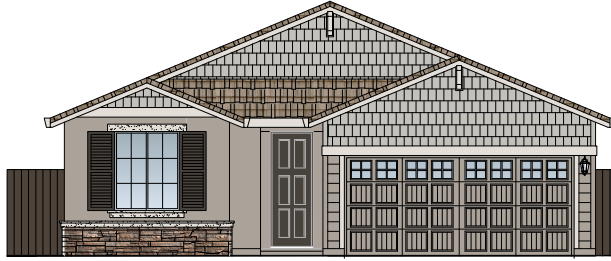


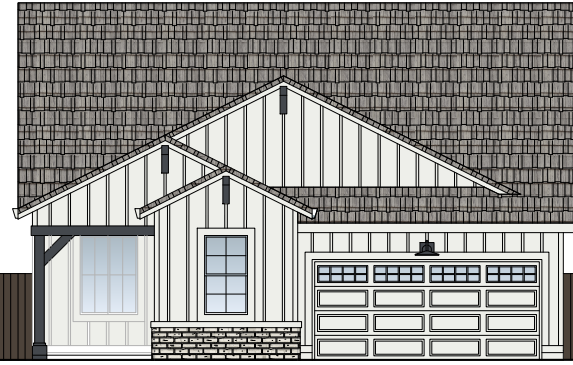
## SVSP JMC Subdivision; CH-20

DEVELOPMENT FEATURE	PROPOSED
<i>Lot Size (minimum)</i>	
Area, Interior Lot	4,000 sf.
Area, Corner Lot	4,500 sf.
Width, Interior Lot	45 ft. typical, 25 ft. for a flag lot
Width, Corner Lot	55 ft.
<i>Permitted Density (maximum per lot)</i>	
Residential Density	1 dwelling; 1 second unit
<i>Setbacks (minimum)</i>	
Front Yard Setback	12.5 ft. to living space/porch; 18 ft. min. driveway depth with roll up garage door
Side Yard Setback	4 ft. interior lot, 12.5 ft. – street side of corner lot
Rear Yard Setback	10 ft.
<i>Coverage (maximum)</i>	
Site Coverage	None & no minimum useable open space required
<i>Height (maximum)</i>	
Height	35 ft.

Other Provisions	Proposed
Front Yard Stagger	None required, but optional per unit design
2 <sup>nd</sup> story wall separation	8 ft.
Two Story Mix	No limit
Stagger for 3 <sup>rd</sup> Car Garage	2 ft. feet between third car bay and two car garage
<b>Additional Design Standards</b>	
Street facing elevations shall have a single-story element or enhanced treatment with grid and trim at windows and incorporation of decorative trim details and variation of colors similar to the front elevation on the two-story elements.	
The front façade shall incorporate a minimum of two building façade element breaks with varied depth. Two story homes to have a variety of one- and two-story components. All two-story homes shall incorporate a covered porch element of at least 50 sf. or a covered single-story entry with single story living space at the front of the home.	
The exterior building materials shall include: <ul style="list-style-type: none"> <li>• A minimum of three elevations per plan with at least one elevation style to be other than stucco;</li> <li>• Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing, etc;</li> <li>• All homes to be finished consistent with the approved colors and materials board with at least three paint colors; body, trim and accent; and</li> <li>• All front facing windows, openings and gable vents to have trim appropriate to the architecture.</li> </ul>	
Adjacent lots shall have different plans or elevations.	
All lots to have enhanced landscaping as shown on the approved landscape plan.	



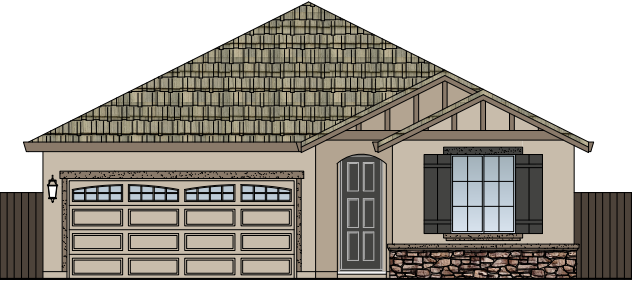
1405



1964



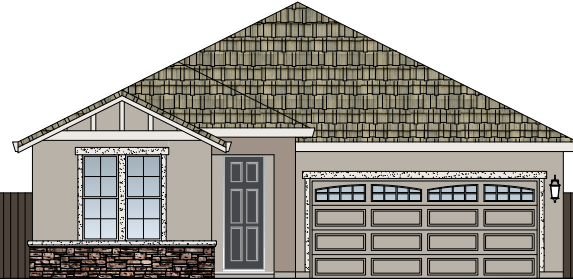
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1343



2051



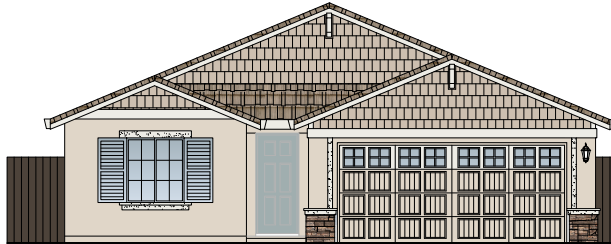
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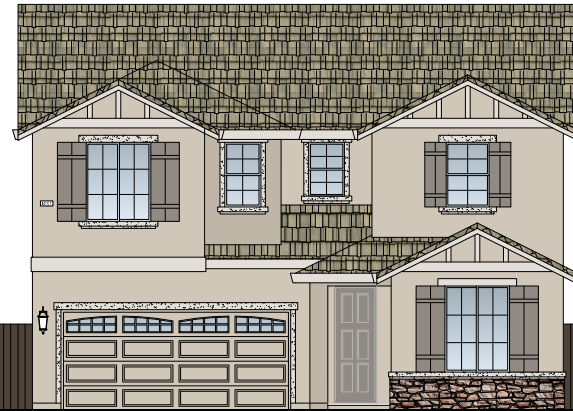
1717



2340



1203



2492

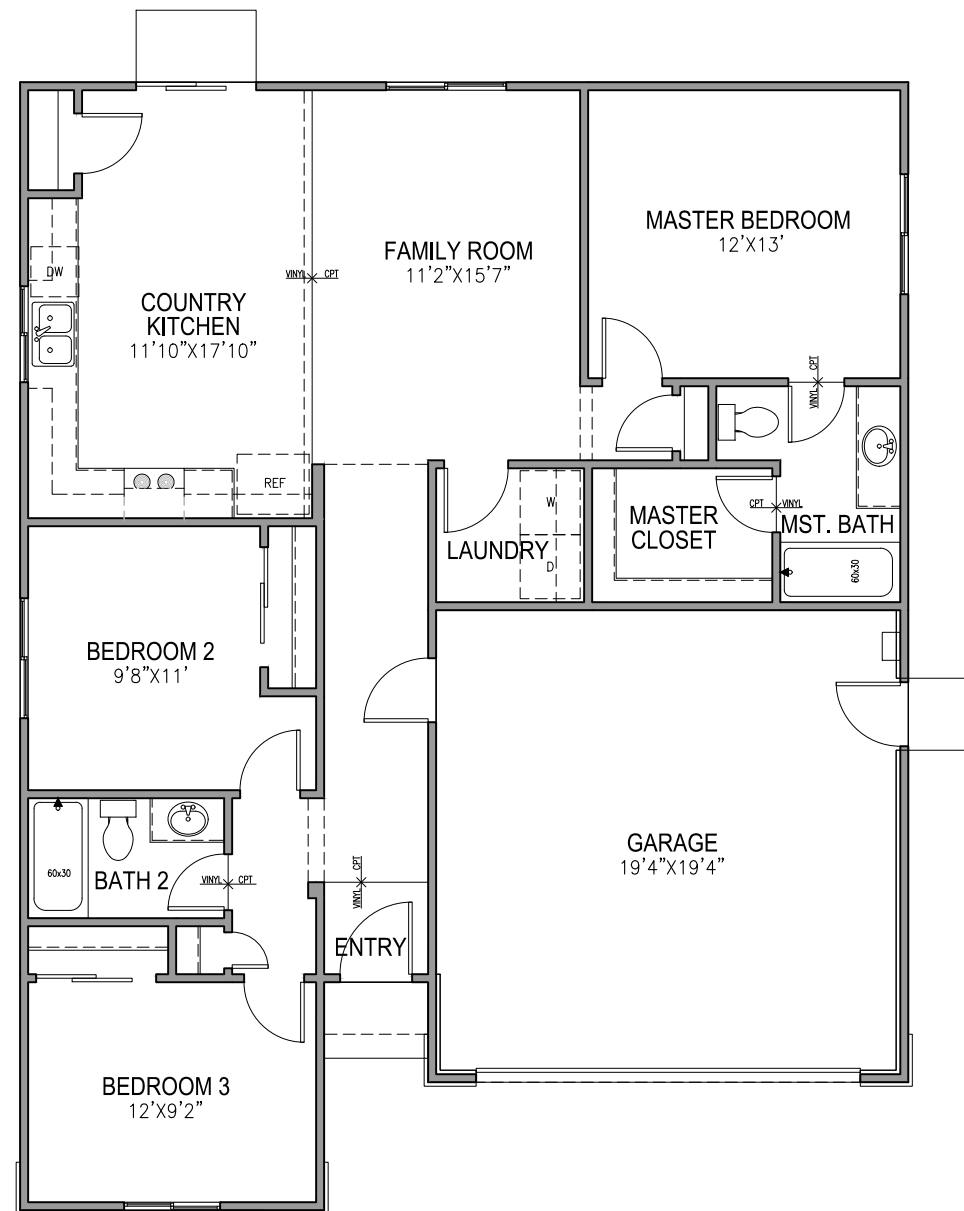


1814

STREETSCENE  
SIERRA VISTA  
45'x80'



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

1203 FLOOR PLAN

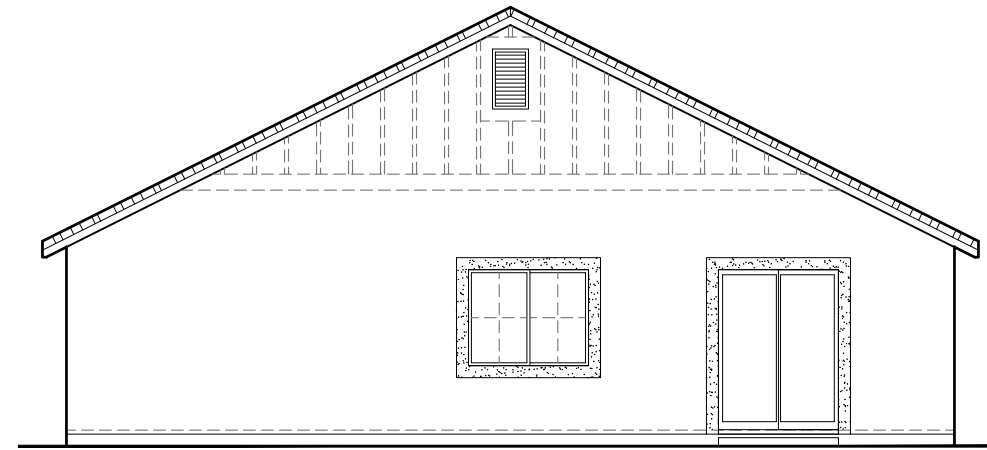


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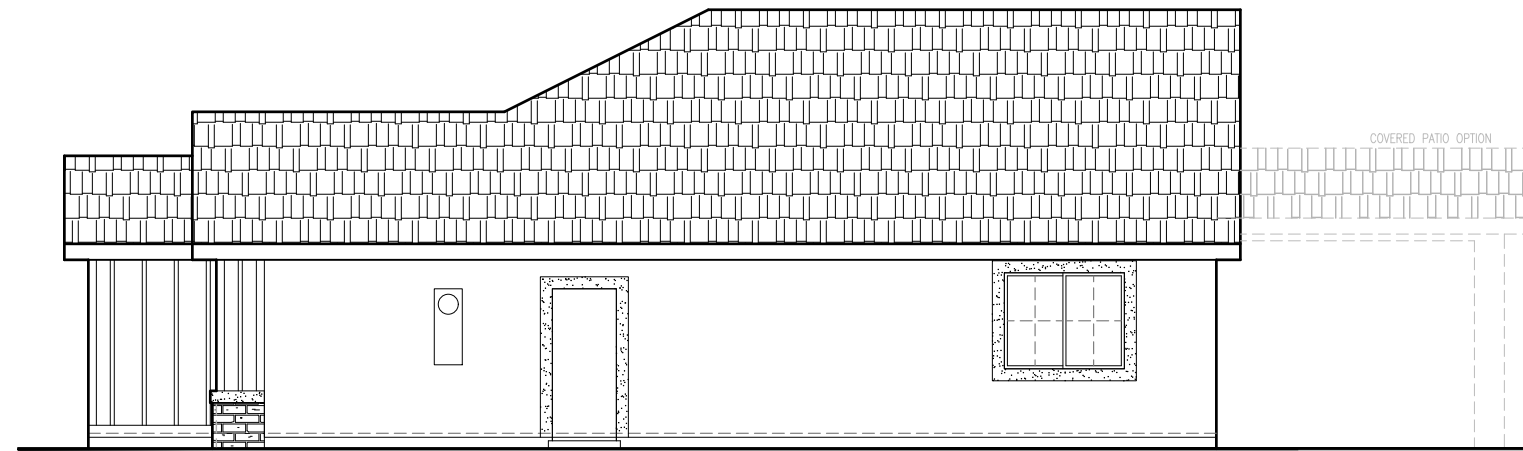
**FRONT ELEVATION 'A'**

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



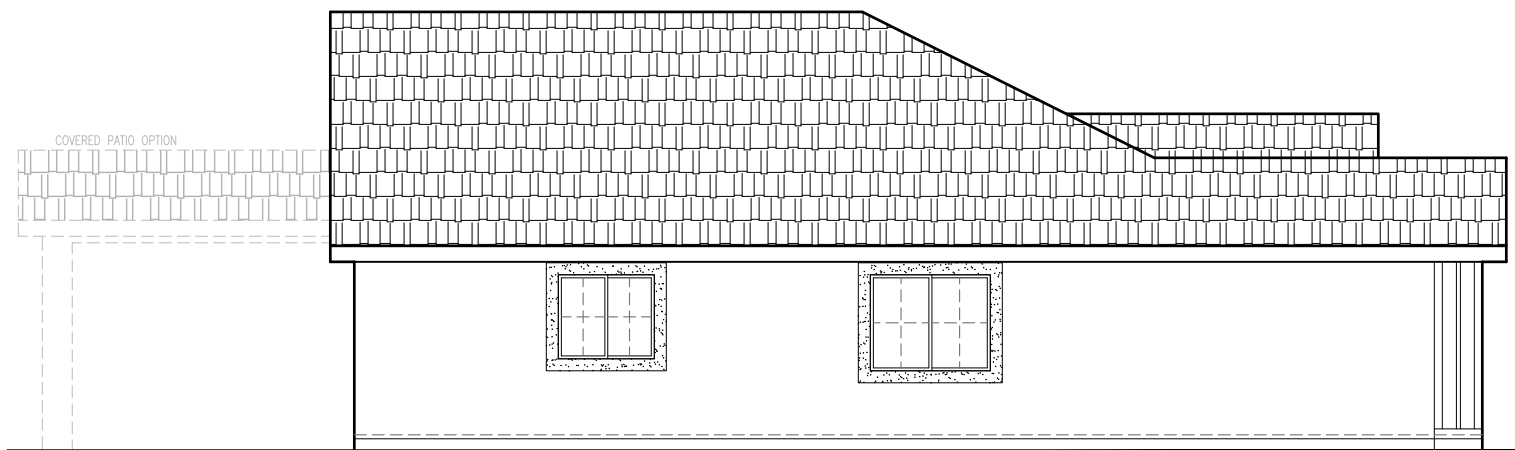
**REAR ELEVATION 'A'**

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



**RIGHT ELEVATION 'A'**

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



**LEFT ELEVATION 'A'**

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

1203 'A' ELEVATIONS

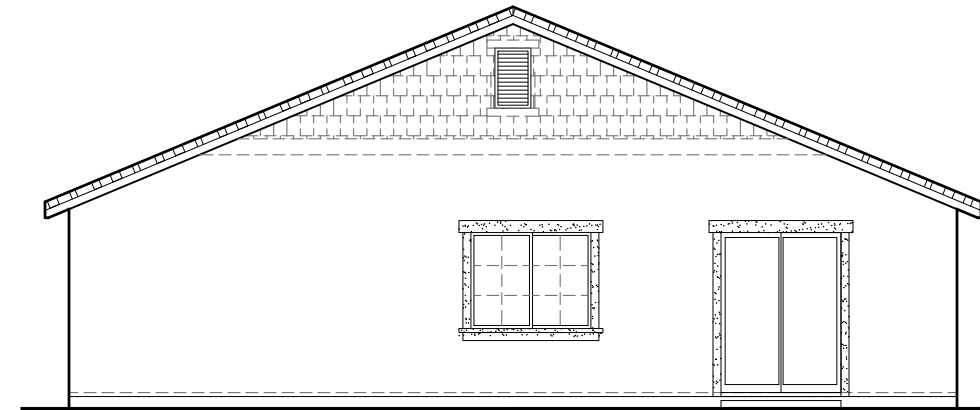
**JMC HOMES**

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**FRONT ELEVATION 'B'**

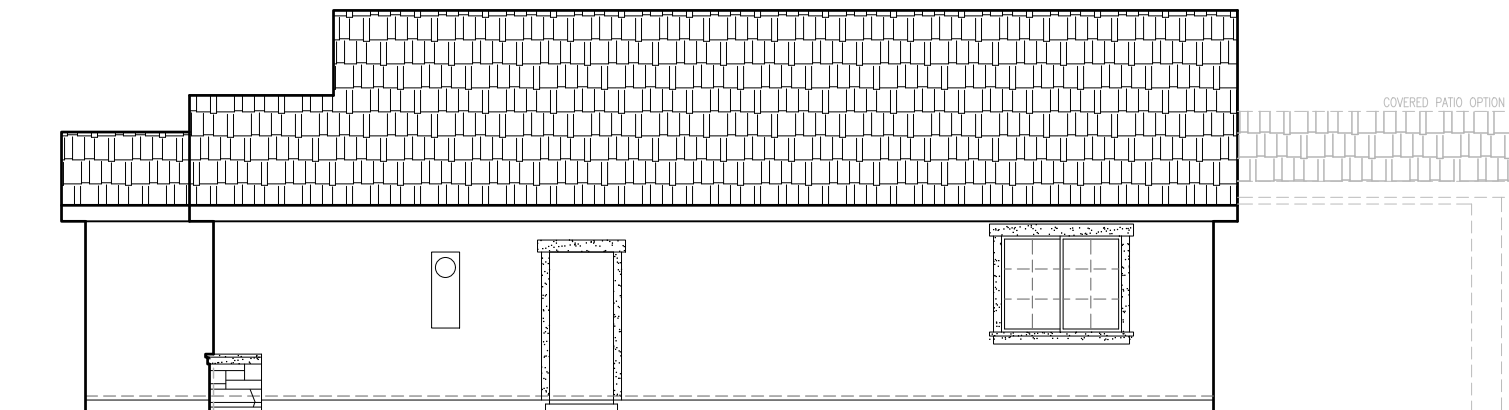
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**REAR ELEVATION 'B'**

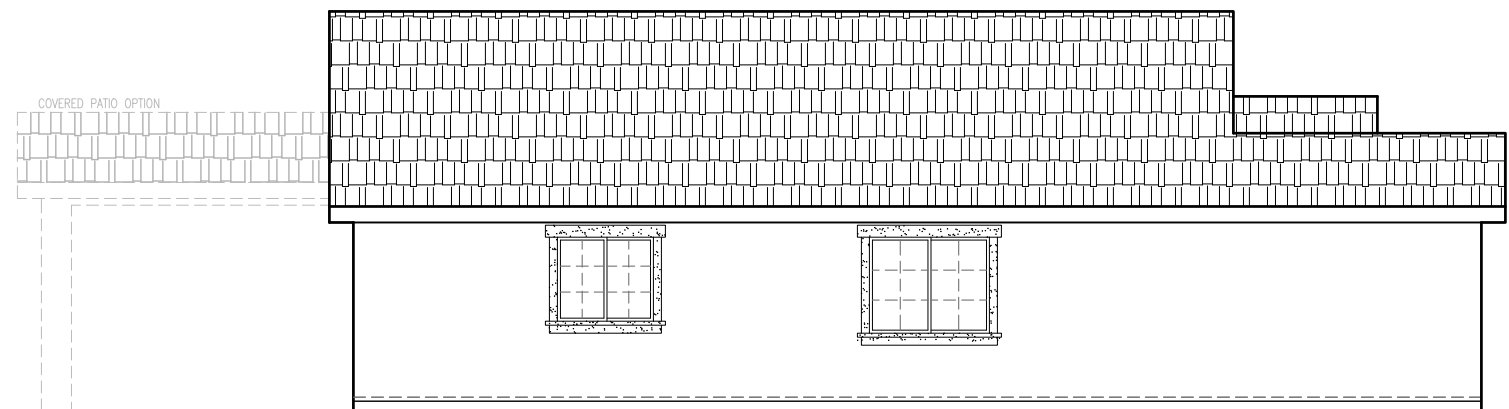
SCALE: 1/8"=1'-0"

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



**RIGHT ELEVATION 'B'**

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



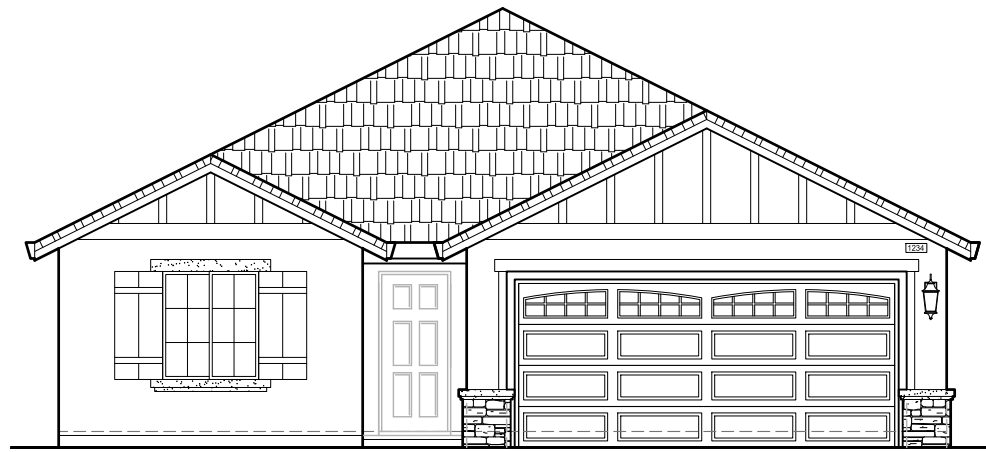
**LEFT ELEVATION 'B'**

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

1203 'B' ELEVATIONS

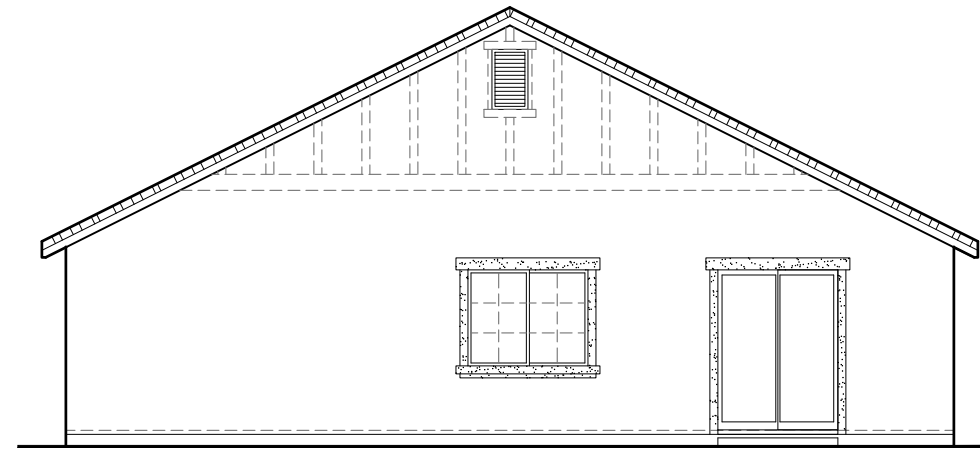


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**FRONT ELEVATION 'C'**

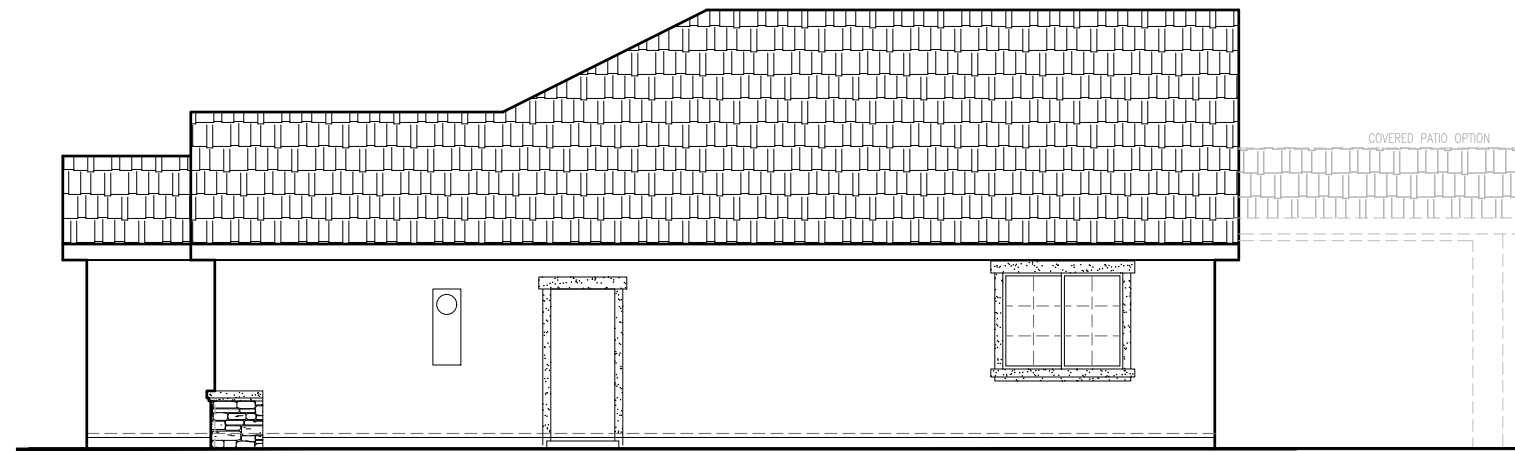
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**REAR ELEVATION 'C'**

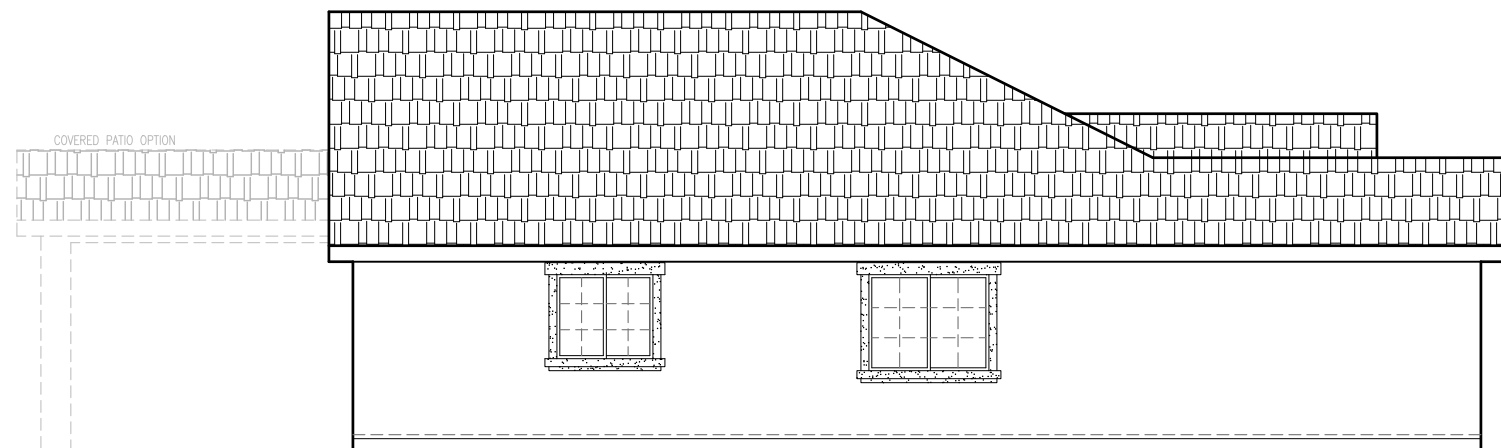
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**RIGHT ELEVATION 'C'**

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



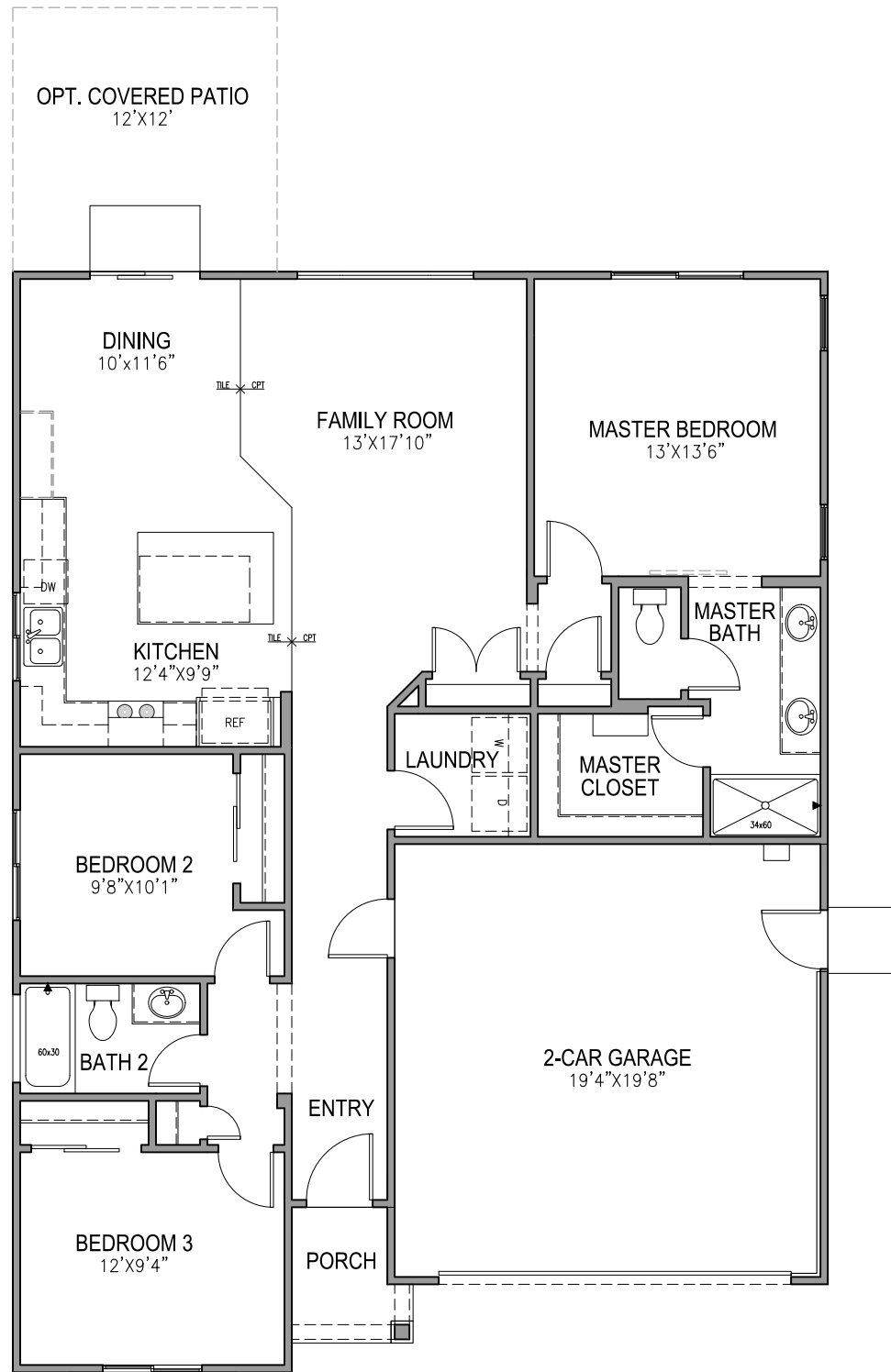
**LEFT ELEVATION 'C'**

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

1203 'C' ELEVATIONS

**JMC HOMES**

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Roseville, California



**FIRST FLOOR PLAN**

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

1343 FLOOR PLAN

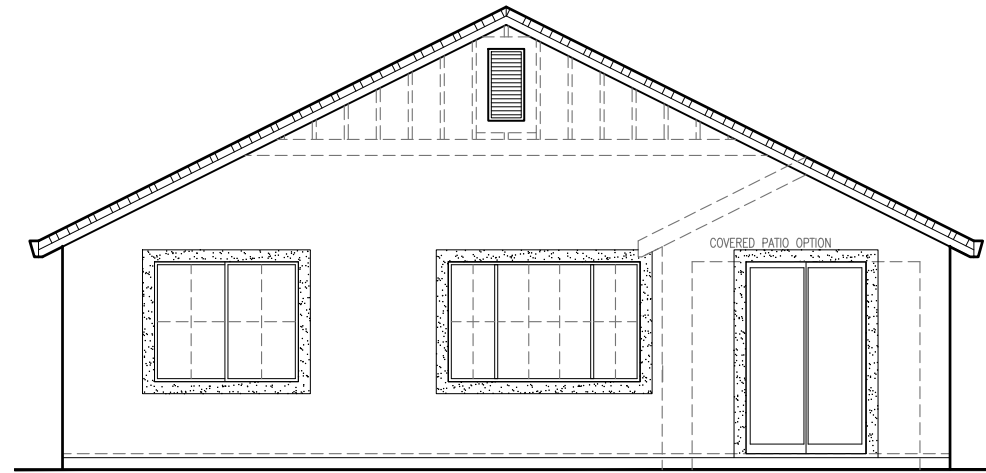


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**FRONT ELEVATION 'A'**

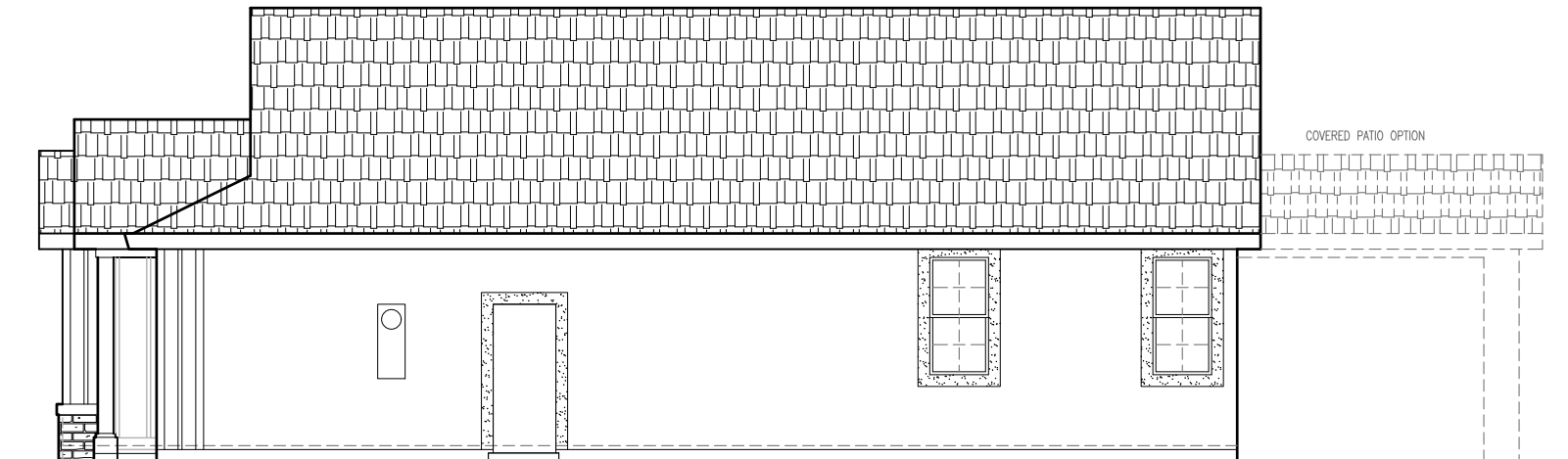
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**REAR ELEVATION 'A'**

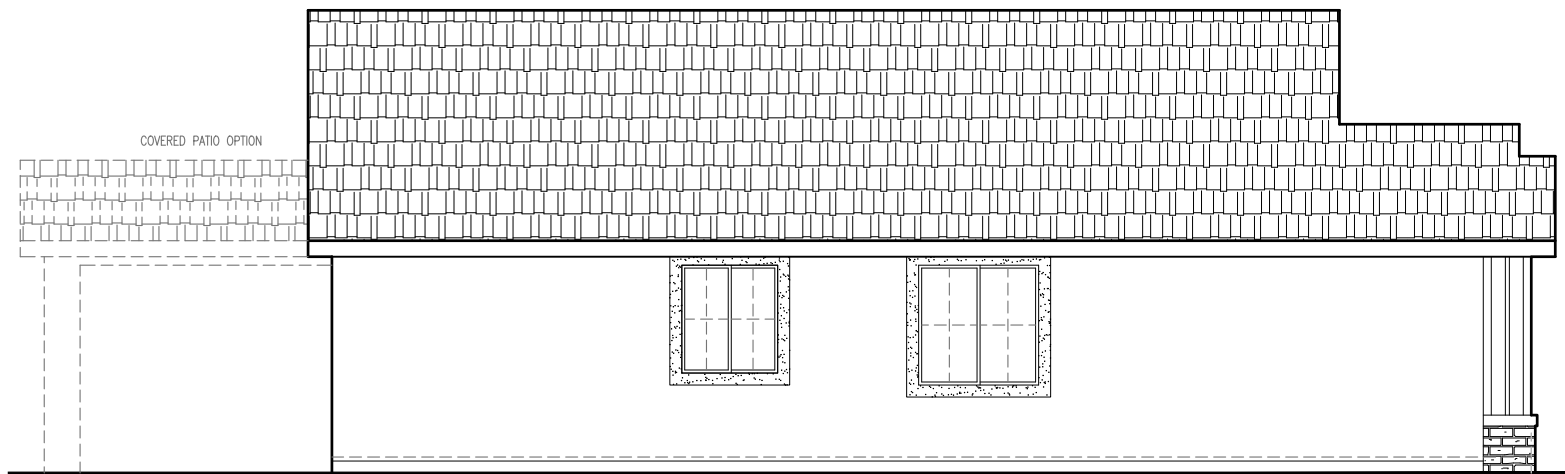
SCALE: 1/8"=1'-0"

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**RIGHT ELEVATION 'A'**

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



**LEFT ELEVATION 'A'**

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

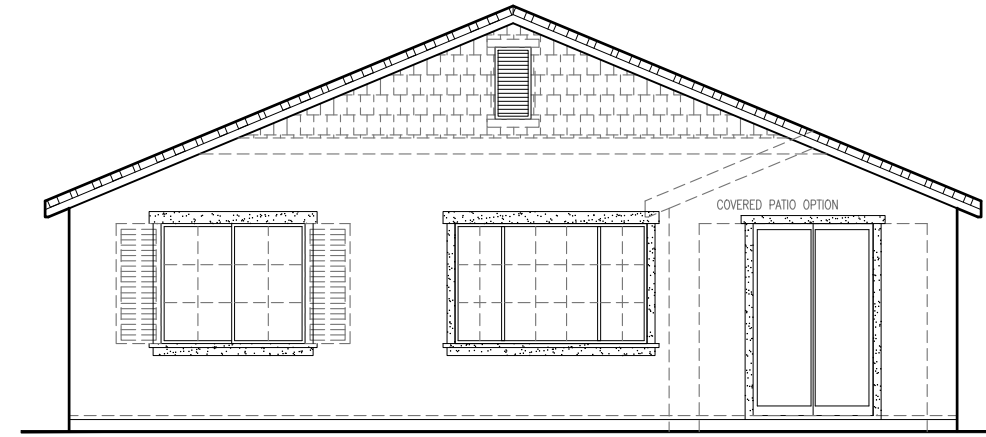
1343 'A' ELEVATIONS



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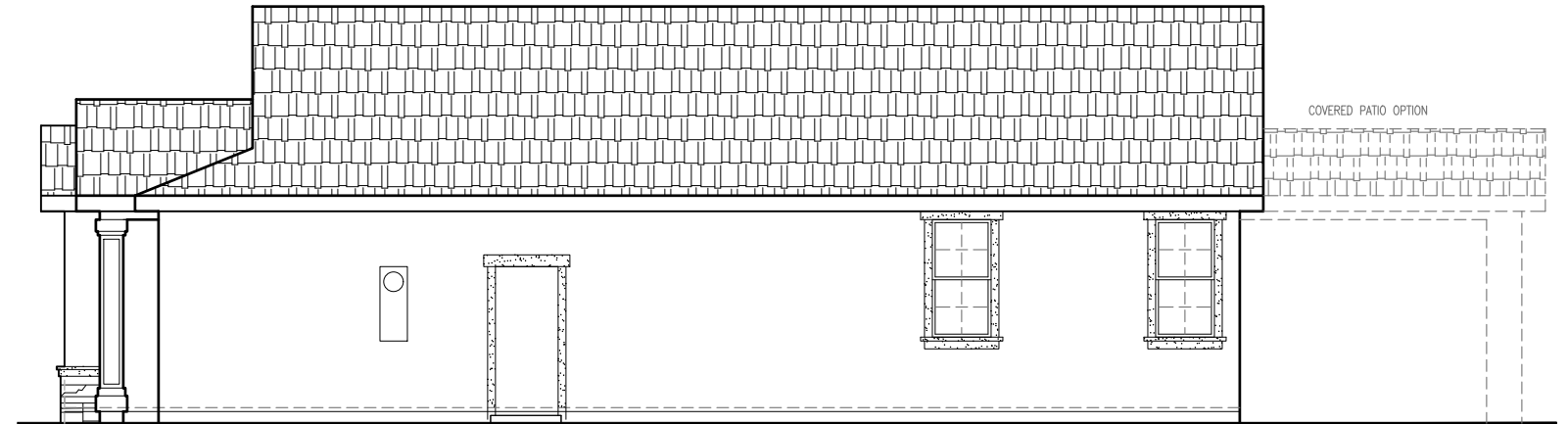


**FRONT ELEVATION 'B'**  
SCALE: 1/8"=1'-0"

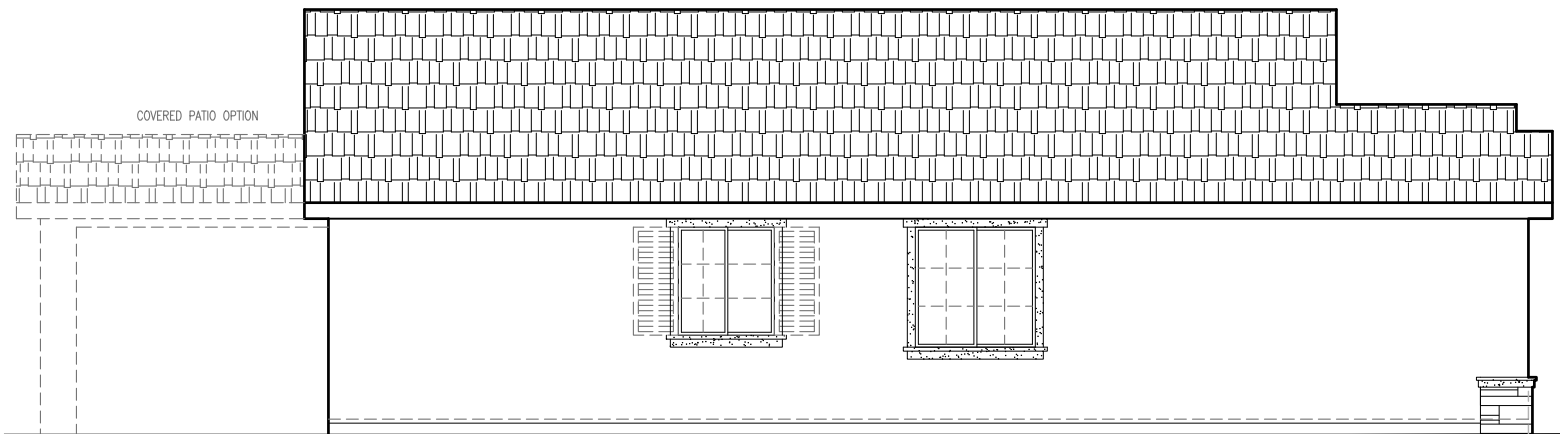


**REAR ELEVATION 'B'**  
SCALE: 1/8"=1'-0"

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(DASHED LINES) TO BE SELECTED WHENEVER SIDE  
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OTHER PUBLIC LOCATION.



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

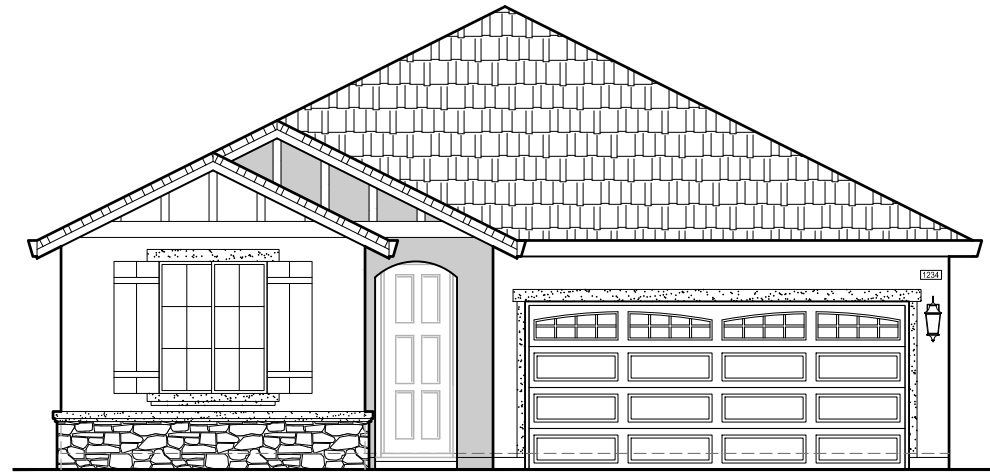


**LEFT ELEVATION 'B'**  
SCALE: 1/8"=1'-0"

1343 'B' ELEVATIONS

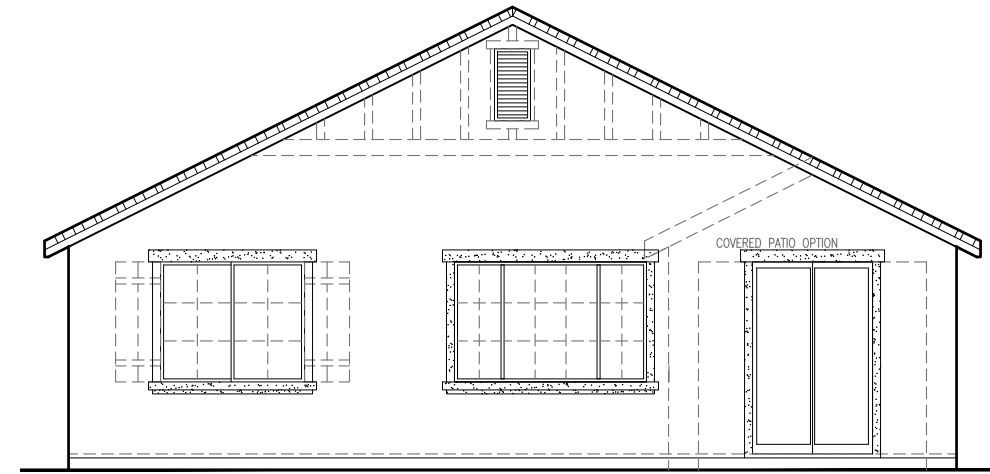


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**FRONT ELEVATION 'C'**

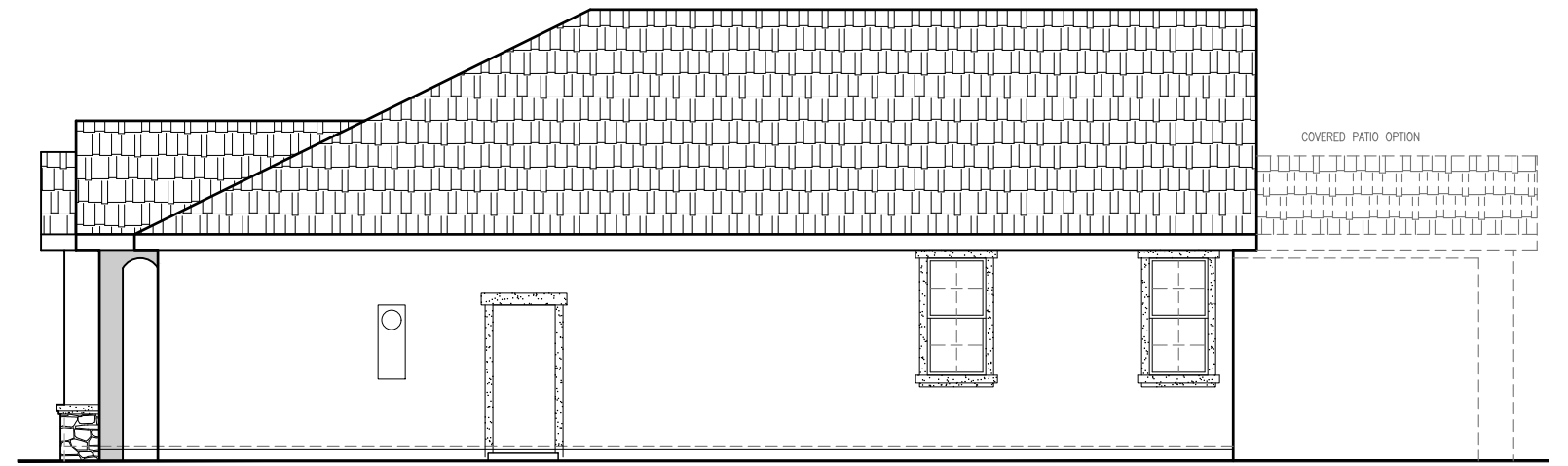
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**REAR ELEVATION 'C'**

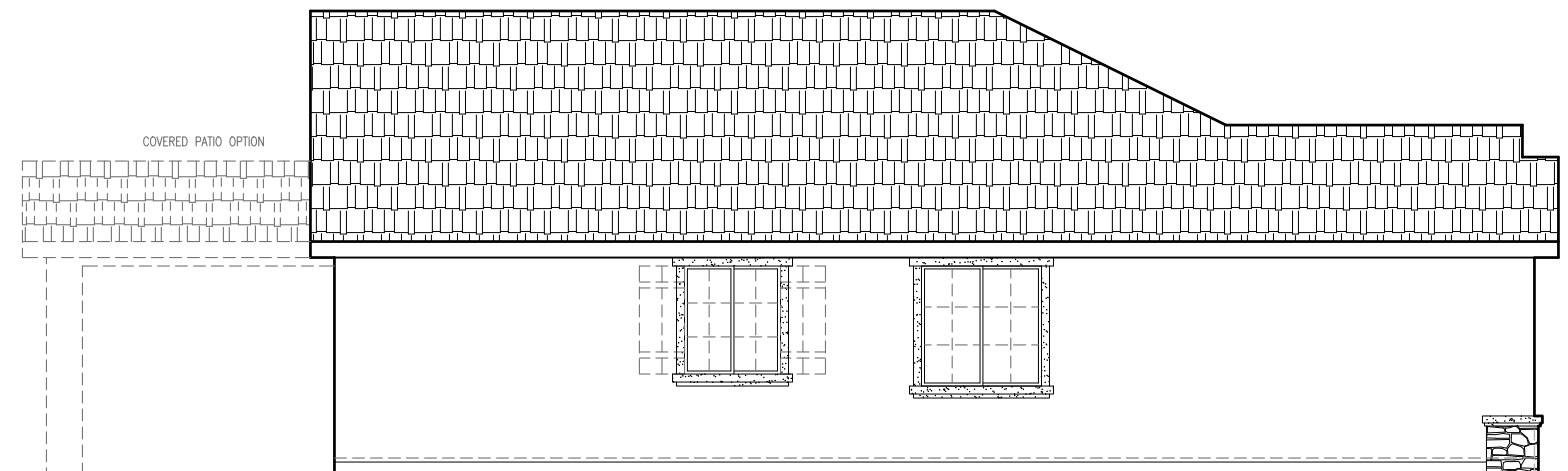
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**RIGHT ELEVATION 'C'**

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



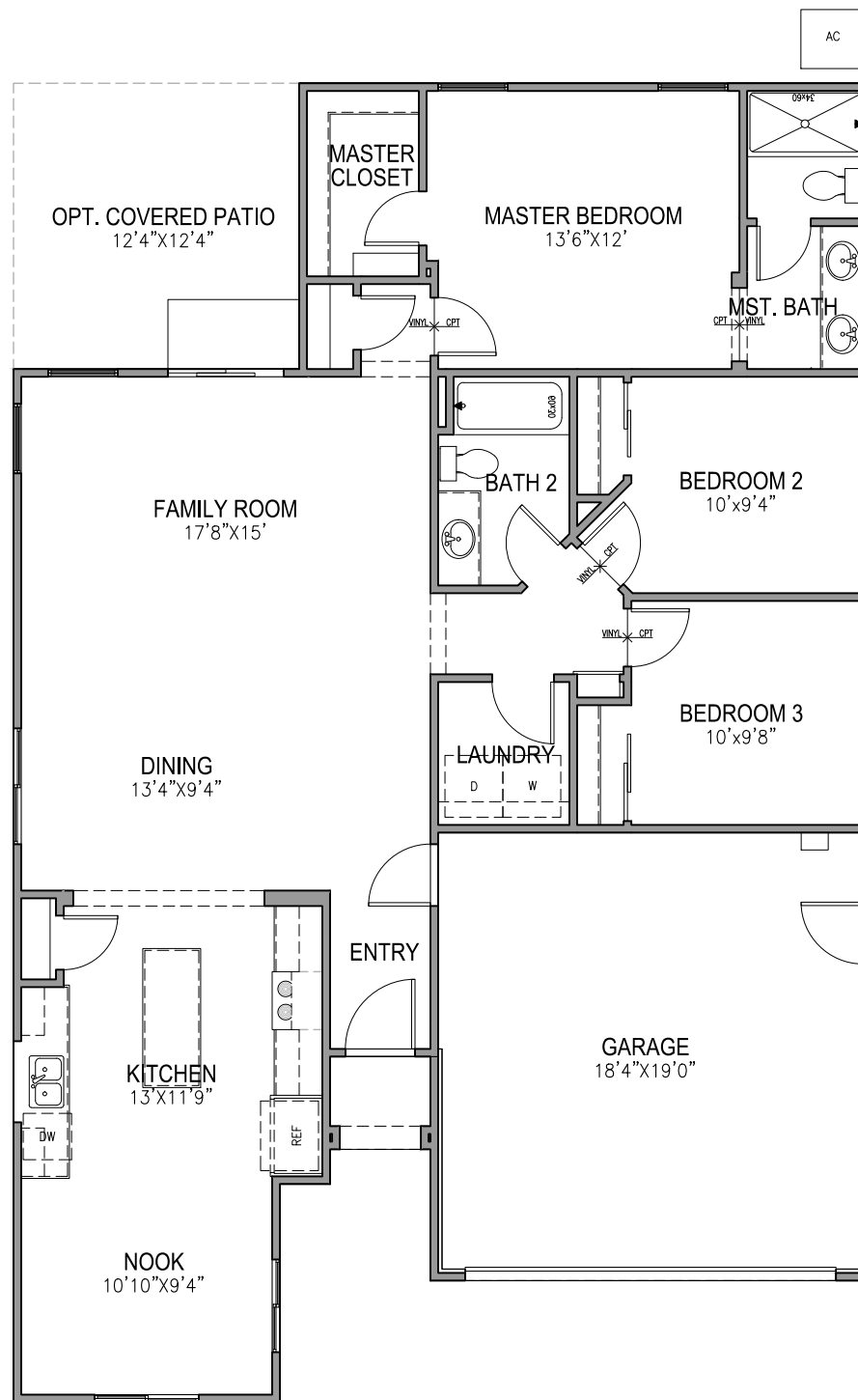
**LEFT ELEVATION 'C'**

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

1343 'C' ELEVATIONS



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

1405 FLOOR PLAN

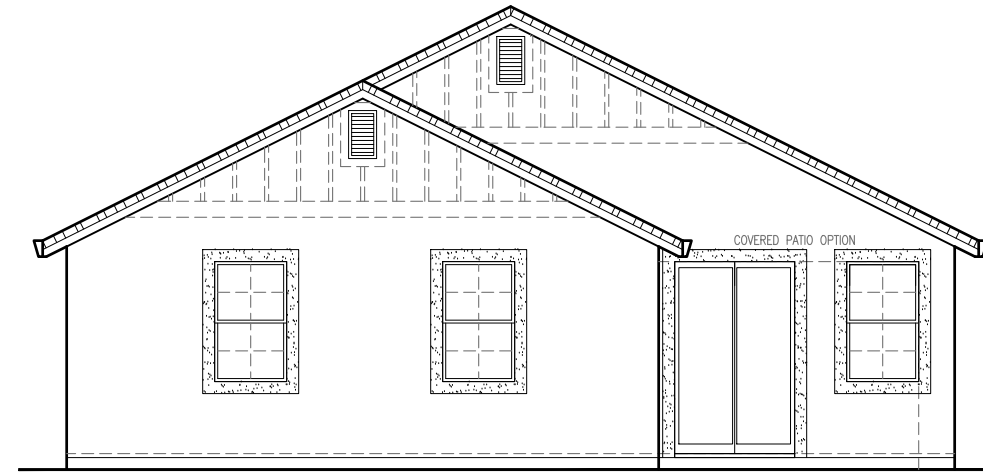


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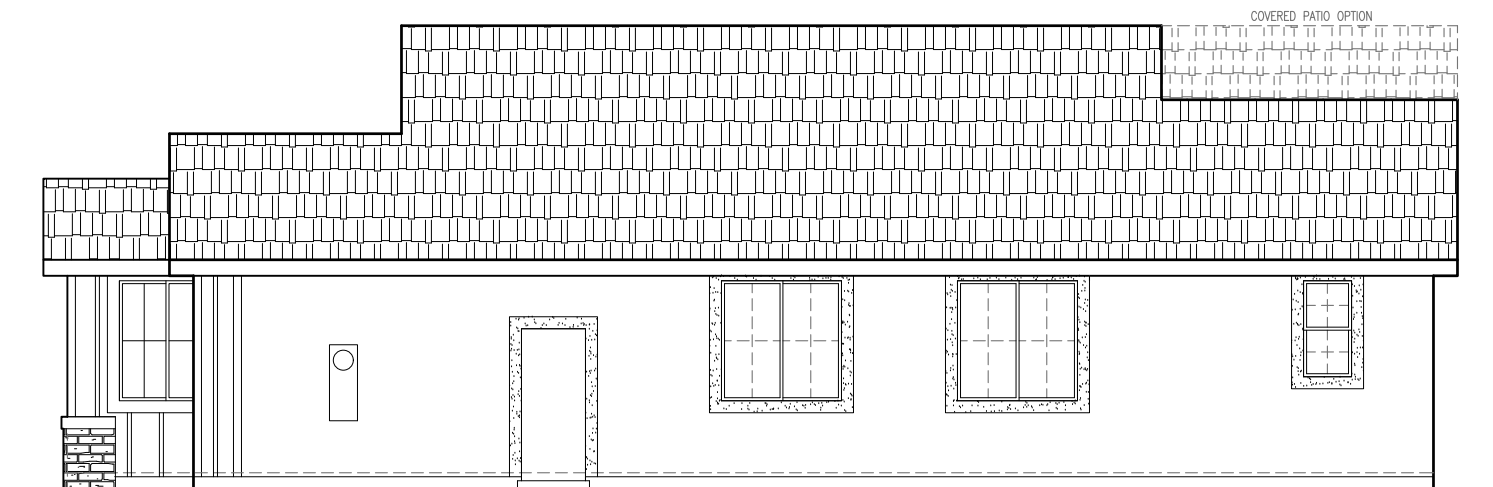
**FRONT ELEVATION 'A'**

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



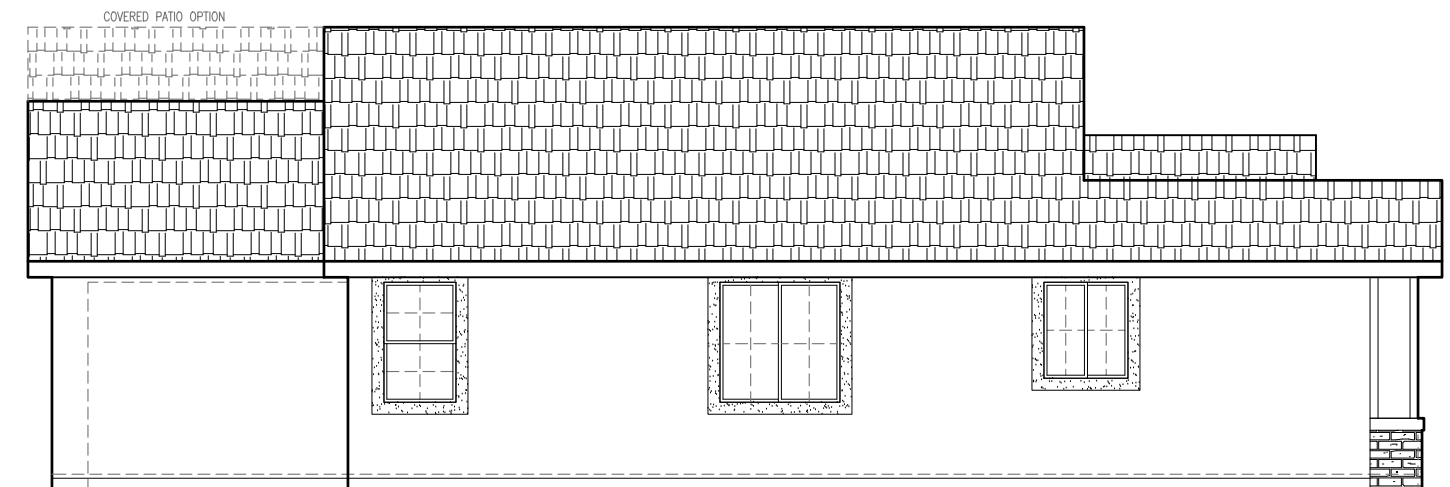
**REAR ELEVATION 'A'**

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



**RIGHT ELEVATION 'A'**

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



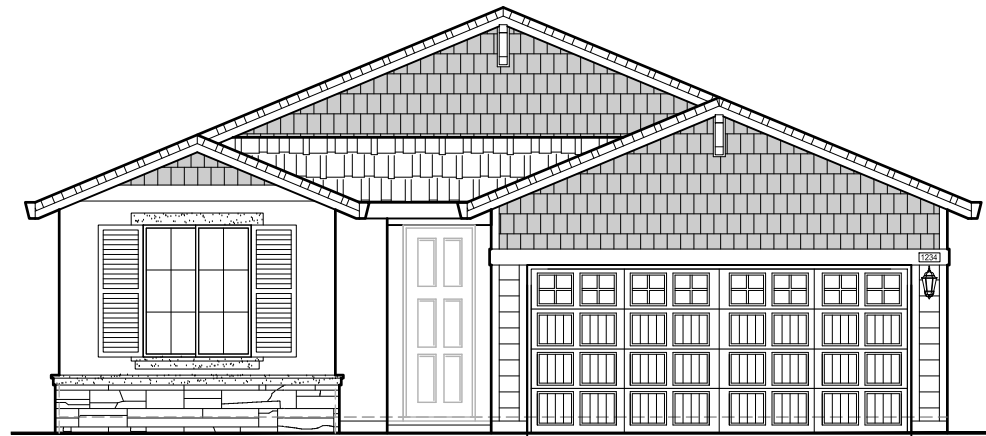
**LEFT ELEVATION 'A'**

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

1405 'A' ELEVATIONS

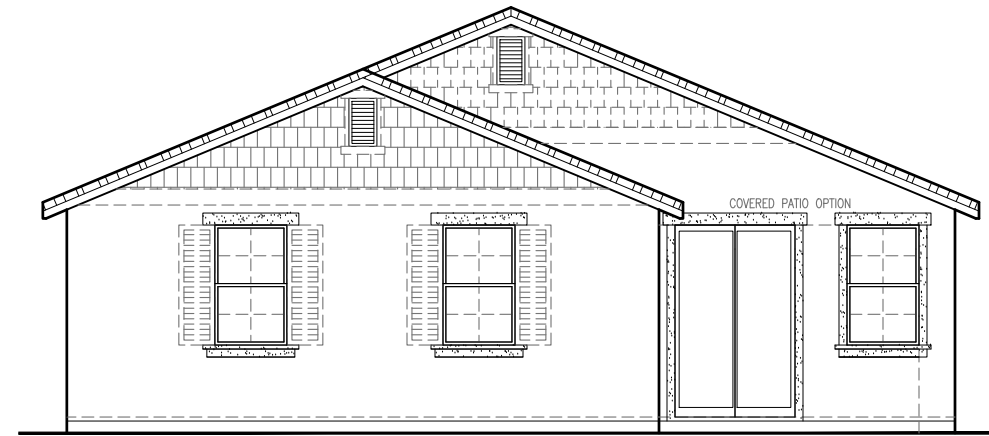


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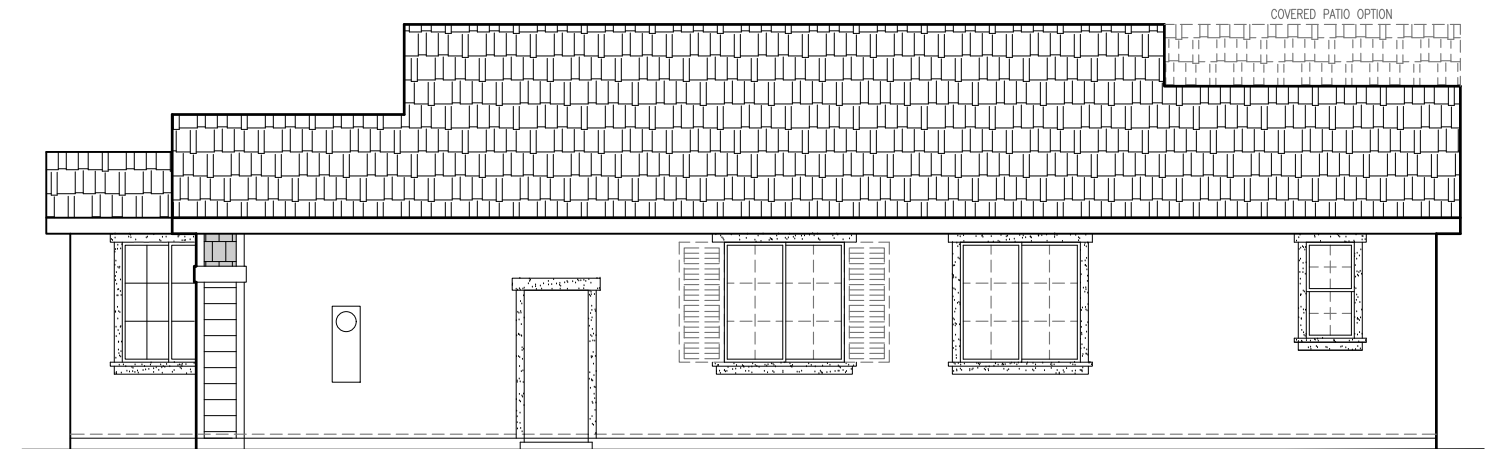
**FRONT ELEVATION 'B'**

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



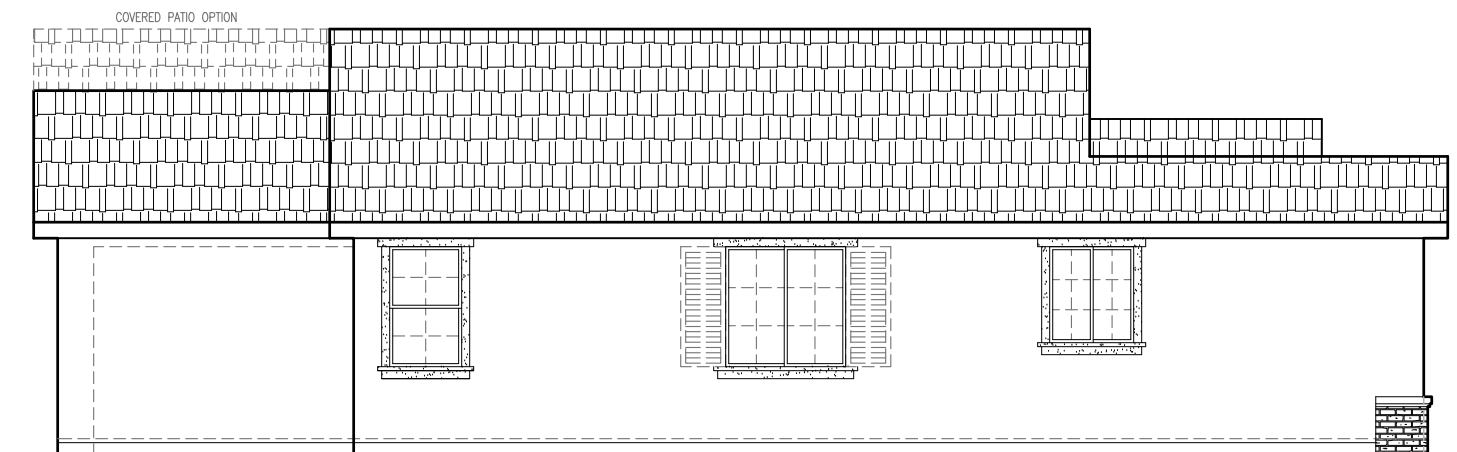
**REAR ELEVATION 'B'**

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



**RIGHT ELEVATION 'B'**

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



**LEFT ELEVATION 'B'**

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

1405 'B' ELEVATIONS

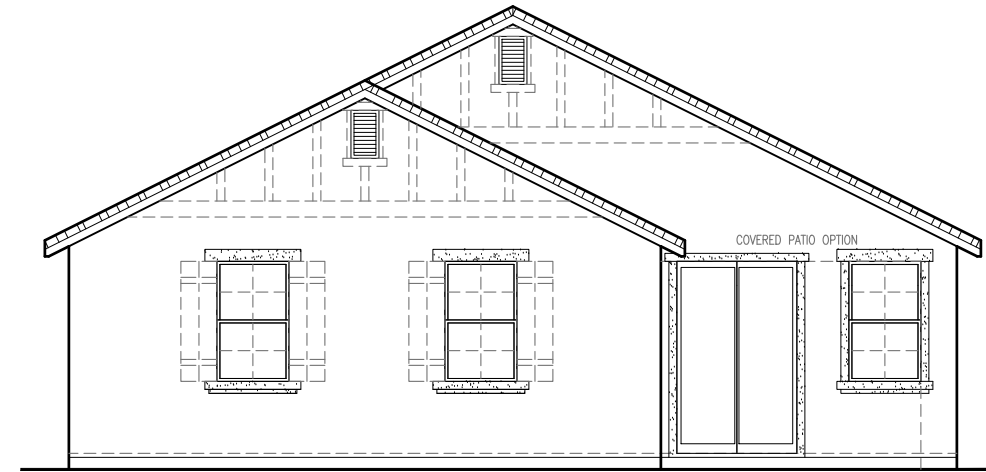


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**FRONT ELEVATION 'C'**

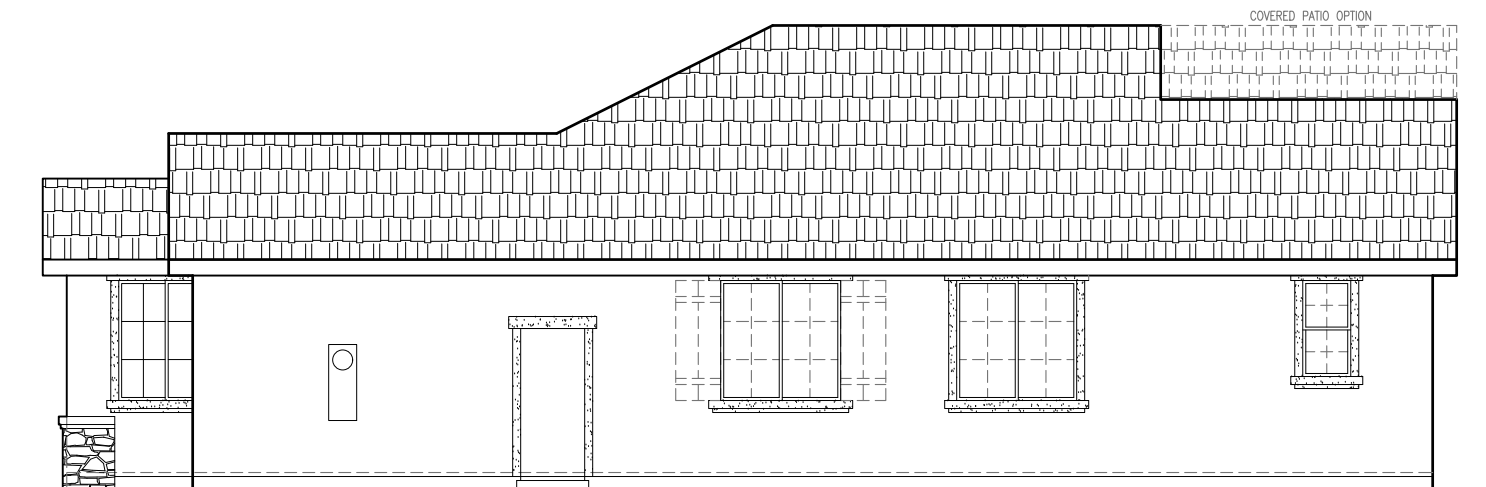
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**REAR ELEVATION 'C'**

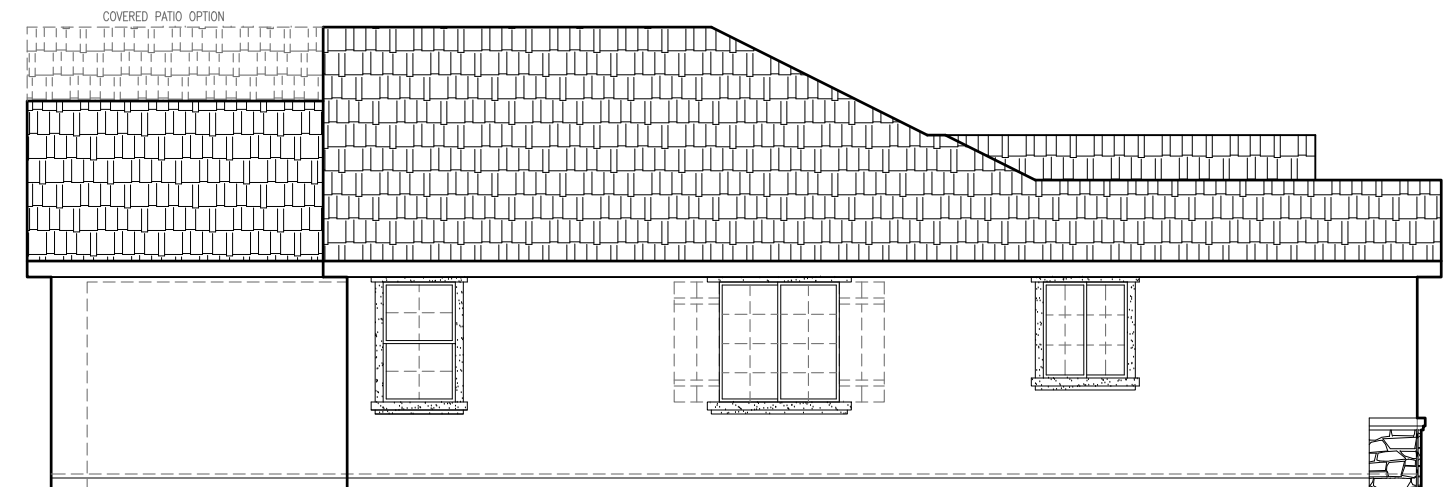
SCALE: 1/4"=1'-0"

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: 1/4"=1'-0"



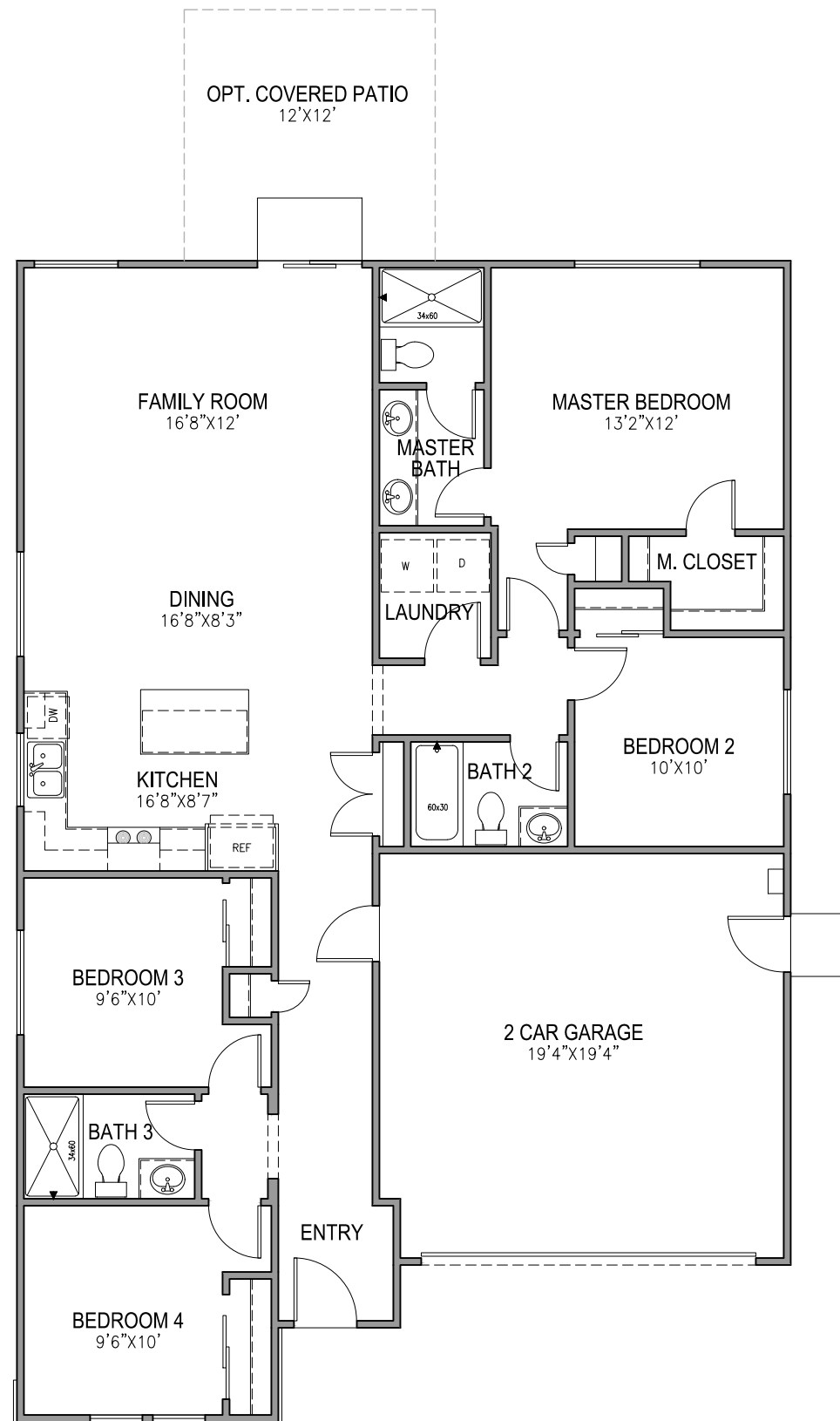
**LEFT ELEVATION 'C'**

SCALE: 1/4"=1'-0"

1405 'C' ELEVATIONS



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OPT. COVERED PATIO  
12'X12'

FAMILY ROOM  
16'8"X12'

MASTER BEDROOM  
13'2"X12'

MASTER BATH

DINING  
16'8"X8'3"

LAUNDRY

M. CLOSET

KITCHEN  
16'8"X8'7"

BATH 2

BEDROOM 2  
10'X10'

BEDROOM 3  
9'6"X10'

2 CAR GARAGE  
19'4"X19'4"

BATH 3

ENTRY

BEDROOM 4  
9'6"X10'

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

1504 FLOOR PLAN

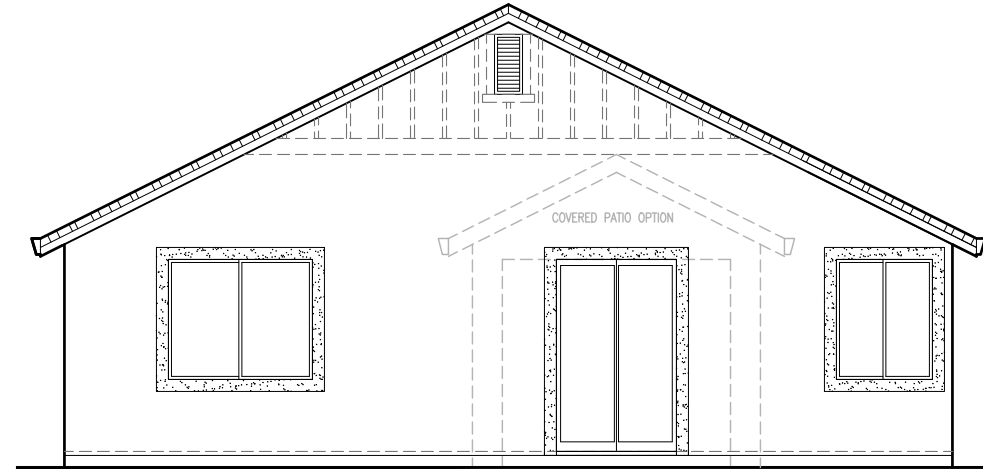
**JMC HOMES**

John Mourier Construction Inc.  
Roseville, California



**FRONT ELEVATION 'A'**

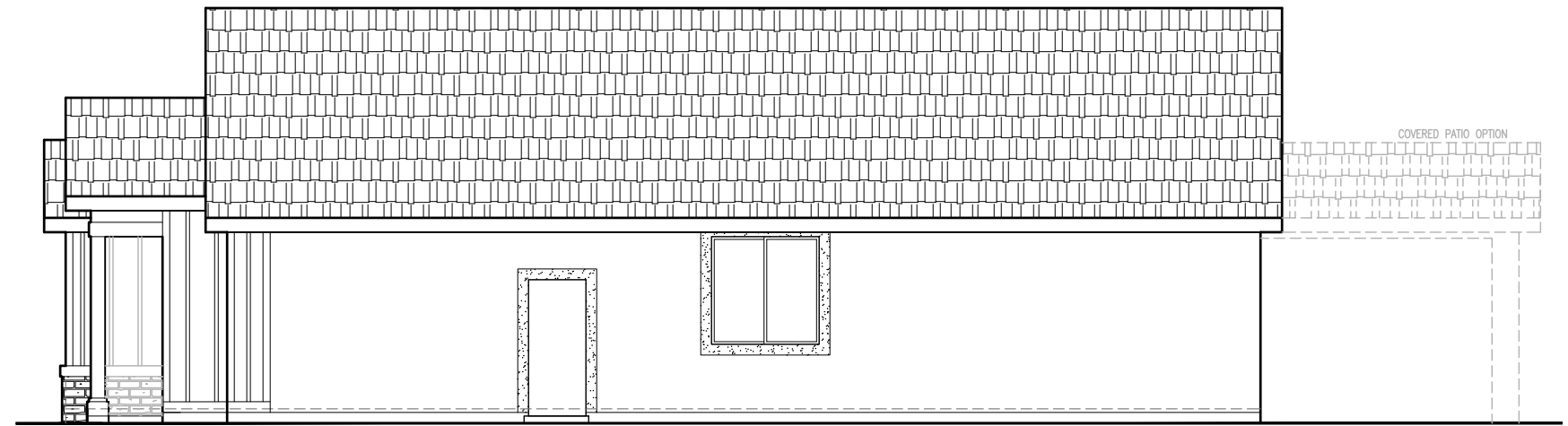
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**REAR ELEVATION 'A'**

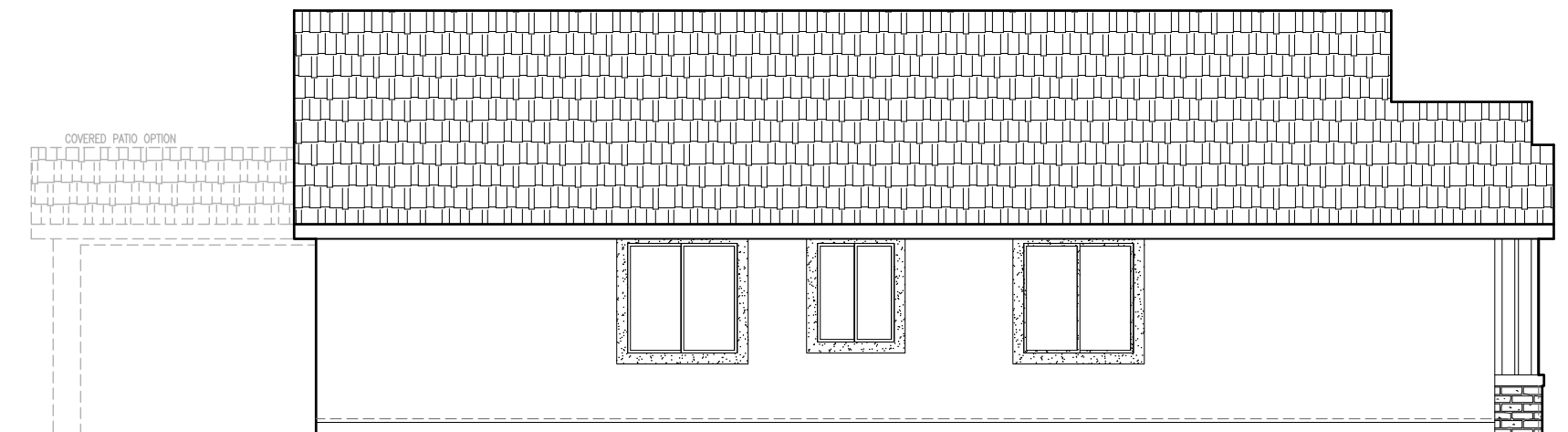
SCALE: 1/8"=1'-0"

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**RIGHT ELEVATION 'A'**

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



**LEFT ELEVATION 'A'**

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

1504 'A' ELEVATIONS

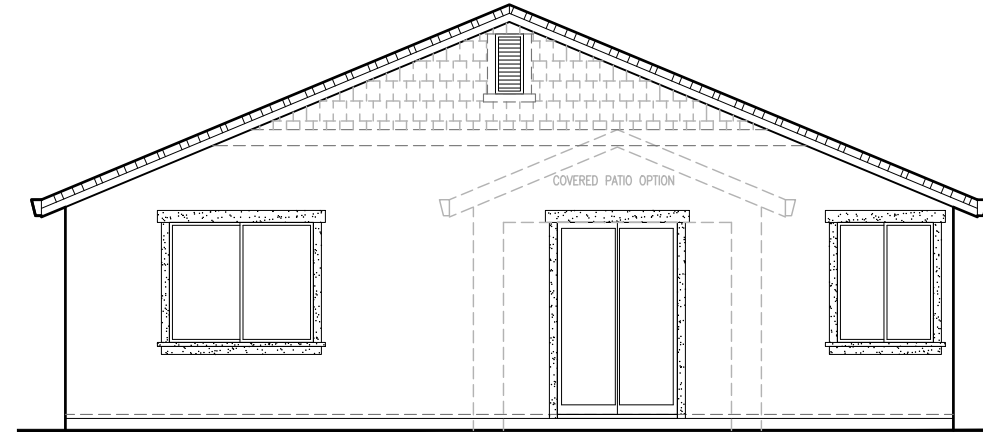


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**FRONT ELEVATION 'B'**

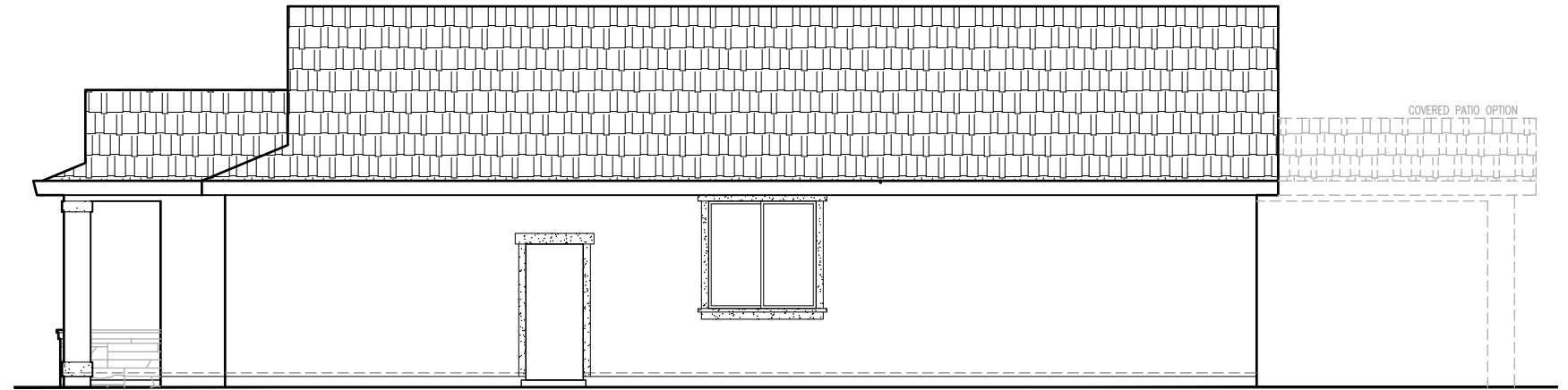
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**REAR ELEVATION 'B'**

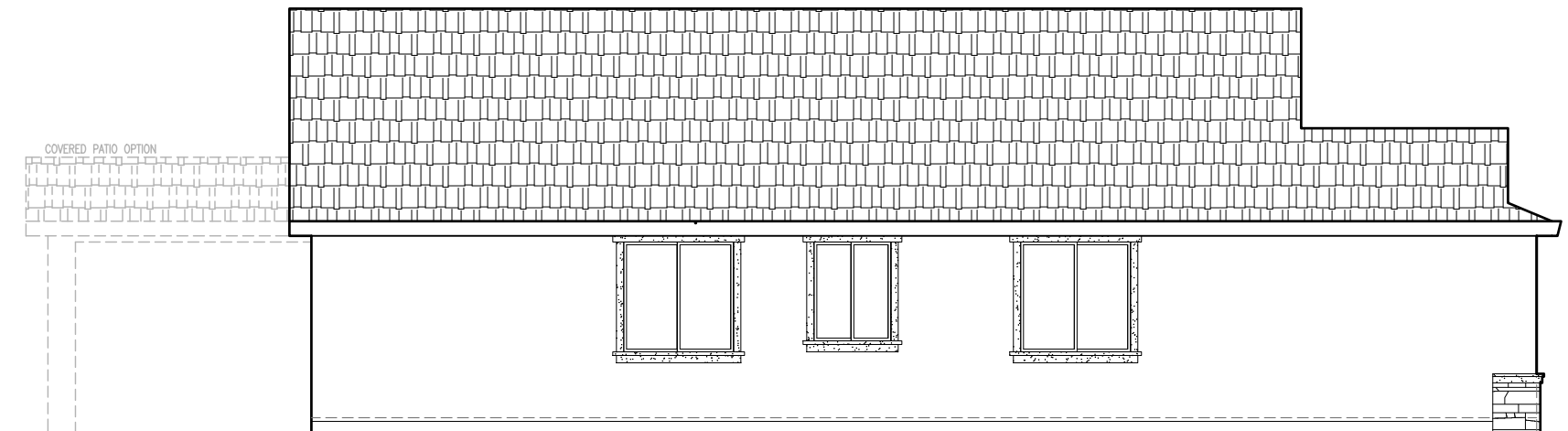
SCALE: 1/8"=1'-0"

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



**RIGHT ELEVATION 'B'**

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



**LEFT ELEVATION 'B'**

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

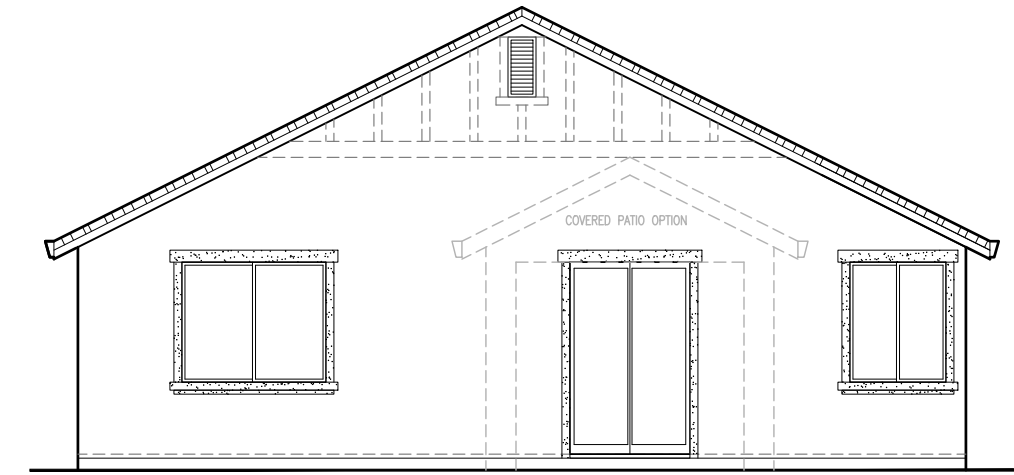
1504 'B' ELEVATIONS



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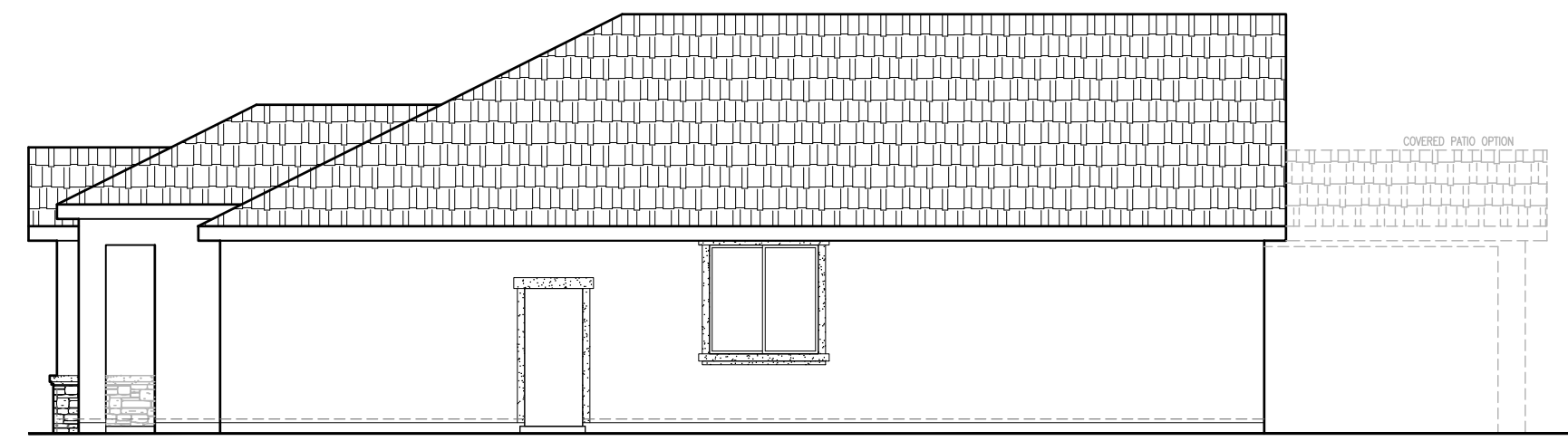


**FRONT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

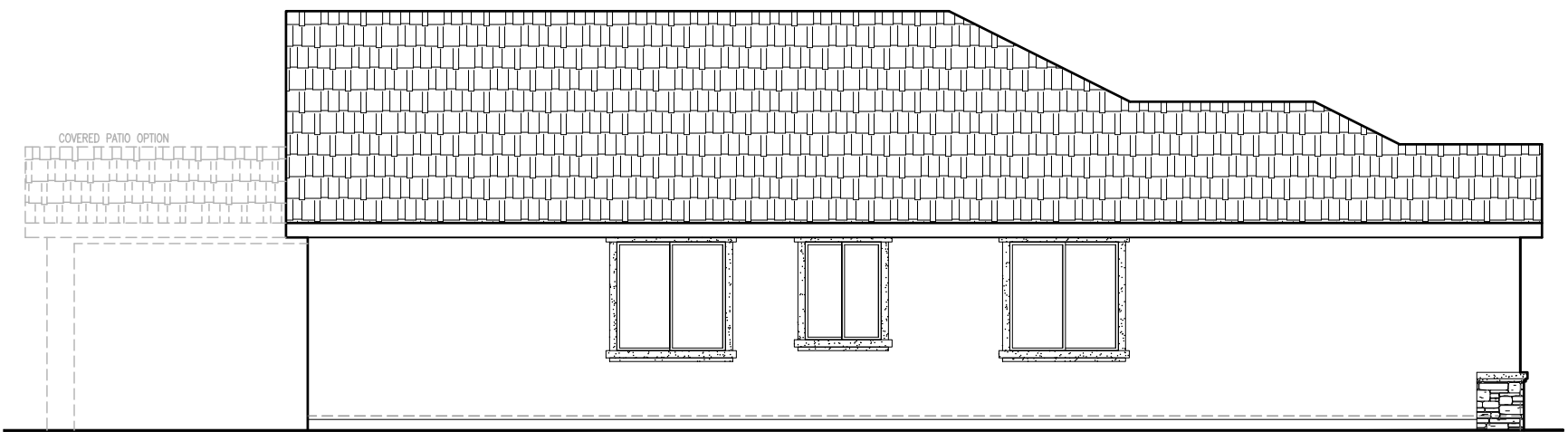


**REAR ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

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

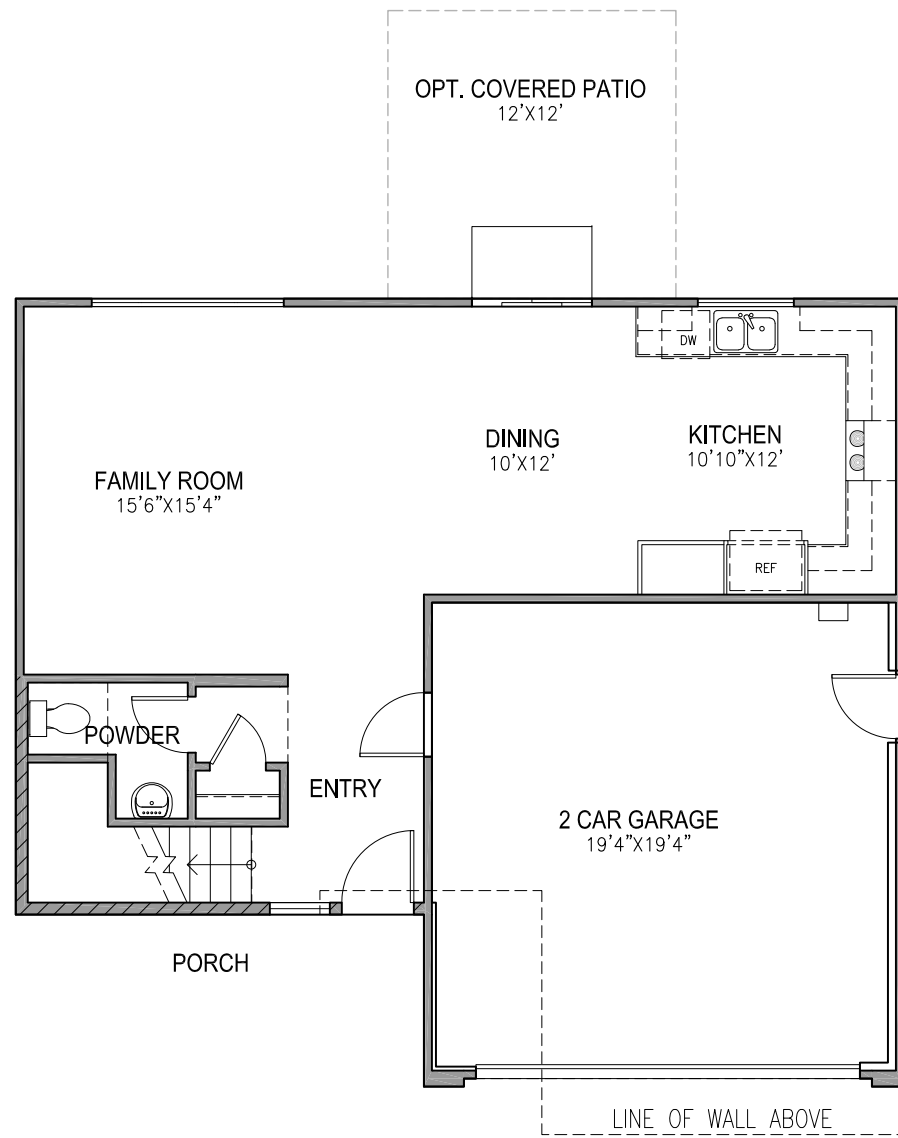


**LEFT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

1504 'C' ELEVATIONS

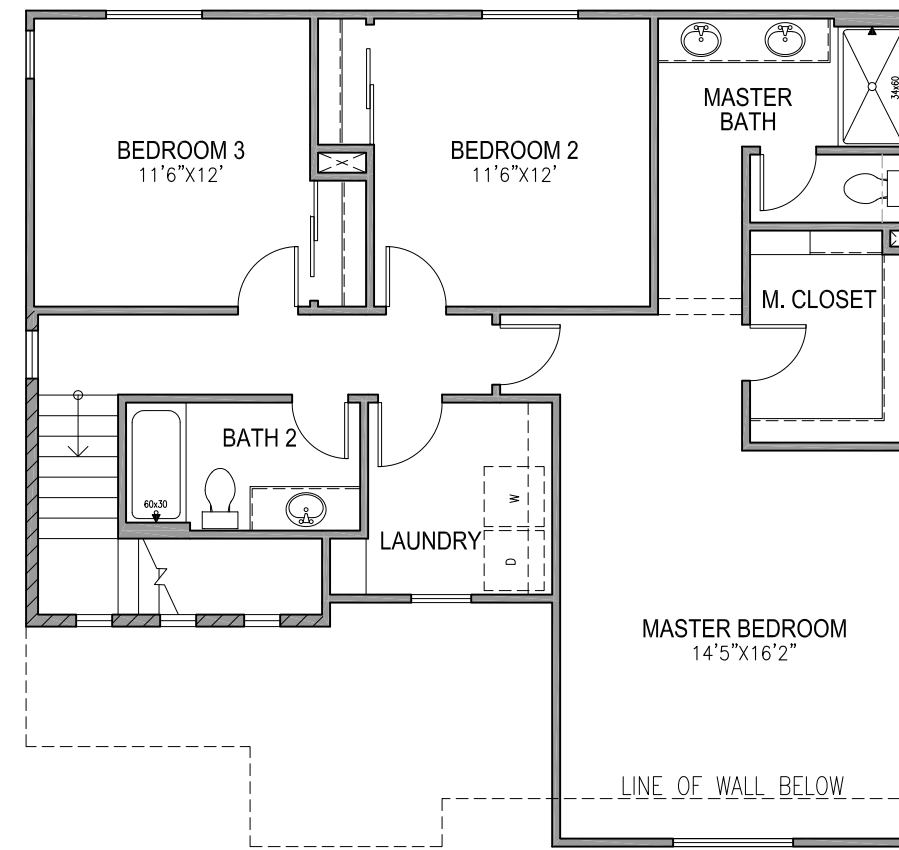


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Roseville, California



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

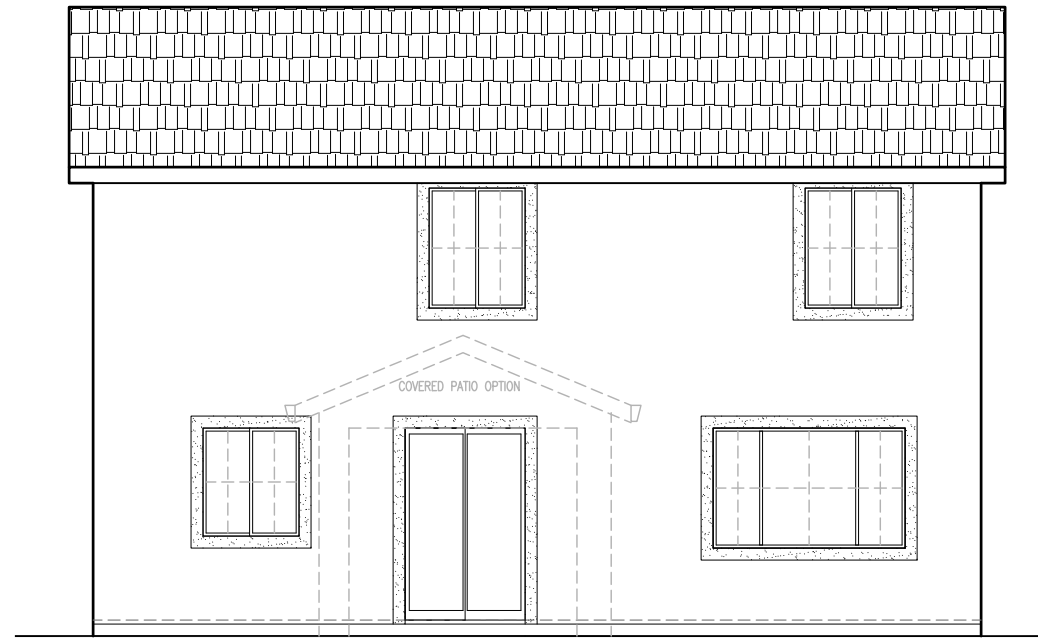
1717 FLOOR PLAN



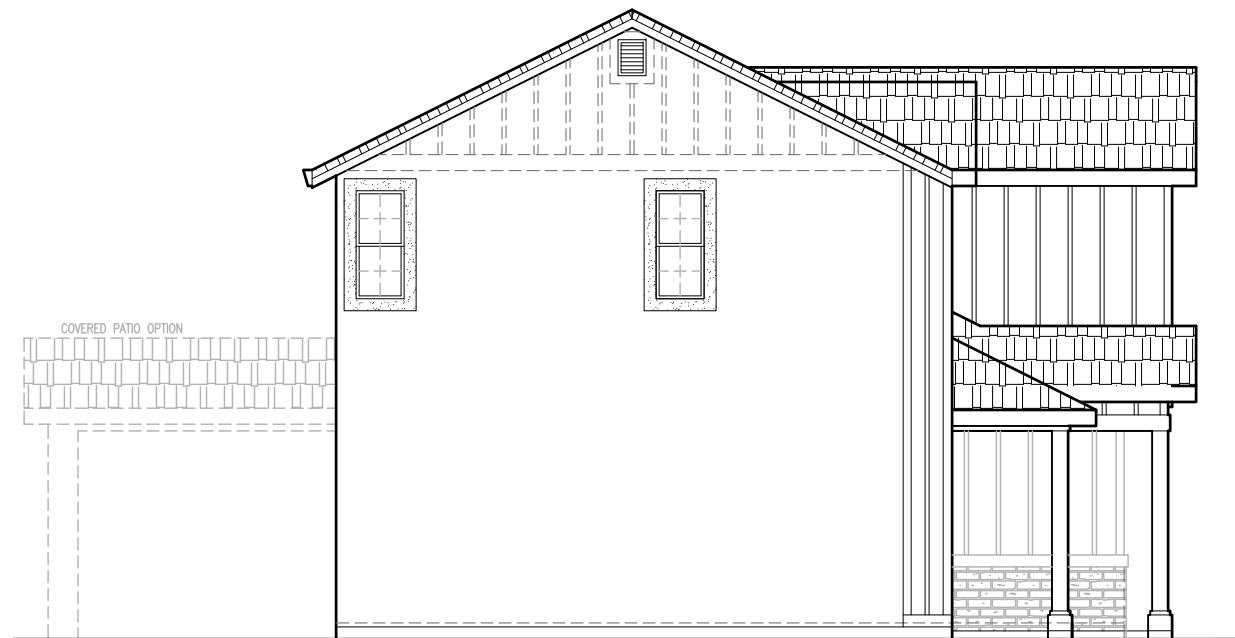
John Mourier Construction Inc.  
Roseville, California



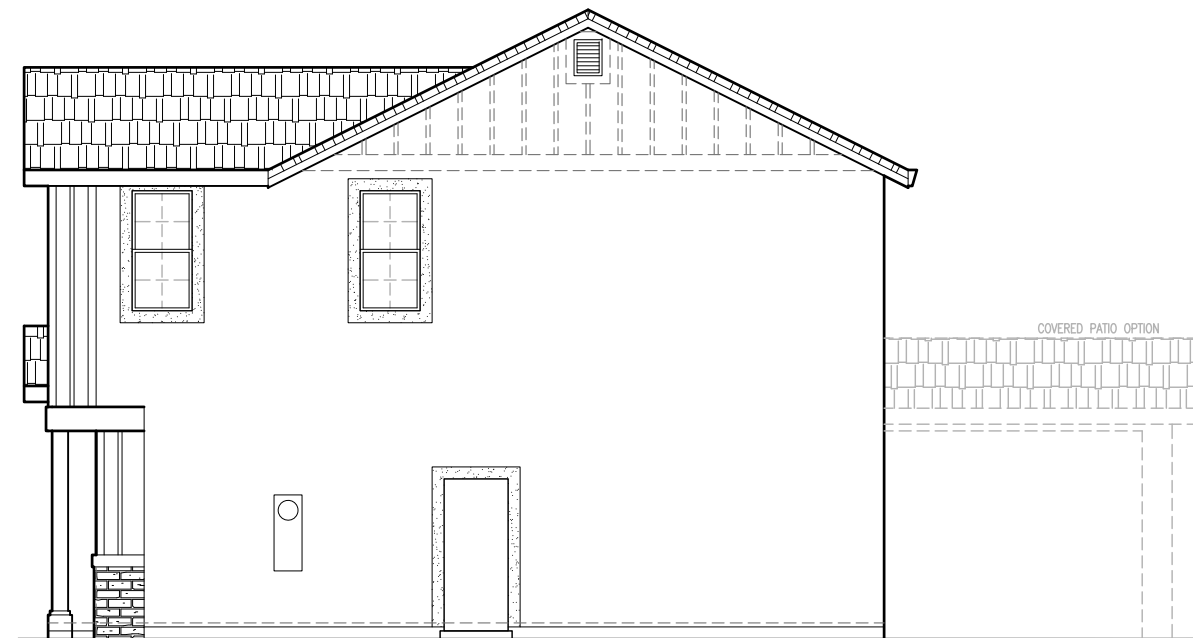
**FRONT ELEVATION 'A'**  
SCALE: 1/8"=1'-0"



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

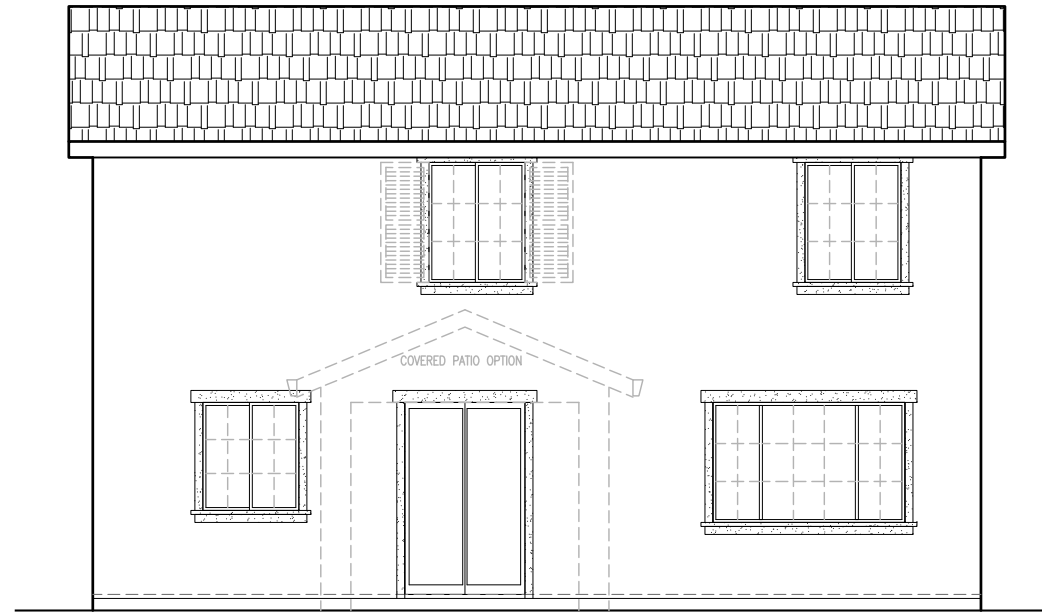
1717 'A' ELEVATIONS



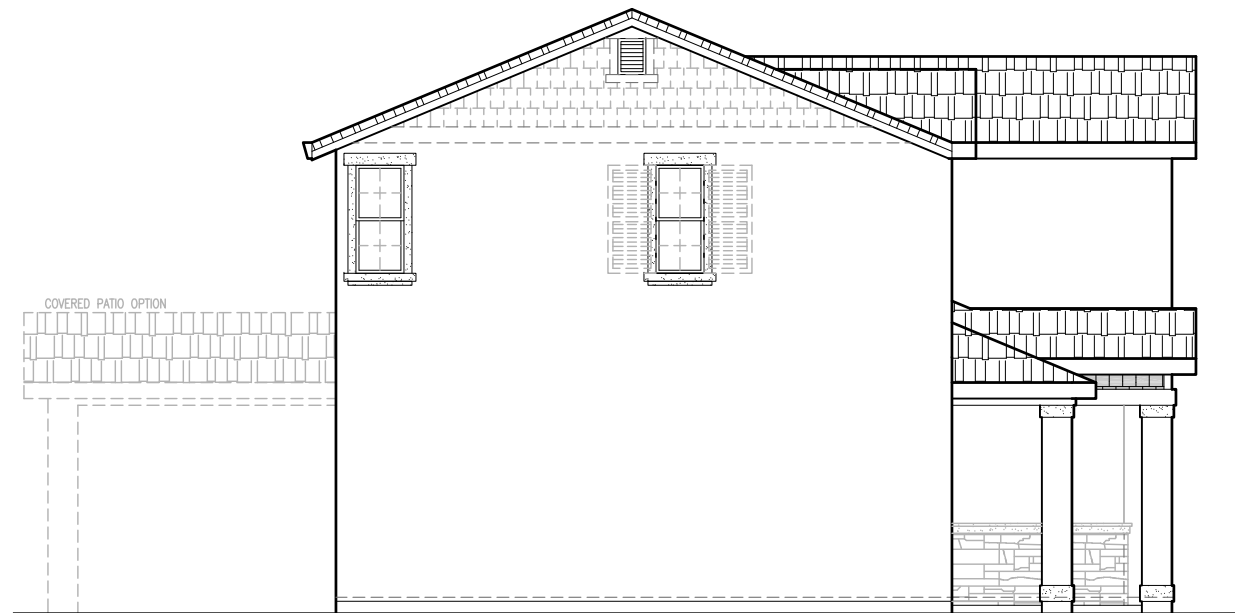
John Mourier Construction Inc.  
Roseville, California



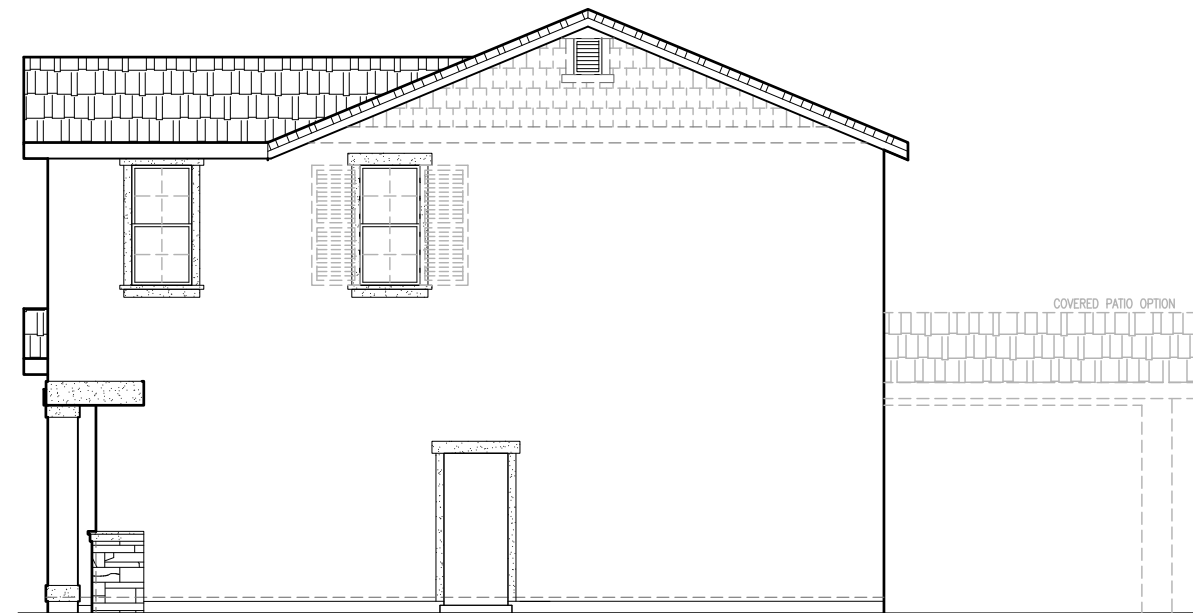
**FRONT ELEVATION 'B'**  
SCALE: 1/8"=1'-0"



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

1717 'B' ELEVATIONS



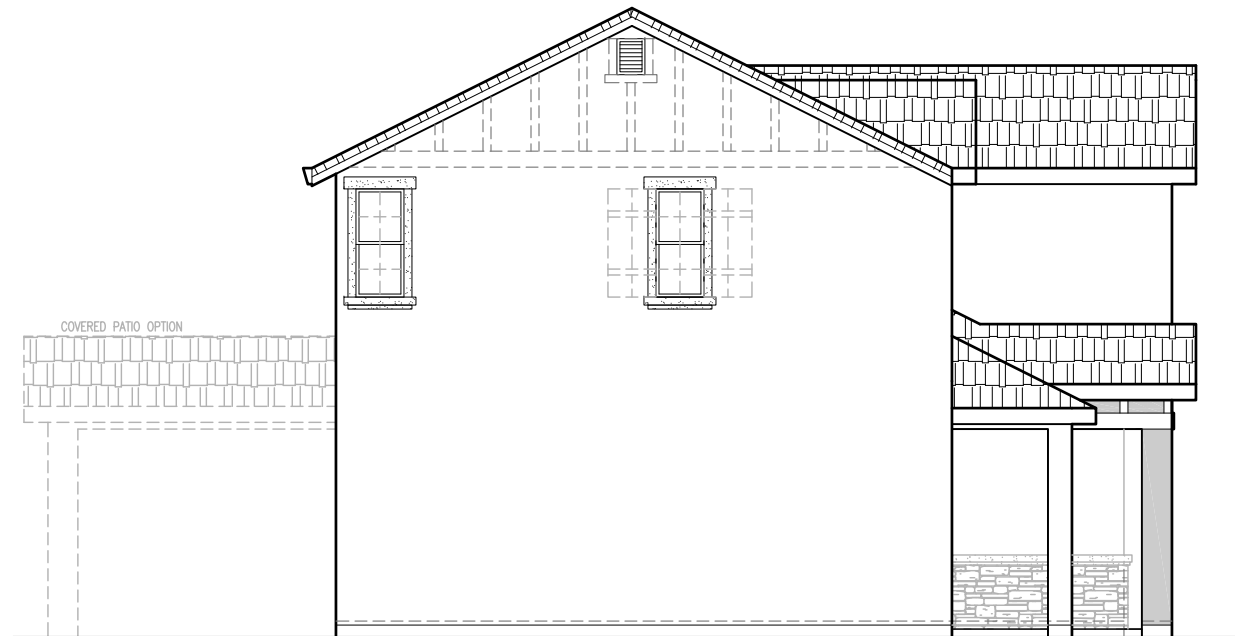
John Mourier Construction Inc.  
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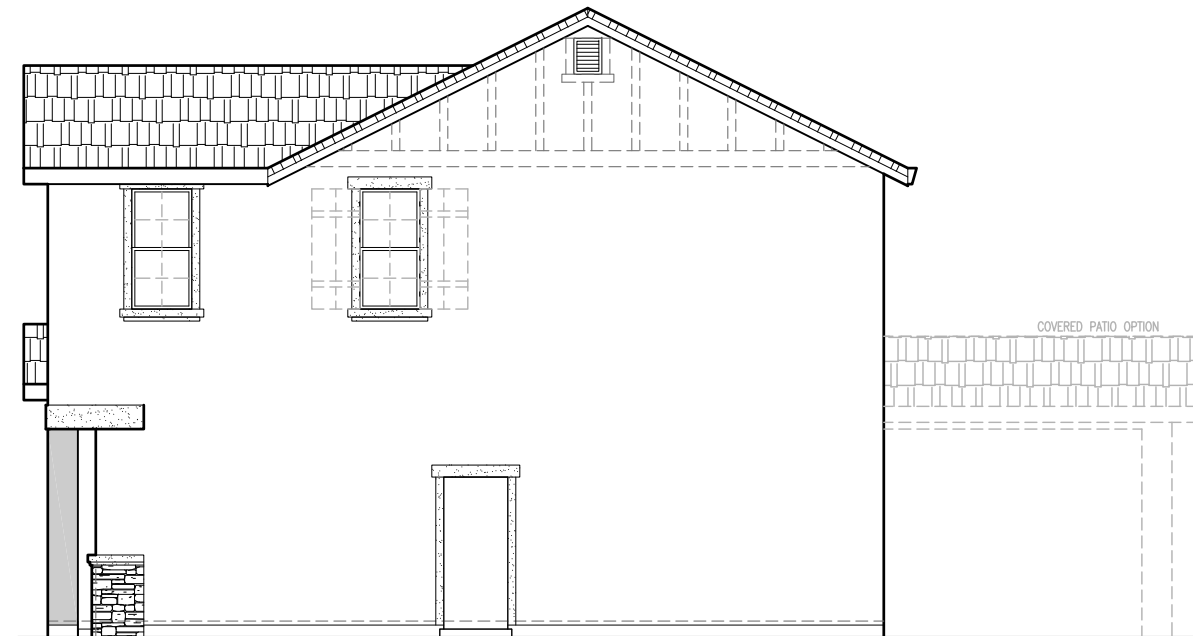
**FRONT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"



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



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



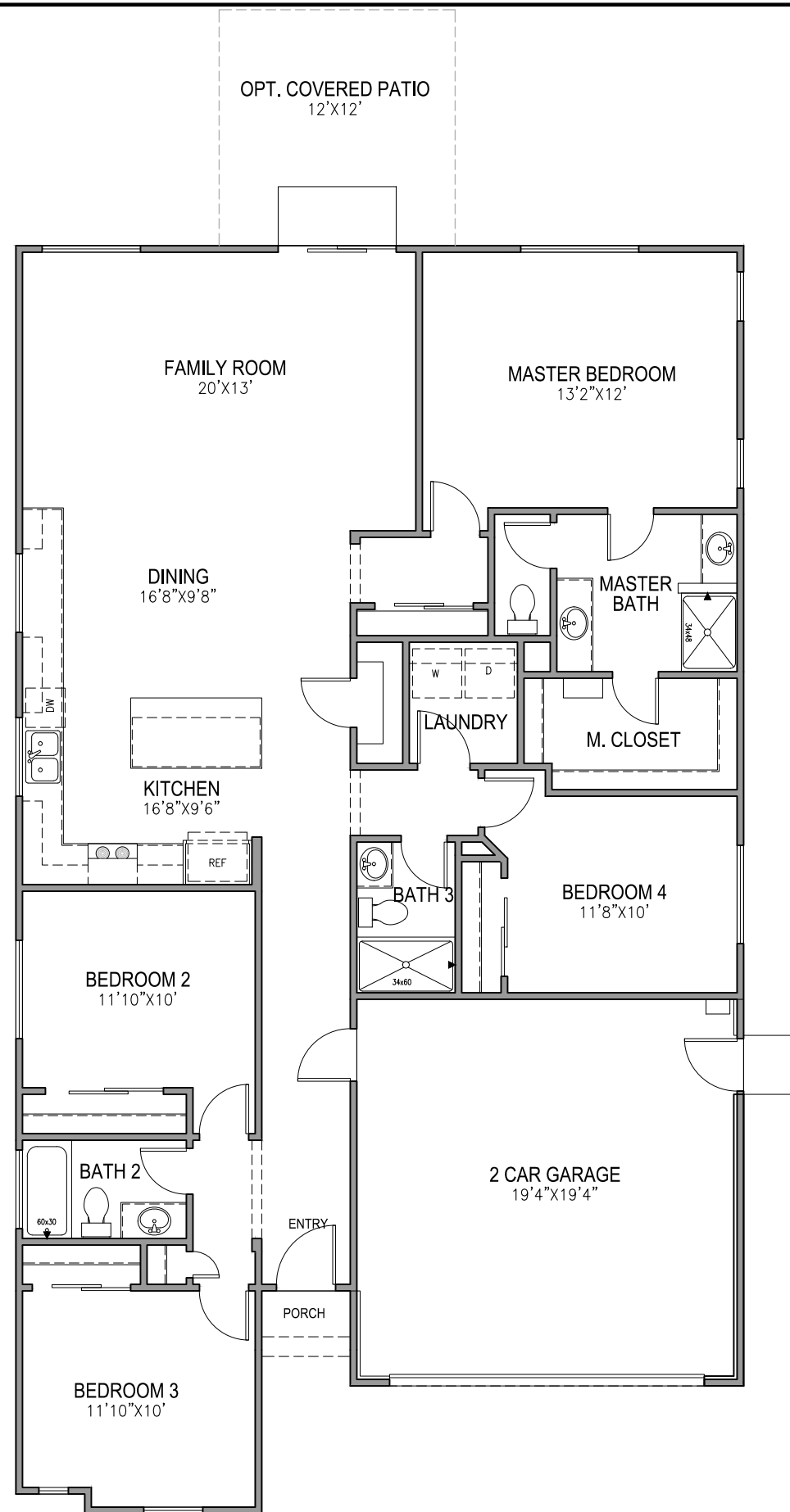
**RIGHT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

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

1717 'C' ELEVATIONS



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OPT. COVERED PATIO  
12'X12'

FAMILY ROOM  
20'X13'

MASTER BEDROOM  
13'2"X12'

DINING  
16'8"X9'8"

MASTER BATH

KITCHEN  
16'8"X9'6"

LAUNDRY

M. CLOSET

BEDROOM 2  
11'10"X10'

BATH 3

BEDROOM 4  
11'8"X10'

BATH 2

2 CAR GARAGE  
19'4"X19'4"

BEDROOM 3  
11'10"X10'

ENTRY

PORCH

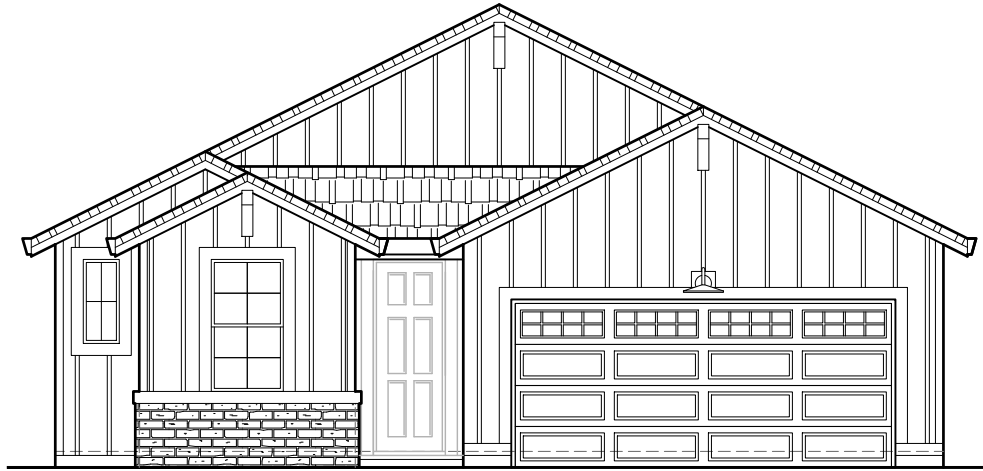
**FIRST FLOOR PLAN**

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

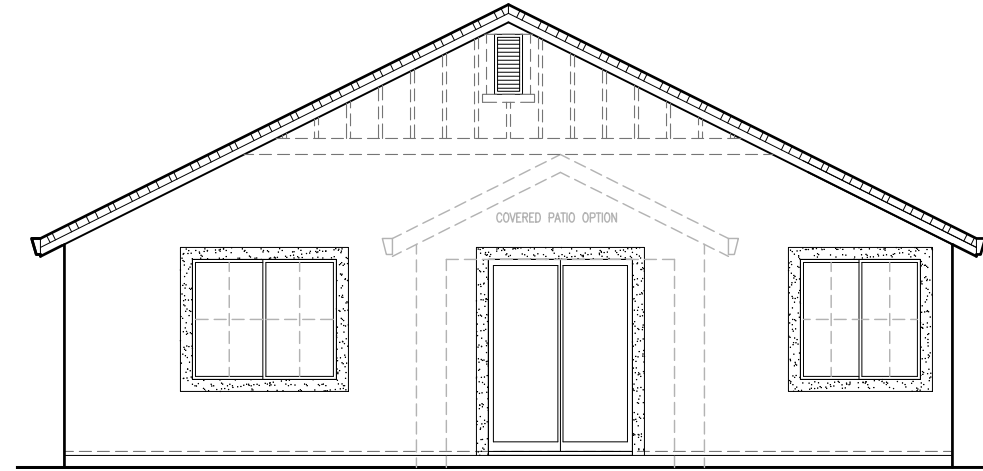
1814 FLOOR PLAN



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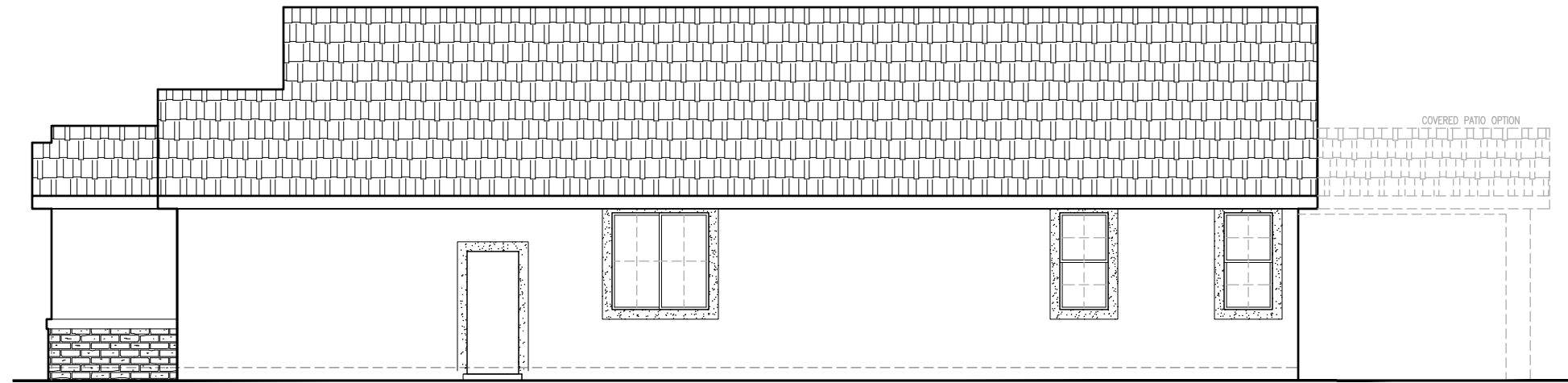


**FRONT ELEVATION 'A'**  
SCALE: 1/8"=1'-0"

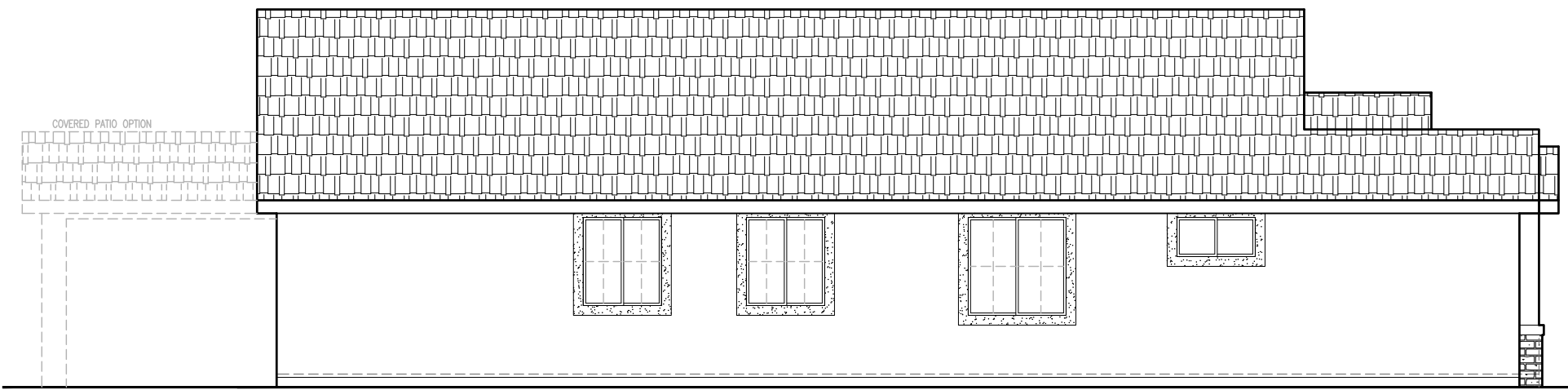


**REAR ELEVATION 'A'**  
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) 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"

1814 'A' ELEVATIONS

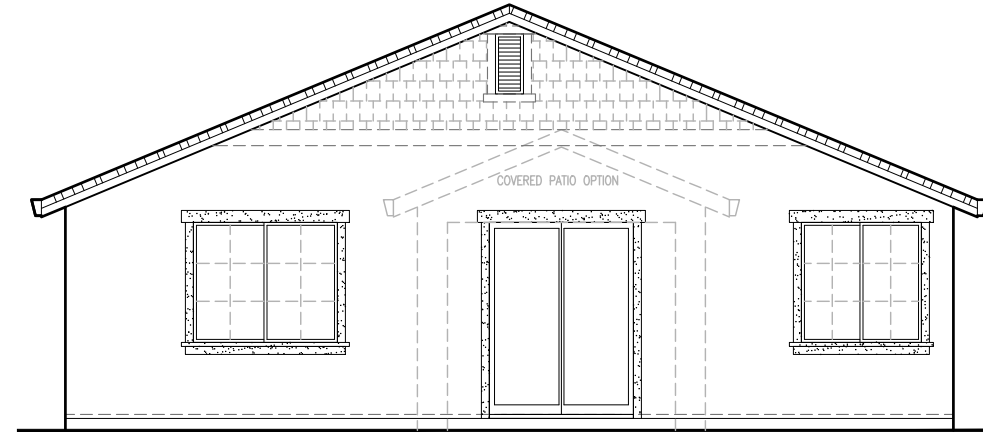


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**FRONT ELEVATION 'B'**

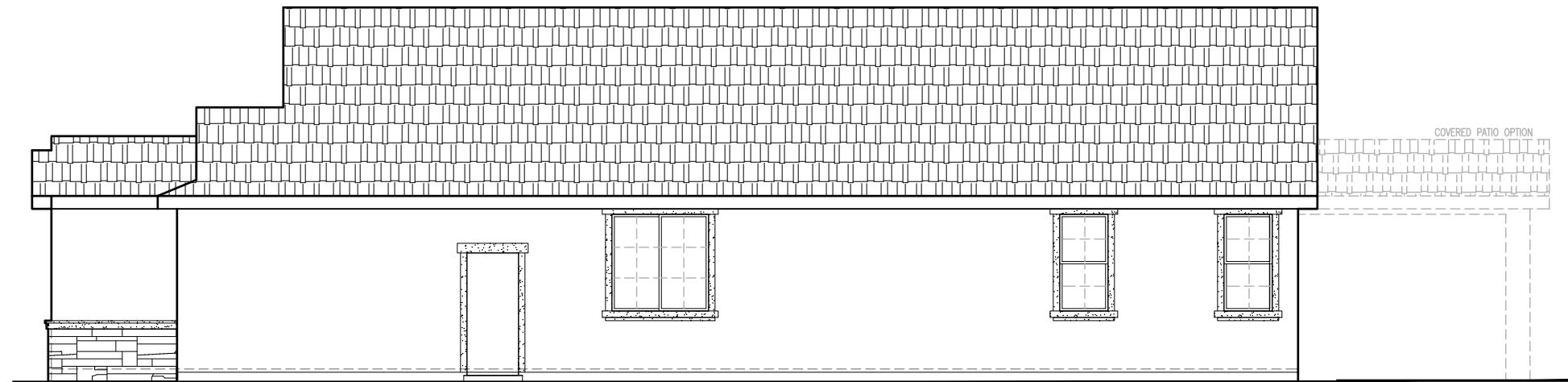
SCALE: 1/8"=1'-0"



**REAR ELEVATION 'B'**

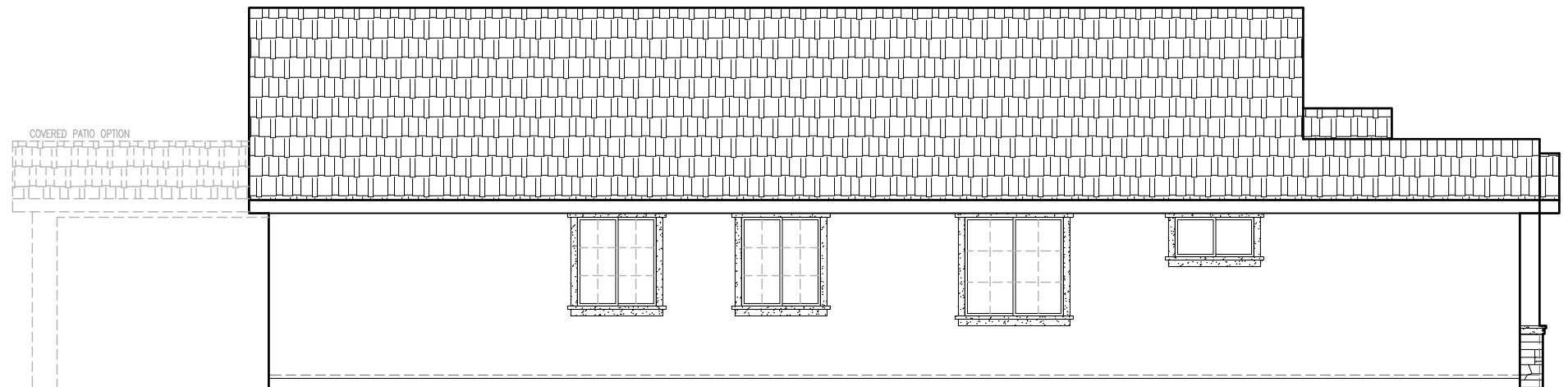
SCALE: 1/8"=1'-0"

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



**RIGHT ELEVATION 'B'**

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



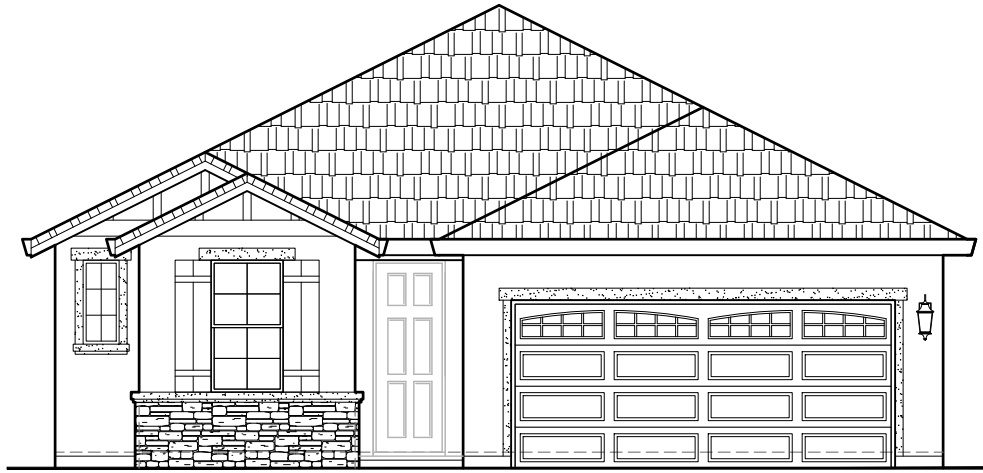
**LEFT ELEVATION 'B'**

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

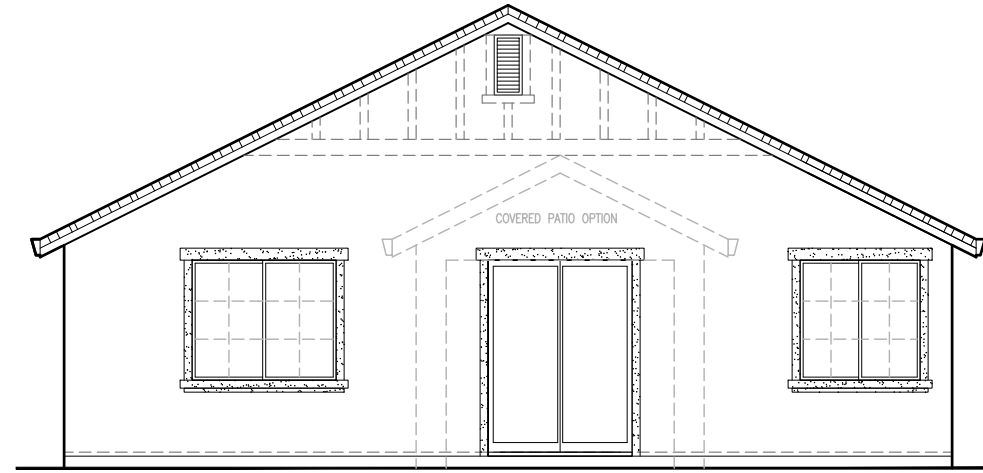
1814 'B' ELEVATIONS



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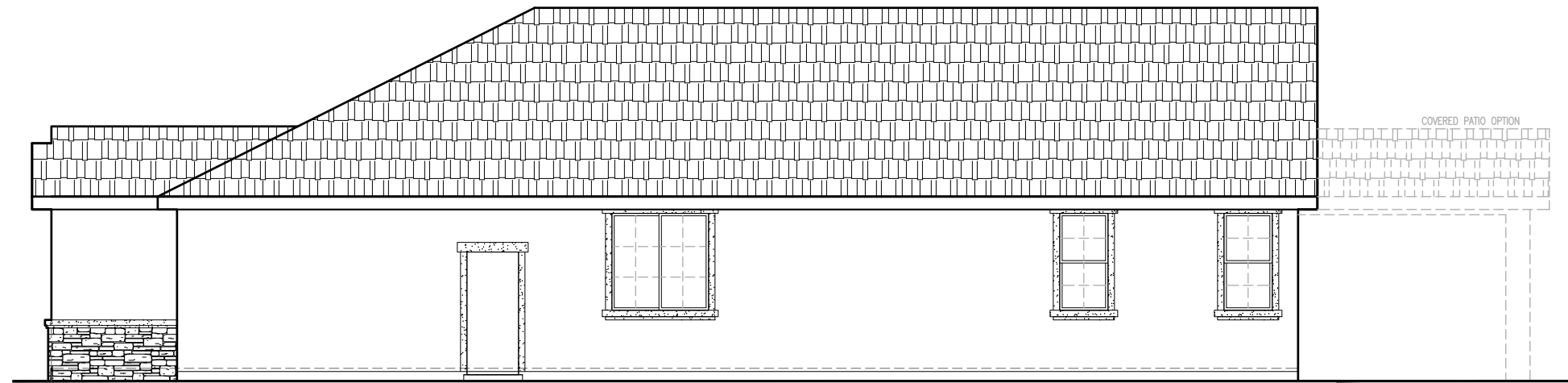


**FRONT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

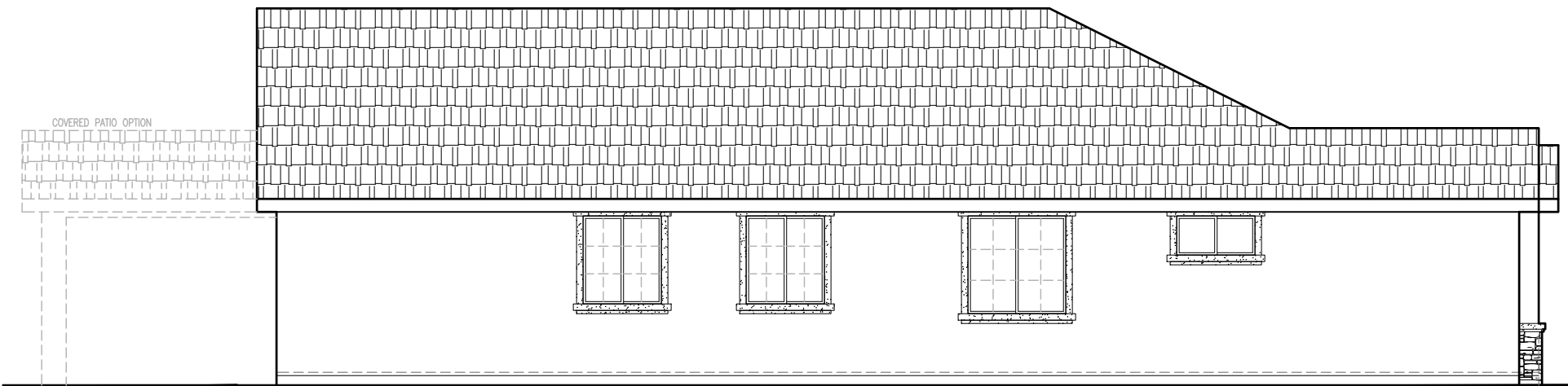


**REAR ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (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"

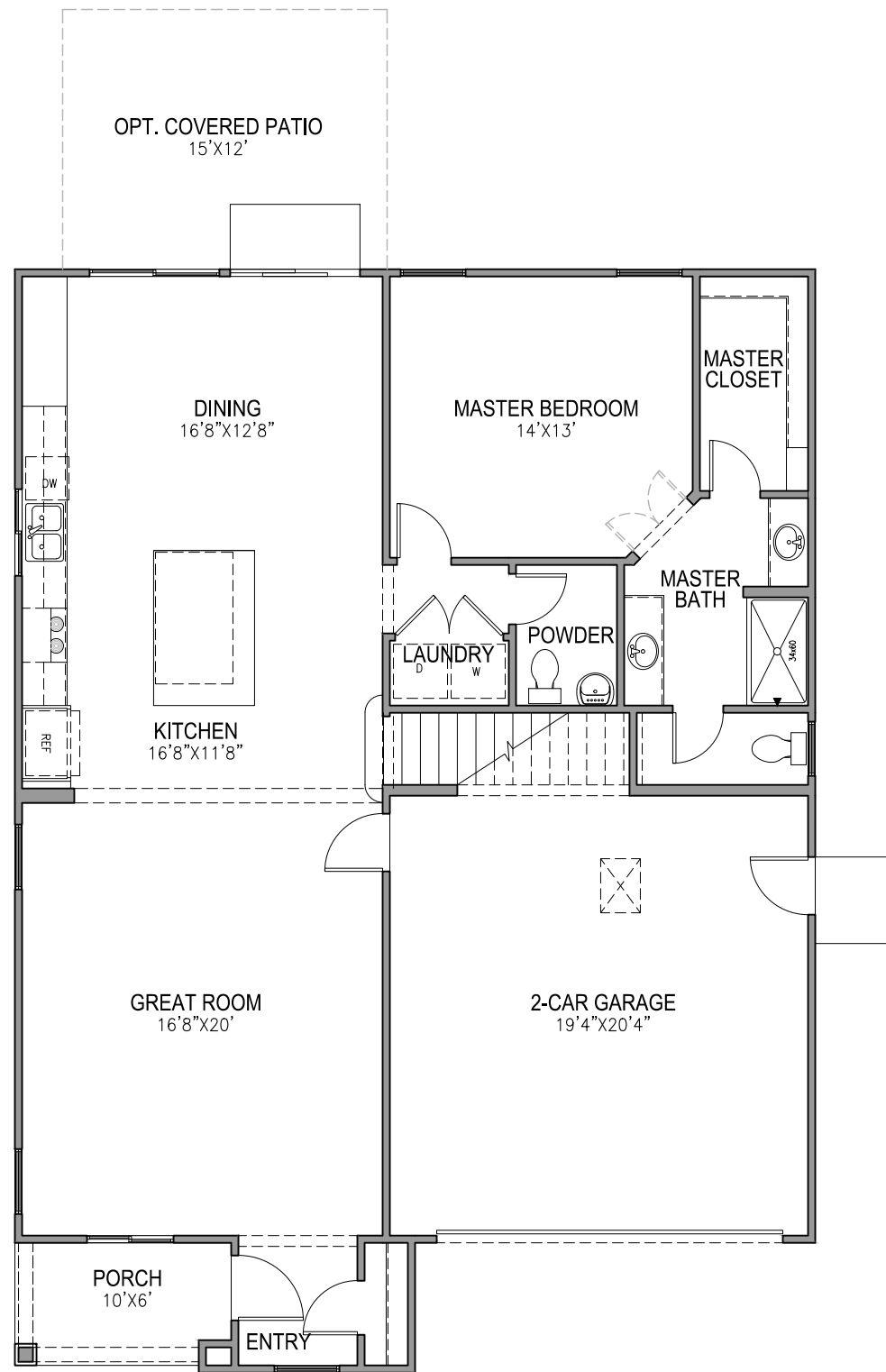


**LEFT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

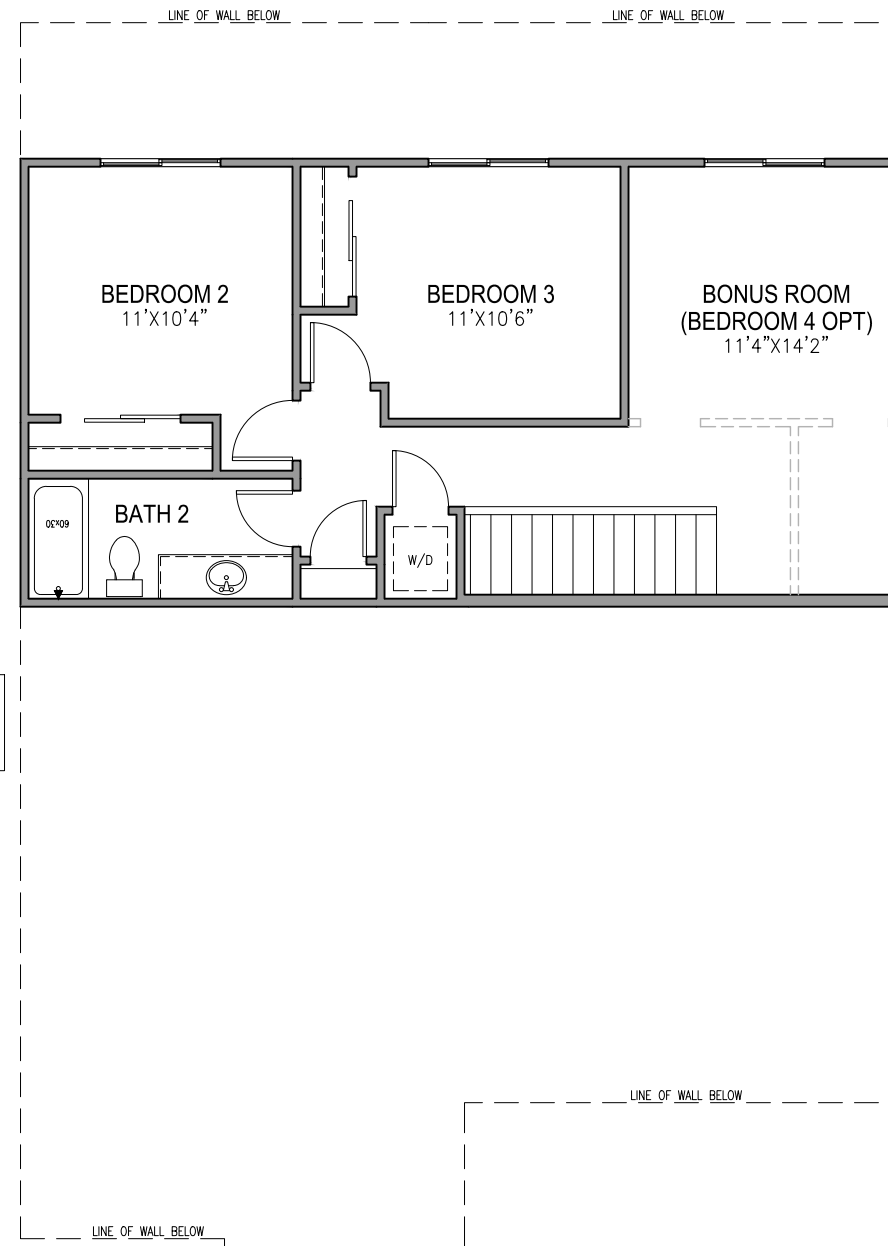
1814 'C' ELEVATIONS



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



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

1964 FLOOR PLAN

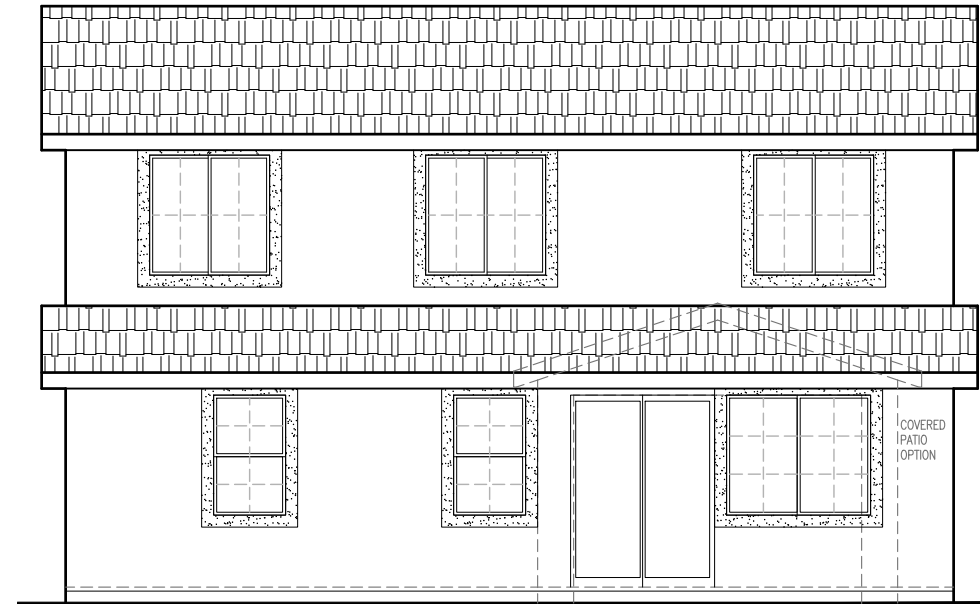


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**FRONT ELEVATION 'A'**

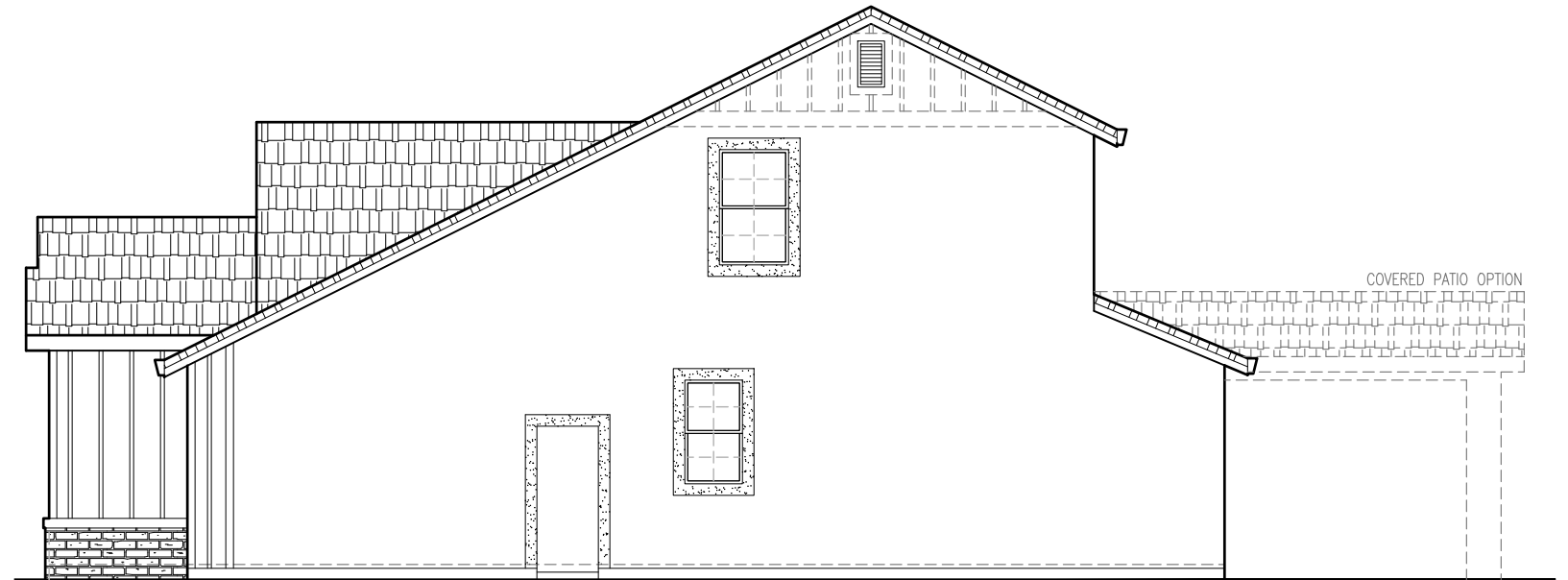
SCALE: 1/8"=1'-0"



**REAR ELEVATION 'A'**

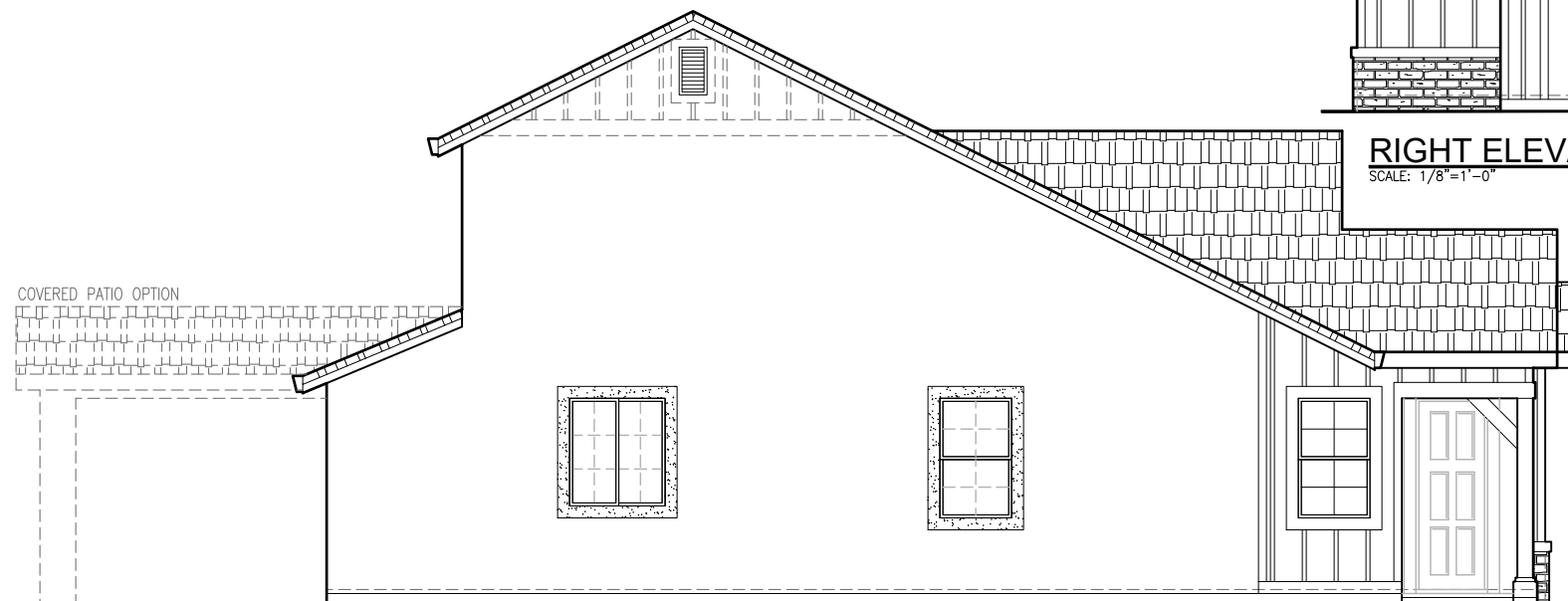
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) 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

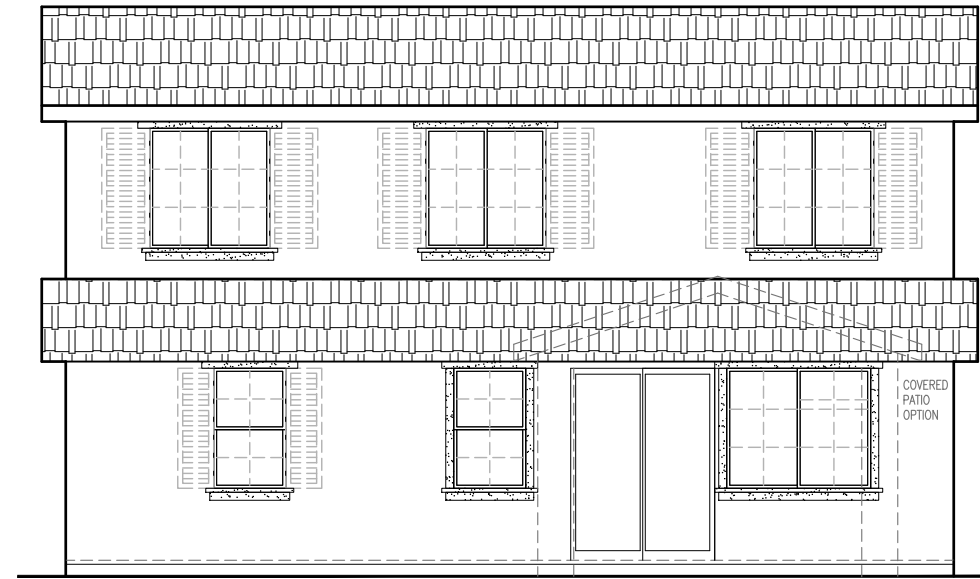


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**FRONT ELEVATION 'B'**

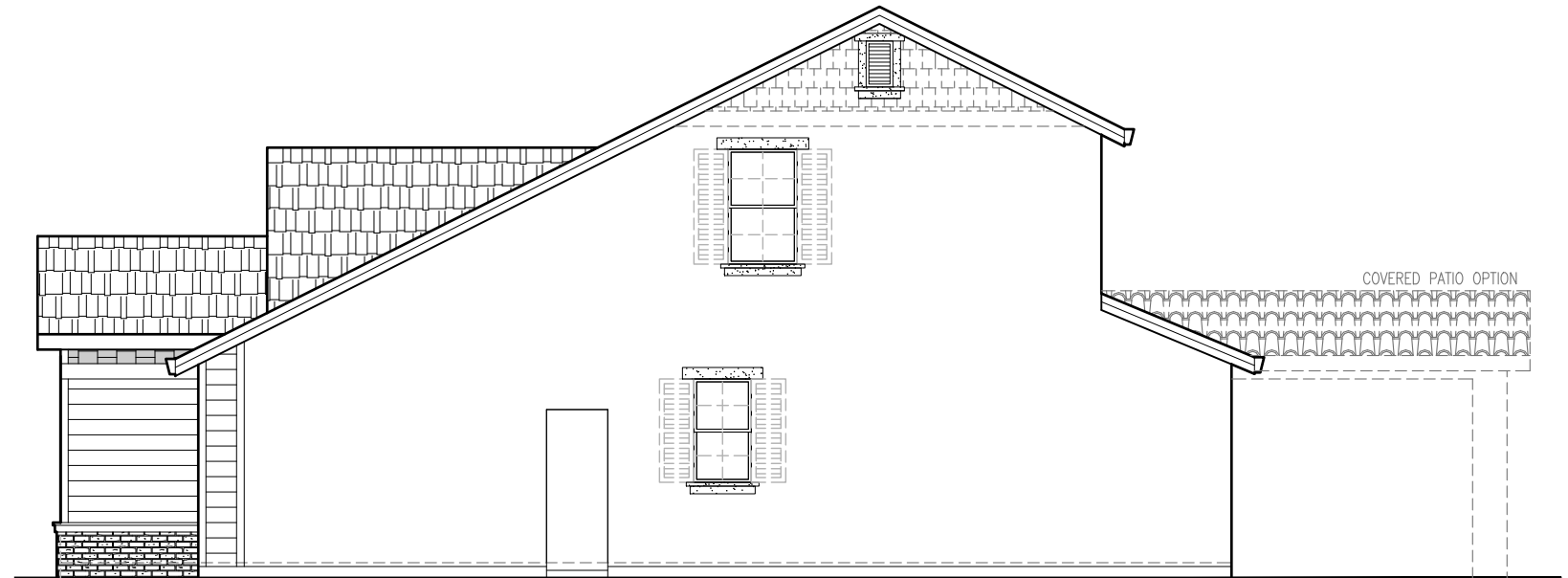
SCALE: 1/8"=1'-0"



**REAR ELEVATION 'B'**

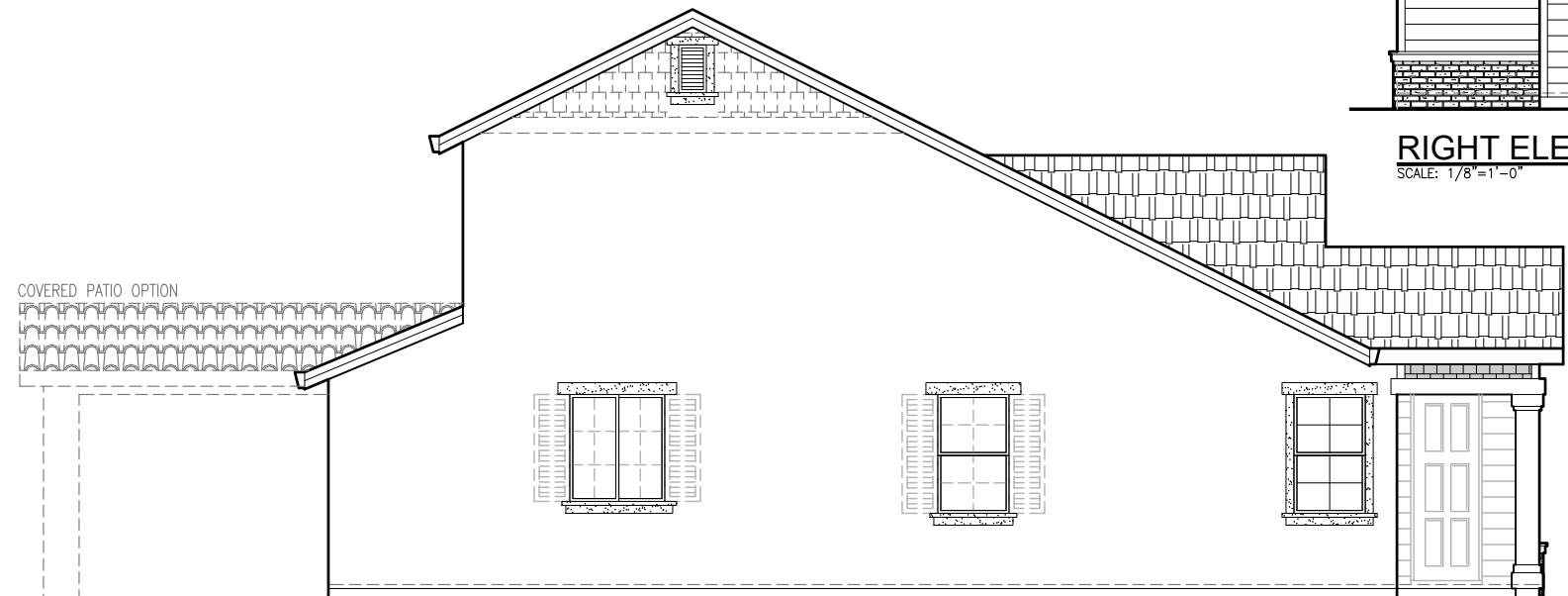
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) 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

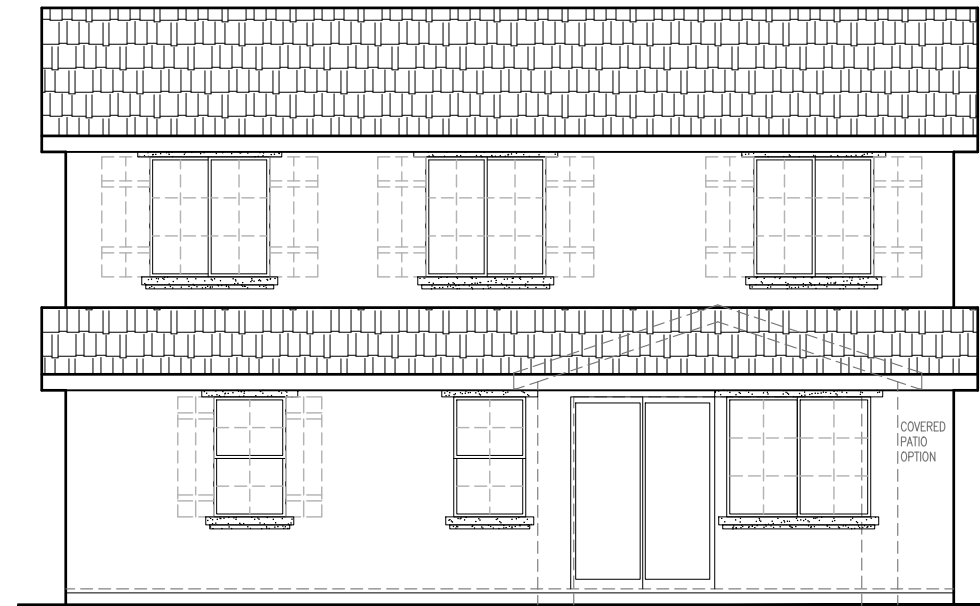


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**FRONT ELEVATION 'C'**

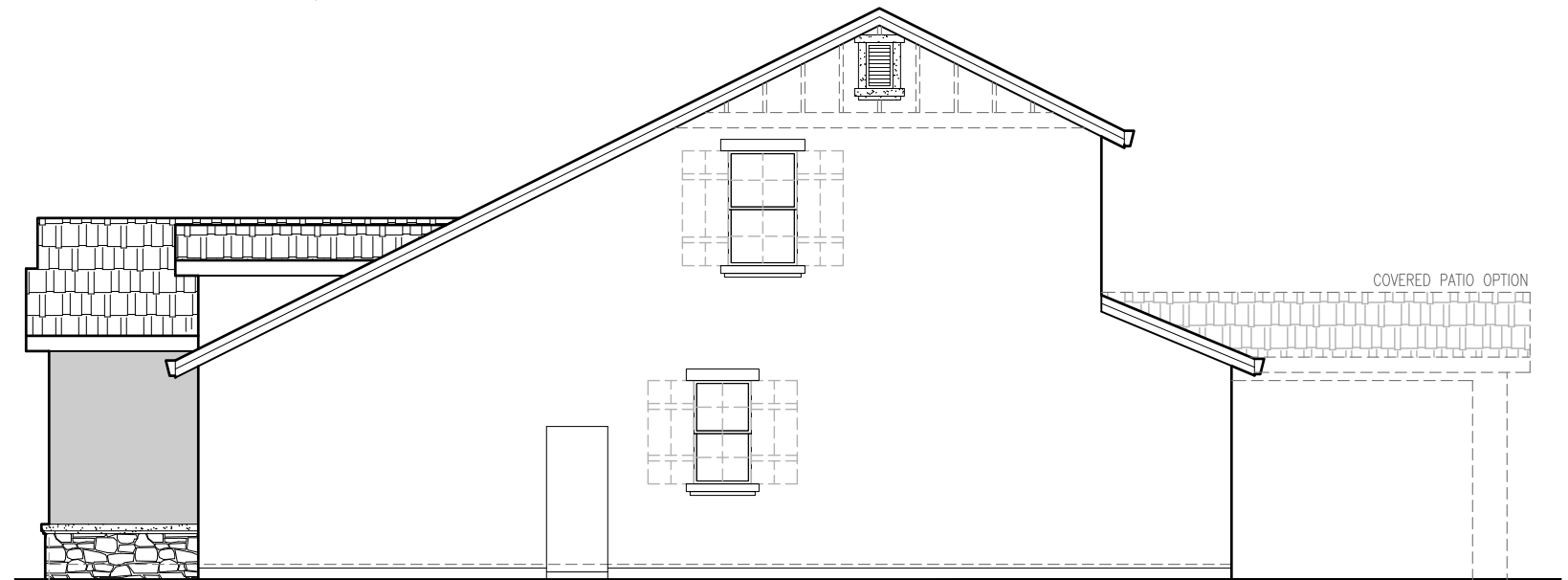
SCALE: 1/8"=1'-0"



**REAR ELEVATION 'C'**

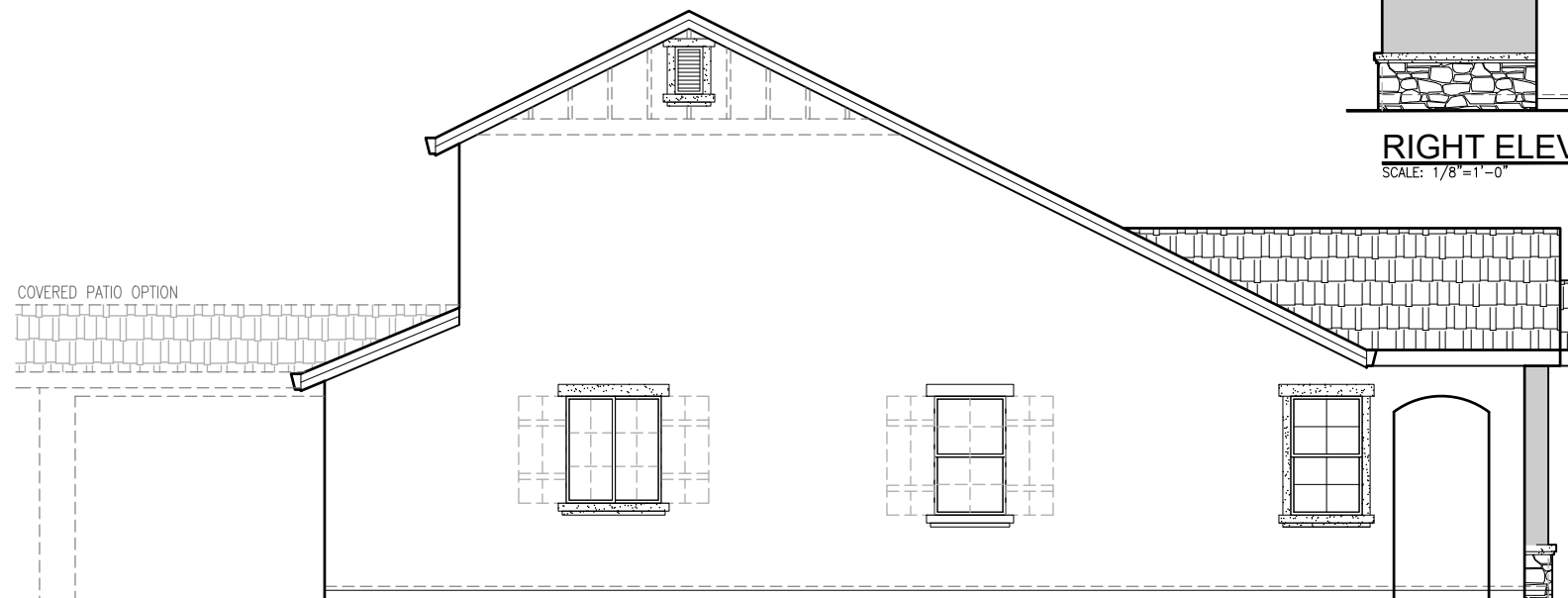
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (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"



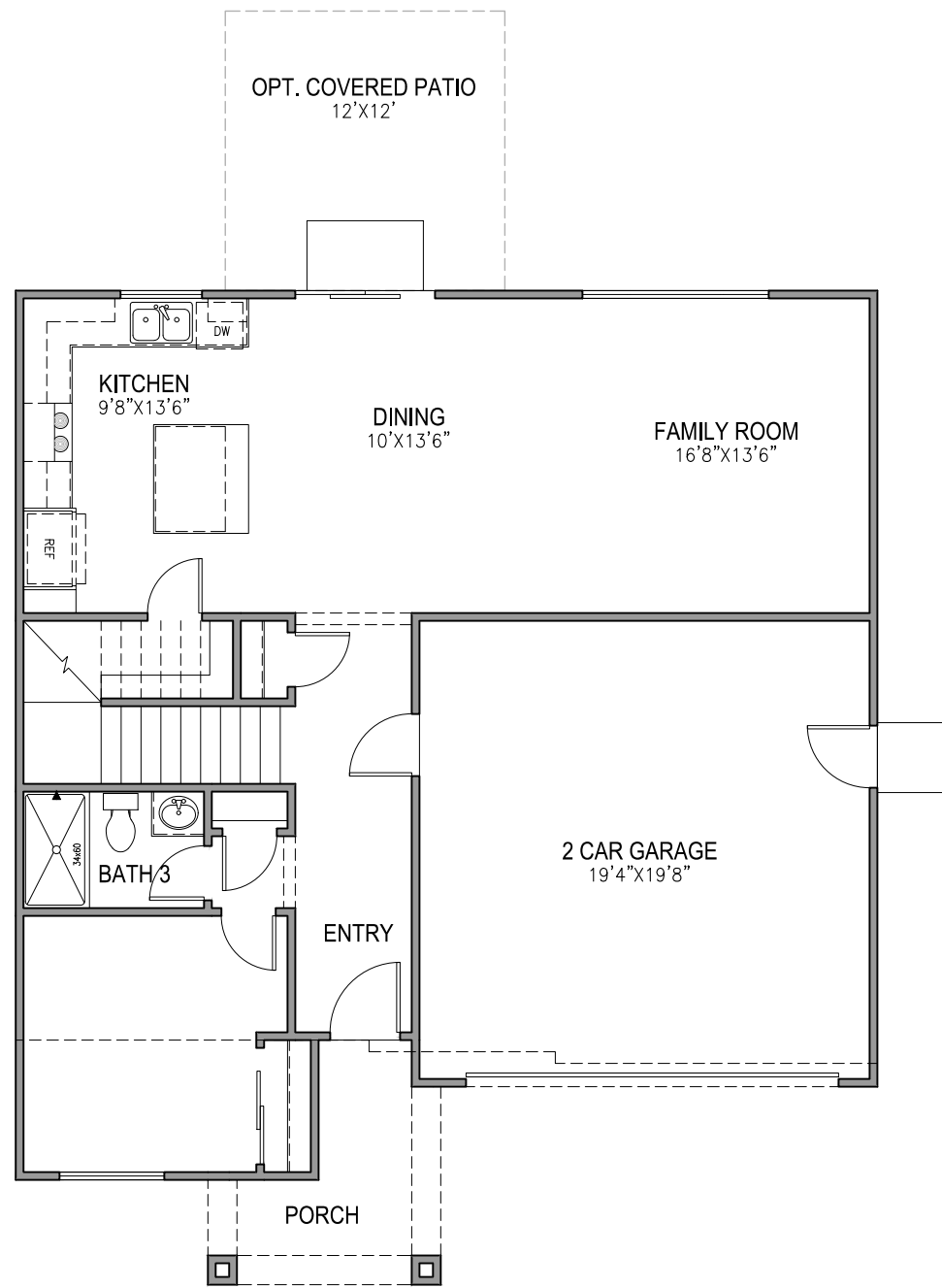
**LEFT ELEVATION 'C'**

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

1964 'C' ELEVATIONS

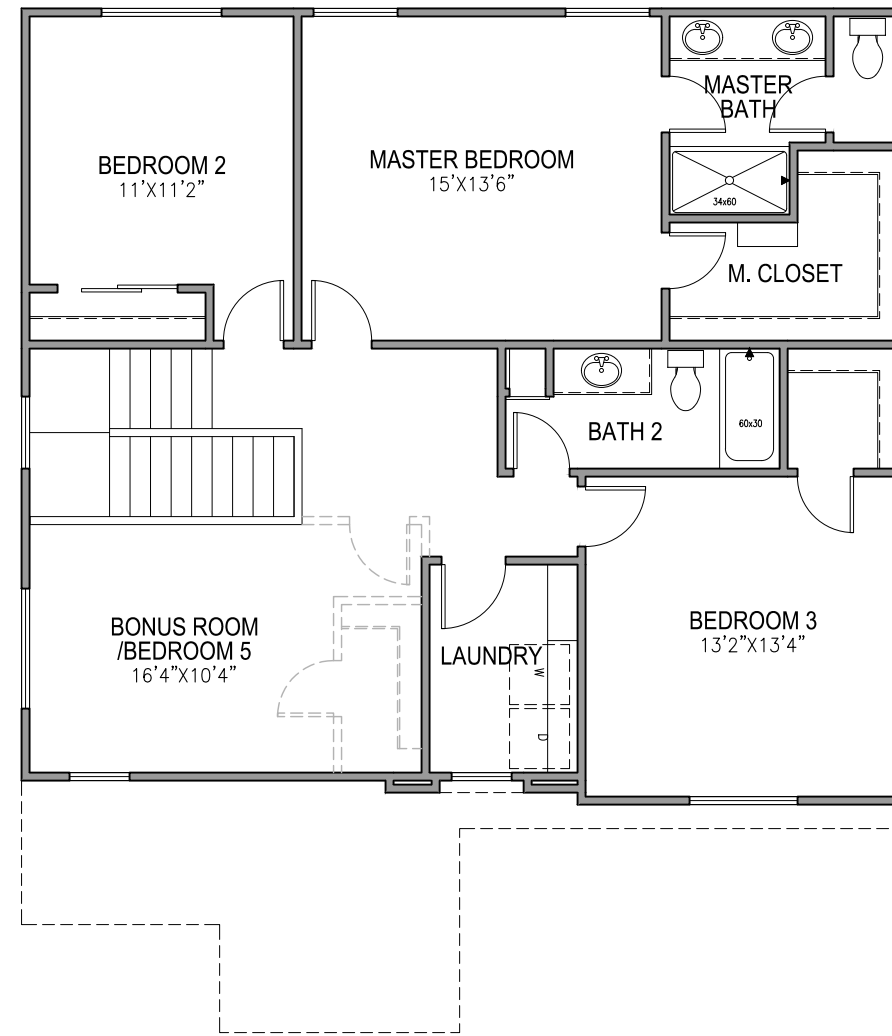
**JMC HOMES**

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FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

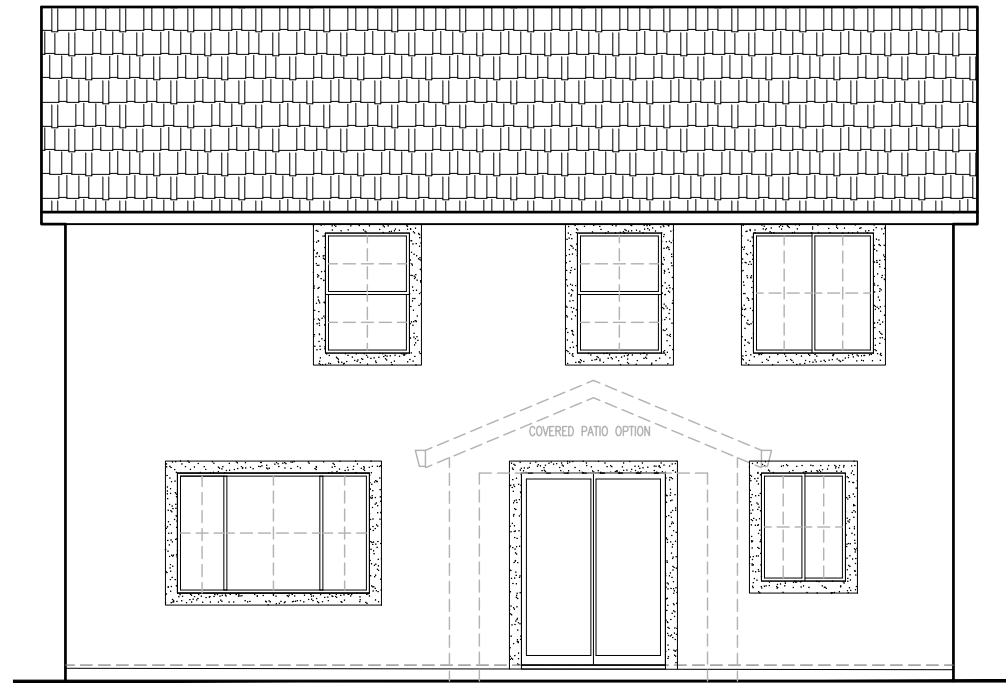
2051 FLOOR PLAN



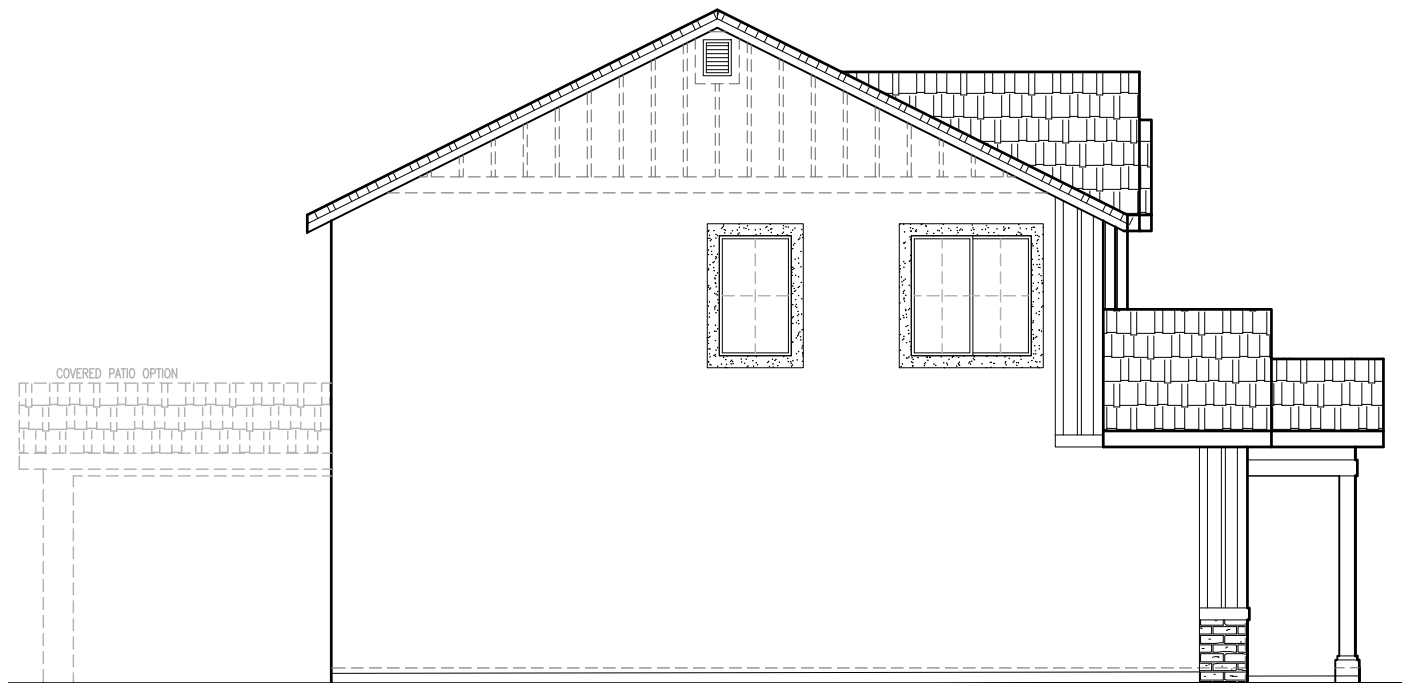
John Mourier Construction Inc.  
Roseville, California



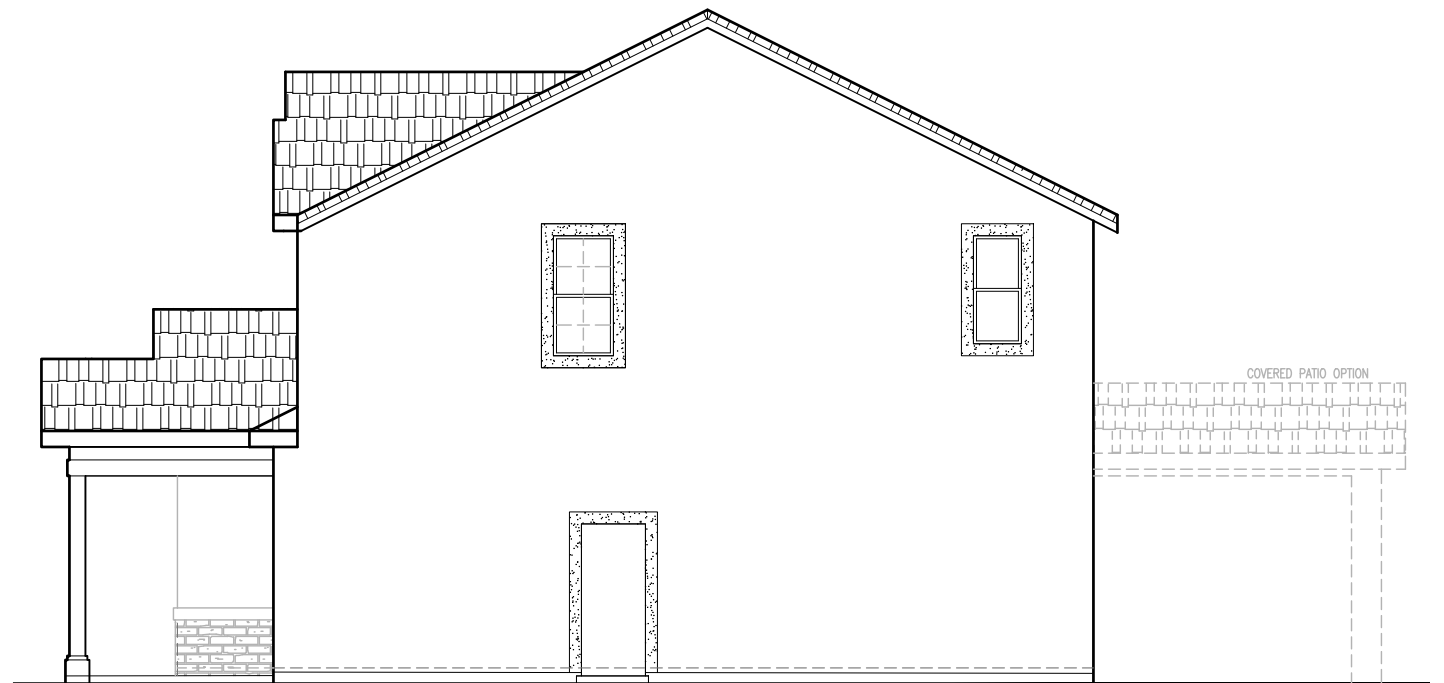
**FRONT ELEVATION 'A'**  
SCALE: 1/8"=1'-0"



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

2051 'A' ELEVATIONS

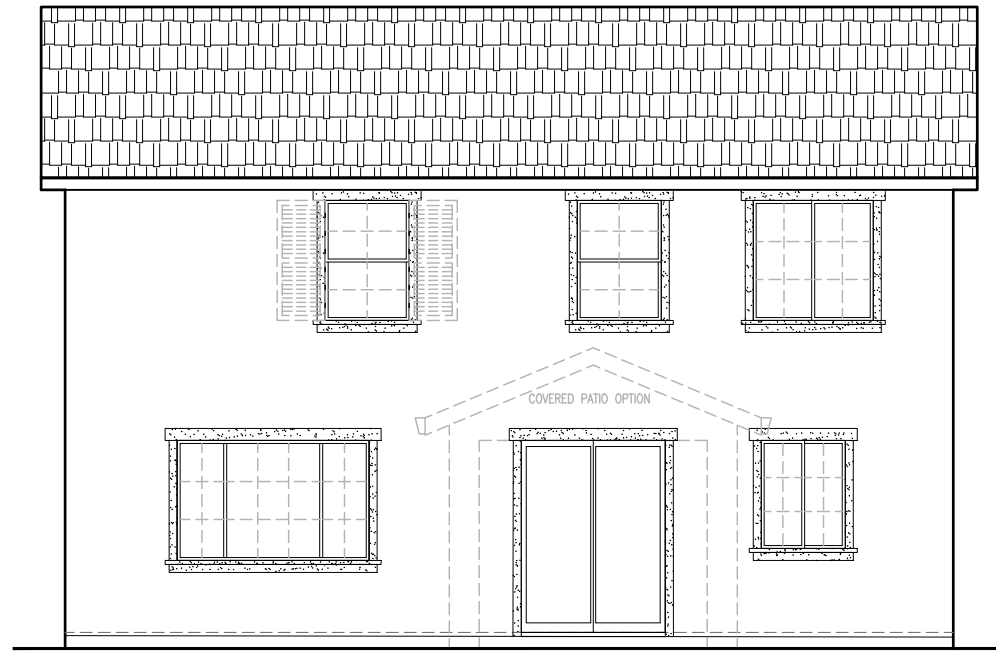


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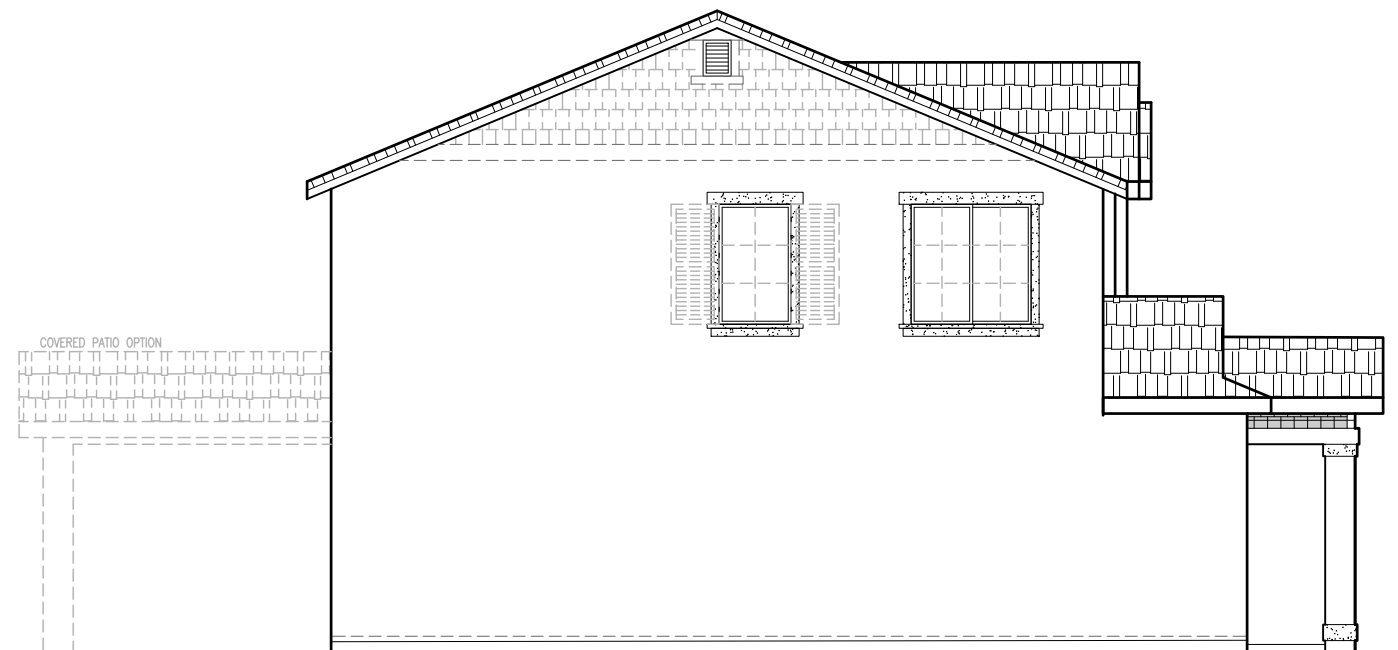
**FRONT ELEVATION 'B'**

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



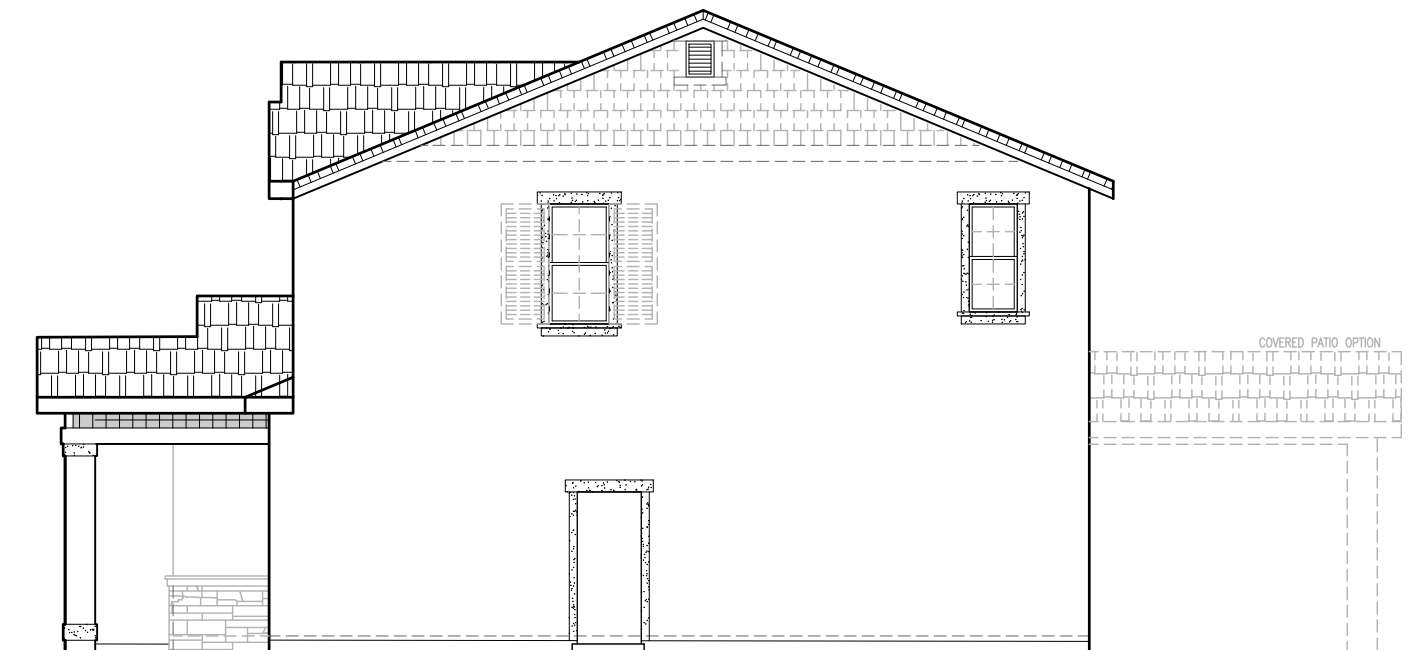
**REAR ELEVATION 'B'**

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

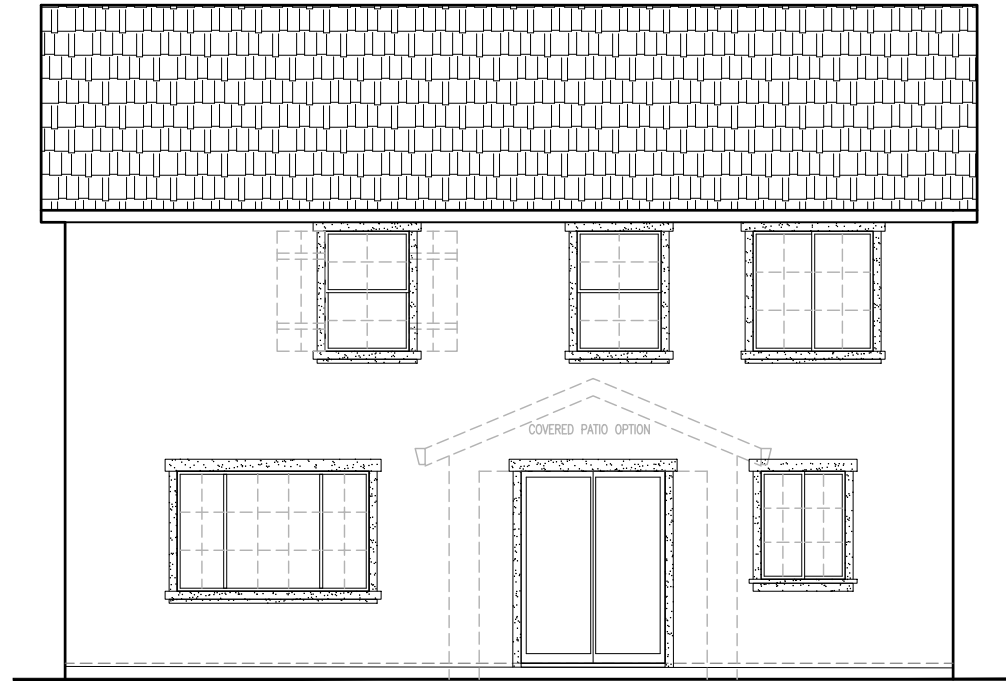
2051 'B' ELEVATIONS



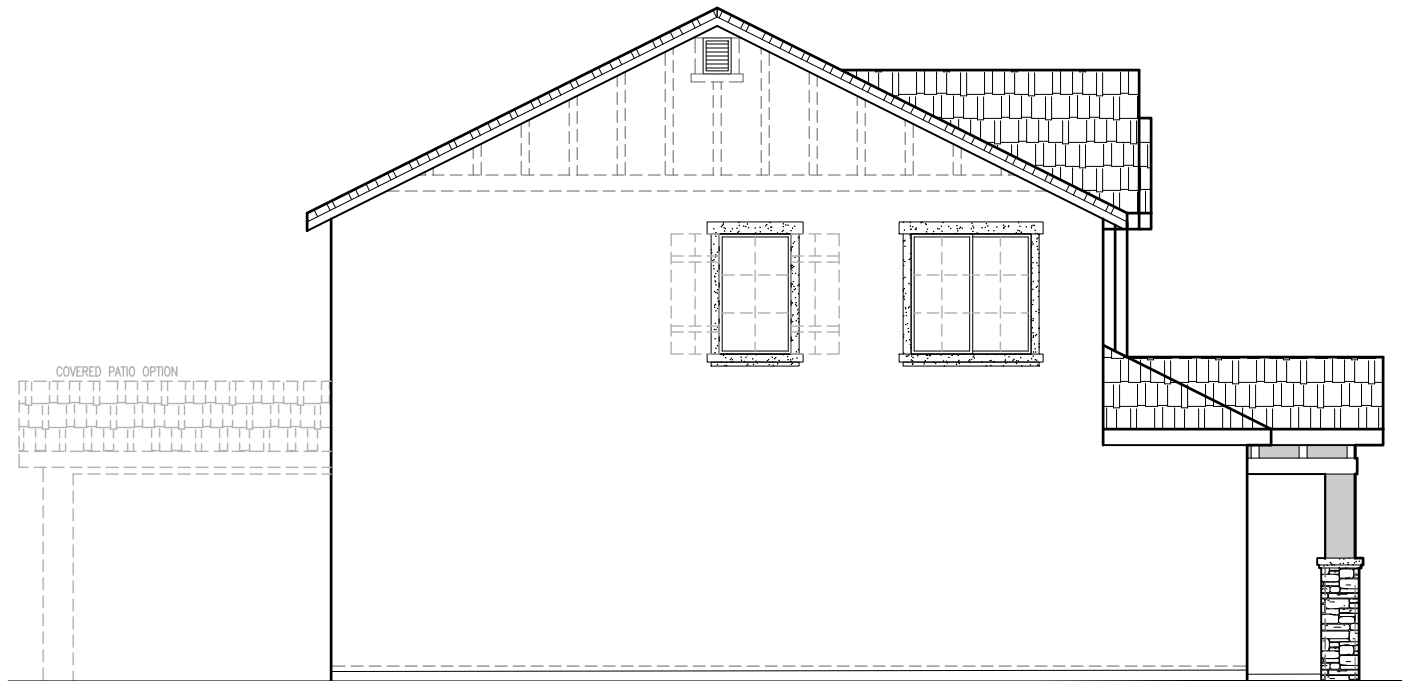
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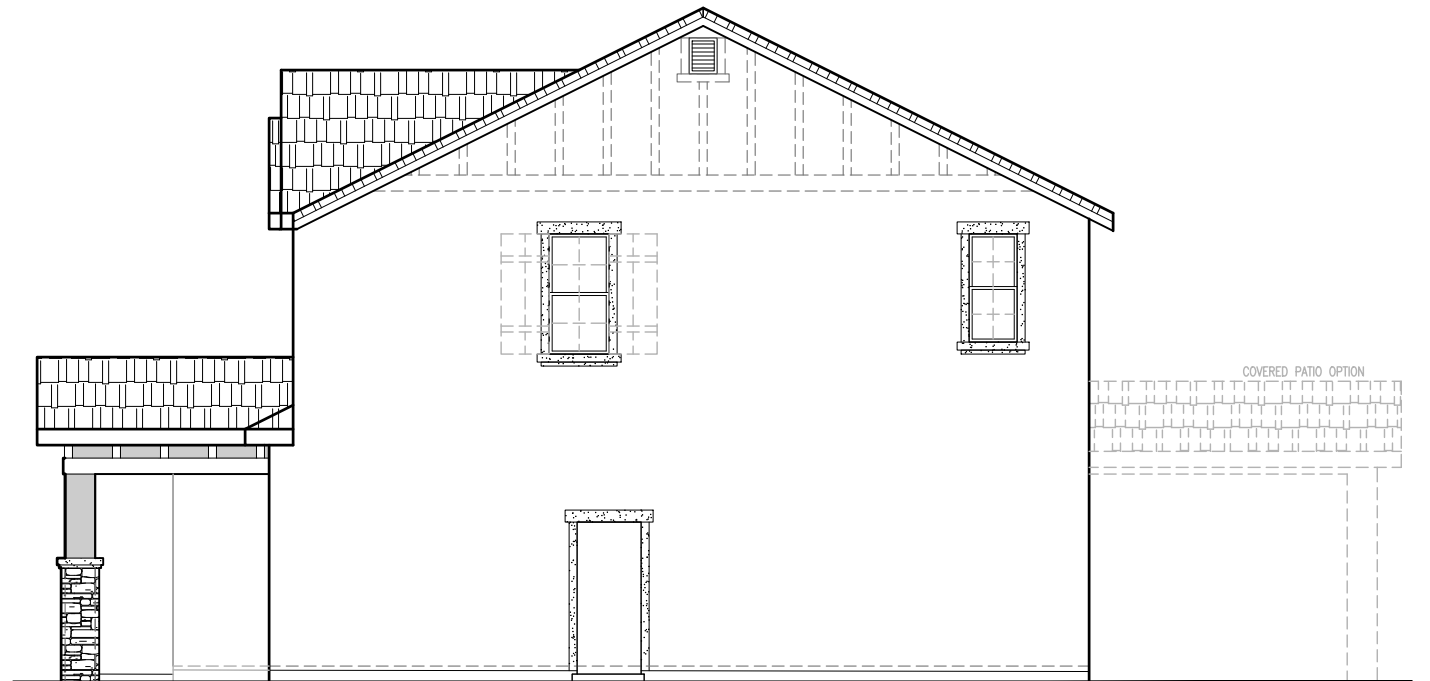
**FRONT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"



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



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



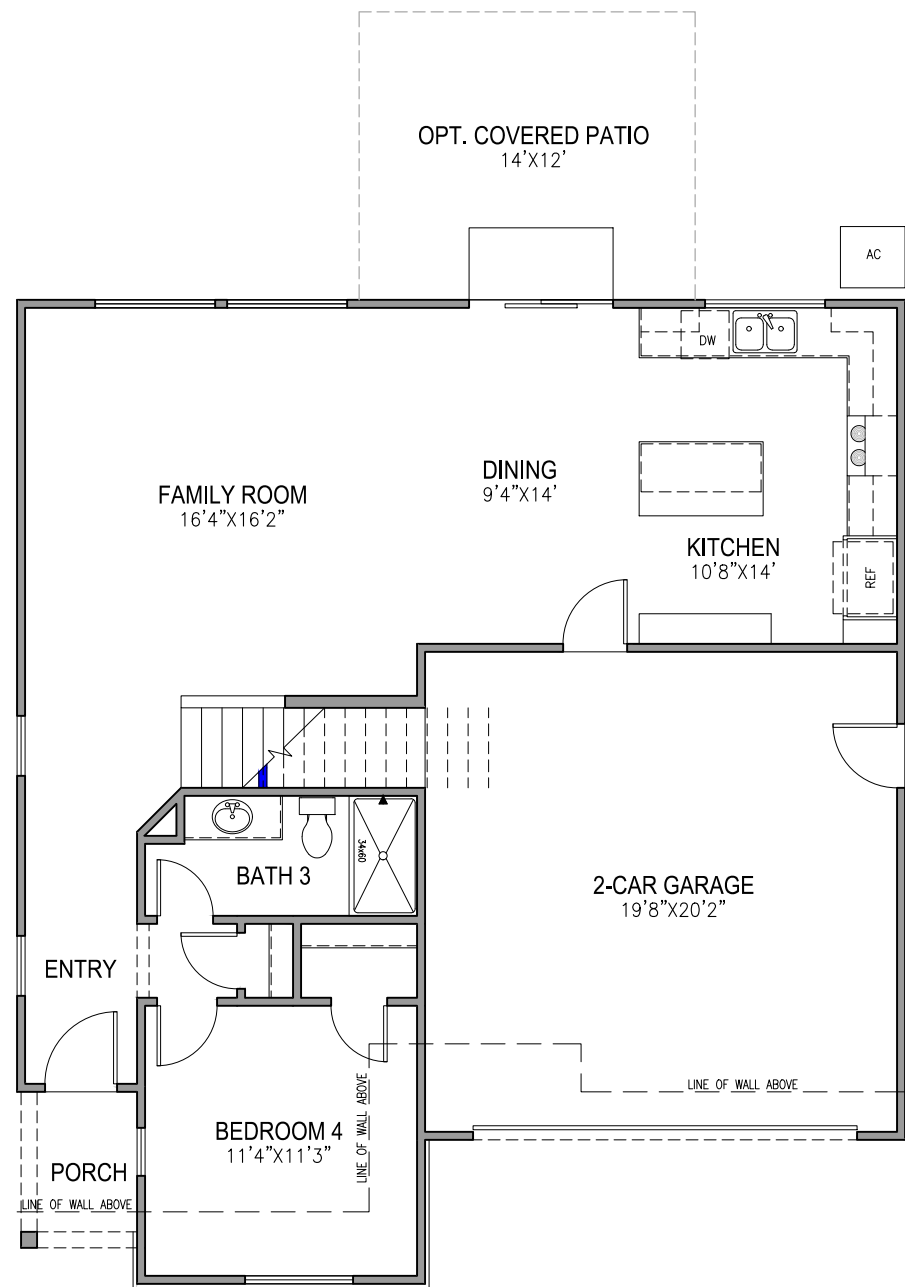
**RIGHT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

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

2051 'C' ELEVATIONS

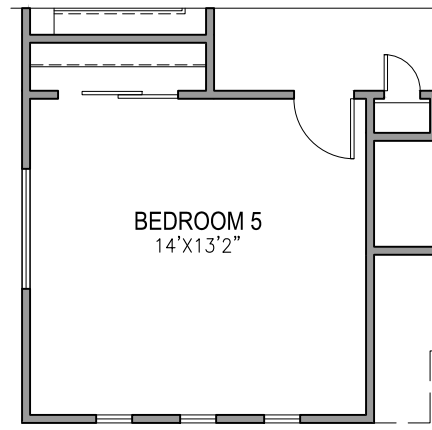


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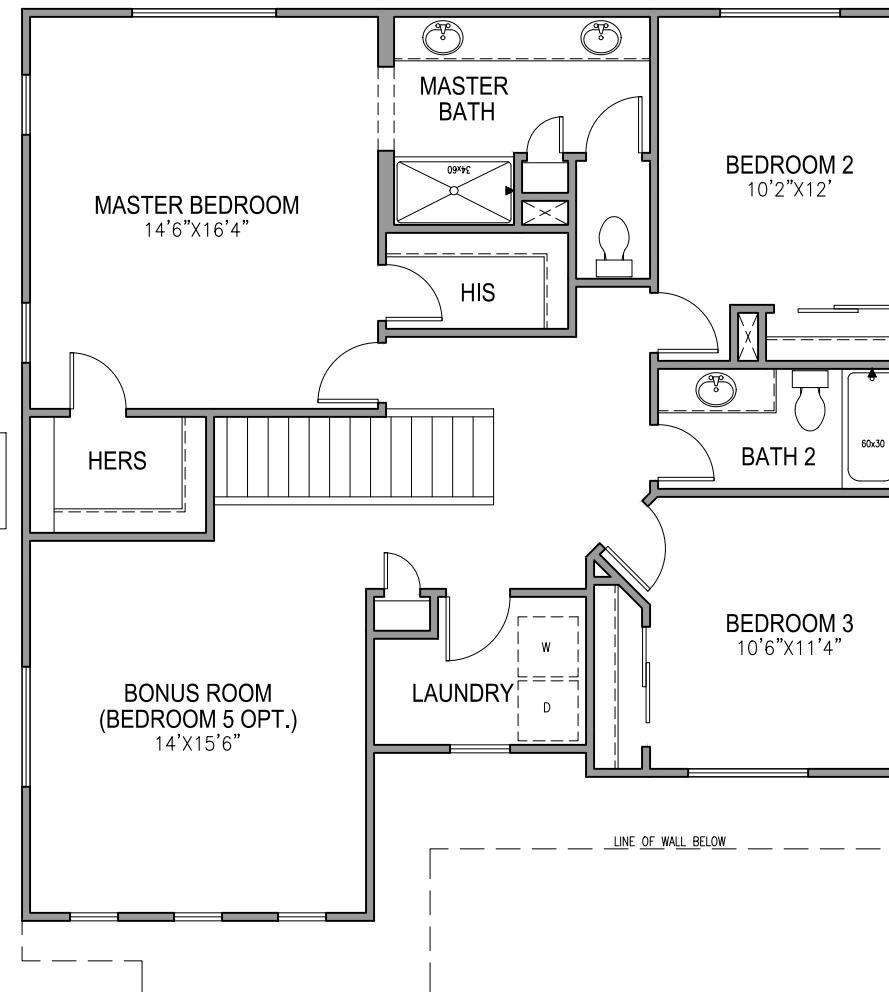
**FIRST FLOOR PLAN**

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



**BEDROOM 5 PLAN**

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



**SECOND FLOOR PLAN**

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

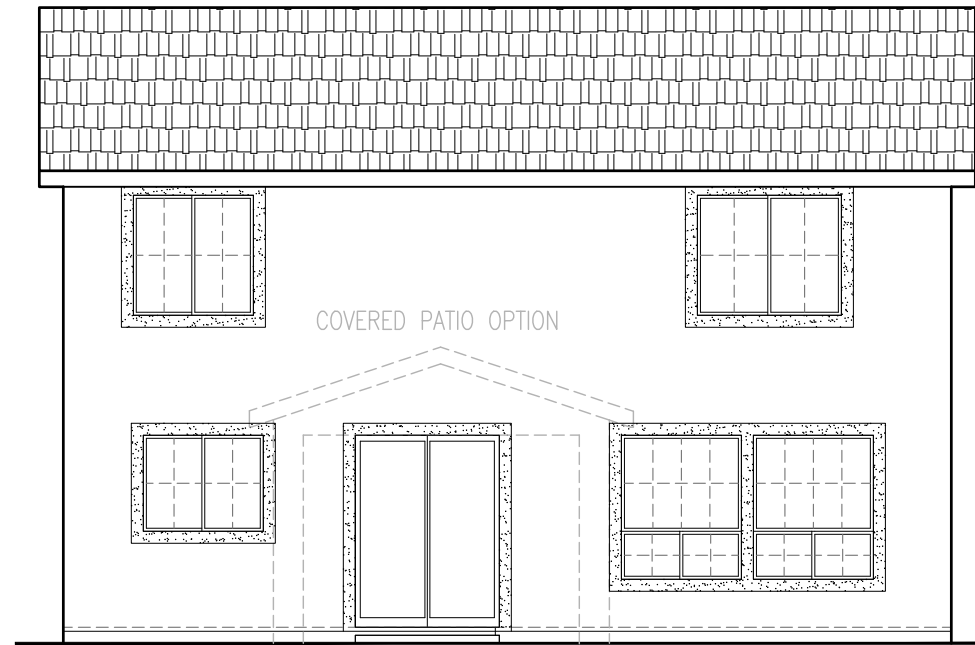
2184 FLOOR PLAN



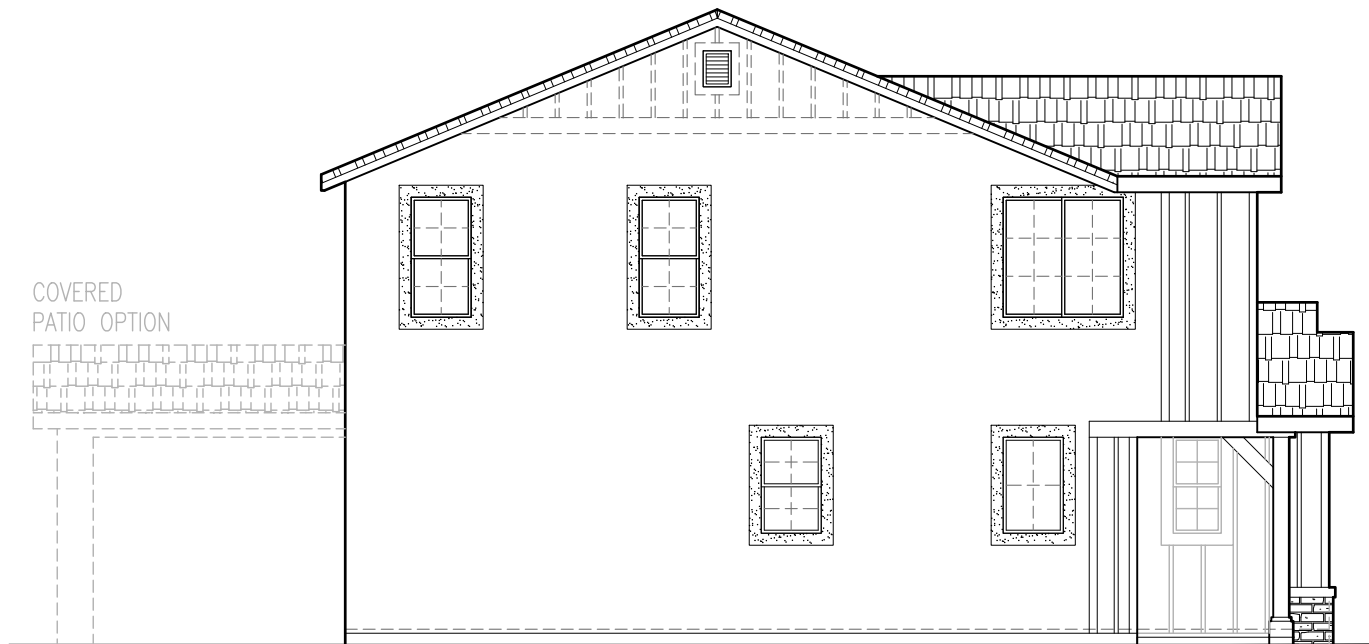
John Mourier Construction Inc.  
Roseville, California



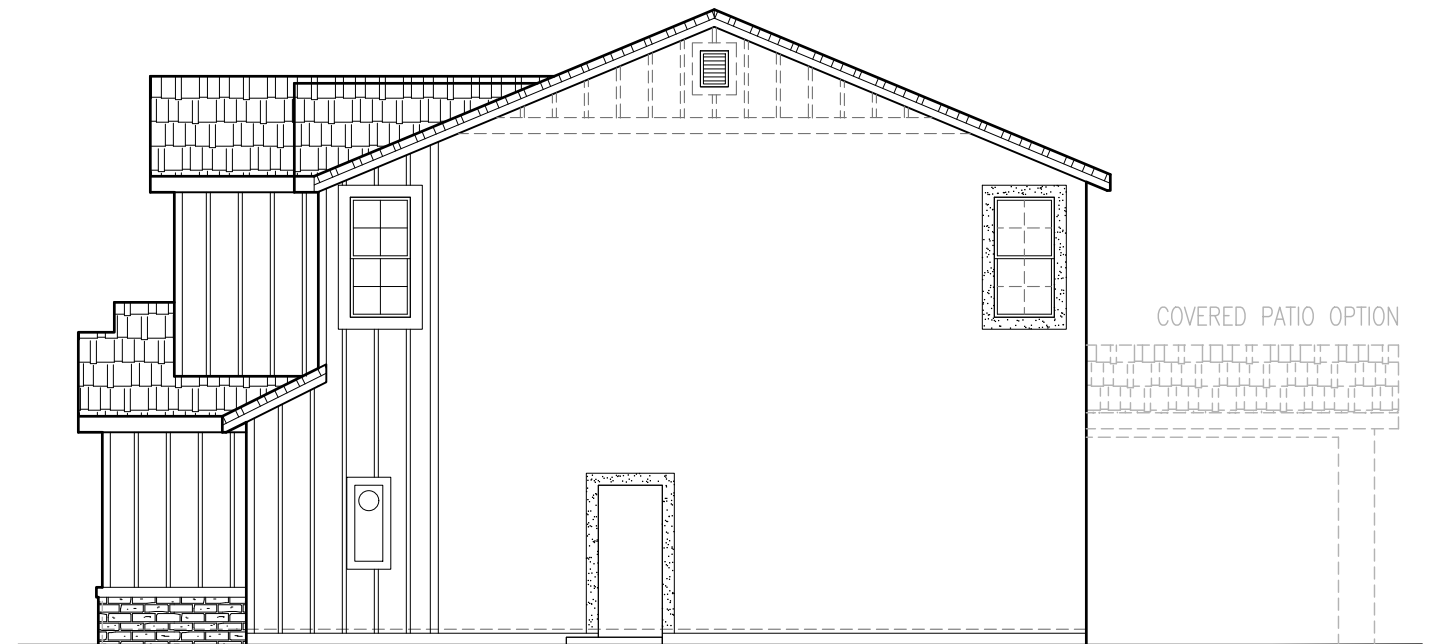
**FRONT ELEVATION 'A'**  
SCALE: 1/8"=1'-0"



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

2184 'A' ELEVATIONS

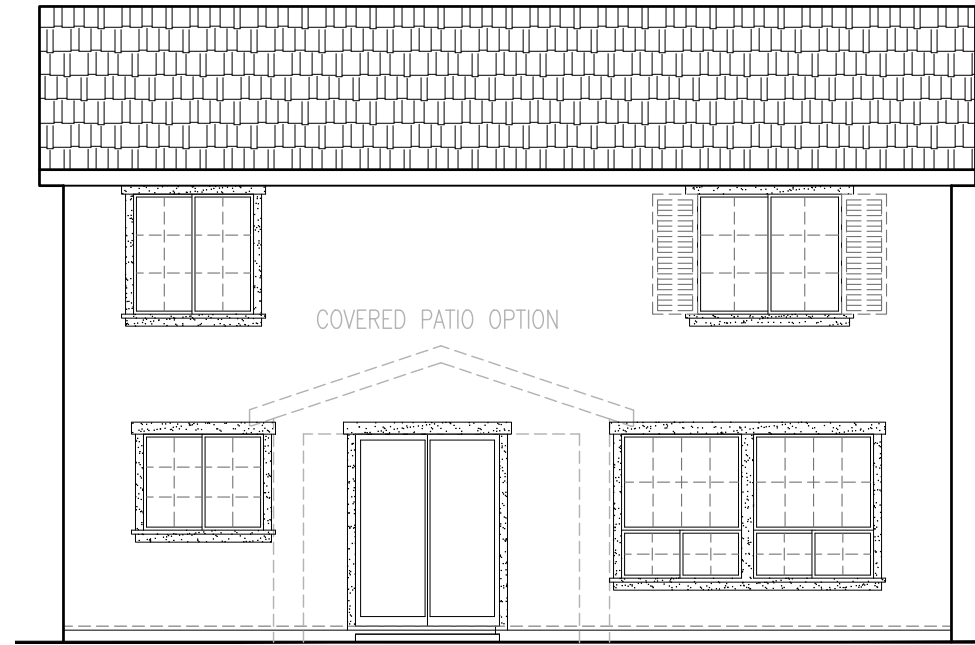


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Roseville, California



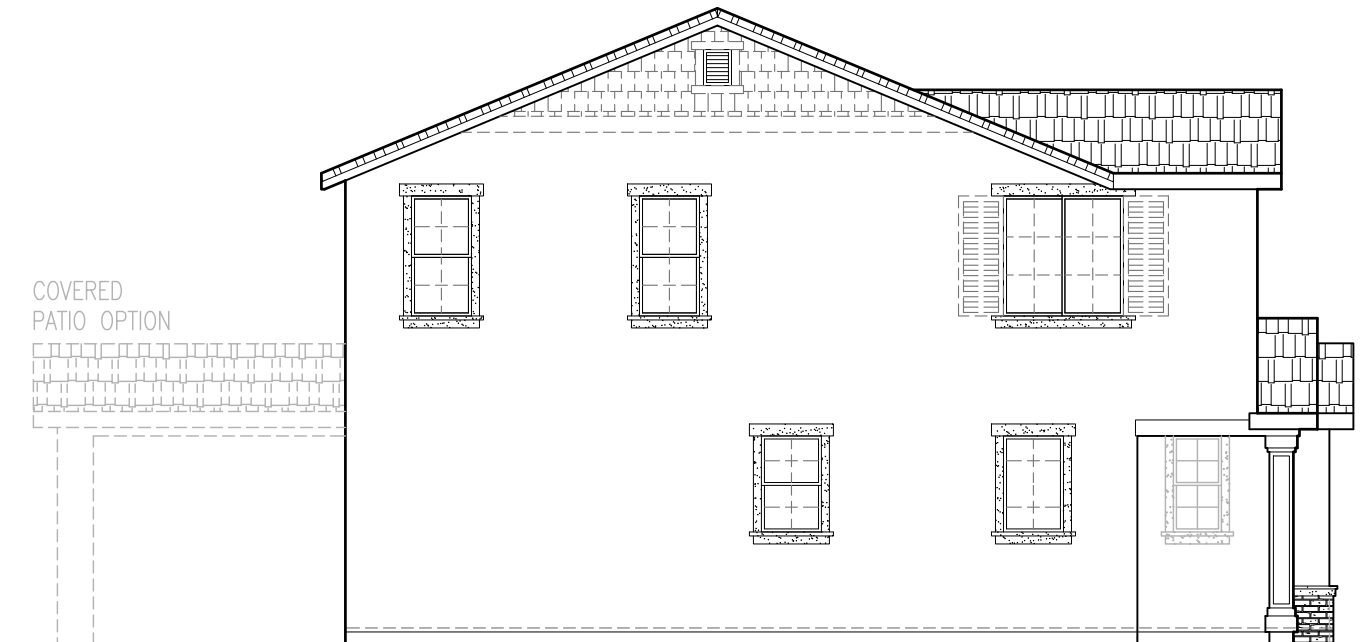
**FRONT ELEVATION 'B'**

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



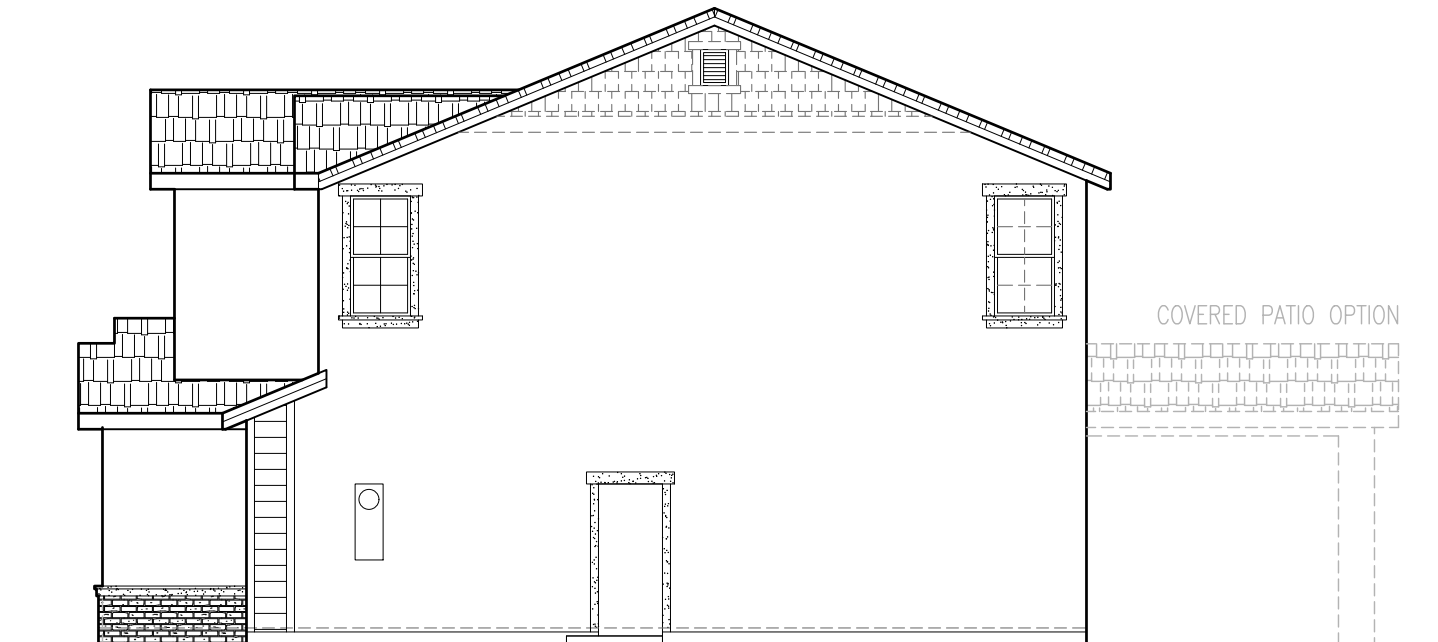
**REAR ELEVATION 'B'**

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.

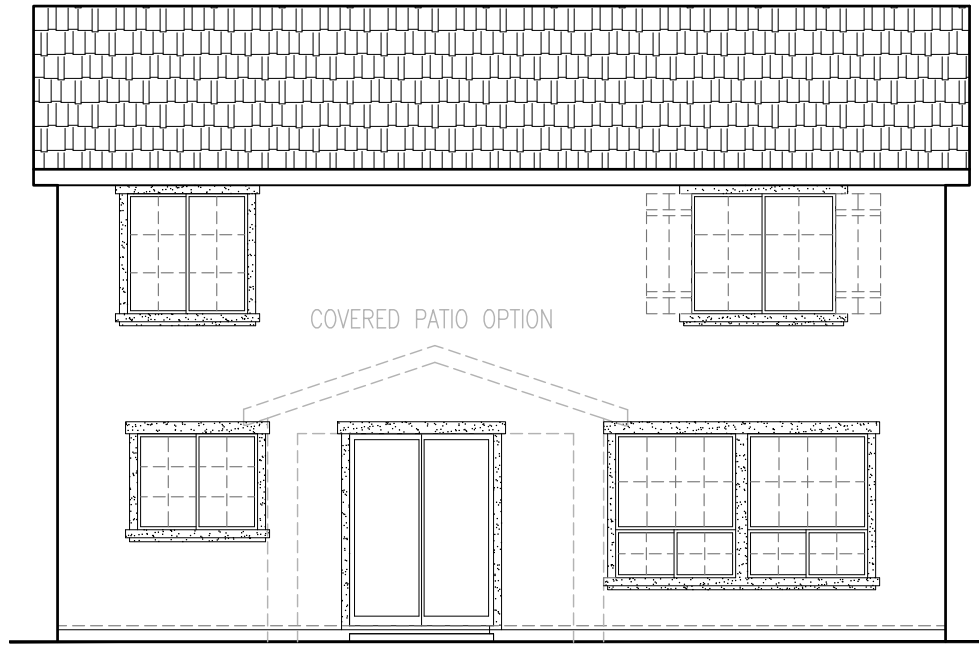
2184 'B' ELEVATIONS



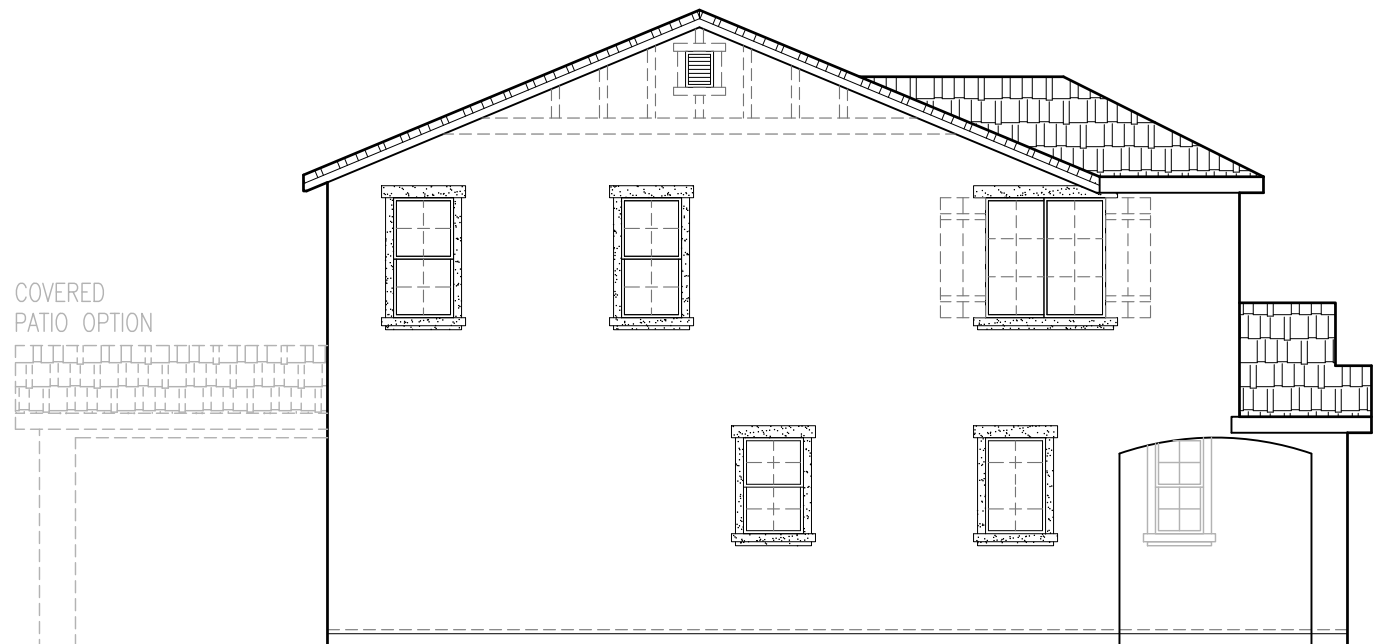
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Roseville, California



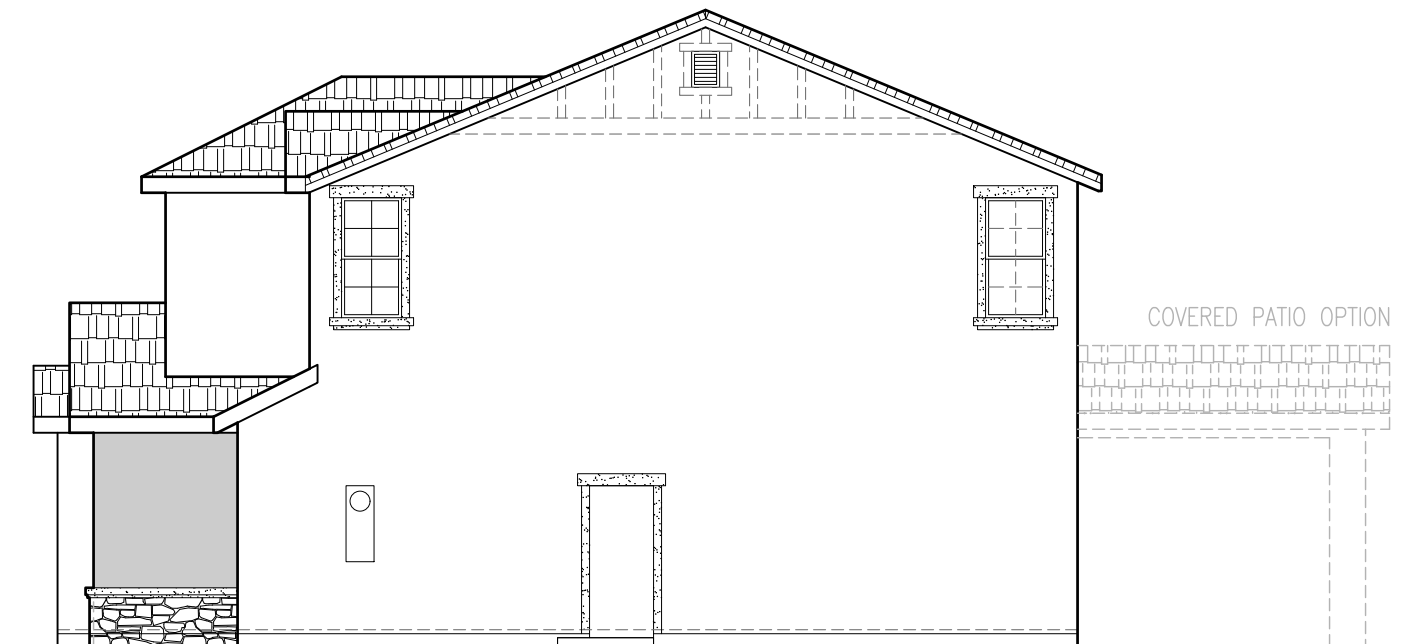
**FRONT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"



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



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



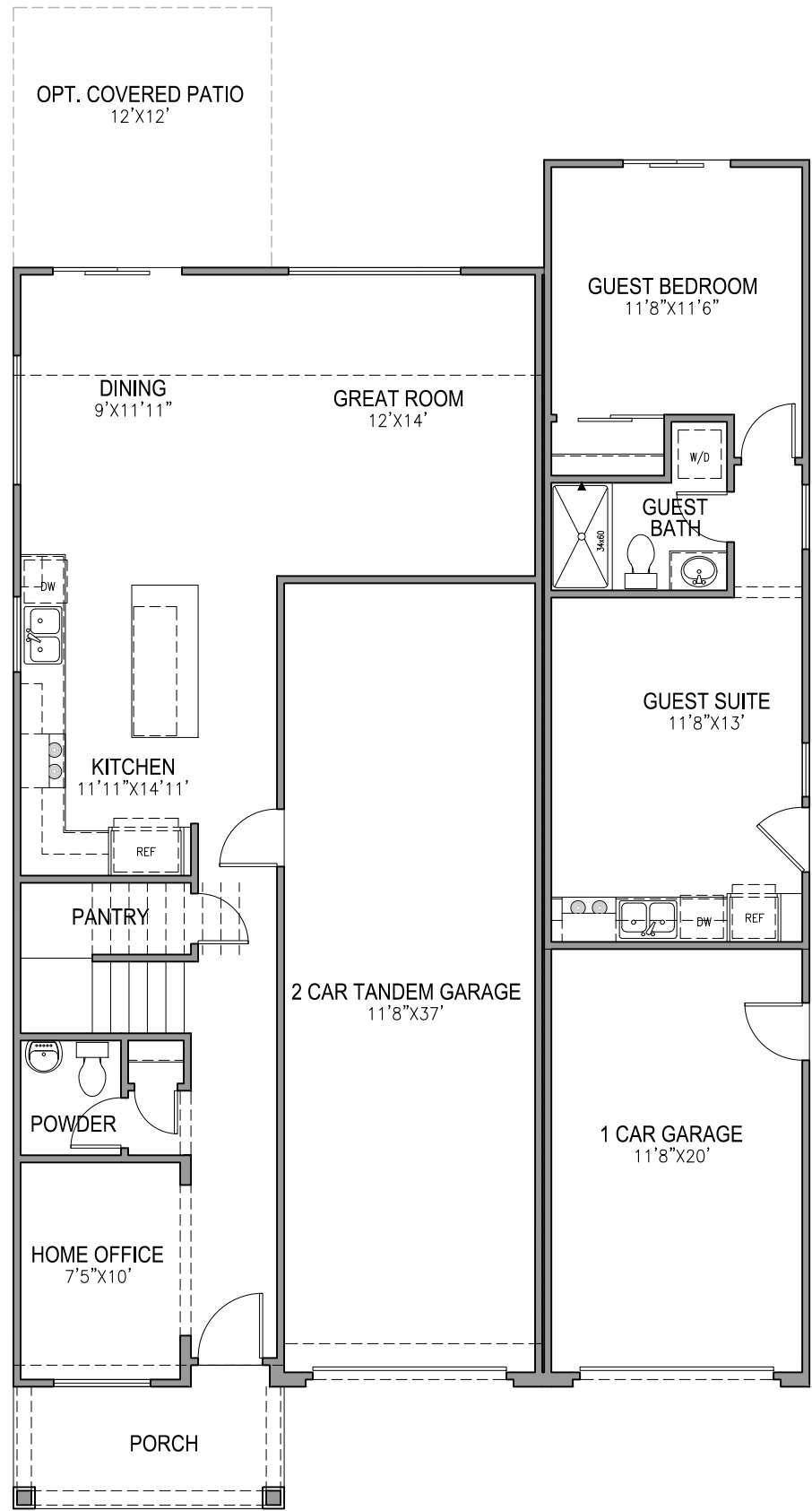
**RIGHT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

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

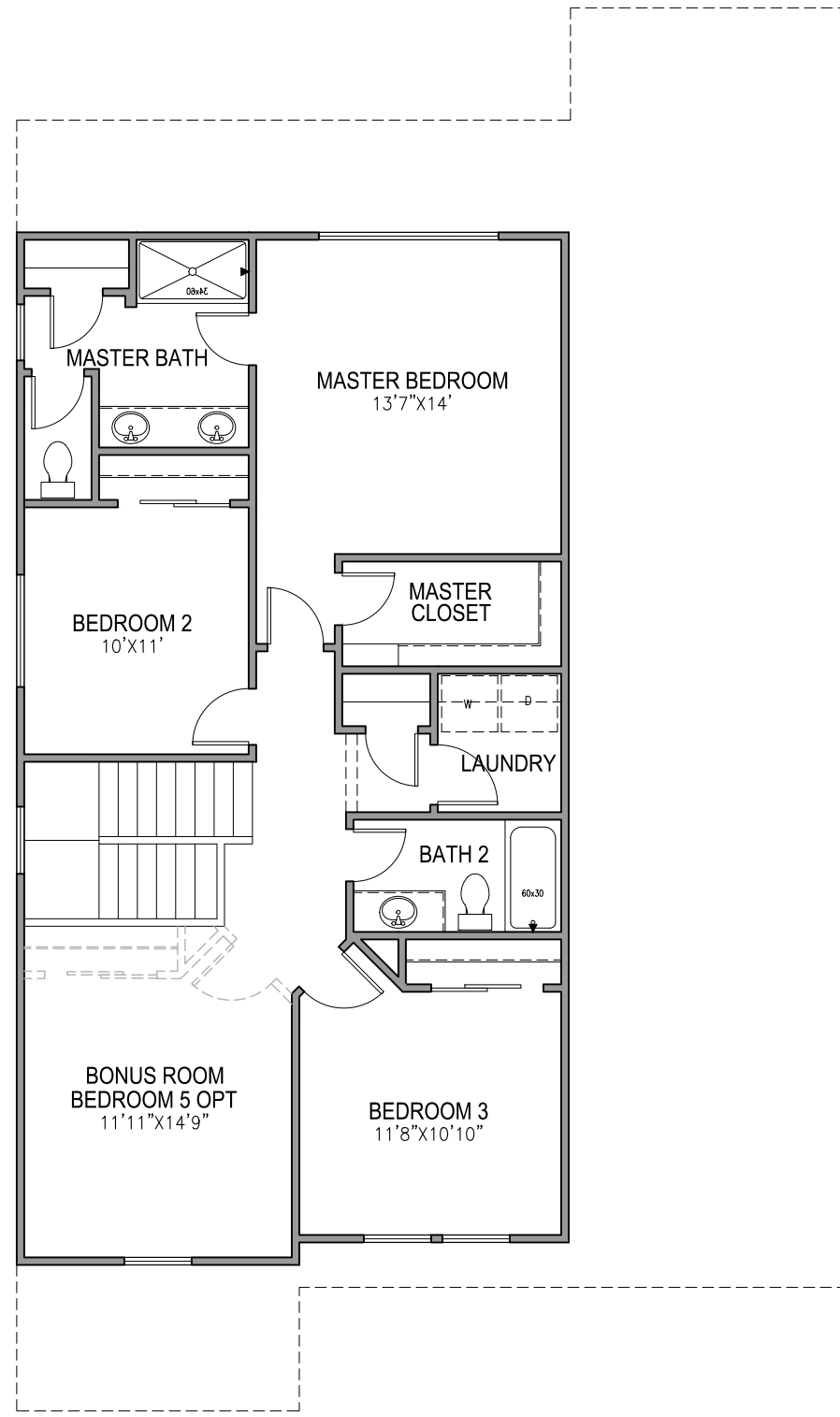
2184 'C' ELEVATIONS



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Roseville, California



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



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

2340 FLOOR PLAN

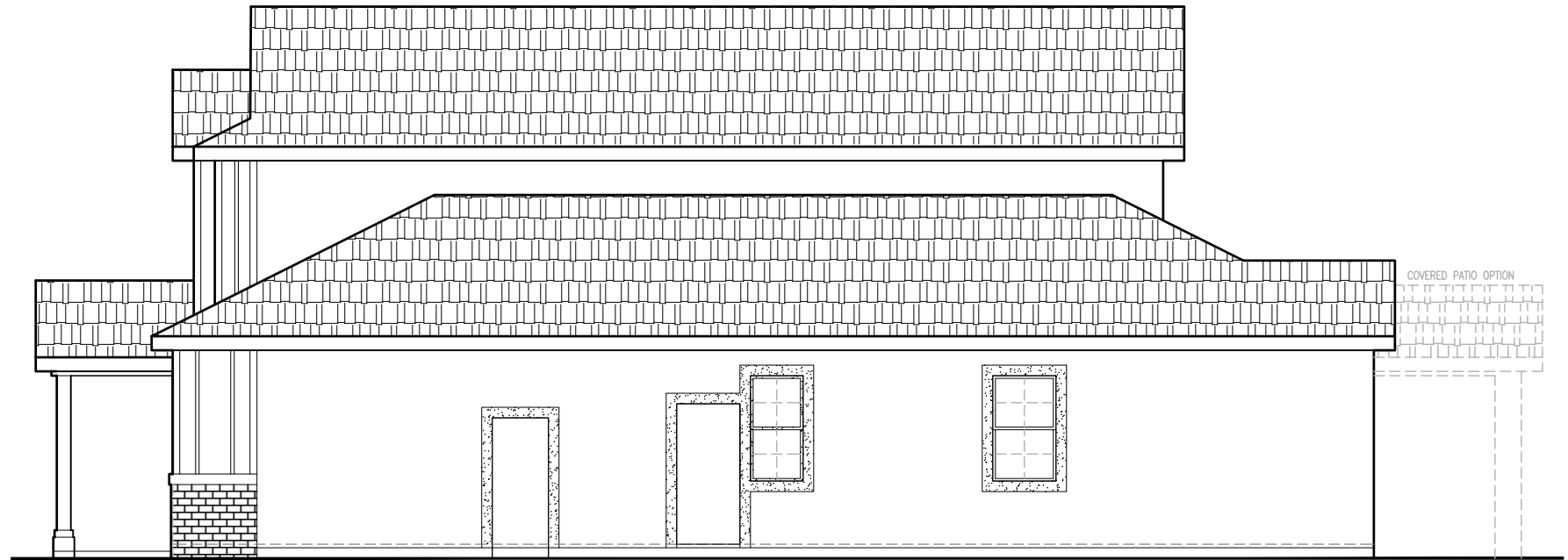


John Mourier Construction Inc.  
Roseville, California



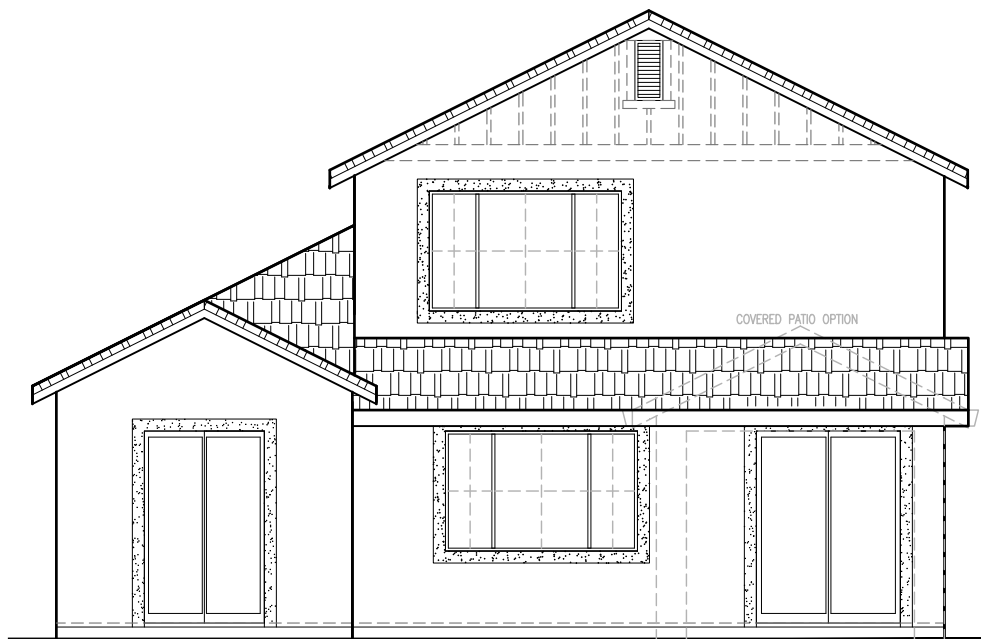
**FRONT ELEVATION 'A'**

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



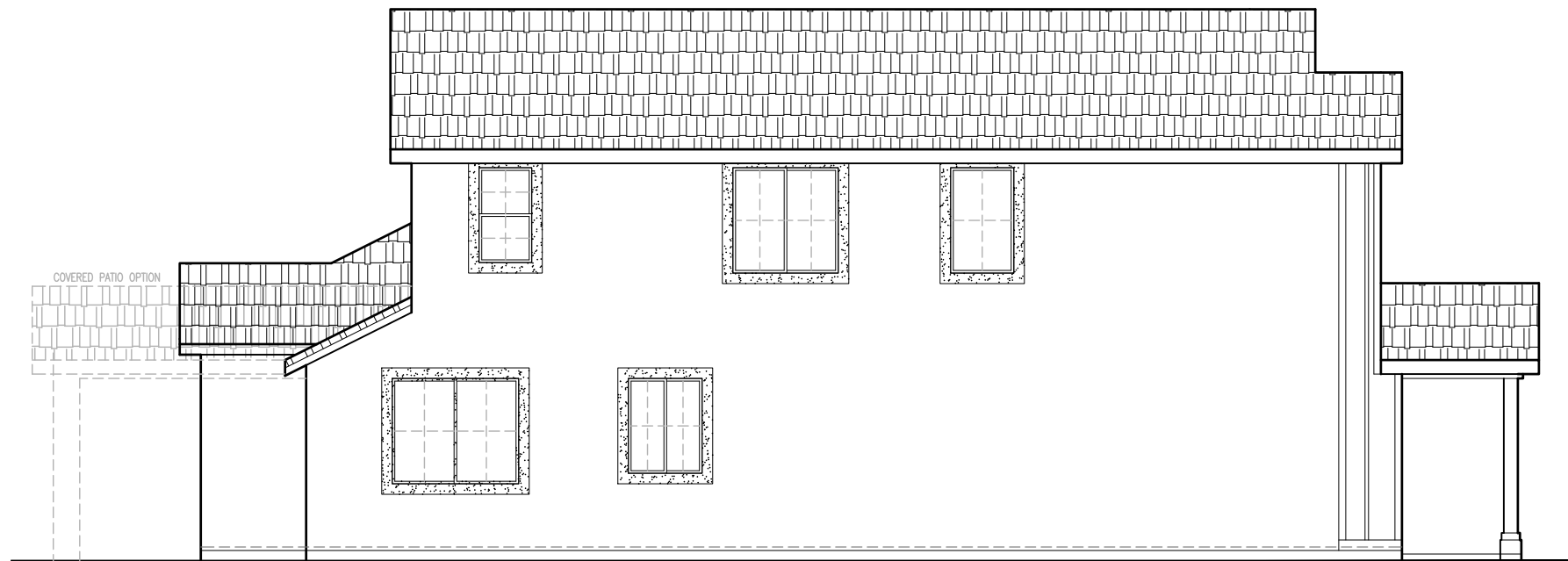
**RIGHT ELEVATION 'A'**

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



**REAR ELEVATION 'A'**

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



**LEFT 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.

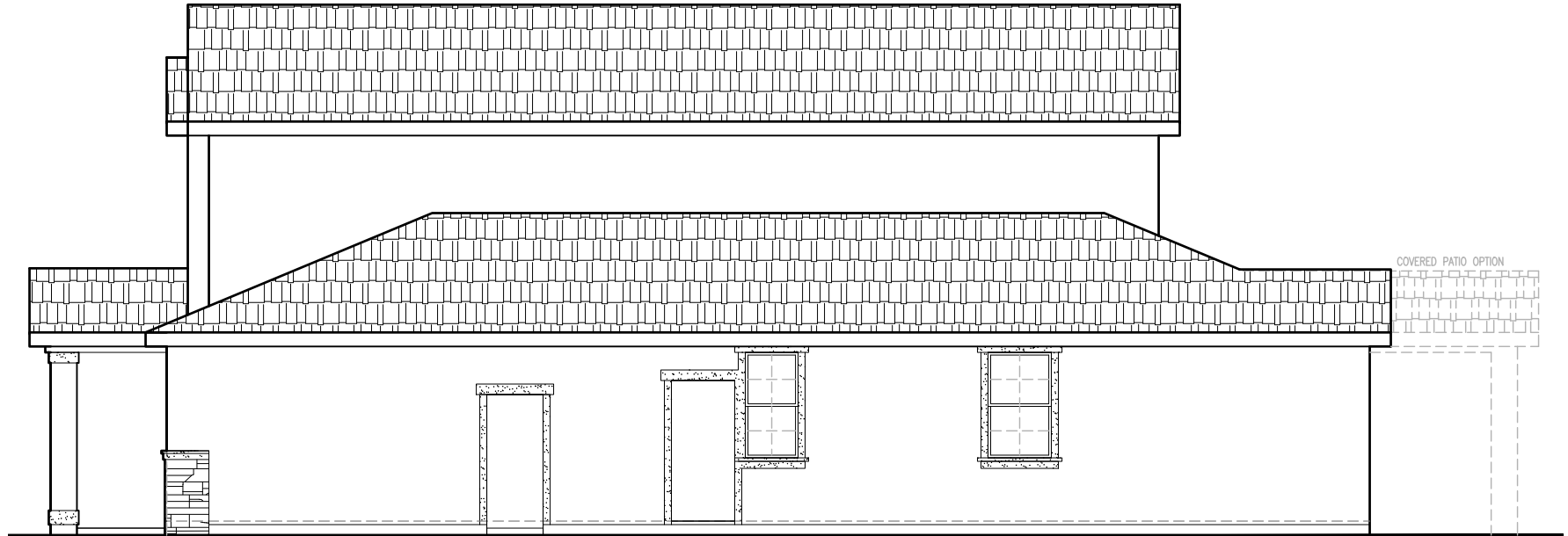
2340 'A' ELEVATIONS



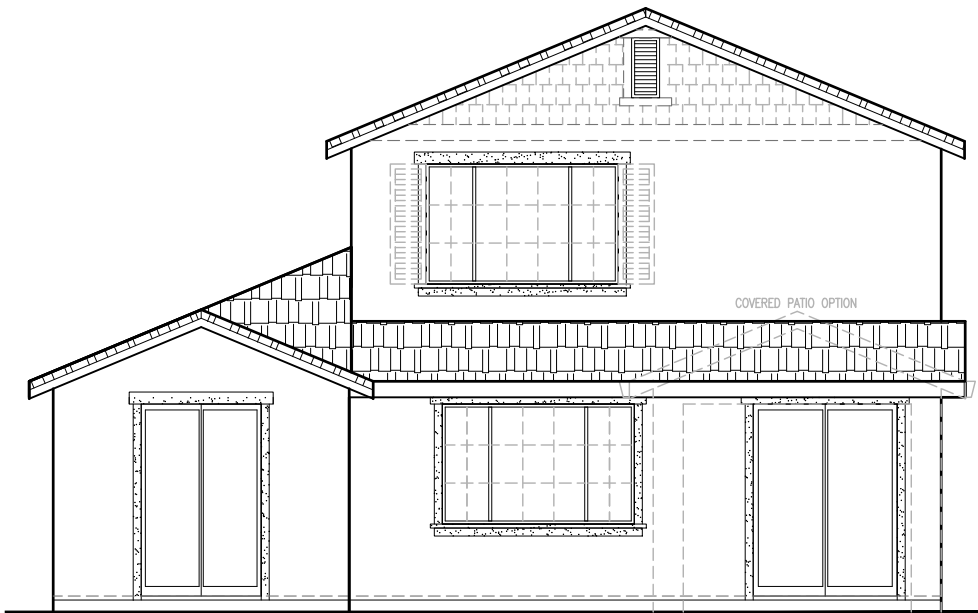
John Mourier Construction Inc.  
Roseville, California



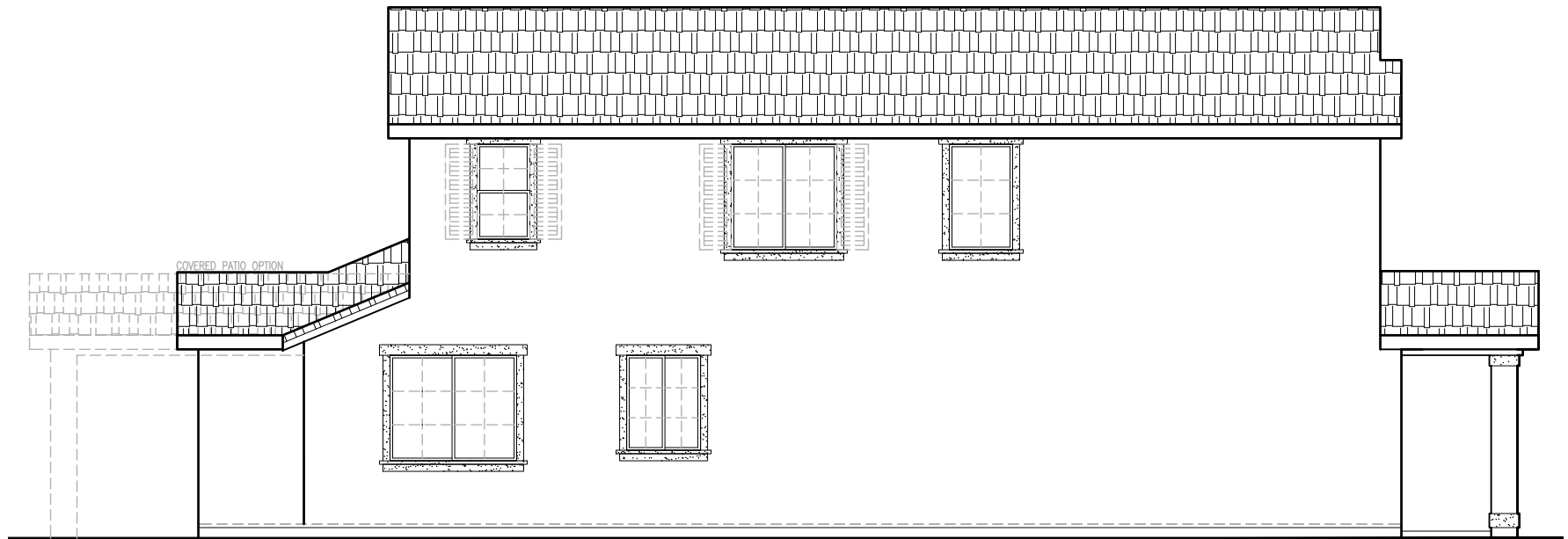
**FRONT ELEVATION 'B'**  
SCALE: 1/8"=1'-0"



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



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



**LEFT 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.

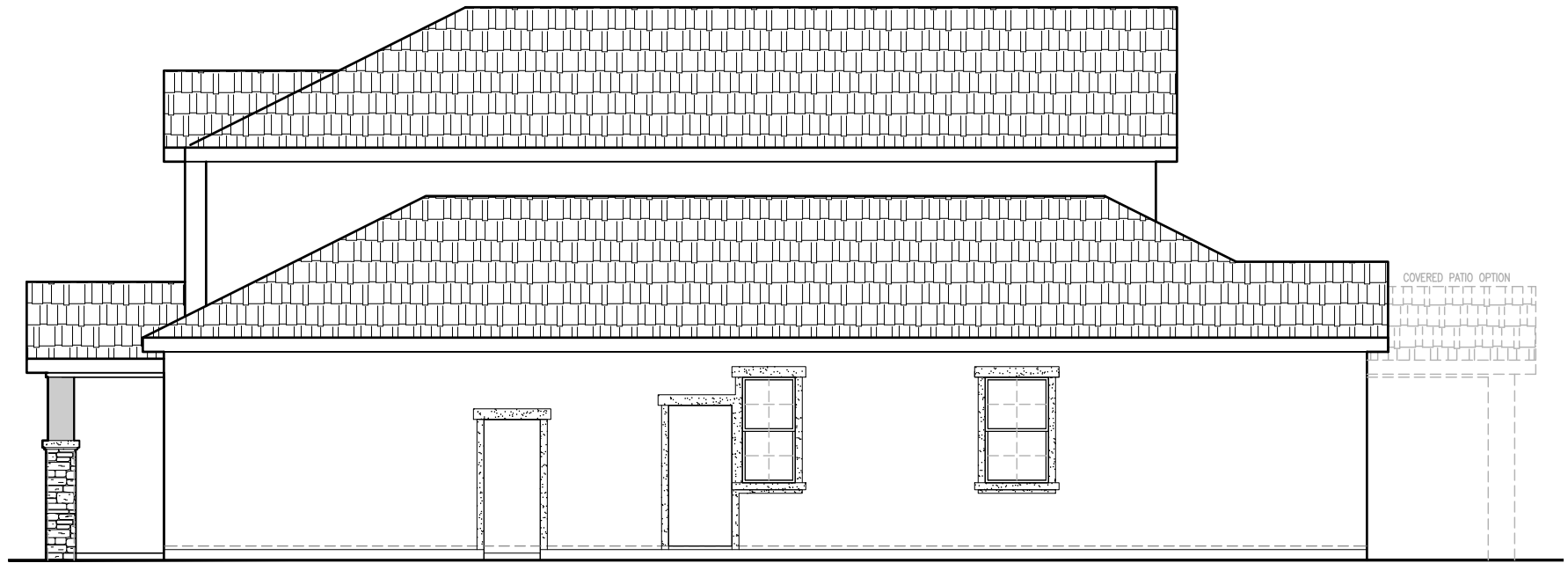
2340 'B' ELEVATIONS

**JMC HOMES**

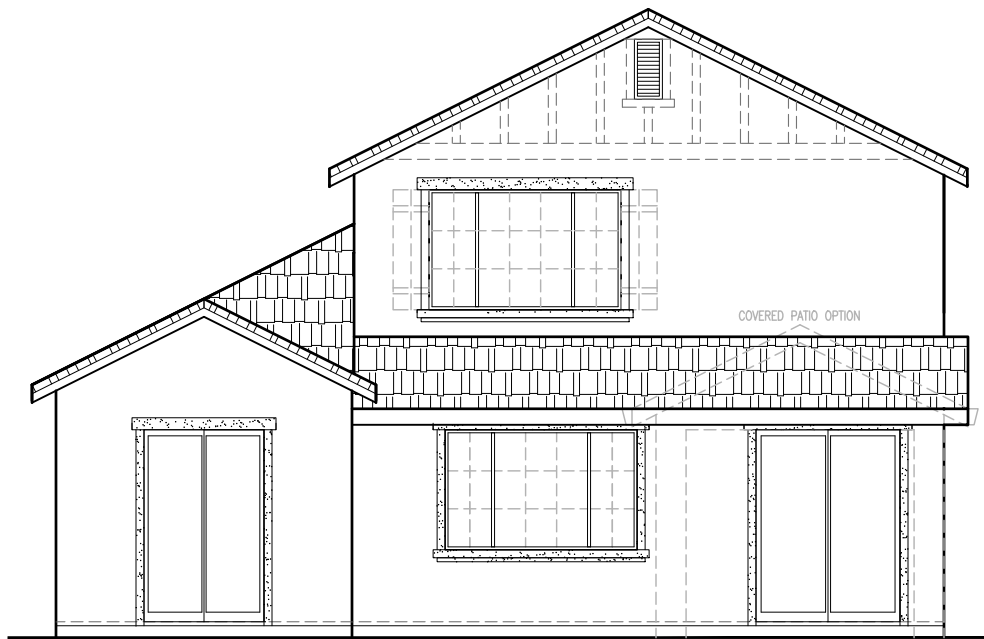
John Mourier Construction Inc.  
Roseville, California



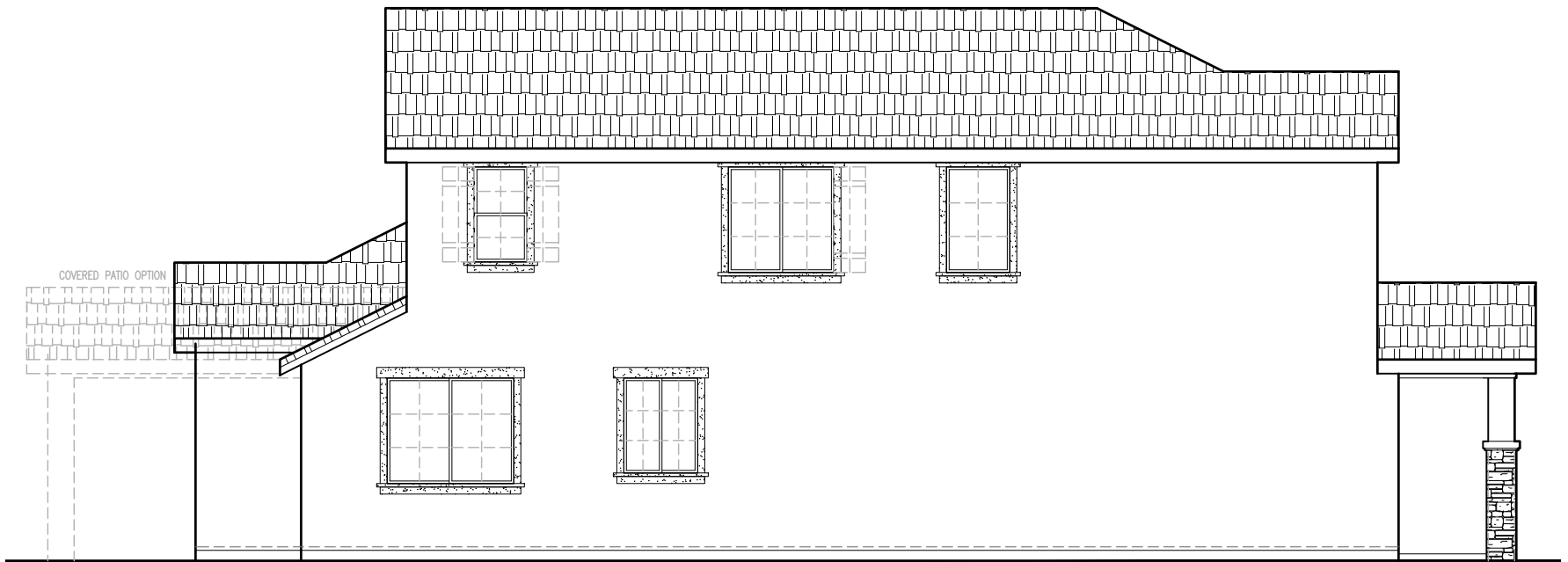
**FRONT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"



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



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



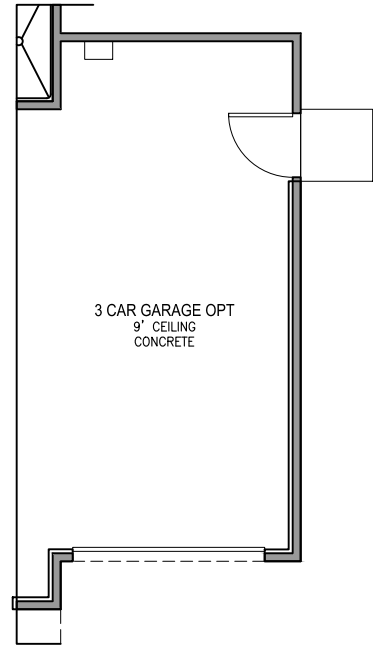
**LEFT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"

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

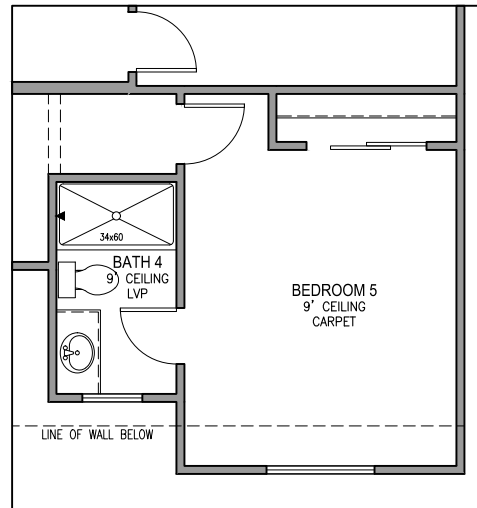
2340 'C' ELEVATIONS



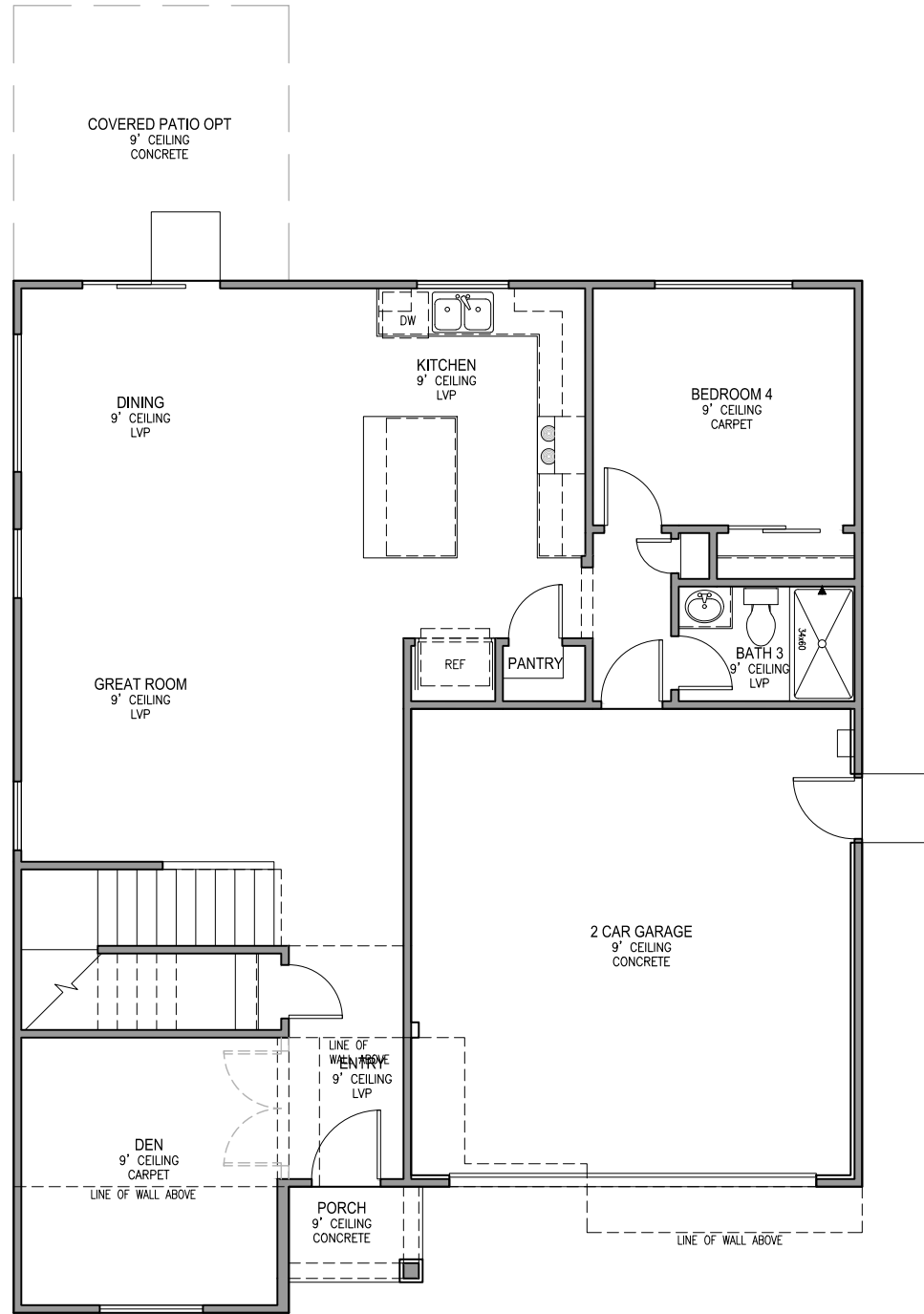
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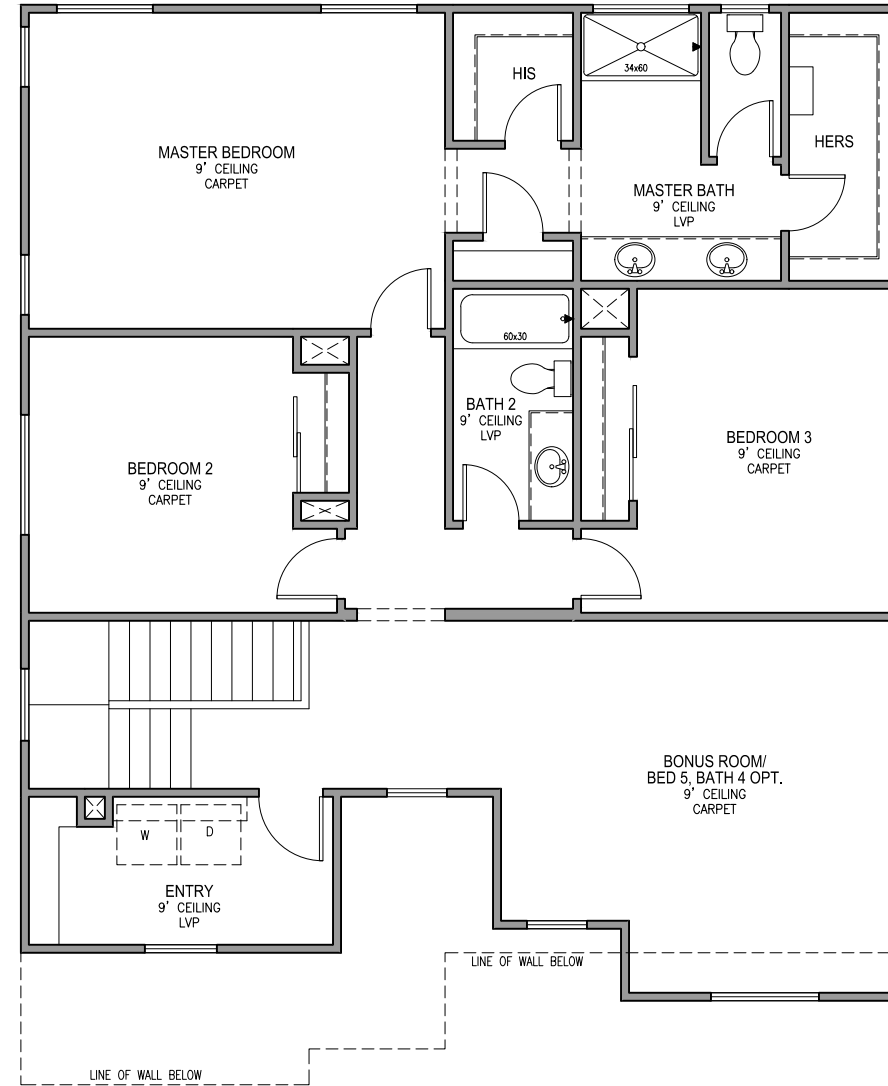
**3 CAR GARAGE PLAN**  
SCALE: 1/8"=1'-0"



**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

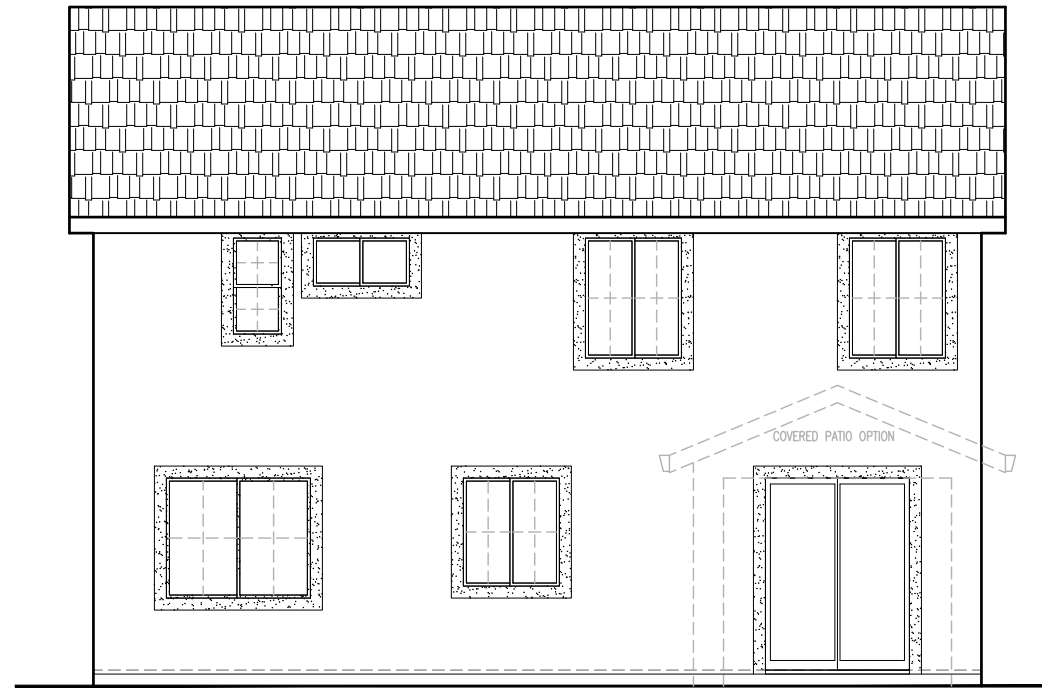


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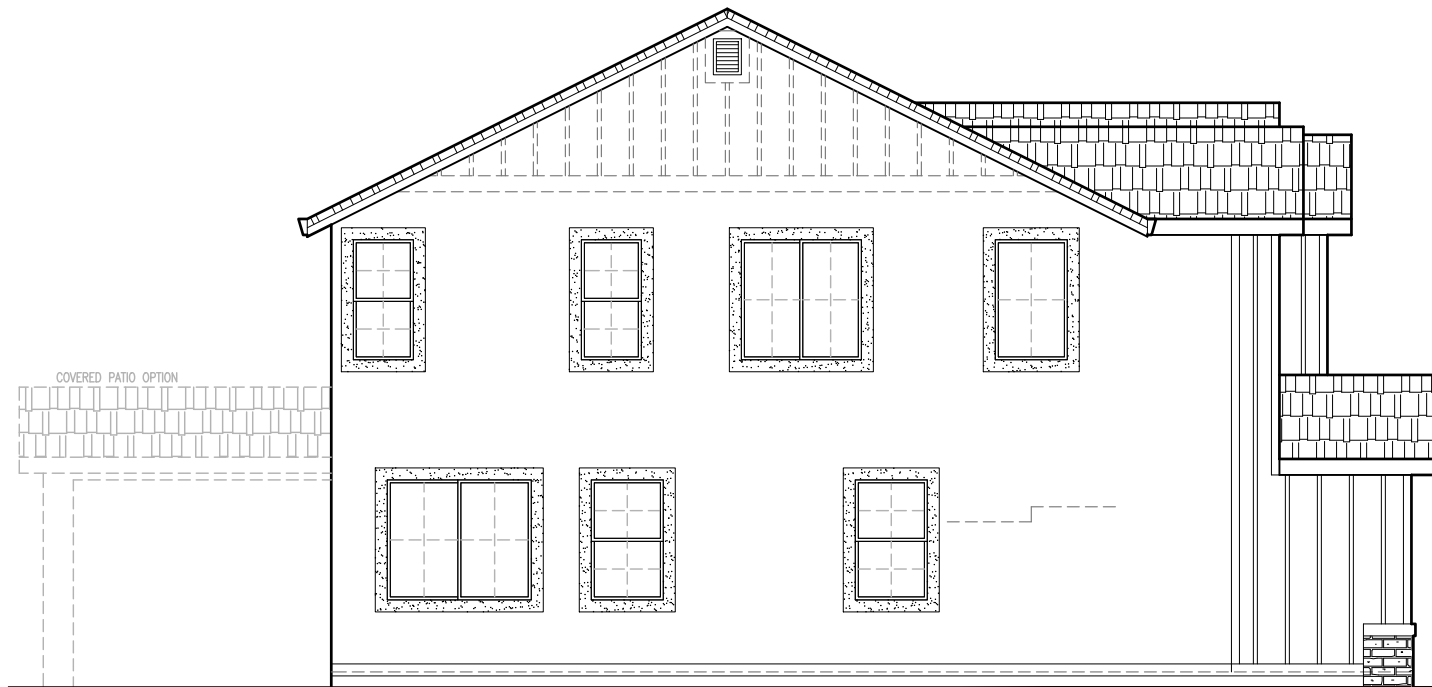
**FRONT ELEVATION 'A'**

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



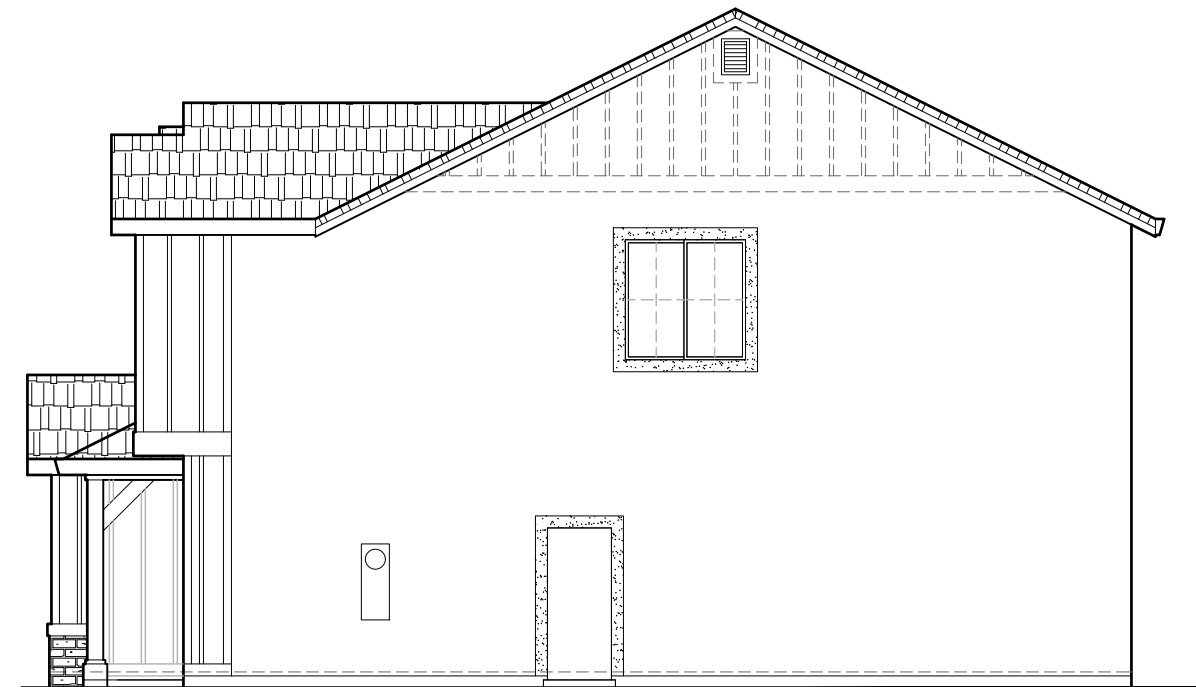
**REAR ELEVATION 'A'**

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

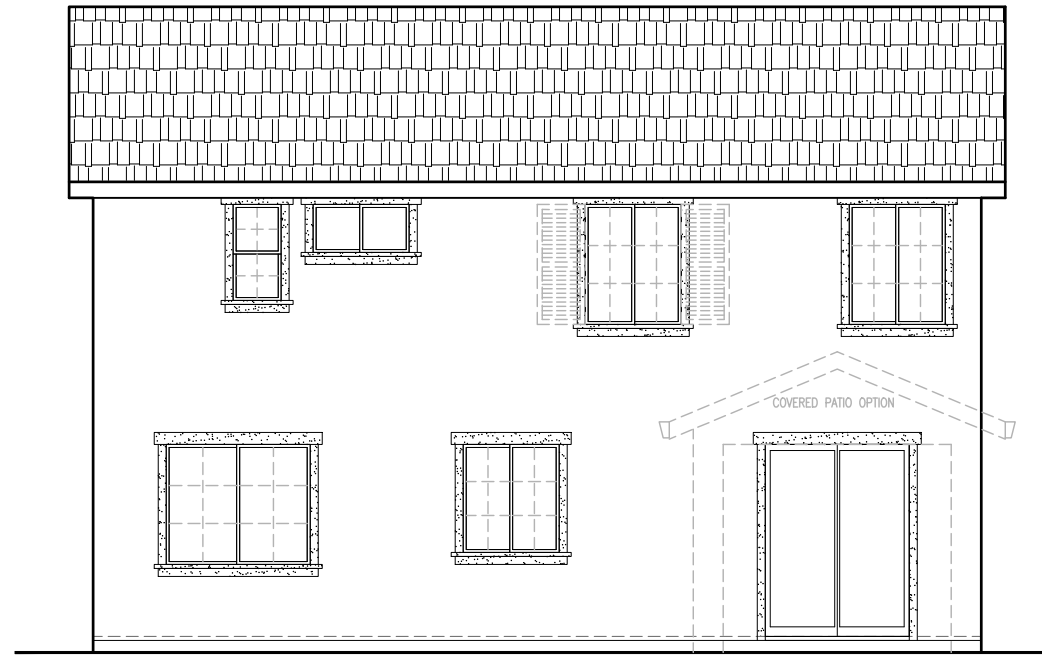


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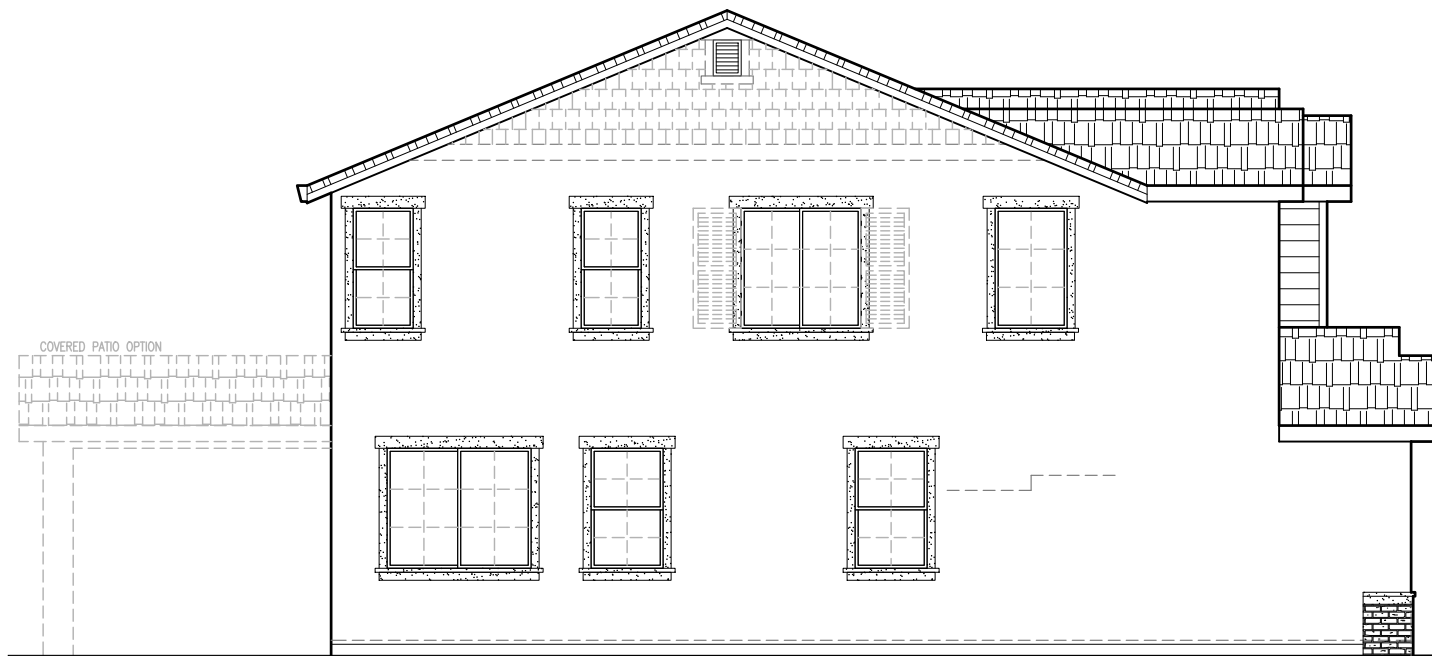
**FRONT ELEVATION 'B'**

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



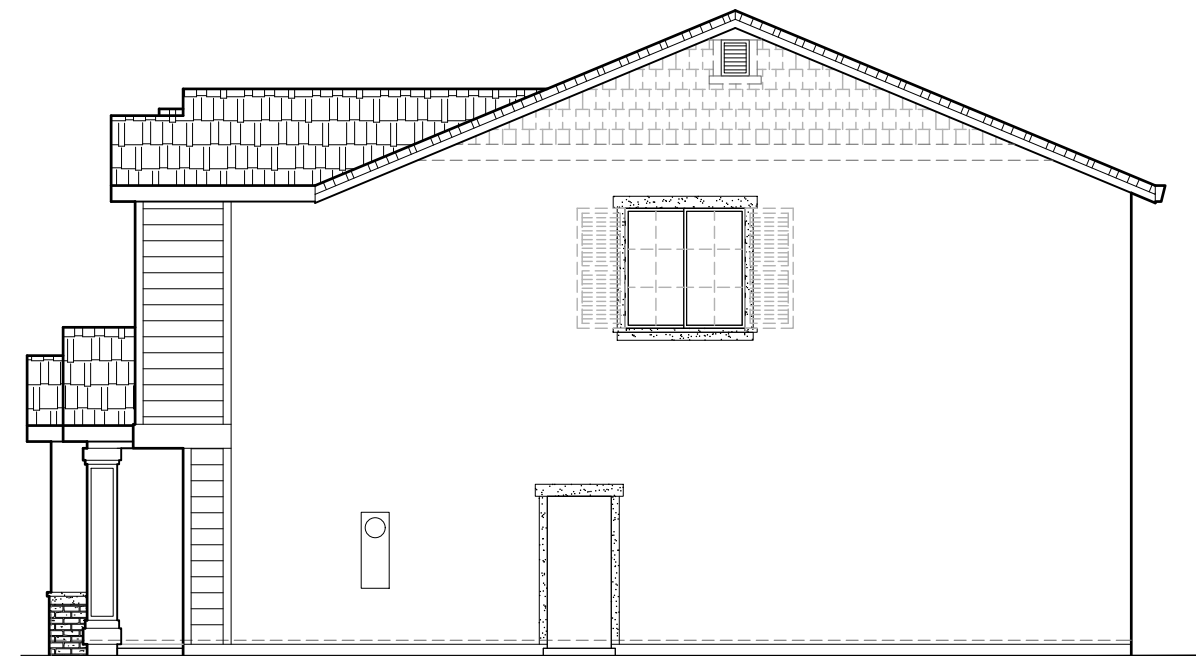
**REAR ELEVATION 'B'**

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

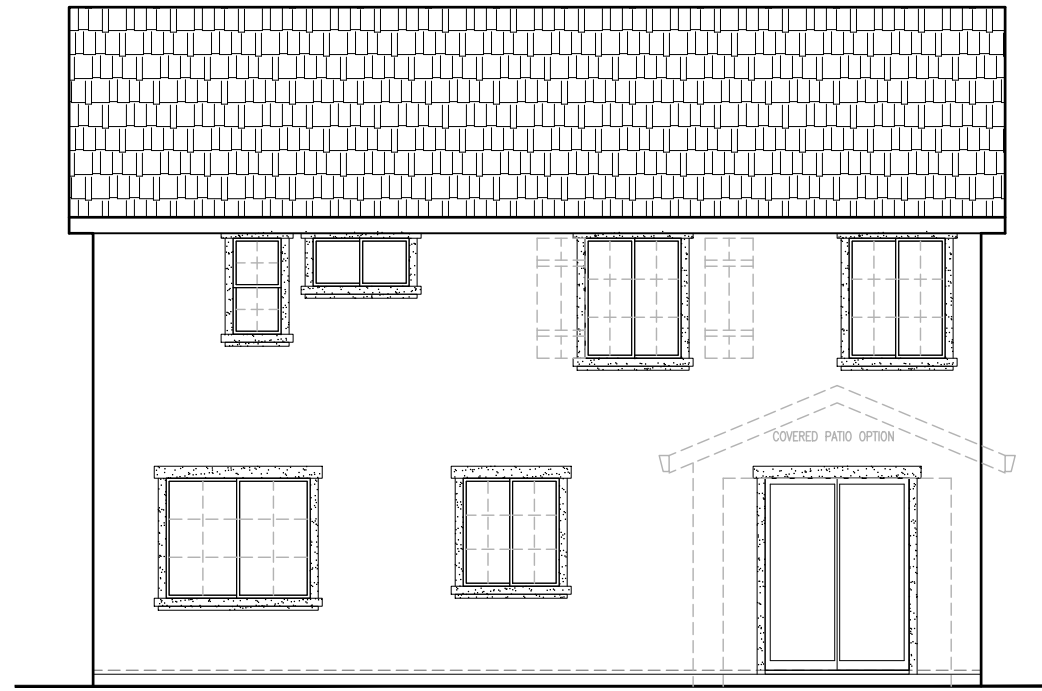
2492 'B' ELEVATIONS



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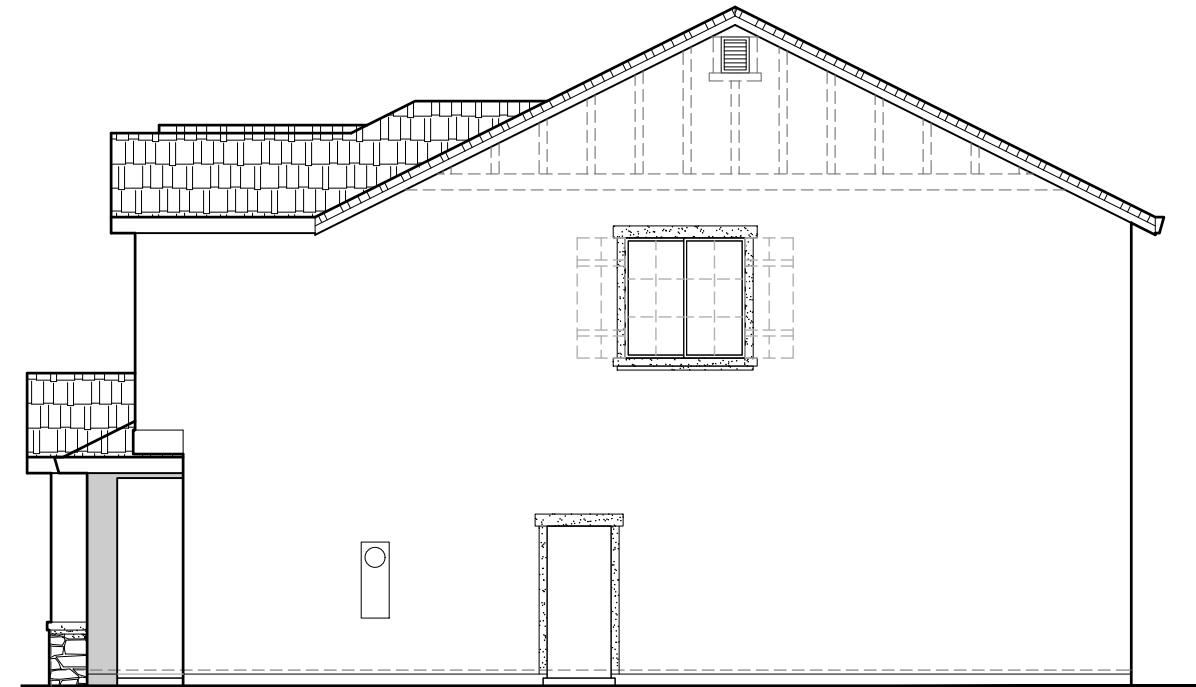
**FRONT ELEVATION 'C'**  
SCALE: 1/8"=1'-0"



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

2492 'C' ELEVATIONS



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# SIERRA VISTA UR-92, TYPICAL LANDSCAPE

LOTS SF AND DIMENSIONS VARY.  
SEE FINAL MAP FOR SIZES

## TYPICAL LANDSCAPE:

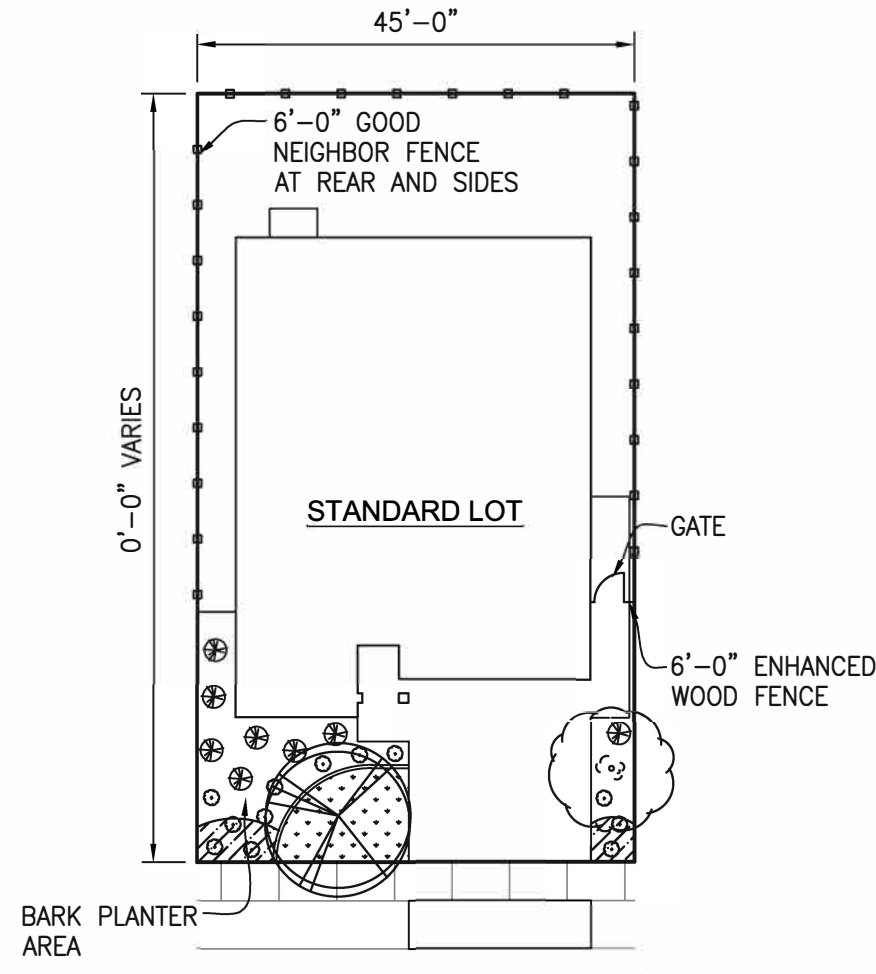
**SHRUBS:** (9)-5 GALLON,  
(12)-1 GALLON  
**TREES:** (1)-24" BOX TREE  
(1)-15 GALLON TREE

LEGEND	
	SOD
	GROUND COVER
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	15 GALLON TREE
	24" BOX TREE

APPROXIMATE QUANTITIES:  
BARK MULCH 333 SF

SEE ATTACHED PLANT LIST FOR  
PLANT AND TREE TYPE

PLACE PLANTS FROM  
GROUND COVER LIST WHERE  
BARK PLANTER BEDS MEET  
SIDEWALKS



LANDSCAPE TO COMPLY WITH THE STATE MODEL WATER  
EFFICIENT LANDSCAPE ORDINANCE (MWEO).

## TYPICAL LANDSCAPE:

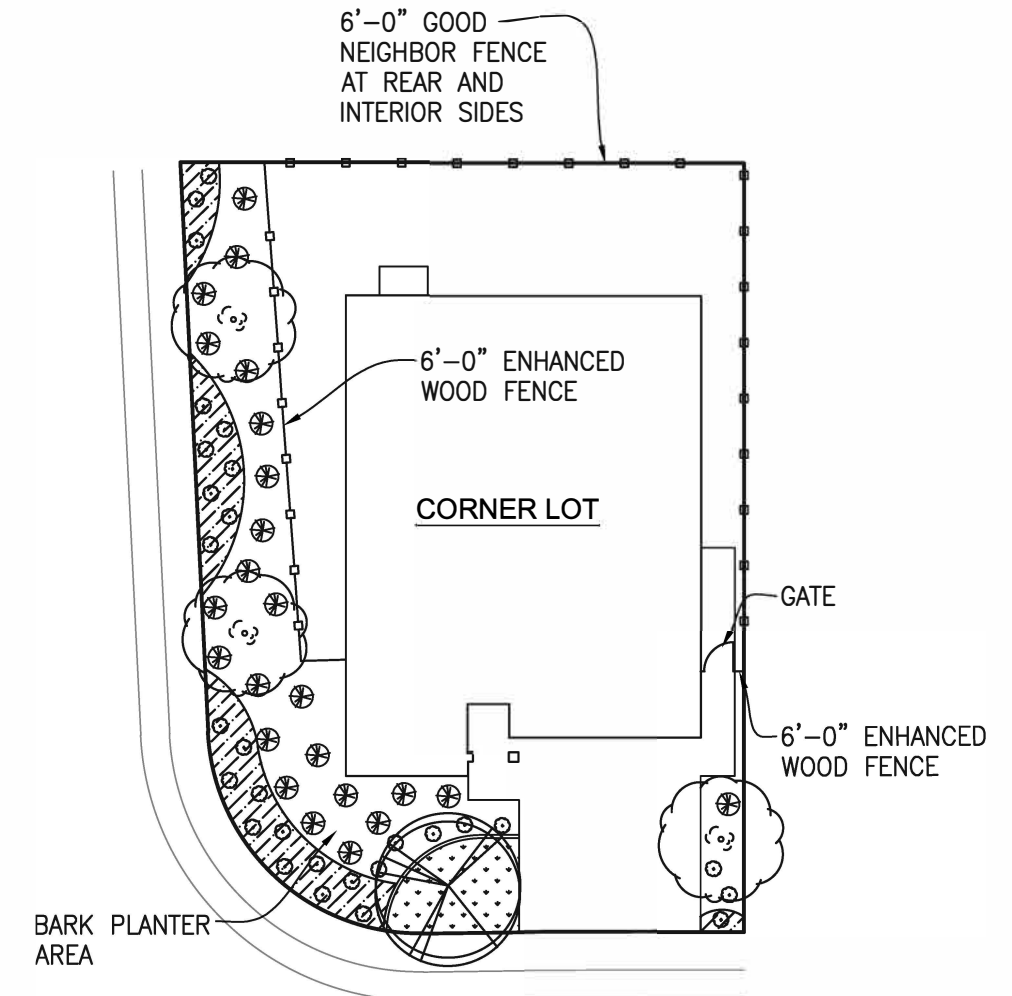
**SHRUBS:** (35)-5 GALLON,  
(24)-1 GALLON  
**TREES:** (1)-24" BOX TREE  
(3)-15 GALLON TREE

LEGEND	
	GROUND COVER
	HARDSCAPE
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	15 GALLON TREE
	24" BOX TREE

APPROXIMATE QUANTITIES:  
BARK MULCH 452 SF

SEE ATTACHED PLANT LIST FOR  
PLANT AND TREE TYPE

PLACE PLANTS FROM  
GROUND COVER LIST WHERE  
BARK PLANTER BEDS MEET  
SIDEWALKS



**JMC HOMES**

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