

442 & 444 S. SHAFFER STREET, ORANGE, CA 92866
APN: 390-414-21

PROJECT INFORMATION:

CONTACT INFORMATION:

IMPETUS Modular, LLC
Harold Zapata
875 Coral Ave. Hemet CA 92543
951-480-4000
ImpetusModular@gmail.com

SITE INFORMATION:

ADDRESS: 442 & 444 S. Shaffer St.
Orange CA 92866
APN: 390-414-21
TRACT/LOT NO.: A-Tract: Geo Achisons
Sub Block: D
LOT: 18 TR 288

GENERAL LAND USE DESIGNATION:

Existing: Low Medium Density Residential
Proposed: Low Medium Density Residential

ZONING DESIGNATION:

Existing: R2-6 (Duplex Residential District)
Proposed: R2-6 (Duplex Residential District)

LAND USE:

Existing: Multi-Family Residential
Proposed: Multi-Family Residential

SCOPE OF WORK:

Demolition of the existing two-car detached garage (400 sq. ft.)

NOTE:

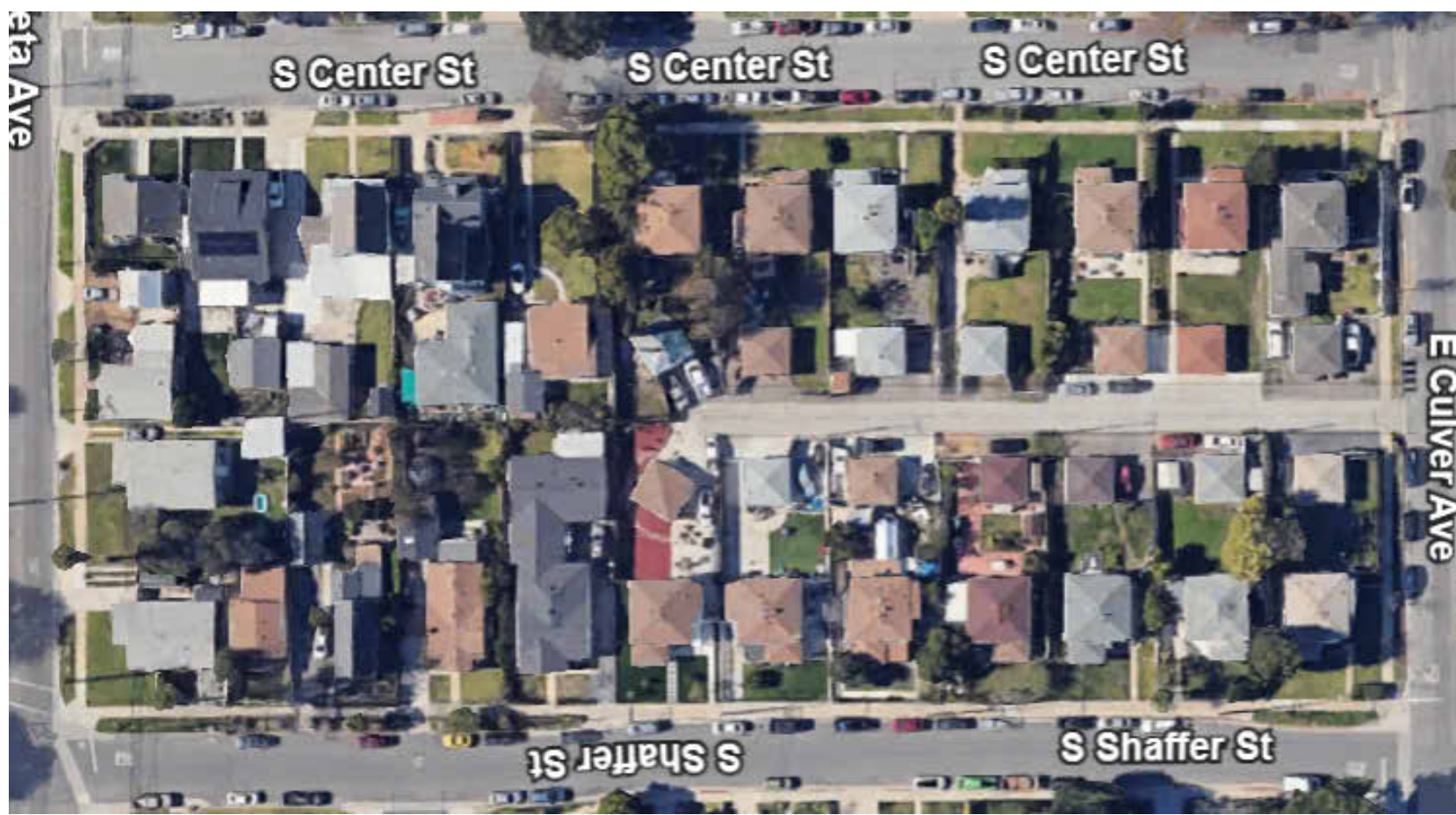
- 1- All landscape area existing to remain. No change to Landscaping proposed.
- 2- No public right-of-way improvements needed.

LEGEND:

- ASPHALT
- GRASS
- CONCRETE
- EASEMENT



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Arlen Beck
DRC25-0022

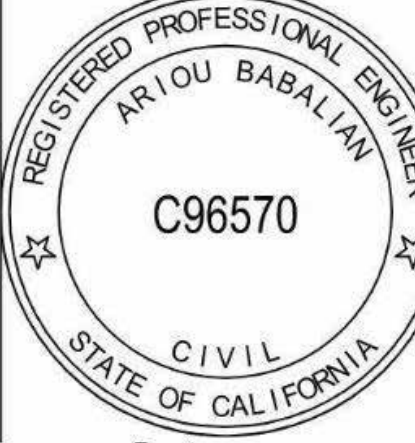


VICINITY PLAN



STRUCTURAL ENGINEERS

7777 W 91ST STREET, B1155
PLAYA DEL REY, CA 90293
T: (747) 998-2302



ARIYOU BABALIAN, P.E.



HCD ID. #: 1621519

MANUFACTURER
IMPETUS Modular LLC.

MODEL DESIGNATION:
IMPETUS 0003

DEMOLITION/
EXISTING SITE PLAN

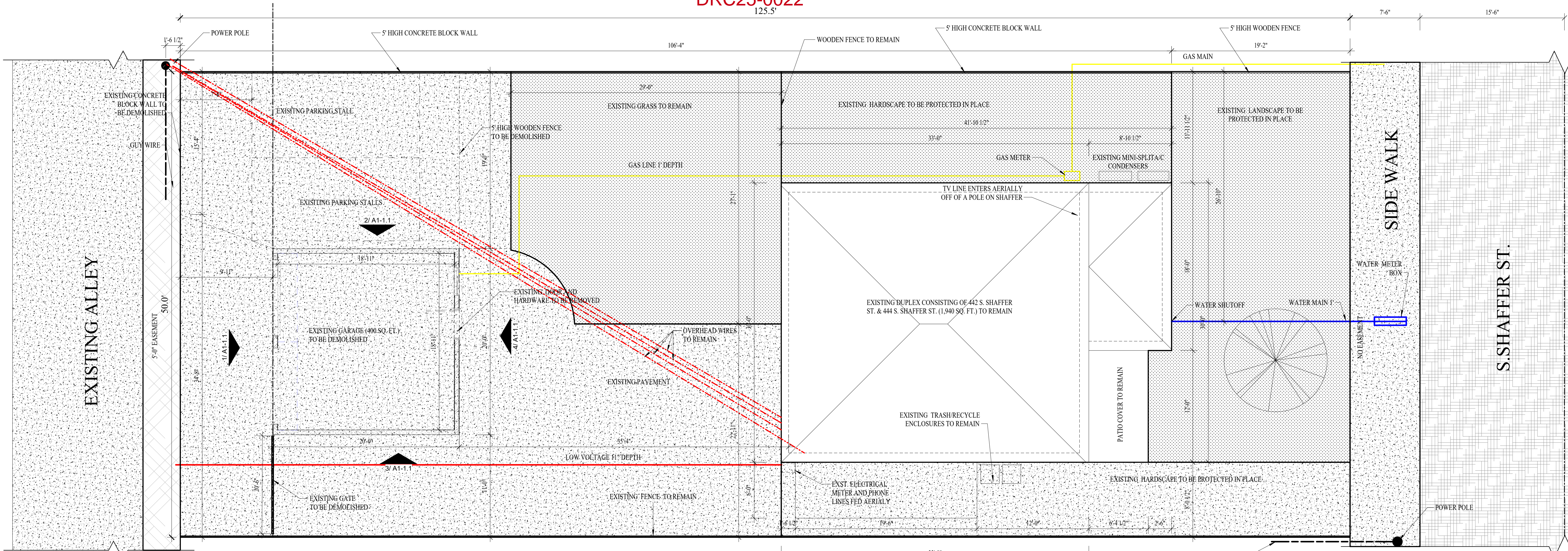
REVISIONS		
NUMBER	DESCRIPTION	DATE
01	Submittal Set	04/23/2025
02	Submittal Set	05/09/2025
03	Submittal Set	05/29/2025

05/29/2025

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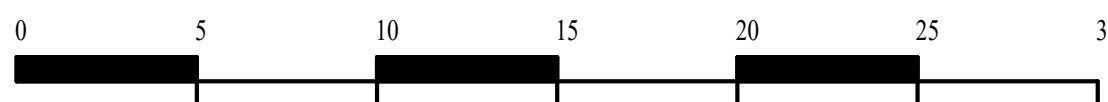
DAA STAMP

STATE APPROVAL STAMP



LEGEND

- EXISTING WALL, POWER & COMMUNICATION OUTLET AND SWITCH TO BE REMOVED CAP-OFF ELECTRICAL LINE AS REQUIRED
- EXISTING WALL, POWER & COMMUNICATION OUTLET AND SWITCH TO REMAIN
- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING DOOR AND HARDWARE TO REMAIN
- EXISTING FRAME GLASS TO REMAIN
- PROPERTY LINE
- SCOPE OF WORK
- GAS LINES
- WATER LINES
- ELECTRICAL LINES



SCALE: FT.

1 EXISTING SITE PLAN
3/16" = 1'-0"

RESIDENTIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAYDISTRICT
Multi-Family Residential	Multi-Family Residential	R2-6 (Duplex Residential District)	Low Medium Density Residential	N/A


ZONING STANDARDS					
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LOT AREA	17.14.070 & 17.14.080	6,000 Sq. FT.	6,275 Sq. Ft.	N/A	Yes
LOT WIDTH	17.14.070	60 Ft. (k)	50 Ft.	N/A	Yes
LOT DEPTH	17.14.070	N/R	125.5 Ft.	N/A	Yes
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the “Building Height” definition from OMC Section 17.04.021)	17.14.070 (& 17.14.100 FOR R-3 & R-4)	32 Ft 2 Stories (y)	32’ Ft. 2 Stories	16 Ft. 8 in.	Yes
SETBACKS:	17.14.070 & 17.14.090				
Front Yard	17.14.070 & 17.14.090	15 Ft.	19 Ft.	N/A	Yes
Rear Yard	17.14.070 & 17.14.090	10 Ft.	35 Ft.	15 Ft.	Yes
Side Yard	17.14.070 & 17.14.090	5 Ft.	12 Ft.	5 Ft.	Yes
Side Yard	17.14.070 & 17.14.090	5 Ft.	8 Ft	17.5 Ft.	Yes
LOT COVERAGE	17.14.070				
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	0.70	0.37	0.50	Yes
PARKING	17.14.200 & 17.34	2	4	2	Yes
FENCE/WALL HEIGHT	17.12.070				
Front Yard	17.12.070(B)	3.5 Ft.	3 Ft.	N/A	Yes
Interior Side Yard	17.12.070(B)	6 Ft.	5 Ft.	N/A	Yes
Interior Side Yard	17.12.070(B)	6 Ft.	5 Ft.	N/A	Yes
Rear Yard	17.12.070(B)	6 Ft.	5Ft.	5 Ft.	Yes

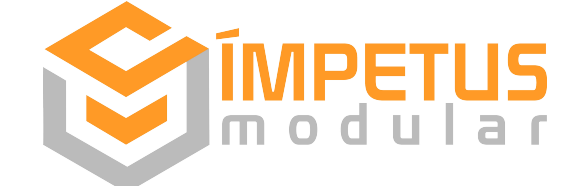
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STRUCTURAL ENGINEERS

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PLAYA DEL REY, CA 90293
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REGISTERED PROFESSIONAL ENGINEER
ARIOU BABALIAN
C96570
CIVIL
STATE OF CALIFORNIA


ARIYOU BABALIAN, P.E.


HCD ID. #: 1621519
MANUFACTURER
IMPETUS Modular LLC.
MODEL DESIGNATION:
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DEVELOPMENT
STANDARDS TABLE

REVISIONS

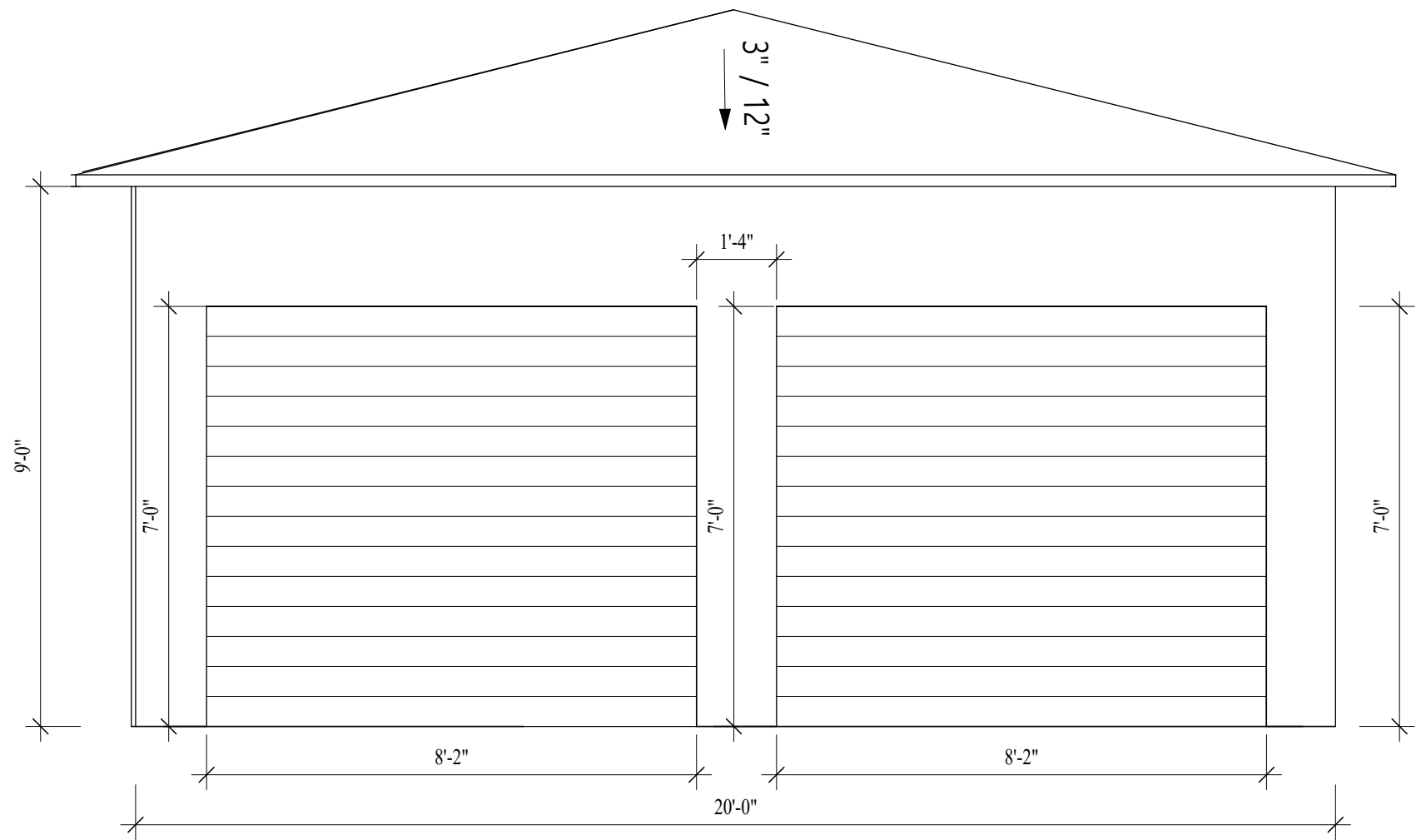
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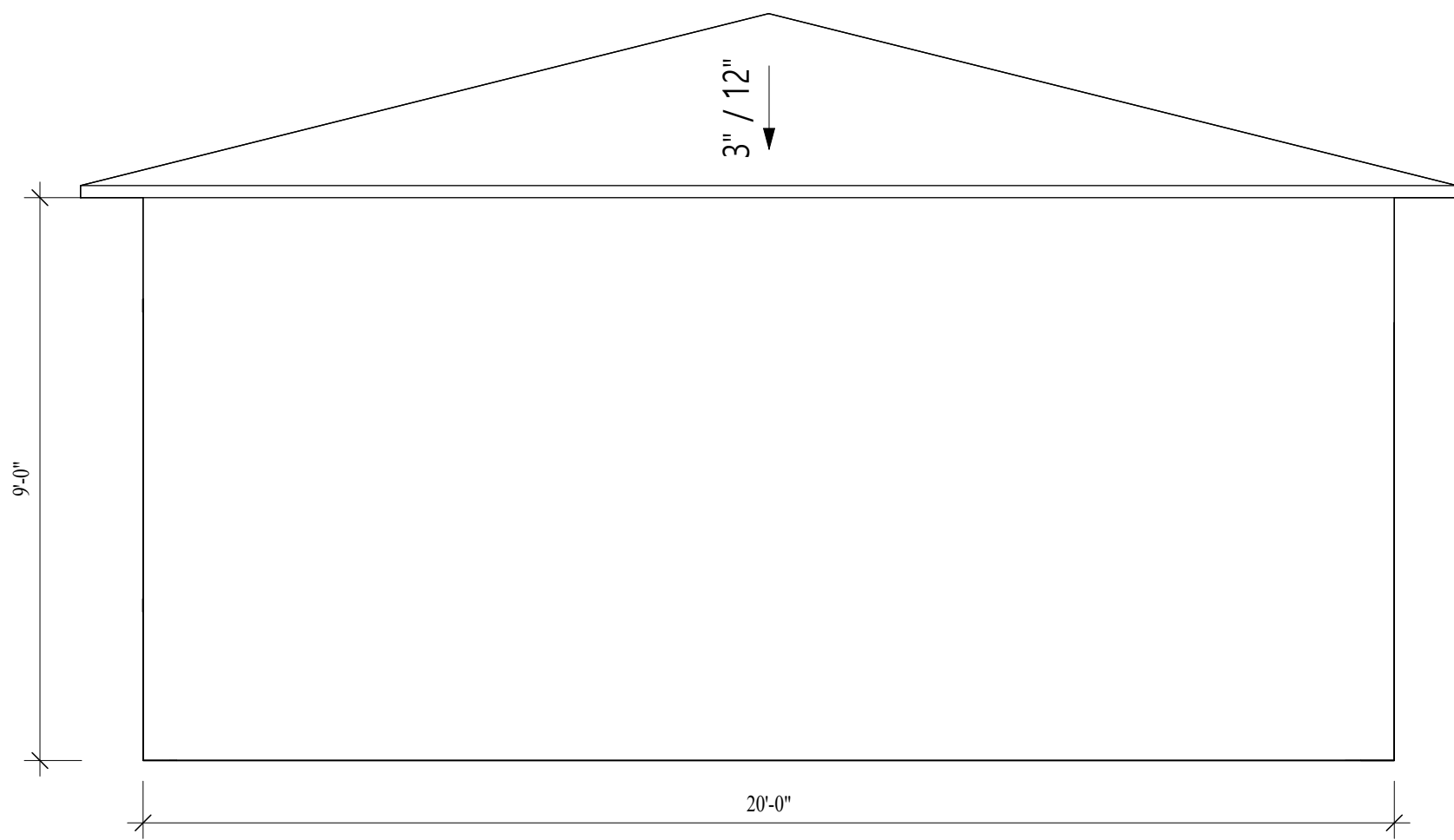
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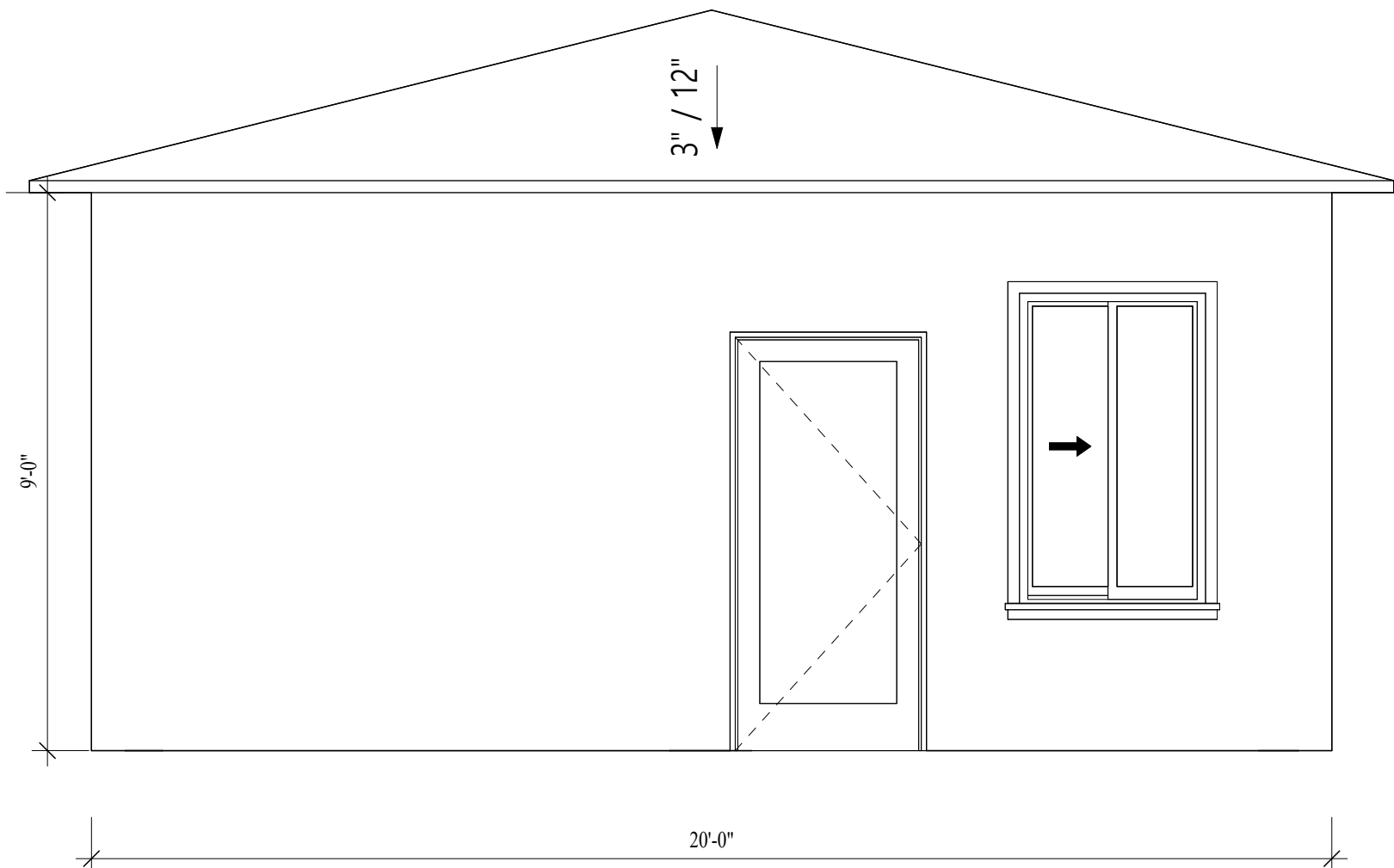
STATE APPROVAL STAMP



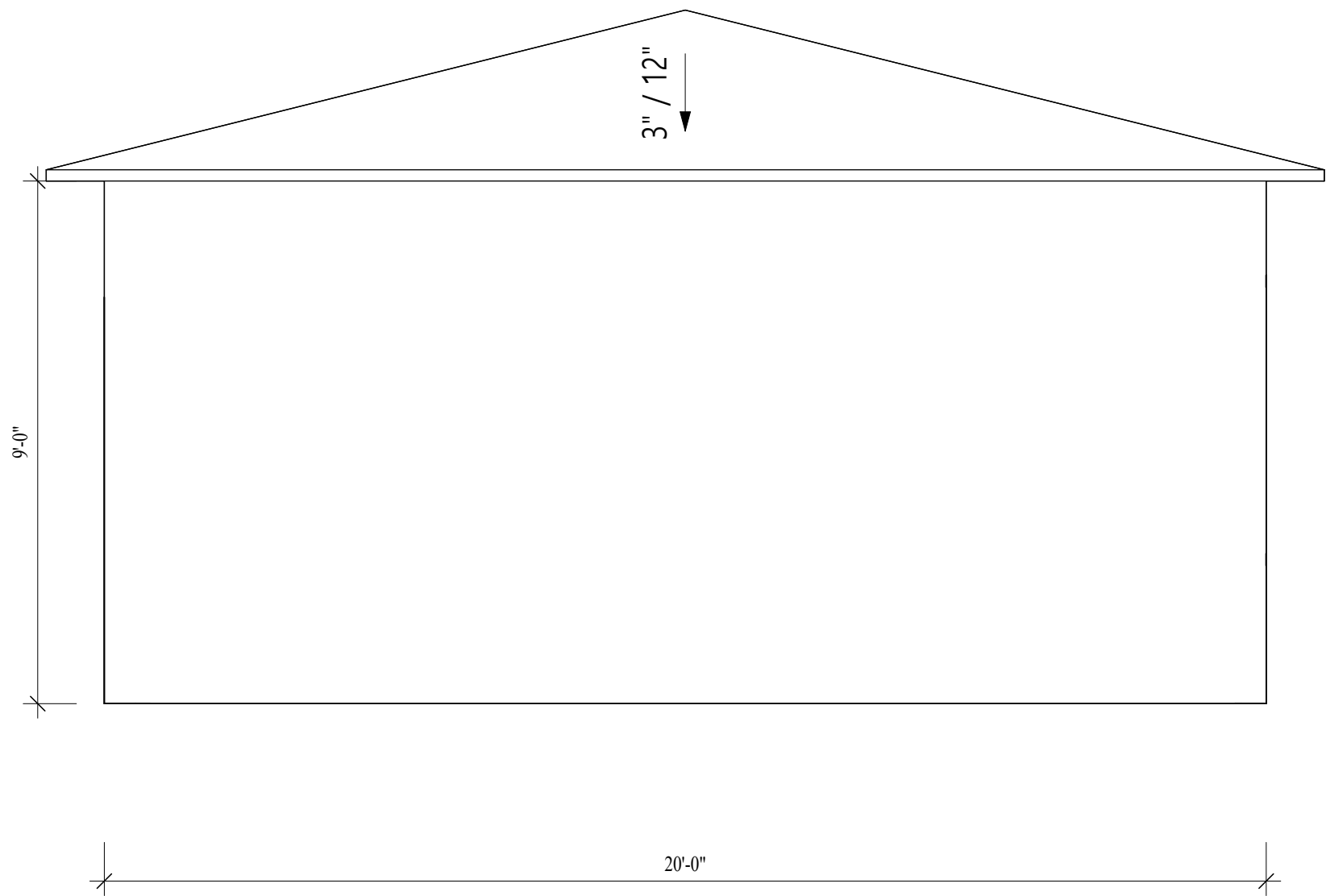
1 GARAGE FRONT
3/8" = 1'-0"



2 GARAGE LEFT SIDE
3/8" = 1'-0"



4 GARAGE REAR
3/8" = 1'-0"



3 GARAGE RIGHT SIDE
3/8" = 1'-0"

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STRUCTURAL ENGINEERS

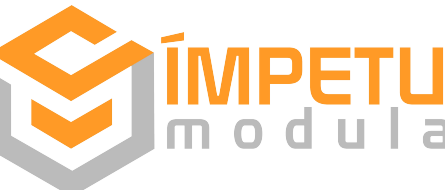
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EXISTING GARAGE ELEVATIONS

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GARAGE FRONT



GARAGE REAR



GARAGE RIGHT

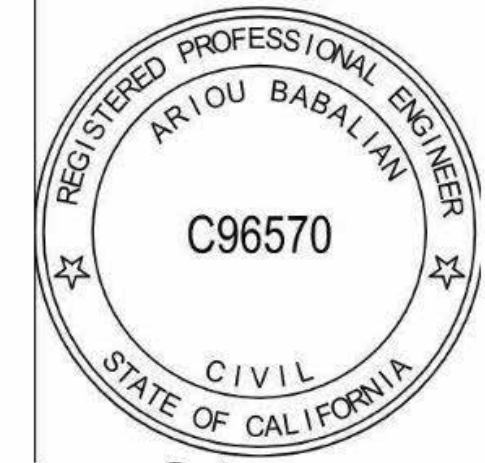


GARAGE LEFT

ARI

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Ariou Babalian
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EXISTING GARAGE
PICTURES

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