

NON-STRUCTURAL NOTES:

ELECTRICAL

- All electrical components and installation shall be in conformance with the requirements of the current edition of the California Building Code, the California Residential Building Code, or the California Electrical Code, as appropriate.
- It is outside of the scope of these plans to provide a thoroughly detailed design of the electrical system. It is the responsibility of the builder to know and meet the requirements in effect at the time of construction. Consultation with a qualified and licensed electrical engineer is strongly recommended if there are any questions or concerns. A few of the more major items are as follows:
- Provide ground fault circuit protection (GFI) for all receptacles as required by code, including all receptacles installed on the exterior of building, in baths, within 6'-0" of sinks, and in garage areas.
- Exterior switches & outlets shall be enclosed in a weatherproof enclosure.
- Provide electrical grounding system as required by Code.
- Provide fire warning systems for all areas as required by Code.
- Provide carbon monoxide alarms in all areas as required by Code.
- Provide bathroom ventilation fans as required by Code.
- All receptacles shall be installed at 12" +/- above floor, U.N.O.
- All light switches shall be installed at 48" above floor, U.N.O.
- All switches, receptacles, lights, fans, smoke detectors, etc. shall be U.L. listed and approved for their specific use.

MECHANICAL

- All mechanical components and installation shall be in conformance with the requirements of the current edition of the California Building Code, the California Residential Building Code, or other Codes, as appropriate.
- It is outside of the scope of these plans to provide a thoroughly detailed design of the mechanical system. It is the responsibility of the builder to know and meet the requirements in effect at the time of construction. Consultation with a qualified and licensed mechanical engineer is strongly recommended if there are any questions or concerns. A few of the more major items are as follows:
- All heating systems heat-loss calculations; thermostats functions; ductwork insulation, joint taping, supports and dampers; return air ducts, etc. as required by Code.
- Ventilation and access requirements to mechanical components as required by Code.

PLUMBING

- All plumbing components and installation shall be in conformance with the requirements of the current edition of the California Building Code, the California Residential Building Code, or other Codes, as appropriate.
- It is outside of the scope of these plans to provide a thoroughly detailed design of the plumbing system. It is the responsibility of the builder to know and meet the requirements in effect at the time of construction. Consultation with a qualified and licensed plumbing contractor is strongly recommended if there are any questions or concerns. A few of the more major items are as follows:
- Water heater relief valves, dryer vents, furnace and fireplace combustion air, furnace and water heater vent lines, etc. to be vented through exterior wall.
- Shower heads and faucets to be certified by the California Energy Commission.
- Toilets to be certified as 1.5 gallon low-flush.
- Water heaters to be properly strapped to resist movement due to earthquake forces.
- Provide proper freeze protection to water supply lines, un-heated areas, etc.

ROOFING

- Roof covering shall be either Class A, non-combustible, composition or built-up as selected by owner/builder, and shall be in conformance with the requirements of the current edition of the California Building Code, the California Residential Building Code, or other Codes, as appropriate.
- The roofing system shall be installed complete with all required covers, pans, ridges, hips and other accessories.
- All roofing shall be installed per manufacturer specifications, including underlayment and connection requirements.
- Ice dam flashing is required from eaves up roof sheathing to a point at least 30" past plate line measured along the plane of the roof, full length of pitch changes (steeper to less steep only) extending 30 inches each side, and full length of all valleys extending 30 inches each side of valley center line.
- Ice dam flashing is not required above un-heated spaces.
- Builder to ensure all roofing is ventilated properly in accordance with the requirements of the current edition of the CBC & CRC, and shall meet current W.U.I. standards.

WILDLAND URBAN INTERFACE (WUI) NOTES:

**** ALL MATERIALS USED MUST HAVE STATE FIRE MARSHAL APPROVAL. DOCUMENTATION IS REQUIRED TO BE PROVIDED TO BUILDING DEPARTMENT PRIOR TO INSTALLATION**

W1. Materials

- All materials, systems and methods of construction used shall be in accordance with Section R327 in the 2013 CRC. All materials and material assemblies are tested in accordance with the requirements of Section R327.
- Approved materials shall have the Office of the State Fire Marshal building materials listing program label.

W2. Roofing

- Where roof profile allows for a space between the roof covering and deck, the spaces shall prevent intrusions of flames and embers.
- At roof valley construction, interwoven shingles require no additional protection. If corrosion resistant metal valley flashing is used it shall be installed over No. 72 ASTM cap sheet running the full length of the valley. The "roll roofing" is to be labeled for use in exterior fire assembly.
- Roof covering shall be Non-combustible or Class A (R327.5)

W3. Attic Ventilation

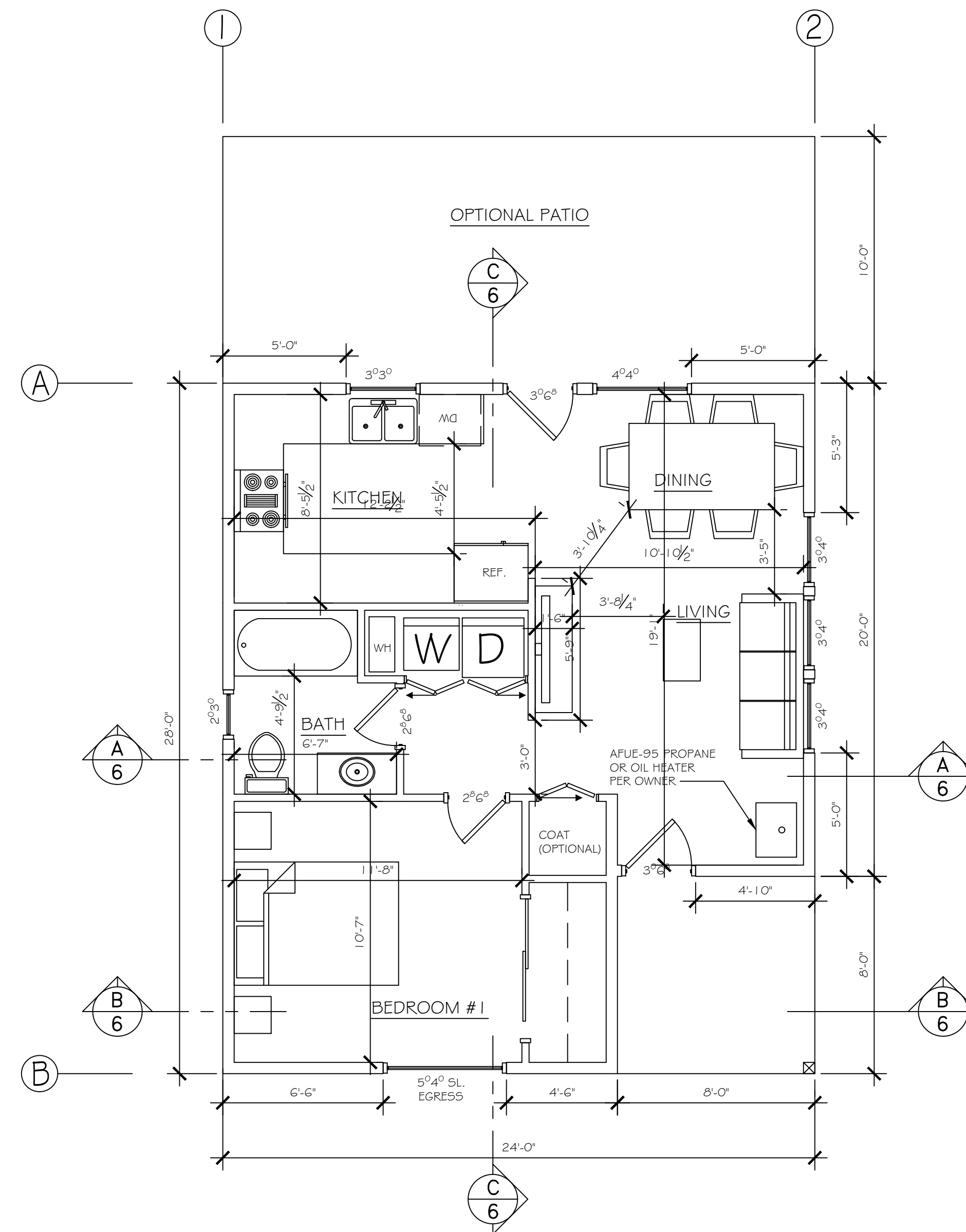
- Attic ventilation shall resist intrusion of flame and embers into the attic area of the structure or be protected by corrosion resistant non-combustible wire mesh with 1/2-inch openings. Vents shall not be installed in eaves or cornices. (R327.6) Vulcan or similar, State Fire Marshal Approved.
- The eaves and soffits shall meet the requirements of SFM 12-7A-3 or be protected by ignition resistant materials on noncombustible construction on the exposed underside.
- No open roof eaves unless using eave vents complying with R327.6.2 through R327.6.3, SFM approved or meeting exceptions.

W4. Exterior Walls

- The exterior windows, window walls, glazed doors and glazed openings within exterior doors shall be insulating glass units with a minimum of one tempered pane, glass block units or have fire resistive rating of not less than 20 minutes per NFPA 257 or SFM 12-7A-2. (R327.8.2.1)
- Exterior doors shall conform to SFM 12-7A-1 or be of approved noncombustible or solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1-1/4 inch thick or shall have a fire resistance rating of not less than 20 minutes per ASTM E2074. (R327.8.3)
- Exterior covering shall be made of either non-combustible material, ignition-resistant material, heavy timber construction, log wall construction, or be a wall assembly that meets the performance criteria in accordance with the test procedures for a 10-minute direct flame per State Fire Marshal 12-7A-1. (R327.7.3)

W5. Porch Construction & Decking

- The decking surface, stair treads, risers and landing of decks, porches and balconies where any portion of such surface is within 10 feet of the primary structure shall comply with the methods outlined. (R327.9)
- Exposed underside of exterior porch ceilings shall be protected by either non-combustible material, ignition resistant material, one layer of 5/8" Type X gypsum sheathing behind exterior covering on underside of ceiling, exterior portion of a 1-hr fire resistive exterior wall assembly applied to underside of ceiling, or a porch ceiling assembly that meets SFM 12-7A-3. (R327.7.4)



FLOOR PLAN

SCALE: 1/4" = 1' 608 SQ.FT.

JOB #:

LBK-21-48-600

DATE:

DECEMBER 2021

PROJECT DESCRIPTION:

NEW HOUSE / FIRE REBUILD

REVISIONS

BY

SHEET TITLE:

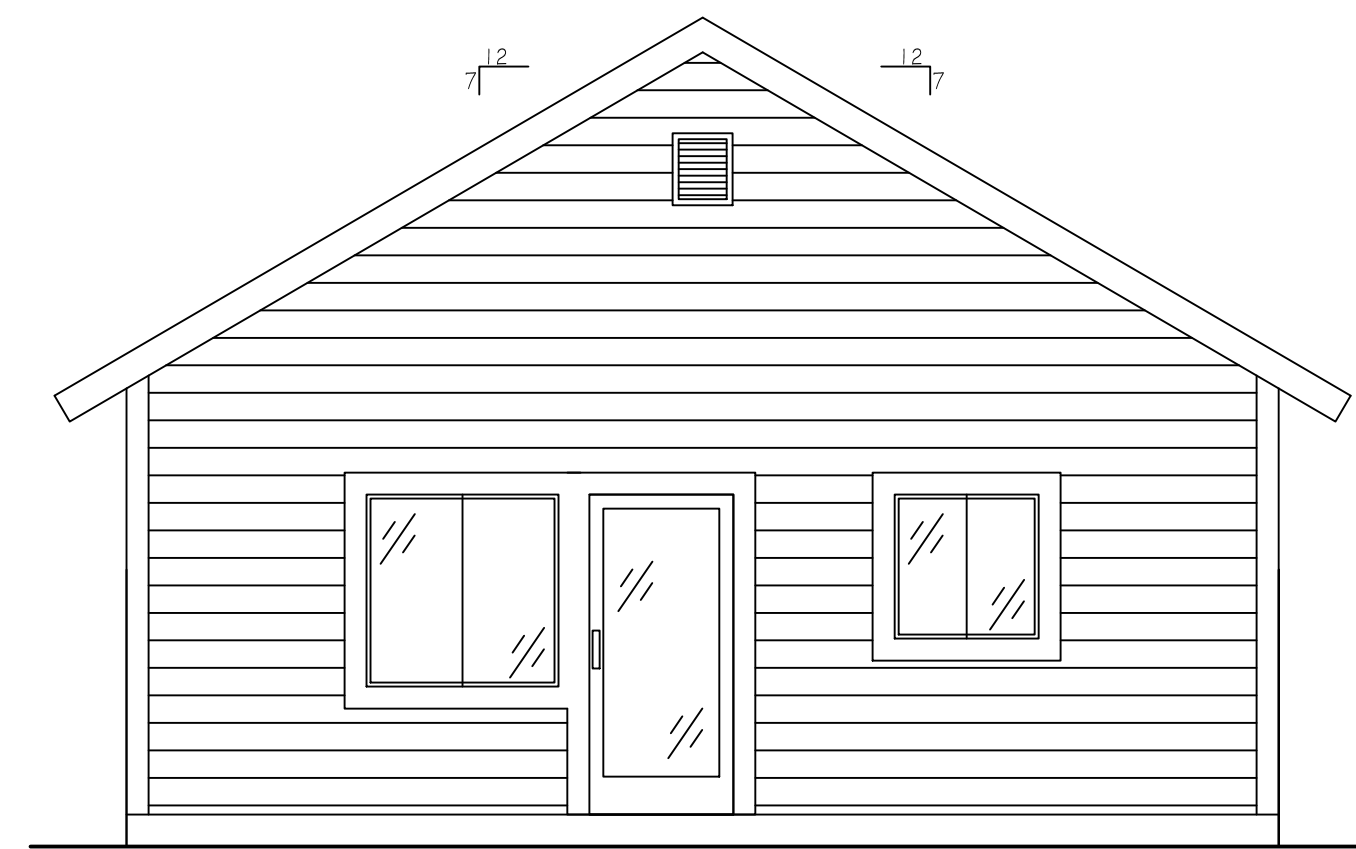
FLOOR PLAN

SHEET:

1

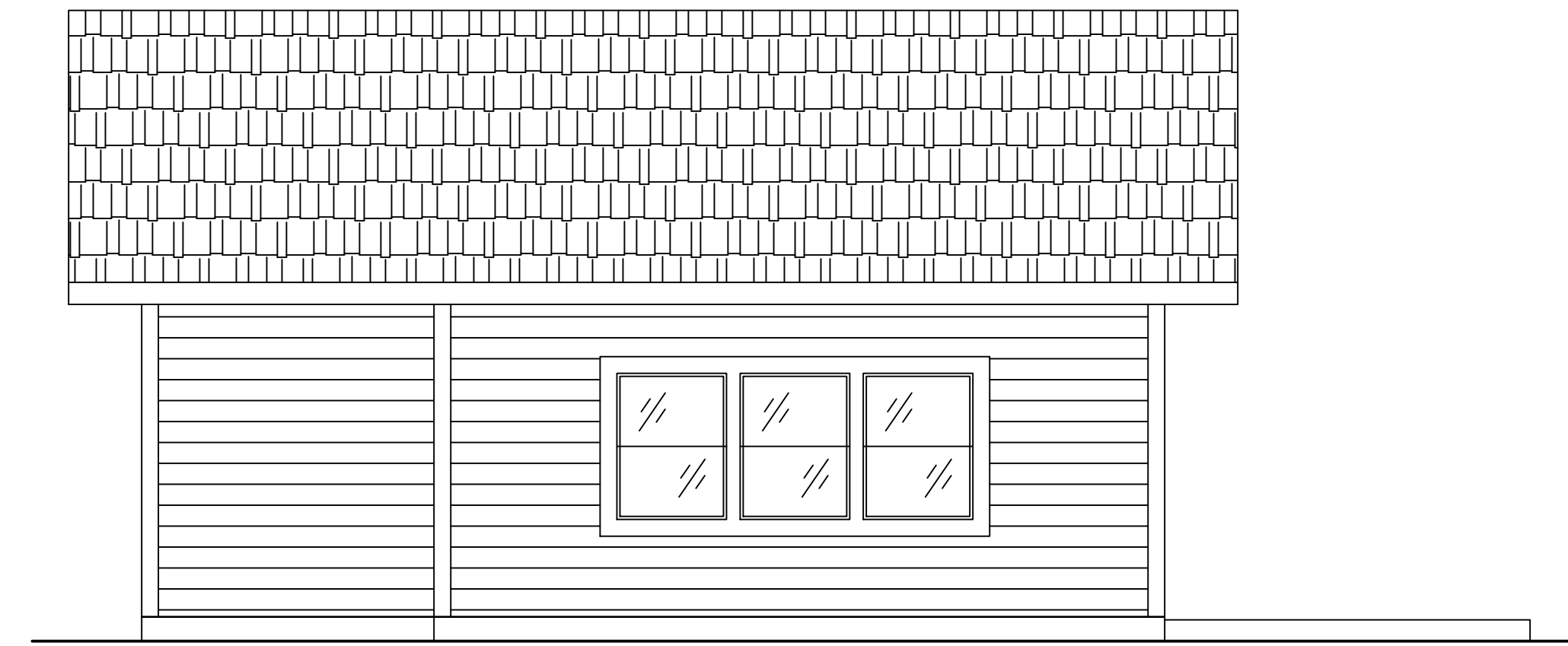
COPYRIGHT 2022
ALL RIGHTS RESERVED

THIS WORK IS COPYRIGHTED AND MAY NOT BE COPIED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF LBK ENGINEERING & DESIGN



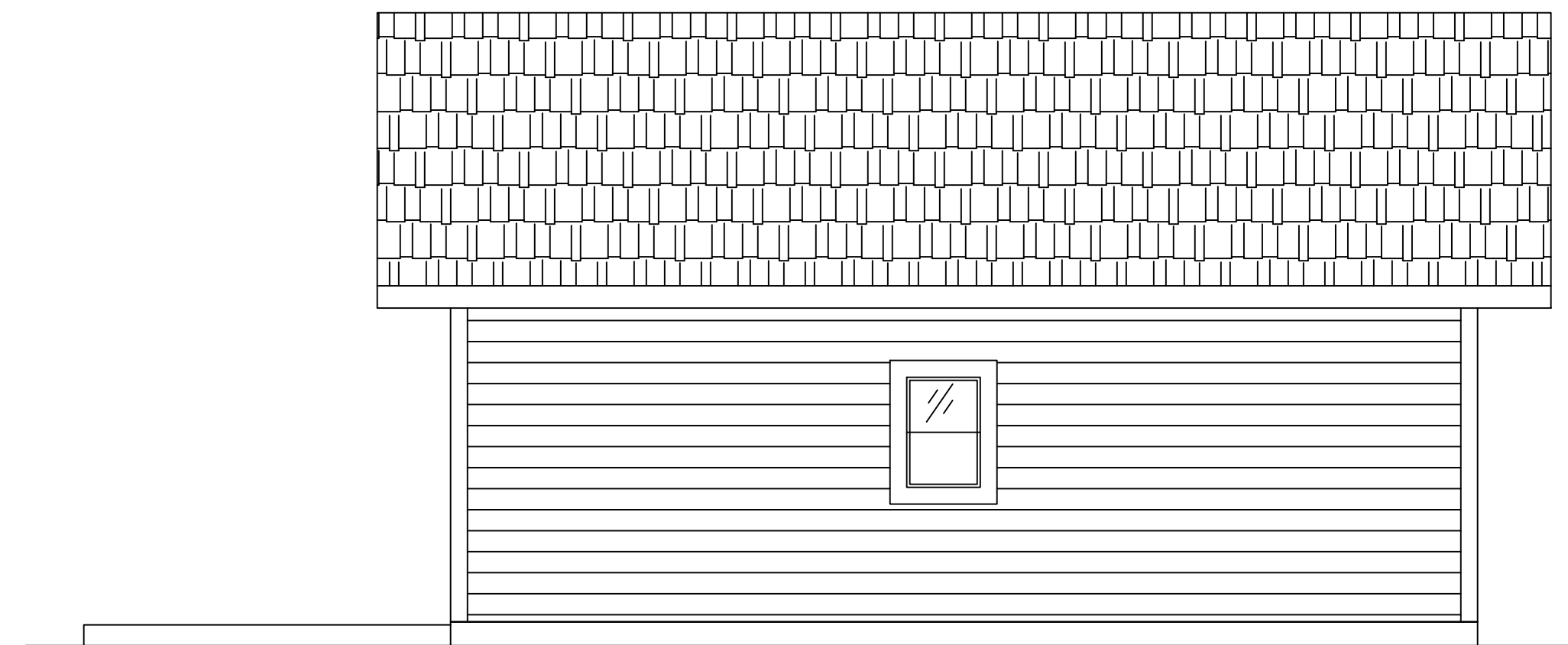
REAR ELEVATION

SCALE: 1/4" = 1'



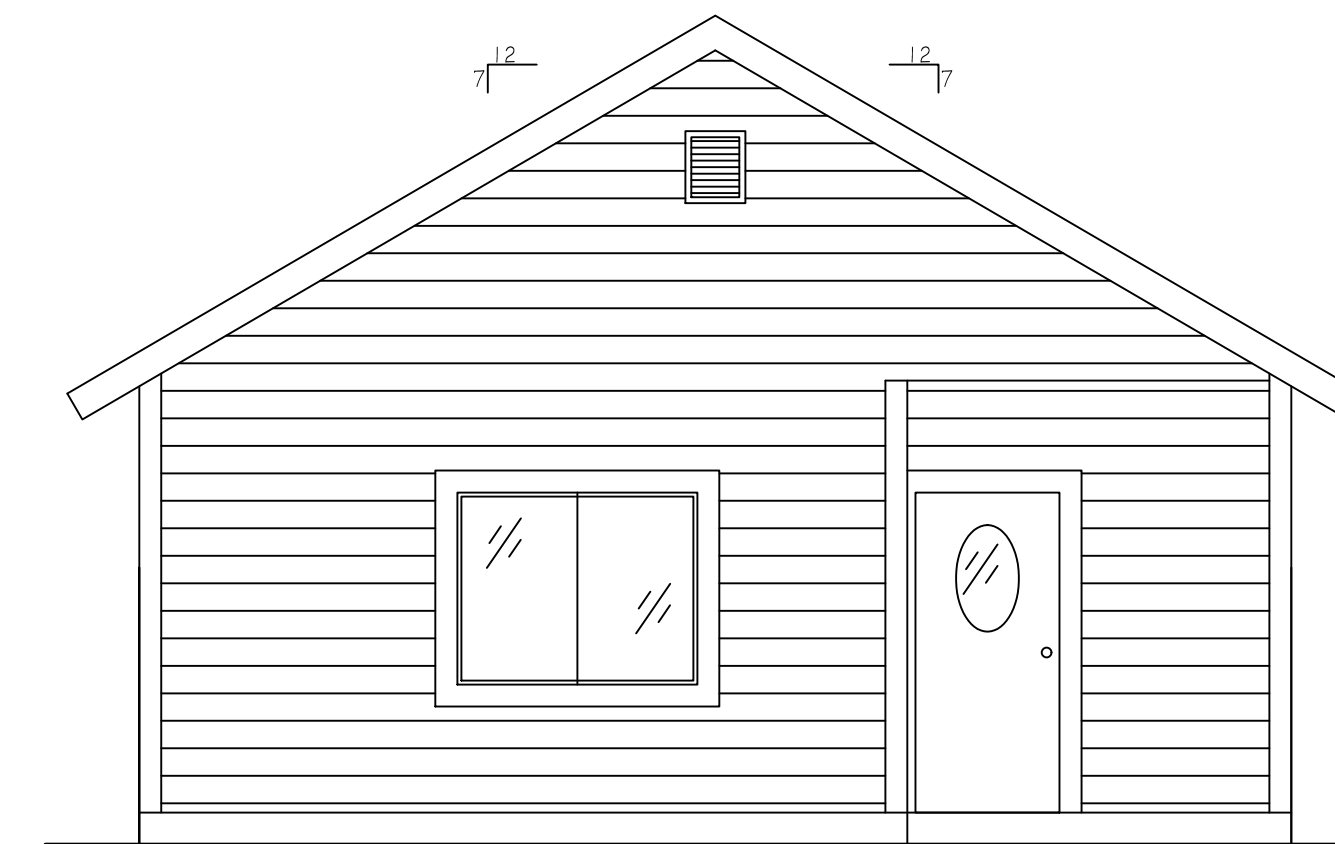
RIGHT ELEVATION

SCALE: 1/4" = 1'



LEFT ELEVATION

SCALE: 1/4" = 1'



FRONT ELEVATION

SCALE: 1/4" = 1'

- ELEVATION KEY**
- ROOF: WUI APPROVED COMP
 - SIDING: WUI APPROVED HORIZONTAL SIDING
 - WINDOWS: DUAL PANE WUI APPROVED LOW E
 - GARAGE DOORS: SHALL COMPLY W/ 2019 CRC R609 FOR WIND LOAD AND R337 FOR WUI

NOTE: ALL EXTERIOR MATERIALS USED MUST HAVE STATE FIRE MARSHALL APPROVAL. DOCUMENTATION IS REQUIRED TO BE PROVIDED TO BUILDING DEPARTMENT PRIOR TO INSTALLATION

JOB #: LBK-21-48-600	
DATE: DECEMBER 2021	
PROJECT DESCRIPTION: NEW HOUSE / FIRE REBUILD	

REVISIONS	BY

SHEET TITLE:
ELEVATIONS

SHEET:

2