CITY NOTES:

1. VISIBILITY OF A DRIVEWAY CROSSING A PROPERTY LINE SHALL NOT BE BLOCKED ABOVE A HEIGHT OF 30" ON EITHER SIDE OF THE DRIVEWAY FOR A DISTANCE OF 15'.
2. LANDINGS @ EXT. DOORS MIN. 36" DEEP AND MAX. 7.75" FROM THRESHOLD, MAX. 1" IF DOOR OPENS O/ LANDING.
3. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION & SIMILAR SERVICE WIRES SHALL BE INSTALLED UNDERGROUND.
5. CONTROL VALVES FOR ALL SHOWERS SHALL BE PRESSURE BALANCE OR THERMOSTATIC-MIXING TYPE.
6. SHORING REQUIRED FOR THIS PROJECT IS UNDER SEPARATE PERMIT.
7. DRIVEWAY APPROACHES SHALL HAVE A MAXIMUM SLOPE 18%.
8. SEPARATE PERMITS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION & SEWER CAP. IF SUCH IMPROV. OR DEMO. IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO START BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT TIME OF BUILDING PERMIT ISSUANCE.
9. FENCE/WALL/HANDRAIL & HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISH GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE MAX. 42" INT. FRONT YARD SETBACK & 6' AT ALL OTHER LOCATIONS ON SITE (3' IF OBSTRUCTING DRIVEWAY VISIBILITY).
10. INSTALL ON COLD WATER SUPPLY AT TOP OF THE WATER HEATER A CAPPED "T" FIT. FOR FUTURE SOLAR HEATING.
11. ENGINEER OF RECORD TO PROVIDE STRUCTURAL OBSERVATION REPORT ON CITY FORM PRIOR TO THE FOLLOWING INSPECTIONS; FOUNDATION, REINFORCING STEEL, ROUGH FRAMING.
12. PROVIDE SPECIAL (DEPUTY) INSPECTION FOR ALL CONCRETE 3000 PSI AND OVER.
13. THE FOLLOWING CODES APPLY WITH CITY AMENDMENTS:
    2019 CBC, CMC, CPC, CFC, CGB, CEC & EL SEGUNDO MUNICIPAL CODE
14. BMP'S SHALL BE IMPLEMENTED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
15. STREET ADDRESSES SHALL BE MIN. 6" HIGH, VISIBLE FROM THE STREET IN CONTRASTING COLOR TO BACKGROUND AND ILLUMINATED DURING HOURS OF DARKNESS. MULTIPLE ADDRESSES SHALL BE REFLECTED IN THE NUMBERING STREET SIDE.
16. MATERIALS DELIVERED TO CONSTRUCTION SITE TO BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE
17. CONSTRUCTION WASTE TO BE REDUCED BY 65% AND HAULED TO A CERTIFIED RECYCLER. PROVIDE WASTE MANG. PLAN 4.408.2
18. THERE ARE NO EASEMENTS OR OAK TREES ON PROPERTY OR ANY SLOPE > 3:12 WITH 40' OF NEW BUILDING.
19. MAIL BOXES TO BE LOCATED ON WEST ENTRY WALK AND SHALL BE LOCKING, SHEET A-1 SITE PLAN WEST WALK.
20. 36" x 6' AUTOMATIC IRON SECURITY GATE W/ KEYPAD AND CALL BOX STREET SIDE & KEY PAD INSIDE. GATE TO HAVE BATTERY BACKUP.
21. ACCESSIBLE ROUT TO ADAPTABLE UNIT "B" AND LIFT TO SUBTERRANEAN PARKING TO BE MIN. 48"
22. DOCUMENTATION OF COMPLIANCE TO INCLUDE CONSTRUCTION DOCS, SPECS CERTS, INSPECTION RECORDS, OR OTHER DOCS NECESSARY TO VERIFY CALGREEN COMPLIANCE
23. THE BUILDING OFFICIAL HAS THE DISCRETION TO REQUIRE POS-CONSTRUCTION/PRE-OCCUPANCY ACOUSTIC MEASUREMENT TO VERIFY COMPLIANCE WITH THE 45dB CNEL STANDARD.
24. LIFT REQUIRED FOR THIS PROJECT IS UNDER SEPARATE PERMIT.

PUBLIC WORKS NOTES:

1. CONTRACTOR TO OBTAIN REQ. CITY ENCROACHMENT PERMITS FROM THE PUBLIC WORKS DEP. BEFORE COMMENCING ANY WORK IN THE PUBLIC RIGHT OF WAY INCLUDING LANE CLOSURE. CONTACT NICK PETREVSKI 310-524-2360.
2. APPLICANT SHALL REPAIR DAMAGE TO PUBLIC STREETS OR SIDEWALKS DUE TO CONSTRUCTION OR CONSTRUCTION VEHICLES TRAVELING TO AND FROM THE PROJECT BEFORE THE PERMIT CAN BE FINALIZED
3. ALL CONSTRUCTION RELATED PARKING SHALL BE ACCOMMODATED ON SITE.
4. CONTACT ANTHONY ESPARZA 310-524-2746 REGARDING PROPOSED WATER SYSTEM UPGRADES, METERS, LATERALS.
5. NO DIRECT DRAINAGE CONNECTION CAN BE MADE TO THE CITIES CATCH BASINS OR STORM DRAIN SYSTEM
6. CCTV VIDEO SHOWS CRACK AND ROOTS ON BOTH (E) SEWER LATERALS. REPLACE BOTH LATERALS WITH 6" HIGH STRENGTH VCP PER SPPWC STANDARD 222-2. FINAL PUBLIC WORKS APPROVAL OR CERTIFICATE of OCCUPANCY SHALL BE ISSUED UNTIL LATERAL CONDITION HAS BEEN ASSESSED AND COMPLETED.
7. NO PARKWAY TREES CAN BE REMOVED WITHOUT PARKS AND REC APPROVAL. CONTACT CHRISTOPHER HENTZEN 310-524-2716
8. PG-64-10 TACK COAT AND HOT MIX ASPHALT TO BE USED FOR ALL SLOT PAVING REQ. NEXT TO NEW CONCRETE SLOT PAVING TO BE 3' WIDE, 1' DEEP AND 6" ASPHALT OVER 6" BASE
9. NONSTANDARD BOULDERS OR HARD SCAPE ARE NOT ALLOWED ON THE PUBLIC RIGHT-OF-WAY
10. DEVELOPER OR CONTRACTOR SHALL INFORM NEIGHBORING PROPERTIES IN WRITING OF ANY STREET LANE CLOSURES OR OTHER SIGNIFICANT IMPACTS ON ADJACENT STREETS AT LEAST ONE WEEK BEFORE OCCURANCE.
11. ALL RIGHT-OF-WAY CONSTRUCTION SHALL CONFORM TO STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC) AND CITY STANDARDS
12. PROVIDE (4) (N) 1" WATER METERS, CONTACT ANTHONY ESPARZA (310) 524-2745 EL SEGUNDO WATER FOR METEER LOCATION AND SPECS.
13. ALL DRAIN PIPES THROUGH CURBS TO BE SCHEDULE 80 PVC PER SPPWC STANDARD PLAN.

FIRE DEPARTMENT NOTES

1. FIRE SPRINKLER SYSTEM WORK TO BE SUBMITTED UNDER SEPARATE PERMIT AND APPROVED PRIOR TO COMMENCING WORK.
2. FIRE ALARM SYSTEM WORK TO BE SUBMITTED UNDER SEPARATE PERMIT AND APPROVED PRIOR TO COMMENCING WORK.
3. BUILDING ADDRESSES ARE TO BE 6" IN HEIGHT , IN A CONTRACTING COLOR TO BACKGROUND, BACKLIT AND ON STREET AND ALLEY SIDES.

VERIFYING THE EXISTANCE OF EASEMENTS

It is the responsibility of the applicant to verify the existence of easements and properly label them on the Plot/Site Plan. Structures may be prohibited from being constructed within easements without the easement holder's approval.

Signature of owner or owners agent Date

CONSULTANTS

BUILDING DESIGNER & CONTRACTOR
CAM DEVELOPMENT CORP
531 MAIN STREET #3 EL SEGUNDO CA 90245
(424) 277-1063, CRAIG.CAMDC@HOTMAIL.COM

STRUCTURAL ENGINEER
B.A. SIMS ENGINEERING Inc.
1341 ORIZABA AVENUE LONG BEACH CA 90804
(562) 735-4955 WWW.BASIMS.COM

CIVIL ENGINEER
DENN ENGINEERS
3914 DEL AMO BLVD. SUITE 921 TORR. CA 90503
(310) 542-9433 FAX (310) 542-9491

ENERGY
NEWTON ENERGY
15398 Roseman Way, Caldwell, ID 83607
(310) 345-2760

GEOTECHNICAL
NORCAL ENGINEERING
10641 HUMBOLT STREET LOS ALAITOS, CA 90720
562-799-9459

SCOPE OF WORK:

CONSTRUCT A 100% PRIVATELY FUNDED EIGHT UNIT CONDOMINIUM PROJECT. PROJECT TO HAVE TWO 4 UNIT BUILDINGS OF FOUR UNITS EACH AND SHARE A COMMON DRIVEWAY ACCESSING A SEMI-SUBTERRANEAN PRIVATE GARAGES WITH VAN ACCESSIBLE GUEST PARKING. ALL EIGHT UNITS TO HAVE FOUR BEDROOMS, THREE BATHROOMS, PRIVATE BALCONIES AND ROOF DECKS. BASEMENT REQ. SETBACK & P/L RETAINING WALLS & SHORRING UNDER SEP. PERMIT.

PROJECT DATA: 100% PRIVATE FUNDING

PROJECT ADDRESS:	301 & 305 W. PALM AVE
LEGAL DESCRIPTION:	LOTS 5 & 6 OF TRACT 9642, APN: 4132-008-005 & 006
ZONING DESIGNATION:	R-3
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	R-2, S-2
PROJECT DESCRIPTION:	(2) 4-UNIT CONDOMINIUM O/ BASEMENT PARKING
LOT AREA:	13,408 SQ.'
BUILDING FOOTPRINT:	7102 SQ.' PROVIDED 7106.24 SQ.' ALLOWED
LOT COVERAGE:	52.9% PROVIDED 53% ALLOWED
COMMON OPEN SPACE:	1720 SQ.'
LANDSCAPED COMMON OPEN SPACE:	806 SQ.'

INDIVIDUAL PROJECT DATA:	UNIT A	UNIT B	UNIT C	UNIT D	
STORIES	2	2	2	2	
BUILDING HEIGHT:	24'-10"	24'-3"	24'-0"	22'-10"	
GARAGE AREA:	639 SQ.'	643 SQ.'	643 SQ.'	610 SQ.'	T=2535 SQ.'
DECK AREA:	260 SQ.'	360 SQ.'	360 SQ.'	163 SQ.'	T=1143 SQ.
BASEMENT LIVING AREA:	56 SQ.'	68 SQ.'	68 SQ.'	54 SQ.'	
FIRST FLOOR LIVING AREA:	968 SQ.'	945 SQ.'	925 SQ.'	876 SQ.'	
SECOND FLOOR LIVING AREA:	1078 SQ.'	1031 SQ.'	1018 SQ.'	972 SQ.'	
TOTAL LIVING AREA:	2046 SQ.'	2044 SQ.'	2016 SQ.'	1902SQ.'	
TOTAL NET AREA:	1962 SQ.'	1466 SQ.'	1466 SQ.'	1437 SQ.'	

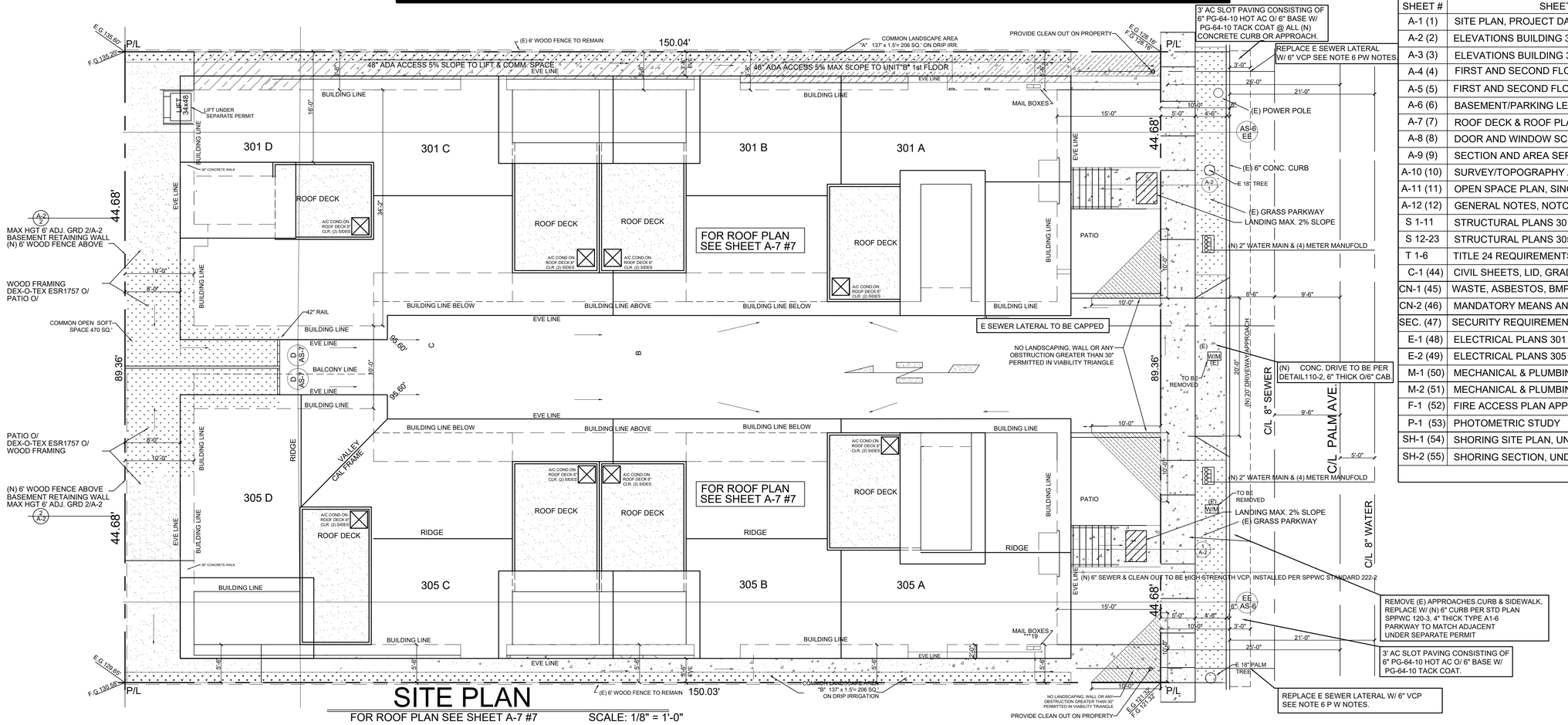
TOTAL COMBINED GROSS AREA: 16,016 SQ.'
TOTAL COMBINED NET AREA: 12,254 SQ.'
" FIRE SPRINKLERS REQUIRED UNDER SEPARATE PERMIT"
FIRE SPRINKLERS TO COMPLY WITH (NFPA13) & ALARM UNDER DEFERRED SUBMITTAL
DEMO, SITE RET. WALLS, LANDSCAPE, LIFT & SHORRING UNDER SEPARATE PERMIT
ENCLOSED GARAGES UNDER R-2 CONDO BLDG REQ AUTO. FIRE EXT. SYS. 903.2.1

OCCUPANT LOAD TAB.:	LIVING	GARAGE.	AREA / 200 = OCCUPANTS
UNIT A	2046 SQ.'	639 SQ.'	10.23 = 10 3.2 = 3
UNIT B	2044 SQ.'	643 SQ.'	10.22 = 10 3.2 = 3
UNIT C	2016 SQ.'	643 SQ.'	10.22 = 10 3.2 = 3
UNIT D	1902 SQ.'	610 SQ.'	9.51 = 10 3.1 = 3

THE VILLAS ON WEST PALM

SHEET INDEX

SHEET #	SHEET TITLE & CONTENTS
A-1 (1)	SITE PLAN, PROJECT DATA, SHEET INDEX, CITY & P.W. NOTES
A-2 (2)	ELEVATIONS BUILDING 301 EAST
A-3 (3)	ELEVATIONS BUILDING 305 WEST
A-4 (4)	FIRST AND SECOND FLOOR PLANS BUILDING 301 EAST
A-5 (5)	FIRST AND SECOND FLOOR PLANS BUILDING 305 WEST
A-6 (6)	BASEMENT/PARKING LEVEL FLOOR PLAN
A-7 (7)	ROOF DECK & ROOF PLAN
A-8 (8)	DOOR AND WINDOW SCHEDULES
A-9 (9)	SECTION AND AREA SEPARATION PLANS
A-10 (10)	SURVEY/TOPOGRAPHY AND DEMO PLAN
A-11 (11)	OPEN SPACE PLAN, SINGLE LINE PLAN
A-12 (12)	GENERAL NOTES, NOTCHING & BORING, ECO-RAIN TANK SPECS
S 1-11	STRUCTURAL PLANS 301 EAST (SHEETS 13-24)
S 12-23	STRUCTURAL PLANS 305 WEST (SHEETS 25-36)
T 1-6	TITLE 24 REQUIREMENTS (SHEETS 37-43)
C-1 (44)	CIVIL SHEETS, LID, GRADING AND SUMP PUMP PLANS
CN-1 (45)	WASTE, ASBESTOS, BMP's GOOD HOUSE KEEPING
CN-2 (46)	MANDATORY MEANS AND NOTES
SEC. (47)	SECURITY REQUIREMENTS
E-1 (48)	ELECTRICAL PLANS 301
E-2 (49)	ELECTRICAL PLANS 305
M-1 (50)	MECHANICAL & PLUMBING PLANS 301
M-2 (51)	MECHANICAL & PLUMBING PLANS 305
F-1 (52)	FIRE ACCESS PLAN APPROVED
P-1 (53)	PHOTOMETRIC STUDY
SH-1 (54)	SHORING SITE PLAN, UNDER SEPARATE PERMIT
SH-2 (55)	SHORING SECTION, UNDER SEPARATE PERMIT



SITE PLAN

FOR ROOF PLAN SEE SHEET A-7 #7 SCALE: 1/8" = 1'-0"

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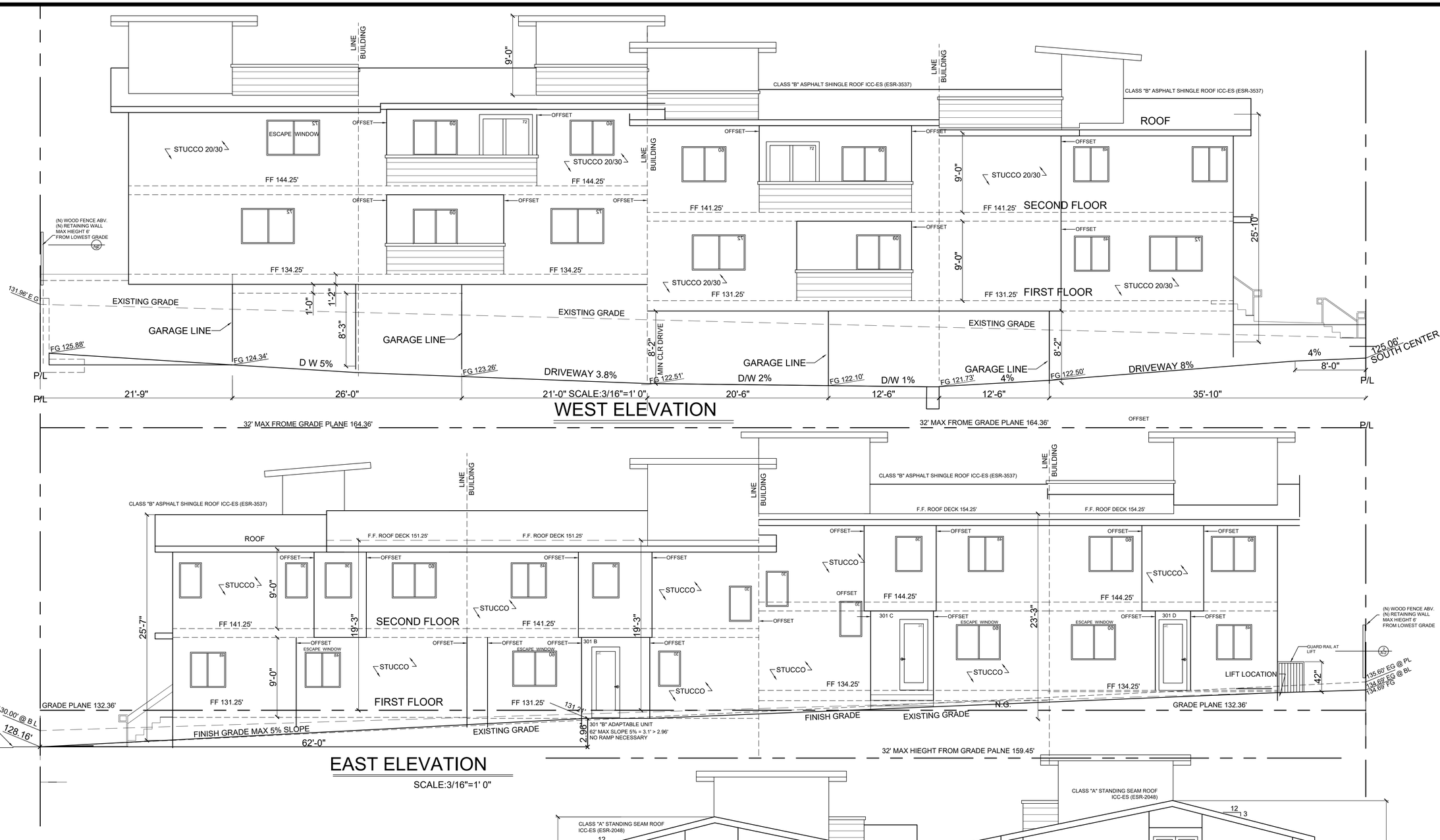
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SITE PLAN, EAST/WEST ELEV.
PROJECT DATA, SHEET
INDEX & CONSULTANTS

A-1 SHEET 1

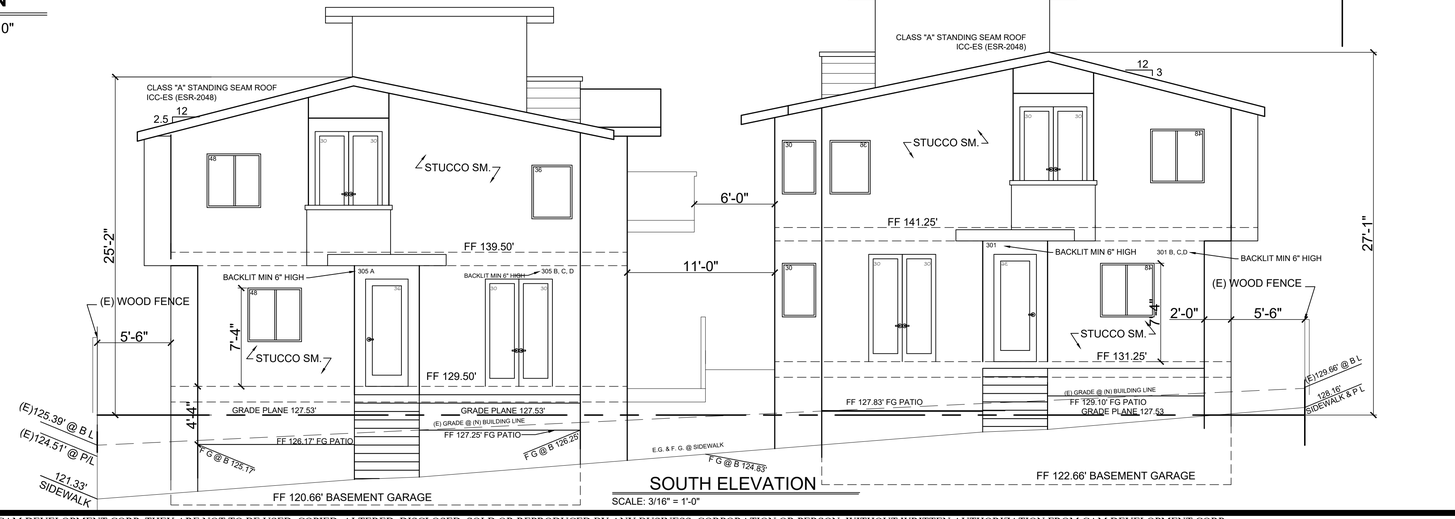
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WEST ELEVATION

EAST ELEVATION

SCALE:3/16"=1' 0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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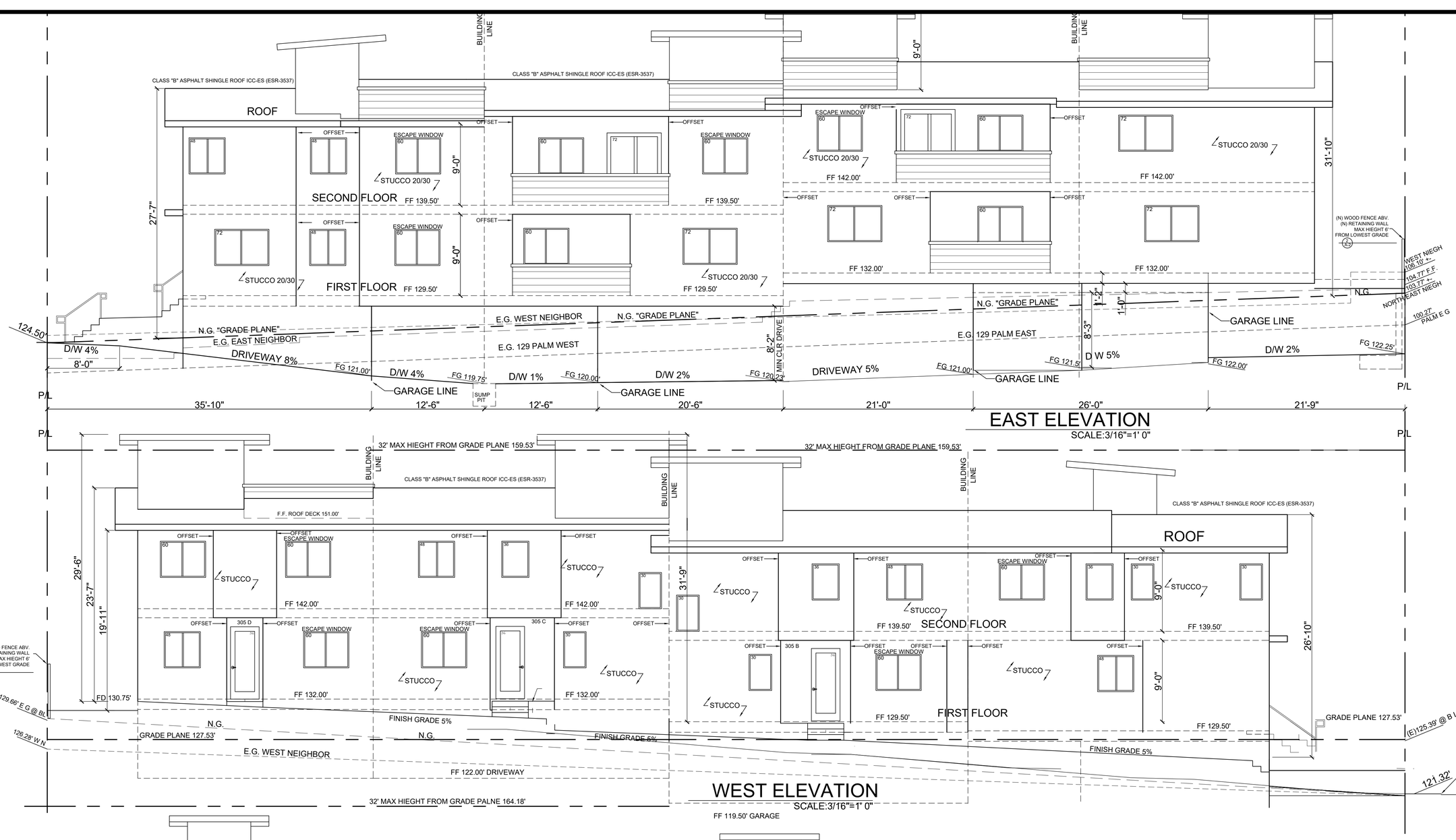
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ELEVATIONS

A-2

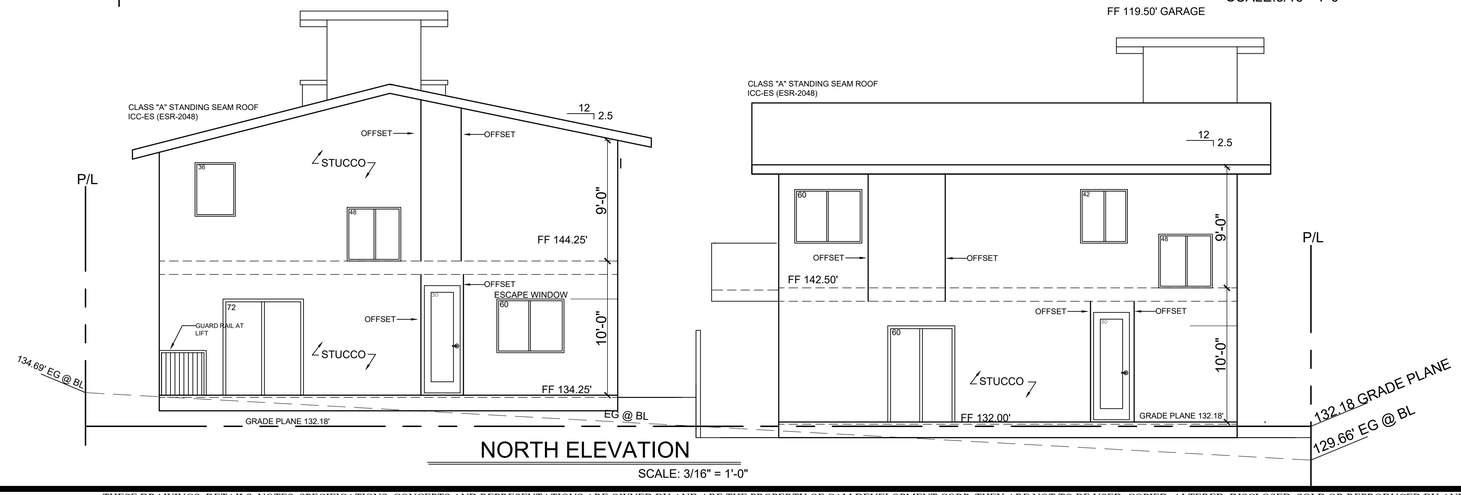
SHEET 2

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EAST ELEVATION
SCALE:3/16"=1' 0"

WEST ELEVATION
SCALE:3/16"=1' 0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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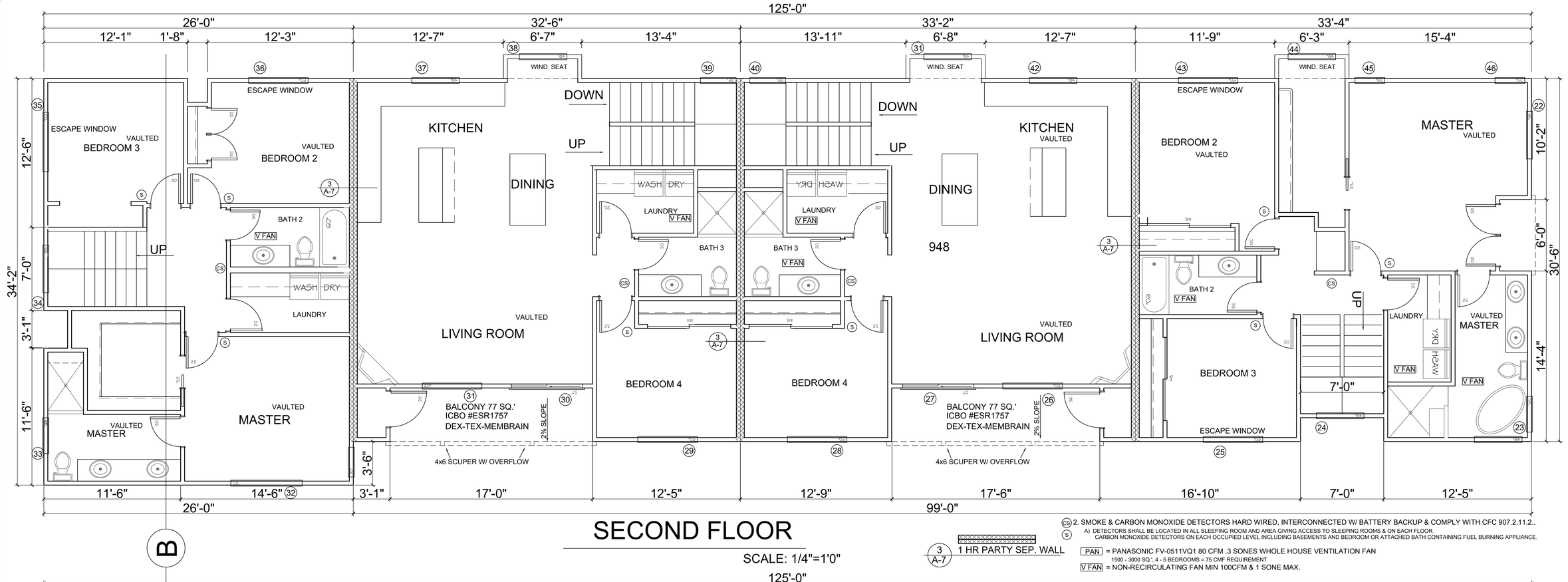
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ELEVATIONS

A-3
SHEET 3

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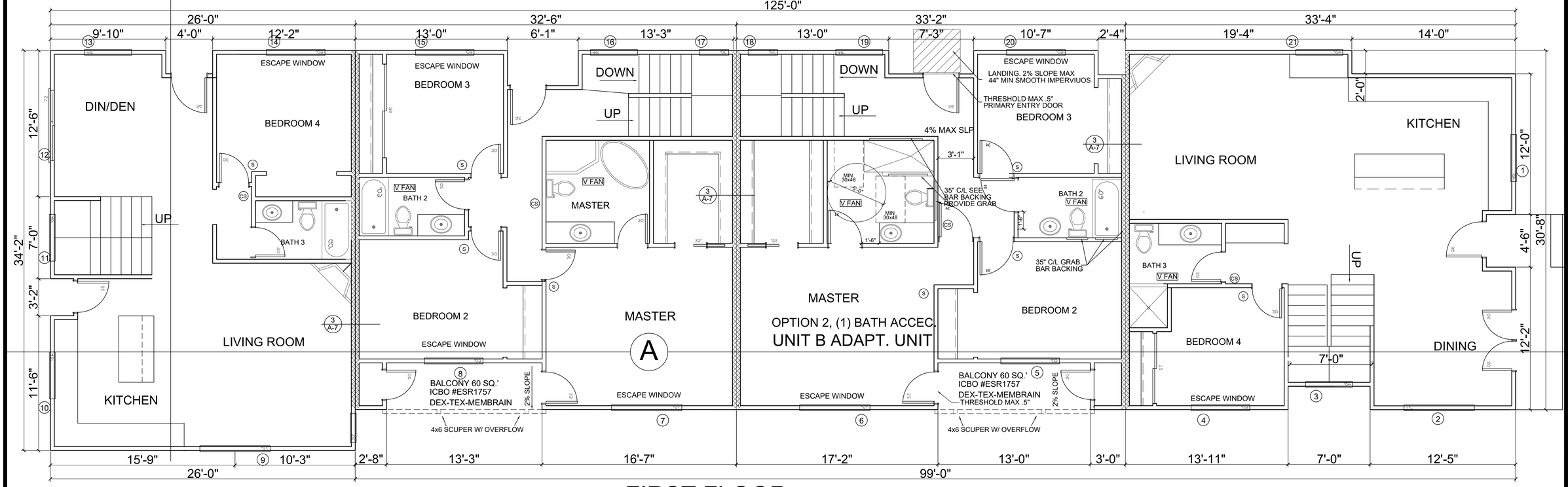
SECOND FLOOR

SCALE: 1/4"=1'0"

3 A-7 — 1 HR PARTY SEP. WALL

(CS) 2. SMOKE & CARBON MONOXIDE DETECTORS HARD WIRED, INTERCONNECTED W/ BATTERY BACKUP & COMPLY WITH CFC 907.2.11.2..
(S) A) DETECTORS SHALL BE LOCATED IN ALL SLEEPING ROOM AND AREA GIVING ACCESS TO SLEEPING ROOMS & ON EACH FLOOR.
CARBON MONOXIDE DETECTORS ON EACH OCCUPIED LEVEL INCLUDING BASEMENTS AND BEDROOM OR ATTACHED BATH CONTAINING FUEL BURNING APPLIANCE.

PAN = PANASONIC FV-0511VQ1 80 CFM .3 SONES WHOLE HOUSE VENTILATION FAN
1500 - 3000 SQ.'. 4 - 5 BEDROOMS = 75 CMF REQUIREMENT
V FAN = NON-RECIRCULATING FAN MIN 100CFM & 1 SONE MAX.



FIRST FLOOR SCALE: 1/4"=1'-0"

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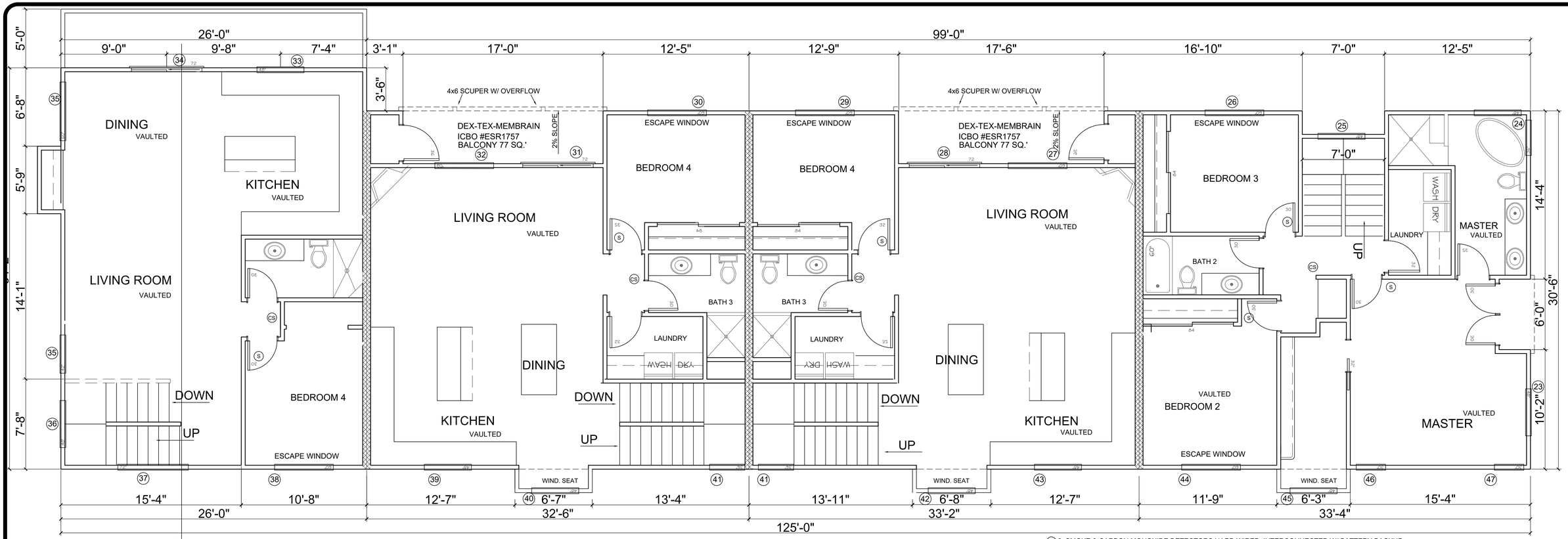
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1st & 2nd FLOOR PLANS

A-4

SHEET 4

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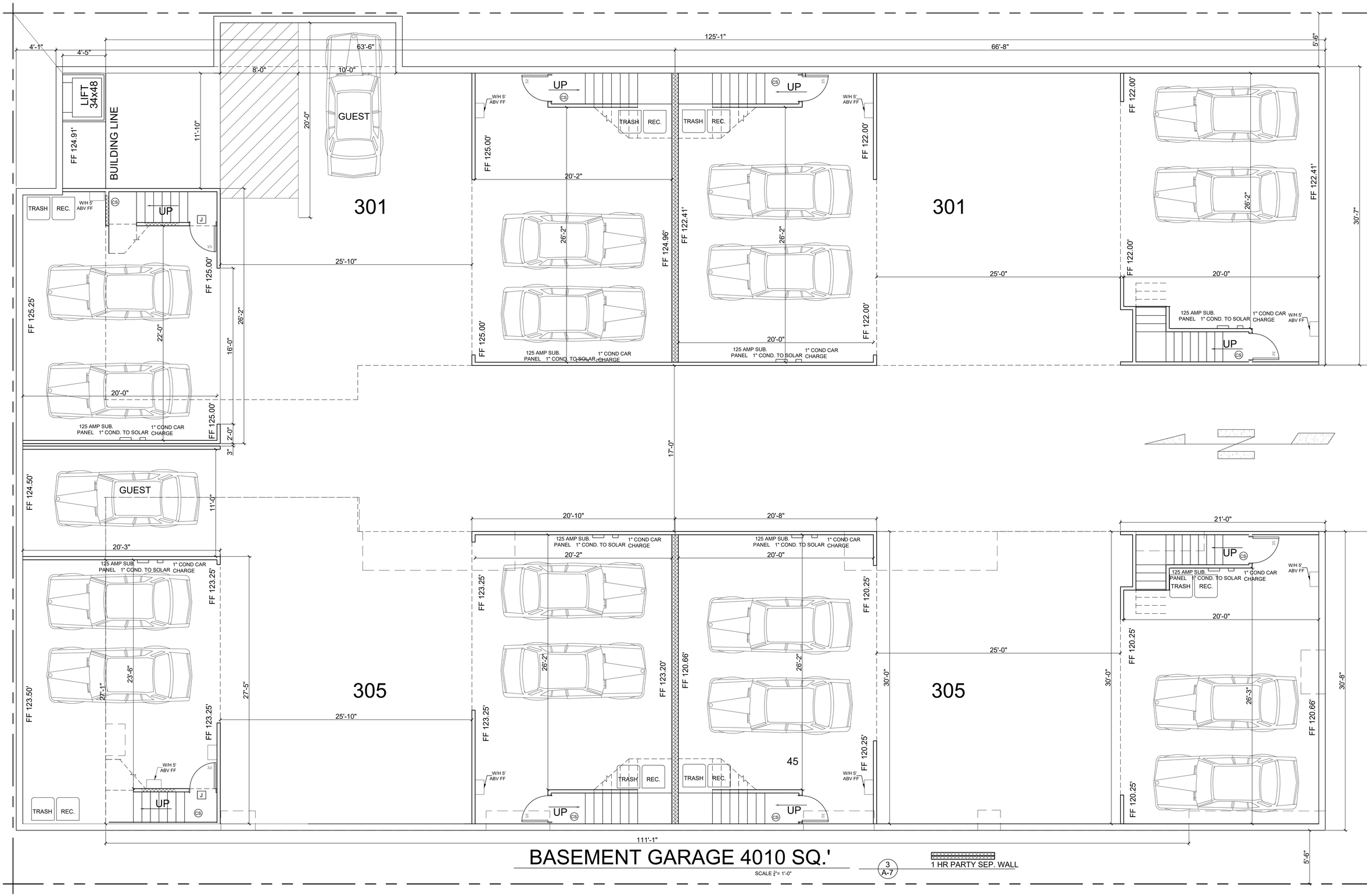
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1st & 2nd FLOOR PLANS

A-5

SHEET 5

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BASEMENT GARAGE 4010 SQ.'

SCALE 1/4"= 1'-0"

3 A-7

1 HR PARTY SEP. WALL

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BASEMENT FLOOR PLAN

A-6

SHEET 6

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