

Building 1
1,238,992 sf
Zoned M-SC
40' Clear @ 1st Column

LAND USE = LIGHT INDUSTRIAL
 EXISTING LAND USE IS VACANT WAREHOUSE/LOGISTICS FACILITY

OCC = B051
 CONSTRUCTION TYPE = IIB

PPT220021

Building	Site Area (Gross Acres)	Site Area Net (Acres)	Building Area (SF)	Coverage (%)	Landscaping Required (SF)	Landscaping Provided (SF)	Landscaping (%)	Dock Doors Provided (9x10)	Trailer (Pallet) Provided (11x6.5)	Car Parking Required (See Parking Chart)	Car Parking Provided	Bike Parking Required (5%)	Bike Parking Provided	Van ADA EV Charging Req'd / Provid	Standard ADA EV Charging Req'd / Provid	Ambulatory EV Charging Req'd / Provid	Standard EV Charging Provided	Biofill Parking Required (5%)	Biofill Parking Provided	Over / Under
Building 1	82.998	77.17	1,238,992	36.86%	336,168	716,147	21.30%	212	484	689	732	37	37				137	37	37	42
Parking Stalls: All Parking Stalls Are 9x19' Minimum With End Stalls Being 11x19' Minimum. Stalls Against Planters Have a 1' Wide Concrete Walkway, Integrated With Curb. All Accessible Stalls Follow ADA Guidelines.																				

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The Project is Not Located Within CSA or CFD. There are No Wells on the Project Site.

Roof to be Designed to Support Future Solar Panels. See Electrical Engineers Calculation For Amount of Panels Required.

See Detail 10AD1 For Wall Detail @ Office Entry. Entry Doors Set 4" Back From Face Of Exterior Panel.

The Guard Houses Shown Are Possible Future Locations. Quantity and Final Locations TBD By Landlord and Future Tenant.

See Detail 10AD1 For Example Trash Enclosure Detail.

APPLICANT/OWNER:
 MAJESTIC REALTY CO.
 ATTN: TAYLOR TAL
 13191 CROSSROADS PKWY., NO. 6TH FLR.
 CITY OF INDUSTRY, CA 91746-3497 (562) 692-9561

PREPARER:
 COMMERCIAL CONSTRUCTION CO.
 13191 CROSSROADS PKWY. NO. 6TH FLR.
 CITY OF INDUSTRY, CA 91746-3497 (562) 699-0453

PALM SPRINGS UNIFIED SCHOOL DISTRICT:

CABLE INTERNET:
 Spectrum
 www.spectrum.com/
 73170 Dinah Shore Dr
 Palm Desert, CA 92211 (888) 692-2263

TELEPHONE/INTERNET:
 AT&T
 (800) 322-0400
 www.att.com

MCI (owned by Verizon)
 (800) 900-5205
 http://www.nrc.com/home.jsp

Frontier Communications (formerly Verizon)
 (877) 775-6373
 http://west.frontier.com

GAS:
 So. Calif. Gas Company
 45123 Towne St
 Ingle, CA 90201 (800) 427-2200
 https://www.socalgas.com

ELECTRIC:
 Imperial Irrigation District
 Business Office
 81600 Avenue 58
 La Quinta, CA 92253 (760) 398-5611

WATER DISTRICT:
 Coachella Valley Water District
 Corner Avenue 52 & Highway 111
 P.O. Box 1658
 Coachella, CA 92236 (760) 398-2651
 www.cwtd.org

WASTE DISPOSAL:
 Palm Springs Disposal Services
 https://www.palm Springsdisposal.com/
 (760) 327-1551 OR (760) 329-5030
 4601 E Mesquite Ave
 Palm Springs, CA 92264

Burtec Waste & Recycling Services
 www.burtec.com/
 41176 Escondido
 Palm Desert, CA 92260 (760) 340-2113

ZONING & LAND USE INFORMATION:
 COUNTY OF RIVERSIDE GENERAL PLAN: "LIGHT INDUSTRIAL"
 EXISTING ZONING IS "M-SC"
 EXISTING LAND USE IS LIGHT INDUSTRIAL.

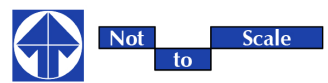
Assessor Parcel Maps:
 Parcel: 648-150-035-0, 648-150-034-0

Legal Description:
 PARCEL 1 THE SOUTH HALF OF GOVERNMENT LOT 1 IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. APN: 648-150-034

Thomas Brothers:
 Page: 758 Gnd. CT, D7

Project / Case Information:
 Case Number: PPT 220022

Source(s): Commerce Construction Co. (01-10-2024)



Majestic Thousand Palms

Plot Plan No. 220022 Site Plan