



STAFF REPORT

MEETING DATE: September 22, 2025

PRESENTER: Manuel Campos, Assistant Planner

SUBJECT: Public hearing for Amendment No. 1 to Development Plan Review Permit 2023-03 for the Crown-Schaad Subdivision, located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs: 020-140-22S and 020-140-23S) (MC)

RECOMMENDATION: Planning Commission conduct a public hearing, deliberate, and by motion, adopt:

1. Resolution approving Amendment No. 1 to Development Plan Review Permit 2023-03 for the Crown-Schaad Subdivision, located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs: 020-140-22S and 020-140-23S).

EXECUTIVE SUMMARY:

In 2023, Joseph Crown Construction and Development Inc. (Applicant) submitted an application for a 163-unit subdivision, referred to as the Crown-Schaad Subdivision, located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues. On July 15, 2024, the Planning Commission contingently approved Development Plan Review Permit 2023-03 (DPL 2023-03) and recommended approval of Rezone 2023-02, Tentative Subdivision Map 2023-02, and Annexation 2023-02 to the City Council. The project received final approval from the City Council on September 25, 2024. The portion of the Project that was within Fresno County's jurisdiction was annexed into the City in May 2025. In addition to other requirements for the Subdivision, DPL 2023-03 approved the proposed exterior elevations for the four (4) proposed home models.

The Applicant has submitted an application for an amendment to DPL 2023-03 to revise the exterior elevations for the four (4) home models to be built within the Subdivision. Through this amendment, the Applicant proposes to use a "modern craftsman" elevation style for the home models to provide an alternative option to the elevation styles recently offered within the Applicant's subdivisions. The proposed exterior elevations are provided as Exhibit A-1 of Attachment A. This proposal does not include new/revised floor plans or any other modifications to DPL 2023-03. If approved, all previously approved exterior elevations, as shown in Exhibit A-2 of Attachment A, will no longer apply to the subject residential development.

ENVIRONMENTAL REVIEW:

The project is exempt from the requirements of CEQA pursuant to Section 15061 (b)(3), "Review for Exemption," because CEQA applies only to projects that have the potential for causing a significant impact on the environment. This approval only alters the exterior elevations of homes within a subdivision that has already undergone environmental review and is therefore not subject to CEQA.

PLANNING COMMISSION ACTION:

The Planning Commission may take one of the following actions regarding Amendment No. 1 to DPL 2023-03:

Motion 1: Adopt a resolution approving Amendment No. 1 to DPL 2023-03 for the Crown-Schaad Subdivision, located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs: 020-140-22S and 020-140-23S); or

Motion 2: Deny approval of Amendment No.1 to DPL 2023-03.

FISCAL IMPACT:

None.

ATTACHMENTS:

- A. Resolution – Amendment No. 1 to Development Plan Permit 2023-03
 - 1. Exhibit A – Amended Development Plan Review Permit 2023-03 Conditions of Approval
 - 2. Exhibit A-1 – New Elevations
 - 3. Exhibit A-2 – Superseded Elevations

Attachment A

Resolution No. 2025-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN
APPROVING AMENDMENT NO. 1 TO DEVELOPMENT PLAN REVIEW PERMIT 2023-03
FOR THE CROWN-SCHAAD SUBDIVISION LOCATED ON THE NORTH SIDE OF WEST
KEARNEY BOULEVARD BETWEEN SOUTH MODOC AND SOUTH SISKIYOU AVENUES
(APNS: 020-140-22S & 020-140-23S)**

WHEREAS, on July 15, 2024, the Planning Commission adopted Resolution 2024-22 approving Development Plan Review Permit (DPL) 2023-03 for the Crown-Schaad Subdivision located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs 020-140-22S & 020-140-23S) (“project site”); and

WHEREAS, Joseph Crown Construction & Development Inc. (Applicant) has submitted an application to amend DPL 2023-03; and

WHEREAS, a public notice was circulated to adjacent properties within a 500-foot radius of the project site and published in the local newspaper at least 10 days prior to the meeting as required by law; and

WHEREAS, a written report was prepared by Staff, which included a recommendation for approval of Amendment No. 1 to Development Plan Permit 2023-03 and was made available for public review at least 72 hours prior to the public hearing; and

WHEREAS, development of the project will remain consistent with the development standards of the SD-R-4.5 zone district, including those conditions prescribed by the Planning Commission, based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 22, 2025, and considered the request for amendment of DPL 2023-03, as presented by staff, public testimony, and all of the background information; and

WHEREAS, after deliberation and consideration of all relevant items, the Planning Commission now desires to approve Amendment No. 1 to DPL 2023-03 to allow for the proposed new exterior elevations, as submitted by the applicant and provided in Exhibit A-1, subject to the conditions of approval, and adopt a finding exempting the project from the requirements of CEQA pursuant to section 15061(b)(3).

NOW THEREFORE, be it resolved by the Planning Commission of the City of Kerman as follows:

1. Recitals. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. Amendment No. 1: DPL 2023-03 Amendment No.1 is approved.
3. CEQA. The proposed development plan review permit amendment is exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code

Section 21000 et seq.), pursuant to Section 15061(b)(3), known as the common sense rule, because there is no possibility that this project may have a significant, adverse impact on the environment. This is because the project involves architectural changes to previously approved home elevations with no impacts on the environment.

4. Final Action and Appeals. This Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was approved at a special meeting of the Planning Commission of the City of Kerman on the 22nd day of September 2025, and was fully adopted at said meeting by the following vote:

Ayes:

Noes:

Absent:

Recused:

The foregoing resolution is hereby approved.

Scott Bishop
Chairperson

Attest:

Jerry Jones
Planning Commission Secretary

Exhibit A: Amended Development Plan Review Permit 2023-03 Conditions of Approval

Exhibit A-1 – Revised Elevations

Exhibit A-2 – Superseded Elevations

Exhibit A
Conditions of Approval
Development Plan Review Permit 2023-03
Amendment No. 1
Crown-Schaad Residential Development

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the receipt in the Planning Division of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.
2. Development of the project shall comply with all applicable conditions of approval, as approved for DPL 2023-03.
3. The applicant's failure to utilize DPL 2023-03 within one (1) year following the date of Final Map approval of TSM 2023-02 shall render this Development Plan null and void. Any extensions of time shall be submitted in writing thirty (30) days prior to permit expiration, subject to review and approval by the Planning Commission.
4. Minor modifications to the Development Plan to meet regulatory or engineering constraints may be made with the approval of the Community Development Director.
5. Any proposed future modifications to the site, including but not limited to the building exterior, parking/loading areas, fences/walls, new buildings, or landscaping, shall require an amendment to DPL 2023-03.
6. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or as mandated by statutes.
7. It shall be the responsibility of the property owner and/or developer to ensure that any required permits, inspections, and approval from any regulatory agency are obtained prior to issuance of final occupancy.

Building Division

8. Site development shall be consistent with the approved home floor plans and elevations. The use of all rooms/activity areas shall be identified on plans submitted for a plan check and building permit.
9. Current State of California Building Code and Federal ADA requirements shall apply to the subdivision and all structures thereon. Compliance shall be verified at the permit stage and confirmed at the final inspection.
10. Fire sprinklers are required within all proposed models.
11. The applicant shall be responsible for contacting the NCFPD by email at Fire.Prevention@NorthCentralFire.org or by phone at (559) 878-4560 to schedule an over-the-counter meeting to receive your specific requirements for your project. Failure

to schedule an appointment with the NCFPD will affect your ability to obtain final approval for your project.

Planning Division

12. Except as required herein, all conditions applicable to the approval of TSM 2023-02 shall be completed prior to construction, during construction, or prior to Final Occupancy of the first unit approved under DPL 2023-03.
13. All development standards for the location and design of buildings (including accessory structures) and fences, which are not specifically included in DPL 2023-03, shall conform to the base zone district of the SD Combining zone district as permitted under KMC 17.18.030.

Home Models and Elevations

14. Development Plan Permit 2023-03 shall allow for 163 units in close conformance as follows:
 - a. The Picasa 1100 Standard Floor Plan – 1100 sq. ft., 3 bedrooms, 2 bathrooms, 2 car garage
 - b. The Piccola 1300 Standard Floor Plan – 1300 sq. ft., 3 bedrooms, 2 bathrooms, 2-3 car garage
 - c. The Abbey 1500 Standard Floor Plan – 1500 sq. ft., 3 bedrooms, 2 bathrooms, 2-3 car garage
 - d. The Vieta 1600 Standard Floor Plan – 1600 sq. ft., 4 bedrooms, 2 bathrooms, 2-3 car garage
15. Each floor plan shall be offered in a minimum of three (3) distinct architectural elevations, colors, and materials consistent with the Development Plan submitted before the Planning Commission. Each floor plan approved by the Planning Commission shall be offered as a standard elevation. Any exterior architectural embellishments or materials may be offered as an upgrade option, but shall not be less than or equal to the quality or material of the standard elevation. **The exterior elevations to be offered shall be those approved by Planning Commission via Amendment No. 1 to the approved Development Plan Review Permit. The approved exterior elevations are provided as Exhibit A-1.**
16. No two (2) adjoining lots shall repeat more than two (2) of the following design elements:
 - Floor Plan
 - Elevation
 - Setback
 - Exterior Primary Color

Setbacks

17. The minimum setbacks shall apply to both structures and fences on all lots. Any deviation from the minimum setbacks shall be subject to a Minor Deviation Permit of up to 20%.
 - Front yard (living space/garage): 18 feet
 - Front yard (porch/ bay window/chimney and the like) 15 feet
 - Rear yard (living space/patios): 10 feet

- Interior side yard: 5 feet
- Street side yard: 5 feet
- Reverse corner street side yard: 15 feet

Fences

18. The southern project boundary adjacent to West Kearney Boulevard shall be developed with a seven-foot (7') block wall.
19. The northern project boundary adjacent to the outlot designated for park space shall be developed with a seven-foot (7') block wall.
20. All other fencing shall be of original wood material or better and shall be in conformance with Chapter 17.24 (Fences, Walls, and Hedges) of the KMC.

Landscaping and Open Space Areas

21. Landscape and open space areas shall be submitted for review and approval as part of a building permit. Project landscaping shall be subject to KMC 8.12A.120 Model Water Efficient Landscape Ordinance Requirements (MWELO).
22. Standard lot landscaping plans shall comply with subsection 17.18.060 (C)(7) Landscaping and Open Space requirements of the KMC.

Miscellaneous Conditions

23. Subdivision entry freestanding-monumental signs shall be subject to sign review approval and building permit consistent with subsection 17.30.070 (B) of the KMC
24. Accessory features and amenities, including but not limited to statues, pergolas, gazebos, swimming pools, and flagpoles, subject to the California Building Code, shall require a stand-alone building permit.

End of Conditions

EXHIBIT 'A-1'

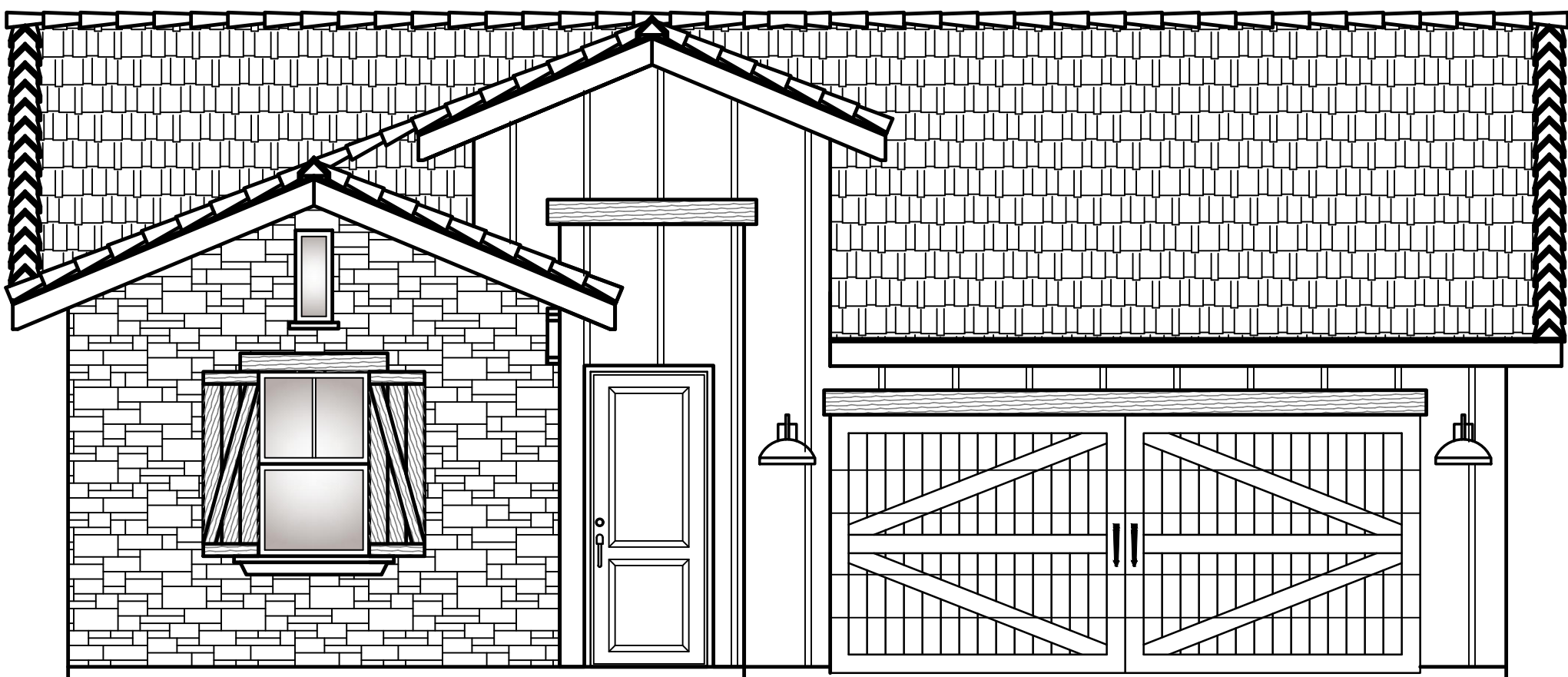
The Picasa 1100 Standard Plan



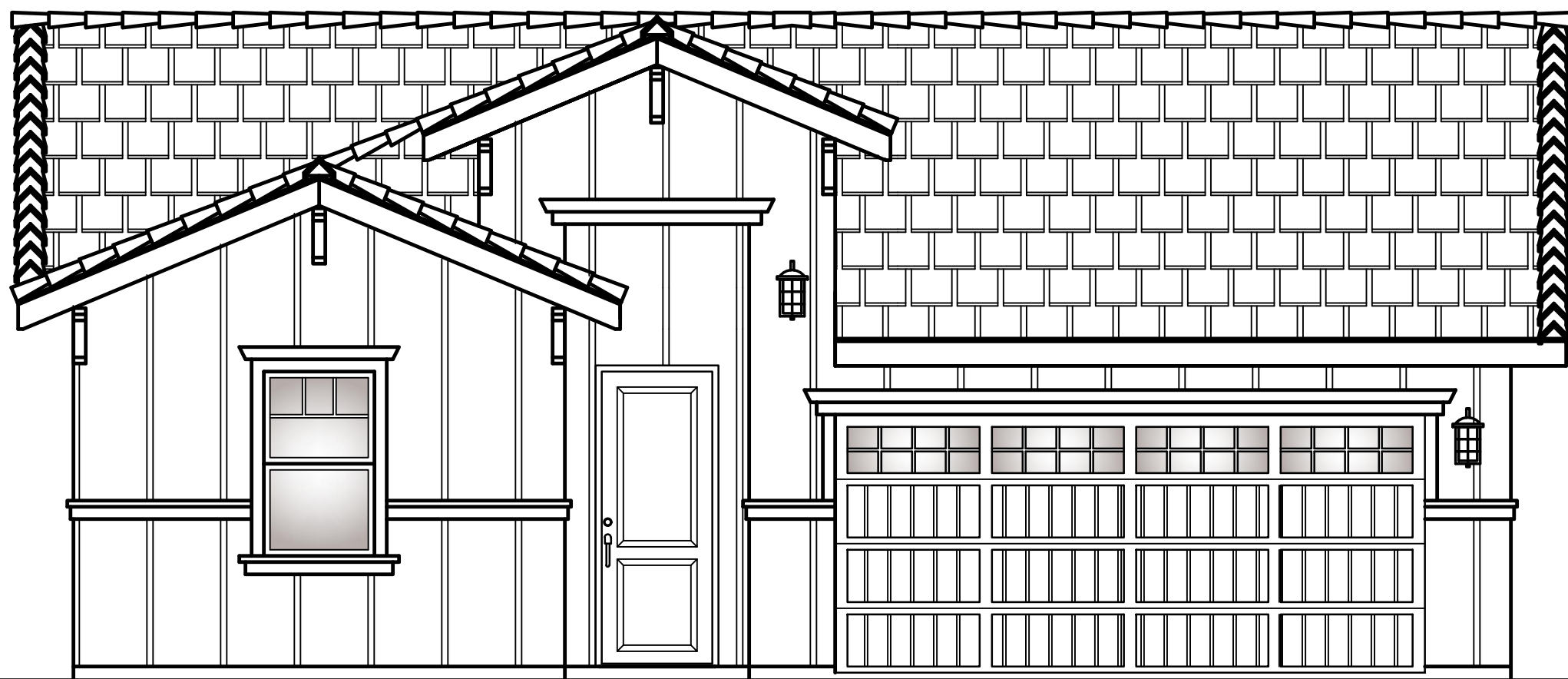
The Picasa 1100 Plan Elevation 'A'
UPGRADED ELEVATION



The Picasa 1100 Plan Elevation 'B'
UPGRADED ELEVATION



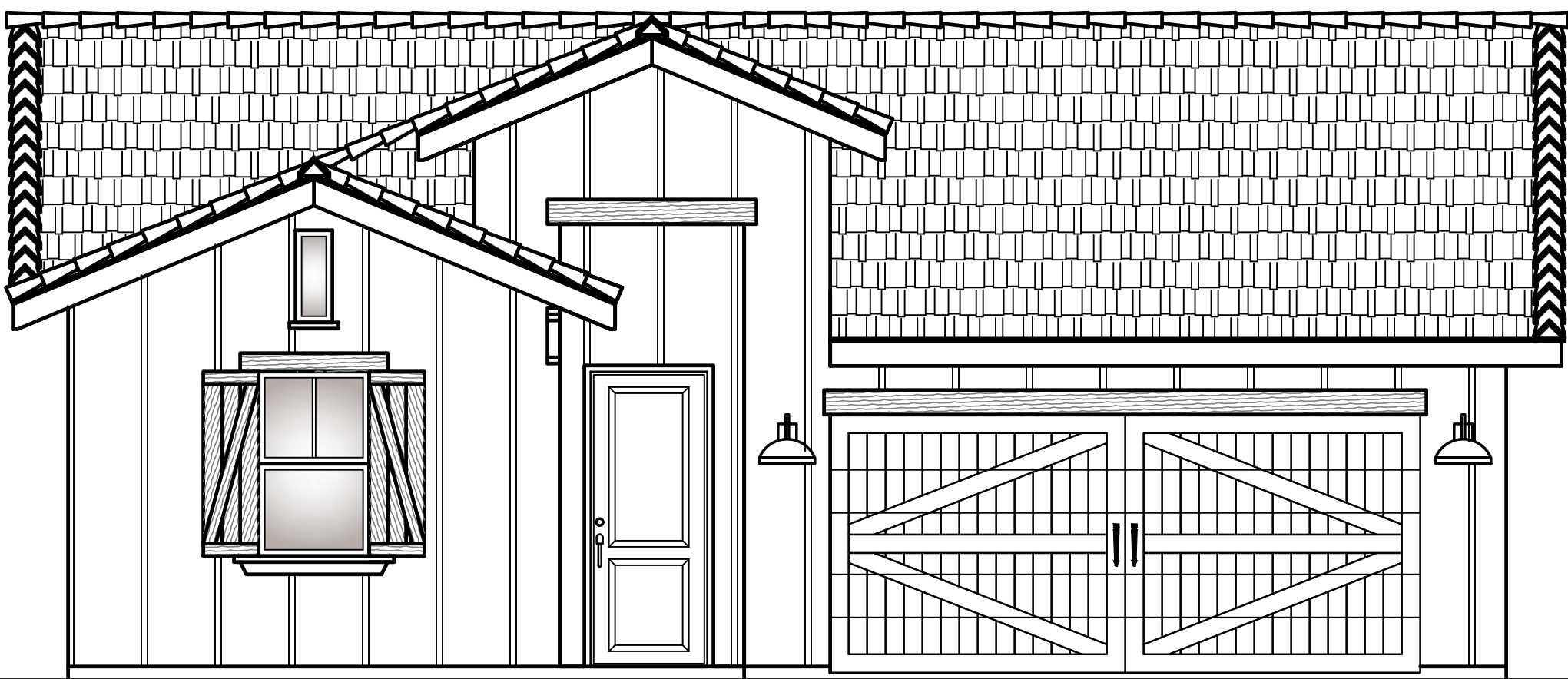
The Picasa 1100 Plan Elevation 'C'
UPGRADED ELEVATION



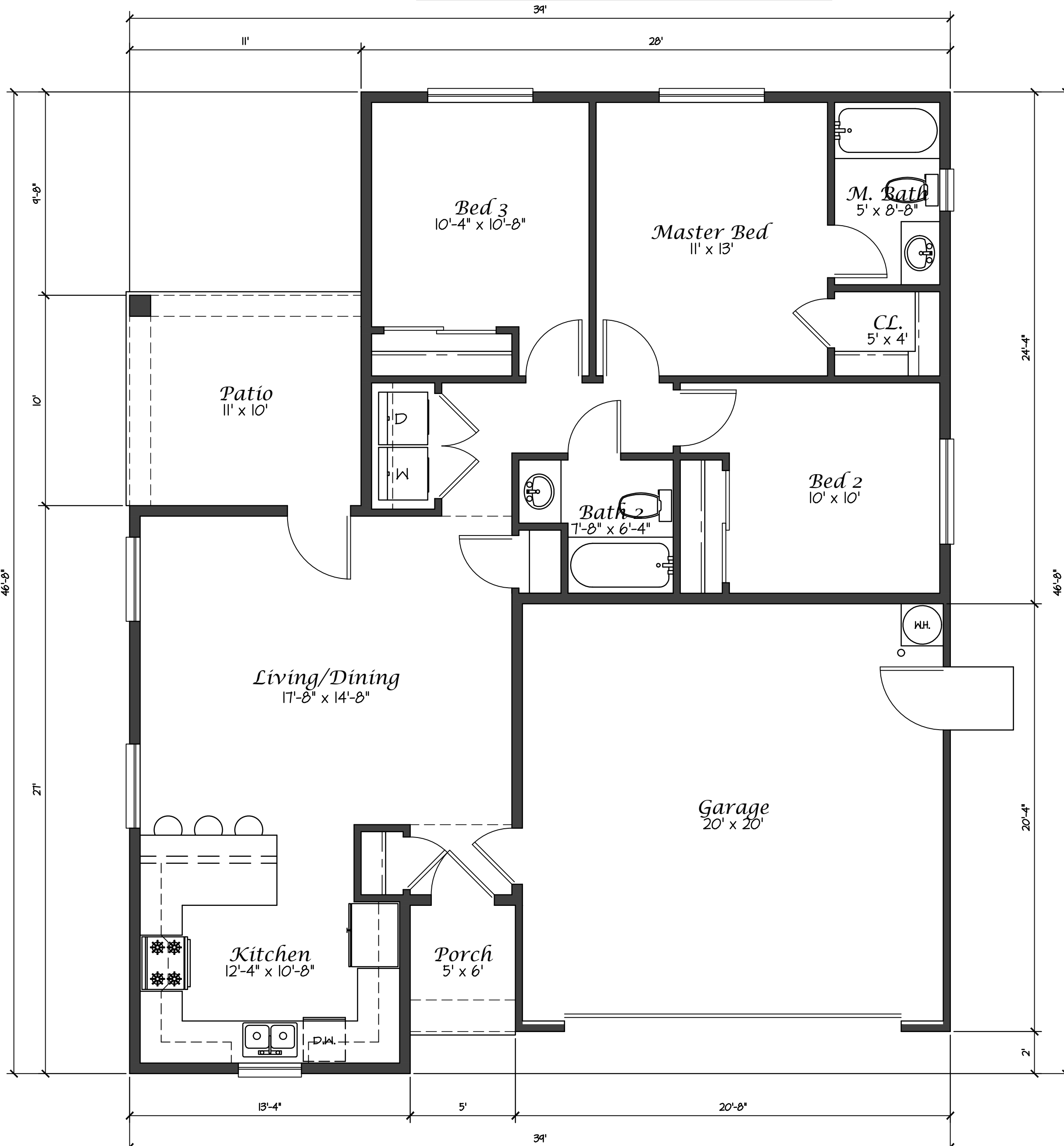
The Picasa 1100 Plan Elevation 'A'
STANDARD ELEVATION



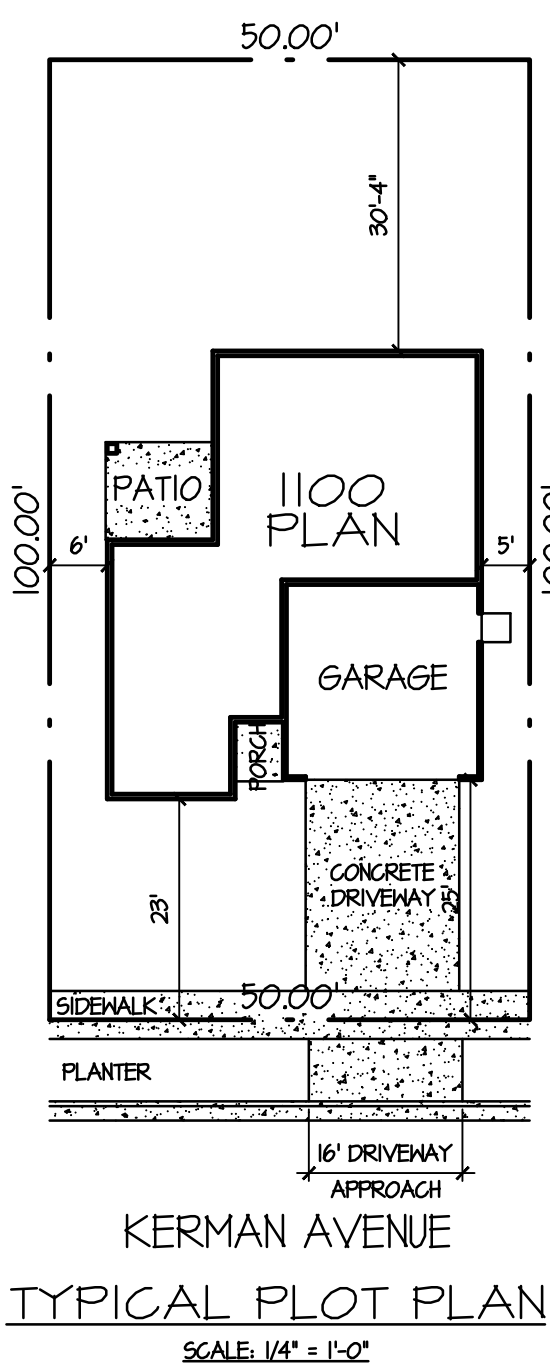
The Picasa 1100 Plan Elevation 'B'
STANDARD ELEVATION



The Picasa 1100 Plan Elevation 'C'
STANDARD ELEVATION



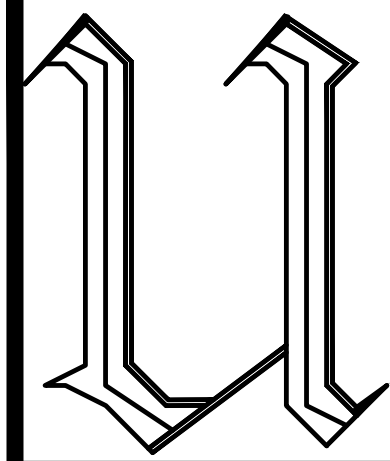
The Picasa 1100 Floor Plan



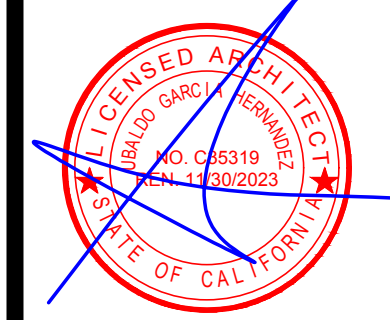
Area:

LIVING SPACE:	1,107 sq. ft.
GARAGE:	415 sq. ft.
PATIO:	110 sq. ft.
PORCH:	30 sq. ft.
TOTAL LIVING:	1,107 sq. ft.
TOTAL:	1,662 sq. ft.

The Picasa 1100 Plan Exterior Elevations



Ubaldo Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: ubaldodiubaldo@hotmail.com



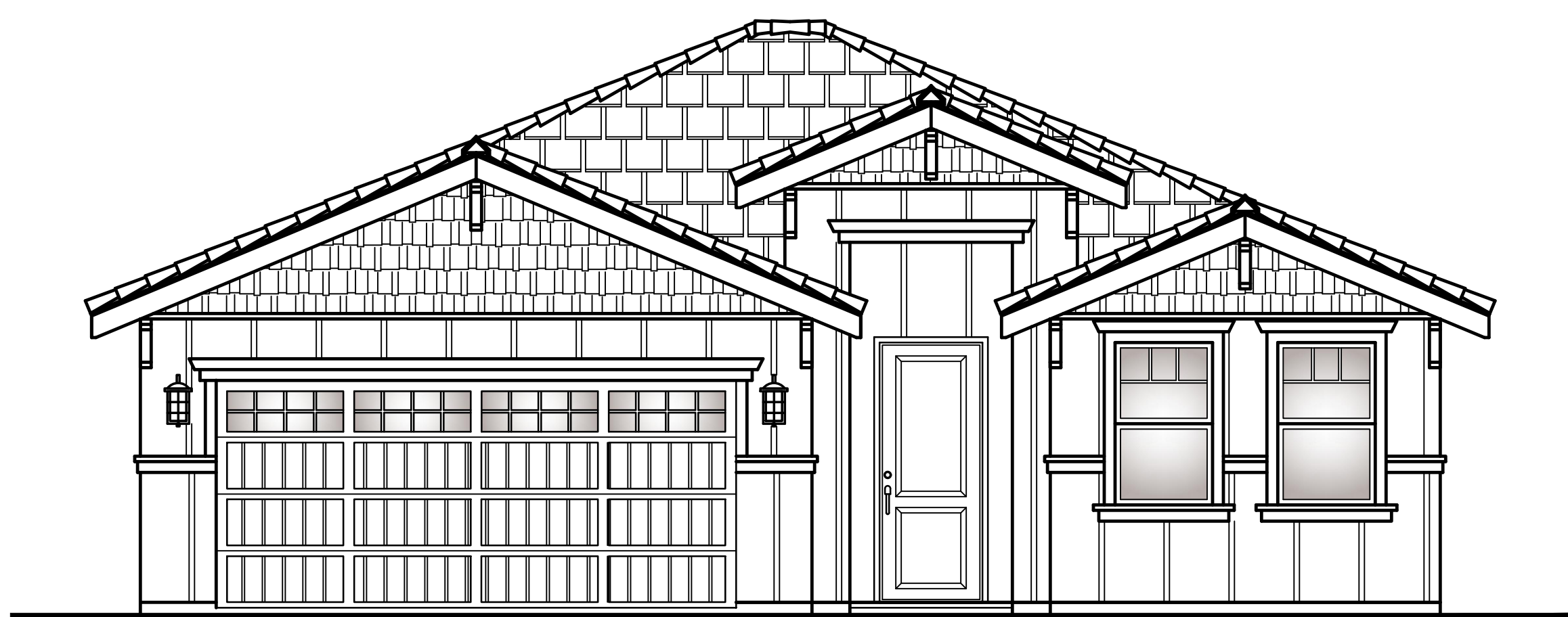
Kerman

OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE:
1/31/2023
SCALE:
1/4" = 1'-0"
JOB NO:
1100 PLAN Kerman
SHEET

A1

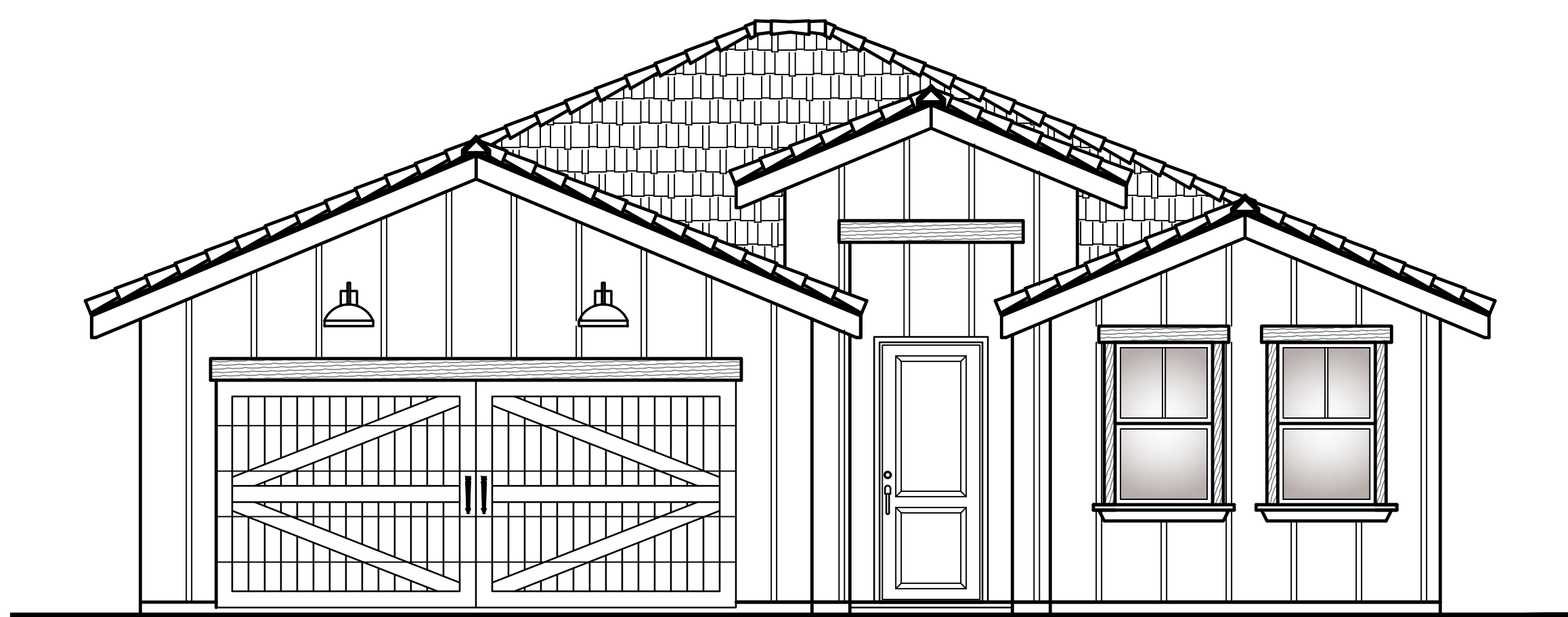
The Piccola 1300 Standard Plan



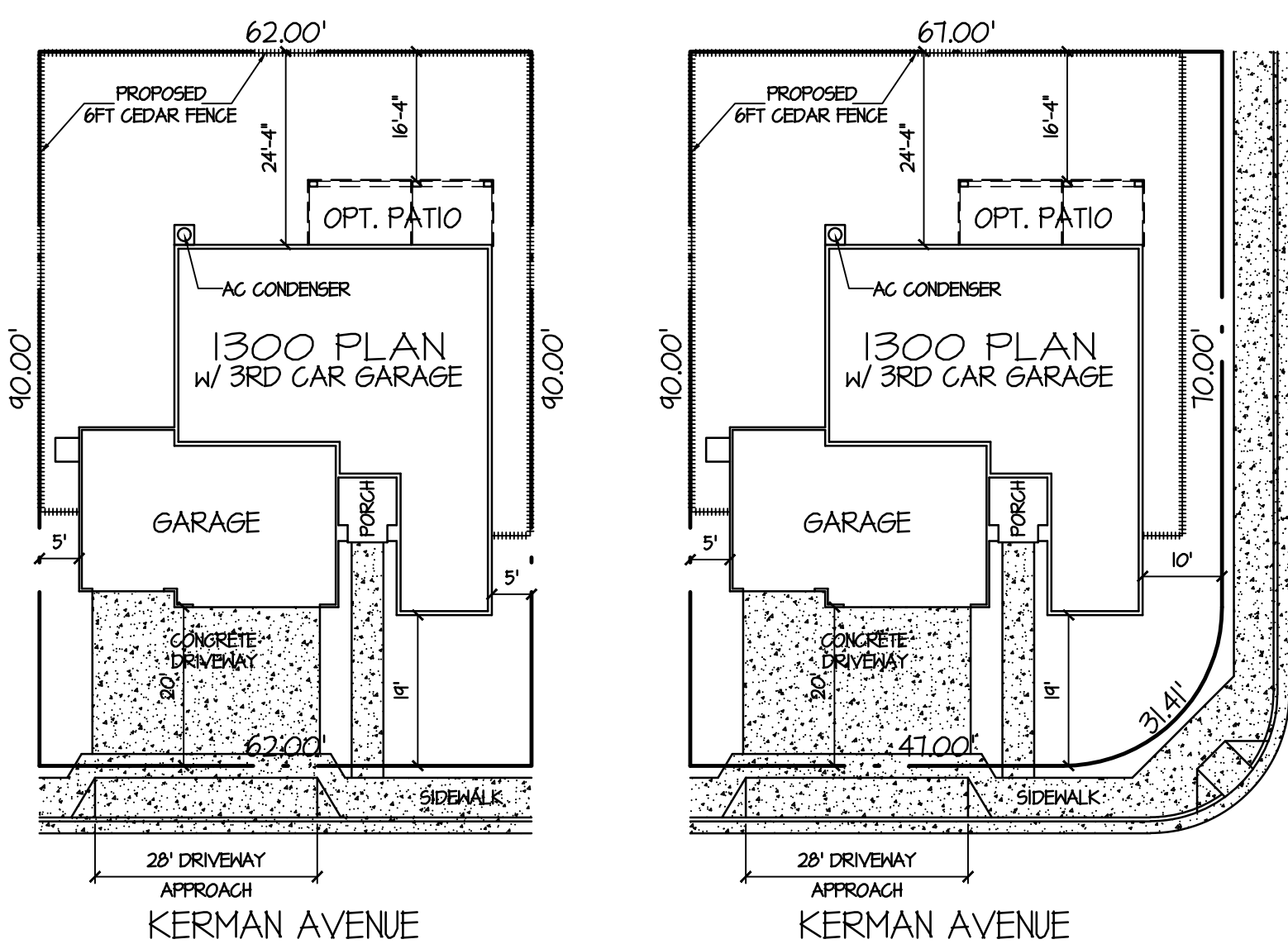
Standard Elevation 'A'



Standard Elevation 'B'



Standard Elevation 'C'

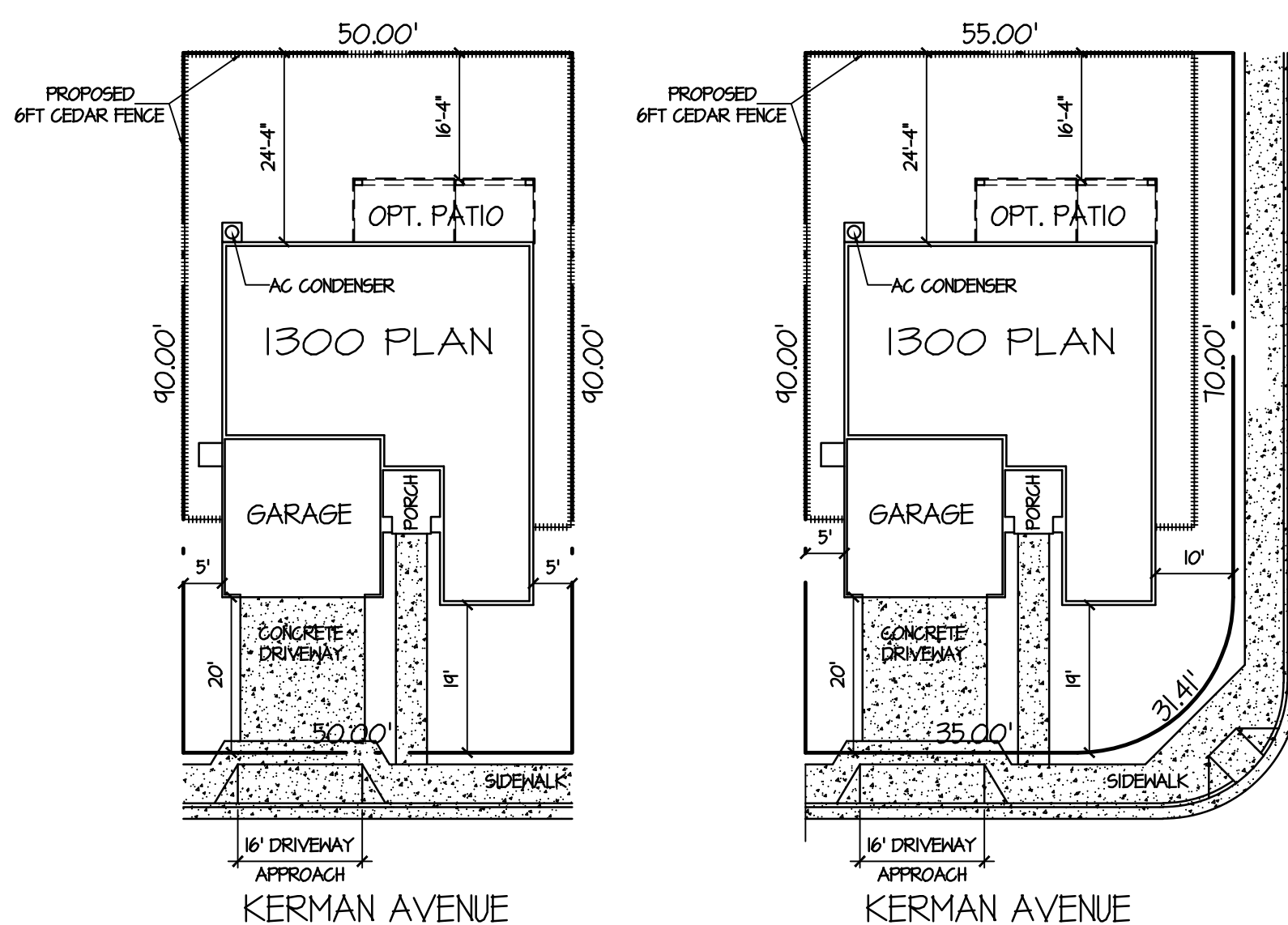


TYPICAL INTERIOR LOT PLOT PLAN 3RD CAR GAR. OPT. SCALE: 1" = 20'-0"

TYPICAL CORNER LOT PLOT PLAN 3RD CAR GAR. OPT. SCALE: 1" = 20'-0"

Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,300 sq. ft.
GARAGE:	418 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
OPT. 1 PATIO:	80 sq. ft.
OPT. 2 PATIO:	184 sq. ft.
PORCH:	59 sq. ft.
TOTAL LIVING:	1,300 sq. ft.
TOTAL:	2,233 sq. ft.

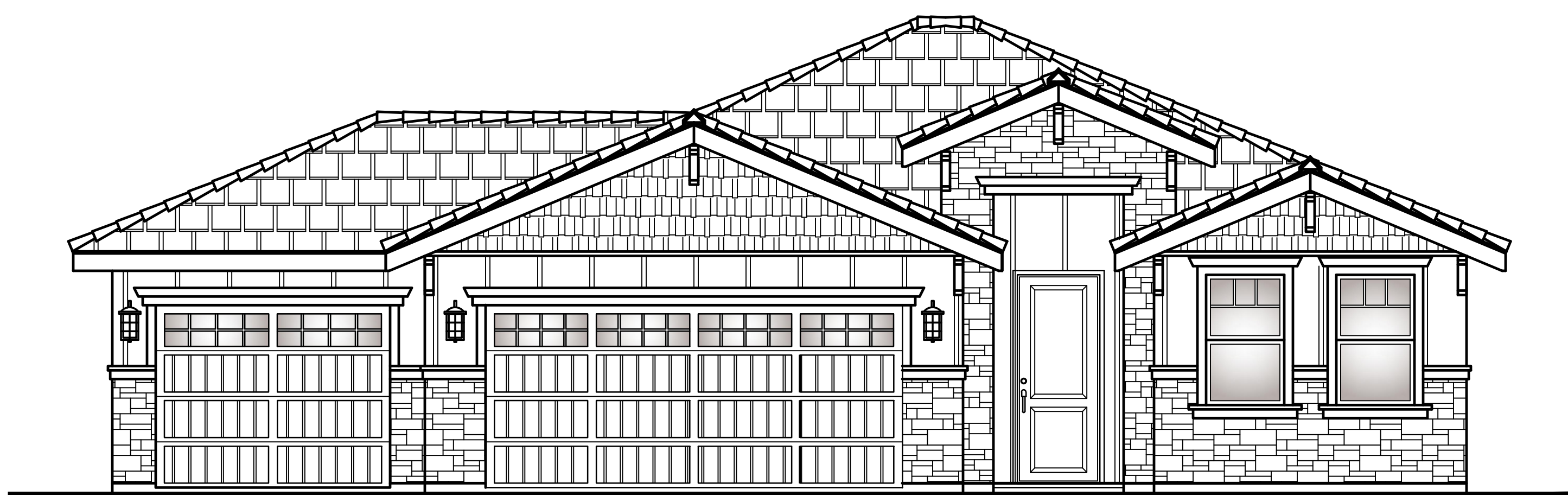


TYPICAL INTERIOR LOT PLOT PLAN 3RD CAR GAR. OPT. SCALE: 1" = 20'-0"

TYPICAL CORNER LOT PLOT PLAN 3RD CAR GAR. OPT. SCALE: 1" = 20'-0"

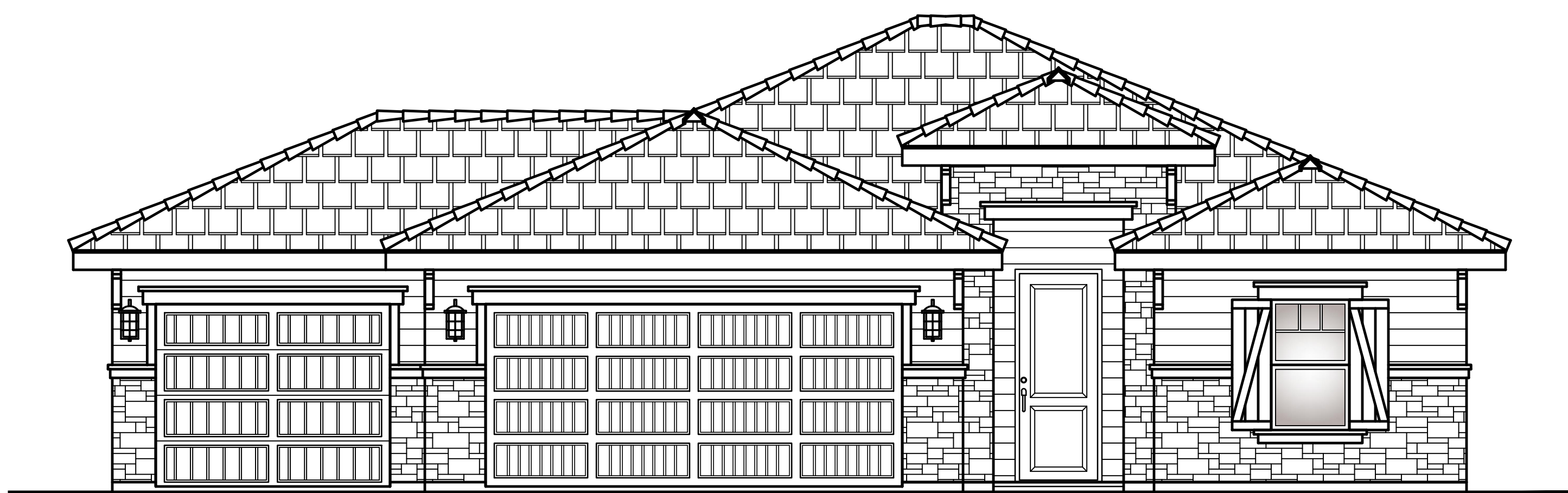
Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,300 sq. ft.
GARAGE:	418 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
OPT. 1 PATIO:	80 sq. ft.
OPT. 2 PATIO:	184 sq. ft.
PORCH:	59 sq. ft.
TOTAL LIVING:	1,300 sq. ft.
TOTAL:	1,961 sq. ft.



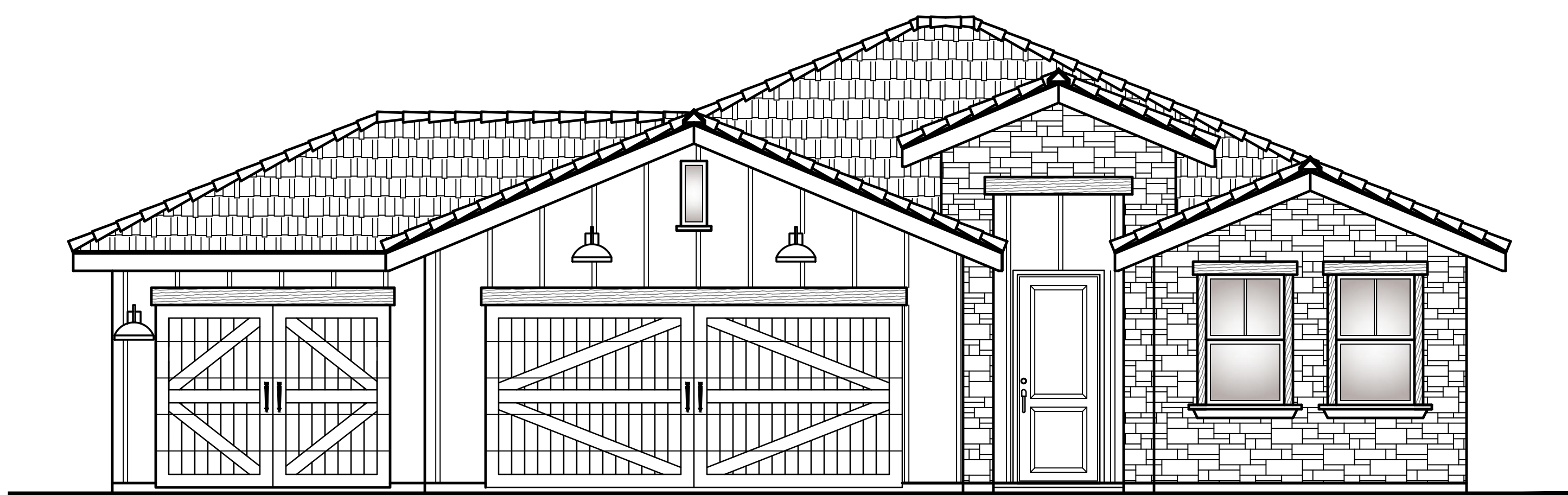
Upgraded Elevation 'A'

w/ OPTIONAL 3RD CAR GARAGE



Upgraded Elevation 'B'

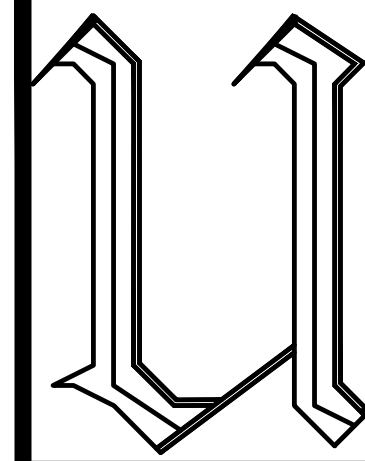
w/ OPTIONAL 3RD CAR GARAGE & STONE VENEER



Upgraded Elevation 'C'

w/ OPTIONAL 3RD CAR GARAGE & STONE VENEER

The Piccola 1300 Standard Plan Cover Sheet



Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com



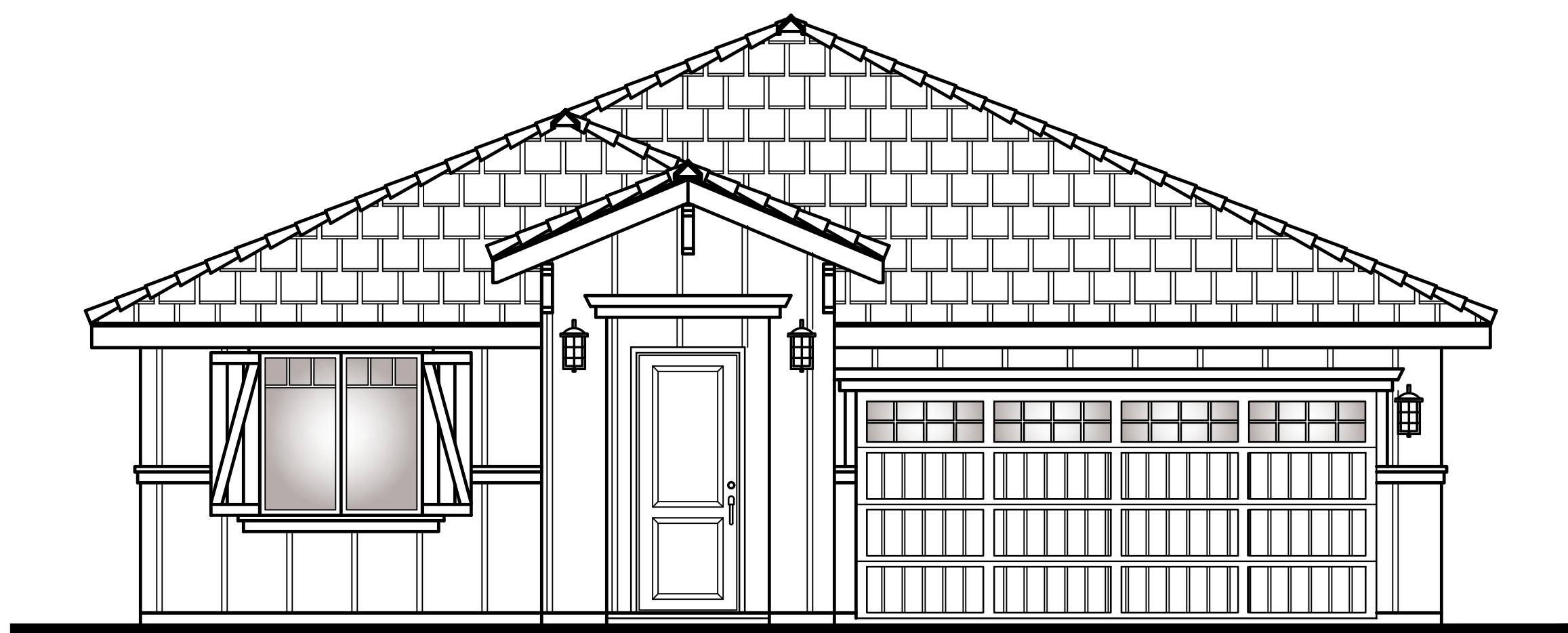
Zerman

OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
FRESNO, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE
2 / 14 / 2023
SCALE
PER PLAN
JOB NO.
1300 PLAN KERNAN
SHEET

C1

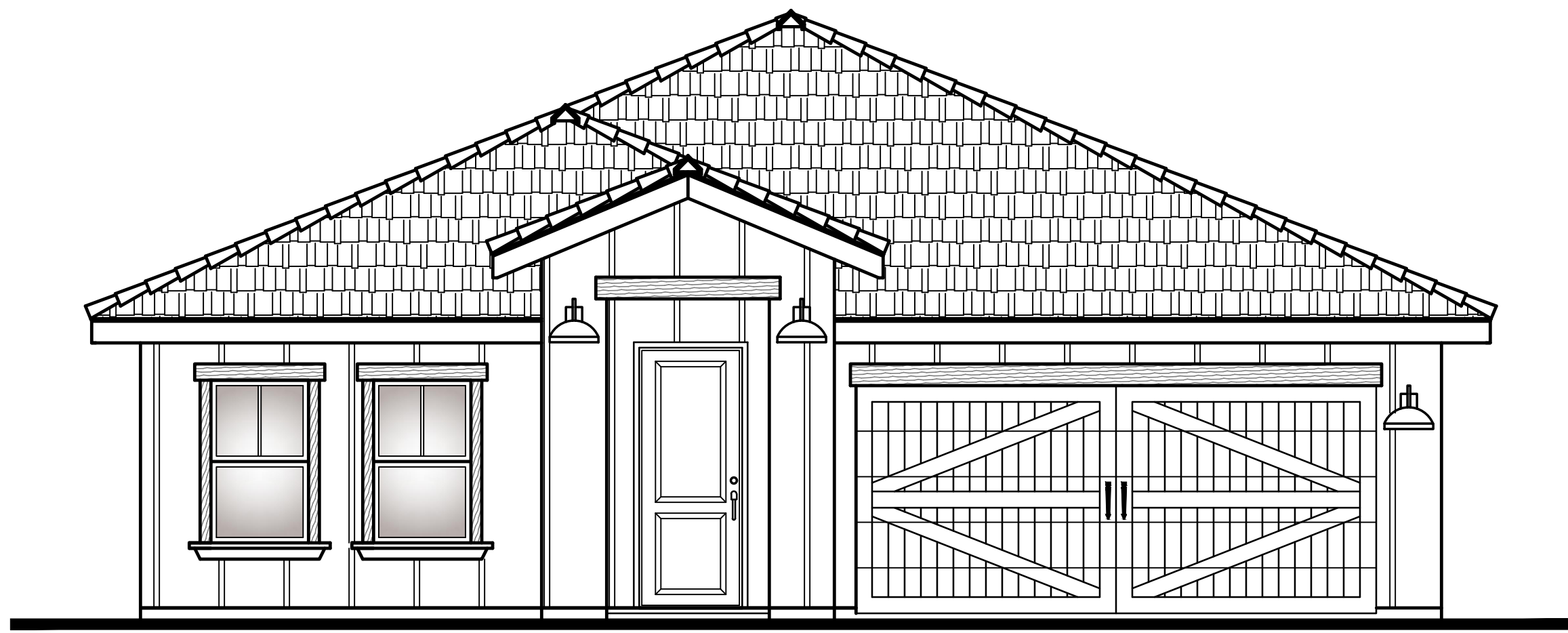
The Abbey 1500 Standard Plan



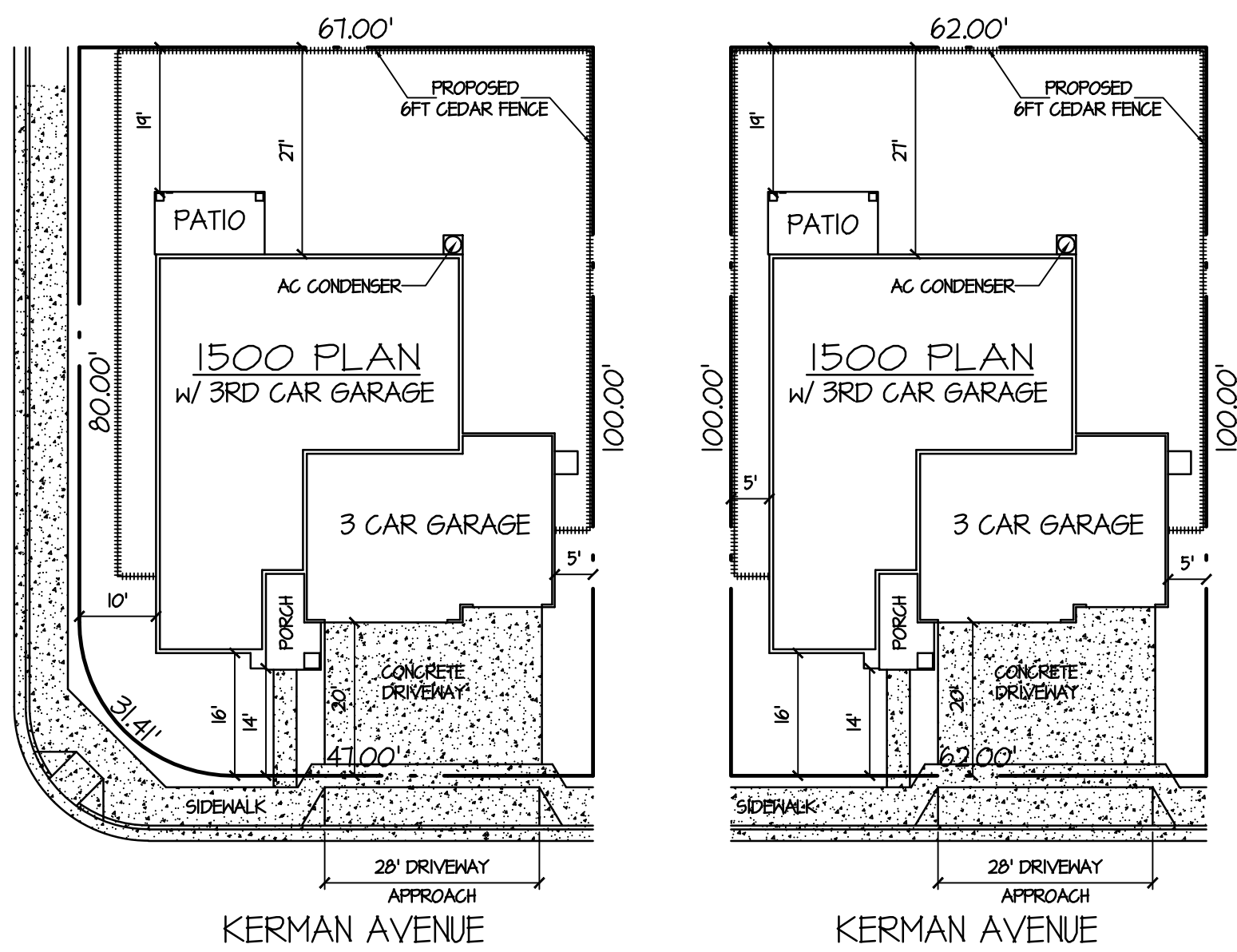
Standard Elevation 'A'



Standard Elevation 'B'



Standard Elevation 'C'

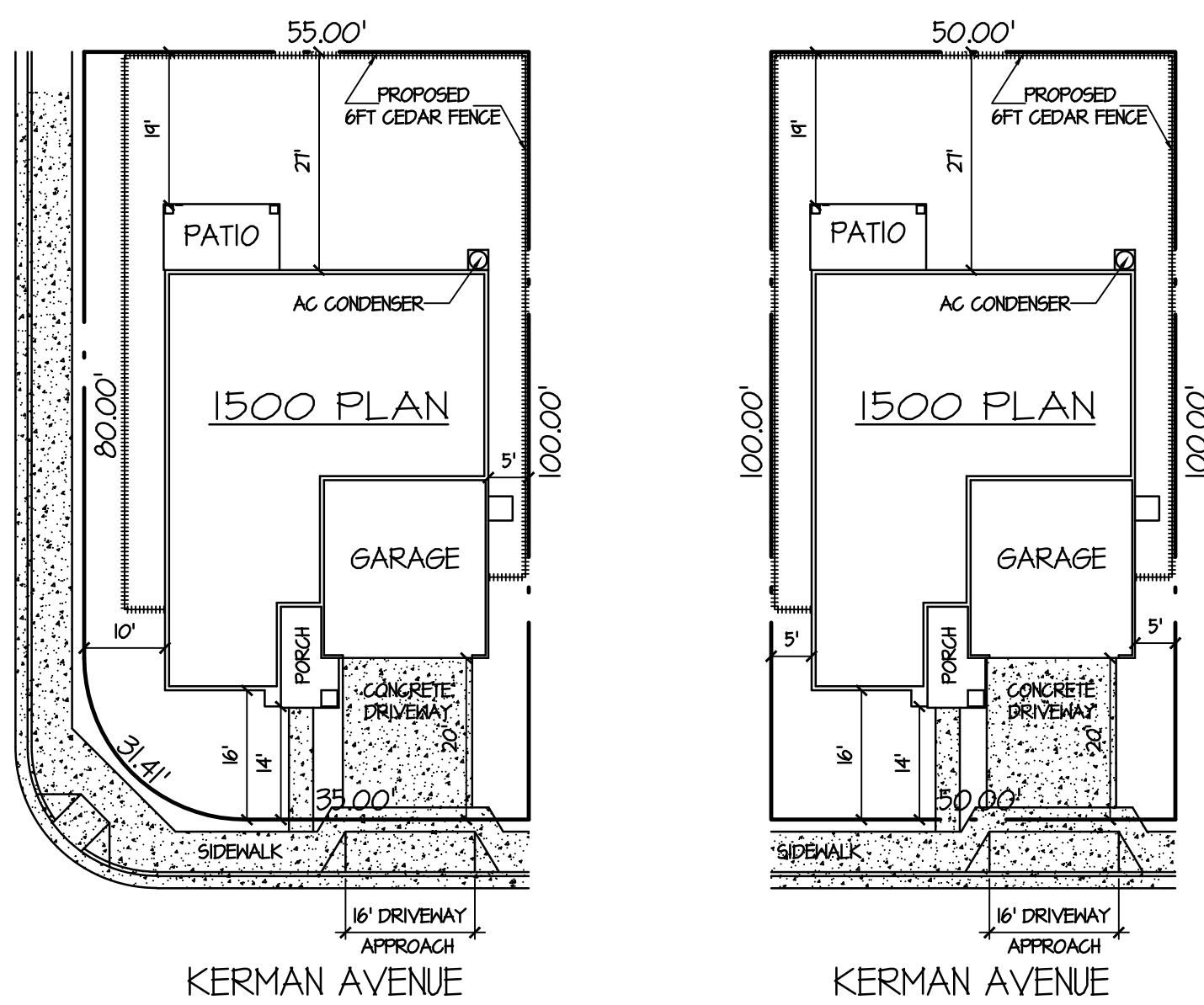


TYPICAL CORNER LOT PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

TYPICAL INTERIOR LOT PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,496 sq. ft.
GARAGE:	459 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	112 sq. ft.
PORCH:	70 sq. ft.
TOTAL LIVING:	1,496 sq. ft.
TOTAL:	2,417 sq. ft.



TYPICAL CORNER LOT PLOT PLAN
SCALE: 1" = 20'-0"

TYPICAL INTERIOR LOT PLOT PLAN
SCALE: 1" = 20'-0"

Area:

LIVING SPACE:	1,496 sq. ft.
GARAGE:	459 sq. ft.
PATIO:	112 sq. ft.
PORCH:	70 sq. ft.
TOTAL LIVING:	1,496 sq. ft.
TOTAL:	2,145 sq. ft.



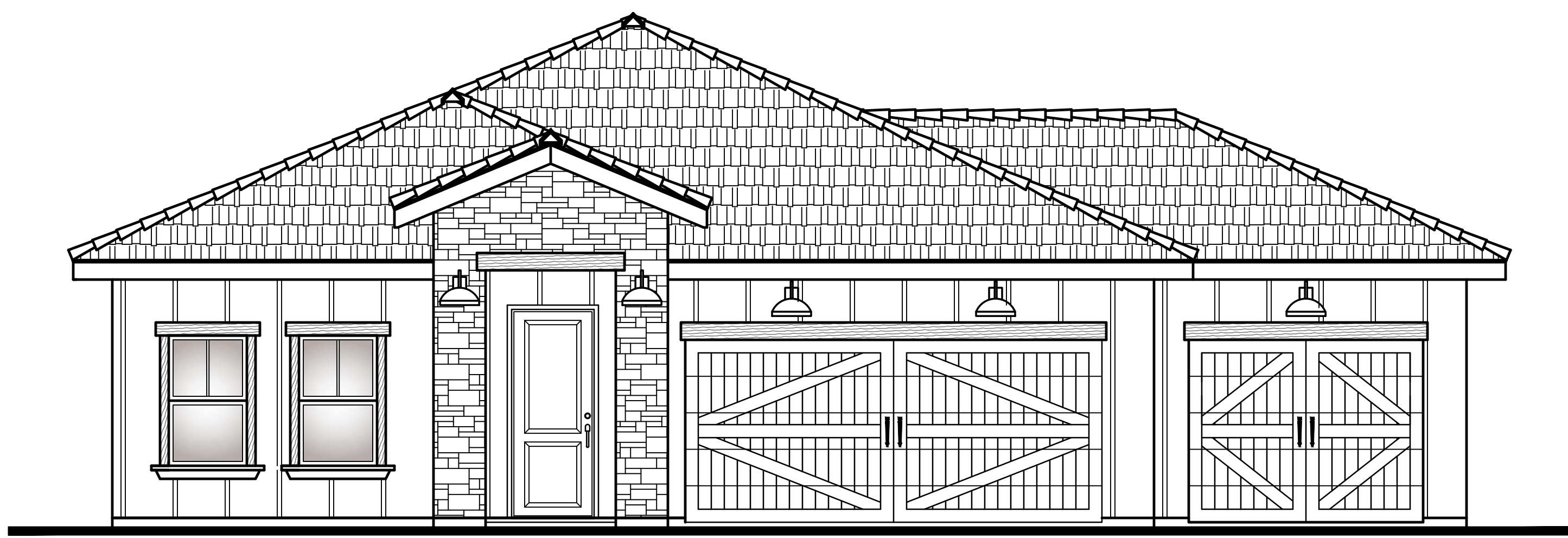
Upgraded Elevation 'A'

W/ OPTIONAL 3RD CAR GARAGE & 10FT PLATE



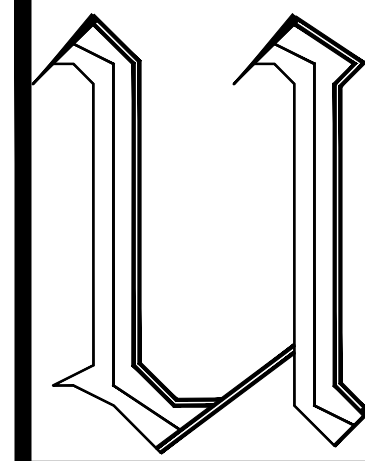
Upgraded Elevation 'B'

W/ OPTIONAL 3RD CAR GARAGE, 10FT PLATE & STONE VENEER

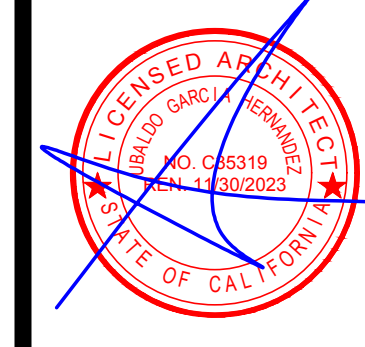


Upgraded Elevation 'C'

W/ OPTIONAL 3RD CAR GARAGE, 10FT PLATE & STONE VENEER



Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com



Kerman

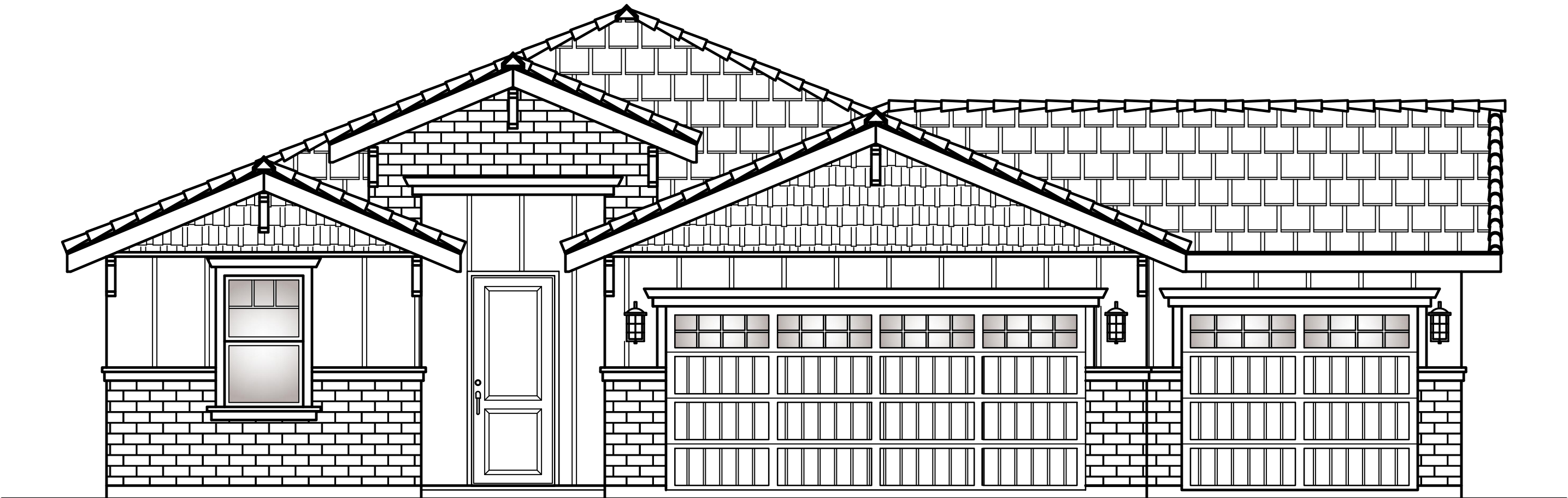
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE: 2 / 14 / 2023
SCALE: PER PLAN
JOB NO: 1500 PLAN Kerman
SHEET

The Vieta 1600 Standard Plan



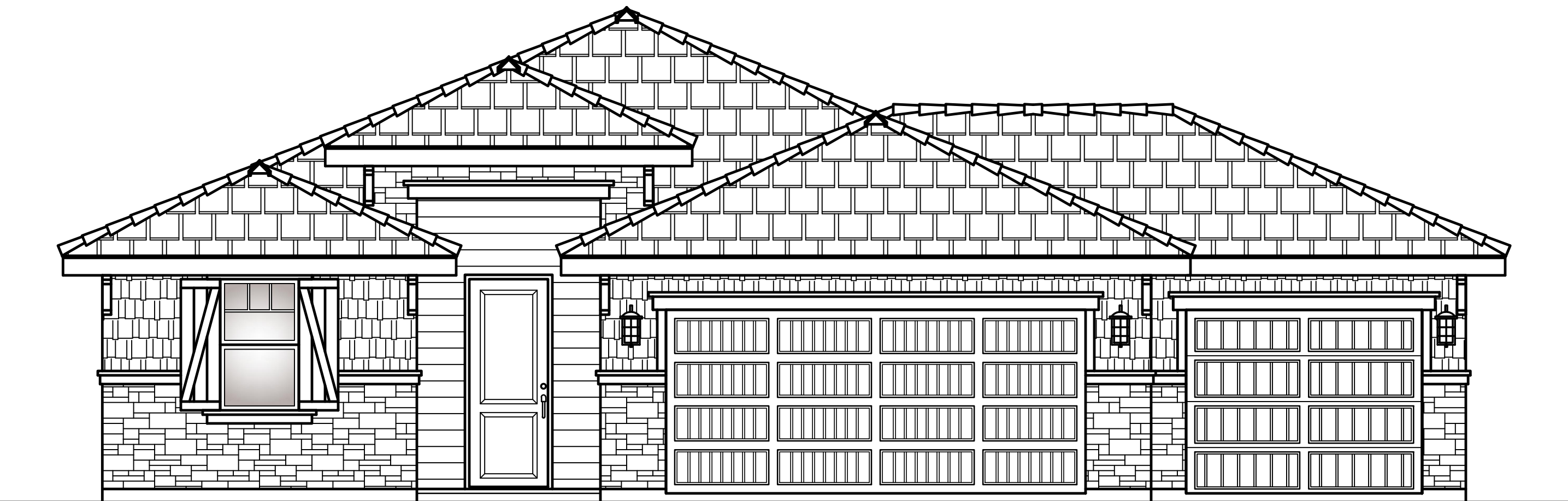
The Vieta Elevation 'A'
Standard Elevation



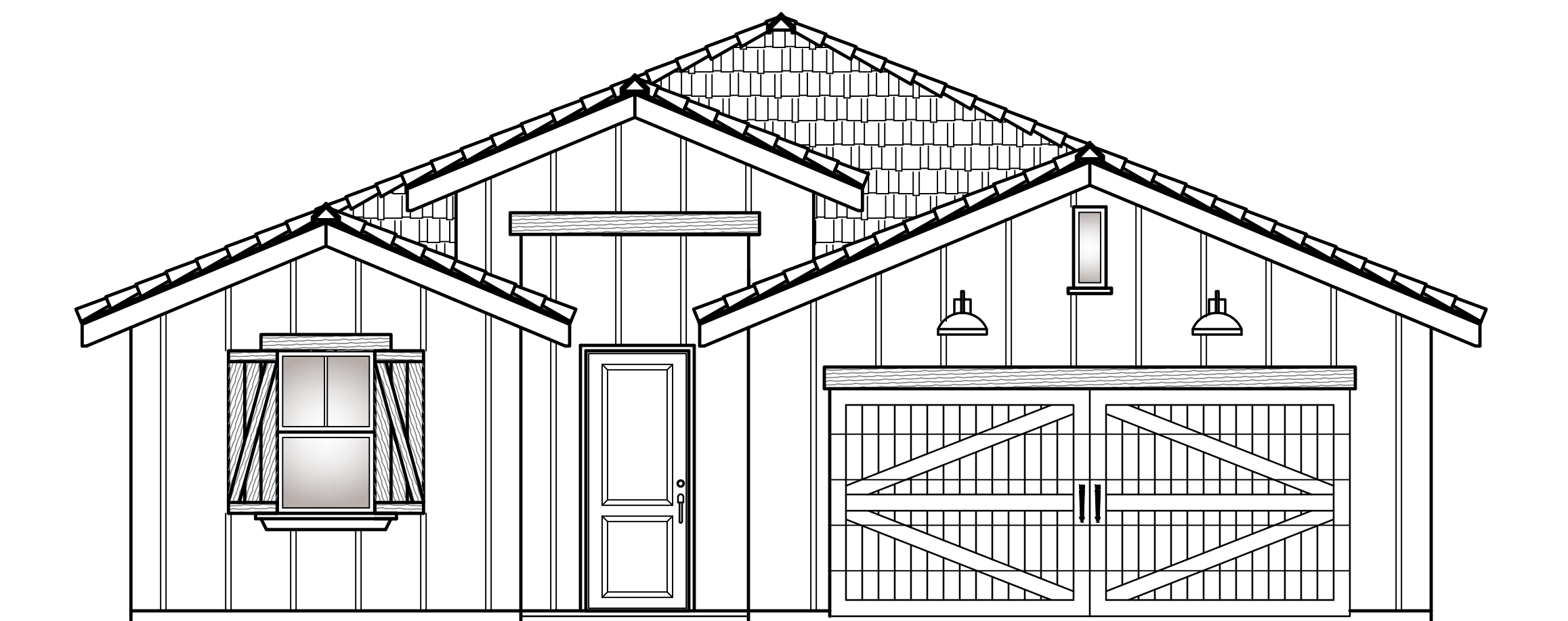
The Vieta Elevation 'A'
Upgraded Elevation w/ 3rd Car Garage



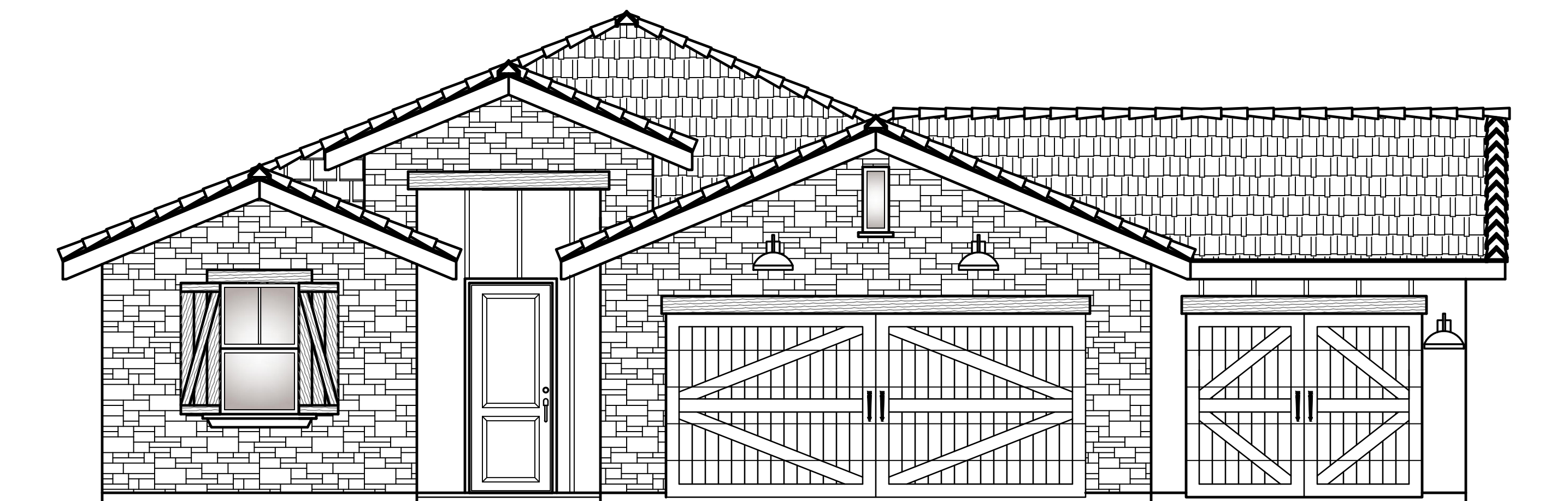
The Vieta Elevation 'B'
Standard Elevation



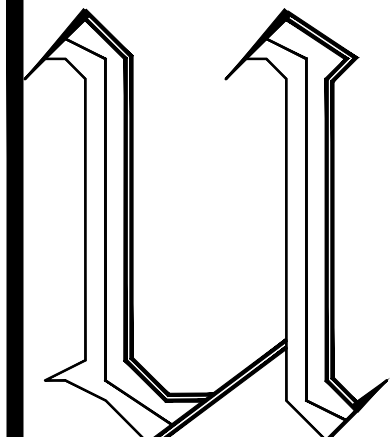
The Vieta Elevation 'B'
Upgraded Elevation w/ 3rd Car Garage



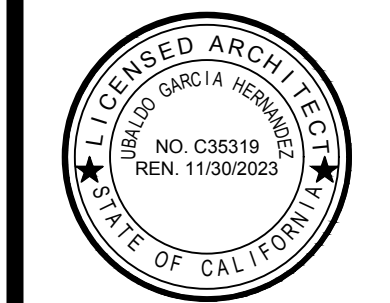
The Vieta Elevation 'C'
Standard Elevation



The Vieta Elevation 'C'
Upgraded Elevation w/ 3rd Car Garage



Ubaldo Garcia Hernandez
Architect, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: viladubaldo@hotmail.com



Kerman

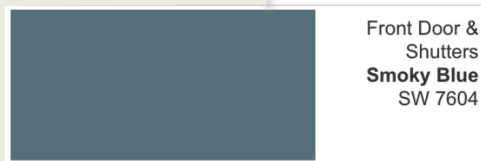
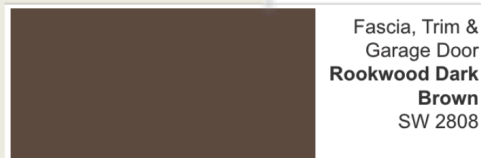
OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE:
1/3/2023
SCALE:
1/4" = 1'-0"
JOB NO:
1600 PLAN Kerman
SHEET

C1

SCHEME - 01: KERMAN

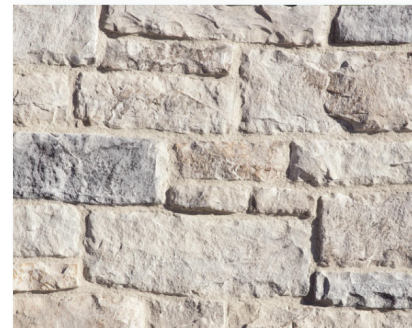
LaHabra Stucco
P-100 Glacier White
Base 100



ROOF TILE : 5699-EAGLE



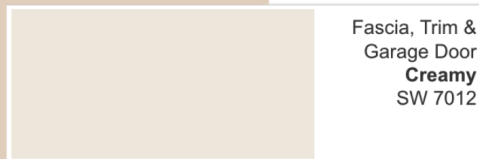
STONE OPT. 1 : SAN MARINO



STONE OPT. 2 : GRAND BANKS

SCHEME - 02: KERMAN

LaHabra Stucco
P-174 Desert Beige
Base 200



ROOF TILE : 5699 - EAGLE

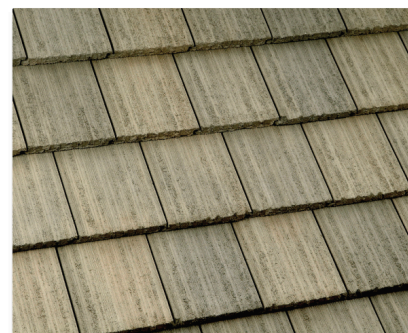
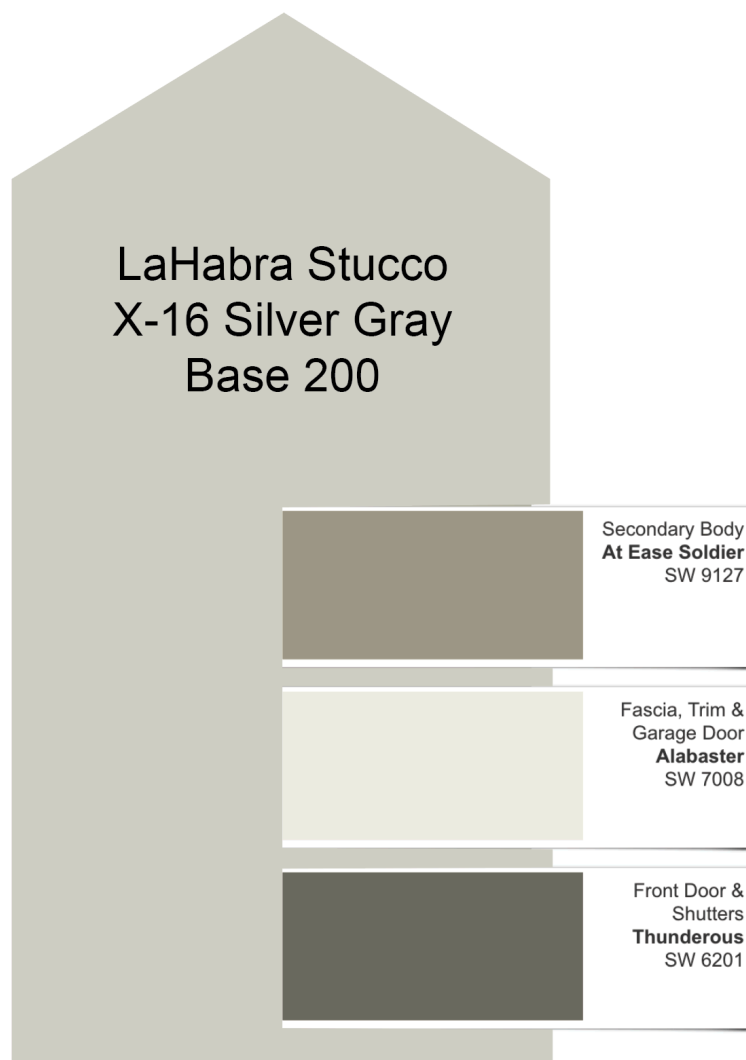


STONE OPTION 1 : YORK

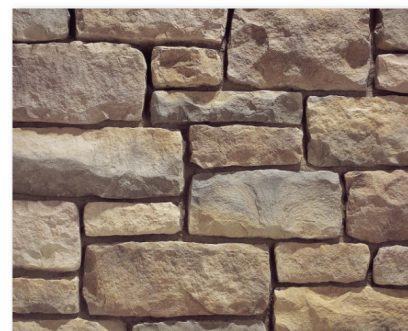


STONE OPTION 2 : NEW HAVEN

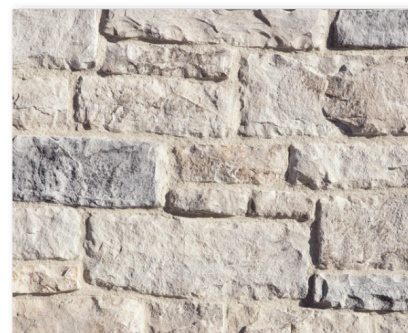
SCHEME - 03: KERMAN



ROOF TILE : 5690 - EAGLE



STONE OPTION 1 : SAN MARINO



STONE OPTION 2 : GRAND BANKS

SCHEME - 04: KERMAN

LaHabra Stucco
X-81585 Charleston
Base 100

Secondary Body
Anew Gray
SW 7030

Fascia, Trim &
Garage Door
Alabaster
SW 7008

Front Door &
Shutters
**Roycroft Bottle
Green**
SW 2847



ROOF TILE : 5602 - EAGLE



STONE OPTION 1 : YORK



STONE OPTION 2 : SAN MARINO

SCHEME - 05: KERMAN

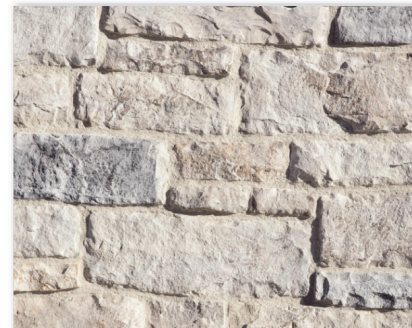
LaHabra Stucco
P-505 Agate
Base 200



ROOF TILE : 5603 - EAGLE



STONE OPTION 1 : SAN MARINO



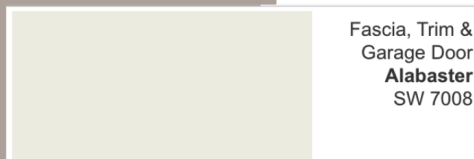
STONE OPTION 2 : GRAND BANKS

SCHEME - 06: KERMAN

LaHabra Stucco
P-1661 Titanium
Base 200



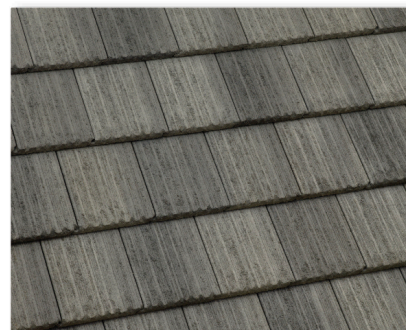
Secondary Body
Griffin
SW 7026



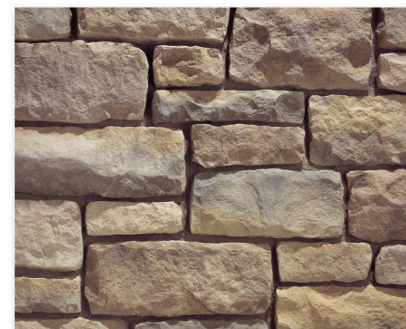
Fascia, Trim &
Garage Door
Alabaster
SW 7008



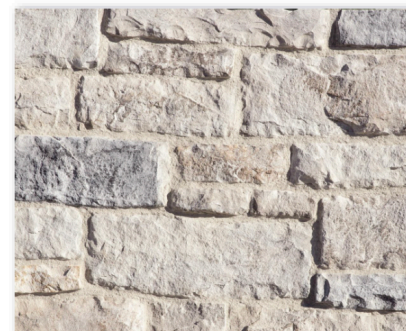
Front Door &
Shutters
Mount Etna
SW 7625



ROOF TILE : 5699 - EAGLE



STONE OPTION 1 : SAN MARINO



STONE OPTION 2 : GRAND BANKS

The Picasa 1100 Standard Plan



The Picasa 1100 Plan Elevation 'A'
UPGRADED ELEVATION



The Picasa 1100 Plan Elevation 'B'
UPGRADED ELEVATION



The Picasa 1100 Plan Elevation 'C'
UPGRADED ELEVATION



The Picasa 1100 Plan Elevation 'A'
STANDARD ELEVATION



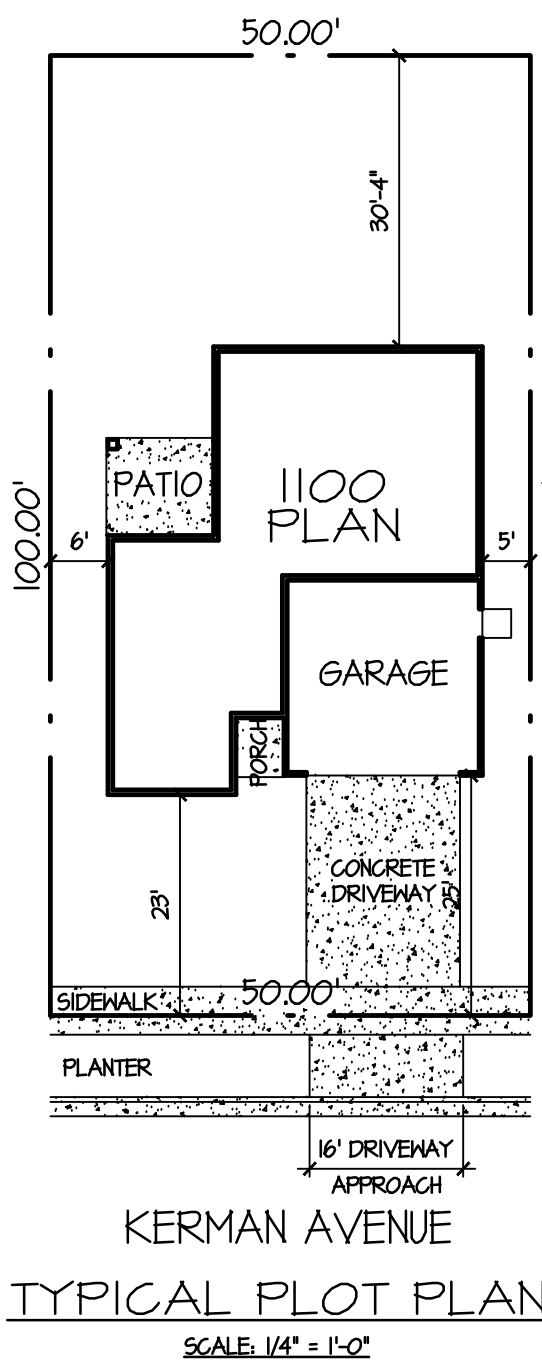
The Picasa 1100 Plan Elevation 'B'
STANDARD ELEVATION



The Picasa 1100 Plan Elevation 'C'
STANDARD ELEVATION



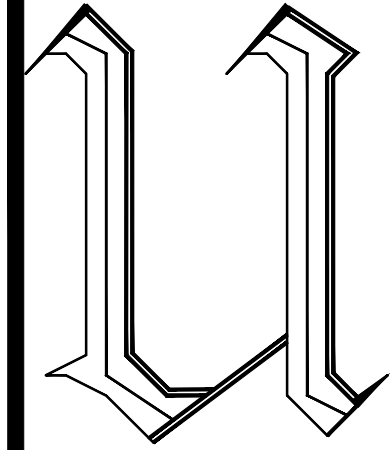
The Picasa 1100 Floor Plan



Area:

LIVING SPACE:	1,107 sq. ft.
GARAGE:	415 sq. ft.
PATIO:	110 sq. ft.
PORCH:	30 sq. ft.
TOTAL LIVING:	1,107 sq. ft.
TOTAL:	1,662 sq. ft.

The Picasa 1100 Plan Exterior Elevations



Ubaldo Garcia Hernandez
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: ubaldogarcia@hotmail.com



Kerman

OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE:
1/3/2023
SCALE:
1/4" = 1'-0"
JOB NO:
1100 PLAN Kerman
SHEET

A1

The Piccola 1300 Standard Plan



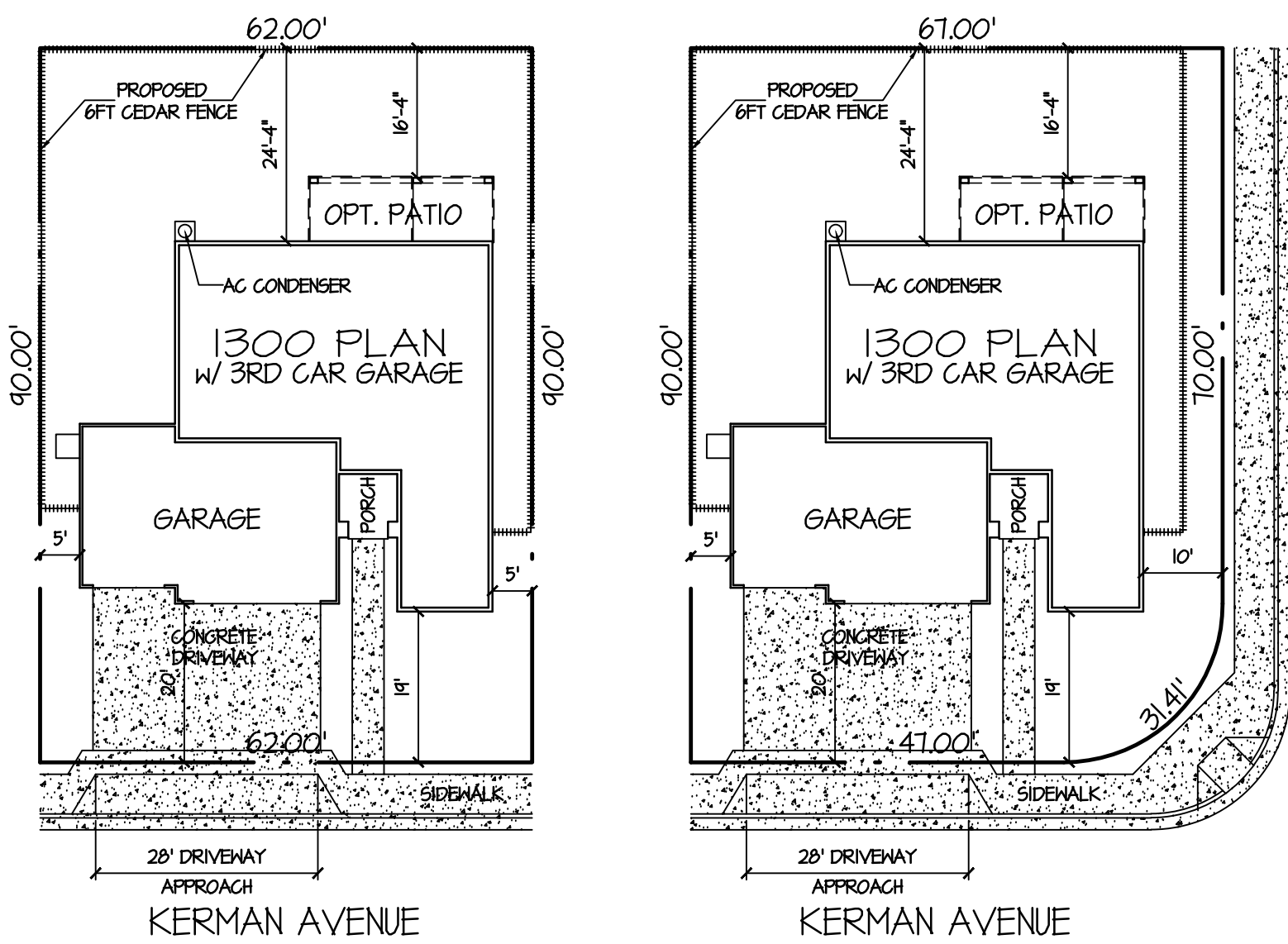
Standard Elevation 'A'



Standard Elevation 'B'



Standard Elevation 'C'

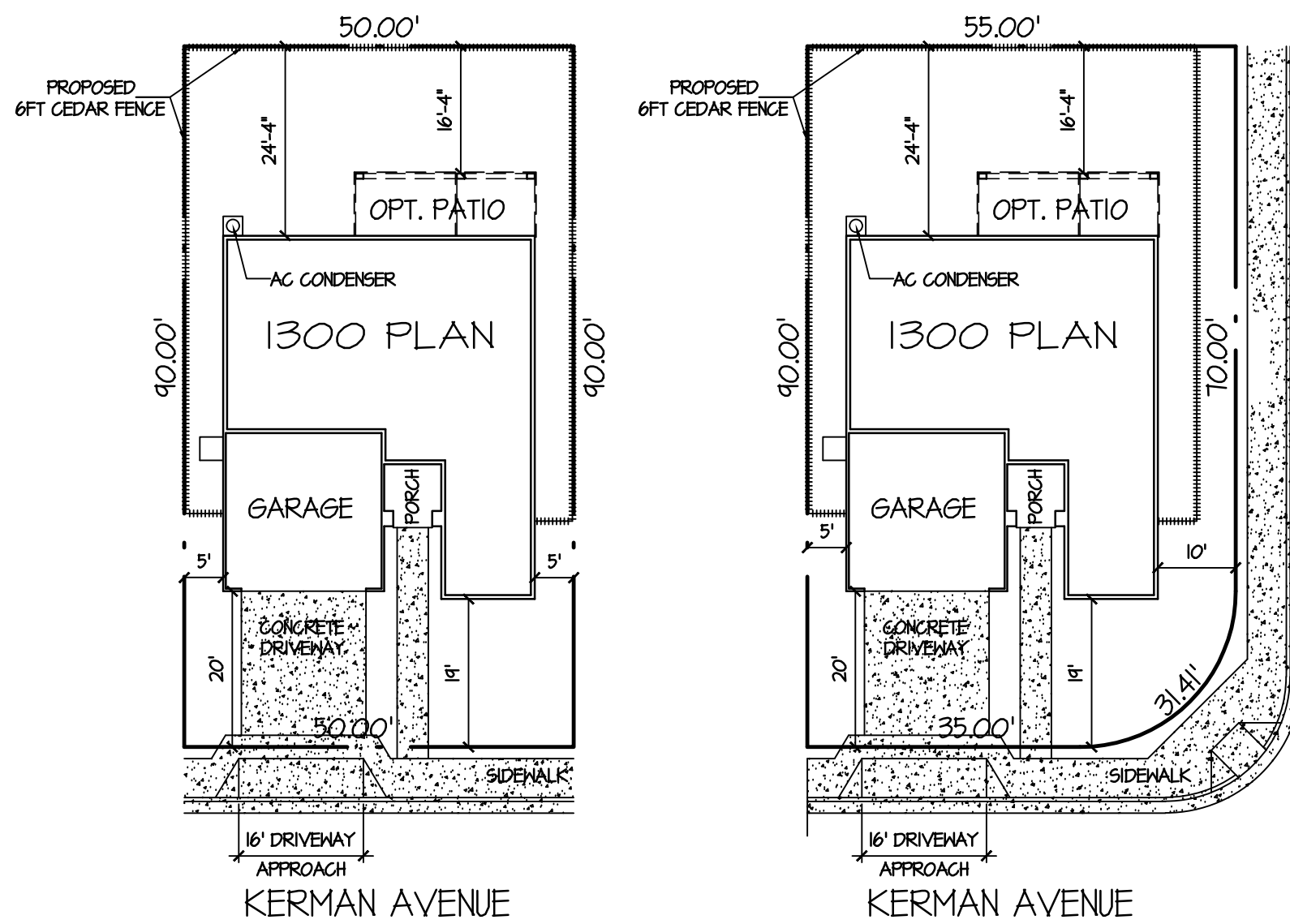


TYPICAL INTERIOR LOT PLOT PLAN
1300 PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

TYPICAL CORNER LOT PLOT PLAN
1300 PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,300 sq. ft.
GARAGE:	418 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
OPT. 1 PATIO:	80 sq. ft.
OPT. 2 PATIO:	184 sq. ft.
PORCH:	54 sq. ft.
TOTAL LIVING:	1,300 sq. ft.
TOTAL:	2,233 sq. ft.

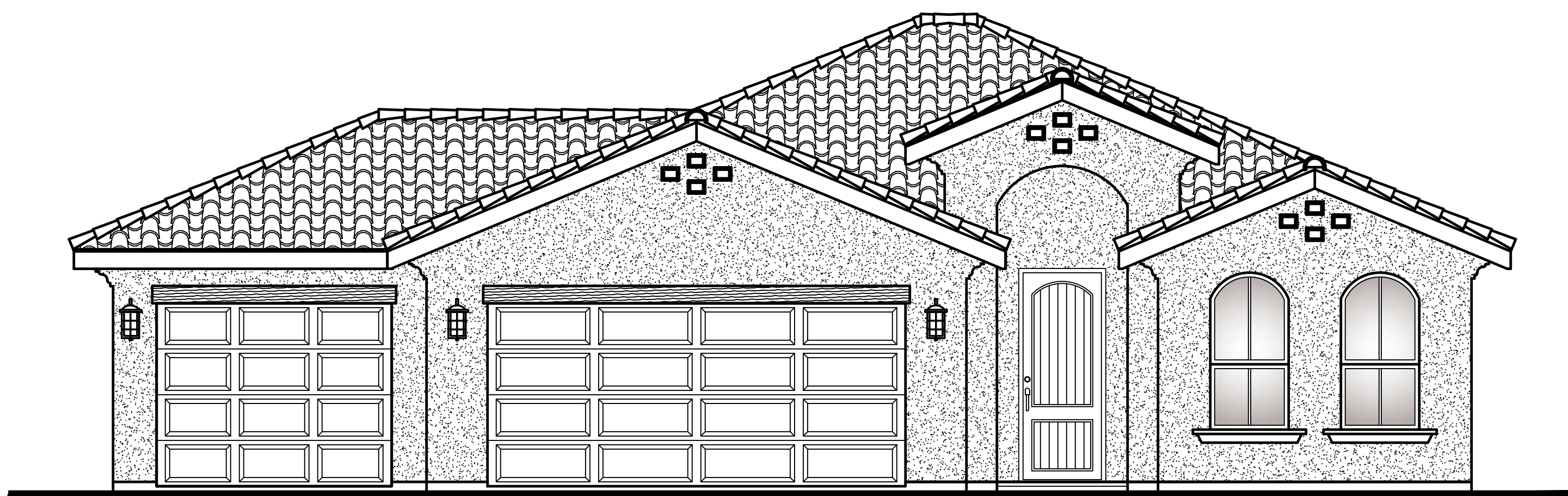


TYPICAL INTERIOR LOT PLOT PLAN
1300 PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

TYPICAL CORNER LOT PLOT PLAN
1300 PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

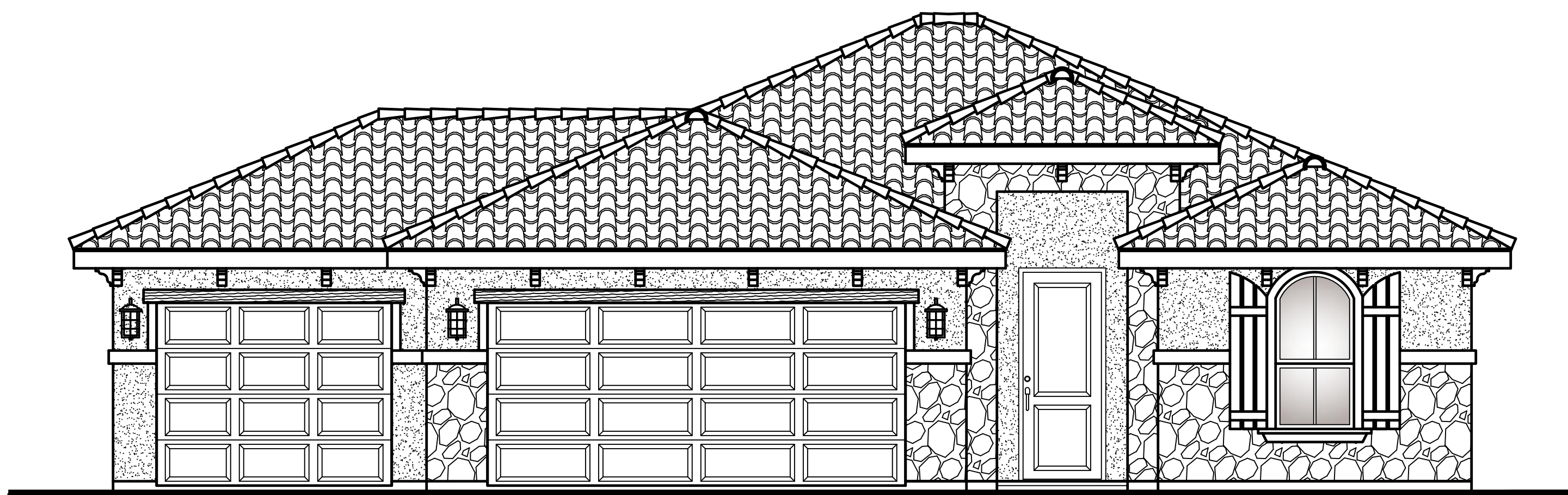
Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,300 sq. ft.
GARAGE:	418 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
OPT. 1 PATIO:	80 sq. ft.
OPT. 2 PATIO:	184 sq. ft.
PORCH:	54 sq. ft.
TOTAL LIVING:	1,300 sq. ft.
TOTAL:	1,961 sq. ft.



Upgraded Elevation 'A'

w/ OPTIONAL 3RD CAR GARAGE



Upgraded Elevation 'B'

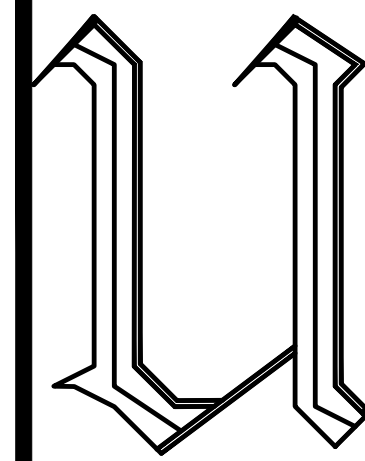
w/ OPTIONAL 3RD CAR GARAGE & STONE VENEER



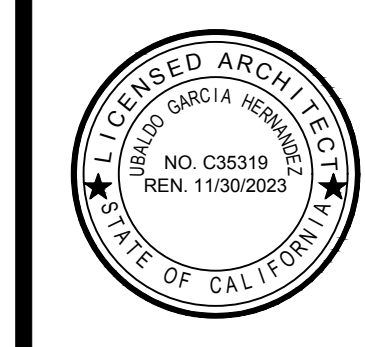
Upgraded Elevation 'C'

w/ OPTIONAL 3RD CAR GARAGE & STONE VENEER

The Piccola 1300 Standard Plan Cover Sheet



Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com



Kerman

JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

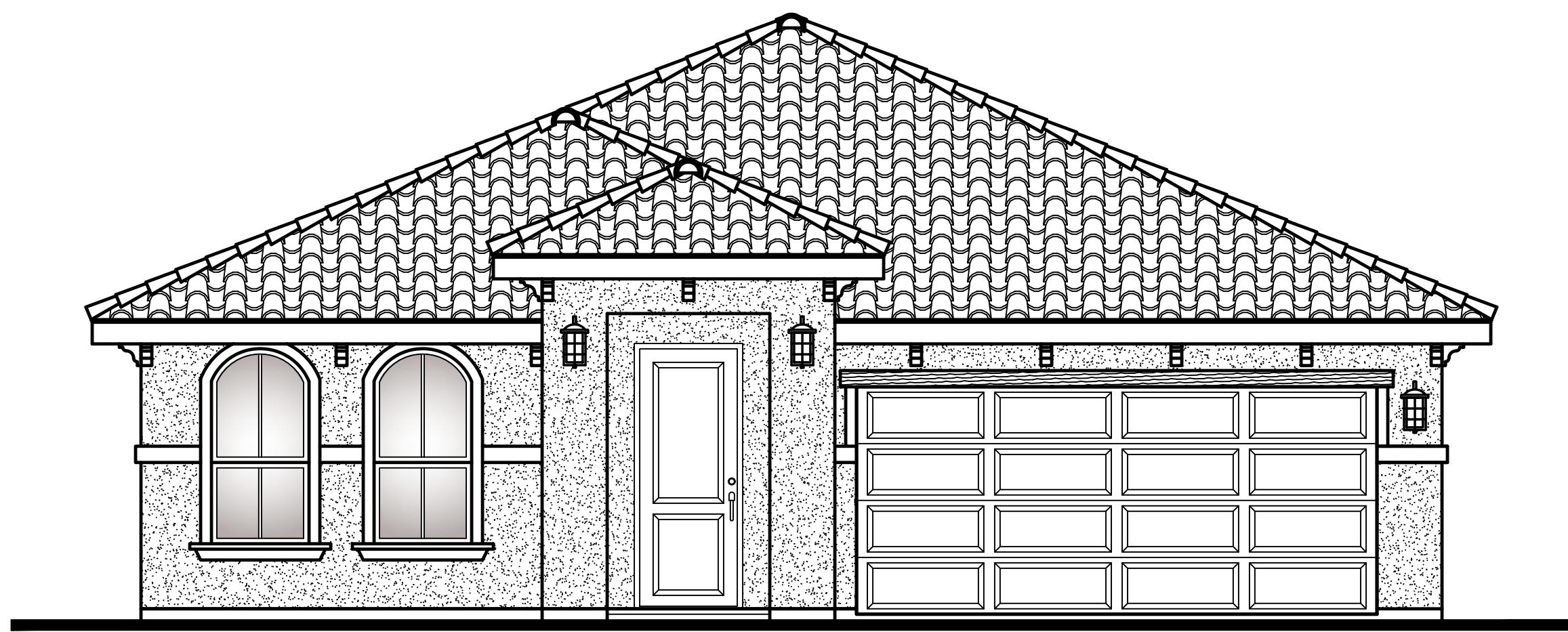
DATE
2 / 14 / 2023
SCALE
PER PLAN
JOB NO.
1300 PLAN Kerman
SHEET

C1

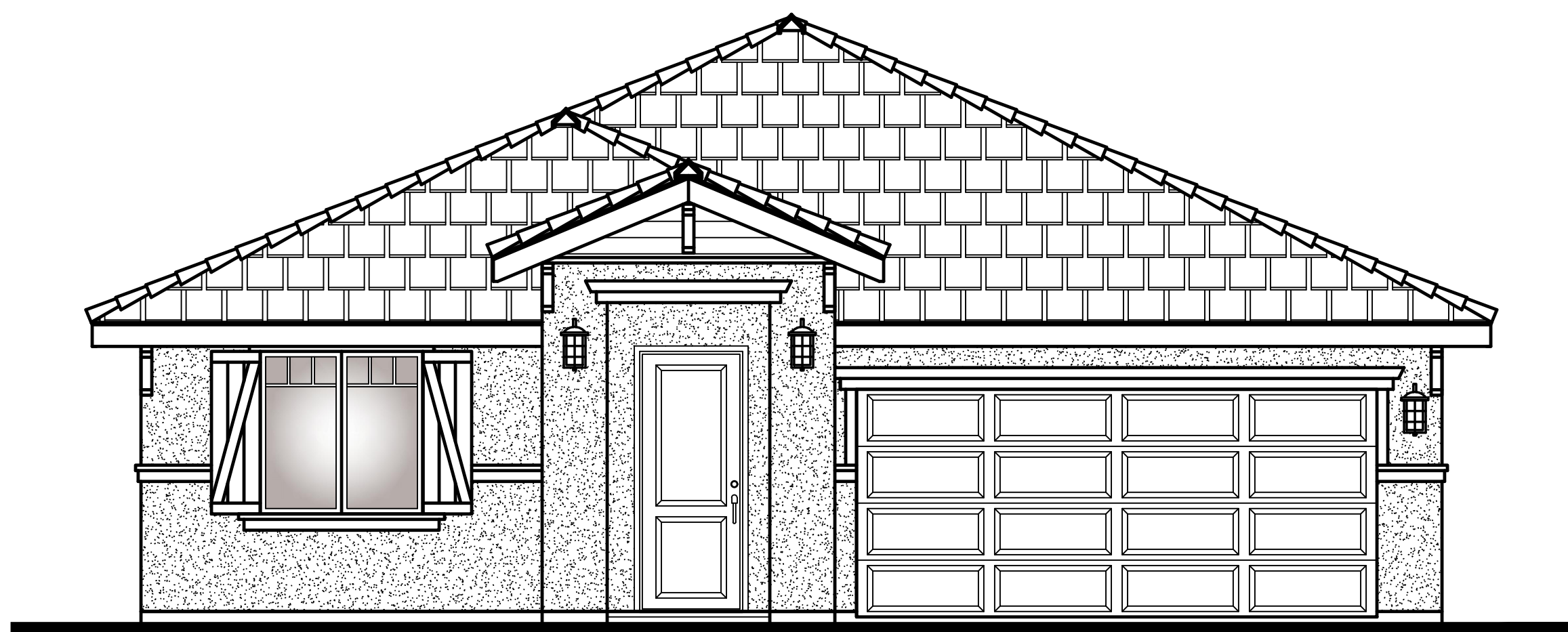
The Abbey 1500 Standard Plan



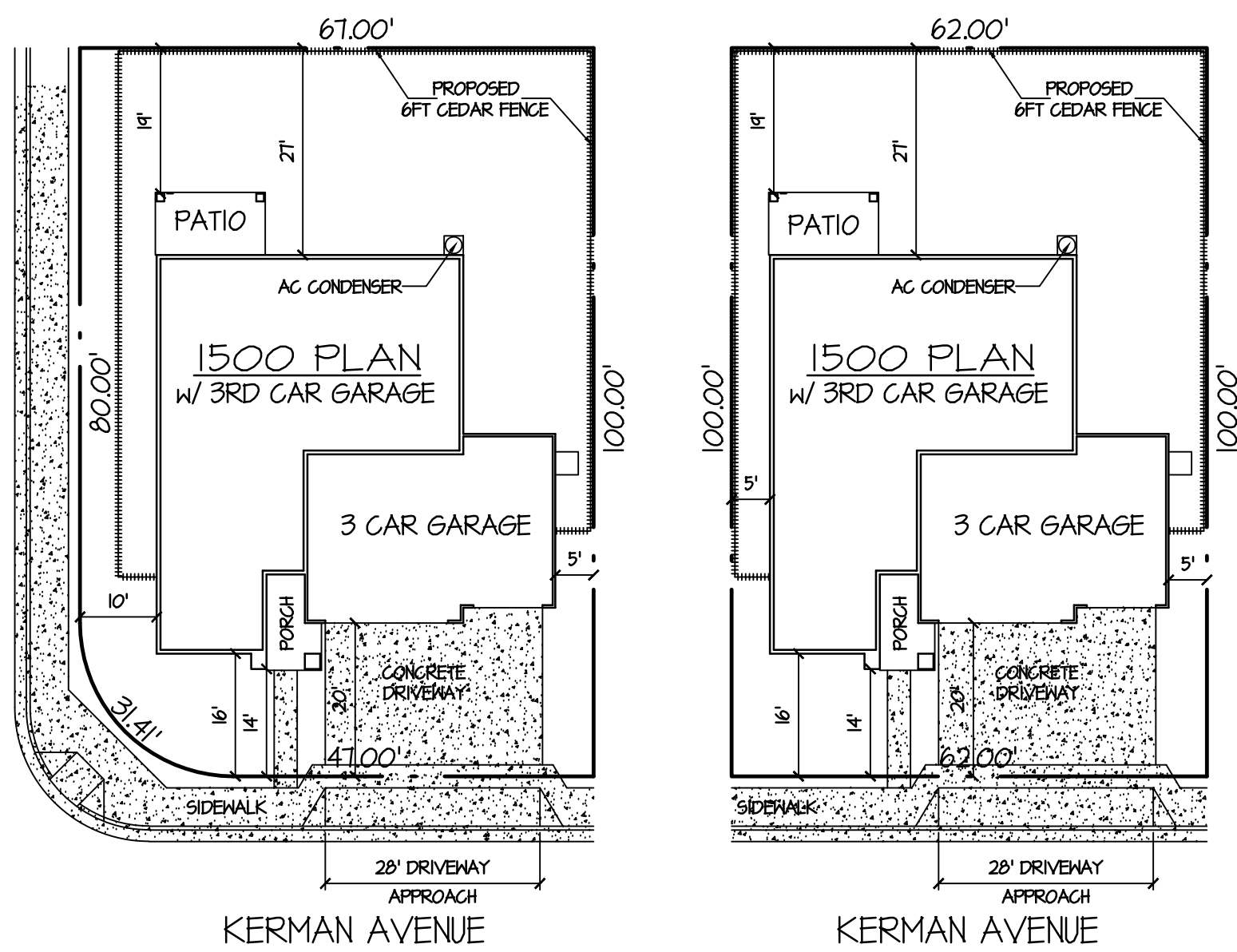
Standard Elevation 'A'



Standard Elevation 'B'



Standard Elevation 'C'

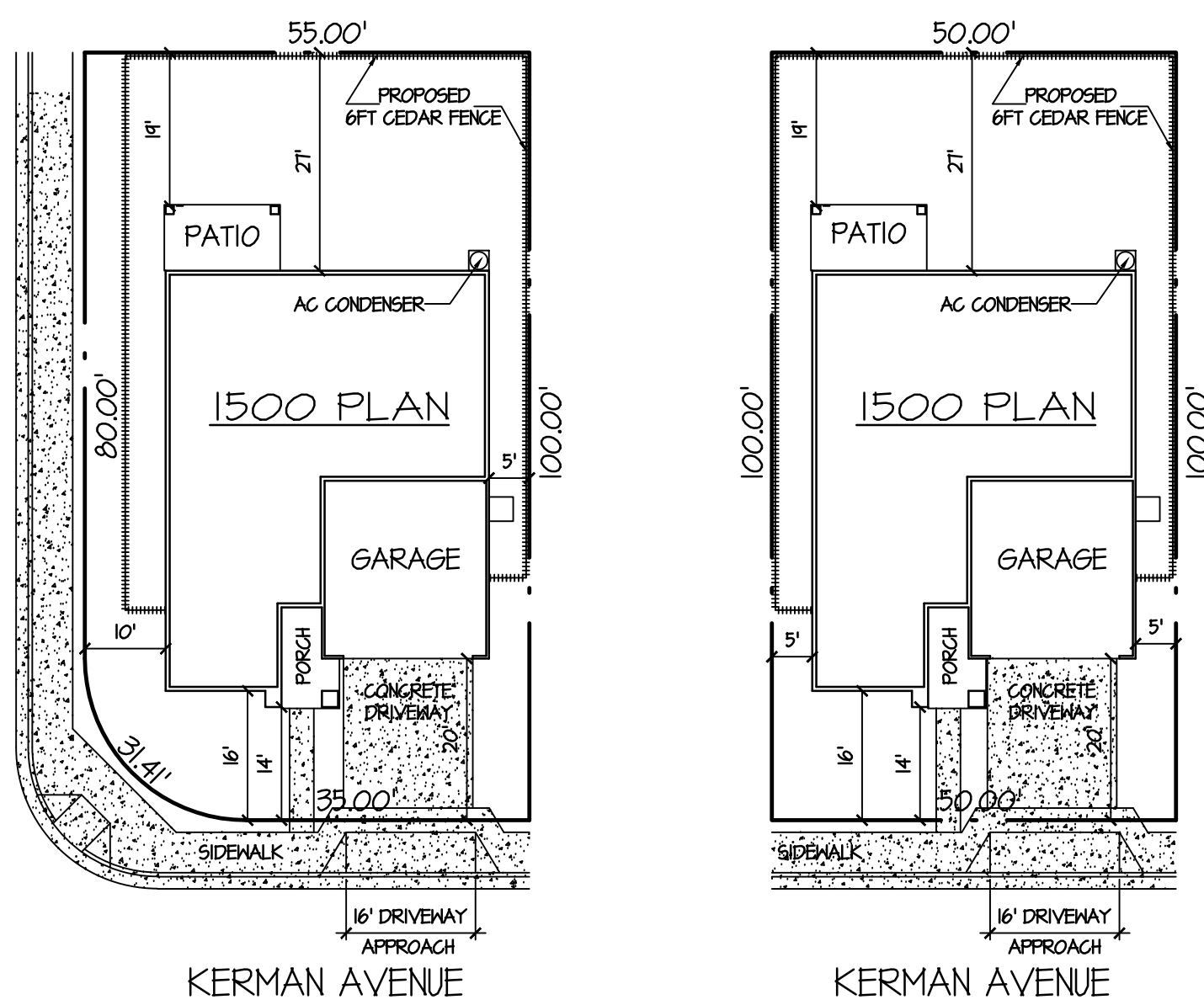


TYPICAL CORNER LOT PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

TYPICAL INTERIOR LOT PLOT PLAN
3RD CAR GAR. OPT.
SCALE: 1" = 20'-0"

Area:

3RD CAR GARAGE OPTION	
LIVING SPACE:	1,496 sq. ft.
GARAGE:	454 sq. ft.
3RD CAR GARAGE:	272 sq. ft.
PATIO:	112 sq. ft.
PORCH:	78 sq. ft.
TOTAL LIVING:	1,496 sq. ft.
TOTAL:	2,417 sq. ft.



TYPICAL CORNER LOT PLOT PLAN
SCALE: 1" = 20'-0"

TYPICAL INTERIOR LOT PLOT PLAN
SCALE: 1" = 20'-0"

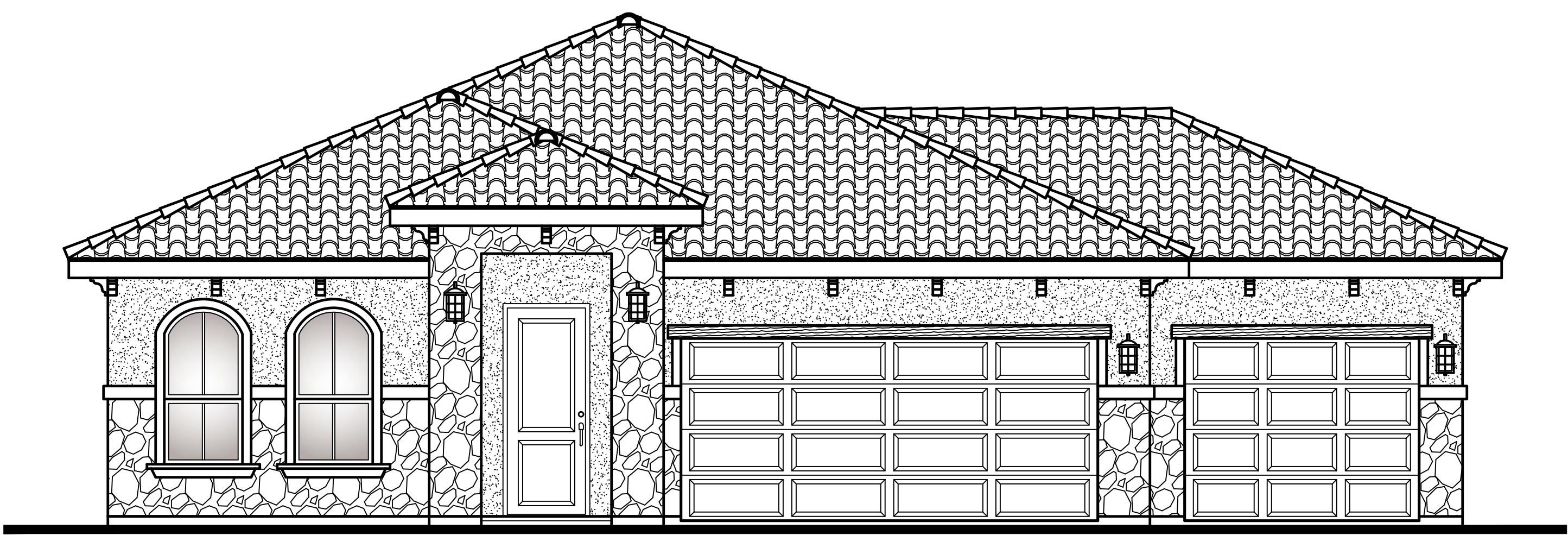
Area:

LIVING SPACE:	1,496 sq. ft.
GARAGE:	454 sq. ft.
PATIO:	112 sq. ft.
PORCH:	78 sq. ft.
TOTAL LIVING:	1,496 sq. ft.
TOTAL:	2,145 sq. ft.



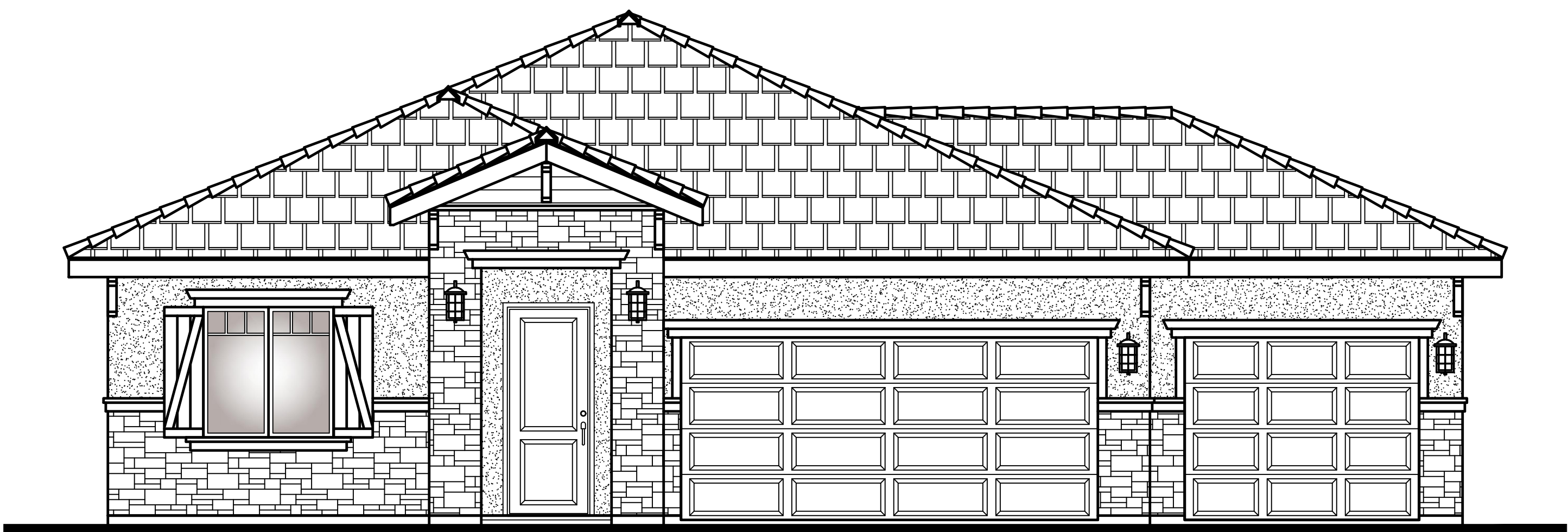
Upgraded Elevation 'A'

W/ OPTIONAL 3RD CAR GARAGE & 10FT PLATE



Upgraded Elevation 'B'

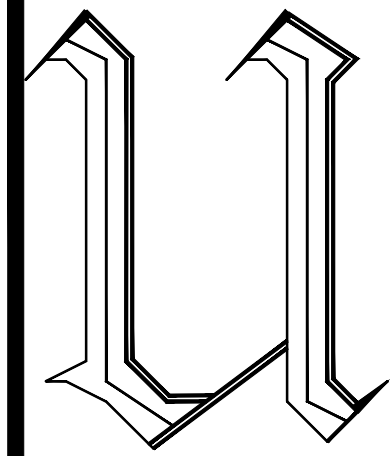
W/ OPTIONAL 3RD CAR GARAGE, 10FT PLATE & STONE VENEER



Upgraded Elevation 'C'

W/ OPTIONAL 3RD CAR GARAGE, 10FT PLATE & STONE VENEER

The Abbey 1500 Standard Plan Cover Sheet



Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com



Kerman

OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE
2 / 14 / 2023
SCALE
PER PLAN
JOB NO.
1500 PLAN Kerman
SHEET

C1

The Vieta 1600 Standard Plan



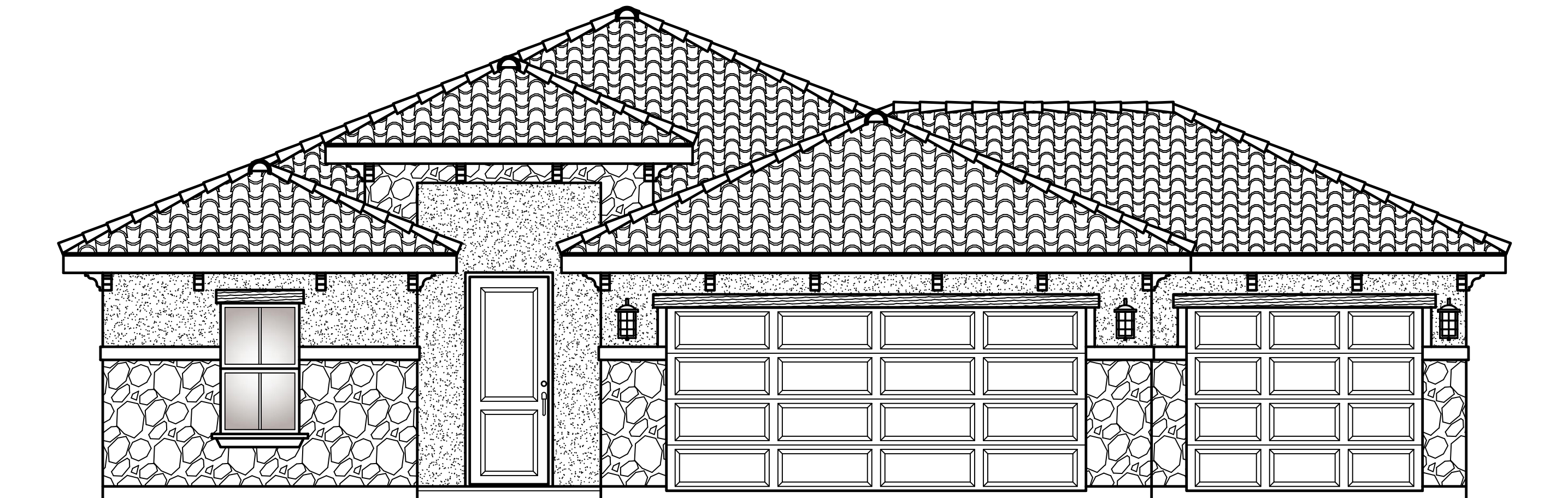
The Vieta Elevation 'A'
Standard Elevation



The Vieta Elevation 'A'
Upgraded Elevation w/ 3rd Car Garage



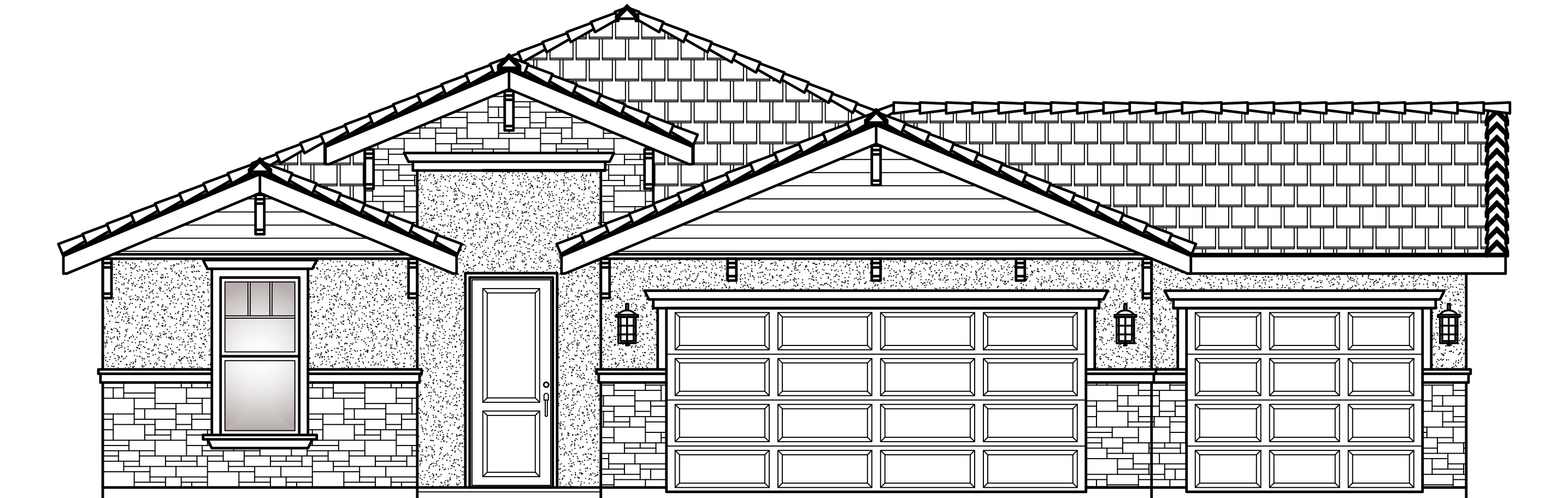
The Vieta Elevation 'B'
Standard Elevation



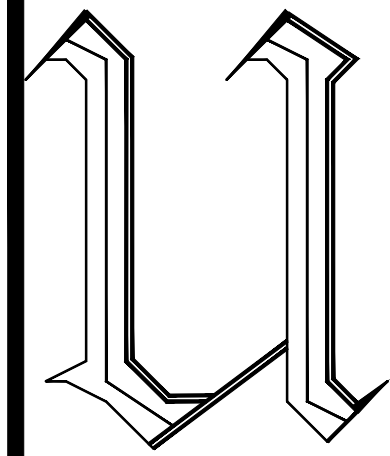
The Vieta Elevation 'B'
Upgraded Elevation w/ 3rd Car Garage



The Vieta Elevation 'C'
Standard Elevation



The Vieta Elevation 'C'
Upgraded Elevation w/ 3rd Car Garage



Villa Di Ubaldo
Architecture, Engineering & Development
Ubaldo Garcia Hernandez
Architect Lic. No. C-35319
PO BOX 925
MADERA, CA 93639
Tel. (559) 871-5534
Email: villadiubaldo@hotmail.com



Kerman

OWNER / BUILDER:
JOSEPH CROWN
CONSTRUCTION & DEVELOPMENT, INC.
5320 E. PINE AVENUE
Fresno, CA 93727
Phone: (559) 275-5200
Email: jcrowncrownliving.com

DATE
1/3/2023
SCALE
1/4" = 1'-0"
JOB NO.
1600 PLAN KERMAN
SHEET

C1