

**5-23-0483 (Adelaide 430, LLC)**

**May 10, 2024**

**EXHIBITS**

<b>Exhibit 1 – Vicinity Map.....</b>	<b>1</b>
<b>Exhibit 2 – Project Plans.....</b>	<b>2</b>



California Coastal Commission

5-23-0483

Exhibit 1

Page 1 of 1



OWNER  
ADELAIDE 430 LLC  
430 ADELAIDE DRIVE  
SANTA MONICA, CA, 90402

ARCHITECTE  
PPF GOUJON ARCHITECTES  
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WINSTON BROCK CHAPPELL INC  
572 RADCLIFFE AVENUE  
PACIFIC PALICADES, CA 90272  
TEL: (310) 489-9497

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C.W. HOWE PARTNERS INC.  
4358 SEPULVEDA BLVD.  
CULVER CITY, CA 90230  
(310) 838-0383

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IRVINE GEOTECHNICAL INC.  
145 N. SIERRA MADRE BLVD. #  
PASADENA, CA 91107  
(626) 844-6641

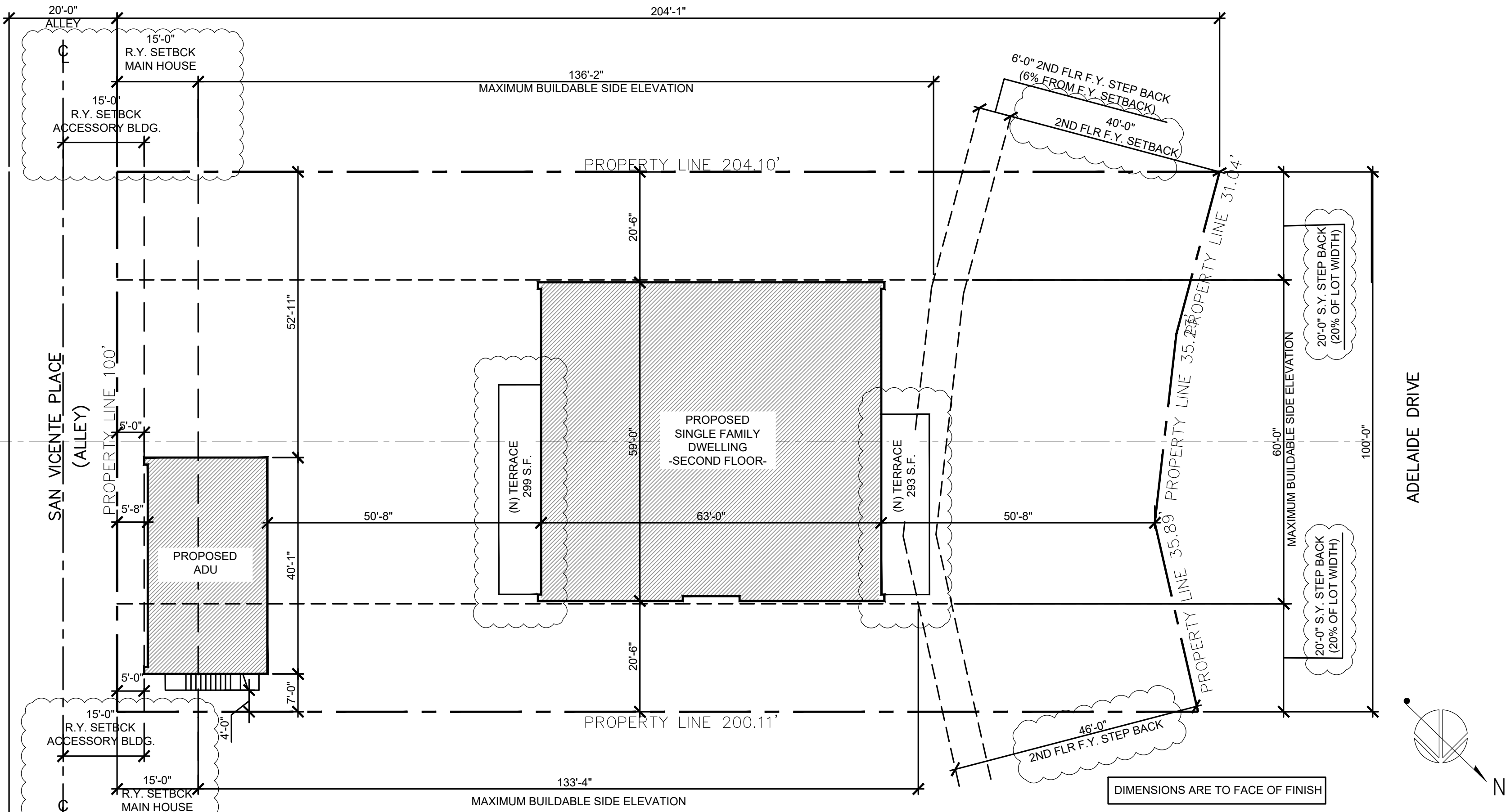
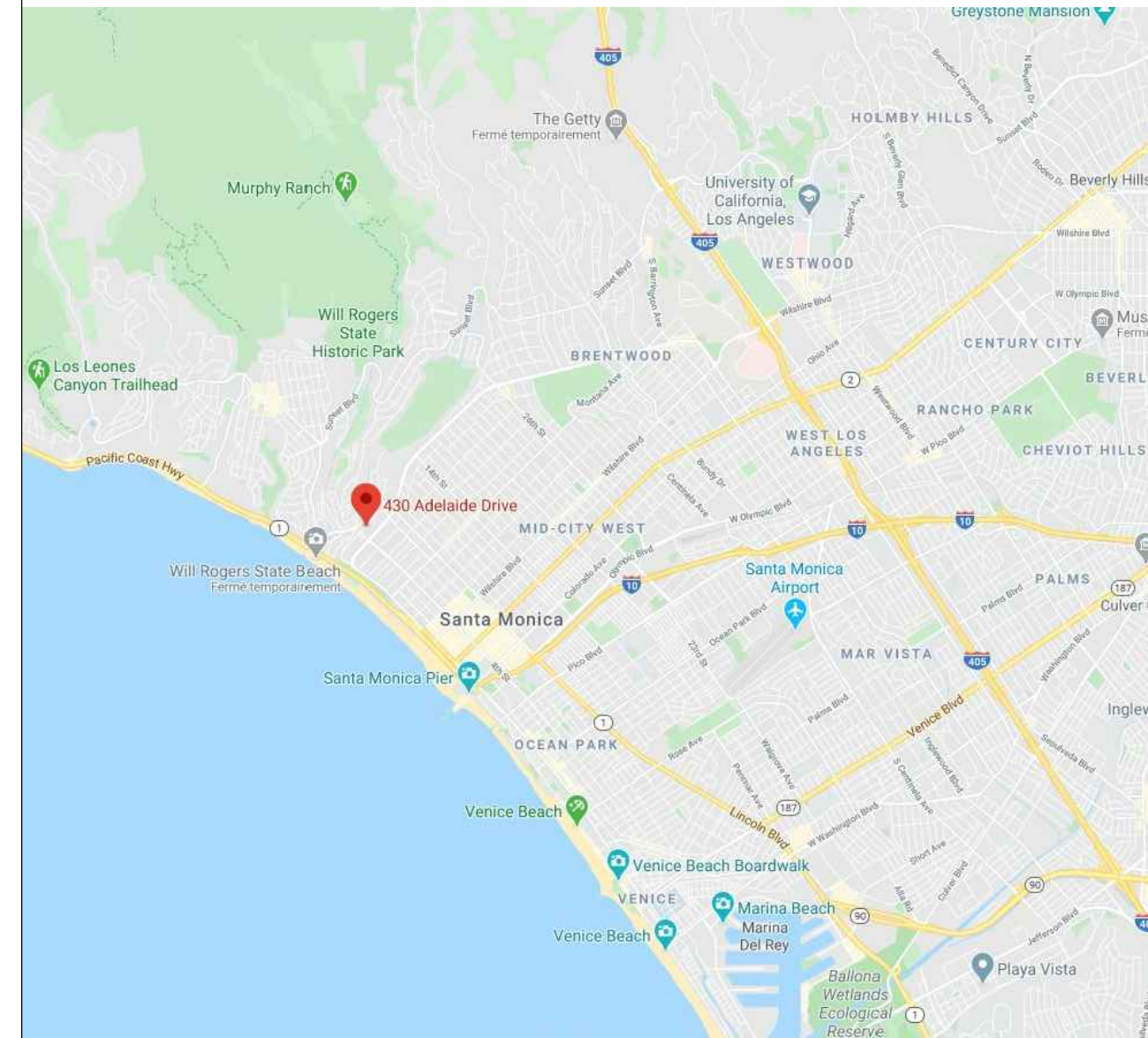
LAND SURVEYOR.  
PEAK SURVEYS INC.  
2488 TOWNSGATE RD, #D  
WESTLAKE VILLAGE, CA 91361  
805.497.0102

IRRIGATION DESIGN  
ATOMIC IRRIGATION DESIGN  
1158 26TH STREET, #241  
SANTA MONICA, CA 90403  
(310) 592-4707

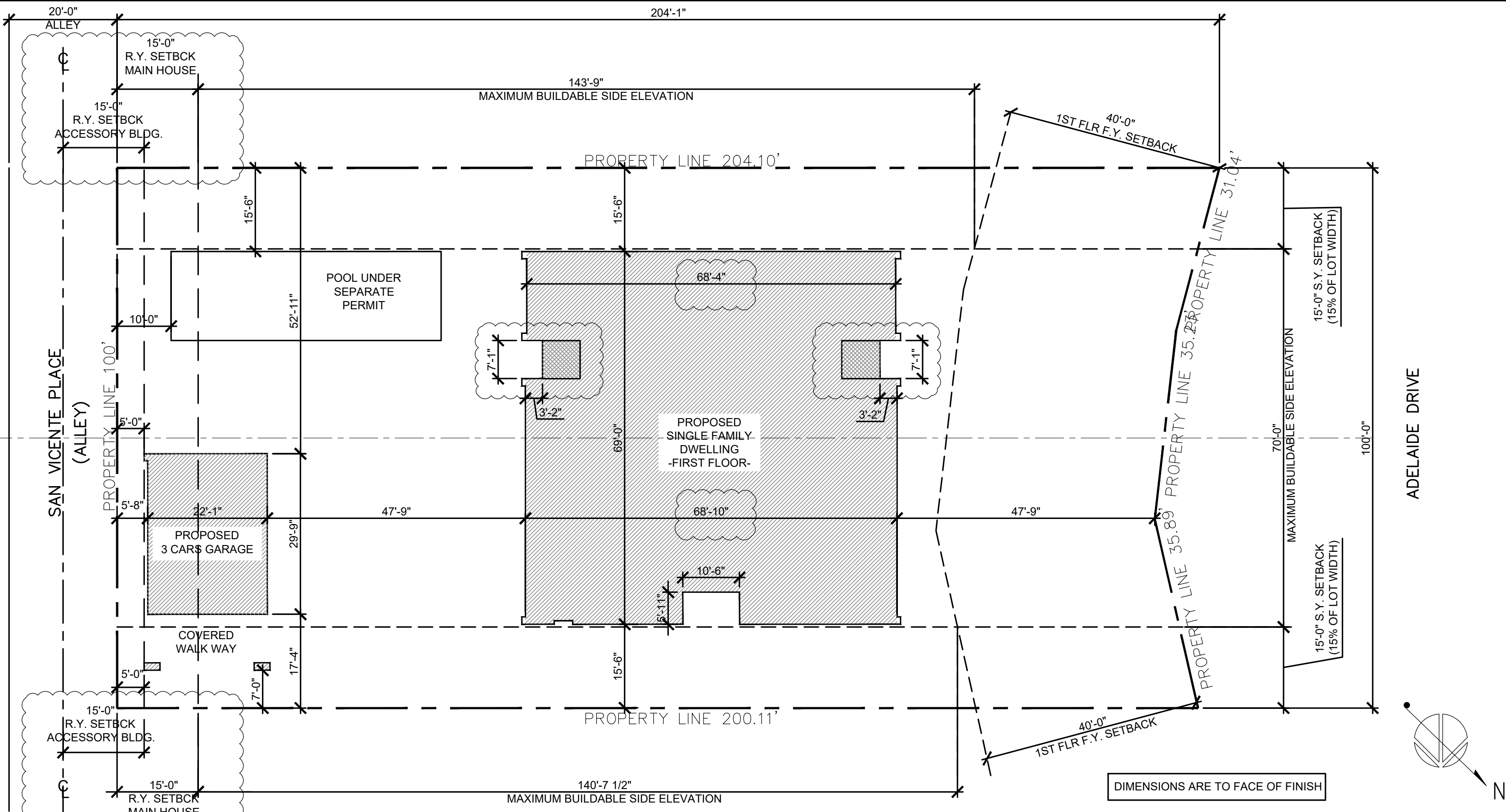
TITLE 24 & M.E.P.  
SHAMIM ENG. CONSULTANTS  
5847 WILBUR AVE.  
TARZANA, CA 91356  
(818) 788-6778

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[illegible][illegible]

②	Al	FIN	Finish				
③	Centerline	F.N.	Flashed				
④	Perimeter or round	F.S.	Flashing		PLAS	Plaster	
⑤	Round or number	F.L.R.	Fluorescent		PLY	Plywood	
		F.O.C	Foot of Concrete		PR	Pr	
		F.O.F	Face of Floor		PT	Paint	
AD	Area Drain	F	Foot		R	Riser	
ADJ	Adjustable	F	Foot		RA	Rail	
AGGR	Aggregate	FT	Foot		RD	Roof Drain	
AL	Aluminum	FR	Fracting		REF	Reflex	
APPROX	Approximate	FUR	Furring		REIN	Reinforced	
ASPH	Asphalt	GA	Gauge		RECO	Reinforced	
		GAU	Galvanized		RND	Round Opening	
BO	Board	GL	Glass		RWD	Redwood	
B.D.G.	Building	GR	Grade				
B.U.G.	Buckling	GND	Ground				
BM	Beam	GNY	Gypsum		S.C	Solid Core	
BOT	Bottom	H	Horizontal		SCHE	Schedule	
CAB	Cabinet	H.B	Heavy Box		SEC	Secure/Security	
C.B	Catch Basin	H.C	Hollow Core		SECT	Section	
CEM	Cement	H.H	Hollow Metal		SHT	Sheet	
CE	Ceiling	H.M	Hour		SHI	Shower	
CLG	Clastr	H	Hour		SHR	Shrink	
CLS	Cladding	H.R	Height		SPEC	Specification	
CLR	Clear	I.D.	Inside Diameter (Dim.)		SQ	Square	
COL	Column	INS	Insulation		SS	Stainless Steel	
CONC	Concrete	INT	Interior		STD	Standard	
CONN	Connection	JO	Joint		STL	Steel	
CR	Cover	JT	Joint		STR	Storage	
CRK	Crack	KT	Kitchen		STRUC	Structural	
CTR	Center	LAV	Lavatory				
		LT	Light		TRD	Tread	
DBL	Double	MAX	Maximum		T.B	Tow Bar	
DTL	Detail	M.C.	Mechanics Cabinet		T.O.C	Top of Curb	
DM	Diameter	M.C.H	Mechanical		TEL	Telephone	
DM	Dimension	M.E.	Membrane		TH	Thickness	
DR	Door	M.L	Metal		T.A.G	Tongue and Groove	
DWR	Drain	MPL	Manufacturer		T.P.H	Towel Paper Holder	
DWS	Downspout	M.H	Manhole		T.O.W	Top of Wall	
DWG	Drawing	MN	Minimum		TYP	Typical	
		M.R	Minor		U.O.N	Unless Otherwise Noted	
EA	Each	MRO	Microfascia				
E.L	Expansion Joint	M.S.O	Masonry Opening		VERT	Vertical	
ELEC	Electrical	N/C	No in Contact		V.T.R	VERT THROUGH ROOF	
ELV	Elevator	N.O or #	Number		W	Width	
ENCL	Enclosure	N.T.S	Not To Scale		W.C	Water Closet	
EXP	Exposed	O.C	On Center		W	Wood	
EXT	Exterior	O.D	Outside Diameter (Dim.)		WP	Waterproof	
F.A	Fire Alarm	OP	Opening				
F.D	Fire Drain	OPP	Opposite				
FEN	Finished						
F.F	Finished Floor						



ABBREVIATIONS	5	PLOT PLAN - FIRST FLOOR	SCALE: 1/8" = 1'-0"	2	SHEET INDEX	SCALE: <b>Page 1 of 26</b>	1	A0.0
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STATE LICENSE NO. 323167

Owner

DELAIDE 430 LL

Project	
---------	--

LA VUE PACIFIQUE

Scale	1/8"=1'-0"
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SHEET INDEX NOTES

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Sheet NO.

A0.0

California Coastal Commission									
5-23-048									

## Exhibit 2

Page 1 of 26

1



F1	196.80'
F2	197.80'
R1	197.10'
R2	196.80'

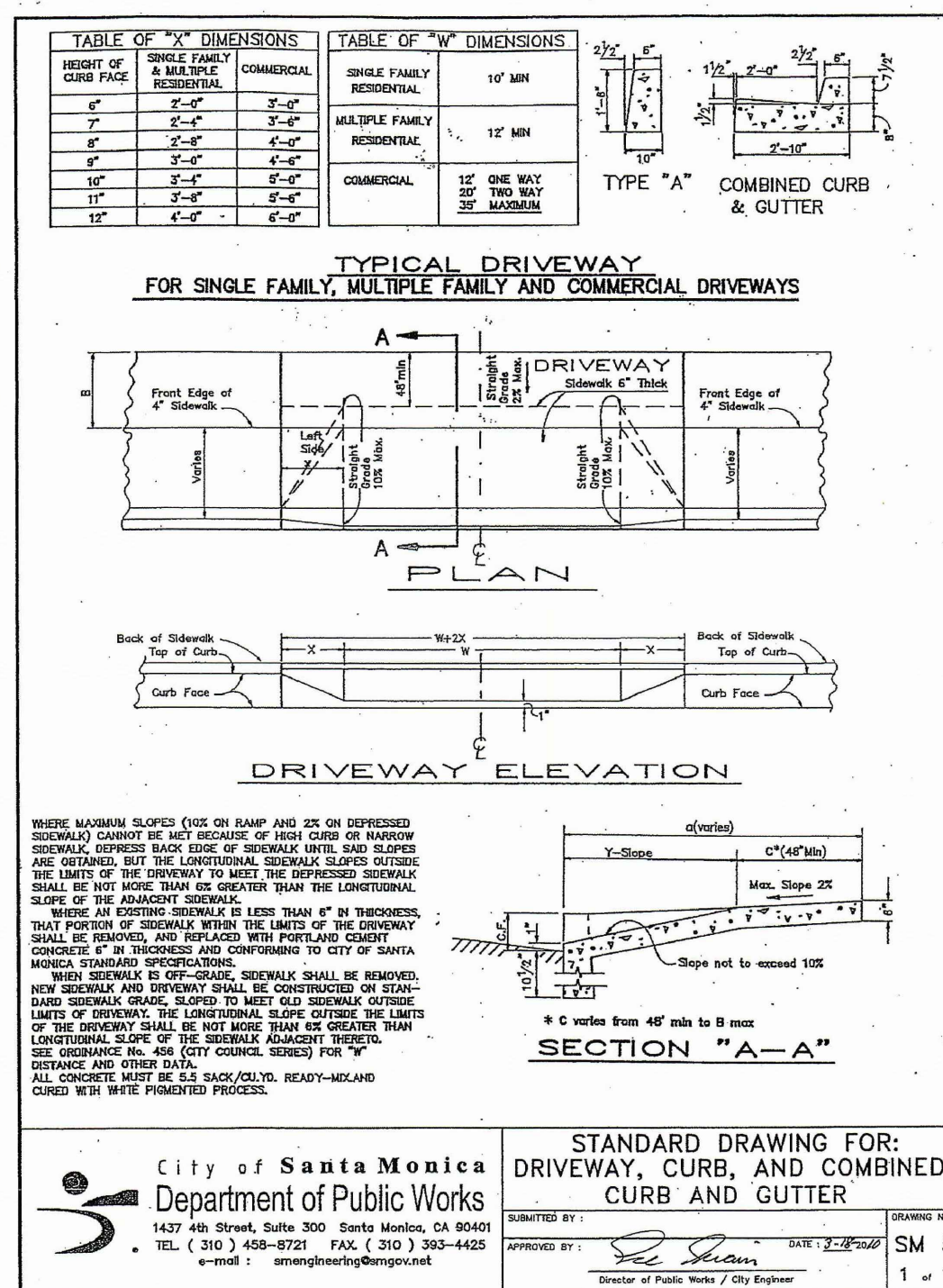
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197.12'	A.N.G
+ 23.00'	MAX. HT ALLOWABLE

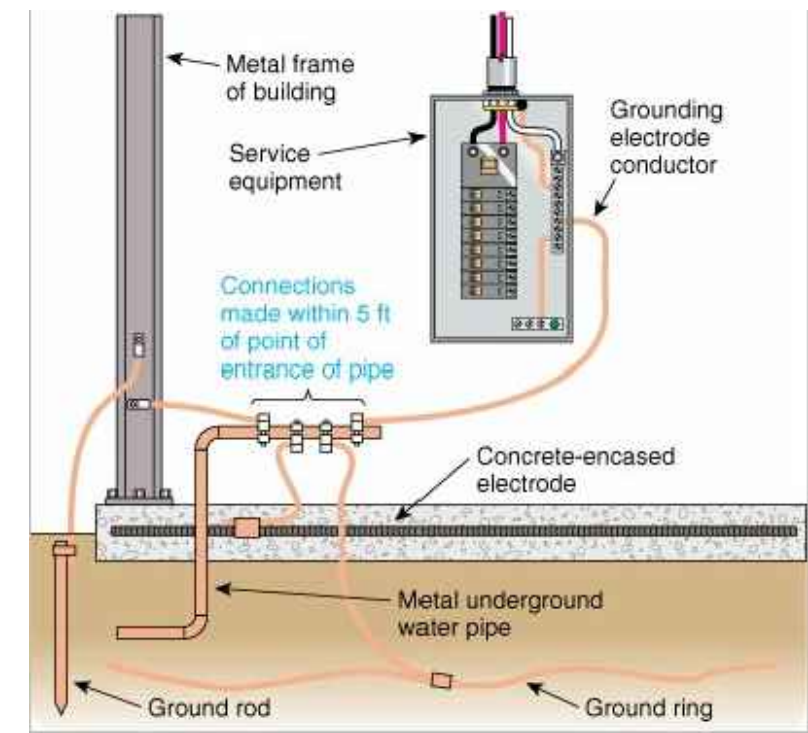
220.12' MAX. HT ALLOWABLE



## PUBLIC WORKS STANDARD DRIVEWAY, CURB AND GUTTER DRAWING



METHOD OF GROUNDING AT THE SERVICE PER. [§250.20 CEC]



UNDERGROUND UTILITIES NOTE:

1. PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES, SEPARATE UTILITY EXCAVATION PERMIT TO BE OBTAINED FROM PW DEPARTMENT, ADMINISTRATIVE SERVICES, CITY HALL ROOM 113.

STREET

1. CURB DRAIN SHALL BE INSTALLED PER THE APWA STANDARD DRAWING 150-3 SHEET 1 AND 2.

GRADING NOTES:

EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATION. AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT PREPARED BY THE GEOTECHNICAL CONSULTANT MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS AS WELL AS MAPS DEPICTING THE LIMITS OF THE FILL, LOCATION OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGICAL MAP.

## SITE LEGEND

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
2. PROVIDE ALL DRAINAGE TO STREET VIA NON-EROSIVE DEVICES. ALL GUTTERS, DOWN SPOUTS, CATCH BASINS, AND AREA DRAINS TO BE PLUMBED TO STREET WITH 4" ABS PIPE U.N.O.
3. FINISH GRADING IN PREPARATION FOR LANDSCAPING. SLOPE FINISH GRADE A MIN. OF 5% TO A POINT 10 FEET FROM BUILDING FOUNDATION.
4. ALL PLANTING AREAS AT GRADE.

FRONT YARD LANDSCAPING NOTES

1. PLANTED AREA SHOULD INCLUDE AT LEAST ONE TREE, WHICH SHALL BE AT LEAST 15 GALLON IN SIZE AND AT LEAST SIX FEET IN HEIGHT AT THE TIME OF PLANTING, FOR EACH 500 SF OF PLANTED AREA AND SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM, WHICH SHALL BE PROPERLY MAINTAINED. (SECTION

DRIVEWAY NOTES

MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.

# California Coastal Commission

**5-23-0483**

## Exhibit 2

TPZ AND TPZ GUIDELINES CAN BE FOUND ON PAGE A1.2

[illegible]

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TEL: (310) 899-9356

Owner

ADEL AIDE 430 110

Project

Date 2/15/23

Scale  $1/8"=1'-0"$

Sheet title

SITE PLAN

Sheet NC

## A1.1



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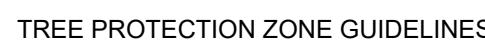
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TREE PROTECTION ZONE  
SITE PLAN

Sheet NO.

## A1.2

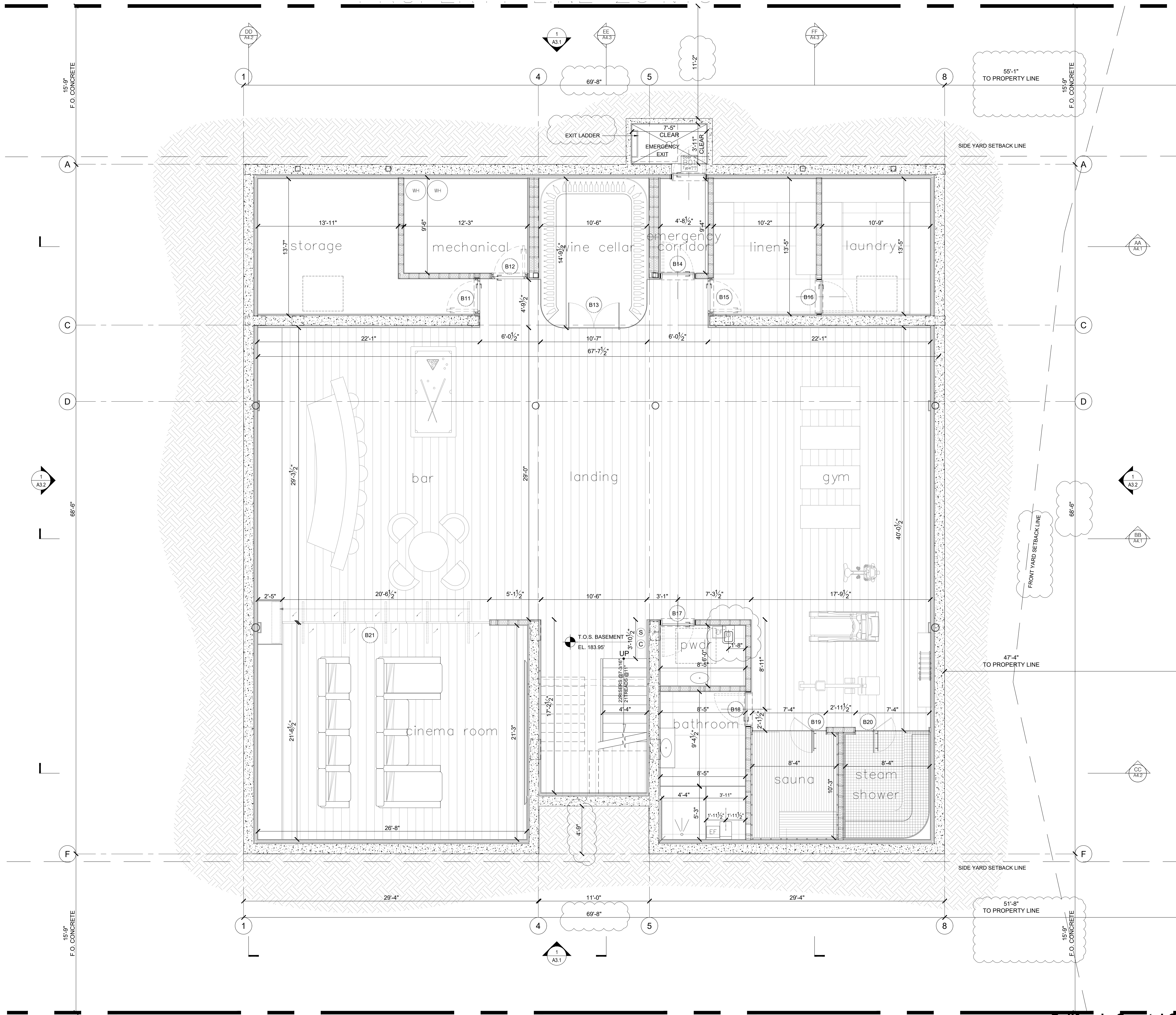


- TPZ NOTES:

- TPZ FENCE NOTES:

- A. FENCE THE TPZ AS SHOWN WITH A 6' CHAIN LINK FENCE TO PREVENT WOUNDS TO THE TREE AND SOIL COMPACTION WITHIN THE ROOT ZONE.
- B. POST FENCE WITH SIGN STATING "TREE PROTECTION ZONE - KEEP OUT".





WALL LEGEND

- 2X6 STUD WALL
- 2X4 STUD WALL
- POURED IN PLACE CONCRETE WALL

FIRE PROTECTION

- AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

EXHAUST FAN

- NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.506.1, 9.506.1). CAPABLE OF DIRECTLY EXHAUSTED DIRECTLY TO OUTSIDE (R303.3). EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- NEW WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2. (4.507.1, 9.507.1)
- PROVIDE A KITCHEN EXHAUST FAN (MIN 100 CFM) VENTED TO THE OUTSIDE PER ASHRAE 62.2

FLOOR PLAN NOTE

ALL DIMENSIONS ARE NOT TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.

PROVIDE NOTE ON PLANS THAT THE BASEMENT HABITABLE SPACES WILL BE SUPPLIED WITH ARTIFICIAL LIGHT AND VENTILATION PER CRC R303.1

No.	Issue	Date

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STATE LICENSE NO. 323167

Owner

ADELAIDE 430 LLC

Project

LA VUE PACIFIQUE

Date

2/15/23

Scale

1/4"=1'-0"

Sheet title

BASEMENT FLOOR PLAN

Sheet NO.

A2.0

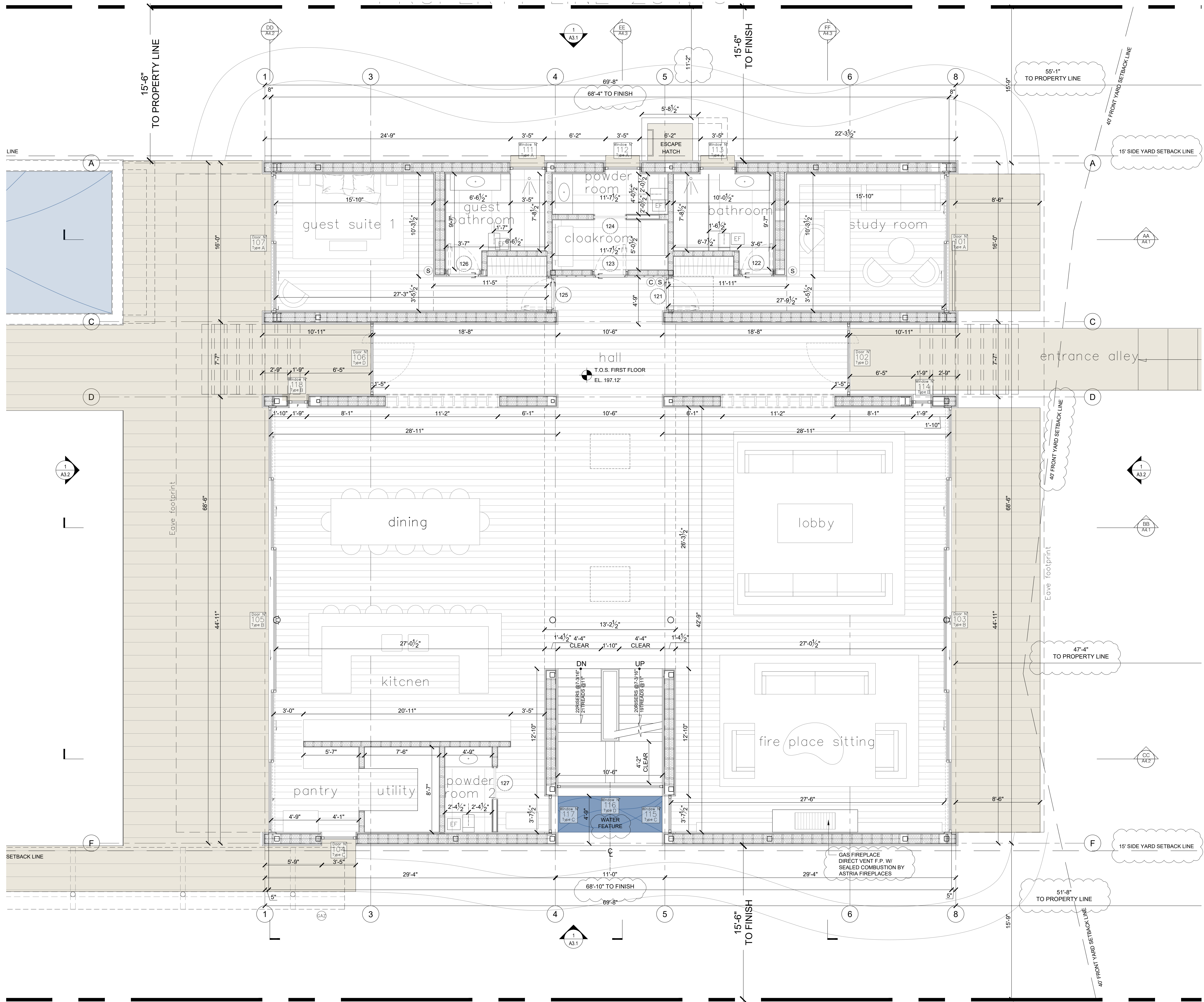
California Coastal Commission

5-23-0483

Exhibit 2

Page 4 of 26





**WALL LEGEND**

- 2X6 STUD WALL
- 2X4 STUD WALL
- POURED IN PLACE CONCRETE WALL

**FIRE PROTECTION**

- 1. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- 2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

**EXHAUST FAN**

- 1. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.506.1, 9.506.1). CAPABLE OF BEING EXHAUSTED DIRECTLY TO OUTSIDE (R303.3). EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- 2. NEW WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2. (4.507.1, 9.507.1)
- 3. PROVIDE A KITCHEN EXHAUST FAN (MIN 100 CFM) VENTED TO THE OUTSIDE PER ASHRAE 62.2

**FLOOR PLAN NOTE**

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Date  
2/15/23

Scale  
1/4"=1'-0"

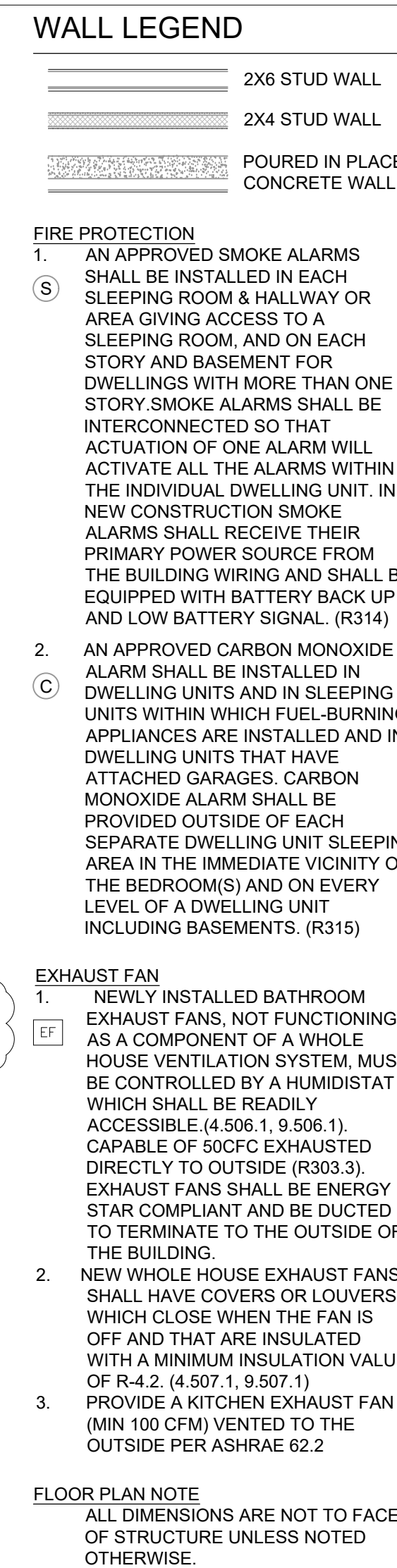
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FIRST FLOOR PLAN

Sheet NO.

A2.1



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Project

8/15/88

Scale	1/4"=1'-0"
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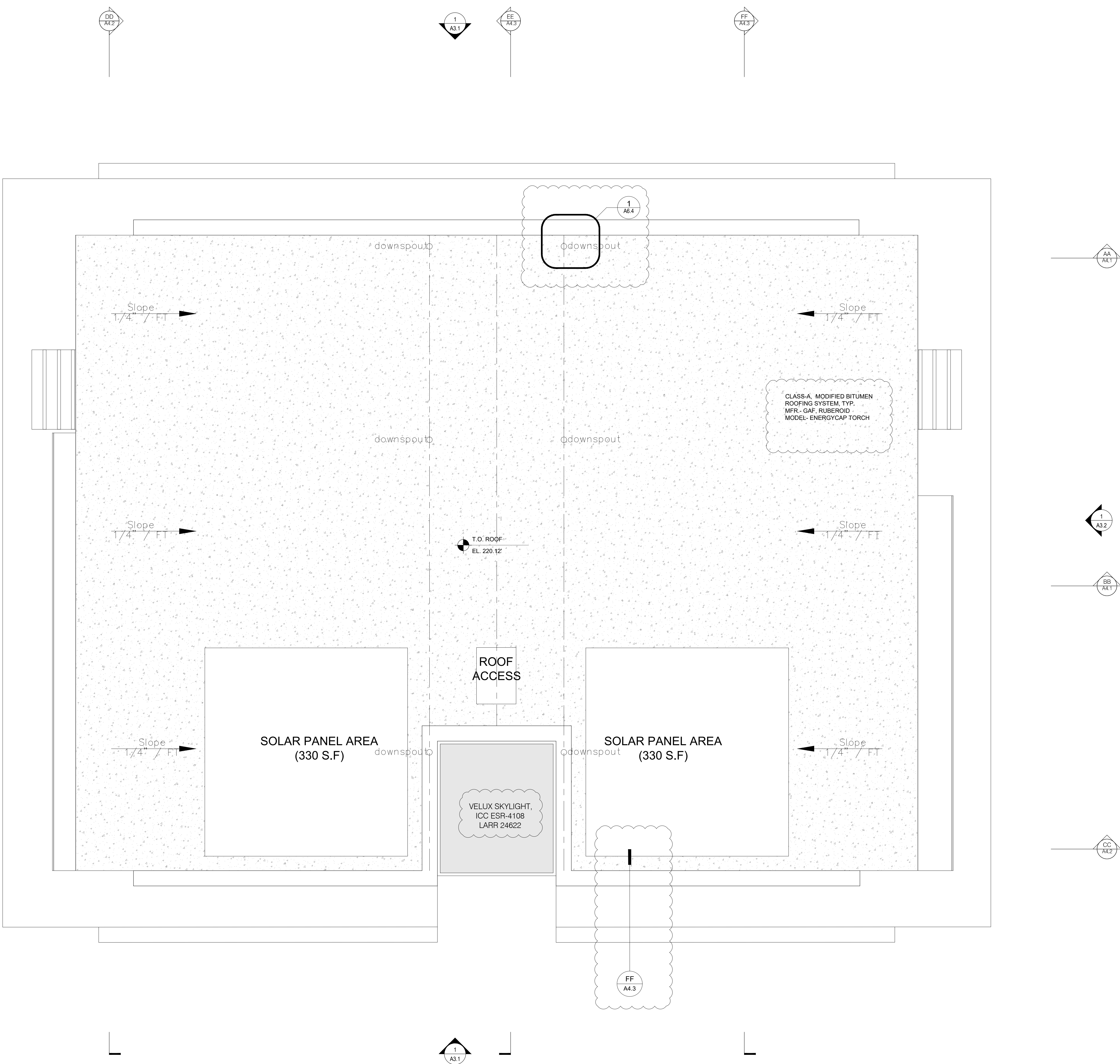
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## SECOND FLOOR PLAN

Sheet NO.

## A2.2





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LA VUE PACIFIQUE

Date 2/15/23

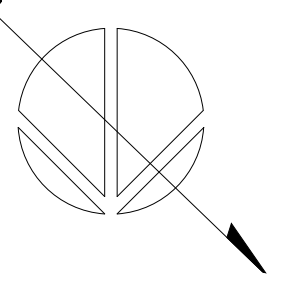
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Sheet title

ROOF PLAN

Sheet NO.

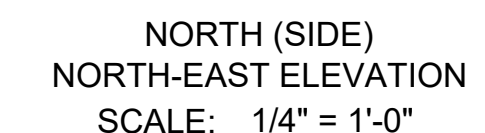
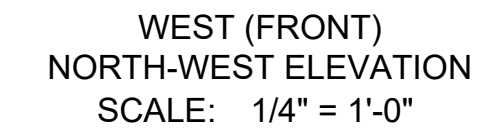
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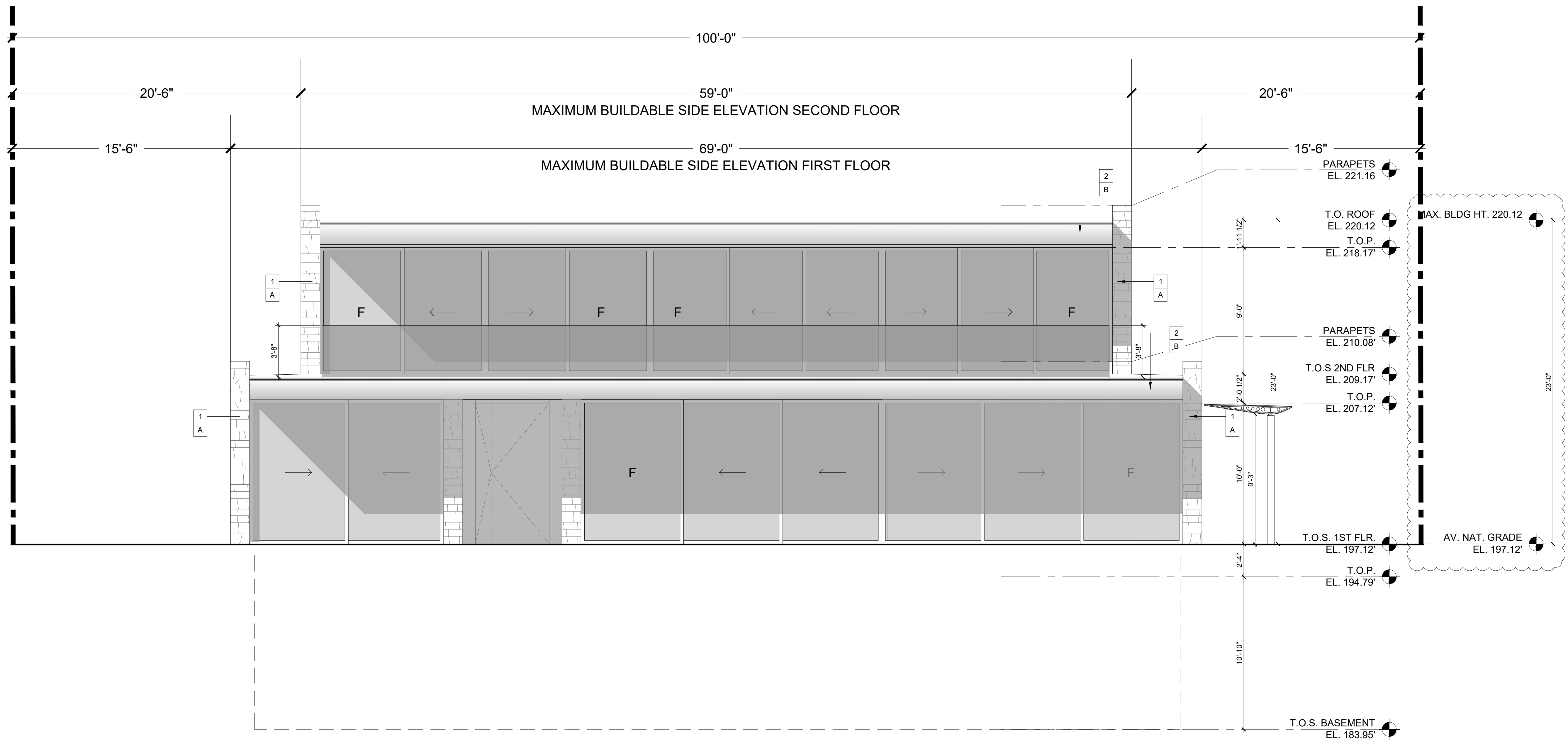
**5-23-0483**

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### A3.1





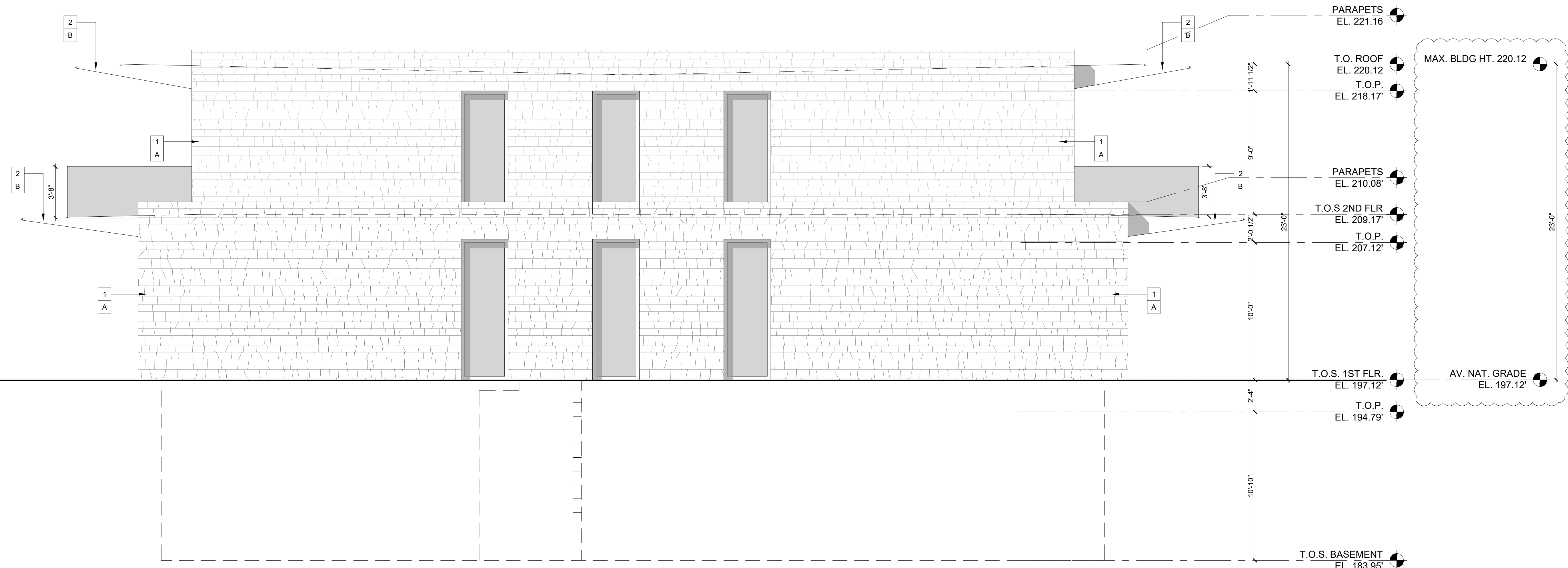
**MATERIELS**

- 1 GRANITE STONE
- 2 STEEL
- 3 GLASS

**COLORS**

- A GRANITE STONE
- B GUNMETAL BLACK
- C GLASS

EAST (REAR)  
SOUTH-EAST ELEVATION  
SCALE: 1/4" = 1'-0"



California Coastal Commission  
5-23-0483  
Exhibit 2  
Page 10 of 26

SOUTH (SIDE)  
SOUTH-WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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LA VUE PACIFIQUE

Date 2/15/23

Scale 1/4"=1'-0"

Sheet title

ELEVATIONS

Sheet NO.

A3.2



[illegible]

☐ A GRANITE STONE

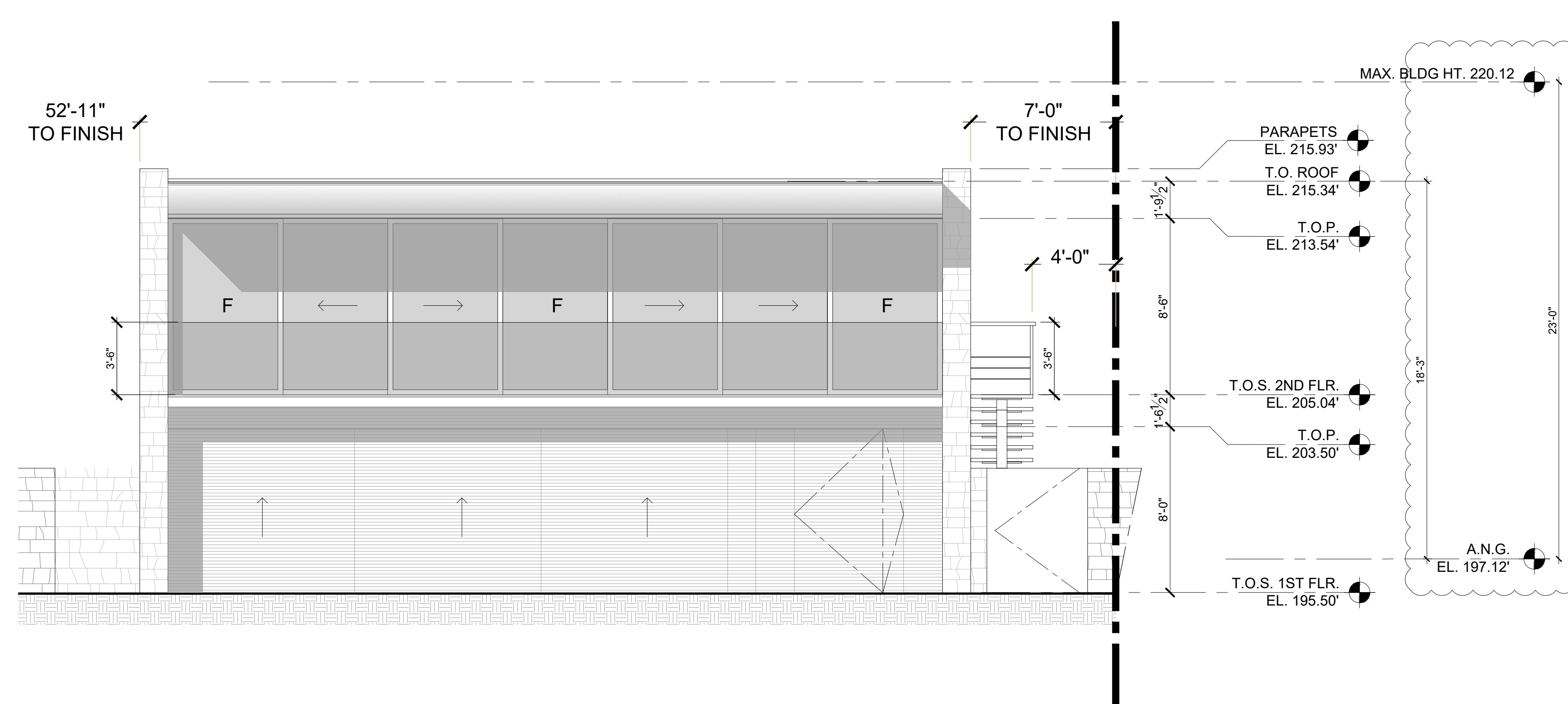
☐ B GUNMETAL BLACK

☐ C GLASS

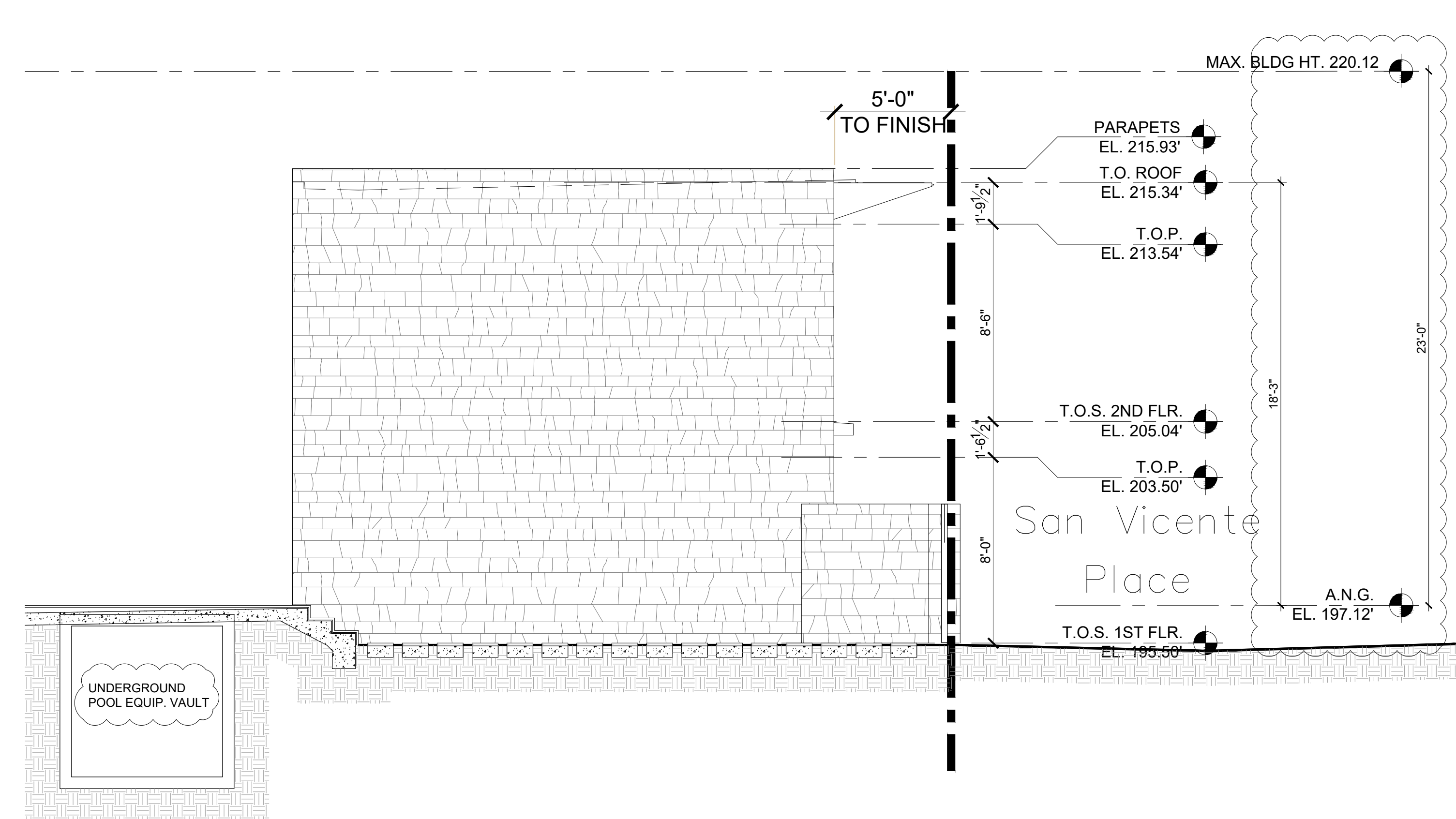


PPF GOUJON ARCHITECTES

www.ppfougoujon.net



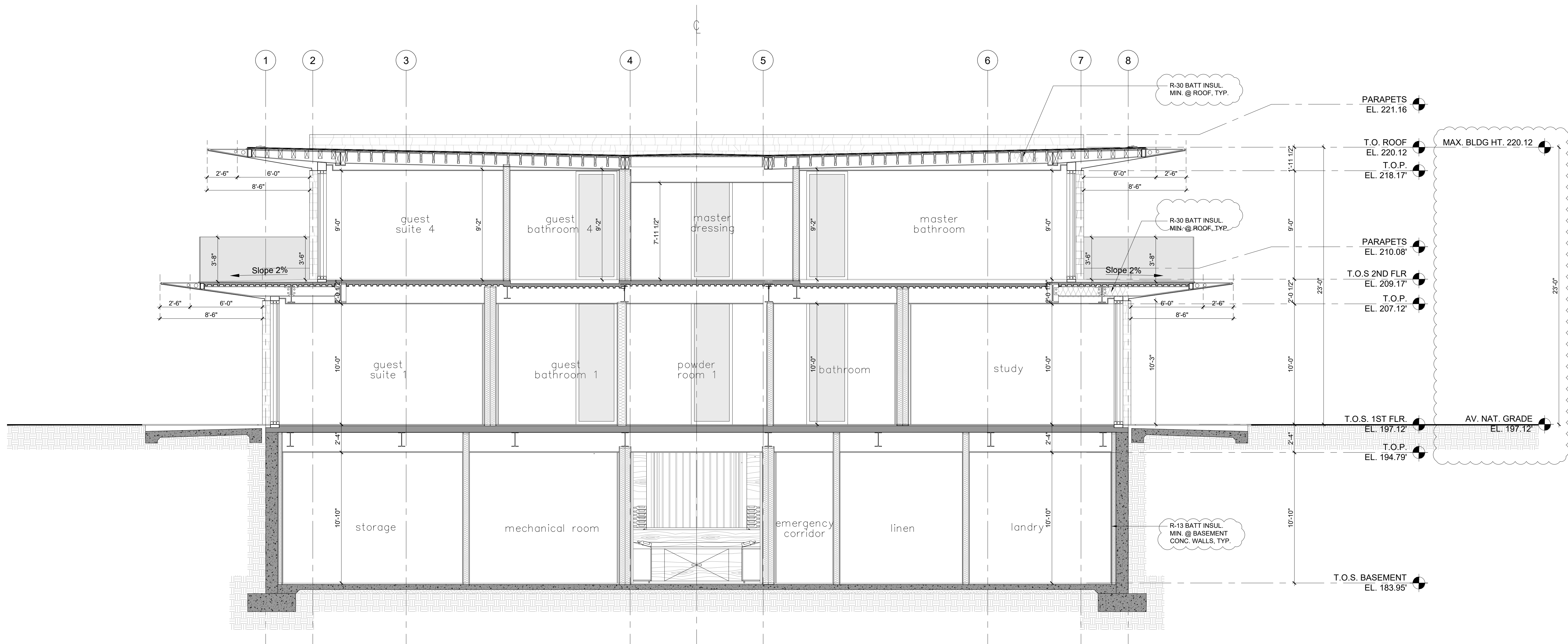
EAST (REAR)  
1) SOUTH-EAST ELEVATION  
SCALE: 1/4" = 1'-0"



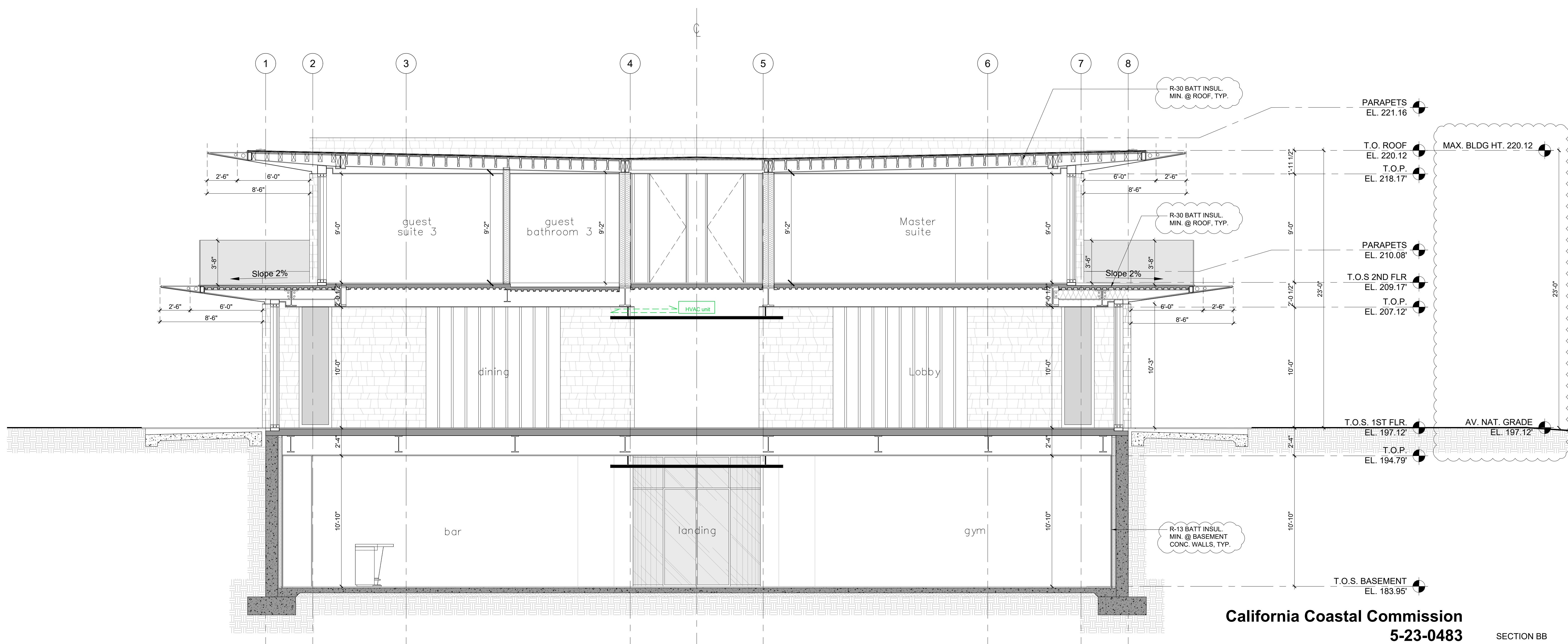
SOUTH (SIDE)  
4) SOUTH-WEST ELEVATION  
SCALE: 1/4" = 1'-0"

Page 11 of 26





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



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

California Coastal Commission  
5-23-0483  
Exhibit 2  
Page 12 of 26

No.	Issue	Date

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06700 - Saint Laurent du Var  
FRANCE  
T 011 33 493 718 910  
F 011 33 493 839 297  
www.ppf goujon.net

NEW RESIDENCE IN SANTA MONICA  
WORK IN PROGRESS  
430 Adelaide drive,  
Santa Monica, California

Disign  
WINSTON BROCK CHAPPELL INC.  
572 RADCLIFFE AVENUE  
PACIFIC PALICADES, CA 90272  
TEL: (310) 899-9356  
STATE LICENSE NO. 323167

Owner  
ADELAIDE 430 LLC

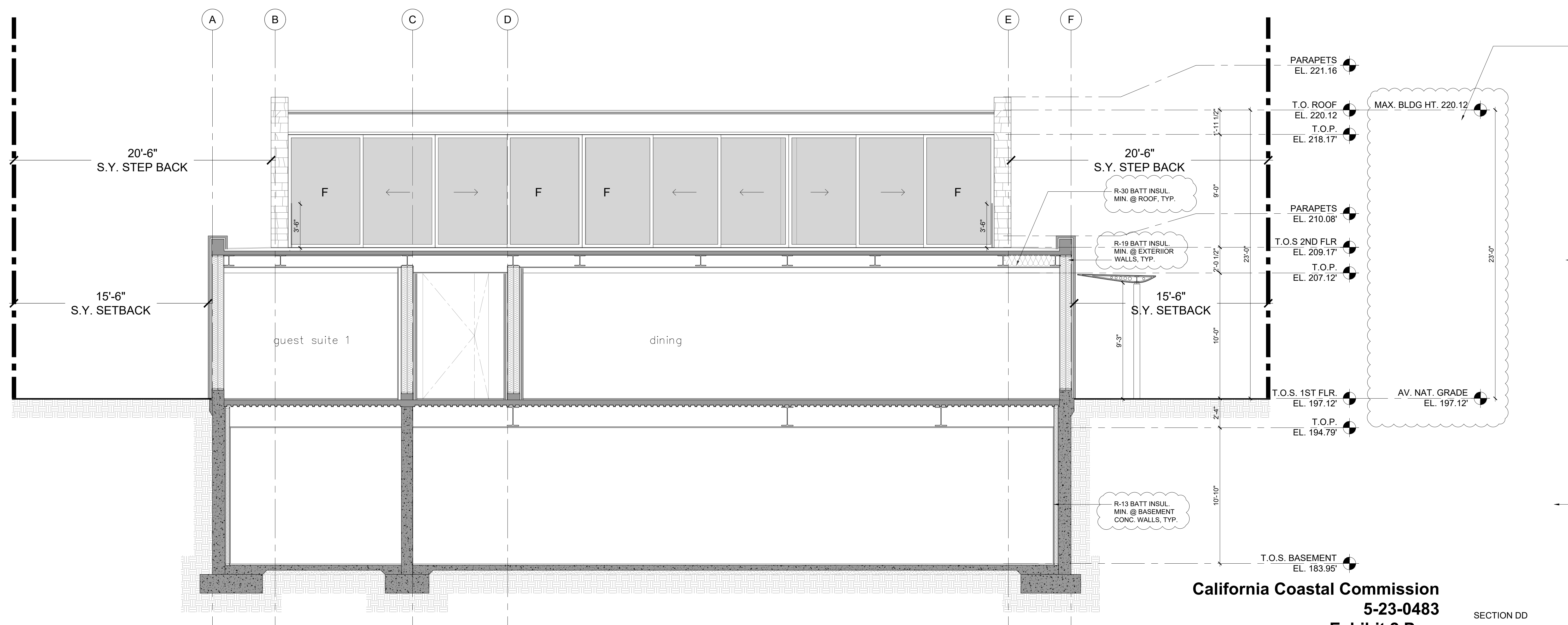
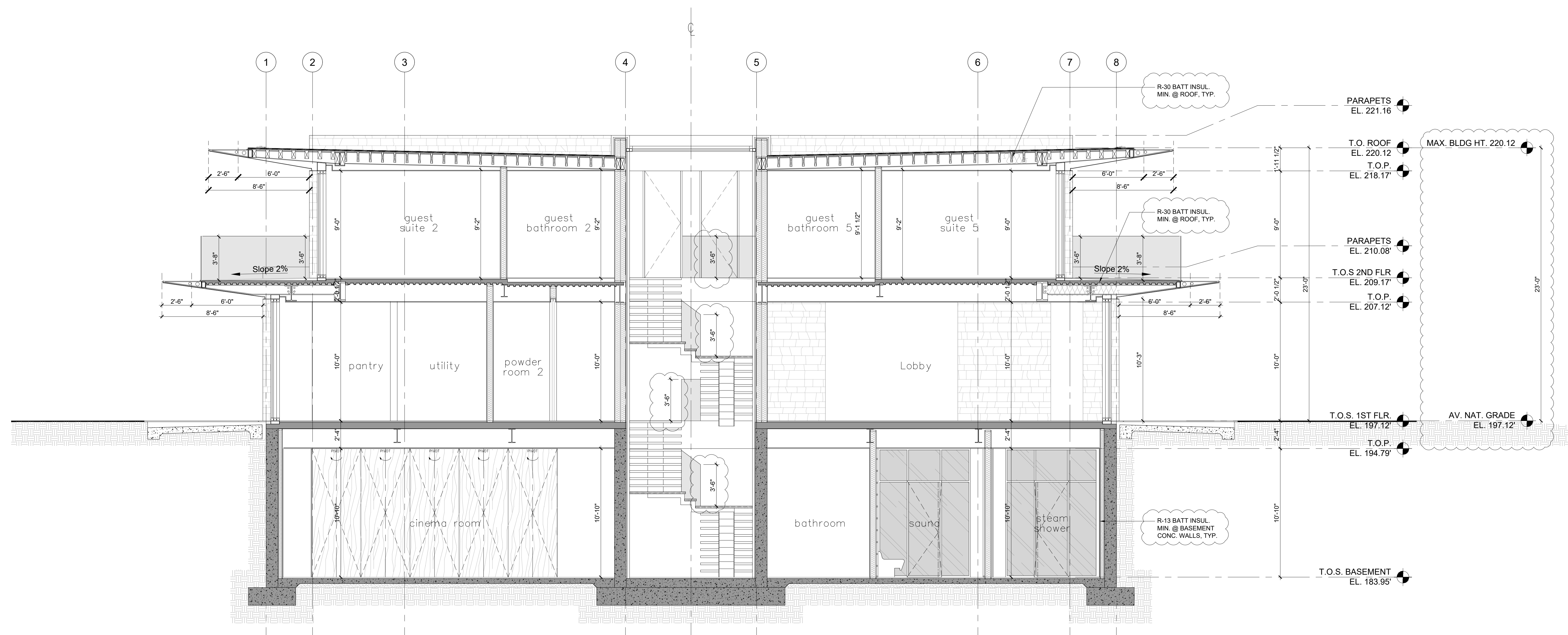
Project  
LA VUE PACIFIQUE

Date 2/15/23  
Scale 1/4"=1'-0"

Sheet title  
SECTIONS

Sheet NO.  
A4.1



[illegible]

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NEW RESIDENCE IN SANTA MONICA  
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**Design**

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STATE LICENSE NO. 323167

Owner

ADELAIDE 430 LLC

Project  
LA VUE PACIFIQUE

Date	2/15/23
------	---------

Scale	1/4"=1'-0"
-------	------------

Sheet title

## SECTIONS

Sheet NO.

## A4.2



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NEW RESIDENCE IN SANTA MONICA  
WORK IN PROGRESS

430 Adelaide drive.

4300 Adelalde drive,  
Santa Monica, California

WINSTON BROCK CHAPPELL INC.  
572 RADCLIFFE AVENUE  
PACIFIC PALCADES, CA 90272  
TEL: (310) 899-9356  
STATE LICENSE NO. 323167

Owner

DELAIDE 430 LLC

Project  
A VUE PACIFIQUE

Date 2/15/23

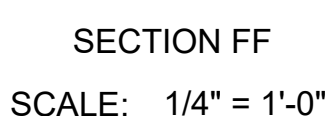
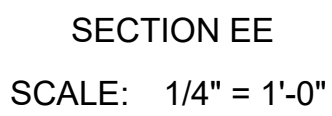
Scale 1/4"=1'-0"

Sheet title

SECTIONS

Sheet NO.

A4.3



California Coastal Commission  
5-23-0483  
Exhibit 2  
Page 14 of 26

SECTION FF

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







# Precise Grading and Drainage Plan

ADELAIDE RESIDENCE  
430 ADELAIDE DRIVE  
SANTA MONICA, CA 90402

## CITY OF SANTA MONICA GENERAL NOTES

- NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, ADMINISTRATIVE SERVICES, ROOM 113.
- OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK AT (310) 458-8737.
- ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS/DRAWINGS FOR PUBL. WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA AND CITY OF SANTA MONICA STANDARDS.
- ALL SURVEY POINTS SHALL BE PROTECTED OR RE-ESTABLISHED IF THEY ARE REMOVED, DAMAGED OR DESTROYED DURING CONSTRUCTION.
- NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
- WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
- ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST OFFSITE UTILITY POLE. DEVELOPER HAS MADE ARRANGEMENTS WITH THE UTILITY COMPANIES TO PLACE ALL OVERHEAD UTILITIES UNDERGROUND.
- 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 APPLICANT SHOW ON THE PLANS THE CONSTRUCTION OF A NEW 6-INCH DIAMETER VCP SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS. (SEWER PERMIT REQUIRED).
- 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 AT (310) 458-8531.
- PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, PLEASE CONTACT THE CITY'S CROSS-CONNECTION INSPECTOR AT (310) 458-8535.
- PRIOR TO BACKFILLING OR COVERING UP ANY URBAN RUNOFF MITIGATION RELATED EXCAVATIONS AND/OR STRUCTURES, CONTACT THE CITY URBAN RUNOFF COORDINATOR AT (310) 458-8223 FOR INSPECTION.
- PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION. CONTACT PW ADMIN ISTRATIVE SERVICES, ROOM 113.
- THE SITE MUST COMPLY WITH SMMC CHAPTER 7.10.060 URBAN RUNOFF POLLUTION ORDINANCE FOR CONSTRUCTION ACTIVITIES AND TEMPORARY BMPs.

## CITY OF SANTA MONICA PUBLIC WORKS STANDARD NOTES

- FOR CONSTRUCTION SITES LESS THAN 1 ACRE, DEVELOPER SHALL IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL BMPs FROM TABLE 12 TO PREVENT EROSION AND SEDIMENT LOSS AND THE DISCHARGE OF CONSTRUCTION WASTES.

TABLE 12. APPLICABLE SET OF BMPs FOR ALL CONSTRUCTION SITES	
EROSION CONTROL	SCHEDULING
	PRESERVATION OF EXISTING VEGETATION
SEDIMENT CONTROLS	SILT FENCE & PLASTIC SHEET COVERINGS
	SAND BAG BARRIER
	STABILIZED CONSTRUCTION SITE ENTRANCE/EXIT
NON-STORM WATER MANAGEMENT	WATER CONSERVATION PRACTICES
	DEWATERING OPERATIONS
	MATERIAL DELIVERY AND STORAGE
WASTE MANAGEMENT	STOCKPILE MANAGEMENT
	SPILL PREVENTION AND CONTROL
	SOLID WASTE MANAGEMENT
	CONCRETE WASTE MANAGEMENT
	SANITARY/SEPTIC WASTE MANAGEMENT

- CONSTRUCTION SITES SHALL BE INSPECTED AND EVALUATED BASED ON THE FOLLOWING FACTORS: SOIL EROSION POTENTIAL, SITE SLOPE, PROJECT SIZE AND TYPE, POLLUTION RUNOFF POTENTIAL, SENSITIVITY AND PROXIMITY OF RECEIVING WATER BODIES, NON-STORM WATER DISCHARGES, PAST RECORD OF NON-COMPLIANCE, AND ANY WATER QUALITY ISSUES RELEVANT TO THE PARTICULAR MS4 REQUIREMENTS.
- CITY SHALL EMPLOY A PROGRESSIVE ENFORCEMENT POLICY TO ENSURE THAT CONSTRUCTION SITES ARE BROUGHT INTO COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL REQUIREMENTS WITHIN A REASONABLE TIME PERIOD.

## GRADING:

- CHAPTER IX, DIVISION 70 OF THE SANTA MONICA MUNICIPAL CODE ADDRESSES GRADING, EXCAVATIONS, AND FILLS. ALL GRADING ACTIVITIES REQUIRE GRADING PERMITS FROM THE DEPARTMENT OF BUILDING AND SAFETY. ADDITIONAL PROVISIONS ARE REQUIRED FOR GRADING ACTIVITIES WITHIN "HILLSIDE" AREAS. THE APPLICATION OF BMPs INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING MITIGATION MEASURES:
- EXCAVATION AND GRADING ACTIVITIES SHALL BE SCHEDULED DURING DRY WEATHER PERIODS. IF GRADING OCCURS DURING THE RAINY SEASON (OCTOBER 1 THROUGH APRIL 15), CONSTRUCT DIVERSION DIKES TO CHANNEL RUNOFF AROUND THE SITE. LINE CHANNELS WITH GRASS OR ROUGHENED PAVEMENT TO REDUCE RUNOFF VELOCITY.
- INCORPORATE APPROPRIATE EROSION CONTROL AND DRAINAGE DEVICES TO THE SATISFACTION OF THE BUILDING AND SAFETY DEPARTMENT SHALL BE INCORPORATED, SUCH AS INTERCEPTOR TERRACES, BERMS, VEE-CHANNELS, AND INLET AND OUTLET STRUCTURES, AS SPECIFIED BY SECTION 91.701.3 OF THE BUILDING CODE, INCLUDING PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES IN AREAS WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED. THESE WILL SHIELD AND BIND THE SOIL.
- STOCKPILES AND EXCAVATED SOIL SHALL BE COVERED WITH SECURED TARPS OR PLASTIC SHEETING.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.

## PROJECT INFORMATION:

**SOILS ENGINEER**  
IRVINE GEOTECHNICAL INC.  
145 N. SIERRA MADRE BLVD, SUITE #1  
PASADENA, CA 91107  
626-844-6641

**ARCHITECT**  
PPF GOUGEON ARCHITECTS  
1178 ROUTE DU BORD DE MER  
06700 - SAINT LAURENT DU VAR, FRANCE  
PHONE: 011-33-493 839 297

## CIVIL ENGINEER

C.W. HOWE PARTNERS, INC.  
4358 SEPULVEDA BLVD  
CULVER CITY, CA 90230  
KATHERINE BAAD, PE  
PROJECT NO. C-17701  
310-838-0383

## SURVEY INFORMATION:

### SURVEYOR'S INFORMATION

PEAK SURVEYS INC.  
2488 TOWNSGATE RD, SUITE D  
WESTLAKE VILLAGE, CA 91361  
805-497-0102

### LEGAL DESCRIPTION

LOT 3  
BLOCK L  
PALISADES (MB 8/32)

### BENCHMARK

BM ID: 14-17600 (NAVD 1988)  
WIRE SPK E CURB ADELAIDE PL;  
12.9 FT N OF BC RET N OF 7TH ST  
ELEV = 212.943

## AIR QUALITY:

- ALL UNPAVED DEMOLITION AND CONSTRUCTION AREAS SHALL BE WETTED AT LEAST TWICE DAILY DURING EXCAVATION AND CONSTRUCTION, AND TEMPORARY DUST COVERS SHALL BE USED TO REDUCE DUST EMISSIONS AND MEET SCA/QMD DISTRICT RULE 403. WETTING COULD REDUCE FUGITIVE DUST BY AS MUCH AS 50 PERCENT.
- THE OWNER OR CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY GRADING AND HAULING, AND AT ALL TIMES PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- ALL LOADS SHALL BE SECURED BY TRIMMING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE AND DUST.
- ALL MATERIALS TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNT OF DUST.
- ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WINDS (I.E., GREATER THAN 15 MPH), SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- GENERAL CONTRACTORS SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT SO AS TO MINIMIZE EXHAUST EMISSIONS.

## GENERAL CONSTRUCTION:

- SEDIMENT CARRIES WITH IT OTHER WORK-SITE POLLUTANTS SUCH AS PESTICIDES, CLEANING SOLVENTS, CEMENT WASH, ASPHALT, AND CAR FLUIDS THAT ARE TOXIC TO SEA LIFE.
  - ALL WASTE SHALL BE DISPOSED OF PROPERLY. USE APPROPRIATELY LABELED RECYCLING BINS TO RECYCLE CONSTRUCTION MATERIALS INCLUDING: SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND VEGETATION. NON RECYCLABLE MATERIALS/WASTES MUST BE TAKEN TO AN APPROPRIATE LANDFILL. TOXIC WASTES MUST BE DISCARDED AT A LICENSED REGULATED DISPOSAL SITE.
  - CLEAN UP LEAKS, DRIPS AND SPILLS IMMEDIATELY TO PREVENT CONTAMINATED SOIL ON PAVED SURFACES THAT CAN BE WASHED AWAY INTO THE STORM DRAINS.
  - DO NOT HOSE DOWN PAVEMENT AT MATERIAL SPILLS. USE DRY CLEANUP METHODS WHENEVER POSSIBLE.
  - COVER AND MAINTAIN DUMPSTERS. PLACE UNCOVERED DUMPSTERS UNDER A ROOF OR COVER WITH TARPS OR PLASTIC SHEETING.
  - USE GRAVEL APPROACHES WHERE TRUCK TRAFFIC IS FREQUENT TO REDUCE SOIL COMPACTION AND LIMIT THE TRACKING OF SEDIMENT INTO STREETS.
  - CONDUCT ALL VEHICLE/EQUIPMENT MAINTENANCE, REPAIR, AND WASHING AWAY FROM STORM DRAINS. ALL MAJOR REPAIRS ARE TO BE CONDUCTED OFF-SITE. USE DRIP PANS OR DROP CLOTHES TO CATCH DRIPS AND SPILLS.
- BY \_\_\_\_\_ G.E.
- BY \_\_\_\_\_ C.E.G.
- CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR \_\_\_\_\_

## ABBREVIATIONS:

BW BOTTOM OF WALL  
EXIST EXISTING  
FG FINISHED GRADE  
FS FINISHED SURFACE  
FL FLOW LINE  
INV INVERT  
LF LINEAR FEET  
PROP PROPOSED  
ROW RIGHT OF WAY  
SD STORM DRAIN  
SM SANTA MONICA  
SPPWC STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION  
STD STANDARD  
TG TOP OF GRATE

## SHEET INDEX

SHEET NO.	DESCRIPTION
C100	TITLE SHEET AND GENERAL NOTES
C110	URMP EXHIBIT AND WORKSHEET
C200	GRADING AND DRAINAGE PLAN
C210	GRADING AND STORM DRAIN PLAN - BASEMENT
C300	STORM DRAIN PLAN
C400	EROSION CONTROL DETAILS

## LEGEND AND SYMBOLS:

PROPERTY LINE ——— - - - - -  
CENTERLINE ——— - - - - -  
STORM DRAIN ——— SD ———  
GRADE BREAK ——— GB ———  
SITE WALL ——— - - - - -  
PROP ELEVATION 52.39 ——— ●  
EXIST ELEVATION 52.39 ——— ●

## GEOTECHNICAL NOTES:

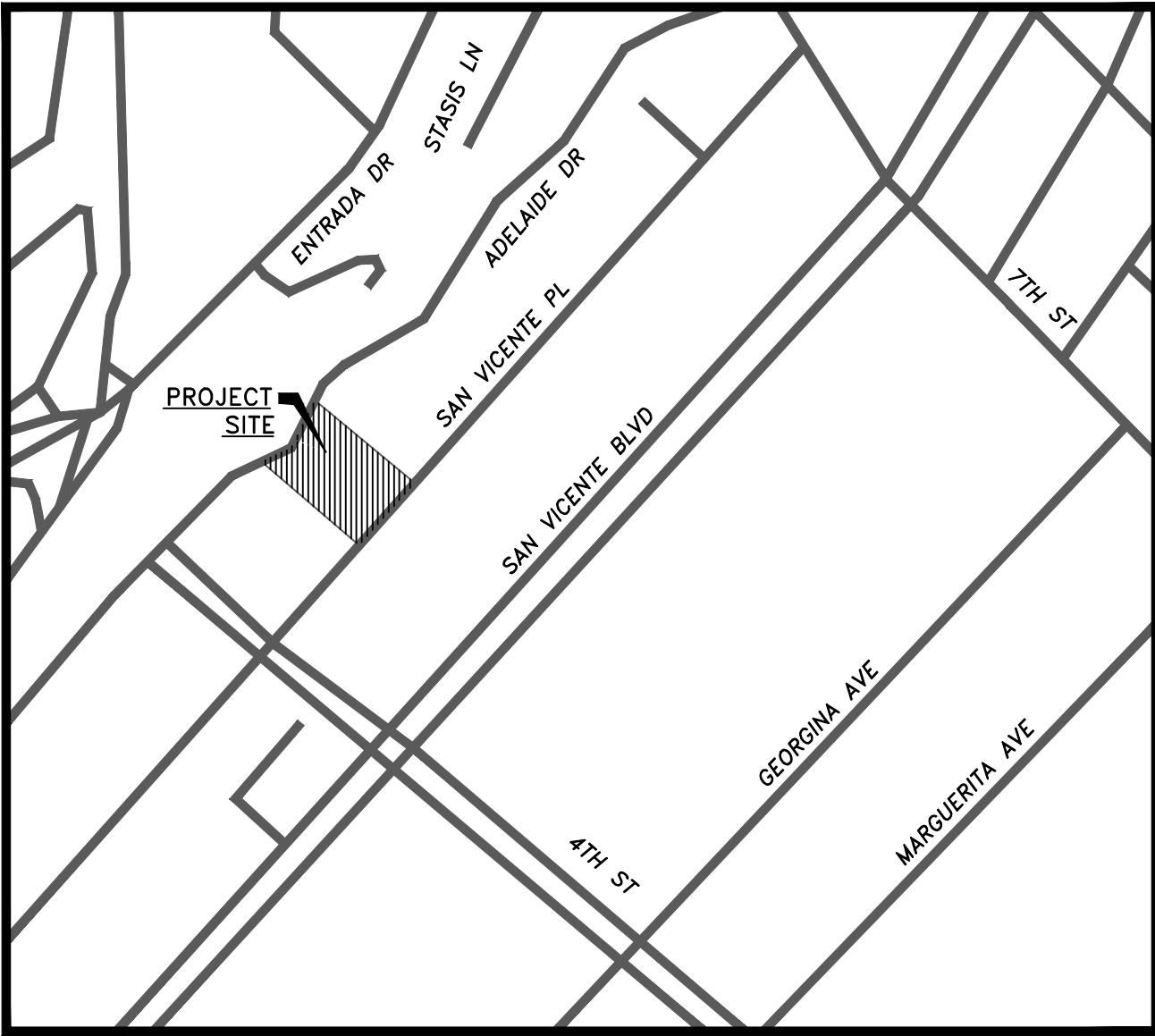
- THE AREAS TO RECEIVE COMPACTED FILL SHALL BE STRIPPED OF ALL VEGETATION, EXISTING FILL, AND SOFT OR DISTURBED SOILS. ANY VEGETATION OR ASSOCIATED ROOT SYSTEM LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURES SHOULD BE REMOVED DURING GRADING. ANY EXISTING OR ABANDONED UTILITIES LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURES SHOULD BE REMOVED OR RELOCATED. THE EXCAVATED AREAS SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING COMPACTED FILL.
- THE EXPOSED GRADE SHALL THEN BE SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO 92 PERCENT OF THE MAXIMUM DENSITY.
- FILL CONSISTING OF SOIL APPROVED BY THE SOILS ENGINEER, SHALL BE PLACED IN COMPACTED LAYERS WITH SUITABLE COMPACTION EQUIPMENT. THE EXCAVATED ONSITE MATERIALS ARE CONSIDERED SATISFACTORY FOR REUSE IN THE CONTROLLED FILLS, PROVIDED DEBRIS IS REMOVED. ANY IMPORTED FILL SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO USE IN FILL AREAS. ROCKS LARGER THAN SIX INCHES IN DIAMETER SHALL NOT BE USED IN THE FILL. IMPORTED SOILS, WHICH WILL BE UTILIZED IN THE BUILDING PAD AREAS, SHOULD HAVE AN EXPANSION INDEX LESS THAN 50. THE FILL SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM LABORATORY DENSITY FOR THE MATERIALS USED. THE MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM D 1557 OR EQUIVALENT.
- PIPES WITHIN UTILITY TRENCHES SHOULD BE BEDDED WITH CLEAN SANDS TO A DEPTH OF AT LEAST ONE FOOT OVER THE PIPE. THE REMAINDER OF THE BACKFILL MAY BE ONSITE SOIL COMPACTED 90 PERCENT PER ASTM D-1557.
- EXCAVATION: VERTICAL EXCAVATION UP TO 3 FEET IN HEIGHT MAY BE MADE WHERE SUFFICIENT SPACE IS AVAILABLE WHERE NOT SURCHARGED BY ADJACENT TRAFFIC OR STRUCTURES. THE TOPS OF THE SLOPES SHOULD BE BARRICADED TO PREVENT VEHICLES AND STORAGE LOADS WITHIN SEVEN FEET OF THE TOPS OF THE SLOPES. NO VEHICULAR SURCHARGE SHOULD BE ALLOWED WITHIN 10 FEET OF THE TOP OF AN UNSHORED CUT.
- THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
- ALL MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT OF THE MAXIMUM DRY DENSITY OF THE FILL MATERIAL PER THE LATEST VERSION OF ASTM D1557. WHERE COHESION SOIL, HAVING LESS THAN 15 PERCENT FINER THAN 0.005 MILLIMETERS IS USED FOR FILL, IT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION BASED ON MAXIMUM DRY DENSITY (D1556). PLACEMENT OF GRAVEL IN LIEU OF COMPACTED FILL IS ALLOWED ONLY IF COMPLYING WITH SECTION 91.7011.3 OF THE CODE. (7011.3)
- STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLED. (7012.1)
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90 PERCENT.
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [≥200 CY] SEC. 91.7007.1

THIS GRADING PLAN HAS BEEN REVIEWED BY THE GEOTECHNICAL ENGINEER AND IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC, IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT # 1238+31, DATED MAY 17, 2017, PREPARED BY RALPH STONE AND COMPANY, INC.

BY \_\_\_\_\_ G.E.

BY \_\_\_\_\_ C.E.G.

- CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR \_\_\_\_\_



VICINITY MAP  
LOS ANGELES COUNTY THOMAS GUIDE PAGE  
631, GRID C7

## NOISE:

- THE PROJECT SHALL COMPLY WITH THE CITY OF SANTA MONICA NOISE ORDINANCE NO. 144,331 AND 161,574, AND ANY SUBSEQUENT ORDINANCE, WHICH PROHIBIT THE EMISSION OR CREATION OF NOISE BEYOND CERTAIN LEVELS AT ADJACENT USES UNLESS TECHNICALLY INFEASIBLE.
- CONSTRUCTION SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY, AND 8:00 AM TO 6:00 PM ON SATURDAY.
- CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED SO AS TO AVOID OPERATING SEVERAL PIECES OF EQUIPMENT SIMULTANEOUSLY, WHICH CAUSES HIGH NOISE LEVELS.
- THE PROJECT CONTRACTOR SHALL USE POWER CONSTRUCTION EQUIPMENT WITH STATE-OF-THE-ART NOISE SHIELDING AND MUFFLING DEVICES.
- THE PROJECT SPONSOR MUST COMPLY WITH THE NOISE INSULATION STANDARD OF TITLE 24 OF THE CALIFORNIA CODE REGULATIONS, WHICH INSURE AN ACCEPTABLE INTERIOR NOISE ENVIRONMENT.

## DUST CONTROL MEASURES:

DUST CONTROL MEASURES FOR THE PROJECT MUST COMPLY WITH THE REQUIREMENTS OF SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 403, FUGITIVE DUST, WHICH REQUIRES THE IMPLEMENTATION OF REASONABLY AVAILABLE CONTROL MEASURES (RACM) FOR ALL FUGITIVE DUST SOURCES, AND THE AIR QUALITY MANAGEMENT PLAN (AOMP), WHICH IDENTIFIES BEST AVAILABLE CONTROL MEASURES (BACM) AND BEST AVAILABLE CONTROL TECHNOLOGIES (BACT) FOR AREA SOURCES AND POINT SOURCES, RESPECTIVELY. STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION MEASURES (I.E., THE GREEN BOOK, SEC. 7-8.1 "CLEAN UP AND DUST CONTROL") TO CONTROL FUGITIVE DUST AND EQUIPMENT EXHAUST DURING CONSTRUCTION WILL BE ADHERED TO.

THE FOLLOWING MITIGATION MEASURES WILL BE IMPLEMENTED:

- COMPLY WITH THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S RULE 403;
- CONDUCT WATERING AS NECESSARY TO PREVENT VISIBLE DUST EMISSIONS OUTSIDE OF PROPERTY.
- SWEEP THE WORK AREA AT THE CLOSE OF OPERATIONS EACH DAY;
- SUSPEND TRENCHING AND BACKFILLING OPERATIONS WHEN THE WIND SPEED EXCEEDS 25 MPH;
- COVER ALL HAUL VEHICLES OR COMPLY WITH THE FREEBOARD REQUIREMENTS OF SECTION 23114 OF THE CALIFORNIA VEHICLE CODE;
- TURN EQUIPMENT OFF WHEN NOT IN USE;
- SUSPEND CONSTRUCTION DURING SECOND STAGE SMOG ALERTS.

## QUANTITIES:

EARTHWORK CALCULATIONS  
BREAKDOWN

Project Name: Adelaide Residence  
Project Number: 20P09  
Prepared for: City of Santa Monica  
Date: 19 May 21

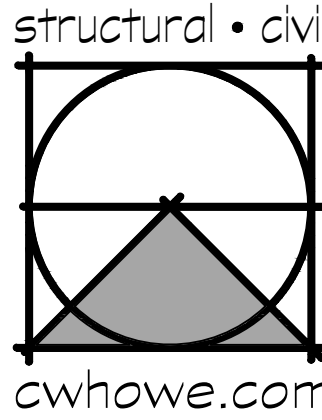
TOTAL SITE GRADING							
	R&R	DRIVEWAY	SITE GRADING	POOL/SPA	BUILDING	UNDERLAYING STRUCTURE	STRUCTURAL
CUT	0	0	364	693	52	2636	939
FILL	0	0	16	0	0	0	0
CUT + FILL	0	0	420	693	52	2636	939
EXPORT	0	0	268	101	52	2636	939
IMPORT	0	0	0	0	0	0	0

SUMMARY:	
LOT AREA (SQ)	19660
EXPORT (CY)	3226
IMPORT (CY)	0

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY. DUE TO UNFORSEEN SITE CONDITIONS THESE NUMBER MAY DIFFER FROM FINAL CUT AND FILL ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT AND CONSTRUCTION PURPOSES.

EXPORT LOCATION: \_\_\_\_\_

California Coastal Commission  
5-23-0483  
Exhibit 2  
Page 16 of 26



C. W. Howe Partners Inc.  
Structural and Civil Engineering  
4358 Sepulveda Blvd. Culver City, CA 90230  
(310) 838-0383 office@cwhowe.com

NOT FOR CONSTRUCTION UNTIL SIGNED BY ENGINEER



PROJECT ADDRESS:  
**ADELAIDE  
RESIDENCE**  
430 ADELAIDE DRIVE  
SANTA MONICA, CA 90402

SUBMITTALS	DATE
1ST	02 JUNE 2021
PLAN CHECK	XX DEC 2022
	11 SEPT 2023

REVISIONS	DATE
-----------	------

PROJECT INFO:  
APN: 4293-001-003  
BENCHMARK:  
BM#14-17600 ELEV=212.943  
WIRE SPK E CURB ADELAIDE PL:  
12.9FT N OF BC RET N OF 7TH ST  
NAVD 1988 DATUM

## TITLE SHEET AND GENERAL NOTES

ALL CLEAR DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF C.W. HOWE PARTNERS, INC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, OR DISTRIBUTED BY OTHERS WITHOUT THE WRITTEN CONSENT AND COMPENSATION TO C.W. HOWE PARTNERS, INC. COPYRIGHT 2016

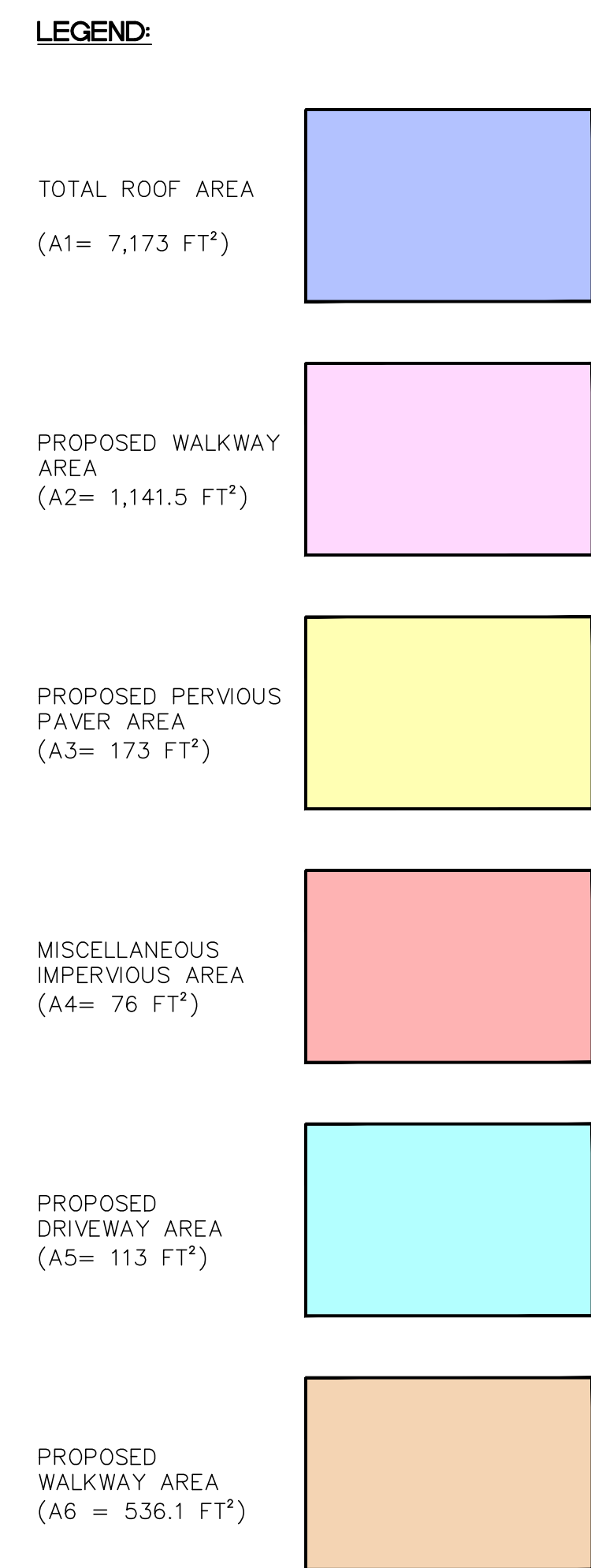


PROJ. ENG. / DRAWN: JAA / RO  
REVIEWED: ☐  
PROJECT No.: C-20P09

C100

PROJECT No.: C-20P09





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# Urban Runoff Drainage Worksheet – continued

## 4. Required figures for submission (these specific figures are kept confidential)

- Include area of permeable paving used as BMP (where applicable)  $\text{ft}^2$
- Include total cost or estimate of BMP(s) (labor and materials) \$  $\text{N/A}$
- Include total project cost \$  $\$3,600$

## 5. List name(s) of proposed mitigation measures or best management practices (BMPs) used

(See Next List of Approved BMPs or City web site under Engineering, Design, Dept.)

IN-LIEU FEE; PERMEABLE PAVERS TO BE USED FOR INCIDENTAL RAINFALL ONLY.

## 6. Explain the maintenance plan

(Such as BMPs shall be inspected before and after rainy seasons, checking roof downspouts, visually checking overflow pipes, clearing debris from gutters and downspouts, checking overflow pipe operation, etc.)

(Include details of maintenance plan, including the proposed site, maintaining landscape above and around in filtration area, where applicable)

CHECKING ROOF DOWNSPOUTS AND VISUALLY CHECKING OVERFLOW PIPES; PERMEABLE PAVERS ARE NOT USED FOR BMP TREATMENT BUT FOR INCIDENTAL RAINFALL.

## 7. Project plan information

- Project address in Santa Monica:  
430 ADELAIDE DR.
- Property owner name/address/phone (if different than a):  
Adelaide 430 LLC, 430 Parkson Rd. Henderson NV 89011
- Alternate address during construction (if different than a):
- Contractor name/address/phone/ fax/ email:

Report Prepared by: KATHERINE F. BAAD / RAE OBNI MAOW Date: 11/21/2022

Architect or engineer name / address / phone / email: C.W. HOWE PARTNERS, INC. /  
4358 SEPULVEDA BLVD. CULVER CITY, CA 90230 / P: 310-838-0383 / RAE@CWHOWE.COM

I hereby agree that I will complete all runoff mitigation measures described herein and/or in the approved plans prior to completion of the project. The City of Santa Monica has no responsibility or liability for any urban runoff mitigation measure, i.e. BMP, installed to comply with the urban runoff requirements at this project's address. I agree that I have consulted with appropriate professionals regarding the size and suitability of the BMP that I have selected for the specific conditions present at my site. I further agree to maintain any BMP(s) on my property for as long as I own this property and to inform a buyer of any BMP(s) if I sell my property.

Property Owner: Andrew M. Lessman, Manager

Signature: Andrew M. Lessman Date: 11/11/2023

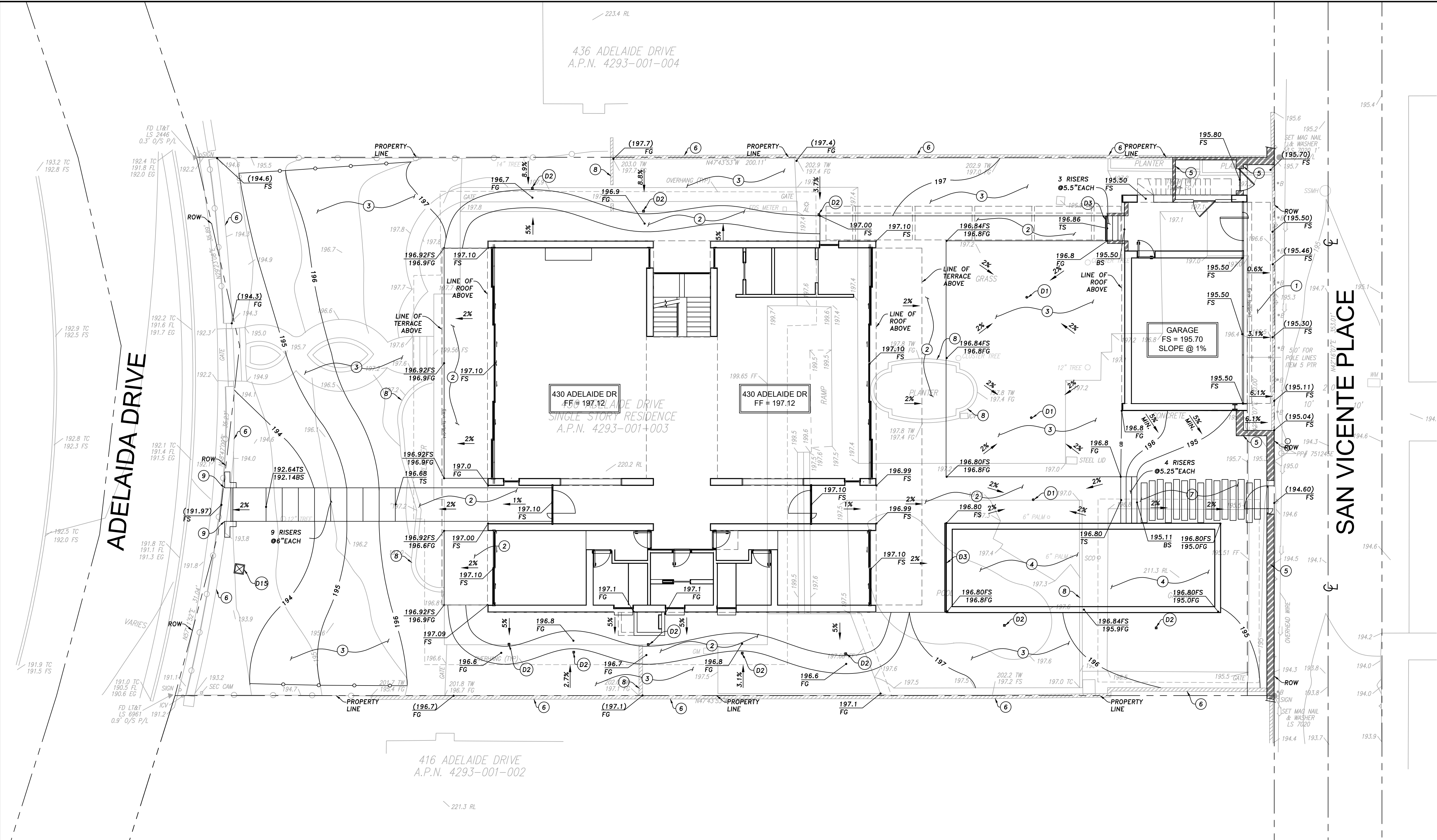
Print name/title: Andrew M Lessman, Manager

You need to call the City's Urban Runoff Management Coordinator before completion of your BMP so that the BMP can be inspected for approval. You will NOT receive a Certificate of Occupancy without this approval. For this and for more information about the Santa Monica Urban Runoff Ordinance, call (310) 458-8223. For engineering questions, call (310) 458-8721.

CITY USE

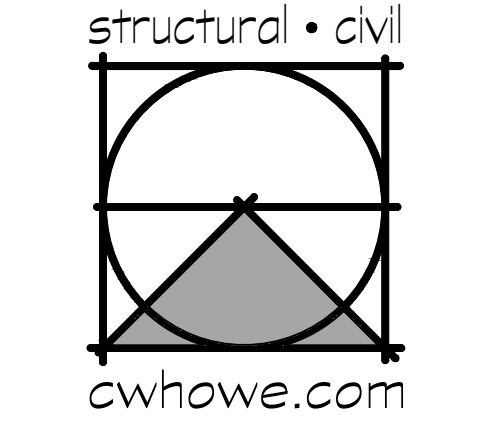
Parcel # \_\_\_\_\_ Plan Check # \_\_\_\_\_





- CONSTRUCTION NOTES:**
- ① PROPOSED 4" THICK CONCRETE DRIVEWAY, REINFORCED WITH MINIMUM #4 STEEL BARS AT 16" OFF CENTER.
  - ② PROPOSED WALKWAY PER ARCHITECTURAL PLANS.
  - ③ PROPOSED LANDSCAPE PER ARCHITECTURAL PLANS.
  - ④ PROPOSED POOL AND SPA PER SEPARATE PERMIT.
  - ⑤ EXISTING WALL PER ARCHITECTURAL PLANS.
  - ⑥ PROPOSED PERVIOUS PAVR WALKWAY.
  - ⑦ EXISTING CONDITIONS TO BE DEMOLISHED.
  - ⑧ EXISTING IRON ROD FENCE AND WALL TO BE REPLACED BY GATE ENTRY.

- STORM DRAIN CONSTRUCTION NOTES:**
- D1 CONTRACTOR TO INSTALL 3" ROUND AREA DRAIN.
  - D2 CONTRACTOR TO INSTALL 4" SQUARE AREA DRAIN.
  - D3 CONTRACTOR TO INSTALL 3" TRENCH DRAIN.
  - D13 INSTALL 18" X 18" SEDIMENT TANK.



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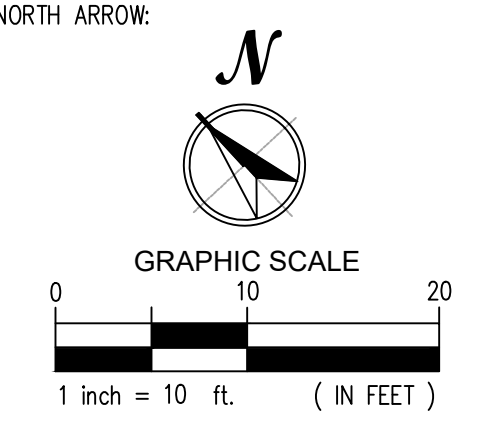
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NAVD 1988 DATUM

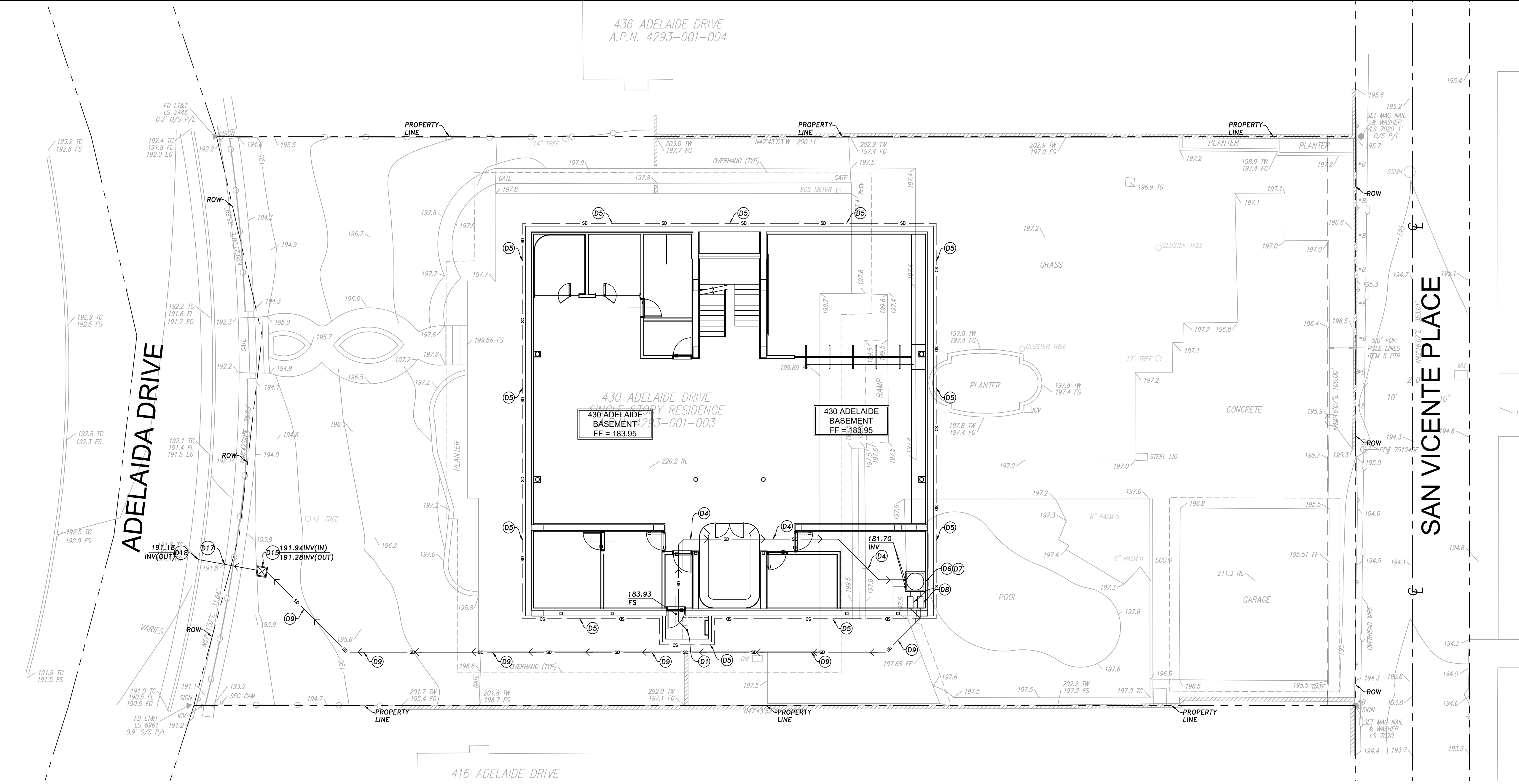
**GRADING AND DRAINAGE PLAN**

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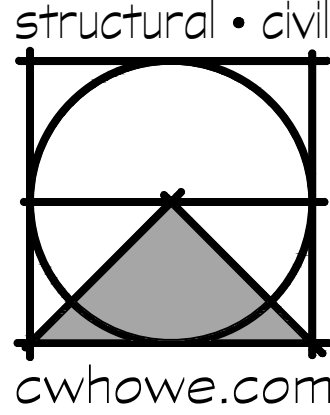
PROJ. ENG. / DRAWN:	SHEET:
JAA / RO	
REVIEWED	<input type="checkbox"/>
PROJECT No.:	C-20P09





STORM DRAIN CONSTRUCTION NOTES:

- D1 CONTRACTOR TO INSTALL 3" ROUND AREA DRAIN.
- D4 INSTALL 3" SCHEDULE 40 PVC PIPE. SLOPE AT 2% MINIMUM.
- D5 INSTALL 4" PERFORATED PIPE AT BASE OF WALL.
- D6 CONTRACTOR TO INSTALL TWO (2) ZOELLER PUMPS MODEL NO. 151 PER MANUFACTURER SPECIFICATIONS, OR APPROVED EQUIVALENT. CONTRACTOR TO SET HIGH/LOW LEVEL CONTROLLER PER MANUFACTURER RECOMMENDATIONS.
- D7 CONTRACTOR TO INSTALL CONCRETE 3' X 3' BY 4' DEEP SUMP PUMP VAULT WITH AIRTIGHT LID.
- D8 CONTRACTOR TO INSTALL A CONCRETE VALVE BOX WITH GATE VALVE AND CHECK VALVE.
- D9 PROPOSED PVC SCHEDULE 40 PRESSURE PIPE RATED DWV.
- D10 INSTALL 18" x 18" SETTLEMENT TANK.
- D11 INSTALL 4" CAST IRON PIPE.
- D18 PROPOSED CURB OUTLET PER SPPWC STD. PLAN 150-3.



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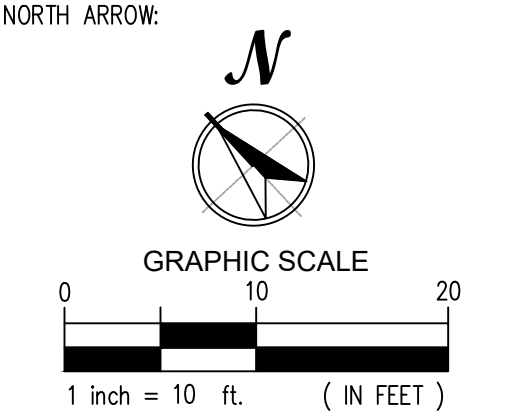
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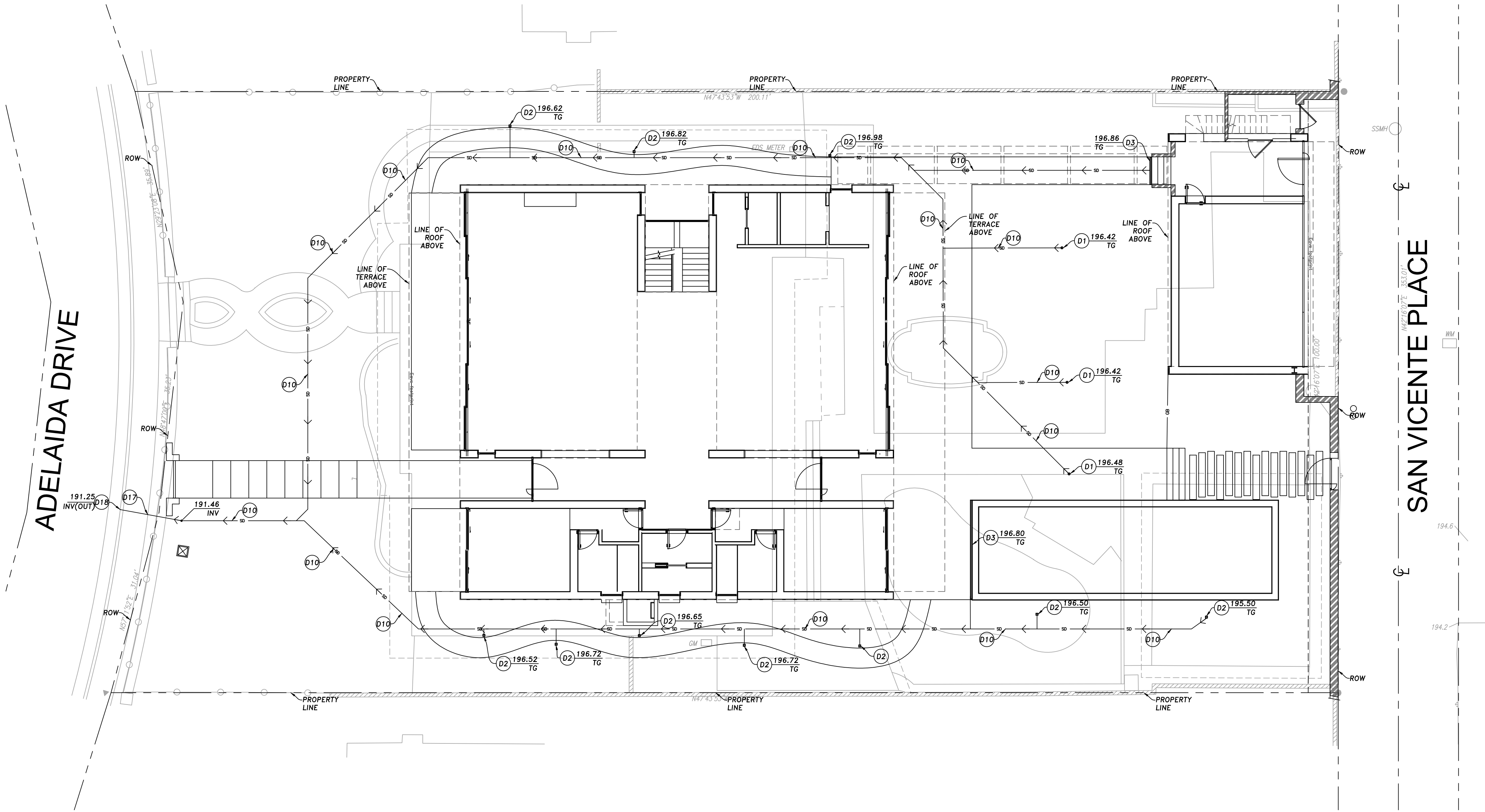
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**GRADING AND  
STORM DRAIN  
PLAN -  
BASEMENT**

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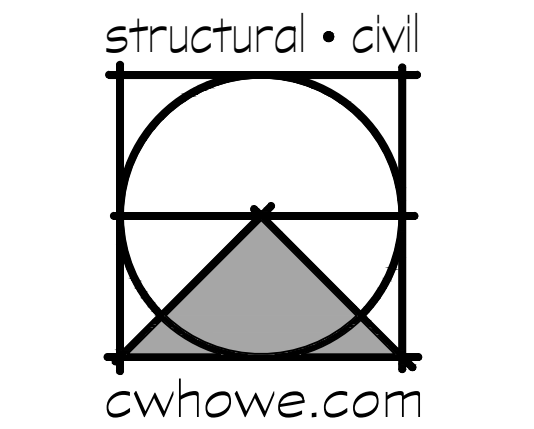


PROJ. ENG. / DRAWN:	SHEET:
JAA / RO	
REVIEWED <input type="checkbox"/>	<b>C210</b>
PROJECT No.:	
C-20P09	





- STORM DRAIN CONSTRUCTION NOTES:**
- (D1) CONTRACTOR TO INSTALL 3" ROUND AREA DRAIN.
  - (D2) CONTRACTOR TO INSTALL 4" SQUARE AREA GRATE.
  - (D3) CONTRACTOR TO INSTALL 3" LINEAR DRAIN.
  - (D10) INSTALL 4" SCHEDULE 40 PVC PIPE. SLOPE AT 1.5% MINIMUM.
  - (D17) INSTALL 4" CAST IRON PIPE.
  - (D18) PROPOSED CURB OUTLET PER SPPWC STD. PLAN 150-3.



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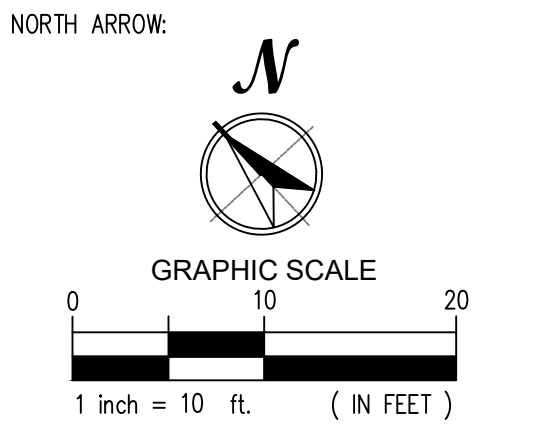
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NAVD 1988 DATUM

SHEET NAME:  
**STORM DRAIN  
PLAN**

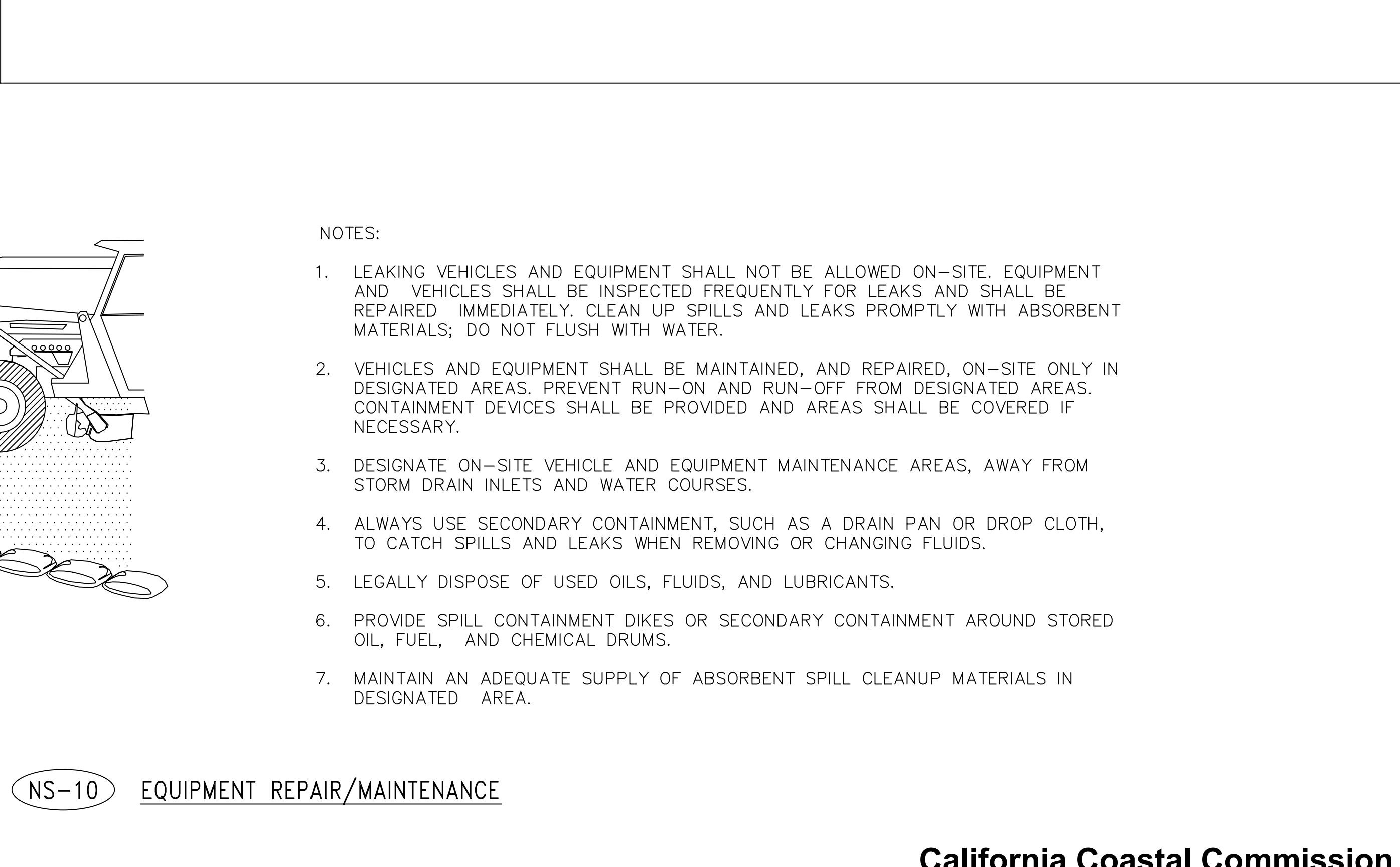
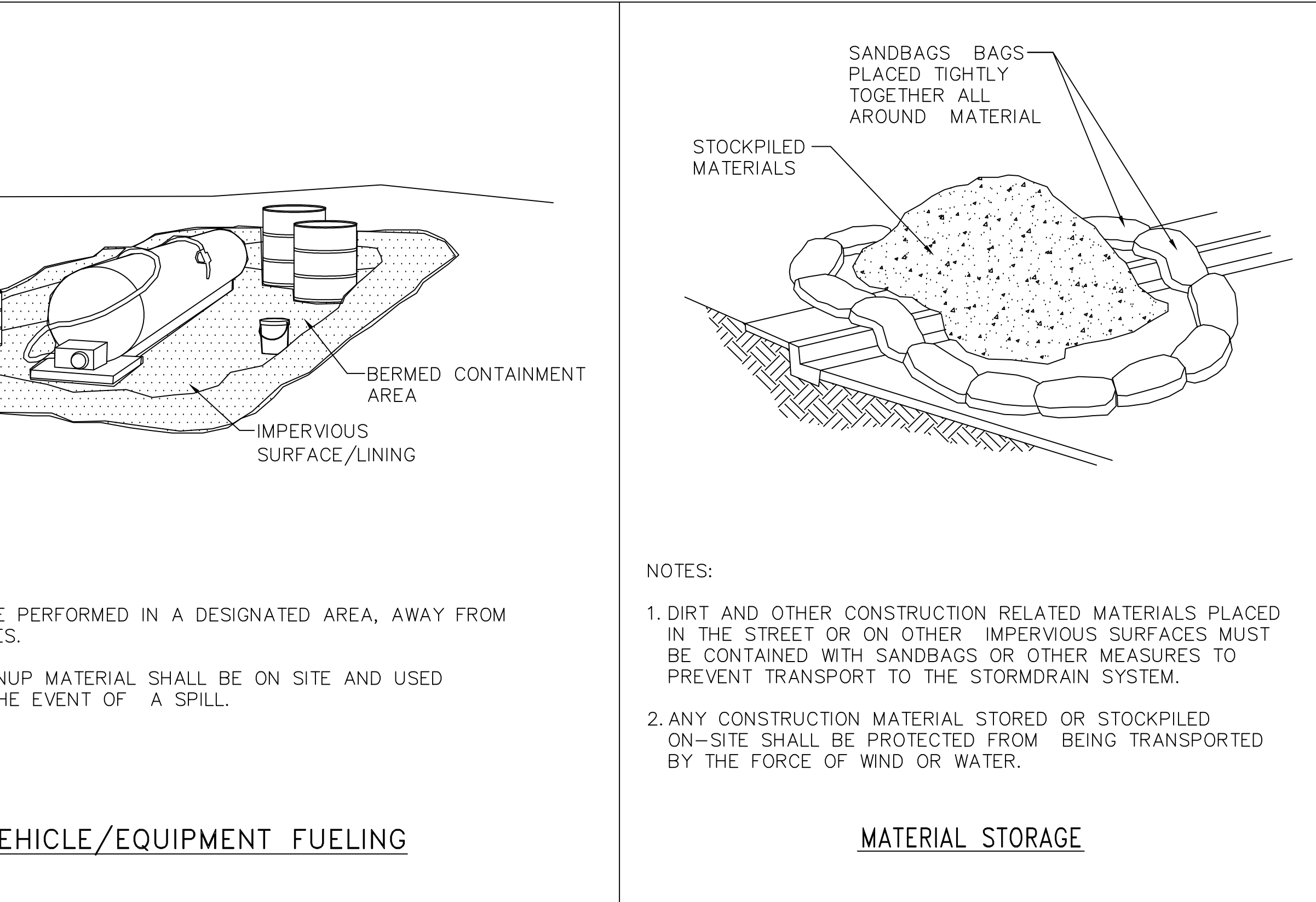
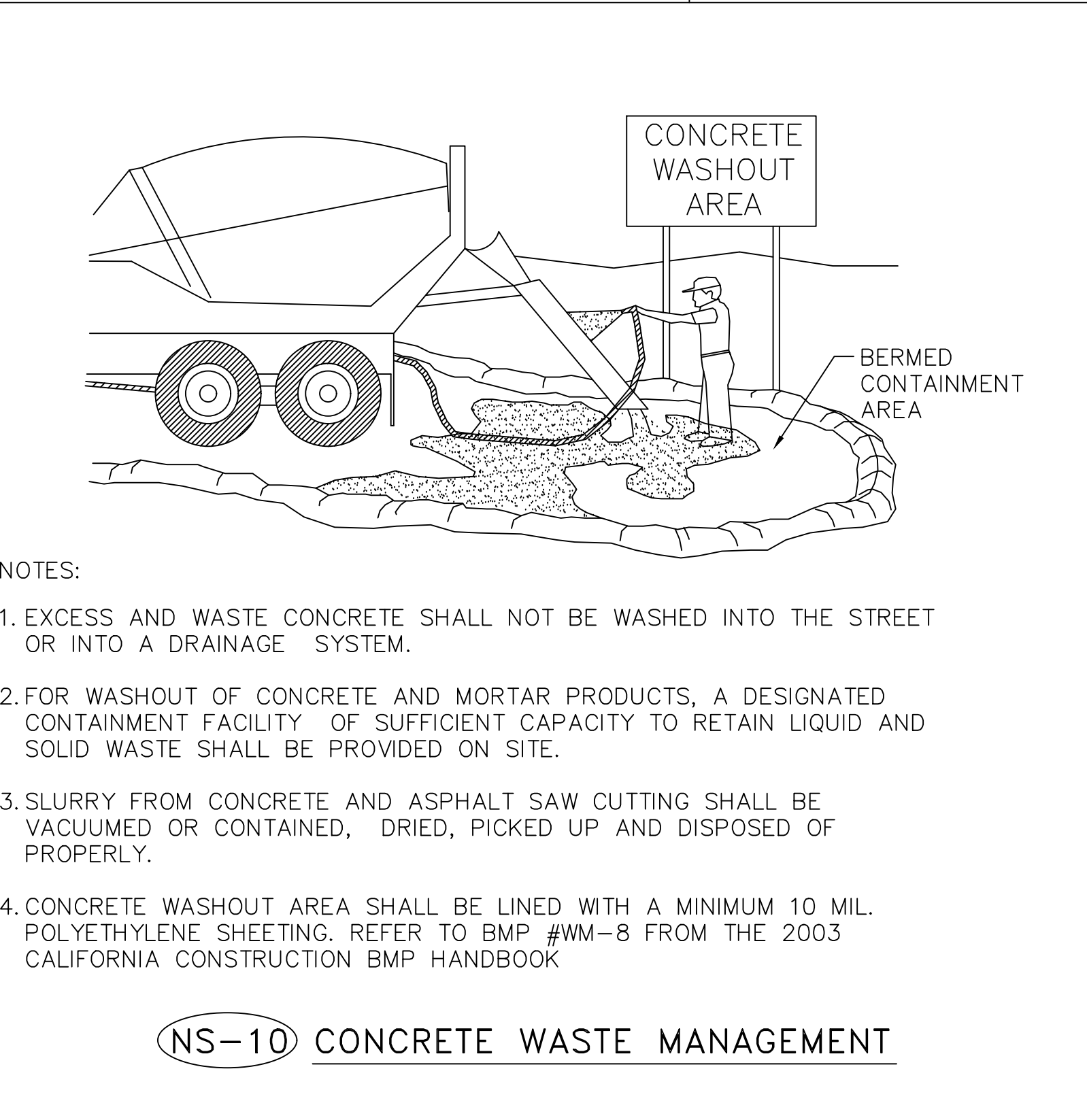
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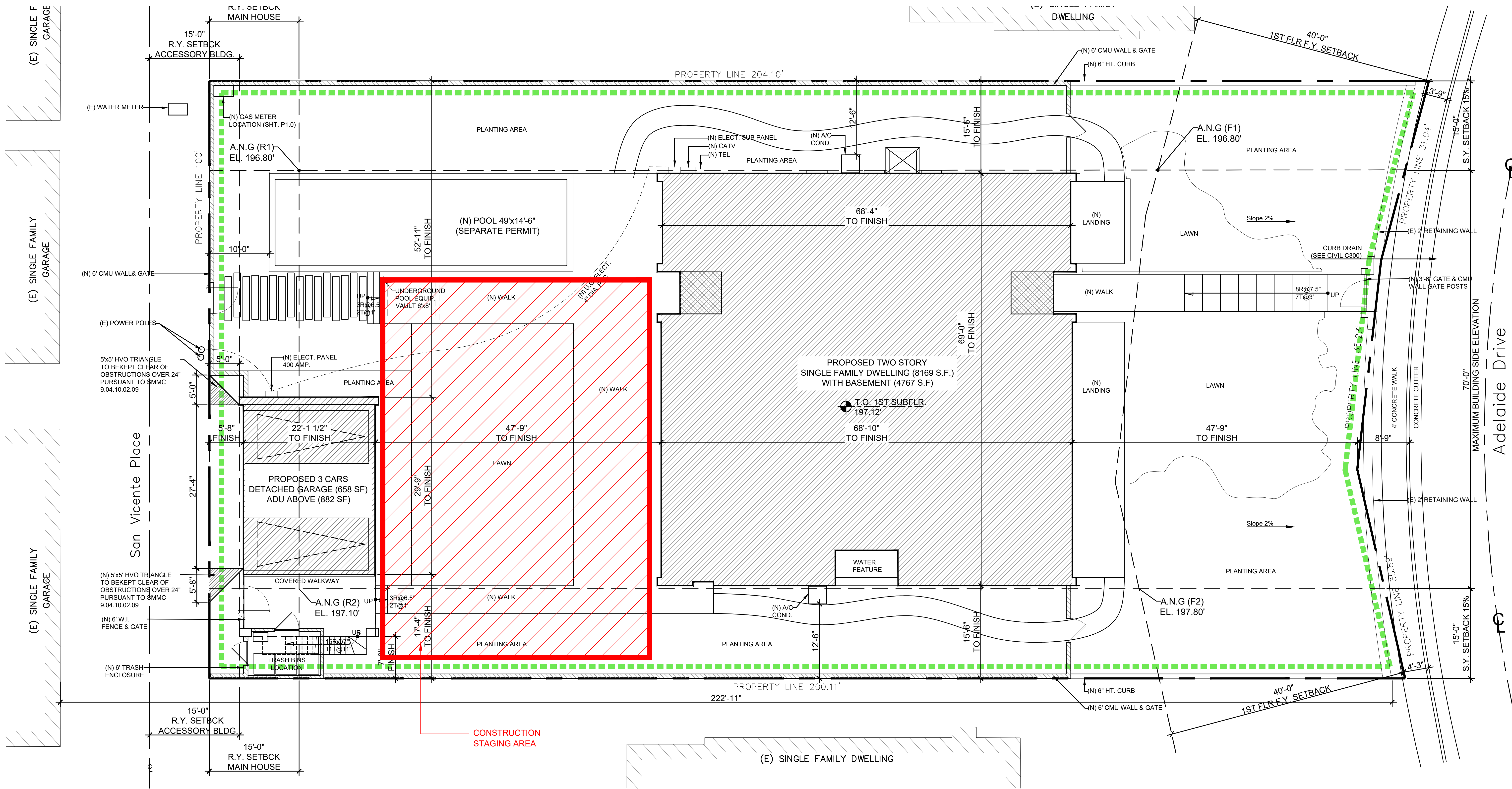
PROJ. ENG. / DRAWN: JAA / RO	SHEET: <b>C300</b>
REVIEWED: <input type="checkbox"/>	
PROJECT No.: C-20P09	

California Coastal Commission  
5-23-0483  
Exhibit 2  
Page 20 of 26









**LEGEND:**

CONSTRUCTION FENCING

CONSTRUCTION STAGING AREA

**NOTES:**

CONSTRUCTION STAGING PLAN DOES NOT UTILIZE PUBLIC SIDEWALK S, PARKING LOTS, OR PUBLIC STREETS FOR CONSTRUCTION STAGING AREAS.

THE CONSTRUCTION STAGING SHALL NOT TAKE PLACE ON ANY SANDY AREAS OR BEACH.

ALL CONSTRUCTION FENCING AND STAGING ACTIVITIES TO OCCUR WITHIN THE PROPERTY LINES.

No.	Issue	Date

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**PPF Goujon Architects**

1178 Route du bord de mer  
06700 - Saint Laurent du Var  
FRANCE

T 011 33 493 718 910  
F 011 33 493 839 297  
www.ppfgoujon.net

# NEW RESIDENCE IN SANTA MONICA WORK IN PROGRESS

430 Adelaide drive,  
Santa Monica, California

Design  
WINSTON BROCK CHAPPELL INC.  
572 RADCLIFFE AVENUE  
PACIFIC PALISADES, CA 90272  
TEL: (310) 899-9356  
STATE LICENSE NO. 323167

Owner

ADELAIDE 430 LL

Project  
LA VUE PACIFIQUI

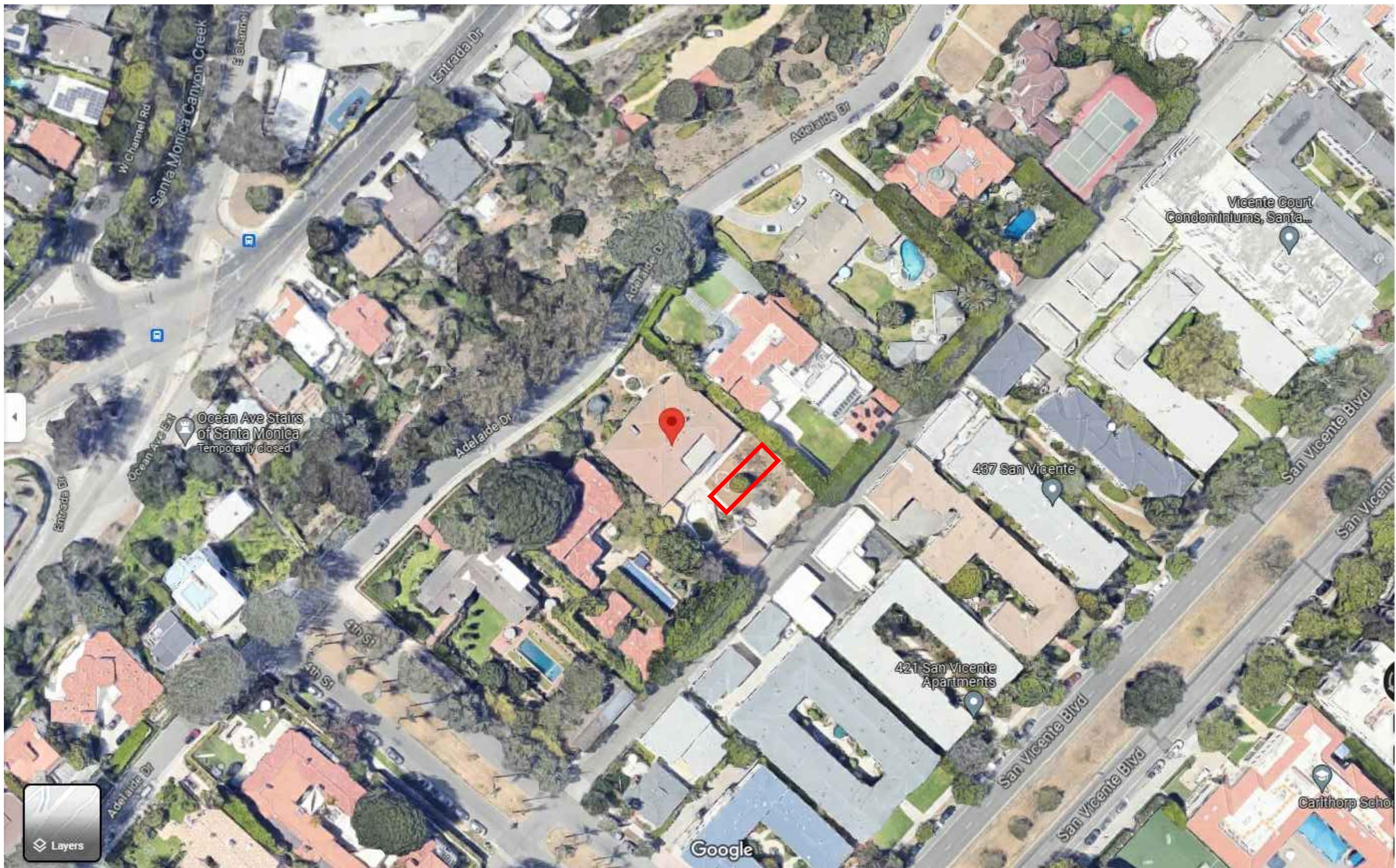
Date 8/18/23

Scale

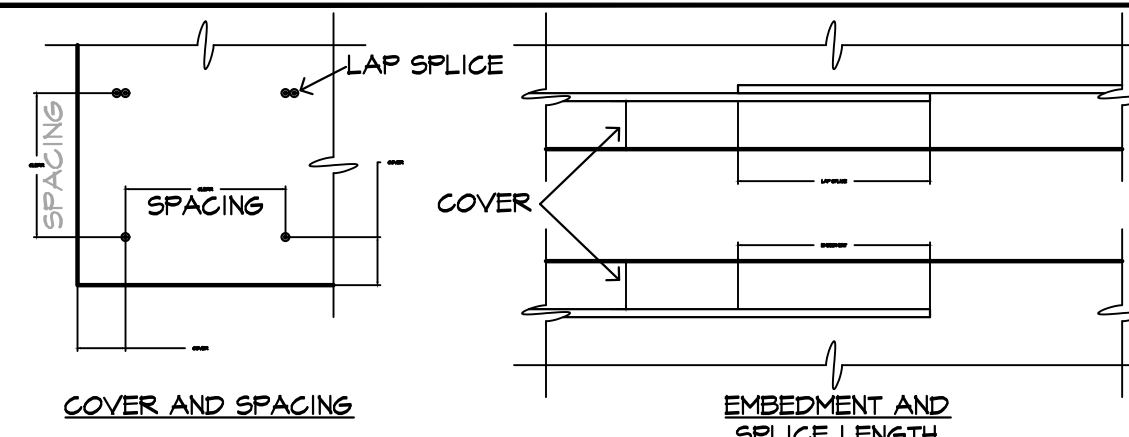
Sheet title

CONSTRUCTION STAGING  
SITE PLAN

Sheet NO.





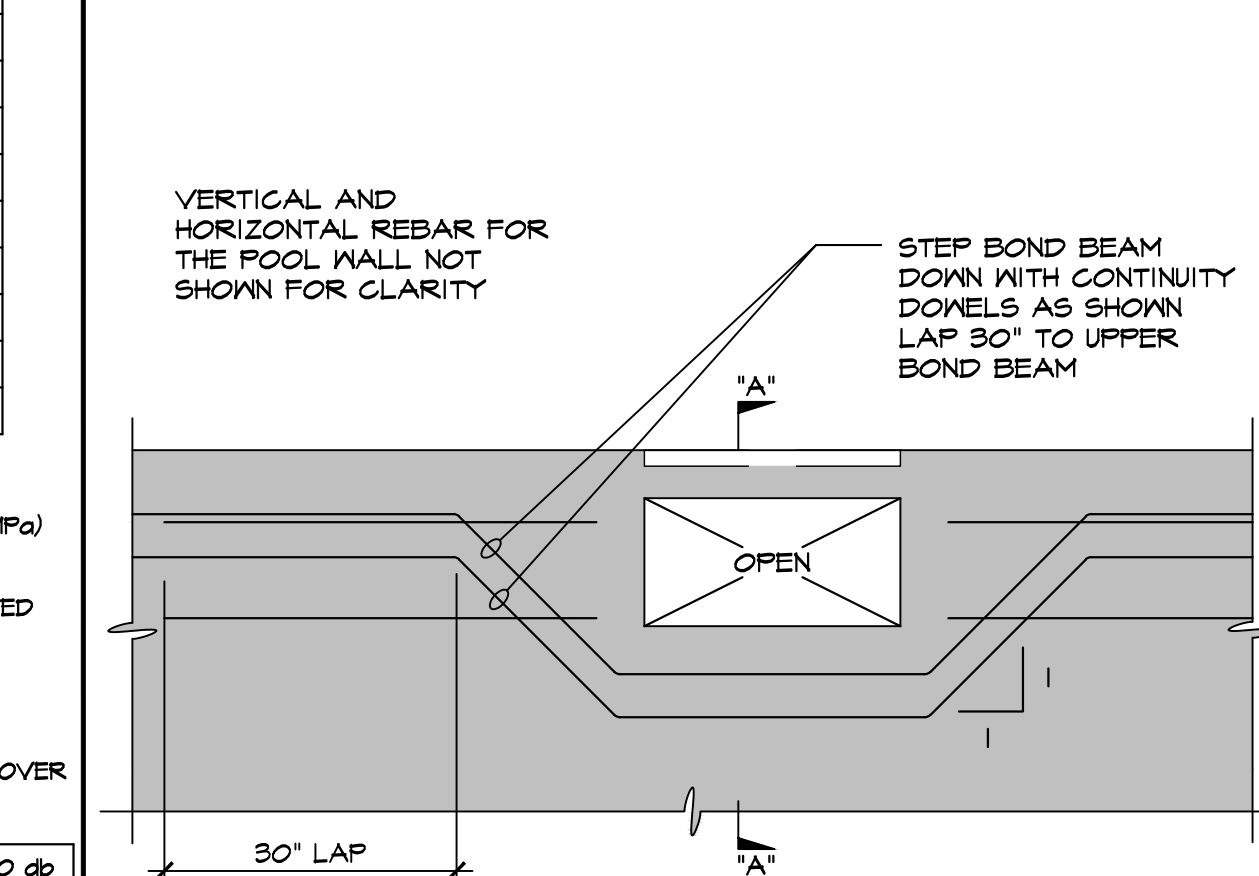
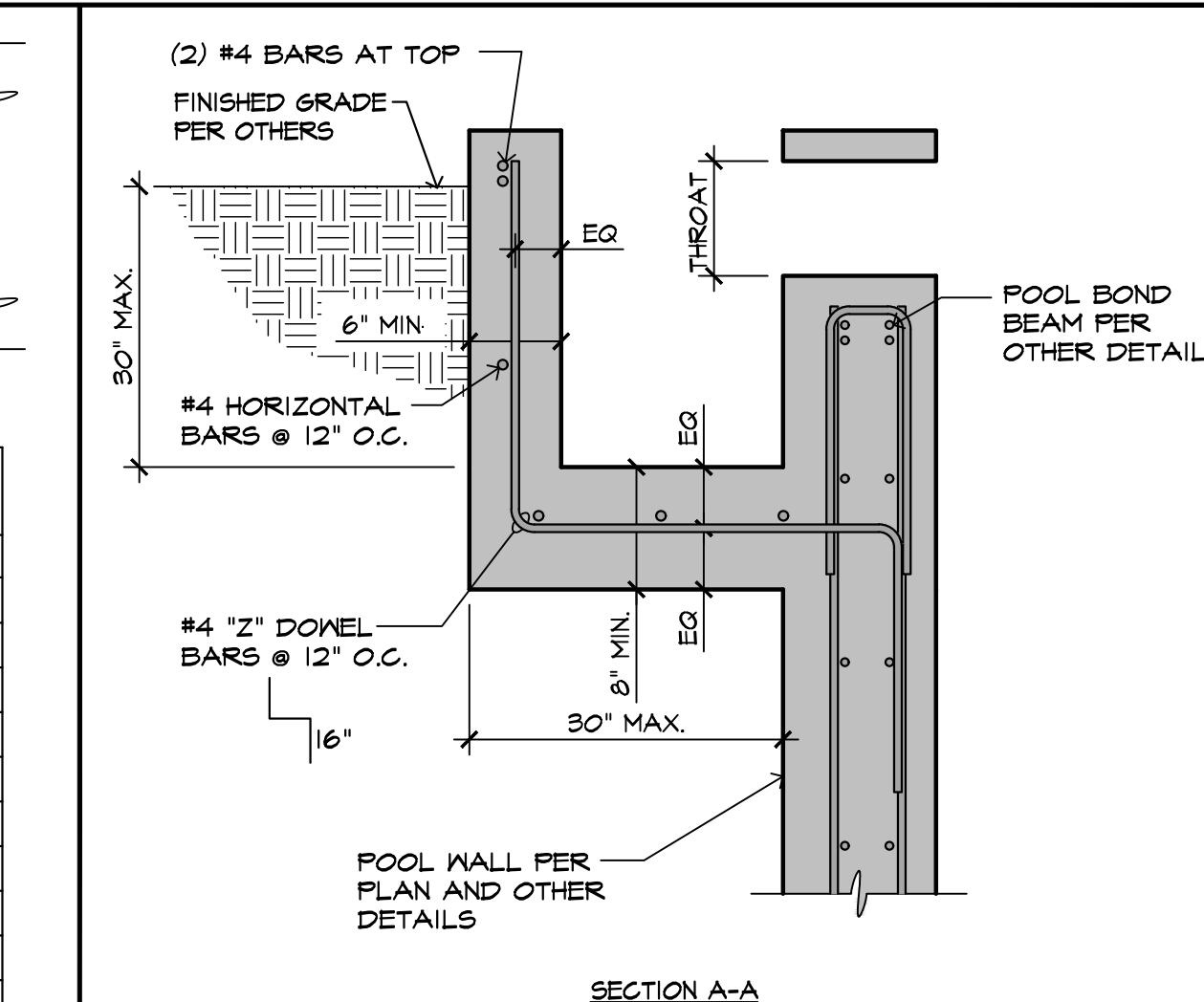


BAR SIZE	LAP CLASS	F <sub>c</sub> = 3,000 psi				F <sub>c</sub> = 4,000 psi			
		CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2
#3 (#10)	A	22	32	17	25	14	28	15	22
	B	28	42	22	32	24	36	19	28
#4 (#5)	A	24	45	22	33	25	37	19	24
	B	31	56	28	43	32	48	25	37
#5 (#6)	A	36	54	36	41	31	47	24	36
	B	47	70	38	54	40	60	31	47
#6 (#4)	A	43	64	43	50	37	56	29	43
	B	56	84	48	64	48	72	37	56
#7 (#22)	A	63	94	63	72	54	81	42	63
	B	81	122	55	94	70	106	54	81
#8 (#25)	A	72	107	64	82	62	93	48	71
	B	93	134	72	107	80	121	62	93
#9 (#24)	A	81	121	62	93	70	105	54	81
	B	105	157	81	121	91	136	70	105
#10 (#32)	A	91	136	70	105	74	118	61	91
	B	118	177	91	136	102	153	74	118
#11 (#36)	A	101	151	78	116	87	131	67	101
	B	131	196	101	151	113	170	87	131

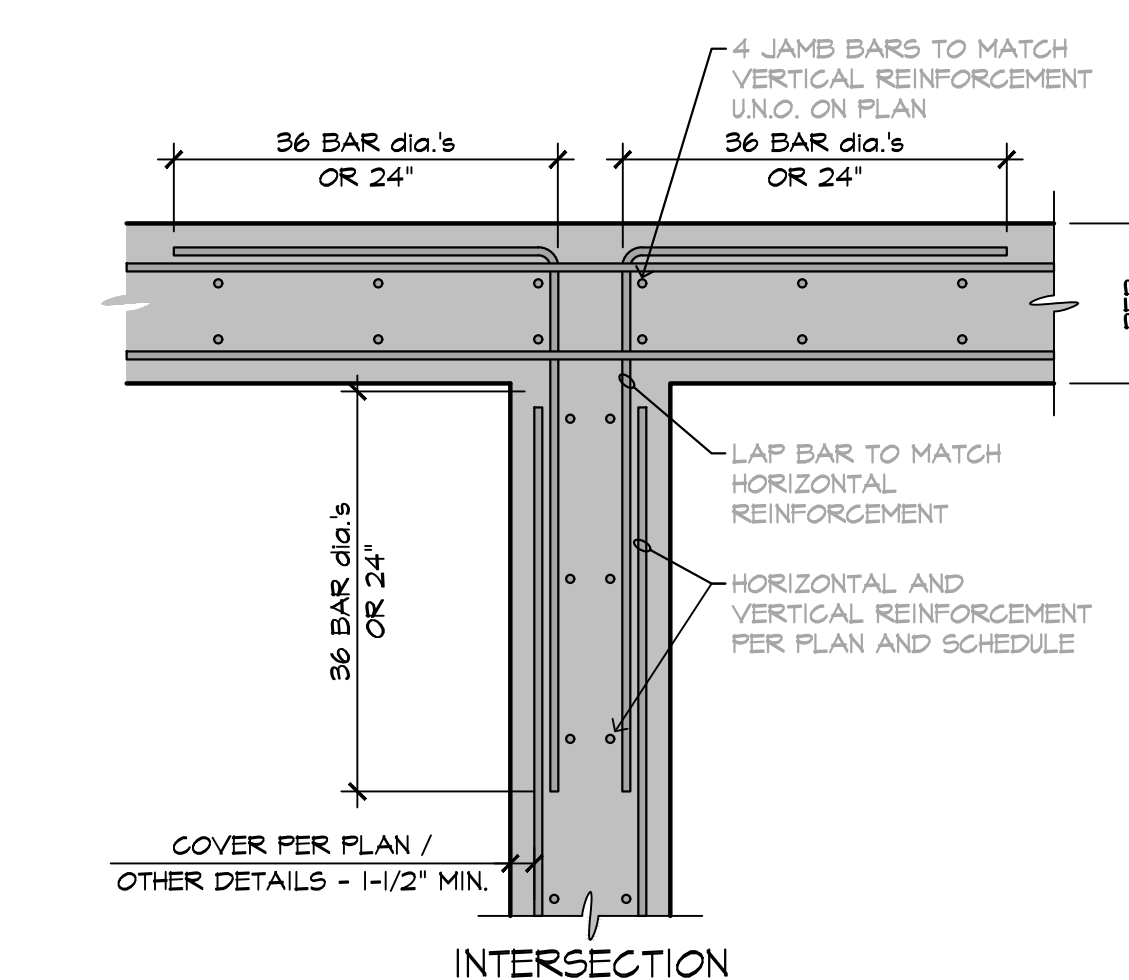
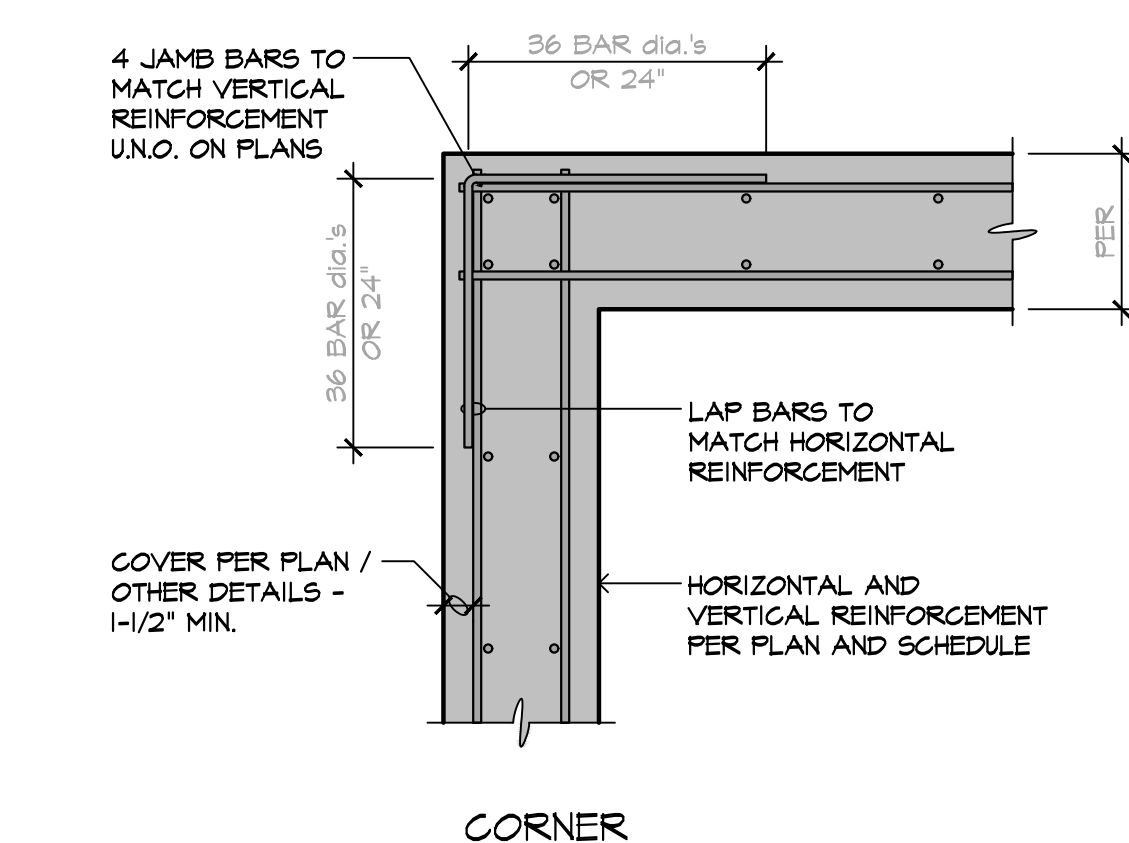
- NOTES:
- TABULATED VALUES ARE BASED ON MINIMUM YIELD STRENGTH OF 60,000 psi (420 MPa) LENGTHS ARE IN INCHES.
  - TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318-08, SECTIONS 12.2.2 AND 12.15 RESPECTIVELY.
  - TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
  - CASES 1 AND 2, WHICH DEPEND ON THE TYPE OF STRUCTURAL MEMBER, CONCRETE COVER AND CENTER-TO-CENTER SPACING OF THE BARS, ARE DEFINED AS:

BEAMS, COLUMNS	CASE	CONCRETE COVER AT LEAST 1.0 in AND c.c. SPACING AT LEAST 2.0 in	
		CASE 1	CASE 2
ALL OTHERS	CASE 1	CONCRETE COVER AT LEAST 1.0 in AND c.c. SPACING AT LEAST 3.0 in	
	CASE 2	CONCRETE COVER AT LEAST 1.0 in OR c.c. SPACING AT LEAST 3.0 in	

MINIMUM REBAR LAP SPLICE AND EMBEDMENT SCHEDULE

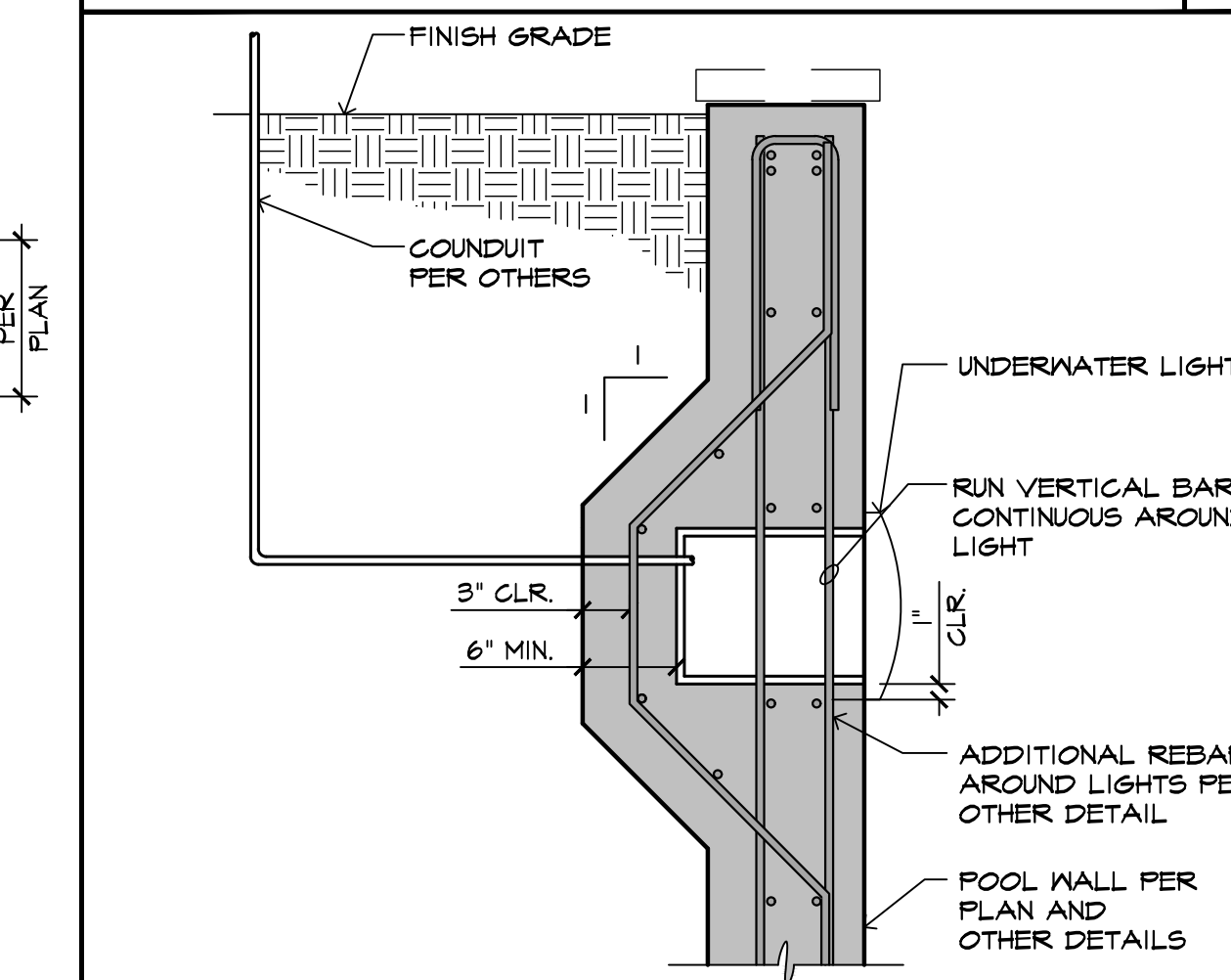


TYP. POOL SURFACE SKIMMER

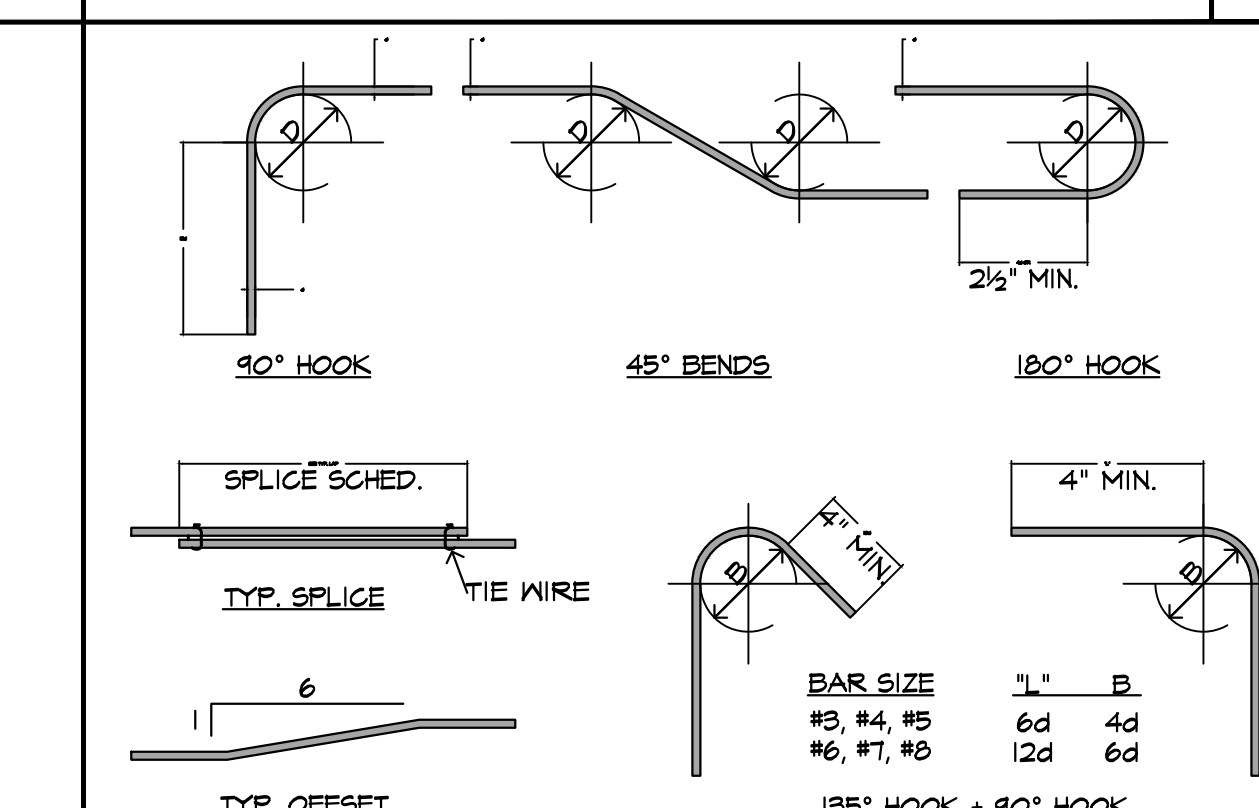


TYPICAL CONCRETE WALL INTERSECTION

TYP. REINF. AROUND PIPES AND LIGHTS



TYPICAL LIGHT NICHE DETAIL



REINFORCING BAR BENDS AND SPLICES

SANTA MONICA POOL CONSTRUCTION NOTES, CONTD

- PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, CONTACT THE WATER DIVISION AT (910) 458-8883. OWNER/CONTRACTOR SHALL COMPLY WITH WATER DIVISION CROSS-CONNECTION GUIDELINES. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS-CONNECTION CONTROL INSPECTION MUST BE COMPLETED AS WELL (CONTACT WATER DIVISION AT PHONE NUMBER NOTED ABOVE).
- INSTALL SIGN NEAR POOL STATING "DRAIN POOL TO SEWER CLEANOUT OR ON-SITE PERMEABLE SURFACES" THE SIGN SHALL BE CLEARLY VISIBLE.
- NO PERMANENT STRUCTURES SHALL BE INSTALLED OR TREES PLANTED OVER ANY UTILITY EASEMENTS. A MINIMUM 5-FT CLEARANCE SHALL BE PROVIDED FROM THE OUTSIDE EDGE OF AN EXISTING UTILITY TO ANY PERMANENT STRUCTURE OR TREE. ANY DAMAGE TO EXISTING CITY OR PRIVATELY OWNED UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY OR PRIVATE AGENCY AT THE SOLE EXPENSE OF THE PROPERTY OWNER.
- TREES WITHIN THE PUBLIC RIGHT-OF-WAY CANNOT BE REMOVED OR TRIMMED BY THE PROPERTY OWNER FOR ANY REASON WITHOUT THE WRITTEN APPROVAL OF THE CITY ARBORIST.

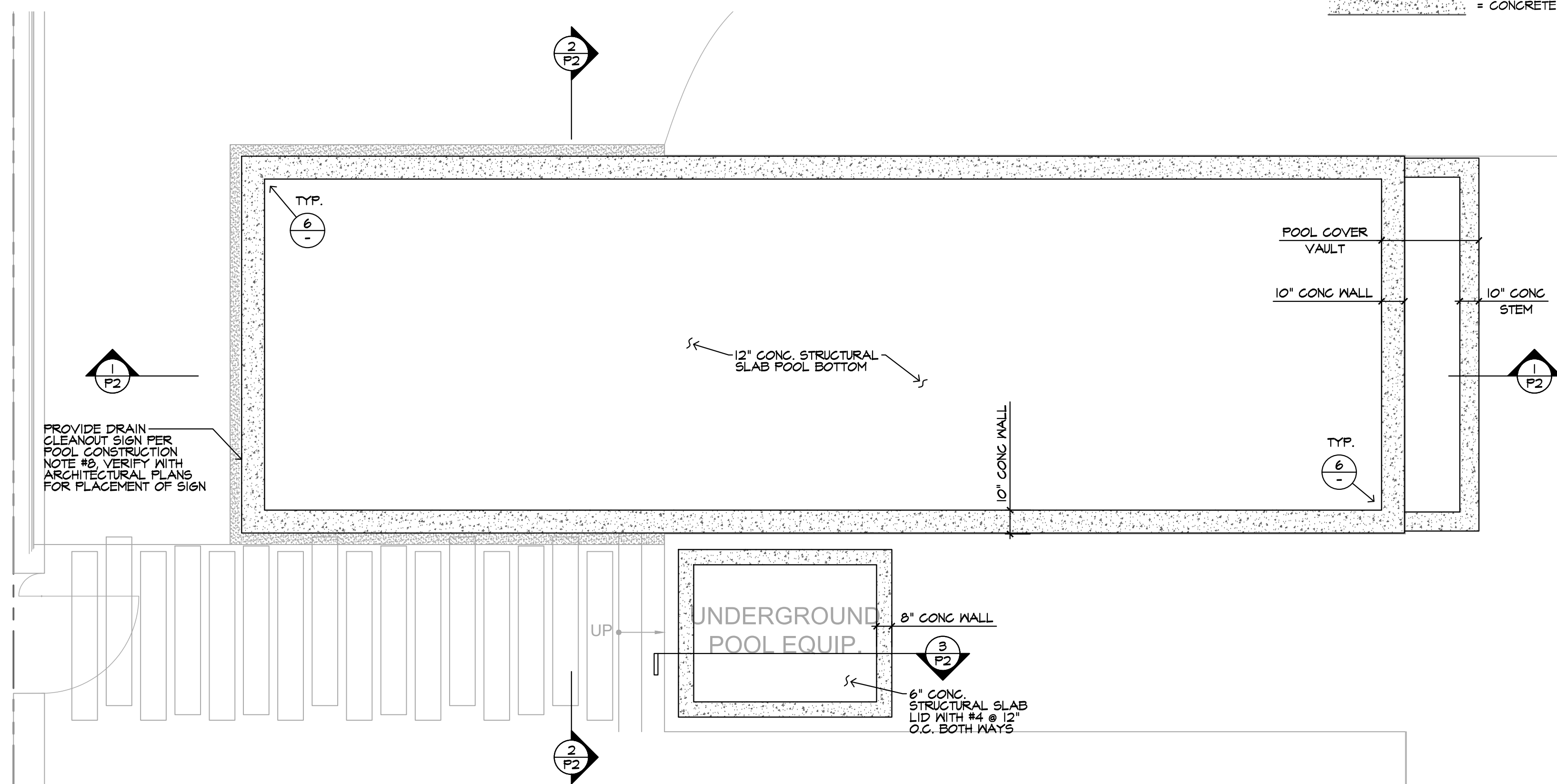
SANTA MONICA POOL CONSTRUCTION NOTES

- OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR AT (910) 458-2240 FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ON-SITE WORK.
- NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL AND PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS/DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA, AND CITY OF SANTA MONICA STANDARDS.
- POOL FILTER BACKWASH SHALL DISCHARGE TO THE SEWER VIA INDIRECT CONNECTION.
- POOL OVERFLOWS MAY OUTFALL TO THE STREET THROUGH A CURB DRAIN OR TO THE ALLEY THROUGH A POP-UP DRAIN OR FRENCH DRAIN IN STRICT ACCORDANCE WITH SMMC 1.10.070 (A) "SPECIAL DISCHARGE REQUIREMENTS".
- NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.

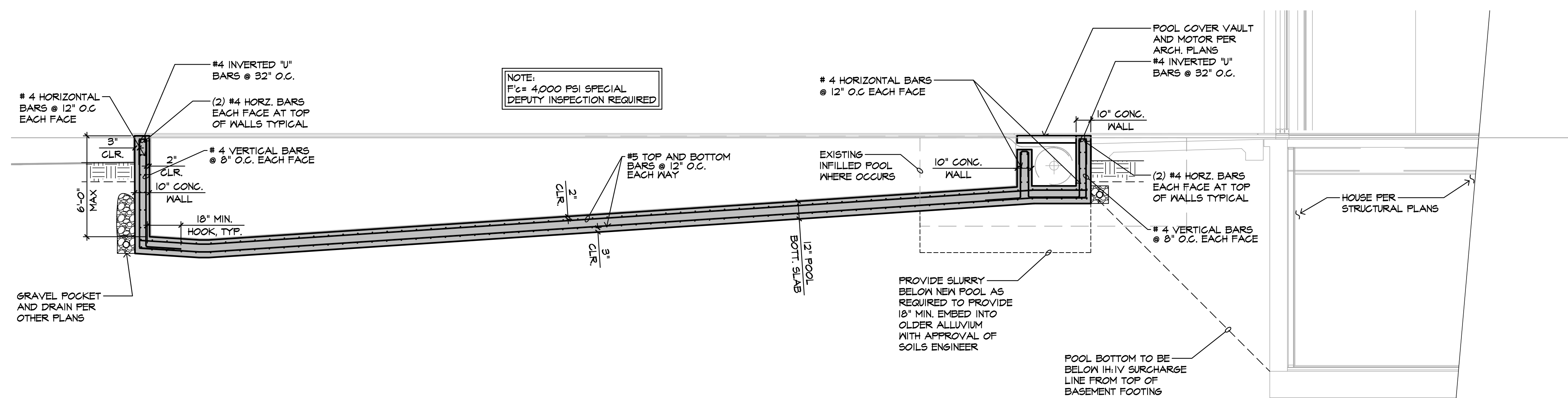
FOUNDATION NOTES

- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLAB DEPRESSIONS, CURBS AND ELEVATIONS.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
- SOIL REPORT NO. IC 21008-1 BY IRVINE GEOTECHNICAL, INC. DATED FEBRUARY 26, 2021 IS CONSIDERED A PART OF THESE PLANS.
- SOIL ENGINEER FROM IRVINE GEOTECHNICAL, INC. TO REVIEW AND APPROVE THESE PLANS BEFORE RECEIVING PERMIT. SOIL ENGINEER TO SIGN THESE PLANS TO VERIFY COMPLIANCE WITH THE SOIL REPORT RECOMMENDATIONS. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY SOIL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
- BEARING MATERIAL IS OLDER ALLUVIUM. MAXIMUM ALLOWABLE BEARING PRESSURE IS 2000 PSF. MINIMUM EMBEDMENT DEPTH IS 18" MIN.
- SOILS AT SITE HAVE BEEN FOUND TO HAVE NEGLIGIBLE LEVELS OF SOLUBLE SULFATE. CONCRETE IN CONTACT WITH THE ON-SITE SOIL SHOULD BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. (F<sub>c</sub> = 3000 PSI MIN.) SOIL SAMPLES SHOULD BE OBTAINED AT THE TIME OF INITIAL GRADING FOR TESTING TO DETERMINE THE SOLUBLE SULFATE CONCENTRATION.
- LEGEND:

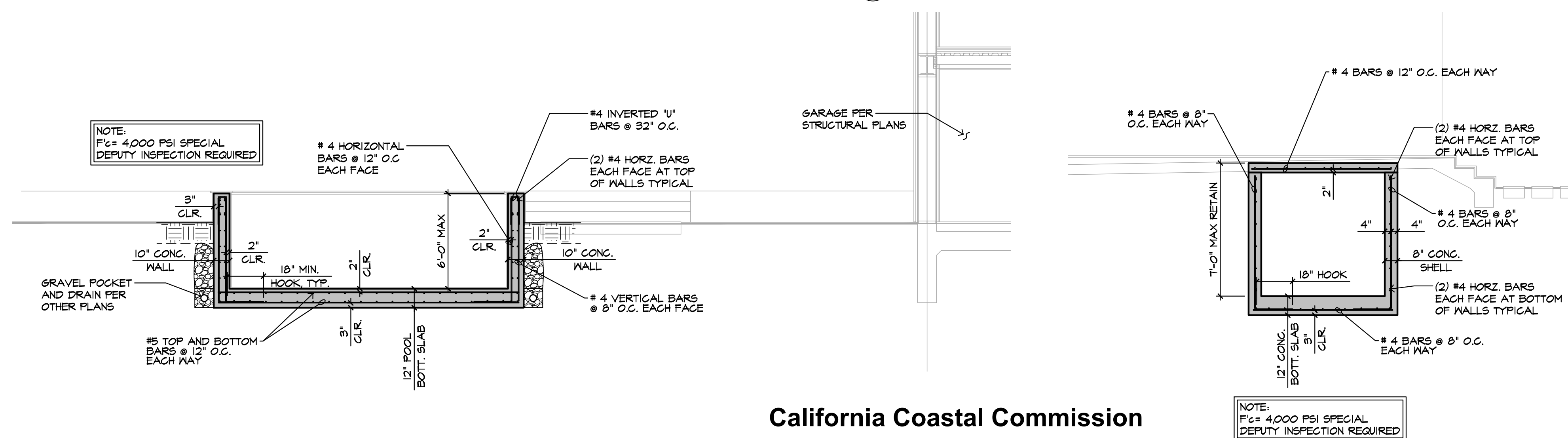
CONCRETE WALL



POOL PLAN



POOL SECTION 1



POOL SECTION 2

POOL MECH. VAULT



SUBMITTAL	DATE
SRD	24 OCT. 2023
REVISION	DATE



F1 196.80'  
F2 197.80'  
R1 197.10'  
R2 196.80'

$788.50' / 4 = 197.12'$

MAX. BUILDING HEIGHT  
ALLOWABLE

197.12'	A.N.G
---------	-------

+ 23.00' MAX. HT ALLOWABLE

220.12' MAX. HT ALLOWABLE



- [illegible]

### SITE PLAN NOTES

- FRONT YARD LANDSCAPING NOTES

1. PLANTED AREA SHOULD INCLUDE AT LEAST ONE TREE, WHICH SHALL BE AT LEAST 15 GALLON IN SIZE AND AT LEAST SIX FEET IN HEIGHT AT THE TIME OF PLANTING, FOR EACH 500 SF OF PLANTED AREA AND SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM, WHICH SHALL BE PROPERLY MAINTAINED. (SECTION 12.21 C 1)

DRIVEWAY NOTES

MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.

[illegible]

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PPF Goujon  
**Architects**

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06700 - Saint Laurent du Var  
FRANCE

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[www.ppfougoujon.net](http://www.ppfougoujon.net)

NEW RESIDENCE IN SANTA MONICA  
WORK IN PROGRESS

430 Adelaide drive.

**Design**

**WINSTON BROCK CHAPPELL INC.**  
572 RADCLIFFE AVENUE  
PACIFIC PALICADES, CA 90272  
TEL: (310) 899-9356  
STATE LICENSE NO. 323167

Owner

DELAIDE 430 LL

Project  
LA VUE PACIFIQUE

Date 9/29/23

Scale  $1/8"=1'-0"$

Sheet title

## SITE PLAN

Sheet NO.

## A1.1





Date	Date	Revision

By initialing below, both parties understand, confirm and accept the contents of this sheet and this sheet becomes part of the "Contract Documents"

OWNER \_\_\_\_\_  
GENERAL CONTRACTOR \_\_\_\_\_  
DATE \_\_\_\_\_

ATOMIC IRRIGATION DESIGN

PLANTING/IRRIGATION  
DESIGN

2632 WILSHIRE  
BLVD.  
#241  
SANTA MONICA  
CA, 90403

310.592.4707

EMAIL  
info@atomicirrigation.com

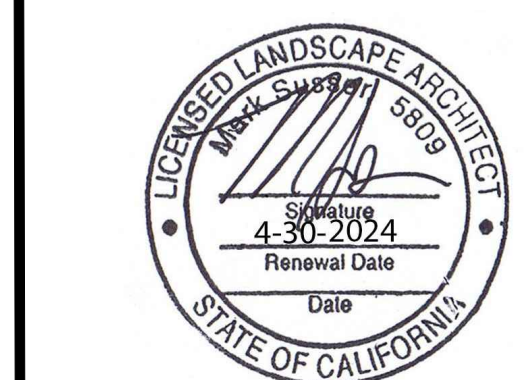
WEB  
www.atomicirrigation.com

Client/Project  
Address

430 Adelaide Ave, LLC  
Santa Monica, CA 90402

Sheet Title

PLANTING  
PLAN



DRAWING NUMBER

LP-1.0

JOB NUMBER

DRAWN BY MS

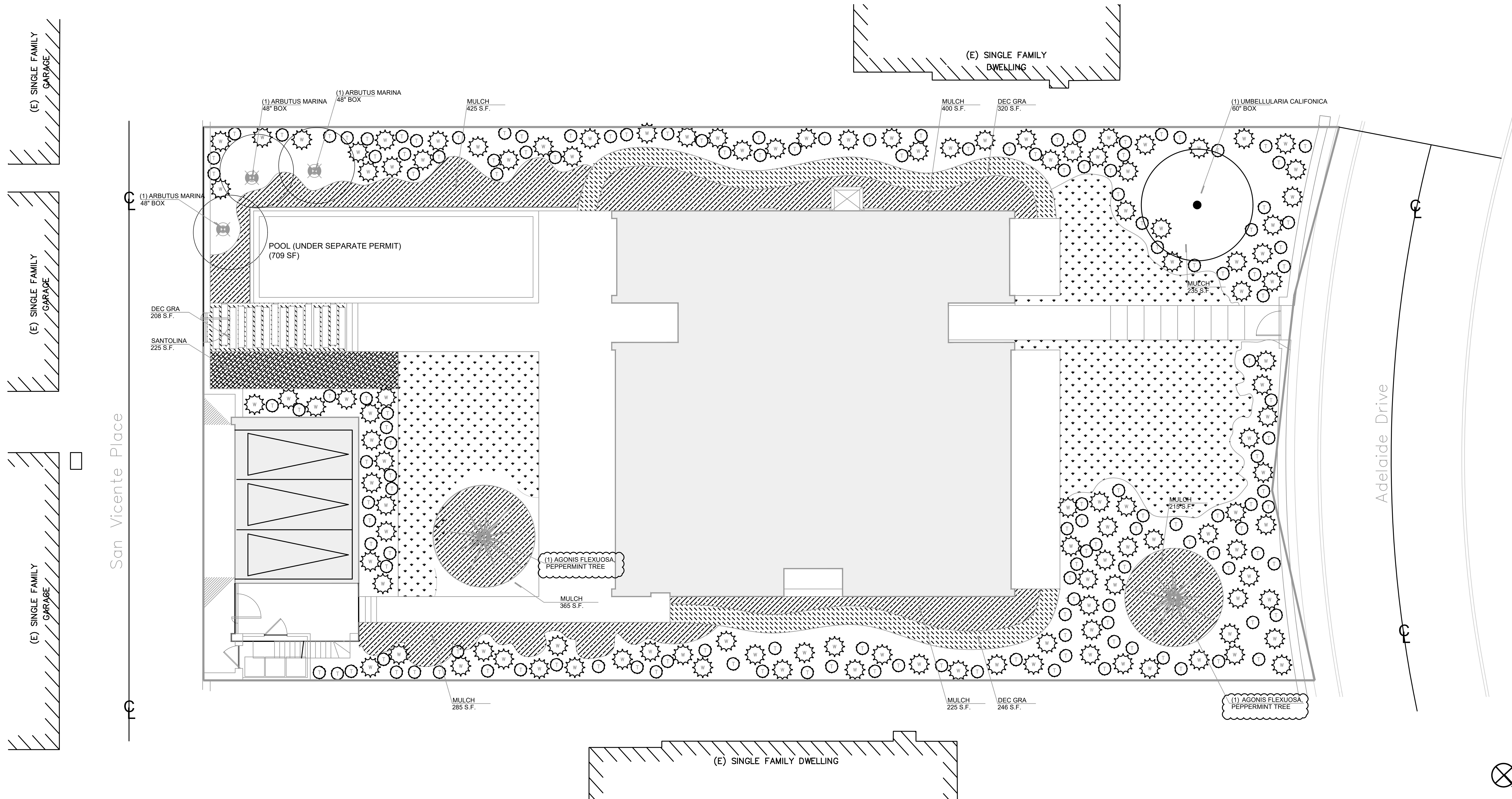
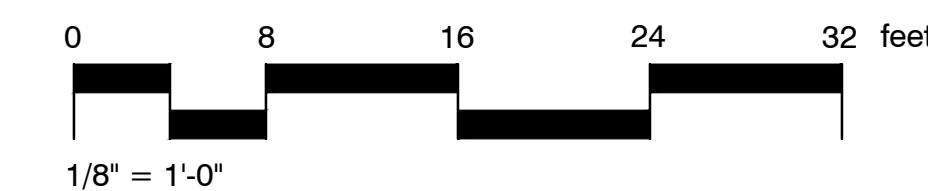
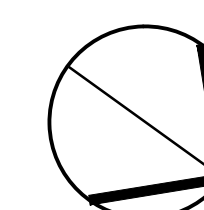
DATE 04.8.24

SCALE 1/8" = 1'-0"

REVISION NUMBER

SHEET # OF SHEETS

California Coastal Commission  
5-23-0483  
Exhibit 2  
Page 25 of 26



## AREA CALCULATIONS

Parcel Size: 19,642 S.F.

Total Combined area of all building footprints: 4,675 + 659 S.F. = 5,334 S.F. (1st. Floor House + Garage)

Total impermeable hardscape: 1,802 + 88 + 390 + 367 + 124 + 283 + 17 = 3,071 S.F.

Total permeable hardscape (D.G.): 208 + 246 + 320 = 774 S.F.

Total pool & water feature: 709 + 50 = 759 S.F.

Total landscape area: 9,704 S.F.

Total grass area: 0 s.f.

## PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	H2O	QTY
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	Arbutus Marina Strawberry Tree (multi-trunk)	48" box	Low Water Use	3
	Umbellularia California California Bay Laurel	60" box	Low Water Use	1

	Agonis Flexuosa, Peppermint Tree	36" box	Low Water Use	2
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SHRUB AREAS	BOTANICAL NAME / COMMON NAME	SIZE	H2O	QTY
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	Wynyabie Gem, Westringia	5 Gal	Low Water Use	110
	Teucrium Chamaeris, Germander	1 Gal	Low Water Use	140

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	H2O	AREA
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	Decomposed Granite			774 sf
	Mulch			2150 sf
	Santolina, Lavender Cotton	1 Gal	Low Water Use	225 sf

SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT	H2O	AREA
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	Carex Divulsa - European Gray Sedge	1 Gal	Low Water Use	2075 sf
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LI-5.0