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 homes 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.

**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. **Lot Description:**
   - **Lot 1**
     - **Lot #:**
     - **Area (sq ft.):** 21,620
     - **Lot Coverage:** 46%
     - **Required Front Landscape Area (sq ft.):** 621
     - **Provided Front Landscape Area (sq ft.):** 621
     - **Open Space (sq ft.):** 1,000

2. **Lot 2**
   - **Lot #:**
   - **Area (sq ft.):** 18,450
   - **Lot Coverage:** 44%
   - **Required Front Landscape Area (sq ft.):** 526
   - **Provided Front Landscape Area (sq ft.):** 526
   - **Open Space (sq ft.):** 1,000

3. **Lot 3**
   - **Lot #:**
   - **Area (sq ft.):** 19,800
   - **Lot Coverage:** 46%
   - **Required Front Landscape Area (sq ft.):** 621
   - **Provided Front Landscape Area (sq ft.):** 621
   - **Open Space (sq ft.):** 1,000

*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 homes 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.

- A sign shall be provided at the gate indicating fire access roads and shall not be blocked.
- Automatic fire sprinkler systems will be a requirement for each home.
PLAN 1
2,458 SF
3 Bdrm | 2.5 Bath | Den
2-Car Garage
(Elevation A - Farmhouse Shown)
Elevation B
Craftsmen

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
PLAN 1
Front Elevations

Elevation B
Craftsman

Elevation A
Farmhouse

LAFFERTY COMMUNITIES
POMEGRANATE
NEWARK, CA

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PLAN 1
Elevation A - Farmhouse

BUILDING MATERIALS:
COLOR SCHEME:
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 BATTENS
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

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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
PLAN 2

2,955 SF

4 Bdrm | 3.5 Bath | Den | Loft

2- Car Garage

(Elevation A - Farmhouse Shown)
PLAN 2
Elevation B Porch Plan

Elevation B - Craftsman Porch Plan

LAFFERTY COMMUNITIES
POMEGRANATE
NEWARK, CA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.
**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
Elevation B
Craftsman

Elevation A
Farmhouse

PLAN 2
Front Elevations

LAFFERTY COMMUNITIES
POMEGRANATE
NEWARK, CA
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
NEWARK, CA
PLAN 2
Elevation B - Craftsman

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
PLAN 3
2,368 SF
4 Bdrm | 3 Bath | Loft
2-Car Garage

Lower Floor 1,720 SF
PLAN 3
Roof Plan

Elevation C
Traditional

ROOFING MATERIALS:

SCHEME 5: CONCRETE SHINGLE ROOF
CHARCOAL BLEND | BORAL

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

LAFERTY COMMUNITIES

POMEGRANATE
NEWARK, CA
PLAN 3
Elevation C - Traditional

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
PLAN 4
Opt. Floor Plans & Elevation D Porch Plan
Elevation D
Northern European

PLAN 4
Roof Plans

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

ELEVATION D: NORTHERN EUROPEAN
SCHEME 7: CONCRETE SLATE TILE ROOF
DESERT SAGE | BORAL
SCHEME 8: CONCRETE SHAKE TILE ROOF
CHARCOAL BROWN BLEND | BORAL
Elevation D
Northern European

Elevation C
Traditional

PLAN 4
Front Elevations
PLAN 4
Elevation C - Traditional

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
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