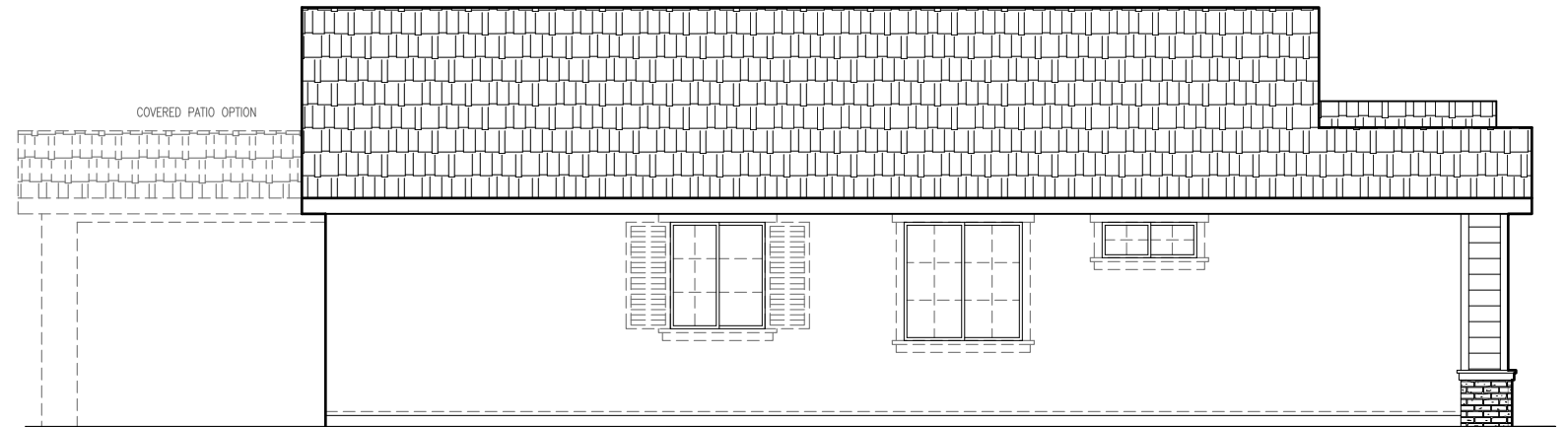


FRONT ELEVATION 'D'
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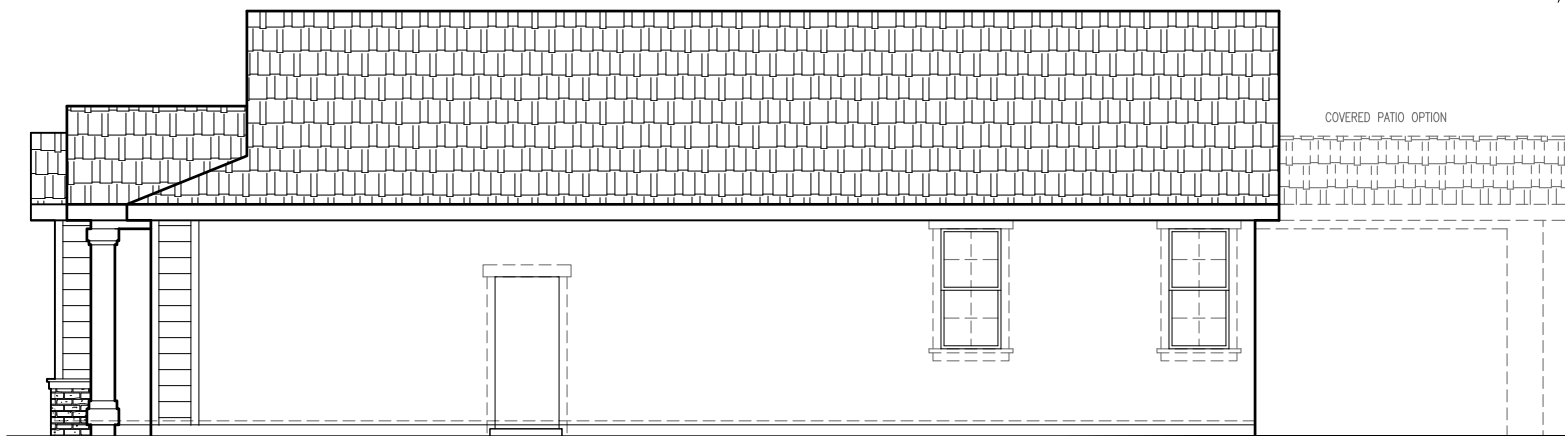


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RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

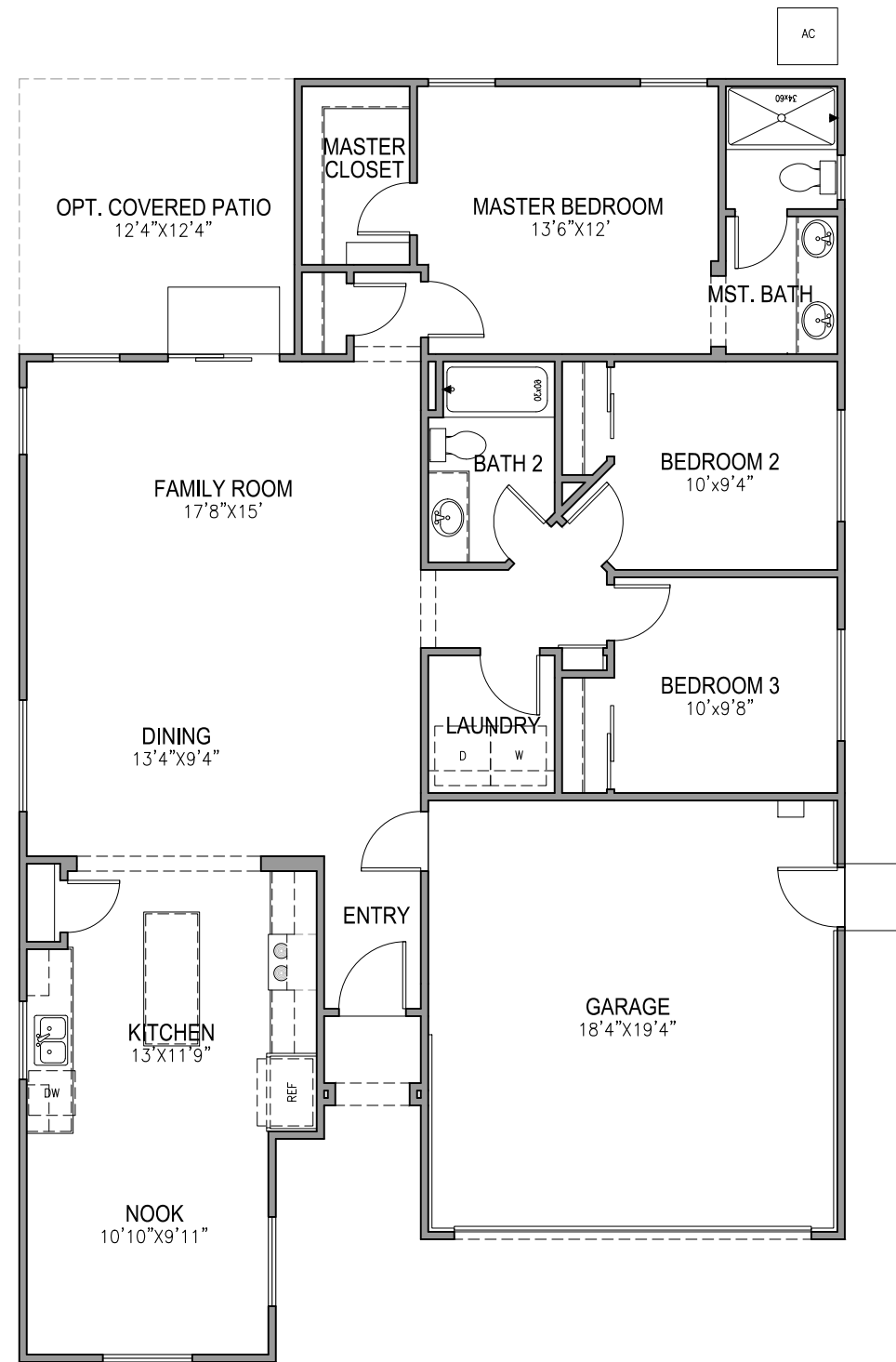


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1343 'D' ELEVATIONS
SIERRA VISTA



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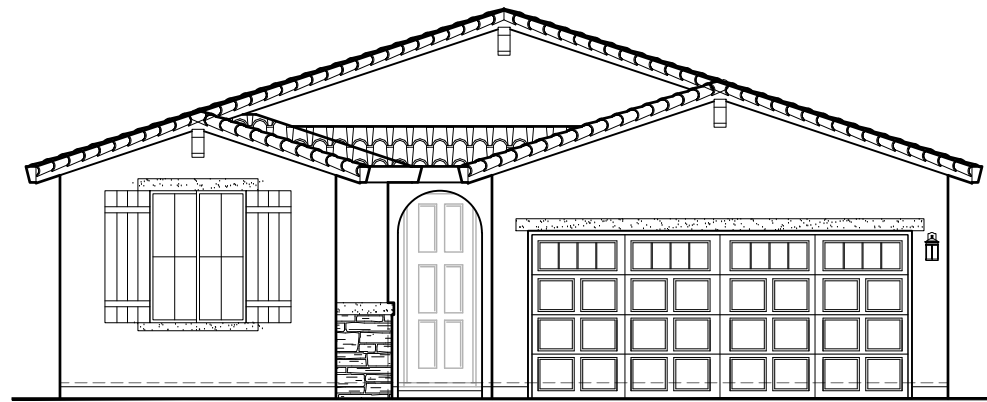


FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

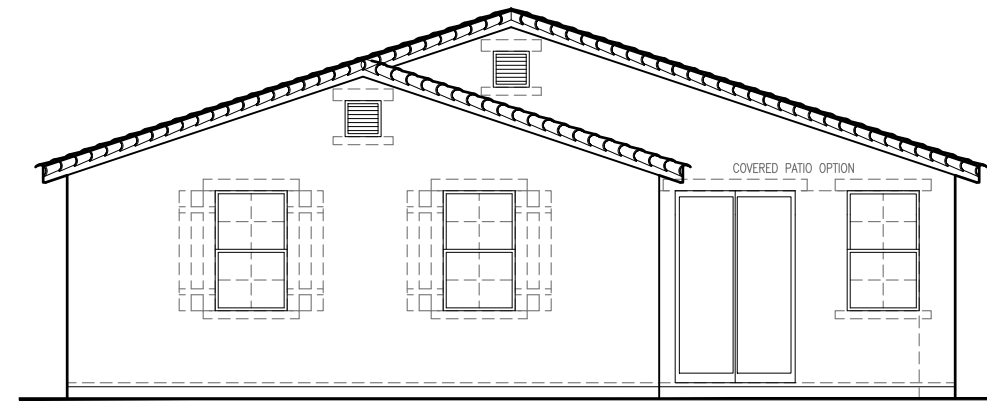
1412 FLOOR PLAN
 SIERRA VISTA



John Mourier Construction Inc.
 Roseville, California

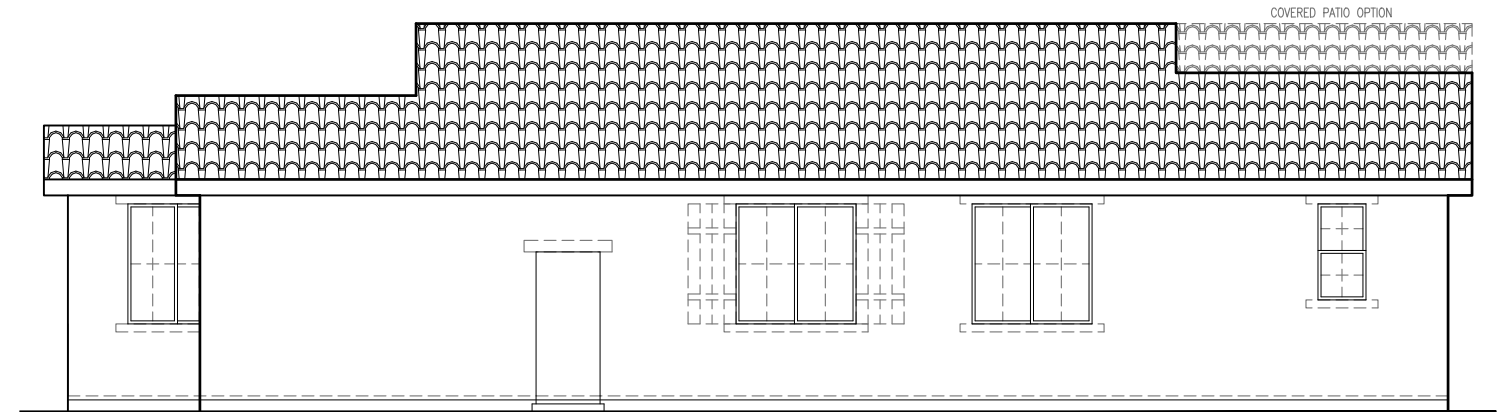


FRONT ELEVATION 'A'
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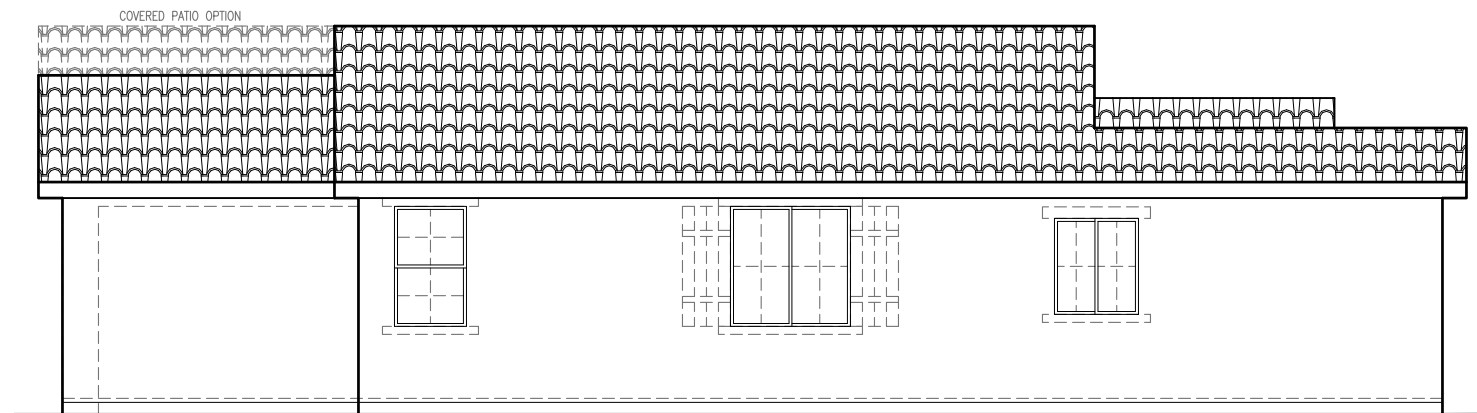


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

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RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

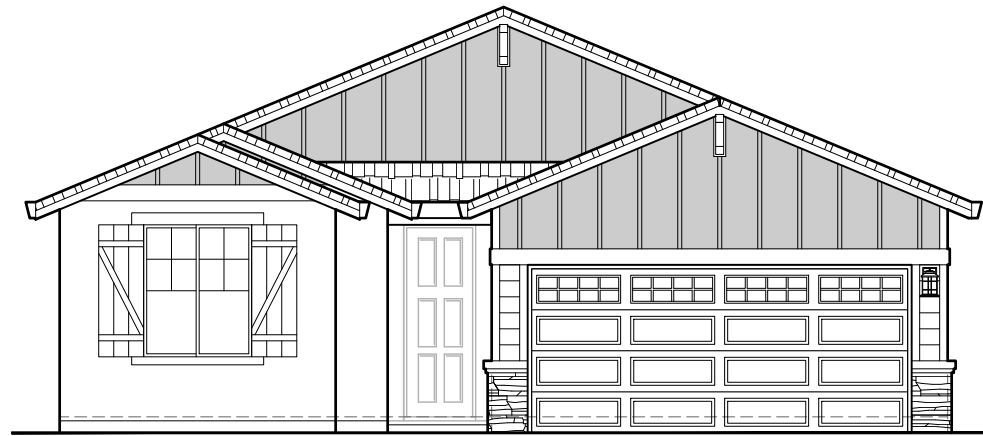


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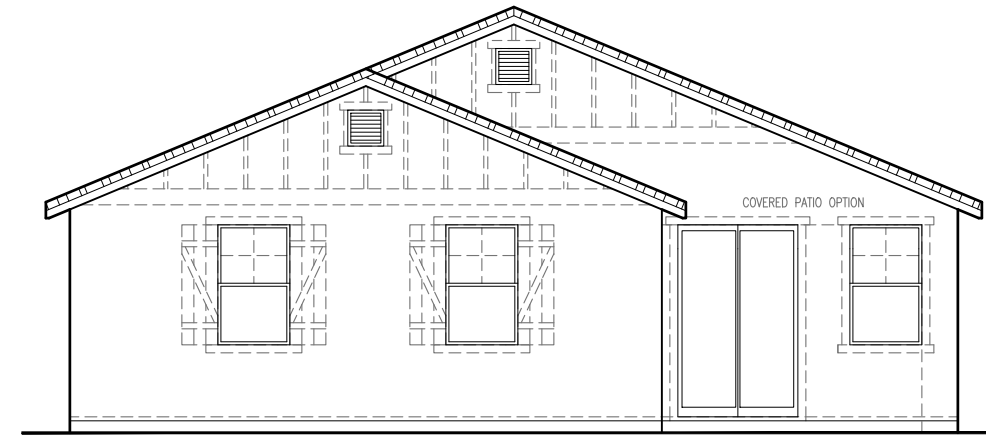
1412 'A' ELEVATIONS
SIERRA VISTA



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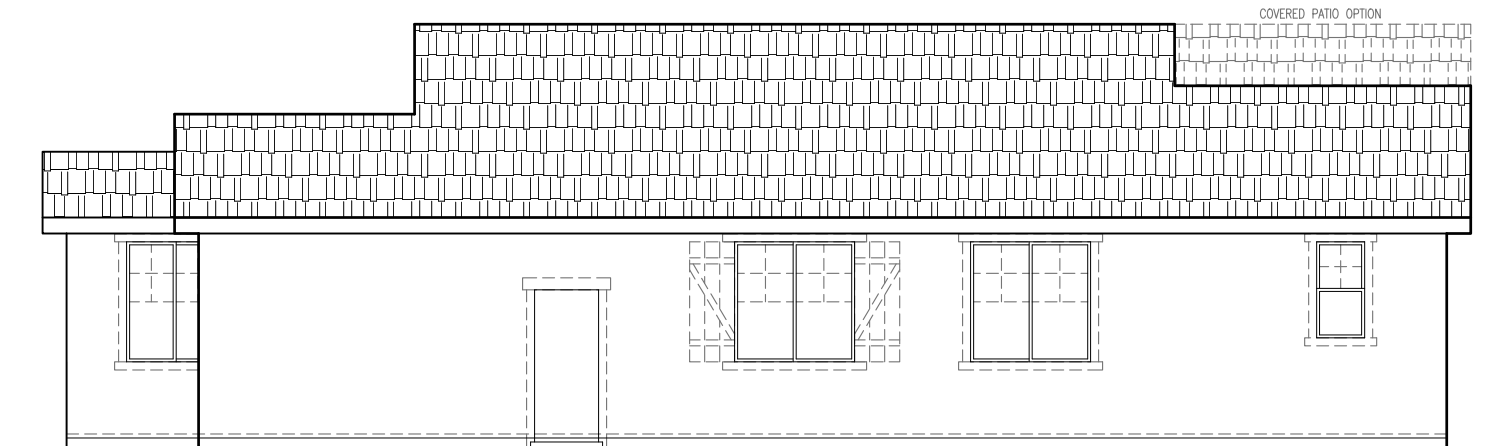


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

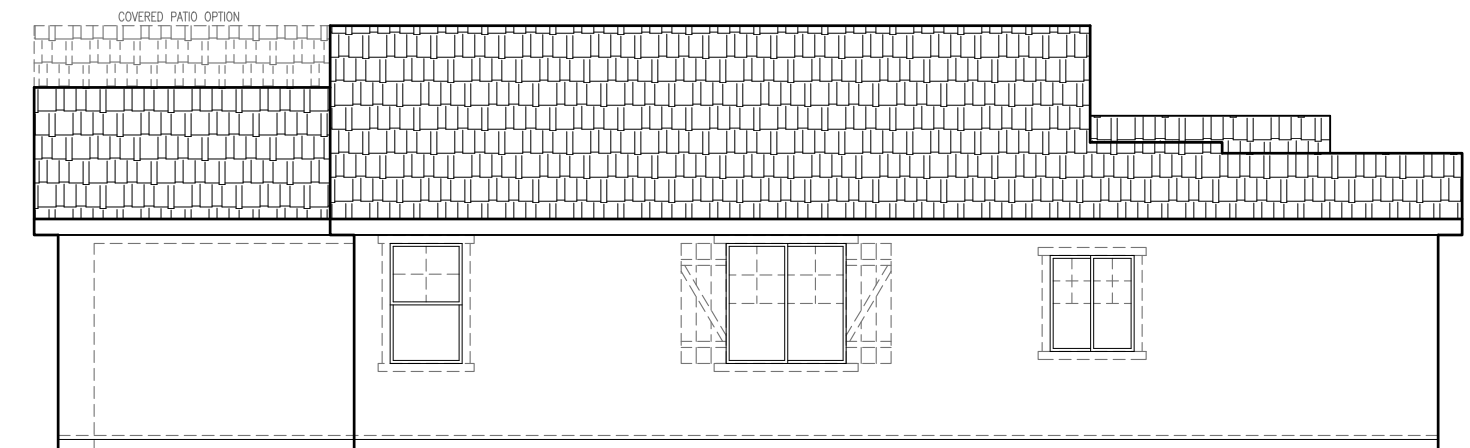


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SCALE: 1/8"=1'-0"

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RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

1412 'B' ELEVATIONS
SIERRA VISTA

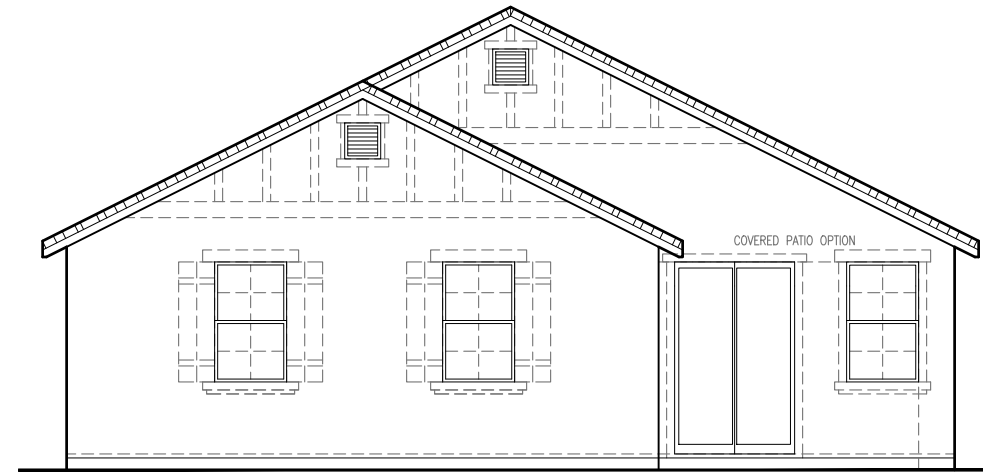


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FRONT ELEVATION 'C'

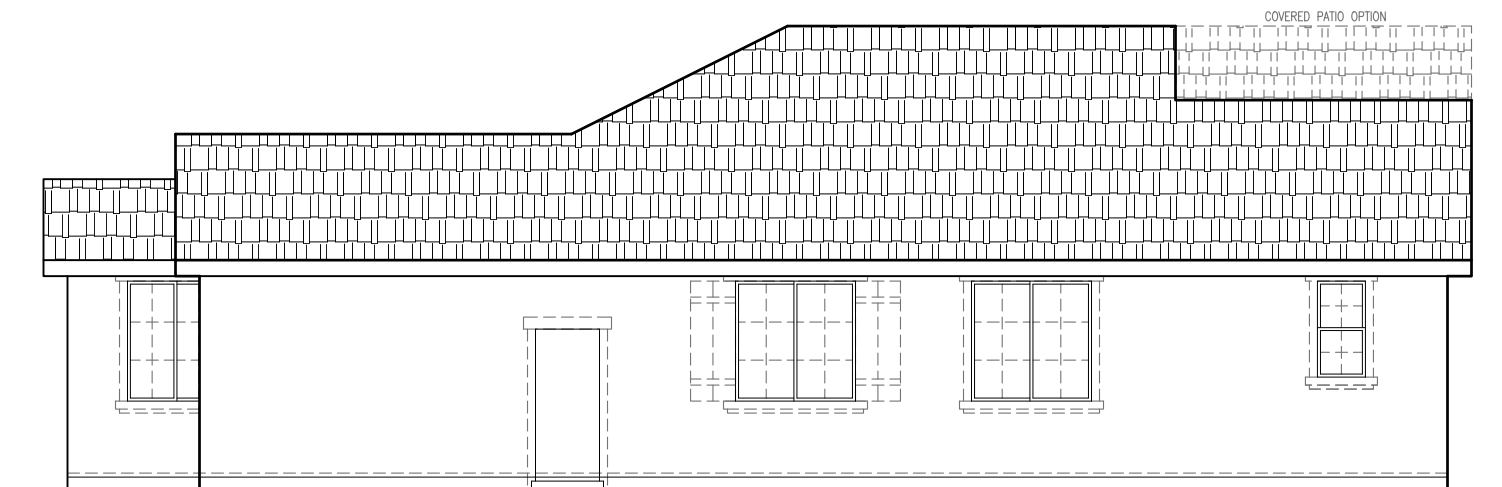
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'

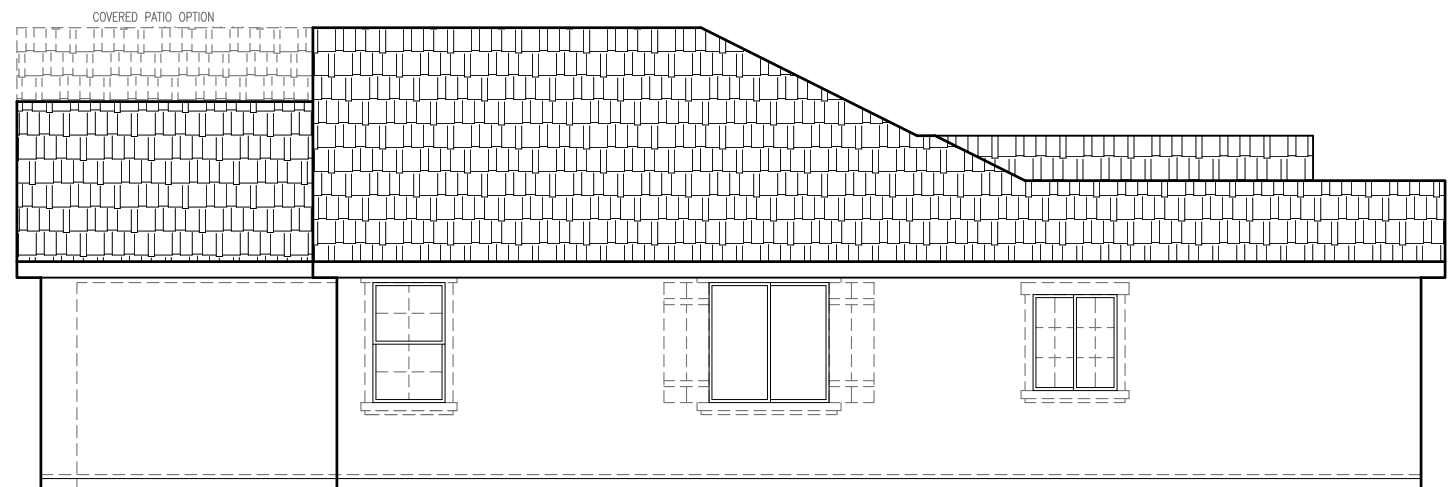
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'

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



LEFT ELEVATION 'C'

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

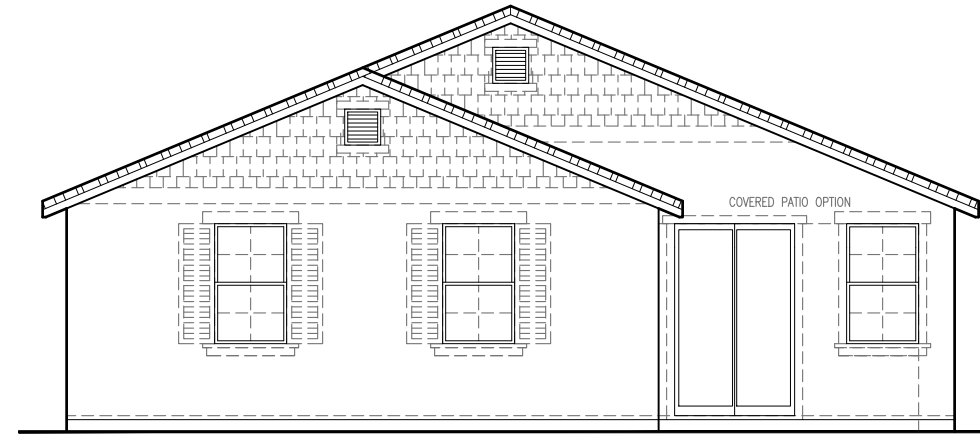
1412 'C' ELEVATIONS
SIERRA VISTA



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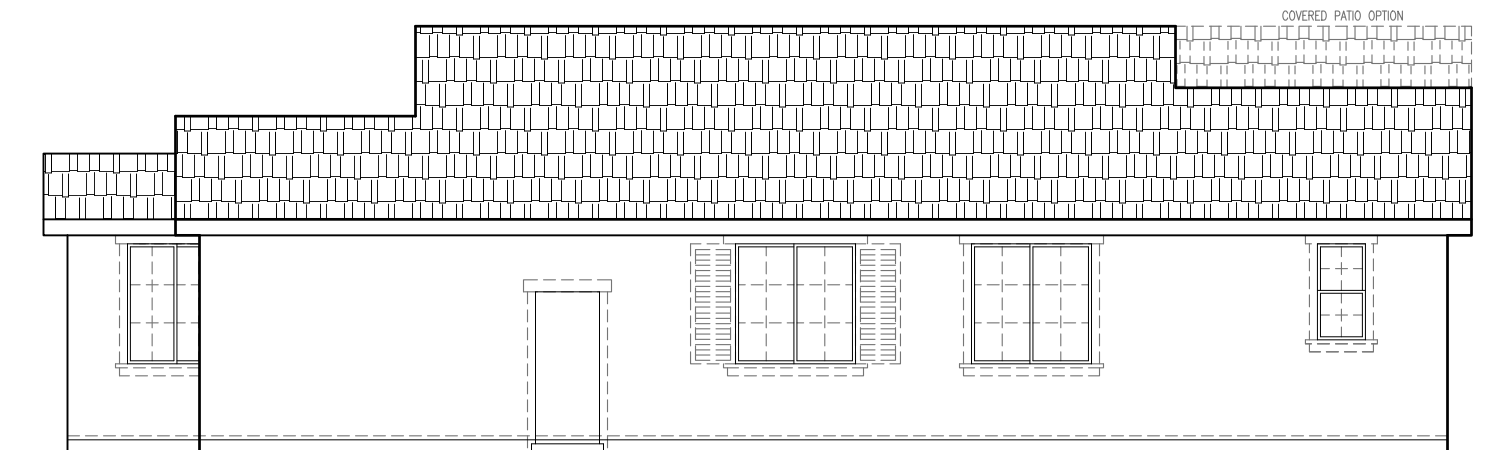


FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

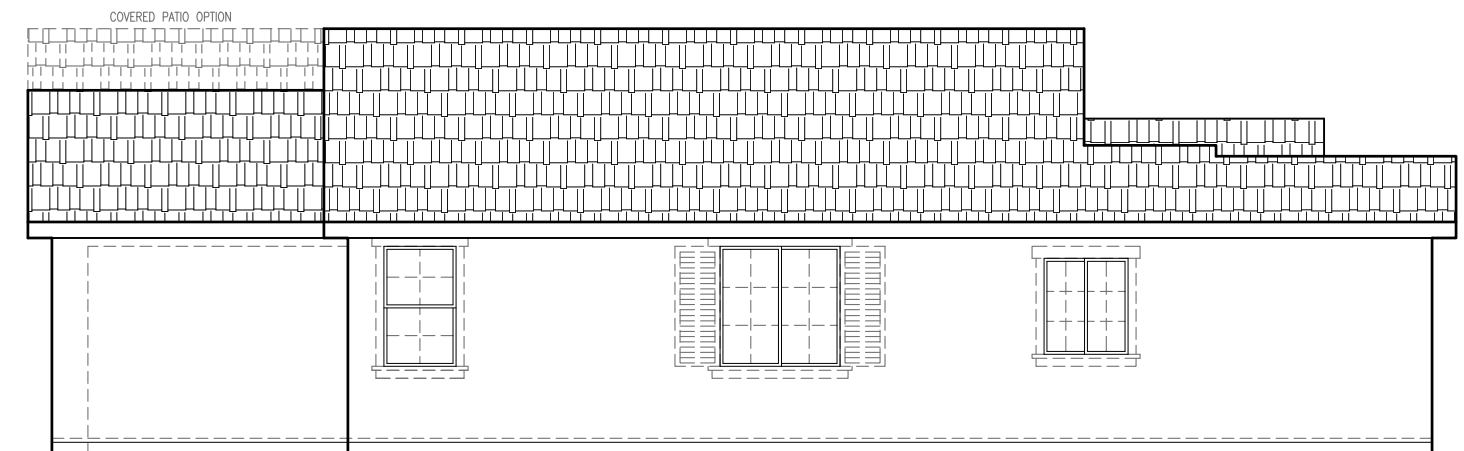


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

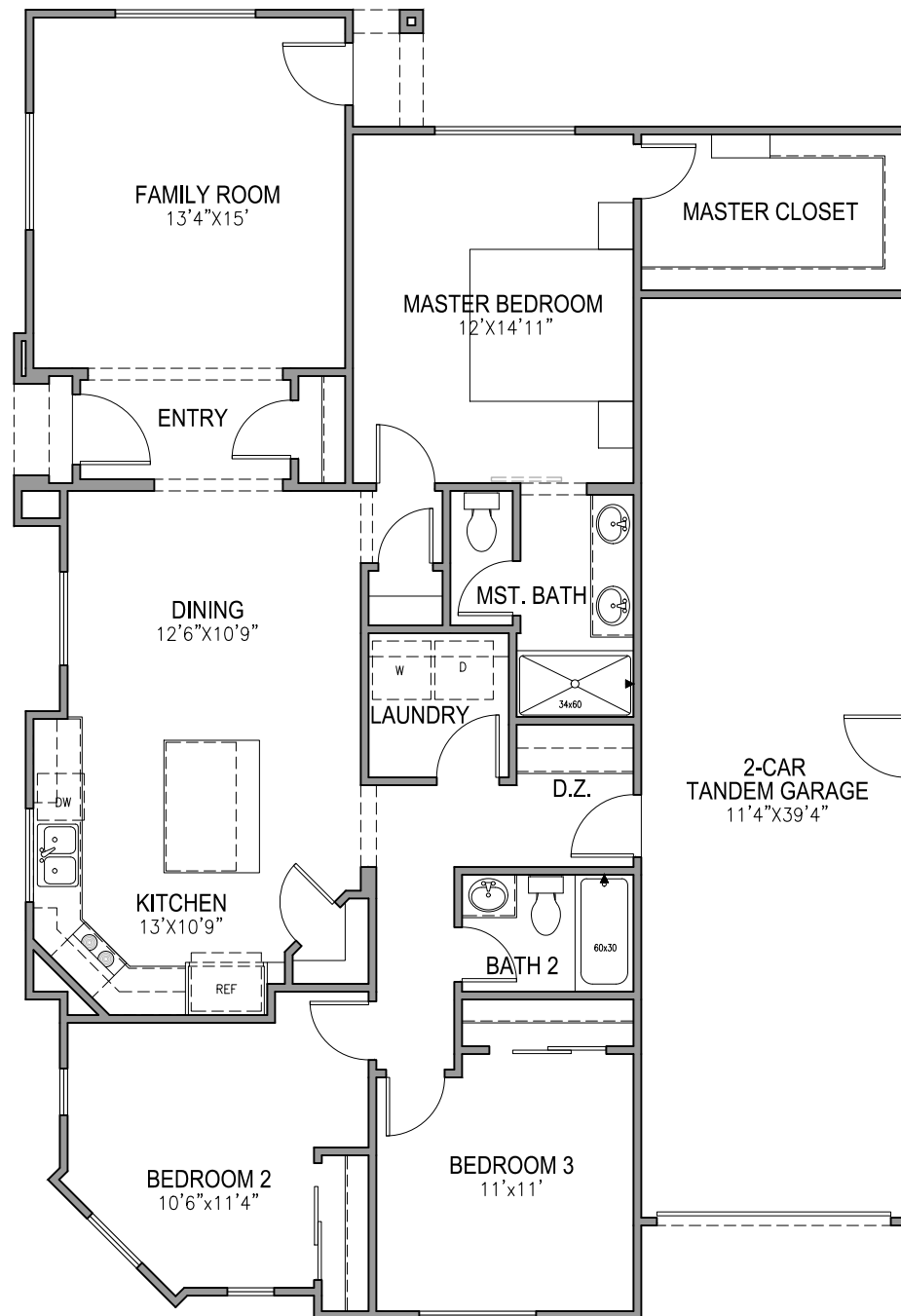


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1412 'D' ELEVATIONS
SIERRA VISTA



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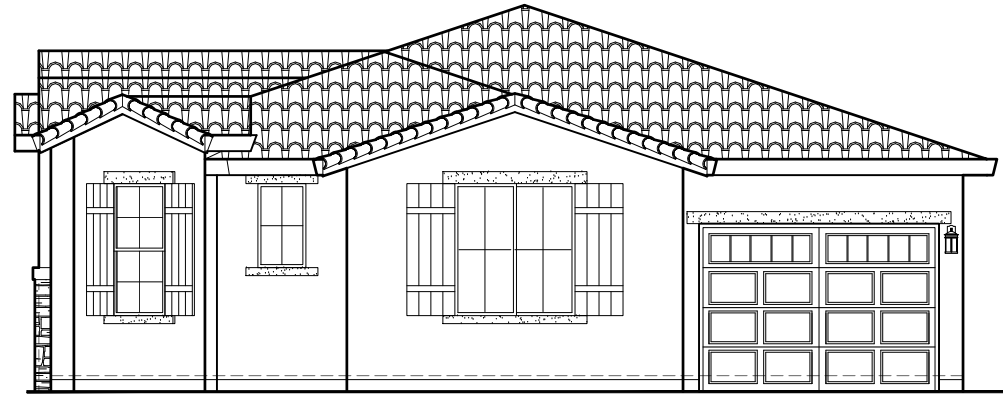
FIRST FLOOR PLAN

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

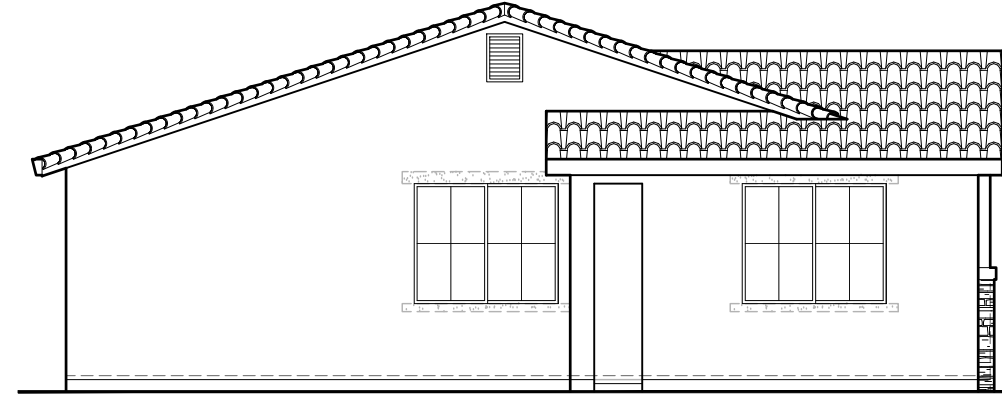
1435 FLOOR PLAN
SIERRA VISTA



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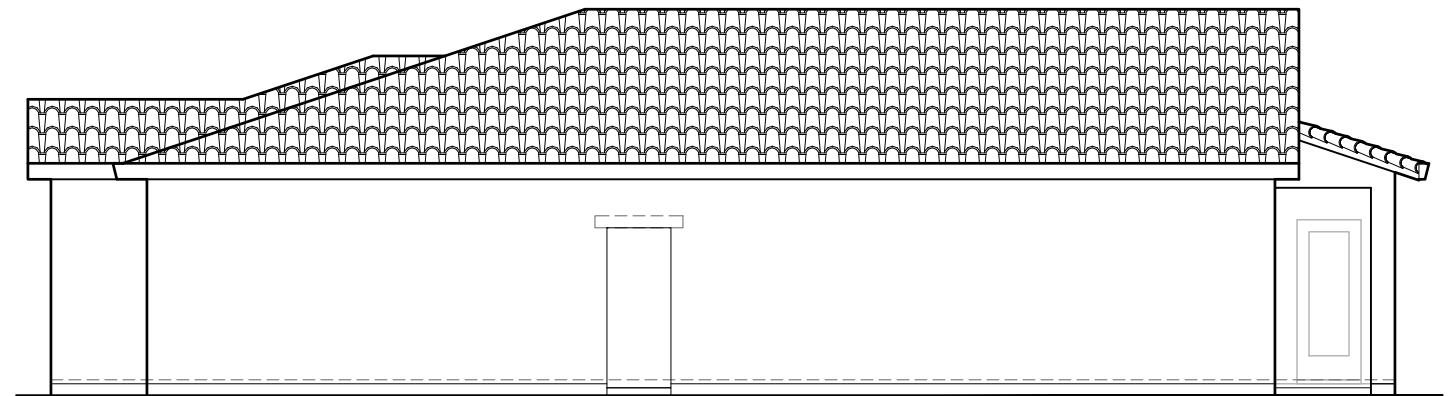


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

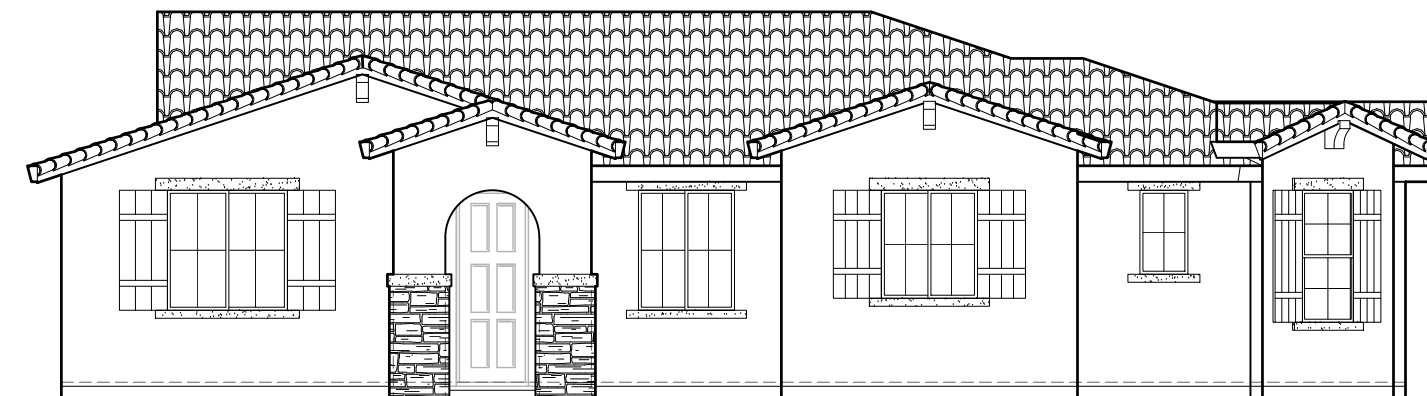


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE
SELECTED WHENEVER SIDE IS ADJACENT TO A
STREET, OPEN SPACE, OR OTHER PUBLIC
LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1435 'A' ELEVATIONS
SIERRA VISTA

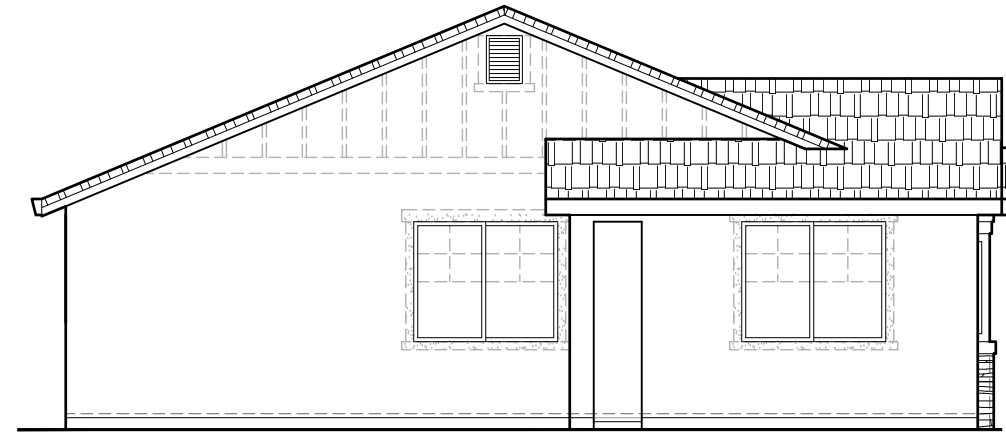


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FRONT ELEVATION 'B'

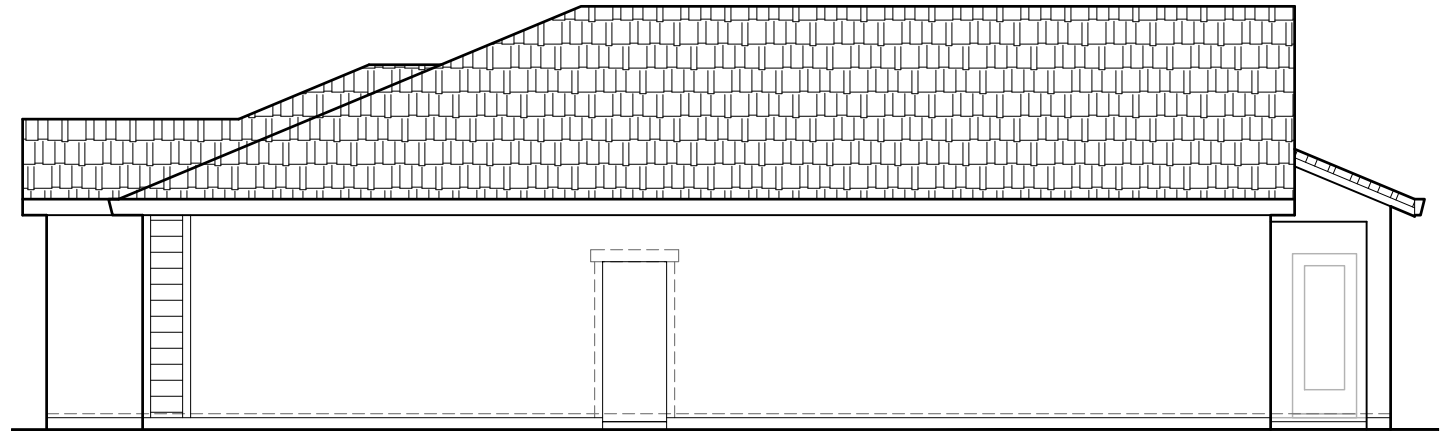
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'

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

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'

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



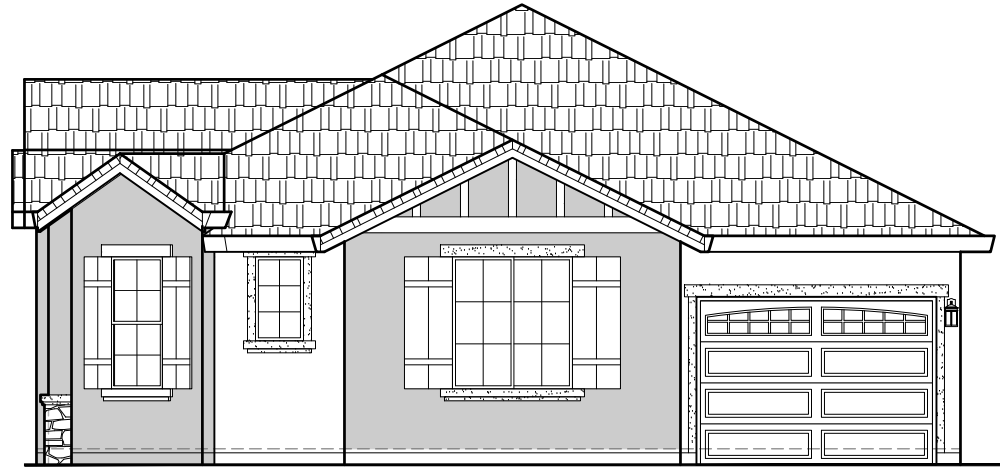
LEFT ELEVATION 'B'

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

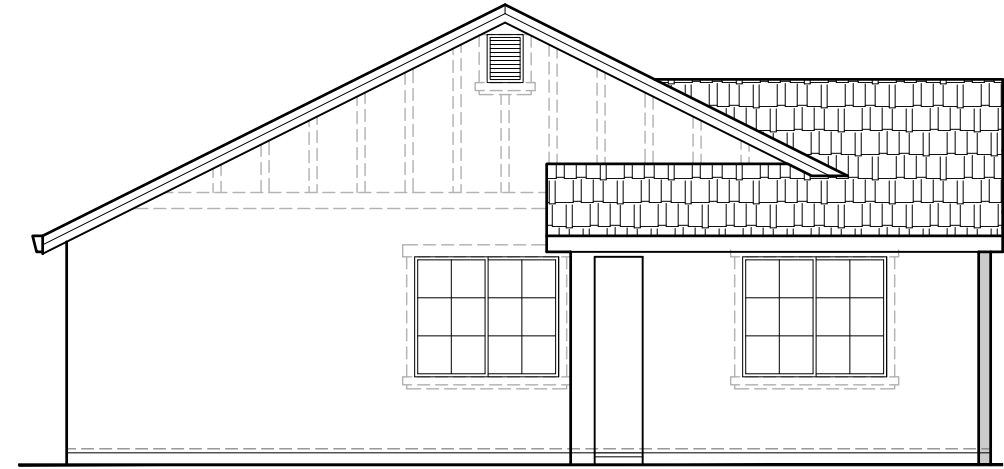
1435 'B' ELEVATIONS
SIERRA VISTA



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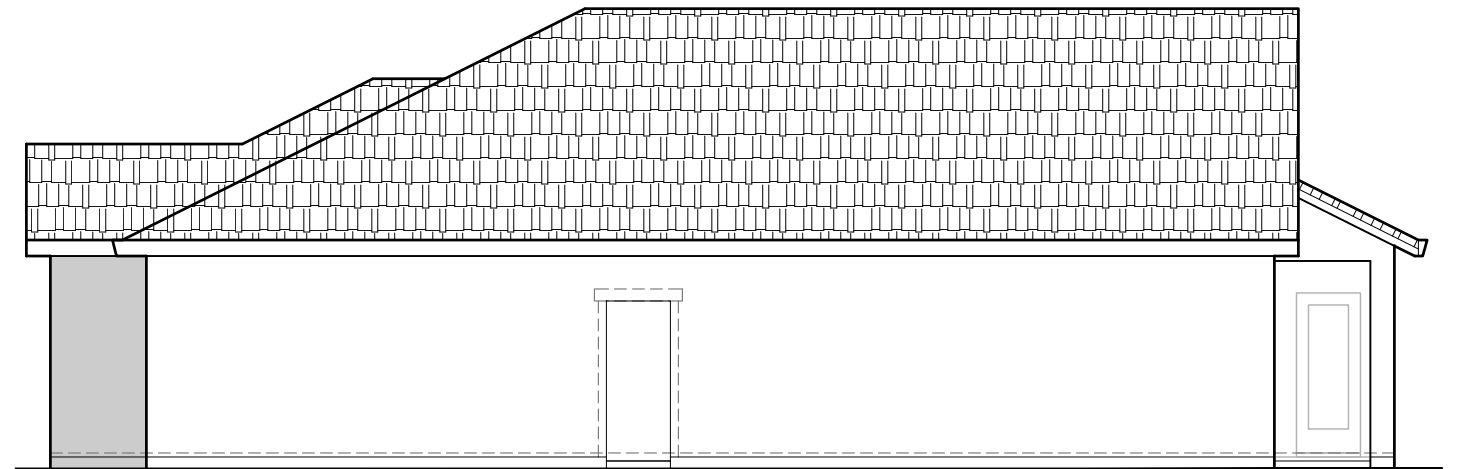


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE
SELECTED WHENEVER SIDE IS ADJACENT TO A
STREET, OPEN SPACE, OR OTHER PUBLIC
LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

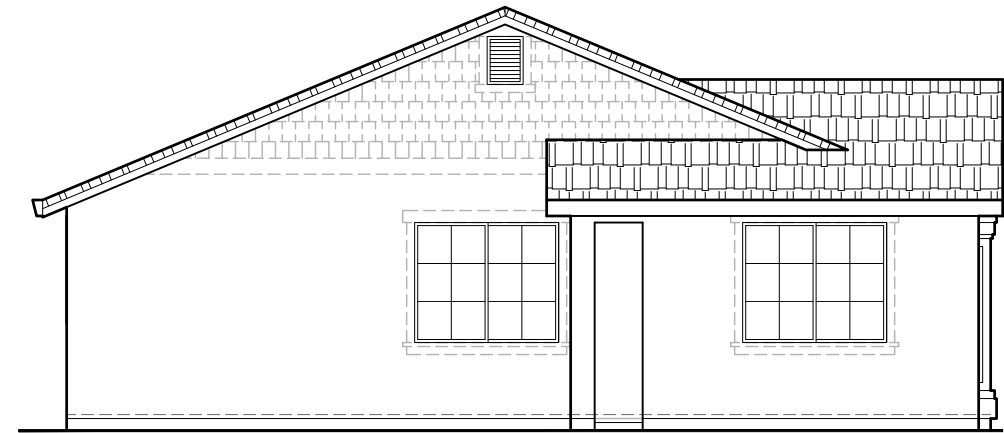
1435 'C' ELEVATIONS
SIERRA VISTA



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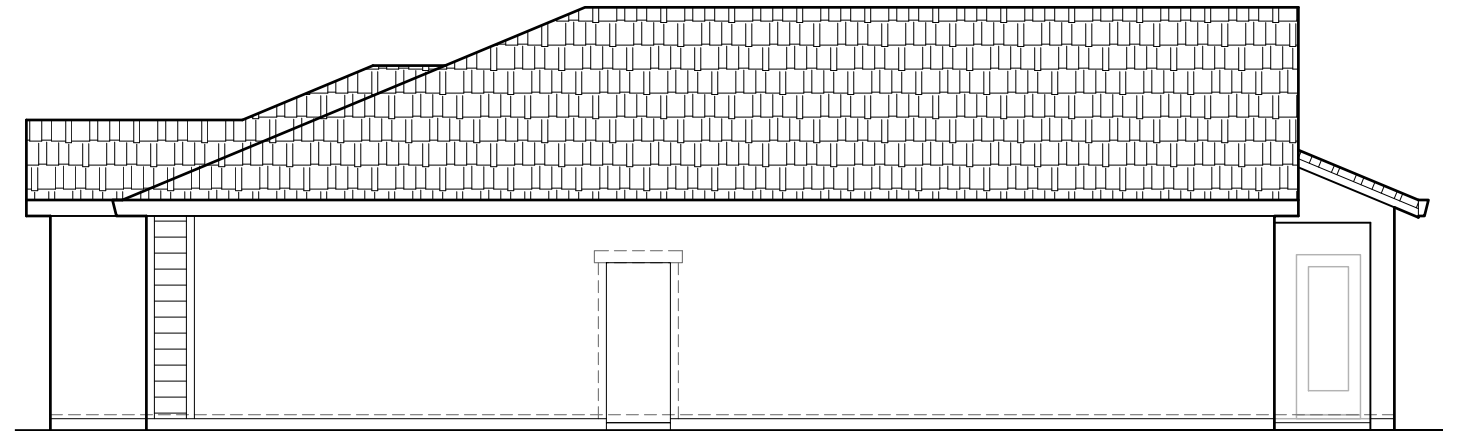


FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE
SELECTED WHENEVER SIDE IS ADJACENT TO A
STREET, OPEN SPACE, OR OTHER PUBLIC
LOCATION.



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

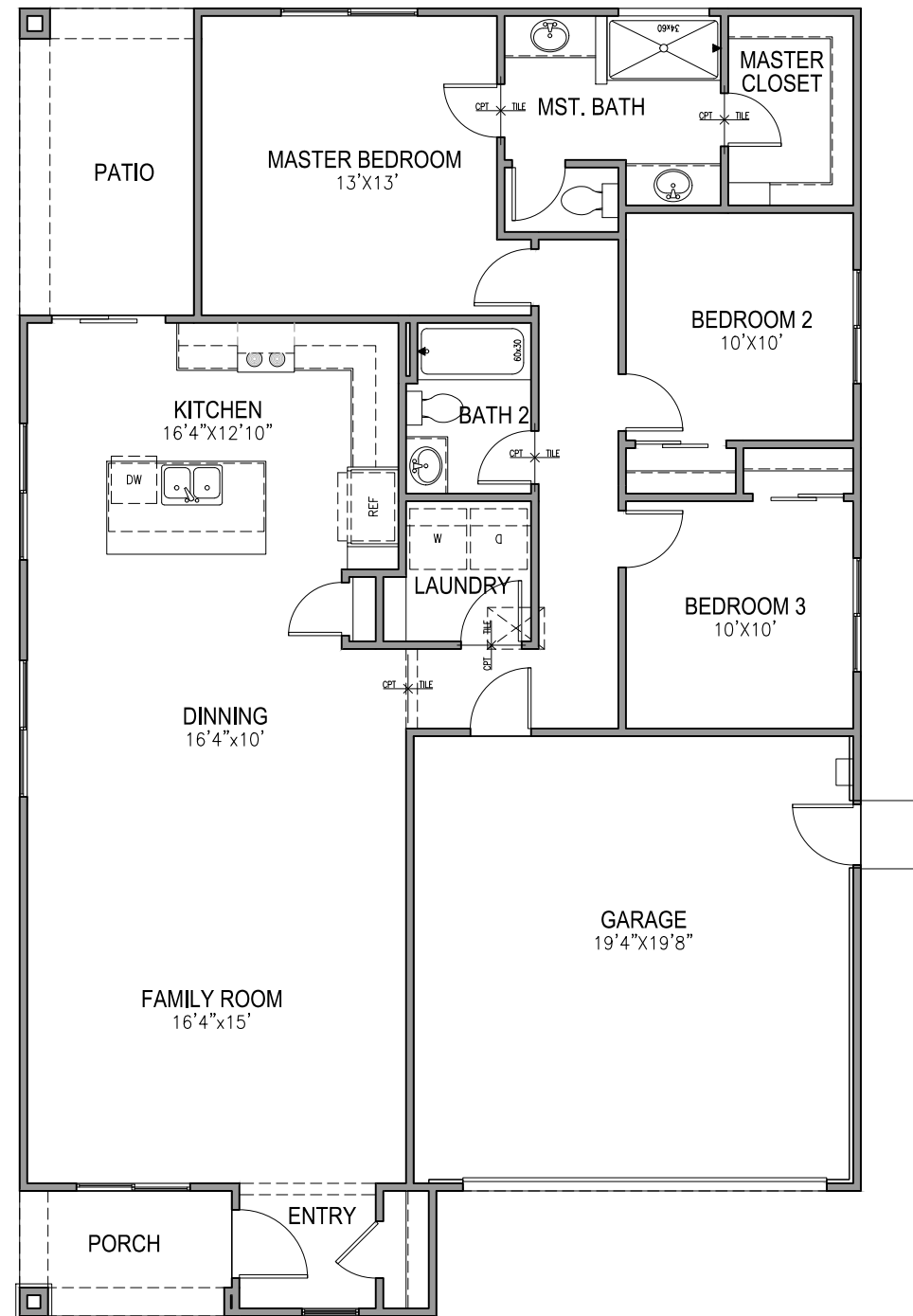


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1435 'D' ELEVATIONS
SIERRA VISTA



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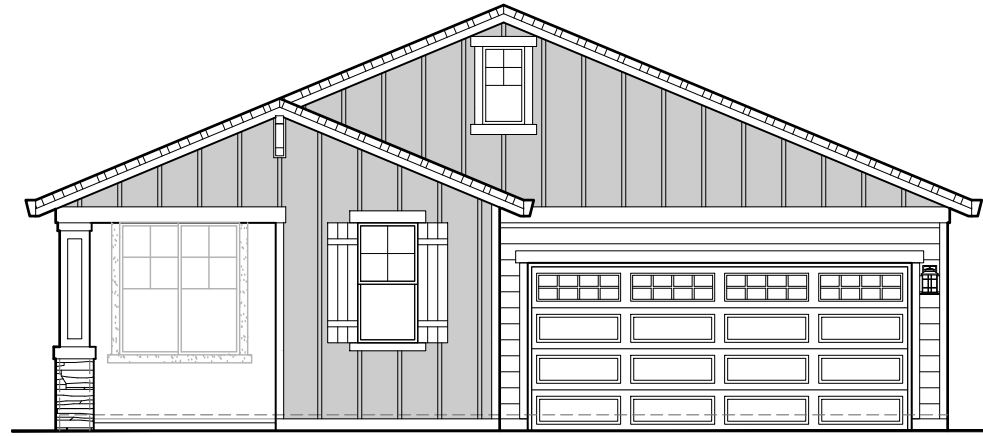
FIRST FLOOR PLAN

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

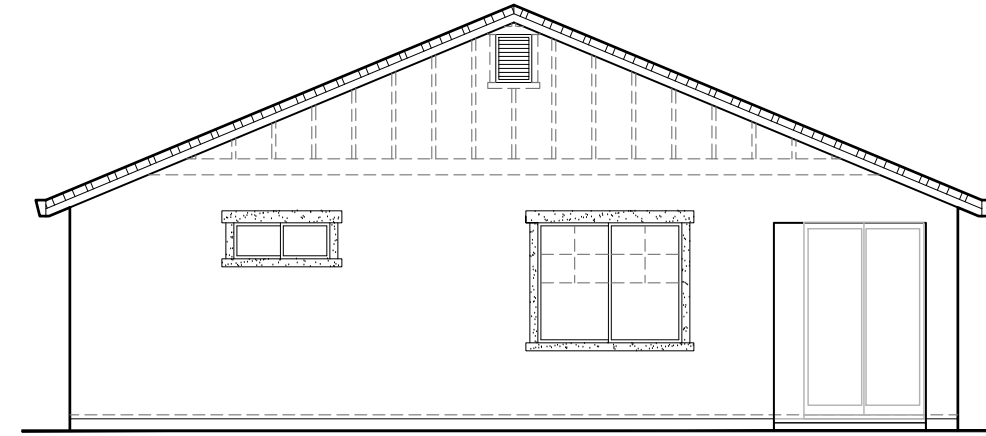
1477 FLOOR PLAN
SIERRA VISTA



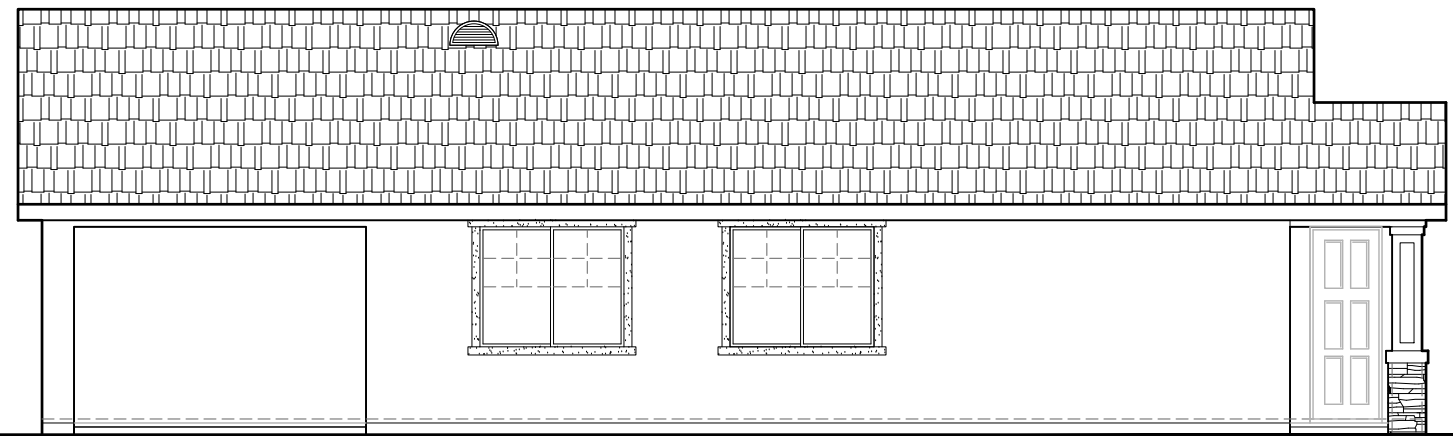
John Mourier Construction Inc.
Roseville, California



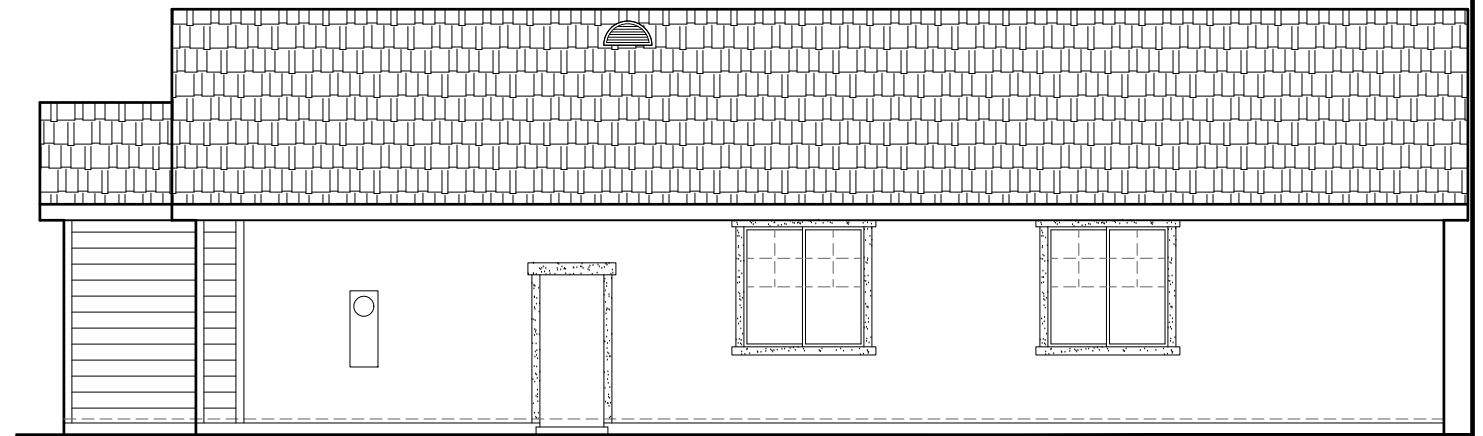
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



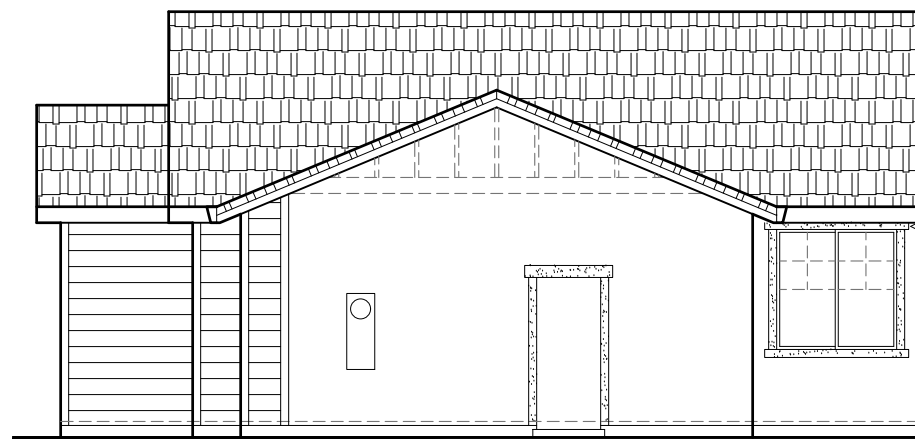
REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



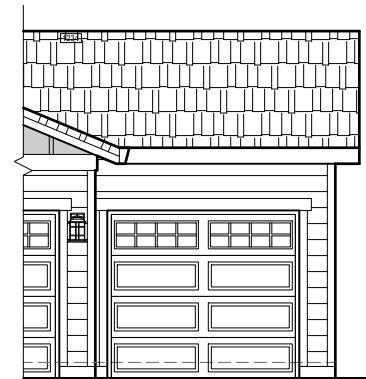
LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



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



1477 'B' ELEVATIONS
SIERRA VISTA

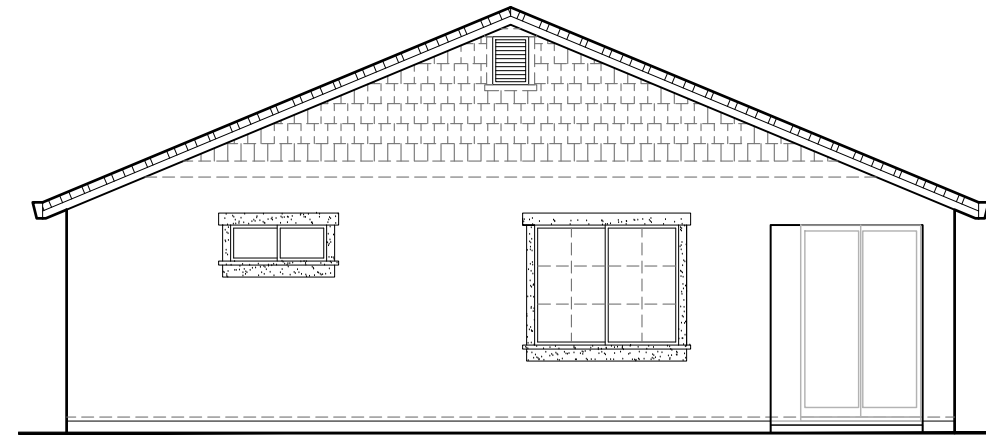


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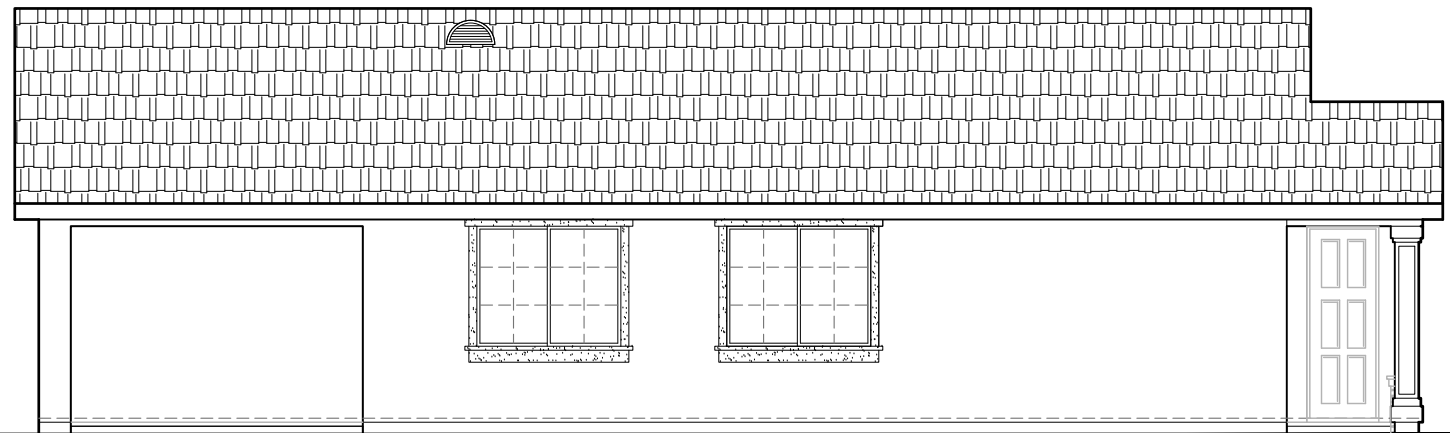
SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



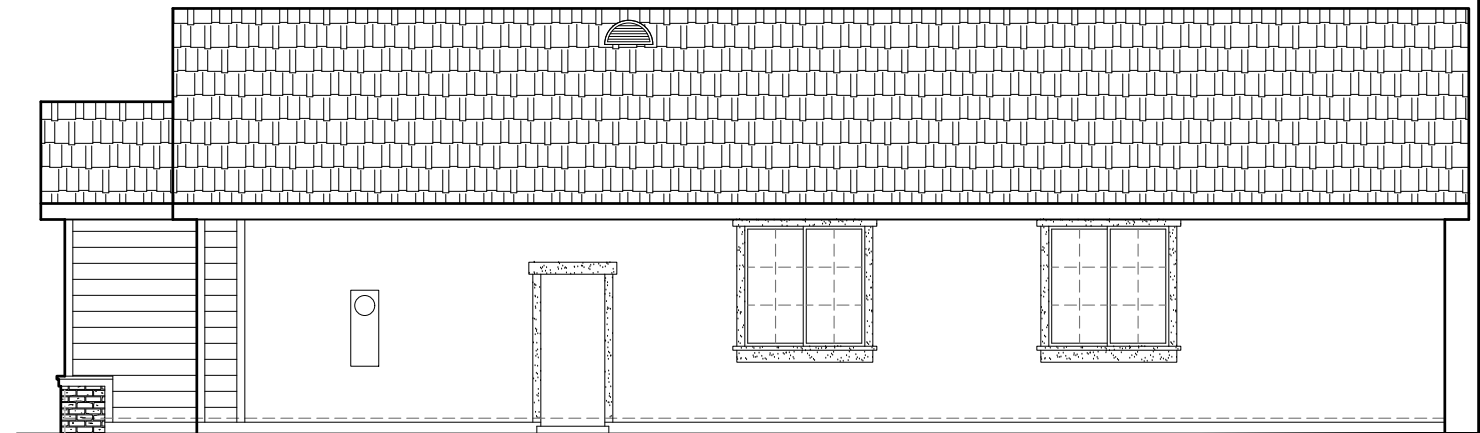
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



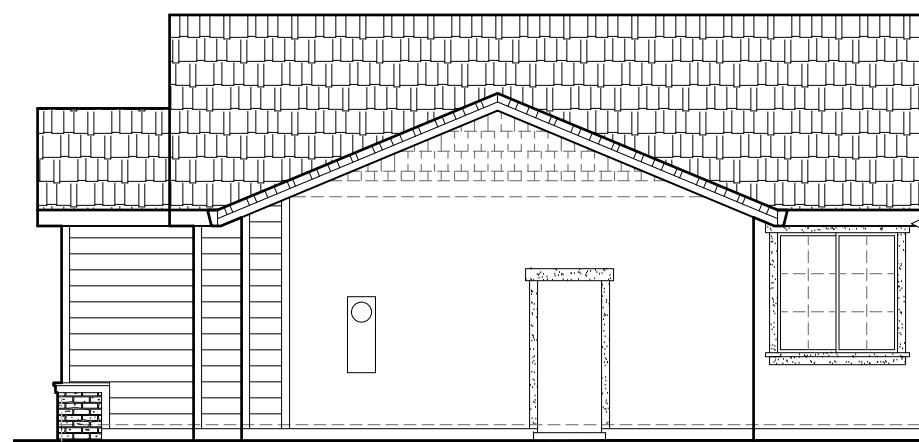
REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



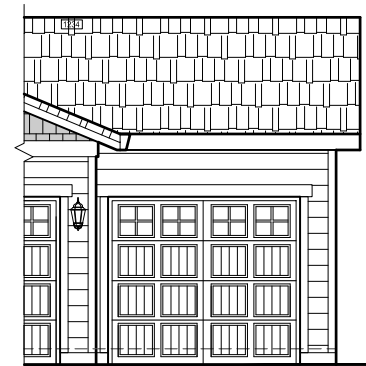
LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



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



1477 'C' ELEVATIONS
SIERRA VISTA

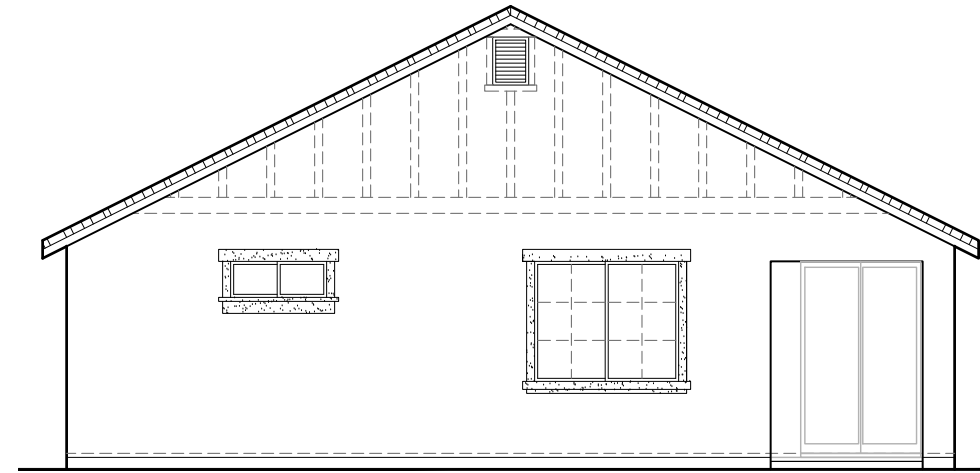
JMC HOMES

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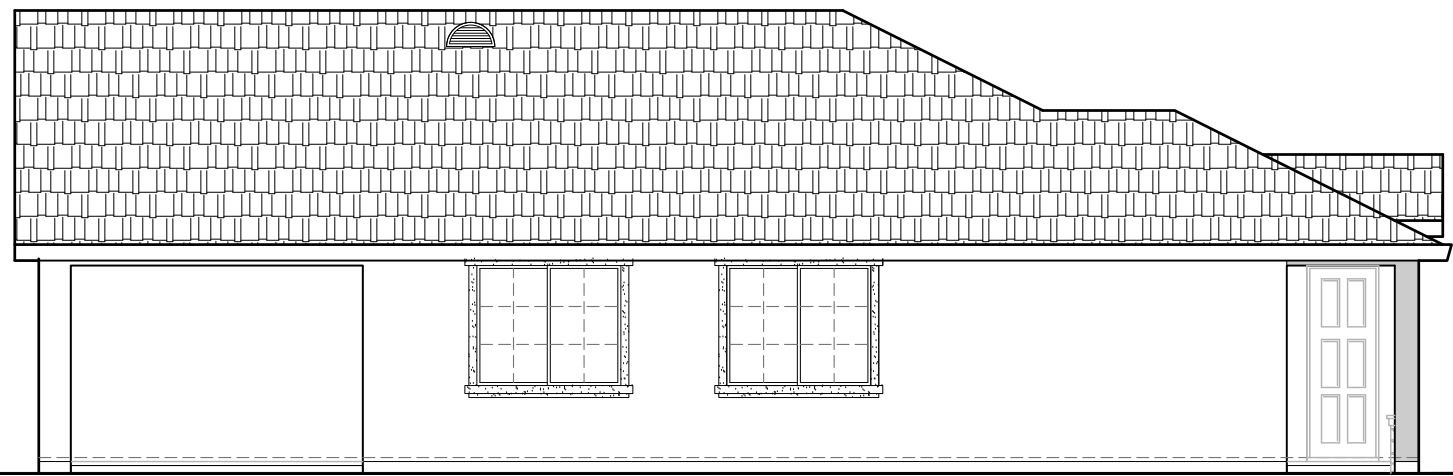
SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



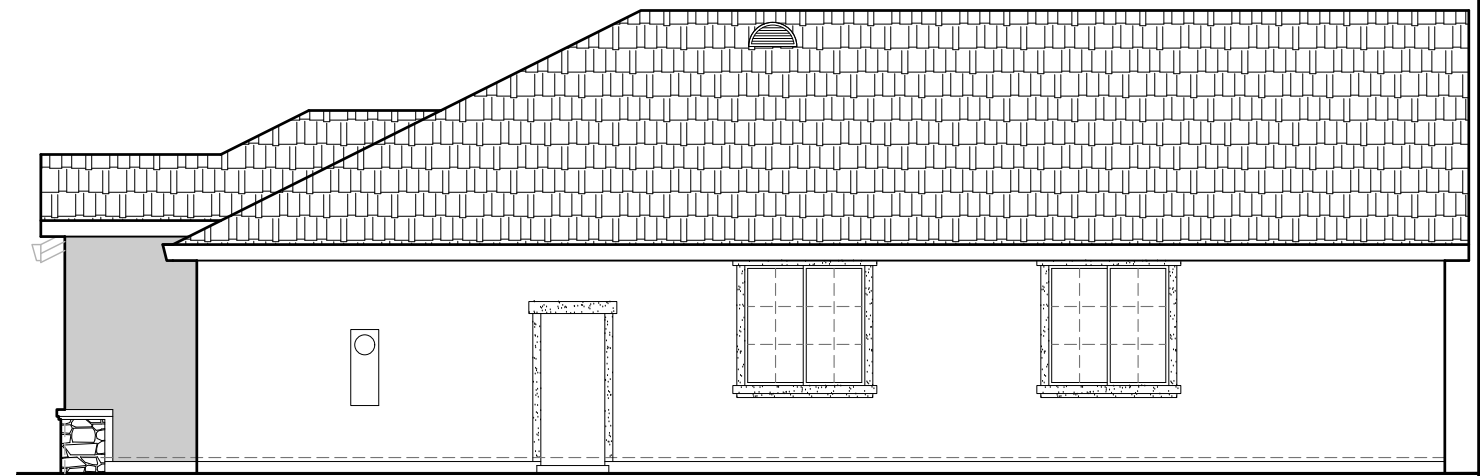
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



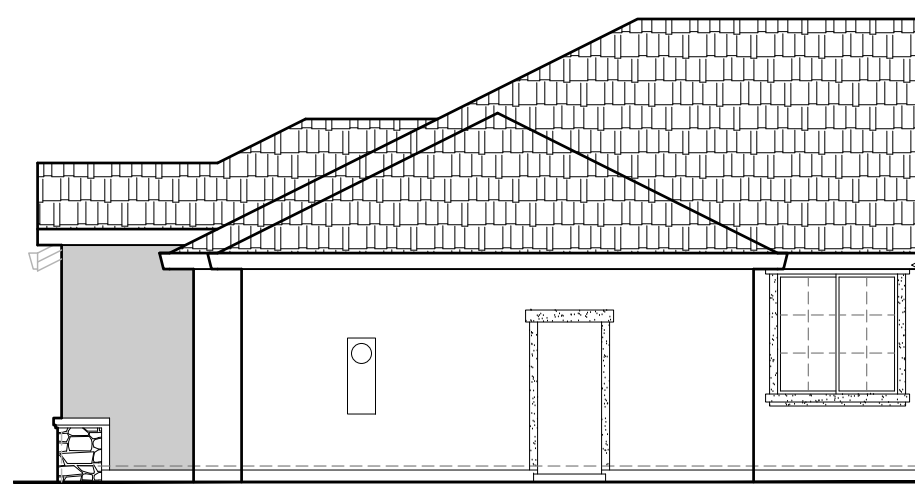
REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



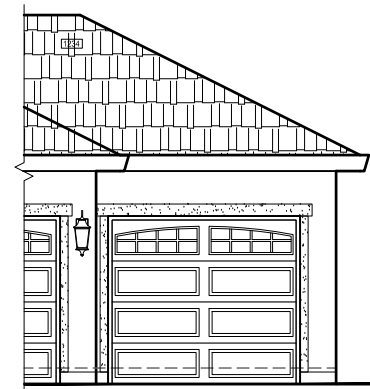
LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



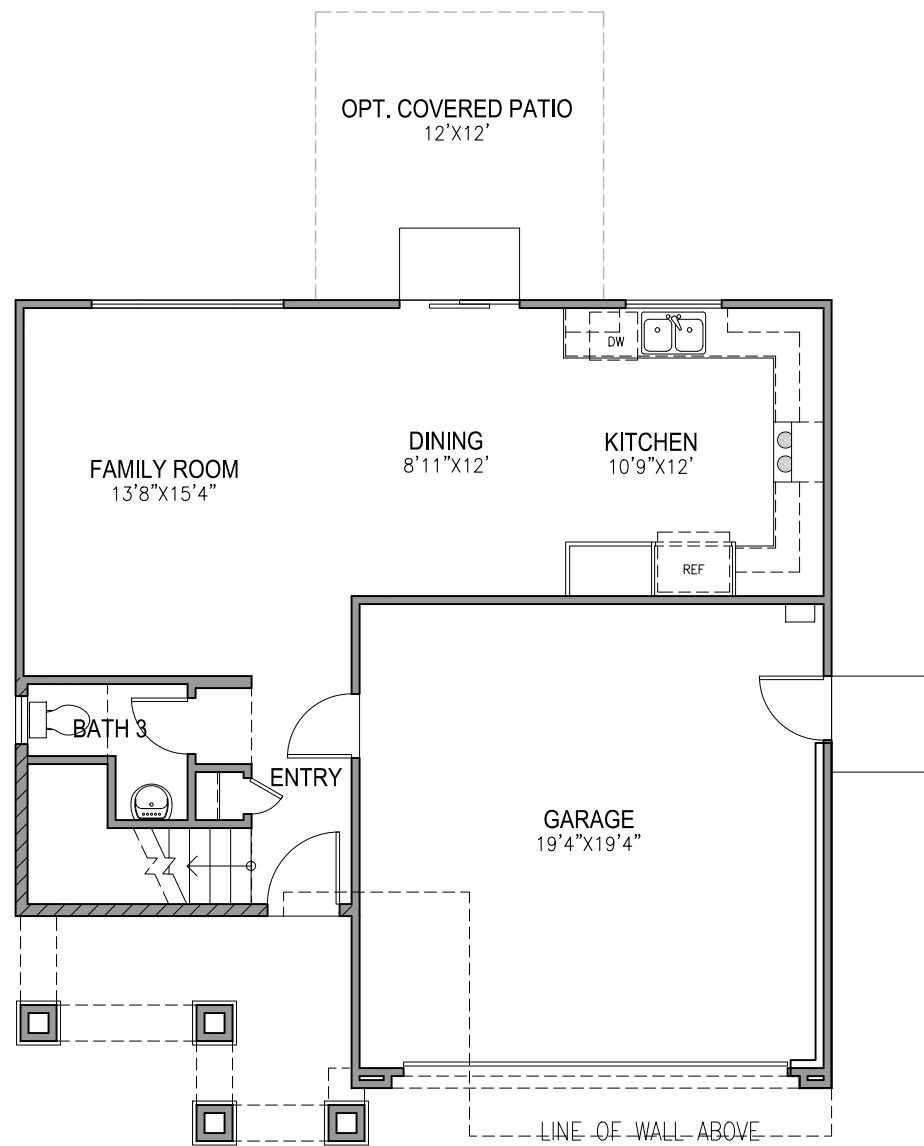
GARAGE OPT
SCALE: 1/8"=1'-0"



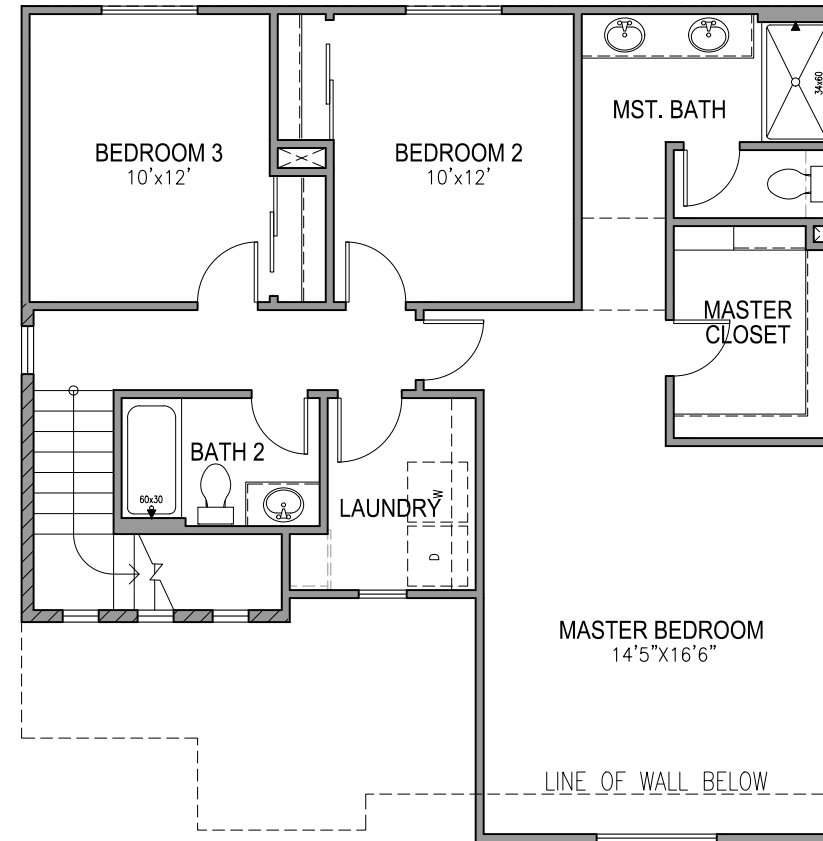
1477 'D' ELEVATIONS
SIERRA VISTA

JMC HOMES

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



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

1570 FLOOR PLAN
SIERRA VISTA

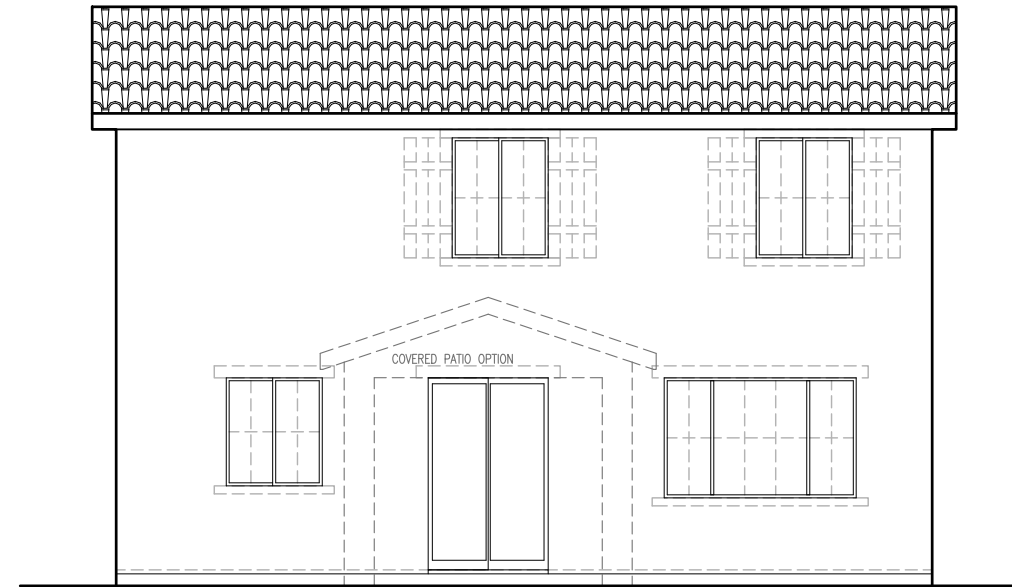


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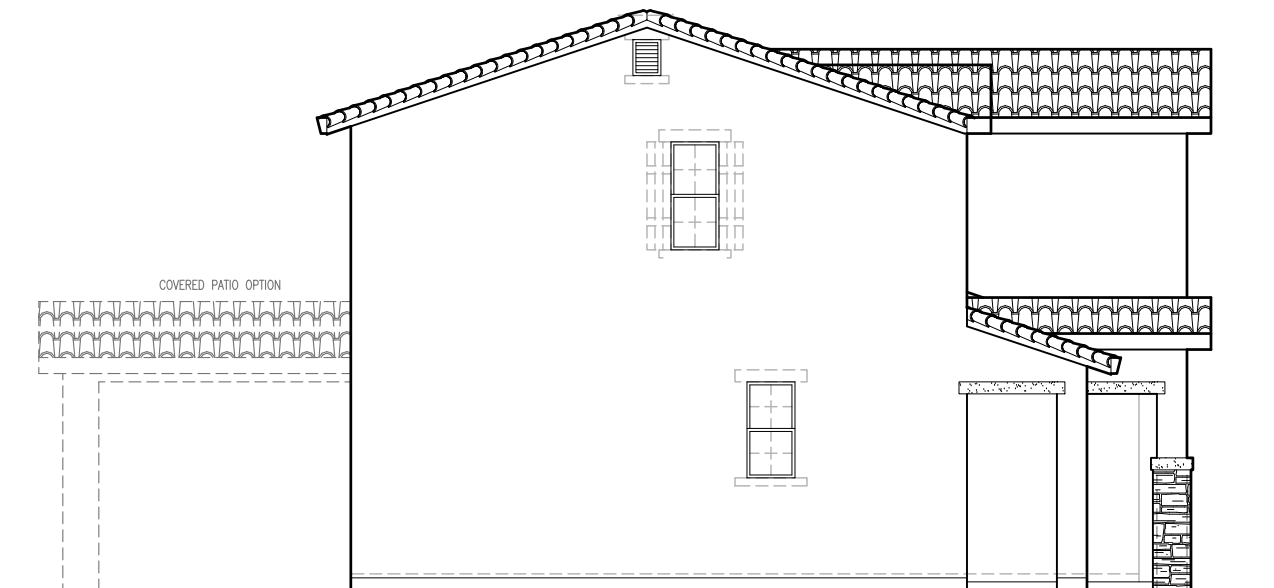
FRONT ELEVATION 'A'

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



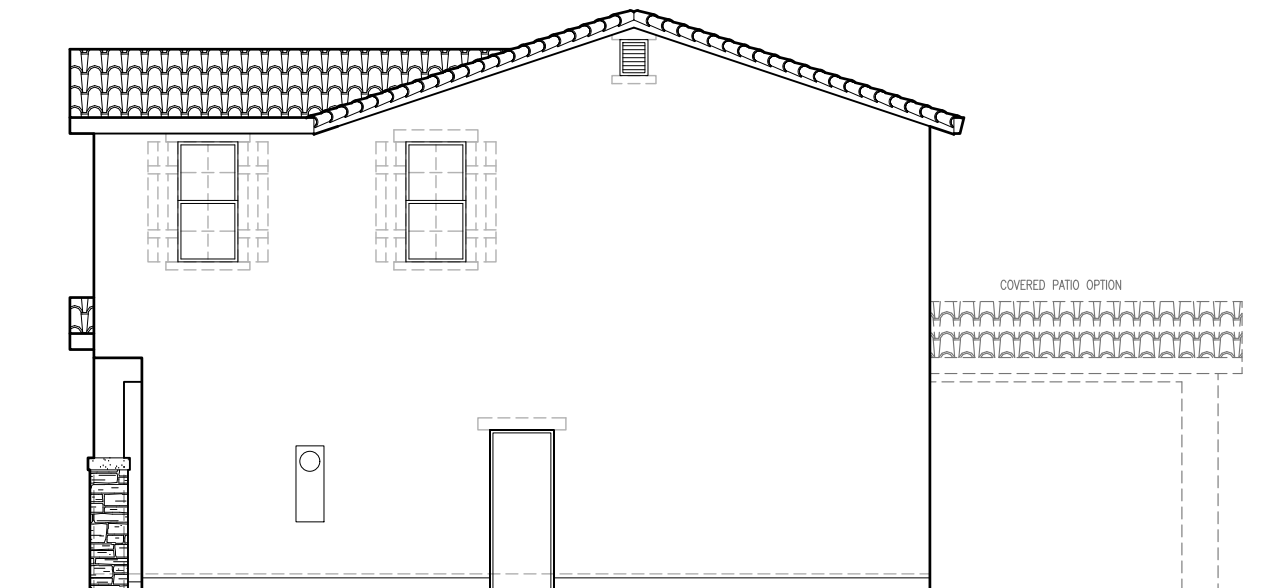
REAR ELEVATION 'A'

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



LEFT ELEVATION 'A'

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



RIGHT ELEVATION 'A'

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

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

**1570 'A' ELEVATIONS
SIERRA VISTA**

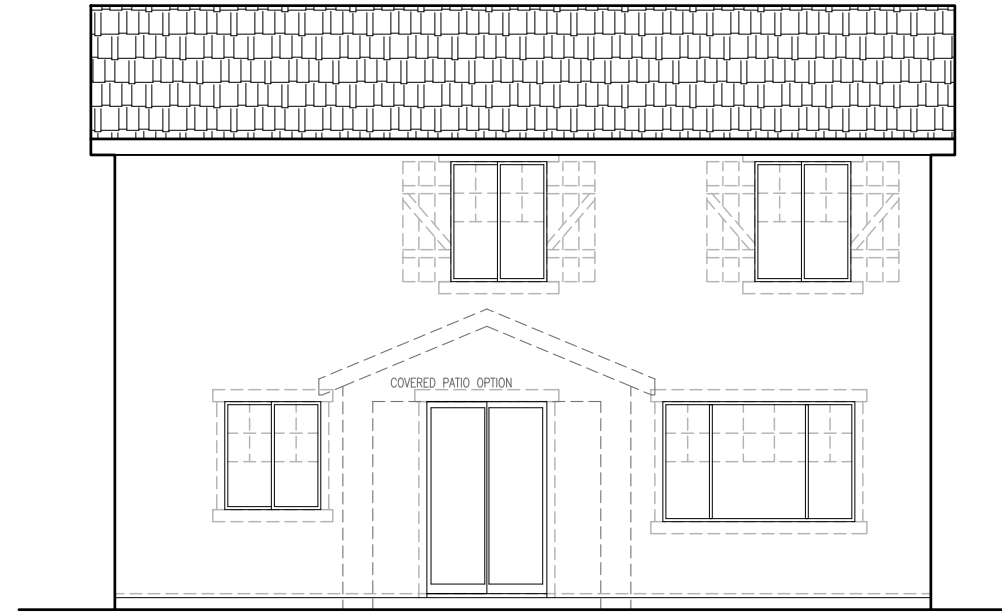


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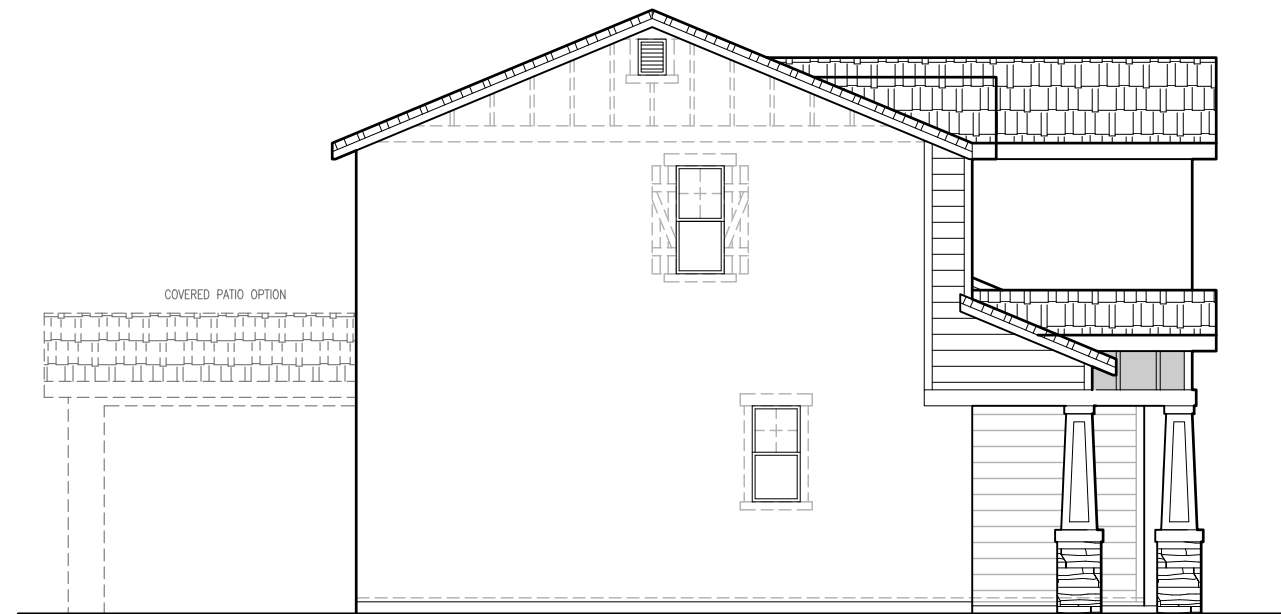
FRONT ELEVATION 'B'

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



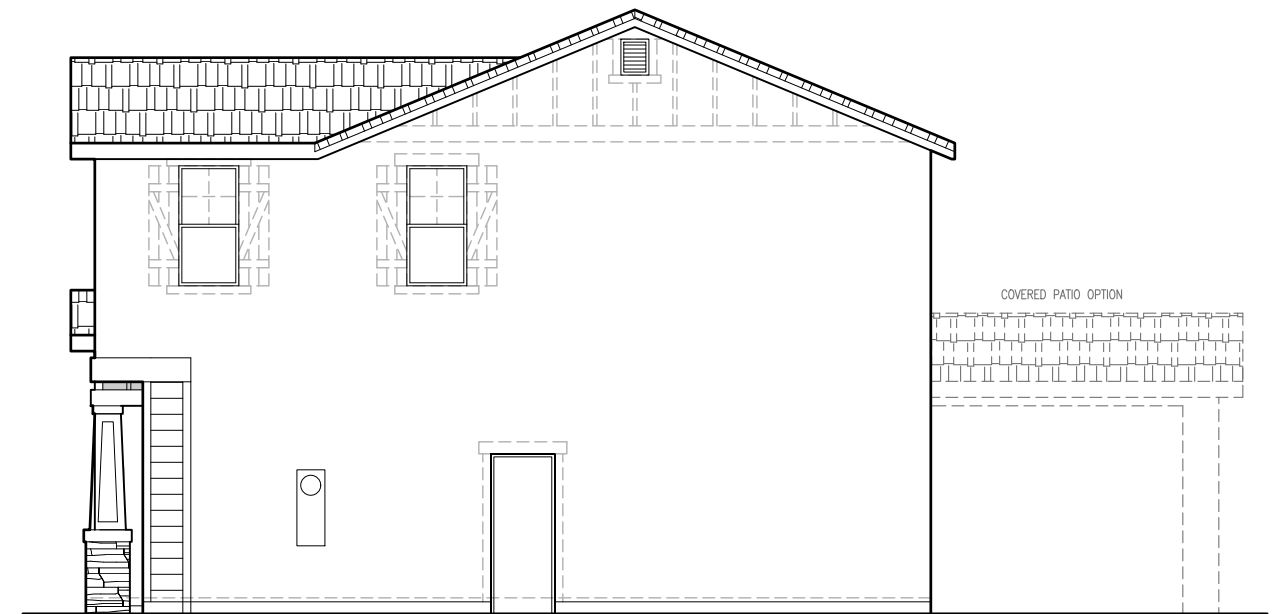
REAR ELEVATION 'B'

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



LEFT ELEVATION 'B'

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



RIGHT ELEVATION 'B'

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

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

**1570 'B' ELEVATIONS
SIERRA VISTA**

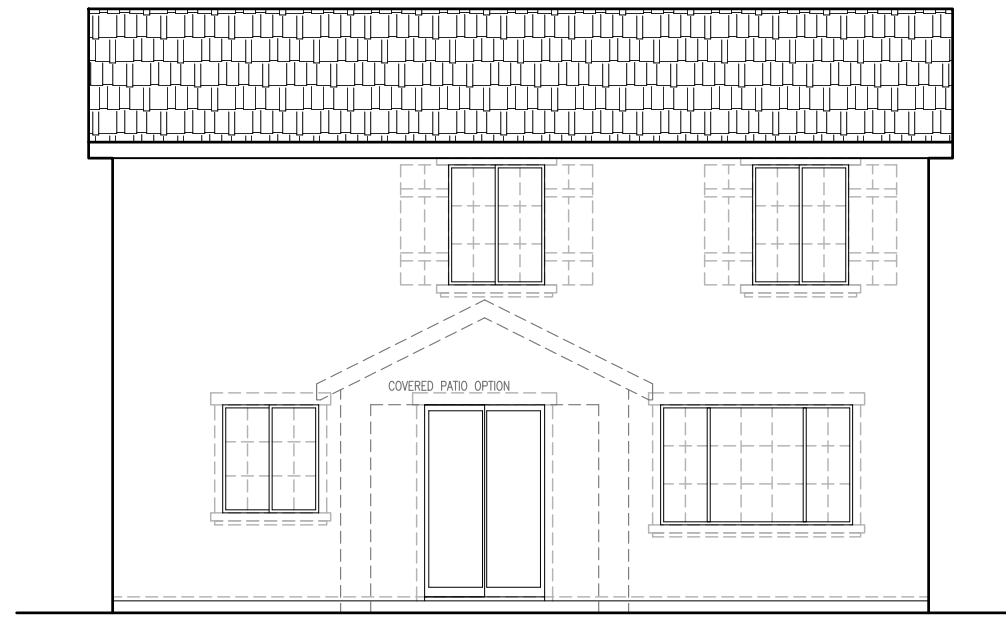


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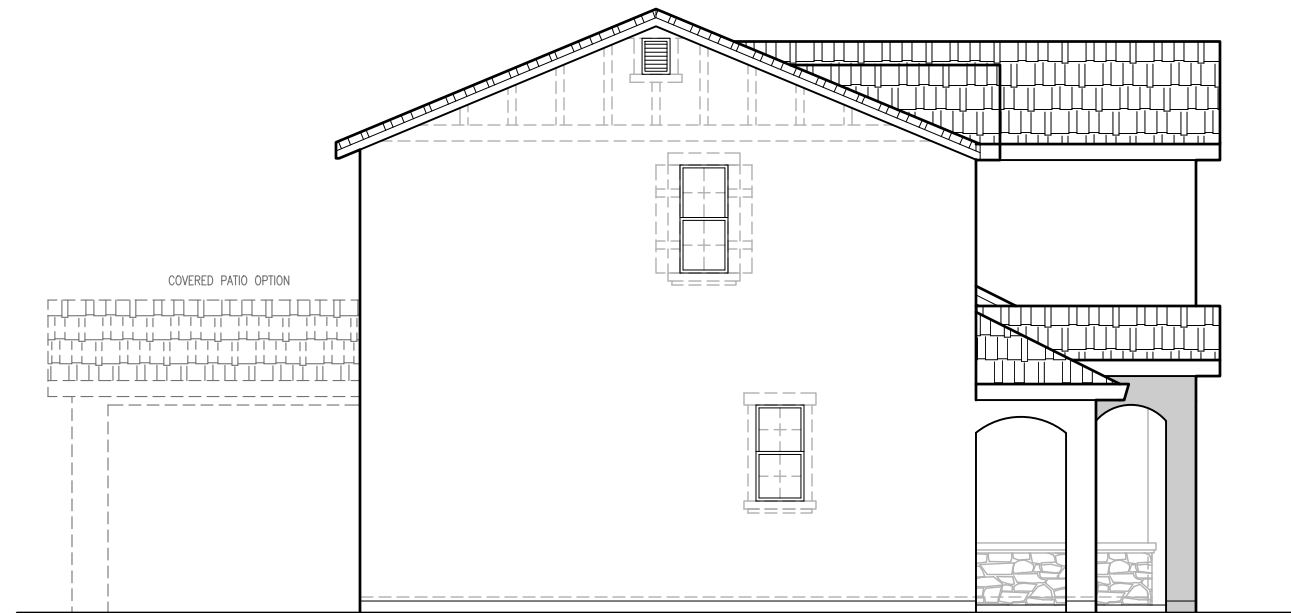
FRONT ELEVATION 'C'

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



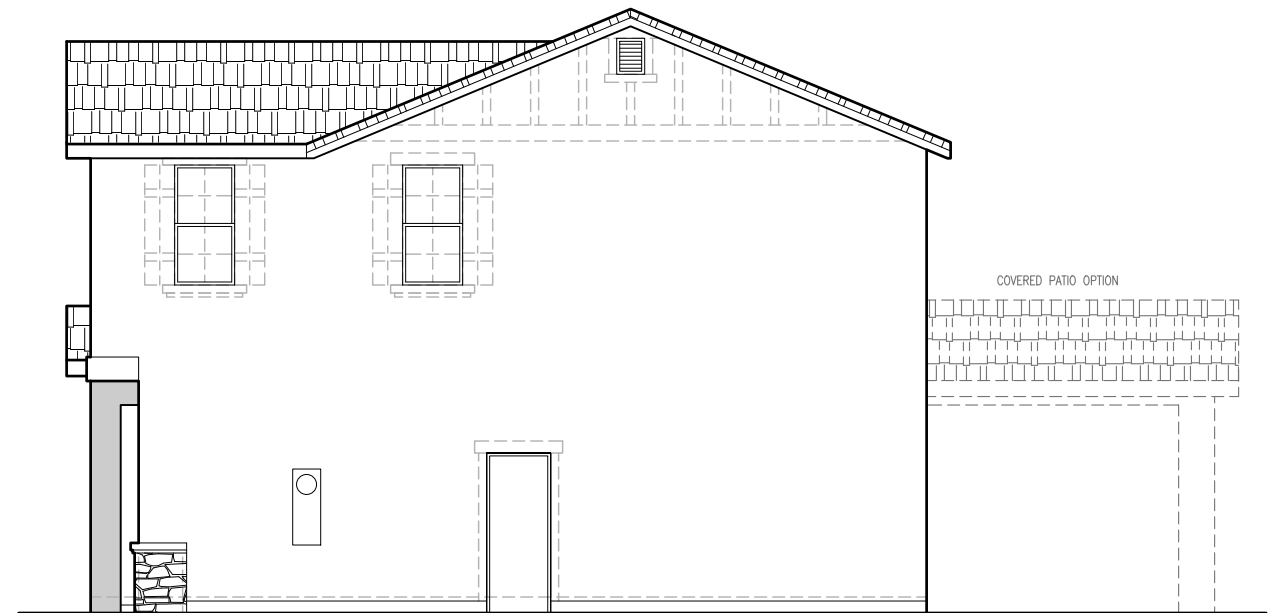
REAR ELEVATION 'C'

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



LEFT ELEVATION 'C'

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



RIGHT ELEVATION 'C'

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

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

**1570 'C' ELEVATIONS
SIERRA VISTA**

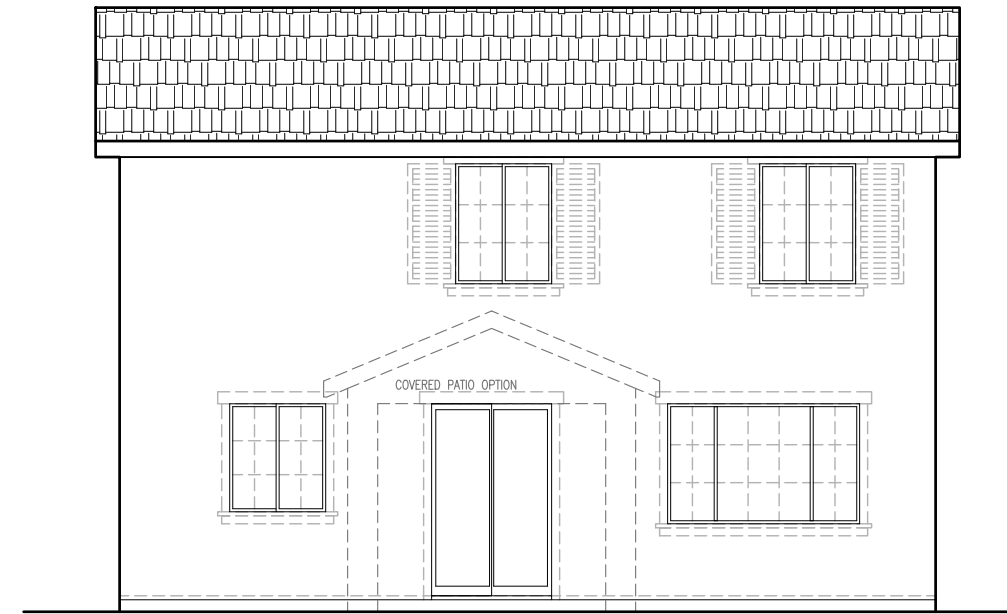


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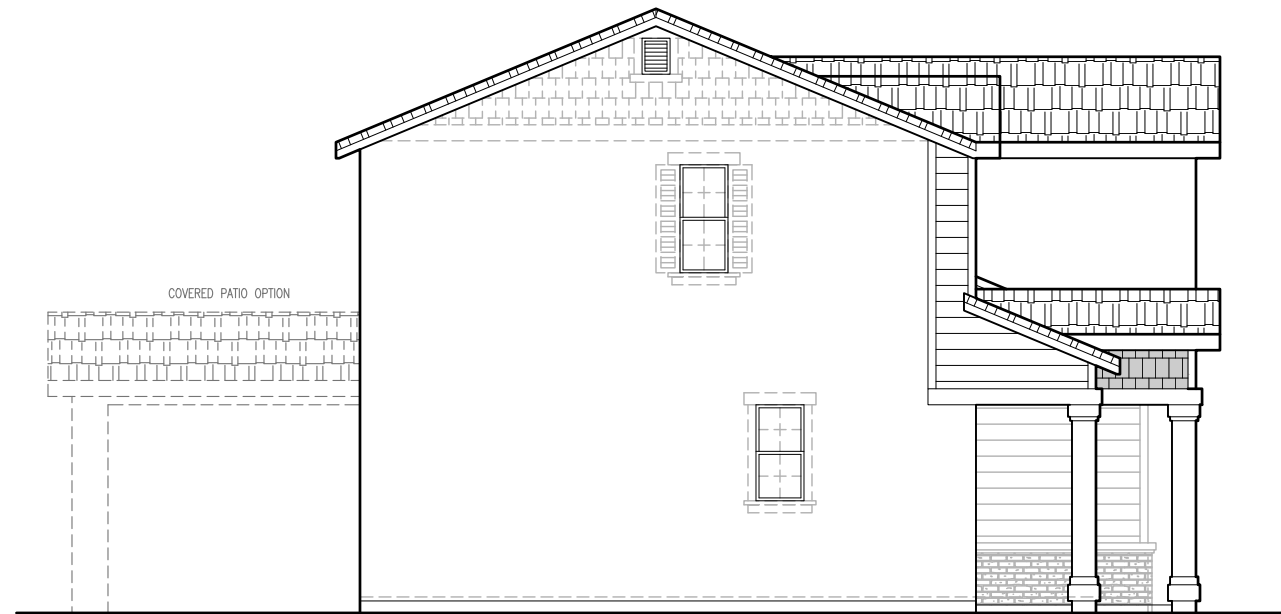
FRONT ELEVATION 'D'

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



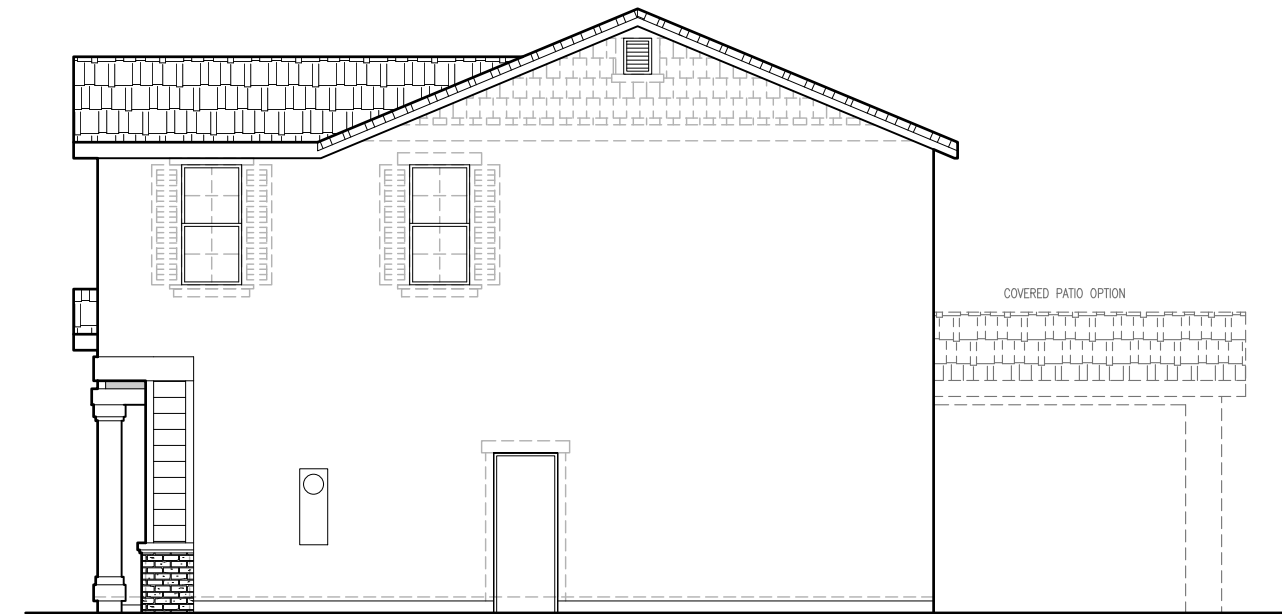
REAR ELEVATION 'D'

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



LEFT ELEVATION 'D'

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



RIGHT ELEVATION 'D'

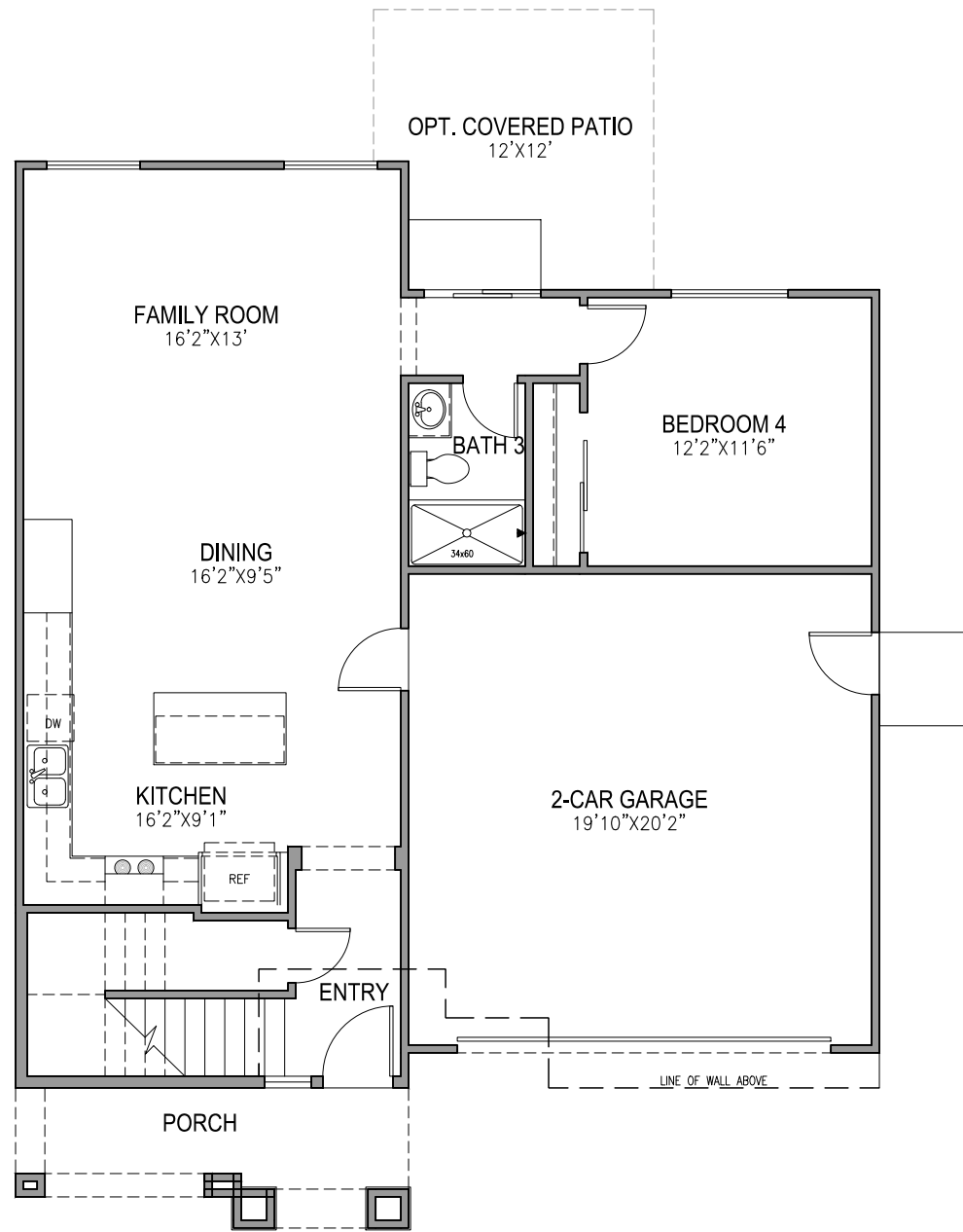
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

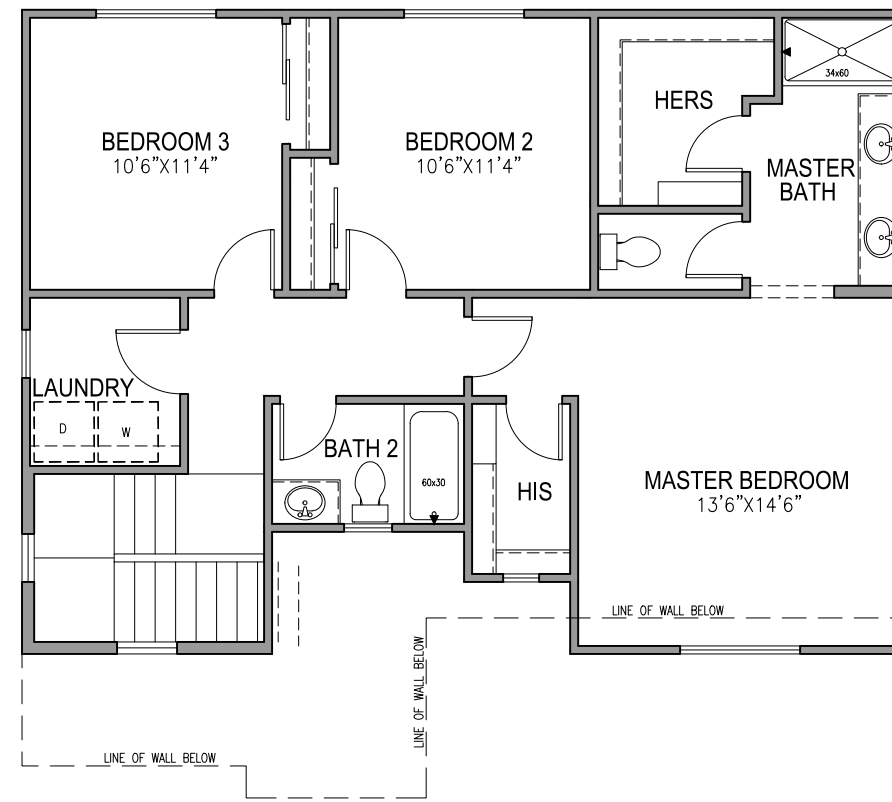
**1570 'D' ELEVATIONS
SIERRA VISTA**



John Mourier Construction Inc.
Roseville, California



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



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

1790 FLOOR PLAN
SIERRA VISTA



John Mourier Construction Inc.
Roseville, California



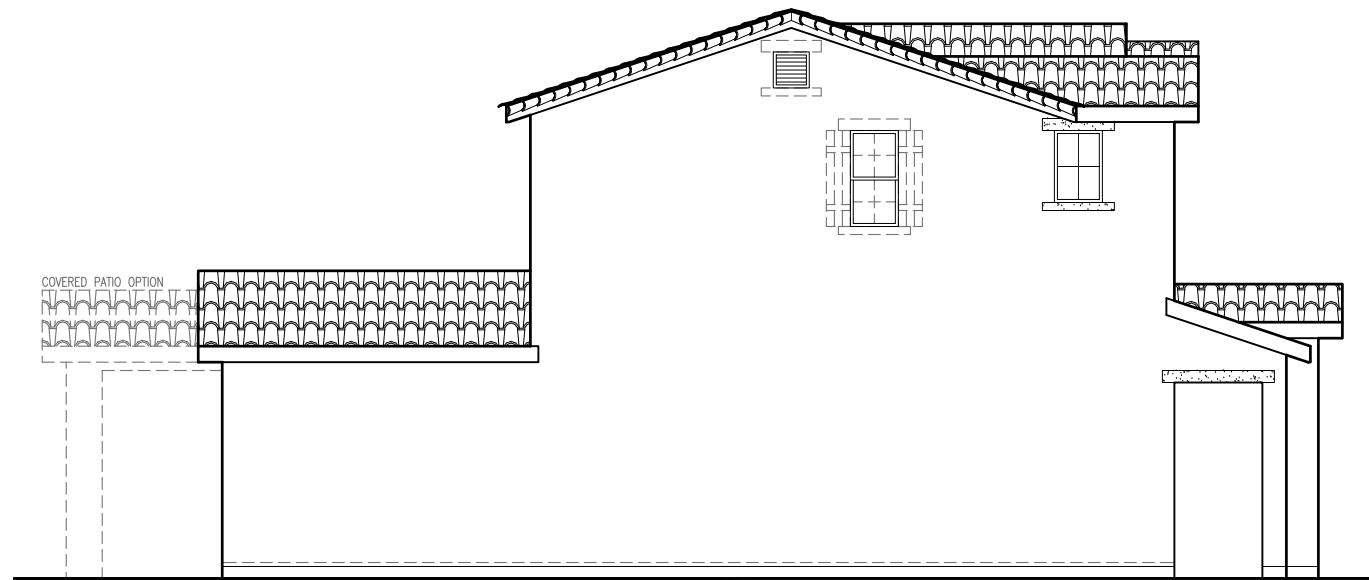
FRONT ELEVATION 'A'

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



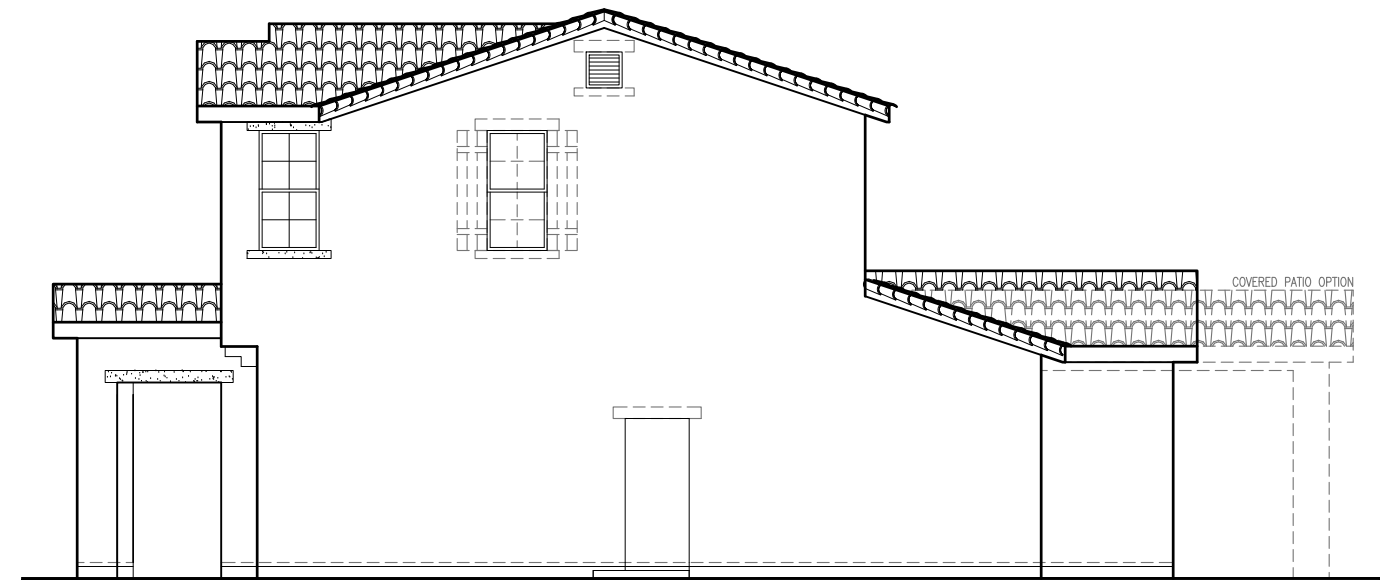
REAR ELEVATION 'A'

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



LEFT ELEVATION 'A'

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



RIGHT ELEVATION 'A'

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

**1790 'A' ELEVATIONS
SIERRA VISTA**

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE
SELECTED WHENEVER SIDE IS ADJACENT TO A
STREET, OPEN SPACE, OR OTHER PUBLIC
LOCATION.



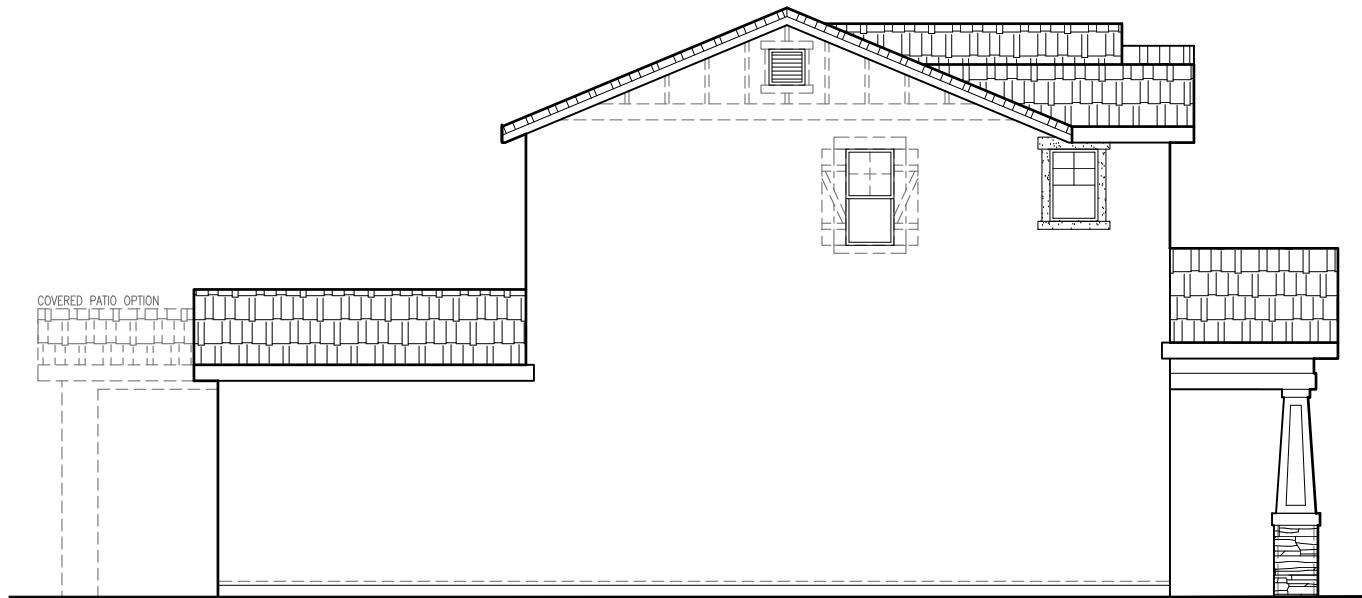
John Mourier Construction Inc.
Roseville, California



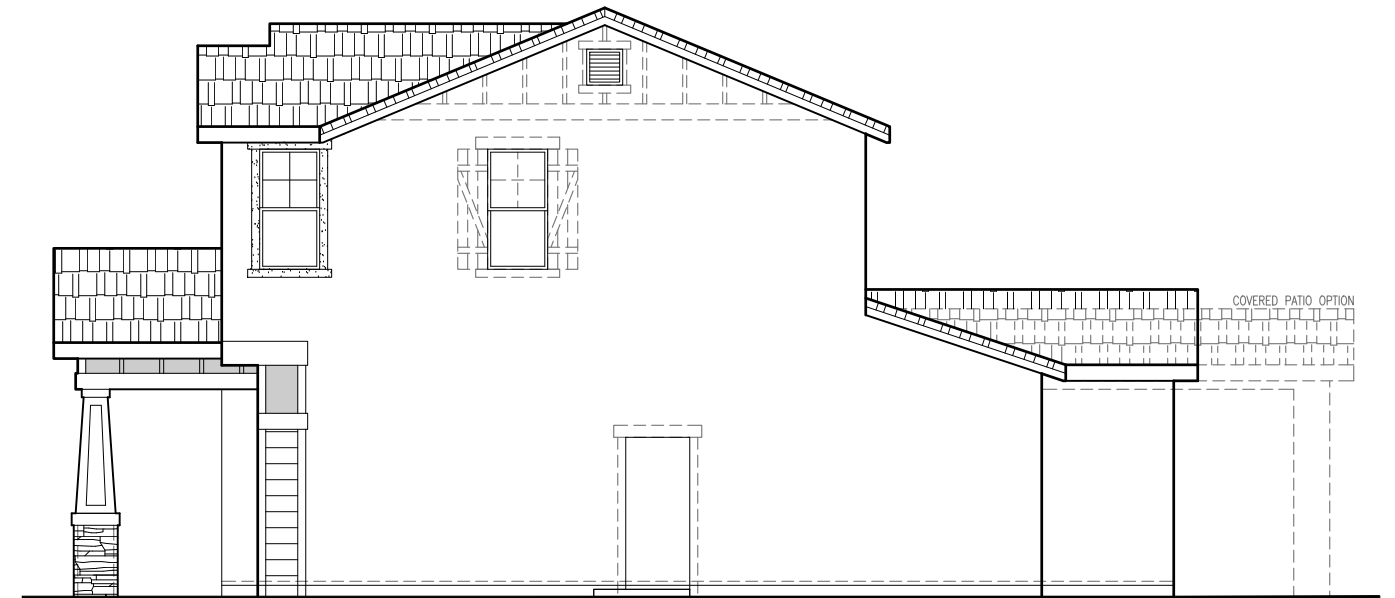
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

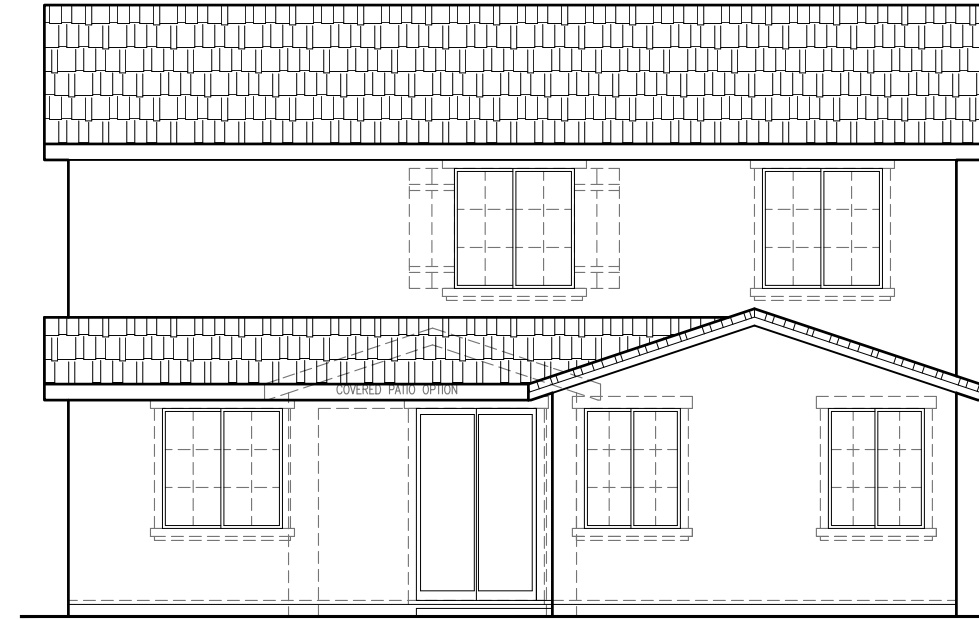
**1790 'B' ELEVATIONS
SIERRA VISTA**



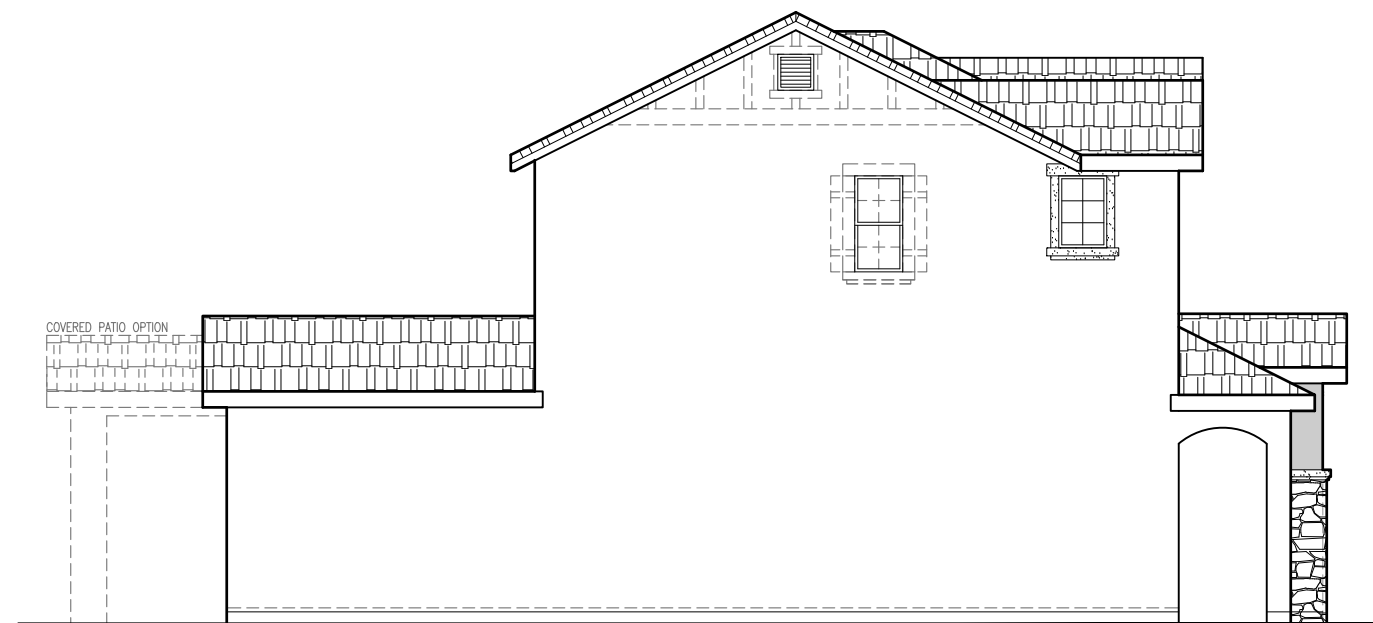
John Mourier Construction Inc.
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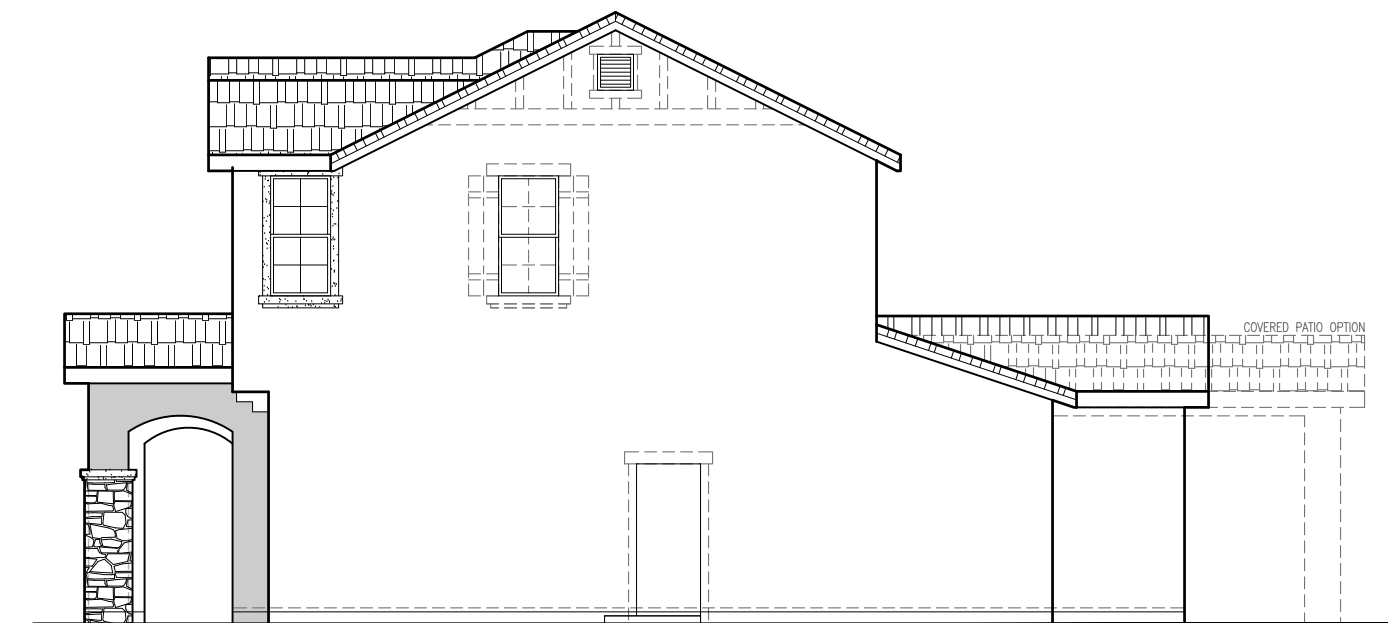
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

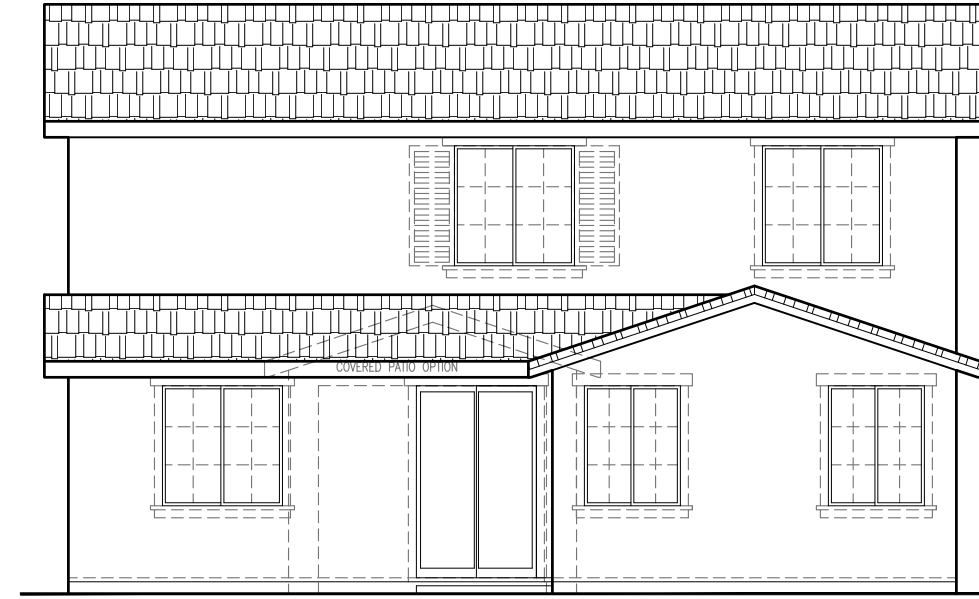
SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

**1790 'C' ELEVATIONS
SIERRA VISTA**

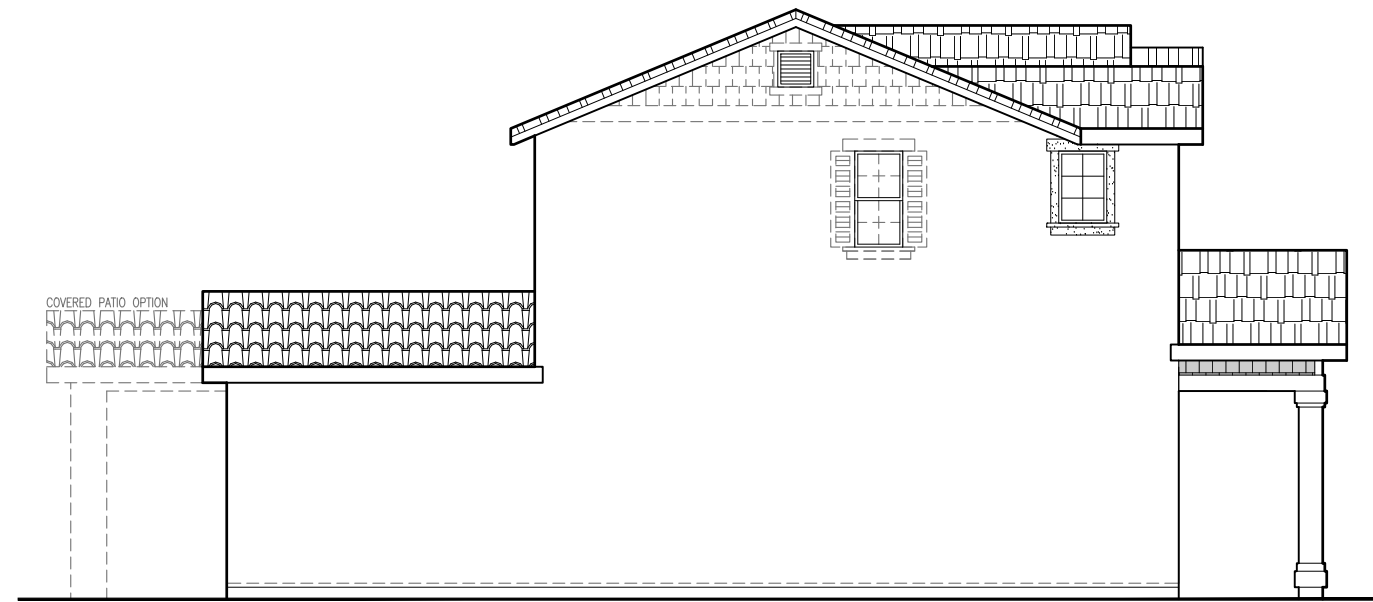
JMC HOMES
John Mourier Construction Inc.
Roseville, California



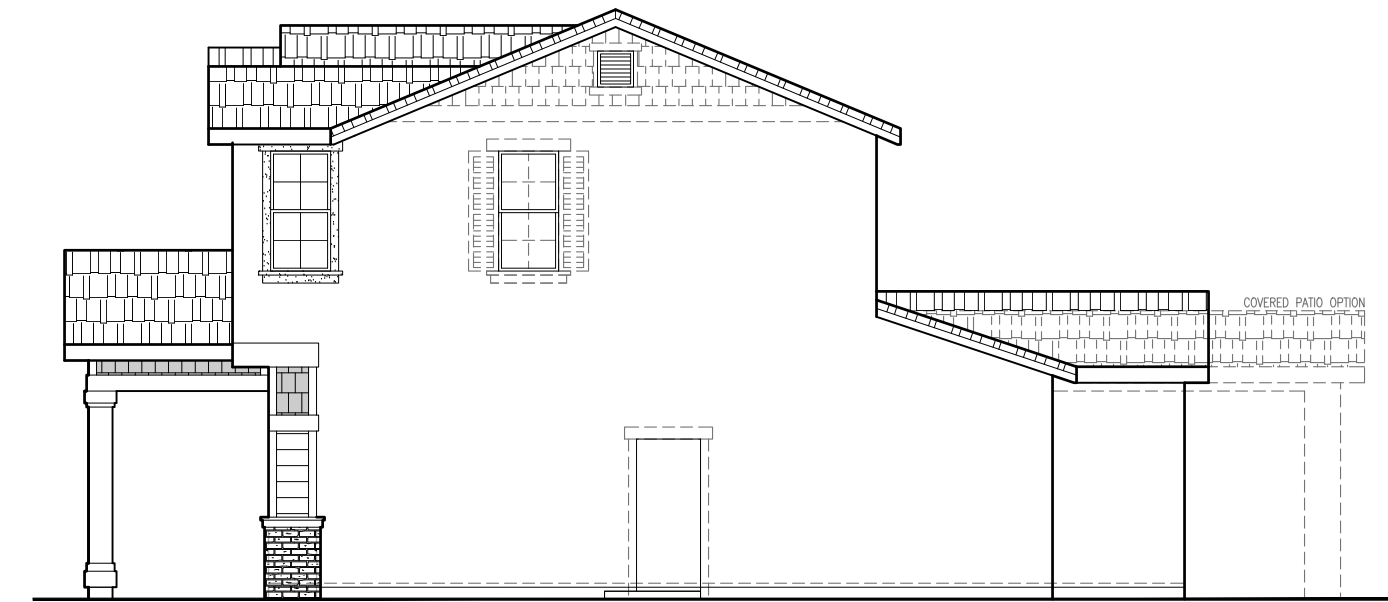
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

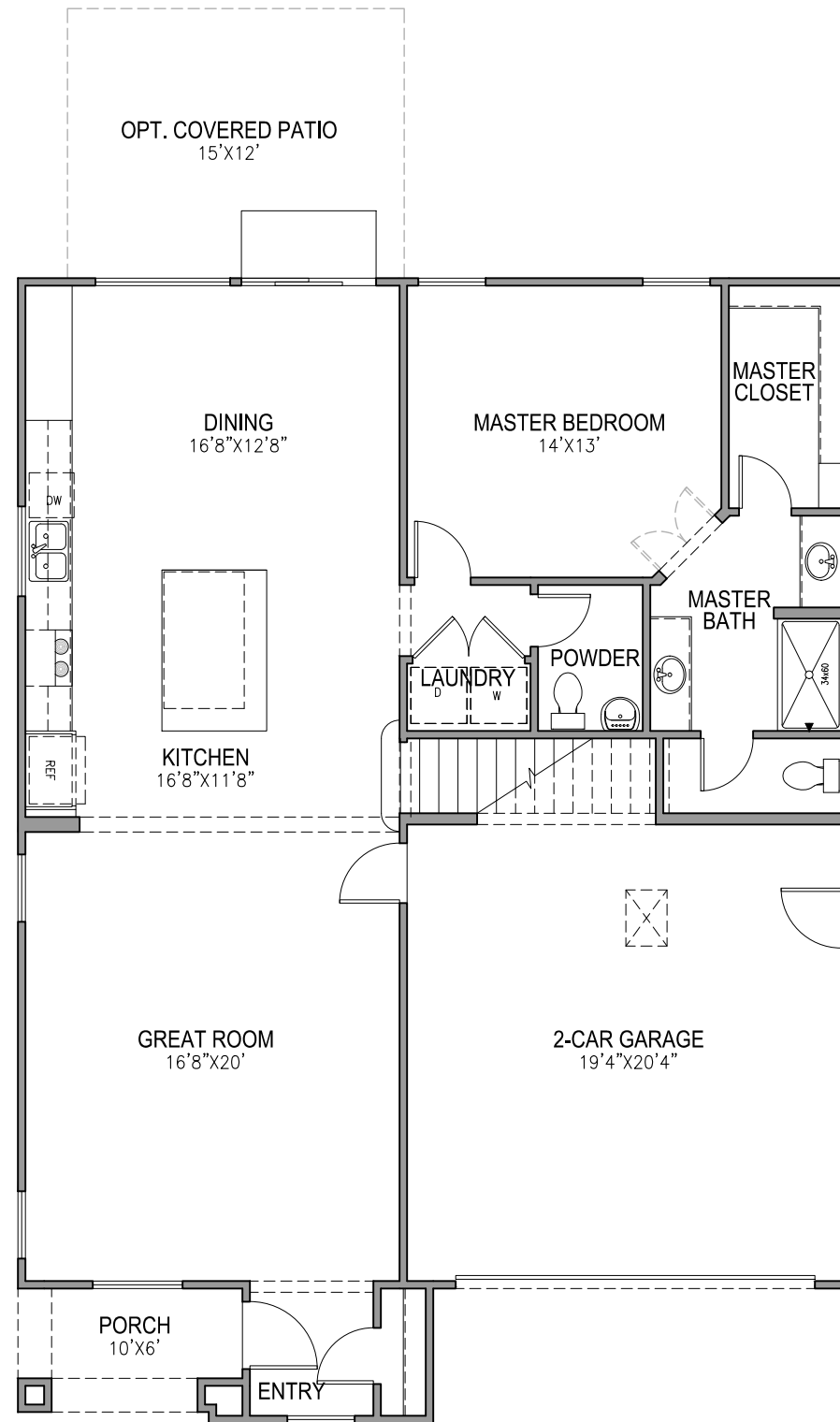


RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

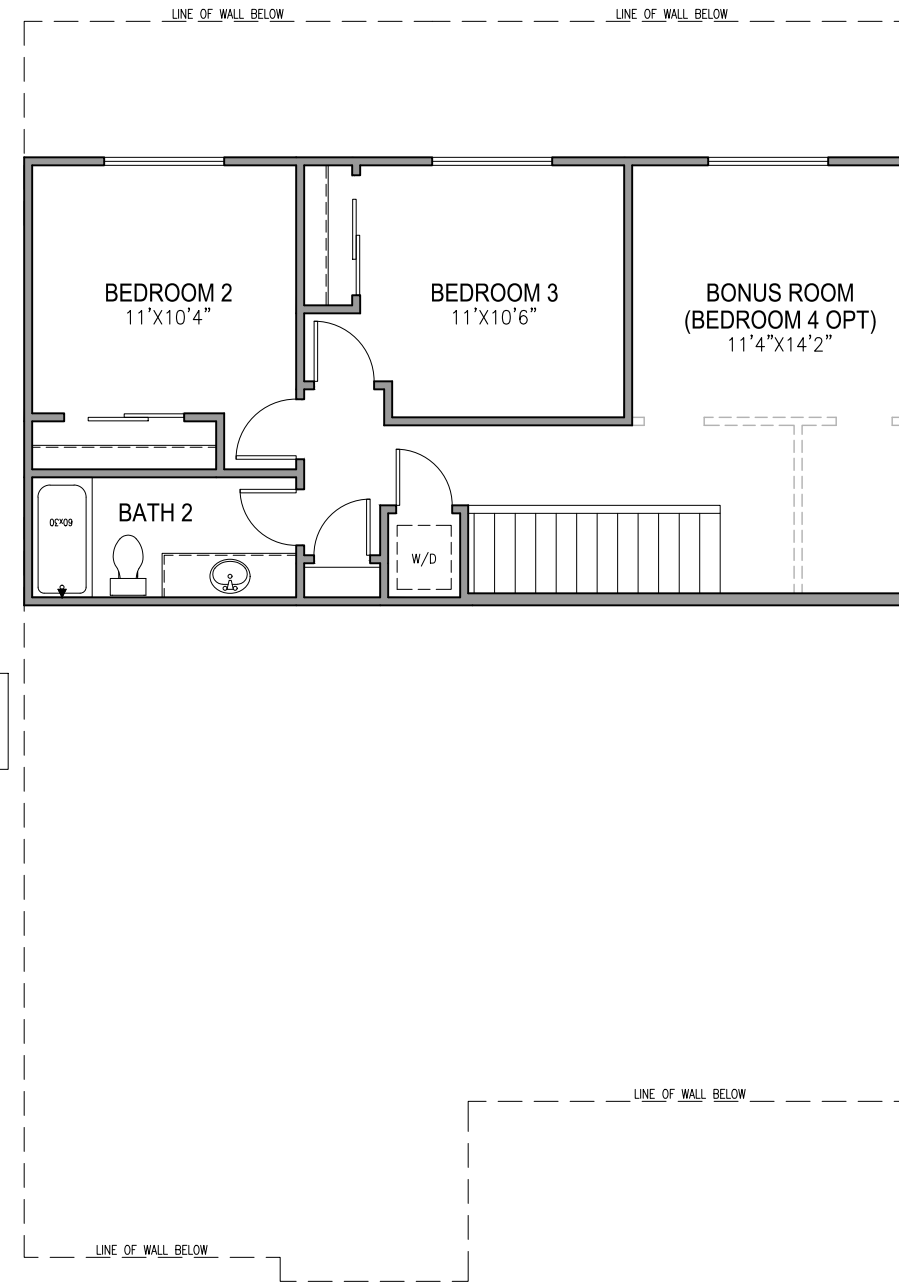
**1790 'D' ELEVATIONS
SIERRA VISTA**

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FIRST FLOOR PLAN

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



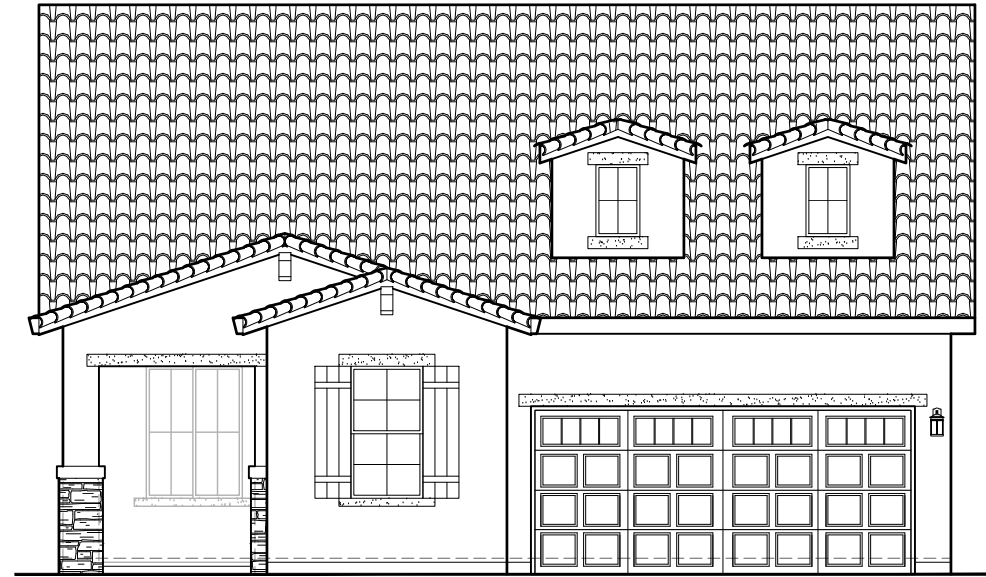
SECOND FLOOR PLAN

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

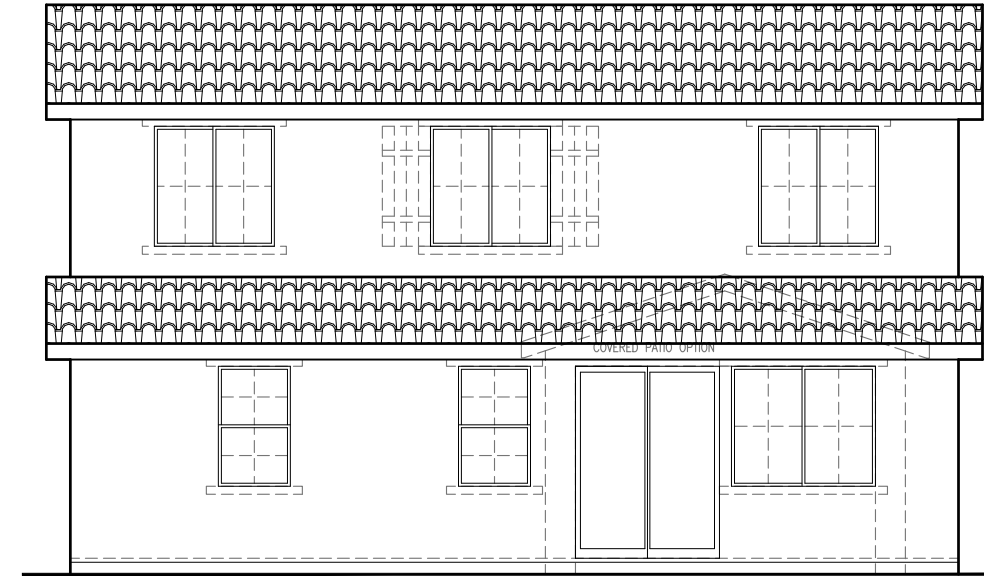
**1964 FLOOR PLAN
SIERRA VISTA**



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Roseville, California

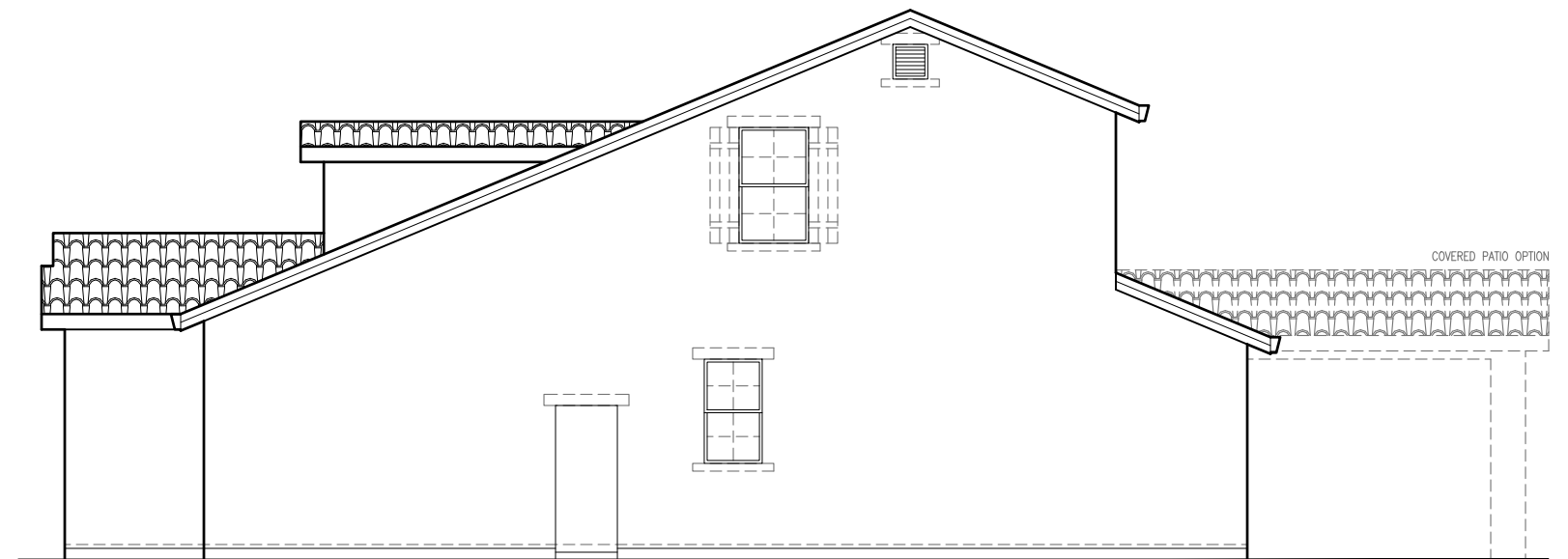


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

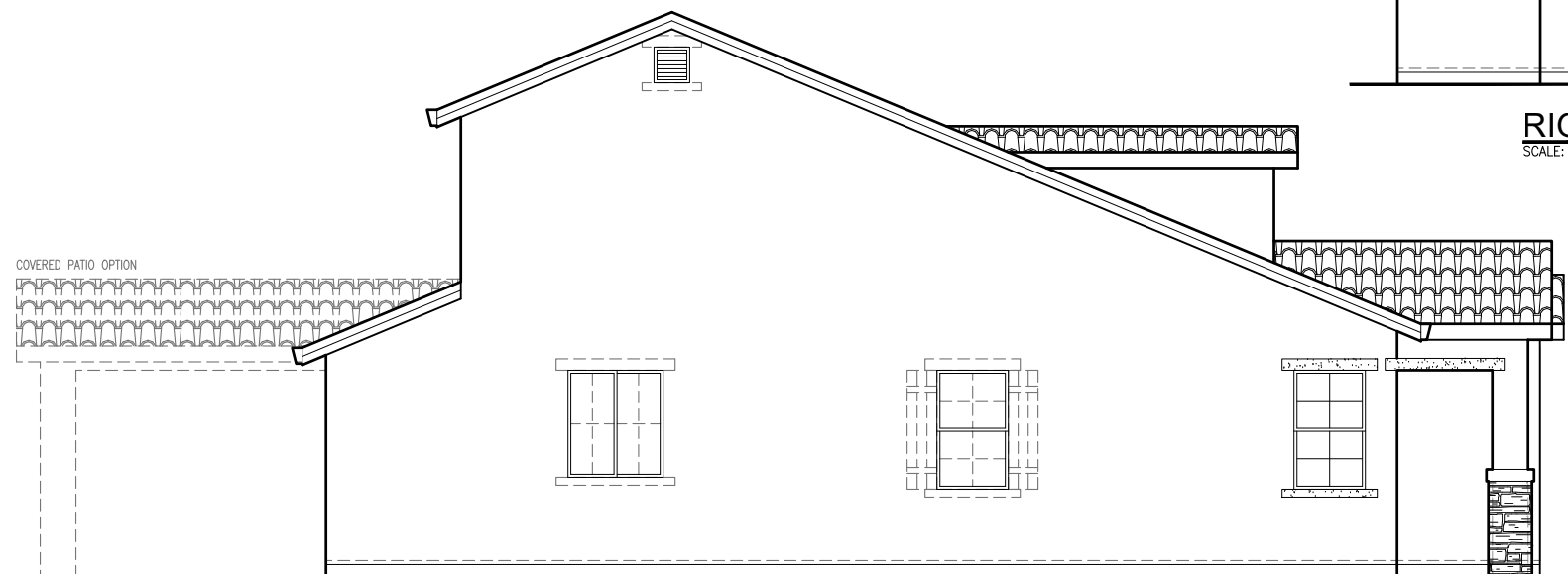


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

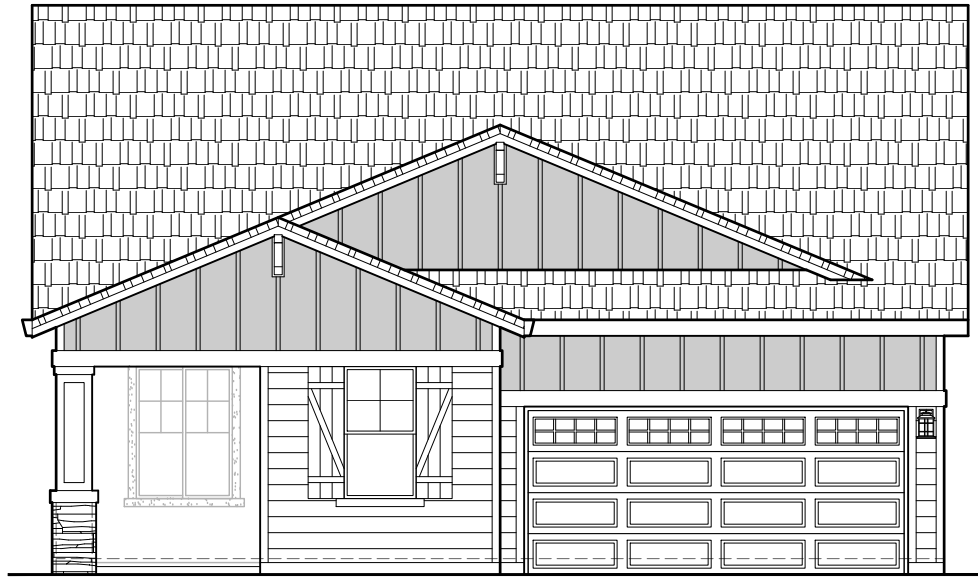


LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1964 'A' ELEVATIONS
SIERRA VISTA

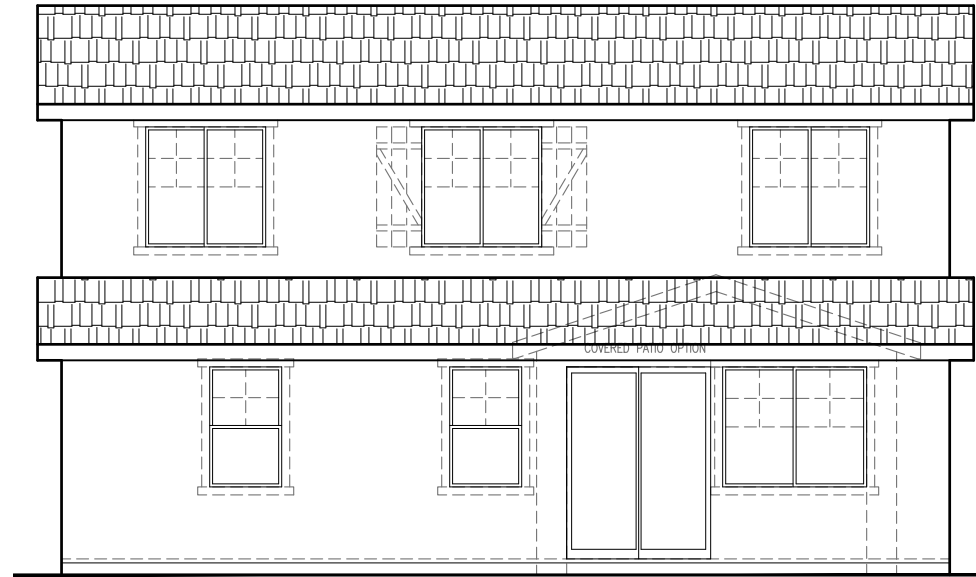
JMC HOMES

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FRONT ELEVATION 'B'

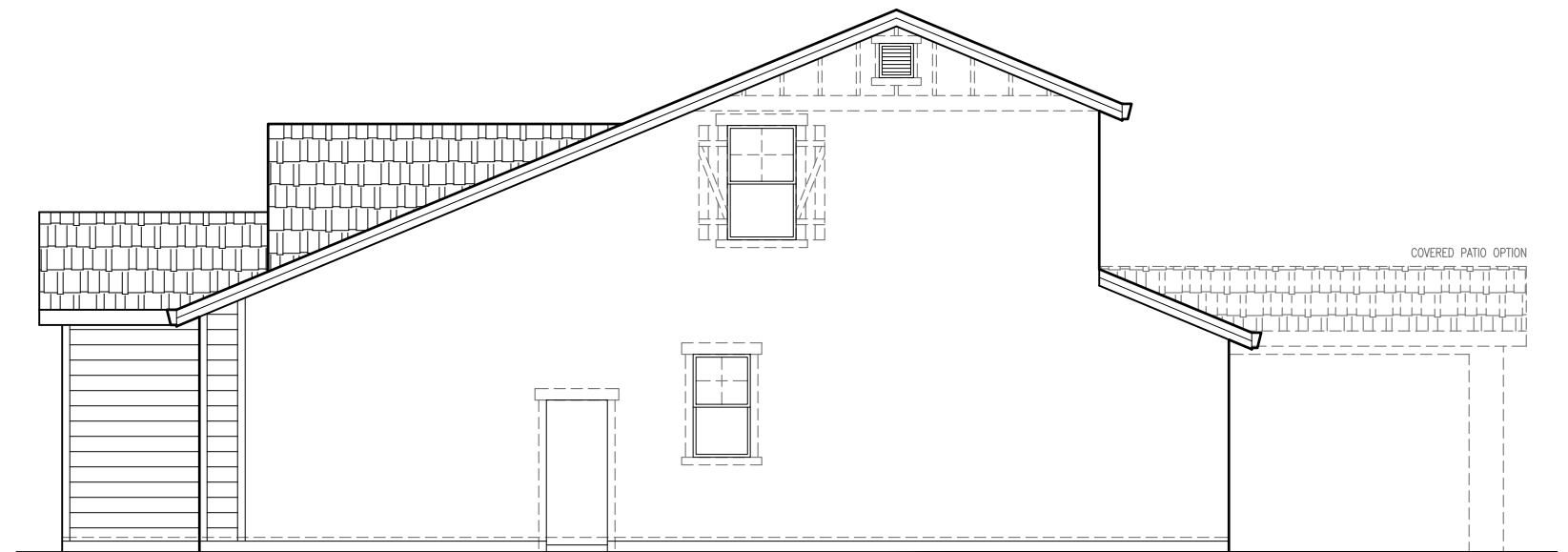
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'

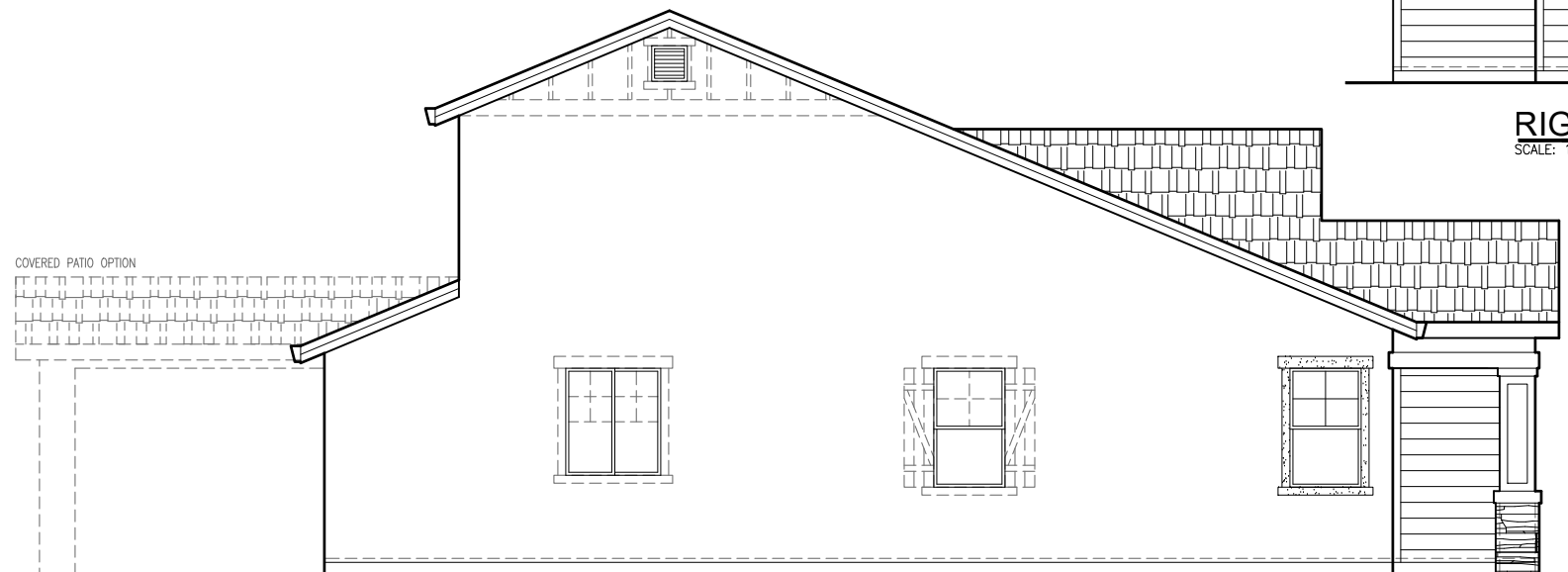
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'

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



LEFT ELEVATION 'B'

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

1964 'B' ELEVATIONS
SIERRA VISTA

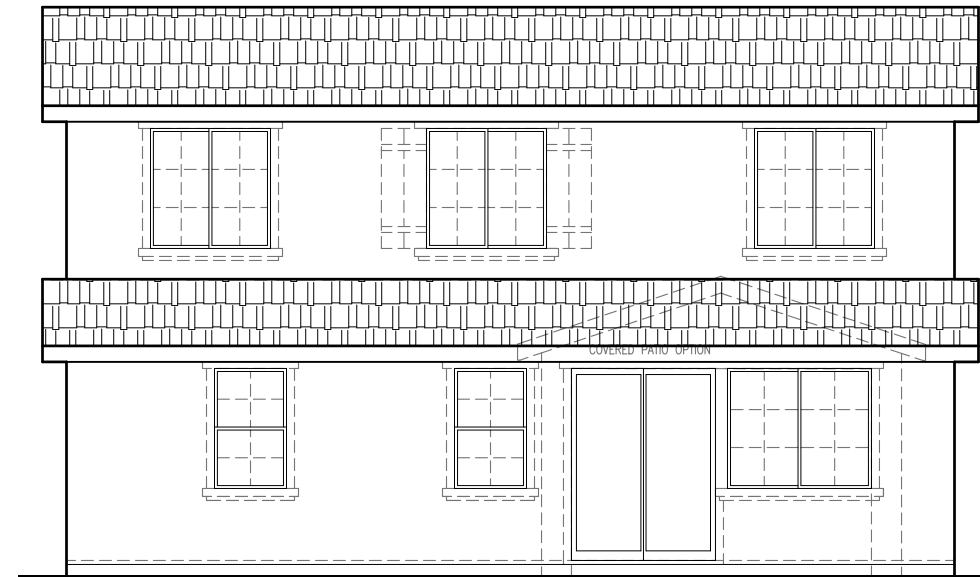
JMC HOMES

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FRONT ELEVATION 'C'

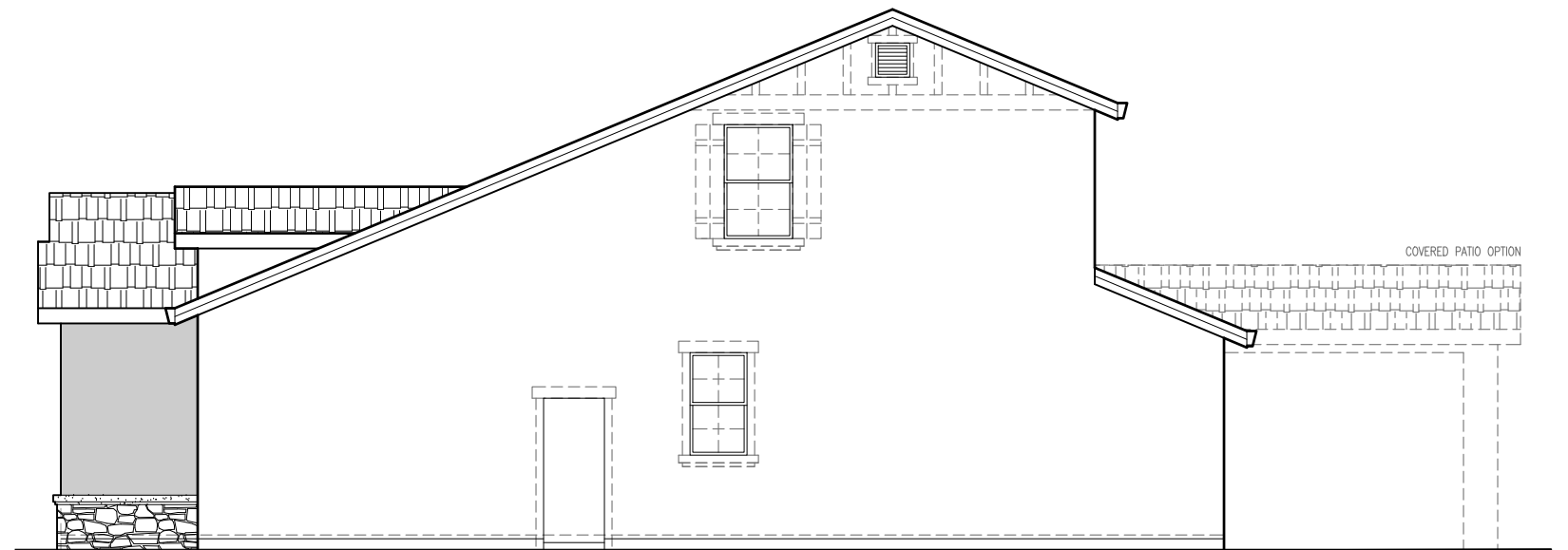
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'

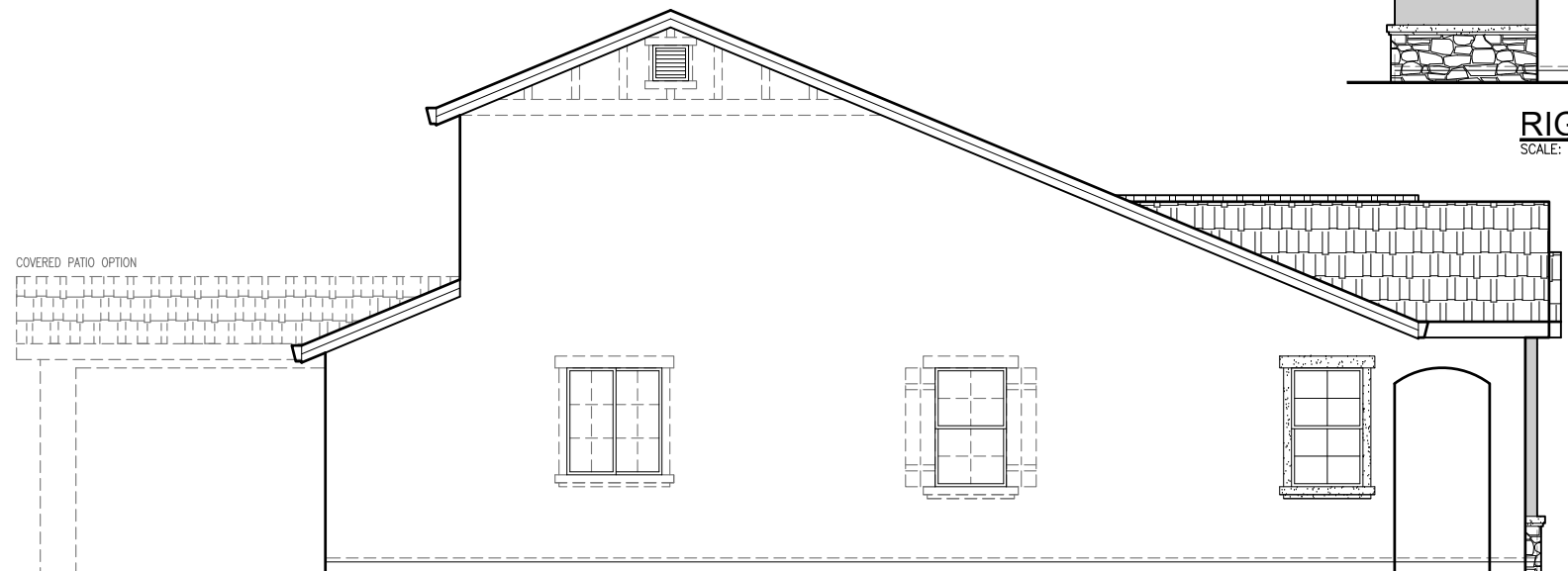
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'

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



LEFT ELEVATION 'C'

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

1964 'C' ELEVATIONS
SIERRA VISTA

JMC HOMES

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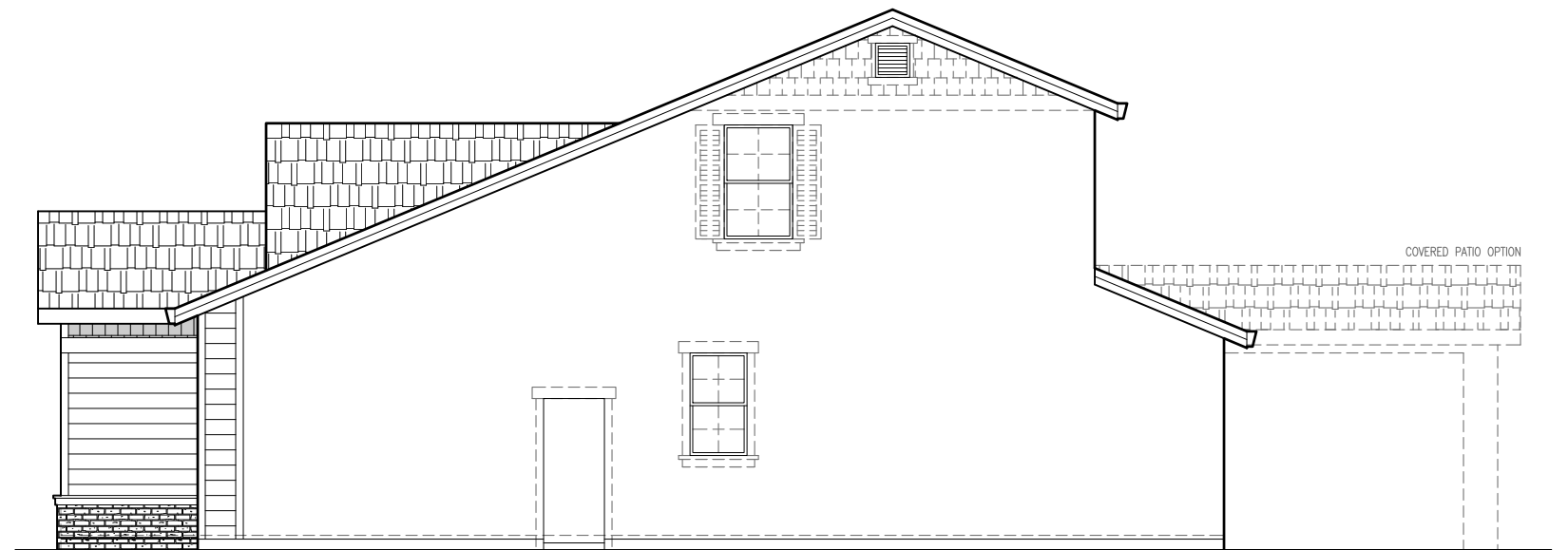


FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

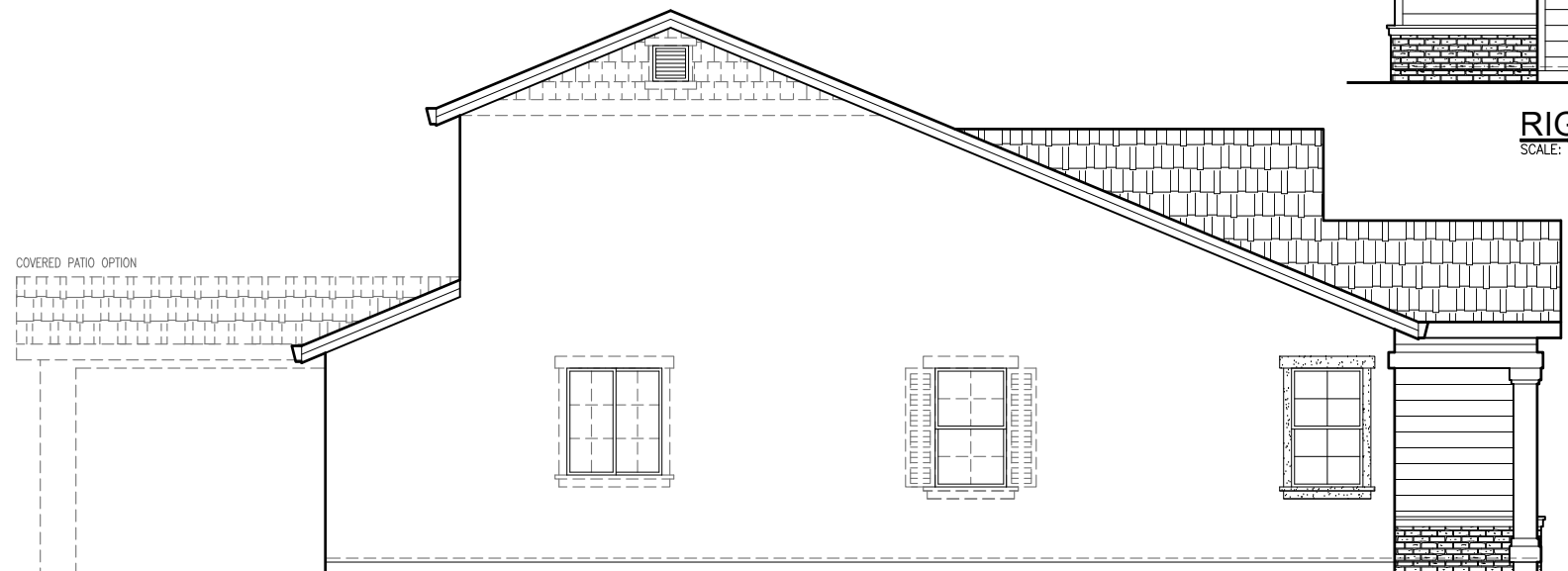


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

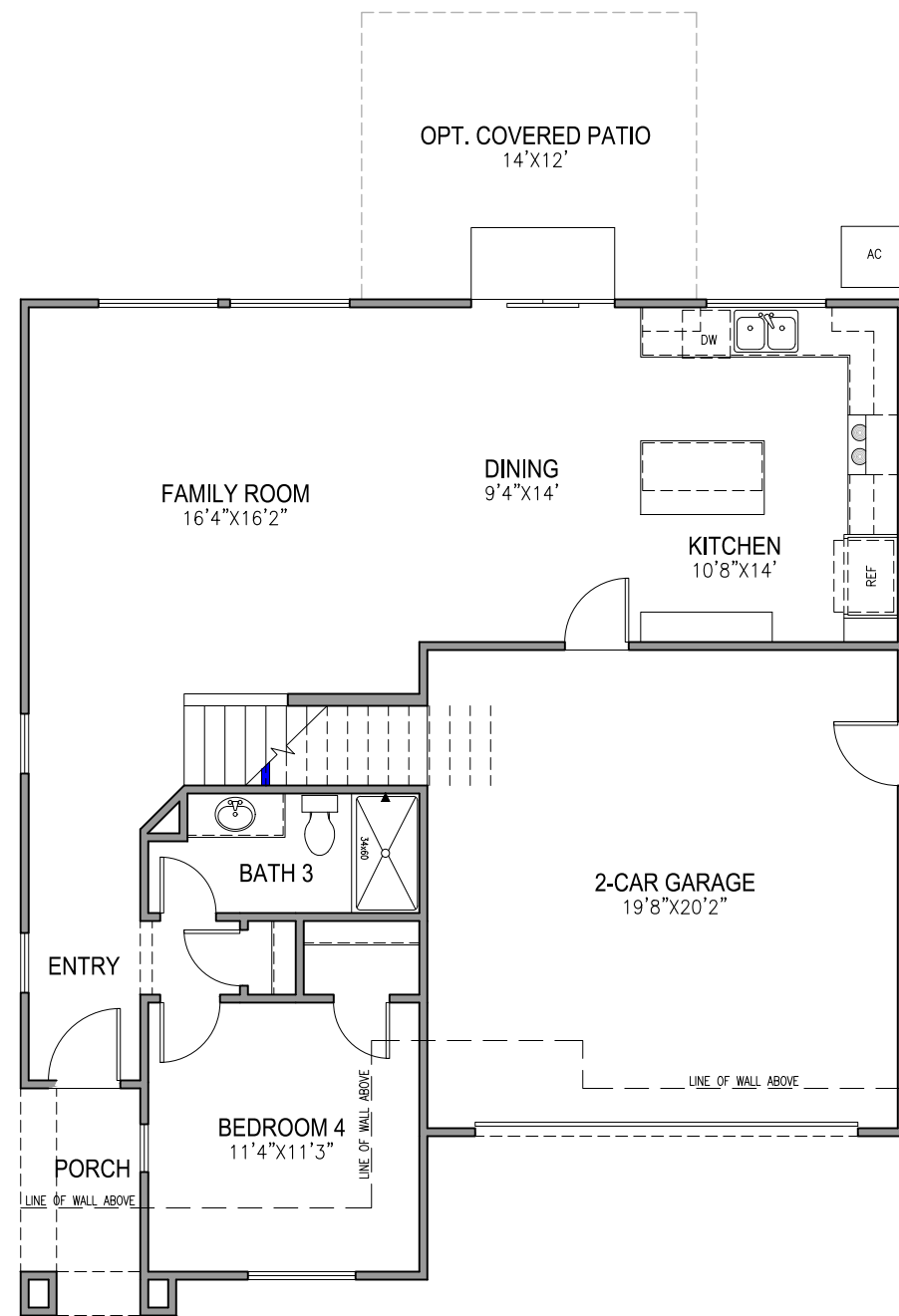


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1964 'D' ELEVATIONS
SIERRA VISTA



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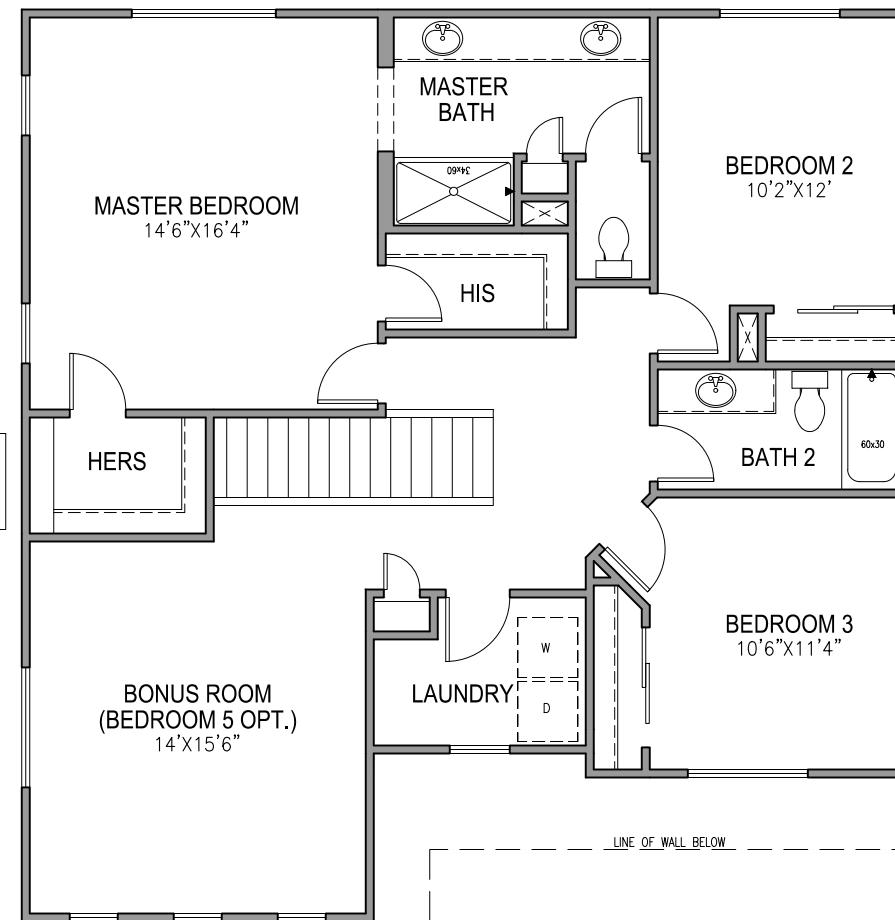
FIRST FLOOR PLAN

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



BEDROOM 5 PLAN

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



SECOND FLOOR PLAN

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

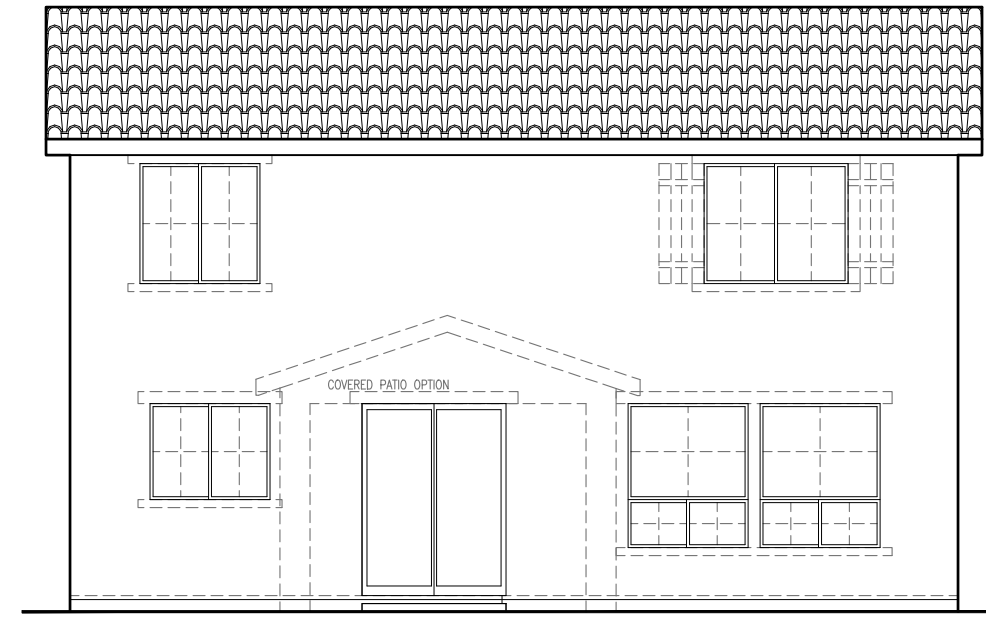
2184 FLOOR PLAN
SIERRA VISTA



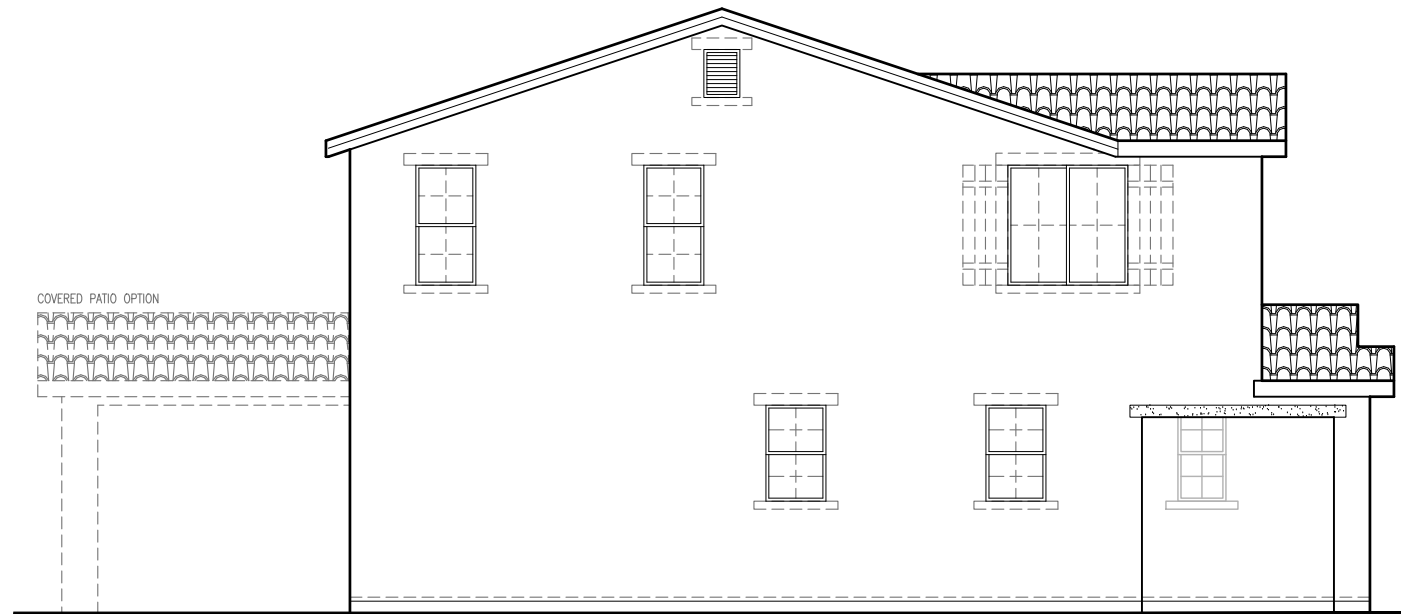
John Mourier Construction Inc.
Roseville, California



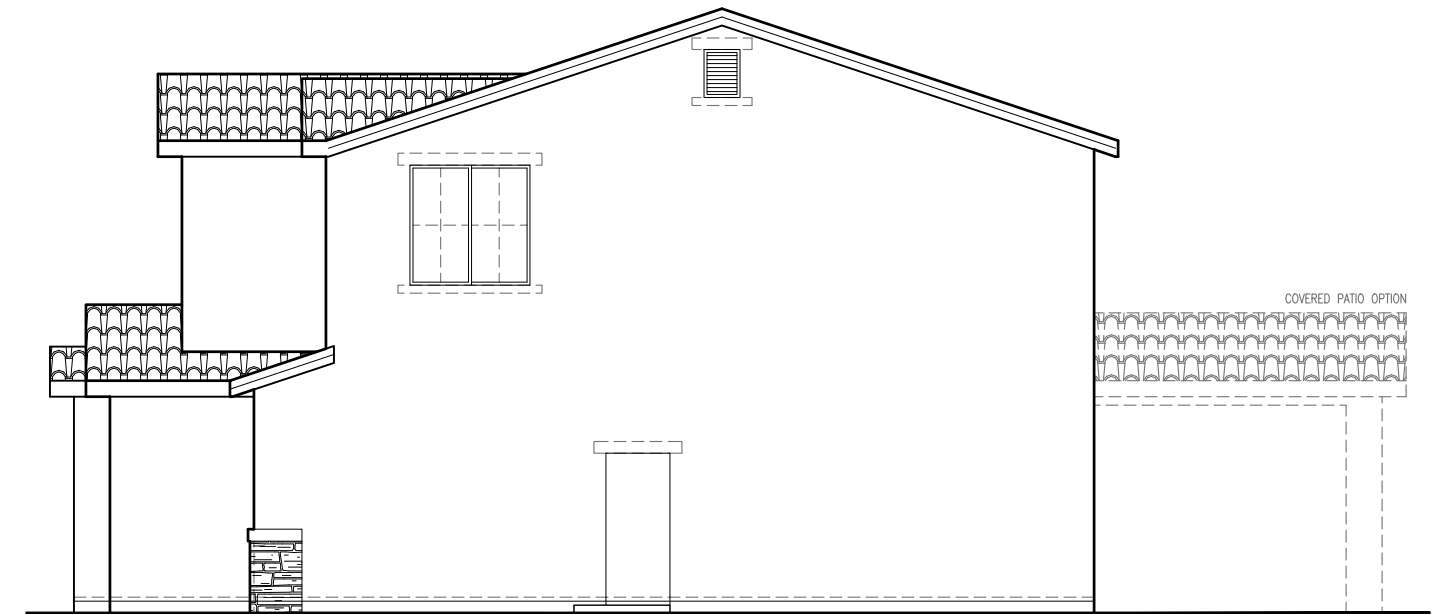
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

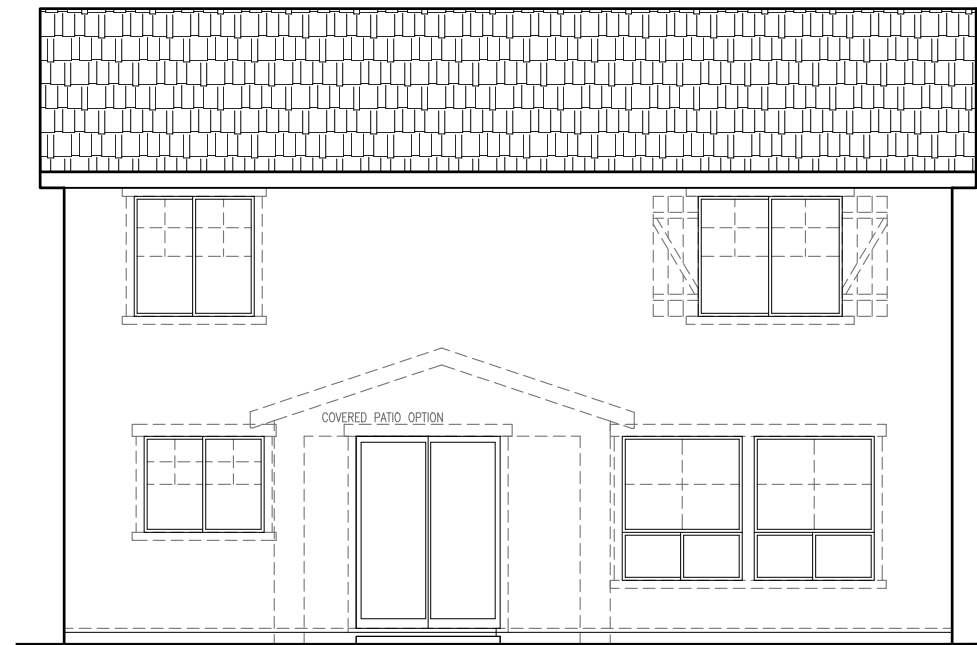
**2184 'A' ELEVATIONS
SIERRA VISTA**



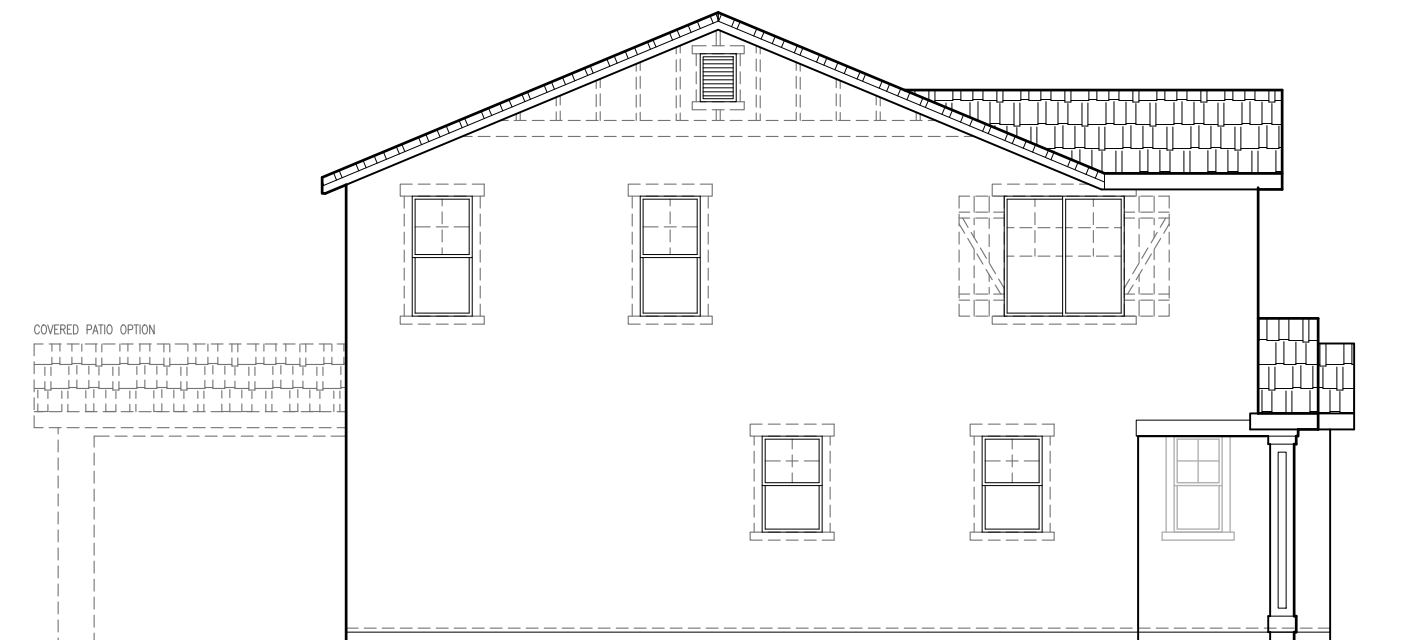
John Mourier Construction Inc.
Roseville, California



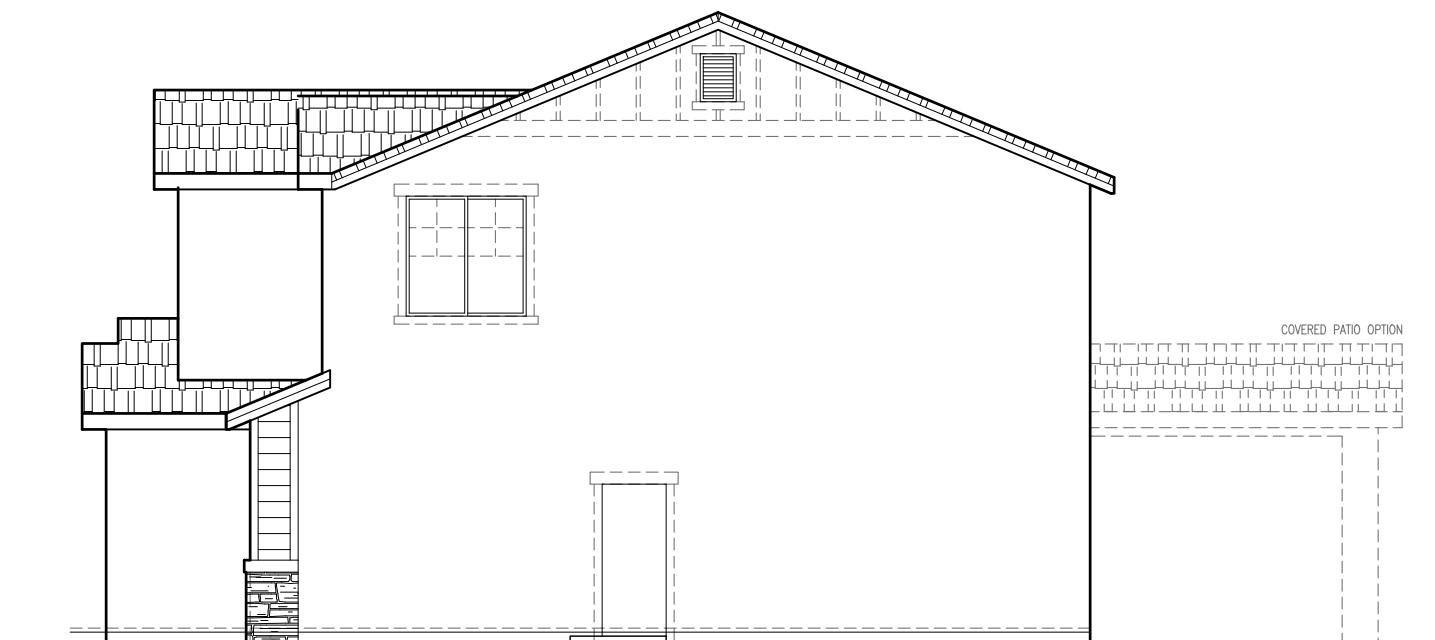
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

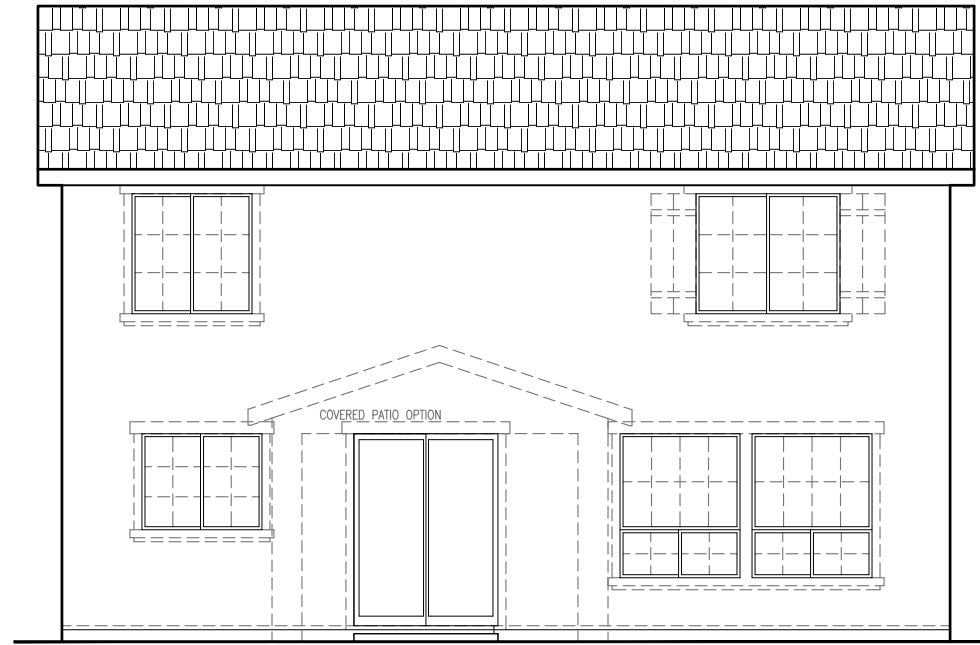
2184 'B' ELEVATIONS
SIERRA VISTA



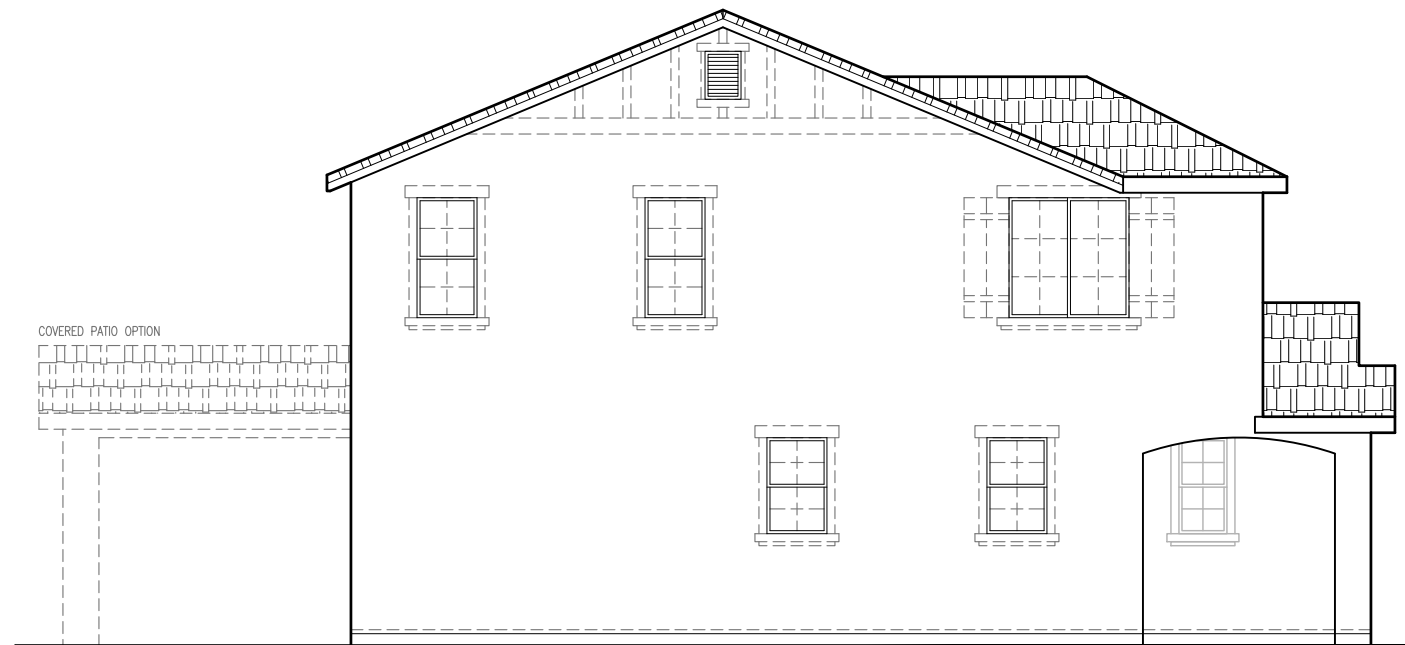
John Mourier Construction Inc.
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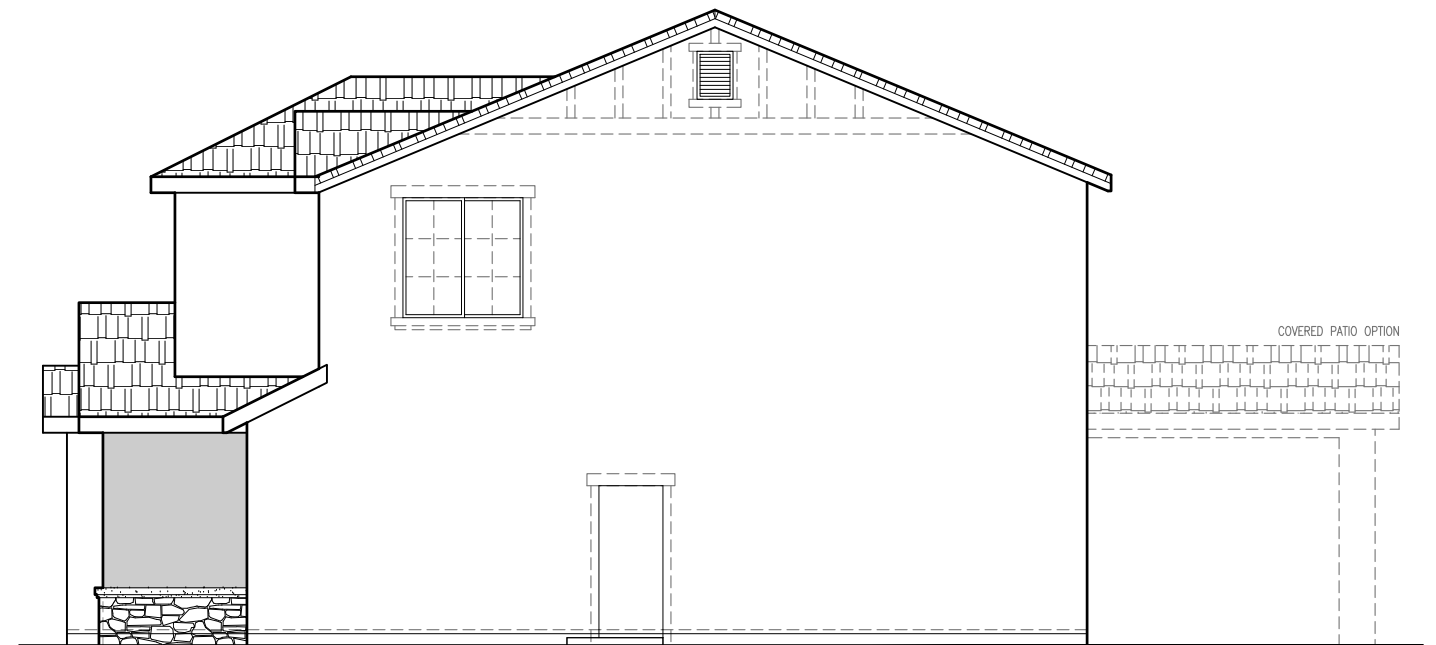
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

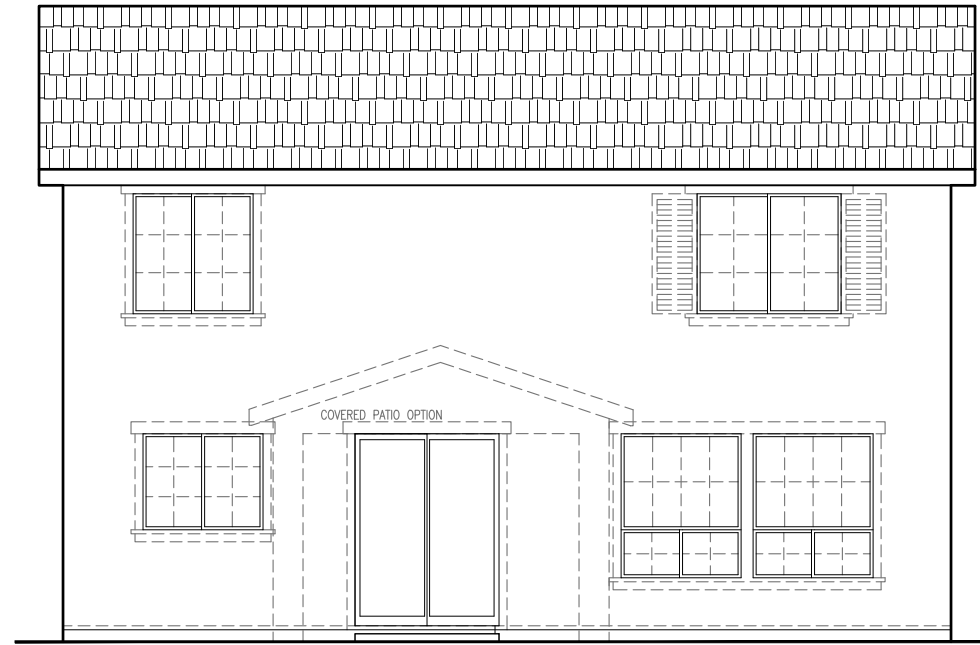
2184 'C' ELEVATIONS
SIERRA VISTA



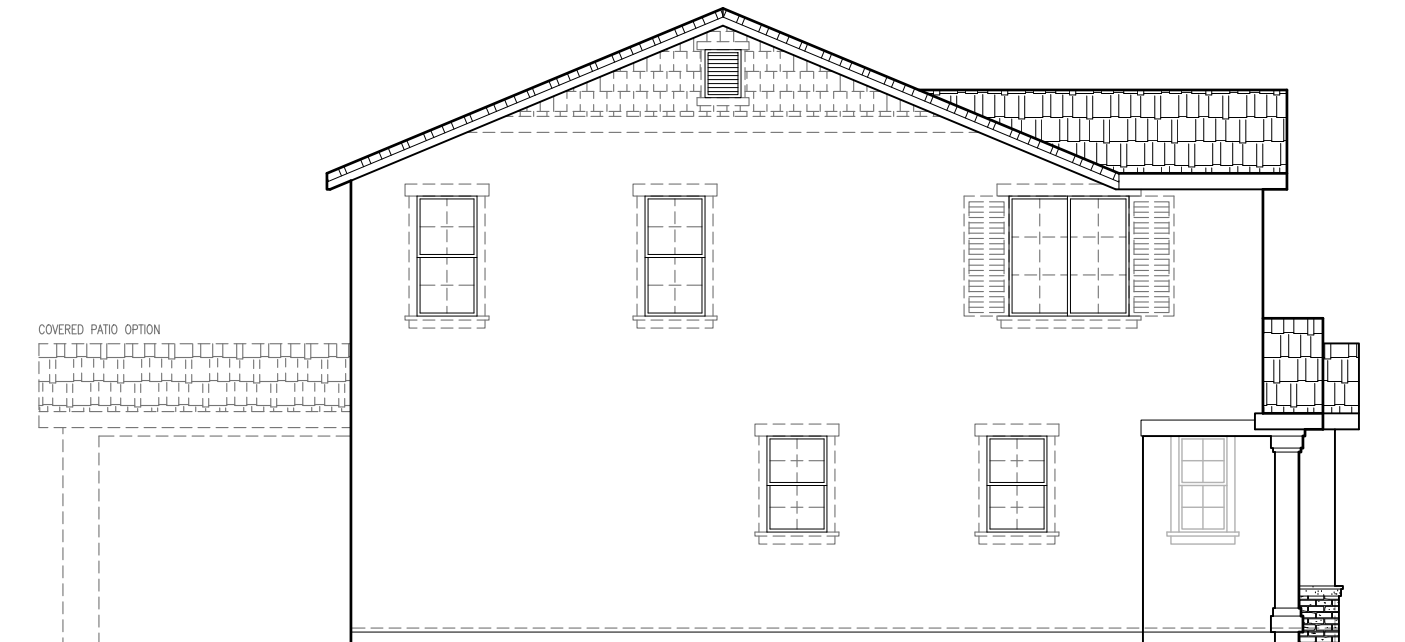
John Mourier Construction Inc.
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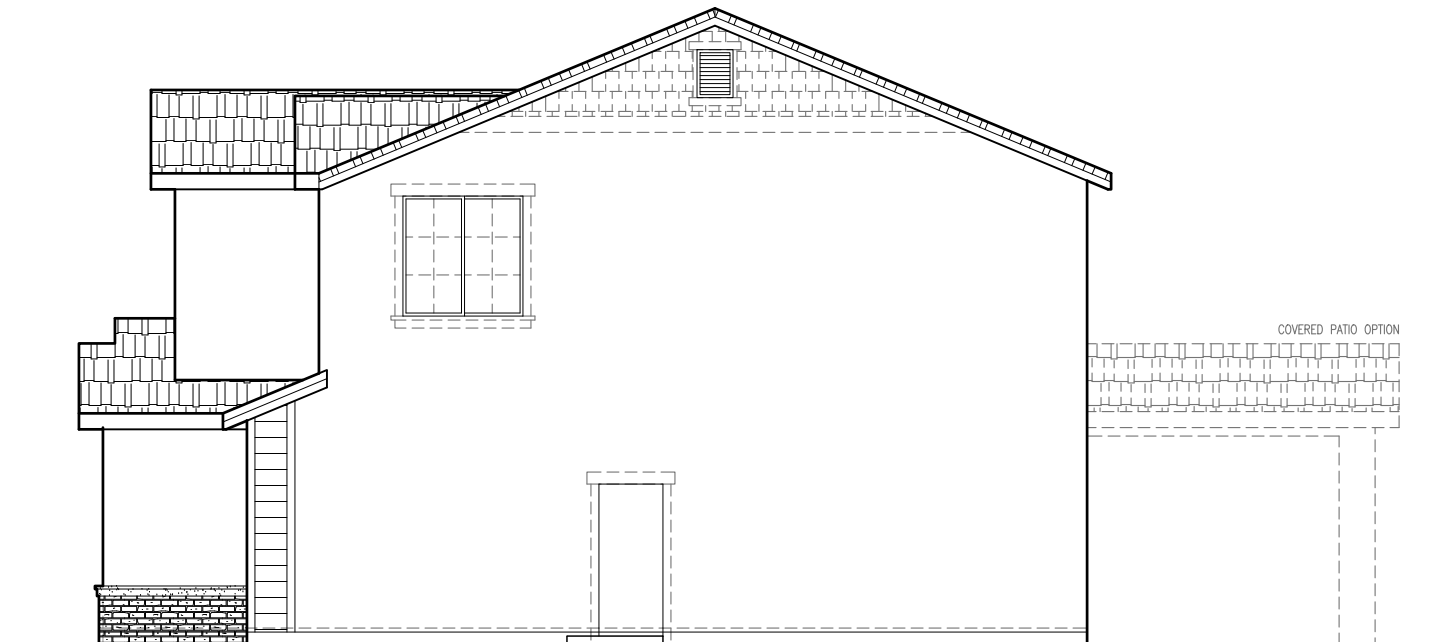
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"



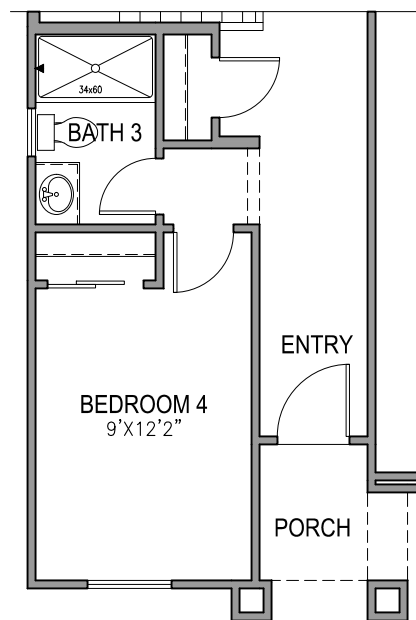
RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2184 'D' ELEVATIONS
SIERRA VISTA

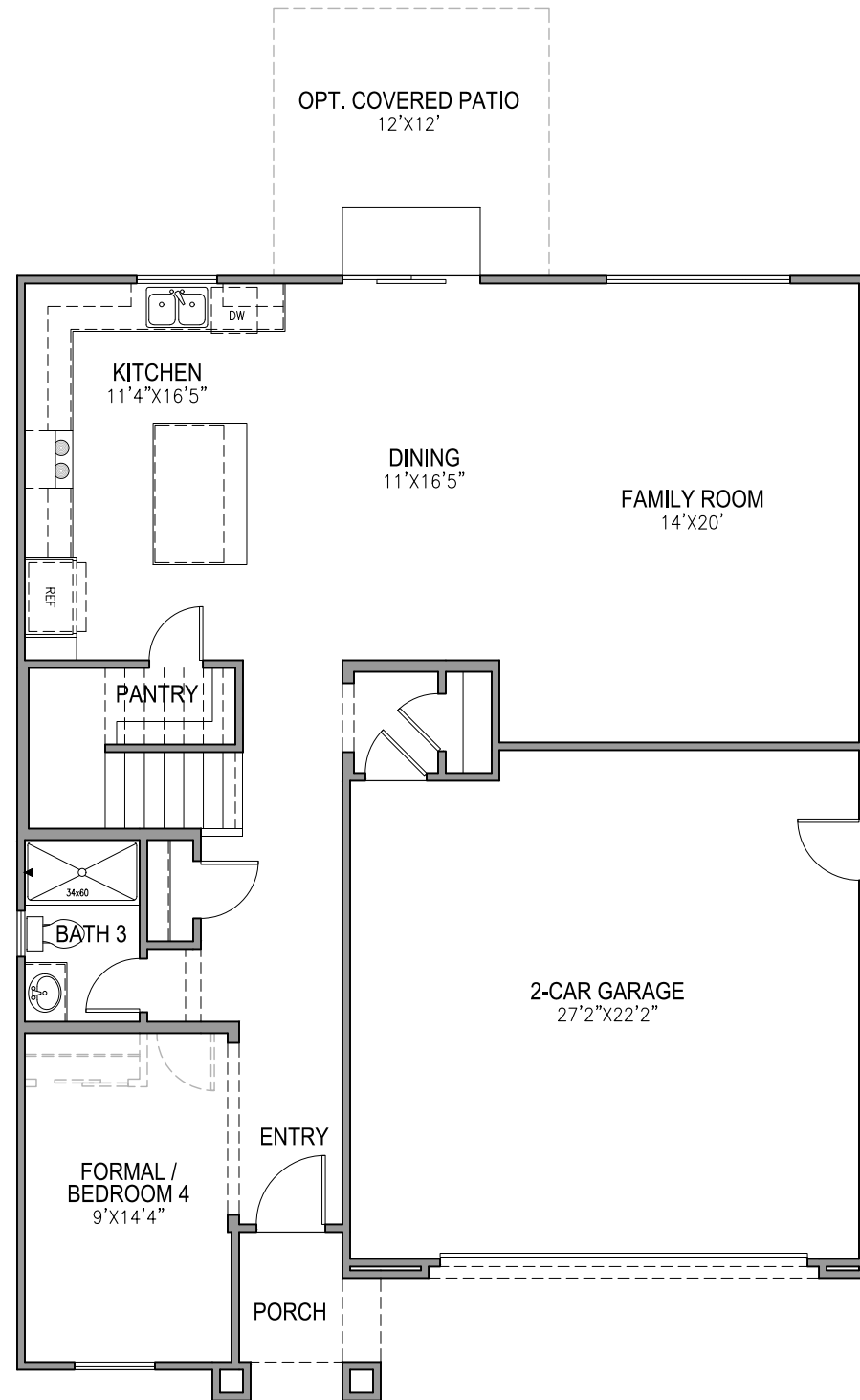


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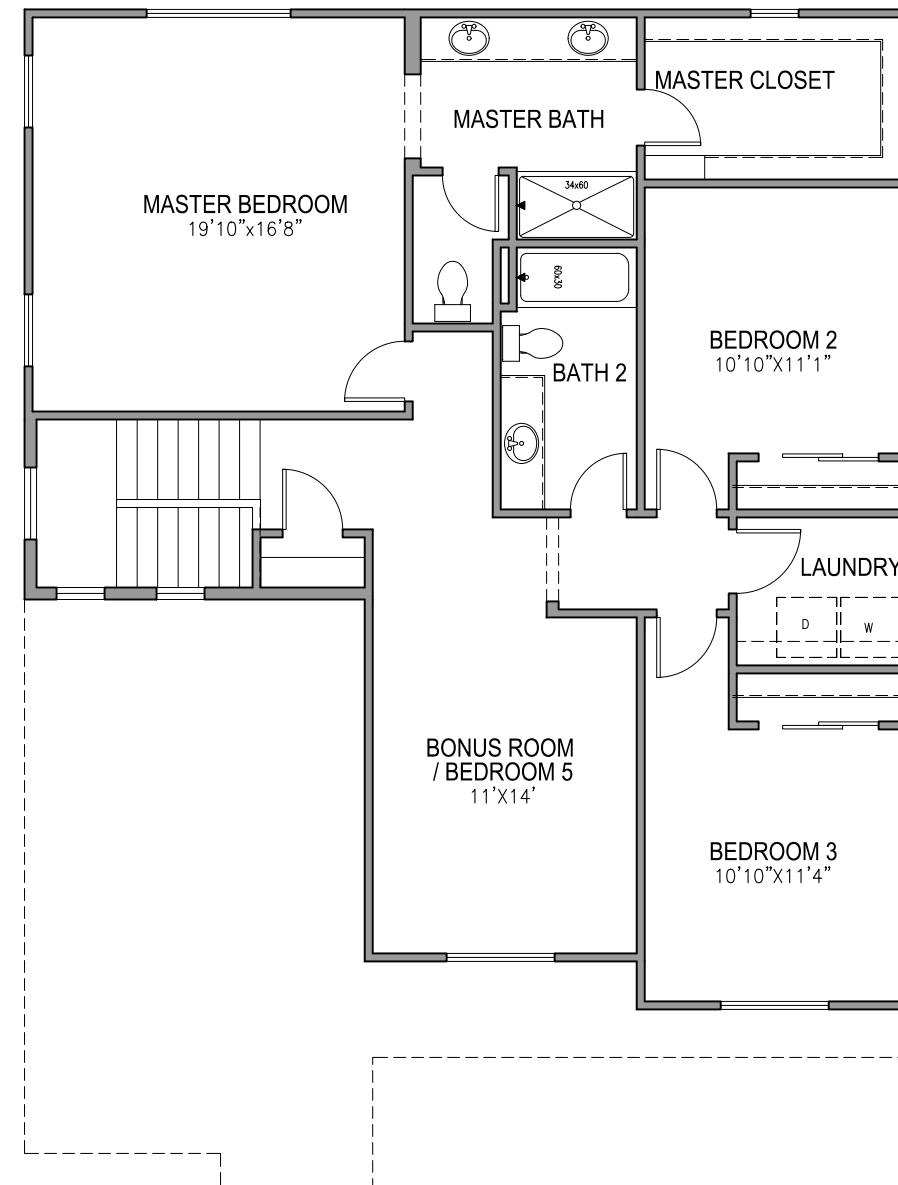
BEDROOM 4 PLAN

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



FIRST FLOOR PLAN

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



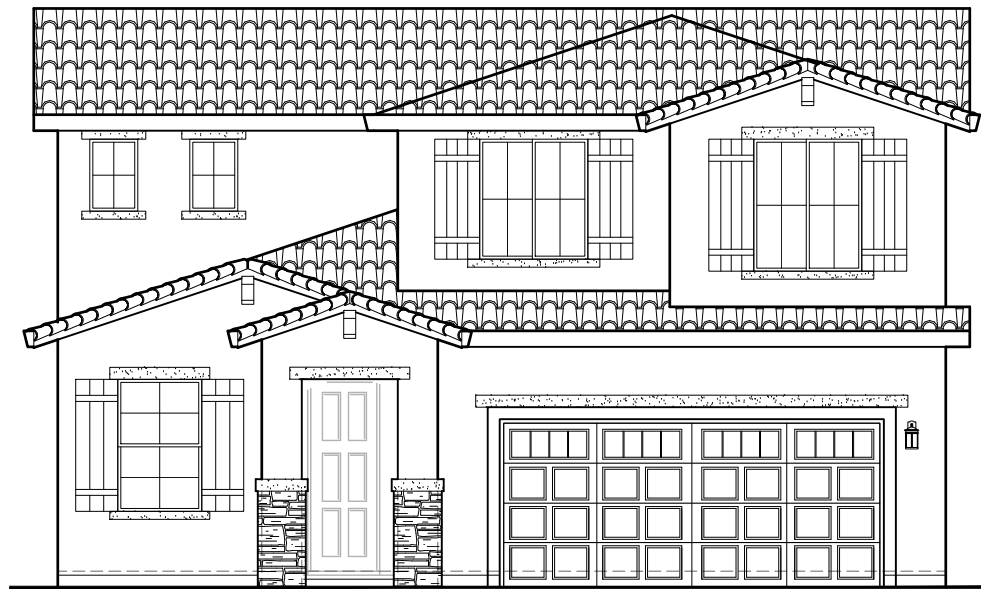
SECOND FLOOR PLAN

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

**2341 FLOOR PLAN
SIERRA VISTA**

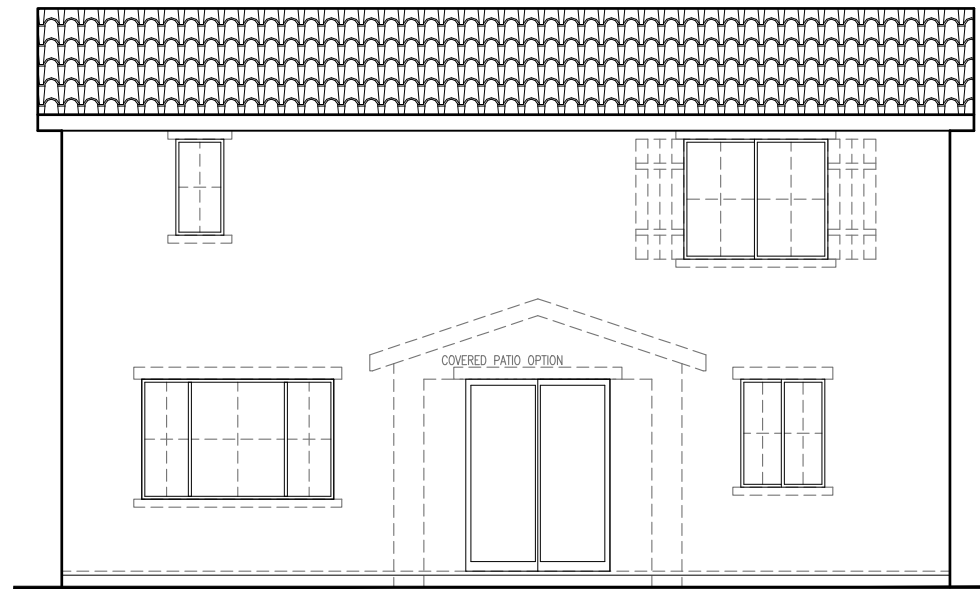


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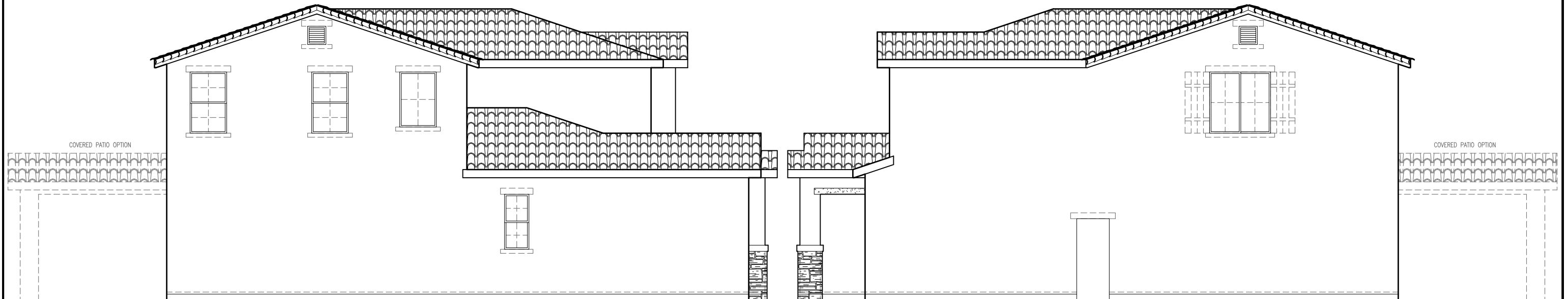
FRONT ELEVATION 'A'

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



REAR ELEVATION 'A'

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



LEFT ELEVATION 'A'

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

RIGHT ELEVATION 'A'

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

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

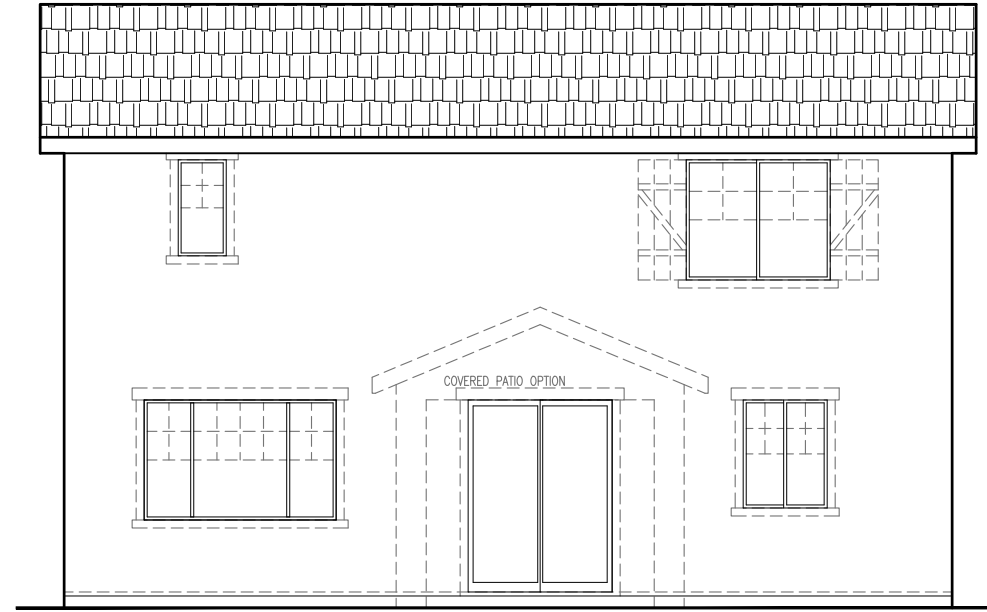
**2341 'A' ELEVATIONS
SIERRA VISTA**



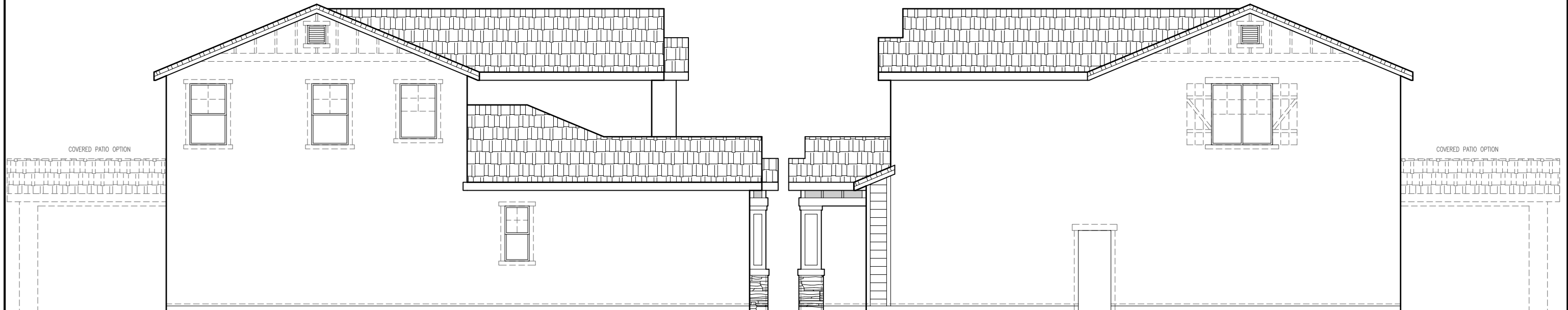
John Mourier Construction Inc.
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FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE
SELECTED WHENEVER SIDE IS ADJACENT TO A
STREET, OPEN SPACE, OR OTHER PUBLIC
LOCATION.

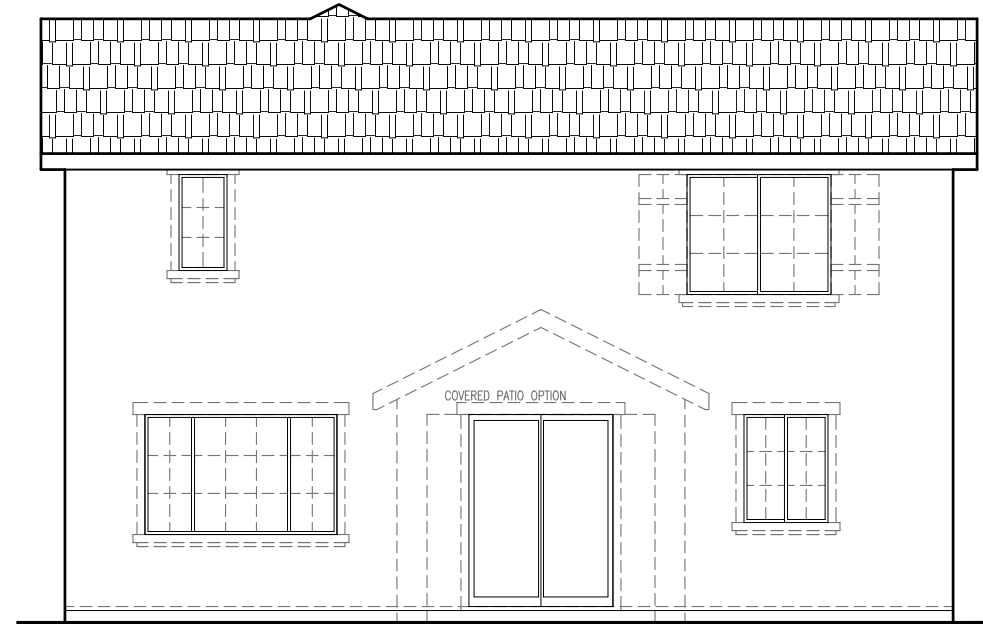
**2341 'B' ELEVATIONS
SIERRA VISTA**



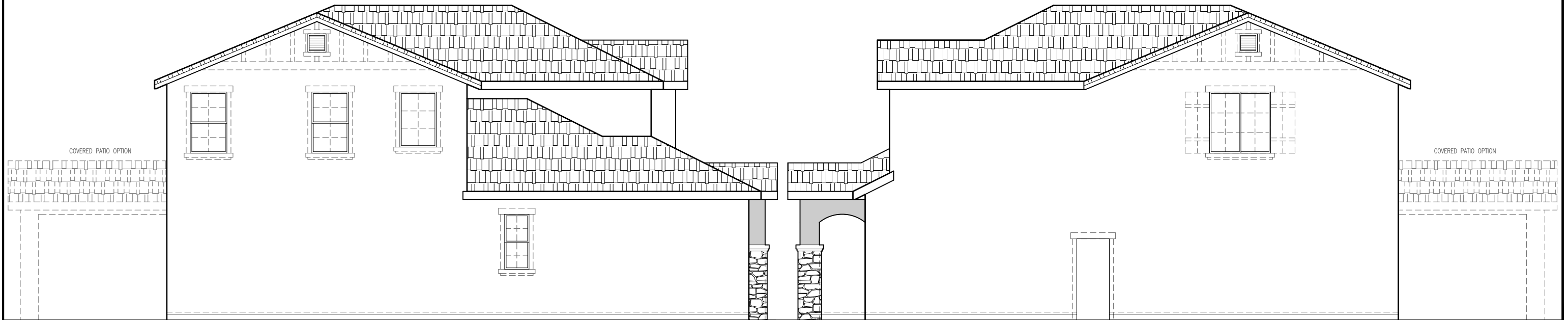
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FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

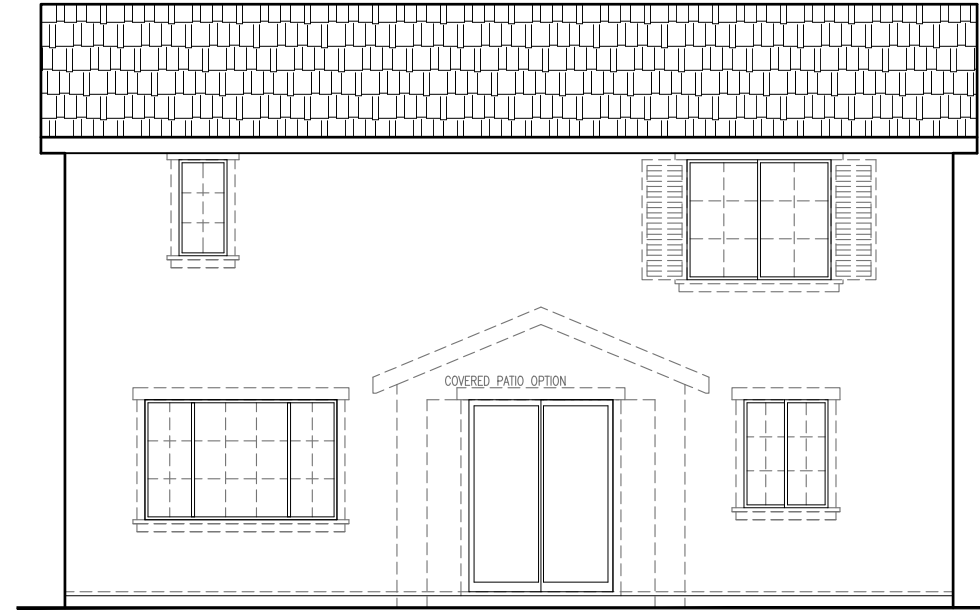
2341 'C' ELEVATIONS
SIERRA VISTA



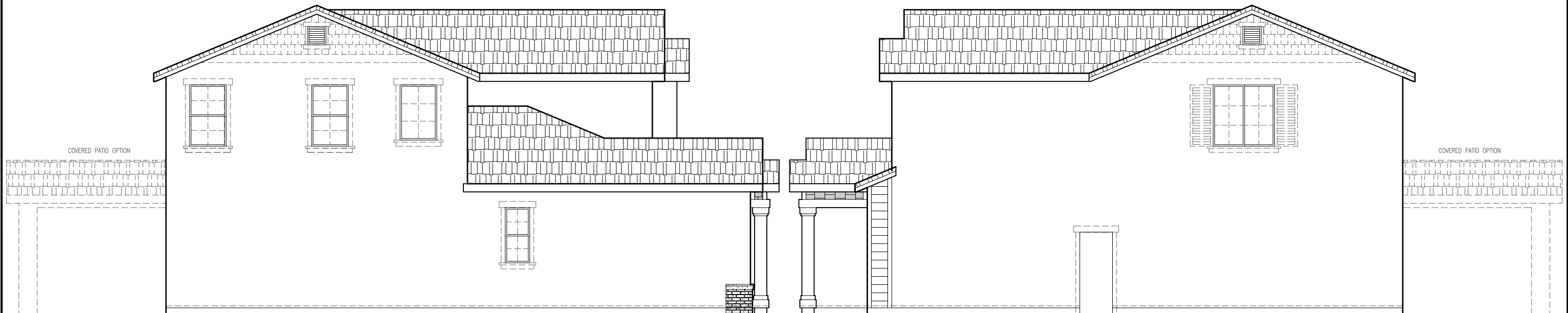
John Mourier Construction Inc.
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FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

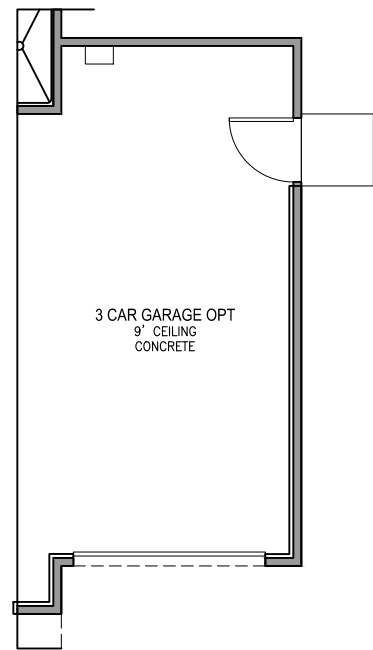
RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

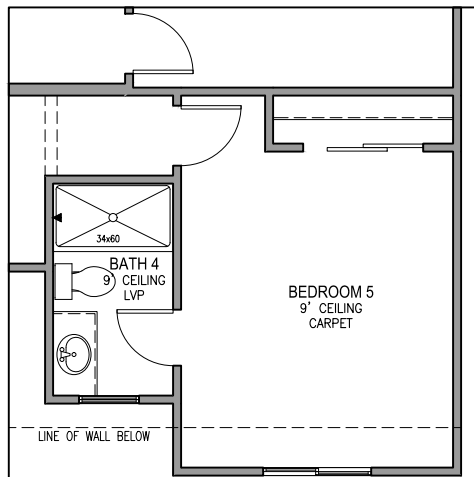
2341 'D' ELEVATIONS
SIERRA VISTA



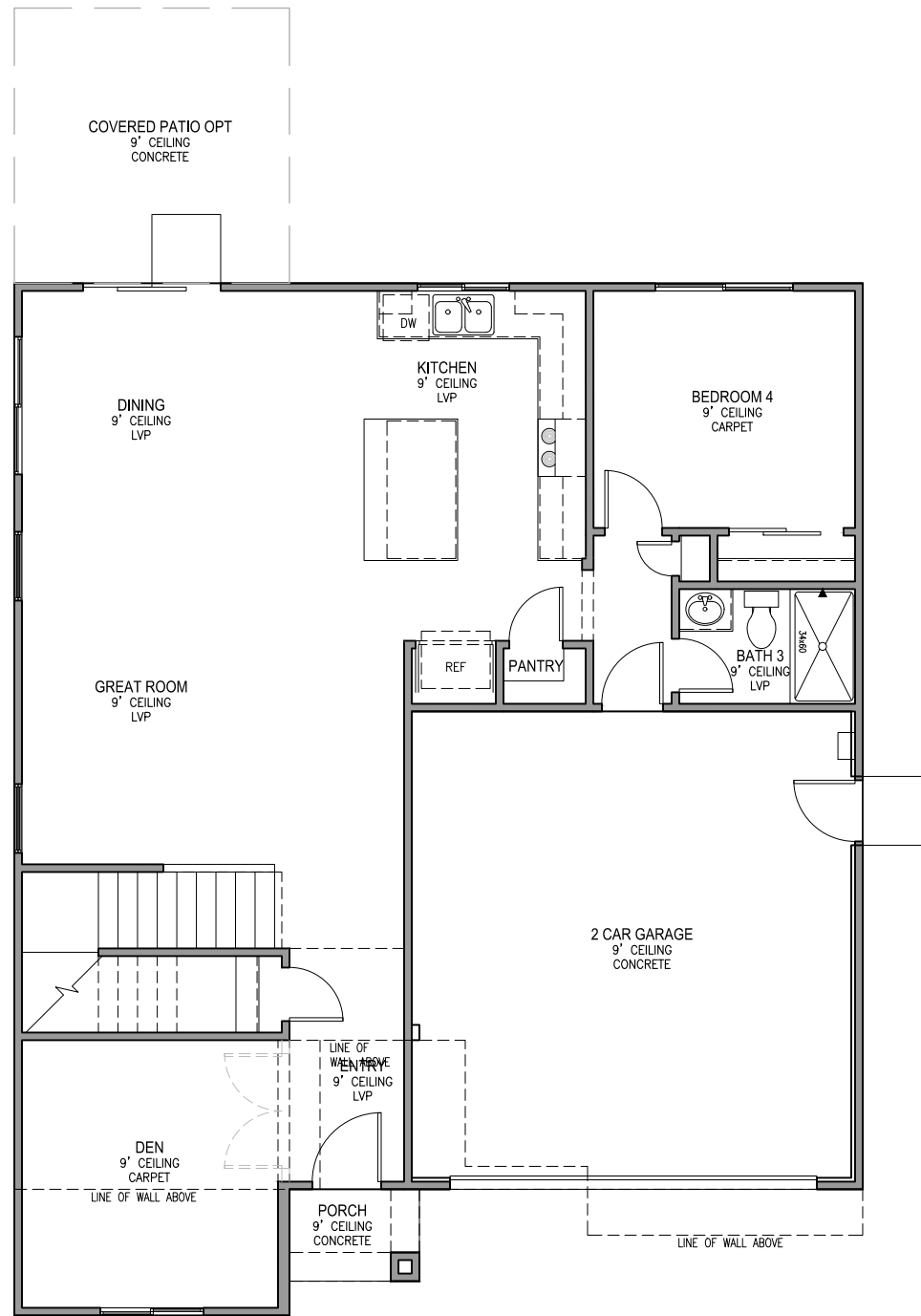
John Mourier Construction Inc.
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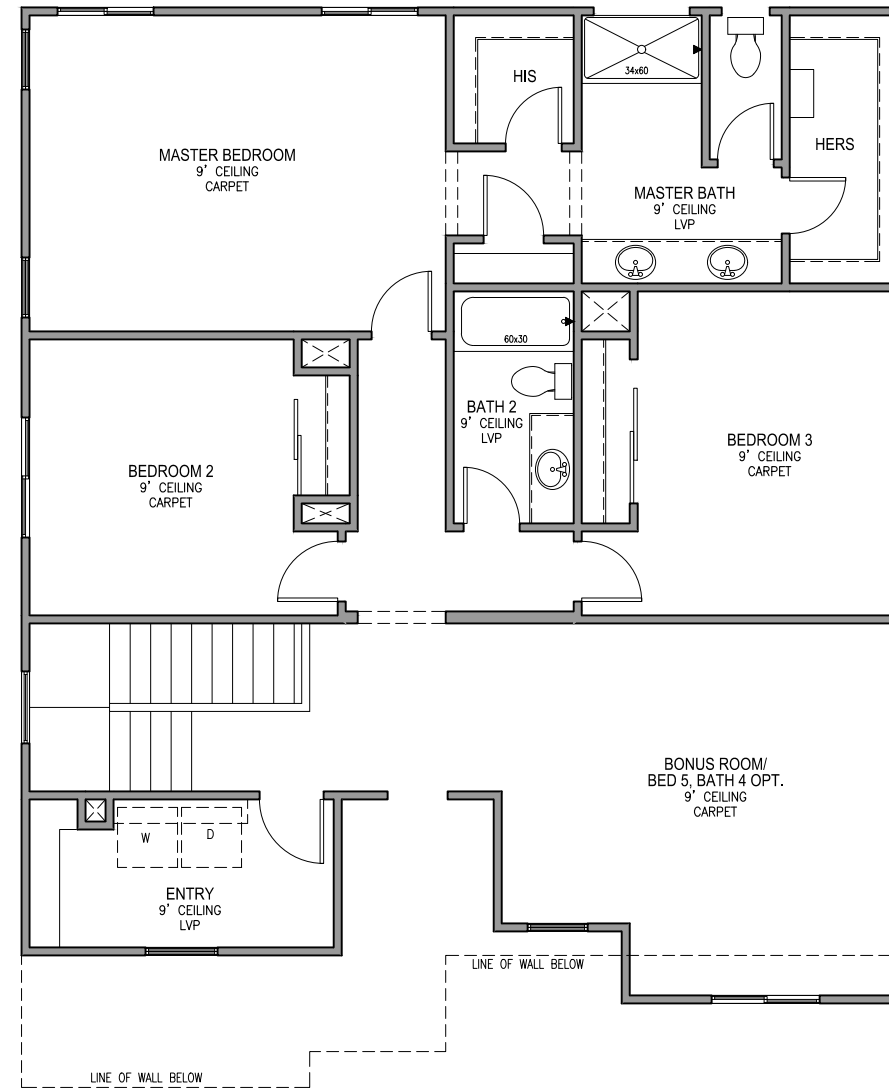
3 CAR GARAGE PLAN
SCALE: 1/8"=1'-0"



BEDROOM 5 PLAN
SCALE: 1/8"=1'-0"



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

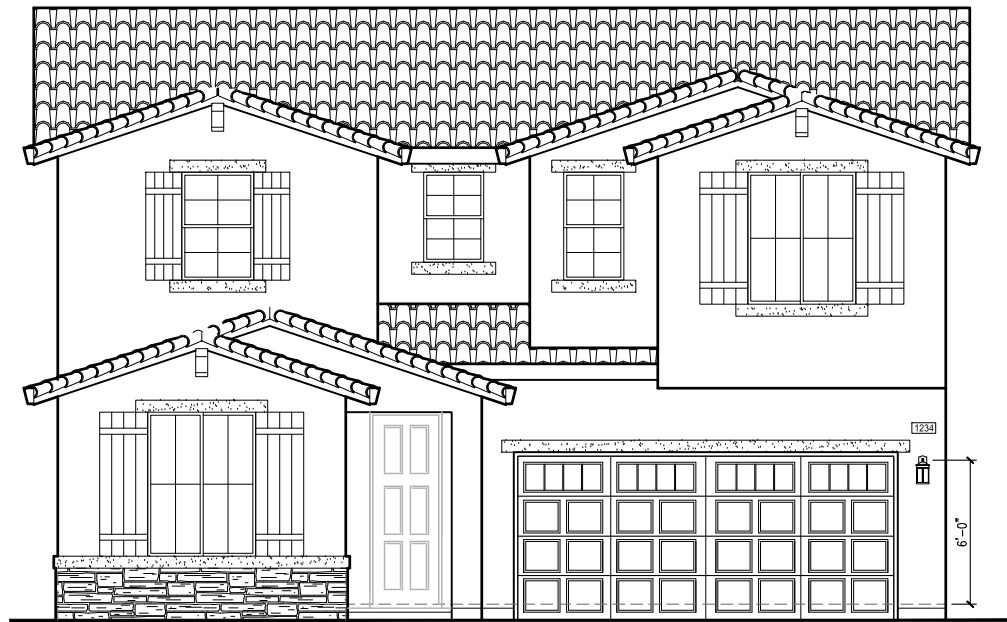


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

**2492 FLOOR PLAN
SIERRA VISTA**

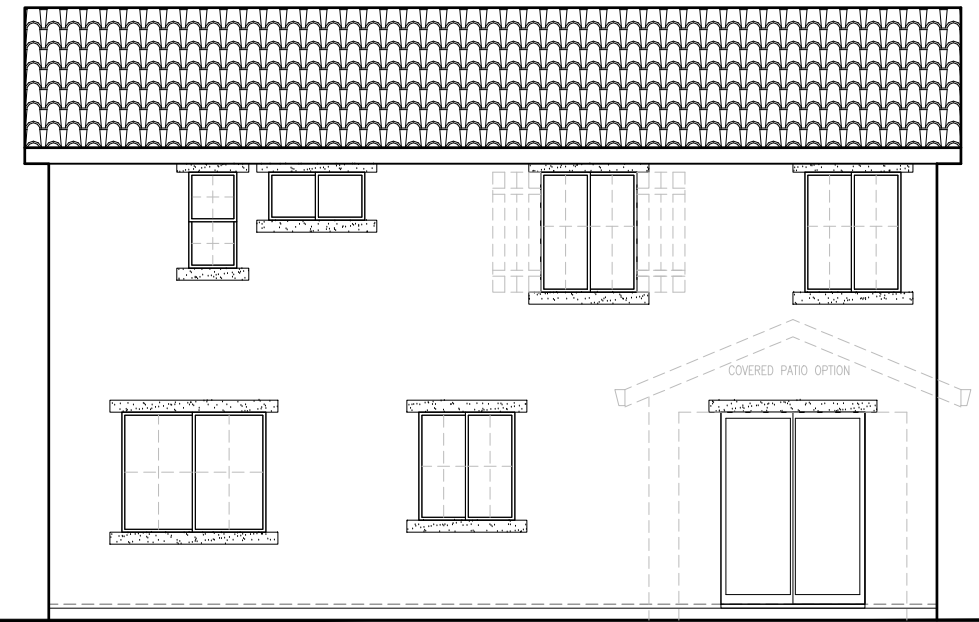


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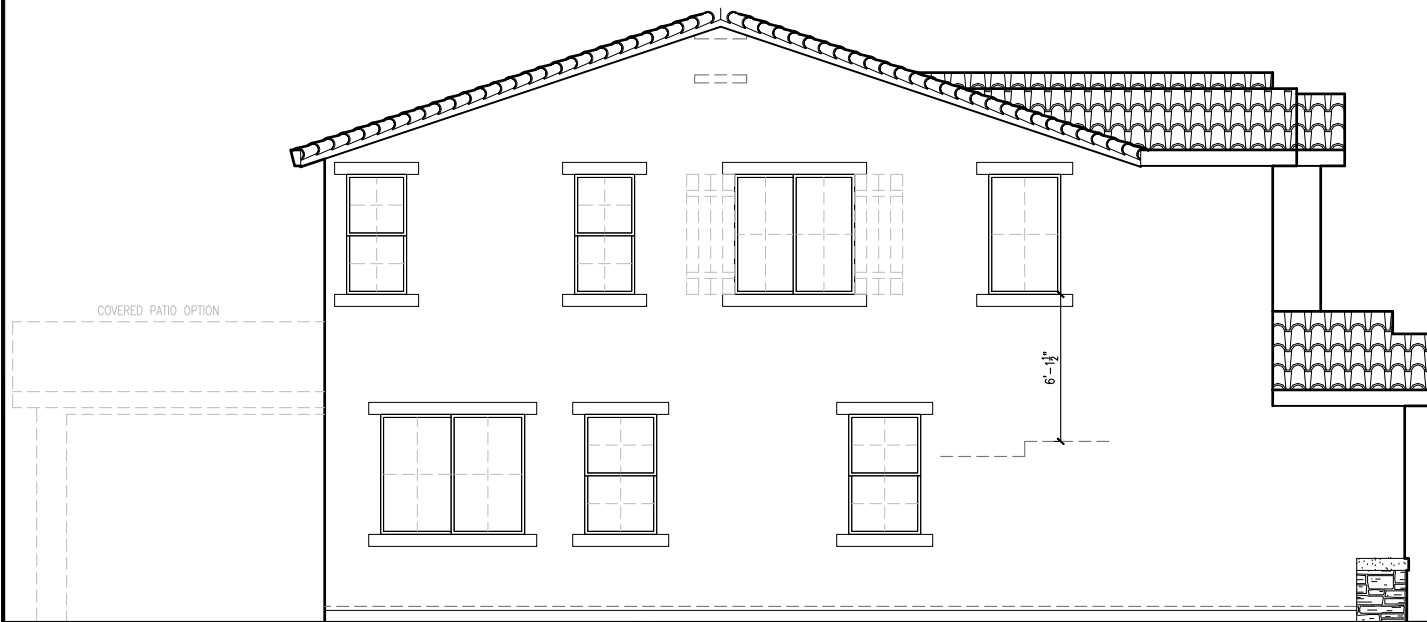
FRONT ELEVATION 'A'

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



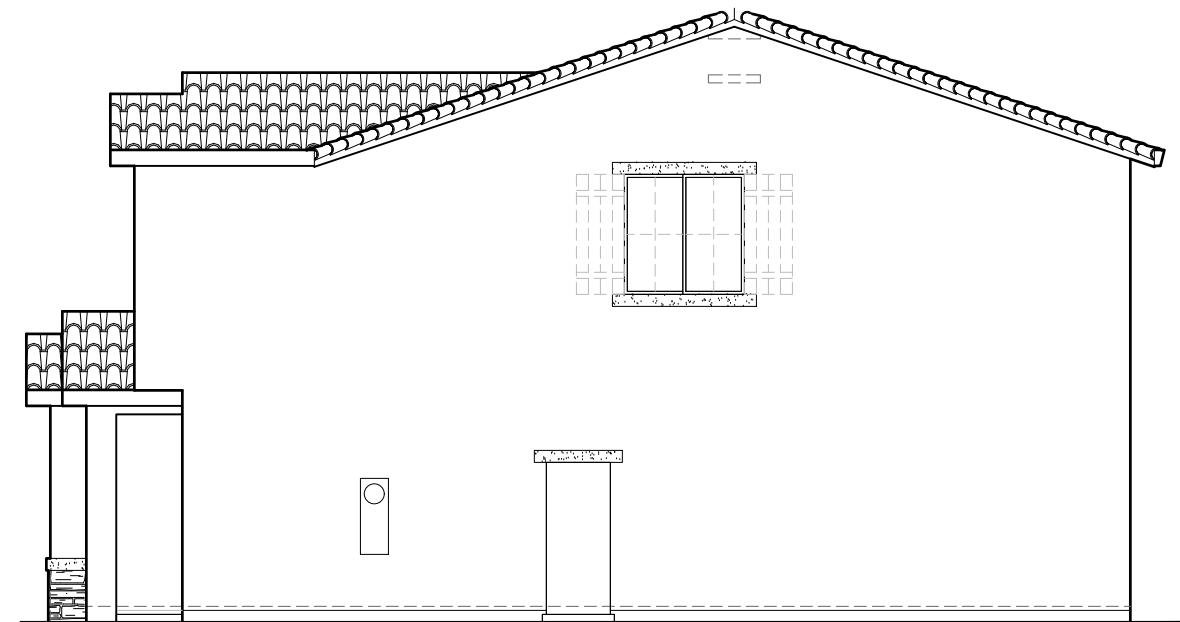
REAR ELEVATION 'A'

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



LEFT ELEVATION 'A'

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



RIGHT ELEVATION 'A'

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

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

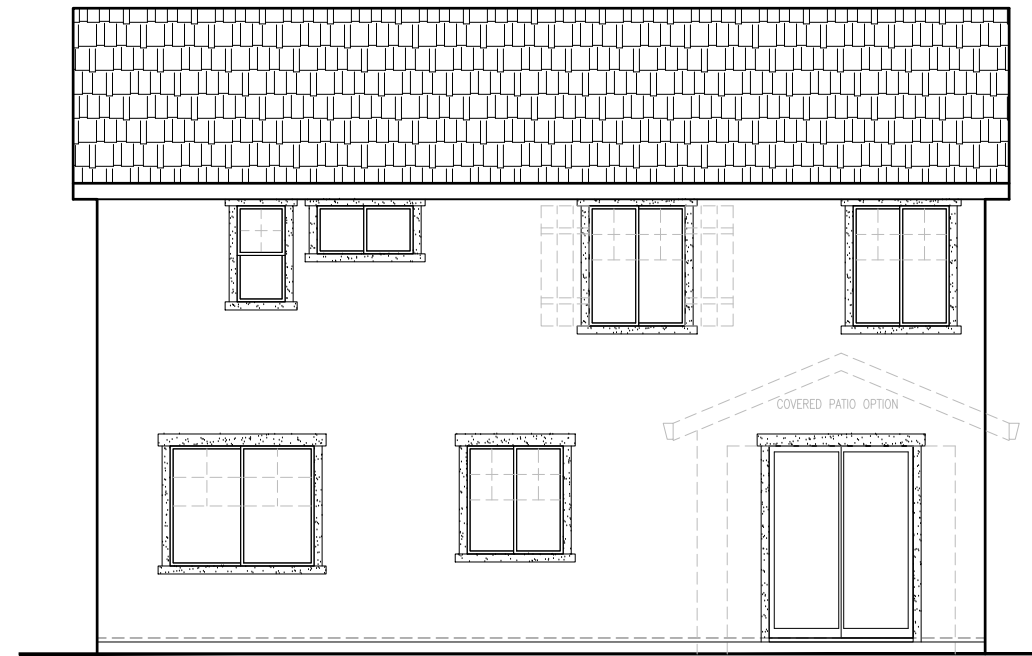
**2492 'A' ELEVATIONS
SIERRA VISTA**



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Roseville, California



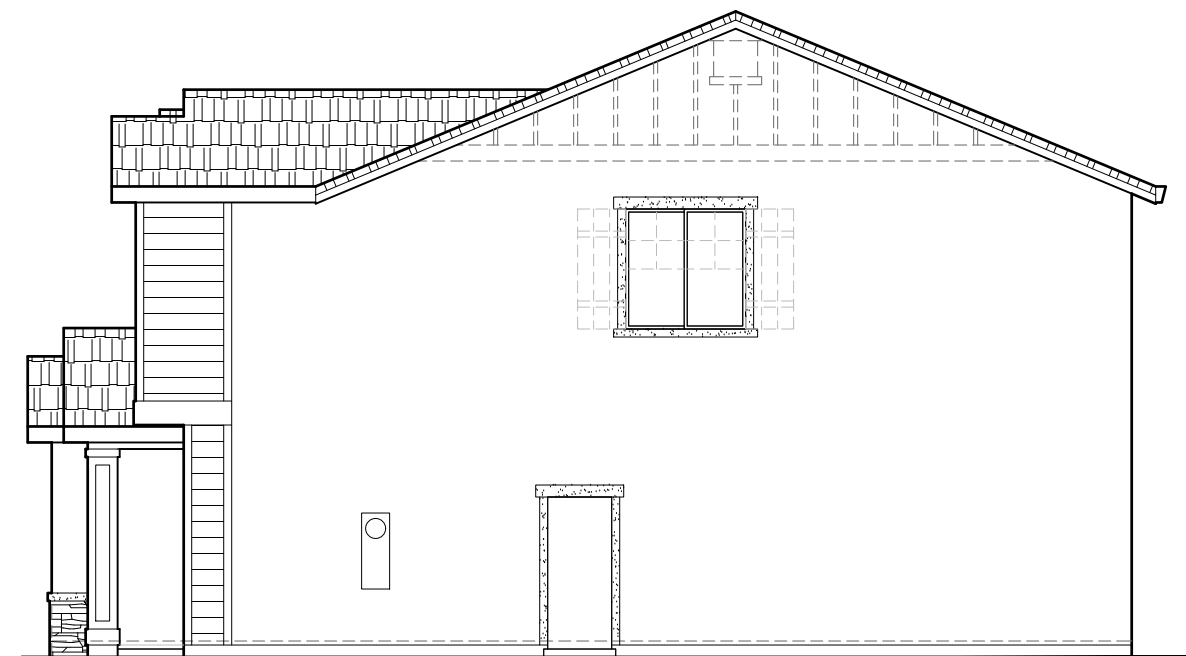
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

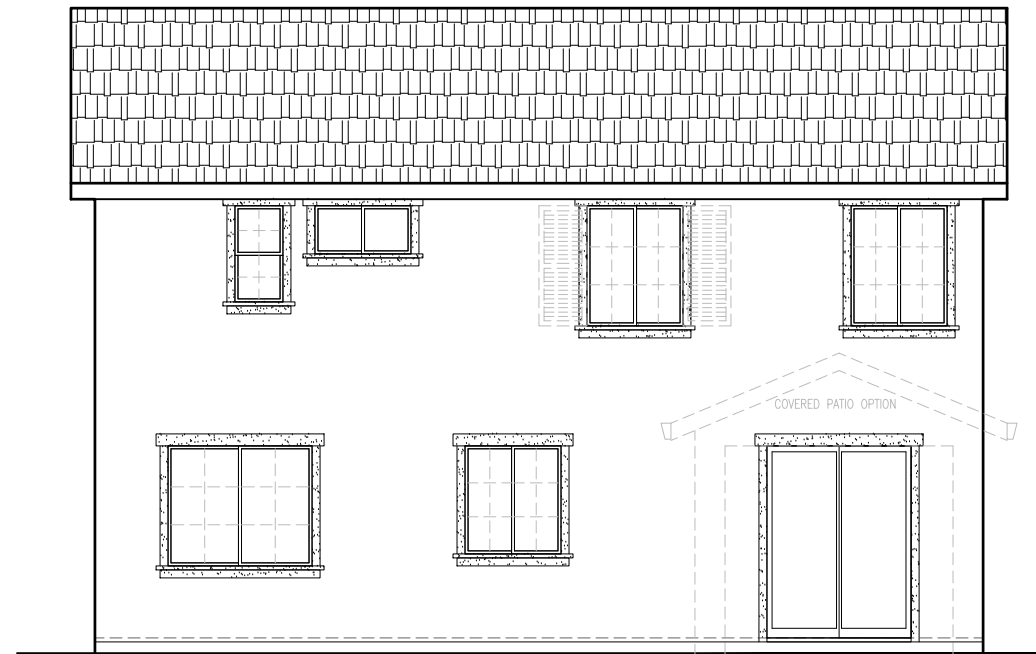
2492 'B' ELEVATIONS
SIERRA VISTA



John Mourier Construction Inc.
Roseville, California



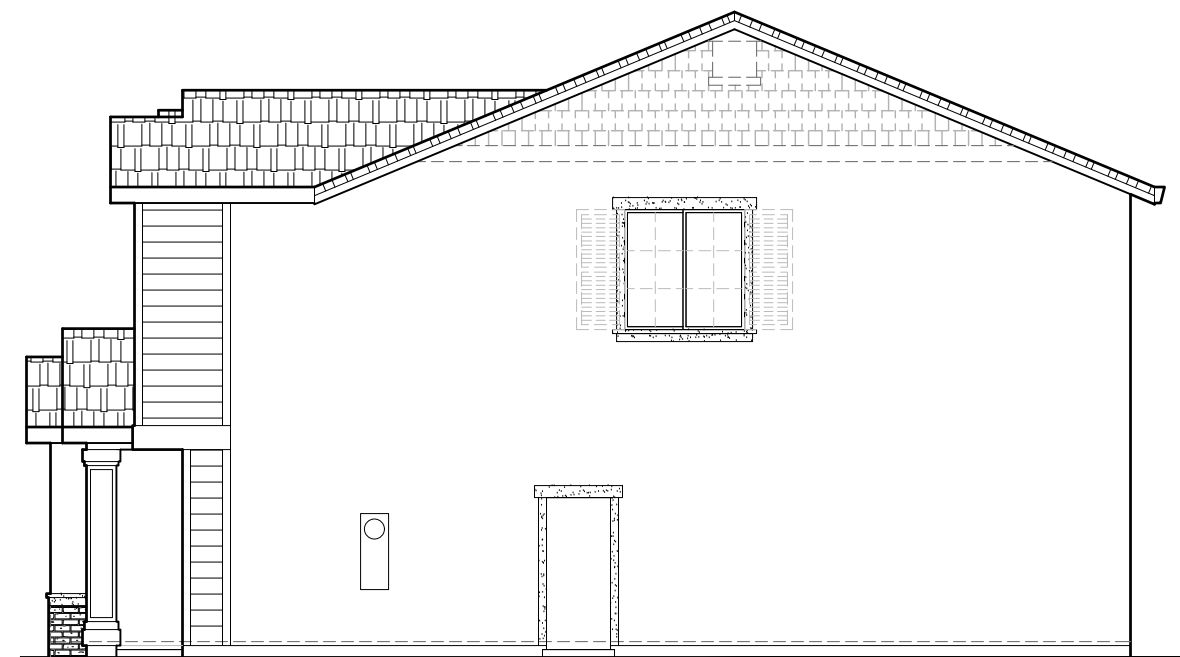
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

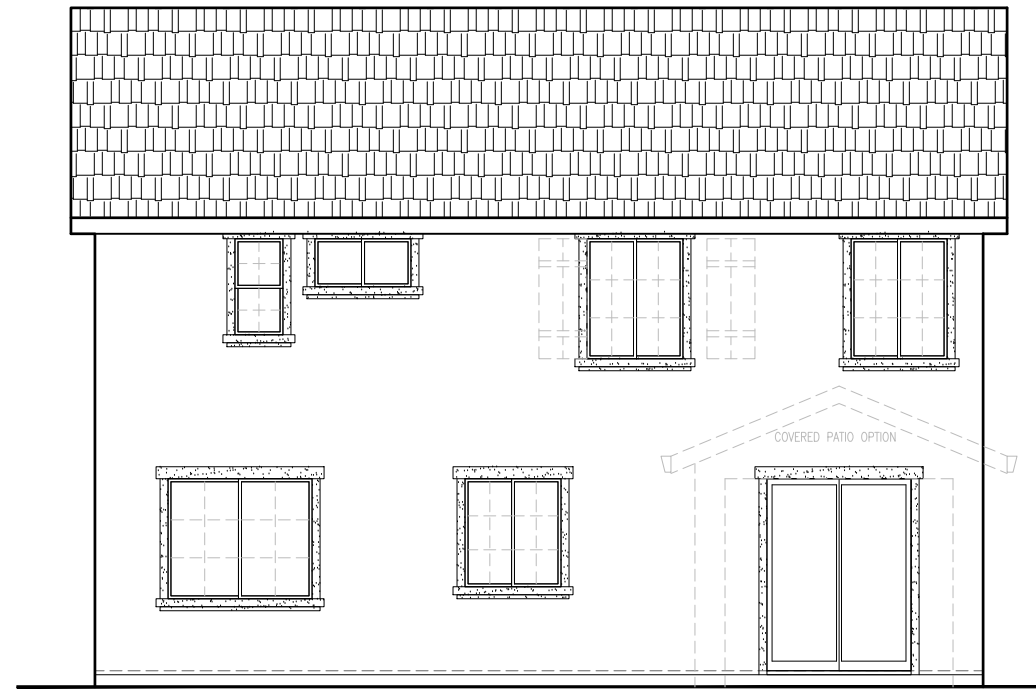
2492 'C' ELEVATIONS
SIERRA VISTA



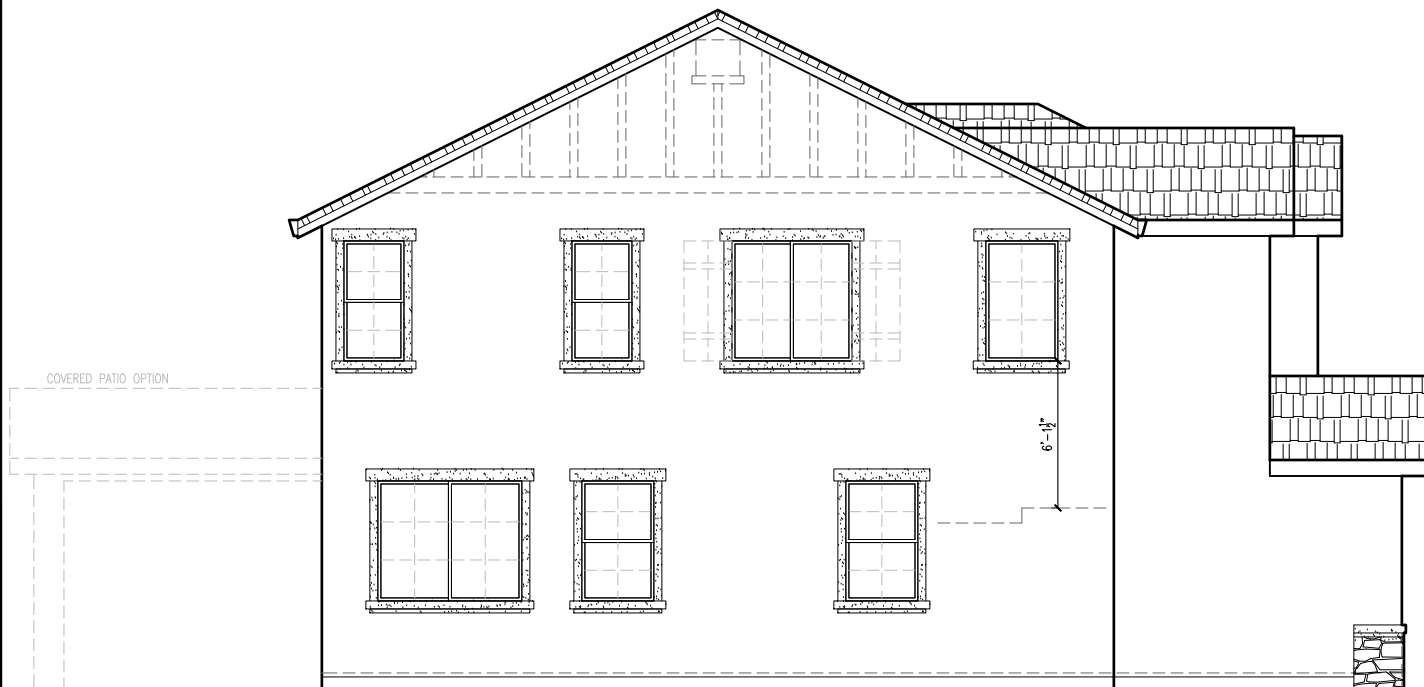
John Mourier Construction Inc.
Roseville, California



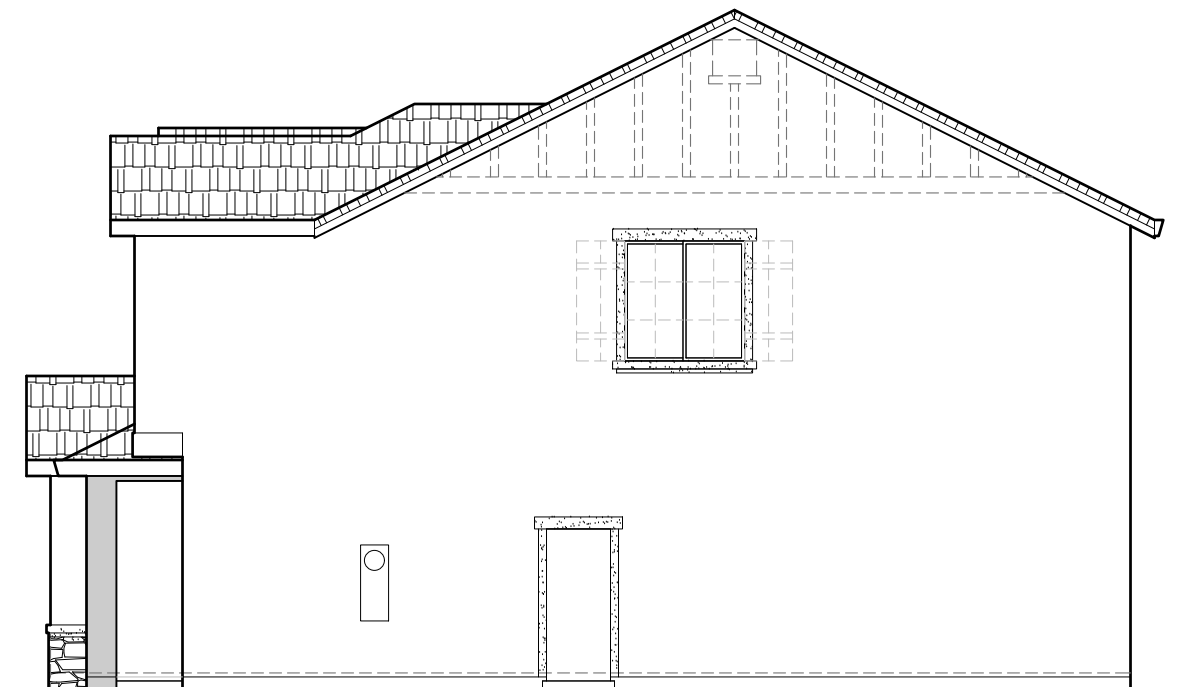
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2492 'D' ELEVATIONS
SIERRA VISTA



John Mourier Construction Inc.
Roseville, California

SIERRA VISTA ENHANCED FRONT YARD LANDSCAPING STREET SCAPE

ENHANCED LANDSCAPE:

SHRUBS: (11) 1 GALLON MEDIUM SHRUBS;
(3) 5 GALLON LARGE SHRUBS

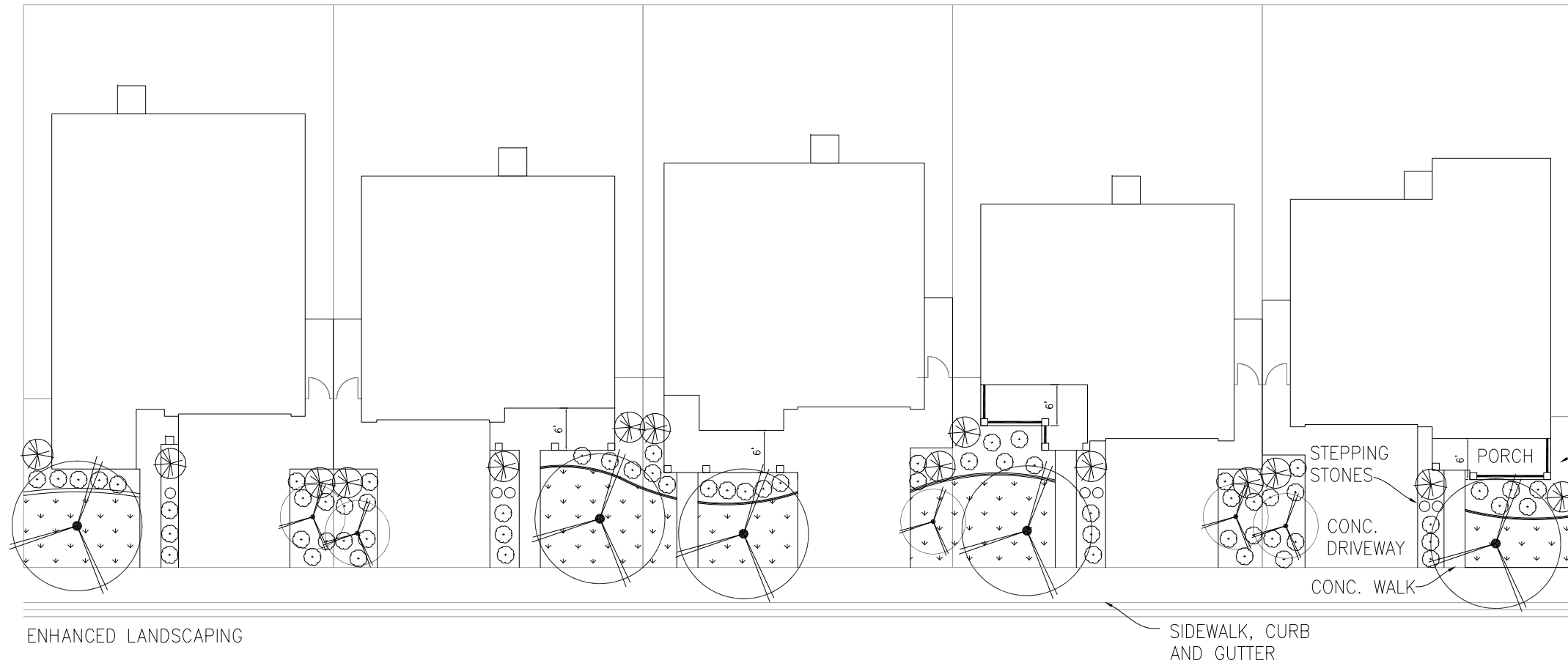
TREES: (1) 15 GALLON STREET TREE
(1) 15 GALLON ACCENT TREE

WHEN TWO DRIVEWAYS ARE ADJACENT, OMIT LAWN BETWEEN DRIVEWAYS AND ADD 3 ADDITIONAL 1 GALLON SHRUBS.

±15' CONCRETE CURBING MIN. CONCRETE CURBING TO TIE INTO CONCRETE CURBING ON ADJOINING LOT(S)

CONCRETE WALKWAY FROM FRONT DOOR TO SIDEWALK WITH STEPPING STONE(S) TO CONNECT DRIVEWAY TO WALK OR PORCH.

TURF QUANTITY IS SUBJECT TO WELO REQUIREMENTS. TURF MUST EQUAL 42% OR LESS OF LANDSCAPABLE AREA.



LEGEND	
	SOD
	CONCRETE
	CONCRETE CURBING
	WOOD FENCE
	18" STEPPING STONE
	1 GALLON MED. SHRUB
	5 GALLON LARGE SHRUB
	15 GALLON ACCENT TREE
	15 GALLON STREET TREE

Plant Pallet A:

- SHRUBS: 1 GALLON MEDIUM
DIETES 'BICOLOR' (AFRICAN IRIS)
COLEONEMA 'COMPACTA' (BREATH OF HEAVEN)
5 GALLON LARGE
RHAPHIOLEPIS 'SPRINGTIME' (INDIAN HAWTHORN)
- TREES: 15 GALLON ACCENT
PHOTINIA FRASERI (RED TIP)
15 GALLON STREET
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

Plant Pallet B:

- SHRUBS: 1 GALLON MEDIUM
AGAPANTHUS AFRICANUS 'QUEEN ANNE'
NANDINA DOMESTICA 'FIREPOWER' (HEAVENLY BAMBOO)
5 GALLON LARGE
PHORMIUM 'EVENING GLOW' (FLAX BUSH)
- TREES: 15 GALLON ACCENT
LAGERSTROEMIA 'INDICA' (CREPE MYRTLE)
15 GALLON STREET
MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)

Plant Pallet C:

- SHRUBS: 1 GALLON MEDIUM
JUNIPERUS PROCUMBENS 'GREENMOUND'
TULBAGIA VIOLACEA (SOCIETY GARLIC)
5 GALLON LARGE
PITOSPORUM 'TOBRIA'
- TREES: 15 GALLON ACCENT
PYRUS CALLERYANA (ORNAMENTAL PEAR)
15 GALLON STREET
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

SCALE: 1"=20'-0"
5/28/13



JOHN MOURIER CONSTRUCTION INC.
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CALIFORNIA LIC. 613004 B

SIERRA VISTA CORNER LOT LANDSCAPING

QUANTITIES BELOW ARE IN ADDITION TO THE STANDARD FRONT YARD LANDSCAPING TO BE APPLIED TO THE SIDE YARD OF CORNER LOTS.

SEE ENHANCED FRONT YARD LANDSCAPING EXHIBITS FOR PLANT PALLET.

CORNER LANDSCAPE:

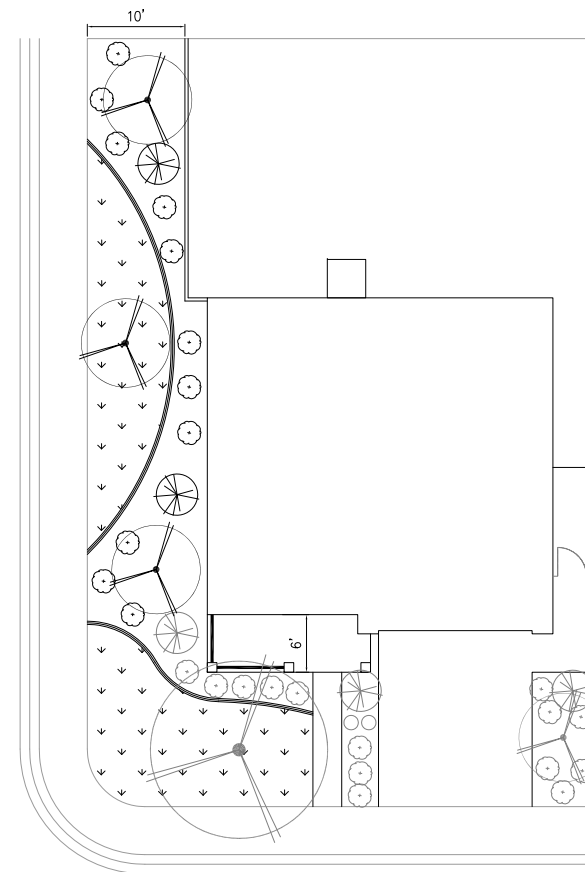
SHRUBS: (11) 1 GALLON MEDIUM SHRUBS; (2) 5 GALLON LARGE SHRUBS

TREES: (3) 15 GALLON ACCENT TREES

±45' CONCRETE CURBING MIN. CONCRETE CURBING.

TURF QUANTITY IS SUBJECT TO WELO REQUIREMENTS. TURF MUST EQUAL 42% OR LESS OF LANDSCAPABLE AREA.

LEGEND	
▼▼▼▼▼	SOD
▭	CONCRETE
~	CONCRETE CURBING
=	WOOD FENCE
○	18" STEPPING STONE
⊙	1 GALLON MED. SHRUB
⊗	5 GALLON LARGE SHRUB
⊙	15 GALLON ACCENT TREE
⊙	15 GALLON STREET TREE



ENHANCED LANDSCAPING

SCALE: 1"=20'-0"
5/28/13



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