GENERAL

2' - 0" — DIMENSION (FACE OF FRAMING, U.O.N.)

1 / A5.1 — DETAIL CUT
DETAIL NUMBER
SHEET NUMBER

1 / A3.1 — EXTERIOR ELEVATION
EXTERIOR ELEVATION NUMBER
SHEET NUMBER

1 / A3.1 — CROSS SECTION
SECTION NUMBER
SHEET NUMBER

A / D / 1 / A4.1 / B / C — INTERIOR ELEVATION
INTERIOR ELEVATION NUMBER
VIEW NUMBER
SHEET NUMBER

+104.0 / CP#1 — DATUM POINT, CONTROL POINT

123.8 — SPOT ELEVATION

EL +118.0 — FINISH FLOOR ELEVATION

CH +9'-10" — CEILING HEIGHT

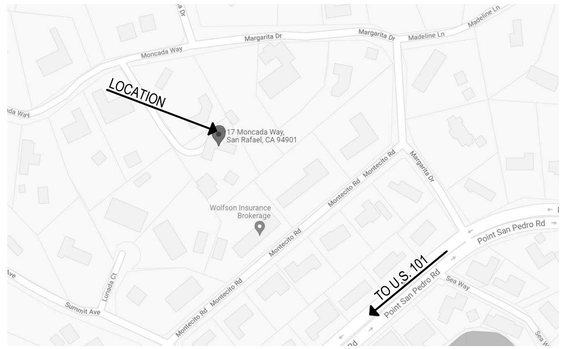
1 — DRAWING REVISION
(MOST RECENT IS CLOUDED;
PRIOR Δ'S ARE PERMANENT)

SCHEDULES

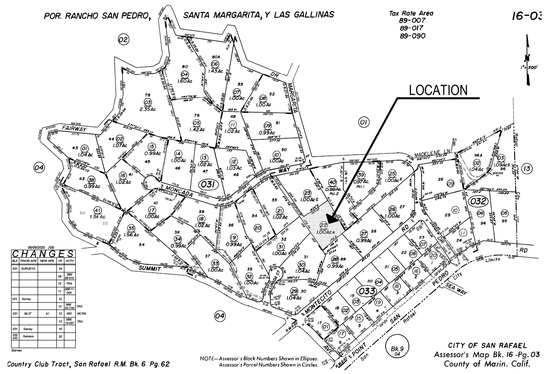
101 — DOOR- SEE DOOR SCHEDULE

B10 — WINDOW- SEE WINDOW SCHEDULE

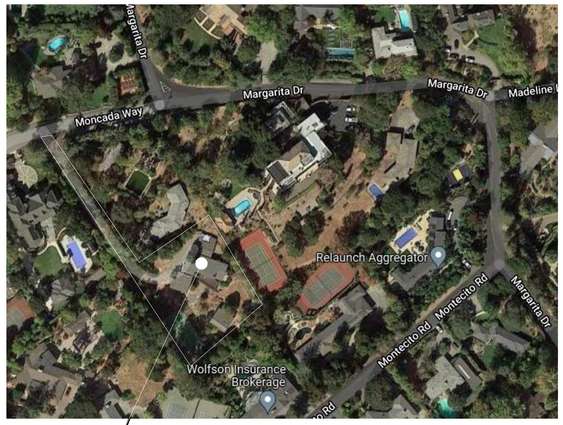
VICINITY MAP



PARCEL MAP



NEIGHBORHOOD MAP



Koza Residence

SCOPE OF WORK DESCRIPTION:
Remodel and Addition to an existing residence including the following Scope:
- Complete remodel of existing lower floor.
- Lower floor addition.
- New Upper floor addition.
- Remodel eixting garage and storage structure.

- New deck off living room.
- New decks at second story bedrooms.
- New Entry.

PROJECT INFORMATION
ADDRESS: 17 Moncada Way, San Rafael, CA 94901
A.P.N. 016-031-22
Zoning: R1-B4
Occupancy: R3
Structure Type: V-B

OWNERS:
Koa Developers LLC.
Kimberley Koza
15 Manzanita Ave.
San Rafael, CA 94901
Tel: 650.207.5999
Email: kimberly@fleetwoodrep.com.com

ARCHITECT:
Murdock Architecture
Bryan Murdock
200 Gate 5 Rd., Suite 209
Sausalito, CA 94965
Tel:415663.2034
Email: bryan@murdockarchitecture.com

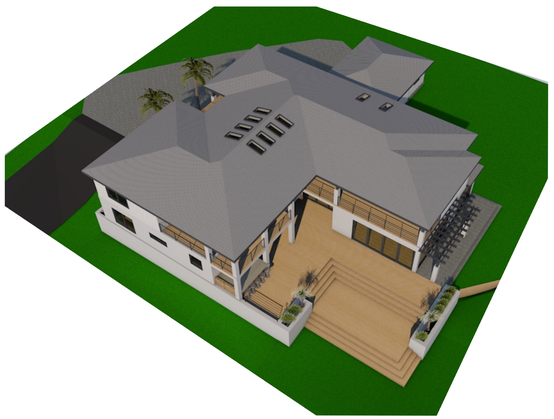
SHEET INDEX

ARCHITECT
A0.1 PROJECT INFORMATION, GENERAL NOTES
A1.0 SITE PLAN
A1.1 EXISTING PHOTOS
A1.2 PROPOSED PERSPECTIVES
A4.0 EXISTING MAIN FLOOR PLAN
A4.1 PROPOSED MAIN FLOOR PLAN
A4.2 EXISTING ROOF PLAN
A4.3 PROPOSED UPPER FLOOR PLAN
A4.4 PROPOSED ROOF PLAN
A4.5 EXISTING & PROPOSED GARAGE PLANS
A6.1 SECTIONS
A7.1 EXISTING & PROPOSED NORTH ELEVATIONS
A7.2 EXISTING & PROPOSED EAST ELEVATIONS
A7.3 EXISTING & PROPOSED SOUTH ELEVATIONS
A7.4 EXISTING & PROPOSED WEST ELEVATIONS
A7.5 EXISTING & PROPOSED GARAGE ELEVATIONS
S1 SURVEY

GENERAL NOTES

General:
- The following codes shall be used for all construction, regardless of details on plans:
  - 2019 California Building Code
  - 2019 California Residential Code
  - 2019 California Plumbing Code
  - 2019 California Mechanical Code
  - 2019 California Electrical Code
  - 2019 California Building Energy Standards
  - 2019 California Green Building Standards
  - 2019 California Fire Code
  - Current County of Marin Municipal Code.
- Project is located within a high-severity W.U.I. zone.
- Fire sprinklers shall be installed conforming w/NFPA Standard 13D - see deferred submittals below.
- ADDRESS NUMBERS: Contractor shall install or verify the existence of address numbers at least 4" tall clearly visible from the street, and of a color that clearly contrasts with the background. They should either be self-illuminated or located near a light.

AERIAL PERSPECTIVE



SITE CALCULATIONS

1.	**Lot area**	
	Existing	45,360 SF
	Proposed	45,360 SF
2.	**Building Area**	
	Existing	4,668 SF
	Proposed	7,970 SF
3.	**Floor Area**	
	Existing	3,094 SF
	Proposed	5,832 SF
	(E) ADU	1,002 SF
	(E) Garage	572 SF
	(N) Garage	711 SF
	Total Gross Floor Area	7,545 SF
4.	**Floor Area Ratio**	
	Existing	4,128 SF (9.1%)
	Proposed (adjusted –540 SF Garage)	7,005 SF (15.4%)
5.	**Proposed Area of additional disturbance**	7,200 SF
7.	**Lot Coverage**	
	Existing	12,720 SF (28.04%)
	Proposed	13,273 SF (29.23%)
8.	**Grading Calculations** *(cubic yards)*	
	Cut	41.1
	Fill	59
	Off-haul	0
9.	**Parking**	
	Existing	4
	Proposed	4
10.	**Minimum setbacks for exterior walls of proposed building area**	
	- **Garage Addition at front setback**	21'-0"
	- **Main House Addition**	20'-0"
	- **Rear Deck**	28'-1"
11.	**Maximum height of proposed building area**	28'-3"

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A.P.N. 016-031-22

LICENSED ARCHITECT
BRYAN MURDOCK
C-31267
RENEWAL DATE 7-31-23
STATE OF CALIFORNIA

PROJECT ARCHITECT
Bryan Murdock

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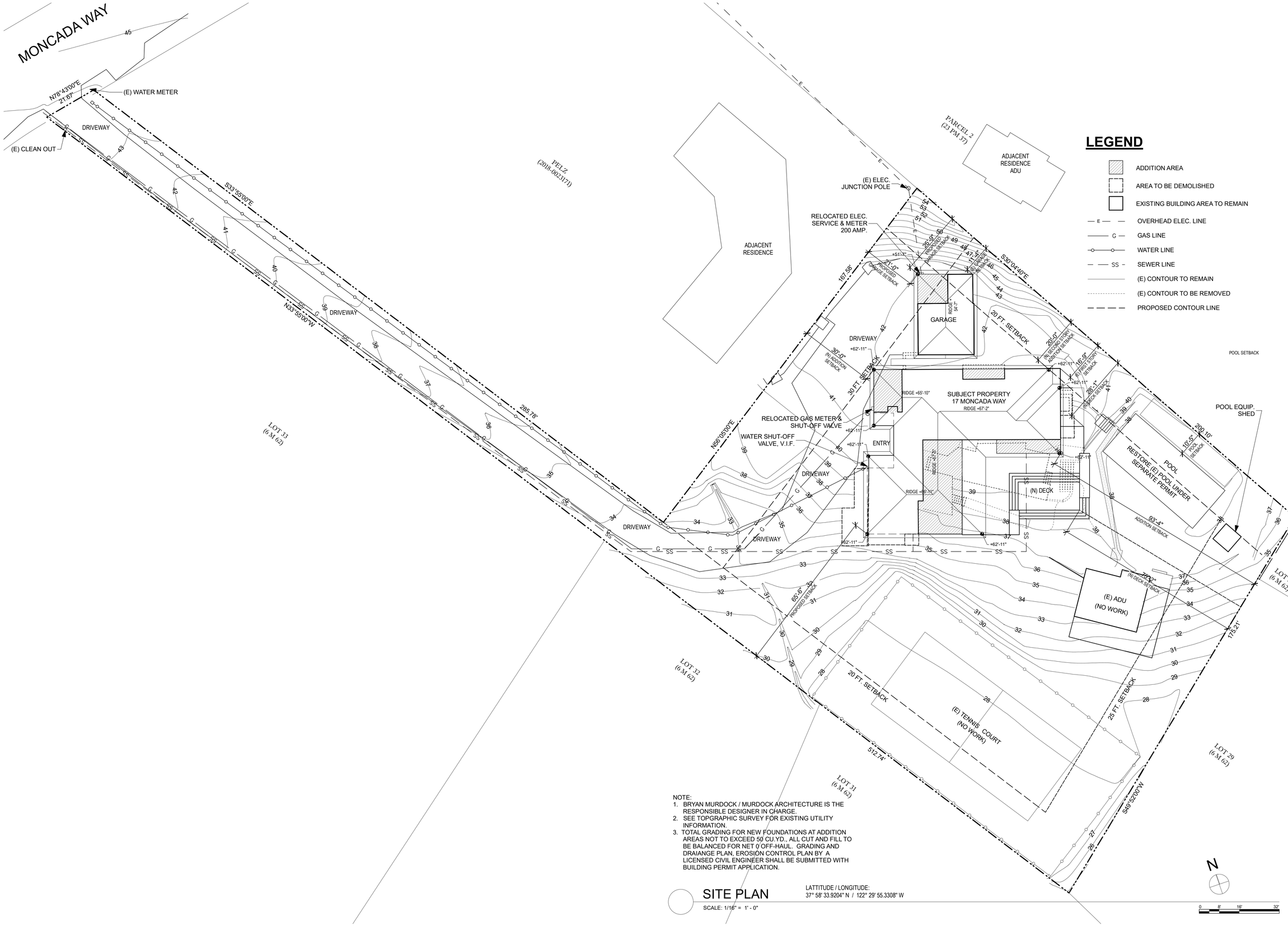
PROJECT INFO

SHEET
A0.1



NOTE:
1. BRYAN MURDOCK / MURDOCK ARCHITECTURE IS THE RESPONSIBLE DESIGNER IN CHARGE.
2. SEE TOPGRAPHIC SURVEY FOR EXISTING UTILITY INFORMATION.
3. TOTAL GRADING FOR NEW FOUNDATIONS AT ADDITION AREAS NOT TO EXCEED 50 CU.YD., ALL CUT AND FILL TO BE BALANCED FOR NET 0 OFF-HAUL. GRADING AND DRAIANGE PLAN, EROSION CONTROL PLAN BY A LICENSED CIVIL ENGINEER SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION.

SITE PLAN

SCALE: 1/16" = 1' - 0"

LATTITUDE / LONGITUDE:
37° 58' 33.9204" N / 122° 29' 55.3308" W

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SITE PLAN

SHEET
A1.0

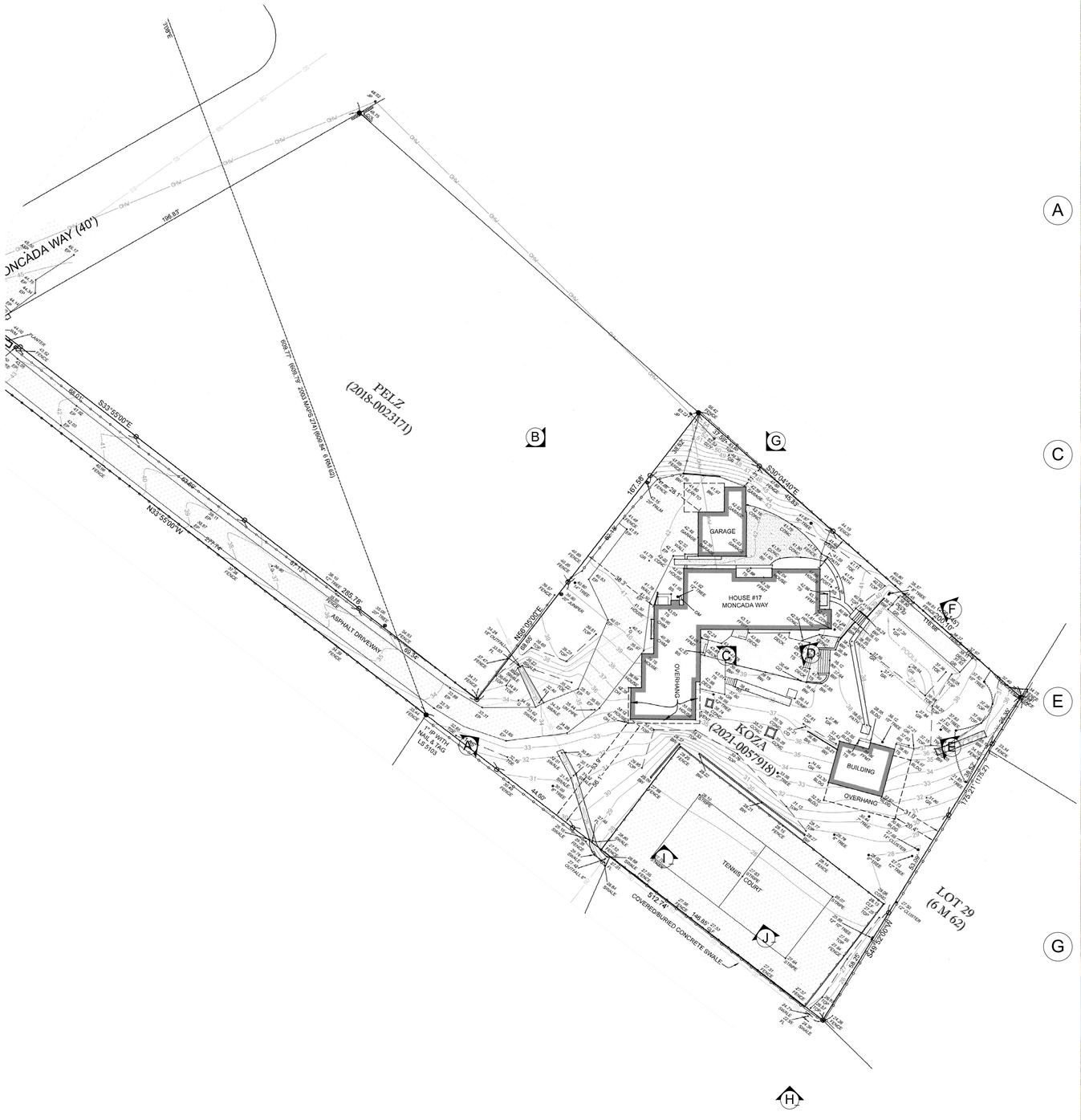

PHOTO KEY MAP

NOT TO SCALE

A

B

C

D

F

G

H

I

J

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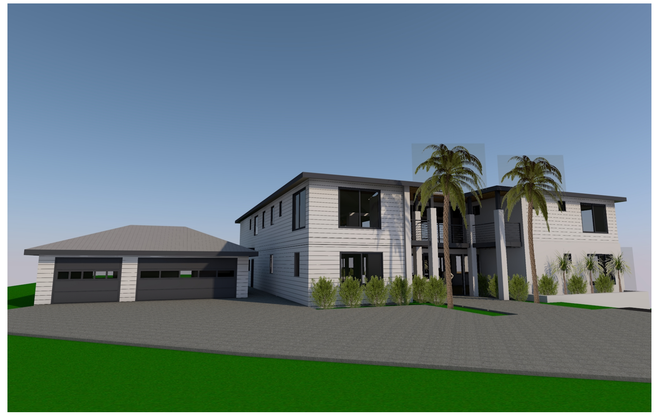
EXISTING PHOTOS

SHEET
A1.1



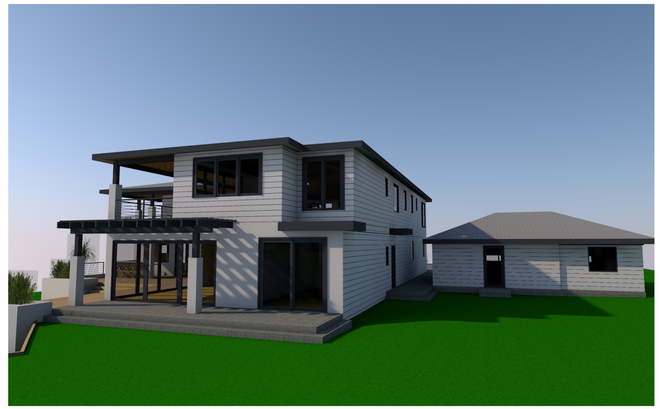
PERPSECTIVE 1

PERPSECTIVE 2

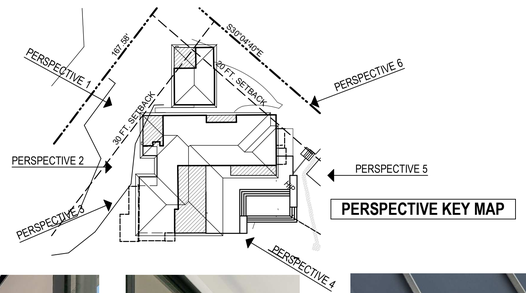
PERPSECTIVE 3

PERPSECTIVE 4

PERPSECTIVE 5



PERPSECTIVE 6

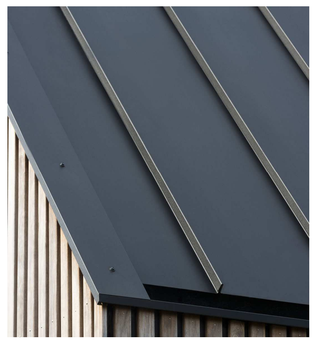


PERSPECTIVE KEY MAP

1 **ENTRY DOOR W/ SIDE LITES**
- FLEETWOOD WINDOW SYSTEMS COLOR: CUSTOM (BLACK) ALUMINUM
- WUI COMPLIANT, CLEAR GLAZING.

1A **SLIDING DOORS**
- FLEETWOOD WINDOW SYSTEMS COLOR: CUSTOM (BLACK) ALUMINUM
- WUI COMPLIANT, CLEAR GLAZING.

1B **WINDOWS**
- FLEETWOOD WINDOW SYSTEMS COLOR: CUSTOM (BLACK) ALUMINUM
- WUI COMPLIANT, CLEAR GLAZING.



2 **STANDING SEAM ALUMINUM ROOFING**
- METAL SALES MANUFACTURING CORP. STANDING SEAM BLACK

4 **HORIZONTAL SIDING**
- HARDI, ARTISAN, V-GROOVE 6" HORIZONTAL SIDING
- COLOR: WHITE

3 **STUCCO SIDING**
- SMOOTH FACED STUCCO
- COLOR: LIGHT GRAY

5B **TYPICAL EXTERIOR WALL LIGHT**
- OUTDOOR WALL LIGHT, BEGA LED DIRECTIONAL WALL LIGHT 22261 FINISH: BLACK, 291 LUMENS, DARK SKY COMPLIANT

5A **TYPICAL EXTERIOR SOFFIT LIGHT**
- OUTDOOR CEILING LIGHT, BEGA LED CEILING MOUNT SOWNLIGHT, MODEL #66974-K3-BLK, FINISH: BLACK, 1296 LUMENS, DARK SKY COMPLIAN INSTALLED IN SOFFIT.

7 **CEDAR SOFFIT**
- CEDAR SOFFIT OVER WUI COMPLIANT HARDIE SOFFIT PANEL
- COLOR: CLEAR COAT FINISH

6 **FASCIA AND POST CASING**
- PAINTED WOOD
- COLOR: DARK GRAY

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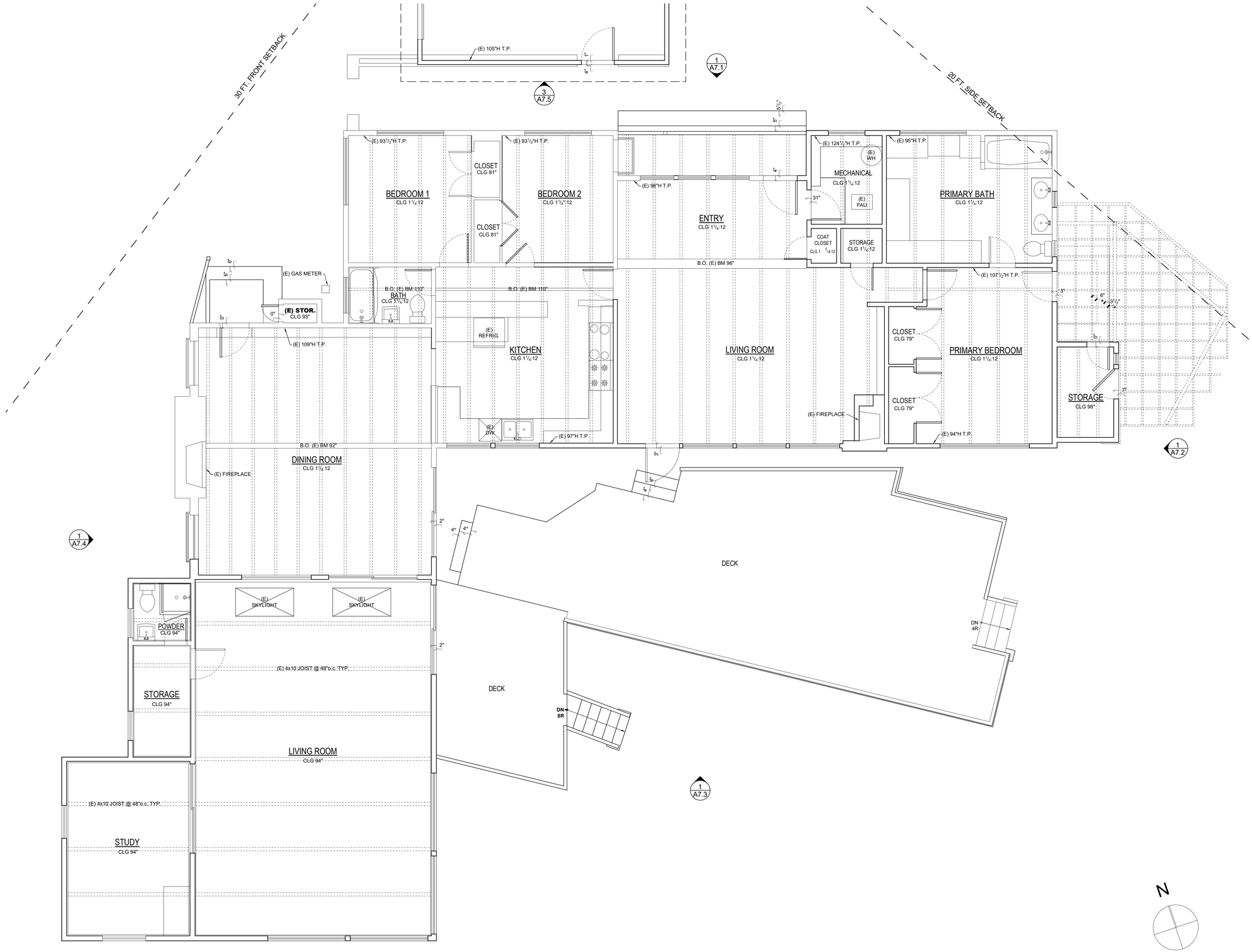
PROPOSED PERSPECTIVES

SHEET
A1.2



1 EXISTING LOWER FLOOR PLAN

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

0 2' 4' 8'

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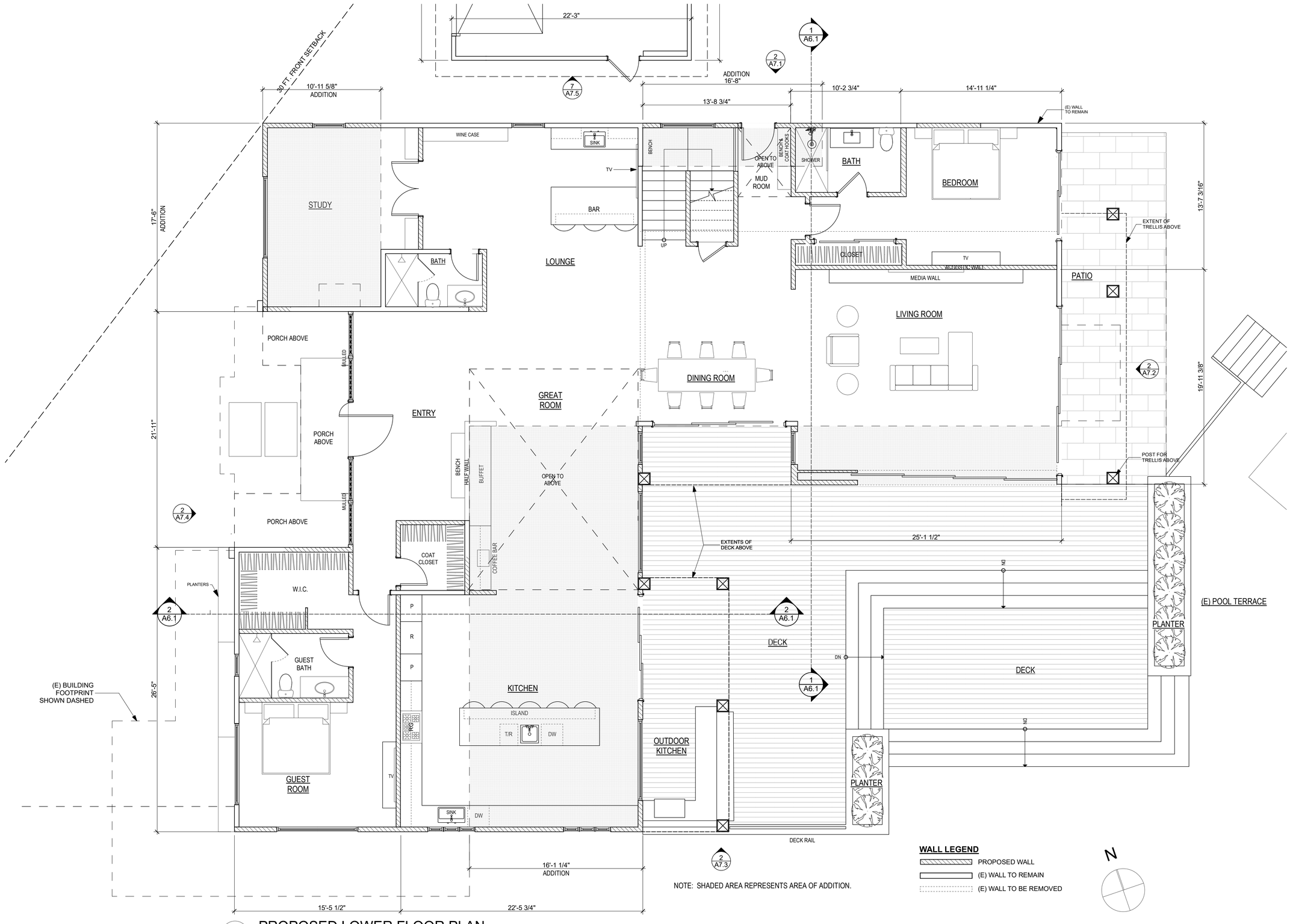
EXISTING MAIN FLOOR PLAN

SHEET
A4.0



NOTE: SHADED AREA REPRESENTS AREA OF ADDITION.

WALL LEGEND

- PROPOSED WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED

2 PROPOSED LOWER FLOOR PLAN

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

0 2' 4' 8'

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PROPOSED MAIN FLOOR PLAN

SHEET
A4.1

1 EXISTING ROOF PLAN

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

0 2' 4' 8'

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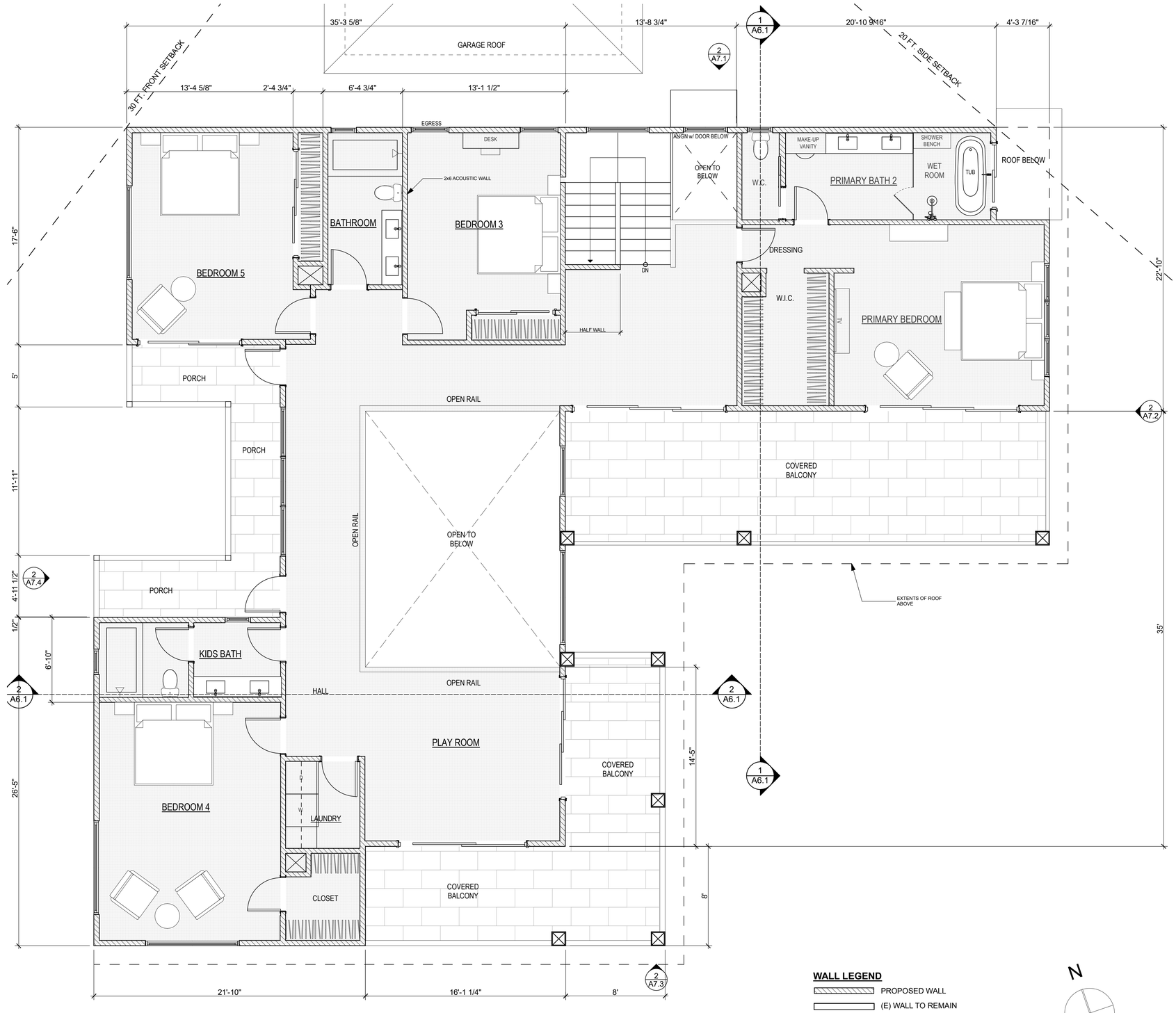
EXISTING ROOF PLAN

SHEET
A4.2



NOTE: SHADED AREA REPRESENTS AREA OF ADDITION.

WALL LEGEND

- PROPOSED WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED

N

1 PROPOSED UPPER FLOOR PLAN

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

0 2' 4' 8'

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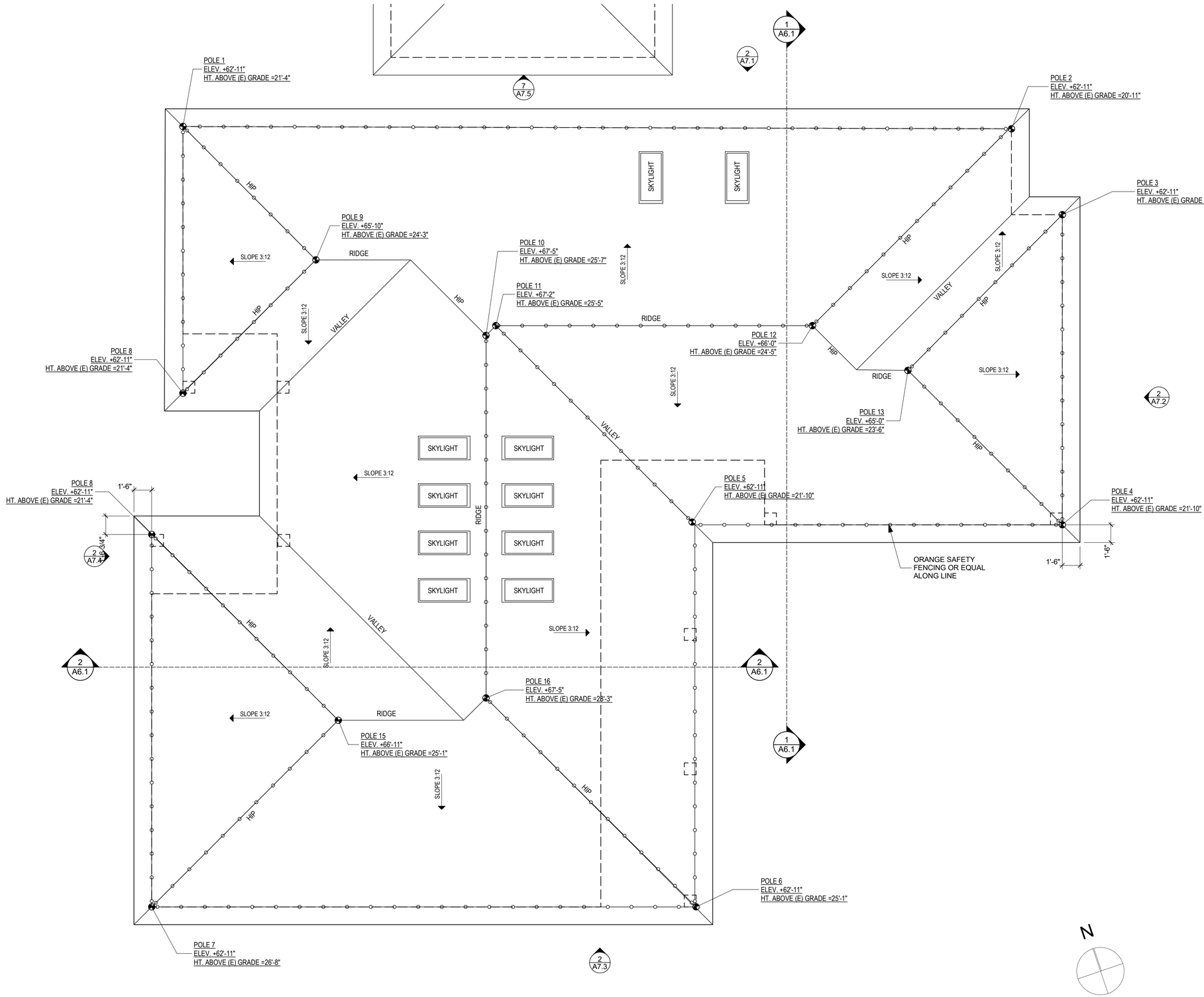
PROPOSED UPPER FLOOR PLAN

SHEET
A4.3



1 PROPOSED ROOF PLAN / STORY POLE PLAN

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

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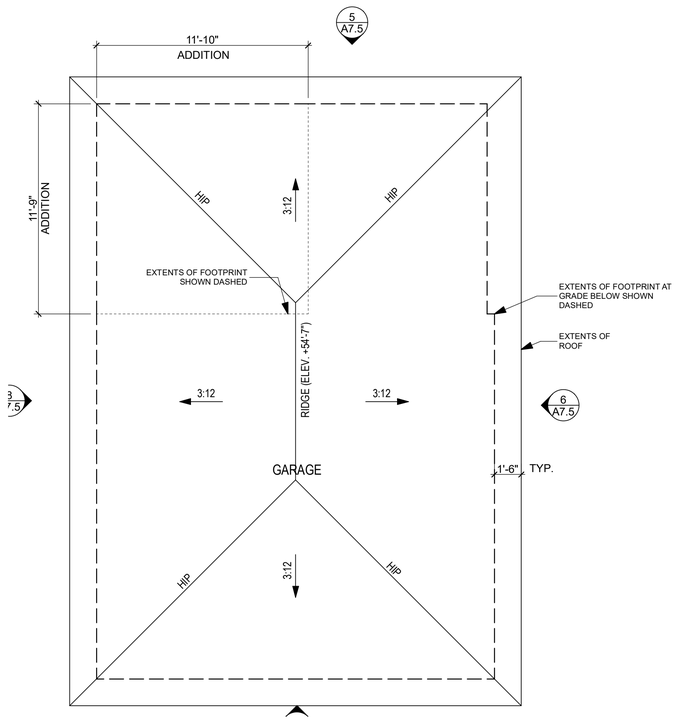
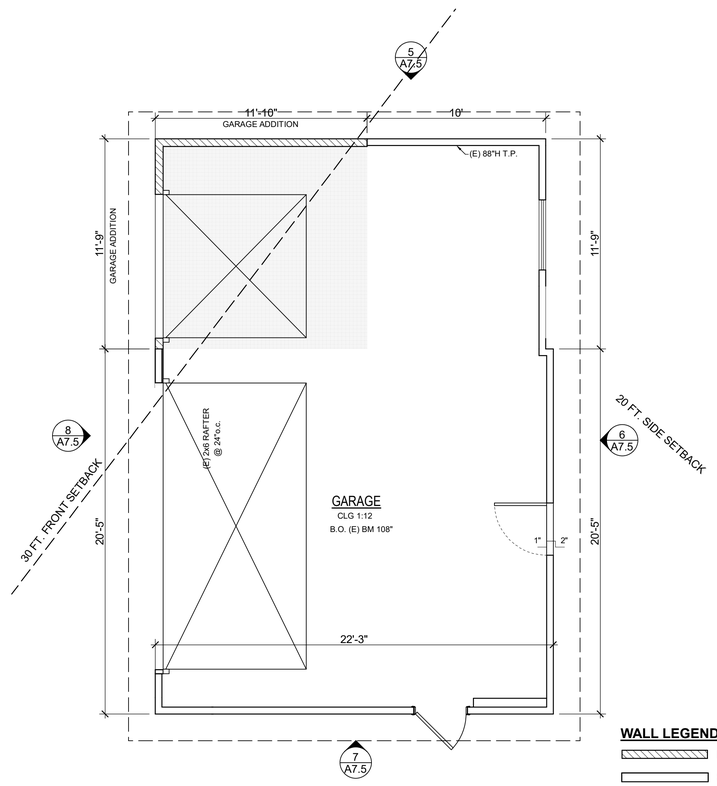
PROPOSED ROOF PLAN

SHEET
A4.4



3 PROPOSED GARAGE ROOF PLAN

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

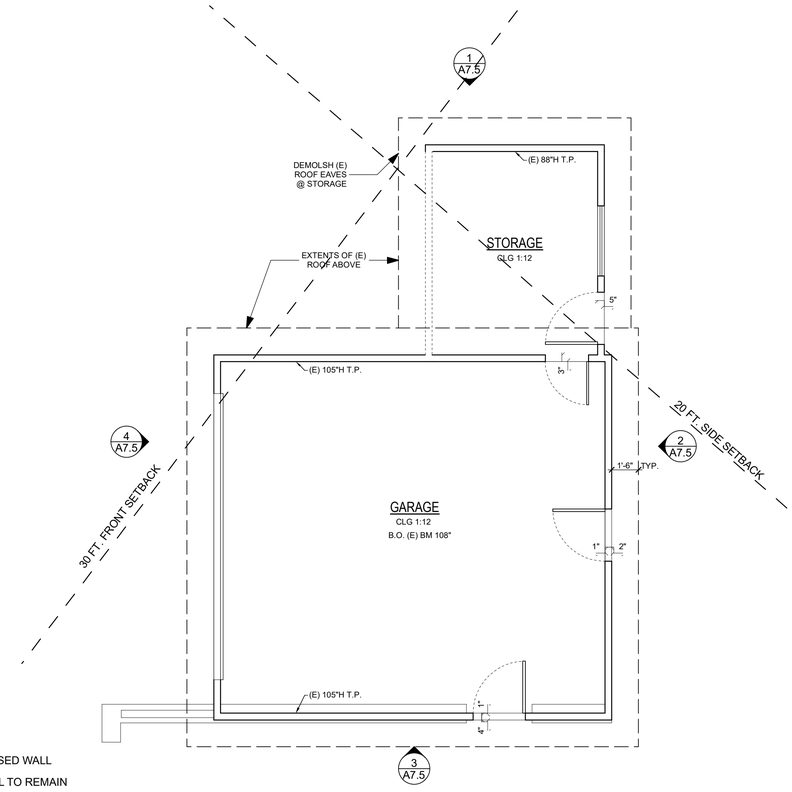


2 PROPOSED GARAGE PLAN

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

WALL LEGEND

- PROPOSED WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED



1 EXISTING GARAGE PLAN

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

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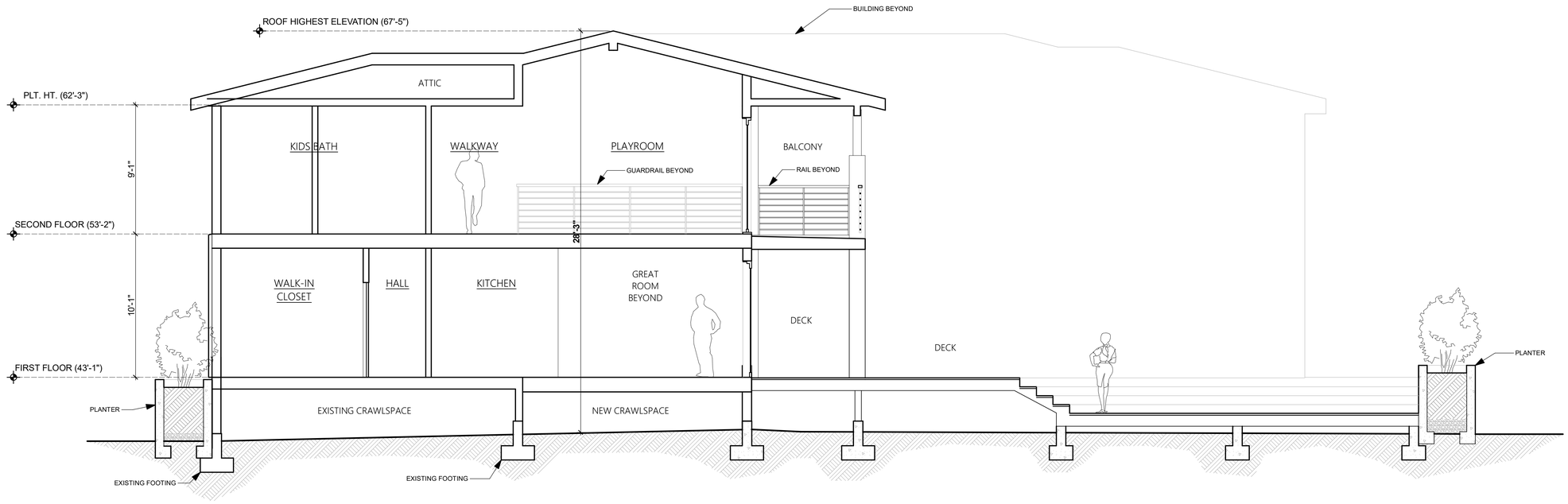
GARAGE PLANS

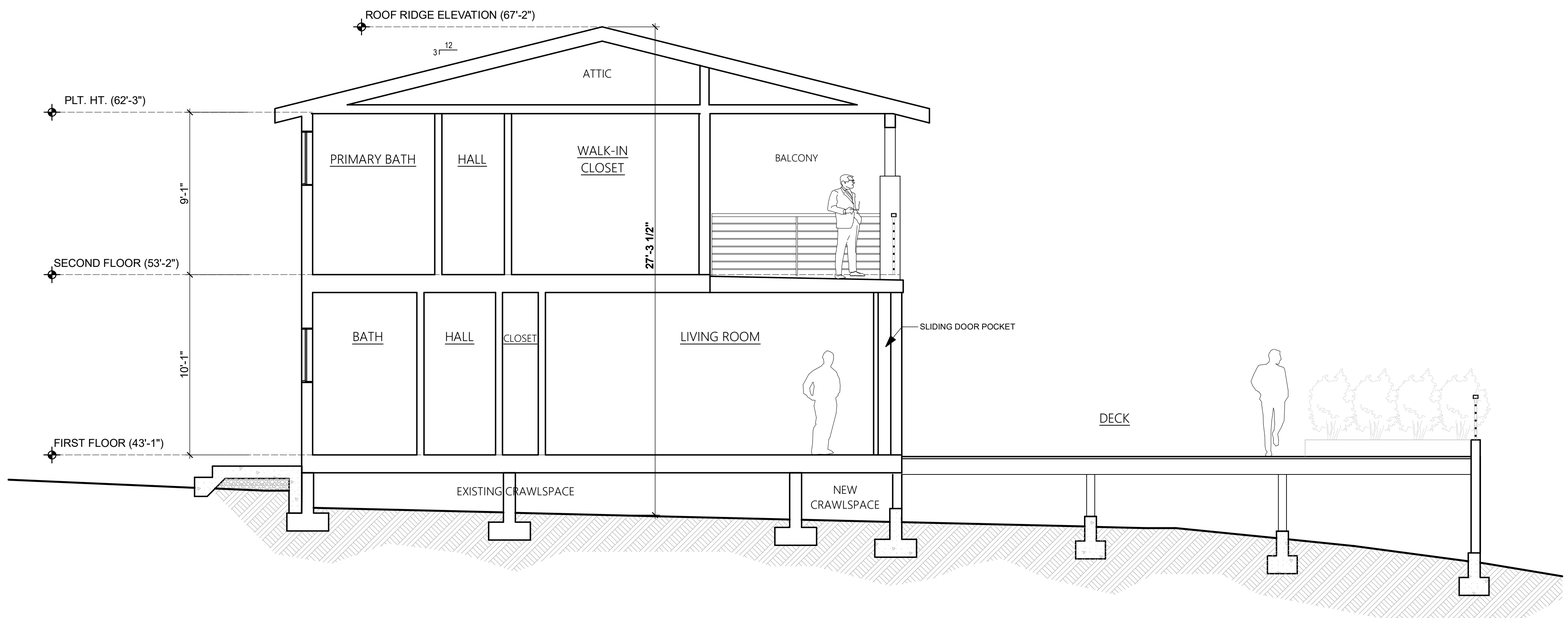
SHEET
A4.5



2 PROPOSED BUILDING SECTION 2

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

0 2' 4' 8'



1 PROPOSED BUILDING SECTION 1

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

0 2' 4' 8'

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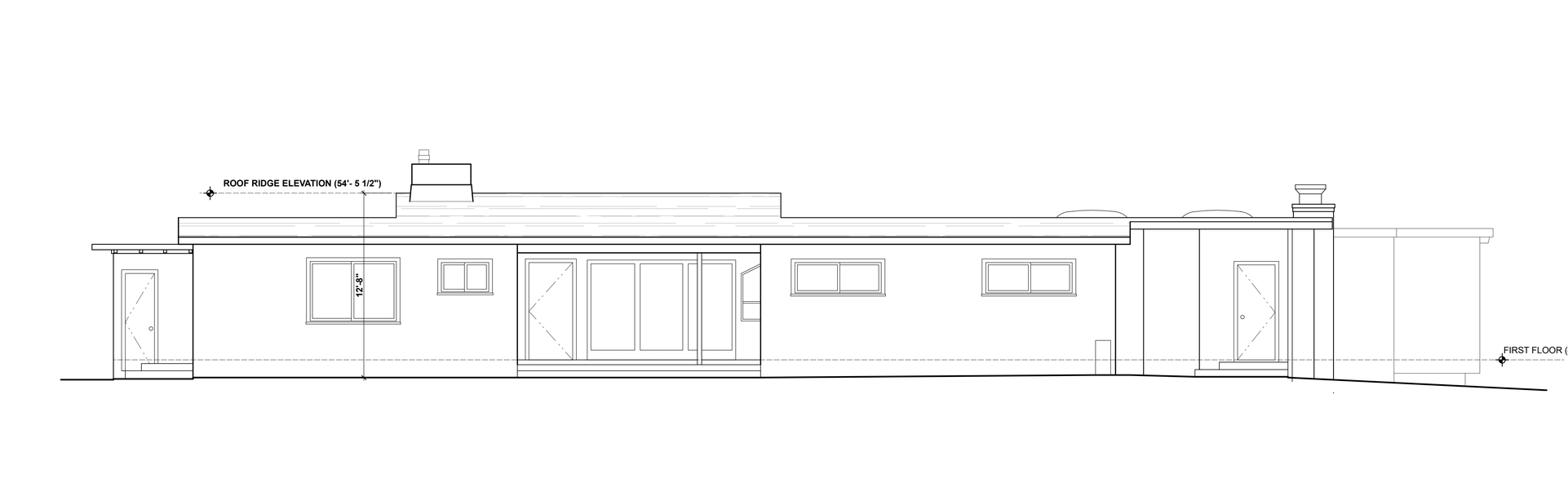
SECTIONS

SHEET
A6.1

1 EXISTING NORTH ELEVATION

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

0 2' 4' 8'



2 PROPOSED NORTH ELEVATION

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

0 2' 4' 8'

MATERIALS LEGEND

SEE SHEET A1.2 FOR FINISH NOTES AND SAMPLE IMAGES

1 ENTRY DOOR / SWING DOOR
1A SLIDING DOORS
1B WINDOWS
2 STANDING SEAM ALUMINUM ROOFING
3 STUCCO SIDING
4 HORIZONTAL SIDING
5A TYPICAL EXTERIOR SOFFIT LIGHT
5B TYPICAL EXTERIOR WALL LIGHT
6 FASCIA AND POST CASING
7 CEDAR SOFFIT

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RENEWAL DATE 7-31-23
STATE OF CALIFORNIA

PROJECT ARCHITECT
Bryan Murdock

ISSUE
DESIGN REVIEW

REVISIONS

PROJECT #
2117

DATE
12.27.2021

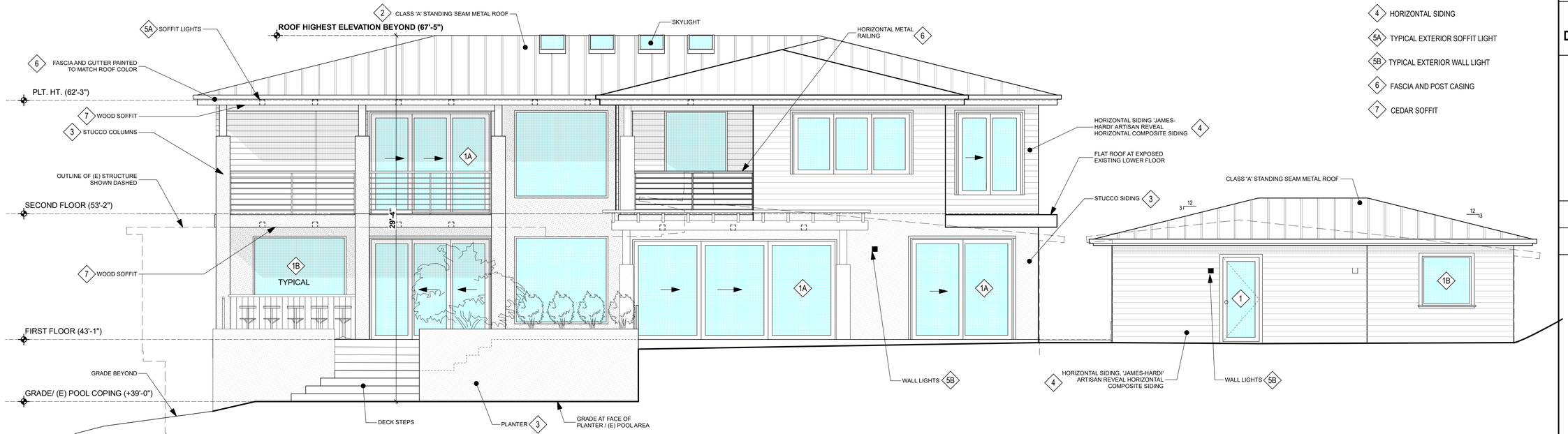
EXISTING & PROPOSED NORTH ELEVATIONS

SHEET
A7.1

2 EXISTING EAST ELEVATION

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

0 2' 4' 8'



2 PROPOSED EAST ELEVATION

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

0 2' 4' 8'

MATERIALS LEGEND

SEE SHEET A1.2 FOR FINISH NOTES AND SAMPLE IMAGES

- 1 ENTRY DOOR / SWING DOOR
- 1A SLIDING DOORS
- 1B WINDOWS
- 2 STANDING SEAM ALUMINUM ROOFING
- 3 STUCCO SIDING
- 4 HORIZONTAL SIDING
- 5A TYPICAL EXTERIOR SOFFIT LIGHT
- 5B TYPICAL EXTERIOR WALL LIGHT
- 6 FASCIA AND POST CASING
- 7 CEDAR SOFFIT

MURDOCK ARCHITECTURE
200 Gate 5 Road, #209, Sausalito, CA 94965
415.663.2035 www.murdockarchitecture.com

PROJECT ADDRESS
KIMBERLEY KOZA
17 MONCADA WAY
SAN RAFAEL, CA 94901
A.P.N. 016-031-22

LICENSED ARCHITECT
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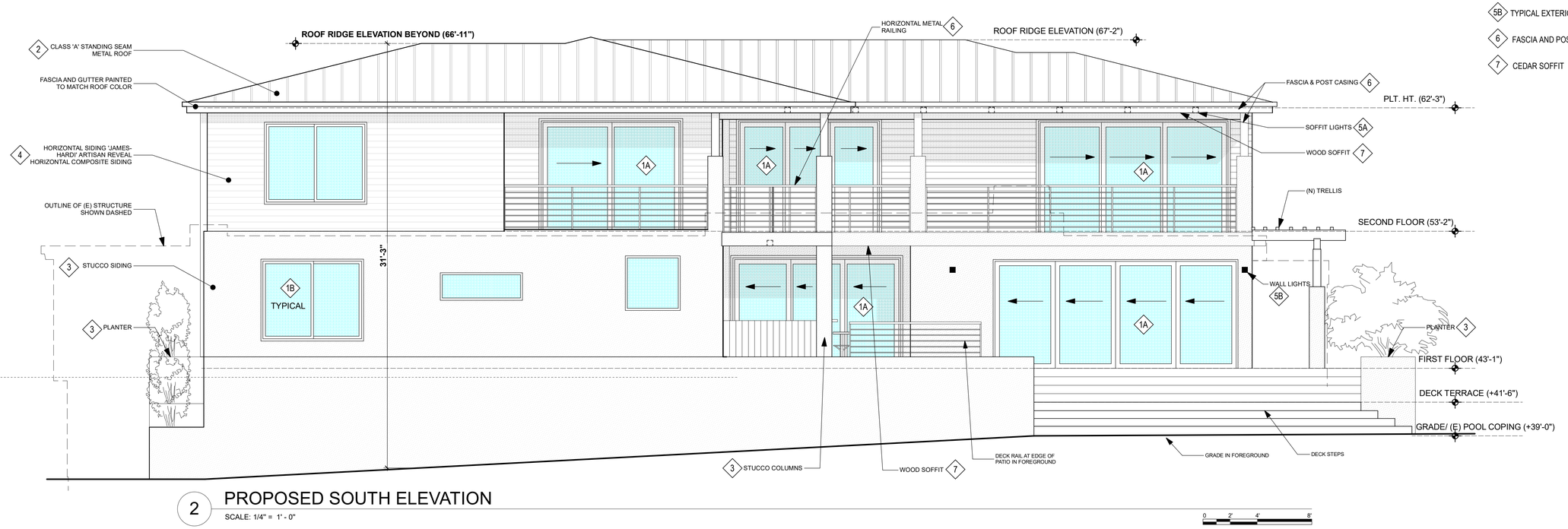
SHEET
A7.2

3 EXISTING SOUTH ELEVATION

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

0 2' 4' 8'



2 PROPOSED SOUTH ELEVATION

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

0 2' 4' 8'

MATERIALS LEGEND

SEE SHEET A1.2 FOR FINISH NOTES AND SAMPLE IMAGES

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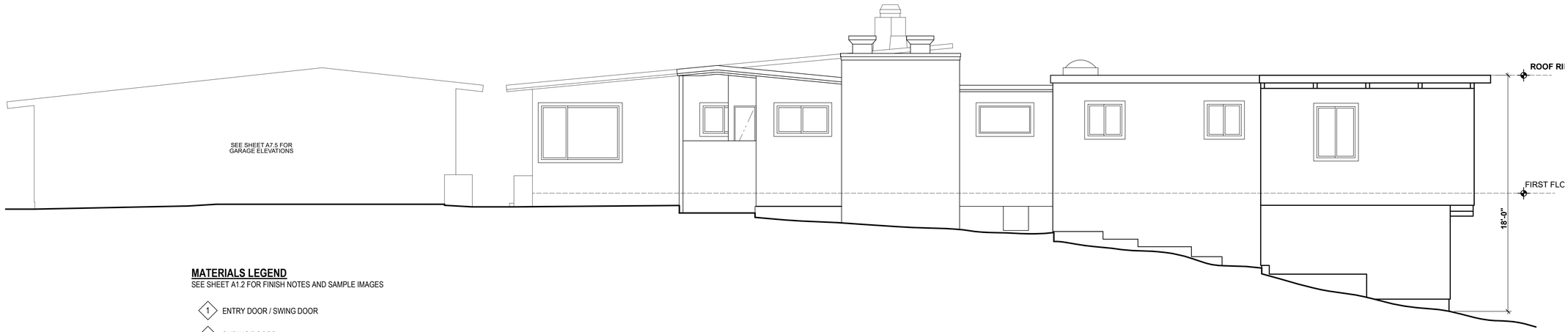
EXISTING & PROPOSED SOUTH ELEVATIONS

SHEET
A7.3



4 EXISTING WEST ELEVATION

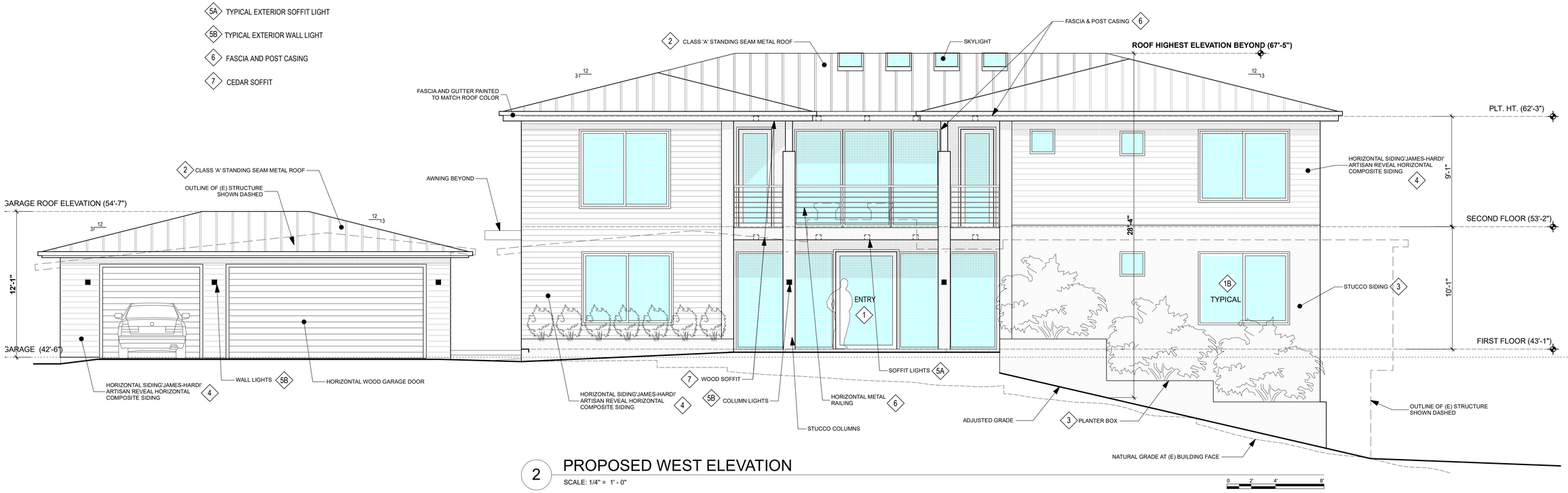
SCALE: 1/4" = 1' - 0"

0 2' 4' 8'

MATERIALS LEGEND

SEE SHEET A1.2 FOR FINISH NOTES AND SAMPLE IMAGES

1. ENTRY DOOR / SWING DOOR
1A. SLIDING DOORS
1B. WINDOWS
2. STANDING SEAM ALUMINUM ROOFING
3. STUCCO SIDING
4. HORIZONTAL SIDING
5A. TYPICAL EXTERIOR SOFFIT LIGHT
5B. TYPICAL EXTERIOR WALL LIGHT
6. FASCIA AND POST CASING
7. CEDAR SOFFIT



2 PROPOSED WEST ELEVATION

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

0 2' 4' 8'

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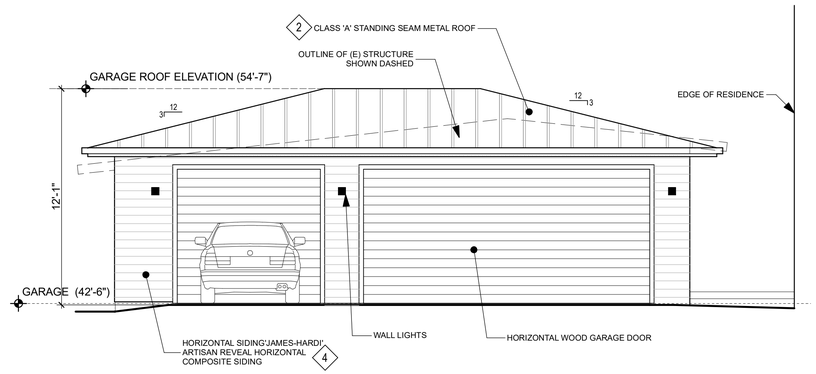
EXISTING & PROPOSED WEST ELEVATIONS

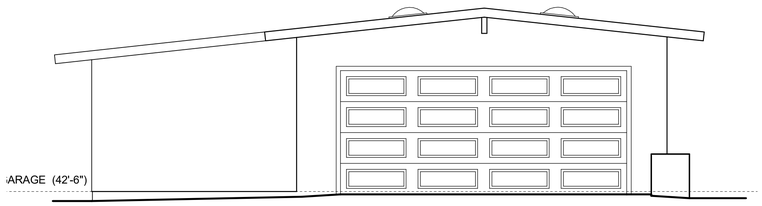
SHEET
A7.4



8 PROPOSED WEST GARAGE ELEVATION

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

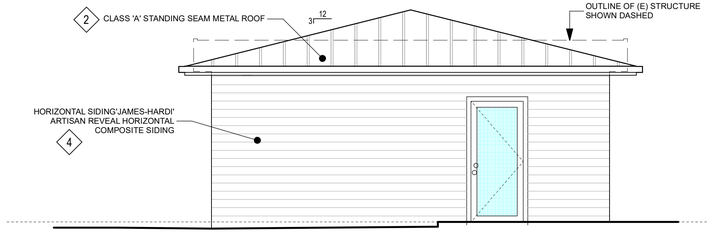
0 2' 4' 8'



4 EXISTING WEST GARAGE ELEVATION

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

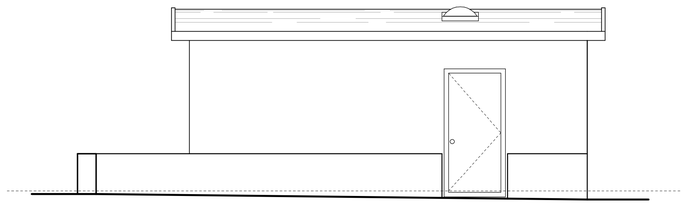
0 2' 4' 8'



7 PROPOSED SOUTH GARAGE ELEVATION

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

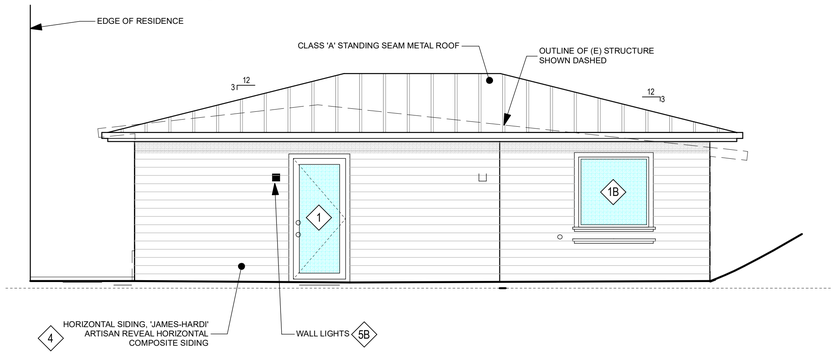
0 2' 4' 8'



3 EXISTING SOUTH GARAGE ELEVATION

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

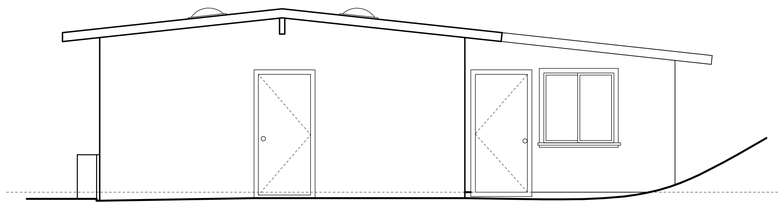
0 2' 4' 8'



6 PROPOSED EAST GARAGE ELEVATION

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

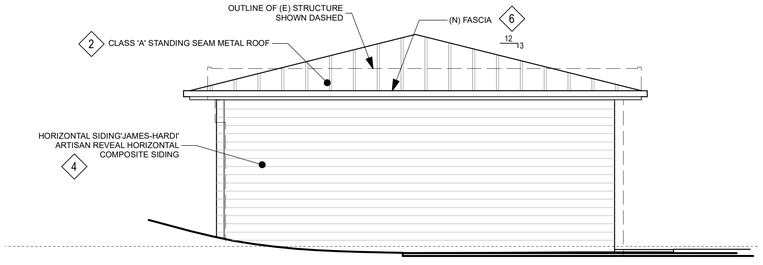
0 2' 4' 8'



2 EXISTING EAST GARAGE ELEVATION

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

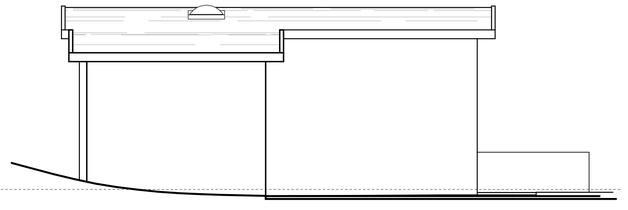
0 2' 4' 8'



5 PROPOSED NORTH GARAGE ELEVATION

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

0 2' 4' 8'



1 EXISTING NORTH GARAGE ELEVATION

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

0 2' 4' 8'

MATERIALS LEGEND

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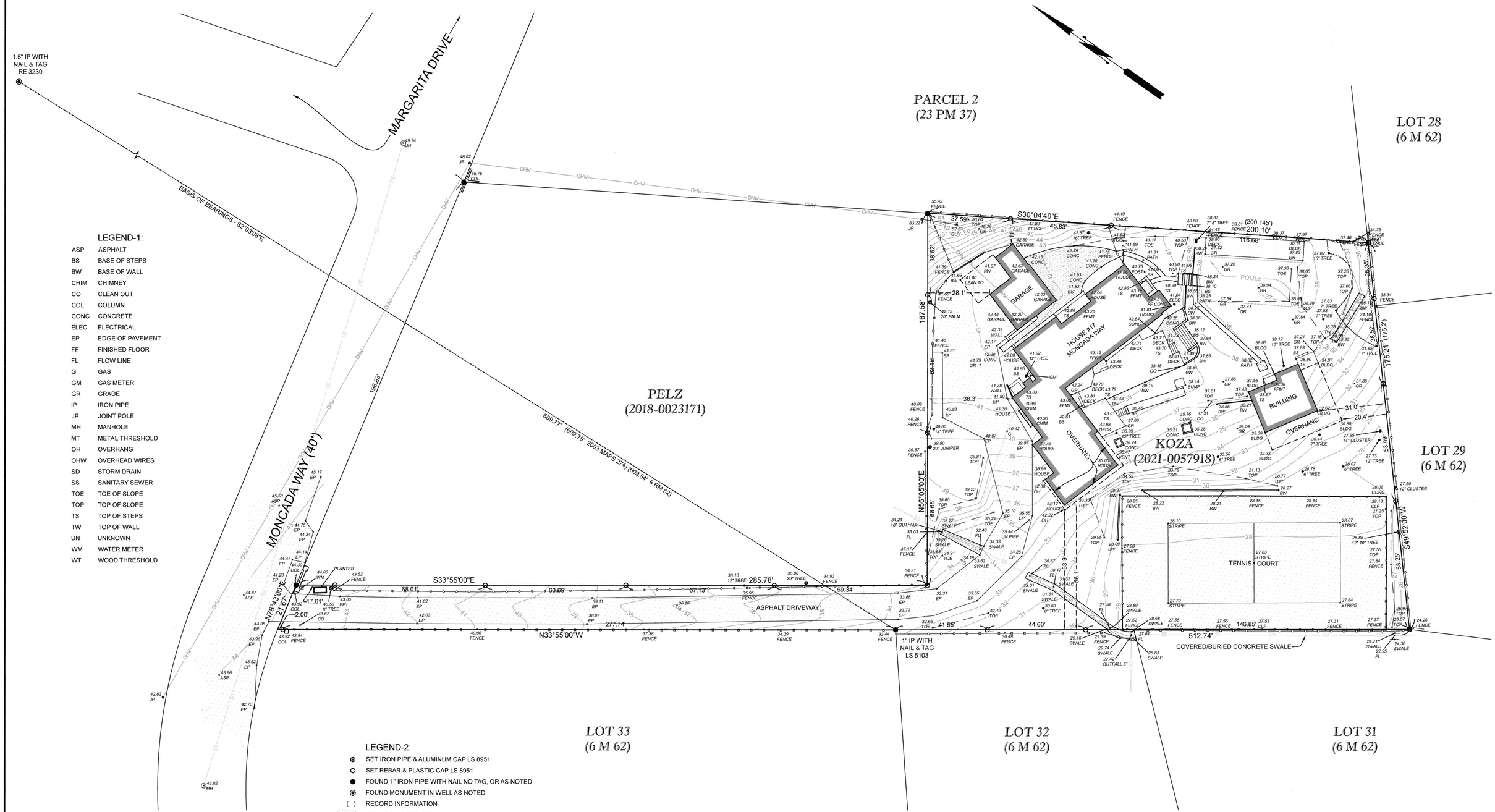
EXISTING & PROPOSED GARAGE ELEVATIONS

SHEET
A7.5



LEGEND-1:

ASP	ASPHALT
BS	BASE OF STEPS
BW	BASE OF WALL
CHIM	CHIMNEY
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
G	GAS
GM	GAS METER
GR	GRADE
IP	IRON PIPE
JP	JOINT POLE
MH	MANHOLE
MT	METAL THRESHOLD
OH	OVERHANG
OHW	OVERHEAD WIRES
SD	STORM DRAIN
SS	SANITARY SEWER
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TS	TOP OF STEPS
TW	TOP OF WALL
UN	UNKNOWN
WM	WATER METER
WT	WOOD THRESHOLD

LEGEND-2:

- SET IRON PIPE & ALUMINUM CAP LS 8951
- SET REBAR & PLASTIC CAP LS 8951
- FOUND 1" IRON PIPE WITH NAIL NO TAG, OR AS NOTED
- FOUND MONUMENT IN WELL AS NOTED
- ( ) RECORD INFORMATION
- PAVER OR BRICK PATH
- CONCRETE
- ASPHALT
- WOOD DECK
- RUBBLE WALL
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- EDGE OF THICKET

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 INCH = 8 FEET

NOTES:
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

UNDERGROUND AND OVERHEAD UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

A RECORD OF SURVEY WILL BE FILED AS REQUIRED BY LAW.

NO TITLE REPORT WAS PROVIDED, EASEMENTS MAY EXIST.

PROFESSIONAL LAND SURVEYOR * PAUL D. LINS * No. 8951 * 11-11-21 * STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY

LANDS OF KOZA (2021-0057918)
LOCATED AT 17 MONCADA WAY
SAN RAFAEL, MARIN COUNTY, CALIFORNIA

OCTOBER 28, 2021 SCALE: 1" = 20'

MONUMENTAL LAND SURVEYING
171 MAYHEW WAY, SUITE 207, PLEASANT HILL, CA 94523
(925) 300-3695 MONUMENTAL-LS.COM PROJECT#21084