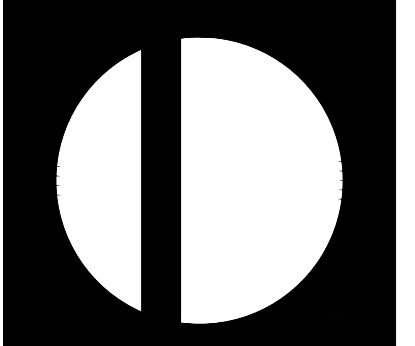




**GENERAL NOTES**

1. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS, FOR BID PURPOSES, PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREFORE ARE IMPLIED AND ARE TO BE PROVIDED FOR AS IF SPECIFICALLY DESCRIBED.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
4. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL AND TYPICAL NOTES AND DETAILS.
5. UNLESS OTHERWISE NOTED, DIMENSIONS ARE GIVEN TO FACE OF CONCRETE OR STUDS, FLOOR HEIGHT DIMENSIONS ARE GIVEN TO FINISH CONCRETE OR PLYWOOD FLOOR EXCLUSIVE OF FLOOR COVERING. UNDER NO CIRCUMSTANCES, SHALL A DIMENSION BE SCALED FROM THE DRAWING. CONTRACTOR SHALL VERIFY ALL SITE AND EXISTING CONDITIONS AND ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES IN THE SITE AND TO PROTECT THEM FROM ANY DAMAGE. ANY REPAIR AND REPLACEMENT DUE TO THE PROSECUTION OF THIS WORK SHALL BE AT CONTRACTOR'S OWN EXPENSE.
7. CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS. IF ANY STRUCTURES SUCH AS CESSPOOLS, EXISTING FOUNDATION AND ETC. ARE FOUND, ENGINEER SHALL BE NOTIFIED.
8. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DOES NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING TO PROTECT THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL GOVERNING BUILDING CODES AS ADOPTED AND AMENDED C.A.C. TITLE 24 HANDICAPPED REQUIREMENT.
10. REPLACE ALL BROKEN, CRACKED OR UPHEAVED CURB, CURB AND GUTTER, SIDEWALK AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER.
11. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST, NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
12. THE CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.
13. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES.
14. MATERIAL FOR FILLING OR BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER OR OTHER DEBRIS. BACK FILL AROUND THE EXTERIOR PERIMETER OF WALLS ARE SUPPORTED BY THE CONSTRUCTION OF LATERAL SUPPORT.



**IZMO DESIGN**

915 W Foothill Blvd.  
 Suite C-238  
 Claremont, CA 91711  
 t: 626-869-8008  
 izmoesigncorp@gmail.com  
 www.izmo-design.com

THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF IZMO DESIGN INC. THESE DRAWINGS CANNOT BE COPIED, REPRODUCED, TRANSMITTED, OR REPRODUCED FOR ANY OTHER STRUCTURES BE BUILT FROM THEM WITHOUT WRITTEN CONSENT FROM IZMO DESIGN. COPYRIGHT OF IZMO DESIGN ALL RIGHTS RESERVED

Submittal	
PLANNING SUBMITTAL	XX-XX-2025
BUILDING SUBMITTAL	XX-XX-2025

REVISIONS		
No.	DATE	DESCRIPTION

**TI.**  
 2245 E. GARVEY AVE. N.  
 WEST COVINA, CA 91791

JOB No.	
DRAWN BY	GH
DATE	12/30/2025
SCALE	REF. DWGS.
SHEET No.	

**VICINITY MAP**

**PROJECT SUMMARY**

**SHEET INDEX**

**OWNER & CONSULTANT**

**SCOPE OF WORK**

**JOB ADDRESS:** 2245 E. GARVEY AVE. N.  
 WEST COVINA, CA 91791

**APN:** 8453-023-018

**LEGAL DESCRIPTION:**  
 M R 9-3-4 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 5 BLK 27

**ZONE:** NMU

**OCCUPANCY GROUP:** A-3

**TYPE OF CONSTRUCTION:** VB

**FIRE SPRINKLERED:** YES

**UNIT SIZE:** 3,353 SQFT.

**NUMBER OF STORIES:** 1

**APPLICABLE CODES:**  
 2023 LACO BUILDING CODE,  
 2023 LACO ELECTRICAL CODE,  
 2023 LACO MECHANICAL CODE,  
 2023 LACO PLUMBING CODE,  
 2022 CALIFORNIA FIRE CODE,  
 2022 CALIFORNIA ENERGY CODE

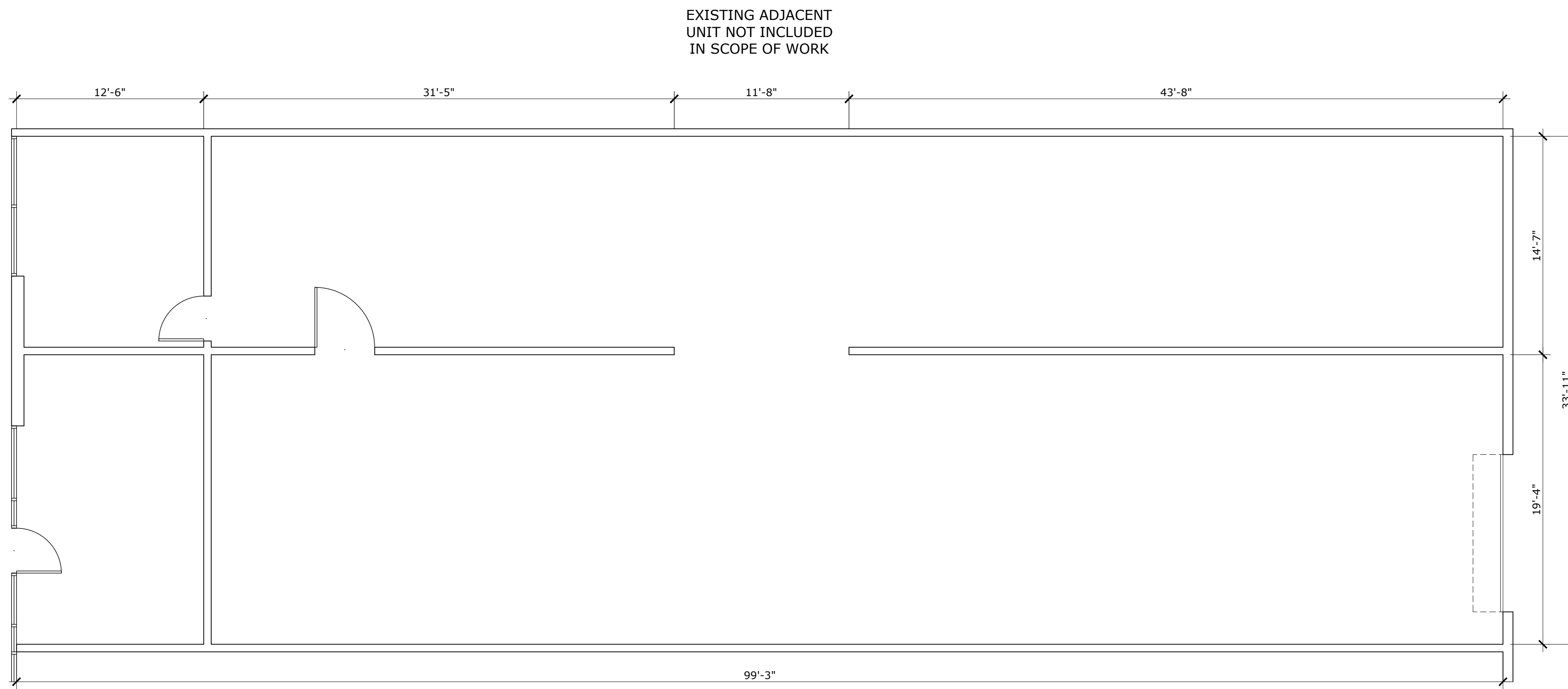
**ARCHITECTURAL**  
 A-0 - OWNER & CONSULTANT, SCOPE OF WORK, PROJECT SUMMARY, SHEET INDEX, VICINITY MAP, SITE PLAN.  
 A-1 - EXISTING FLOOR PLAN.

**OWNER**  
 ARCHITECTURAL  
 IZMO DESIGN  
 915 W FOOTHILL BLVD.  
 SUITE C-238,  
 CLAREMONT, CA 91711  
 (626) 869-8008

- TENANT IMPROVEMENT TO UNIT 2245 (3,353 SQFT.)

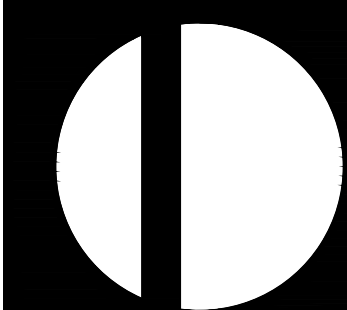
**A-0**

AHJ STAMP  
 APPROVAL



① **EXISTING FLOOR PLAN**  
 SC. 3/16" = 1'-0"

EXISTING ADJACENT  
 UNIT NOT INCLUDED  
 IN SCOPE OF WORK



**IZMO DESIGN**

915 W Foothill Blvd.  
 Suite C-238  
 Claremont, CA 91711  
 t: 626-869-8008  
 izmoesigncorp@gmail.com  
 www.izmo-design.com

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF IZMO DESIGN INC. THESE DRAWINGS CANNOT BE COPIED, TRANSFERRED, OR REPRODUCED NOR CAN ANY OTHER STRUCTURES BE BUILT FROM THEM WITHOUT WRITTEN CONSENT FROM IZMO DESIGN. COPYRIGHT © IZMO DESIGN ALL RIGHTS RESERVED

Submittal	
PLANNING SUBMITTAL	XX-XX-2025
BUILDING SUBMITTAL	XX-XX-2025

REVISIONS		
No.	DATE	DESCRIPTION

**TI.**  
 2245 E. GARVEY AVE. N.  
 WEST COVINA, CA 91791

JOB No.  
 DRAWN BY GH  
 DATE 12/30/2025  
 SCALE REF. DWGS.  
 SHEET No.

**A-1**

AHJ STAMP  
 APPROVAL