

Exhibit "D"
Site Plan and Elevations

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
 FAR - MAX: NA
 FAR - PROPOSED: NA
 PROPOSED USE: 2-STORY APARTMENT COMMUNITY
 MAX HEIGHT ALLOWED: 40'-0"
 PROPOSED HEIGHT: 35'-0"

SETBACKS - REQUIRED: PROPOSED:
 FRONT (east, Chestnut): 10 min-20 max. 20'-22'
 SIDE (south, Alluvial): 10 min. 10'-22'
 REAR (west): 20' 15'
 SIDE (north): 10' 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:
 REQUIRED: 20% of TOTAL SITE AREA = 57,935 SF.
 (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)
 116 - 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 (1 PER 15 UNIT) 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	243
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.

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 107

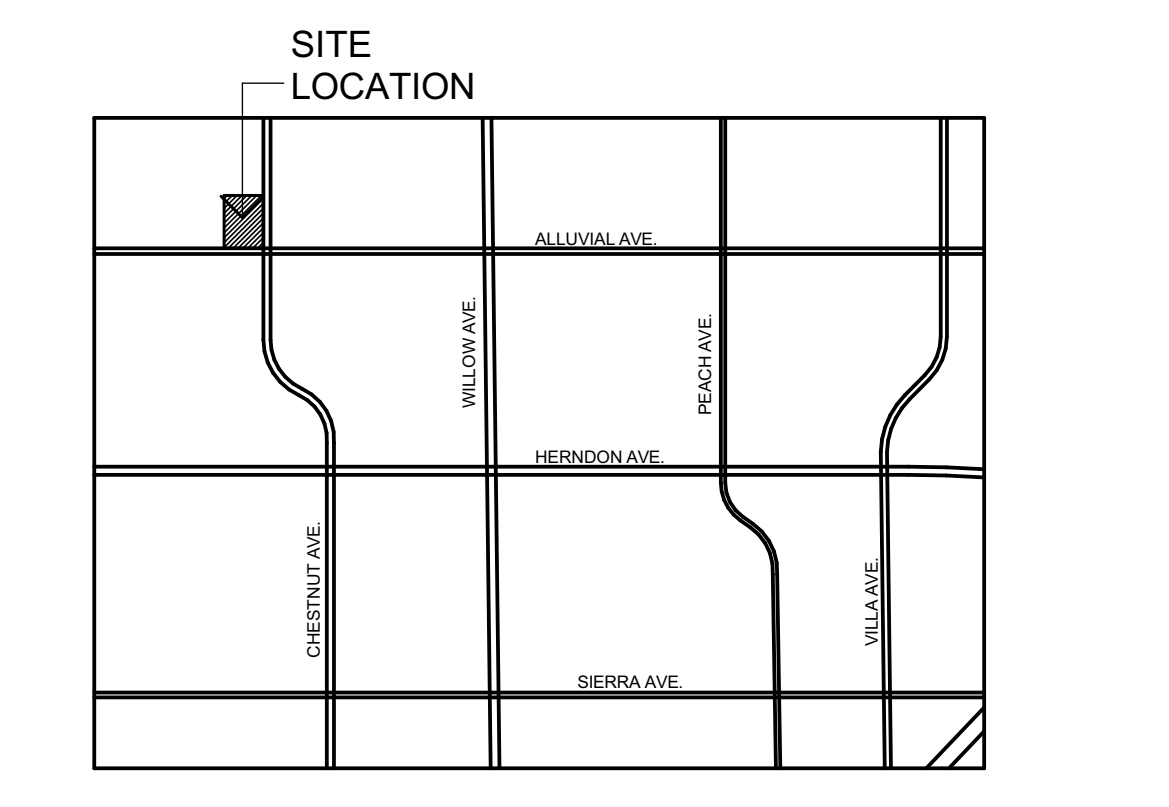
PHASE 2:

UNIT MIX
 12 x UNIT 'A' - 2Bed/1Bath @ 906 = 10,872
 18 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

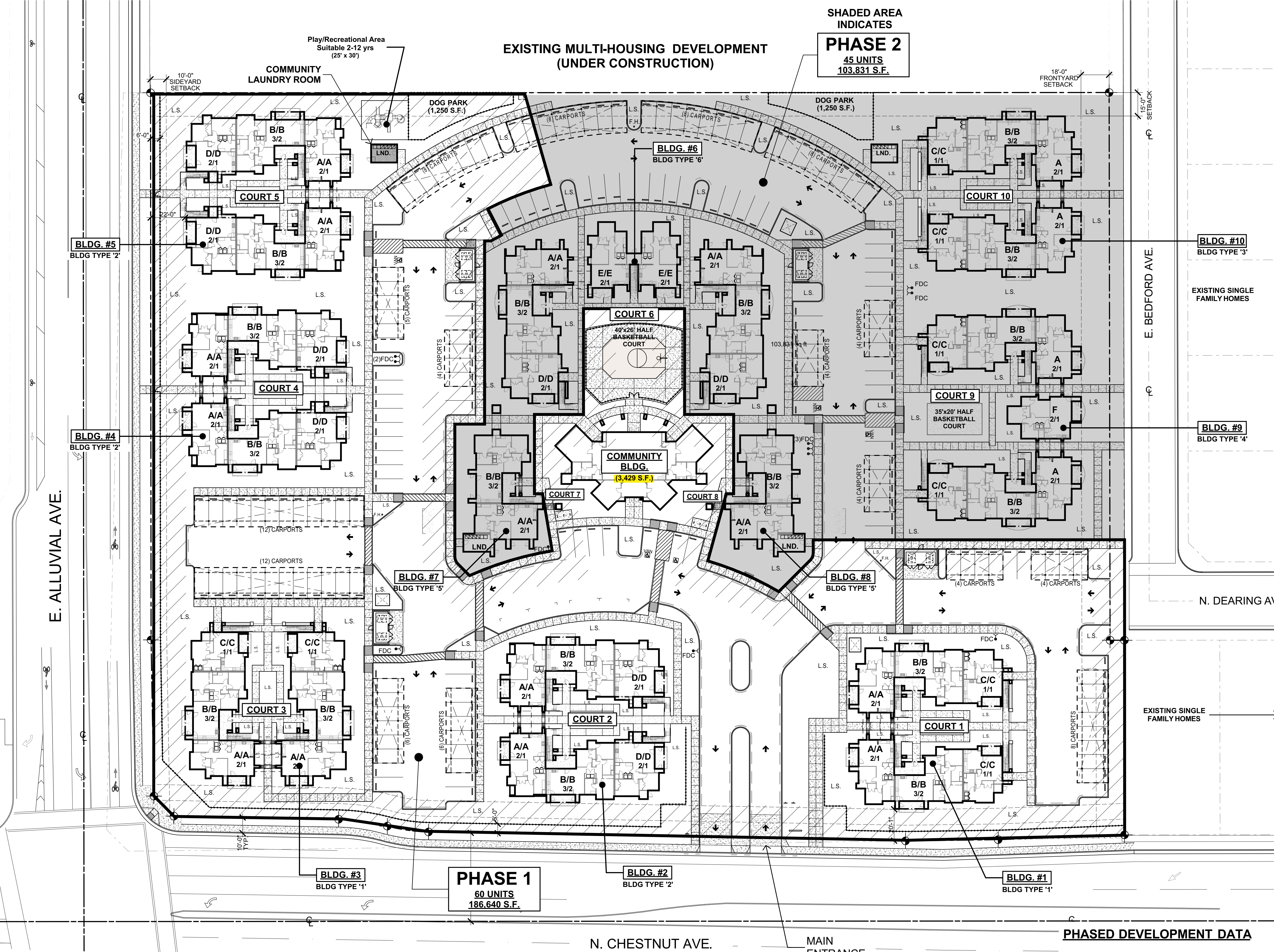
PARKING
 COVERED 36
 OPEN 33
 TOTAL 69

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



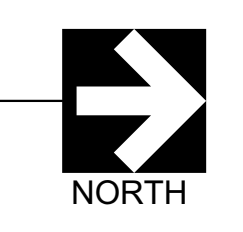
VICINITY MAP:
FRESNO, CALIFORNIA
SCALE: N.T.S.



NOTE:
 REFER TO SHEET A-100a 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

SITE PLAN
 SCALE: 1" = 30'

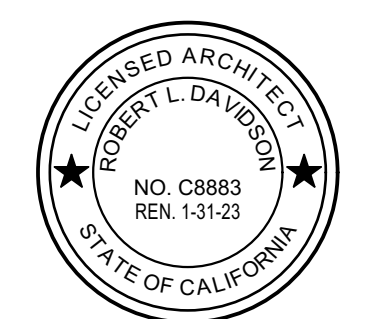
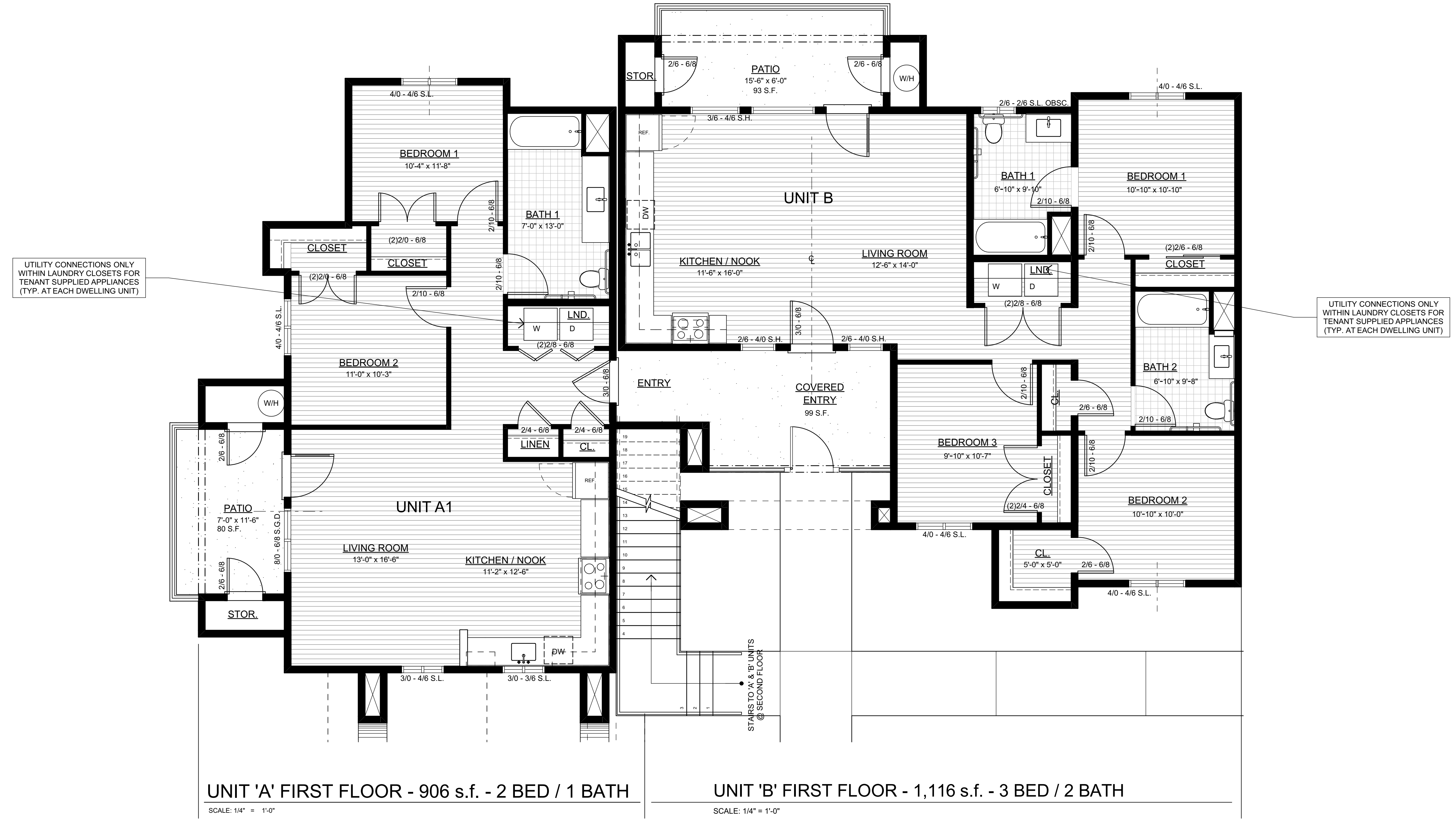
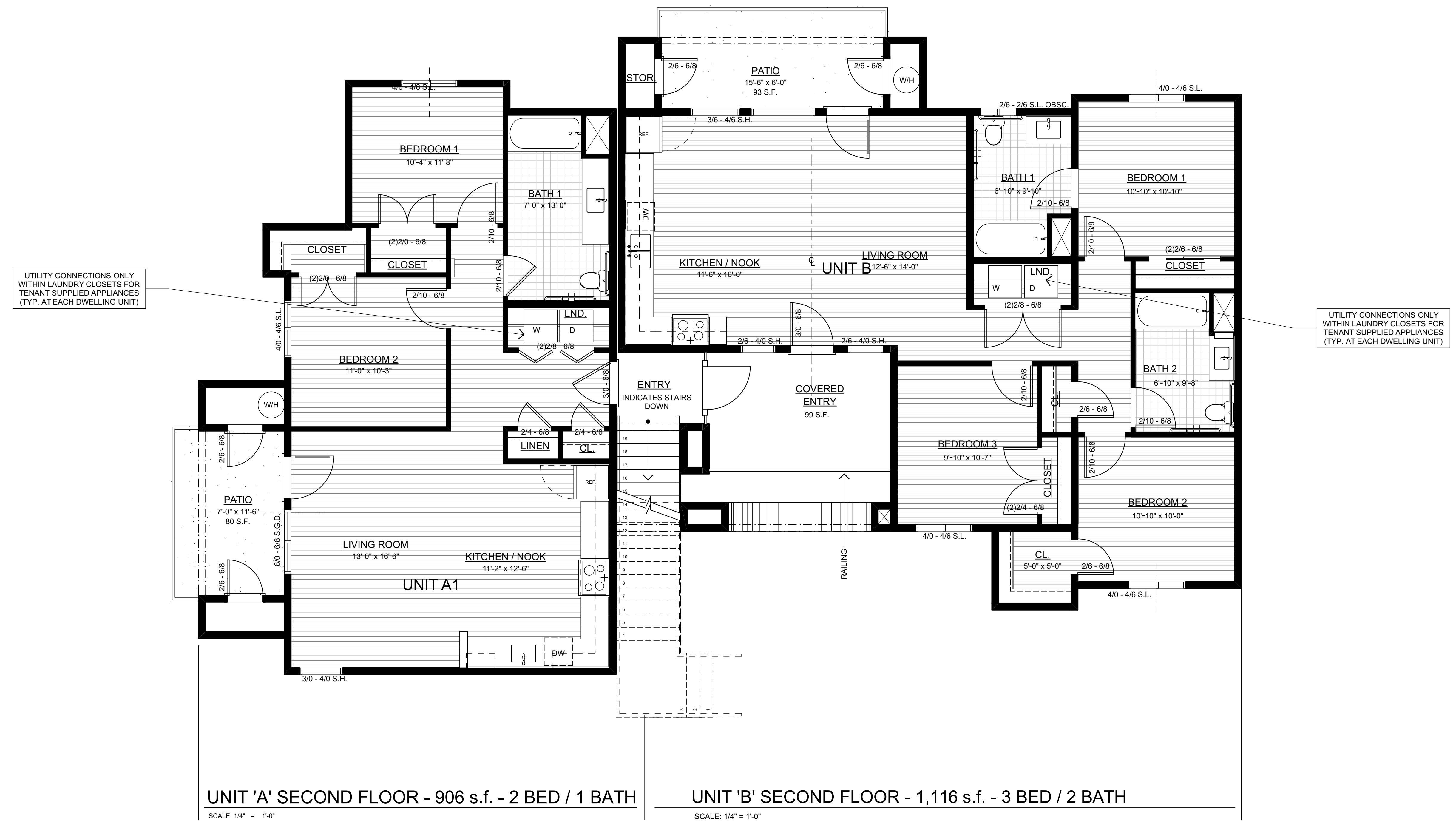


SITE PHASE PLAN

SCALE: AS SHOWN
 SHEET NO:

P-101

PROJECT NO: 2011



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FRESNO, CA
FOR:
FRESNO HOUSING AUTHORITY

NO.	DATE	ISSUE
08-12-2020	OWNER REVIEW	
09-21-2020	OWNER REVIEW	
04-01-2021	ORC SUBMITTAL	
05-06-2021	C.U.P. SUBMITTAL	

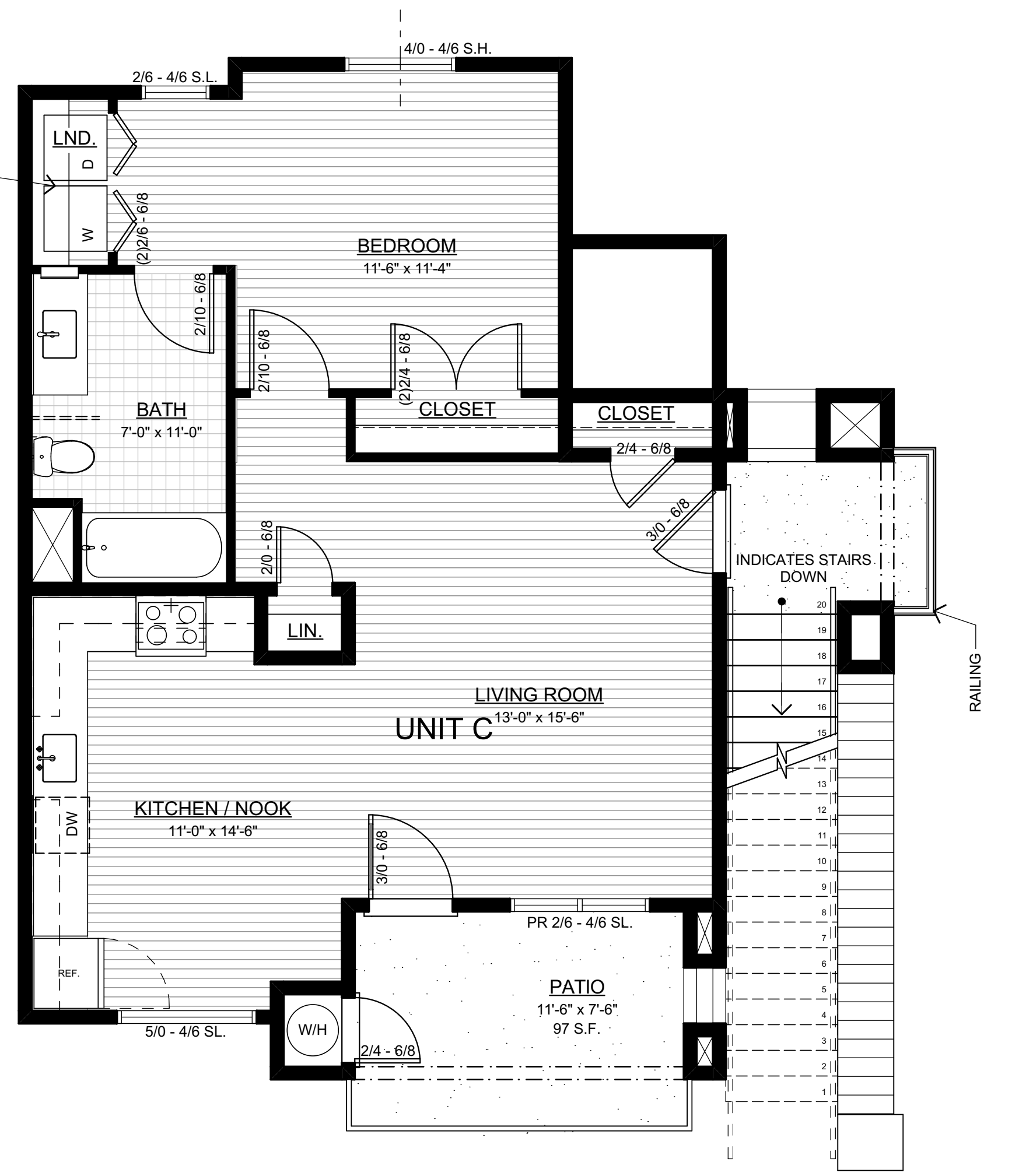
SHEET TITLE:
UNITS 'A' & 'B' FLOOR PLANS

SCALE: AS SHOWN
SHEET NO:

P-201

PROJECT NO. 2011

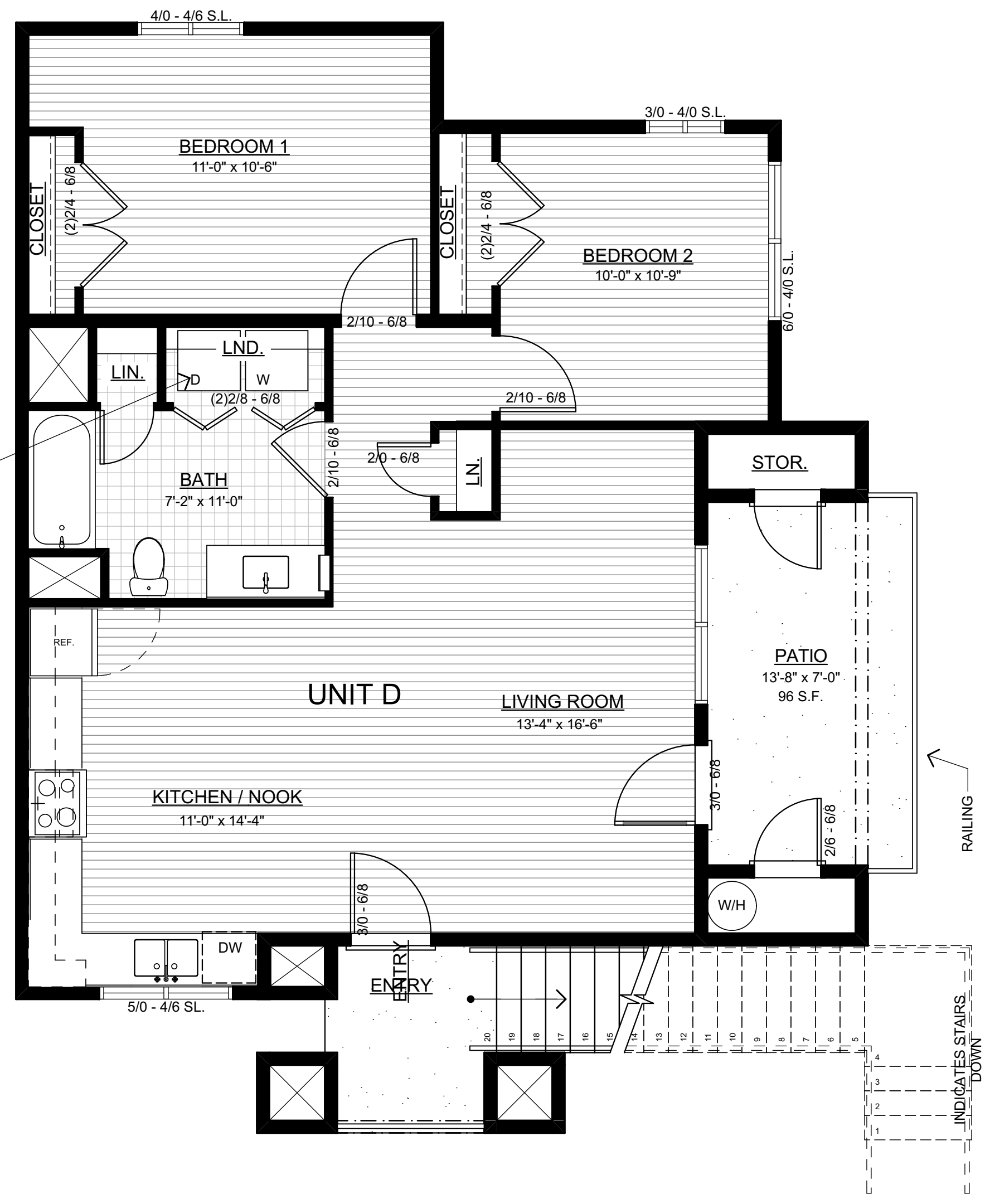
UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)



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

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

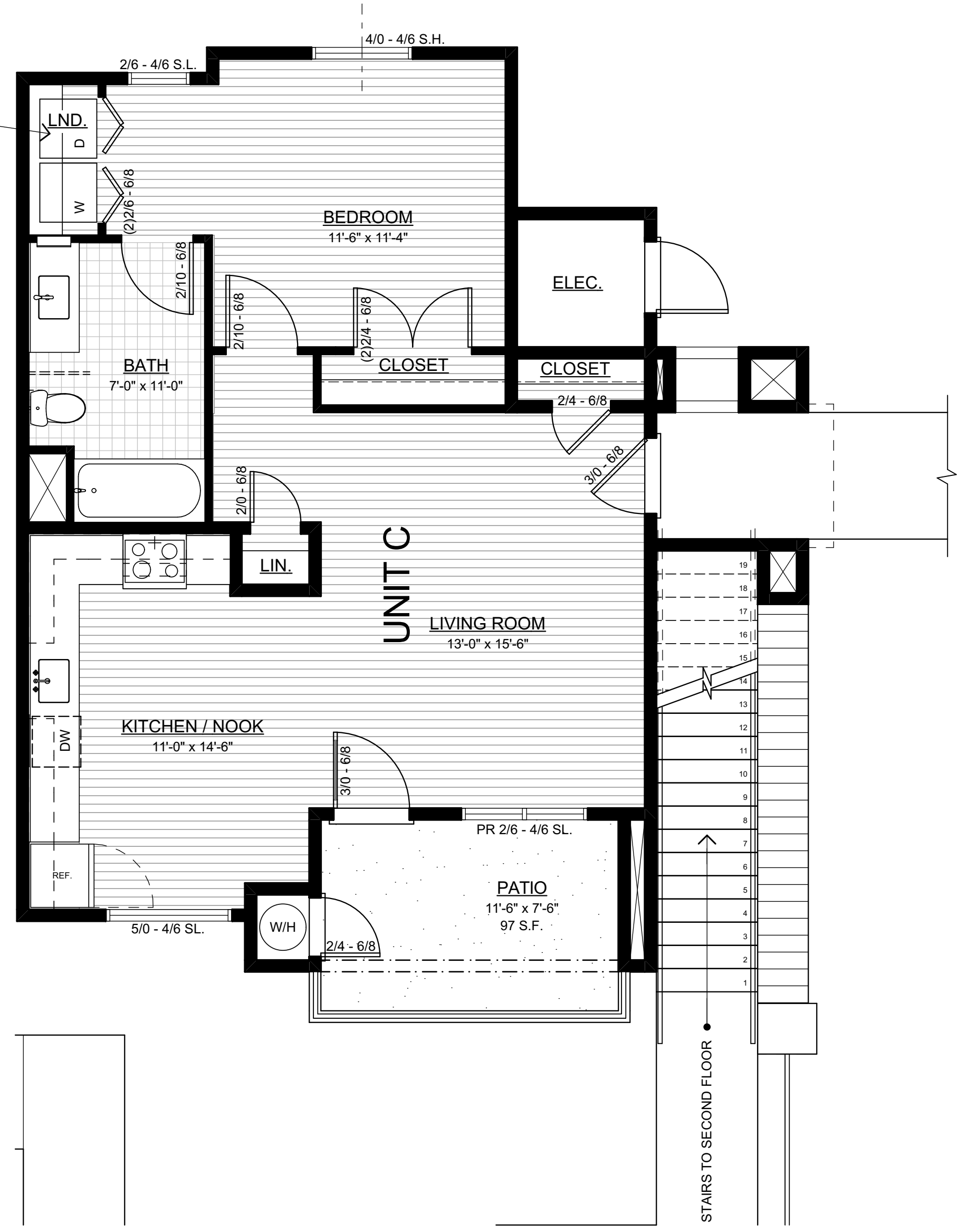
UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)



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

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

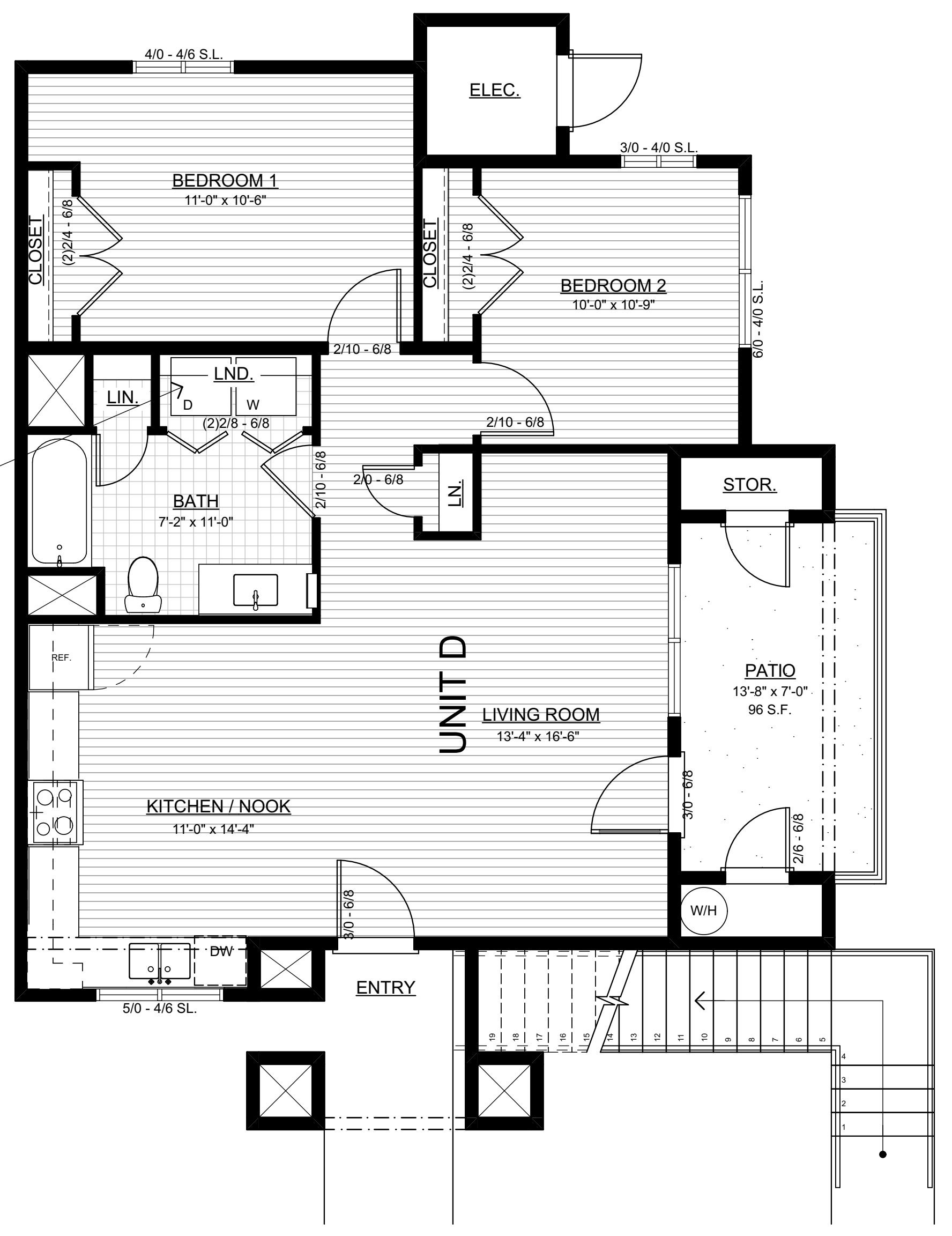
UTILITY CONNECTIONS ONLY
WITHIN LAUNDRY CLOSETS FOR
TENANT SUPPLIED APPLIANCES
(TYP. AT EACH DWELLING UNIT)



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

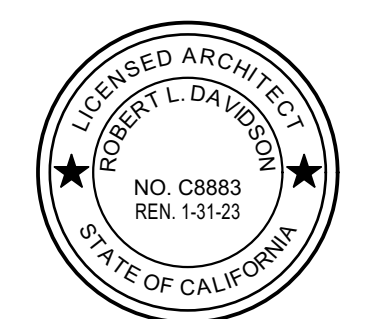
SCALE: 1/4" = 1'-0"

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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FOR:
FRESNO HOUSING AUTHORITY

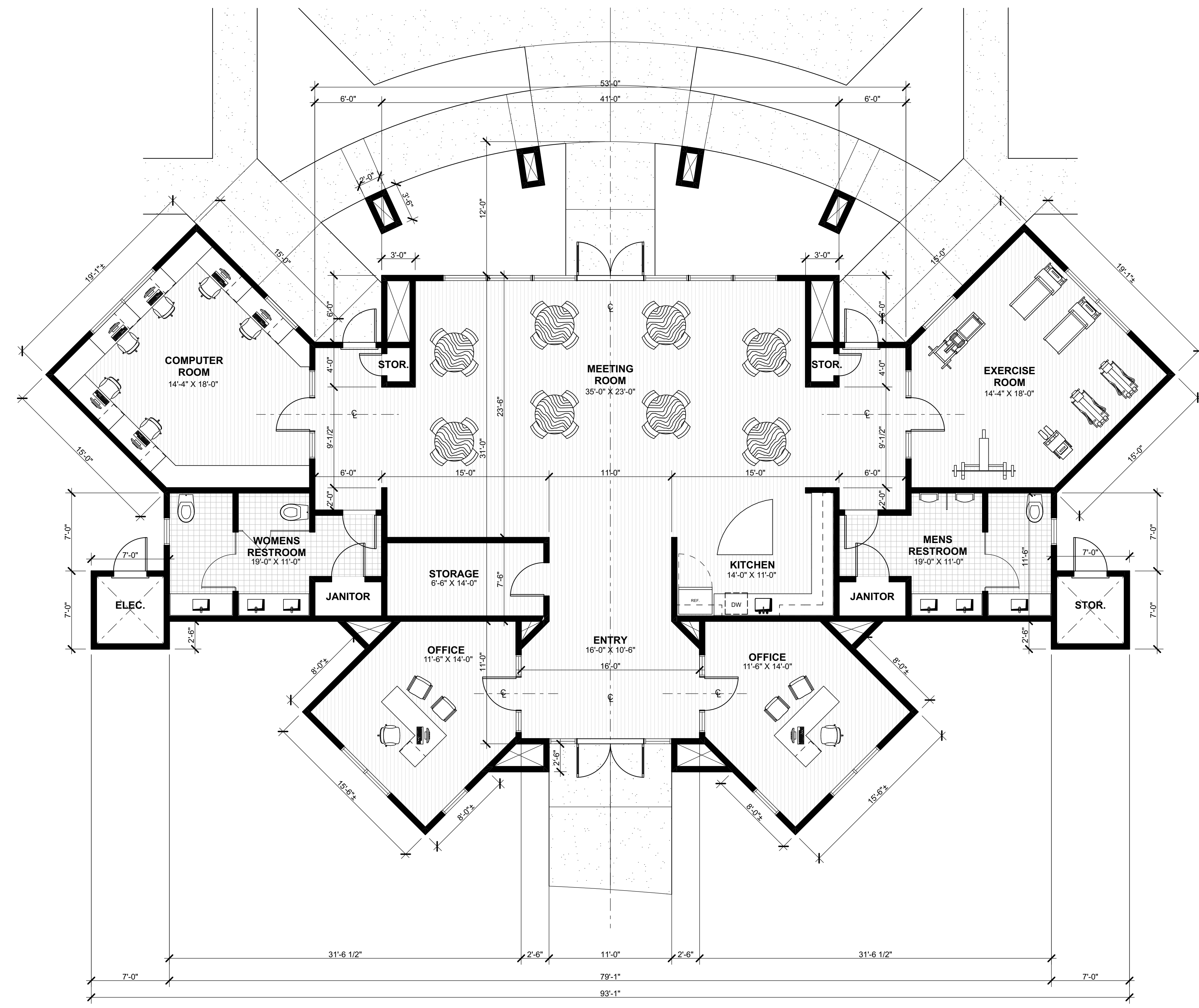
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09-21-2020	OWNER REVIEW	
04-01-2021	ORC SUBMITTAL	
05-06-2021	C.U.P. SUBMITTAL	

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

SCALE: AS SHOWN
SHEET NO:

P-202

PROJECT NO. 2011



INTERIOR AMENITY FLOOR AREA CALCULATIONS

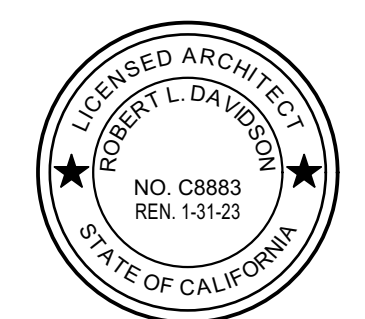
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STORAGE ROOMS (WITHIN COMMUNITY BLDG)	314
PUBLIC RESTROOMS (WITHIN COMMUNITY BLDG)	380
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COMMUNITY BUILDING COORDINATION PLAN

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



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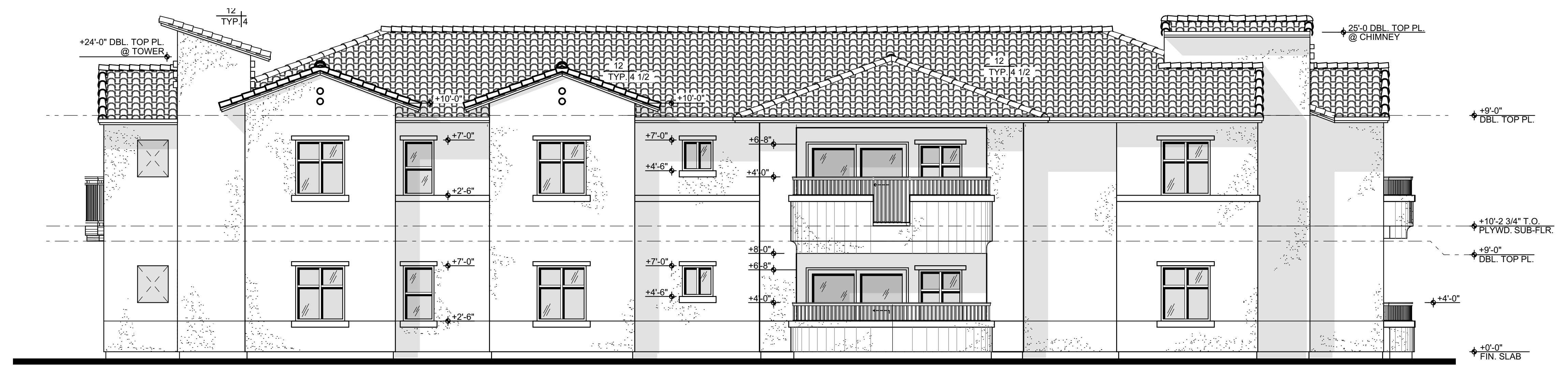
NO.	DATE	ISSUE
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	09-21-2020	OWNER REVIEW
	04-01-2021	DRG SUBMITTAL
	05-06-2021	C.U.P. SUBMITTAL

SHEET TITLE:
COMMUNITY BUILDING FLOOR PLANS

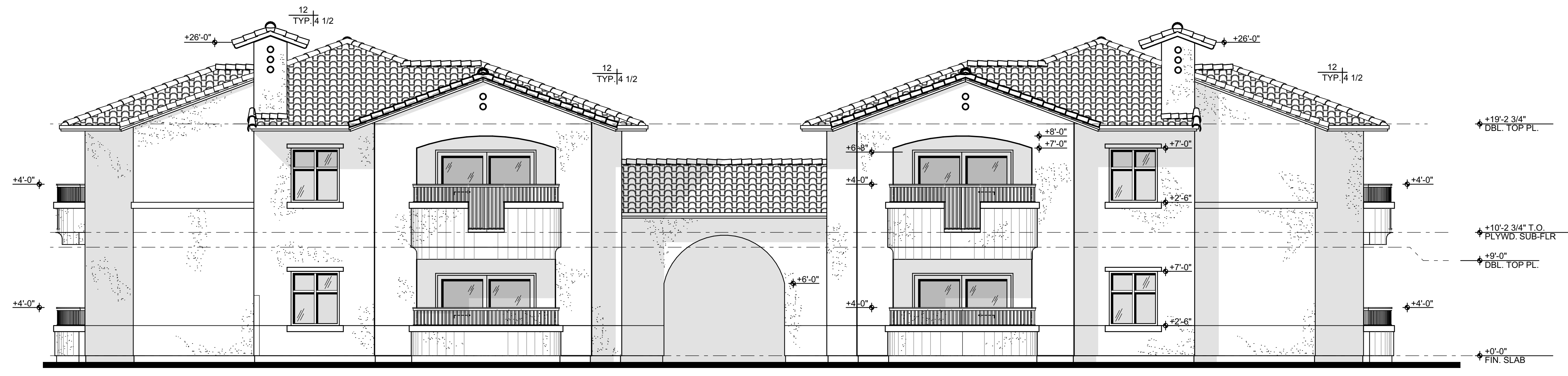
SCALE: AS SHOWN
SHEET NO:

P-205

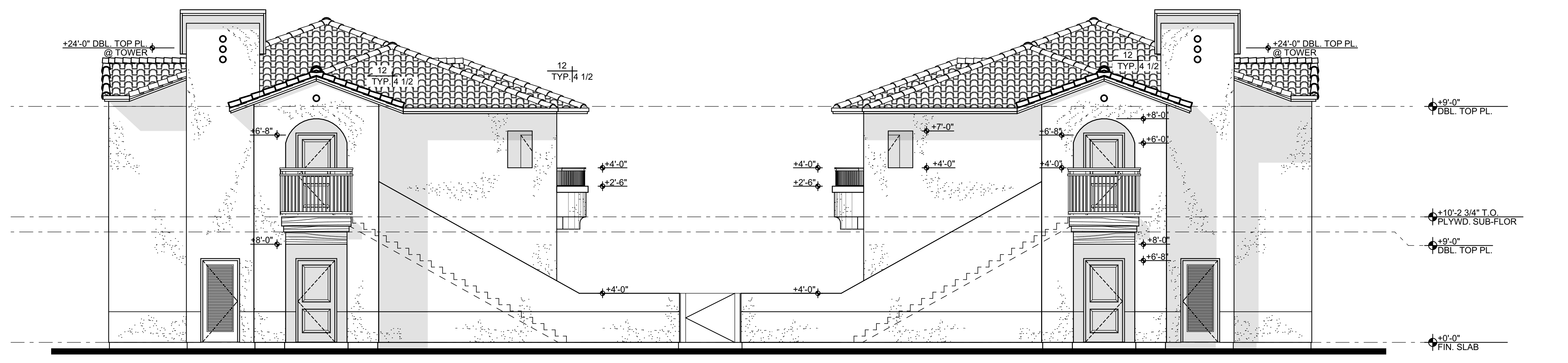
PROJECT NO. 2011



BUILDING TYPE '1' - SIDE ELEVATION
SCALE: 3/16" = 1'-0"



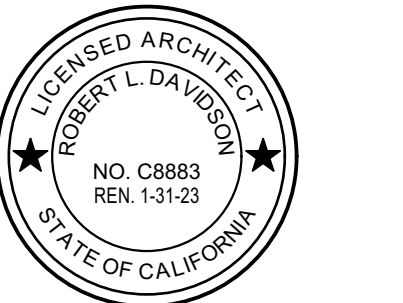
BUILDING TYPE '1' - FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING TYPE '1' - REAR ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING TYPE '1' - COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"



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SHEET TITLE:
BUILDING TYPE '1' -
EXTERIOR
ELEVATIONS

SCALE: AS SHOWN
SHEET NO:

P-301

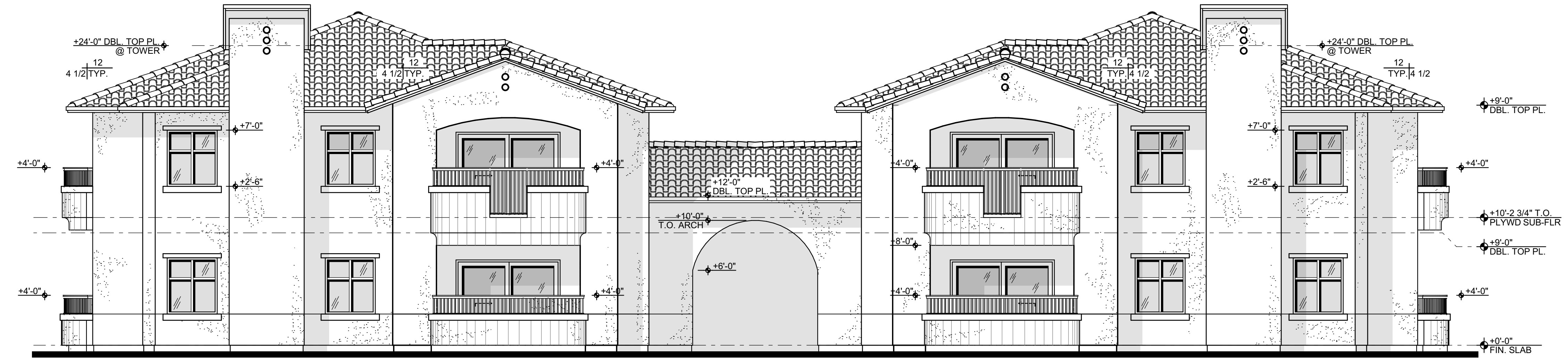
PROJECT NO. 2011



BUILDING TYPE '2' SIDE ELEVATION

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

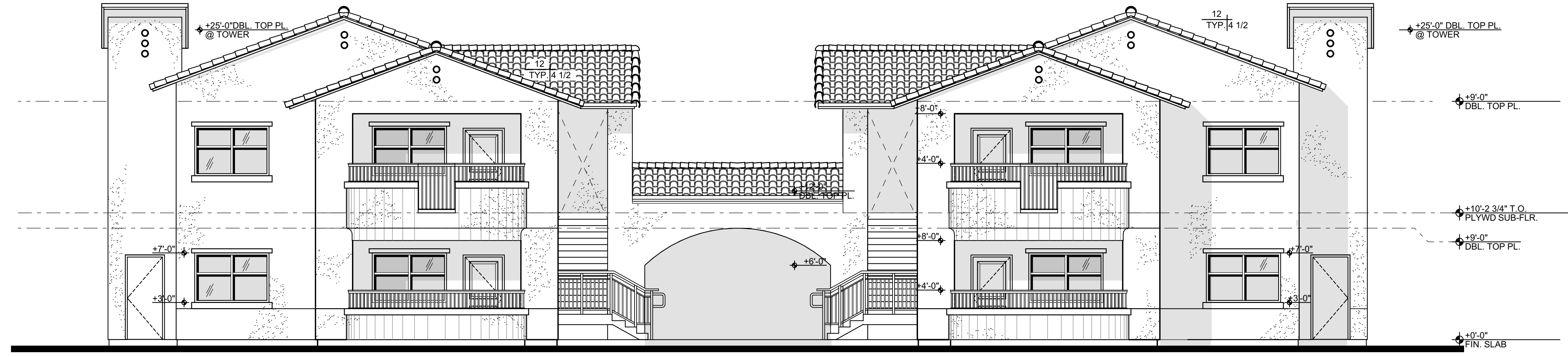
(BUILDING TYPE '6' SIM.)



BUILDING TYPE '2' FRONT ELEVATION

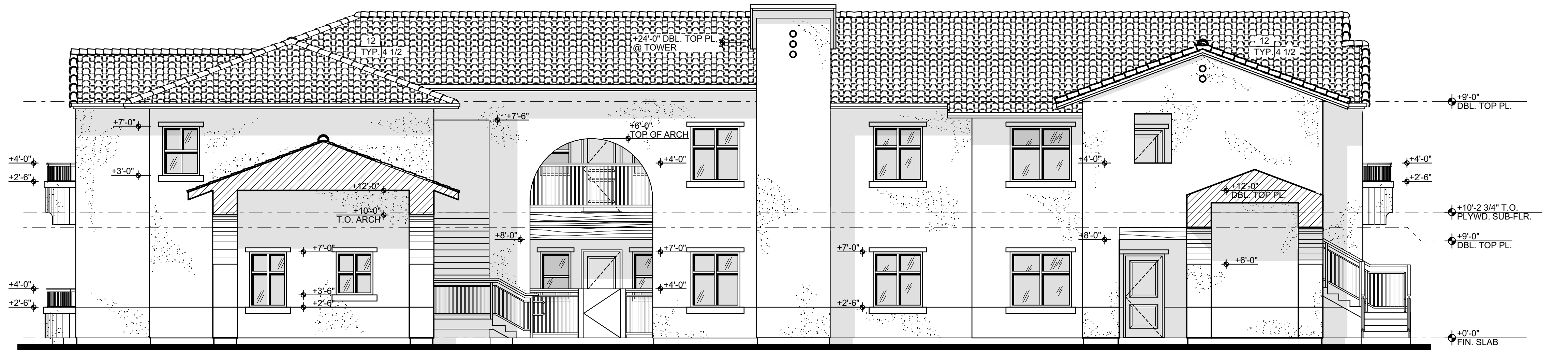
SCALE: 3/16" = 1'-0"

(BUILDING TYPE '6' SIM.)



BUILDING TYPE '2' REAR ELEVATION

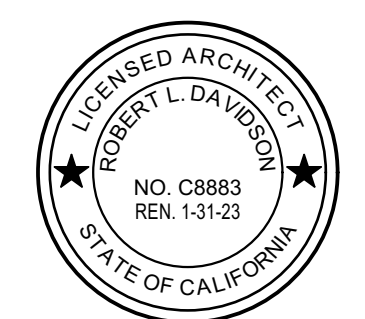
SCALE: 3/16" = 1'-0"



BUILDING TYPE '2' - COURTYARD ELEVATION

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

(BUILDING TYPE '6' SIM.)



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SHEET TITLE:
BUILDING TYPE '2' - EXTERIOR ELEVATIONS

SCALE: AS SHOWN
SHEET NO:

P-302

PROJECT NO. 2011