

DATE	HOURS PREVIOUS TO		HOURS FOR DATE	
	1000	1000	1000	1000
0101	X	X		
0102	X	X		
0103	X	X		
0104	X	X		
0105	X	X		
0106	X	X		
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0198	X	X		
0199	X	X		
0200	X	X		

THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF WORK AND REQUIRED TECHNICAL PERFORMANCE OF THE BUILDING SYSTEMS AND DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONSTRUCTION CONTRACT. BASED ON THE SCOPE OF WORK INDICATED CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF THE WORK.

A-1.02

Monday, May 19, 2003 7:03:57 PM

A photograph of a residential property. In the foreground, there is a paved driveway with a white dashed line. A low stone retaining wall separates the driveway from a grassy area. Behind the wall, there is a small garden with various plants and a paved path leading to a house. The house has a green door and a chimney. A tall, narrow hedge runs along the right side of the property. The background shows more trees and a clear blue sky.

A photograph of a single-story brick house with a white porch and a red door, surrounded by trees and parked cars.

[illegible]


A photograph of a two-story house with a tiled roof and a large tree in the foreground. The house has a light-colored exterior and a dark brown tiled roof. A large, mature tree with thick branches is in the foreground on the left, casting shadows on the driveway and lawn. The house has a two-car garage and a small front porch. The overall scene is a well-maintained residential property.

A photograph of a small, single-story house with a green roof and a chimney. The house is surrounded by trees and a lawn. In the foreground, there is a large, ornate garden statue. A black trash can is visible on the left side of the house.

A photograph of a small, single-story house with a grey roof and a chimney, surrounded by trees and a driveway with a silver car.


A photograph of a small, single-story building with a gabled roof and a covered entrance, surrounded by trees and a paved area. The building has a light-colored exterior and a dark roof. A paved area with a large crack runs across the foreground. The background shows a line of trees and a clear sky.

CONTACT:
JANE WESSER
310.946.0793
J.WESSER@GMAIL.COM



	DATE	TIME	LOCATION	STATUS	REMARKS
2019	1/10/2019	10:00 AM	1000 PCH	OK	
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CONTACT:
JAKE WEBBER
818.648.8793
JJBWEBBER@GMAIL.COM



PROJECT INFORMATION		DATE		REVISIONS	
NO.	DESCRIPTION	DATE	BY	DATE	BY
001	PROJECT INFORMATION	10/26/2024	JRS		
002	FOUNDATION	10/26/2024	JRS		
003	STRUCTURE	10/26/2024	JRS		
004	MECHANICAL	10/26/2024	JRS		
005	ELECTRICAL	10/26/2024	JRS		
006	PLUMBING	10/26/2024	JRS		
007	HAZARDOUS WASTE	10/26/2024	JRS		
008	ASBESTOS	10/26/2024	JRS		
009	LEAD	10/26/2024	JRS		
010	PCB	10/26/2024	JRS		
011	OTHER	10/26/2024	JRS		

PROJECT NAME: ANDERSON RESIDENCE

PROJECT INFORMATION: 3210 MILL AVE, GLENDALE, CA 91204

APRNO: 5007-04-07

ZONE: R1

TRACT: 152

LOT: 152

BUILDING TYPE: 1/8

COORDINATE: 83

SCALE: NTS

Sheet Title: CAL GREEN SHEET 1

Sheet No.: A-1.1

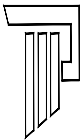
DEMOLITION NOTES

- A. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR, OWNER OR ARCHITECT.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT AS REQUIRED TO COMPLETE THE WORK. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR DEMOLITION INFORMATION.
- C. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- D. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO MATCH THE EXISTING CONDITION.
- E. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL CAP OFF ALL UNUSED UTILITIES.
- F. THE CONTRACTOR SHALL REMOVE OR DISCONNECT AND SALVAGE ALL MECHANICAL, ELECTRICAL, AND MISCELLANEOUS HANGING/LOOSE EQUIPMENT FOR RECYCLING AND REINSTALLATION.
- G. THE CONTRACTOR SHALL ALLOW NO DEBRIS TO ACCUMULATE ON THE SITE. IMMEDIATELY REMOVE ALL DEBRIS AND SALVAGE FROM THE SITE.
- H. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SECURE DRY STORAGE WITHIN THE DESIGNATED CONTRACTOR LADYDOWN AREA OR AN AREA DESIGNATED BY OWNER FOR OWNER RETAINED ITEMS.

WALL LEGEND

- EXISTING PARTITION TO BE REMOVED
- █ EXISTING OPENING TO BE WALLED UP

CONTACT:
JANE WEBBER
(916) 481-1075
J.WEBBER@DUAL.COM



DATE: 05/15/2023
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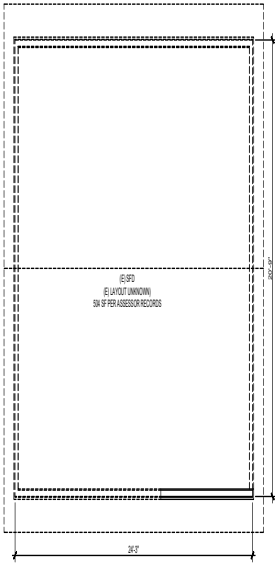
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1 EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"
EXISTING LAYOUT UNKNOWN DUE TO YEARS OF ILLEGAL ADDITIONS



VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT DESIGNER PRIOR TO CONTINUATION OF WORK.

Monday, May 15, 2023 7:04:32 PM

THE DRAWING AND SPECIFICATIONS ARE HEREBY REPRESENTED TO BE TRUE AND CORRECT AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE USED OR REPRODUCED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DELIVERED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

WRITTEN UNDERSTANDING SHALL HAVE PRECEDENCE OVER SPOKEN UNDERSTANDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERSTANDING AND CONDITIONS ON THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

THE DRAWING AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF WORK AND REQUIRED TECHNICAL PERFORMANCE OF THE BUILDING SYSTEMS AND DO NOT NECESSARILY INDICATE OR GUARANTEE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONSTRUCTION CONTRACT. BASED ON THE SCOPE OF WORK INDICATED, THE CONTRACTOR SHALL VERIFY ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT.

PROJECT NAME

ANDERSON
RESIDENCE

PROJECT INFORMATION

2015 MILLIS AVE
GLENDALE, CA 91204

APN: 5007-018-017
ZONE: R11
TRACT: 78-2847
LOT: 152
BUILDING TYPE: V-B
OCCUPANCY: R3

SCALE:

AS NOTED

Sheet Title:

DEMOLITION
FLOOR PLAN

Sheet No.:

A-2.0

Monday, May 19, 2025 7:04:38 PM

88--4-- 88--40 0000 3.04 45.04



Monday, May 19, 2025 7:04:43 PM

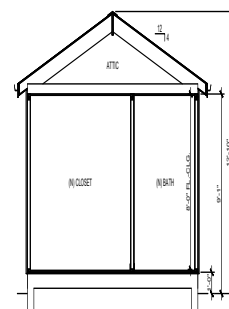
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A-3.1

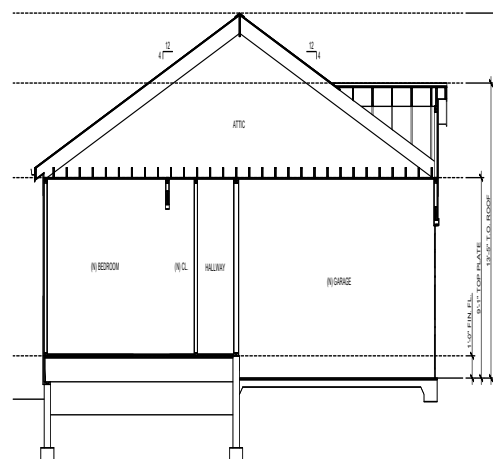
A-3.1

$$[834+152+531+405+60]= 1,982 \text{ SF}$$

01 BLOCK AREA DIAGRAM
SCALE: 1/4" = 1'-0"

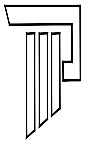


B-B SECTION
SCALE: 1/4" = 1'-0"



A-A SECTION
SCALE: 1/4" = 1'-0"

CONTACT:
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818.648.8793
JJBWEBBER@GMAIL.COM

[illegible]

THE DRAWINGS AND SPECIFICATIONS AND DESIGNS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE USED OR REPRODUCED FOR ANY PURPOSE OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE AND REPORT ANY DISCREPANCIES TO DESIGNER.

THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF WORK AND REQUIRED TECHNICAL PERFORMANCE OF THE BUILDING SYSTEMS AND DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONSTRUCTION CONTRACT. BASED ON THE SCOPE OF WORK INDICATED CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE PROJECT.

PROJECT NAME
ANDERSON
RESIDENCE

PROJECT INFORMATION
3213 MILLS AVE.
GLENDALE, CA 91214

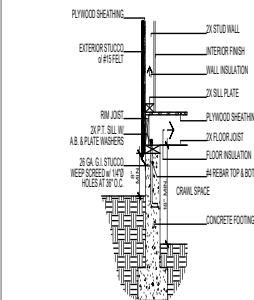
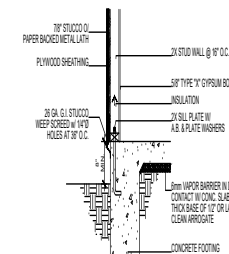
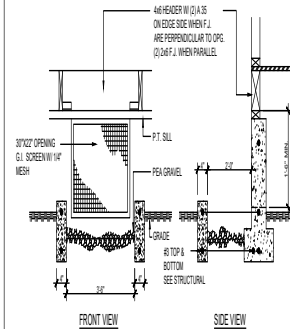
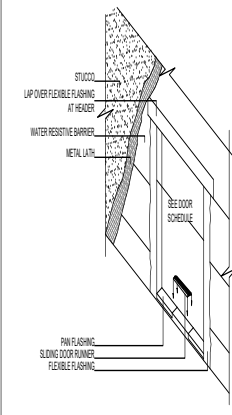
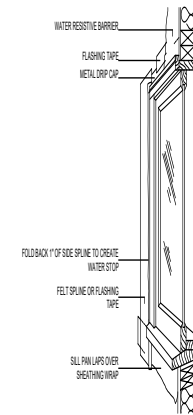
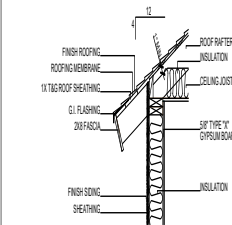
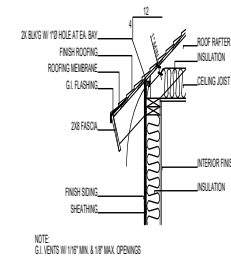
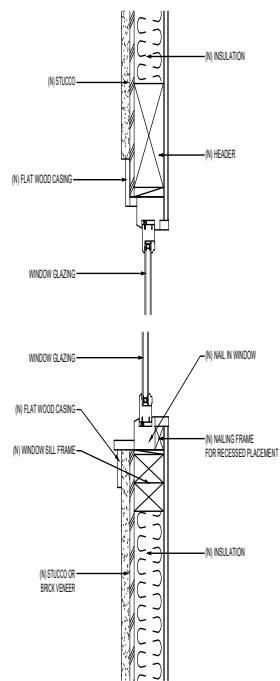
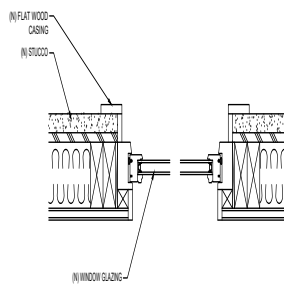
APN	5607-016-017
ZONE	R1 II
TRACT	TR 5547
LOT	152
BUILDING TYPE	V-B
OCCUPANCY	R3

SCALE: AS NOTED

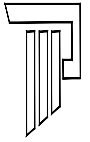
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**SECTIONS/ BLOCK
AREA DIAGRAM**

Sheet No.:

A-4.0



CONTACT:
JAKE WEBBER
818.648.8793
JJBWEBBER@GMAIL.COM



ISSUE / REVISION	
JW	ISSUE FOR DBS
JW	ISSUE FOR DBS

DWG#	-	n
A1.0	X	X
A1.01	X	X
A1.02		X
A1.1	X	X
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A2.1	X	X
A3.0	X	X
A4.0	X	X
A5.0	X	X
L1.00		X
L2.01		X

THE DRAWINGS AND SPECIFICATIONS AND DESIGNS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE USED OR REPRODUCED FOR ANY PURPOSE OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE AND REPORT ANY DISCREPANCIES TO DESIGNER.

PROJECT NAME
ANDERSON
RESIDENCE

PROJECT INFORMATION
3213 MILLS AVE.
GLENDALE, CA 91214

APN	5607-016-017
ZONE	R1 II
TRACT	TR 5547
LOT	152
BUILDING TYPE	V-B
OCCUPANCY	R3

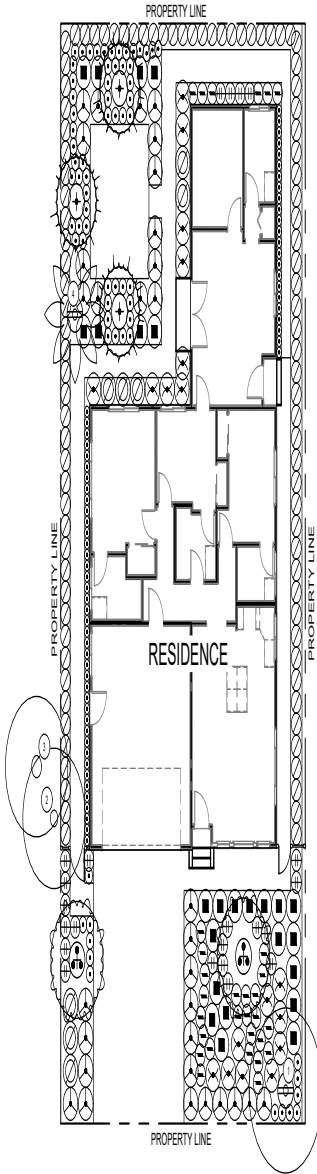
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Sheet Title:
**ARCHITECTURAL
DETAILS**

Sheet No.:

A-5.0

Monday, May 19, 2025 7:04:58 PM



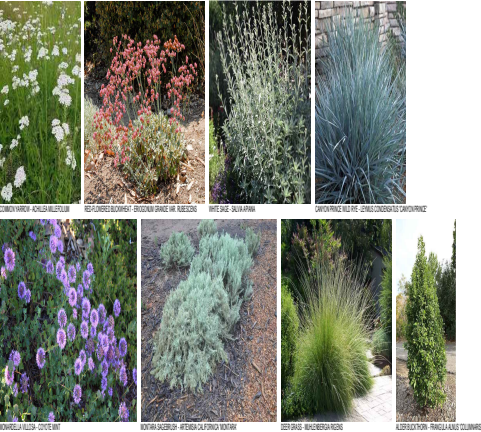
TREE INVENTORY LEGEND				
NO.	BOTANICAL/COMMON NAME	TRUNK DBH @ 4" above grade	PROPOSED STATUS (R-Remove B-Retain L-Retain)	PROTECTED TREE
1	SCYRUS TERRENTIOLA BRIDLEWATER TREE	12"	R	N
2	QUERCUS SPP. LIVE OAK	18"	R	Y
3	PINUS SPP. PINE TREE	24"	R	N
4	SYNOPSIS ROMANOFFIANA QUEEN PALM	12"	R	N
5	QUERCUS SPP. LIVE OAK	18"	R	Y

PLANTING LEGEND: Trees and Boxed Material				
SYMBOL	NAME	SIZE	QUANTITY	WATER REQ.
6	EXISTING TREE TO REMAIN	REFER TO TREE INVENTORY	4	-
7	EXISTING PALM TO REMAIN	REFER TO TREE INVENTORY	1	-
8	BLUE PALM VERDE PARROTIA FLORIDA	48" BOX	2	LOW
9	WESTERN REDBUD CERCIS OCCIDENTALIS	48" BOX	3	LOW

PLANTING LEGEND: Shrubs				
SYMBOL	NAME	SIZE	SPACING	QTY. WATER REQ.
10	FRAXELA ALBIS COLUMBIENSIS ALICE BLOTHORN	5 GAL	24" O.C.	91 LOW
11	LEPIS CONDENSATUS CANYON PRINCE CANYON PRINCE WILD RYE	5 GAL	30" O.C.	25 LOW
12	MONTANA SAGEBRUSH ARTEMISA CALIFORNICA MONTANA	5 GAL	30" O.C.	28 LOW
13	MULHBERGIA RUBENS DESERTE	5 GAL	30" O.C.	31 LOW
14	ERIODENDRON GRACILE VAR. RUBESCENS RED-FLowered BLOWHEAT	5 GAL	24" O.C.	30 LOW
15	SALICIA APRINA WHITE SAGE	5 GAL	30" O.C.	8 LOW
16	ACHILLES MILLEFOLIUM COMMON YARROW	1 GAL	12" O.C.	101 LOW
17	MONARDELLA VILLOSA COYOTE MINT	1 GAL	24" O.C.	22 LOW

PLANTING LEGEND: GROUND COVER				
SYMBOL	NAME	SIZE	SPACING	QTY. WATER REQ.
18	GRAVEL	-	-	983 SF -

LOW WATER SHRUBS



TREES



Anderson Residence

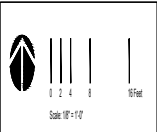
3213 Mills Ave.
Glendale, CA 91214

Landscape Plan

Landscape Designer
Jorge Colmenero

L1.00

NOT FOR CONSTRUCTION



3213 Mills Ave.
Glendale, CA 91214



Reference Evapotranspiration (ET ₀)	43.7	Project ETAE	0.55
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Valve #	Hydrozone # [Planting Descriptions] ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (%) ^c	ETAF (PF)(%)	Landscape Area (sq. ft.) ^d	ETAF x Area	Estimated Total Water Use (ETWU) ^e	
Regular Landscape Areas									
ZONE 1	Low Water Use Shrubs		0.3 Drip	0.80	0.37	601	222.59	6,086.05	
ZONE 2	Low Water Use Shrubs		0.3 Drip	0.81	0.37	214	79.39	2,147.43	
ZONE 3	Low Water Use Shrubs		0.3 Drip	0.81	0.37	304	112.59	3,056.06	
ZONE 4	Low Water Use Hedge		0.3 Drip	0.81	0.37	416	154.07	4,134.40	
ZONE 5	Low Water Use Trees		0.3 Bubble	0.75	0.40	50	36.00	975.30	
ZONE 6	Med/Water Use Trees and Palms (Existing)		0.5 Bubble	0.75	0.67	36	24.00	650.20	
						Subtotal	1661	638.52	17,029.08
Special Landscape Areas									
						1	0	0	
						1	0	0	
						1	0	0	
						1	0	0	
						1	0	0	
						Subtotal	0	0	0
Total Landscape Area							1661		
ETWU Total								17,029.08	
ETWU (in acre-feet)								0.05	
Maximum Allowed Water Allowance								251,263.75	
MAWA (in acre-feet)								0.770694	







Hydronics/Planting Description	Impaction Method	Impaction Efficiency	ETWU (Annual Galls Required)
Exp	Overhead spray or drip	75% for spray head 85% for drip	$ETWU = ETAF \times Area$ Where 0.62 is conversion factor that converts acres-inches per acre per year to per square foot per year
Exp	1) Fertilizer/Lawn 2) Low water use plantings 3) Medium water-use planting		
MAWA (Annual Galls Allowed) = $ETWU(0.62)(ETAF) \times LAI + [(ETAF) \times SAU]$ where 0.62 is conversion factor that converts acres-inches per acre per year to gallons per square foot per year; LAI is the total landscape area in square feet; SAU is the total specified hydrozone area in square feet; and ETWU is 0.95 for residential zones and 0.45 for non-residential areas			

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	628.52
Total Area	1960
Average ETAF	0.38
All Landscape Areas	
Total ETAF x Area	628.52
Total Area	1960
Sitewide ETAF	0.38

Average ETAF for Regular Landscape Areas must be 0.35 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION DESIGN COMPLIANCE NOTE

The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).

	A1	Low Water Use Shrubs Drip Irrigation	901
	A2	Low Water Use Shrubs Drip Irrigation	214
	A3	Low Water Use Shrubs Drip Irrigation	334
	A4	Low Water Use Hedge Drip Irrigation	415
	A5	Low Water Use Trees Bubbles	901
	A6	Medium Water Trees and Palms (Existing) Bubbles	361

Landscape Designer
Jorge Colmenero

NOT FOR CONSTRUCTION

