CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 05/05/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

✔ Building Inspection — Grading Inspection
Advance Planning — Housing Programs
Trans. Planning — Telecom Planner
ALUC Staff — HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

✔ Environmental Health — Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services — Special Districts
Traffic
Flood Control (Full-size)

LOCAL

✔ Fire District _____
✔ San Ramon Valley – (email) rwendel@srvfire.ca.gov
Consolidated – (email) fire@cccfpd.org

✔ Sanitary District Central Sanitary
✔ Water District East Bay MUD
City of _____
School District(s) _____
LAFCO
Reclamation District #_____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD
✔ MAC/TAC Alamo
✔ Improvement/Community Association AIA
✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

_____
_____

Please submit your comments to:

Project Planner Grant Farrington
Phone # 925-655-2868
E-mail grant.farrington@dcd.cccounty.us
County File # CDVR25-01028

Prior to June 4, 2025

* * * * *

We have found the following special programs apply to this application:

Landslide — Active Fault Zone (A-P)
✔ Liquefaction — Flood Hazard Area
✔ 60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ___ Attached

Print Name _____

_____
Signature DATE

Agency phone # _____

CONTRA COSTA
CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR25-01028 **File Date: 5/1/2025**

Applicant:
Jonathan James
William Wood Architects
301 Hartz Ave. Suite 203
Danville, CA 94526-3328

jonathan@williamwood.com
(925) 820-8233

Property Owner:
Gregory & Kimberly Varni
101 Linhares Lane
Alamo, CA 94507-1829

gvarni@gmail.com
(925) 980-6703

Project Description:
The applicant requests approval of a Variance to allow a primary front setback of 17'-8 1/2", where 25 feet is the minimum required, for the enclosure of an existing covered entry porch located within the primary setback, to create a 44-square-foot living space addition to the existing single-family residence. The scope of work also includes living space additions to other parts of the existing residence, interior remodel, and a new freestanding covered pavilion that meets setback, side yard, and height requirements.

Project Location: (Address: 101 LINHARES LN, ALAMO, CA 94507-1829), (APN: 198-062-030)

Additional APNs:

General Plan Designation(s): RL

Zoning District(s): R-20

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: YES

SHZ Liquefaction: YES

Sphere of Influence: NO

MAC/TAC: Alamo MAC

Sanitary District: CENTRAL SANITARY

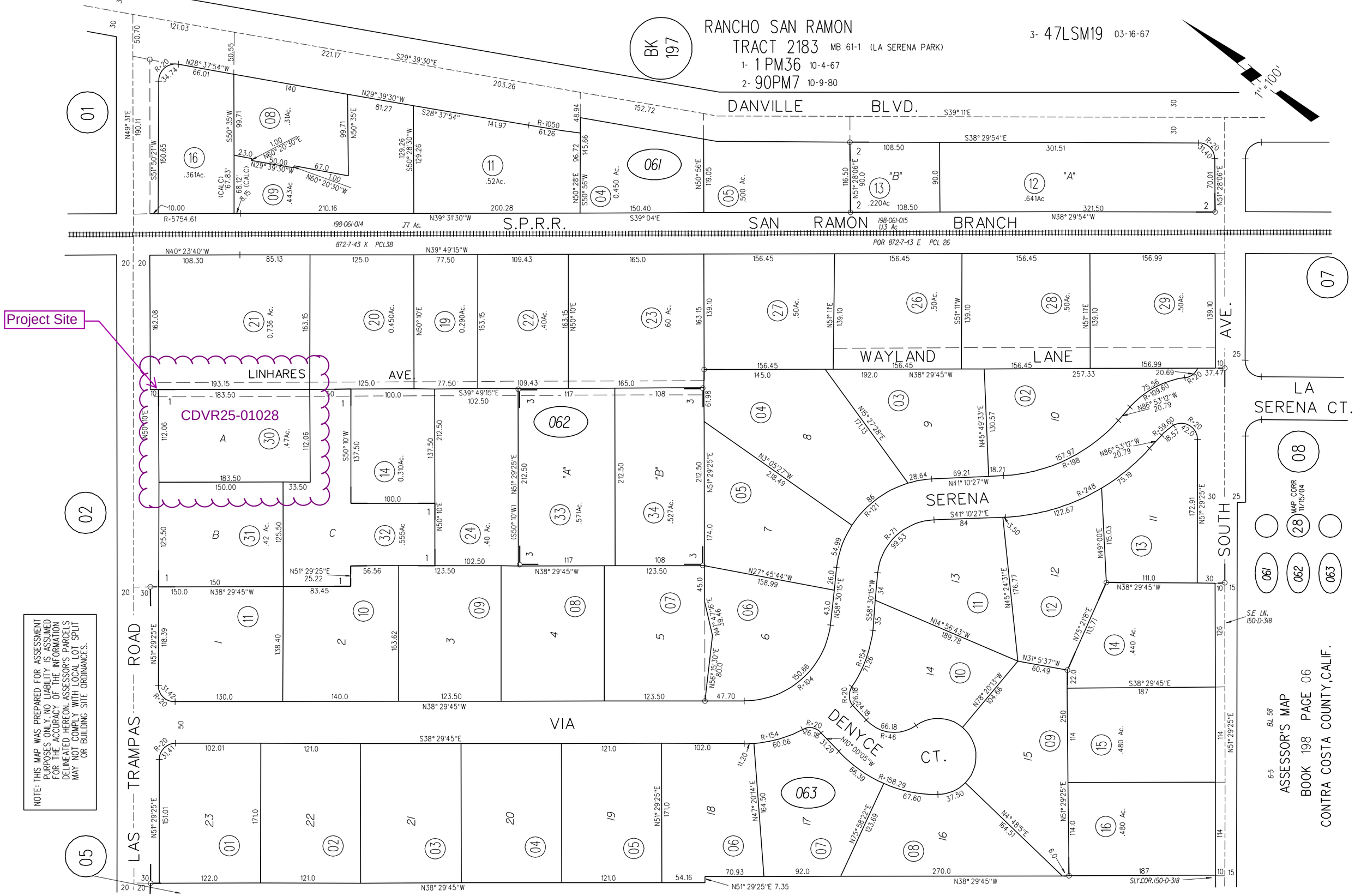
Fire District: SAN RAMON VLY FIRE

Specific Plan: NO

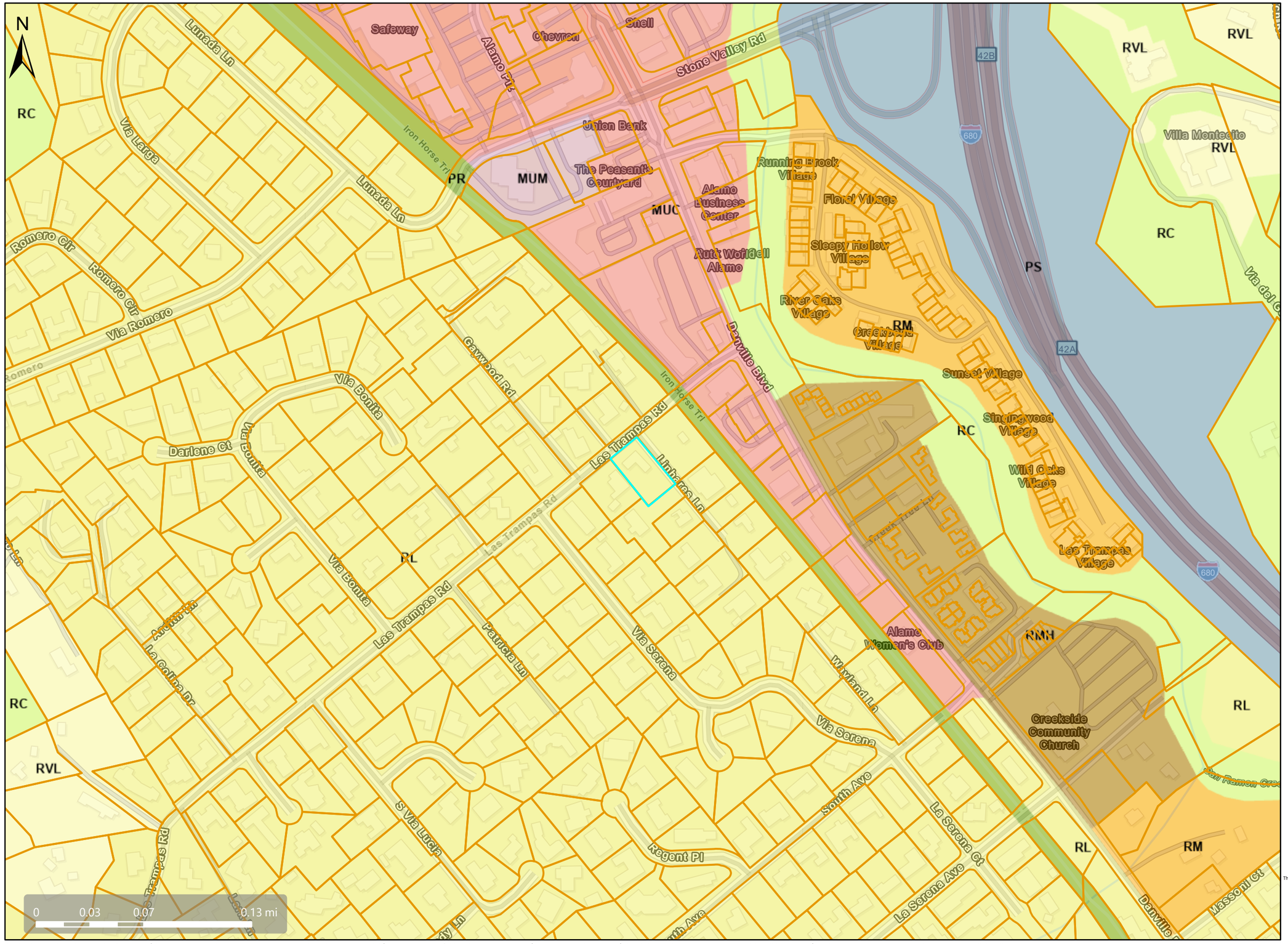
Housing Inventory Site: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee ($30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee ($57)	002606-9660-REV-000-5BHSDR| $5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
		Total:	**3337.00**	**3337.00**


BK 197
RANCHO SAN RAMON
TRACT 2183 MB 61-1 (LA SERENA PARK)
1- 1 PM36 10-4-67
2- 90PM7 10-9-80
3- 47LSM19 03-16-67
1" = 100'
DANVILLE BLVD.
S.P.R.R.
SAN RAMON BRANCH
LINHARES AVE.
WAYLAND LANE
LA SERENA CT.
SOUTH AVE.
SERENA
DENYCE CT.
LAS TRAMPAS ROAD
VIA
Project Site
CDVR25-01028
061
062
063
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.
ASSESSOR'S MAP
BOOK 198 PAGE 06
CONTRA COSTA COUNTY, CALIF.

General Plan: Residential Low Density | RL



Map Legend

- Assessment Parcels

General Plan

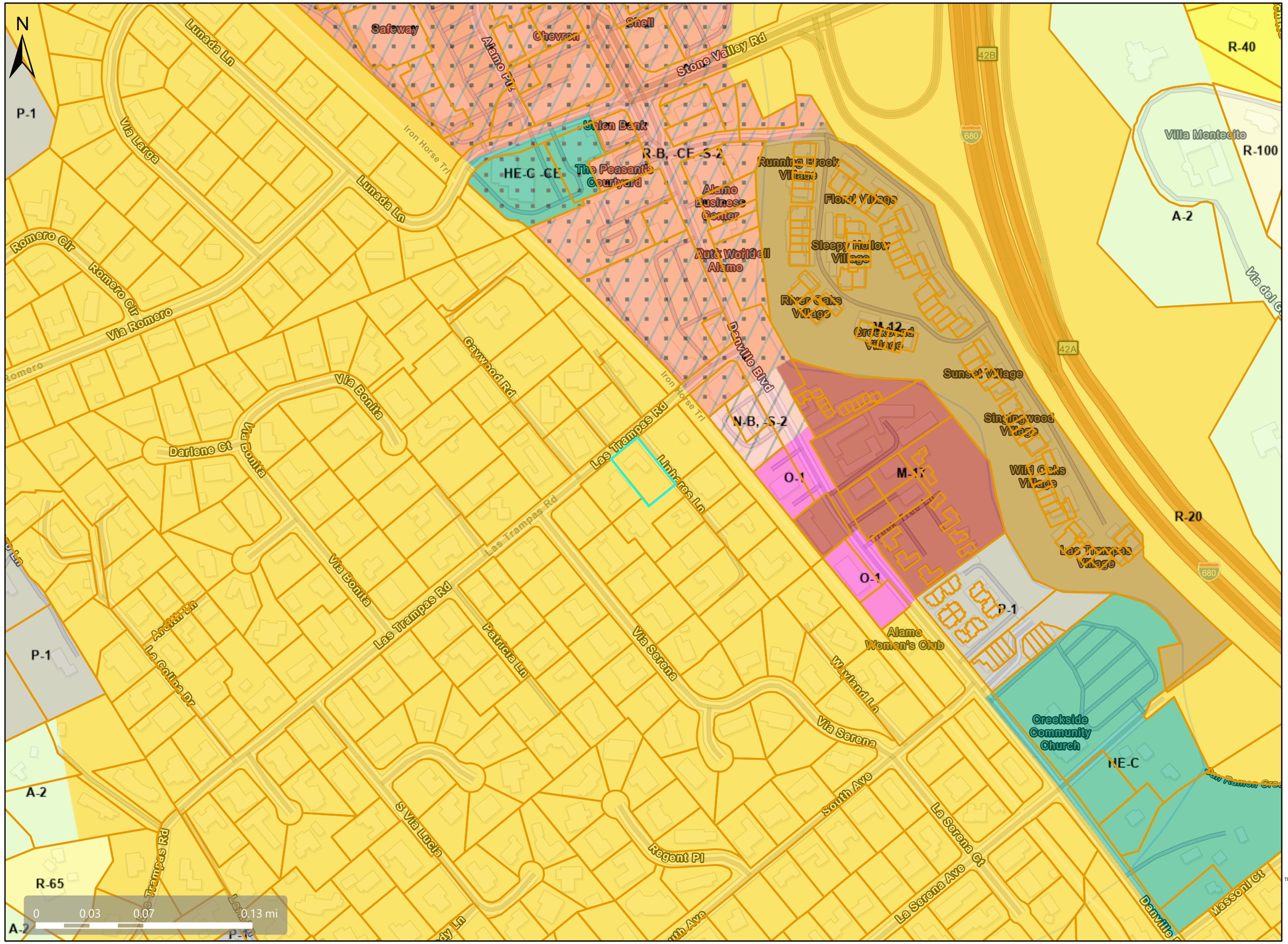
- RVL (Residential Very-Low Density) (≤1 du/na)
- RL (Residential Low Density) (1-3 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- MUM (Mixed-Use Medium) (30-75 du/na) (2.0 FAR)
- MUC (Mixed-Use Community-Specific) (Variable)
- PS (Public and Semi-Public)
- PR (Park and Recreation)
- RC (Resource Conservation)

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Zoning: R-20 Single-Family Residential District



Map Legend

- Assessment Parcels

Zoning

ZONE_OVER

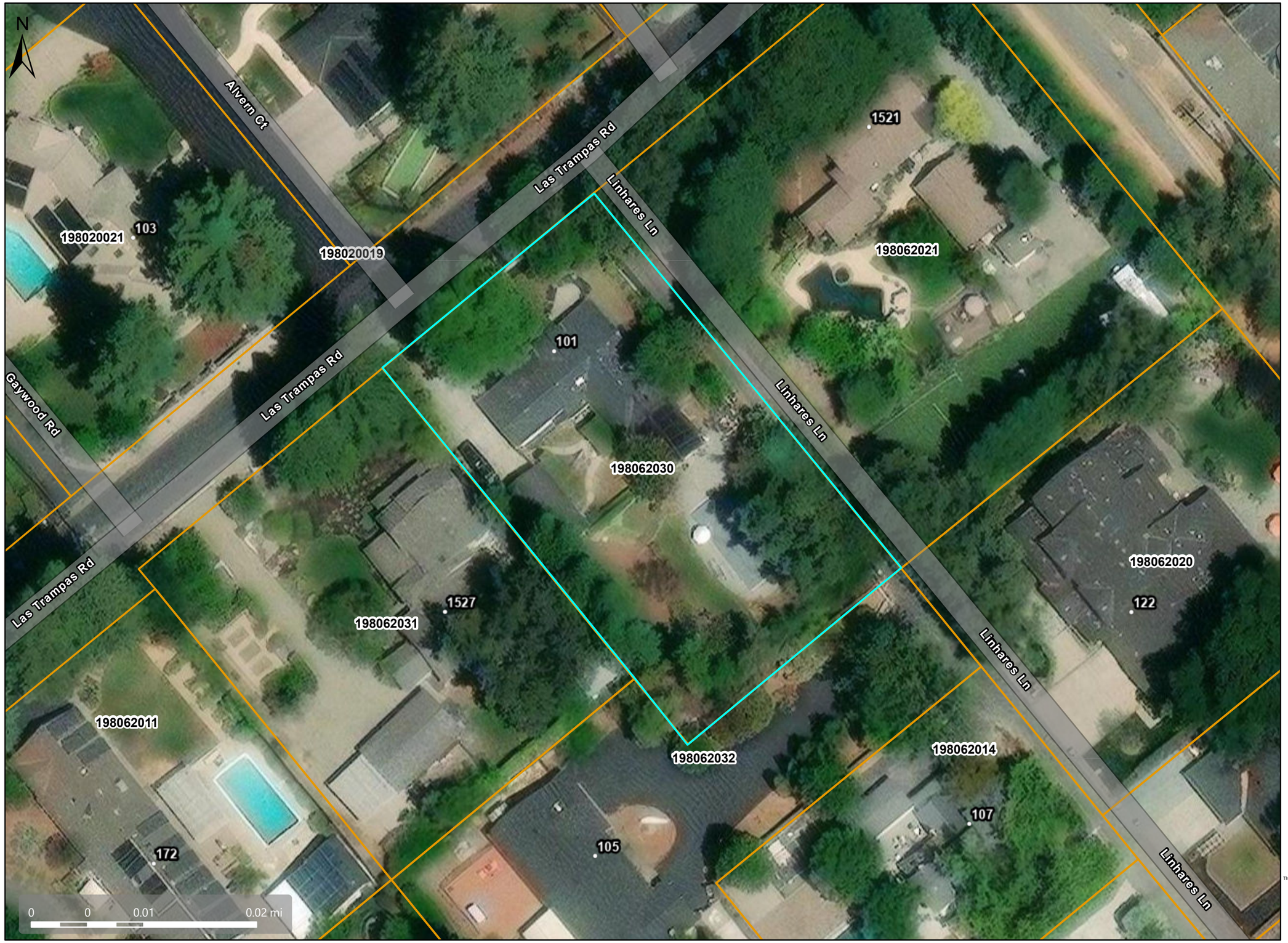
- R-20 (Single Family Residential)
- R-40 (Single Family Residential)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- M-12 (Multiple Family Residential)
- M-17 (Multiple Family Residential)
- A-2 (General Agriculture)
- O-1 (Limited Office)
- N-B -S-2 (Sign Control Combining District)
- R-B -CE -S-2 (Cannabis Exclusion and Sign Control)
- P-1 (Planned Unit)
- HE-C (Housing Element Consistency)
- HE-C -CE (Cannabis Exclusion Combining District)

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial View



Map Legend

- Assessment Parcels
- Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

RECEIVED on 05/01/2025 CDVR25-01028
By Contra Costa County
Department of Conservation and Development

VARNI RENOVATION

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
CONTRA COSTA COUNTY MUNICIPAL CODE

SCOPE OF WORK

- NEW 831 SQUARE FOOT ADDITION.
- INTERIOR REMODEL.
- NEW FREESTANDING COVERED VERANDA.

PROJECT DIR.

OWNER
GREGORY & KIM VARNI
101 LINHARES LANE
ALAMO, CA 94507
(925) 980-6703
CONTACT: GREGORY VARNI

ARCHITECT
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, STE. 203
DANVILLE, CA 94526
(925) 820-8233
CONTACT: BILL WOOD

CIVIL ENGINEER
DEBOLT CIVIL ENGINEERING
480 SAN RAMON VALLEY BLVD UNIT L
DANVILLE, CA. 94526
(925) 837-3780

BUILDING DATA

LEGAL OWNER:

GREGORY & KIM VARNI
101 LINHARES LANE
ALAMO, CA 94507

PROJECT ADDRESS:

101 LINHARES LANE
ALAMO, CA 94507

APN & ZONING:

APN: 198-062-030
ZONED: R-20

FLOOR AREA:

(E) FLOOR AREA	2,229	S.F.
(N) ADDITION	845	S.F.
TOTAL FLOOR AREA	3,074	S.F.
(E) DETACHED GARAGE	609	S.F.

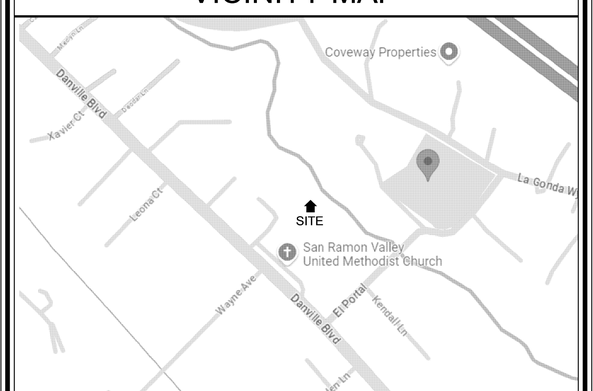
SETBACKS:

PRIMARY FRONT	25'-0" MIN.
SECONDARY FRONT	20'-0" MIN.
SIDE	15'-0" MIN. 35'-0" AGG.

FIRE SPRINKLER SYSTEM:

REQUIRED

VICINITY MAP



CASH ALLOWANCES
FOR
VARNI ADDITION

1. SUMMARY

   A. To provide adequate budget and bonding to cover items not precisely determined by the Owner prior to bidding, allow within the proposed Contract Sum the amounts described in this Section.

2. SPECIFIC CASH ALLOWANCES (MATERIAL ONLY UNLESS OTHERWISE NOTED)

   A. Tile floors
   - Master Bath & Powder Room– Marble ..... $ 9.00/S.F.
   - Guest/Kids Bath – Ceramic Tile ..... $ 5.00/S.F.
   - Limestone @ Entry Porch &Verandas ..... $ 5.00/S.F

   Showers
   - Master Bath – Limestone or Marble ..... $ 9.00/S.F.
   - Guest/Kids Bath - Ceramic Tile ..... $ 5.00/S.F.
   - Guest/kids bath counters – Ceramic Tile ..... $ 5.00/S.F

   B. Stone Slabs
   Master Bath and Powder Room – Counters (vanity)
   Quartz (Material only) $1,000.00/Slab

   Kitchen Island, countertops, & backsplash (6") – Granite or Stone
   (Material only) $1,500.00/Slab

   C. Wood Flooring (installation included) ..... $12.00/S.F.

   D. Front Entry Door $2,000.00
   Interior Doors ..... $350.00 ea.

   E. Finish Hardware $4,200.00

   F. Plumbing Fixtures and Hardware $6,500.00

   G. Toilet & Bath Accessories $1,200.00

   H. Mirrors $1,500.00

   I. Light Fixtures (Including exterior) $2,500.00

   J. Appliances (Includes kitchen sinks) $20,000.00

   K. Range Hood..... $1,500.00

   L. Millwork – Material & Labor $5,000.00

Notes:
1. Kitchen cabinets to be verified with Owner (see drawings for extent).
2. Laundry and Baths cabinets to be verified with Owner.
3. Miscellaneous cabinetry to be verified with owner.

INDEX TO DRAWINGS

CS1	COVER SHEET
A1	SITE PLAN
A2	FLOOR PLAN
A3	ROOF PLAN
A4	REFLECTED CEILING PLAN
A5	BUILDING SECTIONS
A6	INTERIOR ELEVATIONS
A7	PROPOSED & EXISTING ELEVATIONS
A8	PROPOSED & EXISTING ELEVATIONS
A9	PROPOSED & EXISTING ELEVATIONS
A10	PROPOSED & EXISTING ELEVATIONS
A11	ELECTRICAL & MECHANICAL PLAN
A12	EXISTING FLOOR PLAN

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION
101 LINHARES LANE
ALAMO, CA 94507

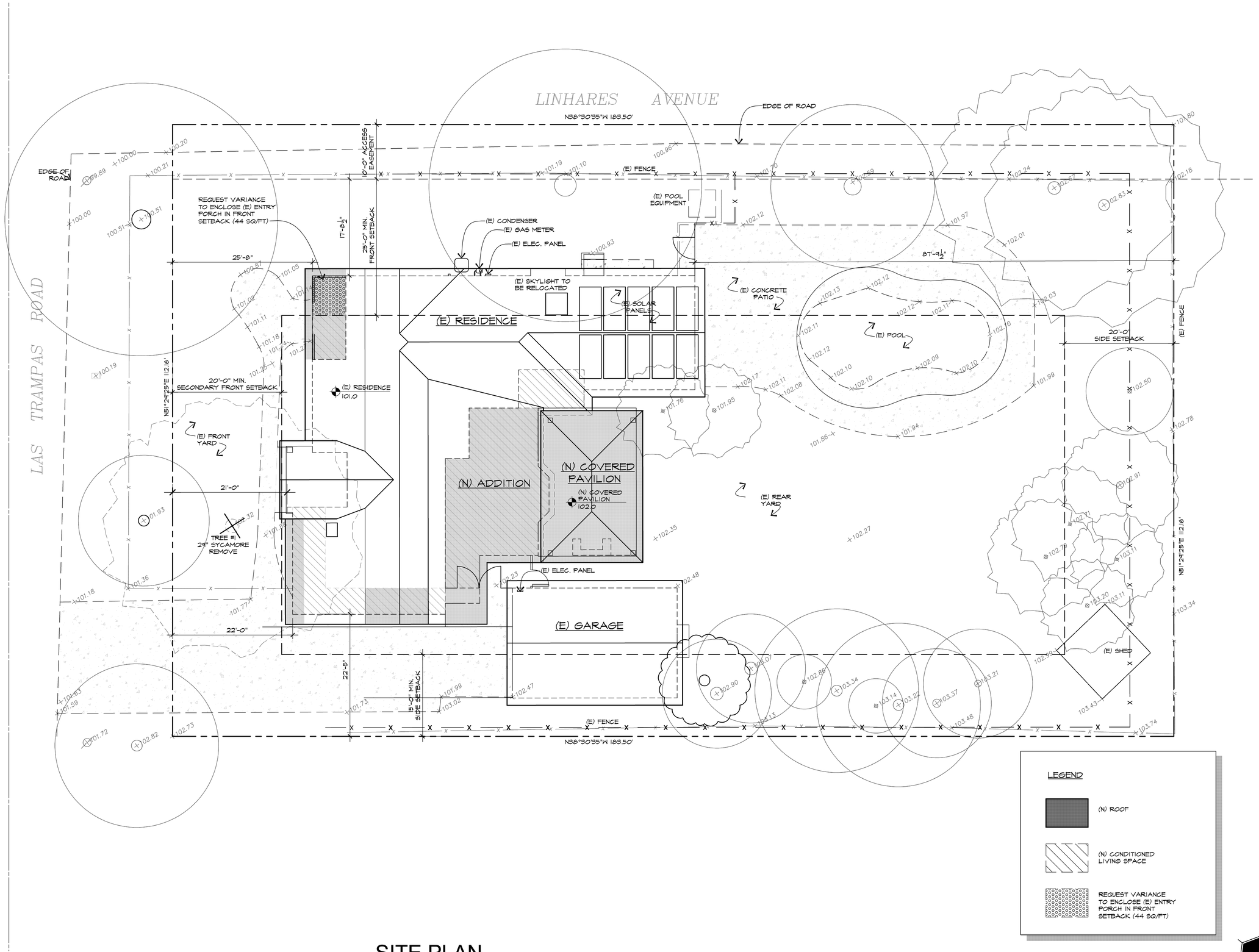
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	CS1
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:40am CS1 Cover Sheet.dwg



SITE PLAN

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

	REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A1
OF	SHEETS

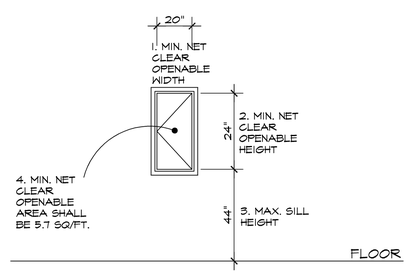
PLOT DATE: Apr 16, 2025 - 10:40am A1 Site Plan.dwg

NOTES:

1) STAIRS: SEE STAIRS FOR HT., ALL TREAD WIDTHS 10" EA., TYP. U.N.O. V.I.F.
2) WINDOWS MARKED W/ (T) SHALL BE TEMPERED SAFETY GLASS
3) ALL WINDOW HEAD HTS. SHALL BE 7'-0" TYP., U.N.O.
4) ALL WINDOWS MARKED "EGRESS" SHALL MEET MIN. EMERGENCY EGRESS WINDOW STANDARDS OF MIN. NET CLEAR OPENING OF 5.7 SQ. FT. & MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20" CONTRACTOR SHALL VERIFY W/ WINDOW MANUFACTURE.
5) THERE MUST BE AT LEAST 15" INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
6) CONTRACTOR TO PROVIDE THERMOSTATIC MIXING VALVE CONTROLS FOR ALL TUB/SHOWER ENCLOSURES.
7) CONTRACTOR SHALL VERIFY LOCATION & NUMBER OF A/C UNITS W/ OWNER PROVIDE 4" CONC. SLAB W/ #10 W.W.M. ALL NECESSARY PLUMBING & ELECTRICAL.
8) ALL GUARDRAILS TO BE +42" HIGH, W/ INTERMEDIATE SPACES SUCH THAT A SPHERE 4" IN DIA. CAN NOT PASS THROUGH, TYP.
9) HANDRAIL IS REQUIRED PER SECT. 509 WHEN DROP EXCEEDS 30".
10) HANDRAIL SHALL BE CAPABLE OF SUPPORTING LATERAL LOAD PER TABLE 16-B, FN #8 (20#/LF LATERAL LOAD AT THE TOP RAIL) AND FN #3 (25#/SF LATERAL LOAD AT THE INTERMEDIATE PICKETS, AND 200# APPLIED AT ANY POINT IN ANY DIRECTION ON THE TOP RAIL).
11) MINIMUM OF 36-INCH DEEP LANDING IS REQUIRED IN DIRECTION OF TRAVEL. MAXIMUM RISE OF STEP IS 7.75-INCH.
12) APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON EACH CHIMNEY/FLUE/VENT USED FOR FIREPLACES AND HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
13) SEE ELECTRICAL/MECHANICAL PLAN FOR HOSE BIBB LOCATIONS.
14) SEE REFLECTED CEILING PLAN FOR CEILING CONDITIONS.
15) ADDRESS NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
16) SPECIFY PERIMETER BLOCKING BETWEEN THE CEILINGS JOISTS FOR SOLID BACKING FOR THE ATTACHMENT OF THE SHEETROCK TO THE GARAGE CEILING. IN LIEU OF THE BLOCKING, ONE MAY USE A CONTINUOUS STRIP OF 16 GAGE SHEET METAL THAT IS "L" SHAPED WITH A MINIMUM DIMENSION OF 2.5"X2.5", SECURED TO THE CEILING FRAMING WITH 2-8d'S AND ONE 8d TO THE TOP PLATELINE. THIS RUNS PERPENDICULAR TO THE JOIST DIRECTION. THE SHEETROCK IS THEN SCREW ATTACHED AT THE 6" O/C (TO THE METAL)
SPECIFY ⅝" TYPE "X" GYPBOARD ON CEILINGS AND SUPPORTING MEMBERS (E.G., BEAMS, COLUMNS AND BEARING WALLS) WHERE LIVING AREAS ARE ABOVE.
17) ANY PENETRATION OF THE WALL COMMON TO THE HOUSE & GARAGE SHALL BE MADE WITH MINIMUM 26 GAGE METAL AND INSULATED TO AT LEAST R4.2
18) FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES AT BOTH THE TOP AND BOTTOM OF STAIR STRINGERS AND ALONG THE STRINGERS IN BETWEEN THE STUD WITHIN THE WALLS WHETHER FINISHED OR UNFINISHED. THIS FOR BOTH FIRESTOPPING AND THE ATTACHMENT OF THE EDGE NAILING ATTACHMENT FOR THE ONE-HOUR CONSTRUCTION 5/8-INCH TYPE "X" GYPBOARD AT WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER STAIRS.
19) ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA AS WELL AS THE MIXING BOXES, PLENUMS,ETC., SHALL BE 26 GA.MINIMUM AND INSULATED TO AT LEAST R4.2.
20) PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).
21) GLAZING IN DOORS AND IN TUB SHOWER ENCLOSURES TO BE TEMPERED.
22) ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OR RODENTS BY CLOSING SUCH OPENINGS
WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
23) ALL GAS BURNING APPLIANCES INCLUDING FURNACE, WATER HEATER FIRE PLACES SHALL BE LISTED AND APPROVED BY A RECONIZED LISTING AGENCY.

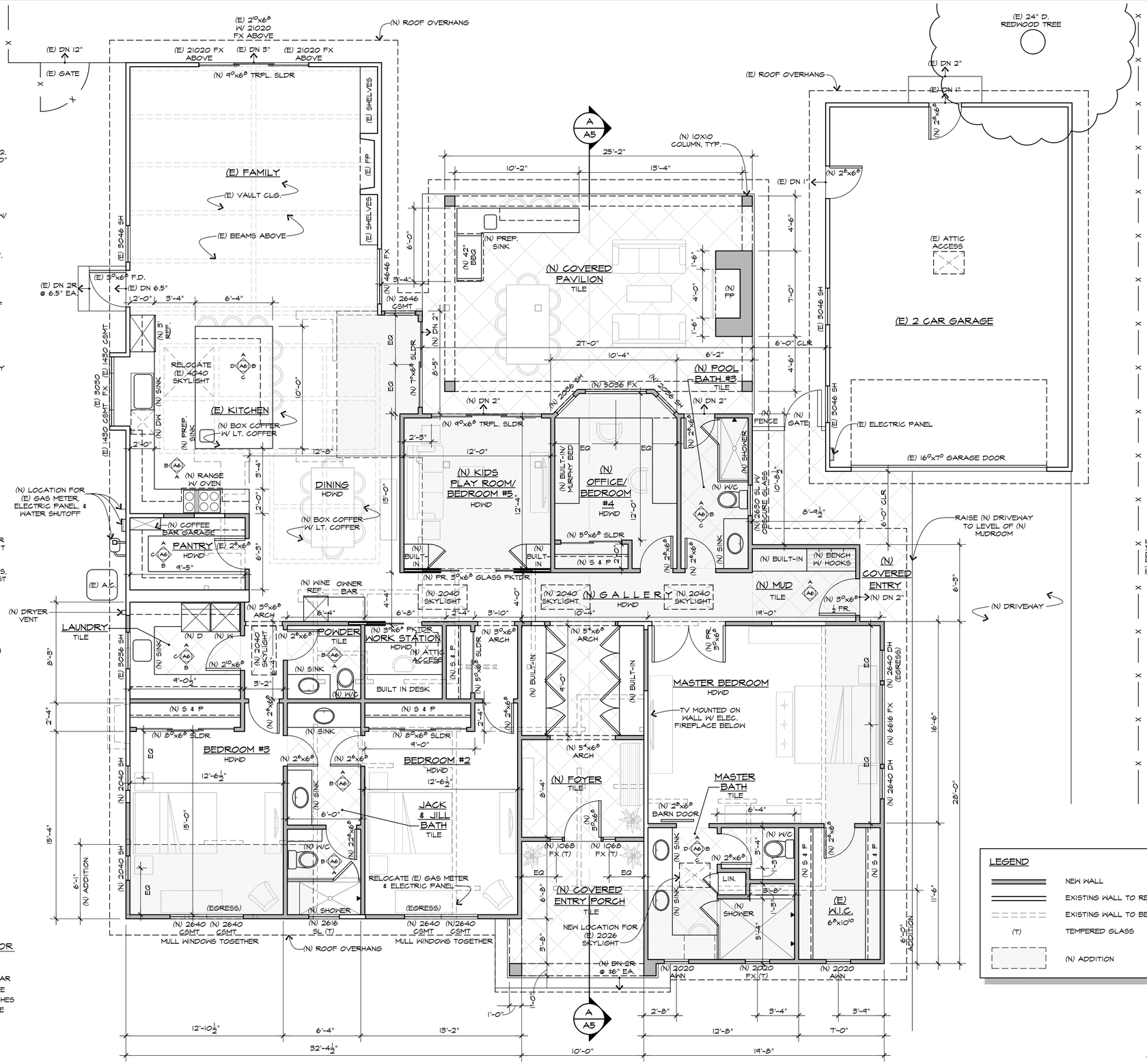
EGRESS WINDOW DETAIL

EGRESS WINDOWS SHALL COMPLY W/ ALL 4 CONDITIONS ILLUSTRATED BELOW.



ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ/FT. (0.53 M²). THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (609.6 MM). THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. CBC SECTION 310.4

CONTRACTOR NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL EGRESS REQUIREMENTS.



PROPOSED FLOOR PLAN

SCALE: ¼" = 1'-0"

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

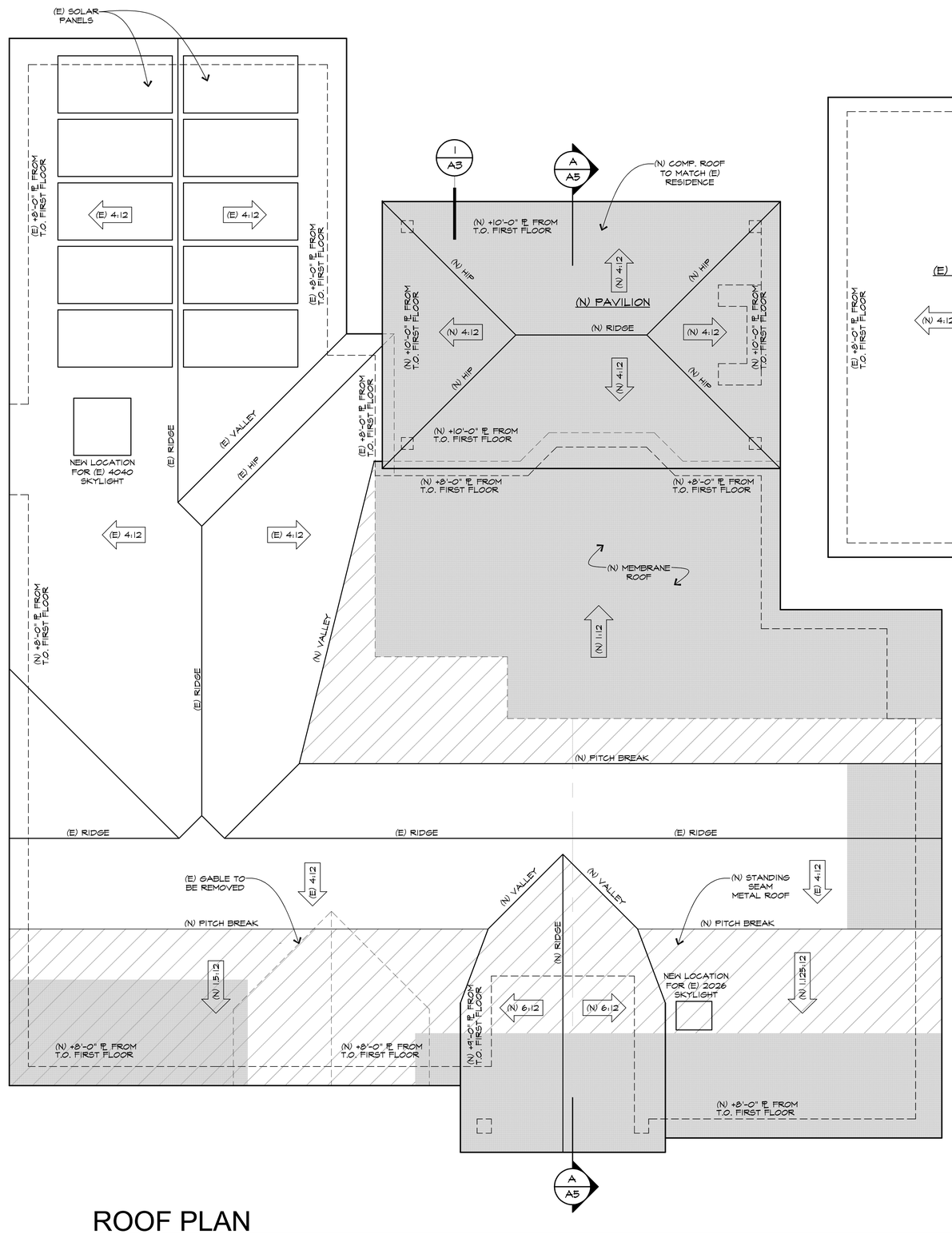
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

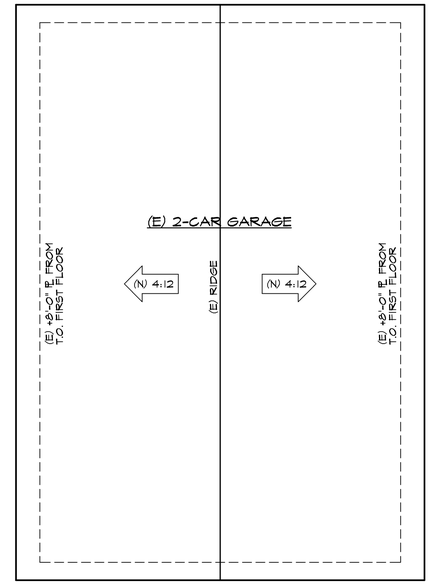
DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A2
OF	SHEETS

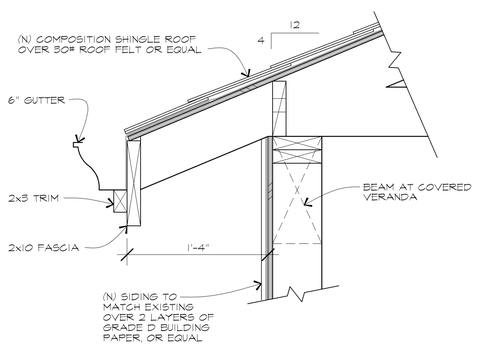
PLOT DATE: Apr 16, 2025 - 10:34am A2 Floor Plan.dwg



ROOF PLAN

SCALE: ¼" = 1'-0"





TYPCIAL EAVE DETAIL 1/A3

SCALE: ¼" = 1'-0"

ROOF VENTILATION CALCULATIONS

AREA 1

* ATTIC AREA: 1,469 S.F.
* REQUIRED AREA: (CONVERTED TO INCHES @ 1/300) 1,048 SQ. IN.
* UPPER AREA: (50% REQUIRED IN UPPER 1/3) 524 SQ. IN.
* PROVIDE 524 SQ.IN. IN UPPER 1/3 OFF ROOF WITH O'HAGIN'S "FLAT" VENT (98.75 SQ. IN. FREE AREA) * 6 VENTS REQUIRED
* LOWER AREA: (50% REQUIRED IN LOWER 1/3) 524 SQ. IN.
* TO BE PROVIDED BY 75 VENTED FRIEZE BLOCKS MIN. (7 SQ. IN. FREE VENTING PER BLOCK VIA 3-2" DIA. HOLES)

ROOF NOTES:

1) ROOF SLOPE = 4:12, U.N.O.

2) FINAL LOCATION OF VENTS BY CONTRACTOR.

3) ROOF MATERIAL SEE EXTERIOR ELEVATIONS.

4) COLLECT ALL NEW DOWNSPOUTS AND CONNECT TO AN EXISTING APPROVED DRAINAGE SYSTEM.

5) PROVIDE TPO WATERPROOFING/UNDERLAYMENT AT LOW PITCH ROOFS.

LEGEND:

(N) ROOF

(N) ROOF CALIFORNIA FRAMED OVER (E) ROOF

NORTH

	REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

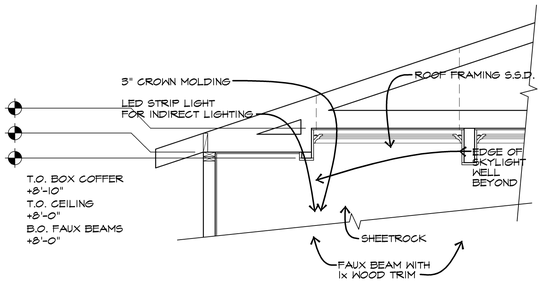
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

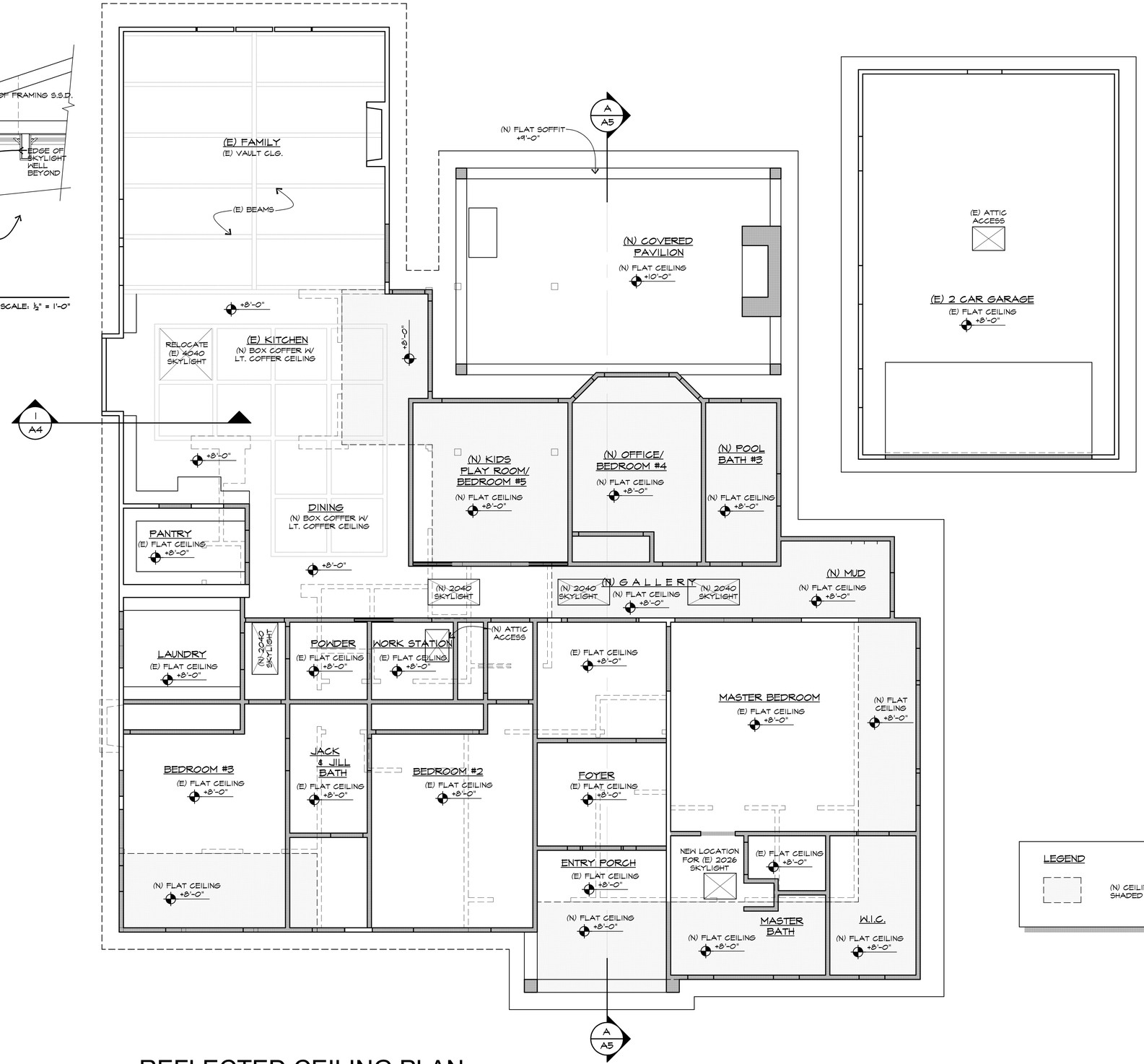
DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A3
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:41am A3 Roof Plan.dwg



BOX COFFER CEILING DETAIL 1/A4

SCALE: ½" = 1'-0"



REFLECTED CEILING PLAN

SCALE: ¼" = 1'-0"

LEGEND

(N) CEILING AT
SHADED AREAS

NORTH

	REVISIONS	DATE
△		
△		
△		
△		
△		
△		
△		

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

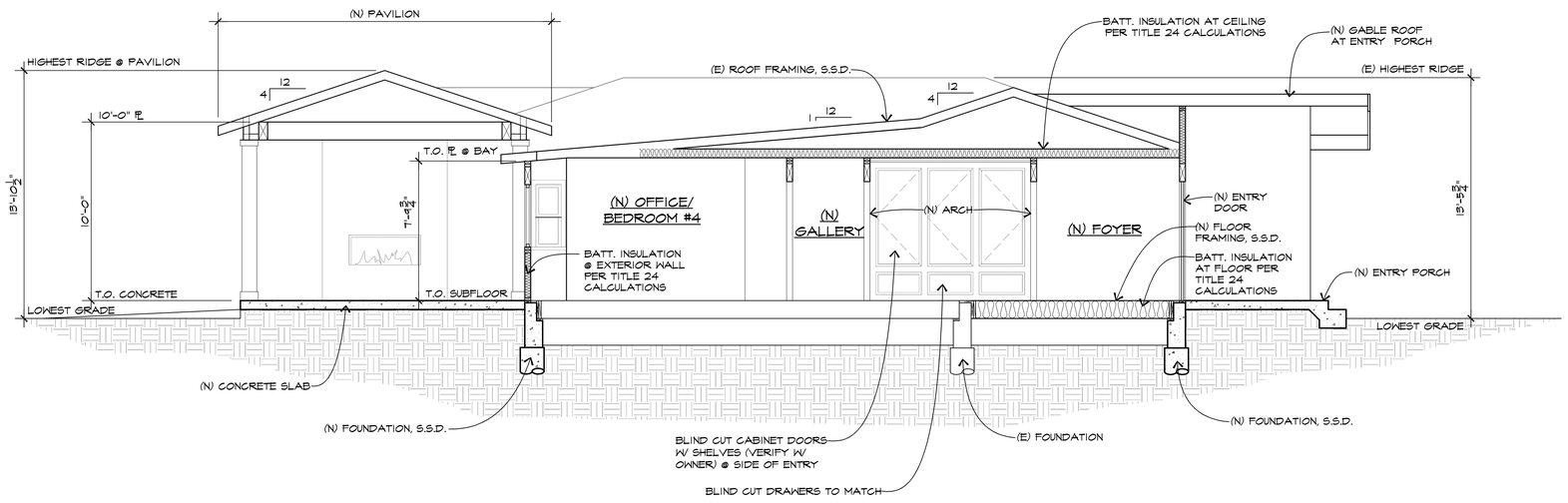
WILLIAM WOOD
ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A4
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:47am A4 Reflected Ceiling Planding



BUILDING SECTION - A/A5

SCALE: ¼" = 1'-0"

	REVISIONS	DATE
△		
△		
△		
△		
△		
△		
△		

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

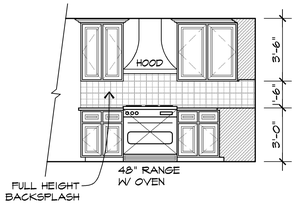
WILLIAM WOOD
ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

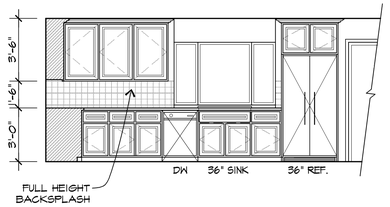
COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A5
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:48am A5 BUILDING SECTIONS.dwg



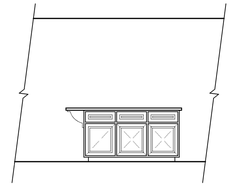
ELEVATION A



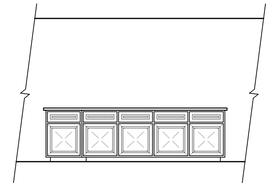
ELEVATION B

KITCHEN

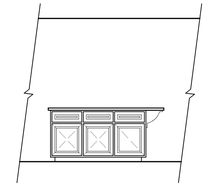
SCALE: ¼" = 1'-0"



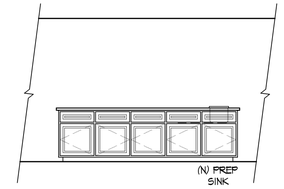
ELEVATION A



ELEVATION B



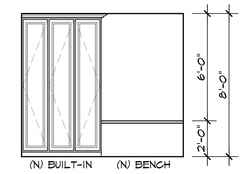
ELEVATION C



ELEVATION D

ISLAND

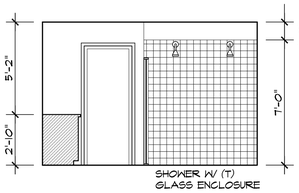
SCALE: ¼" = 1'-0"



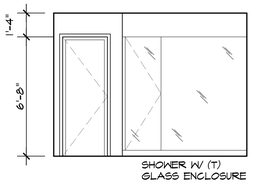
ELEVATION A

MUD

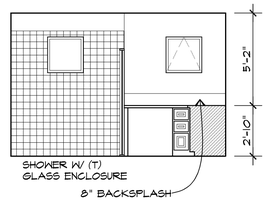
SCALE: ¼" = 1'-0"



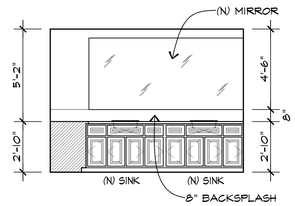
ELEVATION A



ELEVATION B



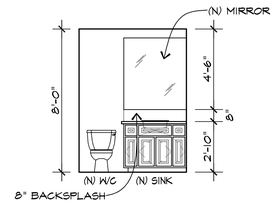
ELEVATION C



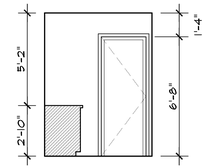
ELEVATION D

MASTER BATH

SCALE: ¼" = 1'-0"



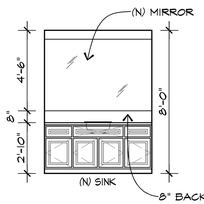
ELEVATION A



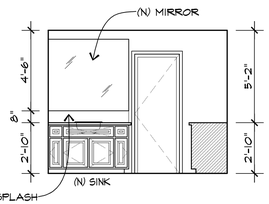
ELEVATION B

POWDER

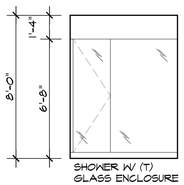
SCALE: ¼" = 1'-0"



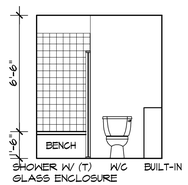
ELEVATION A



ELEVATION B



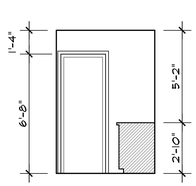
ELEVATION A



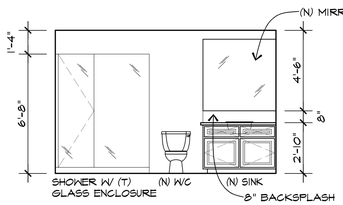
ELEVATION B

JACK & JILL BATH

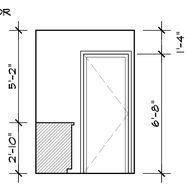
SCALE: ¼" = 1'-0"



ELEVATION A



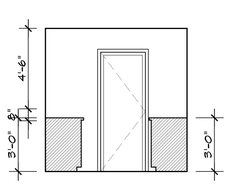
ELEVATION B



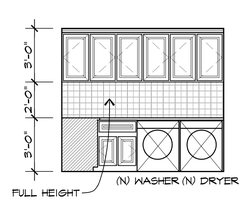
ELEVATION C

POOL BATH #3

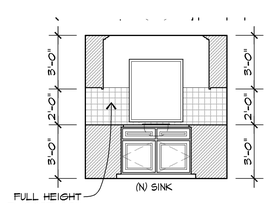
SCALE: ¼" = 1'-0"



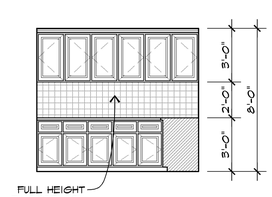
ELEVATION A



ELEVATION B



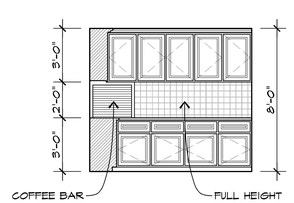
ELEVATION C



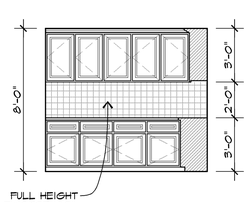
ELEVATION D

LAUNDRY

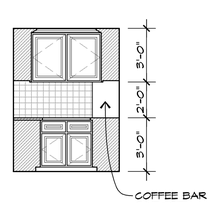
SCALE: ¼" = 1'-0"



ELEVATION A



ELEVATION B



ELEVATION C

PANTRY

SCALE: ¼" = 1'-0"

	REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

WILLIAM WOOD
ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

DRAWN
FM

CHECKED
WW

DATE
4-16-25

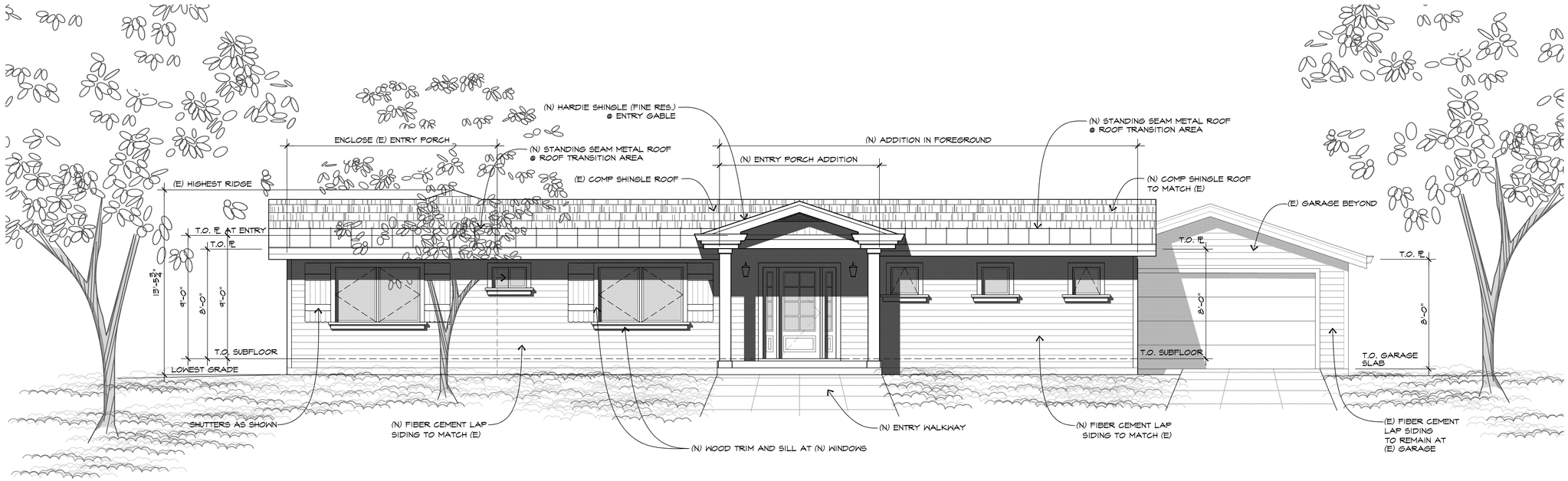
SCALE
AS SHOWN

JOB NO.
24.2077A

SHEET
A6

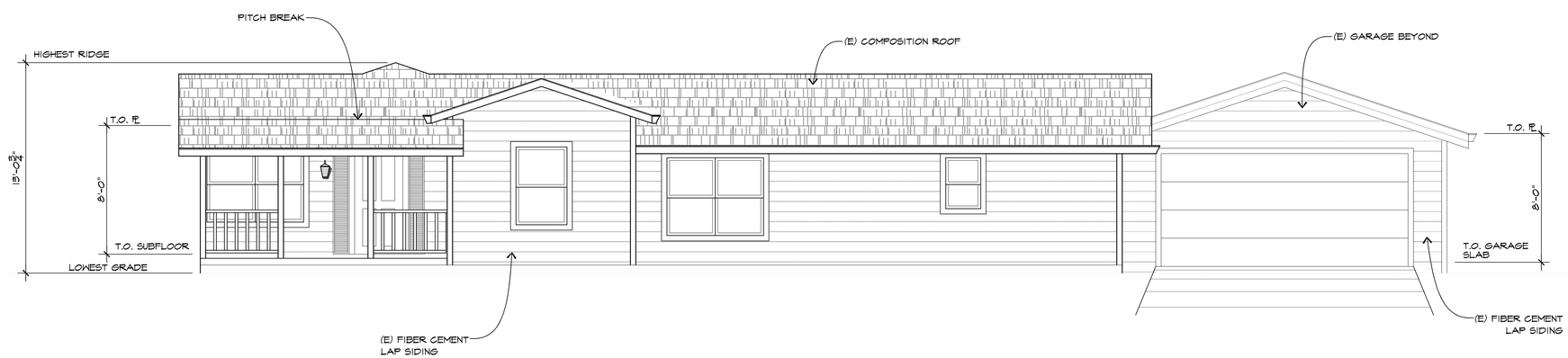
OF SHEETS

PLOT DATE: Apr 16, 2025 - 10:50am A6 Interior Elevations.dwg



PROPOSED FRONT ELEVATION

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



EXISTING FRONT ELEVATION

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

	REVISIONS	DATE
	#7	

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

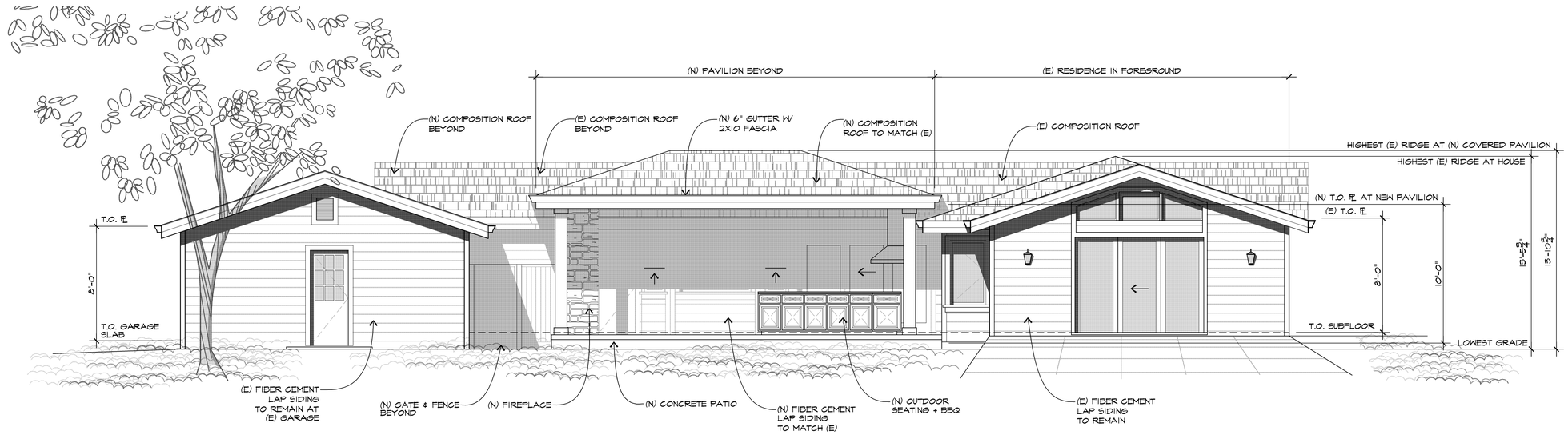
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

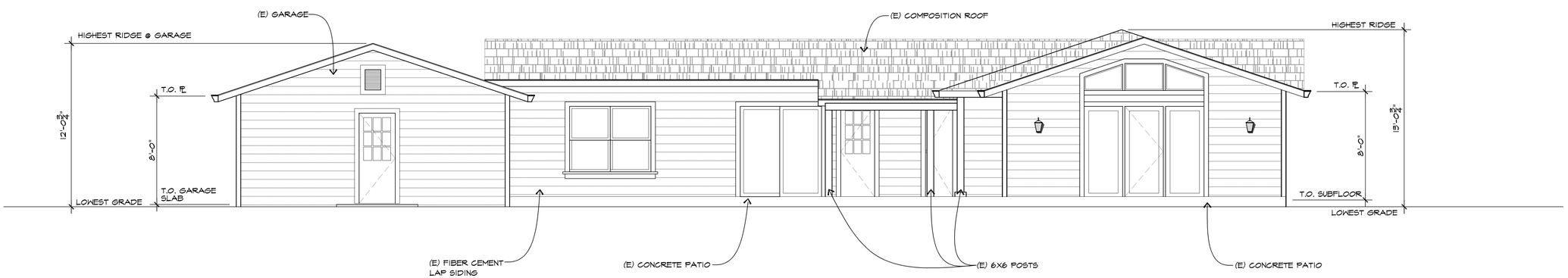
DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A7
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:36am A5-7 Elevations.dwg



PROPOSED REAR ELEVATION

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



EXISTING REAR ELEVATION

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

	REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

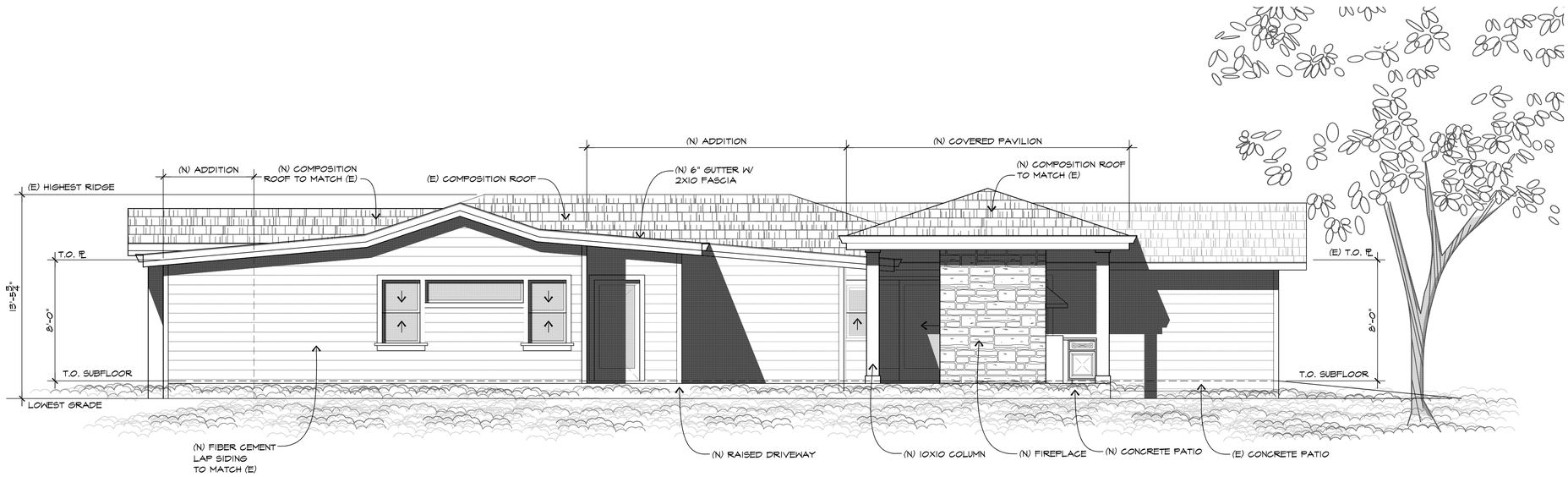
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

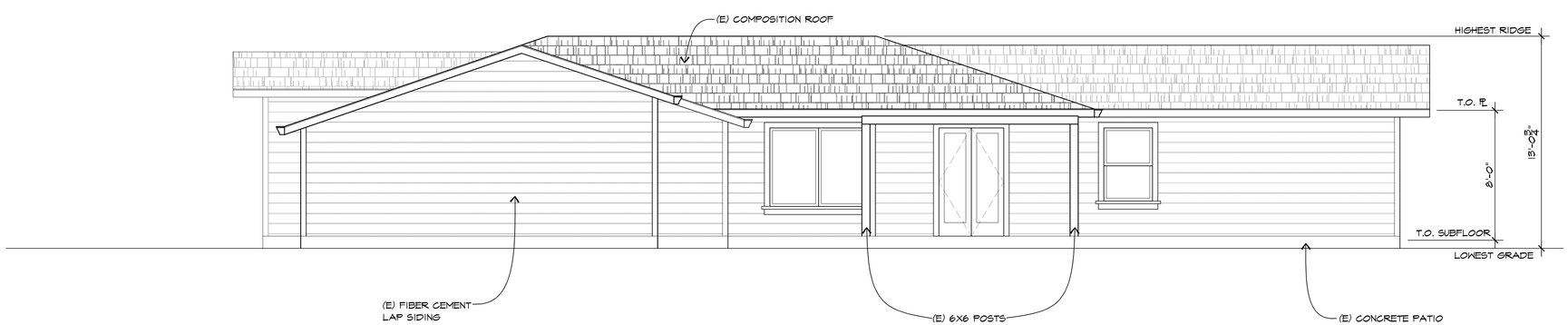
DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A8
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:36am A5-7 Elevations.dwg



PROPOSED RIGHT ELEVATION

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



EXISTING RIGHT ELEVATION

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

	REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

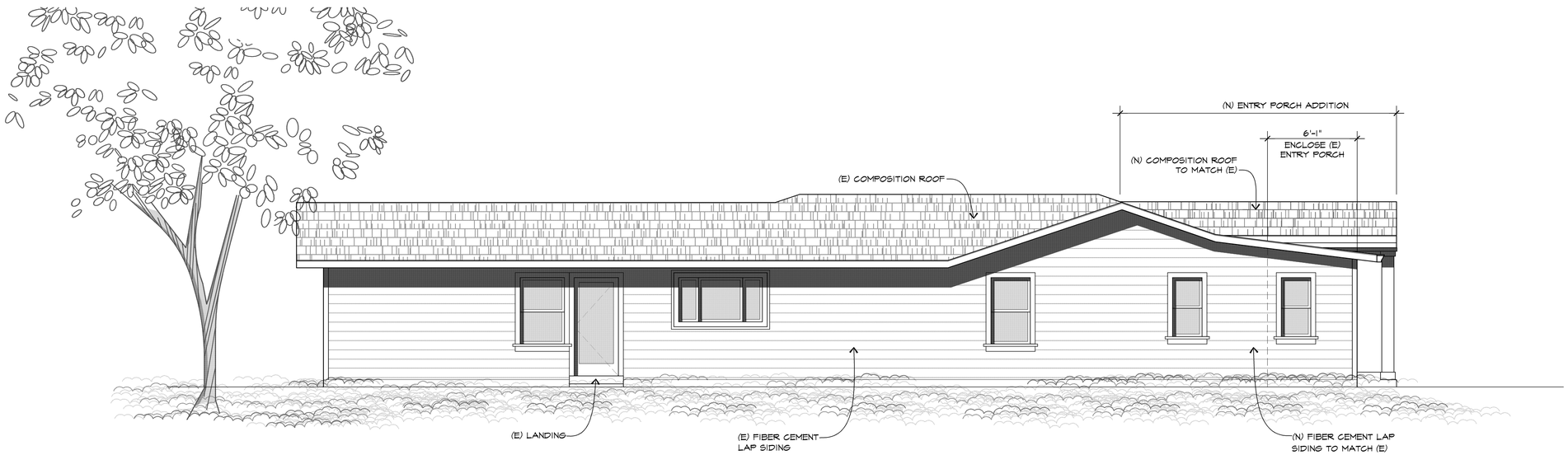
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

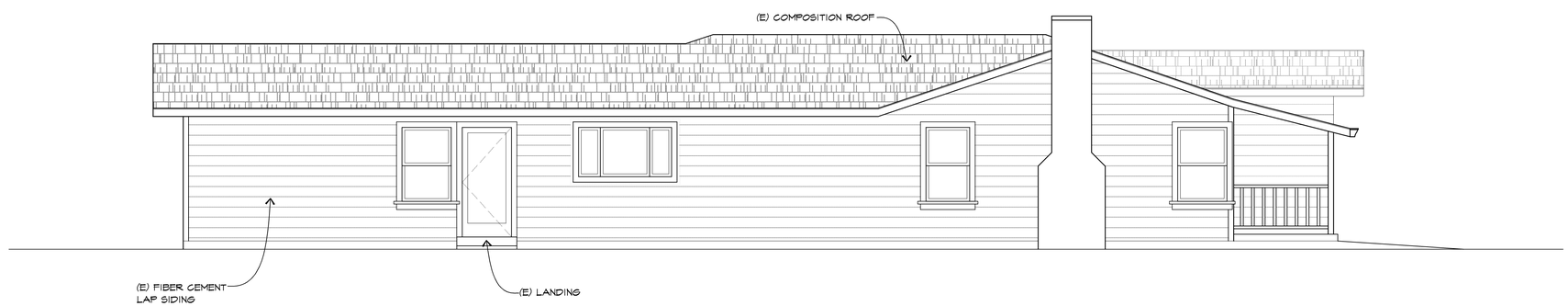
DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A9
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:37am A5-7 Elevations.dwg



PROPOSED LEFT ELEVATION

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



EXISTING LEFT ELEVATION

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

	REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A10
OF	SHEETS

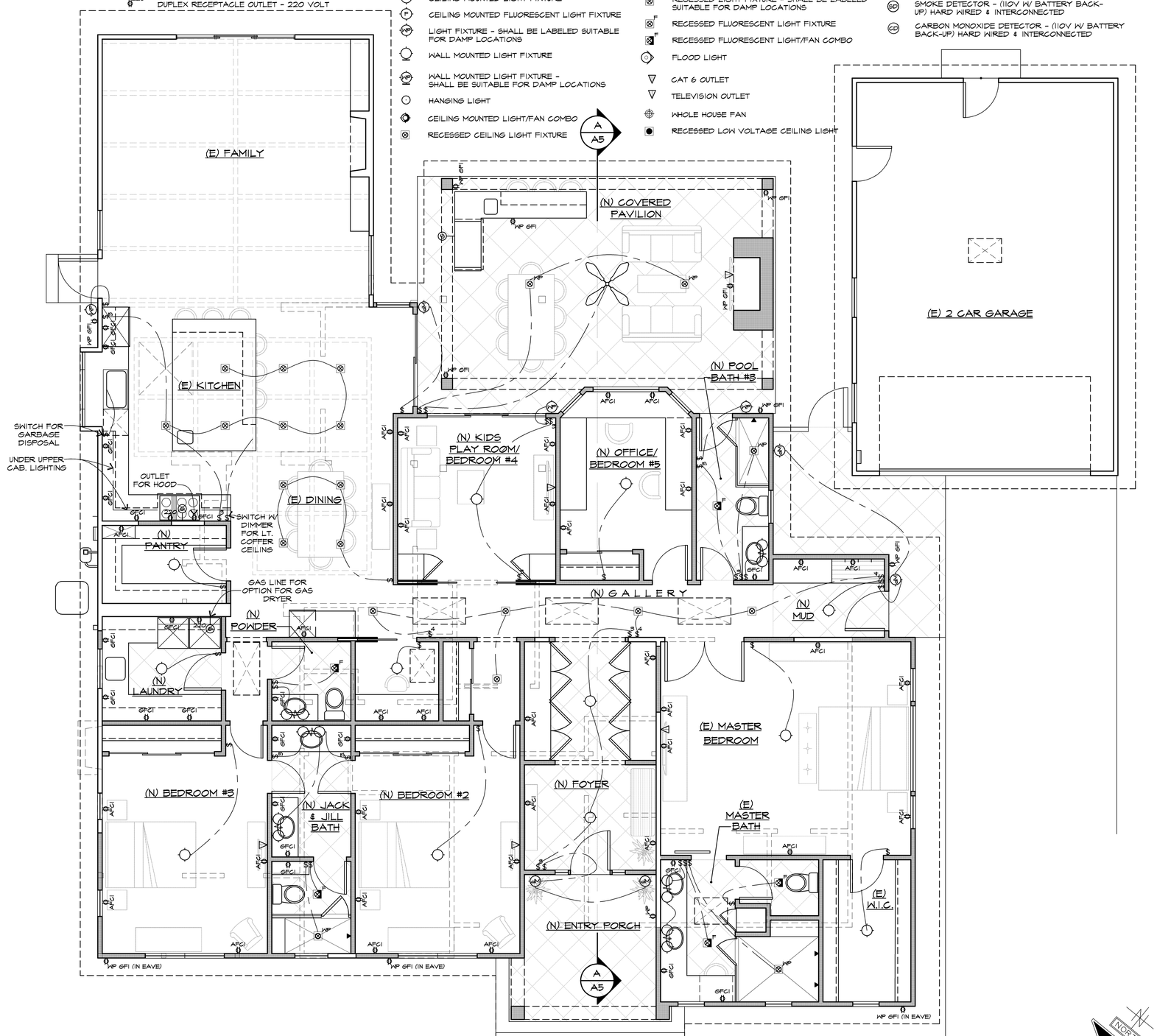
PLOT DATE: Apr 16, 2025 - 10:37am A5-7 Elevations.dwg

ELECTRICAL NOTES

1) VERIFY LOCATION AND NUMBER OF FLOOR OUTLETS W/ OWNER.
2) PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. PER 2022 CEC.
3) PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER TO PROTECT ALL RECEPTACLES IN THE BEDROOMS. PER 2010 CEC
4) PROVIDE RECEPTACLE OUTLETS IN FOLLOWING LOCATIONS:
A. AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12" LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE.
B. AN EXTERIOR RECEPTACLES AT THE FRONT AND REAR OF THE HOME. THEY MUST BE WITHIN 6 FEET, 6 INCHES OF GRADE AND WATERPROOF.
C. ONE RECEPTACLE FOR THE LAUNDRY, (I.E.;WASHER). CEC 210-52(F)
D. IN ANY HALLWAY 10 FT OR MORE IN LENGTH. CEC 210-52 (H)
5) FLOOR OUTLETS MAY BE USED AS REQUIRED WALL OUTLETS WHEN LOCATED WITHIN 18" OF THE WALL IN ACCORDANCE WITH 2022 CEC. SUCH AS THE DINING ROOM, PARLOR AND FAMILY ROOM.
6) KITCHEN COUNTERTOP RECEPTACLES SHALL BE LOCATED ABOVE THE COUNTEROP NOT MORE THAN 18", AND MAY NOT BE INSTALLED FACE-UP IN THE COUNTER.
7) CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET IS REQUIRED FOR DRYERS AND COOKING UNITS.
8) KITCHEN COUNTER OUTLETS FOR SMALL APPLIANCES ARE REQUIRED TO BE POWERED FROM TWO SEPERATE CIRCUITS
9) ELECTRICAL OUTLETS IN THE BEDROOMS ARE REQUIRED TO HAVE AFCI PROTECTION.
10) ELECTRICAL OUTLETS IN BATHROOMS, LAUNDRY ROOMS, GARAGE AND KITCHEN COUNTER AND OUTSIDE ARE REQUIRED TO HAVE GFCI PROTECTION.
11) ELECTRICAL OUTLETS OUTSIDE THE BUILDING REQUIRE WETHER-PROTECTED GFI PER ART. 210-52
12) PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CISRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION – WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED)
13) CONTRACTOR TO PROVIDE THE OPTION OF GAS OR 220V @ THE COOK TOP (VERIFY W/ OWNER)
14) PROVIDE APPROVED EXCESS GAS SHUT-OFF DEVICES, NON-MOTION SENSITIVE TO BE TRIGGERED WHEN THE GAS FLOW EXCEEDS THE DESIGN FLOW LIMIT. AT EACH CONNECTION OF A GAS APPLIANCE TO A GAS LINE PER C.C.C.O. ORDINANCE 2004-27.
15) PRESSURE TEXT IS REQUIRED FOR GAS LINES PRIOR TO FINAL (MINIMUM 10 PSI FOR 15 MINUTES.
16) CONTRACTOR TO PROVIDE A COLD WATER CONNECTION @ THE REFRIGERATOR.
17) PROVIDE A PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE @ WATER HEATER, TYP.
18) MINIMUM CAPACITY OF WATER HEATER EQUIVALENT TO NOT LESS THAN THE FIRST HOUR RATING OF 50 GALLON, OR PER T-24 CALC WHICHEVER IS GREATER.
19) PROVIDE HOSE BIBB (1/2" CW) WITH A NON-REMOVABLE ANTI-SIPHON DEVICE.
20) WATER CLOSET MAXIMUM 1.6 GALLONS PER FLUSH.
21) SHOWER HEADS AREA ALLOWED MAXIMUM 2.5 GPM FLOW PER.
22) KITCHEN FAUCETS MAX. 2.2 GPM
23) BATHROOM FAUCET SHALL NOT CONSUME MORE THAN 2.2 GPM PER SECT 402.5
24) SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VAVLE TYPE. CPC 420.0
25) KITCHEN & BATHROOM LIGHTING SHALL MEET EFFICIENCY REQUIREMENT TITLE 24-2-5352(J).
26) LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS SHALL HAVE LAMPS WITH AN EFFICIENCY OF 40 LUMENS/WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS. THIS GENERAL LIGHTING SHALL BE CONTROLLED BY A SWITCH ON A READILY ACCESIBLE LIGHTING CONTROL PANEL AT AN ENTRANCE TO THE KITCHEN. 150 (K)1. ROOMS WITH A SHOWER OR BATHTUB MUST HAVE EITHER AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICIENCY OF 40 LUMENS/WATT OR GREATER SWITCHED AT THE ENTRANCE TO THE ROOM OR ONE OF THE ALTERNATIVES TO THIS REQUIREMENT ALLOWED IN SEC 150 (K)2.; AND RECESSED CEILING FIXTURES ARE IC (INSULATION COVER) APPROVED. 150 (K) 2
27) ALL LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES SHALL BE LABEL "SUITABLE FOR DAMP LOCATIONS" AND IF CEILING HEIGHT IS => 8 FT. BE PROTECTED BY GFCI. CEC 410-4(A)208
28) RESIDENTIAL LIGHTING STANDARDS REQUIREMENTS SHALL INCORPORATE THE CALIFORNIA BUILDING EFFICIENCY STANDARDS TITLE 24, PARTS 1 AND 6, OF THE CALIFORNIA BUILDING CODE OF REGULATIONS VERSION OCTOBER 19, 2022
29) HIGH EFFICIENCY LIGHTING IN THE KITCHEN SHALL BE SWITCHED SEPARATELY.
30) ICC CANS FOR CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE
31) PROVIDE AIR TIGHT RECESSED LUMINARIES
32) IC RATED CANS (ZERO CLEARANCE RATED TO COMPLY WITH T-24) ARE REQUIRED FOR LIGHT FIXTURES IN THE INSULATED CEILING AREA.
33) THERMOSTAT LOCATION TO BE DETERMINED BY HVAC DESIGNER.
34) FLOOR & CEILING AIR REGISTERS TO BE DETERMINED BY HVAC DESIGNER.
35) INSTALLATION INSTRUCTIONS FOR ALL EQUIP. SHALL BE PROVIDED TO THE FIELD INSPECTOR @ THE TIME OF INSPECTION.
36) ADDRESS NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (CFC,2001,SEC.901.4.4). PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE ADDRESS SIGN. DOOR BELL CAN USE THE SAME CIRCUIT.
37) ELECTRICAL MAIN AND SUB-PANEL(S) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS OR LOCATED IN BATHROOMS. CEC 240-24(D) AND 240-24 (E)
38) CONTRACTOR TO PROVIDE AND ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT INSTALLED IN THE ATTIC OR FURRED SPACE. THE SECONDARY DRAIN LINE MUST BE SHOWN AT A POINT WHERE IT CAN BE READILY OBSERVED. CMC310.2
39) CONTRACTOR TO SPECIFY SEISMIC ANCHORAGE OF THE FURNACE PER MANUFACTURES LISTING.
40) UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURE'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE ADMINISTRATIVE AUTHORITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEDD A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN (14) FEET, INCLUDING 2 NINETY DEGREE ELBOWS. TWO (2) FEET SAHLL BE DEDUCTED FOR EACH NINETY DEGREE ELBOW IN EXCESS OF TWO. PER 2022 CMC 504.3.2.2.

ELECTRICAL/MECHANICAL KEY

- DUPLEX RECEPTACLE OUTLET @ 12" U.N.O.
- AFCI — DUPLEX RECEPTACLE OUTLET @ 12" U.N.O. W/ ARC-FAULT CIRCUIT INTERRUPTER
- GFI — DUPLEX RECEPTACLE OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- WP GFI — WEATHER PROOF DUPLEX RECEPTACLE OUTLET (GFI PROTECTED PER NEC210-8(a)3)
- 220 — DUPLEX RECEPTACLE OUTLET - 220 VOLT
- $ — SINGLE POLE SWITCH @ 48" U.N.O.
- $3 — THREE-WAY SWITCH
- $4 — FOUR-WAY SWITCH
- $D — SWITCH W/ DIMMER
- $M — SWITCH W/ MOTION LIGHT
- CEILING MOUNTED LIGHT FIXTURE
- F — CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- WP — LIGHT FIXTURE - SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS
- WALL MOUNTED LIGHT FIXTURE
- WP — WALL MOUNTED LIGHT FIXTURE - SHALL BE SUITABLE FOR DAMP LOCATIONS
- HANGING LIGHT
- CEILING MOUNTED LIGHT/FAN COMBO
- RECESSED CEILING LIGHT FIXTURE
- AIR SUPPLY LOCATED IN TOE SPACE
- C.A. — CEILING SUPPLY AIR REGISTER
- F.A. — FLOOR AIR SUPPLY REGISTER
- G — GAS OUTLET
- T — THERMOSTAT
- WP — RECESSED LIGHT FIXTURE - SHALL BE LABELED SUITABLE FOR DAMP LOCATIONS
- F — RECESSED FLUORESCENT LIGHT FIXTURE
- F — RECESSED FLUORESCENT LIGHT/FAN COMBO
- FLOOD LIGHT
- CAT 6 OUTLET
- TELEVISION OUTLET
- WHOLE HOUSE FAN
- RECESSED LOW VOLTAGE CEILING LIGHT
- GARAGE DOOR OPENER, W/ PUSH BUTTON OPENER INSIDE OF GARAGE & PROVIDE CEILING OUTLET
- CEILING FAN
- HOSE BIBB W/ VACUUM BREAKER
- SD — SMOKE DETECTOR - (110V W/ BATTERY BACK-UP) HARD WIRED & INTERCONNECTED
- CD — CARBON MONOXIDE DETECTOR - (110V W/ BATTERY BACK-UP) HARD WIRED & INTERCONNECTED



FLOOR PLAN

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

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

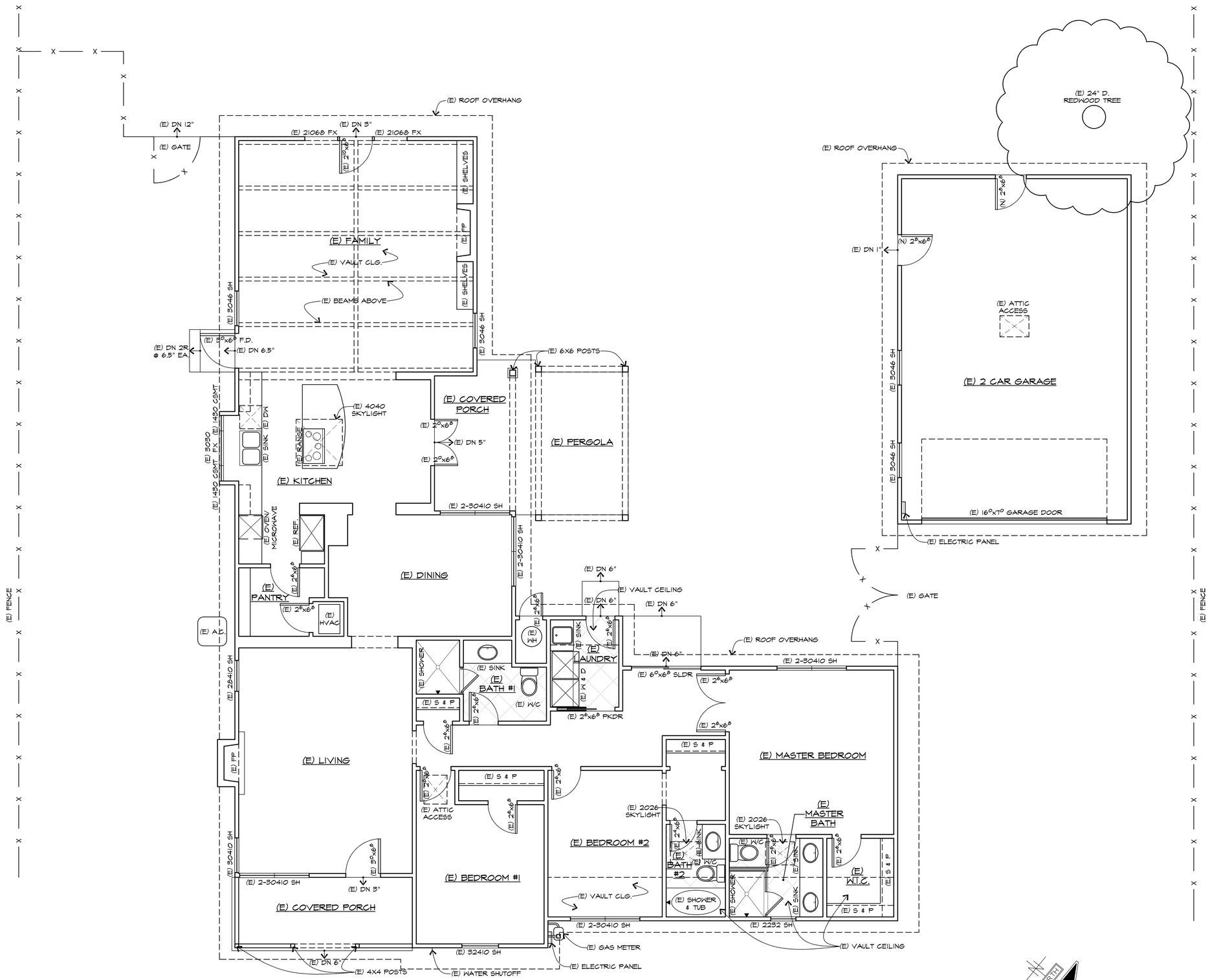
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A11
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:52am A8 Electrical-Mechanical Plan.dwg



EXISTING FLOOR PLAN

SCALE: ¼" = 1'-0"

REVISIONS	DATE

LICENSED ARCHITECT
WILLIAM A. WOOD
C 13874
Jan. 31, 2027
REN. DATE
STATE OF CALIFORNIA

VARNI RENOVATION

101 LINHARES LANE
ALAMO, CA 94507

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

THIS IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF WILLIAM WOOD ARCHITECTS.

COPYRIGHT © WILLIAM WOOD ARCHITECTS, 2025

DRAWN	FM
CHECKED	WW
DATE	4-16-25
SCALE	AS SHOWN
JOB NO.	24.2077A
SHEET	A12
OF	SHEETS

PLOT DATE: Apr 16, 2025 - 10:53am A8 Existing Floor Plan.dwg