ATTACHMENT 4
Architectural Plans



POTRERO GRANDE & ATLAS

MONTEREY PARK, CALIFORNIA

OWNER/APPLICANT:

THE OLSON CO
3010 OLD RANCH PARKWAY
SUITE 100
SEAL BEACH, CA 90740

ARCHITECT:

KTGY GROUP, INC.
17911 VON KARMAN AVE.
SUITE 200
IRVINE, CA 92614

CIVIL:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618

LANDSCAPE:

STUDIO PAD, INC.
23195 LA CADENA DR
SUITE 103
LAGUNA HILLS, CA 92653

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POTRERO GRANDE & ATLAS
MONTEREY PARK, CA # 241197

CITY COUNCIL SET
May 21, 2026

NTS

COVER SHEET

A0.0

SHEET INDEX

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5 of 7	PRELIMINARY GRADING PLAN
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A12.0	C-1000 (8 PLEX) COMPOSITE - EXTERIOR ELEVATIONS D
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SHEET INDEX

A0.1



ELEVATION STYLE LEGEND

- A: Spanish Santa Barbara
- B: Spanish Colonial
- C: Spanish Andalusian
- D: Spanish Modern

PROJECT INFORMATION

APN(s):	5265-025-056, 5265-025-058, 5265-025-055
Address:	2100 Saturn St. & 601 Potrero Grande Drive
City:	Monterey Park
County:	Los Angeles County
Land Use:	Innovation & Technology Zone

Current Zoning: Saturn Park S-P

DEVELOPMENT STANDARDS

Type Construction:	V-B
Occupancy Type:	R2
Fire Sprinkler Type:	NFPA 13

SATURN PARK S-P ZONING STANDARDS
(Sections 21.14 S-P) **(KTGY: 2026-05-21)**

The recent City zoning changes to Saturn Park do not provide any density minimums or maximums for mixed-use or live/work units. According to this we have created a base density study analysis to see where the project lies prior to addressing the state code under Government Code Section 65915(o)(6)(A).

DEVELOPMENT STANDARDS	SATURN PARK S-P	CODE SECTIONS/NOTES	PROVIDED
Min. Lot Area	5,000 sf	MPC Section 21.14.070 (A)	34,320 SF Gross
Min. Lot Frontage	50' Frontage	MPC Section 21.14.070 (A)(1)	732' Frontage
Min. Lot Depth	100' Depth	MPC Section 21.14.070 (B)	568' Depth
Accessible Units			14 DU
SETBACKS			
Front Street Setback	No Min. Required	MPC Section 21.14.080 (A)	8'
Min. Side Setback	No Min. Required	MPC Section 21.14.080 (B)	5'
Min. Side (Adjacent to Street)	15'	MPC Section 21.14.080 (B)(1)	NA
Min. Rear Setback	No Min. Required	MPC Section 21.14.080 (B)	NA
Rear (Adjacent to Street)	15'	MPC Section 21.14.080 (B)(1)	10' (Waiver)
Max. Building Height	40 ft (3 Stories)	MPC Section 21.14.090	40', 2 & 3-Stories
Building Seperation (1st Floor)	10'	MPC Section 21.08.080 Table 21.08 (E)	8' (Waiver)
Building Seperation (2nd Floor & Above)	11'	MPC Section 21.08.080 Table 21.08 (E)	8' (Waiver)
OPEN SPACE (Common + Private)			
Min. Private Open Space (Patios or Upper Decks)	75 sf (7' Minimum in one direction)	MPC Section 21.15.090 (D)(2)(b)	51 SF (Upper) 121 SF (Patios)
Min. Combined Open Space	200 sf (10' Min Dim. In one direction)	MPC Section 21.15.090 (D)(2)(c)	200 SF

PARKING SUMMARY - MPMC Sections 21.22.040 and 21.22.050.	SATURN PARK S-P & STATE DENSITY BONUS LAW (SDBL)	CODE SECTIONS/NOTES	PARKING PROVIDED
Driveway/Fire Lanes	26' with No Parking/ 32' with onesided Parking	2022 Calif. Fire Code, Title 24 Part 9, Section D105.2/ MPFD Guidelines - Fire Lane	26 w/ No Parking 32' w/ one sided parking
Garage Size/Min. Garage Space (To Include Tandem Parking)	Enclosed: 9' x 20' Unenclosed: 9' x 18'	MPC Section 21.22.080 Table 21.22 (B)	9' x 19' - Tandem (Waiver) 9' x 19' - SXS
2, 3, 4Bd (STATE DENSITY BONUS LAW)	2 & 3 Bd : 1.5 sp/unit - 135 Units = 202.5 spaces 4 Bd: 2.5sp/unit - 24 units = 60 spaces* **Subtotal: 263 spaces**	California Government Code 65915 (p) (1)	159 @ 2 Sp/Unit **Provided: 318 Spaces**
Guest (STATE DENSITY BONUS LAW)	NA	California Government Code 65915 (p) (1)	33 Spaces on Site Parking
Live/Work	(*) Total 8 Dwelling Units designated for LW 5.5 SP/1,000 SF (General Retail) (3,560*(5.5 Spaces)/(1000 sf) = 19.58 spaces **Subtotal: 20 spaces**	MPC Section 21.22.120 Table 21.22 (C)	
Subtotal	**263 Required**	**20 Spaces Required**	**351 Spaces**
Totals Required	**283 Required**		**351 Provided**

SITE SUMMARY

Site Area:	±8.0 ac (±349,000sf)
Site Density:	±19.9 du/ac

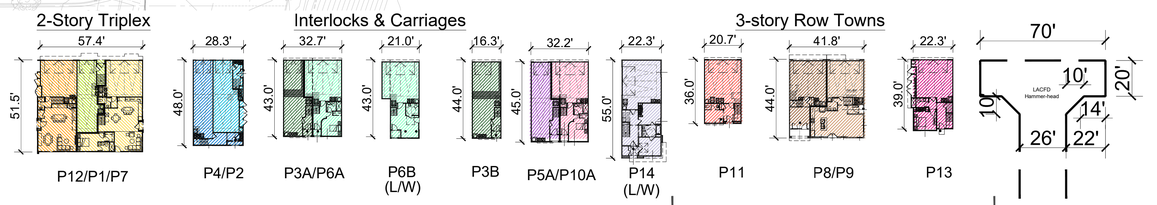
UNIT PLAN DATA

				Gross	Garage	Deck
7	- P1	(2-Story Triplex)	2bed/2ba, 2-car tan	1107sf	487sf	64sf
5	- P2A	(3-Story Interlock)	3bed/3ba, 2-car tan	1321sf	549sf	na
3	- P2B	(3-Story Interlock)	3bed/3ba, 2-car tan	1321sf	549sf	na
7	- P3A/B	(3-Story Interlock)	3bed/3ba, 2-car tan	1392sf	512sf	72sf
2	- P4A	(3-Story Interlock)	3bed/2.5ba, 2-car tan	1412sf	485sf	60sf
8	- P4B	(3-Story Interlock)	3bed/2.5ba, 2-car tan	1371sf	485sf	60sf
8	- P4C	(3-Story Interlock)	3bed/2.5ba, 2-car tan	1390sf	485sf	60sf
18	- P5A/B	(3-Story Interlock)	3bed/3ba, 2-car tan	1446sf	523sf	71sf
1	- P6A	(3-Story Interlock)	3bed+flex/3ba+.5ba, 2-car sxs	1627sf	483sf	72sf
4	- P6B(L/W)	(3-Story Interlock)	2bed+flex/2.5ba+, 2-car sxs	1619sf	483sf	72sf
7	- P7	(2-Story Triplex)	3bed/2.5ba, 2-car sxs	1631sf	452sf	na
13	- P8	(3-Story TH)	3bed/2.5ba, 2-car sxs	1640sf	463sf	45sf
13	- P9 (*CTO)	(2-Story TH)	3bed/3ba, 2-car sxs	1675sf	477sf	45sf
16	- P10	(3-Story Interlock)	3bed/3.5ba, 2-car sxs	1697sf	478sf	71sf
23	- P11(*CTO)	(3-Story TH)	3bed/cto/2ba+(2).5ba, 2-car sxs	1697sf	508sf	44sf
7	- P12	(2-Story Triplex)	4bed/3ba, 2-car sxs	1780sf	454sf	na
13	-P13(*CTO)	(3-Story TH)	4bed+3.5ba, 2-car sxs	2041sf	480sf	67sf
4	- P14(L/W)	(3-Story Interlock)	4bed+LW/3.5ba+deck, 2-car sxs	2655sf	569sf	177sf
159 units -				Subtotal: 257,412 sf		

Cabana: Club Area (Covered Patios) - (1,100 sf)

Total Units: 159 units

- AU - 14 Accessible Units (Ch11-A) (10% of 138 DU)
- L/W - 8 Live / Work Units (ADA Ch11-B)
- *CTO - 10 Convertible Tech Office Units
- AFF - 8 (5% Very Low Income Addordable of 159 DU)



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SITE PLAN

A1.0

STYLE A - SPANISH SANTA BARBARA



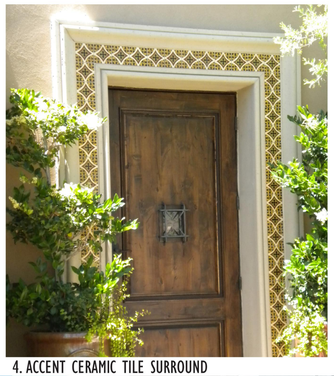
1. DECORATIVE SHUTTERS



2. METAL WINDOW PLANTER BOX



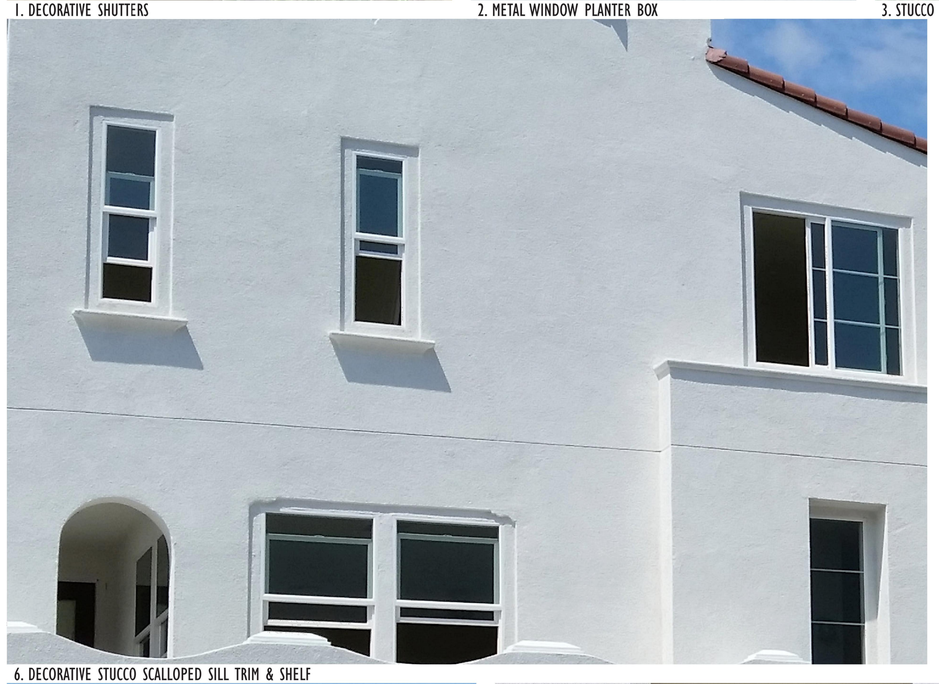
3. STUCCO DECORATIVE FOAM CORBELS



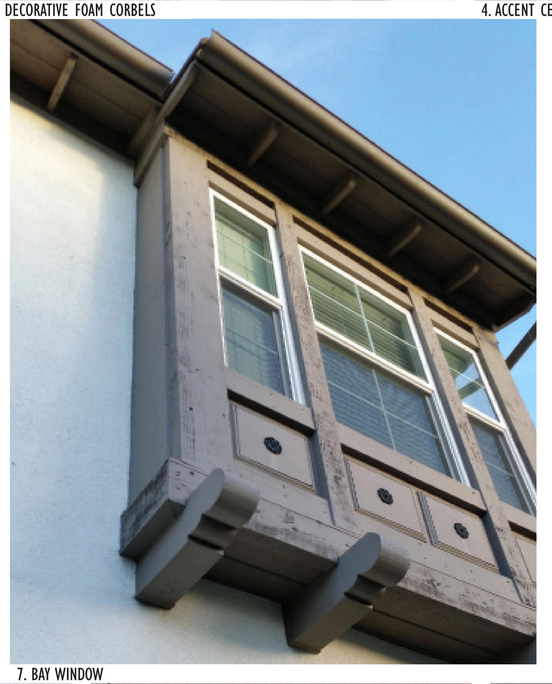
4. ACCENT CERAMIC TILE SURROUND



5. STUCCO DECORATIVE FOAM EAVE



6. DECORATIVE STUCCO SCALLOPED SILL TRIM & SHELF



7. BAY WINDOW



8. STUCCO ARCH AT ENTRY



9. GABLE END HALF PIPE FAUX VENT



10. METAL JULIET RAILING



11. CANVAS AWNING W/ METAL BRACKETS



12. SCALLOPED HOOD



13. STUCCO DECORATIVE FOAM CORBEL AT RECESSED WINDOW

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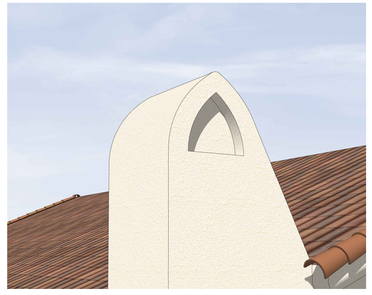
INSPIRATION BOARD
STYLE A - SPANISH SANTA BARBARA



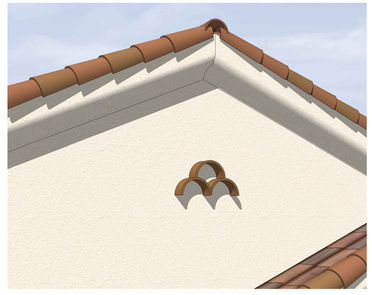
1 STUCCO SCALLOPED HOOD



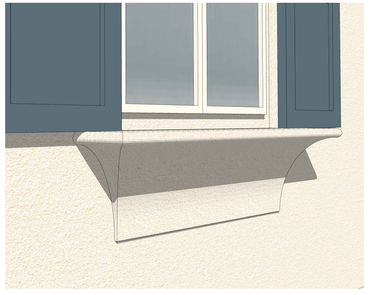
2 STUCCO ARCH ENTRY W/ TRIM



3 STUCCO FINIAL/ FAUX CHIMNEY



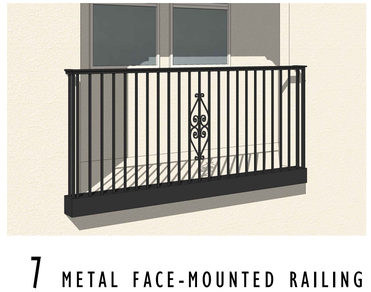
4 HALF PIPE FAUX VENT



5 DECORATIVE STUCCO SCALLOPED SHELF



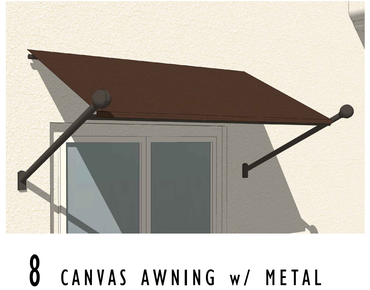
6 BOX BAY WINDOW w/ FIBER CEMENT BOARD PANEL, FAUX WOOD CORBELS



7 METAL FACE-MOUNTED RAILING

MAIN CHARACTERISTICS - SPANISH SANTA BARBARA STYLE

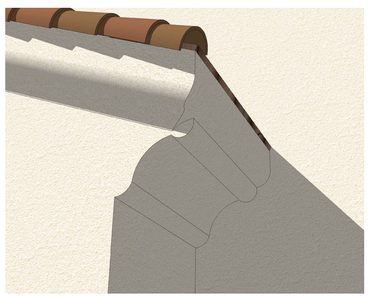
- PREDOMINANT GABLE ROOF MASSING WITH SOME SHED ROOFING
- GABLE END HALF PIPE FAUX VENT
- DECORATIVE STUCCO FINIAL/ FAUX CHIMNEY
- STUCCO DECORATIVE FOAM EAVES AT GABLE ENDS
- EXPOSED WOOD TRUSS TAILS WITH 2X3 FASCIA BOARDS
- STUCCO ARCH AT ENTRY DOORWAYS
- STUCCO SCALLOPED HOOD W/ CORBEL BRACKETS IN SELECT LOCATIONS
- DECORATIVE STUCCO SCALLOPED WINDOW SILL TRIMS
- SLOPED STUCCO SILLS OR STUCCO SCALLOPED SHELF IN SELECT LOCATIONS
- DECORATIVE STUCCO CORBELS AT WINDOWS AT SOME RECESSED STUCCO CONDITIONS
- CANVAS AWNING W/ METAL BRACKETS
- DECORATIVE STUCCO CORBELS AT CANTILEVERS
- WOOD (OR SIMULATED) TRIM & PANELS AT BAY WINDOWS
- DECORATIVE WOOD SHUTTERS
- DECORATIVE METAL JULIET BALCONY
- DECORATIVE SPANISH CONCRETE CAPPED SHELVES



8 CANVAS AWNING w/ METAL BRACKETS



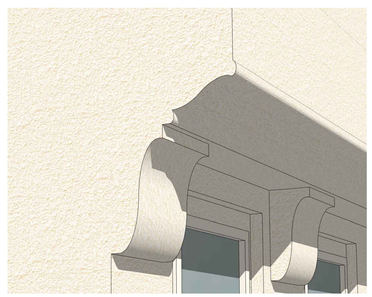
9 DECORATIVE SHUTTERS



10 STUCCO DECORATIVE FOAM EAVE



11 EXPOSED DECORATIVE TRUSS TAILS



12 STUCCO DECORATIVE FOAM CORBELS



13 SLOPED STUCCO SHELF



14 CORBELS AT DECK OPENING

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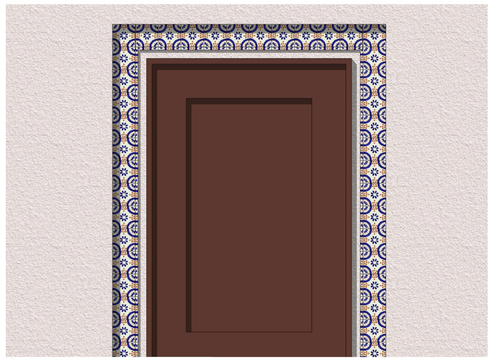
ENLARGED DETAIL BOARD
STYLE A - SPANISH SANTA BARBARA

A1.31

STYLE B - SPANISH COLONIAL



1. WOOD POT SHELF W/ METAL SCROLL BRACKETS



2. CERAMIC SURROUND TILE



3. DECORATIVE EXTERIOR LIGHT



4. DECORATIVE SHUTTERS



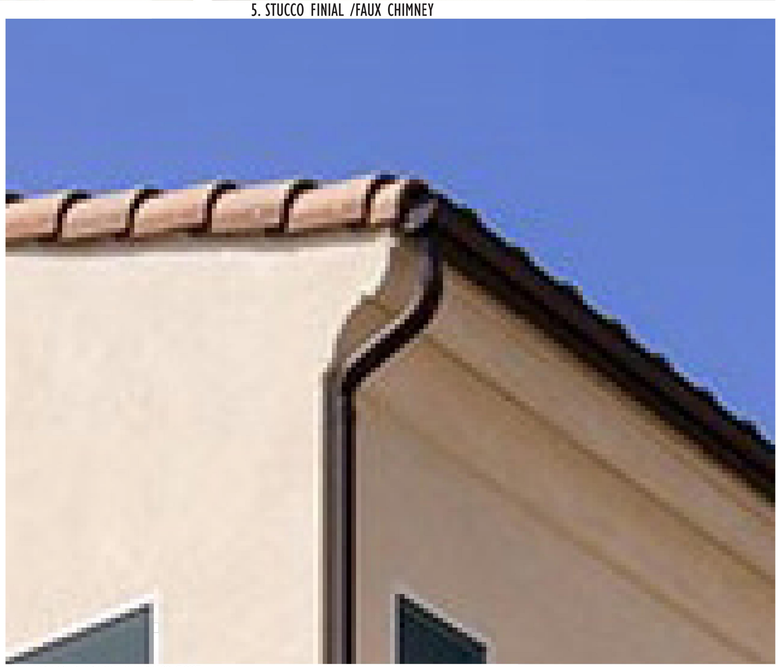
5. STUCCO FINIAL /FAUX CHIMNEY



6. GABLE END DIAMOND SHAPE FAUX VENT



7. BAY WINDOWS



8. STUCCO DECORATIVE FOAM EAVE



9. METAL JULIET RAILING



10. DECORATIVE STUCCO SILL TRIM & RECESS REVEAL



11. STUCCO DECORATIVE WOOD CORBEL



12. STUCCO SURROUND



13. EXPOSED DECORATIVE TRUSS TAILS W/ EAVE BOARD & GUTTER

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INSPIRATION BOARD
STYLE B - SPANISH COLONIAL

A1.4



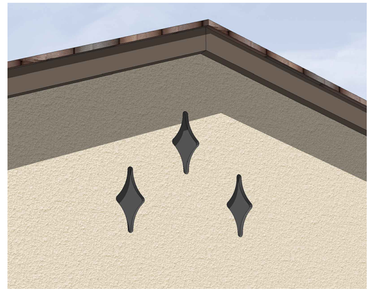
1 SURROUND AT ENTRY DOOR



2 SCALLOPED SILL TRIM



3 RECESSED FAUX WOOD HEADER (WHERE OCCURS)



4 GABLE END DIAMOND SHAPE FAUX VENT RECESS



5 CANVAS AWNING w/ METAL BRACKETS



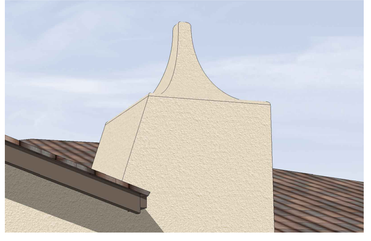
6 BOX BAY WINDOW w/ FIBER CEMENT BOARD PANEL, FAUX WOOD CORBELS

MAIN CHARACTERISTICS - SPANISH COLONIAL STYLE

- PREDOMINANT GABLE ROOF MASSING WITH SOME SHED ROOFING
- GABLE END DIAMOND SHAPE FAUX VENT
- DECORATIVE STUCCO FINIAL
- STUCCO DECORATIVE FOAM EAVES
- EXPOSED WOOD TRUSS TAILS WITH 2X3 FASCIA BOARDS
- DECORATIVE SHAPED TRIM SURROUND AT ENTRY DOORWAYS
- DECORATIVE SCALLOPED WINDOW SILL TRIMS
- WOOD (OR SIMULATED) HEADER AT WINDOWS AT RECESSED STUCCO CONDITIONS
- DECORATIVE WOOD (OR SIMULATED) CORBELS AT CANTILEVERS
- WOOD (OR SIMULATED) TRIM & PANELS AT BAY WINDOWS
- DECORATIVE WOOD PANEL SHUTTERS W/ WOOD MEDALLIONS
- DECORATIVE METAL JULIET BALCONY W/ SCROLL DETAIL
- DECORATIVE STUCCO WING WALLS
- DECORATIVE SPANISH STUCCO CAPPED SHELVES
- WOOD BEAM AT AWNING W/ METAL SCROLL BRACKETS



7 WOOD PANEL RAILING



8 STUCCO FINIAL/ FAUX CHIMNEY



9 DECORATIVE SHUTTERS



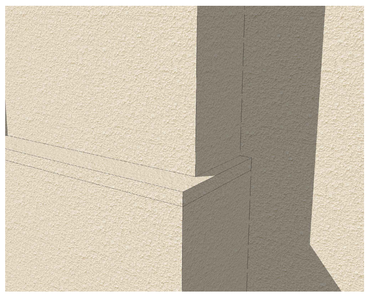
10 WOOD BEAM AT AWNING w/ METAL SCROLL BRACKETS



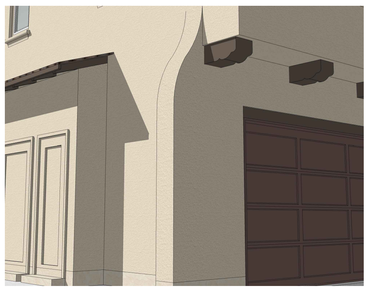
11 EXPOSED DECORATIVE TRUSS TAILS



12 STUCCO DECORATIVE FOAM CORBELS



13 STUCCO SHELF TO SLOPE



14 WING WALL

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CITY COUNCIL SET
May 21, 2026

ENLARGED DETAIL BOARD
STYLE B - SPANISH COLONIAL

A1.41

STYLE C - SPANISH ANDALUSIAN



1. AWNING WITH WOOD BEAM



2. CORBEL OUTLOOK AT AWNING



3. BAY WINDOW



4. FAUX WOOD DECORATIVE CORBELS & TRIM



5. DECORATIVE GABLE END OUTLOOKER CORBEL



6. GABLE END



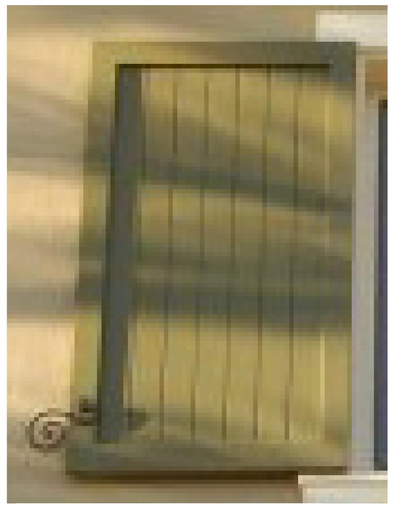
7. METAL JULIET RAILING & RECESSED BEAM/TRIM WITH FAUX WOOD CORBELS



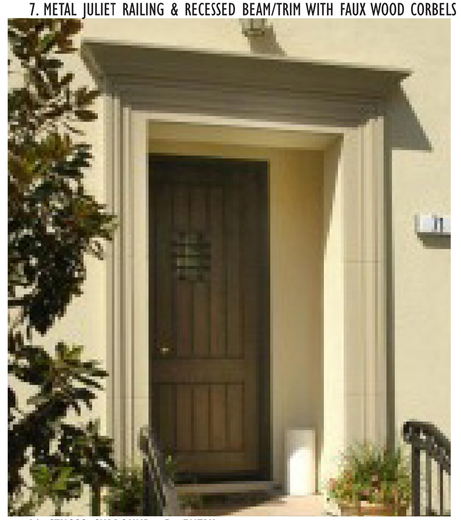
8. DECORATIVE TRUSS TAILS W/ 2X3 EAVE BOARD, DECORATIVE GABLE END CORBELS



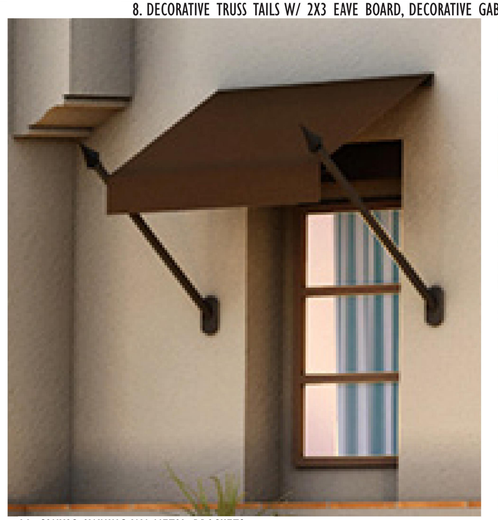
9. JULIET RAILING



10. DECORATIVE SLAT SHUTTERS



11. STUCCO SURROUND @ ENTRY



11. CANVAS AWNING W/ METAL BRACKETS



13. DECORATIVE SLAT ENTRY DOOR

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May 21, 2026

INSPIRATION BOARD
STYLE C - SPANISH ANDALUSIAN

A1.5



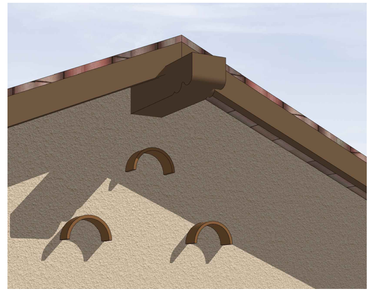
1 SURROUND AT ENTRY DOOR, LIGHT FIXTURE & ADDRESS



2 SLOPED STUCCO SHELF



3 DECORATIVE STUCCO FAUX SCALLOPED SHELF



4 GABLE END FAUX HALF PIPE VENT



5 RECESSED SIMULATED WOOD HEADER (WHERE OCCURS)



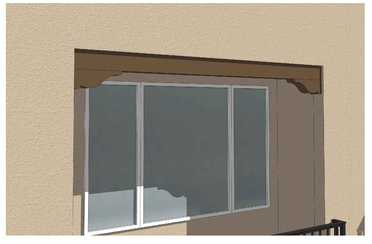
6 SURROUND TRIM AT WINDOW

MAIN CHARACTERISTICS - SPANISH ANDALUSIAN STYLE

- PREDOMINANT GABLE & HIP ROOF MASSING WITH SOME SHED ROOFING
- OVERHANG AT GABLE END ROOFS WITH BARGE BOARDS & CORBEL DETAIL (OUTLOOKER)
- GABLE END DECORATIVE HALF PIPE FAUX VENTS
- SURROUNDS AT ENTRY DOORWAYS
- WOOD BEAM & "ZAPATO" CORBELS AT OPENINGS
- WOOD (OR SIMULATED) HEADER AT WINDOWS AT RECESSED STUCCO CONDITIONS
- WOOD TRIM AT CANTILEVERS WITH WOOD (OR SIMULATED) CORBELS
- WOOD VERTICAL SLATTED SHUTTERS
- WOOD SLATTED SHELVES WITH CORBELS
- EXPOSED WOOD TRUSS TAILS WITH 2X3 FASCIA BOARDS
- DECORATIVE METAL BALCONY RAILING



7 METAL DECORATIVE RAILING



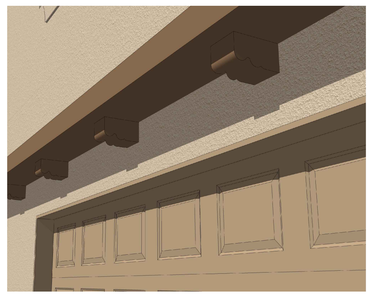
8 RECESSED FAUX WOOD DECORATIVE CORBEL



9 DECORATIVE SHUTTERS



10 EXPOSED DECORATIVE TRUSS TAILS & OUTLOOKER



11 DECORATIVE FOAM CORBELS



12 STUCCO SILL TRIM

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ENLARGED DETAIL BOARD
STYLE C - SPANISH ANDALUSIAN

A1.51

STYLE D - SPANISH MODERN



1. WOOD BAY WINDOW



2. STUCCO SURROUND / STUCCO SILL TRIM



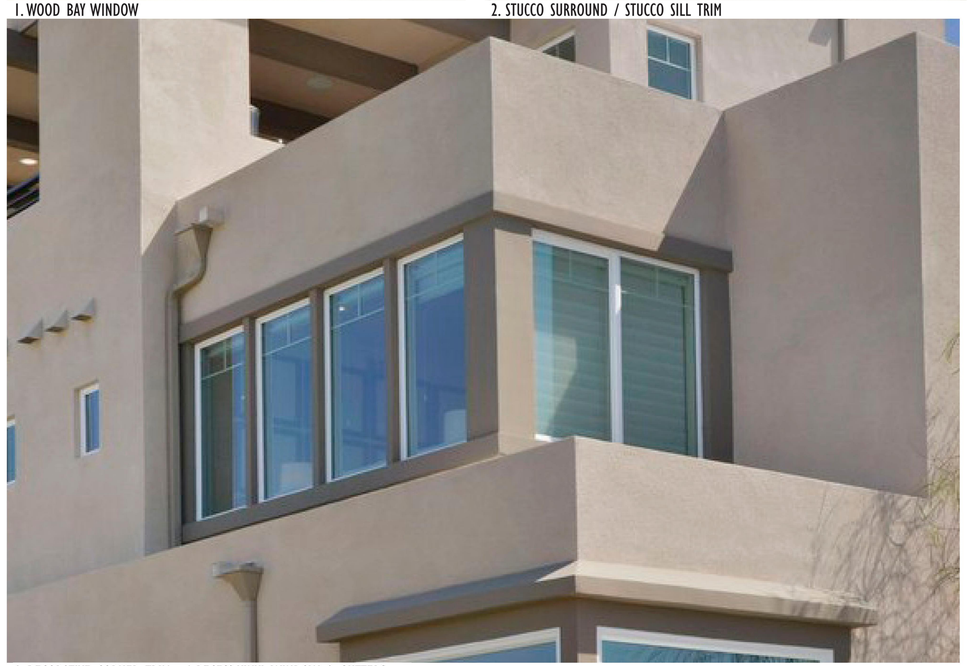
3. DECORATIVE EXTERIOR LIGHT



4. CORNER (FAUX) POST/TRIM IN A 2" RECESS



5. CORNER WINDOWS



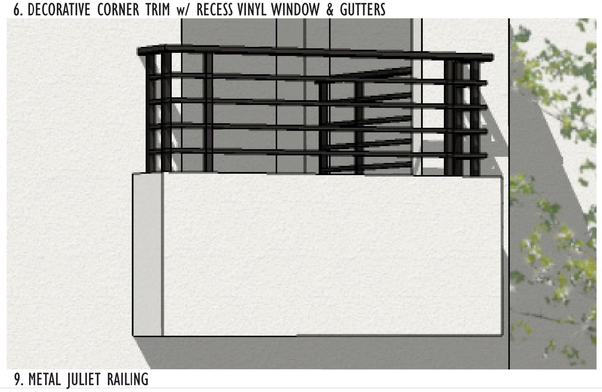
6. DECORATIVE CORNER TRIM w/ RECESS VINYL WINDOW & GUTTERS



7. STUCCO ARCH ENTRY



8. DECORATIVE WOOD AWNING, VINYL WINDOW, PARAPET



9. METAL JULIET RAILING



10. VINYL WINDOW



11. STUCCO DECORATIVE FOAM CORBEL



12. DECORATIVE WOOD AWNING



13. TOWER AT PARAPET

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INSPIRATION BOARD
STYLE D - MODERN SPANISH

A1.6



1 STUCCO ARCH ENTRY



2 STACKED WINDOWS AT SHELF



3 FIBER CEMENT BOARD AWNING



4 STEPPED PARAPET CROWN



5 CORNER WINDOW CONDITION



6 BOX BAY WINDOW w/ FIBER CEMENT BOARD PANEL, FAUX WOOD CORBELS

MAIN CHARACTERISTICS - SPANISH MODERN STYLE

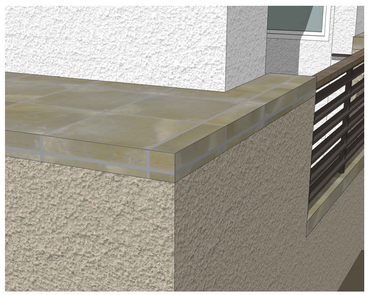
- PREDOMINANT FLAT PARAPET ROOF w/ FLASHING
- STUCCO ARCH AT ENTRY DOORWAYS
- SIMULATED WOOD AT OPENINGS
- WOOD (OR SIMULATED) HEADER AT WINDOWS AT RECESSED STUCCO CONDITIONS
- DECORATIVE METAL BALCONY RAILING
- DECORATIVE STUCCO SHELF w/ TILE CAP
- STORE FRONT WINDOWS w/ FIBER CEMENT BOARD
- CORNER WINDOW CONDITION w/ AWNING



7 METAL DECORATIVE RAILING



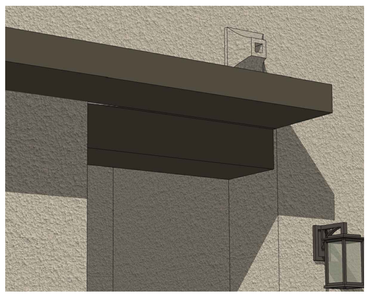
8 WINDOWS w/ FIBER CEMENT BOARD PANELS



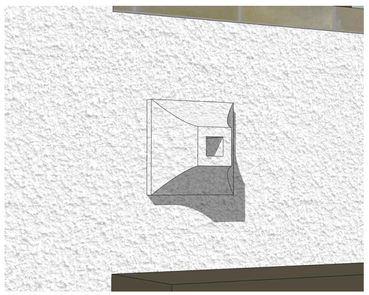
9 STUCCO SHELF TO SLOPE W/ TILE CAP



10 STUCCO SILL TRIM



11 DECORATIVE WOOD HEADER



12 METAL SCUPPER W/ DECORATIVE STUCCO DETAIL

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ENLARGED DETAIL BOARD
STYLE D - SPANISH MODERN

A1.61

MATERIALS LEGEND - C (SPANISH ANDALUSIAN)

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Stucco Surround at Entry Door
6. Gable End Faux Half Pipe Vent
7. Decorative Fiberglass Entry Door
8. Vinyl Windows
9. Stucco Sill Trim
10. Decorative Stucco Faux Shelf
11. Fiber Cement Board Trim at Bay Window (W.O.)
12. Simulated Wood Trim
13. Faux Wood Decorative Corbel
14. 2x4 Wood Barge Board
15. Decorative Gable End Corbel (Outlooker)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Decorative Railing
18. Decorative Slat Shutters
19. Decorative Exterior Lights & Raised Number Address
20. Sectional Metal Garage Door
21. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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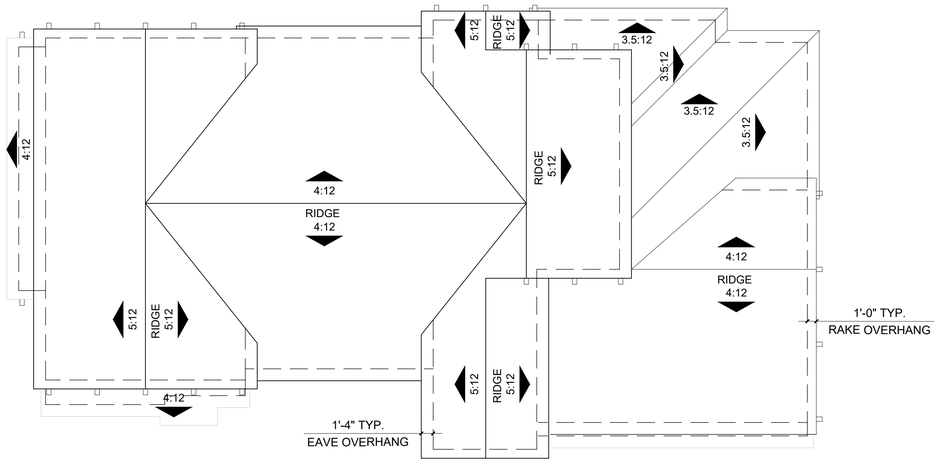
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May 21, 2026

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C-100 (4 PLEX) ELEVATIONS
STYLE C - SPANISH ANDALUSIAN - SCHEME 1

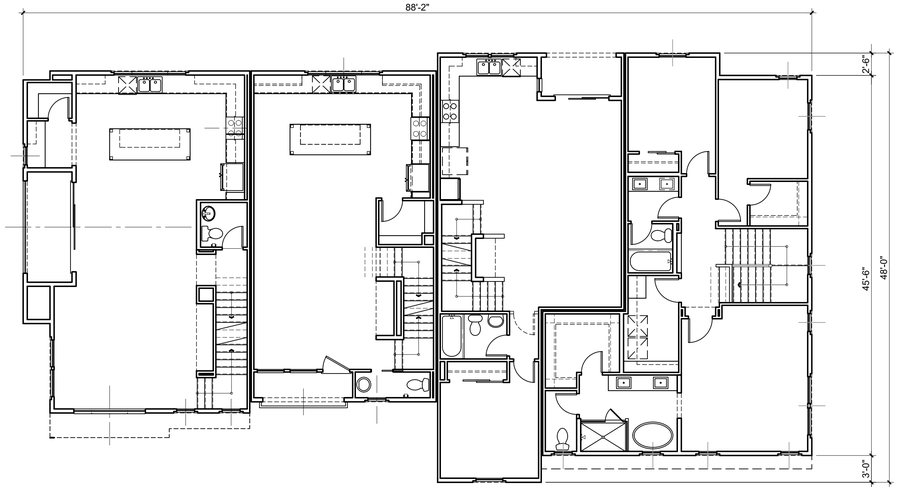
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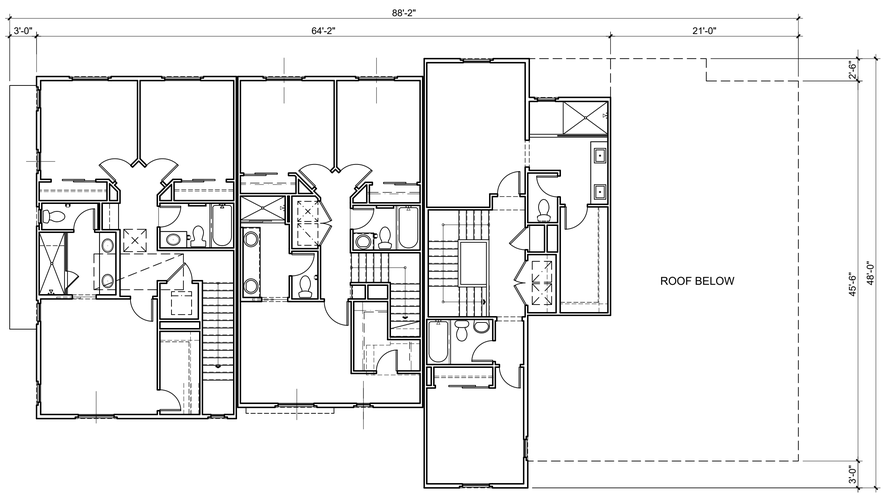
ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

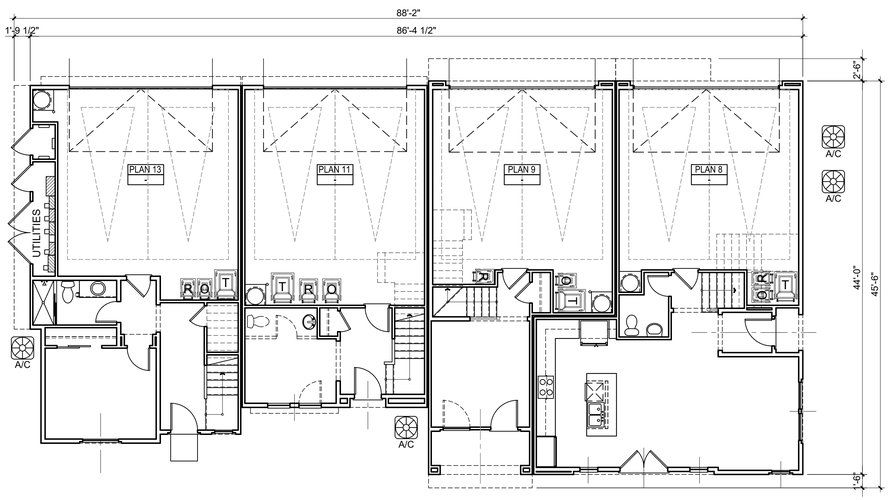
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

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C-100 (4 PLEX) BUILDING PLANS

A2.1

MATERIALS LEGEND - A (SANTA BARBARA)

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Half Pipe Faux Vent
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Decorative Stucco Sill Trim
11. Decorative Stucco Faux Shelf
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Stucco Decorative Foam Eave
16. Stucco Shelf To Slope
17. Exposed Decorative Truss Tails
18. Metal Decorative Railing (W.O.)
19. Decorative Shutters
20. Canvas Awning w/ Metal Brackets
21. Decorative Exterior Lights & Raised Number Address
22. Sectional Metal Garage Door
23. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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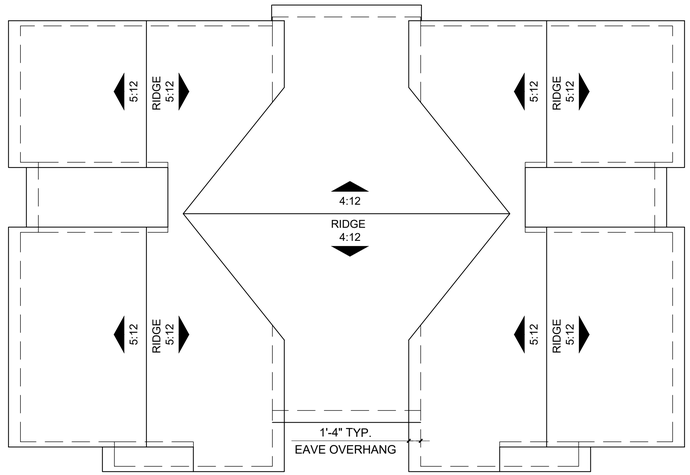
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C-200 (5 PLEX) ELEVATIONS
STYLE A - SPANISH SANTA BARBARA - SCHEME 1

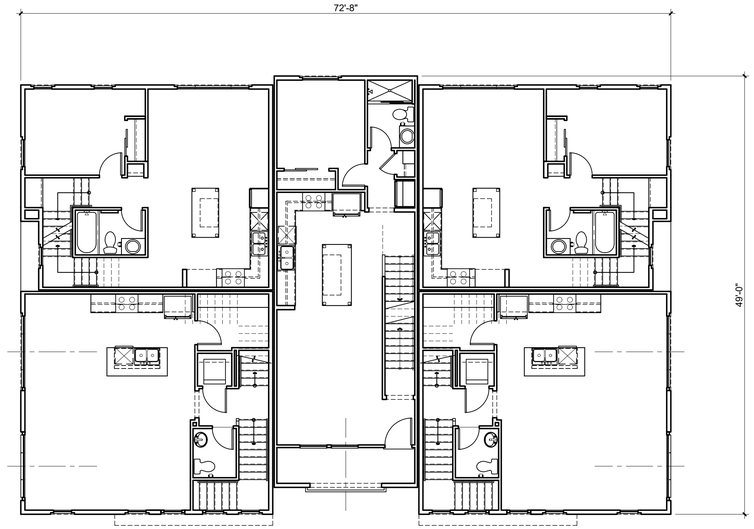
A3.0



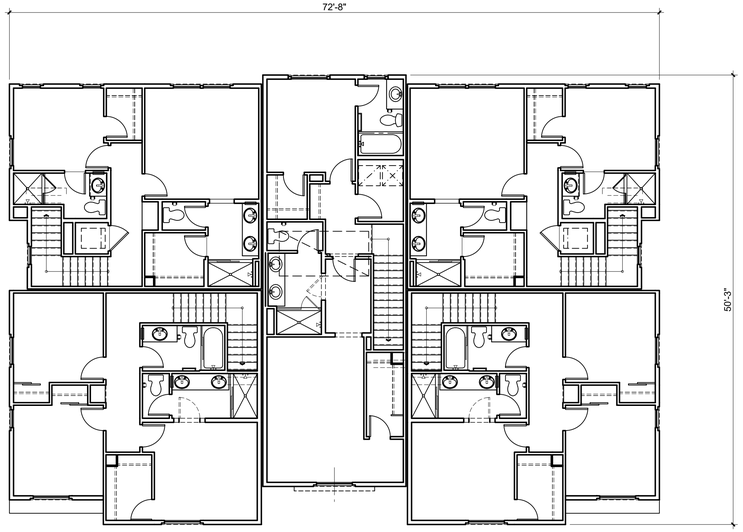
ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

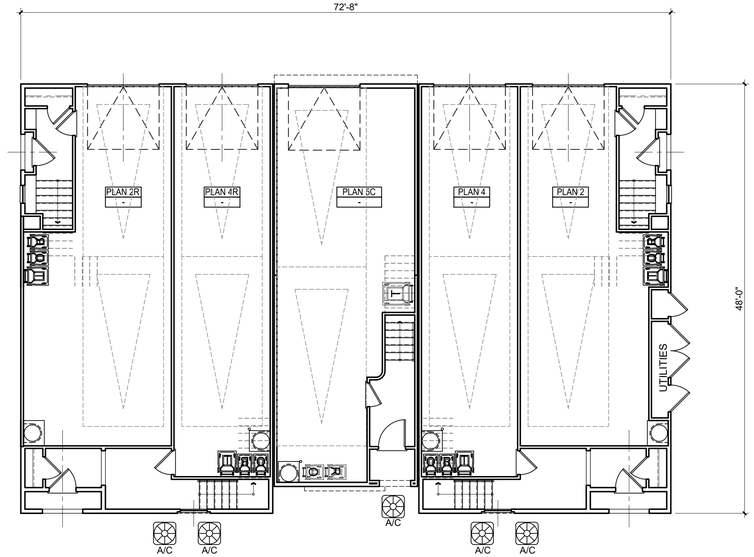
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May 21, 2026

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C-200 (5 PLEX) BUILDING PLANS

A3.1

MATERIALS LEGEND - C (SPANISH ANDALUSIAN)

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Stucco Surround at Entry Door
6. Gable End Faux Half Pipe Vent
7. Decorative Fiberglass Entry Door
8. Vinyl Windows
9. Stucco Sill Trim
10. Decorative Stucco Faux Shelf
11. Fiber Cement Board Trim at Bay Window (W.O.)
12. Simulated Wood Trim
13. Faux Wood Decorative Corbel
14. 2x4 Wood Barge Board
15. Decorative Gable End Corbel (Outlooker)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Decorative Railing
18. Decorative Slat Shutters
19. Decorative Exterior Lights & Raised Number Address
20. Sectional Metal Garage Door
21. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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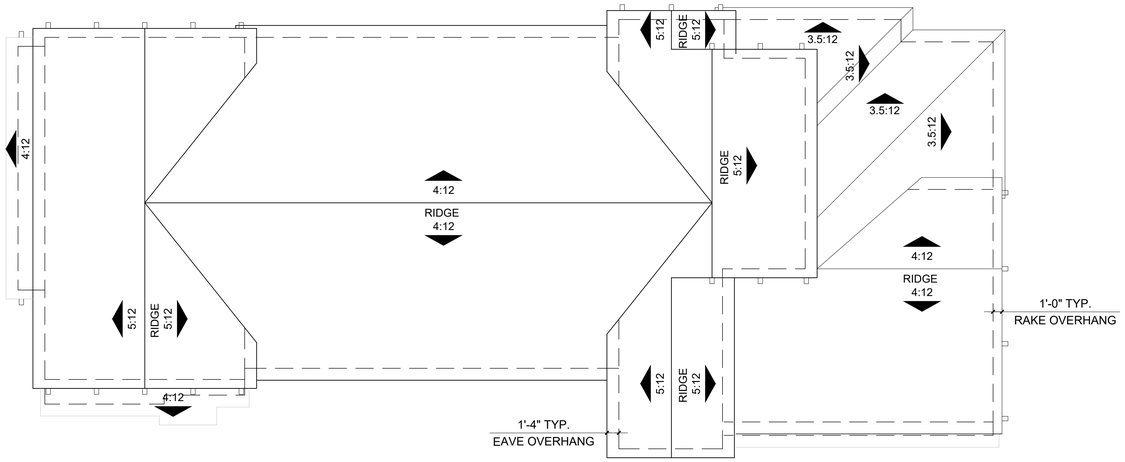
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May 21, 2026

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C-300 (5 PLEX) ELEVATIONS
STYLE C - SPANISH ANDALUSIAN - SCHEME 2

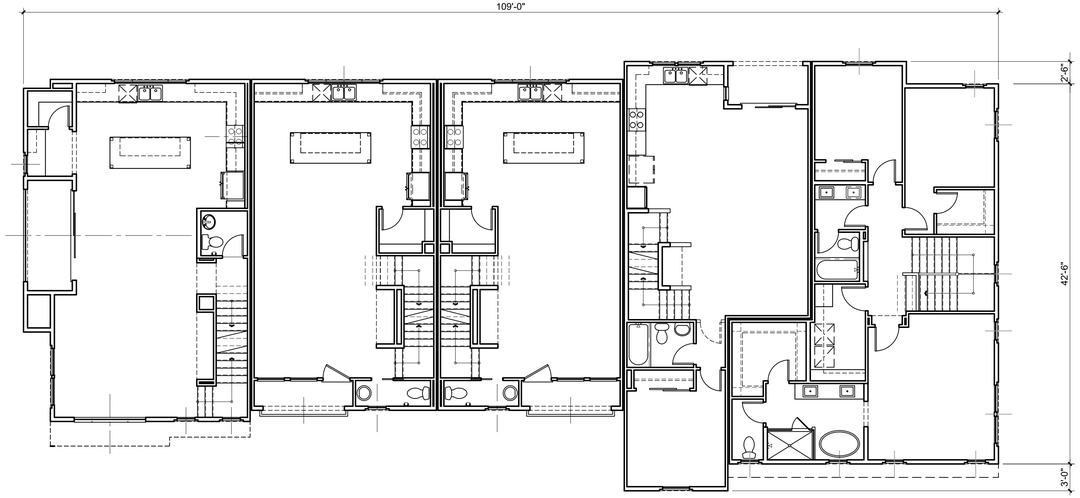
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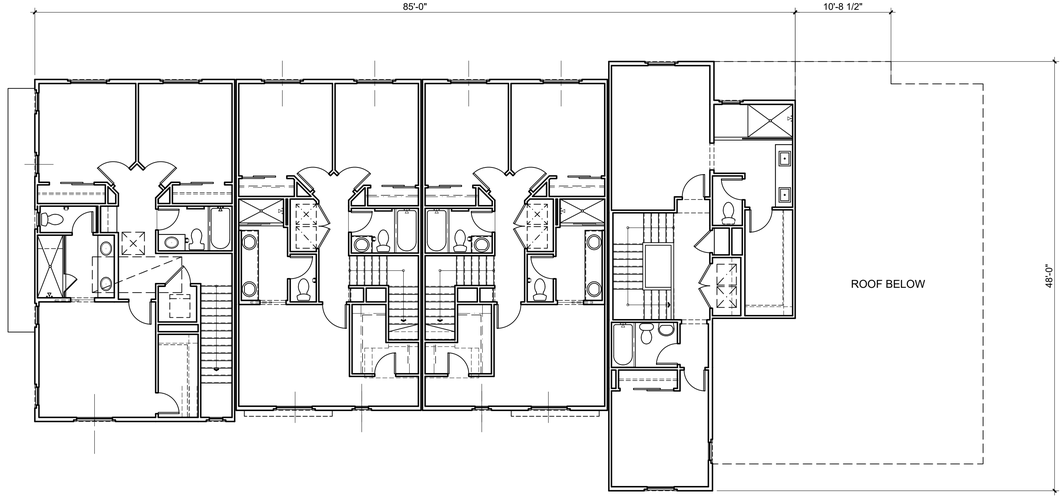
ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

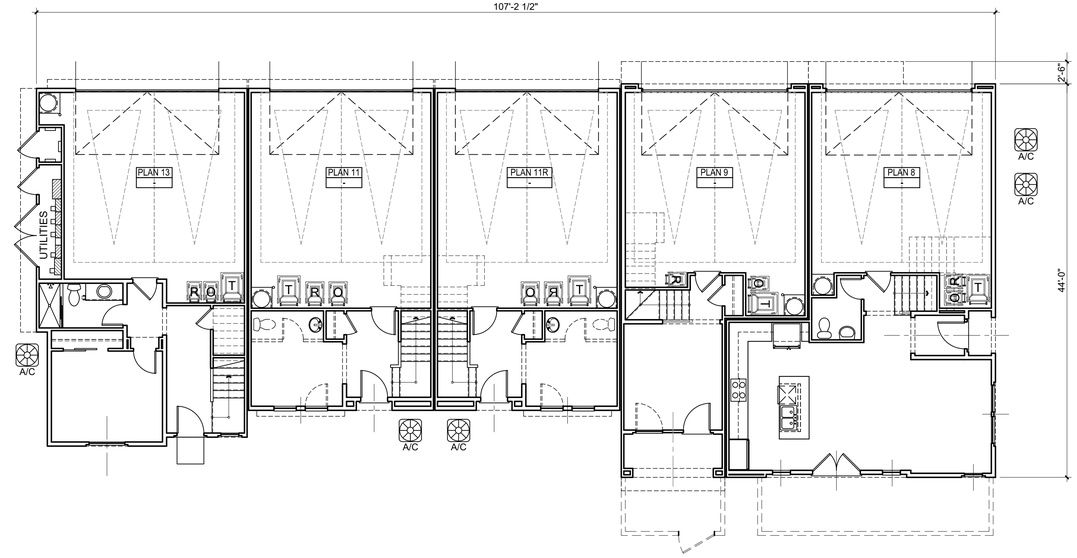
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May 21, 2026

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C-300 (5 PLEX) BUILDING PLANS

A4.1

MATERIALS LEGEND - C (SPANISH ANDALUSIAN)

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Stucco Surround at Entry Door
6. Gable End Faux Half Pipe Vent
7. Decorative Fiberglass Entry Door
8. Vinyl Windows
9. Stucco Sill Trim
10. Decorative Stucco Faux Shelf
11. Fiber Cement Board Trim at Bay Window (W.O.)
12. Simulated Wood Trim
13. Faux Wood Decorative Corbel
14. 2x4 Wood Barge Board
15. Decorative Gable End Corbel (Outlooker)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Decorative Railing
18. Decorative Slat Shutters
19. Decorative Exterior Lights & Raised Number Address
20. Sectional Metal Garage Door
21. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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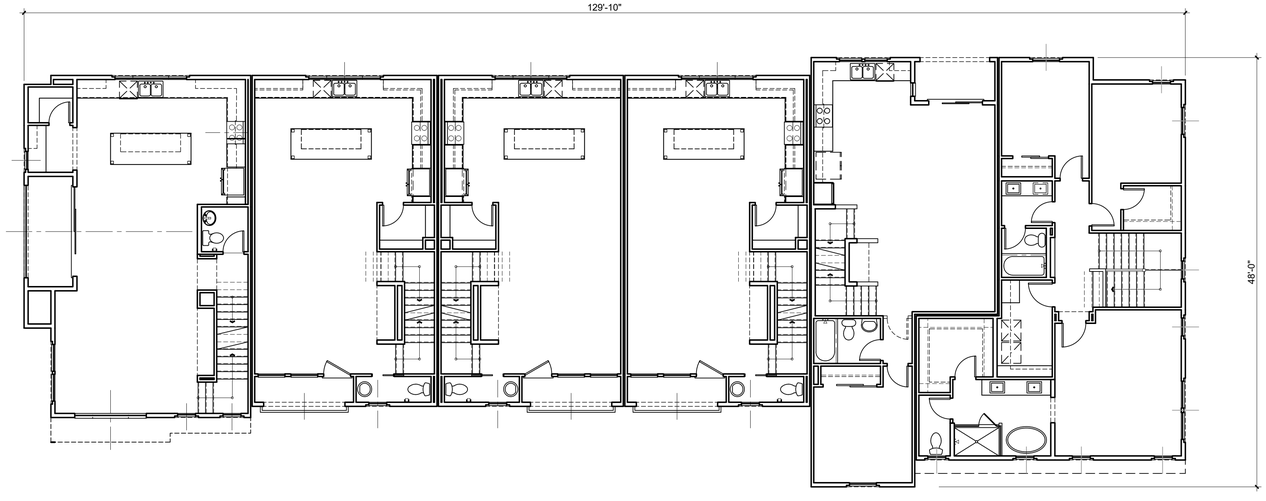
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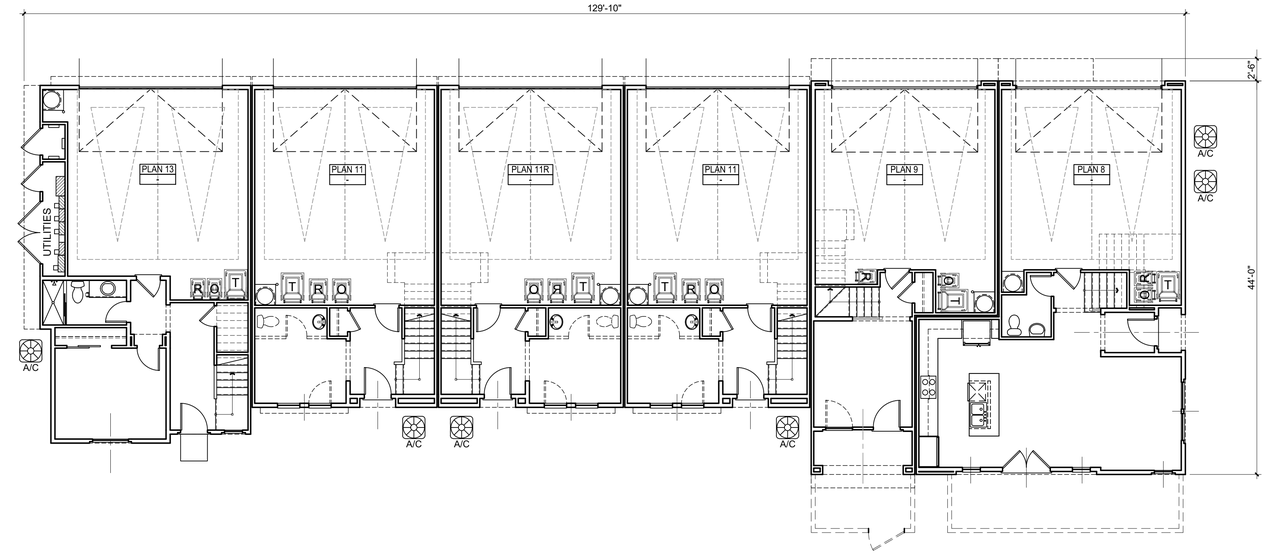
0 4 8 16

C-400 (5 PLEX) ELEVATIONS
STYLE C - SPANISH ANDALUSIAN - SCHEME 1

A5.0



SECOND FLOOR



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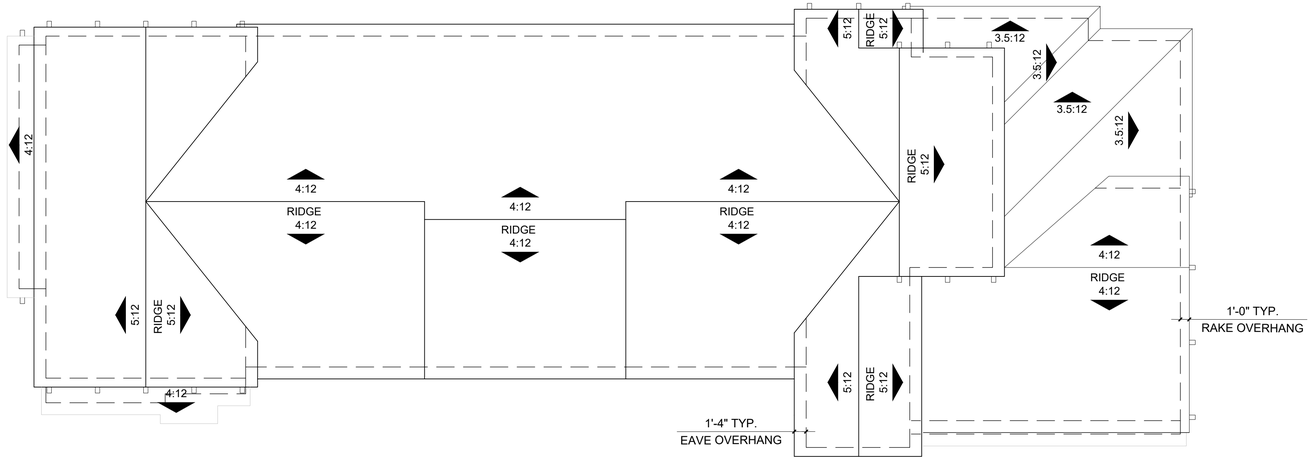
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C-400 (6 PLEX) BUILDING PLANS

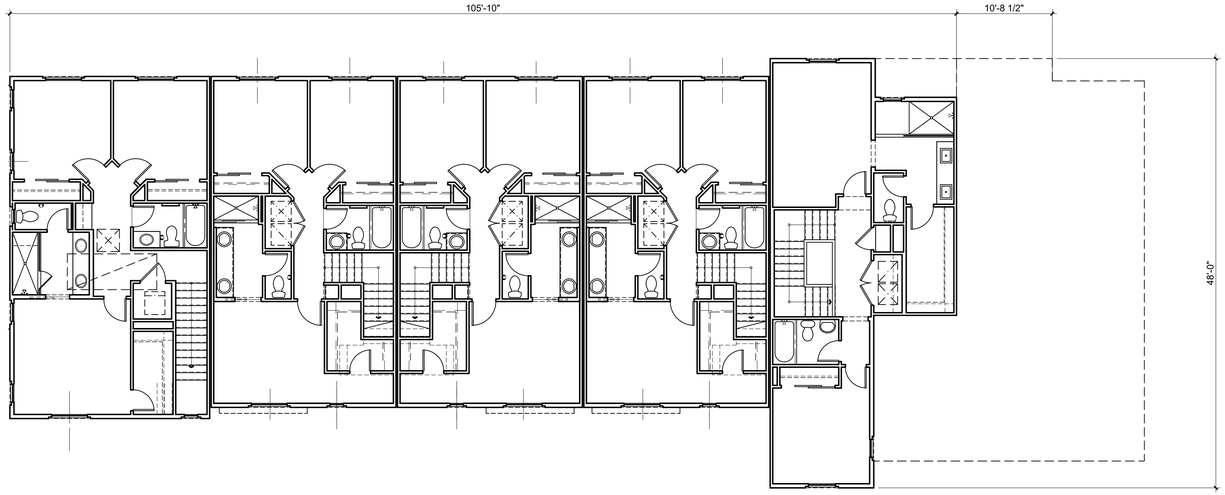
A5.1



ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

ROOF PLAN



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C-400 (6 PLEX) BUILDING PLANS

A5.2

MATERIALS LEGEND - C (SPANISH ANDALUSIAN)

1. Stucco
2. Spanish 'S' Roof Tile
3. Simulated Wood Header
4. Stucco Recess /Reveal at Windows/Doors
5. Stucco Surround at Entry Door
6. Gable End Faux Half Pipe Vent
7. Decorative Fiberglass Entry Door
8. Vinyl Windows
9. Stucco Sill Trim
10. Decorative Stucco Faux Shelf
11. Fiber Cement Board Trim at Bay Window (W.O.)
12. Simulated Wood Trim
13. Faux Wood Decorative Corbel
14. 2x4 Wood Barge Board
15. Decorative Gable End Corbel (Outlooker)
16. Exposed Decorative Truss Tails w/ 2x3 Eave Board
17. Metal Decorative Railing
18. Decorative Slat Shutters
19. Decorative Exterior Lights & Raised Number Address
20. Sectional Metal Garage Door
21. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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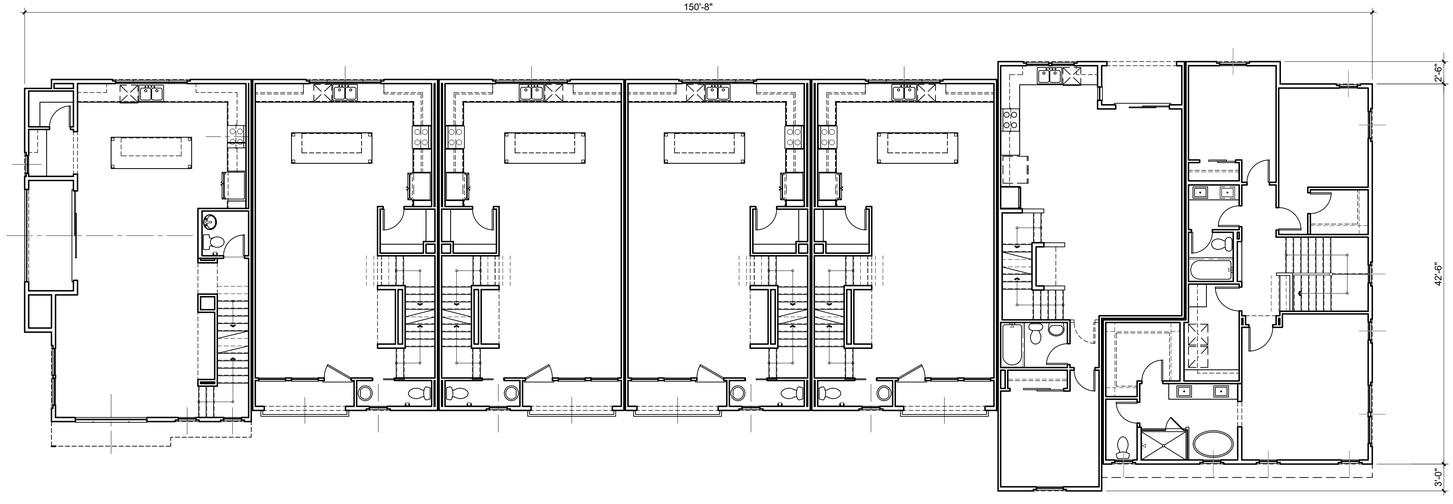
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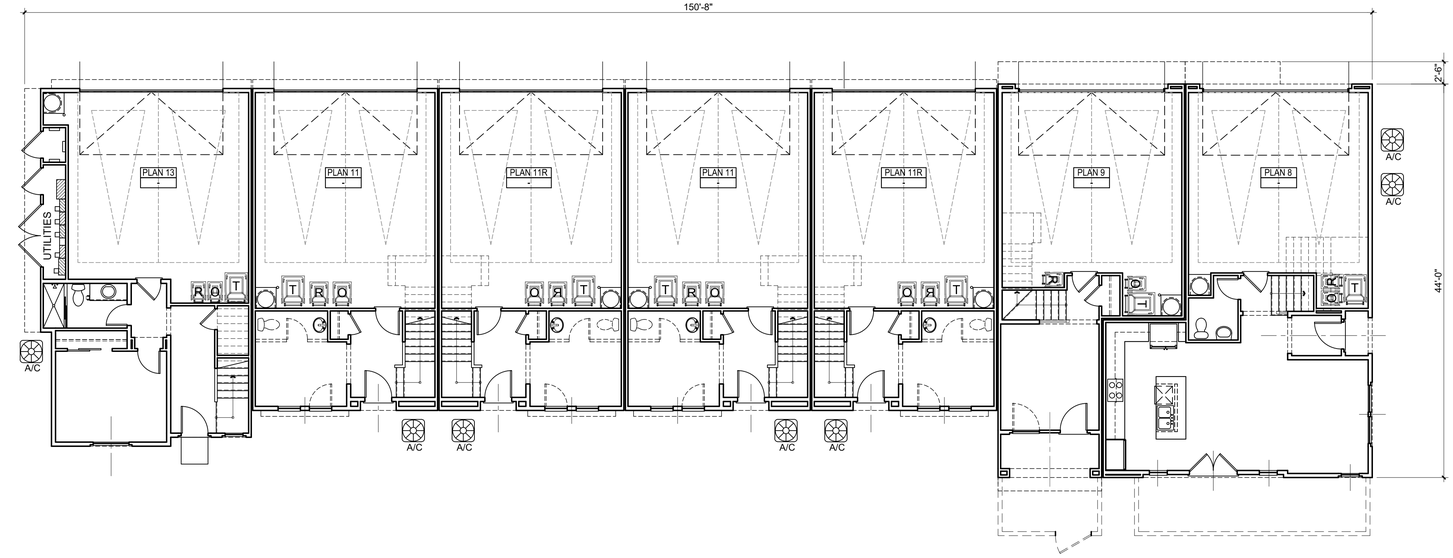
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C-500 (7 PLEX) ELEVATIONS
STYLE C - SPANISH ANDALUSIAN - SCHEME 2

A6.0



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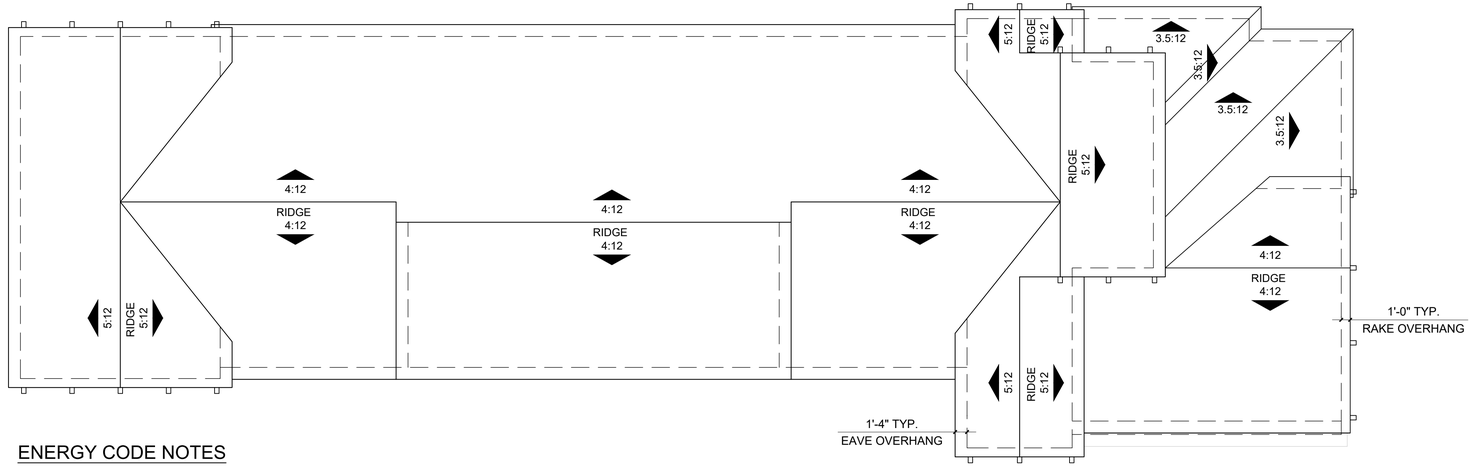
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C-500 (7 PLEX) BUILDING PLANS

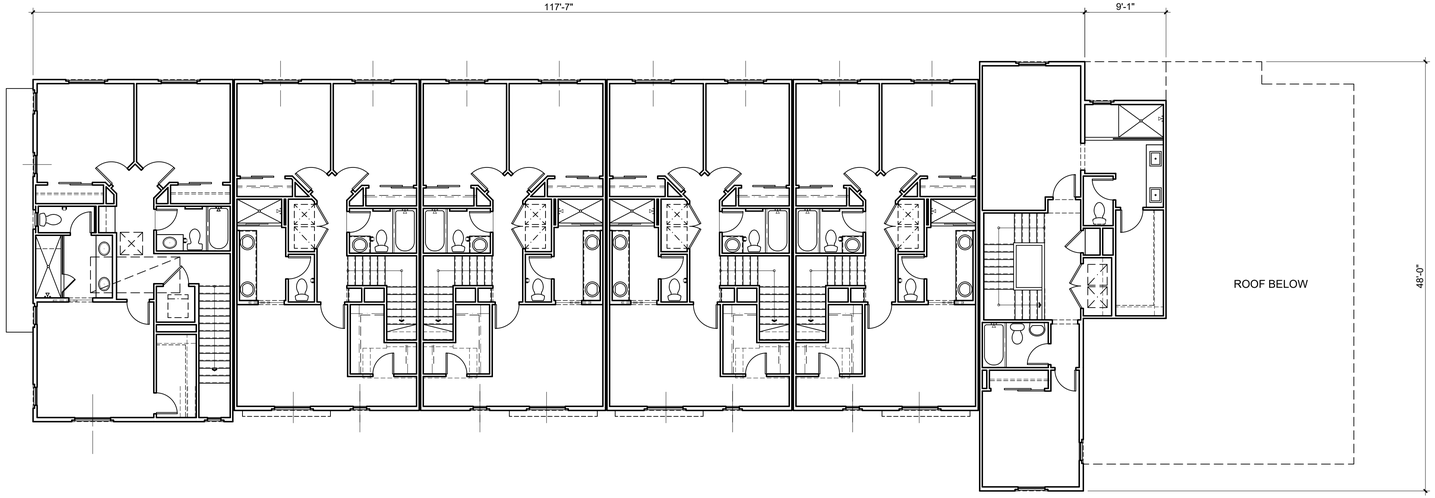
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ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

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C-500 (7 PLEX) BUILDING PLANS

A6.2

MATERIALS LEGEND - A (SANTA BARBARA)

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Half Pipe Faux Vent
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Decorative Stucco Sill Trim
11. Decorative Stucco Faux Shelf
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Stucco Decorative Foam Eave
16. Stucco Shelf To Slope
17. Exposed Decorative Truss Tails
18. Metal Decorative Railing (W.O.)
19. Decorative Shutters
20. Canvas Awning w/ Metal Brackets
21. Decorative Exterior Lights & Raised Number Address
22. Sectional Metal Garage Door
23. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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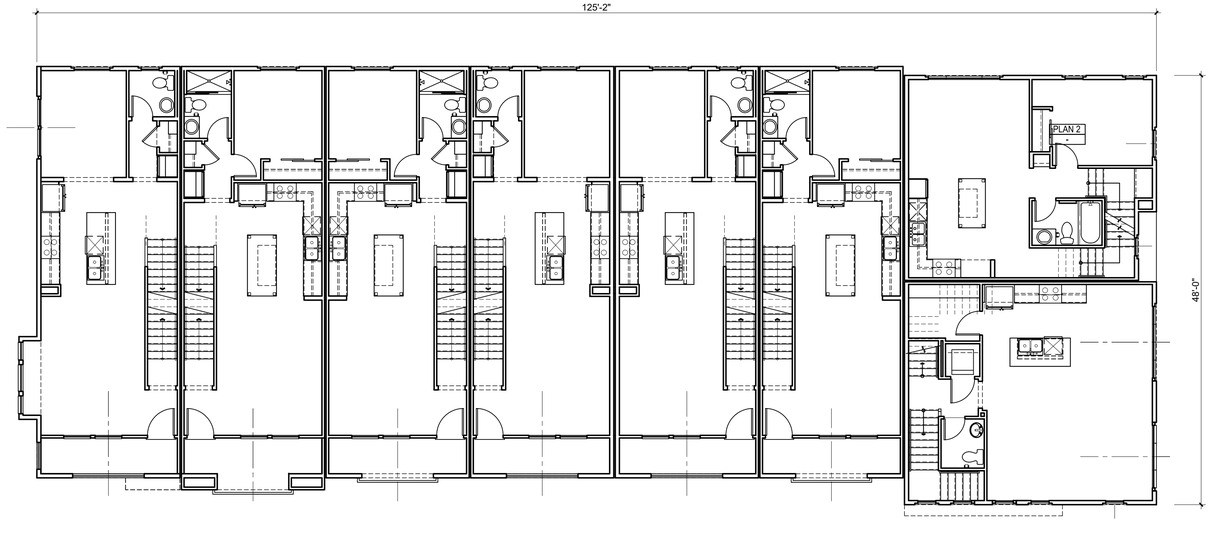
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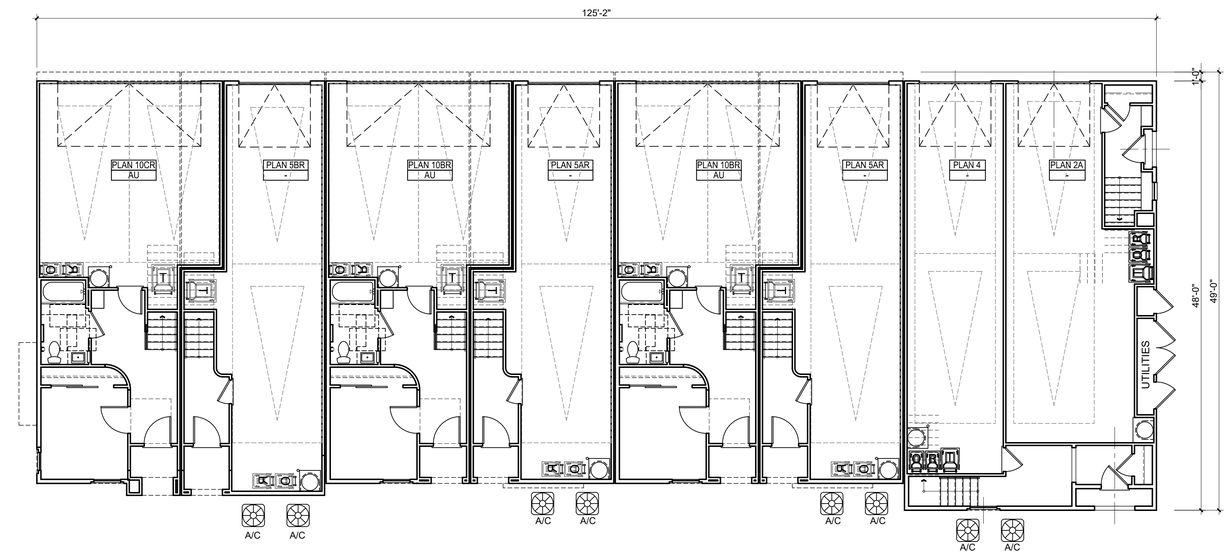
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C-600 (8 PLEX) ELEVATIONS
STYLE A - SPANISH SANTA BARBARA - SCHEME 1

A7.0



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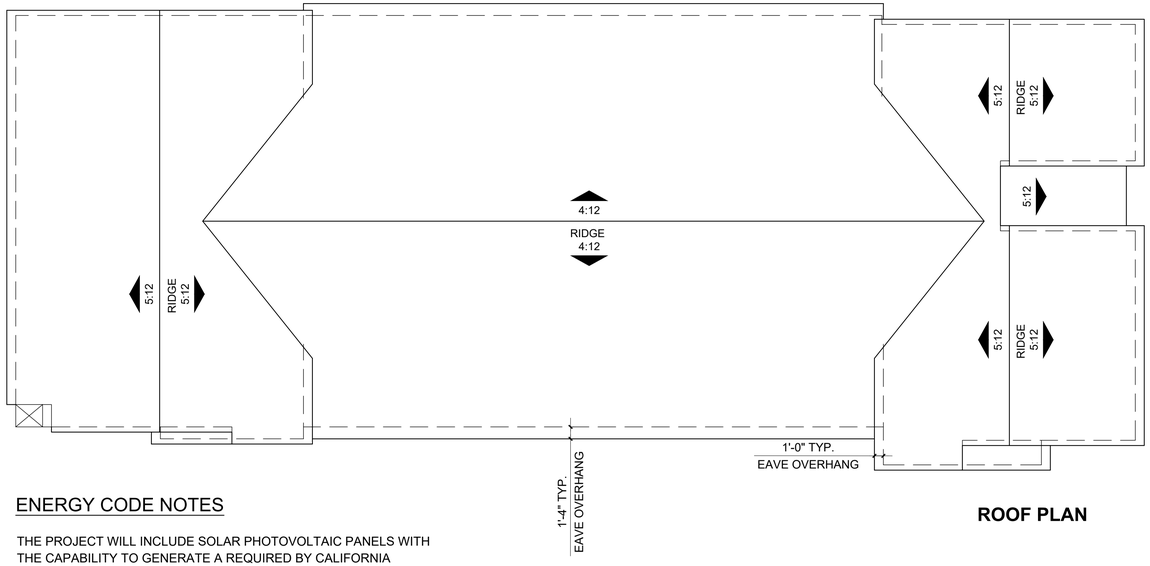
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CITY COUNCIL SET
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C-600 (8 PLEX) BUILDING PLANS

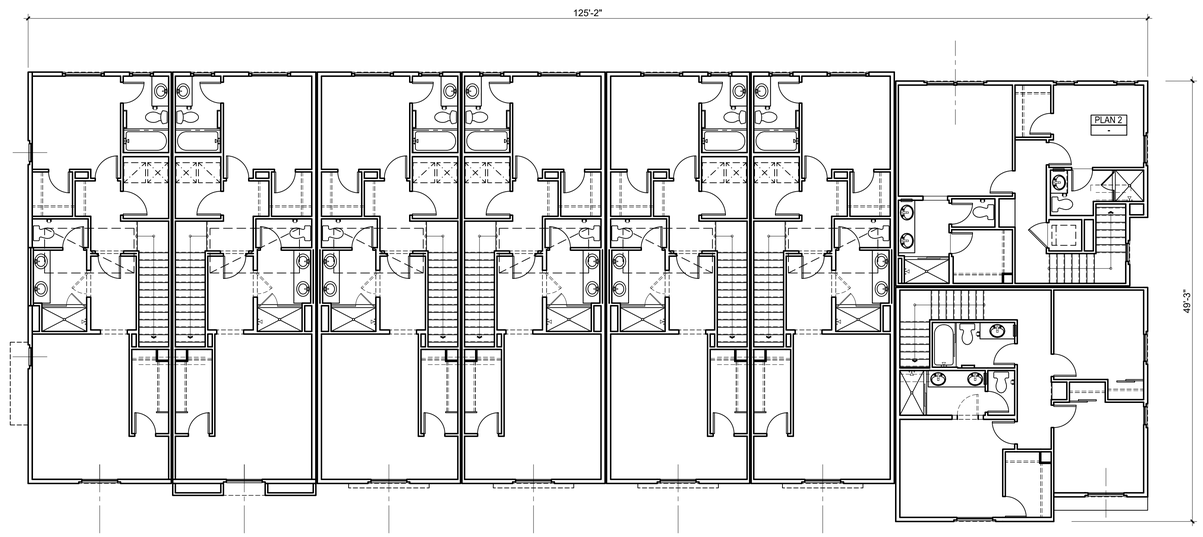
A7.1



ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

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C-600 (8 PLEX) BUILDING PLANS

A7.2

MATERIALS LEGEND - A (SANTA BARBARA)

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Half Pipe Faux Vent
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Decorative Stucco Sill Trim
11. Decorative Stucco Faux Shelf
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Stucco Decorative Foam Eave
16. Stucco Shelf To Slope
17. Exposed Decorative Truss Tails
18. Metal Decorative Railing (W.O.)
19. Decorative Shutters
20. Canvas Awning w/ Metal Brackets
21. Decorative Exterior Lights & Raised Number Address
22. Sectional Metal Garage Door
23. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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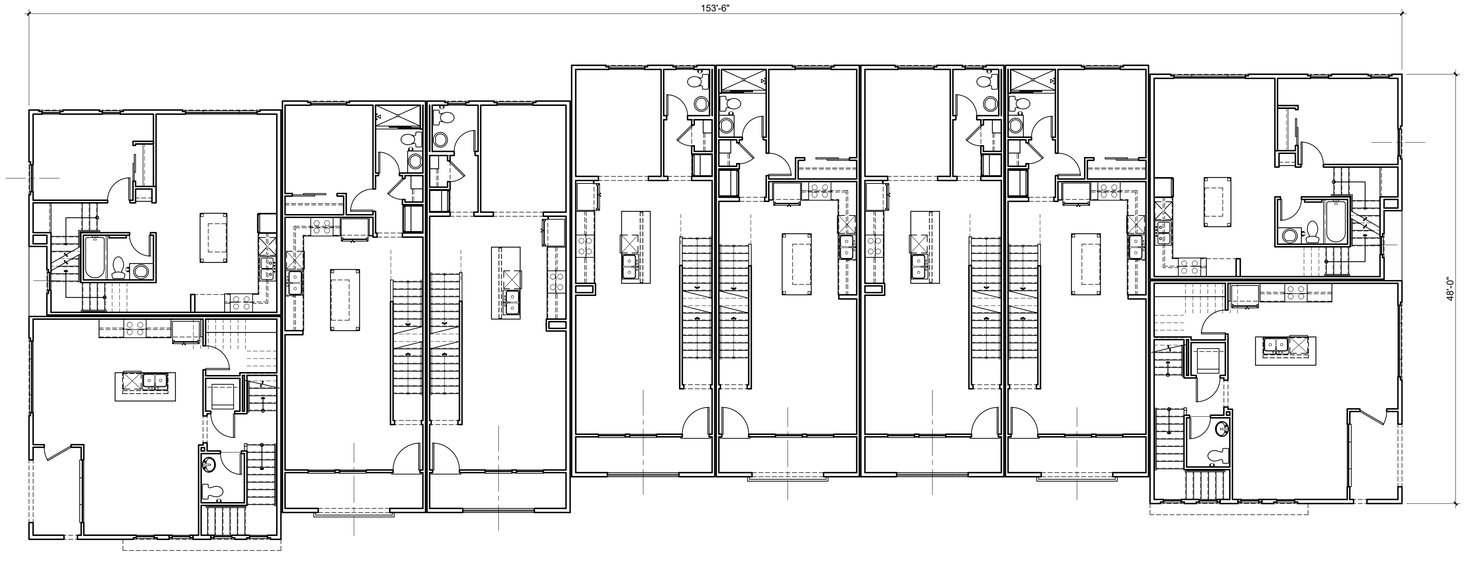
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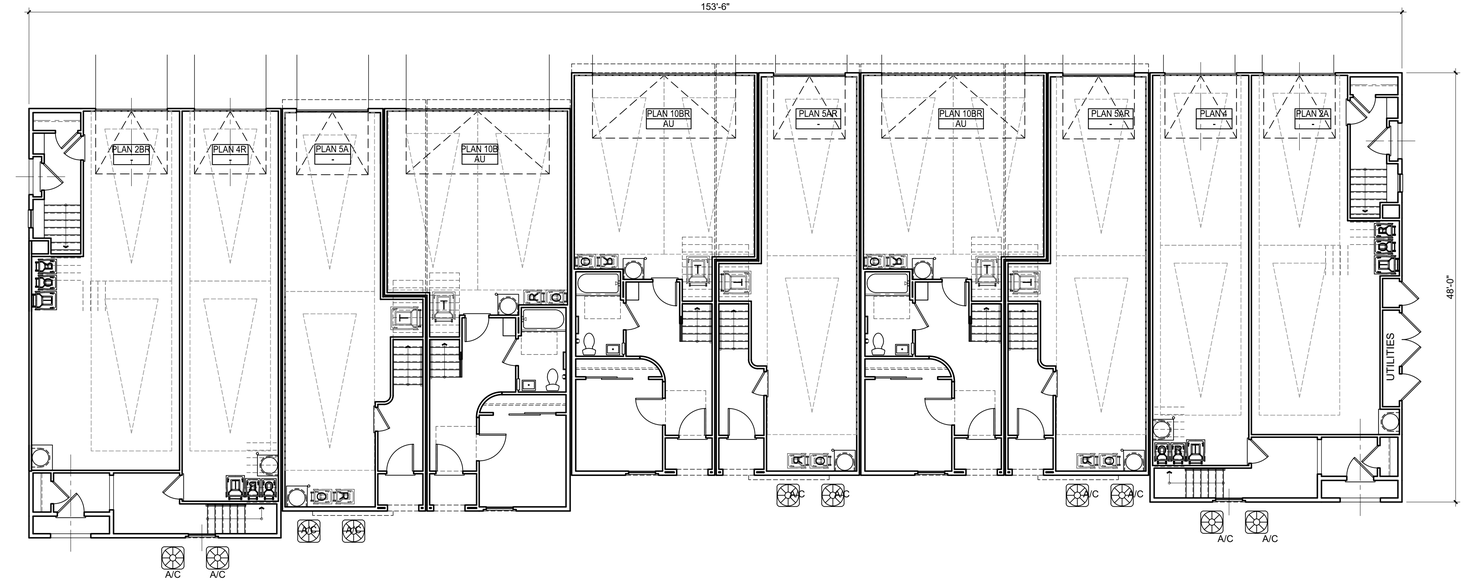
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C-700 (10 PLEX) ELEVATIONS
STYLE A - SPANISH SANTA BARBARA - SCHEME 1

A8.0



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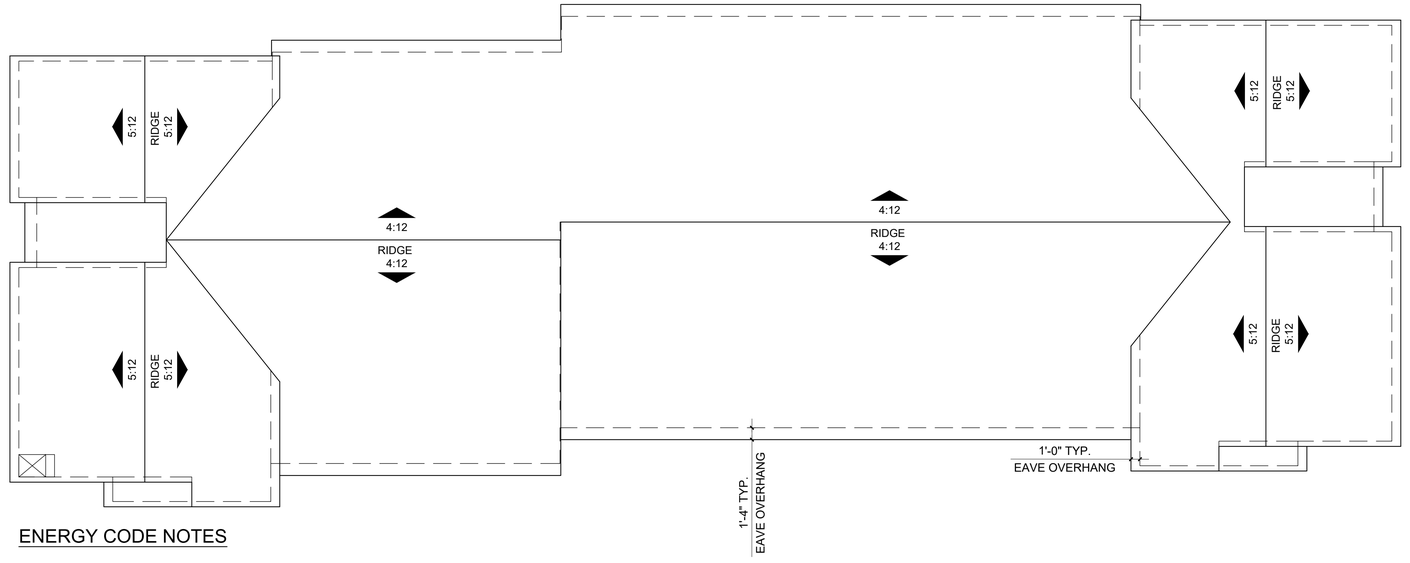
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C-700 (10 PLEX) BUILDING PLANS

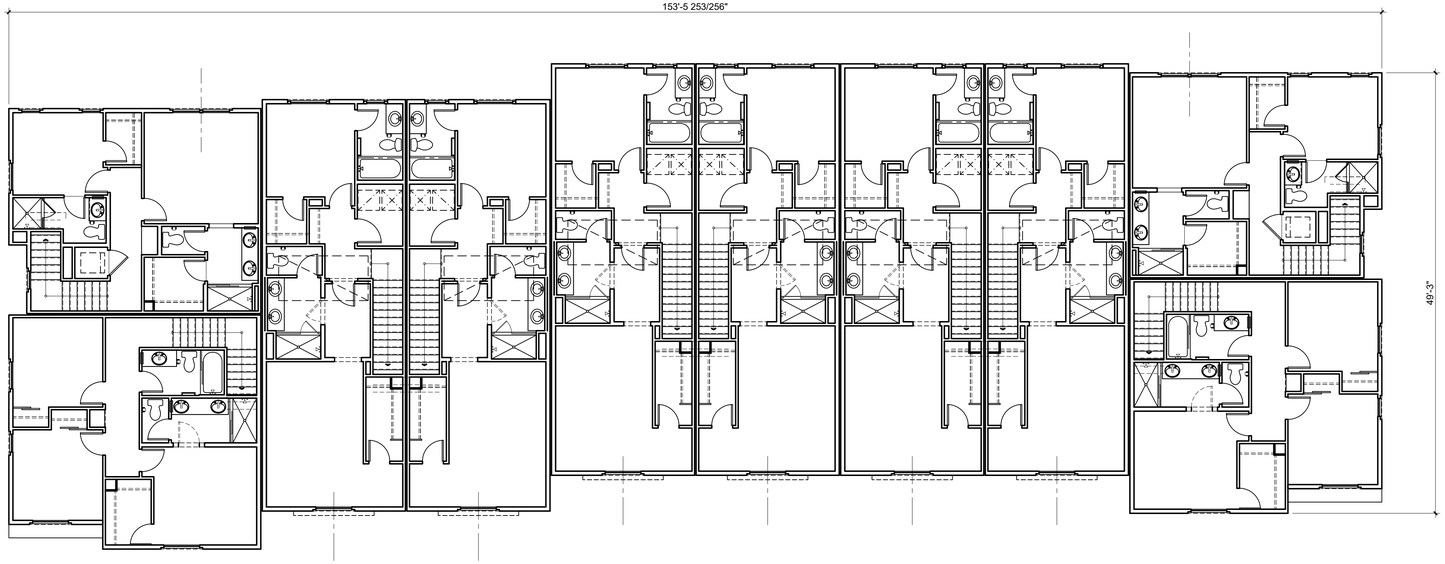
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ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

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C-700 (10 PLEX) BUILDING PLANS

A8.2

MATERIALS LEGEND - B (SPANISH COLONIAL)

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Finial /Faux Chimney (W.O)
4. Stucco Recess /Reveal at Windows/Doors
5. Gable End Diamond Shape Faux Vent Recess
6. Stucco Surround at Entry Door (To Match Stucco Color)
7. Vinyl Windows
8. Decorative Stucco Sill Trim (To Match Stucco Color)
9. Fiber Cement Board Trim at Bay Window (W.O.)
10. Simulated Wood Header Trim
11. Simulated Wood Corbel
12. Stucco Shelf To Slope (W.O.)
13. Exposed Decorative Truss Tails w/ 2x3 Eave Board
14. Wood Panel Railing
15. Decorative Shutters
16. Wing Wall
17. Decorative Fiber Cement Entry Door
18. Decorative Exterior Lights & Raised Number Address
19. Sectional Metal Garage Door
20. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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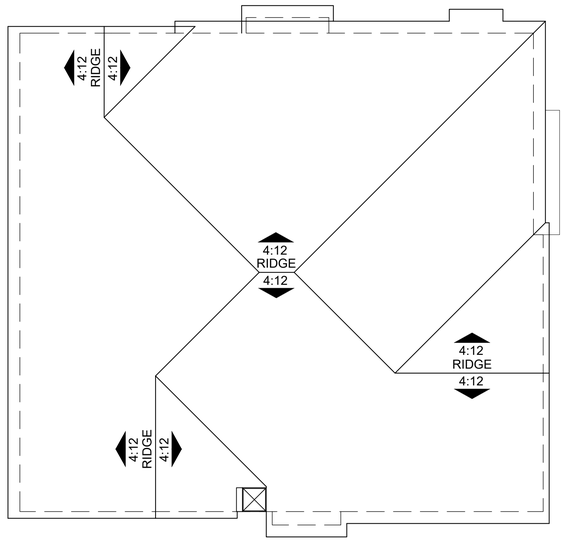
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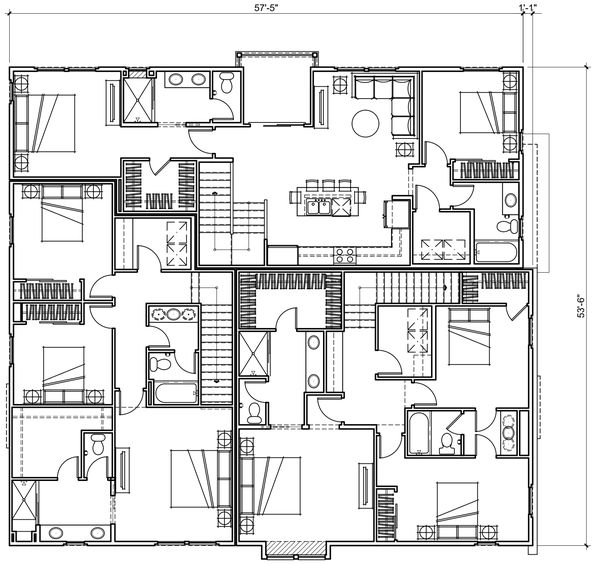
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C-800 (3 PLEX) ELEVATIONS
STYLE B - SPANISH COLONIAL

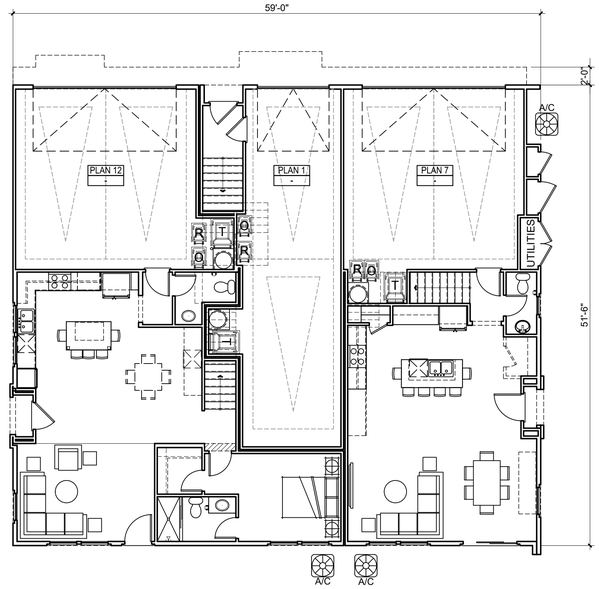
A9.0



ROOF PLAN



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C-800 (3 PLEX) BUILDING PLANS
PLAN 1 | PLAN 6 | PLAN 11

A9.1

MATERIALS LEGEND - D (MODERN SPANISH)

1. Stucco
2. Stucco Recess/ Reveal at Window/Doors
3. Metal Flashing Cap at Parapet
4. Decorative Fiberglass Entry Door
5. Vinyl Window
6. Stucco Arch
7. Decorative Stucco Sill Trim (To Match Stucco Color)
8. Fiber Cement Board Trim at Bay Window (W.O)
9. Fiber Cement Board Awning
10. Metal Horizontal Flat Bar Railing
11. Decorative Stucco/Metal Scupper at Decks (W.O)
12. Decorative Exterior Lights & Raised Number Address
13. Sectional Garage Door
14. Metal Utility Door w/ Panels
15. Shelf w/ Tile Cap



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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C-900 (11 PLEX) ELEVATIONS
STYLE D - MODERN SPANISH

A10.0



Motorcourt View (Right Elevation)



Motorcourt View (Left Elevation)

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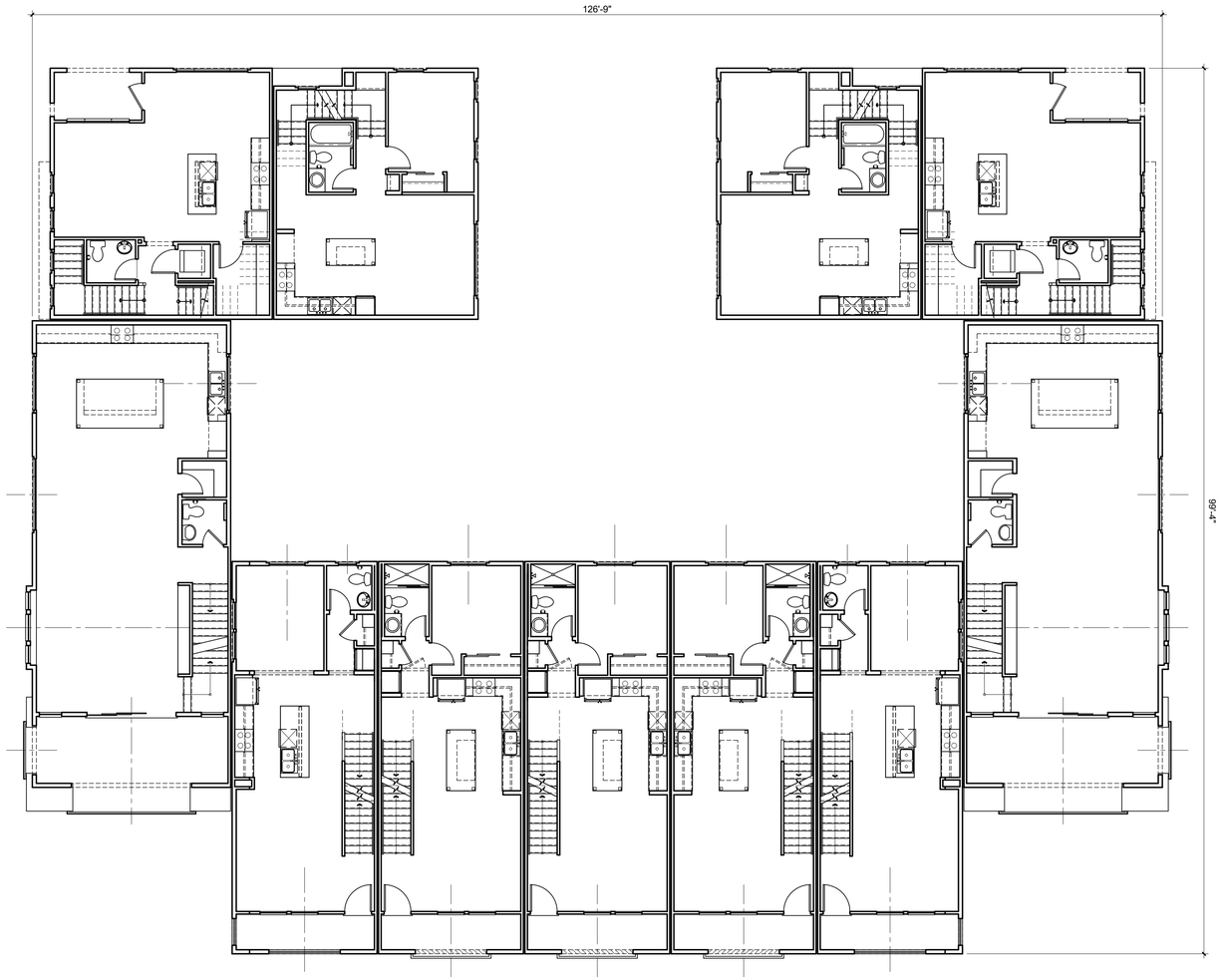
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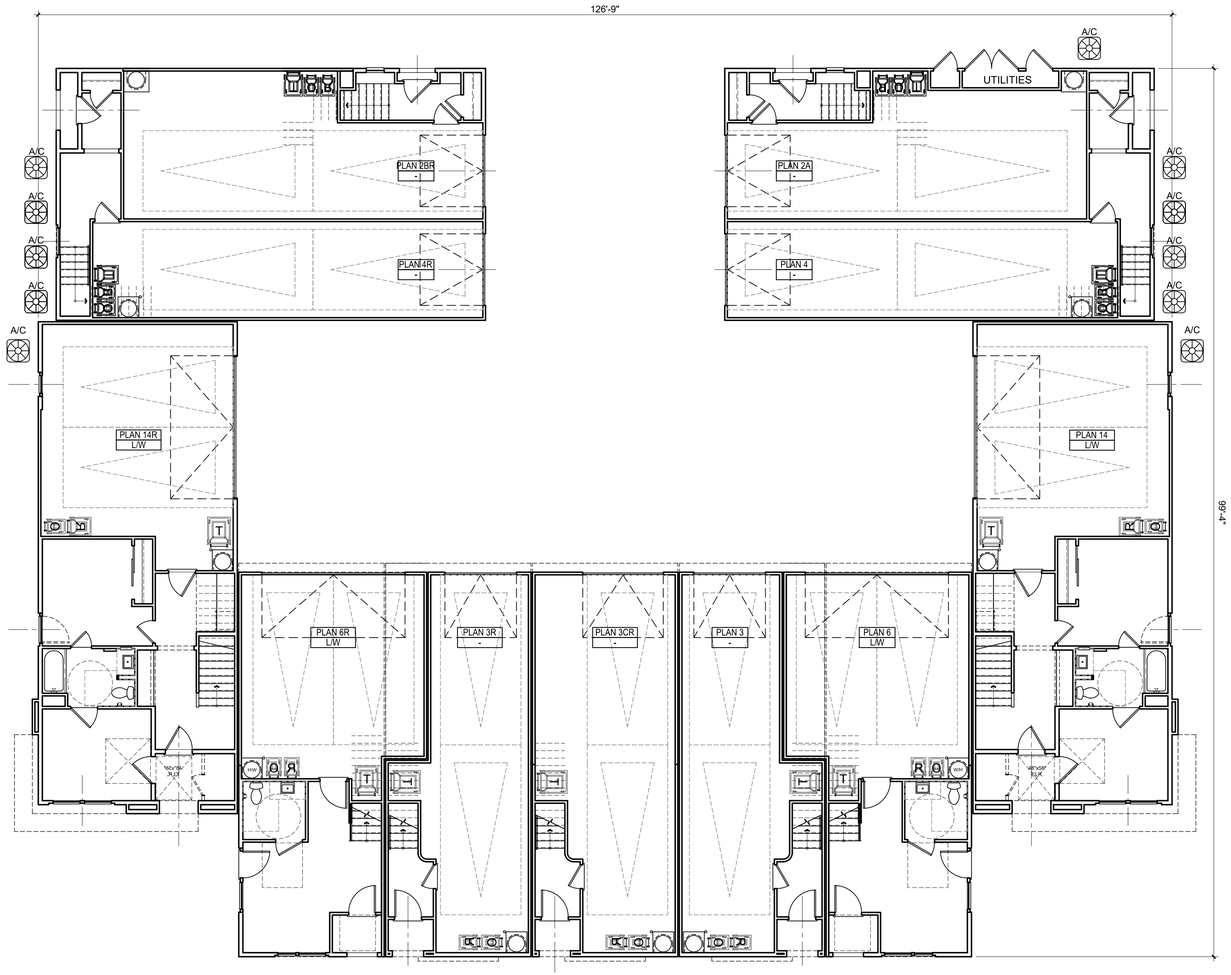
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C-900 (11-PLEX) ELEVATIONS
STYLE D - MODERN SPANISH

A10.1



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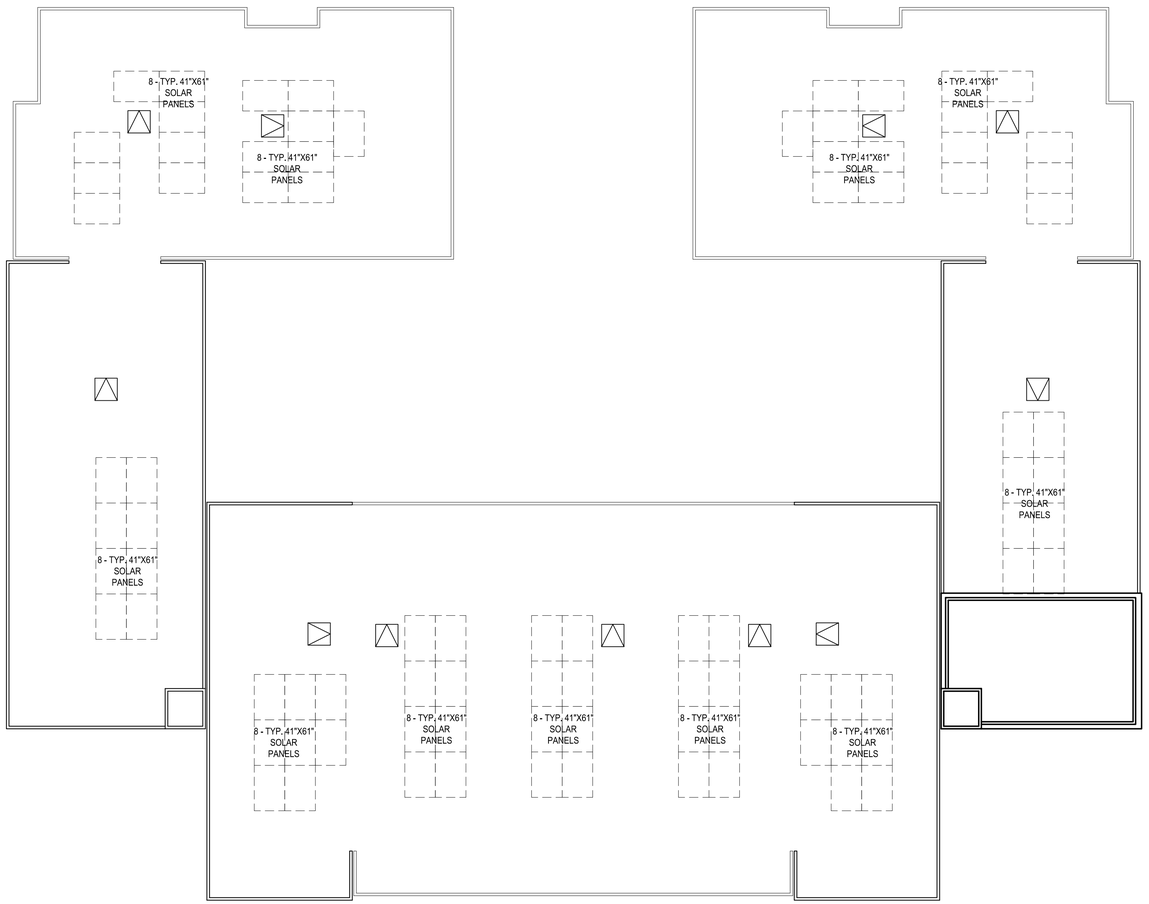
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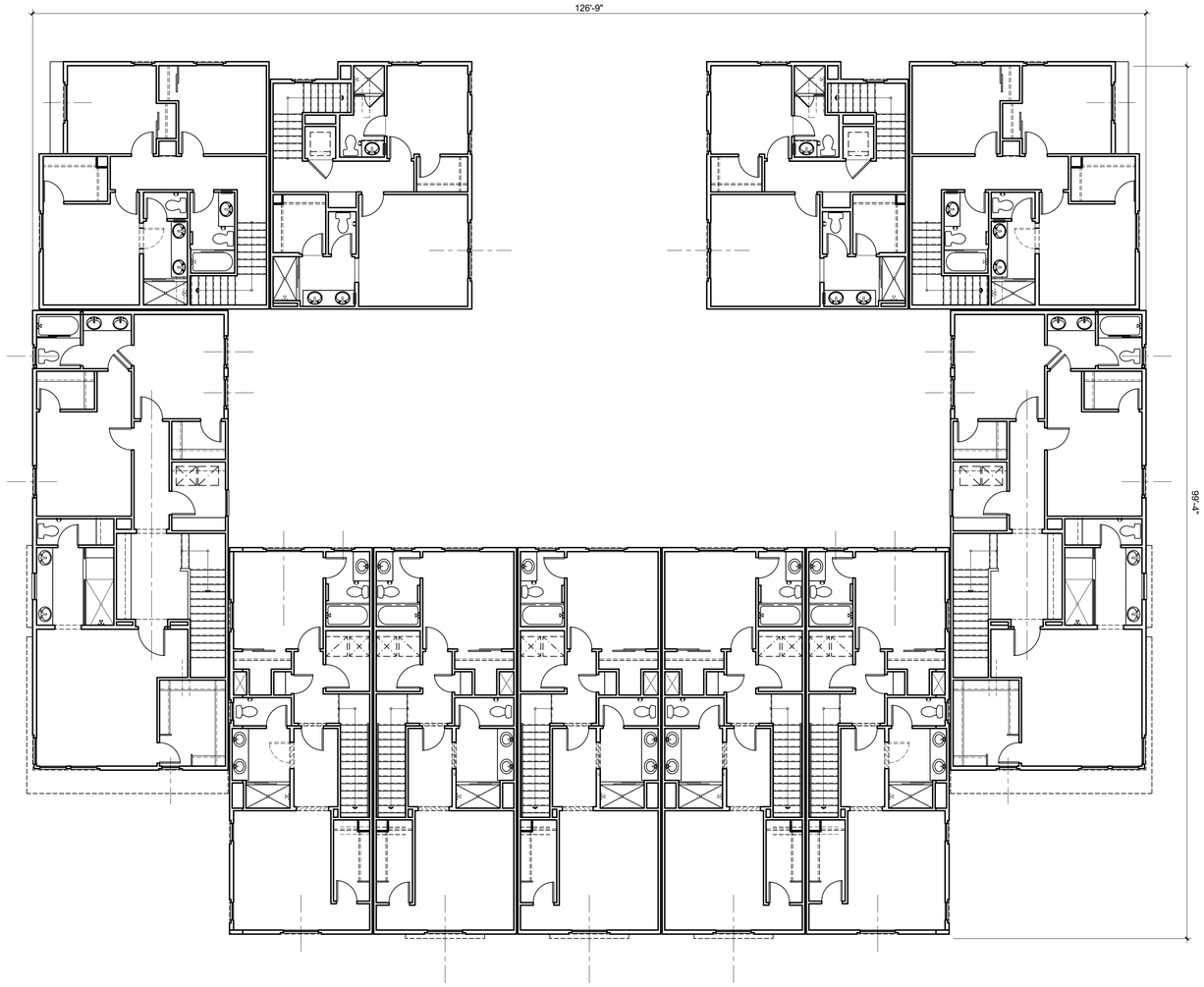
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C-900 (11 PLEX) BUILDING PLANS

A10.2



ROOF



THIRD FLOOR

ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

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C-900 (11 PLEX) BUILDING PLANS

A10.3

MATERIALS LEGEND - D (MODERN SPANISH)

1. Stucco
2. Stucco Recess/ Reveal at Window/Doors
3. Metal Flashing Cap at Parapet
4. Decorative Fiberglass Entry Door
5. Vinyl Window
6. Stucco Arch
7. Decorative Stucco Sill Trim (To Match Stucco Color)
8. Fiber Cement Board Trim at Bay Window (W.O)
9. Fiber Cement Board Awning
10. Metal Horizontal Flat Bar Railing
11. Decorative Stucco/Metal Scupper at Decks (W.O)
12. Decorative Exterior Lights & Raised Number Address
13. Sectional Garage Door
14. Metal Utility Door w/ Panels
15. Shelf w/ Tile Cap



Rear Elevation



Front Elevation

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C-901 (13 PLEX) ELEVATIONS
STYLE D - MODERN SPANISH

A11.0

MATERIALS LEGEND - D (MODERN SPANISH)

1. Stucco
2. Stucco Recess/ Reveal at Window/Doors
3. Metal Flashing Cap at Parapet
4. Decorative Fiberglass Entry Door
5. Vinyl Window
6. Stucco Arch
7. Decorative Stucco Sill Trim (To Match Stucco Color)
8. Fiber Cement Board Trim at Bay Window (W.O)
9. Fiber Cement Board Awning
10. Metal Horizontal Flat Bar Railing
11. Decorative Stucco/Metal Scupper at Decks (W.O)
12. Decorative Exterior Lights & Raised Number Address
13. Sectional Garage Door
14. Metal Utility Door w/ Panels
15. Shelf w/ Tile Cap



Motorcourt View (Right Elevation)



Right Elevation



Motorcourt View (Left Elevation)



Left Elevation

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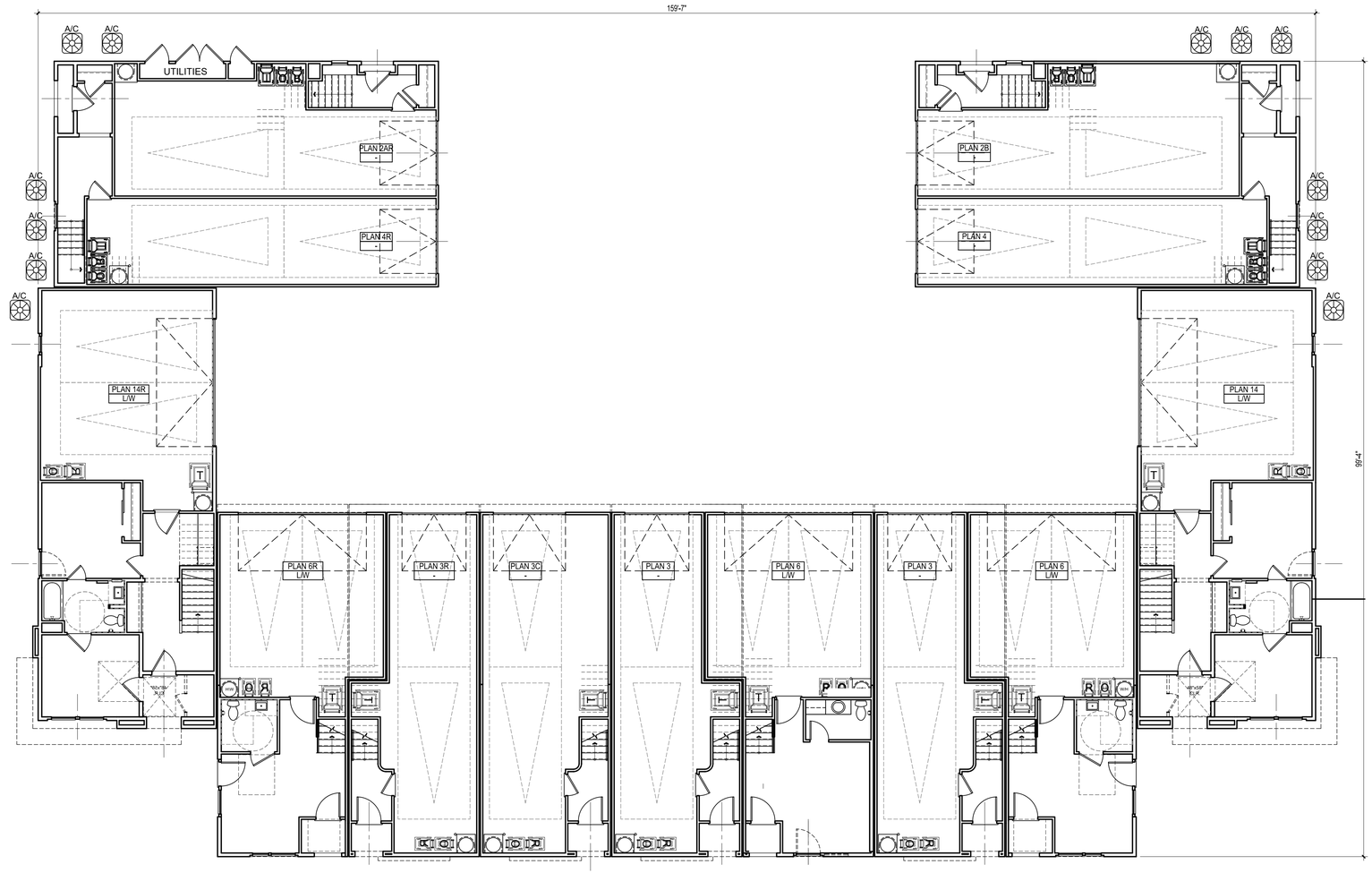
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C-901 (13 PLEX) ELEVATIONS
STYLE D - MODERN SPANISH

A11.1



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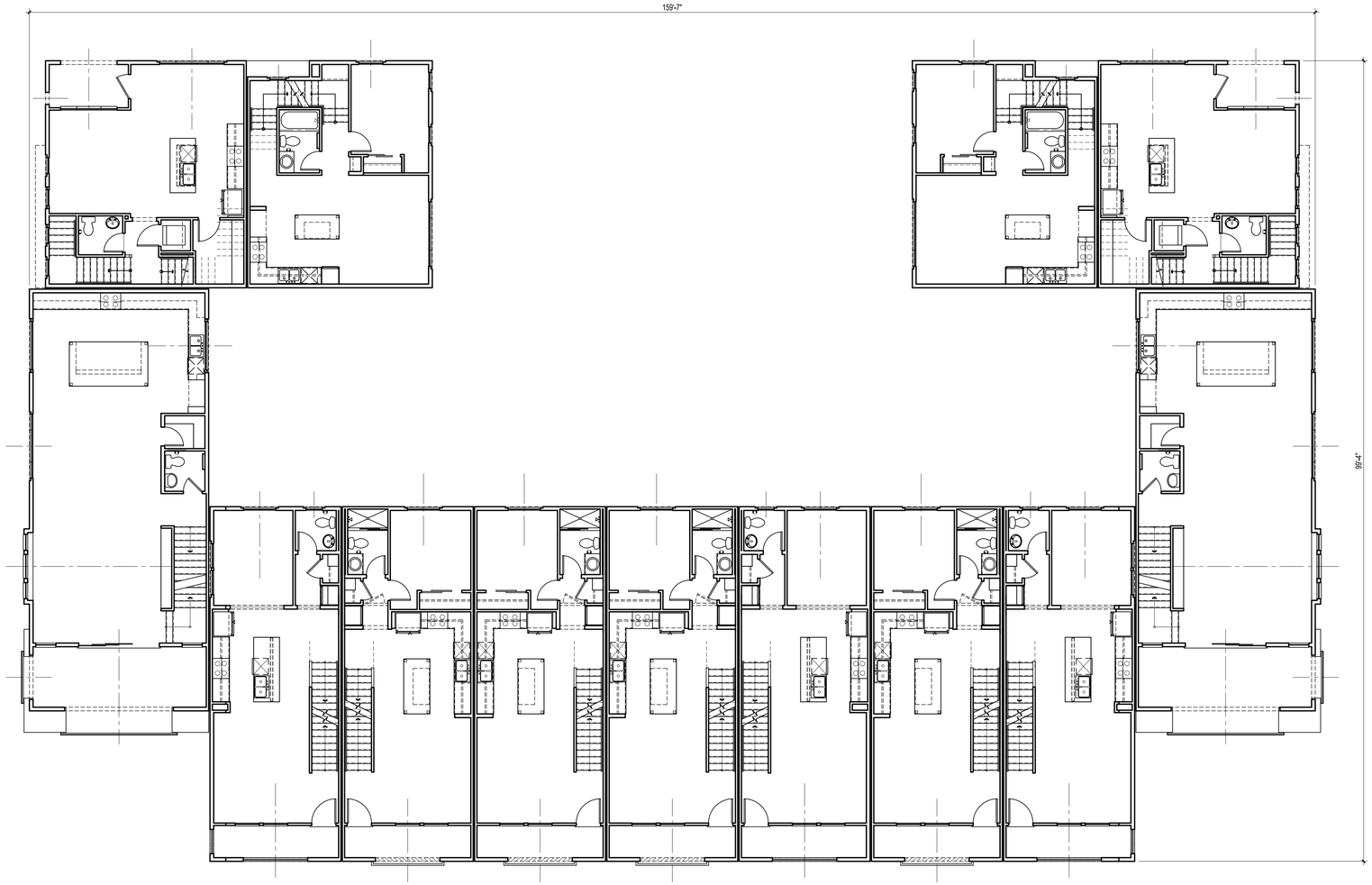
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C-901 (13 PLEX) BUILDING PLANS

A11.2



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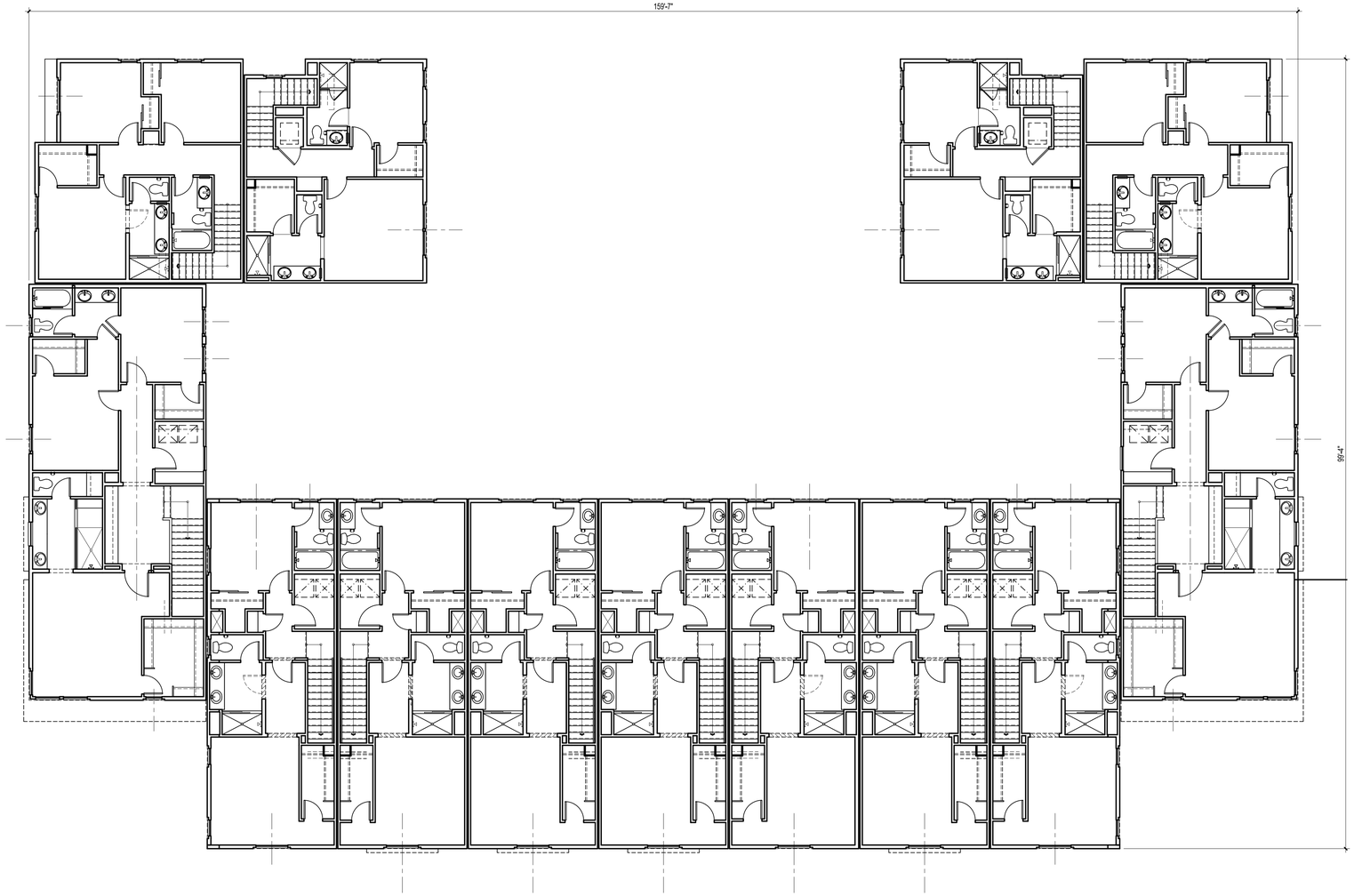
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C-901 (13 PLEX) BUILDING PLANS

A11.3



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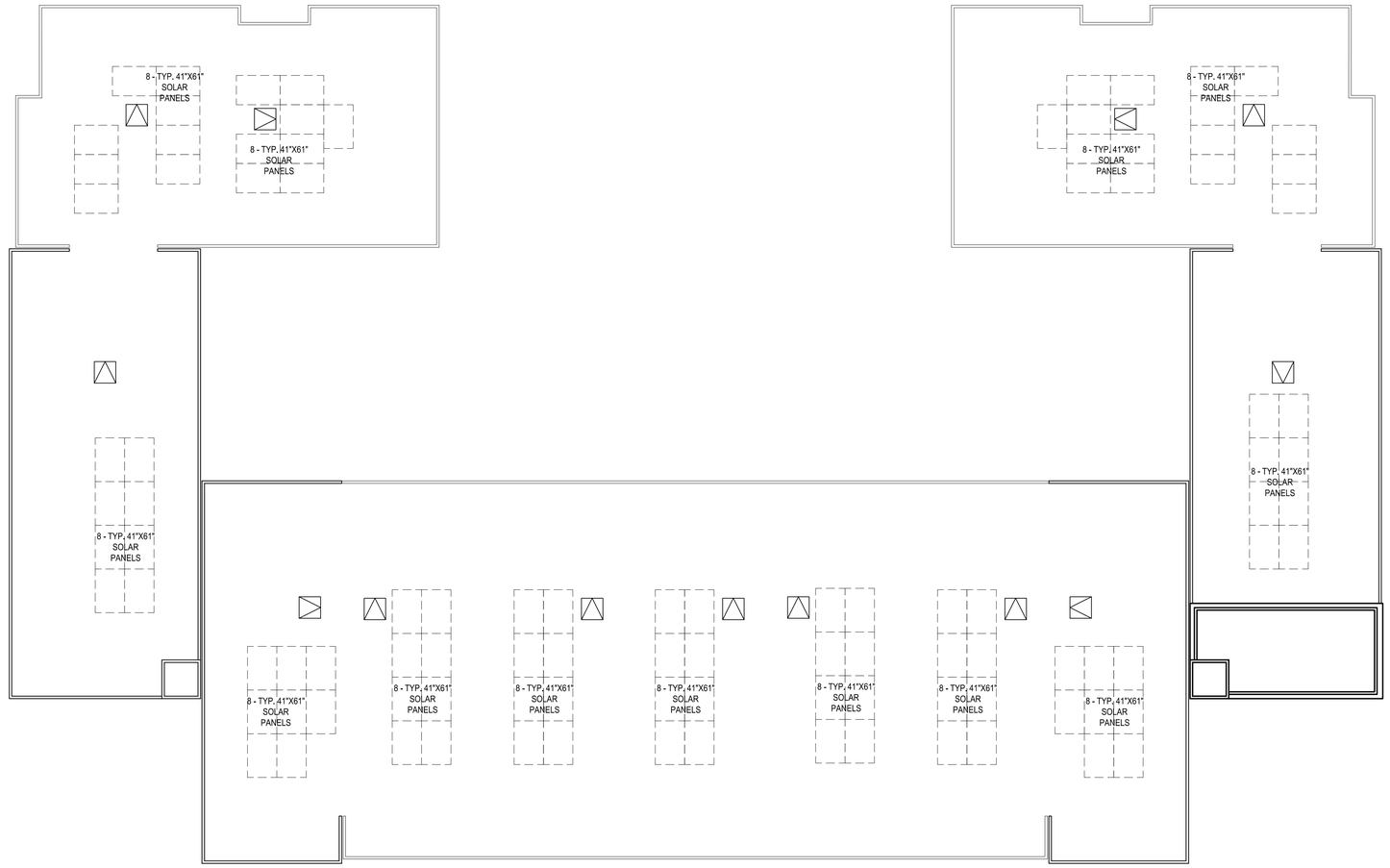
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C-901 (13 PLEX) BUILDING PLANS

A11.4



ENERGY CODE NOTES

THE PROJECT WILL INCLUDE SOLAR PHOTOVOLTAIC PANELS WITH THE CAPABILITY TO GENERATE A REQUIRED BY CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION A4.106.8.2.1

ROOF PLAN

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C-901 (13 PLEX) BUILDING PLANS

A11.5

MATERIALS LEGEND - A (SANTA BARBARA)

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Gable End Half Pipe Faux Vent
5. Stucco Finial /Faux Chimney
6. Decorative Fiberglass Entry Door
7. Vinyl Windows
8. Stucco Scalloped Hood (W.O.)
9. Stucco Arch
10. Decorative Stucco Sill Trim
11. Decorative Stucco Faux Shelf
12. Fiber Cement Board Trim at Bay Window (W.O.)
13. Simulated Wood Corbel (W.O.)
14. Stucco Decorative Foam Corbel
15. Stucco Decorative Foam Eave
16. Stucco Shelf To Slope
17. Exposed Decorative Truss Tails
18. Metal Decorative Railing (W.O.)
19. Decorative Shutters
20. Canvas Awning w/ Metal Brackets
21. Decorative Exterior Lights & Raised Number Address
22. Sectional Metal Garage Door
23. Metal Utility Door w/ Panels



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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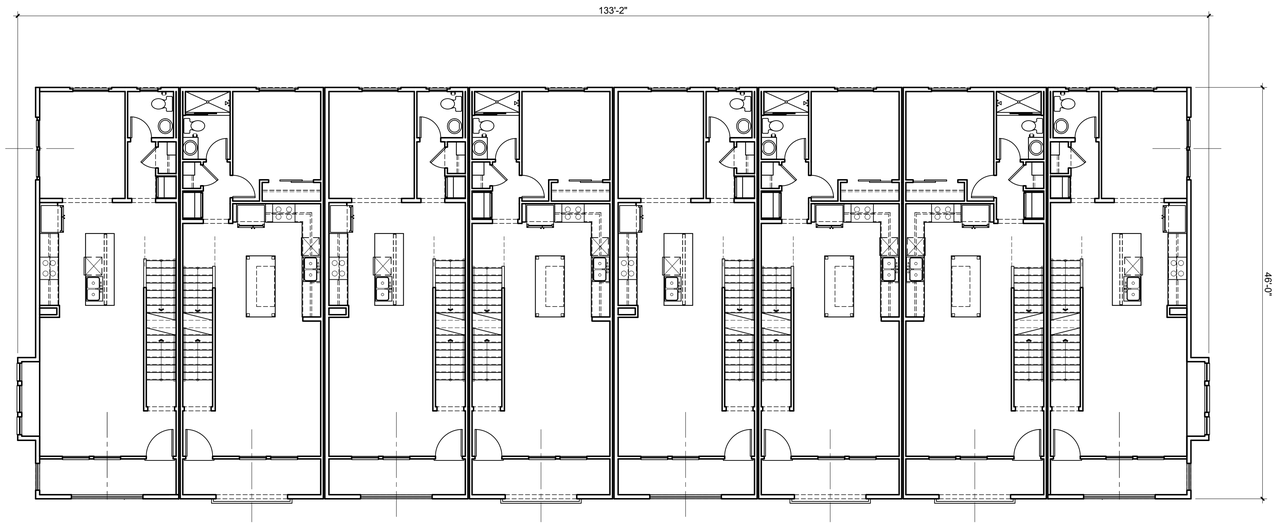
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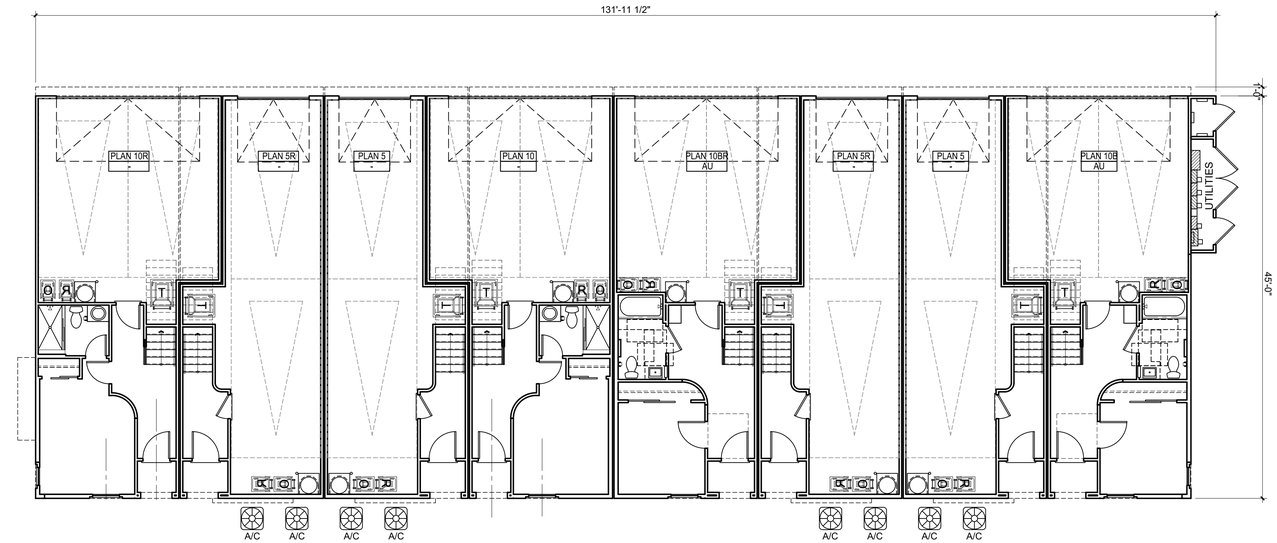
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C-1000 (8 PLEX) ELEVATIONS
STYLE D - MODERN SPANISH

A12.0



SECOND FLOOR



FIRST FLOOR

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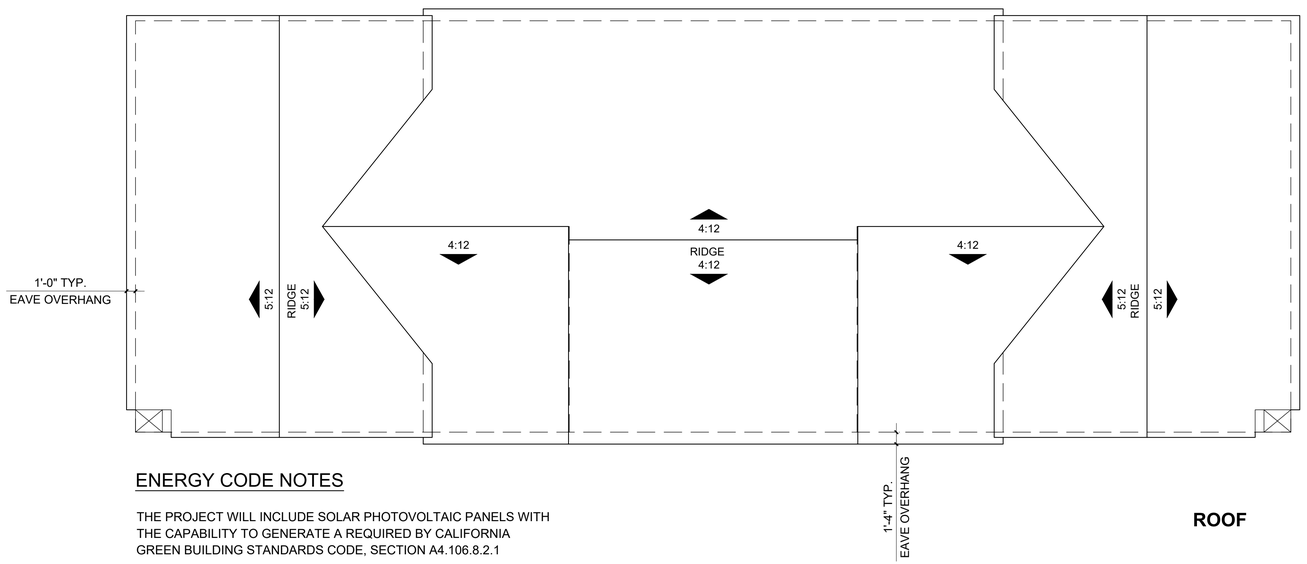
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C-1000 (8 PLEX) BUILDING PLANS

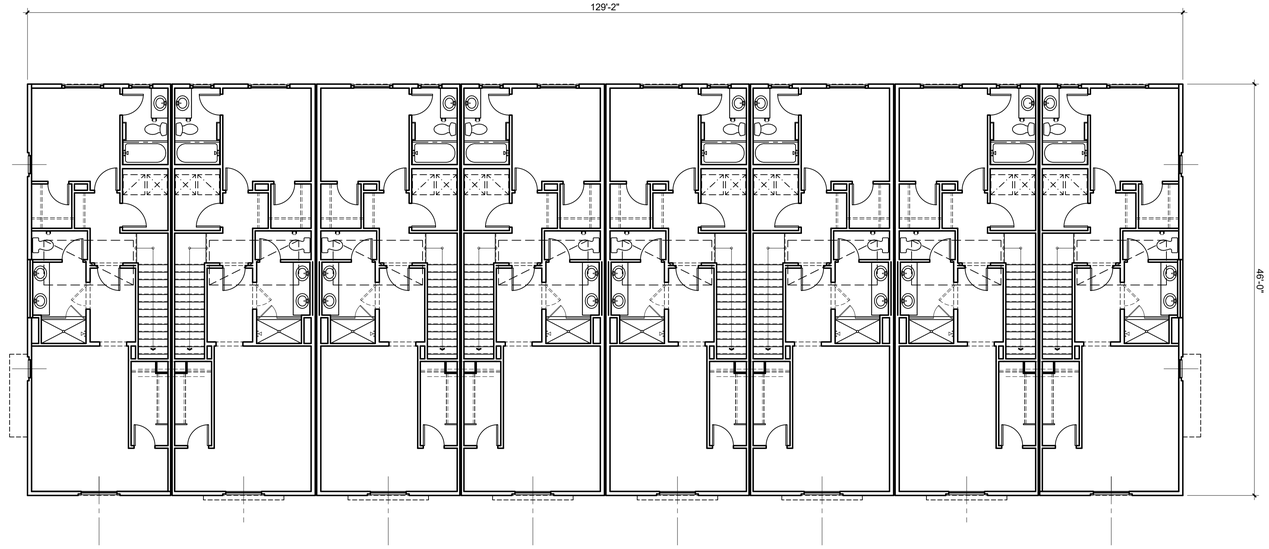
A12.1



ENERGY CODE NOTES

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ROOF



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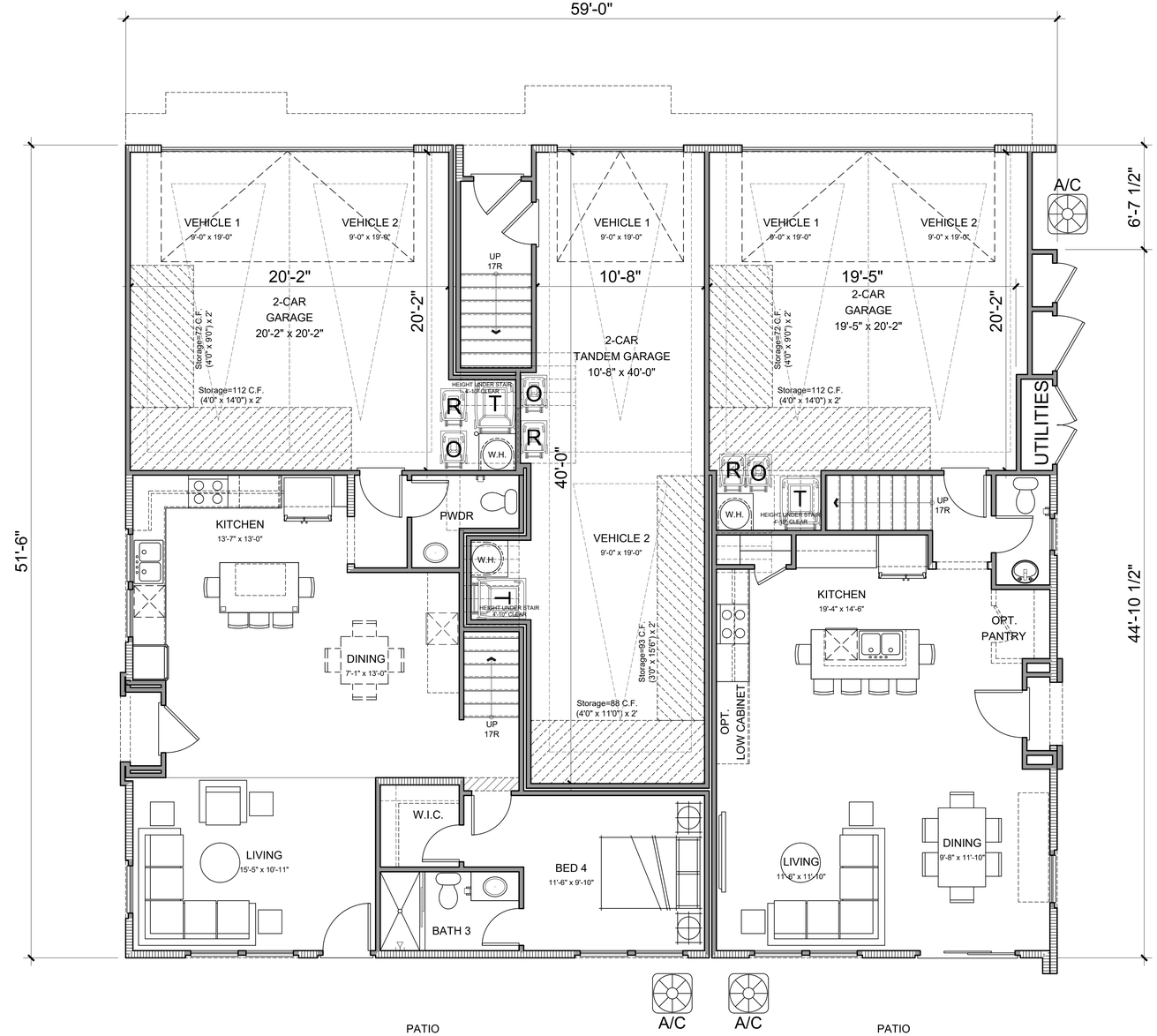
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C-1000 (8 PLEX) BUILDING PLANS

A12.2

PLAN 1
-



PLAN 12
-

PLAN 7
-

PLAN 1 - GROSS SF	
1ST FLOOR	110 SQ. FT.
2ND FLOOR	997 SQ. FT.
TOTAL LIVING	1107 SQ. FT.
GARAGE	487 SQ. FT.
DECK	64 SQ. FT.
VEST/PORCH	10 SQ. FT.

PLAN 7 - GROSS SF	
1ST FLOOR	666 SQ. FT.
2ND FLOOR	964 SQ. FT.
TOTAL LIVING	1631 SQ. FT.
GARAGE	452 SQ. FT.
DECK	-
VEST/PORCH	0 SQ. FT.

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 1 - 181 C.F.
PLAN 7 - 184 C.F.
PLAN 12 - 184 C.F.

Note: For Breakdown areas see plans.

PLAN 12 - GROSS SF	
1ST FLOOR	892 SQ. FT.
2ND FLOOR	888 SQ. FT.
TOTAL LIVING	1780 SQ. FT.
GARAGE	454 SQ. FT.
DECK	-
VEST/PORCH	10 SQ. FT.

FIRST FLOOR

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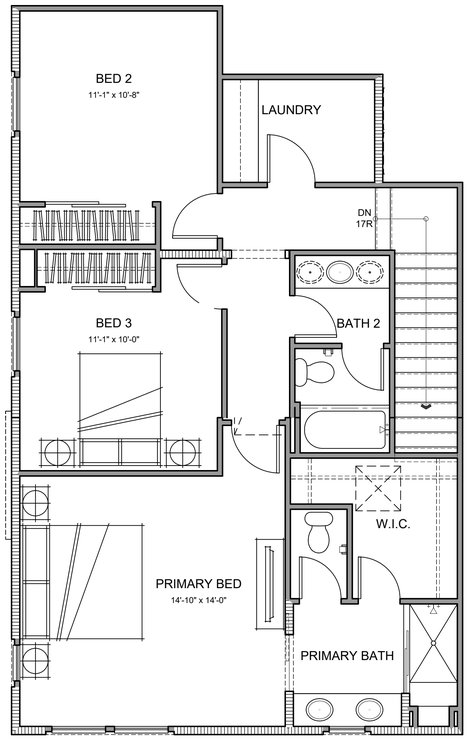
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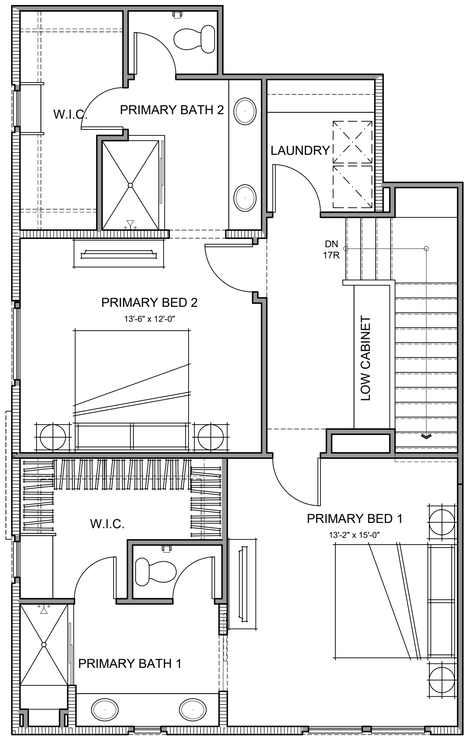
PLAN 1, 7 & 12 - UNIT PLANS

A13.0



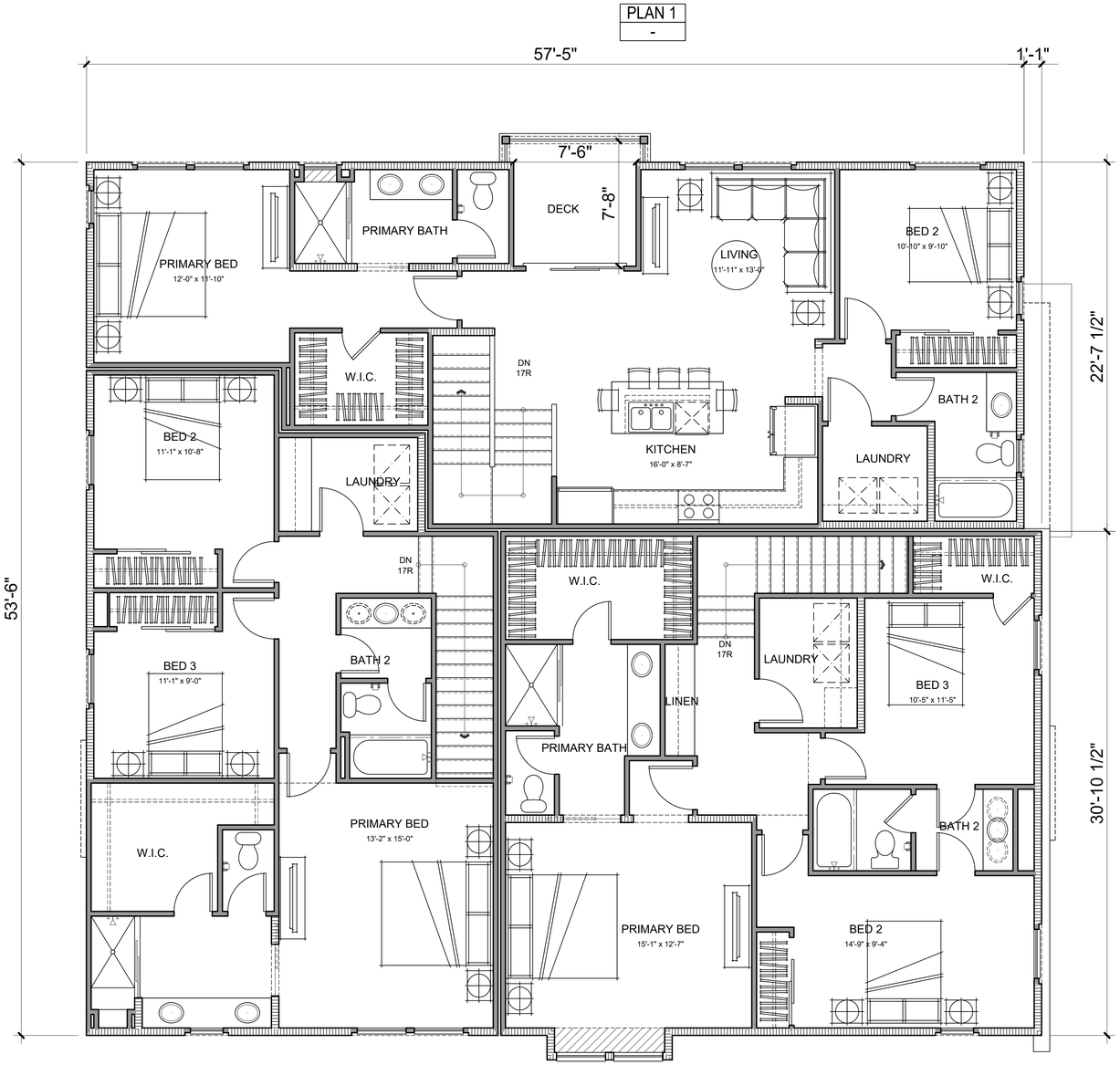
PLAN 12C
-

SECOND FLOOR -
PRIMARY BED/BATH
FLIP OPT.



PLAN 12B
-

SECOND FLOOR -
DUAL PRIMARY
OPT.



PLAN 12A
-

PLAN 7
-

SECOND FLOOR

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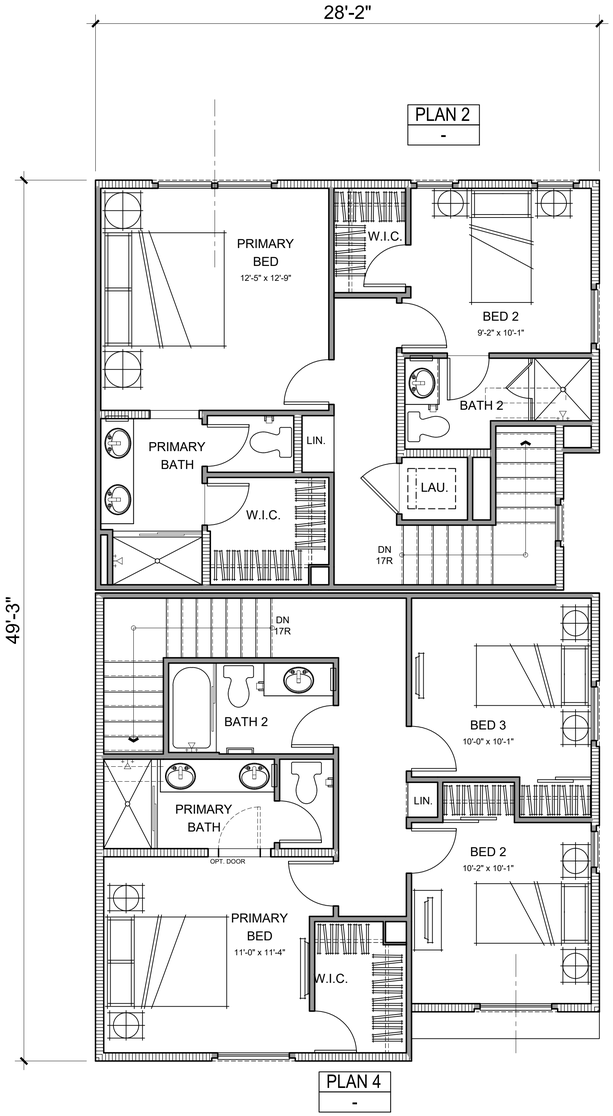
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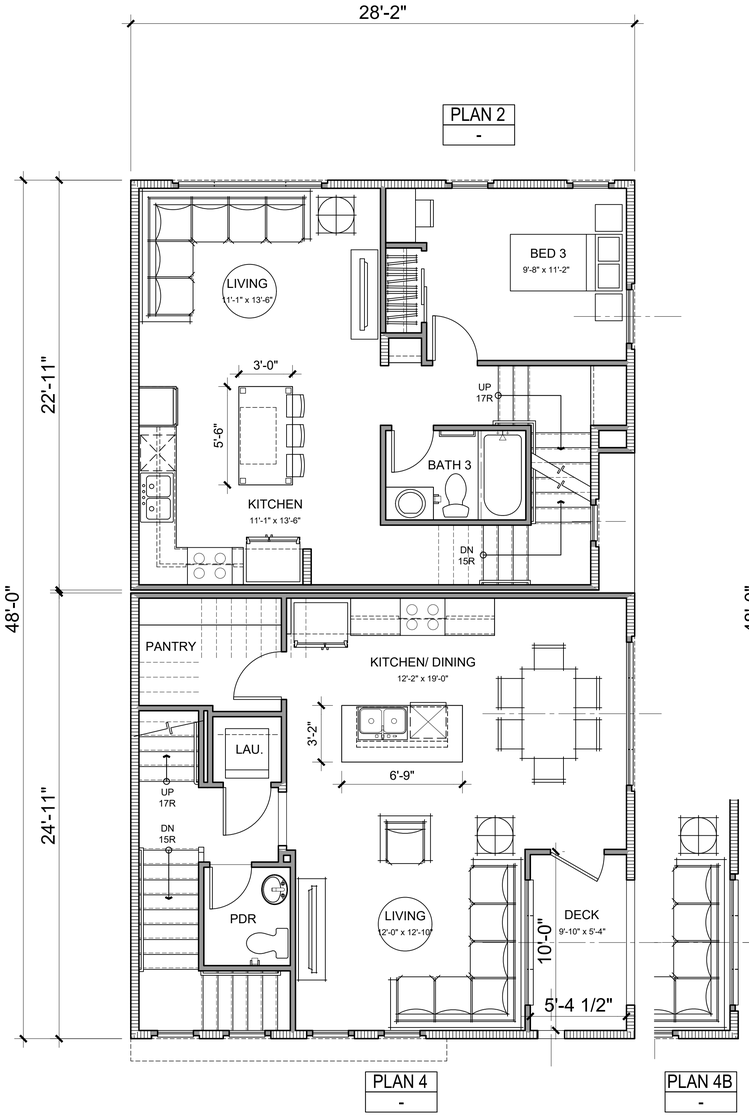
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PLAN 1 7 & 12 - UNIT PLANS

A13.1

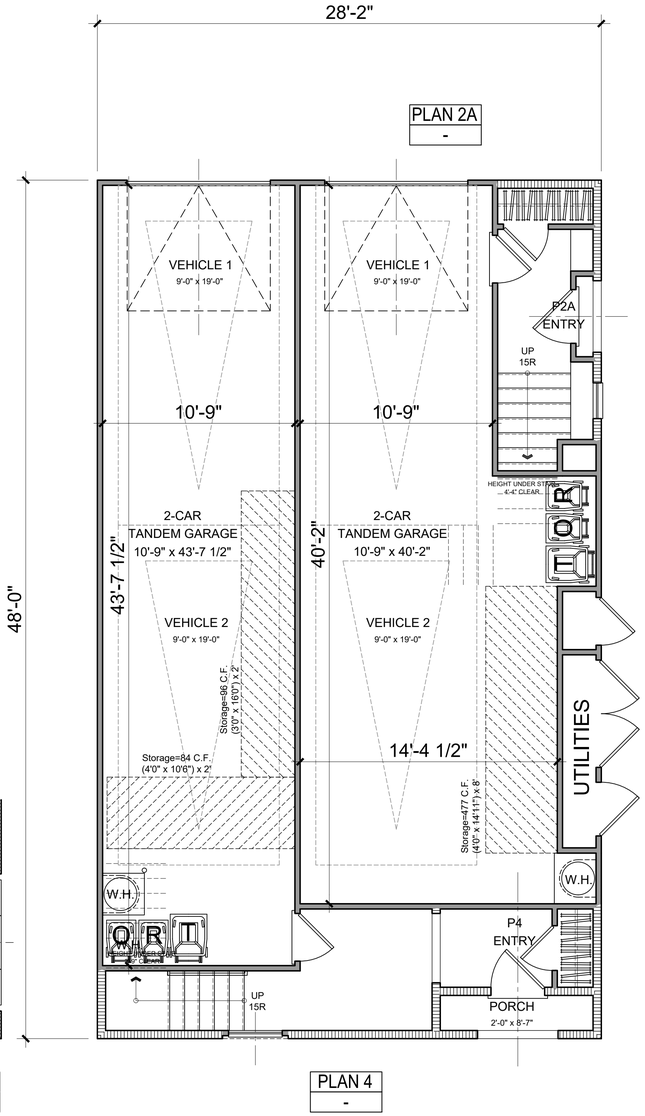


THIRD FLOOR

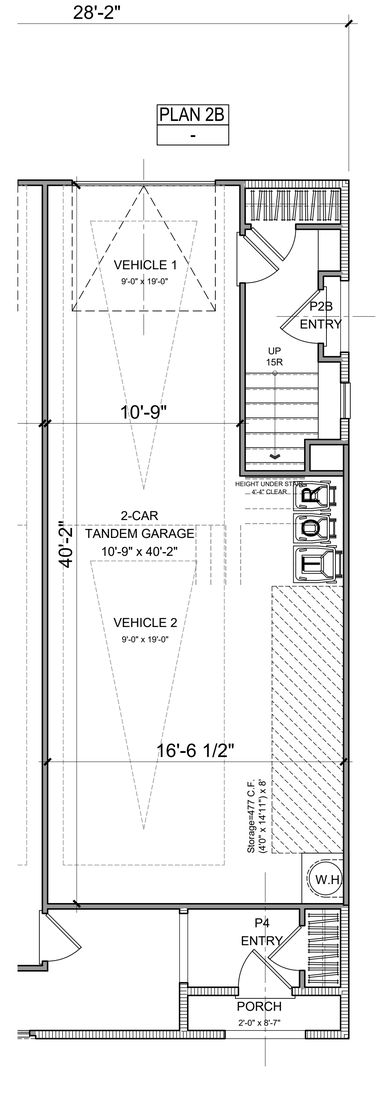


SECOND FLOOR

SECOND FLOOR
- ALT. W/O DECK



FIRST FLOOR



FIRST FLOOR - PLAN 2
ALT. GARAGE

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 2 - 477 C.F.
PLAN 4 - 180 C.F.

Note: For Breakdown areas see plans.

PLAN 4 - GROSS SF	
1ST FLOOR	177 SQ. FT.
2ND FLOOR	582 SQ. FT.
3RD FLOOR	652 SQ. FT.
TOTAL LIVING	1412 SQ. FT.
GARAGE	485 SQ. FT.
DECK	60 SQ. FT.
PORCH	22 SQ. FT.

PLAN 2A - GROSS SF	
1ST FLOOR	120 SQ. FT.
2ND FLOOR	628 SQ. FT.
3RD FLOOR	574 SQ. FT.
TOTAL LIVING	1321 SQ. FT.
GARAGE	549 SQ. FT.
DECK	-
PORCH	-

PLAN 2B - GROSS SF	
1ST FLOOR	120 SQ. FT.
2ND FLOOR	628 SQ. FT.
3RD FLOOR	574 SQ. FT.
TOTAL LIVING	1321 SQ. FT.
GARAGE	580 SQ. FT.
DECK	-
PORCH	-

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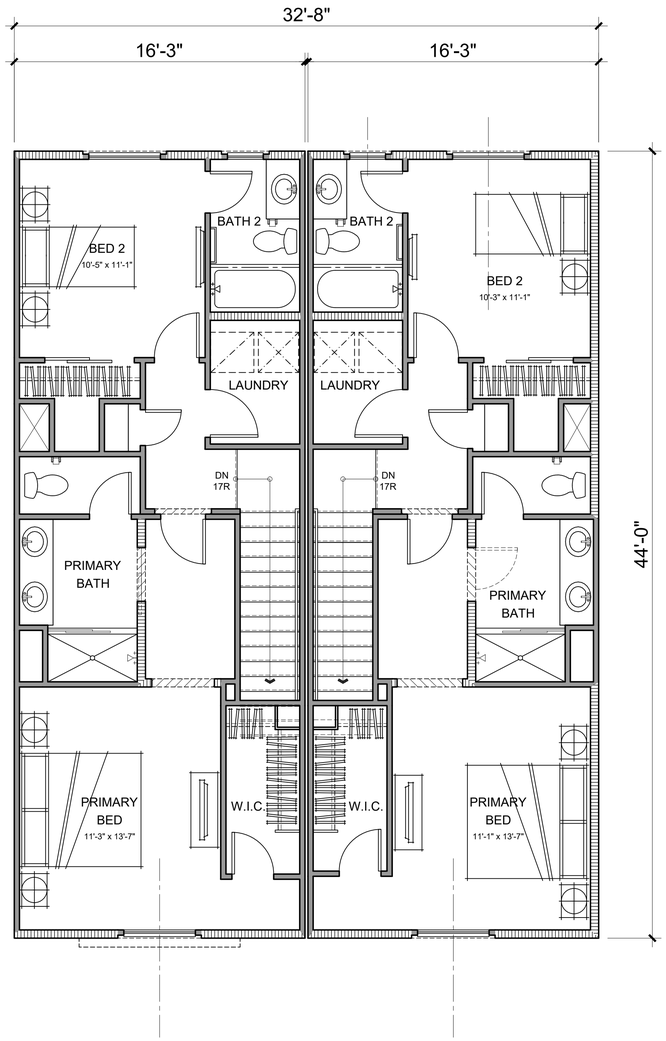
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0 2 4 8

PLAN 2 & 4 - UNIT PLANS

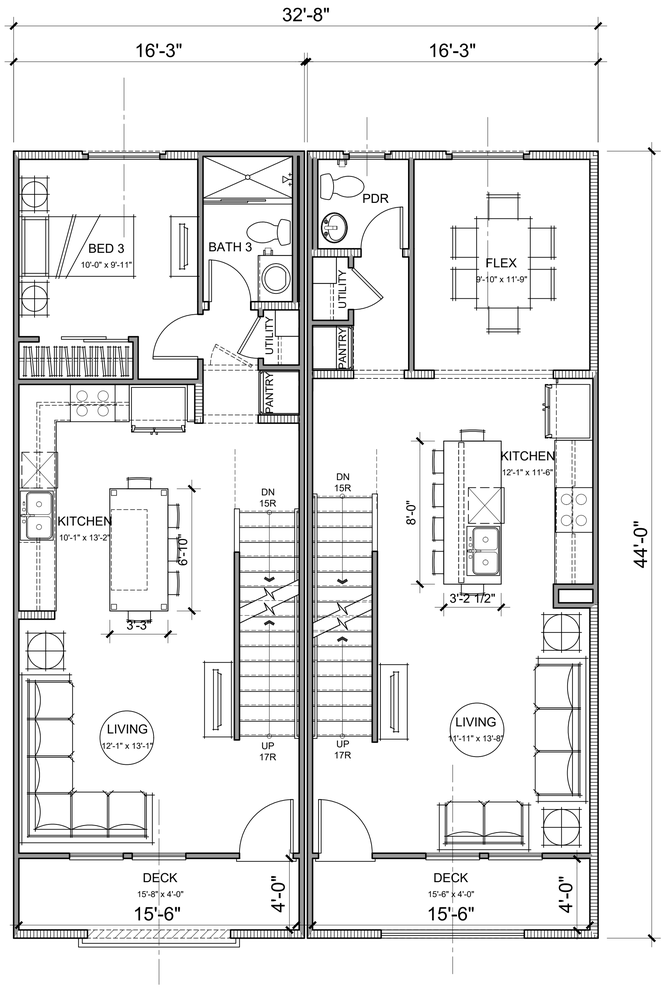
A13.2



PLAN 3A
-

PLAN 6A
-

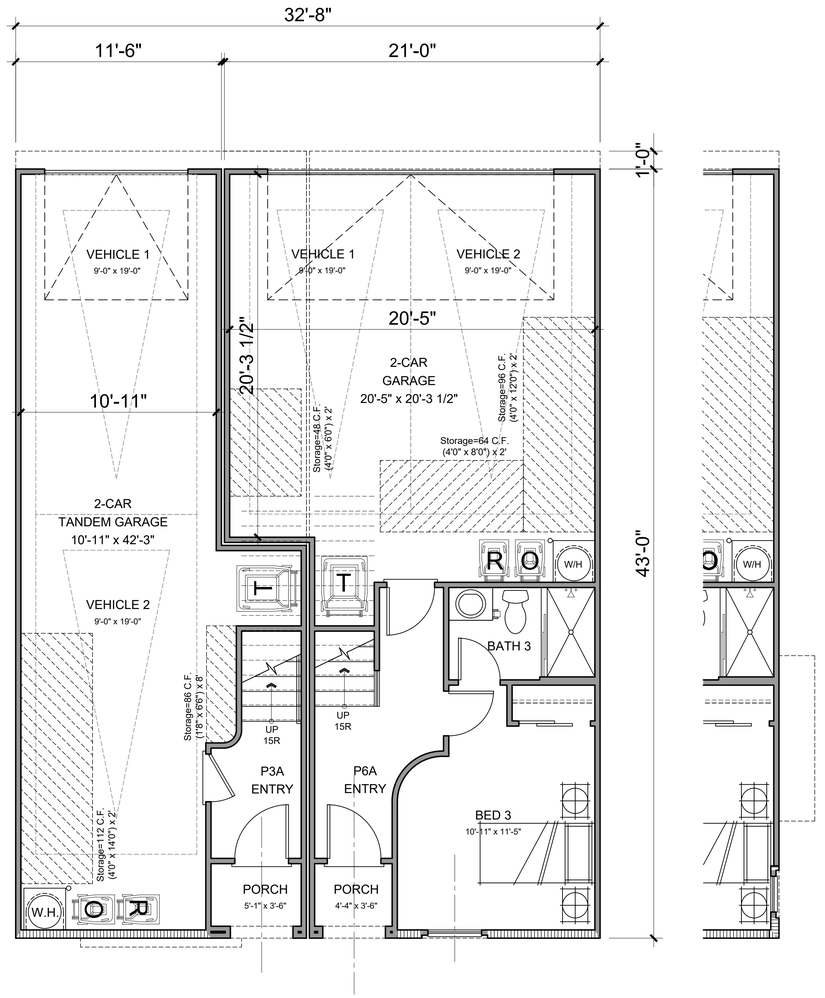
THIRD FLOOR



PLAN 3A
-

PLAN 6A
-

SECOND FLOOR



PLAN 3A
-

PLAN 6A
-

PLAN 6A
-

FIRST FLOOR

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 3A - 198 C.F.
PLAN 6A - 208 C.F.

Note: For Breakdown areas see plans.

PLAN 3 - GROSS SF	
1ST FLOOR	86 SQ. FT.
2ND FLOOR	643 SQ. FT.
3RD FLOOR	664 SQ. FT.
TOTAL LIVING	1392 SQ. FT.
GARAGE	512 SQ. FT.
DECK	72 SQ. FT.
PORCH	22 SQ. FT.

PLAN 6 - GROSS SF	
1ST FLOOR	321 SQ. FT.
2ND FLOOR	643 SQ. FT.
3RD FLOOR	664 SQ. FT.
TOTAL LIVING	1627 SQ. FT.
GARAGE	483 SQ. FT.
DECK	72 SQ. FT.
PORCH	19 SQ. FT.

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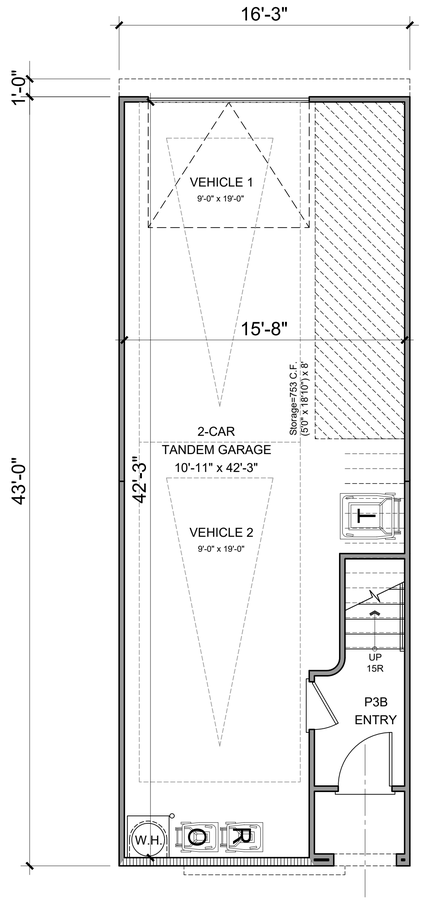
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PLAN 3 & 6 - UNIT PLANS

A13.3



PLAN 3B
-

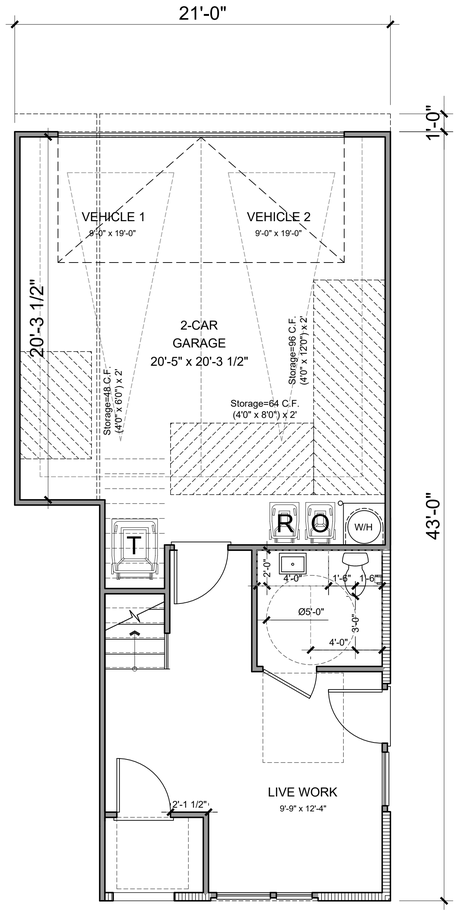
FIRST FLOOR

PLAN 3C - GROSS SF	
1ST FLOOR	86 SQ. FT.
2ND FLOOR	643 SQ. FT.
3RD FLOOR	664 SQ. FT.
TOTAL LIVING	1392 SQ. FT.
GARAGE	612 SQ. FT.
DECK	72 SQ. FT.
PORCH	22 SQ. FT.

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 3C - 753 C.F.

Note: For Breakdown areas see plans.



PLAN 6B
-

LIVE WORK
CHAPTER 11B
FIRST FLOOR

PLAN 6B - GROSS SF	
1ST FLOOR	313 SQ. FT.
2ND FLOOR	643 SQ. FT.
3RD FLOOR	664 SQ. FT.
TOTAL LIVING	1619 SQ. FT.
GARAGE	483 SQ. FT.
DECK	72 SQ. FT.
PORCH	27 SQ. FT.

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 6B - 208 C.F.

Note: For Breakdown areas see plans.

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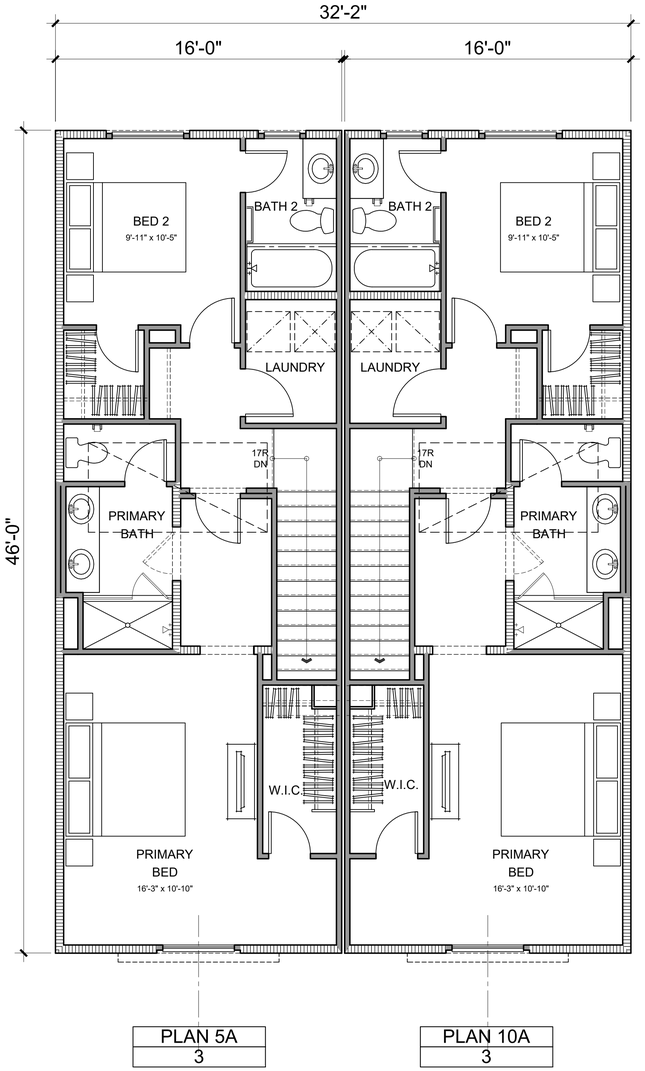
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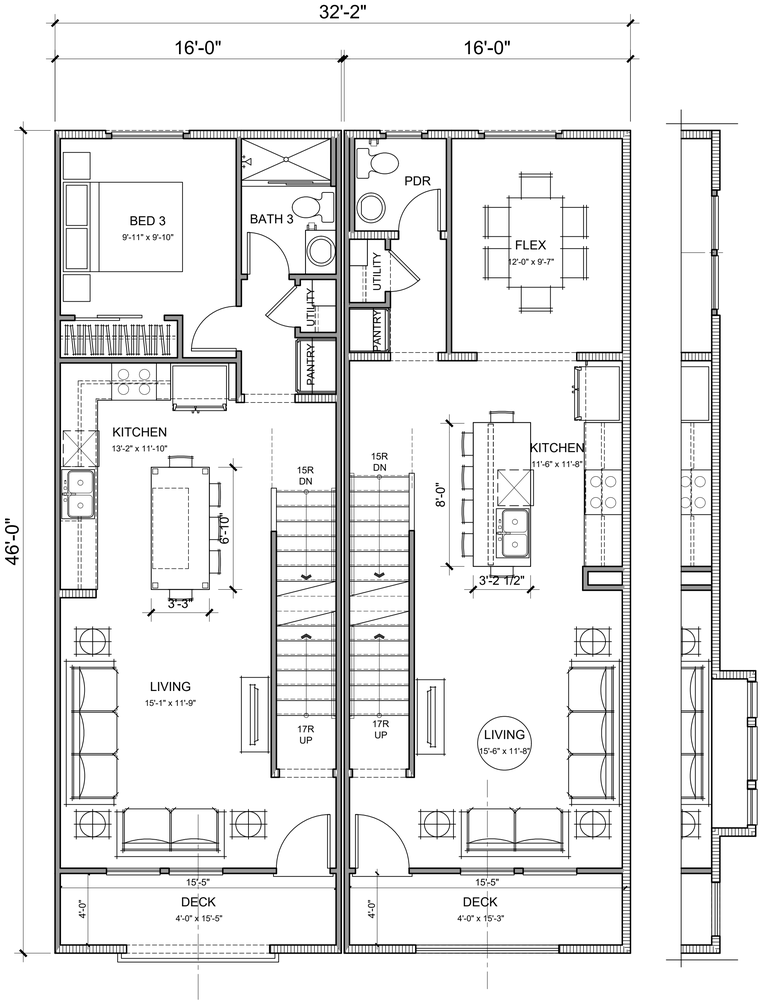
PLAN 3C & 6B - UNIT PLANS

A13.4



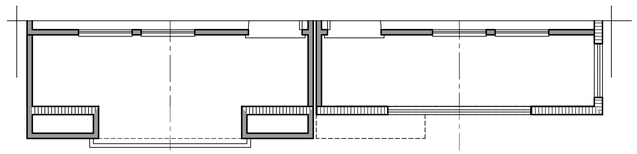
PLAN 5A	PLAN 10A
3	3

THIRD FLOOR

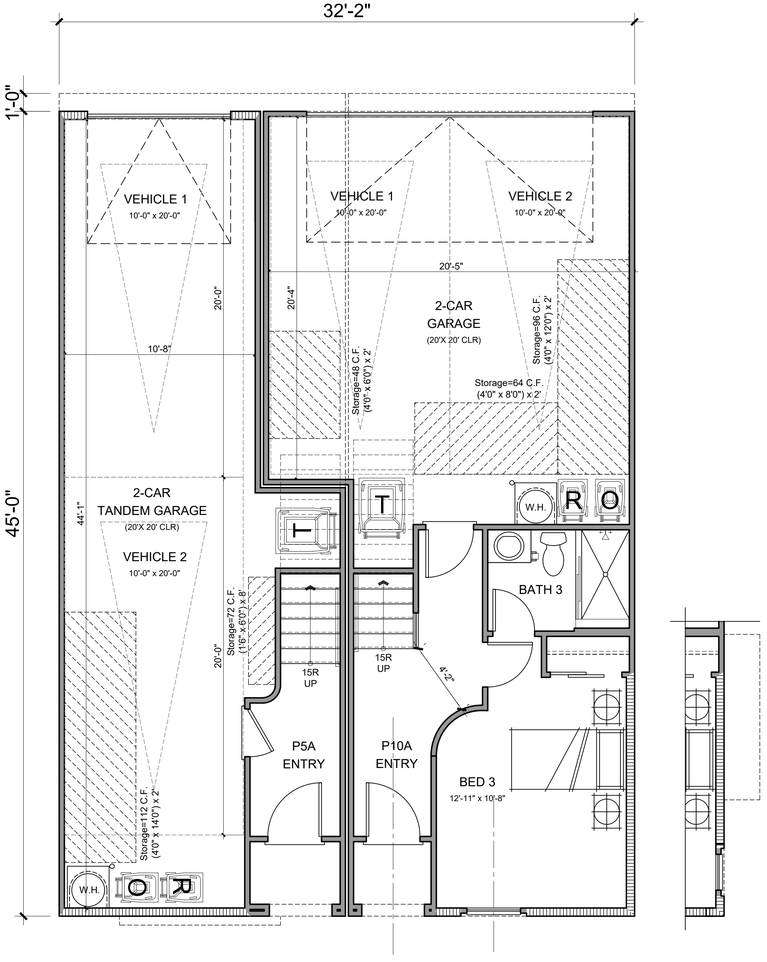


PLAN 5A	PLAN 10A	PLAN 10F
2	2	1
		END UNIT

SECOND FLOOR



PLAN 5D	PLAN 10F
2	2
ARCHITECTURAL POP OUT UNIT	ARCHITECTURAL POP OUT UNIT



PLAN 5A	PLAN 10A	PLAN 10C/E
1	1	1
STANDARD UNIT	STANDARD UNIT	END UNIT

FIRST FLOOR

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 5A -184 C.F.
PLAN 10A - 208 C.F.

Note: For Breakdown areas see plans.

3 BED / 3 BATH

PLAN 5 - GROSS SF	
1ST FLOOR	96 SQ. FT.
2ND FLOOR	665 SQ. FT.
3RD FLOOR	685 SQ. FT.
TOTAL LIVING	1446 SQ. FT.
GARAGE	523 SQ. FT.
DECK	71 SQ. FT.
VEST/PORCH	22 SQ. FT.

3 BED / 3.5 BATH

PLAN 10 - GROSS SF	
1ST FLOOR	348 SQ. FT.
2ND FLOOR	665 SQ. FT.
3RD FLOOR	685 SQ. FT.
TOTAL LIVING	1697 SQ. FT.
GARAGE	478 SQ. FT.
DECK	71 SQ. FT.
VEST/PORCH	19 SQ. FT.

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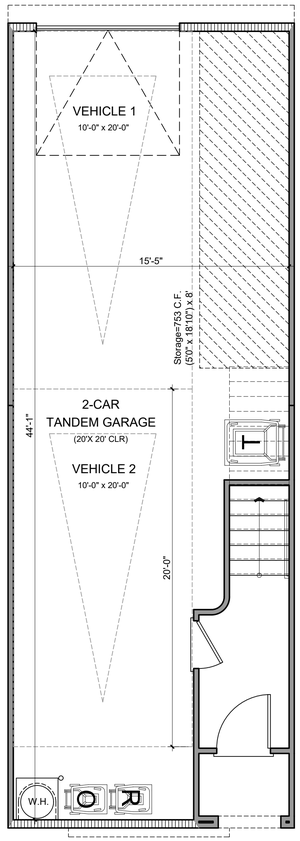
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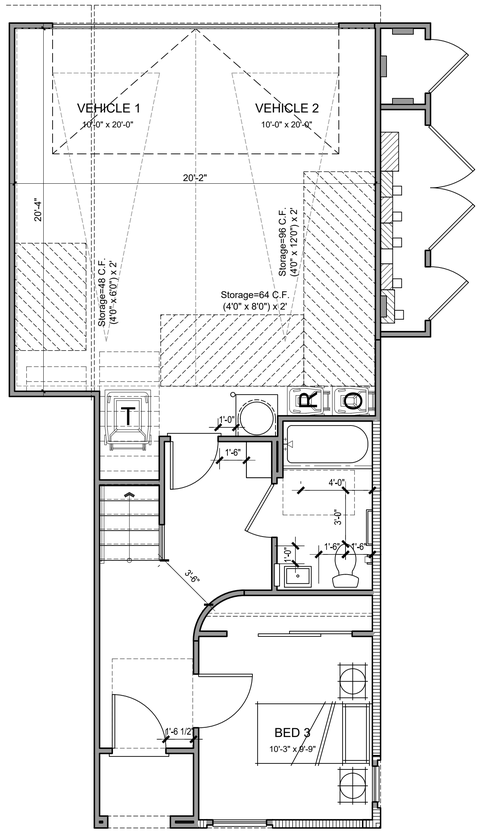
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PLAN 5 & 10 - UNIT PLANS

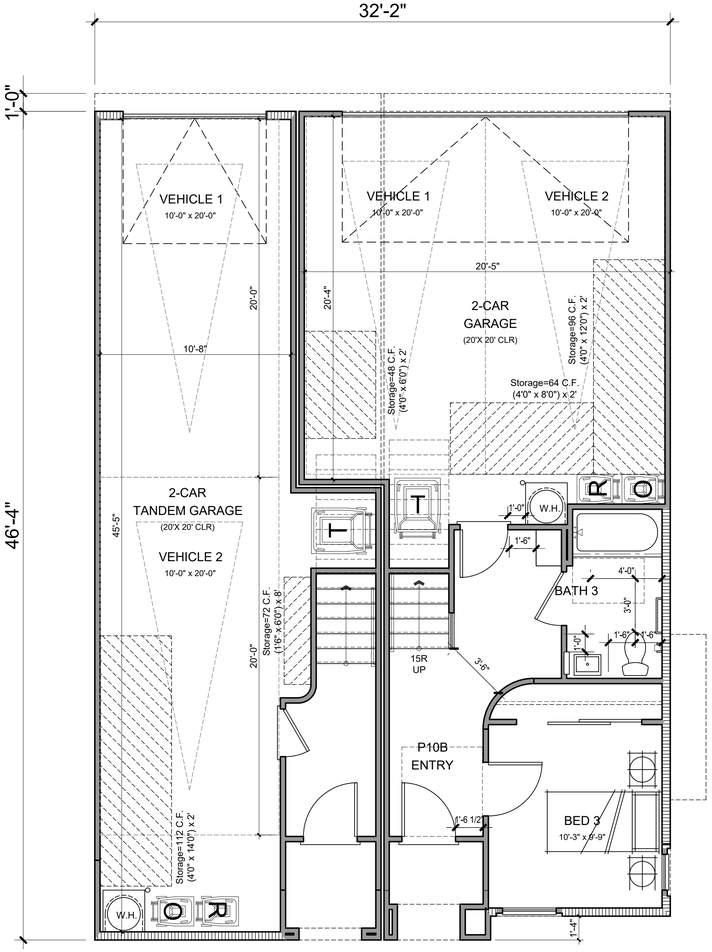
A13.5



PLAN 5C
1
MIDDLE UNIT



PLAN 10D
1
END CABINET UNIT



PLAN 5B
1
POP OUT UNIT

PLAN 10C
1
ACCESSIBLE UNIT FOR 10B UNIT
POP OUT OPT.
CHAPTER 11A

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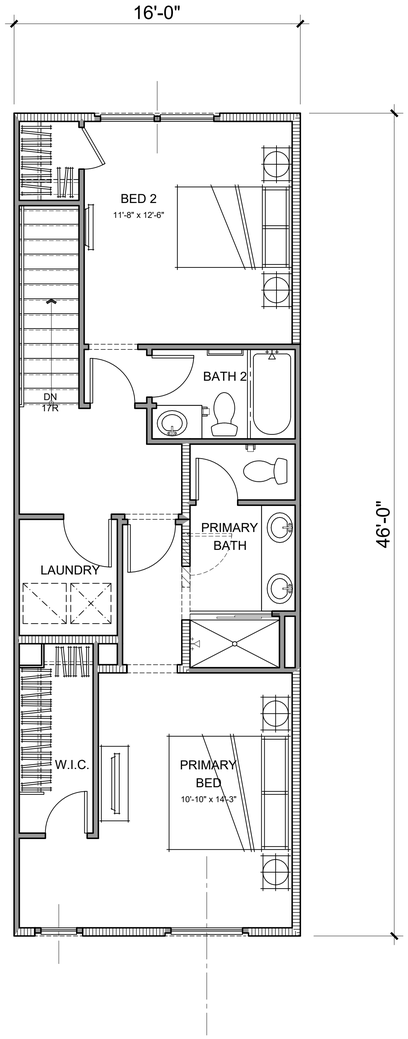
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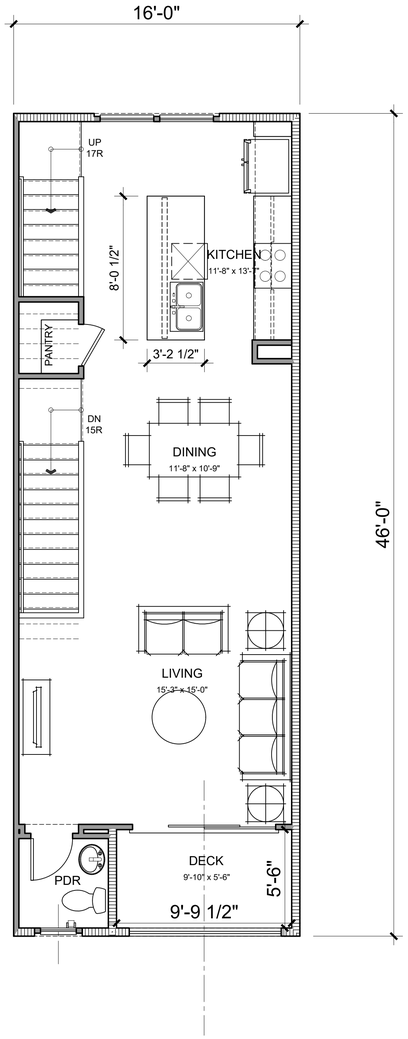
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PLAN 5 & 10 OPT. - UNIT PLANS

A13.6

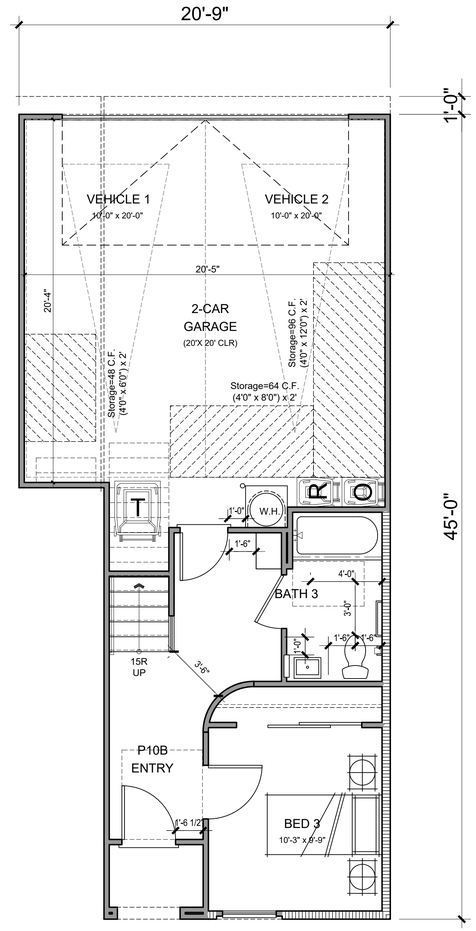


PLAN 10B
3
UNIT OP. FOR 10B @ FLIPPED STAIRS
THIRD FLOOR



PLAN 10B
2
UNIT OP. FOR 10B @ FLIPPED STAIRS
SECOND FLOOR

PLAN 10B W/ FLIPPED STAIR OPT. - GROSS SF	
1ST FLOOR	350 SQ. FT.
2ND FLOOR	627 SQ. FT.
3RD FLOOR	696 SQ. FT.
TOTAL LIVING	1673 SQ. FT.
GARAGE	471 SQ. FT.
DECK	71 SQ. FT.
PORCH	23 SQ. FT.



PLAN 10B
AU
ACCESSIBLE UNIT FOR 10B UNIT
CHAPTER 11A
FIRST FLOOR

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 10B - 208 C.F.

Note: For Breakdown areas see plans.

PLAN 10B - GROSS SF	
1ST FLOOR	350 SQ. FT.
2ND FLOOR	665 SQ. FT.
3RD FLOOR	685 SQ. FT.
TOTAL LIVING	1700 SQ. FT.
GARAGE	471 SQ. FT.
DECK	71 SQ. FT.
PORCH	23 SQ. FT.

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PLAN 5 & 10B - UNIT PLANS

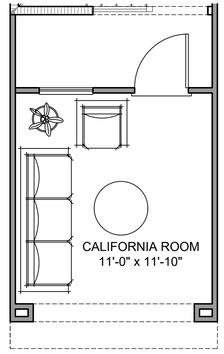
A13.7



PLAN 9A
-

PLAN 8
-

SECOND FLOOR



PLAN 9B
-

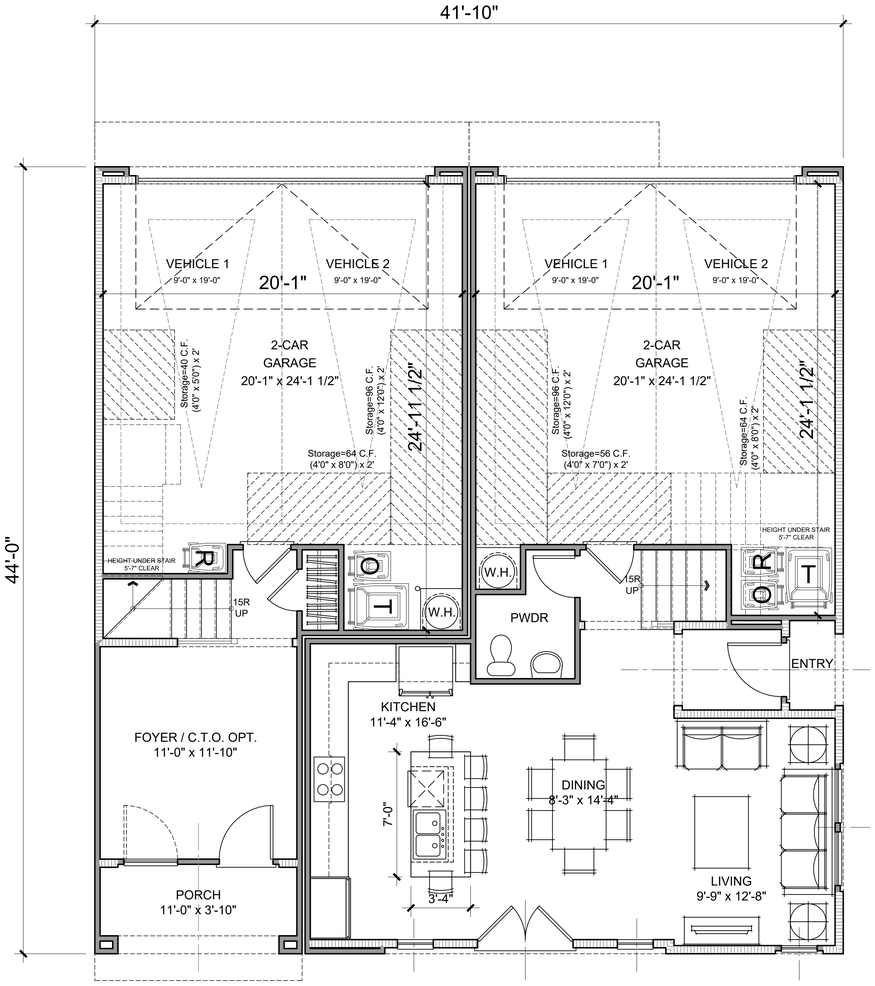
FIRST FLOOR - CALIFORNIA ROOM OPT.

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 8 - 216 C.F.

Note: For Breakdown areas see plans.

PLAN 8 - GROSS SF	
1ST FLOOR	656 SQ. FT.
2ND FLOOR	984 SQ. FT.
TOTAL LIVING	1640 SQ. FT.
GARAGE	463 SQ. FT.
DECK	45 SQ. FT.
PORCH	



PLAN 9A
-

PLAN 8
-

FIRST FLOOR

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 9 - 200 C.F.

Note: For Breakdown areas see plans.

PLAN 9 - GROSS SF	
1ST FLOOR	244 SQ. FT.
2ND FLOOR	717 SQ. FT.
3RD FLOOR	715 SQ. FT.
TOTAL LIVING	1675 SQ. FT.
GARAGE	477 SQ. FT.
DECK	45 SQ. FT.
PORCH	56 SQ. FT.

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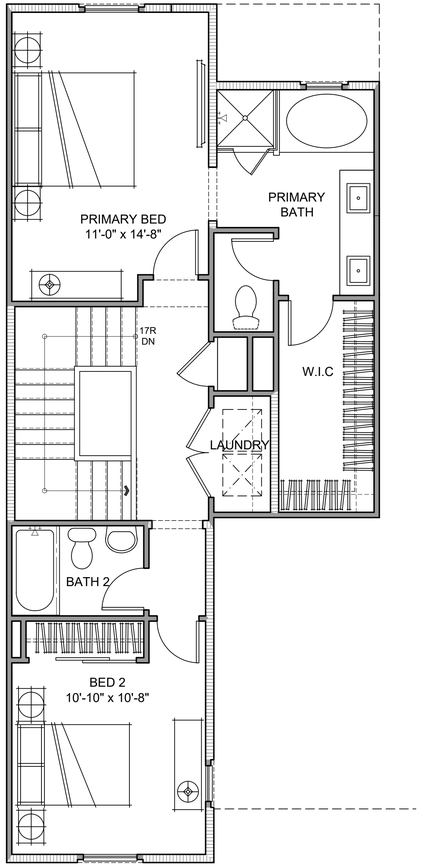
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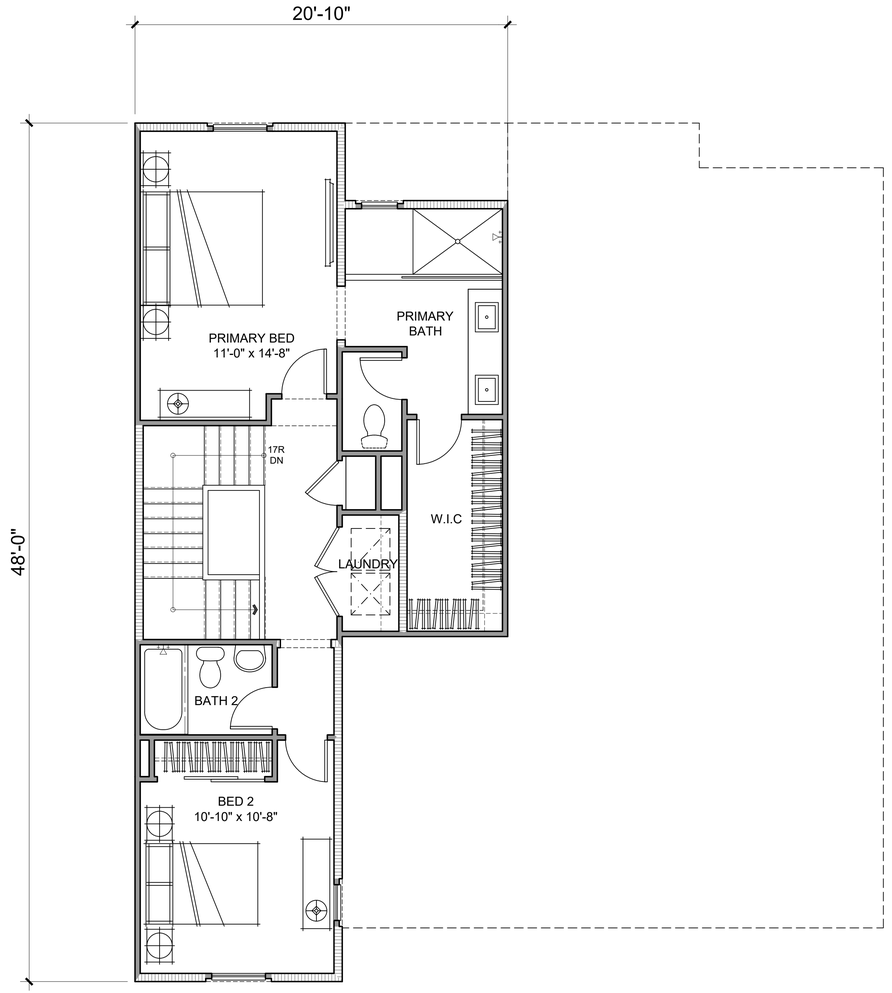
PLAN 8 & 9 - UNIT PLANS

A13.8



PLAN 9B
-

THIRD FLOOR - PRIMARY BATH
- SHOWER/TUB OPT.



PLAN 9A
-

THIRD FLOOR

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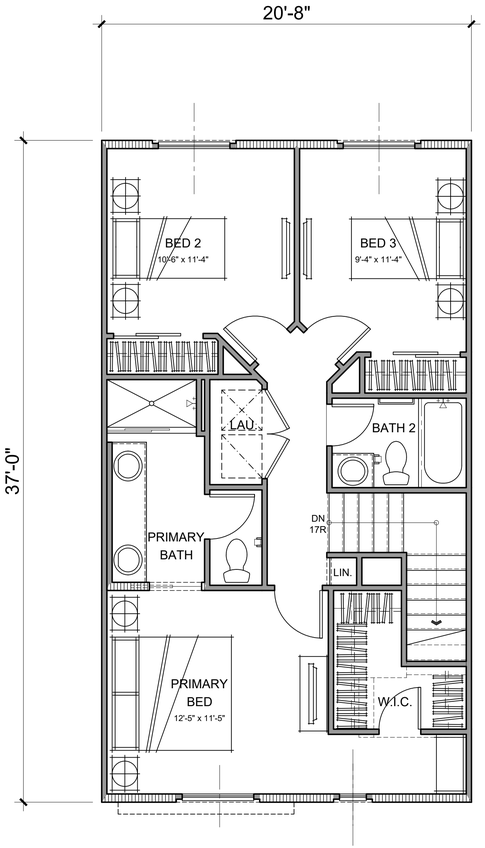
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May 21, 2026

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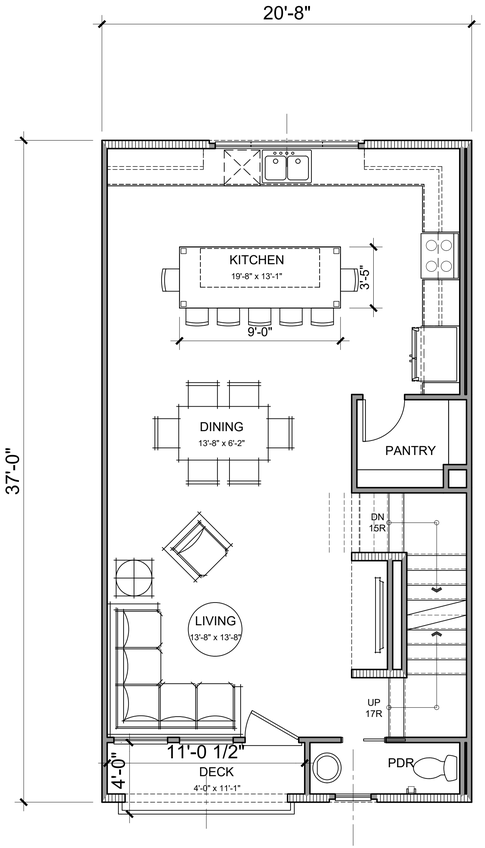
PLAN 8 & 9 - UNIT PLANS

A13.9



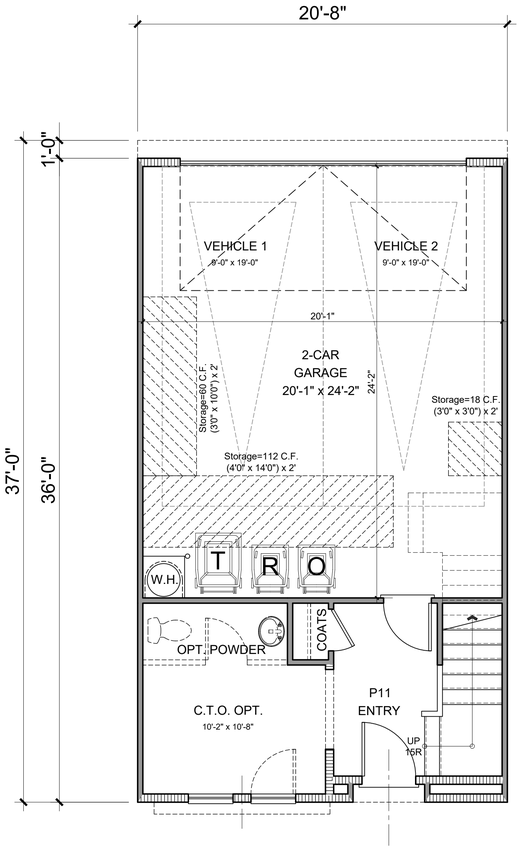
PLAN 11A
-

THIRD FLOOR



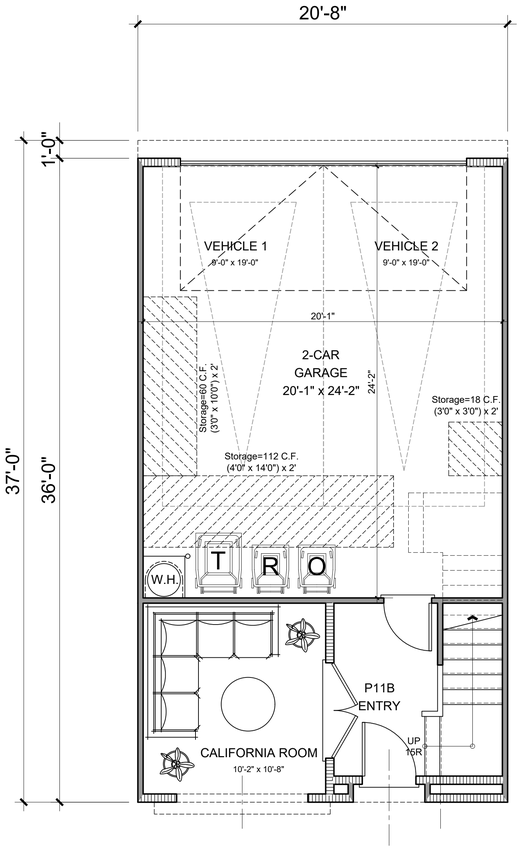
PLAN 11A
-

SECOND FLOOR



PLAN 11A
-
CTO OPT.

FIRST FLOOR



PLAN 11B
-
CALIFORNIA ROOM OPT.

FIRST FLOOR

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 11A - 190 C.F.

Note: For Breakdown areas see plans.

PLAN 11A - GROSS SF	
1ST FLOOR	254 SQ. FT.
2ND FLOOR	727 SQ. FT.
3RD FLOOR	716 SQ. FT.
TOTAL LIVING	1697 SQ. FT.
GARAGE	508 SQ. FT.
DECK	44 SQ. FT.

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 11B - 190 C.F.

Note: For Breakdown areas see plans.

PLAN 11B - GROSS SF	
1ST FLOOR	134 SQ. FT.
2ND FLOOR	727 SQ. FT.
3RD FLOOR	716 SQ. FT.
TOTAL LIVING	1577 SQ. FT.
GARAGE	508 SQ. FT.
DECK	44 SQ. FT.

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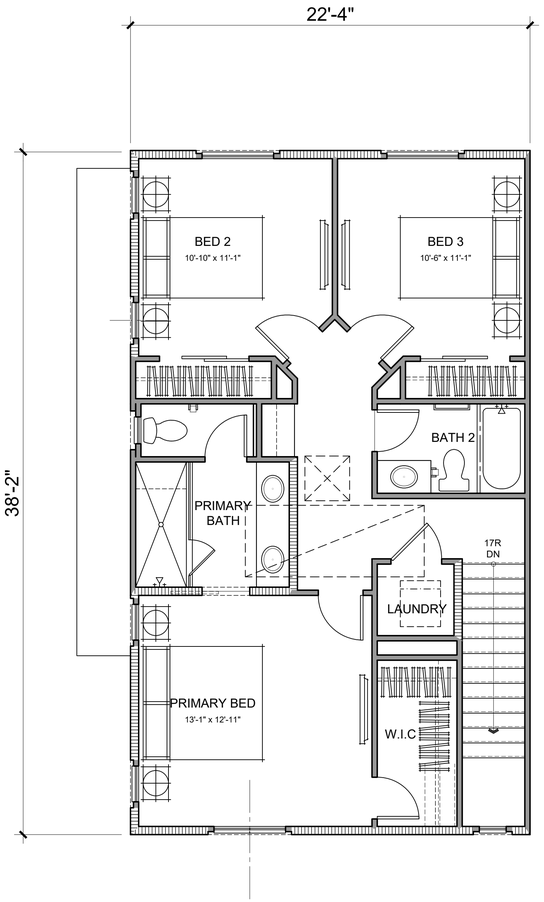
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May 21, 2026

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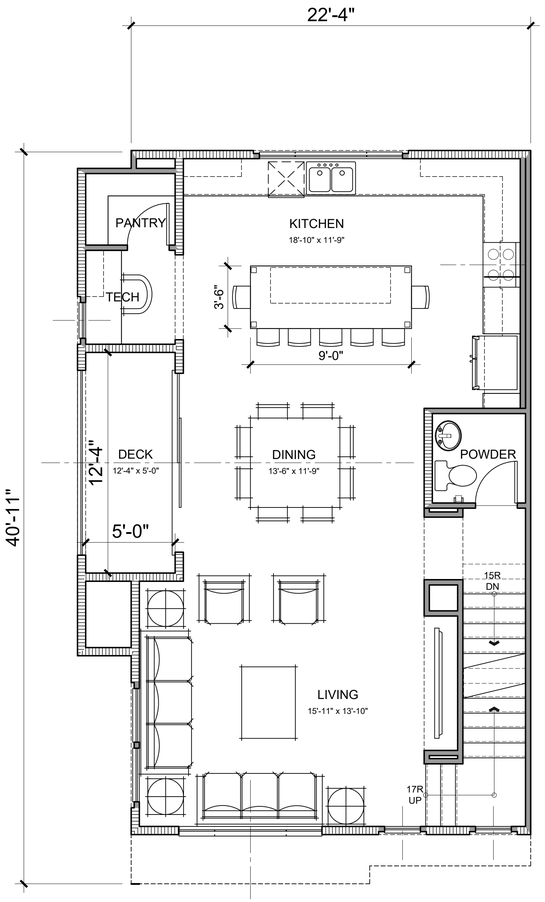
PLAN 11 - UNIT PLANS

A13.10



PLAN 13
-

THIRD FLOOR

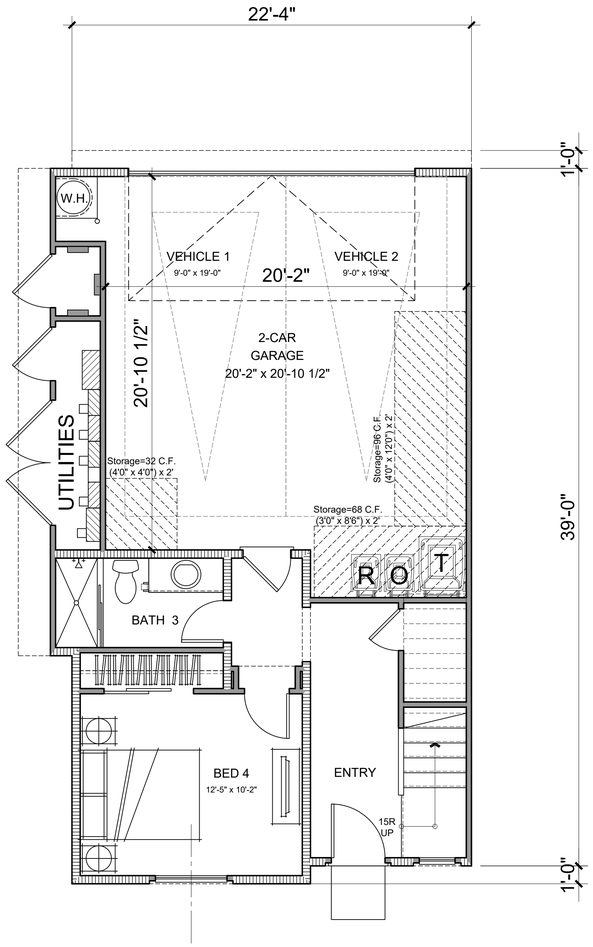


PLAN 13
-

SECOND FLOOR

PLAN 13B
-

FIRST FLOOR -
C.T.O. OPT.



PLAN 13A
-

FIRST FLOOR

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 13 - 196 C.F.

Note: For Breakdown areas see plans.

PLAN 13 - GROSS SF	
1ST FLOOR	392 SQ. FT.
2ND FLOOR	852 SQ. FT.
3RD FLOOR	797 SQ. FT.
TOTAL LIVING	2041 SQ. FT.
GARAGE	480 SQ. FT.
DECK	67 SQ. FT.
PATIO	132 SQ. FT.

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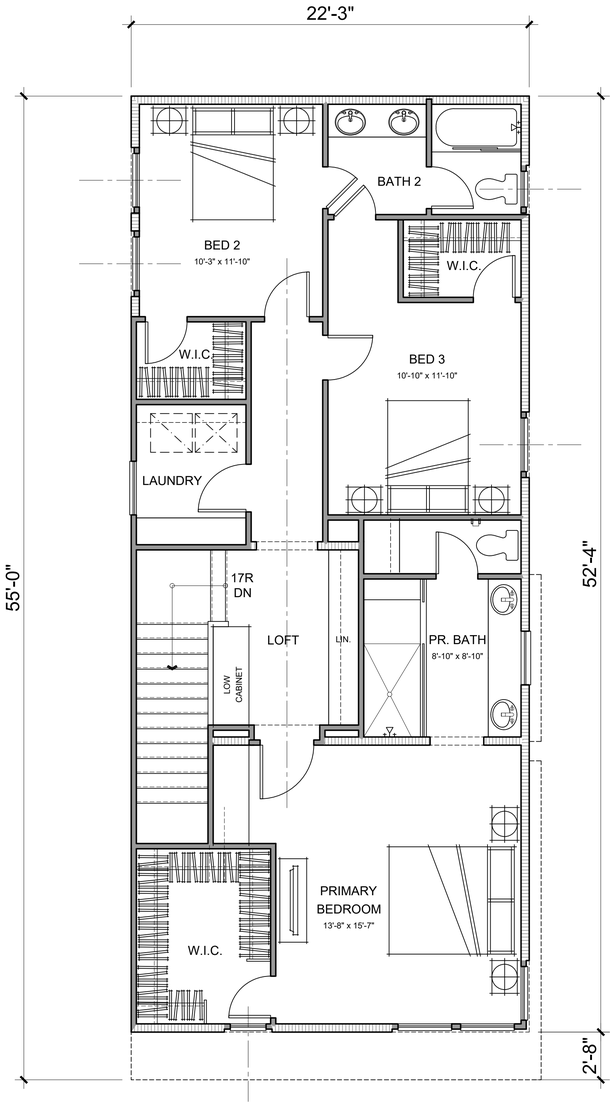
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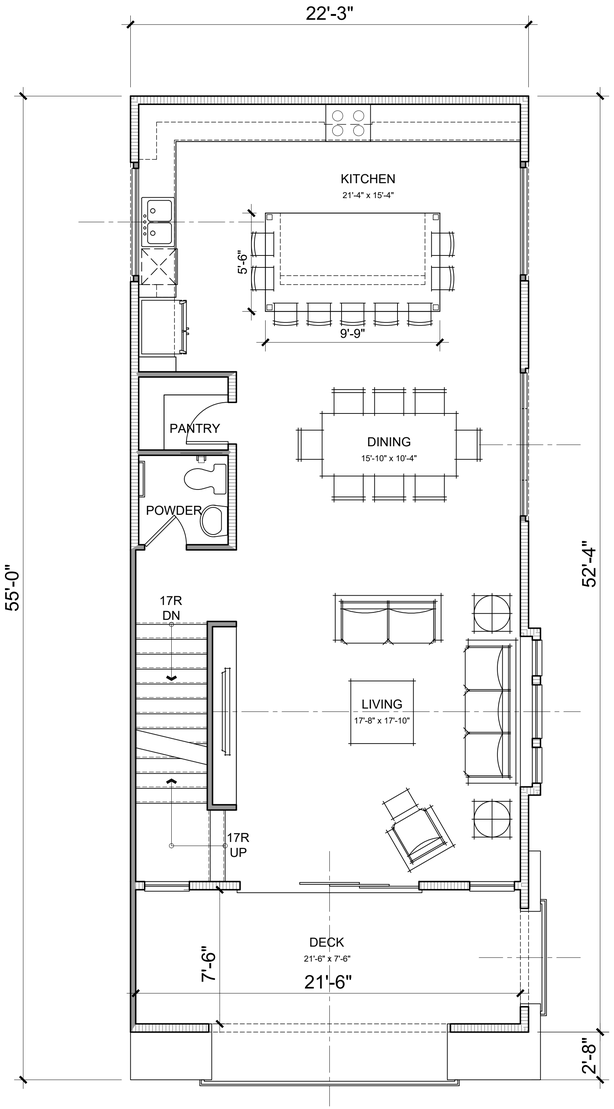
PLAN 13 - UNIT PLANS

A13.11



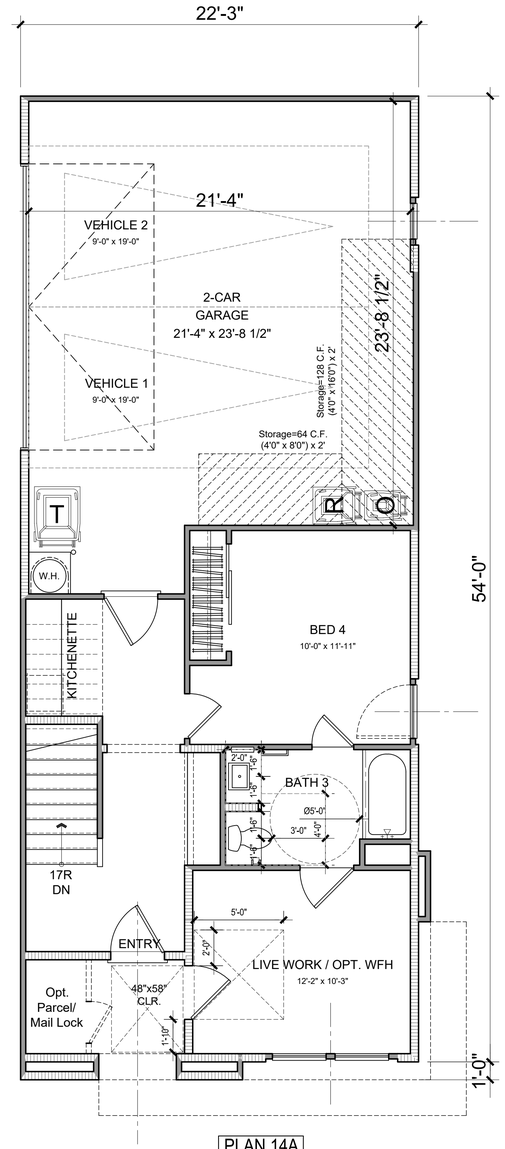
PLAN 14A
-

THIRD FLOOR



PLAN 14A
-

SECOND FLOOR



PLAN 14A
-

LIVE WORK CONDITIONED / OPTION NON LIVE WORK
CHAPTER 11B

FIRST FLOOR

STORAGE AREA REQUIRED: 180 C.F.

STORAGE AREA PROVIDED:
PLAN 12A - 192 C.F.

Note: For Breakdown areas see plans.

PLAN 14A - GROSS SF	
1ST FLOOR	577 SQ. FT.
2ND FLOOR	987 SQ. FT.
3RD FLOOR	1090 SQ. FT.
TOTAL LIVING	2655 SQ. FT.
GARAGE	569 SQ. FT.
DECK	177 SQ. FT.
VEST/PORCH	57 SQ. FT.

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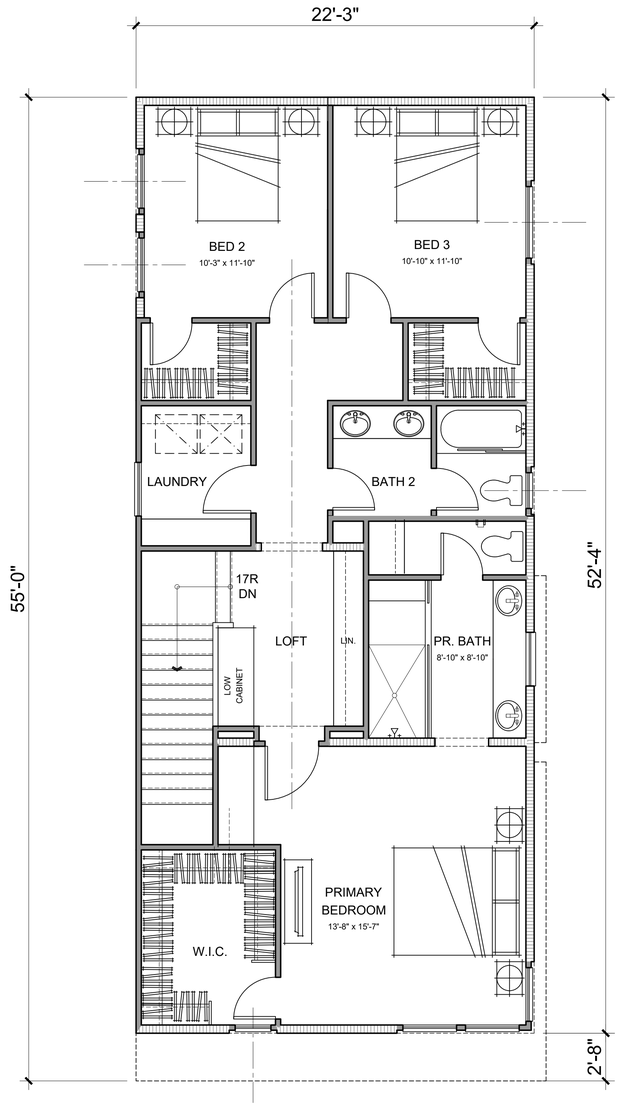
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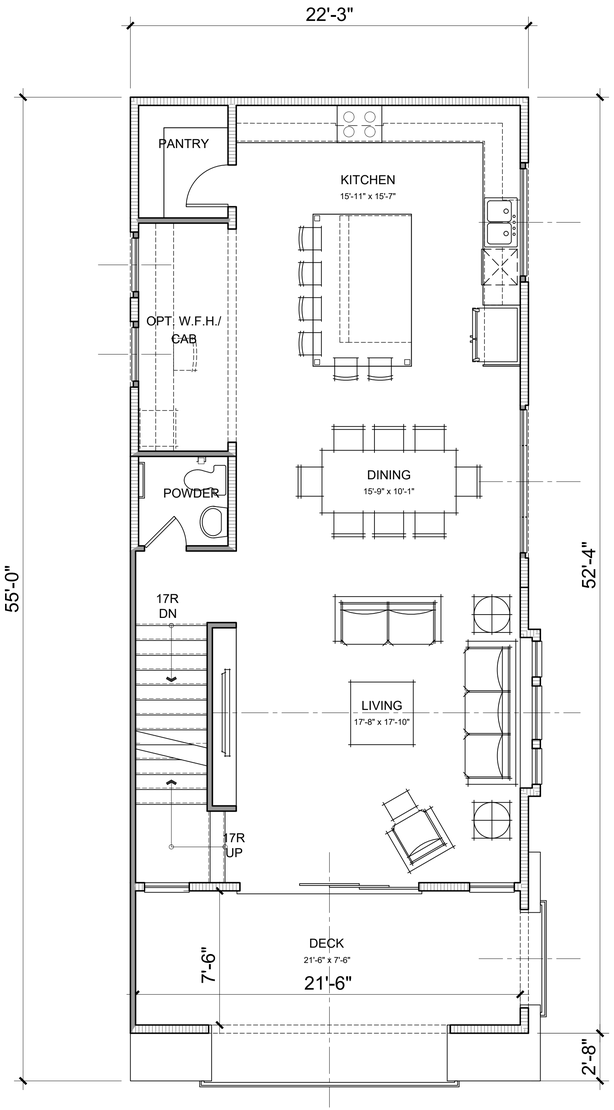
PLAN 14A - UNIT PLANS

A13.12



PLAN 14B
-

THIRD FLOOR



PLAN 14B
-

SECOND FLOOR

PLAN 14B - GROSS SF	
1ST FLOOR	577 SQ. FT.
2ND FLOOR	987 SQ. FT.
3RD FLOOR	1090 SQ. FT.
TOTAL LIVING	2655 SQ. FT.
GARAGE	569 SQ. FT.
DECK	177 SQ. FT.
VEST/PORCH	57 SQ. FT.

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PLAN 14B - UNIT PLANS

A13.13

MATERIALS LEGEND - LEASING OFFICE/REC CENTER

1. Stucco
2. Spanish 'S' Roof Tile
3. Stucco Recess /Reveal at Windows/Doors
4. Decorative Finial
5. Decorative Entry Door
6. Accent Decorative Trim Band
7. Surround at Entry Door
8. Wood Beam and "Zapato" (W.O)
9. Stucco Decorative Eave
10. Accent Tile Surround
11. Exposed 3x Decorative Truss Tails
12. Low Stucco/ Tile "Barranca" w/ Brick Cap
13. Decorative Exterior Lights & Sign
14. Accent Decorative Gabel End Vent w/ Trim and Sill
15. Fireplace w/ Tile Surround
16. Faux W.I. Metal Grille Work
17. Stucco Pilaster/Column



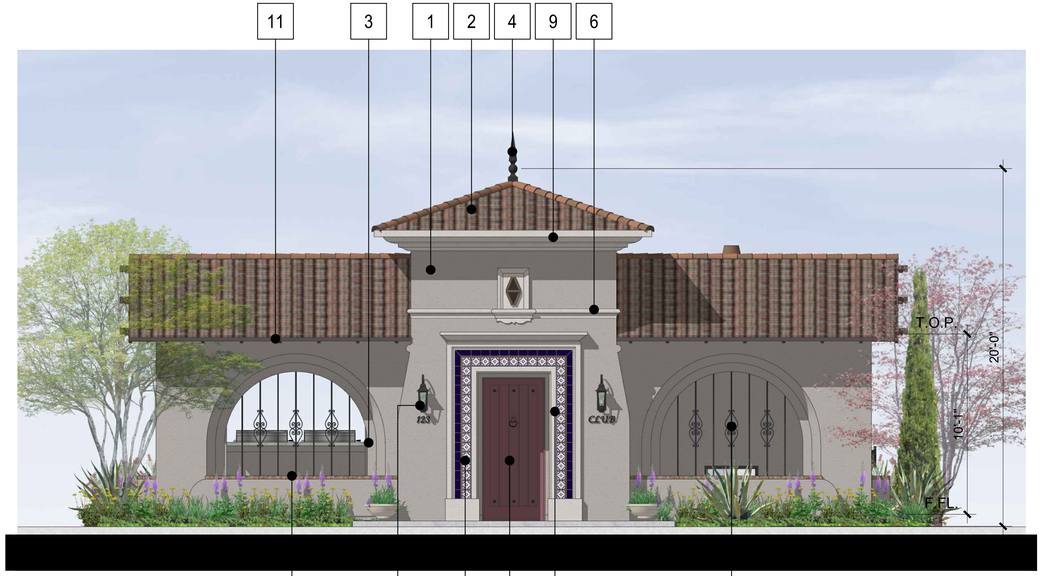
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

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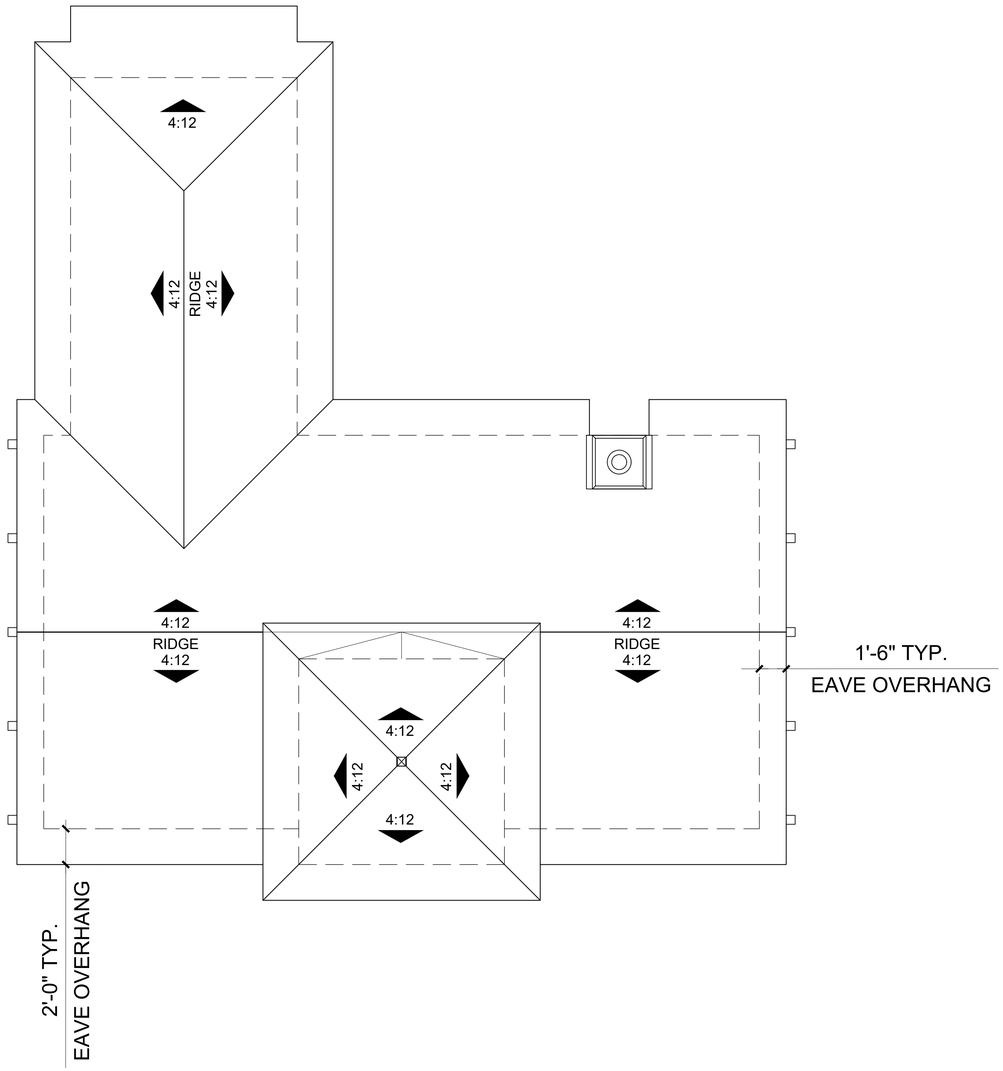
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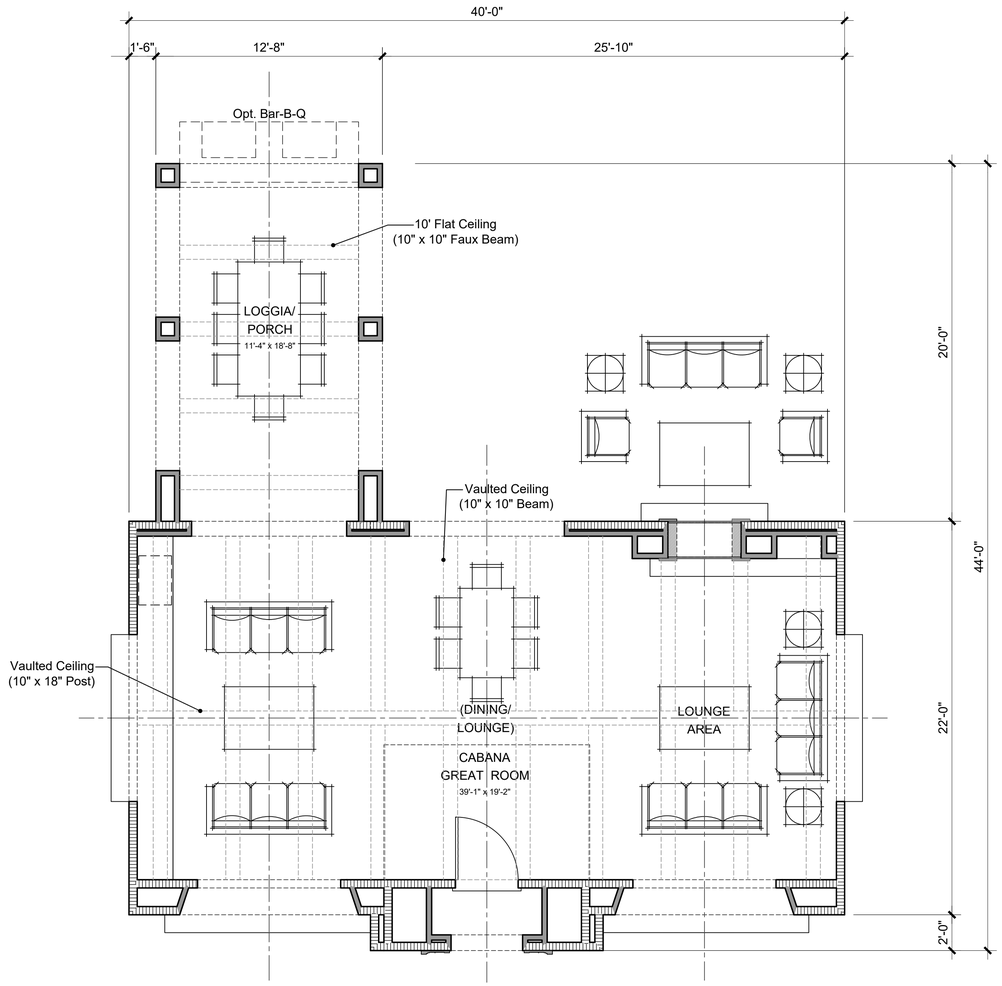
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CABAÑA ELEVATION

A14.0





CABANA - GROSS AREA	
GREAT ROOM/LOUNGE	820 SQ. FT.
LOGGIA/PORCH	280 SQ. FT.
TOTAL AREA	1100 SQ. FT.

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CABAÑA FLOOR PLAN

A14.1



LEGEND

1. Central community open space area with community building, overhead pergola with festival string lights, specimen trees for shade, picnic tables, and lounge chairs with firetables for small social events and group gatherings, and central focal water fountain. Open space includes bike racks, bench seating, dog bag dispensers, and trash receptacles.
2. Community cluster mailboxes and parcel lockers, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per sheet L-2 Wall & Fence Plan.
4. Proposed Project Entry Monument.
5. Enhanced paving at project entries.
6. Main vehicular entry with swing gates (with Knox box).
7. Secondary vehicular entry with swing gates (with Knox box).
8. Proposed tree, per sheet L-3 Planting Plan.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. Natural colored concrete driveway, with light broom finish and tooled joints.
11. 4' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
12. 3' wide unit private entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
13. Private patio / yard area, homeowner maintained.
14. Accessible parking stall and striping, per Civil plans.
15. Guest parking stalls.
16. Common area landscape, builder installed and HOA maintained.
17. Property line.
18. Public street R.O.W.
19. Transformer to be screened with landscape, quantity and final locations to be determined.
20. A/C unit, by others. To be screened with landscaping.
21. Existing poles to remain, per Civil plans.
22. 36" diameter low urn-shaped community water feature.
23. Concrete entry stoops and planted decorative pots.

Conceptual Landscape Plan

0 15' 30' 60'
Scale: 1" = 30'

The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-1

Monterey Park - Potrero Grande & Atlas

studio PAD Landscape Architecture
2325 E. Pacific Coast Hwy #202
Laguna Hills, CA 92653 (www.studio-PAD.com)







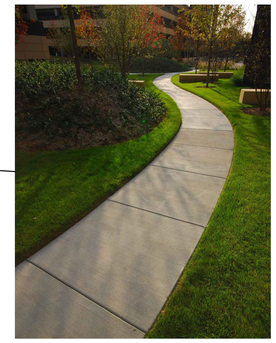


Central community open space area with community building, overhead pergola with festival string lights, specimen trees for shade, picnic tables, and lounge chairs with firetables for small social events and group gatherings, and central focal water fountain. Open space includes bike racks, bench seating, dog bag dispensers, and trash receptacles.













0 5' 10' 20'

Scale: 1" = 10'

Conceptual Community Open Space Plan

The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-2

Monterey Park - Potrero Grande & Atlas

studio PAD
Landscape Architecture





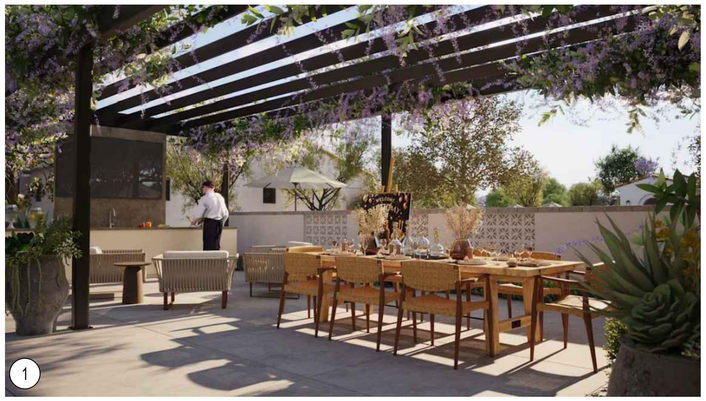




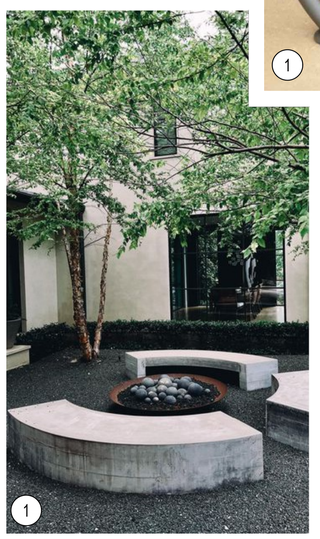


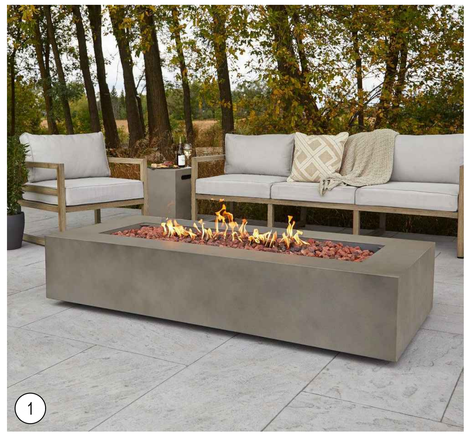


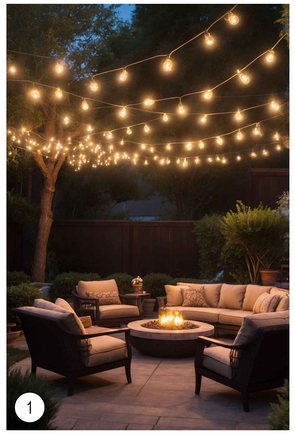












*Conceptual images (provided herein are conceptual and subject to change)

LEGEND

1. Central community open space area with community building, overhead pergola with festival string lights, specimen trees for shade, picnic tables, and lounge chairs with firetables for small social events and group gatherings, and central focal water fountain. Open space includes bike racks, bench seating, dog bag dispensers, and trash receptacles.
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10. Natural colored concrete driveway, with light broom finish and tooled joints.
11. 4' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
12. 3' wide unit private entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
13. Private patio / yard area, homeowner maintained.
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15. Guest parking stalls.
16. Common area landscape, builder installed and HOA maintained.
17. Property line.
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19. Transformer to be screened with landscape, quantity and final locations to be determined.
20. A/C unit, by others. To be screened with landscaping.
21. Existing poles to remain, per Civil plans.
22. 36" diameter low urn-shaped community water feature.
23. Concrete entry stoops and planted decorative pots.

Concept Plan Images

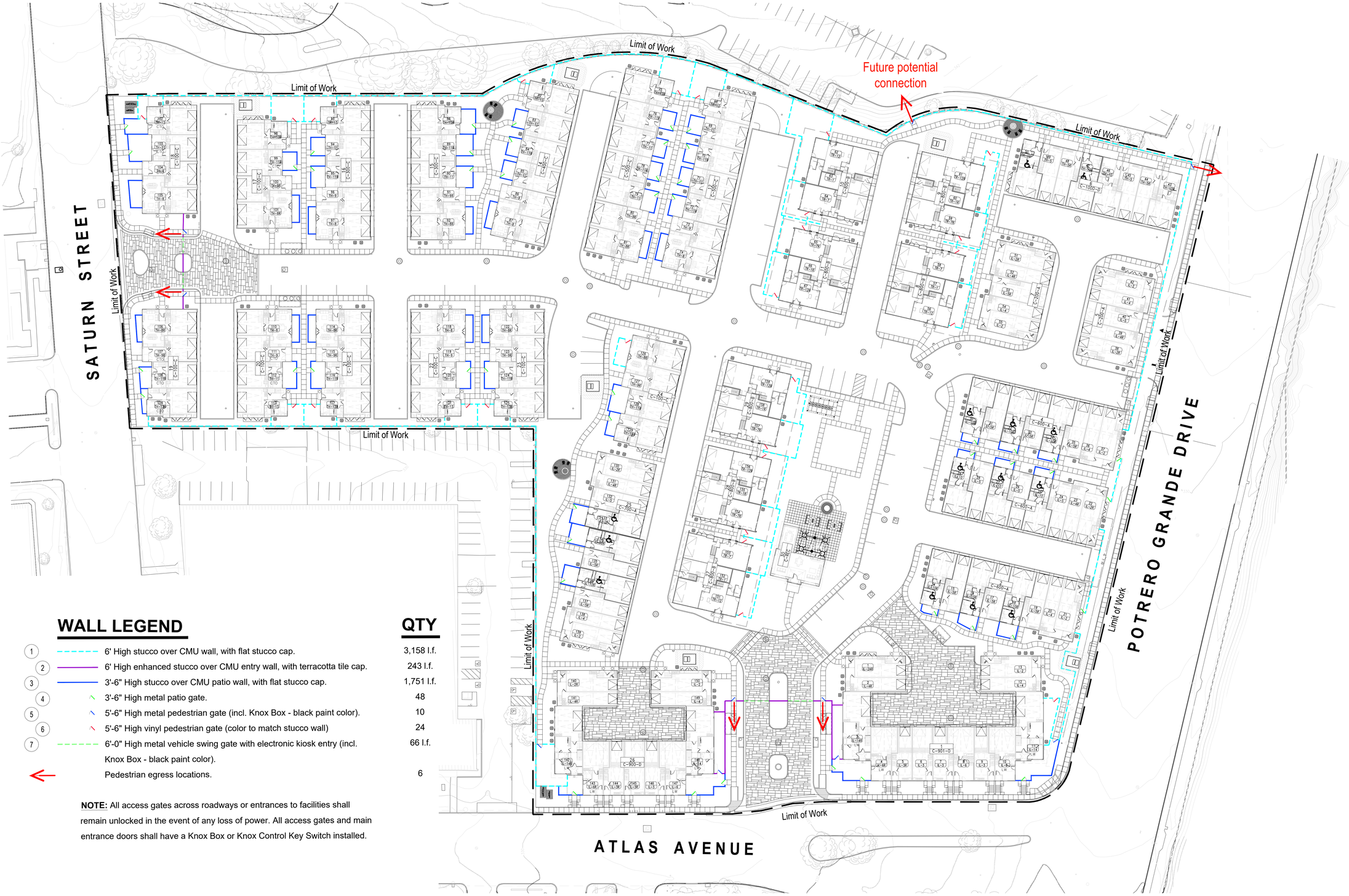
The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-3

Monterey Park - Potrero Grande & Atlas

studio PAD
Landscape Architecture



WALL LEGEND

		QTY
1	6' High stucco over CMU wall, with flat stucco cap.	3,158 l.f.
2	6' High enhanced stucco over CMU entry wall, with terracotta tile cap.	243 l.f.
3	3'-6" High stucco over CMU patio wall, with flat stucco cap.	1,751 l.f.
4	3'-6" High metal patio gate.	48
5	5'-6" High metal pedestrian gate (incl. Knox Box - black paint color).	10
6	5'-6" High vinyl pedestrian gate (color to match stucco wall)	24
7	6'-0" High metal vehicle swing gate with electronic kiosk entry (incl. Knox Box - black paint color).	66 l.f.
	Pedestrian egress locations.	6

NOTE: All access gates across roadways or entrances to facilities shall remain unlocked in the event of any loss of power. All access gates and main entrance doors shall have a Knox Box or Knox Control Key Switch installed.

Conceptual Wall and Fence Plan

0 15' 30' 60'
Scale: 1" = 30'

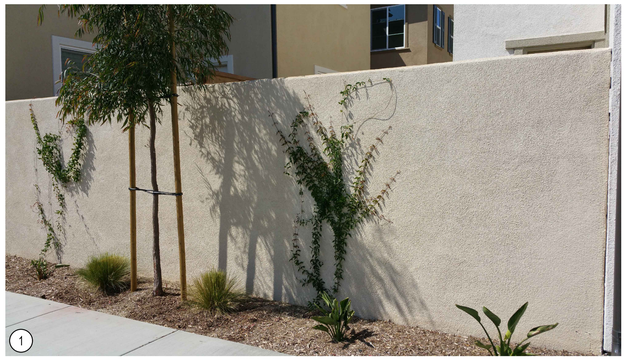
The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-4

Monterey Park - Potrero Grande & Atlas

studio PAD Landscape Architecture

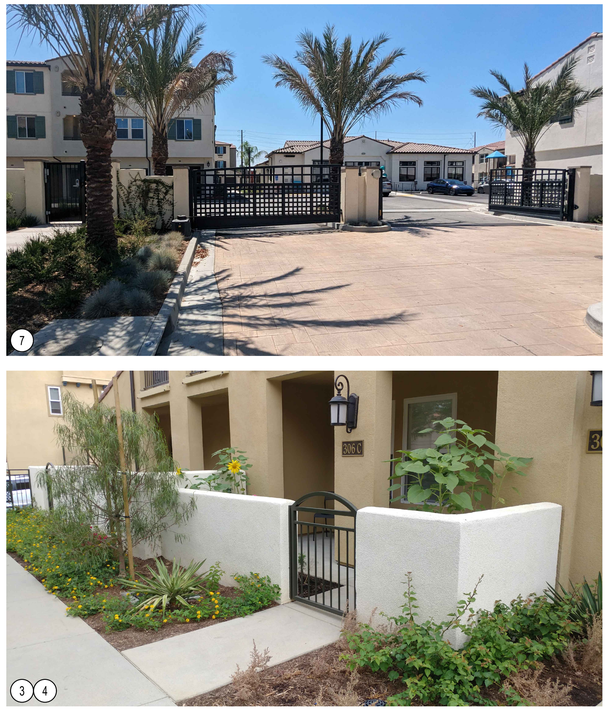




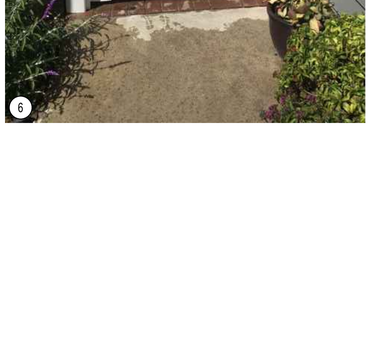












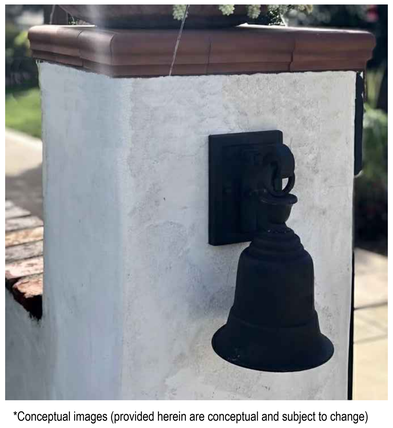
*Conceptual images (provided herein are conceptual and subject to change)

WALL LEGEND

1. 6' High stucco over CMU wall, with flat stucco cap.
2. 6' High enhanced stucco over CMU entry wall, with terracotta tile cap.
3. 3'-6" High stucco over CMU patio wall, with flat stucco cap.
4. 3'-6" High metal patio gate.
5. 5'-6" High metal pedestrian gate (incl. Knox Box - black paint color).
6. 5'-6" High vinyl pedestrian gate (color to match stucco wall)
7. 6'-0" High metal vehicle swing gate with electronic kiosk entry (incl. Knox Box - black paint color).

NOTE: All access gates across roadways or entrances to facilities shall remain unlocked in the event of any loss of power. All access gates and main entrance doors shall have a Knox Box or Knox Control Key Switch installed.

Conceptual Wall and Gate Images





*Conceptual images (provided herein are conceptual and subject to change)



Pedestrian Entry Elevation Enlargement

Scale: 3/4" = 1'-0"

Scale: 3/4" = 1'-0"



Vehicular Entry Elevation

Scale: 3/8" = 1'-0"

Scale: 3/8" = 1'-0"

Main Entry Gate Exhibit

The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-6

Monterey Park - Potrero Grande & Atlas

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Landscape Architecture



Conceptual Pedestrian Circulation Plan

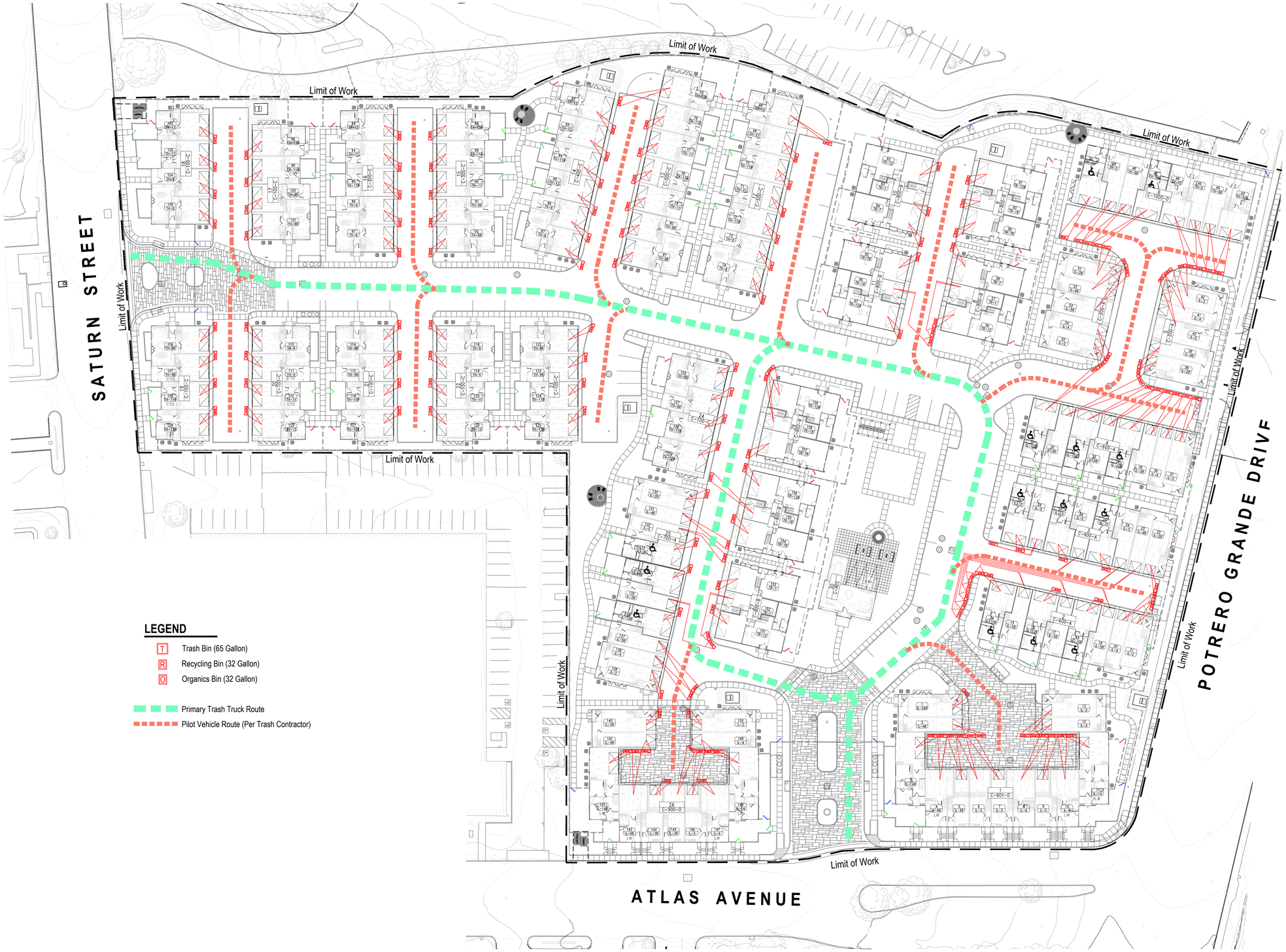
The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-7

Monterey Park - Potrero Grande & Atlas

studio PAD
Landscape Architecture



Trash Bin Location Plan

The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-8

Monterey Park - Potrero Grande & Atlas

studio PAD
Landscape Architecture



PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R4)	Qty.
	TREES					
	Specimen	Olea europaea (Wilsonii Fruitless Olive)	Natural	60" Box	Low	2
	Canopy	Platanus x acerifolia (London Plane Tree)	Single	36" Box	Mod.	12
	Street	Lophostemon confertus (Brisbane Box)	Single	24" Box	Mod.	38
	Evergreen Flowering	Arbutus unedo 'Marina' (Marina Strawberry Tree)	Single	24" Box 36" Box	Low	15 2
	Medium	Geijera parviflora (Australian Willow) Tristania laurina (Water Gum)	Single	24" Box 36" Box	Mod.	39 4
	Columnar	Cupressus sempervirens (Italian Cypress) Laurus nobilis (Sweet Bay)	Single	24" Box	Low	21
	Flowering Accent	Lagerstroemia indica x fauriei 'Natchez' (White Myrtle)	Single	24" Box 36" Box	Mod.	15 32
	Vertical Canopy	Melaleuca quinquenervia (Broad-Leaved Paperback) Lophostemon confertus (Brisbane Box)	Single	24" Box	Mod.	28
					TOTAL:	208
	UTILITY SHRUBS					
	Utility Screen	Westringia fruticosa 'Wynyabbie Gem' (Coast Rosemary)	Single	15 Gal.	Low	493

Conceptual Planting Plan

0 15' 30' 60'
Scale: 1" = 30'

The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-9

Monterey Park - Potrero Grande & Atlas

studio PAD
Landscape Architecture

TREES



Arbutus unedo



Cupressus sempervirens



Geijera parviflora



Lagerstroemia indica

UTILITY SHRUBS



Westringia 'Wynyabbie Gem'



Lophostemon confertus



Melaleuca quinquenervia



Olea europaea



Platanus x acerifolia

Conceptual Tree and Shrub Images



LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		FX Luminaire FB Fits well into tight spaces. 7.5in. H x 2.0in. Dia. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, 3-Prong Spike Lamp: FB-1LED, 2W / 2.4VA, 2700K, Beamspread: Spot	92
		SVE-3 - Pole Light Area Pole Light, HID - Direct Lighting Sales, Model San Vicente Lamp: Per Elec. Eng. Accessories: On DBC-1 Base & 10` round pole.	9
		PX - 300 - TPC - BZ Low-voltage transformer - FX Luminair PX standard plus model. Cast Aluminum, Textured Architectural Bronze, Wall Lamp: 75, 75	3
		String down lights. 100 ft Black Commercial Medium Suspended Socket String Lights. per owner, S.S. Cable System	2
		FX Luminaire FC-GW-180 Large scale in grade hardscape well light fixture. 4in. Dia x 5.7in. H. Order code: FC-GW-180, Aluminum Alloy, (AL) Almond, Direct Mount Lamp: FC-GW-3LED, 4W / 4.4VA, 2700K	27

Conceptual Lighting Plan

0 15' 30' 60'
Scale: 1" = 30'

The Olson Company

5th City Submittal | Project No.: TOC46-D
Date: March 18, 2026

L-11

Monterey Park - Potrero Grande & Atlas

studio PAD
Landscape Architecture

VESTING TENTATIVE TRACT MAP NO. 84935

LOT 1 FOR CONDOMINIUM PURPOSES

IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGLES, STATE OF CALIFORNIA

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N71°16'27"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "ELSC" AND "WHC1".

DATUM:
ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE V, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801–8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 1.000011043 WAS USED FOR THIS PROJECT AT NORTHING 1835680.343, EASTING 6526225.234 TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1665F, A PRINTED PANEL, EFFECTIVE 9/26/2008.

PROPOSED EASEMENTS:

A — INDICATES A NON–EXCLUSIVE EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSE DEDICATED TO THE CITY OF MONTEREY PARK.

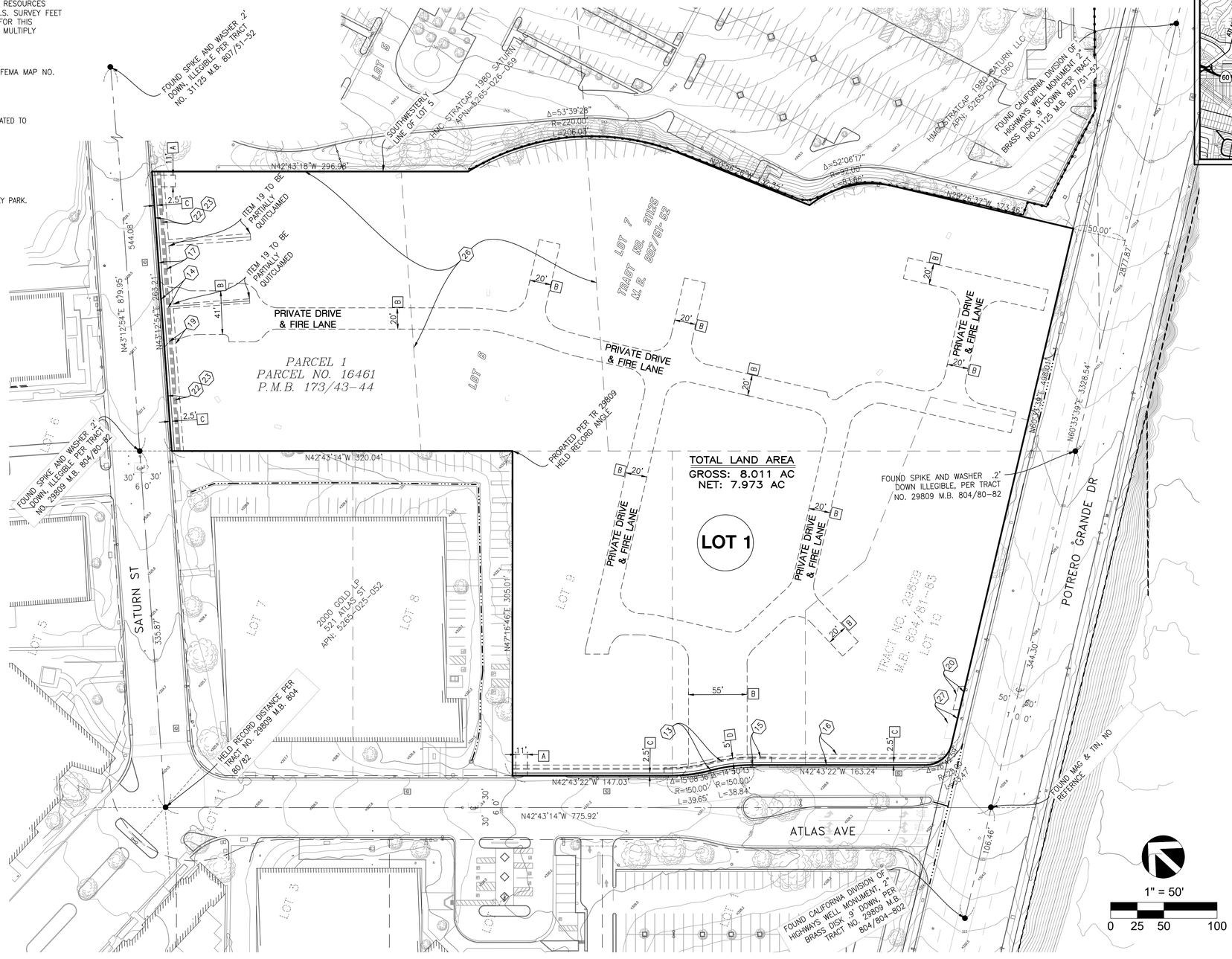
B — PROPOSED EASEMENT FOR EMERGENCY VEHICLE ACCESS TO THE CITY OF MONTEREY PARK.

C — PROPOSED RIGHT OF WAY DEDICATION TO THE CITY OF MONTEREY PARK.

D — PROPOSED EASEMENT FOR PUBLIC SIDEWALK PURPOSES DEDICATED TO THE CITY OF MONTEREY PARK.

SYMBOLS:

- BO — BLOW–OFF VALVE
- DI — DRAIN INLET
- FH — FIRE HYDRANT
- LIGHT STANDARD
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- SIGN POST
- GM — GAS METER
- WM — WATER METER
- V — UTILITY VALVE
- UTILITY/POWER POLE
- BLOCK/RETAINING SCREEN WALL
- BLOCK/RETAINING LOW WALL
- PLANTER/DECORATIVE WALL
- OH–E — OVERHEAD WIRE
- EDGE OF ASPHALT PAVEMENT
- WOOD/WROUGHT IRON FENCE
- X — CHAIN LINK FENCE
- DIRECTION OF FLOW
- 93 — MINOR CONTOUR (1' INTERVAL)
- 100 — MAJOR CONTOUR (5' INTERVAL)
- ×91.5 — SPOT ELEVATION
- TREE
- BUILDING HATCH
- DRIVEWAY
- RAILROAD TRACKS
- P/L — PROPERTY LINE
- R/W — RIGHT OF WAY
- (xxx.x) xx — SPOT ELEVATION
- BUILDING
- E — ELECTRICAL MANHOLE
- STREETLIGHT
- METER/PULLBOX
- PROJECT SITE BOUNDARY LINE (P/L & R/W)
- SEWER MANHOLE
- STORMDRAIN JUNCTION STRUCTURE
- ADA PARKING STALL
- ADA UNIT
- ADA PATH OF TRAVEL





VICINITY MAP
N.T.S

SITE ADDRESS:
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CALIFORNIA

VESTED OWNER:
BHE 601 POTRERO GRANDE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DEVELOPER/SUBDIVIDER
THE OLSON COMPANY
3020 OLD RANCH PARKWAY #100
SEAL BEACH, CA 90740
562–370–2218
STEVEN ARMANINO

CIVIL ENGINEER:
C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949) 916–3800
RYAN J. BITTNER, P.E., PRINCIPAL

ARCHITECT:
KTGY ARCHITECTURE
17911 VON KARMAN, SUITE #200
IRVINE, CA 92614
(949) 851–2133
ART ALVARADO

UTILITY PURVEYORS & SERVICES:

WATER
CITY OF MONTEREY PARK WATER
(626) 307–1320

SEWER
CITY OF MONTEREY PARK
(626) 307–1320

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
(800) 655–4555

GAS
SOUTHERN CALIFORNIA GAS COMPANY
(800) 427–2000

PHONE
AT&T
(888) 944–0447

LAND USE SUMMARY:
1 LOT FOR CONDOMINIUM PURPOSES,
159 RESIDENTIAL UNITS

APN(S): 5265–025–056, 5265–025–058, 5265–025–055

SITE ADDRESS:
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CALIFORNIA

SHEET INDEX

1 VESTING TENTATIVE TRACT MAP
2 EXISTING EASEMENTS & LEGAL DESCRIPTION
3 PRELIMINARY GRADING PLAN
4 PRELIMINARY GRADING PLAN
5 PRELIMINARY GRADING PLAN
6 PRELIMINARY UTILITY PLAN
7 PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

SURVEYOR'S STATEMENT:
THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON JULY 10, 2025.

DANE P. MCDOUGALL, L.S. 9297

PROFESSIONAL LAND SURVEYOR — DANE P. MCDOUGALL — L.S. 9297 — STATE OF CALIFORNIA

ENGINEER'S STATEMENT:
THIS TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON MAY 20, 2026.

RYAN J. BITTNER, R.C.E. 68167

REGISTERED PROFESSIONAL ENGINEER — RYAN J. BITTNER — No. 68167 — CIVIL — STATE OF CALIFORNIA

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CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:
OLSON HOMES SINCE 1988
THE OLSON COMPANY
3010 OLD RANCH PARKWAY
SUITE 100
SEAL BEACH, CA 90740

CITY OF MONTEREY PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT

TENTATIVE TRACT MAP NO. 84935
TENTATIVE TRACT MAP
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CA 91755

PROJECT NO. OLSO-117
SHEET 1 OF 7
PLAN SET: PSDA
DATE: 5/20/26
P:\OLSO\OLSO-117\DWG\SHEETS\TM\TM-01-TITLE.DWG
BY: CHRISTOPHER MORRISON

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: NCS-1241106-ONT1 DATED MARCH 20, 2025 AT 7:30 A.M.

(#) DENOTES PLOTTED ITEM.

(13) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 29809 RECORDED FEBRUARY 24, 1971 AND ON FILE IN BOOK 804, PAGE(S) 80-82, OF TRACT MAPS.

FOR PUBLIC UTILITY, SIDEWALK, PLANTING AND INCIDENTAL PURPOSES.

IN FAVOR OF: CITY OF MONTEREY PARK

TO BE VACATED

(14) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 31125 RECORDED MAY 27, 1971 AND ON FILE IN BOOK 807, PAGE(S) 51-52, OF TRACT MAPS.

FOR: PUBLIC UTILITY, SIDEWALK, PLANTING AND INCIDENTAL PURPOSES.

IN FAVOR OF: CITY OF MONTEREY PARK

(15) AN EASEMENT FOR UNDERGROUND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 15, 1971 AS INSTRUMENT NO. 2955 OF OFFICIAL RECORDS.

IN FAVOR OF: THE PACIFIC TEL. & TEL. CO.

(16) AN EASEMENT FOR UNDERGROUND ELECTRIC SUPPLY SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 20, 1971 AS INSTRUMENT NO. 2871 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

(17) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 30, 1971 AS INSTRUMENT NO. 2581 OF OFFICIAL RECORDS.

IN FAVOR OF: THE PACIFIC TEL. & TEL. CO.

(19) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 17, 1972 AS INSTRUMENT NO. 3974 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

TO BE PARTIALLY QUITCLAIMED

(20) AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 18, 1972 AS INSTRUMENT NO. 3378 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

21 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE ATLANTIC-GARVEY REDEVELOPMENT PROJECT NO. 1, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 22, 1976 AS INSTRUMENT NO. 5211 OF OFFICIAL RECORDS.

BLANKET IN NATURE

(22) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 33910 RECORDED JANUARY 25, 1979 AND ON FILE IN BOOK 909, PAGE(S) 76-79, OF TRACT MAPS.
FOR: PUBLIC UTILITY, SIDEWALK, PLANTING AND INCIDENTAL PURPOSES.

IN FAVOR OF: THE CITY OF MONTEREY PARK

(23) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 24, 1979 AS INSTRUMENT NO. 79-437351 OF OFFICIAL RECORDS.

IN FAVOR OF: THE PACIFIC TEL & TEL CO.

25 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED SEPTEMBER 14, 1979 AS INSTRUMENT NO. 79-1028098 OF OFFICIAL RECORDS.

BLANKET IN NATURE

(26) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 09, 1980 AS INSTRUMENT NO. 80-1001358 OF OFFICIAL RECORDS.

IN FAVOR OF: LOT(S) 5, 6, & 7 OF TRACT MAP NO. 31125

(27) AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME, UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 17, 2019 AS INSTRUMENT NO. 20190694227 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS

LEGAL DESCRIPTION:

PARCEL 1:

THOSE PORTIONS OF LOTS 5, 6, AND 7 OF TRACT NO. 31125, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 807, PAGES 51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LOT 9 AND THAT PORTION OF LOT 10 OF TRACT NO 29809, IN SAID CITY, AS PER MAP RECORDED IN 804, PAGES 80 THROUGH 82 OF SAID MAPS, DESCRIBED AS A WHOLE FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 9 OF TRACT NO. 29809 THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, NORTH 47 DEGREES 12 MINUTES 41 SECONDS EAST 305.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 6 OF TRACT NO. 31125; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 42 DEGREES 47 MINUTES 19 SECONDS WEST 85.99 FEET; THENCE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6 NORTH 43 DEGREES 08 MINUTES 54 SECONDS EAST 263.23 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 5 OF TRACT NO. 31125; THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE SOUTH 42 DEGREES 47 MINUTES 19 SECONDS EAST 62.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 220.00 FEET; THENCE FROM A RADIAL BEARING NORTH 15 DEGREES 20 MINUTES 32 SECONDS EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 39 MINUTES 28 SECONDS A DISTANCE OF 206.03 FEET; THENCE TANGENT TO SAID CURVE SOUTH 21 DEGREES 00 MINUTES 00 SECONDS EAST 132.35 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 92.00 FEET; THENCE FROM A RADIAL BEARING NORTH 8 DEGREES 23 MINUTES 32 SECONDS EAST ALONG THE ARC OF SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 52 DEGREES 06 MINUTES 17 SECONDS A DISTANCE OF 83.67 FEET; THENCE TANGENT TO SAID CURVE SOUTH 29 DEGREES 30 MINUTES 11 SECONDS EAST 173.50 FEET TO A POINT IN THE NORTHWESTERLY LINE OF POTRERO GRANDE DRIVE, 100 FEET WIDE; THENCE ALONG SAID NORTHWESTERLY LINE OF POTRERO GRANDE DRIVE SOUTH 60 DEGREES 29 MINUTES 49 SECONDS WEST 184.71 FEET TO A POINT THEREON DISTANT NORTH 60 DEGREES 29 MINUTES 49 SECONDS EAST 29.90 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 10 OF TRACT NO. 29809; THENCE NORTH 29 DEGREES 30 MINUTES 11 SECONDS WEST 94.33 FEET; THENCE SOUTH 69 DEGREES 00 MINUTES 00 SECONDS WEST 165.33 FEET; THENCE NORTH 82 DEGREES 30 MINUTES 00 SECONDS WEST 73.40 FEET; THENCE SOUTH 47 DEGREES 12 MINUTES 41 SECONDS WEST 145.36 FEET TO A POINT IN THE NORTHEASTERLY LINE OF ATLAS AVENUE AS SHOWN ON THE MAP OF SAID TRACT NO. 29809; THENCE ALONG SAID NORTHEASTERLY LINE OF ATLAS AVENUE NORTH 42 DEGREES 47 MINUTES 16 SECONDS WEST 47.67 FEET TO A CURVE THEREIN CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES 06 SECONDS A DISTANCE OF 38.84 FEET TO A REVERSE CURVE IN SAID NORTHEASTERLY LINE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS 150.00 FEET; THENCE ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES 06 SECONDS A DISTANCE OF 38.84 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 9 OF TRACT NO. 29809; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 42 DEGREES 47 MINUTES 19 SECONDS WEST 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 10 OF TRACT NO. 29809, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 804, PAGES 80 THROUGH 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES; AND THAT PORTION OF LOT 7 OF TRACT NO. 31125 IN THE CITY OF MONTEREY PARK, AS PER MAP RECORDED IN BOOK 807, PAGES 51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID TRACT NO. 29809; SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID TRACT NO. 31125; THENCE SOUTH 60 DEGREES 29 MINUTES 49 SECONDS WEST 283.33 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY 33.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76 DEGREES 42 MINUTES 31 SECONDS; THENCE TANGENT TO SAID CURVE NORTH 42 DEGREES 47 MINUTES 19 SECONDS WEST 113.33 FEET; THENCE NORTH 47 DEGREES 12 MINUTES 41 SECONDS EAST, 145.36 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES 00 SECONDS EAST 73.40 FEET; THENCE NORTH 69 DEGREES 00 MINUTES 00 SECONDS EAST 165.33 FEET; THENCE SOUTH 29 DEGREES 30 MINUTES 11 SECONDS EAST 94.33 FEET; THENCE SOUTH 60 DEGREES 29 MINUTES 49 SECONDS WEST 29.90 FEET TO THE POINT PF BEGINNING.

PARCEL 3:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER LOT 11 OF TRACT NO. 29809, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 804 PAGES 80 TO 82 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

PARCEL 1 OF PARCEL MAP NO. 16461, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 173 PAGES 43 AND 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYING PURPOSES ONLY:
APN: 5265-025-056
APN: 5265-025-058
APN: 5265-026-055

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER RYAN J. BITTNER No. 68167 CIVIL STATE OF CALIFORNIA

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

THE OLSON COMPANY
3010 OLD RANCH PARKWAY
SUITE 100
SEAL BEACH, CA 90740

CITY OF MONTEREY PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT

PROJECT NO. OLSO-117

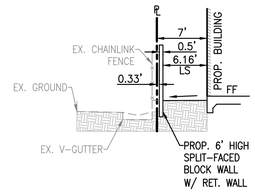
TENTATIVE TRACT MAP NO. 84935
EXISTING EASEMENTS & LEGAL DESCRIPTION
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CA 91755

SHEET 2 OF 7

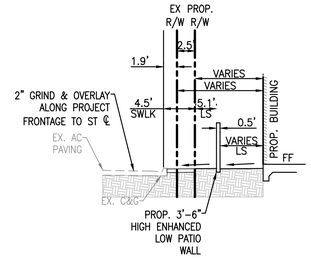
PLAN SET: PCM
DATE: 5/20/26

P:\OLSO\117\DWG\SHEETS\TM\TM-01-TITLE.DWG
BY: CHRISTOPHER MORRISON

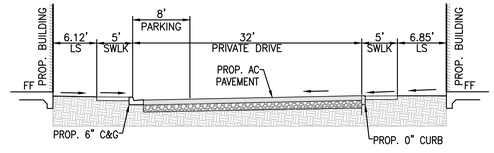




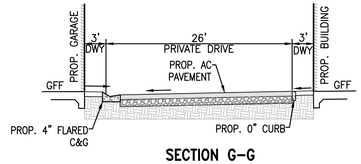
SECTION C–C
NORTHEASTERN PROPERTY LINE
NOT TO SCALE



SECTION D–D
SATURN STREET
NORTHWESTERN PROPERTY LINE
NOT TO SCALE



SECTION E–E
PRIVATE DRIVE
NOT TO SCALE



SECTION G–G
PRIVATE DRIVE
NOT TO SCALE

LEGEND:

AC	ASPHALT CONCRETE
AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BO	BLOW-OFF VALVE
BLDG	BUILDING
BW	BLOCK WALL
CB	CATCH BASIN
CF	CURB FACE
C/L	CENTERLINE
C&G	CURB & GUTTER
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CONC	CONCRETE PAVEMENT
DI	DRAIN INLET
DW	DOMESTIC WATER
DWY	DRIVEWAY
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GM	GAS METER
HP	HIGH POINT
Hr	HEIGHT RETAINING
INV	INVERT
JS	JUNCTION STRUCTURE
LP	LOW POINT
LS	LANDSCAPING
LT ST	LIGHT STANDARD
M	METER
MH	MANHOLE
OH	OVERHANG
PED	PEDASTAL
PIV	POST INDICATOR VALVE
PKWY	PARKWAY
PB	PULL BOX
P/L	PROPERTY LINE
℄	PROPERTY LINE
PROP.	PROPOSED
RET	RETAINING
RR	RAILROAD
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SFH	SINGLE-FAMILY HOME
SS	SANITARY SEWER
STF	STEEL FENCE
STLT	STREET LIGHT
SWLK	SIDEWALK
TE	TRASH ENCLOSURE
TEL	TELECOMMUNICATIONS
TEMP	TEMPORARY
TF	TRANSFORMER
UGCV	UNDERGROUND CHECK VALVE
UNK	UNKNOWN
W	WIDTH
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE
VN	VENT

IN P/L	INSIDE OF PROPERTY LINE
OUT P/L	OUTSIDE OF PROPERTY LINE
IN ROW	INSIDE OF ROW (OFF SITE)
OUT ROW	OUTSIDE OF ROW (ON SITE)

N/F	NORTH FACE
S/F	SOUTH FACE
E/F	EAST FACE
W/F	WEST FACE

1" = 20'
0 10 20 40

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER RYAN J. BITTNER No. 68167 CIVIL STATE OF CALIFORNIA

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PREPARED FOR:

OLSON HOMES SINCE 1988

THE OLSON COMPANY
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SUITE 100
SEAL BEACH, CA 90740

CITY OF MONTEREY PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT

TENTATIVE TRACT MAP NO. 84935
PRELIMINARY GRADING PLAN
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CA 91755

PROJECT NO. OLSO-117

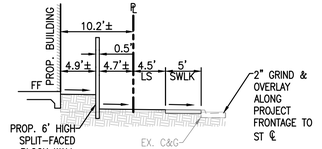
SHEET 3 OF 7

PLAN SET: PGDA
DATE: 5/20/26

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BY: ROY AOKI

SEE SHEET 3





SECTION B-B
POTRERO GRANDE DRIVE
SOUTHEASTERN PROPERTY LINE
NOT TO SCALE

SEE SHEET 5

1" = 20'
0 10 20 40

PREPARED BY:

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TENTATIVE TRACT MAP NO. 84935
PRELIMINARY GRADING PLAN
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CA 91755

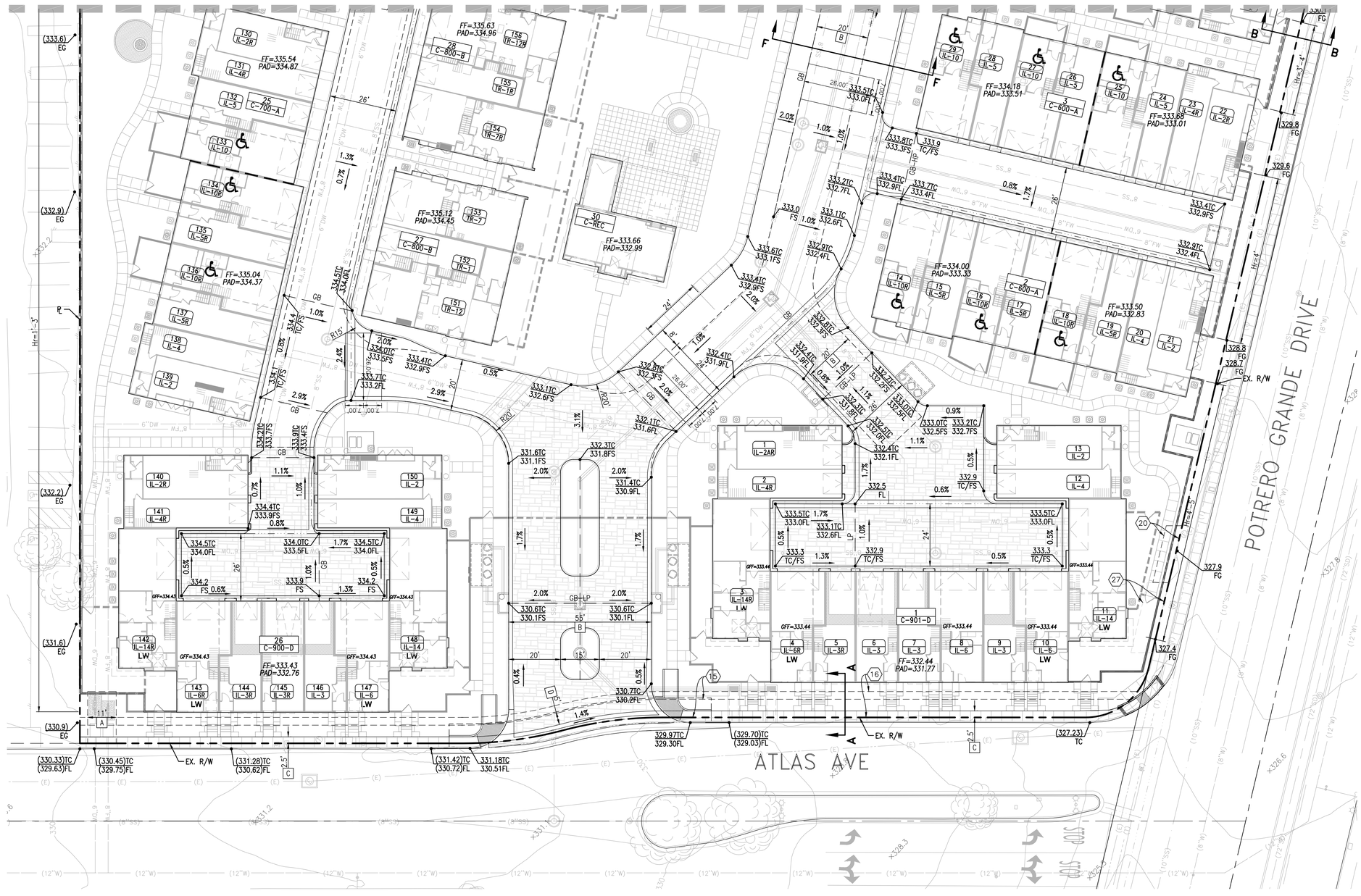
PROJECT NO. OLSO-117

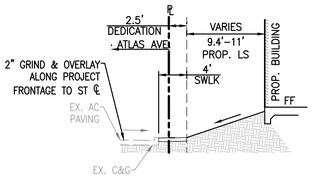
SHEET 4 OF 7

PLAN SET: PGDA
DATE: 5/20/26

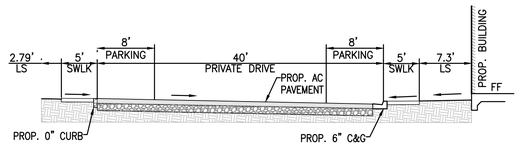
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BY: ROY ACHI

SEE SHEET 4





SECTION A-A
ATLAS AVENUE
SOUTHWESTERN PROPERTY LINE
NOT TO SCALE



SECTION F-F
PRIVATE DRIVE
NOT TO SCALE

1" = 20'
0 10 20 40

PREPARED BY:

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PREPARED FOR:

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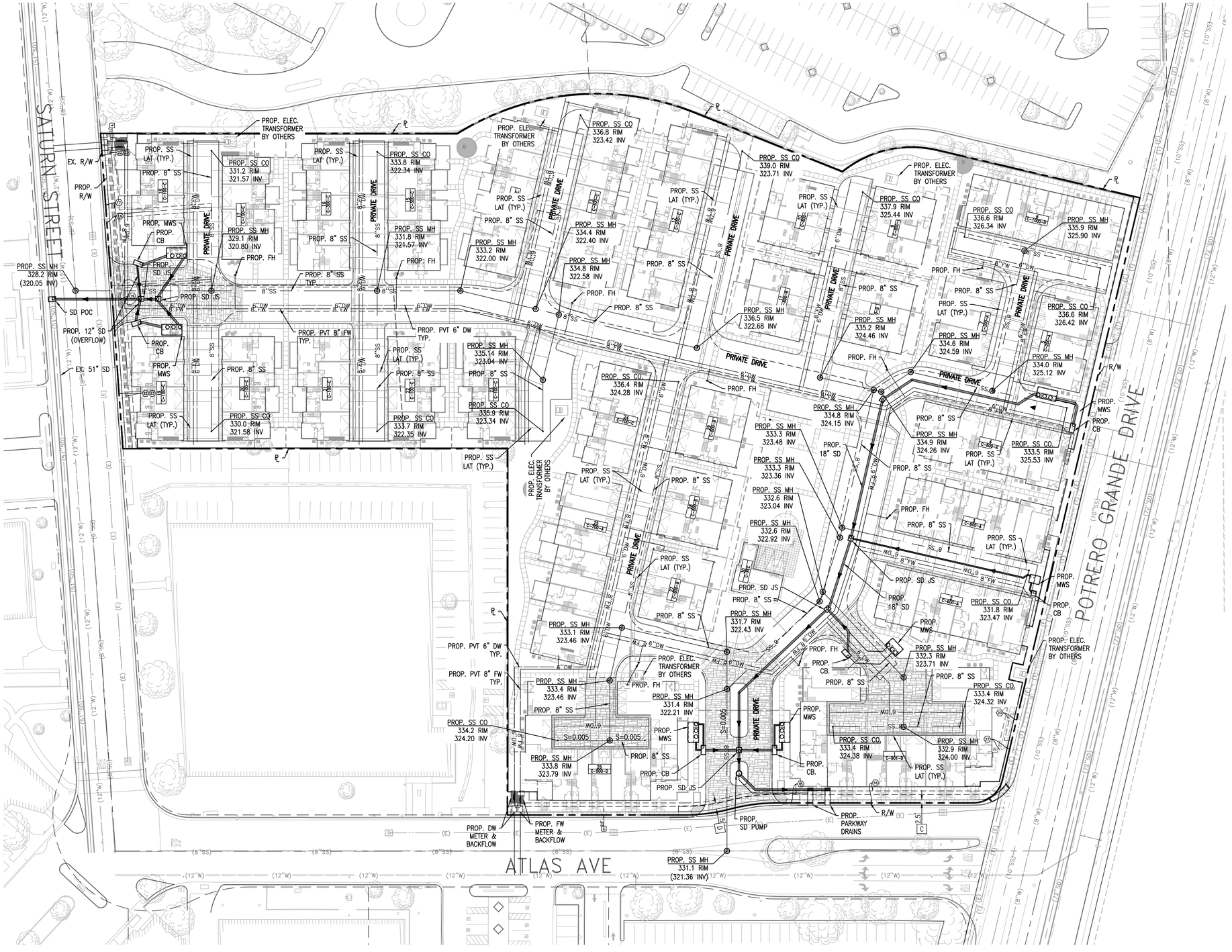
CITY OF MONTEREY PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT

PROJECT NO. OLSO-117

TENTATIVE TRACT MAP NO. 84935
PRELIMINARY GRADING PLAN
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CA 91755

SHEET 5 OF 7

PLAN SET: PDM
DATE: 5/20/26
P:\OLSO\OLSO-117\DWG\SHEETS\TTM-TRACT-GRADING
BY: ROB ALAB



LEGEND:

- CENTERLINE
- EX. WATER LINE
- PROP. WATER LINE
- EX. SEWER LINE
- PROP. SEWER LINE
- EX. FENCE
- PROP. WALL
- EX. CONTOUR LINE
- PROP. WATER METER
- PROP. WATER VALVE
- PROP. SEWER MANHOLE
- PROP. CLEANOUT
- EX. POWER POLE
- EX. STREET LIGHT
- EX. SEWER MANHOLE
- EX. FIRE HYDRANT

1" = 40'

0 20 40 80

PREPARED BY:

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PREPARED FOR:

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CITY OF MONTEREY PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT

PROJECT NO. OLSO-117

TENTATIVE TRACT MAP NO. 84935
PRELIMINARY UTILITY PLAN
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CA 91755

SHEET 6 OF 7

PLAN SET: PDA
DATE: 5/20/26

P:\OLSO-117\DWG\SHEETS\TM-03-UTIL.DWG
BY: DAN JACOBO

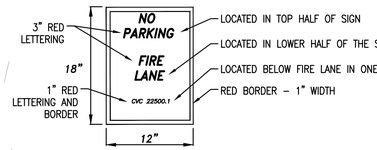


CONSTRUCTION NOTES:

1. INSTALL "NO PARKING–FIRE LANE, CVC 22500.1" SIGN PER DETAIL 1 HEREON.
2. FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 2 HEREON.
3. INSTALL PROPOSED FIRE HYDRANT.

ABRIEVIATIONS

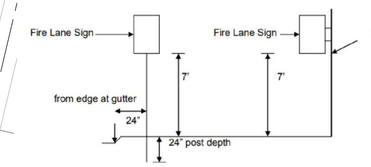
FH	FIRE HYDRANT
PR.	PROPOSED
EX	EXISTING
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TYP.	TYPICAL
BLDG	BUILDING



LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE TRUCK
- HOSE PULL
- EXISTING STREET LIGHT
- PROPOSED FIRE TRUCK ACCESS
- PROPOSED SIGN
- RED CURB STRIPING

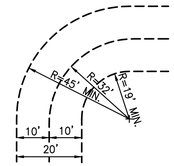
FIRE LANE SIGNS:



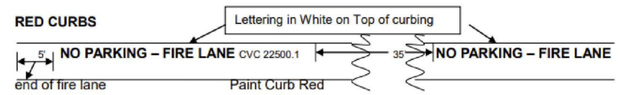
NOTE:

1. LETTERING SHALL BE RED ON A WHITE BACKGROUND AND NO LESS THAN THREE (3) INCHES IN HEIGHT. THE PERIMETER OF THE SIGN SHALL HAVE A RED BORDER NO MORE THAN ONE (1) INCH IN WIDTH.
2. SIGNS SHALL BE INSTALLED SO THAT THERE IS NO LESS THAN SEVEN (7) FEET CLEAR FROM THE BOTTOM OF THE SIGN TO FINISHED GRADE. TEMPORARY SIGNS MUST BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO PLACEMENT AND USE.
3. THE DISTANCE BETWEEN SIGNS SHALL NOT EXCEED FIFTY (50) FEET AND THERE SHALL BE A SIGN WITHIN FIVE (5) FEET BEGINNING AND END OF THE FIRE LANE.
4. INSTALLATION AND MAINTENANCE OF SIGNS LOCATED ON PRIVATE STREETS AND DRIVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

(1) **NO PARKING SIGN**
NOT TO SCALE



MIN. FIRE LANE TURNING RADIUS
TYPICAL DETAIL
NOT TO SCALE





1. CURBS SHALL BE PAINTED RUSTOLEUM FIRE SAFETY RED, OR EQUIVALENT.
2. WHITE LETTERING, NO LESS THAT THREE (3) INCHES IN HEIGHT SHALL BE PLACED ON TOP OF THE RED CURBING AND SHALL READ "NO PARKING–FIRE LANE CVC 22500.1".
3. SUCH LETTERING SHALL BE LOCATED A MAXIMUM OF THIRTY–FIVE (35) FEET APART AND WITHIN FIVE (5) FEET FROM THE BEGINNING AND END OF THE DESIGNATED FIRE LANE.
4. INSTALLATION AND MAINTENANCE OF RED CURBING LOCATED ON PRIVATE STREETS AND DRIVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

(2) **RED CURB PAVEMENT MARKING**
NOT TO SCALE

1" = 40'
0 20 40 80

PREPARED BY:

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CITY OF MONTEREY PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT

PROJECT NO. OLSO-117

TENTATIVE TRACT MAP NO. 84935
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
2100 SATURN STREET & 601 POTRERO GRANDE DRIVE
MONTEREY PARK, CA 91755

SHEET 7 OF 7

PLAN SET: PDM
DATE: 5/20/26

P:\OLSO-117\DWG\SHEETS\TTM FIRE ACCESS.DWG
BY: ROB ALAB