

RASCALS, CARSON

205 E. Carson Street
Carson, California 90745

SITE PLAN AND DESIGN REVIEW RESUBMITTAL

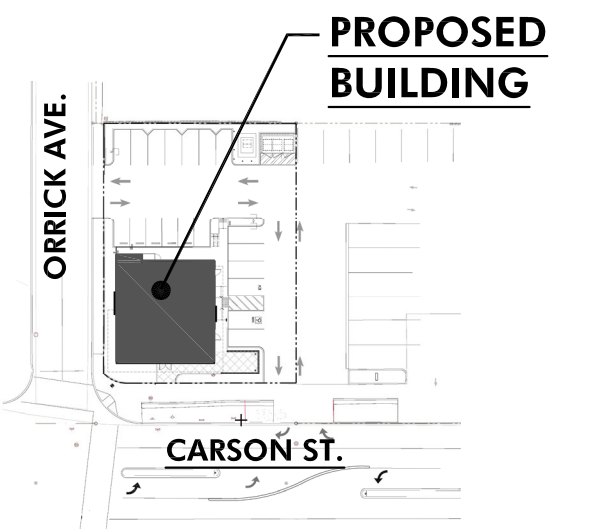
**McKently
Malak**
ARCHITECTS

35 Hugus Alley Suite 200
Pasadena California 91103-3648
TEL 626 583 8348 FAX 626 583 8387

A PROJECT FOR:



5111 Torrance Boulevard
Torrance, CA 90503
Telephone: 310.542.0022



KEY MAP

RASCALS, CARSON
205 E. Carson Street
Carson, CA 90745

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	09.30.19	SITE PLAN AND DESIGN REVIEW
2	11.07.19	SITE PLAN AND DESIGN REVIEW RESUBMITTAL
3	05.28.2021	SITE PLAN AND DESIGN REVIEW RESUBMITTAL
4	09.13.2021	SITE PLAN AND DESIGN REVIEW RESUBMITTAL
5	12.03.2021	SITE PLAN AND DESIGN REVIEW RESUBMITTAL

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JOB NUMBER: 19124TMA
DRAWN BY: CR CHECKED BY: HM
DATE: 12.03.2021
SHEET DESCRIPTION:

TITLE SHEET

SHEET NUMBER:

T100

BASED ON SCHEME SP-08

GENERAL DATA

PROJECT ADDRESS: 205 E. CARSON STREET
CARSON, CALIFORNIA 90745

ASSESSOR'S PARCEL #: 7334-020-070

LOCATION: CITY OF CARSON, CALIFORNIA

SITE AREA:

EXISTING OVERALL LAND AREA:	(0.34 AC)	±14,994 S.F.
SIDEWALK DEDICATION, 20'-0" ALONG CARSON ST.	= (±0.04 AC)	±2,047 S.F.
SIDEWALK DEDICATION, ±4'-0" ALONG ORRICK AVE.	= (±0.01 AC)	±474 S.F.
NET SITE AREA:	(±0.28 AC)	±12,473 S.F.

JURISDICTION: CITY OF CARSON
CARSON, CALIFORNIA

EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: MU-CS (MIXED USE- CARSON ST. CORRIDOR)
ZONE WITH A GENERAL PLAN LAND USE
DESIGNATION OF MIXED-USE-RESIDENTIAL

BUILDING SETBACKS:

FRONT:	10'-0"
INTERIOR SIDE:	10'-0"
REAR:	10'-0"

MAXIMUM BLDG. HEIGHT: NO COMMERCIAL BLDG. OR STRUCTURE
SHALL EXCEED A HEIGHT OF THIRTY (30) FEET.

PROPOSED USE: RESTAURANT

CONSTRUCTION GROUP: TYPE V-B, FULLY SPRINKLERED

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING
THE ALTA/NSPS LAND TITLE SURVEY PREPARED
BY CDS (COMMERCIAL DUE DILIGENCE
SERVICES), DATED 08.27.19.

BUILDING SUMMARY

BUILDING DATA:

PROPOSED OVERALL BUILDING AREA: (RESTAURANT) ±2,562 S.F.

BLDG. AREA	= ±2,512 S.F.
UTILITY CLOSET	= ±52 S.F.

FLOOR AREA RATIO: (±2,562 S.F. / ±12,473 S.F.) = 0.20

LOT COVERAGE: (±2,562 S.F. / ±12,473 S.F.) = 20.54 %

PROPOSED LOT COVERAGE: 20%
(2,562 S.F. / ±12,473 = 0.20)

EXISTING LANDSCAPE AREA: 0 S.F.

TOTAL PROPOSED LANDSCAPE AREA: ±1,490 S.F.

CONT'D. GENERAL DATA

LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 50 FEET OF THE WESTERLY 80 FEET OF THE SOUTHERLY 150 FEET
OF LOT 20 OF TRACT NO. 3848, IN THE CITY OF CARSON, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES
68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF PARCEL NO.
1 ON THE LICENSED SURVEYOR'S MAP FILED IN BOOK 23 PAGE 50 RECORD
OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THE EAST 50 FEET OF THE WESTERLY 130 FEET OF THE SOUTHERLY 150 FEET
OF LOT 20 OF TRACT NO. 3848, IN THE CITY OF CARSON, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES
68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF PARCEL NO.
2 ON THE LICENSED SURVEYOR'S MAP FILED IN BOOK 23 PAGE 50 RECORD
OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 10 FEET OF
THE WESTERLY 140 FEET OF THE SOUTHERLY 150 FEET OF LOT 20 OF TRACT
NO. 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7334-020-070

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON
A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE
INSURANCE COMPANY, COMMITMENT NUMBER: DBT-5888455, COMMITMENT
DATE: 05/03/2019.

PARKING SUMMARY

PARKING DATA:

TOTAL PARKING REQUIRED: 18 STALLS

DINING AREA, FRONT COUNTER, PICK-UP & RESTROOMS:
±1,107 @ 1/100 S.F. = 11 STALLS

BACK OF HOUSE:
±1,405 @ 1/300 S.F. = 4.6 OR 5 STALLS

OUTDOOR SEATING AREA
±184 @ 1/100 S.F. = 1.8 OR 2 STALLS

TOTAL PARKING PROVIDED: 19 STALLS

STANDARD (8'-6" x 18")	= 10 STALLS
HANDICAP (VAN) (9'-0" x 18")	= 1 STALLS
COMPACT (8'-0" x 15")	= 7 STALLS (36%)
FUTURE EV (8'-6" x 18")	= 1 STALL

TOTAL PARKING SURPLUS: 1 STALL

PARKING RATIO PROVIDED: 7.5/1,000 S.F.

BICYCLE PARKING PER CAL GREEN	REQUIRED	PROVIDED
SHORT TERM BICYCLE (13.3 STALLS @5%) (Customer parking 19 stalls @ 70% = 13.3 stalls)	0.6 or 1	2
LONG TERM BICYCLE (5.7 STALLS @5%) (Employee parking 19 stalls @ 30% = 5.7 stalls)	0.2 or 1	1 (single locker)

NOTES

- ELECTRIC VEHICLE CHARGING STATION - IF PLANS ARE SUBMITTED TO BUILDING AND SAFETY IN 2020, THEN GREEN CODE WILL REQUIRE 3 EV SPACES AND 1 ACTUAL SPACE WITH EV CHARGING STATION, PER 2020 LA GREEN CODE TABLE 5.106.5.3.3.
- TRASH AND RECYCLING AREA - THE TRASH ENCLOSURE AS PROPOSED MEETS THE CMC STANDARDS. HOWEVER, IF IT IS RELOCATED OR REDESIGNED, REFER TO CMC SECTION 9164.5 TO COMPLY WITH THE STANDARDS.

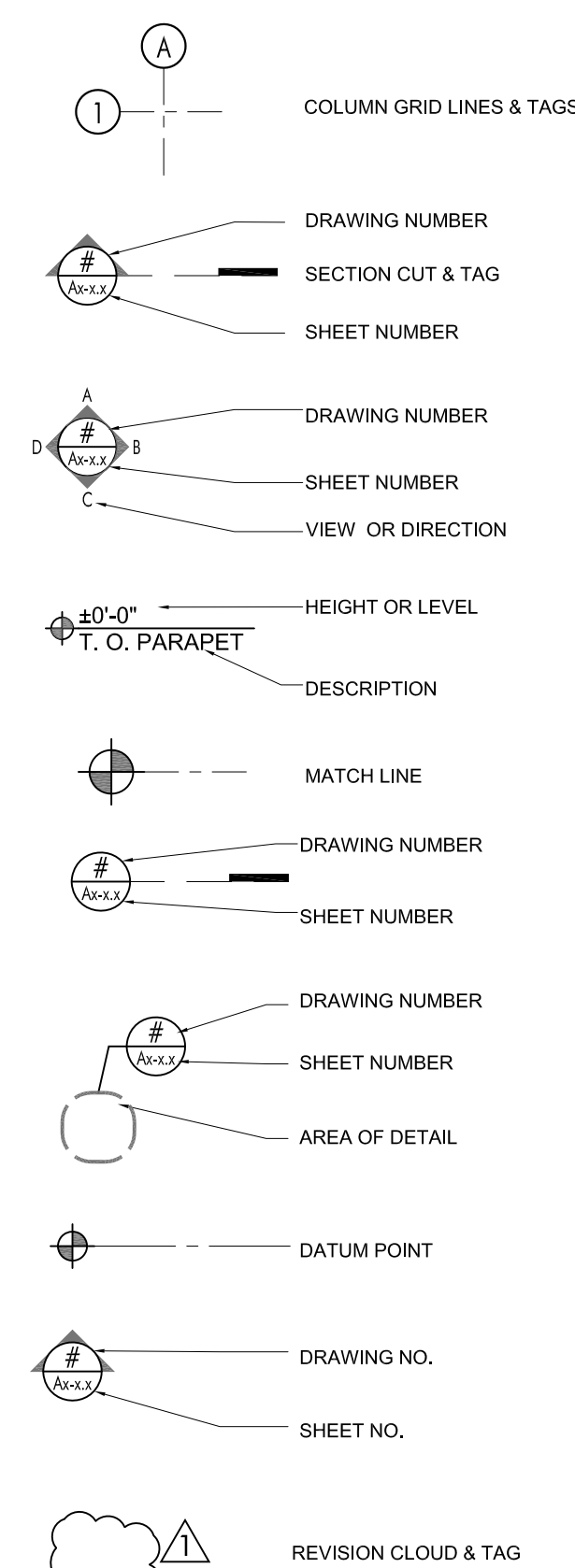
PROJECT TEAM

OWNER: RASCALS
5111 Torrance Boulevard
Carson, California 90210
310.542.0022 TEL
CONTACT: Mr. Phil Kiyokane
E-mail Address: p.kiyokane@gmail.com

APPLICANT & ARCHITECT: MCKENTLY MALAK ARCHITECTS, INC.
35 Hugus Alley, Suite 200
Pasadena, California 91103
626.583.8348 TEL 626.583.8387 FAX
CONTACT: Mr. Hany Malak
E-mail Address: hany@mckently.com

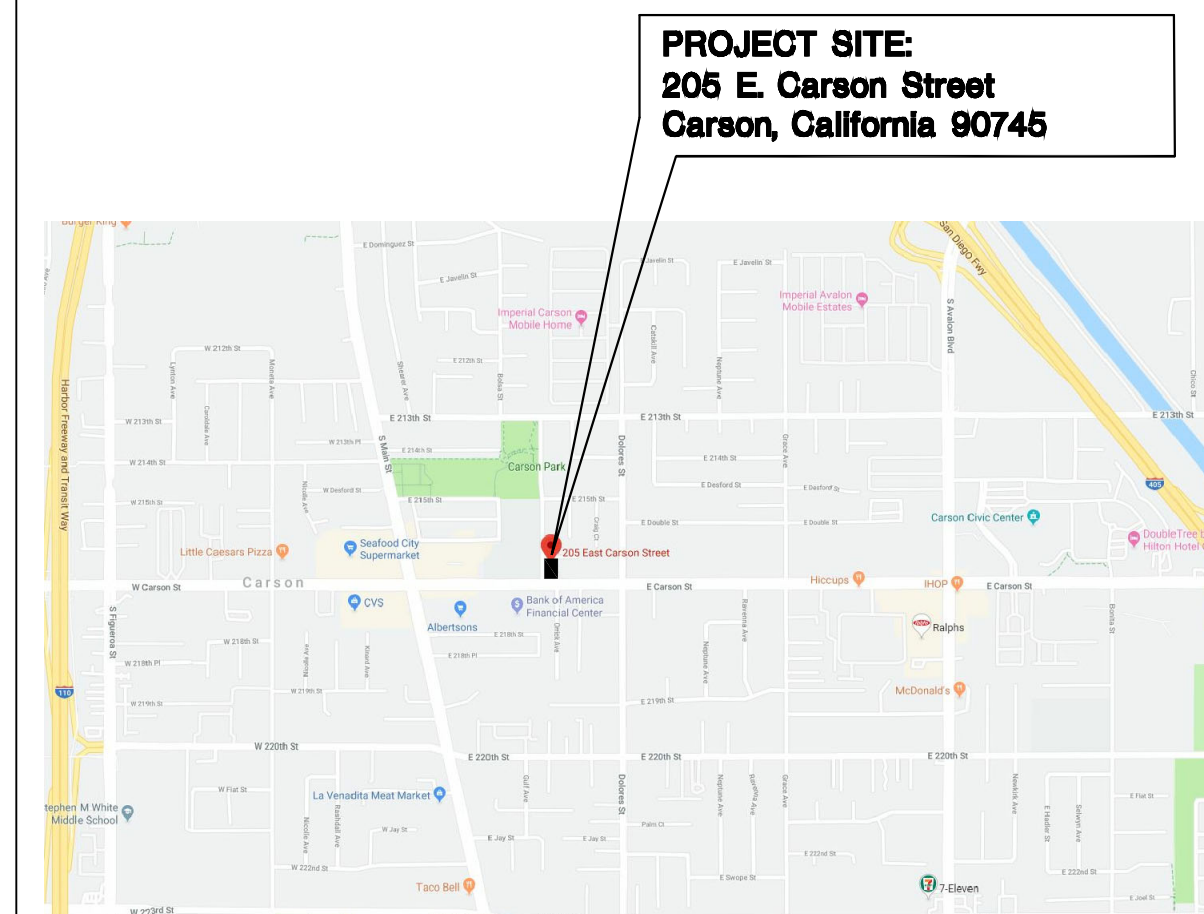
LANDSCAPE ARCHITECT: TROLLER MAYER, LANDSCAPE ARCHITECT
1403 Kenneth Road, Suite B
Glendale, California 91201
818.956.8101 TEL 818.956.0120 FAX
CONTACT: Mr. John Massoud

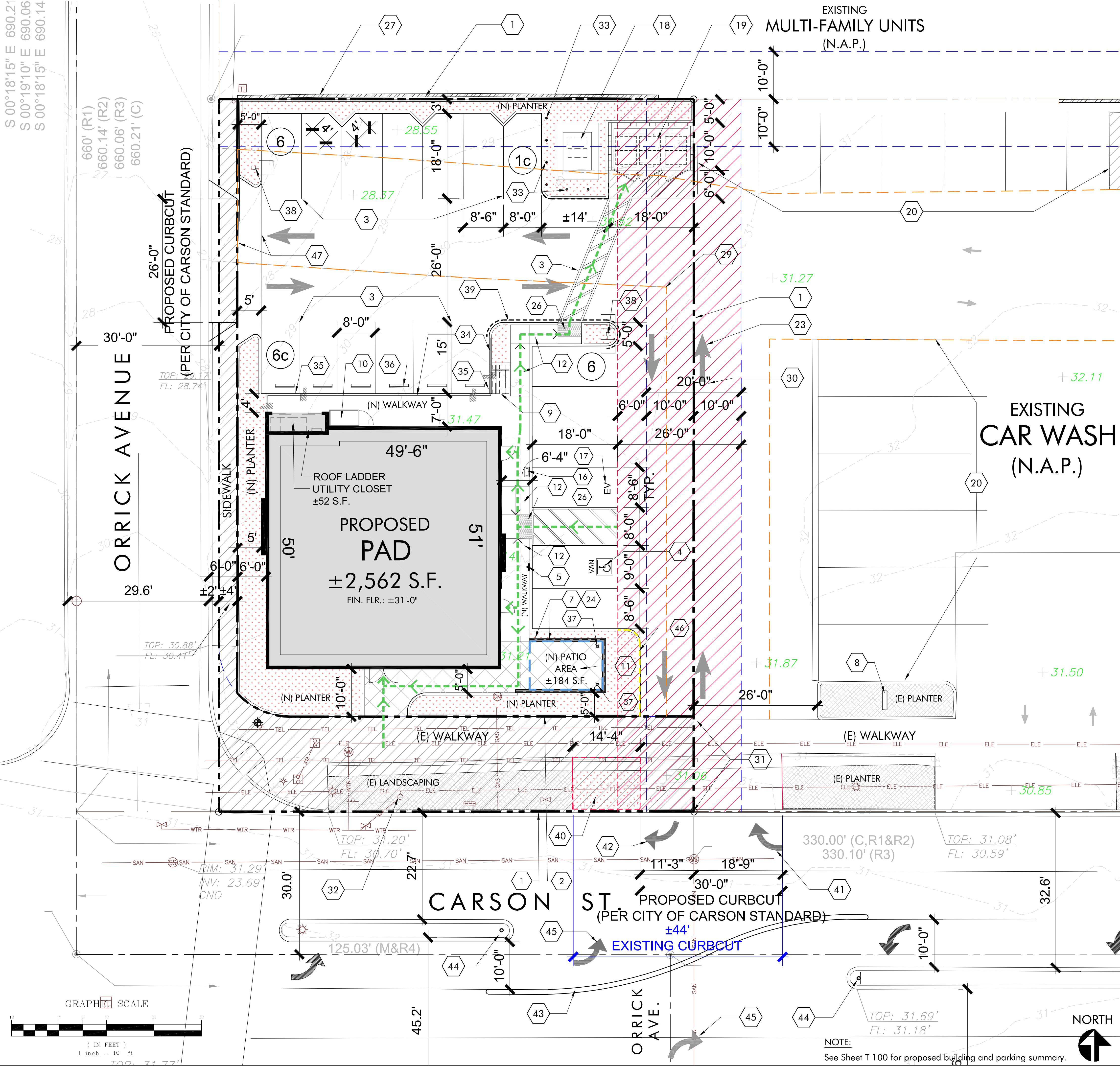
SHEET LEGEND



VICINITY MAP

SCALE: N.T.S





KEY NOTES

- 1 EXISTING PROPERTY LINE
- 2 PROPOSED PROPERTY LINE
- 3 NEW STRIPING
- 4 NEW PAINTED DISABLED SYMBOL
- 5 NEW DISABLED SIGN
- 6 NEW PLANTER
- 7 NEW LOW PATIO WALL
- 8 (E) PYLON SIGN
- 9 NEW SHORT TERM BIKE RACKS (2 BICYCLES)
- 10 NEW LONG TERM BIKE STORAGE PROVIDED: - BICYCLES (1 SINGLE LOCKER)
- 11 NEW CONCRETE PAVING. ACID WASH FINISH, SAW CUT LINES. COLOR: NATURAL GRAY
- 12 NEW RAMP
- 13 NEW ACCESSIBLE PARKING STALLS
- 14 NEW MONUMENT SIGN BY OTHERS.
- 15 NEW METAL CANOPY
- 16 CONDUIT FOR FUTURE CHARGING STATION
- 17 FUTURE ELECTRIC VEHICLE STALL (1)
- 18 NEW TRANSFORMER
- 19 NEW TRASH ENCLOSURE WITH ROOF.
- 20 EXISTING STRIPING TO REMAIN
- 21 NEW DRIVEWAY
- 22 NEW CURB CUT
- 23 NEW DIRECTIONAL SIGN
- 24 NEW WOOD SLATS ON TOP OF LOW WALL
- 25 NEW TRELIS COLUMN
- 26 NEW TRUNCATED DOME
- 27 EXISTING BLOCK WALL
- 28 EXISTING 20 FT. RIGHT-OF-WAY EASEMENT FOR ALLEY TO BE REMOVED. EXISTING +/-24.8' WIDE ASPHALT DRIVEWAY RUNS THROUGH PROPERTY TO THE EAST TO BE REPLACED.
- 29 EXISTING 20 FT. WIDE INGRESS AND EGRESS EASEMENT.
- 30 EXISTING 20 FT. SIDEWALK DEDICATION ALONG CARSON ST., EXISTING EASEMENT FOR PUBLIC ST. ROAD OR HWY.
- 31 EXISTING FIRE HYDRANT
- 32 NEW BOLLARD
- 33 (N) 42" HIGH RAILING
- 34 (N) RETAINING WALL
- 35 (N) WHEELSTOP
- 36 (N) PEDESTRIAN LIGHT (147" HIGH)
- 37 (N) POLE LIGHT (SINGLE & DOUBLE)
- 38 (N) FIRE LANE
- 39 NEW PLANTER PER CITY OF CARSON ST. MASTER PLAN
- 40 NEW RIGHT IN ARROW
- 41 NEW RIGHT OUT ARROW
- 42 NEW 12" CURB
- 43 PROPOSED "NO U TURN" SYMBOL SIGN
- 44 PROPOSED ARROW SYMBOL SIGN AS REQUIRED PER CA MUTCD TO ALLOW AND RESTRICT MOVEMENTS. GRAPHIC ARROW ON THE PLAN WILL BE SHOWN ON THE CORRECT LOCATION PER MUTCD.
- 45 PROPOSED YELLOW PAINT ON THE CURB
- 46 PEDESTRIAN PATH OF TRAVEL
- 47

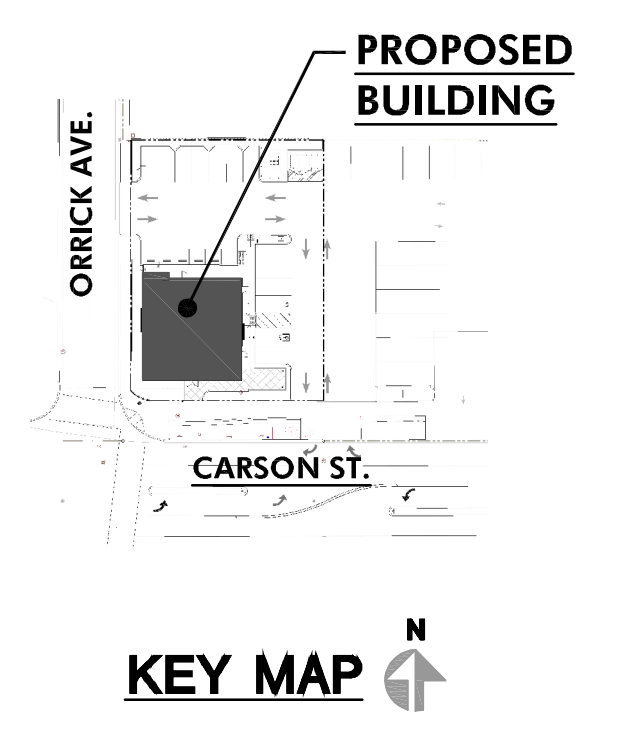
LEGEND

- NEW BUILDING
- TOTAL LANDSCAPE AREA = ±1,490 S.F.
- EXISTING LANDSCAPE AREA (N.A.P.)
- PROPOSED STREET DEDICATION AREA
- EXISTING EASEMENT
- PROPOSED 26 FT. DRIVEWAY
- HANDICAP INDICATION PATH OF TRAVEL
- OUTLINE OF PATIO AREA
- OUTLINE OF EXISTING DRIVEWAY

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5	11.05.2021	SITE PLAN AND DESIGN REVIEW RESUBMITTAL

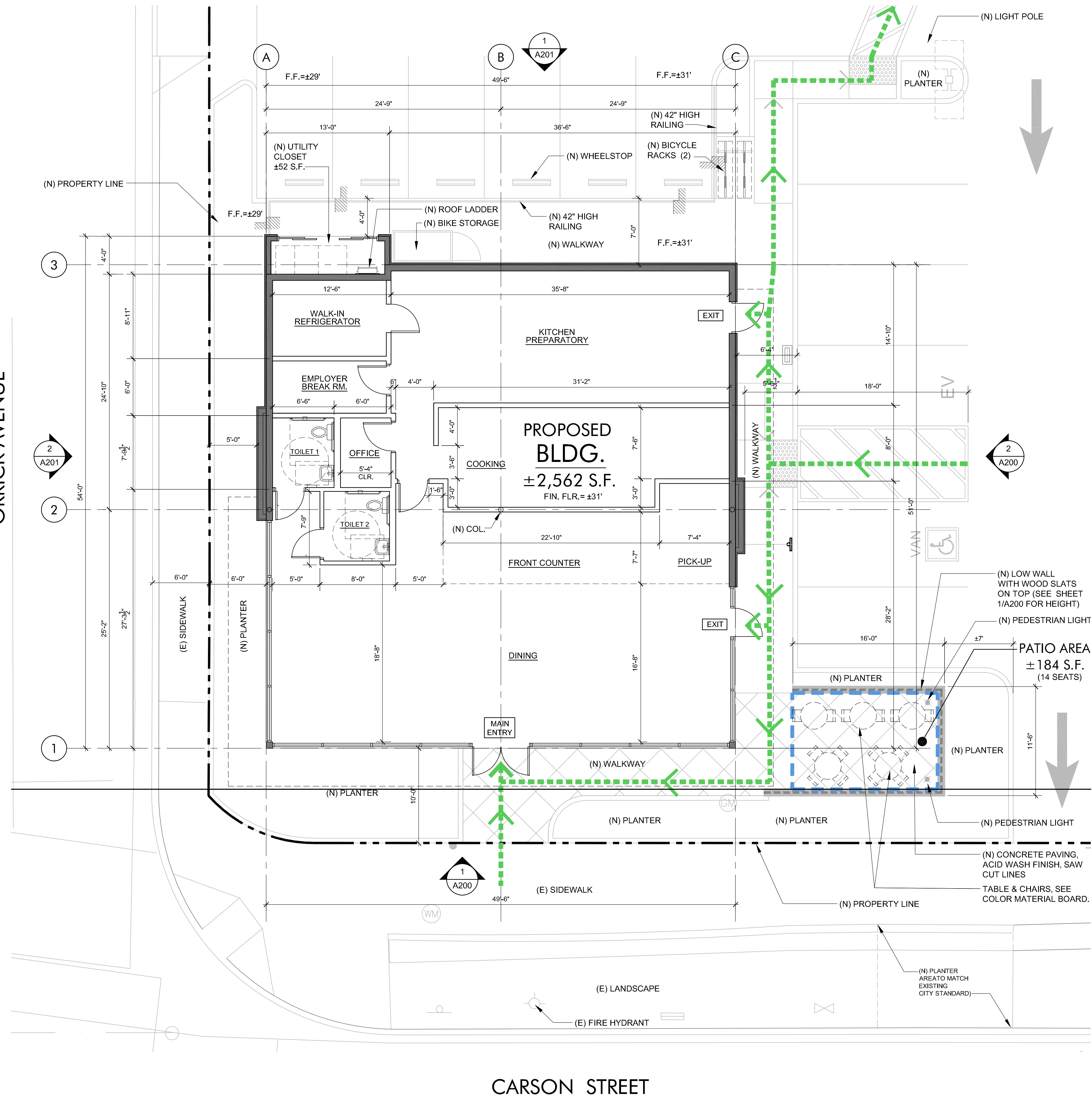
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JOB NUMBER: 19124TMA
 DRAWN BY: CHECKED BY: HM
 DATE: 10.22.2021
 SHEET DESCRIPTION:

PROPOSED SITE PLAN

SHEET NUMBER:
A010
 BASED ON SCHEME SP-08

ORRICK AVENUE



CARSON STREET

FLOOR PLAN LEGEND

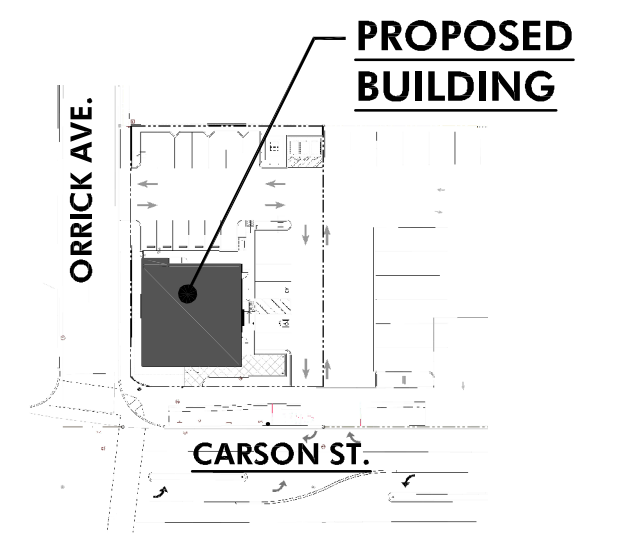
- ELEVATION
SHEET NUMBER
ELEVATION NUMBER
- (N) COL.
- EXIT SYMBOL, ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER.
- SALES FLOOR**
± 0.000
11.10'
- ROOM NAME
AREA SQUARE FOOTAGE
FINISH FLOOR ELEVATION
- MODULAR STOREFRONTS
- INTERIOR WALL, 2 x 6 WOOD STUDS AT 16" O.C. WITH INSULATION.
- EXTERIOR WOOD STUD WALL.
- HANDICAP INDICATION PATH OF TRAVEL
- OUTLINE OF PATIO AREA

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KEY MAP

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JOB NUMBER: 19124TMA
DRAWN BY: CR CHECKED BY: HM
DATE: 10.22.2021
SHEET DESCRIPTION:

PROPOSED
FLOOR PLAN

SHEET NUMBER:

A101

BASED ON SCHEME SP-08

NOTE:

See Sheet T 100 for proposed building and parking summary.
See Sheet A010 for overall site plan.
See Sheet L-1.1 for Conceptual Planting Plan





South Elevation(Carson St)
Scale: 3/32"=1'0"



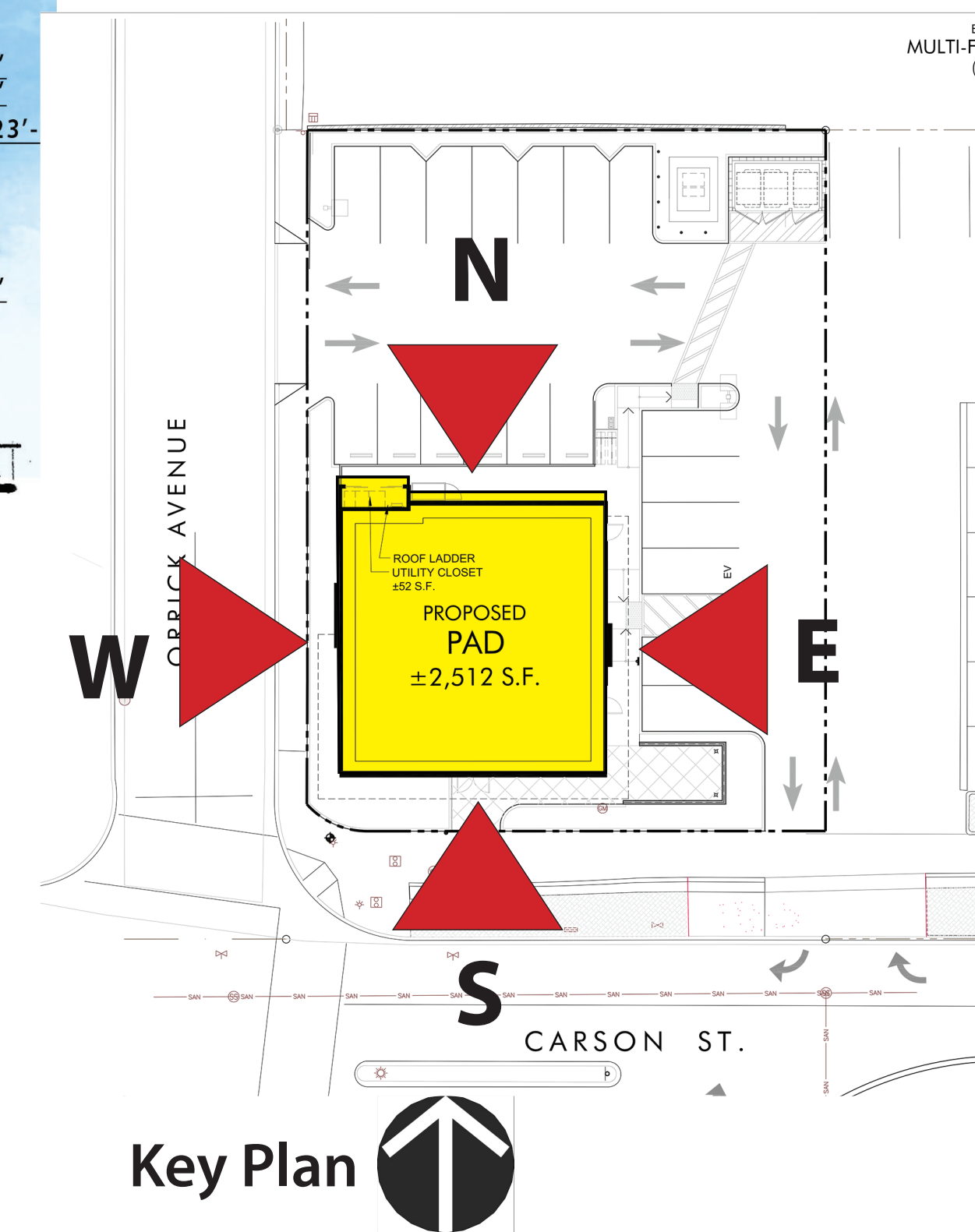
East Elevation
Scale: 3/32"=1'0"



West Elevation(Orrick Ave.)
Scale: 3/32"=1'0"



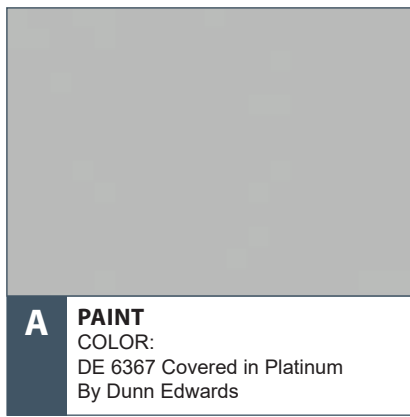
North Elevation
Scale: 3/32"=1'0"



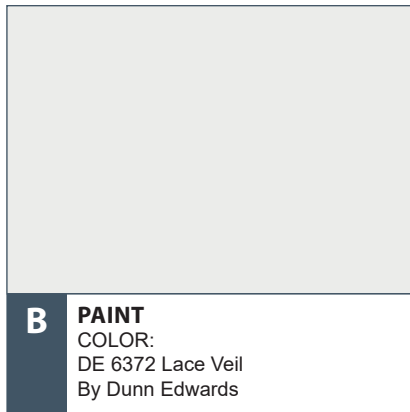
Key Plan

Proposed Pad

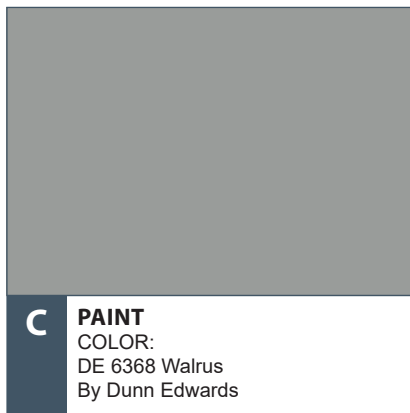




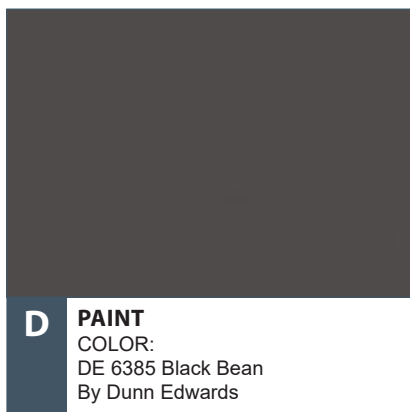
A PAINT
 COLOR:
 DE 6367 Covered in Platinum
 By Dunn Edwards



B PAINT
 COLOR:
 DE 6372 Lace Veil
 By Dunn Edwards



C PAINT
 COLOR:
 DE 6368 Walrus
 By Dunn Edwards



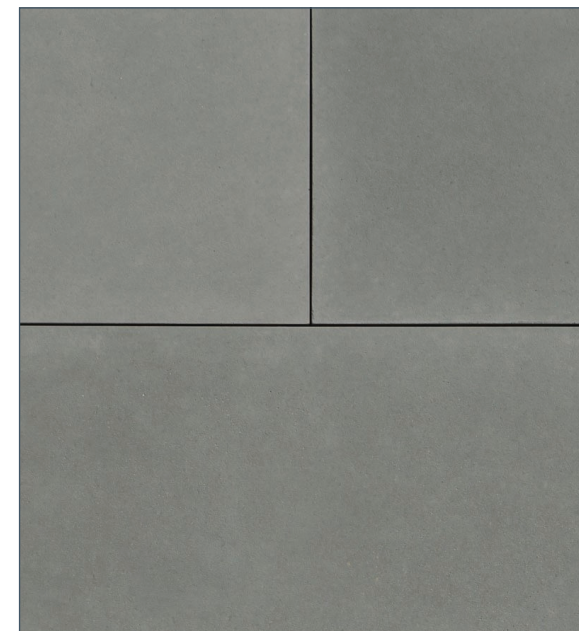
D PAINT
 COLOR:
 DE 6385 Black Bean
 By Dunn Edwards



1 STUCCO
 Manufacturer: Highland Stucco
 Smooth Steel Trowel
 Paint Color By Dunn Edwards A, B & C



2 HARDIE BOARD SIDING
 Manufacturer: Hardie Board
 Model: Artisan Siding, V-Groove Siding (Primed for Paint)
 Color: DE 6376 Looking Glass, Dunn Edwards



3 STONE VENEER BASE
 Manufacturer: El Dorado Stone
 Model: Longitude 24 - 12" x 24" Running Bond
 Color: Foggy Meadow



4 STOREFRONT
 Manufacturer: Arcadia
 Finish: #11 / Clear AC-2
STOREFRONT GLASS
 Manufacturer: PPG
 Color: 1" Clear Float Glass



5 WOOD SLATS (PATIO AREA)
 Manufacture: By General Contractor
 Finish: Natural Wood - Architectural Grade
 Color: Cedar Naturaltone ST-533 - BEHR Premium Semi Trans. Waterproofing Stain/Sealer



6 WALL SCONCE
 Manufacturer: Luminis
 Model: EC851 Eclipse Maxi - LED
 Color: Black



7 METAL CANOPY
 Manufacturer: General Contractor
 Finish: Painted Steel Tube
 Color: DE 6385 Black Bean
 By: Dunn Edwards



8 WALL SCONCE AT (SERVICE DOORS)
 Manufacturer: Bega Lighting
 Model: 33 224 LED
 Color: Black



9 CONCRETE PAVING

Manufacturer: General Contractor
Finish: Medium Broom Finish, Saw Cut Lines.
Color: Natural Gray



10 TRASH RECEPTACLES

Manufacturer: Victor Stanley
Model: SDC-36
Color: Black



11 CABLE RAILING

Manufacturer: General Contractor
Cables: Stainless Steel
Steel Posts: Painted - DE 6385 Black Bean
By Dunn Edwards



12 BIKE RACKS

Manufacturer: Victor Stanley
Model: BRBS-103
Color: Black

15 PATIO FURNITURE

Manufacturer: EMU Contract
Segno # 267 - Arm Chair, 22 A/ Iron
Cambi #803 Mesh Table - 32" Dia. 22 A/Iron
Umbrella - Aluminum Square (78.5"x78.5")
Color: Canopy White
Steel Base #925 22 A/Iron



16 PEDESTRIAN LIGHTS

Manufacturer: Luminis
Model: LumiStik-LED 640, CLP693 147"
Color: Black



CL640



17 POLE LIGHTS

Manufacturer: Kim Lighting
Model: ALT 1 Altitude-LED, Pole Mount
Color: Black



13 LOW PATIO WALLS

Manufacturer: Angelus Block
Model: Burnished
Color: Charcoal



14 BIKE LOCKER

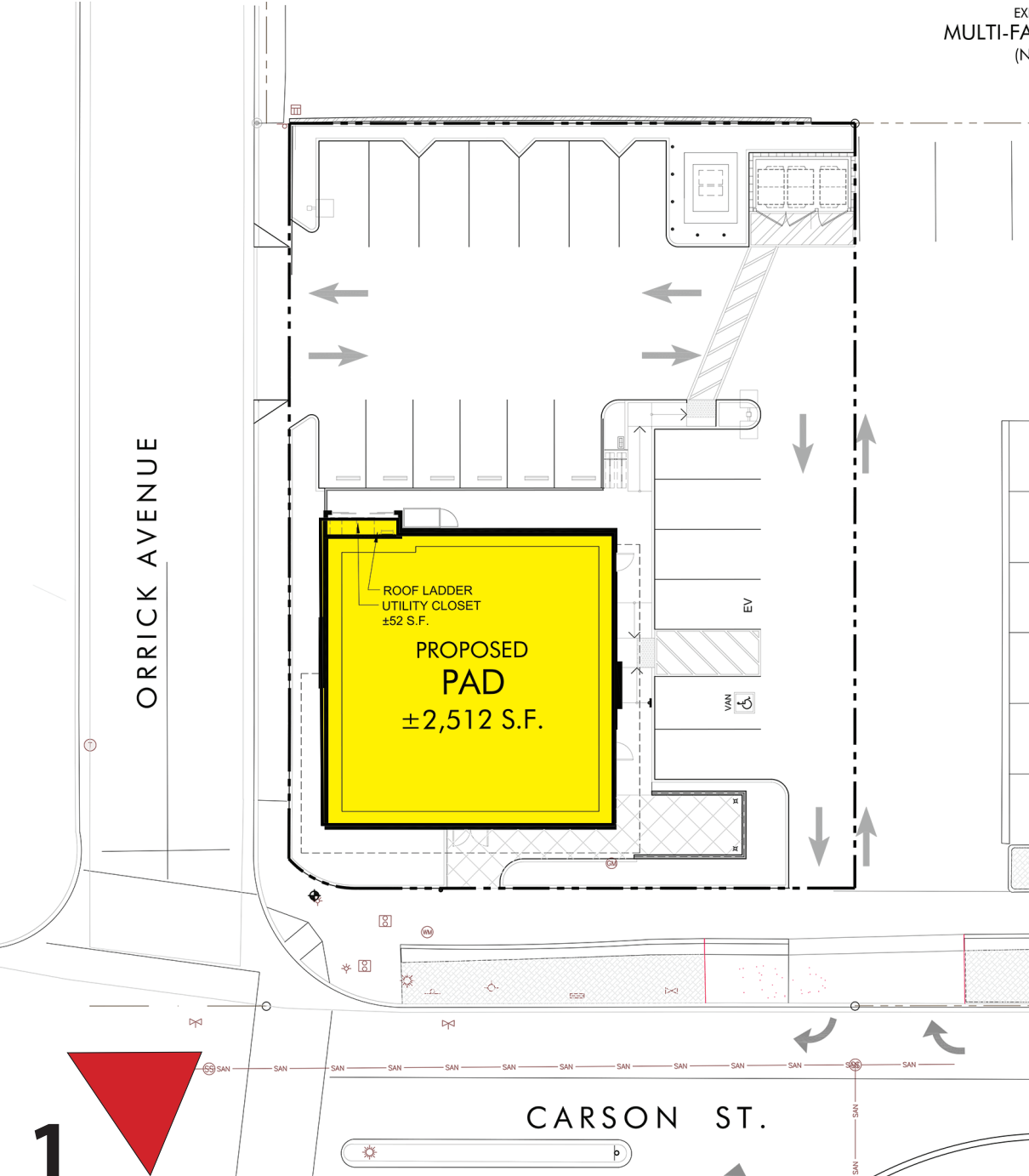
Manufacturer: Dura Bike Locker
Model: DL1 - Dura Locker, 1 Bike Unit
Color: Silver Gray



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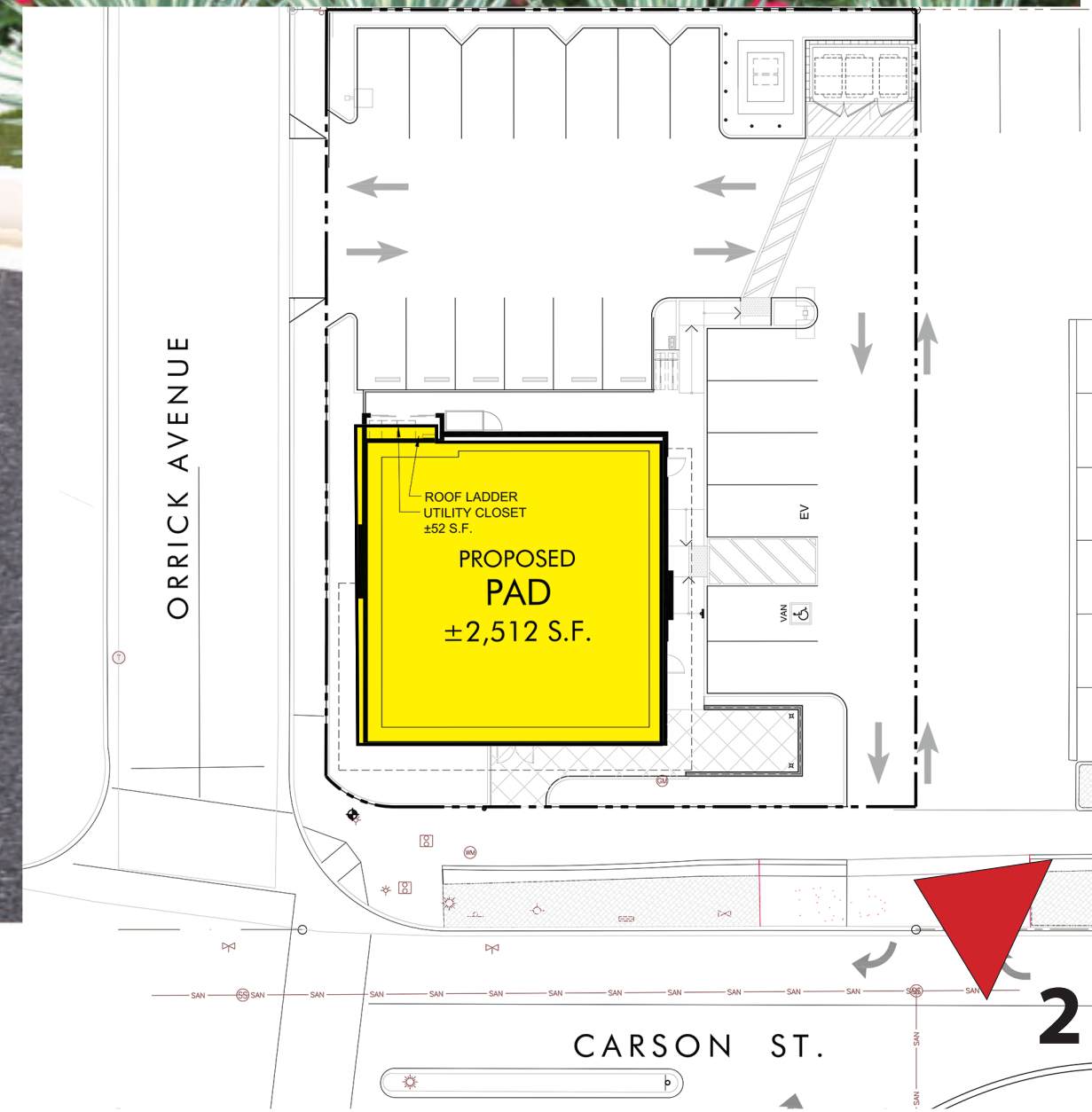
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Key Plan  Proposed Pad

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 Malak**
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PERSPECTIVE
 10.28.2021 19124TMA
RE-01



Key Plan  Proposed Pad

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PERSPECTIVE
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RE-02