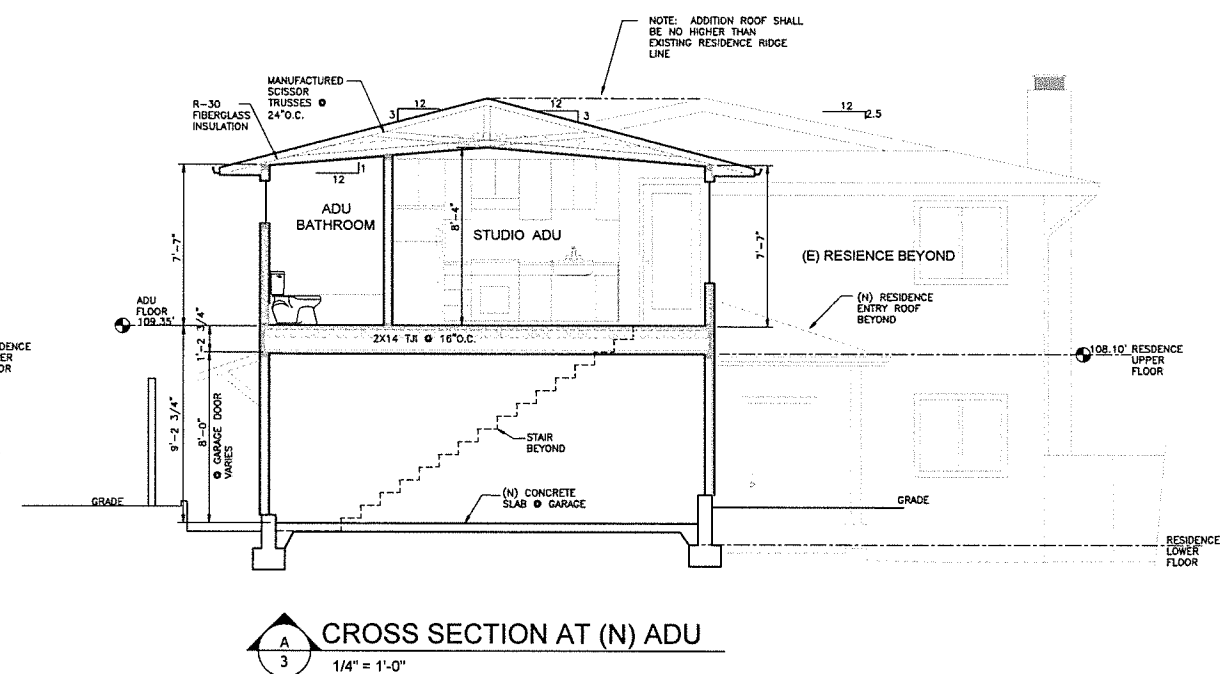
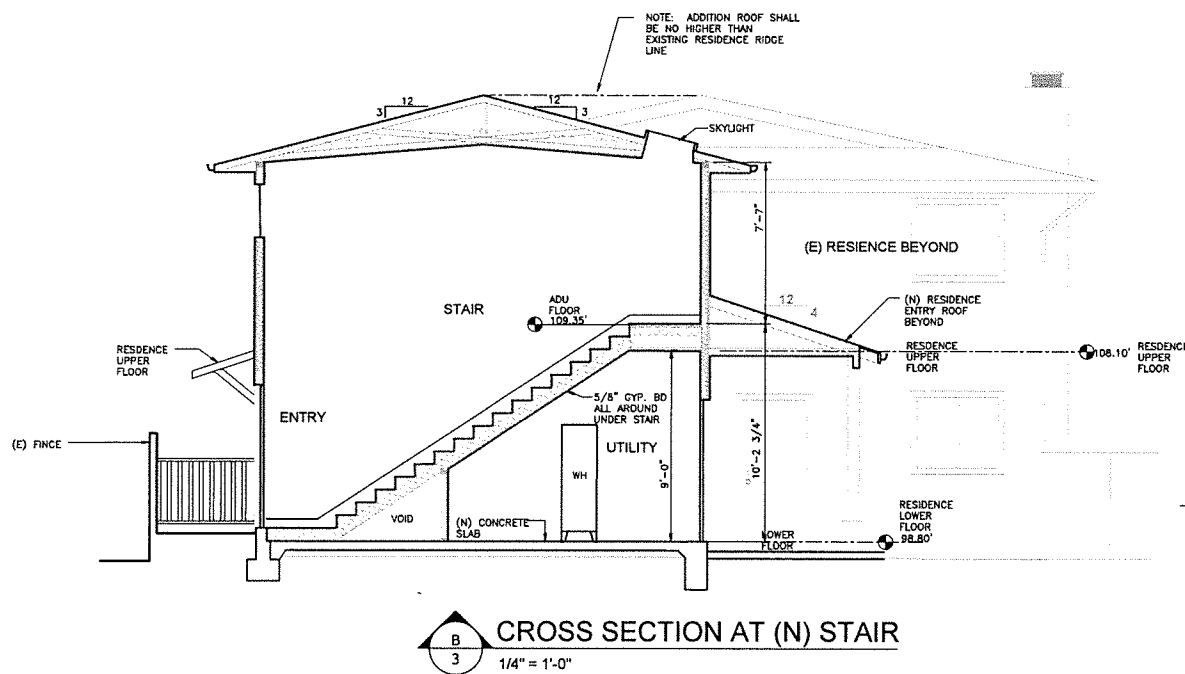
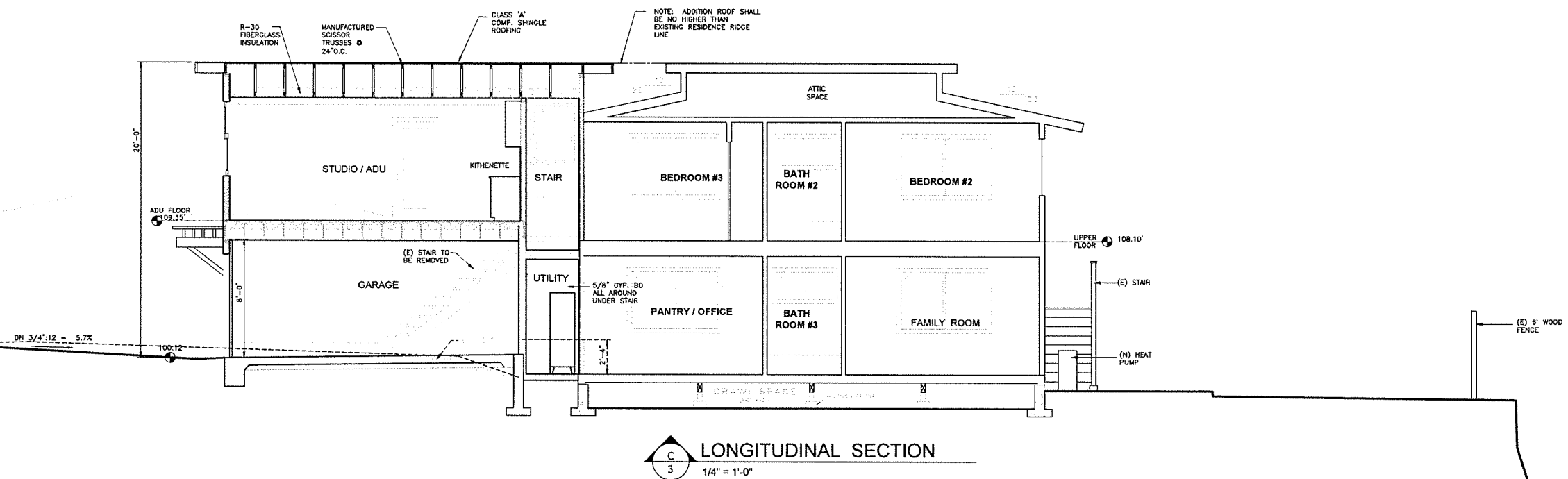
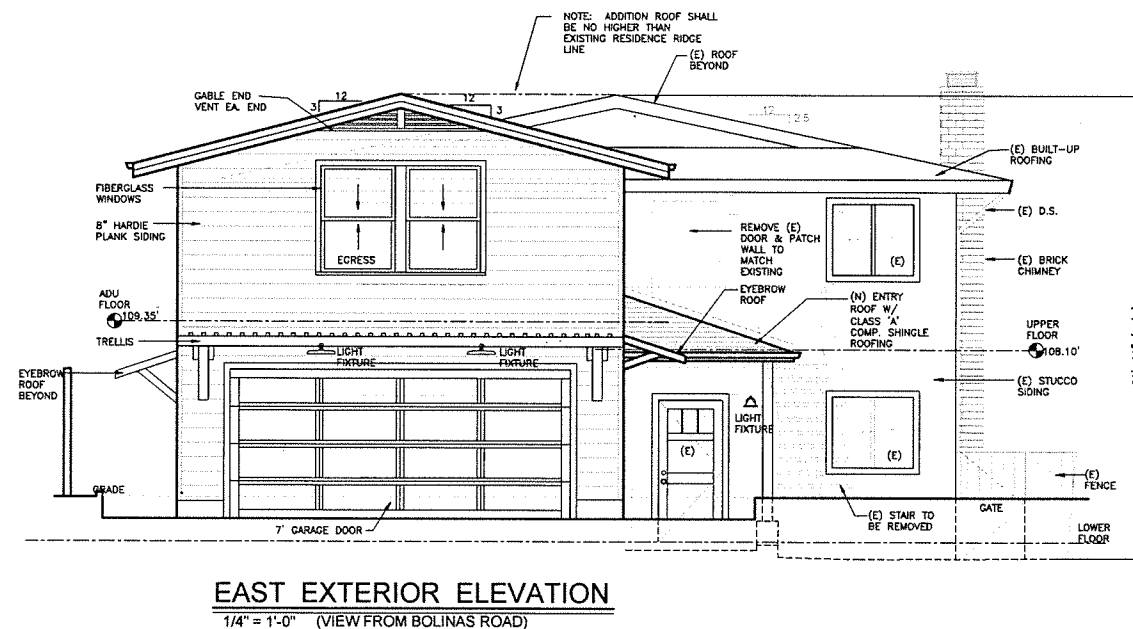
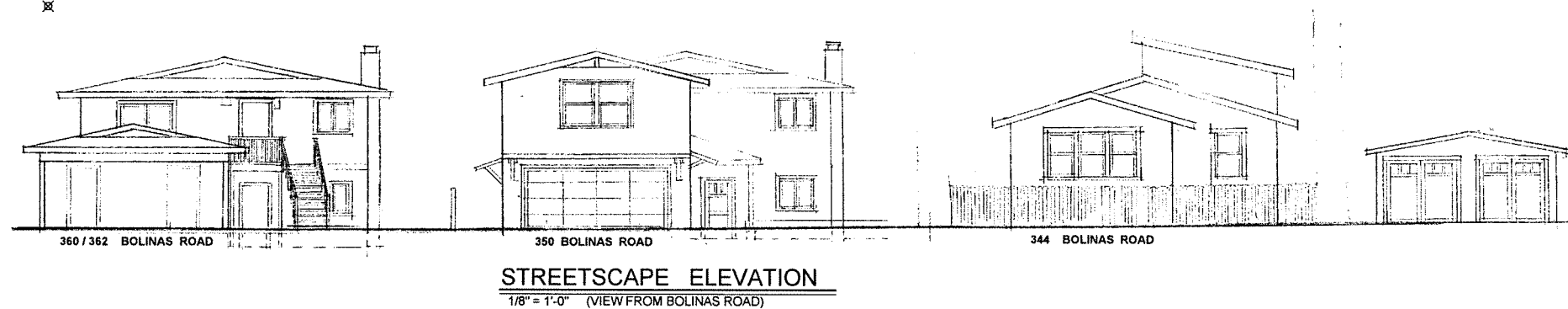
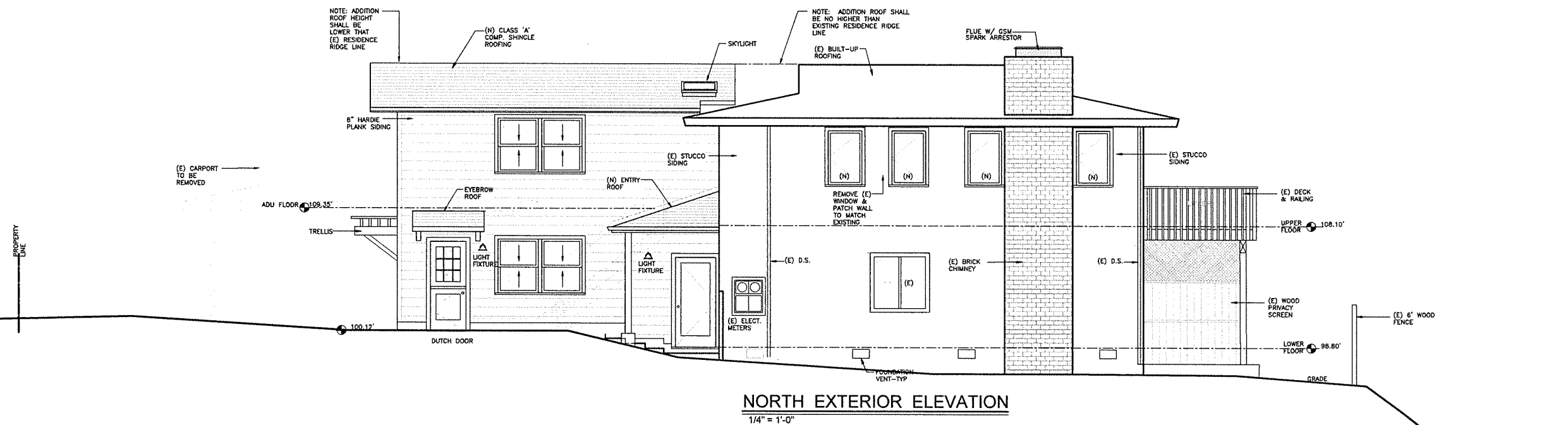
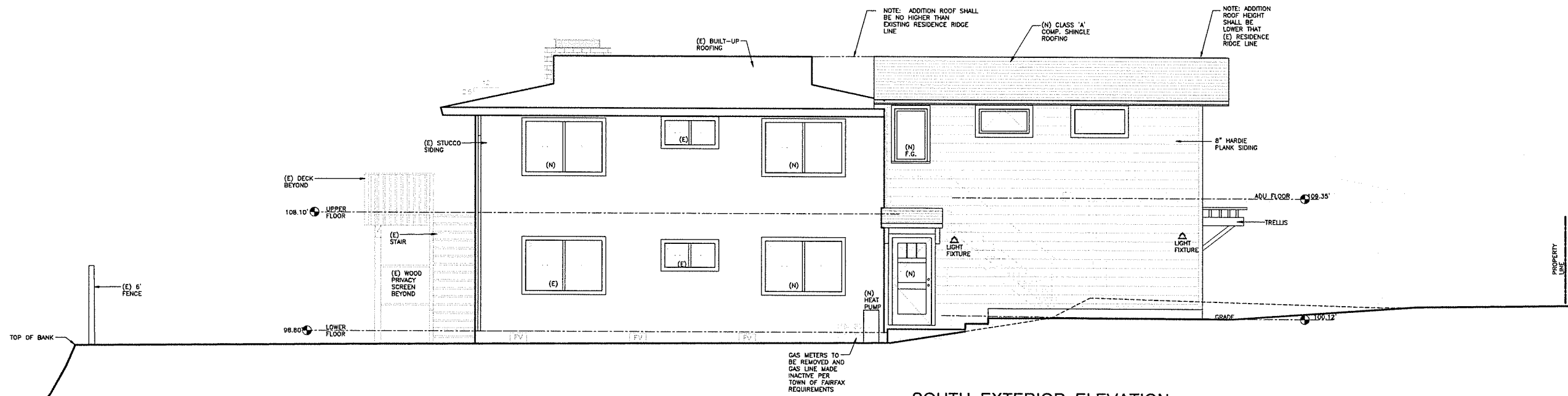
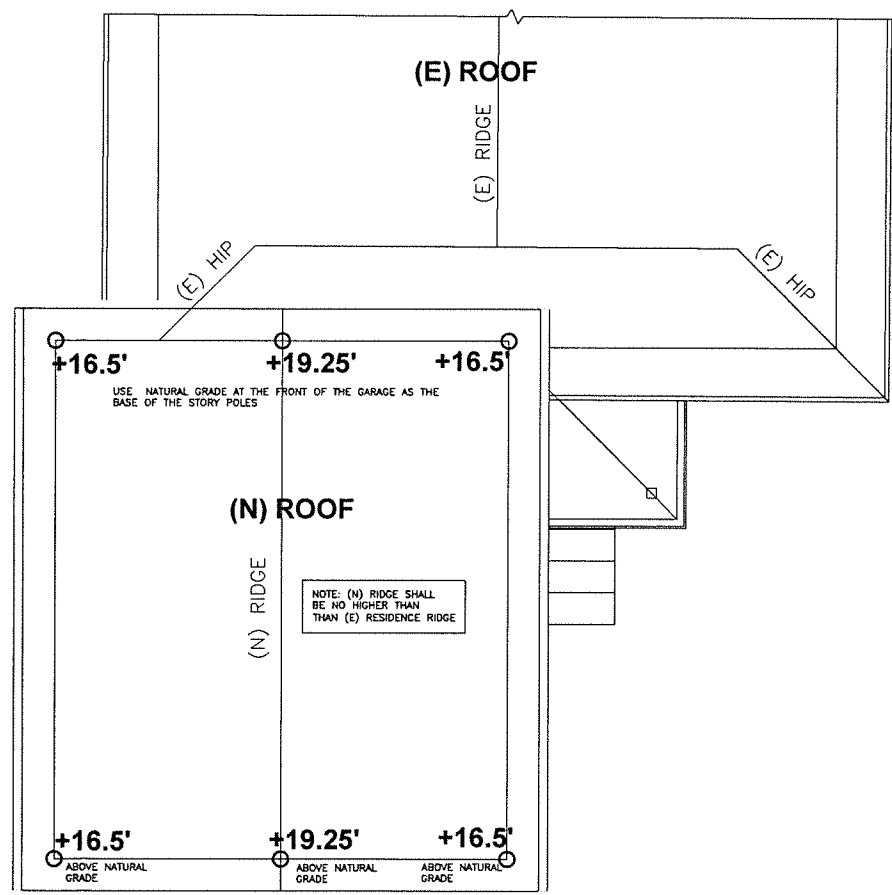
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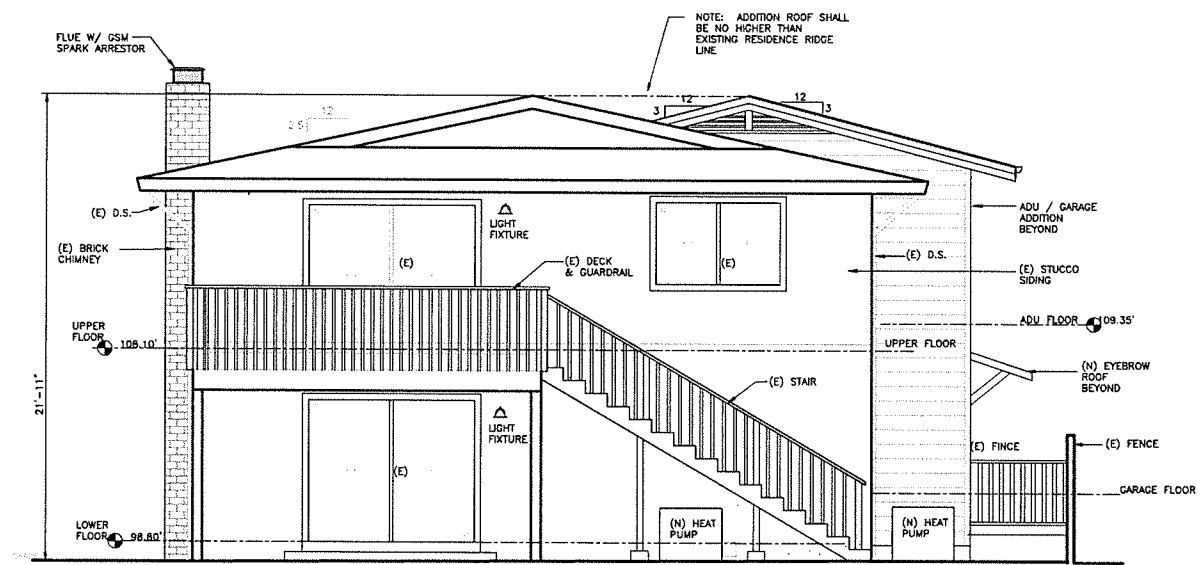
[illegible]



**SOUTH EXTERIOR ELEVATION**  
1/4" = 1'-0"



**STORY POLE PLAN**  
1/4" = 1'-0"



**WEST EXTERIOR ELEVATION**  
1/4" = 1'-0"

REVISIONS	BY

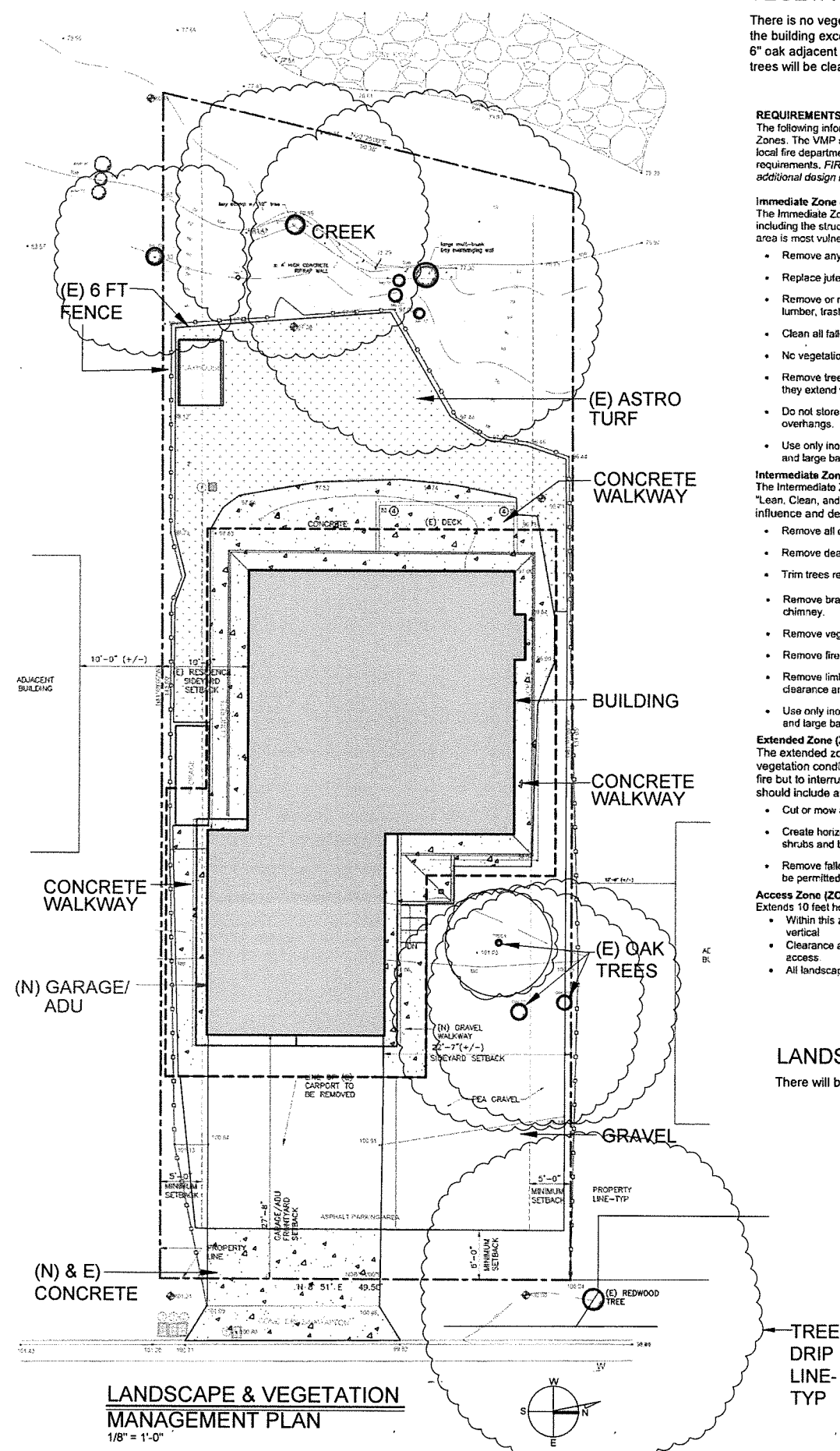
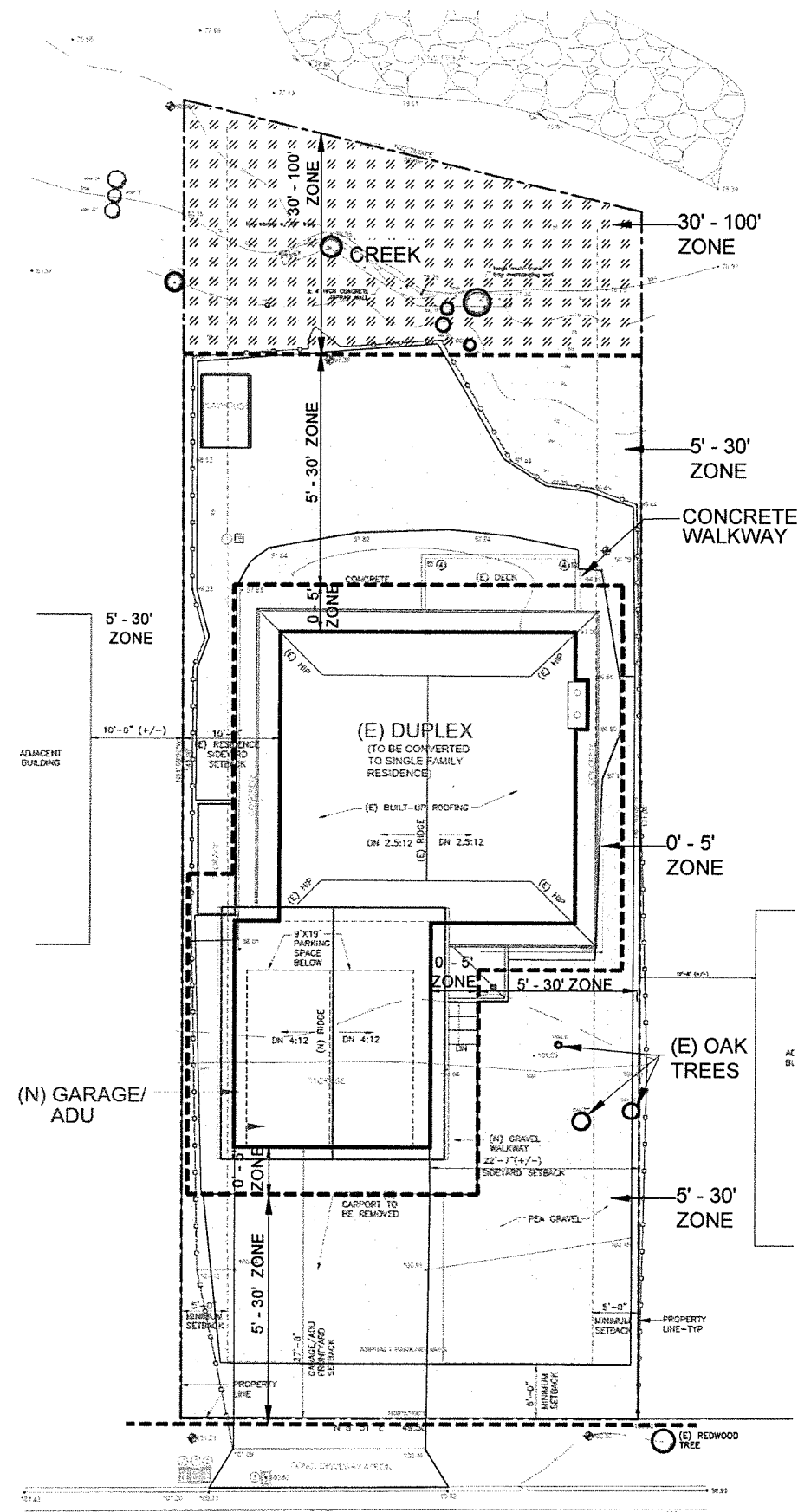
**JEFF KROOT ARCHITECT & ASSOCIATES**  
P.O. BOX 246 - SAN ANSELMO, CALIFORNIA 94979 - 415/456-5531

**EXTERIOR ELEVATIONS**  
**STORY POLE PLAN**

---

Conversion of Duplex to Single Family Residence  
With Garage and ADU:  
**MARIO ORIHUELA**  
350 Bolinas Road Fairfax, CA  
APN: 002-032-23

Date	NOV 2021
Scale	1/4" = 1'-0"
Drawn	DMS
Job	ORIHUELA RESIDENCE
Sheet	5
Of	12



## VEGETATION MANAGEMENT

There is no vegetation within the the fenced yard of the building except for a 22" oak and a 20" oak and a 6" oak adjacent to the front door of the residence. The trees will be cleaned periodically to remove lower growth.

### REQUIREMENTS AND PRESCRIPTIONS PER ZONE

The following information will help identify prescriptive measures in each of the Home Ignition Zones. The VMP shall identify compliance with the requirements for each zone. Check with your local fire department or district for any additional defensible space or weed abatement requirements. *FIREsafe MARIN* and the *NFPA Firewise USA Program* are great resources for additional design information.

**Immediate Zone (ZONE 0): 0'-5'**

The Immediate Zone extends 0-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.

- Remove any combustible outdoor furniture.
- Replace jute or fiber door mats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
- Clean all fallen leaves and needles regularly. Repeat often during fire season.
- No vegetation is recommended within 5' of structures.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures..
- Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30' away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

**Intermediate Zone (ZONE 1): 5'-30'**

The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Remove vegetation and items that could catch fire from around and under decks.
- Remove fire-prone plants, and choose only fire-resistant varieties. Irrigate regularly.
- Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder".
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

**Extended Zone (ZONE 2): 30'-100'**

The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs and trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.

**Access Zone (ZONE 3): 0'-10'**

Extends 10 feet horizontally from the edge on either side of the road or driveway.

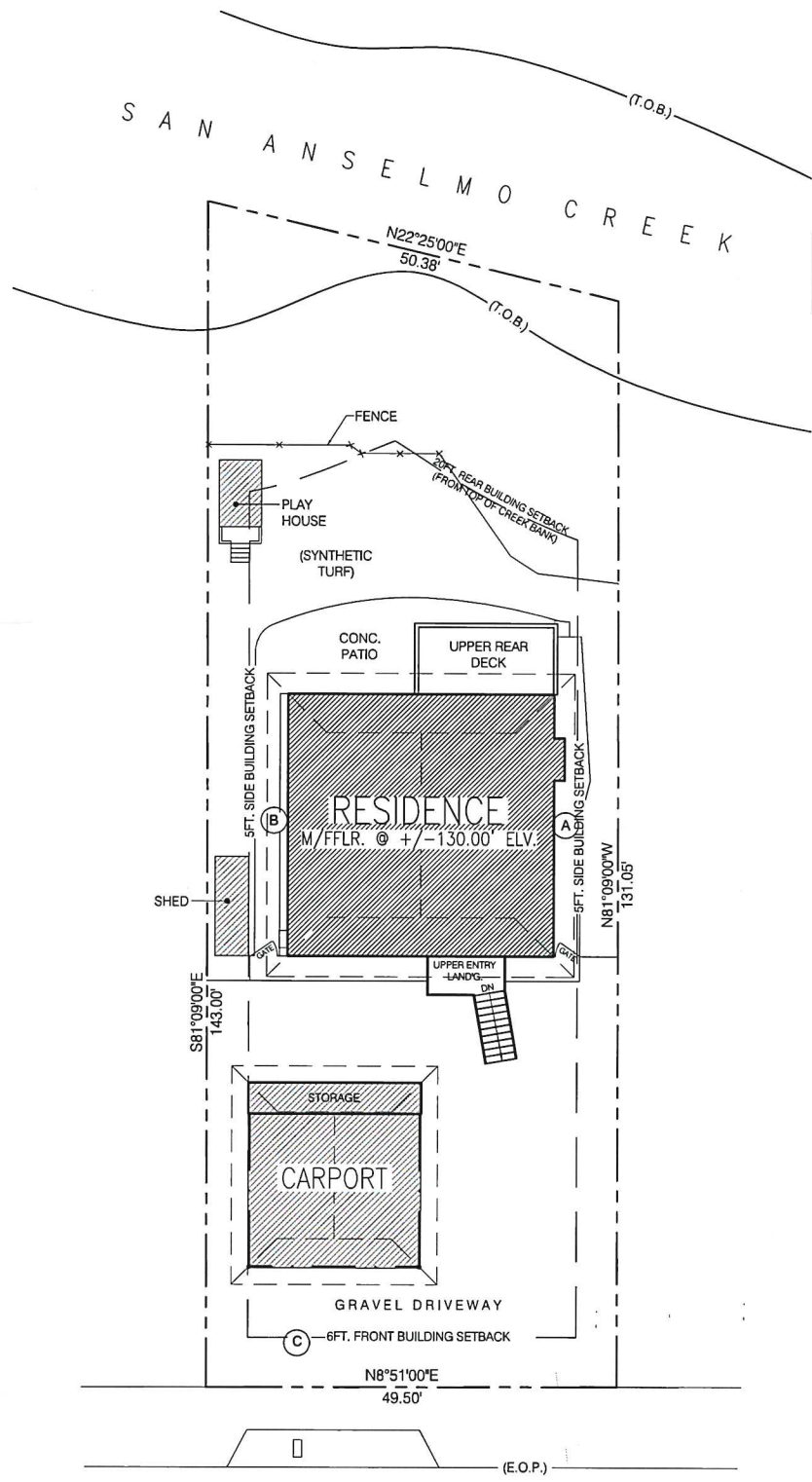
- Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot vertical
- Clearance above the surface of the roadway or driveway, as required for emergency access.
- All landscape shall meet the requirements for separation as stated in the Zone 2 above

## LANDSCAPING

There will be no new landscaping on the property

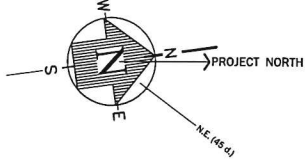
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CREEK NOTE:  
THE LOCATION OF THE CREEK IS  
APPROXIMATE AND IS DERIVED FROM  
DATA SHOWN ON "MARINMAP.ORG"

THIS IS NOT AN OFFICIAL OR RECORDED SURVEY, AND MAY NOT BE USED FOR ANY SUBMITTAL. THE PROPERTY LINES SHOWN ABOVE ARE DEPICTED FOR GENERAL PLANNING PURPOSES ONLY, BASED ON AVAILABLE COUNTY PUBLIC RECORDS, AND ARE THEREFORE SHOWN POSITIONED IN THE PROXIMITY OF FENCELINES. THEY ARE NOT TO BE CONSTRUED AS THE LEGAL DESCRIPTION OR AS THE ACTUAL PROPERTY LINE LOCATIONS FOR THIS LOT. THE SERVICES OF A LICENSED CIVIL ENGINEER OR SURVEYOR MAY BE REQUIRED BY YOUR PLANNING AND BUILDING DEPARTMENT JURISDICTION IN THE EVENT YOU SEEK APPROVAL FOR FUTURE CONSTRUCTION. - PLEASE REFER TO DEED REFERENCE ID# (07-018300) FOR A LEGAL DESCRIPTION OF THIS PROPERTY. - THE MAIN FINISHED FLOOR ELEVATION IS APPROXIMATE AND DERIVED FROM UNOFFICIAL ONLINE MAPPING RESOURCES.



BOLINAS RD. (50' R.O.W.)  
BUILT ROAD +/-30 FT. WIDE (VARIES)

SITE DATA  
SCALE 1:10  
THIS IS NOT A SURVEY. LOT BOUNDARY DISTANCES AS SHOWN ON ASSESSOR'S MAP BK. 2 - PG. - 03

COMMON ABBREVIATIONS

A.	AWNING
ADJ.	ADJACENT
APN	AREA PARCEL NUMBER
C.	CASEMENT
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
DN	DOWN
DR.	DOOR
DS	DOWNSPOUT
E.O.P.	EDGE OF PAVEMENT (APPROXIMATE)
ELV.	ELEVATION (ABOVE SEA LEVEL, APPROX.)
F.	FIXED
HT.	HEIGHT
M/F F.L.R.	MAIN FINISHED FLOOR (LEVEL)
F.V.	FOUNDATION VENT
R.O.W.	RIGHT-OF-WAY
S.G.	SINGLE GLAZED
S.H.	SINGLE HUNG
TLD	TIGHT-LINE DRAIN
T.O.B.	TOP OF CREEK BANK (APPROXIMATE)
T.O.P.	TOP OF PLATE
2868 DR.	2'-8" WIDE X 6'-6" HIGH DOOR
4040 AF, DG, SL.	4'-0" W. X 4'-0" H. ALUMINUM-FRAMED DBL-GLAZED SLIDER WINDOW (SINGLE HUNG-S.H., CASEMENT-C., ETC.)

UTILITY-EQUIPMENT LEGEND

- (A) ELECTRICAL METER-MAIN (200 AMP)
- (B) NATURAL GAS METER
- (C) WATER METER

ORIHUELA RESIDENCE

350 BOLINAS RD.  
FAIRFAX, CA 94930  
4 BEDROOM, 2 BATHS  
CONSTRUCTION YEAR 1965  
PUBLIC RECORDS

APN.....	002-032-23
DEED NO.....	07-018300
JURISDICTION.....	TOWN OF FAIRFAX
ZONE.....	RS-6
W.U.I.....	YES
AVG. SLOPE.....	14.6%
FLOOD ZONE.....	X
BUILD'G. CODES.....	2019 CRC, AND CBC, ETC.

AREA CALCS

BUILDING FOOTPRINT (MAIN RESIDENCE).....	1,018 S.F.
RESIDENCE LIVING AREA (TOTAL OF MAIN & UPPER FLOOR HEATED LIVING SPACE).....	2,048 S.F.
PLAY HOUSE.....	56 S.F.
SHED.....	48 S.F.
CARPORT.....	464 S.F.
DECK/ PATIO.....	413 S.F.
BUILDING FOOTPRINT FOR LOT COV'G. CALC. (INCLUDING MAIN RESIDENCE, CARPORT, ALL DECKS, PLAYHOUSE AND SHED).....	1,999 S.F.

LOT SIZE (.16 ACRES).....	6,850 S.F.
F.A.R. (2,048 / 6,850).....	29.9% (40% MAX)
LOT COV'G. (1,999 / 6,850).....	29.2% (35% MAX)

SETBACKS

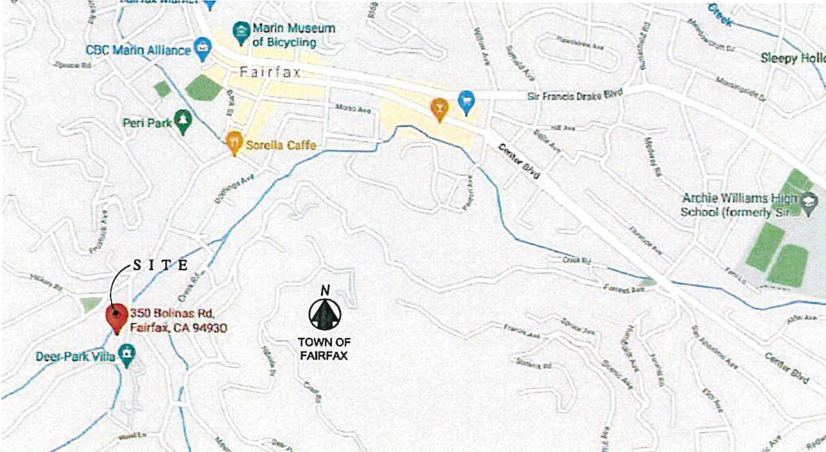
FRONT 6'  
SIDES 5'  
REAR 20' (FROM TOP OF CREEK BANK)  
HEIGHT 28.5' MAX.

INDEX TO DRAWINGS

- AB-1 SITE DATA - WITH AREA CALCULATIONS
- AB-2 MAIN AND UPPER FLOOR PLANS
- AB-3 ELEVATIONS - RESIDENCE
- AB-4 FLOOR PLAN AND ELEVATIONS - CARPORT
- AB-5 SECTION AND FOUNDATION / FRAMING NOTES

LOCATION (BY GOOGLE EARTH)

LATITUDE.....37° 58' 52" N.  
LONGITUDE.....122° 35' 35" W.



VICINITY MAP

REVISION	BY

DRAFTTECH (of Marin County)

15 SCHOOL TERRACE  
NOVATO, CA. 94945  
drafttech@yahoo.com ph. (415) 897-2042

signature

SITE DATA

WITH AREA CALCULATIONS

AS-BUILT DRAWINGS FOR THE:

ORIHUELA RESIDENCE

350 BOLINAS RD.  
FAIRFAX, CALIFORNIA 94930

APN 002-032-23

Date	08/31/21
Scale	1:10
Drawn by	SRT/VGT
Project	ORIHUELA

AS-BUILT PLAN

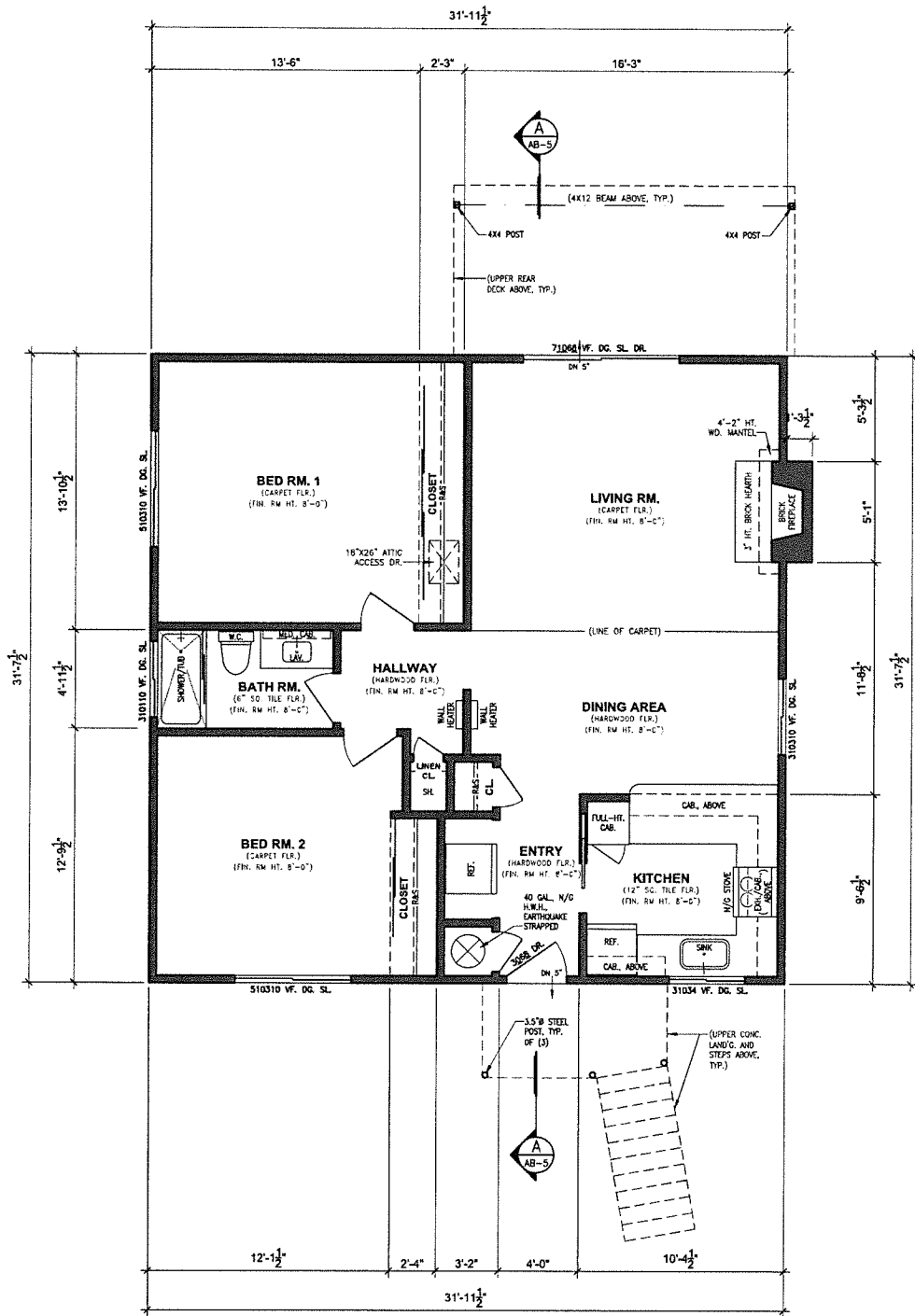
AB-1

sheet 1 of 5

REFERENCE - NOT FOR SUBMITTAL  
ADDITIONAL COPIES AVAILABLE BY REQUEST

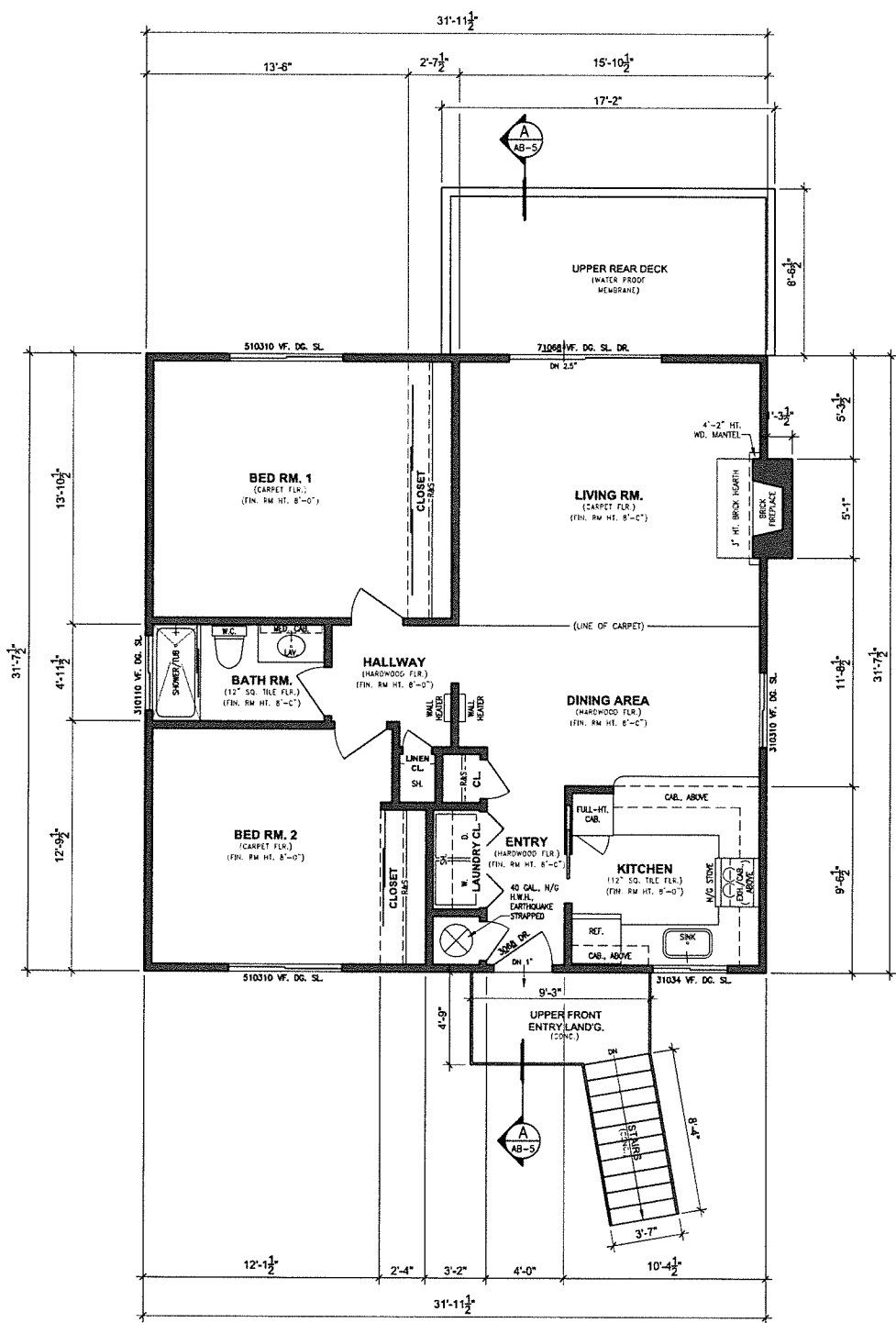
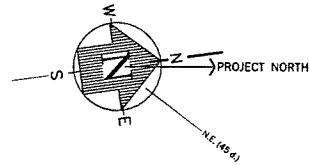


ORIHUELA-2-FLOOR PLANS.DWG COPYRIGHT © 2021 DRAFTECH - MARIN, CA



MAIN FLOOR PLAN

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

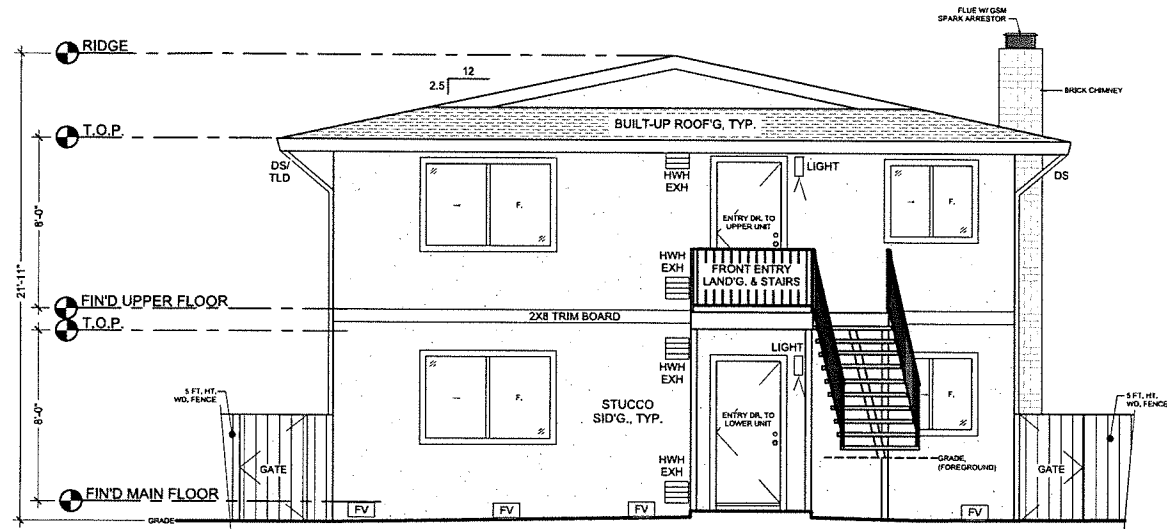


UPPER FLOOR PLAN

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

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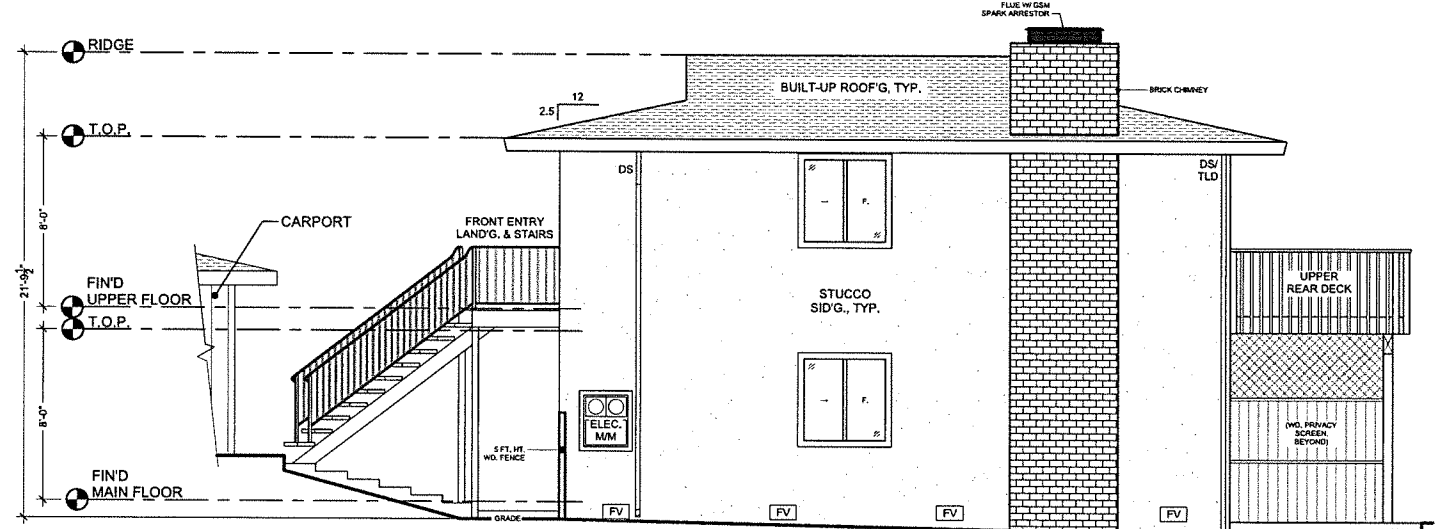
REVISION	BY
DRAFTECH (of Marin County) 15 SCHOOL TERRACE NOVATO, CA 94945 drafbtech@jabos.com ph (415) 897-2842	
MAIN FLOOR AND UPPER FLOOR PLANS	
AS-BUILT DRAWINGS FOR THE: <b>ORIHUELA RESIDENCE</b> 350 BOLINAS RD. FAIRFAX, CALIFORNIA 94930 APN 002-032-23	
Date	08/31/21
Scale	1/4"=1'-0"
Drawn by	SRT/VGT
Project	ORIHUELA
AS-BUILT PLAN <b>AB-2</b>	
Sheet 2 of 5	



EAST ELEVATION - RESIDENCE

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

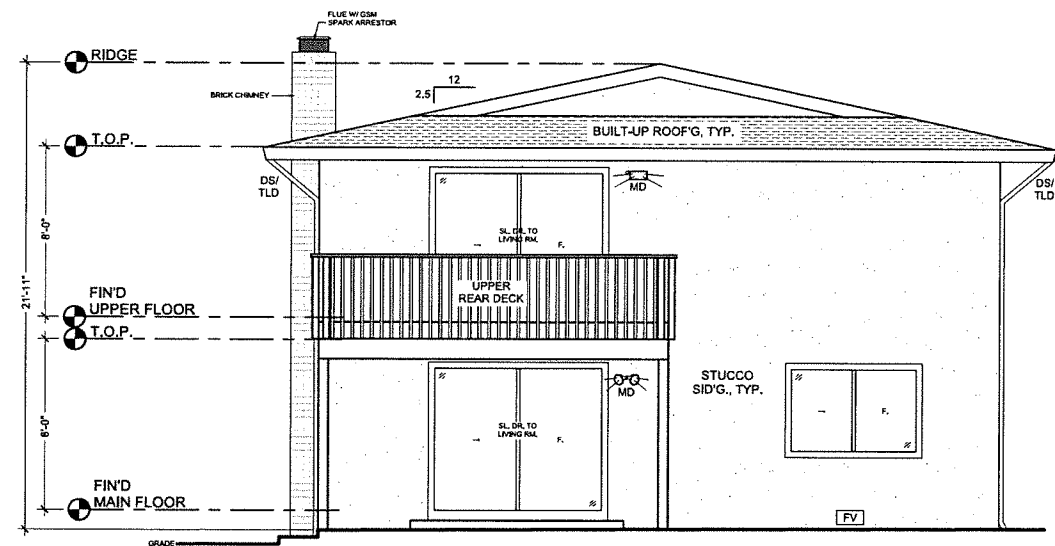
VIEW FROM FRONT YARD



NORTH ELEVATION - RESIDENCE

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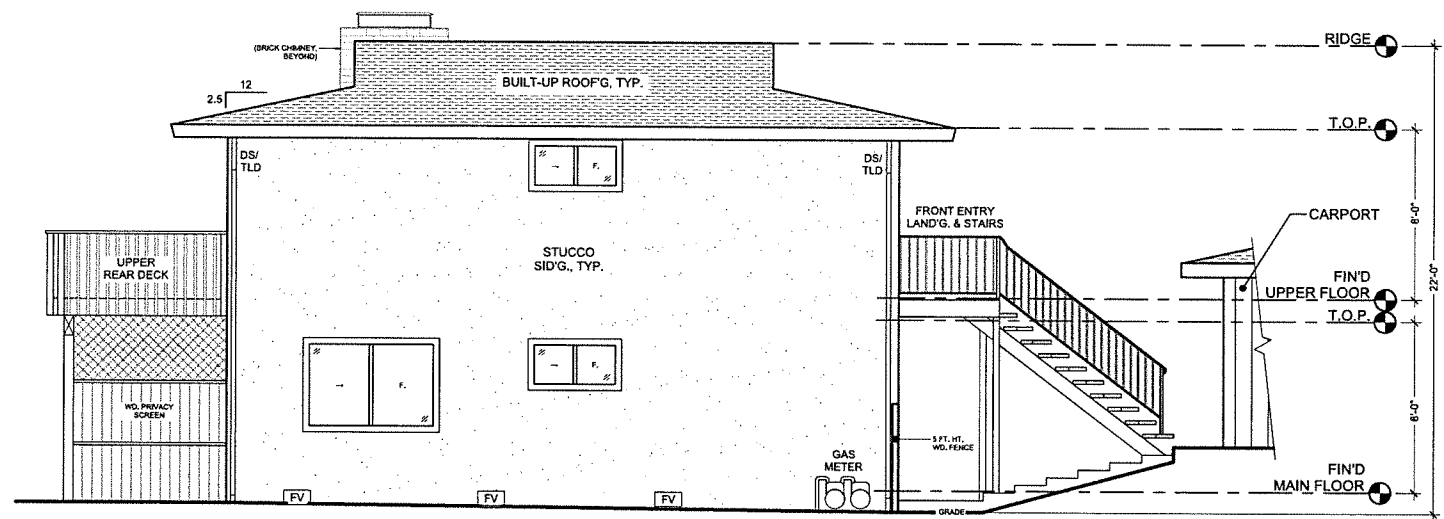
VIEW FROM SIDE YARD



WEST ELEVATION - RESIDENCE

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

VIEW FROM REAR YARD



SOUTH ELEVATION - RESIDENCE

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

VIEW FROM SIDE YARD

REVISION	BY

DRAFTECH (of Marin County)  
15 SCHOOL TERRACE  
NOVATO, CA. 94945  
draftech@yahoo.com ph. (415) 897-0402

signature

# BUILDING ELEVATIONS FOR RESIDENCE

AS-BUILT DRAWINGS FOR THE:  
**ORIHUELA RESIDENCE**  
350 BOLINAS RD.  
FAIRFAX, CALIFORNIA 94930

APN 002-032-23

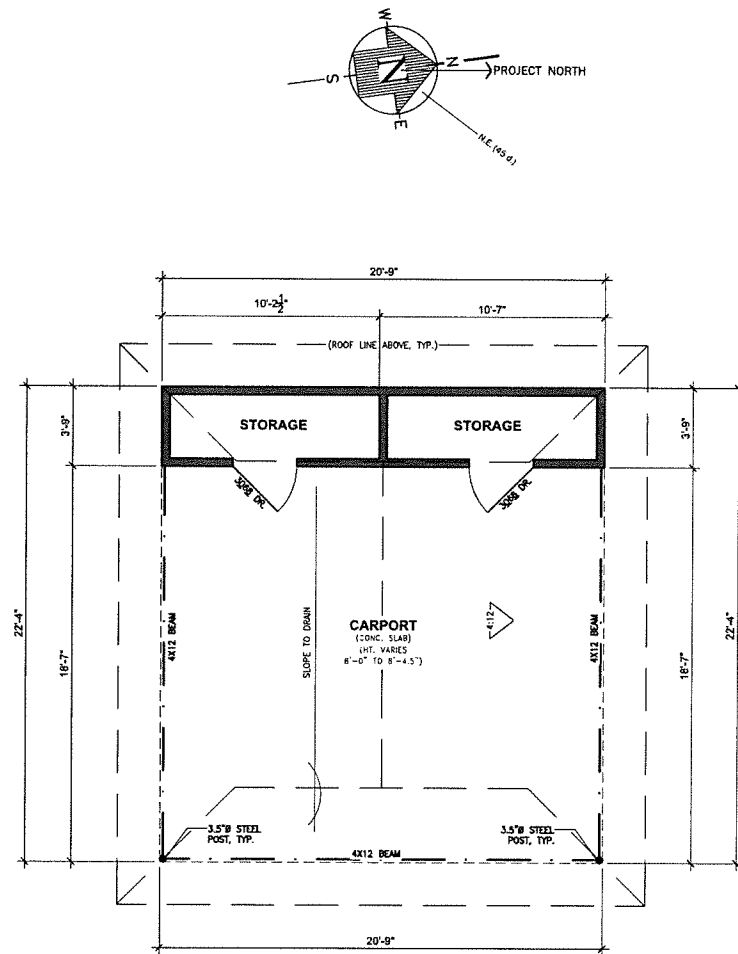
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Drawn by SRT/VGT  
Project ORIHUELA

AS-BUILT PLAN

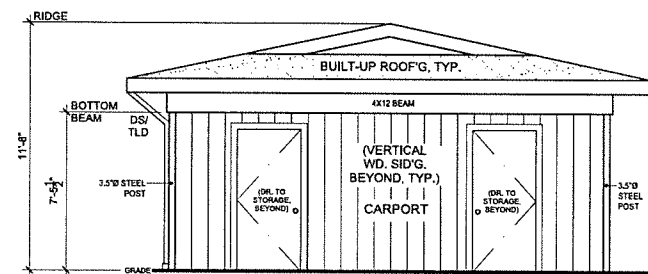
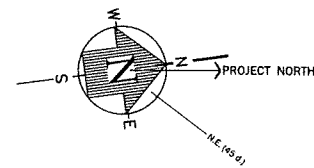
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Sheet 3 of 5

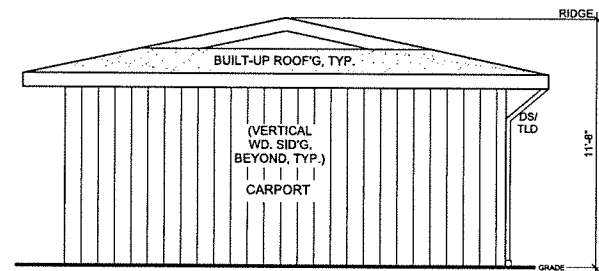
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ADDITIONAL COPIES AVAILABLE BY REQUEST



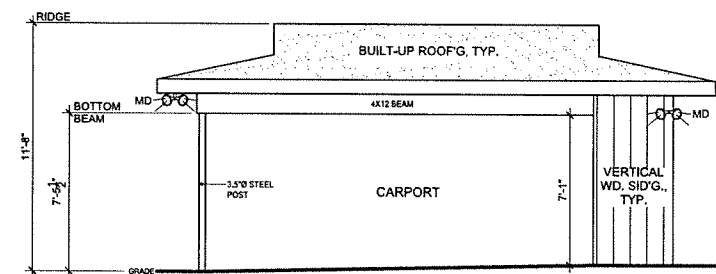
FLOOR PLAN - CARPORT SCALE : 1/4"=1'-0"



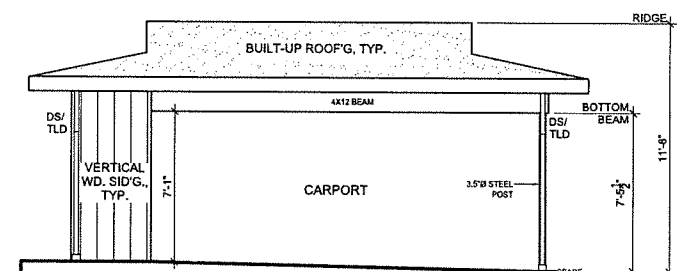
EAST ELEVATION - CARPORT SCALE : 1/4"=1'-0"



WEST ELEVATION - CARPORT SCALE : 1/4"=1'-0"



NORTH ELEVATION - CARPORT SCALE : 1/4"=1'-0"



SOUTH ELEVATION - CARPORT SCALE : 1/4"=1'-0"

REVISION	BY

DRAFTECH (of Marin County)  
15 SCHOOL TERRACE  
NOVATO, CA 94945  
drafsch@pacbell.net ph. (415) 897-0002

signature

FLOOR PLAN AND ELEVATIONS  
FOR CARPORT

AS-BUILT DRAWINGS FOR THE:  
**ORIHUELA RESIDENCE**  
350 BOLINAS RD.  
FAIRFAX, CALIFORNIA 94930

APN 002-032-23

Date	08/31/21
Scale	1/4"=1'-0"
Drawn by	SRT/VGT
Project	ORIHUELA

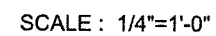
AS-BUILT PLAN

AB-4

Sheet 4 of 5

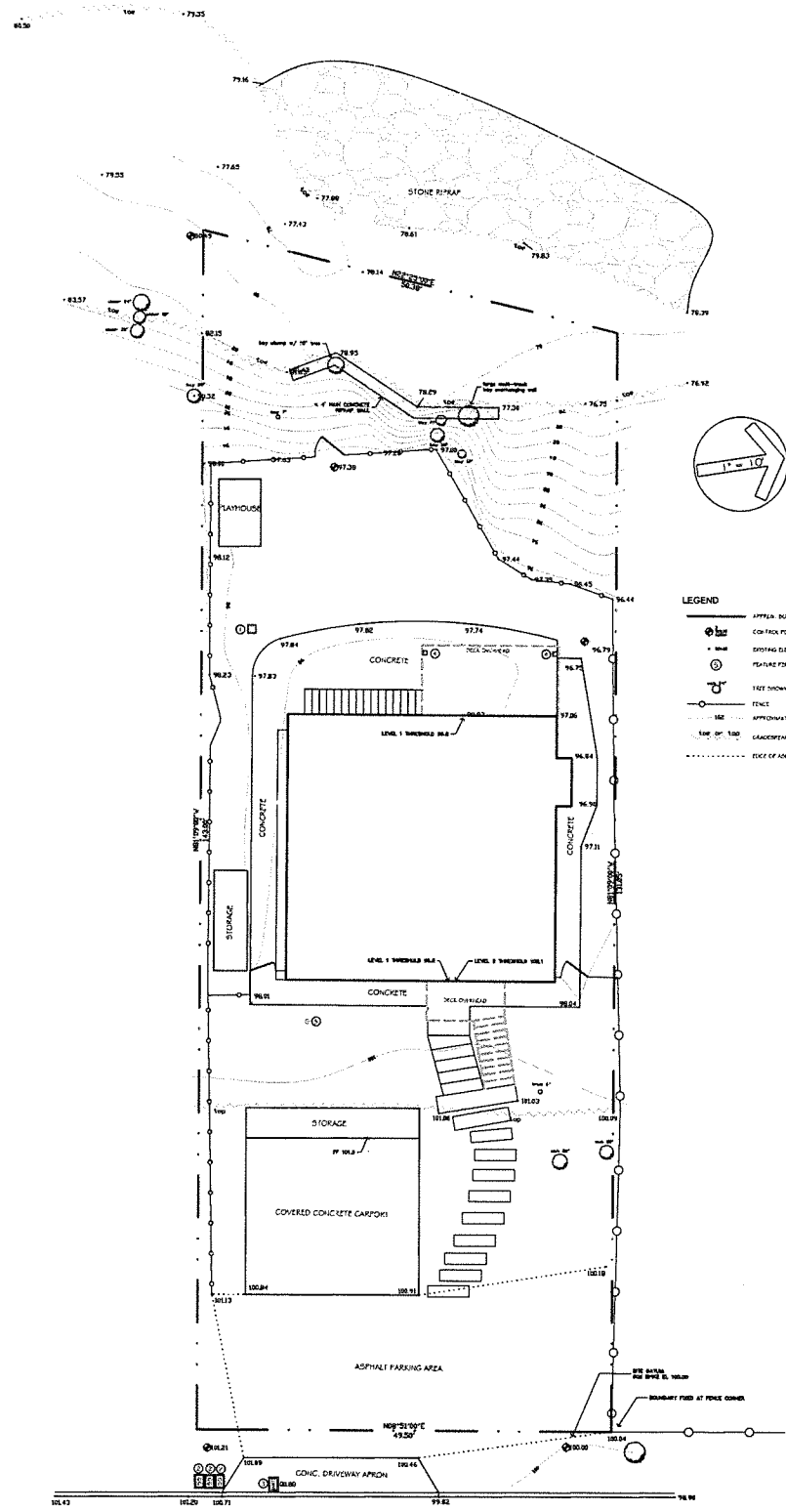
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REFERENCE - NOT FOR SUBMITTAL  
ADDITIONAL COPIES AVAILABLE BY REQUEST

AS-BUILT DRAWINGS FOR THE: <b>ORIHUELA RESIDENCE</b> 350 BOLINAS RD. FAIRFAX, CALIFORNIA 94930		BUILDING SECTION AND FOUNDATION/ FRAMING NOTES		<b>DRAFTECH (of Marin County)</b> 15 SCHOOL TERRACE NOVATO, CA. 94945 draftechinc@yahoo.com ph: (415) 897-0042		REVISION	BY
Date	08/31/21						
Scale	1/4"=1'-0"						
Drawn by	SRT/VGT						
Project	ORIHUELA						
AS-BUILT PLAN							
<b>AB-5</b>							
sheet 5 of 5							



REVISIONS:  
DATE  
MARK  
NOTE

REGISTERED PROFESSIONAL ENGINEER  
PAUL KROHN  
NO. C 68353  
EXP. 9-30-23  
STATE OF CALIF.

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

PROJECT  
REMODEL  
350 BOLINAS ROAD FAIRFAX

OWNERS  
MARIO ORIHUELA

SHEET  
002-032-23

TITLE  
TOPOGRAPHIC SURVEY

DATE: 5/12/22

SCALE: AS NOTED

DESIGN BY: PFK

CHECKED: PFK

SHEET: C1