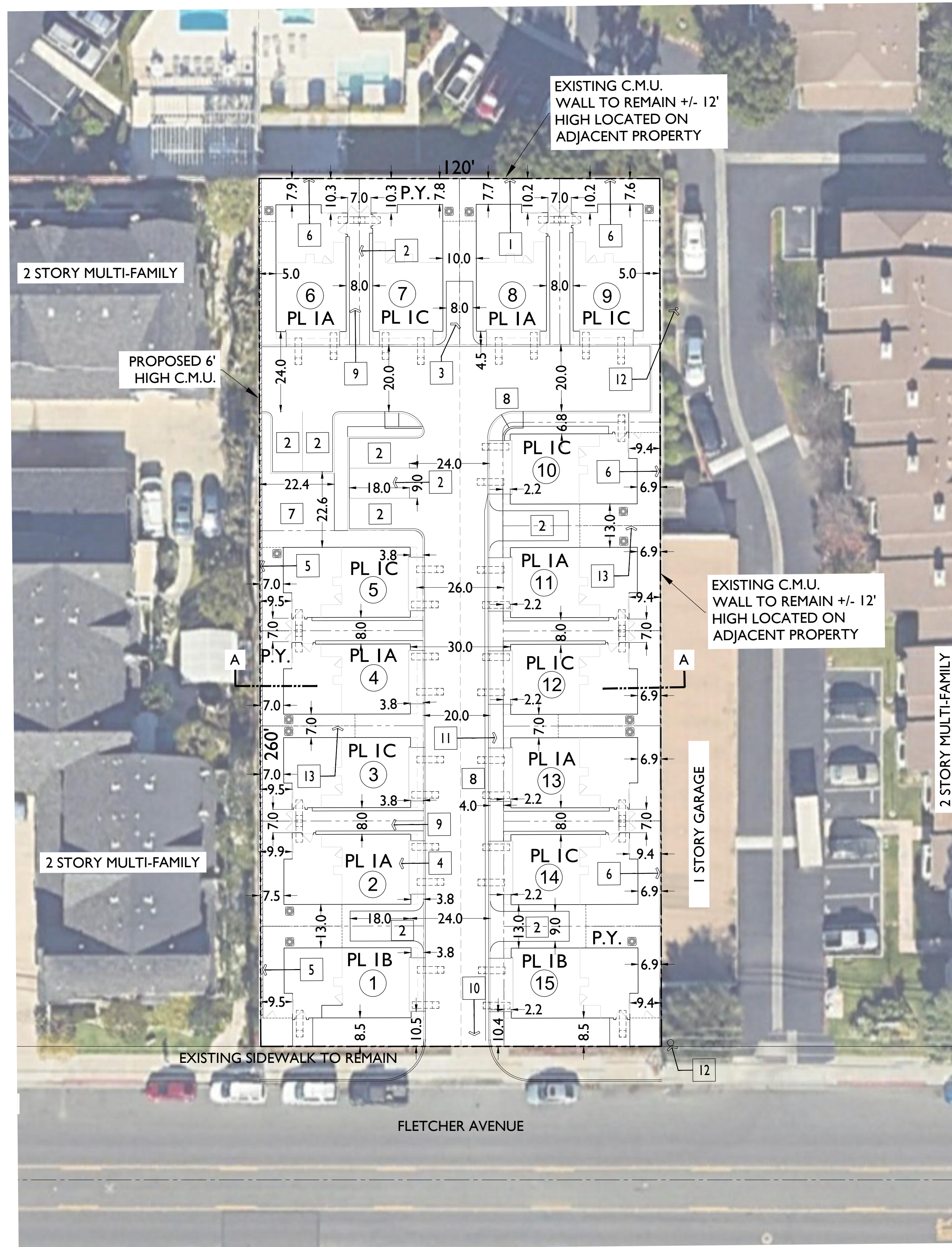


## Fletcher 15 - Proposed Density Bonus Waivers and Reductions per State Density Bonus Law (DBL)

Table 17.14.270 - SMALL LOT SUBDIVISION DEVELOPMENT STANDARDS	Requirement	Proposed	Comment
Maximum Permitted Density R-3 (units/acre)	15	15	Includes Bonus units allowed per DBL
Subdivided Lot - dwelling units (du) per lot	1	1	
Minimum Lot Area - square feet (sf)	N/A	.72 acres	
Minimum Lot Frontage - feet (ft)	25'	120'	
Minimum Lot Depth - feet (ft)	50'	260'	
Minimum Perimeter Setbacks - feet (ft)			
Front	15'	8.5'	Reduction per DBL
Side	5'	5'	
Rear	10'	7.6'	Reduction per DBL
Minimum Interior Setbacks - feet (ft)	0'	3.5'	
Maximum Height - feet (ft) or stories, R-3	35', 3 stories	35', 3 stories	
Maximum Lot Coverage	75%	60%	
Minimum Private Open Space - square feet (sf) per du	150	300	
Minimum Private Open Space dimensions - width of yard area	10'	6.9'	Reduction per DBL
Trash Enclosures. All small lot subdivision developments shall provide trash collection areas adequately and conveniently placed throughout the development.	Trash enclosures located throughout development	Trash bins placed in the private garage of each home	Applicant believes locating private trash bins within the garages of each home meets the intent of this code section. Waiver per DBL.
<b>17.34 - Offstreet parking and loading</b>			
DBL Maximum Parking Requirement for density bonus projects with all 4 BR units (spaces per home)	2.5*	2.6	* Differs from City requirement for small lot subdivisions with 4 BR units but not considered a reduction per DBL.
17.34.110 - Drive Aisle Minimum Width for 2-Way Traffic	25'	20'	Reduction per DBL
17.34.110 - Back Up Minimum Distance for 90 degree Parking Stall	25'	24'	Reduction per DBL
17.34.110 - Open Parking Stall Dimensions	9'x18'	All stalls are 9'x18' with the exception of one 8'x18' compact stall	Reduction per DBL
17.34.110 - Entry aisle depth for drive aisle accessing arterial highway	30'	10'	Reduction per DBL
<b>City of Orange Small Lot Subdivision Guidelines</b>			
B.1.c. Small lot homes that front an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a public right-of-way	Assuming the private street is considered an alley, the units shall have primary entryway oriented toward the alley, or shall be connected to a pedestrian pathway that leads directly to a public right-of-way	The homes have the primary entryways located on the side, with the primary entryway oriented and visible from a pedestrian path that is connected to either the private street or the public right of way	This requirement seems to be in conflict with B.1.b which states "Small lot homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the public right-of-way or private street." The project meets the requirement of B.1.b but the interior lots do not meet the requirement of B.1.c. Waiver per DBL
C.3.b. Provide ground level private usable open space that is directly accessible from an indoor living space with a door that opens onto it. Ground level open space should have a minimum width and length of 10 feet.	Ground level open space minimum dimension 10'	Ground level open space minimum dimension of 6.9'	Reduction per DBL



SITE ADDRESS: 705-715 W FLETCHER AVENUE  
 APN: 374-261-10 AND 11  
 GENERAL PLAN: LOW MEDIUM DENSITY RESIDENTIAL (LMDR)  
 ZONING: R3 - SMALL LOT SUBDIVISION  
 SITE ACREAGE: 0.72 ACRES  
 BASELINE DENSITY: 11 UNITS (15 DU/ACRE \* .72 ACRES)  
 SET ASIDE (VERY LOW): 1 UNIT (9%)  
 DENSITY BONUS: 4 UNITS (30% \* 11 UNITS)  
 TOTAL RESIDENTIAL UNITS/LOTS: 15  
 HOME SIZE: 1,750 SF +/-, 4 BDRM, 3.5 BATH  
 PARKING REQUIRED: 38 (2.5 SPACES PER 4 BR UNIT UNDER STATE DENSITY BONUS LAW)  
 PARKING PROVIDED: 39 (30 ENCLOSED GARAGE SPACES AND 9 OPEN SPACES)  
 BLDG. STORIES: 3 STORY  
 BLDG HEIGHT: 35' (35' ALLOWED)

**PRODUCT SUMMARY**  
 2 PL IA 1,757 SF 4 BD  
 13 PL IB 1,769 SF 4 BD  
**BUILDING CODE SUMMARY**  
 OCCUP. TYPE: R3/U (CRC)  
 CONST. TYPE: TYPE VB  
 FIRE SPRINKLER: NFPA 13D (CRC R313.1)

2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
 2022 CALIFORNIA MECHANICAL CODE (CMC)  
 2022 CALIFORNIA PLUMBING CODE (CPC)  
 2022 CALIFORNIA FIRE CODE (CFC)  
 2022 CALIFORNIA GREEN BLD'G STDS CODE (CGBSC)  
 2022 CALIFORNIA ENERGY EFFICIENCY STDS (CEES)

USABLE OPEN SPACE SUMMARY (SEE SHT. OS FOR LOCATIONS)

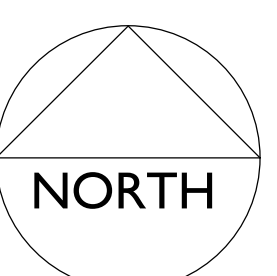
PRIVATE YARDS (P.Y.) 4,505 S.F. (300 S.F./UNIT)  
 PRIVATE BALCONIES 1,500 S.F. (100 S.F./UNIT)  
 COMMON OPEN SPACE 480 S.F. (32 S.F./UNIT)  
 TOTAL OPEN SPACE 5,305 S.F. (332 S.F./UNIT)

### SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 STANDARD PARKING STALL - 9' X 18'
- 3 COMPACT PARKING STALL - 8' X 18'
- 4 3-STORY DWELLING, TYP.
- 5 PROPOSED 6' HIGH C.M.U. WALL
- 6 EXISTING CMU WALL TO REMAIN +/- 12' HIGH ON ADJ. PROPERTY
- 7 AMENITY AREA (SEE LANDSCAPE PLAN)
- 8 FIRE LANE
- 9 6' FIRE ACCESS PATH, TYP.
- 10 ENHANCED PAVING (SEE LANDSCAPE PLAN)
- 11 4' CONCRETE WALKWAY
- 12 EXISTING FIRE HYDRANT
- 13 PRIVATE YARD FENCING, TYP.

### LEGEND

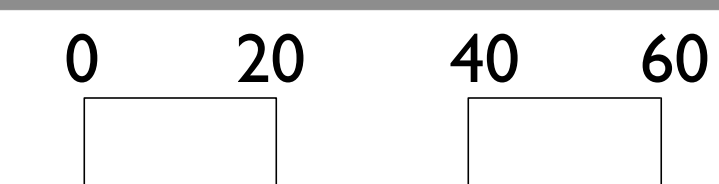
- PRIVACY FENCE
- FIRE LADDER AREA AT EGRESS WINDOWS 2' X 2' AT GROUND, 6' FROM BLDG FOR 24' HIGH WINDOW PER OCFD ATTACHMENT 22 REQUIREMENTS
- ☀ AIR CONDITIONING CONDENSER LOCATED WITHIN PRIVATE YARD AREA
- ① LOT NUMBER



ORANGE

ADC FLETCHER 15, LLC  
 1635 OHMS WAY, SUITE A  
 COSTA MESA, CA 92627  
 949.791.8401

## FLETCHER 15 - SMALL LOT SUBDIVISION



DEC 23, 2025

SITE PLAN



5256 S. Mission Road, Ste. 404  
 Bonsall, CA 92003  
 www.summarch.com p.760.724.1198

SP

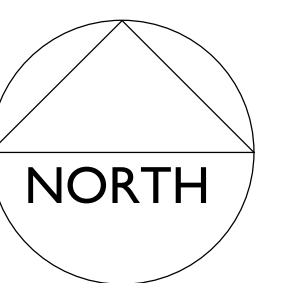


USUABLE OPEN SPACE SUMMARY (SEE SHT. OS FOR LOCATIONS)

PRIVATE YARDS (P.Y.)	4,505 S.F. (300 S.F./UNIT)
PRIVATE BALCONIES	1,500 S.F. (100 S.F./UNIT)
COMMON OPEN SPACE	480 S.F. (32 S.F./UNIT)
TOTAL OPEN SPACE	5,305 S.F. (332 S.F./UNIT)

LEGEND

- COMMON RECREATION OPEN AREA
- HOMEOWNER PRIVATE YARD AREA
- HOMEOWNER BALCONY AREA (2ND FLR)
- COMMON LANDSCAPE AREA

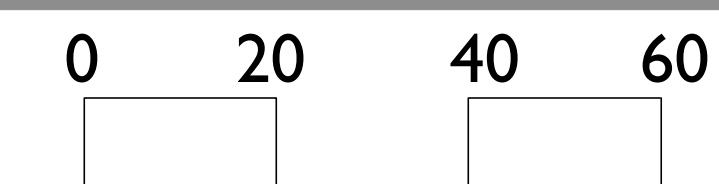


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FLETCHER 15 - SMALL LOT SUBDIVISION

OPEN SPACE EXHIBIT

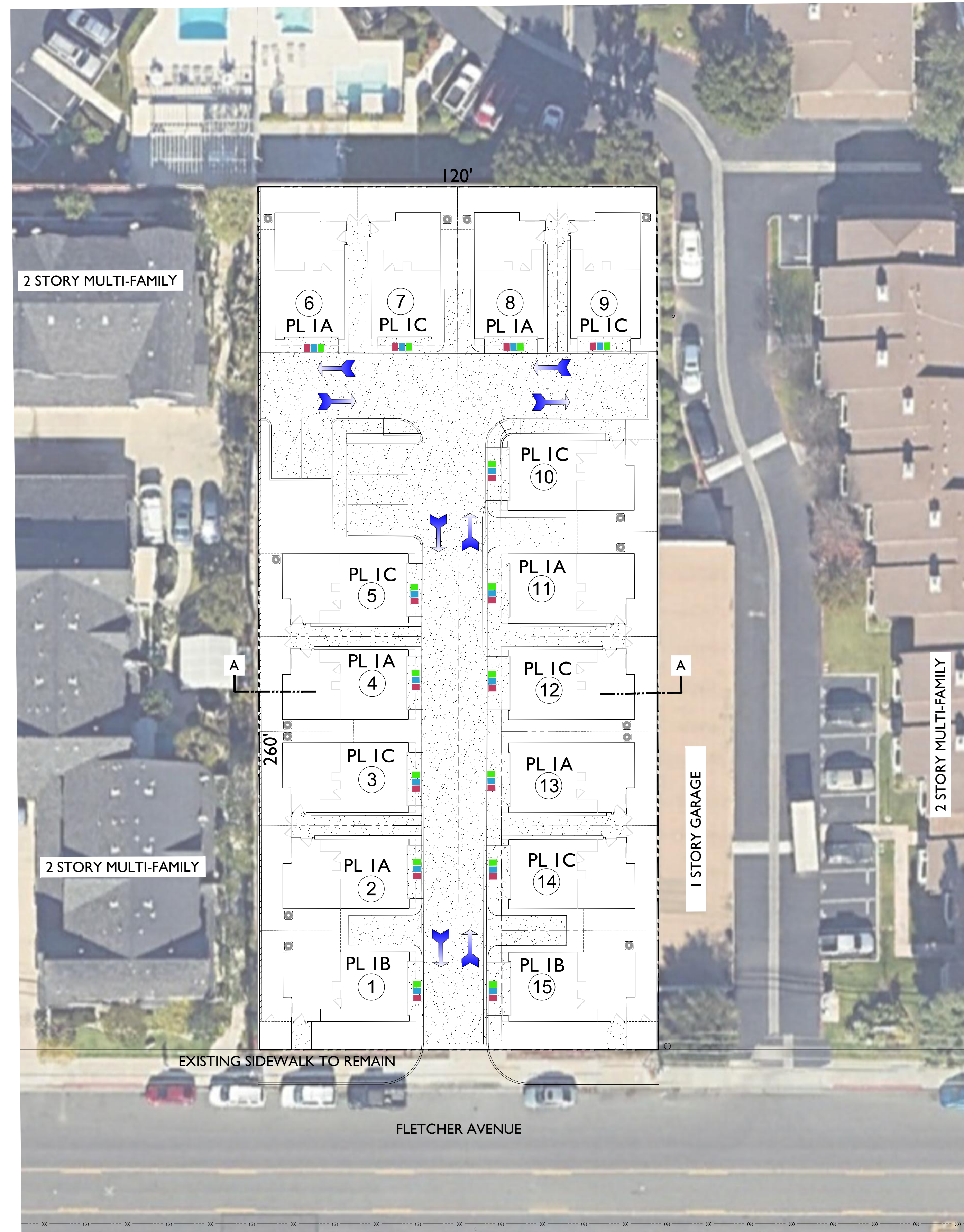
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OS



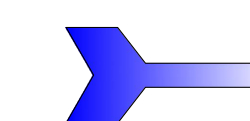
**SOLID WASTE HANDLING PLAN**

SERVICE TYPE: INDIVIDUAL PICKUP (TRASH/RECYCLE/ORGANIC)

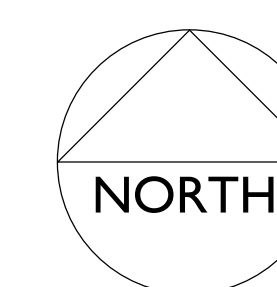
REFER TO UNIT PLAN SHT. A-1 AND A-2 FOR LOCATIONS OF BIN STORAGE AREAS AT PRIVATE GARAGES



TRASH/RECYCLE BIN STAGING LOCATION



TRASH VEHICLE DIRECTION OF TRAVEL

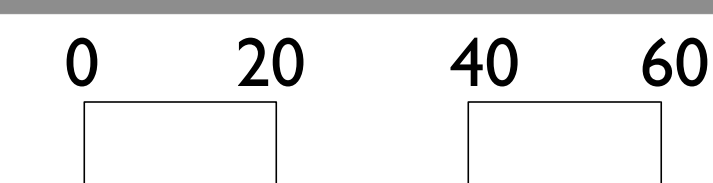


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**FLETCHER 15 - SMALL LOT SUBDIVISION**

**TRASH EXHIBIT**

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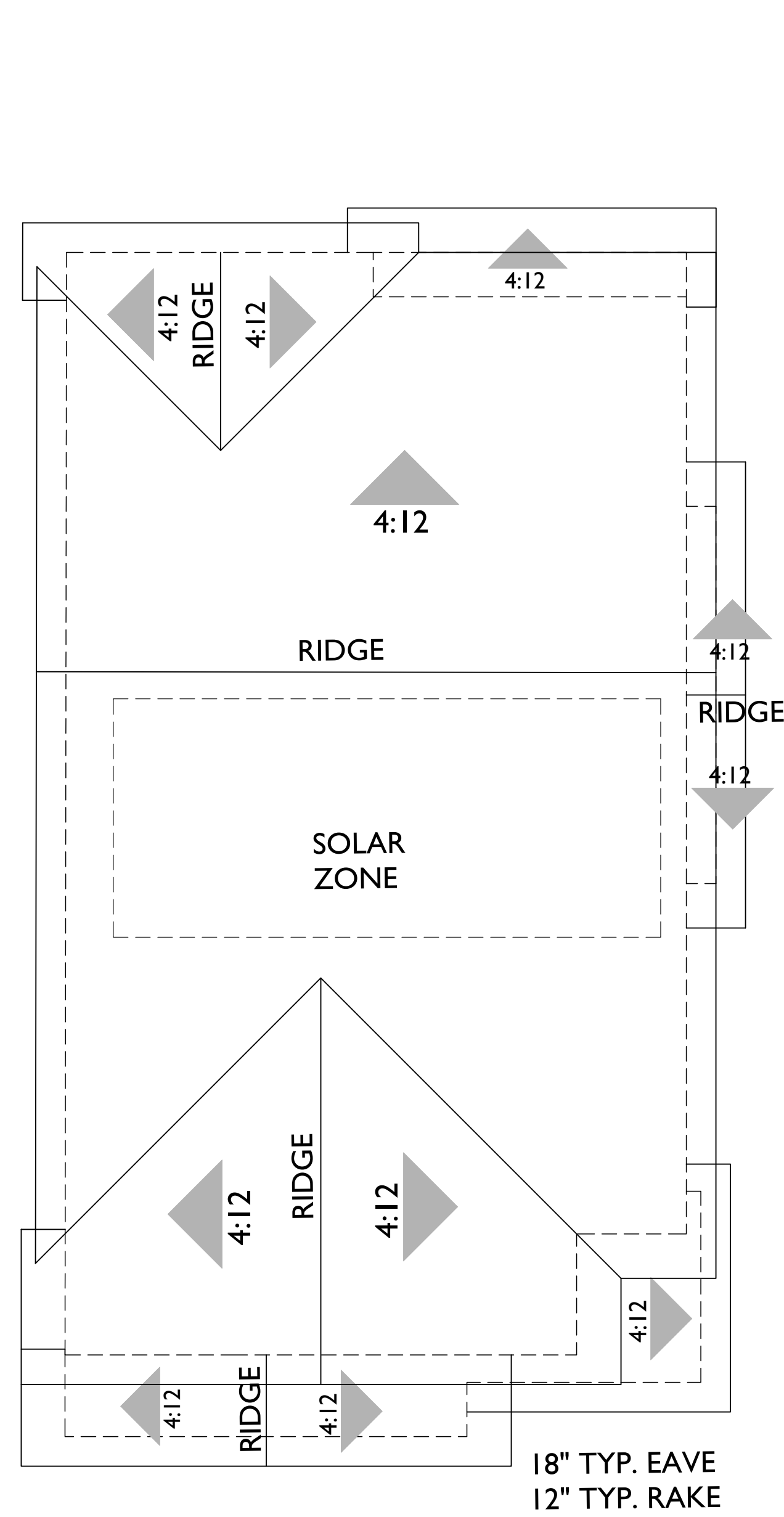


DEC 23, 2025

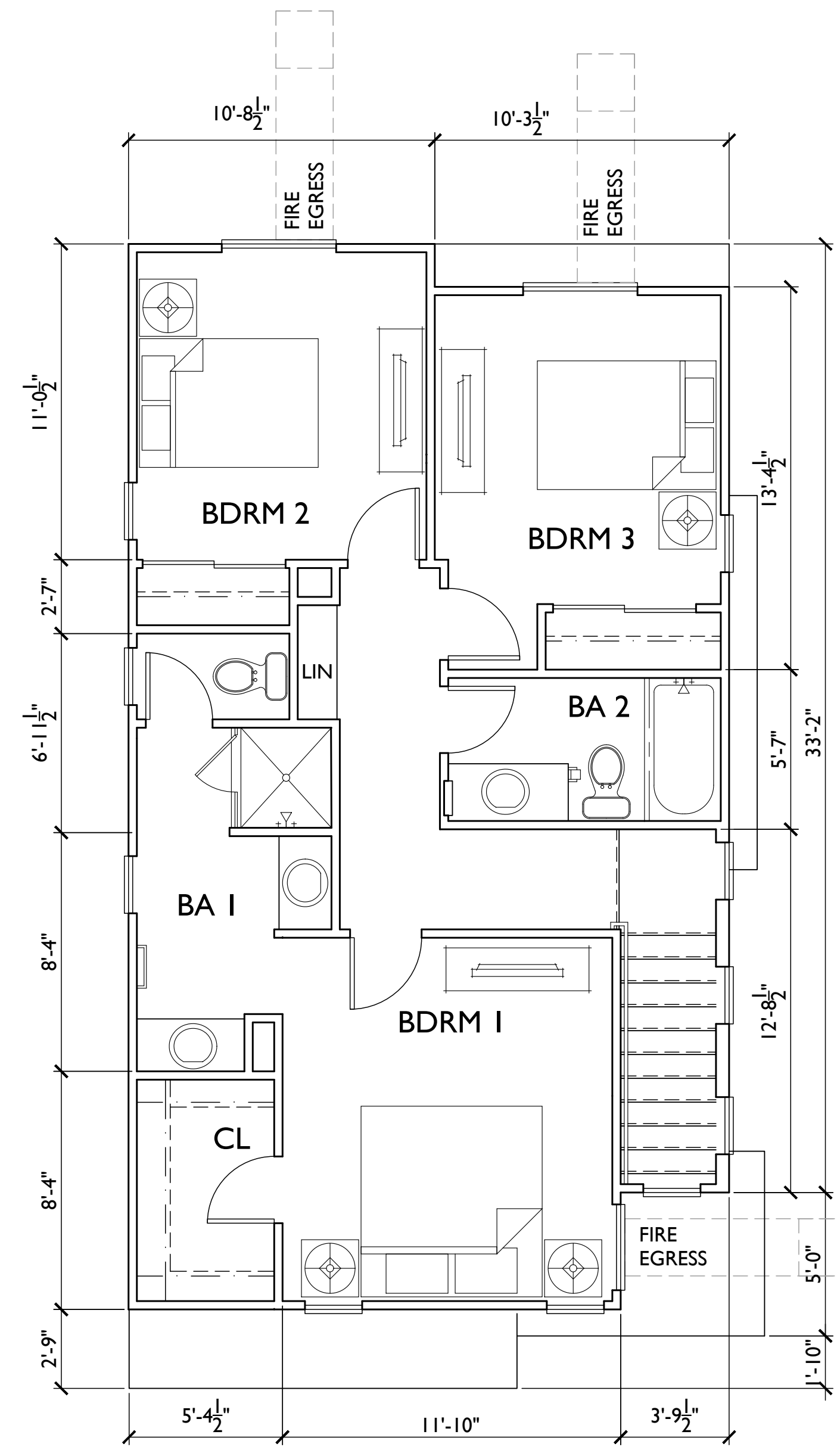
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**TS**

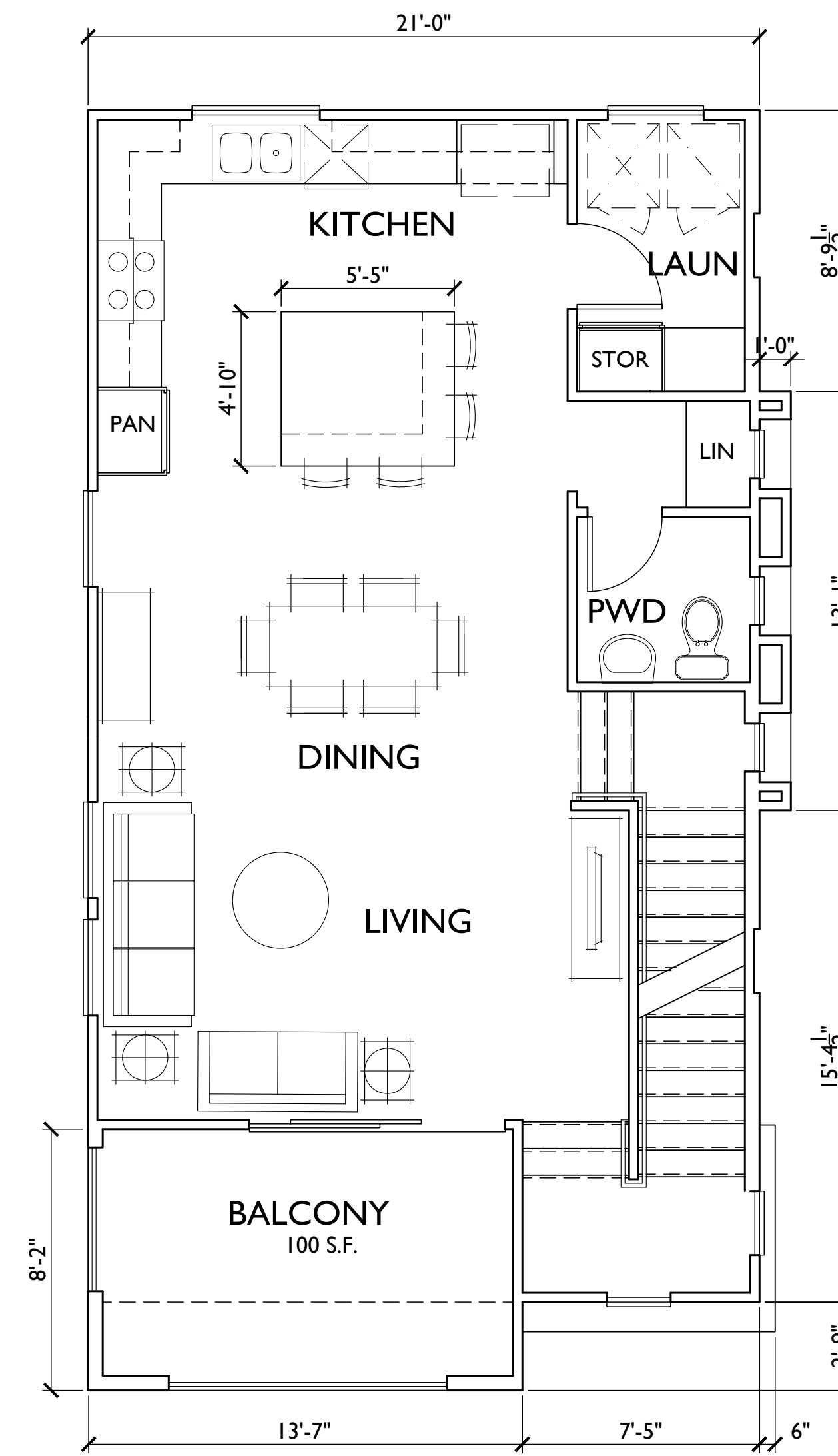




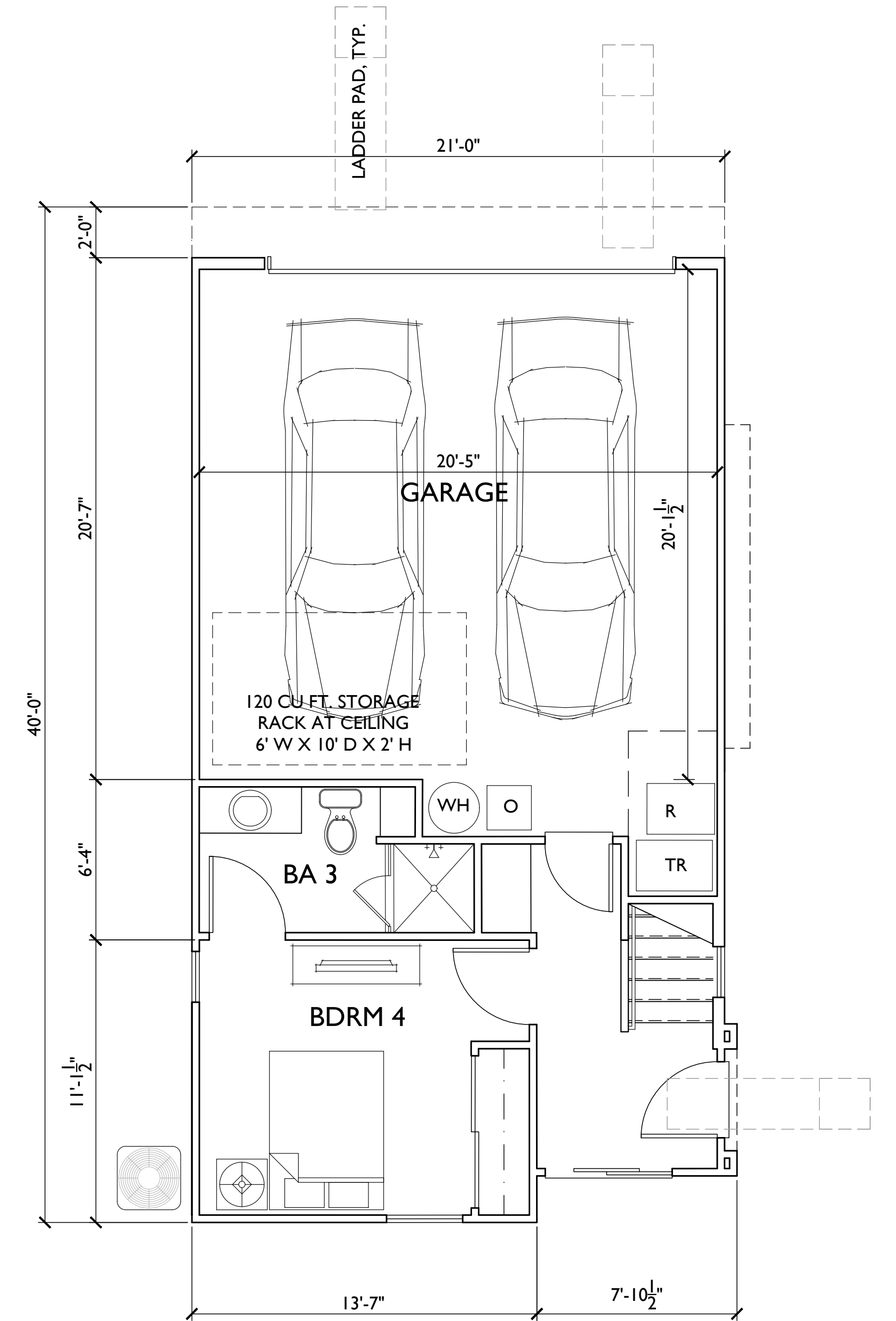
ROOF PLAN  
AT LOTS 1 AND 15



3RD FLOOR PLAN  
AT LOTS 1 AND 15



2ND FLOOR PLAN  
AT LOTS 1 AND 15

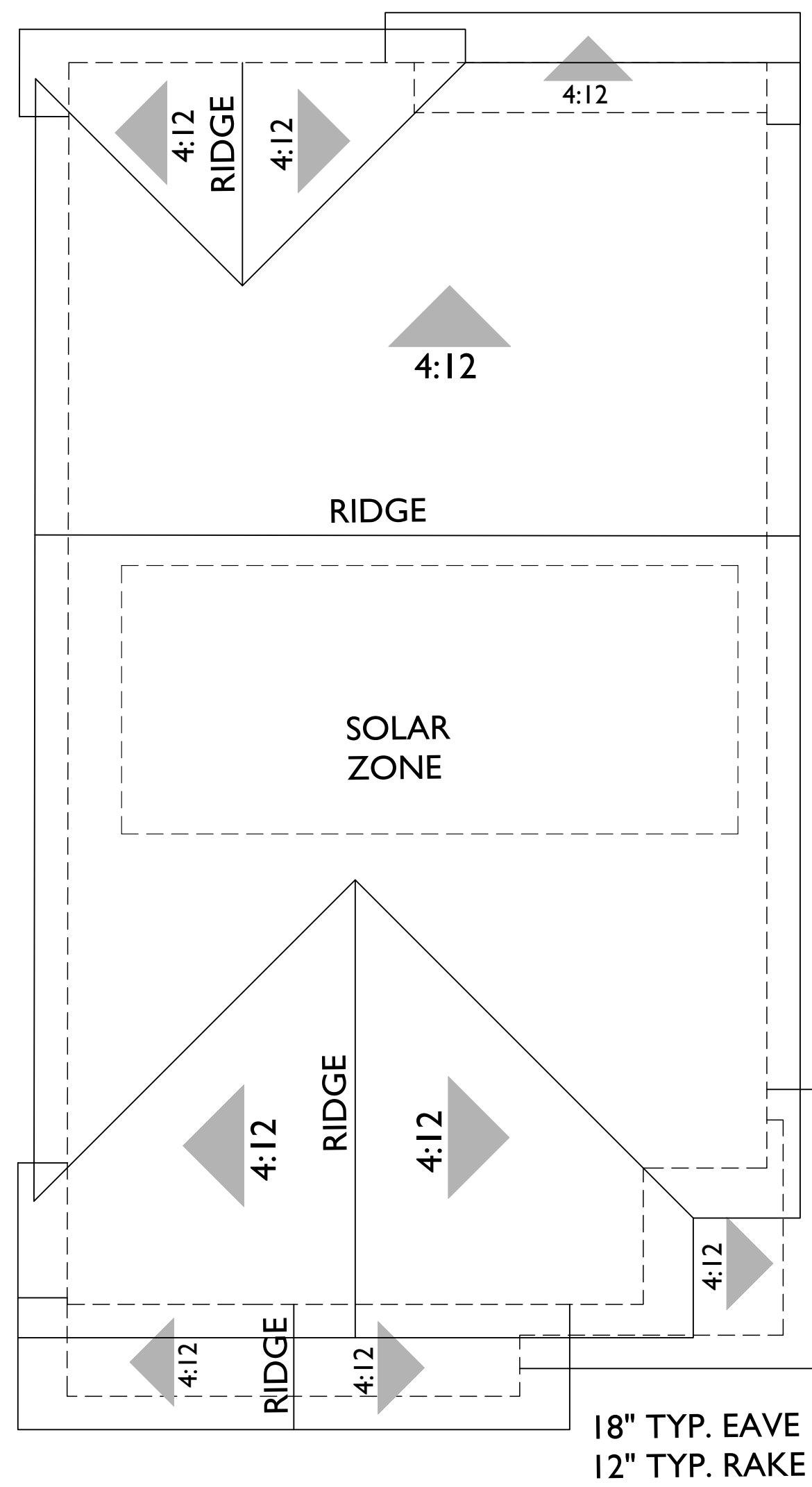


1ST FLOOR PLAN  
AT LOTS 1 AND 15

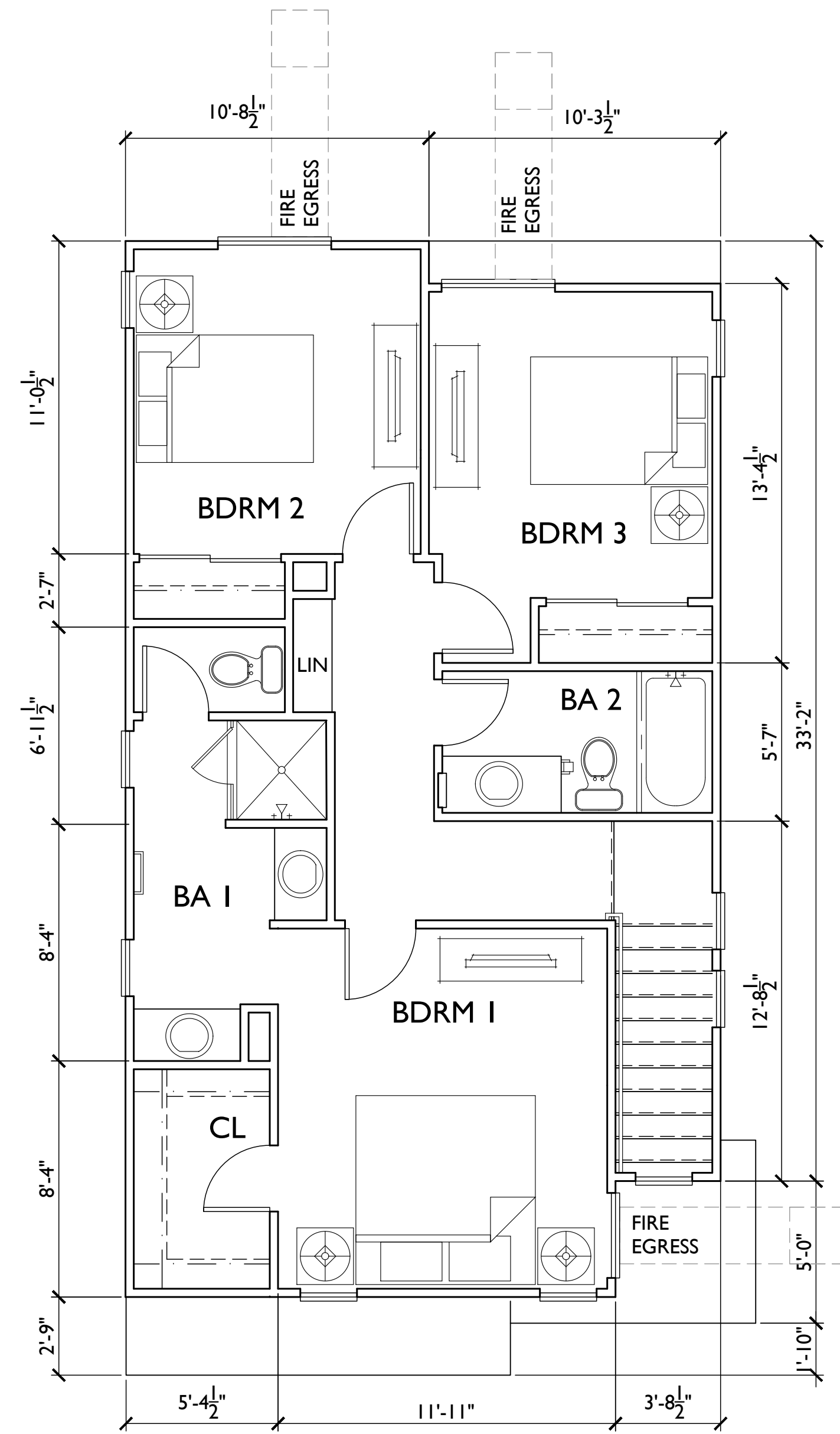
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FLETCHER 15 - SMALL LOT SUBDIVISION

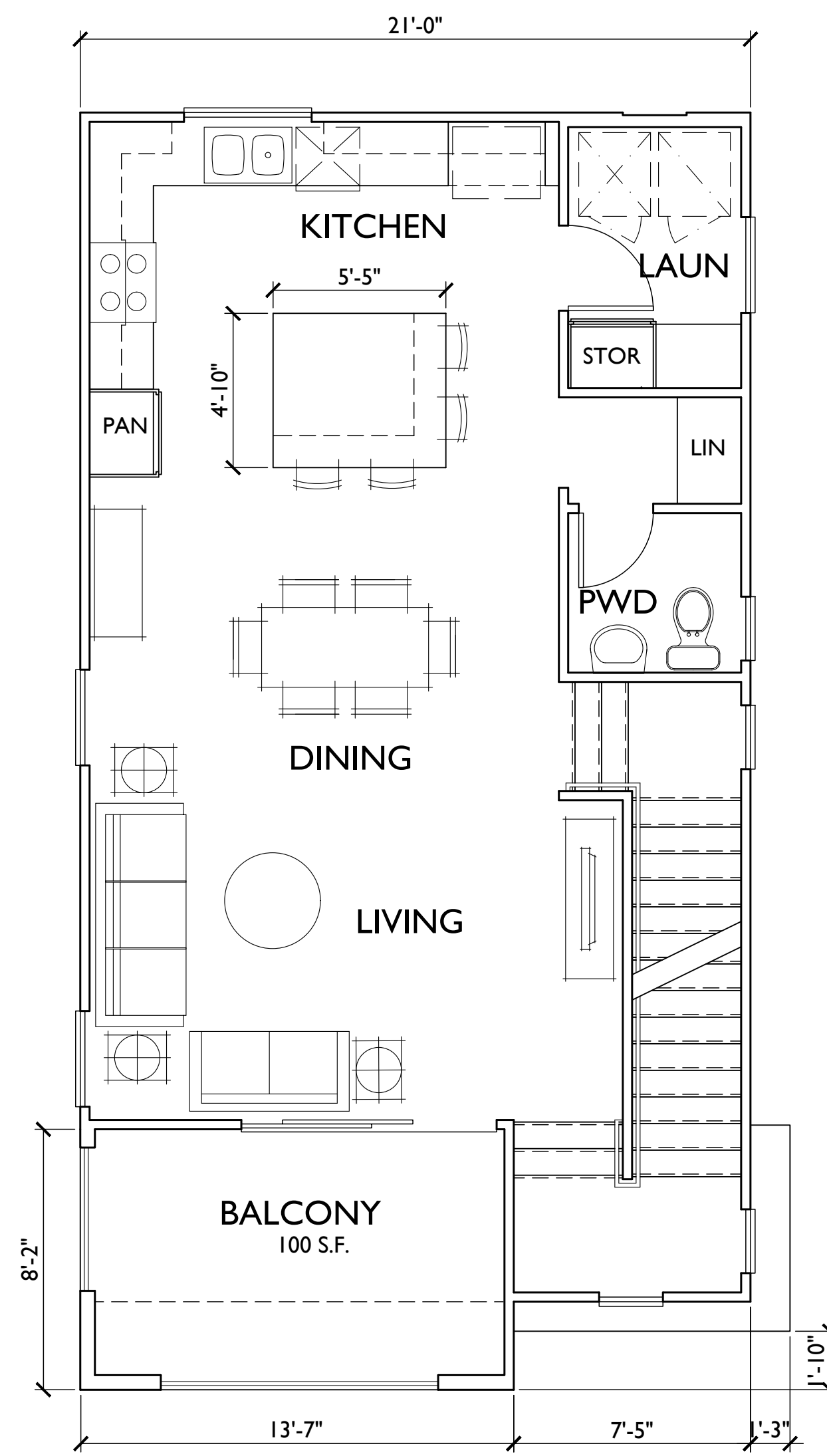
PLAN 1B - 1,769 S.F.



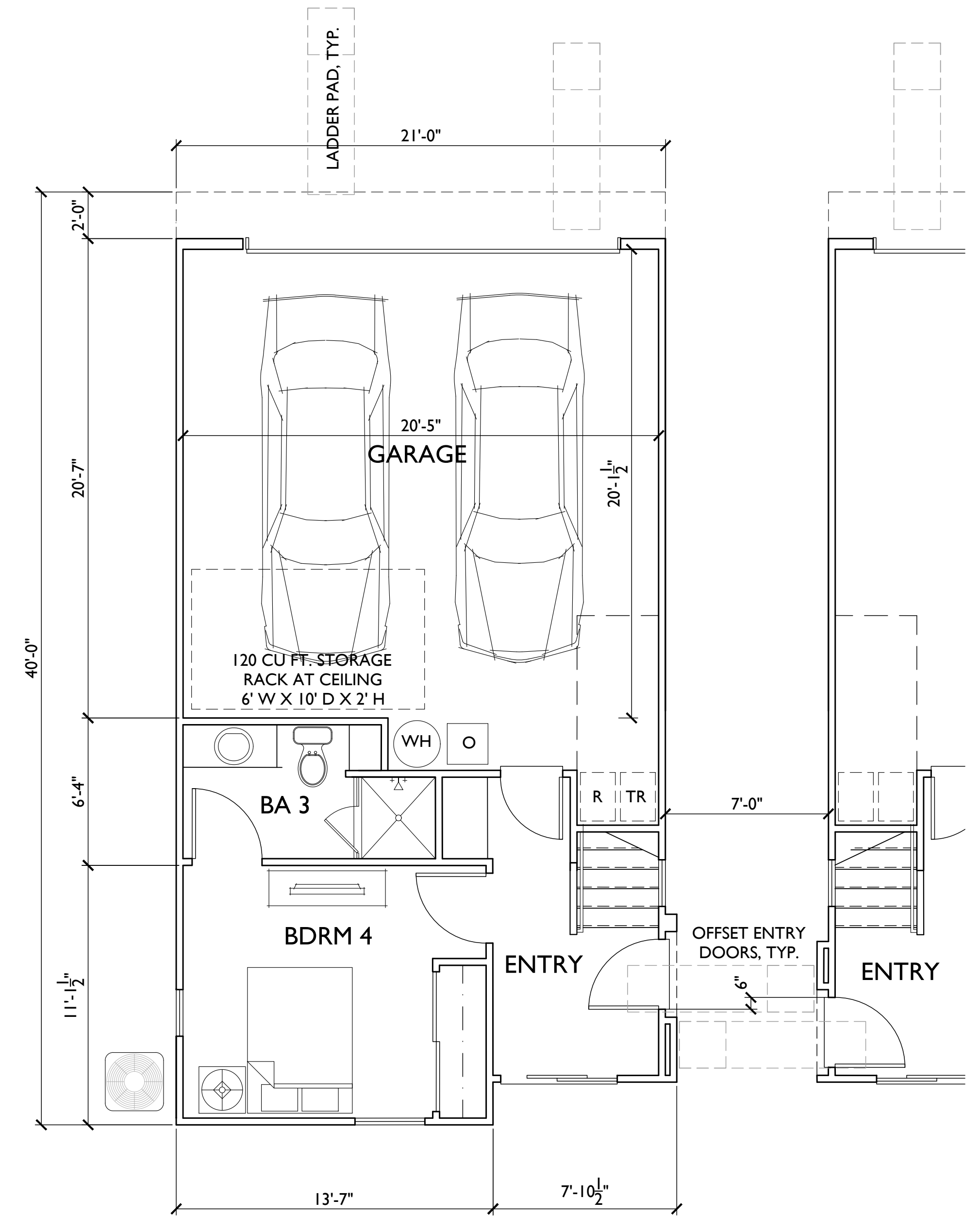
ROOF PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

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FLETCHER 15 - SMALL LOT SUBDIVISION

PLAN IC - 1,757 S.F.



SIDE ELEVATION IA & IB



PRIVATE YARD ELEVATION IA & IB

**MATERIAL SCHEDULE**

1. ROOF - CONCRETE S TILE
2. FASCIA - 2X RESAWN WOOD
3. 1/6/20 SAND FINISH STUCCO
4. DECORATIVE METAL RAILING
5. VINYL WINDOW W/ STUCCO TRIM
6. STUCCO CONTROL JOINT
7. EXTERIOR LIGHT FIXTURE
8. DECORATIVE SHUTTERS
9. DECORATIVE GABLE ACCENT
10. DECORATIVE METAL POTSHELF
11. SECTIONAL GARAGE DOOR
12. ARCHED RECESS
13. DECORATIVE METAL GRILLE
14. FIXED 3RD FLR. ACCENT WINDOW (FACING ADJACENT PROPERTIES)



FRONT ELEVATION IA & IB



DRIVE ELEVATION IA & IB



ENHANCED SIDE ELEVATION AT FLETCHER - IB

SEE PLAN SHEET A-1 FOR OFFSET ENTRY DOOR ALIGNMENTS, TYP. AT UNIT TO UNIT LOCATIONS

**ORANGE**

**FLETCHER 15 - SMALL LOT SUBDIVISION**

**ELEVATIONS IA & IB**

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SIDE ELEVATION IC



PRIVATE YARD ELEVATION IC

- MATERIAL SCHEDULE**
1. ROOF - CONCRETE S TILE
  2. FASCIA - 2X RESAWN WOOD
  3. 1/6" SAND FINISH STUCCO
  4. DECORATIVE METAL RAILING
  5. VINYL WINDOW W/ STUCCO TRIM
  6. STUCCO CONTROL JOINT
  7. EXTERIOR LIGHT FIXTURE
  8. DECORATIVE SHUTTERS
  9. DECORATIVE GABLE ACCENT
  10. DECORATIVE METAL POTSHelf
  11. SECTIONAL GARAGE DOOR
  12. ARCHED RECESS
  13. DECORATIVE METAL GRILLE
  14. FIXED 3RD FLR. ACCENT WINDOW (FACING ADJACENT PROPERTIES)



FRONT ELEVATION IC



DRIVE ELEVATION IC

SEE PLAN SHEET A-3 FOR OFFSET ENTRY DOOR ALIGNMENTS, TYP. AT UNIT TO UNIT LOCATIONS

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FLETCHER 15 - SMALL LOT SUBDIVISION

ELEVATIONS IC

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A-5



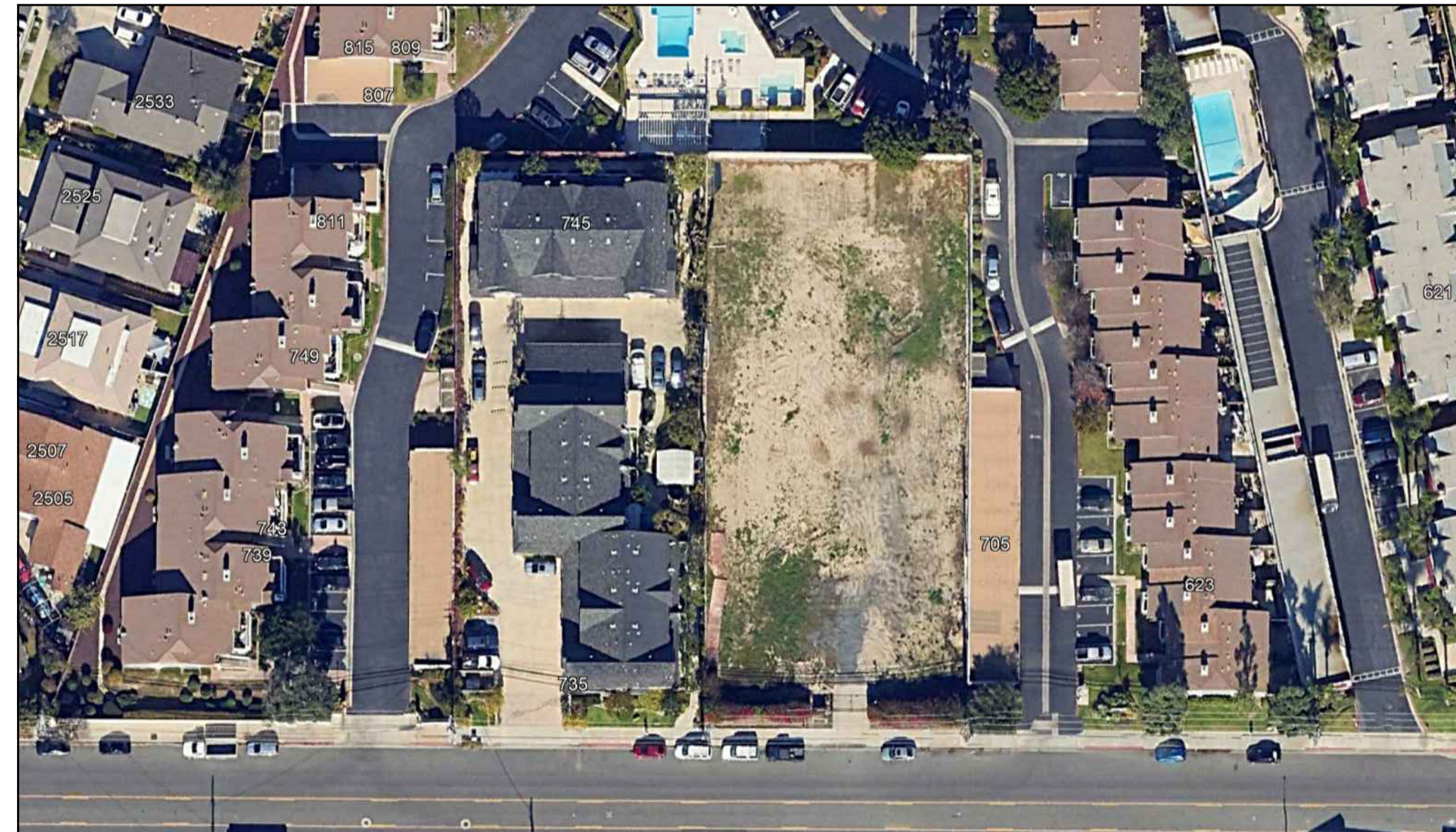
3 PM - DEC 21



NOON - DEC 21



9 AM - DEC 21



EXISTING SITE - VACANT (NO SHADOWS)



5 PM - JUN 21



NOON - JUN 21



9 AM - JUN 21

# ORANGE

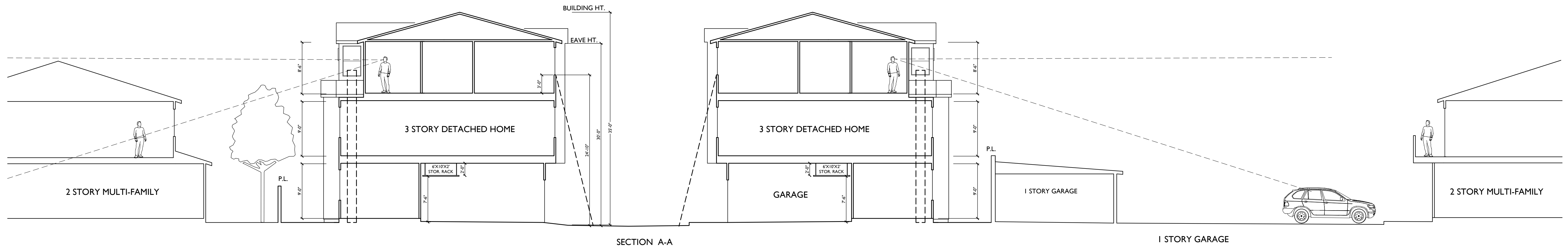
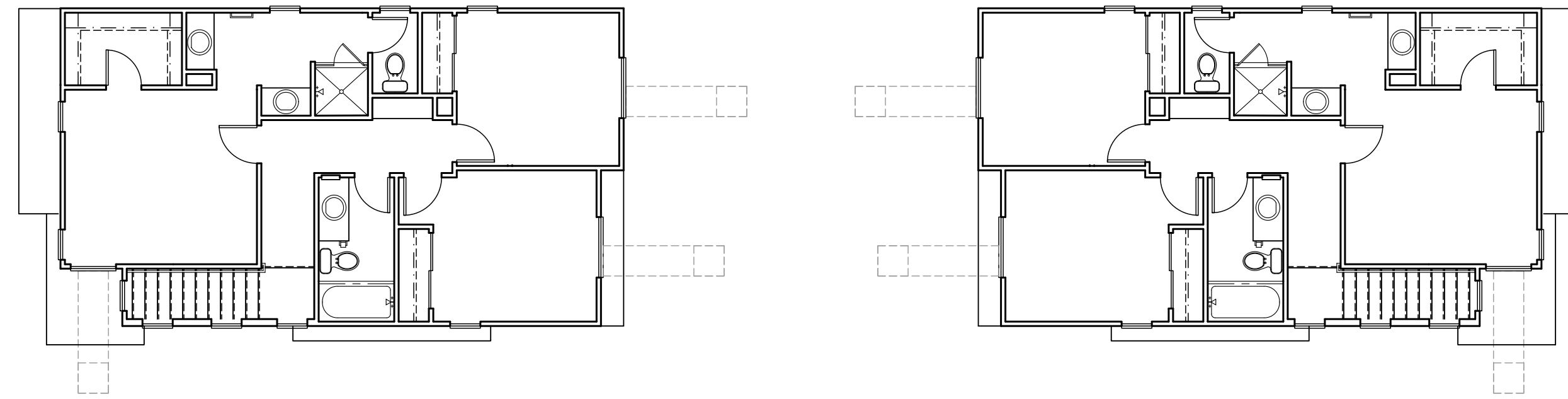
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COSTA MESA, CA 92627  
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# FLETCHER 15 - SMALL LOT SUBDIVISION

SHADE - SHADOW EXHIBITS

DEC 23, 2025

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FLETCHER 15 - SMALL LOT SUBDIVISION

LINE OF SITE SECTION/  
LADDER EXHIBIT