EXHIBIT A p1

STREETSCENE

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

SS

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

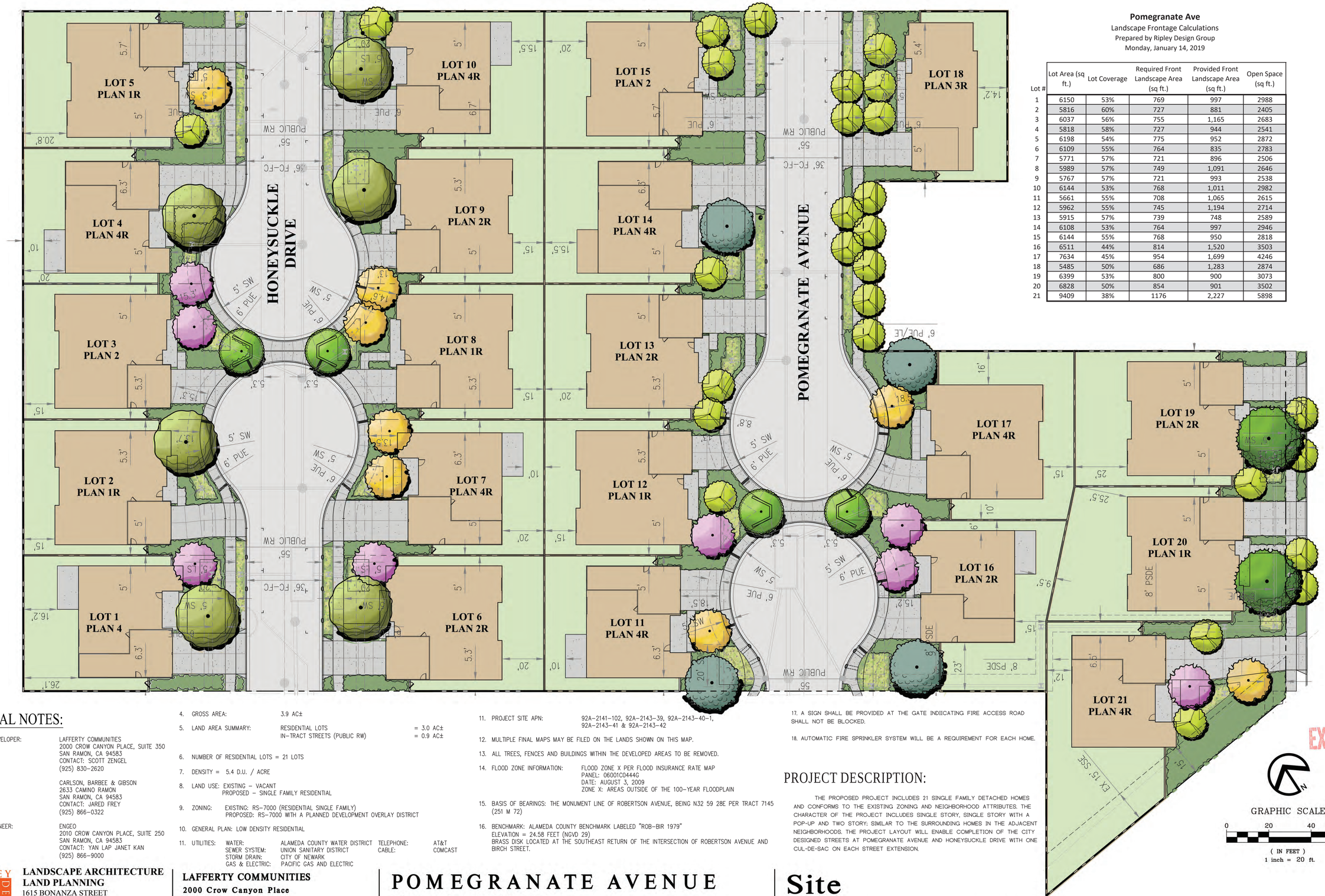


EXHIBIT A p2

Pomegranate Ave
Landscape Frontage Calculations
Prepared by Ripley Design Group
Monday, January 14, 2019

Lot #	Lot Area (sq ft.)	Lot Coverage	Required Front Landscape Area (sq ft.)	Provided Front Landscape Area (sq ft.)	Open Space (sq ft.)
1	6150	53%	769	997	2988
2	5816	60%	727	881	2405
3	6037	56%	755	1,165	2683
4	5818	58%	727	944	2541
5	6198	54%	775	952	2872
6	6109	55%	764	835	2783
7	5771	57%	721	896	2506
8	5989	57%	749	1,091	2646
9	5767	57%	721	993	2538
10	6144	53%	768	1,011	2982
11	5661	55%	708	1,065	2615
12	5962	55%	745	1,194	2714
13	5915	57%	739	748	2589
14	6108	53%	764	997	2946
15	6144	55%	768	950	2818
16	6511	44%	814	1,520	3503
17	7634	45%	954	1,699	4246
18	5485	50%	686	1,283	2874
19	6399	53%	800	900	3073
20	6828	50%	854	901	3502
21	9409	38%	1176	2,227	5898

GENERAL NOTES:

1. OWNER/DEVELOPER: LAFFERTY COMMUNITIES
2000 CROW CANYON PLACE, SUITE 350
SAN RAMON, CA 94583
CONTACT: SCOTT ZENGEL
(925) 830-2620

2. ENGINEER: CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON
SAN RAMON, CA 94583
CONTACT: JARED FREY
(925) 866-0322

3. SOILS ENGINEER: ENGEO
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
CONTACT: YAN LAP JANET KAN
(925) 866-9000

4. GROSS AREA: 3.9 AC±

5. LAND AREA SUMMARY: RESIDENTIAL LOTS = 3.0 AC±
IN-TRACT STREETS (PUBLIC RW) = 0.9 AC±

6. NUMBER OF RESIDENTIAL LOTS = 21 LOTS

7. DENSITY = 5.4 D.U. / ACRE

8. LAND USE: EXISTING - VACANT
PROPOSED - SINGLE FAMILY RESIDENTIAL

9. ZONING: EXISTING: RS-7000 (RESIDENTIAL SINGLE FAMILY)
PROPOSED: RS-7000 WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT

10. GENERAL PLAN: LOW DENSITY RESIDENTIAL

11. UTILITIES: WATER: ALAMEDA COUNTY WATER DISTRICT
SEWER SYSTEM: UNION SANITARY DISTRICT
STORM DRAIN: CITY OF NEWARK
GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST

11. PROJECT SITE APN: 92A-2141-102, 92A-2143-39, 92A-2143-40-1, 92A-2143-41 & 92A-2143-42

12. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.

13. ALL TREES, FENCES AND BUILDINGS WITHIN THE DEVELOPED AREAS TO BE REMOVED.

14. FLOOD ZONE INFORMATION: FLOOD ZONE X PER FLOOD INSURANCE RATE MAP
PANEL: 06001C0444G
DATE: AUGUST 3, 2009
ZONE X: AREAS OUTSIDE OF THE 100-YEAR FLOODPLAIN

15. BASIS OF BEARINGS: THE MONUMENT LINE OF ROBERTSON AVENUE, BEING N32 59 28E PER TRACT 7145 (251 M 72)

16. BENCHMARK: ALAMEDA COUNTY BENCHMARK LABELED "ROB-BIR 1979"
ELEVATION = 24.58 FEET (NGVD 29)
BRASS DISK LOCATED AT THE SOUTHEAST RETURN OF THE INTERSECTION OF ROBERTSON AVENUE AND BIRCH STREET.

17. A SIGN SHALL BE PROVIDED AT THE GATE INDICATING FIRE ACCESS ROAD SHALL NOT BE BLOCKED.

18. AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE A REQUIREMENT FOR EACH HOME.

PROJECT DESCRIPTION:

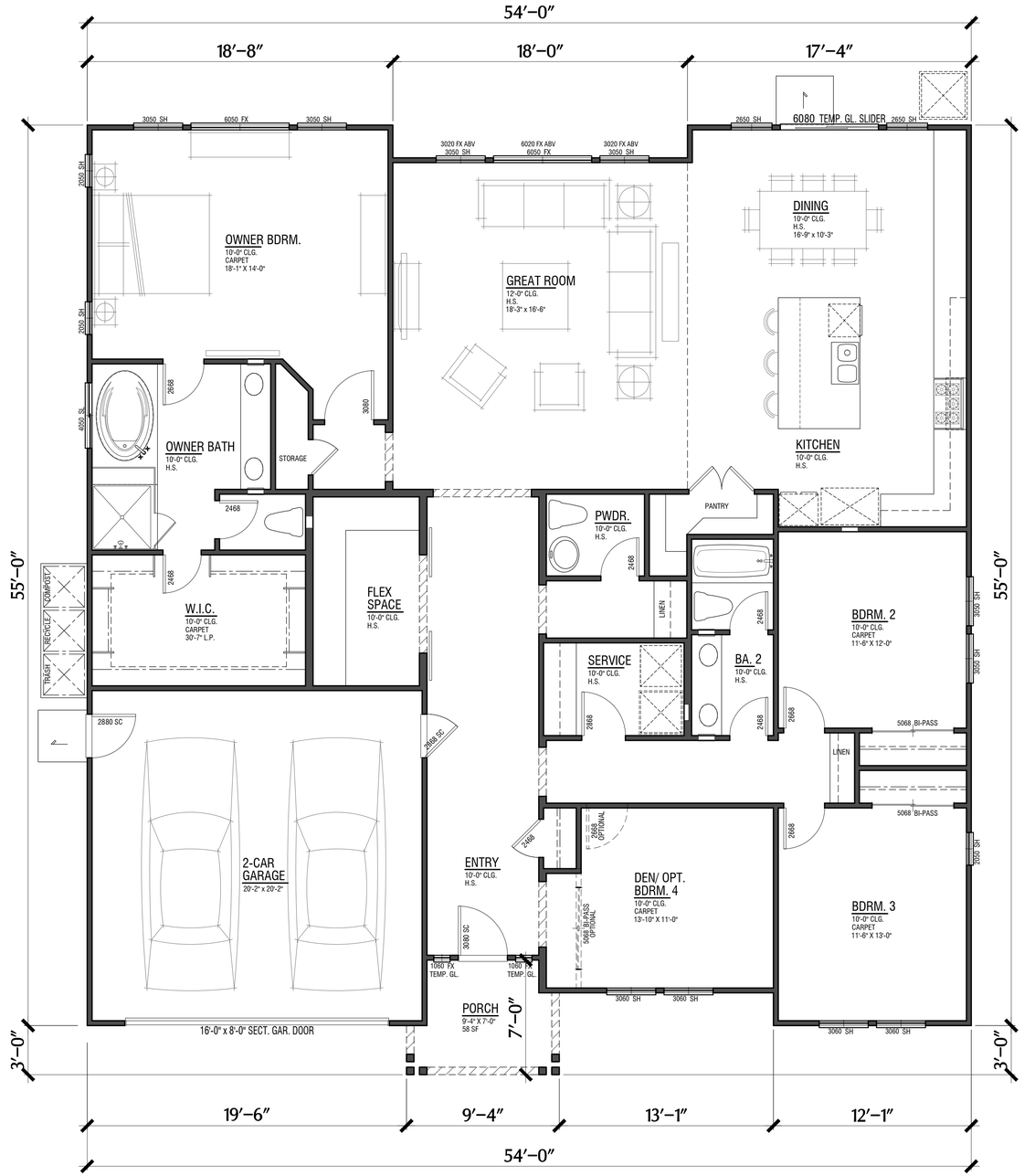
THE PROPOSED PROJECT INCLUDES 21 SINGLE FAMILY DETACHED HOMES AND CONFORMS TO THE EXISTING ZONING AND NEIGHBORHOOD ATTRIBUTES. THE CHARACTER OF THE PROJECT INCLUDES SINGLE STORY, SINGLE STORY WITH A POP-UP AND TWO STORY; SIMILAR TO THE SURROUNDING HOMES IN THE ADJACENT NEIGHBORHOODS. THE PROJECT LAYOUT WILL ENABLE COMPLETION OF THE CITY DESIGNED STREETS AT POMEGRANATE AVENUE AND HONEYSUCKLE DRIVE WITH ONE CUL-DE-SAC ON EACH STREET EXTENSION.

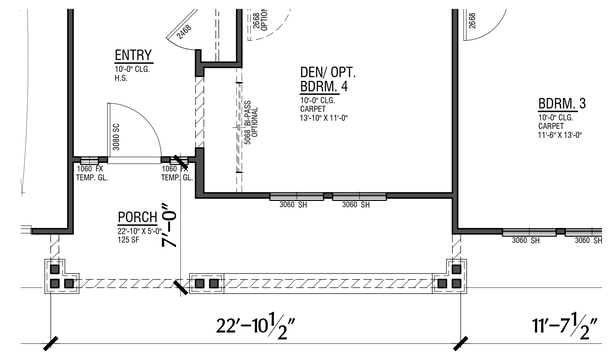
RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

LAFFERTY COMMUNITIES
2000 Crow Canyon Place
Suite 350
San Ramon, Ca 94583
TEL: 858.692.2080

POMEGRANATE AVENUE
Newark, California
January 11, 2019

Site Development Plan





Elevation B - Craftsman
Porch Plan

EXHIBIT A p3

PLAN 1

2,458 SF

3 Bdrm | 2.5 Bath | Den

2- Car Garage

(Elevation A - Farmhouse Shown)

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A1.1

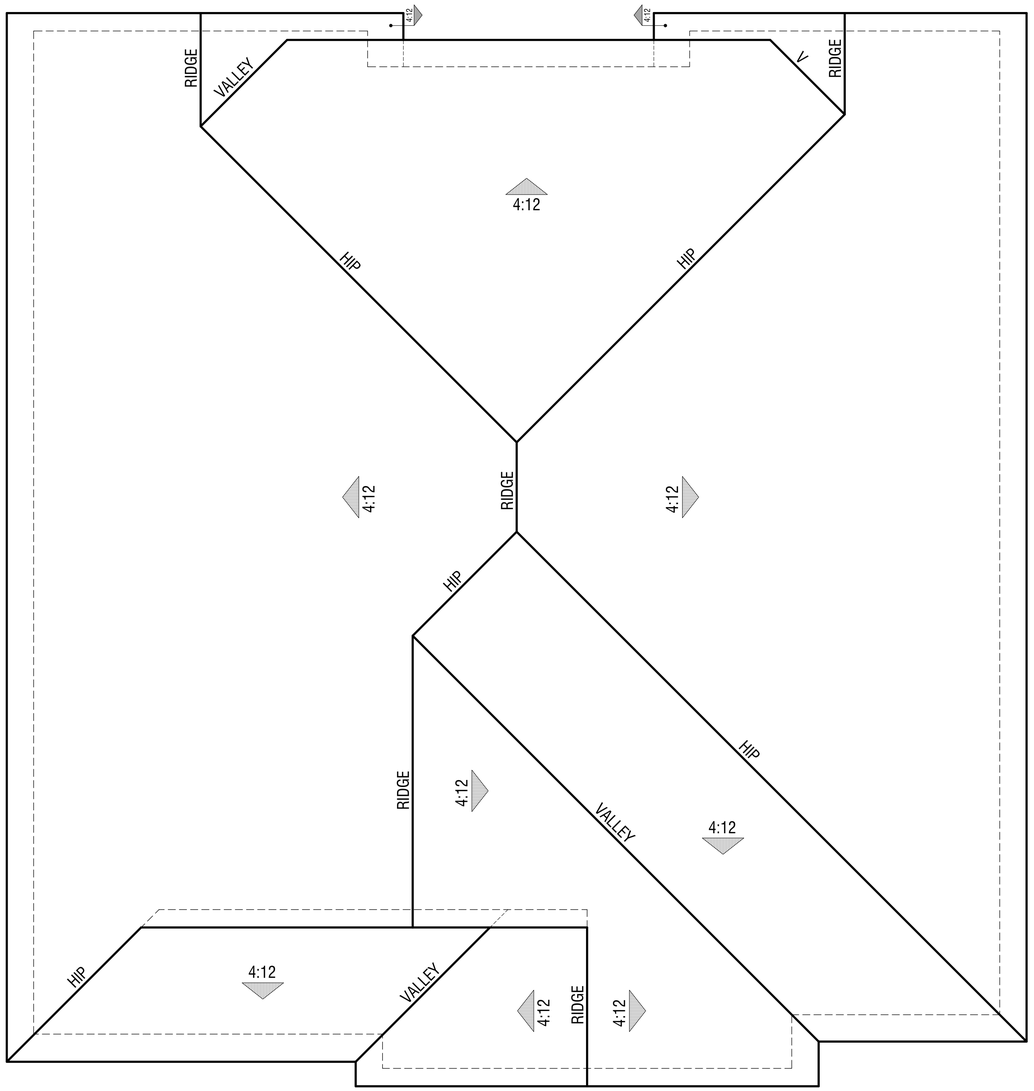
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

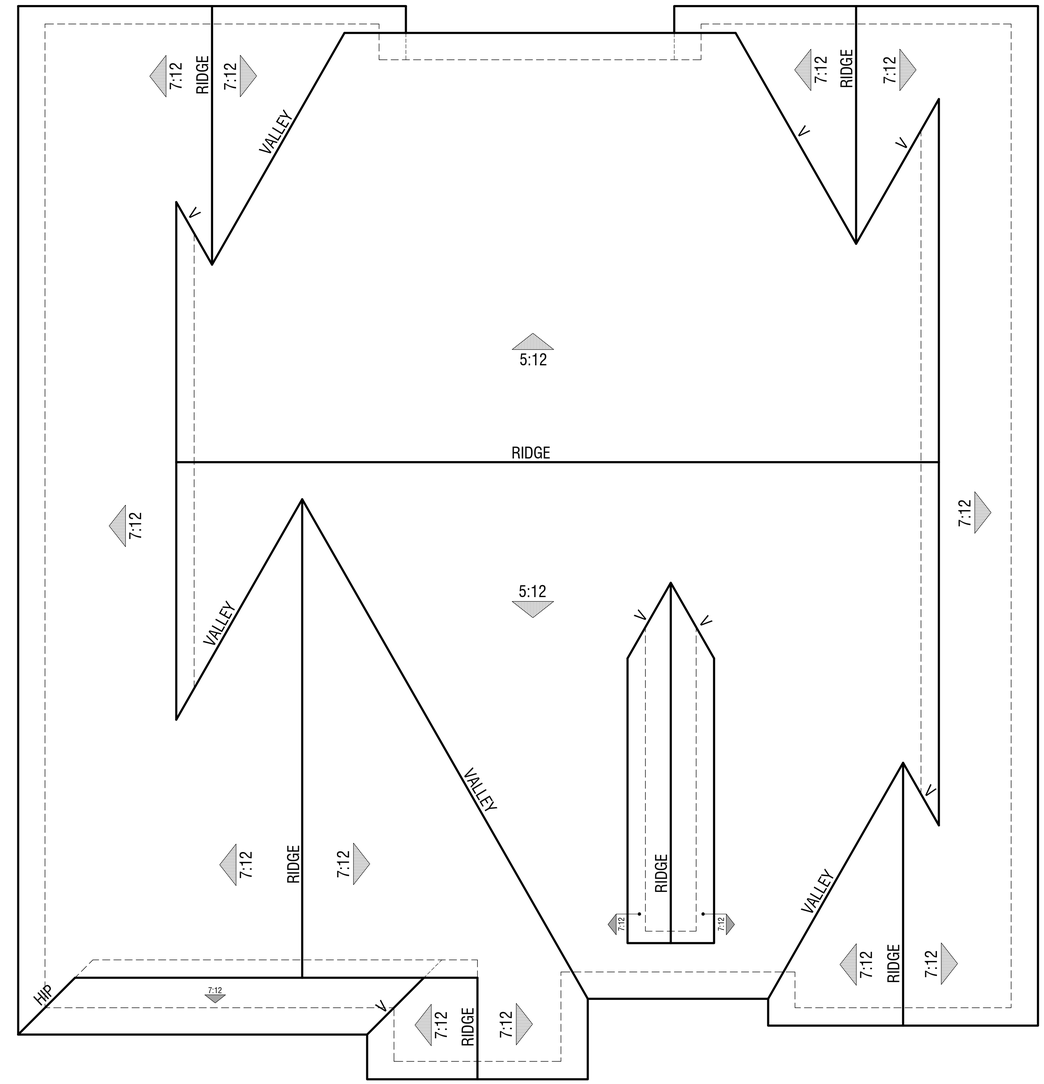
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



Elevation B
Craftsman



Elevation A
Farmhouse

PLAN 1
Roof Plans

ROOFING MATERIALS:

ELEVATION A: FARMHOUSE:

SCHEME 1: CONCRETE SLATE TILE ROOF
NATURAL MARBLE | BORAL

SCHEME 2: CONCRETE SHAKE TILE ROOF
CHARCOAL BLEND | BORAL

ELEVATION B: CRAFTSMAN

SCHEME 3: CONCRETE SHAKE TILE ROOF
CHARCOAL BLEND | BORAL

SCHEME 4: CONCRETE SHAKE TILE ROOF
HICKORY | BORAL

EXHIBIT A p4

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A1.2

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

Elevation B
Craftsman

Elevation A
Farmhouse

EXHIBIT A p5

PLAN 1
Front Elevations

LAFFERTY COMMUNITIES

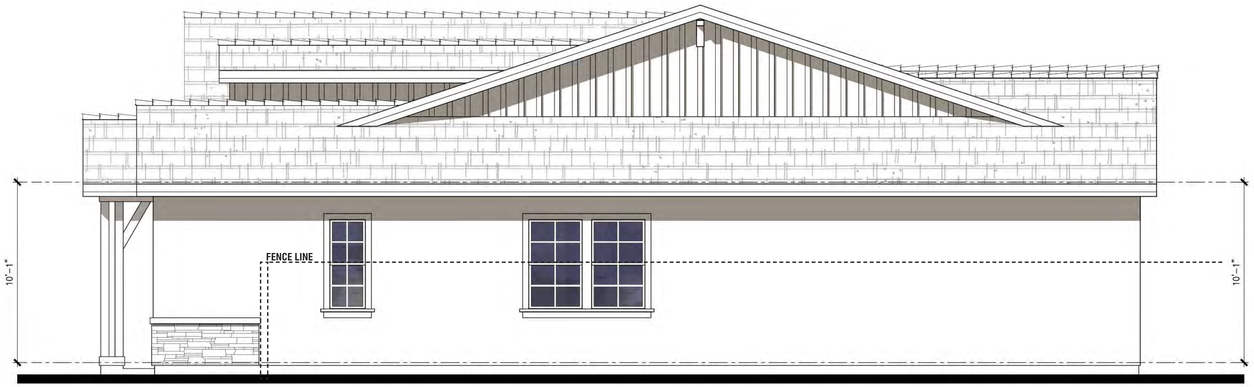
POMEGRANATE
NEWARK, CA

A1.3

0 2 4 8

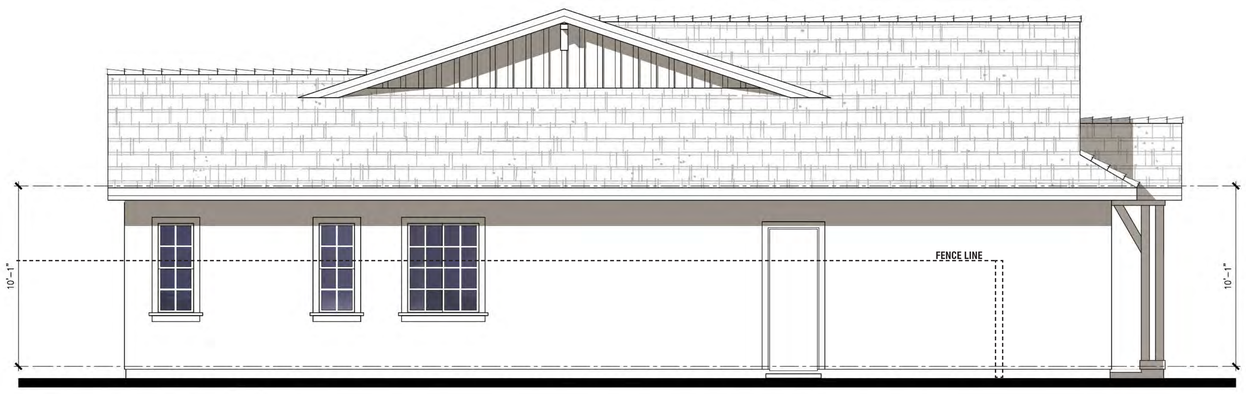
© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Right

Rear



Left

Front

EXHIBIT A p6

PLAN 1

Elevation A - Farmhouse

BUILDING MATERIALS:

COLOR SCHEME 1

1. CONCRETE SLATE TILE ROOF
2. FASCIA
3. STUCCO
4. STUCCO OVER FOAM TRIM AT STUCCO
5. BOARD AND BATTEN
6. FIBER CEMENT TRIM AT BATTS
7. FIBERGLASS FRONT ENTRY DOOR
8. INSULATED VINYL WINDOWS
9. STONE VENEER
10. STONE CAP
11. WOOD POST/BRACE AT PORCH
12. SIMULATED WOOD OUTLOOKERS
13. METAL SECTIONAL GARAGE DOOR WITH GLASS PANELS

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A1.4

0 2 4 8

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

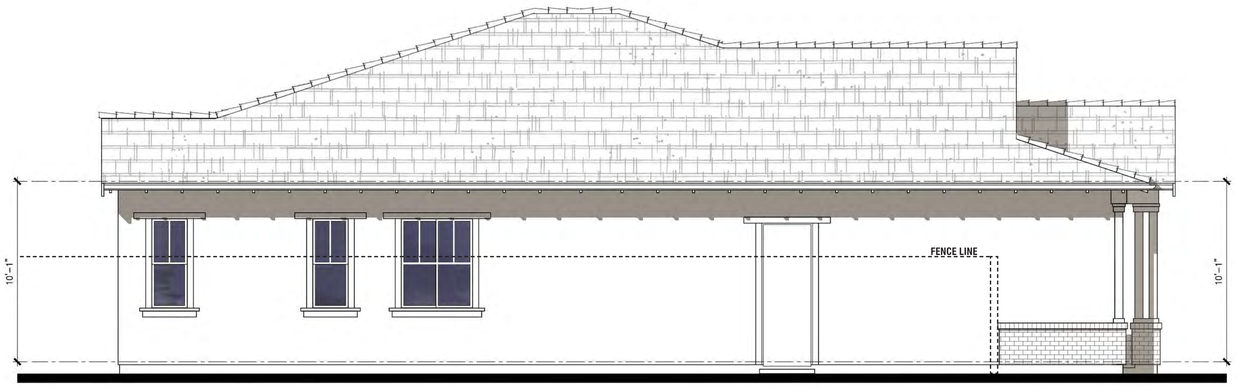
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

Right

Rear



Left

Front

EXHIBIT A p7

PLAN 1

Elevation B - Craftsman

BUILDING MATERIALS:

COLOR SCHEME 3

1. CONCRETE SHAKE TILE ROOF
2. FASCIA
3. STUCCO
4. STUCCO OVER FOAM TRIM AT STUCCO
5. BOARD AND BATTEN AT GABLES
6. FIBERGLASS FRONT ENTRY DOOR
7. INSULATED VINYL WINDOWS
8. BRICK VENEER AND CAP
9. WOOD POST/BRICK VENEER PORCH
10. SIMULATED WOOD CORBELS
11. METAL SECTIONAL GARAGE DOOR WITH GLASS PANELS

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A1.5

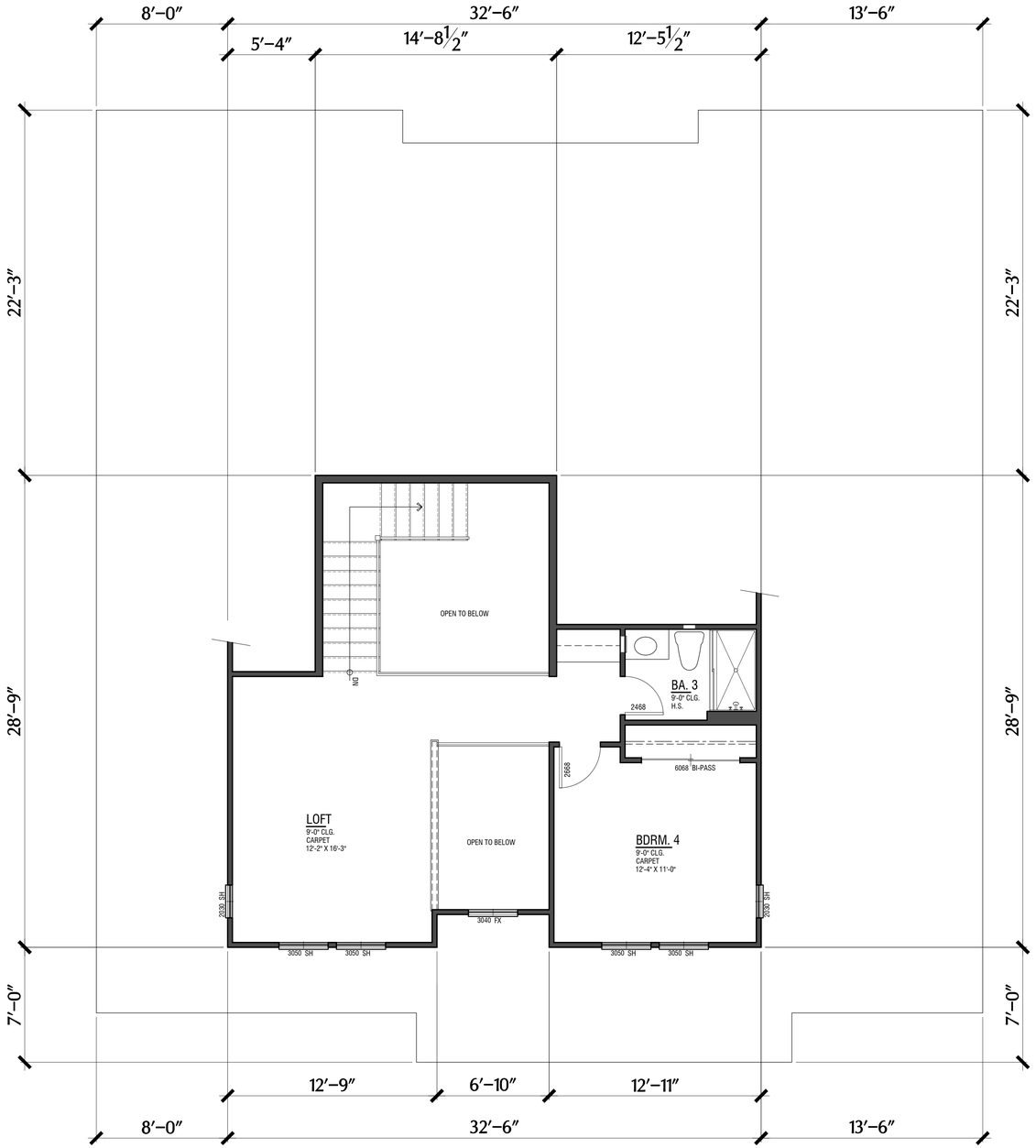
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

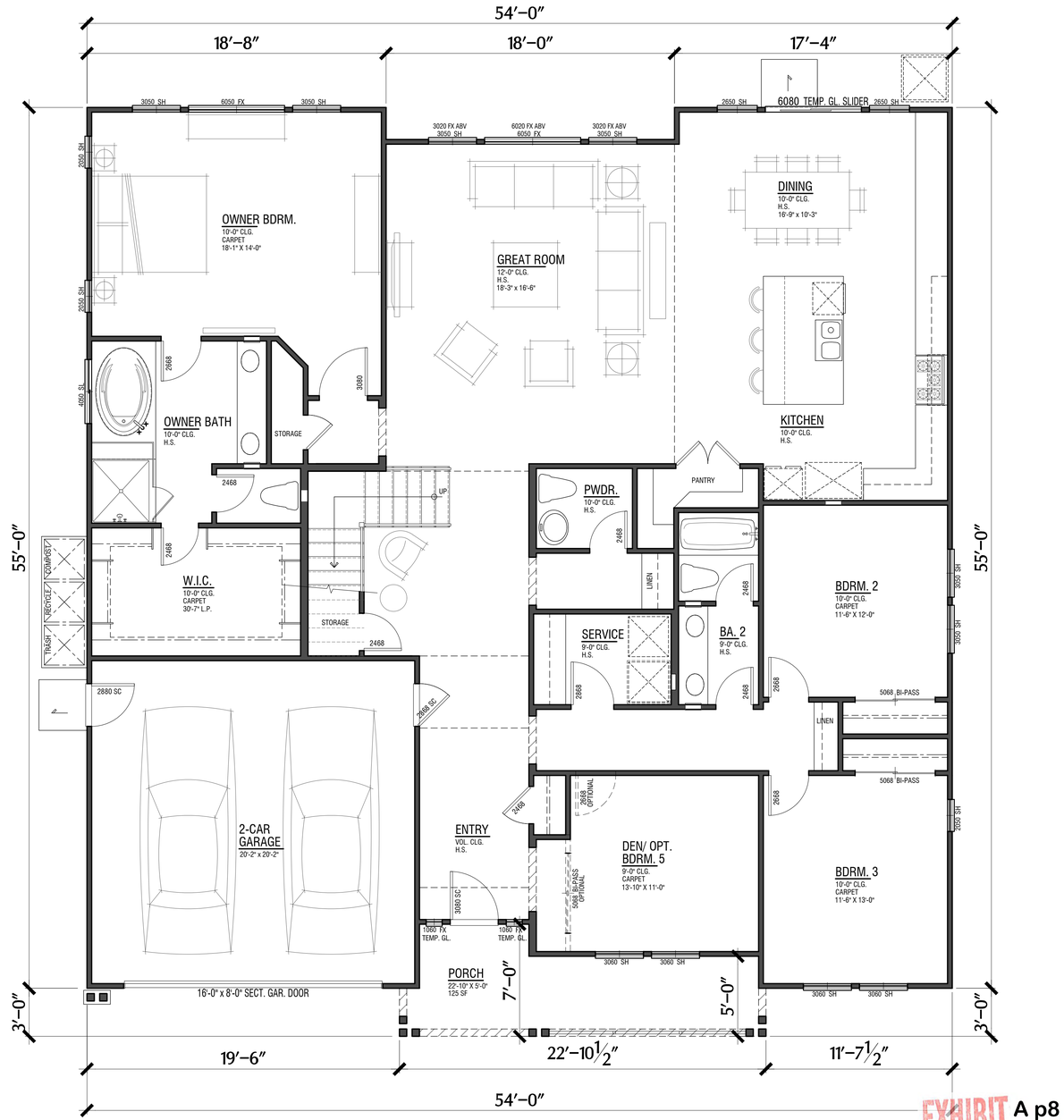
WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



Upper Floor 497 SF



Lower Floor 2,458 SF

EXHIBIT A p8

PLAN 2

2,955 SF

4 Bdrm | 3.5 Bath | Den | Loft

2- Car Garage

(Elevation A - Farmhouse Shown)

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A2.1.1

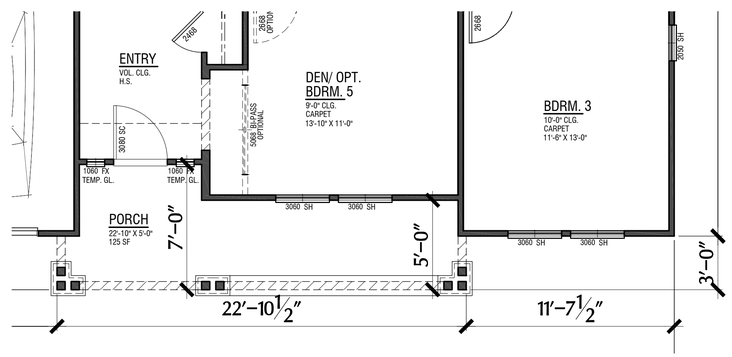
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



Elevation B - Craftsman
Porch Plan

EXHIBIT A p9

PLAN 2

Elevation B Porch Plan

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A2.1.2

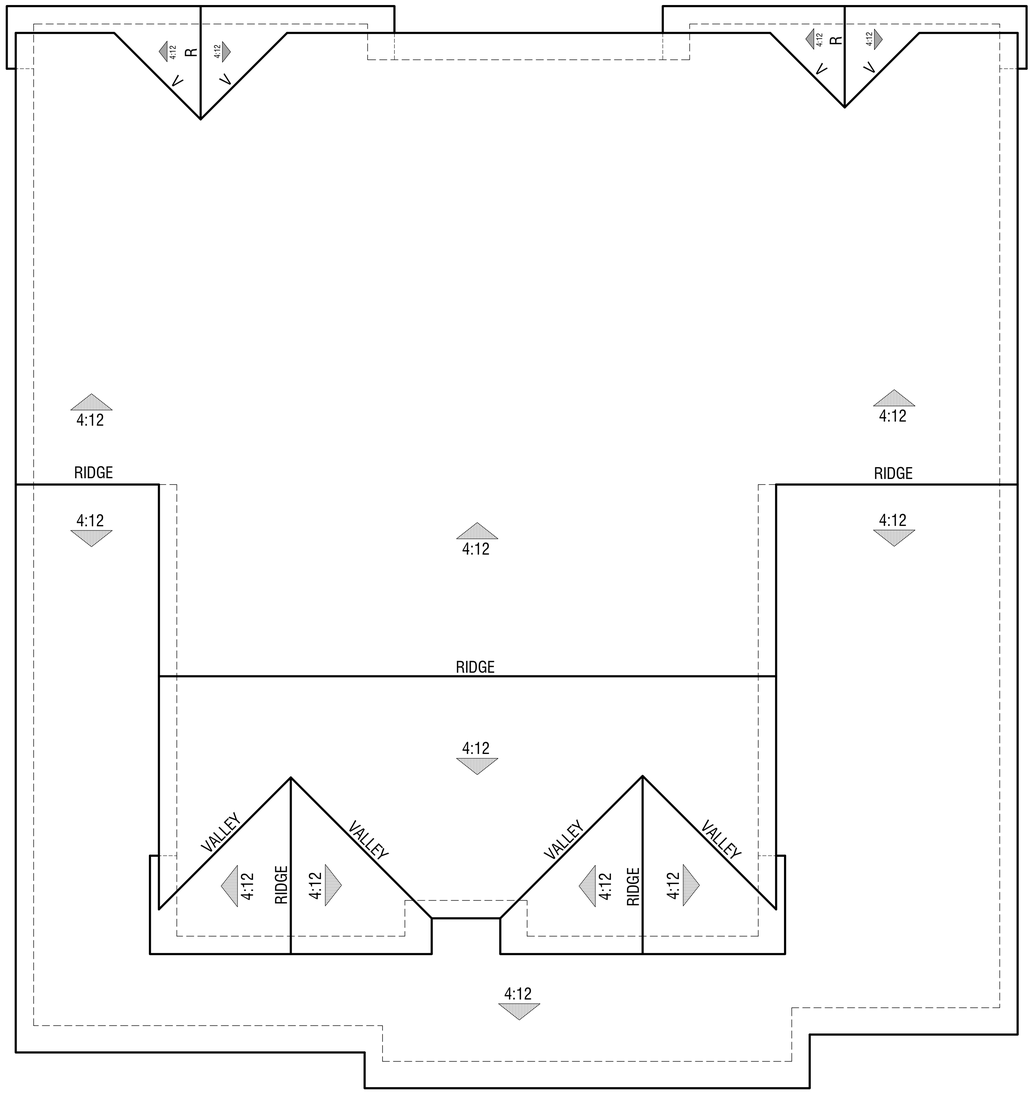
0 2 4 8

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

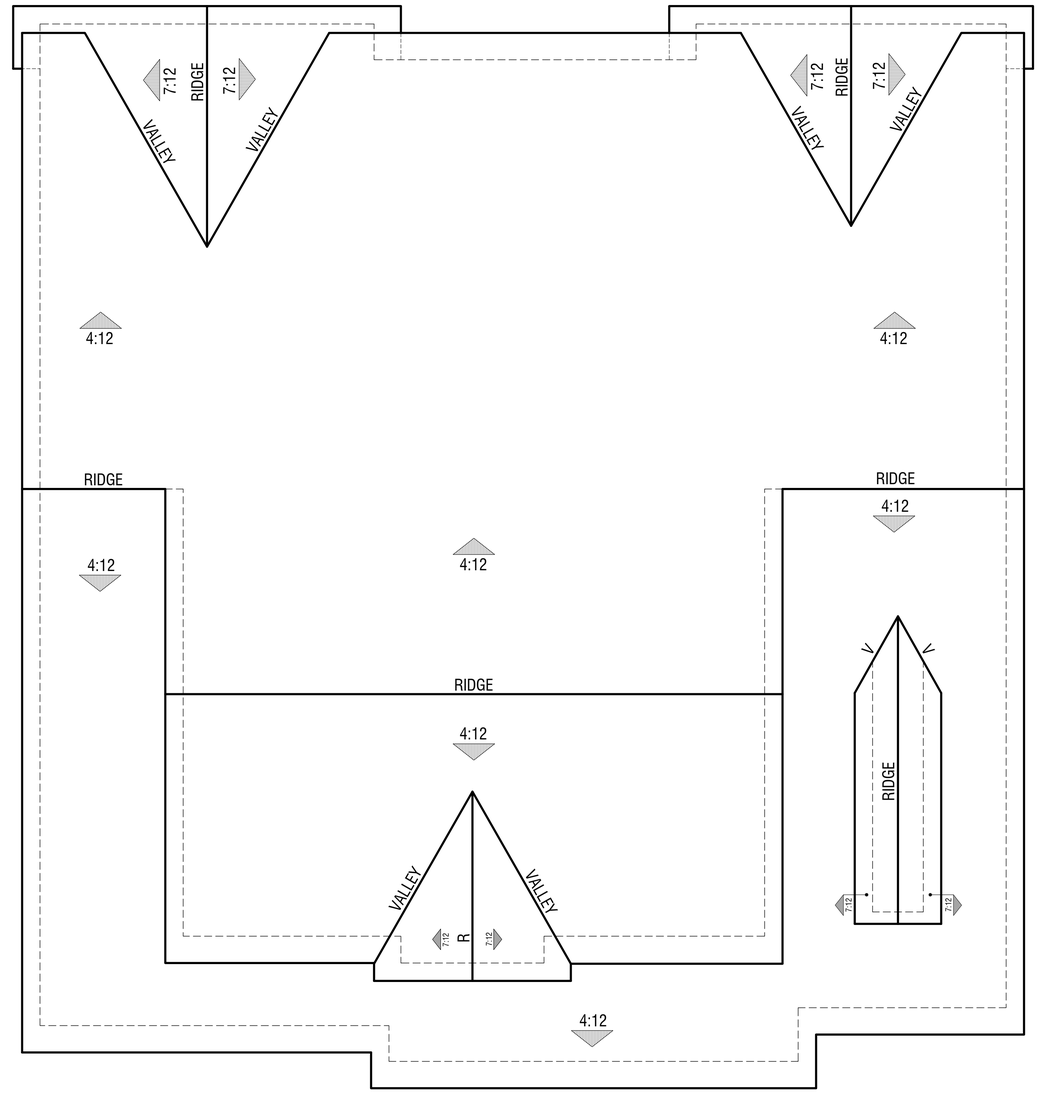
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Elevation B
Craftsman



Elevation A
Farmhouse

PLAN 2
Roof Plans

ROOFING MATERIALS:

ELEVATION A: FARMHOUSE:

SCHEME 1: CONCRETE SLATE TILE ROOF
NATURAL MARBLE | BORAL

SCHEME 2: CONCRETE SHAKE TILE ROOF
CHARCOAL BLEND | BORAL

ELEVATION B: CRAFTSMAN

SCHEME 3: CONCRETE SHAKE TILE ROOF
CHARCOAL BLEND | BORAL

SCHEME 4: CONCRETE SHAKE TILE ROOF
HICKORY | BORAL

EXHIBIT A p10

LAFFERTY COMMUNITIES

POMEGRANATE
NEWARK, CA

A2.3

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

Elevation B
Craftsman

Elevation A
Farmhouse

EXHIBIT A p11

PLAN 2
Front Elevations

LAFFERTY COMMUNITIES

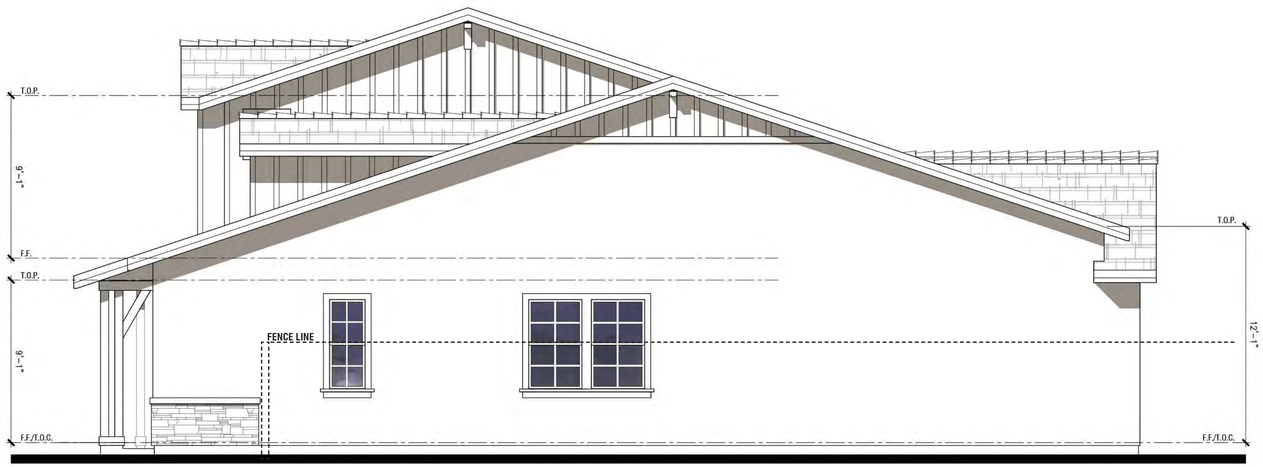
POMEGRANATE
NEWARK, CA

A2.4

0 2 4 8

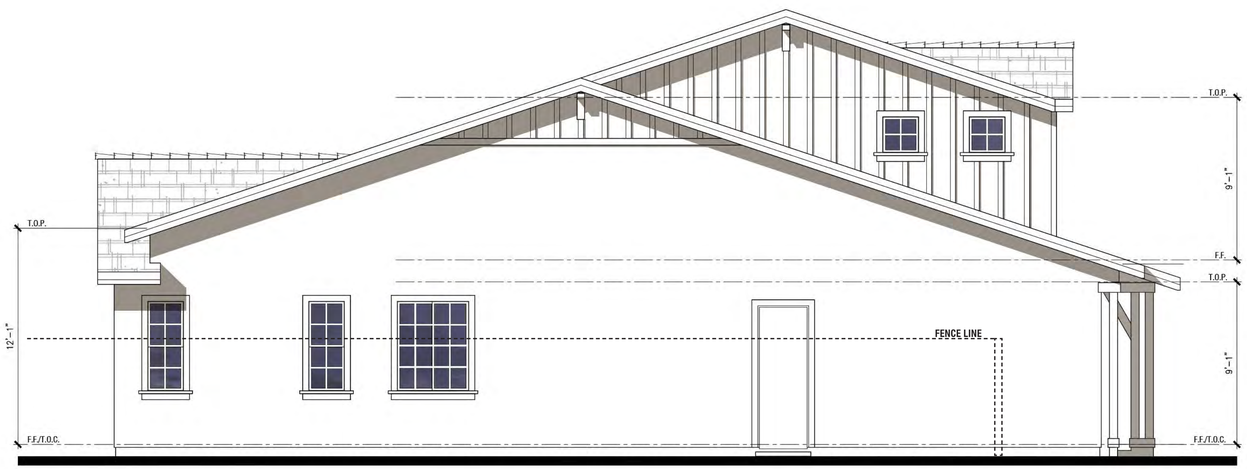
© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Right

Rear



Left

Front

EXHIBIT A p12

PLAN 2

Elevation A - Farmhouse

BUILDING MATERIALS:

COLOR SCHEME 2

1. CONCRETE SLATE TILE ROOF
2. FASCIA
3. STUCCO
4. STUCCO OVER FOAM TRIM AT STUCCO
5. BOARD AND BATTEN
6. FIBER CEMENT TRIM AT BATTS
7. FIBERGLASS FRONT ENTRY DOOR
8. INSULATED VINYL WINDOWS
9. STONE VENEER
10. STONE CAP
11. WOOD POST/BRACE AT PORCH
12. SIMULATED WOOD OUTLOOKERS
13. SIMULATED WOOD SHUTTERS
14. METAL SECTIONAL GARAGE DOOR WITH GLASS PANELS

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A2.5

0 2 4 8

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

Right

Rear

Left

Front

PLAN 2

Elevation B - Craftsman

EXHIBIT A p13

BUILDING MATERIALS:

COLOR SCHEME 4

1. CONCRETE SHAKE TILE ROOF
2. FASCIA
3. LAP SIDING
4. FIBER CEMENT TRIM AT LAP SIDING
5. BOARD AND BATTEN AT GABLES
6. FIBERGLASS FRONT ENTRY DOOR
7. INSULATED VINYL WINDOWS
8. STONE VENEER
9. BRICK CAP
10. WOOD POST/STONE VENEER PORCH
11. SIMULATED WOOD BRACES
12. METAL SECTIONAL GARAGE DOOR WITH GLASS PANELS

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A2.6

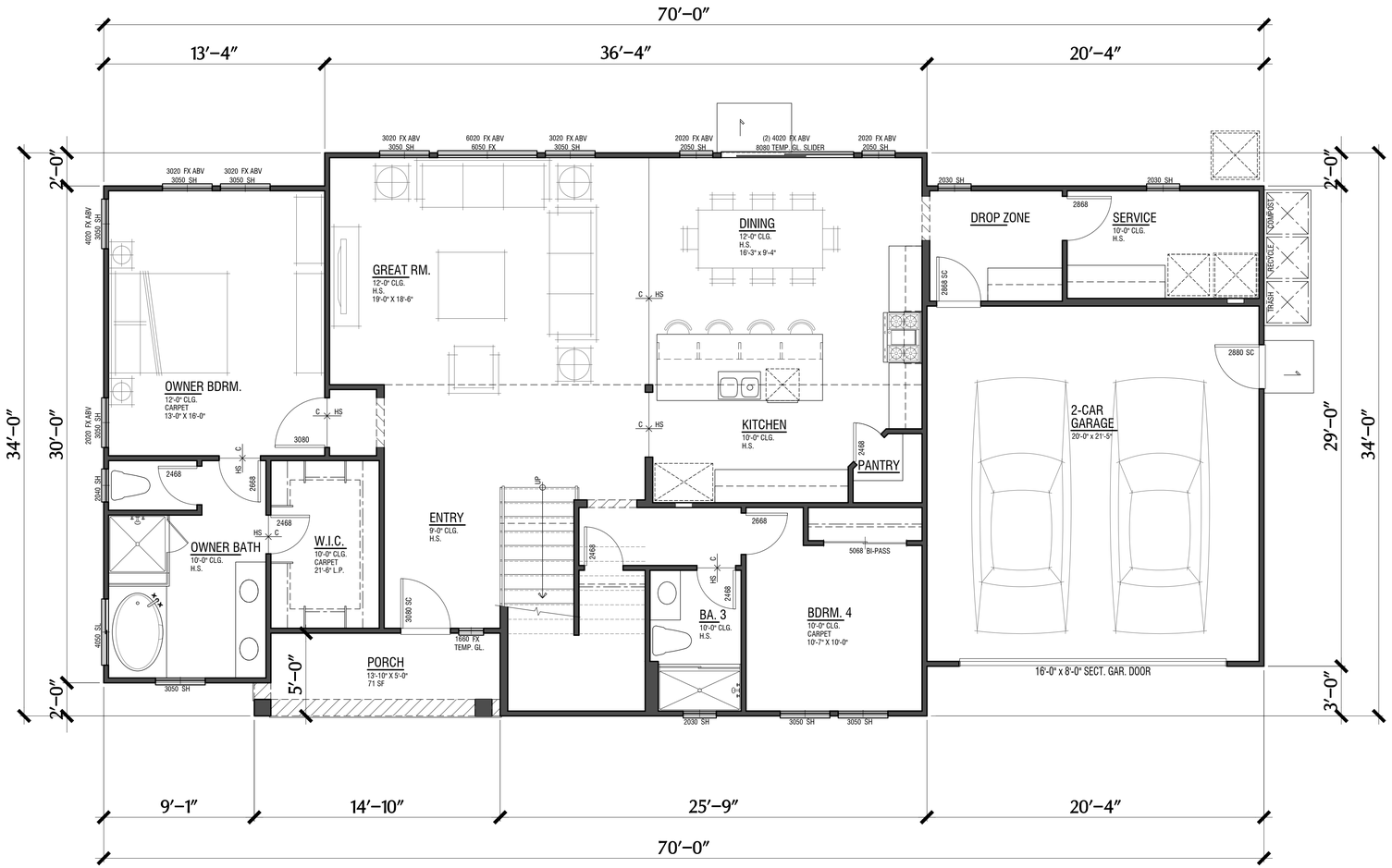
0 2 4 8

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



Lower Floor 1,720 SF

EXHIBIT A p14

PLAN 3

2,368 SF

4 Bdrm | 3 Bath | Loft

2- Car Garage

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A3.1.1

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

Upper Floor 648 SF

EXHIBIT A p15

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A3.1.2

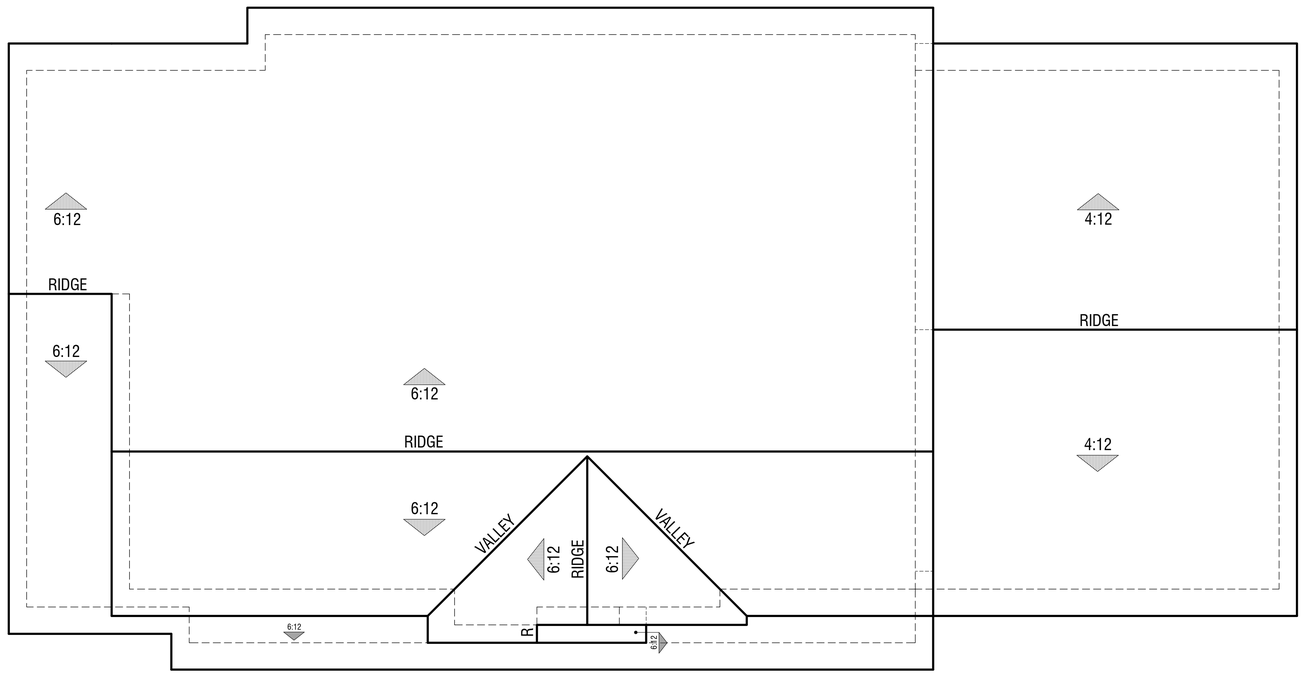
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



Elevation C
Traditional

ROOFING MATERIALS:
ELEVATION C: TRADITIONAL
SCHEME 5: CONCRETE SHAKE TILE ROOF
CHARCOAL BLEND | BORAL
SCHEME 6: CONCRETE SLATE TILE ROOF
RUSTIC BROWN BLEND | BORAL

EXHIBIT A p16

PLAN 3
Roof Plan

LAFFERTY COMMUNITIES

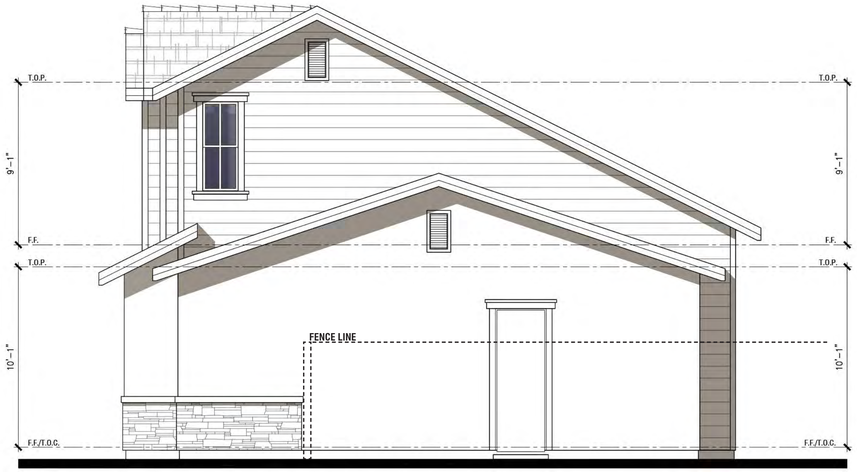
POMEGRANATE
NEWARK, CA

A3.2

0 2 4 8

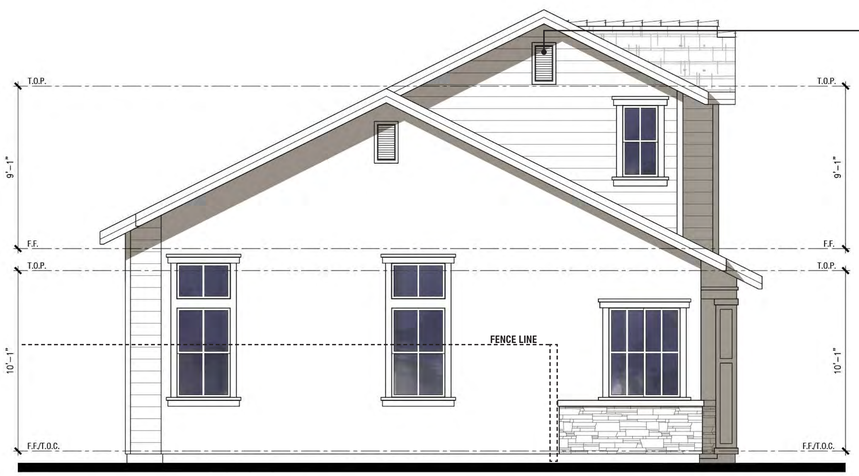
ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



Right

Rear



Left

Front

PLAN 3

Elevation C - Traditional

EXHIBIT A p17

BUILDING MATERIALS:

COLOR SCHEME 6

1. CONCRETE SLATE TILE ROOF
2. FASCIA
3. LAP SIDING
4. FIBER CEMENT TRIM AT LAP SIDING
5. STUCCO
6. STUCCO OVER FOAM TRIM AT STUCCO
7. FIBERGLASS FRONT ENTRY DOOR
8. INSULATED VINYL WINDOWS
9. STONE VENEER
10. STONE CAP
11. WOOD POST PORCH
12. GABLE END VENTS
13. SIMULATED WOOD SHUTTERS
14. SIMULATED WOOD PANELS AT GABLE
15. METAL SECTIONAL GARAGE DOOR WITH GLASS PANELS

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A3.3

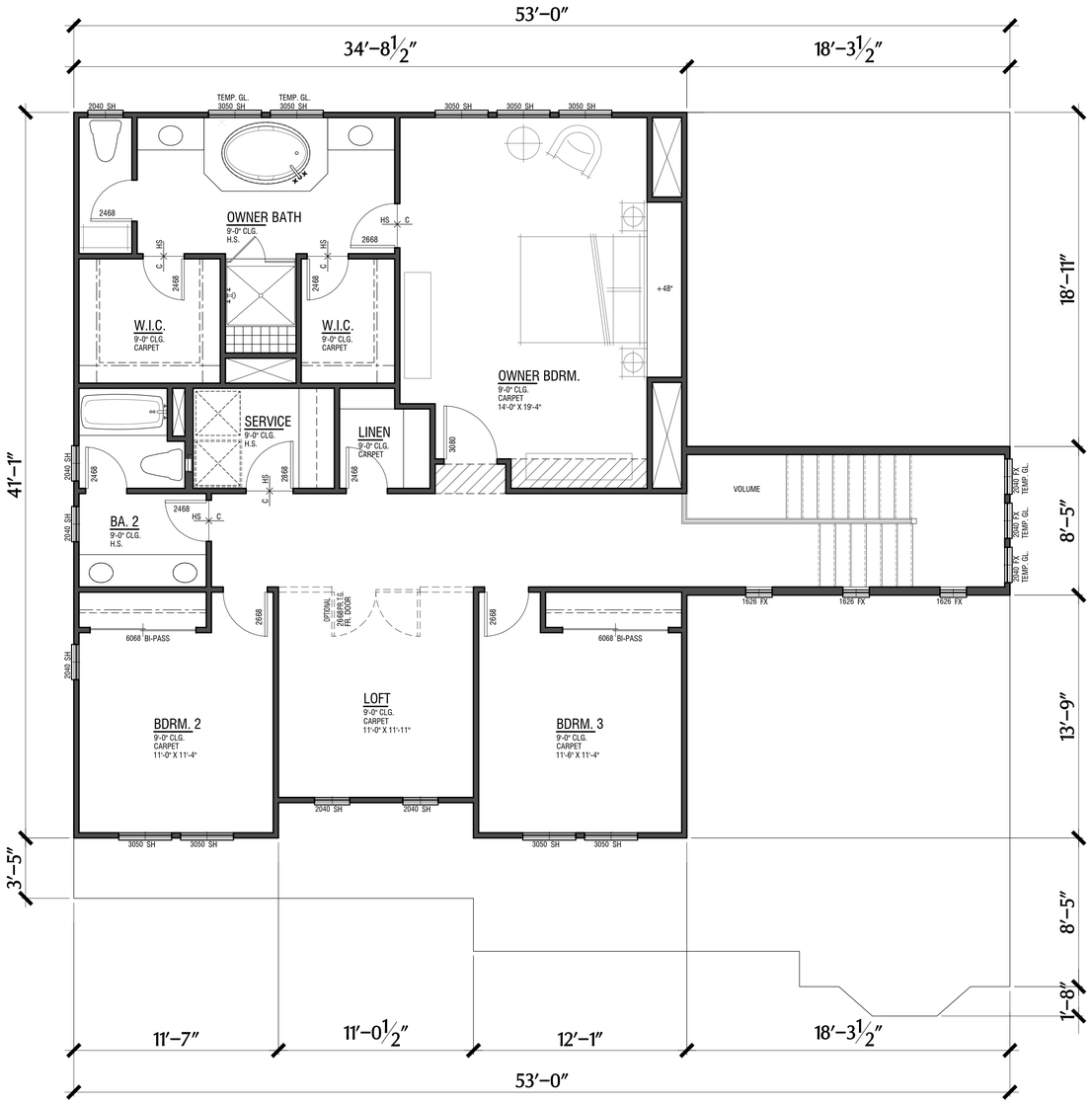
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



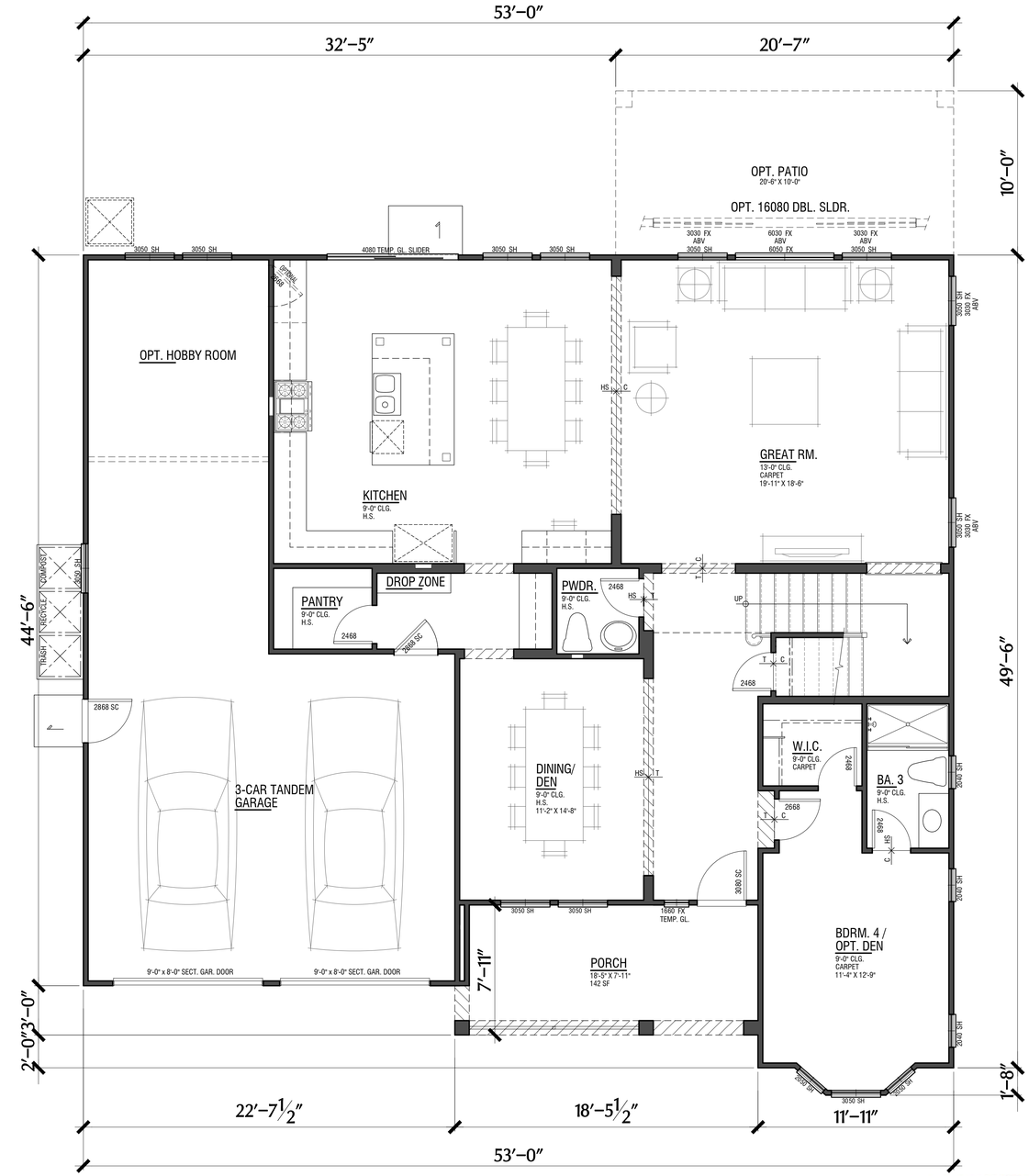


EXHIBIT A p18

Upper Floor 1,394 SF

PLAN 4

2,999 SF

4 Bdrm | 3.5 Bath | Loft

3- Car Garage

(Elevation C - Traditional Shown)

Lower Floor 1,605 SF

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A4.1.1

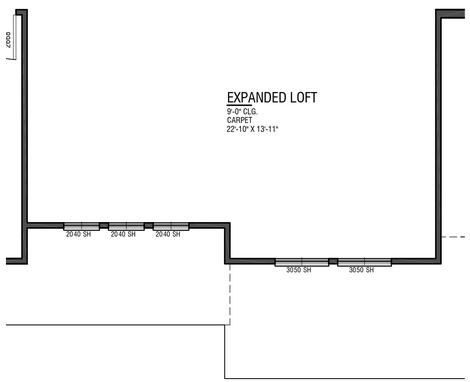
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

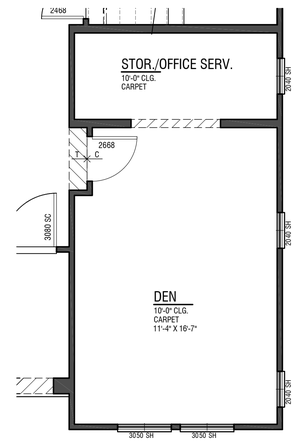
WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

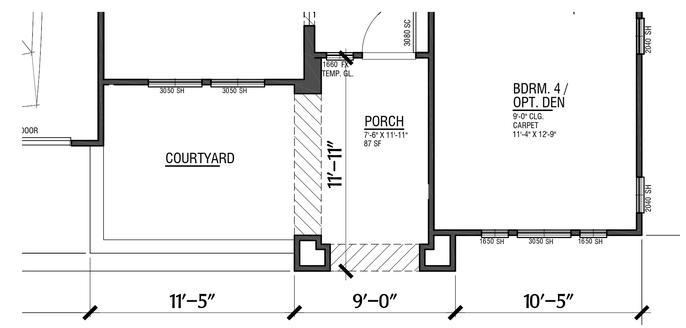
© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



Expanded Loft Option



Den Option



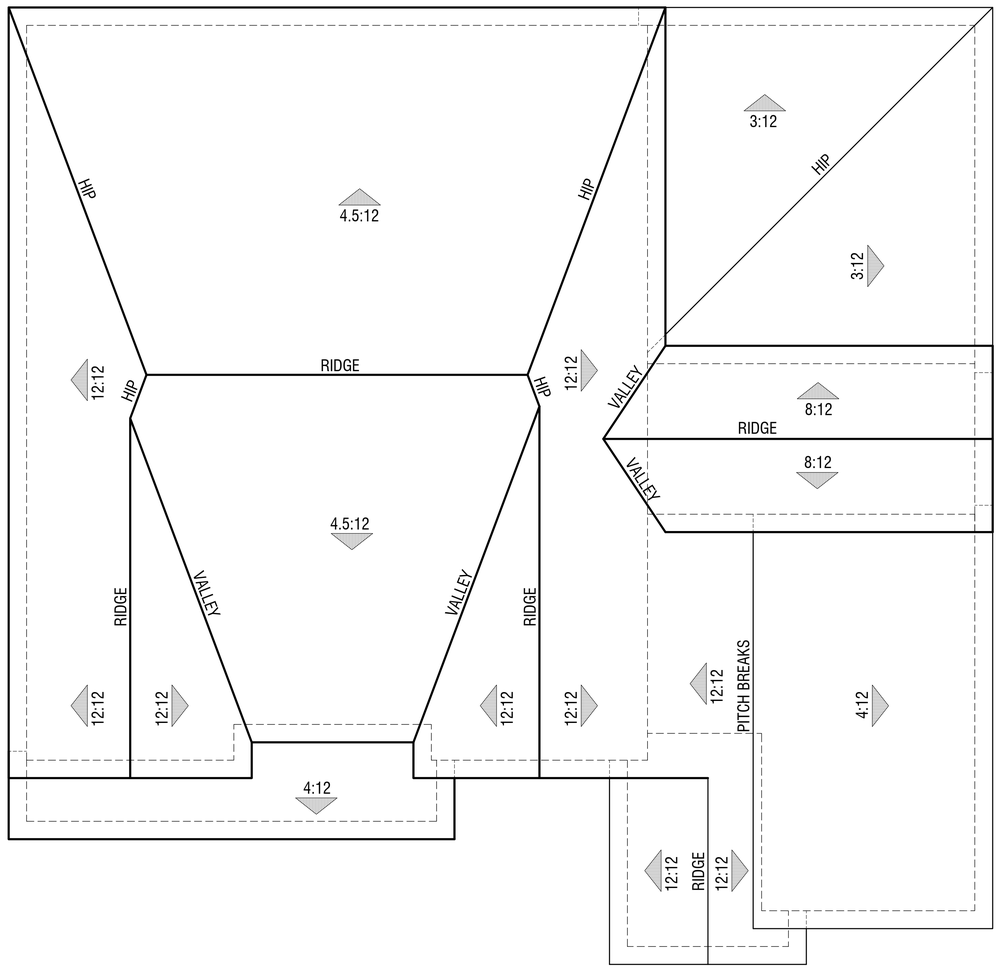
Elevation D - Northern European
Porch Plan

EXHIBIT A p19

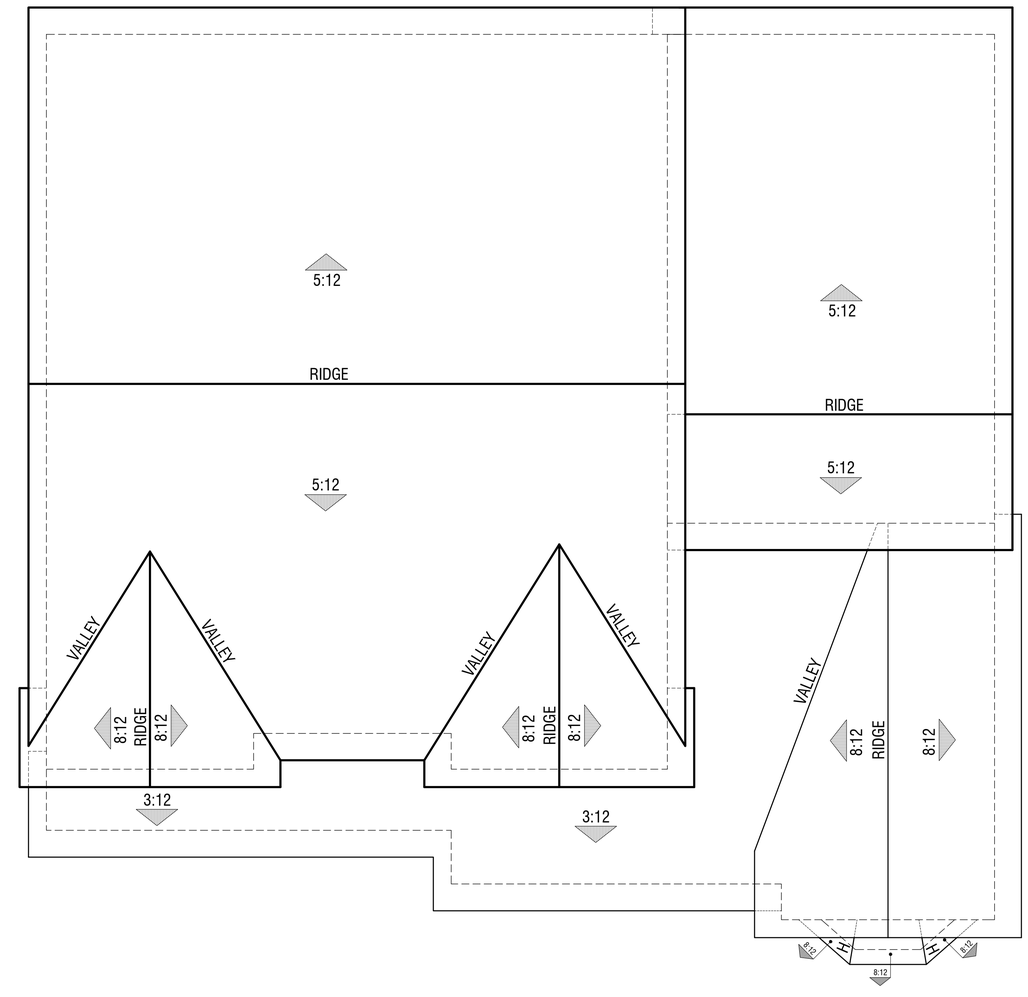
PLAN 4

Opt. Floor Plans & Elevation D Porch Plan

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



Elevation D
Northern European



Elevation C
Traditional

PLAN 4
Roof Plans

ROOFING MATERIALS:

ELEVATION C: TRADITIONAL

SCHEME 5: CONCRETE SHAKE TILE ROOF
CHARCOAL BLEND | BORAL
SCHEME 6: CONCRETE SLATE TILE ROOF
RUSTIC BROWN BLEND | BORAL

ELEVATION D: NORTHERN EUROPEAN:

SCHEME 7: CONCRETE SLATE TILE ROOF
DESERT SAGE | BORAL
SCHEME 8: CONCRETE SHAKE TILE ROOF
CHARCOAL BROWN BLEND | BORAL

EXHIBIT A p20

LAFFERTY COMMUNITIES

POMEGRANATE
NEWARK, CA

A4.2

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

Elevation D
Northern European

Elevation C
Traditional

EXHIBIT A p21

PLAN 4
Front Elevations

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A4.3

0 2 4 8

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

Right

Rear

Left

Front

PLAN 4

Elevation C - Traditional

EXHIBIT A p22

BUILDING MATERIALS:

COLOR SCHEME 5

1. CONCRETE SHAKE TILE ROOF
2. FASCIA
3. LAP SIDING
4. FIBER CEMENT TRIM AT LAP SIDING
5. FIBERGLASS FRONT ENTRY DOOR
6. METAL ROOF
7. SIMULATED WOOD PANELS
8. INSULATED VINYL WINDOWS
9. BRICK VENEER
10. WOOD POST PORCH
11. GABLE END VENTS
12. SIMULATED WOOD SHUTTERS
13. METAL SECTIONAL GARAGE DOOR WITH GLASS PANELS

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A4.4

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

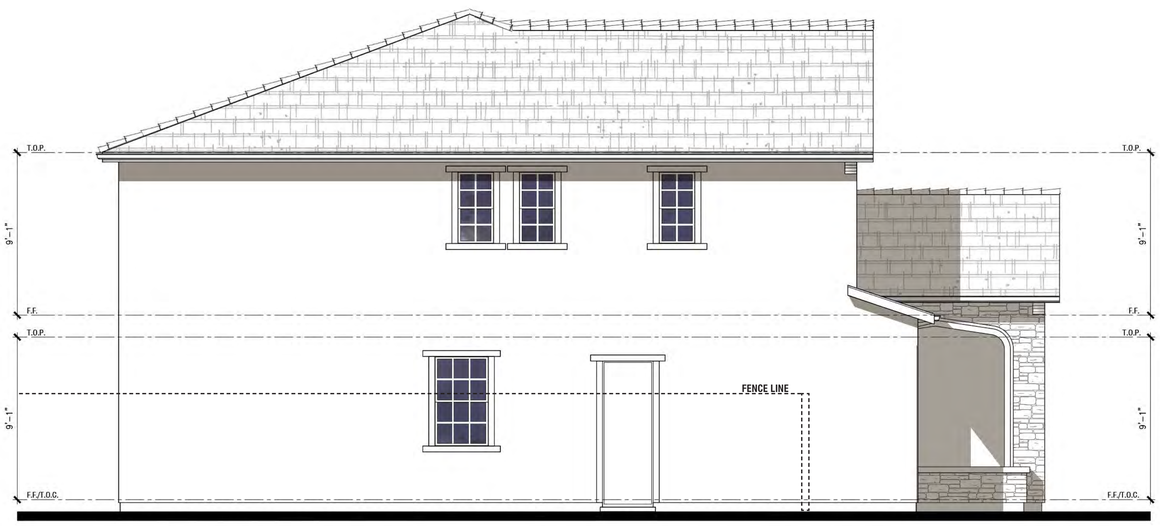
WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19

Right

Rear



Left

Front

EXHIBIT A p23

PLAN 4

Elevation D - Northern European

BUILDING MATERIALS:

COLOR SCHEME 8

1. CONCRETE SHAKE TILE ROOF
2. FASCIA
3. STUCCO
4. STUCCO OVER FOAM TRIM AT STUCCO
5. FIBERGLASS FRONT ENTRY DOOR
6. SIMULATED WOOD PANELS
7. METAL ACCENT
8. INSULATED VINYL WINDOWS
9. STONE VENEER
10. STONE CAP
11. STUCCO COLUMN/STONE VENEER PORCH
12. GABLE END VENTS
13. METAL SECTIONAL GARAGE DOOR WITH GLASS PANELS

LAFFERTY COMMUNITIES

POMEGRANATE

NEWARK, CA

A4.5

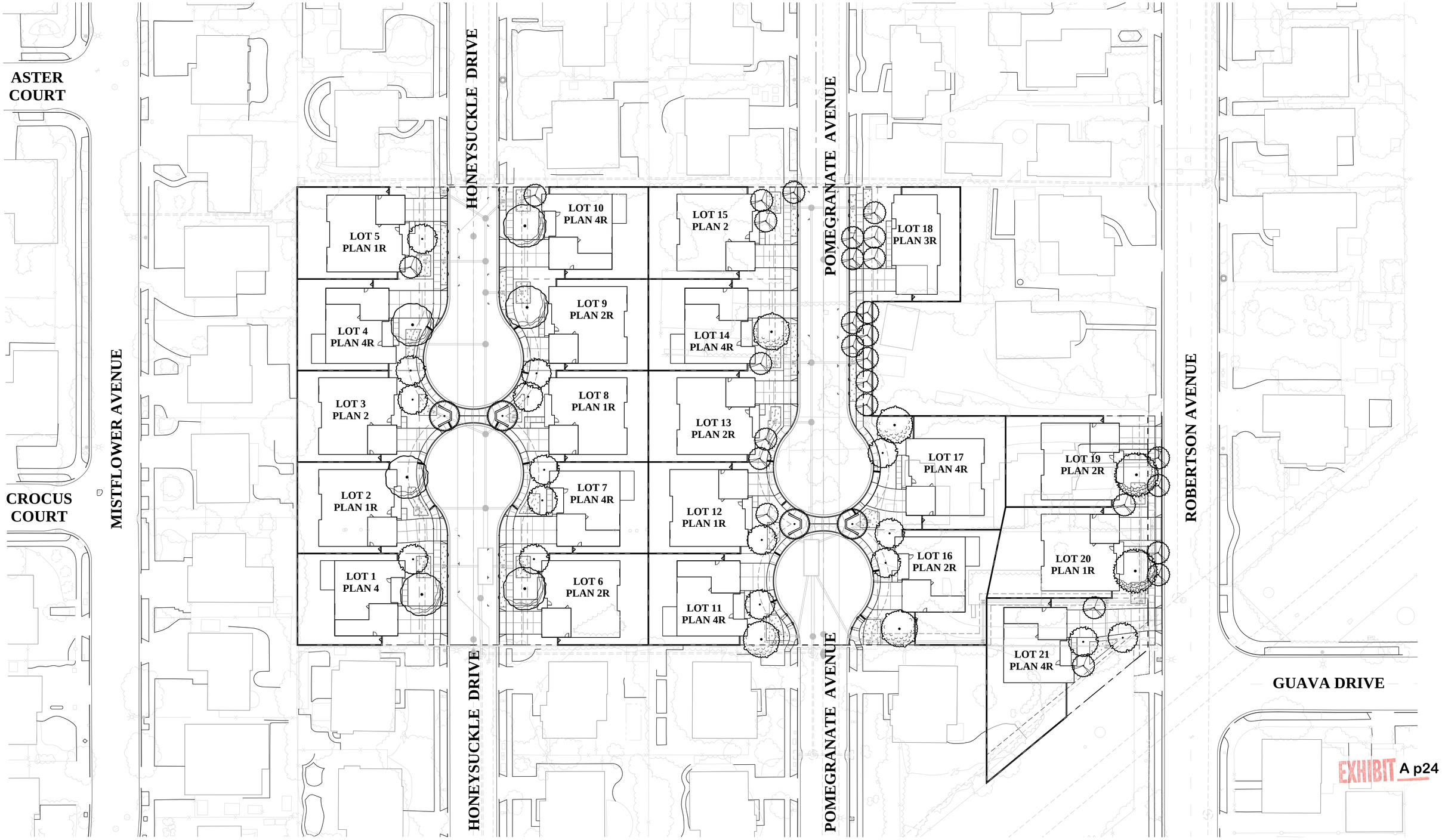
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA| 2018087 | 1-14-19



RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

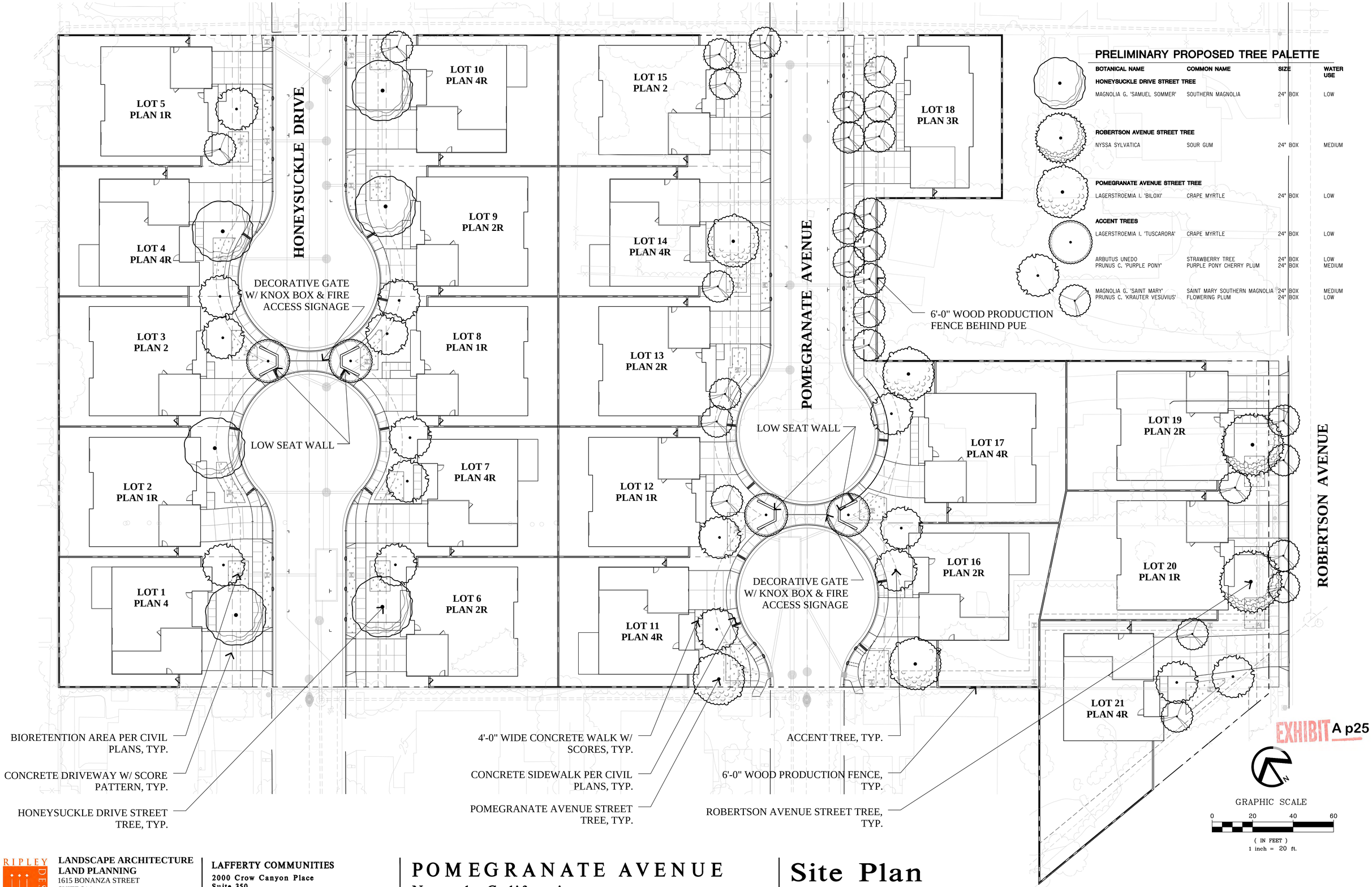
LAFFERTY COMMUNITIES
2000 Crow Canyon Place
Suite 350
San Ramon, Ca 94583
TEL: 858.692.2080

POMEGRANATE AVENUE
Newark, California
January 14, 2019

Neighborhood Site Plan
Pomegranate

GRAPHIC SCALE
0 30 60 90
(IN FEET)
1 inch = 30 ft.

L1



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
HONEYSUCKLE DRIVE STREET TREE			
MAGNOLIA G. 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA	24" BOX	LOW
ROBERTSON AVENUE STREET TREE			
NYSSA SYLVATICA	SOUR GUM	24" BOX	MEDIUM
POMEGRANATE AVENUE STREET TREE			
LAGERSTROEMIA I. 'BILOXI'	CRAPE MYRTLE	24" BOX	LOW
ACCENT TREES			
LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	24" BOX	LOW
ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW
PRUNUS C. 'PURPLE PONY'	PURPLE PONY CHERRY PLUM	24" BOX	MEDIUM
MAGNOLIA G. 'SAINT MARY'	SAINT MARY SOUTHERN MAGNOLIA	24" BOX	MEDIUM
PRUNUS C. 'KRAUTER VESUVIUS'	FLOWERING PLUM	24" BOX	LOW

EXHIBIT A p25

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

LAFFERTY COMMUNITIES
2000 Crow Canyon Place
Suite 350
San Ramon, Ca 94583
TEL: 858.692.2080

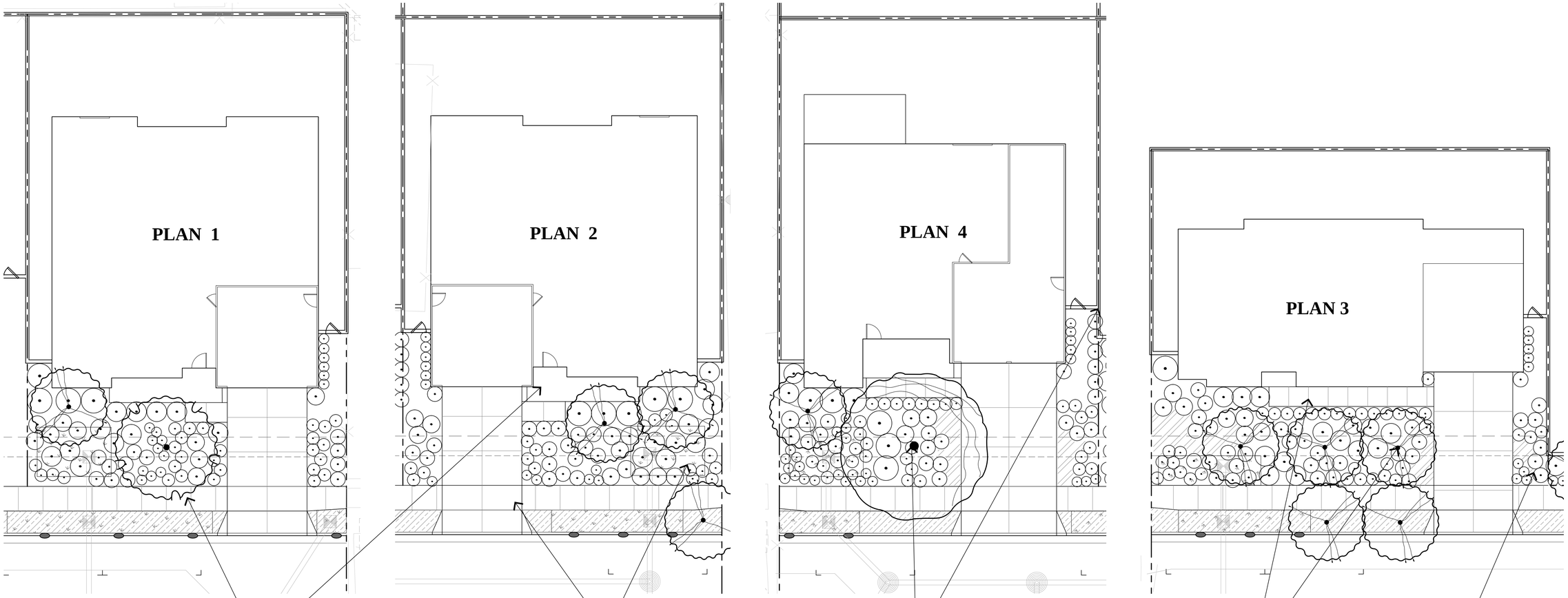
POMEGRANATE AVENUE

Newark, California

January 14, 2019

Site Plan Pomegranate

L2



CONCRETE SIDEWALK PER CIVIL PLANS, TYPICAL

ARCHITECTURAL PORCH, TYPICAL

CONCRETE DRIVEWAY W/ SCORE PATTERN, TYPICAL

BIORETENTOIN AREA PER CIVIL PLANS, TYPICAL

STREET TREE, TYPICAL

6'-0" WOOD PRODUCTION FENCE, TYP.

4'-0" WIDE CONCRETE WALK, TYPICAL

ACCENT TREE, TYPICAL

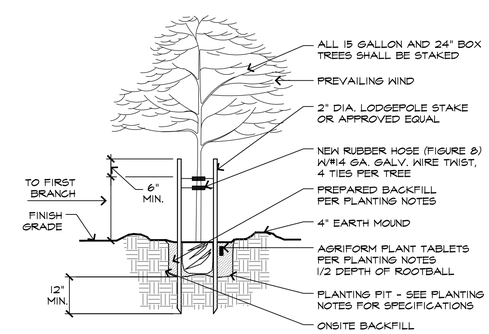
SHRUB & GROUNDCOVER PLANTING, TYPICAL

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
SHRUBS - BACKGROUND			
ACACIA 'COUSIN IT'	RIVER WATTLE	LOW	5 GALLON
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	LOW	5 GALLON
LAVATERA MARITIMA	TREE MALLOW	LOW	5 GALLON
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	LOW	5 GALLON
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	LOW	5 GALLON
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW	5 GALLON
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	LOW	5 GALLON
SYRINGA VULGARIS	COMMON LILAC	LOW	5 GALLON
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	5 GALLON
SHRUBS - FOUNDATION			
JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	LOW	5 GALLON
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	LOW	5 GALLON
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	5 GALLON
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW	5 GALLON
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	LOW	5 GALLON
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	5 GALLON

BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
SHRUBS - FOREGROUND			
DIETES IRIDIODES	FORTNIGHT LILY	LOW	5 GALLON
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	LOW	5 GALLON
CISTUS HYBRIDUS	ROCKROSE	LOW	5 GALLON
DIETES BICOLOR	FORTNIGHT LILY	LOW	5 GALLON
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW	5 GALLON
PHORMIUM T. 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW	5 GALLON
PITTOSPORUM 'WHEELER'S DWARF'	DWARF TOBIRA	LOW	5 GALLON
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	LOW	5 GALLON
SHRUBS - ACCENT			
BOUTELOUA T. 'BLONDE AMBITION'	BLUE GAMMA GRASS	LOW	1 GALLON
CAREX TUMULICOLA	BERKELEY SEDGE	LOW	1 GALLON
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GALLON
EURYOPS P. 'MUNCHKIN'	DWARF EURYOPS	LOW	1 GALLON
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GALLON
LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	LOW	1 GALLON
NEPETA FAASSENII	CATMINT	LOW	1 GALLON
PENNISETUM A. 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	1 GALLON
PENSTEMON H. 'MARGARITA BOP'	BLUE PENSTEMON	LOW	1 GALLON

BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
SHRUBS - BIO-RETENTION			
JUNCUS PATENS	CALIFORNIA RUSH	LOW	1 GALLON
MUHLENBERGIA RIGENS	DEERGRASS	LOW	1 GALLON
NEPETA FAASSENII	CATMINT	LOW	1 GALLON
RHAMNUS CALIFORNICA	COFFEEBERRY	LOW	1 GALLON
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	1 GALLON
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	1 GALLON
SANTOLINA SPP.	SANTOLINA	LOW	1 GALLON
STACHYS SPP.	LAMBS EAR	LOW	1 GALLON
TRICHOSTEMA SPP.	WOOLY BLUE CURLS	LOW	1 GALLON
GROUNDCOVERS			
LANTANA MONTEVIDENSIS 3' O.C.	TRAILING LANTANA	LOW	1 GALLON
THYMUS PSEUDOLANUGINOSUS 3' O.C.	WOLLY THYME	LOW	1 GALLON



NOTE:
1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 10' FROM PAVING. ROOT SOLUTIONS ROOT BARRIER OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

A **TREE PLANTING AND STAKING DETAIL** SCALE : 1/2" = 1'-0"

024 - TreeStkPntg

EXHIBIT A p26

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

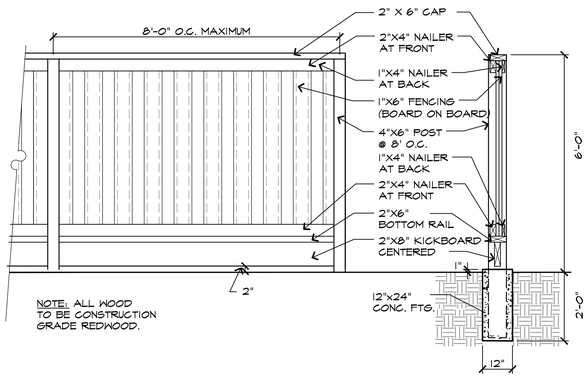
RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

LAFFERTY COMMUNITIES
2000 Crow Canyon Place
Suite 350
San Ramon, Ca 94583
TEL: 858.692.2080

POMEGRANATE AVENUE
Newark, California
January 14, 2019

Preliminary Typical Planting Plans 1, 2, 3, & 4

L3



B **6'-0" WOOD PRODUCTION FENCE** SCALE: 1/2" = 1'-0"

024 -FncRur

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

Pomegranate Ave

Landscape Frontage Calculations

Prepared by Ripley Design Group

Monday, January 14, 2019

Lot #	Lot Area (sq ft.)	Building Footprint & Hardscape (sq ft.)	Assumed Hardscape of Rear Yard (sq ft.)	Required Square Footage of Landscape Area (25%)*	Available Landscape Area (sq ft. ≥ 25%)	Available Landscape Area/Lot Area	Required Square Footage of Frontage Landscape Area (50%)**	Frontage Area (sq ft. ≥ 50% of Required Landscape Area)	Frontage Area/Required Frontage Area
1	6150	3,239	120	1538	2,791	45.4%	769	997	129.7%
2	5816	3,445	120	1454	2,251	38.7%	727	881	121.2%
3	6037	3,388	120	1509	2,529	41.9%	755	1,165	154.4%
4	5818	3,360	120	1455	2,338	40.2%	727	944	129.8%
5	6198	3,354	120	1550	2,724	43.9%	775	952	122.9%
6	6109	3,394	120	1527	2,595	42.5%	764	835	109.3%
7	5771	3,394	120	1443	2,257	39.1%	721	896	124.3%
8	5989	3,415	120	1497	2,454	41.0%	749	1,091	145.8%
9	5767	3,285	120	1442	2,362	41.0%	721	993	137.8%
10	6144	3,239	120	1536	2,785	45.3%	768	1,011	131.6%
11	5661	3,124	120	1415	2,417	42.7%	708	1,065	150.5%
12	5962	3,358	120	1491	2,484	41.7%	745	1,194	160.2%
13	5915	3,360	120	1479	2,435	41.2%	739	748	101.1%
14	6108	3,361	120	1527	2,627	43.0%	764	997	130.6%
15	6144	3,361	120	1536	2,663	43.3%	768	950	123.7%
16	6511	3,045	120	1628	3,346	51.4%	814	1,520	186.8%
17	7634	3,041	120	1909	4,473	58.6%	954	1,699	178.0%
18	5485	2,745	120	1371	2,620	47.8%	686	1,283	187.2%
19	6399	3,394	120	1600	2,885	45.1%	800	900	112.5%
20	6828	3,394	120	1707	3,314	48.5%	854	901	105.5%
21	9409	3,590	120	2352	5,699	60.6%	1176	2,227	189.4%
				Total Landscaped Area	60,049		Total Landscape Frontage	23,250	

*Newark Municipal Code section 17.16.210: No less than 25% of each single family lot to be landscaped

**At least 50% of that area to be provided along the lot's frontage

BAY FRIENDLY LANDSCAPING PRACTICES
& W.E.L.O. COMPLIANCE NOTES:

Implementation of Bay friendly landscape guidelines consistent with Newark Municipal Code 15.44.080 are included in the landscape construction documents. Evidence of compliance with these guidelines are as follows:

1) Earthwork and Soil health:
   a. A laboratory soil analysis results and recommendations for compost and natural fertilizers will be submitted.
   b. Design documents include specification to alleviate compacted soils to a depth of 9 inches prior to planting for all landscaped areas.
   c. Planting specifications and plans that after construction, all soil on site is protected with a minimum of 3" of mulch.
   d. When soil is amended, organic matter has a minimum content of 1 inch of quality compost.
2) Materials:
   a. 100% of mulch is recycled from local, organic materials such as plant or wood waste.
   b. 50% of landscape construction and demolition waste will be recycled.
3) Planting:
   a. No species will require sheering.
   b. Plant specified can grow to mature size within allocated space.
   c. None of the species listed by Cal-IPC as invasive in the San Francisco Bay Area are included in the planting plan.
   d. 100% of all non-turf plants are California native, Mediterranean or climate adapted plants.
   e. Turf is not specified in areas less than 8 feet wide or in medians.
   f. Turf shall not be installed on slopes exceeding 10%.
   g. Total irrigated area specified as turf is limited to a maximum of 25%.
   h. Plants will be grouped by water requirements and sun exposure within identified hydrozones on the irrigation plan.
4) Irrigation
   a. A rain sensor shutoff will be implemented with irrigation controllers.
   b. Sprinkler and spray heads are not specified for areas less than 8 feet wide.
   c. Drip and bubbler irrigation equipment will be specified and installed with an operational distribution uniformity of 80% or greater in 100% of non-turf irrigated areas.
   d. Irrigation in all turf areas will have a precipitation rate of 1 inch or less per hour and an operational distribution uniformity of 70% or greater.
   e. Irrigation system will be operated at 70% of reference ET.
   f. An irrigation meter is specified to track irrigation water.
5) Ongoing Maintenance
   a. Organic mulch to a minimum of 3 inches will require regular reapplication.
   b. Maintenance includes a schedule for reading the meter and reporting water use.
   c. At completion of the installation, the contractor shall provide the property owner with precipitation rate for each valve zone, area calculations for each irrigation zone, and the irrigation plans.
   d. Irrigation equipment will be regularly checked and any broken equipment will be immediately replaced.
   e. Maintenance includes integrated pest management specifications.

Evidence of compliance with the State Model Water Efficient Landscape Ordinance is as follows:

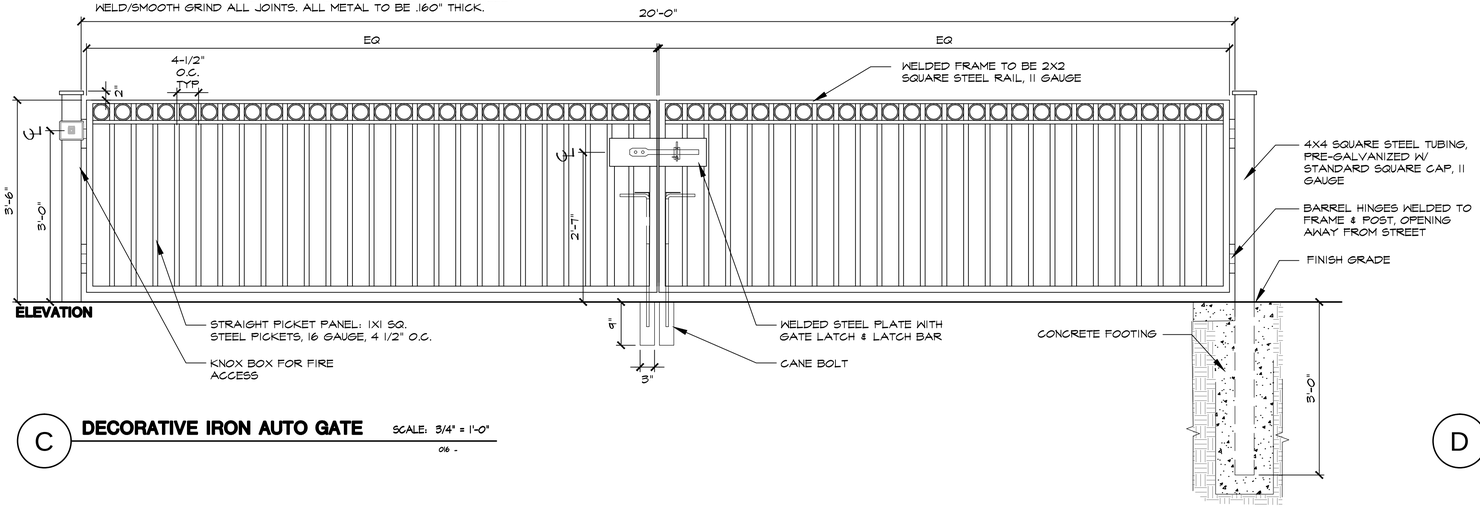
1. WELO 492.4(A1) Preliminary hydrozone information for each typical lot is provided to the left. Square footage of landscaped area is shown in the typical water budget calculations.
2. WELO 492.4(A2) Water budget calculations show the Estimated Total Water Use (ETWU) and the Maximum Applied Water Allowance (MAWA) for gallons per year.

   Reference Evapotranspiration in inches per year (ETo) = 47
   ET Adjustment Factor (ETAF) = 0.7
   Conversion factor (to gallons per square foot) = 0.62.
3. WELO 492.4(B1) The plant factor (PF) = 0.3 for low water use, 0.6 for medium water use, and 0.8 for high water use.
4. WELO 492.4(C1) The MAWA equations are provided to the left.

   47 = Reference Evapotranspiration in inches per year (ETo)
   0.7 = ET Adjustment Factor (ETAF)
   0.62 = Conversion factor (to gallons per square foot)
5. WELO 492.4(D1) The ETWU equations with square footage of each hydrozone area are provided to the left. The values listed above for the MAWA are also used in the ETWU.

EXHIBIT A p27

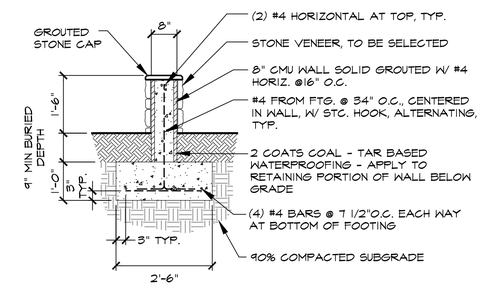
NOTES:
1. A SIGN SHALL BE PROVIDED AT GATE INDICATING FIRE ACCESS ROAD SHALL NOT BE BLOCKED.
2. PAINT: FACTORY PAINT AND FIELD TOUCH-UP, (1) COAT PRIMER - (2) COATS SEMIGLOSS - BLACK. NOTE: ALL CONNECTIONS TO BE WELDED. FILLET WELD/SMOOTH GRIND ALL JOINTS. ALL METAL TO BE .160" THICK.



C **DECORATIVE IRON AUTO GATE** SCALE: 3/4" = 1'-0"

016 -

CONCRETE STRENGTH
f'c = 2,500 psi MINIMUM
AT 28 DAYS



D **SEAT WALL** SCALE: 1/2" = 1'-0"

024 -

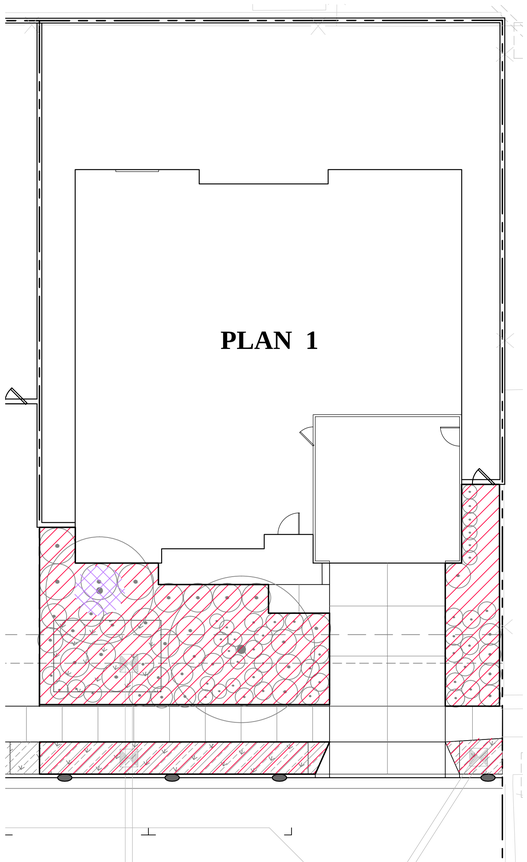
RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

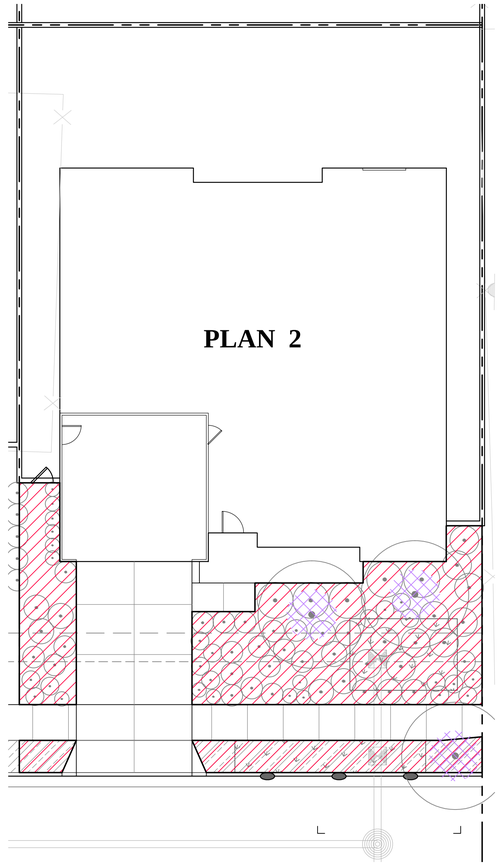
LAFFERTY COMMUNITIES
2000 Crow Canyon Place
Suite 350
San Ramon, Ca 94583
TEL: 858.692.2080

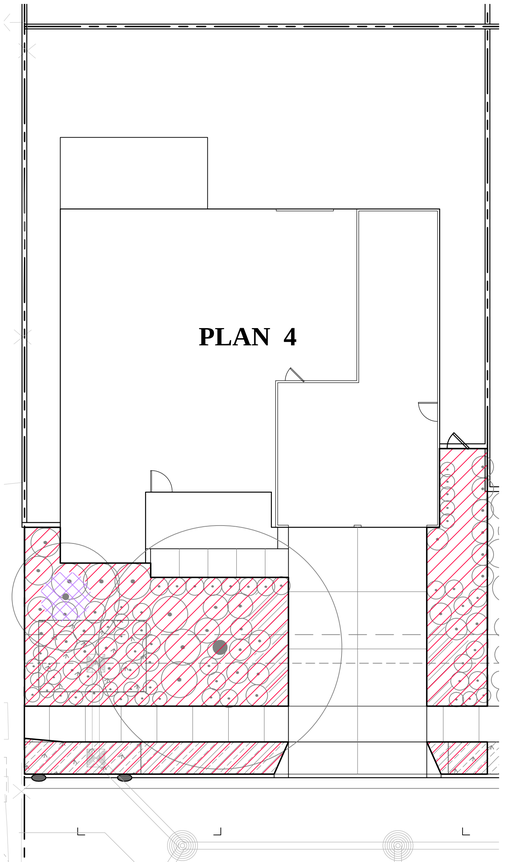
POMEGRANATE AVENUE
Newark, California
January 14, 2019

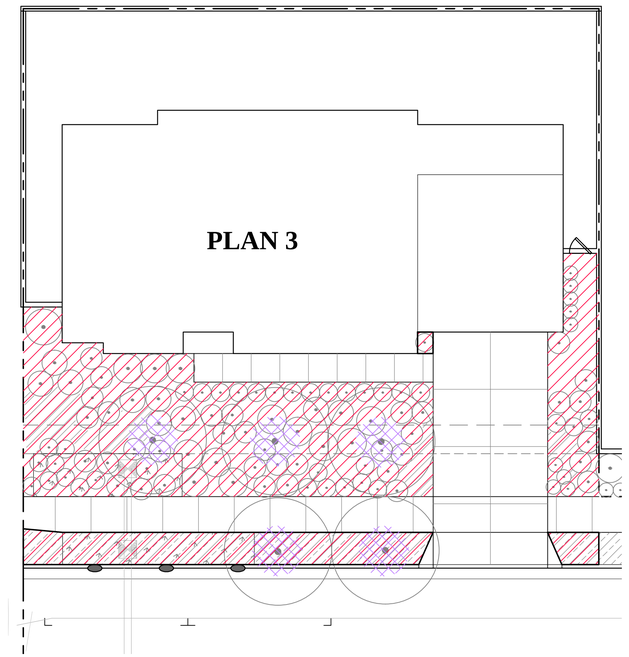
Preliminary Planting & Construction Details & Notes

L4









WATER USE CALCULATIONS FOR PLAN 1:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRASNPIRATION (ETo) : 47.1

MAXIMUM APPLIED WATER ALLOWANCE: 18,663 GAL/YR

MAWA = (47.1) X (0.62) X (0.55 X 1,121) = 18,663 GAL/YR

ESTIMATED TOTAL WATER USE: 16,807 GAL/YR

$$\text{LOW ETWU} = (47.1) \times (0.62) \times \frac{(0.40 \times 1,155)}{0.81} = 16,656 \text{ GAL/YR}$$

$$\text{MED ETWU} = (47.1) \times (0.62) \times \frac{(0.60 \times 7)}{0.81} = 151 \text{ GAL/YR}$$

WATER USE CALCULATIONS FOR PLAN 2:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRASNPIRATION (ETo) : 47.1

MAXIMUM APPLIED WATER ALLOWANCE: 19,611 GAL/YR

MAWA = (47.1) X (0.62) X (0.55 X 1,221) = 19,611 GAL/YR

ESTIMATED TOTAL WATER USE: 17,860 GAL/YR

$$\text{LOW ETWU} = (47.1) \times (0.62) \times \frac{(0.40 \times 1,207)}{0.81} = 17,406 \text{ GAL/YR}$$

$$\text{MED ETWU} = (47.1) \times (0.62) \times \frac{(0.60 \times 21)}{0.81} = 454 \text{ GAL/YR}$$

WATER USE CALCULATIONS FOR PLAN 3:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRASNPIRATION (ETo) : 47.1

MAXIMUM APPLIED WATER ALLOWANCE: 26,565 GAL/YR

MAWA = (47.1) X (0.62) X (0.55 X 1,564) = 26,565 GAL/YR

ESTIMATED TOTAL WATER USE: 23,311 GAL/YR

$$\text{LOW ETWU} = (47.1) \times (0.62) \times \frac{(0.40 \times 1,192)}{0.81} = 22,554 \text{ GAL/YR}$$

$$\text{MED ETWU} = (47.1) \times (0.62) \times \frac{(0.60 \times 35)}{0.81} = 757 \text{ GAL/YR}$$

WATER USE CALCULATIONS FOR PLAN 4:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRASNPIRATION (ETo) : 47.1

MAXIMUM APPLIED WATER ALLOWANCE: 19,611 GAL/YR

MAWA = (47.1) X (0.62) X (0.55 X 1,221) = 19,611 GAL/YR

ESTIMATED TOTAL WATER USE: 17,658 GAL/YR

$$\text{LOW ETWU} = (47.1) \times (0.62) \times \frac{(0.40 \times 1,214)}{0.81} = 17,507 \text{ GAL/YR}$$

$$\text{MED ETWU} = (47.1) \times (0.62) \times \frac{(0.60 \times 7)}{0.81} = 151 \text{ GAL/YR}$$

HYDROZONE INFORMATION TABLE

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
PLAN 1				
MEDIUM	A-1	BUBBLER	7 SF	1%
LOW	A-2	BUBBLER	14 SF	1%
LOW	A-3	DRIP	930 SF	80%
LOW	A-4	DRIP	212 SF	18%
PLAN 2				
MEDIUM	B-1	BUBBLER	14 SF	1%
LOW	B-2	DRIP	951 SF	81%
LOW	B-3	DRIP	209 SF	18%
PLAN 3				
MEDIUM	C-1	BUBBLER	21 SF	2%
LOW	C-2	DRIP	908 SF	75%
LOW	C-3	DRIP	284 SF	23%
PLAN 4				
LOW	D-1	BUBBLER	7 SF	1%
LOW	D-2	BUBBLER	7 SF	1%
LOW	D-3	DRIP	1,009 SF	82%
LOW	D-4	DRIP	198 SF	16%
		TOTAL	4,849 SF	100%

HYDROZONE KEY

SYMBOL	DESCRIPTION
	LOW WATER USE
	MEDIUM WATER USE

EXHIBIT A p28

GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.

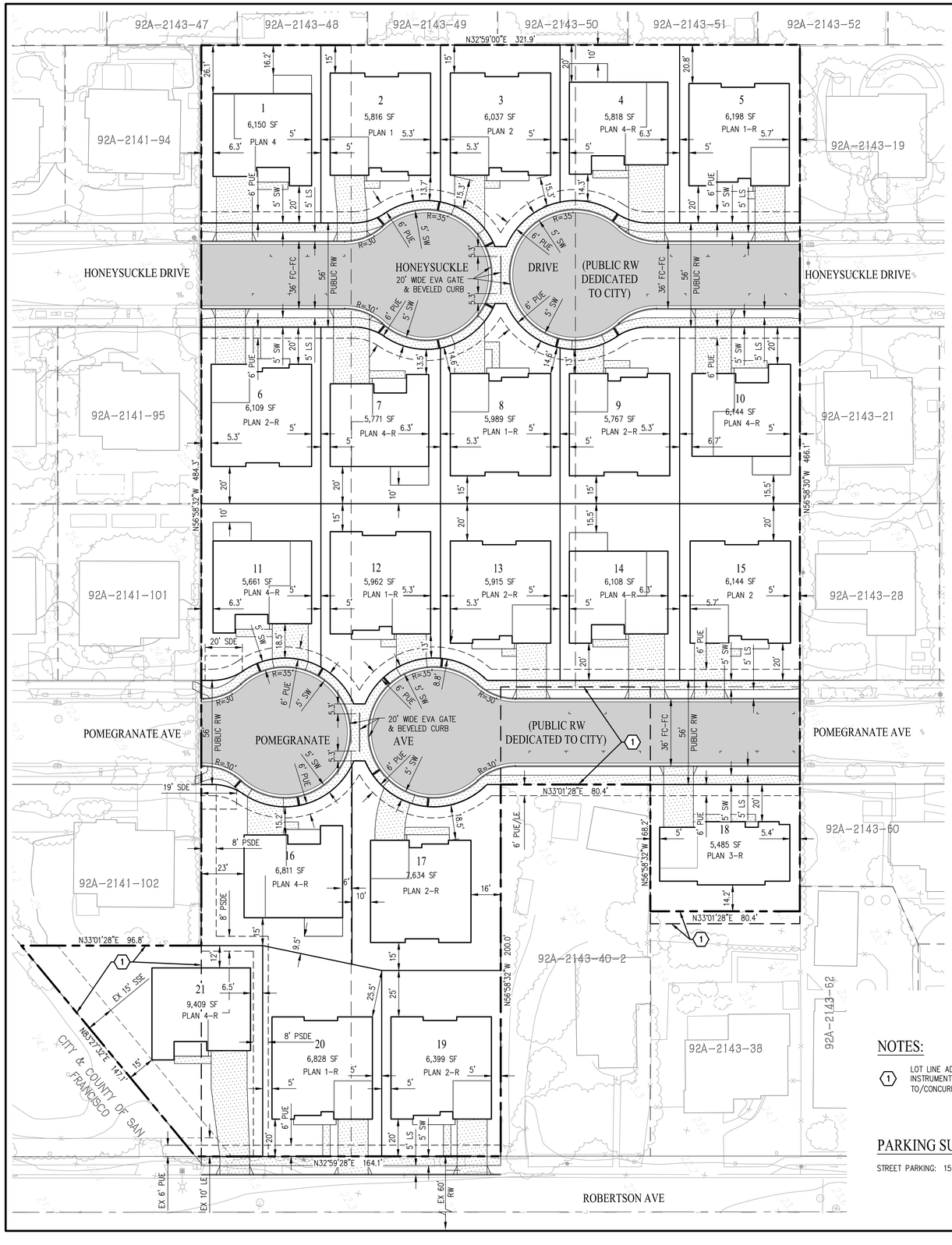
RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

LAFFERTY COMMUNITIES
2000 Crow Canyon Place
Suite 350
San Ramon, Ca 94583
TEL: 858.692.2080

POMEGRANATE AVENUE
Newark, California
January 14, 2019

Preliminary Typical Planting Plans 1, 2, 3, & 4

L5



LEGEND:

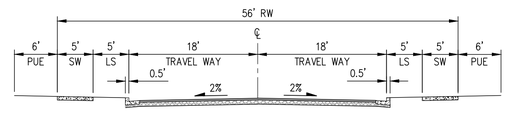
EXISTING	PROPOSED	
1	1	LOT NUMBER
	5,767 SF	LOT AREA
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT
		FACE OF CURB
		CONCRETE

ABBREVIATIONS:

CL	CENTERLINE
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
FC	FACE OF CURB
FH	FIRE HYDRANT
HP	HIGH POINT
LE	LANDSCAPE EASEMENT
LS	LANDSCAPE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RW	RIGHT OF WAY
SD	STORM DRAIN
SDE	PUBLIC STORM DRAIN EASEMENT
SF	SQUARE FEET
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL

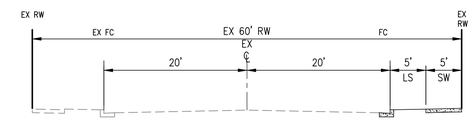
VICINITY MAP

NOT TO SCALE



TYPICAL STREET SECTION

NOT TO SCALE



ROBERTSON AVE SECTION

NOT TO SCALE

GENERAL NOTES:

1. OWNER/DEVELOPER: LAFFERTY COMMUNITIES
   2000 CROW CANYON PLACE, SUITE 350
   SAN RAMON, CA 94583
   CONTACT: SCOTT ZENGEL
   (925) 830-2620
2. ENGINEER: CARLSON, BARBEE & GIBSON
   2633 CAMINO RAMON
   SAN RAMON, CA 94583
   CONTACT: JARED FREY
   (925) 866-0322
3. SOILS ENGINEER: ENGEO
   2010 CROW CANYON PLACE, SUITE 250
   SAN RAMON, CA 94583
   CONTACT: YAN LAP JANET KAN
   (925) 866-9000
4. GROSS AREA: 3.9 AC±
5. LAND AREA SUMMARY: RESIDENTIAL LOTS = 3.0 AC±
   IN-TRACT STREETS (DEDICATED PUBLIC RW) = 0.9 AC±
6. TOTAL LANDSCAPE AREA: 1.5 AC±
7. NUMBER OF RESIDENTIAL LOTS = 21 LOTS
8. DENSITY = 5.4 D.U. / ACRE
9. LAND USE: EXISTING - VACANT
   PROPOSED - SINGLE FAMILY RESIDENTIAL
10. ZONING: EXISTING: RS-7000 (RESIDENTIAL SINGLE FAMILY)
    PROPOSED: RS-7000 WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT
11. GENERAL PLAN: LOW DENSITY RESIDENTIAL
12. UTILITIES:
    WATER: ALAMEDA COUNTY WATER DISTRICT
    SEWER SYSTEM: UNION SANITARY DISTRICT
    STORM DRAIN: CITY OF NEWARK
    GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC
    TELEPHONE: AT&T
    CABLE: COMCAST
13. PROJECT SITE APN: 92A-2141-102, 92A-2143-39, 92A-2143-40-1, 92A-2143-40-2
    92A-2143-41 & 92A-2143-42
14. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
15. ALL TREES, FENCES AND BUILDINGS WITHIN THE DEVELOPED AREAS TO BE REMOVED.
16. FLOOD ZONE INFORMATION: FLOOD ZONE X PER FLOOD INSURANCE RATE MAP
    PANEL: 06001C0444G
    DATE: AUGUST 3, 2009
    ZONE X: AREAS OUTSIDE OF THE 100-YEAR FLOODPLAIN
17. BASIS OF BEARINGS: THE MONUMENT LINE OF ROBERTSON AVENUE, BEING N32 59 28E PER TRACT 7145 (251 M 72)
18. BENCHMARK: ALAMEDA COUNTY BENCHMARK LABELED "ROB-BIR 1979"
    ELEVATION = 24.58 FEET (NGVD 29)
    BRASS DISK LOCATED AT THE SOUTHEAST RETURN OF THE INTERSECTION OF ROBERTSON AVENUE AND BIRCH STREET.
19. AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH HOME.

EXHIBIT A p29

LOT COVERAGE SUMMARY:

LOT NUMBER	BUILDING		DRIVEWAY AND WALK		LANDSCAPE		TOTAL AREA
	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)
1	2679	44%	560	9%	2911	47%	6150
2	3003	52%	442	8%	2371	41%	5816
3	3003	50%	385	6%	2649	44%	6037
4	2679	46%	675	12%	2464	42%	5818
5	3003	48%	357	6%	2838	46%	6198
6	3003	49%	391	6%	2715	44%	6109
7	2679	46%	663	11%	2429	42%	5771
8	3003	50%	412	7%	2574	43%	5989
9	3003	52%	282	5%	2482	43%	5767
10	2679	44%	560	9%	2905	47%	6144
11	2679	47%	445	8%	2537	45%	5661
12	3003	50%	278	5%	2681	45%	5962
13	3003	51%	355	6%	2557	43%	5915
14	2679	44%	560	9%	2869	47%	6108
15	3003	49%	358	6%	2783	45%	6144
16	2679	39%	362	5%	3770	55%	6811
17	3003	39%	481	6%	4150	54%	7634
18	2243	41%	502	9%	2740	50%	5485
19	3003	47%	391	6%	3005	47%	6399
20	3003	44%	391	6%	3434	50%	6828
21	2473	26%	1117	12%	5819	62%	9409

NOTES:

1. LOT LINE ADJUSTMENT BY SEPARATE INSTRUMENT SHALL BE RECORDED PRIOR TO/CONCURRENTLY WITH FINAL MAP

MINIMUM LOT SETBACKS:

FRONT: 13 FT
REAR: 12 FT
SIDE: 5 FT

PARKING SUMMARY:

STREET PARKING: 15 SPACES

POMEGRANATE AVENUE
SITE DEVELOPMENT PLAN
TRACT 8462

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

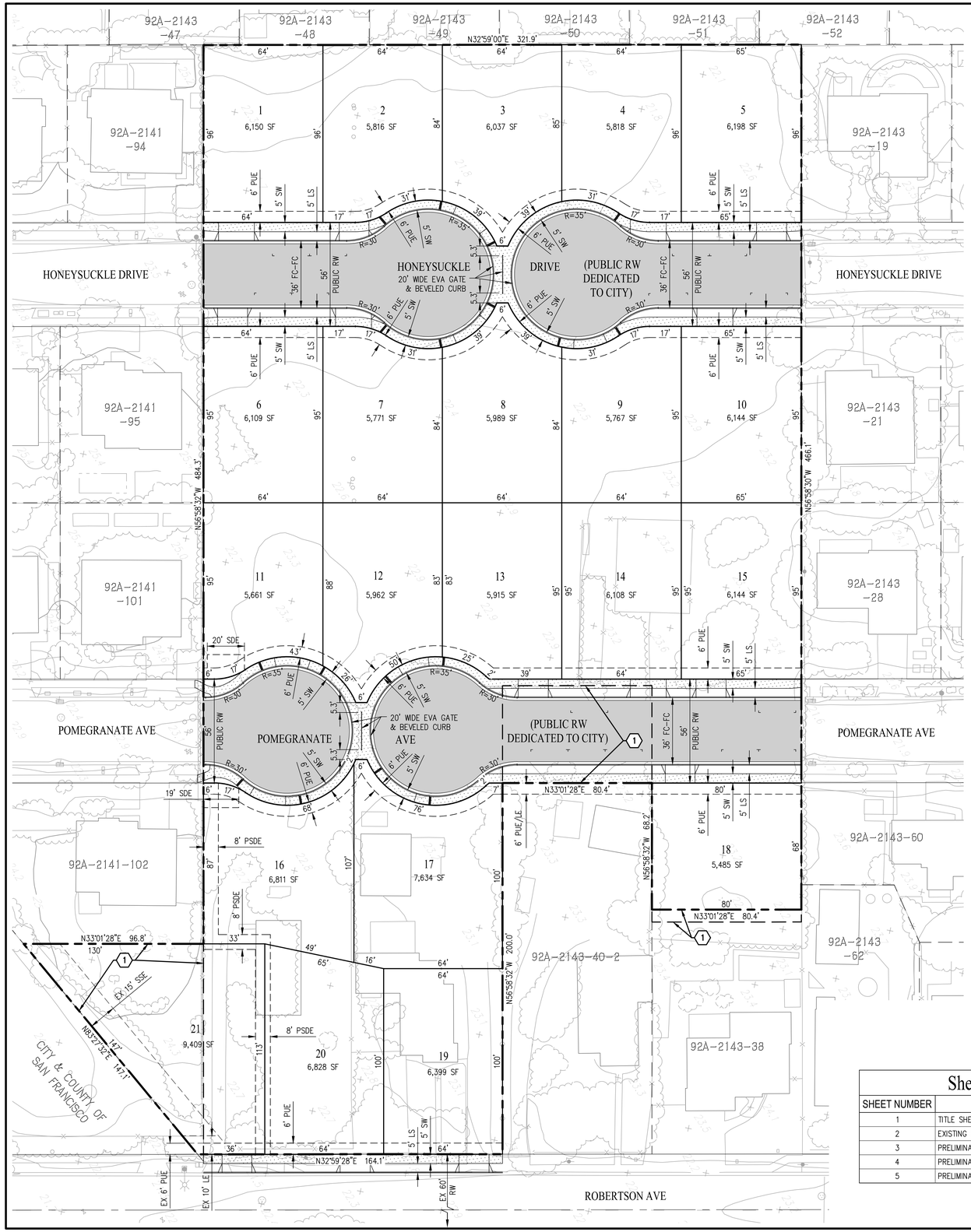
0' 30' 90' 120'

SCALE: 1" = 30'

DATE: JANUARY 11, 2019

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbandg.com
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

F:\2809-000\ACAD\TMPD - SITE DEVELOPMENT PLAN.DWG
1/14/2019 11:33 AM

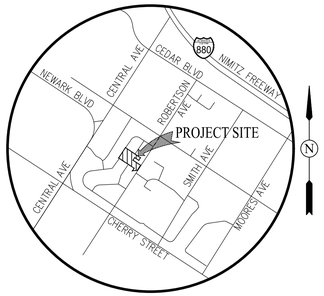


LEGEND:

EXISTING	PROPOSED	
1	1	LOT NUMBER
	5,767 SF	LOT AREA
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT
		FACE OF CURB
EX SD	SD	STORM DRAIN
EX SS	SS	SANITARY SEWER
EX W	W	WATER
		FIRE HYDRANT
		FIELD INLET/DROP INLET
		CATCH BASIN
		MANHOLE
		CONCRETE
		BIORETENTION

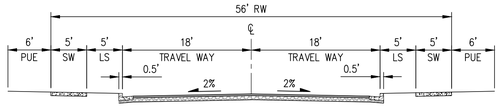
ABBREVIATIONS:

CL	CENTERLINE
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
FC	FACE OF CURB
FH	FIRE HYDRANT
HP	HIGH POINT
LE	LANDSCAPE EASEMENT
LS	LANDSCAPE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RW	RIGHT OF WAY
SD	STORM DRAIN
SDE	PUBLIC STORM DRAIN EASEMENT
SF	SQUARE FEET
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL



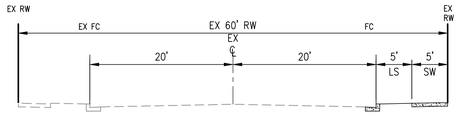
VICINITY MAP

NOT TO SCALE



TYPICAL STREET SECTION

NOT TO SCALE



ROBERTSON AVE SECTION

NOT TO SCALE

GENERAL NOTES:

1. OWNER/DEVELOPER: LAFFERTY COMMUNITIES
   2000 CROW CANYON PLACE, SUITE 350
   SAN RAMON, CA 94583
   CONTACT: SCOTT ZENGEL
   (925) 830-2620
2. ENGINEER: CARLSON, BARBEE & GIBSON
   2633 CAMINO RAMON
   SAN RAMON, CA 94583
   CONTACT: JARED FREY
   (925) 866-0322
3. SOILS ENGINEER: ENGEO
   2010 CROW CANYON PLACE, SUITE 250
   SAN RAMON, CA 94583
   CONTACT: YAN LAP JANET KAN
   (925) 866-9000
4. GROSS AREA: 3.9 AC±
5. LAND AREA SUMMARY: RESIDENTIAL LOTS = 3.0 AC±
   IN-TRACT STREETS (DEDICATED PUBLIC RW) = 0.9 AC±
6. TOTAL LANDSCAPE AREA: 1.5 AC±
7. NUMBER OF RESIDENTIAL LOTS = 21 LOTS
8. DENSITY = 5.4 D.U. / ACRE
9. LAND USE: EXISTING – VACANT
   PROPOSED – SINGLE FAMILY RESIDENTIAL
10. ZONING: EXISTING: RS-7000 (RESIDENTIAL SINGLE FAMILY)
    PROPOSED: RS-7000 WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT
11. GENERAL PLAN: LOW DENSITY RESIDENTIAL
12. UTILITIES:
    WATER: ALAMEDA COUNTY WATER DISTRICT
    SEWER SYSTEM: UNION SANITARY DISTRICT
    STORM DRAIN: CITY OF NEWARK
    GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC
    TELEPHONE: AT&T
    CABLE: COMCAST
13. PROJECT SITE APN: 92A-2141-102, 92A-2143-39, 92A-2143-40-1, 92A-2143-40-2
    92A-2143-41 & 92A-2143-42
14. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
15. ALL TREES, FENCES AND BUILDINGS WITHIN THE DEVELOPED AREAS TO BE REMOVED.
16. FLOOD ZONE INFORMATION: FLOOD ZONE X PER FLOOD INSURANCE RATE MAP
    PANEL: 06001C0444G
    DATE: AUGUST 3, 2009
    ZONE X: AREAS OUTSIDE OF THE 100-YEAR FLOODPLAIN
17. BASIS OF BEARINGS: THE MONUMENT LINE OF ROBERTSON AVENUE, BEING N32 59 28E PER TRACT 7145 (251 M 72)
18. BENCHMARK: ALAMEDA COUNTY BENCHMARK LABELED "ROB-BIR 1979"
    ELEVATION = 24.58 FEET (NGVD 29)
    BRASS DISK LOCATED AT THE SOUTHEAST RETURN OF THE INTERSECTION OF ROBERTSON AVENUE AND BIRCH STREET.
19. AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH HOME.

EXHIBIT A p30

NOTES:

(1) LOT LINE ADJUSTMENT BY SEPARATE INSTRUMENT SHALL BE RECORDED PRIOR TO/CONCURRENTLY WITH FINAL MAP

PARKING SUMMARY:

STREET PARKING: 15 SPACES

Sheet Index

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET AND SITE PLAN
2	EXISTING CONDITIONS
3	PRELIMINARY GRADING AND DRAINAGE PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY STORMWATER CONTROL PLAN

POMEGRANATE AVENUE
VESTING TENTATIVE MAP 8462
TITLE SHEET AND LOTTING PLAN

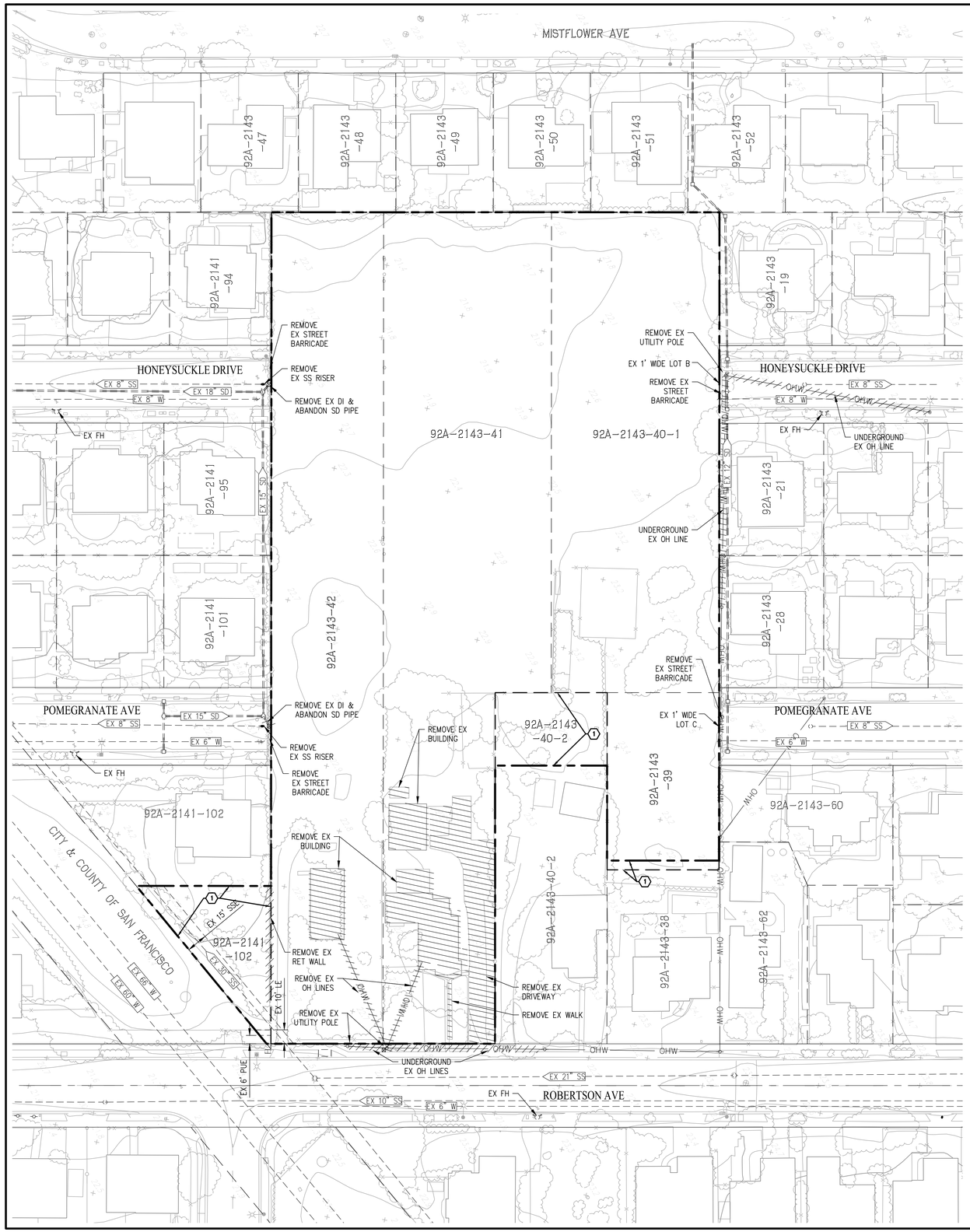
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 11, 2019

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbandg.com
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM-1
OF 5 SHEETS



NOTES:

1. LOT LINE ADJUSTMENT BY SEPARATE INSTRUMENT SHALL BE RECORDED PRIOR TO/CONCURRENTLY WITH FINAL MAP

EXHIBIT A p31

POMEGRANATE AVENUE
VESTING TENTATIVE MAP 8462
EXISTING CONDITIONS

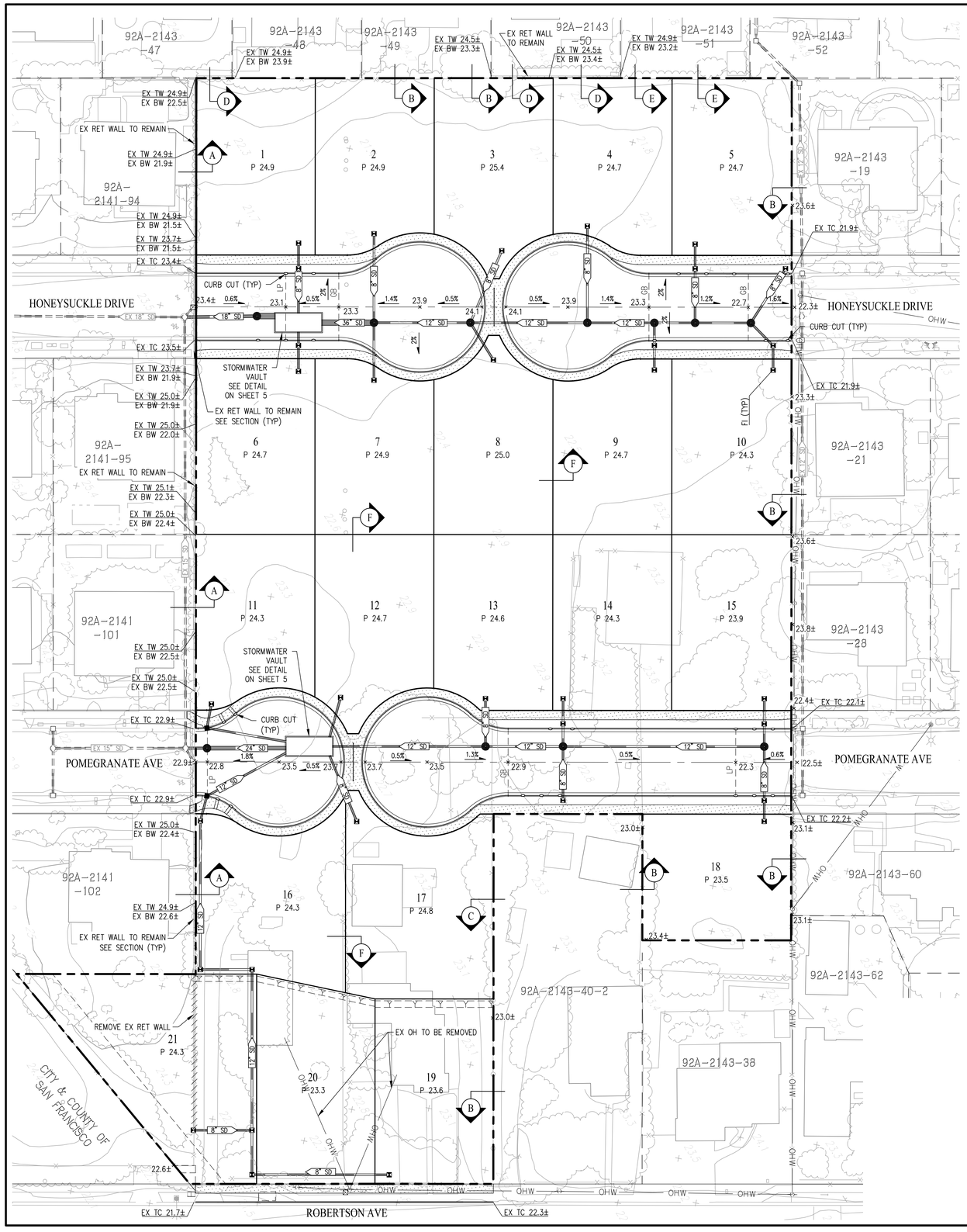
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

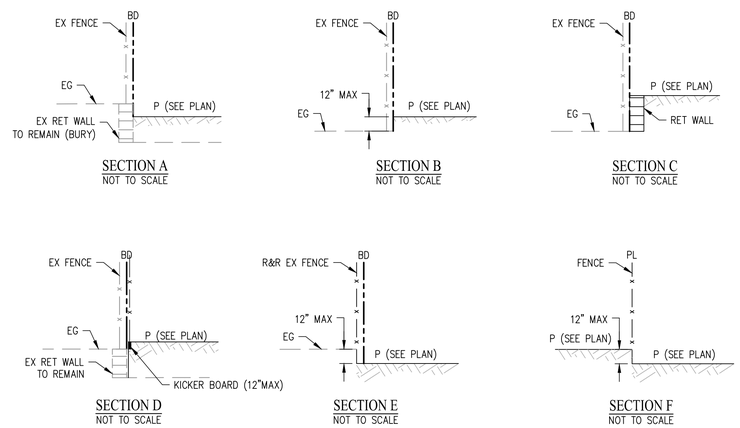
0' 40' 120' 160'

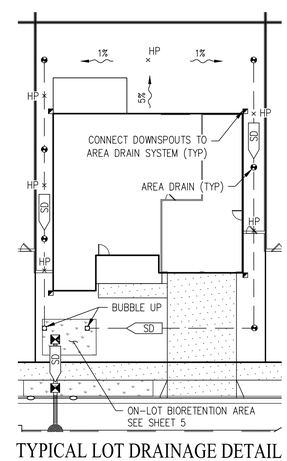
SCALE: 1" = 40' DATE: JANUARY 11, 2019

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbandg.com
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM-2
OF 5 SHEETS







TYPICAL LOT DRAINAGE DETAIL

NOT TO SCALE

RAW EARTHWORK SUMMARY			
	CUT	FILL	NET VOLUME
RAW EARTHWORK	1,200 CY±	8,100 CY±	6,900 CY± (FILL)
UTILITY SPOILS	700 CY±	–	700 CY± (CUT)
BIORETENTION SPOILS	520 CY±	–	520 CY± (CUT)
FOUNDATION SPOILS	630 CY±	–	630 CY± (CUT)
SHRINKAGE (10%)	–	810 CY±	810 CY± (FILL)
TOTAL	3,050 CY±	8,910 CY±	5,860 CY± (IMPORT)

POMEGRANATE AVENUE
VESTING TENTATIVE MAP 8462
PRELIMINARY GRADING & DRAINAGE PLAN

EXHIBIT A p32

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

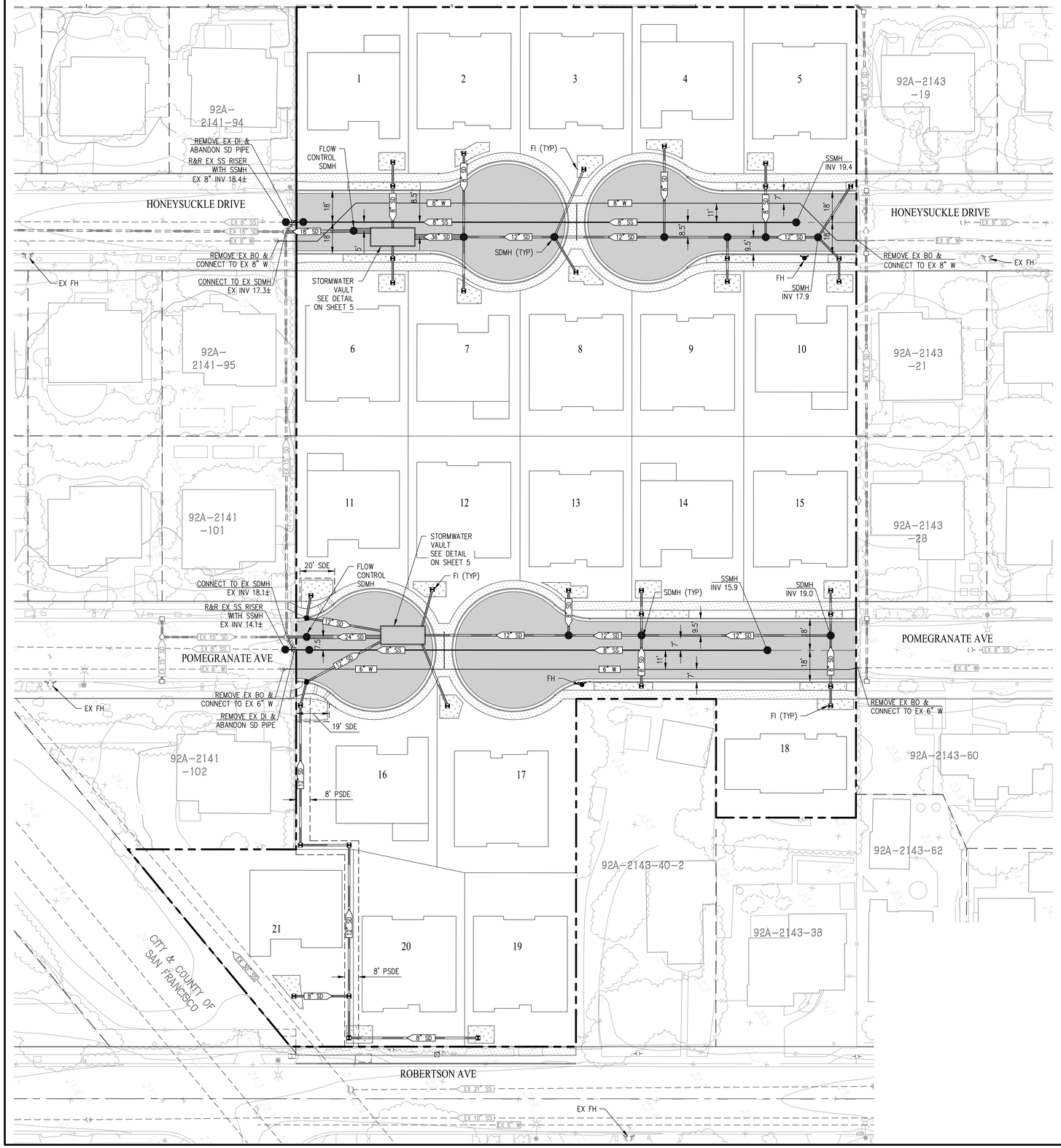
DATE: JANUARY 11, 2019

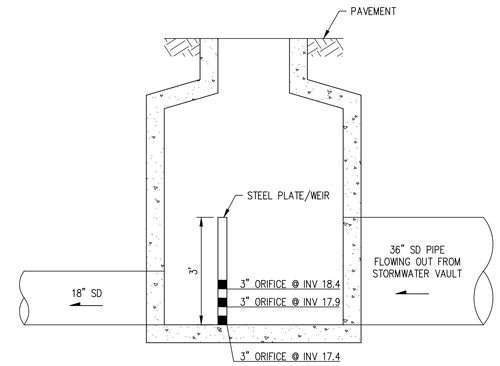
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbandg.com
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM-3
OF 5 SHEETS

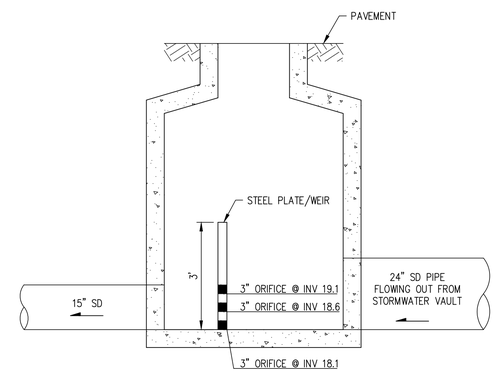
1/14/2019 10:17 AM

F:\2809-000\ACAD\TM\TM03.DWG





HONEYSUCKLE DRIVE
FLOW CONTROL MANHOLE
NOT TO SCALE



POMEGRANATE AVENUE
FLOW CONTROL MANHOLE
NOT TO SCALE

EXHIBIT A p33

POMEGRANATE AVENUE
VESTING TENTATIVE MAP 8462
PRELIMINARY UTILITY PLAN

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

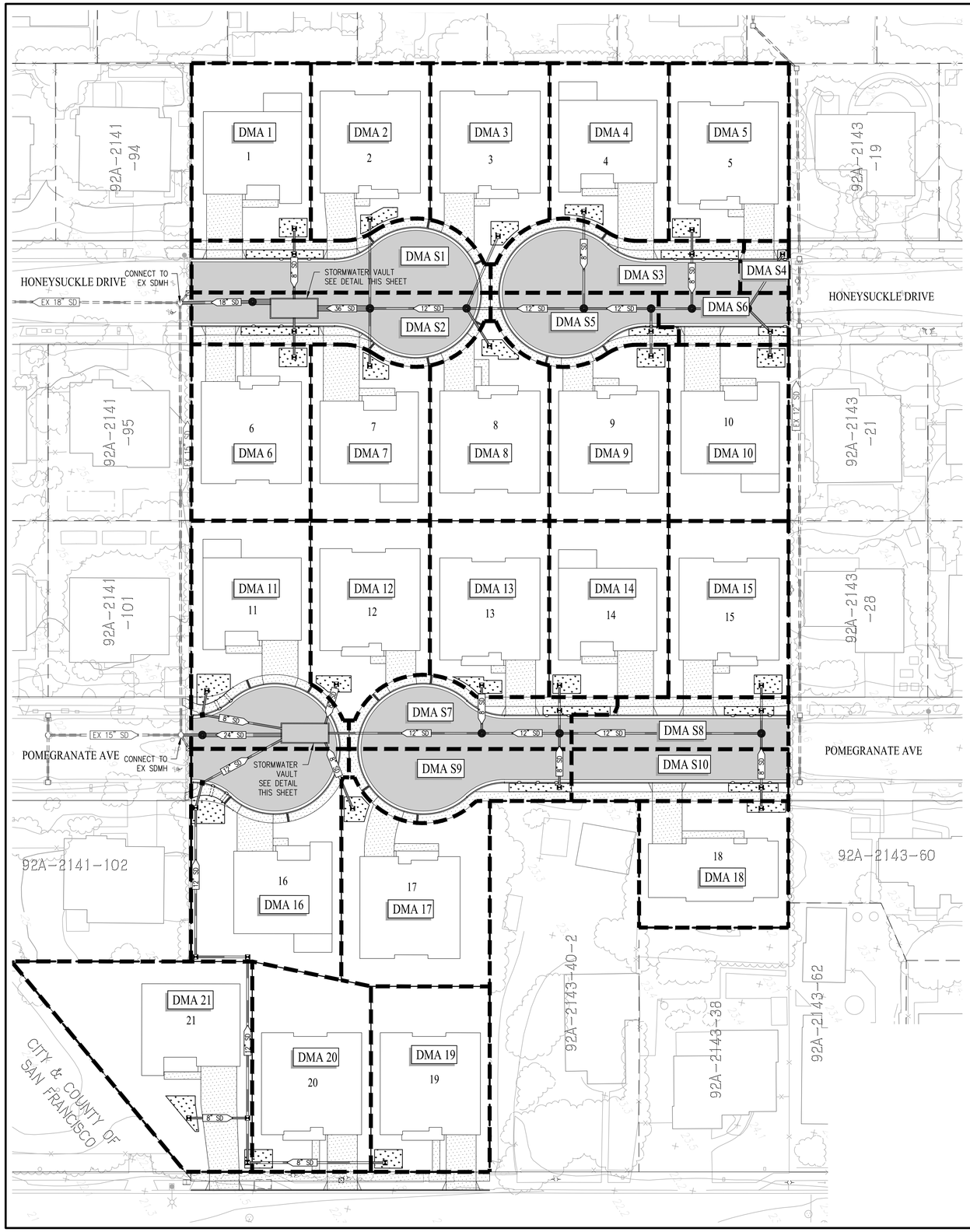
SCALE: 1" = 30' DATE: JANUARY 11, 2019

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbandg.com
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM-4
OF 5 SHEETS

1/14/2019 8:34 AM

F:\2809-000\ACAD\TM\TM04.DWG



LEGEND

DMA 1	DRAINAGE MANAGEMENT AREA
	DRAINAGE MANAGEMENT AREA BOUNDARY
SD	STORM DRAIN
	STORM DRAIN MANHOLE
	FIELD INLET
	BIORETENTION AREA

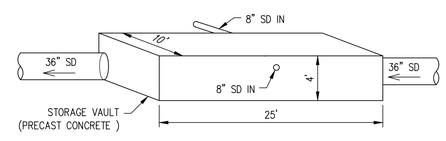
NOTES:

FULL TRASH CAPTURE DEVICES ARE REQURIED AT NEW STORM DRAIN INLETS ONSITE, AS WELL AS EXISTING ADJACENT CATCH BASINS IN POMEGRANATE AVE AND HONEYSUCKLE DR.

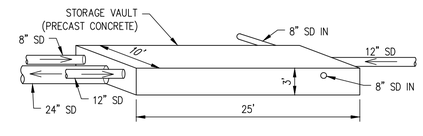
DRAINAGE MANAGEMENT AREA SUMMARY

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
DMA 1	6150	3239	2911	3530	141	150
DMA 2	5816	3445	2371	3682	147	150
DMA 3	6037	3388	2649	3653	146	150
DMA 4	5818	3354	2464	3600	144	150
DMA 5	6198	3360	2838	3644	146	150
DMA 6	6109	3394	2715	3666	147	150
DMA 7	5771	3342	2429	3585	143	150
DMA 8	5989	3415	2574	3672	147	150
DMA 9	5767	3285	2482	3533	141	150
DMA 10	6144	3239	2905	3530	141	150
DMA 11	8440	5836	2604	6096.4	244	250
DMA 12	5962	3281	2681	3549.1	142	150
DMA 13	5915	3358	2557	3613.7	145	149
DMA 14	6108	3239	2869	3525.9	141	150
DMA 15	6144	3361	2783	3639.3	146	150
DMA 16	9500	5763	3737	6136.7	245	250
DMA 17	7634	3484	4150	3899	156	157
DMA 18	5485	2745	2740	3019	121	125
DMA 19	6399	3394	3005	3694.5	148	150
DMA 20	6828	3394	3434	3737.4	149	150
DMA 21	9408	3590	5819	4171.9	167	168
DMA S1	4909	4665	244	4689	188	188
DMA S2	4909	4663	246	4688	188	188
DMA S3	4184	3970	214	3991	160	187
DMA S4	717	684	33	687	27	29
DMA S5	2967	2827	140	2841	114	117
DMA S6	1935	1763	172	1780	71	73
DMA S7	3979	3744	235	3768	151	163
DMA S8	3042	2799	243	2823	113	120
DMA S9	3749	3538	211	3559	142	152
DMA S10	3273	2826	447	2871	115	120
TOTALS (SF):	171286	106385	64902	112875	4515	4686
TOTALS (AC):	3.93	2.44	1.49	2.59	0.10	0.11

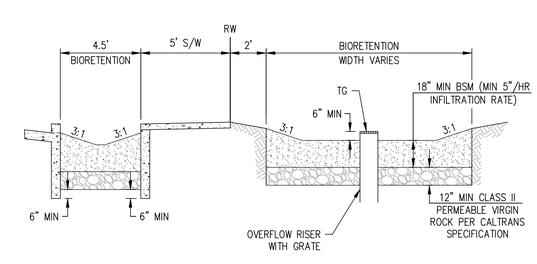
NOTES:
1. SIZING IS BASED ON LATEST ALAMEDA COUNTY CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE DATED OCTOBER 31, 2017.
2. STORMWATER VAULTS FOR HYDROMODIFICATION PURPOSES SHOWN HERON ARE SIZED PER BAHM (BAY AREA HYDROLOGY MODEL).



HONEYSUCKLE DR VAULT
NOT TO SCALE



POMEGRANATE AVE VAULT
NOT TO SCALE



TYPICAL BIORETENTION DETAIL
NOT TO SCALE

POMEGRANATE AVENUE
VESTING TENTATIVE MAP 8462
PRELIMINARY STORMWATER CONTROL PLAN

EXHIBIT A p34

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: JANUARY 11, 2019

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbandg.com
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
TM-5
OF 5 SHEETS

F:\2809-000\ACAD\TM\TM05.DWG
11/4/2019 10:18 AM