GENERAL NOTES

1. OWNER: THE DESILVA GROUP, 11555 DUBLIN BOULEVARD, FIRST FLOOR, DUBLIN, CA 94568, (925) 828-7999
   DUMBARTON QUARRY ASSOC., 11555 DUBLIN BOULEVARD, FIRST FLOOR, DUBLIN, CA 94568, (925) 828-7999
   ANDREW E. GARIN (REPRESENTATIVE), HOWARD M. SETTLE, RICHARD & ANNETTE WARREN, MAXINE F. THEOBALD, 964 SAN MARTIN PLACE, FREMONT, CA 94539
2. DEVELOPER: THE DESILVA GROUP, 11555 DUBLIN BOULEVARD, FIRST FLOOR, DUBLIN, CA 94568, (925) 828-7999
3. ENGINEER: CARLSON, BARBEE & GIBSON, INC., 6111 BOLLINGER CANYON ROAD, SUITE 150, SAN RAMON, CA 94583, (925) 866-0322
4. SOILS ENGINEER: BERLOGAR GEOTECHNICAL CONSULTANTS, 3387 SLINGS BOULEVARD, PLEASANTON, CA 94566, (925) 484-0220, REPORT: "DESIGN LEVEL GEOTECH. REPORT – LA VISTA DEVELOPMENT," DATED MARCH 24, 2005
5. A.P.N.: 083-0075-002-07, 083-0075-002-09, 083-0100-002-01, 083-0100-002-02, 083-0125-001-12, 083-0265-006
6. CONTOURS: 10 FOOT INTERVALS
7. SITE AREA: 162.0± AC
8. EXISTING LAND USE: MINING, INDUSTRIAL
9. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (SEE TABLE), COMMUNITY CENTER, NEIGHBORHOOD PARK, DETENTION BASIN
10. EXISTING PREZONING: AB1DA
11. PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
12. TOTAL NO. OF LOTS: 179 LOTS
13. DENSITY: 1.1 DU/AC (GROSS), 9.3 DU/AC (NET)
14. LOT INFORMATION: SMALLEST LOT: 3,554 SF (2-PACK LOTS), LARGEST LOT: 15,810 SF (LOT 172), AVERAGE LOT: 4,862 SF
15. UTILITIES: WATER: CITY OF HAYWARD; SEWER: CITY OF HAYWARD; STORM DRAIN: ALAMEDA CO. FLOOD CONTROL & WATER CONSERVATION DISTRICT; GAS & ELECTRIC: PACIFIC GAS & ELECTRIC; TELEPHONE: SBC COMMUNICATIONS
16. FLOOD ZONE DESIGNATION: FLOOD ZONE DESIGNATION "C" PER FIRM PANEL 065033 0020D
17. ROADWAYS: ALL ROADWAYS SHOWN ON THIS PLAN ARE PROPOSED TO BE PUBLIC AND DEDICATED TO THE CITY OF HAYWARD.
18. GRADING: GRADING SHOWN IS PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
19. LOT DIMENSIONS: DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE DURING FINAL DESIGN.
20. UTILITIES DESIGN: UTILITIES SHOWN ARE TO BE USED AS A GUIDE. FINAL DESIGN IS SUBJECT TO MODIFICATION. DESIGN SHALL ADHERE TO THE CITY OF HAYWARD STANDARDS.
21. MAPS: MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP PER SUBDIVISION MAP ACT 66456.1.
22. EXISTING TREES & STRUCTURES: ALL TREES, FENCES, UTILITY POLES & BUILDINGS WITHIN THE DEVELOPED AREA ARE TO BE REMOVED EXCEPT WHERE NOTED. REFER TO TREE REPORT BY HORT SCIENCE, DATED MARCH 2005.

OWNERS' SIGNATURE STATEMENT

WE, THE DESILVA GROUP, AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESS AND APPROVAL OF SAID MAP.

Ernest A. Langhein, VP, CFO
THE DESILVA GROUP, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

ASSESSOR PARCEL NUMBER(S):
083-0075-002-07
083-0125-001-12 (PORTION)
083-0075-002-09

HOWARD M. SETTLE
TRUSTEE UNDER THE TERMS OF THE WILL OF JANET M. SETTLE AS ESTABLISHED BY DECREE OF DISTRIBUTION ENTERED JUNE 13, 1983, IN THE SUPERIOR COURT OF CALIFORNIA IN AND FOR THE COUNTY OF CONTRA COSTA IN THE MATTER OF THE ESTATE OF JANET M. SETTLE, DECEASED PROBATE No. 57854, AN UNDIVIDED 1/4 INTEREST.

RICHARD STAFFORD WARREN, SR. — ANNETTE PATRICIA WARREN
TRUSTEE OF THE RICHARD STAFFORD WARREN, SR. AND ANNETTE PATRICIA WARREN TRUST INITIALLY CREATED NOVEMBER 5, 2001, AN UNDIVIDED 1/4 INTEREST.

ANDREW E. GARIN
A MARRIED MAN, AN UNDIVIDED 1/4 INTEREST.

MAXINE F. THEOBALD
A MARRIED WOMAN, AN UNDIVIDED 1/4 INTEREST.

ASSESSOR PARCEL NUMBER(S):
083-0100-002-01
083-0100-002-02

Ernest A. Langhein, VP, CFO
DUMBARTON QUARRY ASSOCIATES
A CALIFORNIA GENERAL PARTNERSHIP

ASSESSOR PARCEL NUMBER(S):
083-0265-006

LAND USE SUMMARY

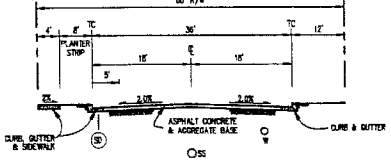
LAND USE	ACRES
STREET AREAS	10.2
RESIDENTIAL	19.2
COMMUNITY CENTER	14.6
NEIGHBORHOOD PARK / DETENTION BASIN	15.0
OPEN SPACE/TRAILS	102.0
TOTAL	162.0±

RESIDENTIAL LAND USE SUMMARY

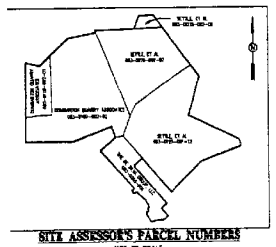
UNIT TYPE	# OF LOTS	PERCENTAGE
VIEW	36	20.1%
2-PACK	120	67.1%
STAND ALONE (FROM A 2-PACK)	7	3.9%
MASTER DOWN W/SINGLE STORY ELEVATION	16	8.9%
TOTAL	179	100%

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- LOT — LOT NUMBER
- 9,200 — PAD ELEVATION
- 105' — LOT DIMENSION
- STORM DRAIN
- SANITARY SEWER
- WATER LINE



TENNYSON ROAD
(FROM MISSION BOULEVARD TO 'A' STREET)
NOT TO SCALE



SITE ASSESSOR'S PARCEL NUMBERS
NOT TO SCALE

RECEIVED
MAY 26 2005
PLANNING DIVISION

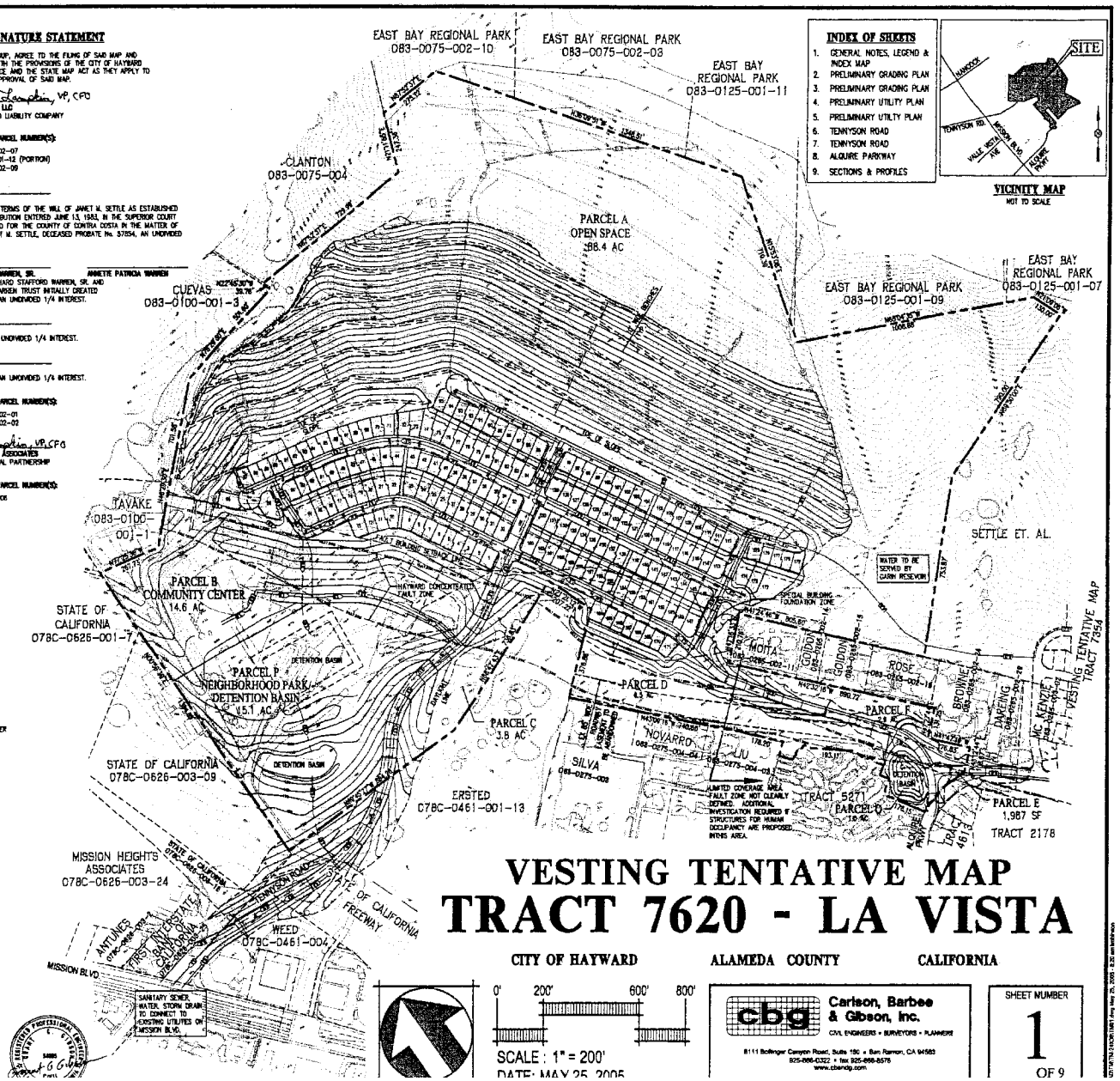
Project # PL-2005-0156/0157/0158
TTM 7620/GP/ZC

The DeSilva Group

INDEX OF SHEETS

1. GENERAL NOTES, LEGEND & INDEX MAP
2. PRELIMINARY GRADING PLAN
3. PRELIMINARY GRADING PLAN
4. PRELIMINARY UTILITY PLAN
5. PRELIMINARY UTILITY PLAN
6. TENNYSON ROAD
7. TENNYSON ROAD
8. ALQUIRE PARKWAY
9. SECTIONS & PROFILES

VICINITY MAP
NOT TO SCALE



VESTING TENTATIVE MAP
TRACT 7620 - LA VISTA

CITY OF HAYWARD — ALAMEDA COUNTY — CALIFORNIA

0' 200' 600' 800'
SCALE: 1" = 200'
DATE: MAY 25, 2005

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
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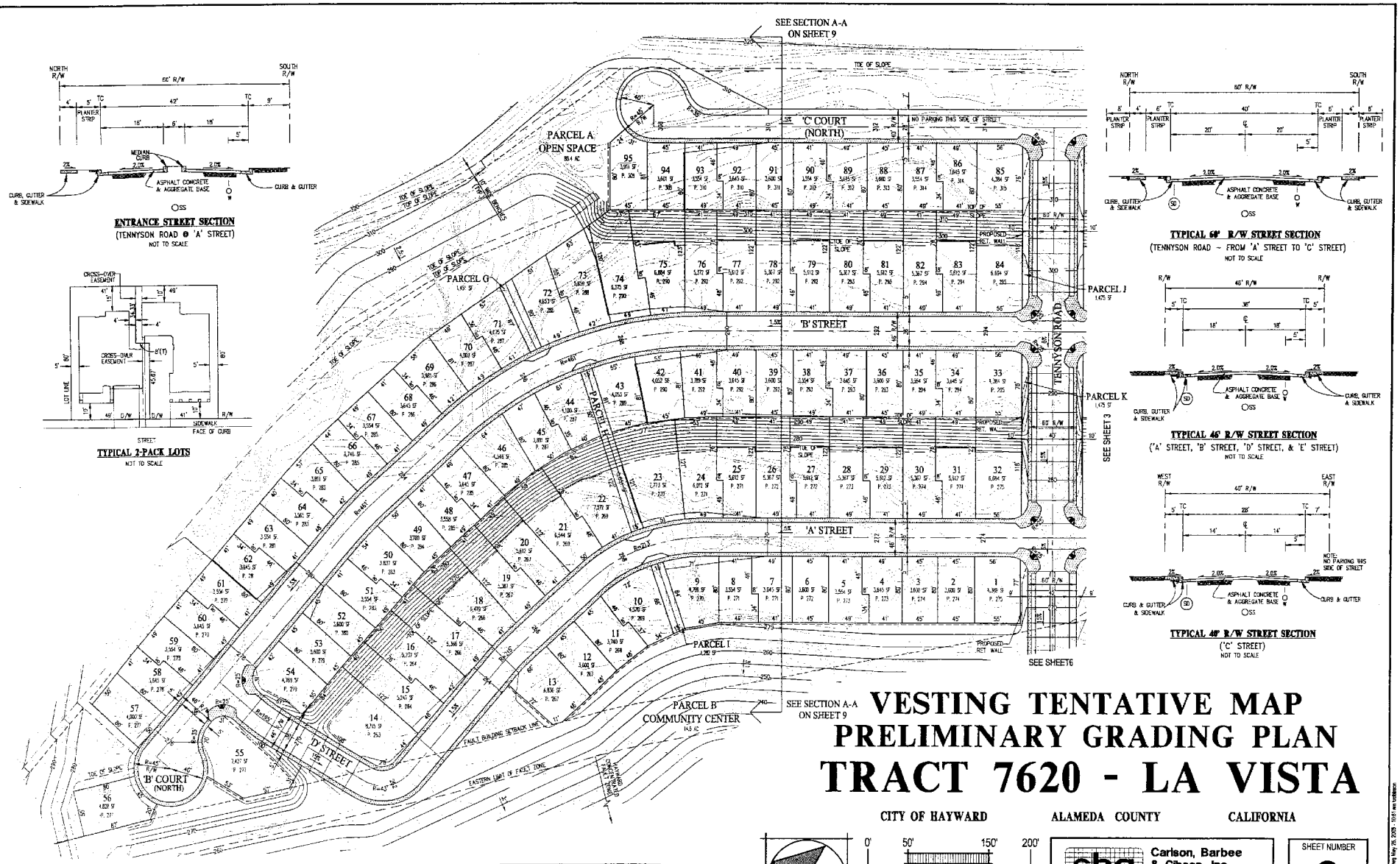
925-866-0322 • fax 925-866-8575
www.cbandg.com

SHEET NUMBER 1 OF 9



ENTRANCE STREET SECTION
(TENNYSON ROAD @ 'A' STREET)
NOT TO SCALE

TYPICAL 2-PACK LOTS
NOT TO SCALE

TYPICAL 60' R/W STREET SECTION
(TENNYSON ROAD - FROM 'A' STREET TO 'C' STREET)
NOT TO SCALE

TYPICAL 46' R/W STREET SECTION
('A' STREET, 'B' STREET, 'D' STREET, & 'E' STREET)
NOT TO SCALE

TYPICAL 40' R/W STREET SECTION
('C' STREET)
NOT TO SCALE

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
TRACT 7620 - LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

EARTHWORK QUANTITIES
CUT: 1,580,000 CUBIC YARDS
FILL: 1,996,000 CUBIC YARDS

NOTE:

0' 50' 150' 200'
SCALE : 1" = 50'
DATE: MAY 25, 2005

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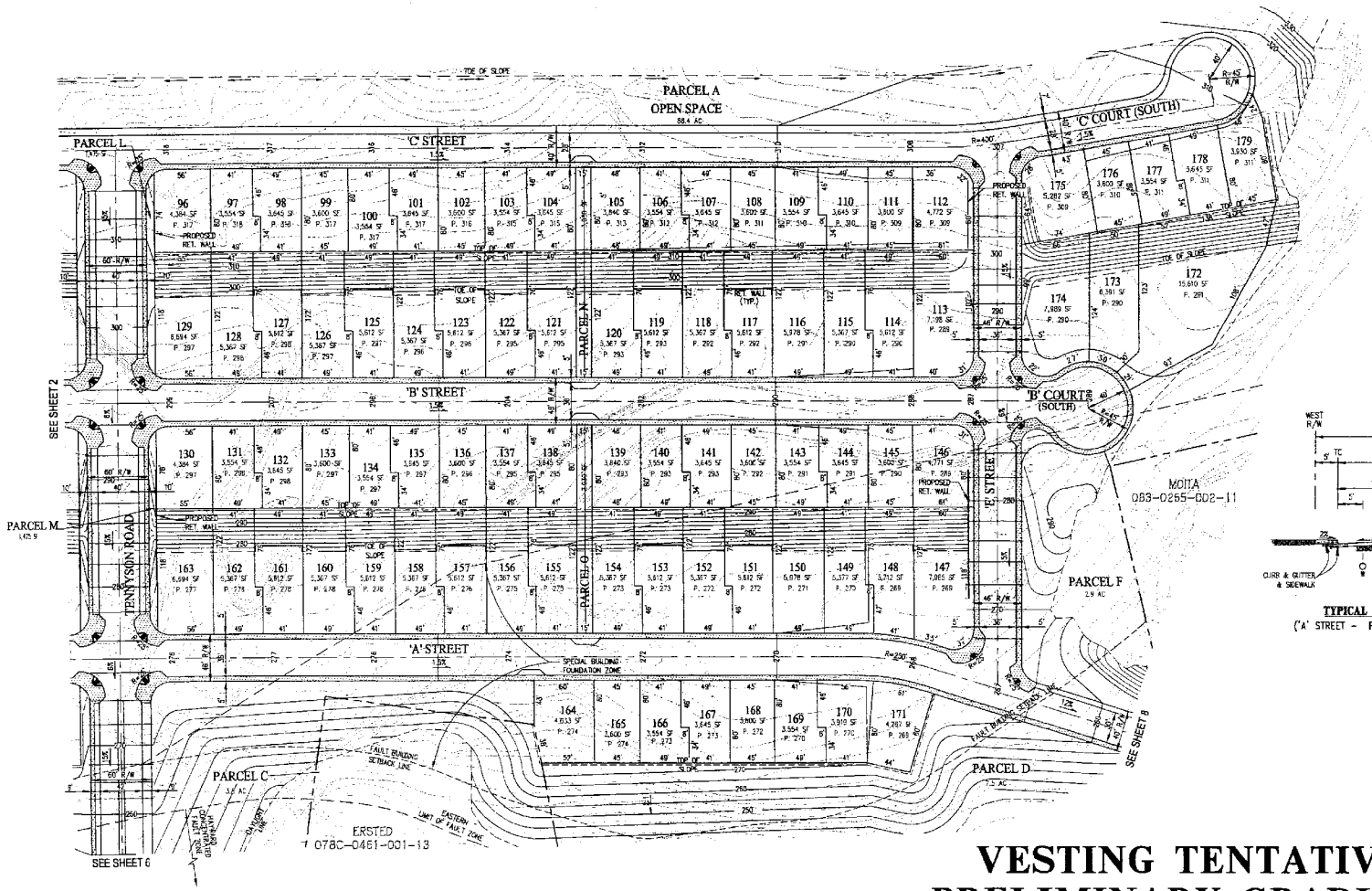
2005-PATH-LA VISTA.DWG [May 26, 2005 - 10:01 am] cadbacon



TYPICAL 40' R/W STREET SECTION
('A' STREET – FROM 'E' STREET TO ALQUIRE PKWY)
NOT TO SCALE

VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
TRACT 7620 - LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 50' 150' 200'
SCALE : 1" = 50'
DATE: MAY 25, 2005

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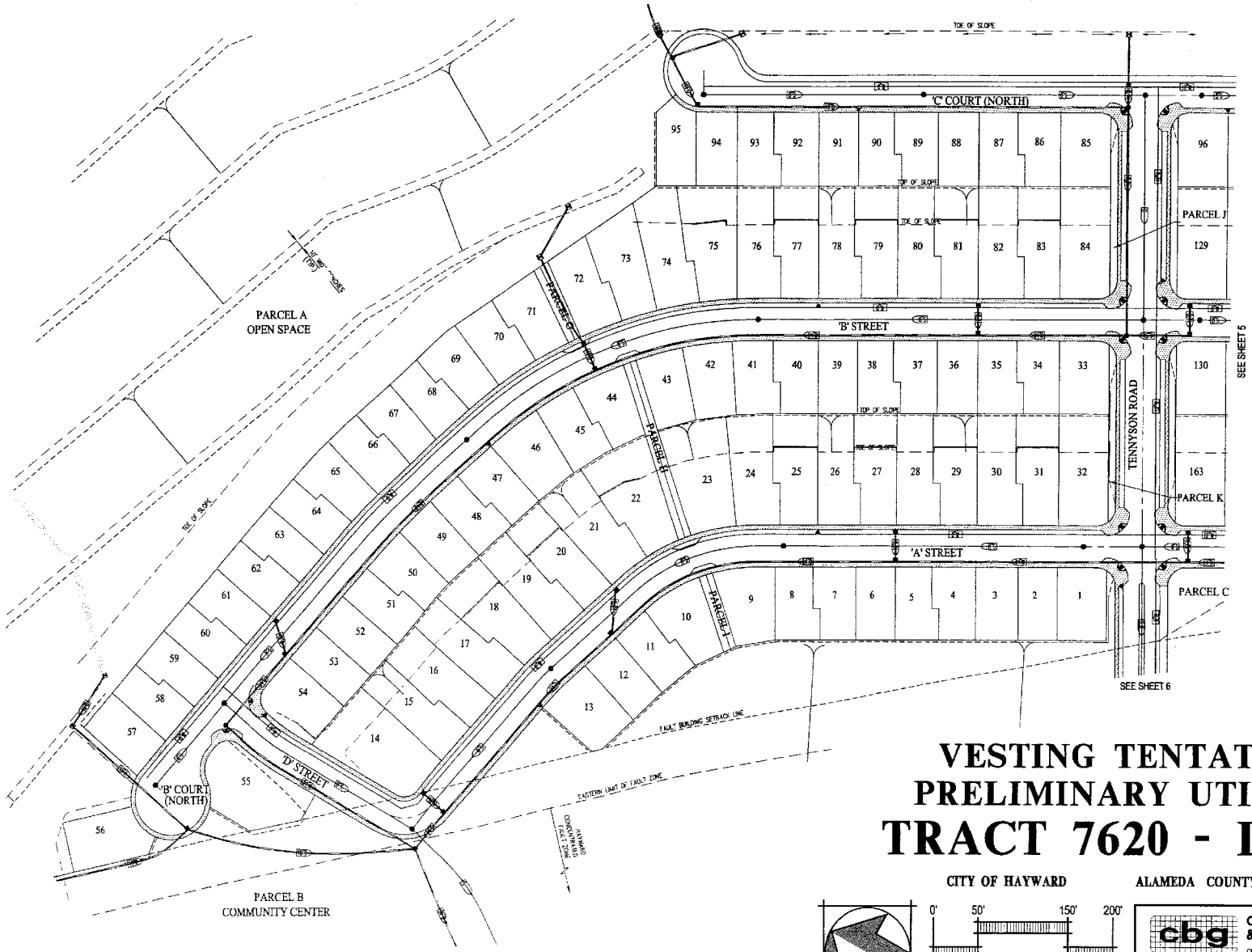

VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
TRACT 7620 - LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 50' 150' 200'

SCALE : 1" = 50'
DATE: MAY 25, 2005

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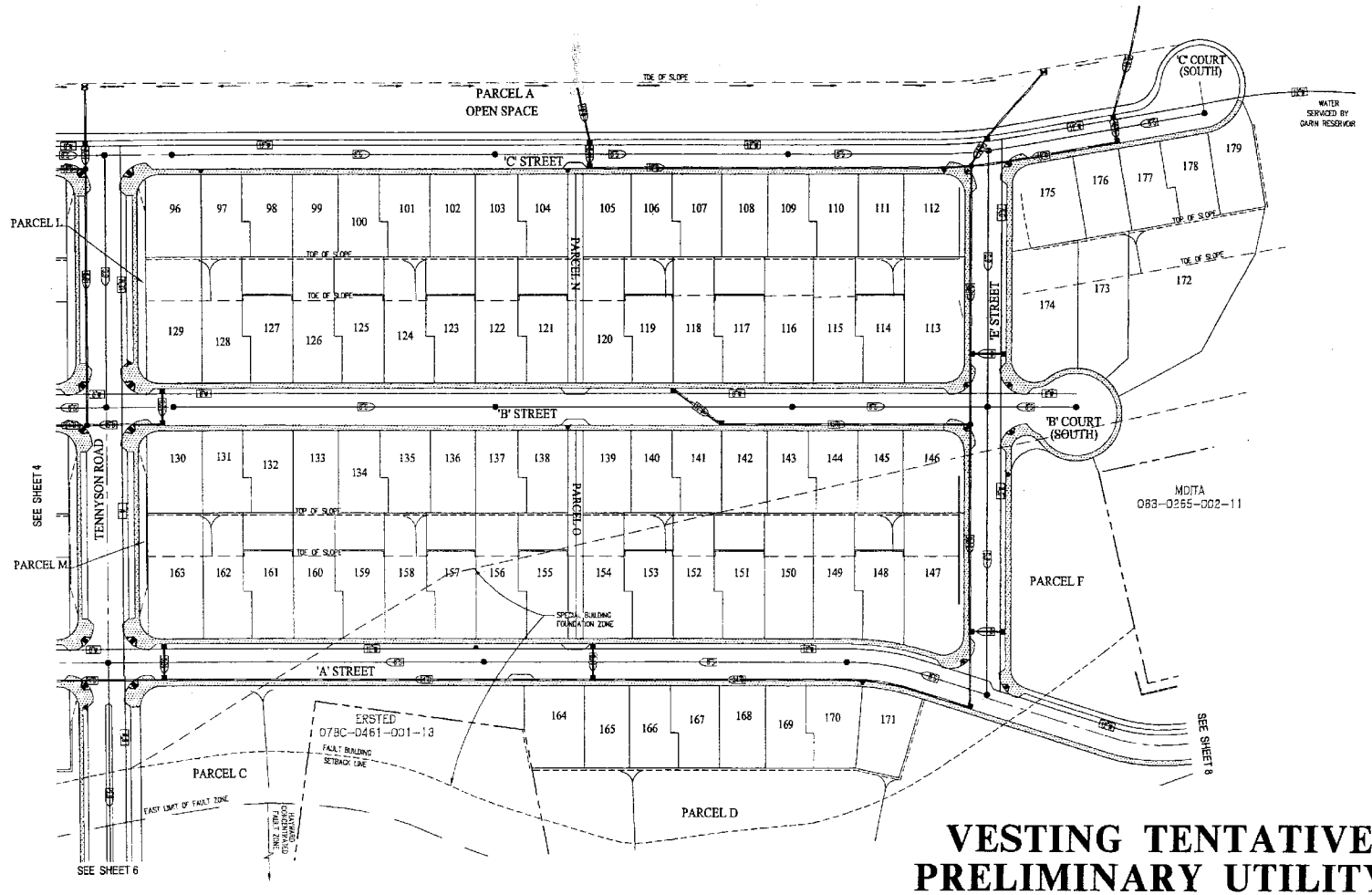

VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
TRACT 7620 - LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 50' 150' 200'

SCALE : 1" = 50'
DATE: MAY 25, 2005

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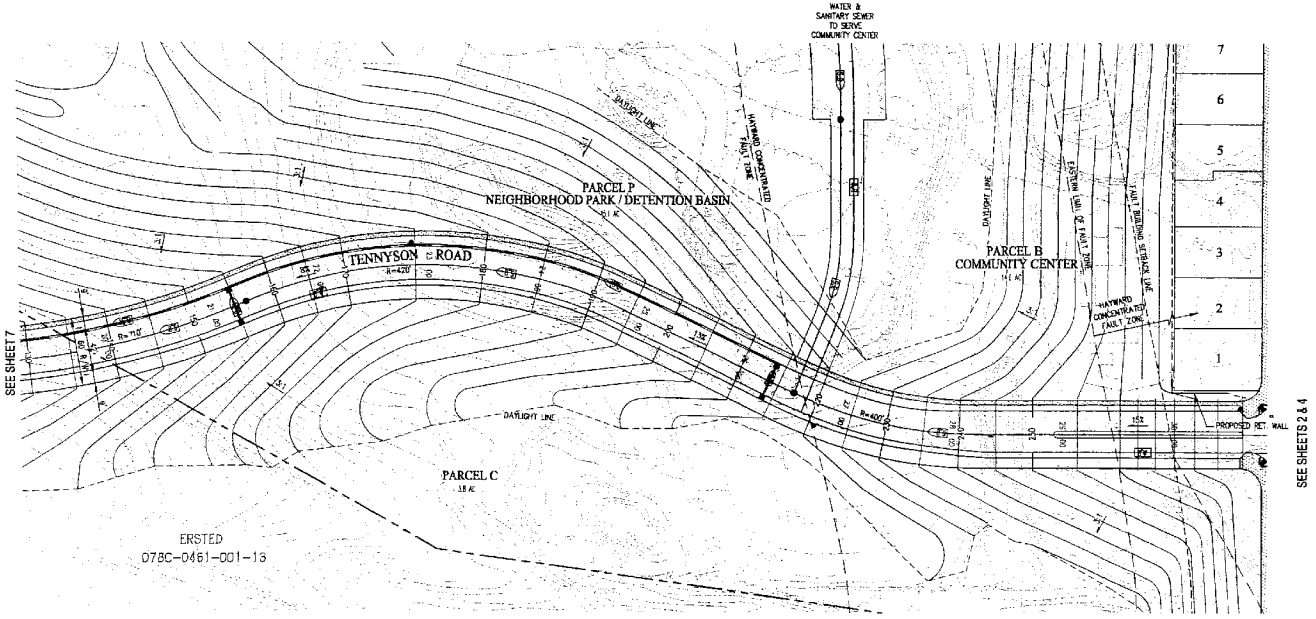

VESTING TENTATIVE MAP
PRELIMINARY GRADING
AND UTILITY PLAN
TRACT 7620 - LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 50' 150' 200'

SCALE : 1" = 50'

DATE: MAY 25, 2005

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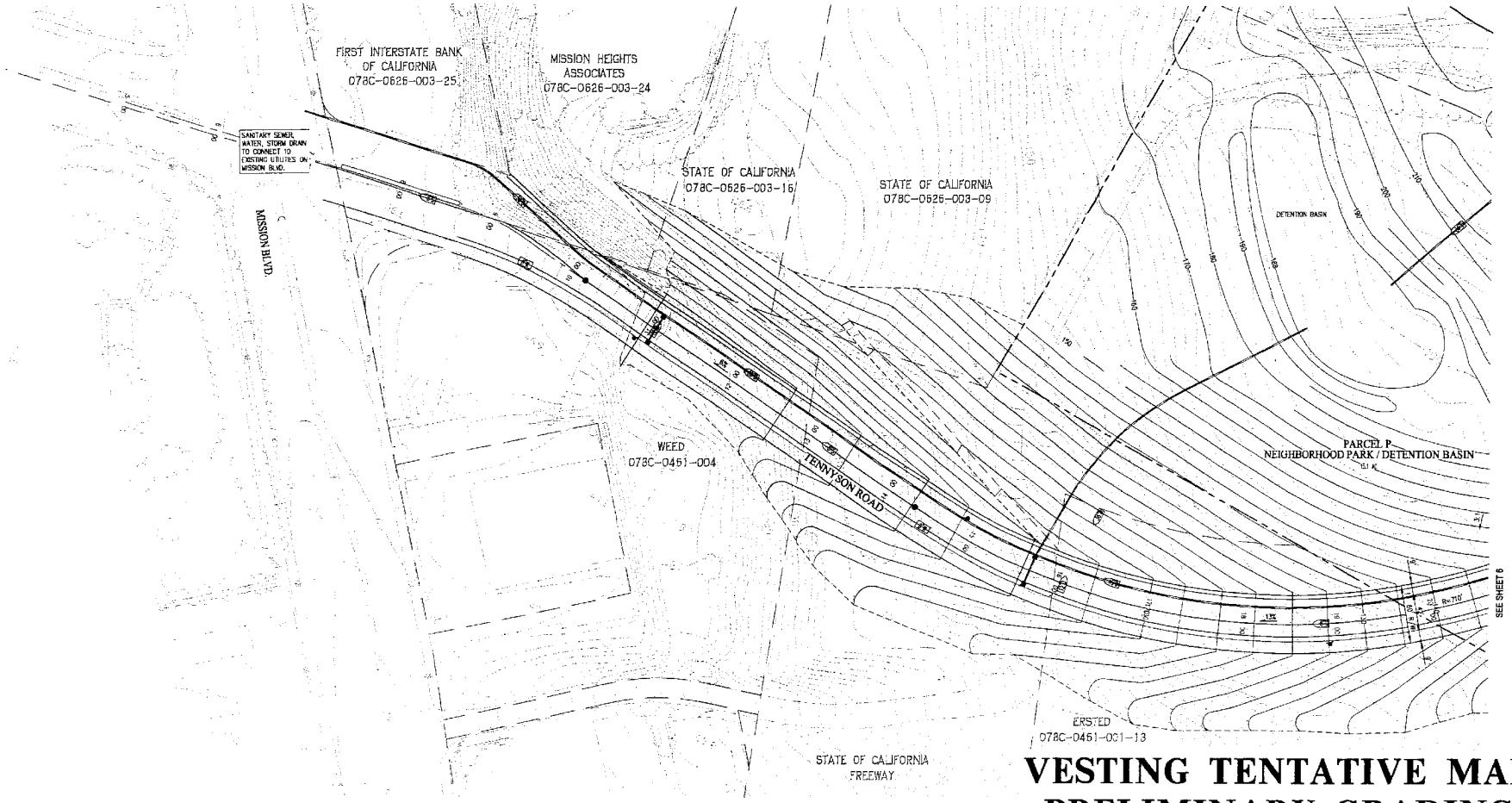

VESTING TENTATIVE MAP
PRELIMINARY GRADING
AND UTILITY PLAN
TRACT 7620 - LA VISTA

CITY OF HAYWARD **ALAMEDA COUNTY** **CALIFORNIA**

0' 50' 150' 200'

SCALE : 1" = 50'

DATE: MAY 25, 2005

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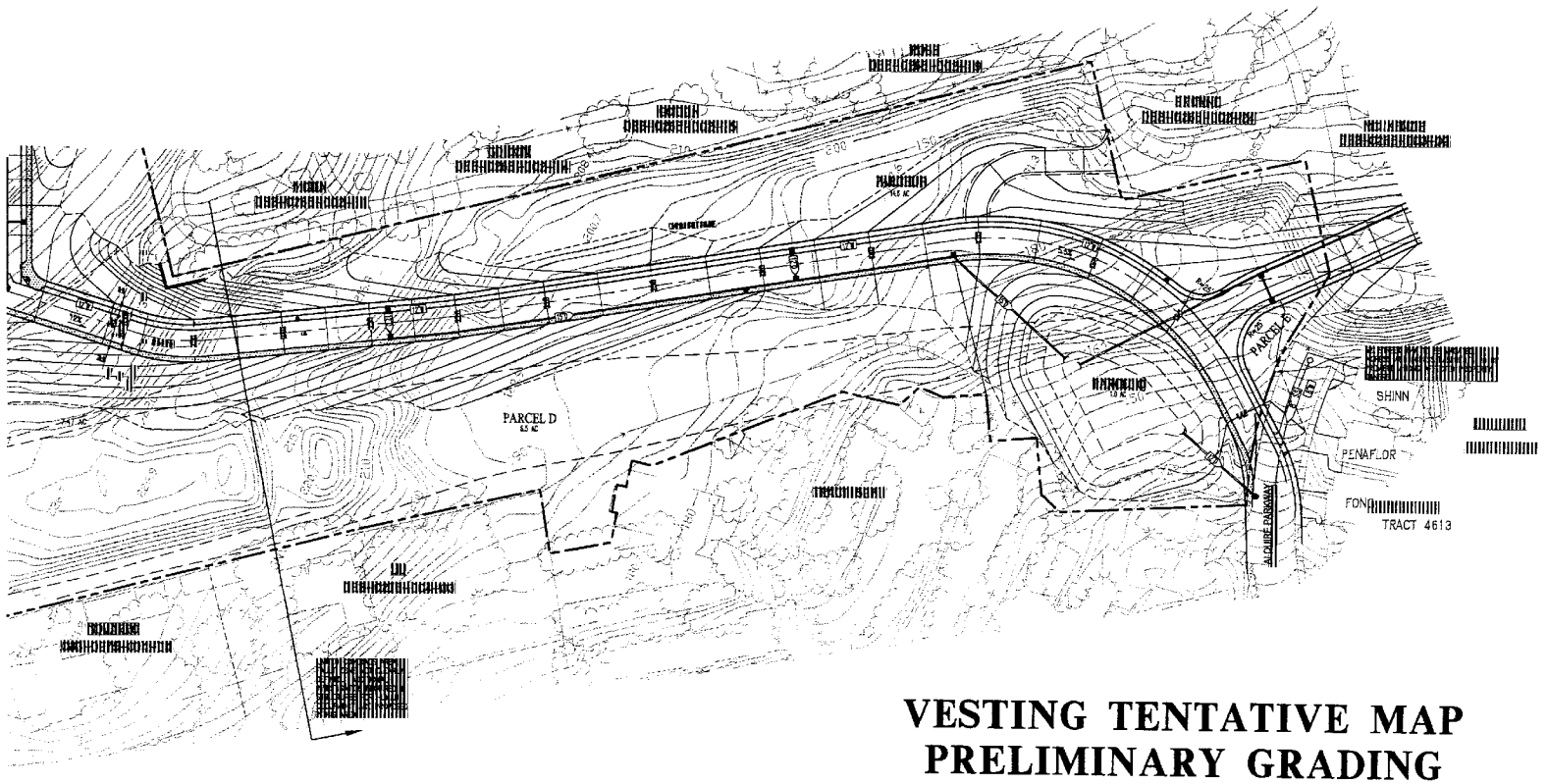

VESTING TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN
TRACT 7620 - LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 50' 150' 200'

SCALE : 1" = 50'
DATE: MAY 25, 2005
REV: JUNE 9, 2005

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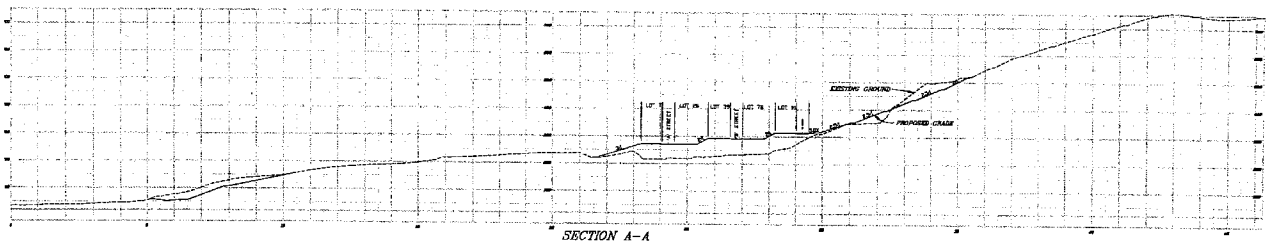
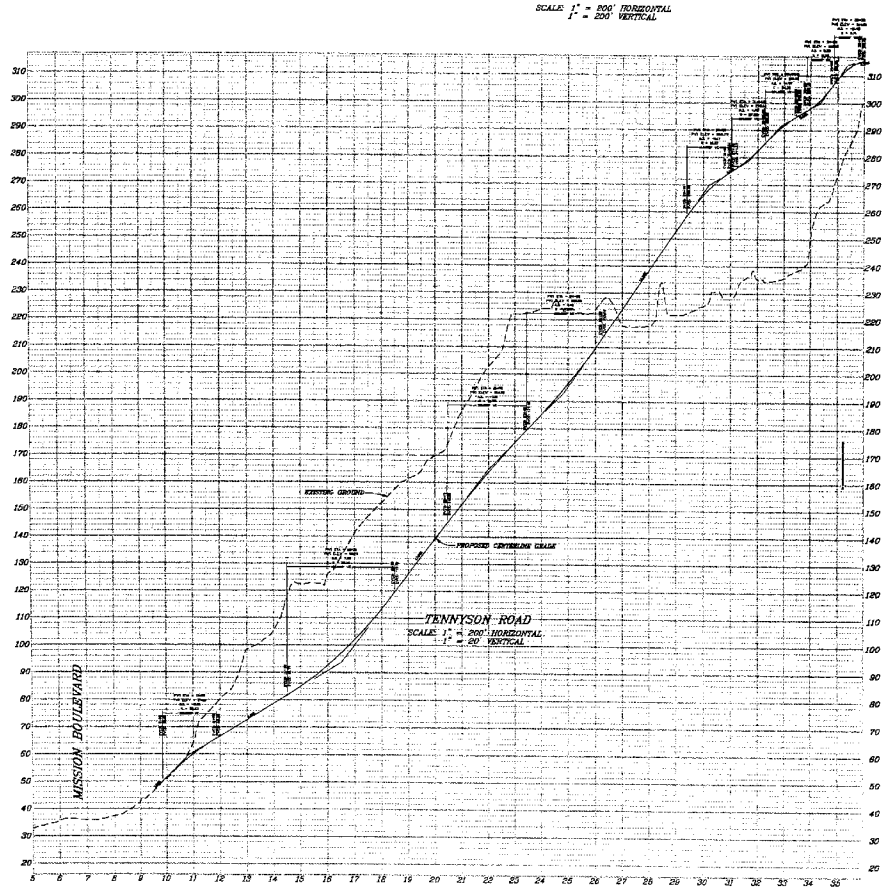
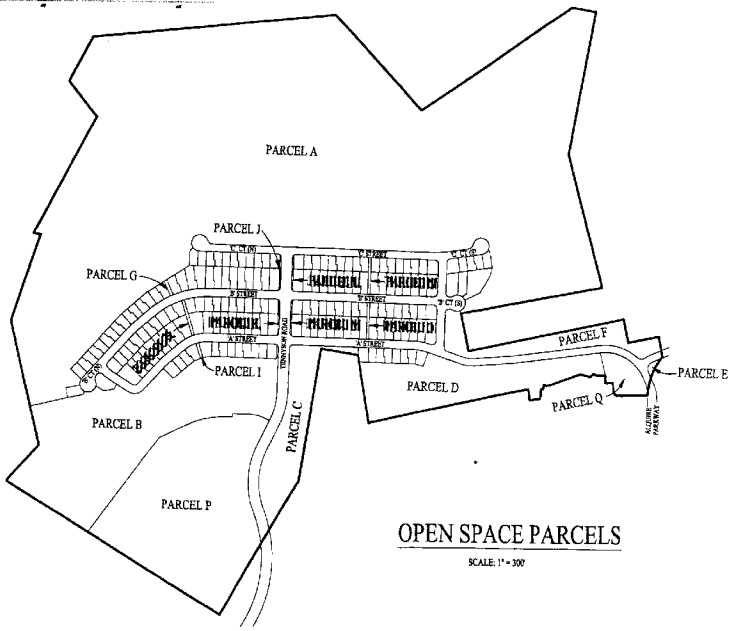


SECTION A–A
SCALE: 1" = 200' HORIZONTAL
1" = 200' VERTICAL





OPEN SPACE PARCELS
SCALE: 1" = 300'

VESTING TENTATIVE MAP SECTIONS AND PROFILES

TRACT 7620 - LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

The DeSilva Group

DATE: MAY 25, 2005
REV: JUNE 9, 2005

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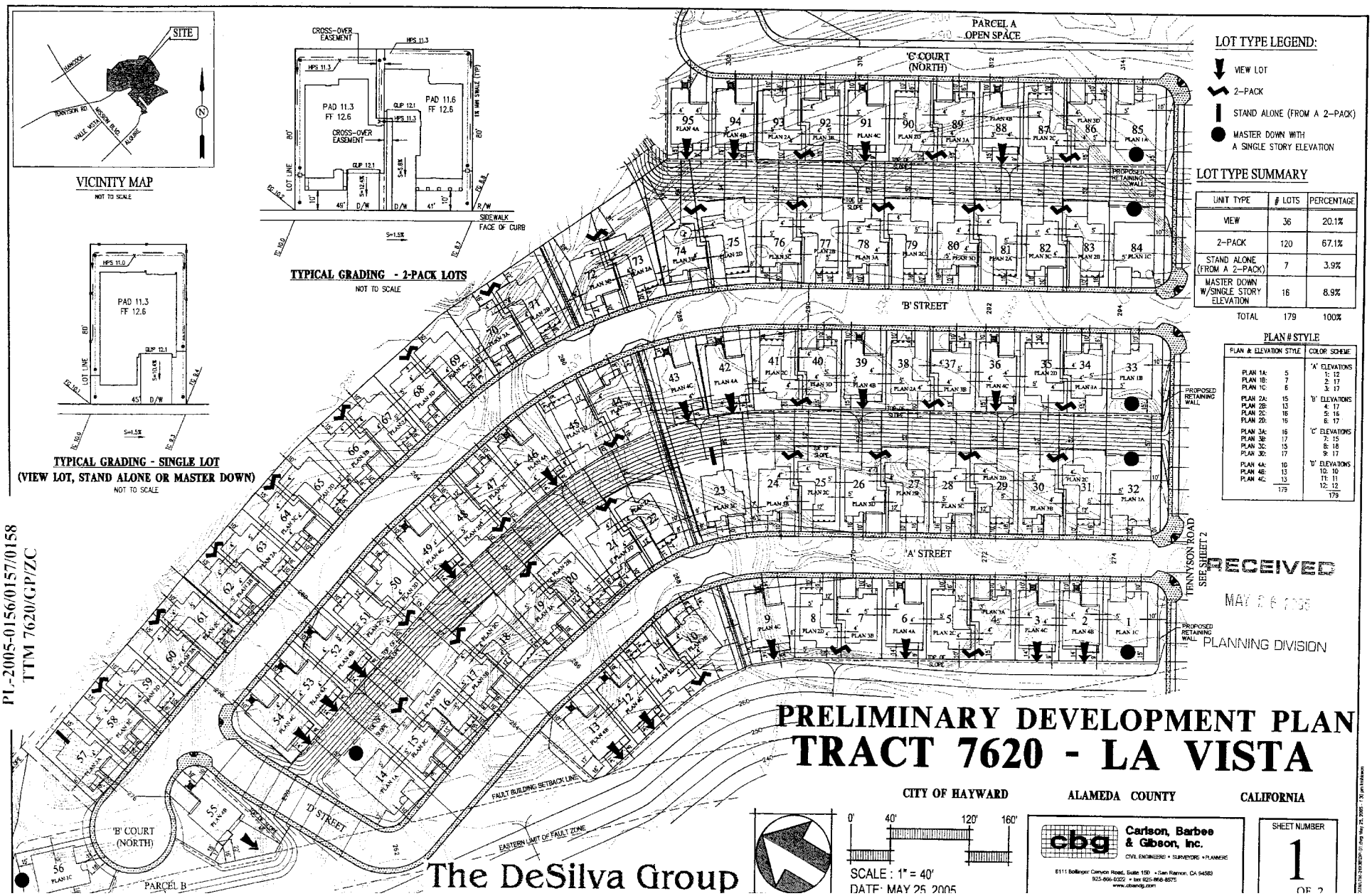
SITE
HANCOCK
TENNYSON RD
MISSION BLVD
ALGONE
N
VICINITY MAP
NOT TO SCALE
CROSS-OVER EASEMENT
HPS 11.3
PAD 11.3
FF 12.6
PAD 11.6
FF 12.6
GLIP 12.1
LOT LINE
SIDEWALK
FACE OF CURB
TYPICAL GRADING - 2-PACK LOTS
NOT TO SCALE
PAD 11.3
FF 12.6
TYPICAL GRADING - SINGLE LOT
(VIEW LOT, STAND ALONE OR MASTER DOWN)
NOT TO SCALE
PARCEL A
OPEN SPACE
'C' COURT
(NORTH)
'B' STREET
'A' STREET
'D' STREET
'B' COURT
(NORTH)
PARCEL B
TENNYSON ROAD
SEE SHEET 2
FAULT BUILDING SETBACK LINE
EASTERN LIMIT OF FAULT ZONE
PROPOSED RETAINING WALL
TOP OF SLOPE
TOE OF SLOPE
LOT TYPE LEGEND:
VIEW LOT
2-PACK
STAND ALONE (FROM A 2-PACK)
MASTER DOWN WITH A SINGLE STORY ELEVATION
LOT TYPE SUMMARY
UNIT TYPE | # LOTS | PERCENTAGE
VIEW | 36 | 20.1%
2-PACK | 120 | 67.1%
STAND ALONE (FROM A 2-PACK) | 7 | 3.9%
MASTER DOWN W/SINGLE STORY ELEVATION | 16 | 8.9%
TOTAL | 179 | 100%
PLAN # STYLE
PLAN & ELEVATION STYLE | COLOR SCHEME
PLAN 1A: 5
PLAN 1B: 7
PLAN 1C: 6
'A' ELEVATIONS
1: 12
2: 17
3: 17
PLAN 2A: 15
PLAN 2B: 13
PLAN 2C: 16
PLAN 2D: 16
'B' ELEVATIONS
4: 17
5: 16
6: 17
PLAN 3A: 16
PLAN 3B: 17
PLAN 3C: 15
PLAN 3D: 17
'C' ELEVATIONS
7: 15
8: 18
9: 17
PLAN 4A: 10
PLAN 4B: 13
PLAN 4C: 13
179
'D' ELEVATIONS
10: 10
11: 11
12: 12
179
RECEIVED
MAY 26 2006
PLANNING DIVISION
Project # PL-2005-0156/0157/0158
TTM 7620/GP/ZC
PRELIMINARY DEVELOPMENT PLAN
TRACT 7620 - LA VISTA
CITY OF HAYWARD
ALAMEDA COUNTY
CALIFORNIA
0' 40' 120' 160'
SCALE : 1" = 40'
DATE: MAY 25 2006
The DeSilva Group
cbg Carlson, Barbee & Gibson, Inc.
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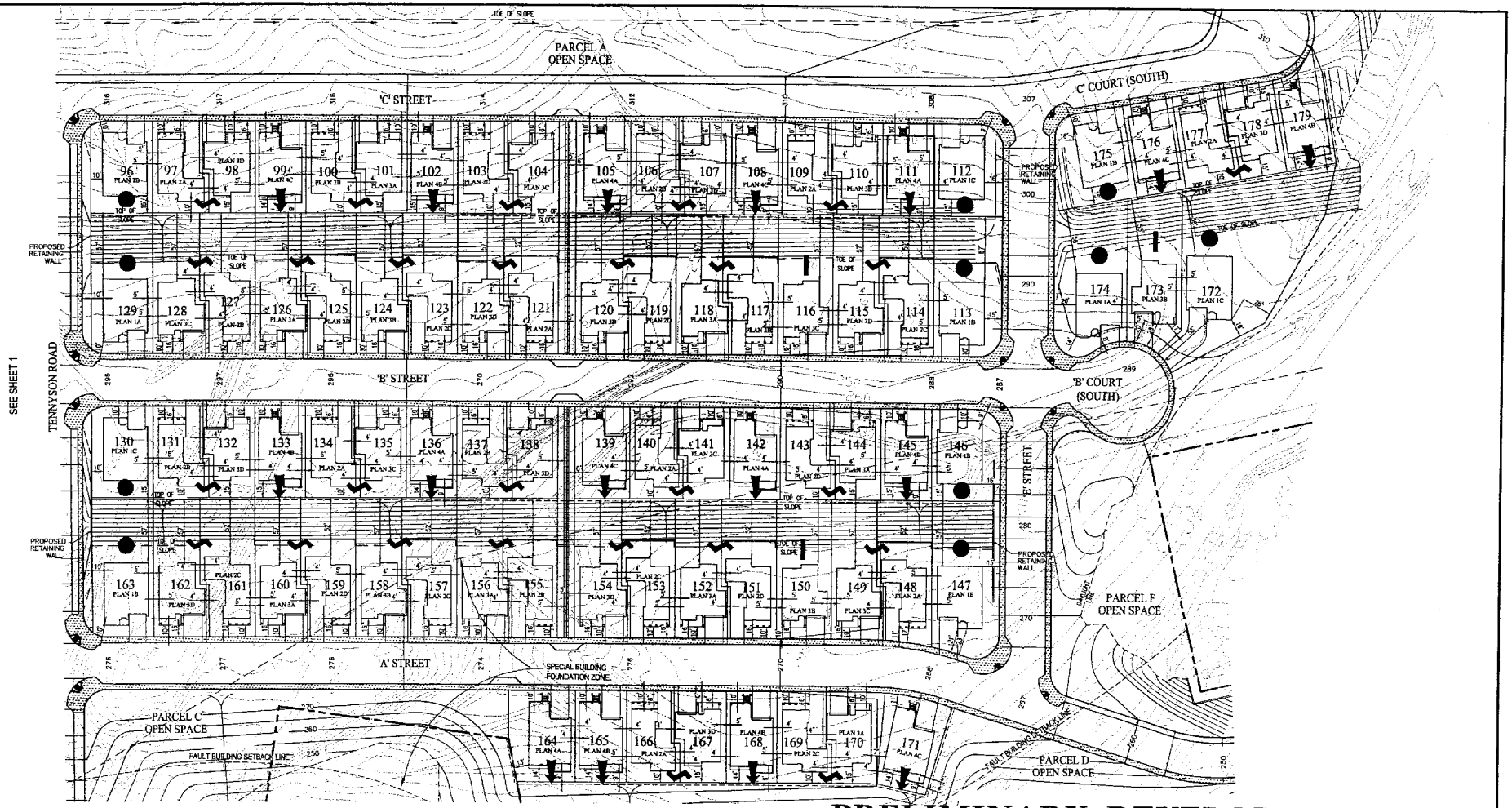
OF 2



PRELIMINARY DEVELOPMENT PLAN
TRACT 7620 - LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE : 1" = 40'

DATE: MAY 25, 2005

The DeSilva Group

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SHEET NUMBER 2 OF 2

LA VISTA

Hayward, CA

The DeSilva Group

KTGY Group, INC.

Planning Data Summary

Type of Construction: V-N

Occupancy Group: R-3

Proposed Density: 4,683 sf/ du

Lot	Lot Area (sf)	Plan	Style	1st FL Liv	2nd FL Liv	2nd Liv/stair	Total Liv	Garage	1st Liv+Gar	Porch/Popouts	Footprint	Lot Cvrg
1	4389	1	C	1558	442	512	2000	400	1958	51	2009	46%
2	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
3	3600	4	C	950	1636	1711	2586	436	1386	450	1836	51%
4	3645	3	A	1203	1213	1290	2416	422	1625	61	1686	46%
5	3554	2	C	1004	1145	1188	2149	429	1433	164	1597	45%
6	3600	4	A	950	1636	1711	2586	436	1386	450	1836	51%
7	3645	3	B	1203	1213	1290	2416	422	1625	61	1686	46%
8	3554	2	D	1004	1145	1188	2149	429	1433	164	1597	45%
9	4799	4	C	950	1636	1711	2586	436	1386	450	1836	38%
10	4570	3	B	1203	1213	1290	2416	422	1625	61	1686	37%
11	3740	2	D	1004	1145	1188	2149	429	1433	164	1597	43%
12	3600	4	C	950	1636	1711	2586	436	1386	450	1836	51%
13	4836	4	B	950	1636	1711	2586	436	1386	450	1836	38%
14	8715	1	A	1558	442	512	2000	400	1958	51	2009	23%
15	5247	3	C	1203	1213	1290	2416	422	1625	61	1686	32%
16	5737	2	D	1004	1145	1188	2149	429	1433	164	1597	28%
17	5366	3	B	1203	1213	1290	2416	422	1625	61	1686	31%
18	6479	2	C	1004	1145	1188	2149	429	1433	164	1597	25%
19	5367	3	A	1203	1213	1290	2416	422	1625	61	1686	31%
20	5612	2	B	1004	1145	1188	2149	429	1433	164	1597	28%
21	6544	3	D	1203	1213	1290	2416	422	1625	61	1686	26%
22	7572	2	A	1004	1145	1188	2149	429	1433	164	1597	21%
23	7773	3	C	1203	1213	1290	2416	422	1625	61	1686	22%
24	6072	3	B	1203	1213	1290	2416	422	1625	61	1686	28%
25	5612	2	C	1004	1145	1188	2149	429	1433	164	1597	28%
26	5367	3	D	1203	1213	1290	2416	422	1625	61	1686	31%
27	5612	2	B	1004	1145	1188	2149	429	1433	164	1597	28%
28	5367	3	C	1203	1213	1290	2416	422	1625	61	1686	31%
29	5612	2	D	1004	1145	1188	2149	429	1433	164	1597	28%

Lot	Lot Area (sf)	Plan	Style	1st FL Liv	2nd FL Liv	2nd Liv/stair	Total Liv	Garage	1st Liv+Gar	Porch/Popouts	Footprint	Lot Cvrg
30	5367	3	B	1203	1213	1290	2416	422	1625	61	1686	31%
31	5612	2	C	1004	1145	1188	2149	429	1433	164	1597	28%
32	6694	1	A	1558	442	512	2000	400	1958	51	2009	30%
33	4384	1	B	1558	442	512	2000	400	1958	51	2009	46%
34	3645	3	A	1203	1213	1290	2416	422	1625	61	1686	46%
35	3554	2	D	1004	1145	1188	2149	429	1433	164	1597	45%
36	3600	4	C	950	1636	1711	2586	436	1386	450	1836	51%
37	3645	3	B	1203	1213	1290	2416	422	1625	61	1686	46%
38	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
39	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
40	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
41	3789	2	C	1004	1145	1188	2149	429	1433	164	1597	42%
42	4052	4	A	950	1636	1711	2586	436	1386	450	1836	45%
43	4053	4	C	950	1636	1711	2586	436	1386	450	1836	45%
44	4100	3	B	1203	1213	1290	2416	422	1625	61	1686	41%
45	3881	2	D	1004	1145	1188	2149	429	1433	164	1597	41%
46	4548	4	A	950	1636	1711	2586	436	1386	450	1836	40%
47	3645	3	C	1203	1213	1290	2416	422	1625	61	1686	46%
48	5558	2	B	1004	1145	1188	2149	429	1433	164	1597	29%
49	3789	4	C	950	1636	1711	2586	436	1386	450	1836	48%
50	3837	3	D	1203	1213	1290	2416	422	1625	61	1686	44%
51	3554	2	C	1004	1145	1188	2149	429	1433	164	1597	45%
52	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
53	3600	4	A	950	1636	1711	2586	436	1386	450	1836	51%
54	4769	4	C	950	1636	1711	2586	436	1386	450	1836	38%
55	7427	4	B	950	1636	1711	2586	436	1386	450	1836	25%
56	4828	1	C	1558	442	512	2000	400	1958	51	2009	42%
57	4000	3	A	1203	1213	1290	2416	422	1625	61	1686	42%
58	3645	3	C	1203	1213	1290	2416	422	1625	61	1686	46%
59	3554	2	D	1004	1145	1188	2149	429	1433	164	1597	45%
60	3645	3	A	1203	1213	1290	2416	422	1625	61	1686	46%
61	3554	2	C	1004	1145	1188	2149	429	1433	164	1597	45%
62	3645	3	B	1203	1213	1290	2416	422	1625	61	1686	46%
63	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
64	3565	3	C	1203	1213	1290	2416	422	1625	61	1686	47%
65	3891	2	D	1004	1145	1188	2149	429	1433	164	1597	41%

Lot	Lot Area (sf)	Plan	Style	1st FL Liv	2nd FL Liv	2nd Liv/stair	Total Liv	Garage	1st Liv+Gar	Porch/Popouts	Footprint	Lot Cvrg
66	3746	3	B	1203	1213	1290	2416	422	1625	61	1686	45%
67	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
68	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
69	3981	2	C	1004	1145	1188	2149	429	1433	164	1597	40%
70	4003	3	A	1203	1213	1290	2416	422	1625	61	1686	42%
71	4075	2	B	1004	1145	1188	2149	429	1433	164	1597	39%
72	4653	3	C	1203	1213	1290	2416	422	1625	61	1686	36%
73	5659	2	A	1004	1145	1188	2149	429	1433	164	1597	28%
74	6375	3	B	1203	1213	1290	2416	422	1625	61	1686	26%
75	6884	2	D	1004	1145	1188	2149	429	1433	164	1597	23%
76	5372	3	C	1203	1213	1290	2416	422	1625	61	1686	31%
77	5612	2	B	1004	1145	1188	2149	429	1433	164	1597	28%
78	5367	3	A	1203	1213	1290	2416	422	1625	61	1686	31%
79	5612	2	C	1004	1145	1188	2149	429	1433	164	1597	28%
80	5367	3	D	1203	1213	1290	2416	422	1625	61	1686	31%
81	5612	2	A	1004	1145	1188	2149	429	1433	164	1597	28%
82	5367	3	C	1203	1213	1290	2416	422	1625	61	1686	31%
83	5612	2	B	1004	1145	1188	2149	429	1433	164	1597	28%
84	6694	1	C	1558	442	512	2000	400	1958	51	2009	30%
85	4384	1	A	1558	442	512	2000	400	1958	51	2009	46%
86	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
87	3554	2	C	1004	1145	1188	2149	429	1433	164	1597	45%
88	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
89	3645	3	A	1203	1213	1290	2416	422	1625	61	1686	46%
90	3554	2	D	1004	1145	1188	2149	429	1433	164	1597	45%
91	3600	4	C	950	1636	1711	2586	436	1386	450	1836	51%
92	3645	3	B	1203	1213	1290	2416	422	1625	61	1686	46%
93	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
94	3601	4	B	950	1636	1711	2586	436	1386	450	1836	51%
95	3911	4	A	950	1636	1711	2586	436	1386	450	1836	47%
96	4384	1	B	1558	442	512	2000	400	1958	51	2009	46%
97	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
98	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
99	3600	4	C	950	1636	1711	2586	436	1386	450	1836	51%
100	3554	2	B	1004	1145	1188	2149	429	1433	164	1597	45%
101	3645	3	A	1203	1213	1290	2416	422	1625	61	1686	46%

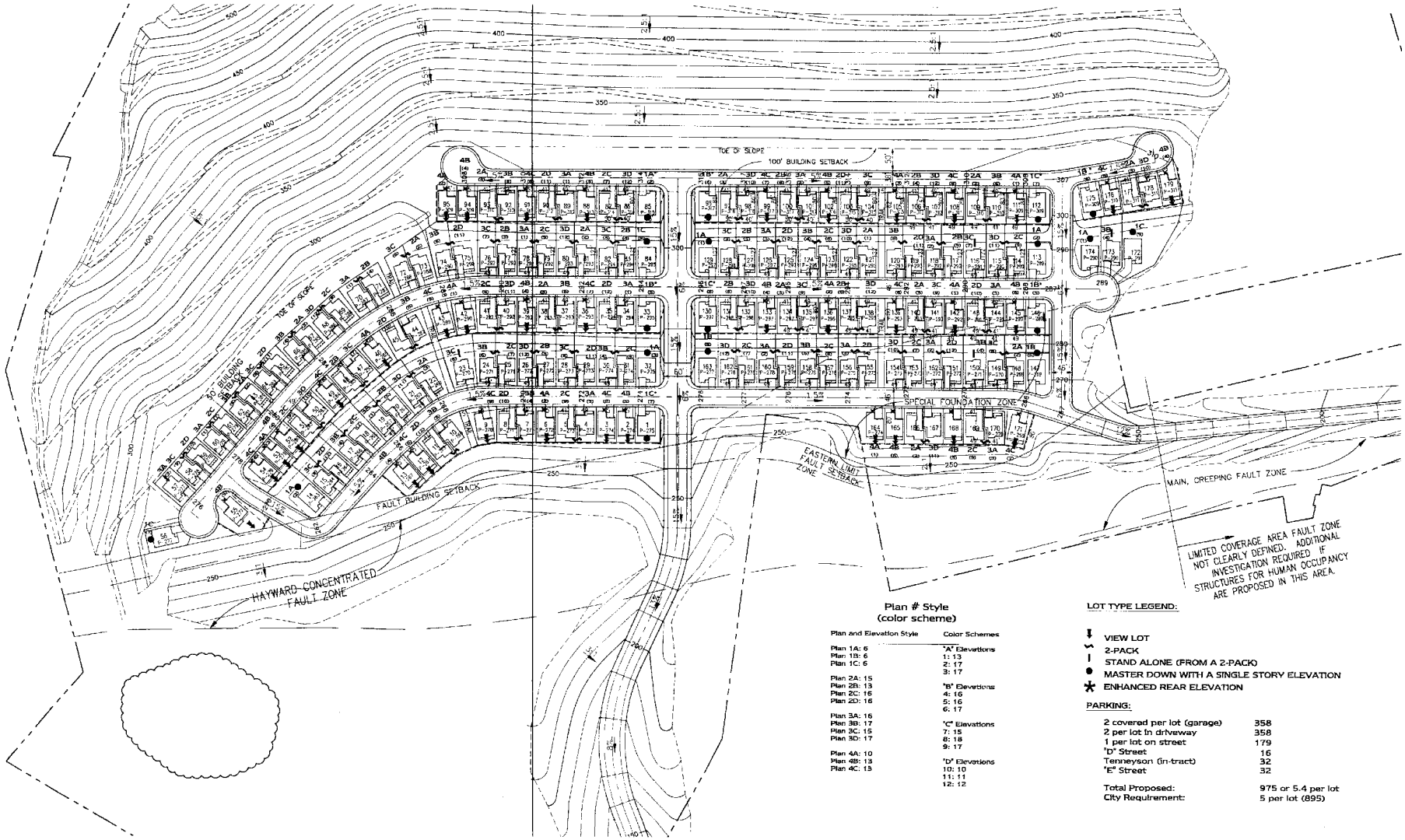
Lot	Lot Area (sf)	Plan	Style	1st FL Liv	2nd FL Liv	2nd Liv/stair	Total Liv	Garage	1st Liv+Gar	Porch/Popouts	Footprint	Lot Cvrg
102	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
103	3554	2	D	1004	1145	1188	2149	429	1433	164	1597	45%
104	3645	3	C	1203	1213	1290	2416	422	1625	61	1686	46%
105	3840	4	A	950	1636	1711	2586	436	1386	450	1836	48%
106	3554	2	B	1004	1145	1188	2149	429	1433	164	1597	45%
107	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
108	3600	4	C	950	1636	1711	2586	436	1386	450	1836	51%
109	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
110	3645	3	B	1203	1213	1290	2416	422	1625	61	1686	46%
111	3600	4	A	950	1636	1711	2586	436	1386	450	1836	51%
112	4772	1	C	1558	442	512	2000	400	1958	51	2009	42%
113	7198	1	A	1558	442	512	2000	400	1958	51	2009	28%
114	5612	2	C	1004	1145	1188	2149	429	1433	164	1597	28%
115	5367	3	D	1203	1213	1290	2416	422	1625	61	1686	31%
116	5978	3	C	1203	1213	1290	2416	422	1625	61	1686	28%
117	5612	2	B	1004	1145	1188	2149	429	1433	164	1597	28%
118	5367	3	A	1203	1213	1290	2416	422	1625	61	1686	31%
119	5612	2	D	1004	1145	1188	2149	429	1433	164	1597	28%
120	5367	3	B	1203	1213	1290	2416	422	1625	61	1686	31%
121	5612	2	A	1004	1145	1188	2149	429	1433	164	1597	28%
122	5367	3	D	1203	1213	1290	2416	422	1625	61	1686	31%
123	5612	2	C	1004	1145	1188	2149	429	1433	164	1597	28%
124	5367	3	B	1203	1213	1290	2416	422	1625	61	1686	31%
125	5612	2	D	1004	1145	1188	2149	429	1433	164	1597	28%
126	5367	3	A	1203	1213	1290	2416	422	1625	61	1686	31%
127	5612	2	B	1004	1145	1188	2149	429	1433	164	1597	28%
128	5367	3	C	1203	1213	1290	2416	422	1625	61	1686	31%
129	6694	1	A	1558	442	512	2000	400	1958	51	2009	30%
130	4384	1	C	1558	442	512	2000	400	1958	51	2009	46%
131	3554	2	B	1004	1145	1188	2149	429	1433	164	1597	45%
132	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
133	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
134	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
135	3645	3	C	1203	1213	1290	2416	422	1625	61	1686	46%
136	3600	4	A	950	1636	1711	2586	436	1386	450	1836	51%
137	3554	2	B	1004	1145	1188	2149	429	1433	164	1597	45%

Lot	Lot Area (sf)	Plan	Style	1st FL Liv	2nd FL Liv	2nd Liv/stair	Total Liv	Garage	1st Liv+Gar	Porch/Popouts	Footprint	Lot Cvrg
138	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
139	3840	4	C	950	1636	1711	2586	436	1386	450	1836	48%
140	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
141	3645	3	C	1203	1213	1290	2416	422	1625	61	1686	46%
142	3600	4	A	950	1636	1711	2586	436	1386	450	1836	51%
143	3554	2	D	1004	1145	1188	2149	429	1433	164	1597	45%
144	3645	3	A	1203	1213	1290	2416	422	1625	61	1686	46%
145	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
146	4771	1	B	1558	442	512	2000	400	1958	51	2009	42%
147	7965	1	B	1558	442	512	2000	400	1958	51	2009	25%
148	5712	2	A	1004	1145	1188	2149	429	1433	164	1597	28%
149	5337	3	C	1203	1213	1290	2416	422	1625	61	1686	32%
150	5978	3	B	1203	1213	1290	2416	422	1625	61	1686	28%
151	5612	2	D	1004	1145	1188	2149	429	1433	164	1597	28%
152	5367	3	A	1203	1213	1290	2416	422	1625	61	1686	31%
153	5612	2	C	1004	1145	1188	2149	429	1433	164	1597	28%
154	5367	3	D	1203	1213	1290	2416	422	1625	61	1686	31%
155	5612	2	B	1004	1145	1188	2149	429	1433	164	1597	28%
156	5367	3	A	1203	1213	1290	2416	422	1625	61	1686	31%
157	5612	2	C	1004	1145	1188	2149	429	1433	164	1597	28%
158	5367	3	B	1203	1213	1290	2416	422	1625	61	1686	31%
159	5612	2	D	1004	1145	1188	2149	429	1433	164	1597	28%
160	5367	3	A	1203	1213	1290	2416	422	1625	61	1686	31%
161	5612	2	C	1004	1145	1188	2149	429	1433	164	1597	28%
162	5367	3	D	1203	1213	1290	2416	422	1625	61	1686	31%
163	6694	1	B	1558	442	512	2000	400	1958	51	2009	30%
164	4633	4	A	950	1636	1711	2586	436	1386	450	1836	40%
165	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
166	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
167	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
168	3600	4	B	950	1636	1711	2586	436	1386	450	1836	51%
169	3554	2	C	1004	1145	1188	2149	429	1433	164	1597	45%
170	3919	3	A	1203	1213	1290	2416	422	1625	61	1686	43%
171	4267	4	C	950	1636	1711	2586	436	1386	450	1836	43%
172	15610	1	C	1558	442	512	2000	400	1958	51	2009	13%
173	6391	3	B	1203	1213	1290	2416	422	1625	61	1686	26%

Lot	Lot Area (sf)	Plan	Style	1st FL Liv	2nd FL Liv	2nd Liv/stair	Total Liv	Garage	1st Liv+Gar	Porch/Popouts	Footprint	Lot Cvrg
174	7989	1	A	1558	442	512	2000	400	1958	51	2009	25%
175	5282	1	B	1558	442	512	2000	400	1958	51	2009	38%
176	3600	4	C	950	1636	1711	2586	436	1386	450	1836	51%
177	3554	2	A	1004	1145	1188	2149	429	1433	164	1597	45%
178	3645	3	D	1203	1213	1290	2416	422	1625	61	1686	46%
179	3930	4	B	950	1636	1711	2586	436	1386	450	1836	47%
Tot	838,289										307,668	37%
Avg	4,683											

Total # of Parking Proposed/ Required:

Proposed:	2 per lot Garage	358
	2 per lot on driveway	358
	1 per lot on street	179
	"D" Street	16
	Tenneyson (in-tract)	32
	"E" Street	32
	Total:	975 or 5.4 per lot
Required:	Total:	5 per lot or 895



Plan # Style (color scheme)

Plan and Elevation Style	Color Schemes
Plan 1A: 6	"A" Elevations
Plan 1B: 6	1: 13
Plan 1C: 6	2: 17
	3: 17
Plan 2A: 15	
Plan 2B: 13	"B" Elevations
Plan 2C: 16	4: 16
Plan 2D: 16	5: 16
	6: 17
Plan 3A: 16	
Plan 3B: 17	"C" Elevations
Plan 3C: 15	7: 15
Plan 3D: 17	8: 18
	9: 17
Plan 4A: 10	
Plan 4B: 13	"D" Elevations
Plan 4C: 15	10: 10
	11: 11
	12: 12

LOT TYPE LEGEND:

- VIEW LOT
- 2-PACK
- STAND ALONE (FROM A 2-PACK)
- MASTER DOWN WITH A SINGLE STORY ELEVATION
- ENHANCED REAR ELEVATION

PARKING:

2 covered per lot (garage)	358
2 per lot in driveway	358
1 per lot on street	179
"D" Street	16
Tenneyson (in-tract)	32
"E" Street	32
Total Proposed:	975 or 5.4 per lot
City Requirement:	5 per lot (895)

Site Plotting

The DeSilva Group

0 50 100 200

LA VISTA
Hayward, CA

#20050054
06/01/05

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ARCHITECTURE PLANNING
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IRVINE, CALIFORNIA 92614
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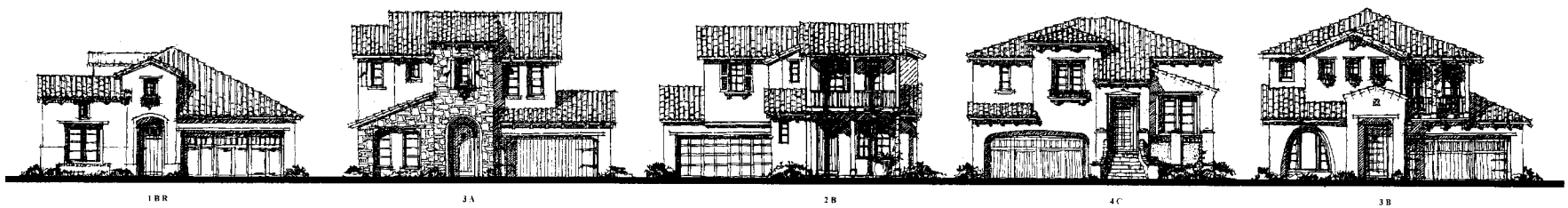

Conceptual Street Scene

A.1

The DeSilva Group

0 8
4 16

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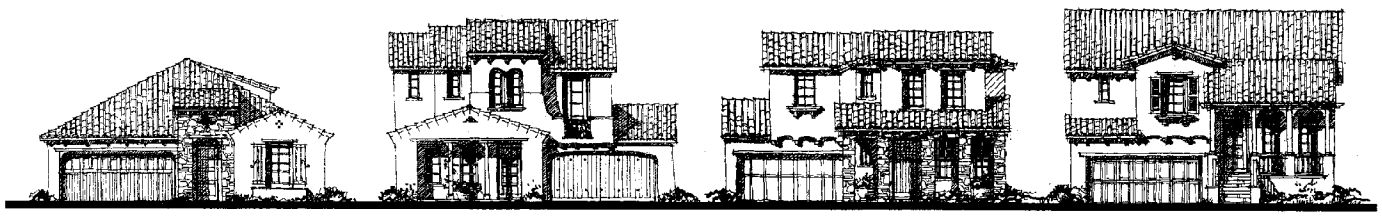

Conceptual Street Scene

A.2

The DeSilva Group

0 8
4 16

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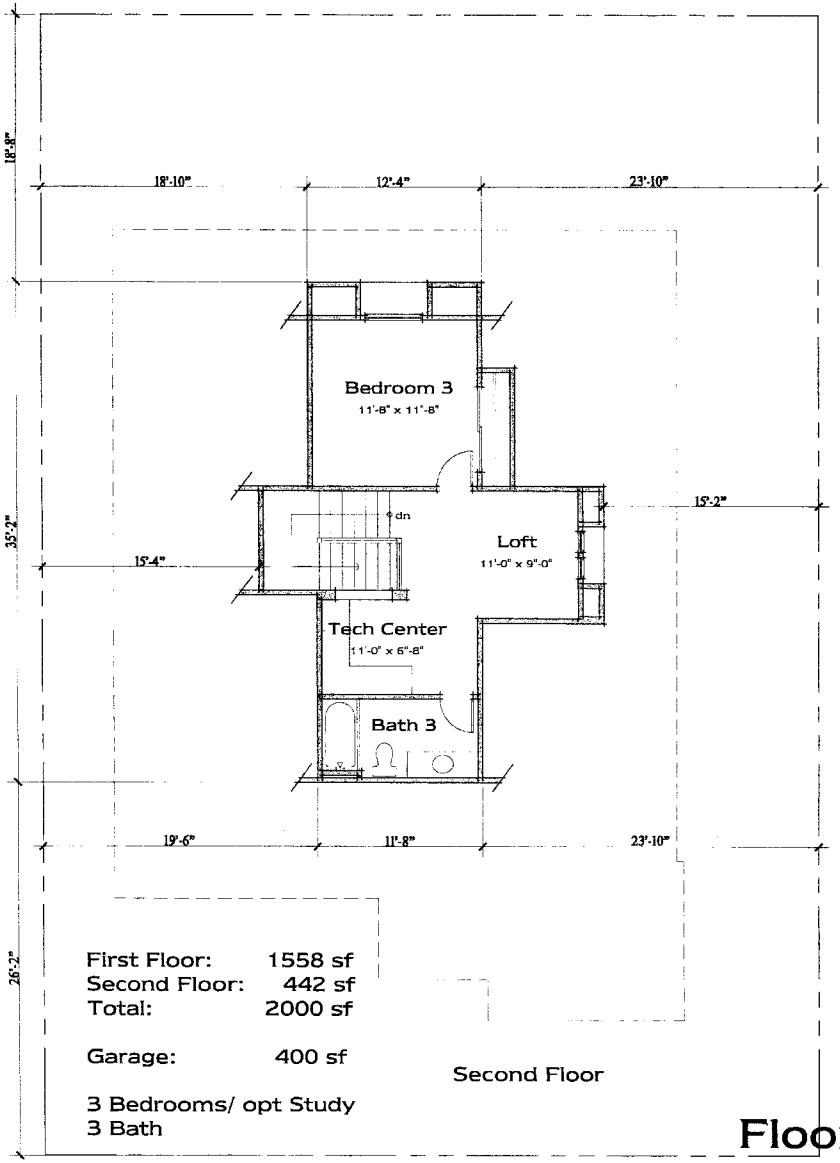
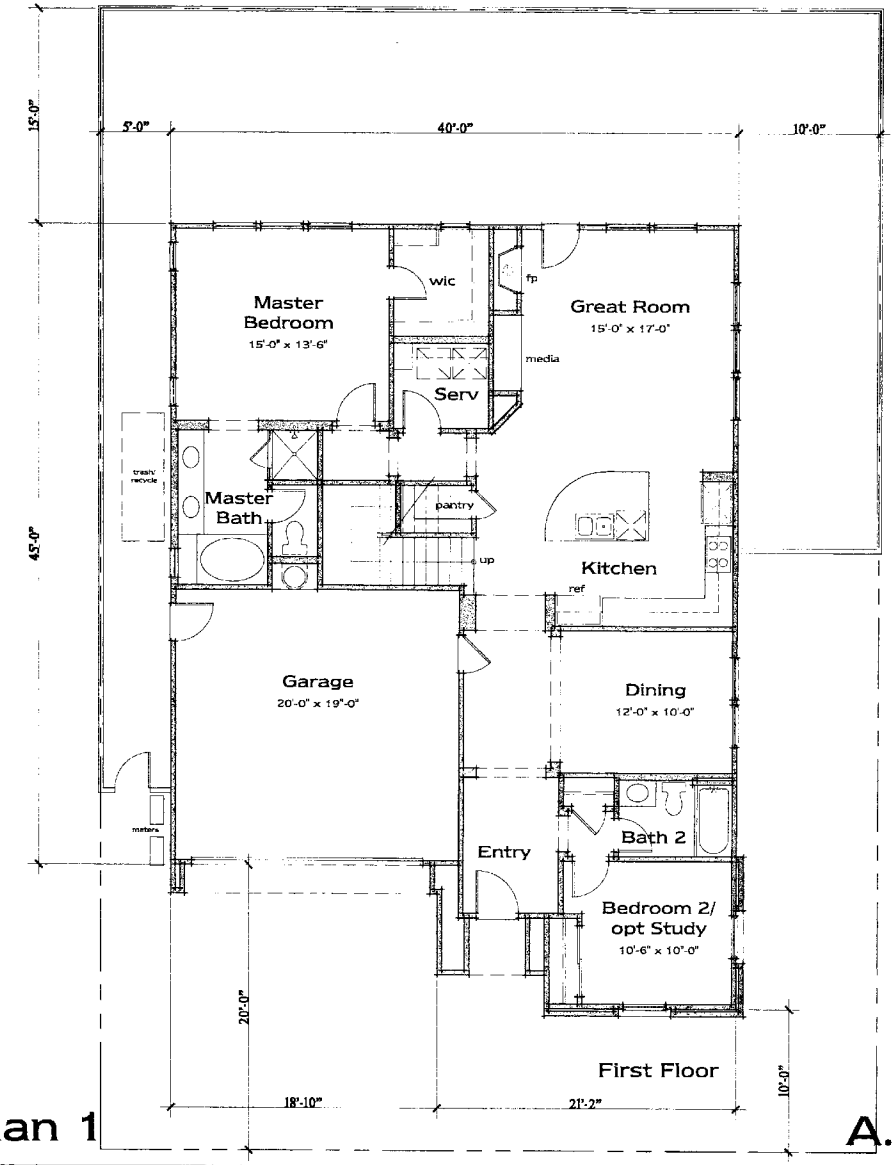


First Floor: 1558 sf
Second Floor: 442 sf
Total: 2000 sf

Garage: 400 sf

3 Bedrooms/ opt Study
3 Bath

Second Floor



Floor Plan 1

A.3

The DeSilva Group

0 4
2 8

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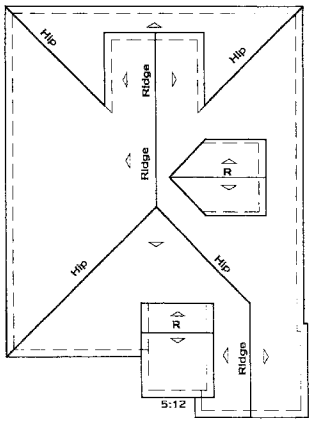
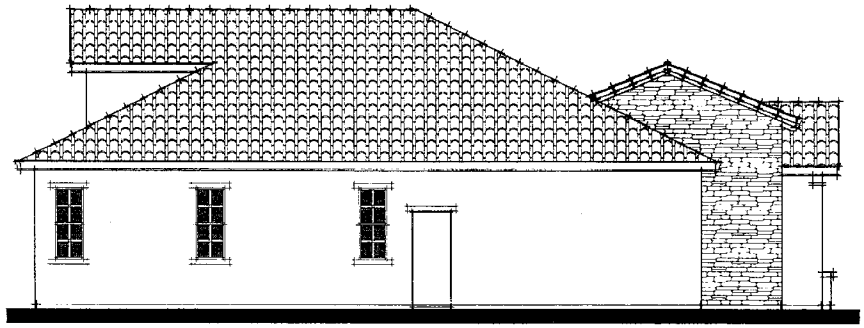
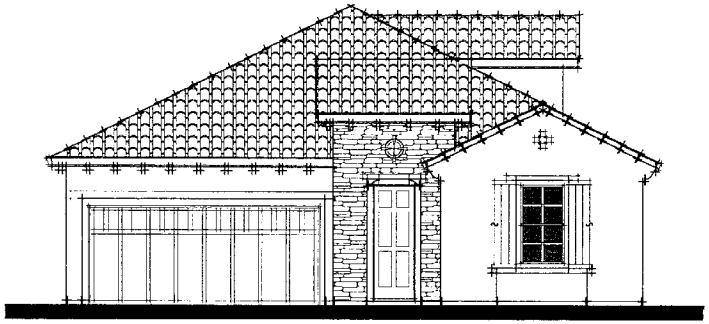
Slope 6:12 UNO



Roof Plan 1/8"=1'-0"



Left Elevation

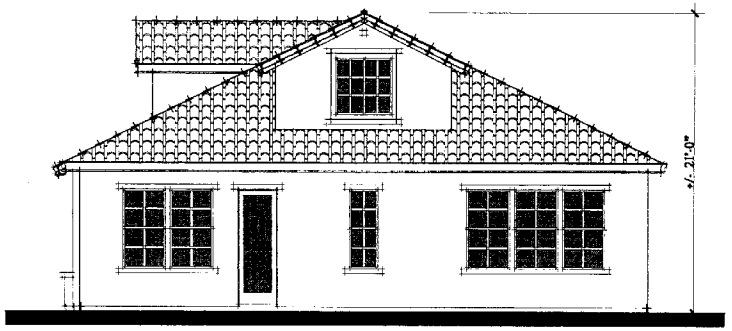


Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Stone Veneer
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wood Shutters
7. Wrought Iron Detail
8. Metal Garage Door
9. 12" Overhang with Wood Fascia

Right Elevation



Rear Elevation

Plan 1A Elevations

A.4

The DeSilva Group

0 4
2 8

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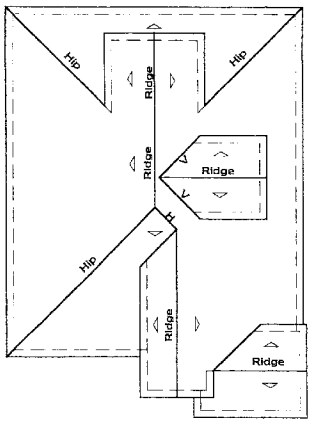
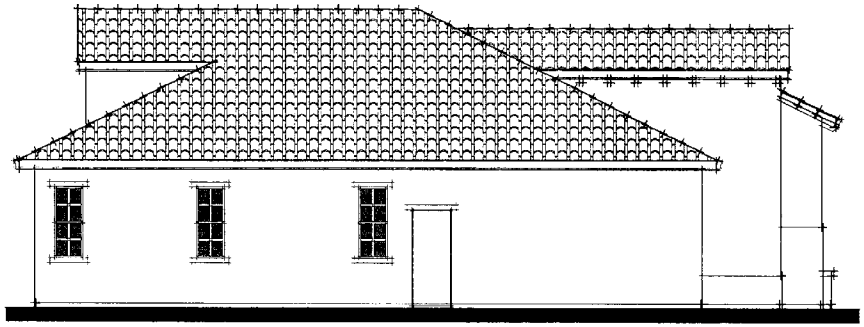
Slope 6:12 UNO



Roof Plan 1/8"=1'-0"

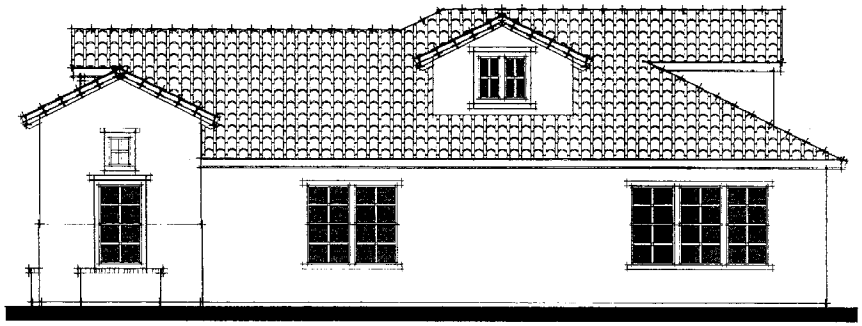


Left Elevation

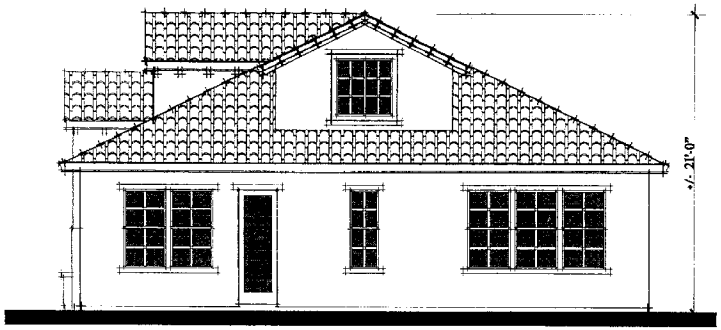
Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Stone Veneer Trim
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Metal Garage Door
8. 12" Overhang with Wood Fascia



Right Elevation



Rear Elevation

Plan 1B Elevations

A.5

The DeSilva Group

0 4 2 8

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Hayward, CA

#20050054
06/01/05

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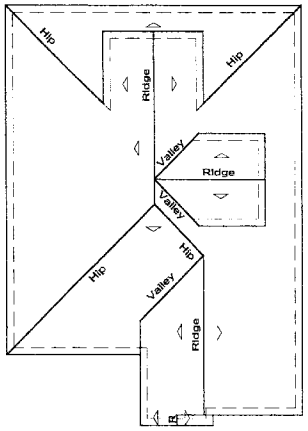
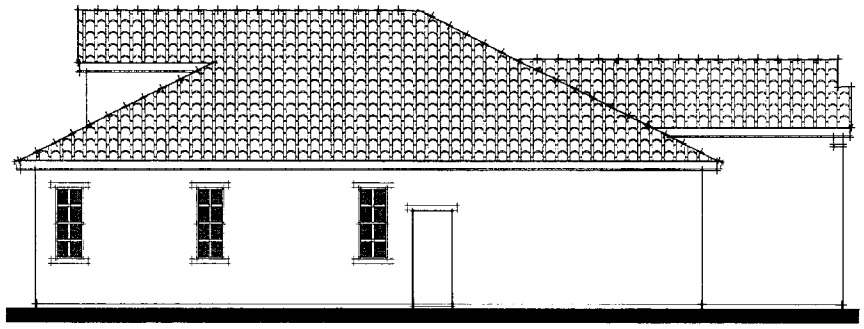
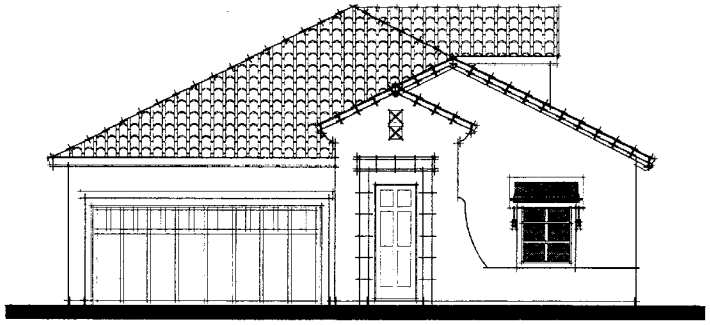
Slope 6:12 UNO



Roof Plan 1/8"=1'-0"



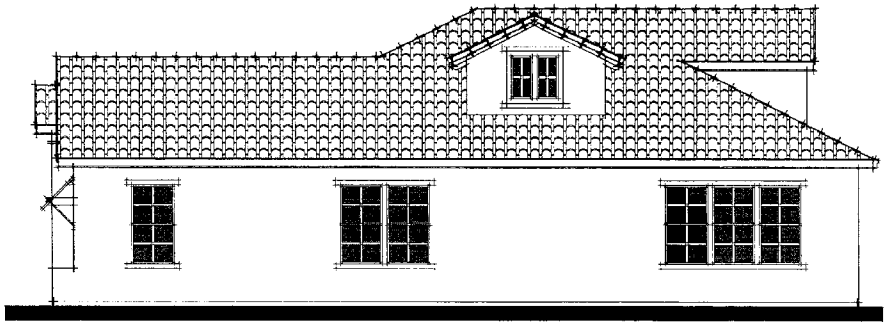
Left Elevation



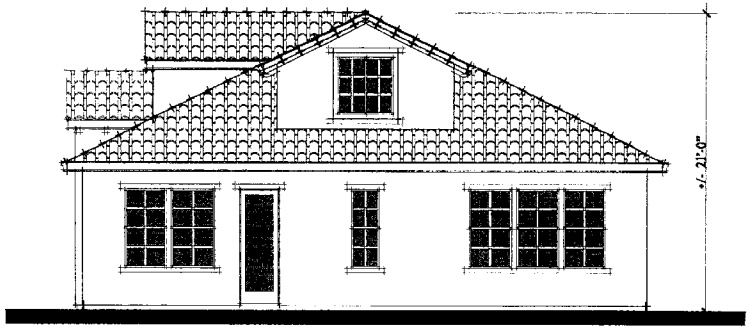
Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wood Awning
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Precast Surround
8. Metal Garage Door
9. 12" Overhang with Wood Fascia



Right Elevation



Rear Elevation

Plan 1C Elevations

A.6

The DeSilva Group

0 4 2 8

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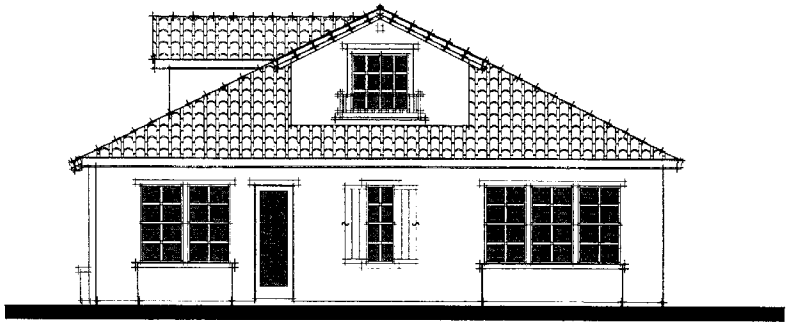
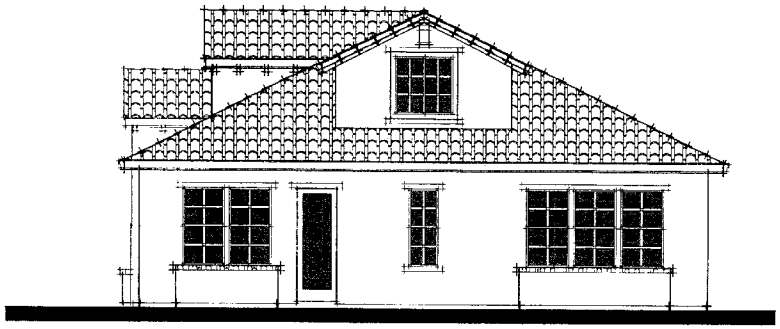


1A Rear Elevation



1B Rear Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Stone Veneer Trim
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Wood Shutters
8. Stucco Recess Detail
9. Stucco Corbel Detail
10. 12" Overhang with Wood Fascia

1C Rear Elevation

Plan 1 Enhanced Elevations

A.7

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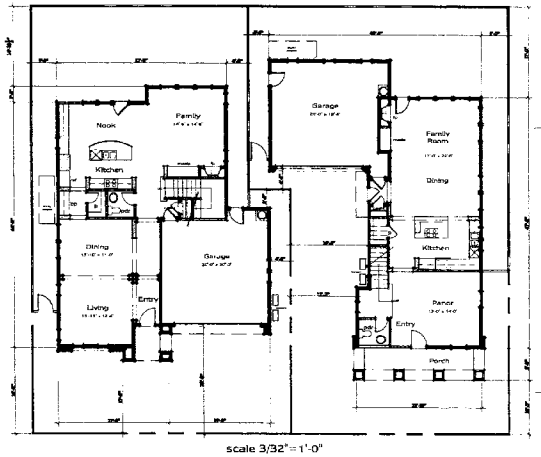
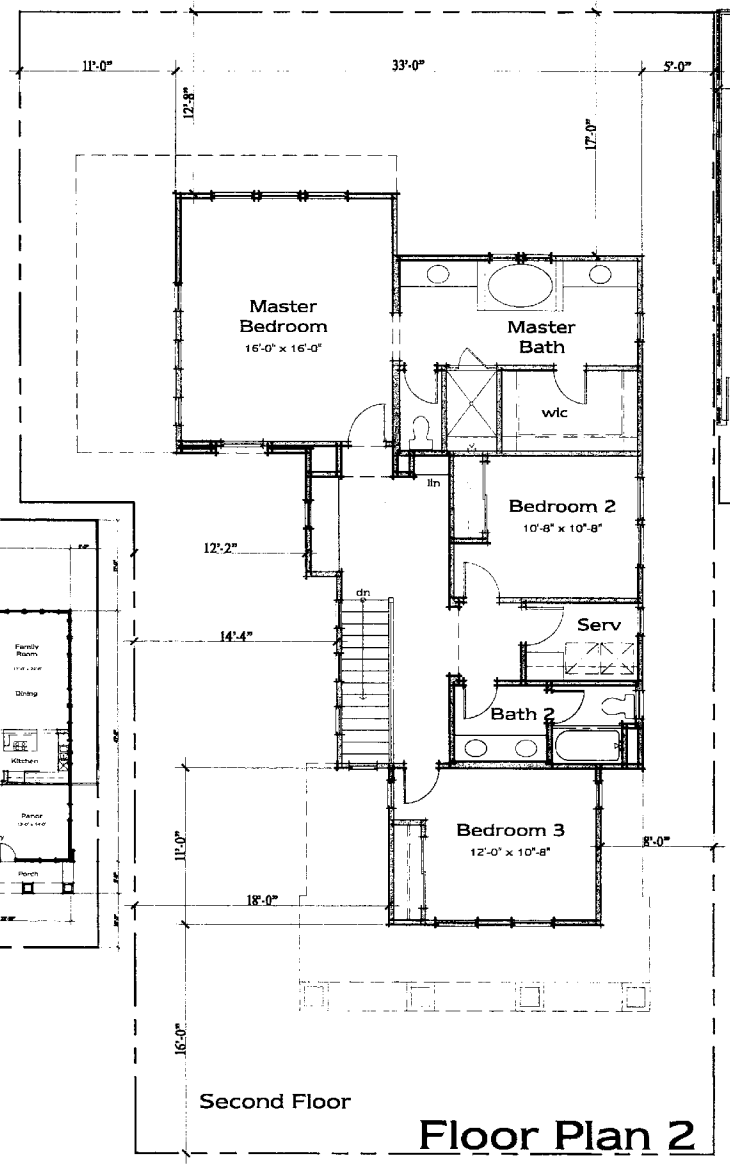


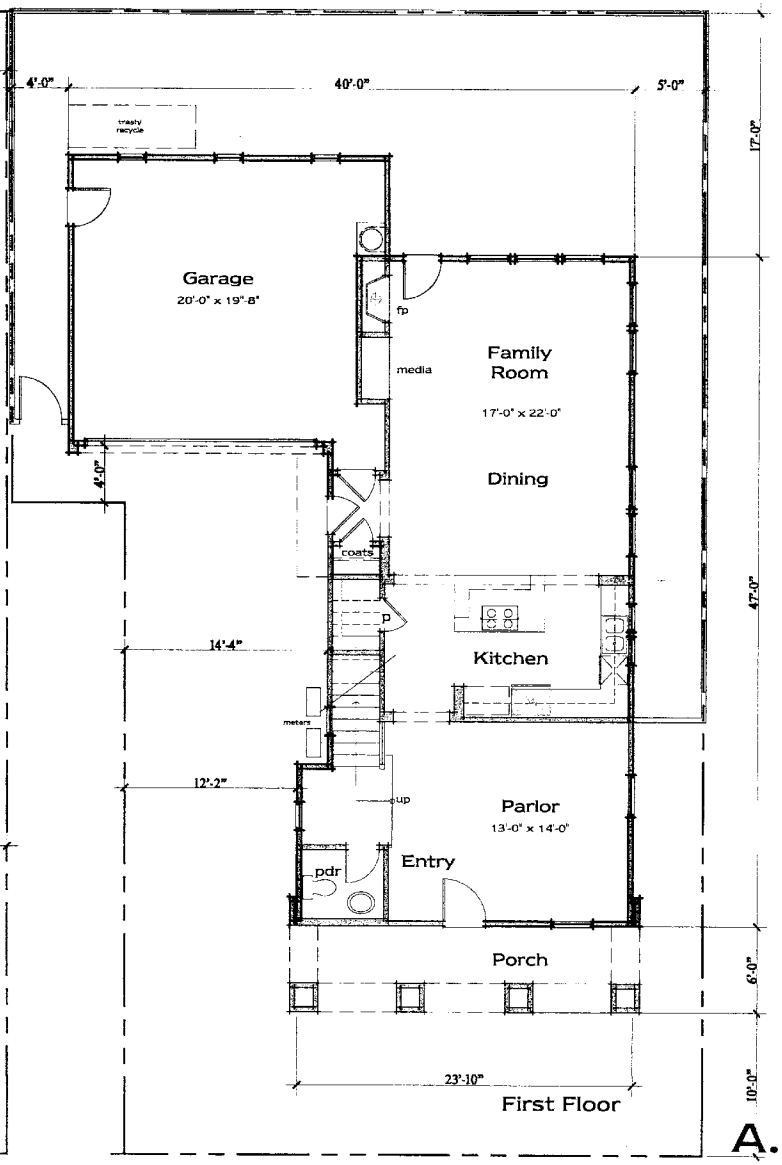
scale 3/32"=1'-0"

First Floor:	1004 sf
Second Floor:	1145 sf
Total:	2149 sf
Garage:	429 sf

3 Bedrooms
2 1/2 Bath



Second Floor



First Floor

Floor Plan 2

A.8

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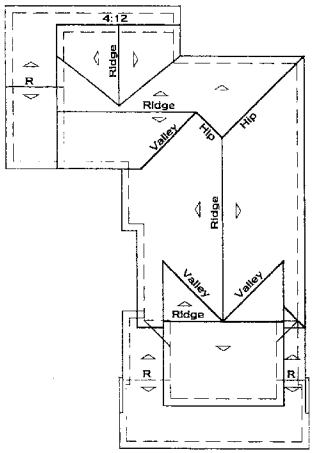
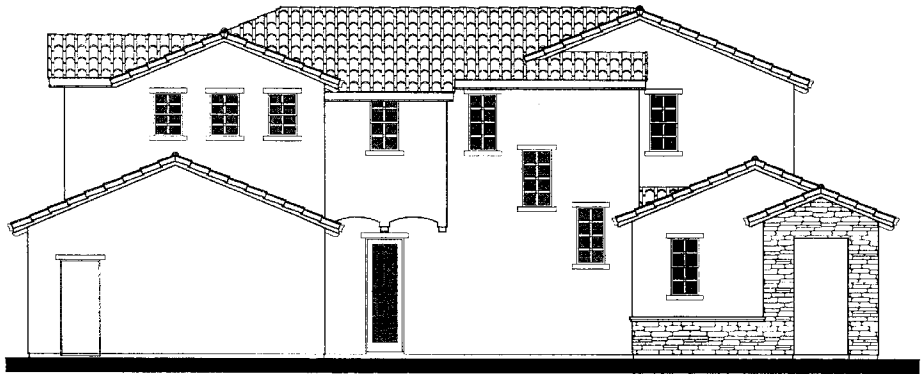
Slope 5:12 UNO



Roof Plan 1/8"=1'-0"

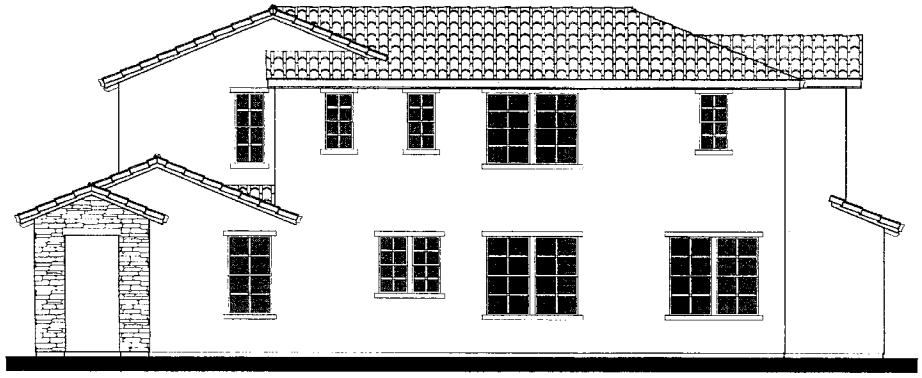


Left Elevation

Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Stone Veneer
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Metal Garage Door
8. 12" Overhang with Wood Fascia



Right Elevation

Rear Elevation

Plan 2A Elevations

A.9

The DeSilva Group

0 4
2 8

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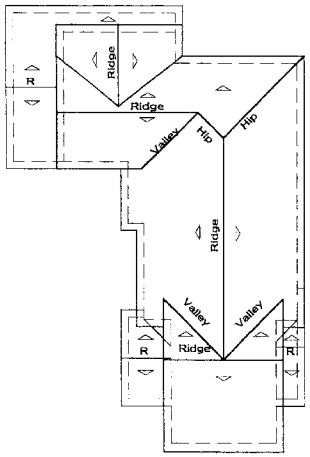
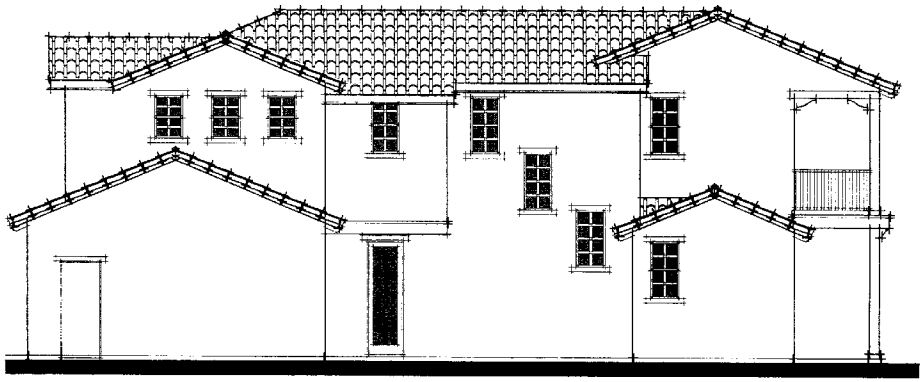
Slope 5:12 UNO

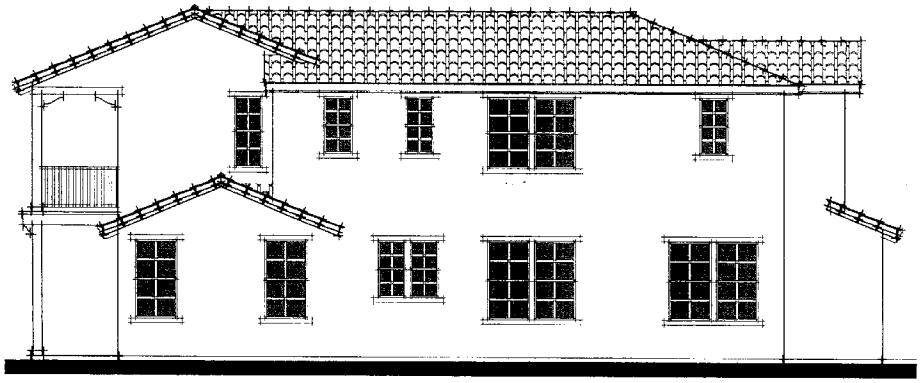


Roof Plan 1/8"=1'-0"

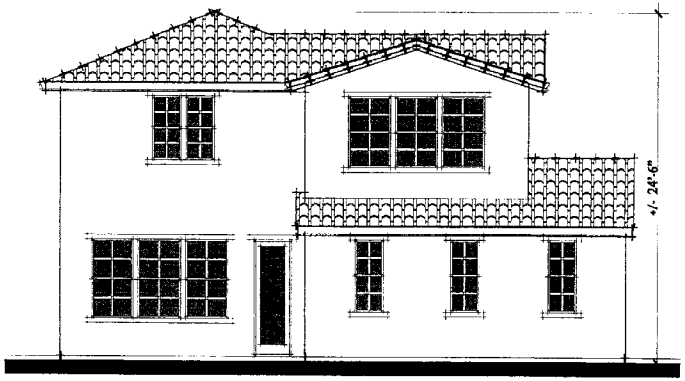


Left Elevation

Front Elevation



Right Elevation



Rear Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wood Railing and Corbels
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wood Shutters
7. Metal Garage Door
8. 12" Overhang with Wood Fascia

Plan 2B Elevations

A.10

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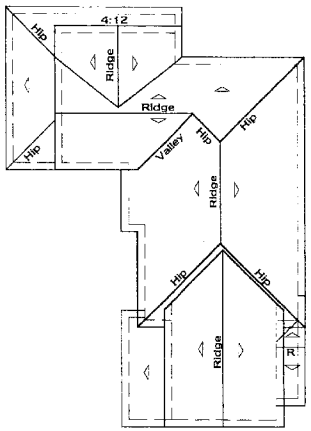
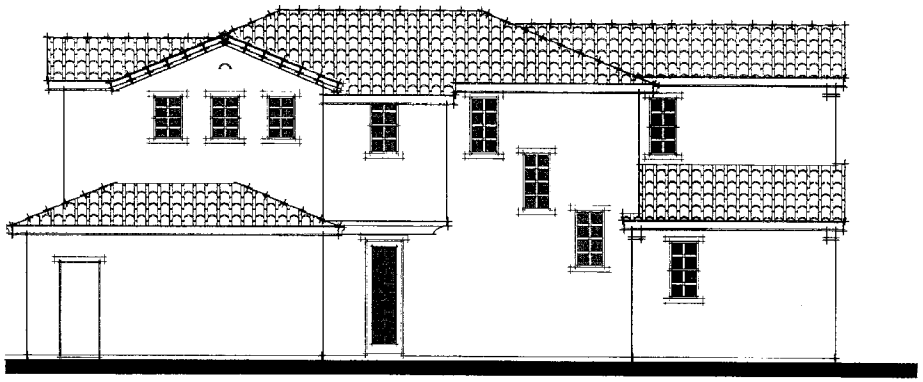
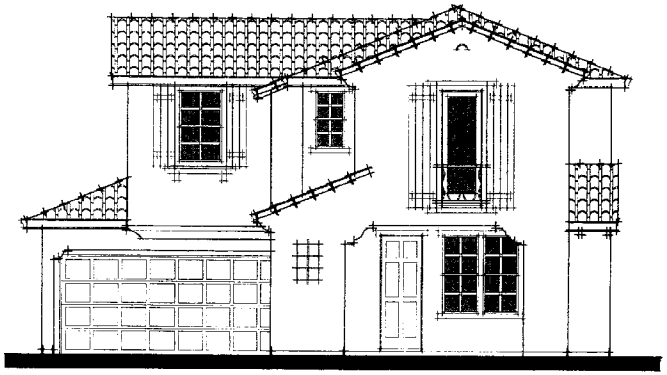
Slope 5:12 UNO



Roof Plan 1/8"=1'-0"



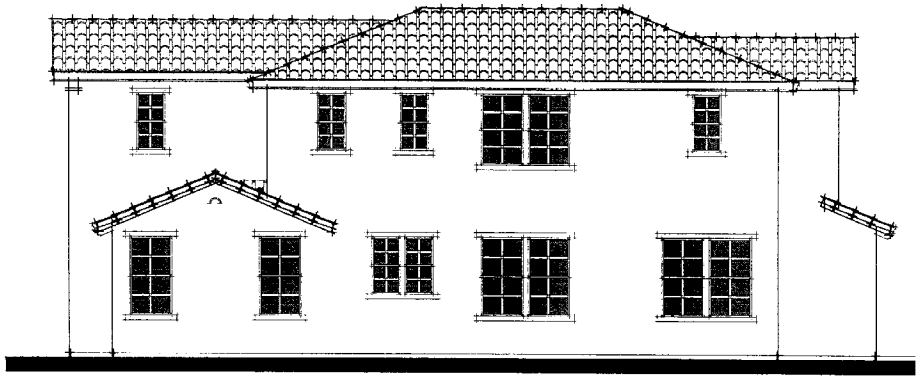
Left Elevation



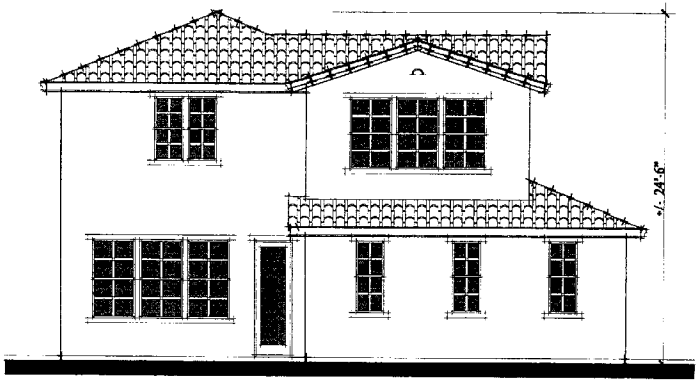
Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wrought Iron Railing
4. Stucco Trim Surround
5. Wood Shutters
6. Clay Pipe Detail
7. Wrought Iron Detail
8. Metal Garage Door
9. 12" Overhang with Wood Fascia



Right Elevation



Rear Elevation

Plan 2C Elevations

A.11

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0 4 2 8

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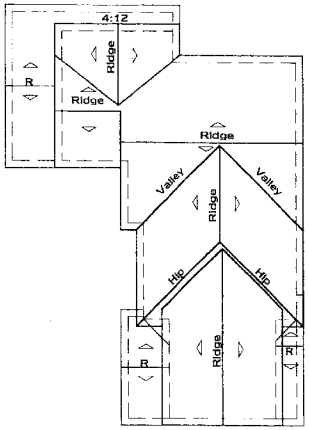
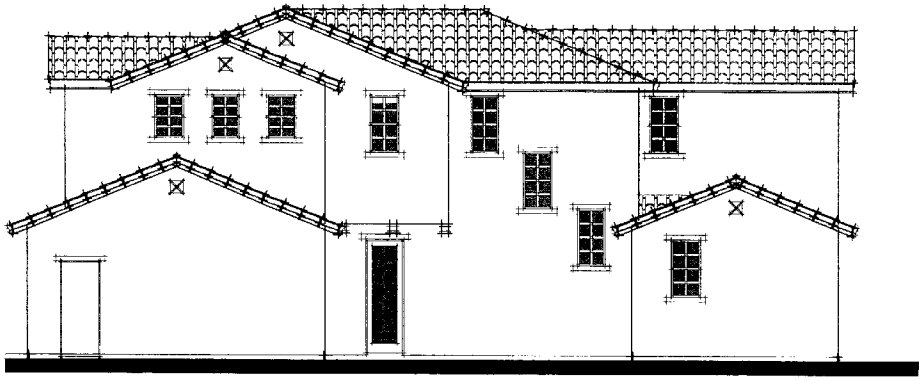
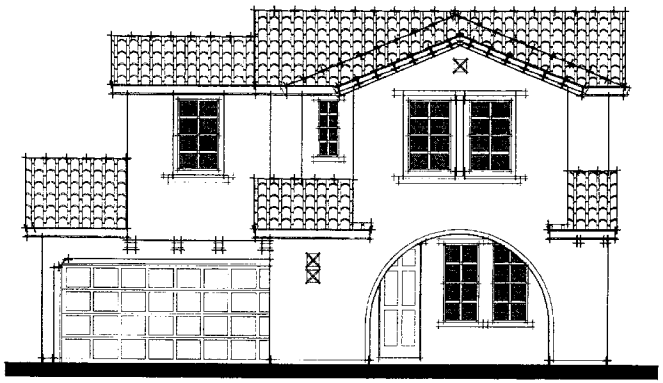
Slope 5:12 UNO



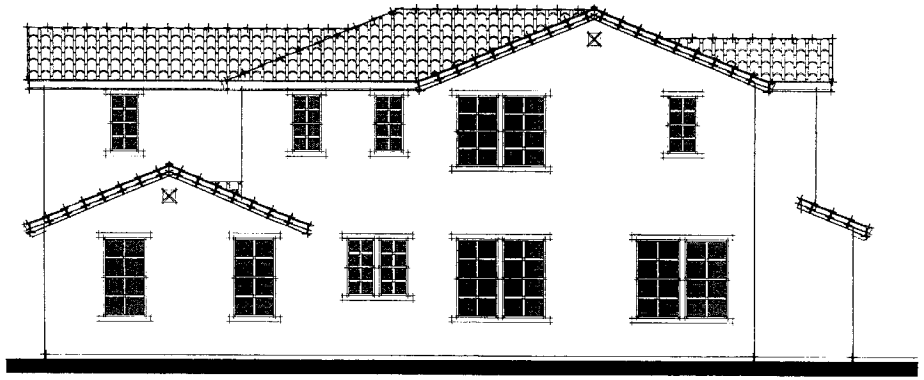
Roof Plan 1/8"=1'-0"



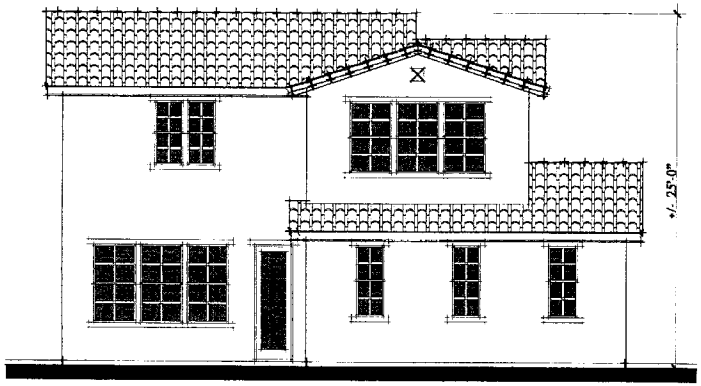
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Stucco Recess Detail
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Metal Garage Door
8. 12" Overhang with Wood Fascia

Plan 2D Elevations

A.12

The DeSilva Group

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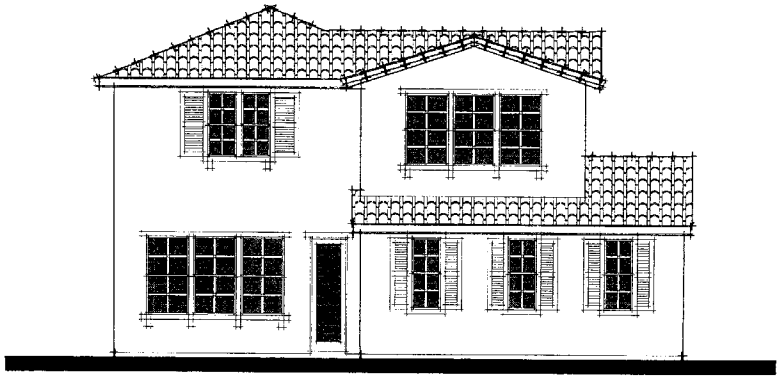
2A Rear Elevation

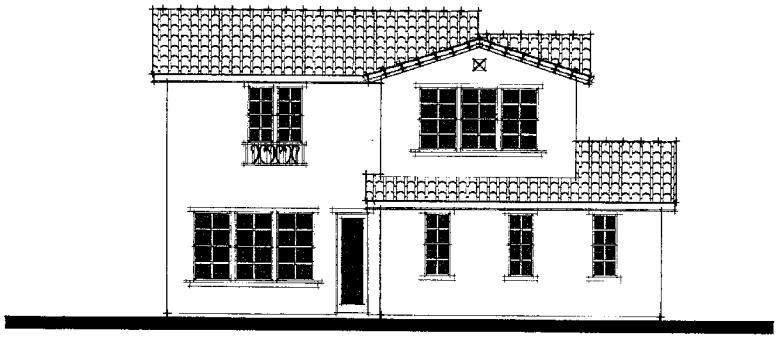


2B Rear Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wood Shutters
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Stucco Window Trim and Corbel Detail
8. Clay Pipe Detail
9. 12" Overhang with Wood Fascia

2C Rear Elevation



2D Rear Elevation

Plan 2 Enhanced Elevations

A.13

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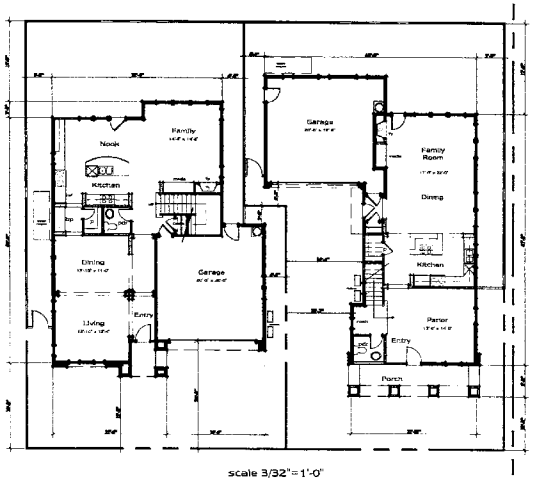
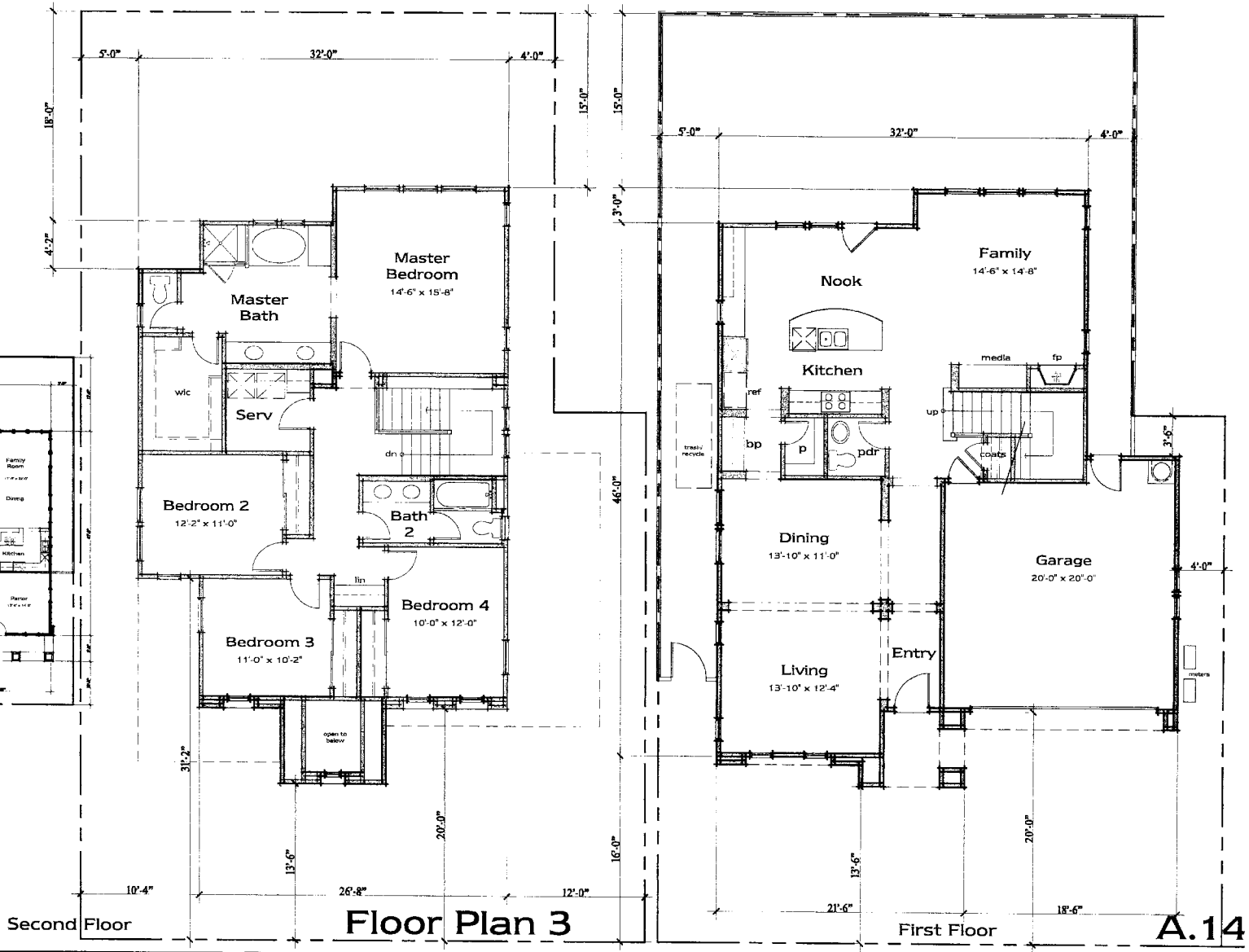


scale 3/32"=1'-0"

First Floor: 1203 sf
Second Floor: 1213 sf
Total: 2416 sf

Garage: 422 sf

4 Bedrooms
2 1/2 Bath



Floor Plan 3

A.14

The DeSilva Group

0 4
2 8

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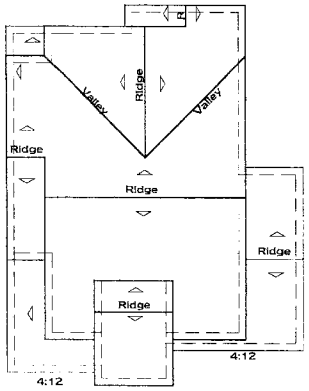
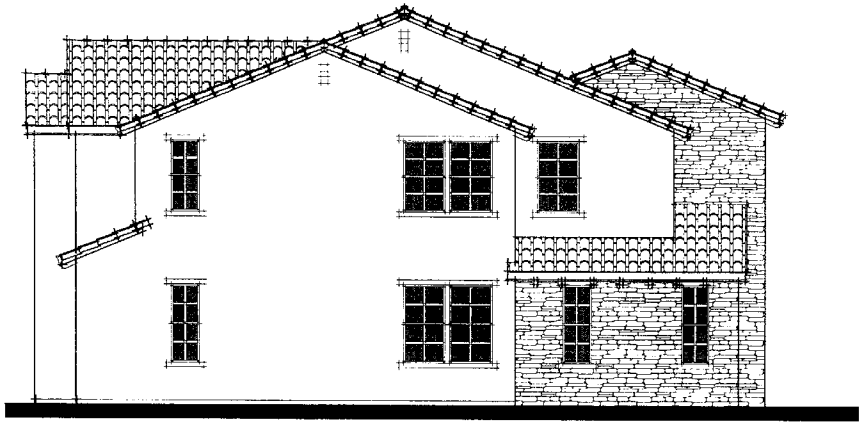
Slope 5:12 UNO

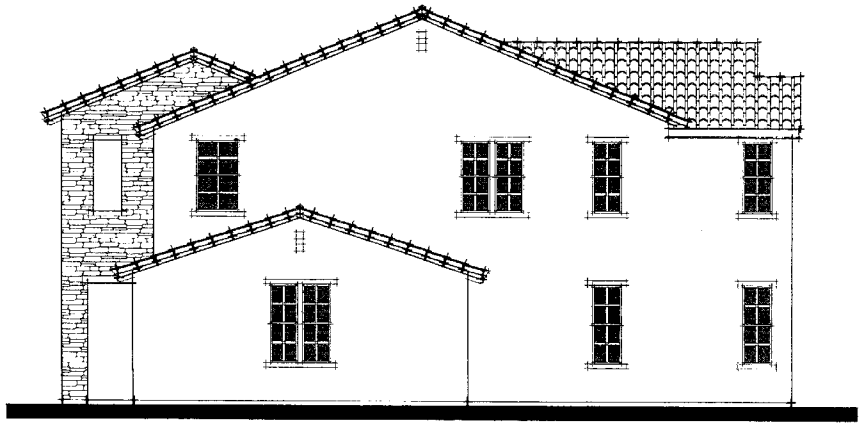


Roof Plan 1/8"=1'-0"



Left Elevation

Front Elevation



Right Elevation

Rear Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Stone Veneer
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Stucco Recess Detail
8. Metal Garage Door
9. 12" Overhang with Wood Fascia

Plan 3A Elevations

A.15

The DeSilva Group

0 4 2 8

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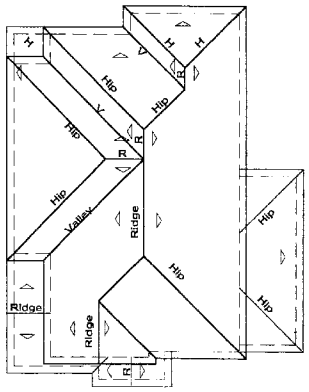
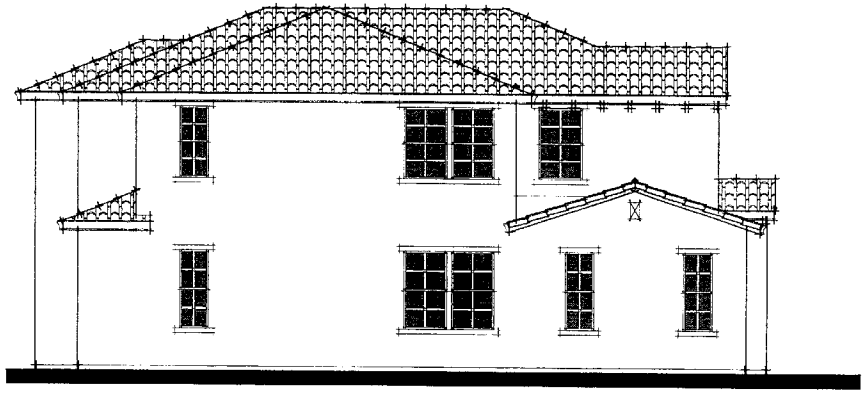
Slope 6:12 UNO



Roof Plan 1/8"=1'-0"

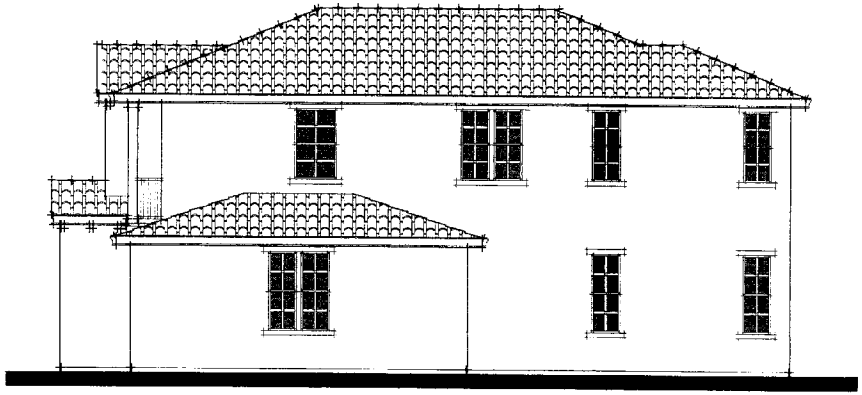


Left Elevation

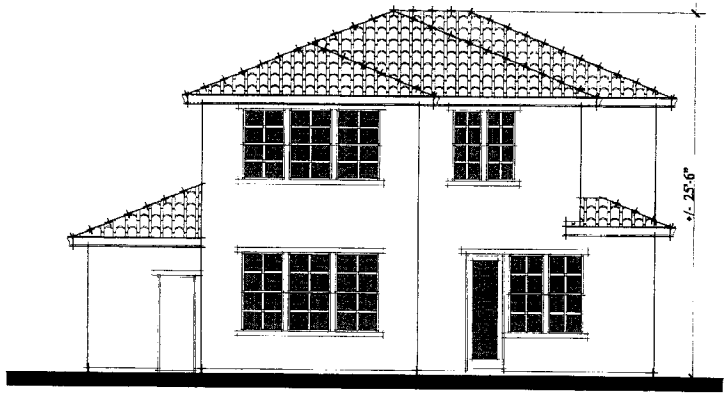
Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wood Railing and Corbels
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wood Shutters
7. Metal Garage Door
8. 12" Overhang with Wood Fascia



Right Elevation



Rear Elevation

Plan 3B Elevations

A.16

The DeSilva Group

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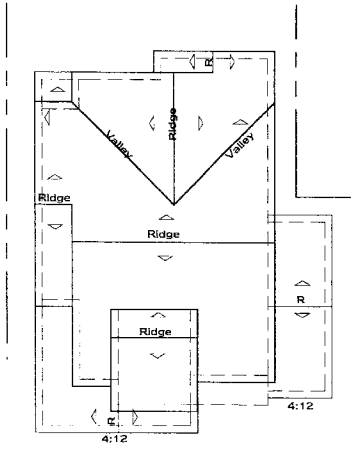
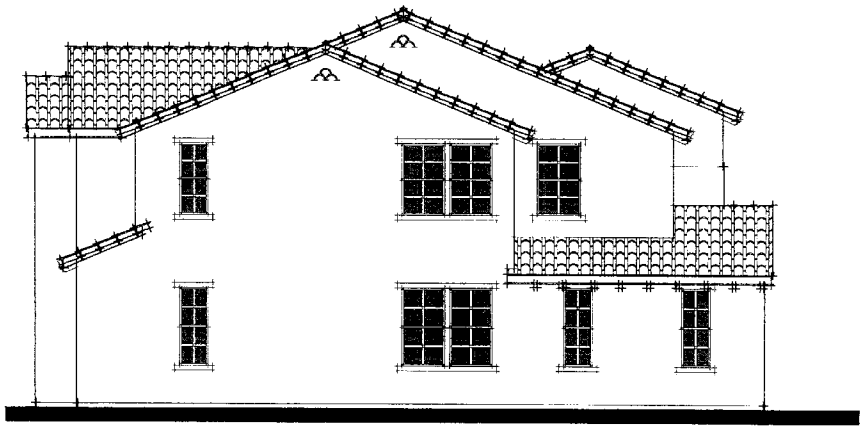
Slope 5:12 UNO



Roof Plan 1/8"=1'-0"

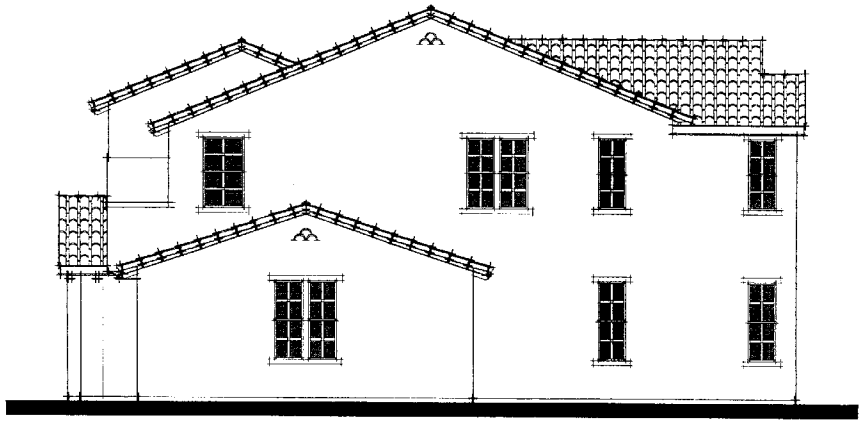


Left Elevation

Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wrought Iron Railing
4. Stucco Trim Surround
5. Wood Brackets
6. Clay Pipe Detail
7. Wrought Iron Detail
8. Metal Garage Door
9. 12" Overhang with Wood Fascia



Right Elevation

Rear Elevation

Plan 3C Elevations

A.17

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0 4 2 8

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Hayward, CA

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06/01/05

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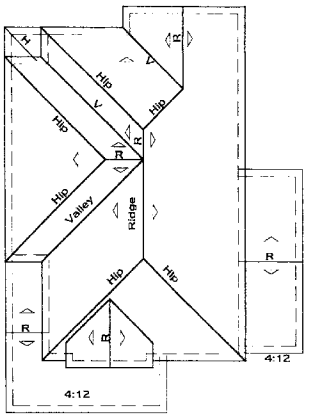
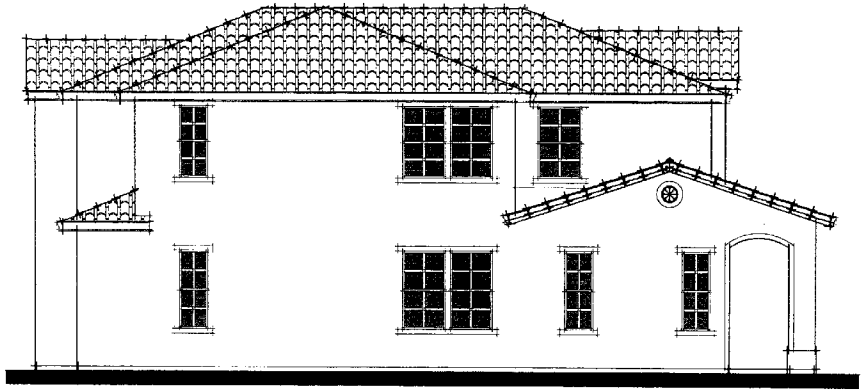
Slope 5:12 UNO



Roof Plan 1/8"=1'-0"

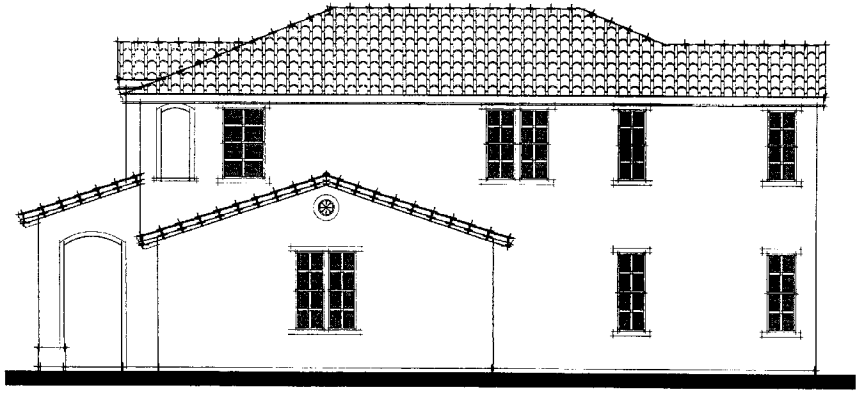


Left Elevation

Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Stucco Recess Detail
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Wrought Iron Railing
8. Metal Garage Door
9. 12" Overhang with Wood Fascia



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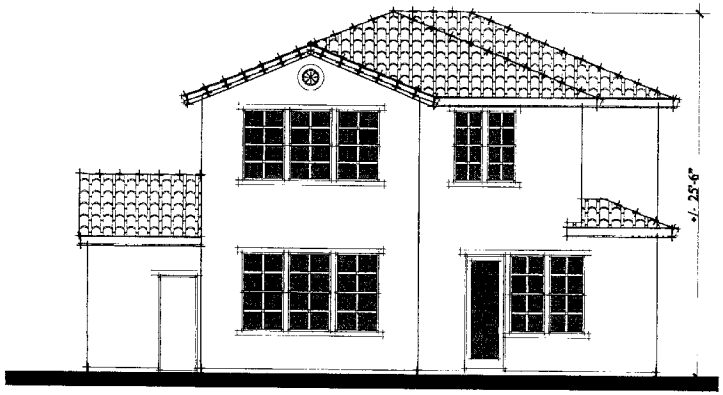

Rear Elevation

Plan 3D Elevations

A.18

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0 4 2 8

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Hayward, CA

#20050054
06/01/05

LICENSED ARCHITECT JOHANNE WILLIAMS STATE OF CALIFORNIA

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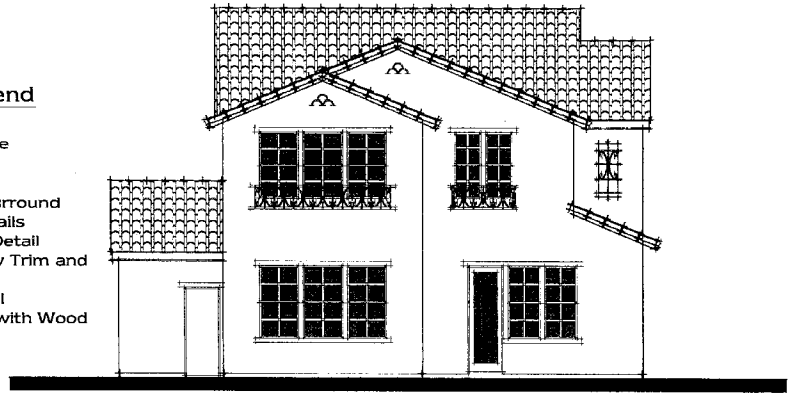
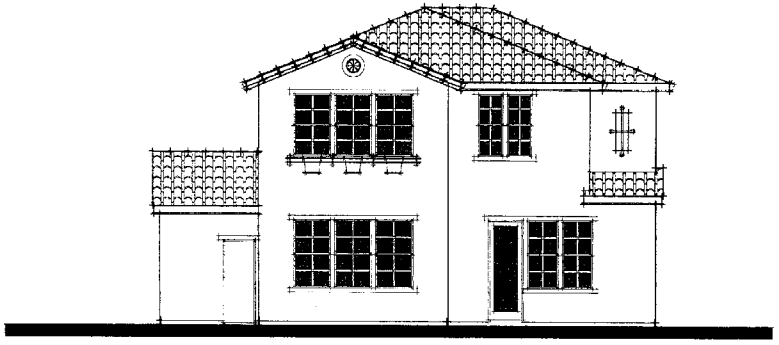
3A Rear Elevation

3B Rear Elevation



3C Rear Elevation



3D Rear Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wood Shutters
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Stucco Window Trim and Corbel Detail
8. Clay Pipe Detail
9. 12" Overhang with Wood Fascia

Plan 3 Enhanced Elevations

A.19

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0 4 2 8

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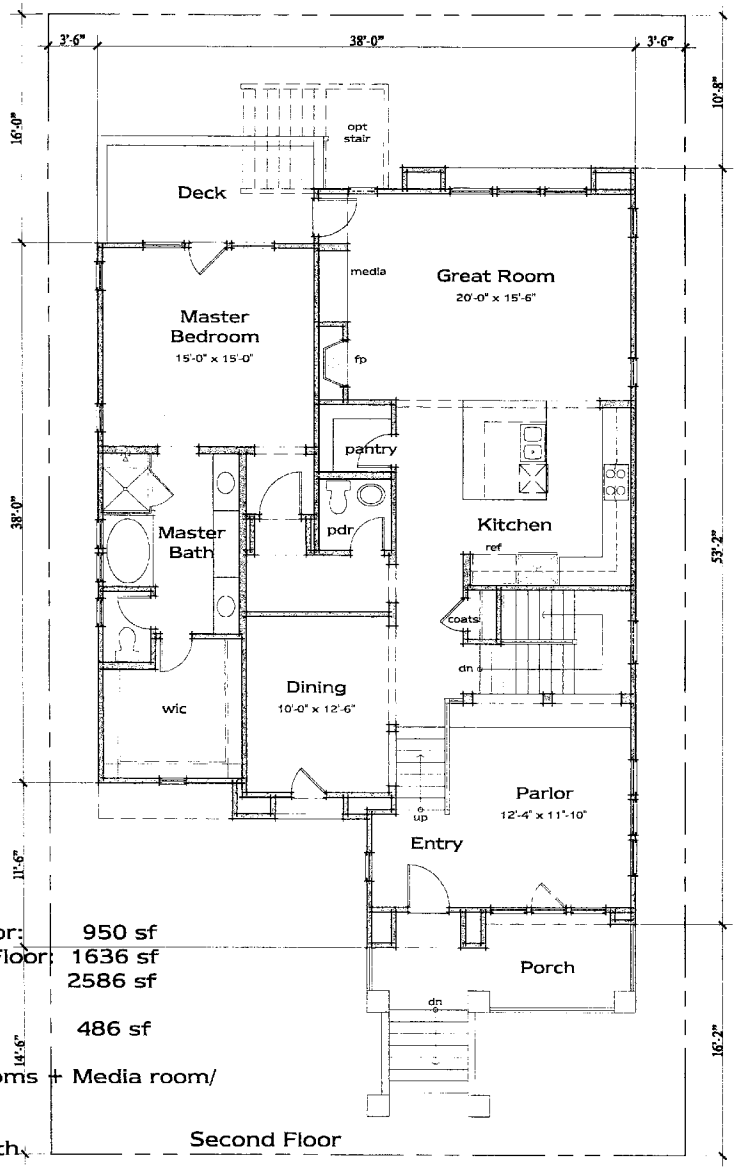

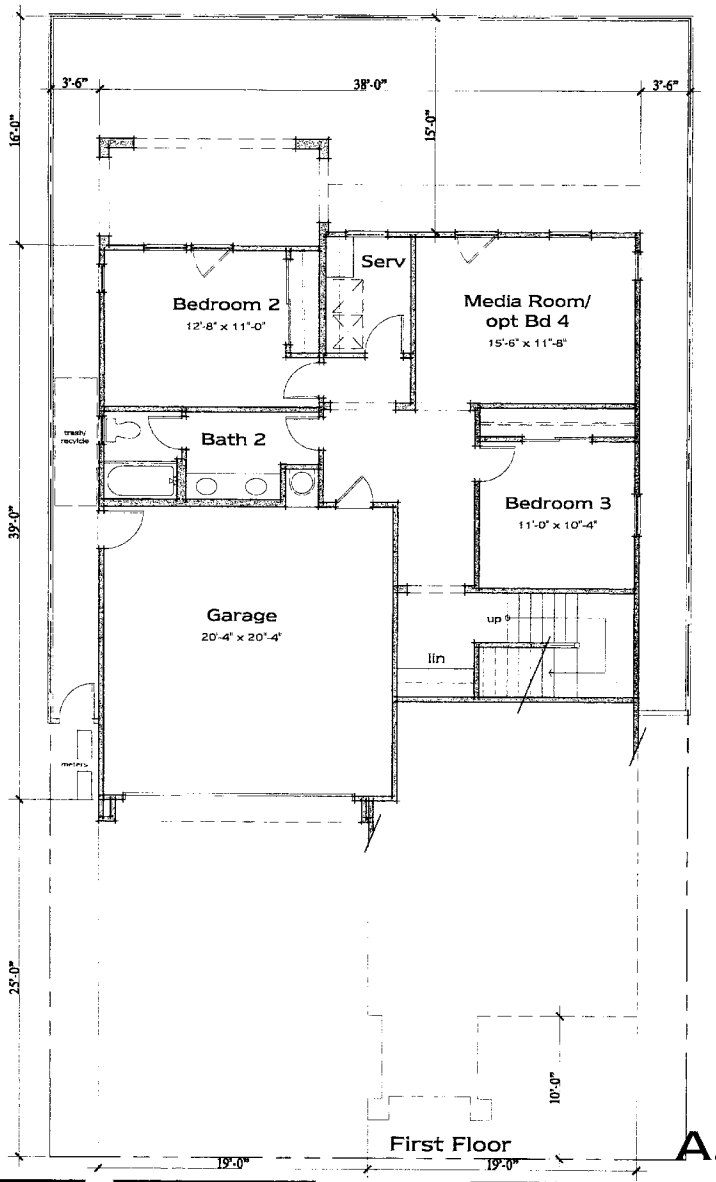

First Floor: 950 sf
Second Floor: 1636 sf
Total: 2586 sf

Garage: 486 sf

3 Bedrooms + Media room/ opt Bd 4

2 1/2 Bath

Floor Plan 4

A.20

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0 4 2 8

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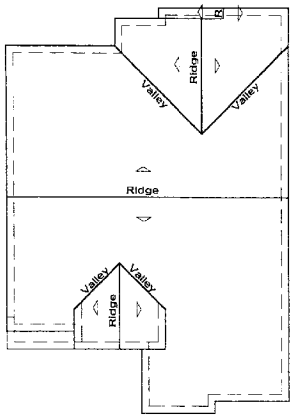
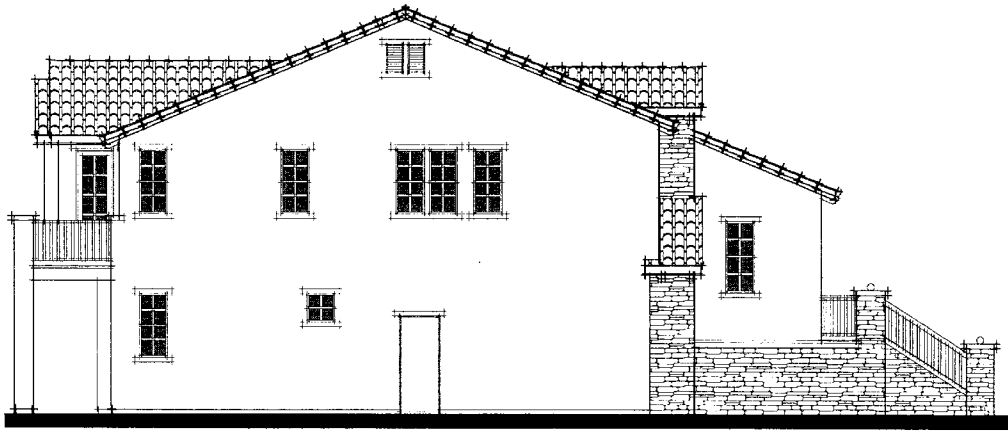


Roof Plan 1/8"=1'-0"

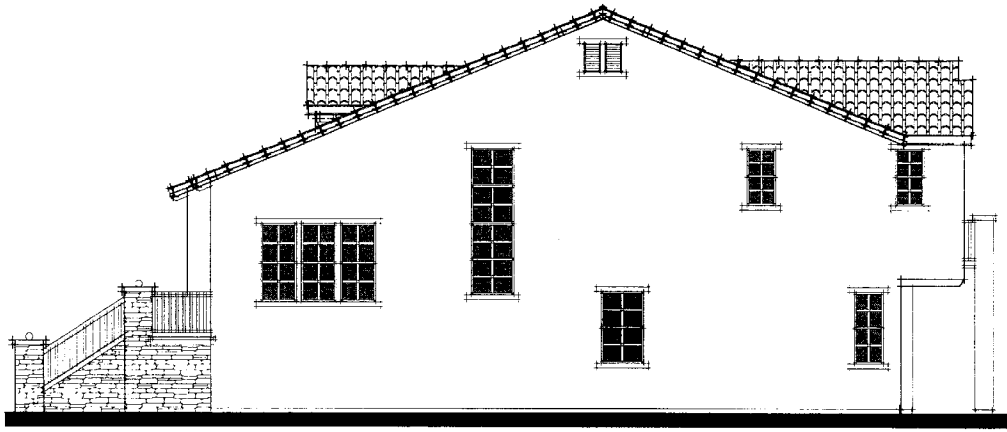


Left Elevation

Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Stone Veneer
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Stucco Recess Detail
8. Wrought Iron Railing
9. Metal Garage Door
10. 12" Overhang with Wood Fascia



Right Elevation

Rear Elevation

Plan 4A Elevations

A.21

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0 4
2 8

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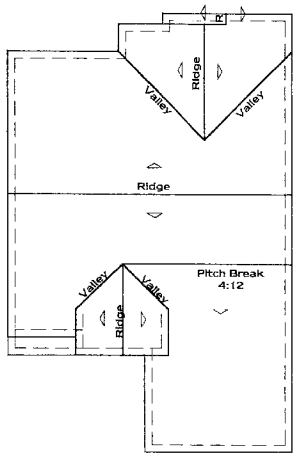
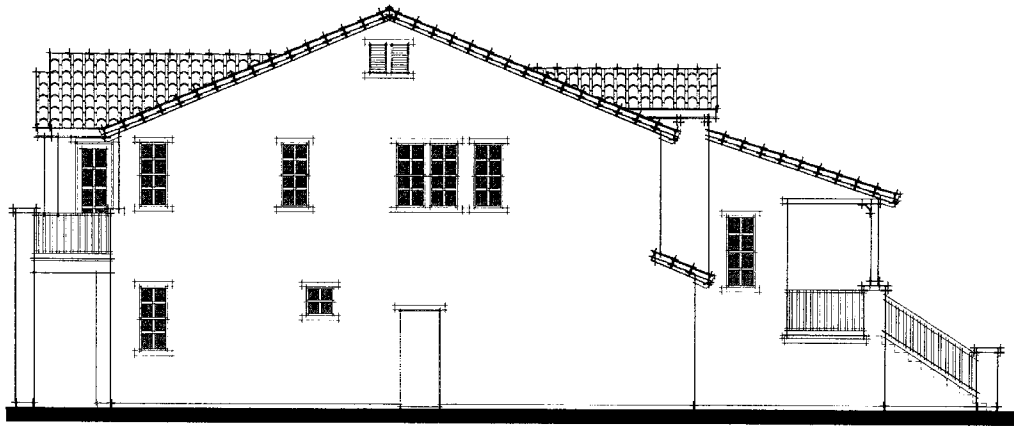
Slope 5:12 UNO



Roof Plan 1/8"=1'-0"

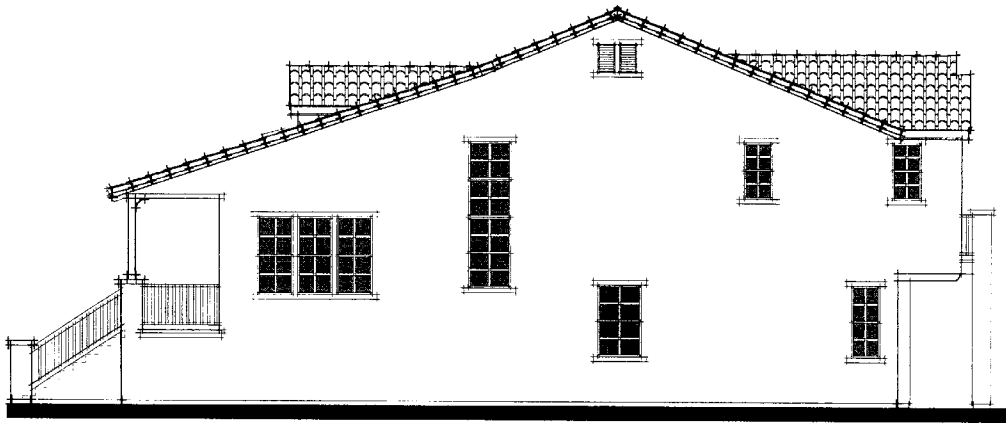


Left Elevation

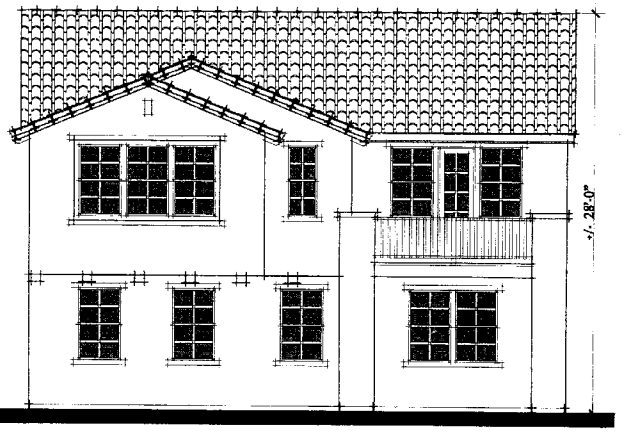
Front Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wood Railing and Corbels
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wood Shutters
7. Metal Garage Door
8. 12" Overhang with Wood Fascia



Right Elevation



Rear Elevation

Plan 4B Elevations

A.22

The DeSilva Group

0 4 2 8

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Hayward, CA

#20050054
06/01/05

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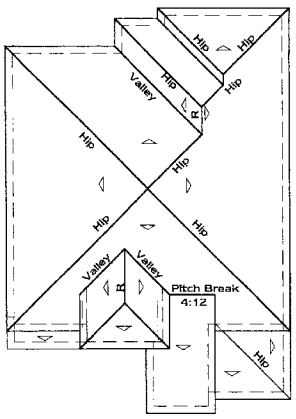
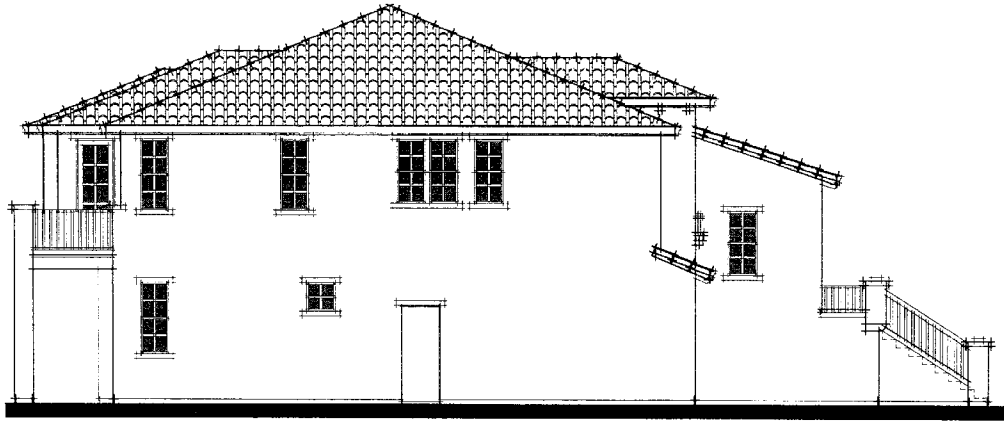
Slope 5:12 UNO

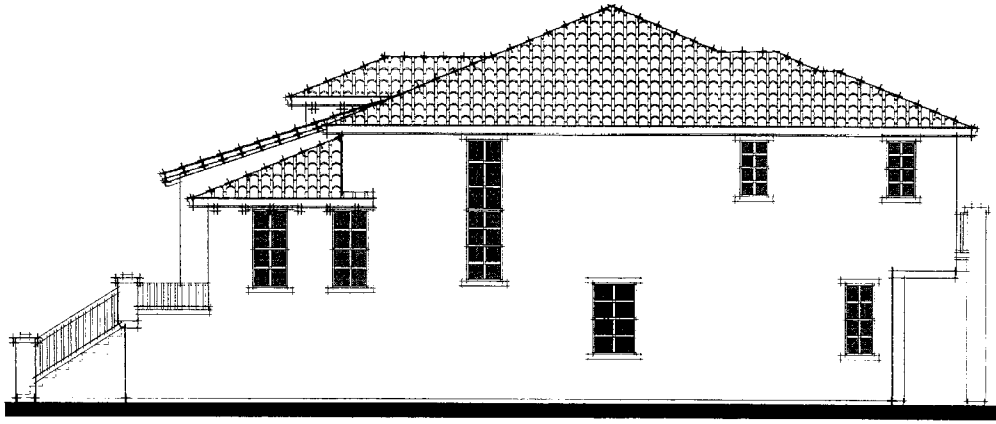


Roof Plan 1/8"=1'-0"



Left Elevation

Front Elevation



Right Elevation

Rear Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wrought Iron Railing
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Precast Surround
7. Wrought Iron Railing
8. Metal Garage Door
9. 12" Overhang with Wood Fascia

Plan 4C Elevations

A.23

The DeSilva Group

0 4
2 8

LA VISTA
Hayward, CA

#20050054
06/01/05

LICENSED ARCHITECT
JANE WILLIAMS
OCT 31 2005
STATE OF CALIFORNIA

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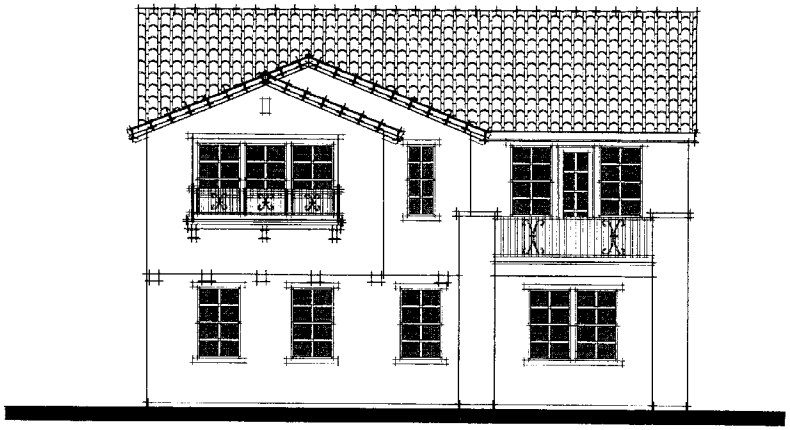
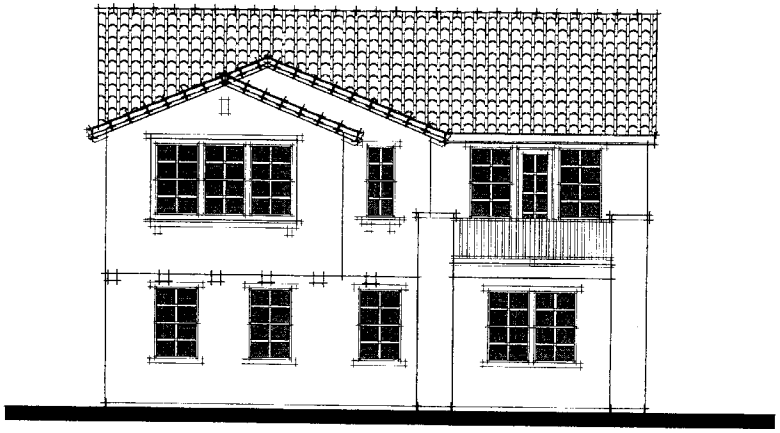
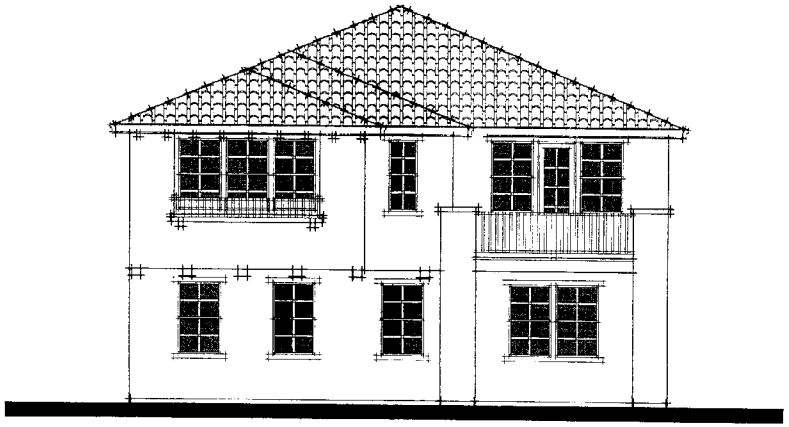


4A Rear Elevation



4B Rear Elevation



4C Rear Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wood Shutters
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Stucco Window Trim and Corbel Detail
8. Clay Pipe Detail
9. 12" Overhang with Wood Fascia

Plan 4 Enhanced Elevations

A.24

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0 4 2 8

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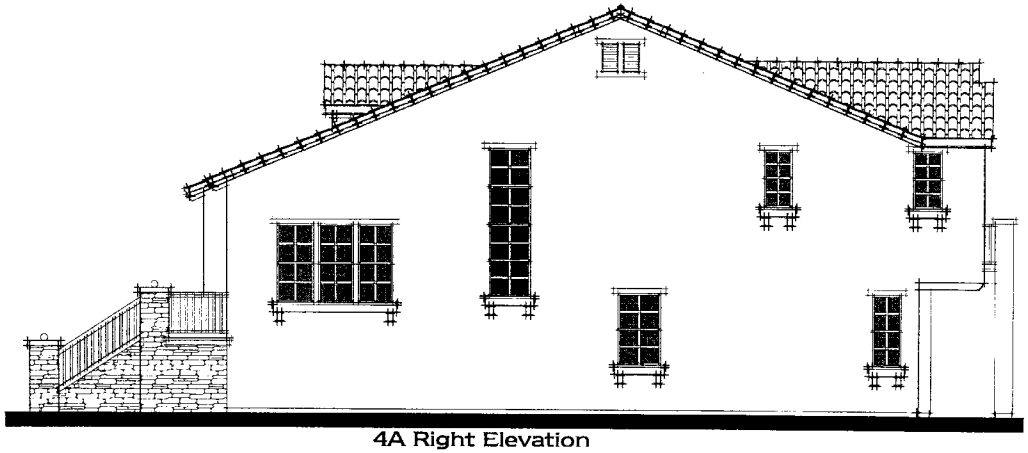
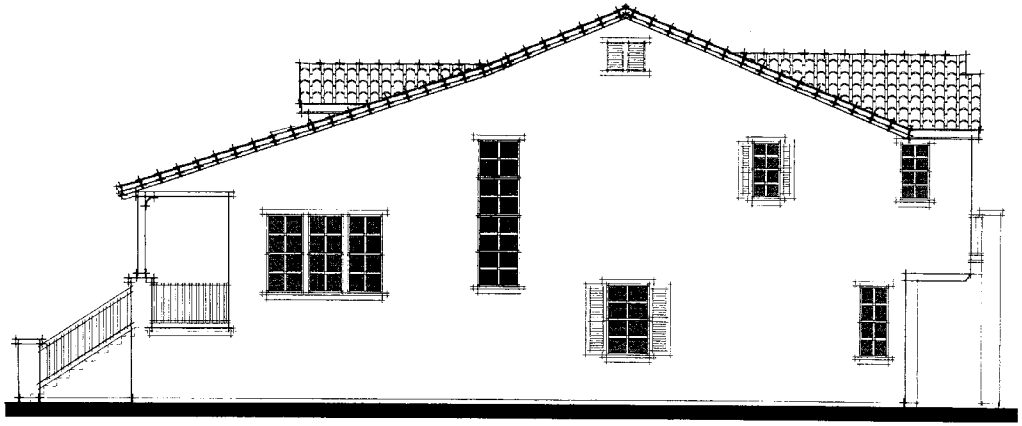


4A Right Elevation



4B Right Elevation

Material Legend

1. "S" Concrete Tile
2. Stucco Body
3. Wood Shutters
4. Stucco Trim Surround
5. Wood Rafter Tails
6. Wrought Iron Detail
7. Stucco Window Trim and Corbel Detail
8. Clay Pipe Detail
9. 12" Overhang with Wood Fascia

Plan 4 Enhanced Elevations

A.25

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0 4 2 8

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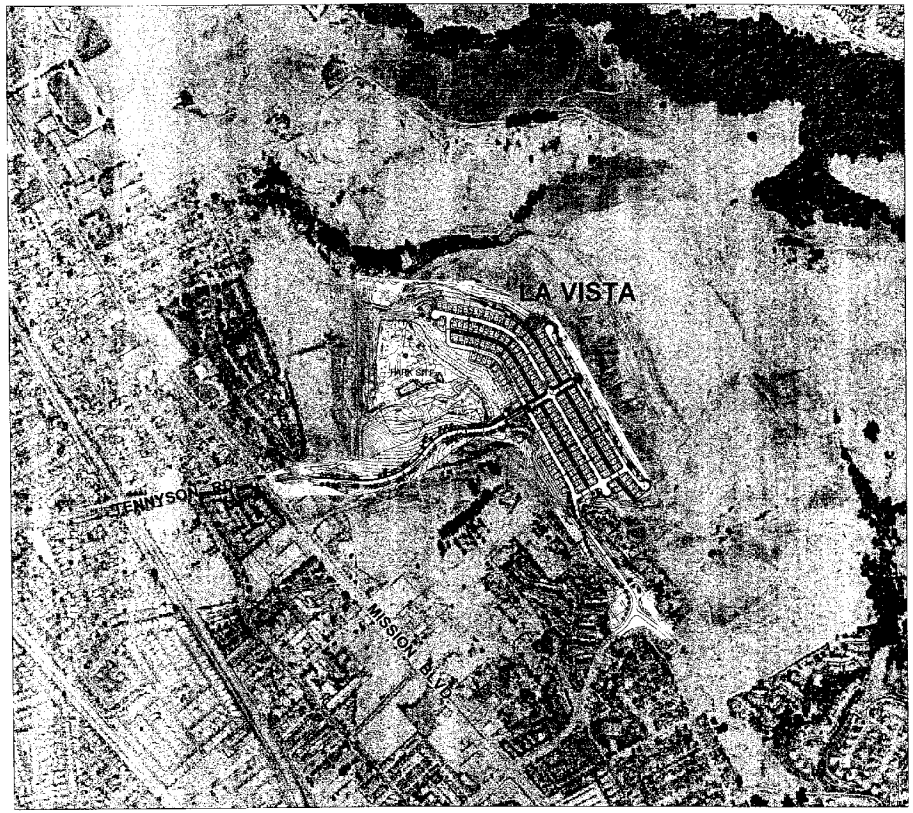

N.T.S

AERIAL VIEW

SHEET INDEX

COVER SHEET	L.0
SITE PLAN	L.1
LANDSCAPE PLAN	L.2
LANDSCAPE PLAN	L.3
LANDSCAPE PLAN	L.4
LANDSCAPE PLAN	L.5
LANDSCAPE PLAN	L.6
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ENTRY ENLARGEMENT AND SECTION	L.8
LANDSCAPE DETAIL PLANS & SECTIONS	L.9
LANDSCAPE DETAILS	L.10
PARK PLAN	L.11
ALT PARK PLAN W/ COMMUNITY CENTER	L.12

LEGEND

IRRIGATED HYDROSEED
FIRE RETARDANT/LOW FUEL MIX
GROUNDCOVER AND SHRUBS

NON-IRRIGATED HYDROSEED
DROUGHT TOLERANT MIX

IRRIGATED HYDROSEED
SLOPE STABILIZATION MIX

TRAIL
DECOMPOSED GRANITE PATH WITH DRIP IRRIGATION
DROUGHT TOLERANT SHRUBS AND TREES

FOCAL TREE
PYRUS CALLERYANA — FLOWERING PEAR
PRUNUS YEDOENSIS 'AKEBONO' — FLOWERING CHERRY
BETULA JACQUEMONTII — BIRCH

RESIDENTIAL STREET TREE
LAGERSTROEMIA INDICA — CRAPE MYRTLE
PISTACIA CHINENSIS — CHINESE P STACHE
CERCIS CANADENSIS — EASTERN REDBUD

TENNYSON ROAD/OPEN SPACE TREE
QUERCUS AGRIFOLIA — LIVE OAK
SCHINUS MOLLE — CALIFORNIA PEPPER
HETEROMELES ARBUTIFOLIA — TOYON

MEDIAN TREE
PYRUS CALLERYANA CHANTICLEER — COLUMNAR FLOWERING PEAR

TYP CAL SIDEWALK

TYP CAL RESIDENTIAL UNIT

Project #
PL-2005-0156/0157/0158
TTM 7620/GP/ZC

RECEIVED
MAY 26 2005
PLANNING DIVISION

MAY 25, 2005

COVER SHEET
LA VISTA

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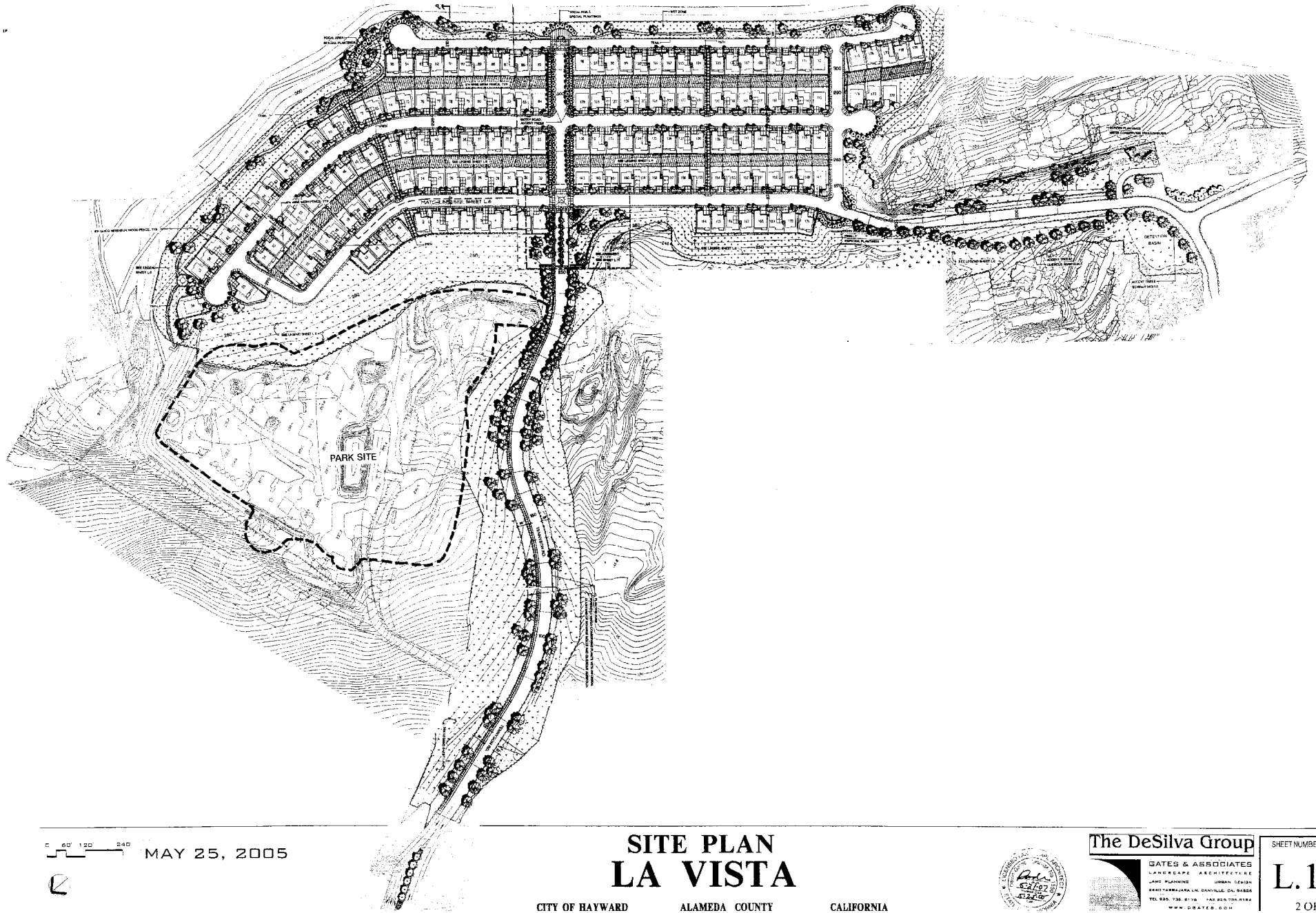
LAND PLANNING URBAN DESIGN
3440 TARABAJARA LN. DANVILLE, CA. 94526

SHEET NUMBER
L.0



0 60' 120' 240'

MAY 25, 2005

SITE PLAN
LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

The DeSilva Group

GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
2440 TARABAJARA LN. DANVILLE, CA. 94506
TEL 925. 736. 6176 FAX 925.736.9184
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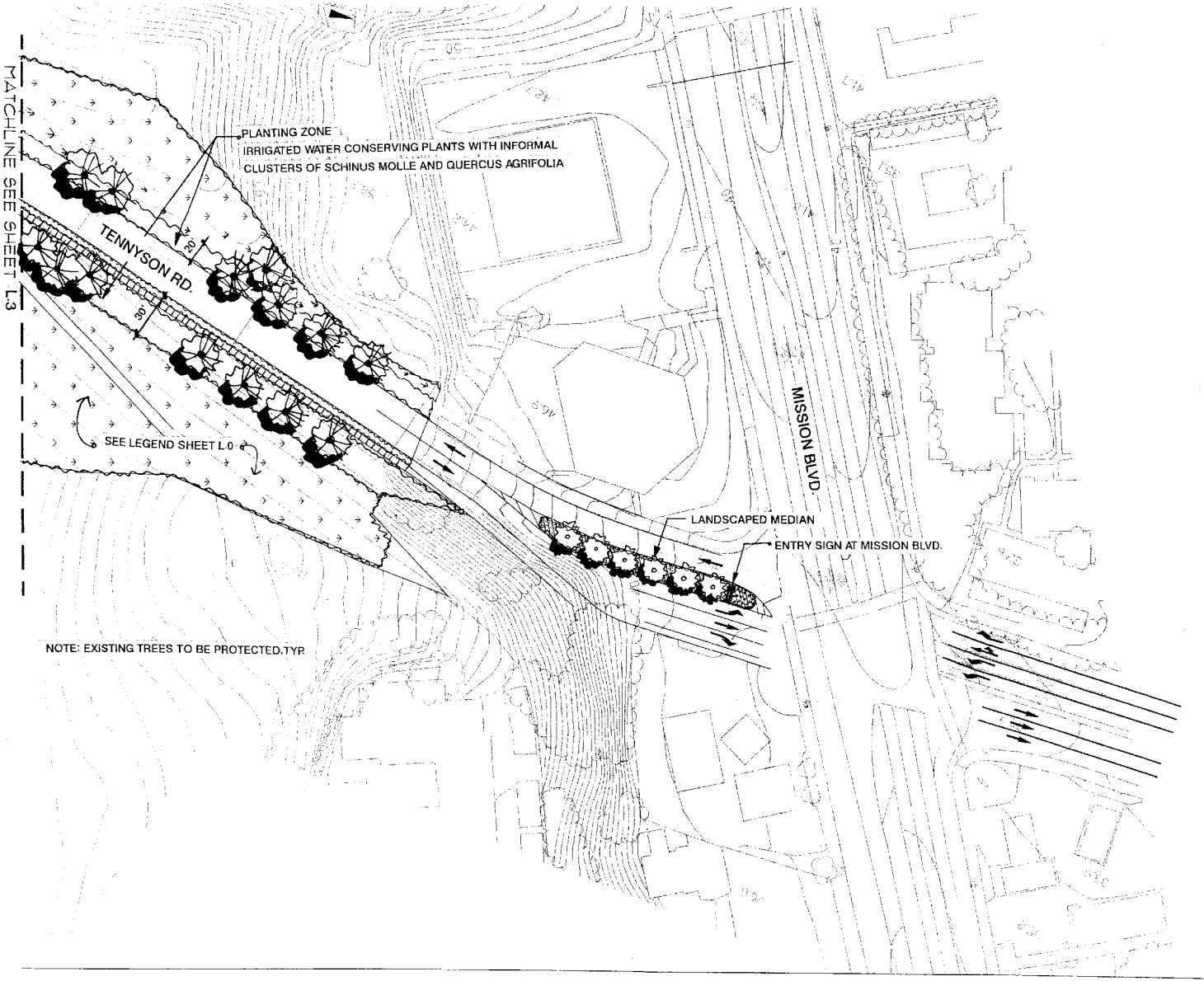
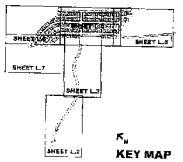
SHEET NUMBER
L.1
2 OF 13





KEY MAP

0 20' 40' 80'

MAY 25, 2005

LANDSCAPE DEVELOPMENT PLAN
LA VISTA

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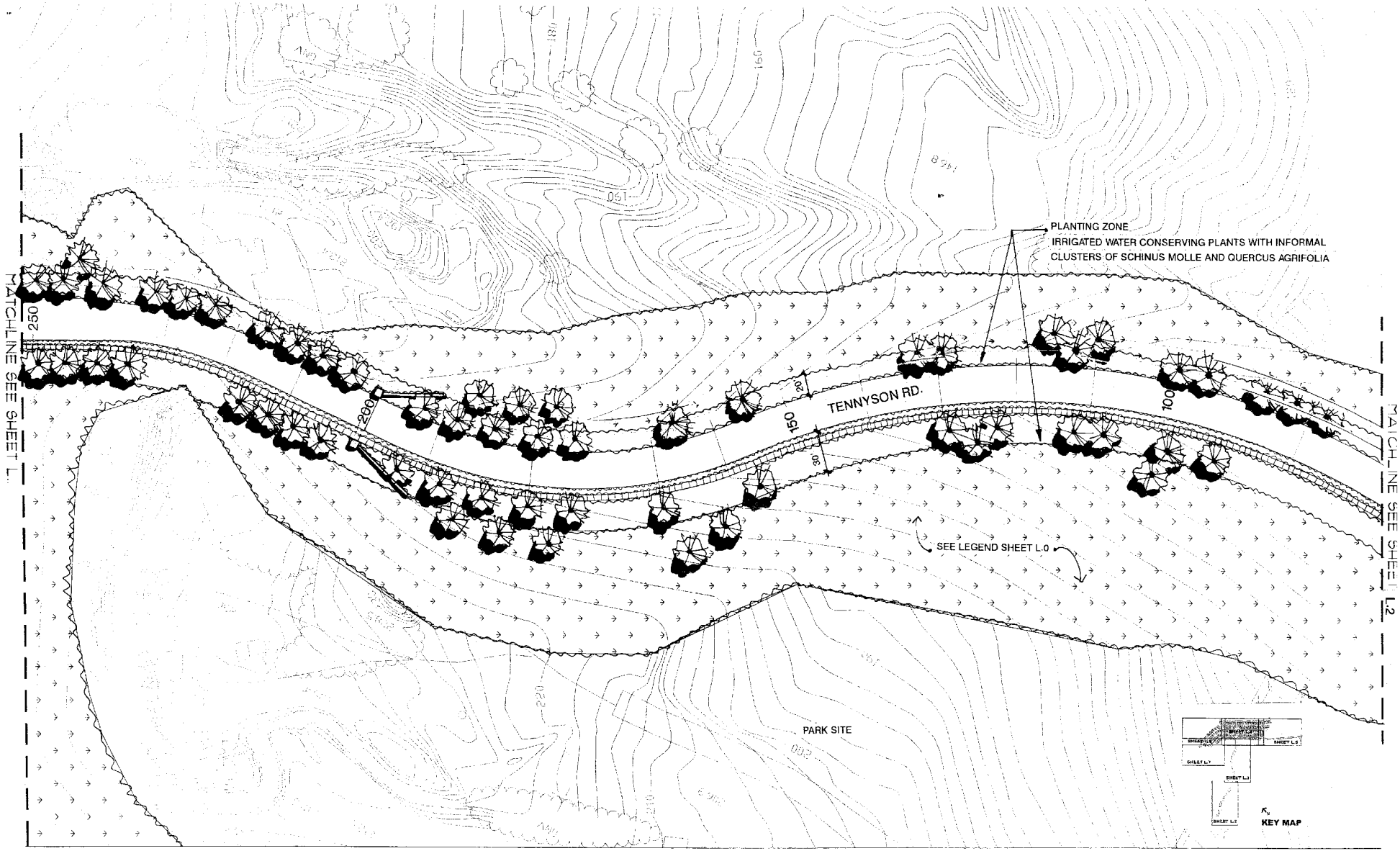
SHEET NUMBER
L.2



0 20' 40' 80'

MAY 25, 2005

LANDSCAPE DEVELOPMENT PLAN
LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

The DeSilva Group

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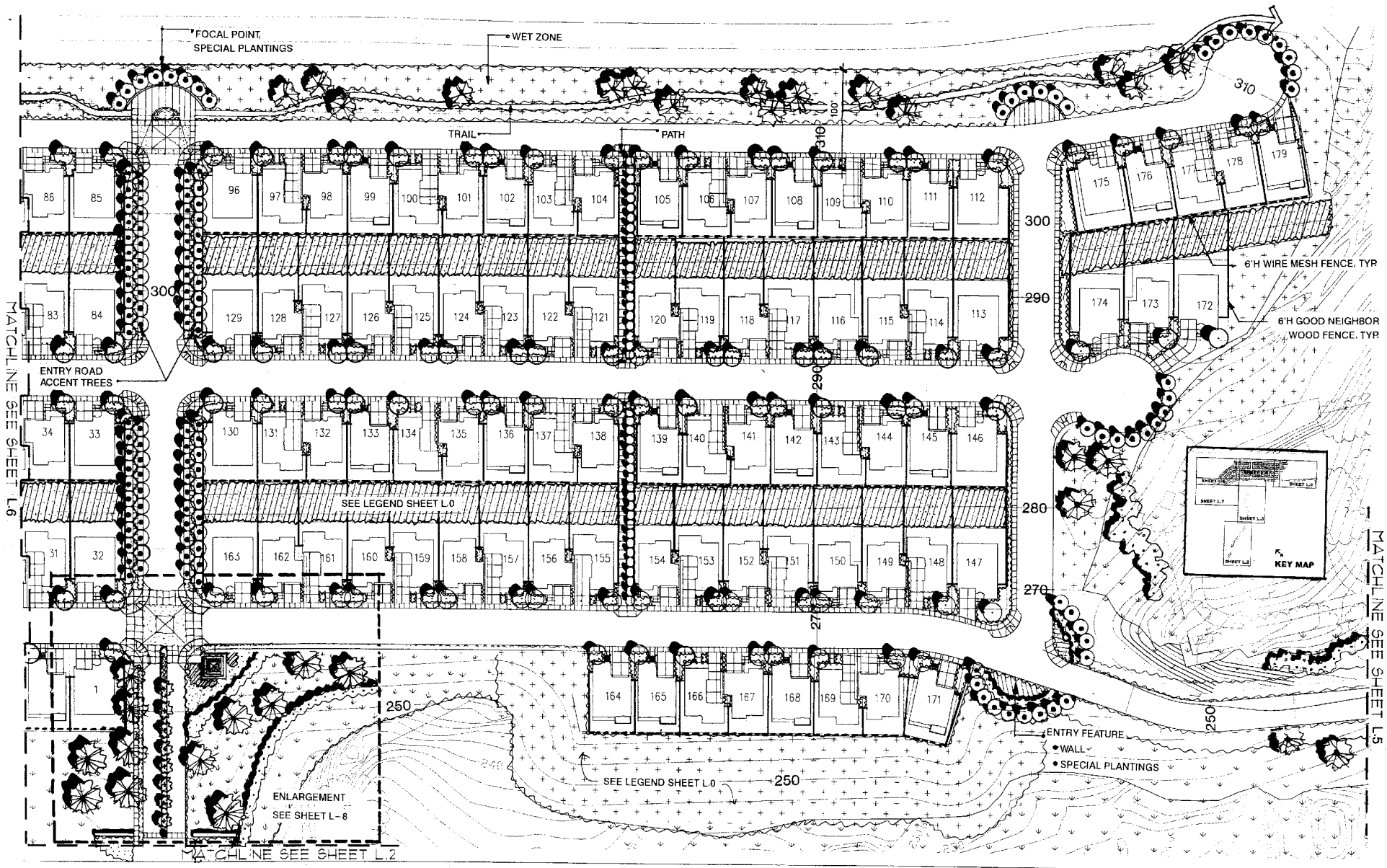
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN

SHEET NUMBER
L.3
4 OF 13



0 20' 40' 80'

MAY 25, 2005

LANDSCAPE DEVELOPMENT PLAN
LA VISTA

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LANDSCAPE ARCHITECTURE
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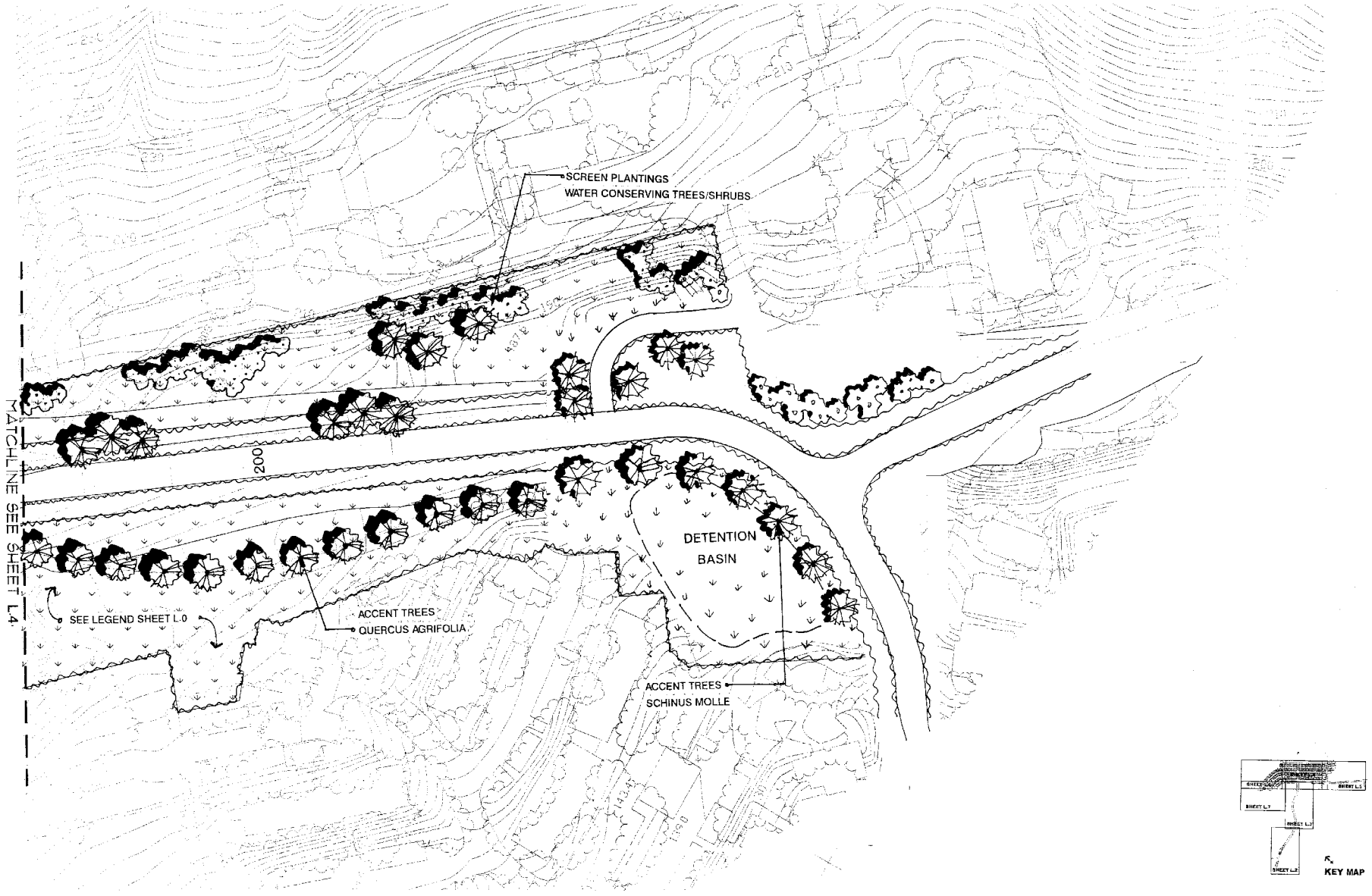
SHEET NUMBER
L.4



KEY MAP

0 20' 40' 80'

MAY 25, 2005

LANDSCAPE DEVELOPMENT PLAN
LA VISTA

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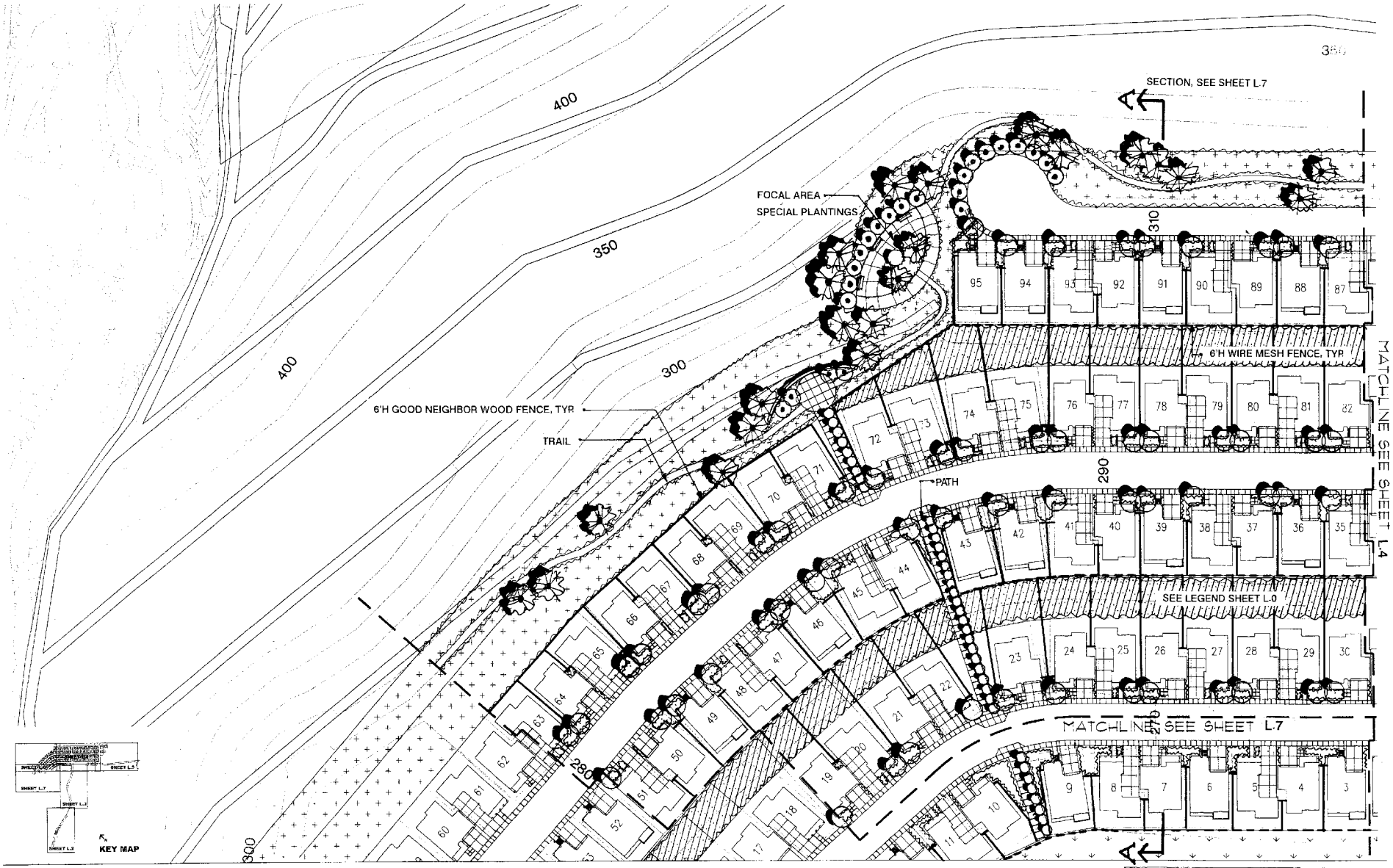
LANDSCAPE ARCHITECTURE

LAND PLANNING URBAN DESIGN

SHEET NUMBER

L.5



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LA VISTA

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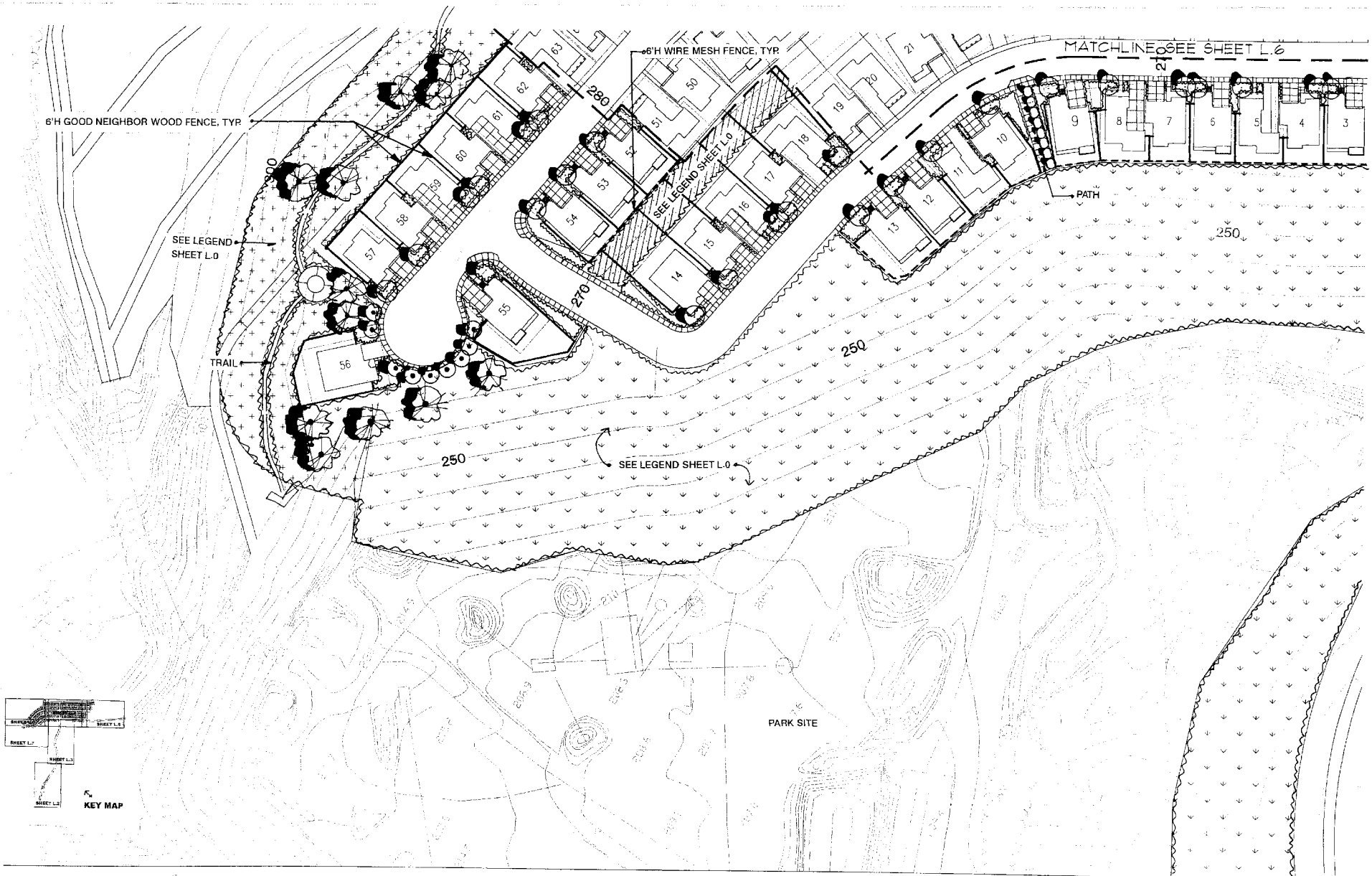
SHEET NUMBER
L.6
7 OF 13



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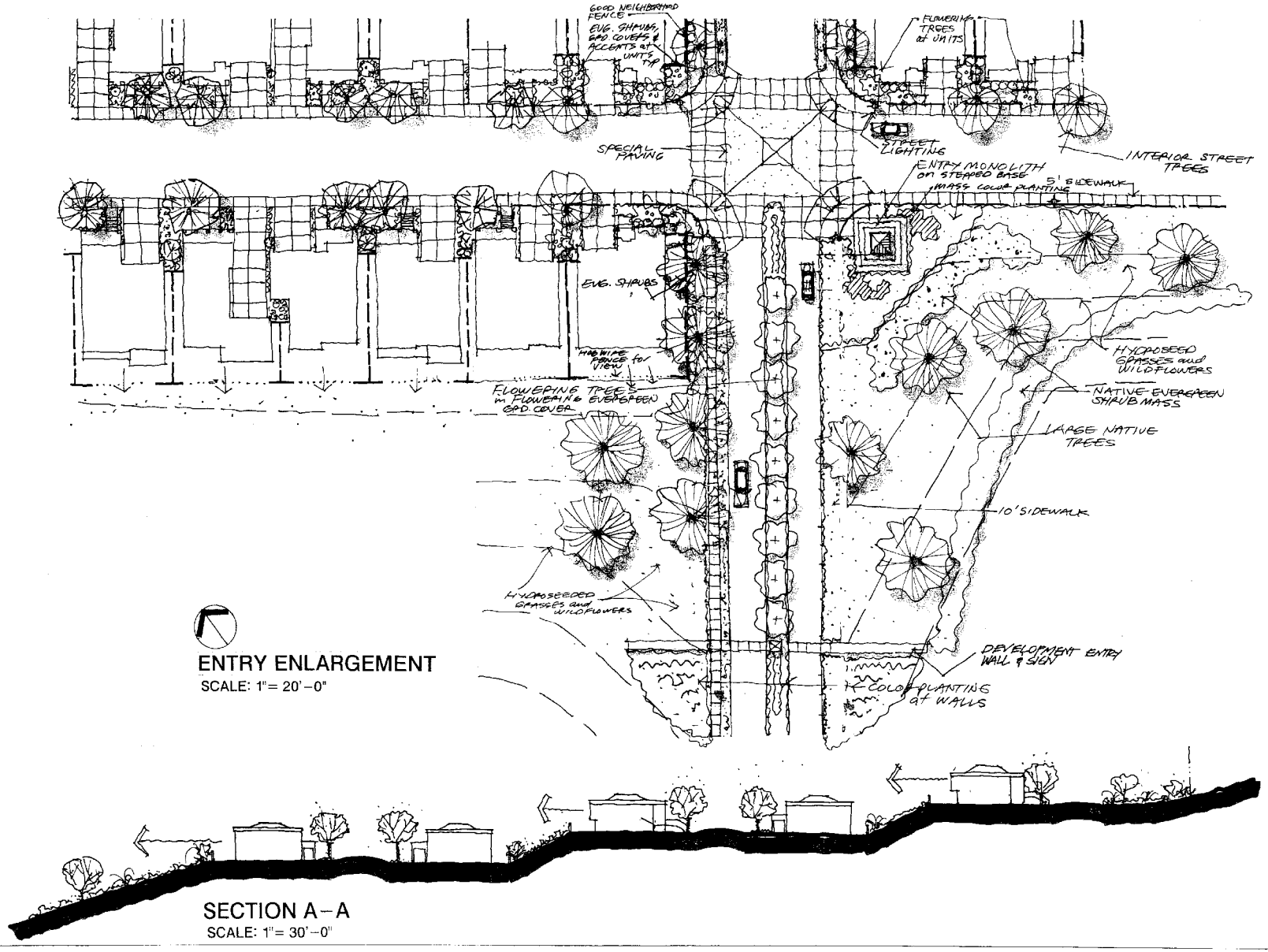
SHEET NUMBER
L.7



ENTRY ENLARGEMENT
SCALE: 1"= 20'–0"

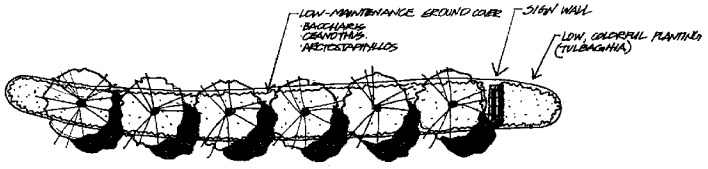
SECTION A–A
SCALE: 1"= 30'–0"

MAY 25, 2005

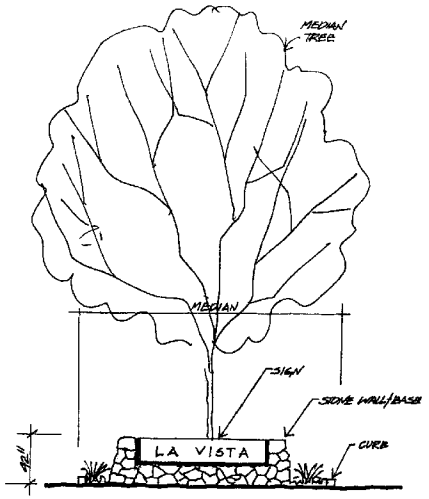
ENLARGEMENT PLAN & SECTION
LA VISTA QUARRY

The DeSilva Group
GATES & ASSOCIATES

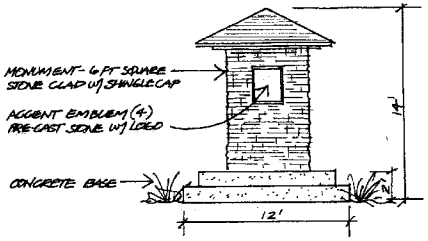
SHEET NUMBER
L.8



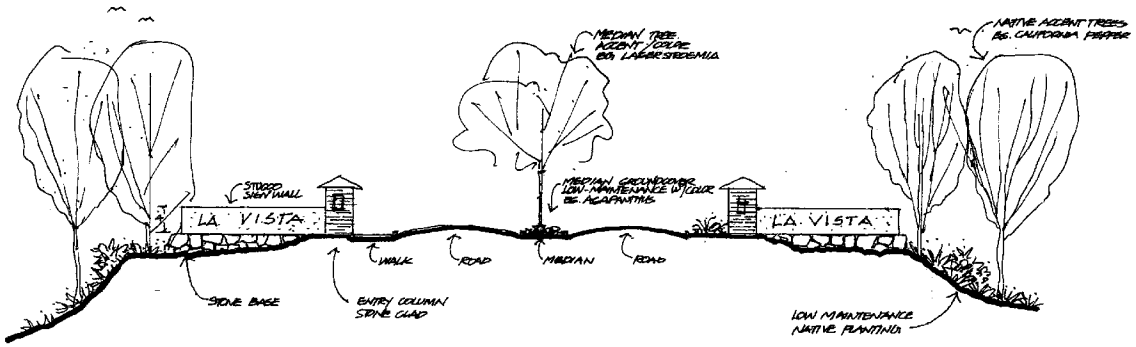
TENNYSON ROAD
LANDSCAPE MEDIAN



ENTRY SIGN AT MISSION BLVD.



FEATURE MONUMENT



DEVELOPMENT ENTRY WALL AND SIGN

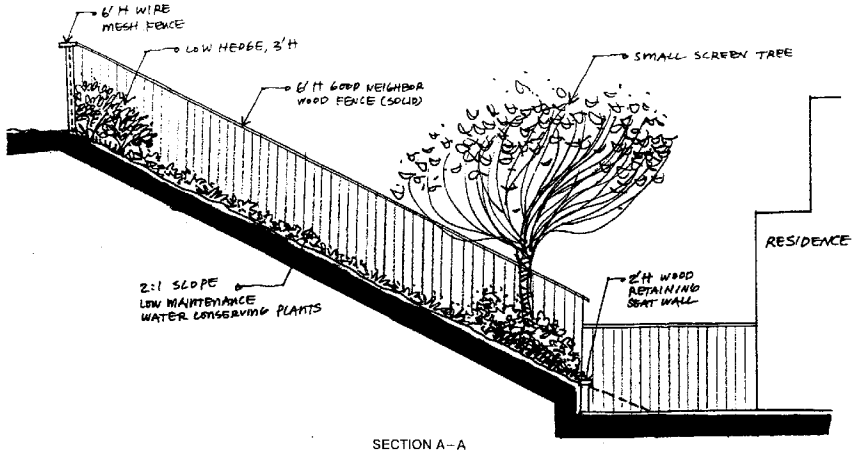
SCALE AS NOTED

MAY 25, 2005

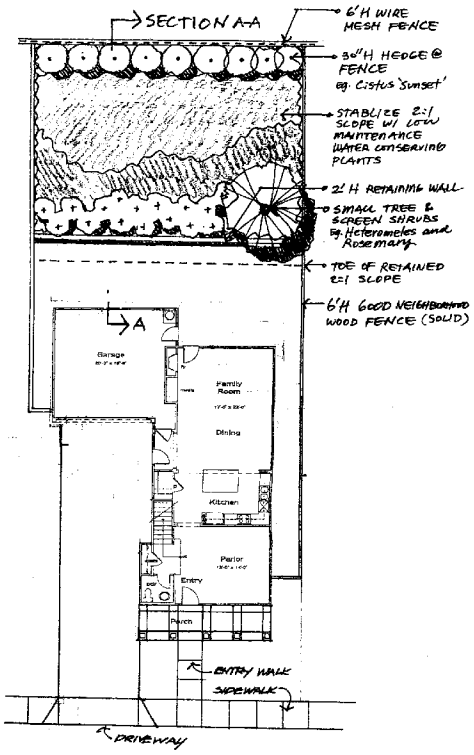
LANDSCAPE DETAIL PLANS & SECTIONS
LA VISTA

The DeSilva Group
GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN

SHEET NUMBER
L.9

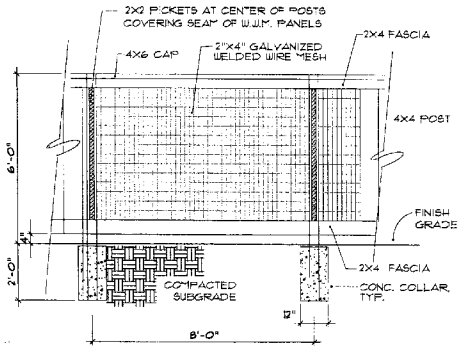


SECTION A–A



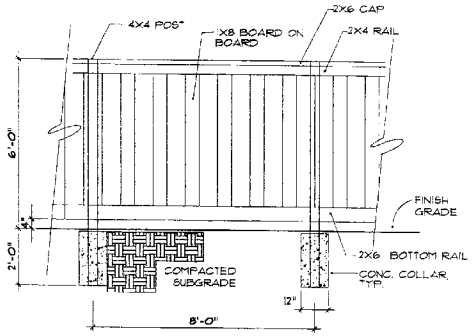
TYPICAL SLOPE UNIT PLAN

SCALE: 1" = 10'-0"



6' WIRE MESH FENCE

SCALE: 1/2"=1'-0"



6' WOOD GOOD NEIGHBOR FENCE

SCALE: 1/2"=1'-0"

SCALE AS NOTED

MAY 25, 2005

LANDSCAPE DETAILS
LA VISTA

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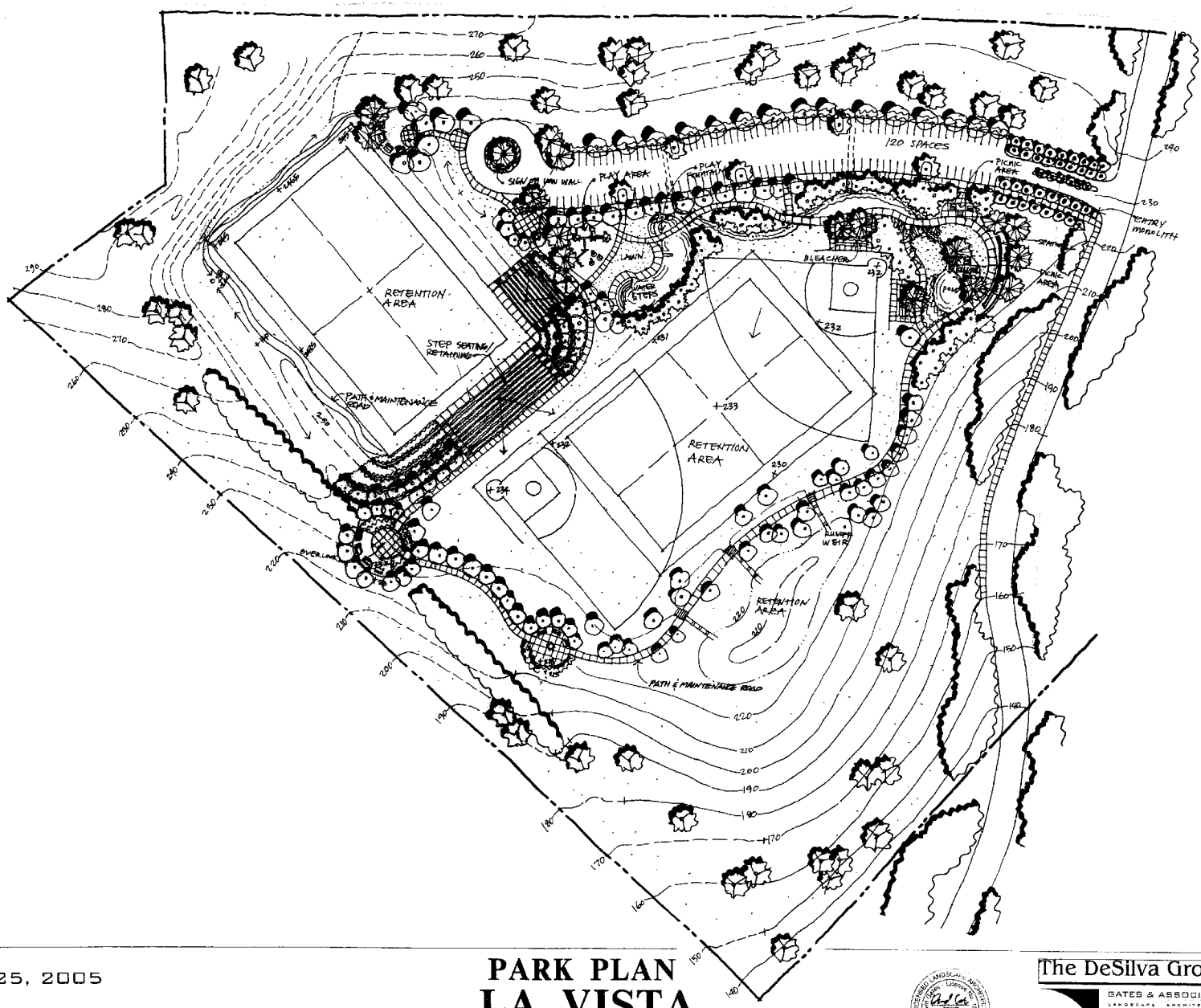
LANDSCAPE ARCHITECTURE

LAND PLANNING URBAN DESIGN

SHEET NUMBER

L.10



0 30 60 120'

MAY 25, 2005

PARK PLAN
LA VISTA

The DeSilva Group
GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
3240 ARAGANA LN DANVILLE, CA. 94506

SHEET NUMBER
L.11

ALTERNATIVE PARK PLAN
W/ COMMUNITY CENTER

MAY 25, 2005

LA VISTA

CITY OF HAYWARD ALAMEDA COUNTY CALIFORNIA

The DeSilva Group

GATES & ASSOCIATES

LANDSCAPE ARCHITECTURE

LAND PLANNING URBAN DESIGN

SHEET NUMBER L.12

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