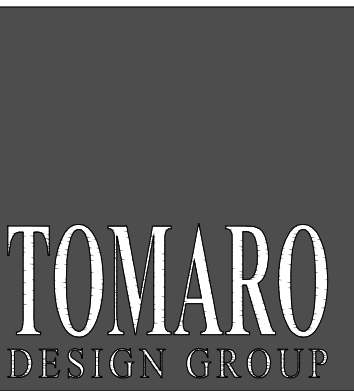


# A NEW RESIDENCE

104 THE STRAND  
MANHATTAN BEACH, CA. 90266



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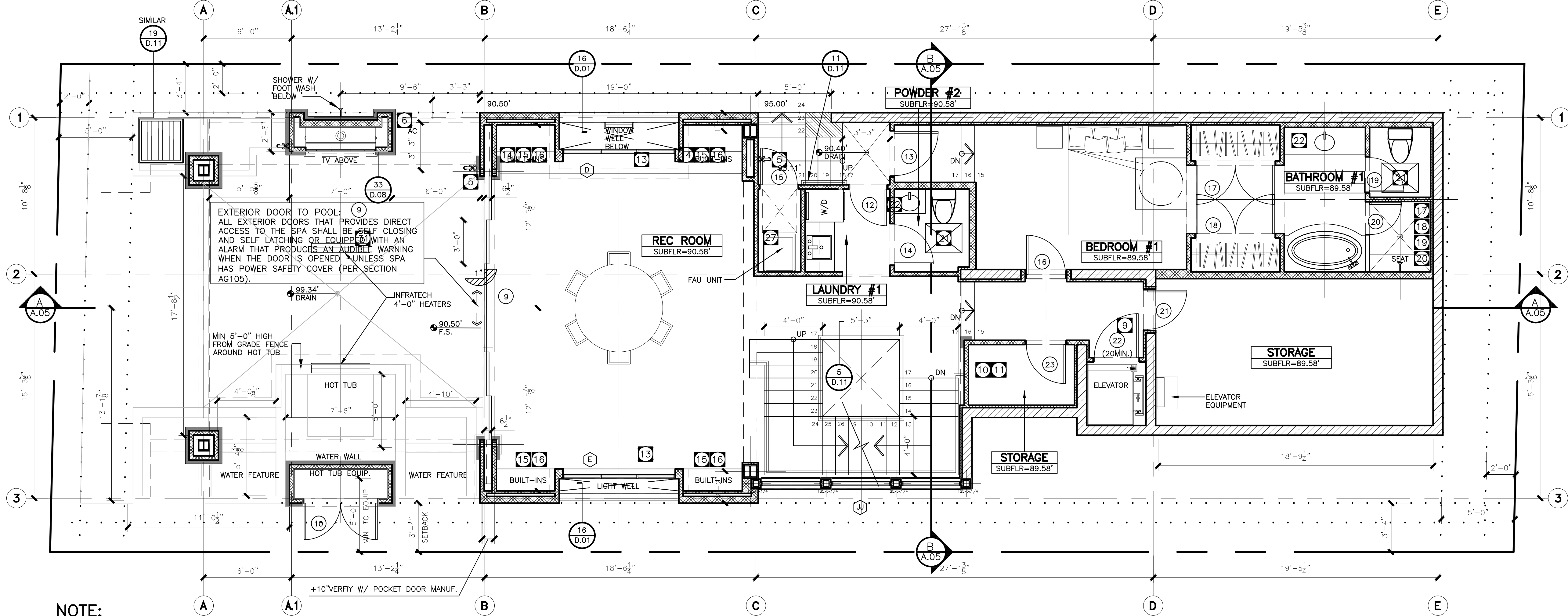
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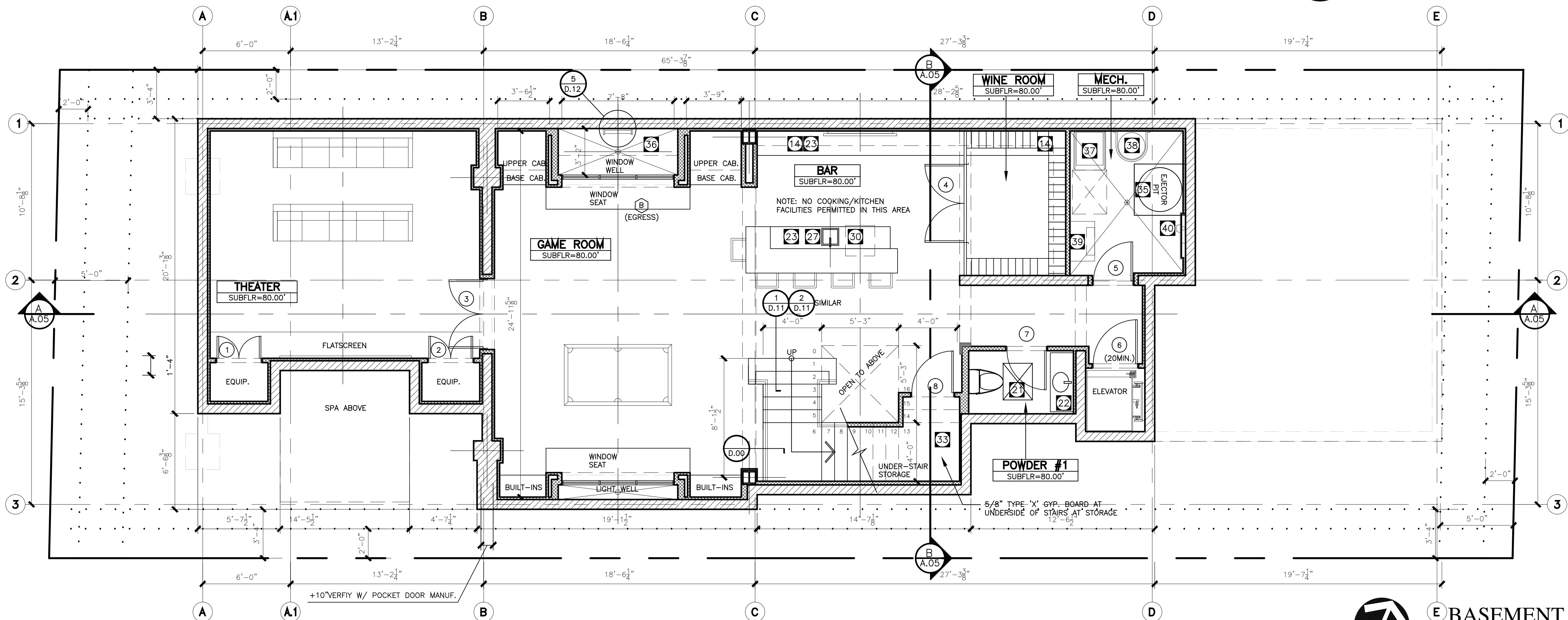
**NOTE:**

A. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEM, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.

B. FENCE/ WALL/ HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 6' AT ALL OTHER LOCATIONS ON SITE (3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE)

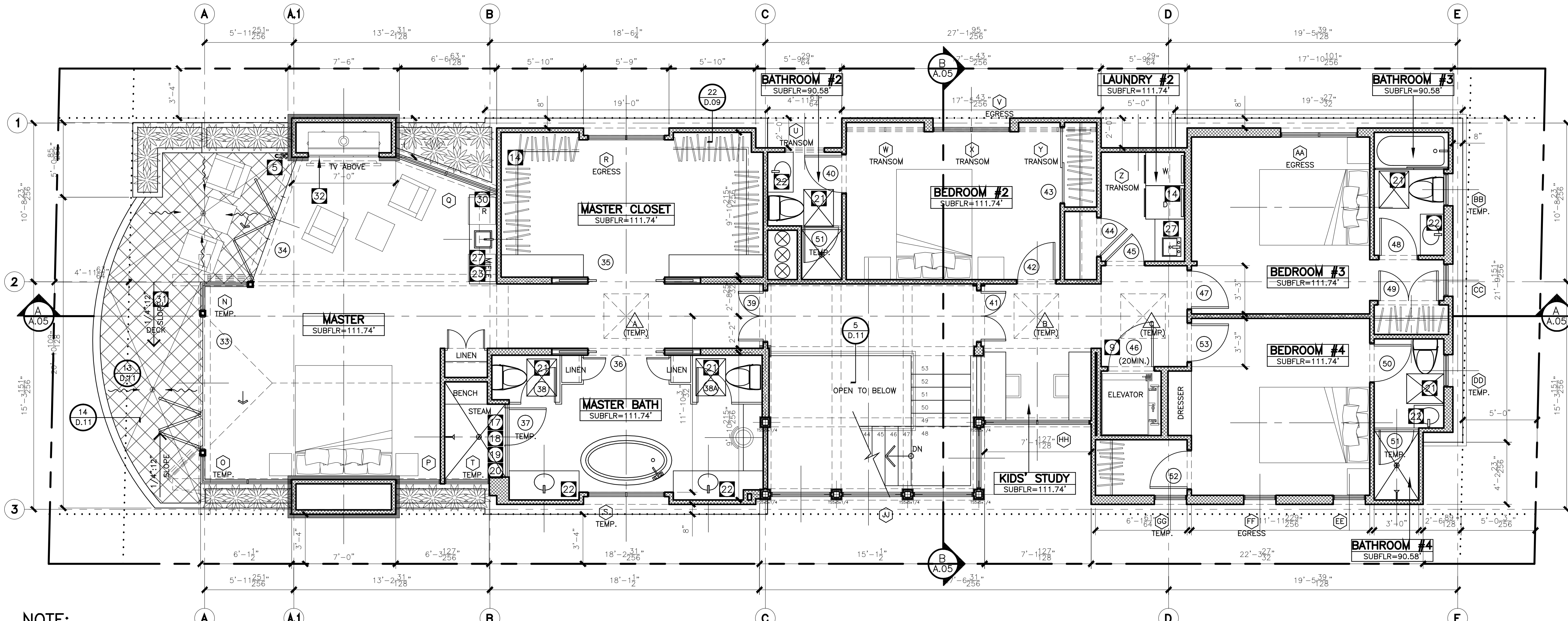
C. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**BASEMENT FLOOR PLAN**  
SCALE: 1/4"=1'-0"

- FLOOR PLAN KEY NOTES**
- 400 AMP ELECTRIC SERVICE PANEL (SEE SHEET A-01 & E-01) VERIFY LOCATION W/ SO. CAL EDISON
  - GAS METER
  - FIRE SUPPRESSION SYSTEM. VERIFY LOCATION W/ FIRE DEPT.
  - TRASH AREA LOCATION TO COMPLY WITH MBMC. 10.60.100
  - HOSE BIBB
  - AIR CONDITIONER CONDENSER UNITS
  - PROVIDE COMBUSTION AIR VENTS THRU WALL (SEE ELEVATIONS) HIGH AND LOW AT 100 SQ. INCHES EACH
  - 1 1/2" WOOD HANDRAIL @ 34" TO 38" ABOVE NOSING WITH WOOD BALUSTERS (4" SPHERE SHALL NOT PASS THRU CONSECUTIVE BALUSTRADE)
  - 20 MIN RATED SELF CLOSING DOOR, SELF-LATCHING
  - VERTICAL FAU
  - STRAP WATER HEATERS PER CPC SECTION 510.5
  - TANKLESS WATER HEATER (SEE SHEET M-01), PROVIDED BY OWNER.
  - LINE OF CEILING (SEE REFLECTED CEILING PLAN)
  - LINE OF CABINETS ABOVE
  - BUILT-IN CABINETS (SEE OWNER FOR SPECS)
  - BUILT-IN SHELVES (SEE OWNER FOR SPECS)
  - SHOWER ENCLOSURE TO HAVE A MIN. INTERIOR 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING 30" CIRCLE. (CPC. 412.7) AND 70" HIGH ABOVE DRAIN TILE SURFACE ON SIDES
  - STONE TILE SHOWER TO CEILING WITH CERAMIC TILE SHOWER PAN
  - FRAMELESS 1/2" THK. TEMPERED GLASS SHOWER DOOR AND ENCLOSURES
  - PROVIDE SOAP NICHES, OWNER SHALL APPROVE LOCATIONS
  - 24"x30" CLEAR AREA IN FRONT OF TOILET
  - RECESSED MEDICINE CABINET
  - +36" STONE SLAB COUNTER TOP WITH BACK SPLASH WITH BASE CABINET
  - +42" ISLAND STONE SLAB COUNTER
  - +36" STONE SLAB COUNTER TOP AND 18" MIN. BACK SPLASH
  - 48" WIDE RANGE W/ HOOD ABOVE
  - SINK
  - DISH WASHER
  - TRASH COMPACTOR
  - REFRIGERATOR
  - DECK TO HAVE 1/2" AND PROVIDE STONE TILE APPLIED WITH THINSET OVER FLOAT BED OVER MER-KO-SHUR 100# EX-5968 WATERPROOF WALKING DECK SYSTEM. (TYPICAL ALL DECKS)
  - DIRECT-VENT GAS PREFAB FIREPLACE MODEL MISSION 36" OR 42" BY "FMI" PFI REPORT #09-143 OR OTHER LISTED MAKE APPROVED BY BUILDING OFFICIAL
  - ENCLOSED ACCESSIBLE SPACE UNDER THE STAIR SHALL BE PROTECTED BY 5/8" TYPE "X" GYPSUM BOARD - PER SEC. R302.7.
  - ABOVE SLAB CAR LIFT - AMERICAN CUSTOM LIFTS MODEL M1-4.5
  - SEWAGE EJECTOR PIT
  - SUMP PIT
  - FAU (UNIT A) TO SERVE BF
  - HOT WATER TANK W/ CAPPED T FITTING FOR FUTURE SOLAR WATER HEATING
  - ELEVATOR EQUIPMENT
  - ELECTRICAL PANEL



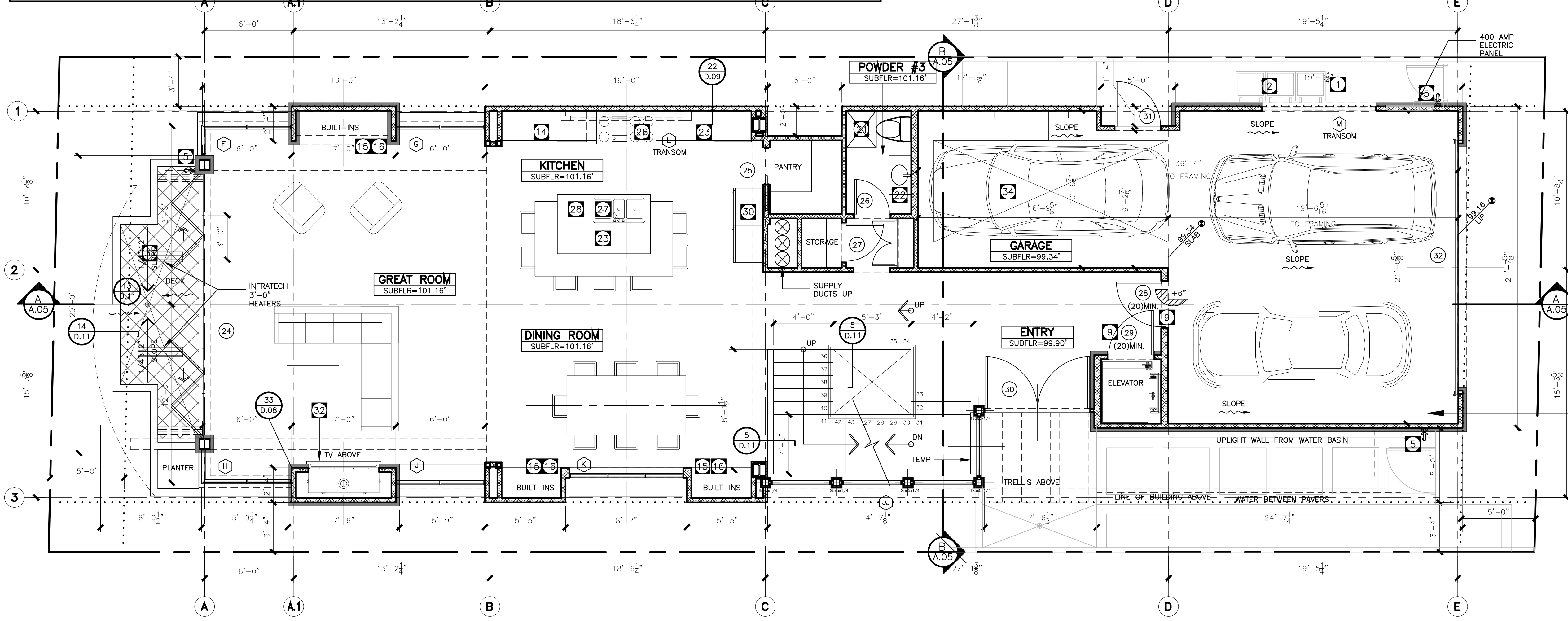
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C. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

**THIRD FLOOR PLAN**  
SCALE: 1/4"=1'-0"



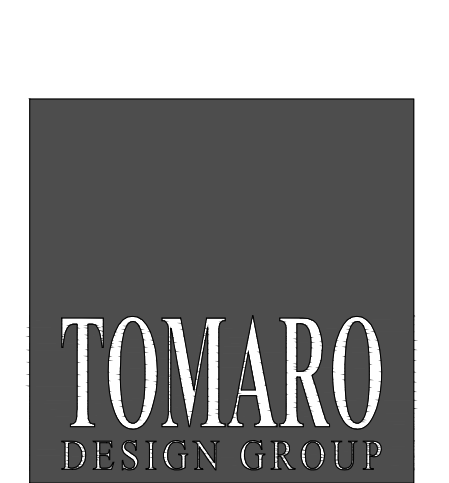
**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**FLOOR PLAN KEY NOTES**

- 400 AMP ELECTRIC SERVICE PANEL (SEE SHEET A-01 & E-01) VERIFY LOCATION W/SO. CAL EDISON
- GAS METER
- FIRE SUPPRESSION SYSTEM. VERIFY LOCATION W/ FIRE DEPT.
- TRASH AREA LOCATION TO COMPLY WITH M.B.M.C. 10.60.100
- HOSE BIBB
- AIR CONDITIONER CONDENSER UNITS
- PROVIDE COMBUSTION AIR VENTS THRU WALL (SEE ELEVATIONS) HIGH AND LOW AT 100 SQ. INCHES EACH
- 1 1/2" WOOD HANDRAIL @ 34" TO 38" ABOVE NOSING WITH WOOD BALUSTERS (4" SPHERE SHALL NOT PASS THRU CONSECUTIVE BALUSTRADE)
- 20 MIN RATED SELF CLOSING DOOR, SELF-LATCHING
- VERTICAL FAU
- STRAP WATER HEATERS PER CPC SECTION 510.5
- TANKLESS WATER HEATER (SEE SHEET M-01), PROVIDED BY OWNER.
- LINE OF CEILING (SEE REFLECTED CEILING PLAN)
- LINE OF CABINETRY ABOVE
- BUILT-IN CABINETS (SEE OWNER FOR SPECS)
- BUILT-IN SHELVES (SEE OWNER FOR SPECS)
- SHOWER ENCLOSURE TO HAVE A MIN. INTERIOR 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING 30" CIRCLE. (CPC. 412.7) AND 70" HIGH ABOVE DRAIN TILE SURFACE ON SIDES
- STONE TILE SHOWER TO CEILING WITH CERAMIC TILE SHOWER PAN
- FRAMELESS 1/2" THK. TEMPERED PLATE GLASS SHOWER DOOR AND ENCLOSURES
- PROVIDE SOAP NICHES, OWNER SHALL APPROVE LOCATIONS
- 24"x30" CLEAR AREA IN FRONT OF TOILET
- RECESSED MEDICINE CABINET
- +36" STONE SLAB COUNTER TOP WITH BACK SPLASH WITH BASE CABINET
- +42" ISLAND STONE SLAB COUNTER
- +36" STONE SLAB COUNTER TOP AND 18" MIN. BACK SPLASH
- 48" WIDE RANGE W/ HOOD ABOVE
- SINK
- DISH WASHER
- TRASH COMPACTOR
- REFRIGERATOR
- DECK TO HAVE 1/2 AND PROVIDE STONE TILE APPLIED WITH THINSET OVER FLOAT BED OVER MER-KO-SHUR ICC# ER-5968 WATERPROOF WALKING DECK SYSTEM. (TYPICAL ALL DECKS)
- DIRECT-VENT GAS PREFAB FIREPLACE MODEL MISSION 36" OR 42" BY "FM" PFI REPORT #09-143 OR OTHER LISTED MAKE APPROVED BY BUILDING OFFICIAL
- ENCLOSED ACCESSIBLE SPACE UNDER THE STAIR SHALL BE PROTECTED BY 5/8" TYPE "X" GYPSUM BOARD - PER SECT. R302.7.
- ABOVE SLAB CAR LIFT - AMERICAN CUSTOM LIFTS MODEL M1-4.5
- SEWAGE EJECTOR PIT
- HOT WATER TANK W/ CAPPED T FITTING FOR FUTURE SOLAR WATER HEATING
- SUMP PIT
- ELEVATOR EQUIPMENT
- FAU (UNIT A) TO SERVE BF
- ELECTRICAL PANEL

**GARAGE NOTES**

- PROVIDE 5/8" TYPE-X DRYWALL @ WALLS AND CEILING OF GARAGE AND STORAGE AREAS BELOW STAIRS.
- PROVIDE FIRE SPRINKLERS PER MANHATTAN BEACH CONTRACTOR TO SUBMIT PLAN TO MANHATTAN BEACH FIRE DEPT. FOR APPROVAL.
- AUTOMATIC GARAGE DOOR OPENER EQUIPMENT AND THE GARAGE DOOR ENTRANCE MAY BE 6'-8" A.F.F.
- REQUIRED PARKING AREA IS TO BE 9'x19' AND 9'x36' CLR. OF ANY OBSTRUCTIONS NOT LESS THAN 7' ABOVE FINISH FLOOR TO ANY BEAM, CEILING, PIPE, VENT, MECHANICAL EQUIP. OR SIMILAR CONSTRUCTION.
- DUCTS PENETRATING WALL OR CEILING BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF 26 GAUGE MINIMUM SHEET METAL AND SHALL HAVE NO OPENING INTO THE GARAGE - PER SECT R302.5.2.
- GARAGE DOOR SPRINGS: (PER SECT.R309.5)  
A. SPRING SHALL BE FABRICATED FROM EITHER HARD-DRAWN SPRING WIRE (PER ASTM A227-21) OR OIL-TEMPERED WIRE (PER ASTM A229-71).  
B. MINIMUM DESIGN STANDARD SHALL BE 9,000 CYCLES.  
C. PHYSICAL CYCLING TESTS SHALL BE PERFORMED AND CERTIFIED BY AN APPROVED TESTING AGENCY.  
D. EACH SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY.
- GARAGE FLOOR TO BE SLOPED TO FACILITATE MOVEMENT OF LIQUIDS TOWARDS A DRAIN PER SECTION R309.1. MIN. 1/4"=12" SLOPE. ALL AREA DRAINS TO DRAIN INTO SANITARY SEWER WITH TRAP PRIMER.
- GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS BY NOT LESS THAN A 5/8" TYPE X GYPSUM BOARD - PER TABLR. R302.6.
- GARAGE FLOOR SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL - 4" LIGHTWEIGHT CONCRETE
- GARAGE WALL: 3x4 WOOD FRAME STUD WALL
- REQUIRED PARKING AREA IS TO BE ONE 9'x19' SPACE & ONE 9'x36 SPACE CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION (M.B.M.C. 10.64.100C)  
EXCEPTION: AUTOMATIC GARAGE DOOR OPENING EQUIPMENT AND THE GARAGE DOOR ENTRANCE MAY BE 6.67 FEET.



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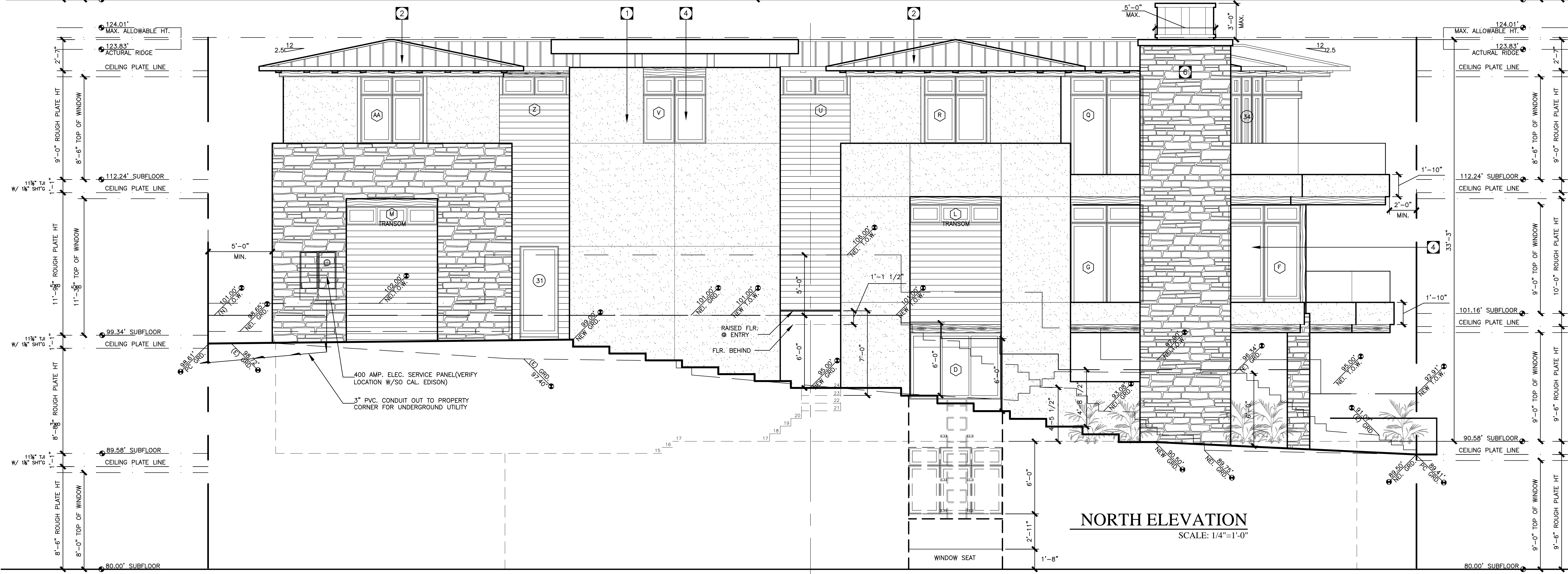
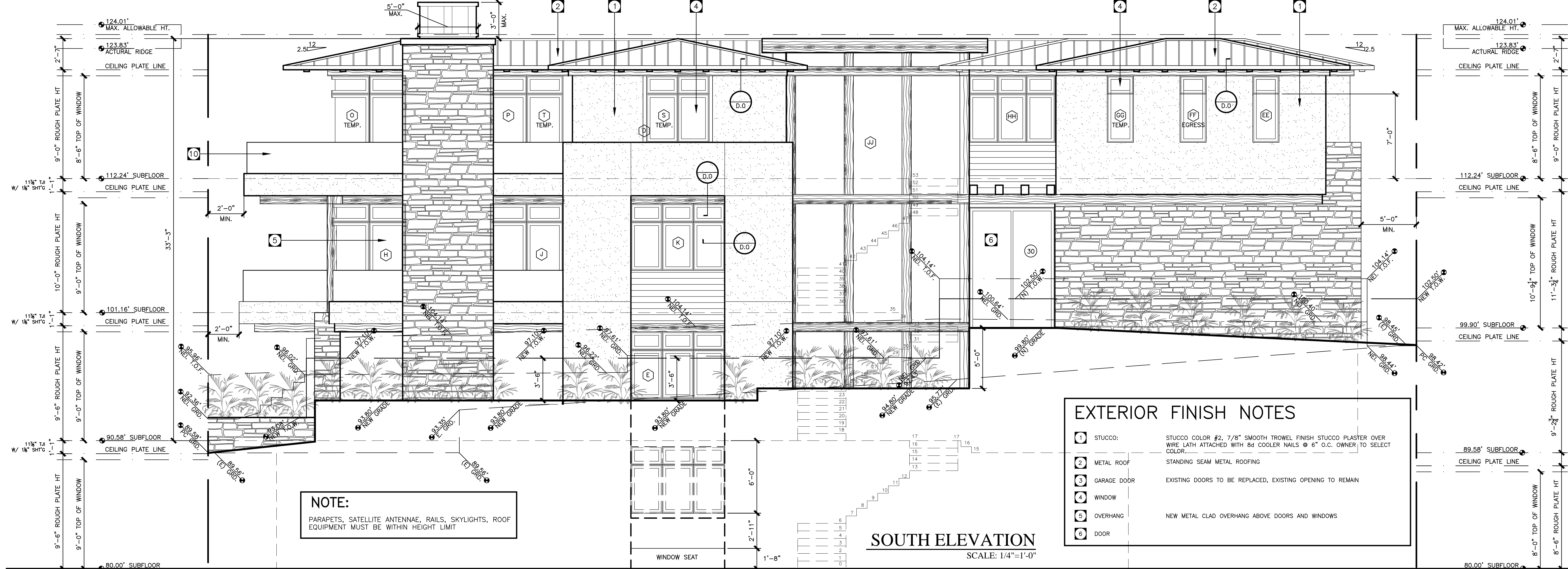
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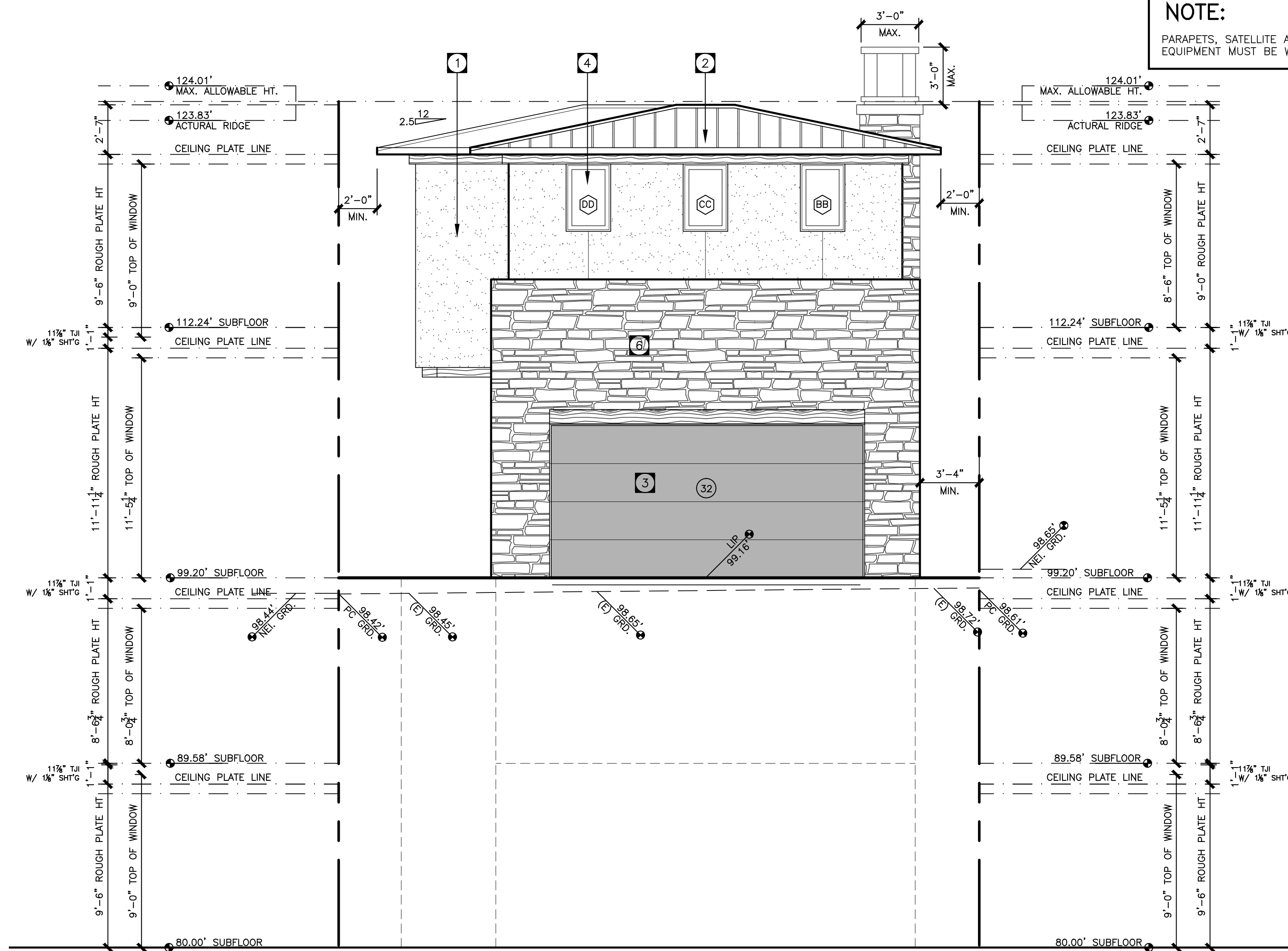
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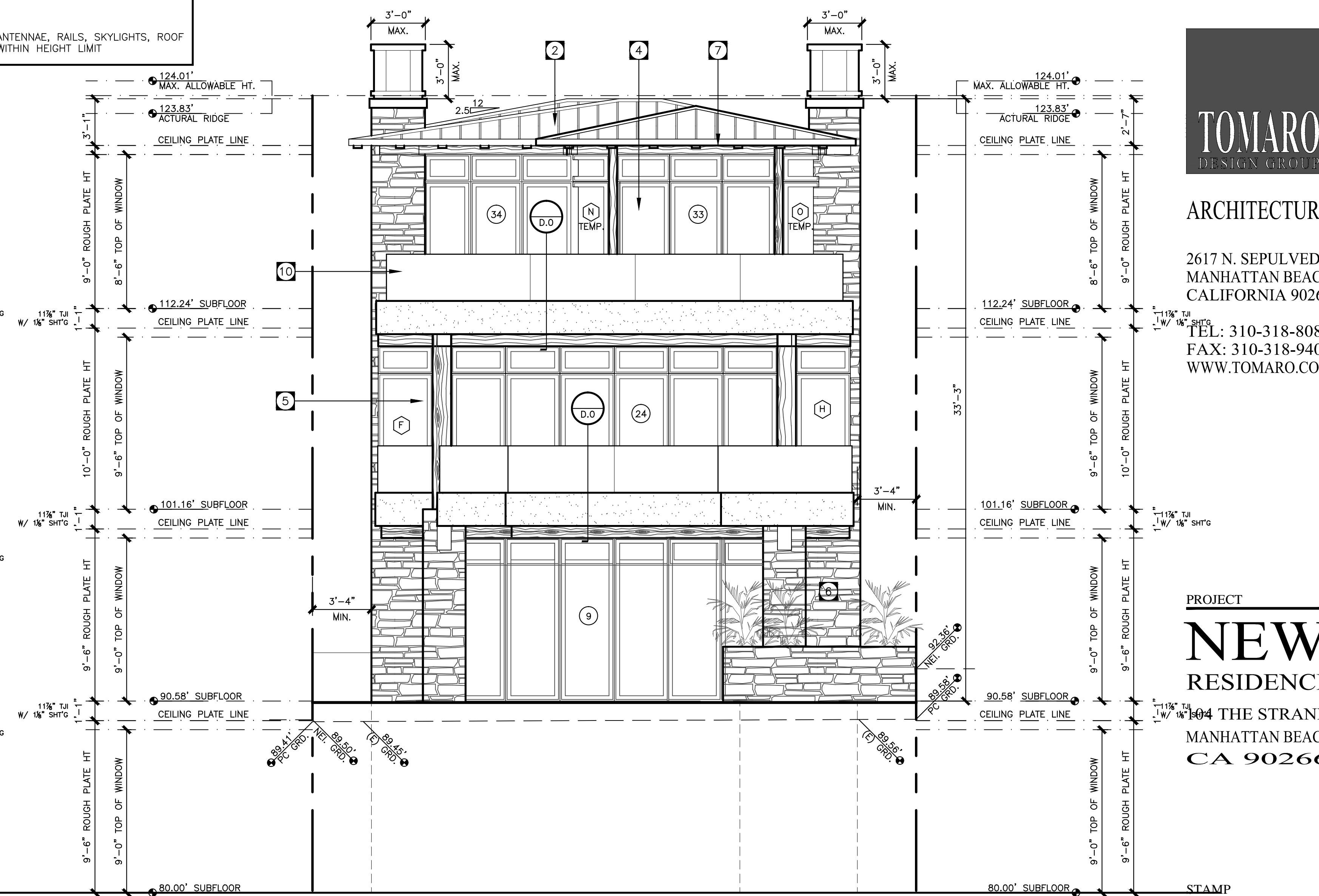


**NOTE:**  
PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN HEIGHT LIMIT



**EAST ELEVATION**

SCALE: 1/4"=1'-0"



**WEST ELEVATION**

SCALE: 1/4"=1'-0"

**CONSTRUCTION NOTES**

- LATH, PLASTER, AND DRYWALL TO CONFORM TO THE REQUIREMENTS OF THE CBC CHAPTER 25.
- ALL EXTERIOR WALLS TO HAVE #15 FELT PAPER UNDER WIRE LATH.
- PROVIDE TWO LAYERS OF #15 FELT UNDER ALL REQUIRED SHEAR WALLS PRIOR TO LATH AND STUCCO, AND ONE LAYER OF #15 FELT UNDER ALL OTHER WALLS PRIOR TO LATH AND STUCCO.
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER.
- ALL FIBERGLASS TUB/SHOWER SHALL SHOW W/MPMO APPROVAL NUMBER.
- ALL HOSE BIBS MUST BE PROTECTED BY AN ANTI-SIPHON DEVICE.
- ALL TOILETS TO BE LOW FLOW (1.6 G/FLUSH), SHOWERHEADS (2.5 GPM), FAUCETS (2.2 GPM).
- MASONRY AND FACTORY BUILT FIREPLACES SHALL HAVE THE FOLLOWING:  
A. TIGHT FITTING CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX (THIS REQUIREMENT MAY BE OMITTED IF SUCH DOORS WOULD INTERACT WITH DEVICES PERMANENTLY INSTALLED IN THE FIREPLACE WHICH ARE DESIGNED TO INCREASE THE CIRCULATION OF HEAT)  
B. TIGHT FITTING FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL (TITLE 24-2-5352(D)).  
C. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST 6 SQ. IN. AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT FITTING DAMPER.
- INSPECTION OF NAILING REQUIRED FOR DRYWALL AND ALL LATH WHEN IN PLACE. CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING TO BE 3/8" MAX. (SECTION 2505.1-2505.3 CBC).
- SKYLIGHT NOTES:  
SKYLIGHT TO BE DOUBLE INSULATED LAMINATED GLASS, VELUX OR EQUAL, FIELD VERRY SLOPE AND SIZE PRIOR TO FABRICATION. PROVIDE GRAY 77% TINT TO SKYLIGHT. UNIT TO BE MULLED TOGETHER BY MANUFACTURER. (IF THE UNIT IS A MULLED UNIT) FRAME TO BE BRONZE ANODIZED ALUMINUM.
- PROVIDE NO LESS THAN 1 S.F. OF ATTIC VENTILATION FOR EVERY 150 S.F. OF ATTIC AREA.
- PROVIDE NO LESS THAN 1 S.F. OF UNDER FLOOR VENTILATION FOR EVERY 150 S.F. OF UNDER FLOOR AREA.
- PROVIDE A WEEP SCREED BELOW FOUNDATION LINE AT 2" ABOVE PAVED AREAS ON EXTERIOR STUD WALLS AND AT 4" ABOVE EARTH. WEEP SCREED TO BE MIN. 26 GAUGE CORROSION RESISTANT.
- ALL SHOWERS OR TUB/SHOWERS TO HAVE CERAMIC TILE TO 70" ABOVE SHOWER DRAIN.
- PROVIDE 2" MINIMUM (1" FOR EXTERIOR CHIMNEYS) CLEAR AIR SPACE BETWEEN CHIMNEY AND WOOD CONSTRUCTION.
- FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE NOT LESS THAN TWELVE (12) INCHES (305 MM) IN ITS LEAST DIMENSION AND SO ARRANGED WITHOUT OBSTRUCTIONS AS TO MAKE SUCH CONNECTIONS ACCESSIBLE FOR INSPECTION AND REPAIR. (CPC 404.2)
- ALL EXTERIOR JOINTS PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED.
- INSTALLATION OF APPROVED ENERGY EFFICIENT SHOWER HEADS, FAUCETS AND WATER HEATERS ARE REQUIRED.
- OSB IS NOT AN ACCEPTABLE SUBSTITUTE FOR CDX PLYWOOD AT EXTERIOR DECKS OR UNDER HARDWOOD VENEER FLOORING.
- CONDUIT UNDER DRIVEWAY OR PARKING LOT TO BE UNDER TWO FT. OF COVER. NEC ARTICLE 300-5. AS IT OCCURS.
- A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS [405.2 UPC].
- EXTERIOR STAIRS AND BALCONIES MUST BE POSITIVELY ATTACHED TO THE STRUCTURE WITHOUT THE USE OF TOENAILS OR NAILS IN WITHDRAWAL.
- ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL. (PERMANENT IF TEMPERED) AS SAFETY GLAZING. GLAZING IN ALL DOORS BATH AND SHOWER ENCLOSURES: ALL GLAZING WITHIN A 24" ARC OF A DOOR EDGE. PANELS OVER 9 S.F. HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR AND ALL GLAZING IN HAND RAILS
- CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC - MIXING VALVE TYPE. (CPC SEC 410.7)
- DECORATIVE CHIMNEY CAPS MUST BE LISTED ASSEMBLY INSTALLED PER MANUFACTURER'S SPECS.
- ALL UTILITIES SERVING THE SITE SHALL BE INSTALLED PER CITY OF MANHATTAN BEACH "STANDARD UNDERGROUND CONNECTION", SUBJECT TO FIELD INSPECTION AND VERIFICATION (MCM 9.12.140)
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEM AND SIMILAR SERVICE WIRES AND CABLES SHALL BE INSTALLED UNDER GROUND FOR ALL NEW BUILDINGS. (MBC 9.12.140) UNDERGROUND FUTURE STUB-OUT IS REQUIRED IF REMODEL IS OVER 50% (MBC 9.12.130)
- OBTAIN SANITATION DISTRICT APPROVAL FOR ANY NEW SEWER CONNECTION.
- CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC-MIXING VALVE TYPE (CPC SEC 410.7)
- A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (E))  
A. CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;  
B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL); AND  
C. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.
- ALL HEATING AND/OR COOLING SYSTEMS OTHER THAN WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISSION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANT TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITH 24 HOURS. (TITLE 24, PART 6, CHAPTER 7, SECTION 150(I) AND 151 (F)).
- THE MIN. INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. (TITLE 24, PART 6, CHAPTER 7, SECTION 150(B)).
- INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS: (TITLE 24, PART 6, CHAPTER 7, SECTION 150(J))  
A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR < 0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER.  
B. UNFIRE HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.  
C. PIPING, WHETHER BURIED OR UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER-HEATING SYSTEM AND THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS AND COOLING SYSTEMS SHALL BE THERMALLY INSULATED AS SPECIFIED IN SUBSECTION A & B  
D. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION.
- A. CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION  
B. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER
- GAS WATER HEATING SYSTEM SHALL HAVE: (A) A 120 V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER; (B) A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE WATER HEATER SPACE; (C) A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF WATER HEATER; (D) A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR. - PER SECTION 150.0(n).1.
- PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT

**EXTERIOR FINISH NOTES**

- |    |                  |   |
|----|------------------|---|
| 1  | STUCCO:          | STUCCO COLOR #2, 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. OWNER TO SELECT COLOR. |
| 2  | SLOPED ROOFING:  | STANDING SEAM METAL ROOF - GREY   |
| 3  | EXTERIOR STAIRS: | COLORLED POURED IN PLACE CONCRETE STAIRS W/ACID WASH AND SANDED FINISH.   |
| 4  | WINDOWS:         | DOUBLE GLAZED FLEETWOOD WINDOWS   |
| 5  | DOORS:           | SEE DOOR/WINDOW SCHEDULE  |
| 6  | STONE VENEER:    | 2 1/2" THICK OVER STUCCO BROWN COAT - ARCHITECT TO APPROVE  |
| 7  | METAL GUTTERS:   | 5" METAL GUTTERS. SEE DETAIL AT EAVES FOR PROFILE   |
| 8  | DECK SURFACE:    | DEX-O-TEX OR APPROVED EQUAL WATERPROOF WALKING SURFACE OVER EXTERIOR GRADE PLYWOOD. ICC REPORT #1757                                    |
| 10 | DECK RAILING:    | 1/2" LAMINATED GLASS WITH C.R. LAURENCE ALUMINUM BASE SHOE ICC# 3269 - SEE ELEVATIONS FOR MATCHING SIGHT LINES AT DOORS. (SEE DETAIL)   |

**NOTE:**

BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5" - PER SECT. R319.1

**REVISIONS**

7	CITY APRV 11/20/2014
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**PROJECT NO.**  
14003

**PRINT DATE**  
12/8/2014 1:19:19 PM

**DRAWING**  
ELEVATIONS

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**SHEET NO.**  
**A.04**