

WOODLAND KNOLLS HOMEOWNERS' ASSOCIATION

AUTOMATIC ENTRANCE GATE

NOTES

GENERAL NOTES:

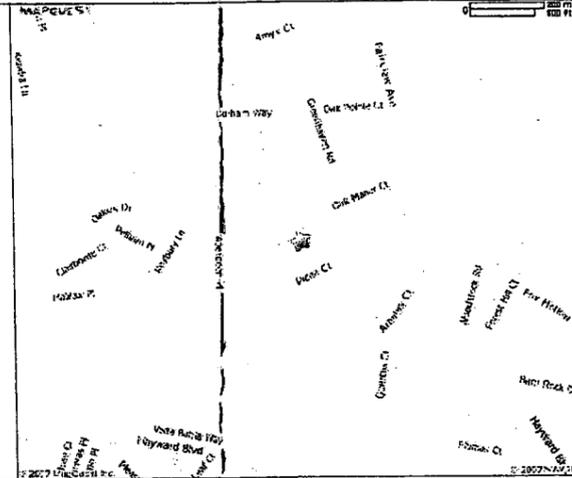
- DO NOT SCALE FROM DRAWINGS. FIGURED DIMENSIONS GOVERN OVER NOMINAL DIMENSIONS.
- ALL CONSTRUCTION WORK ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, LOCAL CODES, AND CITY OF HAYWARD, CA.
- THE SUBCONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
- THE SUBCONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION WHEN PERFORMING THEIR WORK TO PREVENT DAMAGE TO EXISTING MATERIALS AND SURFACES DURING CONSTRUCTION. ALL DAMAGE TO BE REPAIRED BY THE INDIVIDUAL SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL DIMENSION SHOWN ARE TO FINISH FACE, (U.O.N.) FABRIC PANELS ARE NOT INCLUDED.
- ALL PARTITIONS AT WINDOW MULLIONS TO BE CENTERED ON MULLION UNLESS OTHERWISE DIMENSIONED.
- ALL HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR, (U.O.N.)
- "TYPICAL" OR "TYP" SHALL INDICATE STANDARD FOR OTHER LIKE CONDITIONS THROUGHOUT THE WORK.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON THE PLAN AND /OR ELEVATIONS.
- LIFE SAFETY COMPONENTS SHALL BE RESET IN NE CONSTRUCTION, AS REQD. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF COMPONENTS EFFECTED.
- ALL WORK IS TO BE PERFORMED IN SUCH A WAY AS NOT TO DISRUPT THE BUILDINGS NORMAL BUSINESS OPERATIONS. DISRUPTIVE WORK IS TO BE COORDINATED WITH THE OWNER AND /OR SUPERINTENDENT.
- ALL MATERIALS ARE TO BE NEW, UNUSED, AND OF THE HIGHEST QUALITY. ALL WORK SHALL BE PERFORMED IN A THOROUGH, PROFESSIONAL MANNER. ALL WORK TO BE EQUAL TO THE BEST STANDARDS OF PRACTICE.
- MATERIALS ARE SPECIFIED BY BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED FOR REVIEW TO THE TENANT. MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THE TENANTS WRITTEN APPROVAL.
- WHEN MILLWORK OCCURS, SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER SUCH DEFECTS. ALL DEFECTIVE WORK DISCOVERED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- THE SUBCONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING WALLS SHALL PATCH AND REPAIR ALL DAMAGE RESULTING FROM DEMOLITION OR NEW CONSTRUCTION. THE WALLS AND CEILING OF ALL PENETRATIONS AS REQUIRED BY CODE.
- IT IS INTENDED THAT THE SUBCONTRACTOR PROVIDE A COMPLETE JOB AND OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE SUBCONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY THE SCOPE OF THEIR WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
- SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NO SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
- THE SUBCONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT ADOPT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNERS REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
- ALL INSTALLED OR NEW PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
- UPON COMPLETION OF WORK OR SHORTLY BEFORE, OWNERS REPRESENTATIVE SHALL PREPARE A "PUNCH-LIST" IN WALK-THROUGHS WITH SUBCONTRACTOR. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS TO BE CORRECTED, COMPLETED OR UNSATISFACTORILY COMPLETED FOLLOWING FINAL PAYMENT SHALL NOT NEGATE NOT DIMINISH THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE OF REPAIR THESE ITEMS AS SOON AS POSSIBLE.
- EACH SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY THE BUILDING OWNER AND OR LAW WHICHEVER IS MOST STRINGENT. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTIONS WITH THEIR WORK.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO: UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING. THE SUBCONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT, ADJOINING SURFACES.
- SUBCONTRACTORS TO REFER TO CURRENT BUILDING CONSTRUCTION STANDARDS FOR ALL HVAC, ELECTRICAL, AND LIFE SAFETY SPECIFICATIONS.
- FACILITIES HANDLING, STORING, SELLING, AND USING HAZARDOUS, COMBUSTIBLE OR FLAMMABLE MATERIALS SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE CALIFORNIA FIRE CODE.
- PREVENTION, CONTROL, AND MITIGATION OF DANGEROUS CONDITIONS RELATED TO STORAGE, DISPENSING, USE AND HANDLING OF HAZARDOUS MATERIALS AND INFORMATION NEEDED BY THE FIRE DEPARTMENT PERSONNEL SHALL BE SUBMITTED TO HAYWARD, CA FIRE DEPARTMENT.

FIRE DEPARTMENT NOTES

DEMOLITION NOTES

- PERFORM ALL DEMOLITION AND REMOVAL IN ACCORDANCE WITH BUILDING RULES AND REGULATIONS.

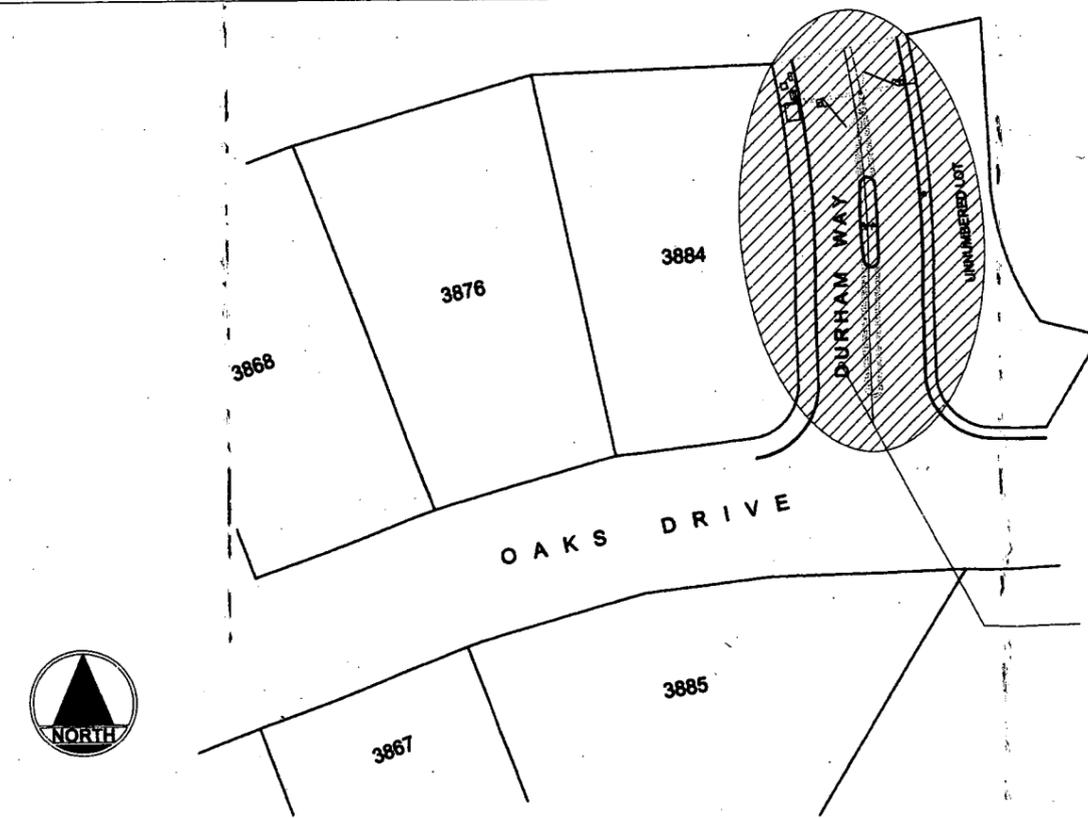
LOCATION MAP



CODES

1997 UBC AND 2001 CALIFORNIA BUILDING CODE-PART 2, TITLE 24, CCR
 2002 NEC AND 2004 CALIFORNIA ELECTRICAL CODE-PART 3, TITLE 24, CCR
 2000 UMC AND 2001 CALIFORNIA MECHANICAL CODE-PART 4, TITLE 24, CCR
 2000 UPC AND 2001 CALIFORNIA PLUMBING CODE-PART 5, TITLE 24, CCR
 2000 UFC AND 2001 CALIFORNIA FIRE CODE-PART 9, TITLE 24, CCR

SITE PLAN



DRAWING INDEX

- T-1: TITLE SHEET & SITE PLAN
- A-1: ENTRANCE/EXIT DRIVEWAY PLAN
- A-2: ELEVATIONS & SECTION DETAIL

PROJECT DATA

JOB ADDRESS: DURHAM WAY & OAKS DRIVE
 HAYWARD, CA 94542

SCOPE OF WORK: THIS PROJECT IS TO PROVIDE AND INSTALL NEW AUTOMATIC ENTRANCE GATE, WHICH IS LOCATED AT THE ABOVE ADDRESS.

APN NUMBER:
 BUILDING ZONE:
 OCCUPANCY GROUP:
 TYPE OF CONSTRUCTION:

REVISION SCHEDULE

REVISION #	DESCRIPTION	BY	DATE
1	PLAN CHECK COMMENT DATED	IK	11.13.07
2			
3			
4			
5			

EDINBURG DESIGN & ENGINEERING INC.
 phone (510)972-9881 fax (510)972-9887
 2415 RADLEY CT SUITE 9
 Hayward, CA 94545

TITLE SHEET & SITE PLAN

WOODLAND KNOLLS
 DURHAM WAY & OAKS DRIVE
 HAYWARD, CA 94542

REVISIONS

REVISIONS	PLAN CHECK COMMENT	DATE
1	PLAN CHECK COMMENT	11.13.07
2		
3		
4		
5		

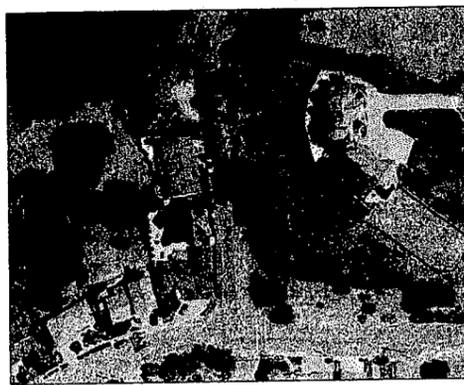
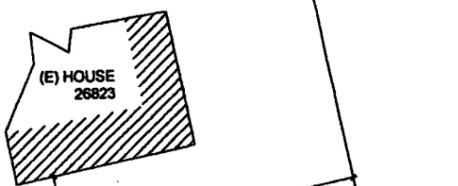
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 DESIGNED BY: IK
 CHECKED BY: IK

DATE: 08-04-07
 SCALE: AS SHOWN

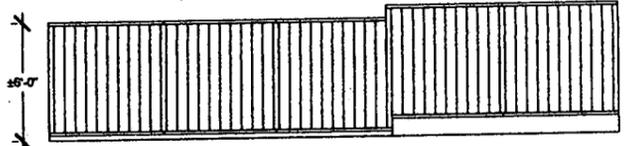
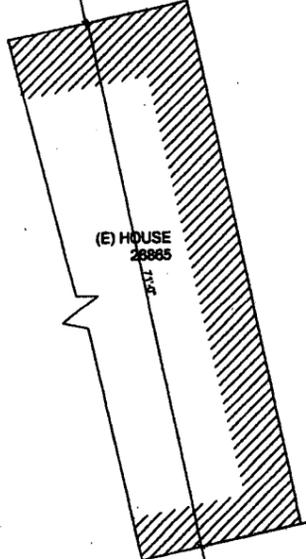
DRAWING NO.
T-1

PROPOSED PROJECT
WOODLAND KNOLLS
 HOMEOWNERS' ASSOCIATION
 DURHAM WAY, LOT 26897
 HAYWARD, CALIFORNIA

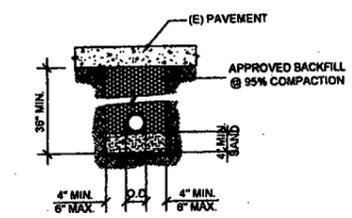
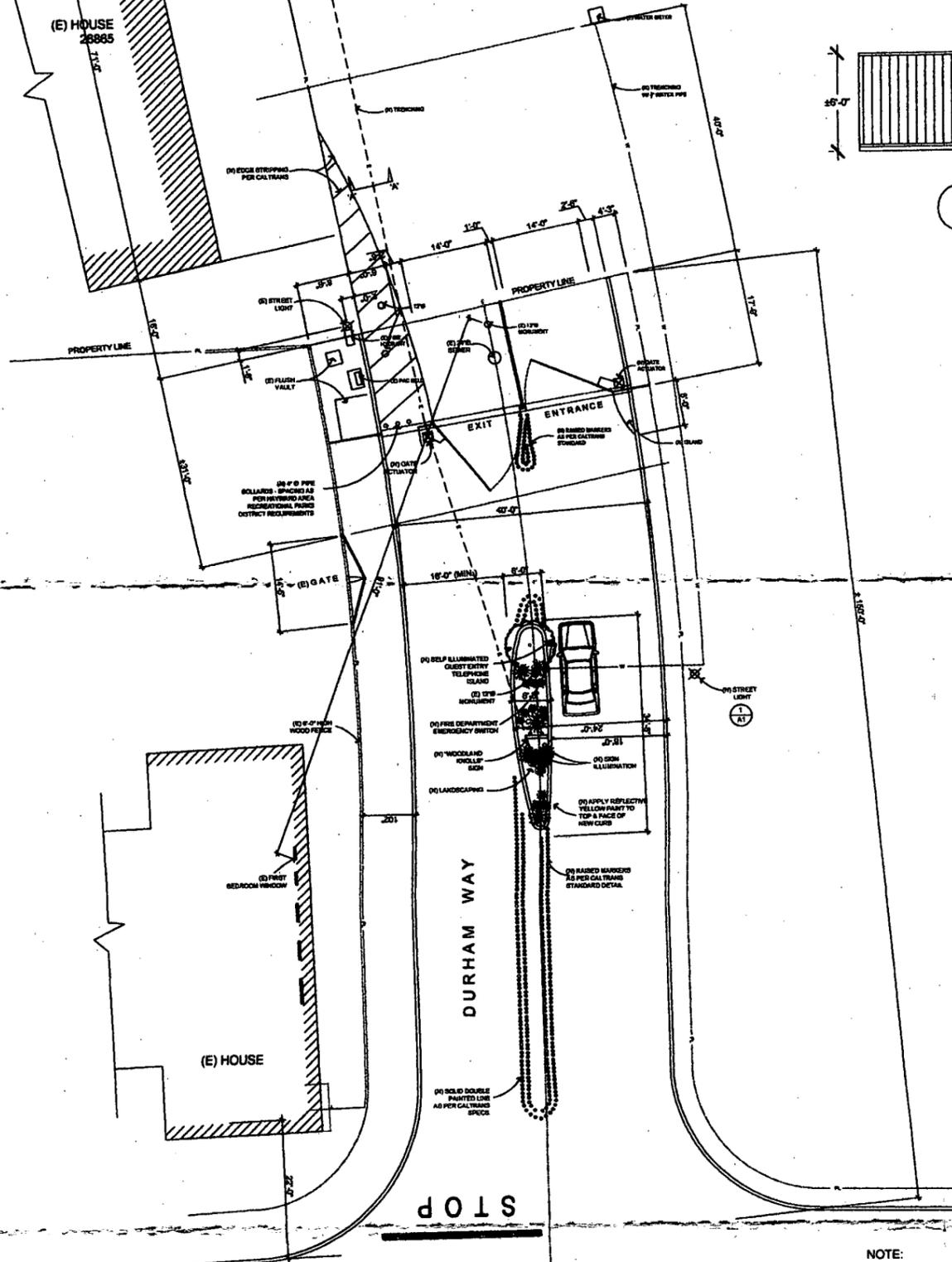
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 PLANNING DIVISION



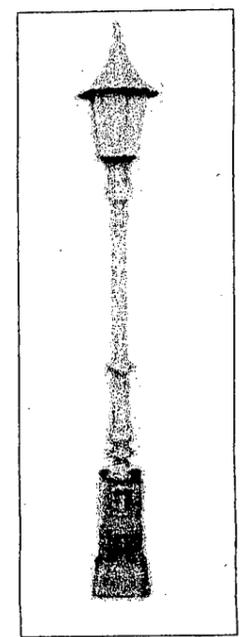
PHOTOES OF 3884 OAKS DRIVE
SCALE : N.T.S.



(E) FENCE DETAIL
SCALE : N.T.S.



SECTION 'A'-A'
SCALE : 3/4"=1'



HEIGHT: 9'-0"
BASE: 12"

ALUMINUM STEEL LIGHT
SCALE : N.T.S.

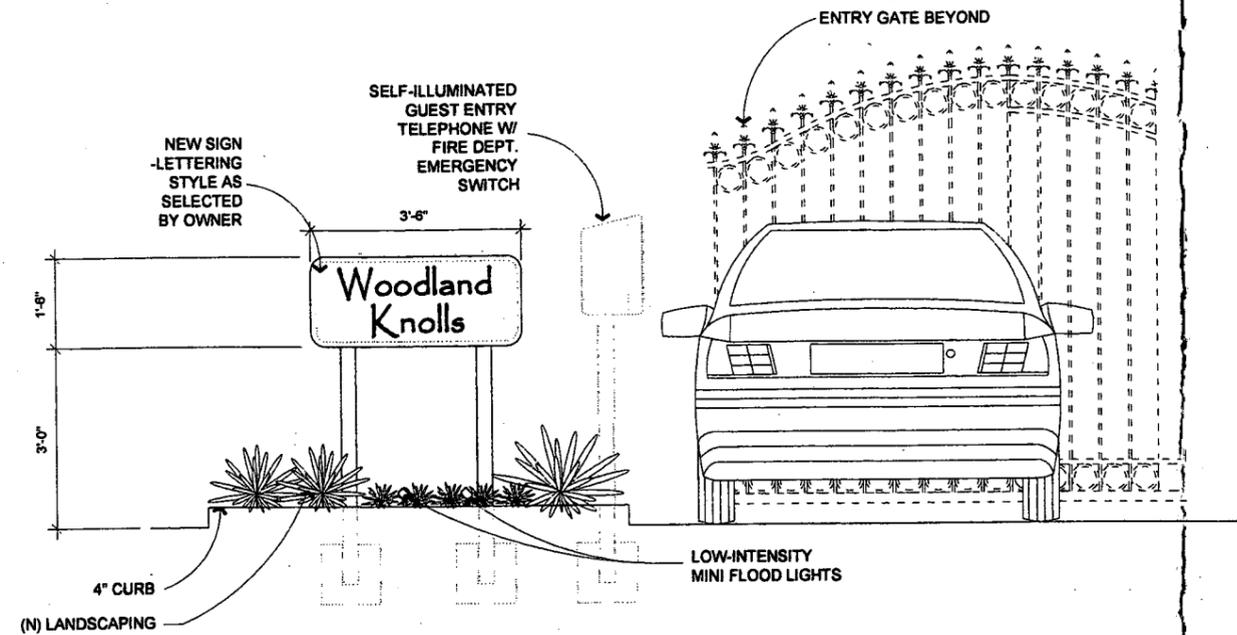
NOTE:
APPLICANT MUST OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF HAYWARD PRIOR TO START OF CONSTRUCTION.

LEGEND:

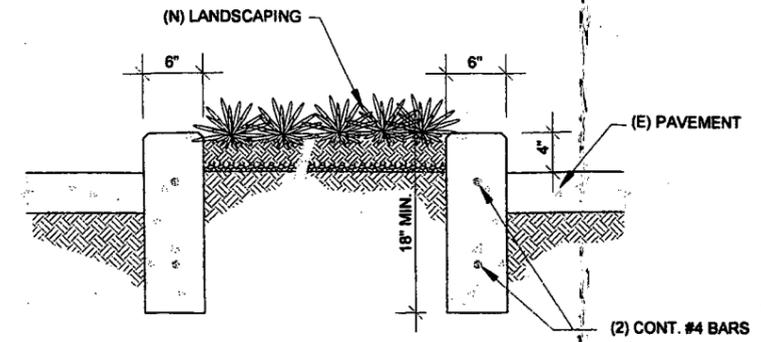
---	ELECTRICAL LINE
---	PROPERTY LINE
---	WATER LINE
---	(E) FENCE

PLAN
SCALE : 3/32"=1'

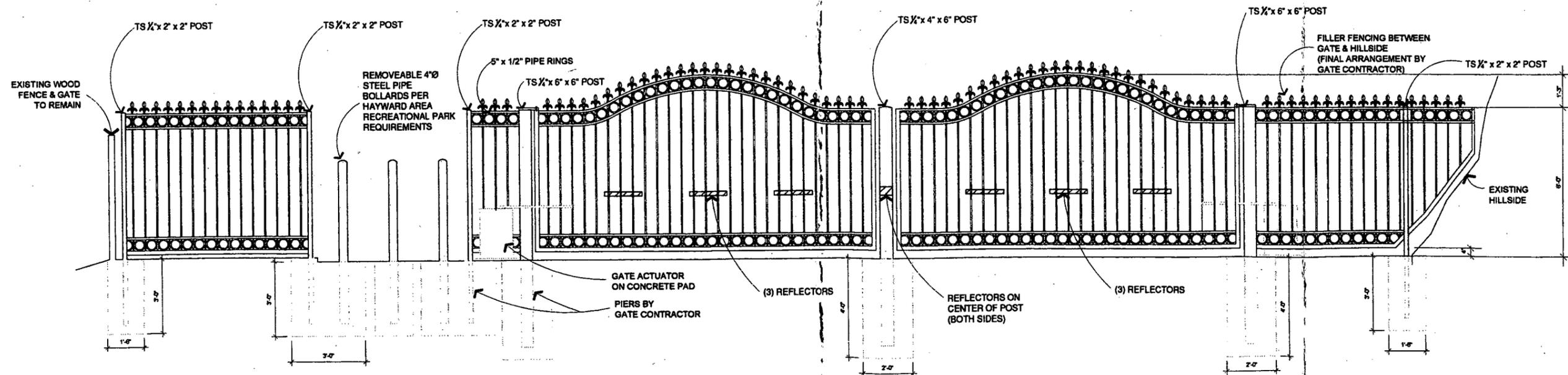
A-1 DRAWING NO.	SCALE: AS SHOWN	DATE: 08-04-07	CHECKED BY: IK	DESIGNED BY: IK	DRAWN BY: SY	REVISIONS PLAN CHECK COMMENT 11.13.07	PROJECT: WOODLAND KNOLLS DURHAM WAY & OAKS DRIVE HAYWARD, CA 94542	SHEET TITLE: ENTRANCE/EXIT DRIVEWAY PLAN		EDINBURG DESIGN & ENGINEERING INC. phone (510) 572-9961 fax (510) 572-0967 2415 RADLEY CT SUITE 9 Hayward, CA 94545



ELEVATION - @ NEW ENTRY TELEPHONE
SCALE : 3/4"=1'



SECTION DETAIL
SCALE : 1-1/2"=1'



ELEVATION - @ NEW AUTOMATIC ENTRANCE GATE
SCALE : 1/2"=1'

EDINBURG DESIGN & ENGINEERING INC.
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2415 RADLEY CT SUITE 9
Hayward, CA 94542

WOODLAND KNOLLS
DURHAM WAY & OAKS DRIVE
HAYWARD, CA 94542

SHEET TITLE:
ELEVATIONS SECTION DETAIL

PROJECT:
WOODLAND KNOLLS
DURHAM WAY & OAKS DRIVE
HAYWARD, CA 94542

REVISIONS:
▲ ▲ ▲ ▲ ▲

DRAWN BY: SY
DESIGNED BY: IK
CHECKED BY: IK

DATE: 08-04-07
SCALE: AS SHOWN
DRAWING NO.
A-2