

# IPA INC. NEW SINGLE CAR GARAGE & CARPORT



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ROBERT W. HAYES, ARCHITECT  
SAUSALITO, CA 94965



(415)-332-0999

OWNER:  
IPA Inc.  
141 Bolinas Road  
Fairfax, CA 94930

PROJECT:  
NEW SINGLE CAR GARAGE & CARPORT  
195 John Street  
Tomaes CA 94971  
APN: 102-072-15

SHEET TITLE:  
LIST OF SHEETS,  
GENERAL NOTES,  
PROJECT DATA,  
VICINITY MAP

JOB NO. 16-29  
SCALE  
DATE  
SEPTEMBER 05, 2022  
BUILDING PERMIT SUBMISSION-1  
JUNE 05, 2024  
BUILDING PERMIT SUBMISSION-2  
AUGUST 28, 2024  
BUILDING PERMIT SUBMISSION-3  
SEPTEMBER 20, 2024  
BUILDING PERMIT SUBMISSION-4

**A-1**

SHEET  
OF

## 195 JOHN STREET TOMALES CA PROJECT DESCRIPTION

### PROPERTY HISTORY 195 JOHN STREET AND APN 102-072-15 (30' Ft Paper Street)

1. 1900 - *Official Map of the Town of Tomales Recorded Oct 1900*

In 1900 property at 195 John Street included two parcels Lot 11 and 12 each 50'x100' (5,000 sq each) each with 50' frontage and a 30' portion of a 60' wide parcel on a "paper street", John Street. A title search shows no public road dedications, easements or road improvements were ever made on 30 ft western portion of John Street.

2. 1911- *Sanborn Map Historic Lot Development*

Sanborn Map (SBM) dated 1911 shows one structure in the northeast corner of historic Lot 12 (lot 6 APN) approximates 11,125 sq ft footprint (Bldg. Exists today). The SBM also shows Lot 11 (lot 5 APN) with one structure at the southeast corner approximately 300 sq ft. (historic structure removed by others)

3. Circa 1983 - *Historic Lot Merger Assessor's Parcel 102-072-15* - shows a renumbering and merger of historic lots 11 (to lot 5) and lot 12 (lot 6) by Marin County. This was done to meet 6,000 sq ft minimum lot size requirement in VCR zone.

4. 1985 -*RE-Subdivision Historic Lot and Street Merger -*

1985 Etemad Subdivision (Book 2947 of Official records at page 575) re-subdivided 111 approximately 111 acres of the Official 1900 Map of the Town of Tomales eliminating and merging approximately 15 historic lots and portions of 4 historic paper streets (High Street, East Street, Second Street and John Street). The re-subdivision terminated the previous paper street and rendered 30 ft of "John Street" at the frontage of APN 102-072-15. The 111 acre remainder site was fenced and any/all access to the historic paper streets including John Street was eliminated beyond.

5. 1985 *Etemad Re-Subdivision - John Street -Paper Street Road Improvement Plan*

The 1985 re-subdivision required road, sewer and electrical service extensions and improvements to the eastern 30ft. portion of the paper street "John Street". The improvements established a driveway on John Street to serve three new parcels fronting on eastern 30 ft of the 60 ft wide paper street (APN 102-073-9,10,11). The re-subdivision improvements resulted in 30 ft of the historic paper street on the western 30 ft undeveloped for now over 39 years, resolved of any and all rights or need for public or private street use of this paper street portion of John Street. Accordingly, 195 John Street 30 ft x100 ft frontage on the west side of the 60 ft wide paper street merged with APN 102-072-15. A title searches prepared June 2024 by a Marin Land and Title Consulting expert Randy Fry found there were no recorded easements and the 30'x100' western portion of John Street is owned to the center line of the paper street.

### CONCLUSION - TITLE SEARCH SHOWS 195 JOHN STREET IS IN FACT THREE HISTORIC PARCELS AS FOLLOWS:

- A. HISTORIC LOT 11 (50X100) - APN 102-072-15 (lot5)
- B. HISTORIC LOT 12 (50X100) - APM 102-072-15 (lot6)

**C. HISTORIC PAPER STREET PORTION JOHN STREET (30'X100' WESTERN PORTION OF A HISTORIC 60 FT WIDE STREET) WAS ABANDONED AND MERGED WITH APN 102-072-15 WHEN ETEMAD RE-SUBDIVIDED AND CONSTRUCTED IMPROVEMENTS INCLUDING AN AC BERM, DRIVEWAY, SEWER AND ELECTRICAL UTILITY TO SERVE THREE NEW LOTS ON A 30'X100' EASTERN PORTION OR A PAPER STREET. THE PAPER STREET DEVELOPMENT CREATED A PRIVATE DRIVEWAY 39 YEARS AGO.**

## 1 LIST OF SHEETS

### ARCHITECTURAL PLANS

- A1 LIST OF SHEETS, GENERAL NOTES, SITE PLAN
- A2 PLANS & EXTERIOR ELEVATIONS AND DETAILS
- A3 RESIDENCE KITCHEN PLAN

- S1 STRUCTURAL DETAILS & NOTES
- S2 STRUCTURAL PLANS AND DETAILS

## 3 BUILDING DATA

ZONING: C-VCR-B2  
LOT SIZE: 13,000 square feet  
OCCUPANCY: HOME OFFICE / STUDIO RESIDENCE

BUILDING AREA:  
EXISTING FLOOR AREA: 1,125 SQ.FT.  
NEW SINGLE CAR GARAGE: 242 SQ. FT.  
TOTAL EXISTING FLOOR AREA: 1,367 SQ.FT.

EXISTING FLOOR AREA RATIO (FAR) 8.6%  
PROPOSED FLOOR AREA RATION (FAR) 10.5%

FIRE SPRINKLERS: NONE EXISTING OR PROPOSED

## 4 APPLICABLE CODES

Performance of the work shall be in the conformance with the applicable requirements of all regulatory agencies including, but not limited to the following:

- \* 2022 California Building Code
- \* 2022 California Plumbing Code
- \* 2022 California Uniform Mechanical Code
- \* 2022 California Electrical, Energy and Fire Code
- \* Energy Code: (2022 Standards and Regulations)
- \* Ordinances & Municipal Codes for County of Marin

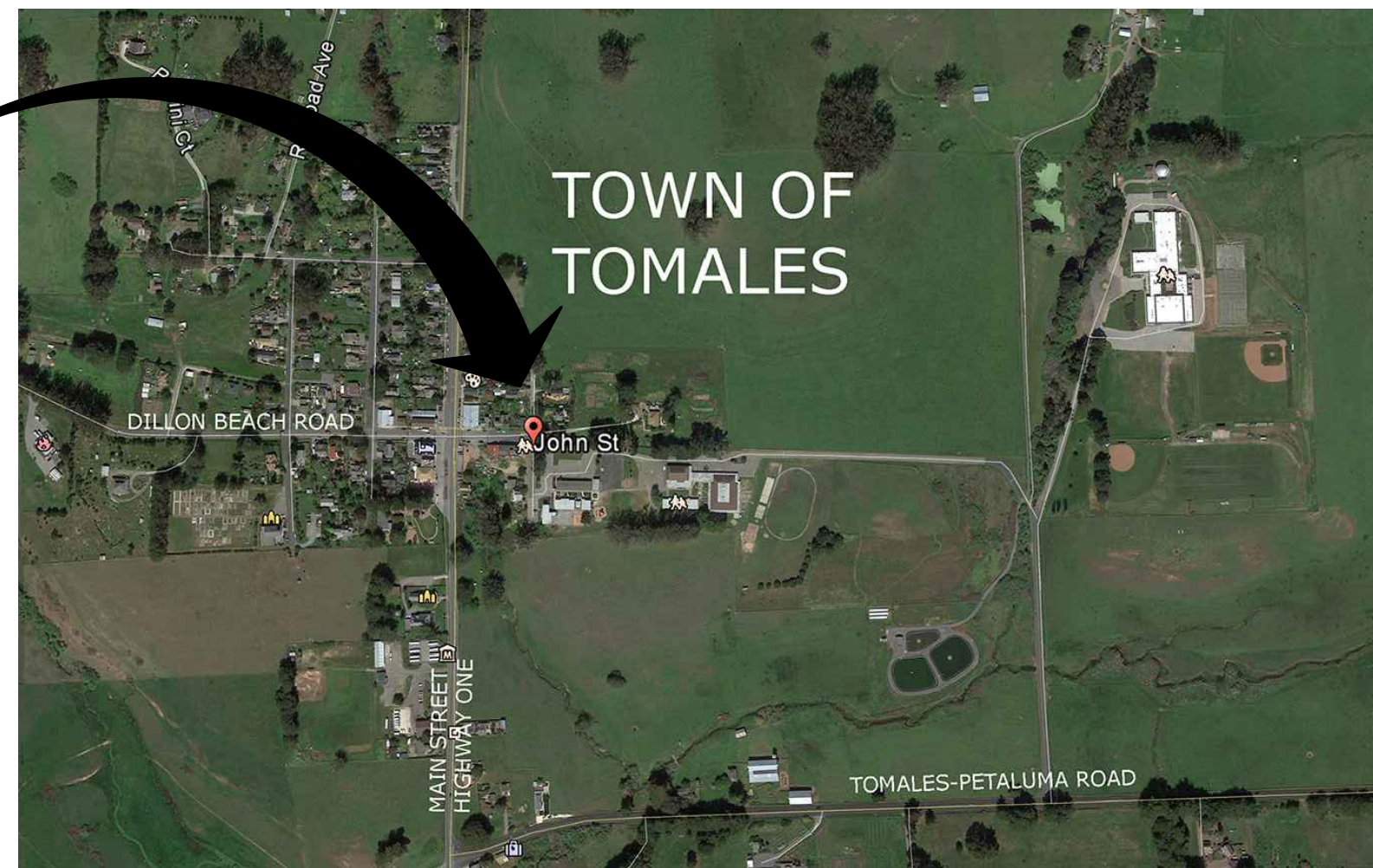
In case of conflict between regulatory requirements, the more stringent shall apply.

## 5 CONSULTANTS

EXECUTIVE ARCHITECT: (DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE)  
ROBERT W. HAYES & ASSOC.  
620 Butte Street, Sausalito, CA 94965  
Contact: Robert W. Hayes 415-332-0999

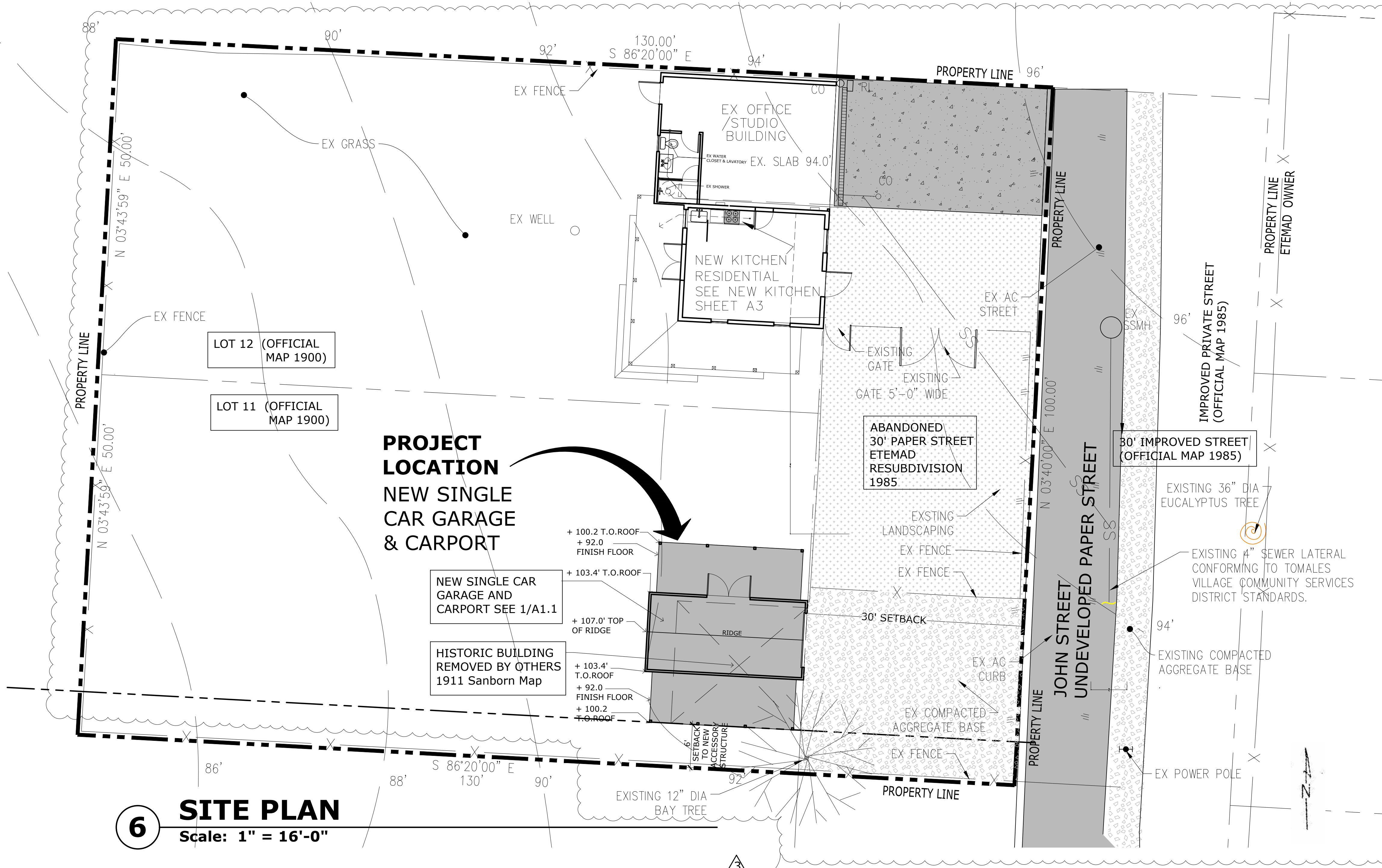
STRUCTURAL:  
Paul Krohn  
1221 Santa Fe Ave.  
Albany, CA (530) 342-2926  
paulfdrohn@gmail.com

## PROJECT LOCATION



## 7 VICINITY MAP

Scale: N.T.S.



## 6 SITE PLAN

Scale: 1" = 16'-0"

8. ALL EXTERIORS LIGHTS SHALL BE WEATHERPROOFED.
9. AT ALL ELECTRICAL PANELS PROVIDE THE FOLLOWING;
  - A. WORKING SPACE IN FRONT OF PANEL MIN 30" WIDE , 36" DEEP AND 6'-6" HEIGHT; 2013 CEC
  - B. AT LEAST ONE ENTRANCE OF 24" WIDE X 6'-6" HEIGHT; 2010 CEC
  - C. WORKING SPACE SHALL NOT BE USED FOR STORAGE.
  - D. ILLUMINATION SHALL BE PROVIDE FOR ALL WORKING SPACES .
10. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS 2013 CEC.
11. 125 - 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
4. APPLIANCES FASTENED IN PLACE( DISHWASHERS GARBAGE DISPOSALS TRASH COMPACTORS, REFRIGERATORS, FREEZERS, MICROWAVES, ETC.) SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE LOAD.
5. INSTALL GFI DUPLEX RECEPTACLES IN THE FOLLOWING LOCATIONS:
  - \* ALL KITCHEN & BATH
  - \* WITHIN 6' OF BASIN OR SINK
  - \* ALL EXTERIOR LOCATIONS (WATERPROOF ENCLOSURES)
6. INSTALL ONLY THE MOST PREMIUM GRADE CONNECTIVITY COMPUTER CABLE.
7. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER (110V) FROM BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS AND CORRIDOR(S) OR AREAS GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. LINK ALL SMOKE DETECTORS WITH THE AUTOMATIC SPRINKLER SYSTEM'S MONITORING DEVICES.

**ELECTRICAL & LIGHTING GENERAL NOTES:**

- ALL CONSTRUCTION INSTALLATIONS MUST COMPLY WITH 2013 CALIFORNIA ELECTRICAL CODE.  
FOR SITE LIGHTING SEE SITE PLAN.
1. ALL RECEPTACLES OUTDOORS WHERE EXPOSED TO WEATHER SHALL BE WEATHERPROOF ENCLOSURES.
  2. SERVICE: PROVIDE UFER GROUNDING CONC. ENCASED ELECTRODE PER 2013 CEC.
  3. ALL RECESSED LIGHTS INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2CFM AT 75 PASCALS.

11. 125 - 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
12. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE. INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12.
13. CONTRACTOR TO PROVIDE NEW UNDERGROUND SERVICES TO HOUSE: GAS, ELECTRIC, WATER AND SEWER.
14. ALL 125-VOLT RECEPTACLES IN ANY DWELLING UNIT SHALL BE TAMPER-RESISTANT. CEC 406.11
15. A MINIMUM OF ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY RECEPTACLE OUTLETS IN THE LAUNDRY ROOM. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC 210.11
16. A MINIMUM OF ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY RECEPTACLE OUTLETS IN THE BATHROOMS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC 210.11

- DD NEW Switch + Dusk to down sensor light
- PH NEW Telephone Jack
- C NEW Computer Jack (DSL)
- TV NEW Television Jack

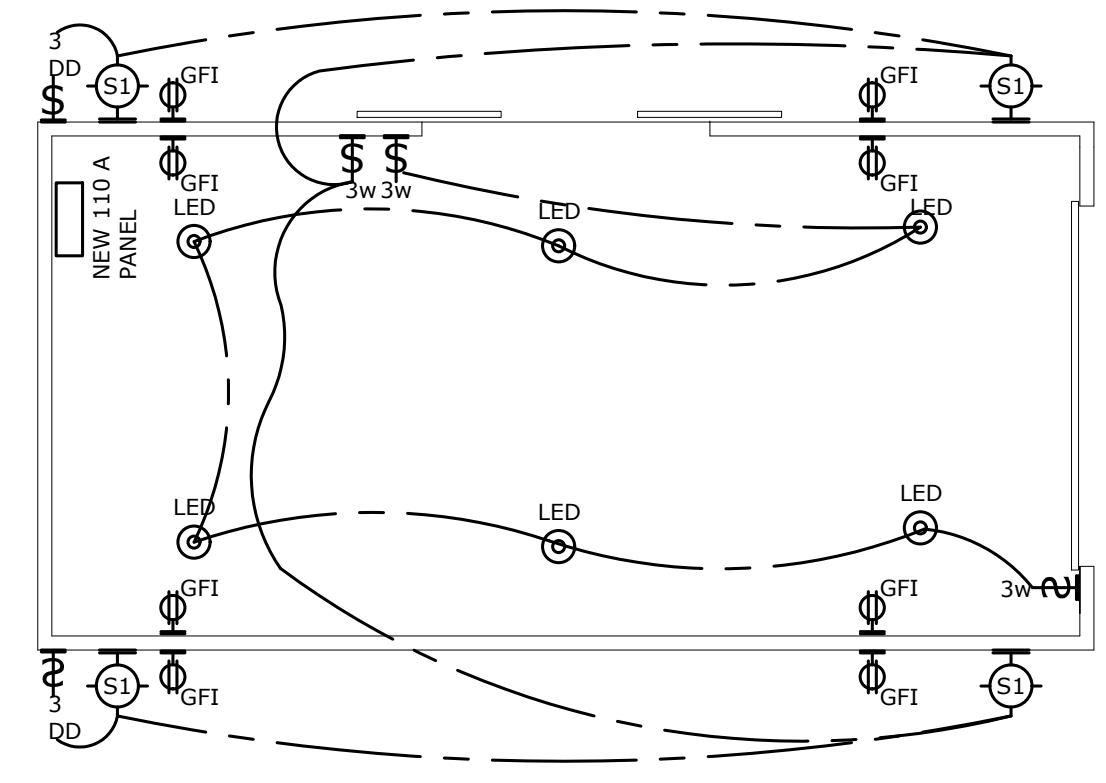
- WHISPER CEILING PANASONIC CEILING MOUNTED FAN: Duct to outside (for bathroom: minimum 50 C.F.M., discharge 3' from any opening)
- COMBO: SMOKE DETECTOR & CARBON MONOXIDE ALARM  
Shall comply with Section 315 CRC, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.

- MP MAIN ELECTRIC PANEL : 100 AMPS
- SP SUB ELECTRIC PANEL: 50 AMPS
- G NEW GAS STUB
- CLU CEILING MOUNTED
- RC RECESSED CEILING MOUNTED
- M/P WALL SCONCE LED HIGH EFFICIENCY MOTION SENSOR AND PHOTO SENSOR CONTROL
- CEILING MOUNTED PENDANT LED LIGHTING - HIGH EFFICIENCY
- LED 4" LED EYE BALL (ADJUSTABLE) HIGH EFFICIENCY - EXTERIOR
- LED 3" SPOT LIGHTING LED LIGHTING - HIGH EFFICIENCY
- LED KITCHEN UNDER CABINET LED LIGHTING - HIGH EFFICIENCY
- STL INWALL EXTERIOR LED LIGHTING
- 2X4 FL 2" X 4" FLUORESCENT CEILING MOUNTED FIXTURE - HIGH EFFICIENCY

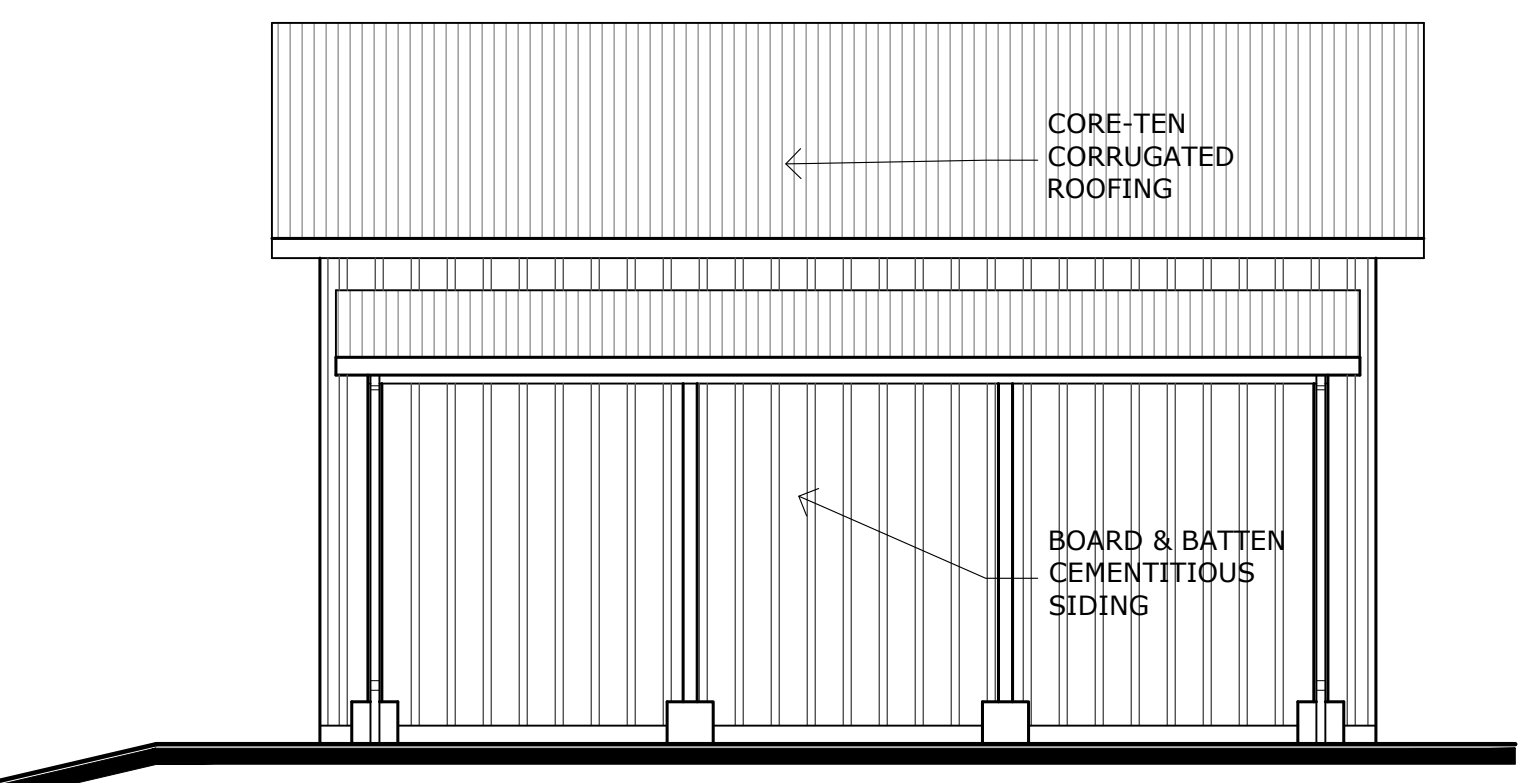
**LEGEND:**

- NEW 110 v Duplex Outlet
- NEW 110 V Duplex Arc Fault Interrupter Outlet
- NEW 110 V Duplex Ground Fault Induced Outlet
- NEW 110 V Duplex Water Proof Ground Fault Induced Outlet See Note 15
- NEW 110 V Duplex IN-FLOOR Outlet Traffic Bearing Housing
- NEW Motion sensor
- NEW Dimmer Switch
- NEW Three Way Switch

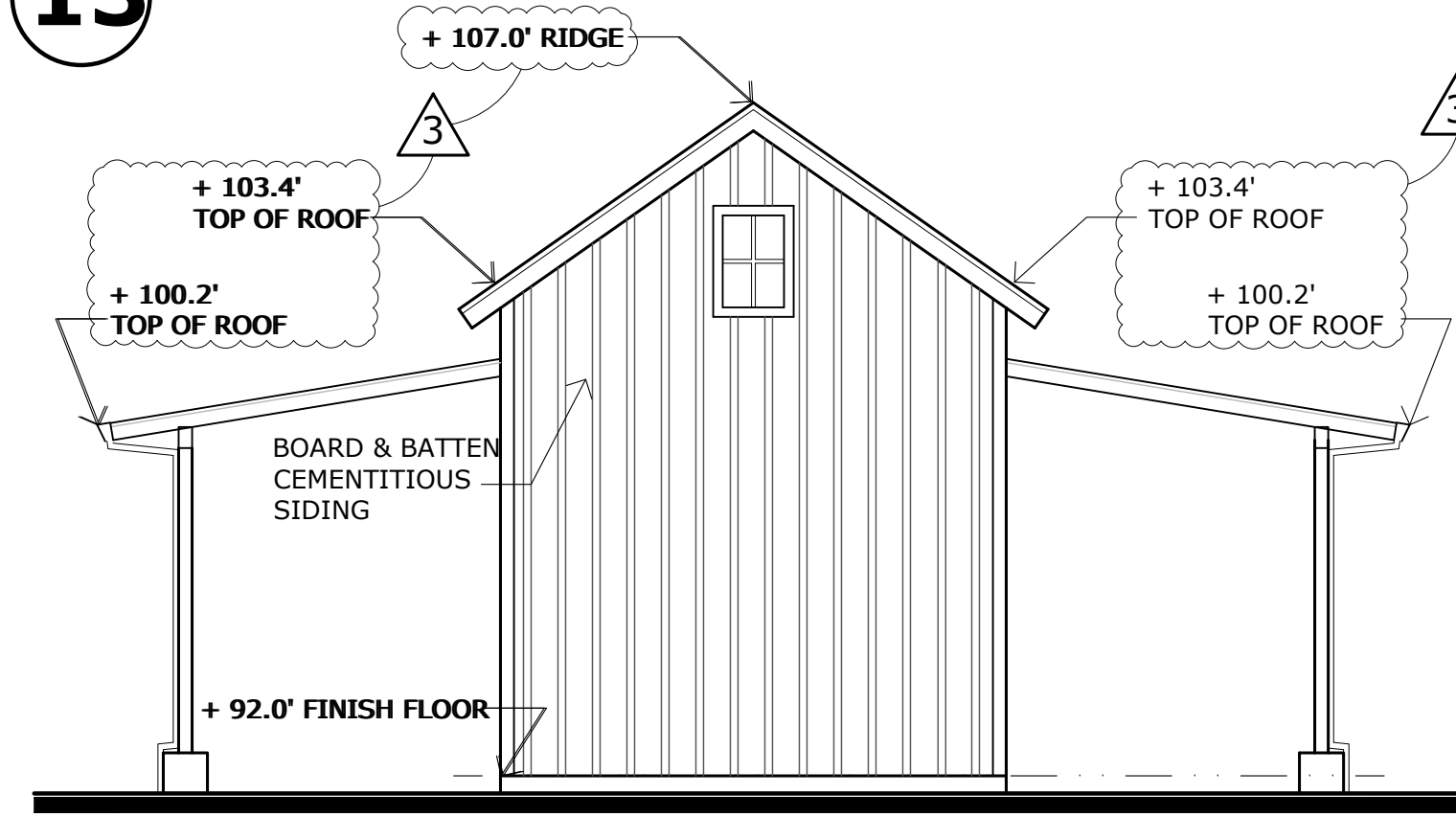
- NEW 110 V Duplex Water Proof Ground Fault Induced Outlet See Note 15
- NEW 110 V Duplex IN-FLOOR Outlet Traffic Bearing Housing
- NEW Switch
- NEW Motion sensor
- NEW Dimmer Switch
- NEW Three Way Switch



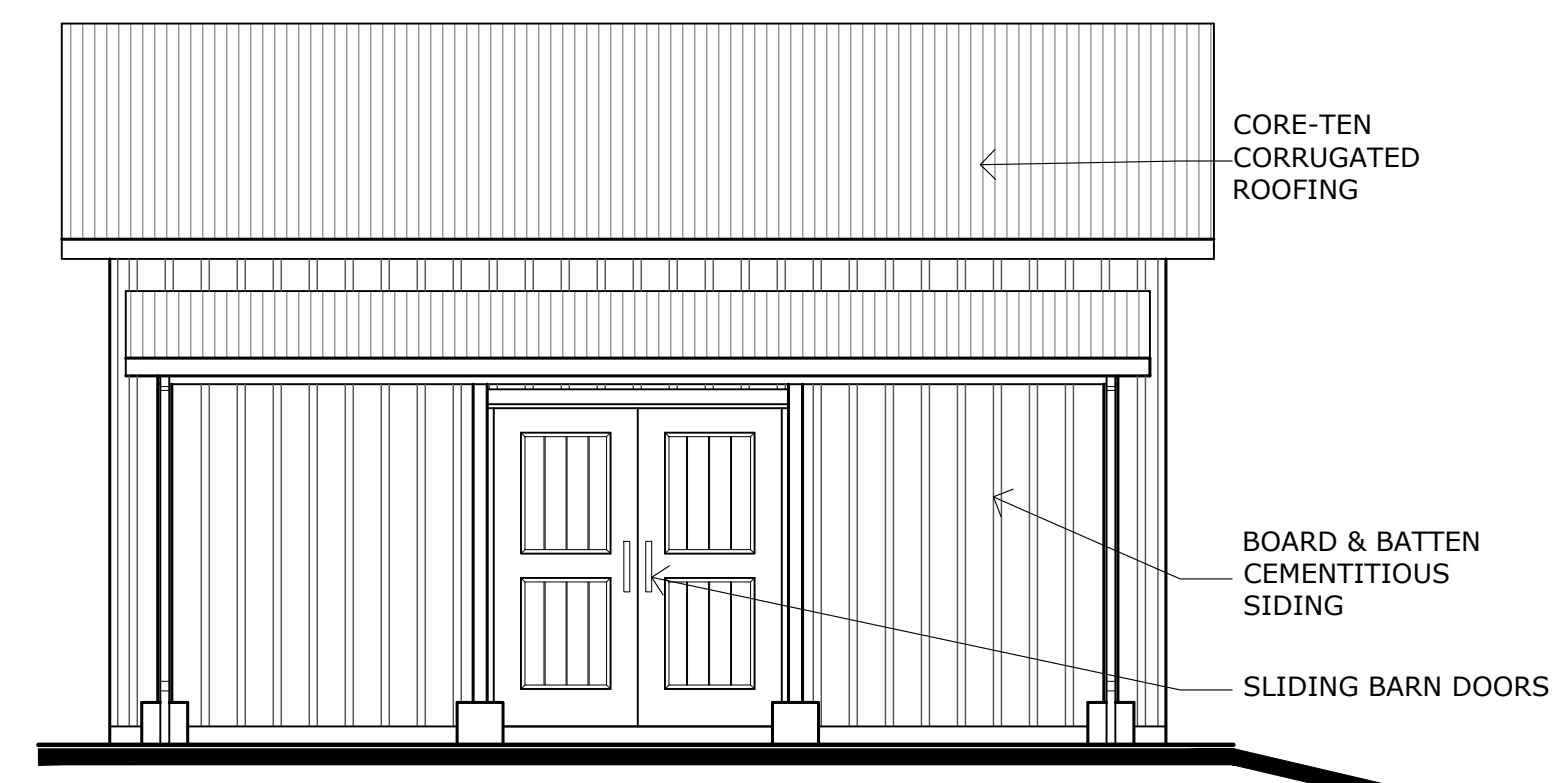
**4 ELECTRICAL PLAN** Scale: 1/4" = 1'-0"



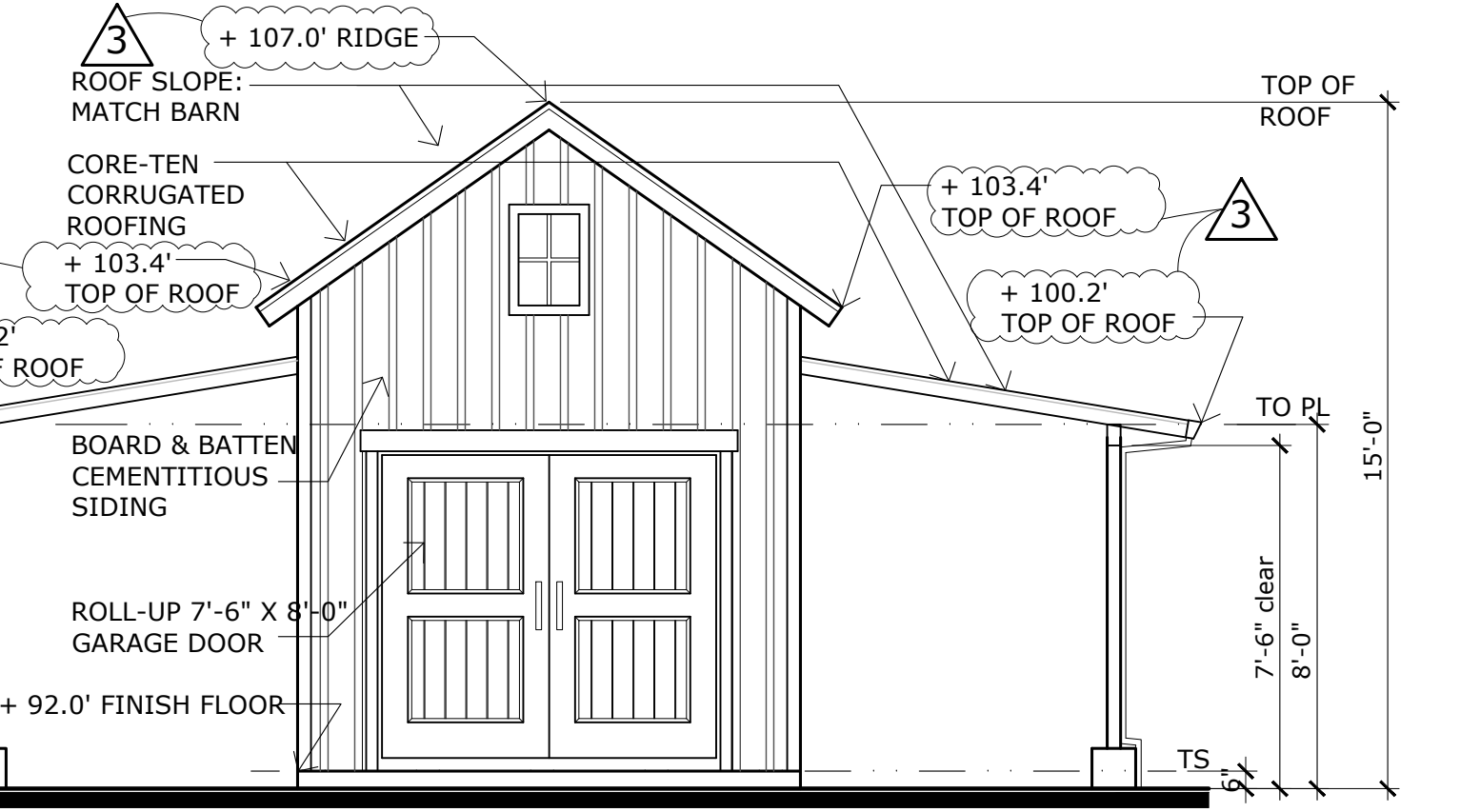
**13 SOUTH ELEVATION** Scale: 1/4" = 1'-0"



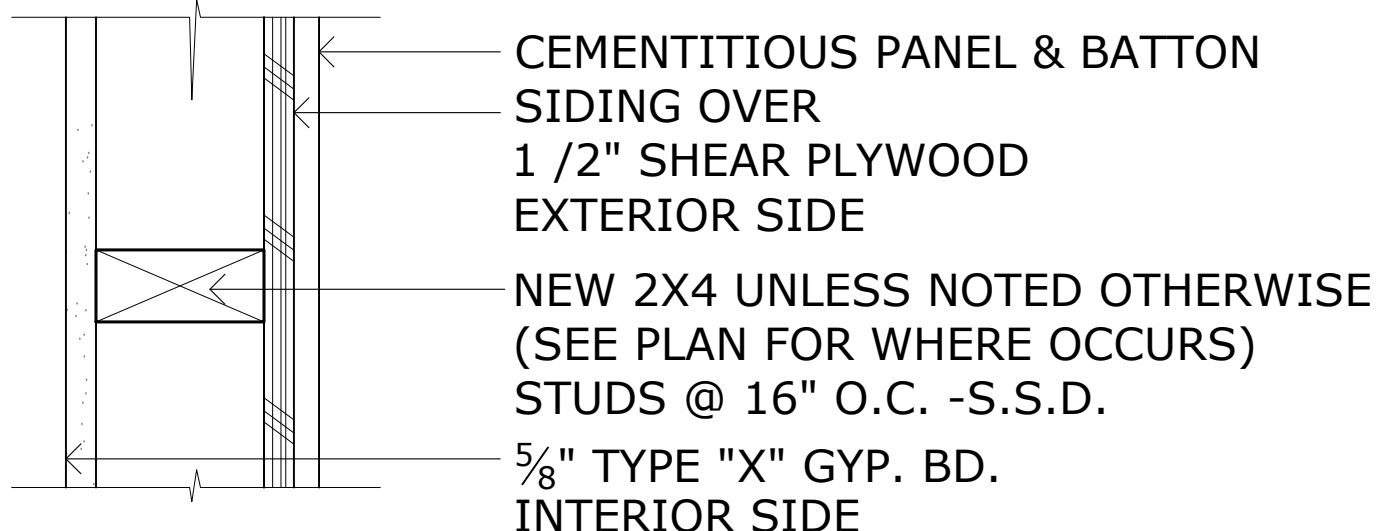
**12 WEST ELEVATION** Scale: 1/4" = 1'-0"



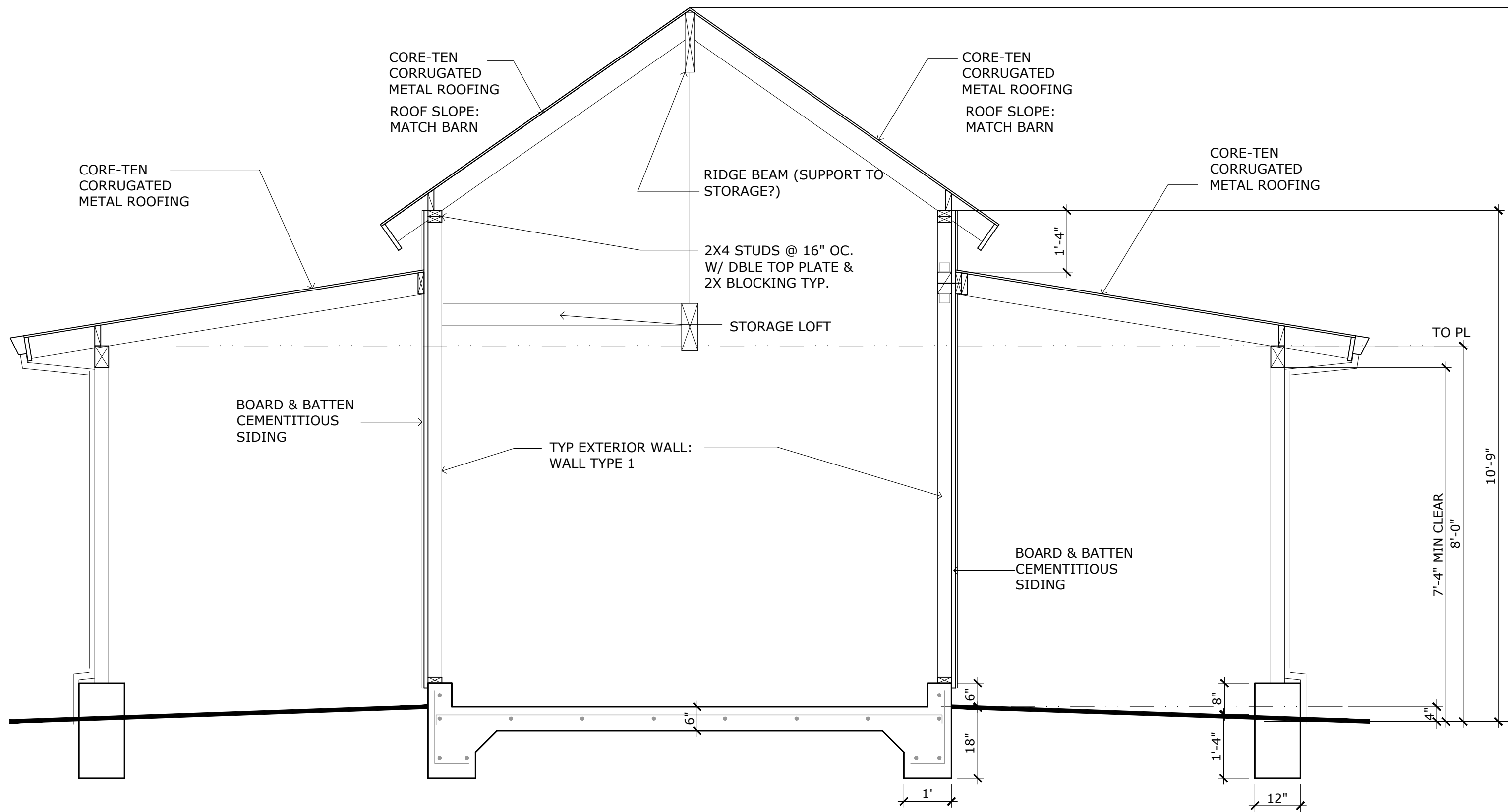
**11 NORTH ELEVATION** Scale: 1/4" = 1'-0"



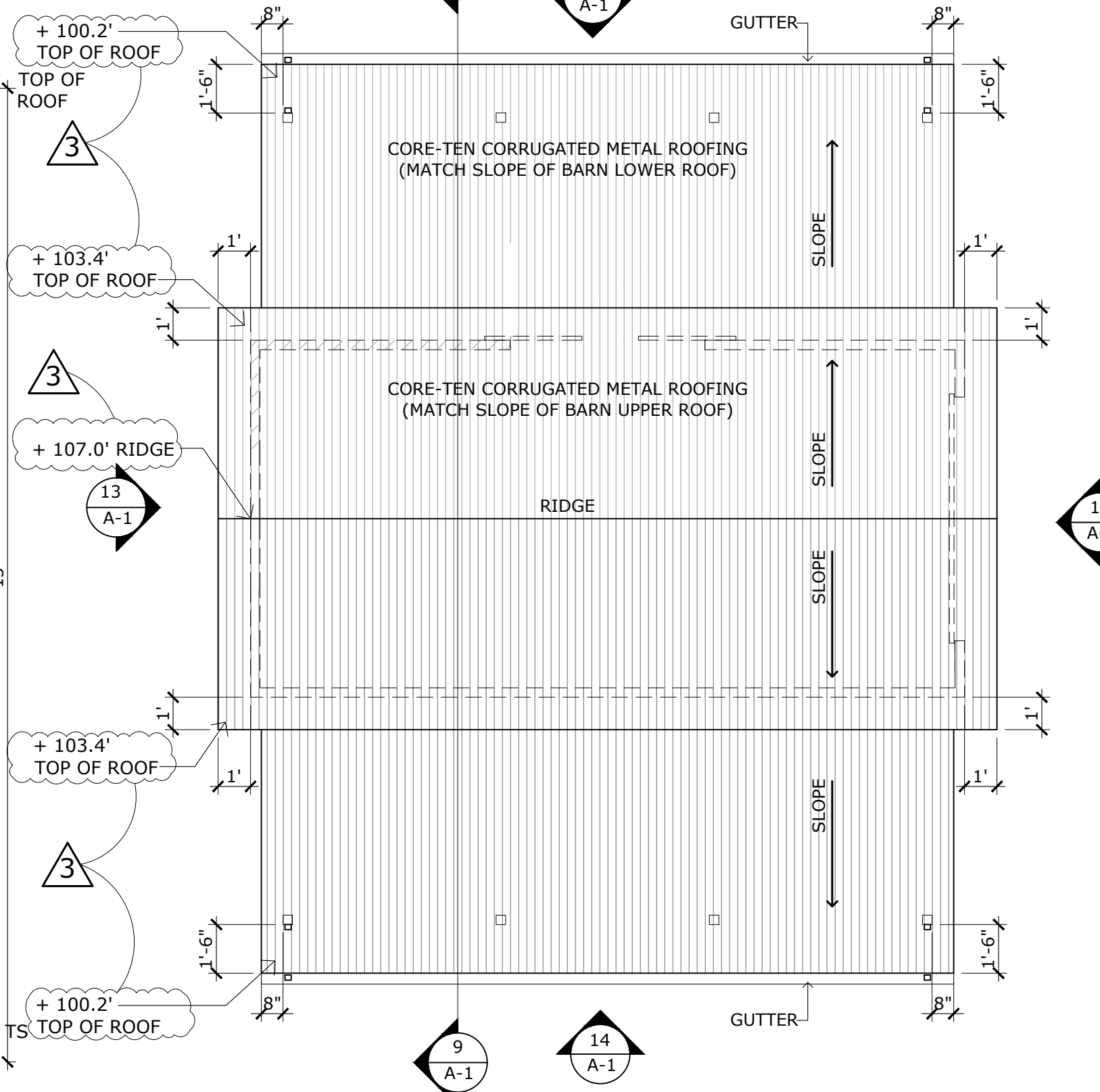
**10 EAST ELEVATION** Scale: 1/4" = 1'-0"



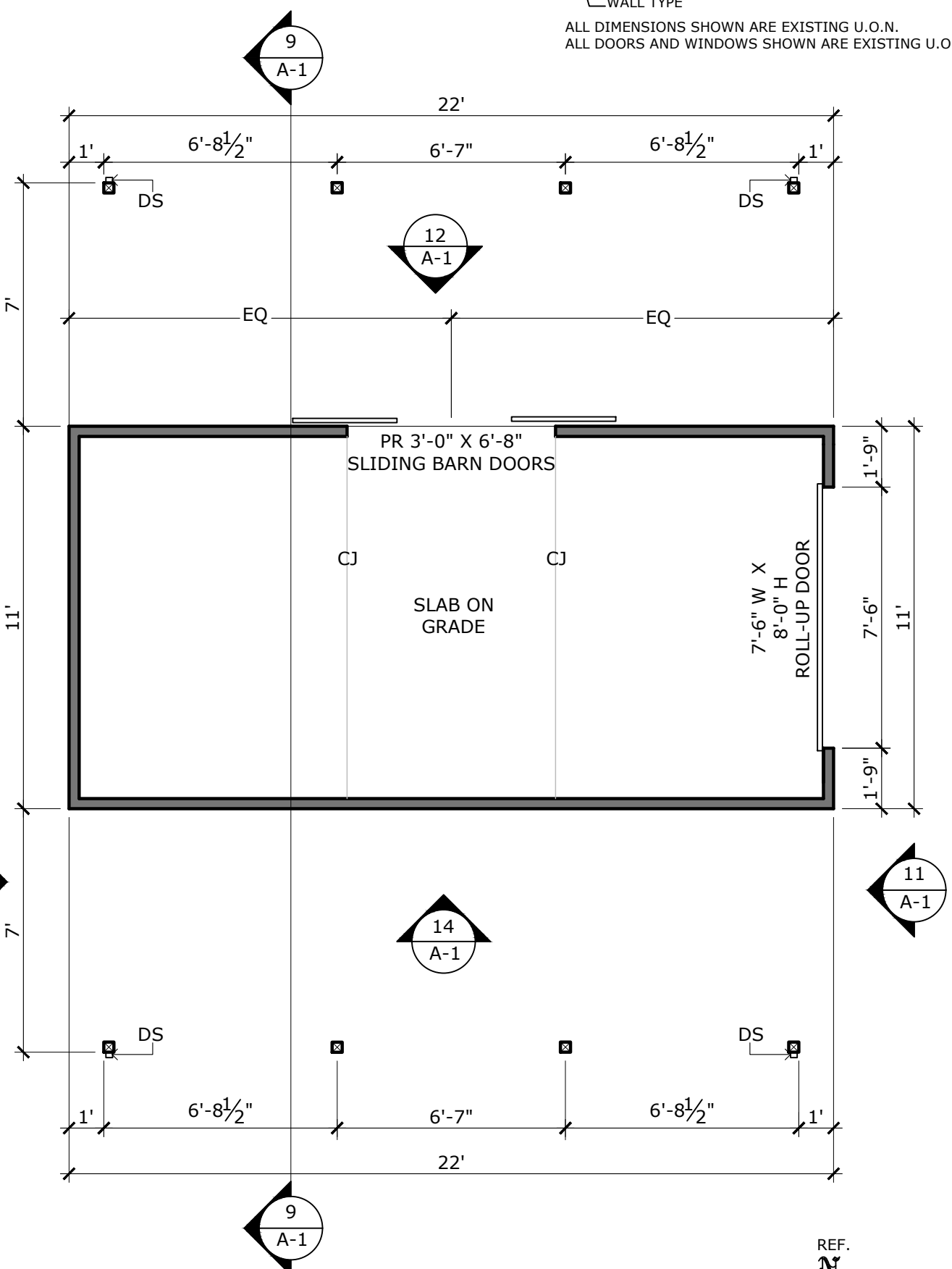
**6 TYPICAL WALL TYPE 1** Scale: 1.5" = 1'-0"



**9 BUILDING SECTION** Scale: 1/2" = 1'-0"



**2 ROOF PLAN** Scale: 1/4" = 1'-0"



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



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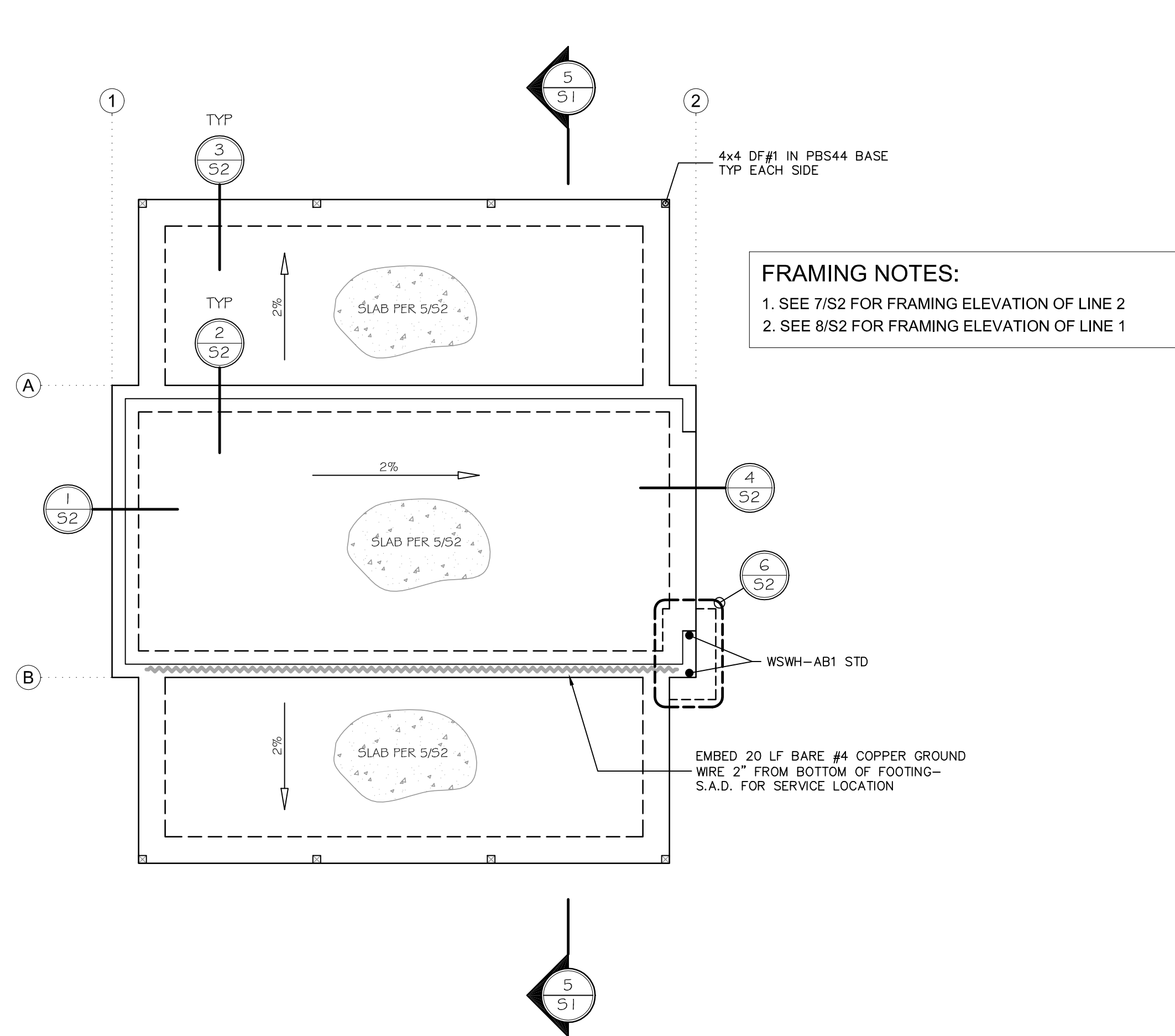
SHEET TITLE:  
FLOOR PLAN  
ELECTRICAL  
PLAN AND  
EXTERIOR  
ELEVATIONS

JOB NO. 16-29  
SCALE  
DATE: SEPTEMBER 05, 2022  
BUILDING PERMIT SUBMISSION-1  
JUNE 05, 2024  
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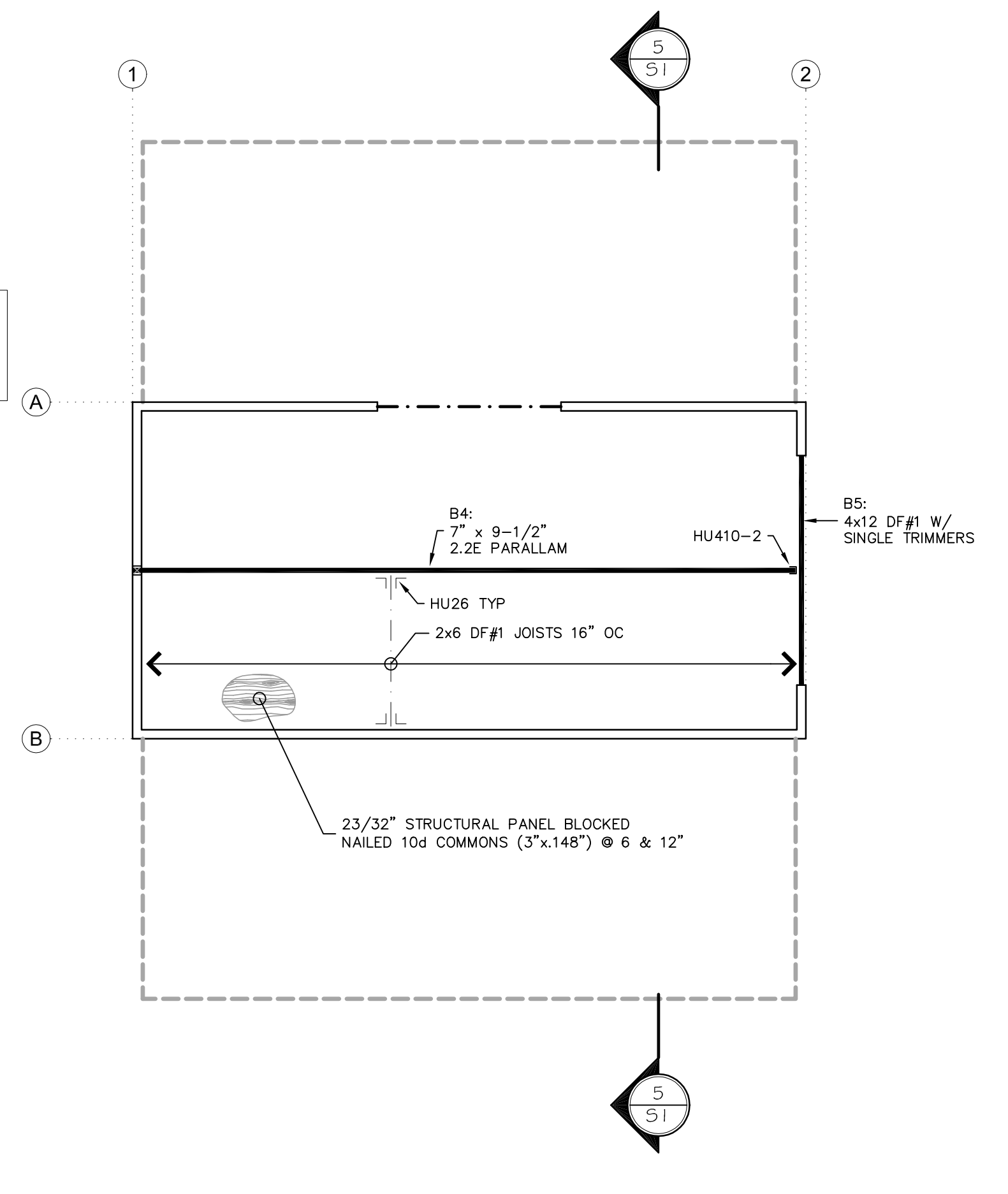
**A-2**

SHEET OF

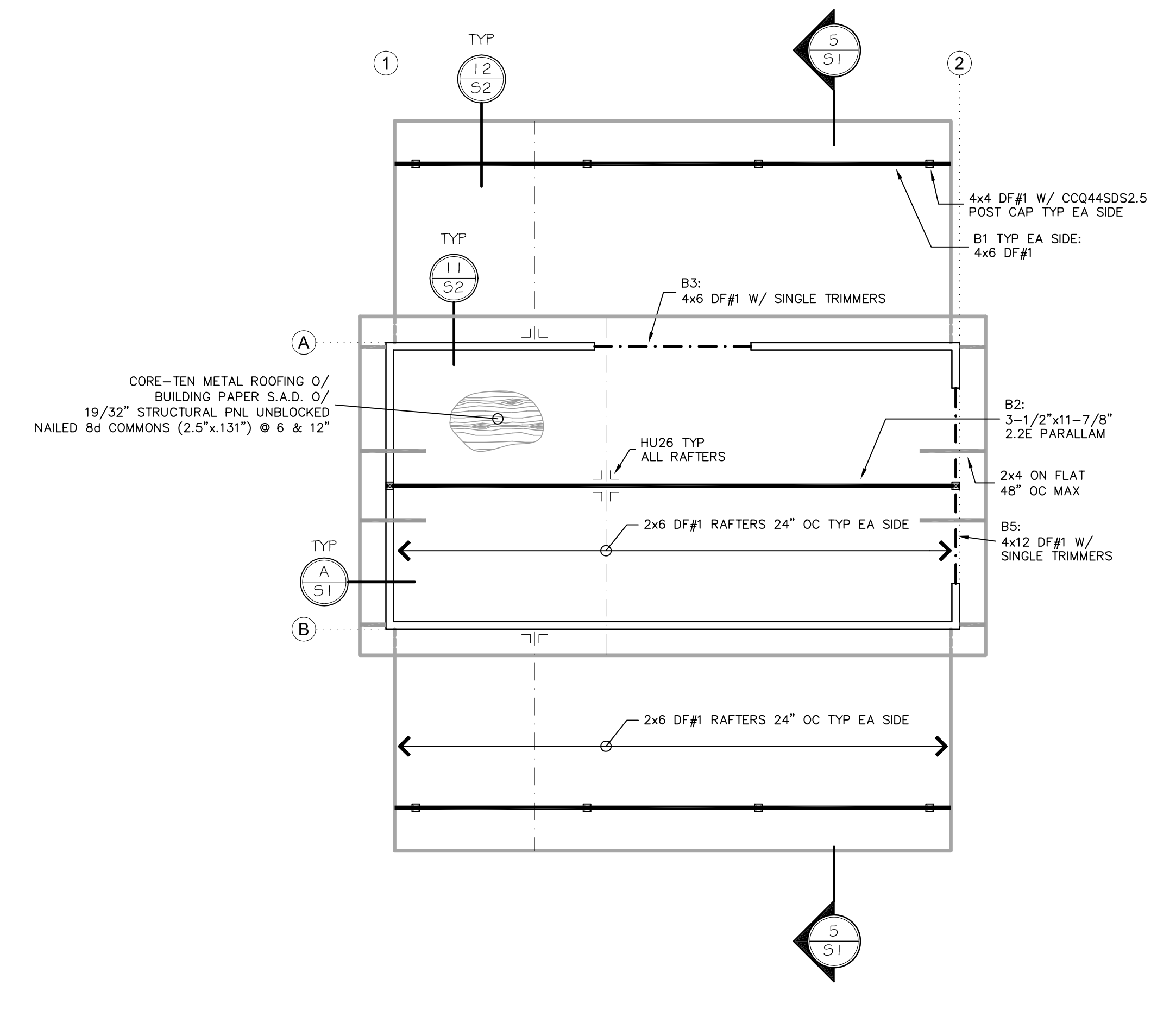




1 SCALE: 1/4" = 1' - 0" FOUNDATION PLAN



2 SCALE: 1/4" = 1' - 0" LOFT FRAMING PLAN



3 SCALE: 1/4" = 1' - 0" ROOF FRAMING PLAN

- GENERAL STRUCTURAL NOTES:**
- CONSTRUCTION TO COMPLY WITH 2019 CRC & CBC
  - ALLOWABLE SOIL PRESSURE: 1500 PSF  
 ROOF LIVE LOAD: 20 PSF FOR 2:12, 16 PSF FOR 8:12  
 GROUND SNOW LOAD: 0 PSF  
 FLOOR LIVE LOAD: 40 PSF  
 DECK LIVE LOAD: 60 PSF  
 WIND EXPOSURE CATEGORY: C  
 ROOF DEAD LOAD 10 PSF  
 WIND SPEED 91 MPH STRENGTH LEVEL
  - SEISMIC PARAMETERS  
 SITE LOCATION: LAT 38.0142°, LONG -123.6676°  
 SITE CLASS : DEFAULT D  
 SEISMIC DESIGN CATEGORY: E  
 SDS: 1.471 STRENGTH LEVEL
  - APPROVED PLANS AND PERMIT SHALL BE ONSITE FOR ALL INSPECTIONS
  - ALL WORK IS SUBJECT TO FIELD INSPECTOR'S APPROVAL

**SPECIAL INSPECTION NOTES:**  
 SPECIAL INSPECTION REQUIRED FOR INSTALLATION OF SIMPSON STRONGWALL ANCHOR BOLTS AND PANEL

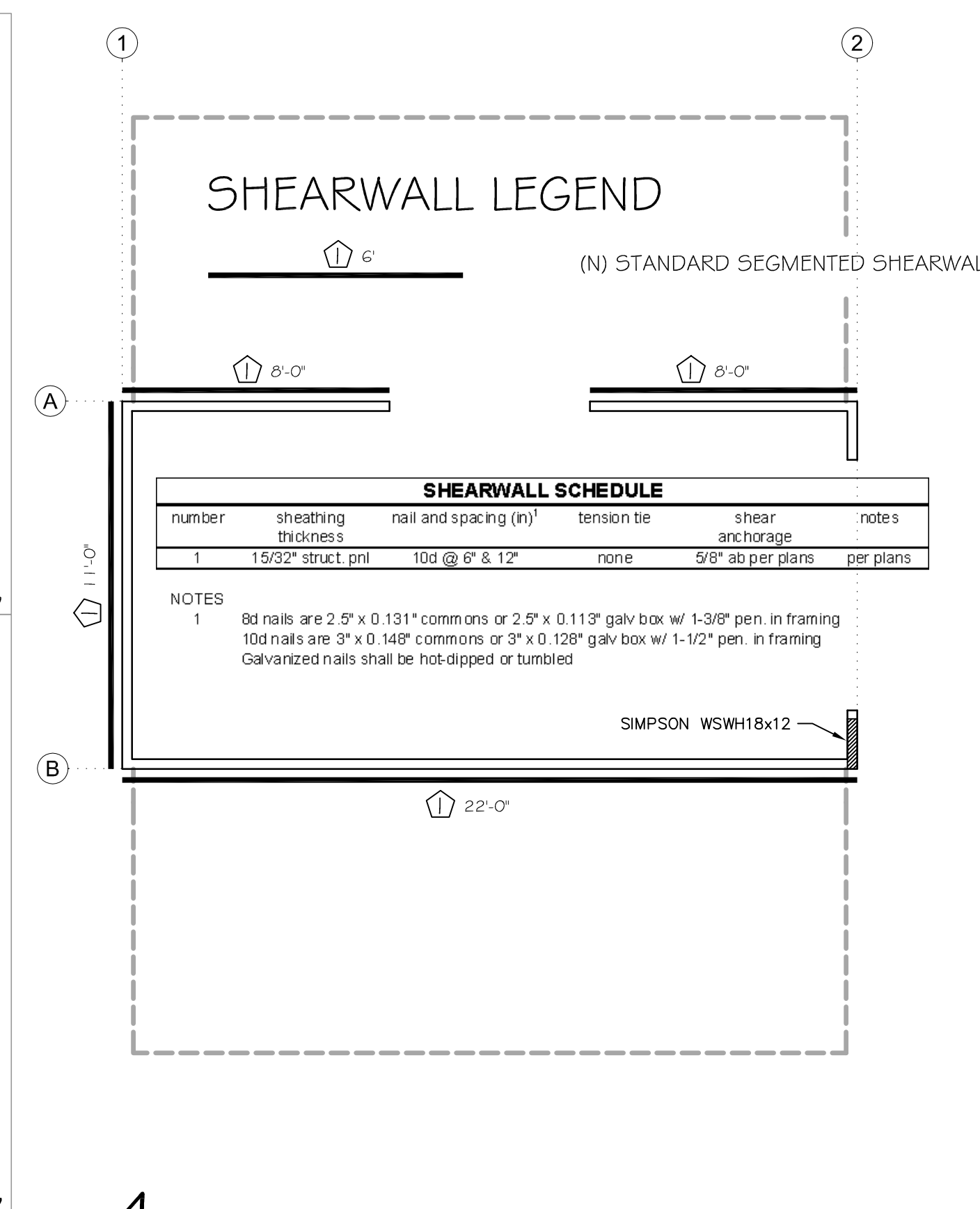
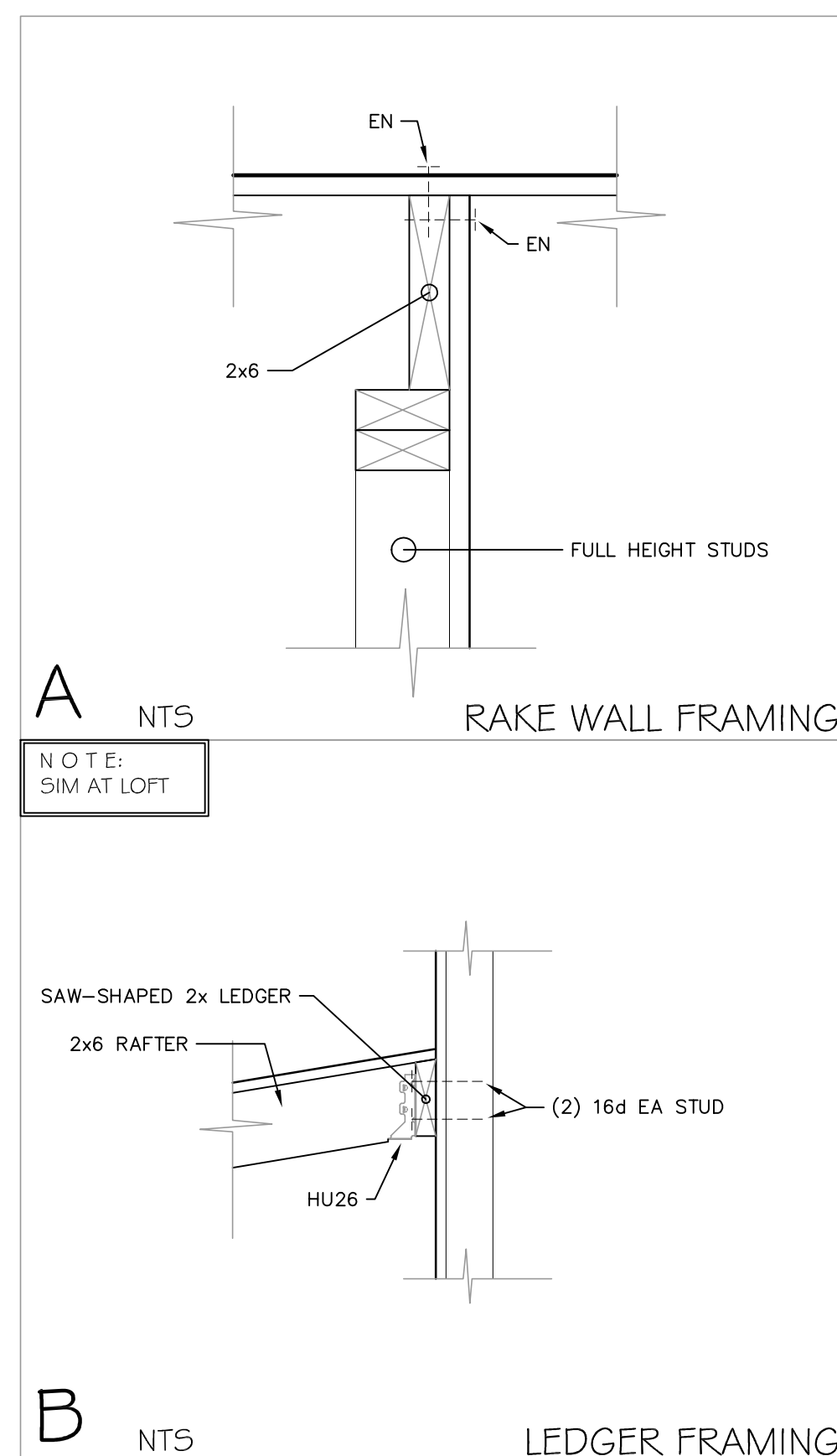
**STRUCTURAL OBSERVATION NOTES:**  
 1. STRUCTURAL OBSERVATION BY E.O.R. REQUIRED FOR REINFORCEMENT, ANCHOR AND HOLD-DOWN BOLT EMBEDMENT, ROOF AND SHEAR PANEL NAILING, SHEAR TRANSFER HARDWARE AND FASTENING, AND GENERAL FRAMING INCLUDING HEADERS AND BEAMS. E.O.R. WILL PROVIDE A LETTER OF STRUCTURAL OBSERVATION AT COMPLETION OF JOB.

**CONCRETE MIX DESIGN:**  
 28 DAY COMPRESSIVE STRENGTH  $f_c = 2,500$  PSI  
 WATER / CEMENT RATIO = 0.45  
 AGGREGATE SIZE = 1/2"-3/4"

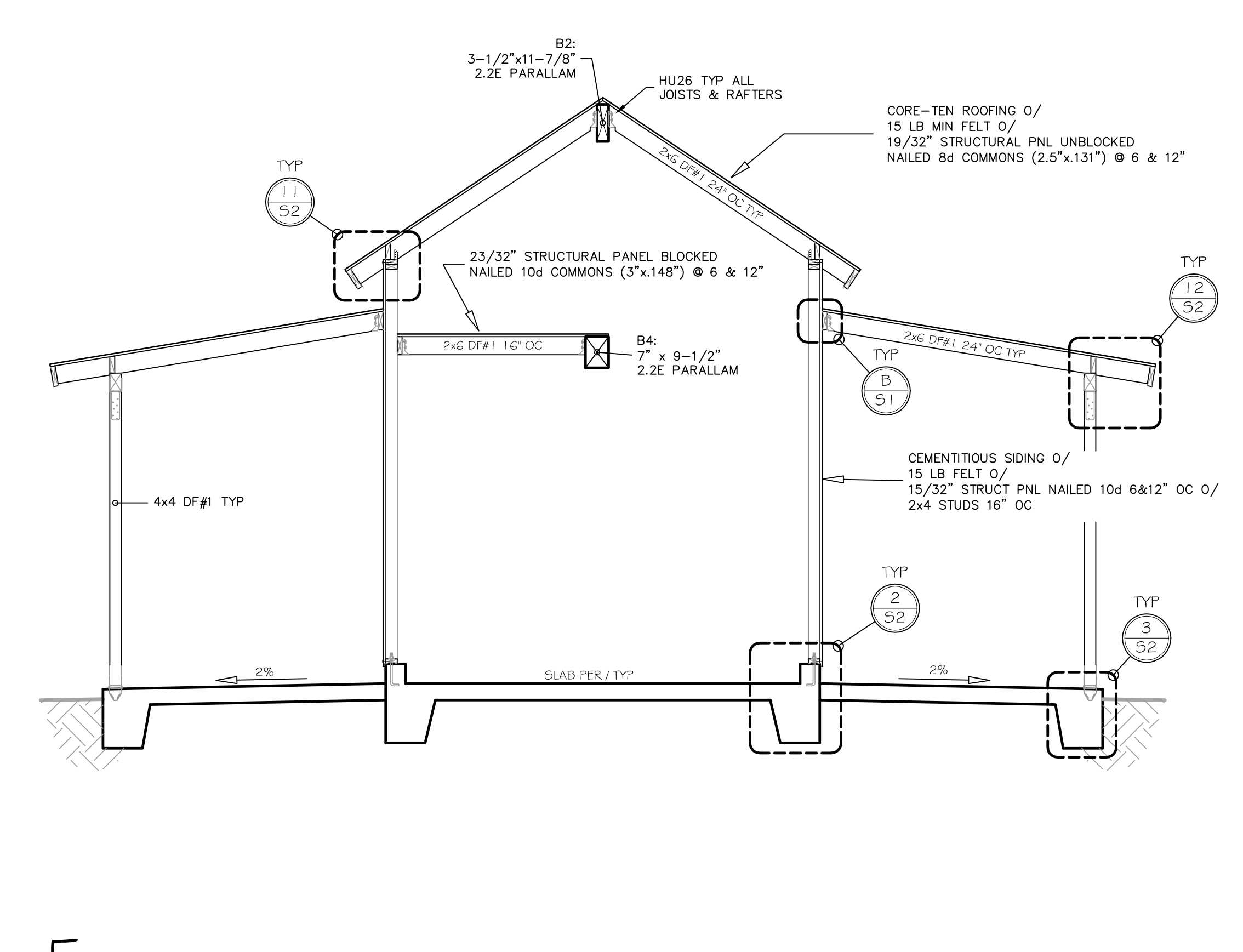
**REINFORCEMENT:**  
 ALL REINFORCEMENT IS TO BE 60 KSI

**GENERAL STRUCTURAL OBSERVATION:**  
 E.O.R. IS TO PROVIDE PERIODIC STRUCTURAL OBSERVATION OF REINFORCEMENT AND EMBEDMENT OF ANCHORAGE

FOUNDATION GENERAL NOTES



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



5 3/8" = 1' STRUCTURAL SECTION

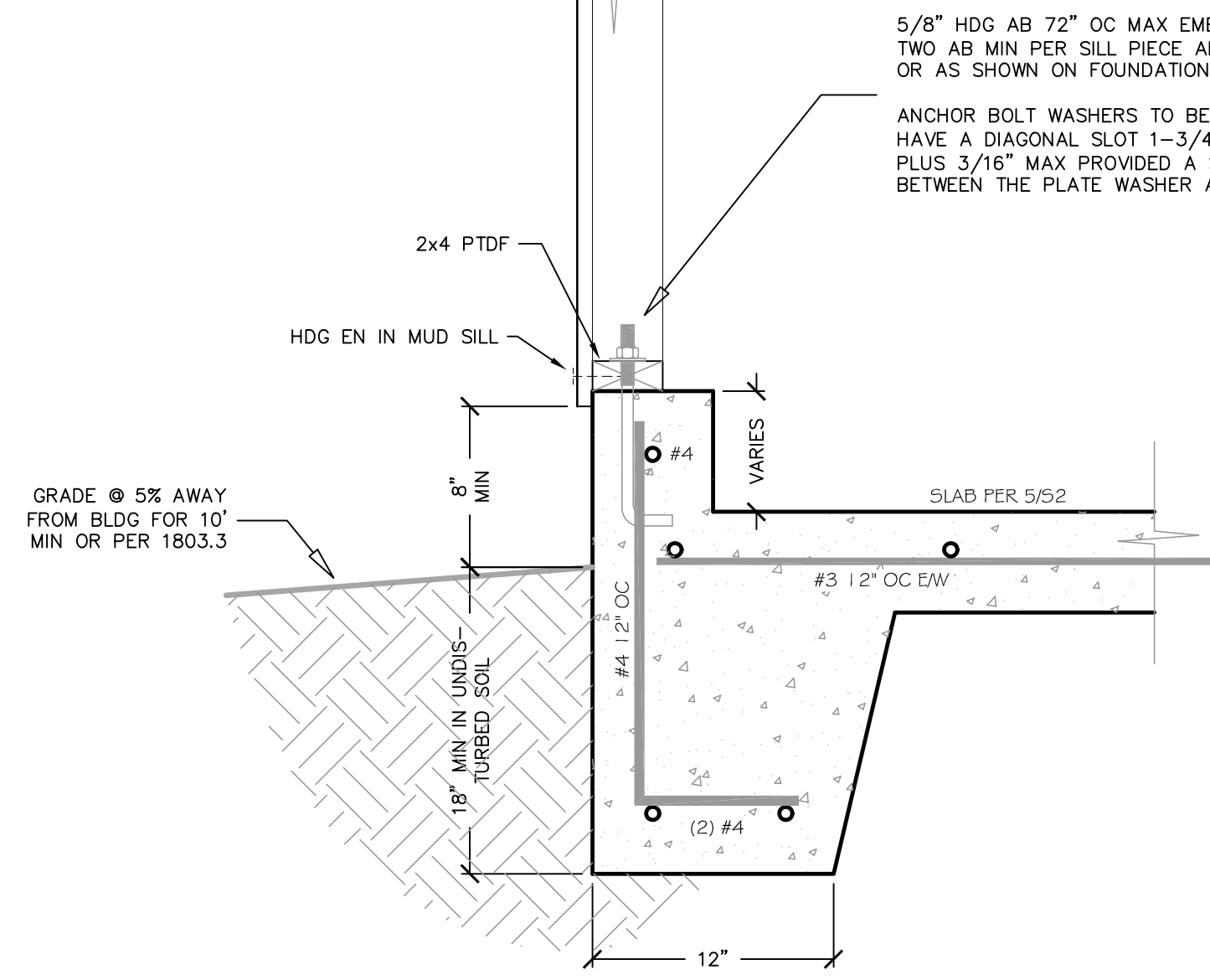
REVISIONS: DATE MARK NOTE

REGISTERED PROFESSIONAL ENGINEER  
 PAUL KROHN  
 NO. C 68363  
 EXP. 9-30-23  
 STATE OF CALIFORNIA

ENGINEER  
 PAUL KROHN  
 1221 SANTA FE AVENUE  
 ALBANY, CA  
 (530) 342-2926  
 paulkrohn@gmail.com

PROJECT: NEW GARAGE  
 OWNER: IPA INCORPORATED  
 SHEET: S1  
 TITLE: STRUCTURAL PLANS, SECTION, & NOTES

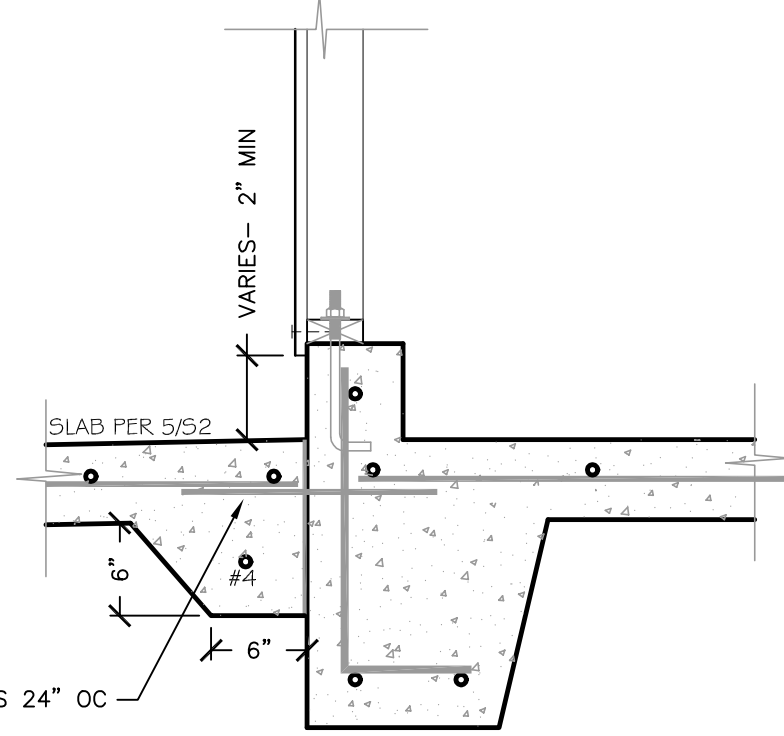
195 JOHN STREET, TOMALES  
 APN 102-072-15  
 DATE: 8/30/22  
 SCALE: AS NOTED  
 DESIGN BY: PFK  
 CHECKED BY: PFK  
 SHEET: S1



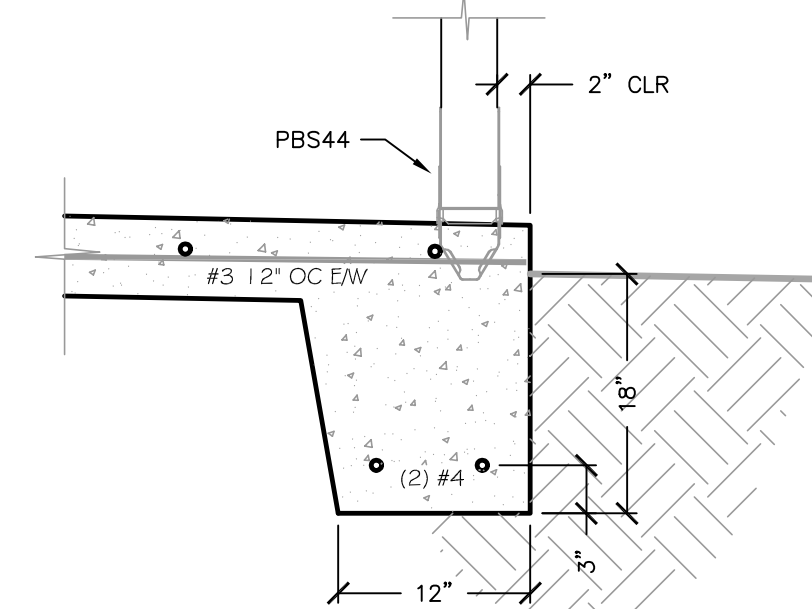
5/8" HDG AB 72" OC MAX EMBEDDED 7" MIN W/  
TWO AB MIN PER SILL PIECE AND ONE WITHIN 10" OF EACH END  
OR AS SHOWN ON FOUNDATION PLAN FOR SHEARWALLS

ANCHOR BOLT WASHERS TO BE HDG 3" x 3" x 0.229". WASHERS MAY  
HAVE A DIAGONAL SLOT 1-3/4" LONG MAX BY THE BOLT WIDTH  
PLUS 3/16" MAX PROVIDED A STANDARD CUT WASHER IS PLACED  
BETWEEN THE PLATE WASHER AND THE NUT.

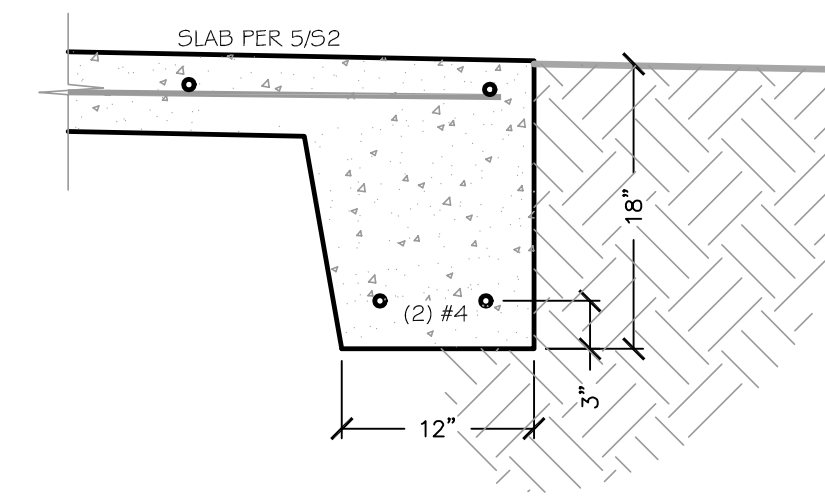
NOTE:  
SIM TO 1/52 U.O.N.



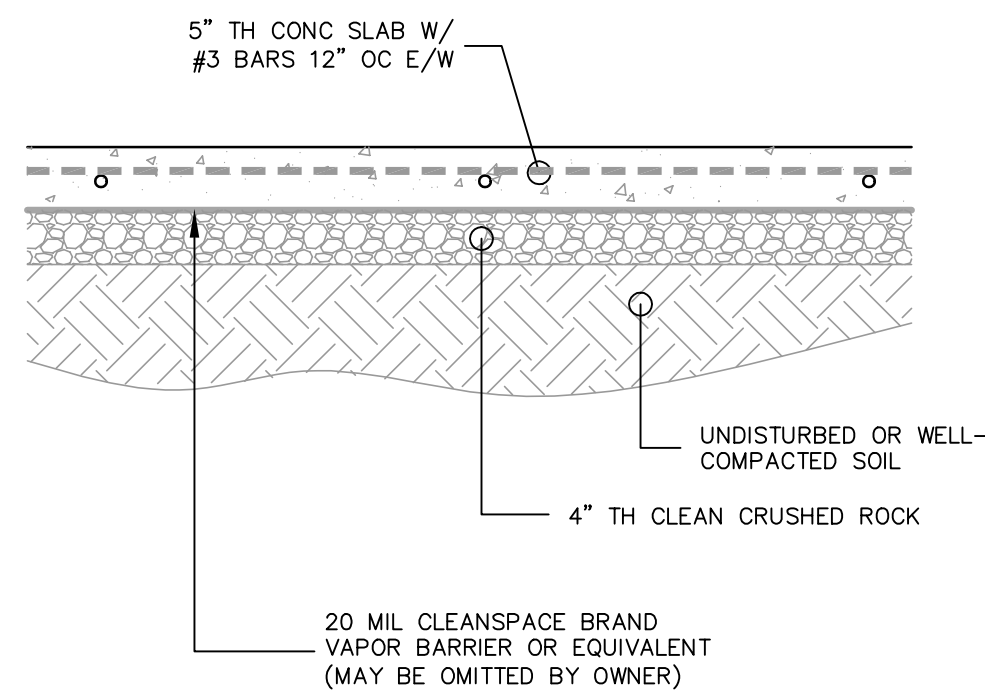
2 NTS INTERIOR FOUNDATION



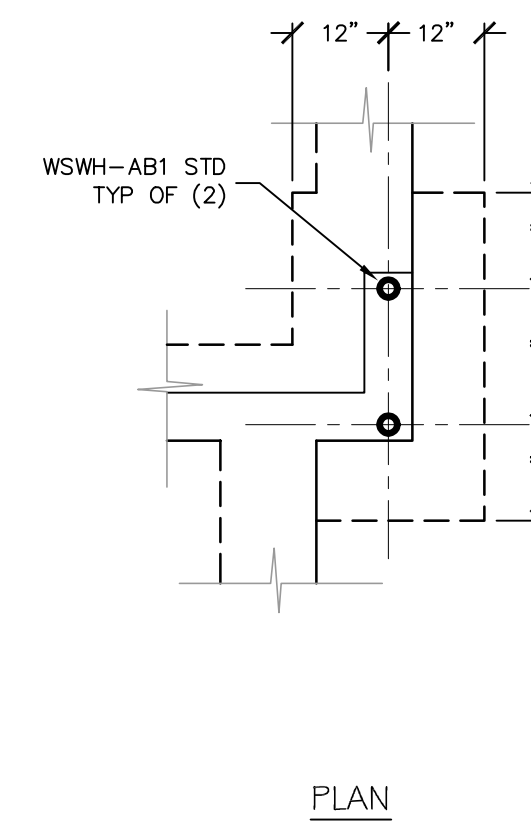
3 NTS EXTERIOR FOUNDATION



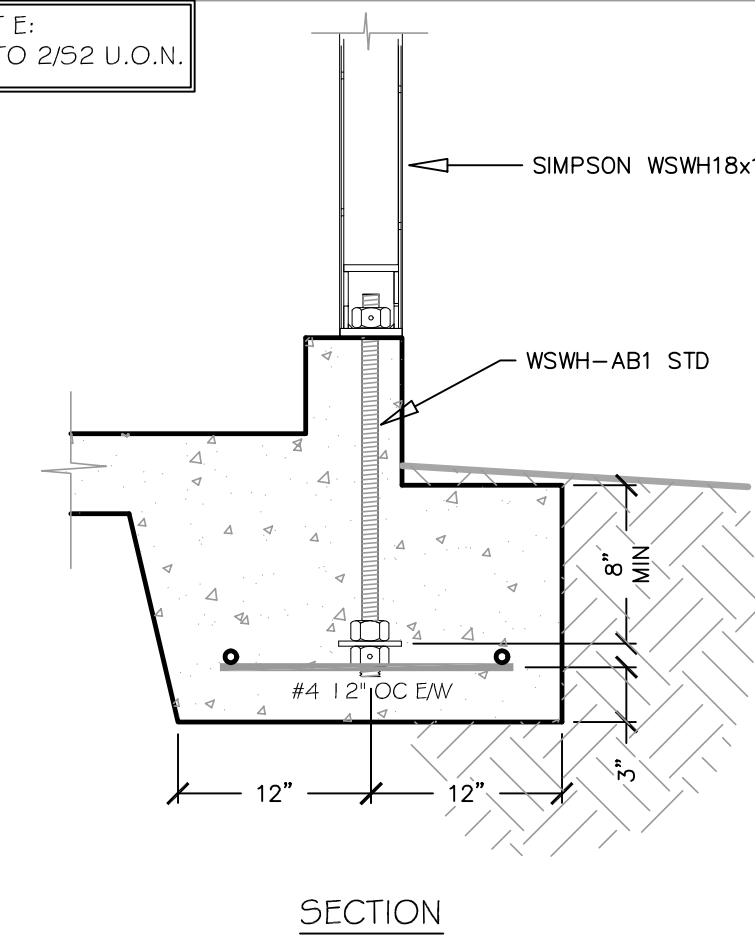
4 NTS PERIMETER FOUNDATION



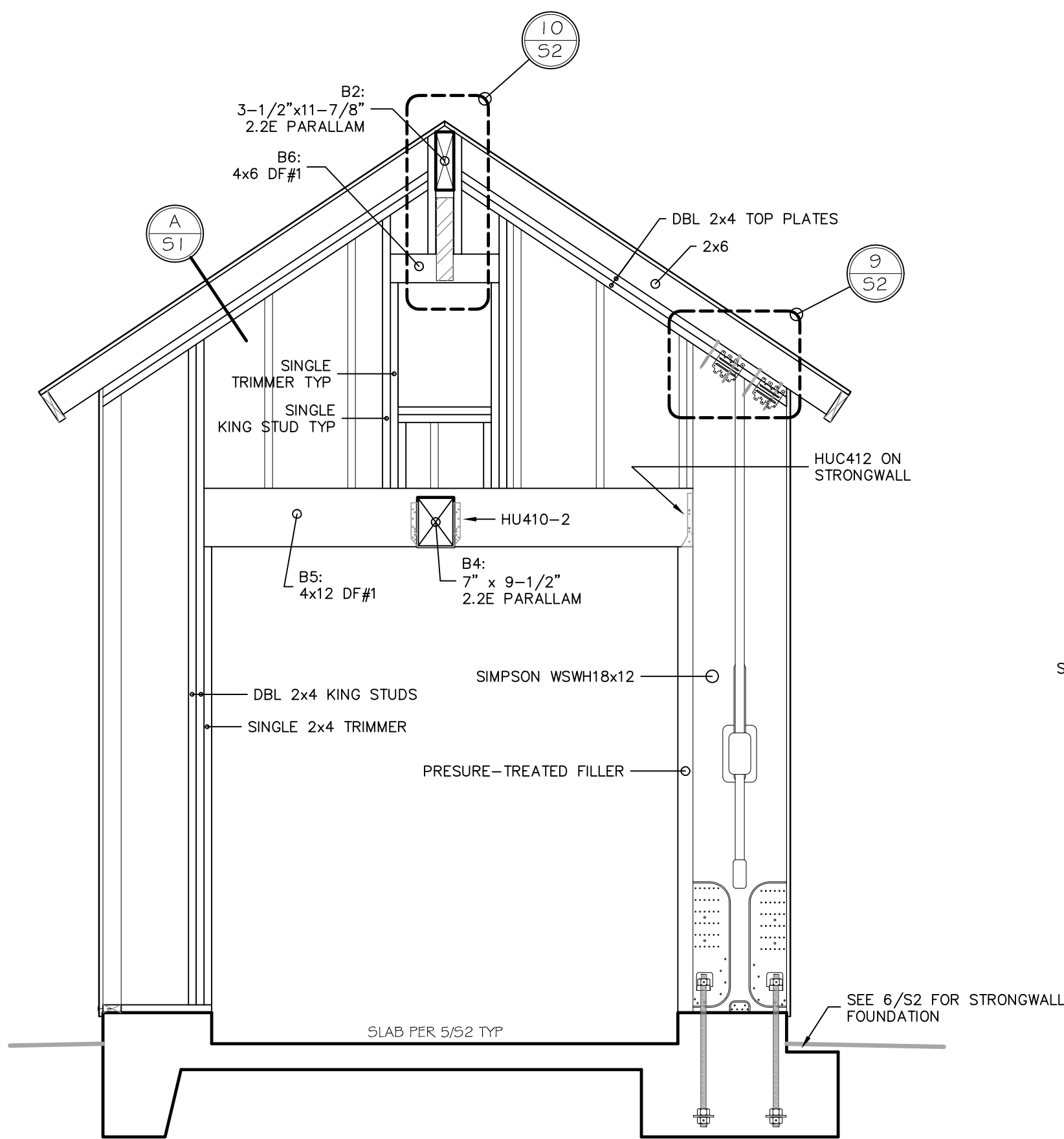
5 NTS CONCRETE SLAB



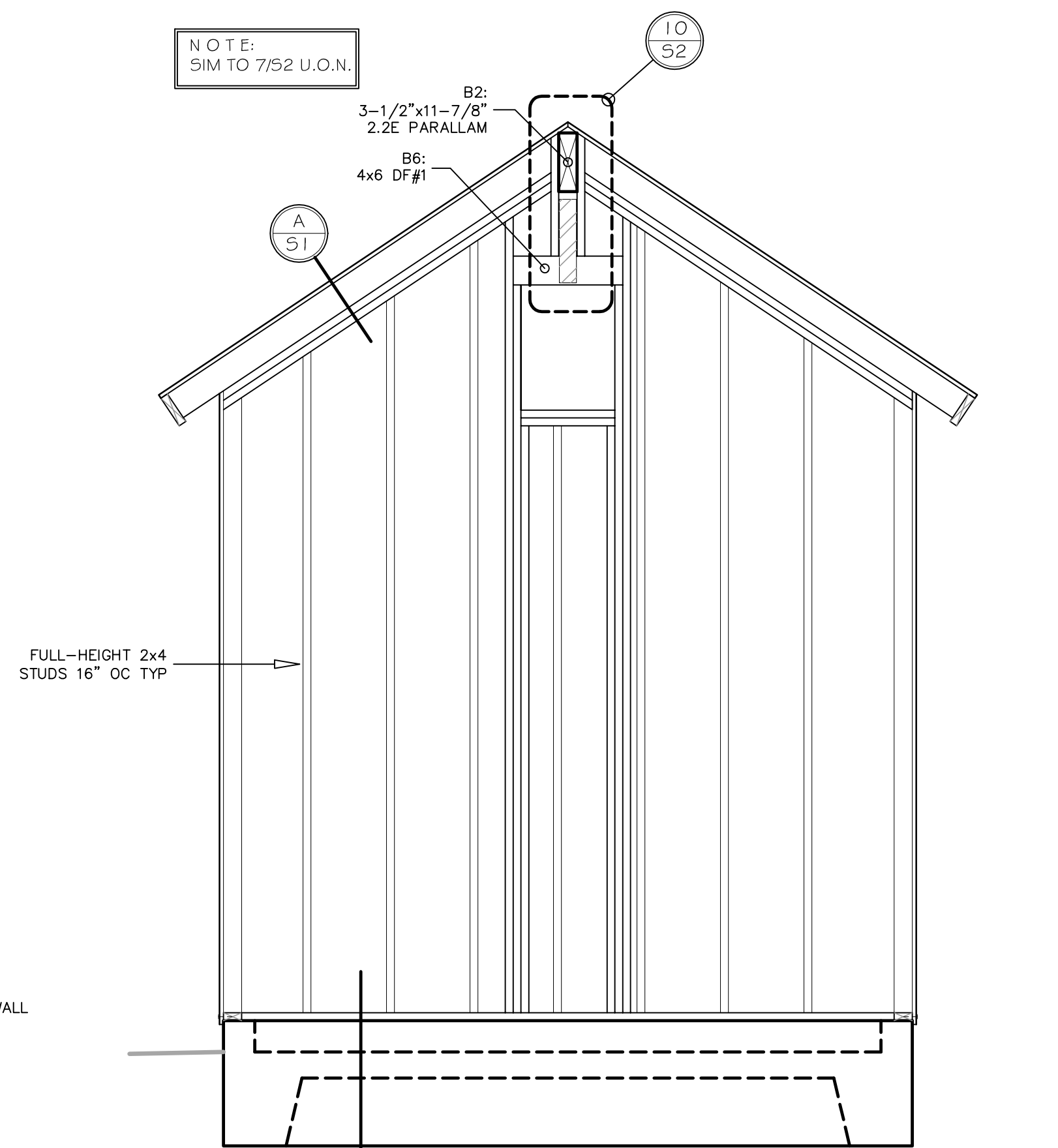
6 NTS FOUNDATION AT STRONGWALL



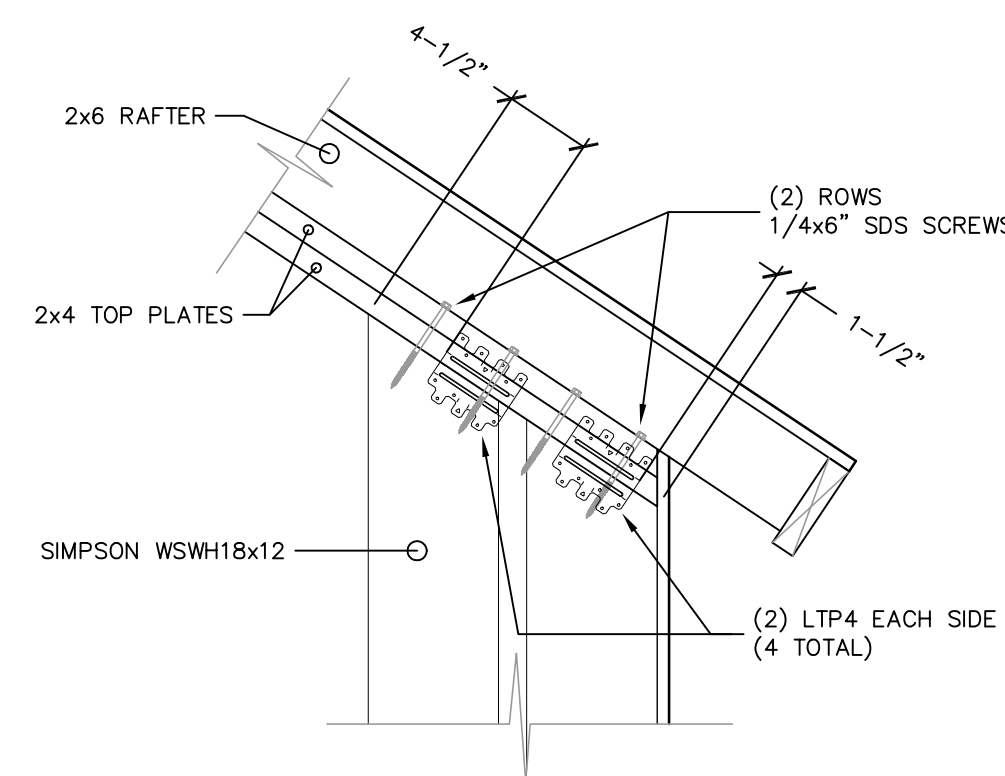
7 NTS FOUNDATION AT STRONGWALL



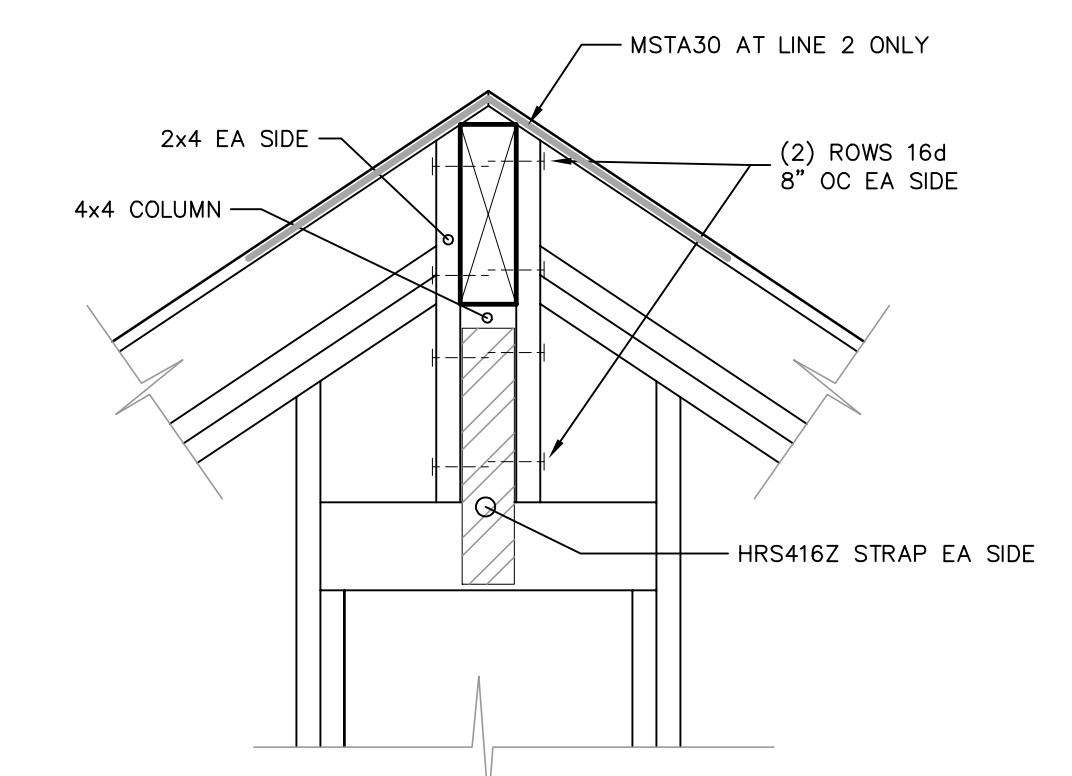
7 1/2" = 1' FRAMING ELEVATION



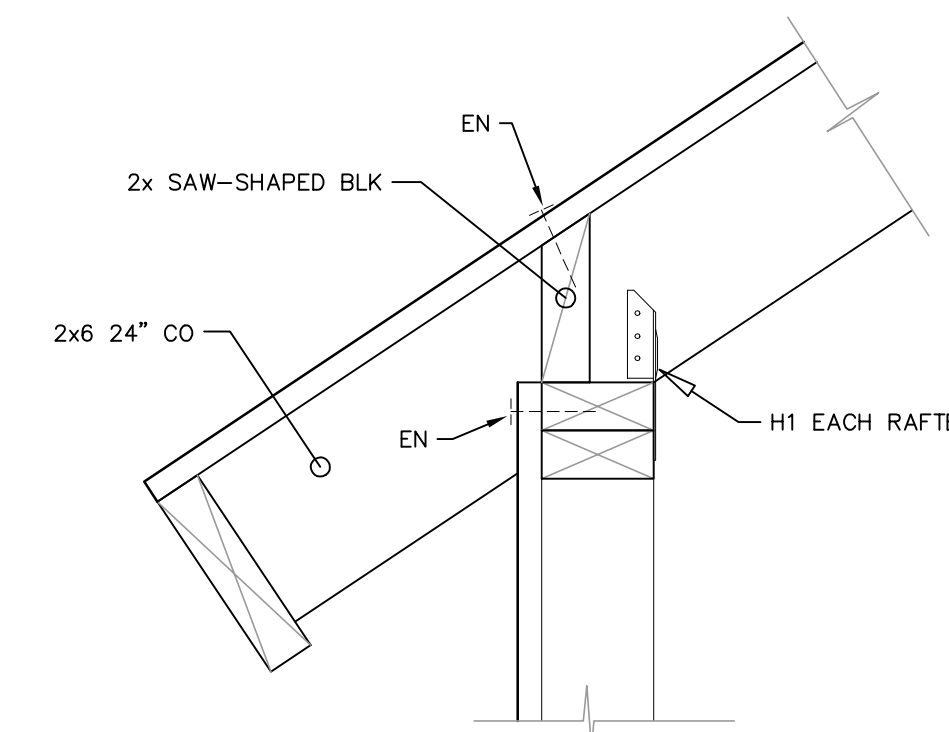
8 1/2" = 1' FRAMING ELEVATION



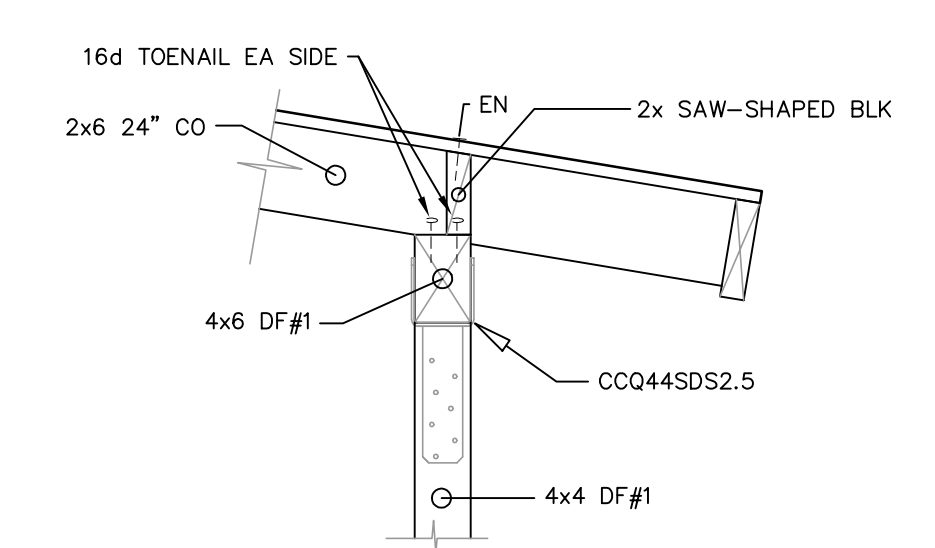
9 1" = 1' SHEAR TRANSFER



10 1" = 2' BEAM-COLUMN CONNECTION

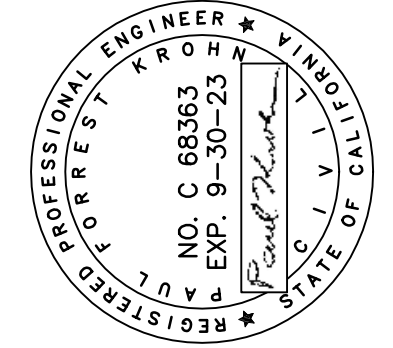


11 2" = 1' EAVES FRAMING



12 1" = 1' EAVES FRAMING

REVISIONS:	DATE	MARK	NOTE



ENGINEER  
PAUL KROHN  
1221 SANTA FE AVENUE  
ALBANY, CA  
(530) 342-2926  
paulkrohn@gmail.com

NEW GARAGE  
195 JOHN STREET, TOMALES  
IPA INCORPORATED  
STRUCTURAL DETAILS

PROJECT  
OWNER  
SHEET  
TITLE

DATE: 8/30/22  
SCALE: AS NOTED  
DESIGN BY: PFK  
CHECKED: PFK  
SHEET:

S2