



SITE PLAN



ENLARGED DRIVEWAY PLAN

- GENERAL NOTES**
1. ALL BIDS FOR THIS PROJECT ARE TO BE ON A "DESIGN/ BUILD" BASIS. CLIENT EXPECTS ALL BIDS TO BE BROKEN DOWN BY TRADE. CLIENT EXPECTS THAT ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WILL BE DESIGNED BY CONTRACTOR.
  2. DISPOSE OF ALL REMOVED MATERIALS IN AN APPROVED MANNER.
  3. WORK TO BE DONE SHALL BE INCLUSIVE. ANY WORK NOT SPECIFICALLY CALLED OR SHOWN FOR, BUT REASONABLY IMPLIED, INCLUDING CUTTING, PATCHING, AND PAINTING AND RESTORATION OF EXISTING SURFACES DAMAGED BY THIS WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  4. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS. FOR PURPOSES OF THIS PROJECT, CONTRACT DOCUMENTS SHALL INCLUDE THE CLIENT/CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND REVISIONS.
  5. THE CONTRACTOR SHALL OBTAIN, AND PAY ALL FEES FOR BUILDING DEPARTMENT APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, APPROVALS AND PERMITS OF OTHER AGENCIES WHEN REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. RECORD COPIES OF ALL AGENCY PERMITS SHALL BE FORWARDED TO THE CLIENT PRIOR TO REQUEST FOR FINAL PAYMENT.
  6. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CLIENT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
  7. CONTRACTOR SHALL VERIFY DIMENSIONS AND, TO THE EXTENT POSSIBLE, VERIFY FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CLIENT IMMEDIATELY UPON DISCOVERY.
  8. IF DOCUMENTS ARE AT VARIANCE WITH ONE ANOTHER ON A PARTICULAR ITEM OR ITEMS, CONTRACTOR SHALL BASE HIS BID ON THE BETTER QUALITY OR MORE EXPENSIVE OF THE CONDITIONS SHOWN. ITEMS OR EQUIPMENT SPECIFIED UNDER ONE TRADE SHALL BE BINDING AS IF SPECIFIED UNDER ALL RELATED TRADES.
  9. THE CONTRACTOR SHALL NOT PROCEED WITH WORK FOR WHICH IT EXPECTS ADDITIONAL COMPENSATIONS BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE CLIENT. FAILURE TO OBTAIN SUCH AUTHORIZATION MAY INVALIDATE A CLAIM FOR ADDITIONAL COMPENSATION.
  10. CONTRACTOR SHALL COORDINATE WORK WITH REQUIREMENTS OF THE CLIENT, INCLUDING BUT NOT LIMITED TO SCHEDULING TIME AND LOCATION OF DELIVERIES, BUILDING ACCESS, WORKER PARKING, USE OF BUILDING FACILITIES, TEMPORARY UTILITIES, USE AND CLEARANCE OF BUILDING ELEVATORS, PROTECTION, REFUSE CONTAINERS, ETC.
  11. THE CONTRACTOR SHALL PROTECT THE BUILDING PREMISES AND ALL OCCUPANTS ON THE PROJECT SITE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY COVERINGS AND PROTECTION, TEMPORARY PARTITIONS, AND DOORS AS REQUIRED TO PROTECT EXISTING CONSTRUCTION TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY IMPROPER PROTECTION, AND SHALL MAKE ALL NECESSARY REPAIRS AND REPLACEMENTS WITHOUT ADDITIONAL CHARGE TO THE CLIENT, OR TO PARTIES AFFECTED.
  12. ERECT AND MAINTAIN DUST-PROOF PARTITIONS AS REQUIRED BY CODES AND, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE CLIENT SPACE. UPON COMPLETION OF THE WORK REMOVE TEMPORARY PARTITIONS AND REPAIR DAMAGED SURFACES AS REQUIRED.
  13. WORK AREAS ARE TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CLIENT TO ENSURE SECURITY. THE CONTRACTOR SHALL SECURE AND LOCK THE WORK AREA, AND CLIENT SPACE AT THE END OF EACH WORK DAY, AND SHALL NOT PERMIT UNAUTHORIZED PERSONNEL TO CIRCULATE IN THE WORK AREA AND CLIENT SPACE.
  14. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION PREMISES IN A NEAT AND ORDERLY CONDITION AT ALL TIMES AND SHALL KEEP THE JOBSITE FREE OF ALL UNNECESSARY TRASH AND DEBRIS. THE JOBSITE SHALL BE BROOM CLEANED AT THE END OF EACH DAY.
  15. ALL DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND ARE NOT CONSIDERED FINAL FOR CONSTRUCTION.
  16. CONTRACTOR TO PROVIDE TEMPORARY TOILETS AND CONSTRUCTION OFFICES DURING CONSTRUCTION.
  17. GENERAL CONTRACTOR AND SUBCONTRACTORS - SHALL HAVE THE STATE MINIMUM REQUIRED WORKERS COMPENSATION GENERAL LIABILITY AND 10 YEARS EXPERIENCE IN DISCIPLINE.
  18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BID, AND BECOME FAMILIAR WITH THE EXTENT OF THE WORK REQUIRED. NO EXTRAS WILL BE ALLOWED FOR ALTERATIONS OF A FORESEEABLE NATURE THAT ARE REQUIRED TO

18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BID, AND BECOME FAMILIAR WITH THE EXTENT OF THE WORK REQUIRED. NO EXTRAS WILL BE ALLOWED FOR ALTERATIONS OF A FORESEEABLE NATURE THAT ARE REQUIRED TO ACHIEVE THE END RESULT AS INDICATED BY THE CONTRACT DOCUMENTS.
19. SCHEDULE ALL SHUTDOWNS THAT AFFECT UTILITIES AND PORTIONS OF THE BUILDING.
20. DEMOLITION WORK AT ALL TIMES SHALL BE SUBJECT TO THE DIRECTION AND APPROVAL OF THE CLIENT.
21. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH SUBCONTRACTORS.
22. EXISTING EQUIPMENT, BUILDING AREA OR SURFACE DAMAGE SHALL BE REPLACED OR RESTORED TO ITS ORIGINAL CONDITION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL STRUCTURAL ELEMENTS.
24. VACUUM OUT DUST AND DEBRIS FROM STUDS BEFORE INSTALLING NEW DRYWALL.
25. ALL DRYWALL TO BE MOISTURE/MOLD-RESISTANT.
26. USE OF FIBRE GLASS INSULATION NOT PERMITTED ON THIS PROJECT. CONTRACTOR TO SUGGEST ALTERNATIVE FOR CLIENT'S CONSIDERATION.
27. HOLD DRYWALL HALF INCH ABOVE FINISH FLOOR.
28. VOT FLOORING TO BE STRIPPED, SEALED, AND FINISHED WITH THREE COATS OF COMMERCIAL DUTY WAX.
29. FOR ALL GENERAL BUILDING FINISHES AND COMPONENTS REFER TO CLIENT'S BUILDING STANDARD REFERENCE DOCUMENTS (TO BE PROVIDED).
30. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK OF ALL PROJECT SUBCONTRACTORS INCLUDING CLIENT'S VENDORS.

**BUILDING DEPT. NOTES**

1. ALL WORK SHALL CONFORM TO, AND SHALL BE PERFORMED IN COMPLIANCE WITH, ANY CODES, RULES, OR REGULATIONS OF ANY FEDERAL STATE, COUNTY OR MUNICIPAL AGENCY HAVING JURISDICTION OVER THIS WORK.
2. EXIT SIGNS AND LIGHTS SHALL COMPLY WITH APPLICABLE CODE, OR AS MAY OTHERWISE BE REQUIRED BY THE LOCAL FIRE MARSHALL.
3. FIRE EXTINGUISHERS SHALL BE PROVIDED IN CONFORMANCE WITH APPLICABLE CODES, OR AS MAY OTHERWISE BE REQUIRED BY THE LOCAL FIRE MARSHALL.

☒ SELECT DESIRED BOLLARD MATERIAL (IF NOMINAL SIZE)

☐ SS90000 SCH 10 STAINLESS STEEL

☐ SS90000 SCH 40 STAINLESS STEEL

☐ SS90000 SCH 80 STAINLESS STEEL

☐ BR00040 SCH 40 ASTM A-53 CARBON STEEL

☐ BR00080 SCH 80 ASTM A-53 CARBON STEEL

☒ SELECT DESIRED CARBON STEEL

☐ BOLLARD FINISH

☐ POWDERCOAT RAL # \_\_\_\_\_

☐ AS SPECIFIED

☒ SELECT DESIRED BOLLARD CAP STYLE

☐ DOME

☐ STANDARD FLAT

☐ VIKING

☐ KNIGHT

CALL FOR SECURITY BOLLARDS  
BOLLARD DAMAGE TO ROAD  
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PLAN VIEW (IF CLOSED LID)

END VIEW - FOUNDATION

ELEVATION VIEW - FOUNDATION

1 REMOVABLE BOLLARD

18572 AVOLINDA DRIVE  
Suite 100  
YORBA LINDA, CA 92886  
Tel: (714) 315-0099  
dan@danclineinc.com

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No.	Revision/Issue	Date

Industrial Building,  
18th Desert Hot Springs  
California 92240

Project Consultant:—

DESCRIPTION:

SITE PLAN & NOTES

PLOT DETAIL:

PAPER SIZE: 30" X 42"

Date  
12/10/18

**A00.01**