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- CITY NOTES:
- AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SUBSECTION 903.5 OF SECTION 903 OF THIS CODE AND SUBSECTION 903.2.8 OF SECTION 903 OF THE CALIFORNIA FIRE CODE AS AMENDED BY THE CITY OF DANA POINT SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA AS FOLLOWS:
 - a. ALL NEW GROUP R OCCUPANCIES.SPRINKLER PLANS TO BE SUBMITTED AND APPROVED PRIOR TO FRAMING INSPECTION. (SEE DEFERRED SUBMITTALS)
 - THIS PROJECT SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING STANDARDS:
 - CALIFORNIA RESIDENTIAL CODE (CRC)
 - CALIFORNIA BUILDING CODE (CBC)
 - CALIFORNIA PLUMBING CODE (CPC)
 - CALIFORNIA MECHANICAL CODE (CMC)
 - CALIFORNIA ELECTRICAL CODE (CEC)
 - CALIFORNIA ENERGY CODE
 - CALIFORNIA GREEN BUILDING STANDARDS CODE
 - CITY OF DANA POINT LOCAL ORDINANCES
 - PROVIDE AND SHOW ON PLANS HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET (MINIMUM 4" HIGH x 1" WIDE) CRC R319
 - SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, LANDSCAPE, PATIO COVERS, FENCES, SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC.
- DEFERRED SUBMITTALS
- DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW.
- FIRE SPRINKLERS- FIRE SITE PLAN SUBMITTED, DESIGN BUILT BY SPRINKLER CONTRACTOR IS REQUIRED TO BE APPROVED BY C.C.F.A. SUBMITTED AND PERMITTED BY C.D.P.

CITY OF DANA POINT
BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION SITES
MEJORES PRACTICAS DE MANTENIMIENTO EN AREAS DE CONSTRUCCION

Date/Time: _____ Address: _____ Contractor: _____

- PROVIDE EFFECTIVE PERIMETER SEDIMENT CONTROL MEASURES.**
PROPORCIONE MEDIDAS DE CONTROL DE EROSION PARA TODA LA AREA DE TRABAJO
- PROVIDE A WATER REPELLANT COVER (PLASTIC SHEETING) FOR STOCKPILES.**
PROPORCIONE BARRERAS DE RECHASO DE AGUA (SABANAS DE PLASTICO) QUE CUBRAN LA RESERVA DE TIERRA
- PROVIDE EFFECTIVE INLET PROTECTION FOR THE DOWNSTREAM STORM DRAIN.**
PROPORCIONE PROTECCION PARA LA CORRIENTE DE AGUA QUE CORRE ASIA EL DRENAJE
- PROVIDE EFFECTIVE TRACKING CONTROLS (SHAKER PLATE AND/OR GRAVEL) AT JOB SITE ENTRANCE TO PREVENT TRACKING MUD AND DEBRIS INTO THE STREET.**
PROPORCIONE UN PLATO AJUSTADO EN LA ENTRADA A LA AREA DE TRABAJO PARA PREVENIR EL TRAFICO DE CONSTRUCCION QUE LLEVE LODO Y DESECHO A LAS CALLES
- NO STREET WASH-DOWN IS ALLOWED. CONSTRUCTION MATERIALS SHALL NOT BE WASHED DOWN OR SWEEPED INTO STREET. SWEEP THE STREET WHEN REQUIRED.**
NO SEPERMITE LAVADO DE CALLES. EQUIPO DE CONSTRUCCION Y MATERIALES QUE SEAN BARRIDOS A LA CALLE Y DRENADAJES (deberia la calle cuando sea necesario)
- PROVIDE CONSTRUCTION DEBRIS DUMPSTER. JOB SITE MUST BE KEPT CLEAN.**
PONGA DESECHOS DE CONSTRUCCION Y LIMPIEZA EN EL SITE APROPIADO PARA EL DESECHO (Mantenga su area de trabajo limpia para prevenir la acumulacion de desechos en la calle)
- PROVIDE A CONTAINED/WATERPROOF CONSTRUCTION WASH-OUT AREA. (Wash out area for concrete and mortar mixer clean-up. Do not wash out any materials into street)**
PROPORCIONE MEDIDAS DE PREVENISION Y RETENIMIENTO DE DESECHO DE AGUA DE CONSTRUCCION (Lavado de recipiente y mezcla de cemento. No lave el batis, carritas, esparcimentas, pompas de batis de cemento en la calle o DRENADAJES (deberia la calle cuando sea necesario))
- OBTAIN AN ENCROACHMENT PERMIT FROM CITY PUBLIC WORKS DEPT. (349-248-3509)**
OBTENGA PERMISO DE USO O REPARACION EN CURBAS Y COLADERAS REQUERIDAS POR (SERVICIOS PUBLICOS)
- DO NOT STORE CONSTRUCTION MATERIALS IN PUBLIC RIGHT OF WAY.**
NO PONGA MATERIAL DE CONSTRUCCION EN VIAS
- PREVENT LANDSCAPE OVER-WATERING RUNOFF.**
PREVENGA USAR MUCHA AGUA EN LA JARDINERIA
- LOCATE PORTABLE TOILET ON PRIVATE PROPERTY.**
BAÑOS PORTATIL SON REQUERIDOS SER PUESTOS EN PROPIEDAD PRIVADA

Failure to comply with the above measures may result in a Stop Work Notice or Citation up to \$1,000.
Falta de cumplir con las medidas requeridas resultara en Orden del Pare de Trabajo, Tiquetes, y/o Multas.

VERBAL WARNING NOTICE OF NONCOMPLIANCE STOP WORK \$5 FINE TO FOLLOW

The above BMPs shall be implemented by: _____ Inspector: _____

Revised December 2012

A NEW SINGLE FAMILY RESIDENCE for:
RICHARD HARBAUGH & JANICE FRANCIS
MAILING ADDRESS:
17 MAYAPPLE WAY IRVINE, CA. 92612
PHONE: 949-677-5297
EMAIL: reh.consillium@aax.net

PROJECT INFORMATION
PROJECT ADDRESS: 34322 VIA FORTUNA
CAPISTRANO BCH, CA. 92624

LEGAL DESCRIPTION: LOT 32, BLOCK 10, TRACT 735
APN: 123-122-26

ZONING: RD 14	PROPOSED
MIN. FRONT SETBACK	22' 22'
MIN. SIDERYARD SETBACK	4' 5' 4"-6"
MIN. REAR/YARD SETBACK	15' 38'-4"±
MAX. LOT COVERAGE	50% 36.42%

LOT COVERAGE: HOUSE & GARAGE 1786 #
COVERED PORCH 30 #
COVERED ENTRY GATE 81 #
TOTAL COVERAGE 1,897# (30.42%)

LOT AREA 5,208.9 #

SCOPE OF PROJECT

DEMOLISH A EXISTING 1025 # ONE STORY SINGLE FAMILY RESIDENCE W/ ATTACHED 200 # ONE CAR GARAGE. EXISTING HOUSE WAS CONSTRUCTED IN 1960. CONSTRUCT A NEW TWO STORY 2034 # SINGLE FAMILY RESIDENCE W/ A 523 # ATTACHED TWO CAR GARAGE

SQUARE FOOTAGES

FIRST FLOOR	1,263 #
SECOND FLOOR	771 #
TOTAL	2,034 #
GARAGE	523 #
COV. PORCH	30 #
COV. ENTRY GATE	81 #
SECOND FLOOR BALCONY	200 #
ROOF DECK	127 #

EASEMENTS

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

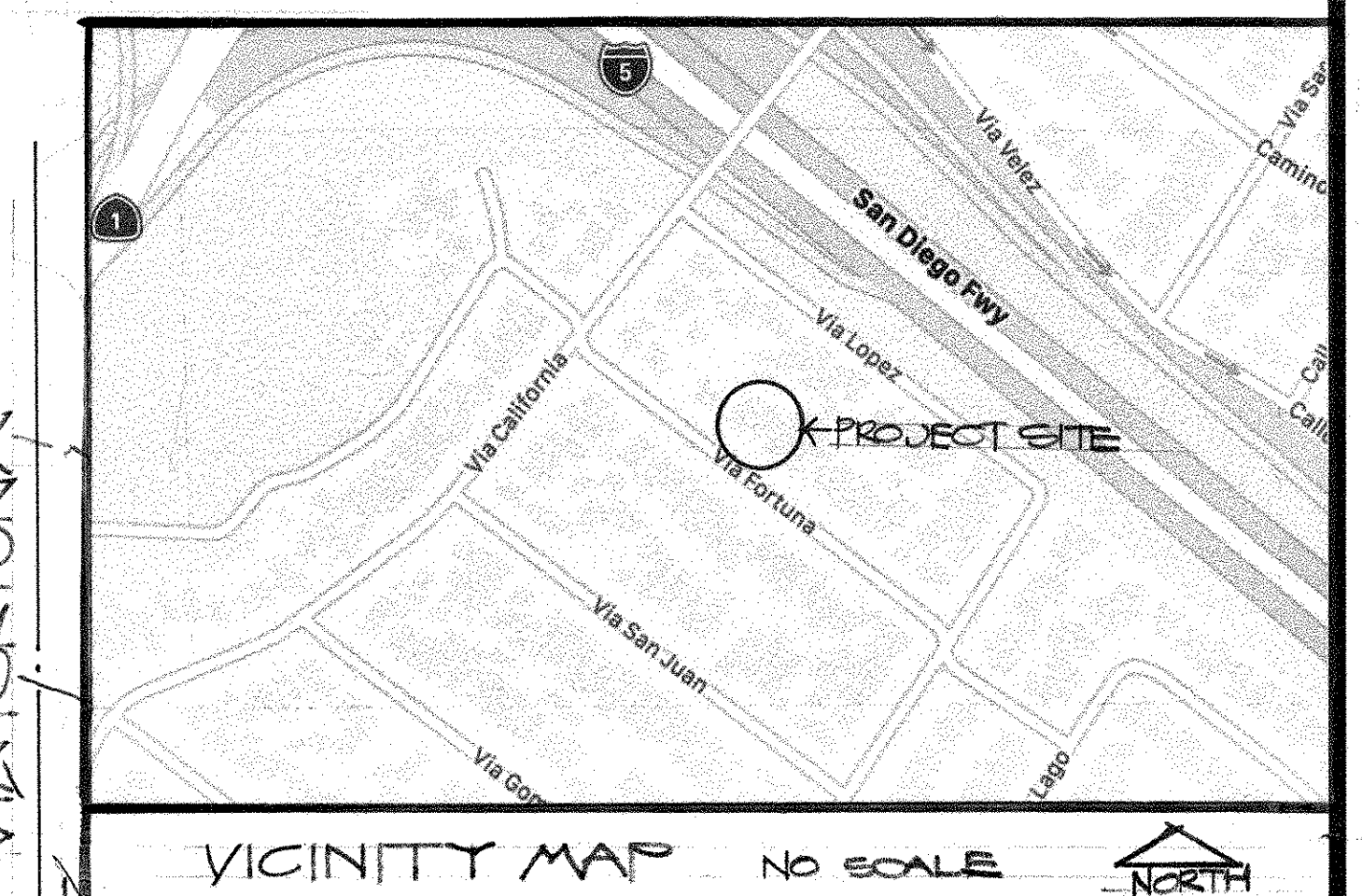
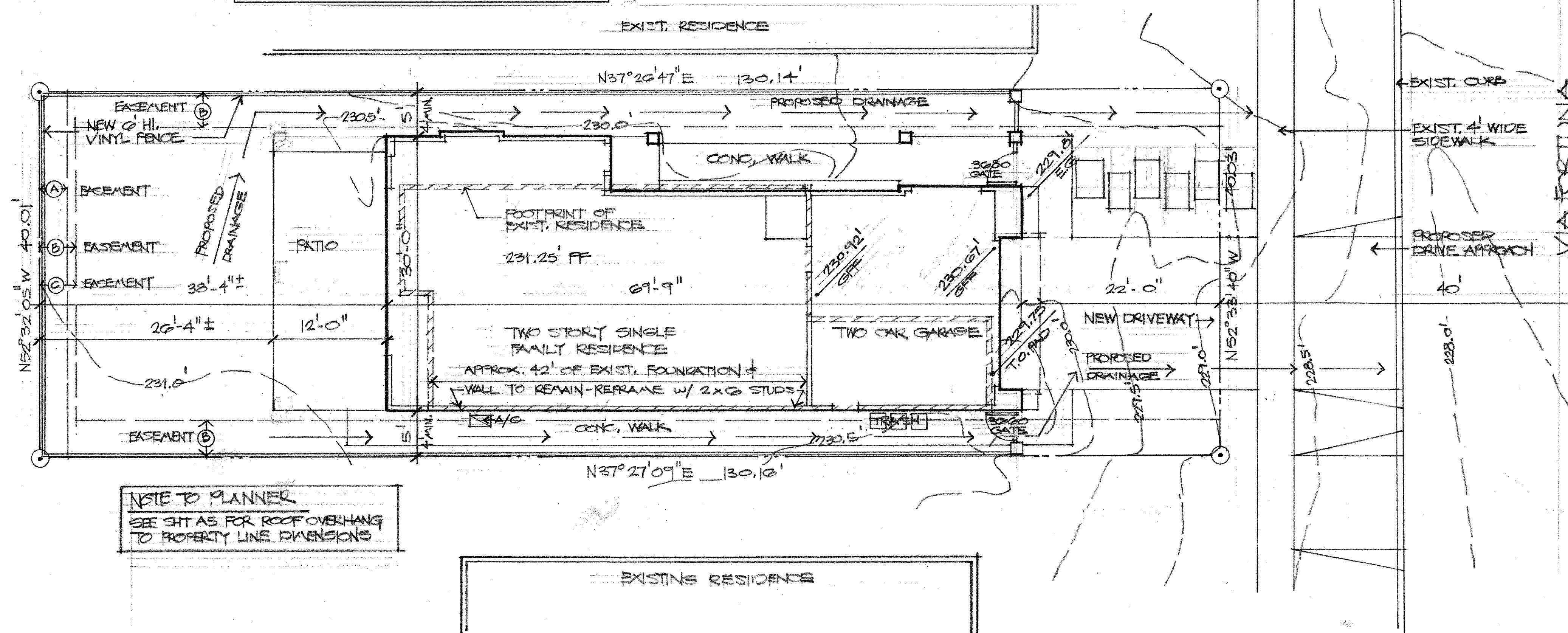
(A) Granted to: San Diego Consolidated Gas and Electric Company
Purpose: Public Utilities
Recording Date: October 1, 1928
Recording No.: Book 203, Page 272, of Official Records.
Affects: The rear 3 feet of said land

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:

(B) Reserved by: First National Bank in Santa Ana
Purpose: Public Utilities
Recording Date: September 10, 1943
Recording No.: Book 1210, Page 210, of Official Records.
Affects: 4 Feet Along the Rear and Side Lines of Said Land

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

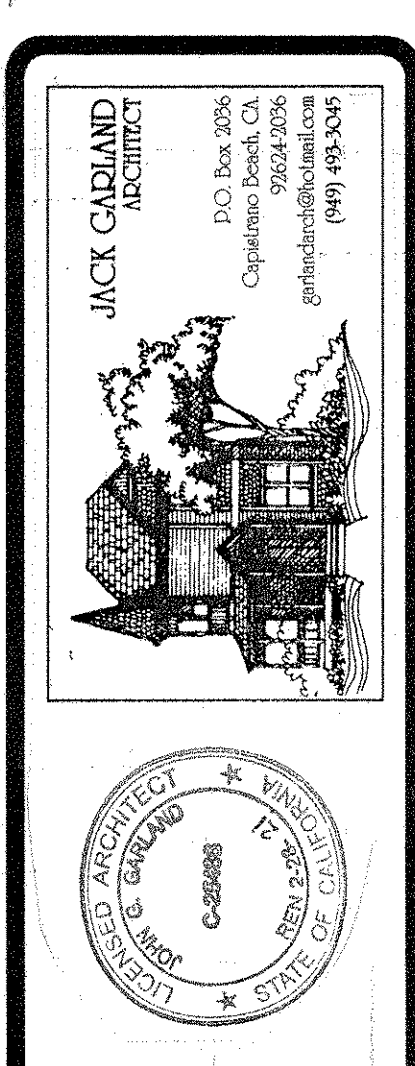
(C) Granted to: The Pacific Telephone and Telegraph Company
Purpose: Public Utilities
Recorded: June 14, 1951 as Book 2201, Page 170, of Official Records.
Affects: The Northeastly 4 Feet of Said Land



SITE PLAN

DRAWN
CHECKED
DATE 3/4/20
SCALE 1/8" = 1'-0"
JOB NO. 17-000000-01
SHEET 1

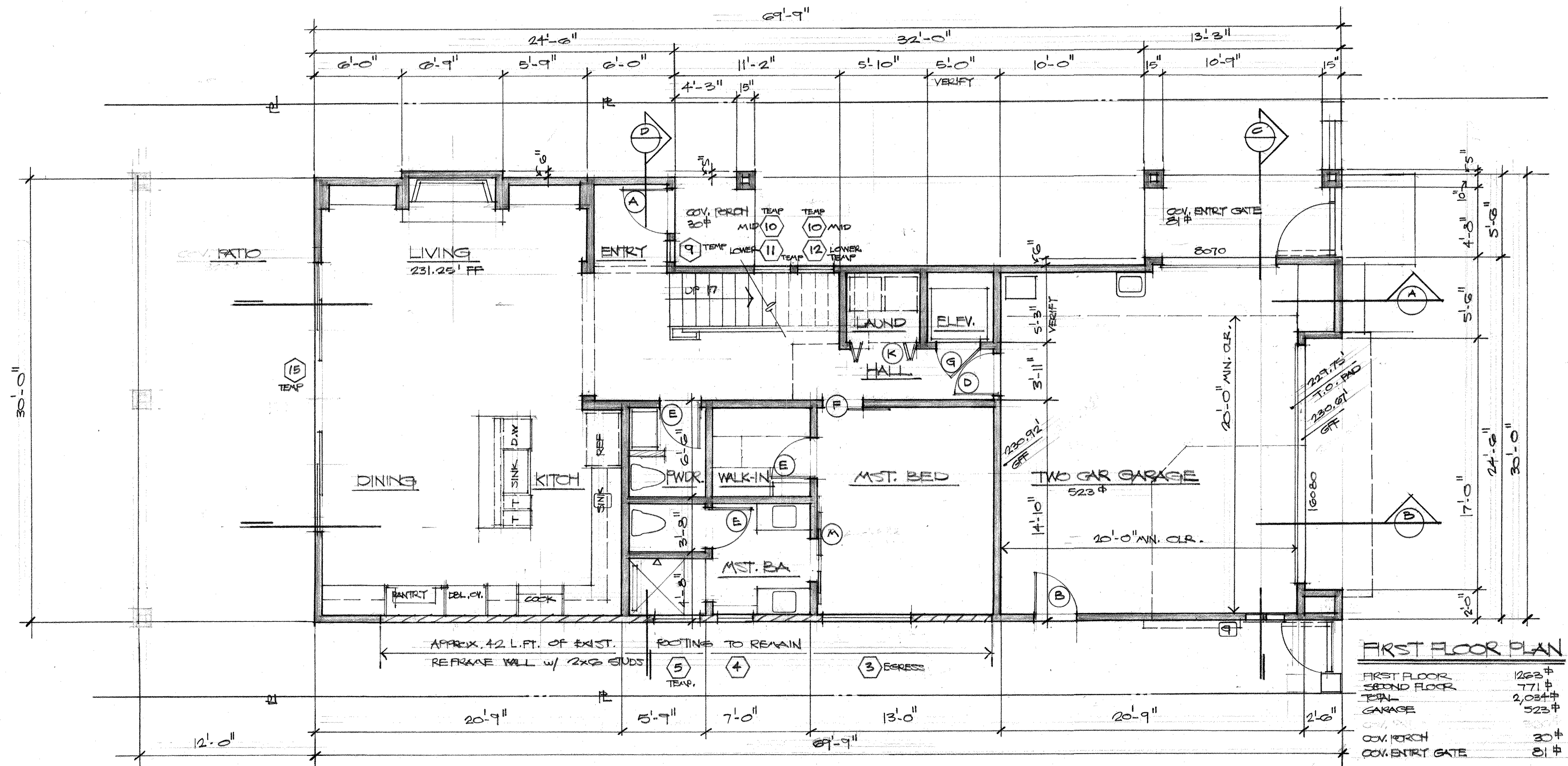
REVISIONS	BY
11/15/19	SK
1/20/20	SKN
1/23/20	
3/4/20	



A NEW CUSTOM HOME FOR:
RICHARD HARBAUGH & JANICE FRANCIS
17 MAYAPPLE WAY
IRVINE, CA. 92612
949-667-5217
PROJECT ADDRESS: 34322 VIA FORTUNA, CAP. BCH, 92624

DRAWN
CHECKED
DATE 3/4/20
SCALE 1/8" = 1'-0"
JOB NO. 17-000000-01
SHEET 1

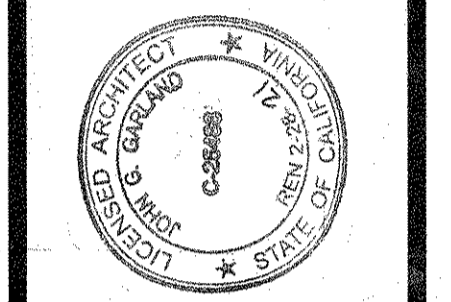
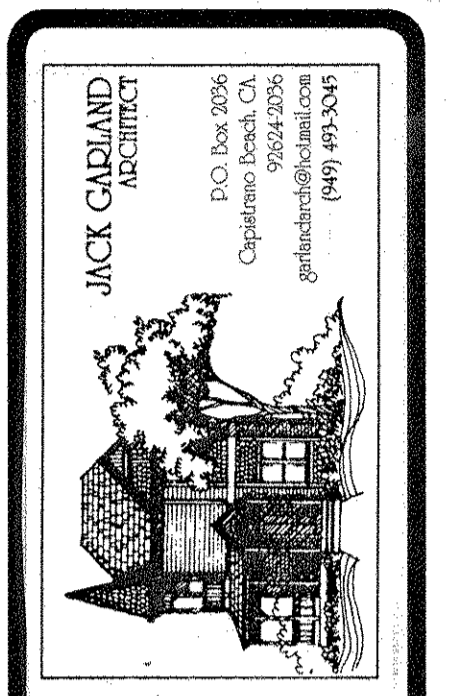
OF 8 SHEETS



FIRST FLOOR PLAN

FIRST FLOOR	1223 #
SECOND FLOOR	771 #
TOTAL	2,034 #
GARAGE	523 #
COV. PATIO	30 #
COV. ENTRY GATE	21 #

REVISIONS	BY
1/27/20	

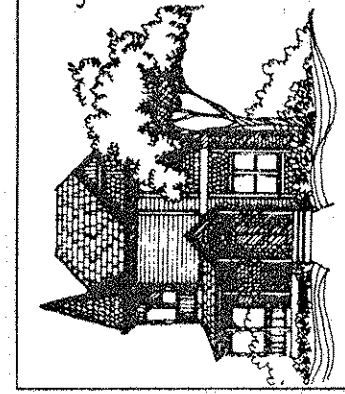
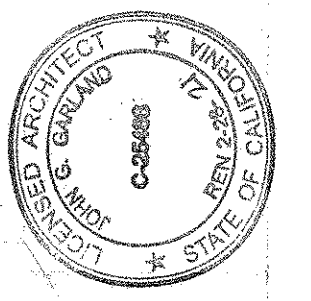


A NEW CUSTOM HOME FOR:
RICHARD HARBAUGH & JANICE FRANCIS
 17 MAYAPLE WAY
 IRVINE, CA. 92612
 949.667-5277
 PROJECT ADDRESS: 34322 VIA FORTUNA, CARO. BCH. 12024

DRAWN	
CHECKED	
DATE	
SCALE	1/4" = 1'-0"
JOB NO.	HARBAUGH
SHEET	2


REVISIONS	BY
1/27/20	
2/10/20	

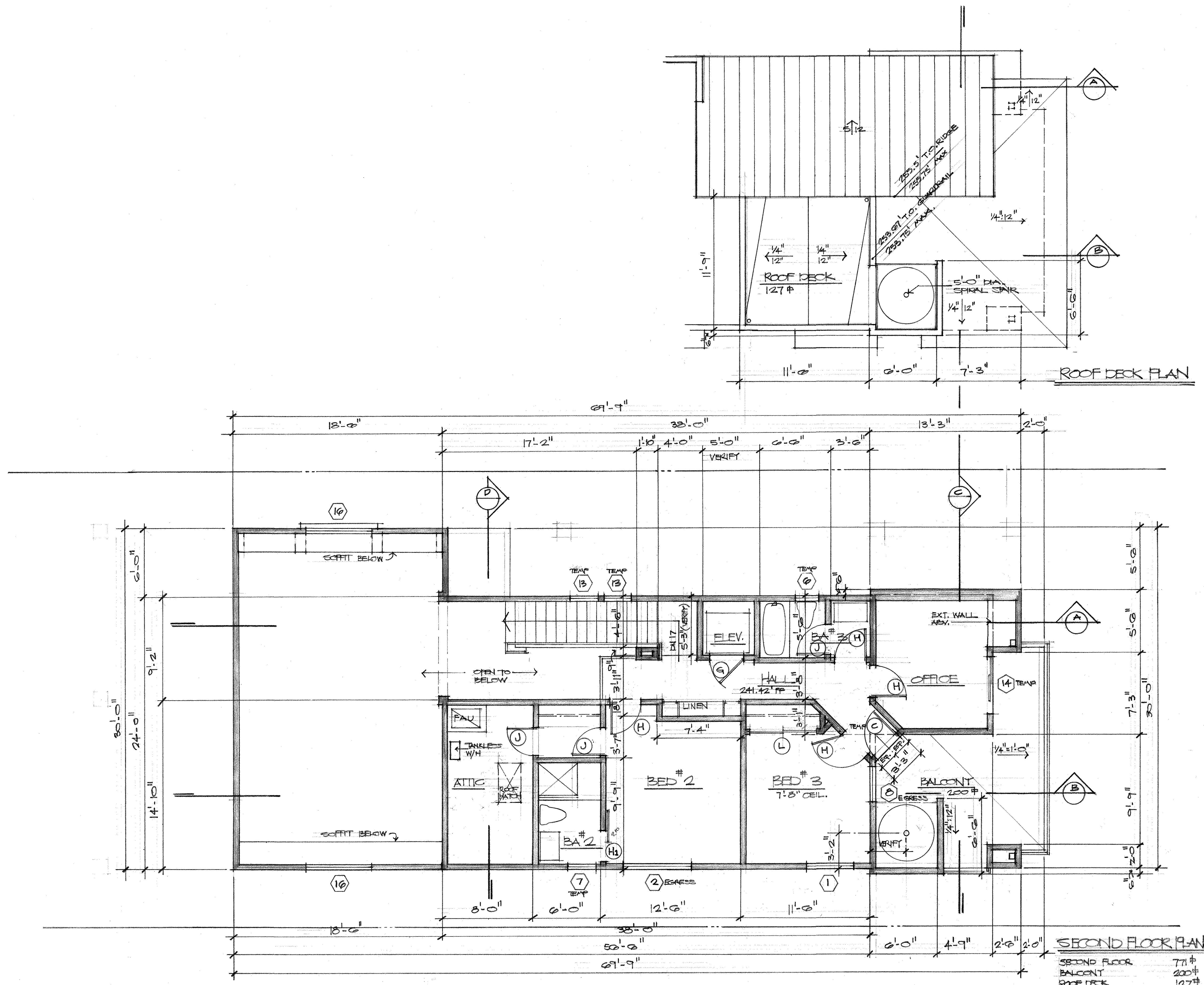
JACK CADLAND ARCHITECT
 D.O. Inc. 2006
 Capistrano Beach, CA
 92624-9306
 jackcadland@icloud.com
 (949) 499-8041

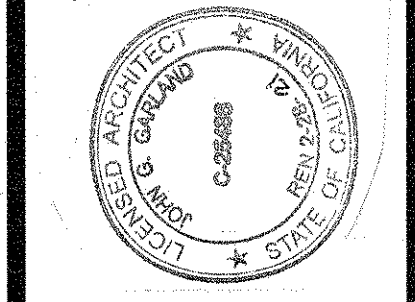
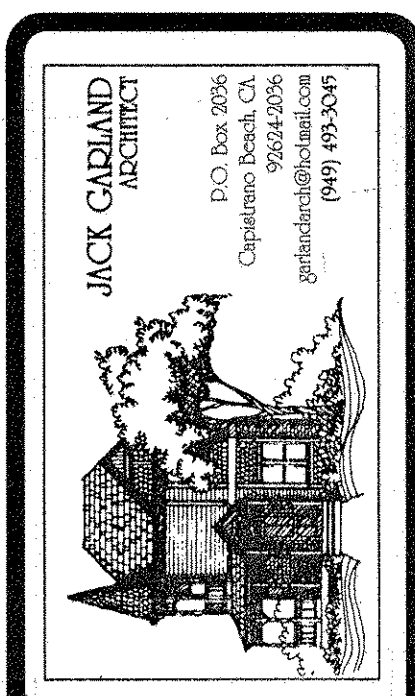
A NEW CUSTOM HOME FOR:
RICHARD HARRAUGH & JANICE FRANCIS
 17 MAYAPPLE WAY
 IRVINE, CA 92612
 949-667-9277
 PROJECT ADDRESS: 34322 VIA FORTUNA, GARDEN, CA, 92642

DRAWN	
CHECKED	
DATE	
SCALE	1/4" = 1'-0"
JOB NO.	HARRAUGH
SHEET	


 OF SHEETS

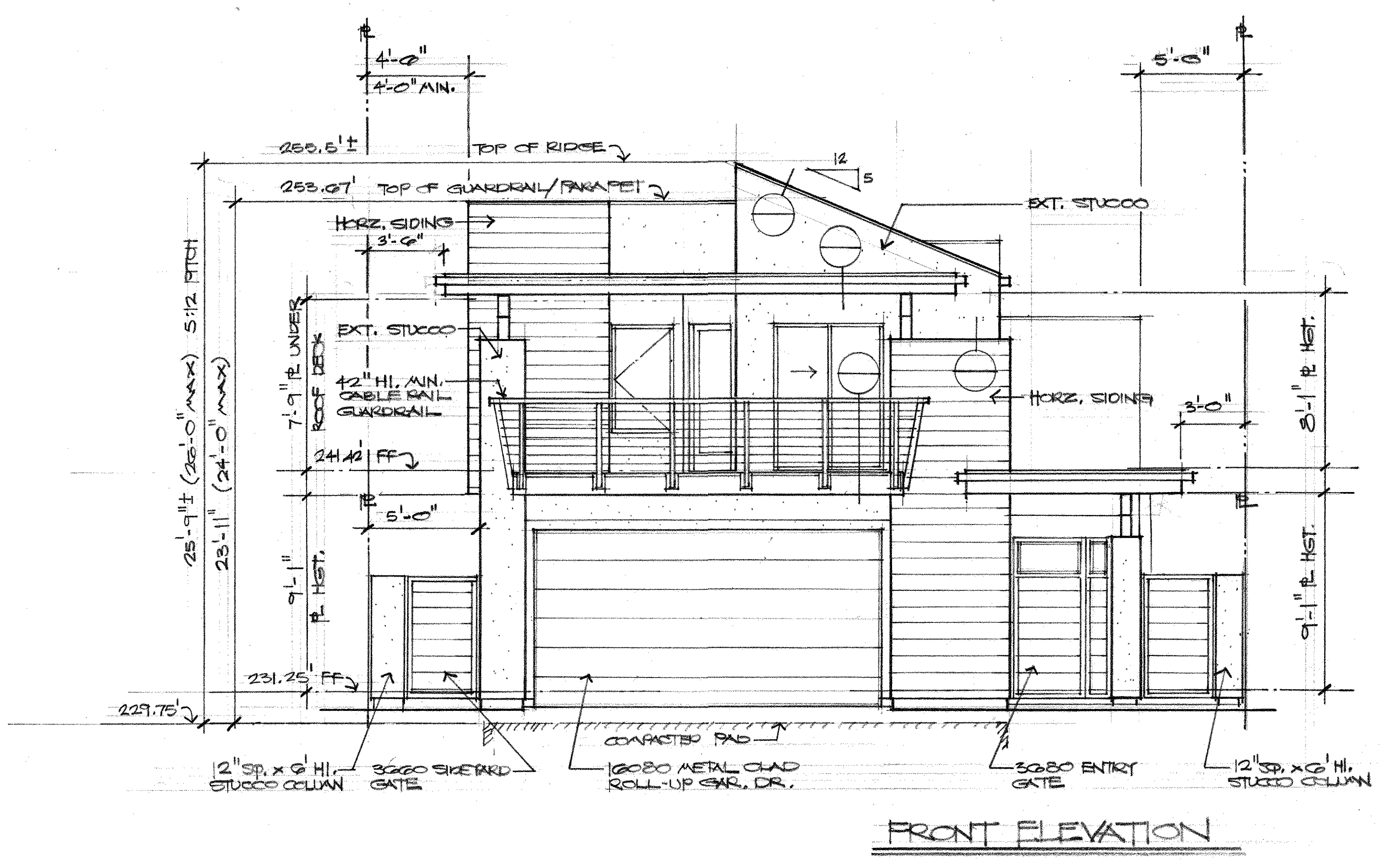
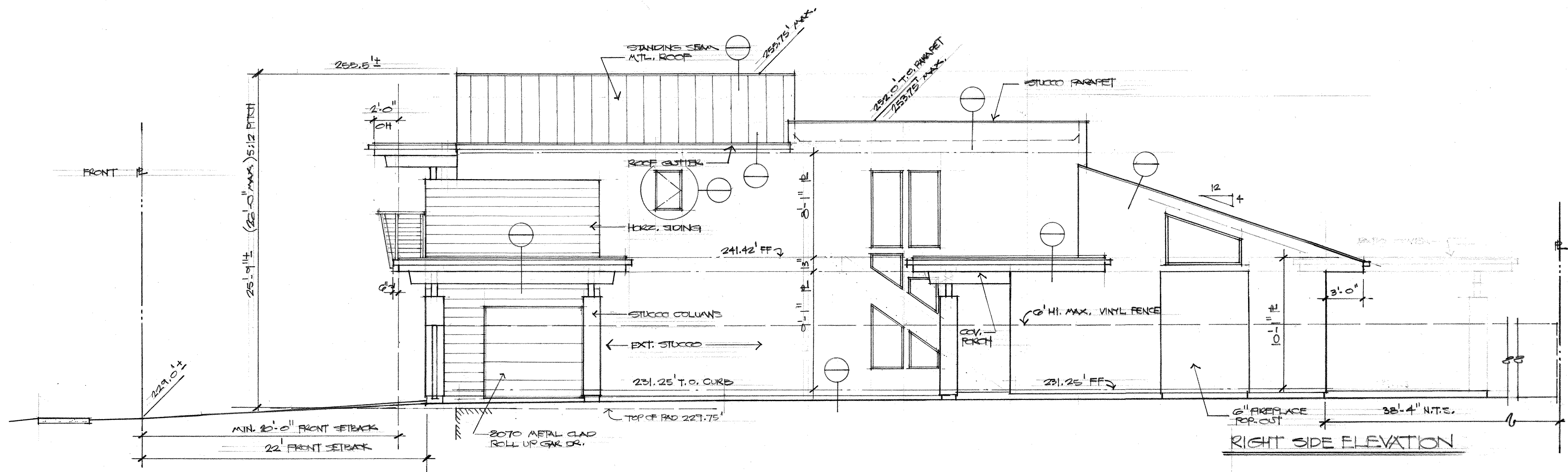


REVISIONS	BY
1/27/20	
2/10/20	



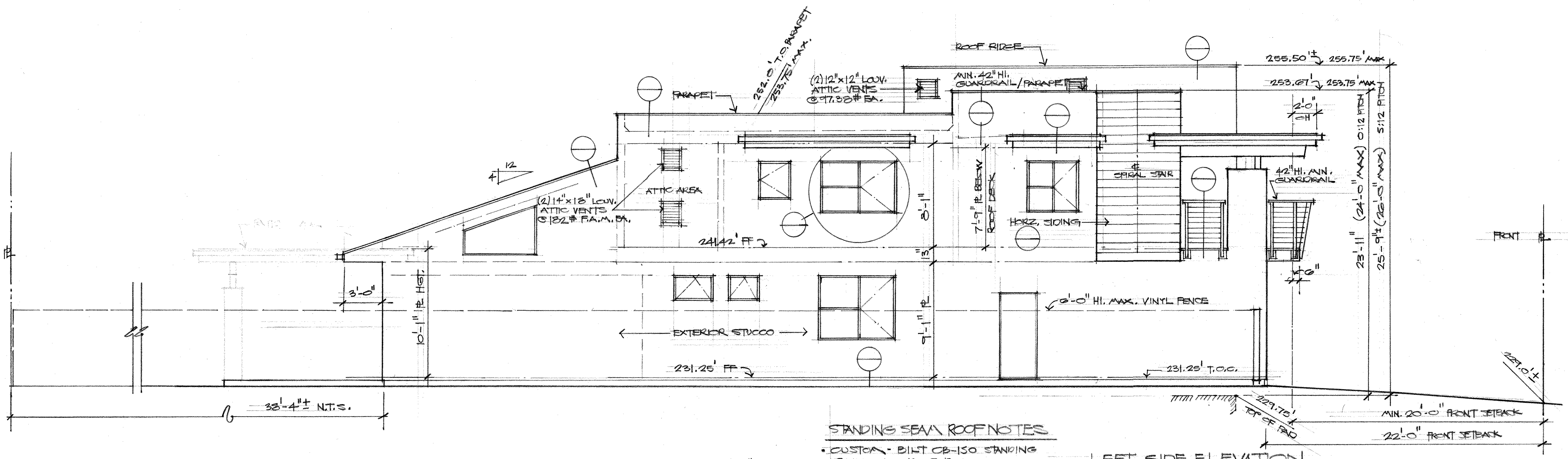
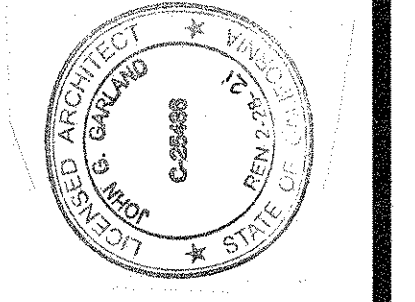
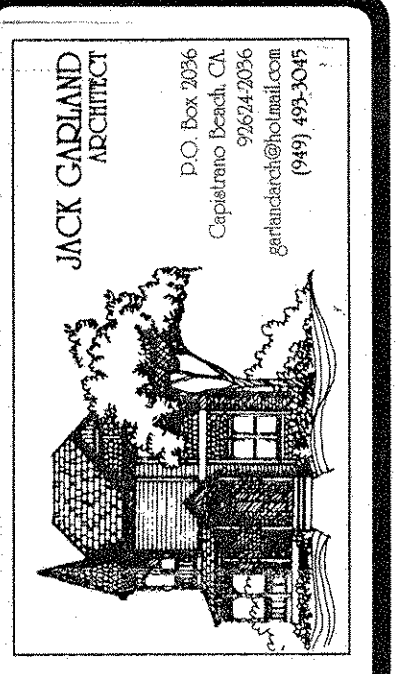
A NEW CUSTOM HOME FOR:
RICHARD HAREBAUGH & JANICE FRANCIS
 17 MAYAPPLE WAY
 IRVINE, CA. 92612
 949-667-5277
 PROJECT ADDRESS: 34322 VIA FORTUNA, GAITHERSBURG, MD. 20878

DRAWN
CHECKED
DATE
SCALE
 1/4" = 1'-0"
JOB NO.
 HAREBAUGH
SHEET
 4
 OF SHEETS



FRONT ELEVATION

REVISIONS	BY
1/29/20	
2/10/20	



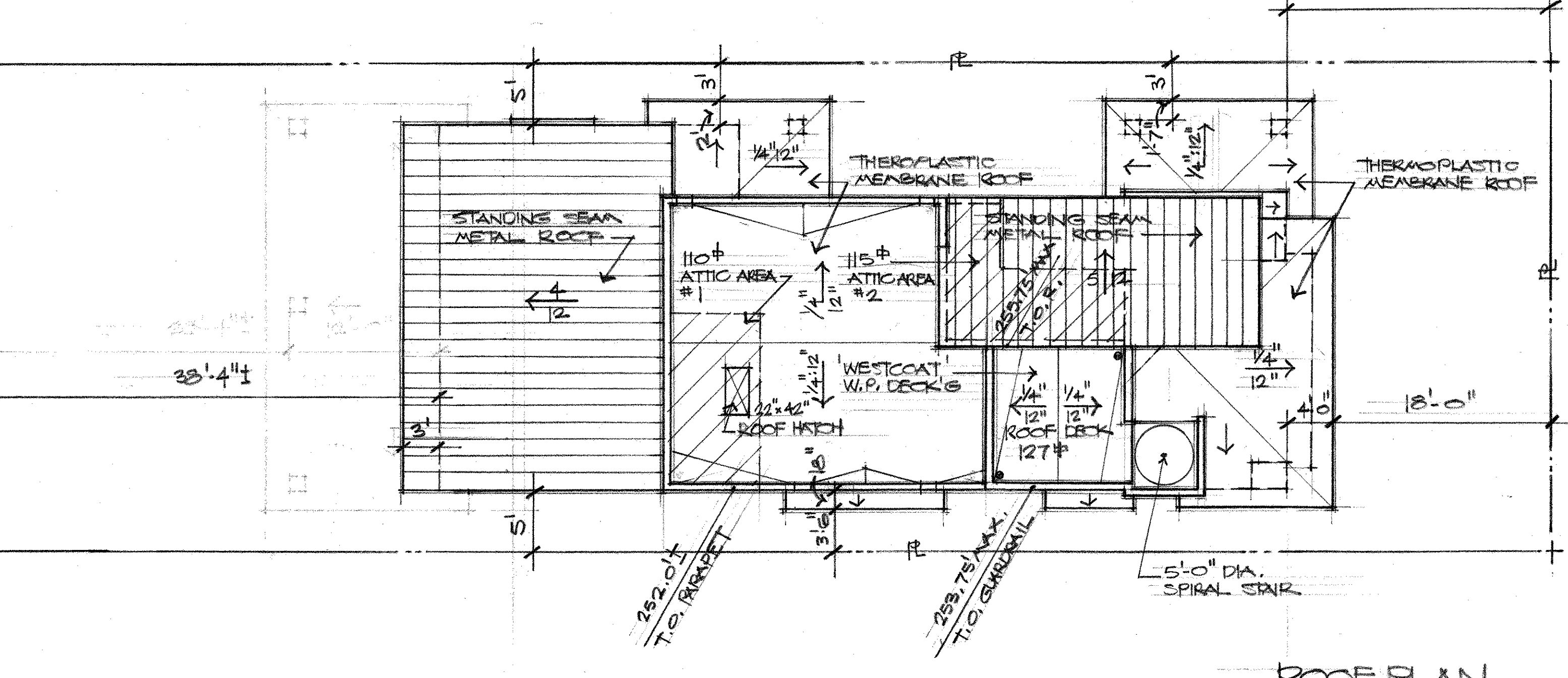
STANDING SEAM ROOF NOTES

- CUSTOM-BUILT CB-150 STANDING SEAM METAL ROOF PANELS. INSTALL PER ESR-2048 CLASS 'A' COOL ROOF.
- INSTALL OV. 1/2" CDX EXT. GR. PLYWD. REFER TO STRUCT. PLANS.
- UNDERLAYMENT MUST COMPLY WITH ASTM D 2226 OR G.A.F. VERISHEILD FIRE RESISTANT ROOF DECK PROTECTION (ESR-2053)

LEFT SIDE ELEVATION

ATTIC VENTILATION

- ATTIC AREA #1**
 110# ÷ 150 = .73# x 144 = 106#
 PROVIDE MIN. 106# F.A.M. VENTILATION
 (2) 182# VENTS PROVIDED = 364# TOTAL
- ATTIC AREA #2**
 115# ÷ 150 = .76# x 144 = 111#
 PROVIDE MIN. 111# F.A.M. VENTILATION
 (2) 97.35# VENTS PROVIDED = 194.70# TOTAL



ROOF PLAN

1/8" = 1'-0"

THERMOPLASTIC ROOF NOTES.
 JM TPO OR EQUAL

Meets or exceeds the requirements of ASTM D 6878

Features and Components
 Thickness Over Seams: Optimized and tested on a continual basis with a state-of-the-art thickness gauge to verify that the thickness required by our customers is incorporated into the sheet.

One of the Widest Heat Welds: Promotes better welds over a wider variety of speeds and temperatures, and leads to a softer, more flexible and workable sheet.

Reinforced fabric scrim layer and top-ply thickness: Leads to durable physical properties including:

- Long-term weathering, UV resistance and heat-aging properties
- High breaking and tearing strength
- Optimized TPO formulation delivers high-performance ozone resistance, cool roof reflectivity and overall weather resistance.

System Compatibility: This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.

Colors: Gray, White, Tan

Physical Properties	ASTM Test Method	Standard for ASTM D 6878 (Min)	JM TPO - 60 mil	JM TPO - 80 mil
Breaking Strength, min. 8d (ft)	D 751	228 (9N)	411 (1,828)	388 (1,728)
Elongation at Break, min. %	D 751	15	27	27
Tearing Strength, min. 8d (ft)	D 751	45 (200)	92 (408)	178 (792)
Factory Seam Strength, min. 8d (ft)	D 751	66 (290)	112 (498)	
Thickness, min. in.	D 791	+/- 10% from Nominal	0.600 (Nominal)	
Thickness Over Seams, min. in. (min)	D 785	0.015	0.027 (0.88)	
Water Absorption, max. %	D 471	0.0	0.11	
Dimensional Change, max. 48Hr	D 1212	No Cracks	Pass	
Chemical Resistance	D 1148	No Cracks	Pass	
Properties after Heat Aging @ 240°F	D 523	Pass/Fail	Pass	
Breaking Strength, % (after aging)	D 751	90	>80	>80
Elongation, % (after aging)	D 751	90	>80	>80
Tearing Strength, % (after aging)	D 751	80	>80	>80
Height Change, max. % (after aging)	D 751	+1.0	0.10	
Linear Dimensional Change, max. % (after 6 hrs @ 180°F)	D 1206	+1.0	<1.1	
Accelerated Weathering, min	G 153 & G 155	10,000 hrs @ 240 mm (4,000 hrs @ 9.50 in)	>20,100 hrs (8,000 hrs @ 9.50 in)	
Cracking @ 7x magnification	G 155	No Cracks	Pass	

Energy and the Environment

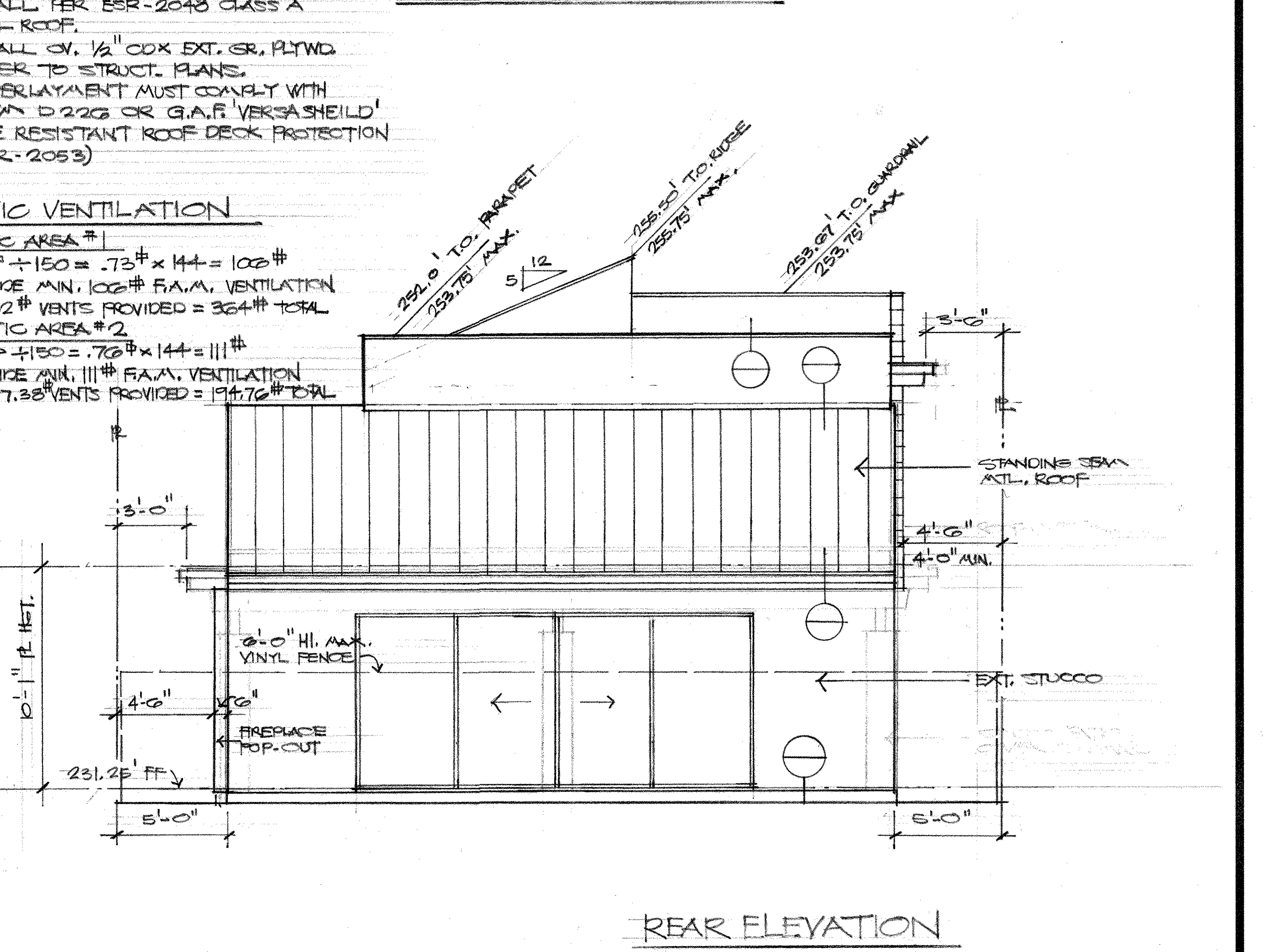
Standard	White	Tan	Reflectivity	Emittance
CRCC*	White	Tan	0.77	0.87
	Tan	White	0.67	0.87
	White	Tan	0.67	0.87
	Tan	White	0.67	0.87

Installation/Application

Refer to JM TPO application guides and detail drawings for instructions.

Recycled Content: Post-consumer 9%, Pre-consumer 5%

Peak Advantage® Guarantee Information
 Product: JM TPO-60
 Guarantee Term: 5, 10, 15, or 20 years

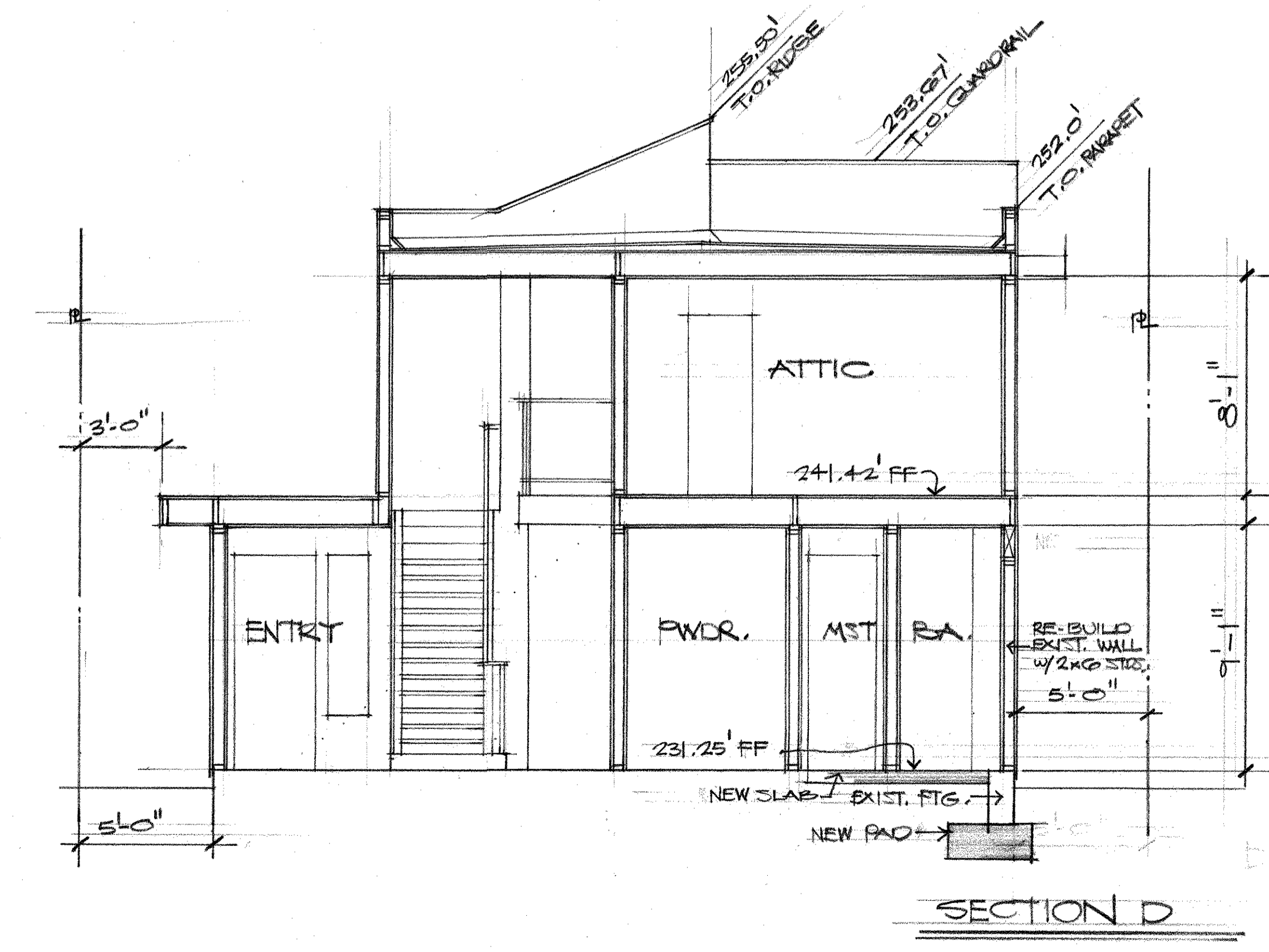
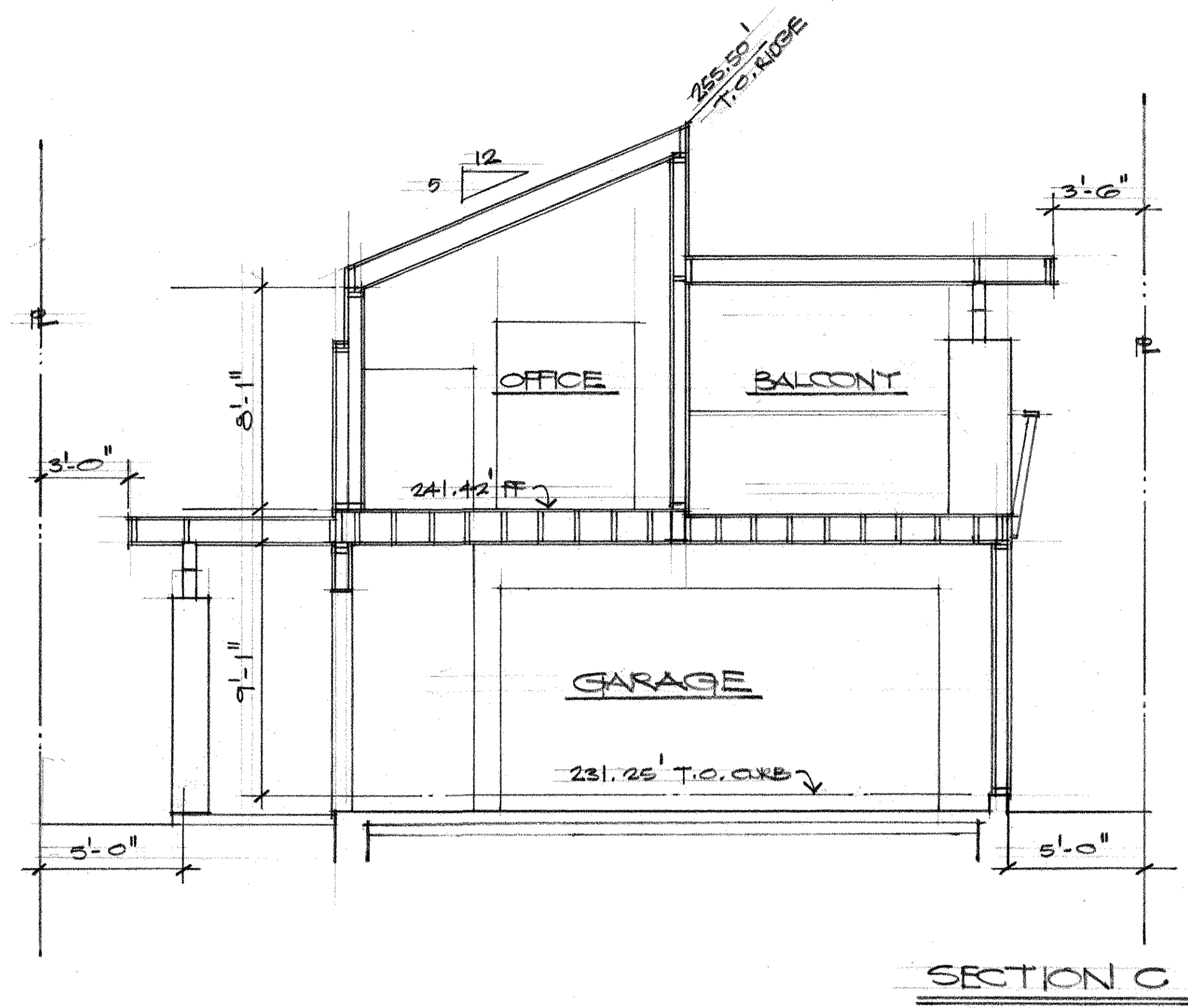


REAR ELEVATION

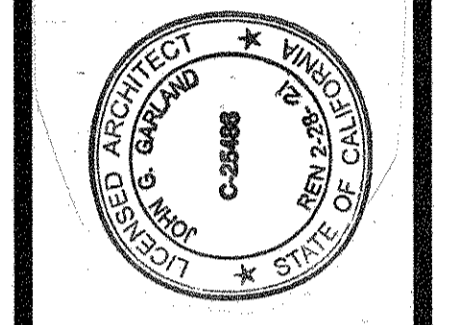
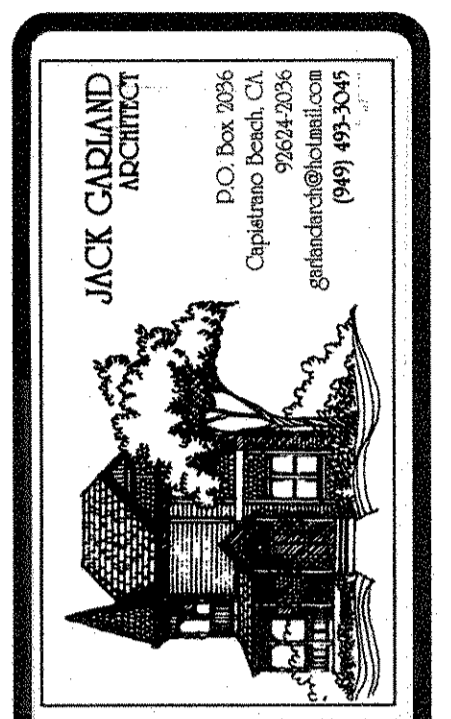
A NEW CUSTOM HOME FOR:
RICHARD HAREBAUGH & JANICE FRANCIS
 17 MAPLE WAY
 IRVINE, CA 92612
 PH: 949-527-5277
 PROJECT ADDRESS: 34322 VIA FORTUNA, GAITHERSBURG, MD 20878

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

5

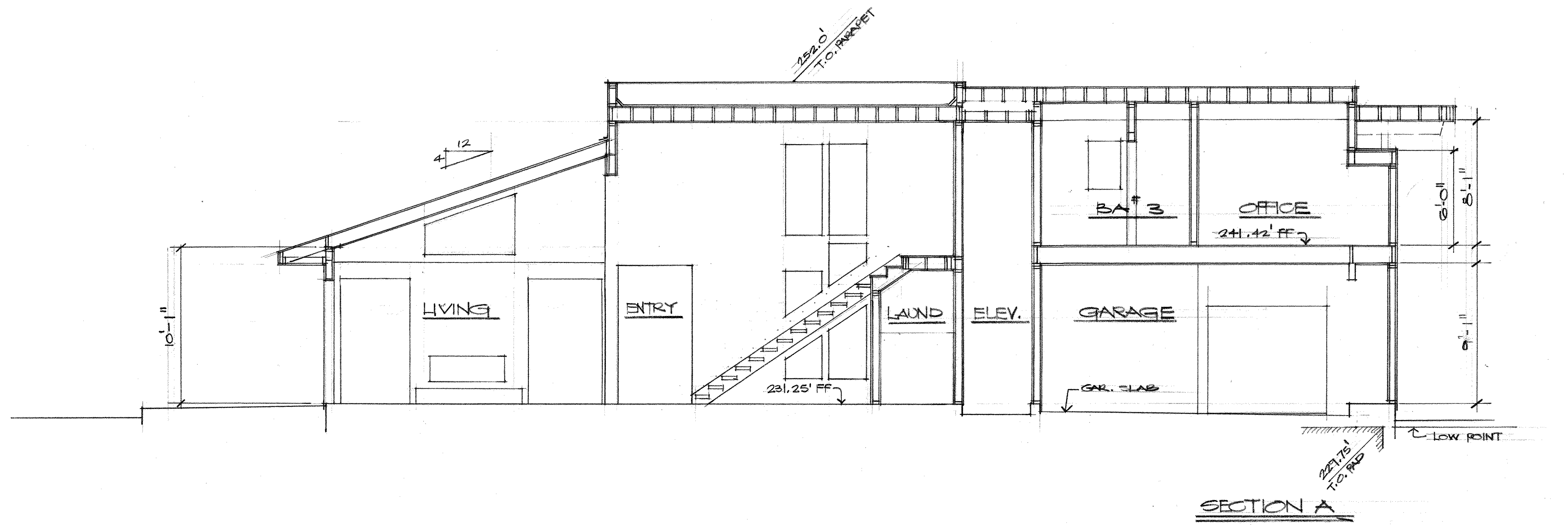


REVISIONS	BY
1/27/20	

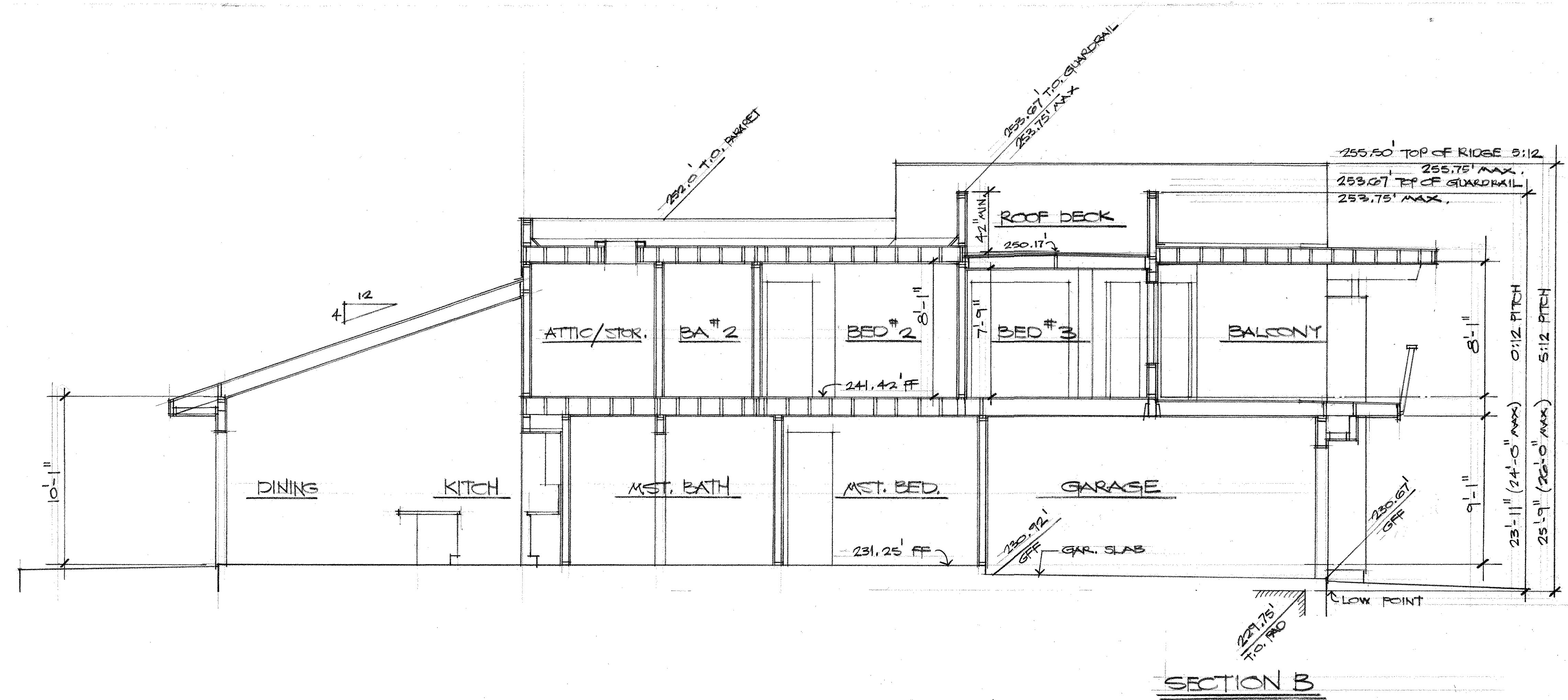


A NEW CUSTOM HOME FOR:
RICHARD HARBAUGH & JANICE FRANCIS
 17 MAYAPPLE WAY
 IRVINE, CA. 92612
 949-667-9277
 PROJECT ADDRESS: 34322 VIA FORTUNA, GARDEN GROVE, CA. 92624

DRAWN
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO. HARBAUGH
SHEET 7
OF SHEETS



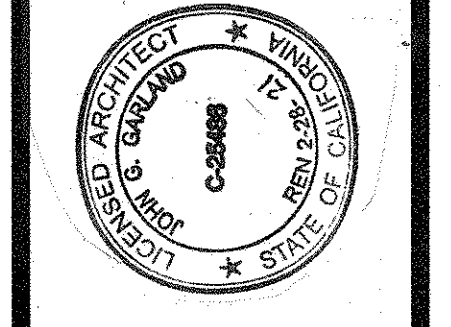
SECTION A



SECTION B

REVISIONS	BY
1/29/20	
2/10/20	

JACK GARDLAND
ARCHITECT
P.O. Box 1036
Capistrano Park, CA 92624-2036
jgland@earthlink.net (949) 491-5306



A NEW CUSTOM HOME FOR:
RICHARD HARELAUGH & JANICE FRANCIS
17 MAYAPPLE WAY
IRVINE, CA 92612
949-667-9277
PROJECT ADDRESS: 34322 VIA FORTUNA, GARO. BCH. STAGE 04

DRAWN
CHECKED
DATE
SCALE
1/4" = 1'-0"
JOB NO.
HARELAUGH
SHEET
6
OF SHEETS