

**EXHIBIT “D”**  
**Site Plan and Elevations**



DEVELOPMENT DATA:

ADDRESS/LOCATION:	7521 N. CHESTNUT AVE, FRESNO, CA.
APN:	404-071-50
JURISDICTION:	CITY OF FRESNO
TOTAL SITE AREA:	6.65 ACRES = 289,674 S.F.
EXISTING ZONING:	RS-5 / RESIDENTIAL MEDIUM DENSITY
PROPOSED ZONING:	RS-5 (and to RM-1 Standards)
ALLOWED DENSITY:	= 16 UNITS MAX. PER ACRE PER FRESNO DEV. CODE: SECTION 15.2204 = 106.4 units maximum
PROPOSED DENSITY:	= 105 UNITS (16 - 1Bed/18Bath units = 15.2%) (53 - 2Bed/18Bath units = 50.3%) (36 - 3Bed/28Bath units = 34.3%)
ALLOWED USE:	YES
LOT COVERAGE - MAX:	50%
LOT COVERAGE - ACTUAL:	33% (95,668 S.F.) Carports: 15,941 sf Unit Buildings: 70,053 sf Community Building: 3,664 sf.
FAR - MAX:	NA
FAR - PROPOSED:	NA
PROPOSED USE:	2-STORY APARTMENT COMMUNITY
MAX. HEIGHT ALLOWED:	40'-0"
PROPOSED HEIGHT:	35'-0"
FIRE SPRINKLERS:	YES (NFPA 13 w/ ATTIC SPRINKLERS @ ALL BUILDINGS)
SETBACKS:	REQUIRED: 30'-0" max. 10' min-20' max. SIDE (east, Chestnut): 20'-0" max. SIDE (south, Alluvial): 10' min. REAR (west): 20'-0" max. SIDE (north): 10'-0" max.
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/1: REQUIRED:	20% of TOTAL SITE AREA = 57,935 SF. (50% of all units shall have min. 32 sf. of Priv. Open space. Minimum dimension of common open space is 20')
PROVIDED:	97,086 sf. = 33.5%

UNIT BREAKDOWN (TOTAL PROJECT)

105 TOTAL UNITS:	(16 - 1Bed/18Bath units = 15.2%) (53 - 2Bed/18Bath units = 50.3%) (36 - 3Bed/28Bath units = 34.3%)
PHASE ONE	
20 - 'A' UNITS (2br/1ba)	
20 - 'B' UNITS (3br/2ba)	
8 - 'C' UNITS (1br/1ba)	
12 - 'D' UNITS (2br/1ba)	
1 - 'F' UNITS (2br/1ba)	
60 - TOTAL UNITS:	( 8 - 1Bed/18Bath units = 13.3%) (32 - 2Bed/18Bath units = 53.3%) (20 - 3Bed/28Bath units = 33.4%)

BUILDING TYPE '1' (BUILDINGS #1 & #4)

UNIT TYPE BREAKDOWN:	
'A' UNIT - 2 BD / 1 BA @ 940 S.F.	x 4 - 3,760 S.F.
'B' UNIT - 3 BD / 2 BA @ 1,166 S.F.	x 4 - 4,664 S.F.
'C' UNIT - 1 BD / 1 BA @ 806 S.F.	x 4 - 3,224 S.F.
TOTAL CONDITIONED BUILDING AREA:	12 UNITS 12,648 S.F. x 2 = 23,296 S.F.
TOTAL UNCONDITIONED BUILDING AREA:	3,565 S.F. x 2 = 7,130
TOTAL GROSS BUILDING AREA:	15,213 S.F. x 2 = 30,426 S.F.
LOT COVERAGE:	7,931 S.F. x 2 = 15,862 S.F.

BUILDING TYPE '2' (BUILDINGS #2, #3 & #5)

UNIT TYPE BREAKDOWN:	
'A' UNIT - 2 BD / 1 BA @ 940 S.F.	x 4 - 3,760 S.F.
'B' UNIT - 3 BD / 2 BA @ 1,166 S.F.	x 4 - 4,664 S.F.
'C' UNIT - 1 BD / 1 BA @ 806 S.F.	x 4 - 3,224 S.F.
TOTAL CONDITIONED BUILDING AREA:	12 UNITS 12,648 S.F. x 3 = 36,766 S.F.
TOTAL UNCONDITIONED BUILDING AREA:	3,599 S.F. x 3 = 10,797 S.F.
TOTAL GROSS BUILDING AREA:	15,851 S.F. x 3 = 47,553 S.F.
LOT COVERAGE:	8,303 S.F. x 3 = 24,909 S.F.

COMMUNITY BUILDING	
TOTAL CONDITIONED AREA:	3,676 S.F.
TOTAL UNCONDITIONED BUILDING AREA:	82 S.F.
TOTAL GROSS BUILDING AREA:	3,728 S.F.
LOT COVERAGE:	3,728 S.F.
TOTAL PHASE 1 AREAS	
TOTAL CONDITIONED BUILDING SPACE	63,780 S.F.
TOTAL GROSS BUILDING AREA	81,707 S.F.
TOTAL LOT COVERAGE	46,498 S.F.

PHASE TWO

12 - 'A' UNITS (2br/1ba)	
16 - 'B' UNITS (3br/2ba)	
8 - 'C' UNITS (1br/1ba)	
4 - 'D' UNITS (2br/1ba)	
4 - 'E' UNITS (1br/1ba)	
1 - 'F' UNITS (2br/1ba)	
45 - TOTAL UNITS:	(12 - 1Bed/18Bath units = 26.7%) (17 - 2Bed/18Bath units = 37.8%) (16 - 3Bed/28Bath units = 35.5%)
BUILDING TYPE '3' (BUILDING #10)	
UNIT TYPE BREAKDOWN:	
'A' UNIT - 2 BD / 1 BA @ 940 S.F.	x 2 - 1,880 S.F.
'B' UNIT - 3 BD / 2 BA @ 1,166 S.F.	x 4 - 4,664 S.F.
'C' UNIT - 1 BD / 1 BA @ 806 S.F.	x 4 - 3,224 S.F.
TOTAL CONDITIONED BUILDING AREA:	10 UNITS 9,768 S.F.
TOTAL UNCONDITIONED BUILDING AREA:	3,143 S.F.
TOTAL GROSS BUILDING AREA:	12,911 S.F.
LOT COVERAGE:	7,931 S.F.

BUILDING TYPE '4' (BUILDING #9)

UNIT TYPE BREAKDOWN:	
'A' UNIT - 2 BD / 1 BA @ 940 S.F.	x 2 - 1,880 S.F.
'B' UNIT - 3 BD / 2 BA @ 1,166 S.F.	x 2 - 2,332 S.F.
'C' UNIT - 1 BD / 1 BA @ 806 S.F.	x 2 - 1,612 S.F.
TOTAL CONDITIONED BUILDING AREA:	4 UNITS 5,824 S.F.
TOTAL UNCONDITIONED BUILDING AREA:	1,004 S.F. x 2 = 2,008 S.F.
TOTAL GROSS BUILDING AREA:	5,216 S.F. x 2 = 10,432 S.F.
LOT COVERAGE:	2,664 S.F. x 2 = 5,328 S.F.

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

425 SPRUCE AVE.  
CLUBVIEW, CA 93611  
559 - 435 - 3303  
WWW.RLDAVIDSON.COM

FOR CITY USE ONLY

SITE LOCATION

VICINITY MAP:  
FRESNO, CA

SCALE: N.T.S.

NORTH

PROFESSIONAL ARCHITECT  
R. L. DAVIDSON  
NO. C8883  
EX. 1-31-23  
STATE OF CALIFORNIA

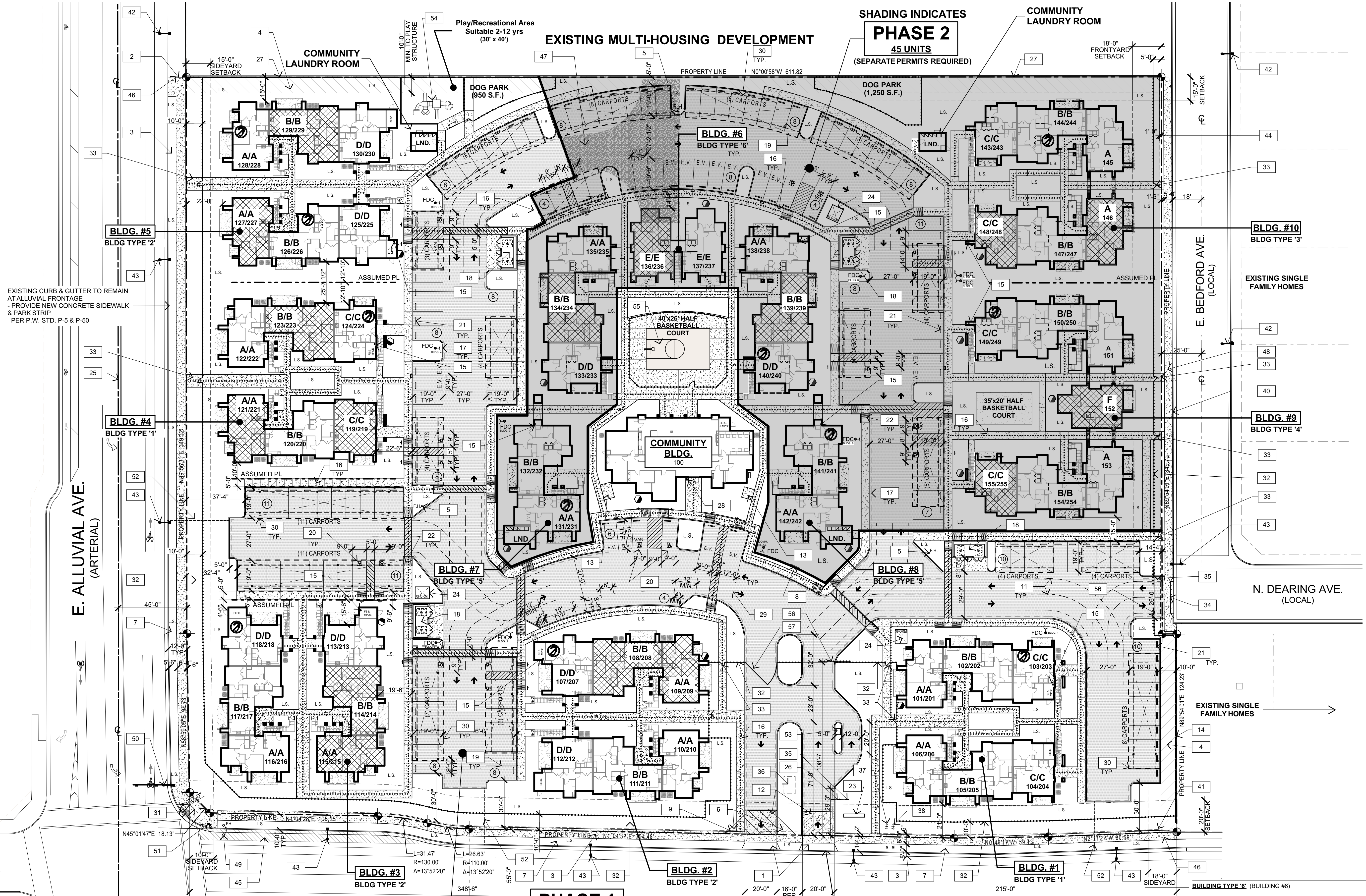
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AVALON COMMONS  
7521 N. CHESTNUT AVE  
FRESNO, CA

FOR:  
FRESNO HOUSING AUTHORITY

NO.	DATE	ISSUE
04-01-2021	DRG SUBMITTAL	
05-06-2021	C.U.P. SUBMITTAL	
09-15-2022	ZONE CLEARANCE RE-SUBMITTAL	
12-09-2022	P.C. SUBMITTAL	
SHEET TITLE:		
SITE PLAN		
SCALE: AS SHOWN		
PROJECT NO. 2022-241 PM		

A-101



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 AND PROPOSED U.N.O.  
REFER TO CIVIL PLANS FOR ALL EXISTING PROPERTY LINES, SITE DATA, GRADES, HORIZONTAL CONTROL AND BUILDING LOCATIONS, ETC.  
BUILDING FACADES WILL MEET CERTAINITY OPTION OF FACADE DEVELOPMENT STD'S., FRESNO DEVELOPMENT CODE, SECTION 15-1005

SITE ACCESSIBILITY NOTES:  
1. EXTERIOR ACCESSIBLE PATHS OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE AND HAVE MAXIMUM 1/4" VERTICAL CHANGE IN ELEVATION WITHOUT EDGE TREATMENT  
- BE A MINIMUM OF 48" IN WIDTH  
- HAVE A MAX. OF 5% SLOPE IN DIRECTION OF TRAVEL  
- HAVE A MAX. OF 2% CROSS SLOPE (1/4" FT)  
- HAVE DETECTABLE WARNING WHERE THE PATH OF TRAVEL CROSSES ADJACENT A VEHICULAR ROUTE  
- WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (6:1) 20" SHALL HAVE ACCESSIBLE RAMP  
- CHANGES IN LEVEL BETWEEN 1/4 INCH (MIN) AND 1/2 INCH (MAX) SHALL BE GRADUALLY LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK

2. REFER TO SHEET G-2 FOR ADDITIONAL REQUIREMENTS.

3. REFER TO SHEETS A-300, A-301, A-302, A-303, AND A-304 FOR TYPICAL DETAILS PERTAINING TO ACCESSIBLE ELEMENTS OF THE PROJECT.

4. ALL GROUND FLOOR UNITS SHALL BE ADAPTABLE

SITE KEYNOTES:  
THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEET.

1. NEW 20'-0" WIDE (ONE-WAY) DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARD P-2, P-4, AND P-6  
- REMOVE (E) CURB PER CITY OF FRESNO STANDARD P-16  
- REFER TO CIVIL DRAWINGS

2. APPROX. EXTENT OF (E) SIDEWALK AT ADJACENT PROPERTY ON ALLUVIAL AVE.

3. INDICATES NEW 6' FOOT WIDE PUBLIC CONCRETE SIDEWALK & PARK STRIP PER CITY OF FRESNO STANDARDS P-2 TO MATCH EXISTING ADJACENT SIDEWALK PATTERNS  
- REFER TO CIVIL DRAWINGS

4. CROSS HATCH INDICATES 10' LANDSCAPED BUFFER YARD ADJACENT TO PROPERTY LINE ADJACENT TO RS DISTRICT PER CITY OF FRESNO MUNICIPAL CODE.

5. INDICATES TENTATIVE LOCATION OF NEW ON-SITE FIRE HYDRANT  
- REFER TO CIVIL DRAWINGS  
- ALL FIRE HYDRANTS TO BE INSTALLED AS PART OF PHASE 1 CONSTRUCTION

6. HATCHED AREA INDICATES 12' VISIBILITY TRIANGLE AT DRIVE APPROACH.

7. PROVIDE PARK STRIP WITH IRRIGATION FROM ON-SITE SYSTEM AT PUBLIC R.O.W. ADJACENT TO PROPERTY

8. INDICATES LOCATION OF NEW ADDRESS DIRECTORY  
- REFER TO SHEET A-101 DET. 2

9. INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALV. POST WITH THE BOTTOM OF THE SIGN 5' ABOVE GROUND. LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.

10. (NOT USED)

11. INDICATES FIRE TRUCK / TRASH TRUCK TURNING SPACE - 44'-0" RADIUS TO CENTERLINE OF TRUCK SPACE

12. DOUBLE CROSS-HATCH INDICATES NEW 6" THICK STAMPED & COLORED CONCRETE DRIVE APPROACH  
- PROVIDE #3 REBAR @ 18" O.C. BOTH WAYS

13. INDICATES TENTATIVE LOCATION OF (3) NEW 2-SPACE BIKE RACKS  
- REFER TO SHEET A-101 DET. 22

14. INDICATES NEW 4'-0" HIGH CMU WALL ALONG PROPERTY LINE  
- REMOVE (E) WOOD FENCES

15. INDICATES TENTATIVE FIRE SPRINKLER RISER LOCATION  
- REFER TO BUILDING COORDINATION PLANS

16. INDICATES 5'-0" WIDE (UNO) ON-SITE CONCRETE FLATWORK, U.N.O.  
- FOR CONCRETE JOINTS REFER TO SHEET A-101 DET. 14

17. CONSTRUCT NEW CONTINUOUS 6" HIGH CONCRETE CURB, TYPICAL

18. INDICATES NEW 2-BIN, TRASH ENCLOSURE  
- FINISH W/ CEMENT PLASTER TO MATCH BUILDING  
- REFER TO SHEET A-101 DET. 10

19. PROVIDE 4" WIDE WHITE PAINTED PARKING STRIPES PER CITY OF FRESNO PARKING MANUAL AT ALL PARKING STALLS, TYPICAL  
- STRIPES SHALL EXTEND THE FULL DEPTH OF STALL

20. PROVIDE STRIPING FOR NEW ACCESSIBLE PARKING STALLS  
- POLE MOUNTED SIGNAGE SHALL BE LOCATED BEHIND THE ADJACENT SIDEWALK AND OUTSIDE OF THE FRONT OF CAR OVERHANG AREA  
- REFER TO SHEET A-301 DET. 4

21. INDICATES NEW 6" HIGH PRECAST CONCRETE TIRE STOP  
- REFER TO SHEET A-101 DET. 19

22. PLACE 3'-0" FROM FACE OF CURB TO CENTER OF TIRE STOP

23. HATCH INDICATES PROPOSED ACCESSIBLE CONCRETE CURB RAMPS  
- REFER TO CIVIL DRAWINGS

24. TENTATIVE LOCATION OF NEW MONUMENT SIGN  
- SEPARATE REVIEW AND PERMIT REQUIRED FOR ALL SIGNAGE.

25. INDICATES TENTATIVE LOCATION OF NEW TRANSFORMER ON CONCRETE PAD  
- COORDINATE WITH SERVING UTILITY COMPANY

26. LINE INDICATES SECTION LINE

27. INDICATES NEW TOW AWAY SIGN REGARDING ACCESSIBLE PARKING  
- REFER TO DETAIL SHEET A-101 DET. 4B

28. EXIST 4'-0" HIGH CMU WALL ALONG WEST PROPERTY LINE

29. PROVIDE NEW KNOX BOX AT MAIN ENTRY TO COMMUNITY BUILDING  
- VERIFY REQUIREMENTS WITH LOCAL FIRE DEPARTMENT

30. PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO P.W. STD'S.

31. INDICATES NEW PRE-MANUFACTURED CARPORT  
- REFER TO SHEET A-101 DET. 22

32. EXISTING ACCESSIBLE CURB RAMP @ STREET INTERSECTION PER CITY OF FRESNO P.W. STD. P-28 & P-32 TO REMAIN.

33. 60" HIGH WROUGHT IRON FENCE AT PROJECT STREET FRONTAGE  
- REFER TO DETAIL SHEET A-101 DET. 18

34. PROVIDE W/ DECORATIVE PILLASTERS @ 30'-0" O.C. PER FMC SECTION 15-2006-L3

35. 36" WIDE & 60" HIGH WROUGHT IRON PEDESTALIAN GATE W/ COMBINATION LOCK FOR ENTRY AND PANIC HAZARDWARE FOR EGRESS  
- REFER TO DETAIL SHEET A-101 DET. 16 & 18

36. CONSTRUCT AN EMERGENCY VEHICLE ACCESS, PER P.W. STD. P-67

37. FIRE LANE TOW AWAY SIGN PER CVC 2268 ADJACENT TO ENTRY

38. INDICATES DETECTOR CABLE ASSEMBLY IN VAULT FOR FIRE SERVICE  
- REFER TO CIVIL DRAWINGS FOR DETAILED REQUIREMENTS.

39. INDICATES WATER METER & BACKFLOW PREVENTION DEVICE FOR IRRIGATION SERVICE  
- REFER TO CIVIL DRAWINGS FOR DETAILED REQUIREMENTS.

40. INDICATES WATER METER & BACKFLOW PREVENTION DEVICE FOR DOMESTIC WATER SERVICE  
- REFER TO CIVIL DRAWINGS FOR DETAILED REQUIREMENTS.

41. (NOT USED)

42. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.

43. NEW 2'-0" WIDE PEDESTRIAN EASEMENT THAT PROVIDES A TOTAL OF 12'-0" FROM FACE OF CURB TO BACK OF PEDESTRIAN EASEMENT.

44. EXISTING STREET LIGHT TO REMAIN.

45. PROVIDE AND INSTALL NEW STREET LIGHT PER P.W. STD. E-1 & E-7A OR E-8A  
- REFER TO STREET LIGHTING DRAWINGS

46. EXISTING 1'-0" PEDESTRIAN EASEMENT AT BEDFORD AVENUE

47. HATCH INDICATES EXTENT OF NEW STREET PAVING  
- CONSTRUCT PER P.W. STD. P-50  
- REFER TO CIVIL DRAWINGS

48. CONNECT NEW SIDEWALK TO EXISTING (MATCH PATTERN)

49. PROVIDE 6" THICK COMPACTED AGGREGATE BASE FOR TEMPORARY FIRE DEPARTMENT ACCESS UNTIL PHASE 2 IS CONSTRUCTED.  
- PROVIDE 1" TURFURROWED PER DETAIL SHEET A-101a DET. B

50. INDICATES NEW 5'-6" WIDE SIDEWALK PER P.W. STANDARDS P-4, P-5 & P-56A @ BEDFORD AVENUE

51. EXISTING FIRE HYDRANT TO BE RELOCATED BEHIND CURB  
- PER P.W. STANDARDS

52. INDICATES EXISTING STREET LIGHT AND TRAFFIC SIGNAL TO REMAIN.

53. INDICATES EXISTING TRAFFIC SIGNAL TO REMAIN.

54. INDICATES DRAINAGE TUBES UNDER PUBLIC SIDEWALK PER P.W. STD. P-22 & P-23  
- REFER TO CIVIL DRAWINGS

55. INDICATES CALL BOX CONTROL FOR MOTORIZED GATE

56. INDICATES NEW PLAY AREA EQUIPMENT  
- REFER TO LANDSCAPE PLANS FOR DETAILED REQUIREMENTS

57. COLORED CONCRETE AND STRIPED BASKETBALL COURT  
- REFER TO LANDSCAPE DRAWINGS

58. INDICATES NEW 6" HIGH MOTORIZED ROLLING GATE (FULL WIDTH OF DRIVEWAY)

59. INDICATES NEW 6" HIGH MOTORIZED SWINGING GATE (FULL WIDTH OF DRIVEWAY)





Building Type '1' Front Elevation



Building Type '1' Side Elevation