

LOT SUMMARY:

| LOT # | TOTAL LOT AREA (SF) | TOTAL LOT AREA (AC) | LOT COVERAGE (SF) | LOT COVERAGE (%) |
|--------------|---------------------|---------------------|-------------------|------------------|
| 1 | 2105.09 | 0.05 | 1110.56 | 52.76% |
| 2 | 2232.45 | 0.05 | 1110.56 | 49.75% |
| 3 | 2232.42 | 0.05 | 1110.56 | 49.75% |
| 4 | 2232.37 | 0.05 | 1110.56 | 49.75% |
| 5 | 2232.30 | 0.05 | 1110.56 | 49.75% |
| 6 | 2232.32 | 0.05 | 1110.56 | 49.75% |
| 7 | 2232.11 | 0.05 | 1110.56 | 49.75% |
| 8 | 2232.13 | 0.05 | 1110.56 | 49.75% |
| 9 | 2232.09 | 0.05 | 1110.56 | 49.75% |
| 10 | 2232.05 | 0.05 | 1110.56 | 49.76% |
| 11 | 2232.01 | 0.05 | 1110.56 | 49.76% |
| 12 | 2487.64 | 0.06 | 1110.56 | 44.64% |
| 13 | 1461.53 | 0.03 | 825.07 | 56.45% |
| 14 | 1618.29 | 0.04 | 848.08 | 52.41% |
| 15 | 1613.92 | 0.04 | 825.07 | 51.12% |
| 16 | 1618.13 | 0.04 | 848.08 | 52.41% |
| 17 | 1613.76 | 0.04 | 825.07 | 51.13% |
| 18 | 1618.91 | 0.04 | 848.08 | 52.39% |
| 19 | 1613.21 | 0.04 | 825.07 | 51.14% |
| 20 | 1618.01 | 0.04 | 848.08 | 52.42% |
| 21 | 1613.69 | 0.04 | 825.07 | 51.13% |
| 22 | 1618.15 | 0.04 | 848.08 | 52.41% |
| 23 | 1846.43 | 0.04 | 849.88 | 46.03% |
| 24 | 1875.54 | 0.04 | 828.33 | 44.16% |
| 25 | 1511.70 | 0.03 | 848.73 | 56.14% |
| 26 | 1847.20 | 0.04 | 828.33 | 44.84% |
| 27 | 1511.89 | 0.03 | 848.73 | 56.14% |
| 28 | 1847.30 | 0.04 | 828.33 | 44.84% |
| 29 | 1512.02 | 0.03 | 848.73 | 56.13% |
| 30 | 1847.42 | 0.04 | 828.33 | 44.84% |
| 31 | 1512.17 | 0.03 | 848.73 | 56.13% |
| 32 | 1847.52 | 0.04 | 851.83 | 46.11% |
| 33 | 1870.77 | 0.04 | 851.83 | 45.53% |
| 34 | 2039.31 | 0.05 | 853.62 | 41.86% |
| 35 | 1663.51 | 0.04 | 828.33 | 49.79% |
| 36 | 1670.59 | 0.04 | 848.73 | 50.80% |
| 37 | 1663.52 | 0.04 | 828.33 | 49.79% |
| 38 | 1670.60 | 0.04 | 848.73 | 50.80% |
| 39 | 1663.51 | 0.04 | 828.33 | 49.79% |
| 40 | 1659.70 | 0.04 | 848.73 | 51.14% |
| 41 | 1674.41 | 0.04 | 828.33 | 49.47% |
| 42 | 1671.85 | 0.04 | 848.73 | 50.77% |
| 43 | 1666.38 | 0.04 | 828.33 | 49.71% |
| 44 | 1698.74 | 0.04 | 848.73 | 49.96% |
| 45 | 1780.70 | 0.04 | 828.33 | 46.52% |
| 46 | 2090.43 | 0.05 | 848.73 | 40.60% |
| 47 | 1743.77 | 0.04 | 828.33 | 47.50% |
| 48 | 1887.69 | 0.04 | 848.73 | 44.96% |
| A | 10043.28 | 0.23 | -- | -- |
| B | 3836.13 | 0.09 | -- | -- |
| C | 13291.49 | 0.31 | -- | -- |
| D | 1851.81 | 0.04 | -- | -- |
| TOTAL | 117219.96 | 2.69 | -- | -- |

SITE SUMMARY:

TOTAL HOMES: 48 UNITS
 SITE GROSS AREA: 2.711 ACRES
 SITE NET AREA: 2.691 ACRES
 DENSITY: 17.7 UNITS/ ACRE

REQUIRED PARKING*:
 2.0 SPACES/ 3BR X 40: 80
 3.0 SPACES/ 4BR X 8: 24
 0.25 SPACES/ UNIT X 48: 12
 TOTAL REQUIRED: 116 (2.42:1)

*NOTE: PARKING REQUIRED PER SMALL LOT SUBDIVISION PARKING STANDARDS.

PARKING PROVIDED:
 GARAGE SPACES: 96
 UNCOVERED SPACES: 32
 TOTAL PROVIDED: 128

OVERALL PARKING RATIO: 2.67:1

LAND USE:
 EXISTING: GENERAL COMMERCIAL (CC)
 PROPOSED: MEDIUM DENSITY RESIDENTIAL (MDR)

ZONING:
 EXISTING: COMMERCIAL PROFESSIONAL (C-P)
 PROPOSED: RESIDENTIAL MULTIPLE FAMILY (R3) WITH APPLICATION OF SMALL LOT SUBDIVISION DEVELOPMENT STANDARDS (OMC 17.14.270)

NOTE: P2* PLAN TYPES FOR 4-BEDROOM UNITS SHALL HAVE DESIGNATED PARKING WITH PLACARDS ASSIGNED TO A SPECIFIC ADDRESS.

LEGEND:

- CENTERLINE
- - - EXISTING BOUNDARY
- - - PROPOSED BOUNDARY
- - - PROPOSED LOT LINE
- SETBACK
- - - EXISTING LOT LINE
- EXISTING WALL
- PROPOSED WALL
- █ PROPOSED OPEN SPACE

BUILDING/ UNIT SUMMARY:

| | Plan | # of Units | Square Footage | Stories | Garage Count | Bedrooms | Bathrooms | Garage Storage |
|-----------------|-----------------|------------|----------------|-------------------------|--------------|------------|---------------|----------------|
| SFD | Plan 2* (4-Bed) | 1 | 2,001 Sq. Ft. | 3-Story + Roof Deck | 2-Car Garage | 4 Bedrooms | 3.5 Bathrooms | 250 Cu. Ft. |
| | Plan 2X | 1 | 1,963 Sq. Ft. | 3-Story + At-Grade Deck | 2-Car Garage | 3 Bedrooms | 2.5 Bathrooms | 250 Cu. Ft. |
| | Plan 3 | 12 | 1,604 Sq. Ft. | 2-Story | 2-Car Garage | 3 Bedrooms | 2.5 Bathrooms | 250 Cu. Ft. |
| Duplex Building | Plan 1 | 11 | 1,965 Sq. Ft. | 3-Story + Roof Deck | 2-Car Garage | 3 Bedrooms | 3.5 Bathrooms | 250 Cu. Ft. |
| | Plan 2 | 6 | 2,001 Sq. Ft. | 3-Story + Roof Deck | 2-Car Garage | 3 Bedrooms | 3.5 Bathrooms | 250 Cu. Ft. |
| | Plan 2* (4-Bed) | 7 | 2,001 Sq. Ft. | 3-Story + Roof Deck | 2-Car Garage | 4 Bedrooms | 3.5 Bathrooms | 250 Cu. Ft. |
| | Plan 1X | 5 | 1,928 Sq. Ft. | 3-Story + At-Grade Deck | 2-Car Garage | 3 Bedrooms | 2.5 Bathrooms | 250 Cu. Ft. |
| | Plan 2X | 5 | 1,963 Sq. Ft. | 3-Story + At-Grade Deck | 2-Car Garage | 3 Bedrooms | 2.5 Bathrooms | 250 Cu. Ft. |

NOTE: THIS YIELD STUDY IS FOR THE PURPOSE OF ESTIMATING THE MAXIMUM DENSITY OF A RESIDENTIAL PRODUCT TYPE ON A SITE OF A GIVEN CONFIGURATION. IF SPECIFIC ENTITLEMENT REQUIREMENTS DIFFER FROM THE CRITERIA SHOWN ON THE PLAN (SUCH AS SETBACKS, MINIMUM LOT SIZES, STREET STANDARDS, RETENTION REQUIREMENTS, ETC.) THEN THE ACTUAL POSSIBLE DENSITY MAY VARY SUBSTANTIALLY.

DEVELOPER: **INTRACORP SW, LLC**
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 PHONE (949) 955-2370

ARCHITECT: **BASSENIAN | LAGONI**
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PREPARED BY:

C&V
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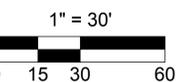
ARCHITECTURAL SITE PLAN

901 E. KATELLA AVENUE

A 1.1

SCALE: AS SHOWN DRAWN BY: TC CHECKED BY: JH

CITY OF ORANGE



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