

General Notes:
The Construction Documents are provided to illustrate the design intent desired and imply the finest quality workmanship throughout. Any design or detail which appear to be inconsistent with the above should be immediately brought to the attention of the Architect by the Contractor.

The Contractor shall verify all construction documents, site dimensions and conditions and shall notify the Architect of any discrepancies or inconsistencies prior to starting work.

Applicable trades shall use a common datum to be designated by the Contractor for all critical measurements. Do not scale drawings.

Specific notes and details shall take precedence over general notes and details.
During construction the Contractor shall provide fire extinguishers as required by the Field Inspector.

Wherever existing work is damaged by any other construction operation, it shall be repaired or replaced by the contractor with new material to match existing as approved by the Architect.

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the Owner or its representative. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.

The Contractor shall verify location and clearance of all inserts and embedded items with all applicable drawings before pouring concrete.

The Contracto shall provide all necessary backing and framing for wall mounted items.
Wood in contact with concrete shall be pressure treated. All wood shall be a minimum of 6" above finish grade.

Glass and glazing shall conform to code and with U.S. Consumer Product Safety Commission requirements. Glazed openings in doors, adjacent to doors and within 19" of the adjacent floor shall be tempered glass approved for impact hazard. Glazing in shower and tubs enclosures shall be tempered, laminated or approved plastic.

(2) layers of grade "D" paper will be provided between all plywood shear panels or solid blocking and exterior bath with plaster.

Fire stops shall be located at the following locations per CBC:
a.) In concealed spaces of stud walls including furred spaces - at floor and ceiling levels and at floor intervals along the length of the wall.
b.) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
c.) In opening around vents, pipes, ducts chimneys, and similar openings which afford a passage for a fire at ceiling and floor levels, with noncombustible materials.
d.) In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of the stairs if the walls under the stairs are unfinished at exterior wall openings; flashing, counter flashing and expansion joint material shall be constructed in such a manner as to be weatherproof.
Provide fire blocking in concealed spaces of stud wall and partitions, (at 10' intervals both vertical and horizontal), and in openings around vents, pipes, ducts, chimneys, between attic and chimney chase (708.2.1).

Parapets, satellite antennae, rails, skylights, roof equipment must be within height limit.

Separate permits and plans are required for spas, pools, solar systems, demolition and sewer cap of existing buildings. If such improvements or demolition is required as a condition of approval for discretionary actions or to commence building, then such permits must be obtained before or at the time this proposed Building Permit is issued.

Fence/Wall/Handrail heights, as measured from the lowest finished grade adjacent to each section of these structures, may be a maximum of 42" in the front yard setback, and 6' at all other locations on-site (3' if obstructing driveway visibility).

All irrigation must meet current City requirements for proper installation.

No discharge of construction waste water from site is permitted.

A property line cleanout must be installed on the sanitary sewer lateral.

A backwater valve is required on the sanitary sewer lateral if the discharges from fixtures with flood level rims are located below the next upstream manhole cover of the public sewer.

Environmental & Public Works
Civil Engineering Notes:
1. No work shall be done within the public right-of-way without the prior approval and permit from Public Works Department - Administrative services.
2. Owner is responsible for repair of all damage to offsite improvements caused by construction. Call Public Work Inspector for inspection of offsite improvements at substantial completion of onsite work.
3. New proposed improvements shall not obstruct drainage or drain in to neighboring private properties.
4. Water shall be drained away from the foundation and shall be mitigated from permeating in to foundation wall and the footing of the new/proposed improvements.
5. No Construction debris shall be spilled or stored onto public right-of-way.
6. All site utilities shall be constructed underground to the nearest official utility pole.
Contractor/Developer has made arrangements with the utility companies to place all overhead utilities underground.
7. The City strongly urges the applicant to inspect the existing sewer connection. If the connection is damaged or over 30 years old, the City recommends that the application show on the plans the construction of the new 6-inch diameter VCP sanitary sewer connection from property to sanitary sewer main in accordance with City Standards.
8. Owner/Contractor shall comply with the Utility Division Cross Connection Guidelines. Prior to issuance of Certificate of Occupancy, Cross Connection Control inspection must be completed. Contact the City Water Division.
9. Prior to installation of any cross-connection device, please contact the City Cross-connection inspection Inspector.
10. Prior to backfilling or covering up any urban runoff mitigation related excavations and/or structures, contact the City Urban Runoff Coordinator for inspection.
11. Prior to commencing any underground utility work, obtain separate utility excavation permits and street use permits for utility excavation.

Excavations shall be made in compliance with CAL/OSHA Regulations

Architectural Plans (General)
Provide a corrosion-resistant weep screed on all exterior stud walls at or below the foundation plate line a minimum of 4" above grade, or 2" above paved areas.

Provide an approved spark arrester for chimney to fireplace. The net free are of the spark arrester shall be not less than four times the net free area of the outlet of the chimney.

Shower stall shall have a clear interior finish are of 7.1 sf and be able to accommodate a minimum of 30 inch circle at the threshold level. These clearances shall be maintained up to a height of 70 inches above shower drain. Provide 70" high non-absorbent wall adjacent to shower(s) [807.1.3]

Interior Environment
Provide a mechanical ventilation system in bathrooms containing a bathtub and/or shower, laundry rooms. Mechanical system must be capable of providing five air charges per hour and exhausting directly to the outside [1203.3]

Plumbing
Tankless water heaters shall be nationally listed and be installed in accordance with the installation instructions that were approved as part of their listing. The gas piping serving this appliance must be sized in compliance with the water heater's listed installation instructions and the 2010 California Plumbing Code [106.1.1 CRC]

Electrical
Provide arc-fault circuit interrupter protection for all outlets (not just receptacles) throughout the dwelling unit, except where GFI protection is required. [210.12 CEC]

Receptacles required along the walls shall be listed as tamper-resistant. [406.11 CEC]

Special Hazard Requirements
Provide strapping for water heater.
Provide hard-wired interconnected smoke alarms with battery backup.
Provide one-hour resistive construction on enclosed usable space of interior stair.
Provide AFCI protection for bedroom circuits.

Exits
See Section 1003 of the LAMC for all Stair/Handrail/Guardrail Minimum and Maximum Dimensions.

Plumbing Requirements
Provide a 12" minimum access panel to bathtub trap connection unless plumbing is without slip joints.
Specify low-flow toilets (1.6 gallon/flush), showerheads (2.5 gpm), and faucets (2.5 gpm).
Provide individual control valves of the pressure balance or the thermostatic mixing valve type for showers and tub showers.
For gas-burning water heaters, provide two 190 square inches net air openings directly to the outside.
Fuel-burning water heaters shall not be installed in bedrooms, bathrooms, or closets opening into a bedroom or bathroom.
Elements of appliances generating glow, spark, or flame must be located a minimum of 18" above the garage floor.
Provide vehicular protection of water heater/furnace located in garage; wheel blocks not acceptable. [510.2, 510.3 CPC]
Provide 30" vertical clearance above cooking top to unprotected combustible materials.
Provide an approved seismic gas shut-off valve on the fuel line on the downstream side of the utility meter and rigidly connected to the exterior of the building containing the fuel gas piping per Ordinance 170.158.

Mechanical Requirements
Provide HVAC units dedicated to each floor of the residence—located in the attic space (see A1.2). Each unit shall be 80% efficient per Title 24 A0.3 and shall be as specified by mechanical installer.
Compartment working space for mechanical equipment maintenance and replacement shall be per CMC 304.7.
Minimum clearance from heat-producing equipment to combustible construction shall be per CMC 304.6, T3-A. Mechanical equipment shall not be allowed in bedrooms, bathrooms, or closets that open into one of these rooms.
Attic access minimum 30" x 30", not over 20' from equipment.
Unobstructed passage 24" wide with solid continuous flooring from access to equipment/control panel. A level, unobstructed work platform minimum 30" in front of equipment with 30" headroom.
Install light over mechanical equipment with switch access (306-A CMC).
A concrete slab for furnaces supported from the ground.
Dryer exhaust shall terminate at least 3 feet from the property line and from any openings into the building.
Clothes dryer moisture exhaust ducts shall terminate outside the building and have a back-draft damper.
Exhaust duct is limited to 14" with two elbows. This shall be reduced 2' for every elbow in excess of two. Show minimum 4" diameter, smooth metal duct, and show duct route on plan. [504.3.2 CMC]

Electrical Requirements
Provide a receptacle outlet within six feet of any point along walls in livable rooms:
Provide ground-fault circuit interrupter (GFI) protection for all 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms, garages, outdoors, crawl spaces, and all kitchen receptacles within 6'-0" of a sink/wet bar.
Provide arc-fault circuit interrupter protection for all 125-volt, single-phase, 15- and 20-ampere receptacles installed in bedrooms of dwelling units.
Locate service disconnect(s) nearest the point of entrance of the service entrance conductors.
Provide for each building separate means for disconnecting all underground conductors. (225-8b CEC)

Energy Requirements
Doors and windows between conditioned and unconditioned spaces shall be fully weather-stripped. The following openings in the exterior envelope of the building shall be caulked or otherwise sealed to limit infiltration:
-Exterior joints around windows and doorframes, between wall sole plates and floors, and between exterior wall panels.
-Openings for plumbing, electrical, and gas lines in walls, ceilings, and floors.
-Openings in the attic, such as the point where ceilings meet masonry fireplaces.
Exhaust fans shall be provided with backdraft dampers or automatic dampers.
Ducts shall be constructed, installed, and insulated according to Chapter 6 of the California Mechanical Code.
Thermostatically controlled heating and cooling systems, except electric heat pumps, shall have automatic thermostat set points for at least two periods within 24 hours.
All heating, ventilating, and air conditioning (HVAC) equipment shall be certified by the California Energy Commission.
Water heaters shall be certified by the California Energy Commission.
Wrap storage-type water heaters and storage and backup tanks for solar water heater systems with minimum R-12 insulation (exterior) and R-16 (interior).
Insulate piping in unconditioned space leading to and from water heaters with minimum R-4 insulation for a distance of 5 feet from the water heater.
General lighting in kitchen and bathrooms shall have an efficiency of at least 40 lumens per watt. The insulation installer and the contractor shall post a signed certificate of compliance in a conspicuous location in the building. This certificate shall state that the installations and materials conform to the appropriate sections of the California Administrative Code, Titles 20 and 24, and shall specify the manufacturer's name and material identification, the installed R-value, and when loose fill is installed, shall state the minimum installed weight per square foot consistent with the manufacturer's labeled density for the desired R-value.
Duct sealing is mandatory and requires independent field verification by a certified HERS rater. All supply ducts shall either be in conditioned space or have a minimum insulation of R-4.2.
Manufactured doors and windows shall be certified and labeled in compliance with the appropriate infiltration standards.

Fire Extinguishing
Carbon monoxide alarms shall be installed and maintained at all of the following locations: on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. [R315.3 CRC]

Public Works Standard Notes
A. All offsite work shall be done in accordance with Standard Specifications for Public Works Construction, current edition, and the City of Los Angeles Standards.
B. All labor, equipment, and material requirements for offsite improvements are the responsibility of the owner.
C. The City recommends replacement of damaged or older sewer laterals over thirty (30) years old.
D. All abandoned driveway apron/approach resulting from the new development shall be removed and replaced with sidewalk, parkway, and curb and gutter.
E. Modify existing driveways (widen to 10 feet minimum, etc.) between curb and property line per City Standard Plan.
F. Owner is responsible for repair of damage to offsite improvements caused by construction as required by Sr. Public Works Inspector.

Resume of Sitework:
Scope of Work
This "Resume of Sitework" outlines the phases and responsibilities involved in the on-site completion of a factory-built home in accordance with state regulations and the manufacturer's specifications. Work is scheduled to be performed in the following order:
1. Site Preparation
-Survey and stake out house corners per approved plot plan.
-Clear and grade the lot to required elevations, ensuring proper drainage.
-Excavate for foundation and utilities.
-Install temporary fencing and erosion control measures if required.
2. Foundation Installation
-Pour concrete footings and/or piers as per engineer-approved plans.
-Install tie-downs or anchors compliant with California HCD and manufacturer guidelines.
-Coordinate with local building official for footing inspection.
3. Utility Trenching and Stubbing
-Excavate and install underground utilities:
-Water line from meter to home stub.
-Sewer line connection to municipal or septic system.
-Gas line stub-out (if applicable).
-Electrical conduit to service panel location.
-Pass required inspections before backfilling trenches.
4. Home Delivery and Set
-Coordinate with transporter to deliver modules/sections to site.
-Use crane or other appropriate equipment to set modules on foundation.
-Align and secure units together per manufacturer's setup instructions.
5. On-Site Finishing
-Install rattletrap line connections (mechanical, electrical, plumbing).
-Complete interior finish work (drywall taping, flooring seams, etc.).
-Install skirting or perimeter foundation enclosure.
-Install porches, decks, utility sheds, and steps as per-site plan (if not factory-installed).
-Paint and touch-up as needed.
6. Final Utility Connections and Testing
-Connect permanent water, sewer, gas, HVAC condensor, and electrical systems.
-Test all systems for functionality and compliance.
7. Inspections and Approvals
-Schedule and pass final inspections with:
-Local building department.
-Utility providers (gas, electric, water).
8. Site Cleanup and Final Grading
-Remove debris, excess materials, and temporary protection.
-Final grade for drainage away from structure.
-Seed or install landscape material if specified.

PROJECT NARRATIVE:

Reconstruction of a single-family residence lost to fire at 36 W Altadena Dr. Work includes new foundation, structural framing, and construction of a new residence and ADU on existing site with reuse of existing utility connections. Existing foundation has been removed; existing utility laterals (water, sewer, electrical) to be reconnected to new structure.

The comprehensive valuation for the proposed scope of work is \$675,000, this valuation reflects current construction costs for a 2276.46sqft single-family residence being rebuilt following fire damage, including new foundation, framing, finishes, and complete MEP systems, with reconnection to existing utility laterals. Los Angeles County's Building Valuation Data (BVD) typically lists residential reconstruction (Type VB) between \$300 -\$400 per sf for Los Angeles and surrounding areas.

36 WEST

36 WALTADENA DR, ALTADENA, CA91001

INDEX:

1.GENERAL

A0.1

COVER PAGE

2.ARCHITECTURE

A0.2

SITE PLAN

A0.3

FLOOR PLAN

A0.4

SECTION

A0.5

SECTION

A0.6

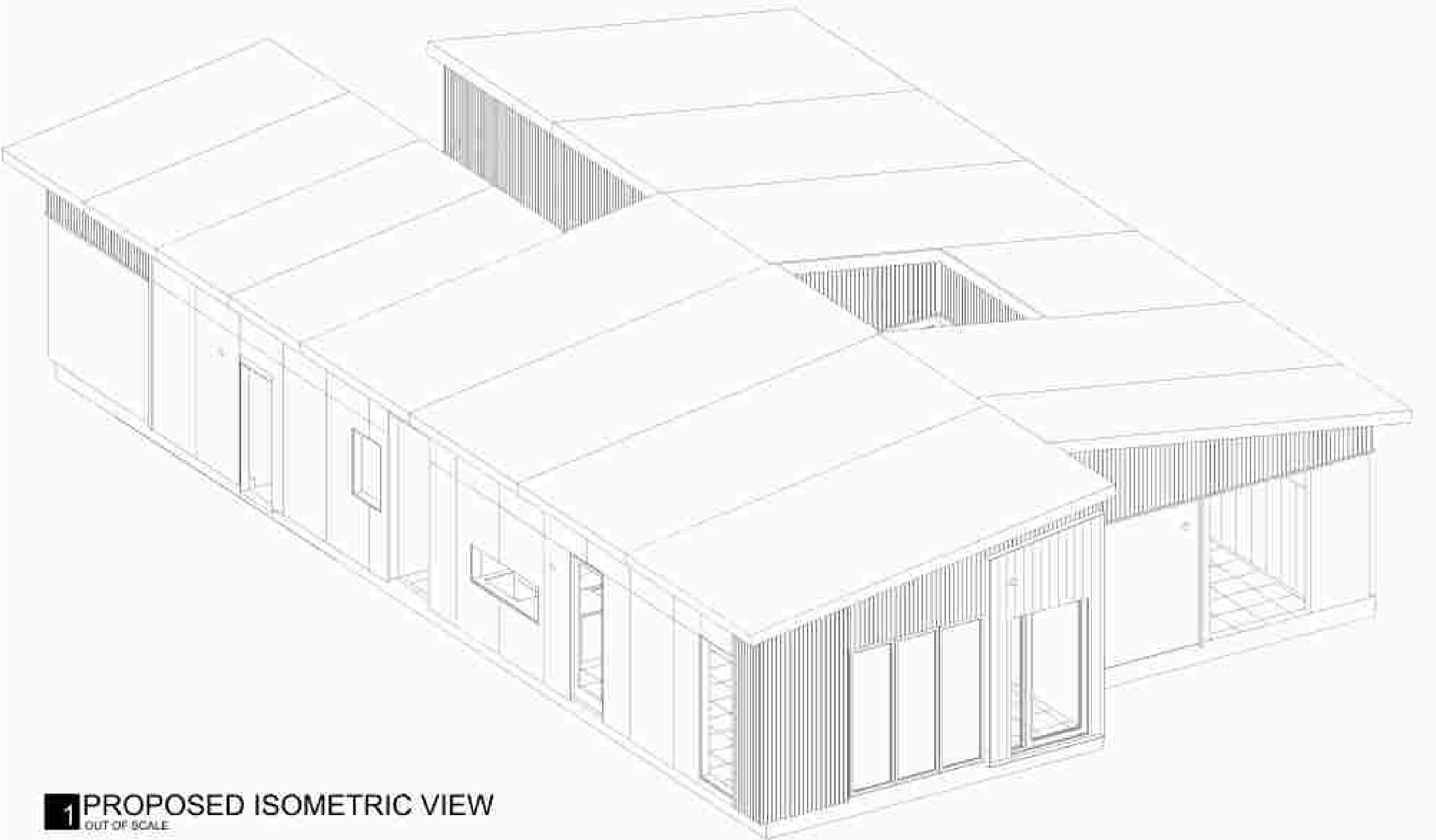
OPTIMIZED SPACE (ELEVATION)

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OPTIMIZED SPACE (ELEVATION)

A0.8

OPTIMIZED SPACE (ELEVATION)

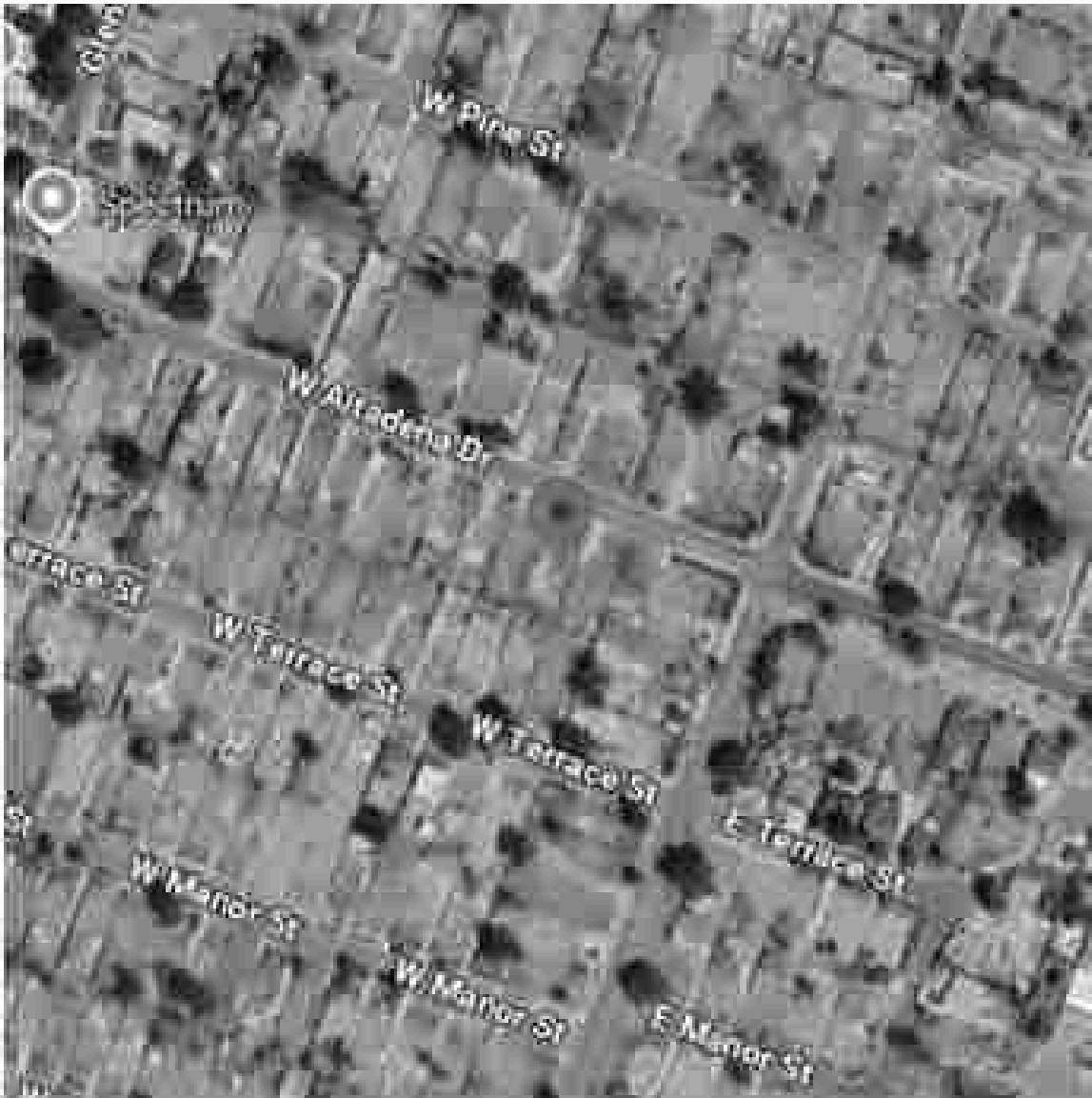


1 PROPOSED ISOMETRIC VIEW
OUT OF SCALE

GENERAL NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRASFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.)OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES

ASSESORS MAP:



TABULATION/CODEANALYSIS

SITE ADDRESS:
36 WEST ALTADENA DRIVE, ALTADENA, CA 91001

LEGAL DESCRIPTION:

ZIP CODE: 91001

APN: 583-500-10-07

ZONE: R-1-7500

TRACT: 6267 LCR1-7500, single-family

LOT: 36

BUILDING HEIGHT: ≤35'

MAP REFERENCE:

MAP SHEET:

LOT AREA:

FIRST FLOOR AREA ADU (NEW): 2276.46 sqft

RESIDENCE AREA (EXISTING): 15' - 2"

GROSS FLOOR AREA: 2276.46 sqft

TOTAL: 2276.46 sqft

CONDITIONED FLOOR AREA: 1,474.26 sqft

TOTAL: 1884.07sqft

FIRE DIVISION:

DISTRICT/FIRESTATION: NonWildland Division 3 (LACoFD

Division 3)

NUMBER OF STORIES: SINGLE

SPRINKLE: DEFERRED SUBMISSION

APPLICABLE CODE:

2022 CALIFORNIA BUILDING CODE W/ 2024 SUPPLEMENT

2022 CALIFORNIA MECHANICAL CODE W/ 2024

SUPPLEMENT

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA PLUMBING CODE W/ 2024 SUPPLEMENT

2022 CALIFORNIA FIRE CODE W/ 2024 SUPPLEMENT

2022 CALIFORNIA ENERGY CODE W/ 2024 SUPPLEMENT

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

(CALGREEN) W/ 2024 SUPPLEMENTS

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MODEL DESIGNATION

36 WEST

SHEET

1 OF 8

PROJECT NAME: 36 WEST

APPLICABLE DESIGN CRITERIA

DATE 11/17/2025

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LAUIZA DRAEGER

NUBIA NICOLE

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SCALE INDICATED ON

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COVER PAGE

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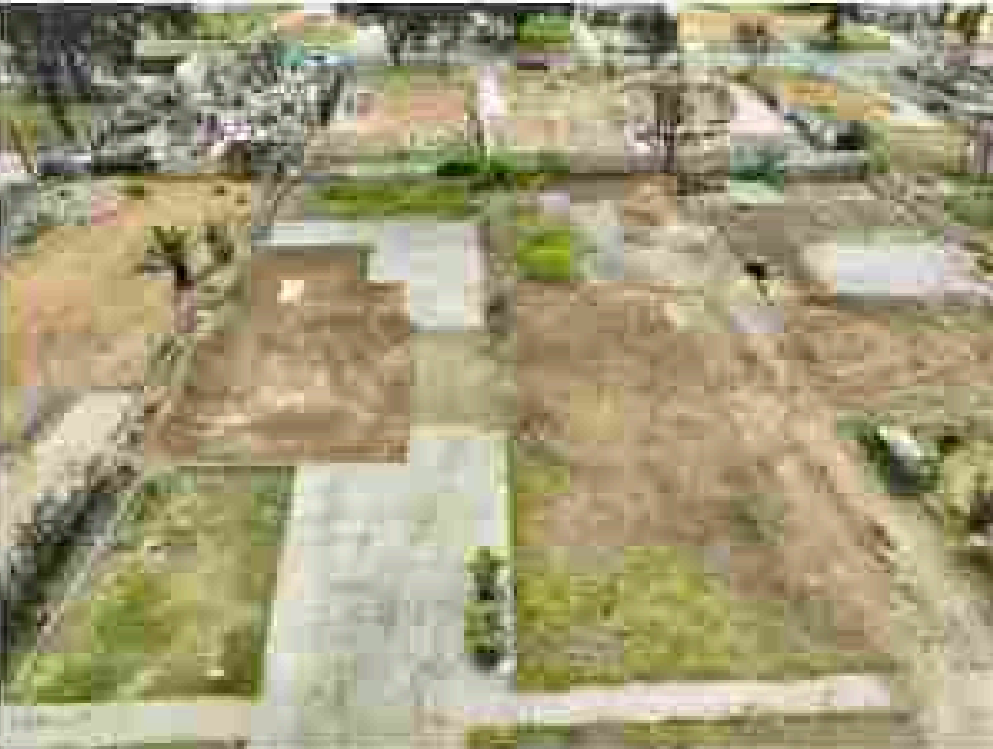
SITE TOP VIEW:



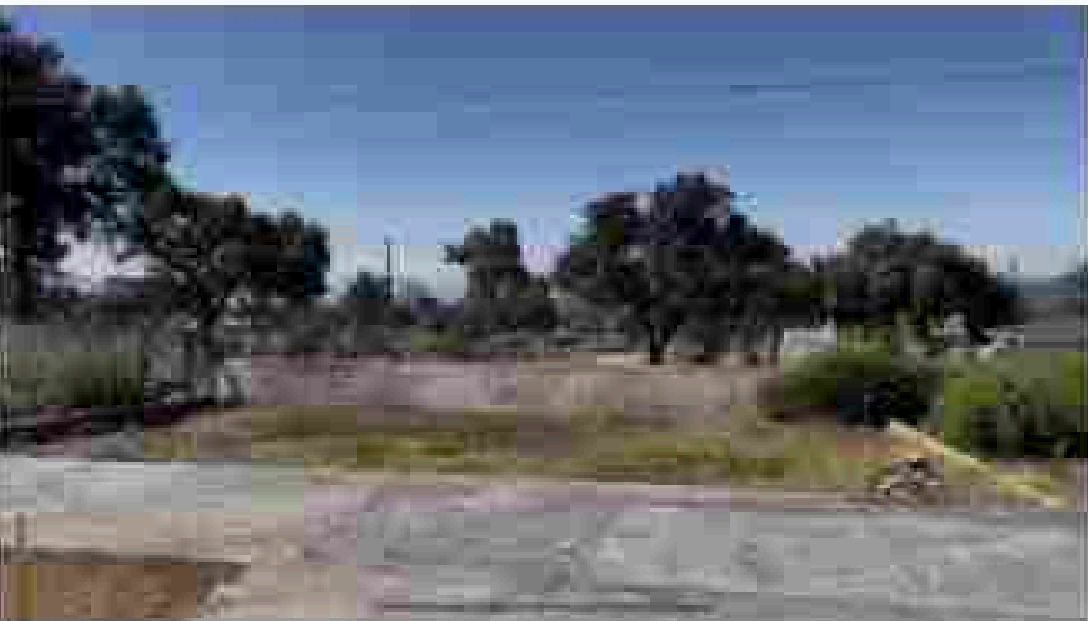
ARIEL VIEW 1



ARIEL VIEW 2



STANDARD VIEW 1:



STANDARD VIEW 2:



EXISTING SITE PLAN LEGEND:			
	EXISTING DRIVEWAY		POWER POLE
	EXISTING REAR PATIO		POWER LINE
	SEWER MANHOLE		FENCE WALL
	WATER METER		CURB
	DRIVEWAY		RETAINING WALL
			PALM TREE
			AERIAL VIEW 1
			AERIAL VIEW 2
			STANDARD VIEW 01
			STANDARD VIEW 02



1 EXISTING SITE PLAN
1/4" = 1'-0"



2 PROJECT SITE PLAN
1/4" = 1'-0"

AREAS		
Item	Area (sqft)	% of Lot
Total lot area:	7,000.00	100%
Roof area:	3,013.85	43.06%
Uncovered Area (non roof):	3,982.05	56.89%
Hardscape:	4,431.06	63.30%
Landscape area:	2,414.69	34.50%
Note: Landscape area = 60.63% of Uncovered area and 34.49% of the hardscape area:		
Landscape area		

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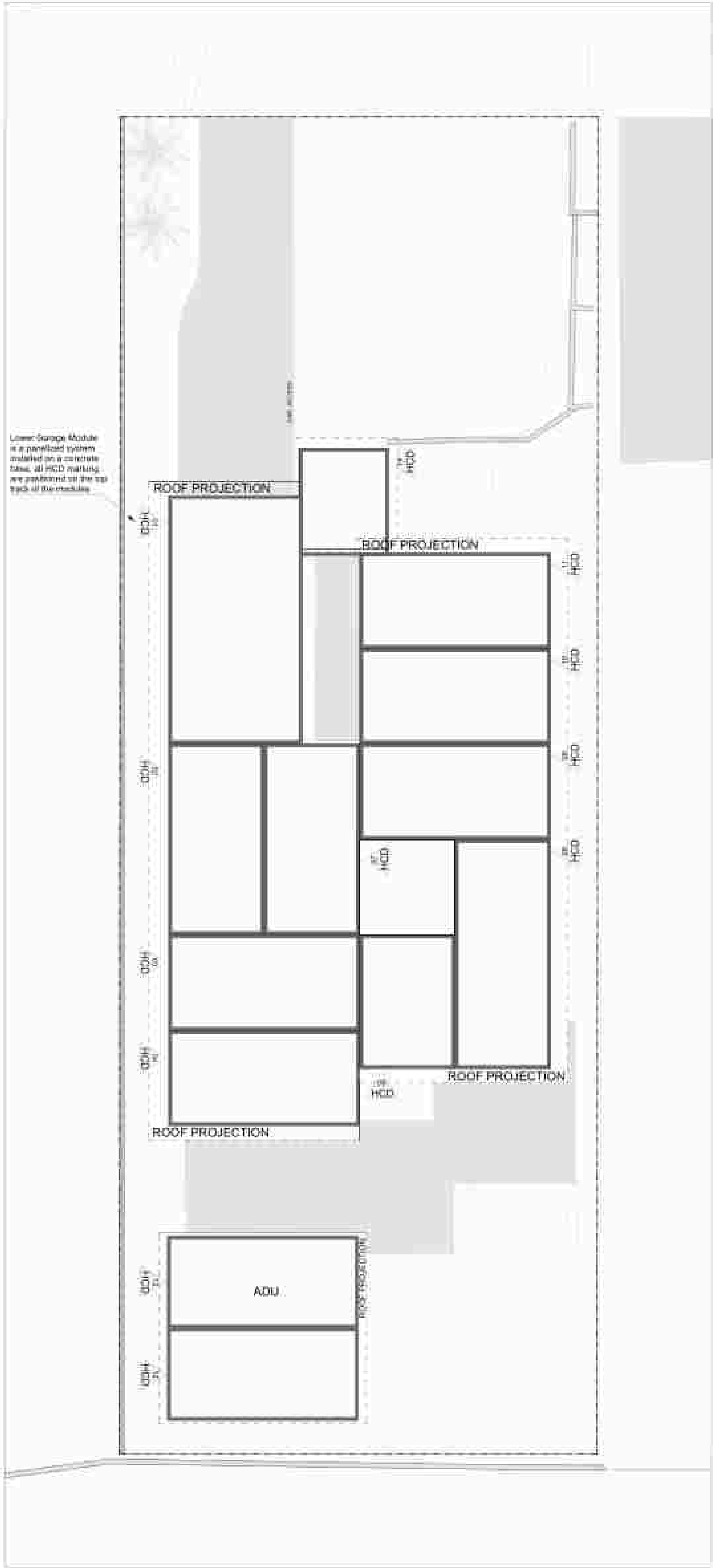
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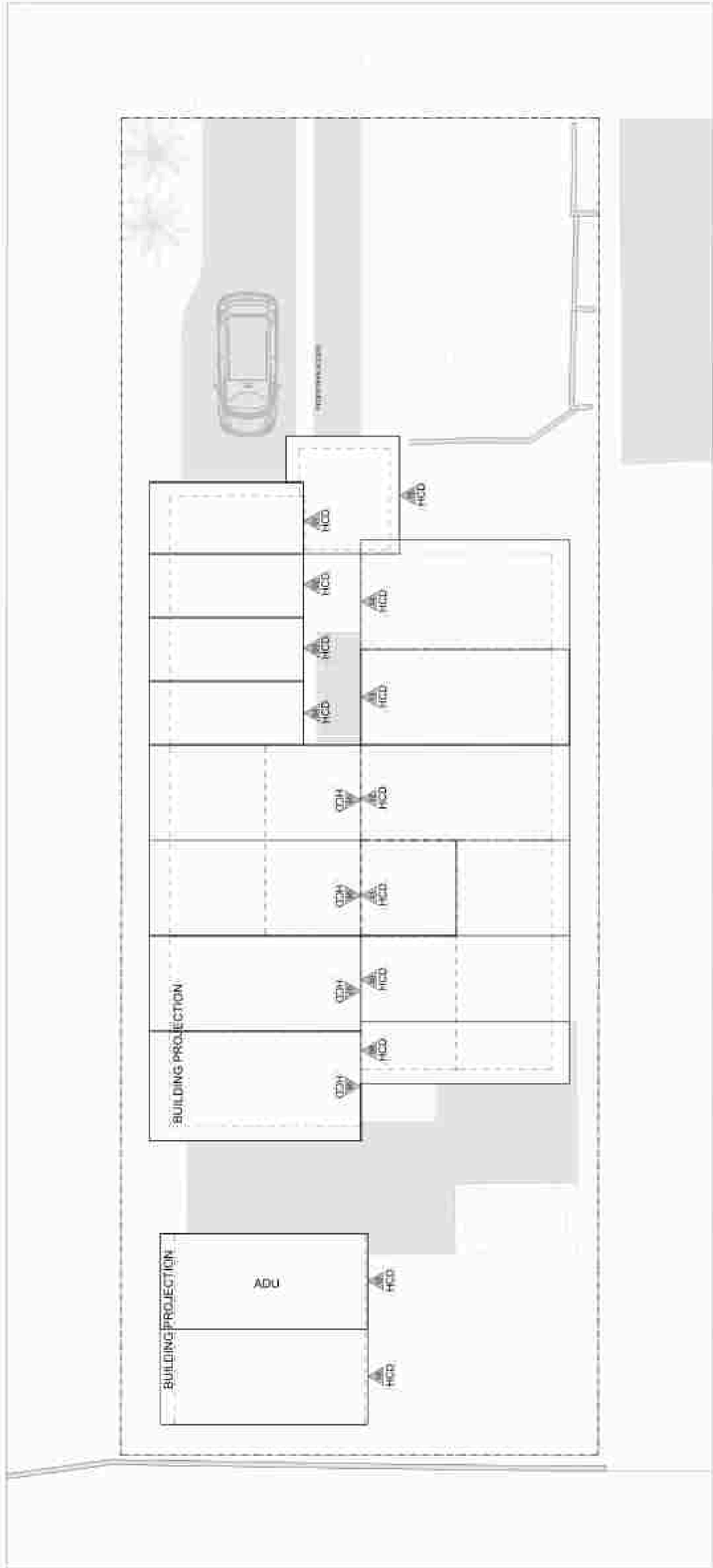
SITE PLAN

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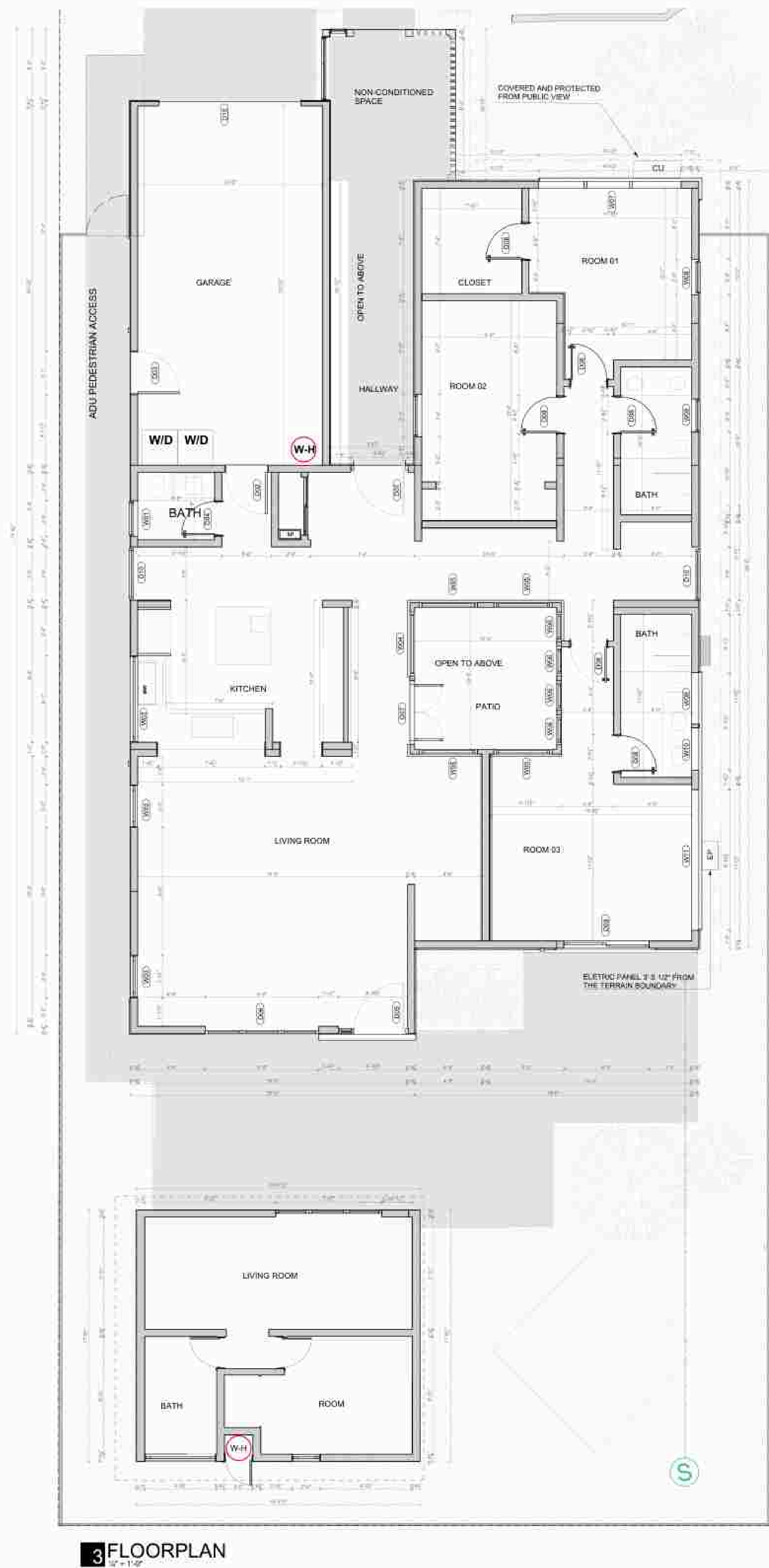
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1 HCD INSIGNIA - BASE
1/4" = 1'-0"



2 HCD INSIGNIA - ROOF
1/4" = 1'-0"



3 FLOORPLAN
1/4" = 1'-0"

LEGEND

HCD INSIGNIA - BASE

Notes: HCD markings attached to HSS steel base in the area indicated for each module

HCD INSIGNIA - ROOF

Notes: HCD Markings attached to stud in the area indicated for each module.

MECHANICAL EQUIPMENT LEGEND

W/D: WASHER/DRYER

W-H: WATER HEATER

CU: CONDENSING UNIT

SP: SUBPANEL LOCATION FOR KITCHEN, GARAGE, WASHER/DRYER, ETC. IN THE VICINITY

EP: ELECTRICAL PANEL

MW: MICROWAVE EXHAUST

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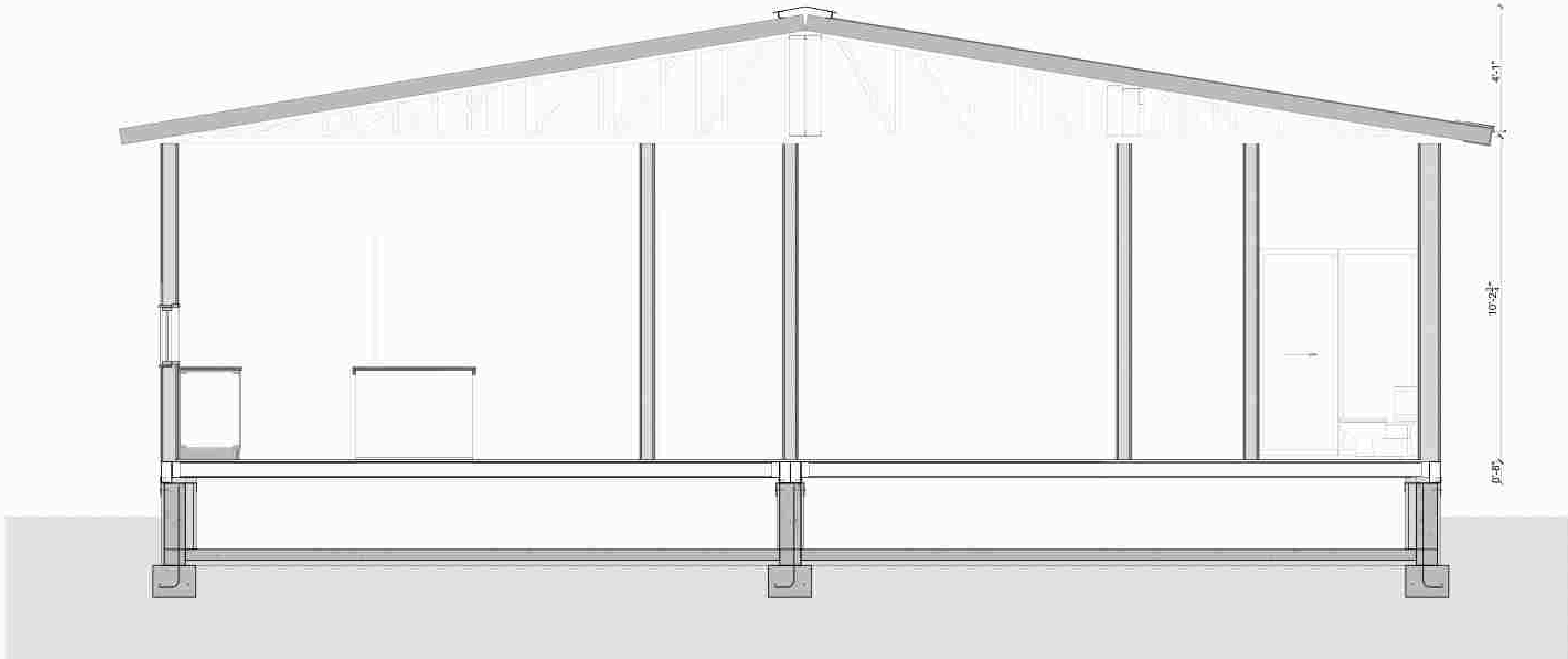
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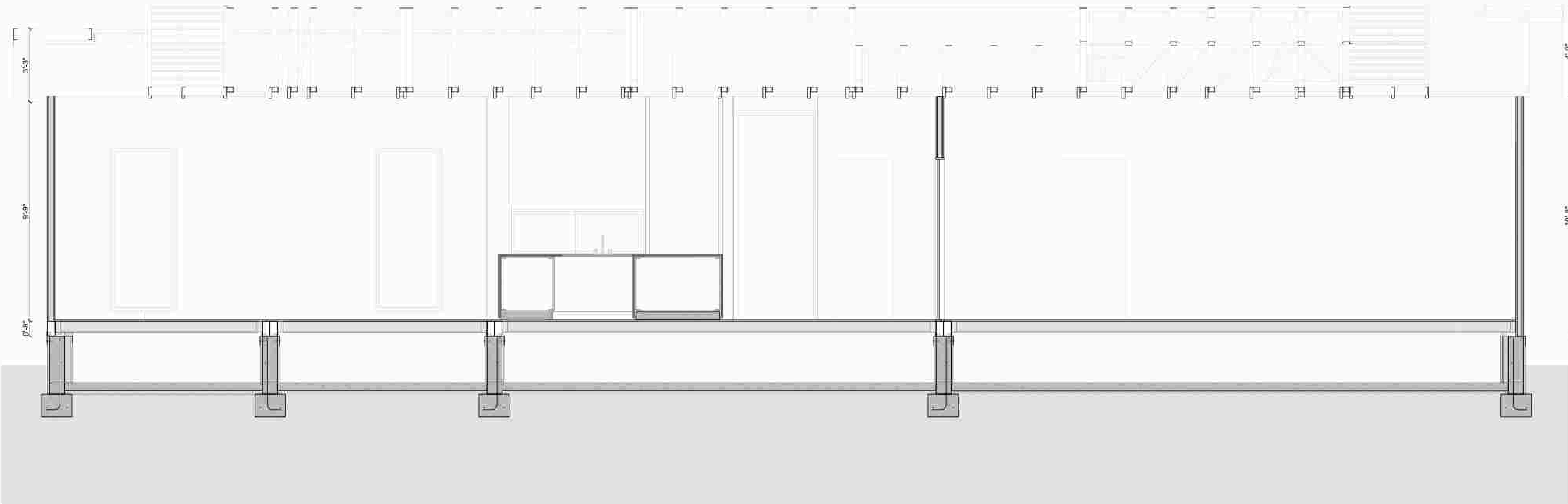
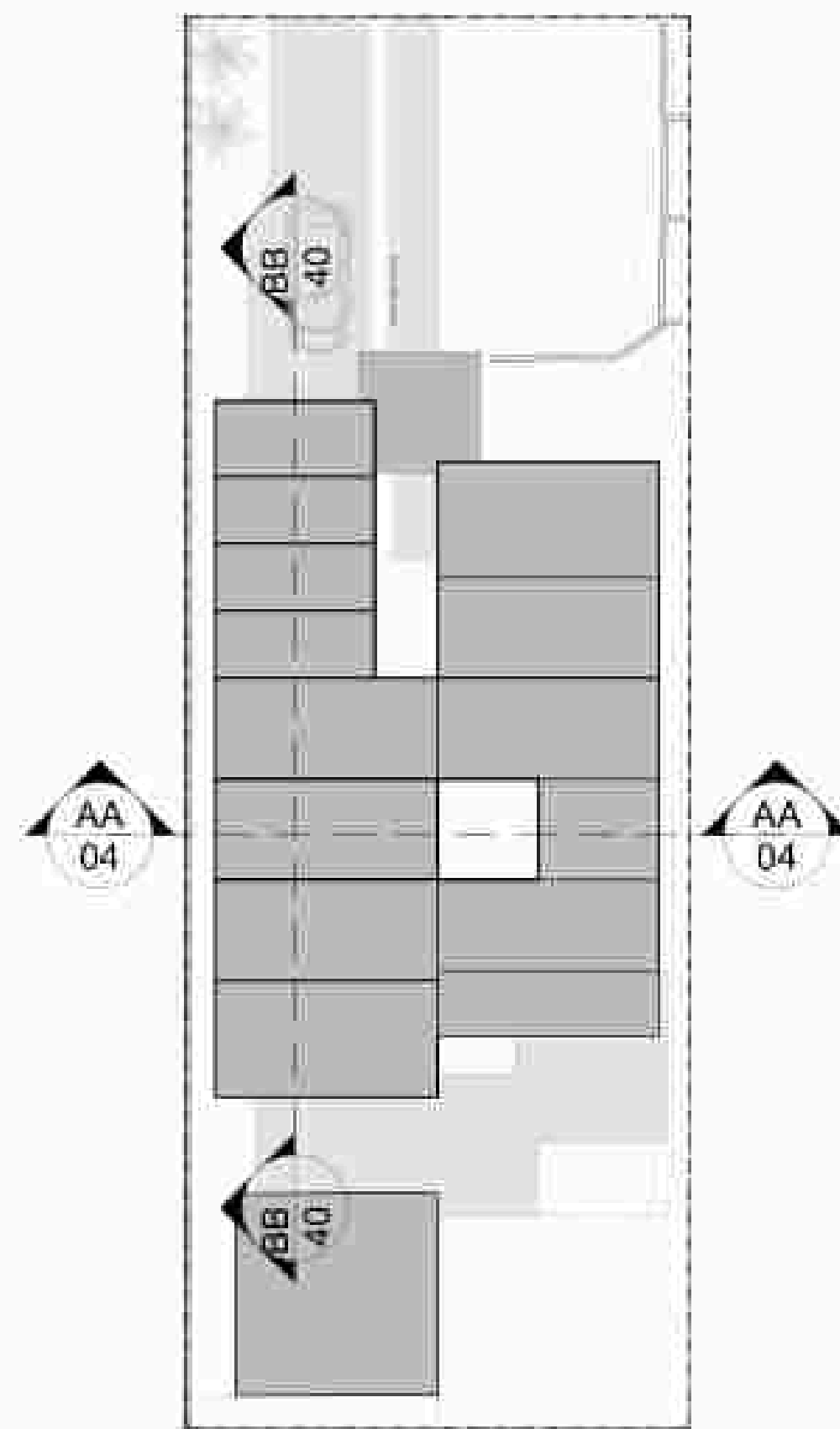
FLOORPLAN

SHEET NO.

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1 SECTION AA
1/4" = 1'-0"



2 SECTION BB
1/4" = 1'-0"

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SHEET 4 OF 8

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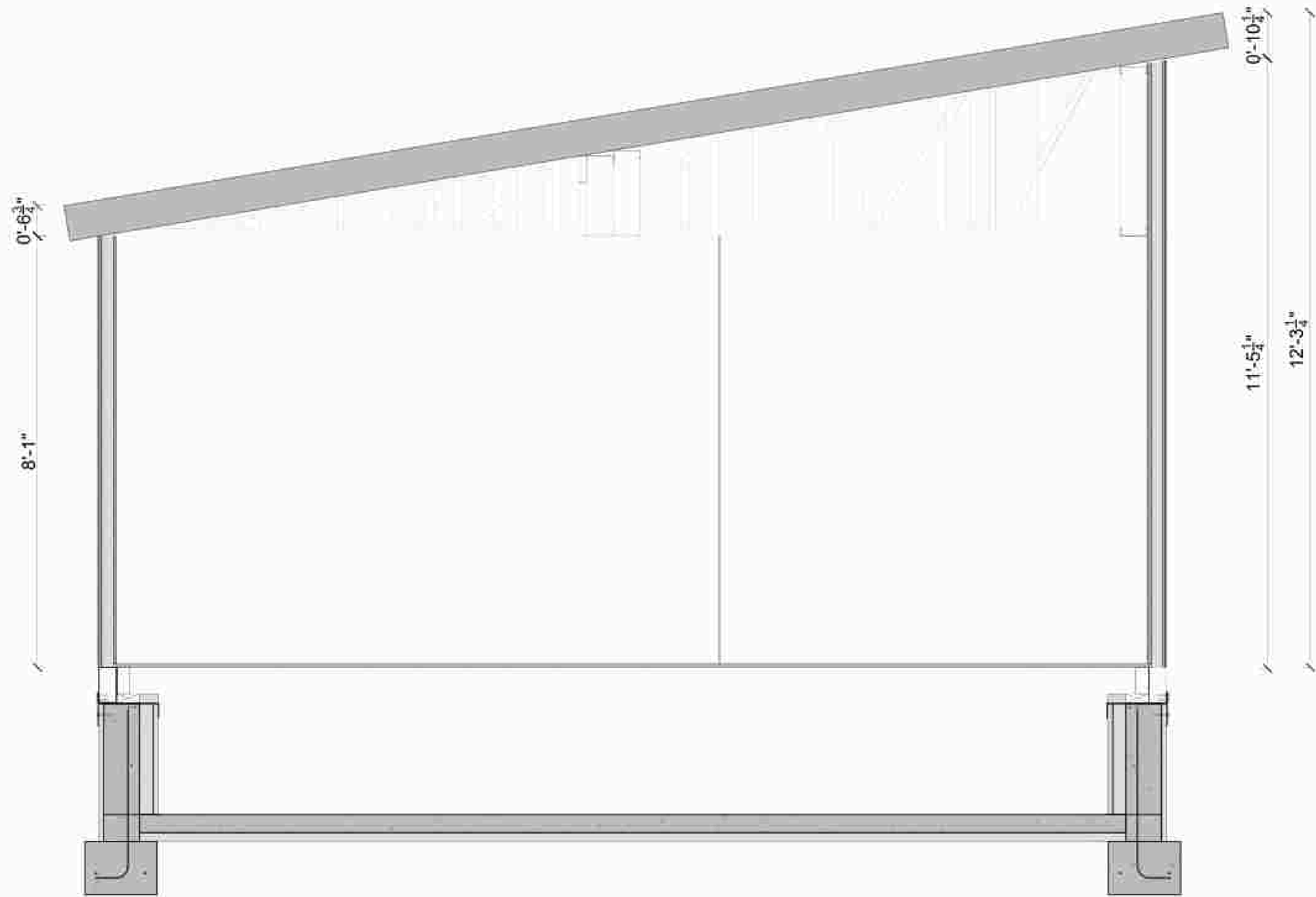
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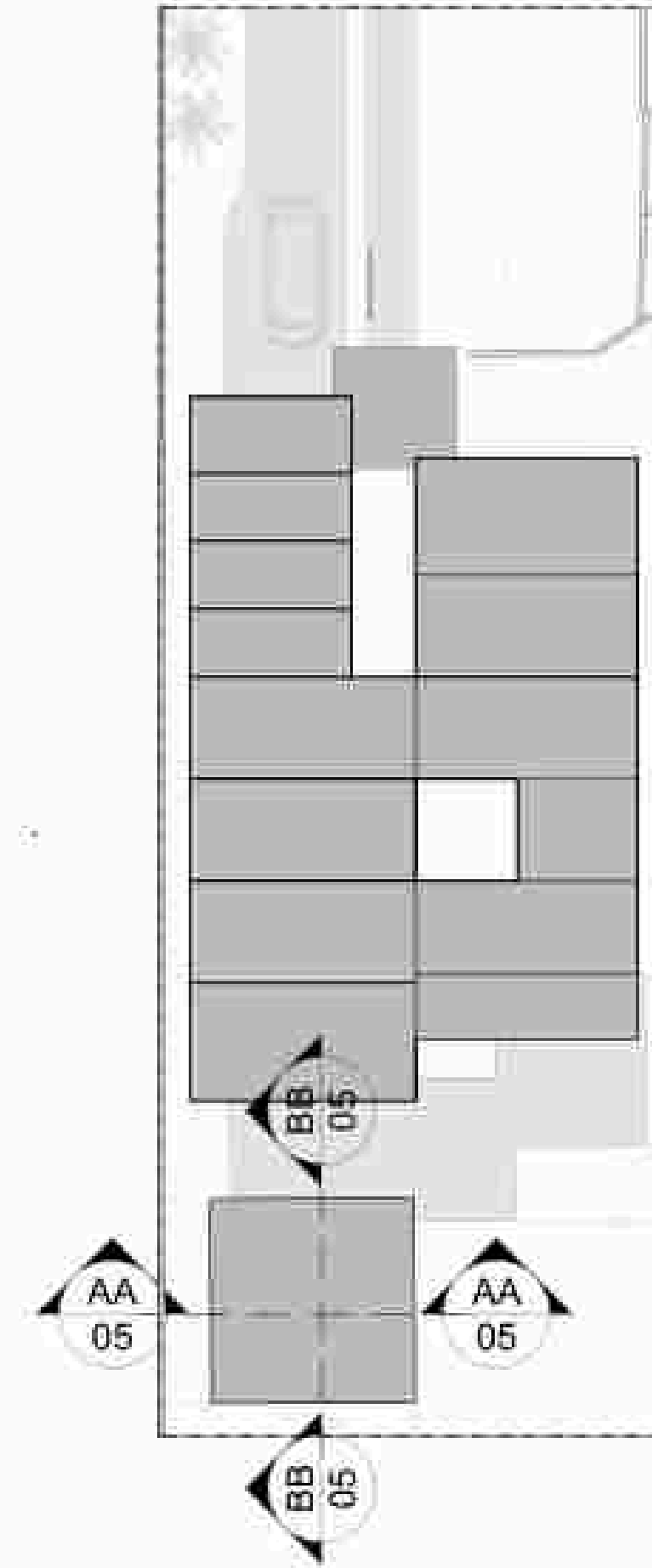
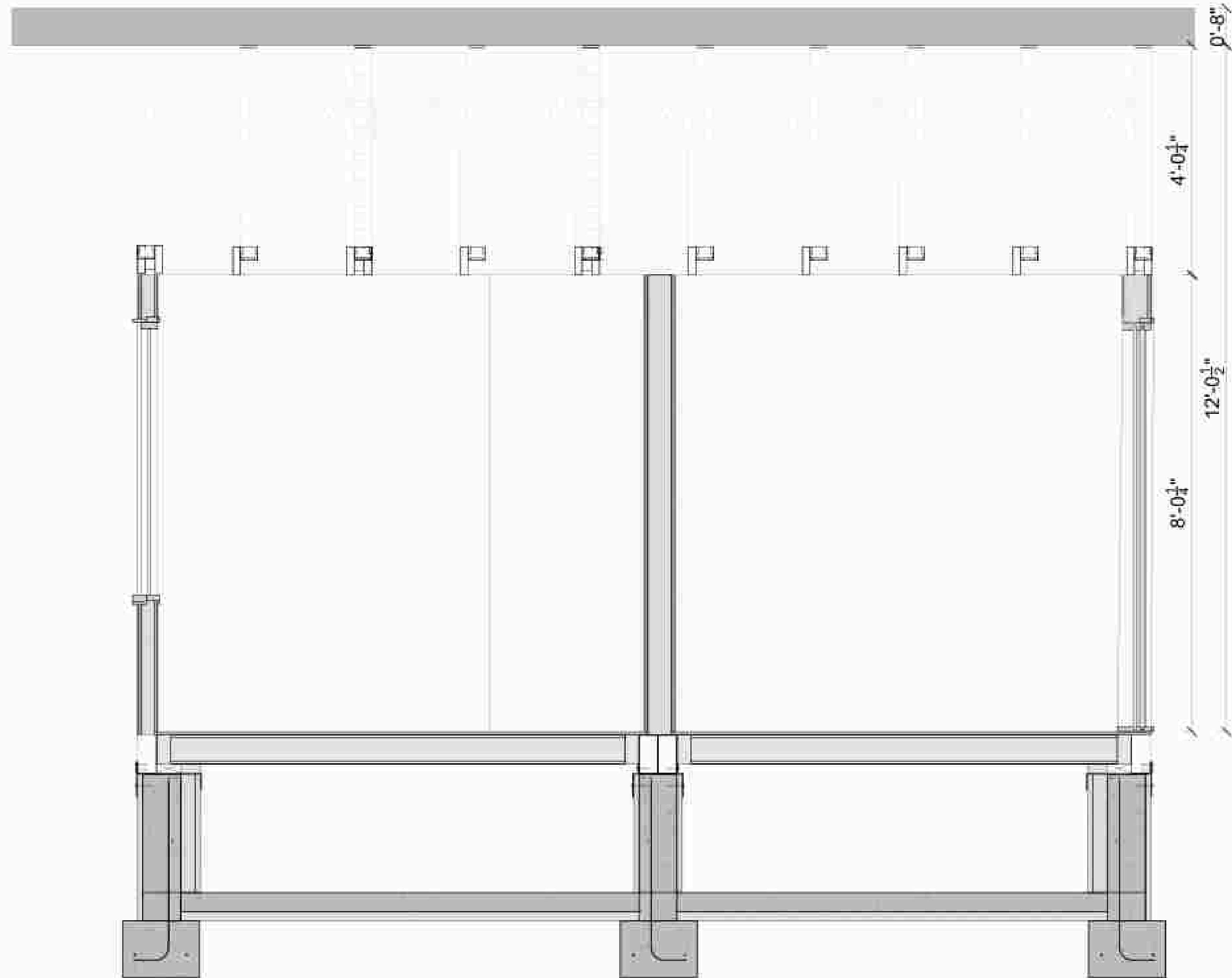
SECTION

SHEET NO.
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1 SECTION AA
N" = 1/4"



2 SECTION BB
N" = 1/4"



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MANUFACTURING PLANT(S) ADDRESS
18101 Figueroa blvd Gardena,
CA90248

MODEL DESIGNATION
36 WEST

SHEET 5 OF 8

PROJECT NAME: 36 WEST
APPLICABLE DESIGN CRITERIA

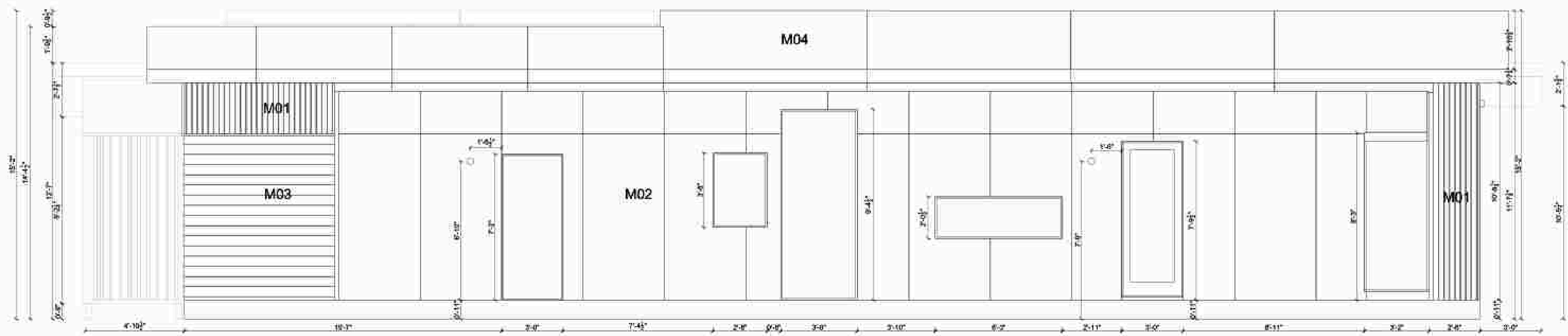
DATE 11/17/2025
DRAWN BY DAWOOD ASIM P
LUIZA DRAEGER
NUBIA NICOLE
CHECKED BY ELI ROGERS

SCALE INDICATED ON
THE DRAWING

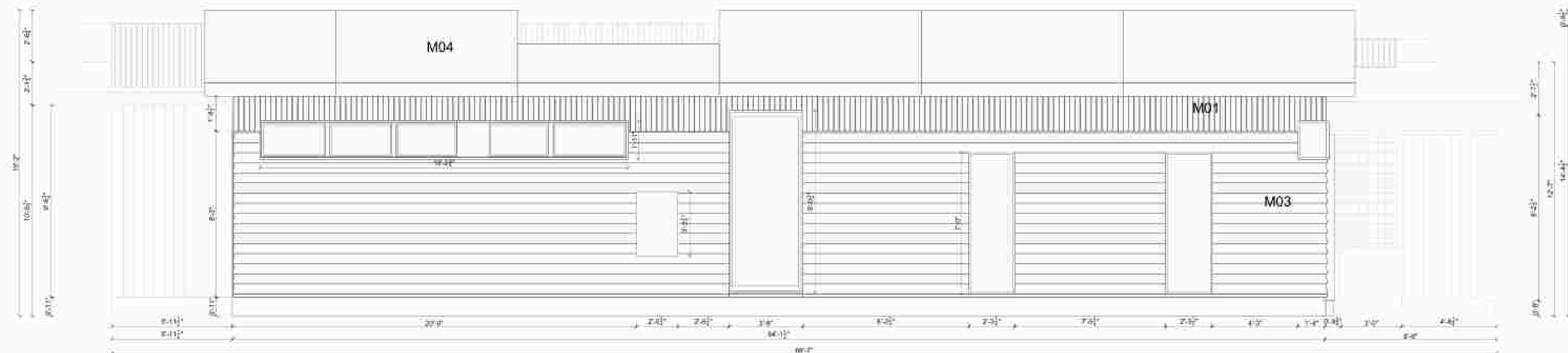


SECTION

SHEET NO.
A0.05

[illegible]

1 RIGHT ELEVATION



2 LEFT ELEVATION

MATERIAL SPECIFICATIONS:

Material 01 → Vertical
Siding (Fire-proof)



Material 02 → Panel Siding
(Fire-proof)

Material 03 → Horizontal Lap Siding
(Fire-proof)



Material 04 → Standing Seam Metal Roofing

Notes: This project utilizes prefabricated/manufactured home components. In accordance with County Code §22.140.520, the Façade Material Variety requirements described in Table 22.140.520-E do not apply to prefabricated/manufactured homes. Therefore, façade material variation standards are not applicable to this structure.

Notes: This project includes prefabricated/manufactured home components. In accordance with County Code §22.140.520, the Façade Variety requirements listed in Table 22.140.520-C do not apply to prefabricated/manufactured homes. Therefore, façade articulation requirements are not applicable to this structure.



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MODEL DESIGNATION
36 WEST

SHEET 6 OF 8

PROJECT NAME: 36 WEST
APPLICABLE DESIGN CRITERIA

DATE 11/17/2025

DRAWN BY DAWOOD ASIM P
LUIZA DRAEGER
NUBIA NICOLE

CHECKED BY ELI ROGERS

SCALE INDICATED ON THE DRAWING

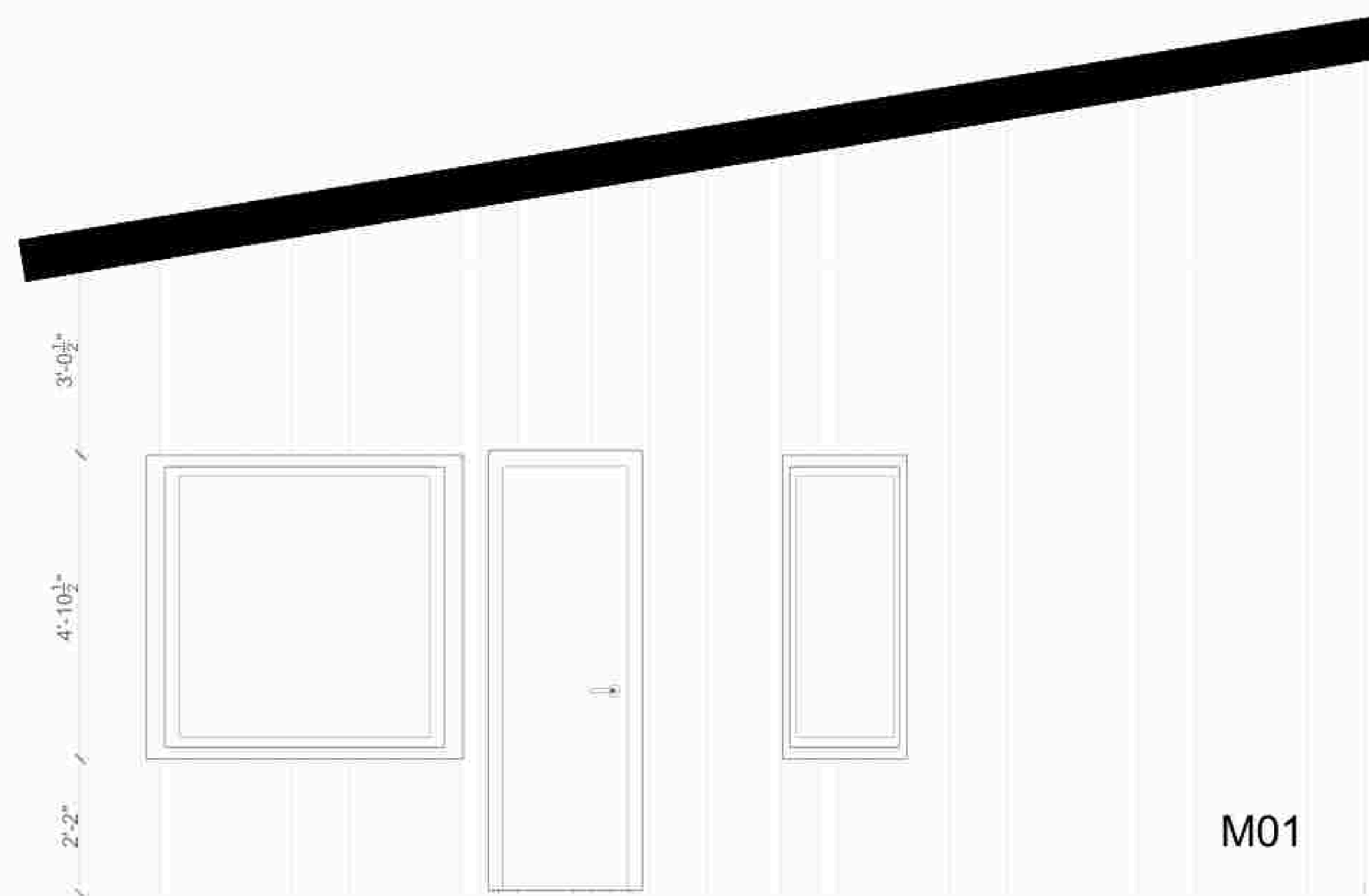
ELEVATIONS

SHEET NO.

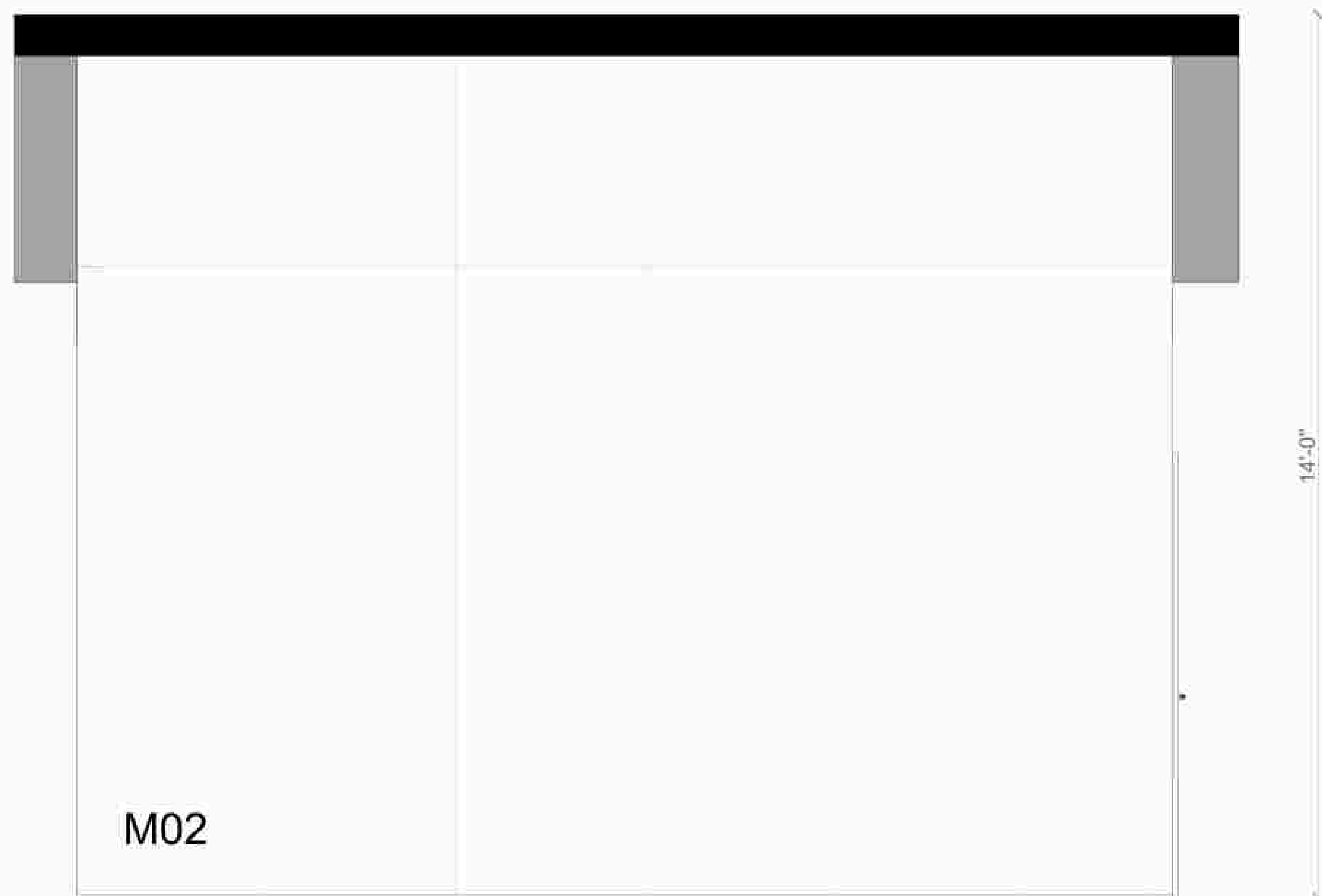
A0.06



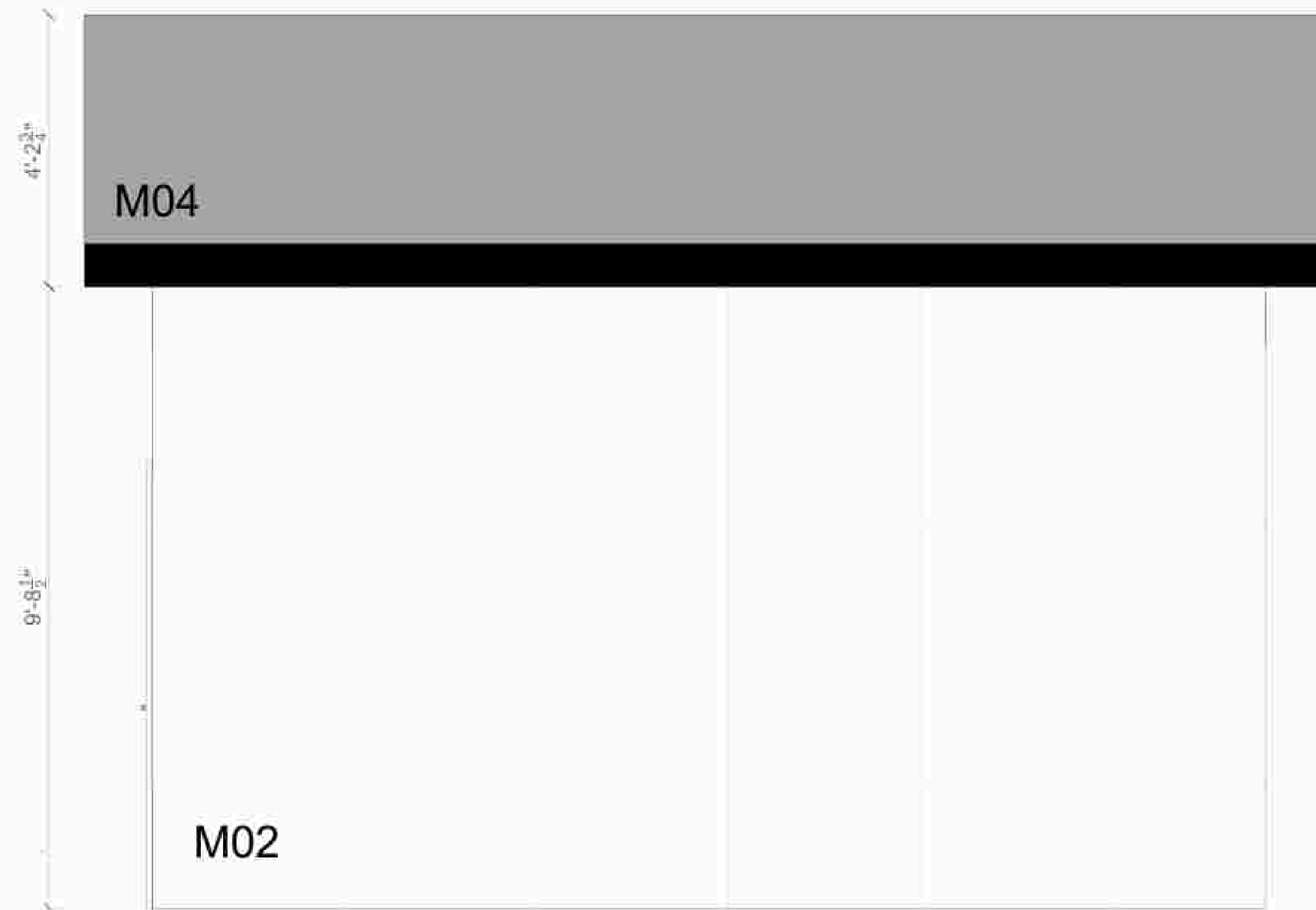
1 ADU - FRONT ELEVATION
1/4" = 1'-0"



2 ADU - BACK ELEVATION
1/4" = 1'-0"



3 ADU - RIGHT ELEVATION
1/4" = 1'-0"



4 ADU - LEFT ELEVATION
1/4" = 1'-0"

DATE	NO	REVISION
11/04/2025	00	INITIAL SUBMISSION
11/08/2025	01	CITY COMMENTS RESPONSE 01
11/17/2025	02	CITY COMMENTS RESPONSE 02

**azure** printed homes

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MODEL DESIGNATION
36 WEST

SHEET 8 OF 8

PROJECT NAME: 36 WEST
APPLICABLE DESIGN CRITERIA

DATE 11/17/2025
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LUIZA DRAEGER
NUBIA NICOLE
CHECKED BY ELI ROGERS

SCALE INDICATED ON THE DRAWING 

ELEVATIONS

SHEET NO.
A0.08