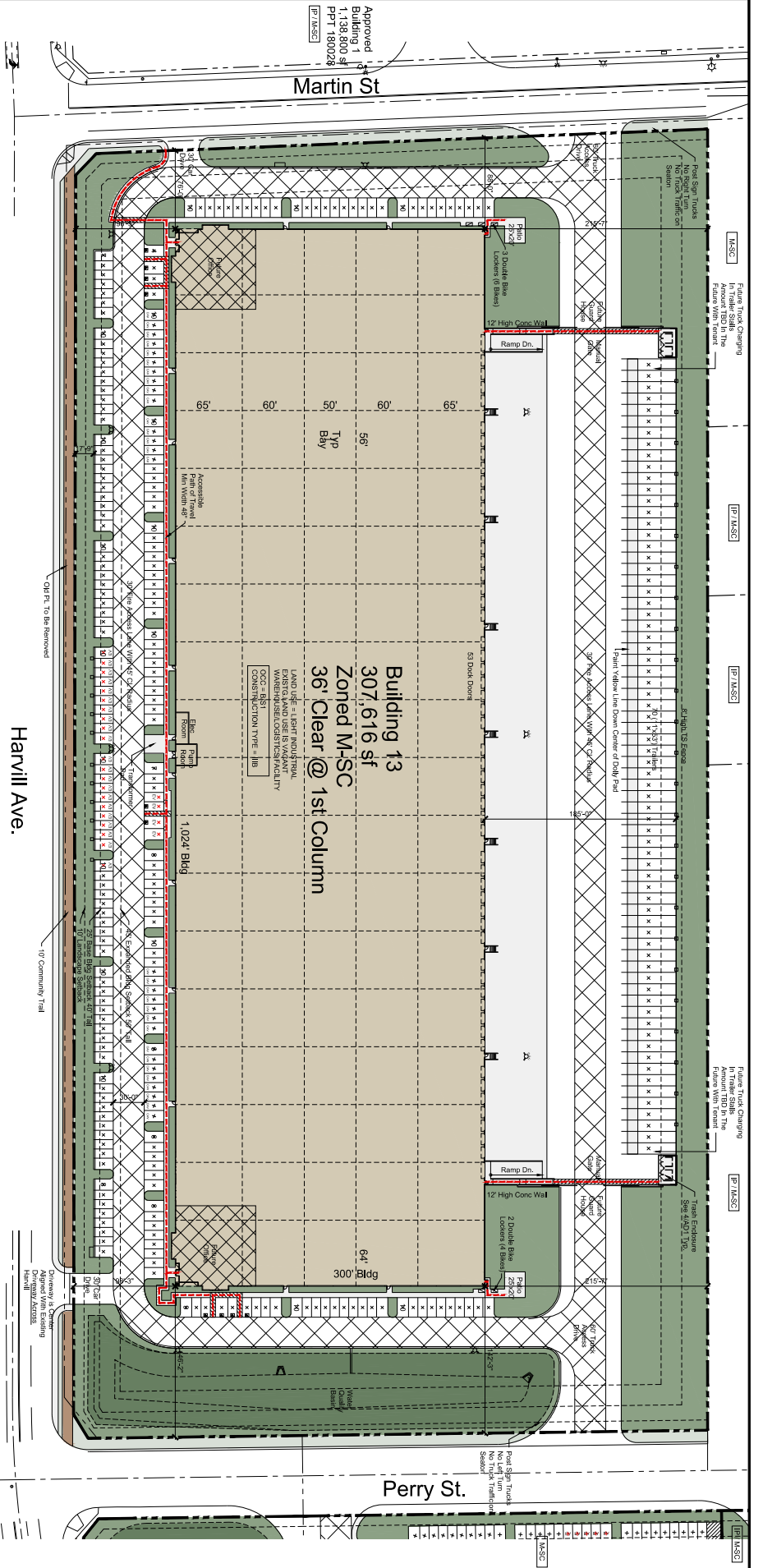


Approved  
Building 1  
1,138,800 SF  
PPT 180028



Building #	Site Area (Acres)	Building Area (GSF)	Coverage (%)	Landscaping Required (GSF)	Landscaping Provided (GSF)	Percent (%)	Spaces Required	Spaces Provided	Percent (%)	Doc. Description	Notes
Building 13	17.0069	307,216	40.1%	78,000	110,000	115.00%	182,300	212,346	117.00%	10/10/17	
Office							250	80,000			
Office Service							3,000				
Other							246				
<b>TOTAL</b>							<b>496</b>	<b>246</b>	<b>49.4%</b>		

### Parking Stalls:

All Parking Stalls are 8x18 Minimum With End Stalls Being 11'x9 Minimum. Stalls Against Structures Have a 1' Wide Concrete Barrier From Wall With Curb. All Accessibility Stalls Meet ADA Guidelines.

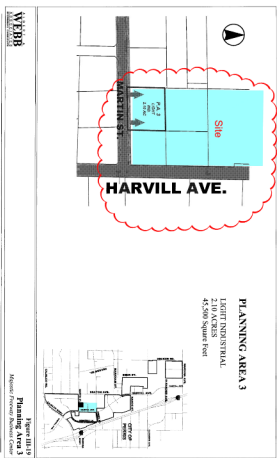
Road to be Designed to Support Future Stair Parade Size. For amount of Prases Required

This Project is not Located Within CEA or C/PD Zone and No Walls on the Project Site is Partially Located Within P/S of County SR No. 341.

### LEGEND

- Proposed Buildings
- Existing Buildings
- Proposed Pavement
- Existing Pavement
- Proposed Landscaping
- Existing Landscaping
- Proposed Streets
- Existing Streets
- Proposed Utilities
- Existing Utilities

**CASE:** PPT220008  
**EXHIBIT:** A  
**DATE:** 4/14/2022  
**PLANNER:** R.Brady



For Truck Queue Plan  
See Sheet A1.13A

Harvill Ave.

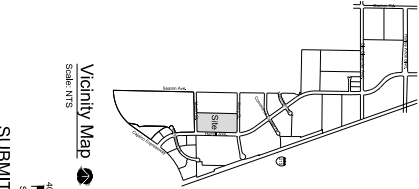
Building 13  
307,616 SF  
Zoned M-SC  
36' Clear @ 1st Column

**APPLICANT/OWNER:**  
MAJESTIC FREEMAN BUSINESS CENTER LLC  
13191 CROSSROADS PARKWAY, NO. 5TH FL.  
CITY OF RIVERSIDE, CA, 91746-5497  
(951) 959-4350

**PREPARED BY/CONSULTANT:**  
COMMERCERCCO  
13191 CROSSROADS PARKWAY, NO. 5TH FL.  
CITY OF RIVERSIDE, CA, 91746-5497  
(951) 959-4350

**SCHEMATIC DESIGNER:**  
GARY J. GARCIA  
13191 CROSSROADS PARKWAY, NO. 5TH FL.  
CITY OF RIVERSIDE, CA, 91746-5497  
(951) 959-4350

**SCHEMATIC DESIGNER:**  
THOMAS BROTHERS  
13191 CROSSROADS PARKWAY, NO. 5TH FL.  
CITY OF RIVERSIDE, CA, 91746-5497  
(951) 959-4350



**ZONING & LAND USE INFORMATION:**  
COMMERCIAL INDUSTRIAL  
EXISTING ZONING IS M-SC  
EXISTING LAND USE IS LIGHT INDUSTRIAL  
INSTALL KEYS BOX AT ALL  
Gates and Office Entries.

**Assessor's Parcel Maps:**  
Parcel 314-19-015, 023, 024, 026, 027

**Legal Description:**  
Parcel 1-1-1 inclusive of Parcel Map No. 12719 AS  
Recorded in SR 63, PG 47, Records of Riverside County,  
1998

**Thomas Brothers:**  
13191 Crossroads Parkway, No. 5th Fl.  
Riverside, CA 92504  
Phone: 951-959-4350

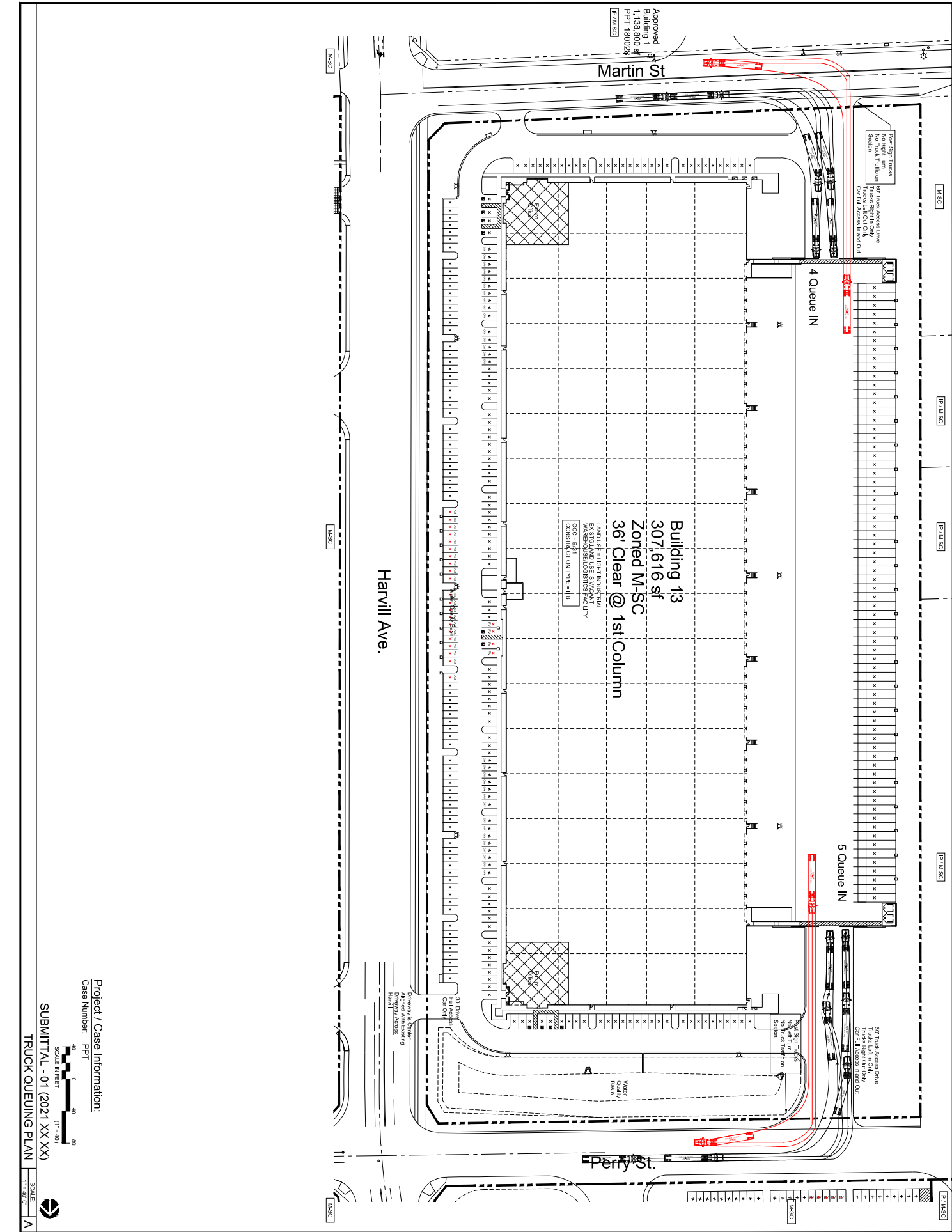
**Project / Case Information:**  
Project Number: PPT  
Case Number: 13501

**Submitted:** - 01 (2022) 01 04

**Scale:** 1" = 40'-0"

NO.	DATE	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
Sixth Floor  
City of Industry, California 91746-3497  
Telephone: (652) 699-0453  
License No. 723302



Approved  
Building 1  
1,138,800 sq ft  
PPT 180028  
B1/MASC

Martin St

Harvill Ave.

Perry St.

**Building 13**  
307,616 sq ft  
Zoned M-Sc  
36' Clear @ 1st Column  
OCC = B1H  
CONSTRUCTION TYPE - III  
EXISTING VACANT WAREHOUSE/RETAIL FACILITY

First Sign Turn Lanes  
No Right Turn Lanes  
Truck Access Drive  
Trucks Right In Only  
Car Full Access In and Out

4 Queue IN

5 Queue IN

60' Truck Access Drive  
Trucks Left In Only  
Car Full Access In and Out

No Right Turn Lanes  
Trucks Right In Only  
Car Full Access In and Out

Driveaway to Container  
Aggregate Wash Enclosure  
Harvill  
MASC

Water Basin

Project / Case Information:  
Case Number - PPT 13501



SUBMITTAL - '01 (2021 XX XX)

TRUCK QUEUING PLAN

SCALE: 1" = 40'-0"

A1.13A  
DATE: 13501

TRUCK QUEUING PLAN  
BUILDING 13  
MAJESTIC FREEWAY BUSINESS CENTER  
RIVERSIDE, CA



COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
Sixth Floor  
City of Industry, California 91746-3497  
Telephone: (652) 659-0453  
License No. 723302

REVISIONS	BY	DATE	REVISIONS	BY	DATE

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