

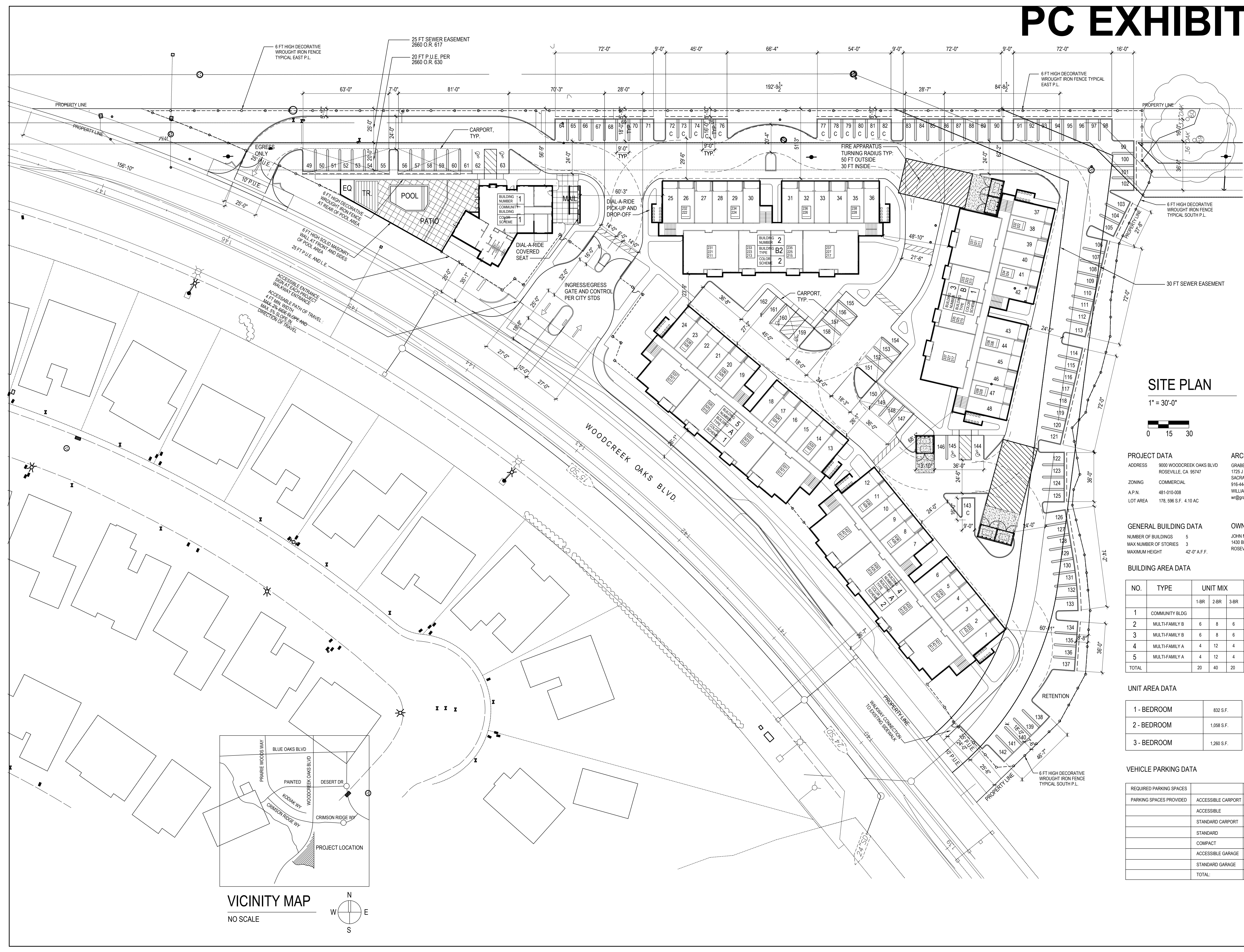
# PC EXHIBIT A

**GRABER - RASMUSSEN**  
architects

1725 J Street  
Sacramento, CA 95811  
916.444.6962  
graber-rasmussen.com

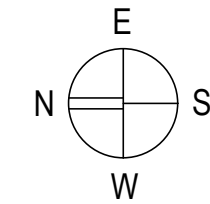
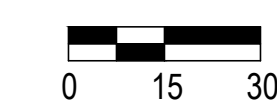
**MOURIER M31 APARTMENTS**  
80 UNIT APARTMENT PROJECT

WOODCREEK OAKS BLVD.  
ROSEVILLE, CALIFORNIA



## SITE PLAN

1" = 30'-0"



### PROJECT DATA

ADDRESS 9000 WOODCREEK OAKS BLVD  
ROSEVILLE, CA 95747

ZONING COMMERCIAL

A.P.N. 481-010-008

LOT AREA 178,596 S.F. 4.10 AC

### ARCHITECT

GRABER RASMUSSEN ARCHITECTS  
1725 J STREET  
SACRAMENTO, CA 95811  
916-444-6962  
WILLIAM RASMUSSEN  
wr@graber-rasmussen.com

### GENERAL BUILDING DATA

NUMBER OF BUILDINGS 5  
MAXIMUM NUMBER OF STORIES 3  
MAXIMUM HEIGHT 42'-0" A.F.F.

### OWNER REPRESENTATIVE

JOHN MOURIER CONSTRUCTION, INC.  
1430 BLUE OAKS BLVD. SUITE 190  
ROSEVILLE, CA 95747

### BUILDING AREA DATA

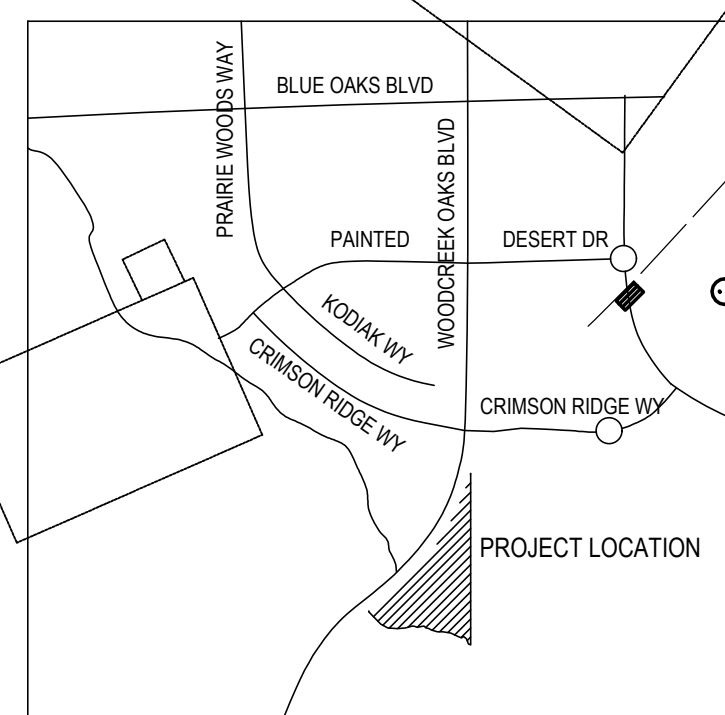
NO.	TYPE	UNIT MIX			GARAGES	AREA
		1-BR	2-BR	3-BR		
1	COMMUNITY BLDG					2,700 S.F.
2	MULTI-FAMILY B	6	8	6	11	27,390 S.F.
3	MULTI-FAMILY B	6	8	6	12	27,390 S.F.
4	MULTI-FAMILY A	4	12	4	12	28,350 S.F.
5	MULTI-FAMILY A	4	12	4	12	28,350 S.F.
TOTAL		20	40	20	47	114,180 S.F.

### UNIT AREA DATA

1 - BEDROOM	632 S.F.
2 - BEDROOM	1,058 S.F.
3 - BEDROOM	1,260 S.F.

### VEHICLE PARKING DATA

REQUIRED PARKING SPACES	158
PARKING SPACES PROVIDED	
ACCESSIBLE CARPORT	2
ACCESSIBLE	4
STANDARD CARPORT	23
STANDARD	75
COMPACT	12
ACCESSIBLE GARAGE	8
STANDARD GARAGE	40
TOTAL	162/164



**VICINITY MAP**  
NO SCALE

DRAWING DATE APRIL 2, 2019

REVISION

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DATE OF ISSUE

**S 1.0**



# PRELIMINARY GRADING AND DRAINAGE PLAN MOURIER M31 APARTMENTS

PARCEL 31 OF MOURIER 140 LARGE LOT MAP  
U MAPS 80

City of Roseville,

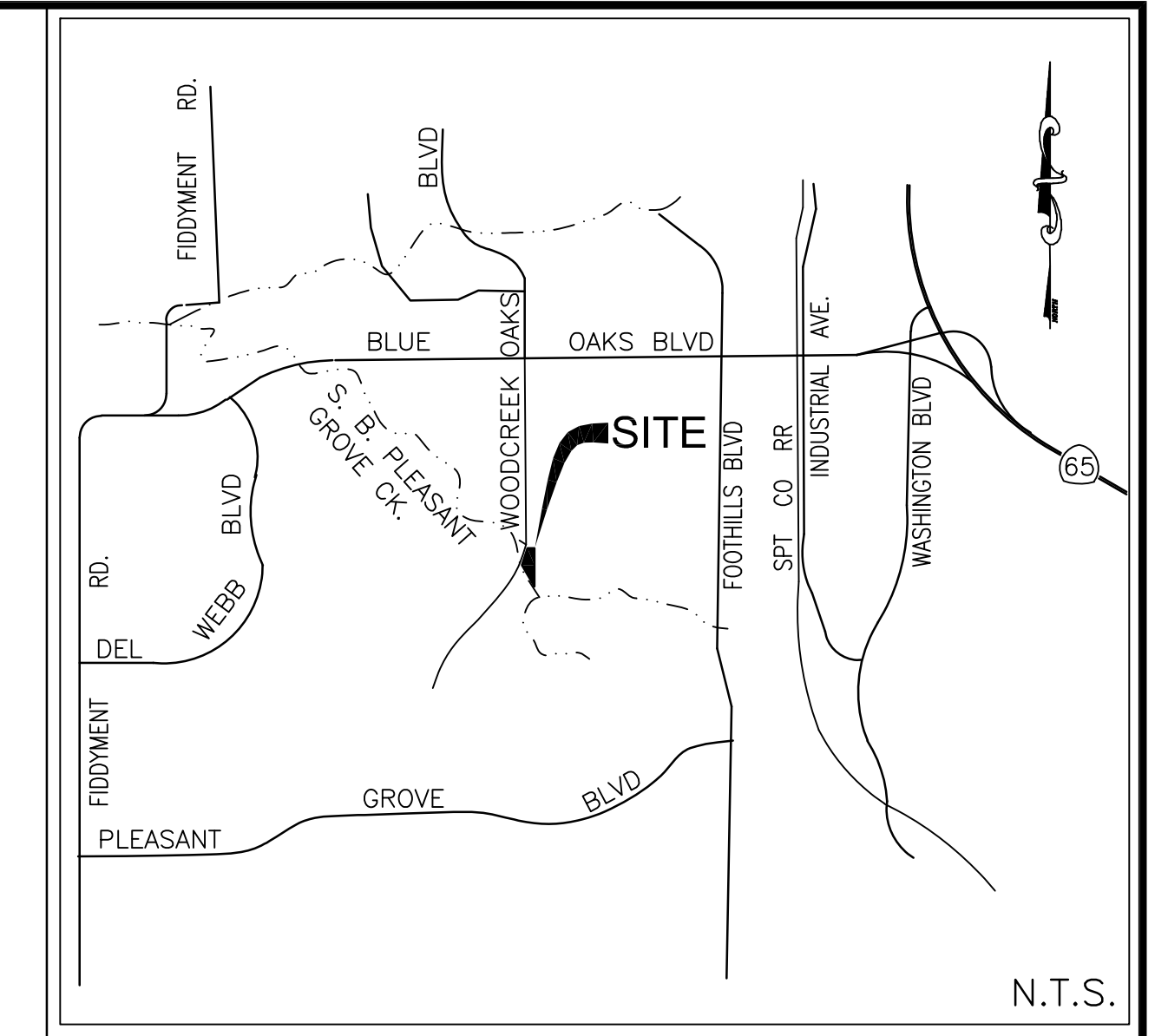
State of California

SEPTEMBER, 2019  
REVISED DECEMBER 3, 2019  
REVISED DECEMBER 31, 2019  
REVISED MARCH 9, 2020  
REVISED APRIL 22, 2020

## BAKER WILLIAMS ENGINEERING GROUP

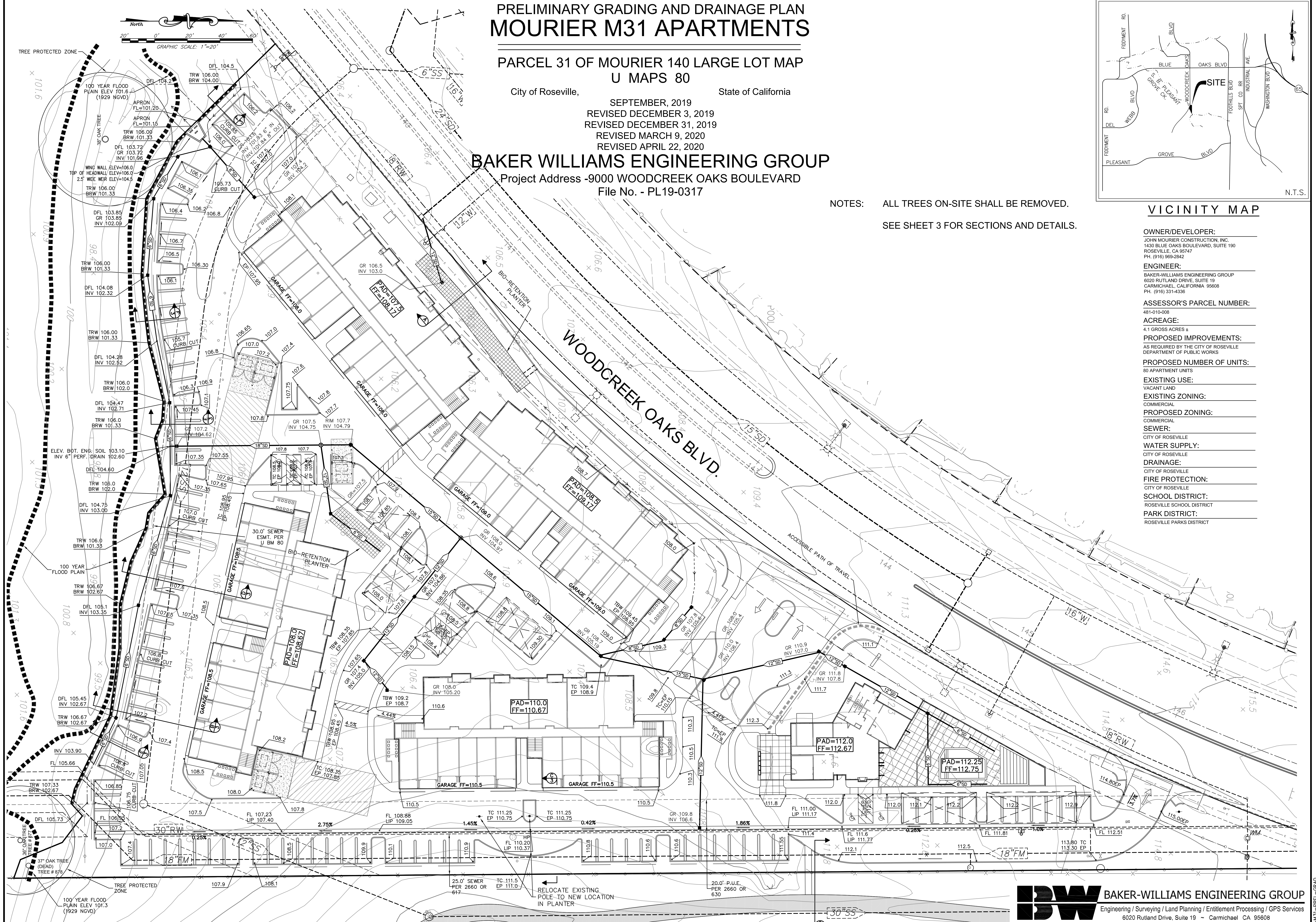
Project Address - 9000 WOODCREEK OAKS BOULEVARD  
File No. - PL19-0317

NOTES: ALL TREES ON-SITE SHALL BE REMOVED.  
SEE SHEET 3 FOR SECTIONS AND DETAILS.



VICINITY MAP

<b>OWNER/DEVELOPER:</b>	JOHN MOURIER CONSTRUCTION, INC. 1430 BLUE OAKS BOULEVARD, SUITE 190 ROSEVILLE, CA 95747 PH. (916) 969-2842
<b>ENGINEER:</b>	BAKER-WILLIAMS ENGINEERING GROUP 6020 RUTLAND DRIVE, SUITE 19 CARMICHAEL, CALIFORNIA 95608 PH. (916) 331-4336
<b>ASSESSOR'S PARCEL NUMBER:</b>	481-010-008
<b>ACREAGE:</b>	4.1 GROSS ACRES ±
<b>PROPOSED IMPROVEMENTS:</b>	AS REQUIRED BY THE CITY OF ROSEVILLE DEPARTMENT OF PUBLIC WORKS
<b>PROPOSED NUMBER OF UNITS:</b>	80 APARTMENT UNITS
<b>EXISTING USE:</b>	VACANT LAND
<b>EXISTING ZONING:</b>	COMMERCIAL
<b>PROPOSED ZONING:</b>	COMMERCIAL
<b>SEWER:</b>	CITY OF ROSEVILLE
<b>WATER SUPPLY:</b>	CITY OF ROSEVILLE
<b>DRAINAGE:</b>	CITY OF ROSEVILLE
<b>FIRE PROTECTION:</b>	CITY OF ROSEVILLE
<b>SCHOOL DISTRICT:</b>	ROSEVILLE SCHOOL DISTRICT
<b>PARK DISTRICT:</b>	ROSEVILLE PARKS DISTRICT



NOTE: ALL TREES ON-SITE SHALL BE REMOVED.

**BW** BAKER-WILLIAMS ENGINEERING GROUP  
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608  
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com ~ www.bwengineers.com

# SECTIONS AND DETAILS MOURIER M31 APARTMENTS

PARCEL 31 OF MOURIER 140 LARGE LOT MAP  
U MAPS 80

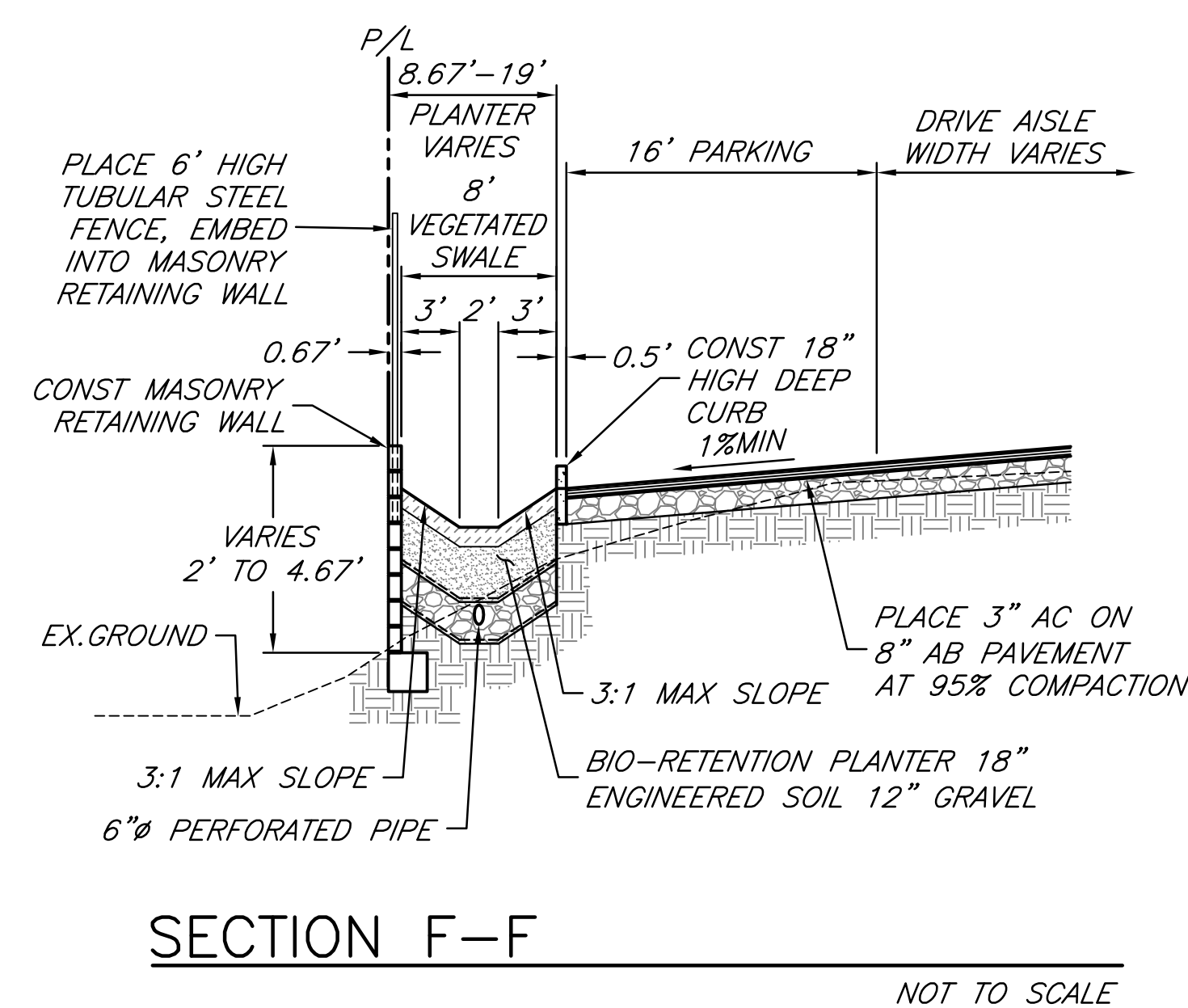
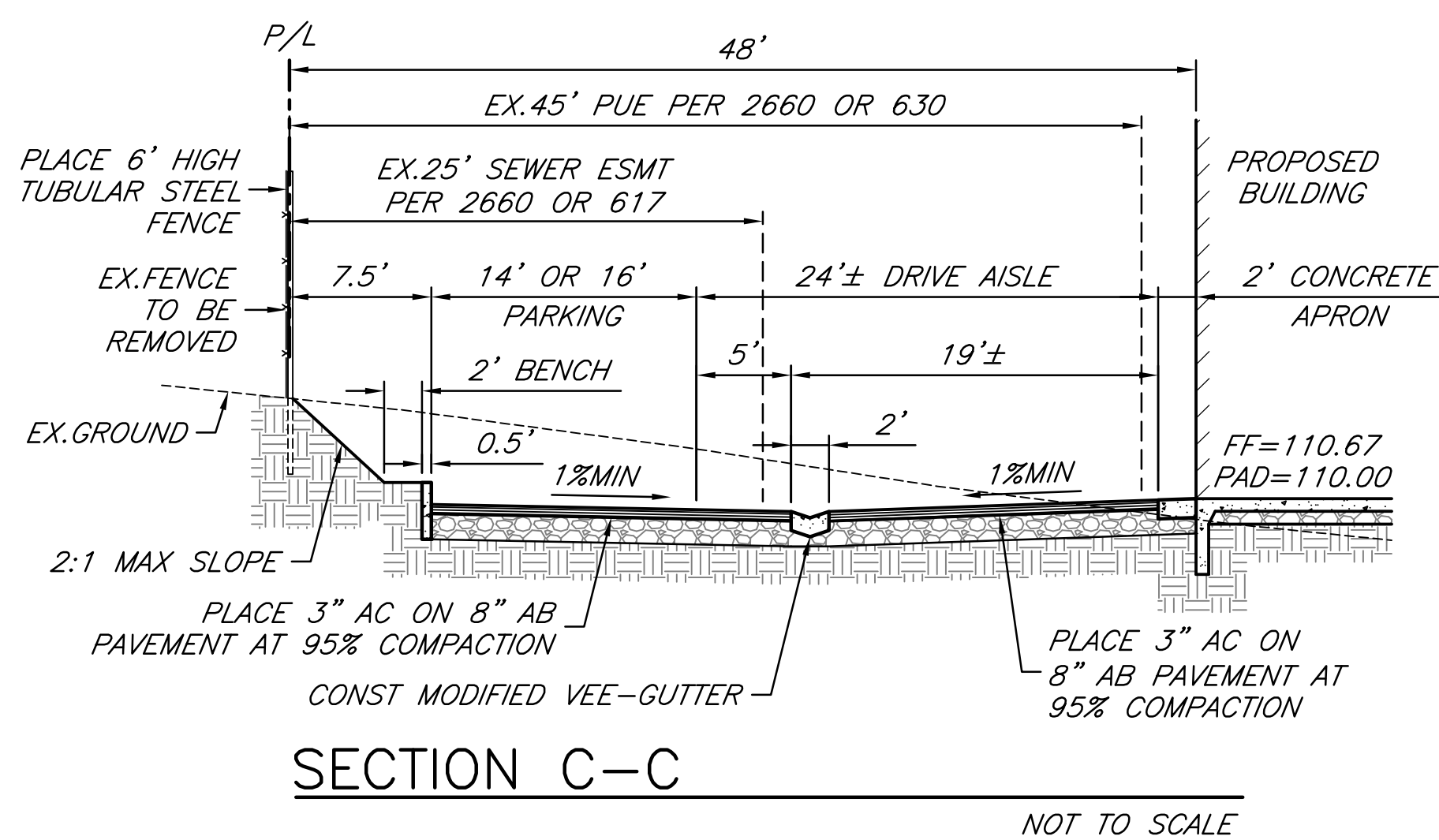
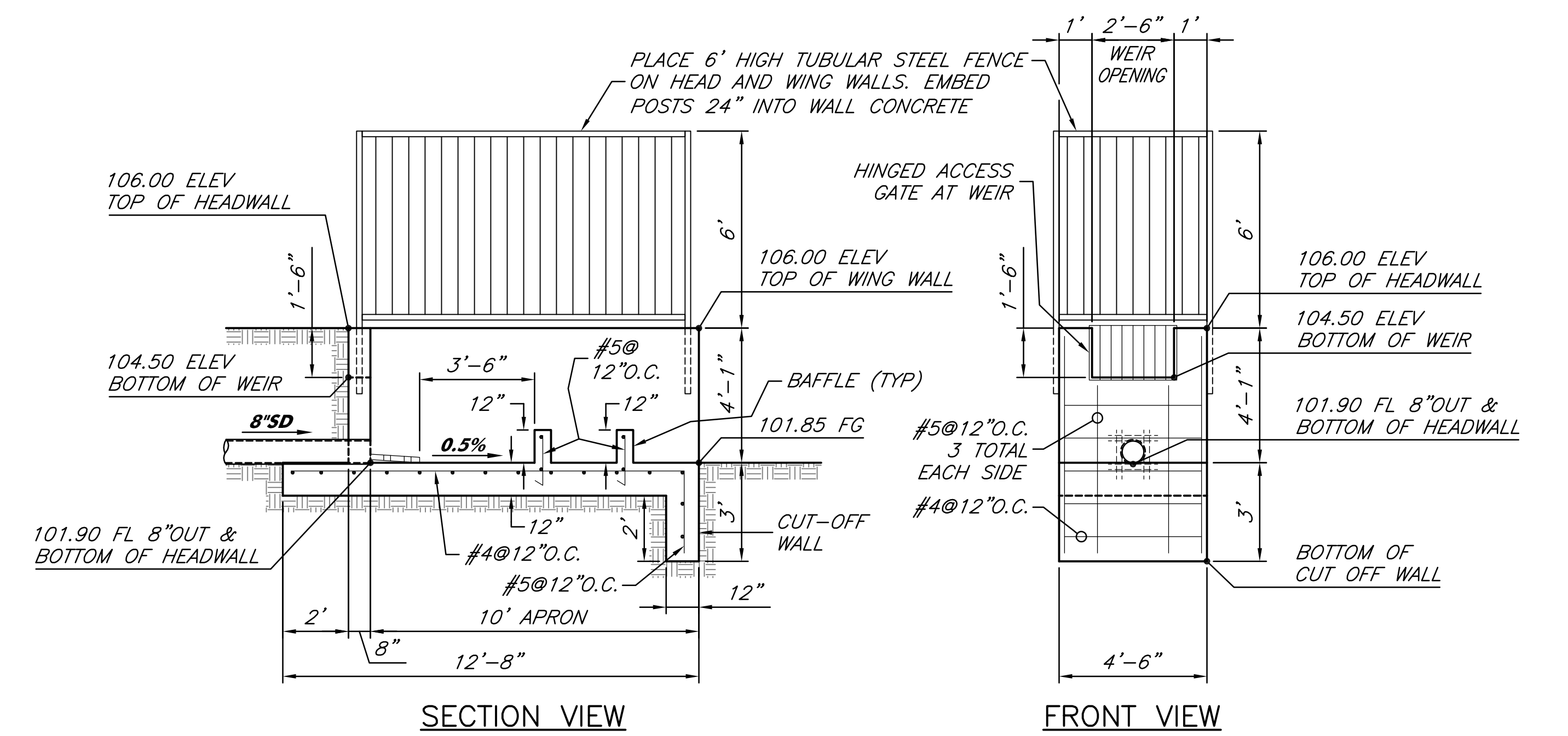
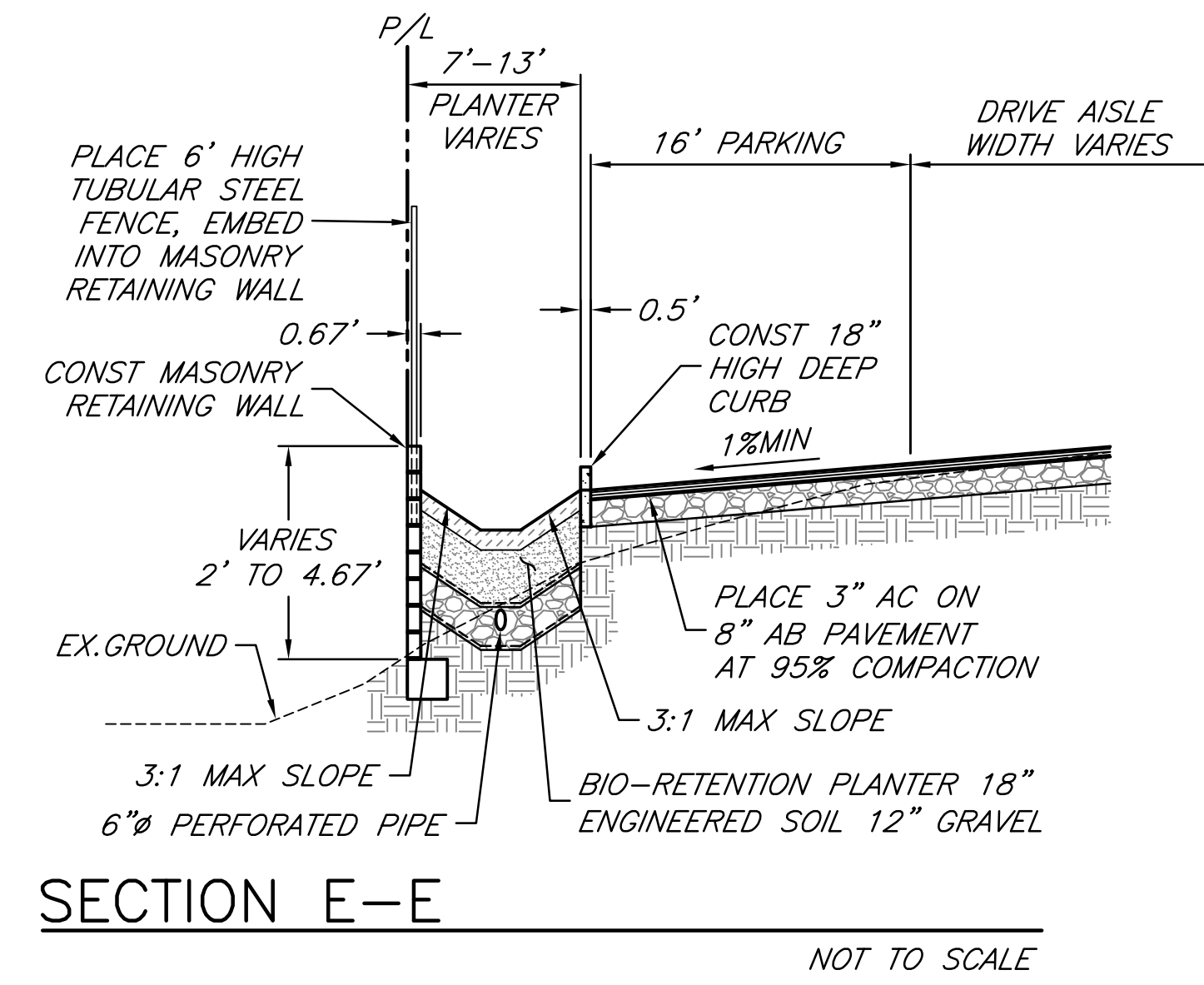
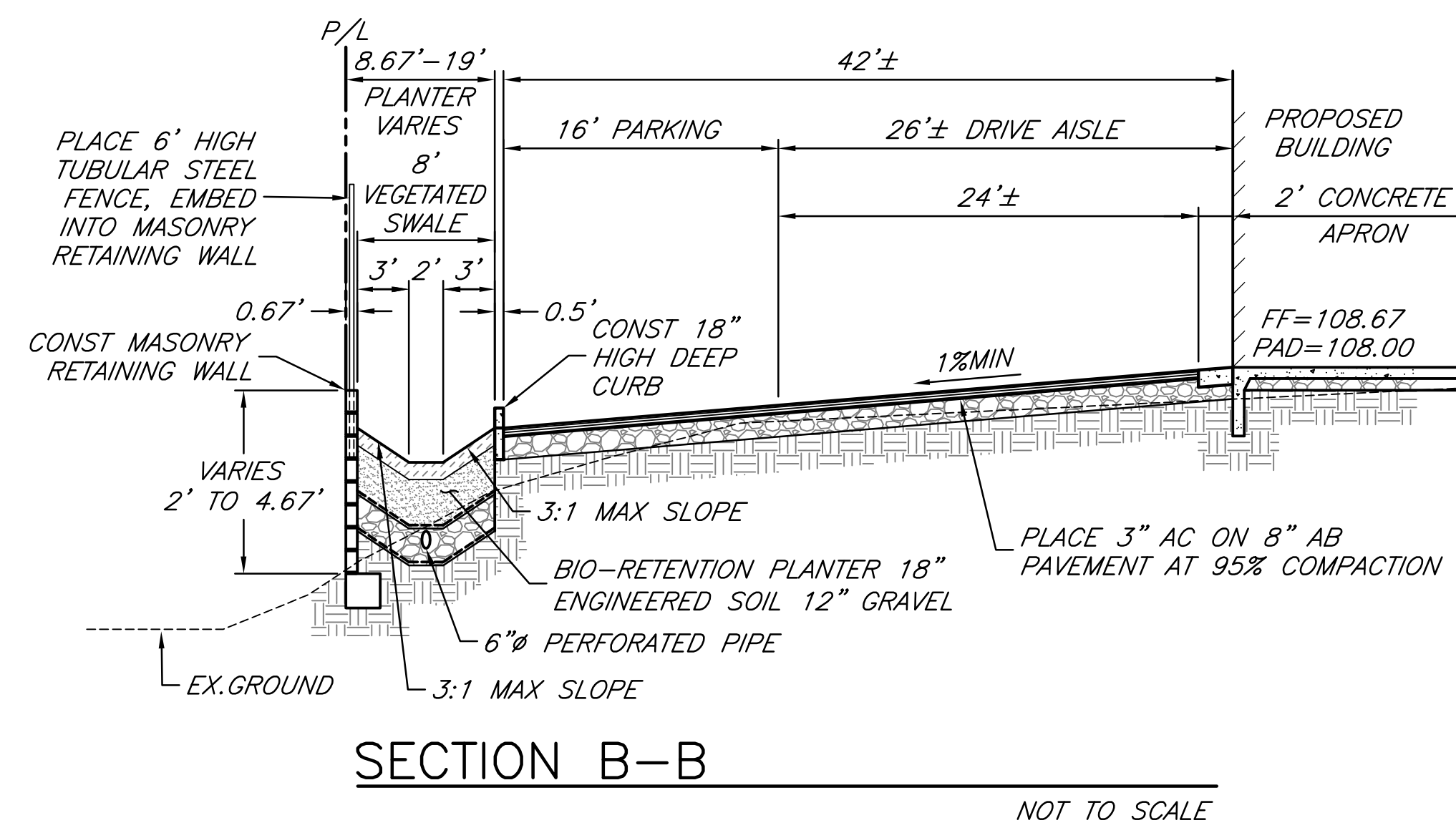
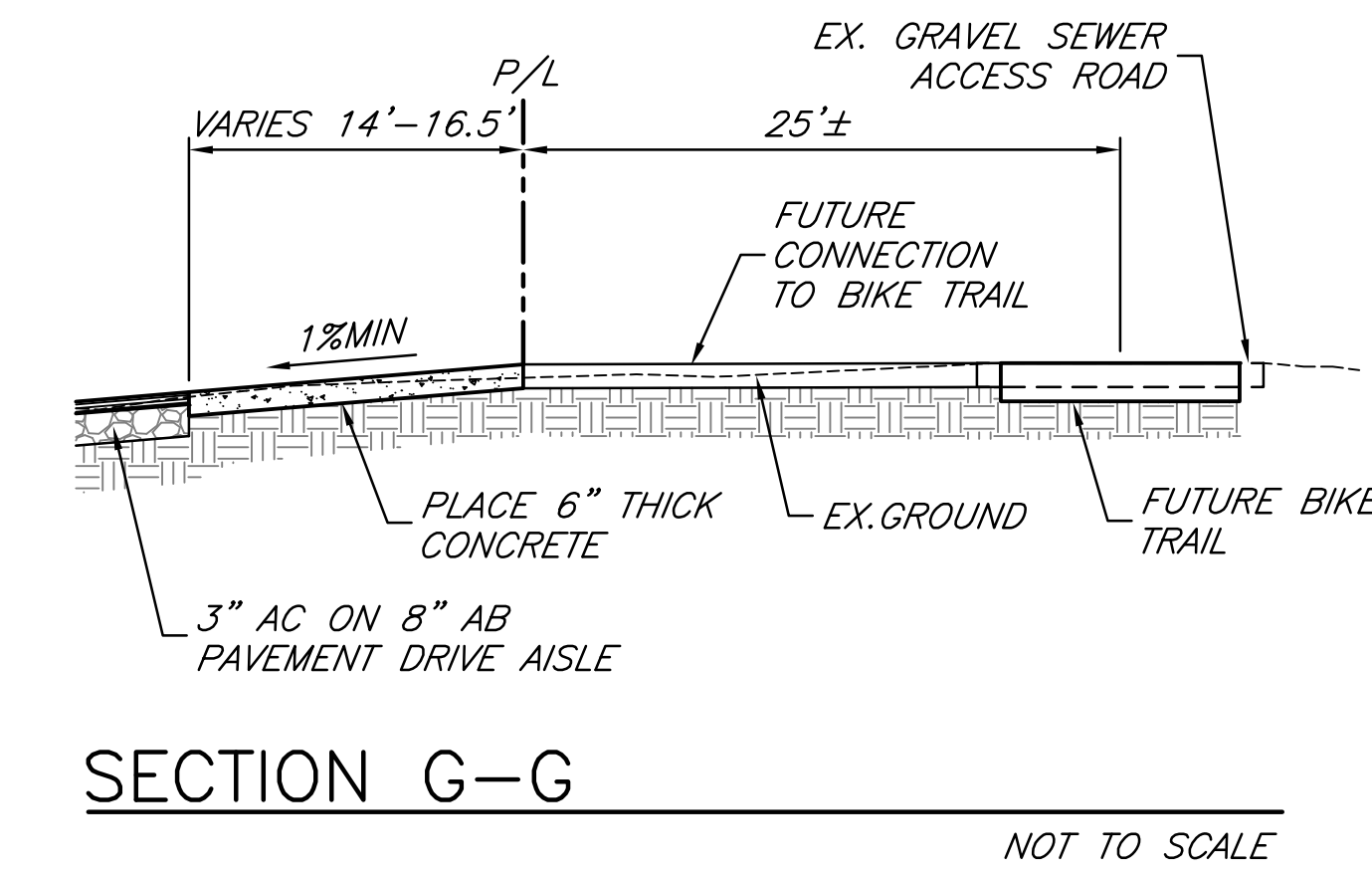
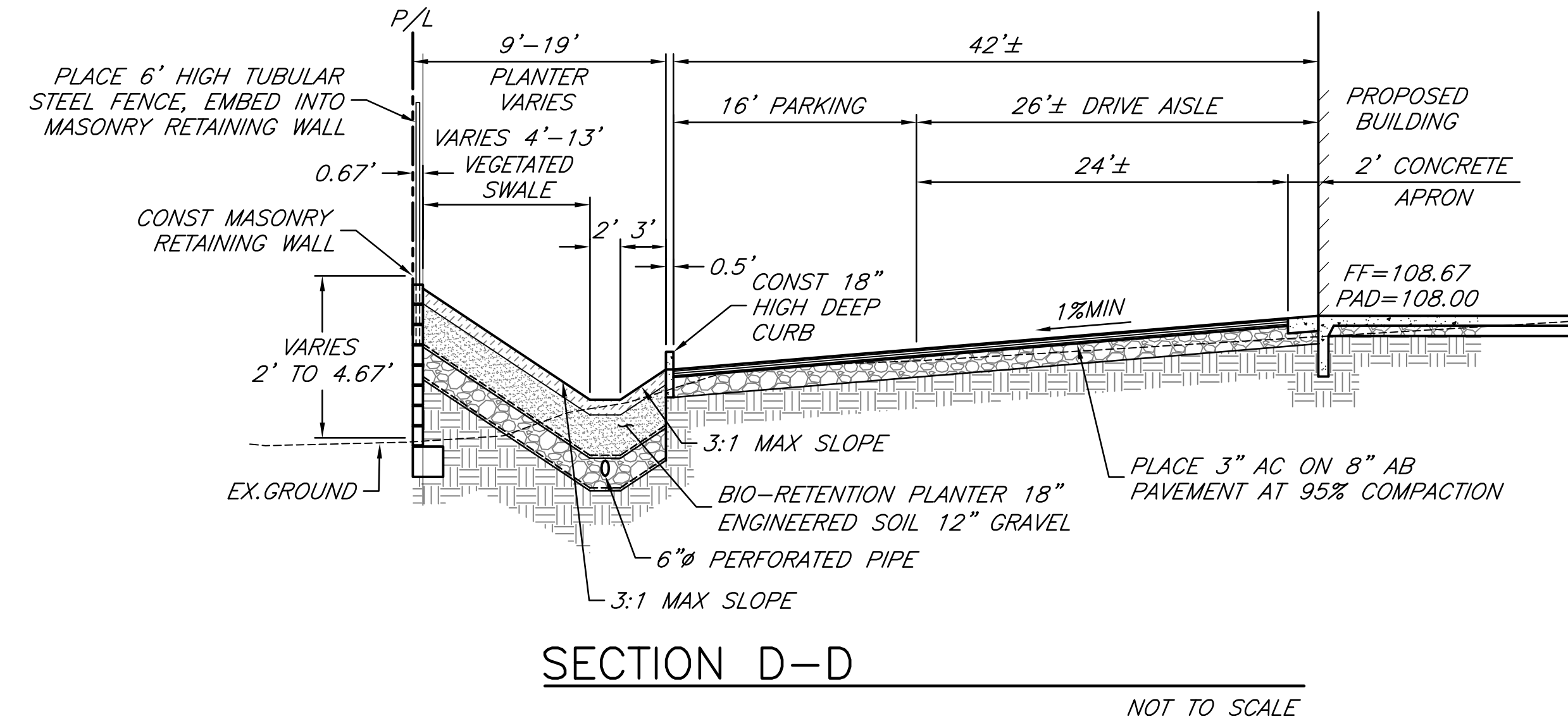
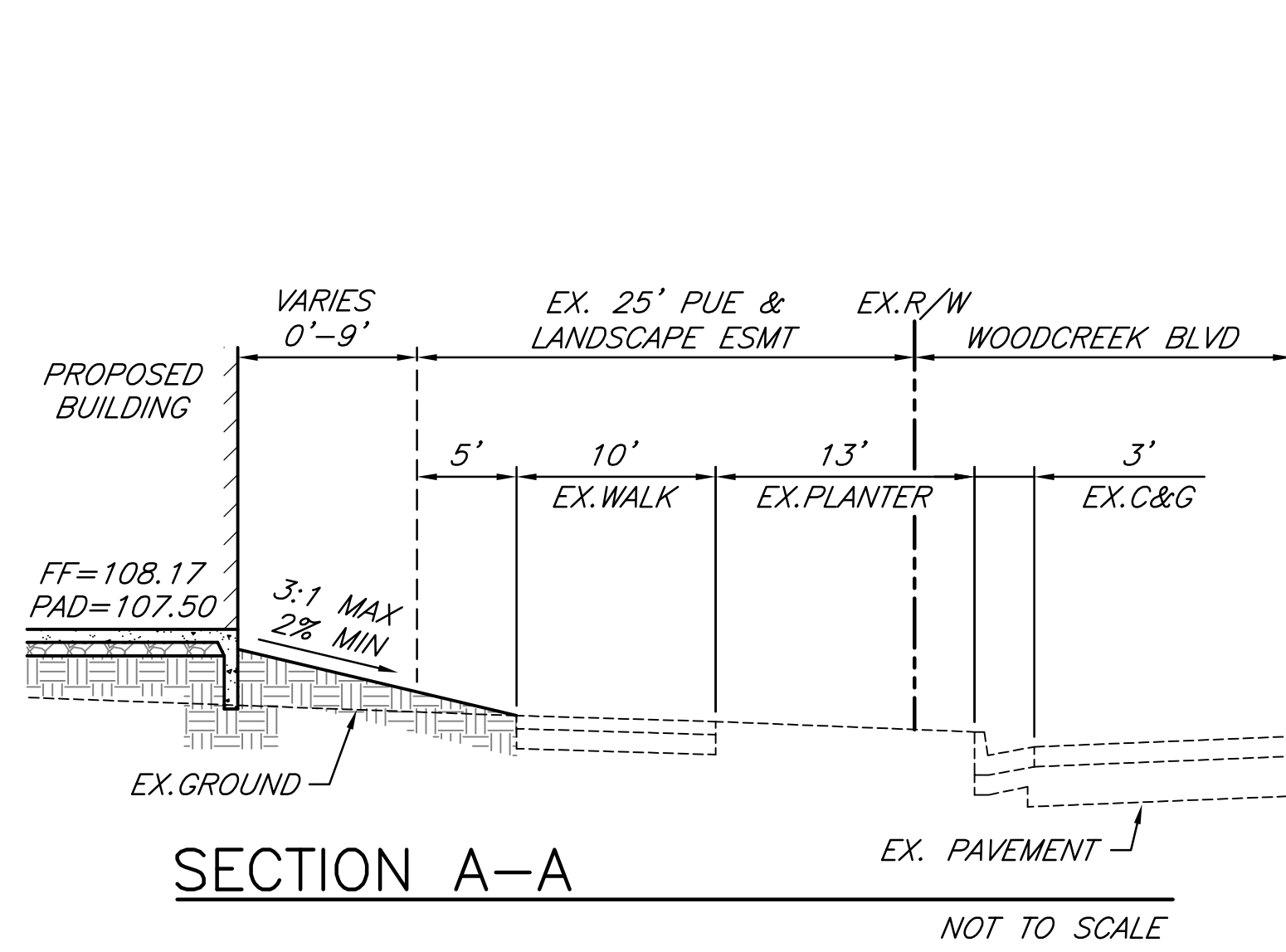
City of Roseville,

State of California

SEPTEMBER, 2019  
REVISED DECEMBER 3, 2019

## BAKER WILLIAMS ENGINEERING GROUP

Project Address -9000 WOODCREEK OAKS BOULEVARD  
File No. - PL19-0317



# PRELIMINARY UTILITY PLAN MOURIER M31 APARTMENTS

PARCEL 31 OF MOURIER 140 LARGE LOT MAP  
U MAPS 80

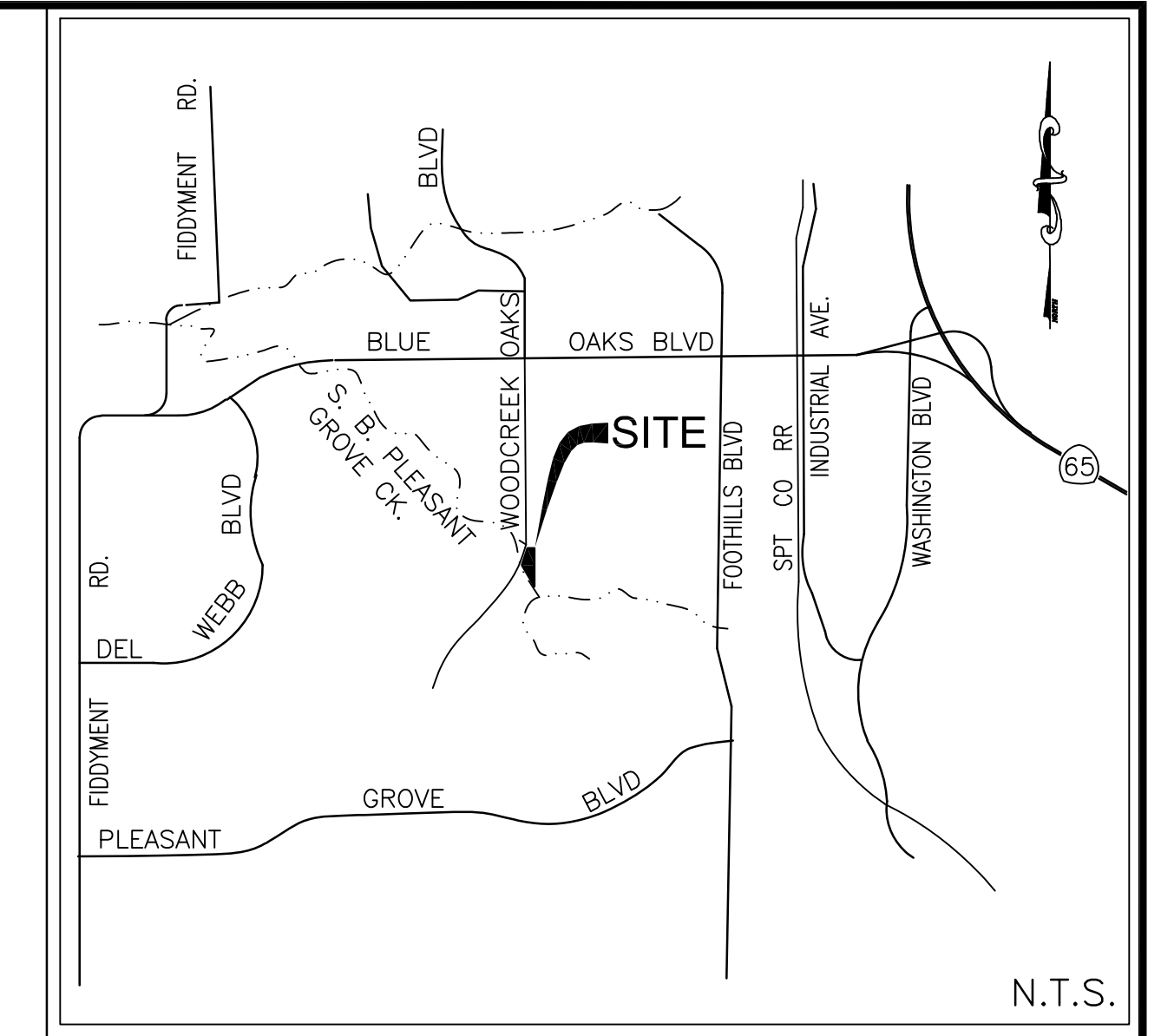
City of Roseville,

State of California

SEPTEMBER, 2019  
REVISED DECEMBER 3, 2019  
REVISED MARCH 9, 2020  
REVISED APRIL 22, 2020

## BAKER WILLIAMS ENGINEERING GROUP

Project Address - 9000 WOODCREEK OAKS BOULEVARD  
File No. - PL19-0317



### VICINITY MAP

**OWNER/DEVELOPER:**  
JOHN MOURIER CONSTRUCTION, INC.  
1430 BLUE OAKS BOULEVARD, SUITE 190  
ROSEVILLE, CA 95747  
PH. (916) 969-2842

**ENGINEER:**  
BAKER-WILLIAMS ENGINEERING GROUP  
6020 RUTLAND DRIVE, SUITE 19  
CARMICHAEL, CALIFORNIA 95608  
PH. (916) 331-4336

**ASSESSOR'S PARCEL NUMBER:**

481-010-008

**ACREAGE:**

4.1 GROSS ACRES ±

**PROPOSED IMPROVEMENTS:**

AS REQUIRED BY THE CITY OF ROSEVILLE  
DEPARTMENT OF PUBLIC WORKS

**PROPOSED NUMBER OF UNITS:**

80 APARTMENT UNITS

**EXISTING USE:**

VACANT LAND

**EXISTING ZONING:**

COMMERCIAL

**PROPOSED ZONING:**

COMMERCIAL

**SEWER:**

CITY OF ROSEVILLE

**WATER SUPPLY:**

CITY OF ROSEVILLE

**DRAINAGE:**

CITY OF ROSEVILLE

**FIRE PROTECTION:**

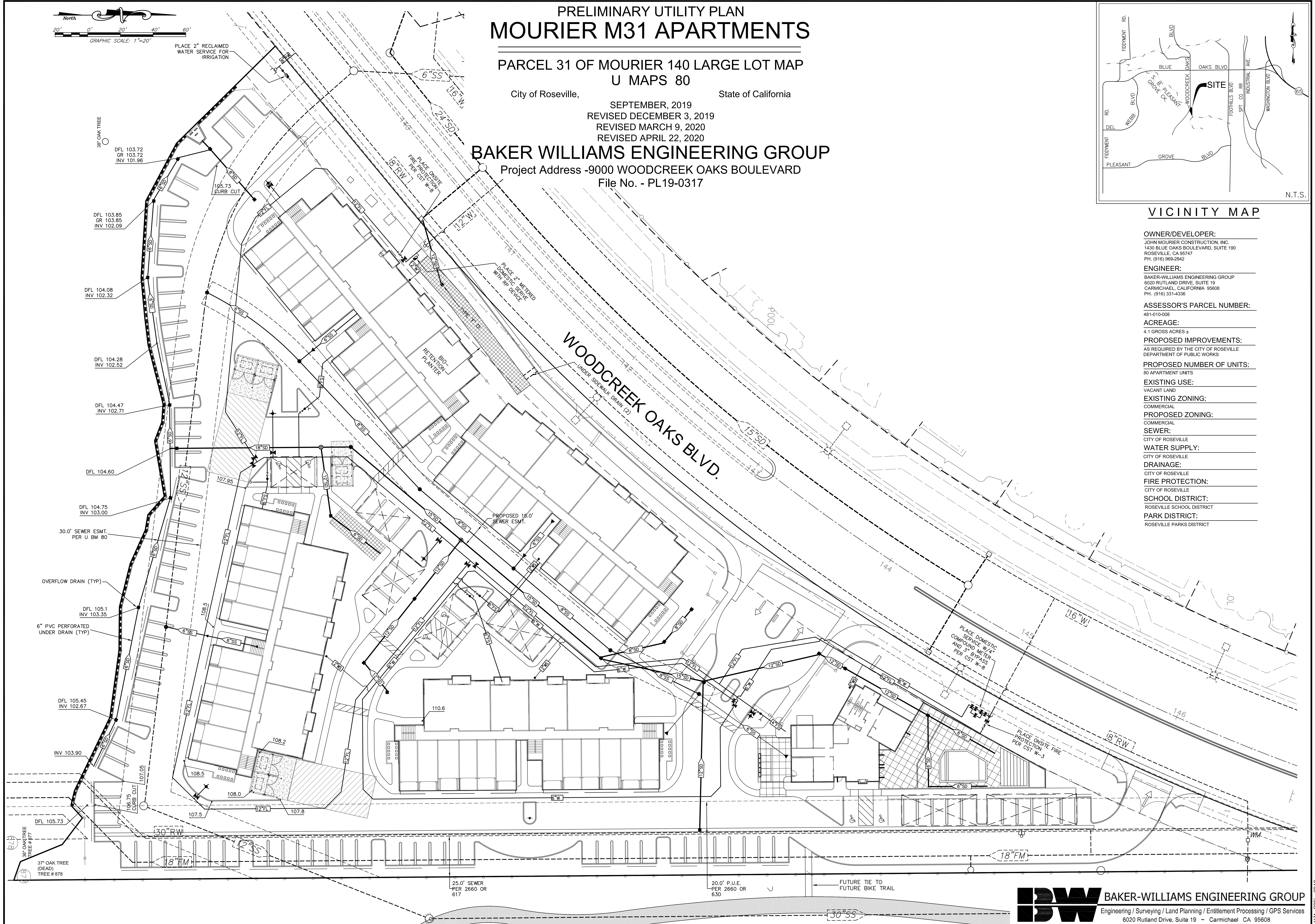
CITY OF ROSEVILLE

**SCHOOL DISTRICT:**

ROSEVILLE SCHOOL DISTRICT

**PARK DISTRICT:**

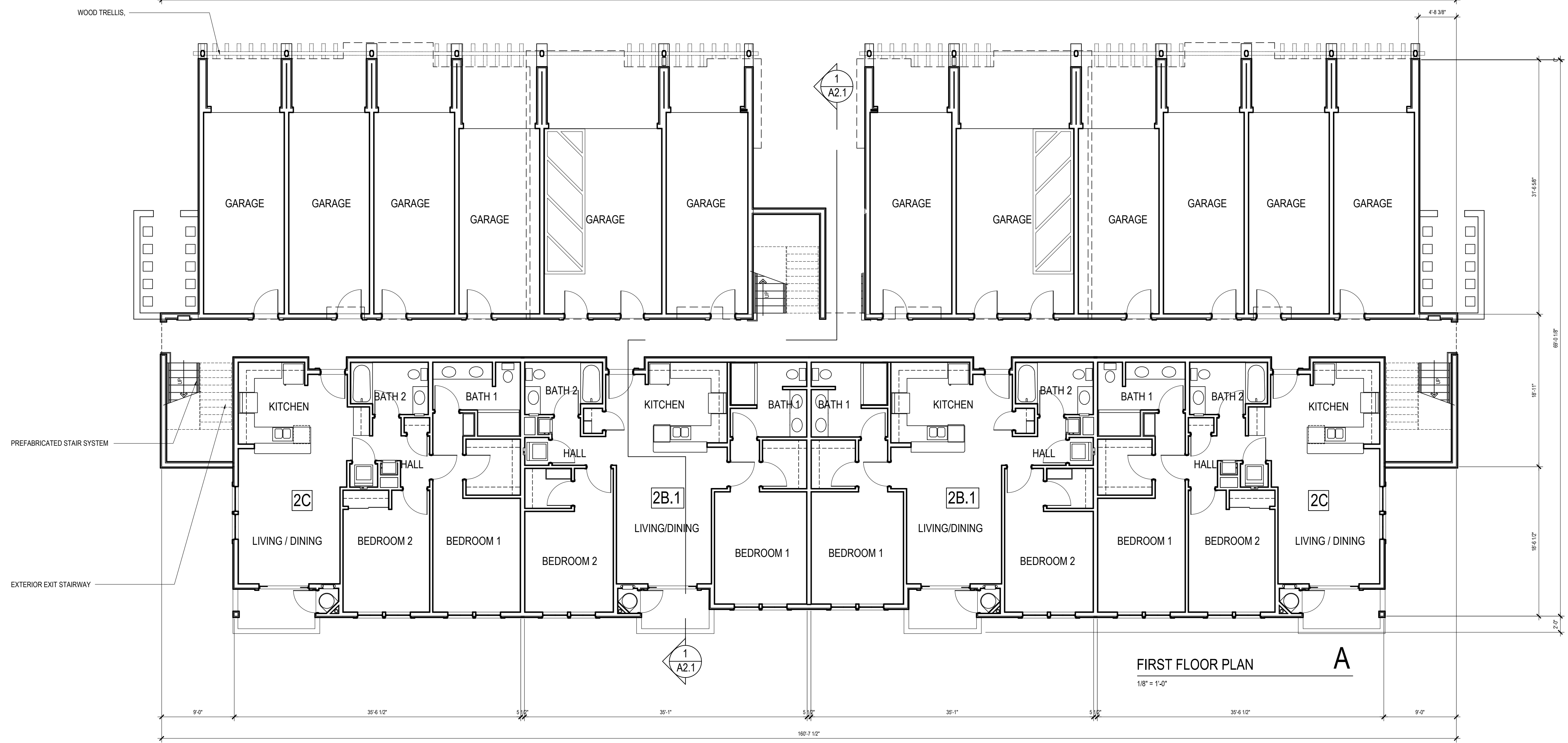
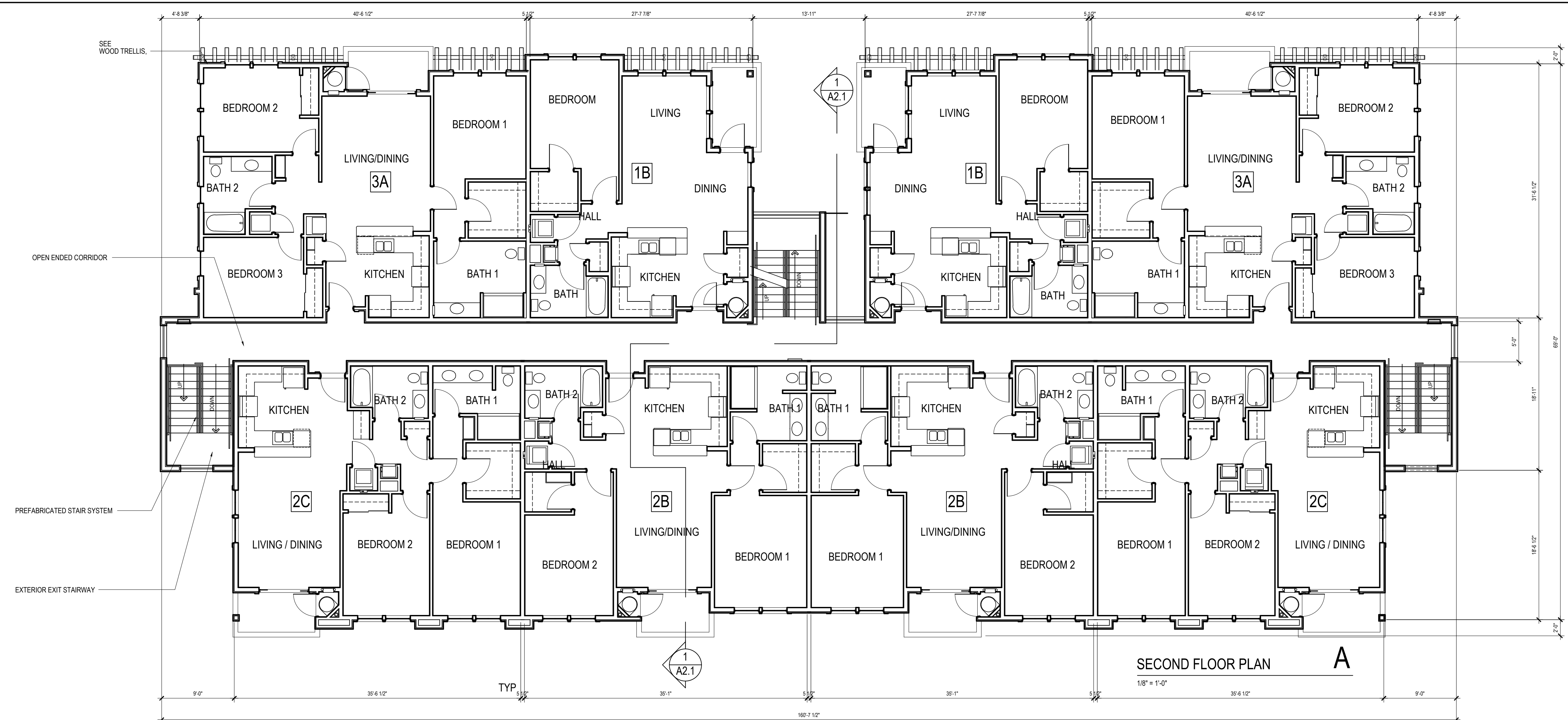
ROSEVILLE PARKS DISTRICT



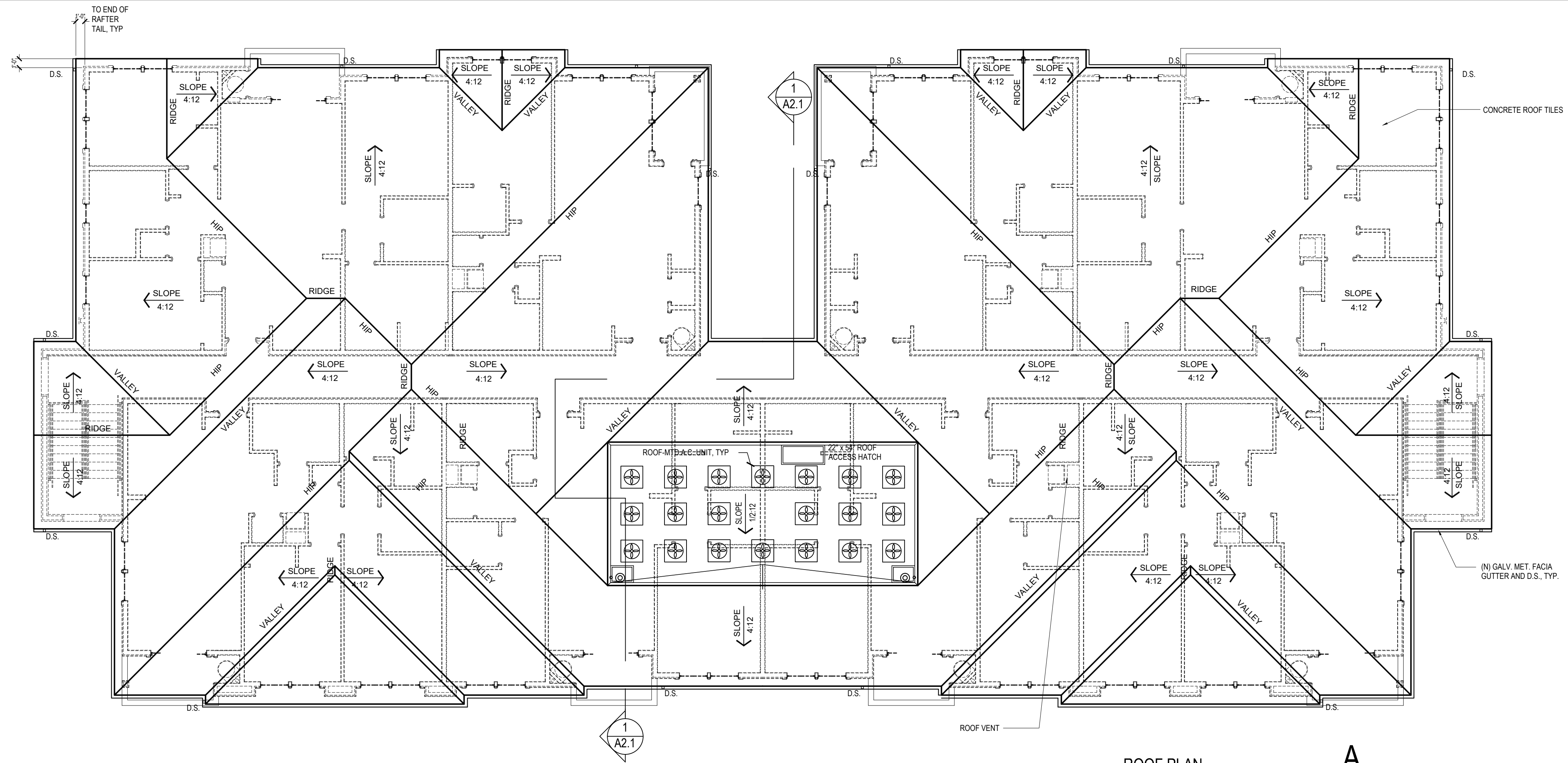
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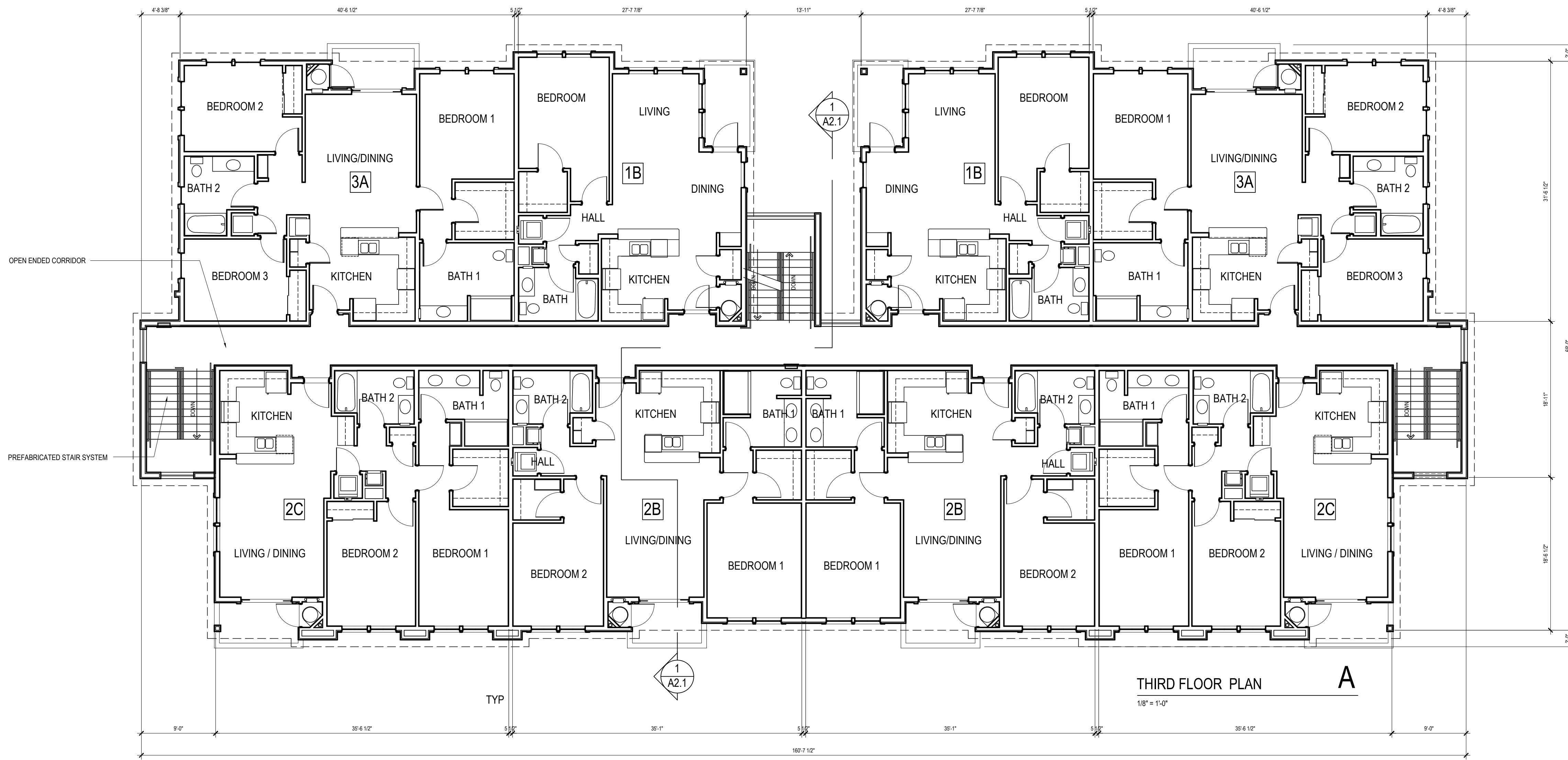
MOURIER M31 APARTMENTS  
80 UNIT APARTMENT PROJECT  
WOOCREEK OAKS BLVD.  
ROSEVILLE, CALIFORNIA



DRAWING DATE	APRIL 2, 2019
REVISION	▲ ▲ ▲ ▲ ▲
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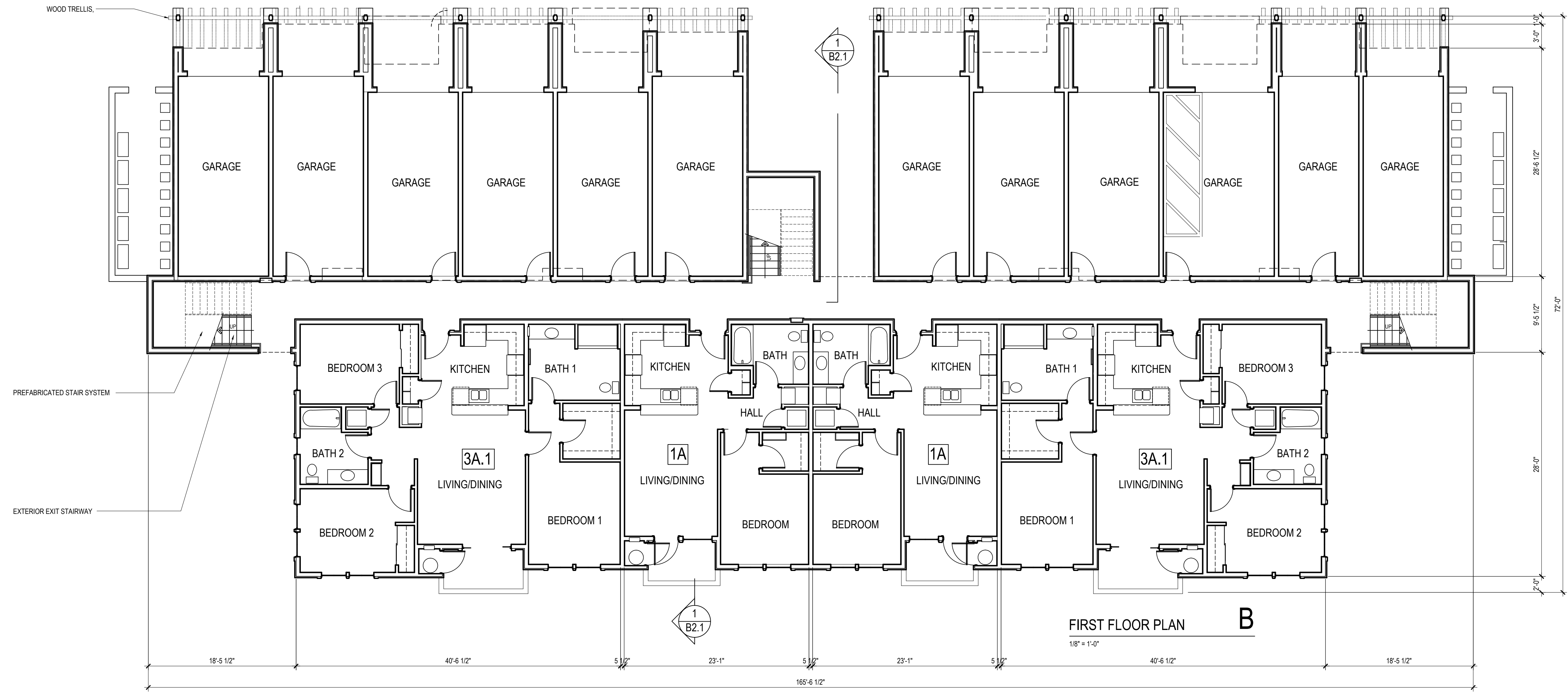
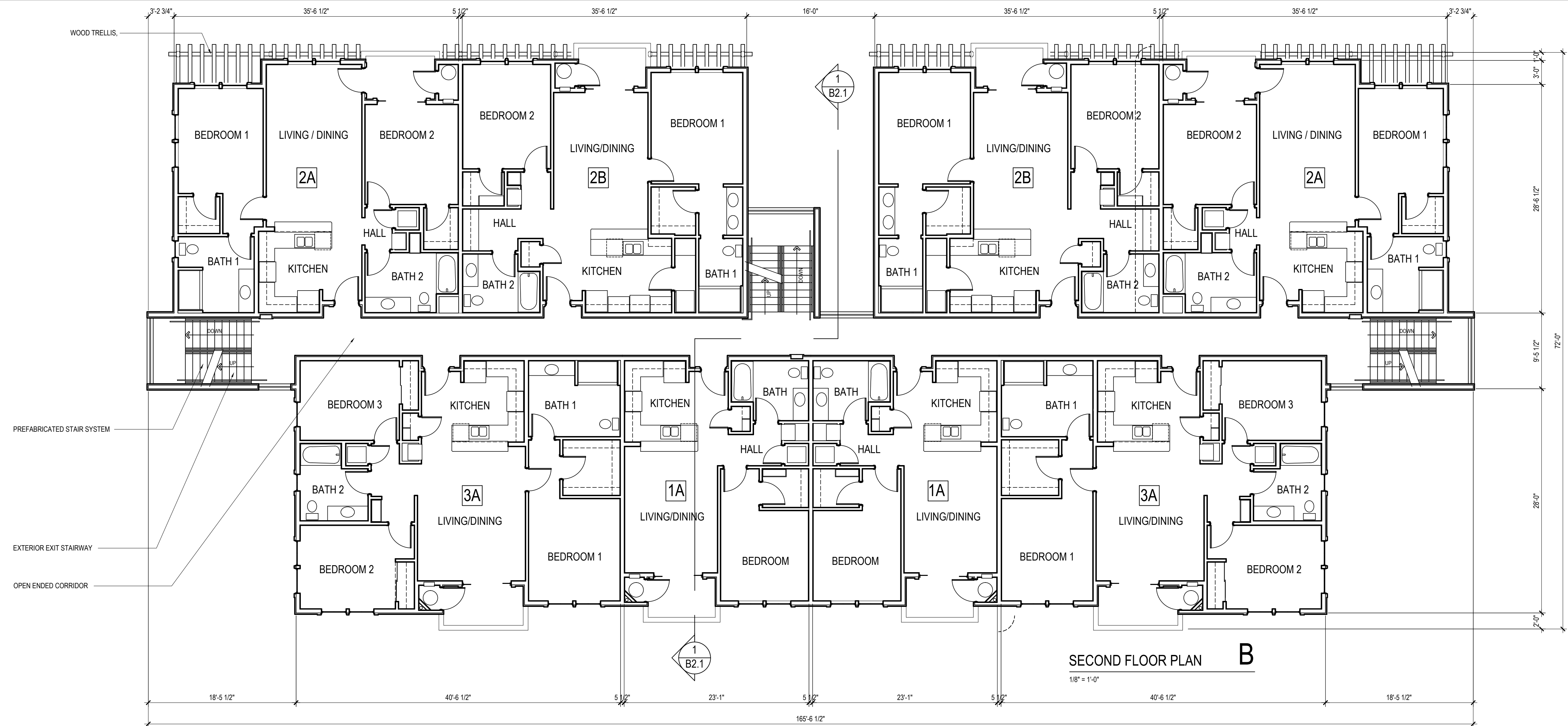


**ROOF PLAN** A  
1/8" = 1'-0"



DRAWING DATE	APRIL 2, 2019
REVISION	<ul style="list-style-type: none"> <li>▲</li> <li>▲</li> <li>▲</li> <li>▲</li> </ul>
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MOURIER M31 APARTMENTS  
80 UNIT APARTMENT PROJECT  
WOOCREEK OAKS BLVD.  
ROSEVILLE, CALIFORNIA

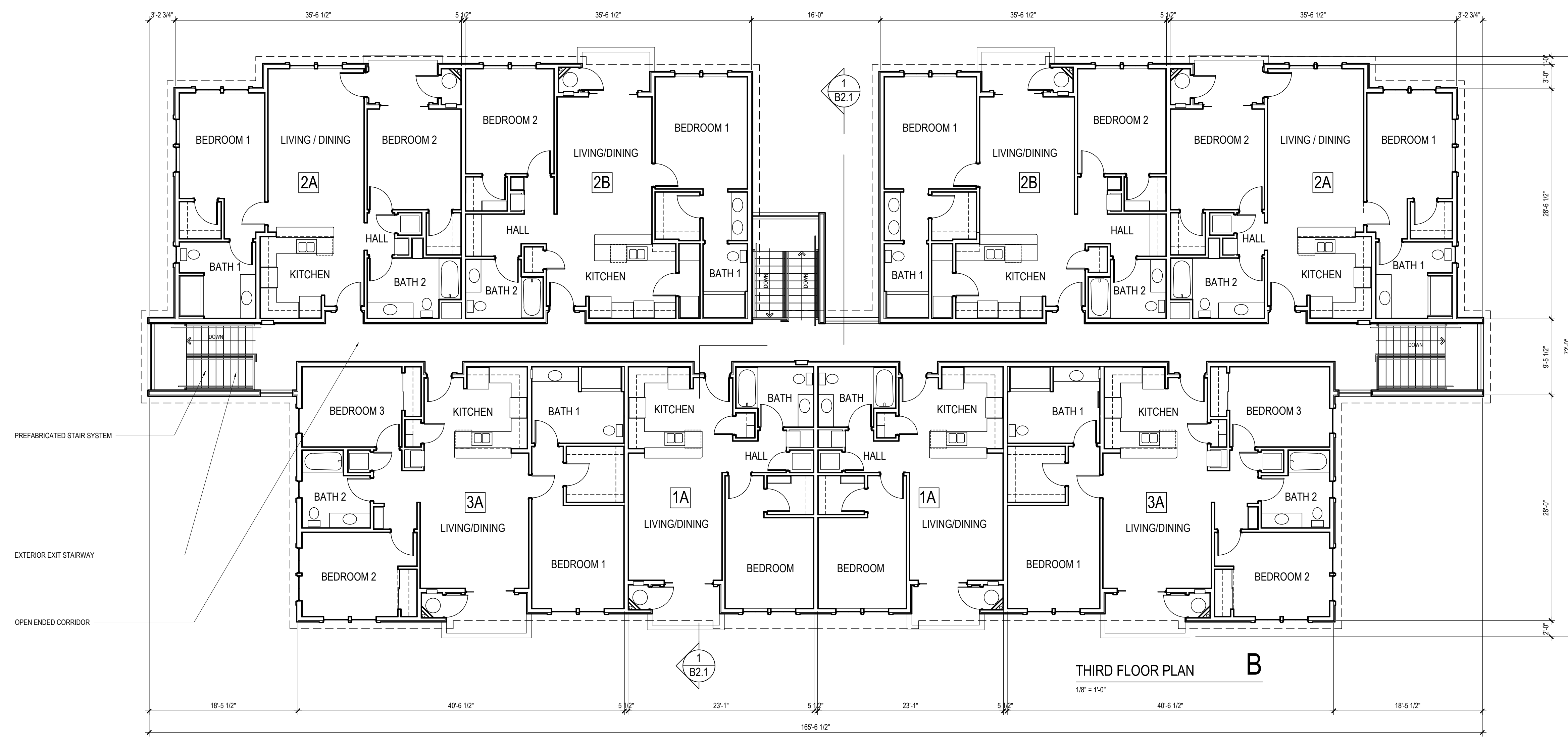
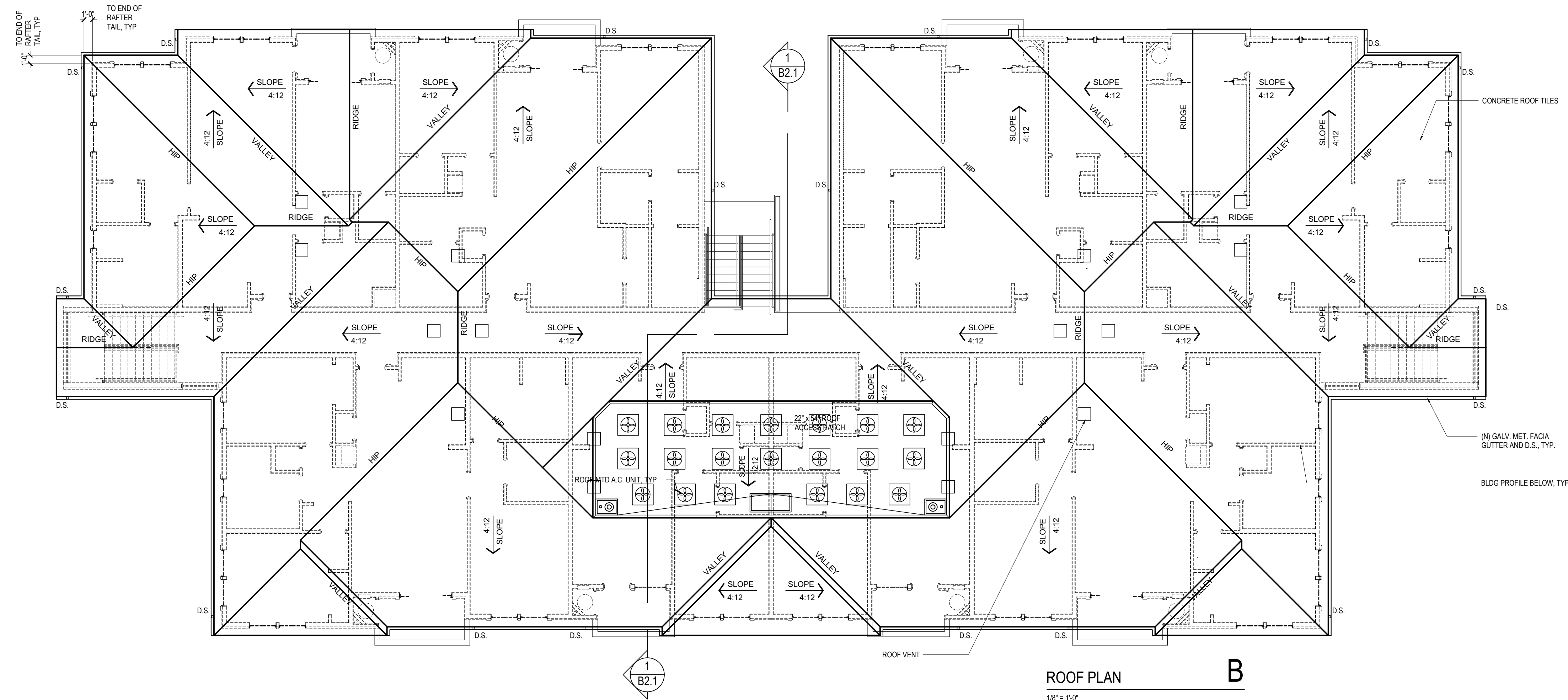


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DATE OF ISSUE	

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**MOURIER M31 APARTMENTS**  
**80 UNIT APARTMENT PROJECT**

WOOCREEK OAKS BLVD.  
ROSEVILLE, CALIFORNIA



DRAWING DATE	APRIL 2, 2019
REVISION	<ul style="list-style-type: none"> <li>▲</li> <li>▲</li> <li>▲</li> <li>▲</li> </ul>
DATE OF ISSUE	

**MOURIER M31 APARTMENTS**  
80 UNIT APARTMENT PROJECT

WOOCREEK OAKS BLVD.  
ROSEVILLE, CALIFORNIA



**FRONT ELEVATION** A **COLOR SCHEME 1**  
1/8" = 1'-0"

ADHERED MASONRY VENEER

CONCRETE ROOF TILES

VINYL WINDOWS & S.G.D.'S  
W/ INSUL. GLASS, TYP.

5' GALV MET FACIA GUTTER WITH  
RECTANGULAR DOWNSPOUTS  
(PAINT), TYP.

KWIK KOTE STUCCO

ADHERED MASONRY VENEER

METAL OVERHEAD GARAGE DOOR



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

PREFABRICATED STAIR SYSTEM

CONCRETE ROOF TILES

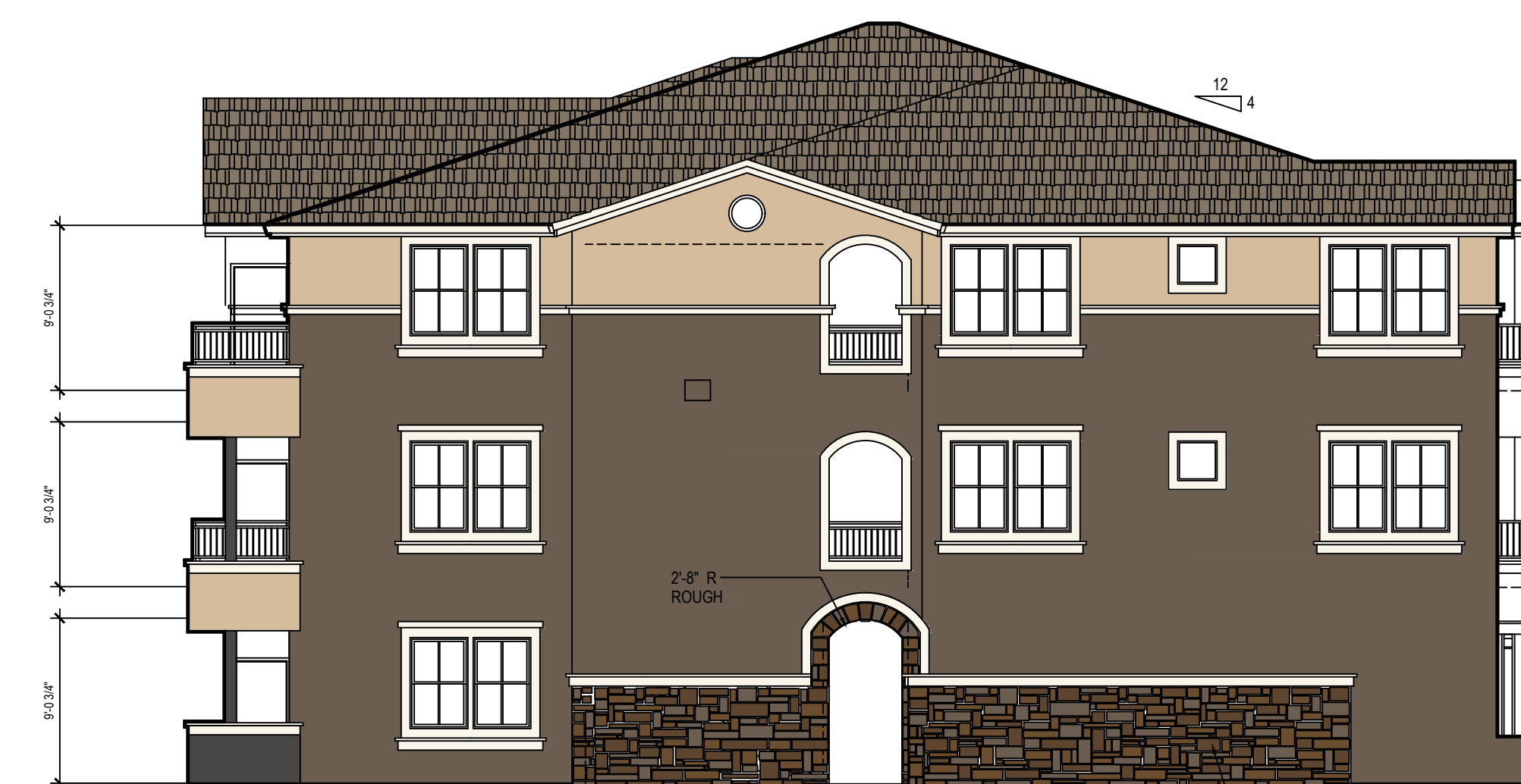
5' GALV MET FACIA GUTTER WITH  
RECTANGULAR DOWNSPOUTS  
(PAINT), TYP.

PROFILE OF STAIR WALL IN  
FOREGROUND

VINYL WINDOWS & S.G.D.'S  
W/ INSUL. GLASS, TYP.

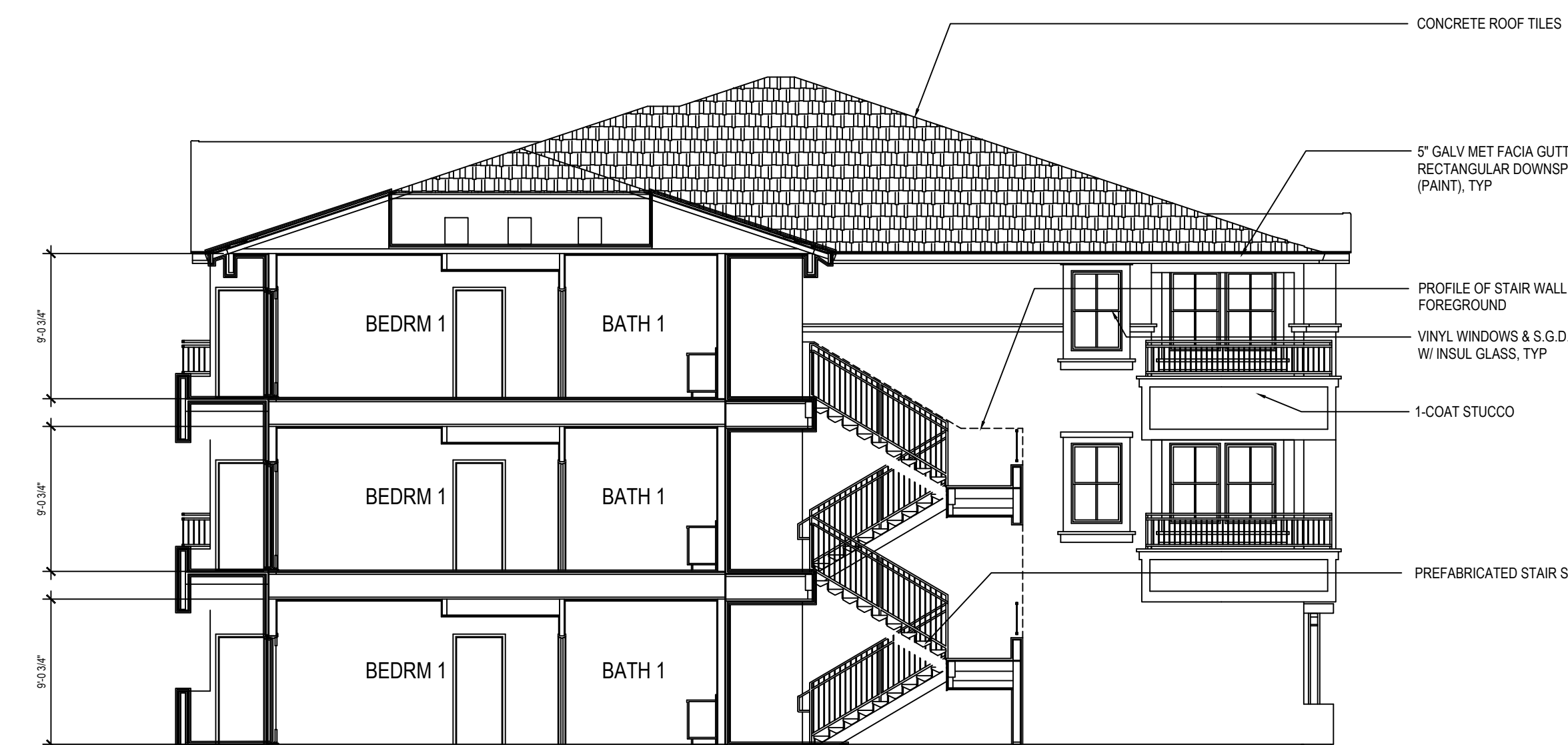
1-COAT STUCCO

PREFABRICATED STAIR SYSTEM



**SIDE ELEVATION** A  
1/8" = 1'-0"

ADHERED MASONRY VENEER



**BUILDING CROSS SECTION** A  
1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE			
KEY	SURFACE	SCHEME 1	SCHEME 2
(A)	ROOF MATERIAL CONCRETE TILE	MONIER LIFE/TILE - SLATE COLOR: CORNBLUESTONE	MONIER LIFE/TILE - SLATE COLOR: CORNBLUESTONE
(B)	METAL GUTTER	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(C)	EAVE / BARGE BD	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(D)	WINDOW / DOOR TRIM	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(E)	WALL	WHOLE WHEAT SW 6121	KHAKI SHADE SW 7533
(F)	WALL	REGENT TAN SW 7501	WELL BREW BROWN SW 7027
(G)	WALL	SABLE SW 6083	STRAW HARVEST SW 7068
(H)	WINDOW FRAMES	ALMOND (STANDARD) SW 6083	ALMOND (STANDARD) SW 6083
(I)	ENTRY DOORS	SABLE SW 6083	OTTEN SW 6041
(J)	GARAGE DOORS	SABLE SW 6083	OTTEN SW 6041
(K)	METAL RAILING	URBAN BROZE SW 7048	URBAN BROZE SW 7048
(L)	STONE VENEER	EL DONADO STONE PATTERN: FIELDLEDGE	COLOR: ANDANTE
(N)	LATTICE AT GARAGE	CRISP LINEN SW 6378	CRISP LINEN SW 6378

DRAWING DATE: APRIL 2, 2019

REVISION

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DATE OF ISSUE

**MOURIER M31 APARTMENTS**  
80 UNIT APARTMENT PROJECT

WOOCREEK OAKS BLVD.  
ROSEVILLE, CALIFORNIA



**FRONT ELEVATION** A **COLOR SCHEME 2**  
1/8" = 1'-0"

ADHERED MASONRY VENEER

CONCRETE ROOF TILES

VINYL WINDOWS & S.G.D.'S  
W/ INSUL. GLASS, TYP.

5' GALV MET FACIA GUTTER WITH  
RECTANGULAR DOWNSPOUTS  
(PAINT), TYP.

KWIK KOTE STUCCO

ADHERED MASONRY VENEER

METAL OVERHEAD GARAGE DOOR



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

PREFABRICATED STAIR SYSTEM

CONCRETE ROOF TILES

5' GALV MET FACIA GUTTER WITH  
RECTANGULAR DOWNSPOUTS  
(PAINT), TYP.

PROFILE OF STAIR WALL IN  
FOREGROUND

VINYL WINDOWS & S.G.D.'S  
W/ INSUL. GLASS, TYP.

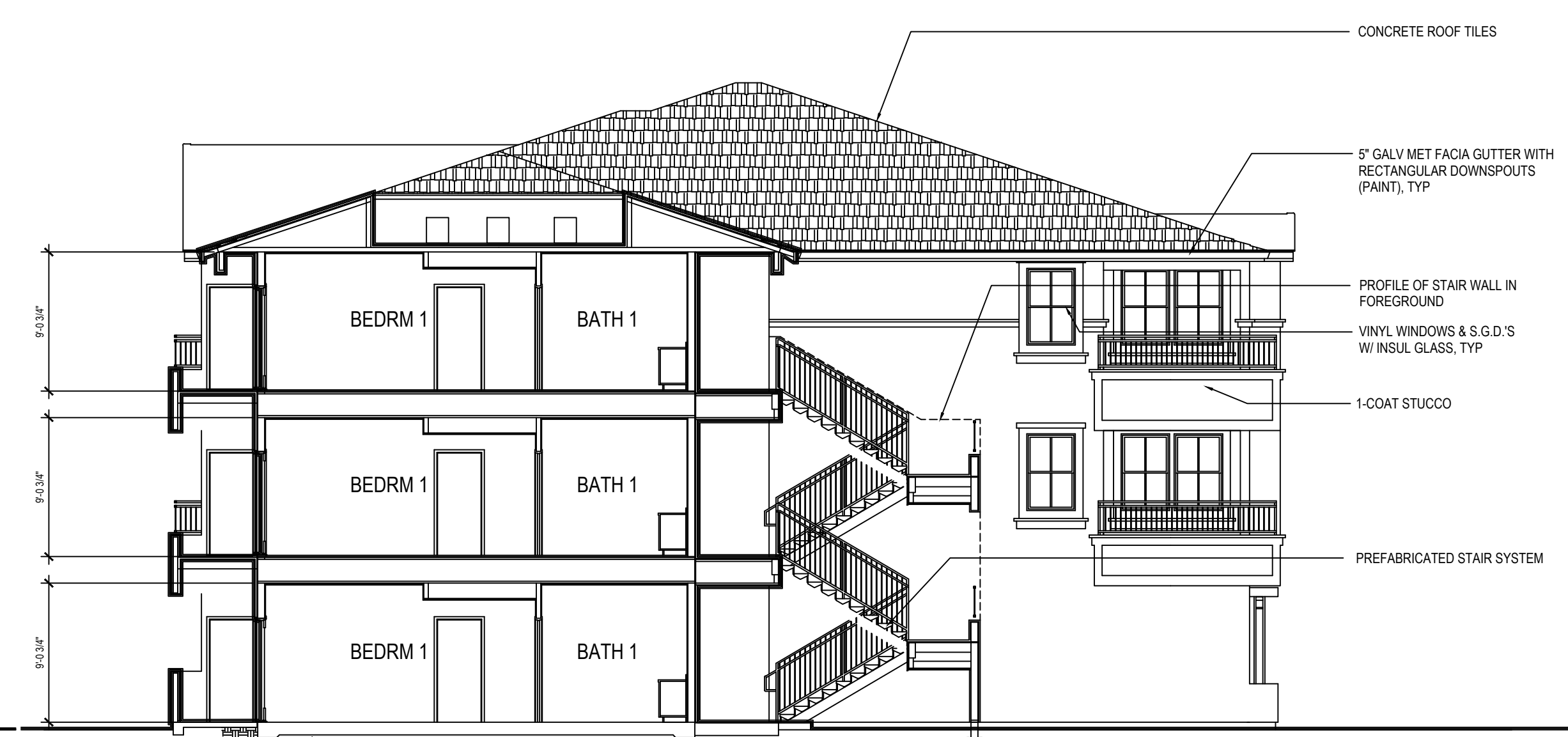
1-COAT STUCCO

PREFABRICATED STAIR SYSTEM



**SIDE ELEVATION** A  
1/8" = 1'-0"

ADHERED MASONRY VENEER



**BUILDING CROSS SECTION** A  
1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE			
KEY	SURFACE	SCHEME 1	SCHEME 2
(A)	ROOF MATERIAL CONCRETE TILE	MONIER LIFE/TILE - SLATE COLOR: CORNBLUESTONE	MONIER LIFE/TILE - SLATE COLOR: CORNBLUESTONE
(B)	METAL GUTTER	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(C)	EAVE / BARGE BD	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(D)	WINDOW / DOOR TRIM	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(E)	WALL	WHOLE WHEAT SW 6121	KHAKI SHADE SW 7533
(F)	WALL	REGENT TAN SW 7560	WELL BRED BROWN SW 7627
(G)	WALL	SABLE SW 6083	STRAW HARVEST SW 7668
(H)	WINDOW FRAMES	ALMOND (STANDARD) SW 6083	ALMOND (STANDARD) SW 6083
(I)	ENTRY DOORS	SABLE SW 6083	OTTIE SW 6041
(J)	GARAGE DOORS	SABLE SW 6083	OTTIE SW 6041
(K)	METAL RAILING	URBAN BROZE SW 7048	URBAN BROZE SW 7048
(L)	STONE VENEER	EL DONADO STONE PATTERN: FIELDLEDGE	COLOR: ANDANTE
(N)	LATTICE AT GARAGE	CRISP LINEN SW 6378	CRISP LINEN SW 6378

DRAWING DATE: APRIL 2, 2019

REVISION:  
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**MOURIER M31 APARTMENTS**  
80 UNIT APARTMENT PROJECT

WOOCREEK OAKS BLVD.  
ROSEVILLE, CALIFORNIA



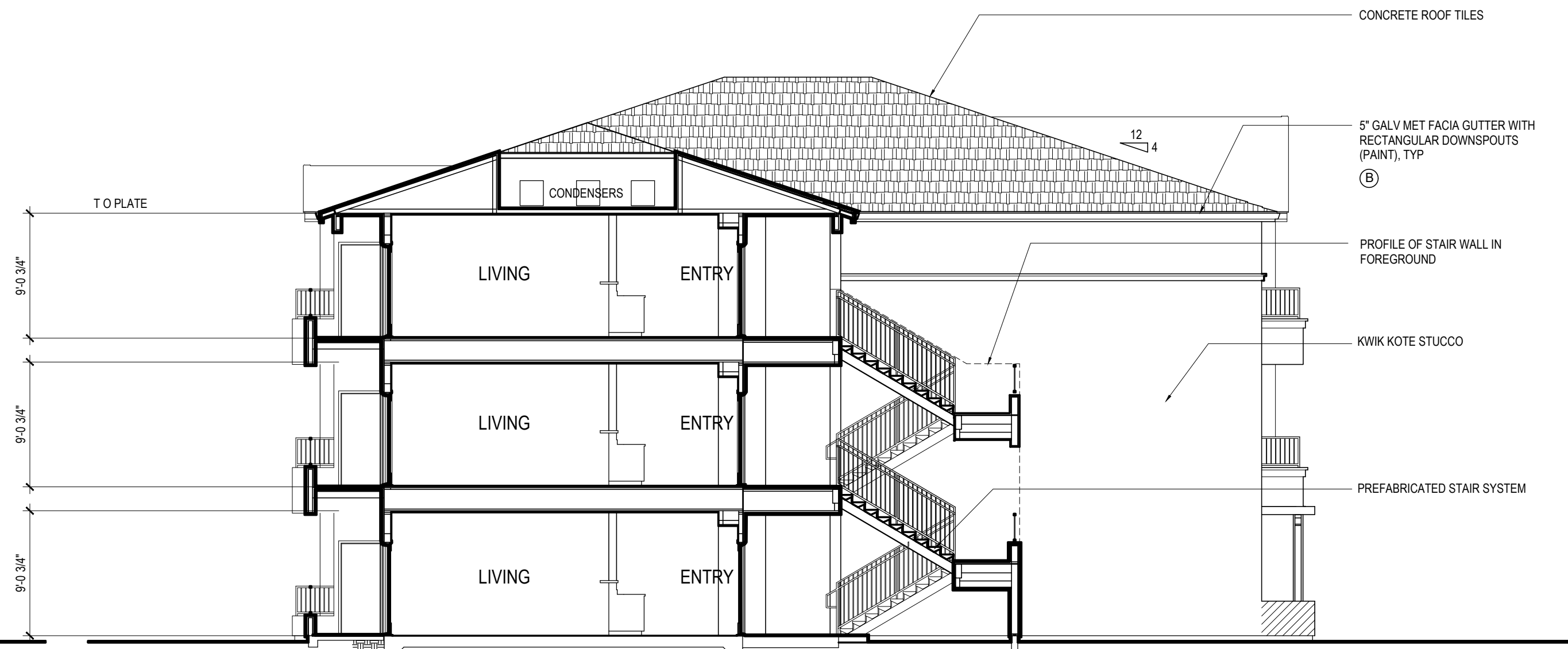
**FRONT ELEVATION** B2 COLOR SCHEME 2  
1/8" = 1'-0"



**REAR ELEVATION** B2  
1/8" = 1'-0"



**SIDE ELEVATION** B2  
1/8" = 1'-0"



**BUILDING CROSS SECTION** B2  
1/8" = 1'-0"

- ADHERED MASONRY VENEER
- CONCRETE ROOF TILES
- VINYL WINDOWS & S.G.D.'S W/ INSUL. GLASS, TYP
- 5' GALV MET FACIA GUTTER WITH RECTANGULAR DOWNSPOUTS (PAINT), TYP (B)
- KWIK KOTE STUCCO
- ADHERED MASONRY VENEER
- METAL OVERHEAD GARAGE DOOR

- CONCRETE ROOF TILES
- 5' GALV MET FACIA GUTTER WITH RECTANGULAR DOWNSPOUTS (PAINT), TYP (B)
- PROFILE OF STAIR WALL IN FOREGROUND
- KWIK KOTE STUCCO
- PREFABRICATED STAIR SYSTEM

EXTERIOR COLOR SCHEDULE			
KEY	SURFACE	SCHEME 1	SCHEME 2
(A)	ROOF MATERIAL CONCRETE TILE	MONIER LIFE/LE - SLATE COLOR: CORNBLUESTONE	MONIER LIFE/LE - SLATE COLOR: CORNBLUESTONE
(B)	METAL GUTTER	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(C)	EAVE / BARGE BD	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(D)	WINDOW / DOOR TRIM	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(E)	WALL	WHOLE WHEAT SW 6121	KHAKI SHADE SW 7333
(F)	WALL	REGENT TAN SW 7550	WELL BREW BROWN SW 7527
(G)	WALL	SABLE SW 6083	STRAY HARVEST SW 7068
(H)	WINDOW FRAMES	ALMOND (STANDARD) SW 6083	ALMOND (STANDARD) SW 6083
(J)	ENTRY DOORS	SABLE SW 6083	OTTEN SW 6041
(K)	GARAGE DOORS	SABLE SW 6083	OTTEN SW 6041
(L)	METAL RAILING	URBAN BROZE SW 7048	URBAN BROZE SW 7048
(M)	STONE VENEER	EL DONADO STONE PATTERN: FIELDLEDGE COLOR: ANDANTE	COLOR: ANDANTE
(N)	LATTICE AT GARAGE	CRISP LINEN SW 6378	CRISP LINEN SW 6378

DRAWING DATE: APRIL 2, 2019

REVISION

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DATE OF ISSUE

**B2 2.3**



**WATER BUDGET CALCULATION**

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 381992 GALLONS PER YEAR  
 MAWA = 52.2 ETO x 0.62 GAL/S.F. x 0.45 (ET ADJ. FACTOR) x 26222 S.F. LANDSCAPE AREA  
 ESTIMATED TOTAL WATER USE (ETUW) = 219376 GALLONS PER YEAR  
 HYDROZONE PLANT WATER PLANT AREA IRRIG. ESTIMATED  
 (STATION #) USE TYPE FACTOR (S.F.) EFF. CALCULATION WATER USE  
 PLANTERS LOW (FULL SUN) 0.20 2579 81% 52.2x42x .20x 2579 / 81% = 206003 GAL  
 POOL HIGH (FULL SUN) 0.70 443 75% 52.2x42x .70x 443 / 75% = 13373 GAL  
 TOTAL ANNUAL ESTIMATED WATER USE: 219376 GAL

**PARKING LOT SHADE CALCULATIONS:**

TREE TYPE	AREA/FULL	QUANTITY	FULL	3/4	1/2	SUBTOTAL	TOTAL
<b>20" DIA. TREES</b>							
ACACIA ANEURA	314 S.F.	0	0	8	2	1413 S.F.	
CERCIS OCCIDENTALIS	314 S.F.	4	0	10	3	3062 S.F.	
OLEA EUROPEA	314 S.F.	0	0	5	1	864 S.F.	
							20" TOTAL: 5338 S.F.
<b>25" DIA. TREES</b>							
ULMUS PROPINQUA	490 S.F.	0	0	1	1	368 S.F.	
							25" TOTAL: 368 S.F.
<b>35" DIA. TREES</b>							
QUERCUS LOBATA	962 S.F.	0	0	11	0	5291 S.F.	
							35" TOTAL: 5291 S.F.
							COVERED PARKING: 4391 S.F.
							PARKING AREA: 28377 S.F.
							SHADE REQUIRED: 50% 14189 S.F.
							SHADE PROVIDED: 84.2% 15388 S.F.

**WATER QUALITY PLANT PALETTE**

BOTANIC NAME/COMMON NAME	SIZE
ACHILLEA MILLEFOLIUM 'APPLEBLOSSOM'/COMMON YARROW	1 GALLON
ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA	5 GALLON
BACCHARIS PILULARIS 'PIGEON POINT'/DWF. COYOTE BRUSH	1 GALLON
CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON
CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON
DESCHAMPSIA CESPITOSA/TUFFED HAIR GRASS	1 GALLON
FESTUCA CALIFORNICA 'SERPENTINE BLUE'/CALIF. FESCUE	1 GALLON
GRASSES, BIOSWALE: DELTA BLUEGRASS 'BIOFILTRATION SOD'	SOD
LEYMUS CONDENSATUS 'CANYON PRINCE'/BLUE WILD RYE	1 GALLON
MIMULUS AURANTIACUS/STICKY MONKEY FLOWER	1 GALLON
MUHLENBERGIA RIGENS/DEER GRASS	1 GALLON
ROSA CALIFORNICA/WILD ROSE	5 GALLON
SISYRINCHIUM BELLUM/BLUE-EYED GRASS	1 GALLON

**PLANT LIST & LEGEND**

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	ACACIA ANEURA/MULGA	15 GALLON	12	
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON	3	
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	27	STANDARD
	OLEA EUROPEA 'SWAN HILL'/FRUITLESS OLIVE	24" BOX	31	
	PARKINSONIA X 'DESERT MUSEUM'/PALO VERDE	15 GALLON	8	
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	11	LOW BRANCHED
	ULMUS PROPINQUA/EMERALD SUNSHINE/HYBRID ELM	15 GALLON	9	
	ULMUS WILSONIANA 'PROSPECTOR'/PROSPECTOR ELM	15 GALLON	16	OFF-SITE (BY OTHERS)
	ARBUTUS UNEDO 'COMPACTA'/STRAWBERRYBUSH	15 GALLON	12	
	HETEROMELES ARBUTIFOLIA/TOYON	15 GALLON	20	
	SHRUB & GROUND COVER AREA - SEE GENERAL PLANT PALETTE AT RIGHT			
	WATER QUALITY PLANTING - SEE WATER QUALITY PLANT PALETTE AT LEFT			

**GENERAL PLANT PALETTE**

BOTANIC NAME/COMMON NAME	SIZE
ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON
ACANTHUS MOLLIS/BEARS BREECH	5 GALLON
BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
BUXUS M. J. 'GREEN BEAUTY'/JAPANESE BOXWOOD	5 GALLON
CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON
COPROSMA P. 'VERDE VISTA'/COPROSMA	1 GALLON
COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON
DIETES BICOLOR	1 GALLON
ERIGERON KARVINSKIANUS/LEABANE	1 GALLON
ERIOGONUM FASCICULATUM/CALIFORNIA BUCKWHEAT	1 GALLON
HELLEBORUS ARGUTIOLUS 'PACIFIC FROST'/CORSIKAN HELLEBORE	1 GALLON
HESPERALOE X 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON
IRIS DOUGLASSIANA/DOUGLAS IRIS	1 GALLON
JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON
KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON
LANTANA MONTEVIDENSIS/LANTANA	5 GALLON
MAHONIA AQUIFOLIUM/OREGON GRAPE	5 GALLON
MAHONIA REPENS/CREeping OREGON GRAPE	1 GALLON
MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON
NEPETA X. FAASSENII/CATMINT	1 GALLON
NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON
NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON
PENISETUM M. 'RED BUNNY TAILS'/DWF. FOUNTAIN GRASS	1 GALLON
PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON
SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON
SALVIA X. 'BEES BLISS'/CREeping SAGE	1 GALLON
TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON

**MOURIER M31 APARTMENTS**

WOODCREEK OAKS BLVD.  
 CITY OF ROSEVILLE  
 CALIFORNIA  
 FOR MOURIER LAND INVESTMENT

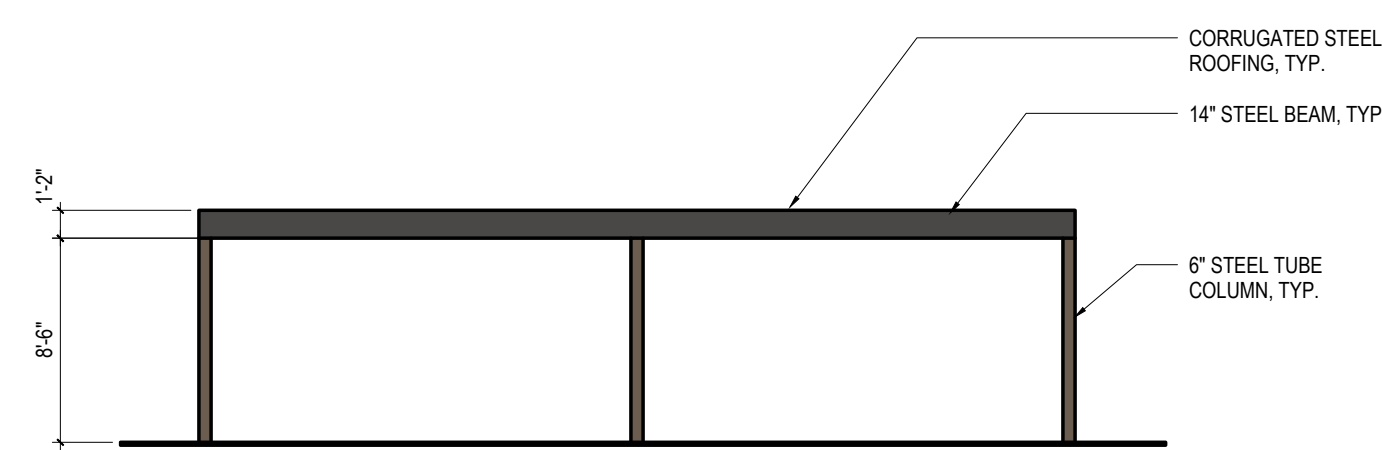
Sheet Title:

**PRELIMINARY LANDSCAPE PLAN**

Apr. 23, 2020 - 11:45am

**MOURIER M31 APARTMENTS**  
80 UNIT APARTMENT PROJECT

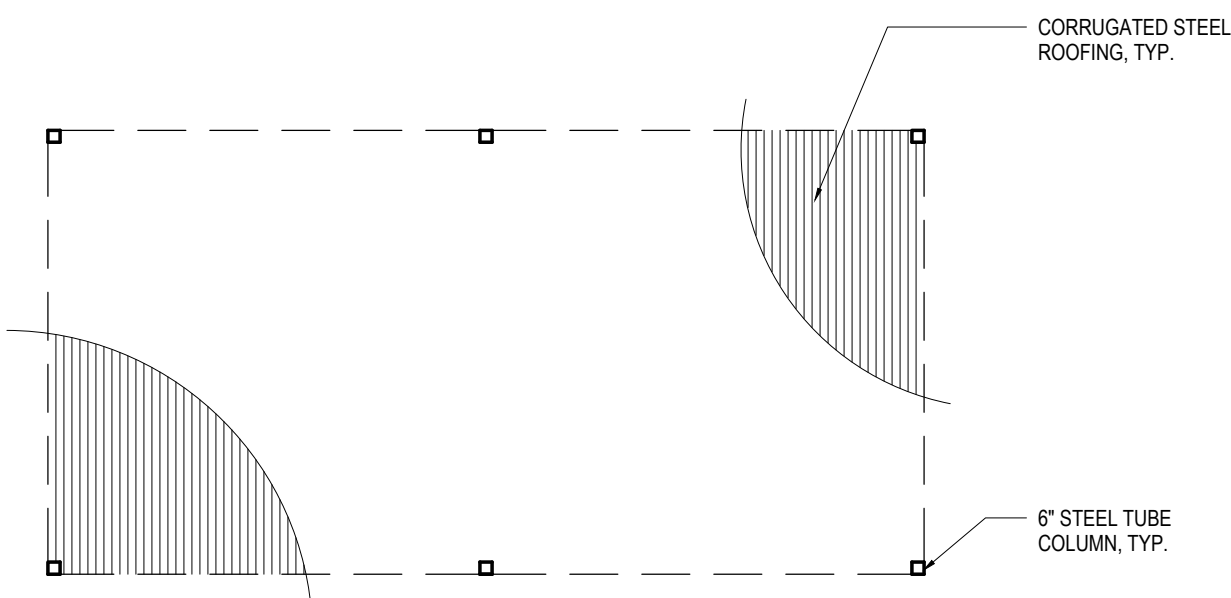
WOOCREEK OAKS BLVD.  
ROSEVILLE, CALIFORNIA



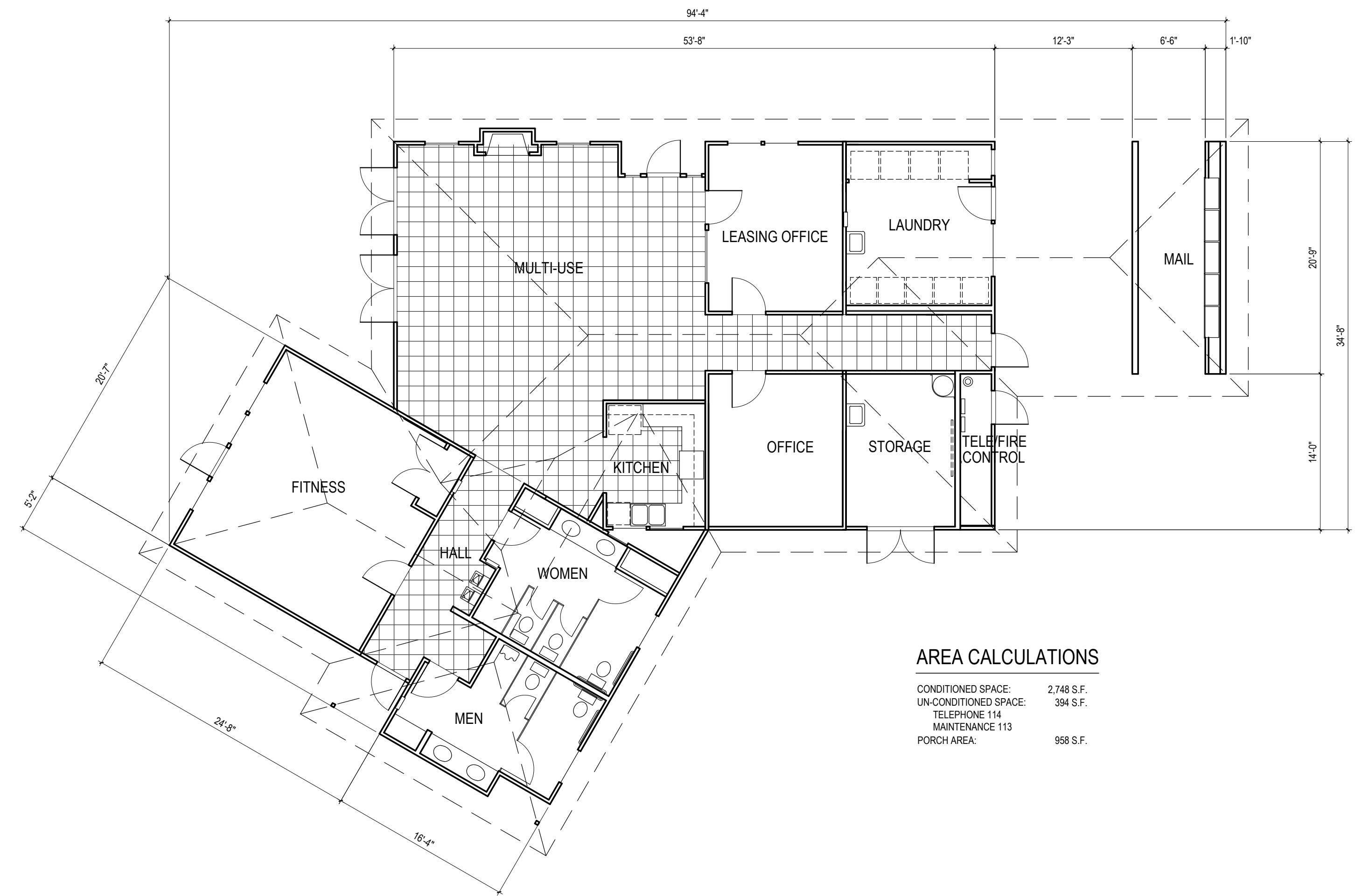
**ELEVATION - TYP. CARPORT**  
1/8"=1'-0"



**ELEVATION - TYP. CARPORT**  
1/8"=1'-0"



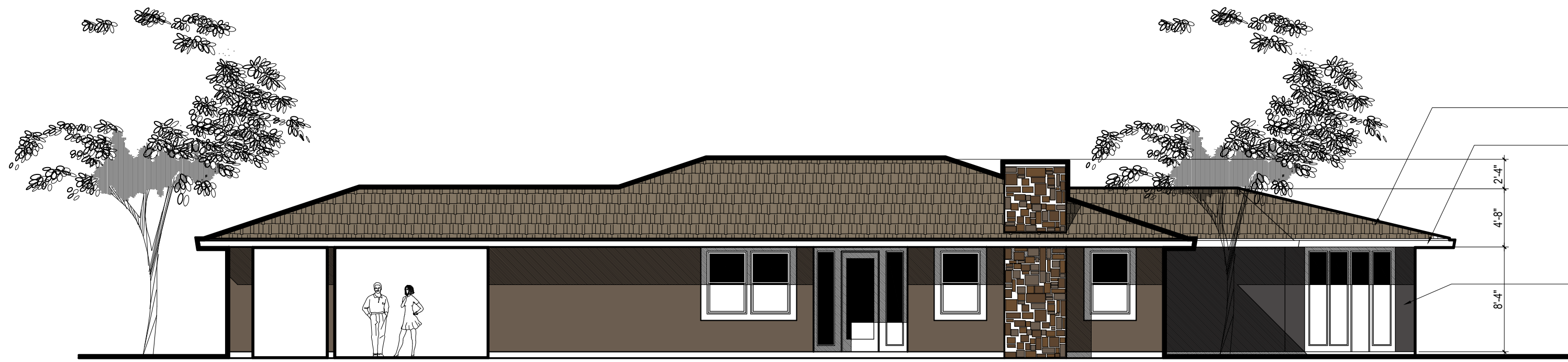
**FLOOR PLAN - TYP. CARPORT**  
1/8"=1'-0"



**AREA CALCULATIONS**

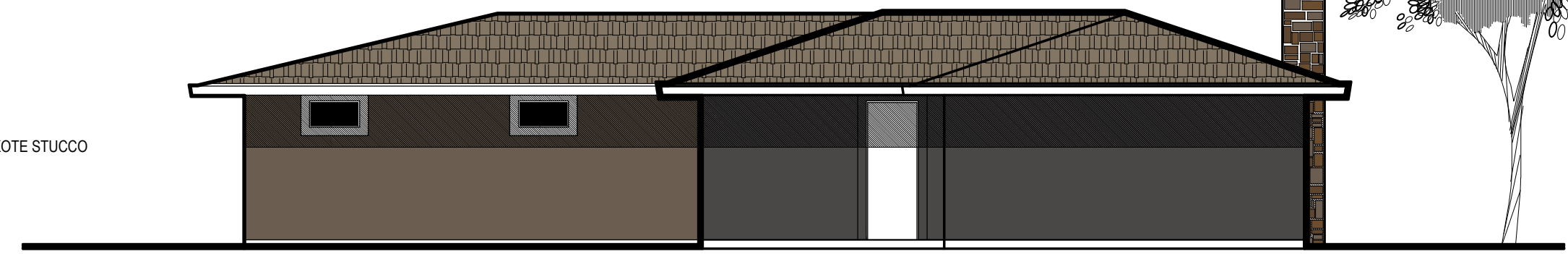
CONDITIONED SPACE:	2,748 S.F.
UN-CONDITIONED SPACE:	394 S.F.
TELEPHONE 114	
MAINTENANCE 113	
PORCH AREA:	958 S.F.

**FLOOR PLAN**  
1/8"=1'-0"

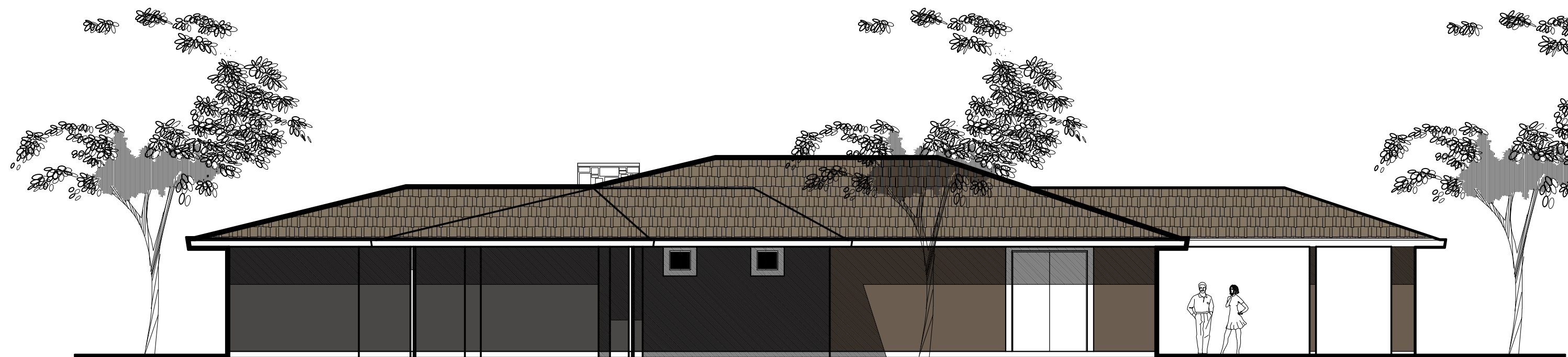


**EAST ELEVATION**  
1/8"=1'-0"

- CONCRETE ROOF TILES
- 5" GALV MET FACIA GUTTER WITH RECTANGULAR DOWNSPOUTS (PAINT), TYP. (B)
- KWIK KOTE STUCCO

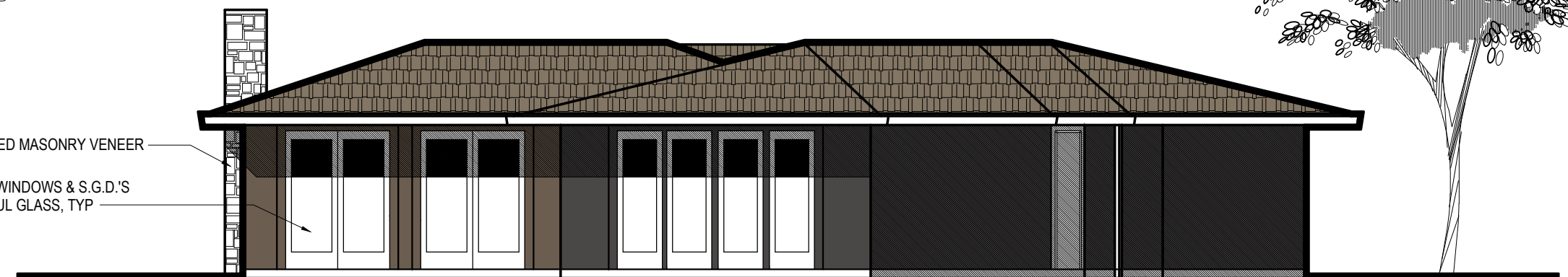


**SOUTH ELEVATION**  
1/8"=1'-0"



**WEST ELEVATION**  
1/8"=1'-0"

- ADHERED MASONRY VENEER
- VINYL WINDOWS & S.G.D.'S
- WI INSUL GLASS, TYP.



**NORTH ELEVATION**  
1/8"=1'-0"

**EXTERIOR COLOR SCHEDULE**

KEY	SURFACE	SCHEME 1	SCHEME 2
(A)	ROOF MATERIAL CONCRETE TILE	MONIER LIFE TILE - SLATE COLOR: CONBLESTONE	MONIER LIFE TILE - SLATE COLOR: CONBLESTONE
(B)	METAL GUTTER	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(C)	EAVE / BARGE BD	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(D)	WINDOW / DOOR TRIM	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(E)	WALL	WHOLE WHEAT SW 6121	KHAKI SHADE SW 7533
(F)	WALL	REDDISH TAN SW 7550	WELL BREW BROWN SW 7527
(G)	WALL	SABLE SW 6083	STRAW HARVEST SW 7658
(H)	WINDOW FRAMES	ALMOND (STANDARD)	ALMOND (STANDARD)
(J)	ENTRY DOORS	SABLE SW 6083	OTTIER SW 6041
(K)	GARAGE DOORS	SABLE SW 6083	OTTIER SW 6041
(L)	METAL RAILING	URBAN BROZE SW 7048	URBAN BROZE SW 7048
(M)	STONE VENEER	EL DONADO STONE PATTERN: FIELDLEDGE	COLOR: ANDENTE
(N)	LATTICE AT GARAGE	CRISP LINEN SW 6378	CRISP LINEN SW 6378

DRAWING DATE: APRIL 2, 2019

REVISION

▲  
▲  
▲  
▲  
▲

DATE OF ISSUE



**ARBORIST REPORT ADDEMDUM**

March 19, 2020

JMC Homes  
1430 Blue Oaks Blvd., Suite 190  
Roseville, CA 95747

Attn: Ryan Biziewski

**Re: M31, 9000 Woodcreek Oaks Blvd. Project Site; Drain Outfall**

This Arborist Report Addendum covers the proposed drain outfall north of the offsite blue oak (*Quercus douglasii*) numbered 37. There has been a concern about the outfall location at the northern edge of the protected zone of this tree.

The current drainage from the site flows into to an east / west swale outside of and through the protected zone of the tree. After examining the topography within the protected zone, the proposed outfall location will have little appreciable difference to that drainage pattern. The only discernible difference will be sheet flow from the outfall to the swale, which to a degree currently exists.

The impact to this tree from the proposed location of this outfall can be considered negligible.

If you have any questions or require clarification, please feel free to contact me.

A handwritten signature in black ink that reads "Wayne McKee". The signature is written in a cursive, flowing style.

Wayne McKee  
ISA Certified Arborist WE 0959A, 1992  
ISA Tree Risk Assessment Qualified, 2017  
B S Forestry, Humboldt State University, 1983

cc: Lisa Mattos; Baker Williams Engineering Group, by email



## ARBORIST REPORT

JMC Homes  
1430 Blue Oaks Blvd., Suite 190  
Roseville, CA 95747

February 18, 2020

Attn: Ryan Biziewski

### Re: 9000 Woodcreek Oaks Blvd. Project Site

This report covers the 2 native oaks south of the above referenced site. They are located near the southwest and southeast corners of the project. The trees have been numbered with square stamped aluminum tags. Following is the tree data, impact assessment and mitigative measure recommendations.

**Tree # 37** (southwest corner) also numbered 45

**Blue Oak** (*Quercus douglasii*); **DBH** 35-inches; **Dripline radius** 45-feet

**Root Crown** - Poor to fair, evidence of *Ganoderma lucidum* on the northeast side.

**Trunk** - Fair **Limbs** - Fair **Foliage** - Dormant **Structure** - Fair **Vigor** - Fair

**Dripline environment:** Grasses with a natural east /west swale east of the trunk

**Notable Characteristics:** Above average amount of deadwood, existing wrought iron fence 38-foot northeast of the trunk

**Impacts:** Construction of a retaining wall with fill material in the location of the existing wrought iron fence. Installation of a drain inlet and 8-inch storm drain just beyond the fence.

This encroachment amounts to 15-percent of the Protected Zone and can be considered minor.

**Mitigative measure recommendations:** Install tree protective fencing at the northern portion of the Protected Zone Radius of 46 feet and at the limit of grading. Properly root prune any roots greater than ½-inch in diameter severed during the excavation for the drain inlet and storm drain.

**Tree # 38** (southeast corner)

**Blue Oak** (*Quercus douglasii*); **DBH** 31-inches; **Dripline radius** 27-feet

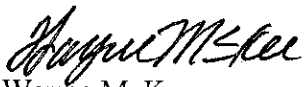
**Root Crown** - Poor to fair **Trunk** - Poor to fair **Limbs** - Poor **Foliage** - dormant

**Structure** - Poor **Vigor** - Fair **Dripline environment:** Grasses, existing wrought iron fence 10-foot northeast and a 36-inch diameter 20-foot tall dead blue oak snag 13-foot northeast the trunk.

**Notable Characteristics:** Callusing basal and lower trunk wounds north and west sides to 2-feet above grade with minor decay. All of the primary branches have failed decades ago with moderate to significant internal decay and hollowing 10 to 15-feet above grade in the remaining portions. The crown is comprised of sprouts arising from the remaining branches with low risk of failure.

**Impacts:** None. All of the construction activities will occur outside the Protection Zone Radius of 28-feet. **Mitigative measure recommendations:** Install tree protective fencing at the northern portion of the Protected Zone Radius.

If you have any questions or require clarification, please feel free to contact me.



Wayne McKee

ISA Certified Arborist WE 0959A, 1992

ISA Tree Risk Assessment Qualified, 2017

B S Forestry, Humboldt State University, 1983

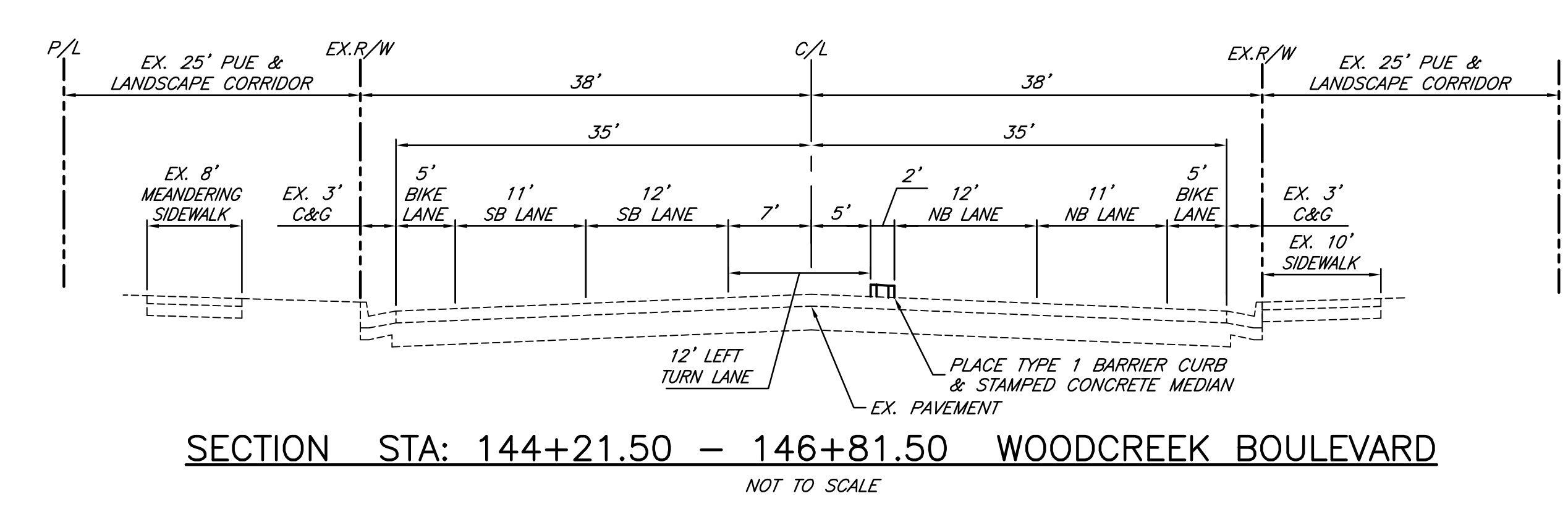
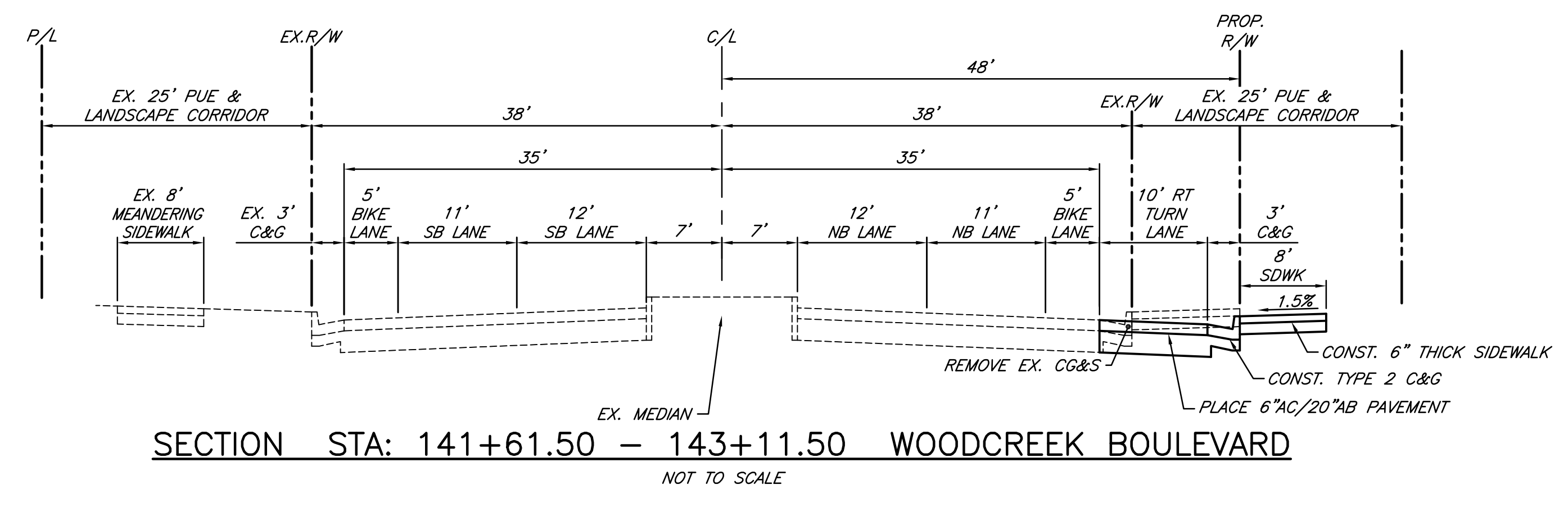
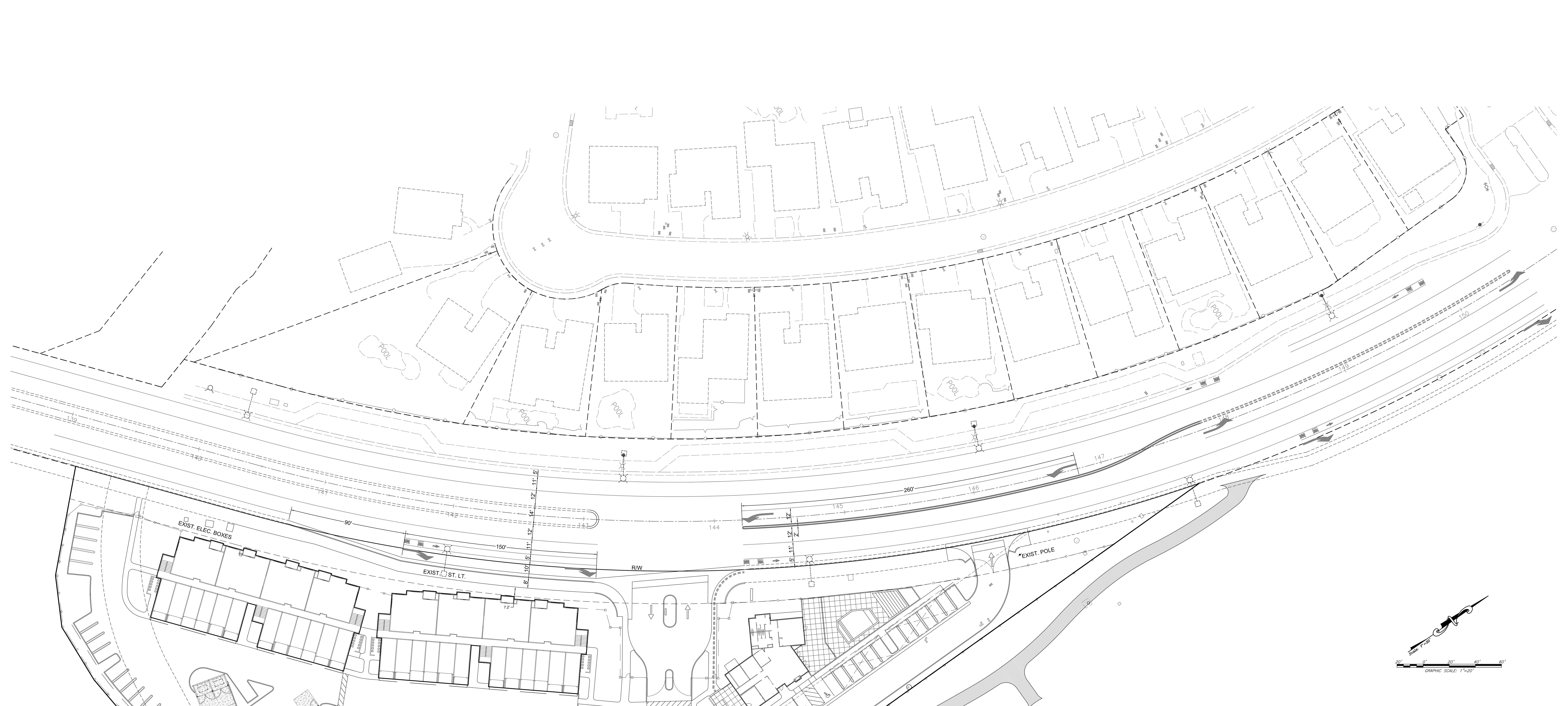
TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "poor to fair" and "fair to good" are used to describe trees that fall between the described major categories and have elements of both

## ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
2. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.
3. Ownership of documents produced passes to the Client only when all fees have been paid. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
4. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
5. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
6. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
7. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, or probing unless otherwise stated.
8. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. has assumed any responsibility for liability associated with the trees on or adjacent to this project site, their future demise and/or any damage which may result therefrom.



# FRONTAGE EXHIBIT

9000 WOODCREEK OAKS BLVD.  
CITY OF ROSEVILLE