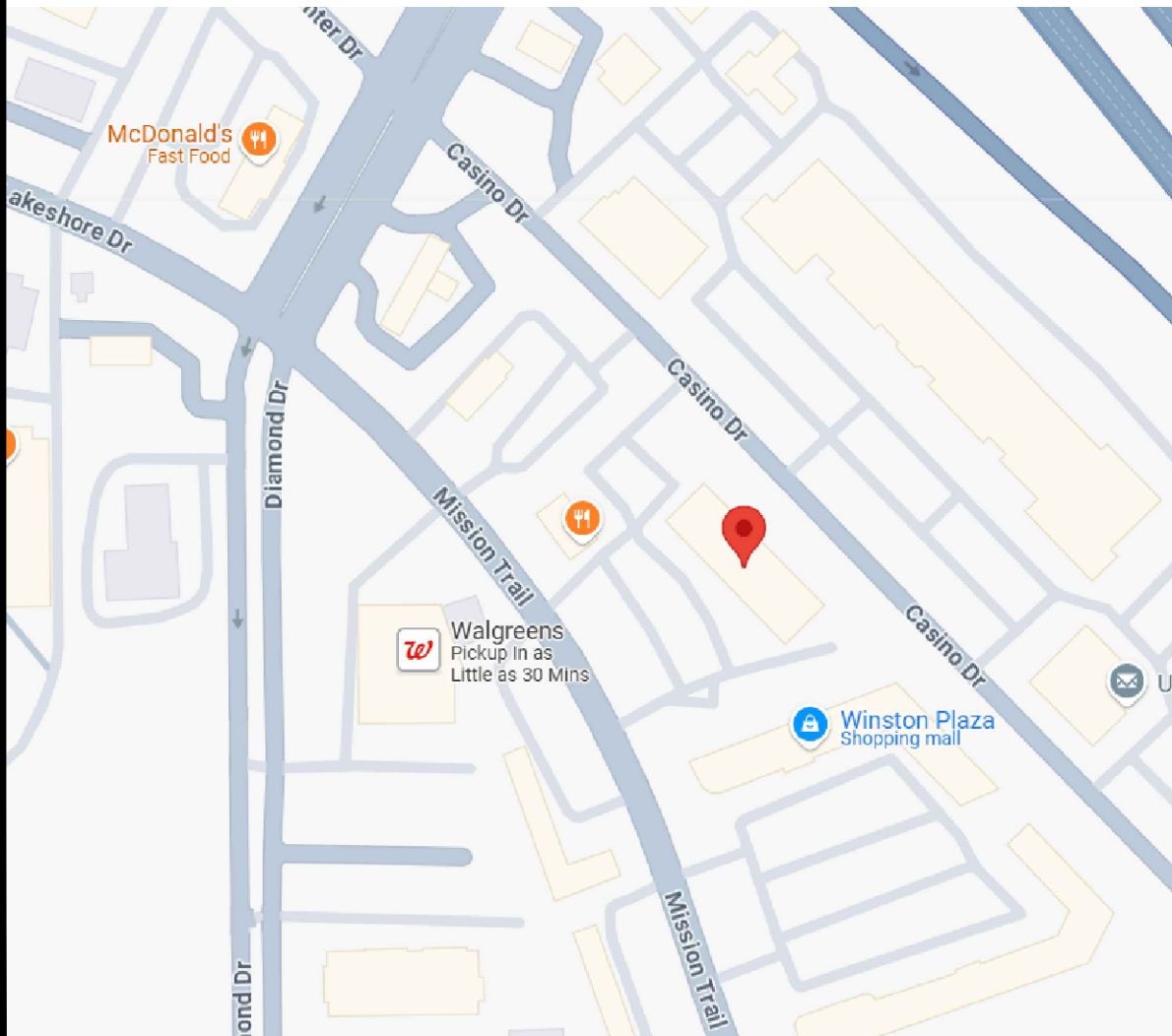


① SITE PLAN
SC. 3/64" = 1'-0"

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.

VICINITY MAP



SHEET INDEX

- ARCHITECTURAL**
- A-0 - OWNER & CONSULTANT, SCOPE OF WORK, PROJECT SUMMARY, SHEET INDEX, VICINITY MAP, SITE PLAN.
 - A-1 - EXISTING & PROPOSED FLOOR PLAN.
 - A-2 - EXISTING ELEVATIONS.

OWNER & CONSULTANT

OWNER
-

ARCHITECTURAL
IZMO DESIGN
1700 W. CAMERON AVE., #212,
WEST COVINA, CA 91790
(626) 869-8008

SCOPE OF WORK

- RE-LAYOUT TENANT SPACE (1,117 SQFT.) WITH THE TOTAL OF 5 MASSAGE ROOMS: 3 SINGLE, 1 COUPLE & 1 FOOT MASSAGE

PROJECT SUMMARY

JOB ADDRESS: 31736 MISSION TRAIL, SUITE A,
LAKE ELSINORE, CA 92530.

APN: 363-172-018.

LEGAL DESCRIPTION:
58 ACRES M/L IN POR BLKS 12 & 17 MB 006/308 SD HEALDS FIRST ADD TO ELSINORE.

ZONE: CMU

OCCUPANCY GROUP: B

TYPE OF CONSTRUCTION: VB

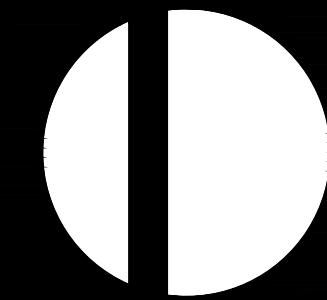
FIRE SPRINKLERED: N/A

LOT SIZE: 0.58 ACRES

NUMBER OF STORIES: 1

FLOOR AREA: 1,117 SQFT (SCOPE OF WORK)

APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE (CBC),
CALIFORNIA MECHANICAL CODE (CMC),
CALIFORNIA ELECTRICAL CODE (CEC),
CALIFORNIA PLUMBING CODE (CPC),
CALIFORNIA ENERGY CODE (CEnc),
CALIFORNIA FIRE CODE (CFC) AND
CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN).
2024 CITY OF LAKE ELSINORE MUNICIPAL CODE



IZMO DESIGN

1700 W. Cameron Ave, #212
West Covina, CA 91790
t: 626-869-8008
izmodesigncorp@gmail.com
www.izmo-design.com

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Submittal	
PLANNING SUBMITTAL	XX-XX-2024
BUILDING SUBMITTAL	XX-XX-2024

REVISIONS

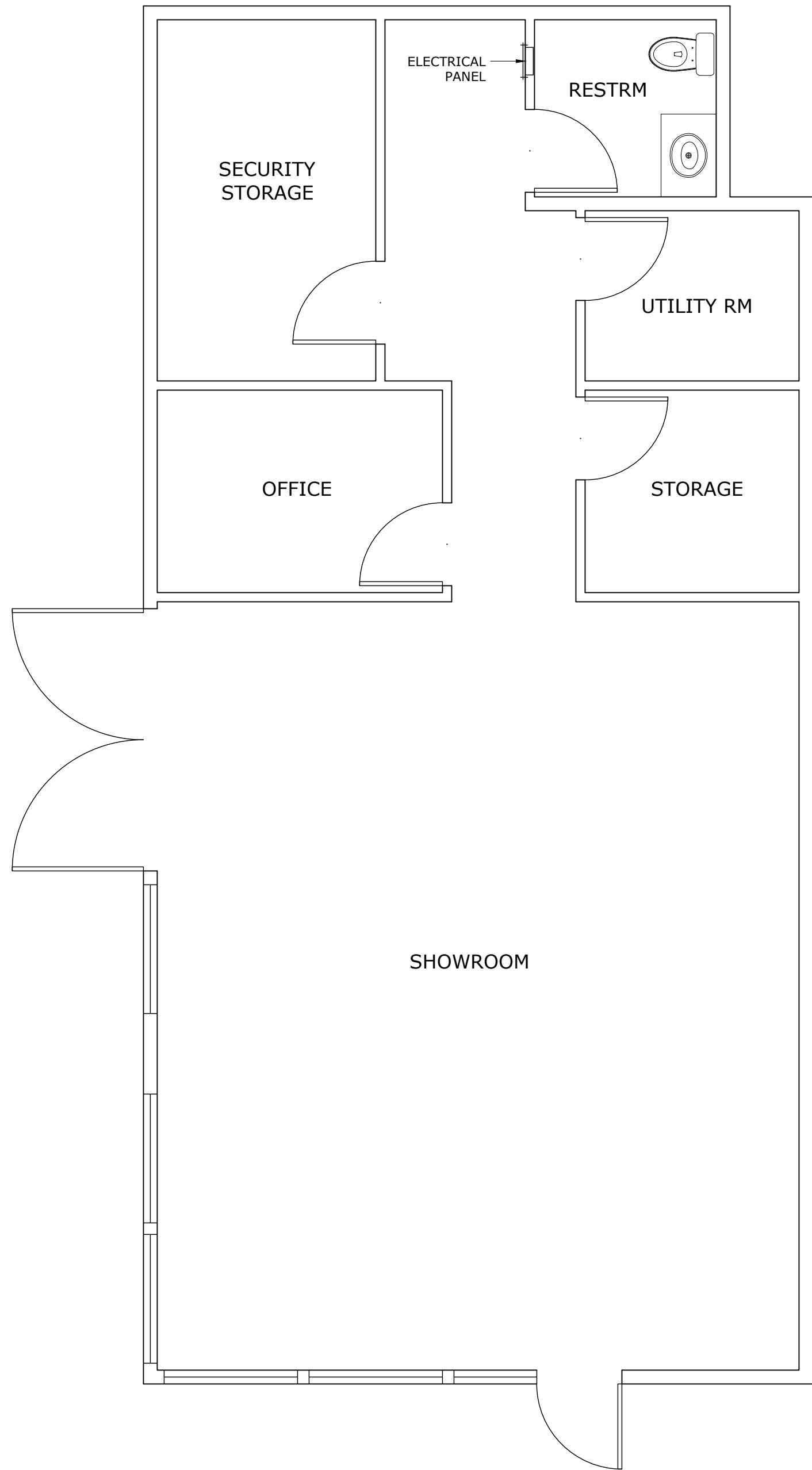
No.	DATE	DESCRIPTION
1	1/7/2025	PLNG PC-1

TENANT IMPROVEMENT
31736 MISSION TRAIL, SUITE A,
LAKE ELSINORE, CA 92530

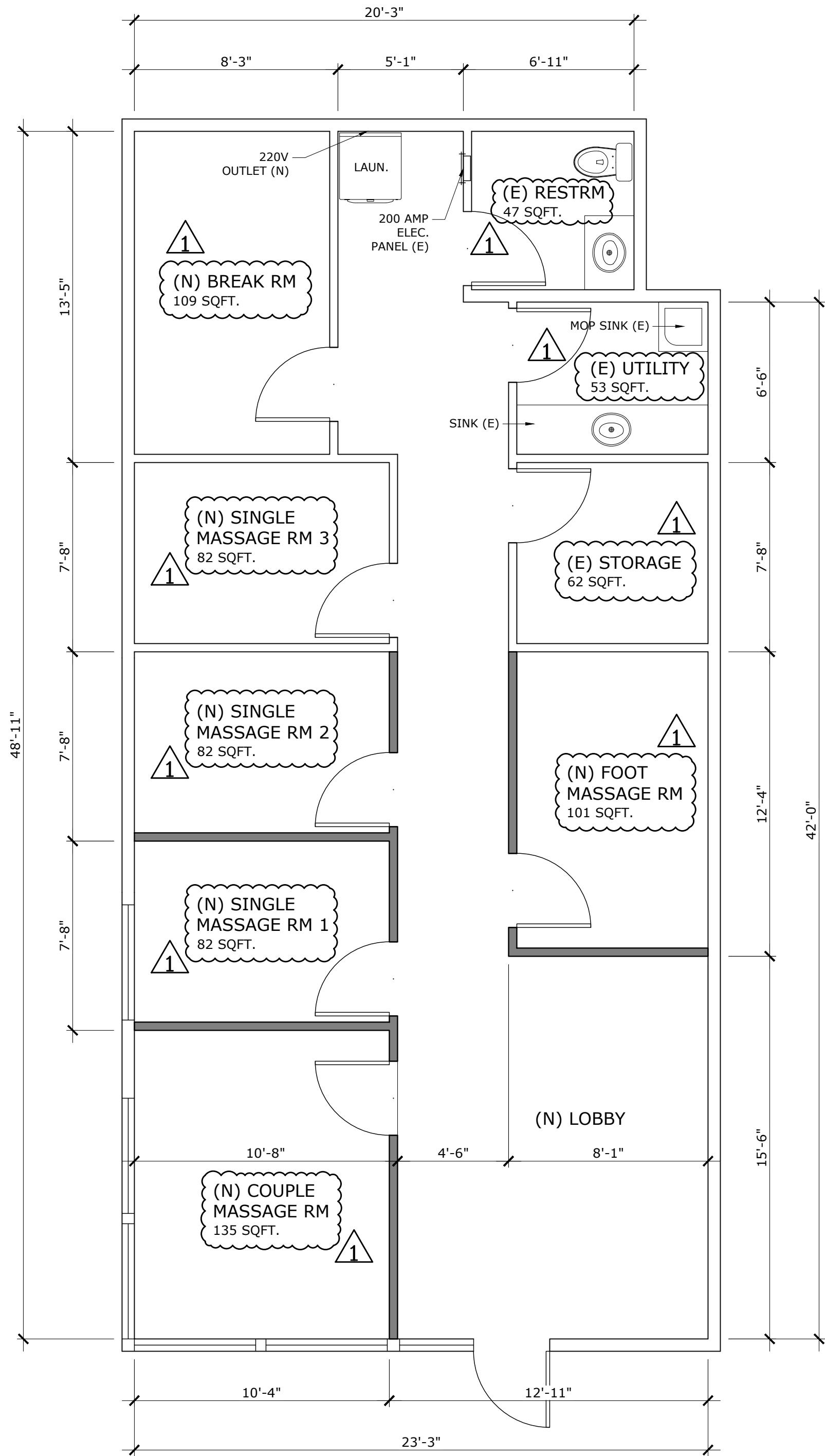
JOB No.	
DRAWN BY	GH
DATE	1/7/2025
SCALE	REF. DWGS.
SHEET No.	

A-0

AHJ STAMP APPROVAL



1 EXISTING FLOOR PLAN
SC. 1/4" = 1'-0"

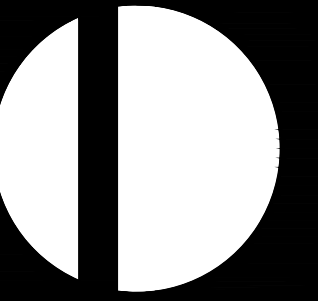


1 PROPOSED FLOOR PLAN
SC. 1/4" = 1'-0"

PROPOSED 5 MASSAGE ROOMS TOTAL:
3 SINGLE, 1 COUPLE & 1 FOOT MASSAGE

WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN



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Submittal	
PLANNING SUBMITTAL	XX-XX-2024
BUILDING SUBMITTAL	XX-XX-2024

REVISIONS

No.	DATE	DESCRIPTION
1	1/7/2025	PLNG PC-1

TENANT IMPROVEMENT
31736 MISSION TRAIL, SUITE A,
LAKE ELSINORE, CA 92530

JOB No.	
DRAWN BY	GH
DATE	1/7/2025
SCALE	REF. DWGS.
SHEET No.	

A-1

AHJ STAMP APPROVAL



② EXISTING SIDE ELEVATION
N.T.S.



① EXISTING FRONT ELEVATION
N.T.S.

REVISIONS		
No.	DATE	DESCRIPTION

TENANT IMPROVEMENT
31736 MISSION TRAIL, SUITE A,
LAKE ELSINORE, CA 92530

JOB No.	
DRAWN BY	GH
DATE	1/7/2025
SCALE	REF. DWGS.
SHEET No.	

A-2

AHJ STAMP APPROVAL