Attachment 'H'

IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA

PLANNED UNIT DEVELOPMENT FOR WHISPERING FALLS & TENTATIVE SUBDIVISION MAP TSM 2023-01 (PHASE 1)

OWNER/ DEVELOPER
BOYD COMPANIES
275 S. MADERA AVE., #100
KERMAN, CA 93630

ENGINEER / REPRESENTATIVE
SITE DEVELOPMENT COORDINATOR: SCOTT A. MOMMER CONSULTING
CONTACT: SCOTT MOMMER
ADDRESS: 10657 E. SAN FELIPE AVE.
CLOVIS, CA 93619
PHONE: 559-978-7060
EMAIL: smommer@larsandersen.com
ENGINEER : SURVEYOR:LARS ANDERSEN & ASSOCIATES, INC.
CONTACT: DAN ZOLDAK
ADDRESS: 4484 W. JACQUELYN AVE. FRESNO, CA 93722
PHONE: 559-978-7059
EMAIL: dzoldak@larsandersen.com
ARCHITECT:DAHLIN
ADDRESS: 5965 OWENS DRIVE PLEASANTON, CA 94588
PHONE: 925-251-7200

GENERAL NOTES

LEGAL DESCRIPTION
PARCEL 1:

LOT 17 IN SECTION 11, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN OF FRESNO IRRIGATED FARMS CO TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 1 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER. AS RESERVED IN DEEDS OF RECORD.

PARCEL 2:

LOT 18 IN SECTION 11, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, OF FRESNO IRRIGATED FARMS CO. TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 1 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE SOUTH 75 FEET OF THE WEST 100 FEET THEREOF.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED IN DEEDS OF RECORD.

PARCEL 3:
THE SOUTH 76 FEET OF THE WEST 100 FEET OF LOT 16 IN SECTION 11, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, OF FRESNO IRRIGATED FARMS CO. TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 1 OF RECORD OF SURVEYS.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED IN DEEDS OF RECORD.

PHASING
RECORDATION MAY BE DONE IN MULTIPLE FINAL MAPS

ZONING/ LAND USE
EXISTING ZONING: AE20
PROPOSED ZONING: SD-R-XX & SD-R-XX
PROPOSED LAND USE: RESIDENTIAL / MULTI-FAMILY
EXISTING LAND USE: VACANT
SURROUNDING LAND USE: VACANT/ RESIDENTIAL

PROJECT AREA

PLANNING AREAS	17.10	AC
OPEN SPACE	3.19	AC
TOTAL AREA	20.29	AC

RESIDENTIAL P.A. & DENSITY

PLANNING AREA B-3	= 29.7 AC.	= 169 LOTS	= 5.7 D.U./AC.
PLANNING AREA B-5	=19.3 AC.	= 95 LOTS	= 4.9 D.U./AC.
PLANNING AREA B-6	= 27.4 AC.	= 90 LOTS	= 3.3 D.U./AC.
PLANNING AREA B-7	= 21.2 AC.	= 73 LOTS	= 3.4 D.U./AC.
PLANNING AREA B-9	= 21.3 AC.	= 86 LOTS	= 4.0 D.U./AC.
PLANNING AREA B-10	= 22.1 AC.	= 80 LOTS	= 3.6 D.U./AC.
PLANNING AREA B-11	= 18.2 AC.	= 85 LOTS	= 4.7 D.U./AC.
PLANNING AREA C-3	= 7.8AC.	= 33 LOTS	= 4.2 D.U./AC.
PLANNING AREA C-4	= 18.0 AC.	= 53 LOTS	= 2.9 D.U./AC.
PLANNING AREA C-5	= 23.8 AC.	= 86 LOTS	= 3.6 D.U./AC.
PLANNING AREA C-8	= 34.8 AC.	= 151 LOTS	= 4.4 D.U./AC.
PLANNING AREA C-9	= 27.7 AC.	= 103 LOTS	= 3.7 D.U./AC.
PLANNING AREA C-10	= 24.0 AC.	= 88 LOTS	= 3.7 D.U./AC.
PLANNING AREA D-4	= 19.2 AC.	= 95 LOTS	= 5.0 D.U./AC.
PLANNING AREA D-6	= 17.4 AC.	= 99 LOTS	= 5.7 D.U./AC.
PLANNING AREA D-7	= 16.6 AC.	= 84 LOTS	= 5.1 D.U./AC.
PLANNING AREA D-10	= 22.3 AC.	= 99 LOTS	= 4.4 D.U./AC.
PLANNING AREA D-11	= 26.0 AC.	= 84 LOTS	= 3.2 D.U./AC.
P.A. TOTAL	399.2 AC.	1,653 LOTS	= 4.2 D.U./AC

BENCHMARK

USGS - MONUMENT "RIEST"	NGVD 29 DATUM
BENCHMARK	ELEV.

TOPOGRAPHY SOURCE
BOUNDARY & TOPO SURVEY PREPARED BY LARS ANDERSEN & ASSOCIATES, INC.
DATED NOVEMBER 2019.

EARTHWORK QUANTITIES
RAW CUT = CU. YDS / RAW FILL =
12% SHRINKAGE ASSUMED = CU. YDS.
EXPORT = 0 CU. YDS.
BASED ON A PRELIMINARY SHRINKAGE FACTOR OF 12% THIS SITE IS BALANCED, ALTHOUGH DURING FINAL ENGINEERING ADJUSTMENT MAY NEED TO BE MADE TO BALANCE THE SITE.

EASEMENT NOTES
AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTION TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTION AND EXCLUSION IN SAID POLICY FORM WOULD BE AS FOLLOWS:

EXCEPTIONS, RESERVATIONS, RESTRICTIONS AND CONDITIONS (PERTAINING TO RESERVATION OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCE IN AND UNDER THE LAND THEREIN DESCRIBED, TOGETHER WITH THE RIGHT TO DEVELOP AND REMOVE THE SAME; RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, PIPE LINES, POLE LINES, INCLUDING TELEPHONE AND/OR ELECTRIC POLES AND LINES, AND OTHER PUBLIC UTILITIES, RIGHT OF INGRESS AND EGRESS, RIGHT OF GRANTOR TO TAKE AND HAVE ITSELF, ITS SUCCESSORS AND ASSIGNS OR LESSEES, THE POSSESSION OF ONLY SO MUCH OF SAID PREMISES AS IT MAY REQUIRE FOR OIL DEVELOPMENT PURPOSES, PAYMENT TO GRANTEE FOR DAMAGE TO CROPS, LIVESTOCK AND OR BUILDINGS RESULTING FROM THE EXERCISE OF THE RIGHTS THEREIN RESERVED, UPON THE CONDITIONS THEREIN SET FORTH), CONTAINED IN THE DEED FROM WM G. KERCKOFF

RECORDING DATE: JUNE 13, 1947
RECORDING NO.: BOOK 2533, PAGE 285, OF OFFICIAL RECORDS
AFFECTS: PARCEL 1

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON

MAP- RECORD OF SURVEY
RECORDING NO.: BOOK 8, PAGE 1, OF RECORD OF SURVEYS

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;

RESERVED BY: THE COUNTY OF FRESNO
PURPOSE: A PERMANENT 50- FOOT EASEMENT AND RIGHT OF WAY AS MORE FULLY DESCRIBED IN SAID DOCUMENT
RECORDING DATE: JULY 11, 2006
RECORDING NO.: 2006-0144355, OF OFFICIAL RECORDS

AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RESOLUTIONS VACATING ROAD RIGHT OF WAY
DATED: JANUARY 24, 2006
EXECUTED BY: COUNTY OF FRESNO
RECORDING DATE: JULY 11, 2006
RECORDING NO.: 2006-0144355, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS, AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

UTILITIES
WATER : CITY OF KERMAN

ELECC. : PG&E

TEL. : AT&T

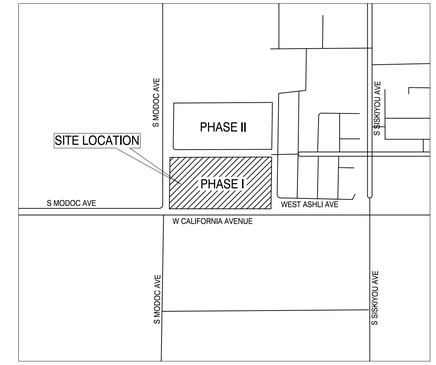
GAS. : PG&E

SEWER :CITY OF KERMAN

CABLE : COMCAST

LEGENDS OF ABBREVIATION AND SYMBOL

G.B.	GRADE BEAK
F.S.	FINISH SURFACE
P.I.	POINT OF INTERSECTION
ELEV.	ELEVATION
TYP.	TYPICAL
2553.0	PAD ELEV.
P.D.E.	PRIVATE DRAINGE EASEMENT
	CONC. BROW DITCH OR DOWN DRAIN
	DIRECTION OF FLOW
20	EASEMENT NOTE
SN 3	SURVEYORS NOTE
2%	STREET GRADE
× 123.5	EXISTING SPOT ELEVATION
	ALTRA SURVEY LINE
	EQUESTRIAN TRAIL
	MTN. BIKE TRAIL
	RIDGELINES
	PASED
	BIKE LANE
	TTM 33536 BOUNDARY
	TTM 33931 / PM 31922 BOUNDARY
	PM 34815 BOUNDARY
	PLANNING AREA BOUNDARY
SD	STORM DRAIN INLET / RISER
SD	CATCH BASIN/ INLET
SD	STORM DRAIN OUTLET
	UNDER CURB DRAINAGE BOX
	DAYLIGHT
	DRAINAGE
100	EXIST. CONTOUR
100	PROP. CONTOUR
	CENTERLINE
HP	SWALE FLOW LINE HIGH POINT
	GRADING EASEMENT
	TOP OF SLOPE
	TOE OF SLOPE
	FUEL MODIFICATION ZONE (85' FROM PROPERTY LINE- PER SP, SEE DET'L SHEET 6)
T	TRAIL HEAD MONUMENT
	RIPRAP
	TRAIL CROSSING
	WILDLIFE CORRIDOR



VICINITY MAP
N.T.S.

PROJECT ENTITLEMENTS
ANX 2023-01 – ANNEXATION
GPA 2023-01 – GENERAL PLAN TEXT AMENDMENT
REZ 2023-01 – PRE-ZONE
TSM 2023-01 – TENTATIVE SUBDIVISION MAP
CUP 2023-01 – CONDITIONAL USE PERMIT
DPL 2023-01&02 – DEVELOPMENT PLAN
ENV 2023-01 – CEQA INITIAL STUDY

SHEET INDEX

SAMC SCOTT A. MOMMER CONSULTING

DAHLIN

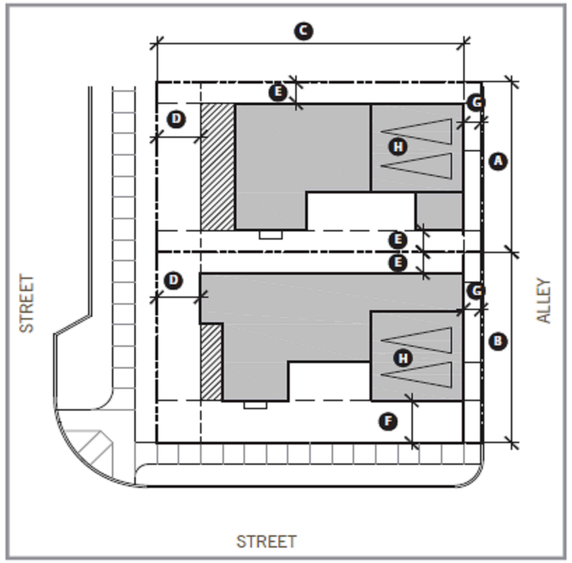
WHISPERING FALLS
PLANNED DEVELOPMENT AND TENTATIVE TRACT MAP IN CITY OF KERMAN/FRESNO COUNTY

COVER SHEET
C1.0

SM325.21

03.02.2023

DEVELOPMENT PLAN (DPL 2023-01)
SINGLE FAMILY RESIDENTIAL



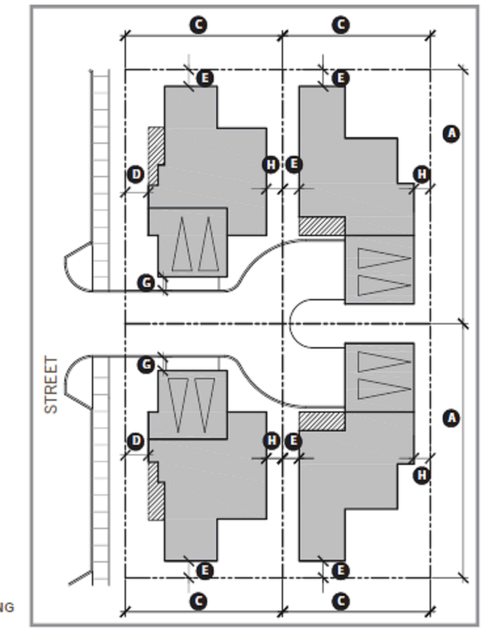
BUILDING

PORCH

Alley Loaded Single Family Homes Setback Diagram		
Development Regulations (min)	Standards	Notes
A Lot Width, Interior Lot	40'	Rear lot widths may be reduced to 30' for irregular shaped lots
B Lot Width, Corner Lot	45'	
C Lot Depth	70'	
D Front Setback (to porch/building)	10'	
E Side Setback - Interior Lot	5'	Architectural elements such as fireplaces, bay windows may projects 2' into the side setback
F Side Setback Corner Lot	10'	
G Rear Setback to Garage	4'	Upper stories may project 2'6" into the setback
H Parking Required	2 spaces	
Building Height	35' / 2 Stories	

KEY MAP (NTS)

DEVELOPMENT REGULATIONS -
ALLEY LOADED SINGLE FAMILY HOMES



BUILDING

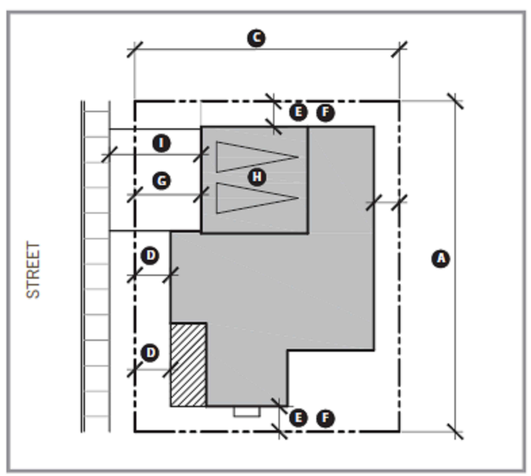
PORCH

Single Family Cluster Homes Setback Diagram		
Development Regulations (min)	Standards	Notes
A Lot Width, Interior Lot	45'	Rear lot widths may be reduced to 30' for irregular shaped lots
B Lot Width, Corner Lot	45'	
C Lot Depth	75'	
D Front Setback (to porch/building)*	7'	
E Side Setback - Interior Lot*	5'	Architectural elements such as fireplaces, bay windows may projects 2' into the side setback
F Side Setback Corner Lot*	10'	
G Garage Apron	4'	Upper stories may project 2'6" into the setback
H Rear Setback*	5'	
Parking Required	2 spaces	
Building Height	35' / 2 Stories	

* Front yard setbacks apply only to the street facing units in the cluster. Other setbacks or separations shall apply as indicated on the drawings.

KEY MAP (NTS)

DEVELOPMENT REGULATIONS -
SINGLE FAMILY CLUSTER HOMES



Alley Loaded Single Family Homes Setback Diagram		
Development Regulations (min)	Standards	Notes
A Lot Width, Interior Lot	65'	Rear lot widths may be reduced to 45' for irregular shaped lots
B Lot Width, Corner Lot	65'	
C Lot Depth	50'	
D Front Setback (to porch/building)	7'	
E Side Setback - Interior Lot	5'	Architectural elements such as fireplaces, bay windows may projects 2' into the side setback
F Side Setback Corner Lot	5'	
G Front Setback to Garage*	13'	
H Parking Required	2 spaces	
Building Height	35' / 2 Stories	

* Garage shall be setback a minimum of 18' from back of walk as indicated by I

KEY MAP (NTS)

BUILDING

PORCH

DEVELOPMENT REGULATIONS -
WIDE SHALLOW SINGLE FAMILY HOMES

SAMC SCOTT A. MOMMER CONSULTING

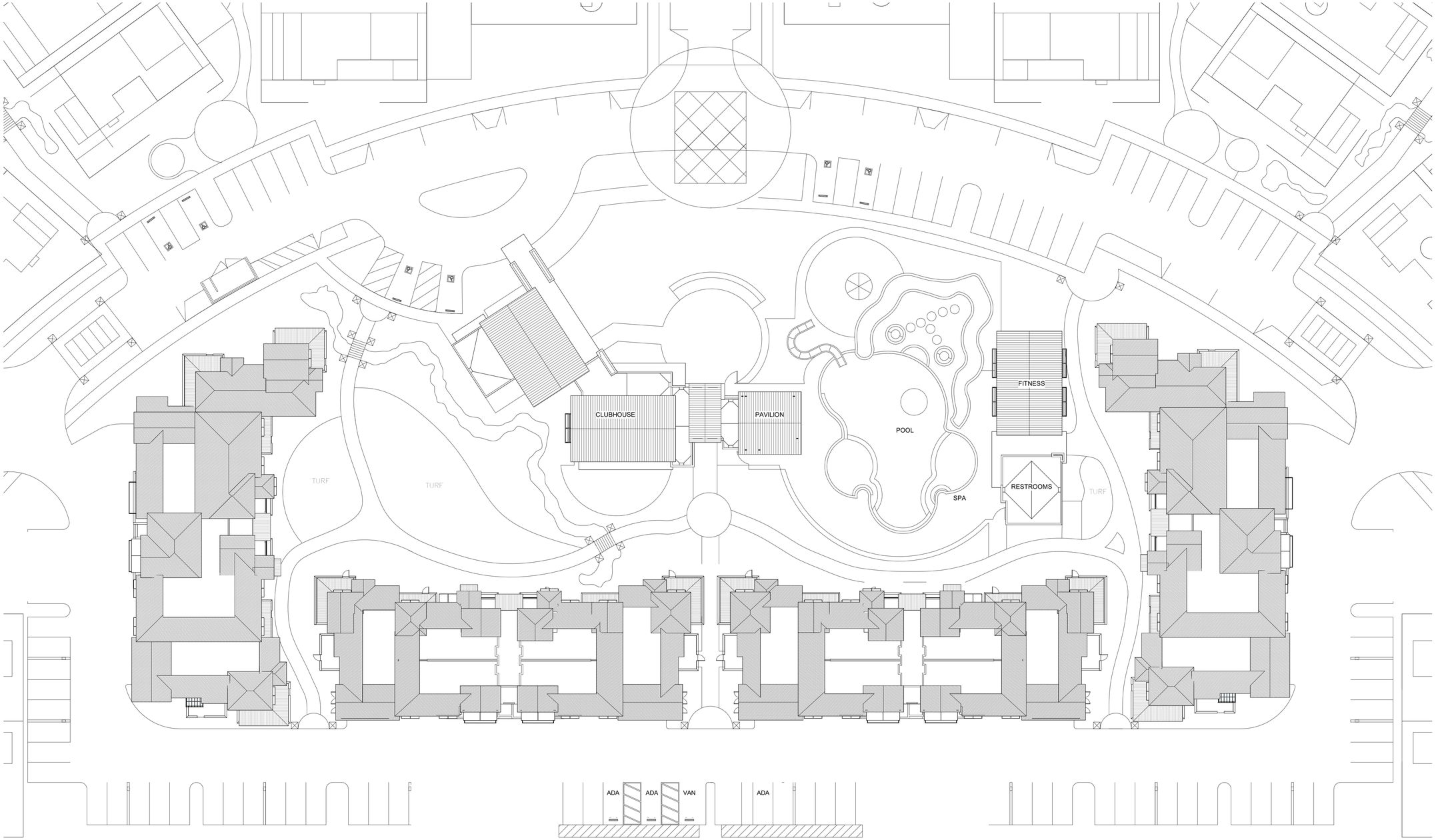
DAHLIN

WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

LOT INFORMATION
C2.2

SM325.21

03.02.2023



KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE SITE PLAN

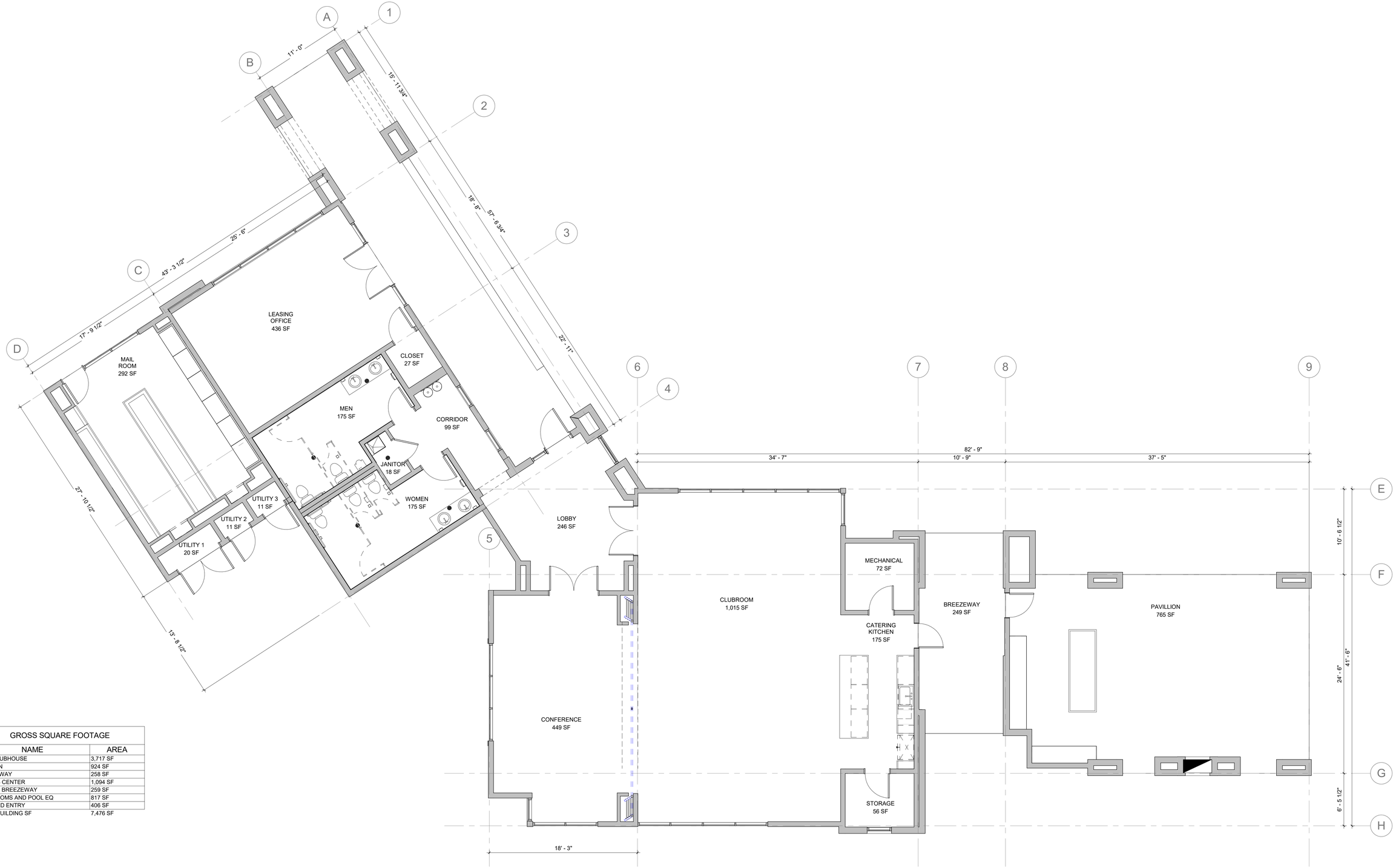
Whispering Falls

DAHLIN

JOB NO. **1610.05**
DATE **3/1/23**

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1



GROSS SQUARE FOOTAGE	
NAME	AREA
MAIN CLUBHOUSE	3,717 SF
PAVILION	924 SF
BREEZEWAY	258 SF
FITNESS CENTER	1,094 SF
FITNESS BREEZEWAY	259 SF
RESTROOMS AND POOL EQ	817 SF
COVERED ENTRY	406 SF
TOTAL BUILDING SF	7,476 SF

KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

Whispering Falls

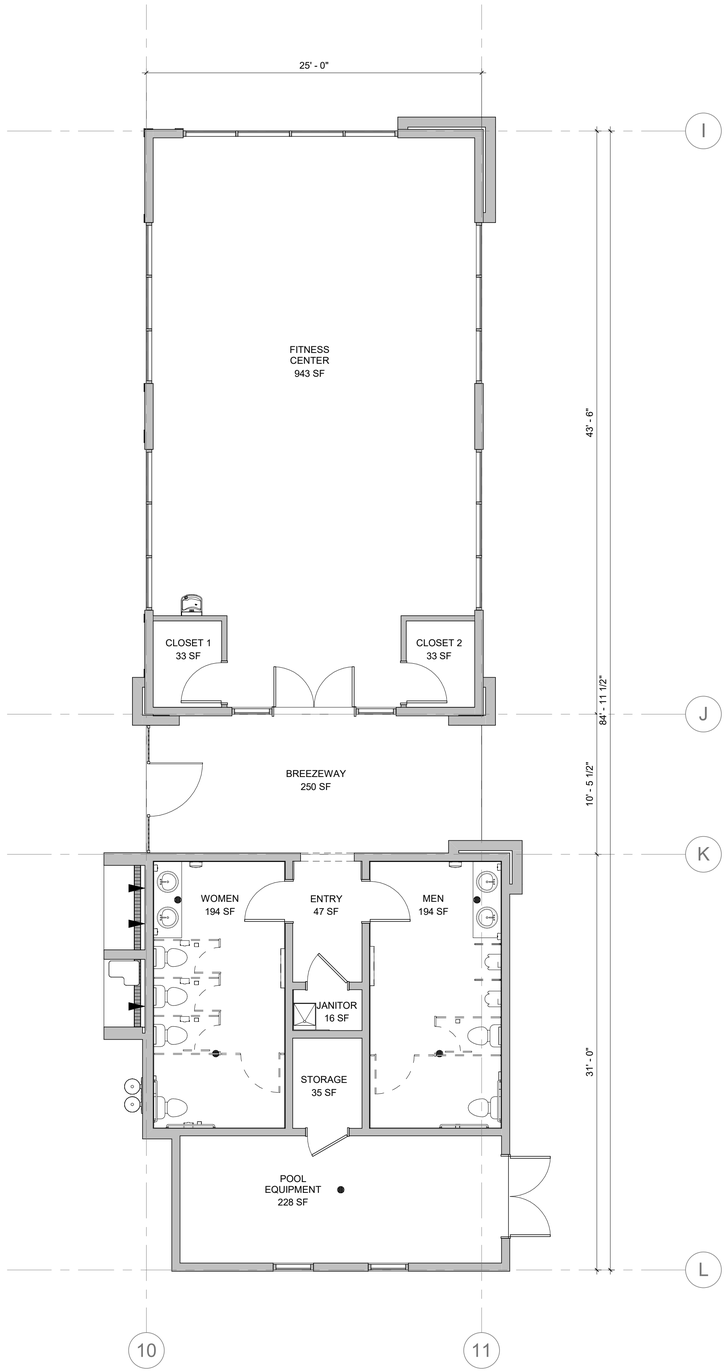
DAHLIN

JOB NO. **1610.05**

DATE **3/1/23**

A2.1

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



GROSS SQUARE FOOTAGE	
NAME	AREA
MAIN CLUBHOUSE	3,717 SF
PAVILION	924 SF
BREEZEWAY	258 SF
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FITNESS BREEZEWAY	259 SF
RESTROOMS AND POOL EQ	817 SF
COVERED ENTRY	406 SF
TOTAL BUILDING SF	7,476 SF

KERMAN MIXED DENSITY DEVELOPMENT - FITNESS

Whispering Falls

DAHLIN

JOB NO. **1610.05**
DATE **3/1/23**

A2.2

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

APARTMENT DESIGN

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.4

LEGEND:

1. APARTMENT UNIT-FLAT
2. TOWNHOME UNIT
3. PARKING GARAGE
4. COMMUNITY PARK
5. CLUB HOUSE / COMMUNITY AMENITY
6. ON SITE PARKING

ILLUSTRATIVE SITE PLAN-FL-01

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 50 100 200

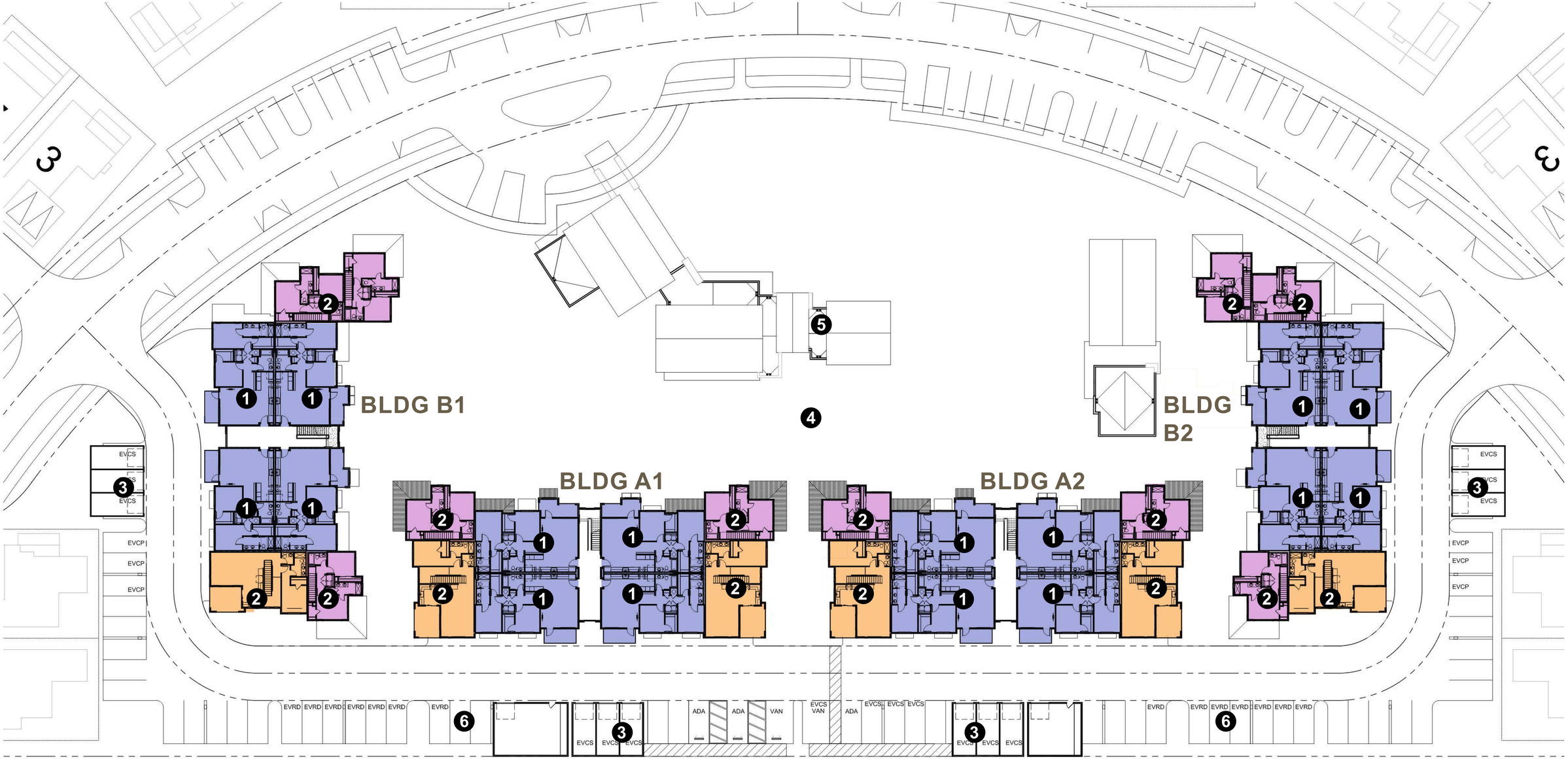
DAHLIN

JOB NO. 1610.002
DATE 03-14-2023

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

A.6



LEGEND:

1. APARTMENT UNIT-FLAT
2. TOWNHOME UNIT
3. PARKING GARAGE
4. COMMUNITY PARK
5. CLUB HOUSE / COMMUNITY AMENITY
6. ON SITE PARKING

ILLUSTRATIVE SITE PLAN-FL-02

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

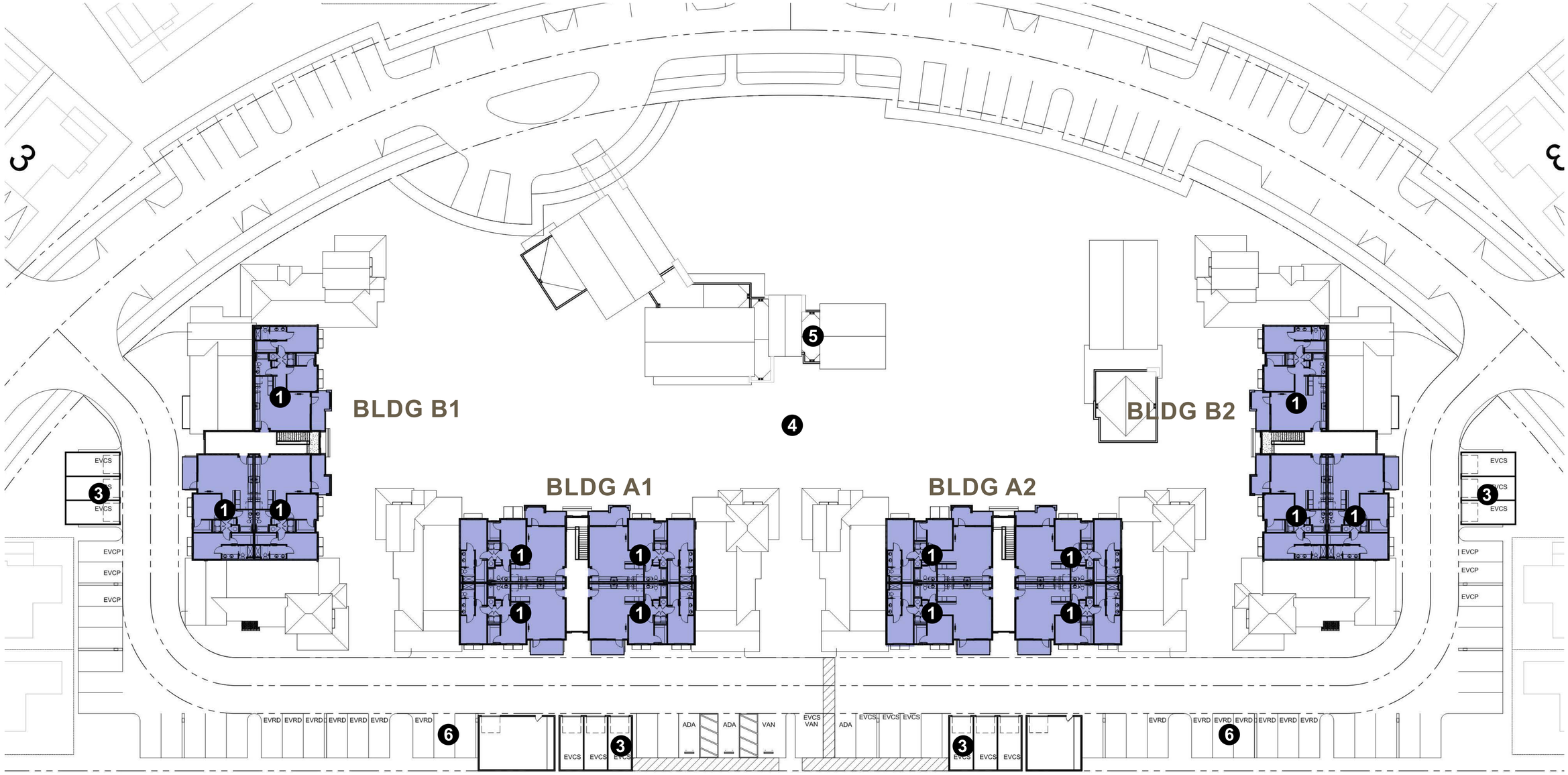
0 50 100 200

DAHLIN

JOB NO. 1610.002
DATE 03-14-2023
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

A.7



LEGEND:

1. APARTMENT UNIT-FLAT
2. TOWNHOME UNIT
3. PARKING GARAGE
4. COMMUNITY PARK
5. CLUB HOUSE / COMMUNITY AMENITY
6. ON SITE PARKING

ILLUSTRATIVE SITE PLAN-FL-03

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 50 100 200

DAHLIN

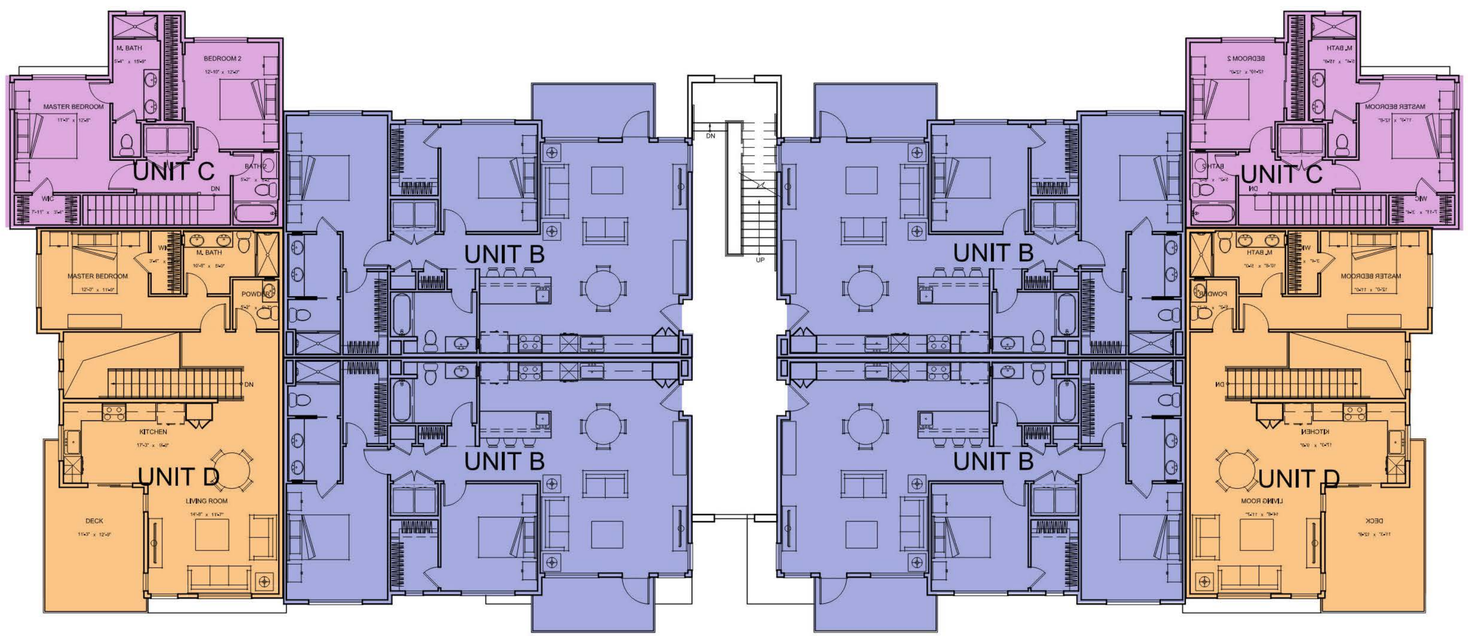
JOB NO. 1610.002
DATE 03-14-2023

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

N

A.8

BLDG A PLAN
1ST. FLOOR



BLDG A PLAN
2ND. FLOOR

BUILDING A FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

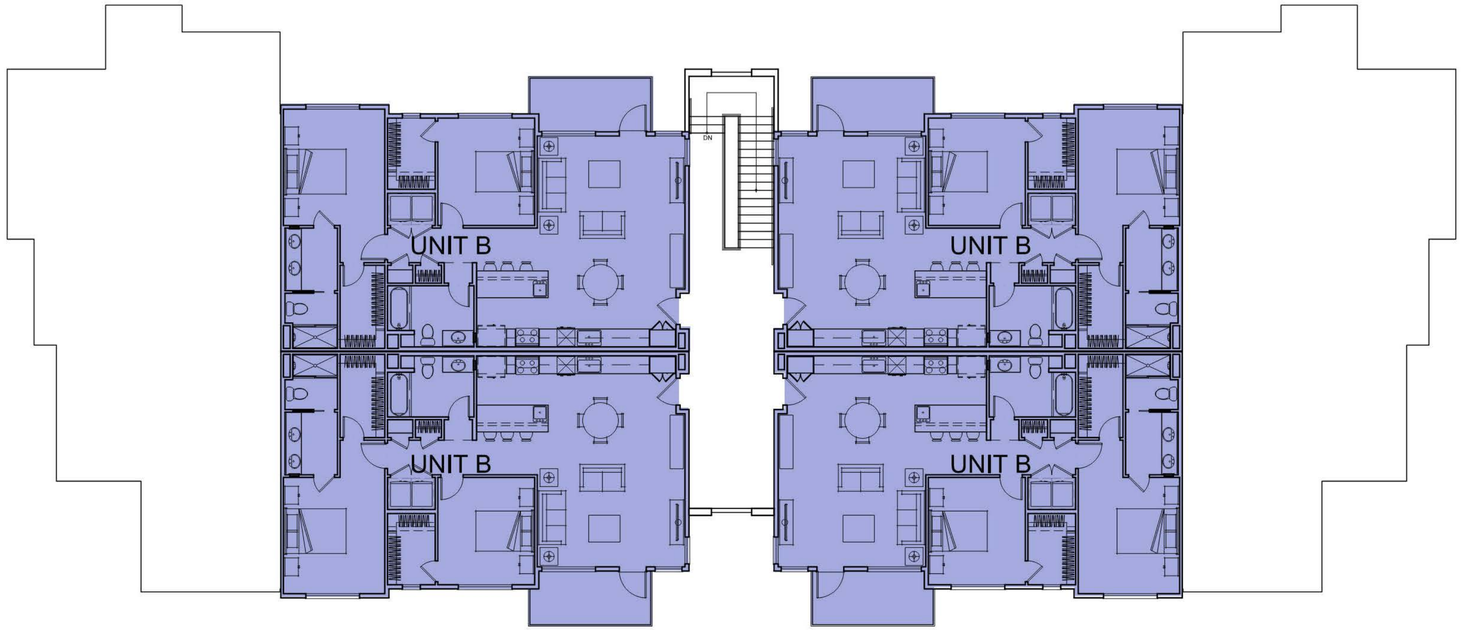
0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.9



BLDG A PLAN
3RD. FLOOR

APARTMENT BUILDING											
	Unit Name	**Bed Count**	**Bath Count**	**Gross Unit SF**	**Net Unit SF**	**Balcony SF (Where occurs)**	**Unit Count**	**Unit Mix (%)**	**Total Gross Unit SF** (UnitSF X Count)	**Total Net Unit SF** (UnitSF X Count)	**Total Balcony SF** (BalconySF X Count)
BLDG A1											
2 Bedrooms	**UNIT A**	2	2	1,176	1,106	0	**2**	4%	2,352	2,212	0
	UNIT B	2	2	1,184	1,109	81	**8**	15%	9,472	8,872	648
	UNIT C	2	2	1,181	1,078	0	**2**	4%	2,362	2,156	0
	UNIT D	2	2	1,335	1,222	168	**2**	4%	2,670	2,444	336
BLDG A2											
2 Bedrooms	**UNIT A**	2	2	1,176	1,106	0	**2**	4%	2,352	2,212	0
	UNIT B	2	2	1,184	1,109	81	**8**	15%	9,472	8,872	648
	UNIT C	2	2	1,181	1,078	0	**2**	4%	2,362	2,156	0
	UNIT D	2	2	1,335	1,222	168	**2**	4%	2,670	2,444	336
BLDG B1											
2 Bedrooms	**UNIT A**	2	2	1,176	1,106	0	**2**	4%	2,352	2,212	0
	UNIT B	2	2	1,184	1,109	81	**8**	15%	9,472	8,872	648
	UNIT C	2	2	1,181	1,078	0	**2**	4%	2,362	2,156	0
	UNIT D	2	2	1,335	1,222	168	**1**	2%	1,335	1,222	168
BLDG B2											
2 Bedrooms	**UNIT A**	2	2	1,176	1,106	0	**2**	4%	2,352	2,212	0
	UNIT B	2	2	1,184	1,109	81	**8**	15%	9,472	8,872	648
	UNIT C	2	2	1,181	1,078	0	**2**	4%	2,362	2,156	0
	UNIT D	2	2	1,335	1,222	168	**1**	2%	1,335	1,222	168
							54		**64,754**	**60,292**	**3,600**

BUILDING A FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

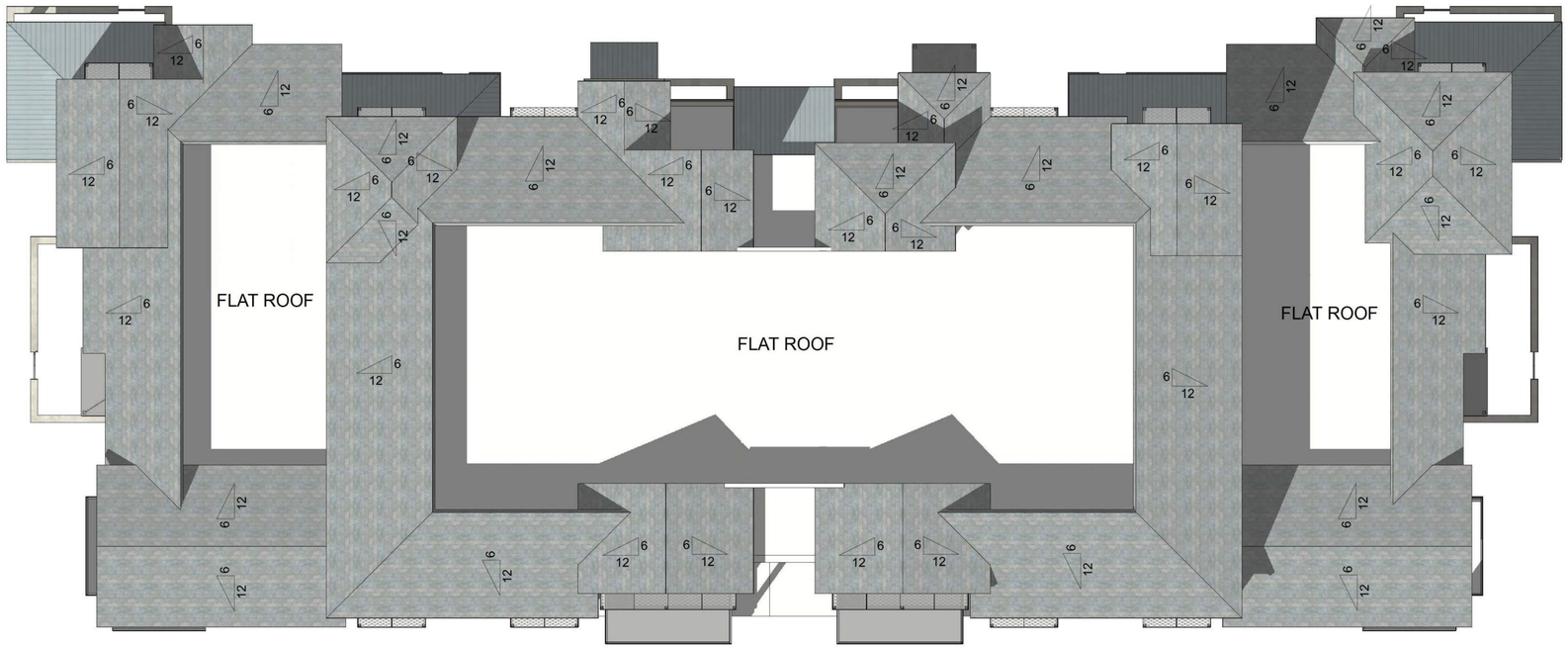
0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.10



BLDG A
ROOF PLAN

BUILDING A FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

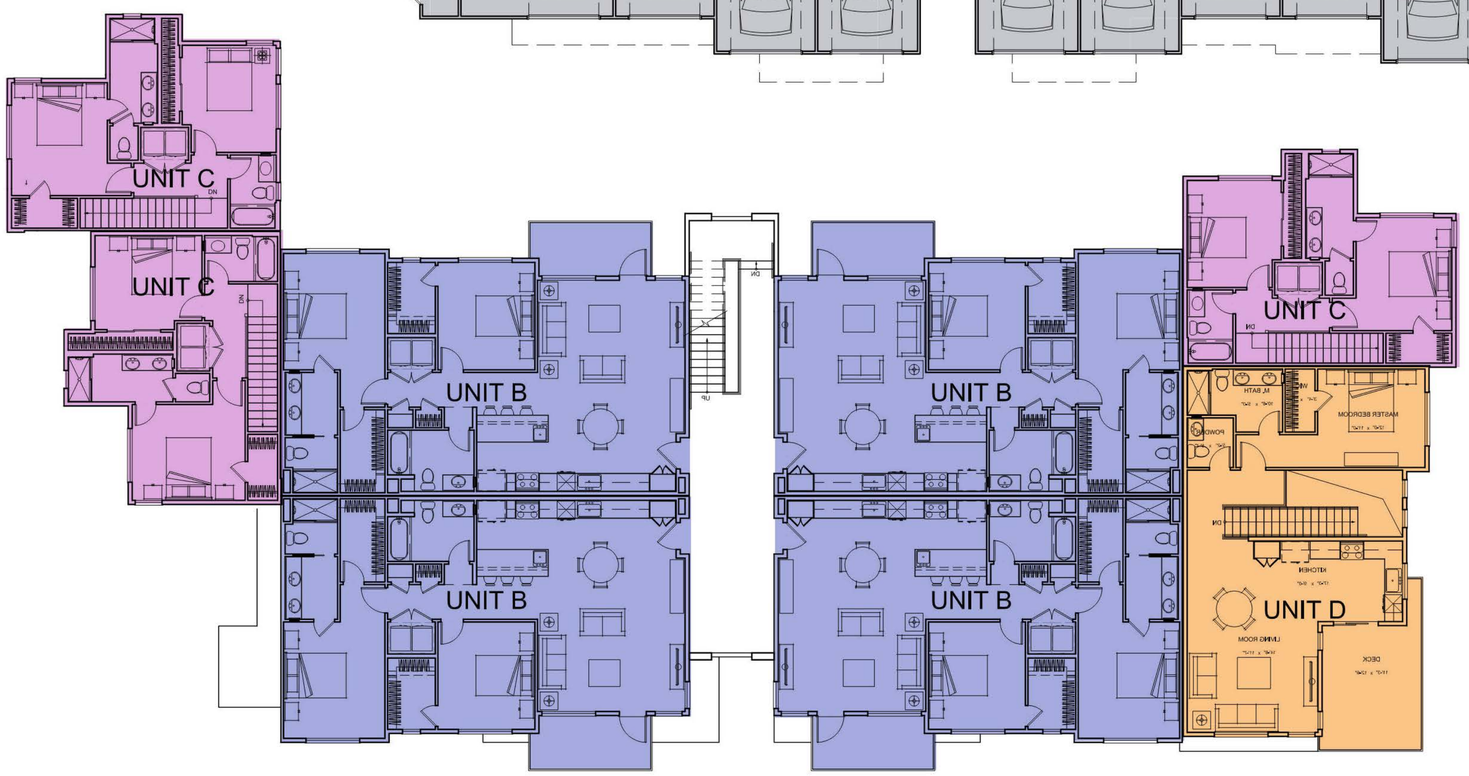
DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.11

BLDG B PLAN
1ST. FLOOR



BLDG B PLAN
2ND. FLOOR

BUILDING B FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

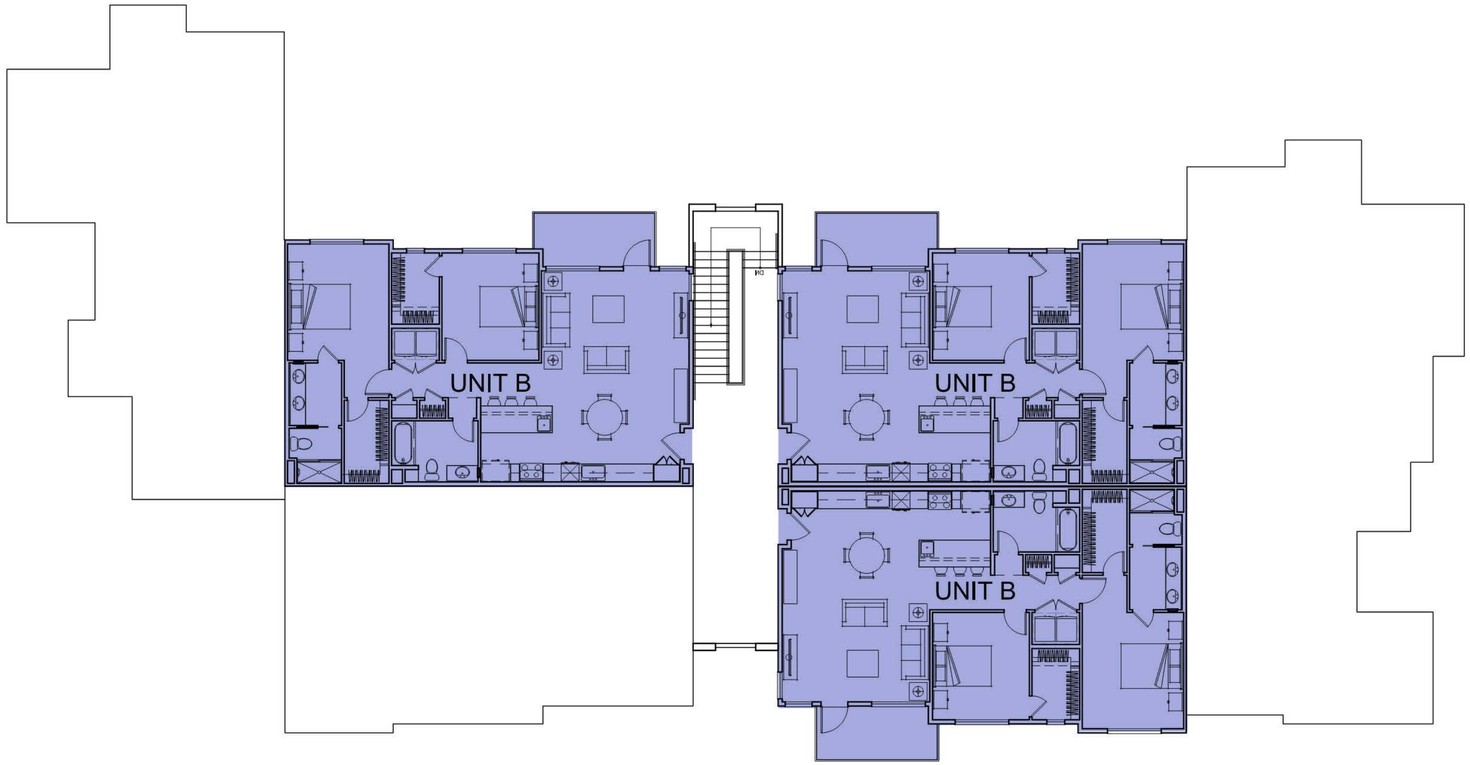
0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.12



BLDG B PLAN
3RD. FLOOR

APARTMENT BUILDING											
	Unit Name	**Bed Count**	**Bath Count**	**Gross Unit SF**	**Net Unit SF**	**Balcony SF (Where occurs)**	**Unit Count**	**Unit Mix (%)**	**Total Gross Unit SF** (UnitSF X Count)	**Total Net Unit SF** (UnitSF X Count)	**Total Balcony SF** (BalconySF X Count)
BLDG A1											
2 Bedrooms	**UNIT A**	2	2	1,176	1,106	0	**2**	4%	2,352	2,212	0
	UNIT B	2	2	1,184	1,109	81	**8**	15%	9,472	8,872	648
	UNIT C	2	2	1,181	1,078	0	**2**	4%	2,362	2,156	0
	UNIT D	2	2	1,335	1,222	168	**2**	4%	2,670	2,444	336
BLDG A2											
2 Bedrooms	**UNIT A**	2	2	1,176	1,106	0	**2**	4%	2,352	2,212	0
	UNIT B	2	2	1,184	1,109	81	**8**	15%	9,472	8,872	648
	UNIT C	2	2	1,181	1,078	0	**2**	4%	2,362	2,156	0
	UNIT D	2	2	1,335	1,222	168	**2**	4%	2,670	2,444	336
BLDG B1											
2 Bedrooms	**UNIT A**	2	2	1,176	1,106	0	**2**	4%	2,352	2,212	0
	UNIT B	2	2	1,184	1,109	81	**8**	15%	9,472	8,872	648
	UNIT C	2	2	1,181	1,078	0	**2**	4%	2,362	2,156	0
	UNIT D	2	2	1,335	1,222	168	**1**	2%	1,335	1,222	168
BLDG B2											
2 Bedrooms	**UNIT A**	2	2	1,176	1,106	0	**2**	4%	2,352	2,212	0
	UNIT B	2	2	1,184	1,109	81	**8**	15%	9,472	8,872	648
	UNIT C	2	2	1,181	1,078	0	**2**	4%	2,362	2,156	0
	UNIT D	2	2	1,335	1,222	168	**1**	2%	1,335	1,222	168
							54		**64,754**	**60,292**	**3,600**

BUILDING B FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

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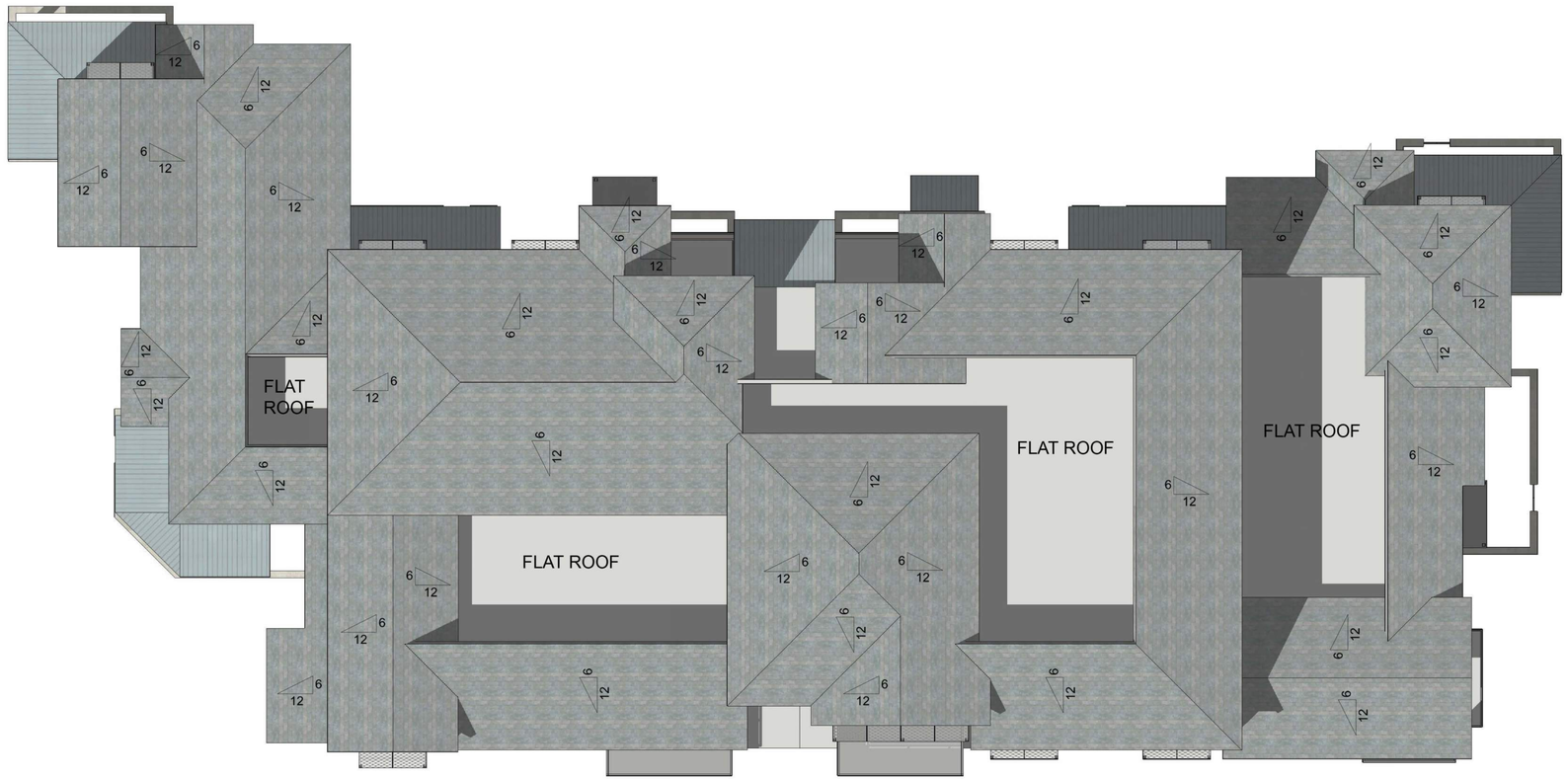
A.13



BLDG B
ROOF PLAN

BUILDING B FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

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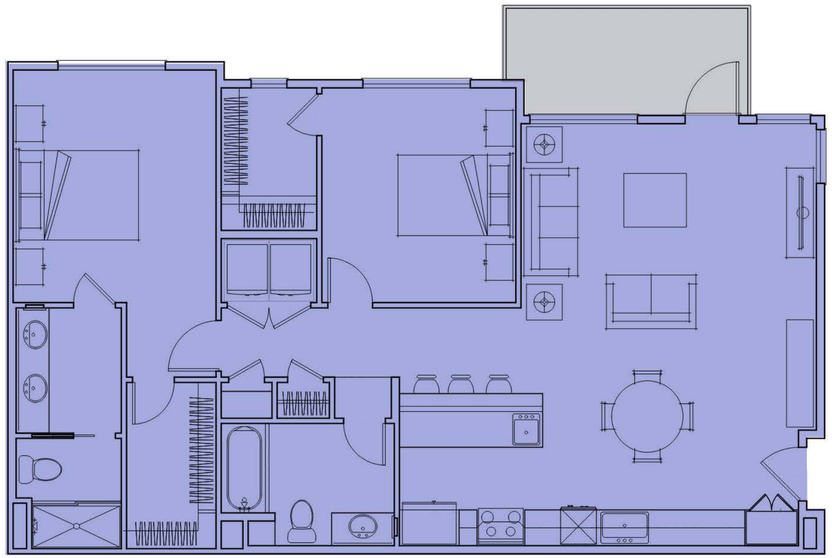
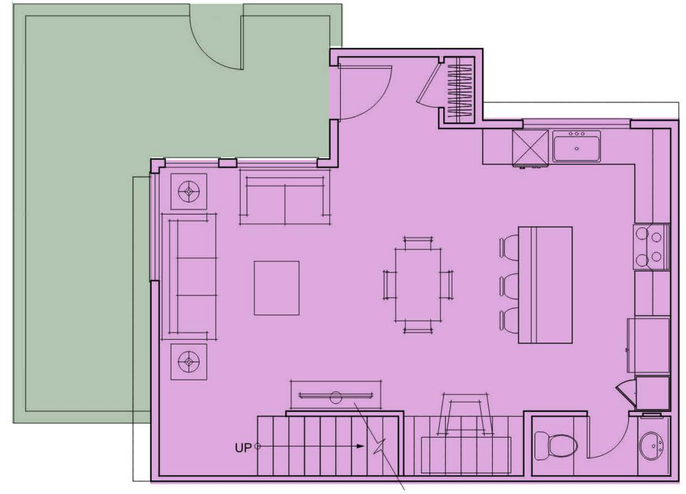
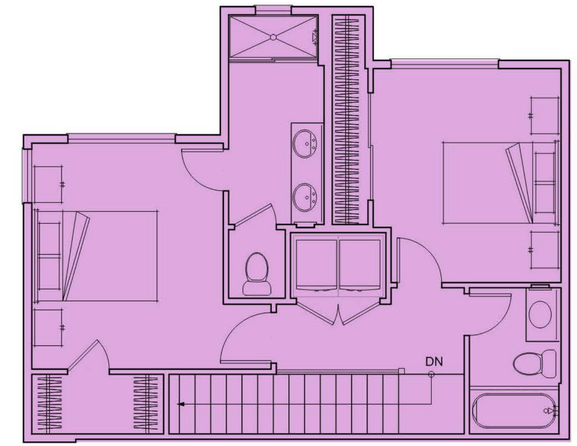
A.14



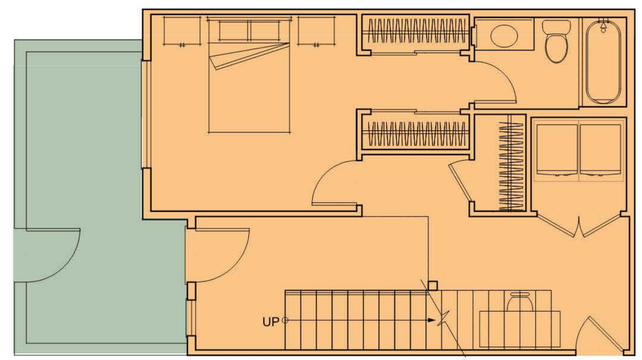
UNIT B-FL-02/03



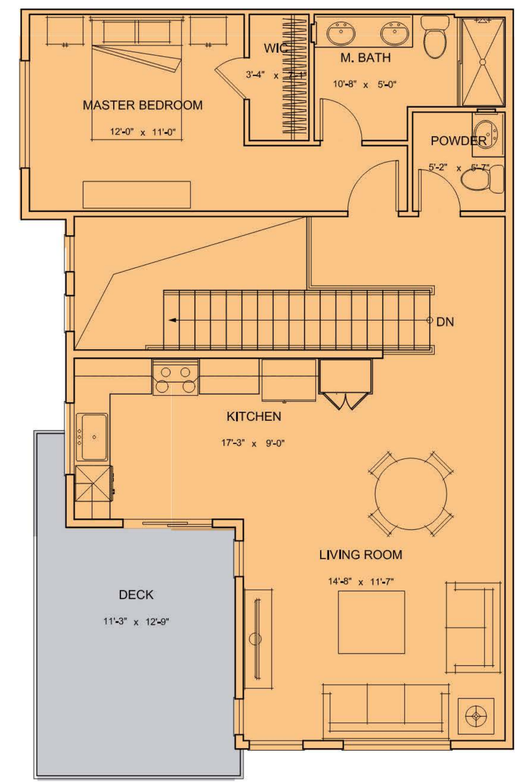
UNIT C- FL-01



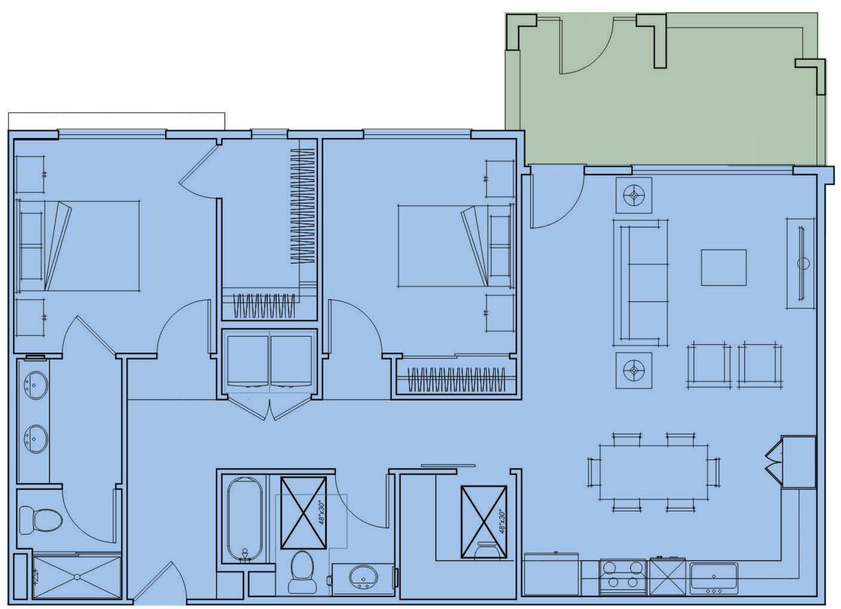
UNIT C- FL-02



UNIT D- FL-01



UNIT D- FL-02



UNIT A-FL-01

UNIT FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 4 8 16

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

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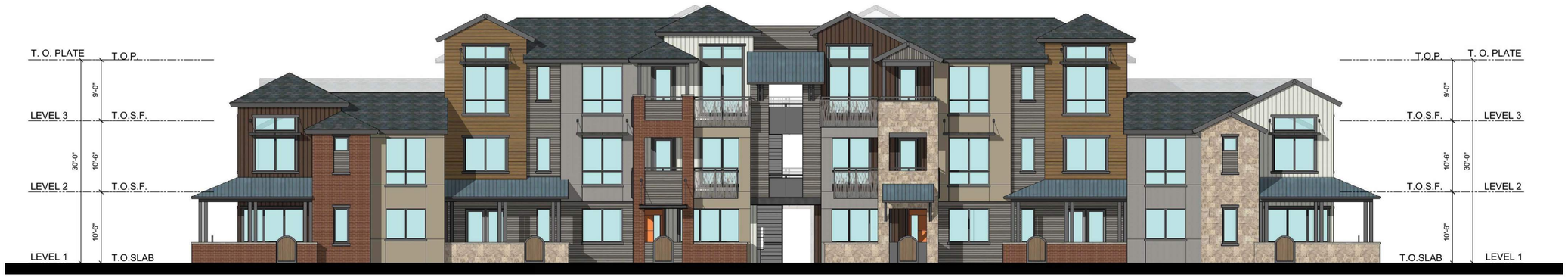
A.15



FRONT ELEVATION

REAR ELEVATION

BUILDING A ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

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DATE 07-01-2022

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A.16

SIDE ELEVATION 1

SIDE ELEVATION 2

BUILDING A ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

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DATE 07-01-2022

5865 Owens Drive
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925-251-7200

A.17

PERSPECTIVE - FRONT

PERSPECTIVE - REAR

BUILDING A ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

DAHLIN
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DATE 07-01-2022

A.18

FRONT ELEVATION

REAR ELEVATION

BUILDING B ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

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A.19

SIDE ELEVATION 1

SIDE ELEVATION 2

BUILDING B ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

5865 Owens Drive
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925-251-7200

A.20

PERSPECTIVE - FRONT

PERSPECTIVE - REAR

BUILDING B ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

DAHLIN
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DATE 07-01-2022

A.21

BLDG. A FRONT ELEVATION

BLDG. A REAR ELEVATION

1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 METAL GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BRICK VENEER
7 COMPOSITE HORIZONTAL SIDING
8 BOARD AND BATTEN SIDING
9 STUCCO FINISH
10 STONE VENEER
11 DECORATIVE METAL PANEL RAILING
12 METAL AWNING
13 CORRUGATED METAL PANEL

MATERIAL
BUILDING A ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN
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925-251-7200

JOB NO. 1610.002
DATE 07-01-2022

A.22

BLDG. B FRONT ELEVATION

BLDG. B REAR ELEVATION

1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 METAL GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BRICK VENEER
7 COMPOSITE HORIZONTAL SIDING
8 BOARD AND BATTEN SIDING
9 STUCCO FINISH
10 STONE VENEER
11 DECORATIVE METAL PANEL RAILING
12 METAL AWNING
13 CORRUGATED METAL PANEL

MATERIAL
BUILDING B ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN
BOYD COMPANIES

0 8 16 32

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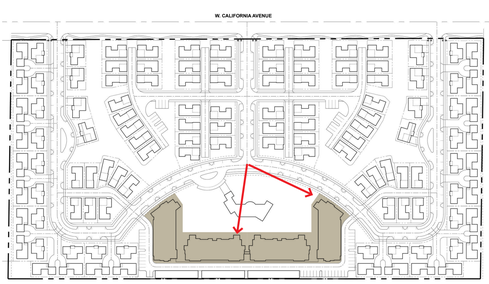
925-251-7200

JOB NO. 1610.002
DATE 07-01-2022

A.23



KEY MAP (NTS)

SITE PERSPECTIVE

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

DAHLIN
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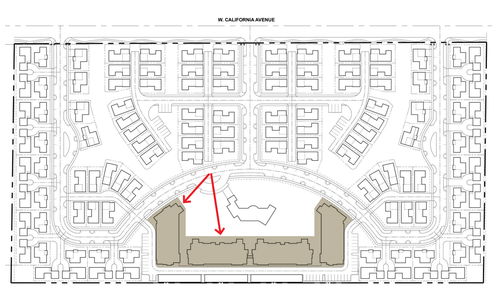
JOB NO. 1610.002
DATE 07-01-2022

A.23



KEY MAP (NTS)

SITE PERSPECTIVE

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

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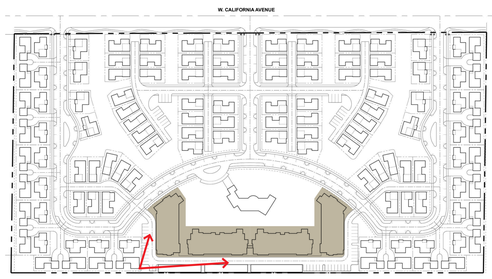
925-251-7200

A.24



KEY MAP (NTS)

SITE PERSPECTIVE

KERMAN MIXED DENSITY DEVELOPMENT - APARTMENT DESIGN

BOYD COMPANIES

0 8 16 32

DAHLIN

JOB NO. 1610.002
DATE 07-01-2022

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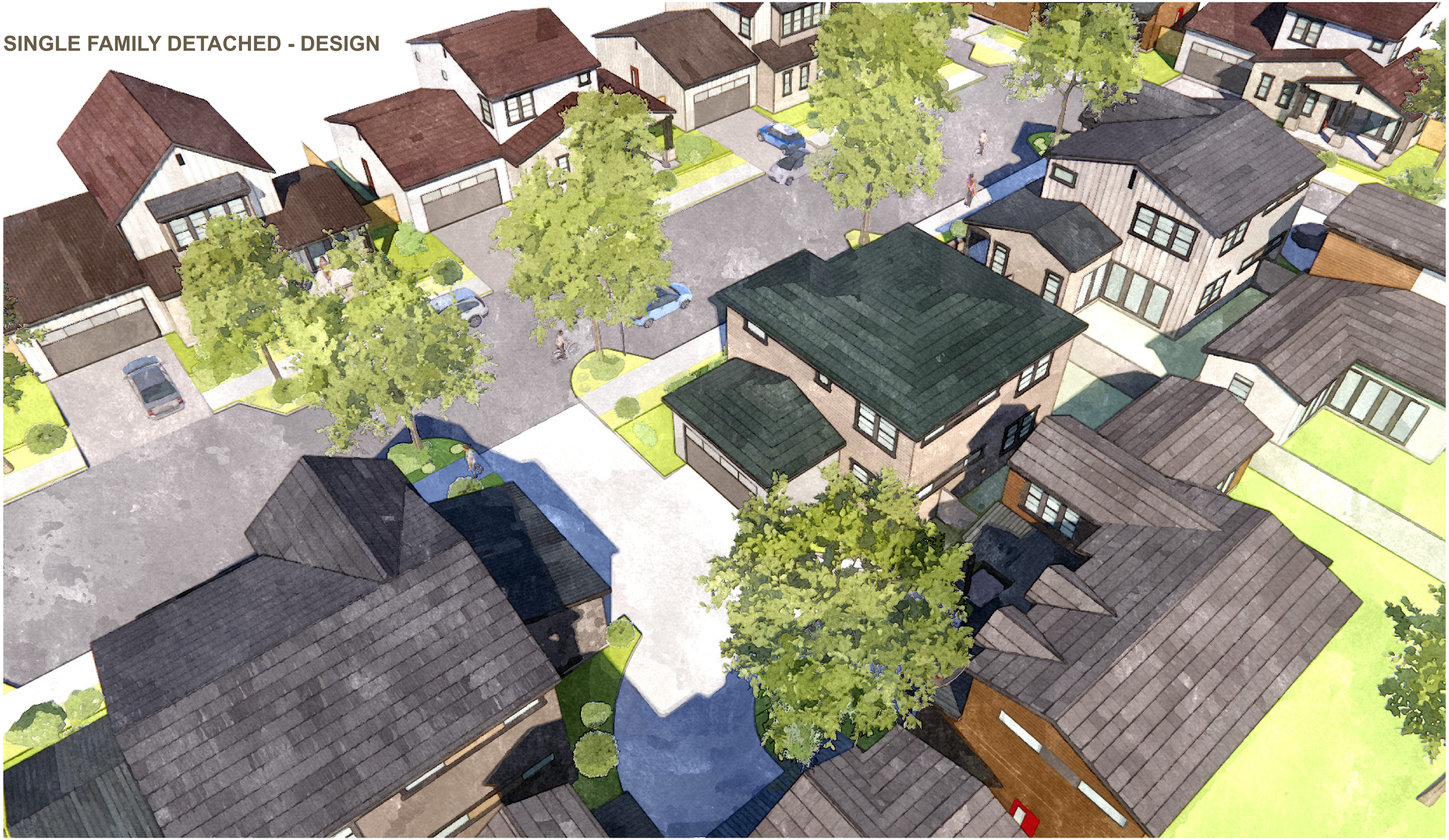
A.25

SINGLE FAMILY DETACHED - DESIGN



KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

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DATE 07-01-2022

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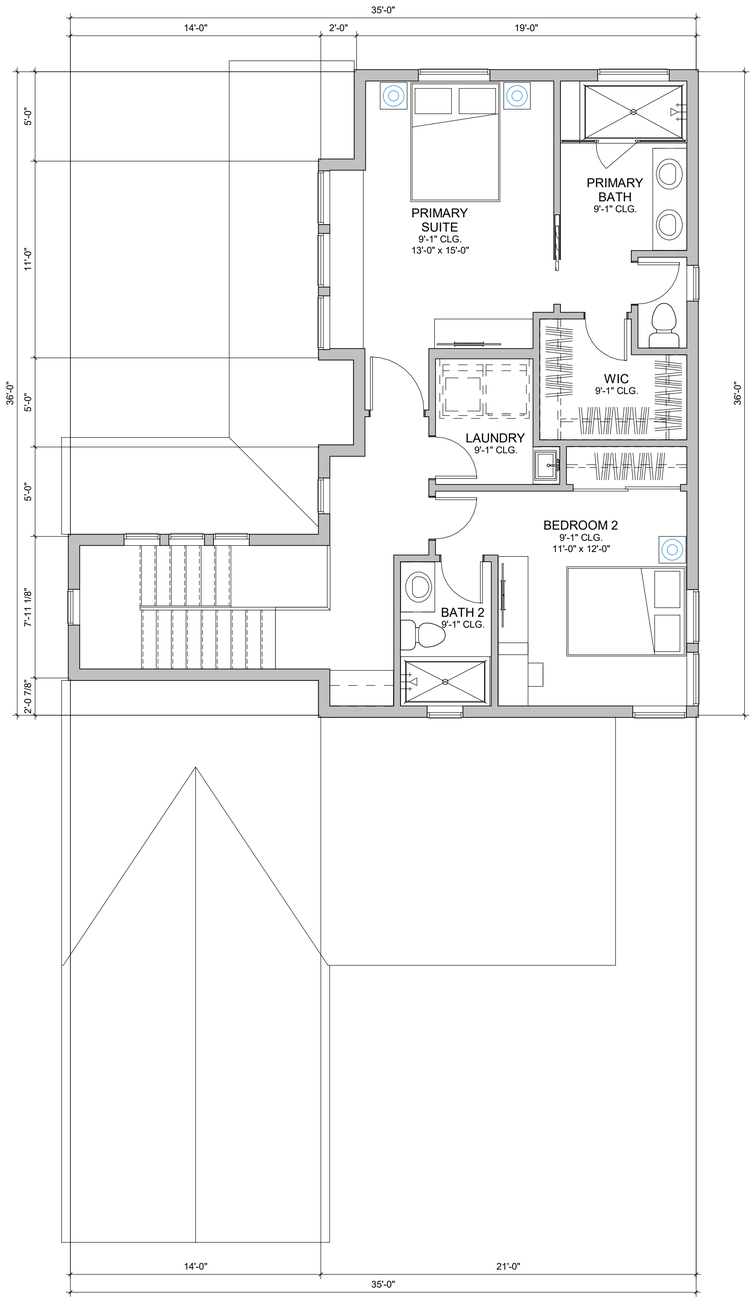
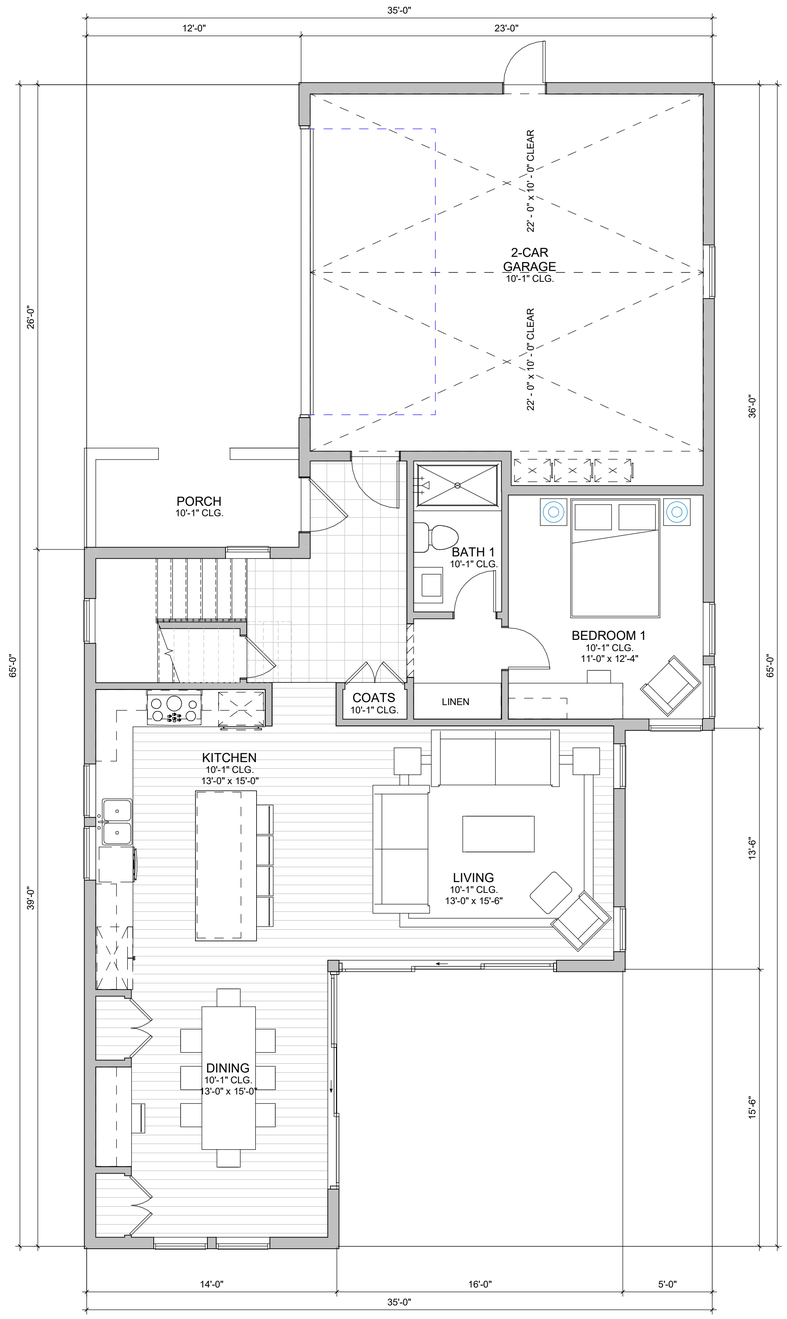


PLAN 1 SECOND FLOOR PLAN

1/4" = 1'-0"



PLAN 1 FIRST FLOOR PLAN

PLAN 2 - 3 BR / 3 BA

NAME	AREA (SF)
FIRST FLOOR	1076
SECOND FLOOR	744
TOTAL LIVING AREA	1820
2-CAR GARAGE	565
PORCH	181
TOTAL NON-LIVING AREA	746

CLUSTER HOMES PLAN 1 - FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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JOB NO. 1610.001
DATE 07-01-2022

A.34

1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

CLUSTER PLAN 1A - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

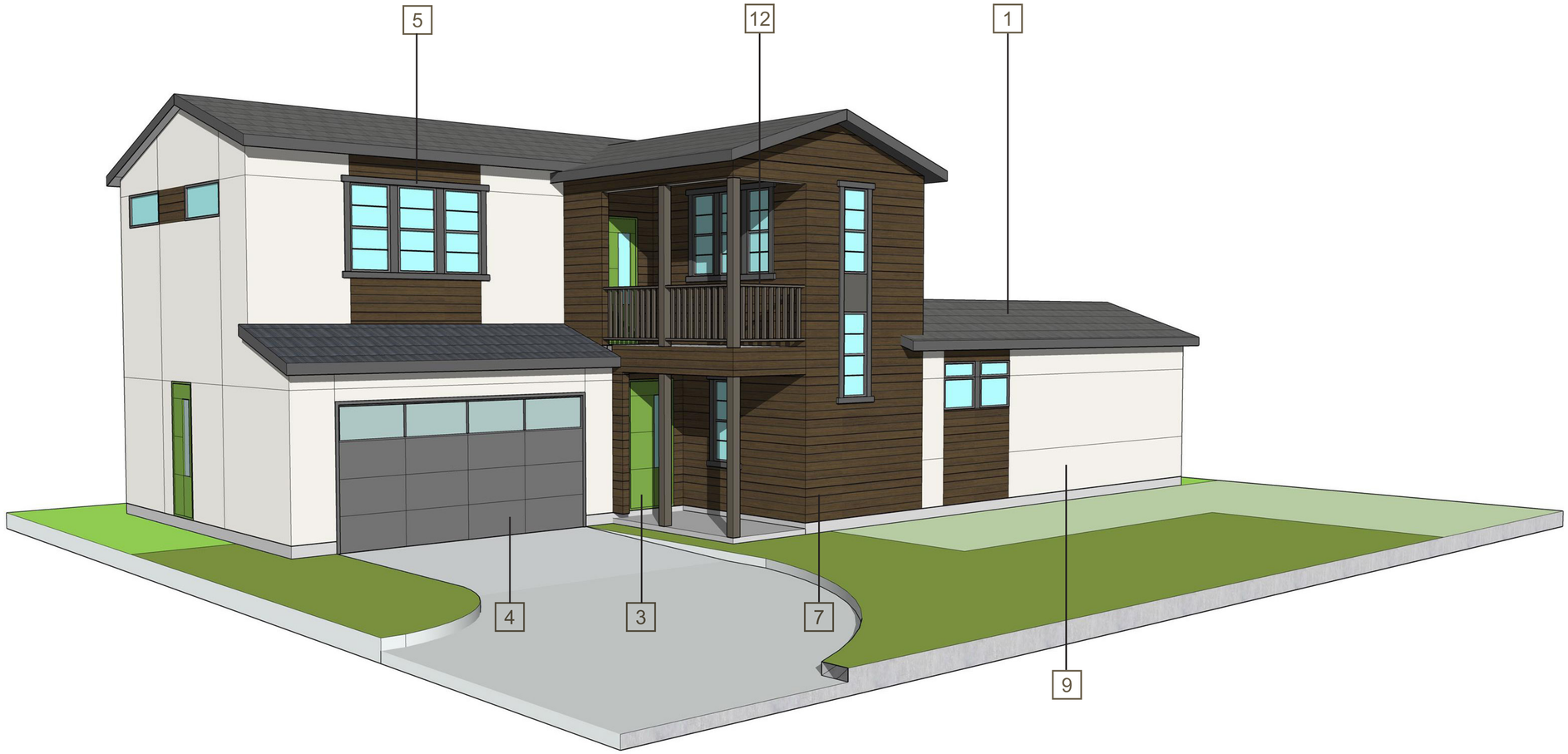
BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.35



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

CLUSTER PLAN 1B - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

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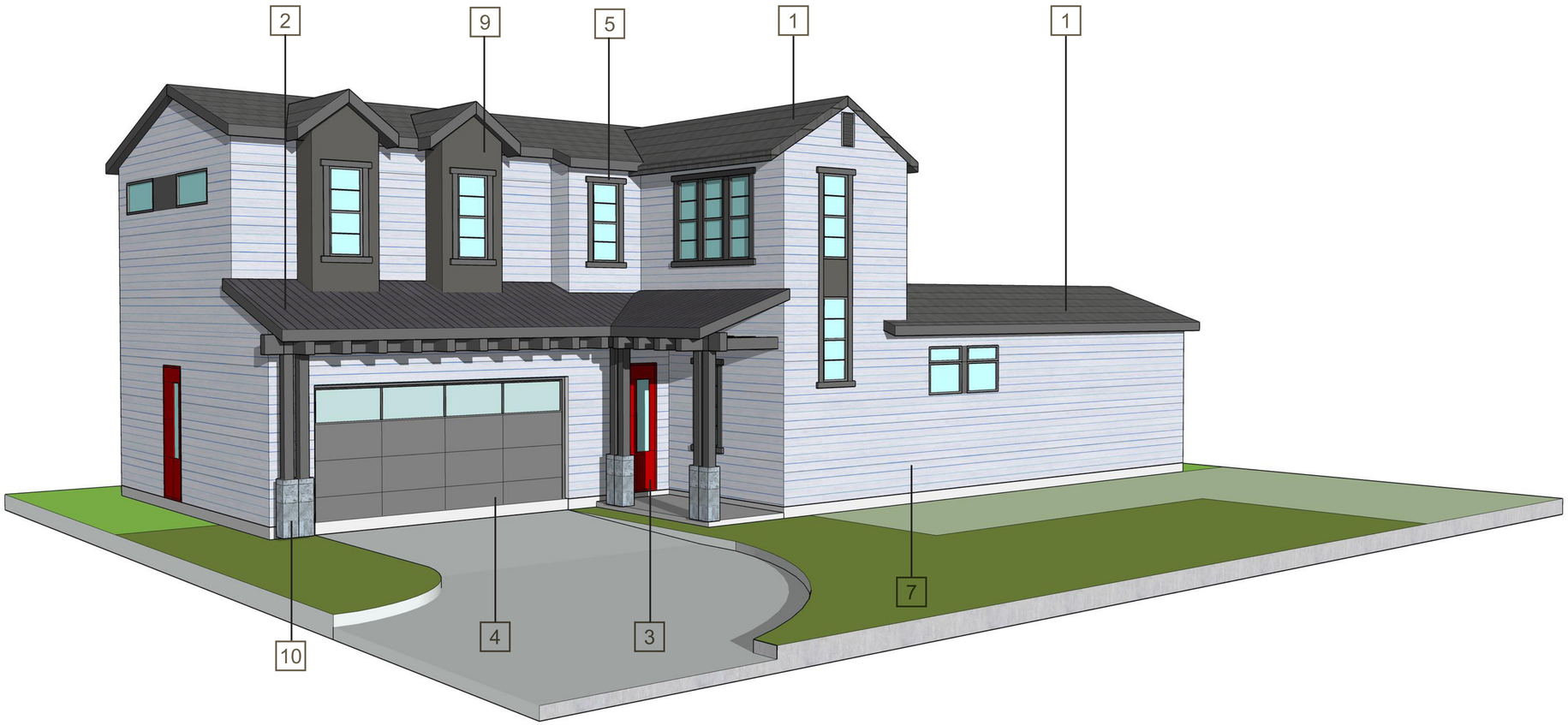
925-251-7200

A.36

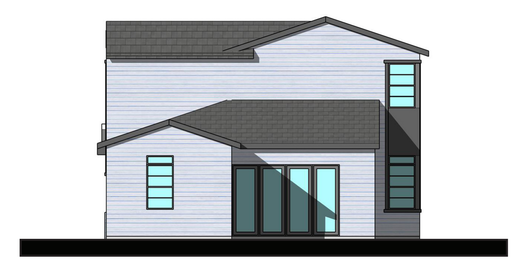


1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

1/8” = 1’-0”

CLUSTER PLAN 1C - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

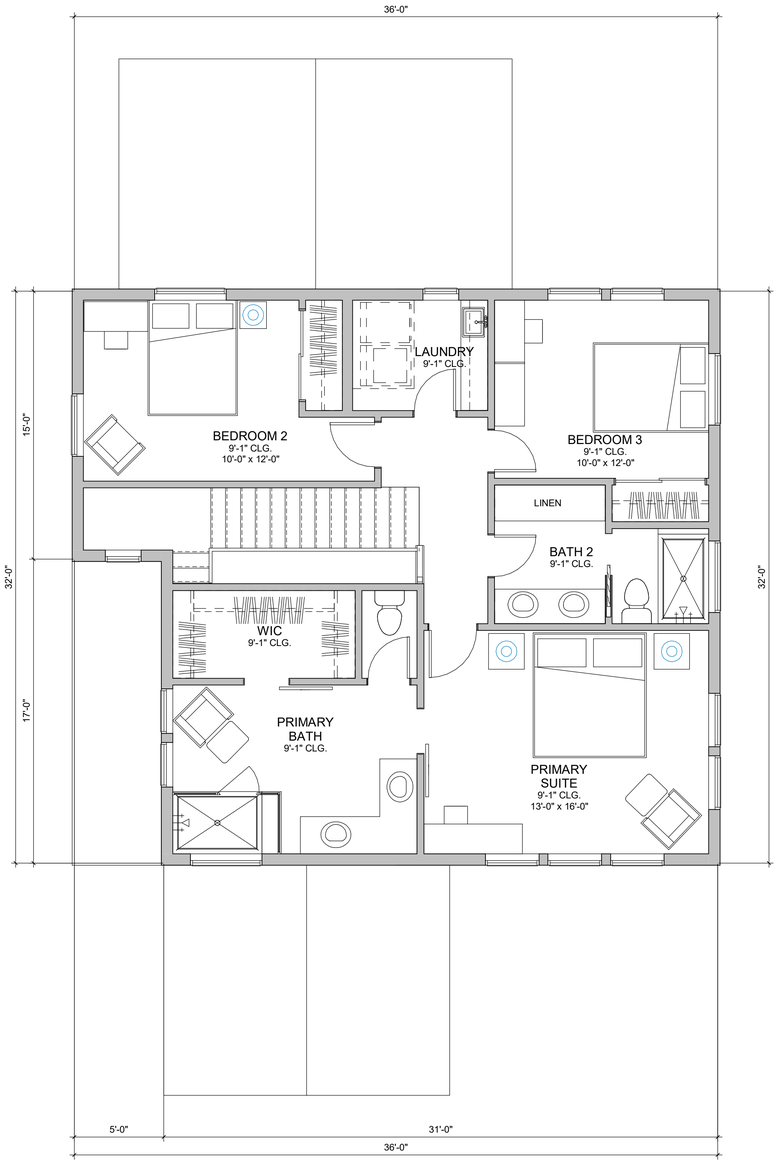
BOYD COMPANIES

DAHLIN

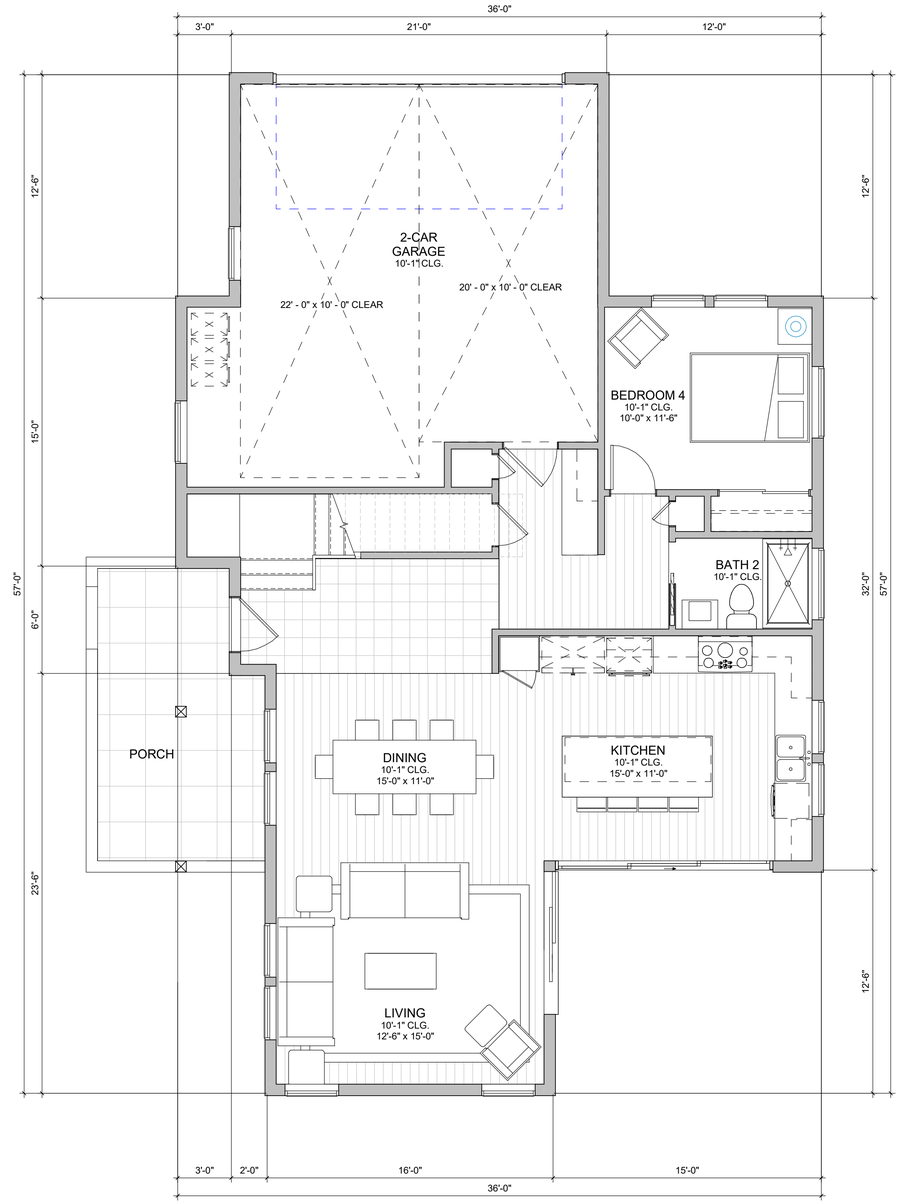
JOB NO. 1610.001
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.37



PLAN 2 SECOND FLOOR PLAN
1/4" = 1'-0"



PLAN 2 FIRST FLOOR PLAN

PLAN 1 - 4 BR / 3 BA

NAME	AREA (SF)
FIRST FLOOR	1051
SECOND FLOOR	969
TOTAL LIVING AREA	2020

2-CAR GARAGE	565
PORCH	181
TOTAL NON-LIVING AREA	746

CLUSTER HOMES PLAN 2 - FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

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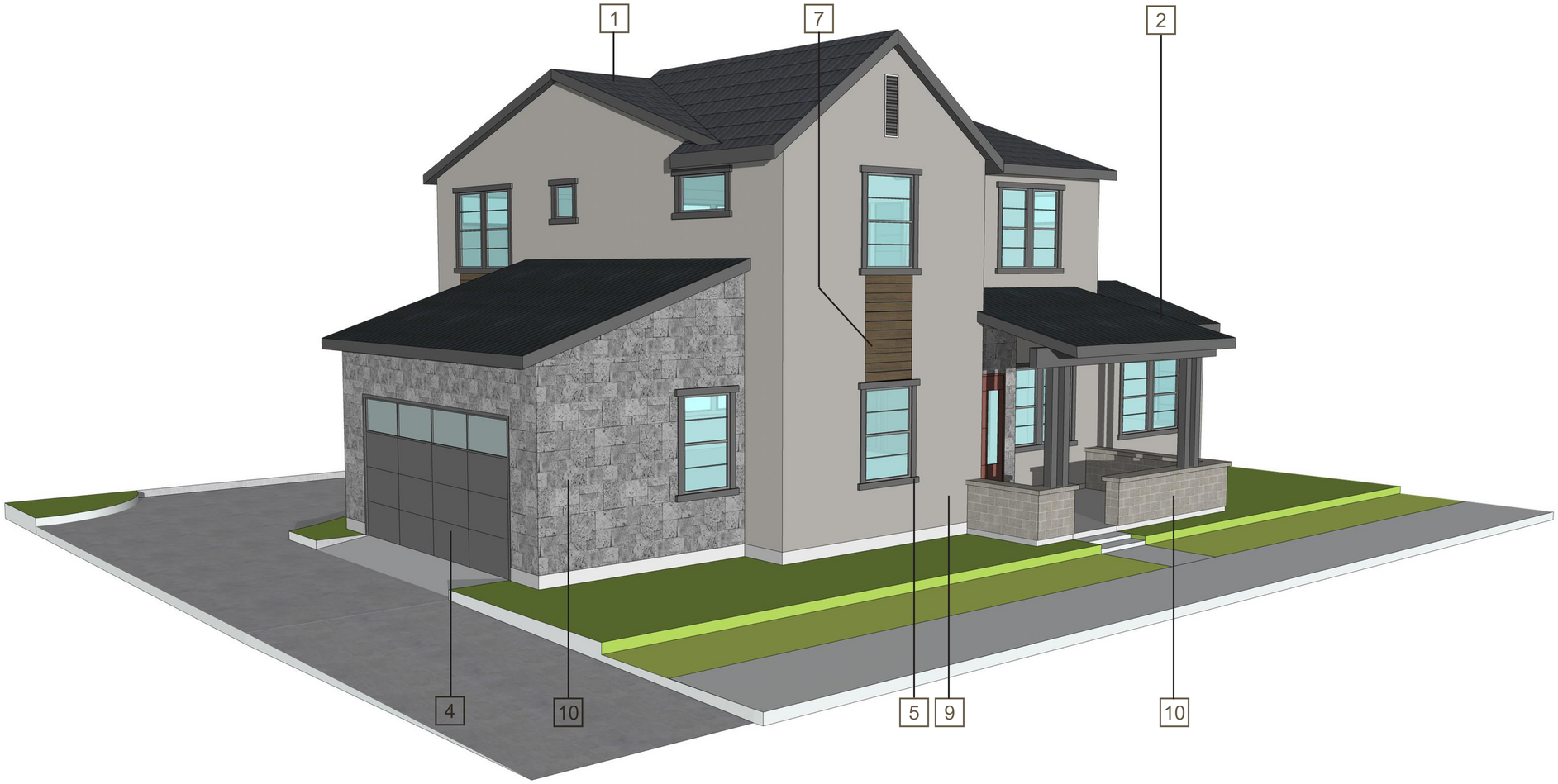
925-251-7200

A.40



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

CLUSTER PLAN 2A - ELEVATIONS

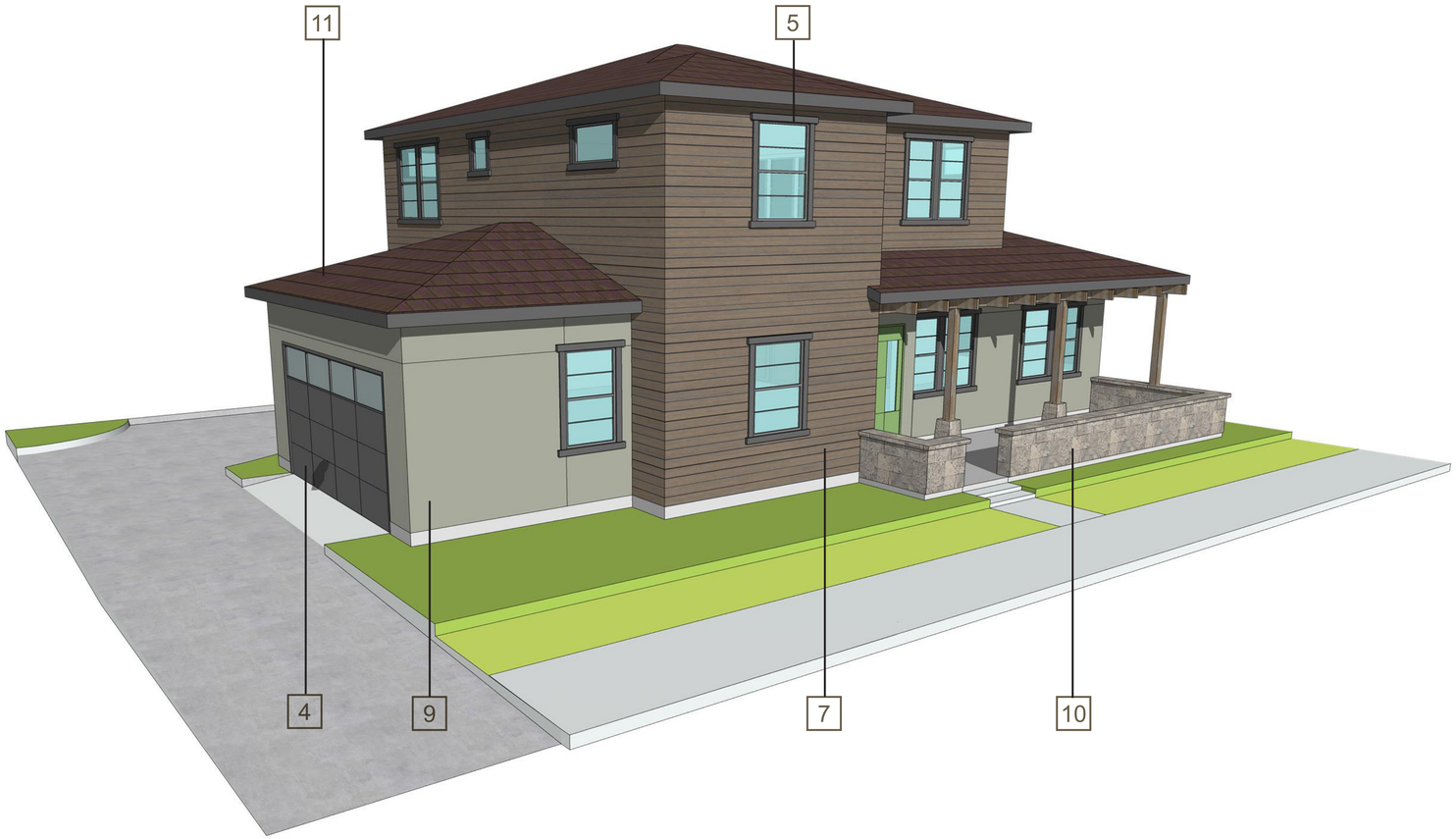
KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1610.001
DATE 07-01-2022

A.41



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

CLUSTER PLAN 2B - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

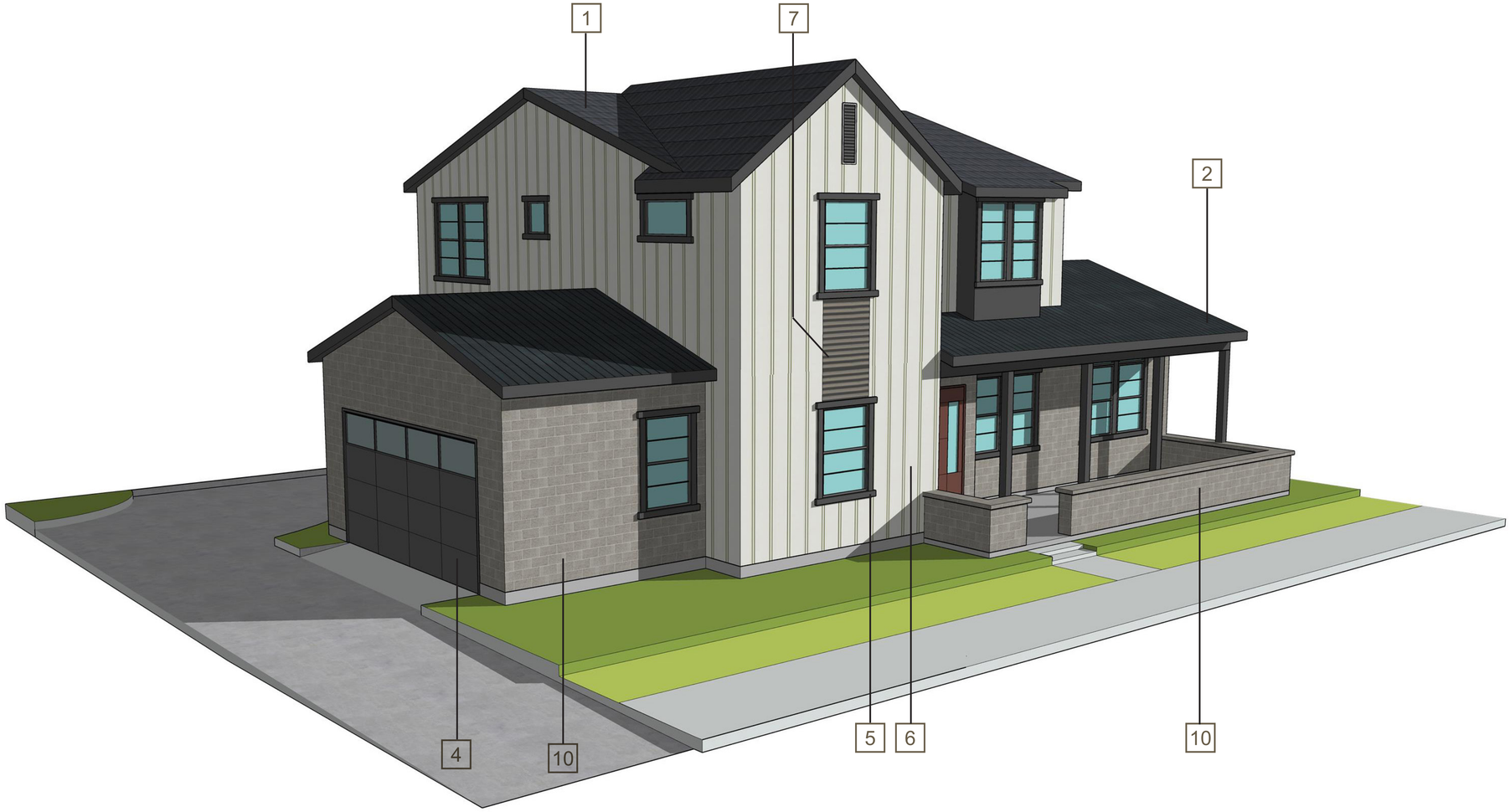
BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.42



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

CLUSTER PLAN 2C - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

5865 Owens Drive
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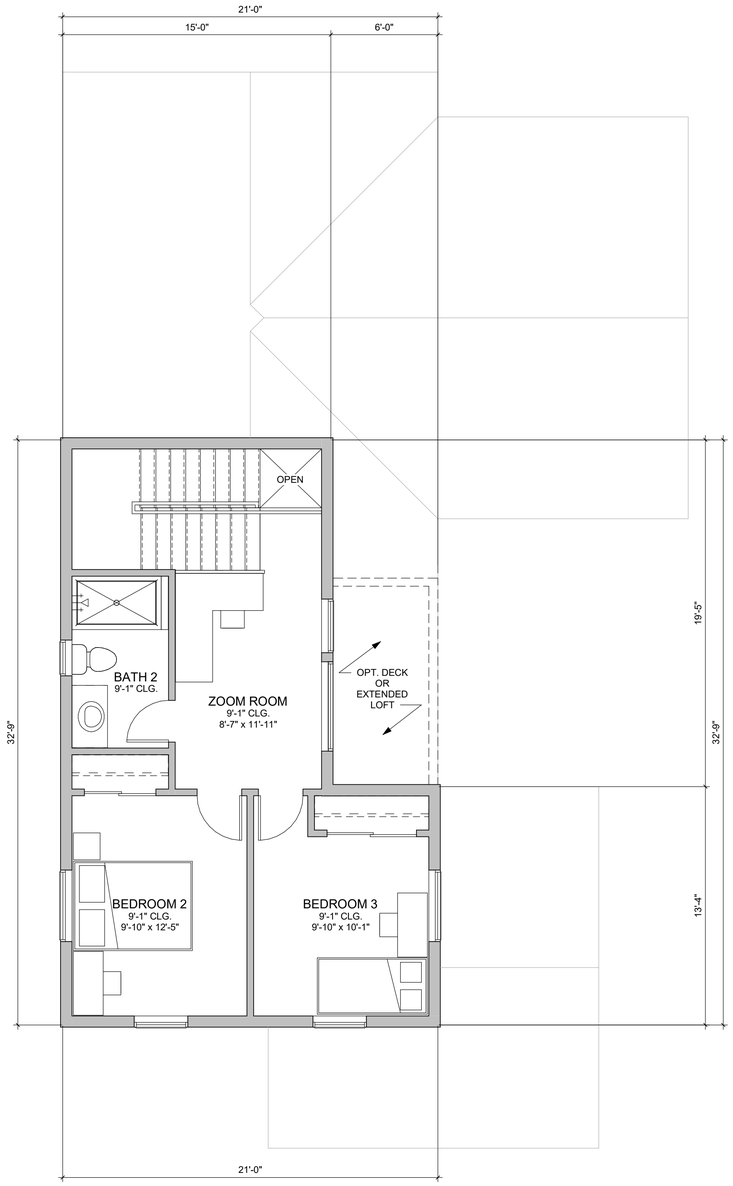
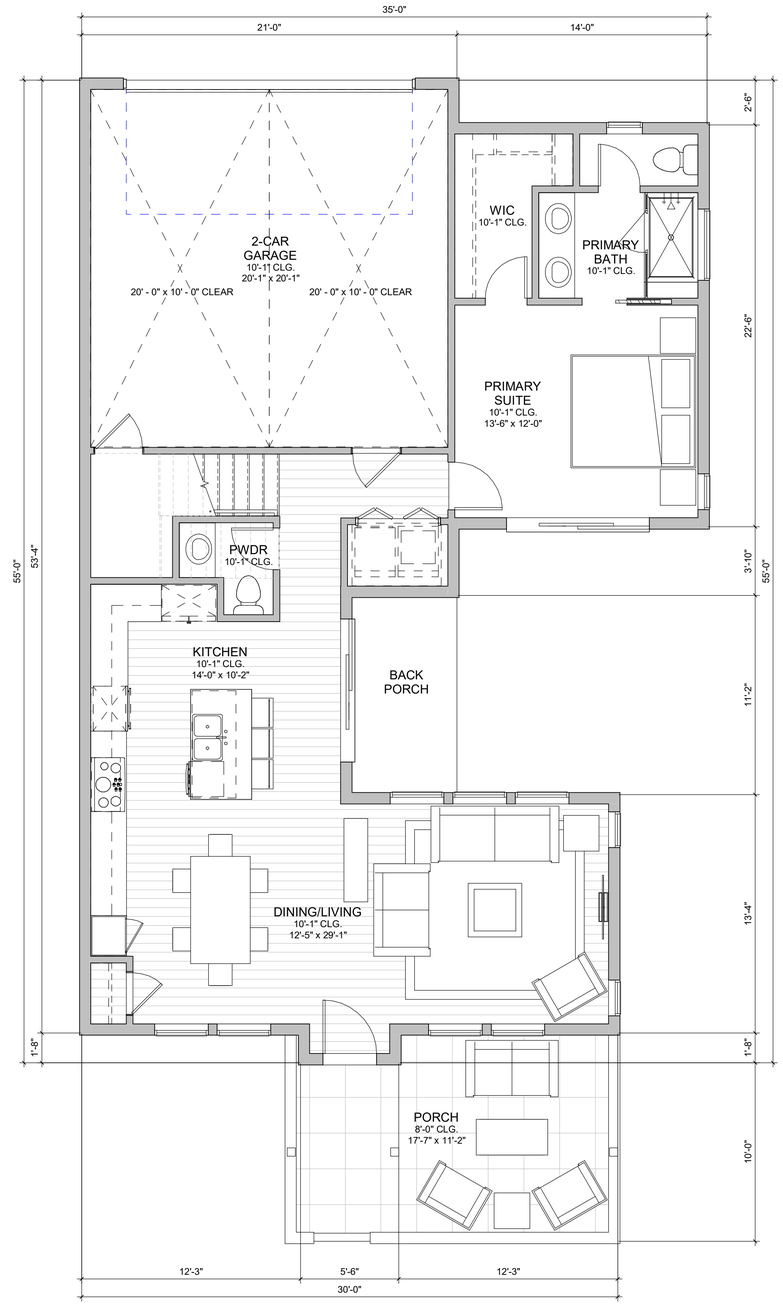
925-251-7200

A.43



PLAN 1 SECOND FLOOR PLAN
1/4" = 1'-0"



PLAN 1 FIRST FLOOR PLAN

PLAN 1 - 3 BR / 2.5 BA	
NAME	AREA (SF)
FIRST FLOOR	1070
SECOND FLOOR	476
TOTAL LIVING AREA	1546
2-CAR GARAGE	424
BACK PORCH	70
PORCH	207
TOTAL NON-LIVING AREA	701

ALLEY LOADED PLAN 1 - FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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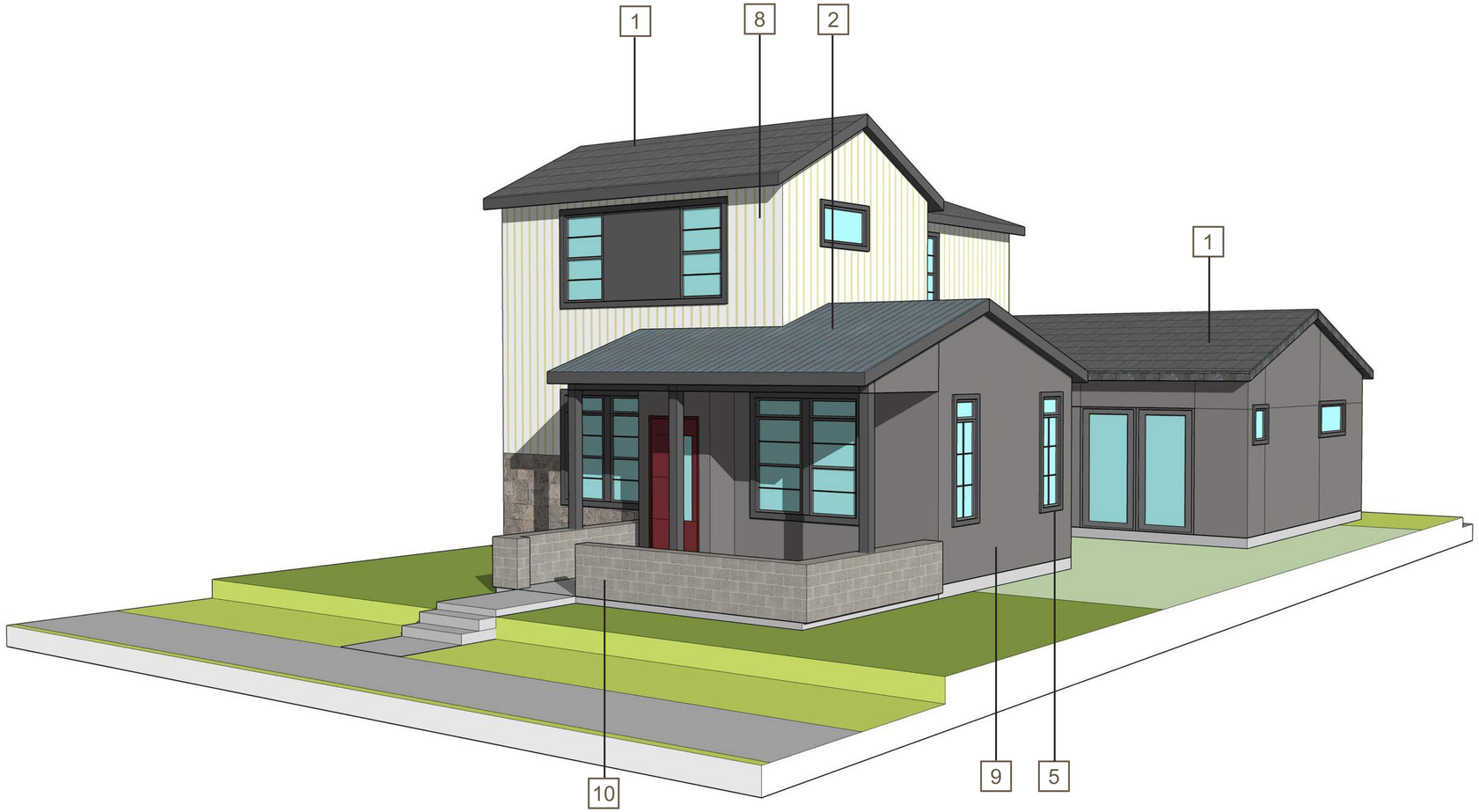
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1610.001
DATE 07-01-2022

A.46



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 1A - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

5865 Owens Drive
Pleasanton, CA 94588
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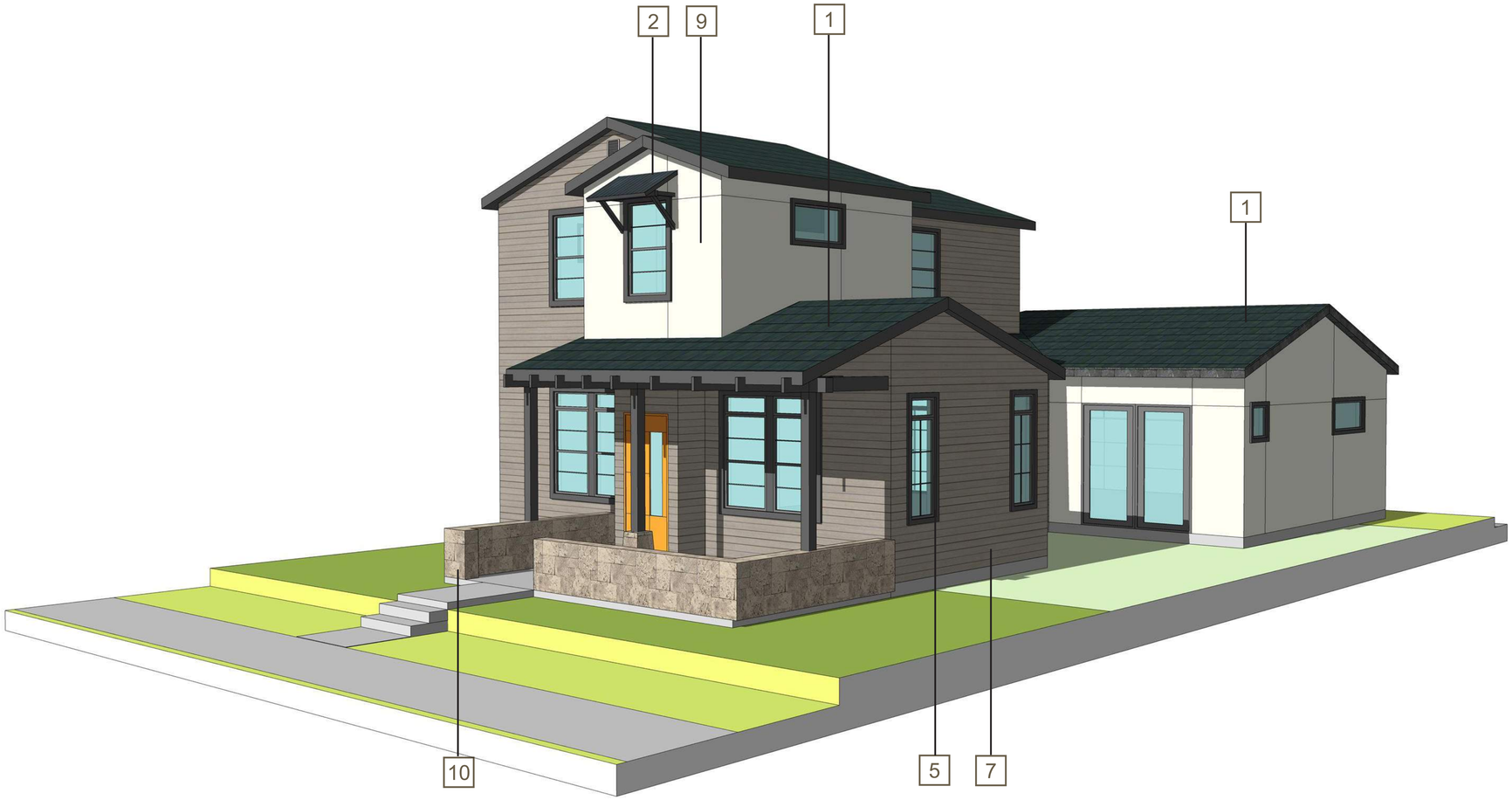
A.47



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 1B - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

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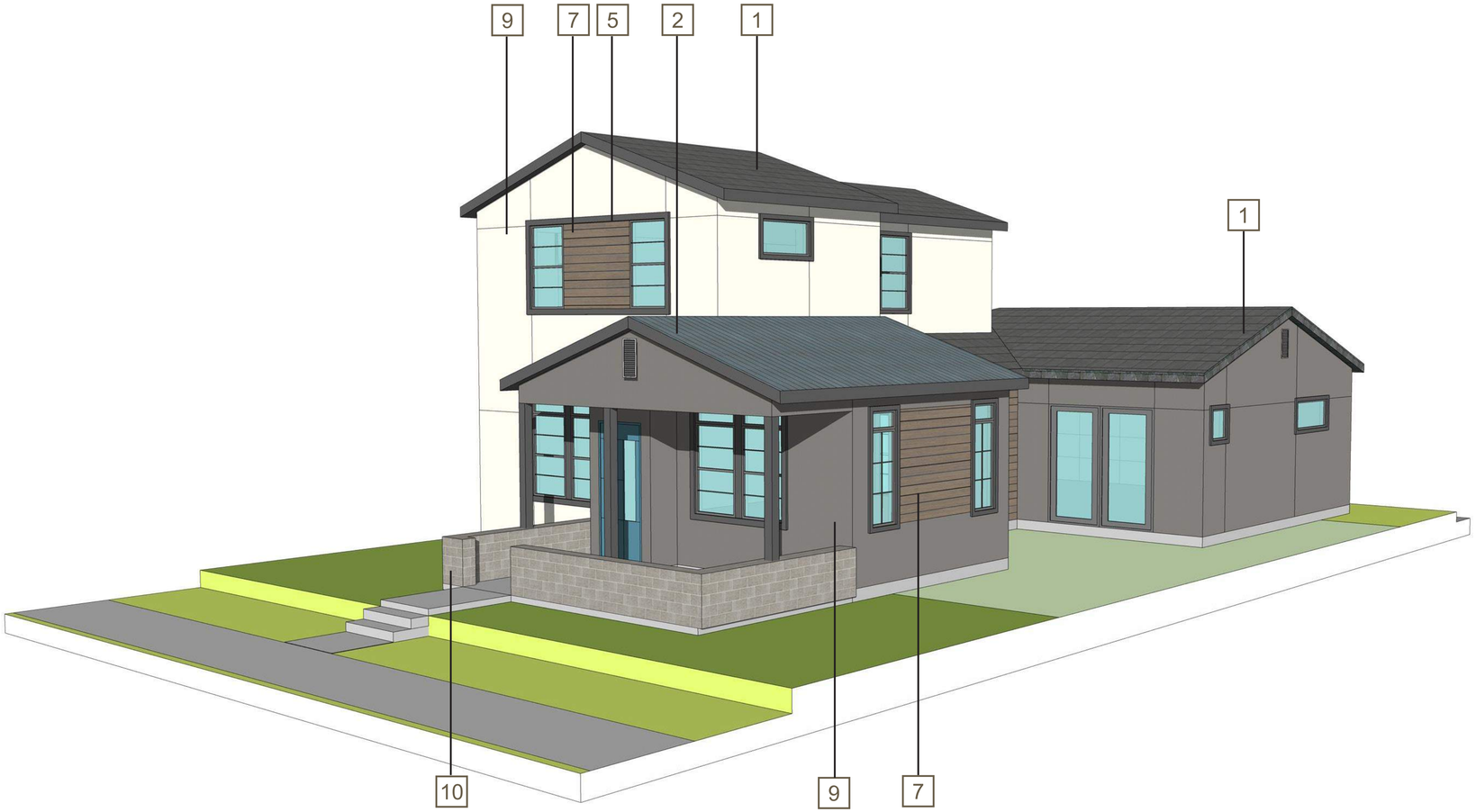
A.48



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 1C - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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DATE 07-01-2022

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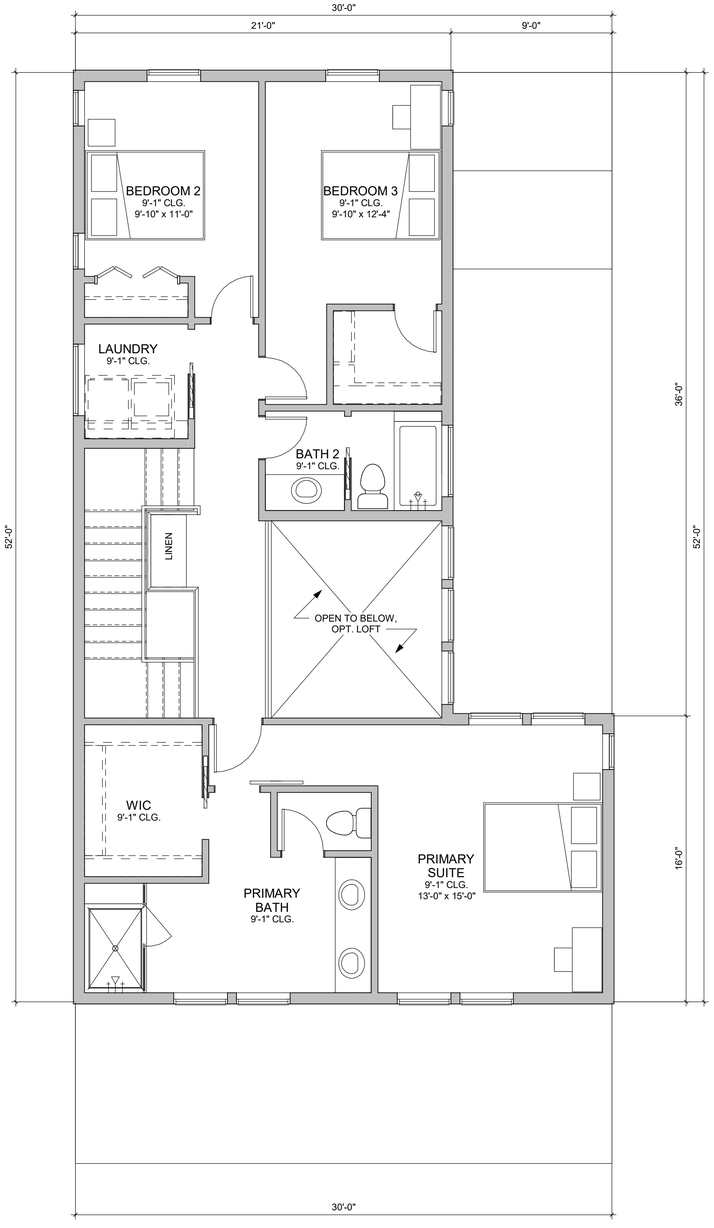
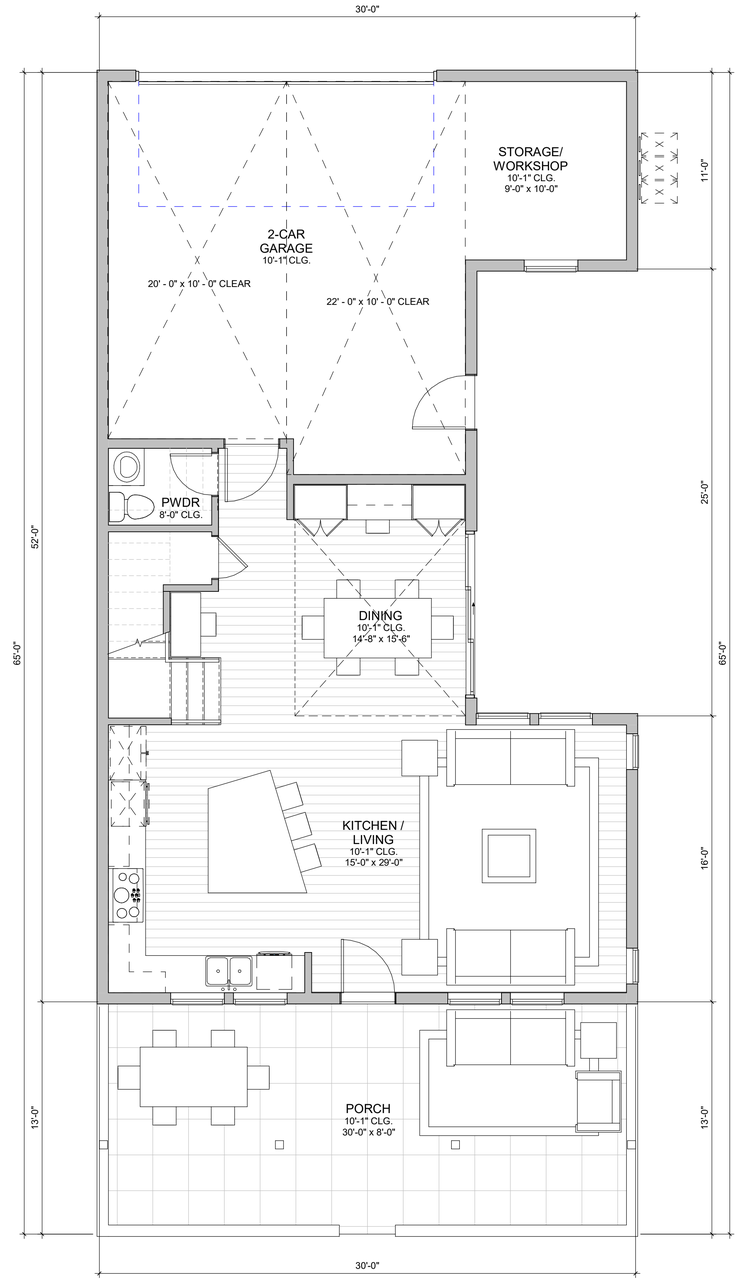
A.49



PLAN 2 SECOND FLOOR PLAN
1/4" = 1'-0"



PLAN 2 FIRST FLOOR PLAN

PLAN 2 - 3 BR / 2.5 BA	
NAME	AREA (SF)
FIRST FLOOR	784
SECOND FLOOR	1028
TOTAL LIVING AREA	1812
2-CAR GARAGE	551
PORCH	390
TOTAL NON-LIVING AREA	941

ALLEY LOADED PLAN 2 - FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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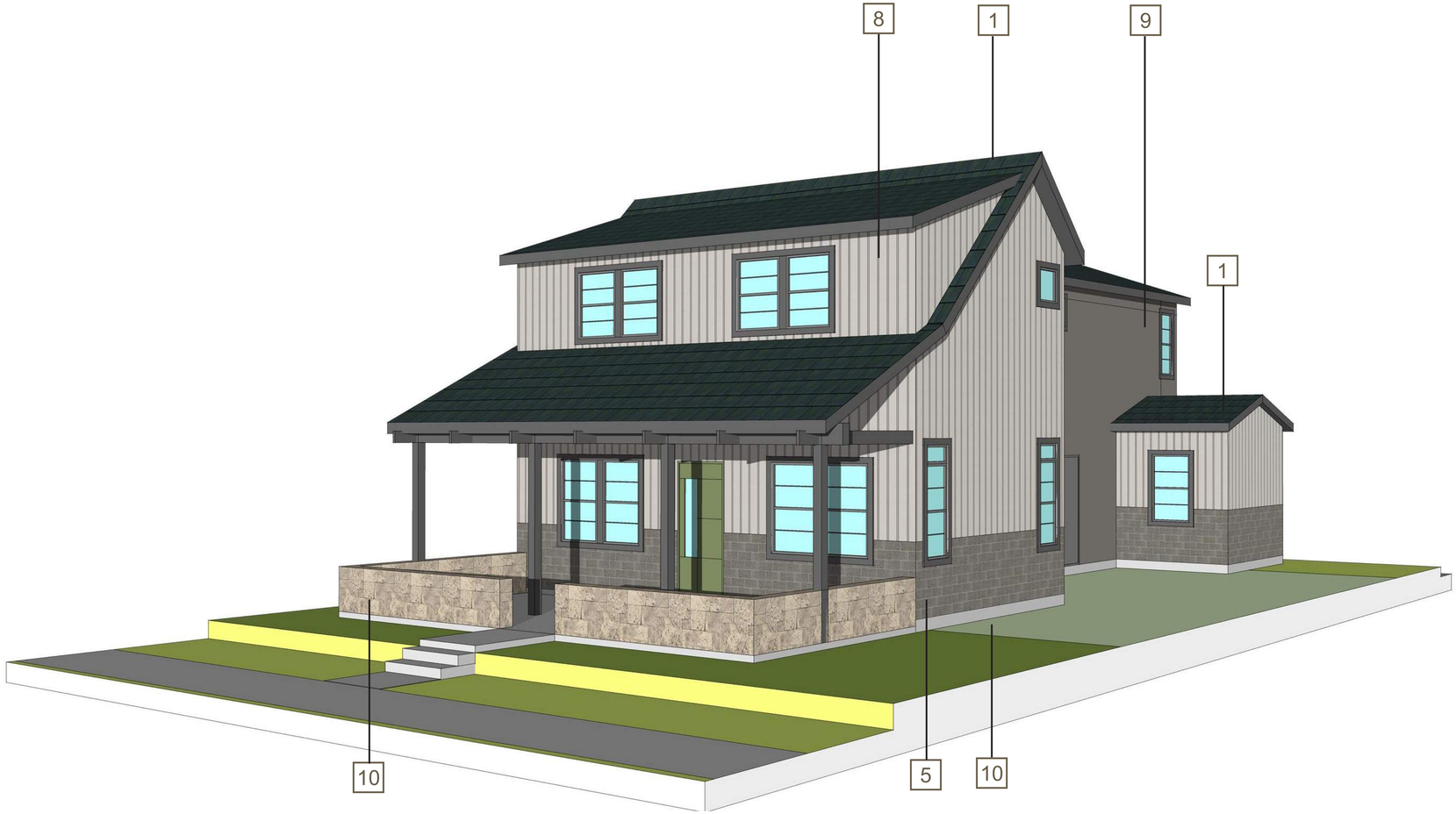
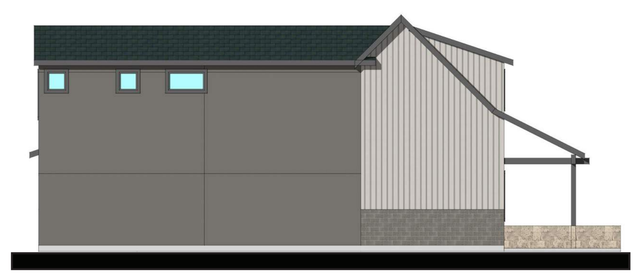
A.52



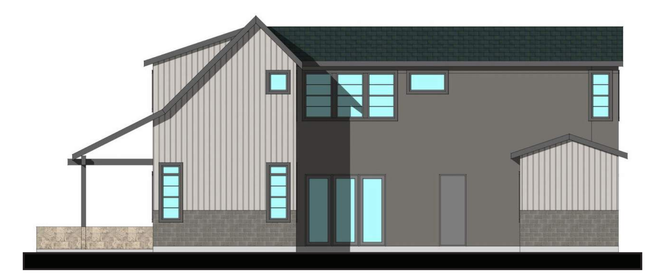
1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION



LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 2A - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

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DATE 07-01-2022

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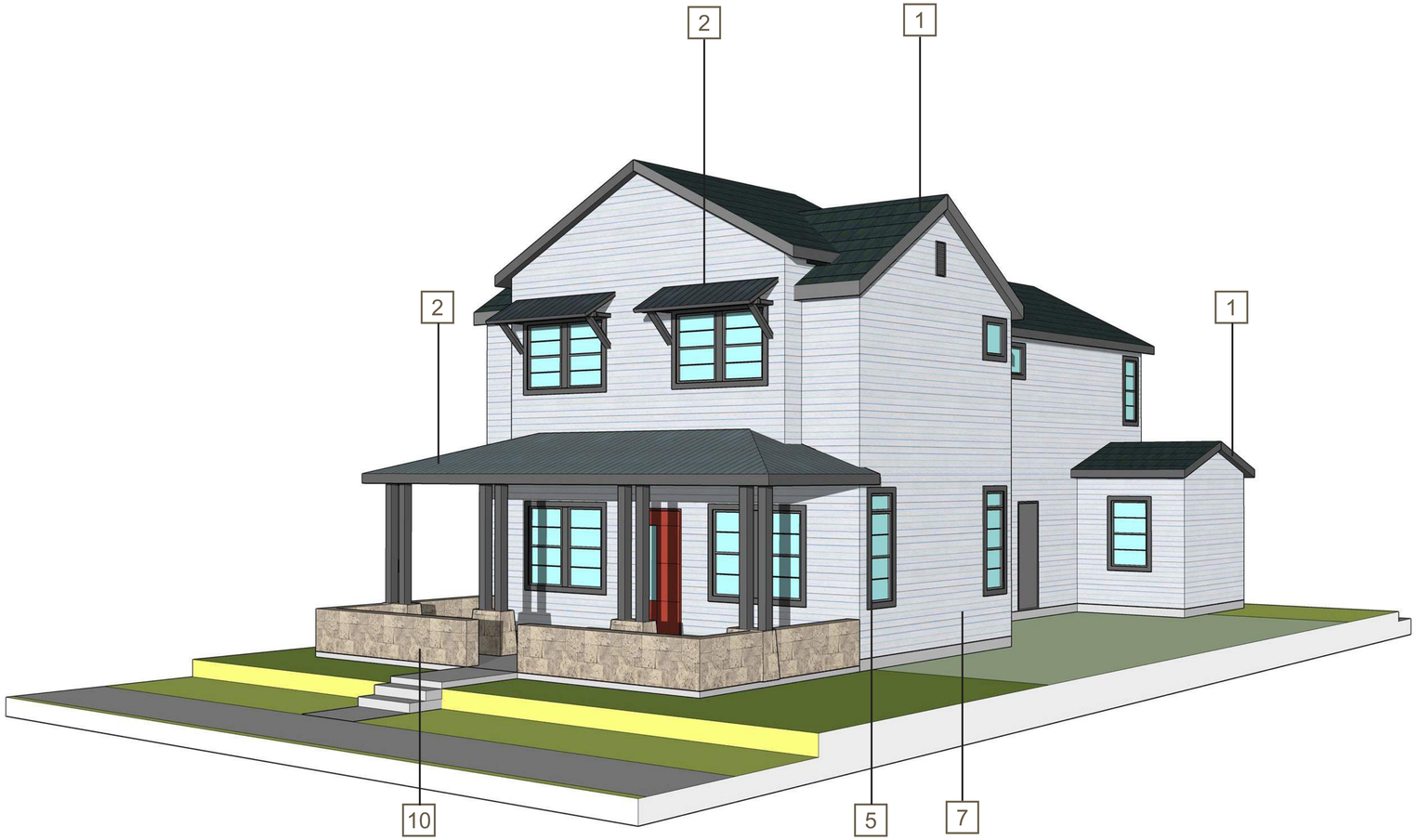
A.53



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 2B - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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DATE 07-01-2022

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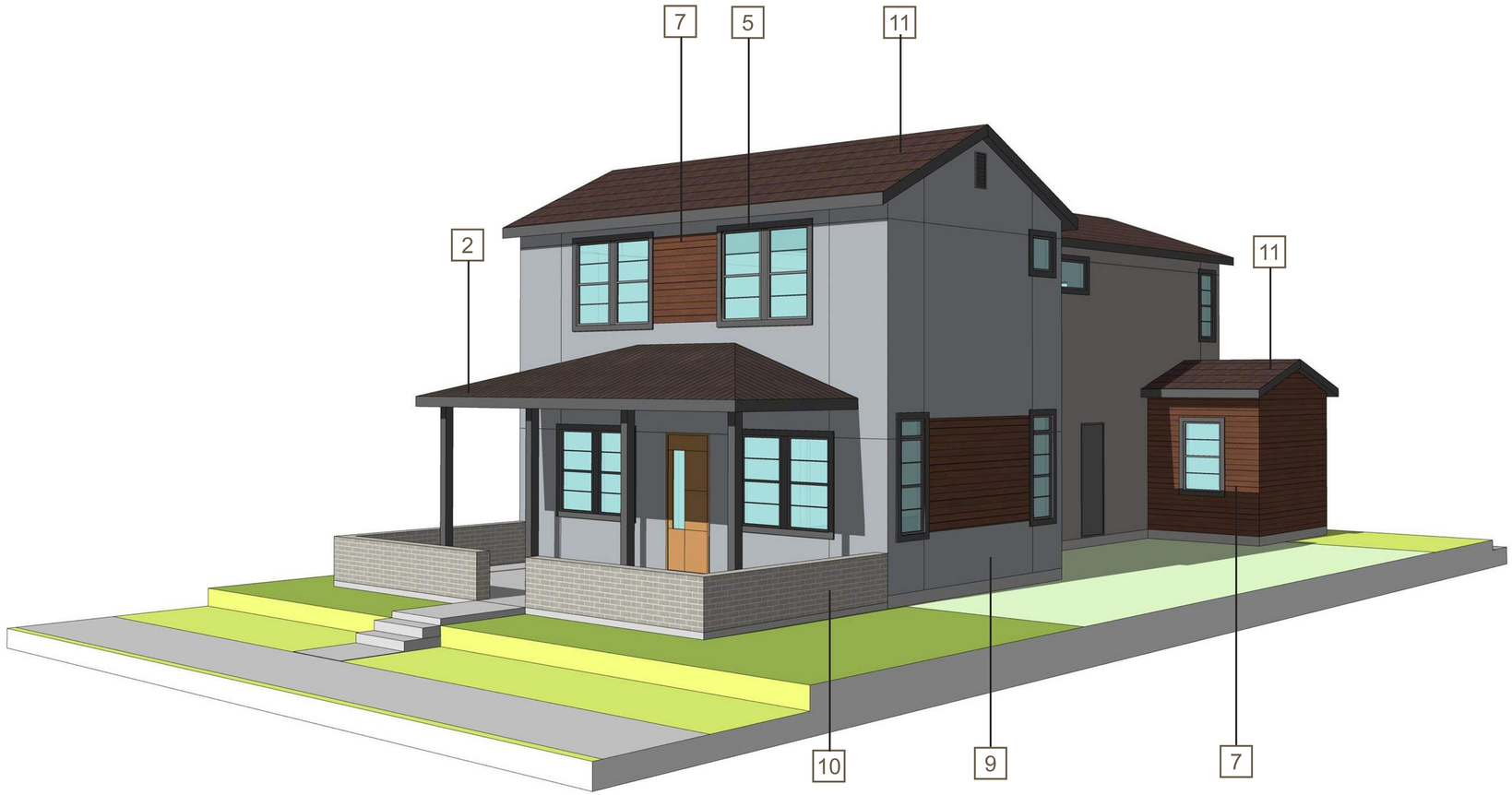
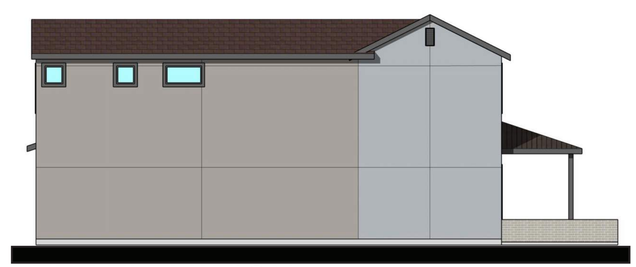
A.54



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION



LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 2C - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

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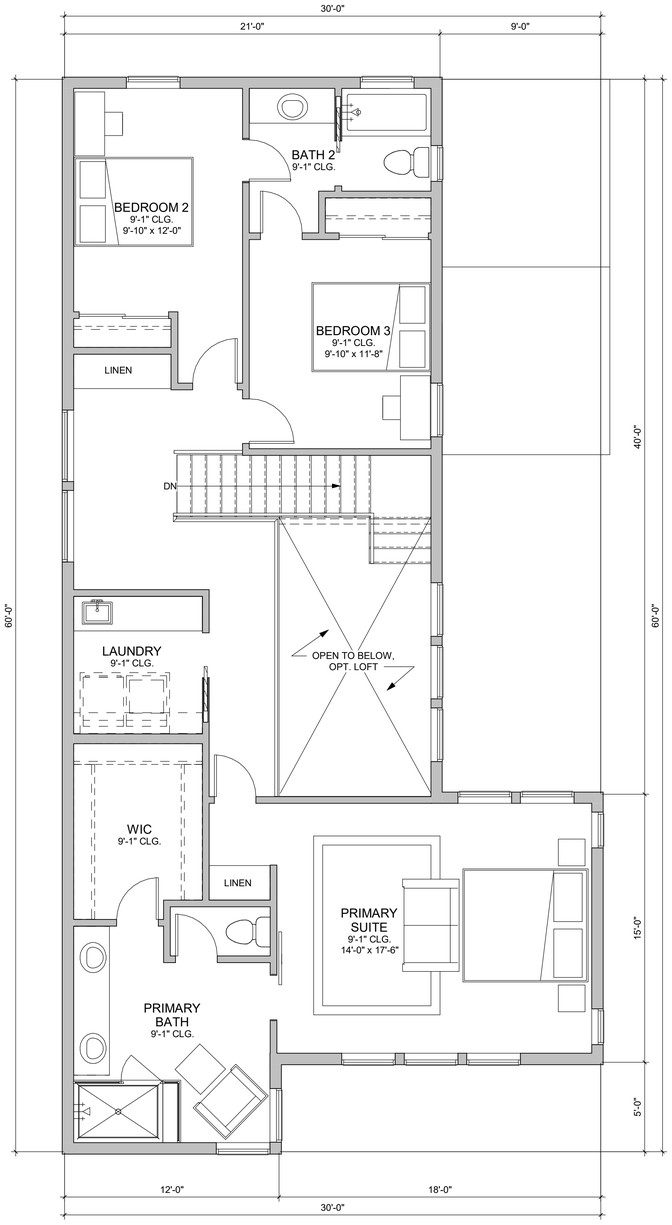
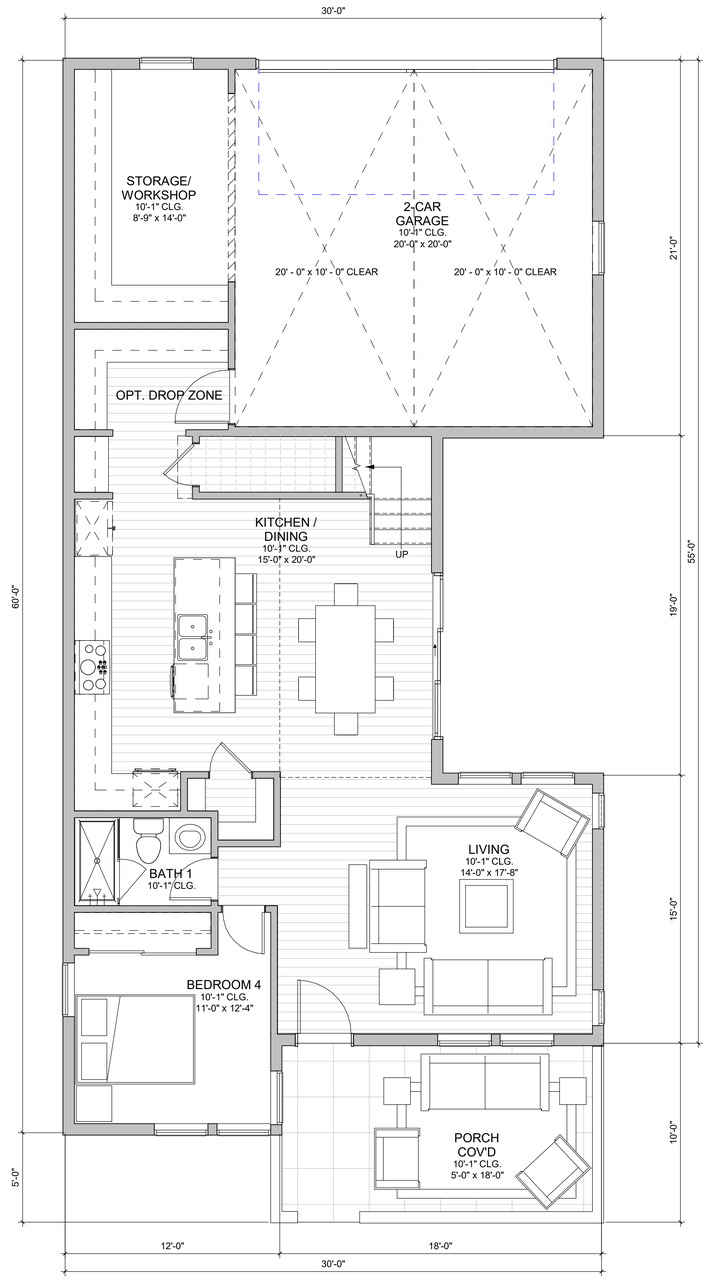
A.55



PLAN 3 SECOND FLOOR PLAN
1/4" = 1'-0"



PLAN 3 FIRST FLOOR PLAN

PLAN 3 - 4 BR / 3 BA

NAME	AREA (SF)
FIRST FLOOR	974
SECOND FLOOR	1156
TOTAL LIVING AREA	2130
2-CAR GARAGE	565
PORCH	181
TOTAL NON-LIVING AREA	746

ALLEY LOADED PLAN 3 - FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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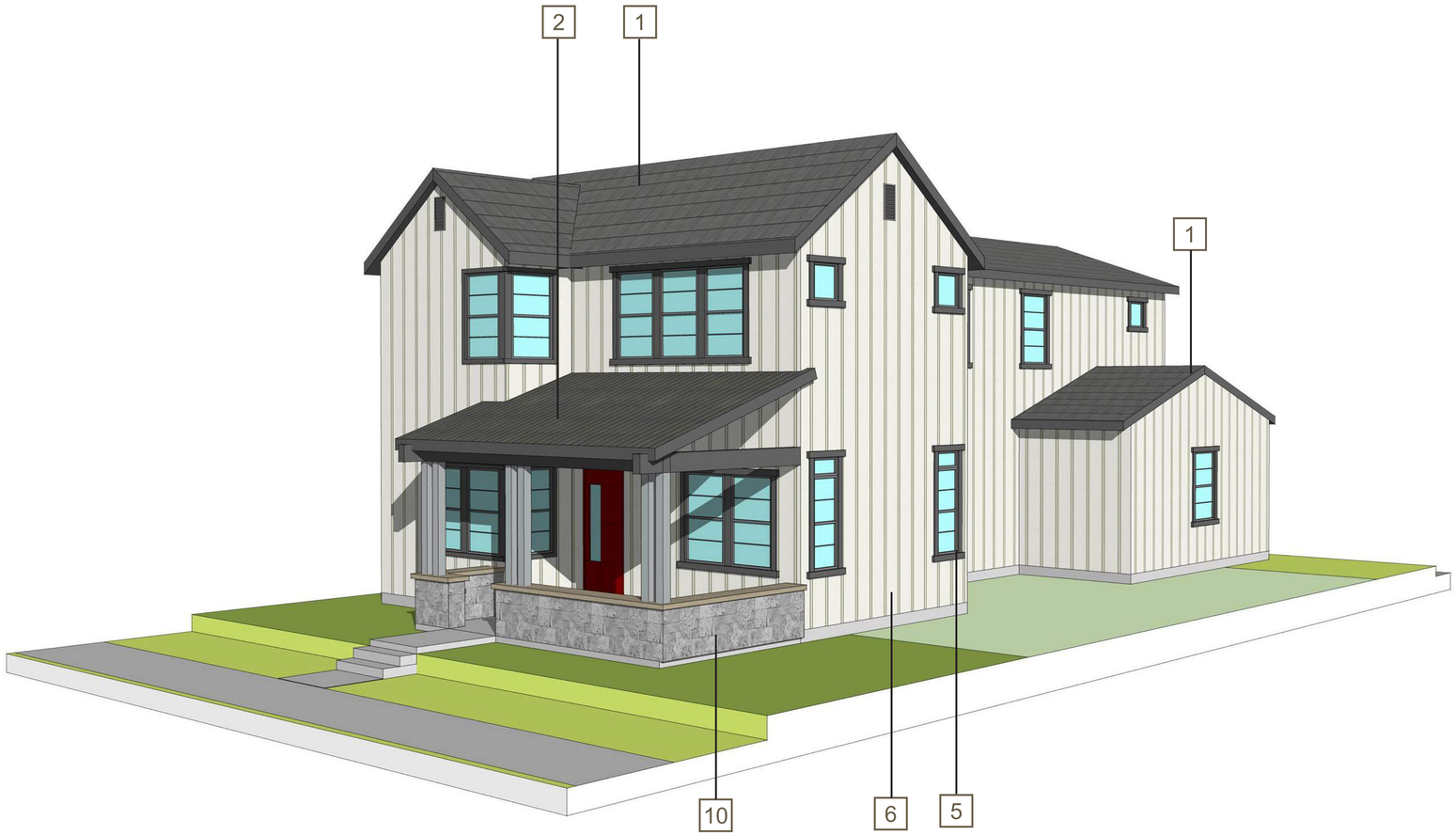
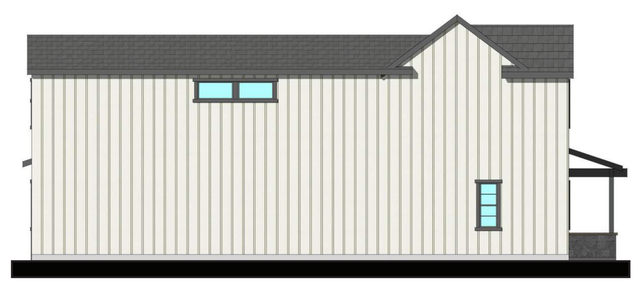
A.58



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
4 GARAGE DOOR
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION



LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 3A - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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DATE 07-01-2022

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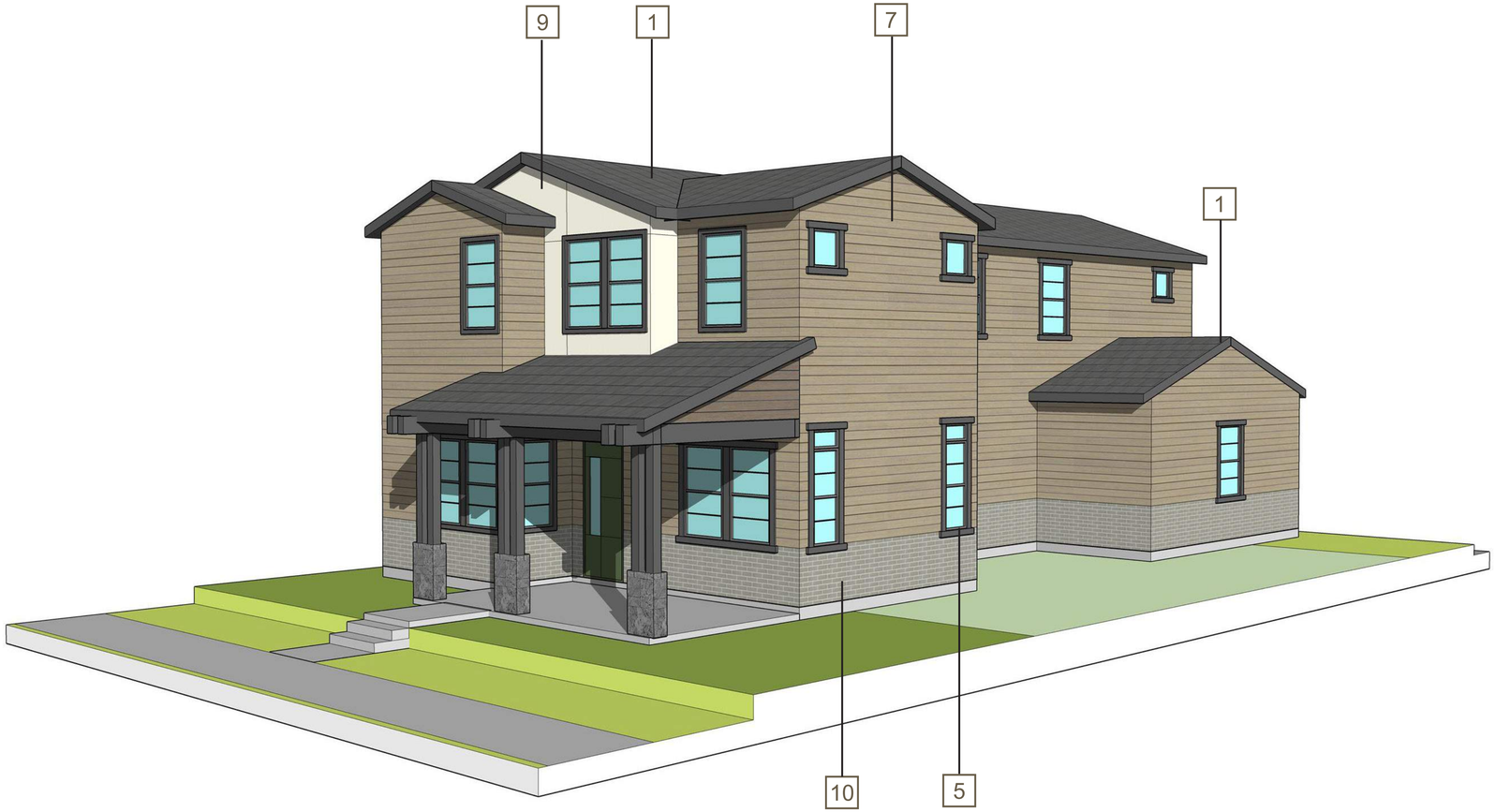
A.59



1 COMPOSITION SHINGLE ROOF
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8 VERTICAL SIDING
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10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 3B - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

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DATE 07-01-2022

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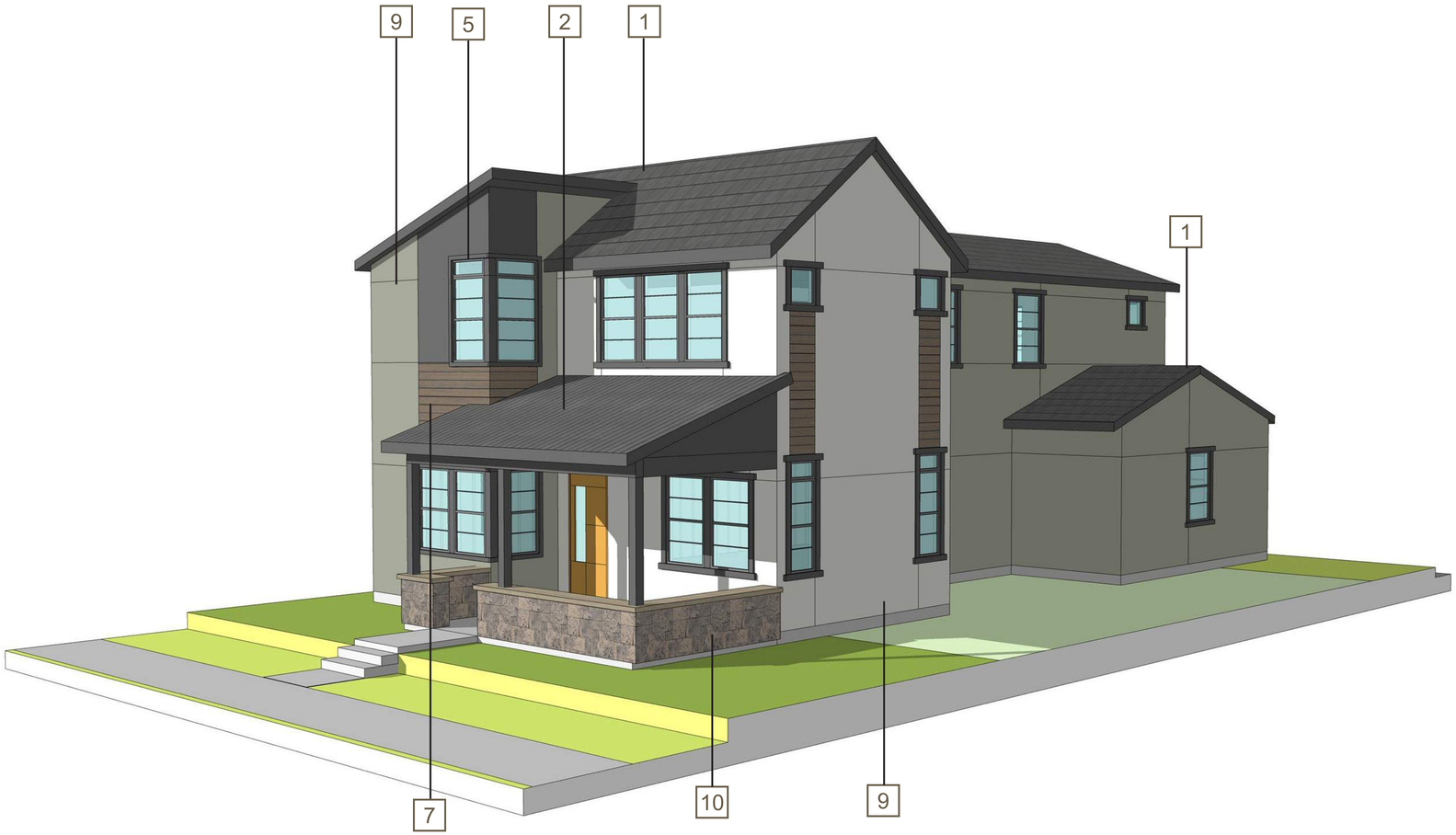
A.60



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
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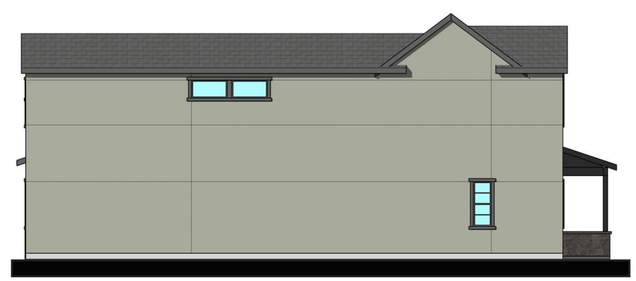
5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION



LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

ALLEY LOADED PLAN 3C - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

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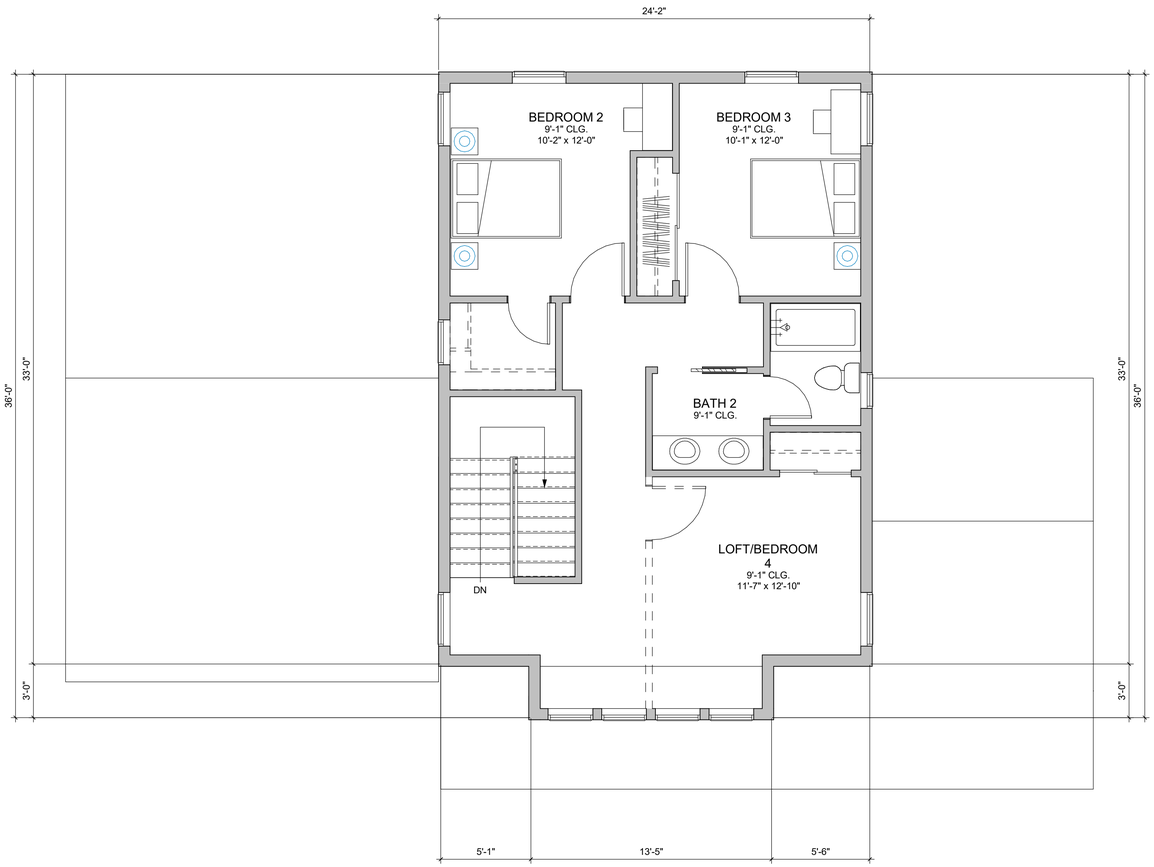
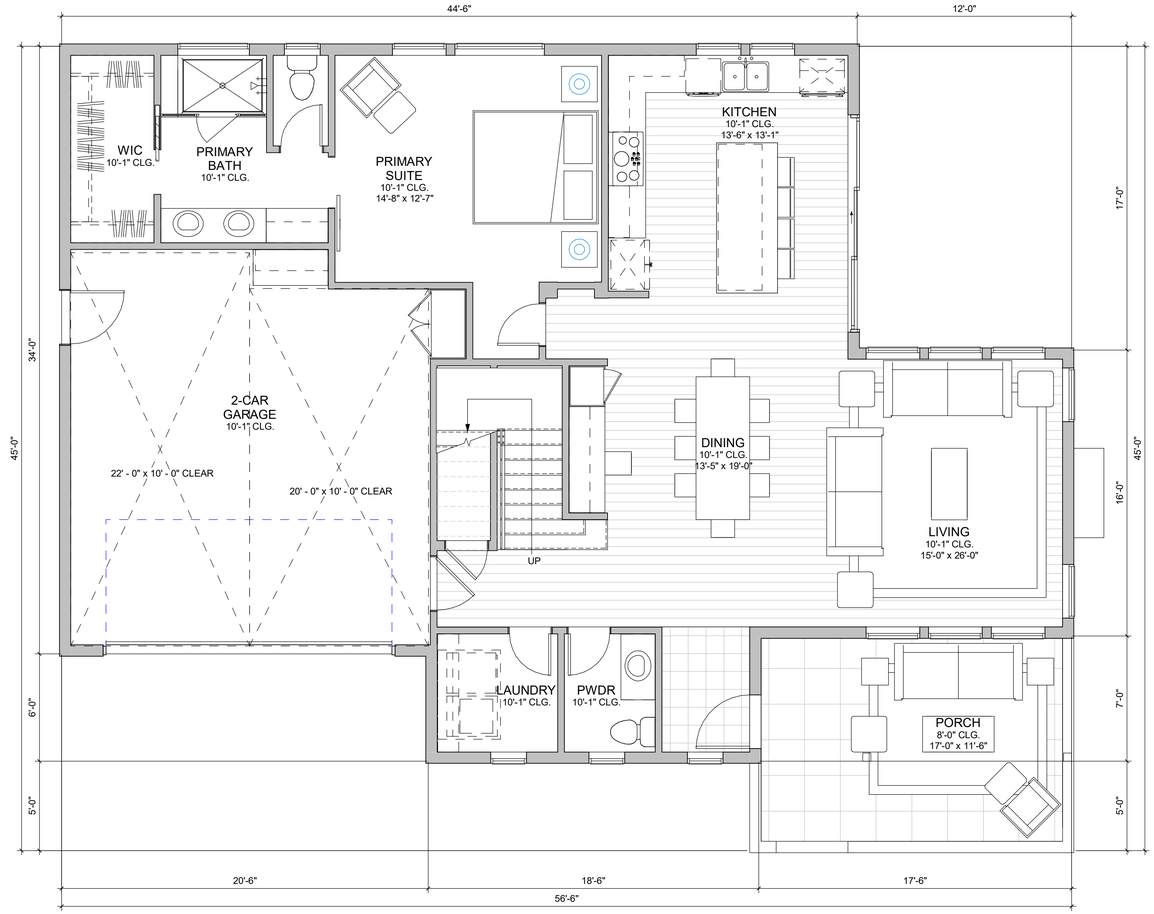
A.61



PLAN 1 SECOND FLOOR PLAN
1/4" = 1'-0"



PLAN 1 FIRST FLOOR PLAN

PLAN 1 - 3 BR / 2.5 BA	
NAME	AREA (SF)
FIRST FLOOR	1347
SECOND FLOOR	756
TOTAL LIVING AREA	2103
2-CAR GARAGE	464
PORCH	212
TOTAL NON-LIVING AREA	676

WIDE SHALLOW PLAN - FLOOR PLANS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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DATE 07-01-2022

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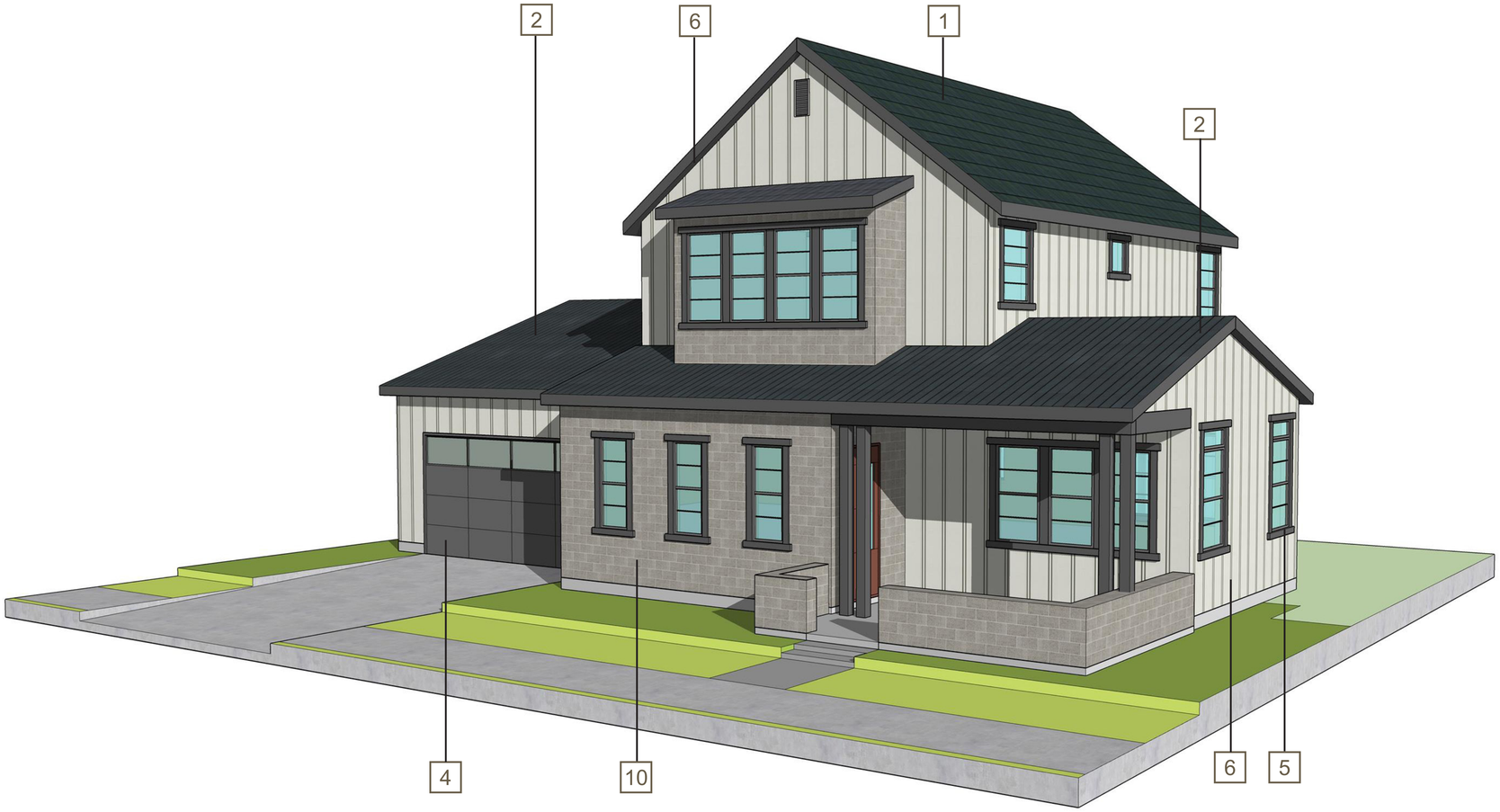
A.64



1 COMPOSITION SHINGLE ROOF
2 STANDING SEAM METAL ROOF
3 PAINTED FRONT DOOR
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5 VINYL WINDOW W/ DARK FRAMES
6 BOARD AND BATTEN SIDING
7 HORIZONTAL SIDING
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

1/8” = 1’-0”

WIDE SHALLOW PLAN A - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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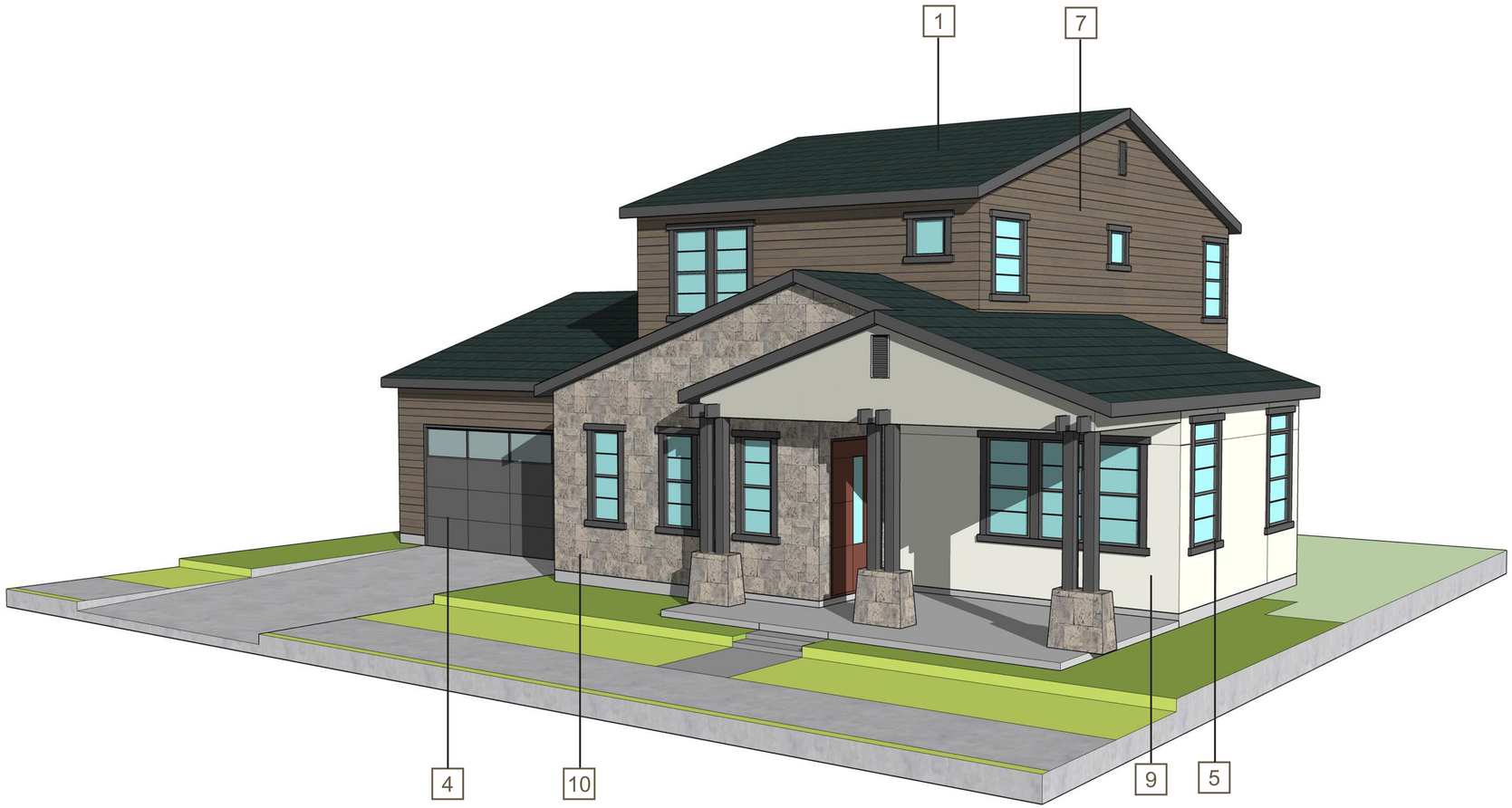
A.65



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5 VINYL WINDOW W/ DARK FRAMES
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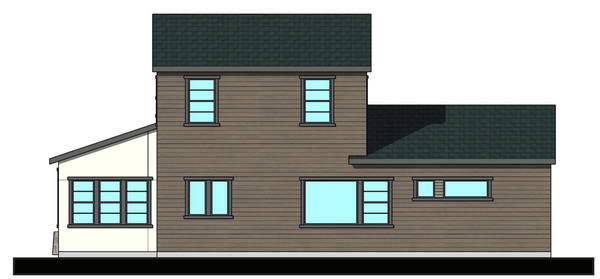
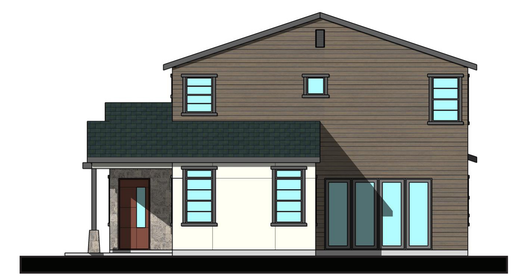
8 VERTICAL SIDING
9 STUCCO FINISH
10 STONE VENEER
11 CONCRETE TILE ROOF
12 WOOD RAILING


FRONT ELEVATION


LEFT ELEVATION


REAR ELEVATION


RIGHT ELEVATION

1/8” = 1’-0”

WIDE SHALLOW PLAN C - ELEVATIONS

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

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DATE 07-01-2022

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A.66

WIDE SHALLOW - STREETSCAPE

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

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DATE 07-01-2022

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925-251-7200

A.75

WIDE SHALLOW - STREETSCAPE

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

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DATE 07-01-2022

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925-251-7200

A.76

CLUSTER HOMES - MOTOR COURT

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-01-2022

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Pleasanton, CA 94588
925-251-7200

A.77

CLUSTER HOMES - STREETSCAPE

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

DAHLIN

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DATE 07-01-2022

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A.78

ALLEY LOADED HOMES - STREETSCAPE

KERMAN MIXED DENSITY DEVELOPMENT - SINGLE FAMILY DETACHED

BOYD COMPANIES

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DATE 07-01-2022

A.79

CLUBHOUSE - DESIGN

KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

BOYD COMPANIES

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JOB NO. 1610.001
DATE 07-15-2022

A.80

FRONT ELEVATION

LEFT ELEVATION

CLUBHOUSE ELEVATIONS

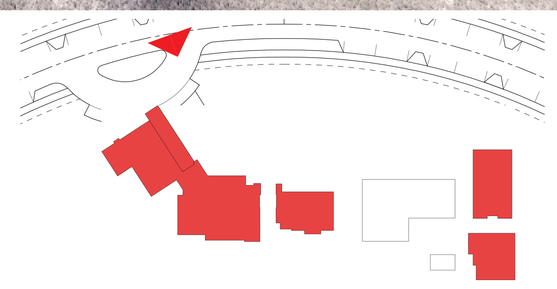
KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

BOYD COMPANIES

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1610.001
DATE 07-15-2022

A.84



PERSPECTIVE VIEW

KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-15-2022

5865 Owens Drive
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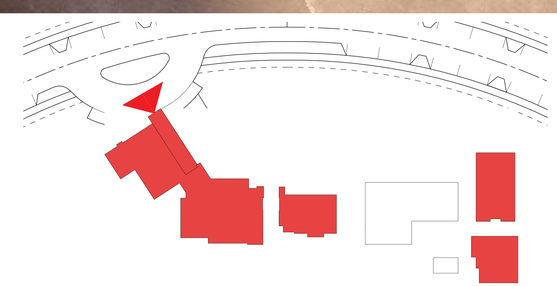
925-251-7200

A.90



MAIN ENTRY

KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

BOYD COMPANIES

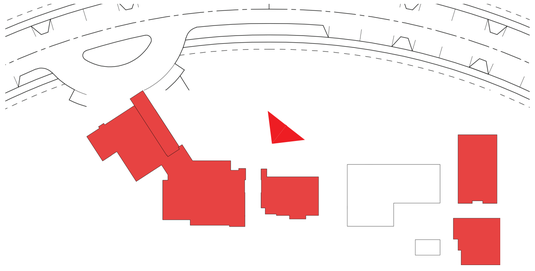
DAHLIN

JOB NO. 1610.001
DATE 07-15-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.91

FRONT VIEW



KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

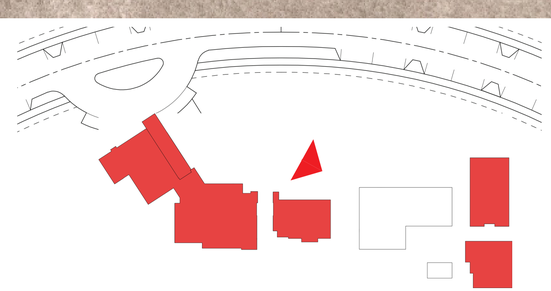
BOYD COMPANIES

DAHLIN

JOB NO.	1610.001
DATE	07-15-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.92



POOL AND FITNESS CENTER

KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

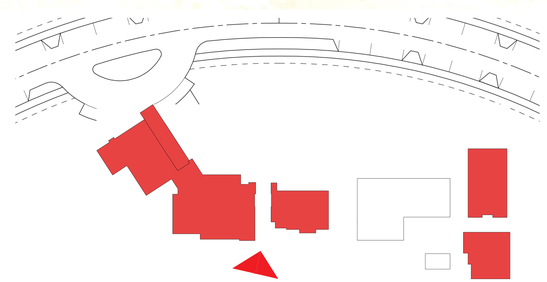
BOYD COMPANIES

DAHLIN

JOB NO. 1610.001
DATE 07-15-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.93



APPROACH FROM APARTMENTS

KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

BOYD COMPANIES

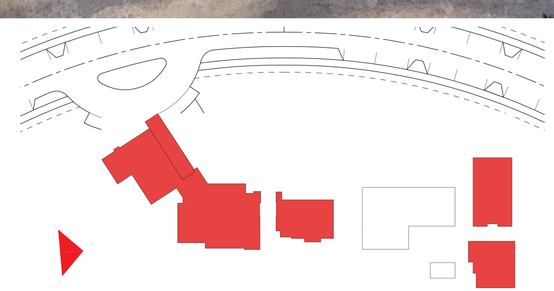
DAHLIN

JOB NO. 1610.001
DATE 07-15-2022

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.94

GREEN SPACE



KERMAN MIXED DENSITY DEVELOPMENT - CLUBHOUSE

BOYD COMPANIES

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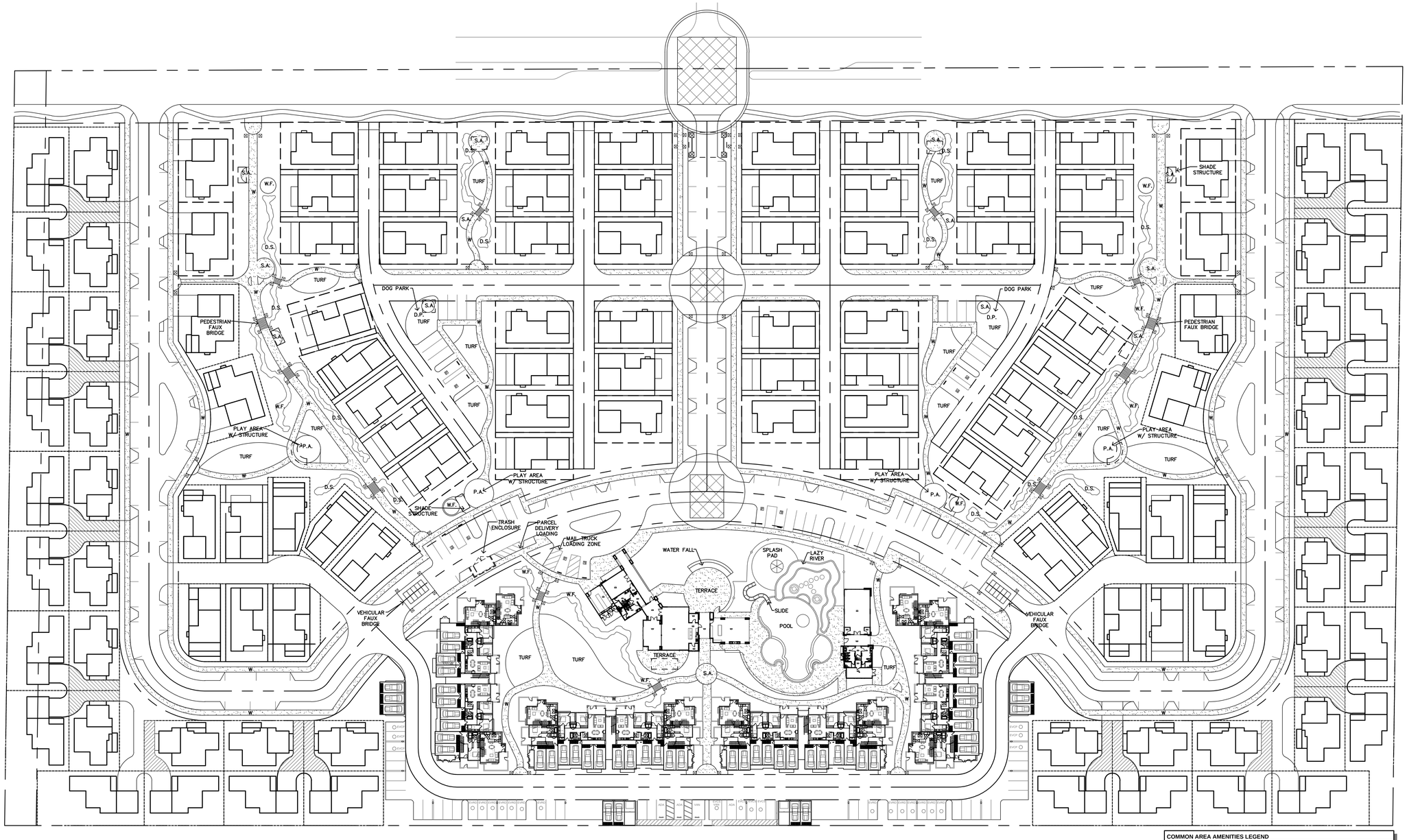
A.95



COMMON AREA AMENITIES LEGEND	
D.S.	DRAINAGE SWALE
W	PEDESTRIAN WALKWAY
P.A.	PLAY AREA W/ PLAY STRUCTURE
S.A.	PEDESTRIAN SEATING AREA
D.P.	DOG PARK
TURF	BERMUDA GRASS TURF
W.F.	WATER FEATURE – FOUNTAIN / STREAM
	PEDESTRIAN FAUX BRIDGE
	VEHICULAR FAUX BRIDGE
	SHADE STRUCTURE
	STONE CLAD PILASTER

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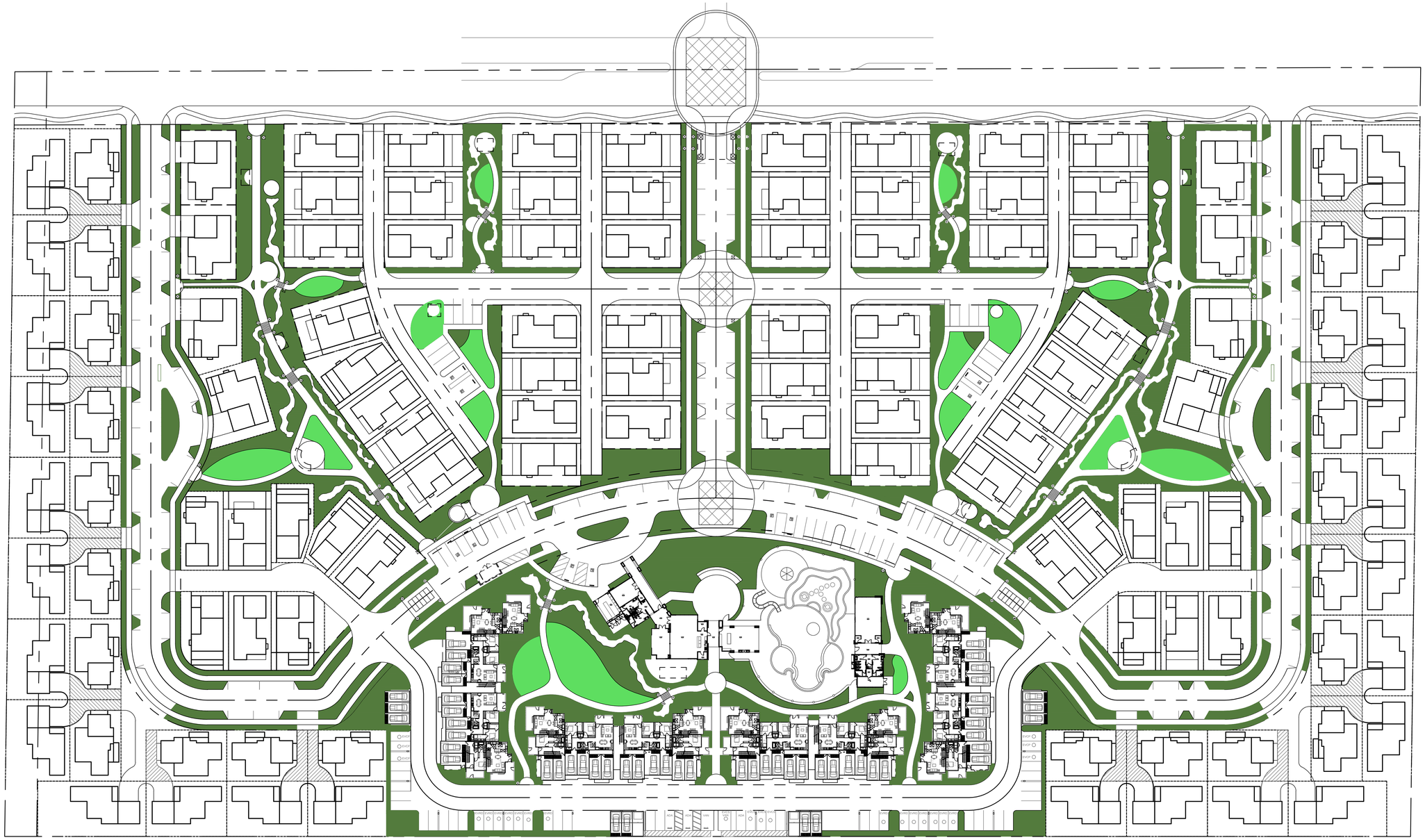
SAMC
SCOTT A. NEWKIRK CONSULTING

DAHLIN

WHISPERING FALLS
PLANNED DEVELOPMENT AND TENTATIVE TRACT MAP IN CITY OF KERMAN/FRESNO COUNTY

LANDSCAPE SITE PLAN
L1.0

SM325.21



PROPOSED PLANTING LEGEND	
SYM.	DESCRIPTION
	HYBRID BERMUDA TURF GRASS – "CELEBRATION" HYBRID BERMUDA
	LOW WATER USE SHRUBS & GROUND COVER – I.E. – AUTUM SAGE, PINK MUHLY GRASS, LITTLE OLLIE OLIVE, LANTANA, ROSEMARY, DWARF BOTTLEBRUSH

TOTAL AREA OF LANSCAPE COMMON SPACE – 138,928 S.F.

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SAMC

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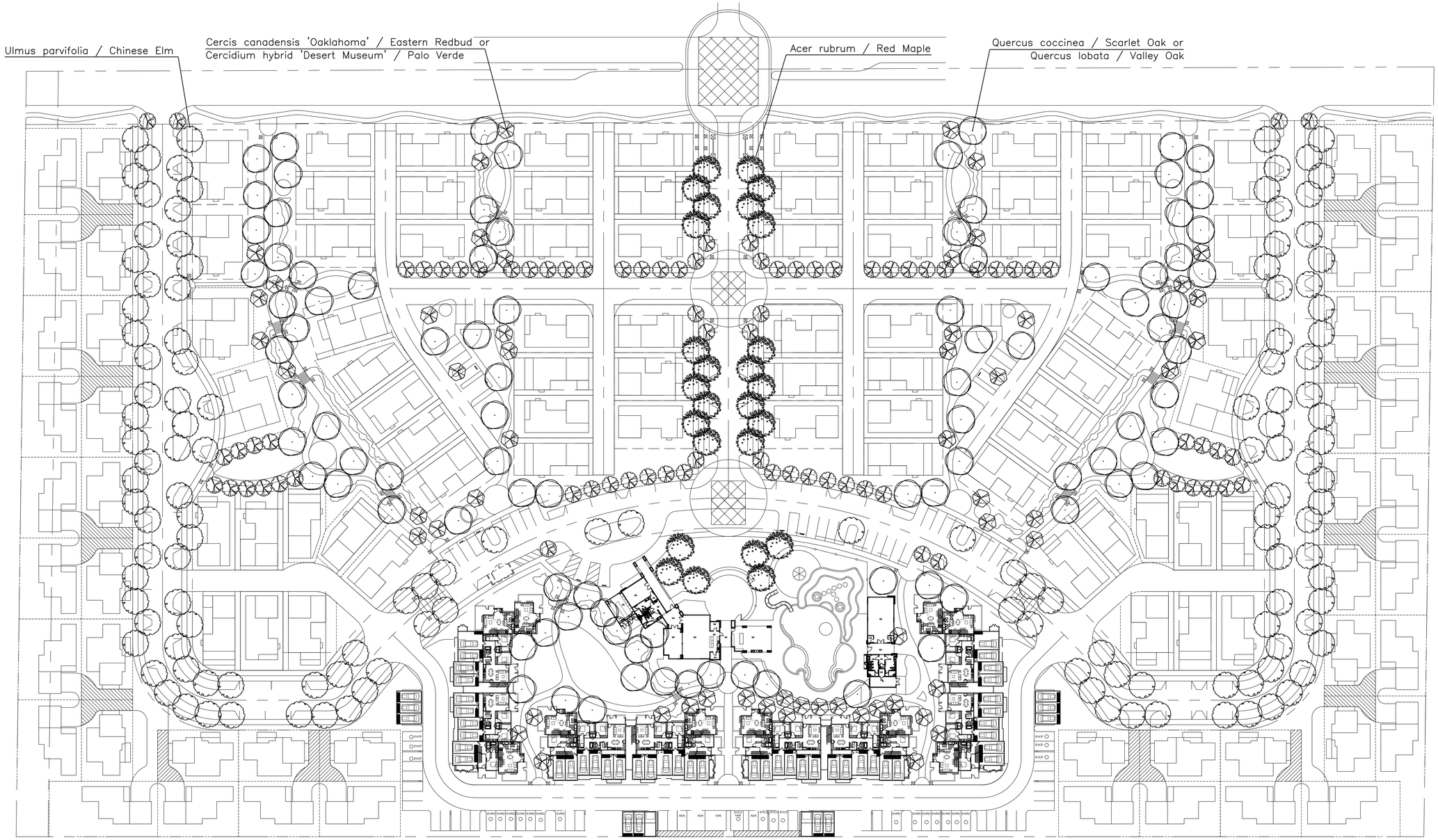
WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

PLANTING PLAN
L2.0

SM325.21



PROPOSED PLANTING LEGEND

SYM.	DESCRIPTION
	Acer rubrum / Red Maple
	Ulmus parvifolia / Chinese Elm
	Quercus coccinea / Scarlet Oak or Quercus lobata / Valley Oak
	Cercis canadensis 'Oaklahoma' / Eastern Redbud or Cercidium hybrid 'Desert Museum' / Palo Verde

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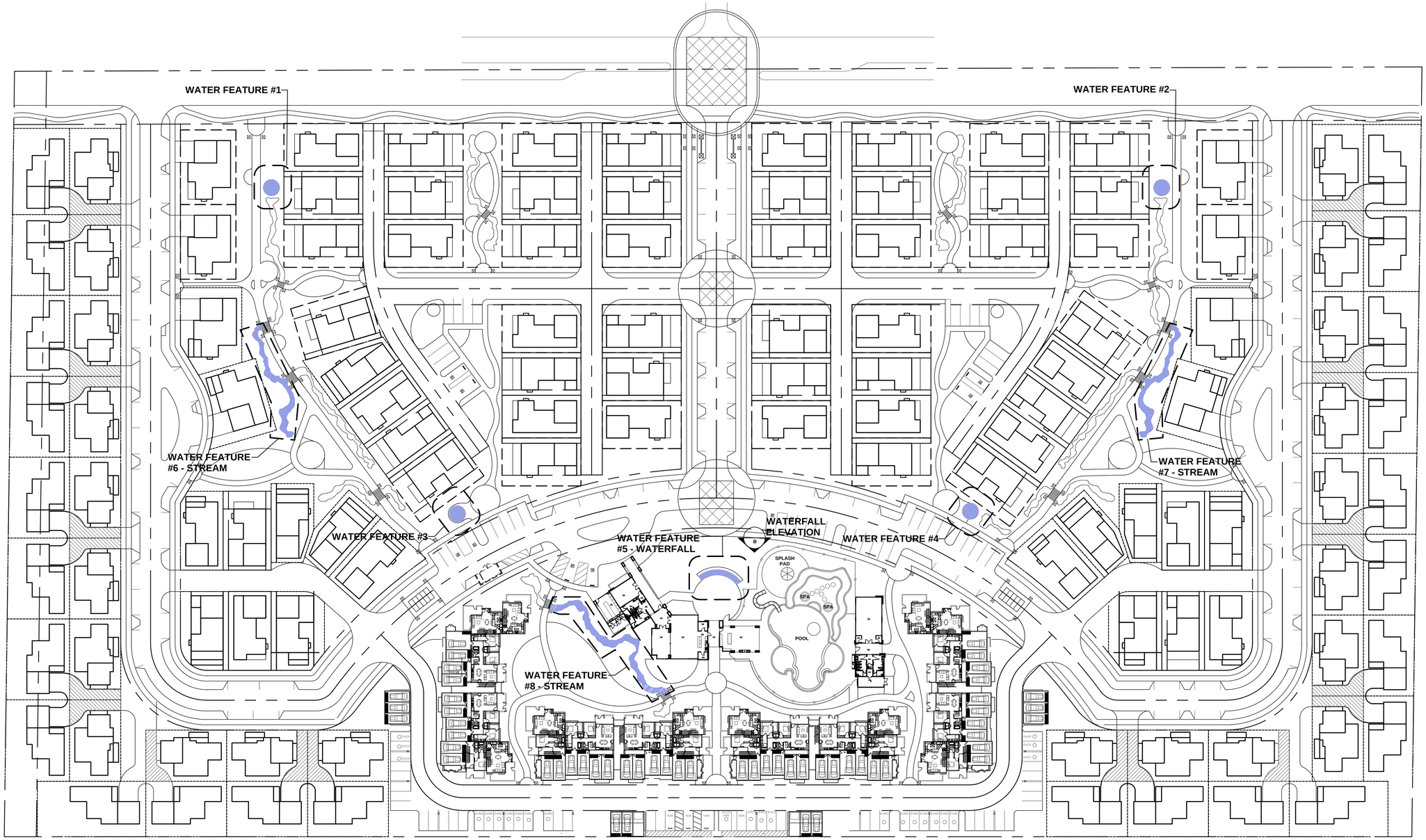
WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

PLANTING PLAN
L2.1

SM325.21



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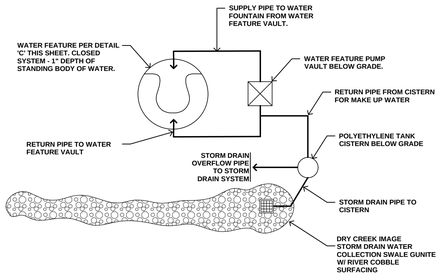
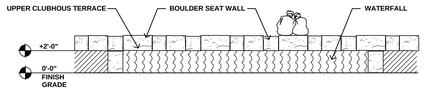
WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

WATER FEATURE PLAN
L3.0

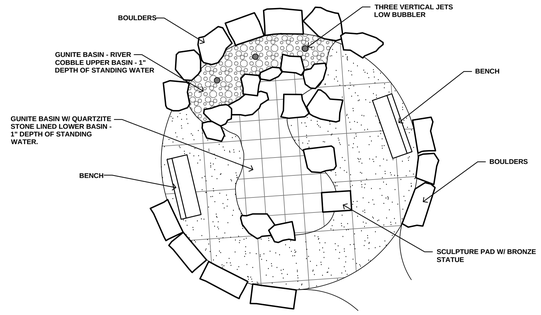
SM325.21



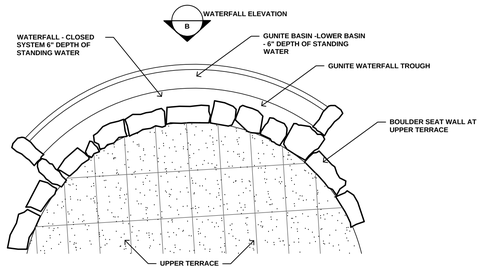
A **WATER FEATURE ONE THROUGH FOUR PLUMBING SCHEMATIC PLAN / STORM WATER COLLECTION** N.T.S.



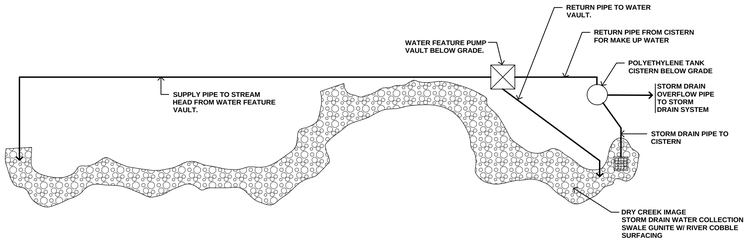
B **WATERFALL AT CLUBHOUSE TERRACE ELEVATION** 1/8"=1'-0"



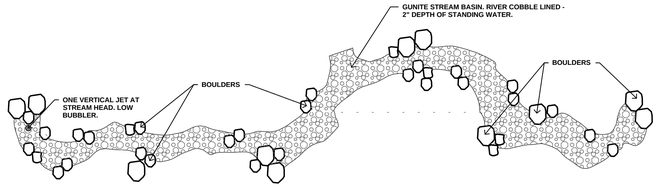
C **WATER FEATURE - ONE THROUGH FOUR - PLAN - TYPICAL** 1/4"=1'-0"



D **WATER FEATURE FIVE - WATER FALL AT CLUBHOUSE TERRACE - PLAN** 1/8"=1'-0"



F **STREAM WATER FEATURE - SIX THROUGH EIGHT - PLUMBING SCHEMATIC PLAN/STORM WATER COLLECTION** 1/8"=1'-0"



G **STREAM WATER FEATURE - SIX THROUGH EIGHT - PLAN - TYPICAL** 1/8"=1'-0"

WATER FEATURE DESIGN PARAMETERS

The overall project development program focuses on efficient, sustainable, low impact living. Design features for the housing units and site improvements will provide for less energy consumption, solar power generation, recycling of domestic water used within homes, storm water capture / storage and low water use plantings.

The design direction with regard to water features follows the sustainable path. The eight water features located in the common areas of the development will be closed systems that circulate water through a pump vault in a continuous loop while operating. Water lost from the water features will be negligible with evaporation the main contributing factor to any water loss. To further mitigate water use the development will harvest rain water throughout the site and capture the runoff in below grade cisterns. The cisterns will then provide water to the water feature as required due to evaporation loss. The pumping system will include automatic fill devices that call for water from the cistern and irrigation system supply when needed to maintain the water pumping level.

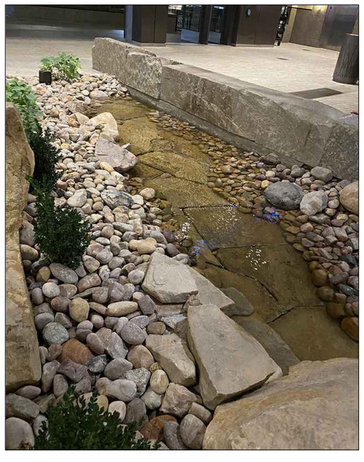
Water features one through four as identified on the water feature plan are scaled to the intimate pedestrian experience. Standing water in the basins and streams will be no more than one inch in depth at any point. The display presents the sound of water from low vertical bubblers dropping on stone and an image of a small 'Creek' nestled in a stone outcrop.

Water features six, seven and eight are shallow narrow "streams" providing a trickling sound of water. Standing water in the length of the stream will be two to four inches from high side to low side of the stream.

At the Clubhouse building there will be a terrace on the north face. The terrace will be elevated two feet above the entry boulevard to visually accent the Clubhouse. The north side terrace is designed with a waterfall that drops a sheet of water approximately two feet into a shallow basin. The water will then be circulated within a closed system. The waterfall will incorporate the cistern system consistent to the water features on site. The standing body of water in the upper and lower basins of the waterfall will maintain a depth of six inches.

The development understands the need to conserve water. Mitigation measure of recycled water use in the single family homes will offset the amount of water consumed by the proposed water features. The homes will provide a shower water recycling product manufactured by RAINSTICK that saves approximately 11,400 gallons per year per each two person home. This effort as well as rain harvesting and use in the proposed water features justifies the cultural aspect of a serene relaxing water amenity enhancing quality of life for home owners.

G **WATER FEATURE DESIGN PARAMETER** N.T.S.



H **WATER FEATURE INSPIRATION IMAGE** N.T.S.

I **WATER FEATURE INSPIRATION IMAGE** N.T.S.

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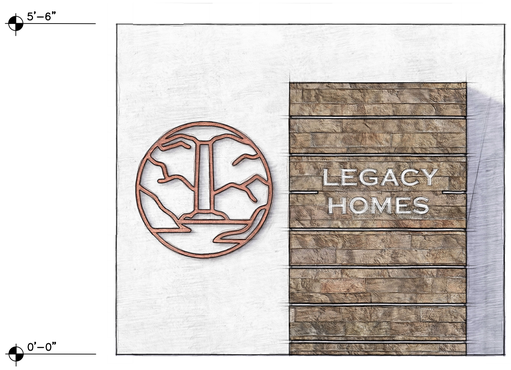
WHISPERING FALLS
PLANNED DEVELOPMENT AND TENTATIVE TRACT MAP IN CITY OF KERMAN/FRESNO COUNTY

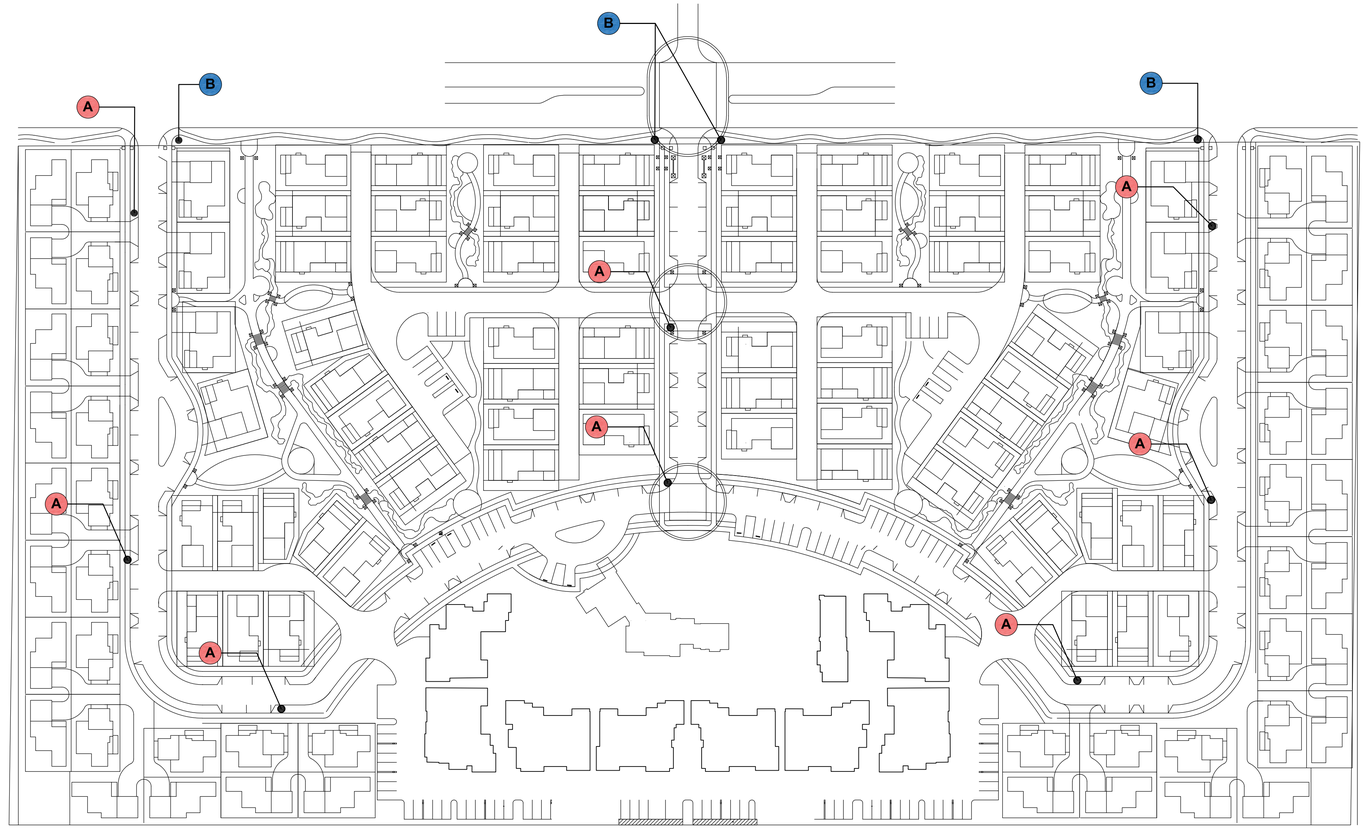
WATER FEATURE DETAILS
L3.1

SM325.21

A VEHICULAR DIRECTIONAL SIGN



B ENTRY MONUMENT SIGN



A VEHICULAR DIRECTIONAL SIGN - PERSPECTIVE

B ENTRY MONUMENT SIGN - PERSPECTIVE

WHISPERING FALLS
PLANNED DEVELOPMENT AND
TENTATIVE TRACT MAP IN CITY
OF KERMAN/FRESNO COUNTY

SITE SIGNAGE PLAN
L4.0

SM325.21

12.13.22