

## **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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Huntington Harbor

Project site

Sunset Beach

Pacific Ocean

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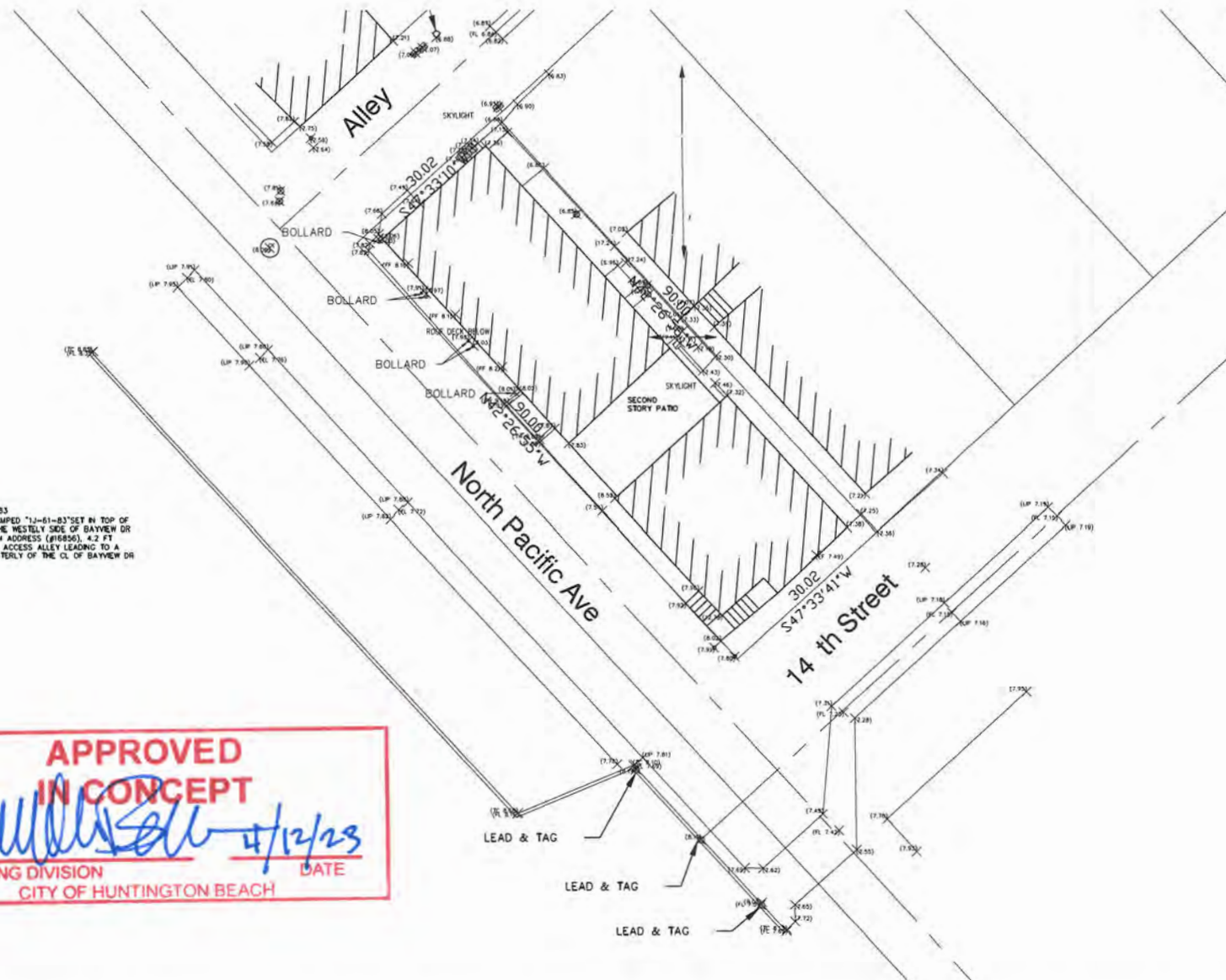
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16811 14TH ST

COUNTY BENCHMARK 1J-61-83  
3" USGS BRONZED DISK STAMPED "1J-61-83" SET IN TOP OF  
CONCRETE SEAWALL ALONG THE WESTLY SIDE OF BAYVIEW DR  
ACROSS BAYVIEW DRIVE FROM ADDRESS (#16856). 4.2 FT  
SOUTHERLY OF THE CL OF AN ACCESS ALLEY LEADING TO A  
SMALL CANAL AND 87 FT WESTERLY OF THE CL OF BAYVIEW DR  
ELEV 7.744



OWNER'S REPRESENTATIVE	ARCHITECT	OWNER	PROJECT
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Survey

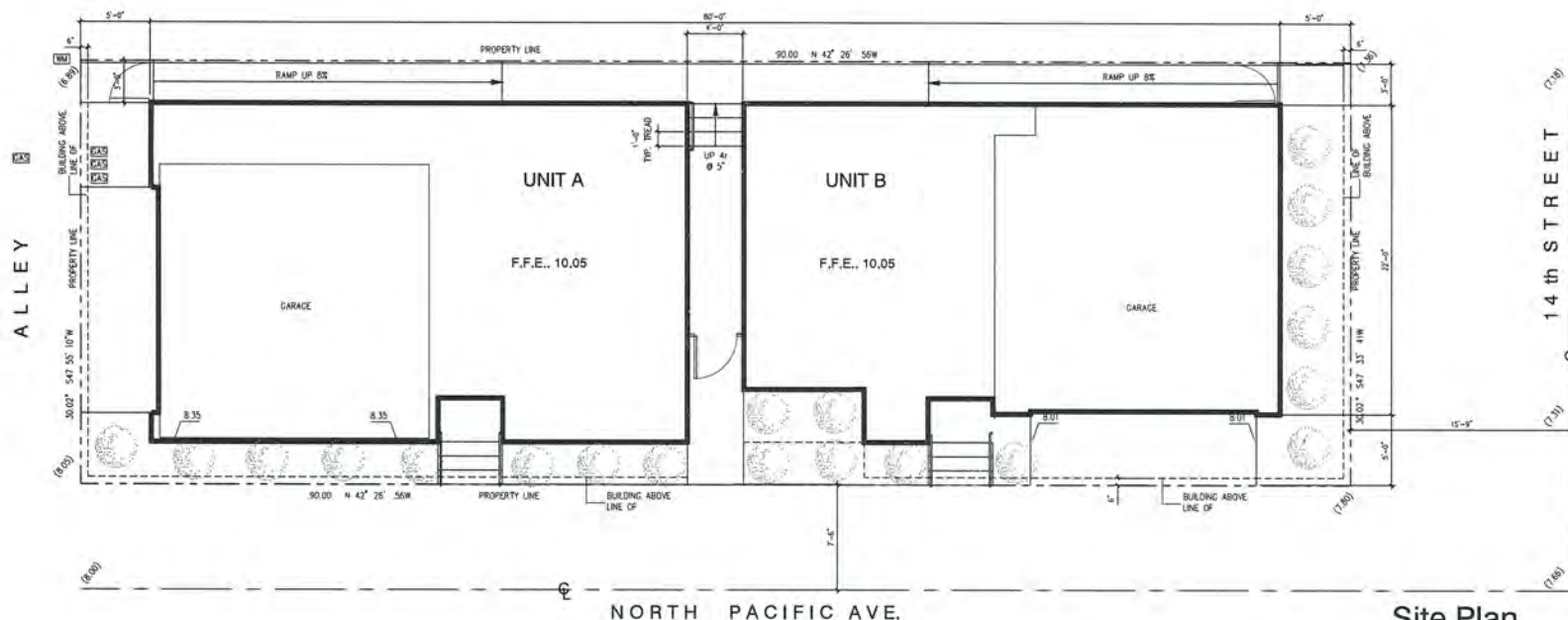


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10.07.22







## Site Plan

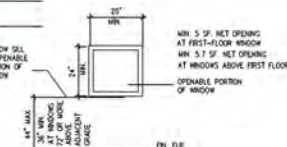
Door Schedule

SYMBOL	SIZE	DESCRIPTION	SYMBOL	SIZE	DESCRIPTION	U-FACTOR	SGHC
(1)	4'-0" x 7'-0"	WOOD FRAME - W/ FROSTED TEMP. GL PANELS	(A)	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.25
(2)	3'-0" x 6'-8"	20 MIN. RATED - SELF-CLOSING AND SELF- LATCHING	(B)	3'-0" x 3'-0"	SLIDING	0.32	0.25
(3)	3'-0" x 6'-8"	WOOD FRAME FROSTED GLASS PANEL	(C)	2'-0" x 2'-0"	FIXED GL - TEMPERED	0.32	0.25
(4)	6'-0" x 8'-0"	TEMPERED GLASS SLIDING DOOR	(D)	2'-0" x 5'-0"	FIXED GL - TEMPERED	0.32	0.25
(5)	3'-0" x 6'-8"	SOLID CORE WOOD DOOR	(E)	4'-0" x 4'-0"	FIXED GL	0.32	0.25
(6)	2'-8" x 6'-8"	SOLID CORE WOOD DOOR	(F)	9'-0" x 4'-0"	SLIDING (24"O/60"X/24"O)	0.32	0.25
(7)	2'-6" x 6'-8"	SOLID CORE WOOD DOOR	(C)	7'-0" x 2'-0"	FIXED FROSTED GL	0.32	0.25
(8)	5'-0" x 6'-8"	SLIDING WARDROBE DOORS	(H)	2'-0" x 3'-0"	SINGLE HUNG FROSTED GL	0.32	0.25
(9)	PAIR 2'-6" x 6'-8"	BIFOLD LOUVERED DOORS	(J)	3'-0" x 3'-0"	SINGLE HUNG FROSTED GL	0.32	0.25
(10)	2'-6" x 6'-8"	BIFOLD LOUVERED DOORS	(K)	6'-0" x 3'-0"	SLIDING	0.32	0.25
(11)	PAIR 3'-8" x 6'-8"	FROSTED TEMPERED GLASS POCKED DOORS	(L)	8'-0" x 4'-0"	SLIDING (24"O/48"X/24"O)		
(12)	2'-6" x 6'-8"	FROSTED TEMPERED GLASS POCKED DOOR	(M)	8'-0" x 1'-4"	FIXED GL (CLERESTORY)		
(13)	2'-6" x 6'-8"	SOLID CORE POCKED DOOR					
(14)	3'-0" x 4'-0"	METAL DOOR					

(1) PROVIDE ONE 12" X 8" METAL LOUVER PANEL 12" BELOW CEILING AND ONE 12" X 8" METAL LOUVER PANEL WITHIN 12" OF FLOOR WITH NON-CORROSIVE MESH SCREEN

ALL DOORS AND WINDOWS SHALL MEET  
HUNTINGTON BEACH SECURITY REQUIREMENTS

WINDOW FRAMES AT UNIT B TO BE BRONZED. WINDOW FRAMES AT UNIT B TO BE WHITE  
ALL WINDOWS AND GLAZED DOORS TO BE DUAL GLAZED  
ALL WINDOW FRAMES VINYL O/ ALUMINUM  
SEE FLOOR PLAN FOR LOCATION OF TEMPERED GLASS WINDOW (T.G.)  
WHEN NOT CALLED OUT IN SCHEDULE - TYP -



#### REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS

REQUIRED MIN. 1 E/R WINDOW PER BEDROOM

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. BARS, GRILLES, GRATES OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE WINDOWS PROVIDED THE CLEAR OPENINGS SPECIFIED ABOVE ARE MAINTAINED, AND SUCH DEVICES ARE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

1. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKED SECURELY. MOVABLE PANELS SHALL NOT BE REMOVED FROM THE BUILDING. GLASS DOORS SHALL BE KEPT OPEN FROM THE FRONT ENTRY TO OUTDOOR SPACE BE ARRANGED SO THAT THE GLASS DOOR OR WINDOW IS NOT OPENED TO THE OUTSIDE WITHOUT OPENING DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEW, A NEW PORT, WINDOW OR OTHER OPENING.
2. EXTENDED GLASS DOORS OR WINDOWS ARE NOT ALLOWED. INSTRUCTION OR SHALL BE COVERED ON THE INSIDE FACE WITH 1/8" GLASS SHEET MATERIAL WITH CORNERS AT 8" ON CENTER AND AROUND THE PERIMETER.
- ALL SLIDING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM OF 1 INCH THICK GLASS DOORS SHALL BE FULLY TEMPERED GLASS. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.
3. GLASS DOORS AND WINDOWS SHALL BE FULLY TEMPERED GLASS. ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED. UNLESS GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/2 INCH THICK.
- NARROW-FRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS. NOT LESS THAN 1/2 INCH THICK.
- ANY GLASS WHICH IS LOCATED WITHIN 40 INCHES OF THE LOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED, OR HAVE APPROVED GLASS SCREENS OR GLASS DOORS.
- GLASS WOODEN HATHINGS LESS THAN 1 1/2 INCHES THICK SHALL BE COVERED ON THE INSIDE WITH A SLIDE BAR, SLIDE BOLTS, AND/OR PADS. GLASS WOODEN HATHINGS 1 1/2 INCHES THICK OR LARGER SHALL NOT BE SQUARE INCHES WITH A DIMENSION IN EXCESS OF 1 1/2 INCHES. GLASS SHALL BE SECURED BY METAL BARS, SCREENS, OR GRILLS.

APPROVED  
IN CONCEPT

*Handwritten signature* 4/12/23

PLANNING DIVISION  
CITY OF HUNTINGTON BEACH

DATE

OWNER'S REPRESENTATIVE

ARCHITECT

**BEAR**  
**OWNER**

PROJECT

Rev

Date \_\_\_\_\_

15510

CARLOS LOSADA  
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6365 COLLINS AVE., #2909

LUIS ARMONA  
9451 FIRESTONE BLVD., STE.B

RESIDENTIAL DUPLEX  
16811 14TH ST.

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**California Coastal Commission**  
 5-23-0120

## Exhibit 2

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0      8'      24'

## Site Plan

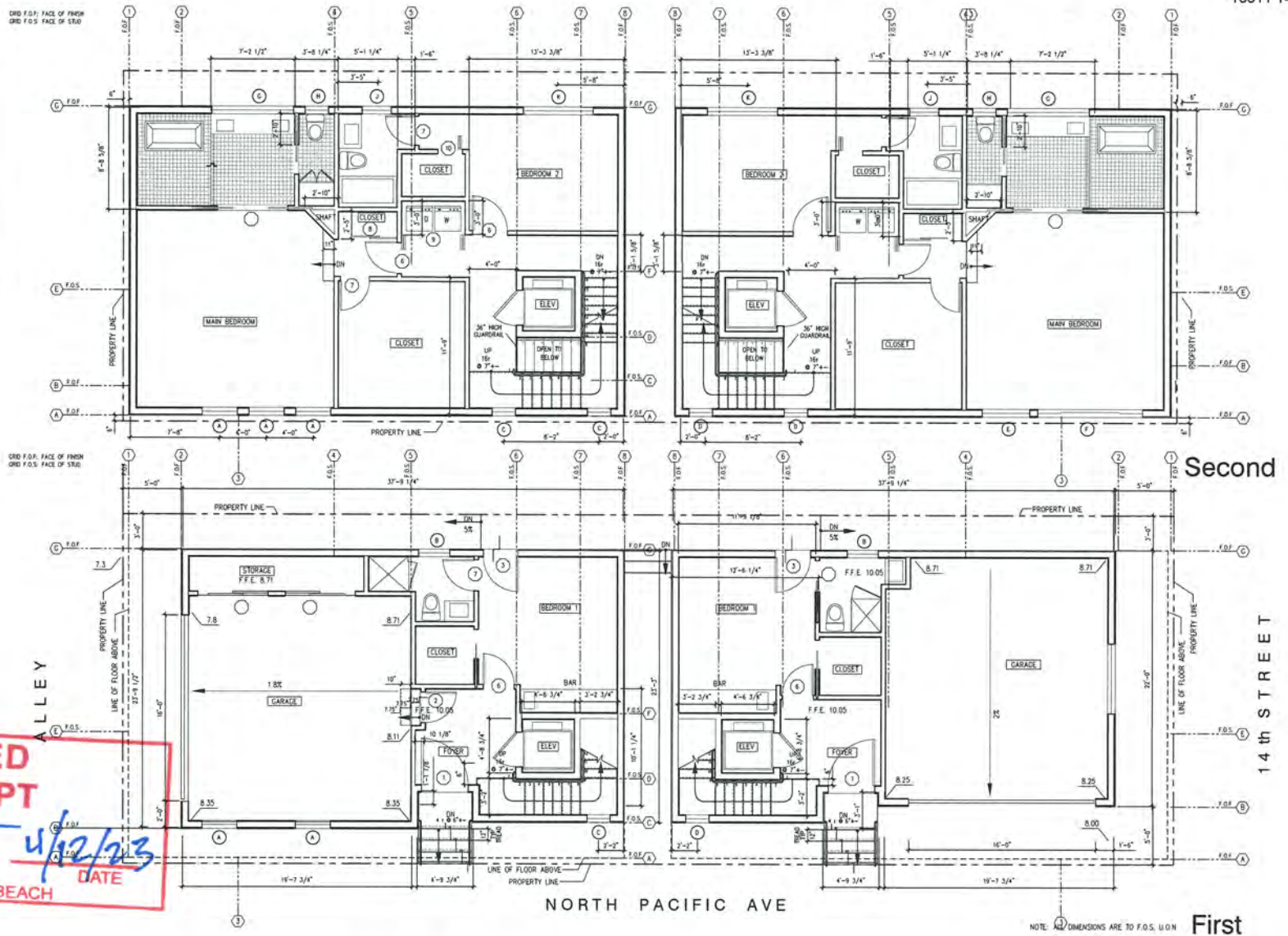
$$1/8" \equiv 1'-0"$$


A-1.1

01.12.23

LIGHT AND VENTILATION CALCULATIONS	
UNIT A & B	AREA OF ROOM 120 SF AREA OF LIGHT FEET @ 8 ft = 16 SF AREA OF VENTILATION FEET @ 8 ft = 16 SF SIZE OF DOOR: 7'-0" x 2'-0" NET GLAZING AREA OF SLIDING DOOR: 16 SF NET OPENABLE AREA OF DOOR: 20 SF
UNIT A & B	AREA OF ROOM 120 SF AREA OF LIGHT FEET @ 8 ft = 16 SF AREA OF VENTILATION FEET @ 8 ft = 16 SF SIZE OF DOOR: 7'-0" x 2'-0" NET GLAZING AREA OF SLIDING DOOR: 16 SF NET OPENABLE AREA OF DOOR: 20 SF
UNIT A	AREA OF ROOM 280 SF AREA OF LIGHT FEET @ 8 ft = 32 SF AREA OF VENTILATION FEET @ 8 ft = 32 SF SIZE OF DOOR: 7'-0" x 2'-0" NET GLAZING AREA OF SLIDING DOOR: 16 SF NET OPENABLE AREA OF DOOR: 20 SF
UNIT B	AREA OF ROOM 280 SF AREA OF LIGHT FEET @ 8 ft = 32 SF AREA OF VENTILATION FEET @ 8 ft = 32 SF SIZE OF DOOR: 7'-0" x 2'-0" NET GLAZING AREA OF SLIDING DOOR: 16 SF NET OPENABLE AREA OF DOOR: 20 SF

**NOTES**  
 EXCLUDED GARAGE SPACE UNDER EMBY TO BE PROTECTED WITH 5/8" CR. DR. THRU "X"  
 PROVIDE 1 1/4" DIA. "X" CR. DR. AT GARAGE CURB



OWNER'S REPRESENTATIVE	ARCHITECT	OWNER	PROJECT
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0 4' 12'

Floor Plans

1/4" = 1'-0"



2

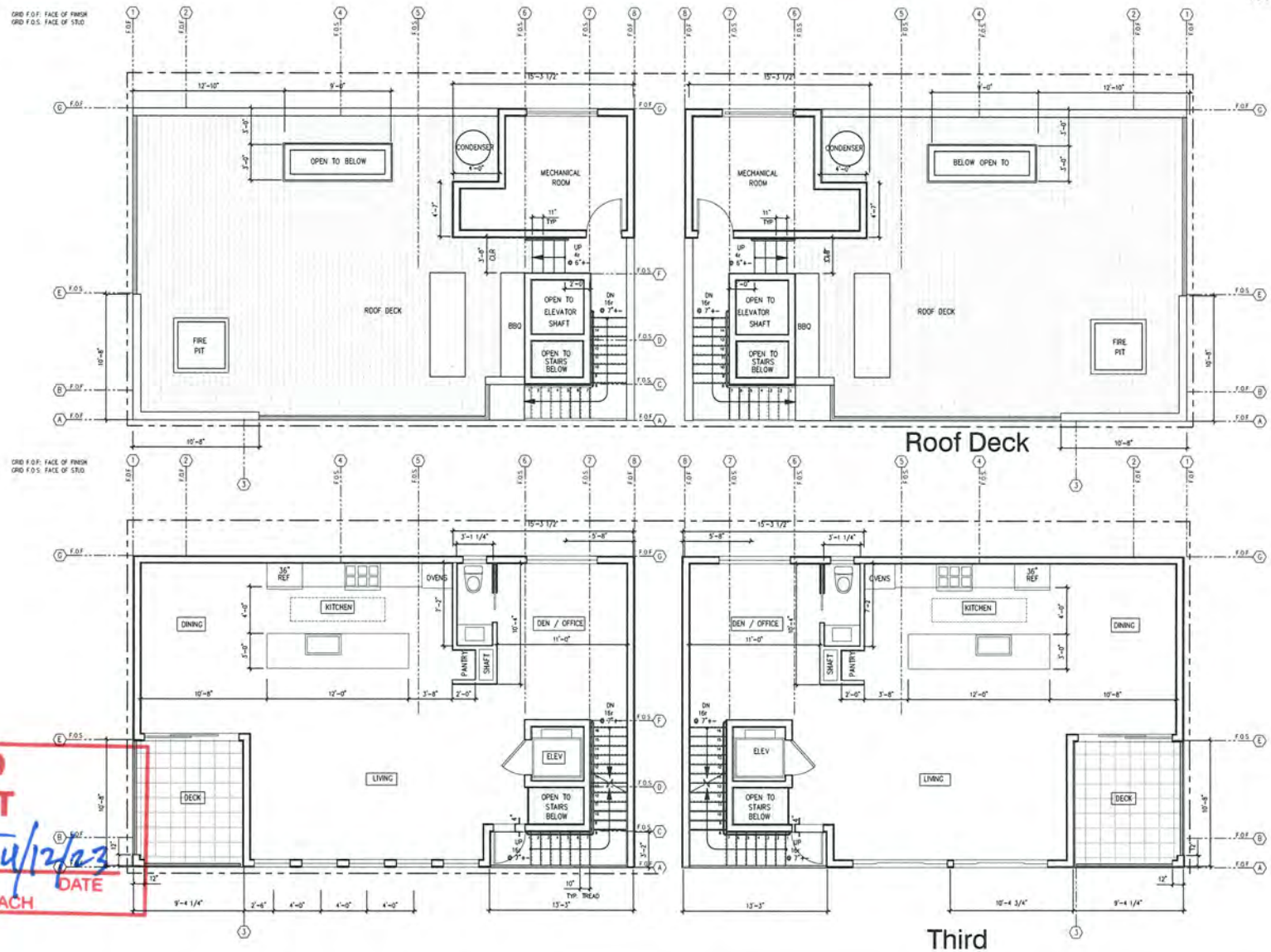
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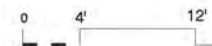
Exhibit 2

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OWNER'S REPRESENTATIVE	ARCHITECT	OWNER	PROJECT	Rev	Date	Issue
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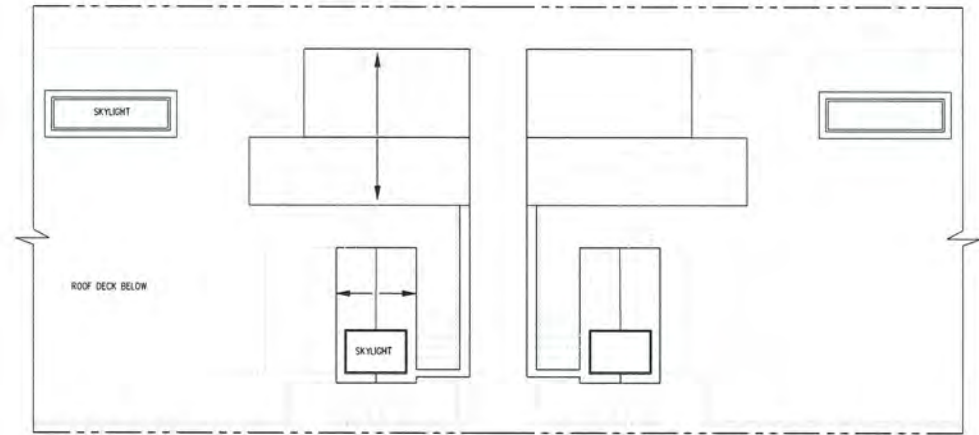
Floor Plans

1/4" = 1'-0"



A-2.2

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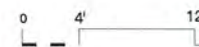


Roof Plans



OWNER'S REPRESENTATIVE	ARCHITECT	OWNER	PROJECT
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Roof Plans

1/4" = 1'-0"



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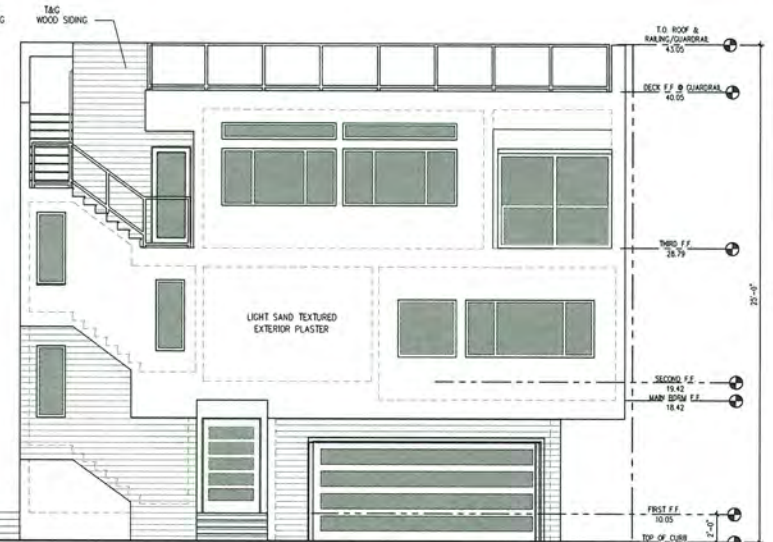
16811 14TH ST



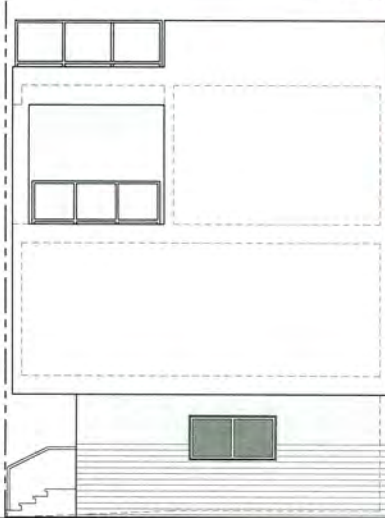
UNIT A S



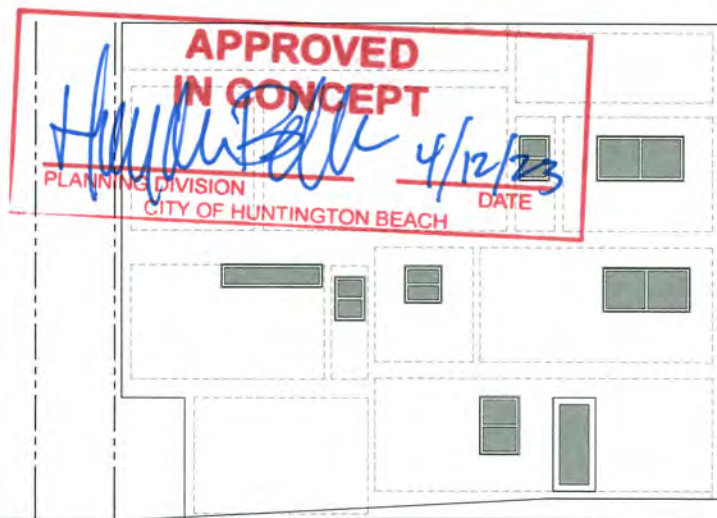
UNIT A



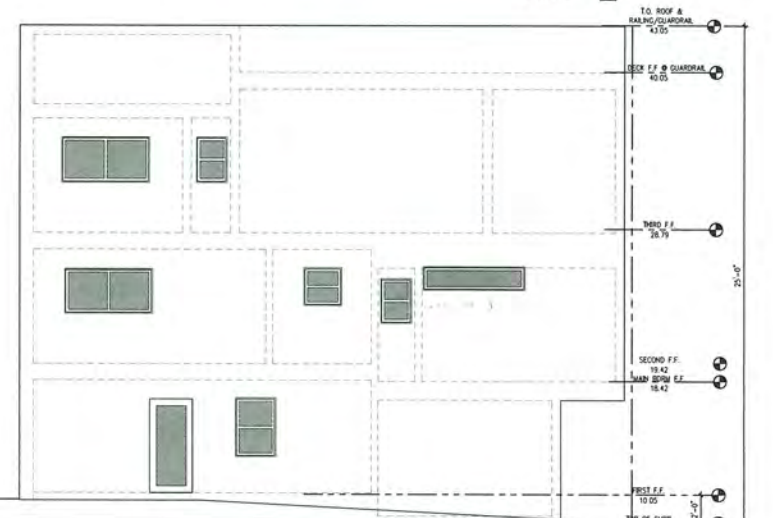
UNIT B E



UNIT B N



UNIT B



UNIT A W

OWNER'S REPRESENTATIVE

ARCHITECT

OWNER

PROJECT

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△		
△		

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RESIDENTIAL DUPLEX  
16811 14TH ST  
DUNELAY, CA 92621 AND 102  
HUNTINGTON BEACH, CA 90742



0 4' 12'

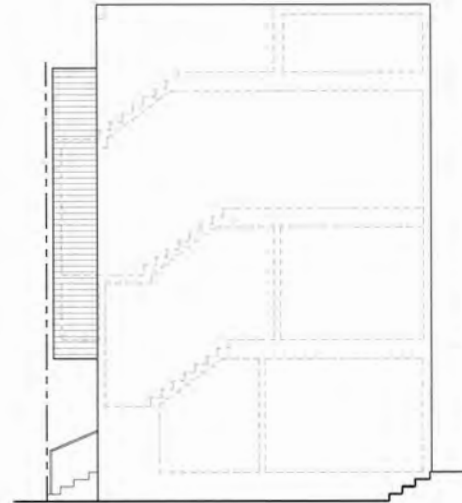
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1/4" = 1'-0"

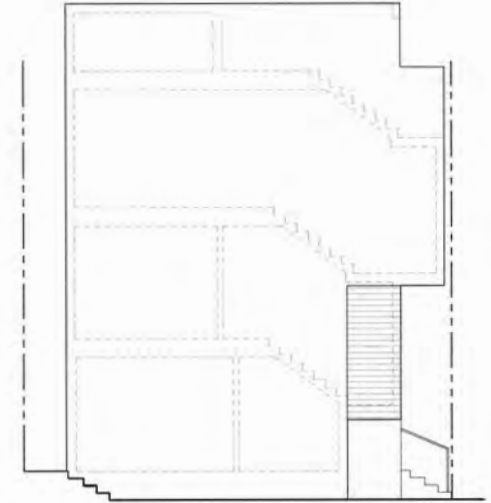
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16811 14TH ST



UNIT A N



UNIT B S



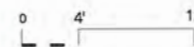
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UNIT B N

UNIT B

OWNER'S REPRESENTATIVE	ARCHITECT	OWNER	PROJECT
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Elevations

1/4" = 1'-0"

A-3.2

10.07.22



