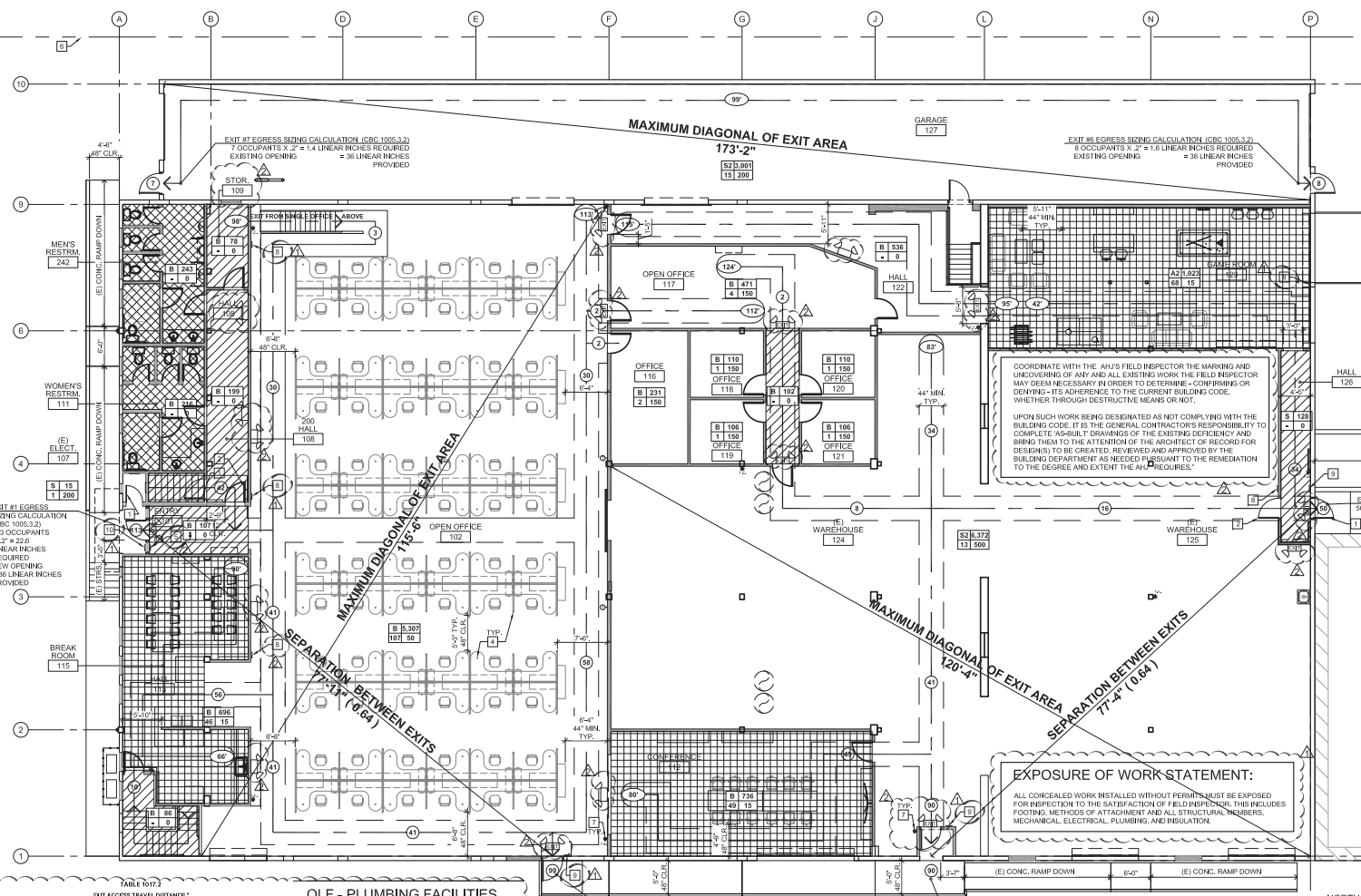




Project: 21-02-0233 11-21 PM (11-21-2021) File: 21-02-0233 11-21 PM (11-21-2021) User: RVE-ENG



### OCCUPANT LOAD CALCCS.

ROOM NO.	ROOM NAME	AREA (SF)	EGRESS LOAD FACTOR	TYPE OF OCC.	EGRESS OCC.
<b>BASEMENT</b>					
001	HALL	51	-	-	-
002	LT. REPAIR SHOP	381	100	B-1	4
003	SERVER ROOM	211	-	-	-
004	(E) UTILITY STORAGE #1	2,349	500	S-2	5
005	(E) UTILITY STORAGE #2	5,406	500	S-2	11
006	(E) UTILITY STORAGE #3	1,510	500	S-2	4
007	(E) UTILITY STORAGE #4	2,788	500	S-2	6
008	(E) UTILITY STORAGE #5	2,771	500	S-2	6
009	(E) HALL #1	786	-	-	-
010	(E) HALL #2	694	-	-	-
TOTAL BASEMENT FLOOR		17,306	-	-	35

### KEYNOTES

- (1) DOOR TO REMAIN. SEE DOOR SCHEDULE
- (2) (N) DOOR & FRAME. SEE DOOR SCHEDULE
- (3) (E) EXHAUST FAN ABOVE TO REMAIN
- (4) (E) OFFICE FURNITURE
- (5) (E) OR (N) TACTILE EXIT SIGN/EXIT RAMP DOWN
- (6) (E) PROPERTY LINE
- (7) (N) WALL-MOUNTED FIRE EXTINGUISHER UNIT. MOUNT HANDLE AT 4'-0" A.F.F. MAX.
- (8) (E) OR (N) TACTILE EXIT SIGN/EXIT ROUTE
- (9) (E) OR (N) TACTILE EXIT SIGN/EXIT
- (10) (E) INTERNATIONAL ACCESSIBILITY SYMBOL

(E) CONC. RAMP UP FROM BASEMENT

ROOM NO.	ROOM NAME	AREA (SF)	EGRESS LOAD FACTOR	TYPE OF OCC.	EGRESS OCC.
<b>FIRST FLOOR</b>					
101	ENTRY	139	100	B	2
102	OPEN OFFICE	3,529	100	B	33
103	HALL	365	-	-	-
104	HALL	626	-	-	-
105	HALL	557	-	-	-
106	HALL	422	-	-	-
107	(E) ELECT. RM.	51	-	-	-
108	HALL	200	-	-	-
109	STORAGE	76	300	S-2	-
110	MEN'S RESTROOM	242	-	-	-
111	WOMEN'S RESTROOM	229	-	-	-
112	CONFERENCE	732	15	B	49
113	HALL	188	-	-	-
114	KITCHENETTE	210	100	B	2
115	BREAK ROOM	296	100	B	2
116	OFFICE	231	100	B	2
117	OPEN OFFICE	471	100	B	5
118	OFFICE	110	100	B	1
119	OFFICE	106	100	B	1
120	OFFICE	110	100	B	1
121	OFFICE	106	100	B	1
122	HALL	536	-	-	-
123	GAME ROOM	1,023	15	B	69
124	(E) WAREHOUSE #1	2,802	500	S-2	6
125	(E) WAREHOUSE #2	3,539	500	S-2	6
126	HALL	91	-	-	-
TOTAL FIRST FLOOR		17,847	-	-	163

<b>MEZZANINE</b>					
200	STAR HALL	51	-	-	-
201	HALL	673	-	-	-
202	OFFICE	94	100	B	1
203	OFFICE	90	300	B	1
204	OFFICE	91	300	B	1
205	OFFICE	93	300	B	1
206	OFFICE	93	300	B	1
207	OFFICE	93	300	B	1
208	OFFICE	93	300	B	1
209	POWDER ROOM	32	-	-	-
210	CEO OFFICE	337	200	B	2
TOTAL MEZZANINE FLOOR		1,873	-	-	9
<b>TOTAL BUILDING OCCUPANCY LOAD</b>					
TOTAL BUILDING OCCUPANCY LOAD		19,694	-	-	-
PER TABLE 1004.1.2, 2019 CBC		19,694	-	-	-
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT ASSEMBLY WITH WITHOUT FIXED SEATS		19,694	-	-	-

TABLE 1017.2  
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	AT-RISK	MAXIMUM TRAVEL DISTANCE (ft)	MAXIMUM TRAVEL DISTANCE (m)
A-1	1	150	45.7
A-2	2	200	61.0
B	3	300	91.4
C	4	400	121.9
D	5	500	152.4
E	6	600	182.9
F	7	700	213.4
G	8	800	243.8
H	9	900	274.3
I	10	1,000	304.8
J	11	1,100	335.3
K	12	1,200	365.8
L	13	1,300	396.2
M	14	1,400	426.7
N	15	1,500	457.2
O	16	1,600	487.7
P	17	1,700	518.2
Q	18	1,800	548.7
R	19	1,900	579.2
S	20	2,000	609.6
T	21	2,100	640.1
U	22	2,200	670.6
V	23	2,300	701.1
W	24	2,400	731.6
X	25	2,500	762.1
Y	26	2,600	792.6
Z	27	2,700	823.1
AA	28	2,800	853.6
AB	29	2,900	884.1
AC	30	3,000	914.6
AD	31	3,100	945.1
AE	32	3,200	975.6
AF	33	3,300	1,006.1
AG	34	3,400	1,036.6
AH	35	3,500	1,067.1
AI	36	3,600	1,097.6
AJ	37	3,700	1,128.1
AK	38	3,800	1,158.6
AL	39	3,900	1,189.1
AM	40	4,000	1,219.6
AN	41	4,100	1,250.1
AO	42	4,200	1,280.6
AP	43	4,300	1,311.1
AQ	44	4,400	1,341.6
AR	45	4,500	1,372.1
AS	46	4,600	1,402.6
AT	47	4,700	1,433.1
AU	48	4,800	1,463.6
AV	49	4,900	1,494.1
AW	50	5,000	1,524.6
AX	51	5,100	1,555.1
AY	52	5,200	1,585.6
AZ	53	5,300	1,616.1
BA	54	5,400	1,646.6
BB	55	5,500	1,677.1
BC	56	5,600	1,707.6
BD	57	5,700	1,738.1
BE	58	5,800	1,768.6
BF	59	5,900	1,799.1
BG	60	6,000	1,829.6
BH	61	6,100	1,860.1
BI	62	6,200	1,890.6
BJ	63	6,300	1,921.1
BK	64	6,400	1,951.6
BL	65	6,500	1,982.1
BM	66	6,600	2,012.6
BN	67	6,700	2,043.1
BO	68	6,800	2,073.6
BP	69	6,900	2,104.1
BQ	70	7,000	2,134.6
BR	71	7,100	2,165.1
BS	72	7,200	2,195.6
BT	73	7,300	2,226.1
BU	74	7,400	2,256.6
BV	75	7,500	2,287.1
BW	76	7,600	2,317.6
BX	77	7,700	2,348.1
BY	78	7,800	2,378.6
BZ	79	7,900	2,409.1
CA	80	8,000	2,439.6
CB	81	8,100	2,470.1
CC	82	8,200	2,500.6
CD	83	8,300	2,531.1
CE	84	8,400	2,561.6
CF	85	8,500	2,592.1
CG	86	8,600	2,622.6
CH	87	8,700	2,653.1
CI	88	8,800	2,683.6
CJ	89	8,900	2,714.1
CK	90	9,000	2,744.6
CL	91	9,100	2,775.1
CM	92	9,200	2,805.6
CN	93	9,300	2,836.1
CO	94	9,400	2,866.6
CP	95	9,500	2,897.1
CQ	96	9,600	2,927.6
CR	97	9,700	2,958.1
CS	98	9,800	2,988.6
CT	99	9,900	3,019.1
CU	100	10,000	3,049.6
CV	101	10,100	3,080.1
CW	102	10,200	3,110.6
CX	103	10,300	3,141.1
CY	104	10,400	3,171.6
CZ	105	10,500	3,202.1
DA	106	10,600	3,232.6
DB	107	10,700	3,263.1
DC	108	10,800	3,293.6
DD	109	10,900	3,324.1
DE	110	11,000	3,354.6
DF	111	11,100	3,385.1
DG	112	11,200	3,415.6
DH	113	11,300	3,446.1
DI	114	11,400	3,476.6
DJ	115	11,500	3,507.1
DK	116	11,600	3,537.6
DL	117	11,700	3,568.1
DM	118	11,800	3,598.6
DN	119	11,900	3,629.1
DO	120	12,000	3,659.6
DP	121	12,100	3,690.1
DQ	122	12,200	3,720.6
DR	123	12,300	3,751.1
DS	124	12,400	3,781.6
DT	125	12,500	3,812.1
DU	126	12,600	3,842.6
DV	127	12,700	3,873.1
DW	128	12,800	3,903.6
DX	129	12,900	3,934.1
DY	130	13,000	3,964.6
DZ	131	13,100	3,995.1
EA	132	13,200	4,025.6
EB	133	13,300	4,056.1
EC	134	13,400	4,086.6
ED	135	13,500	4,117.1
EE	136	13,600	4,147.6
EF	137	13,700	4,178.1
EG	138	13,800	4,208.6
EH	139	13,900	4,239.1
EI	140	14,000	4,269.6
EJ	141	14,100	4,300.1
EK	142	14,200	4,330.6
EL	143	14,300	4,361.1
EM	144	14,400	4,391.6
EN	145	14,500	4,422.1
EO	146	14,600	4,452.6
EP	147	14,700	4,483.1
EQ	148	14,800	4,513.6
ER	149	14,900	4,544.1
ES	150	15,000	4,574.6
ET	151	15,100	4,605.1
EU	152	15,200	4,635.6
EV	153	15,300	4,666.1
EW	154	15,400	4,696.6
EX	155	15,500	4,727.1
EY	156	15,600	4,757.6
EZ	157	15,700	4,788.1
FA	158	15,800	4,818.6
FB	159	15,900	4,849.1
FC	160	16,000	4,879.6
FD	161	16,100	4,910.1
FE	162	16,200	4,940.6
FF	163	16,300	4,971.1
FG	164	16,400	5,001.6
FH	165	16,500	5,032.1
FI	166	16,600	5,062.6
FJ	167	16,700	5,093.1
FK	168	16,800	5,123.6
FL	169	16,900	5,154.1
FM	170	17,000	5,184.6
FN	171	17,100	5,215.1
FO	172	17,200	5,245.6
FP	173	17,300	5,276.1
FQ	174	17,400	5,306.6
FR	175	17,500	5,337.1
FS	176	17,600	5,367.6
FT	177	17,700	5,398.1
FU	178	17,800	5,428.6
FV	179	17,900	5,459.1
FW	180	18,000	5,489.6
FX	181	18,100	5,520.1
FY	182	18,200	5,550.6
FZ	183	18,300	5,581.1
GA	184	18,400	5,611.6
GB	185	18,500	5,642.1
GC	186	18,600	5,672.6
GD	187	18,700	5,703.1
GE	188	18,800	5,733.6
GF	189	18,900	5,764.1
GG	190	19,000	5,794.6
GH	191	19,100	5,825.1
GI	192	19,200	5,855.6
GO	193	19,300	5,886.1
GP	194	19,400	5,916.6
GQ	195	19,500	5,947.1
GR	196	19,600	5,977.6
GS	197	19,700	6,008.1
GT	198	19,800	6,038.6
GU	199	19,900	6,069.1
GV	200	20,000	6,099.6
GW	201	20,100	6,130.1
GX	202	20,200	6,160.6
GY	203	20,300	6,191.1
GZ	204	20,400	6,221.6
HA	205	20,500	6,252.1
HB	206	20,600	6,282.6
HC	207	20,700	6,313.1
HD	208	20,800	6,343.6
HE	209	20,900	6,374.1
HF	210	21,000	6,404.6
HH	211	21,100	6,435.1
HI	212	21,200	6,465.6
HJ	213	21,300	6,496.1
HK	214	21,400	6,526.6
HL	215	21,500	6,557.1
HM	216	21,600	6,587.6
HN	217	21,700	6,618.1
HO	218	21,800	6,648.6
HP	219	21,900	6,679.1



Riverside  
Engineering  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS

Phone: 951.401.7463  
Email: info@Riv-Eng.com  
www.Riv-Eng.com  
11801 Pierce St., Suite 200  
Riverside, California 92505  
(By Appointment Only)

BP-2021-09222  
**DMCG, INC.**  
**OFFICE REMODELS**  
3230 VINE STREET, RIVERSIDE, CA 92507



REVISION LIST  
12-4-22 Bldg PC Corrections  
2-23 Bldg PC Corrections

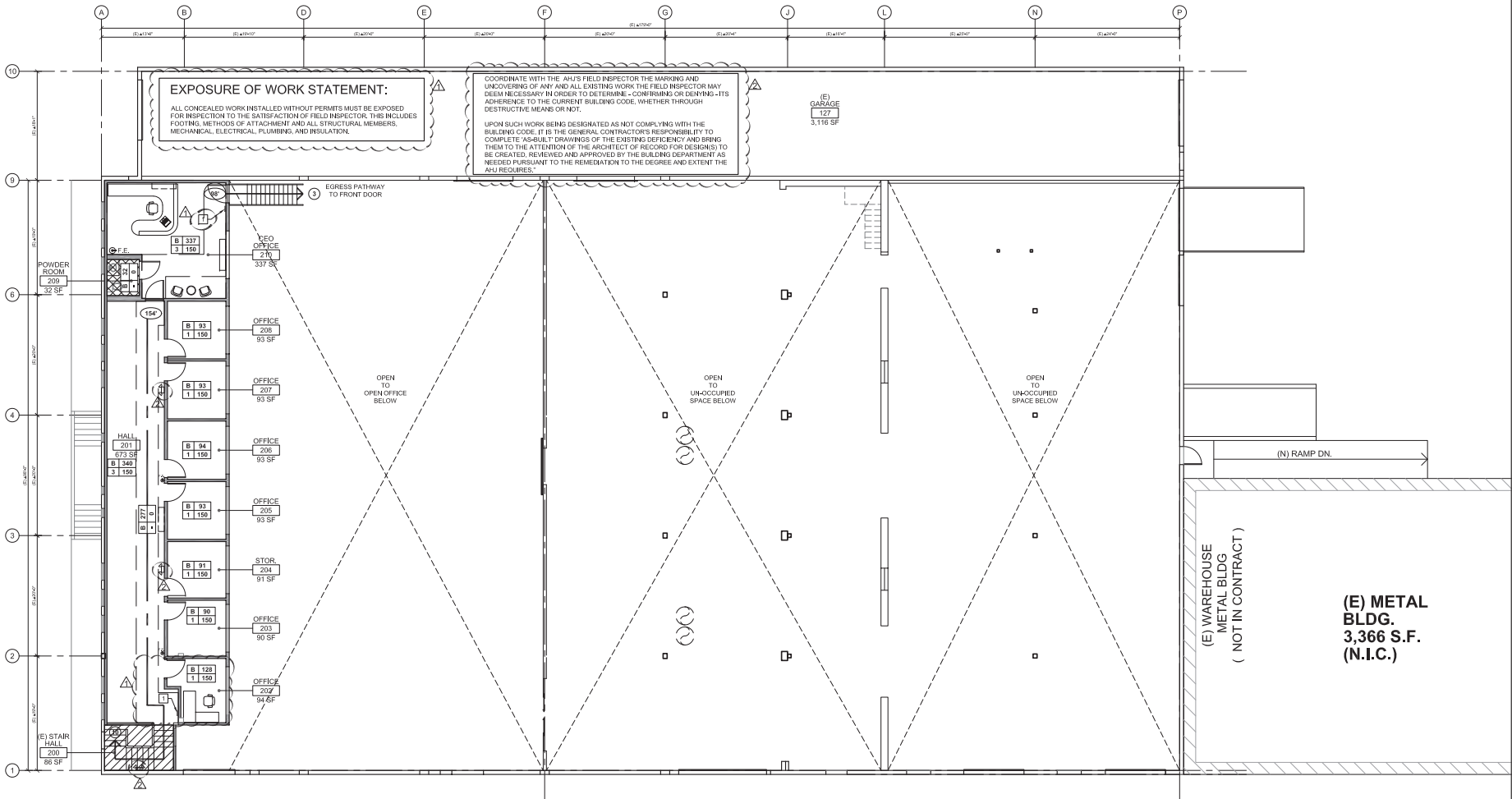
AME-RV200624

CONTACT : Riverside Engineering

SCALE: As Noted

MEZZANINE  
LIFE SAFETY PLAN

SHEET  
**T2.3**  
DATE: 06/24/20



### MEANS OF EGRESS ILLUMINATION

1008.1 MEANS OF EGRESS ILLUMINATION  
ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2.  
UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 1008.3

1008.2 ILLUMINATION REQUIRED THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.

1008.2.1 ILLUMINATION LEVEL UNDER NORMAL POWER  
THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT THE WALKING SURFACE.

1008.3 EMERGENCY POWER FOR ILLUMINATION  
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY.

### EXIT SIGN ILLUMINATION

1013.3 EXIT SIGNS SHALL BE INTERNALLY OR INTERNALLY ILLUMINATED

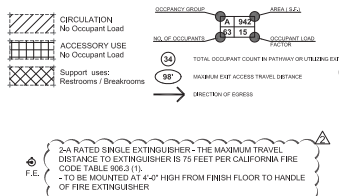
1013.5 INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 1205. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

1013.6 EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTIONS 1013.6.1 THROUGH 1013.6.3

### EXIT PLAN GENERAL NOTES

- The entrances and exits, path of travel, and sanitary facilities serving this space shall be accessible to persons with disabilities per applicable State and Federal Guidelines.
- Wall and Ceiling materials shall not exceed the flame spread classification in CBS Table 905.1.1.
- Wall mounted illuminated EXIT sign. Refer to Reflected Ceiling plan for location. Electrical Drawings for specifications.
- Pilot or side-trip egress doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy, where occurs.
- The required capacity of corridors shall be determined as specified in Section 1005.1, but the minimum width shall be not less than that specified in Table 1002.2.

### LIFE SAFETY PLAN LEGEND



### KEYNOTES

- (E) OR (N) TACTILE "EXIT STAIR DOWN" SIGN

### MEZZANINE - LIFE SAFETY PLAN

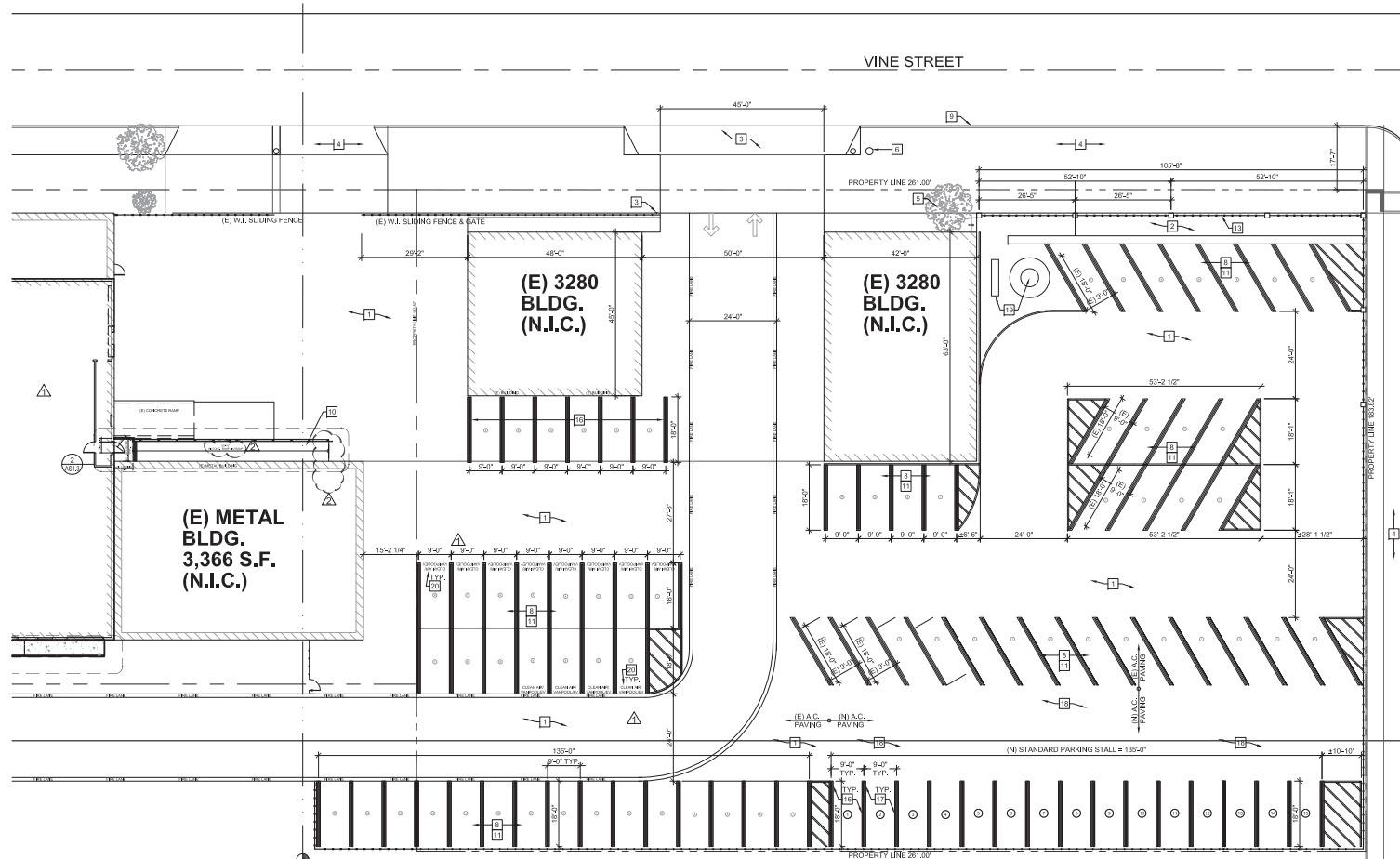
SCALE  
1/8" = 1'-0"

8



# RIVERSIDE (91) FREEWAY

VINE STREET



MATCHLINE  
SEE SHEET AS1.1

## EXPOSURE OF WORK STATEMENT:

ALL CONCEALED WORK INSTALLED WITHOUT PERMITS MUST BE EXPOSED FOR INSPECTION TO THE SATISFACTION OF FIELD INSPECTOR. THIS INCLUDES FOOTING, METHODS OF ATTACHMENT AND ALL STRUCTURAL MEMBERS, MECHANICAL, ELECTRICAL, PLUMBING, AND INSULATION.

COORDINATE WITH THE A.H.U.'S FIELD INSPECTOR THE MARKING AND UNCOVERING OF ANY AND ALL EXISTING WORK THE FIELD INSPECTOR MAY DEEM NECESSARY IN ORDER TO DETERMINE - CONFIRMING OR DENYING - ITS ADHERENCE TO THE CURRENT BUILDING CODE, WHETHER THROUGH DESTRUCTIVE MEANS OR NOT.

UPON SUCH WORK BEING DESIGNATED AS NOT COMPLYING WITH THE BUILDING CODE, IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO COMPLETE "AS-BUILT" DRAWINGS OF THE EXISTING DEFICIENCY AND BRING THEM TO THE ATTENTION OF THE ARCHITECT OF RECORD FOR DESIGN TO BE CREATED, REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT AS NEEDED PURSUANT TO THE REMEDIATION TO THE DEGREE AND EXTENT THE A.H.U. REQUIRES.

## PARTIAL SITE PLAN

## KEYNOTES

- GENERAL (E) SURFACE DRAINAGE PATTERN, INCLUDING (E) ROOF DRAINAGE LOAD TRANSFERRED TO GROUND LEVEL, IS TO REMAIN AS IS.
- THIS IS A CONCEPTUAL SITE PLAN, UNLESS OTHERWISE NOTED, ALL ELEMENTS AND CONDITIONS ARE EXISTING.
- VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. ACCESS TO DRIVEWAYS TO BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
- THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION.
- THE G.C. SHALL IMPLEMENT A BEST MANAGEMENT PRACTICE STORMWATER FOR ALL ACTIVITIES.
- THE G.C. IS RESPONSIBLE TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO PERFORMING EXTERIOR WORK. CALL 811 BEFORE DIGGING.
- G.C. TO VERIFY ANY ABRUPT CHANGE IN LEVEL EXCEEDING 1/2" EXISTING CONCRETE SUBASPHALT TRANSITION FROM ENTRY TO PUBLIC WAY/ ACCESS. G.C. TO PROVIDE CLEAR PATH OF TRAVEL.
- SITE & PARKING ARE EXISTING TO REMAIN UNCHANGED.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONTRACTING WITH THEIR BACKGROUND NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- THE G.C. IS RESPONSIBLE TO FIELD VERIFY AND LOCATE ALL WET AND DRY UTILITIES CONNECTION POINTS PRIOR TO ANY DEMOLITION OR CONSTRUCTION. (I.E. GAS, WATER AND SEWER, CLEANOUTS, ETC.).
- G.C. TO VERIFY ACCESSIBLE PATH OF TRAVEL TO HAVE MAX. 5% IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.

## KEYNOTES

- (E) ASPHALT PAVING TO REMAIN
  - (E) LANDSCAPING TO REMAIN
  - (E) CONCRETE DRIVEWAY APRON
  - (E) CONCRETE PUBLIC SIDEWALK
  - (E) TREE/ LANDSCAPING TO REMAIN
  - (E) POWER/ UTILITY POLE TO REMAIN
  - NOT USED
  - (E) PARKING RE-STRIPPING SPACE, 9' X 18' TYP.
  - (E) 6" CONCRETE CURB
  - (N) CONC. RAMP & LANDSC.
  - RE-STRIP 4" THICK STANDARD STRIPING PER CITY STANDARDS
  - (E) ACCESSIBLE PARKING RE-STRIP
  - (E) 0" HIGH METAL FENCE/ BARRIER WALL TO REMAIN
  - (N) 4" WHITE DIAGONAL (45 DEG) STRIPINGS AT 30' O.C.
  - (N) PATH OF TRAVEL TO ACCESSIBLE ENTRANCE (MAX 5% IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE)
  - (N) STANDARD PARKING SPACE, 9' X 18' PER CITY STANDARD, TYP.
  - (N) 4" THICK CONCRETE STALL STRIPINGS PER CITY STANDARDS
  - (N) 3" ASPHALT CONCRETE PAVING OR 6" CLASS II AGGREGATE BASE OVER EXISTING COMPACTED GRADE
  - (E) 3" CONCRETE BENCH & SCULPTURE TO REMAIN
- PROVIDE 12 (N) 12" HIGH WHITE LETTERS PAVEMENT MARKING "CLEAR AIR VAPORPOOL EV". LOWER EDGE OF THE LAST WORD ALIGNS W/ THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE

## PROPERTY TABULATION

LOT SIZE:	41,459 SQ. FT.
BUILDING FOOTPRINT:	24,354 SQ. FT.
LOT COVERAGE:	54.6 %

## PARKING ANALYSIS

BUSINESS (B-1)		
- FIRST FLOOR: 3,202 @ 1/ PER 2,000 SF =	17	STALLS
- MEZZANINE: 1,000 @ 1/ PER 2,000 SF =	6	STALLS
STORAGE (S-1)		
- FIRST FLOOR: 7,363 @ 1/ PER 2,000 SF =	4	STALLS
- BASEMENT: 17,254 @ 1/ PER 2,000 SF =	9	STALLS

WAREHOUSE (S-1)		
- FIRST FLOOR: 2,580 @ 1/ PER 2,000 SF =	2	STALLS
TOTAL REQUIRED PARKING STALLS	=	38 STALLS
(N) 9' X 18' STANDARD PARKINGS	=	15 STALLS
(N) SECURED BICYCLE PARKING RACK	=	1 RACK
(N) DESIGNATED CLEAR AIR PARKING STALLS =	12	STALLS
TOTAL PARKING STALLS PROVIDED	=	92 STALLS



SCALE  
1" = 15'-0"

6



Riverside  
Engineering  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS

Phone: 959.401.7483  
Email: info@Riv-Eng.com  
www.Riv-Eng.com  
11801 Pierce St., Suite 200  
Riverside, California 92503  
(By Appointment Only)

BP-2021-09222  
DMCG, INC.  
OFFICE REMODELS  
3230 VINE STREET, RIVERSIDE, CA 92507



REVISION LIST  
12-4-22 Bldg PC Corrections  
2-8-23 Bldg PC Corrections

AME-RV200624

CONTACT : Riverside Engineering

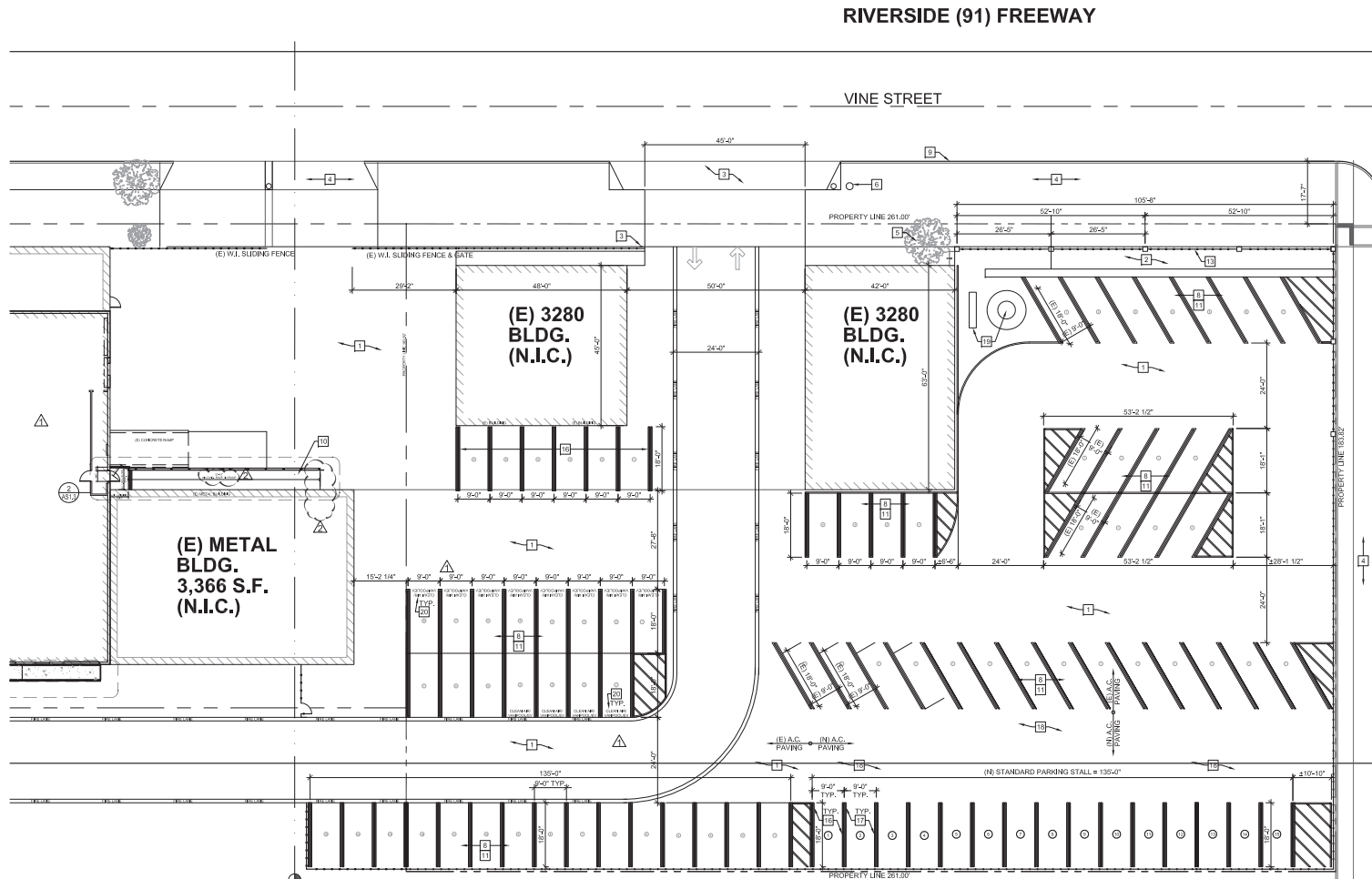
SCALE: As Noted  
PARTIAL  
SITE PLAN

SHEET  
AS1.2

DATE: 06/24/20



Printed: 2/15/2023 11:51 PM (A:\a1\1 - Riverside\A1\1 - Riverside.dwg) User: j...@riverside-eng.com



MATCH LINE  
SEE SHEET A1.1

#### EXPOSURE OF WORK STATEMENT:

ALL CONCEALED WORK INSTALLED WITHOUT PERMITS MUST BE EXPOSED FOR INSPECTION TO THE SATISFACTION OF FIELD INSPECTOR. THIS INCLUDES FOOTING, METHODS OF ATTACHMENT AND ALL STRUCTURAL MEMBERS, MECHANICAL, ELECTRICAL, PLUMBING, AND INSULATION.

COORDINATE WITH THE A.H.U.'S FIELD INSPECTOR THE MARKING AND UNCOVERING OF ANY AND ALL EXISTING WORK THE FIELD INSPECTOR MAY DEEM NECESSARY IN ORDER TO DETERMINE - CONFIRMING OR DENYING - ITS ADHERENCE TO THE CURRENT BUILDING CODE, WHETHER THROUGH DESTRUCTIVE MEANS OR NOT.

UPON SUCH WORK BEING DESIGNATED AS NOT COMPLYING WITH THE BUILDING CODE, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COMPLETE "AS-BUILT" DRAWINGS OF THE EXISTING DEFICIENCY AND BRING THEM TO THE ATTENTION OF THE ARCHITECT OF RECORD FOR DESIGN TO BE CREATED, REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT AS NEEDED PURSUANT TO THE REMEDIATION TO THE DEGREE AND EXTENT THE A.H.U. REQUIRES.

#### PARTIAL SITE PLAN

SCALE  
1" = 15'-0"

6

#### KEYNOTES

1. GENERAL (E) SURFACE DRAINAGE PATTERN, INCLUDING (E) ROOF DRAINAGE LOAD TRANSFERRED TO GROUND LEVEL, IS TO REMAIN AS IS.
2. THIS IS A CONCEPTUAL SITE PLAN, UNLESS OTHERWISE NOTED, ALL ELEMENTS AND CONDITIONS ARE EXISTING.
3. VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. ACCESS TO DRIVEWAYS TO BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
7. THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION.
8. THE G.C. SHALL IMPLEMENT A BEST MANAGEMENT PRACTICE STORMWATER FOR ALL ACTIVITIES.
9. THE G.C. IS RESPONSIBLE TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO PERFORMING EXTERIOR WORK. CALL 811 BEFORE DIGGING.
10. G.C. TO VERIFY ANY ABRUPT CHANGE IN LEVEL EXCEEDING 1/2" EXISTING CONCRETE SUBASPHALT TRANSITION FROM ENTRY TO PUBLIC WAY/ ACCESS. G.C. TO PROVIDE CLEAR PATH OF TRAVEL.
11. SITE & PARKING ARE EXISTING TO REMAIN UNCHANGED.
12. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONTRACTING WITH THEIR BACKGROUND NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
13. THE G.C. IS RESPONSIBLE TO FIELD VERIFY AND LOCATE ALL WET AND DRY UTILITIES CONNECTION POINTS PRIOR TO ANY DEMOLITION OR CONSTRUCTION, (I.E. GAS, WATER AND SEWER, CLEANOUTS, ETC.).
14. G.C. TO VERIFY ACCESSIBLE PATH OF TRAVEL TO HAVE MAX. 5% IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.

#### KEYNOTES

1. (E) ASPHALT PAVING TO REMAIN
2. (E) LANDSCAPING TO REMAIN
3. (E) CONCRETE DRIVEWAY APRON
4. (E) CONCRETE PUBLIC SIDEWALK
5. (E) TREE/ LANDSCAPING TO REMAIN
6. (E) POWER UTILITY POLE TO REMAIN
7. NOT USED
8. (E) PARKING RE-STRIPPING SPACE, 9' X 18' TYP.
9. (E) 6" CONCRETE CURB
10. (N) CONC. RAMP & LANDSCAPING
11. RE-STRIP 4" THICK PARKING STALL STRIPING PER CITY STANDARDS
12. (E) ACCESSIBLE PARKING RE-STRIP
13. (E) 0" HIGH METAL FENCE/ BARRIER WALL TO REMAIN
14. (N) 4" WHITE DIAGONAL (45 DEG) STRIPING AT 30' O.C.
15. (N) PATH OF TRAVEL TO ACCESSIBLE ENTRANCE (MAX 5% IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE)
16. (N) STANDARD PARKING SPACE, 9' X 18' PER CITY STANDARD, TYP.
17. (N) 4" THICK CONCRETE STALL STRIPING PER CITY STANDARDS
18. (N) 3" ASPHALT CONCRETE PAVING OR 6" CLASS II AGGREGATE BASE OVER EXISTING COMPACTED GRADE
19. (E) 3" CONCRETE BENCH & SCULPTURE TO REMAIN
20. PROVIDE 12 (N) 12" HIGH WHITE LETTERS PAVEMENT MARKING "CLEAN AIR VANPOOL EV". LOWER EDGE OF THE LAST WORD ALIGNS W/ THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE

#### PROPERTY TABULATION

LOT SIZE: 41,459 SQ. FT.  
BUILDING FOOTPRINT: 24,354 SQ. FT.  
LOT COVERAGE: 58.6 %

#### PARKING ANALYSIS

BUSINESS (B-1)  
- FIRST FLOOR: 3,202 @ 1/ PER 2,000 SF = 17 STALLS  
- MEZZANINE: 1,000 @ 1/ PER 2,000 SF = 6 STALLS  
STORAGE (S-1)  
- FIRST FLOOR: 7,363 @ 1/ PER 2,000 SF = 4 STALLS  
- BASEMENT: 17,254 @ 1/ PER 2,000 SF = 9 STALLS

WAREHOUSE (S-1)  
- FIRST FLOOR: 2,580 @ 1/ PER 2,000 SF = 2 STALLS  
TOTAL REQUIRED PARKING STALLS = 38 STALLS  
(N) 9' X 18' STANDARD PARKINGS = 15 STALLS  
(N) SECURED BICYCLE PARKING RACK = 1 RACK  
(N) DESIGNATED CLEAN AIR PARKING STALLS = 12 STALLS  
TOTAL PARKING STALLS PROVIDED = 92 STALLS



Riverside  
Engineering  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS

Phone: 959.401.7483  
Email: info@riverside-eng.com  
www.Riv-Eng.com  
11801 Pierce St., Suite 200  
Riverside, California 92503  
(By Appointment Only)

BP-2021-09222

DMCG, INC.  
OFFICE REMODELS  
3230 VINE STREET, RIVERSIDE, CA 92507

Project For :

PROFESSIONAL SEAL :



#### REVISION LIST

- 12-14-22 Bldg PC Corrections
- 2-8-23 Bldg PC Corrections

AME-RV200624

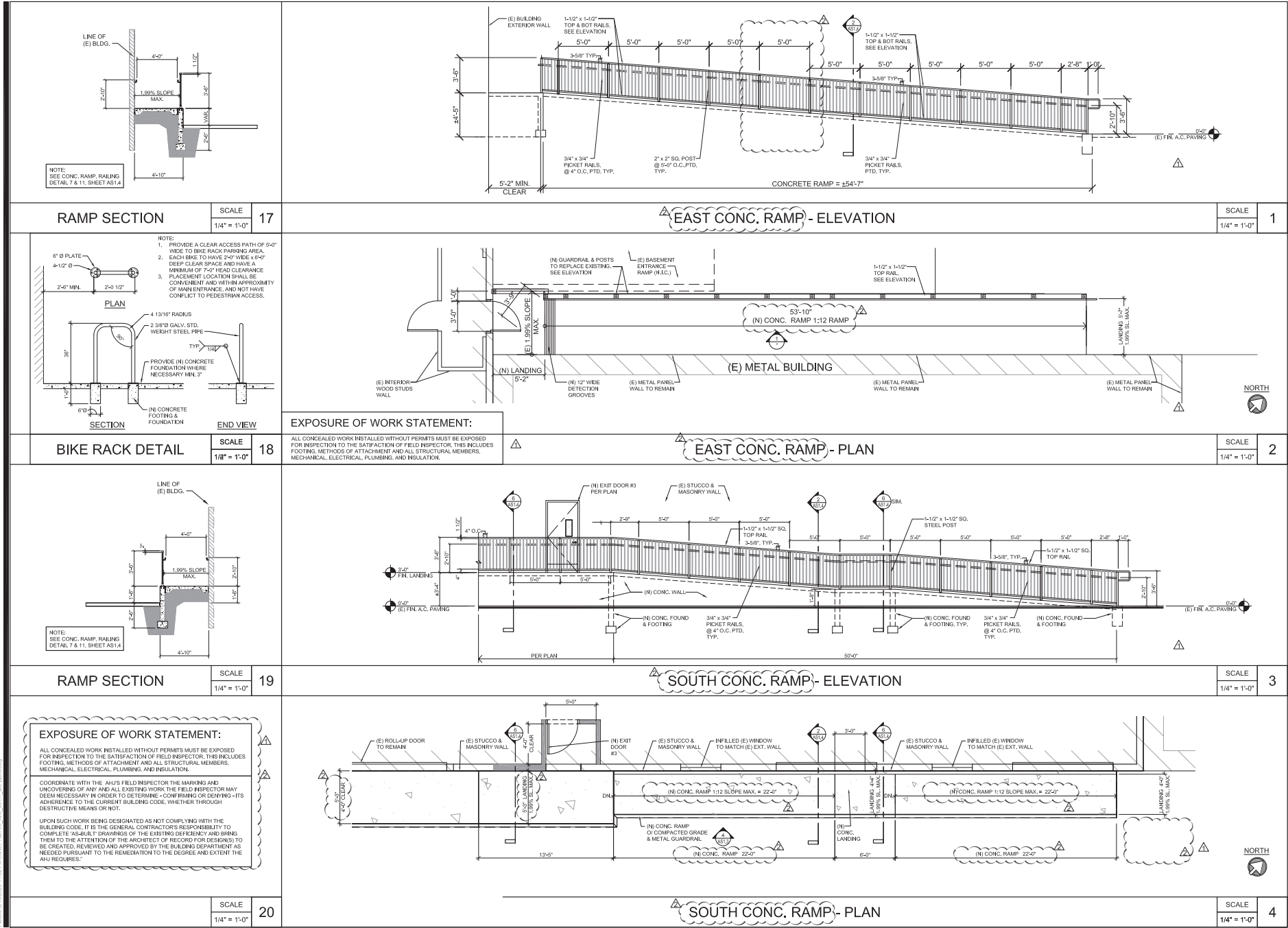
CONTACT : Riverside Engineering

SCALE: As Noted

PARTIAL  
SITE PLAN

SHEET  
AS1.2

DATE: 06/24/20



**Riverside Engineering**  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS

Phone: 959.401.7483  
Email: info@Riv-Eng.com  
www.Riv-Eng.com  
11801 Pierce St., Suite 200  
Riverside, California 92505  
(By Appointment Only)

Project For:

**DMCG, INC.**  
OFFICE REMODELS

3230 VINE STREET, RIVERSIDE, CA 92507

PROFESSIONAL SEAL:

**REVISION LIST**

1	12-4-22 Bldg PC Corrections
2	2-23 Bldg PC Corrections

**AME-RV200624**

CONTACT: Riverside Engineering

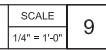
SCALE: As Noted

ENLARGED RAMP PLANS  
SECTIONS & DETAILS

SHEET  
**AS1.3**

DATE: 06/24/20

UPON SUCH WORK BEING DESIGNATED AS NOT COMPLYING WITH THE BUILDING CODE, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COMPLETE "AS-BUILT" DRAWINGS OF THE EXISTING DEFICIENCY AND BRING THEM TO THE ATTENTION OF THE ARCHITECT OF RECORD FOR DESIGN(S) TO BE CREATED, REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT AS NEEDED PURSUANT TO THE REMEDIATION TO THE DEGREE AND EXTENT THE AHJ REQUIRES."



SCALE	9
1/4" = 1'-0"	



	SCALE	
--	-------	--

ALL CONCEALED WORK INSTALLED WITHOUT PERMITS MUST BE EXPOSED FOR INSPECTION TO THE SATISFACTION OF FIELD INSPECTOR. THIS INCLUDES FOOTING, METHODS OF ATTACHMENT AND ALL STRUCTURAL MEMBERS, MECHANICAL, ELECTRICAL, PLUMBING, AND INSULATION.



19



15



--	--



7



---



---



18°



---

**NOTE:**

1. PAINT CURB SAFETY YELLOW
2. BOTTOM OF CURB TO BE SET ON COMPACTED SUB-BASE

— "NO PARKING" WORDING  
(12" HIGH MIN. WHITE  
LETTERS)

[illegible]

NOTE:  
PARKING STALL SIGNAGE SHALL COMPLY WITH CBC 2019 §11B-502.6 & 11B-703  
A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE.  
SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO  
THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH  
AT THE HEAD END OF THE PARKING SPACE.  
SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL  
AT THE INTERIOR END OF THE PARKING SPACE



above



Cor



DEMOLITION - GENERAL NOTES

CODES AND STANDARDS:

1. DEMOLITION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LAND, ORD., CITY, STATE AND FEDERAL SAFETY REQUIREMENTS.
2. GENERAL CONTRACTOR (G.C.) SHALL PROCURE ALL CITY AND STATE PERMITS AND LICENSES AND PAY ALL CHARGES AND FEES UNLESS SPECIFIED OTHERWISE.

SITE INVESTIGATION:

3. THE G.C. SHALL VISIT THE SITE TO DETERMINE THE FULL EXTENT OF ALL THE WORK AND ANY OTHER MATTERS THAT, IN ANY WAY, MAY AFFECT THE WORK. FAILURE OF THE G.C. TO FAMILIARIZE THEMSELVES WITH ALL AVAILABLE INFORMATION CONCERNING CONDITIONS WILL NOT RELIEVE THEM FROM FULL RESPONSIBILITY FOR ANY EXCESS IN THE COST OF THE WORK. IMMEDIATELY UPON COMPLETION OF DEMOLITION, ALL CONDITIONS AND DIMENSIONS ARE TO BE RECORDED. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ANY UNNOTED EXISTING CONDITIONS WHICH MAY CONFLICT WITH THE PROPOSED OF NEW WORK AND MAY REQUIRE MODIFICATION, RE-LOCATION OR REMOVAL SHALL BE IDENTIFIED AND REPORTED TO THE ARCHITECT IMMEDIATELY.

DEMOLITION:

4. UNLESS NOTED OTHERWISE, NO ALTERATION OF THE LANDLORD'S BUILDING STRUCTURE IS ALLOWED. OPERATIONAL PROCEDURES SHALL BE OPTIONAL AT THE G.C.'S DISCRETION AS LONG AS THE PROCEDURES DO NOT DELAY THE APPROVED WORK SCHEDULE OR COMPROMISE SALVAGE REQUIREMENTS.
5. COORDINATE ANY DEMOLITION REQUIREMENTS AND PROVISIONS WITH THE ARCHITECT IN WRITING PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY IF ANY UNFORESEEN HAZARDS ARE DISCOVERED PRIOR TO COMPLETION OF DEMOLITION.
6. G.C. SHALL NOT DEMOLISH ANY LOAD BEARING AND SHEAR WALLS AND ANY CONSTRUCTION THAT WILL COMPROMISE THE FULL STRUCTURAL INTEGRITY OF THE EXISTING SPACE AND BUILDING. G.C. IS RESPONSIBLE TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL CONCERNS DURING DEMOLITION AND CONSTRUCTION.
7. REMOVE ALL EXISTING INTERIOR PARTITIONS, DOORS AND DOOR FRAMES DENOTED FOR DEMOLITION. REMOVE ALL MILLWORK, EQUIPMENT, ETC. ATTACHED TO PARTITIONS SCHEDULED FOR DEMOLITION.

8. REMOVE ALL FLOOR FINISHES AS SCHEDULED FOR REMOVAL. PREPARE FLOOR FOR INSTALLATION OF NEW FLOORING MATERIAL PER MANUFACTURERS' RECOMMENDATIONS. G.C. MAY NEED TO PERFORM A MOISTURE TEST PRIOR TO ANY DEMOLITION / NEW FLOORING INSTALLATION WHERE REQUIRED.
9. REFER TO THE SCOPE OF NEW WORK IN THE DRAWINGS FOR ANY EQUIPMENT, DUCTWORK, REGISTERS, ETC. ENCOUNTERED DURING DEMOLITION NOT SHOWN ON THESE PLANS. NOTIFY ARCHITECT IN WRITING OF ANY ABANDONED AND / OR NOT USED EQUIPMENT, FIXTURES, DUCTWORK, REGISTERS, ETC.

10. REMOVE AND DISPOSE OF ALL FIXTURES AND HANGING RAILS UNLESS NOTED TO BE RE-USED. SEE NEW FUTURE PLAN AND NEW REFLECTED CEILING PLAN FOR ALL EXISTING FIXTURES AND DEVICES DENOTED TO BE RE-USED AND RE-LOCATED.
11. REPLACE OR RE-LOCATE, IN ACCORDANCE WITH LOCAL CODES, ALL FIRE SUPPRESSION AND FIRE ALARM EQUIPMENT DISTURBED BY DEMOLITION WORK. MAINTAIN INTEGRITY OF FIRE SUPPRESSION AND FIRE ALARM SYSTEM.

DISCONNECTION OF SERVICES:

12. G.C. TO COORDINATE WITH VENDORS TO DISCONNECT AND RECONNECT ANY AND ALL COMPUTER AND PHONE HARDWARE.
13. EXISTING SERVICES THAT WILL BE DISRUPTED BY CONSTRUCTION WORK SHALL BE RE-ROUTED AS NECESSARY TO PROVIDE TEMPORARY CONTRUCTION OF SERVICE. DISCONNECTED SERVICES SHALL BE PLUGGED AND SEALED IN SAFE AND APPROVED MANNER.
14. REMOVE ALL EXISTING SPEAKERS, CAMERA DEVICES AND EQUIPMENT
15. RE-USE EXISTING ELECTRICAL DEVICES, OUTLETS, TELEPHONE AND DATA JACKS AND THERMOSTATS. MODIFY EXISTING WIRING AS REQUIRED BY NEW CONSTRUCTION OR, IF NOT REQUIRED, TERMINATE AND CAP OFF AT NEAREST PANEL OR SOURCE ABOVE CEILING.
16. THE G.C. IS RESPONSIBLE TO FIELD VERIFY AND LOCATE ALL WET AND DRY UTILITIES CONNECTION POINTS PRIOR TO ANY DEMOLITION OR CONSTRUCTION, (I.E. GAS, WATER AND SEWER, CLEAN OUTS, ETC.

CLEANUP:

14. GENERAL CONTRACTOR SHALL LEAVE THE AREA OF WORK AND AREAS AFFECTED BY WORK IN A CLEAN CONDITION, SATISFACTORY TO LOCAL

AUTHORITIES AND THE ARCHITECT. WHERE APPLICABLE, THE G.C. SHALL REPAIR, REPLACE, PATCH AND MATCH ANY ADJACENT TENANT WALL, LOBBY FLOORING, ETC. TO THE SATISFACTION OF INVOLVED PARTIES DAMAGED BY THE DEMOLITION OR CONSTRUCTION PROCESS.

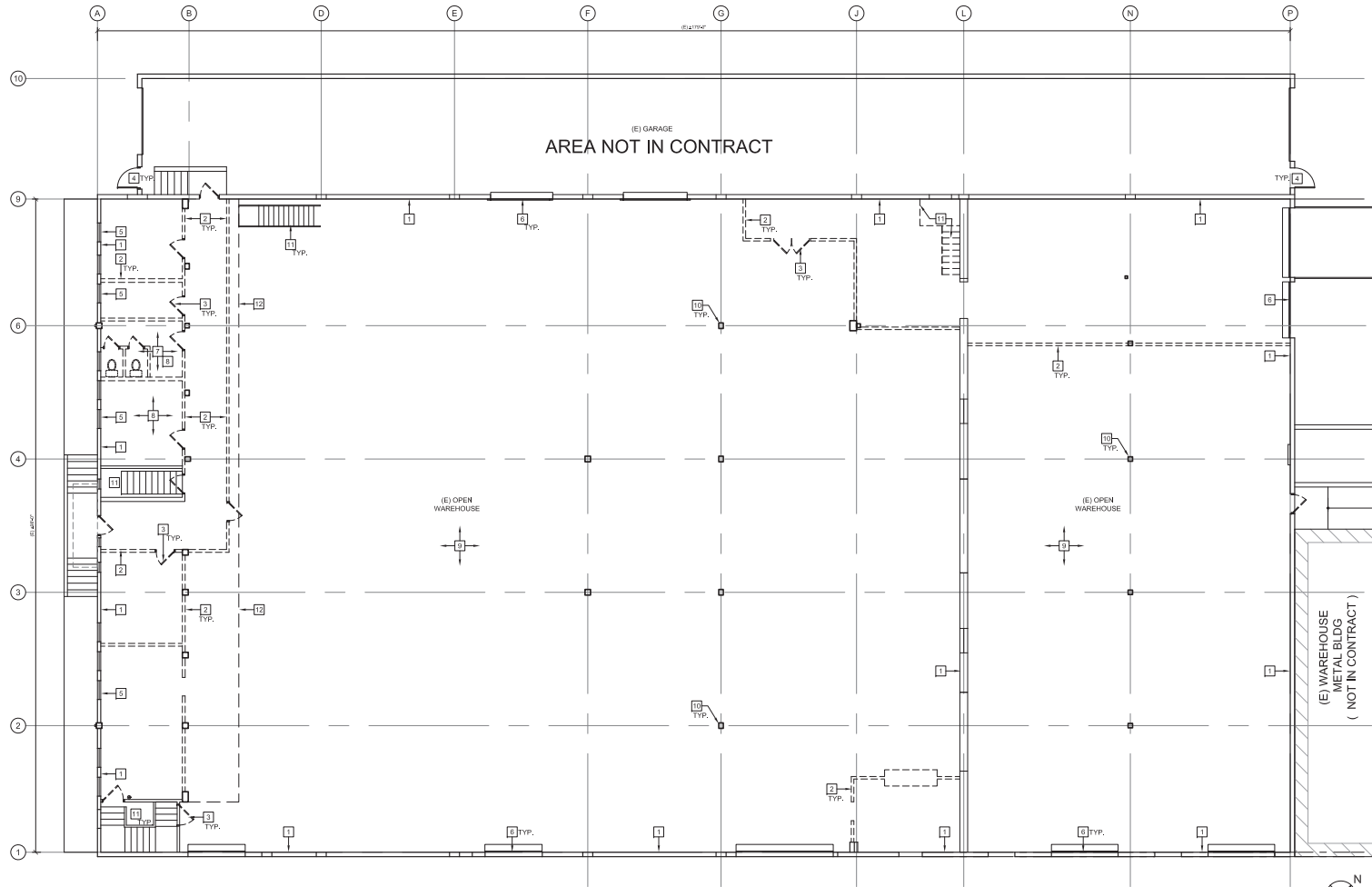
15. PROVIDE TRASH CONTAINER AS REQUIRED AT LOCATION TO SUIT REQUIREMENT. REMOVE DEBRIS DAILY AND HAUL AWAY FROM THE SITE AT TIME CONVENIENT TO TENANT.
16. ALL REMOVED MATERIALS, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOME THE PROPERTY OF THE CONTRACTOR, WHO SHALL REMOVE THEM FROM THE SITE AND SALVAGE / RECYCLE ACCORDING TO TENANT PROTOCOLS.
17. PROVIDE A SMOOTH, NEAT, CONTINUOUS APPEARANCE WHERE DEMO WORK MEETS ADJACENT (E) WORK. REMOVE (E) FINISHES AS REQUIRED TO PROVIDE NEAT, STRAIGHT SEAMS AND TRANSITIONS BETWEEN (E) AND MATCHING NEW FINISHES. PREPARE (E) FLOORS, WALLS, AND CEILING ELEMENTS AS REQUIRED FOR NEW FINISHES.

FLOOR PLAN LEGEND - DEMO

- (E) DOOR TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) FUTURE TO BE REMOVED / RE-LOCATED
- (E) DOOR TO REMAIN
- (E) EXTERIOR WALL TO REMAIN
- (E) INTERIOR PARTITION TO REMAIN

DEMO FLOOR PLAN - KEYNOTES

- 1 (E) WALL TO REMAIN. PATCH, REPAIR AND PREPARE SURFACE AS REQUIRED TO RECEIVE NEW FINISH
- 2 (E) (NON-BEARING, NON SHEAR) PARTITION WALL TO BE REMOVED
- 3 (E) DOOR AND FRAME TO BE REMOVED
- 4 (E) DOOR TO REMAIN
- 5 (E) WINDOW & FRAME TO REMAIN
- 6 (E) ROLL-UP DOOR TO REMAIN
- 7 (E) RESTROOM PLUMBING FIXTURES AND ACCESSORIES TO BE REMOVED
- 8 REMOVE (E) FLOOR FINISHES AND PREPARE SURFACE AS REQUIRED TO RECEIVE NEW FINISH
- 9 (E) FLOOR FINISHES TO REMAIN. PATCH, REPAIR AND PREPARE SURFACE AS REQUIRED TO LOOK LIKE NEW
- 10 (E) STRUCTURAL COLUMN TO REMAIN. PREPARE SURFACE AS REQUIRED TO RECEIVE NEW FINISH
- 11 (E) STAIRS AND LANDING ABOVE TO ABANDONED MEZZANINE TO REMAIN. (E) LADDER FROM GROUND LEVEL TO STAIR LANDING TO BE REMOVED. COORDINATE WITH NEW STAIRS AND OPENING FROM BASEMENT LEVEL.
- 12 (E) MEZZANINE ABOVE TO REMAIN



DEMOLITION - FIRST FLOOR PLAN

SCALE  
1/8" = 1'-0"

8

NOTE:  
ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING TO BE REMOVED AND/OR REROUTED PER NEW FLOOR AND REFLECTED CEILING PLANS.

Riverside  
Engineering  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS  
Voice: 959.401.7483  
Email: info@Riv-Eng.com  
www.Riv-Eng.com  
11801 Pierce St., Suite 200  
Riverside, California 92503  
(By Appointment Only)

BP-2021-09222  
Project for:  
**DMCG, INC.**  
**OFFICE REMODELS**  
3230 VINE STREET, RIVERSIDE, CA 92507

PROFESSIONAL SEAL:

REVISION LIST  
12-4-22 Bldg PC Corrections  
2-4-23 Bldg PC Corrections

AME-RV200624

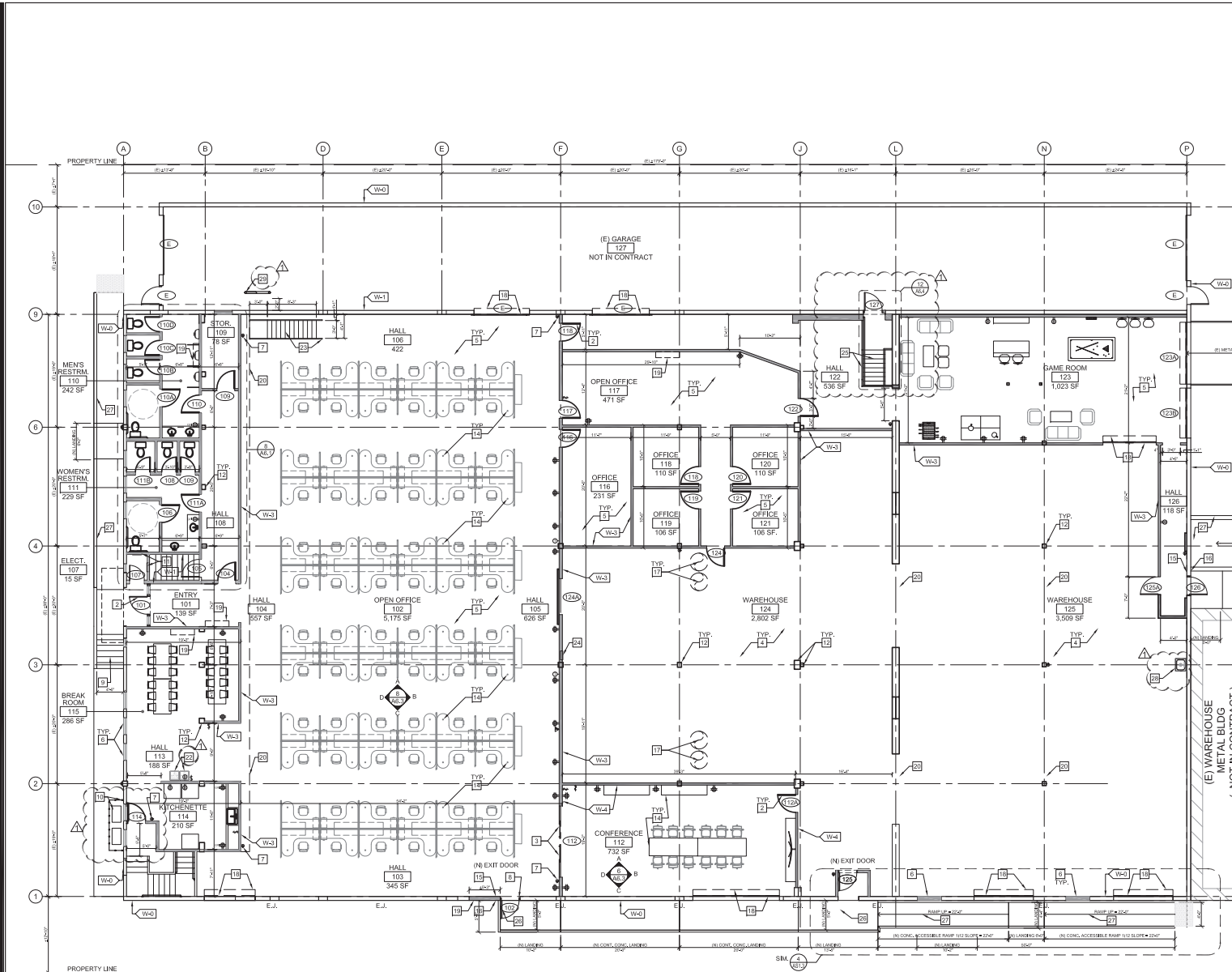
CONTACT: Riverside Engineering

SCALE: As Noted

DEMOLITION  
FLOOR PLAN

SHEET  
**AD1.1**  
DATE: 06/24/20

Printed: 2/16/2023 10:54 AM (Thu) File: rsm000000.dwg User: RSM (Riverside Engineering)



**EXPOSURE OF WORK STATEMENT:**  
ALL CONCEALED WORK INSTALLED WITHOUT PERMITS MUST BE EXPOSED FOR INSPECTION TO THE SATISFACTION OF FIELD INSPECTOR. THIS INCLUDES FOOTING, METHODS OF ATTACHMENT AND ALL STRUCTURAL MEMBERS, MECHANICAL, ELECTRICAL, PLUMBING AND INSULATION.

COORDINATE WITH THE AHI'S FIELD INSPECTOR THE MARKING AND UNCOVERING OF ANY AND ALL EXISTING WORK THE FIELD INSPECTOR MAY DEEM NECESSARY IN ORDER TO DETERMINE - CONFIRMING OR DRAWING - ITS ADHERENCE TO THE CURRENT BUILDING CODE, WHETHER THROUGH DESTRUCTIVE MEANS OR NOT.

UPON SUCH WORK BEING DESIGNATED AS NOT COMPLYING WITH THE BUILDING CODE, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COMPLETE "AS-BUILT" DRAWINGS OF THE EXISTING DEFICIENCY AND BRING THEM TO THE ATTENTION OF THE ARCHITECT OF RECORD FOR DESIGN(S) TO BE CREATED, REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT AS NEEDED PURSUANT TO THE REMEDIATION TO THE DEGREE AND EXTENT THE AHI REQUIRES."

(N) FIRST FLOOR PLAN

SCALE  
1/8" = 1'-0"

## GENERAL NOTES

- SEE EQUIPMENT PLAN AND SCHEDULE FOR EQUIPMENT INFORMATION
- SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION A2.1
- NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT EVER SCALE DRAWINGS.
- DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB), UNLESS OTHERWISE NOTED ON PLANS.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, UNCLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND/OR INSTRUCTIONS.
- ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE ARCHITECT AND OWNER, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY ALL LABOR, MATERIALS, EQUIPMENTS, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
- THE CONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS SHALL BE AS SPECIFIED AND FREE OF DEFECTS.
- ALL OUTSIDE CORNERS AT DRYWALL PARTITION AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
- PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL NEW DOORS, GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE AREA OF WORK AND AREA AFFECTED BY CONSTRUCTION TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS FOR THE WALL MOUNTED TELEVISION AND GRAPHIC BRACING TO PROVIDE BLOCKING FOR MOUNTING.
- ALL WEIR PLUMBING WALLS ARE TO BE PROVIDED WITH MOISTURE RESISTANT GYP. BOARD, UNLESS TILE IS TO BE USED, THEN PROVIDE CEMENT BACKER BOARD.
- ALL PLUMBING WALLS ARE TO BE 6" METAL STUD FRAMING. PROVIDE REQUIRED BLOCKING FOR WALL MOUNTED FIXTURES, GRAB BARS, SHELVEING, CABINETS, ETC.
- THERE SHALL BE NO PENETRATIONS TO A DEMISING WALL, UNLESS OTHERWISE NOTED. IF PENETRATIONS ARE TO BE NOTED, THEN ALL PENETRATIONS INCLUDING CONDUITS, PIPES, DUCTWORK, ETC. SHALL BE UL RATED PER CURRENT CODE REQUIREMENTS.

## WALL TYPES

- W-0 (E) EXTERIOR WALL TO REMAIN
  - W-1 (E) INTERIOR WALL TO REMAIN
  - W-2 (E) 2 x WOOD STUD WALL TO REMAIN
  - W-3 (N) 2x WLD. STUDS @ 16" O.C. w/ 5/8" GYP. BD. ON EACH SIDE
  - W-4 (N) 2x WLD. STUDS @ 16" O.C. FULL-41 WALL w/ 5/8" GYP. BD. EA. SIDE
  - W-5 (N) 4" x 20GA. METAL STUDS @ 16" O.C. w/ 5/8" GYP. BD. ON EA. SIDE
- NOTE:
- ALL EXISTING WALL TO REMAIN, PATCH & REPAIR WALL AS REQUIRED. TYP. PROVIDE 5/8" WATER RESISTANT GYP. BD. WHERE PLUMBING WALL OCCURS.
  - PROVIDE WALL FINISHED PER INTERIOR ELEVATIONS, SHEET A8.2

## KEYNOTES

- (E) DOOR TO REMAIN, SEE DOOR SCHEDULE
- (N) DOOR AND FRAME, SEE DOOR SCHEDULE
- (N) TEMPERED GLASS AND FRAME DOOR, SEE DOOR SCHEDULE
- (E) CONCRETE SLAB, PROVIDE CLEAN ROOM CLEAR EPOXY FINISHES
- (E) PLYWOOD FLOOR PER ROOM FINISH PLAN
- (N) SEAL WINDOW TO MATCH ADJACENT EXTERIOR WALL
- (N) WALL-MOUNTED FIRE EXTINGUISHER UNIT. MOUNT HANDLE AT 4'-0" AFF. MAX.
- PROVIDE SIGN WITH 1" HIGH LETTERING STATING "THIS DOOR TO REMAIN UN-LOCKED WHEN BUILDING IS OCCUPIED."
- (E) STAIR & RAILING TO REMAIN
- (N) MECHANICAL EQUIPMENT & PROTECTIVE CASE, SEE MECH. DRAWINGS
- (E) ELECTRICAL PANEL, SEE ELECTRICAL DRAWING
- (E) STRUCTURAL COLUMN TO REMAIN
- (N) EQUIPMENT
- (N) OFFICE FURNITURE, FURNISHED AND INSTALLED BY OWNER
- IN-FILLED (E) TRUCK DOOR OPENING, EXTERIOR STUCCO FINISH, COLOR TO MATCH ADJACENT WALL
- (N) TACTILE EXIT SIGN, SEE LIFE & SAFETY PLAN T2.1, T2.2, T2.3
- (N) INTERNATIONAL ACCESSIBILITY SYMBOL
- (E) MECHANICAL DUCTING ABOVE, SEE MECH. DRAWINGS
- (E) TRUCK DOOR & HOUSING ABOVE
- (N) INVERTER UNIT ABOVE, SEE MECH. DRAWINGS
- (N) BEAM/ CANOPY/ SOFFIT ABOVE
- IN-FILLED (E) TRUCK DOOR OPENING, EXTERIOR STUCCO FINISH, COLOR TO MATCH ADJACENT WALL
- (E) PORTLAND CEMENT MORTAR POINTS
- (N) METAL STAIR & RAILING, SEE ELEVATION B A6.4
- (N) ELECTRICAL PANEL, SEE ELECTRICAL DRAWING
- (E) CONCRETE STAIRS & RAILING TO EXIST, GARAGE LEVEL
- (N) EXIT DOOR AND FRAME, SEE DOOR SCHEDULE
- (N) CONC. RAMP/ LANDING & RAILING, SEE DETAIL 4/ A5.3
- (N) S.S. U-SHAPED BICYCLE RACK ATTACHED TO CONC. PAVING

**Riverside Engineering**  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS

Value: \$88,401,7483  
Email: info@rv-eng.com  
www.Rv-Eng.com  
11801 Pierce St., Suite 200  
Riverside, California 92505  
(By Appointment Only)

BP-2021-09222

**DMCG, INC.**  
OFFICE REMODELS

3230 VINE STREET, RIVERSIDE, CA 92507

Project for:

PROFESSIONAL SEAL:

REVISION LIST

NO.	DESCRIPTION
1	12-44-22 Bldg PC Corrections
2	2-4-23 Bldg PC Corrections

AME-RV200624

CONTACT: Riverside Engineering

SCALE: As Noted

(N) FIRST FLOOR PLAN

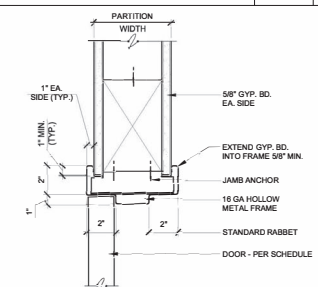
SHEET  
**A1.1**  
DATE: 06/24/20

## DOOR SCHEDULE

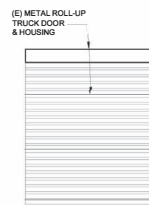
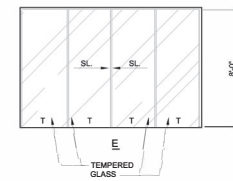
NO.	ROOM NAME	TYPE	SIZE	THK	MAT'L	FRAME	FINISH	HDW.	DETAIL	REMARKS
BASEMENT										
001	HALL	B	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
002	LT. REPAIR SHOP	B	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
003	SERVER ROOM	B	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
004	TV REMPHORY	E	2'-6" x 6'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
101	ENTRY - EXIT	H	3'-0" x 7'-0"	1-3/4"	WD	WD	P-5	5	11A/B-1 & 15A/B-1	PROVIDE KEY PAD LOCK & PANIC HARDWARE
102	TOILET ROOM	B	2'-6" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
103	HALL	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
104	HALL	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
105	BASEMENT ACCESS	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	1	11A/B-1 & 12A/B-1	
106	TOILET ROOM	B	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
107	(E)ELECT. ROOM	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	1	11A/B-1 & 12A/B-1	
108	TOILET ROOM	B	2'-6" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
109	STORAGE	B	2'-6" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
110	MEN'S RESTROOM	C	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
110A	TOILET ROOM	B	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
110B	TOILET ROOM	B	2'-6" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
110C	TOILET ROOM	B	2'-6" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
110D	TOILET ROOM	B	2'-6" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
111	WOMEN'S RESTROOM	C	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	4	11A/B-1 & 12A/B-1	
112	CONFERENCE ROOM	E	8'-0" x 6'-0"	1-3/4"	WD	H.M.	P-5	-		SLIDING TEMPERED GLASS DOOR & HARDWARE PER MANUFACTURER
124	CONFERENCE ROOM	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
114	KITCHENETTE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
115	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
116	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
117	OPEN OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
118	HALL	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
119	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
120	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
121	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
122	OPEN OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
123A	GAME ROOM	G	10'-0" x 6'-0"	-	H.M.	H.M.	P-5	6		ROLL-UP DOOR
123B	GAME ROOM	G	8'-0" x 6'-0"	-	H.M.	H.M.	P-5	6	15A/B-1 & 16A/B-1	ROLL-UP DOOR
124	(E) WAREHOUSE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
124A	(E) WAREHOUSE - EXIT	F	6'-0" x 9'-0"	-	H.M.	H.M.	P-5	6		SLIDING PANEL DOOR
125	(E) WAREHOUSE - EXIT	D	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	5	15A/B-1 & 16A/B-1	PROVIDE KEY PAD LOCK, PANIC HARDWARE
125A	(E) WAREHOUSE - EXIT	B	3'-0" x 7'-0"	1-3/4"	H.M.	H.M.	P-5	5	15A/B-1 & 16A/B-1	PROVIDE KEY PAD LOCK, PANIC HARDWARE
126	HALL #1B - EXIT	D	3'-0" x 7'-0"	1-3/4"	H.M.	H.M.	P-5	5	15A/B-1 & 16A/B-1	PROVIDE PANIC HARDWARE
127	ING GARAGE - EXIT	D	3'-0" x 7'-0"	1-3/4"	H.M.	H.M.	P-5	5	11A/B-1 & 12A/B-1	PROVIDE PANIC HARDWARE
202	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
204	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
205	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
206	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
207	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
208	OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
209	POWDER ROOM	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
210	CEO OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	
211	CEO OFFICE	A	3'-0" x 7'-0"	1-3/4"	WD	H.M.	P-5	3	11A/B-1 & 12A/B-1	

Technical drawing of a door threshold cross-section. The drawing shows a 16 GA HOLLOW METAL FRAME with a 5/8" MIN (TYP.) gap. The frame is surrounded by 5/8" GYPSUM BOARD EACH SIDE. The total width is labeled as PARTITION WIDTH. The door is labeled DOOR - PER SCHEDULE. Dimensions include 5/8" for the door thickness, 2" for the frame width, and 1/2" for the gap between the frame and the gypsum board.

SCALE	11
2" = 1' 0"	



SCALE	11
-------	----



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



**DMCG, INC.**  
**OFFICE REMODELS**  
3230 VINE STREET, RIVERSIDE, CA 92507  
BP-2021-09222  
Project For :



--	--

DATE: 06/24/20





Riverside  
Engineering  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS  
Voice: 888.401.7483  
Email: Info@Riv-Eng.com  
www.Riv-Eng.com  
11801 Pierce St., Suite 200  
Riverside, California 92505  
(By Appointment Only)

Project Ref :  
BP-2021-09222

**DMCG, INC.**  
**OFFICE REMODELS**  
3230 VINE STREET, RIVERSIDE, CA 92507

PROFESSIONAL SEAL :

#### REVISION LIST

12-14-22 Bldg PC Corrections
2-8-23 Bldg PC Corrections
3-28-24 Elev & Corrections

AME-RV200624

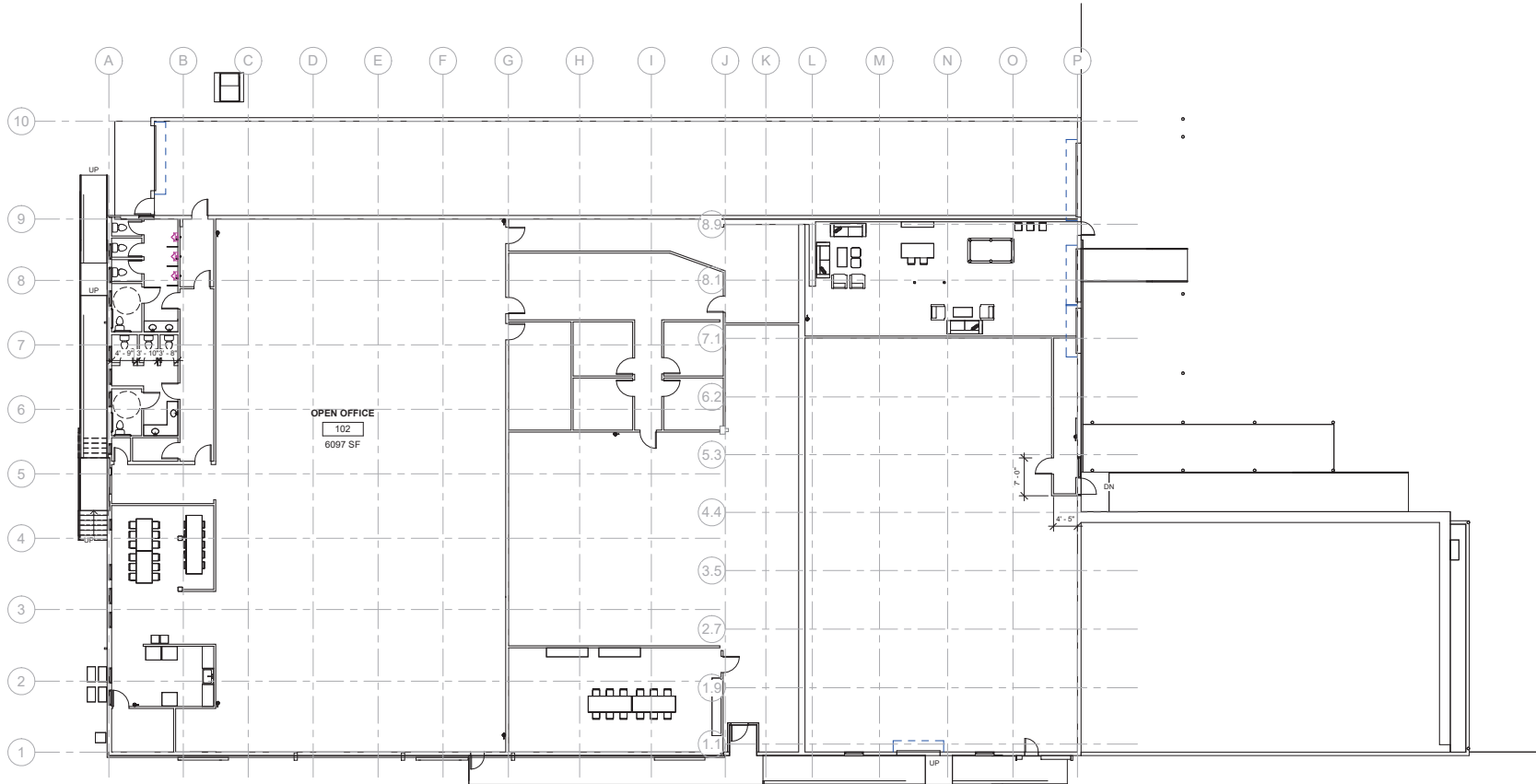
CONTACT : Riverside Engineering

SCALE: As Noted

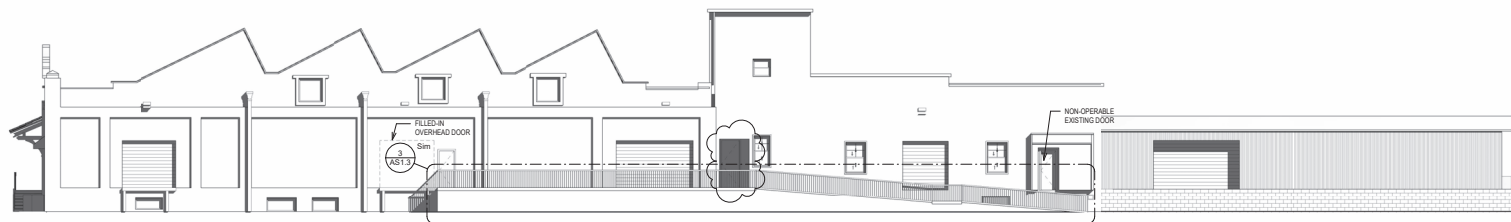
FIRST FLOOR PLAN  
SHOWING ELEVATIONS  
IMPACT  
SHEET

**A10.1**

DATE: 06/24/20



FIRST FLOOR PLAN	1" = 10'-0"	1
------------------	-------------	---



① SOUTH ELEVATION  
1" = 10'-0"

NOTE: ALL RAILINGS TO BE  
PAINTED WHITE TO MATCH  
BUILDING.



② WEST ELEVATION  
1/4" = 1'-0"

REVISION LIST

12-14-22 Bldg PC Corrections  
2-8-23 Bldg PC Corrections  
2-28-24 Elen & Corrections

AME-RV200624

CONTACT : Riverside Engineering

SCALE: As Noted

ELEVATION VIEWS

SHEET

**A10.2**

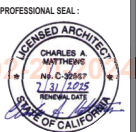
DATE: 06/24/20



Riverside  
Engineering  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS  
Voice: 888.401.7483  
Email: Info@Riv-Eng.com  
www.Riv-Eng.com  
11801 Pierce St., Suite 200  
Riverside, California 92505  
(By Appointment Only)

Project For :  
**DMCG, INC.**  
**OFFICE REMODELS**  
3230 VINE STREET, RIVERSIDE, CA 92507



REVISION LIST

NO.	DESCRIPTION

AME-RV200624

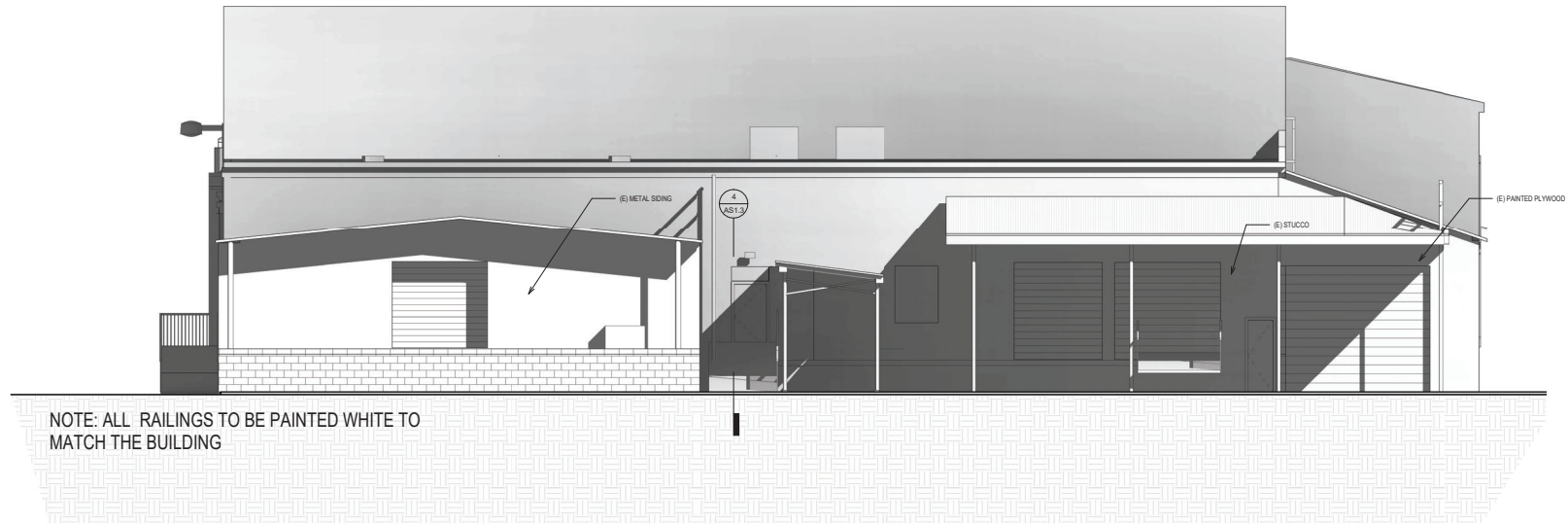
CONTACT : Riverside Engineering

SCALE: As Noted

ELEVATION VIEW

SHEET  
**A10.3**

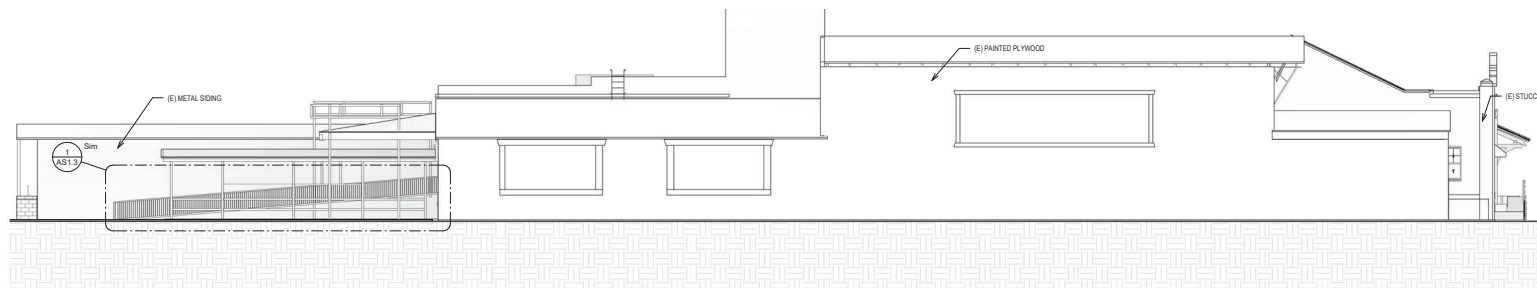
DATE: 06/24/20



EAST ELEVATION

3/16" = 1'-0"

1



NORTH ELEVATION

1" = 10'-0"

2