

**GENERAL NOTES:**

DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST NOTIFY DESIGNER. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE INCLUDED AS PART OF THE WORK. DIMENSIONS ARE TAKEN FROM THE FACE OF THE ACTUAL SITE PEGS TO STAKING ANY AND ALL SUGGESTED MODIFICATIONS WITH DESIGNER PRIOR TO BEGINNING PROJECT.

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHER PROOF.

TEMPERED GLAZING IS REQUIRED. CBC SECTION 2406.4 FOR A WINDOW ADJACENT TO HOT TUBS, SWIMMING POOLS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, STAMP ENCLOSURES AND WITHIN 60" OF A WINDOW WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF FLOOR.

C, WINDOWS WITHIN 18" OF A WALKING SURFACE.

GEQ OUTLETS ARE REQUIRED OUTDOORS, BATHROOMS AND UNFINISHED BASEMENTS. MEC 2104.

INSULATION PER PLANS AND TITLE E-24.

DOORS AND WINDOWS ARE TO BE FULLY WEATHER-STRIPPED AND SEALED. ALL NEW GLAZING SHALL BE INSTALLED WITH CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE AND FENESTRATION.

PROVIDE ALL NECESSARY BACKING AND FRAMING FOR ALL MOUNTED ITEMS, LIGHTS, FANS, AND OTHER ITEMS THAT REQUIRE SAME.

ALL FINISHING SHALL BE IN ACCORDANCE WITH 2019 CBC, COMMON NAILS ONLY.

ALL RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH 2019 CBC.

CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY REVIEW ALL SPECIFICATIONS AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK, AND REPORT TO THE DESIGNER AT ONCE ANY ERROR, INCONSISTENCY AND/OR OMISSION HEREIN MAY DISCOVER.

REROUTE ALL EXISTING AC & WATER PIPING AS REQUIRED. END JOINTS IN DOUBLE TOP PLATES SHALL BE LAPPED 48" MINIMUM.

ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED & BRACED SO AS TO DEVELOP THE STRENGTH & RIGIDITY TO BE USED FOR THE PURPOSES FOR WHICH THEY ARE TO BE USED.

ALL SPRING & EDGE AND END DISTANCES SHALL BE SUCH AS TO AVOID SPLITTING OF THE WOOD. HOLES FOR NAILS, SPLITTING, SHALL BE BORED TO A DIA. OF 70% OF THE NAIL DIA.

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE GOVERNING CITY, COUNTY, OR STATE AUTHORITY.

PER 2019 CBC, THE APPROVAL AND/OR PERMITTING OF THE PROJECT SHALL BE OBTAINED FROM THE CITY OF PERRIS PER THE VIOLATION OF ANY STATE, COUNTY OR CITY LAW.

PIPING WHETHER BURIED OR UNBURIED FOR RECALCULATING SECTIONS OF DOMESTIC HOT WATER HEATING SYSTEMS SHALL BE INSULATED PER TITLE 24. ALL WINDOWS SHALL BE RATED AND CERTIFIED FOR 20 LBS/SF OF WIND LOAD.

**PROJECT DATA:**

OWNER: PERRIS  
 ADDRESS: 25760 STATE HWY 74  
 PERRIS, CA 92570  
 SQUARE FOOTAGE: 337,927 SQ. FT. (7.2 AC)  
 217,800 SQ. FT. (5.0 AC)

**BUILDING DATA:**

OCCUPANCY: VACANT  
 TYPE OF CONSTRUCTION: 119  
 APPL. STORES: 345-070-039 & 345-070-021  
 YEAR BUILT: 1971

**INDEX OF SHEETS:**

TITLE SHEET: GENERAL NOTES/PROJECT DATA  
 PAGE 1  
 PLAN SHEET: OFFICE FLOOR PLAN  
 PAGE 2  
 OFFICE ELEVATIONS  
 PAGE 3

**APPLICABLE CODES:**

THE CITY OF PERRIS NOW ENFORCES THE 2019 CALIFORNIA RESIDENTIAL CODE  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS  
 2019 CALIFORNIA GREEN BUILDING STANDARDS  
 ABOVE LISTED EDITIONS OF THESE MODEL CODES

**SCOPE OF WORK:**

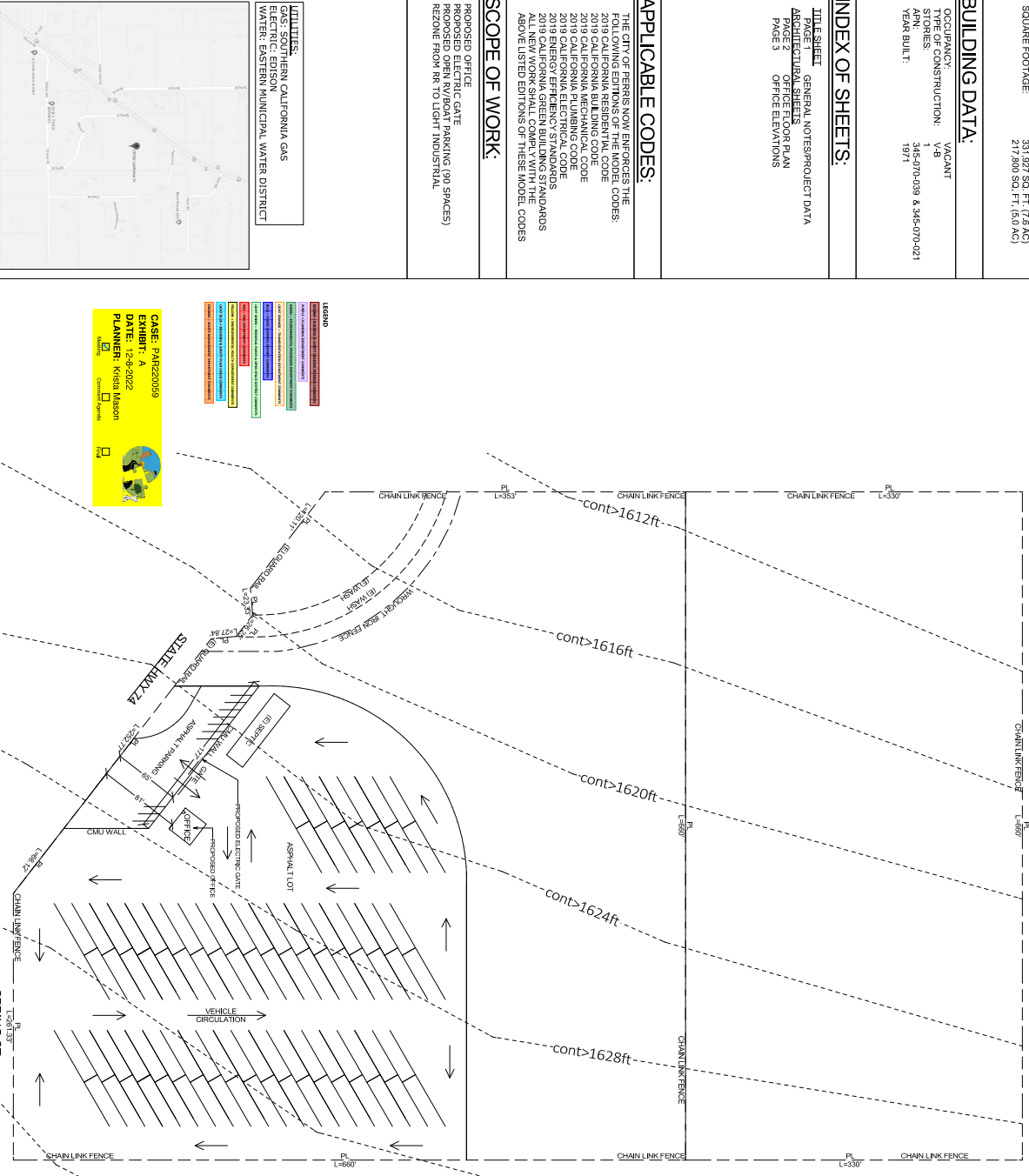
PROPOSED OFFICE  
 PROPOSED ELECTRIC GATE  
 PROPOSED OPEN AUTOVALET PARKING (90 SPACES)  
 REZONE FROM R1 TO LIGHT INDUSTRIAL

UTILITIES:  
 GAS: SOUTHERN CALIFORNIA GAS  
 ELECTRIC: EDISON  
 WATER: EASTERN MUNICIPAL WATER DISTRICT

**DESIGNER STATEMENT**

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications. Any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions, plans, and details on the enclosed drawing. Powell And Assoc., Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.

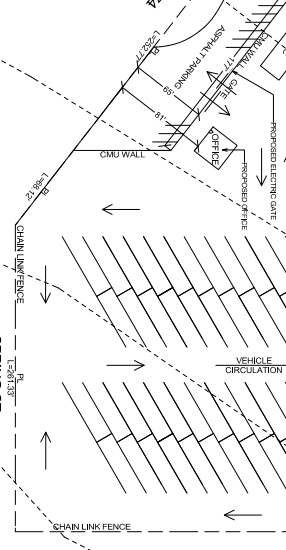
**CONDITIONAL USE PERMIT EXHIBIT A**



**VICINITY MAP:**



**SITE PLAN:**



SHEET: 1

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
 SOUTHERN CALIFORNIA NORTHERN CALIFORNIA  
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 RIVERSIDE, CA 92503 LIVERMORE, CA 94551  
 (951)352-3588 (707) 745-4030

PROJECT DESCRIPTION:  
**CONDITIONAL USE PERMIT EXHIBIT A**  
 25760 STATE HWY 74  
 PERRIS, CA 92570

SHEET TITLE:  
**PROJECT DATA & SITE PLAN**

NO.	DESCRIPTION	BY	DATE

SCALE: 1" = 50'-0"