CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE 301 E. OCEAN BLVD, SUITE 300 LONG BEACH, CA 90802-4325 VOICE (562) 590-5071 FAX (562) 590-5084



Th13b

5-23-0120 (Gage Village Residential Development LLC) November 2, 2023

EXHIBITS

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Exhibit 1 – Vicinity Map and Project Site

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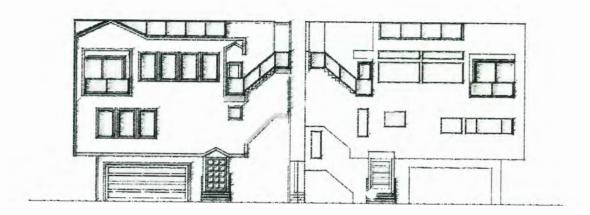


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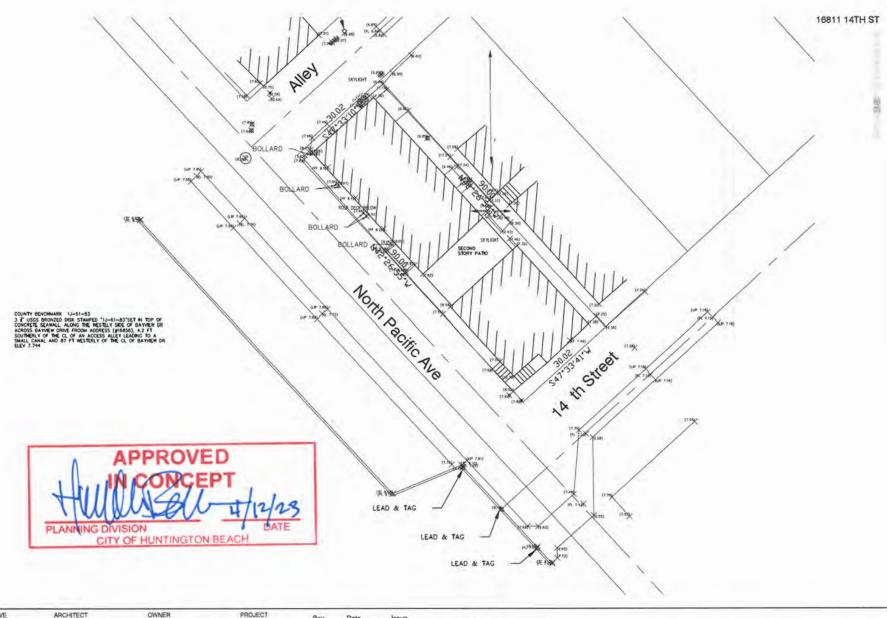
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LUIS ARMONA 9451 FIRESTONE BLVD., STE.B DOWNEY, CA 90341

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OWNER'S REPRESANTATIVE

CARLOS LOSADA

9451 PIBESTONE BLVD., STE-B

6365 COLLINS AVE., #2909

9451 PIBESTONE BLVD., STE-B

CARTOR IN CONTROL OF C

Survey



N-SV 10,07,22

5-23-0120

Exhibit 2

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CITY OF HUNTINGTON BEACH NOTES

- Applications for which no permit is issued within 100 days following the date of application shall automatically expire (R105.3.2.CRC).

 Every permit issued shall become invalid unless work authorized a commenced within 180 days of if the work outhorized is

 suspended or obnotined for a period of 180 days. A successful inapposition must be obtained within 180 days. A permit may be
 extended if a written request stating justification for extensions and an extension fee is received prior to expiration of the permit ond gronted by the Building Official. No more than one (1) extension may be gronted, by the Building Official. No more than one (1) extension may be gronted, by the Publish of the event provided that pays or rectification free of opportunitely 95% of the original permit fee amount when the permit has been expired for up to ask (5) months. When a permit has been expired for up to a period in excess of one (1) your five recotlication (es shall be
- approximately 100% of the original permit fee (R105,5CRC).

 Fire sprinkler plans stamped approved by the City of Huntington Beach Fire Department shall be provided at the time of
- froming inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concediment before fixtures.
- on application or juminating, inclusions, gus the exclusion systems shall be imposphered overwing or concernment return's factor or applicances are let or installed, and prior to forming dispection (1910s.1.2).
 What is playing materials within a building shall be in accordance with the requirements of sec 604.1 of the CRIST of t
- Two separate site visits and reports prepared by the Engineer of Record for the new home design are required; (109.3.8 CBC)

 1. The Engineer of Record shall inspect the slob and bundation system installation prior to the concrete pour to verify that the foundation is nictioned with the approved plans and design. The Engineer of Record shall then prepare a report stating the foundation installation is in accordance with the approved plans and design. The Engineer of Record shall then prepare a report stating the foundation installation is in accordance with the approved plans and design. The
 - then prepore of report stating the foundation installation is in accordance with the approved plans and design. The foundation inspection and approved to pour concrete will not be approved until the impection certification letter by the Engineer of Record had took anyport the completed framing system of the home not letter the installation of the rough purpose, mechanical and electrical systems, and the exterior of the home has been veotible empoyed. The Engineer of Person and electrical systems, and the exterior of the home has been veotible empoyed. The Engineer of electrical systems are the entirely externed to accordance with the approved principle of the entire inspection about not be approved until the inspection certification letter by the Engineer of Record has been received and approved by the EUTy of Hamiltonian Basical Busilians Delains.
- the City of Huntington Beach Building Division.

 A pre-construction meeting is required immediately prior to the prior start of construction. This meeting shall take place of the site of the new home. The meeting must include a representative of the Building Division, the general contractor, a representative of soch of the sub-control electrons (electrical, plumbing, mechanical, grading, or any electrons (electrons) electron procedures or conditions for that particular new home. The pre-construction meeting shall be schedules through the Building Division front counter at 714-536-5241.

SPACING OF FIRE HYDRANTS SHALL NOT EXCEED THE DISTANCES SPECIFIED IN FIRE CODE C105.2 AND C106.

ALL FIRE HIDRANTS SHALL MEASURE 6" X 4" X 2 1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN MATER MORKS ASSOCIATION STANDARD CSGS, OR APPROVED EQUAL.

ECRESS DOORS SHALL BE READLY OPENABLE FROM THE ECRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, BUILDING CODE 1008.1.9.

PROTABLE FIRE EXTINUASHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906

DUMPSTERS AND CONTAINERS WITH INDIVIDUAL CUPACITY OF 1.5 DUBC YARDS OR WORE SHALL NOT BE STORED IN RUIDINGS OR PLACED WITHIN 5 PET OF COMBUSTIBLE WALLS, DEDWINGS OR COMBUSTIBLE ROOF EARSE, LINESS, SHEAS CONTAINED DUMPSTERS OR CONTAINERS AND PROTECTED BY AN APPROVICE AUTOMATIO FIRE SPRINGER SYSTEM. FIRE CODE 304.3.3

A SPAMA SUBMITA, FOR THE SPINNLES OF RUSHED, AS PER CITY SPECIFICATION \$400, A FIRE SPINNLES PLAN WE MIZE TO BE SUBMITED TO THE HERD FOR REVIEW AND APPROVED, A FORM SUSCE AND THAN INSPECTION RECORDS. STOTES SHALL BE COMPOSED AS FER TO OT, SPAP 120.4— HER RUSHEADERS HOW THE STRUCTURE OF STORISES INSECTION, SOURCE SHOULD, A SOUR, THE HE RUSHEAD OF THE CHARGE SEPARATION HILL RUSHES. A READYLAW ROUNCE (DEED) ON THE METER SERVICE, IT MUST BE DESIGNED AND CALCULATED THE PER SPINNLESS THE STRUCTURE OF THE STRUCTURE OF THE PER SPINNLESS THE STRUCTURE OF THE STRUCTURE OF THE PERSONS THE STRUCTURE OF THE STRUCTURE OF

MAINTAIN JOBSTE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2013 CALIFORNIA CODE.

ADDRESS NUMBERS MUST BE PLACES OVER THE EXTEROR OF THE MAIN ENTRANCE AS PER CITY SPECIFICATION MAZE. MINIMUM SIZE OF NUMBERS IS 4", AND THEY MUST CONTRAST WITH BACKGROUND.

FOR FIRE DEPARTMENT INSPECTIONS, CALL (714) 536-5411 AT LEAST 3 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS.

AUTOMATIC FIRE SPRINKLERS (130)TO BE PROMOED THROUGHOUT-UNDER SEPARATE PERMIT-

ALL LIGHTING IN BATHROOM, CARACE, LAUNDRY ROOM AND UTELTY ROOM SHALL BE HIGH ETTICACY AND CONTROLLED BY VACANCY SENSORS PER CEC 150.0(VXR)

FAN AND LIGHT COMBINATION FIXTURES SHALL BE SEPARATELY SWITCHED PER CEC 150.00k)(2008) EXTERIOR LIGHTING SHALL CONSIST OF HIGH-EFFICACY LUMBARIES, AND SHALL WEET THE FOLLOWING REQUIREMENTS AS APPLICABLE PER CEC 150.0(x)(35):

QUITROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF (IEMS 6) OR c)

b) CONTROLLED BY PHOTOCOLL AND MOTION SONSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR

() PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL

II) ASTRONOMICAL TIME CLOCK

III) ENERBY WANAGEMENT CONTROL SYSTEM

SMOKE ALARMS

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POMER FROM THE BUILDING SACH, ALAMS SMALL RECOVER THEM FROMMY POWER FROM THE BLOOM WRING AND SHALL BE COUPED WITH A BATTERY BADOUP (ORE RISKA) WHICH ONE OR MORE SMALE BLOOM ONE OR MORE SMALL BE WHERCOMFECTED IN SUCH A MARKET THAT THE ACTUATION ON ONE ALAMA MELACITATION OF THE ALAMA MILL ACTIVATE ALL OF THE ALAMAS THAT BROMOULAL UNIT (ORE RISK4).

CARBON MONOXIDE ALARMS

PLANNING SETTACKS CODE 3.3.1.F.2 35'-0" DRAWING INDEX SHEET # SHEET TITLE ARCHITECTURAL

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ROJECT DATA. SHEET INDEX. SYMBOLS				
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THIRD FLOOR PLAN - LOWER LEVEL DECK PLAN	-	н	-	4
ROOF PLAN	-	Н	+	+
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	SITE PLAN — WINDOW AND DOOR SCHEDULES PROT LOOK PLAN — SECOND FLOOR PLAN WHOSE TLOOK PLAN — LOWER LEVEL DEOX PLAN BOOP PLAN BULDING FLEVATIONS.	FIRST FLOOR PLAN — SECOND FLOOR PLAN HINDO FLOOR PLAN — LOWER LEVEL DECK PLAN ROOF PLAN HULDING ELEVATIONS	FRST FLOOR PLAN — SECOND FLOOR PLAN HINDD FLOOR PLAN — LOWER LEVEL DECK PLAN ROOF PLAN BUILDING ELEVATIONS	PIRST FLOOR PLAN — SECOND FLOOR PLAN HINDO FLOOR PLAN — LOWER LEVEL DECX PLAN ROOF PLAN BUILDING ELEVATIONS

PROJECT DATA Legal Description Lot 1 of Block 115 of Tract No. Surset Beach County of Orange recorded in Book 3, Pages 39 and 40 of Maps in the office of the County Recorder of said County APN: 178-533-11 Site Area 2.700 sf Zoning RH-30 Number of Stories 35'-0" From Cl Of Street To Top Occupancy **Building Type** V-B Building Area Unit A Conditioned Space: First Story 452 sf Second Story 1.085 45 925 11 Third Story Total Conditioned Living Area - Unit A 2,462 sf Garage / Storage 438 sf Unit B First Story Second Story 1,065 sf 925 sf Total Conditioned Living Area - Unit A 2,452 sf

SCOPE OF WORK

DEMOLITION OF EXISTING TWO-STORY RESIDENTIAL BUILDING CONSTRUCTION OF TWO THREE-STORY RESIDENTIAL BUILDINGS

Garage / Storage

438 sf

MATERIALS LISTINGS

DEX-Q-TEX DECKING : ESR 1757

DEFFERED PERMITS

VETAL CHARDRAILS AND HANDRAILS TO BE DESIGN-BUILT SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED AND PERMITS PRIOR TO INSTALLATION

CITY OF HUNTINGTON BEACH BUILDING DEPARTMENT FOR APPROVAL ALL WALLS AND FENCES REQUIRE A SEPARATE PERMIT

SEPARATE GRADING PLAN SHALL BE SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

CALFORNA PLUMBING CODE - 2020 EDITION
CALFORNIA MECHANICAL CODE - 2020 EDITION
CALFORNIA ELECTRIC CODE - 2020 EDITION
CALFORNIA GREEN CODE - 2020 EDITION
CALFORNIA FIRE CODE - 2020 EDITION
CALFORNIA PIRE CODE - 2020 EDITION
CALFORNIA PRECO CODE - 2020 EDITION

STRUCTURAL ENGINEER ZOHER RASHEED (626) 912-1365 F (626) 602-3200

ARCHITECT

APPROVED

CITY OF HUNTINGTON BEACH

OWNER

PROJECT

Rev

OWNER'S REPRESANTATIVE CARLOS LOSADA

9451 FIRESTONE BLVD., STE.B.

MANUEL A. FUNES, A.I.A. 6365 COLLINS AVE., #2909 9451 FIRESTONE BLVD., STE.B MIAMI BEACH, FL. 33141 DOWNEY, CA 90341

LUIS ARMONA

RESIDENTIAL DUPLEX

California Coastal Commission 5-23-0120

Exhibit 2

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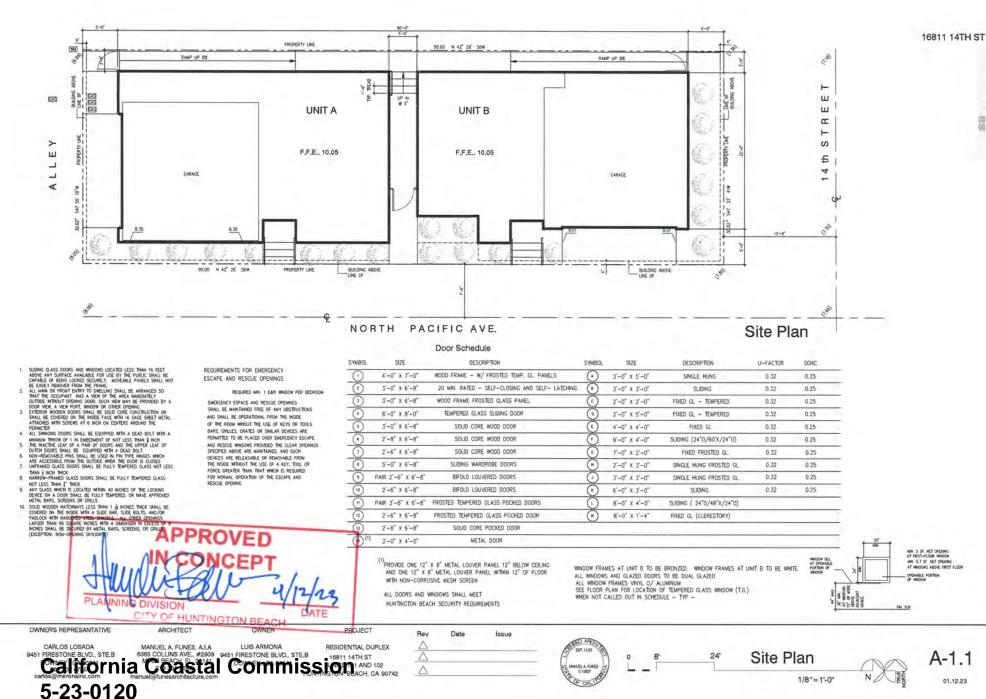
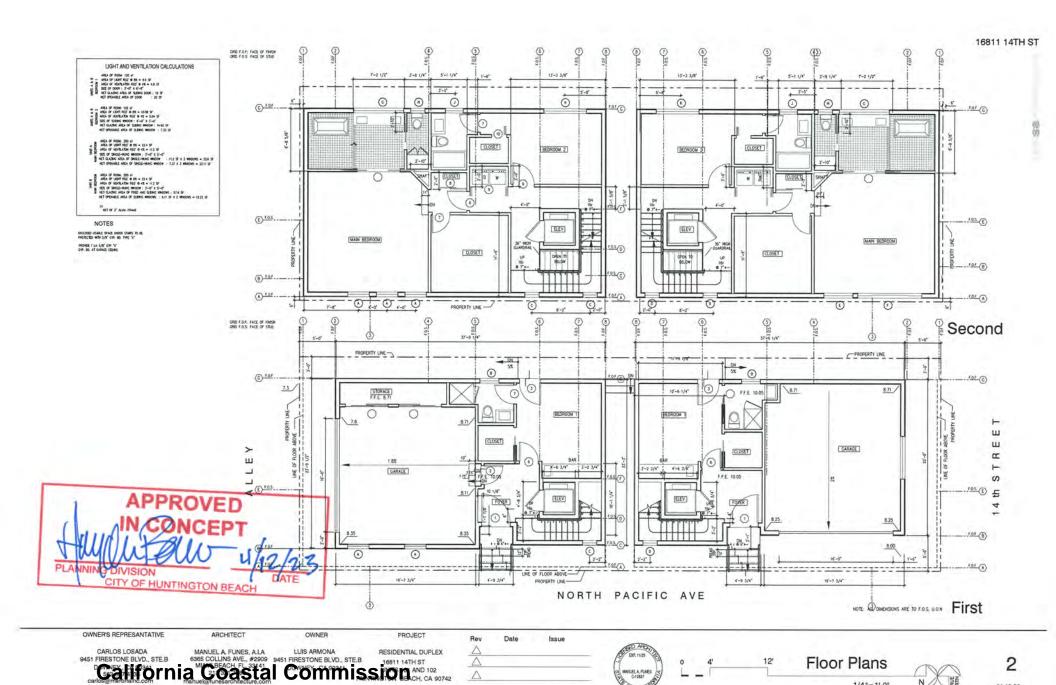


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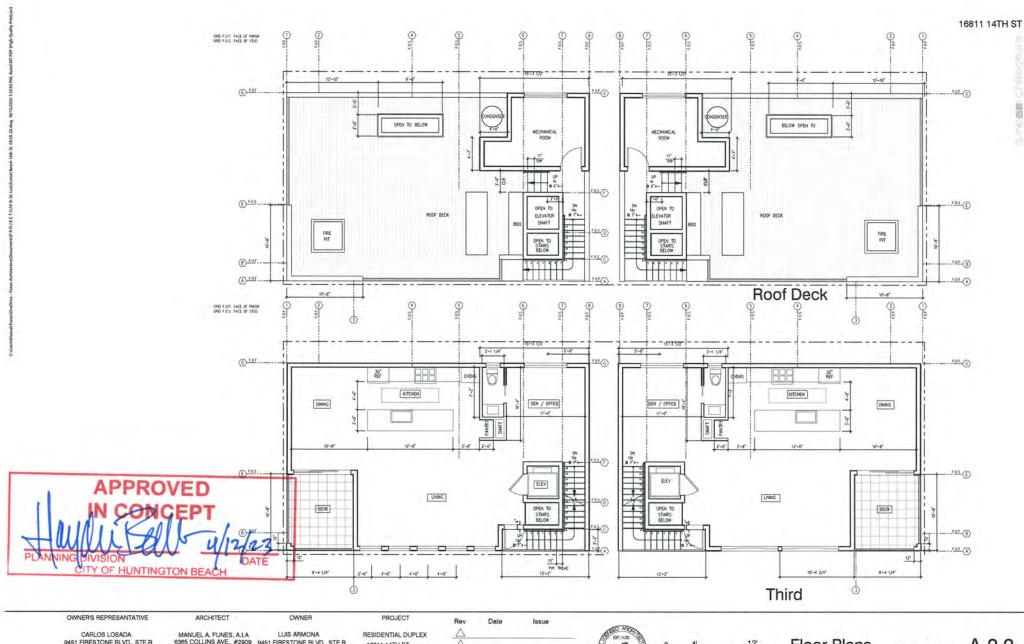


1/4"=1'-0"

01.12.23

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CARLOS LOSADA
ASSERBITION DIVIDIS ARMONA
SSES COLLINS AVE., #2909
9451 FIRESTONE BLVD., STE.B
CARLOS LOSADA
SSES COLLINS AVE., #2909
9451 FIRESTONE BLVD., STE.B
18811 14TH ST
18811 14T

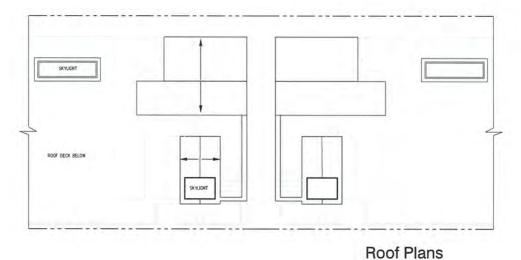
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Floor Plans

N

A-2.2

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OWNER'S REPRESANTATIVE ARCHITECT

OWNER

PROJECT CARLOS LOSADA
451 FIRESTONE BLVD., STE.B

MANUEL A. FUNES, A.LA
6365 COLLINS AVE., #2909
9451 FIRESTONE BLVD., STE.B

MANUEL A. FUNES, A.LA
6365 COLLINS AVE., #2909
9451 FIRESTONE BLVD., STE.B

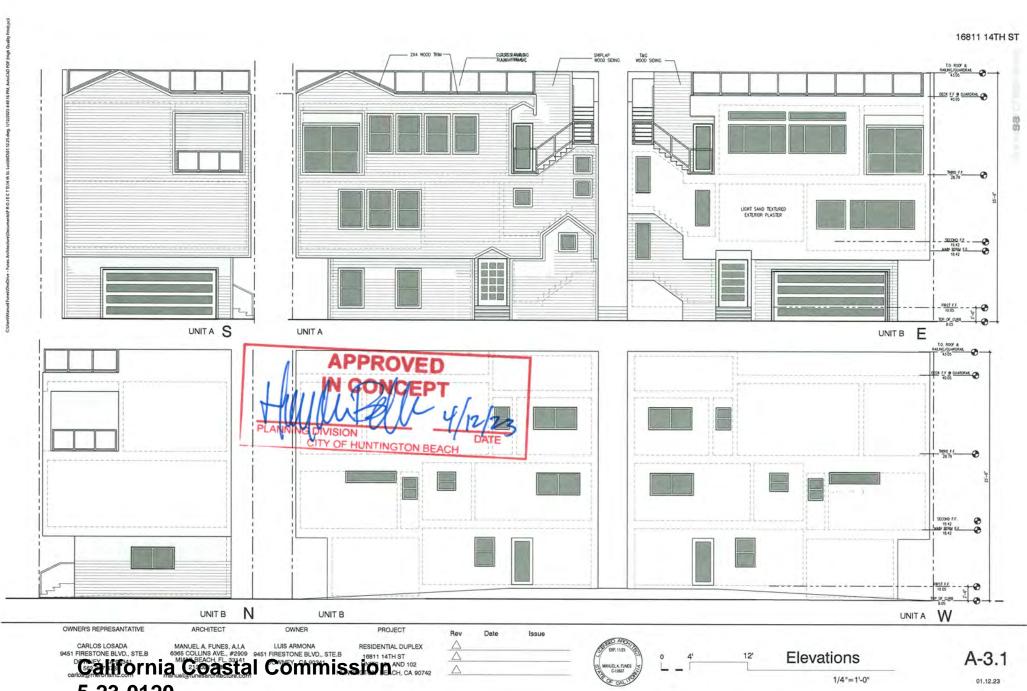
16811 14TH ST
1681

Roof Plans 1/4"=1'-0"

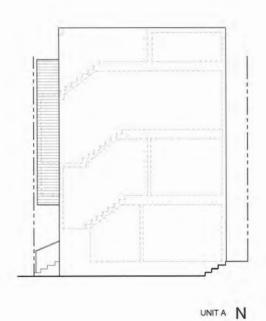
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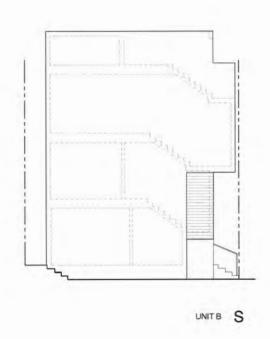
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W UNIT B UNIT B

ARCHITECT CARLOS LOSADA
9451 FIRESTONE BLVD., STE.B
6395 COLLINS AVE., #2909
9451 FIRESTONE BLVD., STE.B
CAITORNIA COASSTAL COMMISSION: AND 102
CARJOS GRAND AND 102
CARJOS CORRESPONDE ACH. CA 90742

PROJECT

OWNER



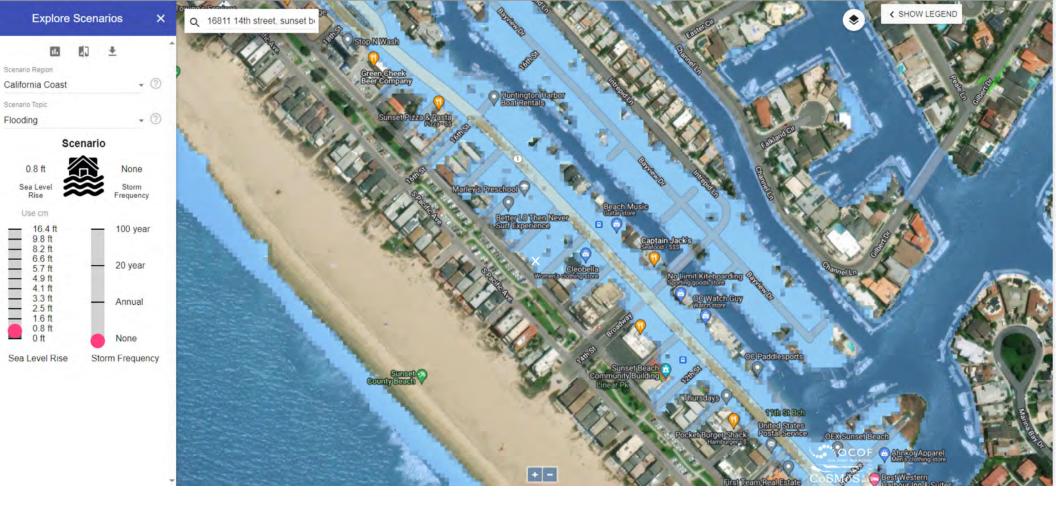
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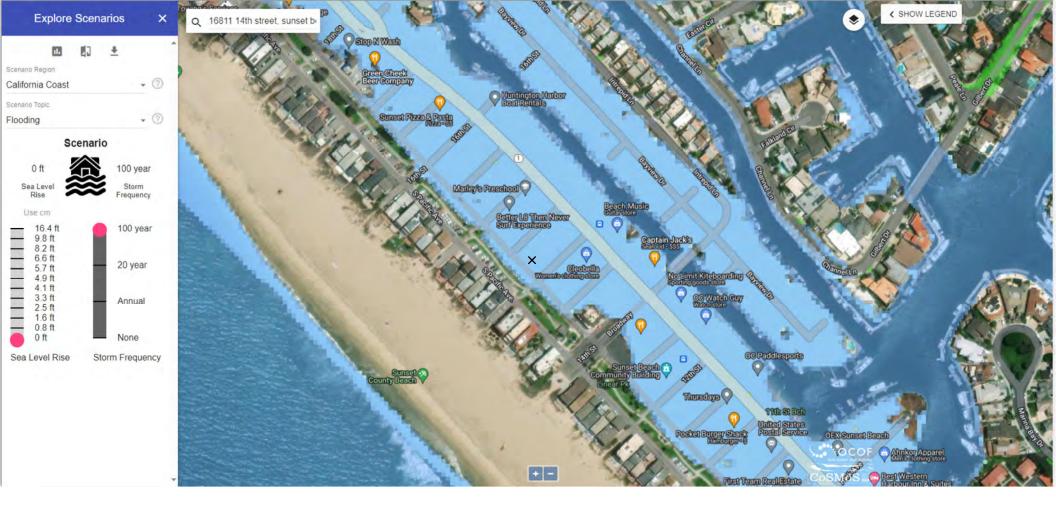
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OWNER'S REPRESANTATIVE

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