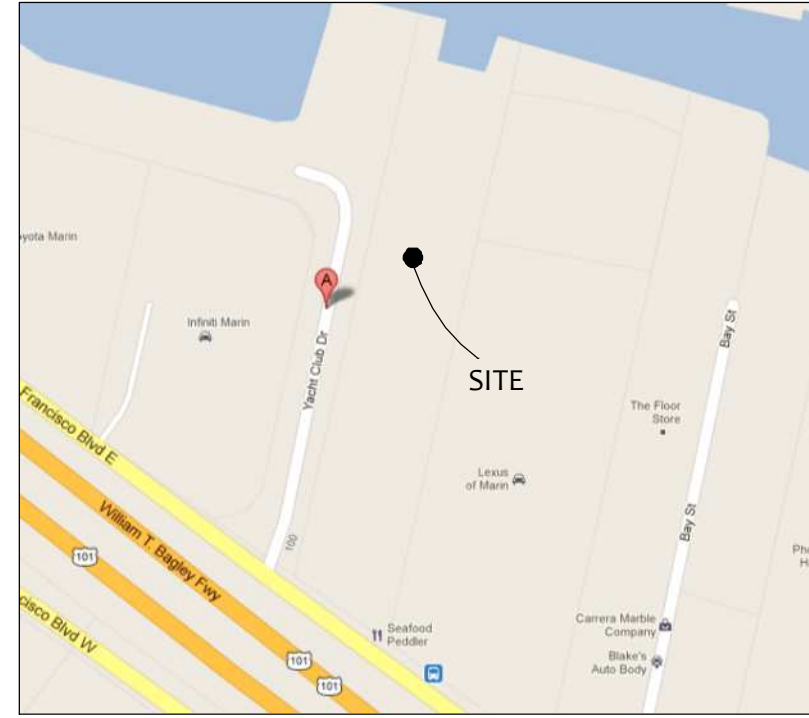


# THE REMODELING PLANS FOR THE PATIO DINING & LOUNGE AREA

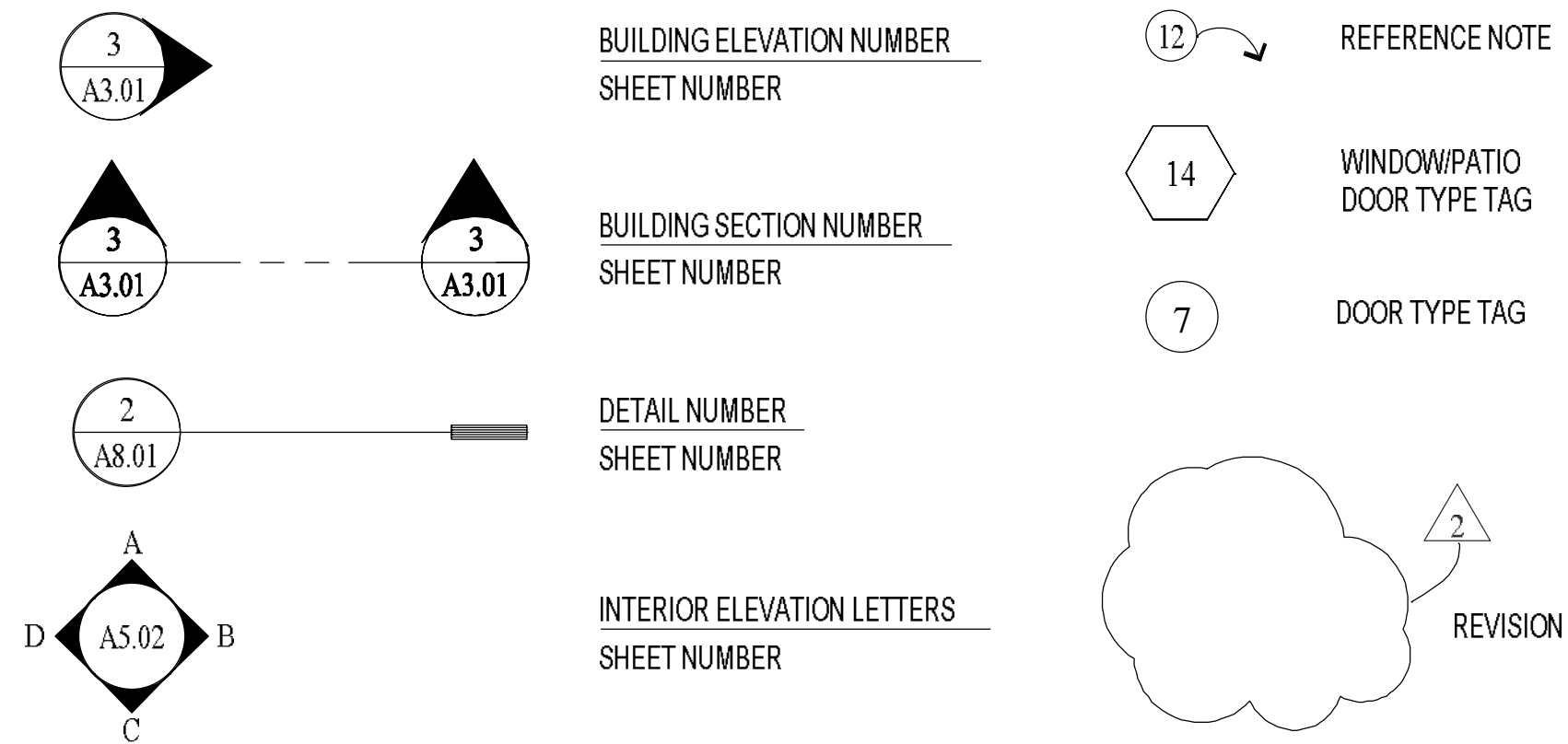
**PROJECT LOCATED AT:**  
Latitude 37° 58' 05.3" Degrees North  
Longitude 122° 30' 59.5" Degrees West



## VICINITY MAP



## SYMBOLS



## PROJECT DIRECTORY

**Building Owner**  
McDevitt Enterprises, A California Limited Partnership and H.A. Crocker Holdings Corporation, a Nevada corporation  
42 Mitchell Blvd.  
San Rafael, 94903

**Permit Holder & Lessee**  
Taku, LLC, a California limited liability company  
100 Yacht Club Drive  
San Rafael, CA 94901

**Project Manager and Owner's Rep.**  
Jazz Builders, Inc.  
1924 Fourth Street  
San Rafael, CA 94901  
Contact: Bruce Burman  
415-458-5400 ext. 16  
bburman@jazzbuilders.com

**Structural Engineer & Design Professional in Responsible Charge**

Kent Engineering, Inc.  
3608 Aaron Drive  
Santa Rosa, CA 95404  
Contact: Robert Kent  
(707) 526-7956  
fax (707) 526-9138

**Project Designer**  
Jazz Builders, Inc.  
1924 Fourth Street  
San Rafael, CA 94901  
Contact: Kim Feldman  
415-458-5400 ext. 12  
kfeldman@jazzbuilders.com

## SHEET INDEX

T1	TITLE SHEET
A1	PATIO DINING PLAN
A2	PATIO TRELLIS ELEVATIONS
D1	TRELLIS DETAILS
D2	FIREPLACE PLANS AND DETAILS
U1	UTILITY PLAN

**STRUCTURAL ENGINEERING BY:**

**KENT ENGINEERING, INC.**  
Robert Kent  
3608 Aaron Drive  
Santa Rosa, CA 95404  
ph: 707-526-7956  
fax: 707-526-9138

**Terrapin Crossroads Remodel  
100 Yacht Club Drive  
San Rafael, CA 94901**

## PROJECT DATA

## GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING CODE (with July 2012 Supplement), 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA PLUMBING CODE, AND THE 2010 CALIFORNIA FIRE CODE
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO FACE OF STUD OR CONCRETE IN PLAN UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO TOP OF PLATE OR TOP OF SUBFLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE.
- ALL EXTERIOR WALLS ARE 2X6. ALL PLUMBING WALLS ARE 2X4 UNLESS OTHERWISE NOTED.
- VERIFY BOTH EXISTING AND FINISH GRADES WITH SHEET C1. NOTE: GRADING BENEATH HOUSE IS TO BE PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL AND MECHANICAL/ELECTRICAL DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- INTENTIONALLY LEFT BLANK
- ALL WOOD WALLS AND PARTITIONS SHALL BE AS INDICATED ON THE PLANS. PLUMBING WALLS SHALL BE 2 X 6, UNLESS OTHERWISE NOTED.
- INSTALL BATT INSULATION BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS, CEILINGS, AND FLOORS AS REQUIRED BY ENERGY COMPLIANCE DOCUMENTATION.
- WINDOW SIZES AND DOOR HEAD HEIGHTS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPEN SIZES. ALIGN ALL WINDOW HEADS UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONFIRM ALL DOOR AND WINDOW HEADER HEIGHTS WITH OWNER BEFORE CONSTRUCTION.
- WINDOW AND GLASS DOORS SHALL BE DOUBLE GLAZED PER ENERGY COMPLIANCE DOCUMENTATIONS. (SEE SHEET A0.2). TEMPERED GLASS SHALL BE PROVIDED AT GLAZED OPENINGS WITHIN 12" OF DOOR, WITHIN 18" OF FLOOR OR 60" FROM A LOCKING DEVICE. ALL GLAZED SHOWER DOORS TO BE TEMPERED.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
- DOORS, WINDOWS, KEYING, LIGHTING, AND NUMBERING SHALL COMPLY WITH THE STATE AND LOCAL BUILDING SECURITY ORDINANCES.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. SHALL BE FULLY VENTILATED, PER CBC. REQUIREMENTS.
- GANG VENT STACK IN ATTIC PENETRATION THRU ROOF TO BE ON NONVISIBLE SIDE OF ROOF SLOPE FROM STREET.
- ALL ROOFS SHALL BE CLASS "A" TYPE. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:  
FIREBLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER, WOOD STRUCTURAL PANELS, GYPSUM WALL BOARD, CEMENT FIBER BOARD BATTS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS
  - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES; AT THE CEILING AND FLOOR AND AT 10 FEET INTERVALS BOTH VERTICAL AND HORIZONTAL.
  - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RIM AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
  - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
  - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

### GENERAL MECHANICAL AND PLUMBING NOTES:

- VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.
- INTENTIONALLY LEFT BLANK
- VERIFY GAS/WATER/ELECTRICAL STUB-OUTS AT ALL AIR HANDLERS, FURNACES, AIR CONDITIONERS, AND ALL APPLIANCES OR SIMILAR EQUIPMENT WITH MANUFACTURERS' RECOMMENDATIONS AND OWNER'S REQUIREMENTS.
- ALL WATER HEATERS SHALL BE STRAPPED TO FRAMING.
- ALL FAUCETS TO HAVE AIR CHAMBERS.
- ALL TOILETS SHALL BE LOW FLUSH TYPE AND SHALL NOT EXCEED 1.6 GALLONS PER FLUSH.
- ALL SHOWERS AND TUB/SHOWER VALVES TO BE PRESSURE BALANCING TYPE.
- LOCATE FAU RETURN AIR GRILL IN MAIN CIRCULATION SPACES OF HOUSE, I.E. HALL, ENTRY, STAIR. DO NOT LOCATE IN BEDROOMS, CLOSETS, ETC.
- PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MINIMUM 4" DIAMETER) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
- ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE.
- INTENTIONALLY LEFT BLANK.
- ALL PRE-MANUFACTURED FIREBOXES TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS. FIREPLACE GAS VALVES MUST BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48".

### GENERAL ELECTRICAL NOTES:

- VERIFY ALL ELECTRICAL/TELEPHONE/CATV REQUIREMENTS WITH THE DESIGNER BEFORE INITIATING ANY WORK ON THE PROJECT.
  - ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES INCLUDING DISHWASHERS, GARBAGE DISPOSALS, RANGE HOOD, WASHER AND DRYER.
  - INSTALL ELECTRICAL, TELEPHONE AND TELEVISION WALL OUTLETS AT 12" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS OR U.O.N.
  - INSTALL DUPLEX OUTLETS AT COUNTER LOCATIONS AT 46" IN KITCHENS AND BAR AND 48" IN BATHROOMS. HEIGHT IS FROM FINISH FLOOR TO CENTERLINE OF COVER PLATE.
  - (VERIFY HEIGHTS WITH DESIGNER BEFORE WORK.)
  - ALL OPPOSING OUTLETS, JUNCTION BOXES OR SIMILAR ITEMS INSTALLED IN PLUMBING WALLS SHALL BE STAGGERED BY (2) FULL STUD BAYS. ELSEWHERE WHEN PRACTICAL, STAGGER OUTLETS ONE FULL STUD BAY.
  - INSTALL SWITCHES AND DIMMERS AT 46" ABOVE FINISH FLOOR TO CENTERLINE OF PLATE.
  - INSTALL ALL THERMOSTATS AT 64" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR. MECHANICAL SUBCONTRACTOR TO VERIFY LOCATION.
  - INSTALL ALL DOOR CHIMES AT 6" FROM CENTERLINE OF UNIT TO FINISH CEILING.
  - INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR, ALONG WITH A CARBON MONOXIDE DETECTOR AS SHOWN ON THE PLANS. SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED.
  - ALL EXTERIOR RECEPTACLES TO BE WEATHER PROOF (WP/DAMP LOCATION TYPE BOXES.
  - ALL LIGHT FIXTURES SHOWN WITHIN SHOWER OR TUB/SHOWER ENCLOSURES ARE TO BE UL LISTED AS SUITABLE FOR DAMP LOCATIONS.
  - PROVIDE UFER OR OTHER APPROVED GROUND PER NEC 250.
- FIRE SPRINKLERS  
CONSTRUCTION SHALL BE IN ACCORDANCE WITH NFPA-13 AND LOCAL FIRE PROTECTION SPRINKLER ORDINANCE.

REVISIONS

DATE

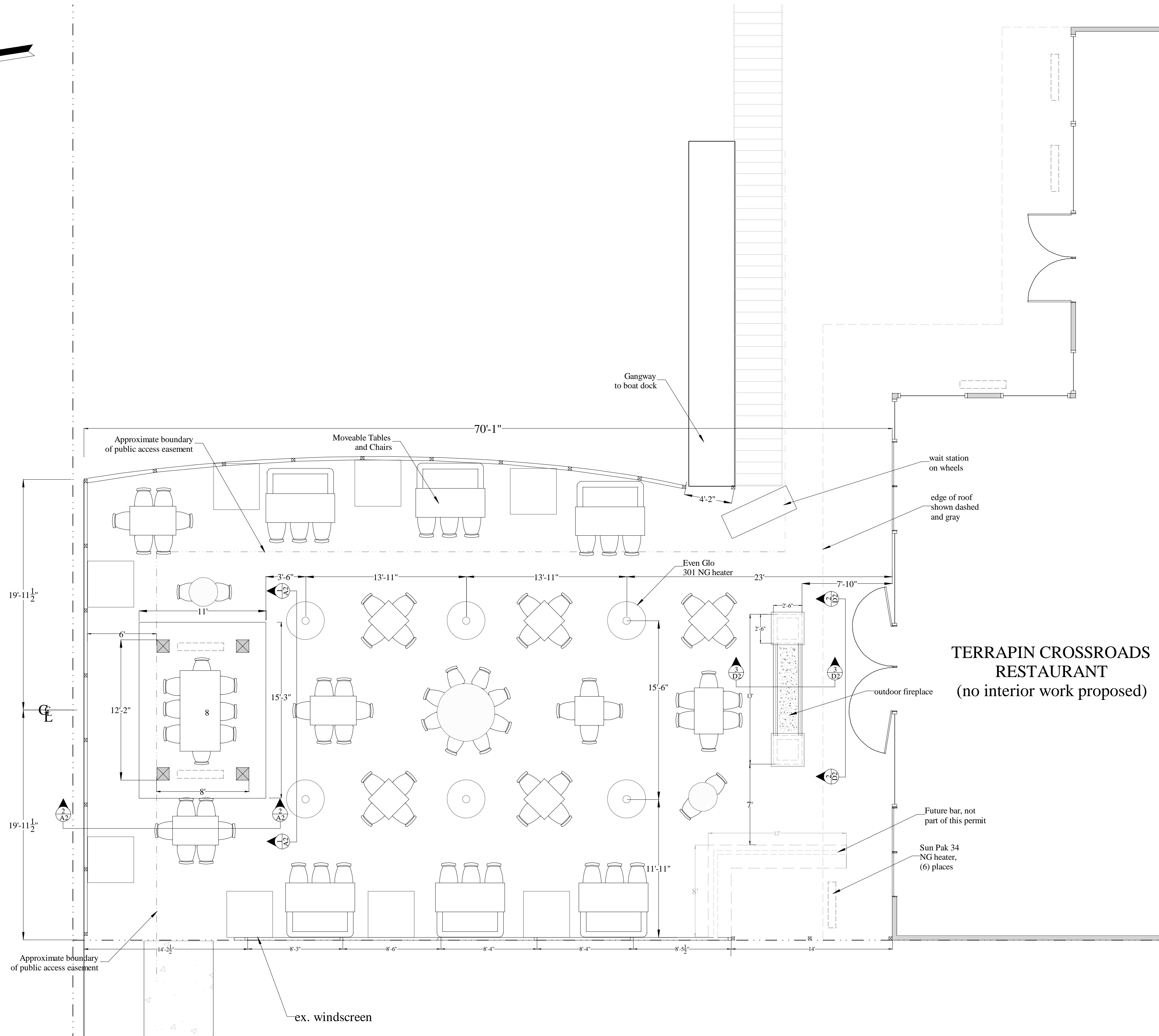
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Date Issued

April 17, 2013

**T1**

NOTE: ALL DEFERRED SUBMITTALS OR THE DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR CONSENT OF THE BUILDING OFFICIAL.



**TERRAPIN CROSSROADS RESTAURANT**  
 (no interior work proposed)

STRUCTURAL  
 ENGINEERING BY:

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**PATIO DINING FLOOR PLAN**

NO.	DATE	REVISIONS

Date Issued  
 April 17, 2013

**A1**

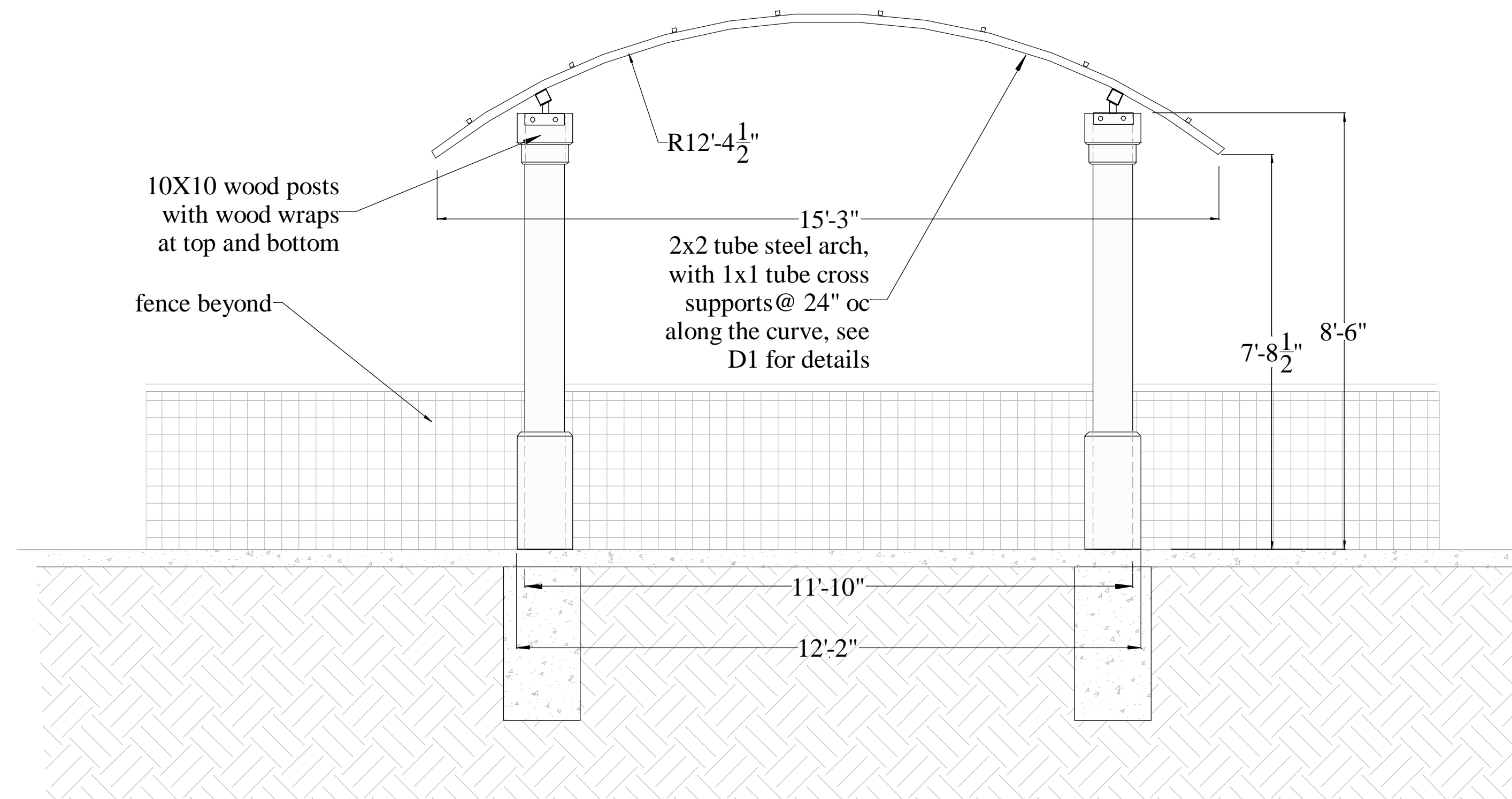
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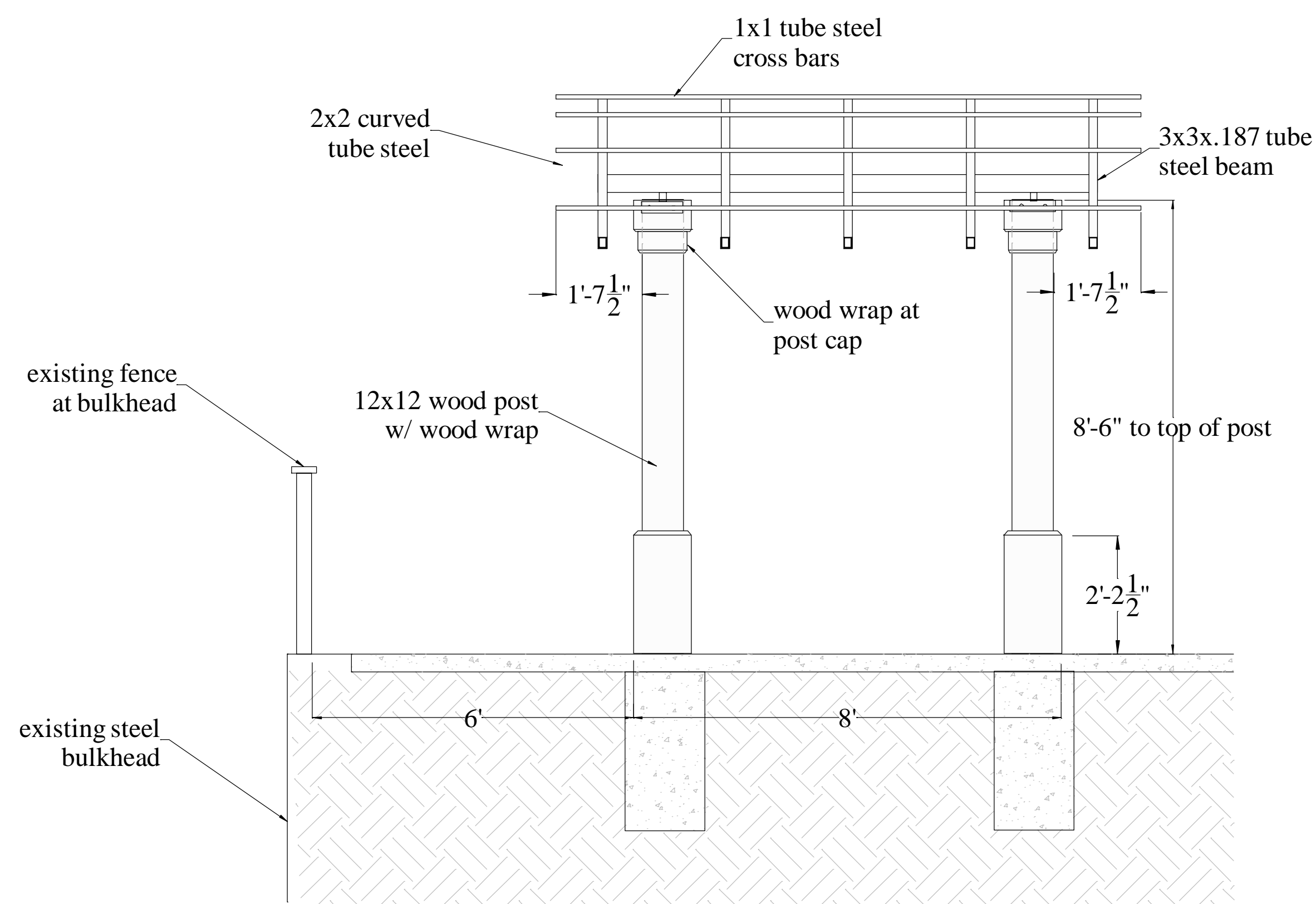
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PATIO  
 DINING  
 TRELLIS  
 ELEVATIONS



**1** North & South Elevation of Trellis  
 See sheet D1 for details



**2** East & West Elevation of Trellis  
 See sheet D1 for details

REVISIONS

DATE

NO.

Date Issued

April 17, 2013

A2

Scale: 1/2"=1'

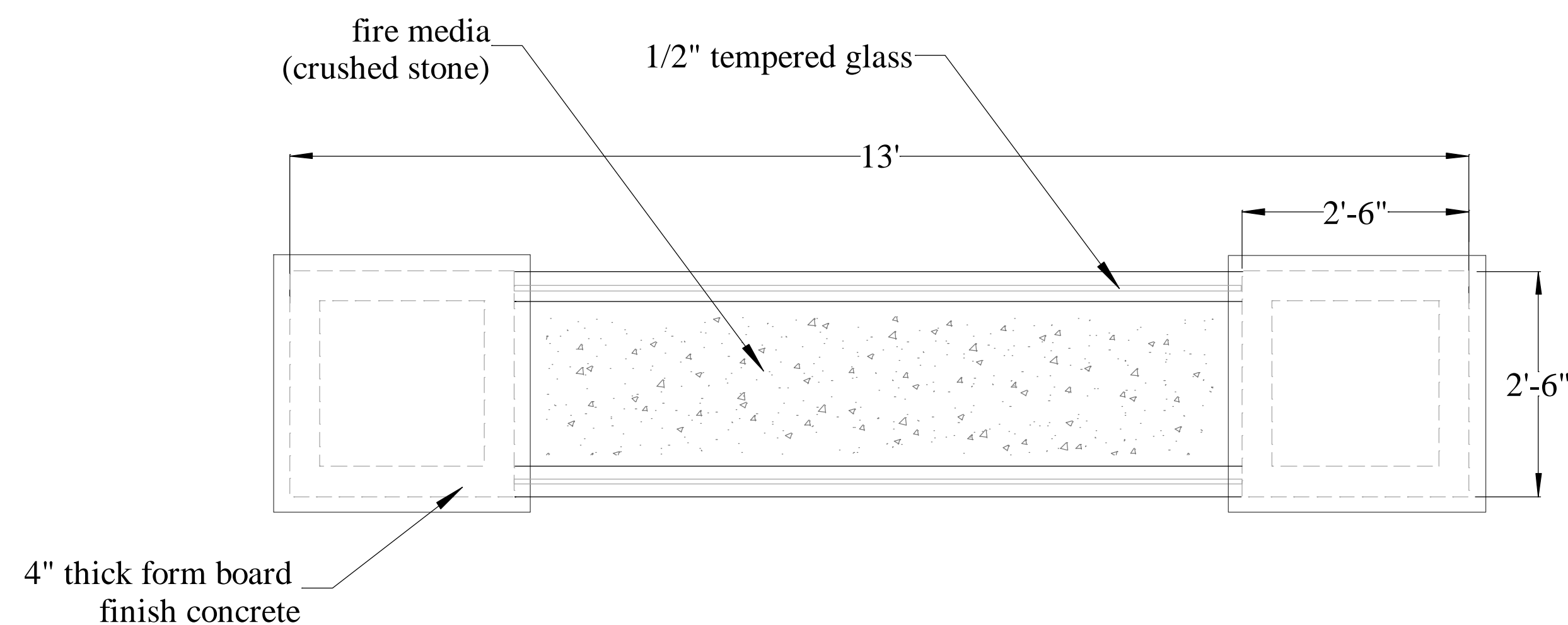


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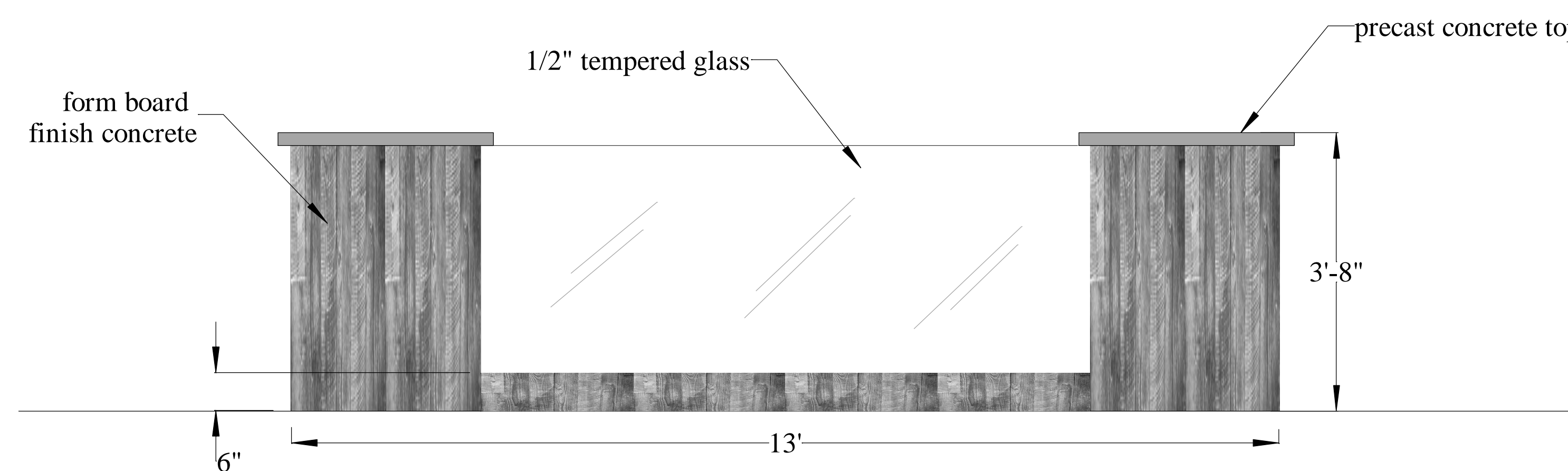
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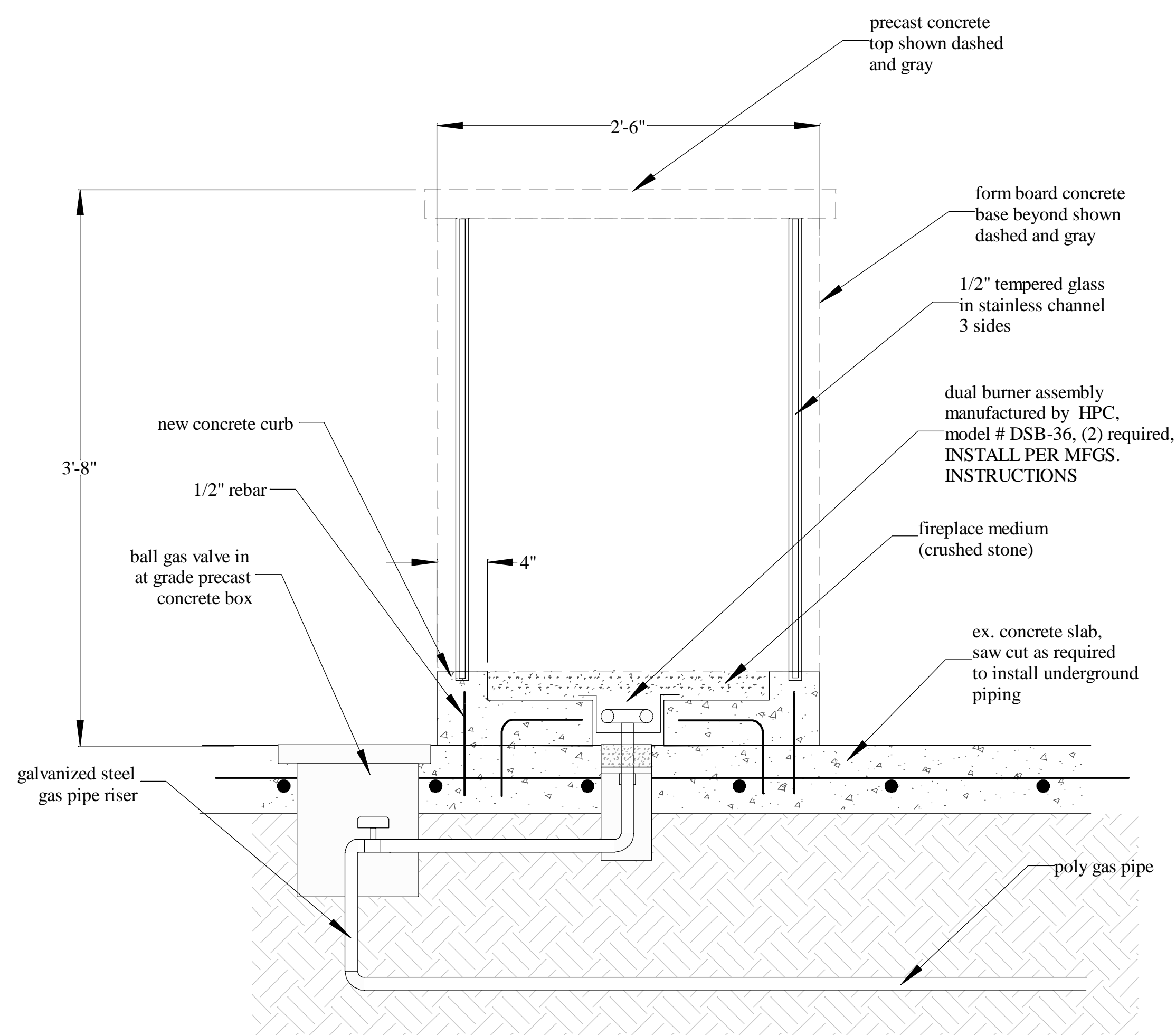
**PATIO  
 DINING  
 FIREPLACE  
 PLANS**



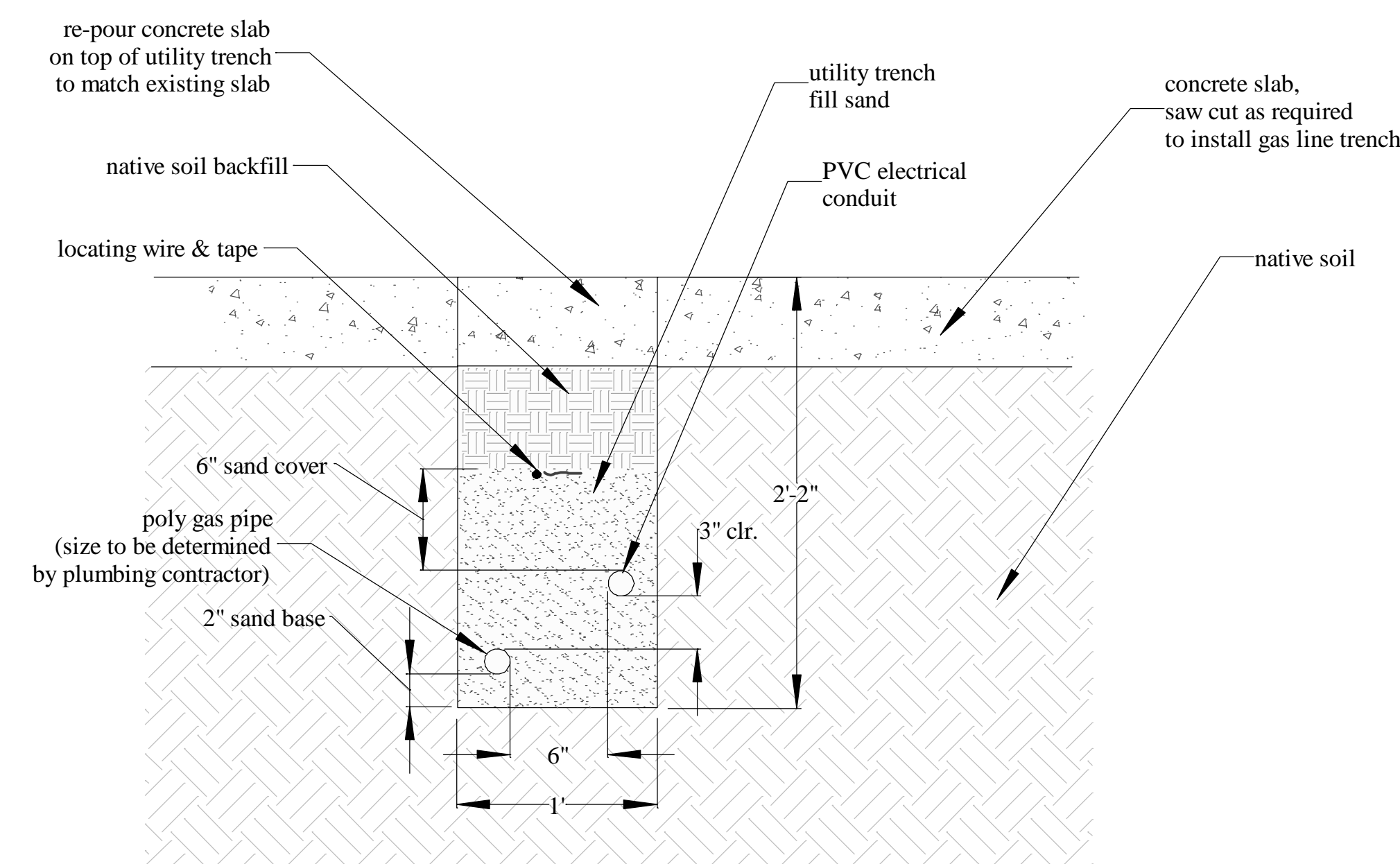
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**2 Fireplace North & South Elevation**  
 Scale: 3/8"=1'



**3 Section Through Fireplace**  
 Scale: 3/4"=1'



**4 Utility Trench Detail**  
 Scale: 3/4"=1'

REVISIONS

NO. DATE

Date Issued

April 17, 2013

D2

Scale: AS NOTED

