

2ND ENTITLEMENT SUBMITTAL
MONROVIA, CA
MAY 24, 2024

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Project Team

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VICINITY MAP



REVISION LOG

NO.	DESCRIPTION	Date
1	EXHIBIT SET	09.27.2022
2	PRE-APPLICATION SUBMITTAL	03.06.2023
2		
3		
4		
5		

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

COVER SHEET

AO

G1.0

JOB NO. 2022-0246
DATE 05-24-2024

PROJECT DESCRIPTION

A 200 UNIT APARTMENT PROJECT: 4-STORY TYPE V OVER TYPE I PARKING

GROSS LAND AREA:	1.60	ACRES	69,696 SF
TOTAL UNITS:	204	UNITS	
DENSITY:	125	DU/AC	
LOT COVERAGE	0.90		
F.A.R.	2.89		

UNIT MIX

Four-Story Residential over Type I Parking

LEVEL	STUDIO	1BR													2BR						TOTAL
	S1	A1	A jr 1	A2	A3	A3-ALT	A4	A5-A	A5-B	A6	A7	A8	A9	A10	B1	B2	B3	B4	B5	B6	
G1 & G2								7	3												10
R1	5	14	8	3	4	1						1	1		2	4	2		1	0	46
R2	5	15	8	3	5	1					1				1	5	2	1	1	1	49
R3	5	15	8	4	5	1					1				1	6	2	1	1	1	51
R4	5	16	6	0	5	1	4			4	1			1	1	1	2	1			48
	20	60	30	10	19	4	4	7	3	4	3	1	1	1	5	16	8	3	3	2	**204**
TOTAL	20	147													37						
	9.8%	29.4%		4.9%	9.3%	2.0%	2.0%	3.4%	1.5%	2.0%	1.5%	0.5%	0.5%	0.5%	2.5%	7.8%	3.9%	1.5%	1.5%	1.0%	**85%**
	10%	57%													18%						

701 SOUTH MYRTLE AVENUE - UNIT AREA

LEVEL	STUDIO	1BR													2BR						TOTAL
	S1	A1	A jr 1	A2	A3	A3-ALT	A4	A5-A	A5-B	A6	A7	A8	A9	A10	B1	B2	B3	B4	B5	B6	
AREA (SF)	**490**	**682**	**644**	**758**	**752**	**727**	**780**	**604**	**756**	**628**	**887**	**779**	**869**	**797**	**1059**	**1013**	**1024**	**988**	**1070**	**1008**	
G1 & G2	0	0	0	0	0	0	0	4,228	2,268	0	0	0	0	0	0	0	0	0	0	0	6,496
R1	2,450	9,548	5,152	2,274	3,008	727	0	0	0	0	0	779	869	0	2,118	4,052	2,048	0	1,070	0	34,095
R2	2,450	10,230	5,152	2,274	3,760	727	0	0	0	0	887	0	0	0	1,059	5,065	2,048	988	1,070	1,008	36,718
R3	2,450	10,230	5,152	3,032	3,760	727	0	0	0	0	887	0	0	0	1,059	6,078	2,048	988	1,070	1,008	38,489
R4	2,450	10,912	3,864	0	3,760	727	3,120	0	0	2,512	887	0	0	797	1,059	1,013	2,048	988	0	0	34,137
	9,800	40,920	19,320	7,580	14,288	2,908	3,120	4,228	2,268	2,512	2,661	779	869	797	5,295	16,208	8,192	2,964	3,210	2,016	**149,935**
TOTAL	9,800	102,250													37,885						

UNIT - PRIVATE OPEN SPACE

	S1	A1	A jr 1	A2	A3	A3-ALT	A4	A5-A	A5-B	A6	A7	A8	A9	A10	B1	B2	B3	B4	B5	B6	
BALCONY (SF)	**64**	**54**	**54**	**45**	**64**	**55**	**272**	**0**	**0**	**182**	**50**	**72**	**52**	**198**	**64**	**52**	**55**	**43**	**124**	**53**	
UNIT COUNT	1,280	3,240	1,620	450	1,216	220	1,088	0	0	728	150	72	52	198	320	832	440	129	372	106	**12,513**

Parking Summary - Residential (Proposed for Code change)

Unit Type	Number of Units	City Required (Ref. Only) MMC 17.24.030. Ratio	City Required (Ref. Only) MMC 17.24.030. Total Spaces	Cal. Density Bonus Ratio (Ref. Only) Ratio	Cal. Density Bonus Ratio (Ref. Only) Total Spaces	Proposed Ratio	Proposed Total Spaces
Studio	20	Residential		1.00	20	1.00	20
1 BR	147	2.5/du	510	1.00	147	1.00	147
2 BR	37			1.50	56	2.00	74
Guest						0.25	50
Leasing Office (1,085 sf)		1/200sf	6	1/200sf	6	1/200sf	6
Total Units	**204**						
Total Parking Required			**506**	**1.12**	**229**		**297**
Total Garage Spaces Provided							**323**
Additional Spaces Provided to the City, unassigned parking , within the property at the alley side							**6**
Total project proposed parking							**329**

Parking Summary - Commercial

Commertial Restourent area provided (sf.)	**2,370**	
Commercial Parking Rate per Avalon Specific Plan	**1:200 sf**	
Commercial Parking Required	**12**	

Parking Summary - Residential

Total Residential spaces provided	**311**	(Including 6 spaces for residential office)
Residential parking Ratio Proposed (Spaces / Unit)	**1.52**	

Accessible Parking:		Required Accessible	Provided	Total
Total spaces in the garage	323	Total spaces required		8
Accessible standard spaces		5	5	**8**
Accessible Van Parking	1 accessible spaces	3	3	

Bike Parking		Required	Provided
Long term bikes	1/ 2 DU	**102**	**112**
Short term bikes	1/10 DU	**20**	**22**

GROSS BUILDING AREA

(BALCONIES, PATIOS, ARCADES EXCLUDED)

FLOOR LEVEL	GARAGE AREA (SF)	GROSS AREA FOR FAR (SF)	TOTAL UNIT AREA NET RENTABLE (SF)
SUB-G3 PARKING	30,080	1,180	
SUB-G2 PARKING	51,160	6,410	
GROUND -G1 PARKING	43,410	17,236	6,496
R1 RESIDENTIAL LEVEL		45,320	34,095
R2 RESIDENTIAL LEVEL		44,145	36,718
R3 RESIDENTIAL LEVEL		45,710	38,489
R4 RESIDENTIAL LEVEL		41,570	34,137
TOTAL AREA	**124,650**	**201,571**	149,935
PODIUM SLAB AREA	62,660		

F.A.R (GARAGE EXCLUDED)

TOTAL GROSS FLOOR AREA	201,571 sf
LOT AREA	69,696 sf
F.A.R.	**2.89**

INDOOR AMENITIES

LEASING OFFICE / LEASING LOUNGE	1,080
RESIDENTIAL LOBBY / MAIL RM.	1,390
CLUBHOUSE / HEARTH ROOM	2,537
FITNESS	2,782
TOTAL	**7,789**

OUTDOOR COMMON OPEN SPACE

COURTYARD 1	9,330
COURTYARD 2	4,300
CALIFORNIA ROOM	345
ROOF DECK	2,700
PUBLIC PLAZA	1,660
DOG PARK	870
TOTAL	**19,205**

BUILDING - WASTE GENERATION

GARBAGE CALCULATIONS

No. UNITS	Gal/Week/Unit	Total Generation: Gallons	Conversion Factor gal/cubic yard	Total Generation: Cubic Yards	Bin Volume Compaction Ratio X:1	Total Cubic Yards: Compacted	Total Bins Required @ 3 CY each
204	16	3264	202	16.2	3	5.4	2

RECYCLABLES CALCULATIONS

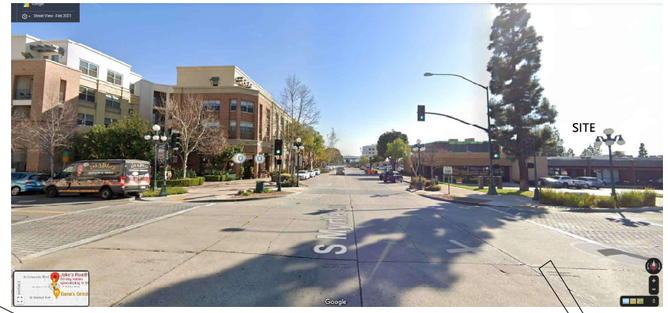
No. UNITS	Gal/Week/Unit	Total Generation: Gallons	Conversion Factor gal/cubic yard	Total Generation: Cubic Yards	Bin Volume Compaction Ratio X:1	Total Cubic Yards: Compacted	Total Bins Required @ 3 CY each
204	16	3264	202	16.2	3	5.4	2

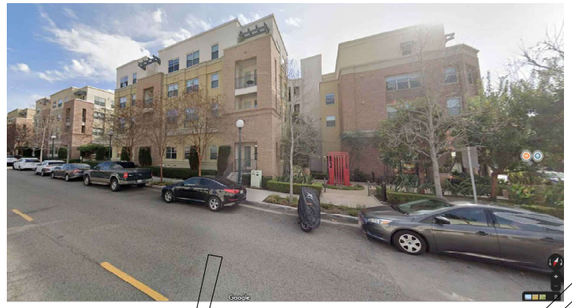
ORGANICS CALCULATIONS

No. UNITS	Gal/Week/Unit	Total Generation: Gallons	Conversion Factor gal/cubic yard	Total Generation: Cubic Yards	Total Cubic Yards: Uncompacted	Total Bins Required @ 3 CY each
204	4	816	202	4.0	4.0	2

Friday, May 24, 2024 3:36:12 PM
R:\2022\2022-246 BLAKE GRIGGS - 701 MYRTLE - MONROVIA\03 DESIGN\SCHEMATIC\CAD\22-246_G0.0-G1.2 COVER SHEET & PROJ INFO.DWG

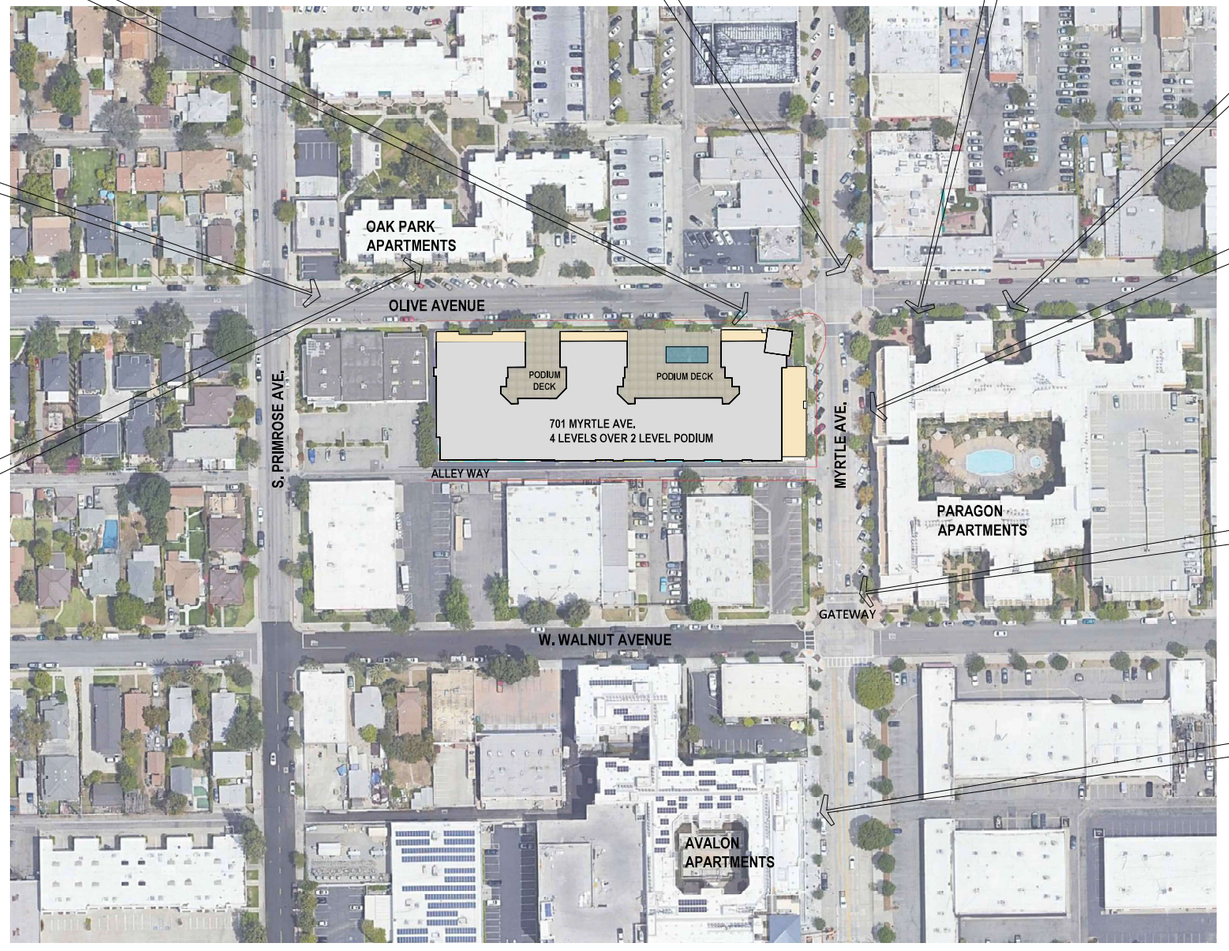


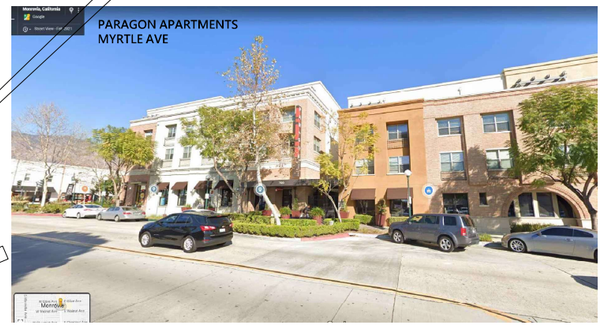






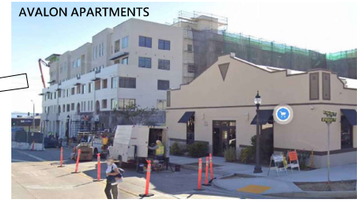


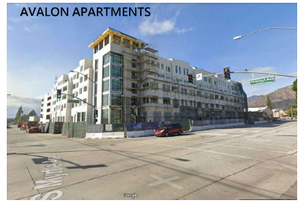












BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

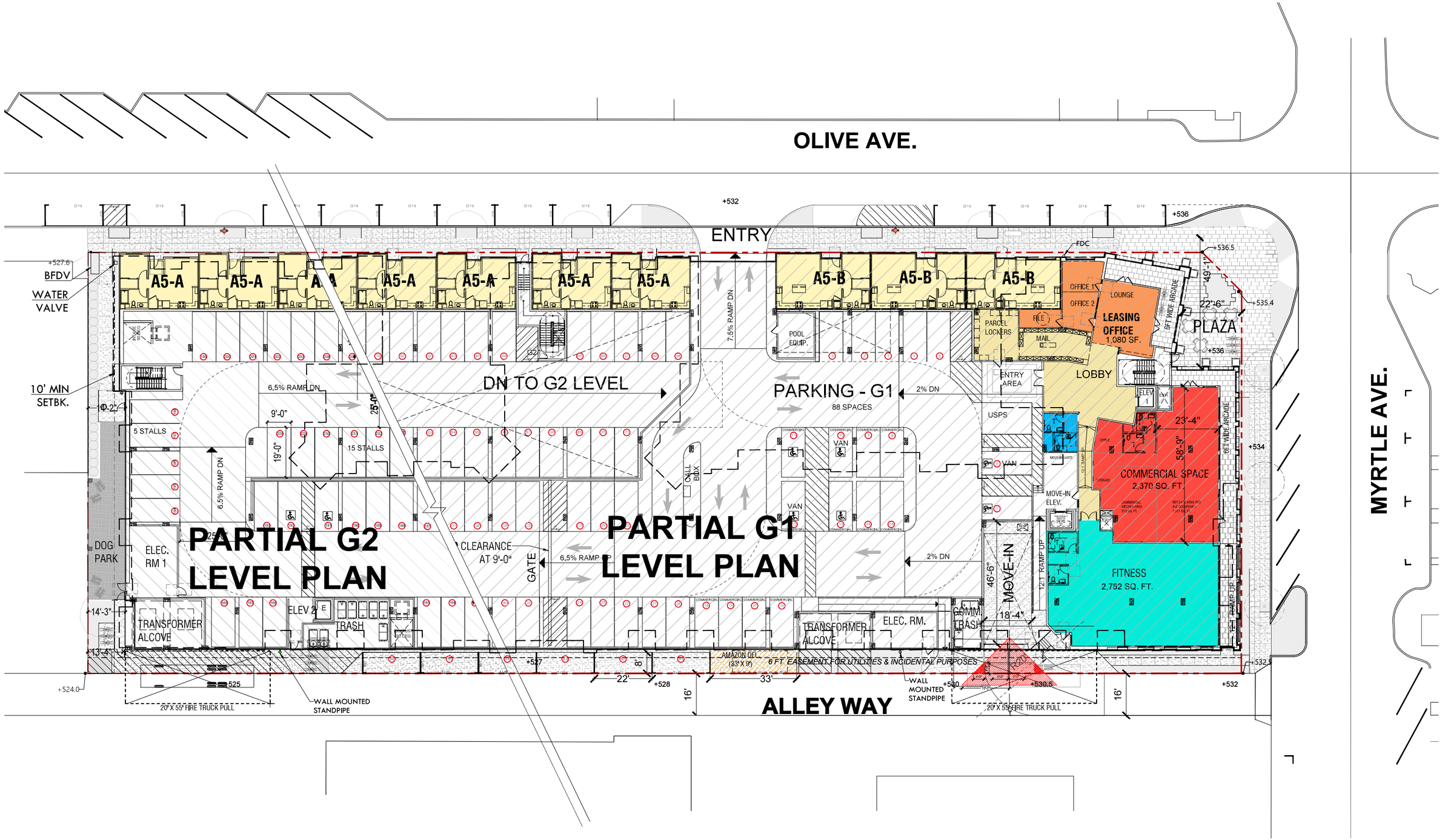
MONROVIA, CA

EXISTING SITE CONDITIONS

AO

G1.2

JOB NO. 2022-0246
DATE 05-24-2024



*NOTE: THE SITE PLAN IS SHOWN AS A SPLIT LEVEL PLAN BETWEEN G2 AND G1 LEVELS DUE TO GRADING DIFFERENCE, FOR CONVENIENCE."

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

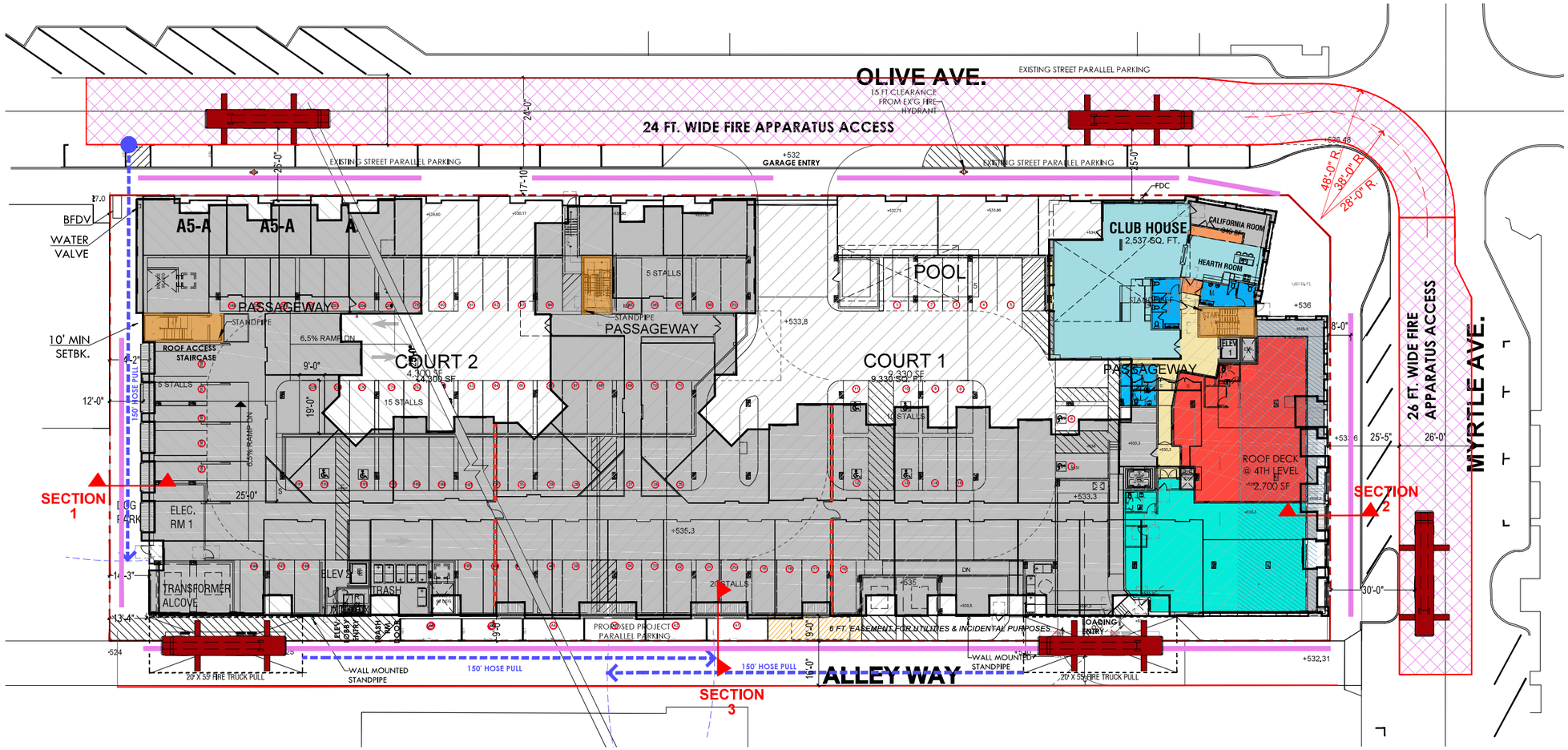
OVERALL SITEPLAN

1"=16'

0 16' 32' 48' 64'

A1.0

JOB NO. 2022-0246
DATE 05-24-2024

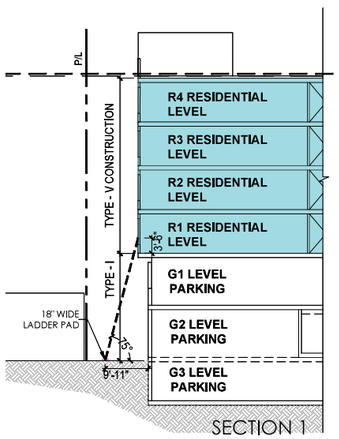


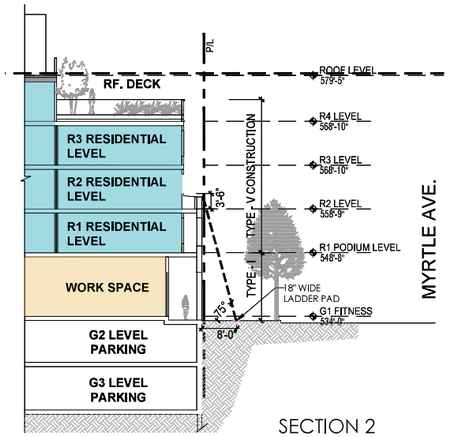
PROJECT DESCRIPTION

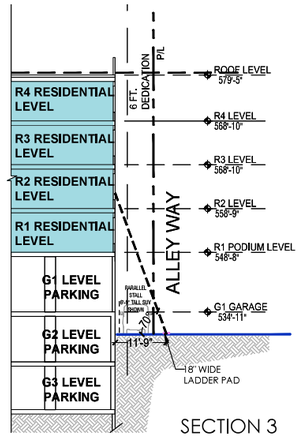
PROPOSED 200 UNIT NEW MULTIFAMILY PROJECT IS LOCATED AT MYRTLE AVE AND OLIVE AVE. CORNER IN MONROVIA, CA. THE SCHEME COMES WITH TYPE-V 4 RESIDENTIAL LEVELS OVER MULTI LEVEL TYPE I PODIUM PARKING STRUCTURE.
LOBBY & COMMON SPACES ARE PROPOSED ALONG THE MAJOR STREET FRONTAGES. A COMMUNITY ROOM AND A FITNESS CENTER ARE PROPOSED AT THE PODIUM LEVEL. A ROOF AMENITY DECK ADDED TO THE 4TH LEVEL FACING MYRTLE AVE.

NOTES:

1. FIRE APPARATUS ACCESS PROVIDED ON CITY STREETS. ACCESS PATH SHOWN AS 26 FEET IN WIDTH.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS ACCESS PROVIDED FOR FLOORS BELOW THE FOURTH LEVEL VIA GROUND LADDERS WITH A CLIMBING ANGLE BETWEEN 70 AND 75 DEGREES.
3. FIRE HYDRANT SHALL BE PROVIDED ALONG ALL PUBLIC AND ON-SITE ACCESS ROADS. HYDRANT SHALL BE WITHIN 120 FEET OF THE STRUCTURE AND SPACED AT NO MORE THAN 200 FEET. THE MINIMUM FIRE FLOW SHALL BE 2,000 GPM AT 20 PSI.
4. A CLASS 1 STANDPIPE SYSTEM SHALL BE PROVIDED IN ALL STAIRWELLS ON ALL LEVELS INCLUDING THE ROOF AS SET FORTH BY BUILDING CODE AND FIRE CODE 905. STANDPIPES LOCATED BETWEEN STAIRWELLS MAY ALSO BE REQUIRED.
5. AN AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM AS SET FORTH BY FIRE CODE 903 AND 907.
6. DWELLING UNITS AND COMMON AREAS SHALL BE PROVIDED WITH VISIBLE ALARM NOTIFICATION APPLIANCES.
7. SMOKE ALARMS SHALL BE PROVIDED IN EACH ROOM FOR SLEEPING PURPOSES AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.
8. CARBON MONOXIDE ALARMS SHALL BE PROVIDED EITHER WITHIN ALL SLEEPING UNITS OR ELSE THE BUILDING SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM SYSTEM THAT PROTECTS ALL COMMON AREAS.
9. A MINIMUM OF ONE RATED STAIRWELL SHALL EXTEND TO THE ROOF FOR EACH BUILDING.
10. ALL RATED EXIT STAIRWELLS SHALL HAVE KEYED EXTERIOR DOORS ON THE GROUND LEVEL. KNOX BOXES SHALL BE PROVIDED ADJACENT TO ALL EXIT STAIRWELL EXTERIOR DOORS AT APPROVED LOCATIONS. A KNOX BOX SHALL ALSO BE PROVIDED ADJACENT TO THE MAIN ENTRANCE OF ALL BUILDINGS AT AN APPROVED LOCATION.
11. ALL BUILDINGS SHALL HAVE A MINIMUM OF ONE ELEVATOR CAPABLE OF ACCOMMODATING GENERAL STRETCHER DIMENSIONS.
12. AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED ON ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 6-INCH HIGH BY $\frac{1}{2}$-INCH STROKE AND BE A CONTRASTING BACKGROUND.
13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER CFC.
14. AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM SHALL BE PROVIDED.
15. A MINIMUM OF ONE STANDPIPE SYSTEM FOR USE DURING CONSTRUCTION SHALL BE PROVIDED. SUCH STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.







FIRE ACCESS LANE
26' WIDE ON MYRTLE AVE
24' WIDE ON OLIVE AVE.

ROOF DECK
(@ LEVEL 4)

FIRE EXIT STAIRWELL
1 STAIRCASE TO PROVIDE ROOF ACCESS

FIRE DEPT. 'FIRE LANE' SIGNAGE (TYP.)

CLASS 1 STANDPIPE

EXISTING FIRE HYDRANT

PROPOSED WHARF HYDRANT

FIRE SEPERATION WALL

18" WIDE LADDER PAD

150 FT. FIRE HOSE PULL

FIRE APPARATUS

FOR CONCEPTUAL LAYOUT OF LADDER LANDING PAD AREA SEE SITE PLAN ON THIS SHEET

EMERGENCY ESCAPE OPENING DIAGRAMS

SCALE 1:16" = 1'-0"

PODIUM LEVEL AND GROUND LEVEL COMBINED PLAN SHOWN

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

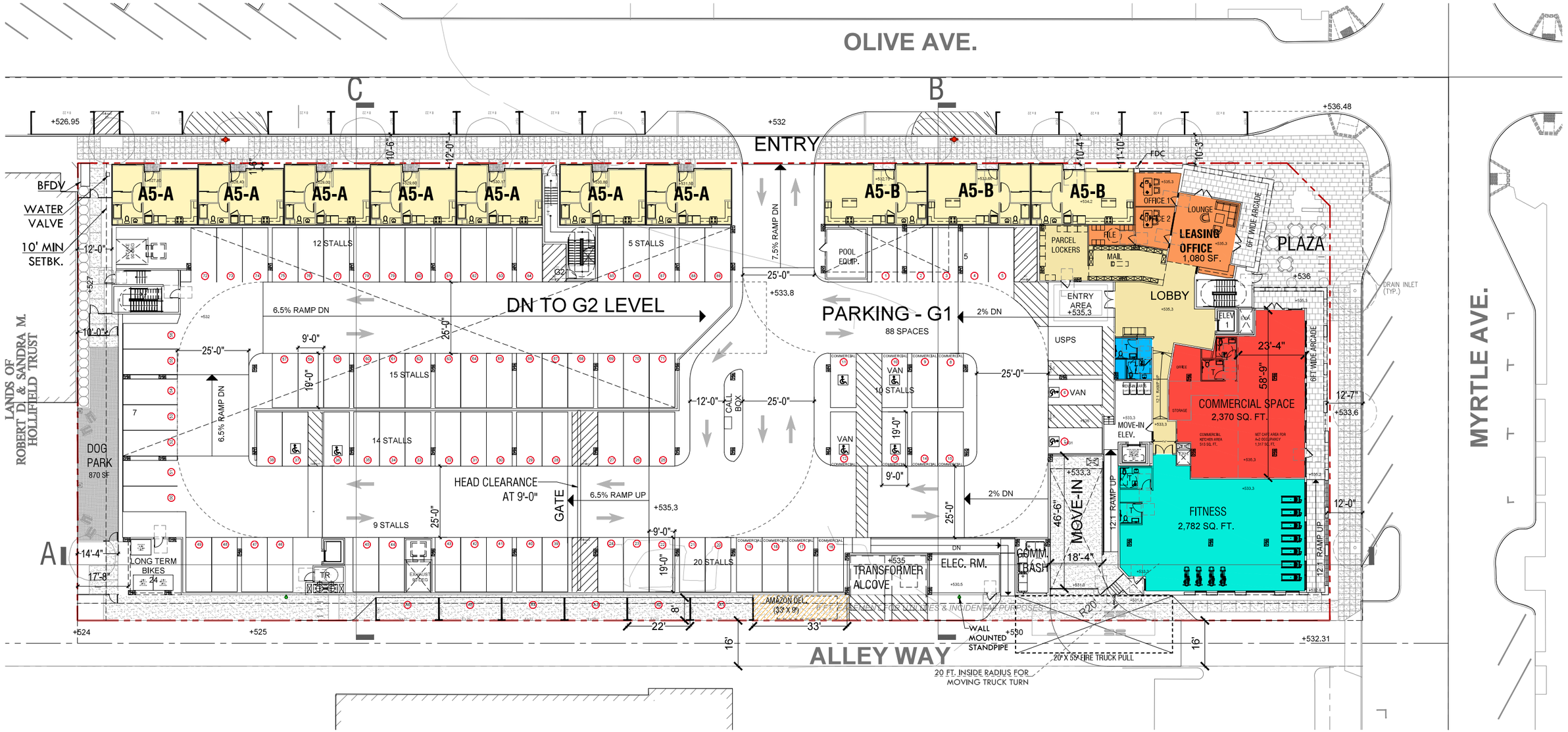
FIRE ACCESS PLAN

1"=20'

0 20' 40' 60' 80'

A1.1

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BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

G1 - GROUND FLOOR LEVEL

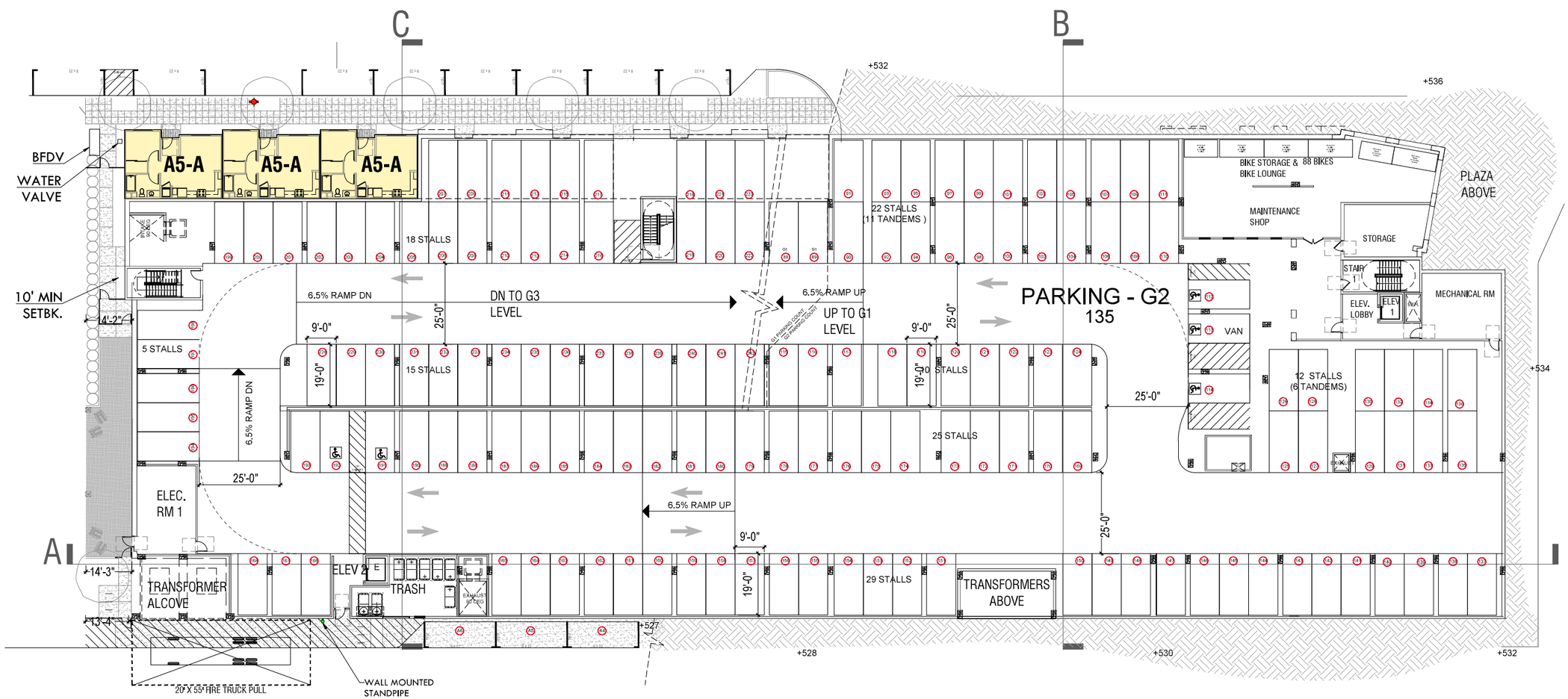
1"=16'

0 16' 32' 48' 64'

AO

A2.0

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DATE 05-24-2024



PROPERTY LINE

SETBACK LINE

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

G2 - SUBTERRANEAN PARKING

NORTH

1"=16'

0 16' 32' 48' 64'

AO

A2.1

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OLIVE AVE.

MYRTLE AVE.

ALLEY WAY

+532

+536

+534

+530

+532

30 STALLS

G3

6.5% RAMP UP
TO G2

9'-0"

19'-0"

25'-0"

PARKING - G3

10 STALLS

7 STALLS

8 STALLS

8 STALLS

MECHANICAL RM

ELEV. LOBBY

TOTAL SPACES : 81
ACCESSIBLE : 01

25'-0"

9'-0"

25'-0"

19'-0"

18 STALLS

6' F.T. EASEMENT FOR UTILITIES & INCIDENTAL PURPOSES

PROPERTY LINE

SETBACK LINE

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

G3 - SUBTERRANEAN PARKING

NORTH

1"=16'

0 16' 32' 48' 64'

A2.2

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PROPERTY LINE

SETBACK LINE

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

R1 - PODIUM LEVEL PLAN

NORTH

1"=16'

0 16' 32' 48' 64'

A2.3

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BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

R2 - LEVEL PLAN

1"=16'

0 16' 32' 48' 64'

A2.4

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BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

R3 - LEVEL PLAN

1"=16'

0 16' 32' 48' 64'

A2.5

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PROPERTY LINE

SETBACK LINE

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

R4 - LEVEL PLAN

NORTH

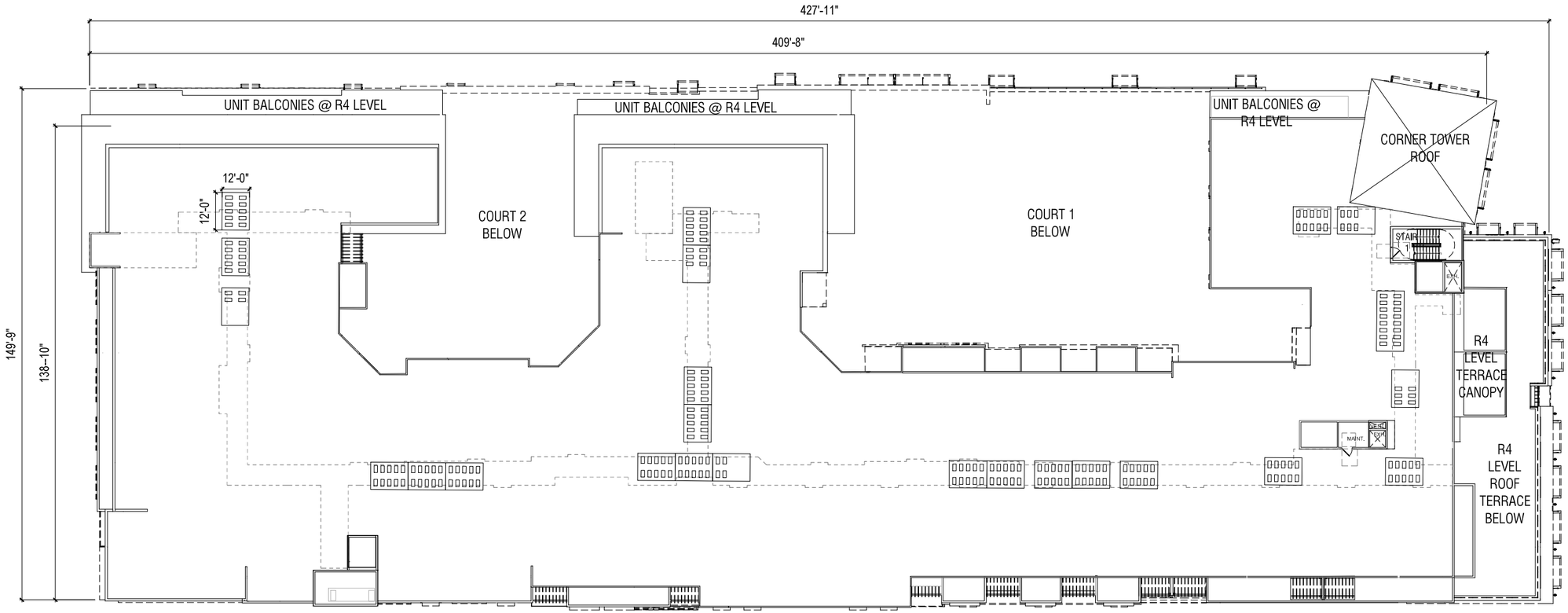
1"=16'

0 16' 32' 48' 64'

A2.6

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NOTE: All mechanical equipments would be kept out of sight from any street level view.

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

ROOF PLAN

NORTH

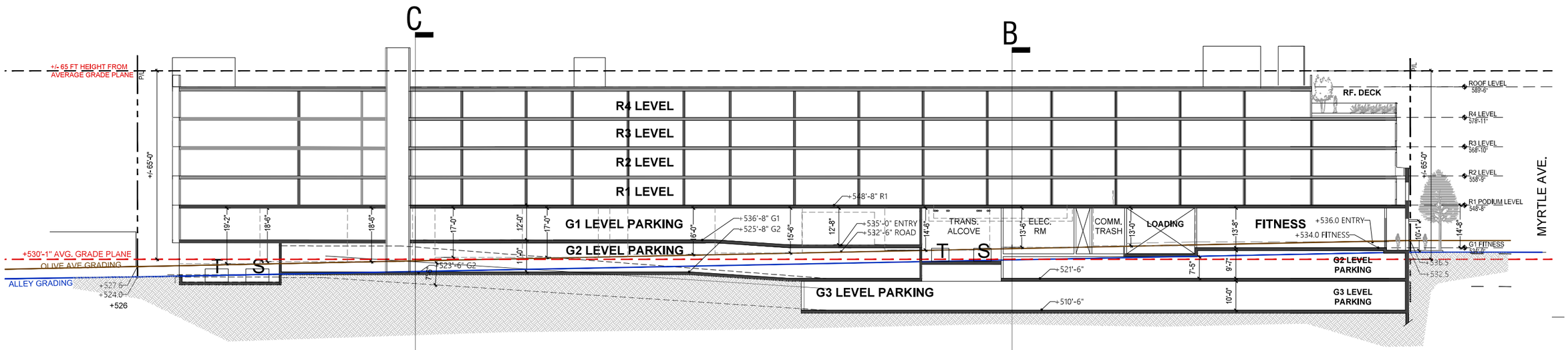
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1"=16'

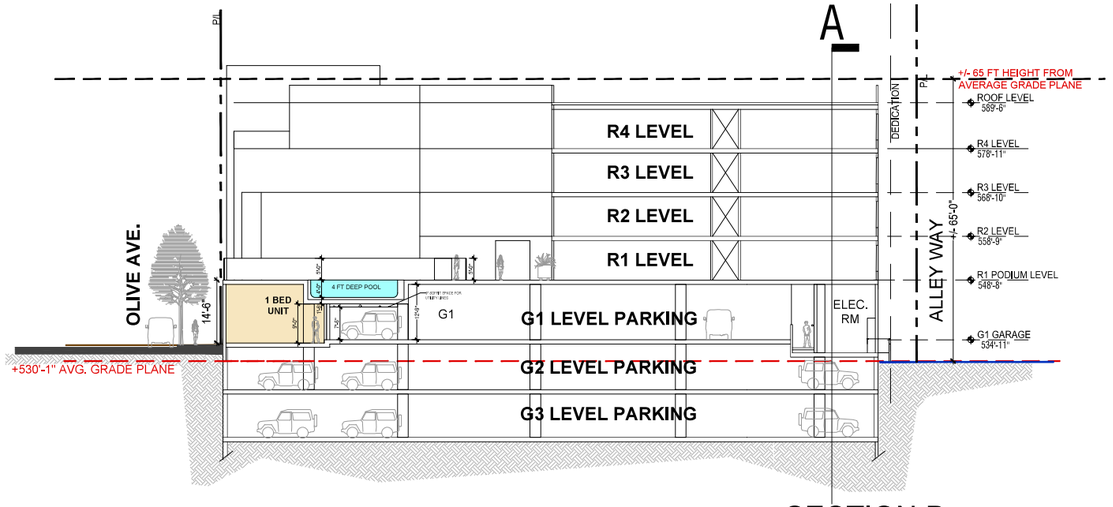
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A2.7

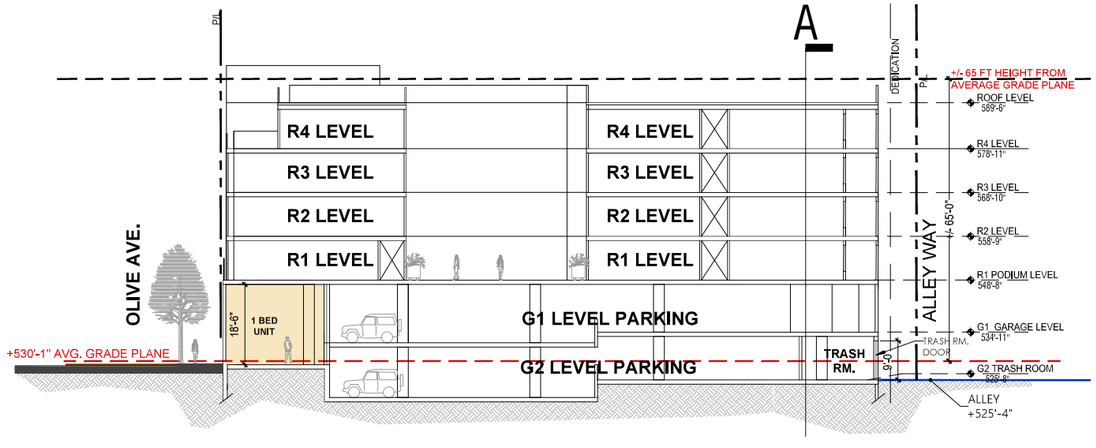
JOB NO. 2022-0246
DATE 05-24-2024



SECTION A



SECTION B



SECTION C

Friday, May 24, 2024 3:38:10 PM
R:\2022\2022-246 BLAKE GRIGGS - 701 MYRTLE - MONROVIA\03 DESIGN\SCHEMATIC\CAD\22-246_A5.0 BUILDING SECTION.DWG

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

BUILDING SECTIONS

1"=16'

0 16' 32' 48' 64'

A3.0

JOB NO. 2022-0246
DATE 05-24-2024



NORTH ELEVATION - OLIVE AVENUE



EAST ELEVATION - MYRTLE AVE.

MATERIAL LEGEND

1. Stucco - smooth
2. Stucco - 20/30
3. Brick Veneer
4. Stone Veneer
5. Prefabricated Cornice
6. Metal Awnings
7. Clear Glass Railings
8. Metal Picket Railings
9. Framed Canopy Projection
10. Metal Roll-Up Garage Doors
11. Metal Ventilation Panels
12. Metal Roll-Up Trash Room Door
13. Vinyl Windows
14. Metal Storefront System
15. Exterior Light sconce
16. Mesh Screen System
17. Trellis Awning
18. Pool Glass Fencing

KEY MAP



NOTE: ANY EXPOSED DOWNSPOUTS WILL BE PAINTED TO MATCH IMMEDIATE EXTERIOR MATERIALS.

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

CONCEPTUAL BUILDING ELEVATIONS

1"=16'
0 16' 32' 48' 64'

A4.0

JOB NO. 2022-0246
DATE 05-24-2024



SOUTH ELEVATION

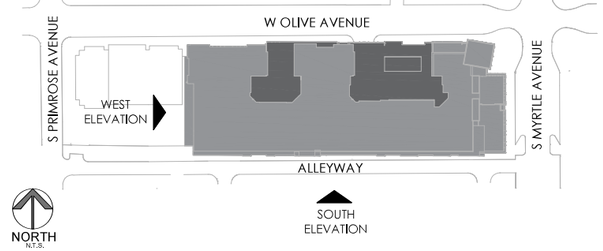


WEST ELEVATION

MATERIAL LEGEND

1. Stucco - smooth
2. Stucco - 20/30
3. Brick Veneer
4. Stone Veneer
5. Prefabricated Cornice
6. Metal Awnings
7. Clear Glass Railings
8. Metal Picket Railings
9. Framed Canopy Projection
10. Metal Roll-Up Garage Doors
11. Metal Ventilation Panels
12. Metal Roll-Up Trash Room Door
13. Vinyl Windows
14. Metal Storefront System
15. Exterior Light sconce
16. Mesh Screen System
17. Trellis Awning
18. Pool Glass Fencing

KEY MAP



NOTE: ANY EXPOSED DOWNSPOUTS WILL BE PAINTED TO MATCH IMMEDIATE EXTERIOR MATERIALS.

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

CONCEPTUAL BUILDING ELEVATIONS

1"=16'
0 16' 32' 48' 64'

A4.1

JOB NO. 2022-0246
DATE 05-24-2024



INTERIOR COURTYARD ELEVATION A1



SOUTH ELEVATION A2

MATERIAL LEGEND

1. Stucco - smooth
2. Stucco - 20/30
3. Brick Veneer
4. Stone Veneer
5. Prefabricated Cornice
6. Metal Awnings
7. Clear Glass Railings
8. Metal Picket Railings
9. Framed Canopy Projection
10. Metal Roll-Up Garage Doors
11. Metal Ventilation Panels
12. Metal Roll-Up Trash Room Door
13. Vinyl Windows
14. Metal Storefront System
15. Exterior Light sconce
16. Mesh Screen System
17. Trellis Awning
18. Pool Glass Fencing

KEY MAP



NOTE: ANY EXPOSED DOWNSPOUTS WILL BE PAINTED TO MATCH IMMEDIATE EXTERIOR MATERIALS.

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

CONCEPTUAL BUILDING ELEVATIONS - COURTYARD 1

1"=16'
0 16' 32' 48' 64'

A4.2

JOB NO. 2022-0246
DATE 05-24-2024



INTERIOR COURTYARD ELEVATION B1

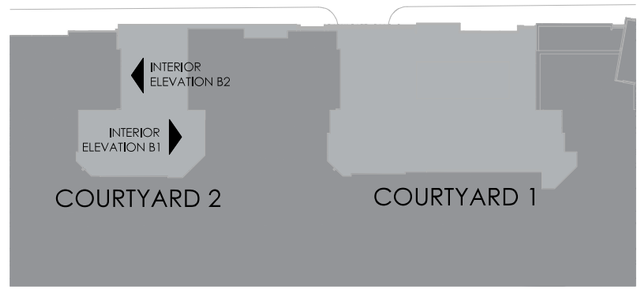


INTERIOR COURTYARD ELEVATION B2

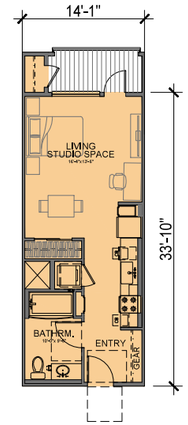
MATERIAL LEGEND

1. Stucco - smooth
2. Stucco - 20/30
3. Brick Veneer
4. Stone Veneer
5. Prefabricated Cornice
6. Metal Awnings
7. Clear Glass Railings
8. Metal Picket Railings
9. Framed Canopy Projection
10. Metal Roll-Up Garage Doors
11. Metal Ventilation Panels
12. Metal Roll-Up Trash Room Door
13. Vinyl Windows
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16. Mesh Screen System
17. Trellis Awning
18. Pool Glass Fencing

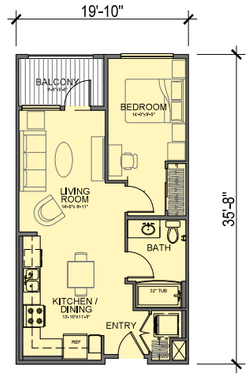
KEY MAP



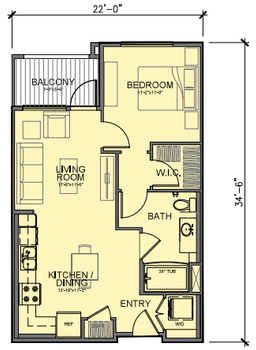
NOTE: ANY EXPOSED DOWNSPOUTS WILL BE PAINTED TO MATCH IMMEDIATE EXTERIOR MATERIALS.



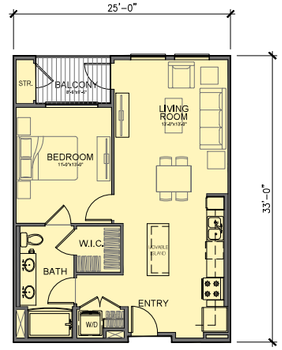
UNIT S1: STUDIO
LIVABLE AREA: 490 SQ. FT.
PATIO/ BALCONY AREA: 51 SQ. FT.



UNIT A JR 1: 1BR / 1BA
LIVABLE AREA: 644 SQ. FT.
PATIO/ BALCONY AREA: 54 SQ. FT.



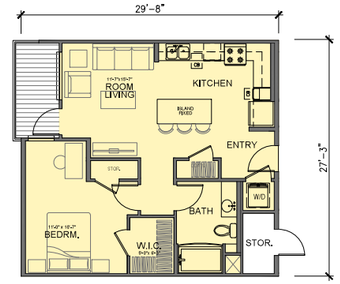
UNIT A1: 1BR / 1BA
LIVABLE AREA: 682 SQ. FT.
PATIO/ BALCONY AREA: 54 SQ. FT.



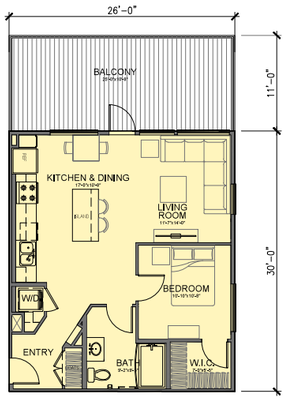
UNIT A2: 1BR / 1BA
LIVABLE AREA: 758 SQ. FT.
PATIO/ BALCONY AREA: 45 SQ. FT.



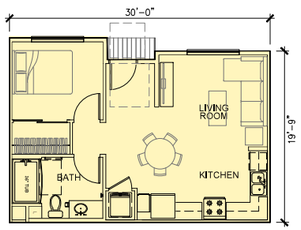
UNIT A3: 1BR / 1BA
LIVABLE AREA: 752 SQ. FT.
PATIO/ BALCONY AREA: 64 SQ. FT.



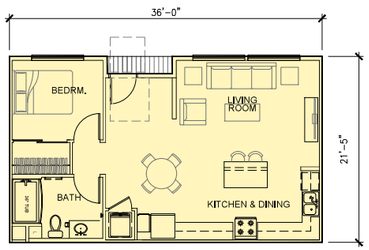
UNIT A3-ALT: 1BR / 1BA
LIVABLE AREA: 727 SQ. FT.
PATIO/ BALCONY AREA: 55 SQ. FT.



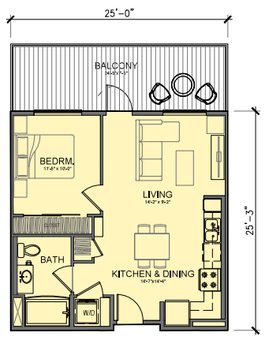
UNIT A4: 1BR / 1BA
LIVABLE AREA: 780 SQ. FT.
PATIO/ BALCONY AREA: 272 SQ. FT.



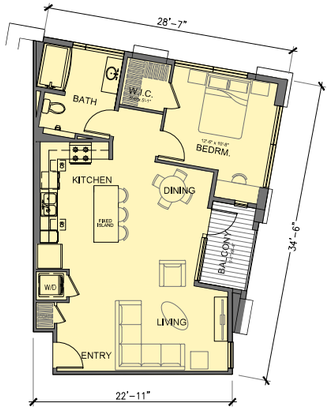
UNIT A5-A: 1BR / 1BA
UNIT AREA: 604 SQ. FT.
PATIO/ BALCONY AREA: 0



UNIT A5-B: 1BR / 1BA
UNIT AREA: 756 SQ. FT.
PATIO/ BALCONY AREA: 0



UNIT A6: JUNIOR 1 BED
LIVABLE AREA: 628 SQ. FT.
PATIO/ BALCONY AREA: 182 SQ. FT.



UNIT A7: 1 BED 1 BATH
LIVABLE AREA: 887 SQ. FT.
PATIO/ BALCONY AREA: 50 SQ. FT.

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

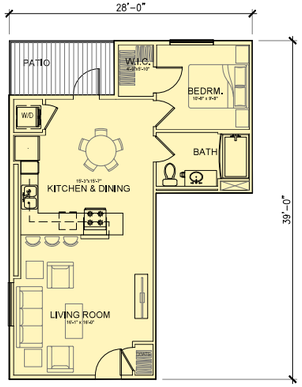
UNIT PLANS

1"=8'
0 8' 16' 24' 32'

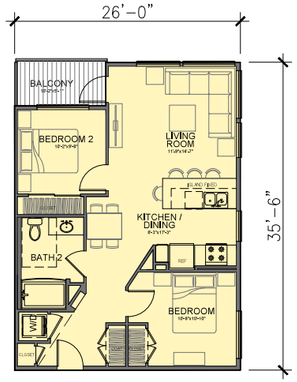
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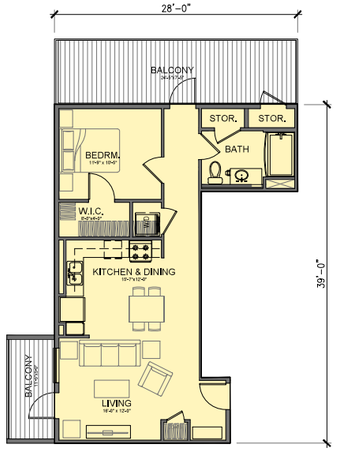
JOB NO. 2022-0246
DATE 05-24-2024



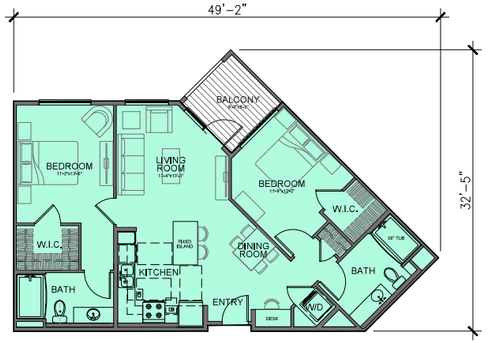
UNIT A8: 1 BED 1 BATH
LIVABLE AREA: 779 SQ. FT.
PATIO/ BALCONY AREA: 72 SQ. FT.



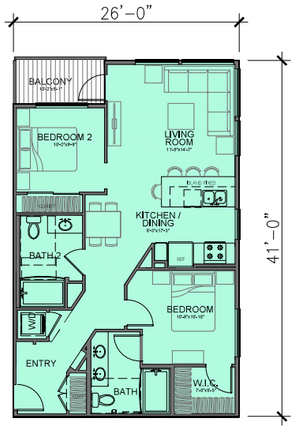
UNIT A9: 2BR / 1BA
LIVABLE AREA: 869 SQ. FT.
PATIO/ BALCONY AREA: 52 SQ. FT.



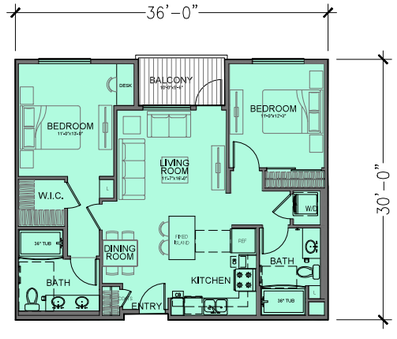
UNIT A10: 1 BED 1 BATH
LIVABLE AREA: 797 SF
PATIO/ BALCONY AREA: 198 SF



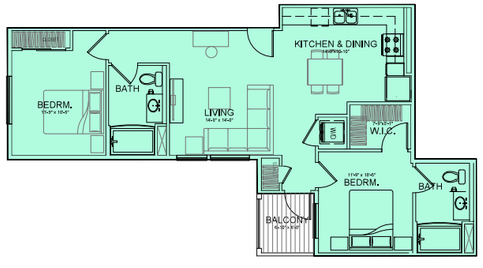
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1059 SQ. FT.
PATIO/ BALCONY AREA: 64 SQ. FT.



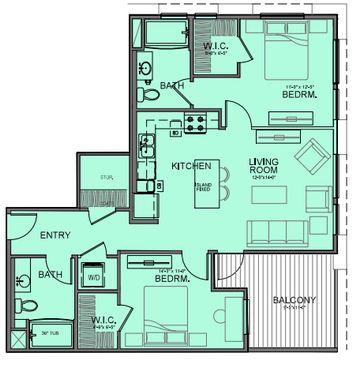
UNIT B2: 2BR / 2BA
LIVABLE AREA: 1013 SQ. FT.
PATIO/ BALCONY AREA: 52 SQ. FT.



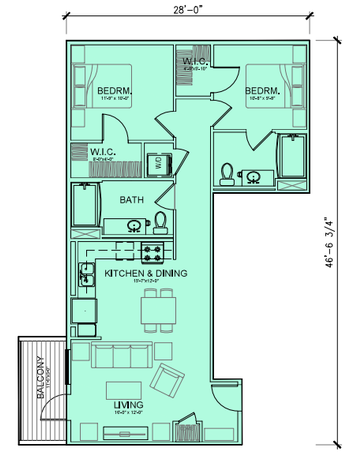
UNIT B3: 2BR / 2BA
LIVABLE AREA: 1024 SQ. FT.
PATIO/ BALCONY AREA: 55 SQ. FT.



UNIT B4: 2 BED 2 BATH
LIVABLE AREA: 988 SQ. FT.
PATIO/ BALCONY AREA: 43 SQ. FT.



UNIT B5: 2 BED 2 BATH
LIVABLE AREA: 1,070 SQ. FT.
PATIO/ BALCONY AREA: 124 SF



UNIT B6: 2 BED 2 BATH
LIVABLE AREA: 1,008 SQ. FT.
PATIO/ BALCONY AREA: 60 SQ. FT.

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

UNIT PLANS

1"=8'
0 8' 16' 24' 32'

AO

A5.1

JOB NO. 2022-0246
DATE 05-24-2024



BUILDING ELEVATION - OLIVE AVE.

PAINTS

A SW 7515 - HOMESTEAD BROWN

B SW 7715 - POTTERY URN

C SW 7548 - PORTICO

D SW 7003 - TOQUE WHITE

E SW 6172 - HARDWARE

F SW 9175 - DEEP FOREST BLACK

G SW 6258 - TRICORN BLACK

MATERIALS



1 STUCCO
SMOOTH FINISH



2 STUCCO
16/20 FINISH



3 BRICK VENEER
HEBRON - CARRIAGE HOUSE
GROUT - SIENA G60 STORM
(OR SIMILAR)



4 STONE VENEER
CORONADO -
FRENCHSTONE, FRENCH WHITE
MORTAR - G14 VANILLA (OR SIMILAR)



5 PORCELAIN TILE
DIGNITARY - GOVERNOR BLACK DR11
MORTAR - SIENA PRODUCTS - G62 DRAGO
(OR SIMILAR)



6 TRIM



7 VINYL WINDOW
DARK BRONZE



8 METAL RAILINGS
COLOR TO MATCH PAINT G



9 METAL CANOPY
WITH BRACKESTS AND MESH PANEL
COLOR TO MATCH PAINT B OR H



10 METALRAILINGS
CLEAR GLASS PANELS



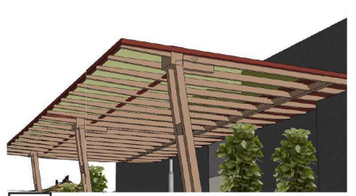
11 ALUMINUM STOREFRONT SYSTEM



12 METAL CANOPY
WITH BRACKETS AND MESH PANEL
COLOR TO MATCH PAINT B OR D



13 METAL CANOPY
COLOR TO MATCH PAINT A



14 METAL TRELLIS
METAL TO MATCH PAINT B, GLASS PANELS



15 STANDING SEAM METAL ROOF
WEATHERED COPPER (OR SIMILAR)

Friday, May 24, 2024 3:38:51 PM
R:\2022\2022-246 BLAKE GRIGGS - 701 MYRTLE - MONROVIA\03 DESIGN\SCHEMATIC\CAD\22-246_A7.0 COLOR & MATERIAL BOARD.DWG

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

COLOR & MATERIAL BOARD

1"=8"
0 8' 16' 24' 32'

AO

A6.0

JOB NO. 2022-0246
DATE 05-24-2024



VIEW FROM MYRTLE AVE NORTH



VIEW FROM MYRTLE AVE. SOUTH



MYRTLE AVE. FROM THE PLAZA



VIEW FROM MYRTLE AVE. SOUTH

Friday, May 24, 2024 3:54:07 PM
R:\2022\2022-0246 701 MYRTLE - MONROVIA\03 DESIGN\SCHEMATIC\2022-0246 SCHEMATIC.RVT

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CA

ADDITIONAL RENDERINGS

A7.0

JOB NO. 2022-0246
DATE 05-24-2024

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 25, 2022, FILE NUMBER NCS–1122877–LA2. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID COMMITMENT FOR TITLE INSURANCE THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

   PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR LOS ANGELES COUNTY, CALIFORNIA, MAP NUMBER 06037C1400F FOR COMMUNITY NUMBER 065046 (CITY OF MONROVIA), WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS BEING LOCATED IN FLOOD ZONE "X" (NO SCREEN).

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X" (NO SCREEN) IS: AREA OF MINIMAL FLOOD HAZARD.

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

5. BENCHMARK:
   COUNTY OF LOS ANGELES BENCHMARK–1G4586; DPW BM TAG IN E CB 1FT S/O BCR @ SE COR MYRTLE AVE & CHESTNUT AVE.

   ELEVATION= 518.732 FEET (NAVD88 DATUM)

6. BASIS OF BEARINGS:
   THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 5, EPOCH 2010.00 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON OCTOBER 04, 2022 AT "POINT A" AND "POINT B" AS SHOWN HEREON. "POINT A" AND "POINT B" WERE ESTABLISHED FROM CORS (CONTINUOUSLY OPERATING REFERENCE STATIONS) STATIONS "DN9092 (AZU1)" AND "DE6586 (JPLM)" PER THE NATIONAL GEODETIC SURVEY. THE BEARING FROM "POINT A" AND "POINT B" IS NORTH 00° 51' 33" WEST.

   QUOTED BEARINGS FROM REFERENCE MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

   THE COMBINED GROUND SCALE FACTOR AT "POINT A" IS 0.9999573062.
   GRID DISTANCE=GROUND DISTANCE X COMBINED GRID FACTOR.

7. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE–CONSTRUCTION AND POST–CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

LEGEND

BUILDING LINE	SIDEWALK
BUILDING LINE ADJACENT	STREET LIGHT CONDUIT LINE
BUILDING OVERHANG	TELEPHONE LINE
CABLE TELEVISION LINE	TRAFFIC SIGNAL CONDUIT LINE
CENTER LINE	WATER LINE & VALVE
CONCRETE/BLOCK WALL	ACCESSIBLE PARKING SYMBOL
CONCRETE CURB	BACKFLOW PREVENTION DEVICE
CONCRETE CURB & GUTTER	ELECTROLIER
DRIVEWAY	FIRE HYDRANT
EASEMENT LINE	GAS METER
EDGE OF PAVEMENT	LEAD AND TACK FOUND AS NOTED
FIBER OPTICS LINE	REBAR FOUND AS NOTED
INTERIOR LOT LINE	SPIKE FOUND AS NOTED
LOT LINE	SPOT ELEVATION
MAJOR CONTOUR LINE	TRAFFIC SIGNAL POLE
MINOR CONTOUR LINE	TRAFFIC SIGN
MONUMENT/MONUMENT LINE	TRANSFORMER
OLD LOT LINE	TREE
PROPERTY LINE	UTILITY BOX
SANITARY SEWER LINE–MANHOLE	WATER VALVE

ABBREVIATIONS

BL	BUILDING	(P)	PER PLAN
BTM	BOTTOM	PED	PEDESTAL
BW	BACK OF WALK	PM	PARCEL MAPS
CB	CATCH BASIN	PWFB	PUBLIC WORKS FIELD BOOK
COMM	COMMUNICATIONS	R/W	RIGHT OF WAY
DOC.	DOCUMENT	RE	RIM ELEVATION
E	EAST	S	SOUTH
EB	ELECTRIC BOX	S&W	SPIKE AND WASHER
ELEC	ELECTRIC	SLB	STREET LIGHT BOX
EM	ELECTRIC METER	SSMH	SANITARY SEWER MANHOLE
EV	ELECTRIC VAULT	TC	TOP OF CURB
FF	FINISH FLOOR	T.E.	TRASH ENCLOSURE
FL	FLOW LINE	TMH	TELEPHONE MANHOLE
FND	FOUND	TS	TRAFFIC SIGNAL
GM	GAS METER	TSB	TRAFFIC SIGNAL BOX
IE	INVERT ELEVATION	TYP.	TYPICAL
L&T	LEAD AND TACK	U.O.	UNKNOWN ORIGIN
LS	LAND SURVEYOR	W	WEST
MR	MISCELLANEOUS RECORDS	WB	WATER BOX
MT	MULTI–TRUNK	W/	WITH
N	NORTH	WM	WATER METER
OVHG	OVERHANG		

NORTH

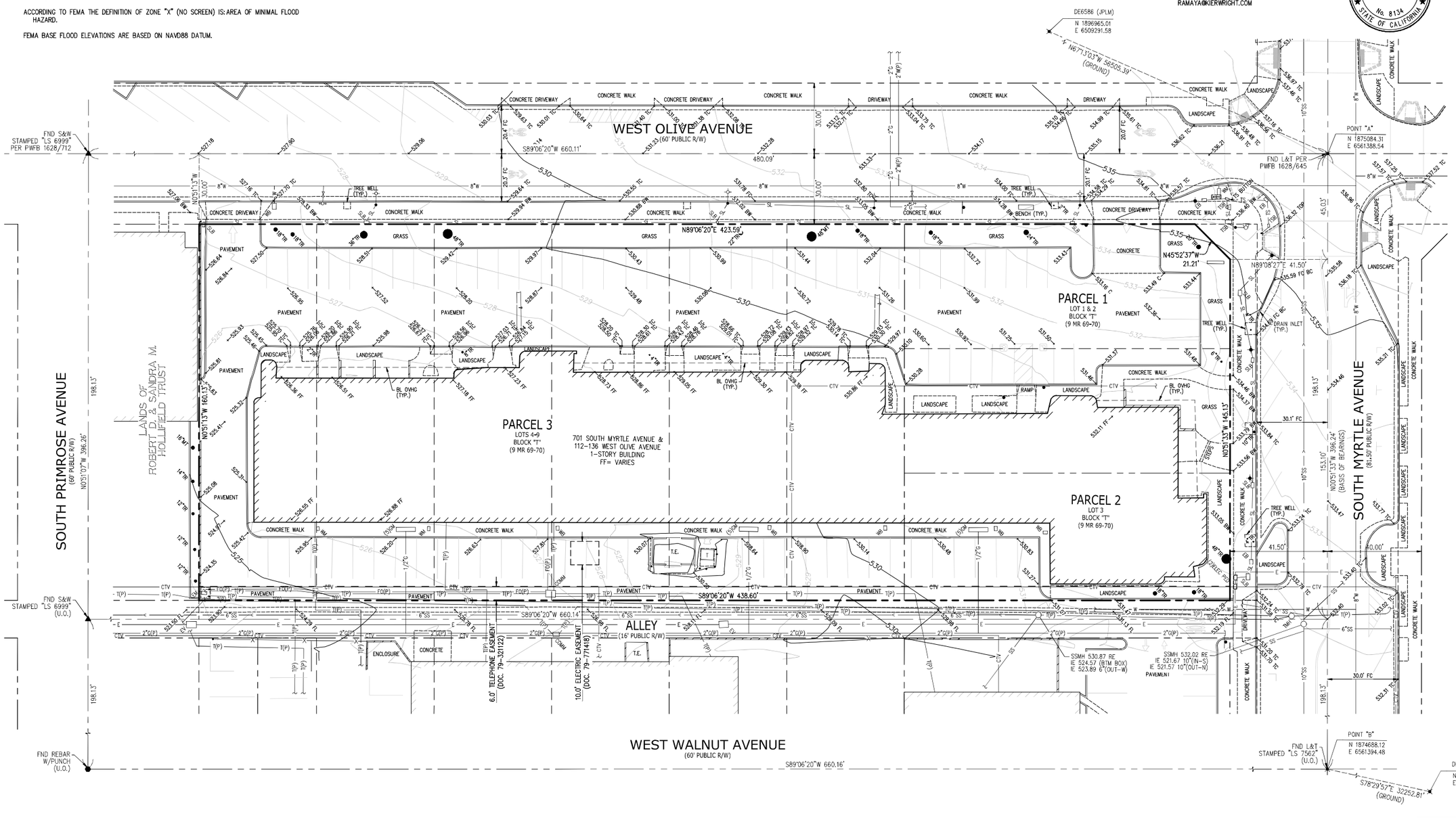
0 10 20 40 60

Scale 1" = 20'

RYAN M. AMAYA, P.L.S. 8134
RAMAYA@KIERWRIGHT.COM

LICENSED LAND SURVEYOR — RYAN M. AMAYA — No. 8134 — STATE OF CALIFORNIA

12/12/2022
DATE



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NO.	REVISION	BY

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TOPOGRAPHIC SURVEY
OF
701 MYRTLE AVENUE
FOR
BLAKE GRIGGS PROPERTIES
MONROVIA, CALIFORNIA

DATE	DECEMBER, 2024
SCALE	1" = 20'
DESIGNER	JO
DRAWN BY	AA
JOB NO.	A22349-1
SHEET	PG1.0
OF	5 SHEETS

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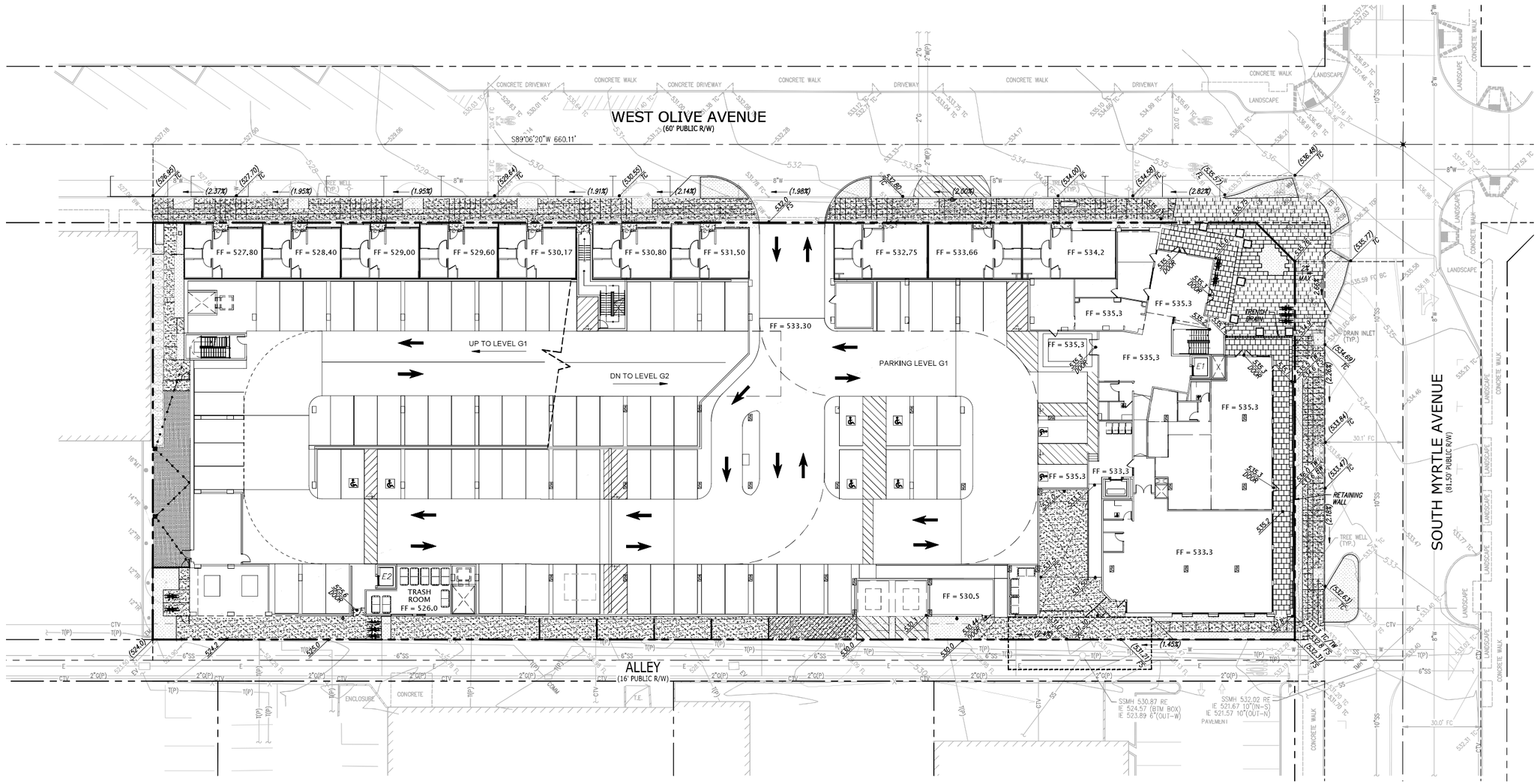
LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISHED FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB

NORTH

0 10 20 40 60

Scale 1" = 20'



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PRELIMINARY GRADING PLAN
OF
701 MYRTLE AVENUE
FOR
BLAKE GRIGGS PROPERTIES
MONROVIA, CALIFORNIA

DATE	DECEMBER, 2024
SCALE	1" = 20'
DESIGNER	JO
DRAWN BY	AA
JOB NO.	A22349-1
SHEET	PG2.0
OF	5 SHEETS

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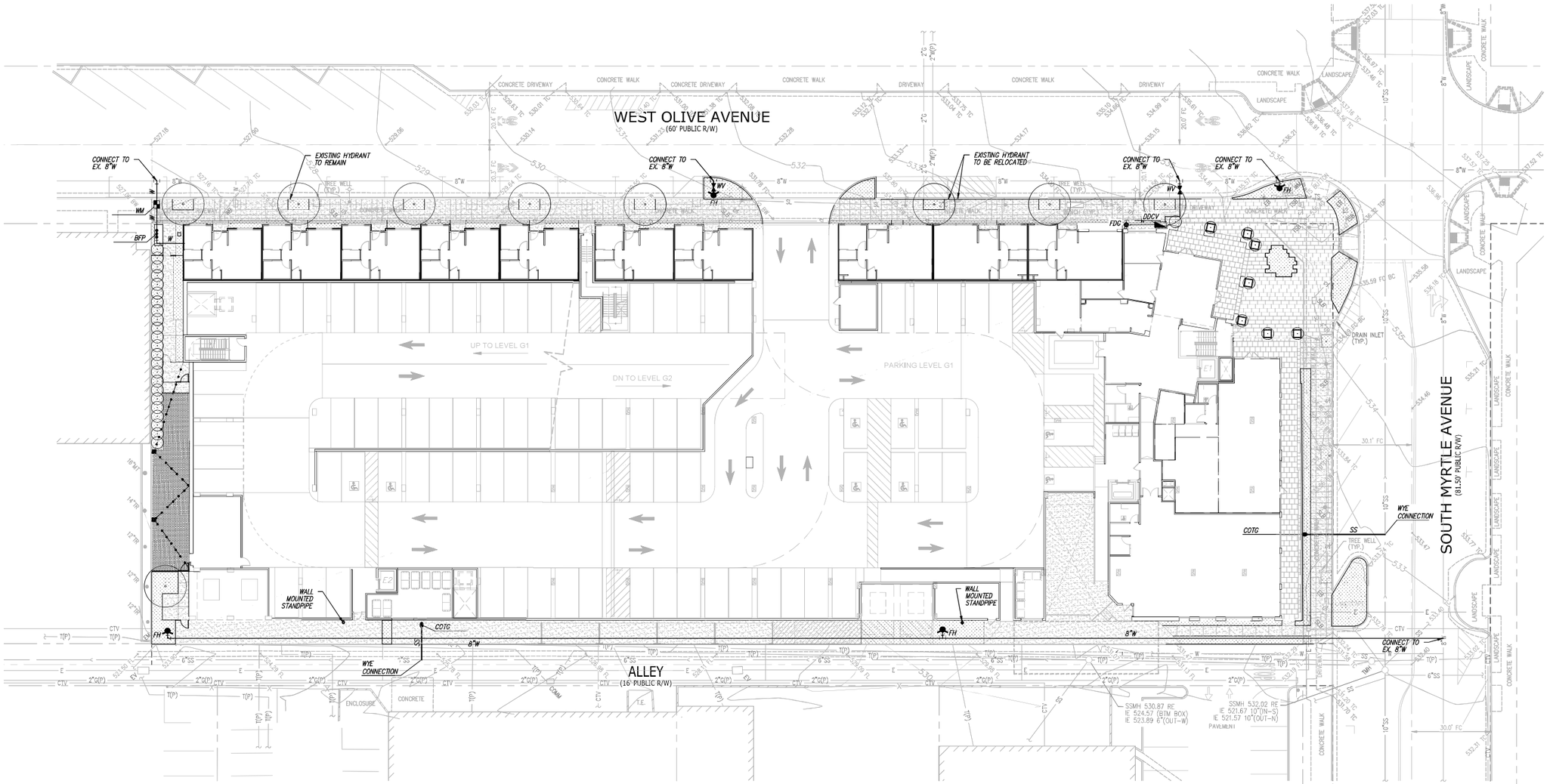
LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
X X	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
SD	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

NORTH

0 10 20 40 60

Scale 1" = 20'



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PRELIMINARY UTILITY PLAN
OF
701 MYRTLE AVENUE
FOR
BLAKE GRIGGS PROPERTIES
MONROVIA, CALIFORNIA

DATE	DECEMBER, 2024
SCALE	1" = 20'
DESIGNER	JO
DRAWN BY	AA
JOB NO.	A22349-1
SHEET	PG3.0
OF	5 SHEETS

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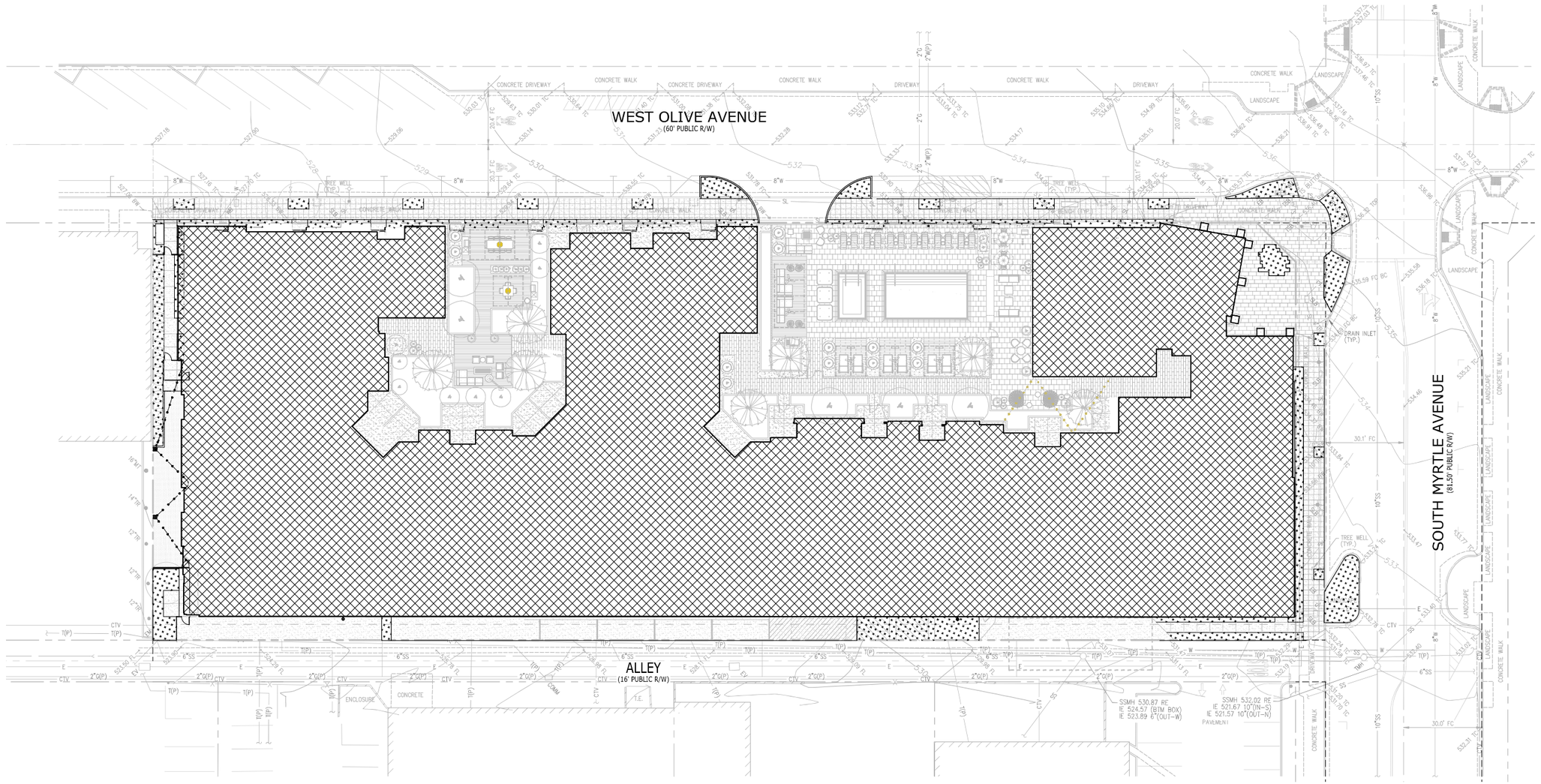
LEGEND

- TRIBUTARY AREA LIMITS
- IMPERVIOUS ROOFTOP
- IMPERVIOUS PAVERS
- LANDSCAPE AREA
- CONCRETE AREA

NORTH

0 10 20 40 60

Scale 1" = 20'



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PRELIMINARY SWQCP
OF
701 MYRTLE AVENUE
FOR
BLAKE GRIGGS PROPERTIES
MONROVIA, CALIFORNIA

DATE	DECEMBER, 2024
SCALE	1" = 20'
DESIGNER	JO
DRAWN BY	AA
JOB NO.	A22349-1

SHEET PG4.0
OF 5 SHEETS

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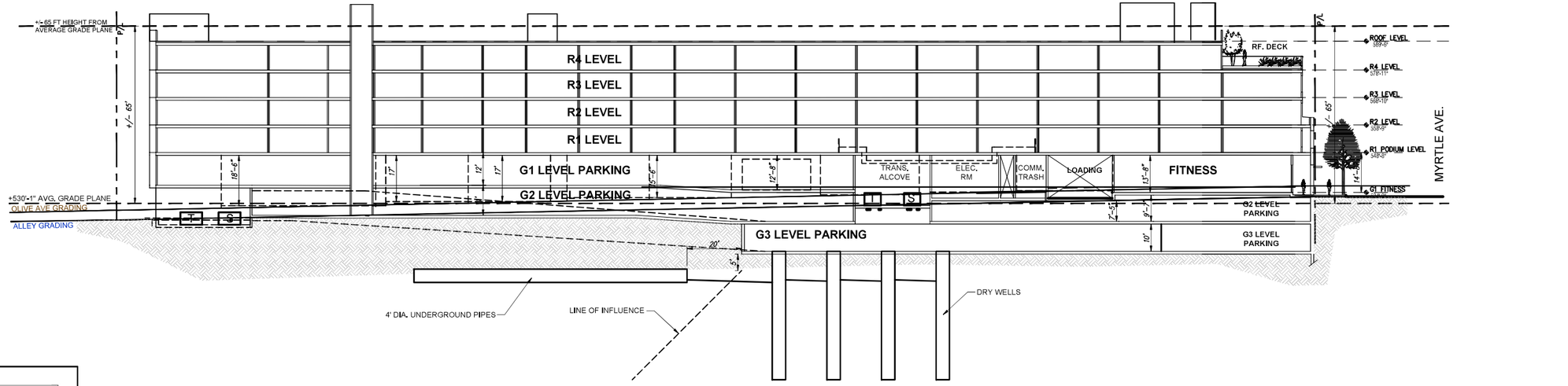
LEGEND

- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
- IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
- BIO-RETENTION TREATMENT AREA
- CONCRETE AREA

NORTH

0 10 20 40 60

Scale 1" = 20'



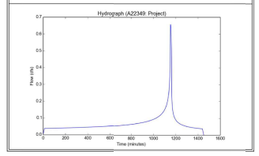
SECTION A

Peak Flow Hydrologic Analysis

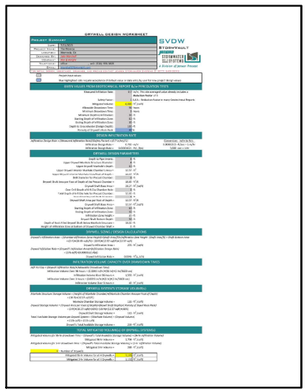
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Version: RUNOFF 7.0.3

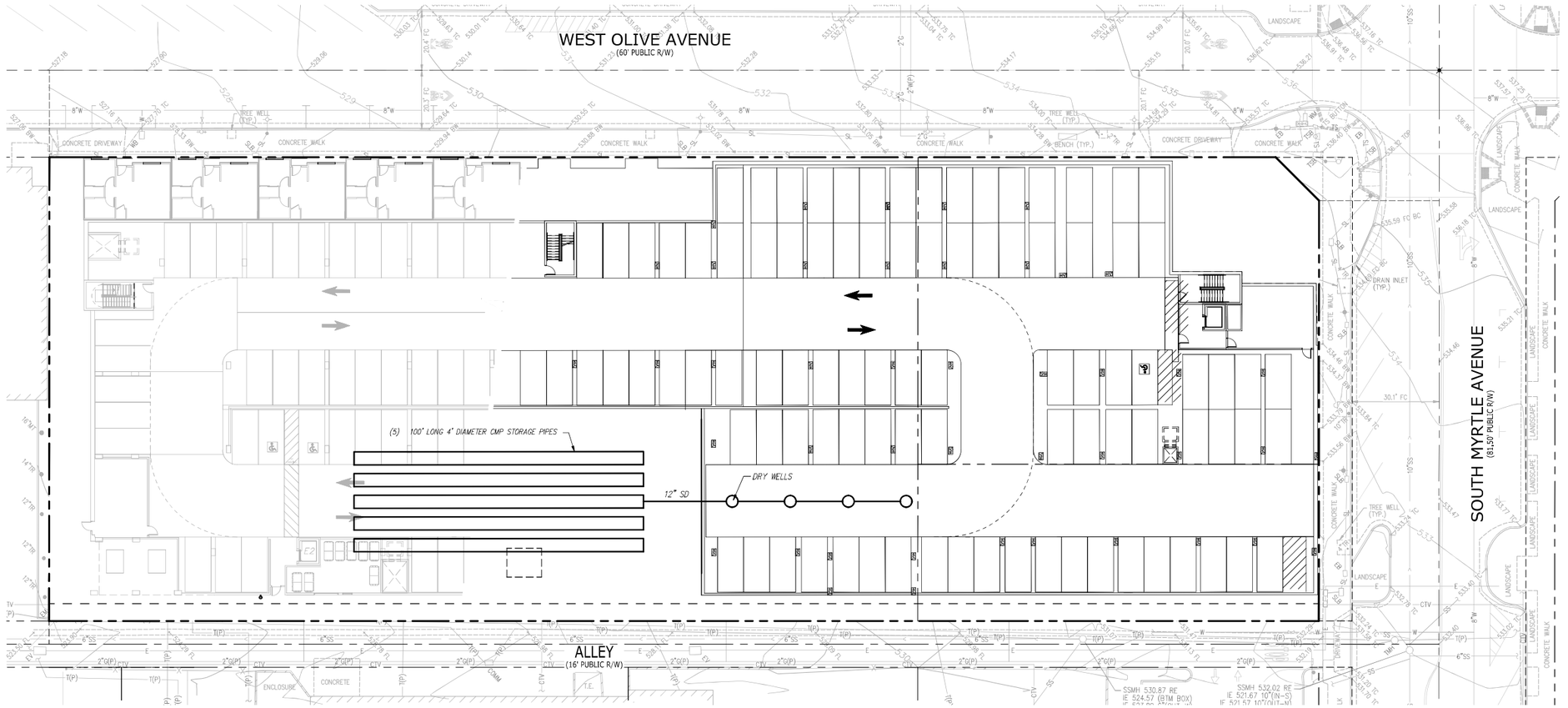
Input Parameters	
Project Name	A22349
Subarea ID	Project
Area (ac)	1.61
Flow Path Length (ft)	200.0
Flow Path Slope (vft/ft)	0.01
85th Percentile Rainfall Depth (in)	1.2
Percent Impervious	0.95
Soil Type	0
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results	
Modified (85th percentile storm) Rainfall Depth (in)	1.2
Peak Intensity (in/hr)	0.4744
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.90
Time of Concentration (min)	12.0
Clear Peak Flow Rate (cfs)	0.6569
Burned Peak Flow Rate (cfs)	0.6569
24-Hr Clear Runoff Volume (ac-ft)	0.1617
24-Hr Clear Runoff Volume (cu-ft)	5867.4829



STORAGE: (5) 100' LONG 4' DIAMETER PIPES
5 * 100 * 4 * 3.141 = 6,282 CU-FT OF STORAGE





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PRELIMINARY SWQCP
OF
701 MYRTLE AVENUE
FOR
BLAKE GRIGGS PROPERTIES
MONROVIA, CALIFORNIA

DATE	DECEMBER, 2024
SCALE	1" = 20'
DESIGNER	JO
DRAWN BY	AA
JOB NO.	A22349-1
SHEET	PG4.1
OF	5 SHEETS

Z:\2022\A22349\DWG\ENTITLEMENTS\PD PERMIT\A22349 PG-SWQ.dwg 5-28-24 03:06:24 PM jong

THE RETREAT (Level R1 Podium)

- see sheet L.6

POOL COURTYARD (Level R1 Podium)
- see sheet L.5

GROUND LEVEL
- see sheet L.3

OLIVE AVE.

+527.0

+524.0

+532.5

MYRTLE AVE.

ALLEY

R20'

20' X 35' FIRE TRUCK PULL

20 FT. INSIDE RADIUS FOR
MOVING TRUCK TURN

ROOFTOP DECK (Level R4)
-see sheet L.7

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

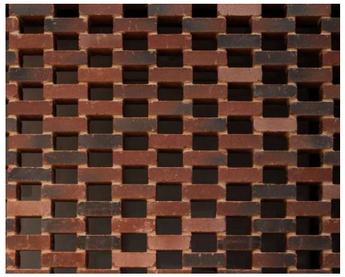
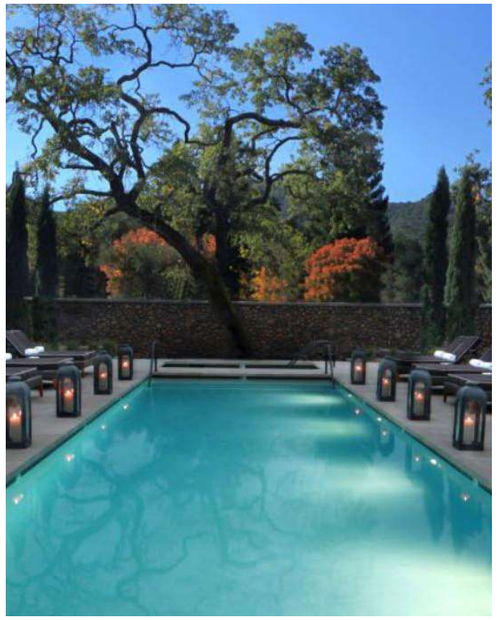
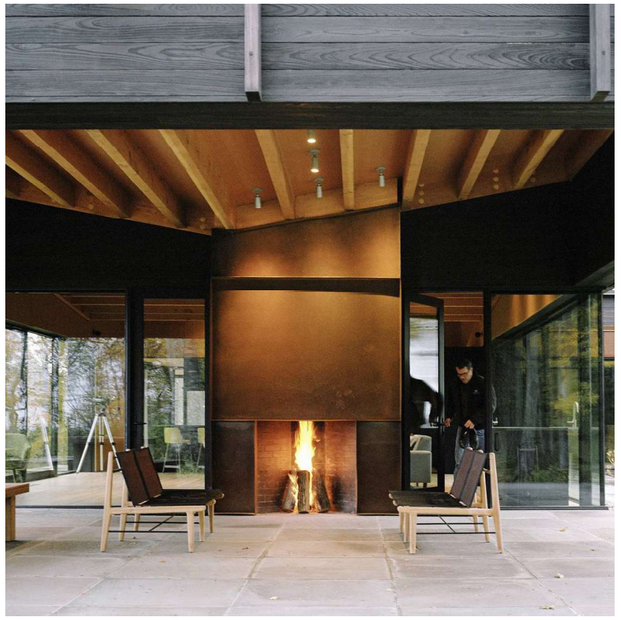
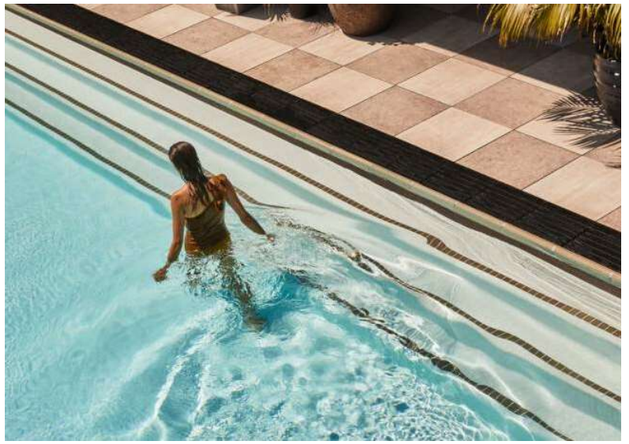
COMPOSITE LANDSCAPE PLAN

MJS LANDSCAPE ARCHITECTURE

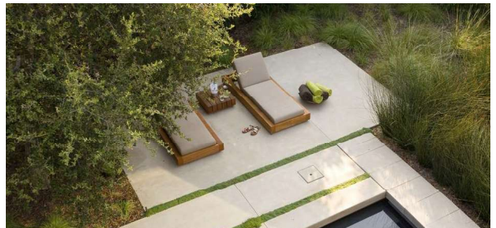
0' 8' 16' 32'

L.1

MAY 16, 2024

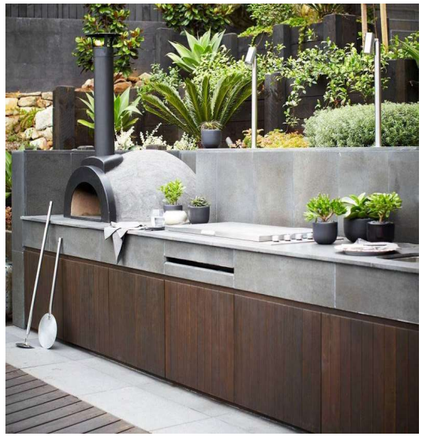
















BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

VIBE IMAGERY

MJS LANDSCAPE ARCHITECTURE

MAY 16, 2024

OLIVE AVE. STREETSCAPE
- street trees in tree wells
- new sidewalk (8' wide) with scoring to match existing olive ave. improvements
- landscape buffer at building face

PLAZA
- see enlargement, sheet L.4



DOG PARK
- synthetic turf
- festival lights
- hedge at adjacent building
- movable furniture

BIKE PARKING (6)

MYRTLE AVE. STREETSCAPE
- protect existing street trees
- new sidewalk (8' wide) with scoring to match existing adjacent improvements
- landscape buffer at building face

PAVING KEY - SEE SHEET L.8

A	PLAZA PAVING	D	WOOD PORCELAIN PAVERS
B	SCORED CONCRETE PAVING	E	LARGE FORMAT CONCRETE PAVERS
C	SYNTHETIC TURF	F	CONCRETE PAVERS

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

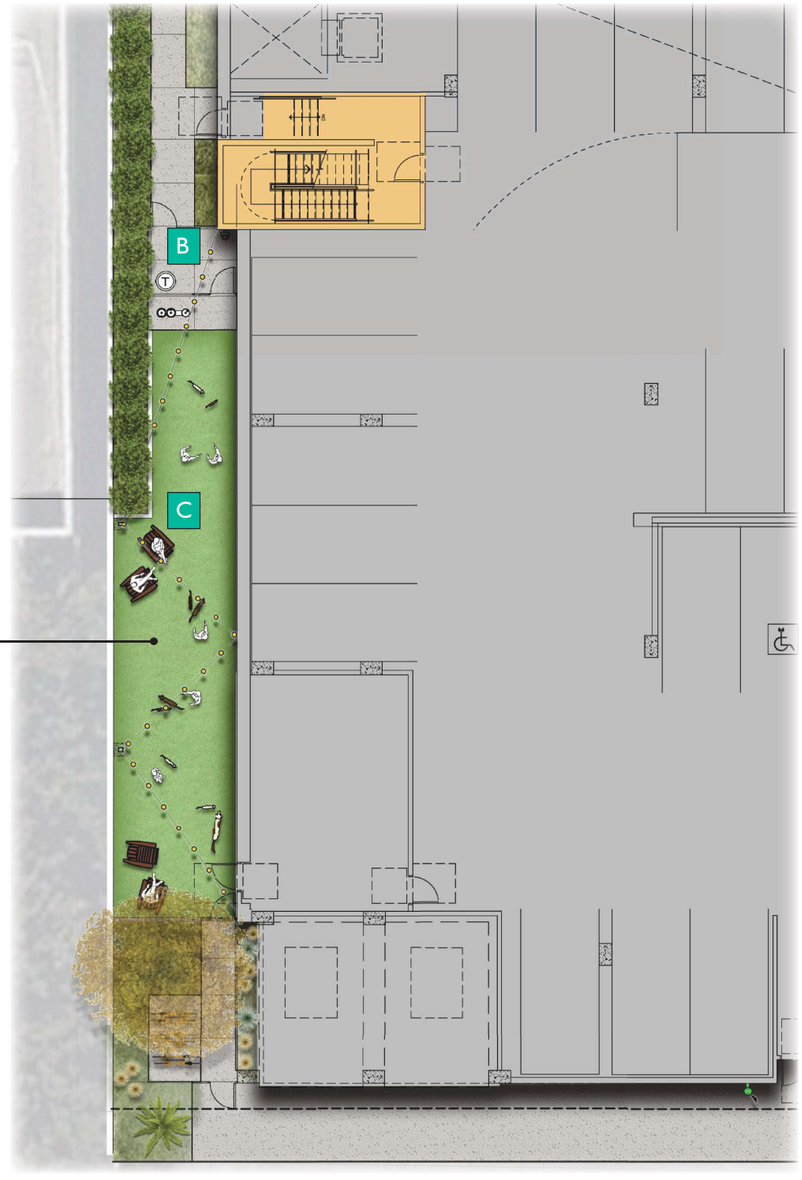
GROUND LEVEL CONCEPT

MJS LANDSCAPE ARCHITECTURE

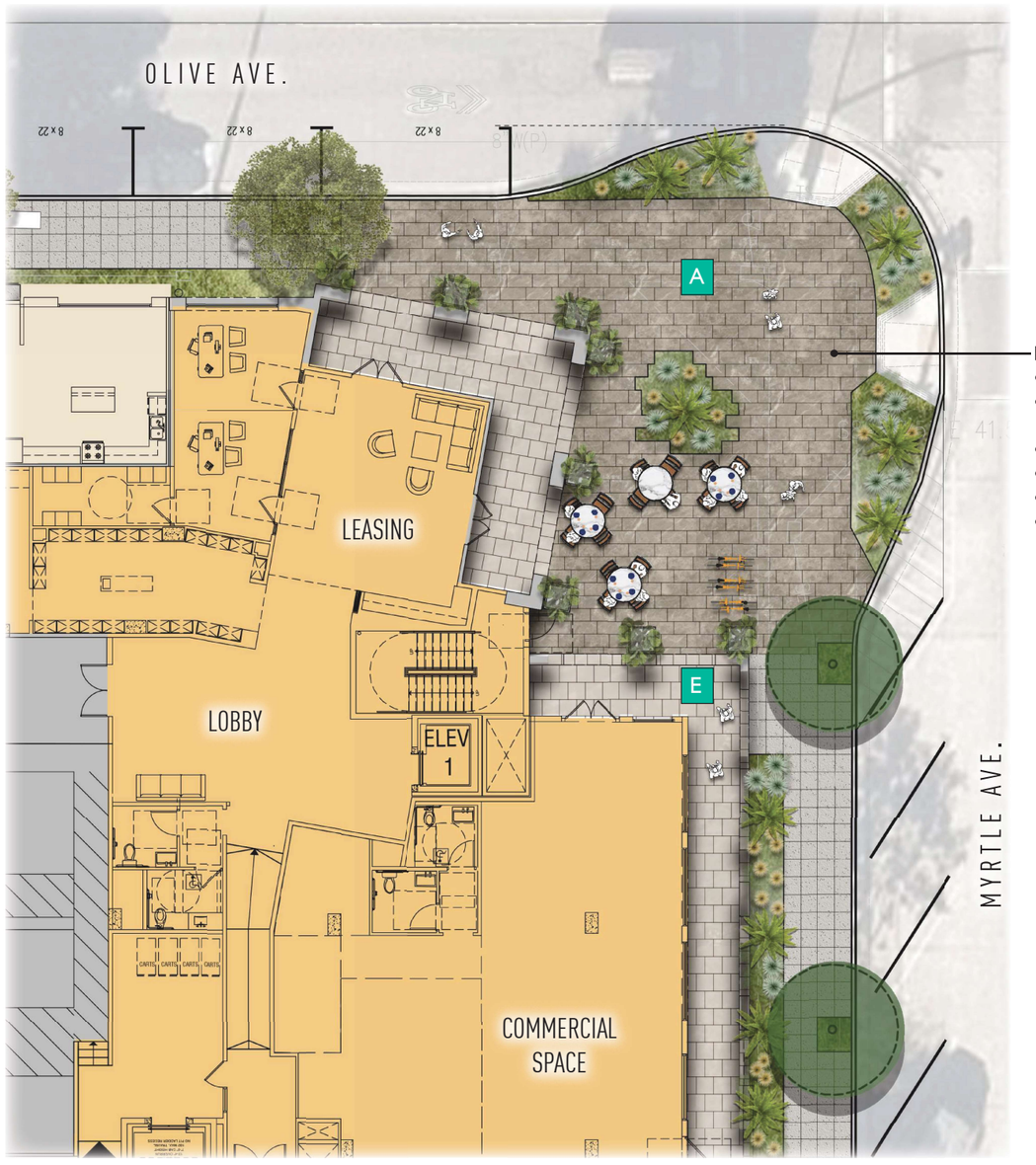
0' 8' 16' 32'

L.3

MAY 16, 2024



DOG PARK
- gated vestibule
- synthetic turf
- moveable seating
- festival lighting



PLAZA
- decorative paving - to match existing
- protect existing row landscaping - refresh as needed
- cafe tables
- pottery
- bike racks
- enhanced paving at loggia

PAVING KEY - SEE SHEET L.8

A	PLAZA PAVING	D	WOOD PORCELAIN PAVERS
B	SCORED CONCRETE PAVING	E	LARGE FORMAT CONCRETE PAVERS
C	SYNTHETIC TURF	F	CONCRETE PAVERS

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE
MONROVIA, CALIFORNIA

DOG PARK AND ENTRY PLAZA ENLARGEMENTS

MJS LANDSCAPE ARCHITECTURE

0' 8' 16' 32'

L.4

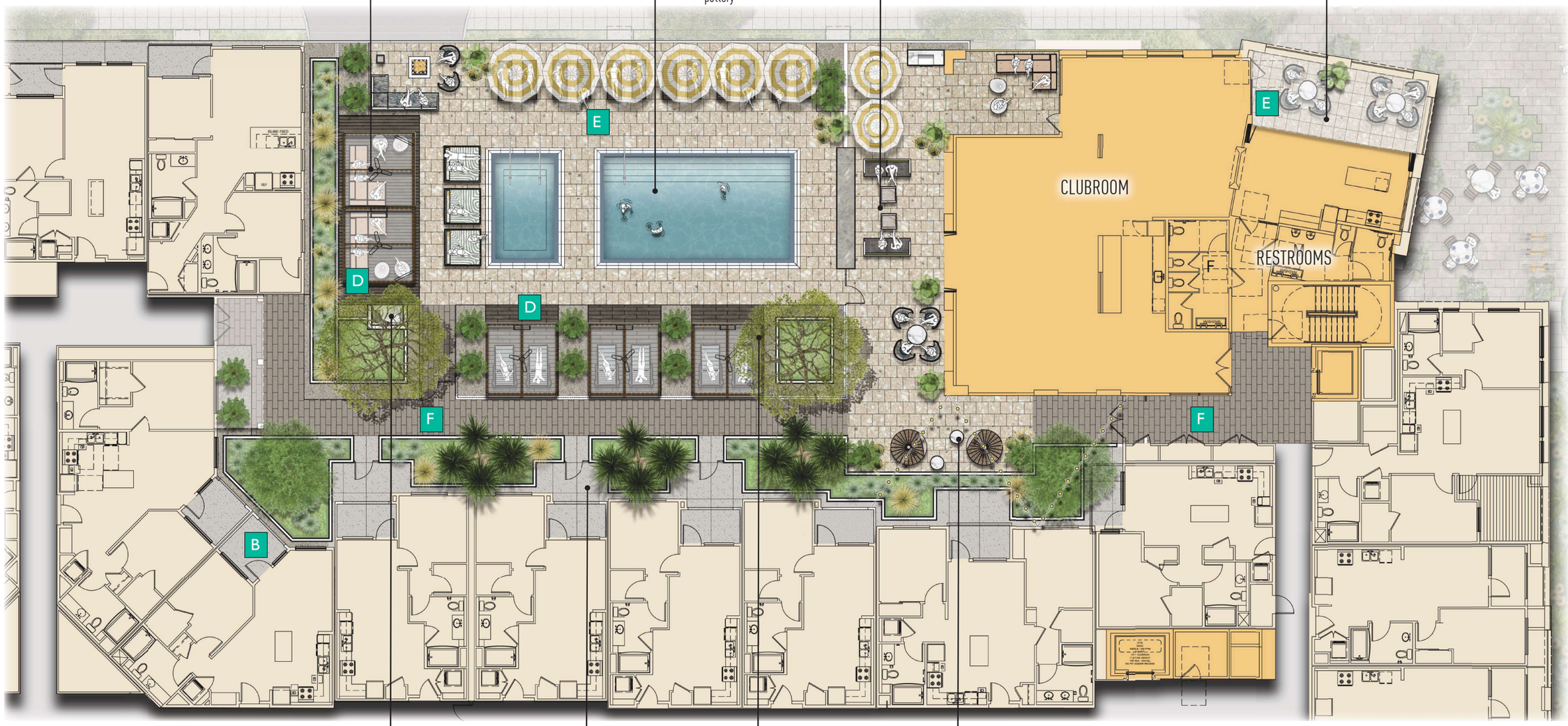
MAY 16, 2024

GROUP CABANA
- cabanas
- lounge furniture
- televisions

POOL DECK
- pool
- spa
- chaise lounge chairs
- umbrellas
- daybeds
- pottery

THE SOCIAL
- fireplace
- lounge seating
- bbq counter
- dining tables

AL FRESCO DECK
- dining tables / lounge chairs



SHOWER

ENLARGED PRIVATE PATIOS WITH DIRECT ACCESS - WHERE POSSIBLE

GARDEN CABANAS
- cabanas
- chaise lounge chairs
- pottery

LOUNGE
- lounge furniture
- accent tree
- festival lights

PAVING KEY - SEE SHEET L.8

A	PLAZA PAVING	D	WOOD PORCELAIN PAVERS
B	SCORED CONCRETE PAVING	E	LARGE FORMAT CONCRETE PAVERS
C	SYNTHETIC TURF	F	CONCRETE PAVERS

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

POOL COURTYARD - LEVEL R1 PODIUM

MJS LANDSCAPE ARCHITECTURE

0' 4' 8' 16'

L.5

MAY 16, 2024

DINNER PARTY
- dinner pavilions
- bbq counters
- shade trees



ENLARGED PATIOS -TYP.

FIRESIDE LOUNGE
- firepit
- lounge furniture
- arm light

PAVING KEY - SEE SHEET L.8

A	PLAZA PAVING	D	WOOD PORCELAIN PAVERS
B	SCORED CONCRETE PAVING	E	LARGE FORMAT CONCRETE PAVERS
C	SYNTHETIC TURF	F	CONCRETE PAVERS

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

THE RETREAT - LEVEL R1 PODIUM

MJS LANDSCAPE ARCHITECTURE

0' 4' 8' 16'

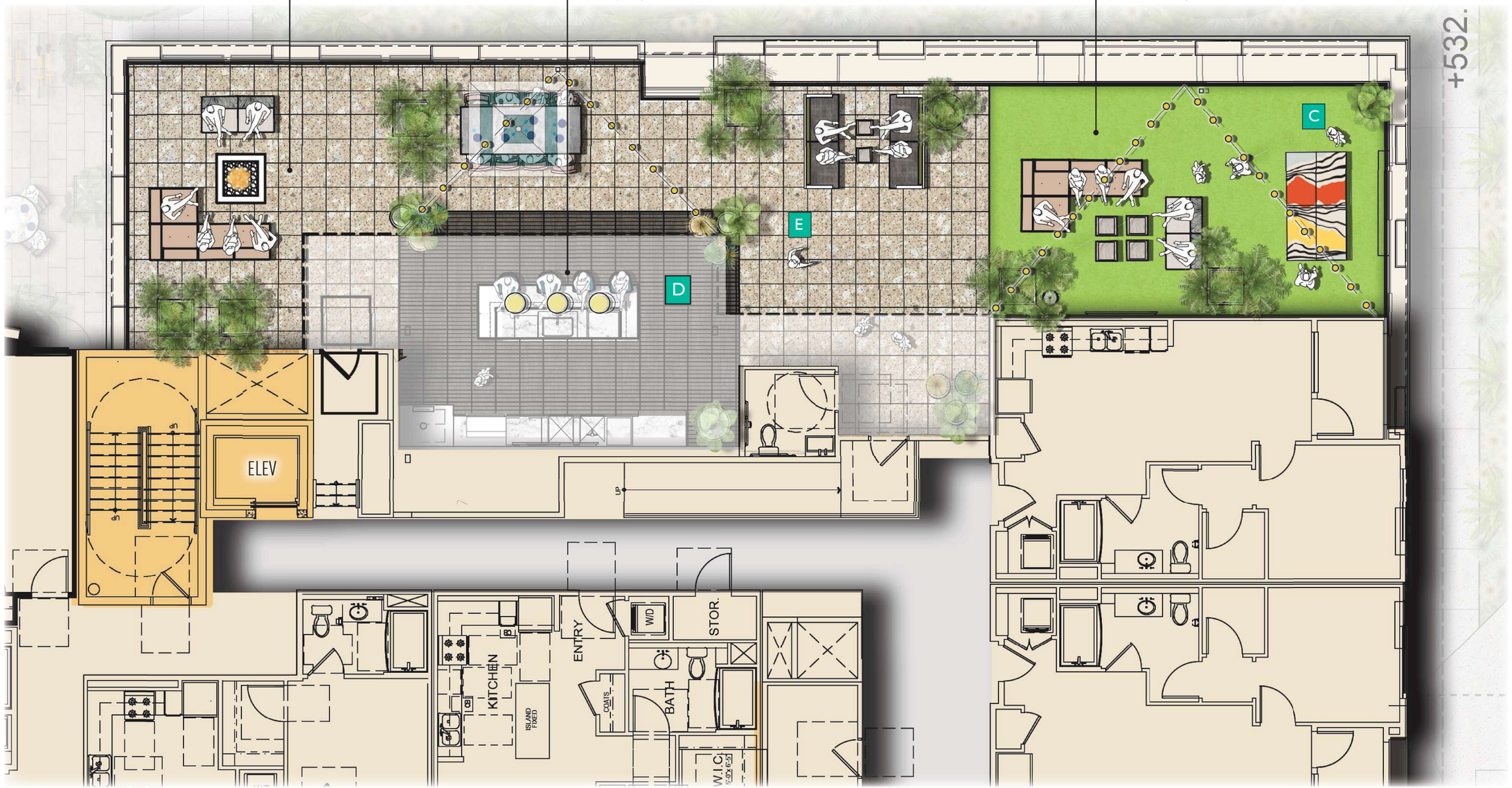
L.6

MAY 16, 2024

VIEW DECK
- fire pit
- lounge seating

DINING PAVILION
- shade trellis
- outdoor kitchen
- sit -up counter
- dining tables with umbrellas
- pottery

THE LAWN
- tv
- pottery
- synthetic turf
- ping pong table
- festival lights



PAVING KEY - SEE SHEET L.8

A	PLAZA PAVING	D	WOOD PORCELAIN PAVERS
B	SCORED CONCRETE PAVING	E	LARGE FORMAT CONCRETE PAVERS
C	SYNTHETIC TURF	F	CONCRETE PAVERS

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

ROOFTOP DECK - LEVEL R4

MJS LANDSCAPE ARCHITECTURE

0' 2' 4' 8'

L.7

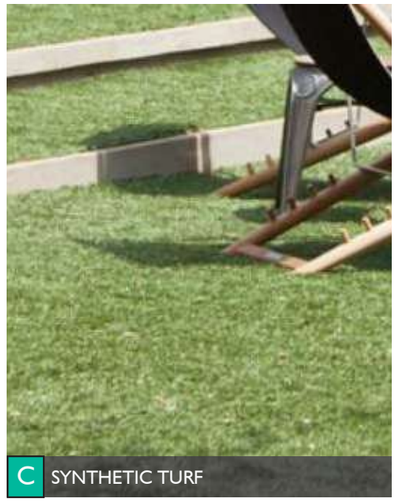
MAY 16, 2024



A CITY SIDEWALKS - MATCH EXISTING



B SCORED CONCRETE PAVING



C SYNTHETIC TURF



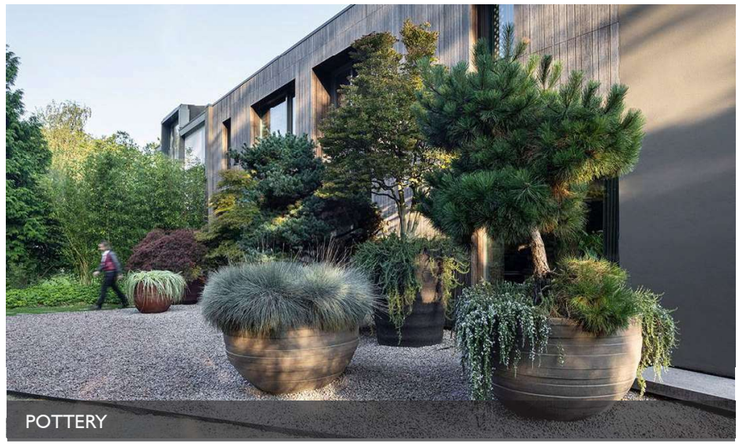
D WOOD PORCELAIN PAVERS



E LARGE FORMAT CONCRETE PAVERS



F CONCRETE PAVERS



POTTERY



DECORATIVE PEBBLE - SALT & PEP-



BIKE RACK



TUBE STEEL FENCE



CABANAS AT POOL



RECTANGULAR FIREPIT



BUILT-IN BBQ



PING PONG TABLE

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

LANDSCAPE MATERIALS IMAGERY

MJS LANDSCAPE ARCHITECTURE

MAY 16, 2024



TREES	BOTANICAL / COMMON NAME
	ALOE TONGAENSIS 'MEDUSA' MEDUSA MOZAMBIQUE TREE ALOE
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK
	DACENA MARGINATA DRAGON TREE
	DRACAENA DRACO DRAGON TREE
	DRACAENA MARGINATA RED EDGED DRACAENA
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL
	MAGNOLIA G. `LITTLE GEM` LITTLE GEM MAGNOLIA
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE
	OLEA EUROPAEA `SWAN HILL` FRUITLESS OLIVE
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE
	PLATANUS X ACERIFOLIA LONDON PLANE TREE
ACCENTS	BOTANICAL / COMMON NAME
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE
	FURCRAEA FOETIDA MEDIOPICTA MAURITIUS HEMP
POTTERY	BOTANICAL / COMMON NAME
	CITRUS X LIMON 'DWARF IMPROVED MEYER' DWARF IMPROVED MEYER LEMON
	JUNIPERUS CHINENSIS 'BLUE POINT' SPIRAL BLUE POINT JUNIPER
	LIGUSTRUM JAPONICUM PYRAMID JAPANESE PRIVET

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

PLANTING PLAN

MJS LANDSCAPE ARCHITECTURE

0' 8' 16' 32'

L.9

MAY 16, 2024

OLIVE AVE.

6' HT. TUBULAR STEEL FENCE AND GATE

ENTRY

LEASING

LOBBY

FLEV

COMMERCIAL SPACE

FITNESS

MYRTLE AVE.

6' HT. TUBULAR STEEL FENCE AND GATE

ALLEY WAY

20 X 55' FIRE TRUCK PULL

20 FT. INSIDE RADIUS FOR MOVING TRUCK TURN

LEGEND

- BUILDING ENTRY
- PEDESTRIAN GATE
- PRIVATE ACCESSIBLE PATH OF TRAVEL
- PUBLIC ACCESSIBLE PATH OF TRAVEL
- 6FT. HIGH TUBULAR STEEL FENCE
- EXISTING FENCE

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE

MONROVIA, CALIFORNIA

MOBILITY AND WALL & FENCE PLAN

MJS LANDSCAPE ARCHITECTURE

0' 8' 16' 32'

L.10

MAY 16, 2024

Landscaping Principles and Goals:

IN DEVELOPING THE MASTER LANDSCAPE CONCEPT FOR THE EVERGREEN APARTMENTS, CONSIDERATION WILL BE GIVEN TO THE FOLLOWING GOALS AND OBJECTIVES.

- PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS.
- CREATE "GREEN AREAS" AND ENHANCE IMPORTANT PUBLIC SPOTS EASILY ACCESSIBLE TO ALL IN THE COMMUNITY.
- LANDSCAPE DESIGN WILL INTEGRATE THE AESTHETIC AND FUNCTIONAL REQUIREMENTS OF URBAN LIFE.
- MAKE SIDEWALKS, WALKWAYS, AND ALL PEDESTRIAN AREAS CONVENIENT, ATTRACTIVE, COMFORTABLE, AND SAFE.
- ACCOMMODATE ALTERNATIVE TRANSPORTATION MODES THROUGHOUT THE SPECIFIC PLAN AREA INCLUDING WALKING, BICYCLING, AND USE OF PUBLIC TRANSIT.

Application of Sustainable Landscape Design Practices:

TO THE EXTENT CONSISTENT WITH OTHER DESIGN CONSIDERATIONS, LANDSCAPE DESIGN WILL MINIMIZE RESOURCE CONSUMPTION. MATERIALS CONSIDERED WILL PROTECT THE NATURAL ENVIRONMENT FROM LONG-TERM HARM. MATERIALS WILL BE USED WHICH ARE LONG LIVED AND USE MINIMAL ENERGY IN THEIR MANUFACTURE AND/OR TRANSPORT TO THE SITE, HAVE HIGH RECYCLED CONTENT, AND HAVE MINIMAL NON-RENEWABLE MATERIAL CONTENT.

TO THE EXTENT POSSIBLE, TREES SHALL BE SITED TO SHADE SOUTH FACING ELEVATIONS OF BUILDINGS TO HELP REDUCE COOLING REQUIREMENTS.

Water Conserving Landscaping:

WATER CONSERVING LANDSCAPING WILL BE UTILIZED AS REQUIRED BY CITY AND STATE MANDATE SB1881 CHARACTERISTICS SUCH AS EXPOSURE, LIGHT INTENSITY, SOIL ANALYSIS, SITE DRAINAGE, AND IRRIGATION. PROPER PLANT SELECTION BASED ON SITE CHARACTERISTICS WILL ENHANCE THE PLANTS' LIKELIHOOD OF BECOMING ESTABLISHED IN THE SITE AND REDUCE POTENTIAL INCIDENCES OF LOW VIGOR, EXCESSIVE MAINTENANCE, DISEASE, OR DEATH.

THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGEMENT COMPANY AND LANDSCAPE MAINTENANCE COMPANY WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.

Irrigation Systems:

THE LANDSCAPE PALETTE WILL ALLOW FOR A HIGH DEGREE OF WATER CONSERVATION. IRRIGATION PRACTICES WILL INCLUDE THE USE OF WATER-EFFICIENT EQUIPMENT THAT COMPLIES WITH APPLICABLE CITY CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:

- THE SYSTEM WILL CONFORM TO THE REGULATIONS FOR THE CONSTRUCTION OF IRRIGATION WATER SYSTEMS WITHIN THE CITY OF MONROVIA.
- WITHIN THE LANDSCAPED AREAS, AN APPROVED WEATHER-BASED IRRIGATION SYSTEM WILL BE UTILIZED.
- DESIGN, INSTALLATION, AND EQUIPMENT WILL CONFORM TO THE HIGHEST INDUSTRY STANDARDS. ALL CONSTANT PRESSURE POTABLE WATER MAINLINE PIPING INSTALLED WILL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF MONROVIA REGULATIONS.
- ALL IRRIGATION SYSTEMS WILL BE CONTROLLED WITH AUTOMATIC IRRIGATION CONTROLLERS, AND BE INSTALLED TO MAXIMIZE EASE OF OPERATION AND MAINTENANCE.
- SYSTEMS SHOULD BE INSTALLED IN A MANNER THAT MINIMIZES OPPORTUNITIES FOR VANDALISM. ALL CONTROLLERS, PUMPS AND ASSOCIATED EQUIPMENT MUST BE SCREENED FROM VIEW WITH PLANTING AND/OR LANDSCAPE WALLS.
- ALL LANDSCAPE PLANTING AREAS WILL BE ADEQUATELY IRRIGATED.
- IRRIGATION SYSTEMS WILL BE PROGRAMMED TO OPERATE GENERALLY BETWEEN THE HOURS OF 9:OO P.M. AND 6:00 A.M., UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

General Planting Notes:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF VEHICULAR LINE OF SIGHT.
2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS.
3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

Graffiti Notes:

ANY GRAFFITI PAINTED OR MARKED UPON THE PREMISES OR ON ANY ADJACENT AREA UNDER THE CONTROL OF THE LICENSEE(S) SHALL BE REMOVED OR PAINTED WITHIN 24 HOURS OF BEING APPLIED.

Preliminary Shrub Legend

701 SOUTH MYRTLE AVENUE APARTMENTS, CITY OF MONROVIA, CA

- The following plant material as selected for for water conservation and non-invasive species.
- Plant Material not included in this Plant Palette may be used during the Final Documentation Phase subject to approval by the City.
- All landscape areas will receive automatic irrigation.
- All landscape areas will be permanently maintained by the Property Management Company.

Botanical Name	Common Name	Size:	WUCOLS Region 4
Streetscape and Ground Level			
Agapanthus 'Peter Pan'	Dwarf Agapanthus	5 gal.	Mod
Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	Mod
Carex species	Sedge	1 gal.	Low
Dianella 'Little Rev'	Little Rev Flax Lilly	1 gal.	Mod
Gevillea species	Grevillea	5 gal.	Mod
Lantana montevidensis	Trailing Lantana	5 gal.	Mod
Muhlenbergis species	Deer grass	1 gal.	Low
Phormium hybrid	Hybrid Flax	5 gal.	Mod
Podocarpus 'Icee Blue'	Yellowood	15 gal.	Mod
Rosmarinus prostratus	Dwarf Rosemary	1 gal.	Low
Line of Sight Note: Maintain shrubs at 24" high inside of Line of Sight at street intersections.			
Large shrubs *(minimum 5 gallon size at 3' o.c.)*			
Arbutus unedo	Strawberry Tree	5 gal.	Mod
Furcraea 'Mediopicta'	Mauritius Hemp	15 gal.	Mod
Olea 'Little Ollie'	Dwarf Olive	5 gal.	Mod
Phormium Hybrid	Hybrid Flax	5 gal.	Mod
Photinia x fraserii	Red-tipped Photinia	5 gal.	Mod
Pittosporum 'Silver Sheen'	Silver Sheen Kohuhl	15 gal.	Mod
Tecoma stans	Yellow Bells	5 gal.	Low
Westringia fruiticosa	Coast Rosemary	5 gal.	Mod
Medium Shrubs *(minimum 5 gallon size)*			
Bougainvillea species	Bouganivillea	5 gal.	Mod
Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	Mod
Dianella variegata	Variegated Flax Lilly	5 gal.	Mod
Dietes vegeta	Fortnight Lily	5 gal.	Mod
Grevillia species	Grevillia	5 gal.	Mod
Ligustrum j. texanum	Wax Leaf Privet	5 gal.	Mod
Pennisetum 'Fairy Tale'	Evergreen Pennisetum	1 gal.	Mod
Pittosporum species	Mock Orange	5 gal.	Mod
Philodendron xanadu	Dwarf Philodendron	1 gal.	Mod
Raphiolepis indica species	India Hawthorn	5 gal.	Mod
Strelitzia reginae	Bird of Paradise	5 gal.	Mod
Low Shrubs and Groundcovers *(minimum 1 gallon size)*			
Carissa M. 'Horizontalis'	Natal Plum	1 gal.	Mod
Carex species	Sedge	1 gal.	Mod
Dianella 'Little Rev'	Little Rev Dianella	1 gal.	Mod
Hemerocallis hybrids	Evergreen Daylilies	1 gal.	Mod
Lantana montevidensis	Trailing Lantana	1 gal.	Mod
Mahonia repens	Creeping Mahonia	5 gal.	Mod
Myoporum parvifolium	Myoporum	1 gal.	Low
Rosmarinus o. prostratus	Dwarf Rosemary	1 gal.	Mod
Salvia species	Sage	5 gal.	Low
Accent/color shrubs *(minimum 5 gallon size)*			
Aeonium x floribundum	Aeonium Hybrid	1 gal.	Mod
Aloe species	Aloe	5 gal.	Low
Agave species	Agave	5 gal.	Low
Cycas revoluta	Sago	15 gal.	Mod
Dasylirion wherlerii	Desert Spoon	15 gal.	Low
Hesperaloe parvifola	Red Yucca	5 gal.	Low
Muhlenbergia species	Deer Grass	1 gal.	Low
Screen Hedge at above-ground Utilities			
Ficus 'Green Gem' - *column*	Ficus Hedge	15 gal.	Mod
Ligustrum j. texanum - column	Wax Leaf Privet	15 gal.	Mod
Prunus 'Bright & Tight' - *column*	Compact Carolina Cherry	15 gal.	Mod
Synthetic Turf			
Synthetic Turf - Imperial Rye Fescue (90 oz.)			

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ALOE TONGAENSIS 'MEDUSA' MEDUSA MOZAMBIQUE TREE ALOE	24"BOX	LOW	2
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	48"BOX	LOW	2
	DACENA MARGINATA DRAGON TREE	36"BOX	LOW	3
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	3
	DRACAENA MARGINATA RED EDGED DRACAENA	24"BOX	LOW	2
	LAGERSTROEMIA INDICA X. FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE	36"BOX	LOW	3
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	36"BOX	LOW	26
	MAGNOLIA G. `LITTLE GEM` LITTLE GEM MAGNOLIA	36"BOX	MODERATE	2
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24"BOX	MODERATE	3
	OLEA EUROPAEA `SWAN HILL` FRUITLESS OLIVE	48"BOX	LOW	2
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	36"BOX	LOW	1
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	36"BOX	MODERATE	5
ACCENTS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	24"BOX	MODERATE	4
	FURCRAEA FOETIDA MEDIOPICTA MAURITIUS HEMP	24"BOX	LOW	3
POTTERY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	CITRUS X LIMON 'DWARF IMPROVED MEYER' DWARF IMPROVED MEYER LEMON	24"BOX	MODERATE	2
	JUNIPERUS CHINENSIS 'BLUE POINT' SPIRAL BLUE POINT JUNIPER	24"BOX	MODERATE	6
	LIGUSTRUM JAPONICUM PYRAMID JAPANESE PRIVET	24"BOX	MODERATE	2

Plant Palette Note:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

WUCOLS Note:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

Water Efficient Landscaping:

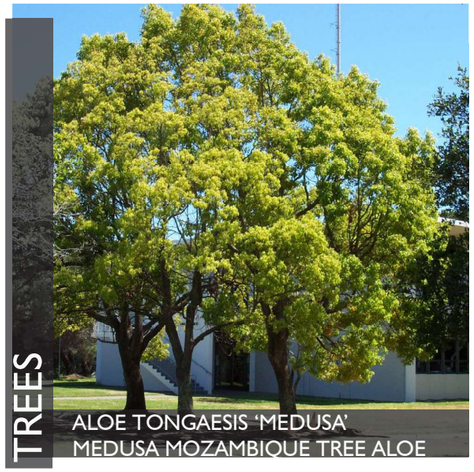
THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF MONROVIA GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

Tree Survey and Report:

TREE EVALUATION REPORT PREPARED BY ARBORGATE CONSULTING, INC.
714-731-6240 ON FEBRUARY 10, 2023

TREES


ALOE TONGAESIS 'MEDUSA'
MEDUSA MOZAMBIQUE TREE ALOE


ARBUTUS X 'MARINA'
MARIA STRAWBERRY TREE MULTI TRUNK


DRACAENA DRACO
DRAGON TREE


DRACENA MARGINATA
DRAGON TREE


LAGERSTROEMIA X 'NATCHEZ'
NATCHEZ CRAPE MYRTLE


LAURUS X 'SARATOGA'
SARATOGA HYBRID LAUREL

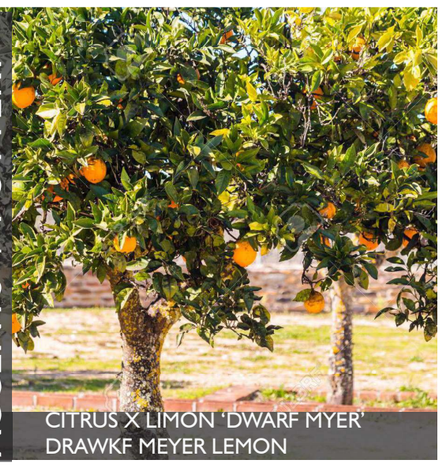

MAGNOLIA G. 'LITTLE GEM'
LITTLE GEM MAGNOLIA

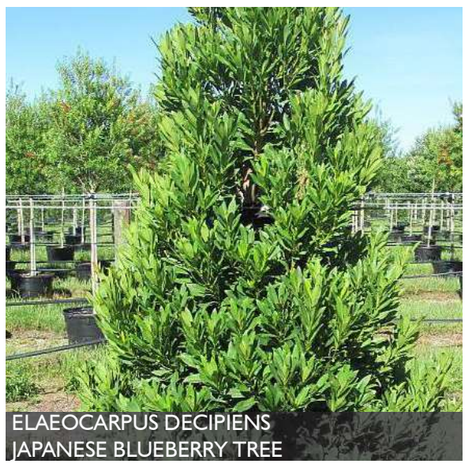

METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE


OLEA EUROPEA 'SWAN HILL' TM
SWAN HILL OLIVE


PLATANUS X ACERIFOLIA
LONDON PLANE TREE

ACCENTS + POTTERY


CITRUS X LIMON 'DWARF MYER'
DRAWKF MEYER LEMON


ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE


FURCRAEA FOETIDA MEDIOPICTA
MAURITIUS HEMP


JUNIPERUS CHINENSIS 'BLUE POINT SPIRAL
BLUE POINT JUNIPER


LIGUSTRUM JAPONICUM PYRAMID
JAPANESE PRIVET

BLAKE GRIGGS PROPERTIES

701 SOUTH MYRTLE AVENUE
MONROVIA, CALIFORNIA

TREE IMAGERY

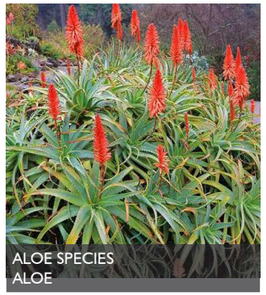
MJS LANDSCAPE ARCHITECTURE

MAY 16, 2024

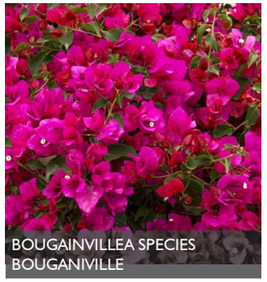

AEONIUM X FLORIBUNDUM
AEONIUM HYBRID

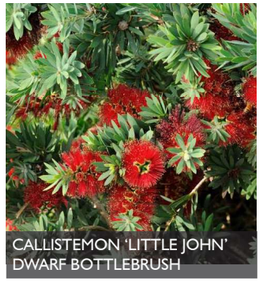

AGAPANTHUS 'PETER PAN'
DWARF AGAPANTHUS


AGAVE SPECIES
AGAVE

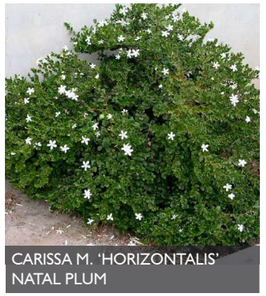

ALOE SPECIES
ALOE


ARBUTUS UNEDO 'COMPACTA'
STRAWBERRY BUSH


BOUGAINVILLEA SPECIES
BOUGANIVILLE

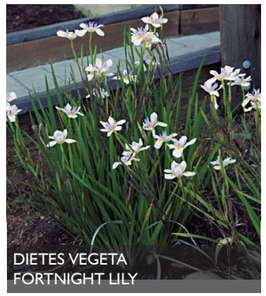

CALLISTEMON 'LITTLE JOHN'
DWARF BOTTLEBRUSH


CAREX SPECIES
SEDGE


CARISSA M. 'HORIZONTALIS'
NATAL PLUM

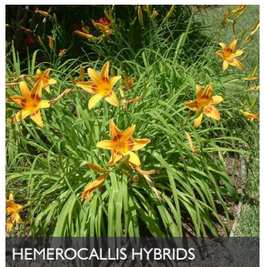

CYCAS REVOLUTA
SAGO

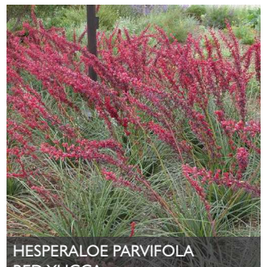

DIANELLA 'LITTLE REV'
LITTLE REV FLAX LILY


DIETES VEGETA
FORTNIGHT LILY


FURCRAEA 'MEDIOPICTA'
MAURITIUS HEMP


GEVILLEA SPECIES
GREVILLE

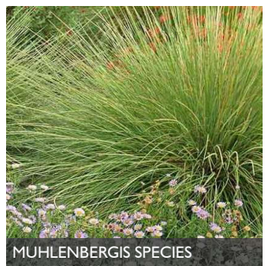

HEMEROCALLIS HYBRIDS
EVERGREEN DAYLILIES

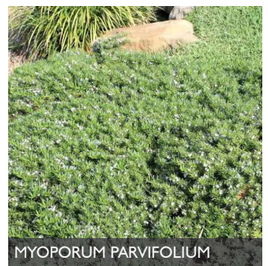

HESPERALOE PARVIFOLA
RED YUCCA


LANTANA MONTEVIDENSIS
TRAILING LANTANA


LIGUSTRUM J. TEXANUM
WAX LEAF PRIVE

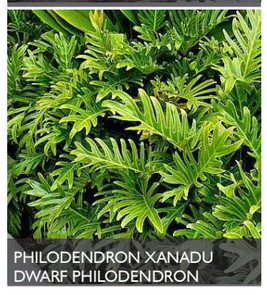

MAHONIA REPENS
CREEPING MAHONIA


MUHLENBERGIS SPECIES
DEER GRASS

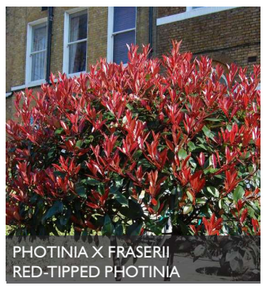

MYOPORUM PARVIFOLIUM
MYOPORUM

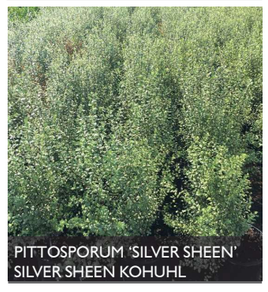

OLEA 'LITTLE OLLIE'
DWARF OLIVE


PENNISETUM 'FAIRY TALE'
EVERGREEN PENNISETUM

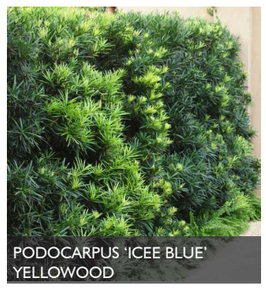

PHILODENDRON XANADU
DWARF PHILODENDRON

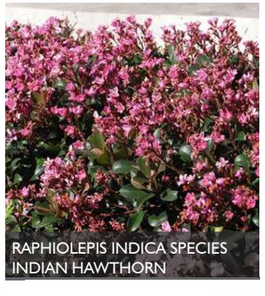

PHORMIUM HYBRID
HYBRID FLAX

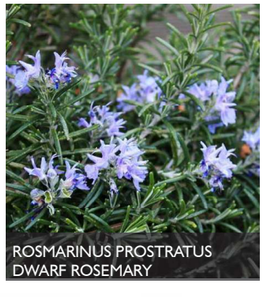

PHOTINIA X FRASERII
RED-TIPPED PHOTINIA


PITTOSPORUM 'SILVER SHEEN'
SILVER SHEEN KOHUHL


PITTOSPORUM SPECIES
MOCK ORANGE


PODOCARPUS 'ICEE BLUE'
YELLOWOOD


RAPHIOLEPIS INDICA SPECIES
INDIAN HAWTHORN


ROSMARINUS PROSTRATUS
DWARF ROSEMARY


STRELITZIA REGINAE
BIRD OF PARADISE


TECOMA STANS
YELLOW BELLS


WESTRINGIA FRUITICOSA
COAST ROSEMARY

SCREENING SHRUBS


FICUS 'GREEN GEM'
FICUS HEDGE


LIGUSTRUM J. TEXANUM
WAX LEAF PRIVET -COLUMN


PRUNUS C. BRIGHT & TIGHT
CAROLINA LAUREL CHERRY

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MAY 16, 2024