



RUSH STREET

COMMERCE ON RUSH STREET
11077 RUSH STREET
SOUTH EL MONTE, CALIFORNIA

SITE PLAN
SCALE: 1"=20'-0"

PARKING SUMMARY

USE	SQ. FOOTAGE	RATIO	PARKING REQ'D
OFFICE	13,405	1:300	45
WAREHOUSE	142,689	1:750	190
TOTAL:			235

TOTAL STALLS REQUIRED: 235
 ACCESSIBLE STALLS:
 - STANDARD 6
 - VAN 1
 STANDARD STALLS: 228

TOTAL STALLS PROVIDED: 235
 ACCESSIBLE STALLS:
 - STANDARD 5
 - VAN 2
 STANDARD STALLS: 228

LANDSCAPE SUMMARY
 LANDSCAPE REQUIRED (98,774 SF @ 5%): 4,938 SF
 LANDSCAPE PROVIDED: 6,989 SF

SITE LEGEND

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL.
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS
- LANDSCAPING
- NO PARKING AREA
PATH OF TRAVEL TO PUBLIC R.O.W.
1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.

SITE PLAN NOTES
SEE SHEET A0.2 FOR GENERAL NOTES

- 1 PROPERTY LINE, (---)
- 2 ACCESSIBLE ENTRY SIGNAGE, SEE (9) A8.1
- 3 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 4 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 5 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 6 LANDSCAPE AND IRRIGATION ISLAND W/ 6" CURB.
- 7 TRASH ENCLOSURE WITH RECYCLE BIN.
- 8 ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, (---)
- 9 FIRE LANE ENTRY SIGNAGE, SEE (7) A8.1
- 10 EXISTING DOCK PIT
- 11 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED (---)
- 12 NEW MOTORIZED ROLLING ACCESS GATE.
- 13 NEW METAL LOADING DOCK AND RAMP
- 14 EXISTING DOCK PIT
- 15 EXISTING BLOCK WALL
- 16 EXISTING CONCRETE SWALE
- 17 EXISTING CATCH BASIN
- 18 EXISTING PLANTER
- 19 EXISTING SCE CHAINLINK EQUIPMENT ENCLOSURE TO REMAIN.
- 20 EXISTING SCE TRANSFORMER TO REMAIN.
- 21 EXISTING GAS METER.
- 22 MONUMENT SIGN.
- 23 EXISTING WATER METER TO BE REPLACED, SEE PLUMBING DRAWINGS.
- 24 ACCESSIBLE RAMP, 1:12 MAX SLOPE WITH 2% CROSS SLOPE.
- 25 PROVIDE MINIMUM 5 FT. X 5 FT. EXTERIOR LANDING WITH 2% MAX. SLOPE PER DETAILS 10 AND 21 ON A0.3
MODIFY SPEED BUMPS AS REQUIRED TO AVOID CONFLICT WITH ACCESSIBLE PATH OF TRAVEL, TYP.

SITE PLAN

DATE	REVISIONS	REMARKS
10/07/2020	PLAN CHECK	
11/13/2020	PLAN CHECK CORRECTIONS	
1/02/2021	OWNER REVISIONS	
03/05/2021	OWNER REVISIONS	
04/09/2021	OWNER REVISIONS	
06/09/2021	OWNER REVISIONS	
07/19/2021	FIELD CHANGE	

PA / PM: L. IBANEZ
 DRAWN BY: LG
 JOB NO.: IRV19-0285-00

SHEET
A1.0
MAY 19, 2021

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