

CASE: PPT180032
EXHIBIT: A
DATE: 05/02/21
PLANNER: F.Bridy

The Landscaping Provided
 Shall be in Accordance with
 Share of The Developer's
 50% To Parking 50
 1000 SF is Allocated to
 107' 70" SF
 107' 70" SF is Allocated to
 107' 70" SF is Allocated to
 107' 70" SF is Allocated to
 107' 70" SF is Allocated to

This Project is not Located
 Within CMA or CTD
 There are No Walls on the
 Project Site in Location within
 PADAP of County SP No. 341

APR. KANTONNER
MAJESTIC FREEWAY BUSINESS CENTER LLC
 13191 CROSSROADS PARKWAY NORTH
 SIXTH FLOOR
 CITY OF INDUSTRY, CA 91746-4347
 (926) 699-0453

PREPARED BY:
COMMERCE CONSTRUCTION CO.
 CITY OF INDUSTRY, CA 91746-4347
 (926) 699-0453

SOUTHERN CALIFORNIA ENGLISH
 7711 MAGNIFICENT BLVD
 INDUSTRY, CA 91746-4347
 (926) 699-0453

THE WARNER CABLE
 10000 WILSON AVENUE
 INDUSTRY, CA 91746-4347
 (926) 699-0453

AT/T/TRANSMISSION
 10000 WILSON AVENUE
 INDUSTRY, CA 91746-4347
 (926) 699-0453

VIA VERDE UNIFIED SCHOOL DISTRICT

**THE PROJECT IS NOT
 ZONED OR REGULATED
 WITHIN THE CITY OF
 INDUSTRY, CALIFORNIA**

Project / Case Information:
 Case Number: PPT 180032
 SUBMITTAL-03 (2021.04.30)

Legal Description:
 PARCEL D OF LOT ONE ACQUISITION 5455 AS
 RECORDED AS INSTRUMENT NO. 20120831947
 RECORDS OF RIVERSIDE COUNTY, CA.

Assessor Parcel Maps:
 Parcel 1 31445-015

Parking Stalls:
 All Parking Stalls are 5'x10' Minimum With End Stalls
 Being 11'x10' Minimum. Stalls Aligned Parallel Have a 1'
 Wide Concrete Walkway Integrated With Curb. All
 Accessible Stalls Follow ADA Guidelines.

Thomas Brothers:
 10000 WILSON AVENUE
 INDUSTRY, CA 91746-4347
 (926) 699-0453

ZONING & LAND USE INFORMATION:
 COUNTY OF RIVERSIDE GENERAL PLAN:
 LIGHT INDUSTRIAL "M-G2" / "P"
 EXISTING LAND USE IS LIGHT INDUSTRIAL.
 ALSO THE SURROUNDING AREA
 SPECIFIC PLAN SH 41R-48

Scale:
 SCALE IN FEET
 1" = 40'

Site Plan A

Building 19
MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

COMMERCE CONSTRUCTION CO., L.P.
 13191 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-4347
 Telephone: (926) 699-0453
 License No. 723302

REVISIONS

NO.	DATE	REVISIONS

BY DATE

BY DATE

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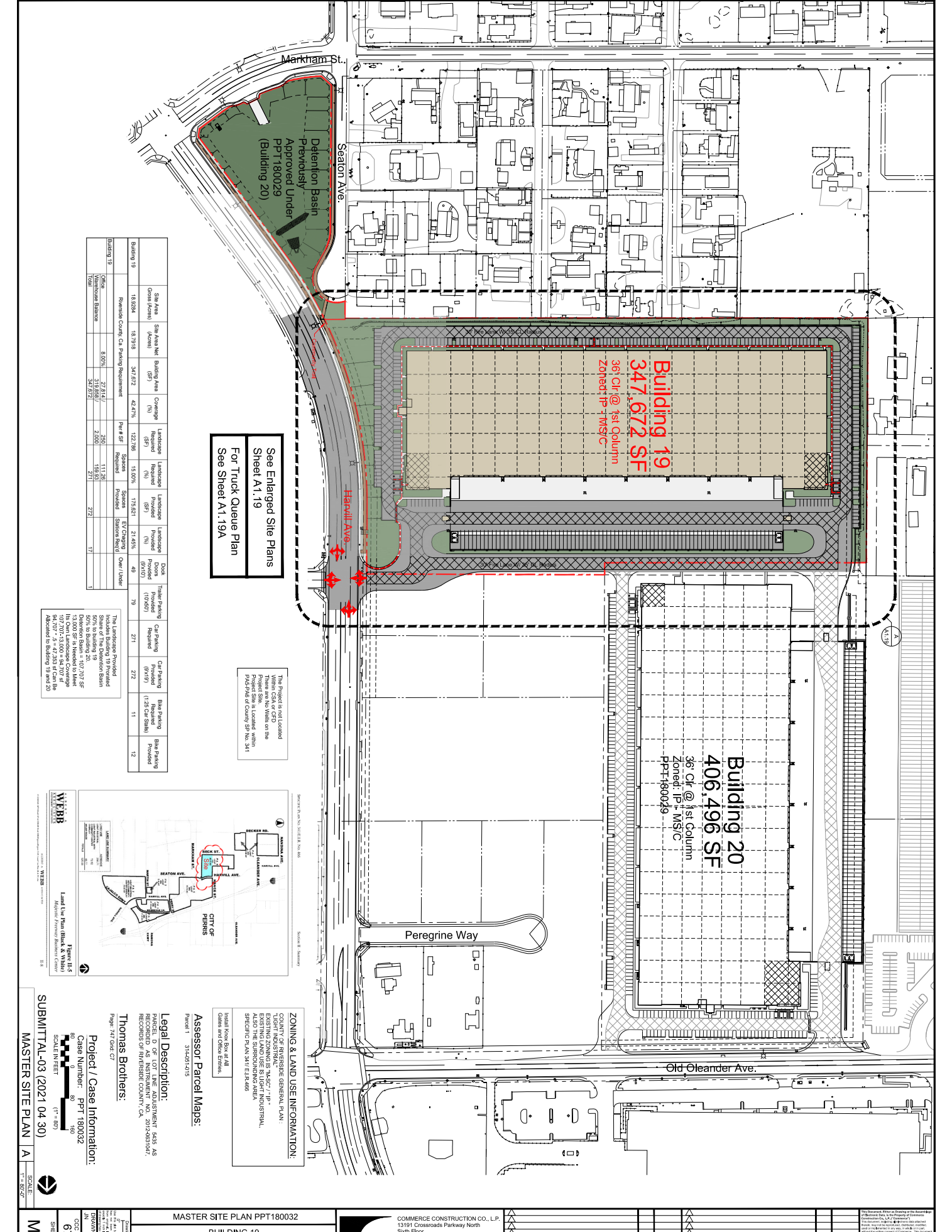
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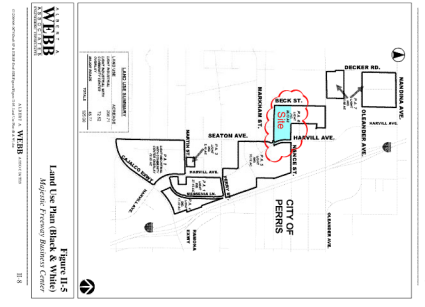


See Enlarged Site Plans
Sheet A.1.19
For Truck Queue Plan
See Sheet A.1.19A

The Project is not Located
Within CMA or CDD
Project Site. Located within
Piedmont Planning Area No. 41

Building 19	Building 20	Total
Site Area (Acres)	18.8264	18.9918
Building Area (SF)	347,672	424,776
Coverage (%)	18.37%	22.38%
Landscaping Required (SF)	152,286	153,676
Landscaping Provided (SF)	113,200	113,200
Per # SF	2,000	2,110
Stationed	2,211	2,211
Over/Under		
Doc	40	40
Trailer Parking	79	79
Car Parking	271	271
Car Parking	272	272
Bus Parking	11	11
Bus Parking	12	12

The Landscaping Provided
Includes Building 19 Provided
Share of The Detention Basin
50% to Building 20.
Detention Basin = 107,207 SF
50% of 214,414 SF = 107,207 SF
The Own Landscaping Coverage
Allocated to Building 19 and 20



ZONING & LAND USE INFORMATION:
COUNTY OF RIVERSIDE GENERAL PLAN
EXISTING ZONING IS "MISC" / "IP"
EXISTING LAND USE IS LIGHT INDUSTRIAL
SPECIAL PLAN S411 (LIDR)

Assessor Parcel Maps:
Parcel 1 314451-015

Legal Description:
Tract 10000, 10000, 10000, 10000
RECORDS OF RIVERSIDE COUNTY, CA.

Thomas Brothers:
Page 747 Grid C7

Project / Case Information:
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SUBMITAL-03 (2021.04.30)

MASTER SITE PLAN A

MASTER SITE PLAN PPT180032

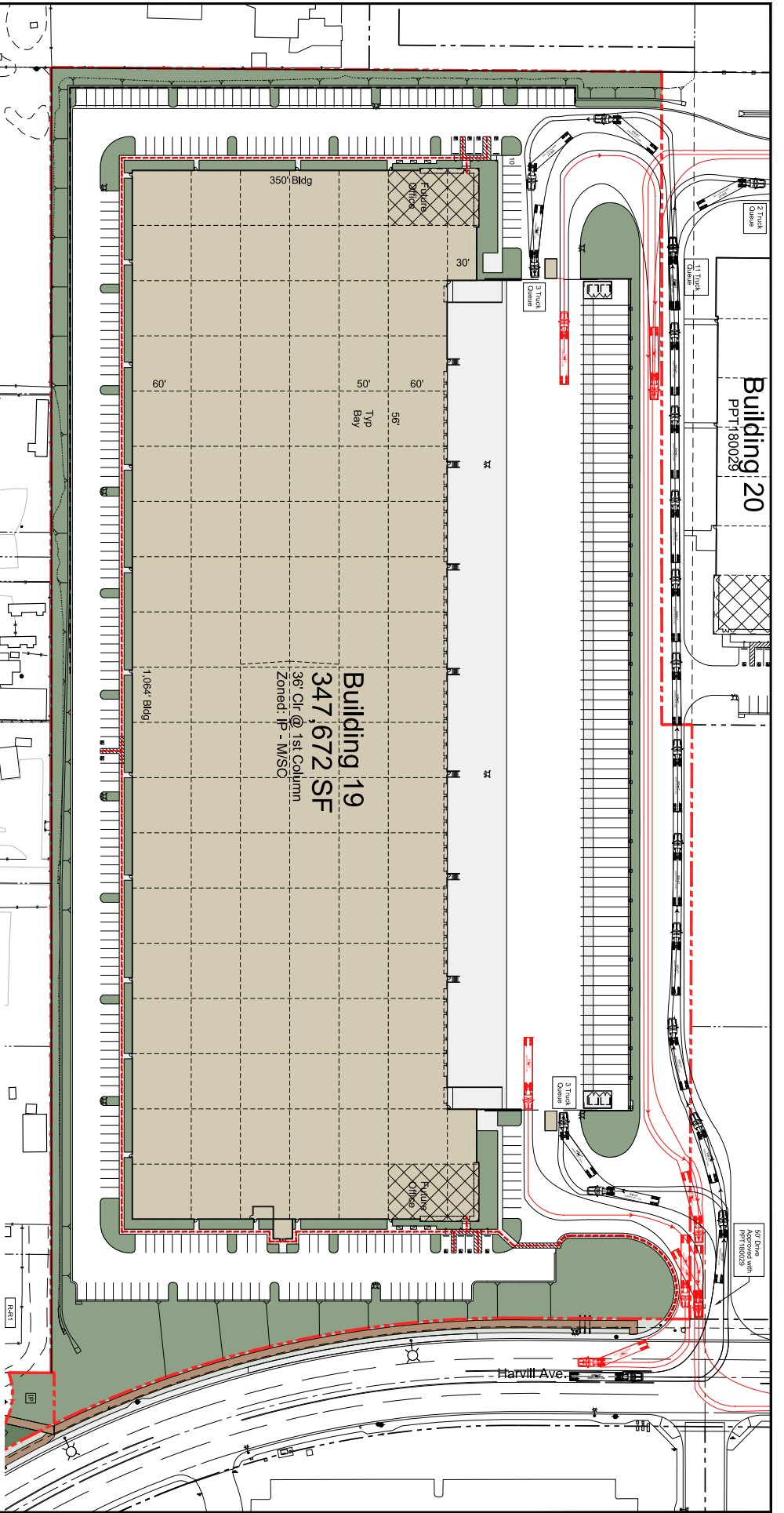
BUILDING 19
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA

COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3407
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SCALE IN FEET
 0 40 80
 1" = 40'

SUBMITTAL-03 (2021.04.30)
 TRUCK QUEUE PLAN A



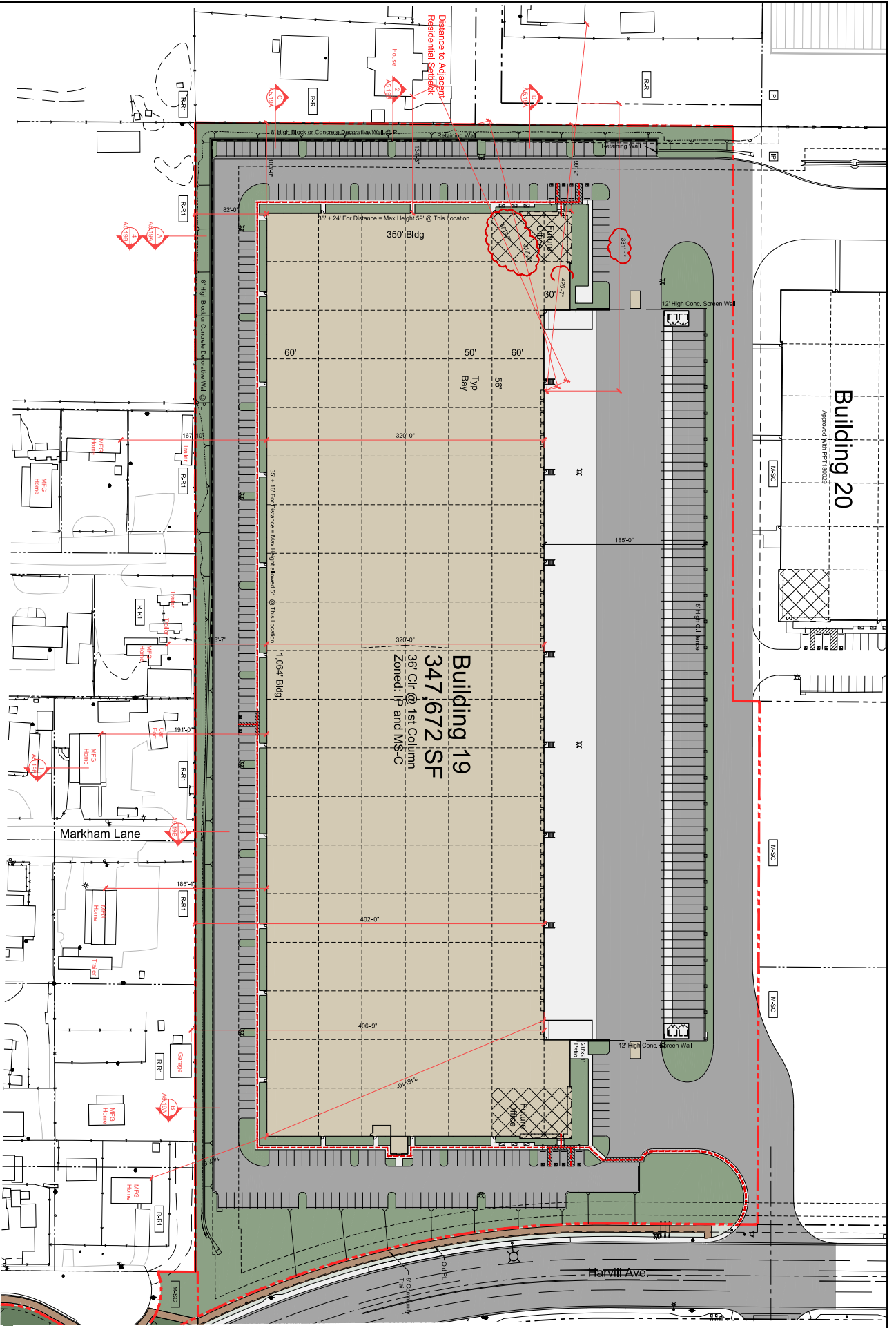
SCALE: 1" = 40'
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TRUCK QUEUE PLAN Case Number PPT180032
 BUILDING 19
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 RIVERSIDE, CA.

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Distance to Adjacent Residential Setback Exhibit

Project / Case Information:
Case Number: PPT 180032



Distance to Adjacent Residential Setback Exhibit

SUBMITTAL-03 (2021_04_30)



RESIDENTIAL SETBACK PLAN PPT180032
BUILDING 19
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA.

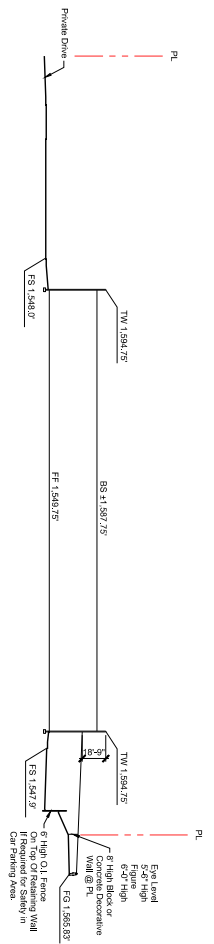


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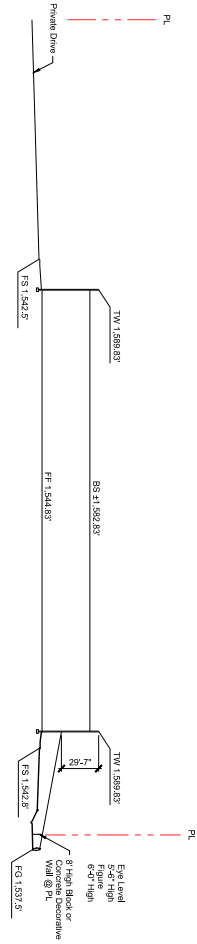
SHEET NO. A4.19
DATE: 07/12/21
SCALE: AS SHOWN

REVISIONS	BY	DATE	REVISIONS	BY	DATE

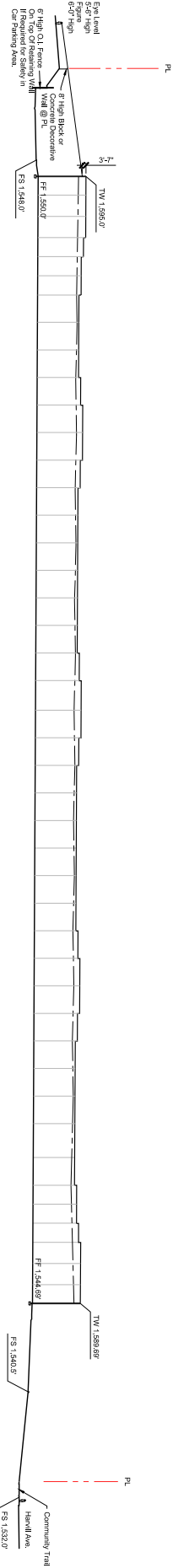
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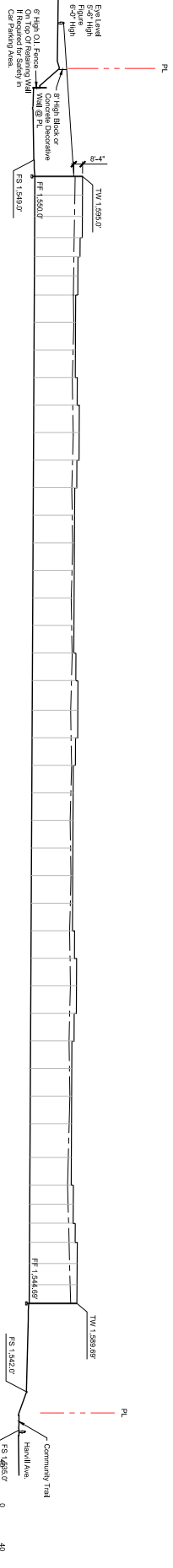
SECTION A
SCALE: 1" = 40'-0"



SECTION B
SCALE: 1" = 40'-0"



SECTION C
SCALE: 1" = 40'-0"



SECTION D
SCALE: 1" = 40'-0"

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SUBMITTAL-03 (2021_04_30)

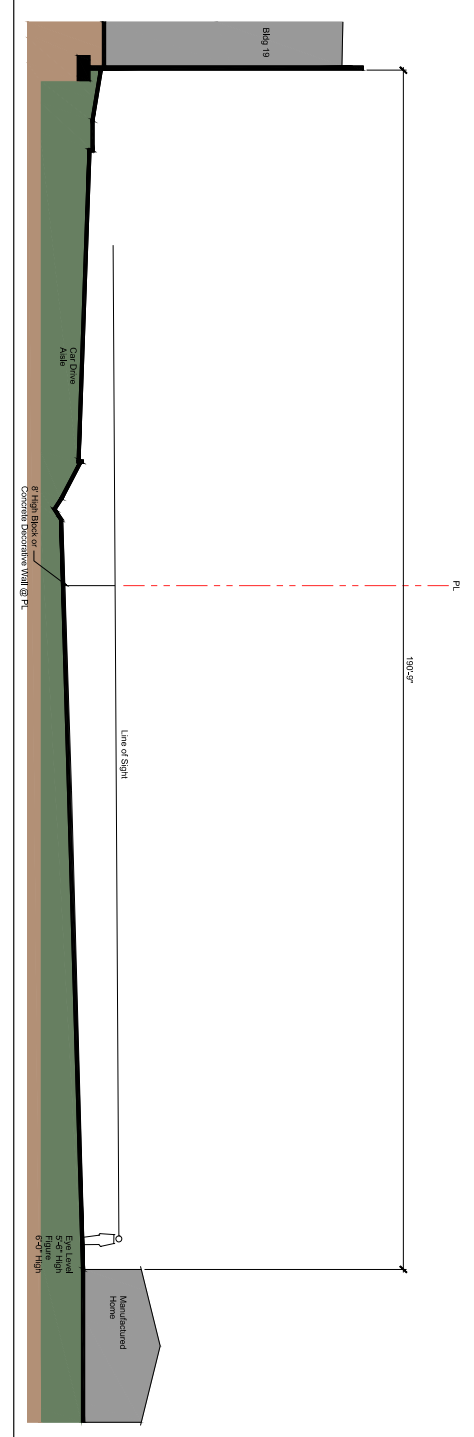
AS.19A

DATE: 04/30/21
SHEET NO.: 6712

SECTIONS PPT180032
BUILDING 19
MAJESTIC FREEWAY BUSINESS CENTER
RIVERSIDE, CA.

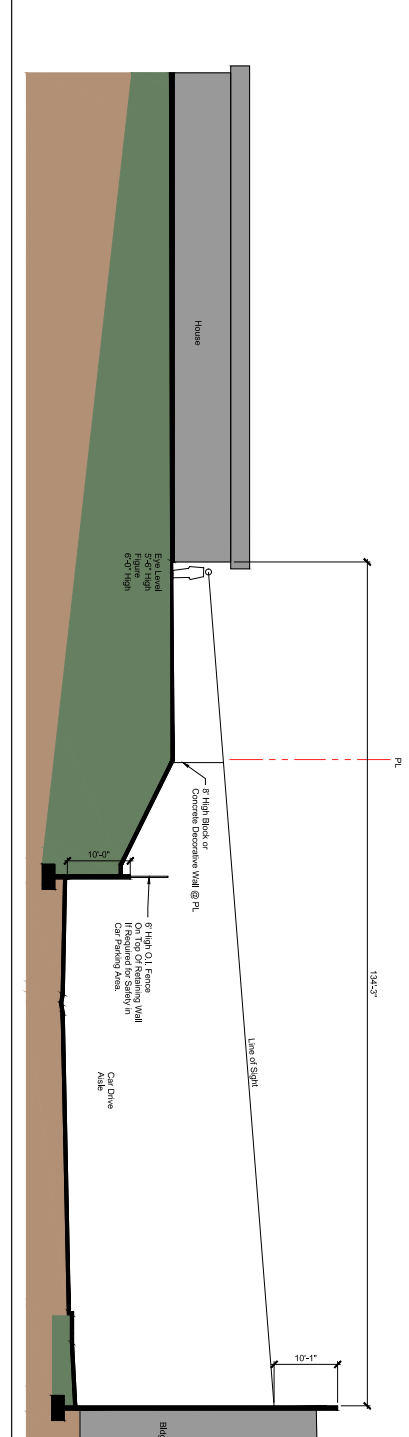
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Telephone: (626) 659-0453
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REVISIONS	BY	DATE	REVISIONS	BY	DATE



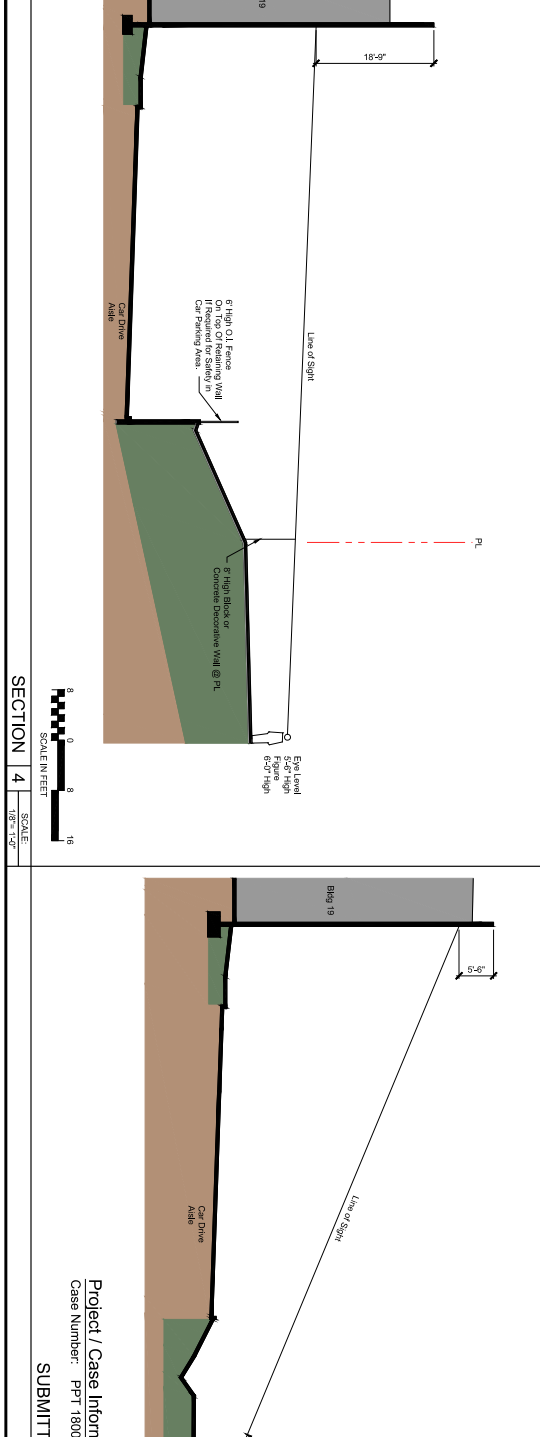
SECTION 1
SCALE: 1/8" = 1'-0"

BY	DATE	REVISIONS



SECTION 2
SCALE: 1/8" = 1'-0"

BY	DATE	REVISIONS



SECTION 3
SCALE: 1/8" = 1'-0"

BY	DATE	REVISIONS

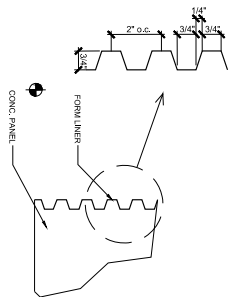
Project / Case Information:
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 SUBMITTAL-03 (2021_04_30)

SECTIONS PPT180032
 BUILDING 19
 MAJESTIC FREEWAY BUSINESS CENTER
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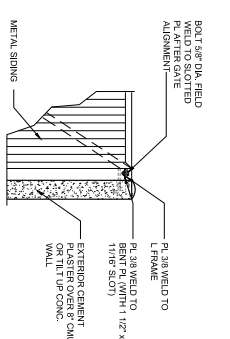
COMMERCE CONSTRUCTION CO., L.P.
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DATE: 04/30/21
 SHEET NO.: 6712
 OCCASION: SUBMITTAL-03 (2021_04_30)

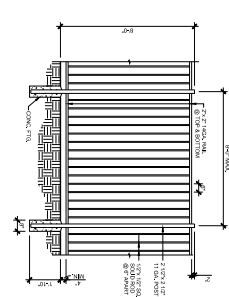
AS.19B



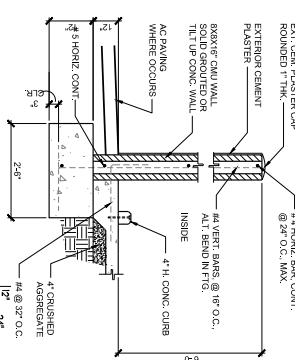
CONC. FORM LINER 9 SCALE: 1/4" = 1'-0"



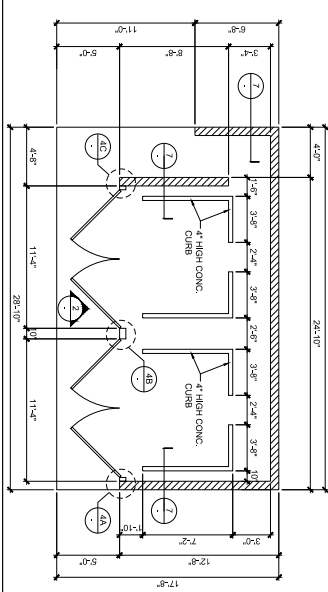
T.E. GATE DETAIL 6 SCALE: 3/4" = 1'-0"



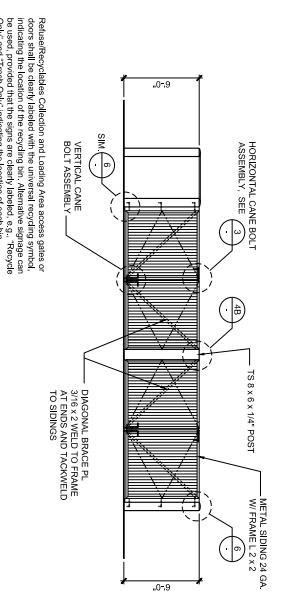
ORNAMENTAL IRON FENCE 10 SCALE: 1/2" = 1'-0"



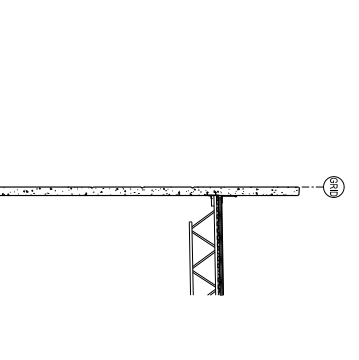
T.E. WALL SECTION 7 SCALE: 3/4" = 1'-0"



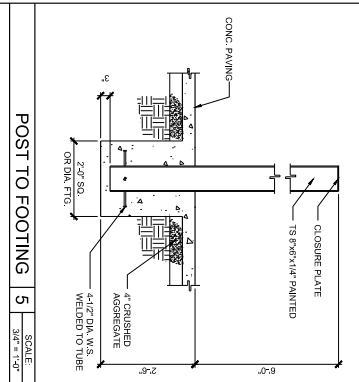
TRASH ENCLOSURE PLAN 1 SCALE: 1/4" = 1'-0"



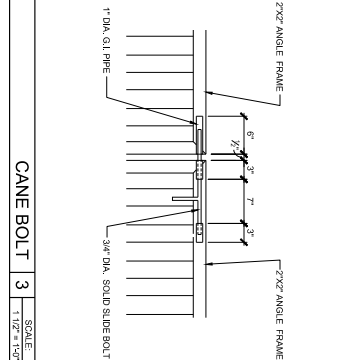
TRASH ENCLOSURE ELEVATION 2 SCALE: 1/4" = 1'-0"



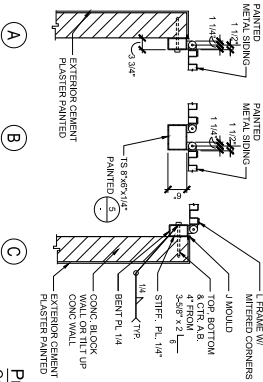
WALL SECTION 8 SCALE: 1/4" = 1'-0"



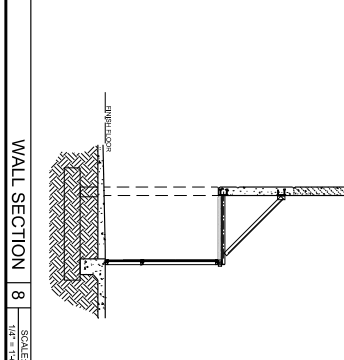
POST TO FOOTING 5 SCALE: 3/4" = 1'-0"



CANE BOLT 3 SCALE: 1/2" = 1'-0"



T.E. GATE DETAIL 4 SCALE: 3/4" = 1'-0"



T.E. GATE DETAIL 4 SCALE: 3/4" = 1'-0"

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MISCELLANEOUS DETAILS PPT180032
 BUILDING 19
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