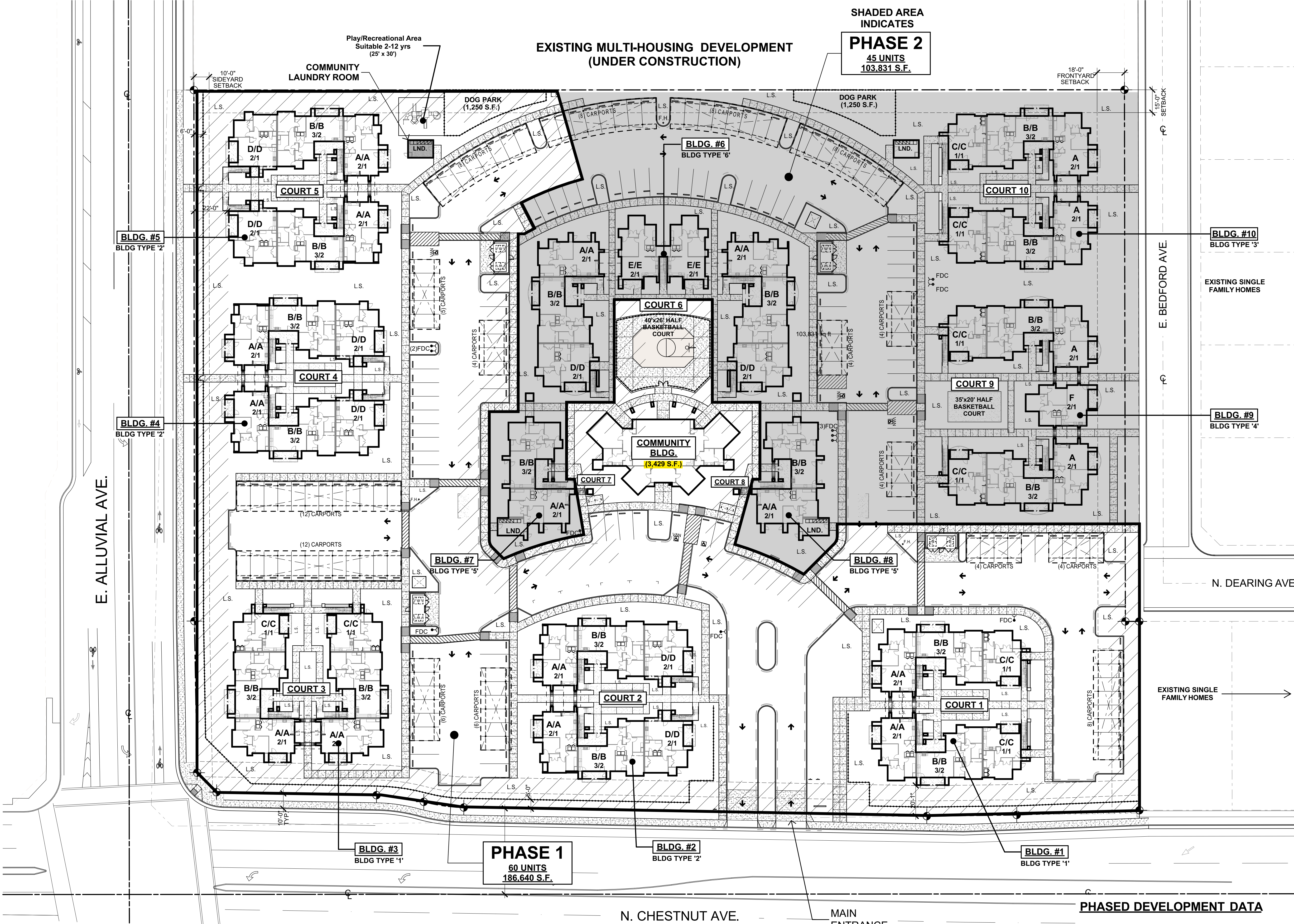


Exhibit “D”
Site Plan and Elevations



NOTE:
REFER TO **SHEET A-101a** FOR ADDITIONAL PLANNING AND DEVELOPMENT NOTES
SEE LANDSCAPE PLANS FOR LANDSCAPE REQUIREMENTS
PROPERTY CURRENTLY VACANT. ALL ON-SITE IMPROVEMENTS ARE CONSIDERED NEW / PROPOSED U.N.O.
REFER TO CIVIL PLANS FOR ALL EXISTING PROPERTY LINES, SITE DATA, GRADES, HORIZONTAL CONTROL AND BUILDING LOCATIONS, ETC.

"AVALON COMMONS"

AN AFFORDABLE APARTMENT COMMUNITY

7521 N CHESTNUT AVE, FRESNO, CALIFORNIA

PHASED DEVELOPMENT DATA

PHASE 1:

UNIT MIX	
20 x UNIT 'A' - 2Bed/1Bath @ 906	= 18,120
20 x UNIT 'B' - 3Bed/2Bath @ 1,116	= 22,320
8 x UNIT 'C' - 1Bed/1Bath @ 720	= 5,760
12 x UNIT 'D' - 2Bed/1Bath @ 887	= 10,644
60 TOTAL UNITS	56,844

PARKING

COVERED	60
OPEN	38
TOTAL	100

PHASE 2:

UNIT MIX	
12 x UNIT 'A' - 2Bed/1Bath @ 906	= 10,872
16 x UNIT 'B' - 3Bed/2Bath @ 1,116	= 17,856
8 x UNIT 'C' - 1Bed/1Bath @ 720	= 5,760
4 x UNIT 'D' - 2Bed/1Bath @ 887	= 3,548
4 x UNIT 'E' - 2Bed/1Bath @ 898	= 3,592
1 x UNIT 'F' - 2Bed/1Bath @ 898	= 898
45 TOTAL UNITS	42,526

PARKING

COVERED	36
OPEN	33
TOTAL	69

LAUNDRY FACILITIES

- 1) CONNECTIONS ONLY PROVIDED IN EACH DWELLING UNIT FOR TENANT SUPPLIED APPLIANCES
- 2) COMMON FACILITIES (1 WASHER/DRYER PER 10 UNITS/25% REDUCTION WHERE CONNECTIONS PROVIDED IN DWELLING UNITS)
 - a) PHASE 1: 5 WASHERS/DRYERS
 - b) PHASE 2: 3 WASHERS/DRYERS
 - c) TOTAL DEVELOPMENT: 8 WASHERS/DRYERS

DEVELOPMENT DATA

ADDRESS/LOCATION: 7521 N. CHESTNUT AVE, FRESNO, CA.
APN: 404-071-50
JURISDICTION: CITY OF FRESNO
EXISTING ZONING: RS-5 / RESIDENTIAL MEDIUM DENSITY
PROPOSED ZONING: RS-5 WITH A CONDITIONAL USE PERMIT (and to RM-1 Standards)
ALLOWED DENSITY: = 16 UNITS MAX. PER ACRE = 106.4 units maximum.
PROPOSED DENSITY: = 105 UNITS
(16 - 1Bed/1Bath units = 15.2%)
(53 - 2Bed/1Bath units = 50.5%)
(36 - 3Bed/2Bath units = 34.3%)
ALLOWED USE: YES
LOT COVERAGE - MAX: 50%
LOT COVERAGE - ACTUAL: 30.1% (88,209 S.F.)
Carports: 18,900 sf.
Unit Buildings: 68,309 sf.
FAR - MAX: NA
FAR - PROPOSED: NA
PROPOSED USE: 2-STORY APARTMENT COMMUNITY
MAX. HEIGHT ALLOWED: 40'-0"
PROPOSED HEIGHT: 35'-0"

SETBACKS - REQUIRED: 10' min-20' max.
FRONT (east, Chestnut): 10' min.
SIDE (south, Alluvial): 20' min.
REAR (west): 20' min.
SIDE (north): 15' min.
PROPOSED: 20' - 22', 20' - 22', 15', 15'
REQUIRED MIN. BLDG. FRONTAGE AS % = 50%
FRONTAGE PROVIDED: CHESTNUT 620' long w/ 315' Bldg. = 50.8%
ALLUVIAL 460' long w/ 300' Bldg. = 65.2%
PRIVATE & COMMON OPEN SPACE P/ UNIT: 20% of TOTAL SITE AREA = 57,935 SF.
REQUIRED: (50% of all units shall have min. 32 sq. ft. of Priv. Open space. Minimum open space dimension is 20')
PROVIDED: 32.1% = 93,174 sf. (REFER TO **SHEET P-103**)

UNIT BREAKDOWN/ DEVELOPMENT DATA: (TOTAL DEVELOPMENT)	
32 - A UNITS (2br/1ba)	@ 906 sf. ea. (28,992 sf)
16 - B UNITS (3br/2ba)	@ 1116 sf. ea. (40,176 sf)
16 - C UNITS (1br/1ba)	@ 720 sf. ea. (11,520 sf)
16 - D UNITS (2br/1ba)	@ 887 sf. ea. (14,192 sf)
4 - E UNITS (2br/1ba)	@ 898 sf. ea. (4,490 sf)
1 - F UNITS (2br/1ba)	@ 898 sf. ea. (898 sf)
105 TOTAL UNITS:	(16 - 1Bed/1Bath units = 15.2%) (53 - 2Bed/1Bath units = 50.5%) (36 - 3Bed/2Bath units = 34.3%)
TOTAL UNIT CONDITIONED AREA:	99,370 SF
COMMUNITY BLDG.	3,429 SF
TOTAL GROSS BLDG. AREA=	102,799 SF
ANCILLARY UNCONDITIONED:	
STAIRS:	TBD SF
LAUNDRY:	TBD SF
CORRIDORS:	TBD SF
SUBTOTAL:	TBD SF

PARKING REQUIRED - MARKET RATE
(PER FRESNO DEVELOPMENT CODE, TABLE 15-2409 - MULTI-UNIT RESIDENTIAL)
1 BED UNITS: 1 ST/PER UNIT + 1 ST/ P/4 UNITS = 24 STALLS
2 BED UNITS: 1 ST/PER UNIT + 1 ST/ P/2 UNITS = 80 STALLS
3 BED UNITS: 1.5 ST/PER UNIT + 1 ST/ P/2 UNITS = 72 STALLS
TOTAL REQUIRED: = 176 STALLS

PARKING REQUIRED - AFFORDABLE
(PER FRESNO DEVELOPMENT CODE, TABLE 15-2409 - AFFORDABLE HOUSING)
1 BED UNITS: 75 ST/PER UNIT + 1 ST/ P/4 UNITS = 16 STALLS
2 BED UNITS: 75 ST/PER UNIT + 1 ST/ P/4 UNITS = 54 STALLS
3 BED UNITS: 1.5 ST/PER UNIT + 1 ST/ P/4 UNITS = 63 STALLS
TOTAL REQUIRED: = 133 STALLS

PARKING REQUIRED - DEVELOPER REQUESTED PARKING REDUCTION FOR AFFORDABLE HOUSING:
(PER FRESNO DEVELOPMENT CODE, TABLE 15-2413(A) & 15-2205)
1 BED UNITS: 75 ST/PER UNIT + 1 ST/ P/4 UNITS = 16 STALLS
2 BED UNITS: 75 ST/PER UNIT + 1 ST/ P/4 UNITS = 54 STALLS
3 BED UNITS: 1.5 ST/PER UNIT + 1 ST/ P/4 UNITS = 45 STALLS
TOTAL REQUIRED: = 115 STALLS

REQUIRED STALL SIZE:
COVERED: 9' WIDE x 19' w/ 27'2" WAY DR. AISLE
OPEN: 9' WIDE x 19' w/ 27'2" WAY DR. AISLE
PARKING TO BE 30' BACK OF PROP. LINE.
PARKING PROVIDED: 176 SPACES = 1.67 STALLS PER UNIT (105 COVERED, 71 OPEN)

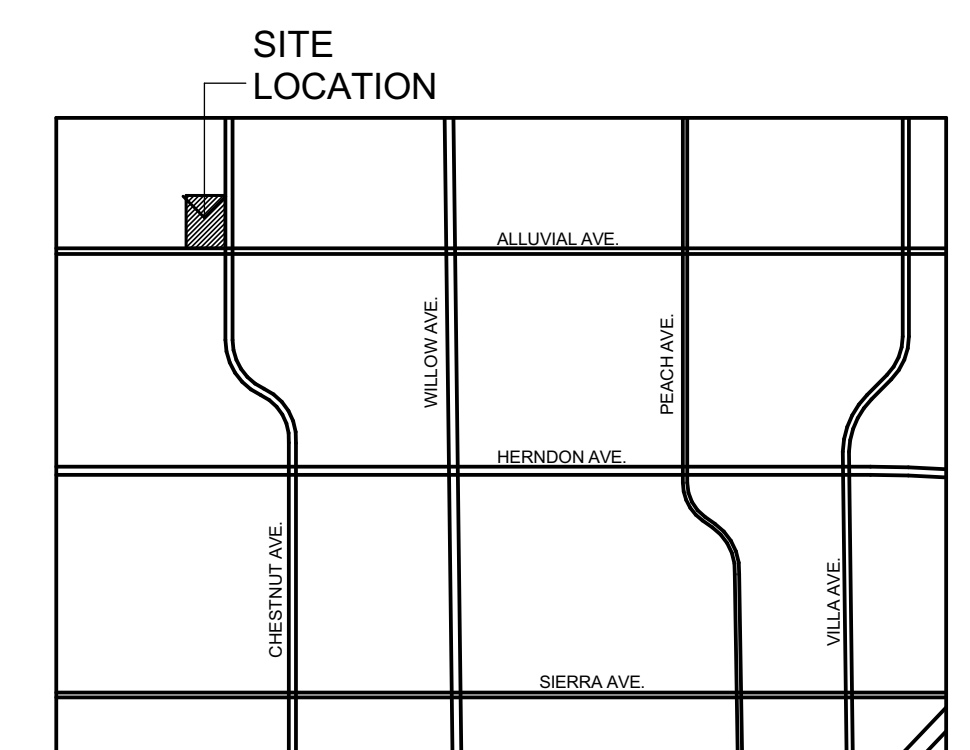
BICYCLE PARKING
SHORT TERM (1 PER 15 UNIT) 9 REQ'D
(105/15=7) 12 PROVIDED
LONG TERM 7 REQ'D
(105/15=7) 7 PROVIDED

PHASE 1 INTERIOR AMENITY FLOOR AREA CALCULATIONS (SPACES LOCATED WITHIN COMMUNITY BUILDING)

OFFICES (2 @ 222 S.F. EACH)	444
COMMUNITY ROOM/KITCHEN	1,401
COMPUTER ROOM	343
EXERCISE ROOM	343
TOTAL INTERIOR AMENITY AREA	2,531 S.F.

PHASE 1 INTERIOR COMMON FLOOR AREA CALCULATIONS

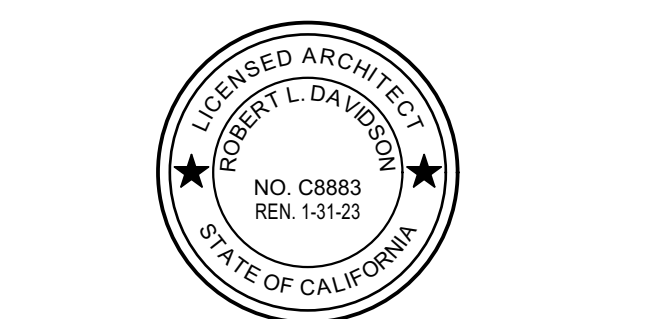
MANAGER UNIT	1,116
LAUNDRY ROOM (SEE SITE PLAN FOR LOCATION)	294
STORAGE ROOMS (WITHIN COMMUNITY BLDG.)	314
PUBLIC RESTROOMS (WITHIN COMMUNITY BLDG.)	380
TOTAL INTERIOR COMMON FLOOR AREA	2,014 S.F.



VICINITY MAP:
FRESNO, CALIFORNIA
SCALE: N.T.S.

R.L. Davidson, Inc.
ARCHITECTS
EST. 1987

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216-443-3303
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AVALON COMMONS
7521 N. CHESTNUT
FRESNO, CA
FOR:
FRESNO HOUSING AUTHORITY

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09-21-2020	OWNER REVIEW	
04-01-2021	ORC SUBMITTAL	
05-06-2021	C.U.P. SUBMITTAL	

SITE PHASE PLAN

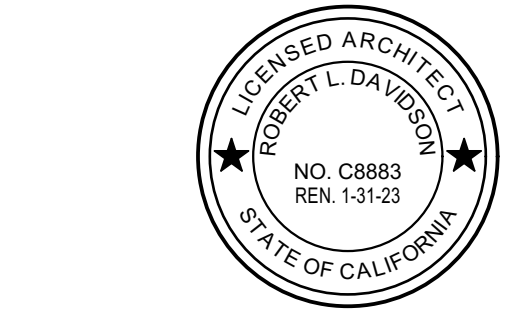
SCALE: AS SHOWN
SHEET NO:

P-101

PROJECT NO: 2011



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SHEET TITLE:
UNITS 'A' & 'B' FLOOR PLANS

SCALE: AS SHOWN
SHEET NO:

P-201

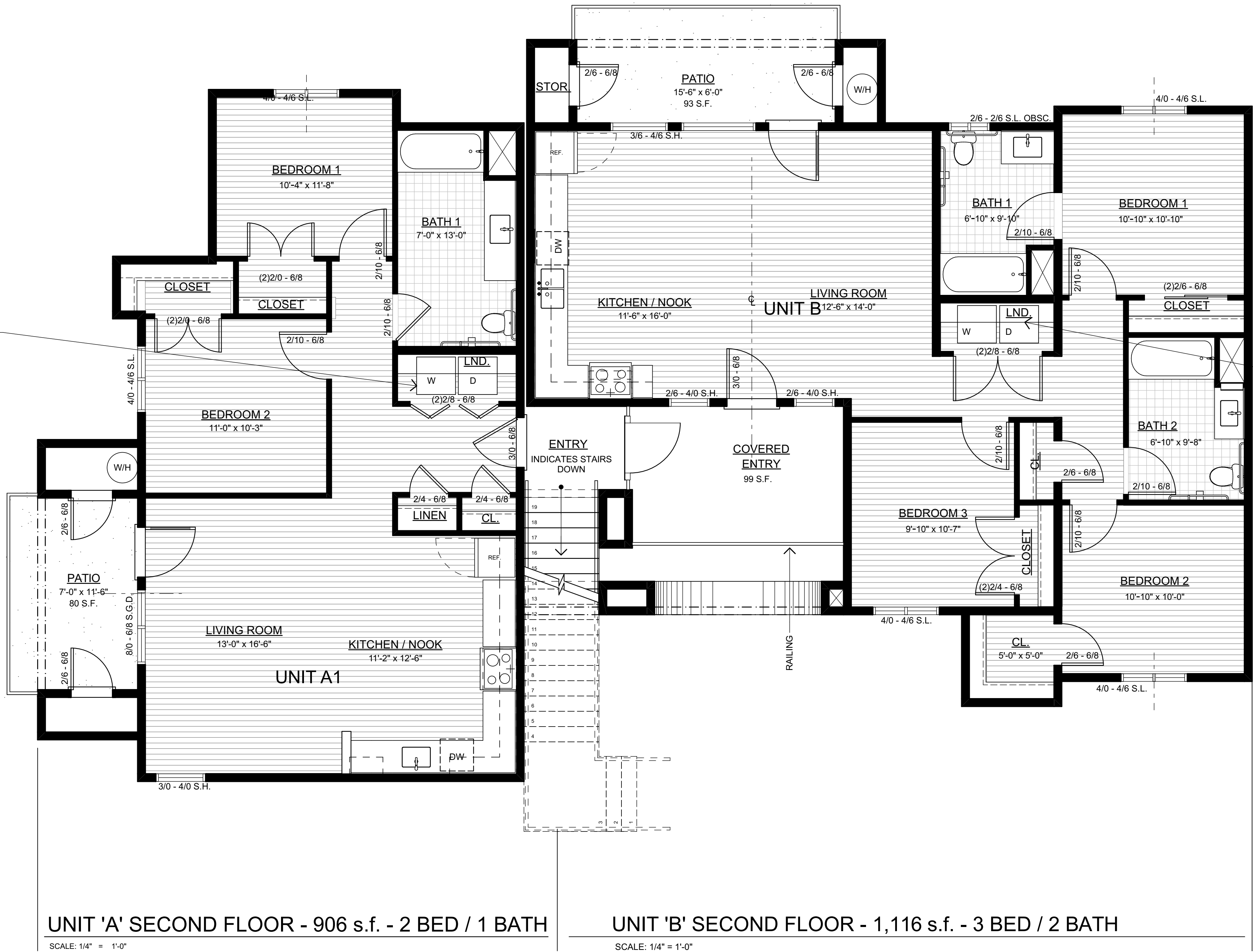
PROJECT NO: 2011

UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)

UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)

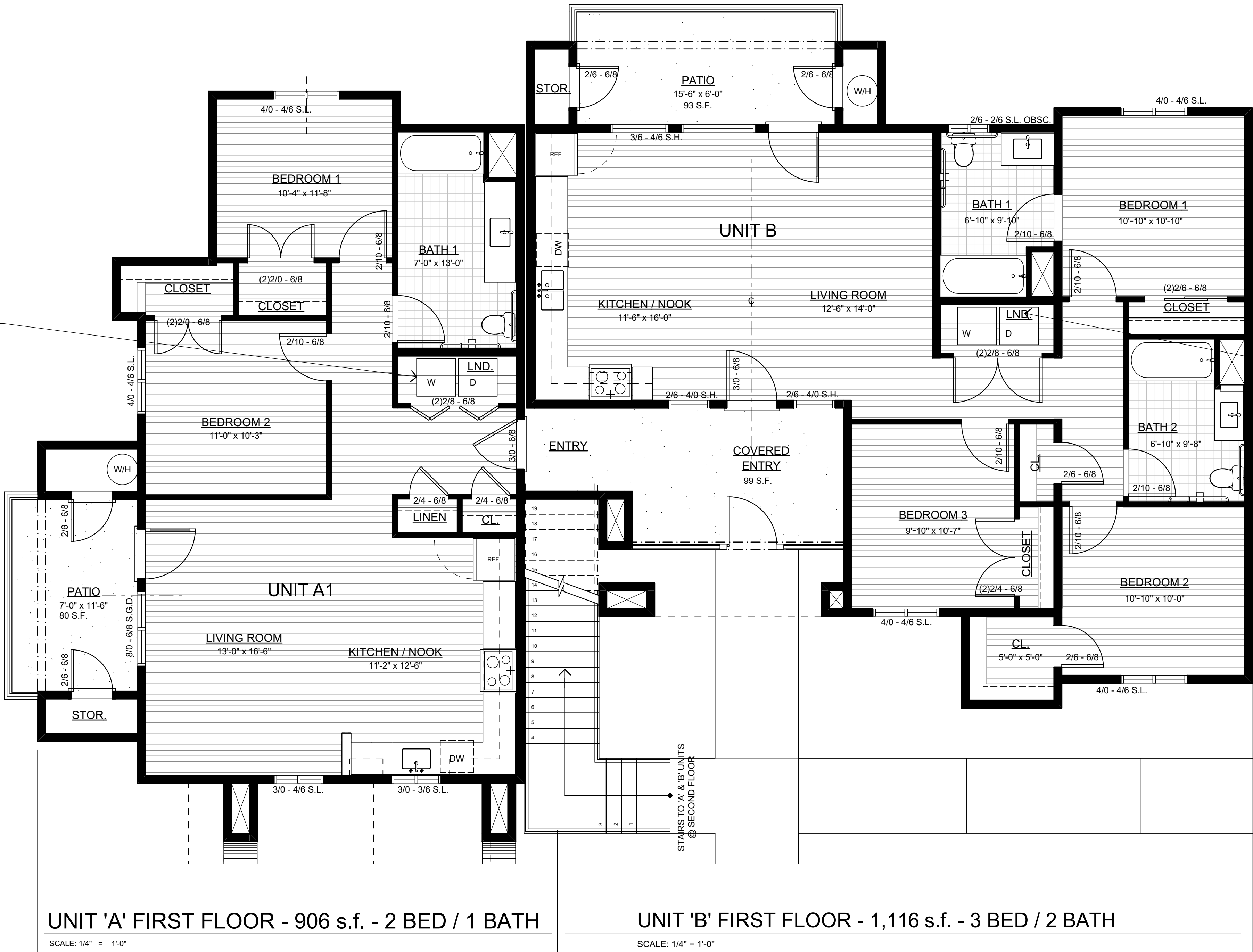
UTILITY CONNECTIONS ONLY
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(TYP. AT EACH DWELLING UNIT)

UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)



UNIT 'A' SECOND FLOOR - 906 s.f. - 2 BED / 1 BATH

UNIT 'B' SECOND FLOOR - 1,116 s.f. - 3 BED / 2 BATH



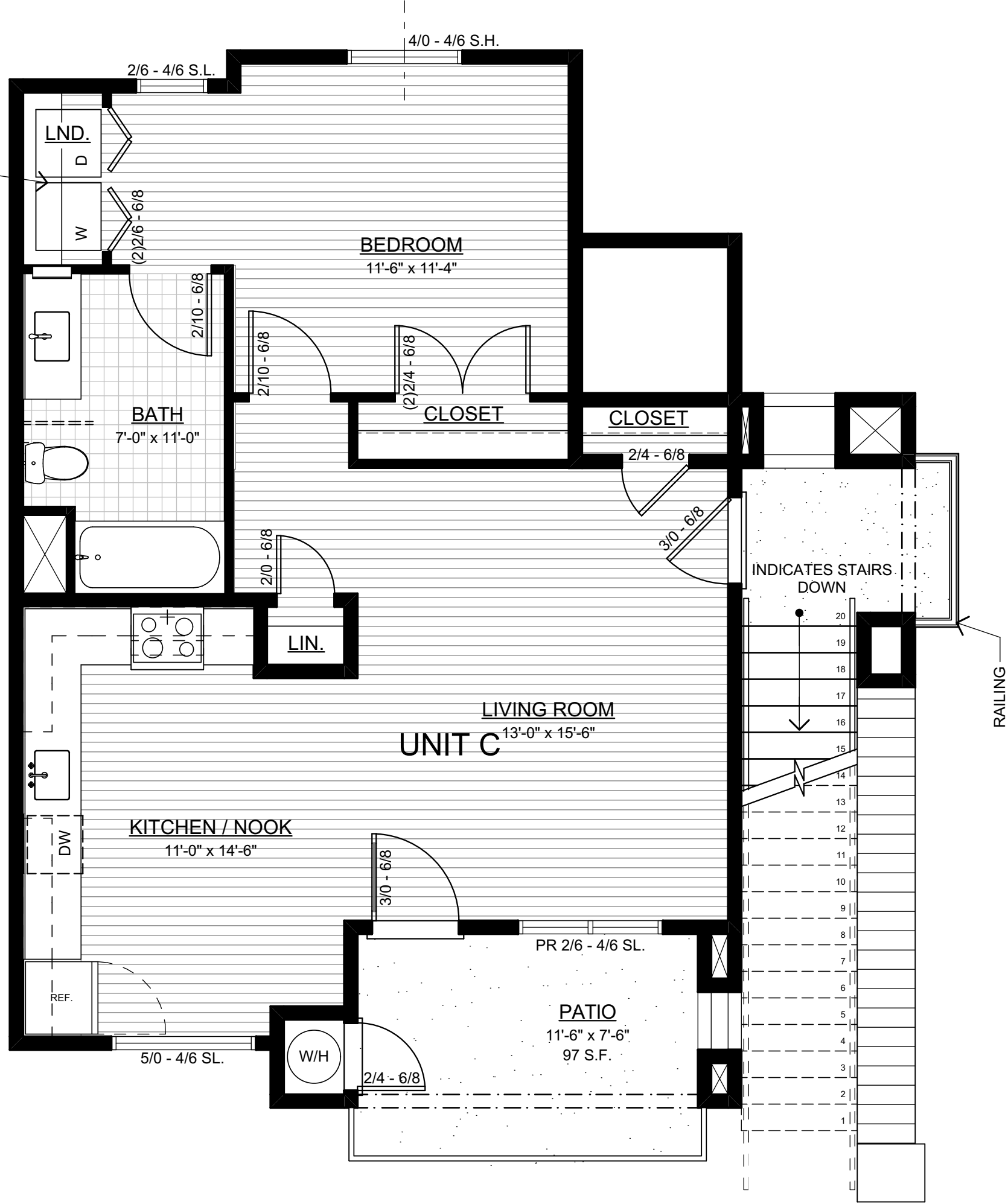
UNIT 'A' FIRST FLOOR - 906 s.f. - 2 BED / 1 BATH

UNIT 'B' FIRST FLOOR - 1,116 s.f. - 3 BED / 2 BATH



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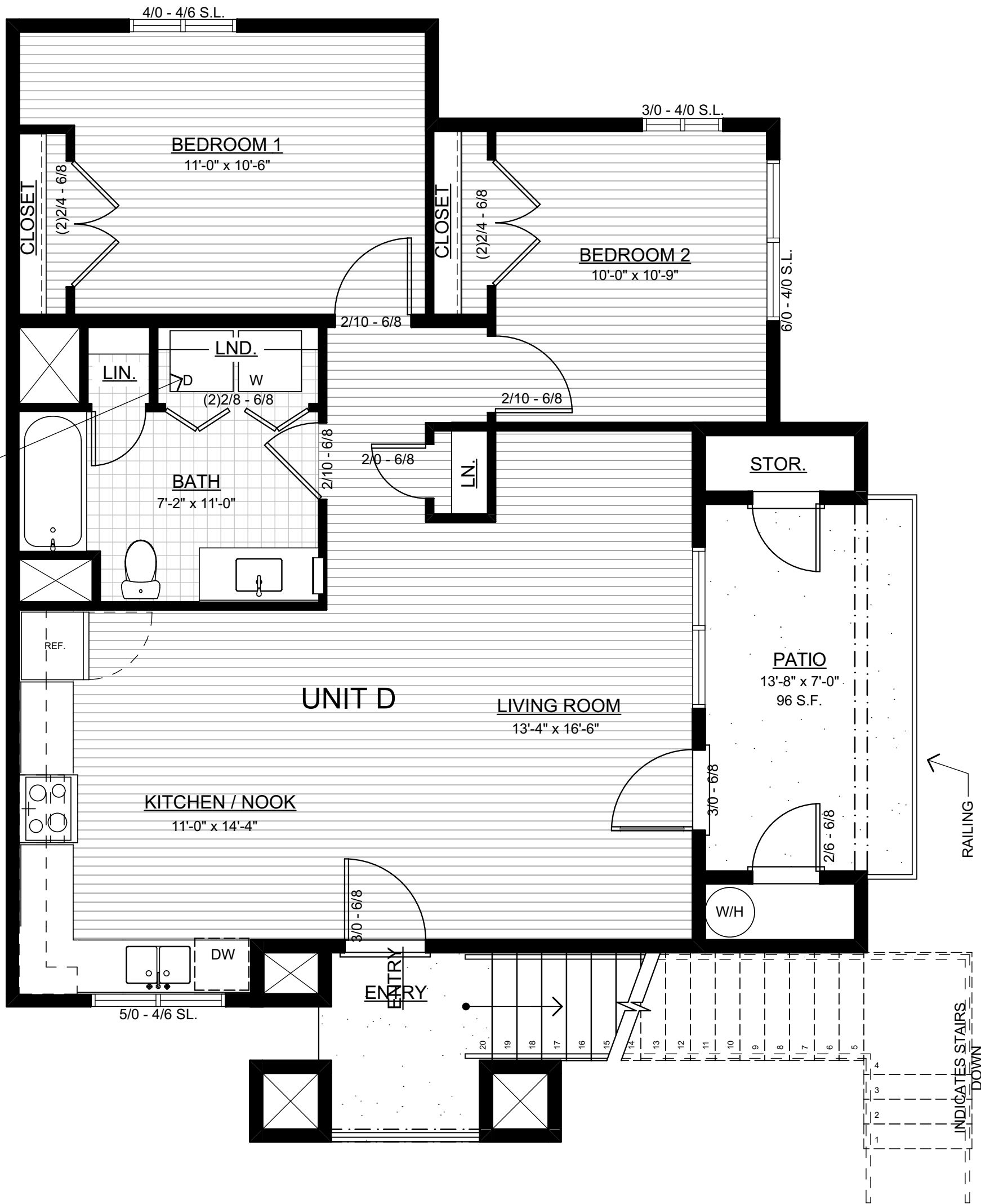
UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)



UNIT 'C' SECOND FLOOR - 720 s.f. - 1 BED / 1 BATH

SCALE: 1/4" = 1'-0"

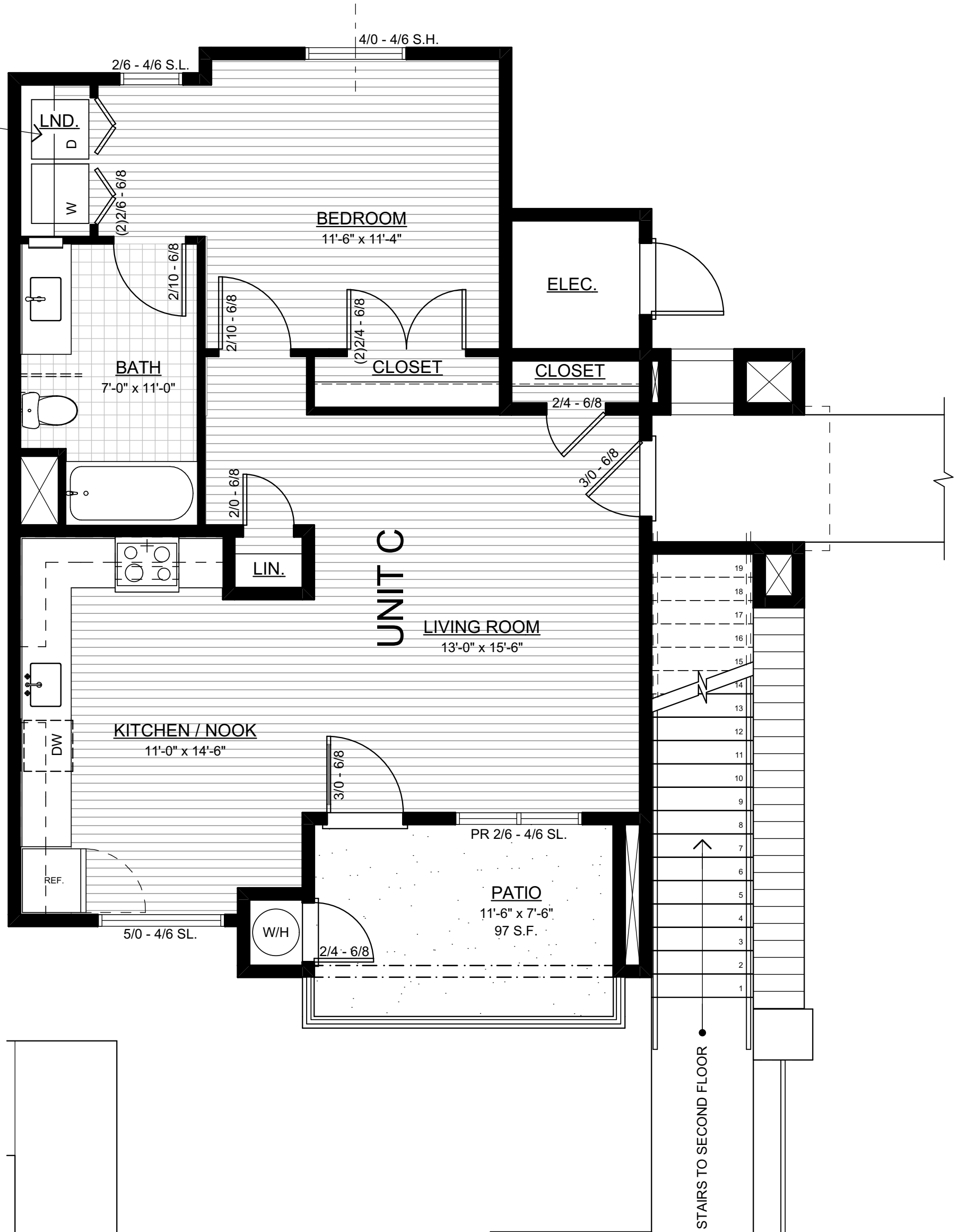
UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)



UNIT 'D' SECOND FLOOR - 887 s.f. - 2 BED / 1 BATH

SCALE: 1/4" = 1'-0"

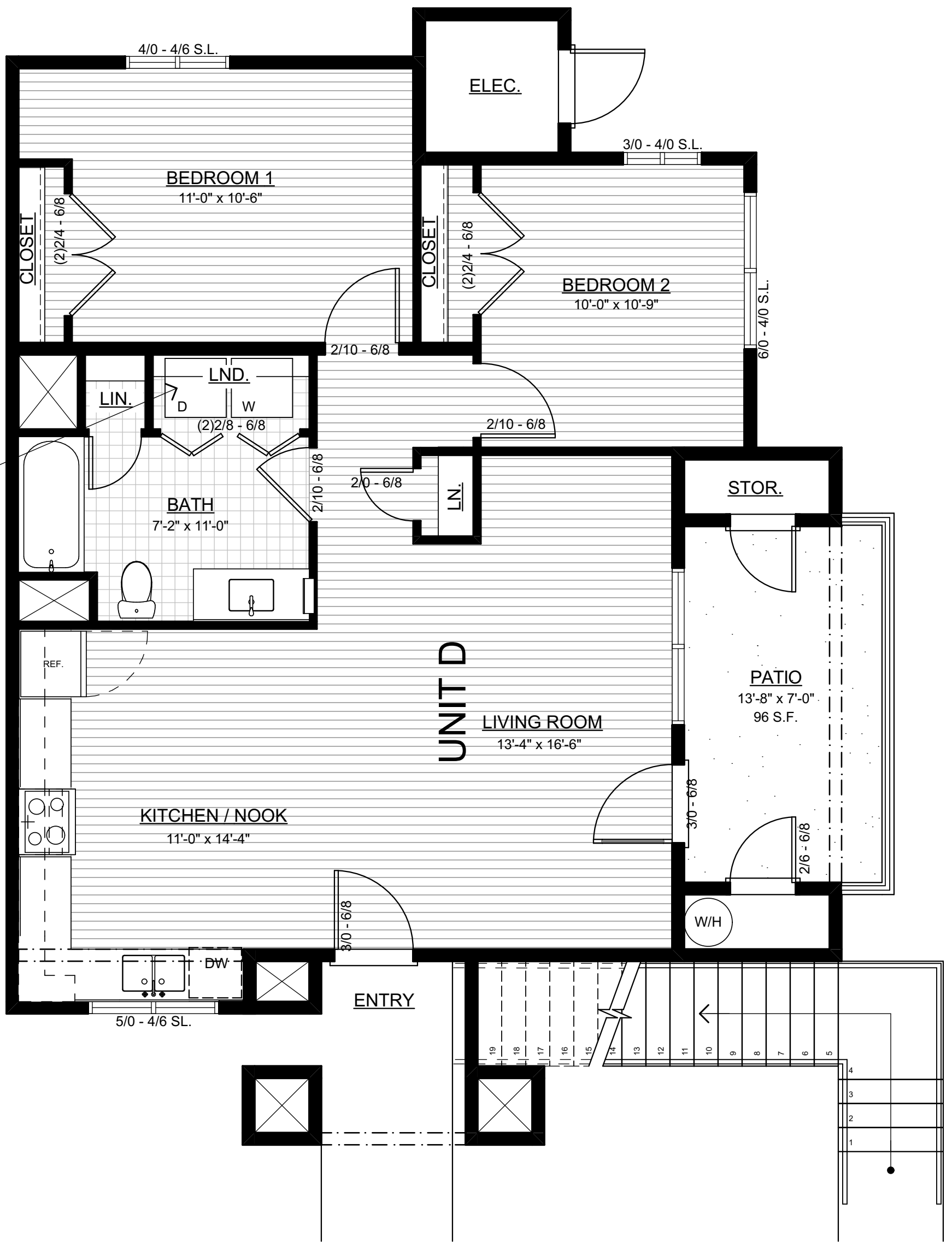
UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)



UNIT 'C' FIRST FLOOR - 720 s.f. - 1 BED / 1 BATH

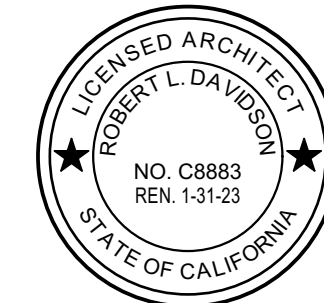
SCALE: 1/4" = 1'-0"

UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)



UNIT 'D' FIRST FLOOR - 887 s.f. - 2 BED / 1 BATH

SCALE: 1/4" = 1'-0"



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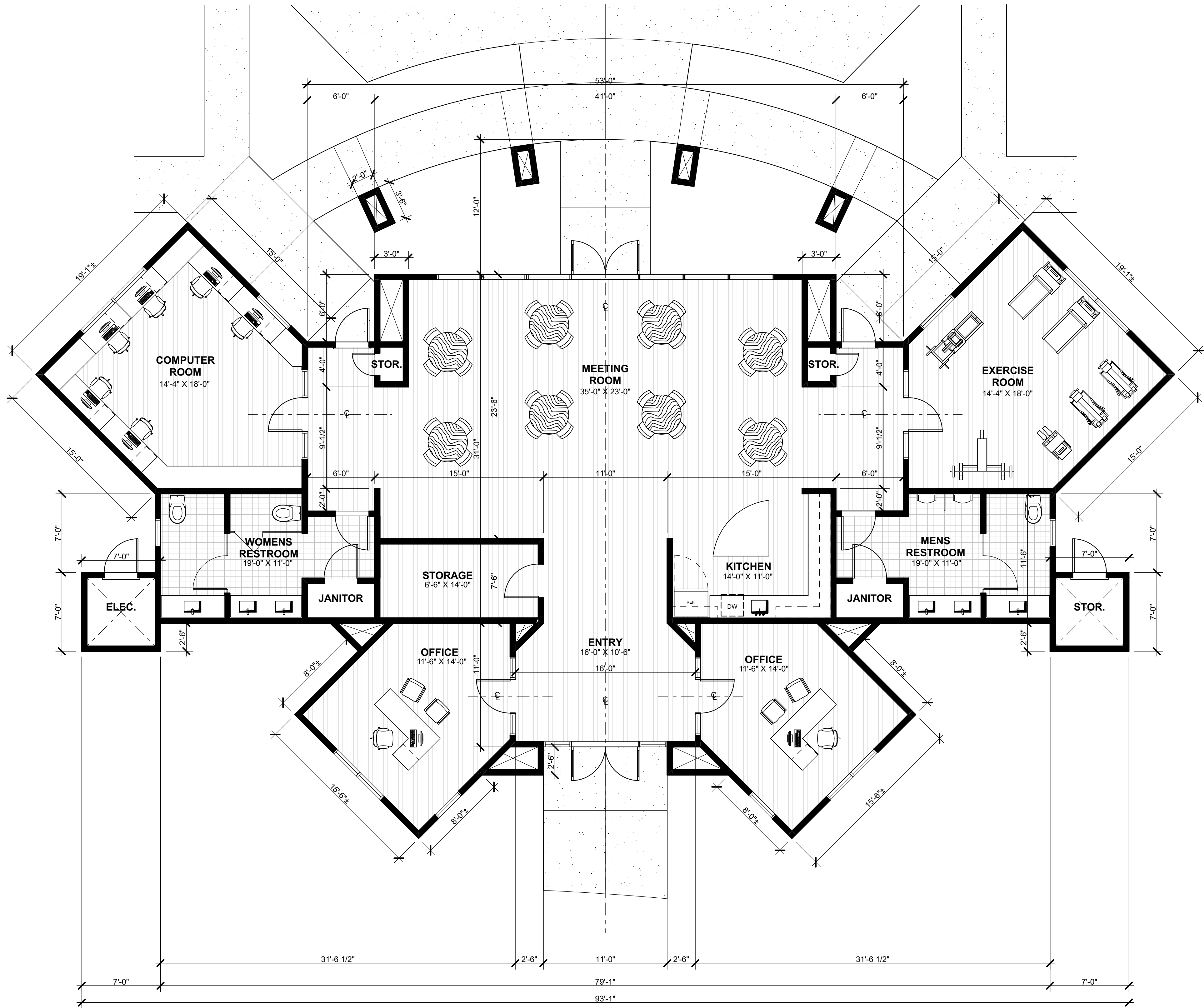
SHEET TITLE:
**UNITS 'C' & 'D' FLOOR
PLANS**

SCALE: AS SHOWN
SHEET NO:

P-202
PROJECT NO. 2011



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COMMUNITY BUILDING COORDINATION PLAN

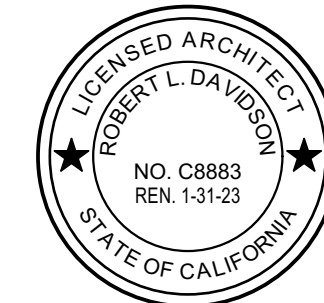
SCALE: 3/16" = 1'-0"

INTERIOR AMENITY FLOOR AREA CALCULATIONS

OFFICES (2 @ 222 S.F. EACH)	444
COMMUNITY ROOM/KITCHEN	1,401
COMPUTER ROOM	343
EXERCISE ROOM	343
TOTAL INTERIOR AMENITY AREA	2,531 S.F.

INTERIOR COMMON FLOOR AREA CALCULATIONS

MANAGER UNIT	1,116
LAUNDRY ROOM (SEE SITE PLAN FOR LOCATION)	204
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TOTAL INTERIOR COMMON FLOOR AREA	2,014 S.F.



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SHEET TITLE:
COMMUNITY BUILDING
FLOOR PLANS

SCALE: AS SHOWN
SHEET NO:

P-205
PROJECT NO: 2011

