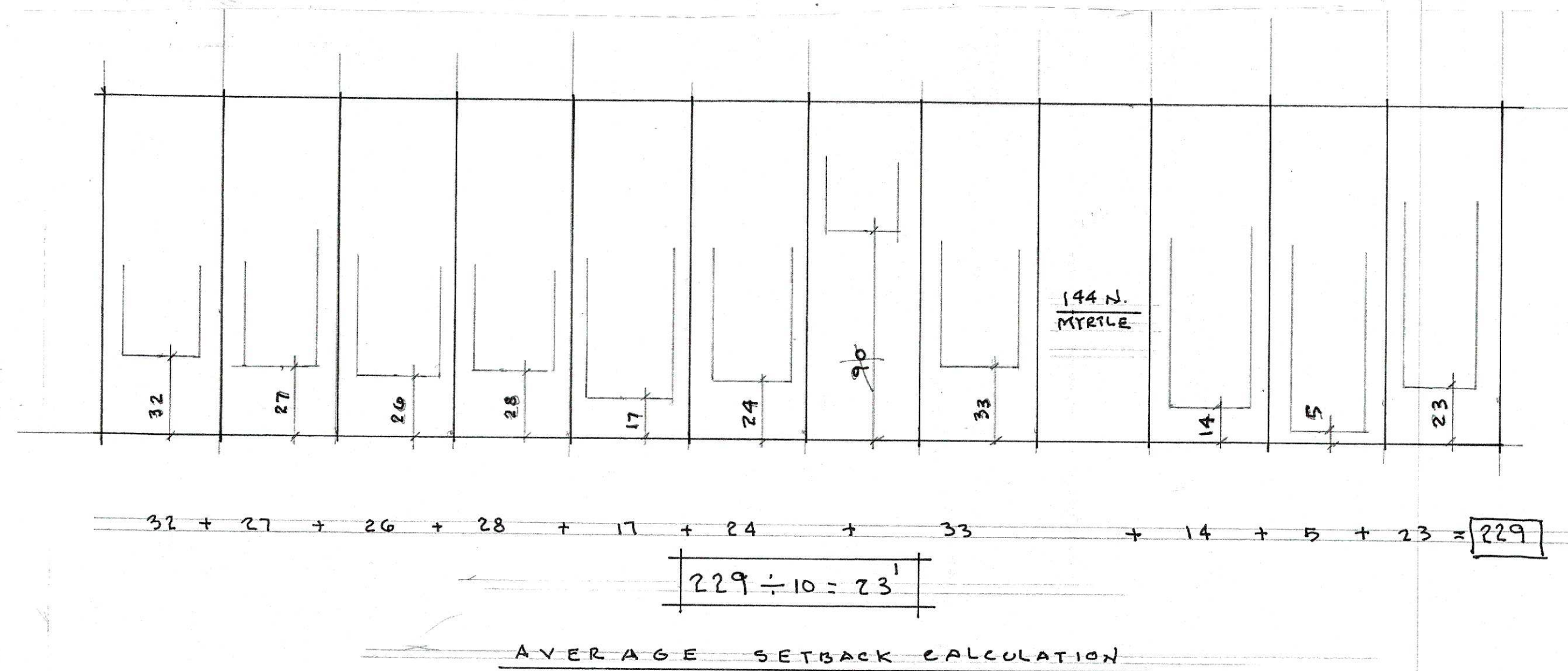


NOTE: WINDOWS ON SOUTH SIDE PROPOSED RESIDENCE WILL HAVE OBSCURED VIEW DUE TO EXISTING TALL TREES @ R.



PROJECT SUMMARY

Project address: 144 North Myrtle Ave, Monrovia, California

APN: 8519 -026-019

Legal description: THE KEEPER SUB OF LOT 69 RANCHO SANTA ANITA Lot 108

Lot area: 7275 sq. ft.

Type: RM

Occupancy: R-1

Construction: Type VB

Max. Bldg. Ht.: 27'

Proposed bldg. ht.: 26'

Sprinklers: Required

Proposed floor Area:
 1st Floor 1290 sq. ft.
 2nd Floor 1452 sq. ft.
 2742 sq. ft.

Garage 420 sq. ft.

Deck 72 sq. ft.

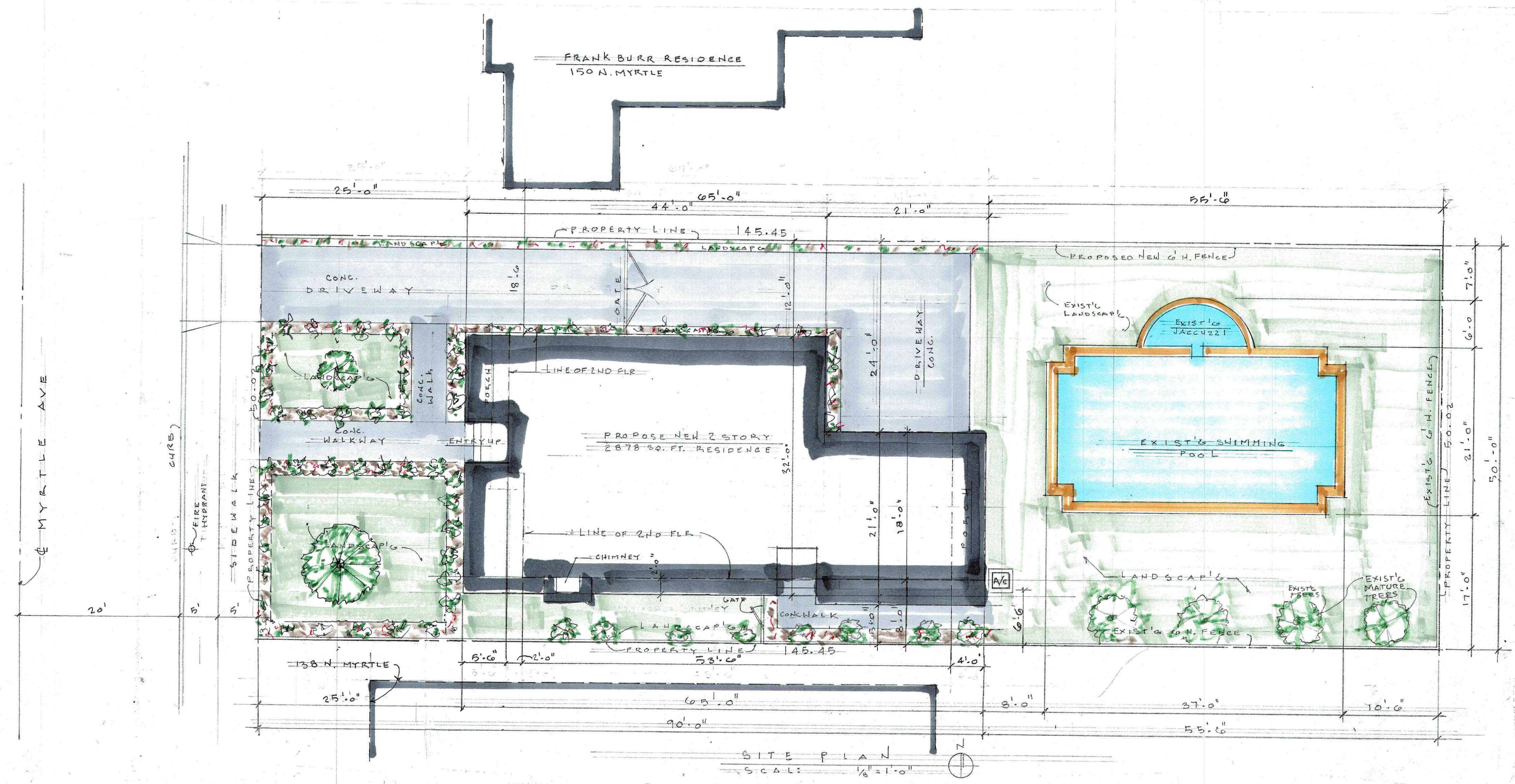
Stories: 2

Parking: 2 car garage + driveway

FAR: 40% = 2910 sq. ft.

Proposed lot coverage: 2066 sq. ft. = 28%

SCOPE OF WORK
 Proposed new 2 story 2742 sq. ft. residence w/2 car garage on existing vacant land to include existing swimming pool. Maintain existing trees at property line.



REVISIONS	BY

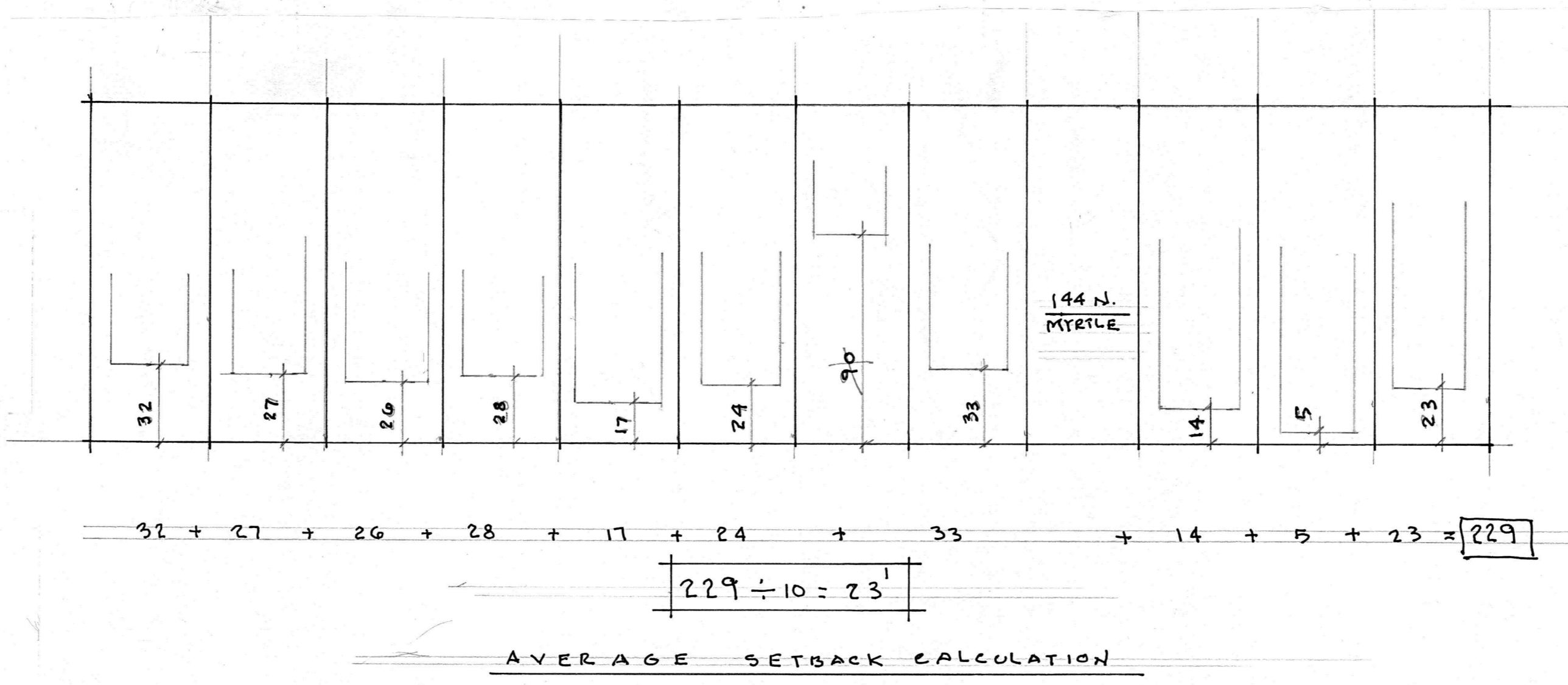
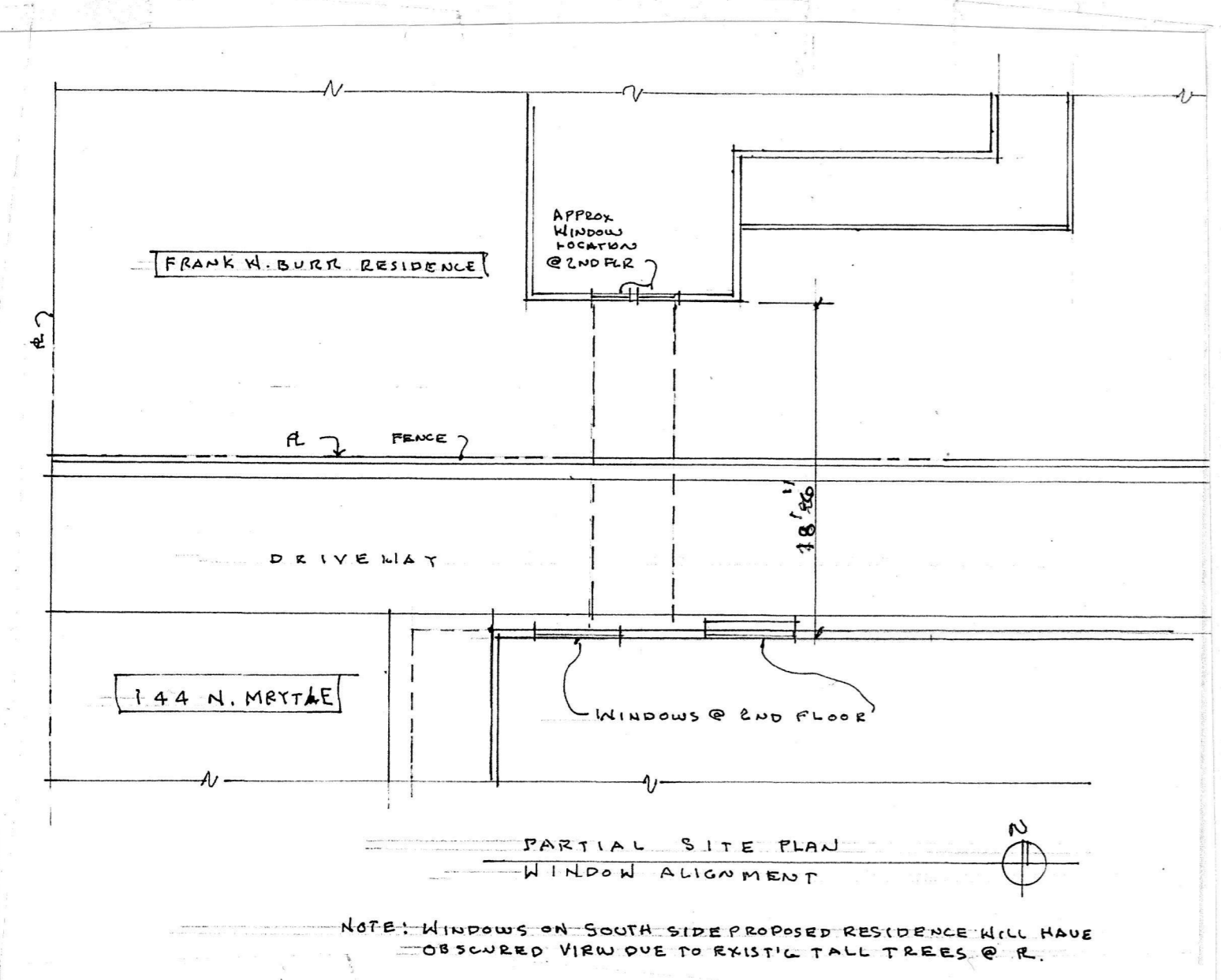
PLANNING APPROVAL
 SITE PLAN

ESSERTIER ARCHITECTURE
 Residential - Commercial - Space Planning - Interiors
 1801 La Cañada Ave, Arcadia, California 91707
 PH: 626 827 5361 essertier@essertier.com

Proposed new 2 story residence for:
 Jan Harrington
 144 North Myrtle Ave
 Monrovia, California

Date 9/3/24
 Scale AS NOTED
 Drawn DE
 Job
 Sheet
 Of 2 Sheets

REVISIONS	BY



PROJECT SUMMARY

Project address: 144 North Myrtle Ave, Monrovia, California
 APN: 8519 -026-019
 Legal description: THE KEEFER SUB OF LOT 69 RANCHO SANTA ANITA Lot 108

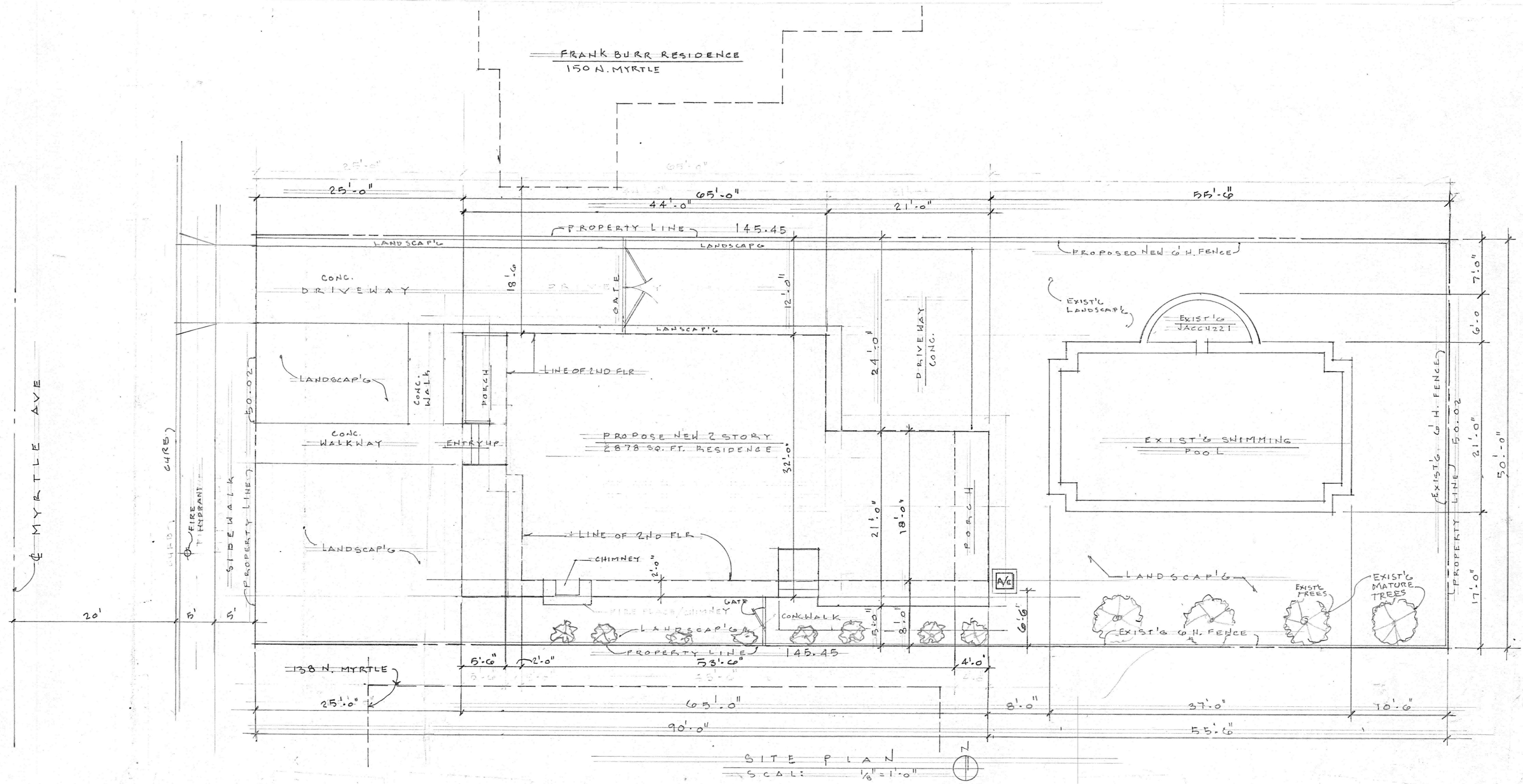
Lot area: 7275 sq. ft.
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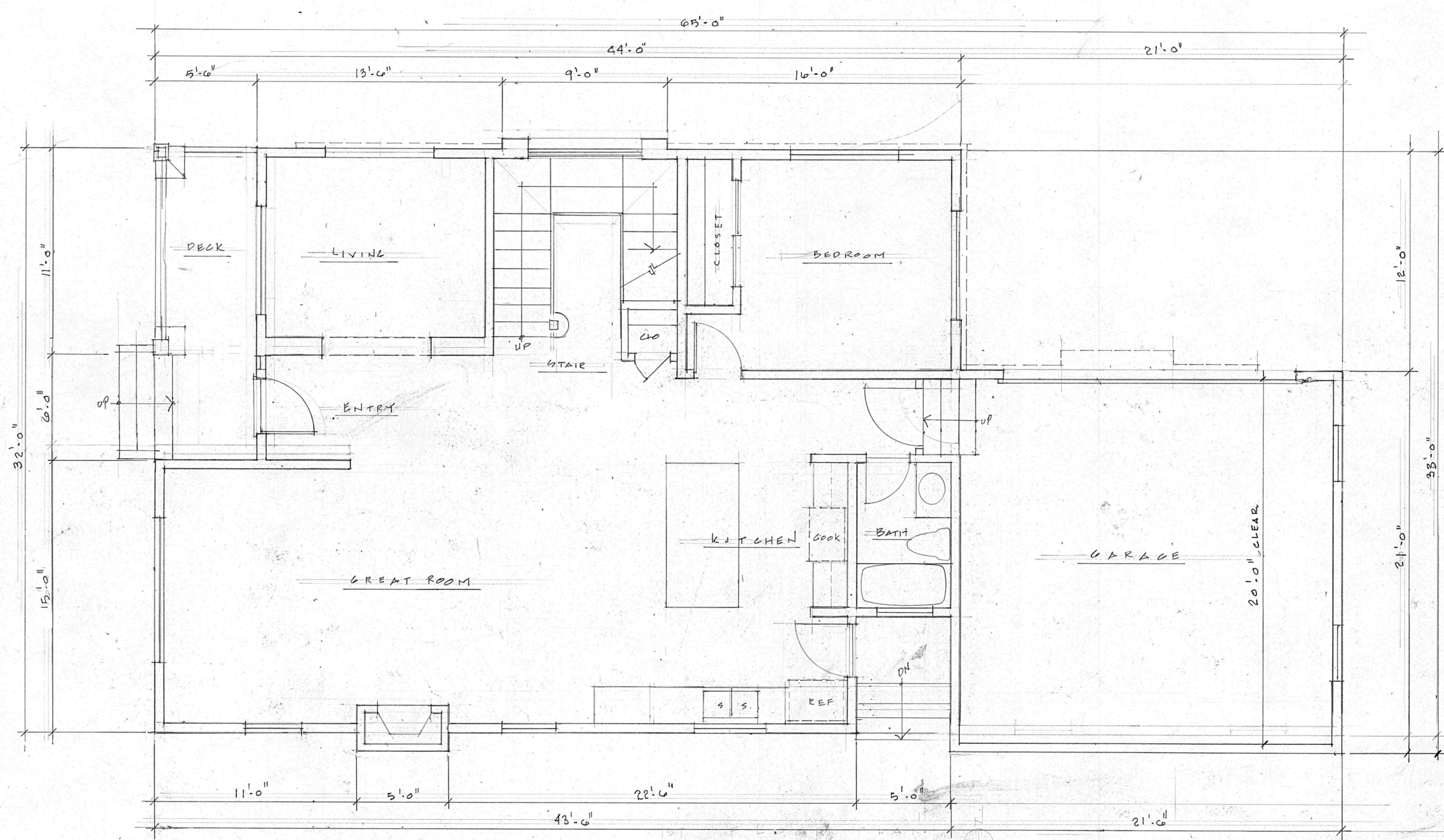


PLANNING APPROVAL
SITE PLAN

ESSERTIER ARCHITECTURE
 Residential · Commercial · Space Planning · Interiors
 1001 La Cañada Ave, Arcadia, California 91707
 Ph: 626 627 3561 essertier@essertier.com

Proposed new 2 story residence for:
 Jan Harrington
 144 North Myrtle Ave
 Monrovia, California

Date: 9/3/24
 Scale: AS NOTED
 Drawn: DE
 Job:
 Sheet:
 Of 2 Sheets



GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

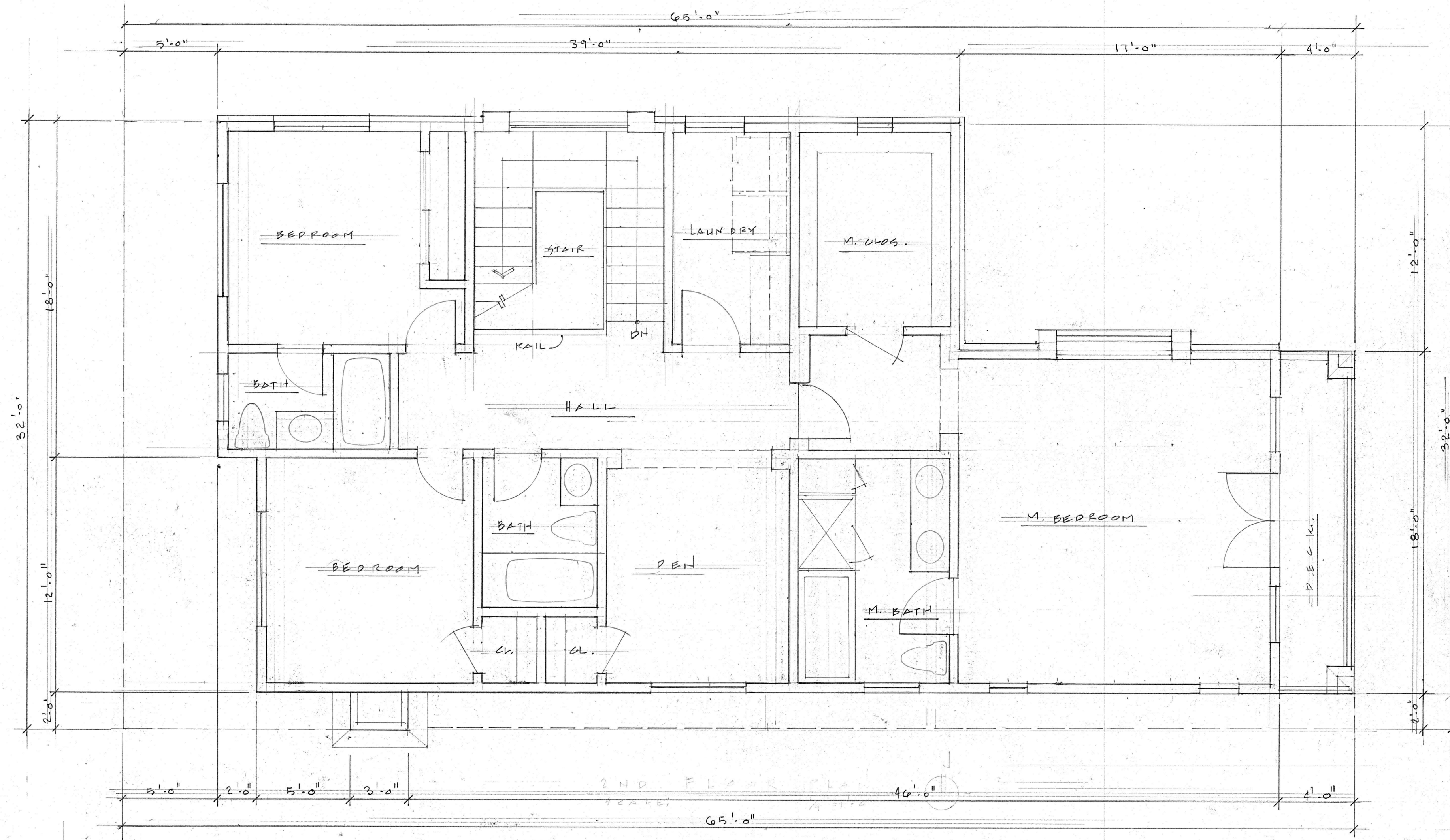
REVISIONS	BY

GROUND FLOOR PLAN

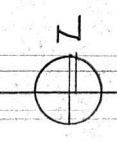
ESSERTIER ARCHITECTURE
 Residential - Commercial - Space Planning - Interiors
 1001 La Cadena Ave, Arcadia, California 91007
 PH: 626.627.3561 dx4416@yahoo.com

Proposed new 2 story residence for:
 Jan Harrington
 144 North Myrtle Ave
 Monrovia, California

Date 9/3/24
 Scale AS NOTED
 Drawn D.E.
 Job
 Sheet 2
 Of 4 Sheets



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS	BY

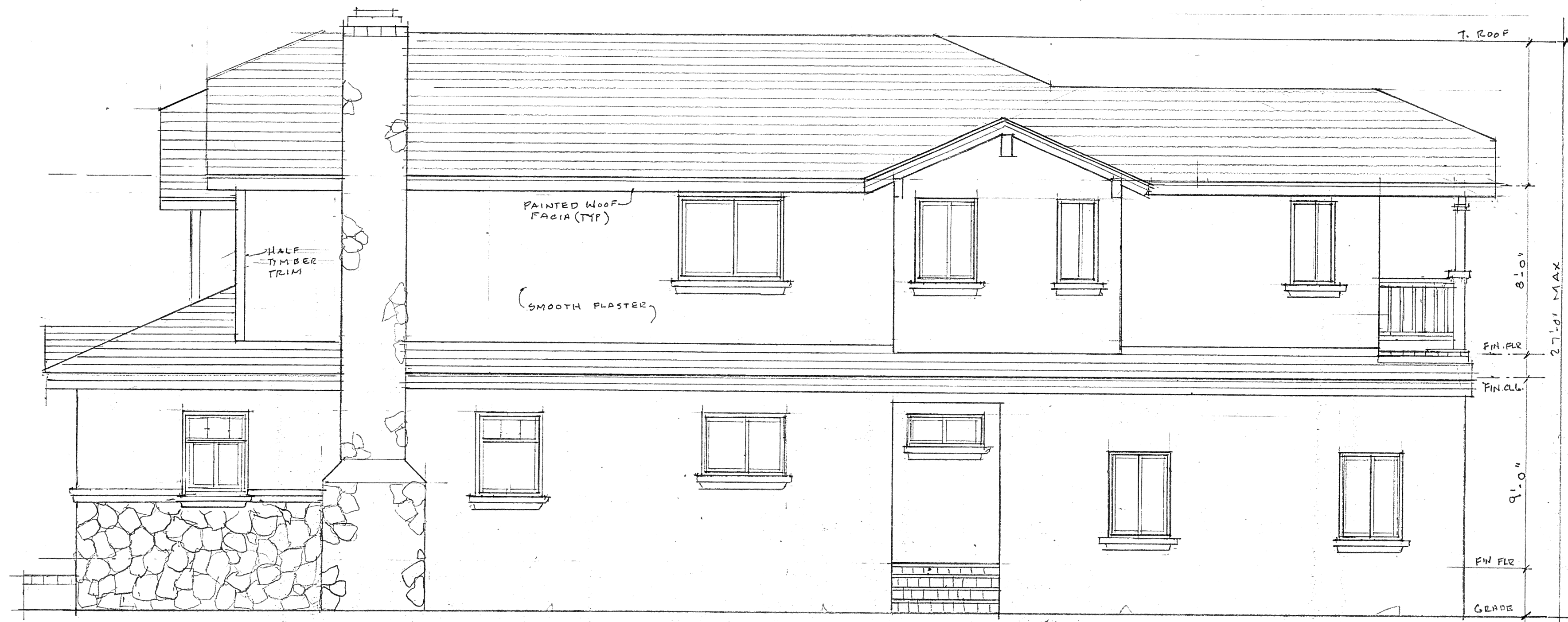
2ND FLOOR PLAN

ESSERTIER ARCHITECTURE
Residential · Commercial · Space Planning · Interiors
3001 La Cañada Ave, Arcadia, California 91007
PH: 626 627 9561 | ess@essertier.com

Proposed new 2 story residence for:
Jan Harrington
144 North Myrtle Ave
Monrovia, California

Date 9/3/24
Scale AS NOTED
Drawn DE.
Job
Sheet
Of 4 Sheets

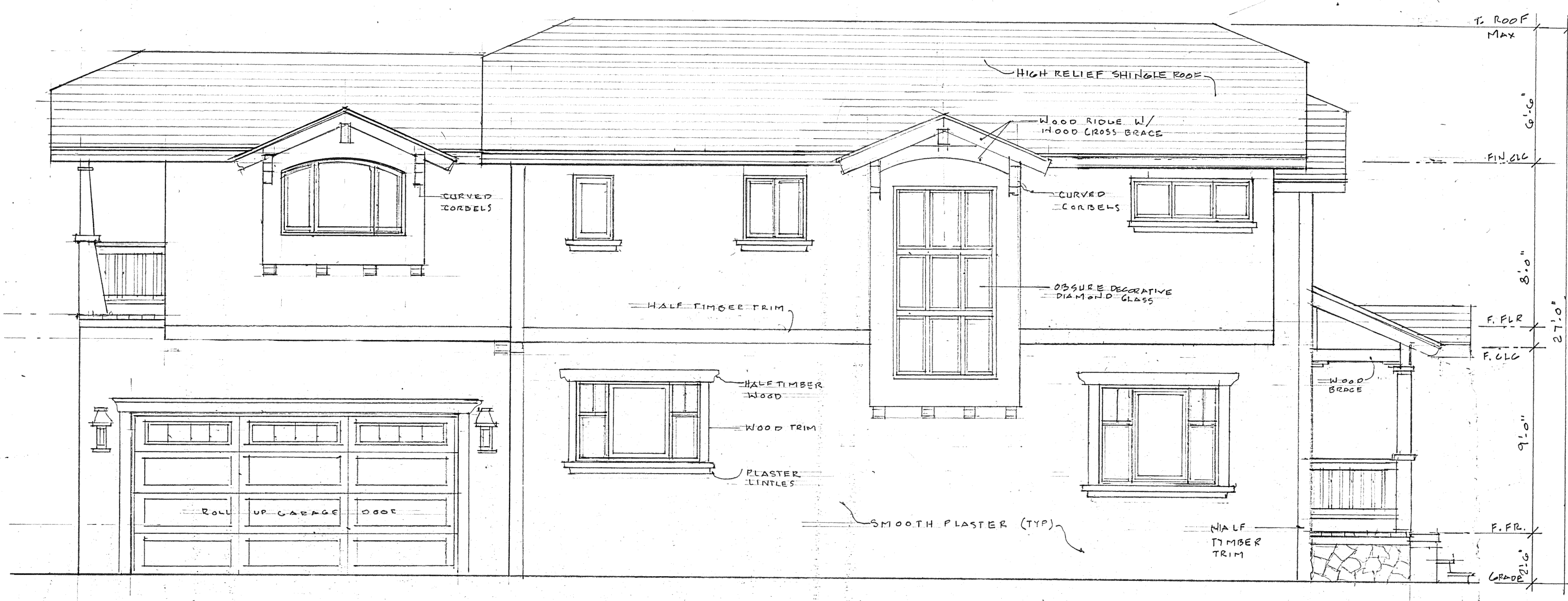
REVISIONS	BY



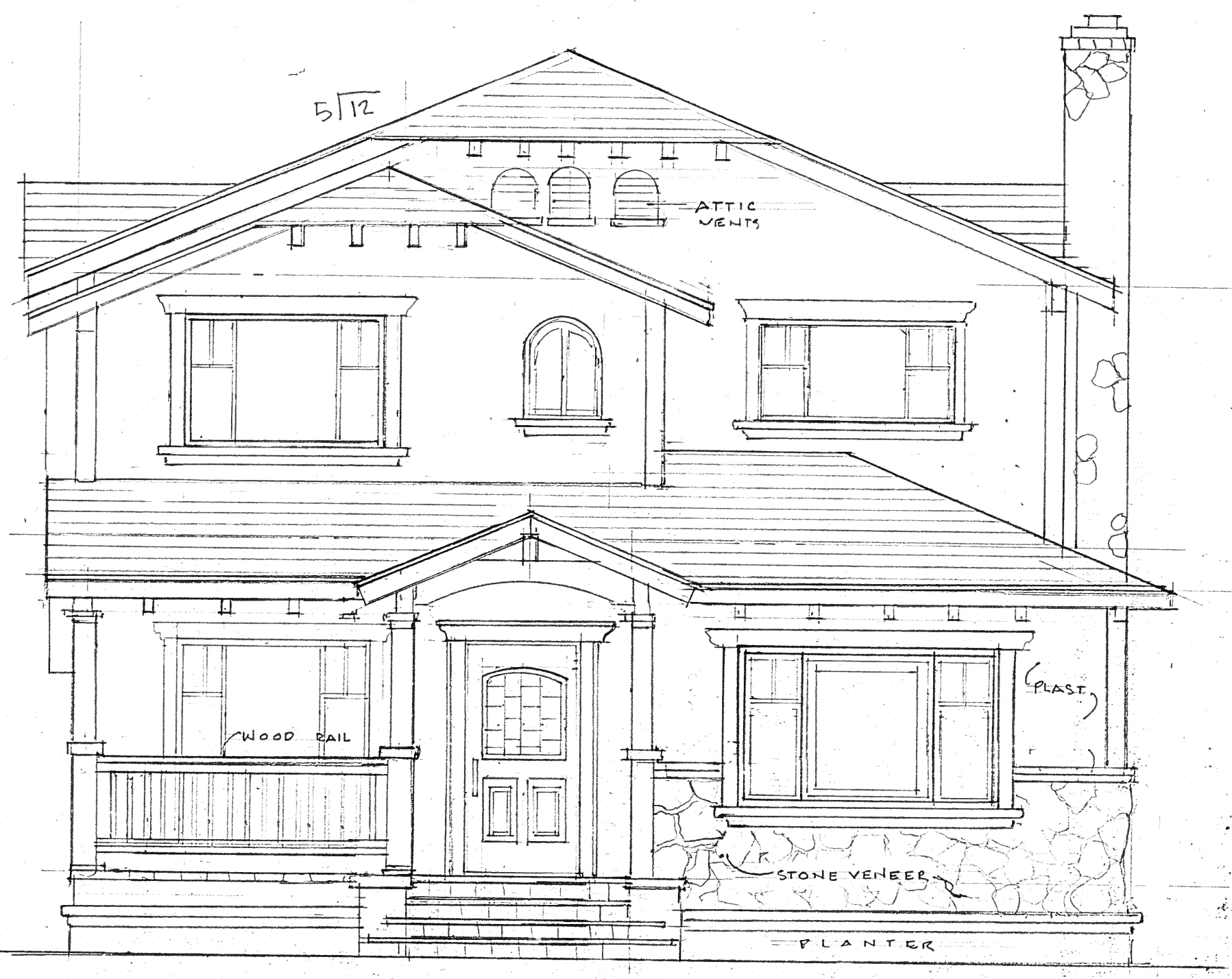
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

ESSERTIER ARCHITECTURE
Residential Commercial Space Planning Interiors
1001 La Granga Ave., Arroyo, California 91007
PH: 626 627 3551 ess418@yahoo.com

Proposed new 2 story residence for:
Jan Harrington
144 North Myrtle Ave
Monrovia, California

Date	9/3/24
Scale	AS NOTED
Drawn	PE
Job	
Sheet	
Of 4	Sheets