15 WOODSIDE CT

NOVATO, CA 94947
July 14, 2021
PLANNING REVIEW SET

FISCHER
ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

SYMBOLS / ABBREVIATIONS

A- Exterior Elevation / Section Cut

Detail Key

Room 000 Room Name / Number

00 Door Number

000 Window Number

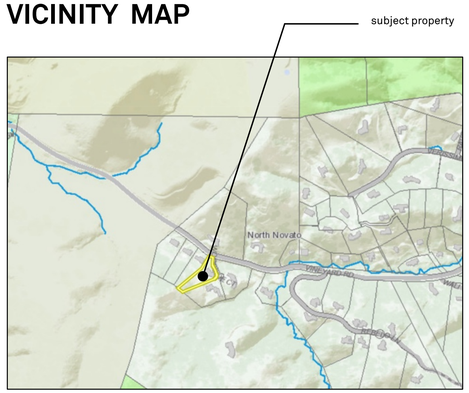
Elevation Marker

adj	adjustable
af.f.	above finished floor
blkg	blocking
CL	center line
clng	ceiling
clr	clear
dim	dimension
DN	down
dtl	detail
dwg	drawing(s)
ea	each
el	elevation (height)
elect	electrical
elevs	elevation (drawings)
eq	equal
(e)	existing
ext	exterior
f.b.o.	furnished by owner
f.f.	finished floor
fluor	fluroescent
ga	gauge
galv	galvanized
gyp. bd.	gypsum board
hr	hour
ht	height
max	maximum
mech	mechanical
manuf	manufacturer
min	minimum
mtl	metal
min	minimum
mtl	metal
NIC	not in contract
NTS	not to scale
(n)	new
o.c.	on center
opp	opposite
o/	over
PL	property line
ply	plywood
ptd	painted
r	radius
req'd	required
r.o.	rough opening
s.s.d.	see structural drawings
s.c.d.	see civil drawings
s.l.d.	see lanscape drawings
sim	similar
st. stl.	stainless steel
st.	steel
std	standard
(t)	tempered glass
t.b.d.	to be determined
thru	through
t.o.	top of
typ.	typical
ver	verify
v.i.f.	verify in field
w.o.	where occurs
u.o.n.	unless otherwise noted
UP	up

PROJECT INFORMATION

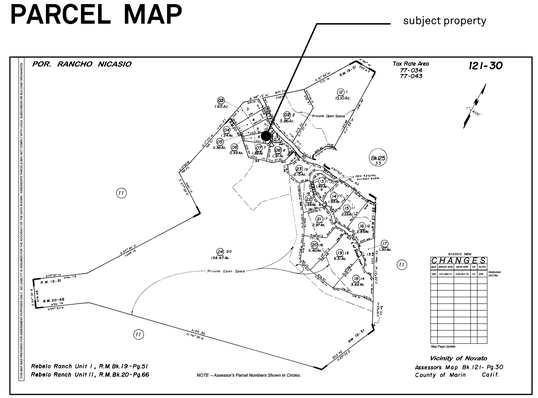
Project Address:	15 Woodside Ct, Novato, CA 94947
APN:	121-300-06
Zoning District:	RMP-0.1 -Residential Multiple
Construction Type:	V-B
Occupancy Type:	R-3
Parking Spaces (no change):	3 (garage)
Front Yard Setback:	25'-0" req.
Side Yard Setback:	25'-0" req.
Rear Yard Setback:	30'-0" req.
Number of Stories:	3
Building Height (no change):	30'-0"
Maxium Building Height:	30 ft above natural grade
Existing Lot Area:	43,124 sqft
Proposed Lot Area:	43,124 sqft
Existing Building Area:	8,235 sqft
Proposed Building Area:	9,013 sqft
Existing Floor Area:	6,757 sqft
Proposed Floor Area:	7,535 sqft
Existing FAR:	.15
Proposed FAR:	.17
MAX FAR:	n/a
Existing Lot Coverage:	.08
Impervious Coverage	5,167 sqft
Pervious Coverage	34,176 sqft
Proposed Lot Coverage	.09
Impervious coverage	5,167 sqft
Pervious coverage	33,891 sqft
Max Lot Coverage	.20

VICINITY MAP



N

PARCEL MAP



PROJECT DESCRIPTION

First and second floor addition (778 sqft), new trellis, new attached awning, existing retaining walls to be legalized, and conversion of existing space into ADU

SHEET INDEX

Architectural Drawings

A0.1	Project Info
A0.2	Site Plan/Drainage/Materials Board
A1.0	Existing/Demo - First Floor Plan
A1.1	Existing/Demo - Second Floor Plan
A1.2	Existing/Demo - Third Floor Plan
A1.3	Existing/Demo - Roof Plan
A1.4	Existing/Demo - Elevations
A1.5	Existing/Demo - Elevations
A2.0	Proposed - First Floor Plan
A2.1	Proposed - Second Floor Plan
A2.2	Proposed - Third Floor Plan
A2.3	Proposed- Roof Plan
A3.0	Proposed - Elevations
A3.1	Proposed - Elevations
A4.0	Proposed - Sections

PROJECT TEAM

OWNER
Benjamin Netick

GENERAL CONTRACTOR
T.B.D.

ARCHITECT
Fischer Architecture
2984 San Pablo Avenue
Berkeley, CA 94702
tel. 510.204.9250
Kerstin Fischer, Principal
Andrew Fischer, Principal

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

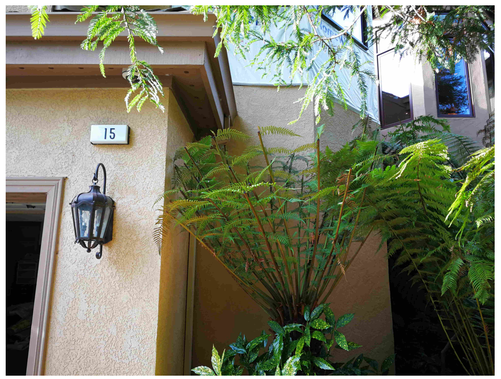
NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
PROJECT INFO

SHEET

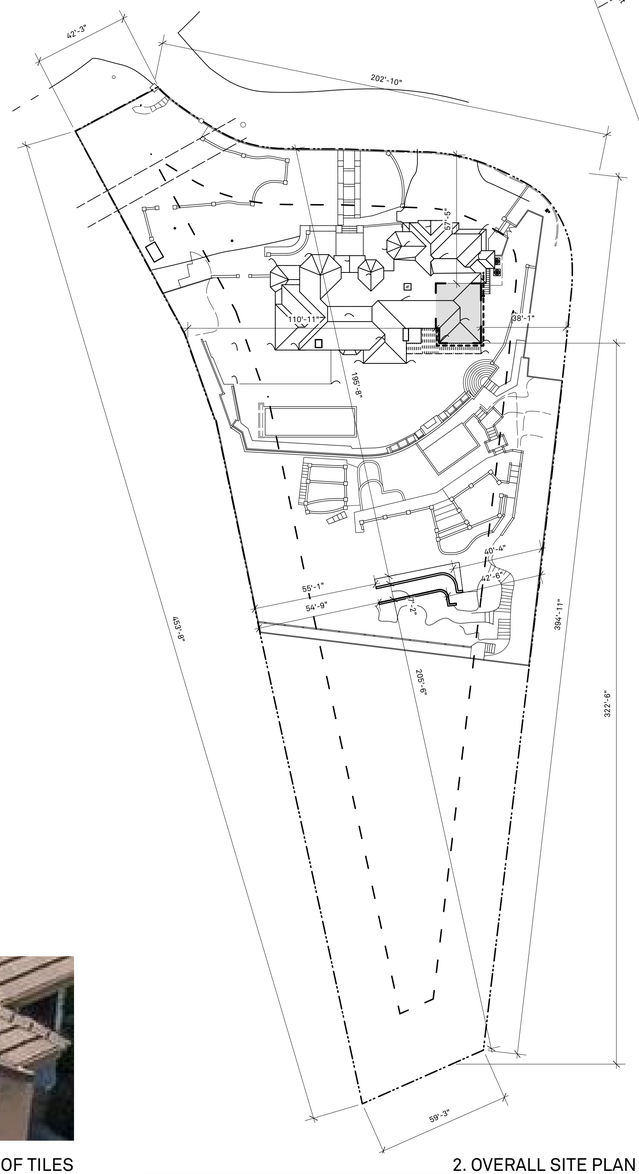
A0.1



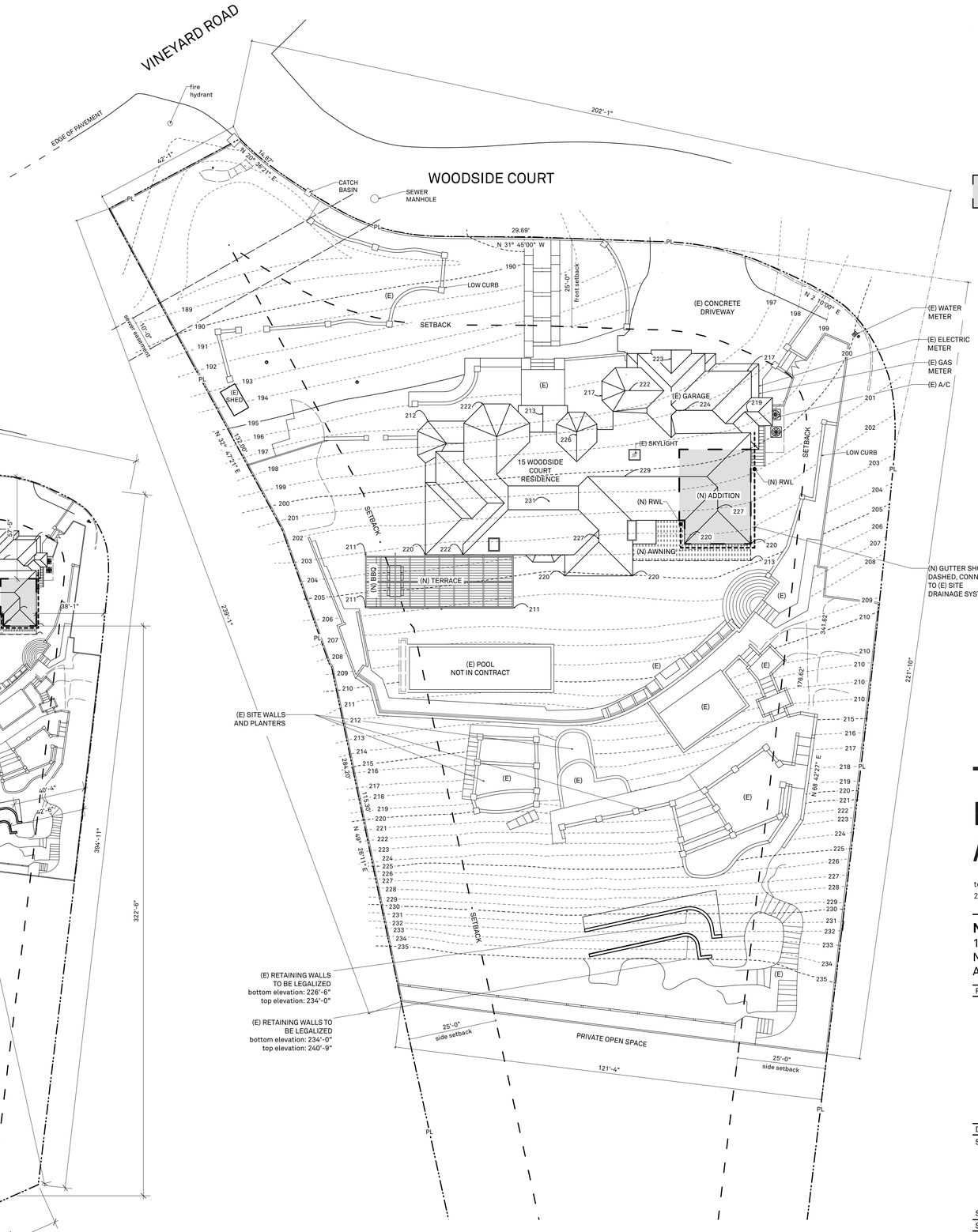
5. (E) STUCCO AND (E) EXTERIOR LIGHT,
NOTE: (N) STUCCO TO MATCH (E)

4. (E) WOOD WINDOW
NOTE: (N) WOOD WINDOWS TO MATCH

3. (E) ROOF TILES
NOTE: (N) ROOF TO MATCH (E)



2. OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"



1. DETAIL SITE PLAN
SCALE: 1/16" = 1'-0"

Area propsed for addition

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

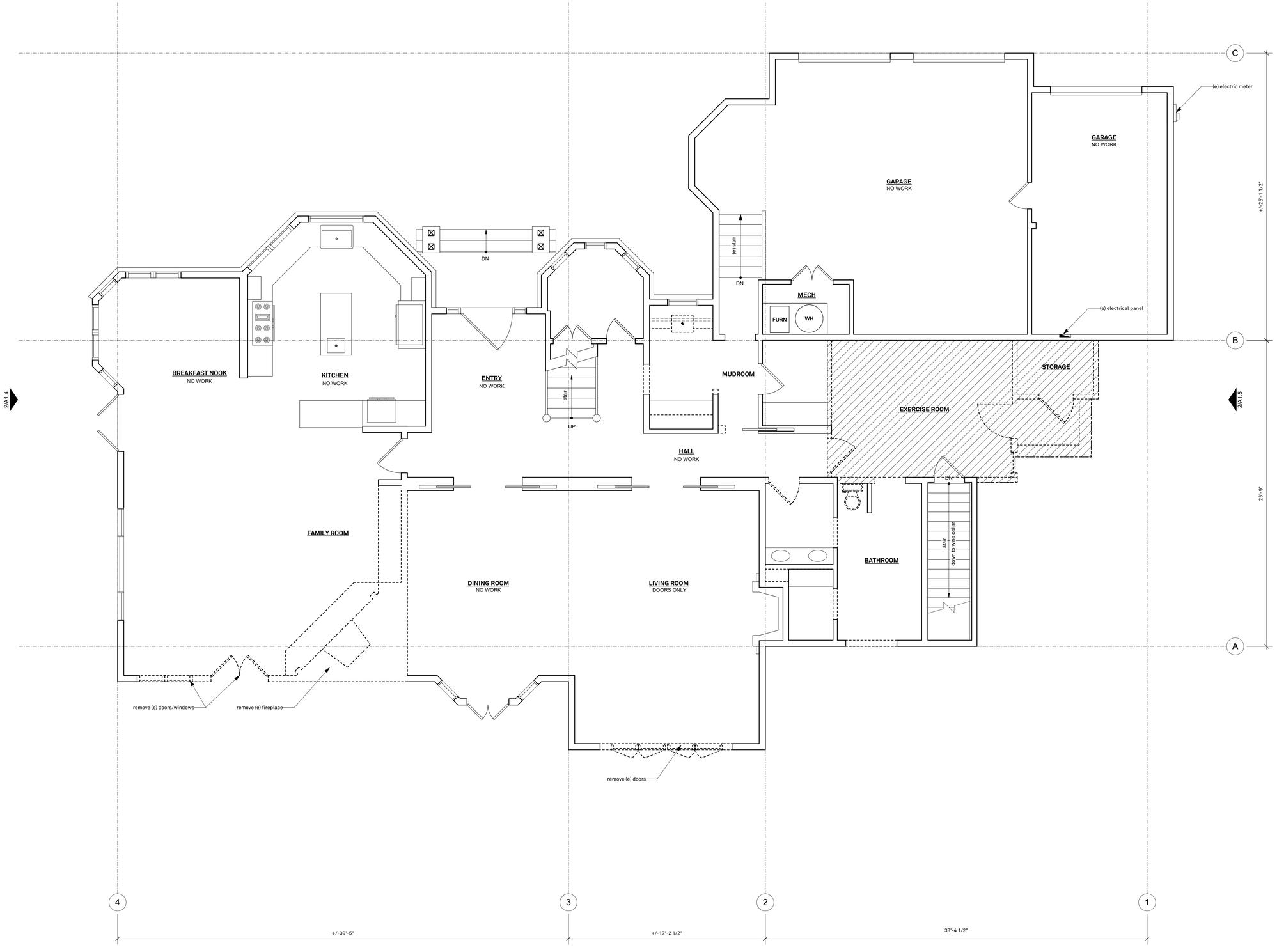
REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
SITE PLAN/DRAINAGE/MATERIALS BOARD

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

A0.2

1/A1.4



LEGEND

- Existing Wall, Fence, or Fixture to be Removed
- Existing Wall to Remain
- Area proposed for demolition

1/A1.5

1. EXISTING/DEMO - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

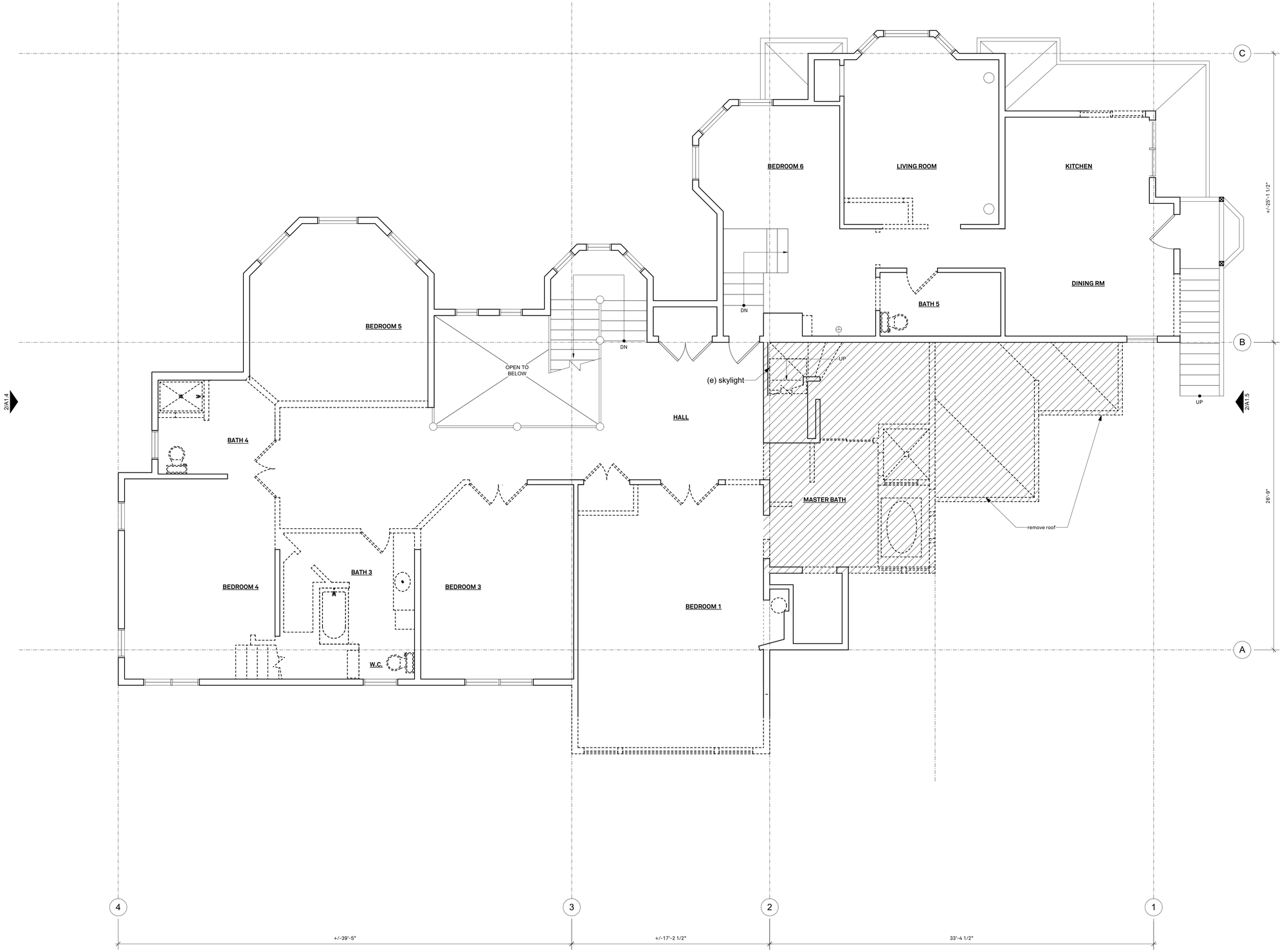
DESCRIPTION
EXISTING/DEMO - FIRST FLOOR PLAN

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

A1.0

1/A1.4



2/A1.4

2/A1.5

LEGEND

- Existing Wall, Fence, or Fixture to be Removed
- Existing Wall to Remain
- Area proposed for demolition

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
EXISTING/DEMO - SECOND FLOOR PLAN

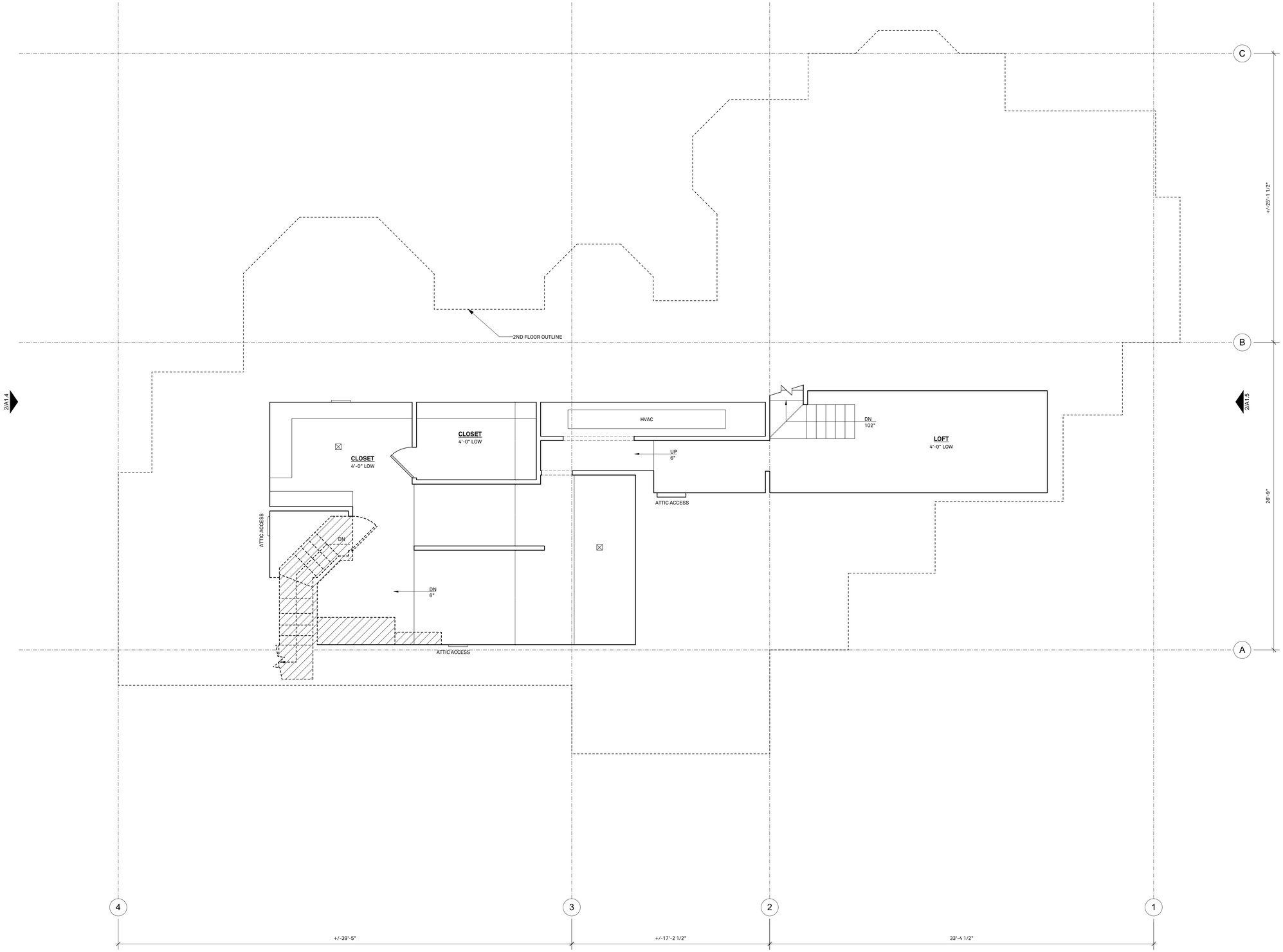
0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

1. EXISTING/DEMO - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.1

1/A1.4



LEGEND

- Existing Wall, Fence, or Fixture to be Removed
- Existing Wall to Remain
- Area proposed for demolition

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
EXISTING/DEMO - THIRD FLOOR PLAN

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

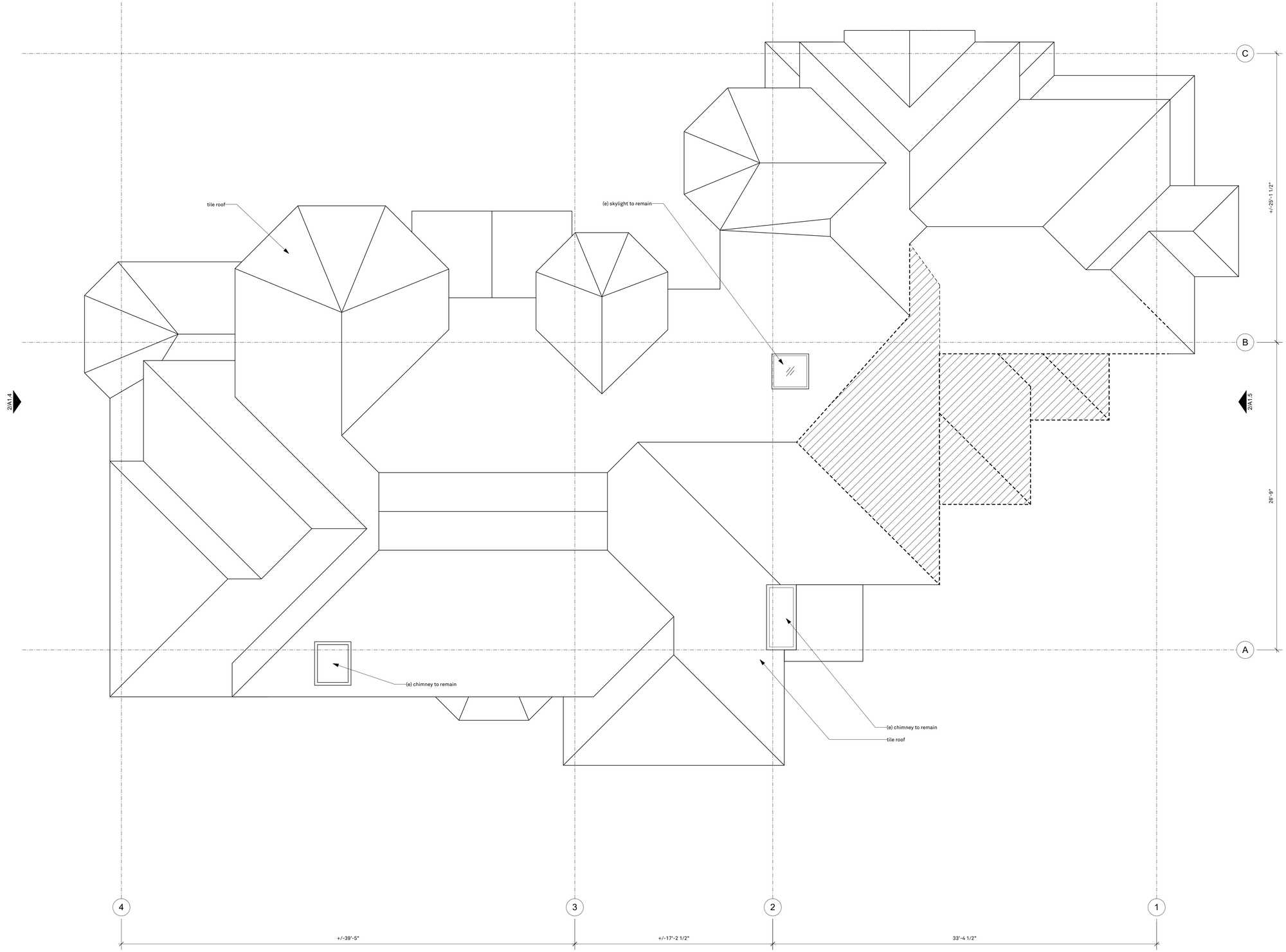
1/A1.5

1. EXISTING/DEMO - THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

A1.2

1/A1.4



LEGEND

- Existing Wall, Fence, or Fixture to be Removed
- Existing Wall to Remain
- Area proposed for demolition

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
EXISTING/DEMO - ROOF PLAN

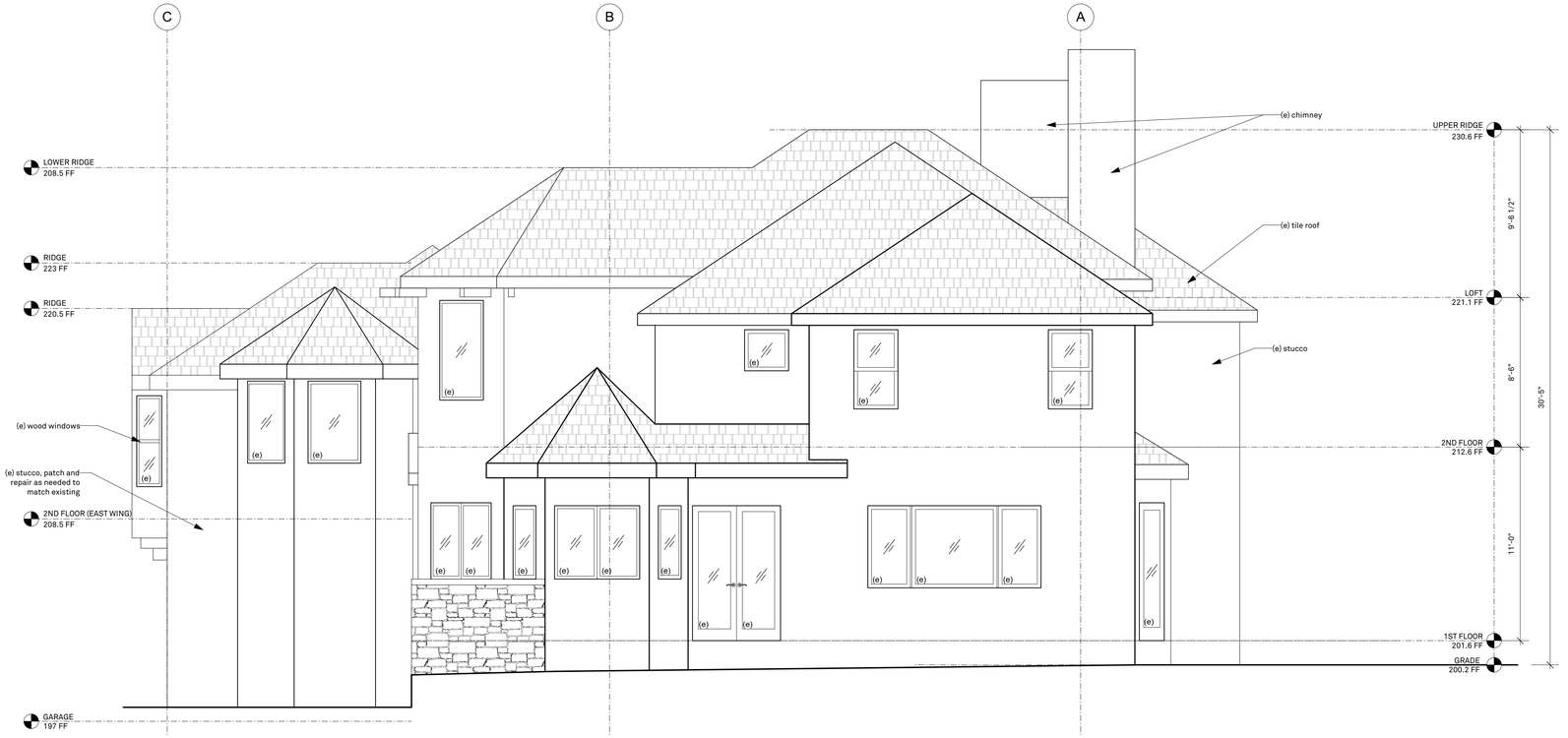
0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

1. EXISTING/DEMO - ROOF PLAN
SCALE: 1/4" = 1'-0"

N

A1.3



2. EXISTING/DEMO WEST ELEVATION

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

LEGEND

demo

Area proposed for demolition

(e) Existing to remain Window/Door

(d) Demo Window/Door

1. EXISTING/DEMO NORTH ELEVATION

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

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
EXISTING/DEMO ELEVATIONS

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

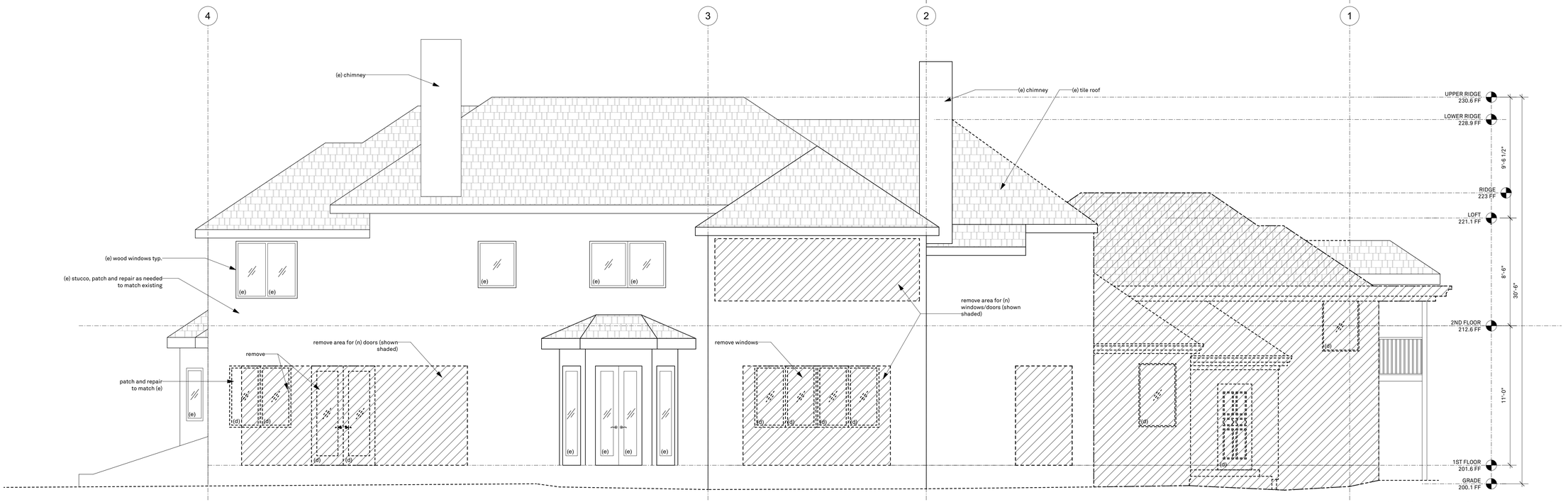
A1.4

2. DEMO/EXISTING - EAST ELEVATION

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

LEGEND

- demo
- Area proposed for demolition
- (e) Existing to remain Window/Door
- (d) Demo Window/Door



1. DEMO/EXISTING - SOUTH ELEVATION

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

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

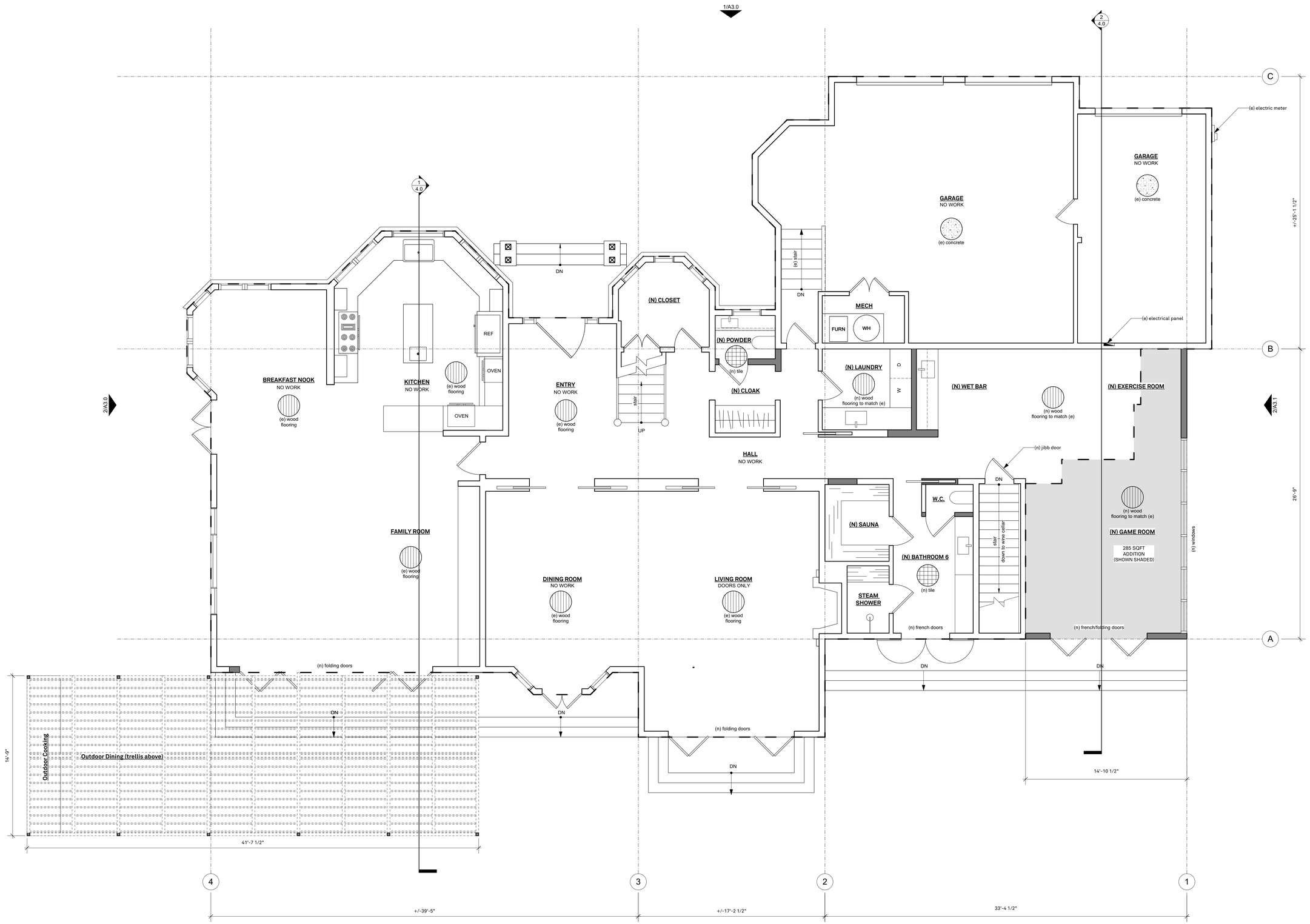
REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
EXISTING/DEMO ELEVATIONS

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

A1.5



LEGEND

- New Wall
- Existing Wall to Remain
- Area propsed for addition
- Line of Existing Footprint

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

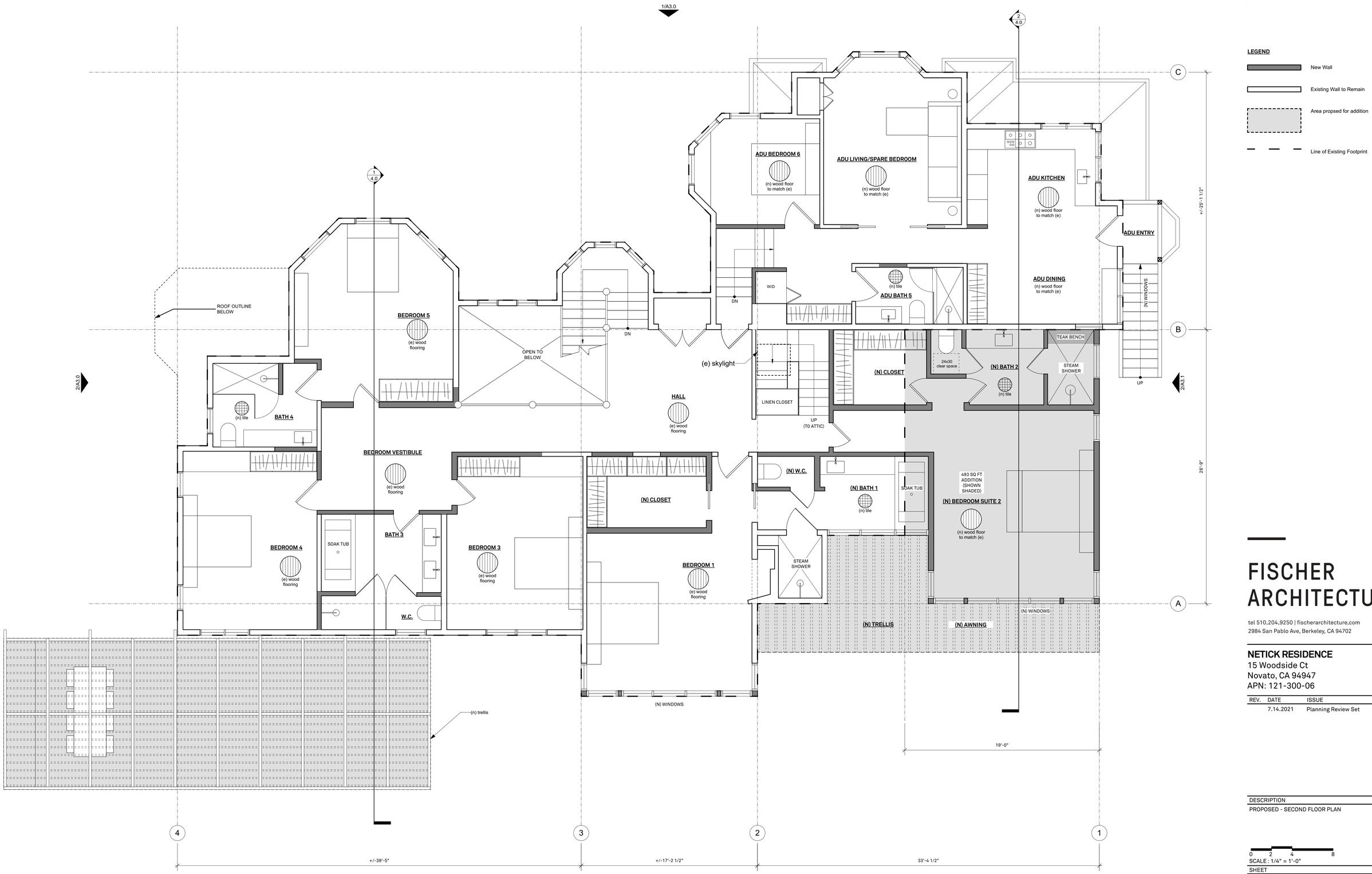
DESCRIPTION
PROPOSED - FIRST FLOOR PLAN

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

1. PROPOSED - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2.0



LEGEND

- New Wall
- Existing Wall to Remain
- Area propsed for addition
- Line of Existing Footprint

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
PROPOSED - SECOND FLOOR PLAN

0 2 4 8
SCALE : 1/4" = 1'-0"
SHEET

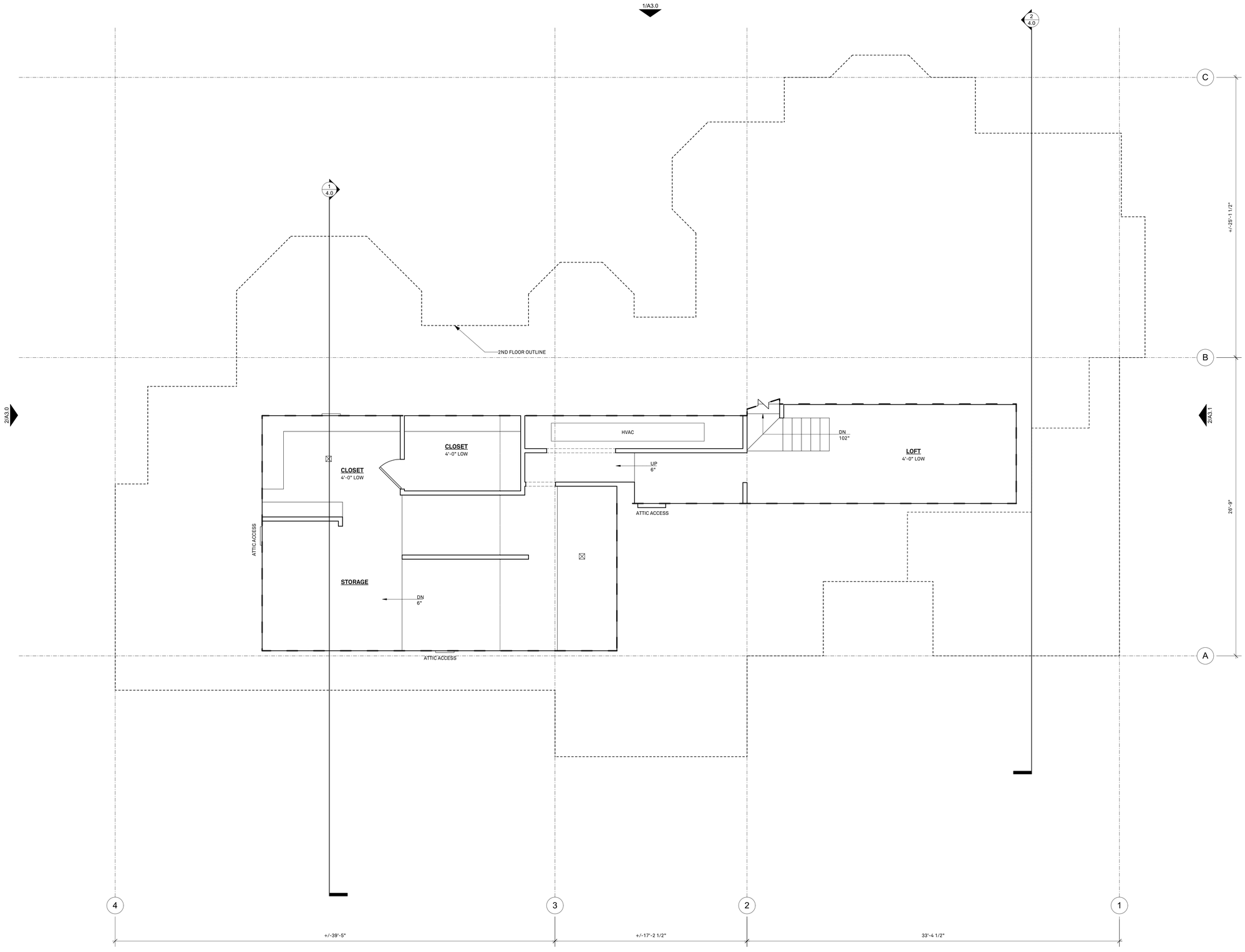
1. PROPOSED - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2.1

1/A3.0

2/A3.0

2/A3.1



LEGEND

- New Wall
- Existing Wall to Remain
- Area propsed for addition
- Line of Existing Footprint

1/A3.1

1. PROPOSED - THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

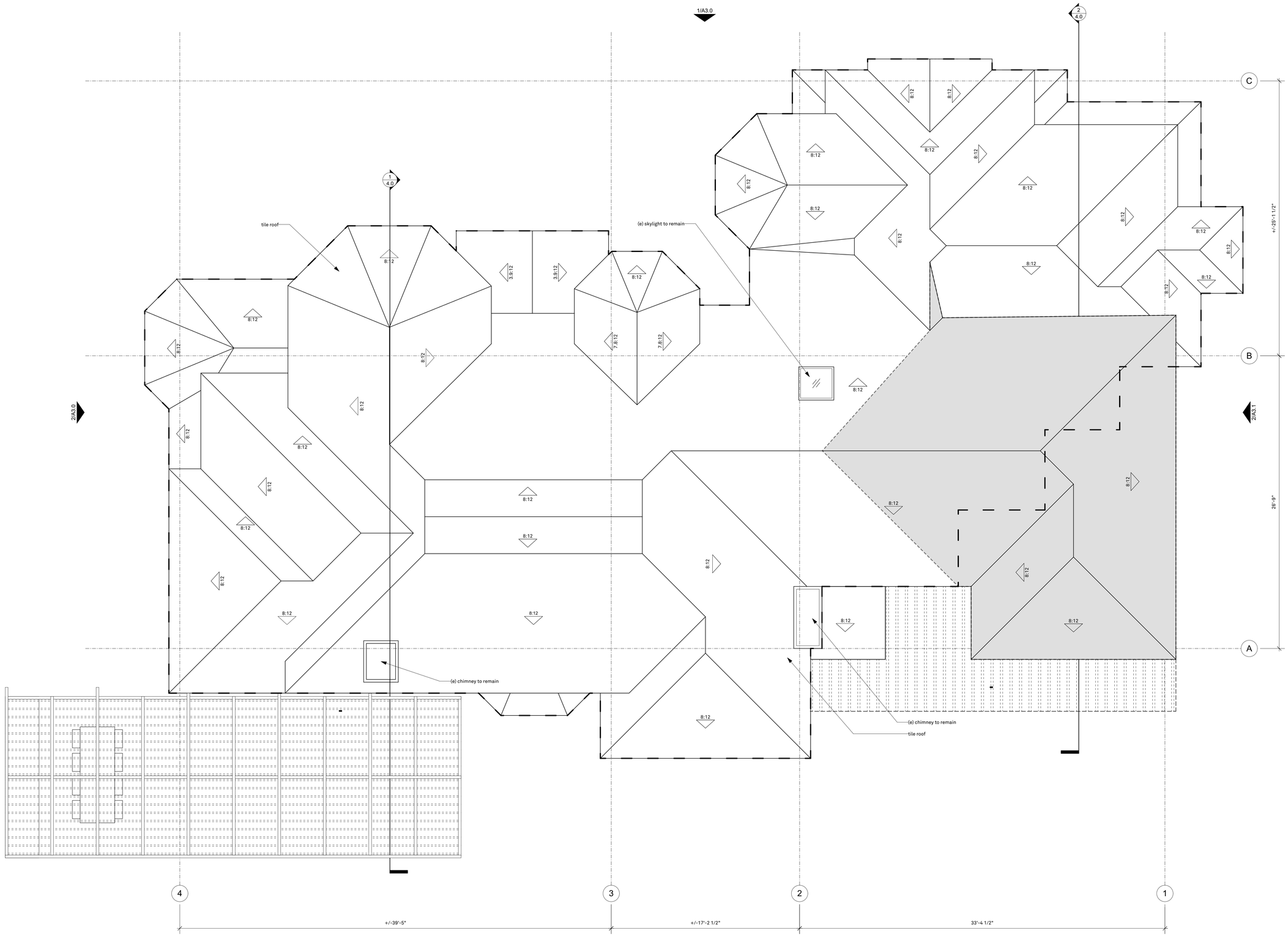
REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
PROPOSED - THIRD FLOOR PLAN

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

A2.2



LEGEND

- Existing Wall, Fence, or Fixture to be Removed
- Existing Wall to Remain
- Area propsed for addition
- Line of Existing Footprint

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
PROPOSED - ROOF PLAN

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

1. PROPOSED - ROOF PLAN
SCALE: 1/4" = 1'-0"

N

A2.3

2. PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

LEGEND

(e) Existing to remain Window/Door

(d) Demo Window/Door

(n) New Window/Door

Line of Existing Elevation

Area Propsed for Addition

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
PROPOSED - ELEVATIONS

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

A3.0

2. PROPOSED EAST ELEVATION

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

LEGEND

(e) Existing to remain Window/Door

(d) Demo Window/Door

(n) New Window/Door

Line of Existing Elevation

Area Proposed for Addition

1. PROPOSED SOUTH ELEVATION

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

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

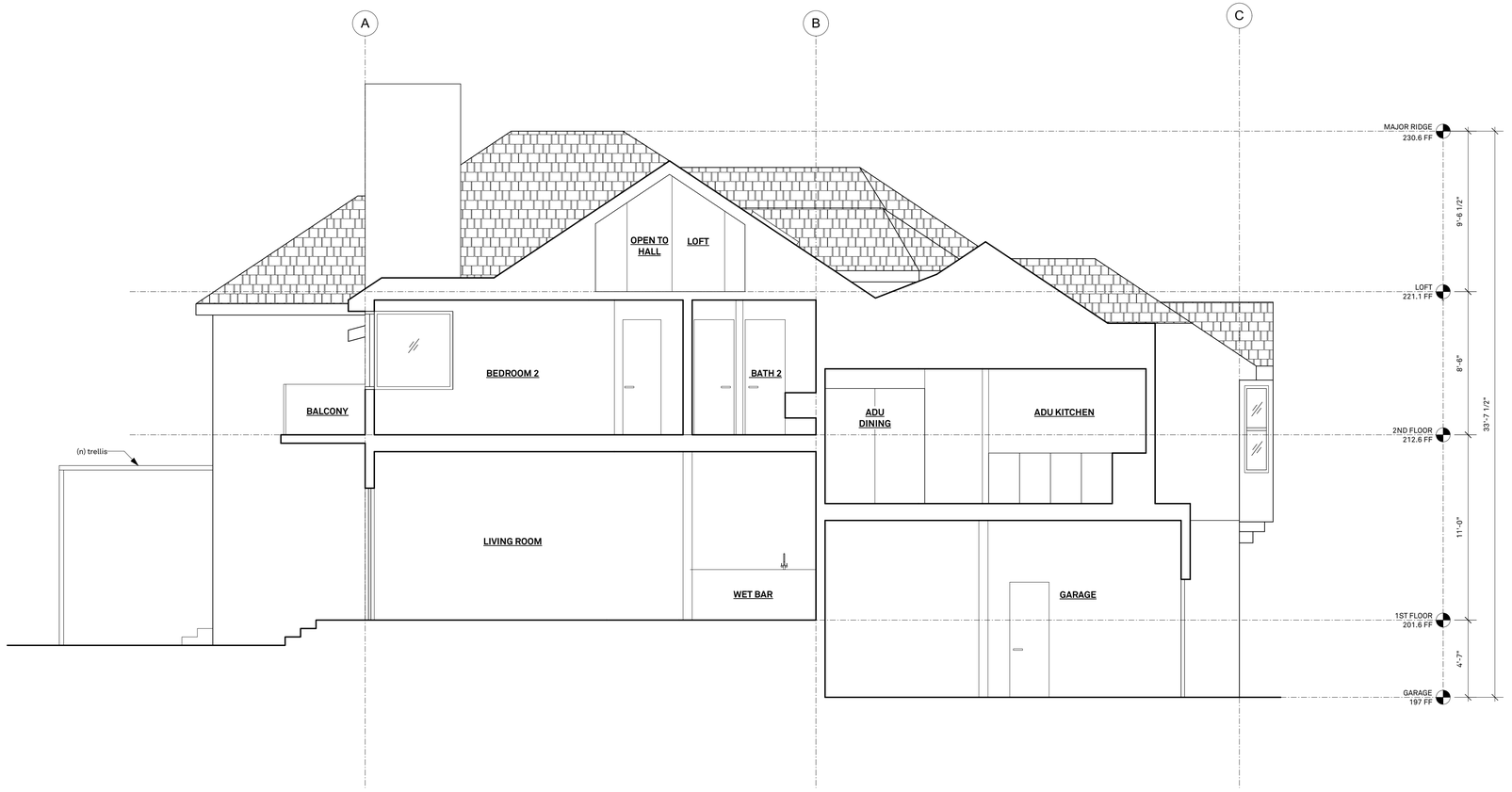
REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
PROPOSED - ELEVATIONS

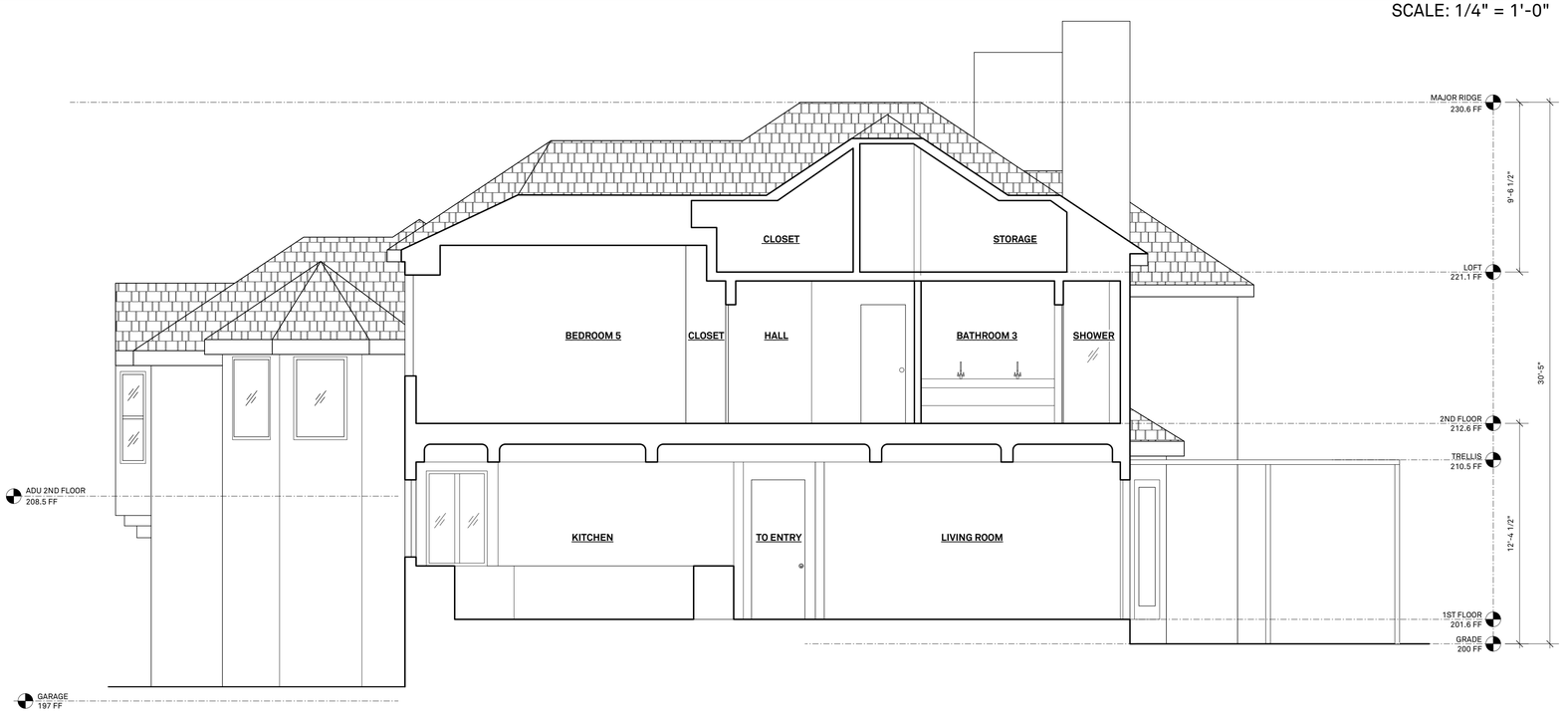
0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

A3.1



2. PROPOSED SECTION B
SCALE: 1/4" = 1'-0"



1. PROPOSED SECTION A
SCALE: 1/4" = 1'-0"

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

NETICK RESIDENCE
15 Woodside Ct
Novato, CA 94947
APN: 121-300-06

REV.	DATE	ISSUE	DRWN.
	7.14.2021	Planning Review Set	AF/PC

DESCRIPTION
PROPOSED - SECTIONS

0 2 4 8
SCALE : 1/4" = 1'-0"

SHEET

A4.0