

# DMCG, INC.

## OFFICE REMODELS

3230 VINE STREET  
RIVERSIDE, CA 92507

## ABBREVIATIONS

## GENERAL NOTES

## DESCRIPTIVE SUMMARY OF WORK

## PROJECT INFORMATION

## SYMBOL AND LEGEN

## FIRE DEPARTMENT NOTES

BUILDING MATERIALS SHALL BE STORED ON SITE IN A MANNER AND LOCATION APPROVED BY BOTH THE FIRE AND PUBLIC WORKS DEPARTMENTS. CITY OF RIVERSIDE F.D. REQUIREMENT.

COMBUSTIBLE SCRAP MATERIALS AND SCRAP LUMBER SHALL BE PICKED UP ON A DAILY BASIS, OR MORE FREQUENTLY, AS REQUIRED BY THE FIRE DEPARTMENT. COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN BUILDINGS PER CBC 2304.3

OPEN BURNING IS PROHIBITED ANYWHERE ON THE SITE DURING CONSTRUCTION, ALTERATION OR DEMOLITION PROJECTS, PER CBC 2304.3

**UNPERMITTED WORK STATEMENT:**

UNPERMITTED WORK TO BE DESIGN AS NEW WORK ACCORDANCE WITH 2019 CBC

**UNPERMITTED WORK STATEMENT:**

UNPERMITTED WORK TO BE DESIGN AS NEW WORK ACCORDANCE WITH 2019 CBC

## PROJECT TEAM

<b>APPLICANT</b>	<b>MECHANICAL, PLUMBING &amp; ELECTRICAL</b>
DMCG, INC.	RIVERSIDE ENGINEERING INC.
1600 RIVERSIDE STREET	1600 RIVERSIDE ST - SUITE #200
IRVINE, CA 92607	RIVERSIDE, CA 92507
TELEPHONE: (951) 500-4991	CONTACT: JOSHUA BELTRAN
EMAIL: carloscuevas@gmail.com	PHONE: (866) 401-7483
carloscuevas@gmail.com	
<b>OWNER</b>	<b>ARCHITECTURAL &amp; STRUCTURAL DESIGN</b>
DMCG, INC.	RIVERSIDE ENGINEERING INC.
1600 RIVERSIDE STREET	1600 RIVERSIDE ST - SUITE #200
IRVINE, CA 92607	RIVERSIDE, CA 92507
TELEPHONE: (951) 500-4991	CONTACT: JOSHUA BELTRAN
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carloscuevas@gmail.com	

SHEET INDEX

Sheet Number	Sheet Name	Email: Info@RvEng.com www.RvEng.com 11810 N. 10th Street, Suite 200 Riverside, California 92505 (By Appointment Only)
T1.1	<b>TITLE SHEET, PROJECT INFORMATION &amp; GENERAL NOTES</b>	
T1.2	<b>GENERAL CONSTRUCTION NOTES</b>	
T1.3	<b>ASB STANDARDS - ACCESSORY DESIGN PLAN</b>	
T1.4	<b>ARCHITECTURAL DRAWING PLAN</b>	

A circular professional seal for a licensed architect. The outer ring contains the text "PROFESSIONAL SEAL" at the top and "LICENCED ARCHITECT" at the bottom. The center of the seal contains the name "CHARLES A. MATTHEWS" above the number "No. C-32837". Below the number is the renewal date "7/31/2024". The bottom of the seal has the text "RENEWAL DATE" and "STATE OF CALIFORNIA". There is a handwritten signature of the architect's name across the bottom of the seal.

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**REVISION LIST**

AME-RV200624

SCALE: As Noted

**TITLE SHEET, PROJECT  
INFORMATION &  
GENERAL NOTES  
SHEET**

**T1.1**

A map showing the location of the PROJECT SITE. The map includes a legend for 'PROJECT SITE' and 'VICINITY MAP'.

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Riverside  
Engineering  
CONSULTING ENGINEERS

M E P  
A R C H I T E C T U R A L  
S T R U C T U R A L  
E N E R G Y  
C O N S U L T A N T S  
V 6 0 9 8 4 0 - 7 4 8 3  
E m a i l : I n f o @ R e - E n g . c o m  
w w w . R e - E n g . c o m  
11801 Pierce St., Suite 200  
Riverside, California 92505  
(By Appointment Only)

## 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 ELEVATIONS ARE IN FEET AND INCHES.
- VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICABLE THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRIERS, WARNING SIGNS AND TOOLS AS NECESSARY TO PROTECT THE PUBLIC AND 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 THE APPROPRIATE CODES AND STANDARDS.
- 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 CONTRACTOR IS TO REMOVE 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 CONDUCTING ANY EXTERIOR WORK, CALL 811 BEFORE DIGGING.
- G.C. TO VERIFY ANY ASYLUM CHANGE IN LEVEL EXCEEDING 1/2" EXISTING CONCRETE SLAB/ASPHALT TRANSITION FROM ENTRY TO PUBLIC WAY/ ACCESS. G.C. TO PROVIDE CLEAR PATH OF TRAVEL.
- SITE & PARKING AREAS ARE EXCLUDED TO REMAIN UNCHANGED.
- VERIFY ALL EXISTING UTILITIES AND MARK WITH ACCESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD. THE SIGN MUST BE PLACED IN A POSITION WHERE THE SIGN NUMBER SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE OF 3 INCHES. WHERE ACCESS BY MEANS OF A PRIVATE ROAD AND THE END OF THE ROAD IS NOT LOCATED IN A PUBLIC ROAD, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE ROAD.
- 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, CLEAUNOTS, 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) POWERED UTILITY POLE TO REMAIN
- NOT USED
- (E) PARKING RE-STRIPPING SPACE: 9' x 18' TYP.
- (E) 6' CONCRETE CURB
- (N) CONC. RAMP & LANDSCAPE
- RE-STRIPE 4" THICK PARKING STALL STRIPING PER CITY STANDARDS
- (E) ACCESSIBLE PARKING RE-STRIPE
- (E) 6' HIGH METAL FENCE/BARRIER WALL TO REMAIN
- (N) 4' WHITE DIAGONAL (45 DEG) STRIPING AT 36" 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 PARKING STALL STRIPING PER CITY STANDARDS
- (N) 3" ASPHALT CONCRETE PAVING OF #6 CLASS II AGGREGATE BASE Q/ EXISTING COMPACTED GRADE
- (E) 3' CONCRETE BENCH & SCULPTURE TO REMAIN
- PROVIDE 12 (N) 12' HIGH WHITE LETTERS PAVEMENT MARKING  
"CLEAN AIR/VANPOOL/E": LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPPING AND IS VISIBLE BEHIND A PARKED VEHICLE

Project No.: BP-2021-09222  
DMCG, INC.  
OFFICE REMODELS  
3230 VINE STREET, RIVERSIDE, CA 92507



## REVISION LIST

12-24-22 Bldg PC Corrections

2-23 Bldg PC Corrections

## AME-RV200624

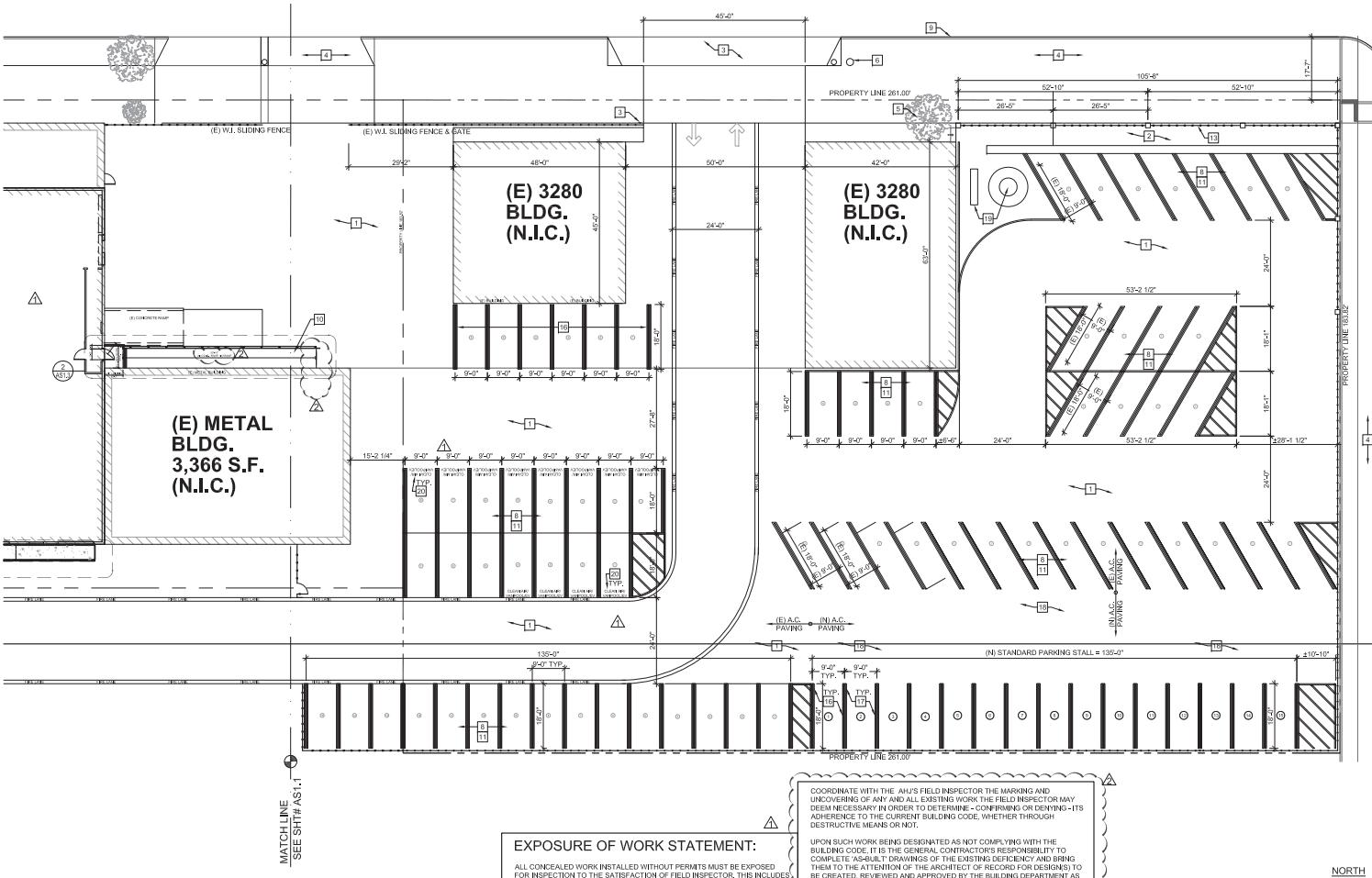
CONTACT : Riverside Engineering

SCALE: As Noted  
PARTIAL  
SITE PLAN

SHEET  
AS1.2  
DATE: 06/24/20

## RIVERSIDE (91) FREEWAY

### VINE STREET



## PARTIAL SITE PLAN

SCALE

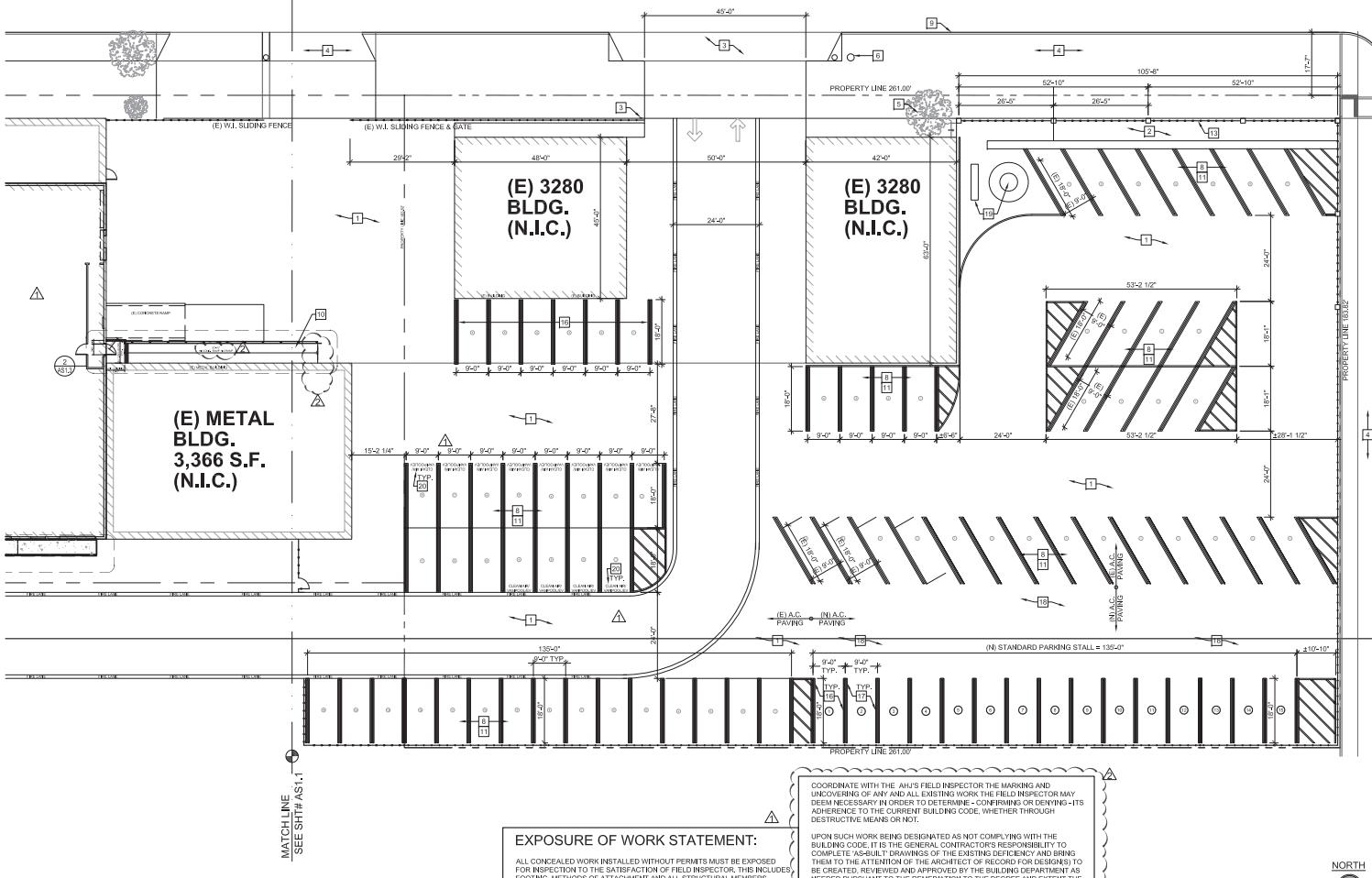
1" = 15'-0"

6

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## RIVERSIDE (91) FREEWAY

## VINE STREET



## PARTIAL SITE PLAN

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## KEYNOTES

1. GENERAL. (D) 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 ARE SUBJECT TO APPROVAL BY THE LOCAL PLANNING AUTHORITY.
3. VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICABLE THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENT. ACCESS TO DRIVEWAYS TO BE PROVIDED BY CONTRACTOR. CONTRACTOR'S ACCESS DRIVES SHALL BE APPROVED IN AND PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES TO CONFORM TO LOCAL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL MAINTAIN SITE CROWNING 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 THROUGHOUT THE CONSTRUCTION PERIOD.
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 CONSTRUCTION ACTIVITIES. USE DIGITAL SURVEYS.
10. G.C. TO VERIFY ANY ASPECT CHANGE IN ELEVATION EXCLUDING 12" EXISTING CONCRETE SLAB/ASPHALT TRANSITION FROM ENTRY TO PUBLIC/WAY ACCESS. G.C. TO PROVIDE CLEAR PATH OF TRAVEL.
11. SITE & PROPERTY ARE TO REMAIN AS IS.
12. NUMBERED SITE PLAN. THE SITE PLAN WILL 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 FRONTAGE OF THE PROPERTY. THE SIGN MUST BE PLACED ON GROUND, NOT IN THE STREET, AND MUST BE AT LEAST 12 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS BY MEANS OF A PRIVATE ROAD AND PROPERTY LINE 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 FLOOR, VENeer, AND COAT ALL WET AND DRY CONCRETE SURFACES PRIOR TO DEMOLITION AND CONCRETE REINFORCEMENT CONSTRUCTION, (IE. GAS, WATER AND SEWER LINES, ETC.)
14. G.C. TO VERIFY ACCESSIBLE PATH OF TRAVEL TO HAVE MAX. 5% IN DIRECTION OF TRAVEL AND 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 UTIL. POLE TO REMAIN

⑦ (NOT USED)

⑧ (E) PARKING RE-STRIPING SPACE, 9' X 18' TYP.

⑨ (E) 8" CONCRETE CURB

⑩ (N) CONG. RAMP & LANDINGS

⑪ (E) RESTRIPE 4" THICK PARKING STALL STRIPING PER CITY STANDARDS

⑫ (E) ACCESSIBLE PARKING RE-STRIPE

⑬ (E) 6' HIGH METAL FENCE/ BARRIER WALL TO REMAIN

⑭ (N) 4' WIDTH (4" DEEP) STRIPING AT 36° 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 PARKING STALL STRIPING PER CITY STANDARDS

⑲ (N) 12' ASPHALT CONCRETE PAVING OF 6" CLASS II AGGREGATE BASE OR EXISTING COMPACTED GRADE

⑳ (E) CONCRETE BENCHES & SEATING TO REMAIN

PROVIDE 32" HGT. 12" DEEP WITH LETTERS PAVEMENT MARKING  
"CLEAN AIR VANNUCCI PC" LOWER EDGE OF THE WORD ALIGN  
END OF THE STALL STRIPPING AND IS VISIBLE BENEATH A PARKED

## PROPERTY TABULATION

LOT SIZE: 41,459 SQ. FT.  
BUILDING FOOTPRINT: 24,354 SQ. FT.  
LOT COVERAGE: 54.5%

## PARKING ANALYSIS

**BUSINESS (B-1)**  
 - FIRST FLOOR: 3,292 @ 1/ PER 2,00 SF = 17 STALLS  
 - MEZZANINE: 1,200 @ 1/ PER 2,00 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 (\$-1)		
- FIRST FLOOR: 2,580 @ 1/ PER 2,000 SF	=	2 STA
TOTAL REQUIRED PARKING STALLS	=	38 STA
(N) 9' x 18' STANDARD PARKINGS	=	15 STA
(N) SECURED BICYCLE PARKING RACK	=	1 RACK
(N) DESIGNATED CLEAN AIR PARKING STALLS	=	12 STA
TOTAL PARKING STALLS PROVIDED	=	92 STA

Project For : BP-2021-092222

**DMCG, INC.**

**OFFICE REMODELS**

3230 VINE STREET, RIVERSIDE, CA 92507

PROFESSIONAL SEAL :

A circular license seal for Charles A. Matthews, Licensed Architect, No. C-32567, Renewal Date 7/31/2025, State of California.

REVISION LIST

AMF-BV200624

CONTACT : Riverside Engineers

SCALE: As Noted

SHEET  
AS1.2

DATE: 06/24/20





## DEMOLITION - GENERAL NOTES

**CODES AND STANDARDS:**  
 1. DEMOLITION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LANDLORD, CITY, STATE AND FEDERAL SAFETY REQUIREMENTS.

**DEMOLITION:**  
 4. UNLESS NOTED OTHERWISE, (D) ALTERATION OF THE EXISTING BUILDING STRUCTURE BY A GENERAL CONTRACTOR, (D) PROCEDURES SHALL BE FOLLOWED AT THE G.C.'S DISCRETION AS LONG AS THE PROCEDURES DO NOT DELAY THE APPROVED WORK SCHEDULE OR COMPROMISE SALVAGE REQUIREMENTS.

**SITE INVESTIGATION:**  
 3. THE G.C. SHALL VISIT THE SITE TO DETERMINE THE FULL EXTENT OF ALL THE WORK AND ANY OTHER MATERIALS THAT, IN ANY WAY, MAY AFFECT THE EXISTING BUILDING. THE G.C. TO DETERMINE THE EXISTING MATERIAL, AVAILABLE INFORMATION CONCERNING CONDITIONS WILL NOT RELIEVE G.C. FROM FULL RESPONSIBILITY FOR ANY EXCESS IN THE COST OF THE DEMOLITION. THE G.C. IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE EXISTING SPACE AND BUILDING. G.C. IS RESPONSIBLE TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL CONCERN DURING DEMOLITION. ALL CONDITIONS AND DIMENSIONS ARE TO BE CHECKED FOR DISCREPANCIES. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ANY DISCREPANCY WHICH COULD POSSIBLY CONFLICT WITH THE PROPOSED OF NEW WORK AND MAY REQUIRE MODIFICATION, RELOCATION OR REMOVAL SHALL BE IDENTIFIED AND REPORTED TO THE ARCHITECT IMMEDIATELY.

5. COORDINATE ANY RELOCATION 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 OTHER STRUCTURAL ELEMENTS WHICH AFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING SPACE AND BUILDING. G.C. IS RESPONSIBLE TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL CONCERN DURING DEMOLITION.

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 MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. G.C. MAY NEED TO PERFORM A MOISTURE TEST PRIOR TO AND DURING DEMOLITION NEW FLOORING INSTALLATION WHERE REQUIRED.

9. REFER TO THE SCOPE OF NEW WORK IN THE DRAWINGS FOR ANY DUCTWORK, REFRIGERATION, ENERGIZED, AND DRAINING DEMOLITION OR SHEDDING THESE PLANE. NOTIFY ARCHITECT IN WRITING OF ANY ABANDONED AND / OR NOT USED EQUIPMENT, FIXTURES, DUCTWORK, REGULERS, ETC.

10. REMOVE ALL EXISTING CEILING GRID, SPRINGS AND HANGING RAIL UNLESS NOTED AND REUSE FOR NEW FIXTURE PLAN AND NEW REFLECTED CEILING PLAN FOR ALL EXISTING FIXTURES AND DEVICES DENOTED TO BE REUSED AND RELOCATED.

11. REMOVE OR RELOCATE 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.

12. G.C. TO COORDINATE WITH VENDORS TO DISCONNECT AND RECONNECT ANY AND ALL COMPUTER AND PHONE HARDWARE.

### DISCONNECTION OF SERVICES:

### EXISTING SERVICES:

13. EXISTING SERVICES THAT WILL BE DISRUPTED BY CONSTRUCTION WORK SHALL BE DISCONNECTED AND PREPARED FOR TEMPORARY CONTINUATION OF SERVICE. DISCONNECTED SERVICES SHALL BE PLUGGED AND SEALED IN SAFE AND APPROVED MANNER.

### PROVIDE TRASH CONTAINER:

### REMOVAL:

14. REMOVE ALL EXISTING SPEAKERS, CAMERA DEVICES AND EQUIPMENT MOUNTED ON CEILING, WALLS, AND FLOOR. REMOVE ALL EXISTING ELECTRICAL DEVICES, OUTLETS, TELEPHONE AND DATA OUTLETS, AND OTHER ELECTRICAL EQUIPMENT AS REQUIRED OR REQUIRED BY NEW CONSTRUCTION OR, IF NOT REQUIRED, TERMINATE AND CAP OFF AT NEAREST PLATE, OR SOURCE ABOVE CEILING.

15. PROVIDE TRASH CONTAINER AS REQUIRED TO SUIT REQUIREMENT. REMOVE DEBRIS DAILY AND HAUL AWAY FROM THE SITE AT CONVENIENT TENANT.

16. ALL REMOVED MATERIALS, NOT OTHERWISE DESCRIBED, AND ALL DESCRIBED BY THE CONTRACTOR, WHO SHALL REMOVE THEM FROM THE SITE AND SALVAGE / RECYCLE ACCORDING TO TENANT PROTOCOL.

17. PROVIDE A NEAT, NEAT, CONTINUOUS APPEARANCE WHERE DEMO WORKS 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.

### CLEAN UP:

### GENERAL:

### NOTES:

### DISCLAIMER:

## 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

MEP  
 ARCHITECTURAL  
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 www.RvEng.com  
 11801 Pierce St., Suite 200  
 Riverside, California 92505  
 (By Appointment Only)

## DEMO FLOOR PLAN - KEYNOTES

(1) (E) WALL TO REMAIN, PATCH, REPAIR AND PREPARE SURFACE AS REQUIRED TO RECEIVE (N) 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) LADDER TO REMAIN, PATCH, REPAIR AND PREPARE SURFACE AS REQUIRED TO LOOK LIKE NEW  
 (10) TO RECEIVE NEW FINISH  
 (E) STAIRS AND LANDINGS ABOVE TO ABANDONED MEZZANINE TO REMAIN  
 (11) (E) LADDER FROM GROUND LEVEL TO STAIR LANDINGS TO BE REMOVED. COORDINATE WITH NEW STAIRS AND OPENING FROM BASEMENT LEVEL  
 (12) (E) MEZZANINE ABOVE TO REMAIN

Project for :  
 BP-2021-00222  
**DMCG, INC.**  
 OFFICE REMODELS  
 3230 VINE STREET, RIVERSIDE, CA 92507

PROFESSIONAL SEAL:  
 LICENSED ARCHITECT  
 CHARLES A. MATHIAS  
 No. C-20567  
 7/31/2015  
 RENEWAL DATE  
 STATE OF CALIFORNIA

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

AME-RV200624

CONTACT: Riverside Engineering

SCALE: As Noted

DEMOLITION FLOOR PLAN

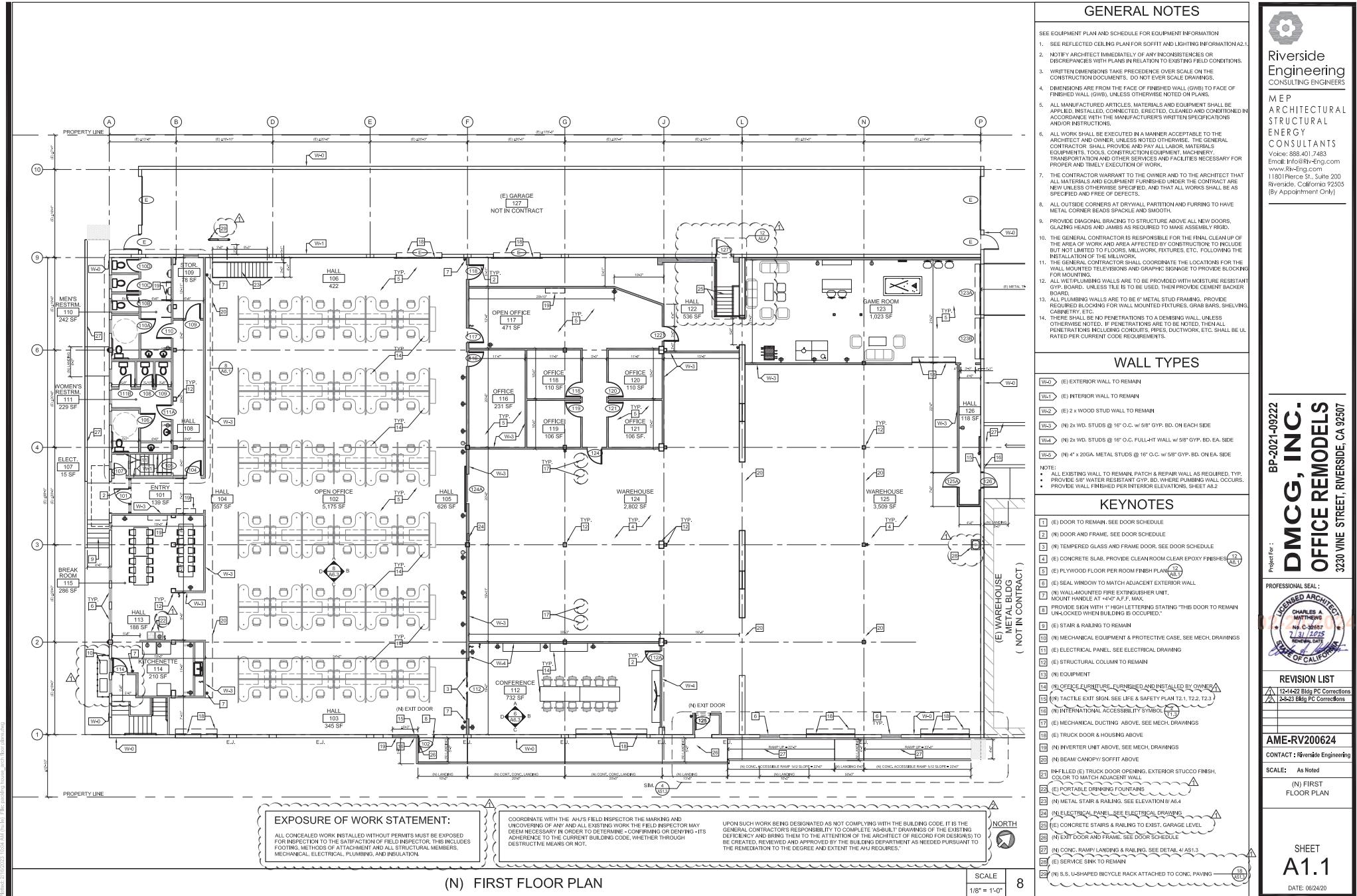
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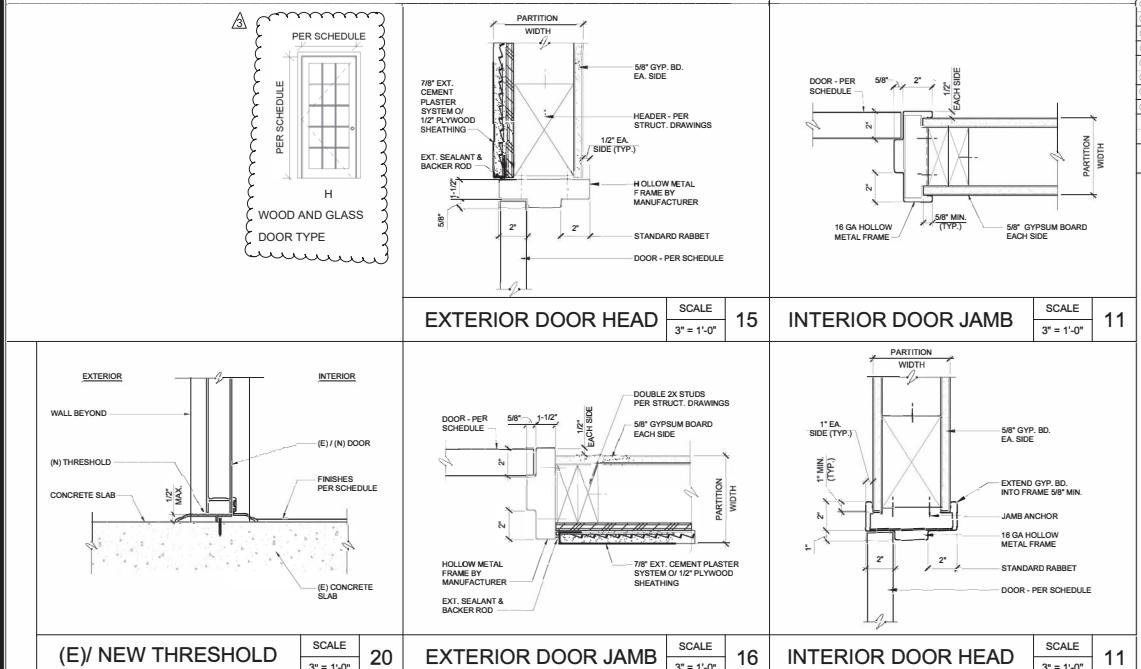
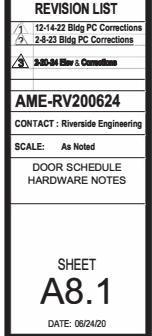
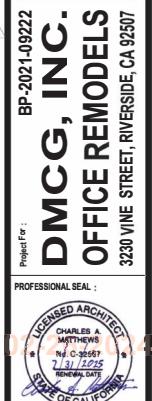
**AD1.1**

DATE: 06/24/20

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

## DEMOLITION - FIRST FLOOR PLAN





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Riverside  
Engineering  
CONSULTING ENGINEERS

MEP  
ARCHITECTURAL  
STRUCTURAL  
ENERGY  
CONSULTANTS

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(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  
2-20-24 Elev & Corrections

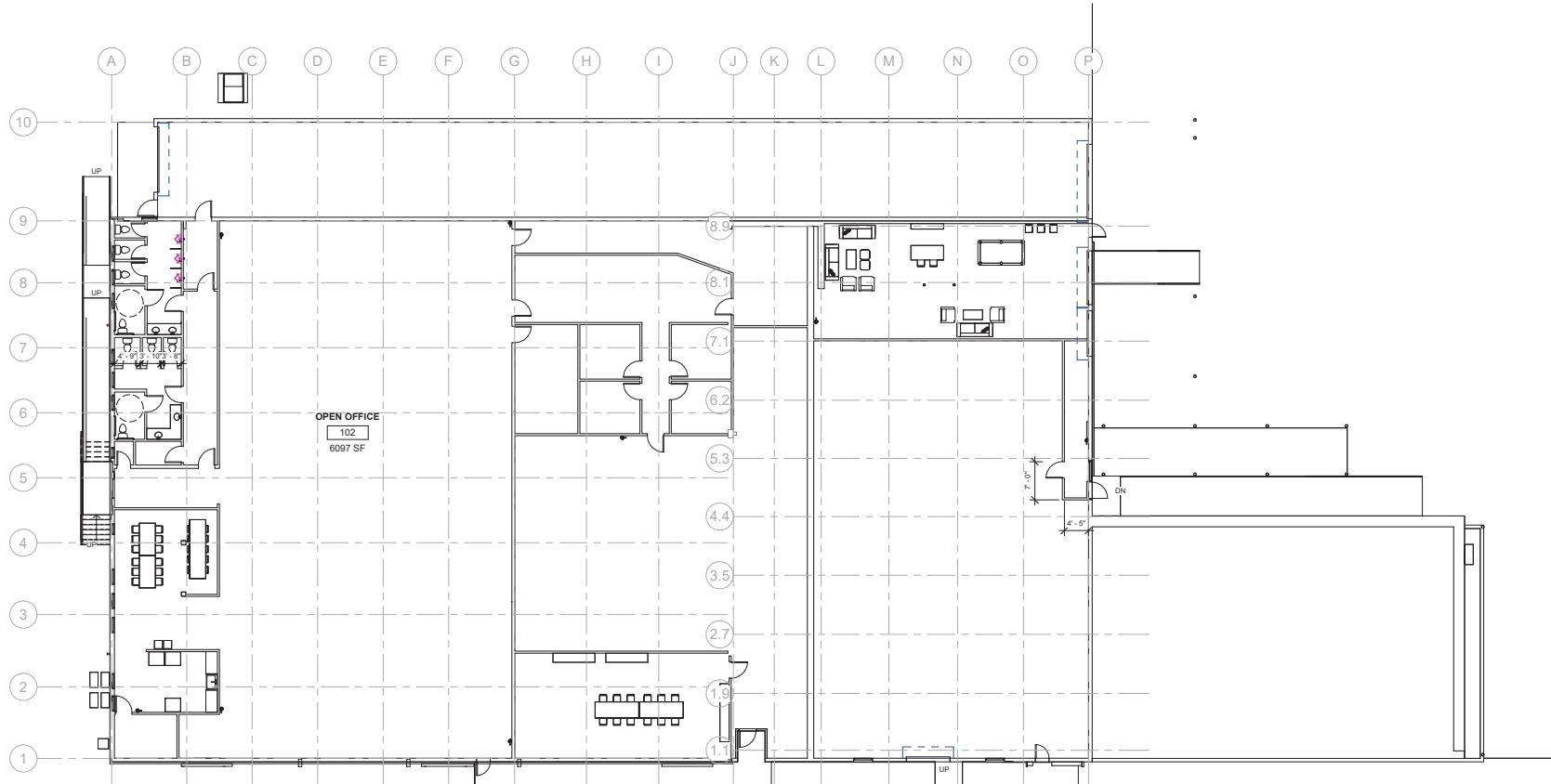
**AME-RV200624**

CONTACT : Riverside Engineering  
SCALE: As Noted

FIRST FLOOR PLAN  
SHOWING ELEVATIONS  
IMPACT  
SHEET

**A10.1**

DATE: 06/24/20



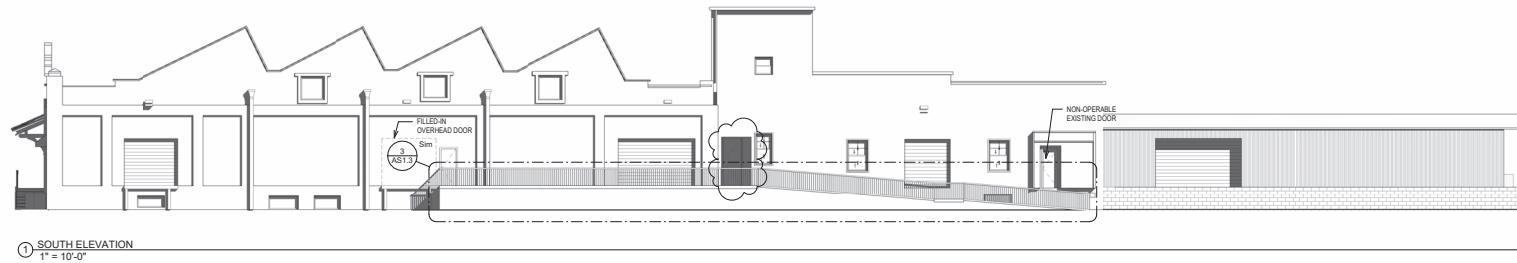
FIRST FLOOR PLAN 1" = 10'-0" 1



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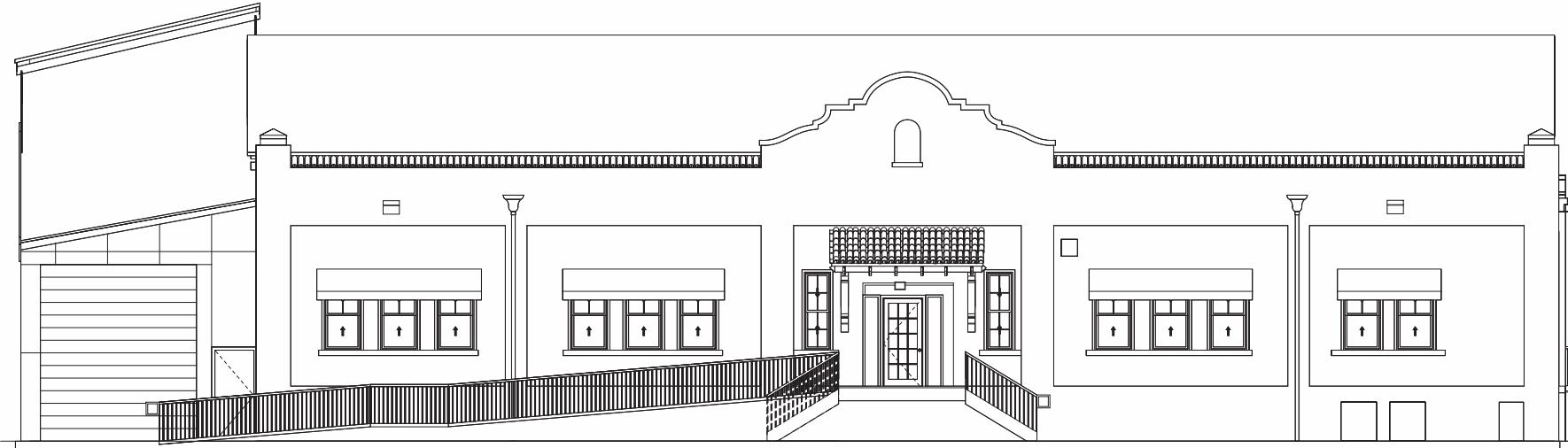
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① SOUTH ELEVATION  
1" = 10'-0"

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



② WEST ELEVATION  
1/4" = 1'-0"

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

Project For :  
PROFESSIONAL SEAL :

REVISION LIST  
12-14-22 Bldg PC Corrections  
2-8-23 Bldg PC Corrections  
2-20-23 Elev & Corrections

AME-RV200624  
CONTACT : Riverside Engineering  
SCALE: As Noted

ELEVATION VIEWS

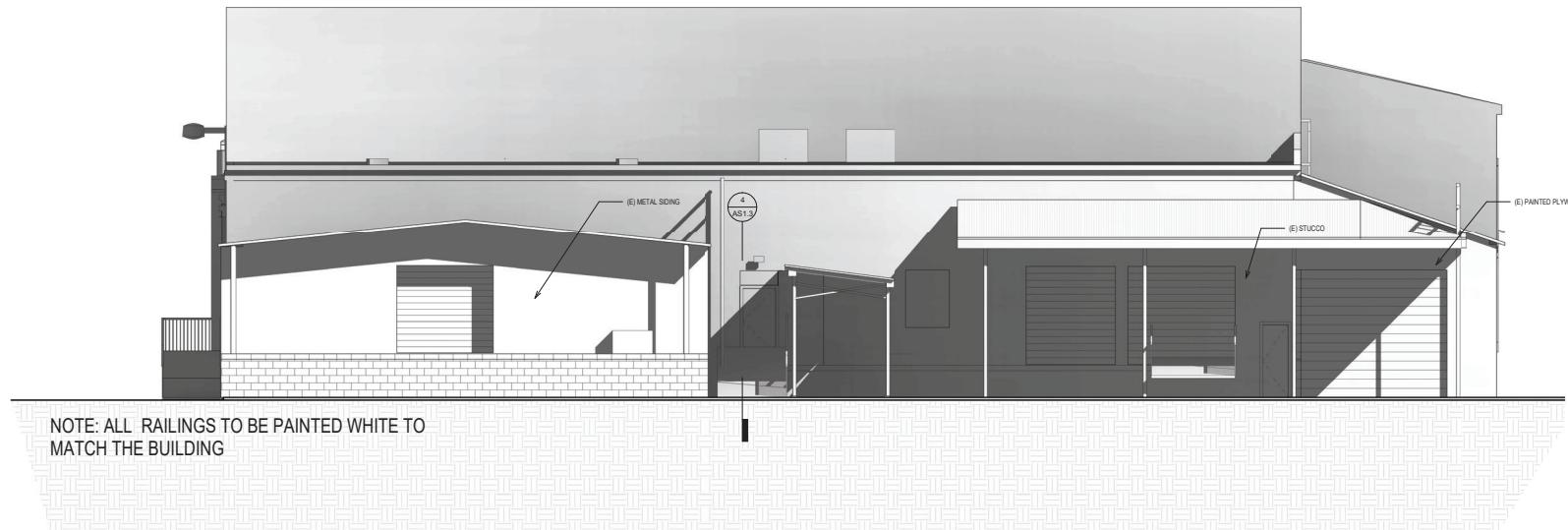
SHEET  
**A10.2**  
DATE: 06/24/20



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EAST ELEVATION

3/16" = 1'-0"

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REVISION LIST

AME-RV200624

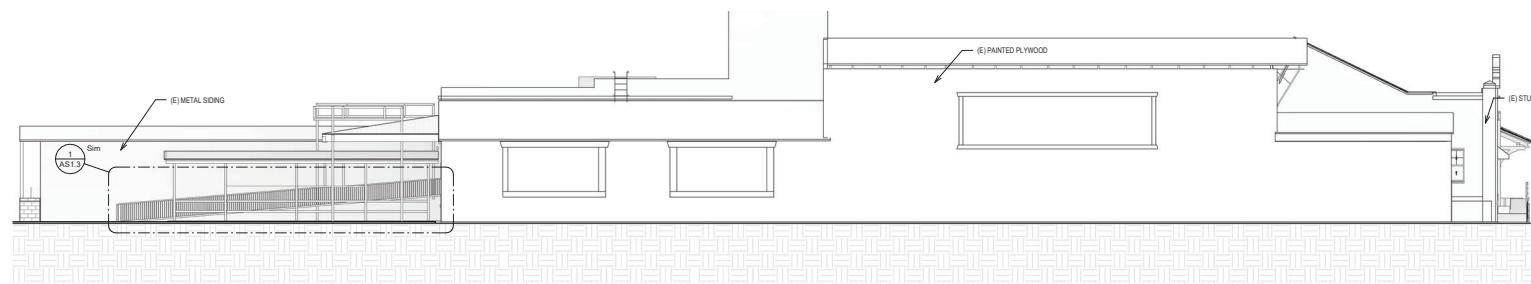
CONTACT: Riverside Engineering

SCALE: As Noted

ELEVATION VIEWS

**SHEET  
A10.3**

DATE: 06/24/20



NORTH ELEVATION

1" = 10'-0"