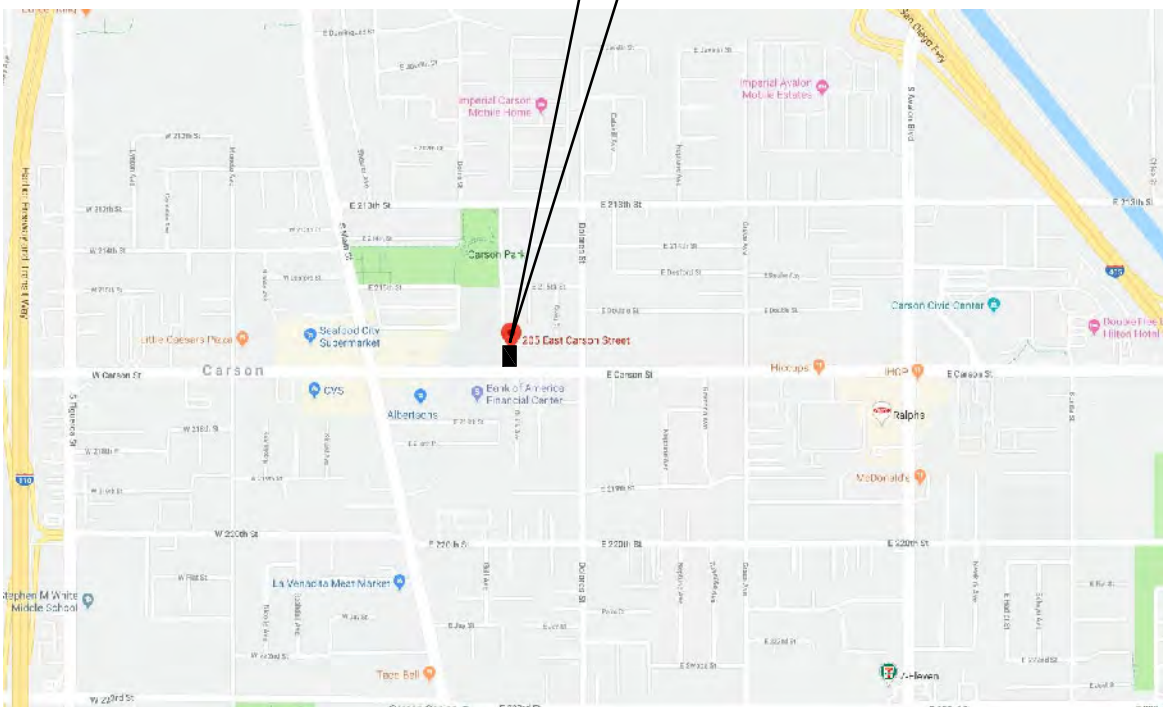


# RASCALS, CARSON

205 E. Carson Street  
Carson, California 90745

## SITE PLAN AND DESIGN REVIEW RESUBMITTAL

GENERAL DATA	BUILDING SUMMARY	PARKING SUMMARY	PROJECT TEAM	SHEET INDEX
<div>PROJECT ADDRESS:205 E. CARSON STREET CARSON, CALIFORNIA 90745</div> <div>ASSESSOR'S PARCEL #:7334-020-070</div> <div>LOCATION:CITY OF CARSON, CALIFORNIA</div> <div>SITE AREA:<div>EXISTING OVERALL LAND AREA:(0.34 AC)±14,994 S.F.</div><div>SIDEWALK DEDICATION, 20'-0" ALONG CARSON ST. = (±0.04 AC)±2,047 S.F.</div><div>SIDEWALK DEDICATION, ±4'-0" ALONG ORRICK AVE. = (±0.01 AC)±474 S.F.</div><div>NET SITE AREA:(±0.28 AC)±12,473 S.F.</div></div> <div>JURISDICTION:CITY OF CARSON CARSON, CALIFORNIA</div> <div>EXISTING LAND USE:COMMERCIAL</div> <div>EXISTING ZONING:MU-CS (MIXED USE- CARSON ST. CORRIDOR) ZONE WITH A GENERAL PLAN LAND USE DESIGNATION OF MIXED-USE-RESIDENTIAL</div> <div>BUILDING SETBACKS:<div>FRONT:10'-0"</div><div>INTERIOR SIDE:10'-0"</div><div>REAR:10'-0"</div></div> <div>MAXIMUM BLDG. HEIGHT:NO COMMERCIAL BLDG. OR STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY (30) FEET.</div> <div>PROPOSED USE:RESTAURANT</div> <div>CONSTRUCTION GROUP:TYPE V-B, FULLY SPRINKLERED</div> <div>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.</div>	<div>BUILDING DATA:<div>PROPOSED OVERALL BUILDING AREA: (RESTAURANT) ±2,562 S.F.</div><div>BLDG. AREA = ±2,512 S.F.</div><div>UTILITY CLOSET = ±52 S.F.</div><div>FLOOR AREA RATIO: (±2,562 S.F. / ±12,473 S.F.) = 0.20</div><div>LOT COVERAGE: (±2,562 S.F. / ±12,473 S.F.) = 20.54 %</div><div>PROPOSED LOT COVERAGE: 20% (2,562 S.F. / ±12,473 = 0.20)</div><div>EXISTING LANDSCAPE AREA: 0 S.F.</div><div>TOTAL PROPOSED LANDSCAPE AREA: ±1,490 S.F.</div></div> <div>CONT'D. GENERAL DATA</div> <div>LEGAL DESCRIPTION:<div>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.</div></div>	<div>PARKING DATA:<div>TOTAL PARKING REQUIRED: 18 STALLS</div><div>DINING AREA, FRONT COUNTER, PICK-UP &amp; RESTROOMS: ±1,107 @ 1/100 S.F. = 11 STALLS</div><div>BACK OF HOUSE: ±1,405 @ 1/300 S.F. = 4.6 or 5 STALLS</div><div>OUTDOOR SEATING AREA ±184 @ 1/100 S.F. = 1.8 OR 2 STALLS</div><div>TOTAL PARKING PROVIDED: 19 STALLS</div><div>STANDARD (8'-6" x 18") = 8 STALLS</div><div>HANDICAP (VAN) (9'-0" x 18") = 1 STALLS</div><div>COMPACT (8'-0" x 15") = 7 STALLS (36.8%)</div><div>FUTURE EV (8'-6" x 18") = 3 STALLS</div><div>TOTAL PARKING SURPLUS: 1 STALL</div><div>PARKING RATIO PROVIDED: 7.5/1,000 S.F.</div><div>BICYCLE PARKING PER CAL GREEN<div>REQUIRED</div><div>PROVIDED</div><div>SHORT TERM BICYCLE (13.3 STALLS @5%)0.6 or 12</div><div>(Customer parking 19 stalls @ 70% =13.3 stalls)</div><div>LONG TERM BICYCLE (5.7 STALLS @5%)0.2 or 11</div><div>(Employee parking 19 stalls @ 30% =5.7 stalls)</div><div>(single locker)</div></div></div>	<div>OWNER:RASCALS 5111 Torrance Boulevard Carson, California 90210 310.542.0022 TEL CONTACT: Mr. Phil Kiyokane E-mail Address: p.kiyokane@gmail.com</div> <div>APPLICANT &amp; 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</div> <div>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</div>	<div>ARCHITECTURAL</div> <div>T-100 TITLE SHEET</div> <div>C01 ALTA/NSPS LAND SURVEY (FOR REFERENCE ONLY)</div> <div>C02 ALTA/ACSM LAND TITLE SURVEY (FOR REFERENCE ONLY)</div> <div>C-1 CONCEPTUAL GRADING &amp; DRAINAGE</div> <div>L-1.1 PRELIMINARY LANDSCAPE PLAN</div> <div>A010 PROPOSED SITE PLAN</div> <div>A010.1 SITE UTILIZATION MAP</div> <div>A101 PROPOSED FLOOR PLAN</div> <div>A131 PROPOSED ROOF PLAN</div> <div>A200 PROPOSED EXTERIOR ELEVATIONS</div> <div>A201 PROPOSED EXTERIOR ELEVATIONS</div> <div>A202 PROPOSED SIGNAGE PROGRAM</div> <div>VICINITY MAP</div> <div>SCALE: N.T.S</div> <div></div> <div>NORTH</div>
<div>EXHIBIT NO. 2</div>			<div>REVISION CLOUD &amp; TAG</div>	

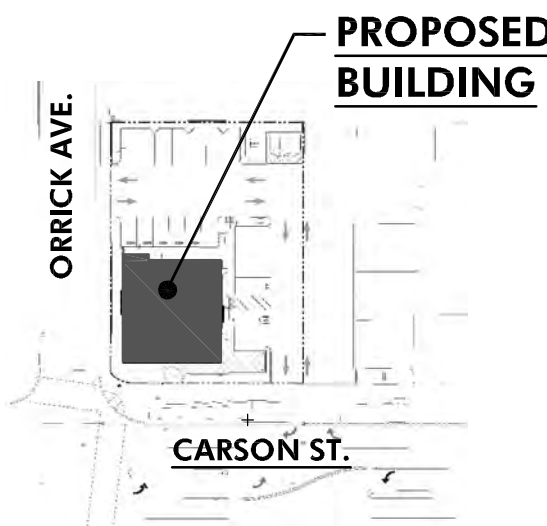
**McKently  
Malak**  
ARCHITECTS

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	11.05.2021	SITE PLAN AND DESIGN REVIEW RESUBMITTAL
7	01.10.2021	SITE PLAN AND DESIGN REVIEW RESUBMITTAL

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN  
ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MCKENTLY  
MALAK ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO  
OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN  
THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED  
WITHOUT THE WRITTEN CONSENT OF MCKENTLY MALAK ARCHITECTS, INC.  
VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE  
EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 19124TMA  
DRAWN BY: CR CHECKED BY: HM  
DATE: 12.22.2021  
SHEET DESCRIPTION:

TITLE SHEET

SHEET NUMBER:

**T100**

BASED ON SCHEME SP-08



1 TITLE 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 88 AND 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF PARCEL NO. 9 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 88 AND 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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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 88 AND 89 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: 06/03/2019.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: DBT-5888455, COMMITMENT DATE: 05/03/2019.

5 FLOOD INFORMATION

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CARSON, CALIFORNIA, COMMUNITY-PANEL OR MAP NUMBER 08037C-1935F, BEARING AN EFFECTIVE DATE OF 09/05/2008. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- THE RIGHT TO LAY AND MAINTAIN WATER PIPES AND CONDUITS, IN, UPON AND ACROSS SAID LAND AS PROVIDED IN THE DEED RECORDED IN **BOOK 1515, PAGE 285**, OFFICIAL RECORDS **(AFFECTS, BLANKET IN NATURE, NOT PLOTTABLE)**
- Covenants, conditions, restrictions and easements in the document recorded as **BOOK 4057, PAGE 185** of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. **(AFFECTS, NOW SURVEY RELATED ITEMS)**
- An easement for INGRESS, EGRESS and incidental purposes in the document recorded APRIL 08, 1954 as **INSTRUMENT NO. 835** AND RE-RECORDED MAY 3, 1954 AS **INSTRUMENT NO. 786** of Official Records. **(AFFECTS, PLOTTED HEREON. SEE SURVEYOR NOTE NUMBER 15.)**
- THE EFFECT OF A DOCUMENT EXECUTED BY J. JAY ELSTON AND MILDRED MAY ELSTON, HUSBAND AND WIFE, RECORDED AUGUST 17, 1955 AS **INSTRUMENT NO. 1458**, PURPORTING TO GRANT AN EASEMENT AND RIGHT OF WAY OVER THE NORTHERLY TO FEET OF SAID LAND. **(AFFECTS, PLOTTED HEREON. SEE SURVEYOR'S NOTE 17.)**
- An easement for PUBLIC STREET, ROAD OR HIGHWAY and incidental purposes in the document recorded OCTOBER 30, 1962 as **INSTRUMENT NO. 4701** of Official Records. **(AFFECTS, PLOTTED HEREON)**
- An easement for PUBLIC STREET, ROAD OR HIGHWAY and incidental purposes in the document recorded DECEMBER 01, 1964 as **INSTRUMENT NO. 4364** of Official Records. **(AFFECTS, PLOTTED HEREON)**

8 ZONING INFORMATION

ZONING NOT PROVIDED.

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

4 SURVEYOR CERTIFICATION

To: First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 8(a), 8(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 20, and 21(a) (graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A"), of Table A thereof. The fieldwork was completed on 05/01/2019.

Date of Plat or Map: \*\*/\*\*/\*\*\*\*

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY**

Dawn Bernard  
California Professional Land Surveyor L-7710  
Expires December 31, 2022

11 SURVEYOR'S NOTES

- This survey is based on information shown on a preliminary title report prepared by First American Title Insurance Company, Commitment No. DBT-5888455, commitment date 05/03/2019, and all Schedule B exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- Subject tract has direct driveway access to Carson Street and Orrick Avenue, both public rights-of-way.
- There is no observable evidence of earth moving work, or building construction. Site appears to be subject to environmental remediation based on observed equipment.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- No monuments were set at the time this survey was performed.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- SITE BENCHMARK: Set "X" on bolt of traffic light at SW corner of property. Elevation: 31.80' (NAVD 88)
- Elevations are based on NAVD 88 datum.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas, or any other hydrocarbons on this survey.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities. All underground utilities should be field verified by the contractor prior to commencing any onsite work.
- Information for the underground utilities was provided by Dig Alert 511, ticket no. B191690015.
- All Rediprocal Easement Agreements ("REAs") that have been reported by the title report provided have been denoted on the survey and are shown hereon. The limits of any offsite appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown hereon.
- Unless shown otherwise the surveyed boundary shown hereon is contiguous with the adjoining properties and/or rights of way without any gaps, pores or overlaps.
- Unless shown otherwise, no visible evidence of substantial areas of refuse were observed at the time the fieldwork was performed.
- The westerly 30 feet of Lot 20 (Orrick Avenue) had been granted as an appurtenant easement to the subject property in previous deeds (exception 5). Documentation of the establishment and purpose of said easement has not been provided. Surveyor assumes Orrick Avenue to be a public right of way. Surveyor not provided information as to why said easement is not included in current property description.
- The southerly 30 feet of the northerly 40 feet of the subject property appears to be used as a means of ingress/egress for the east adjoiner to access Orrick Avenue without benefit of easement or agreement.
- North half of the 20 foot wide alley per exception 6 appears to no longer be used based on improvements constructed within. Surveyor does not know if any or all of said alley has been vacated or modified.
- Surveyor was unable to open manhole, however, was able to maintain measurement through an opening in the manhole lid. Surveyor does not guarantee accuracy of measurement.

KEY TO ALTA-SURVEY

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE "B" ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:

**CDS**  
**COMMERCIAL**  
**DUE DILIGENCE SERVICES**  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No. 405-253-2444

Toll Free: 888.457.7878

Drawn By: CZM/MLP	Date: --
Surveyor Ref. No. 19-06-0284-001	Revision: --
Approved By: DMB	Date: --
Field Date: 08-01-19	Revision: --
Scale: 1" = 20'	Date: --
	Revision: --

Prepared For:

NCS No.:  
Client Ref. No.: Asset No:

20 PROJECT ADDRESS

205 E Carson Street  
Carson, California

Project Name:  
Carson St-Carson CA Additional Work  
CDS Project Number:  
19-06-0284-001

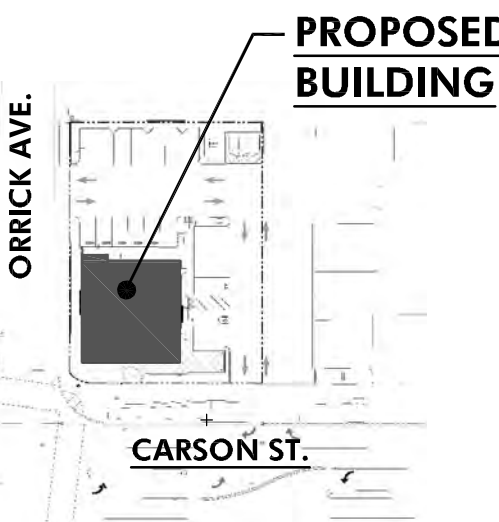
McKently  
Malak  
ARCHITECTS

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
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JOB NUMBER: 19124TMA  
DRAWN BY: CR CHECKED BY: HM  
DATE: 12.22.2021  
SHEET DESCRIPTION:

ALTA/NSPS LAND TITLE SURVEY  
(FOR REFERENCE ONLY)

SHEET NUMBER:

C-01

BASED ON SCHEME SP-08

ALTA /NSPS LAND TITLE SURVEY (FOR REFERENCE ONLY)

SCALE: 1" = 20'-0"

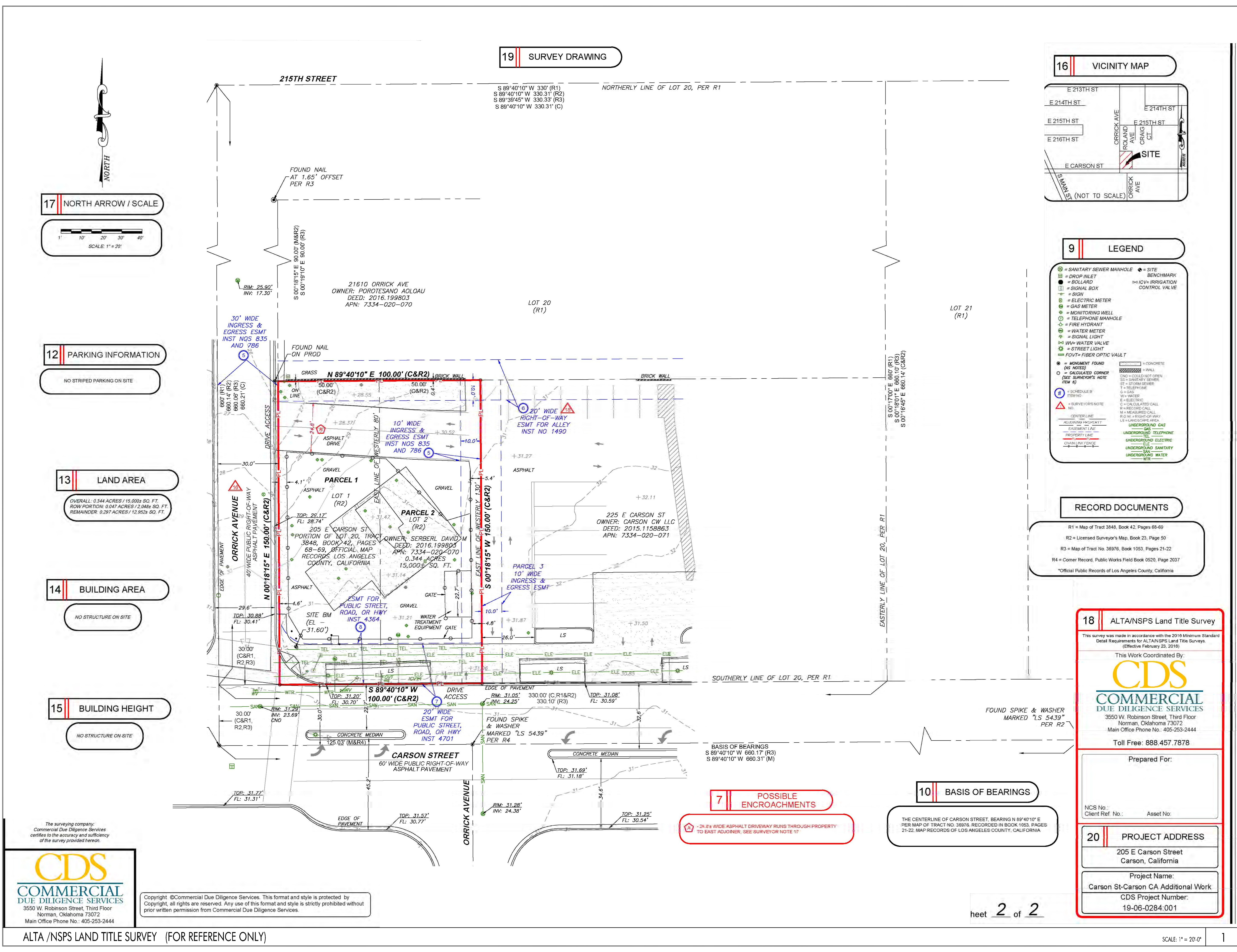
1

The surveying company:  
Commercial Due Diligence Services  
certifies to the accuracy and sufficiency  
of the survey provided hereon.

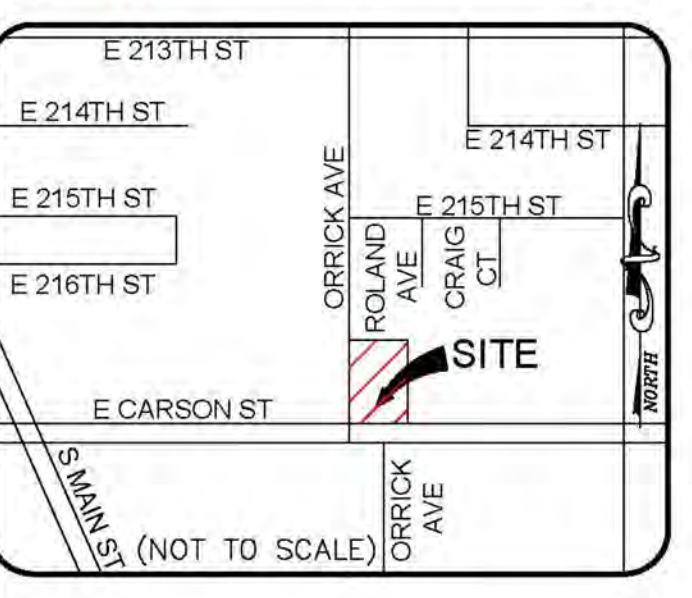
**CDS**  
**COMMERCIAL**  
**DUE DILIGENCE SERVICES**  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444

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16 VICINITY MAP



9 LEGEND

- SANITARY SEWER MANHOLE
- DROP INLET
- BOLLARD
- SIGNAL BOX
- SIGN
- ELECTRIC METER
- GAS METER
- MONITORING WELL
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- SIGNAL LIGHT
- WATER VALVE
- STREET LIGHT
- FOVT= FIBER OPTIC VAULT
- MONUMENT FOUND (AS NOTED)
- CALCULATED CORNER (SEE SURVEYOR'S NOTE ITEM #)
- SCHEDULE B ITEM NO.
- SURVEYOR'S NOTE NO.
- CENTER LINE
- ADJOINING PROPERTY
- EASEMENT LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- SITE BENCHMARK
- IRRIGATION CONTROL VALVE
- CONCRETE
- PAVEMENT
- OPEN DITCH
- SANITARY SEWER
- STORM SEWER
- TELEPHONE
- GAS
- ELECTRIC
- WATER
- RECORD CALL
- MEASURED CALL
- RIGHT-OF-WAY
- LANDSCAPE AREA
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND SANITARY
- UNDERGROUND WATER

RECORD DOCUMENTS

- R1 = Map of Tract 3848, Book 42, Pages 68-69
- R2 = Licensed Surveyor's Map, Book 23, Page 50
- R3 = Map of Tract No. 36976, Book 1053, Pages 21-22
- R4 = Corner Record, Public Works Field Book 0520, Page 2037
- \*Official Public Records of Los Angeles County, California

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2019 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
Toll Free: 888.457.7878

Prepared For:

NCS No.: \_\_\_\_\_ Asset No.: \_\_\_\_\_  
Client Ref No.: \_\_\_\_\_

20 PROJECT ADDRESS

205 E Carson Street  
Carson, California

Project Name:  
Carson St-Carson CA Additional Work

CDS Project Number:  
19-06-0284.001

**McKently Malak ARCHITECTS**

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

A PROJECT FOR:

**Rascals**  
TERIYAKI GRILL

5111 Torrance Boulevard  
Torrance, CA 90503  
Telephone: 310.542.0022

**PROPOSED BUILDING**

ORRICK AVE.

CARSON ST.

**KEY MAP**

**RASCALS, CARSON**

205 E. Carson Street  
Carson, CA 90745

No.	DATE	DESCRIPTION
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5	11.05.2021	SITE PLAN AND DESIGN REVIEW RESUBMITTAL
7	01.10.2021	SITE PLAN AND DESIGN REVIEW RESUBMITTAL

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JOB NUMBER: 19124TMA  
DRAWN BY: CR CHECKED BY: HM  
DATE: 12.22.2021  
SHEET DESCRIPTION:

ALTA/NSPS LAND TITLE SURVEY  
(FOR REFERENCE ONLY)

SHEET NUMBER:

**C-02**

BASED ON SCHEME SP-08

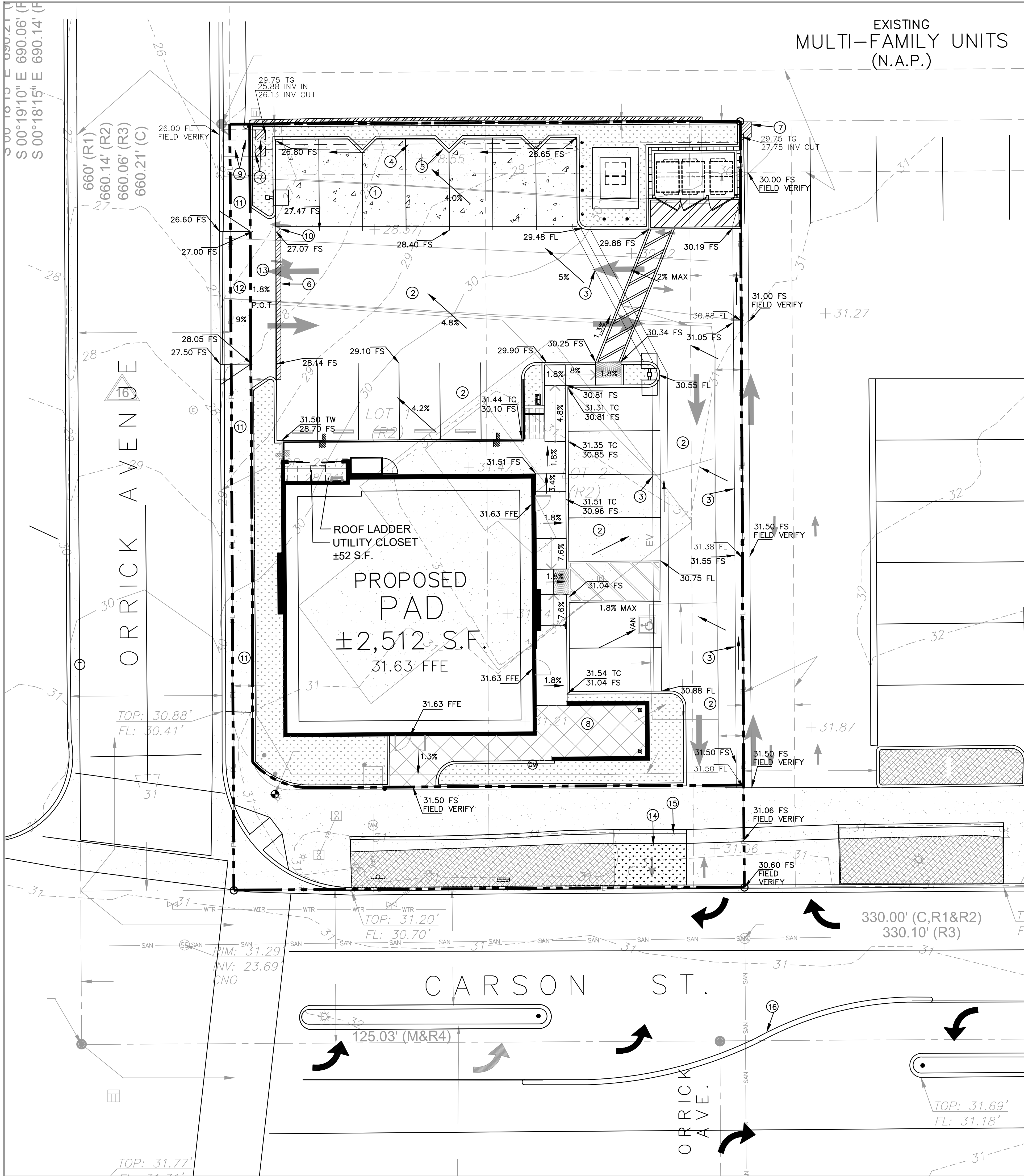
The surveying company:  
Commercial Due Diligence Services  
certifies to the accuracy and sufficiency  
of the survey provided herein.

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444

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CONSTRUCTION NOTES :

- 1 NEW PERVIOUS CONCRETE PAVEMENT
- 2 NEW ASPHALT PAVEMENT
- 3 NEW CONCRETE SWALE W=3'
- 4 NEW 12" SCH40 PVC BY-PASS DRAIN FOR CAR WASH
- 5 NEW 4" SCH40 PERFORATED UNDERDRAIN
- 6 NEW 12" TRENCH DRAIN TRAFFIC RATED GRATE
- 7 NEW 24X24 CATCH BASIN
- 8 NEW CONCRETE PATIO PER ARCH
- 9 NEW PARKWAY DRAIN W=2'
- 10 NEW SOLID PVC PIPE TO PERVIOUS PAVEMENT GRAVEL
- 11 NEW SIDEWALK ALONG ORRICK ST. PER CITY OF CARSON STANDARD PLANS
- 12 NEW DRIVEWAY APPROACH PER CITY OF CARSON STANDARD PLANS
- 13 NEW PEDESTRIAN PATH OF TRAVEL
- 14 NEW PLANTER PER ARCH. AND CITY OF CARSON REQUIREMENTS
- 15 NEW CURB AND GUTTER PER CITY OF CARSON STANDARD PLAN
- 16 NEW CONCRETE DIVIDER CURB

BMP NOTES:

- 1 SOIL PERMITS INFILTRATION
- 2 HIST. GW >10' BGS
- 3 PROPOSED BMP: PERVIOUS CONCRETE PAVEMENT

BMP SUMMARY TABLE :

NAME	LOCATION	TRIB AREA (AC)	VOLUME (CF)	BMP TYPE	REQUIRED SIZE (SF)	PROVIDED SIZE (SF)
SITE	OVERALL	0.25	642	PERVIOUS PAVEMENT	200.6	1,008

ABBREVIATION:

BW= BACK OF WALK  
FF= FINISH FLOOR.  
FL= FLOW LINE.  
FS= FINISH SURFACE.  
TH= THRESHOLD.  
TC= TOP OF CURB.  
GB= GRADE BREAK.

AREA OF WORK:

TOTAL WORK AREA: 12,400 SQ FT

LEGEND

→ FLOW DIRECTION  
CONCRETE  
AREA DRAIN

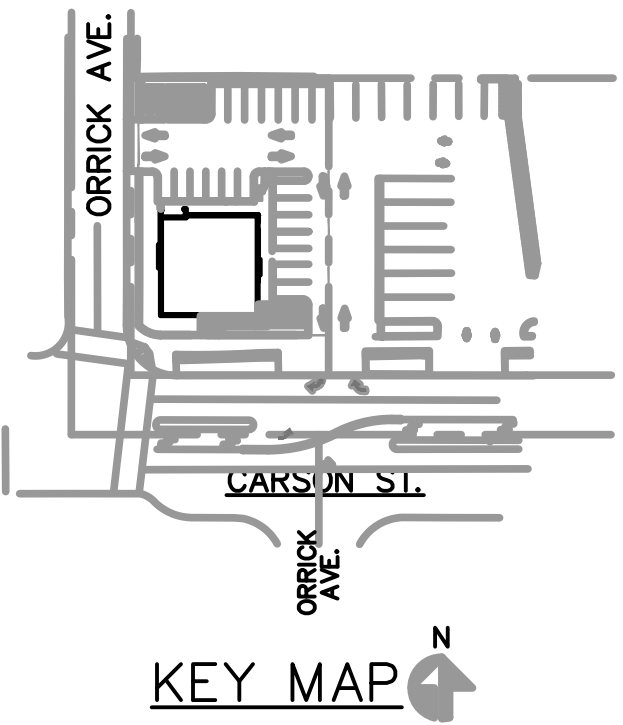
**McKently  
Malak**  
ARCHITECTS

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



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

ISSUES / REVISIONS

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JOB NUMBER: V21-004/1

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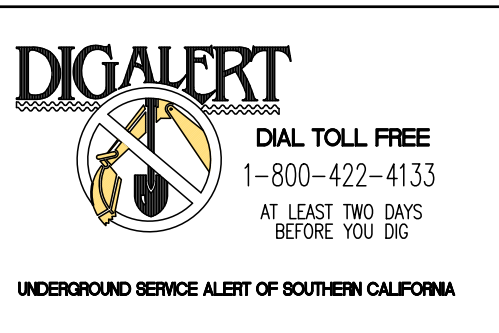
DATE: 11/5/21

SHEET DESCRIPTION:

CONCEPTUAL  
GRADING &  
DRAINAGE

SHEET NUMBER:

C-1

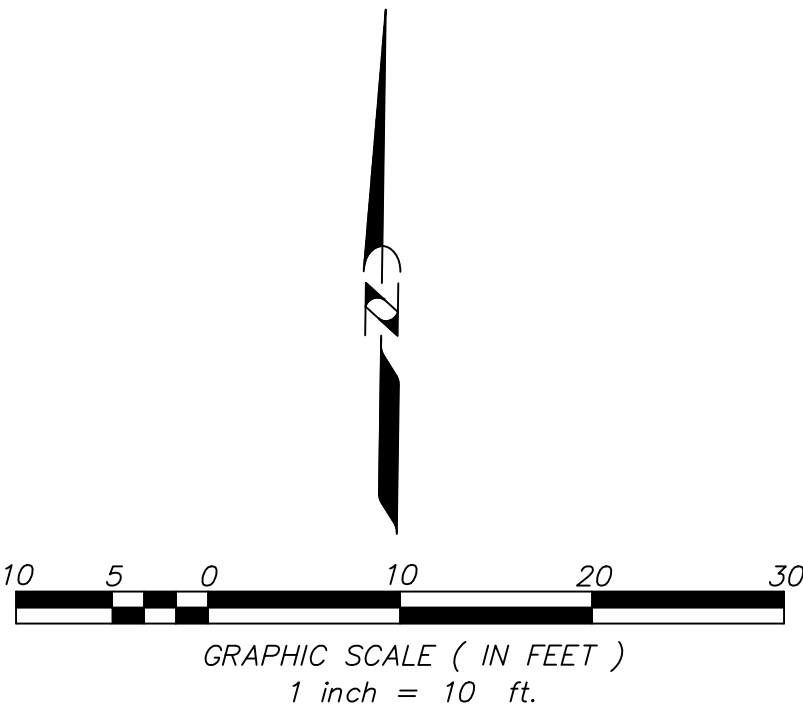


CIVIL ENGINEER

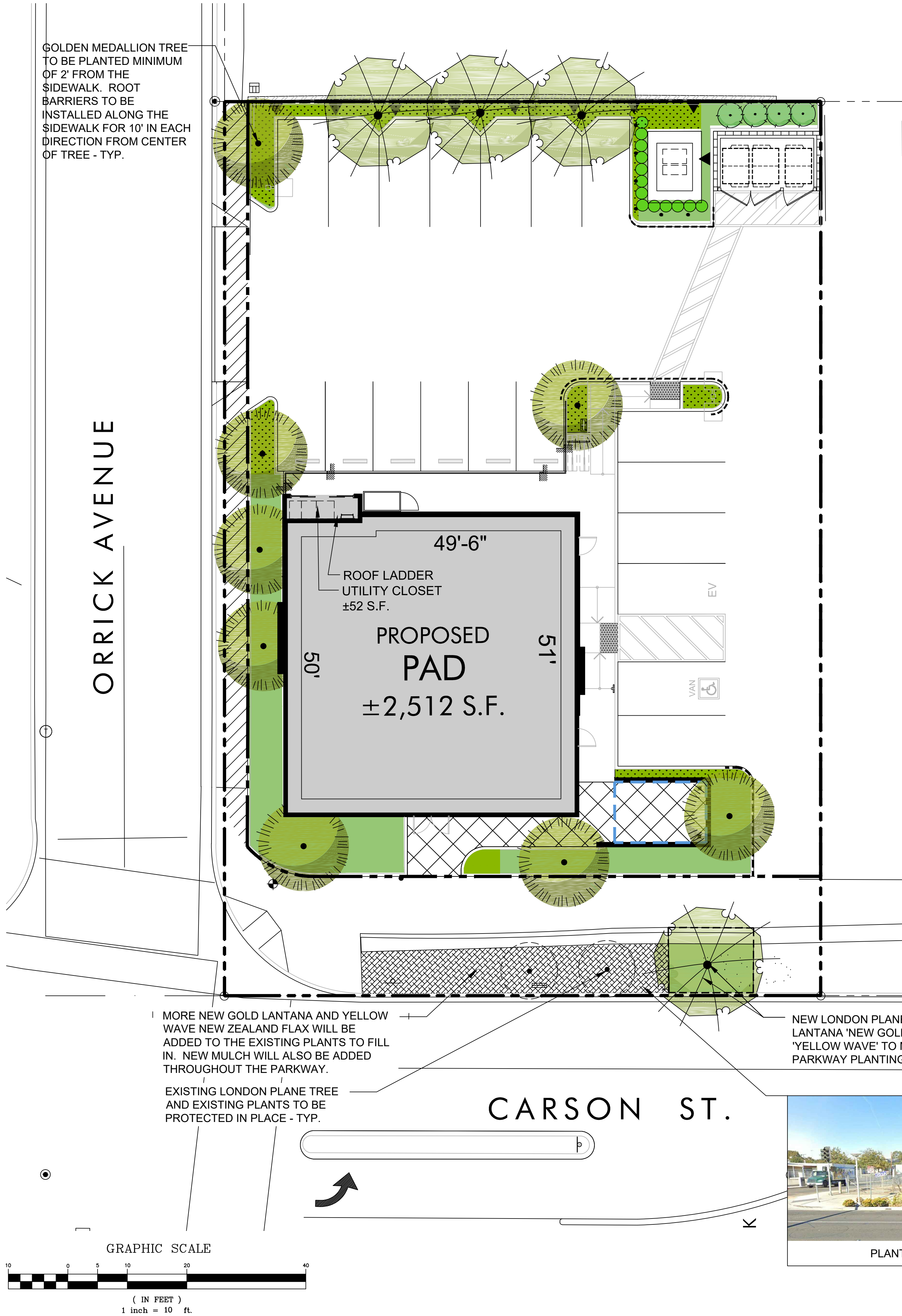
**GARCREST**

ENGINEERING AND CONSTRUCTION, INC.

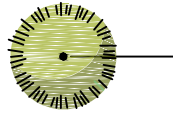


126 S. Jackson Street, Suite 300, Glendale, California 91205  
Tel: 818-241-2408 Fax: 818-241-2282





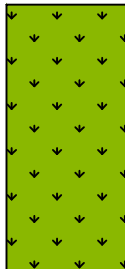





TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS PLANT FACTOR
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	36" BOX	LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	MODERATE
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	MODERATE

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS PLANT FACTOR
SHRUBS					
	AGAVE ATTENUATA	FOX TAIL AGAVE	15 GAL.	30" O.C.	LOW
	AGAVE DESMETTIANA 'VARIEGATA'	SMOOTH AGAVE	5 GAL.	30" O.C.	LOW
	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	5 GAL.	18" O.C.	LOW
	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	1 GAL.	16" O.C.	LOW
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	16" O.C.	LOW
	PHORMIUM 'MAORI QUEEN'	MAORI QUEEN NEW ZEALAND FLAX	5 GAL.	3' O.C.	MODERATE
	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL.	30" O.C.	MODERATE
	WESTRINGIA FRUTICOSA GREY BOX	DWARF COAST ROSEMARY	5 GAL.	2' O.C.	LOW
	WESTRINGIA 'WYNYABBIE GEM'	WYNYABBIE GEM COAST ROSEMARY	5 GAL.	2' O.C.	LOW
SCREENING SHRUB					
	LIGUSTRUM JAPONICUM 'TEXANUM	WAXLEAF PRIVET	5 GAL.	20" O.C.	MODERATE
GROUNDCOVER					
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	5 GAL.	30" O.C.	LOW
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	2' O.C.	LOW
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	16" O.C.	LOW
	STABILIZED DECOMPOSED GRANITE				
VINE					
	FICUS REPENS	CREEPING FIG	5 GAL.		MODERATE

TREES



GOLD MEDALLION TREE



ITALIAN CYPRESS



LONDON PLANE TREE

SHRUB / GROUNDCOVER / VINE



AGAVE ATTENUATA



AGAVE DESMETTIANA 'VARIEGATA'



DIETES BICOLOR 'VARIEGATA'



DIANELLA CAERULEA 'CASSA BLUE'



DIANELLA REVOLUTA 'LITTLE REV'

SHRUB / GROUNDCOVER / VINE



PHORMIUM 'MAORI QUEEN'



PHORMIUM 'YELLOW WAVE'



WESTRINGIA FRUTICOSA 'GREY BOX'



LIGUSTRUM JAPONICUM 'TEXANUM'



CARISSA MACROCARPA 'GREEN CARPET'

SHRUB / GROUNDCOVER / VINE



WESTRINGIA 'WYNYABBIE GEM'



LANTANA 'NEW GOLD'



FESTUCA GLAUCA 'ELIJAH BLUE'



FICUS REPENS

TOTAL LANDSCAPE AREA = ±1,490 S.F.

NORTH



**McKently Malak ARCHITECTS**

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Pasadena California 91103-3648  
TEL 626 583 8348 FAX 626 583 8387

A PROJECT FOR:

**Rascals**  
TERIYAKI GRILL

5111 Torrance Boulevard  
Torrance, CA 90503  
Telephone: 310.542.0022

ORRICK AVE.

CARSON ST.

ORRICK AVE.

**KEY MAP**

Troller Mayer Associates, Inc.  
Landscape Architecture Planning Urban Design  
1403 Kenneth Road, Suite B  
Glendale, California 91201-1421  
Ph: (818) 956-8101 Fax: (818) 956-0120  
E-mail: rmayer@trollermayer.com

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

ISSUES / REVISIONS

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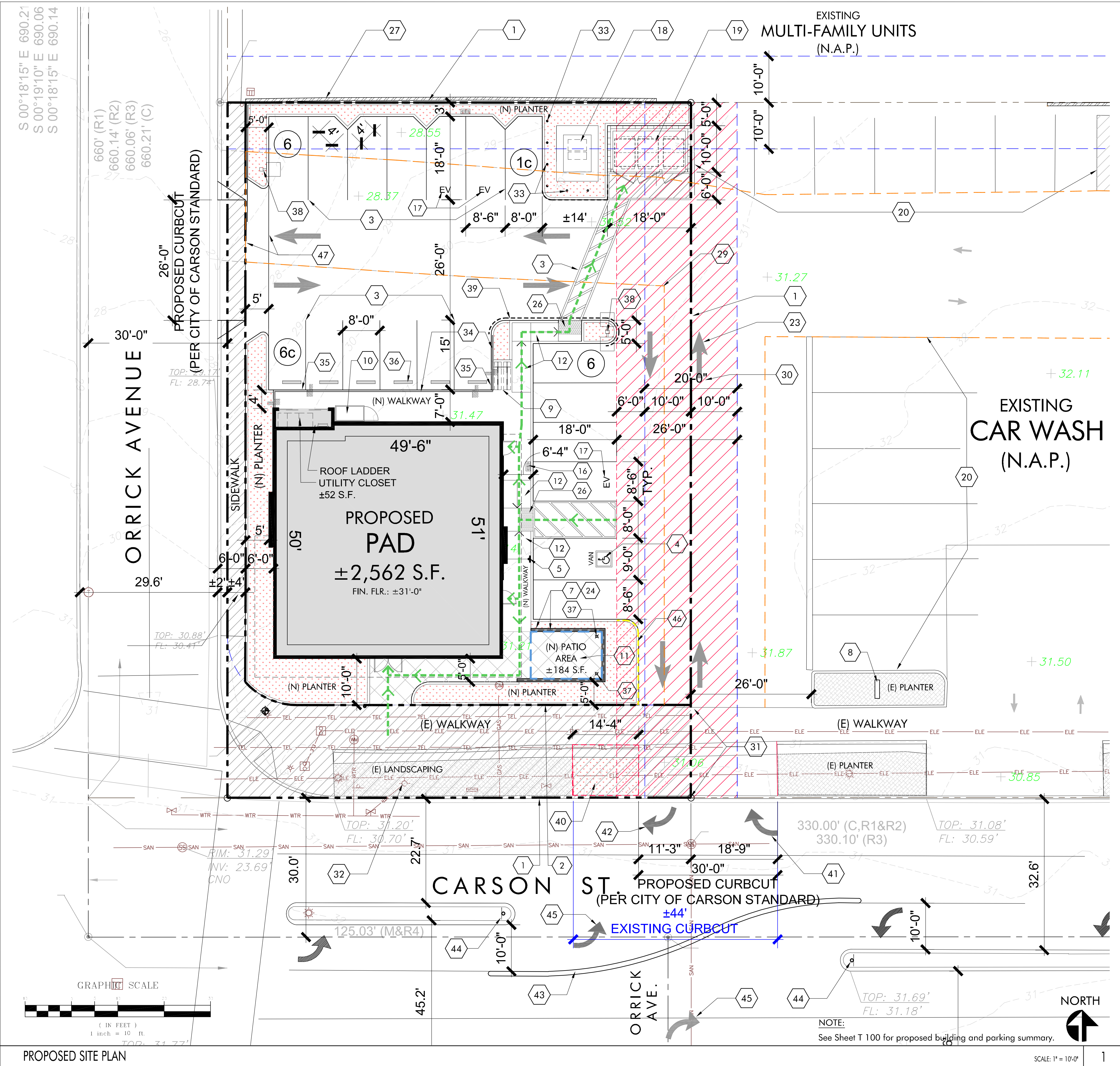
JOB NUMBER: 19124TMA  
DRAWN BY: MS CHECKED BY: JM  
DATE: 11.05.21  
SHEET DESCRIPTION:

**CONCEPTUAL PLANTING PLAN**

SHEET NUMBER:  
**L-1.1**

BASED ON SCHEME SP-03





## KEY NOTES

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- NEW STRIPING
- NEW PAINTED DISABLED SYMBOL
- NEW DISABLED SIGN
- NEW PLANTER
- NEW LOW PATIO WALL
- (E) PYLON SIGN
- NEW SHORT TERM BIKE RACKS (2 BICYCLES)
- NEW LONG TERM BIKE STORAGE PROVIDED: - BICYCLES (1 SINGLE LOCKER)
- NEW CONCRETE PAVING: ACID WASH FINISH, SAW CUT LINES. COLOR: NATURAL GRAY
- NEW RAMP
- NEW ACCESSIBLE PARKING STALLS
- NEW MONUMENT SIGN BY OTHERS.
- NEW METAL CANOPY
- CONDUIT FOR FUTURE CHARGING STATION
- FUTURE ELECTRIC VEHICLE STALL (1)
- NEW TRANSFORMER
- NEW TRASH ENCLOSURE WITH ROOF.
- EXISTING STRIPING TO REMAIN
- NEW DRIVEWAY
- NEW CURB CUT
- NEW DIRECTIONAL SIGN
- NEW WOOD SLATS ON TOP OF LOW WALL
- NEW TRELLIS COLUMN
- NEW TRUNCATED DOME
- EXISTING BLOCK WALL
- 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.
- EXISTING 20 FT. WIDE INGRESS AND EGRESS EASEMENT.
- EXISTING 20 FT. SIDEWALK DEDICATION ALONG CARSON ST., EXISTING EASEMENT FOR PUBLIC ST. ROAD OR HWY.
- EXISTING FIRE HYDRANT
- NEW BOLLARD
- (N) 42" HIGH RAILING
- (N) RETAINING WALL
- (N) WHEELSTOP
- (N) PEDESTRIAN LIGHT (147" HIGH)
- (N) POLE LIGHT (SINGLE & DOUBLE)
- (N) FIRE LANE
- NEW PLANTER PER CITY OF CARSON ST. MASTER PLAN
- NEW RIGHT IN ARROW
- NEW RIGHT OUT ARROW
- NEW 12" CURB
- PROPOSED "NO U TURN" SYMBOL SIGN
- 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.
- PROPOSED YELLOW PAINT ON THE CURB
- PEDESTRIAN PATH OF TRAVEL

## 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

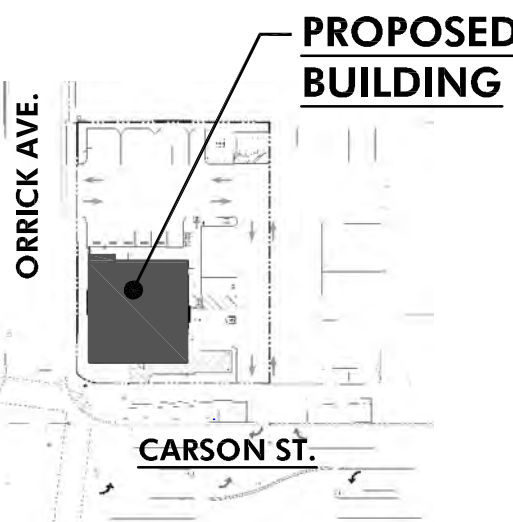
## McKently Malak ARCHITECTS

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
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JOB NUMBER: 19124TMA  
DRAWN BY: CHECKED BY: HM  
DATE: 12.22.2021  
SHEET DESCRIPTION:

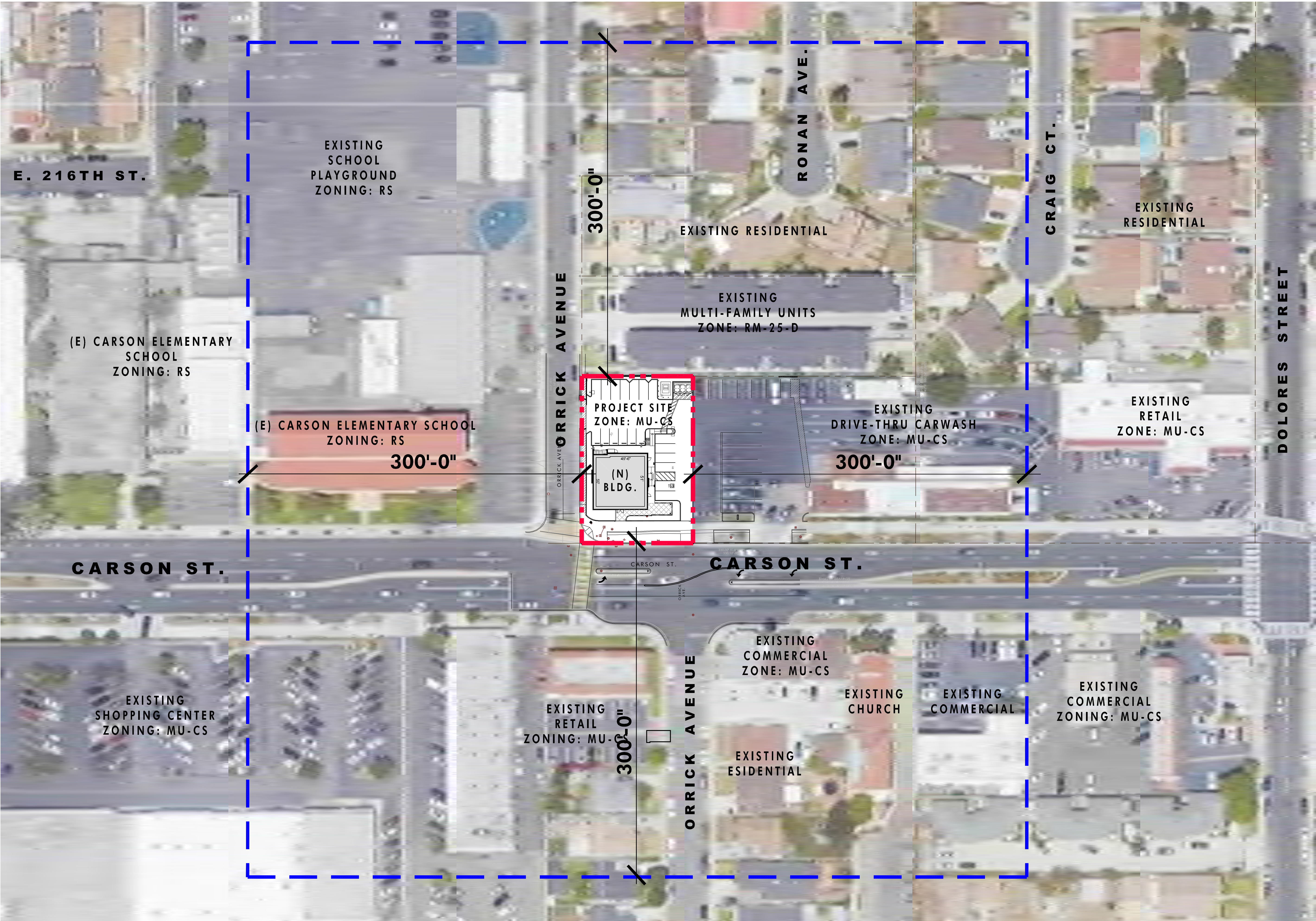
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SHEET NUMBER:

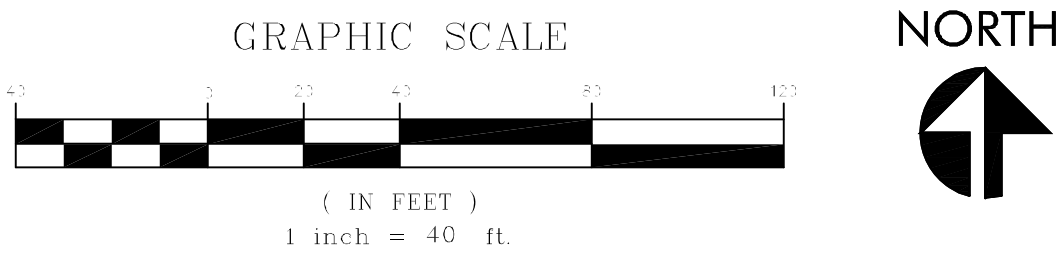
# A010

BASED ON SCHEME SP-08





SITE UTILIZATION MAP



SCALE: 1" = 40'-0"

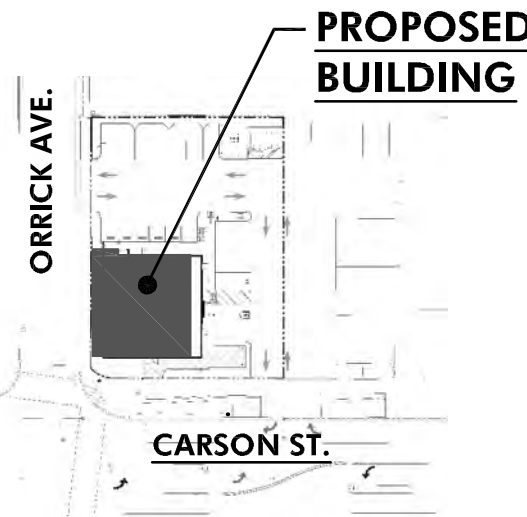
**McKently  
Malak**  
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JOB NUMBER: 19124TMA  
DRAWN BY:                      CHECKED BY: HM  
DATE: 10.22.2021  
SHEET DESCRIPTION:

SITE UTILIZATION MAP

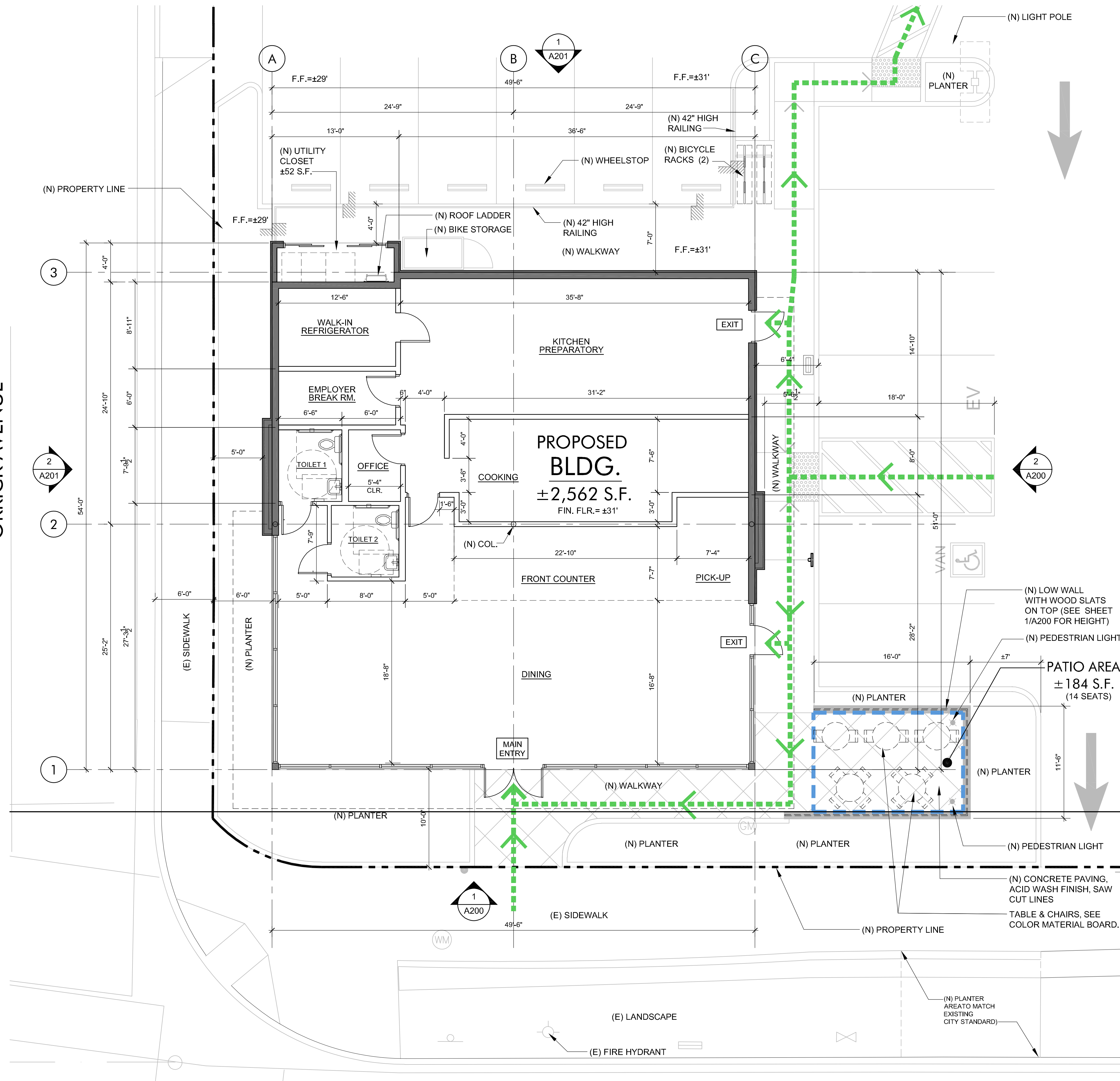
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**A010.1**

BASED ON SCHEME SP-08

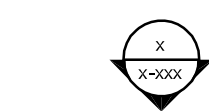


ORRICK AVENUE

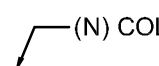


CARSON STREET

### FLOOR PLAN LEGEND



ELEVATION  
SHEET NUMBER  
ELEVATION NUMBER



(N) STRUCTURAL COLUMNS.



EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH  
EMERGENCY BACK-UP POWER.

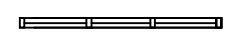
#### SALES FLOOR

± 0.000  
11.10'

ROOM NAME

AREA SQUARE FOOTAGE

FINISH FLOOR ELEVATION



MODULAR STOREFRONTS



INTERIOR WALL. 2 x 6 WOOD STUDS AT 16\"/>



EXTERIOR WOOD STUD WALL.



HANDICAP INDICATION PATH OF TRAVEL



OUTLINE OF PATIO AREA

#### 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

NORTH



SCALE: 3/16\"/>

1

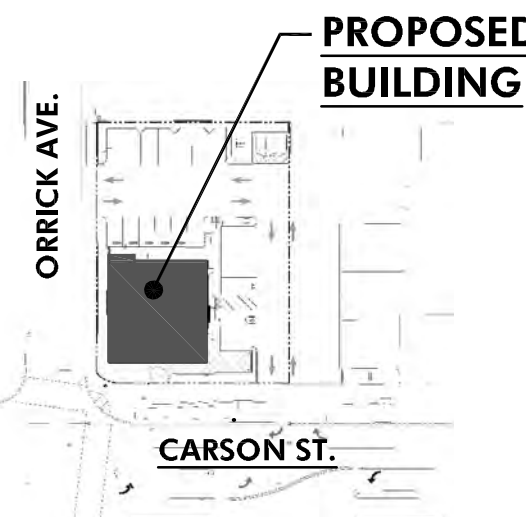
**McKently  
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JOB NUMBER: 19124TMA

DRAWN BY: CR CHECKED BY: HM

DATE: 10.22.2021

SHEET DESCRIPTION:

PROPOSED  
FLOOR PLAN

SHEET NUMBER:

**A101**

BASED ON SCHEME SP-08



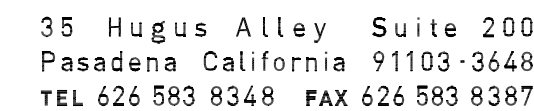


0'-0" TOP OF PARAPET



ROOF DRAIN AND OVERFLOW

H.V.A.C.



A PROJECT FOR:



5111 Torrance Boulevard  
Torrance, CA 90503  
Telephone: 310.542.0022



**KEY MAP** 

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

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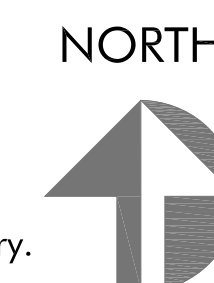
PROPOSED  
ROOF PLAN

SHEET NUMBER

# A131

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



SCALE: 3/16" = 1'-0"

### PROPOSED ROOF PLAN





SOUTH EXTERIOR ELEVATION (CARSON ST.)

SCALE: 3/32" = 1'-0"

1



EAST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

2

## FINISH LEGEND

KEY	MATERIAL
1 -	STUCCO MANUFACTURER: HIGHLAND STUCCO SMOOTH STEEL TROWEL PAINT COLOR: BY DUNN EDWARDS
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 A. STOREFRONT GLASS MANUFACTURE: PPG COLOR: 1" CLEAR FLOAT GLASS
5 -	WOOD SLATS MANUFACTURE : BY GENERAL CONTRACTOR FINISH: NATURAL WOOD - ARCHITECTURAL GRAD COLOR: CEDAR NATURALTONE ST-533-BEHR PREMIUM SEMI TRANS. WATERPROOFING STAIN/ SEALER
6 -	WALL SCONCE MANUFACTURE: LUMINIS MODEL: EC851 ECLIPSE MAXI - LED COLOR: BLACK
7 -	METAL CANOPY MANUFACTURER: GENERAL CONTRACTOR FINISH: PAINTED STEEL TUBE COLOR: DE 6385 BLACK BEAN PAINT COLOR BY DUNN EDWARDS
8 -	WALL SCONCE AT SERVICE DOORS MANUFACTURER: BEGA LIGHTING MODEL: 33 224 LED COLOR: BLACK
9 -	CONCRETE PAVING MANUFACTURER: BY 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
13 -	LOW PATIO WALLS MANUFACTURE: ANGELUS BLOCK MODEL: BURNISHED COLOR: CHARCOAL
14 -	BIKE LOCKER MANUFACTURER: DURA BIKE LOCKER MODEL: DL1 - DURA LOCKER, 1 BIKE UNIT COLOR: SILVER GRAY
15 -	PATIO FURNITURE MANUFACTURER: EMU CONTRACT SEGO # 287 - ARM CHAIR, 22 A/IRON CAMBI #803 MESH TABLE - 32" DIA. 22 A/IRON UMBRELLA - ALUMINUM SQUARE (78.5" x 78.5") COLOR: CANOPY WHITE STEEL BASE #925 22 A/IRON
16 -	PEDESTRIAN LIGHTS MANUFACTURER: LUMINIS MODEL: LUMISTIK - LED CL640 CLP693 147" COLOR: BLACK
17 -	POLE LIGHTS MANUFACTURER: KIM LIGHTING MODEL: ALT 1 ALTITUDE - LED, POLE MOUNT COLOR: BLACK

## CON'T. FINISH LEGEND

PAINT COLORS	
- 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

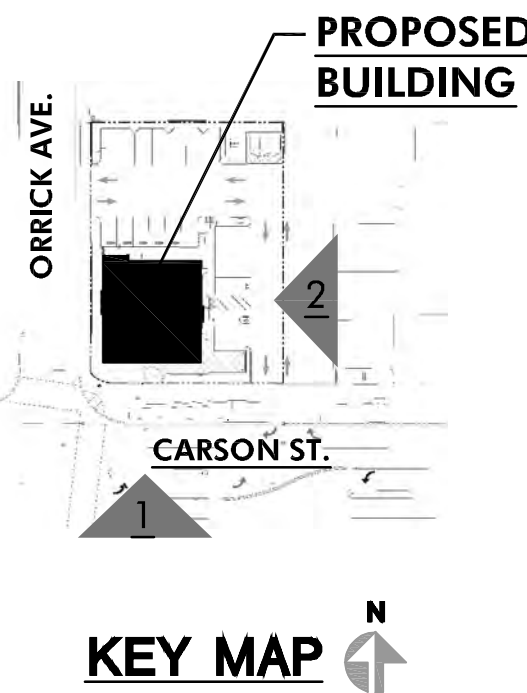
**McKently  
Malak**  
ARCHITECTS

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



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

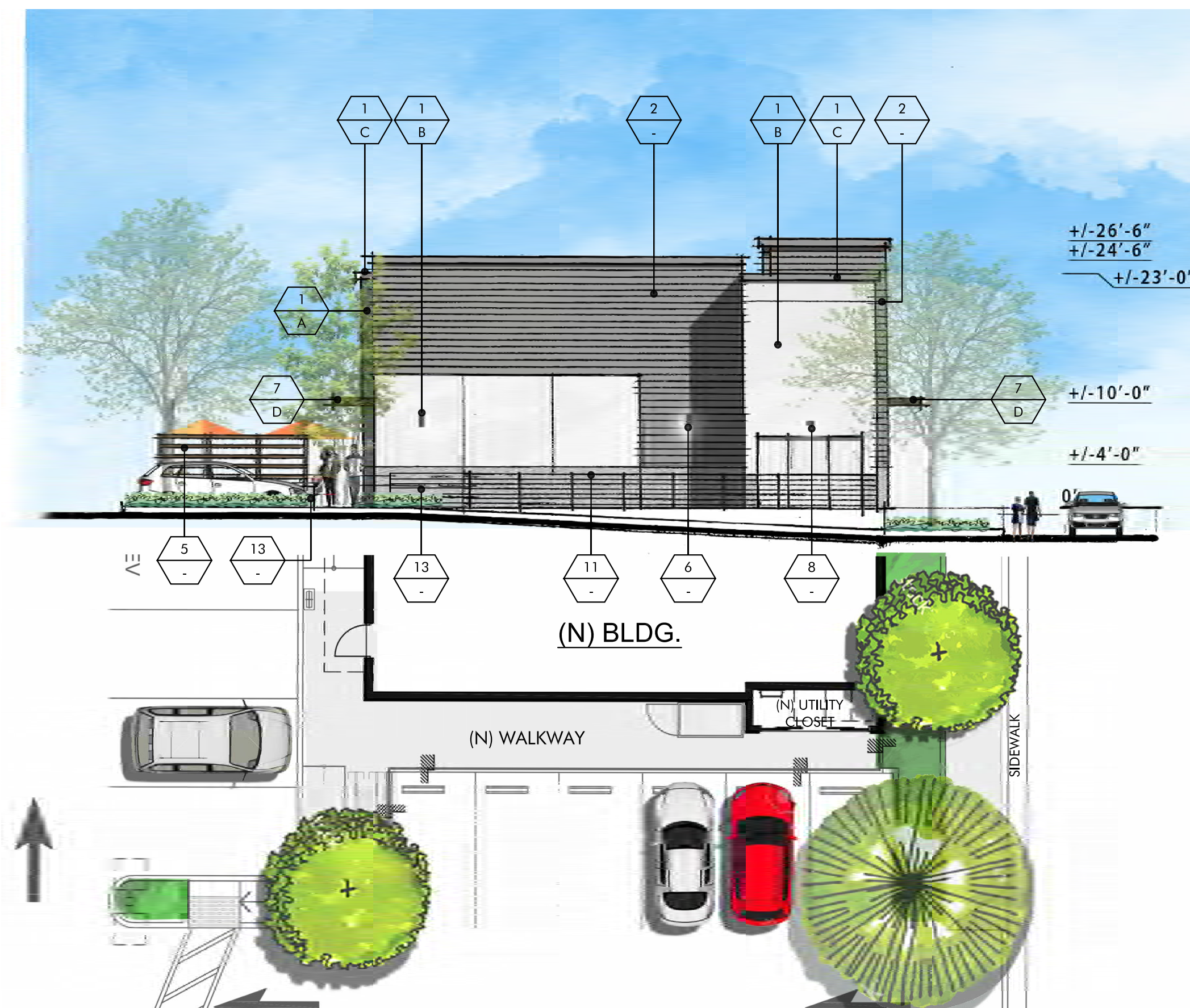
**PROPOSED  
EXTERIOR ELEVATIONS**

SHEET NUMBER:

**A200**

BASED ON SCHEME SP-08





NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

1




















WEST EXTERIOR ELEVATION (ORRICK AVE.)




SCALE: 3/32" = 1'-0"

2

## FINISH LEGEND

KEY	MATERIAL
	STUCCO MANUFACTURER: HIGHLAND STUCCO SMOOTH STEEL TROWEL PAINT COLOR: BY DUNN EDWARDS
	HARDIE BOARD SIDING MANUFACTURER: HARDIE BOARD MODEL: ARTISAN SIDING V-GROOVE SIDING (PRIMED FOR PAINT) COLOR: DE 6376 LOOKING GLASS, DUNN EDWARDS)
	STONE VENEER BASE MANUFACTURER: EL DORADO STONE MODEL: LONGITUDE 24 - 12" x 24" RUNNING BOND COLOR: FOGGY MEADOW
	STOREFRONT MANUFACTURER: ARCADIA FINISH: #11 / CLEAR AC-2 A. STOREFRONT GLASS MANUFACTURE: PPG COLOR: 1" CLEAR FLOAT GLASS
	WOOD SLATS MANUFACTURE : BY GENERAL CONTRACTOR FINISH: NATURAL WOOD - ARCHITECTURAL GRAD COLOR: CEDAR NATURAL/TONE ST-533-BEHR PREMIUM SEMI TRANS. WATERPROOFING STAIN/ SEALER
	WALL SCONCE MANUFACTURE: LUMINIS MODEL: EC851 ECLIPSE MAXI - LED COLOR: BLACK
	METAL CANOPY MANUFACTURER: GENERAL CONTRACTOR FINISH: PAINTED STEEL TUBE COLOR: DE 6385 BLACK BEAN PAINT COLOR BY DUNN EDWARDS
	WALL SCONCE AT SERVICE DOORS MANUFACTURER: BEGA LIGHTING MODEL: 33 224 LED COLOR: BLACK
	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR FINISH: MEDIUM BROWN FINISH, SAW CUT LINES COLOR: NATURAL GRAY
	TRASH RECEPTACLES MANUFACTURER: VICTOR STANLEY MODEL: SDC-36 COLOR: BLACK
	CABLE RAILING MANUFACTURER: GENERAL CONTRACTOR CABLES: STAINLESS STEEL STEEL POSTS: PAINTED - DE 6385 BLACK BEAN BY: DUNN EDWARDS
	BIKE RACKS MANUFACTURER: VICTOR STANLEY MODEL: BRBS-103 COLOR: BLACK
	LOW PATIO WALLS MANUFACTURE: ANGELUS BLOCK MODEL: BURNISHED COLOR: CHARCOAL
	BIKE LOCKER MANUFACTURER: DURA BIKE LOCKER MODEL: DL1 - DURA LOCKER, 1 BIKE UNIT COLOR: SILVER GRAY
	PATIO FURNITURE MANUFACTURER: EMU CONTRACT SEGNO # 267 - ARM CHAIR, 22 A/IRON CAMBI #903 MESH TABLE - 32" DIA. 22 A/IRON UMBRELLA - ALUMINUM SQUARE (78.5" x 78.5") COLOR: CANOPY WHITE STEEL BASE #925 22 A/IRON
	PEDESTRIAN LIGHTS MANUFACTURER: LUMINIS MODEL: LUMISTIK - LED CL640 CLP693 147" COLOR: BLACK
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### CON'T. FINISH LEGEND

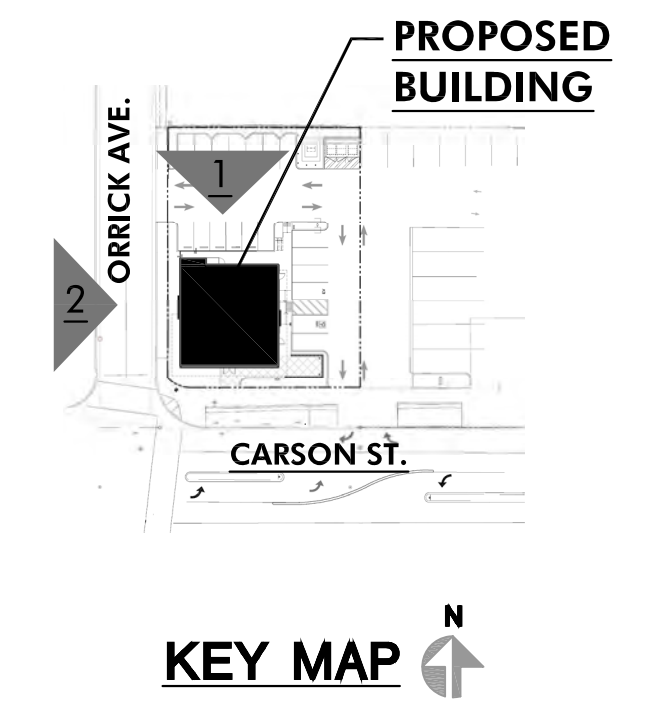
PAINT COLORS	
	PAINT COLOR: DE 6367 COVERED IN PLATINUM BY: DUNN EDWARDS
	PAINT COLOR: DE 6372 LACE VEIL BY: DUNN EDWARDS
	PAINT COLOR: DE 6368 WALRUS BY: DUNN EDWARDS
	PAINT COLOR: DE 6385 BLACK BEAN BY: DUNN EDWARDS



A PROJECT FOR:



5111 Torrance Boulevard  
Torrance, CA 90503  
Telephone: 310.542.0022



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

## ISSUES / REVISIONS

No.	DATE	DESCRIPTION
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JOB NUMBER: 19124TMA

DRAWN BY: \_\_\_\_\_ CHECKED BY: HM

DATE: 10.22.2021

SHEET DESCRIPTION:

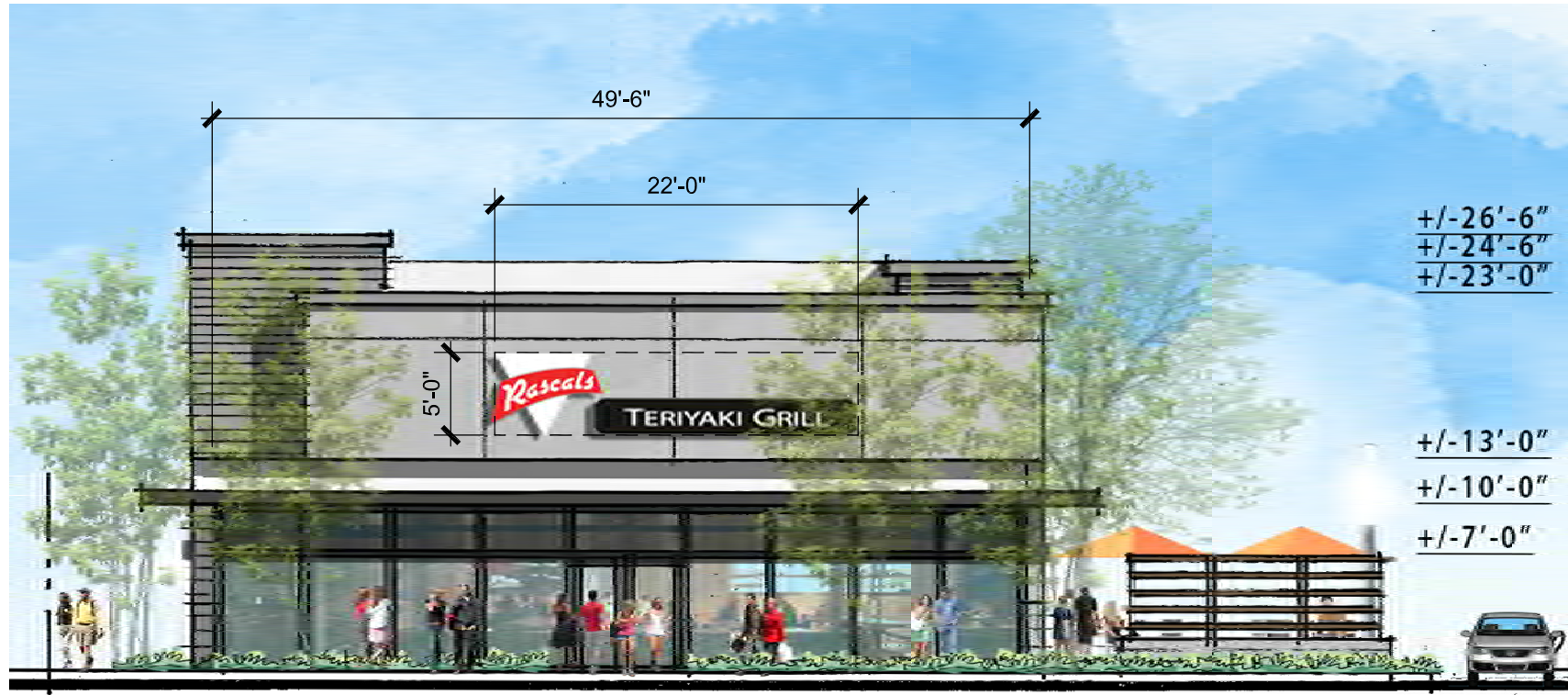
## PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

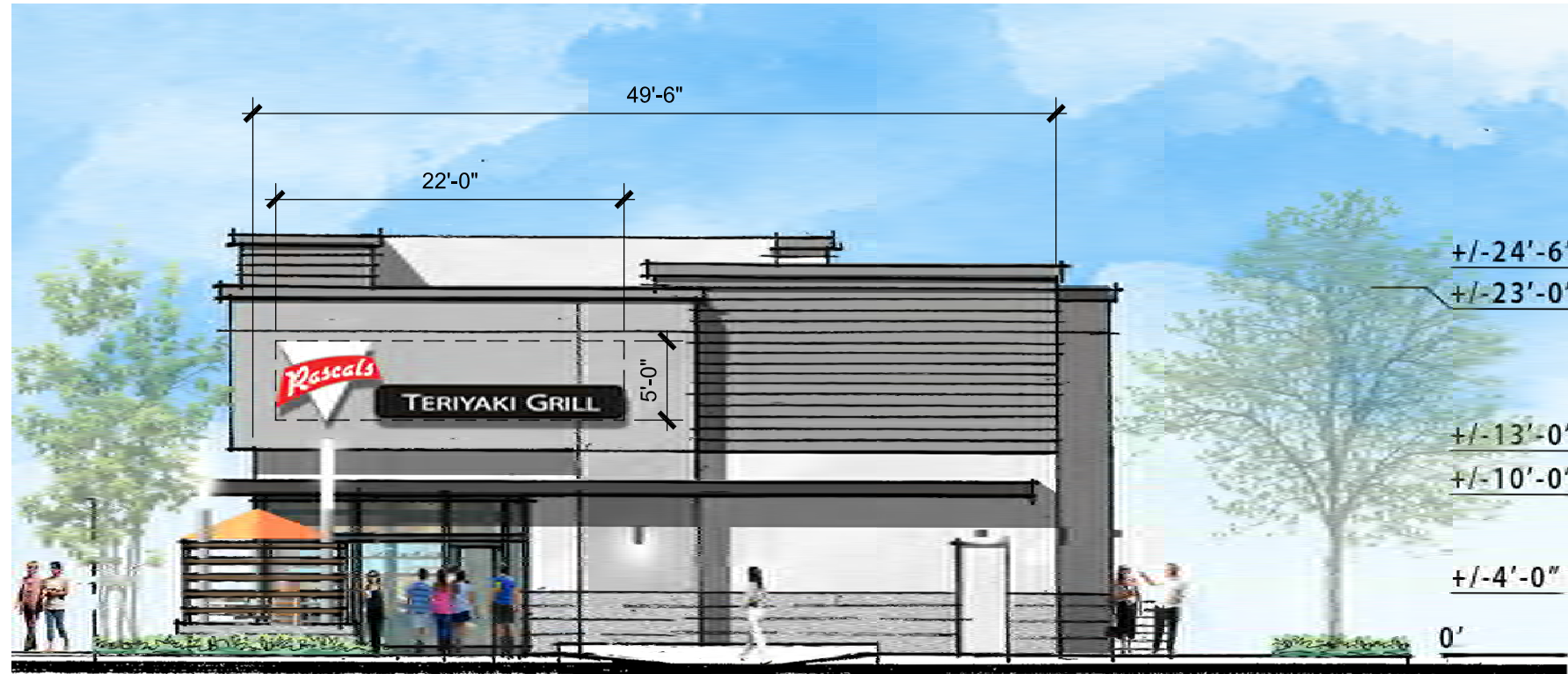
# A201

BASED ON SCHEME SP-08

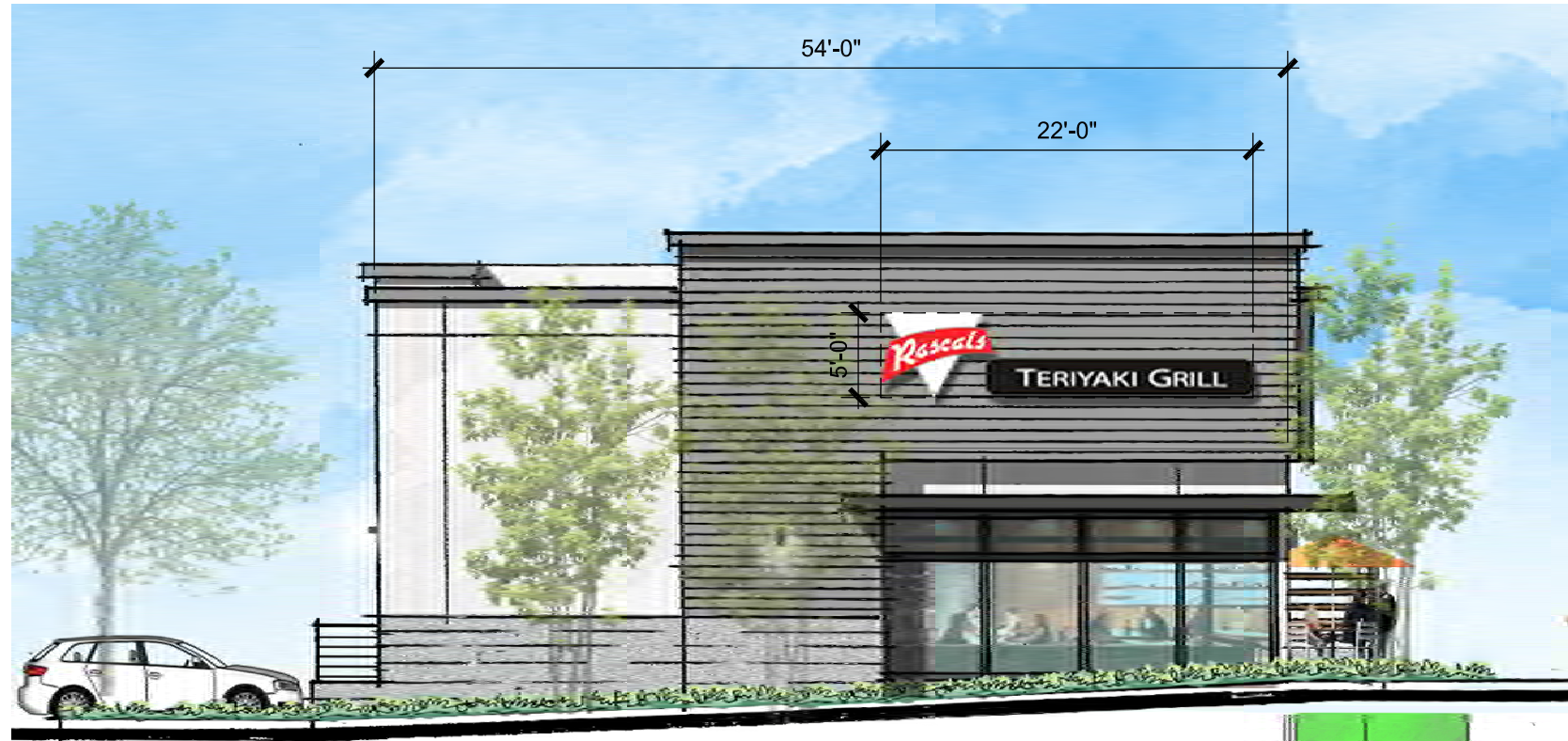




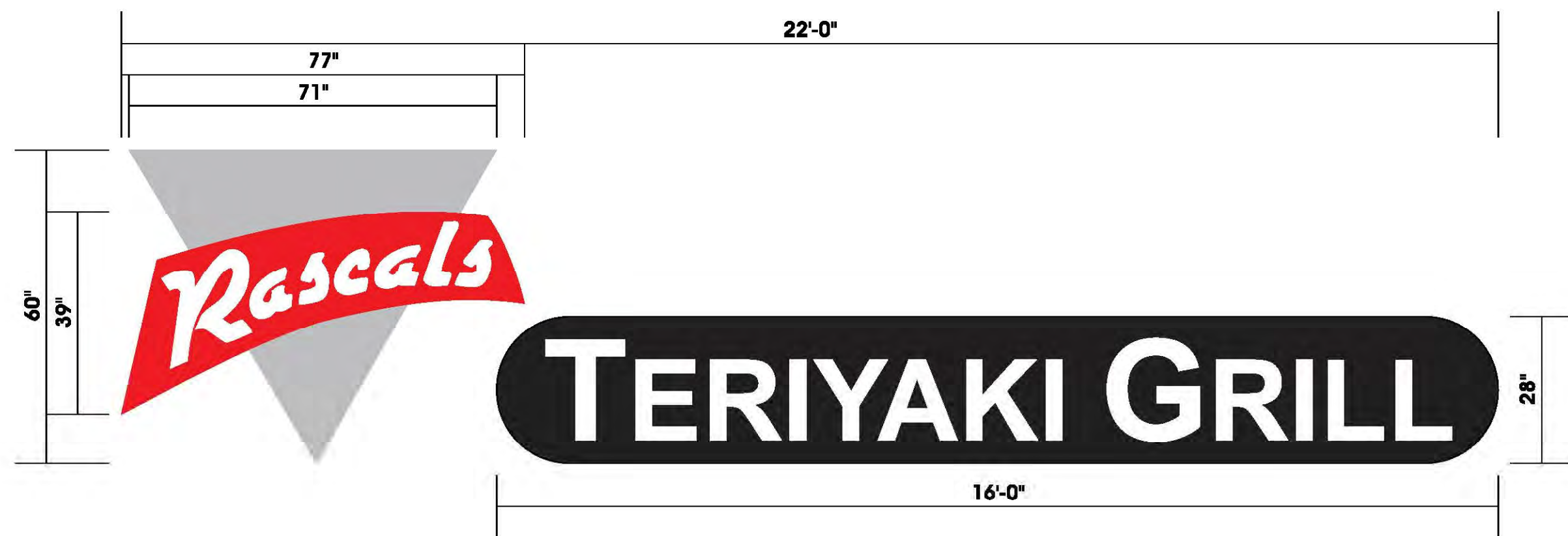
1 SOUTH ELEVATION (CARSON ST.)  
22'-0" x 5'-0" = 110 S.F. SCALE: 3/32" = 1'-0"



2 EAST ELEVATION  
22'-0" x 5'-0" = 110 S.F. SCALE: 3/32" = 1'-0"



3 WEST ELEVATION (ORRICK AVE.)  
22'-0" x 5'-0" = 110 S.F. SCALE: 3/32" = 1'-0"



### PUSH THRU SIGN

S/F INTERNALLY ILLUMINATED SIGN

RETURNS TO BE FABRICATED FROM .063 ALUMINUM

FACE TO BE FABRICATED FROM .090 ALUMINUM WITH ROUTED OUT COPY

SIGN TO HAVE A NEON BORDER BEHIND ALUMINUM FACE

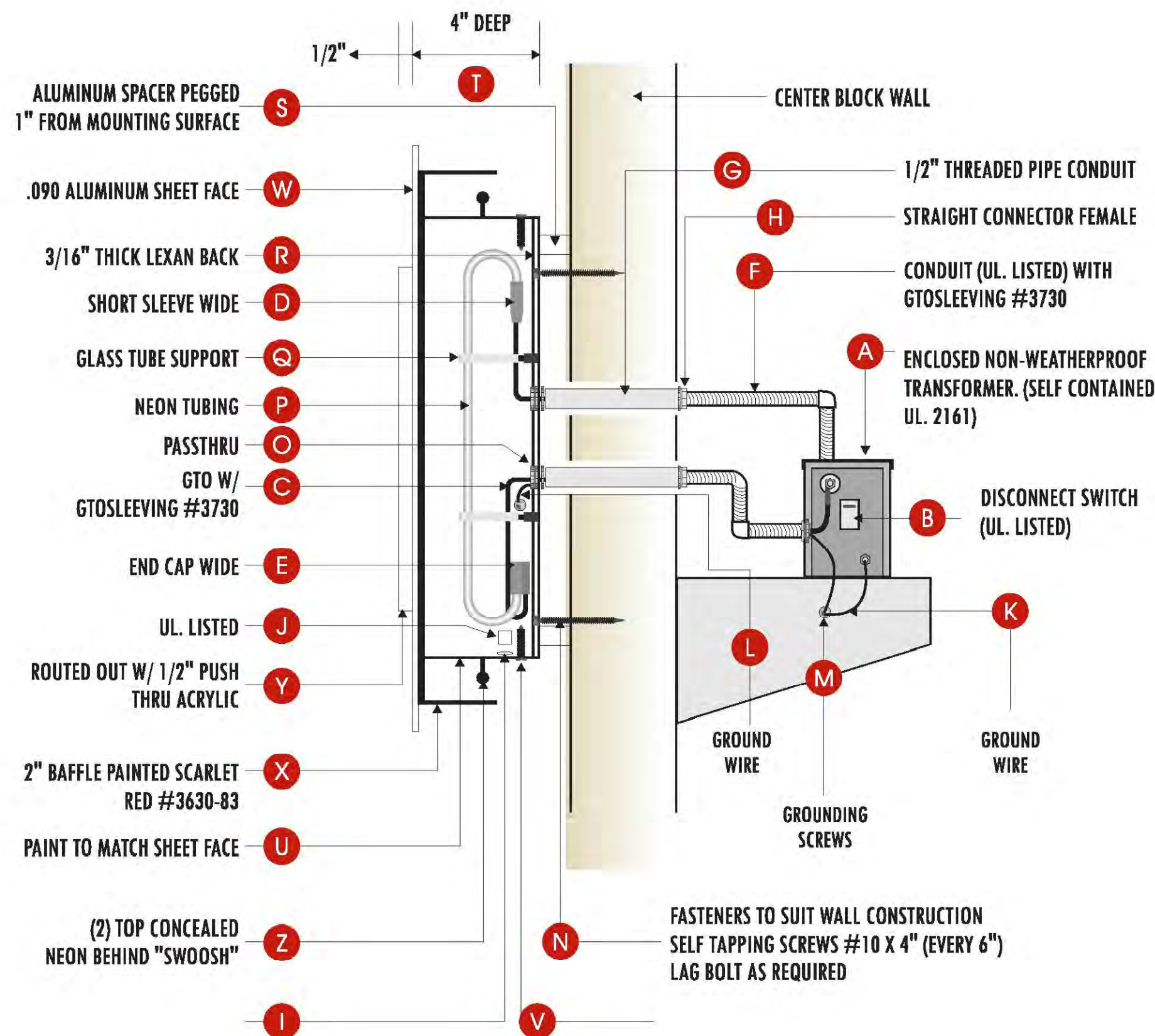
COPY TO BE FABRICATED FROM 1/2" CLEAR PUSH THRU ACRYLIC

BACKGROUND TO BE FABRICATED FROM .063 ALUMINUM

ALL CONSTRUCTION AND WIRING TO BE U LISTED AND APPROVED NEON GAS SYSTEM

#### SIGN LIGHTING CONTROLS

- Control for All Signs. All Signs with permanently connected lighting shall meet the requirements of Section 133.
- Automatic Time Switch Control. All signs with permanently connected lighting shall be controlled with an automatic time switch that complies with the applicable requirements of Section 1198.
- Photocell or outdoor astronomical time switch control. All outdoor signs shall be controlled with a photocell or outdoor astronomical time switch unless exempted from the exceptions. See Section 133(a)(2).
- Dimming. All outdoor signs shall be controlled with a dimmer that provides the ability to automatically reduce sign power by a minimum of 65 percent during nighttime exempted from the 5 possible exceptions. See Section 133(a)(3).
- Demand Responsive Electronic Message center Control (EMC), newly connected lighting power load greater than 15kW shall have a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal that is sent out by the local utility.



### PUSH THRU SIGN

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RETURNS TO BE FABRICATED FROM .063 ALUMINUM

FACE TO BE FABRICATED FROM .090 ALUMINUM WITH ROUTED OUT COPY

SIGN TO HAVE A NEON BORDER BEHIND ALUMINUM FACE

COPY TO BE FABRICATED FROM 1/2" CLEAR PUSH THRU ACRYLIC

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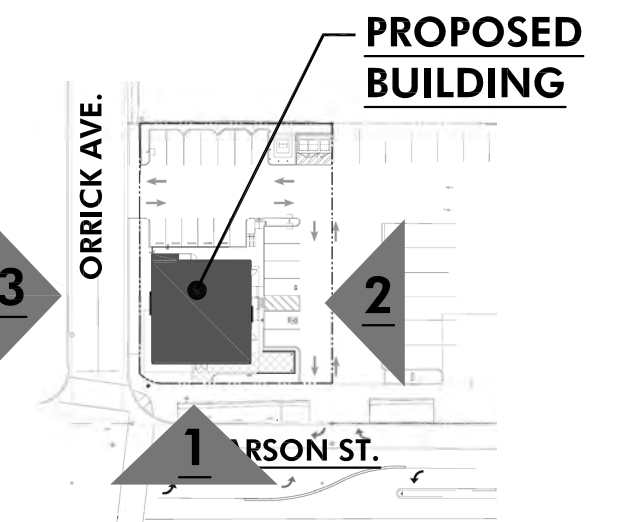
## McKently Malak ARCHITECTS

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

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

PROPOSED  
SIGNAGE PROGRAM

SHEET NUMBER:

A202

BASED ON SCHEME SP-08



**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



**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

**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



**17 POLE LIGHTS**

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







**South Elevation( Carson St)**

Scale: 3/32"=1'0"



**East Elevation**

Scale: 3/32"=1'0"



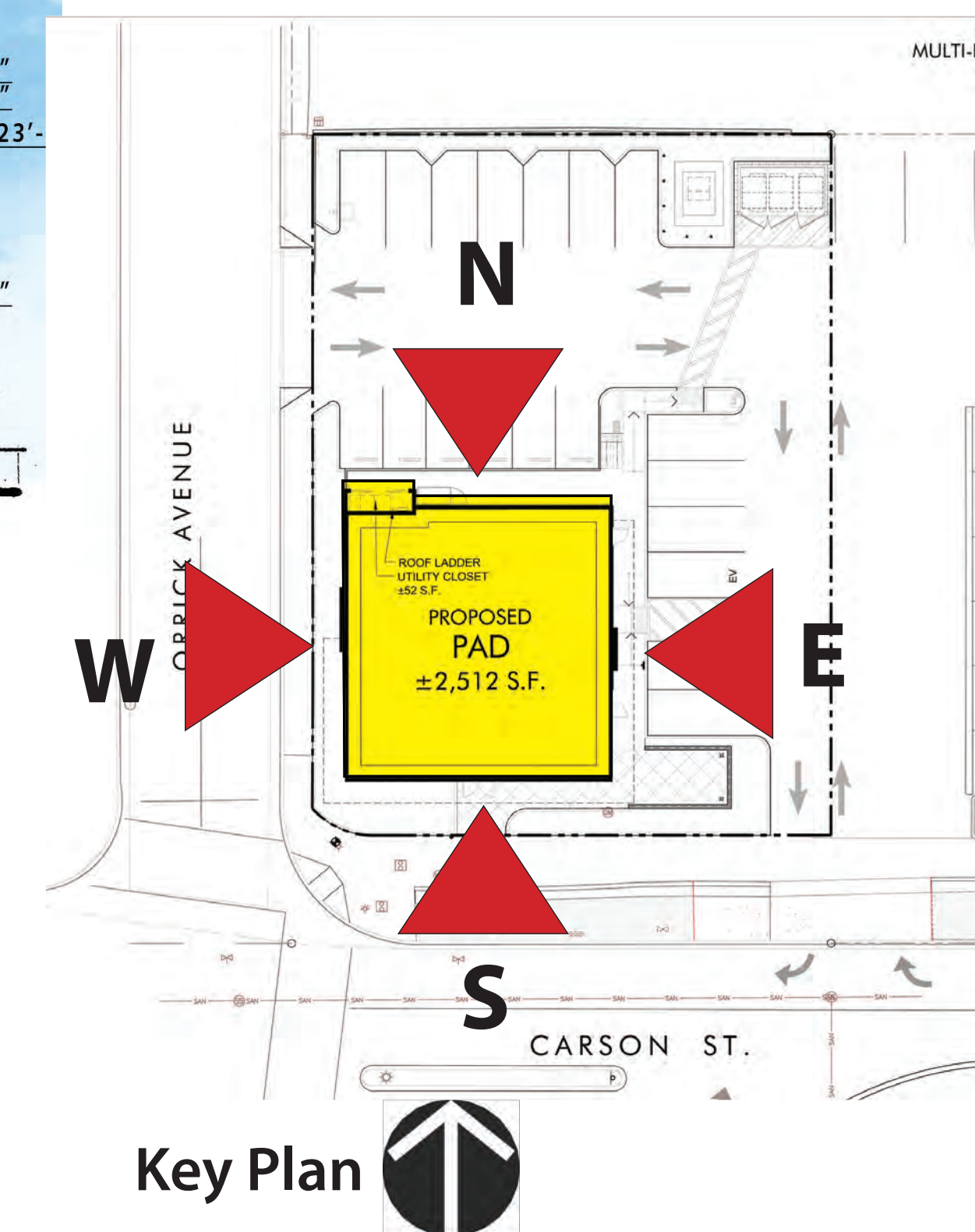
**West Elevation( Orrick Ave.)**

Scale: 3/32"=1'0"



**North Elevation**

Scale: 3/32"=1'0"



Key Plan

Proposed Pad

**RASCALS**

5111 Torrance Boulevard  
Torrance, California 90503  
T: 310.542.0022



205 E. Carson Street Carson, California 90745

**McKently  
Malak**  
ARCHITECTS

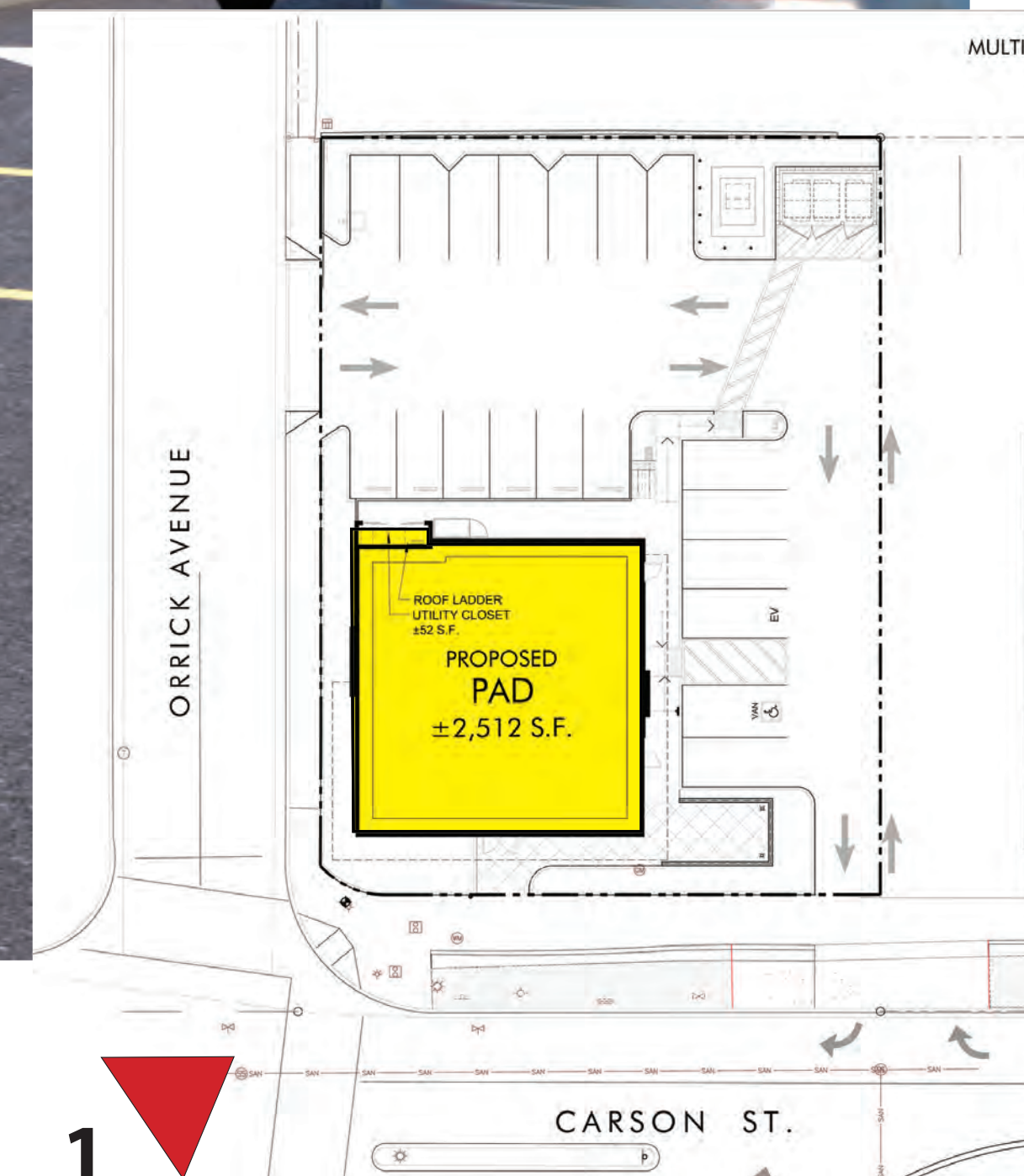
35 Hugus Alley Suite 200  
Pasadena, California 91103-3648  
TEL 626 583 8348 FAX 626 583 8387

ELEVATIONS

10.28.2021 19124TMA

**EL-1.0**





Key Plan  Proposed Pad

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 5111 Torrance Boulevard  
 Torrance, California 90503  
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 Malak**  
 ARCHITECTS  
 35 Hugus Alley Suite 200  
 Pasadena, California 91103-3648  
 TEL 626 583 8348 FAX 626 583 8387

**PERSPECTIVE**  
 10.28.2021 19124TMA  
**RE-01**





**RASCALS**  
 5111 Torrance Boulevard  
 Torrance, California 90503  
 T: 310.542.0022



205 E. Carson Street Carson, California 90745

Key Plan  Proposed Pad

**McKently  
 Malak**  
 ARCHITECTS

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

PERSPECTIVE  
 10.28.2021 19124TMA

**RE-02**