

HARBOUR COVE

IN HUNTINGTON BEACH



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CIVIL

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PROJECT TEAM:

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ARCHITECT

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20250 SW ACACIA ST., SUITE 145
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3050 PULLMAN STREET
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HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



HANNOUCHE
ARCHITECTS

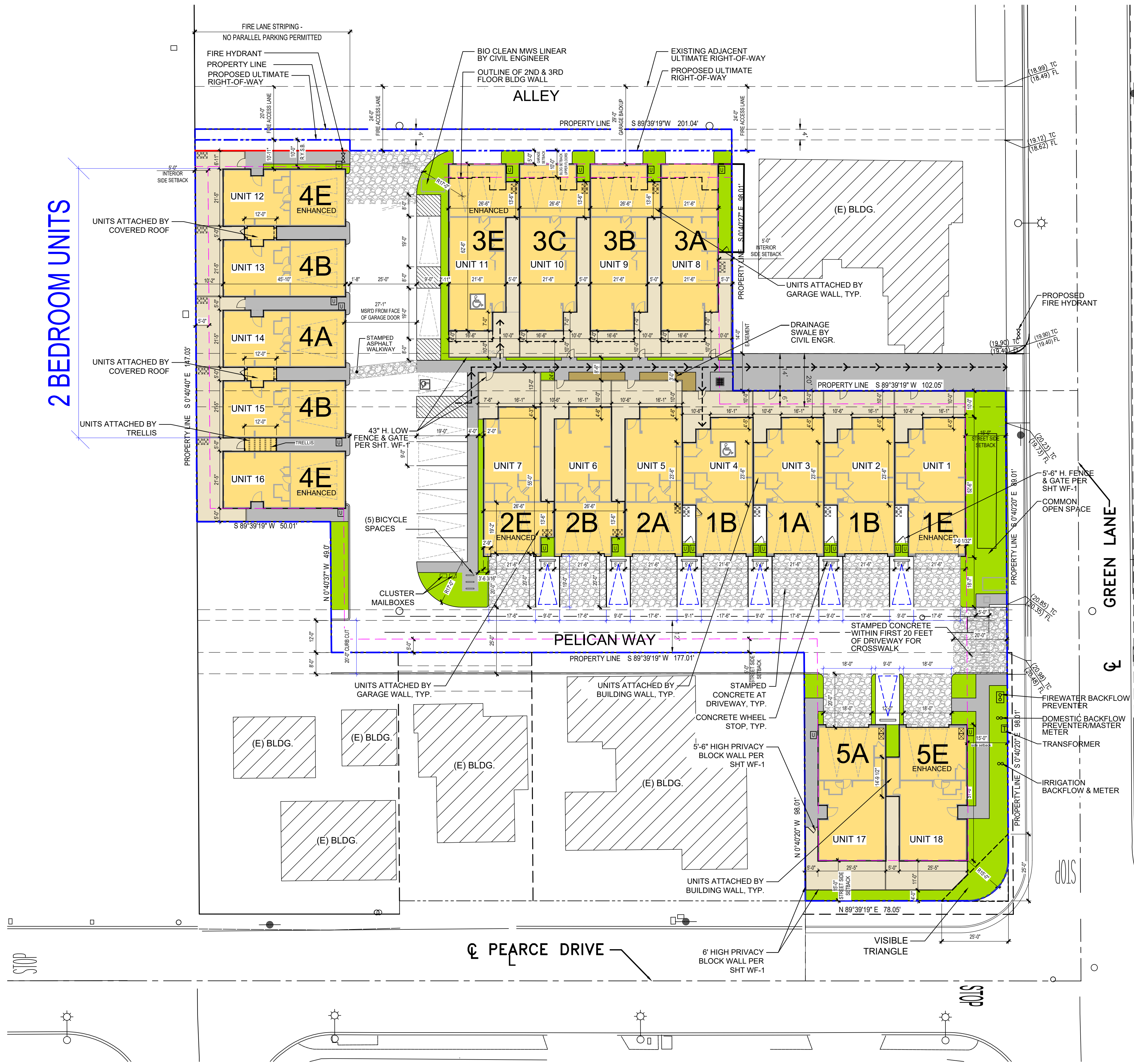
949.261.2070
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT

21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

2 BEDROOM UNITS



PROJECT DATA:

BUILDING CONSTRUCTION:	TYPE V (SPRINKLER, NFPA 13R)	FIRE SPRINKLER:	YES, NFPA 13D
OCCUPANCY GROUP:	R-2		MEETS CA FIRE CODE "TOWNHOUSE" DEFINITION
LOT SIZE:	1.239 ACRES (53,977 SF)	FIRE ALARM SYSTEM:	NOT REQUIRED
ZONING:	MEDIUM DENSITY RESIDENTIAL DISTRICT (RM)	FIRE EXTINGUISHER:	2A: 10B:C
DENSITY:	14.5 UNITS / ACRE		INSTALLED WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING PER CITY SPECIFICATION #424
NO. OF UNITS:	18 UNITS		
	PLAN 1 (4 UNITS): 21'-6" X 52'-6"		
	PLAN 2 (3 UNITS): 21'-6" X 56'-6"		
	PLAN 3 (4 UNITS): 21'-6" X 64'-6"		
	PLAN 4 (5 UNITS): 21'-5" X 46'-1"		
	PLAN 5 (2 UNITS): 25'-5" X 52'-5"		
BICYCLE:	5 BIKE PARKING		

PARKING SUMMARY					
PARKING PER BASE ZONING:	NO. OF UNITS	SPACES PER UNIT	REQUIRED SPACES	PROPOSED	NOTES
2 BEDROOMS 2 SPACES (1 ENCLOSED)	4	2	8	8	8 ENCLOSED IN 2-CAR GARAGE
3 BEDROOMS 2.5 SPACES (1 ENCLOSED)	14	2.5	35	35	28 ENCLOSED IN 2-CAR GARAGE + 7 UNCOVERED
GUEST 0.5 PER UNIT	18	0.5	9	9	9 UNCOVERED (8 STANDARD, 1 ACCESSIBLE)
TOTAL			52	52	

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
FRONT SETBACK (GARAGE)	210.06	20'	20'
SIDE SETBACK	210.06	5'	10'
REAR SETBACK	210.06	10'	11'
STREETSIDE SETBACK	210.06	15'	15'
LOT COVERAGE	210.06	50% MAX	40%
BUILDING HEIGHT	210.06	35'	33'

APPLICABLE CODES
HUNTINGTON BEACH MUNICIPAL CODE
CALIFORNIA RESIDENTIAL CODE, 2022 EDITION
CALIFORNIA BUILDING CODE, 2022 EDITION
CALIFORNIA FIRE CODE, 2022 EDITION
CALIFORNIA ENERGY CODE, 2022 EDITION
CALIFORNIA GREEN BUILDING STANDARD CODE, 2022 EDITION
CALIFORNIA MECHANICAL CODE, 2022 EDITION
CALIFORNIA ELECTRICAL CODE, 2022 EDITION
CALIFORNIA PLUMBING CODE, 2022 EDITION
CA. TITLE 24 DISABLED ACCESS REGULATIONS, 2022 EDITION

UNIT SQUARE FOOTAGE CALCULATIONS							
UNIT #	PLAN TYPE	# BED/ BATH	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	CONDITION	GROSS S.F.
1	PLAN 1E	3 BED/ 3.5 BA	779	1,187	608	2,574	422
2	PLAN 1B	3 BED/ 3.5 BA	779	1,168	608	2,555	422
3	PLAN 1A	3 BED/ 3.5 BA	779	1,174	608	2,561	422
4	PLAN 1B	3 BED/ 3.5 BA	779	1,168	608	2,555	422
5	PLAN 2A	3 BED/ 3.5 BA	747	1,099	638	2,484	443
6	PLAN 2B	3 BED/ 3.5 BA	747	1,099	638	2,484	511
7	PLAN 2E	3 BED/ 3.5 BA	747	1,099	638	2,484	511
8	PLAN 3A	3 BED/ 3.5 BA	887	1,173	571	2,631	422
9	PLAN 3B	3 BED/ 3.5 BA	887	1,173	571	2,631	489
10	PLAN 3C	3 BED/ 3.5 BA	887	1,173	571	2,631	489
11	PLAN 3E	3 BED/ 3.5 BA	887	1,173	571	2,631	489
12	PLAN 4E	2 BED/ 3.5 BA	529	939	505	1,973	442
13	PLAN 4B	2 BED/ 3.5 BA	529	939	505	1,973	442
14	PLAN 4A	2 BED/ 3.5 BA	529	939	505	1,973	442
15	PLAN 4B	2 BED/ 3.5 BA	529	939	505	1,973	442
16	PLAN 4E	3 BED/ 3.5 BA	529	939	505	1,973	442
17	PLAN 5A	3 BED/ 3.5 BA	794	1,256	609	2,659	472
18	PLAN 5E	3 BED/ 3.5 BA	828	1,256	609	2,693	512
18 UNITS TOTAL						43,438	51,674

PRIVATE OPEN SPACE CALCULATIONS							
UNIT #	PLAN TYPE	UNIT AREA	25% REQ.	GROUND FLR.	2ND FLR DECK	3RD FLR DECK	PROVIDED TOTAL
1	PLAN 1E	2,574	644	311	56	538	905
2	PLAN 1B	2,555	639	311	45	538	894
3	PLAN 1A	2,561	640	311	58	538	907
4	PLAN 1B	2,555	639	311	45	538	894
5	PLAN 2A	2,484	621	312	0	525	837
6	PLAN 2B	2,484	621	312	0	525	837
7	PLAN 2E	2,484	621	339	0	525	864
8	PLAN 3A	2,631	658	335	33	634	1,002
9	PLAN 3B	2,631	658	335	33	634	1,002
10	PLAN 3C	2,631	658	335	26	634	995
11	PLAN 3E	2,631	658	335	33	634	1,002
12	PLAN 4E	1,973	493	355	0	442	797
13	PLAN 4B	1,973	493	313	0	459	772
14	PLAN 4A	1,973	493	309	0	442	751
15	PLAN 4B	1,973	493	305	0	459	764
16	PLAN 4E	1,973	493	385	0	442	827
17	PLAN 5A	2,659	665	332	0	782	1,114
18	PLAN 5E	2,693	673	320	0	782	1,102
18 UNITS TOTAL		43,438	10,860				16,266

- LEGEND:
- UTILITY METERS
 - MAILBOX
 - TRASH CAN
 - BICYCLE PARKING
 - ACCESSIBLE PATH OF TRAVEL
 - EXISTING BUILDING

**UNITS 17 & 18: ONLY 50% OF THE THIRD FLOOR DECK AREA IS COUNTED TOWARDS PRIVATE OPEN SPACE REQUIREMENTS.

**A MAX. OF 50% OF THE PRIVATE OPEN SPACE REQUIREMENT, MAY BE ON OPEN DECKS ABOVE THE SECOND STORY.

- SITE PLAN NOTES:
- UTILITY METERS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY.
 - ELECTRIC TRANSFORMERS IN A REQUIRED FRONT OR STREET SIDE YARD SHALL BE ENCLOSED IN SUBSURFACE VAULTS.
 - BACKFLOW PREVENTION DEVICES SHALL NOT BE LOCATED IN THE FRONT YARD SETBACK AND SHALL BE SCREENED FROM VIEW.

HARBOUR COVE

SITE PLAN

SCALE: 1"= 20'-0"

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT

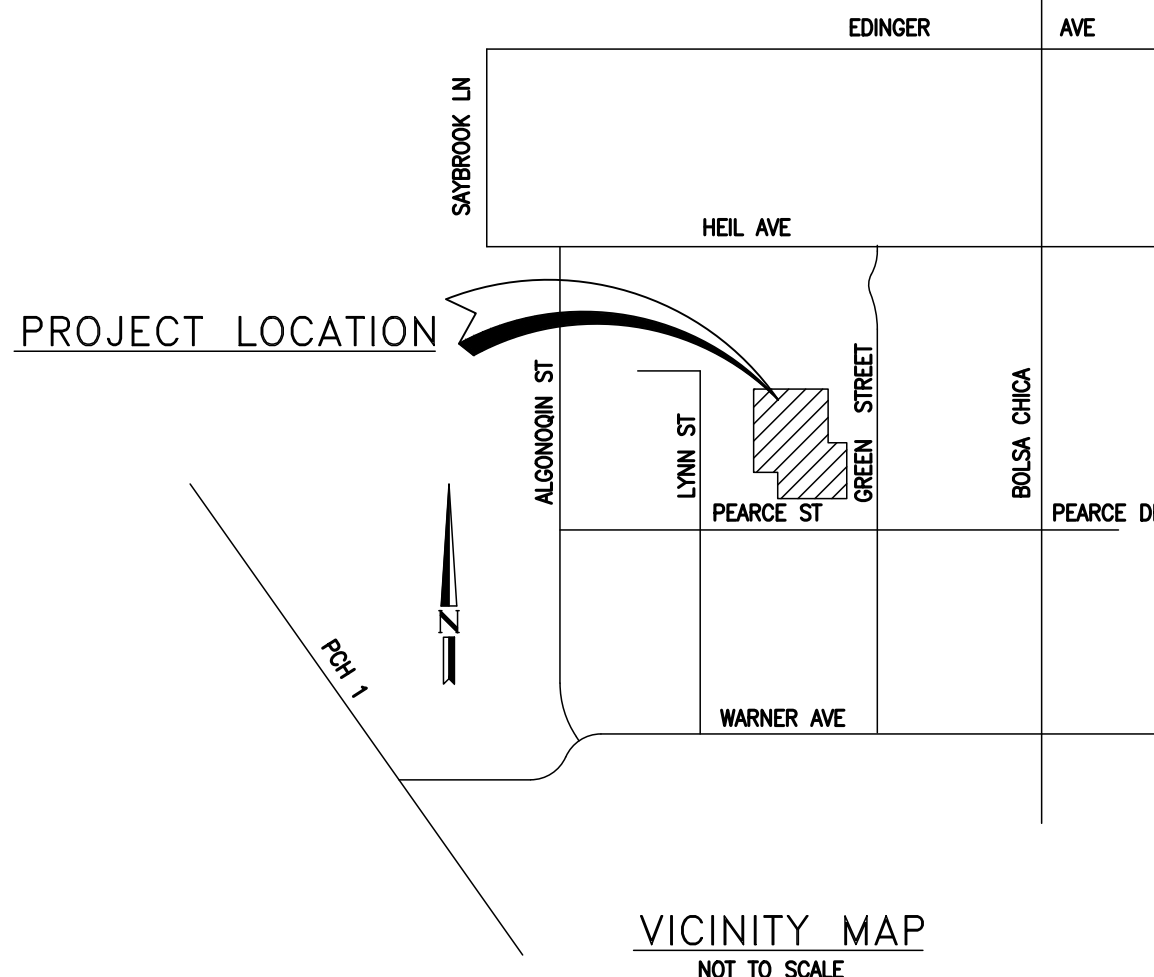
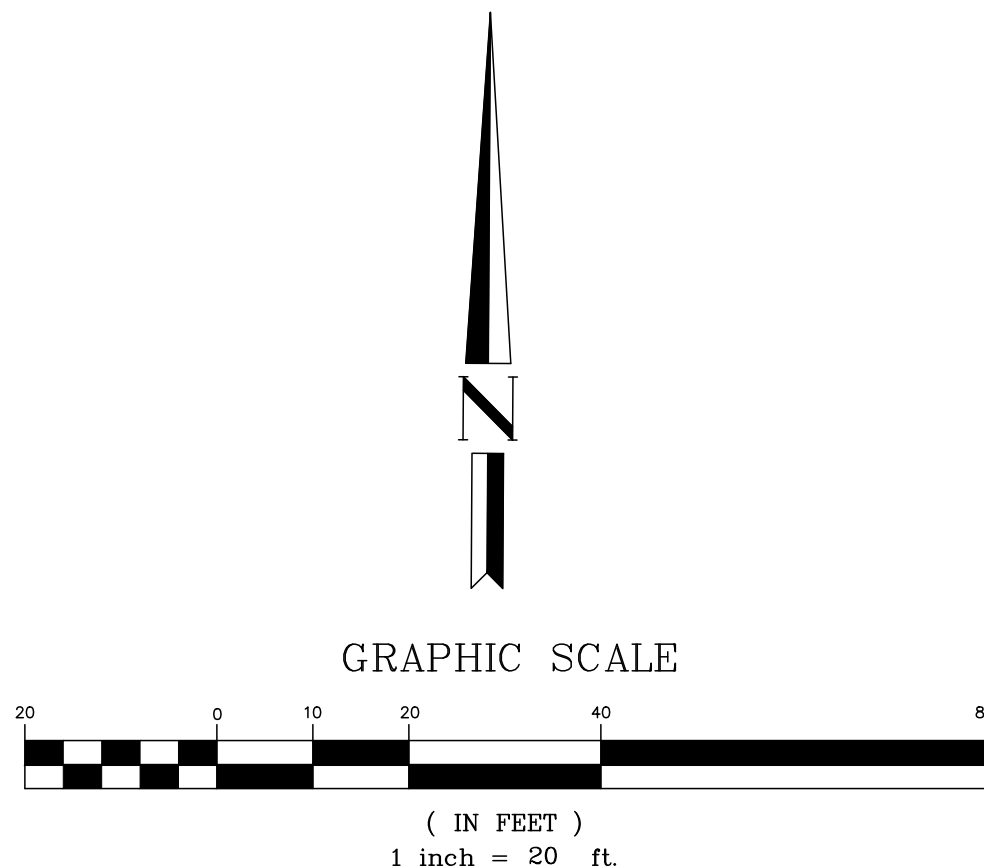
21190 BEACH BLVD
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Preliminary

HANNOUCHE ARCHITECTS
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20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017

0.1

TENTATIVE TRACT MAP NO. 16295
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA



ASSESSORS PARCEL NOS. :
178-201-28, 178-201-29, 178-201-30, 178-201-31, 178-201-32, 178-201-33, 178-201-36, 178-201-37, 178-201-38, 178-201-40, 178-201-41, 178-201-44, 178-201-46, 178-201-47, 178-201-48, 178-201-56, 178-201-68, 178-201-69, 178-201-70.

LEGAL DESCRIPTION :
BEING A CONSOLIDATION OF LOTS 85-92, 101-117, 124-130 AND 142-147 OF TRACT 184, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 27 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA.

- EASEMENT NOTES:
- AN EASEMENT FOR STREET PURPOSES ONLY DEDICATED TO THE CITY OF HUNTINGTON BEACH AS GRANTED IN VARIOUS DEEDS OF RECORD.
 - A 8' WIDE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH PER DEED RECORDED IN 1922, IN BOOK 410, PAGE 256, O.R. (PER PM 89/169, PMB 252/49-50)
 - A 16' WIDE PUBLIC ACCESS EASEMENT DEDICATED TO THE CITY OF HUNTINGTON BEACH PER TRACT 9635, MM BK. 417/45-46
 - A 4' WIDE AND 14' WIDE PUBLIC ACCESS EASEMENT DEDICATED TO THE CITY OF HUNTINGTON BEACH PER PM 111/24
 - AN EASEMENT FOR ELECTRIC LINE PURPOSES TO SOUTHERN CALIFORNIA EDISON RECORDED AUGUST 11, 1954 AS IN BOOK 2790, PAGE 245, OFFICIAL RECORDS.
 - A 14.5' EASEMENT FOR PUBLIC ACCESS PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH PER PM 89-169, PMB 252/49-50
 - AN EASEMENT TO THE CITY OF HUNTINGTON BEACH FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 82-092581, OFFICIAL RECORDS.

- EASEMENT DESCRIPTIONS:
- THE NORTH 20 FEET OF THE SOUTH 110 FEET OF TRACT 184, BK, 12, PG. 4 O.R. (TO REMAIN)
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FLOOD ZONE :
PER FLOOD MAP NUMBER 06059C0231J
EFFECTIVE 12/03/09
FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD

AREAS:
GROSS (TO CL GREEN ST. & PIERCE ST.) = 62,274.95 SF (1.4296 AC)
GROSS (TO EXISTING R/W) = 54,602.60 SF (1.2535 AC)
NET (AFTER DEDICATION) = 53,977 SF (1.2392 AC)

SUBDIVIDER:
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TEL: (714) 374-5678

TENTATIVE TRACT MAP NO. 16295
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH
DATE: MAY 22, 2014

SHEET 1 OF 3

- REV.1 - 8/23/2019
REV.2 - 3/11/2020
REV.3 - 7/01/2020
REV.4 - 2/03/2022
REV.5 - 2/06/2023
REV.6 - 10/16/2024
REV.7 - 1/16/2025
REV.8 - 4/7/2025

J.N. 17-2239

LEGEND :

- TRACT BOUNDARY
OFFSITE PARCEL
RIGHT OF WAY
STREET CENTERLINE
EASEMENT LINE
EXIST LOT LINE
OFFSITE EXISTING LOTLINE
EXISTING CONTOURS
EXISTING STRUCTURES
EXISTING STRUCTURES TO BE REMOVED

GENERAL NOTES:

- DATE OF PREPARATION: MAY 2014
- GROSS ACREAGE: 1.360 AC
- EXISTING ZONING: RM RESIDENTIAL MEDIUM DENSITY
- GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY RESIDENTIAL
- SITE IS CURRENTLY VACANT
- CONTOUR INTERVAL IS 1 FOOT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
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- SANITARY SEWER SYSTEM SHALL BE PUBLIC.
- WATER SYSTEM SHALL BE PUBLIC.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/16/2025	ADDED 4' ALLEY DEDICATION ALONG NORTH PROPERTY PER CITY MEETING	DR
2	10/16/2024	REMOVE 4' ALLEY DEDICATION ALONG NORTH PROPERTY LINE AND REVISED 5' DEDICATION TO 4' FOR 24' DRIVE ISLE ALONG THE SOUTH ALLEY OFF GREEN STREET	DR
3	2/06/2023	REVISED 4' DEDICATION TO 5' FOR 25' DRIVE ISLE	RHC
4	2/03/2022	REMOVED 4' DEDICATION FROM LOT 131-132	RHC
5	7/01/2020	JUNE 2020 PLAN CHECK REVISIONS	RHC
6	3/11/2020	JAN. 2020 PLAN CHECK REVISIONS	RHC
7	8/23/2019	FEB. 2019 PLAN CHECK REVISIONS AND ADDED 4-PLEX, REVISED BMP AND ADDED DIVERSION CATCH BASINS	RHC

BENCHMARK: 1D-95-71

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1D-95-71", SET IN THE TOP OF A CONCRETE POST. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BOLSA CHICA ROAD AND WARNER AVENUE, 212 FT. WESTERLY OF THE CENTERLINE OF BOLSA CHICA AND 44.5 FT. NORTHERLY OF THE CENTERLINE OF WARNER. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV. 35.338' NAVD 88, YEAR LEVELED 2005

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1	4/7/2025	REVISE DEDICATION LANGUAGE TO EASEMENT NOTES	DR

CURVE DATA:
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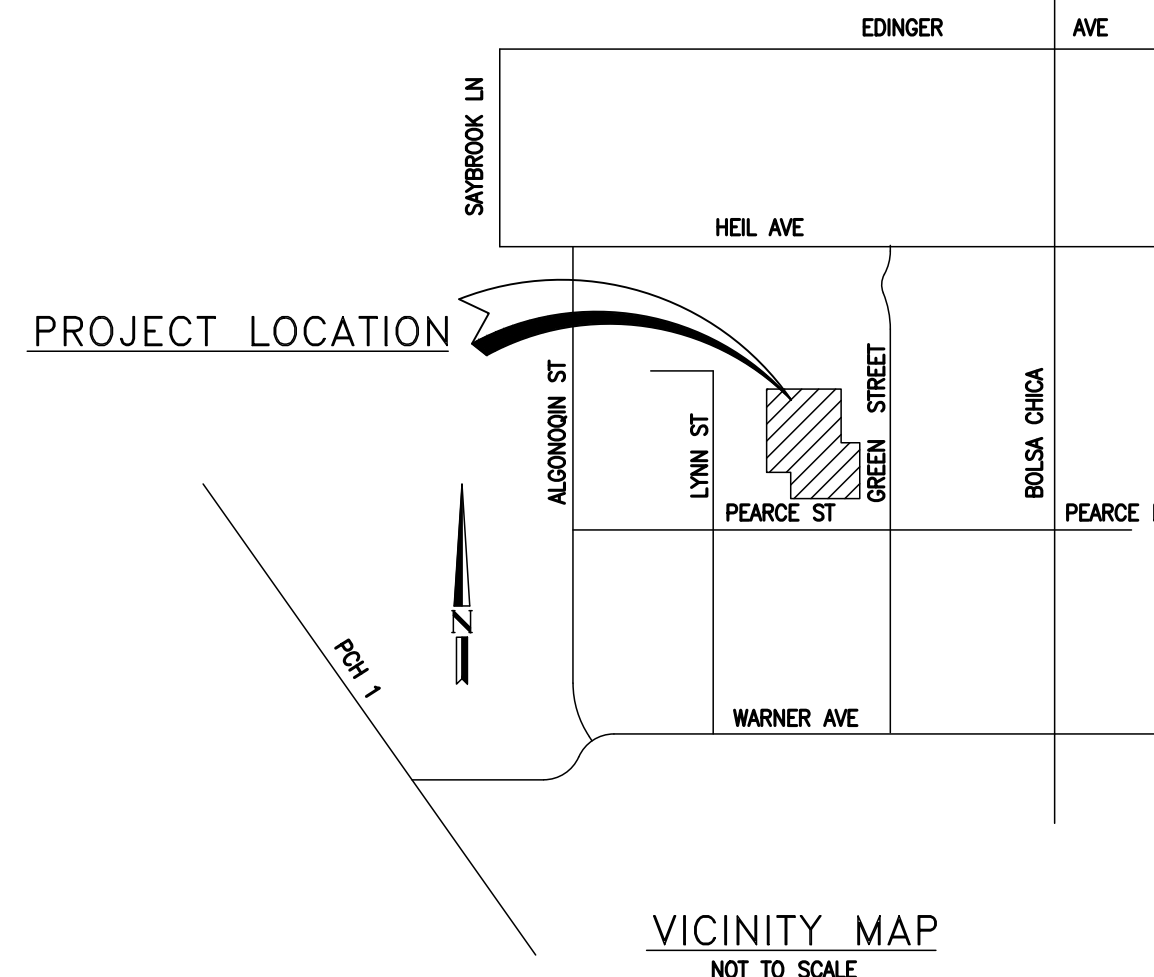
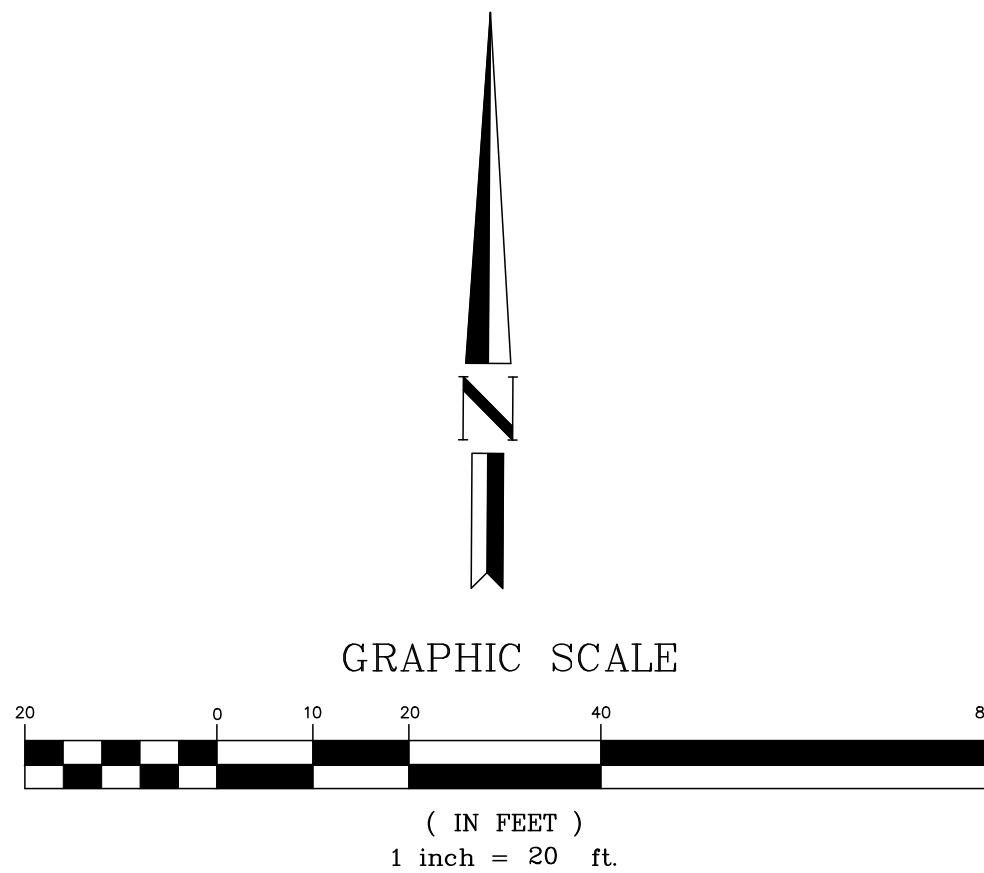


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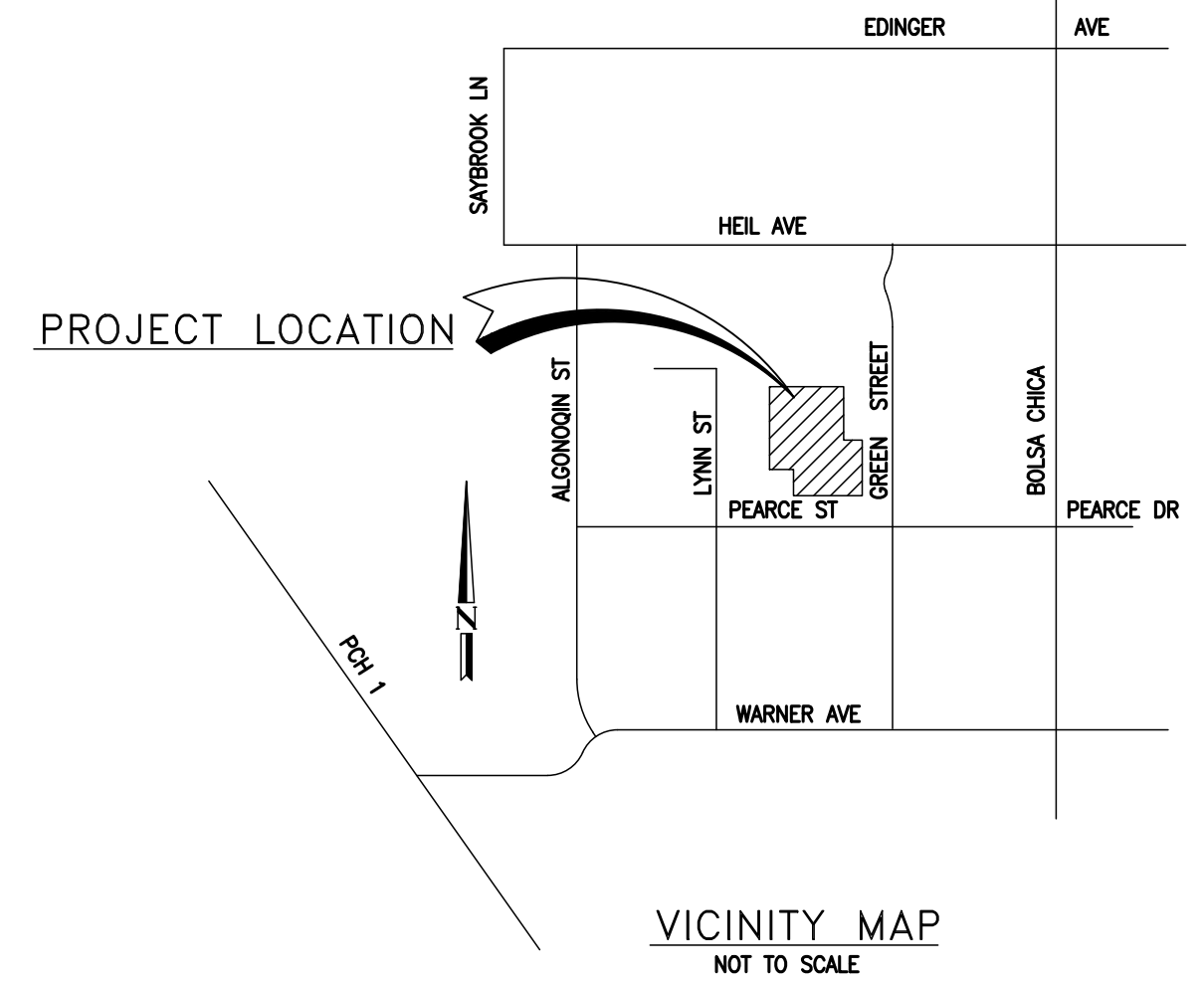


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IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA



ASSESSORS PARCEL NOS. :

178-201-28, 178-201-29, 178-201-30, 178-201-31, 178-201-32, 178-201-33, 178-201-36, 178-201-37, 178-201-38, 178-201-40, 178-201-41, 178-201-44, 178-201-46, 178-201-47, 178-201-48, 178-201-56, 178-201-68, 178-201-69, 178-201-70.

LEGAL DESCRIPTION :

BEING A CONSOLIDATION OF LOTS 85-92, 101-117, 124-130 AND 142-147 OF TRACT 184, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 27 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA.

EASEMENT NOTES:

- AN EASEMENT FOR STREET PURPOSES ONLY DEDICATED TO THE CITY OF HUNTINGTON BEACH AS GRANTED IN VARIOUS DEEDS OF RECORD.
- A 8' WIDE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH PER DEED RECORDED IN 1922, IN BOOK 410, PAGE 256, O.R. (PER PM 89/169, PMB 252/49-50)
- A 16' WIDE PUBLIC ACCESS EASEMENT DEDICATED TO THE CITY OF HUNTINGTON BEACH PER TRACT 9635, MM BK. 417/45-46
- A 4' WIDE AND 14' WIDE PUBLIC ACCESS EASEMENT DEDICATED TO THE CITY OF HUNTINGTON BEACH PER PM 111/24
- AN EASEMENT FOR ELECTRIC LINE PURPOSES TO SOUTHERN CALIFORNIA EDISON RECORDED AUGUST 11, 1954 AS IN BOOK 2790, PAGE 245, OFFICIAL RECORDS.
- A 14.5' EASEMENT FOR PUBLIC ACCESS PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH PER PM 89-169, PMB 252/49-50
- AN EASEMENT TO THE CITY OF HUNTINGTON BEACH FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 82-092581, OFFICIAL RECORDS.

EASEMENT DESCRIPTIONS:

- THE NORTH 20 FEET OF THE SOUTH 110 FEET OF TRACT 184, BK. 12, PG. 4 O.R. (TO REMAIN)
- THE NORTH 20 FEET OF THE SOUTH 210 FEET OF TRACT 184, BK. 12, PG. 4 O.R. (TO BE REMOVED), EXCEPT THE SOUTH 14 FEET OF PARCEL 1, PM 111/24
- THE NORTH 20 FEET OF THE SOUTH 310 FEET OF TRACT 184, BK. 12, PG. 4 O.R. (TO REMAIN)
- THE EAST 2 FEET OF LOTS 120 AND 121 PER EASEMENT TO THE CITY OF HUNTINGTON BEACH FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 82-092581, O.R. (TO REMAIN)

SUBDIVIDER:

HARBOR COVE, LLC

CONTACT: BRIAN SASSOUNIAN
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648
TEL: (714) 374-5678

ENGINEER:



JONES, CAHL & ASSOCIATES

CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 • (714) 848-0566



TENTATIVE TRACT MAP NO. 16295
FOR CONDOMINIUM PURPOSES
EXISTING TOPOGRAPHY
DATE: MAY 22, 2014
SHEET 2 OF 3
REV.1 - 8/23/2019
REV.2 - 3/11/2020
REV.3 - 4/7/2025

J.N. 17-2239

LEGEND :

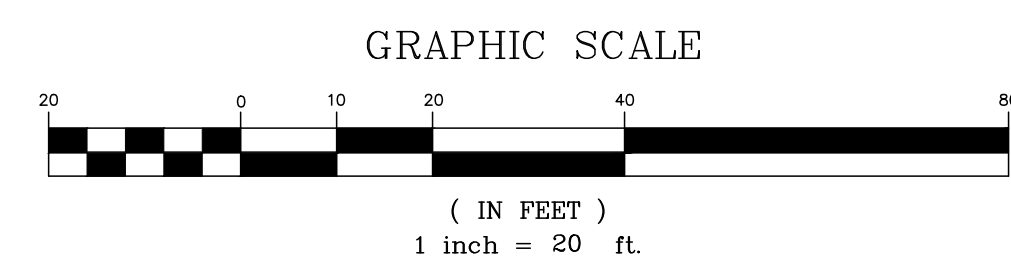
- TRACT BOUNDARY
- OFFSITE PARCEL
- RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- EXIST LOT LINE
- OFFSITE EXISTING LOTLINE
- EXISTING CONTOURS
- EXISTING STRUCTURES
- EXISTING STRUCTURES TO BE REMOVED

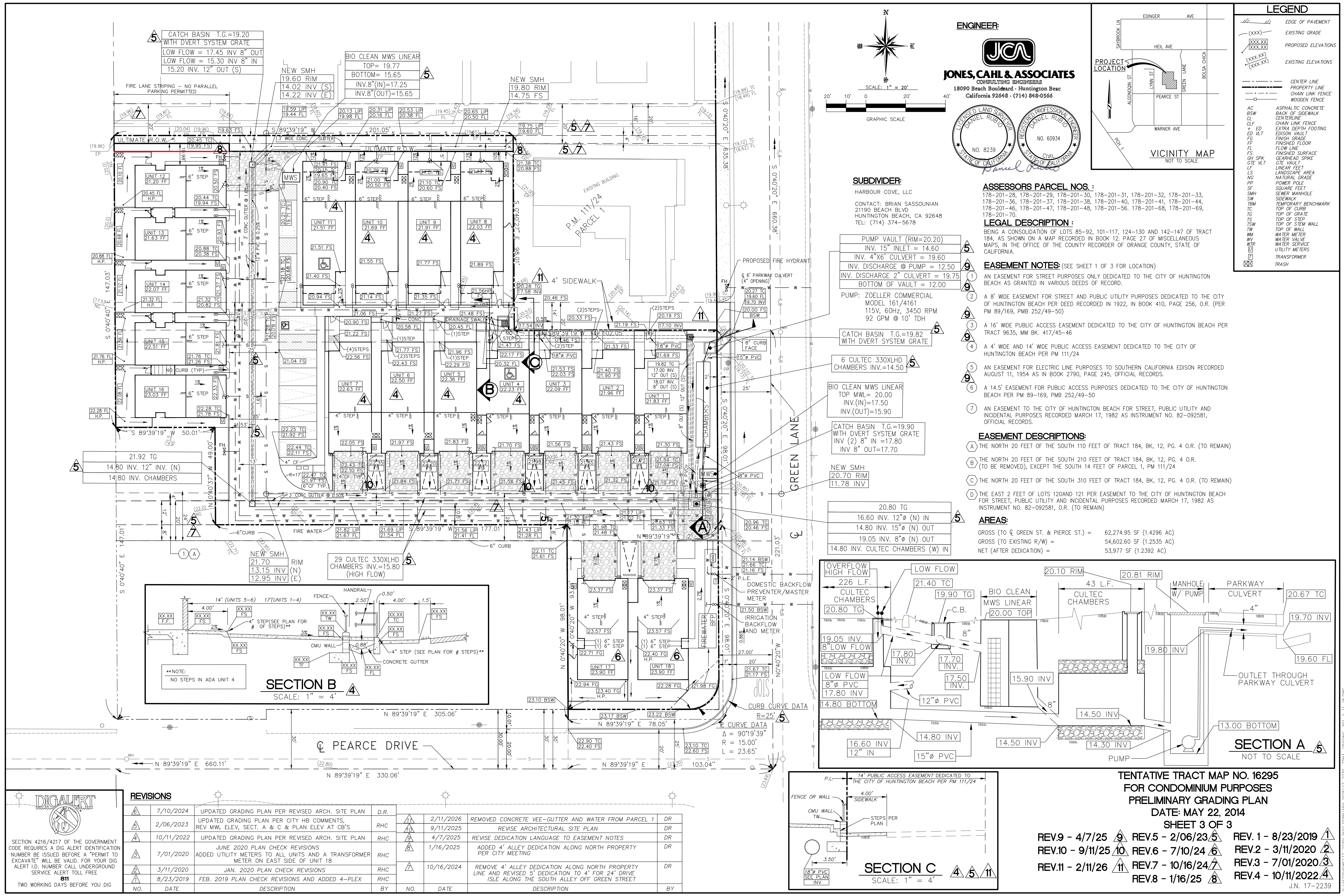
GENERAL NOTES:

- DATE OF PREPARATION: MAY 2014
- GROSS ACREAGE: 1.360 AC
- EXISTING ZONING: RM RESIDENTIAL MEDIUM DENSITY
- GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY RESIDENTIAL
- SITE IS CURRENTLY VACANT
- CONTOUR INTERVAL IS 1 FOOT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- ALL DRAINAGE SHALL BE SURFACE FLOW ONTO PUBLIC STREETS TO THE PUBLIC STORM DRAIN SYSTEM.
- SANITARY SEWER SYSTEM SHALL BE PUBLIC.
- WATER SYSTEM SHALL BE PUBLIC.

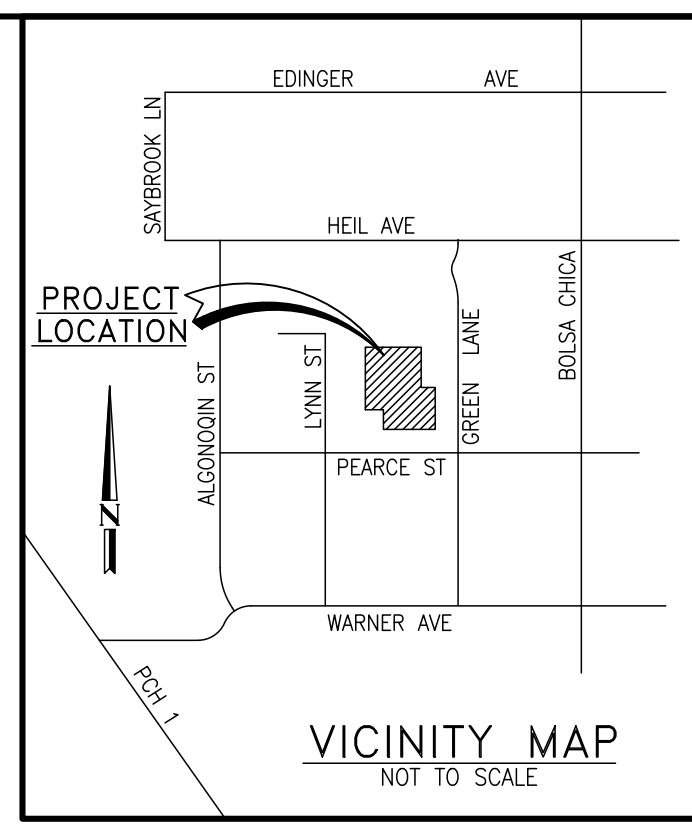
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4/7/2025	REVISE DEDICATION LANGUAGE TO EASEMENT NOTES	DR
2	3/11/2020	JAN. 2020 PLAN CHECK REVISIONS	RHC
3	8/23/2019	FEB. 2019 PLAN CHECK REVISIONS AND ADDED 4-PLEX, REVISED BMP AND ADDED DIVERSION CATCH BASINS	RHC





ENGINEER:
JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566



LEGEND	
	EDGE OF PAVEMENT
	EXISTING GRADE
	PROPOSED ELEVATIONS
	EXISTING ELEVATIONS
	CENTER LINE
	CHAIN LINK FENCE
	WOODEN FENCE
	ASPHALTIC CONCRETE
	BACK OF SIDEWALK
	CENTERLINE
	CHAIN LINK FENCE
	EXTRA DEPTH FOOTING
	EDISON VAULT
	FINISHED FLOOR
	FLOW LINE
	FINISHED SURFACE
	GEARHEAD SPIKE
	GTE VAULT
	LINEAR FEET
	LANDSCAPE AREA
	NATURAL GRADE
	POWER POLE
	SQUARE FEET
	SEWER MANHOLE
	SIDEWALK
	TEMPORARY BENCHMARK
	TOP OF CURB
	TOP OF GRATE
	TOP OF STEP
	TOP OF STEM WALL
	TOP OF WALL
	WATER METER
	WATER VALVE
	WATER SERVICE
	UTILITY METERS
	TRANSFORMER
	TRASH

SUBDIVIDER:
HARBOR COVE, LLC
CONTACT: BRIAN SASSOUNIAN
21190 BEACH BLVD
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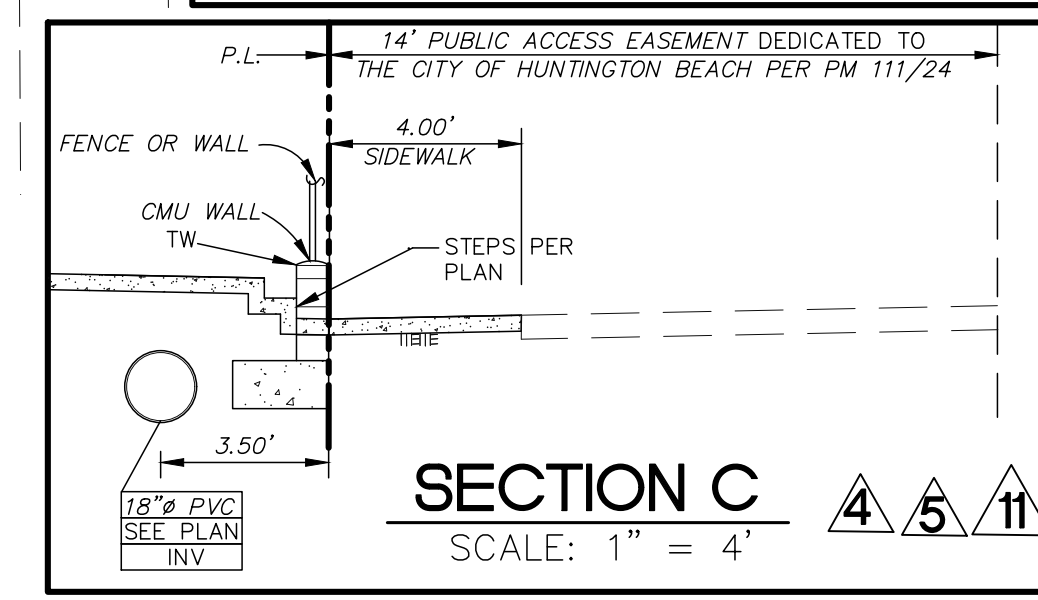
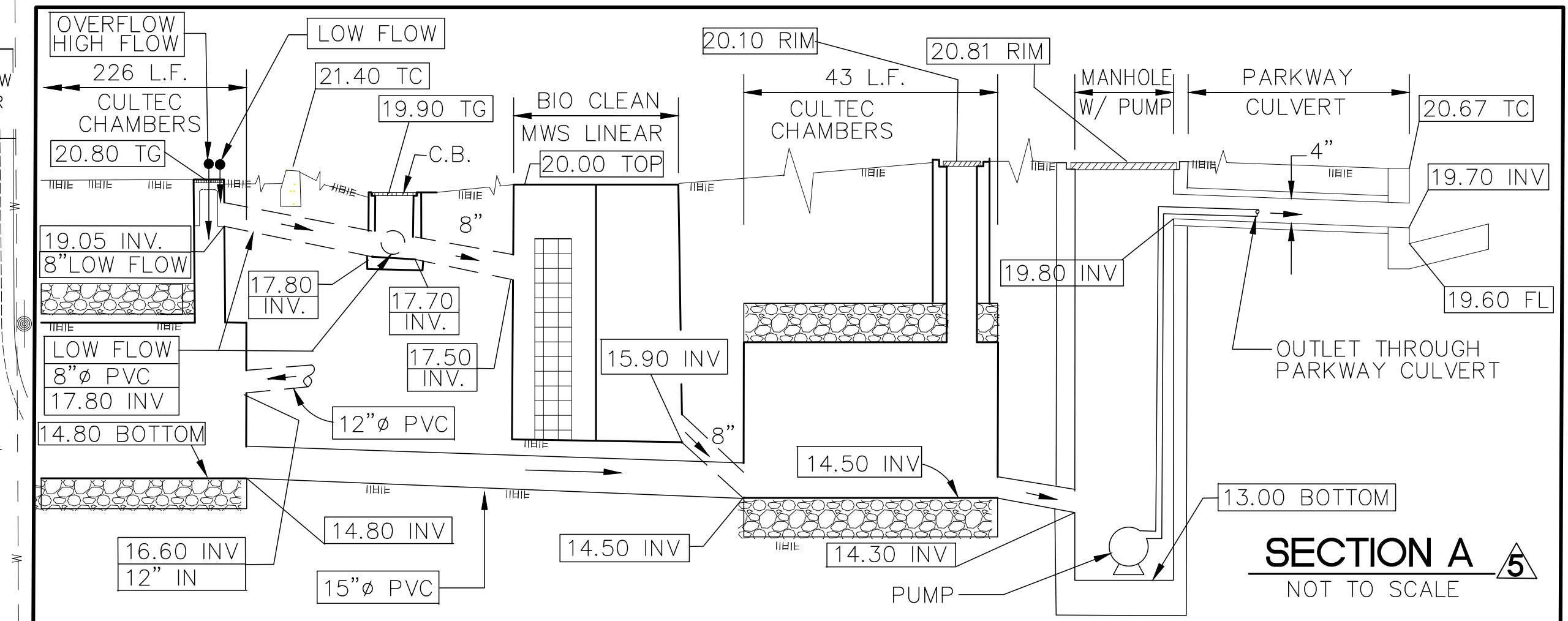
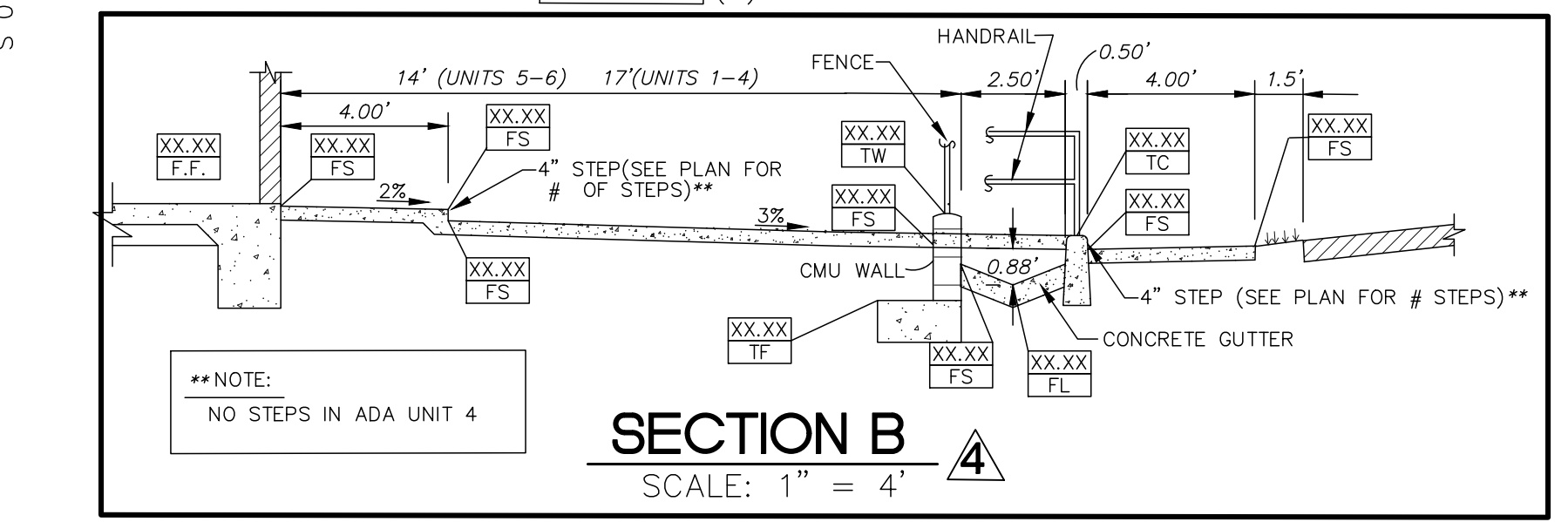
ASSESSORS PARCEL NOS.:
178-201-28, 178-201-29, 178-201-30, 178-201-31, 178-201-32, 178-201-33, 178-201-36, 178-201-37, 178-201-38, 178-201-40, 178-201-41, 178-201-44, 178-201-46, 178-201-47, 178-201-48, 178-201-56, 178-201-68, 178-201-69, 178-201-70.

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- EASEMENT NOTES:** (SEE SHEET 1 OF 3 FOR LOCATION)
- AN EASEMENT FOR STREET PURPOSES ONLY DEDICATED TO THE CITY OF HUNTINGTON BEACH AS GRANTED IN VARIOUS DEEDS OF RECORD.
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 - AN EASEMENT TO THE CITY OF HUNTINGTON BEACH FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 82-092581, OFFICIAL RECORDS.

- EASEMENT DESCRIPTIONS:**
- (A) THE NORTH 20 FEET OF THE SOUTH 110 FEET OF TRACT 184, BK, 12, PG. 4 O.R. (TO REMAIN)
 - (B) THE NORTH 20 FEET OF THE SOUTH 210 FEET OF TRACT 184, BK, 12, PG. 4 O.R. (TO BE REMOVED), EXCEPT THE SOUTH 14 FEET OF PARCEL 1, PM 111/24
 - (C) THE NORTH 20 FEET OF THE SOUTH 310 FEET OF TRACT 184, BK, 12, PG. 4 O.R. (TO REMAIN)
 - (D) THE EAST 2 FEET OF LOTS 120AND 121 PER EASEMENT TO THE CITY OF HUNTINGTON BEACH FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 82-092581, O.R. (TO REMAIN)

AREAS:
GROSS (TO & GREEN ST. & PIERCE ST.) = 62,274.95 SF (1.4296 AC)
GROSS (TO EXISTING R/W) = 54,602.60 SF (1.2535 AC)
NET (AFTER DEDICATION) = 53,977 SF (1.2392 AC)



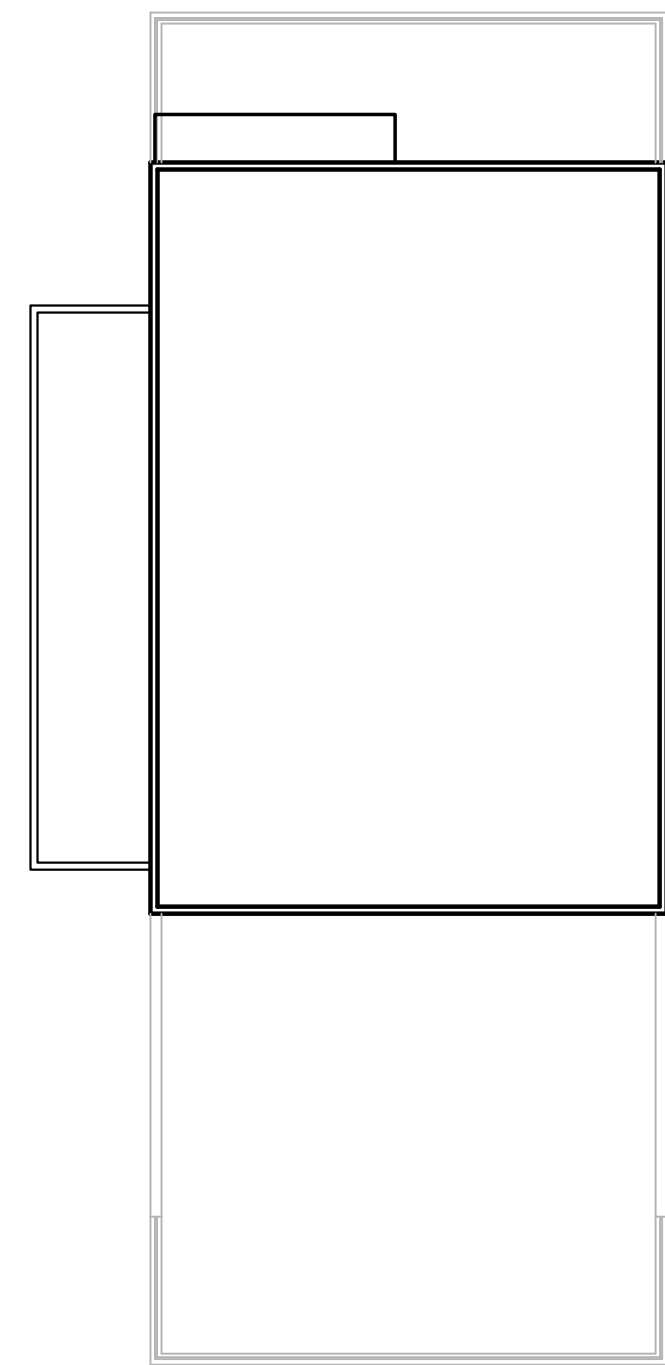
**TENTATIVE TRACT MAP NO. 16295
FOR CONDOMINIUM PURPOSES
PRELIMINARY GRADING PLAN
DATE: MAY 22, 2014
SHEET 3 OF 3**

REV.9 - 4/7/25 9 REV.5 - 2/06/23 5 REV.1 - 8/23/2019 1
REV.10 - 9/11/25 10 REV.6 - 7/10/24 6 REV.2 - 3/11/2020 2
REV.11 - 2/11/26 11 REV.7 - 10/16/24 7 REV.3 - 7/01/2020 3
REV.8 - 1/16/25 8 REV.4 - 10/11/2022 4

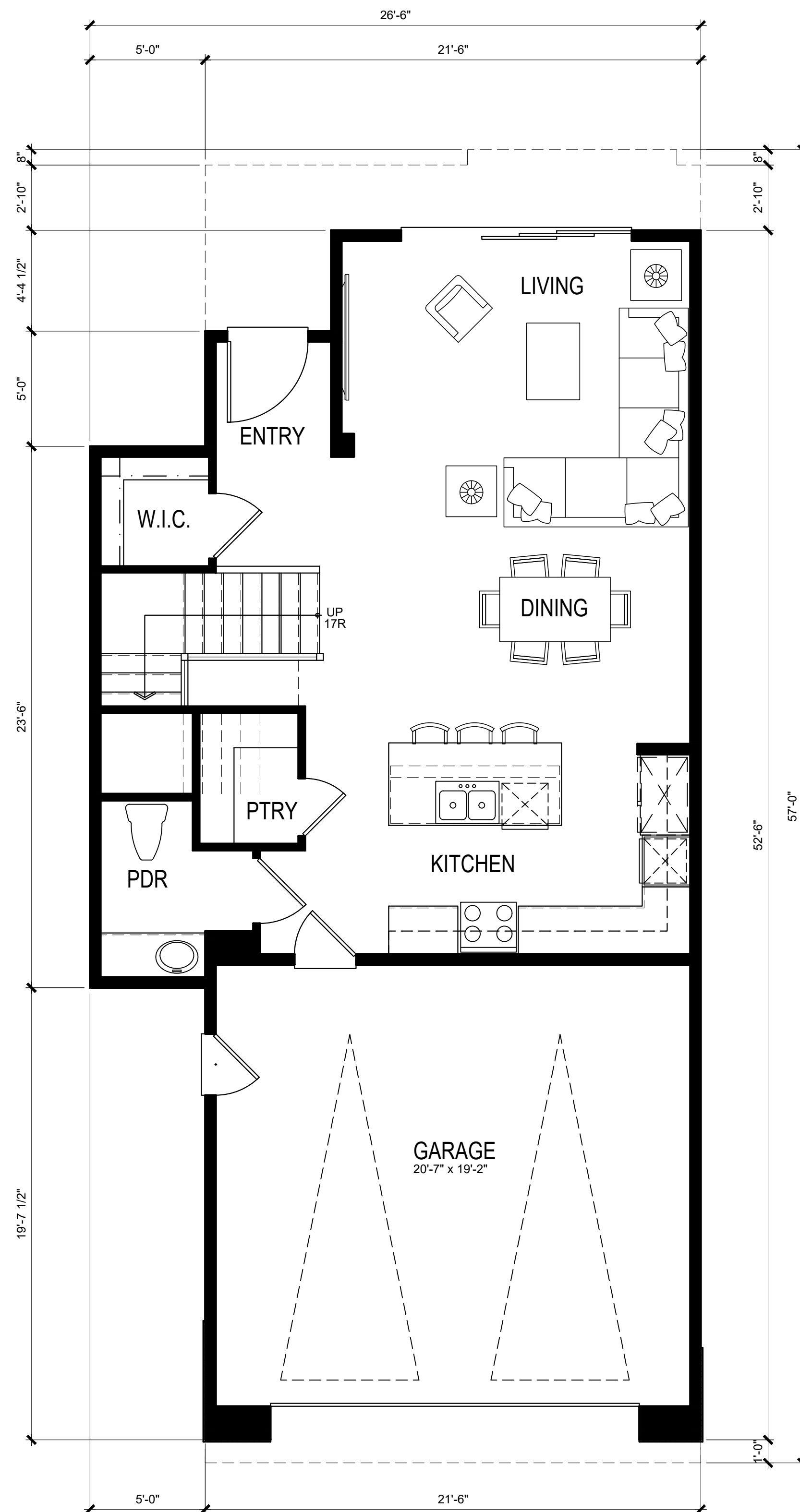
J.N. 17-2239

REVISIONS				
NO.	DATE	DESCRIPTION	BY	NO.
1	7/10/2024	UPDATED GRADING PLAN PER REVISED ARCH. SITE PLAN	D.R.	1
2	2/06/2023	UPDATED GRADING PLAN PER CITY HB COMMENTS, REV MVL ELEV. SECT. A & C & PLAN ELEV AT CB'S	RHC	2
3	10/11/2022	UPDATED GRADING PLAN PER REVISED ARCH. SITE PLAN	RHC	3
4	7/01/2020	JUNE 2020 PLAN CHECK REVISIONS ADDED UTILITY METERS TO ALL UNITS AND A TRANSFORMER METER ON EAST SIDE OF UNIT 18	RHC	4
5	3/11/2020	JAN. 2020 PLAN CHECK REVISIONS	RHC	5
6	8/23/2019	FEB. 2019 PLAN CHECK REVISIONS AND ADDED 4-PLEX	RHC	6
7	2/11/2026	REMOVED CONCRETE VEE-GUTTER AND WATER FROM PARCEL 1	DR	7
8	9/11/2025	REVISE ARCHITECTURAL SITE PLAN	DR	8
9	4/7/2025	REVISE DEDICATION LANGUAGE TO EASEMENT NOTES	DR	9
10	1/16/2025	ADDED 4' ALLEY DEDICATION ALONG NORTH PROPERTY PER CITY MEETING	DR	10
11	10/16/2024	REMOVE 4' ALLEY DEDICATION ALONG NORTH PROPERTY LINE AND REVISED 5' DEDICATION TO 4' FOR 24' DRIVE ISLE ALONG THE SOUTH ALLEY OFF GREEN STREET	DR	11

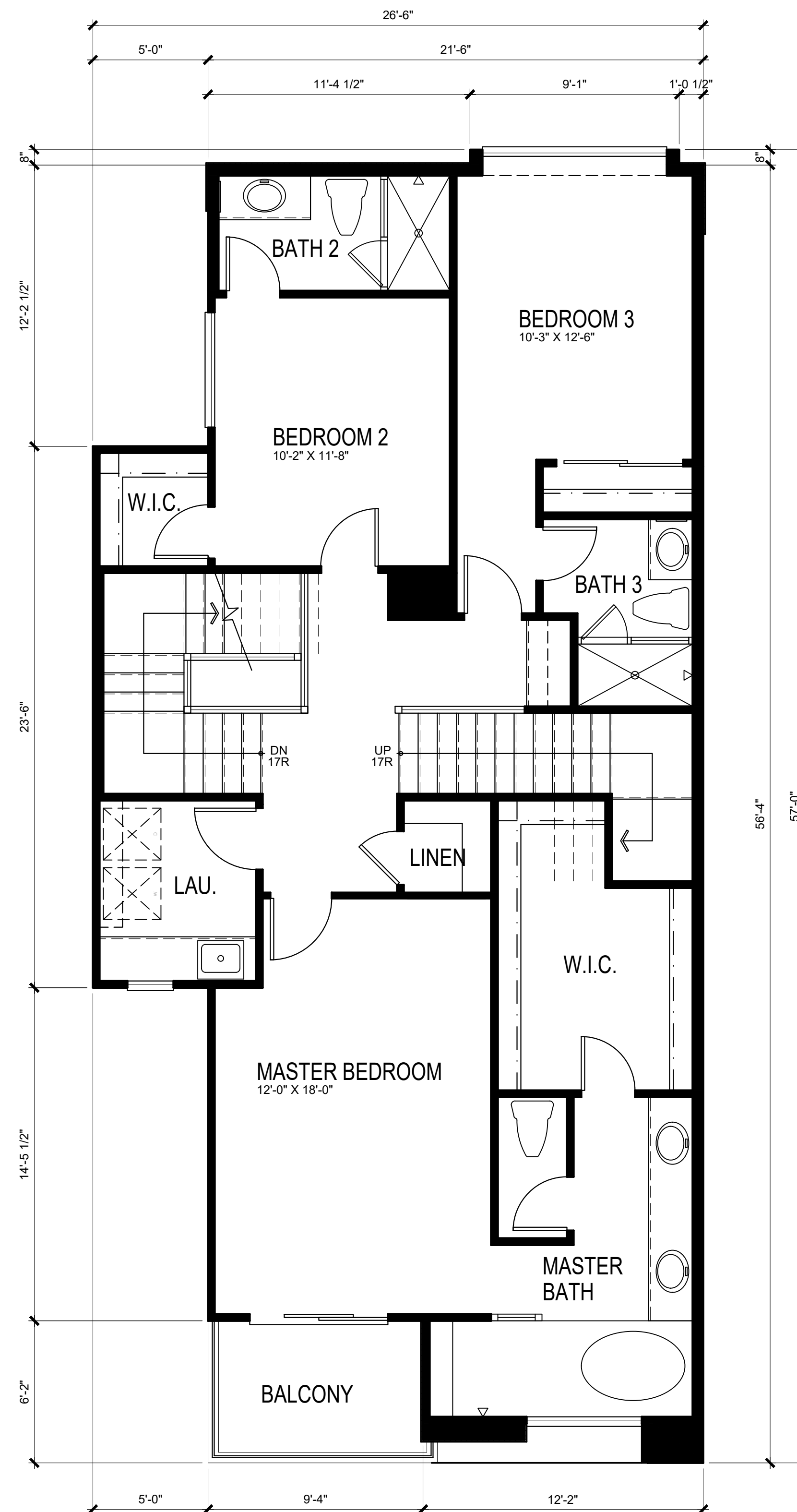
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG



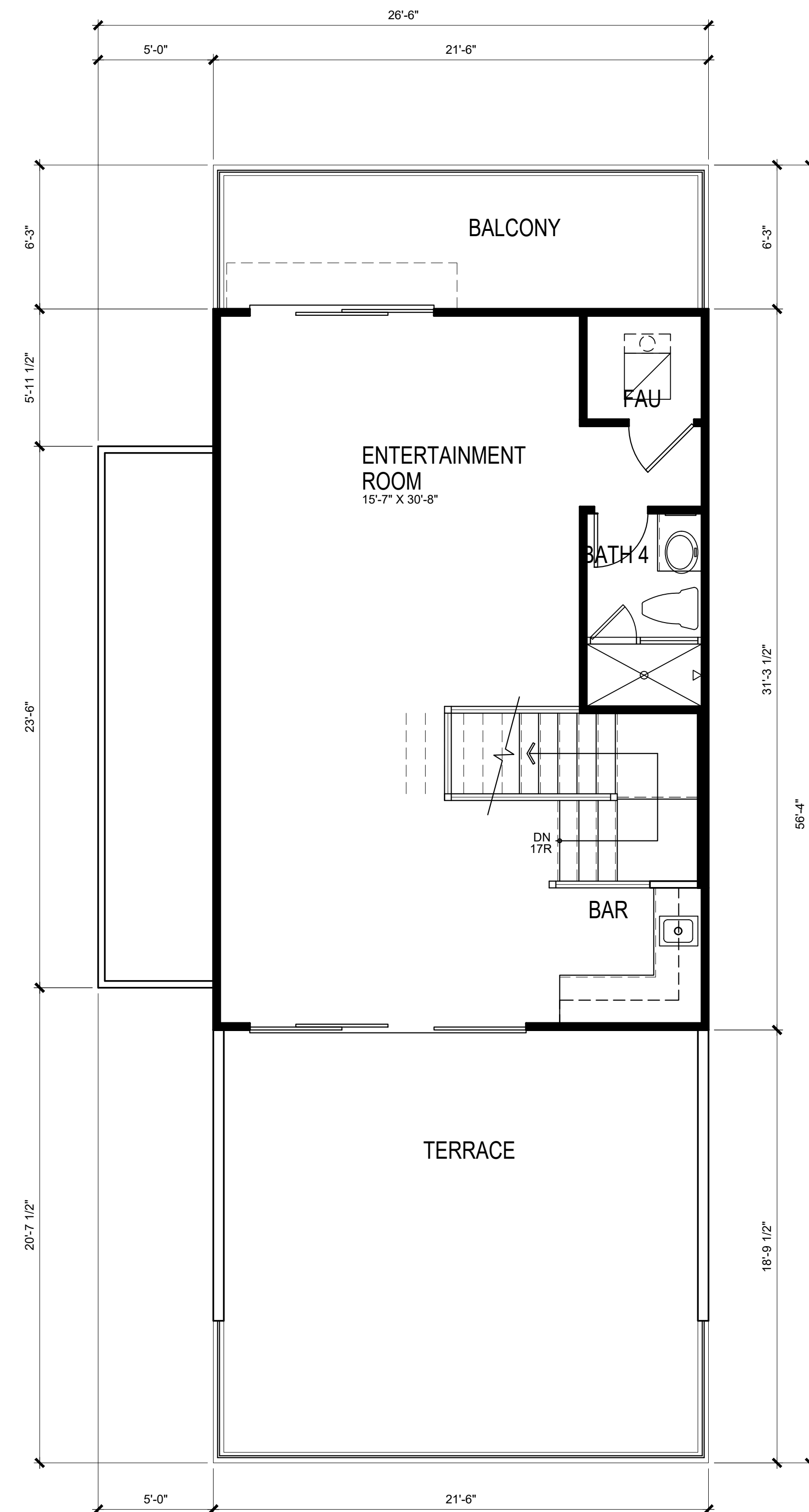
ROOF PLAN



FIRST FLOOR PLAN
779 S.F.
2,561 S.F.



SECOND FLOOR PLAN
1174 S.F.



THIRD FLOOR PLAN
608 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 1A



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

1.1



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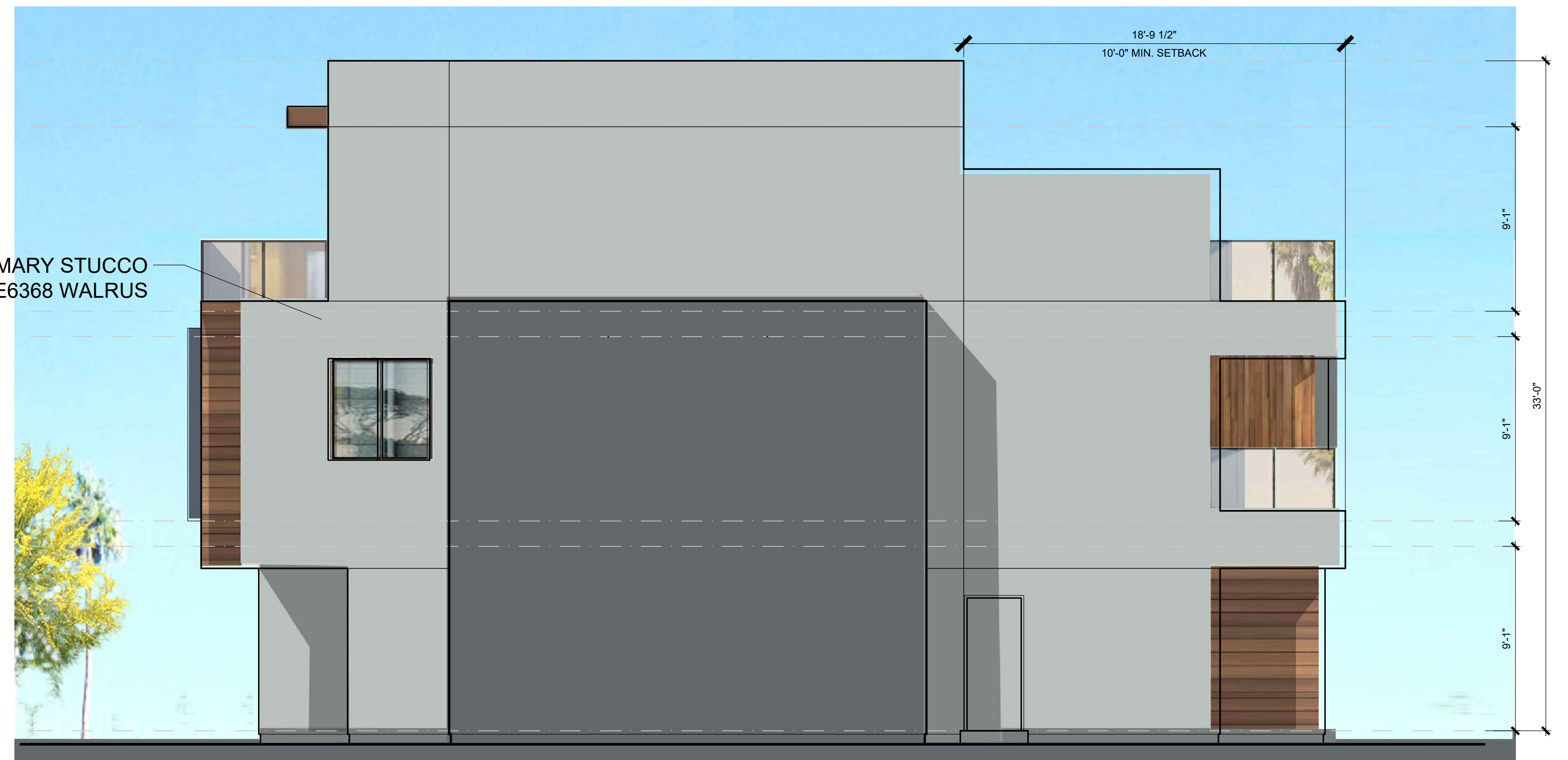
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949.261.2070

20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



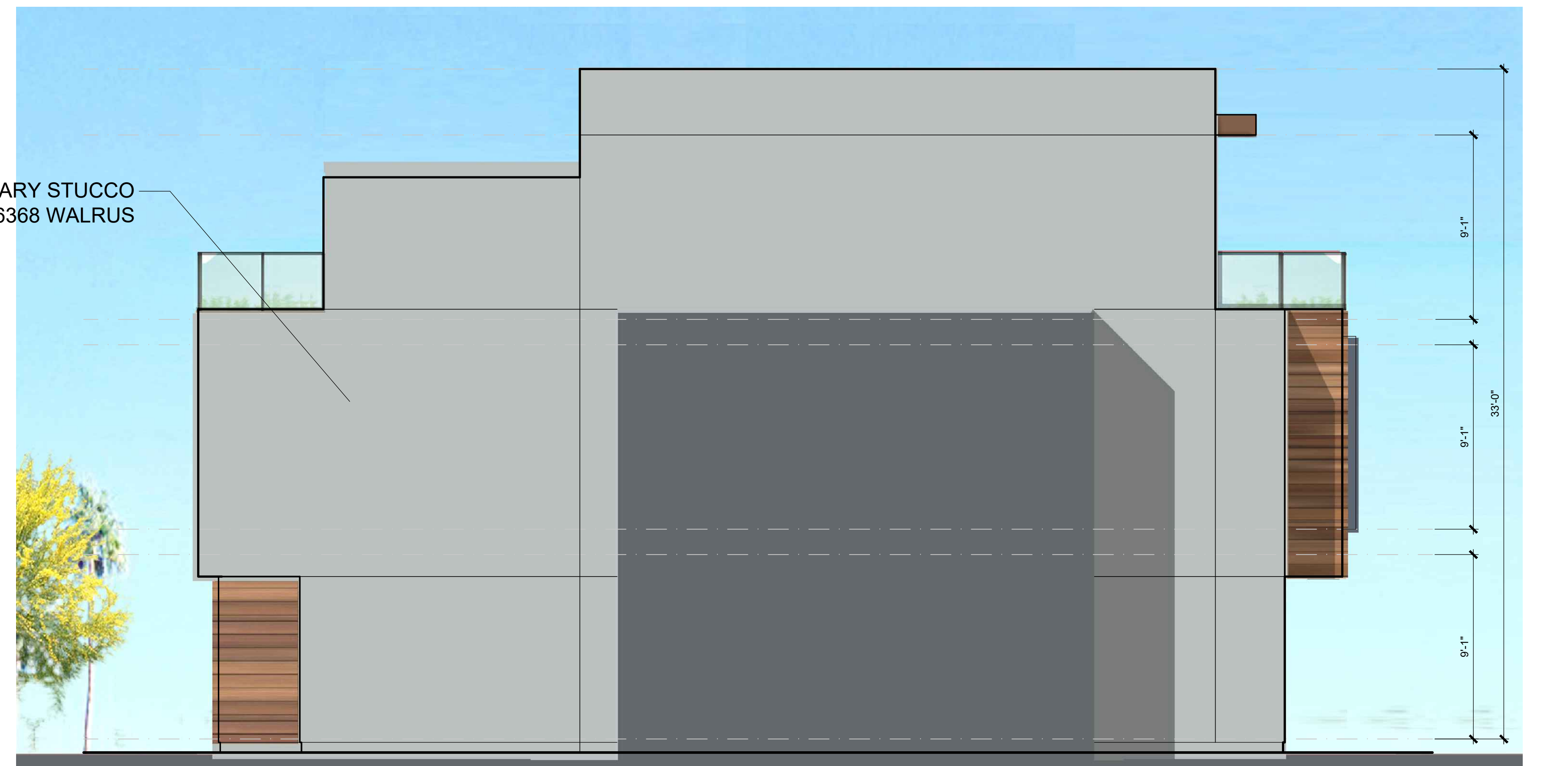
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

PRIMARY STUCCO
DE6368 WALRUS

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 1A ELEVATIONS



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

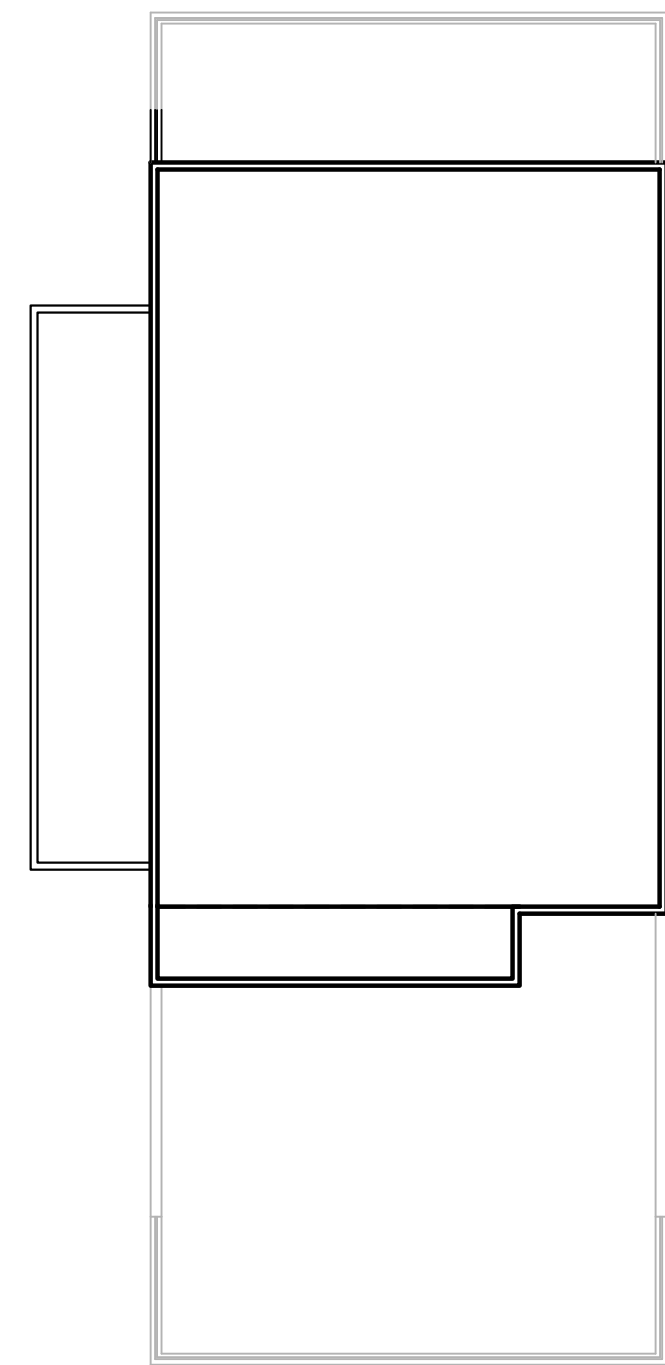
Preliminary

1.2

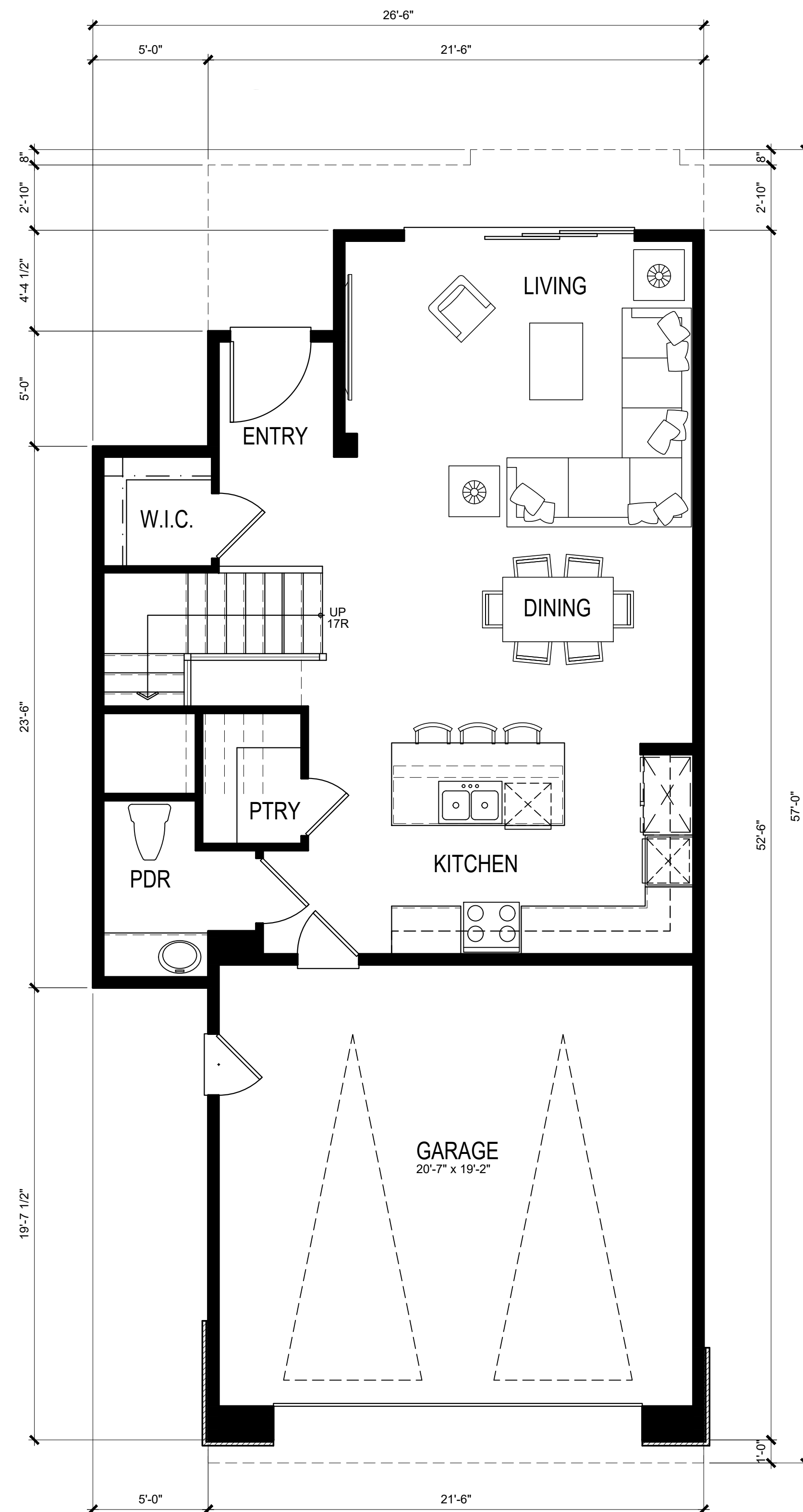


HANNOUCHE
ARCHITECTS

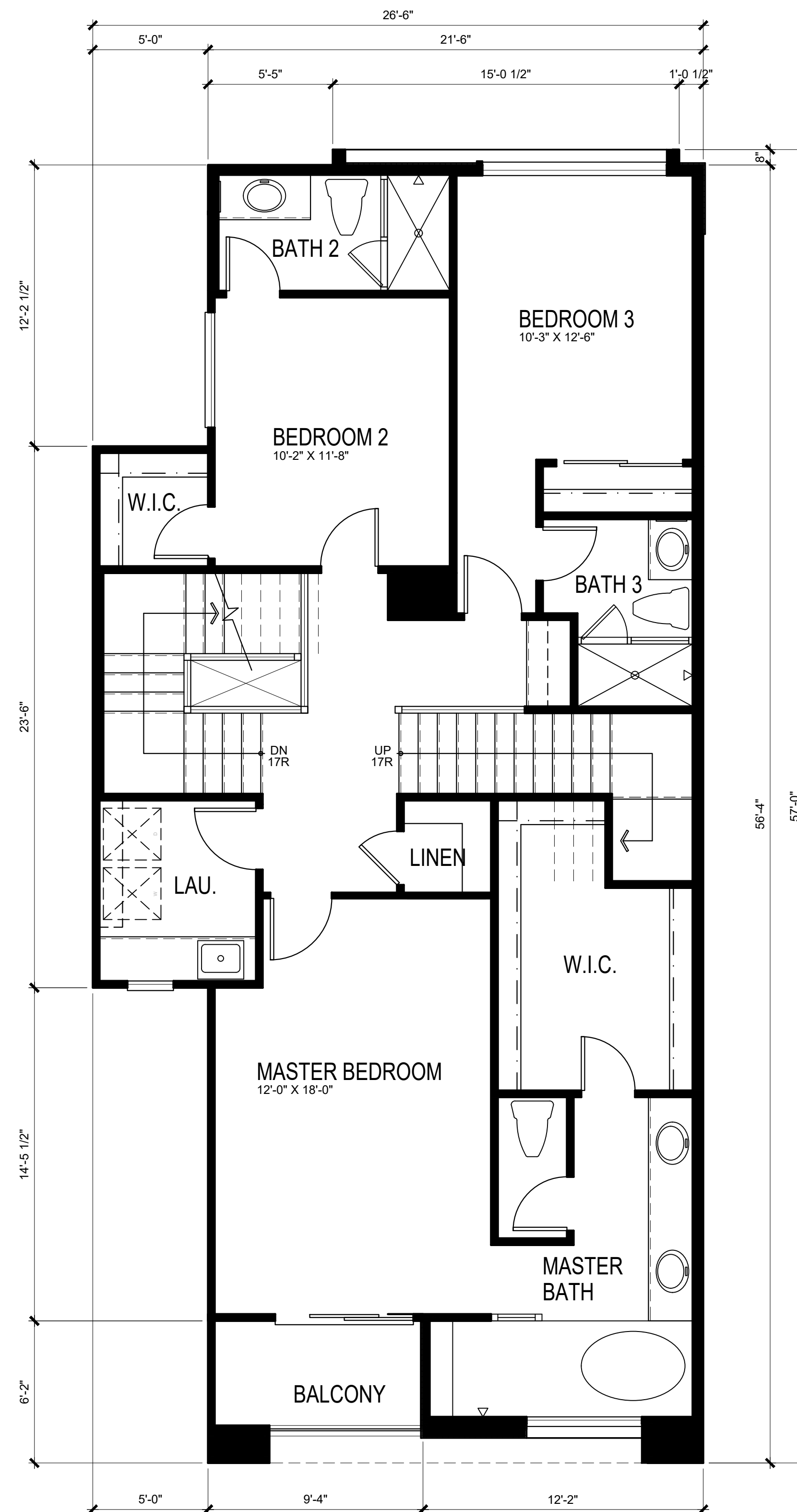
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949.261.2070
PROJECT # 22017 March 16, 2026



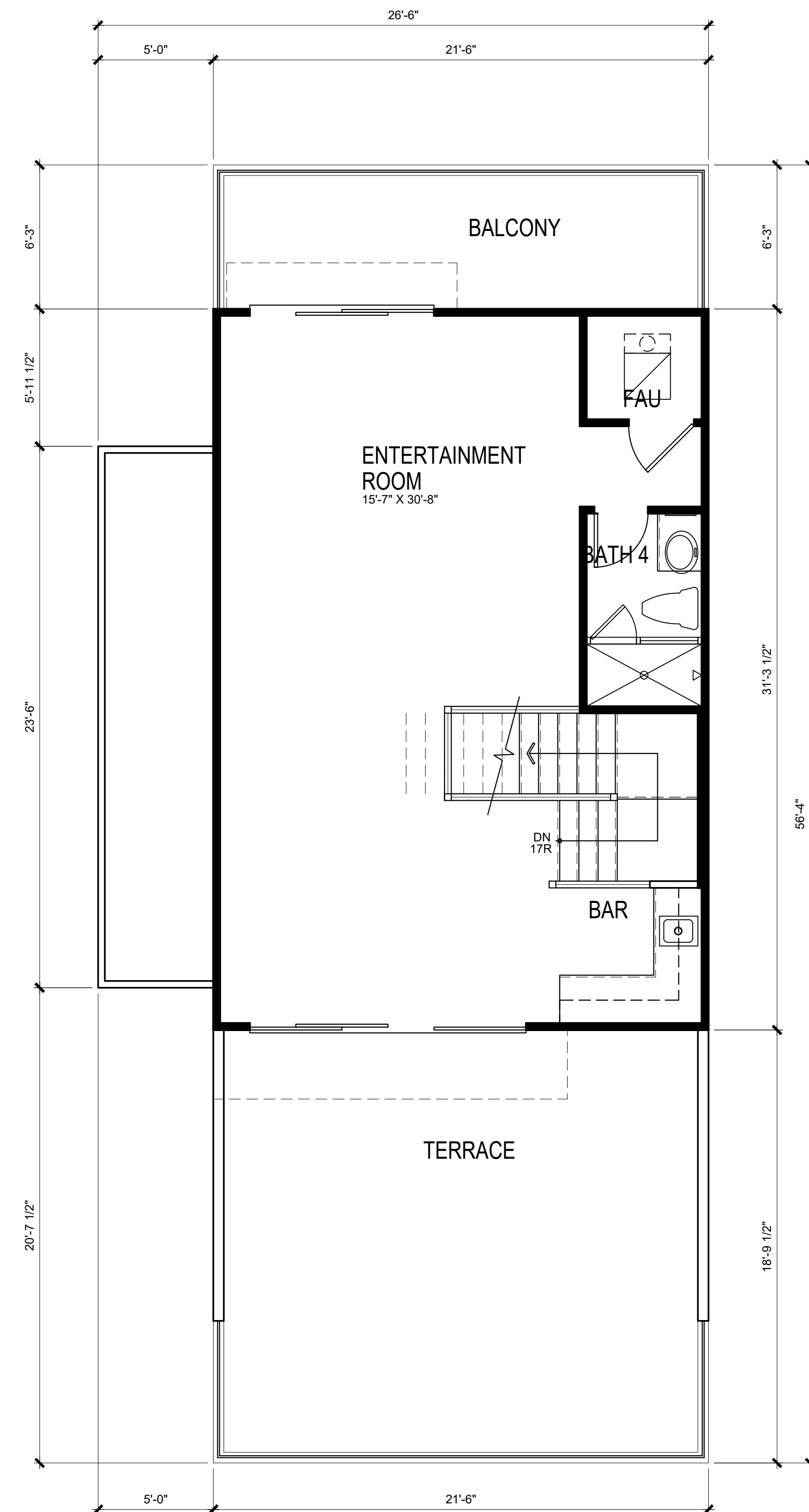
ROOF PLAN



FIRST FLOOR PLAN
779 S.F.
2,555 S.F.



SECOND FLOOR PLAN
1168 S.F.



THIRD FLOOR PLAN
608 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 1B



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

1.3



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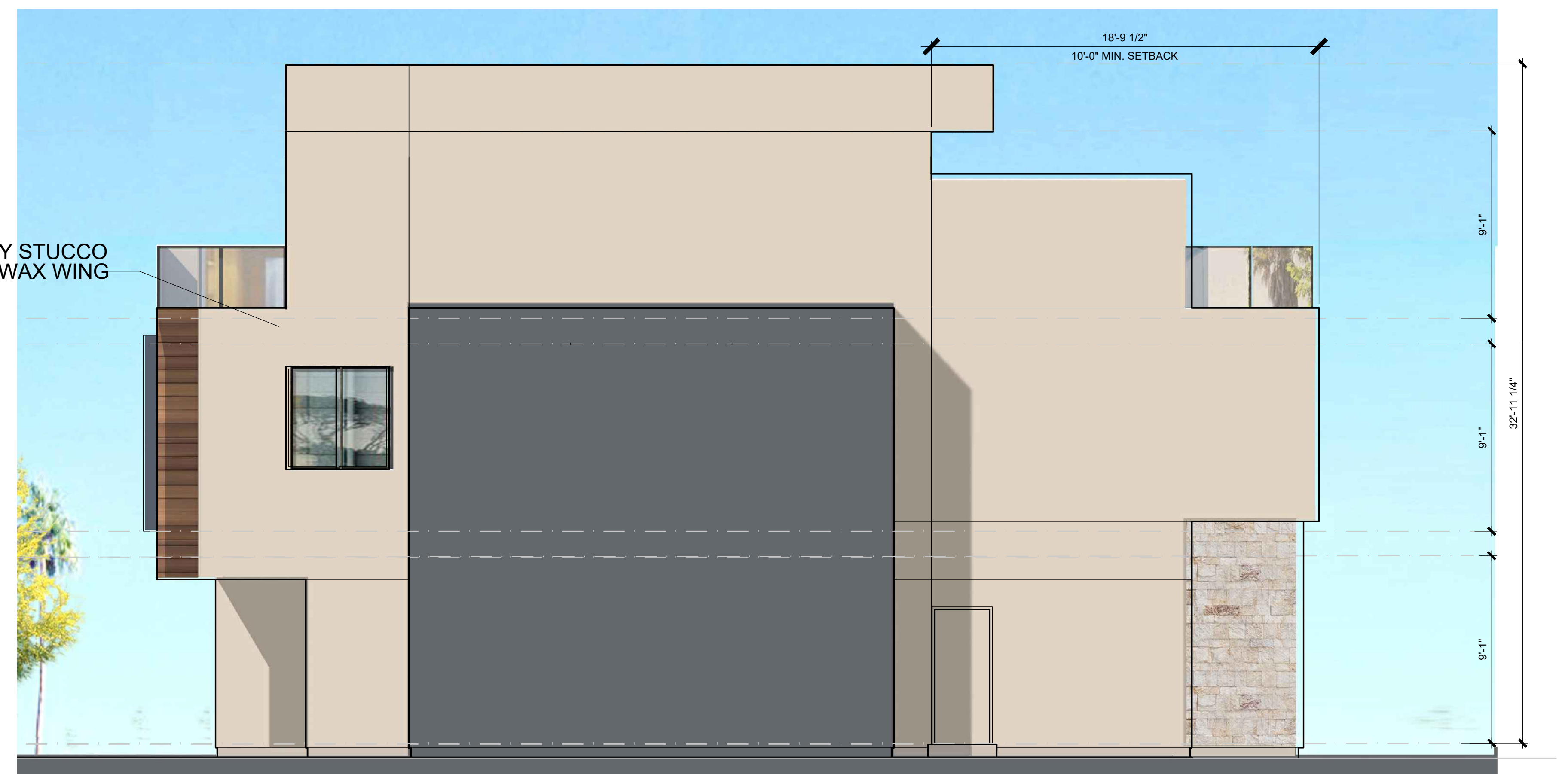
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PROJECT # 22017 March 16, 2026



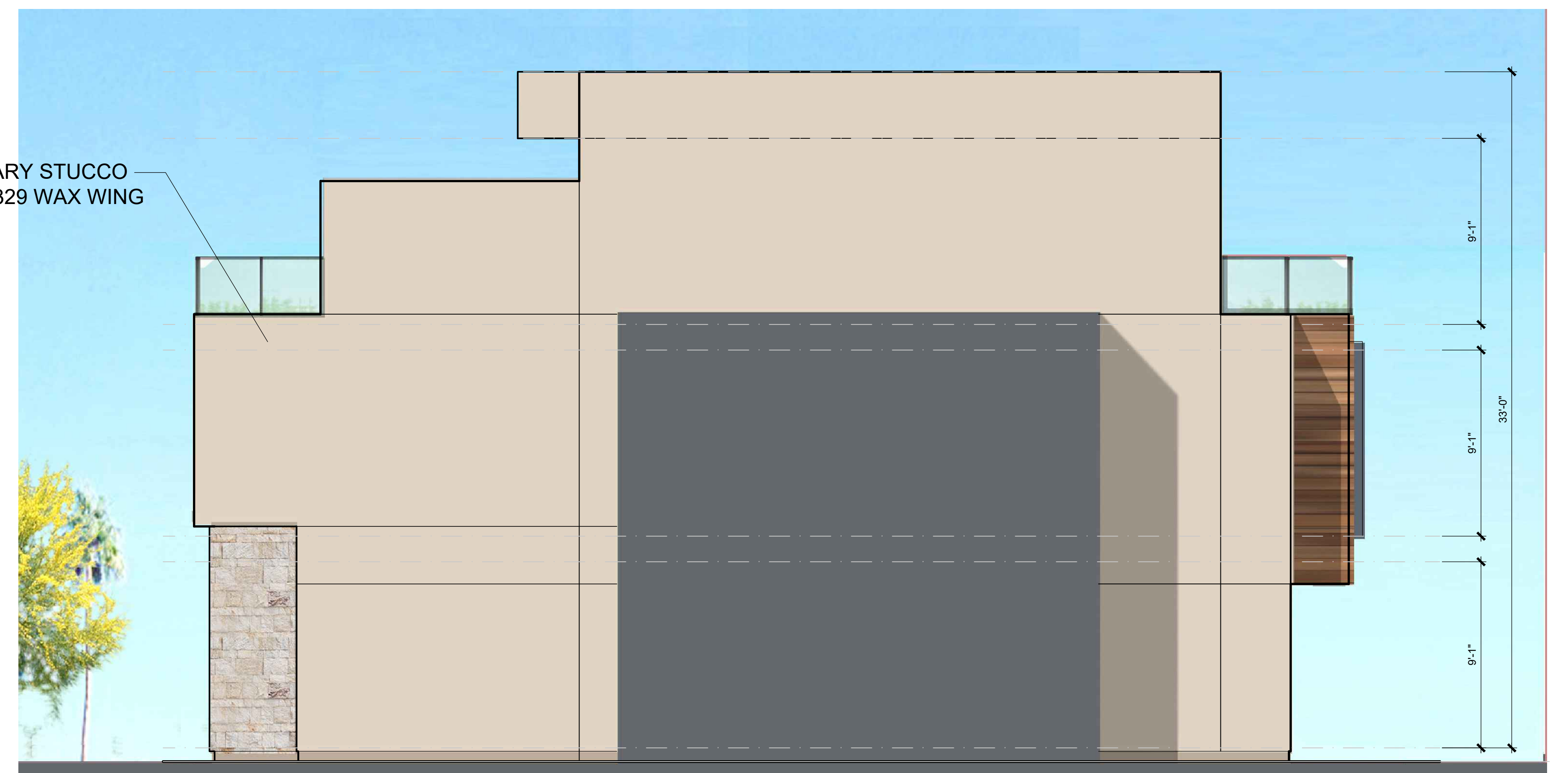
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

HARBOUR COVE

PLAN 1B ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

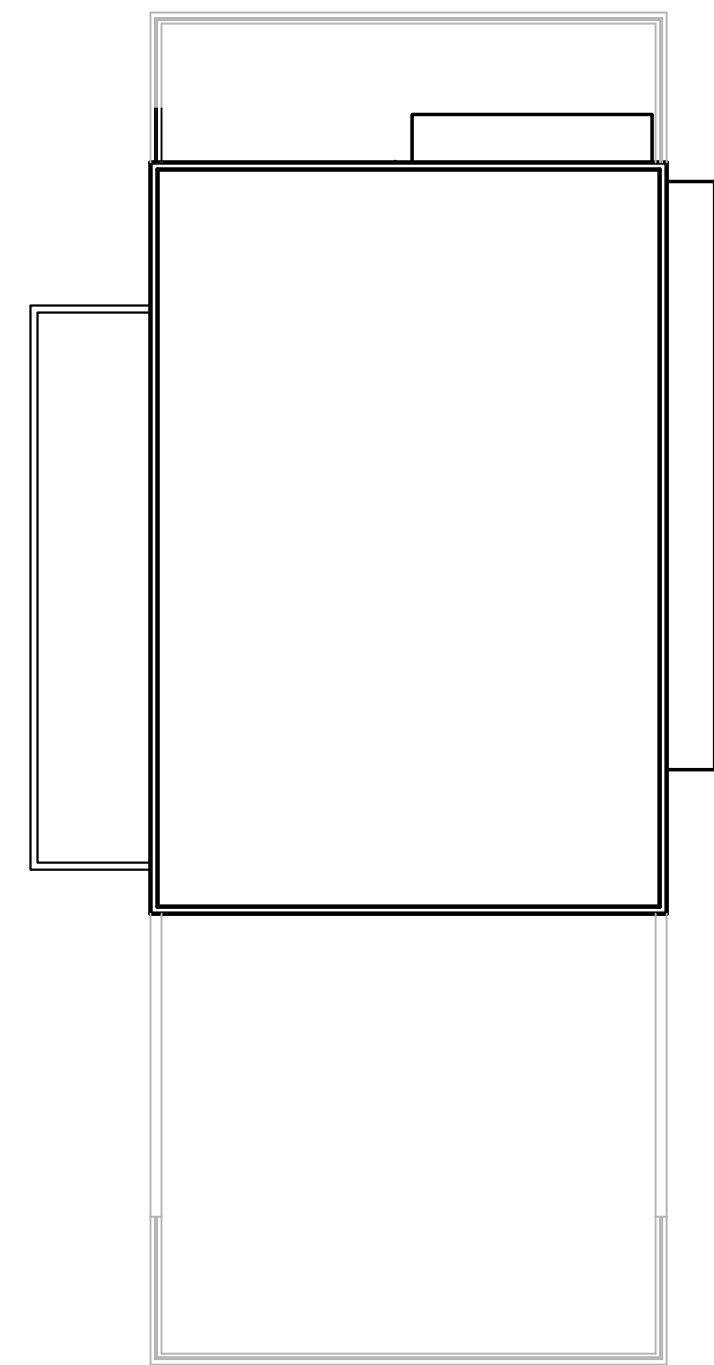
Preliminary

1.4



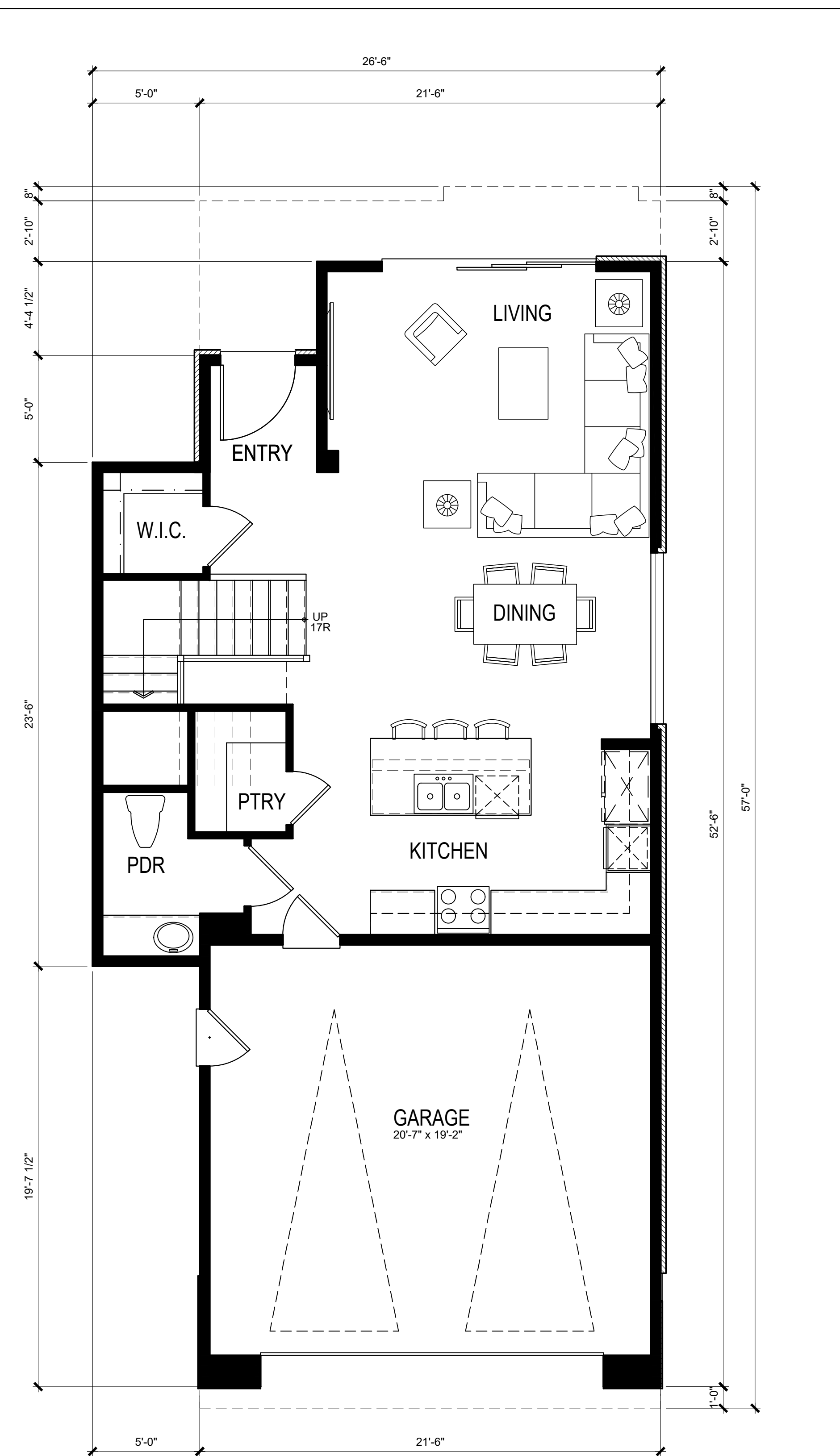
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ARCHITECTS

20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017
949.261.2070
March 16, 2026

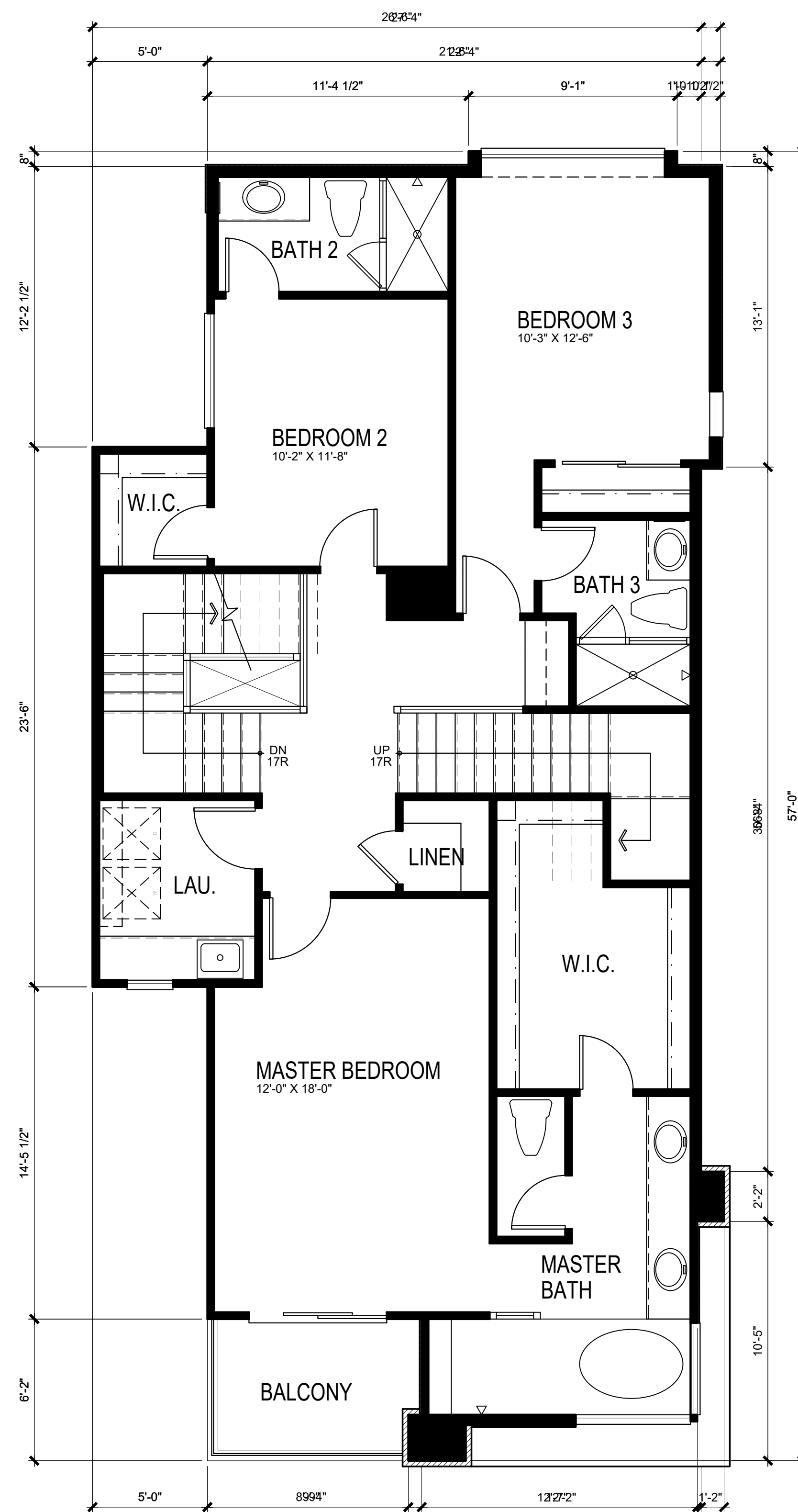


ROOF PLAN

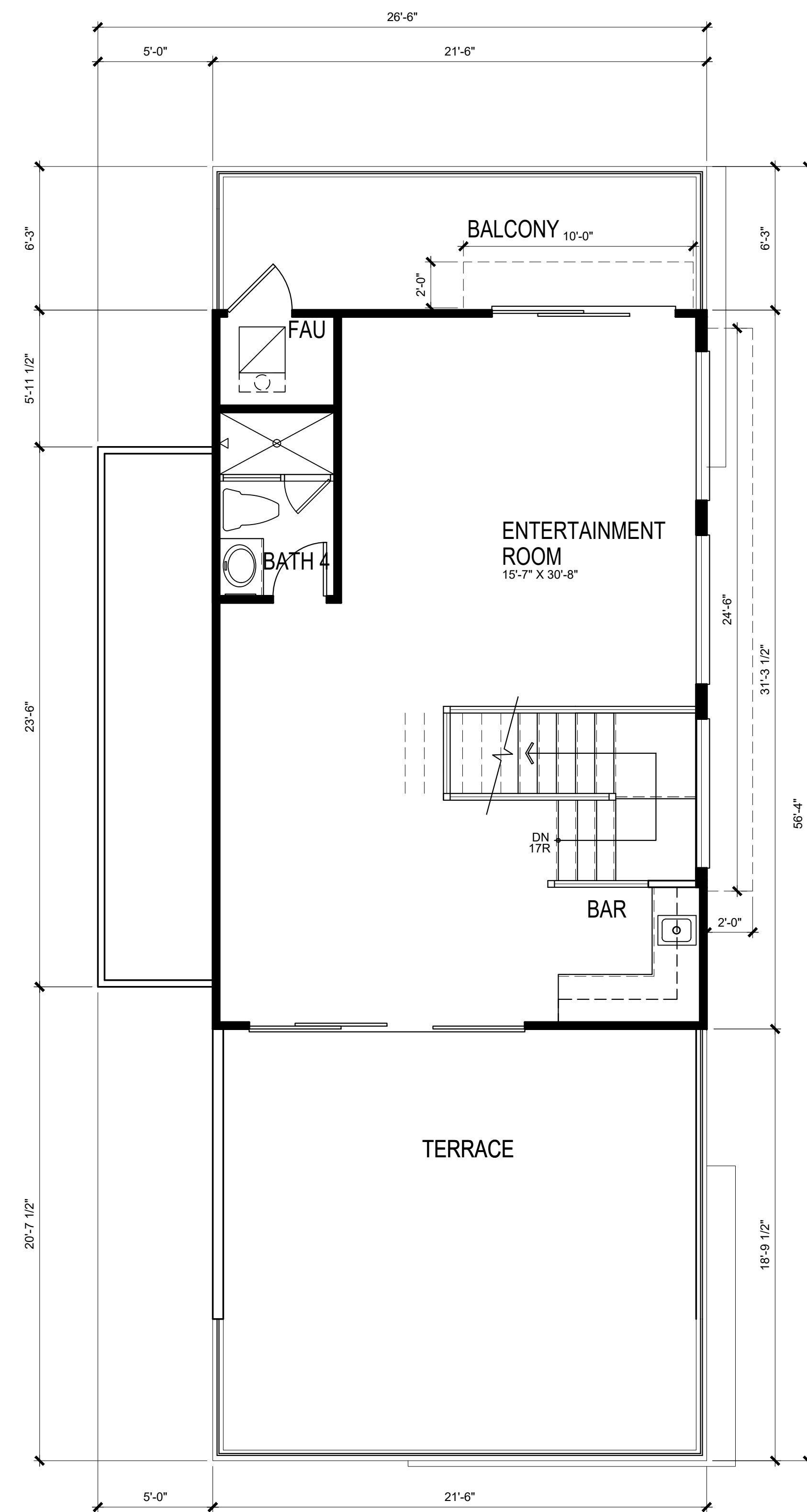
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FIRST FLOOR PLAN 779 S.F.
2,574 S.F.



SECOND FLOOR PLAN 1187 S.F.



THIRD FLOOR PLAN 608 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 1E ENHANCED

0 1 4 8



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PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

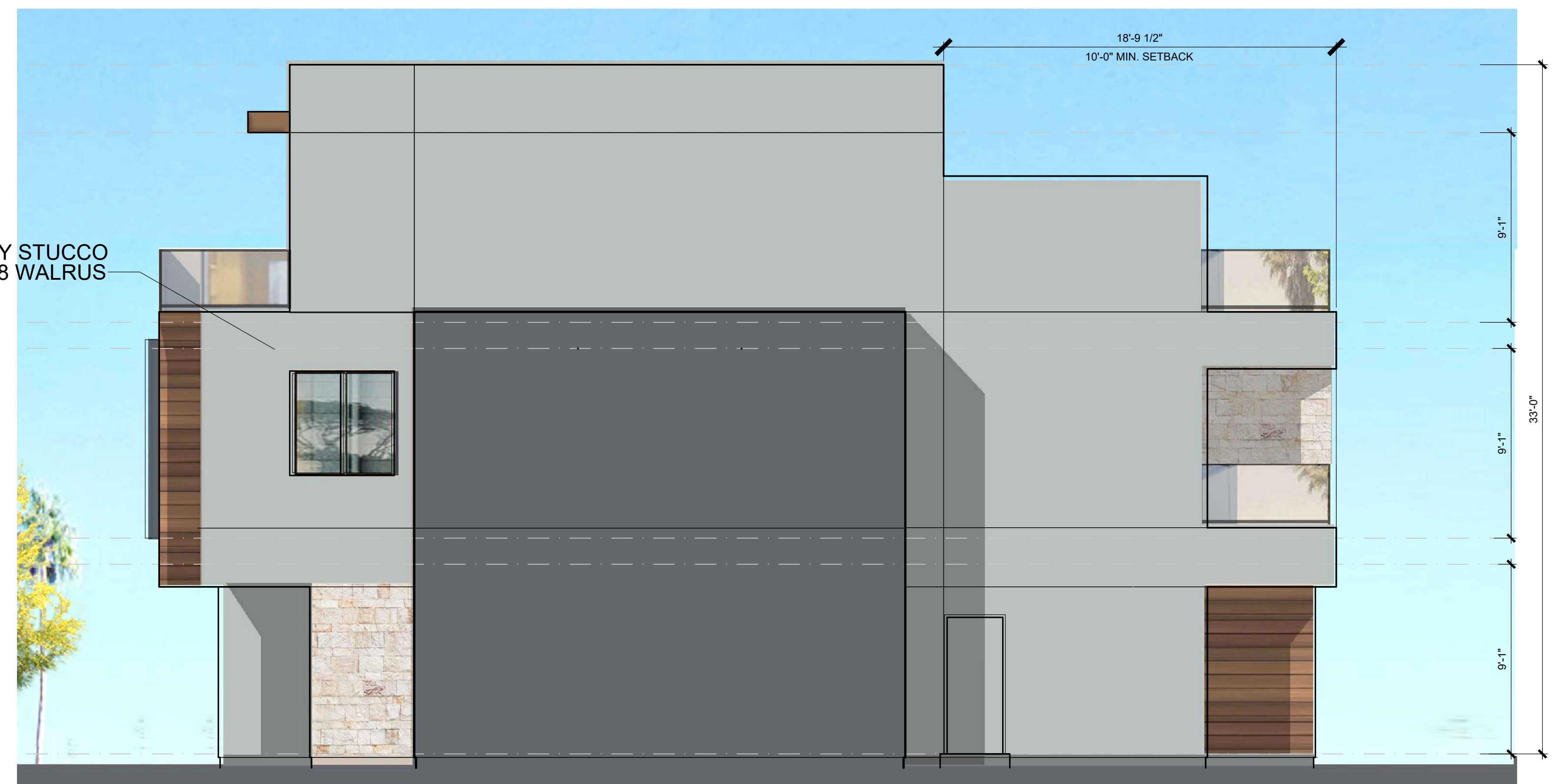
1.5



FRONT ELEVATION

PRIMARY STUCCO
DE6368 WALRUS

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD



LEFT ELEVATION



REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



RIGHT ELEVATION

PLAN 1 ENH ELEVATIONS



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ARCHITECTS

20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 22017 March 16, 2026

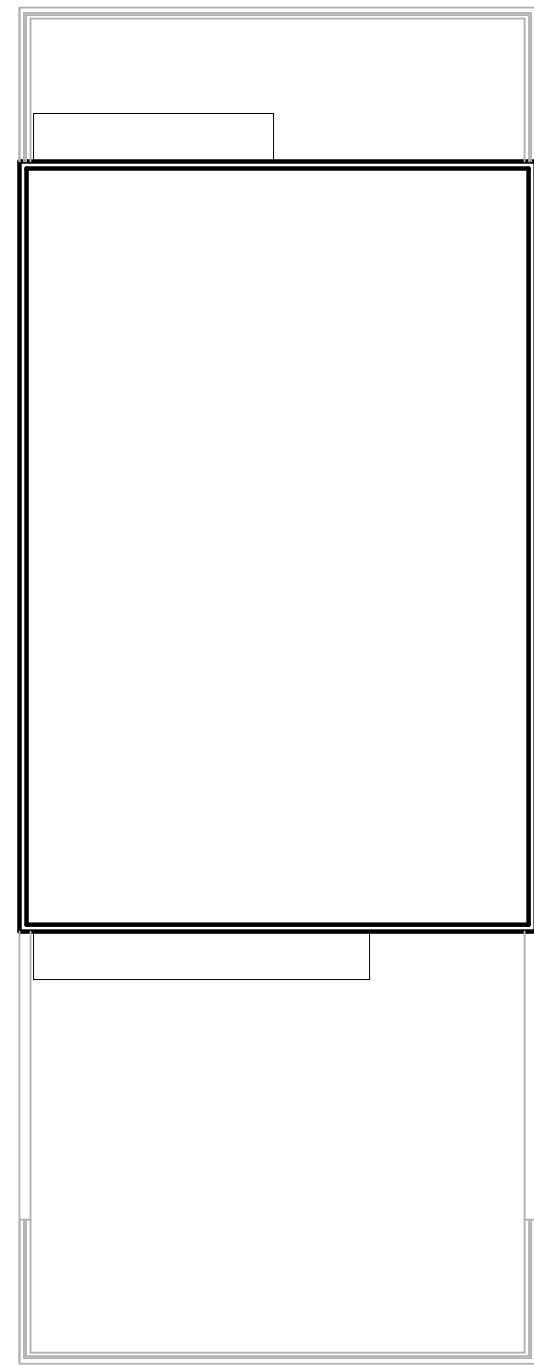
HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

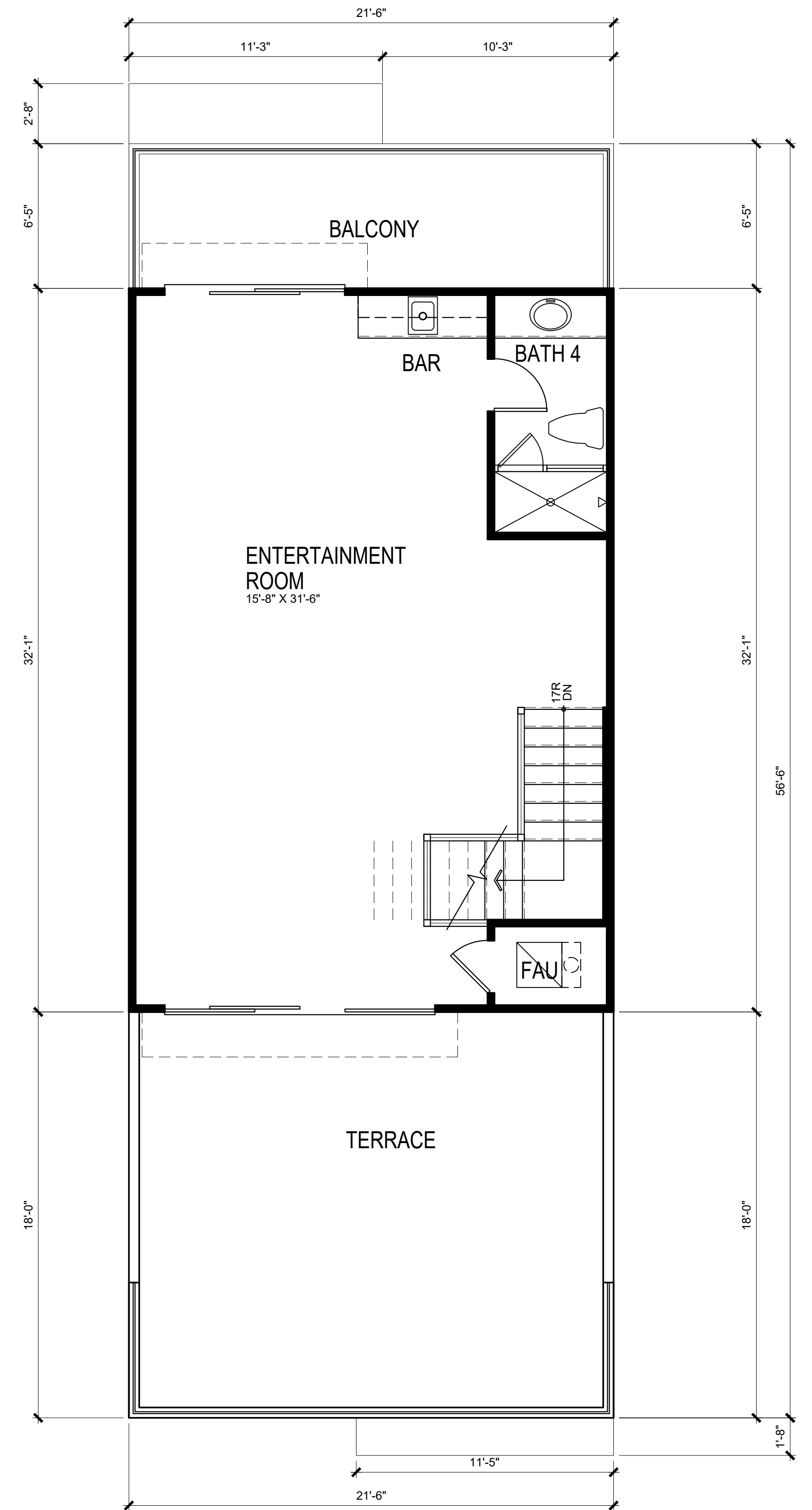
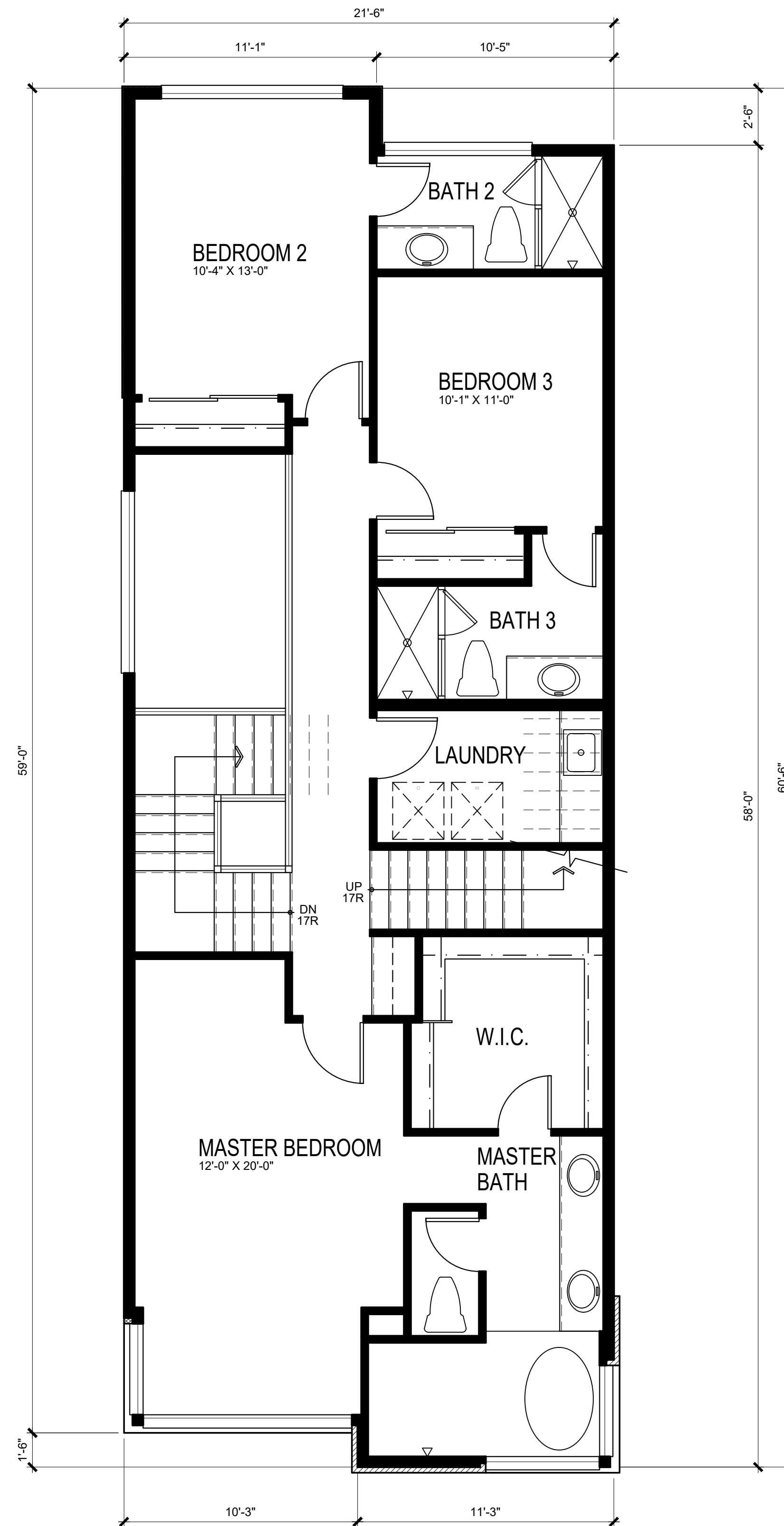
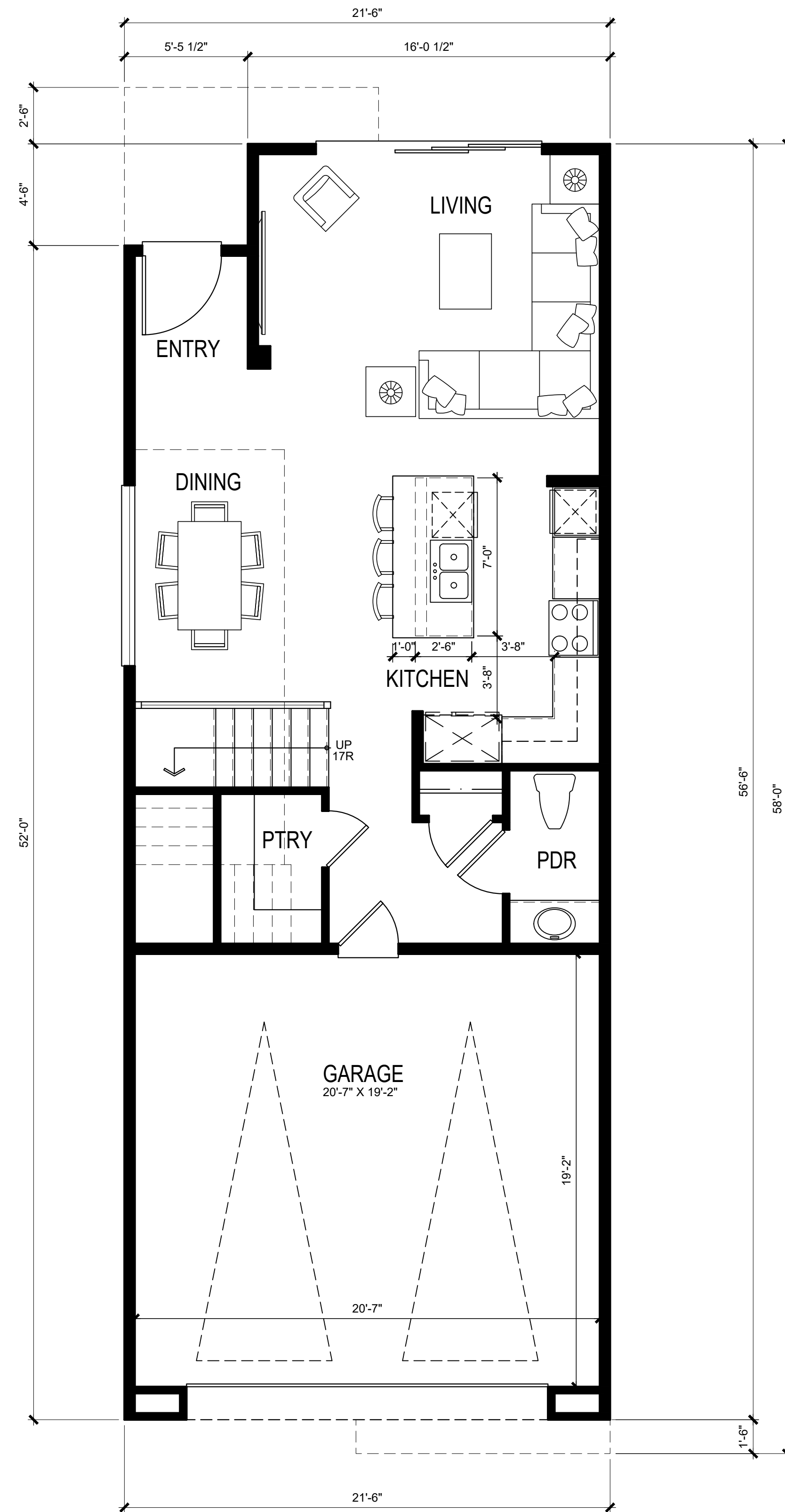
Preliminary

1.6



ROOF PLAN

0 4 8 16



FIRST FLOOR PLAN

(EACH UNIT TOTAL)

747 S.F.

2,484 S.F.

SECOND FLOOR PLAN

1099 S.F.

THIRD FLOOR PLAN

638 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 2A

0 1 4 8

SAS DEVELOPMENT

21190 BEACH BLVD

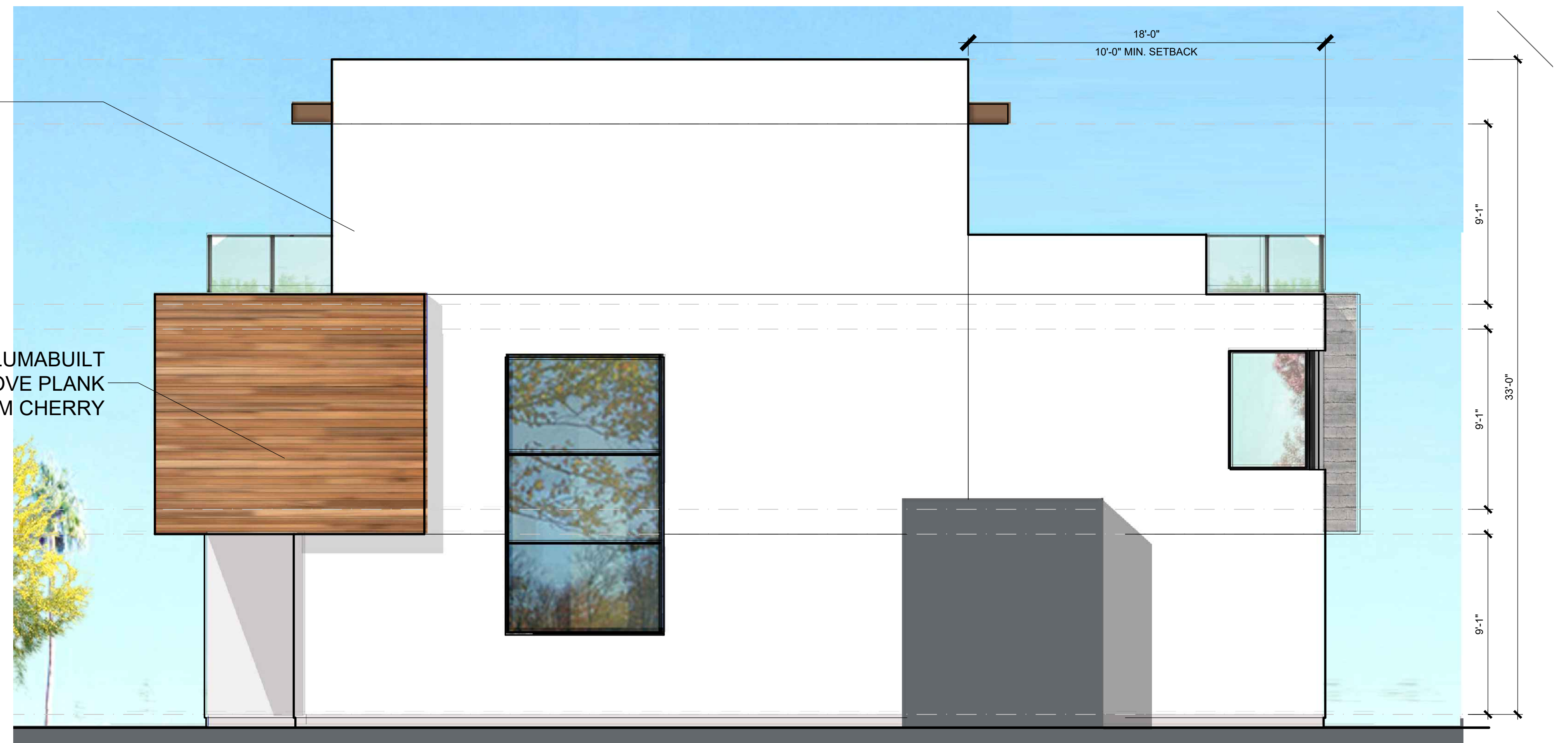
HUNTINGTON BEACH, CA 92648

Preliminary

2.1



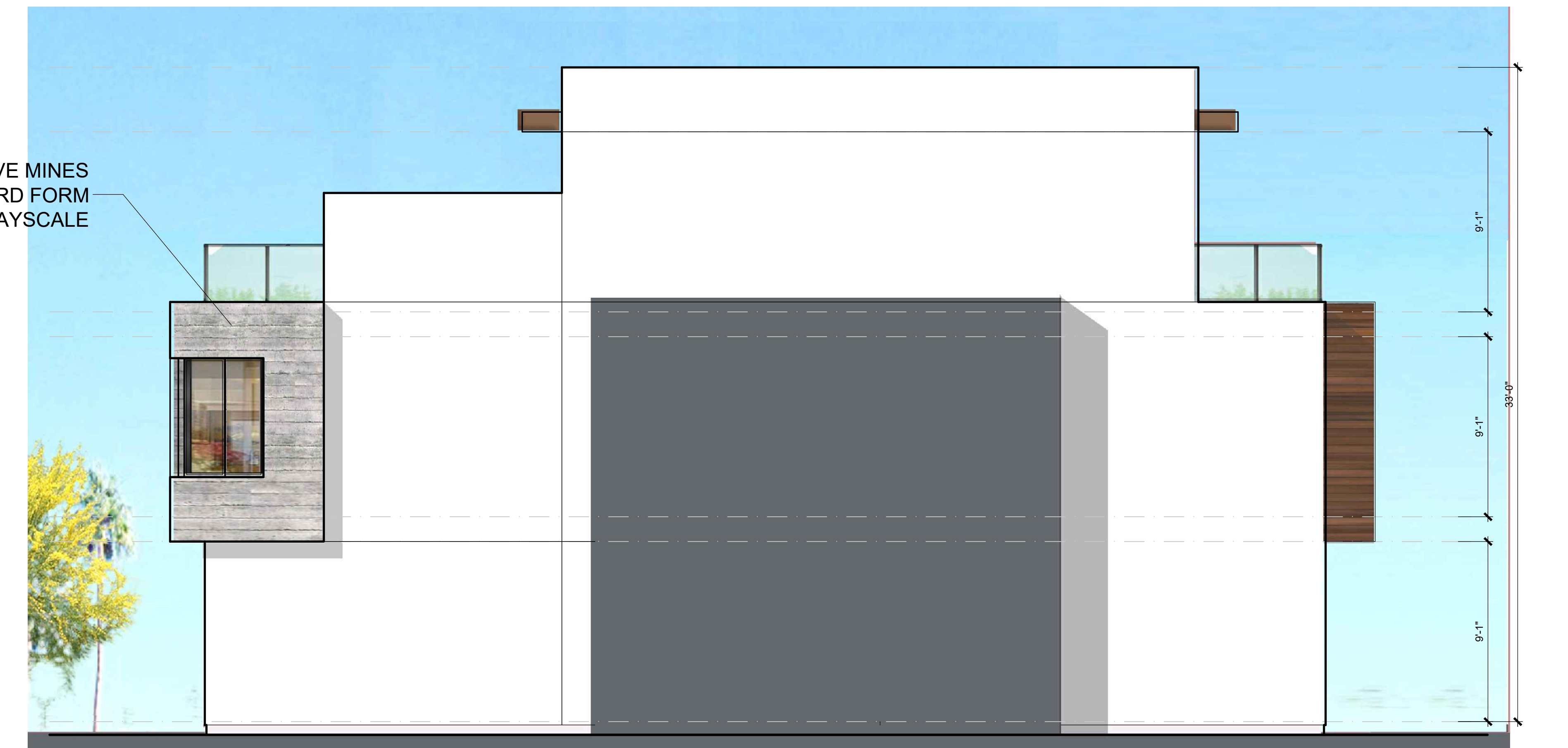
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PLAN 2A ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

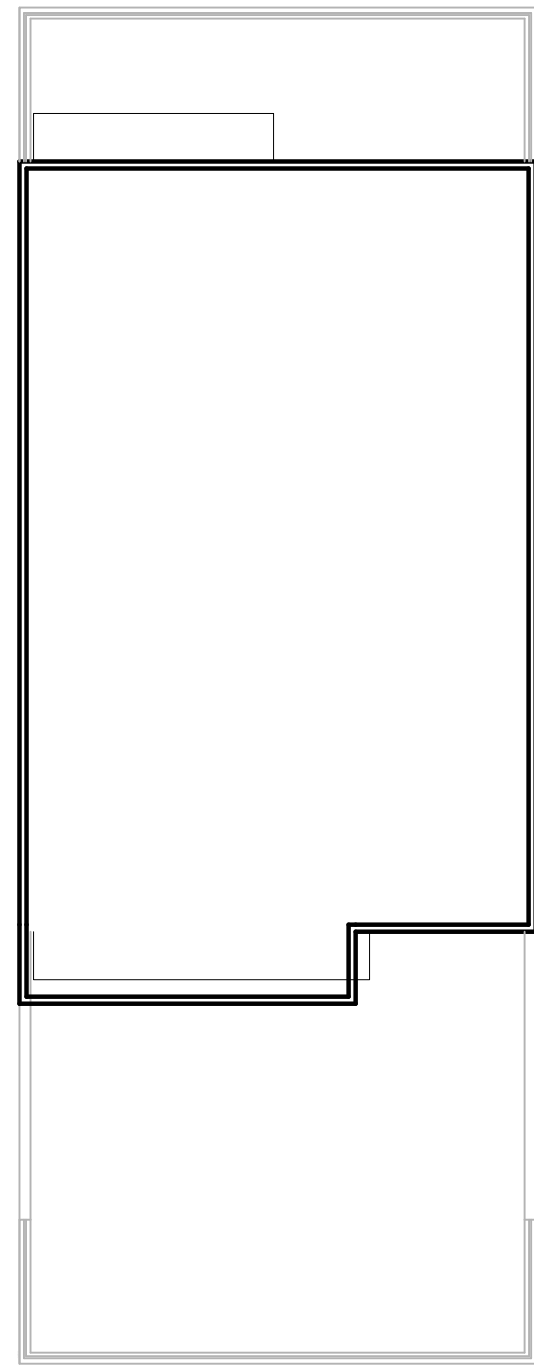
Preliminary

2.2

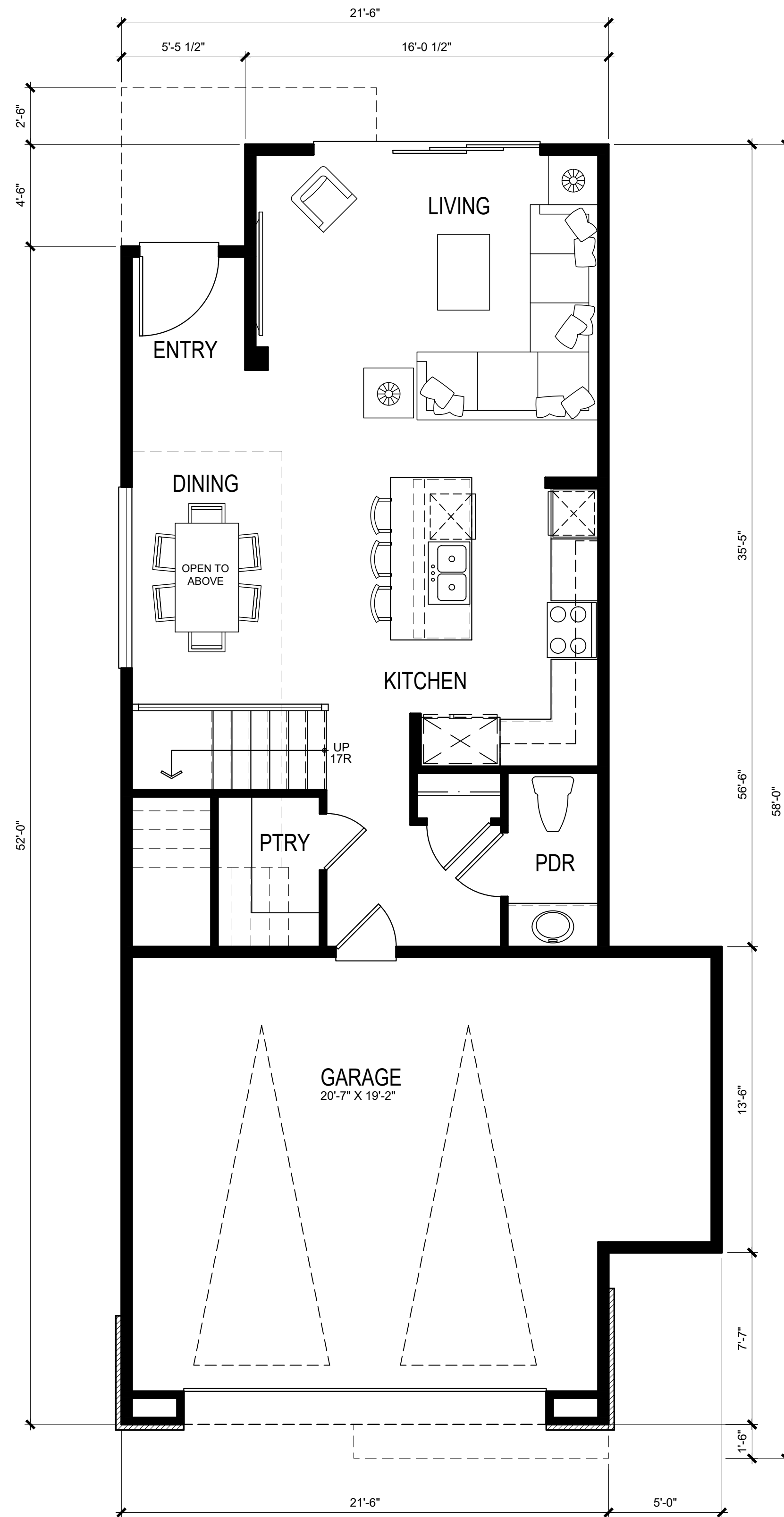


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ARCHITECTS

949.261.2070
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



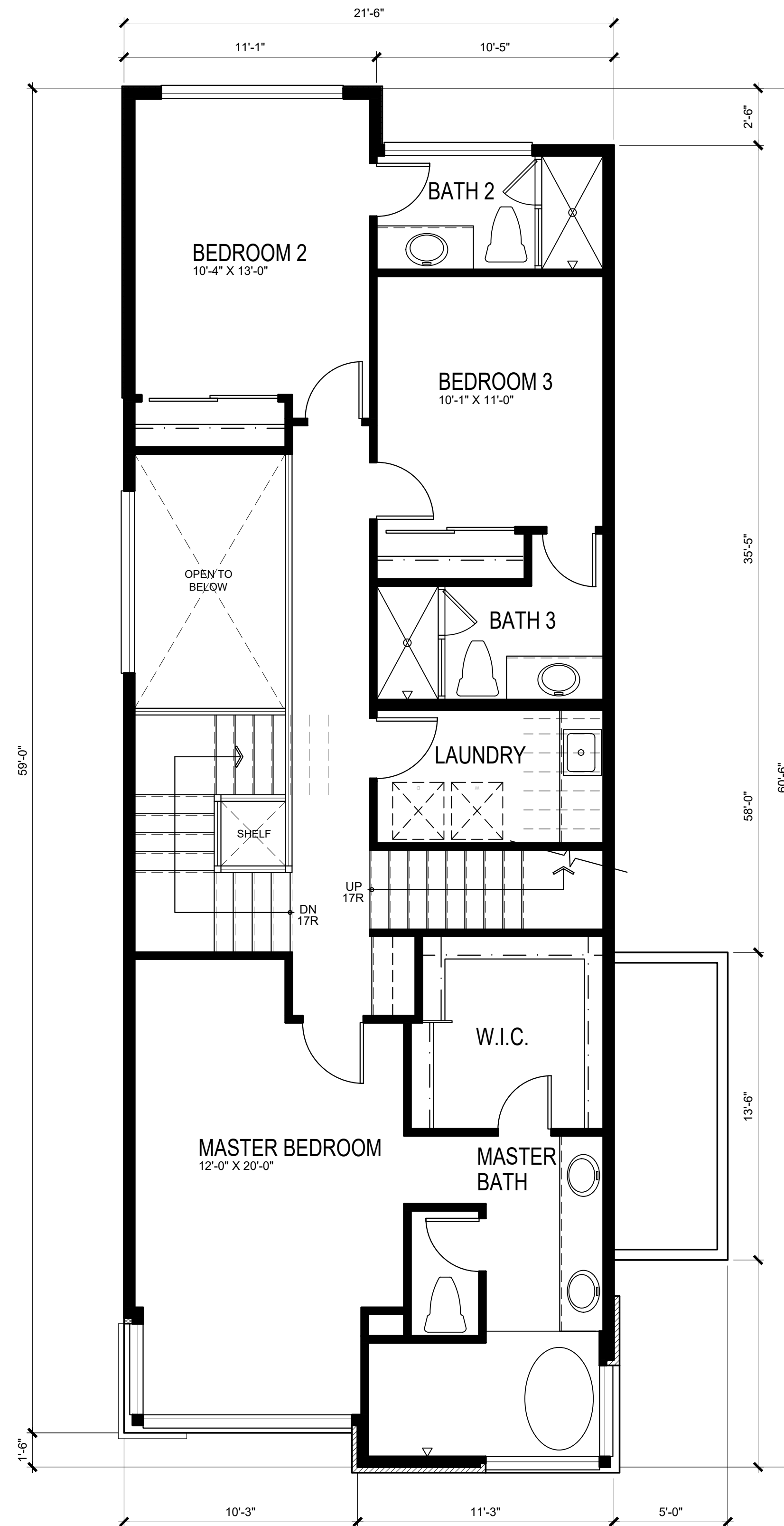
ROOF PLAN



FIRST FLOOR PLAN
(EACH UNIT TOTAL)

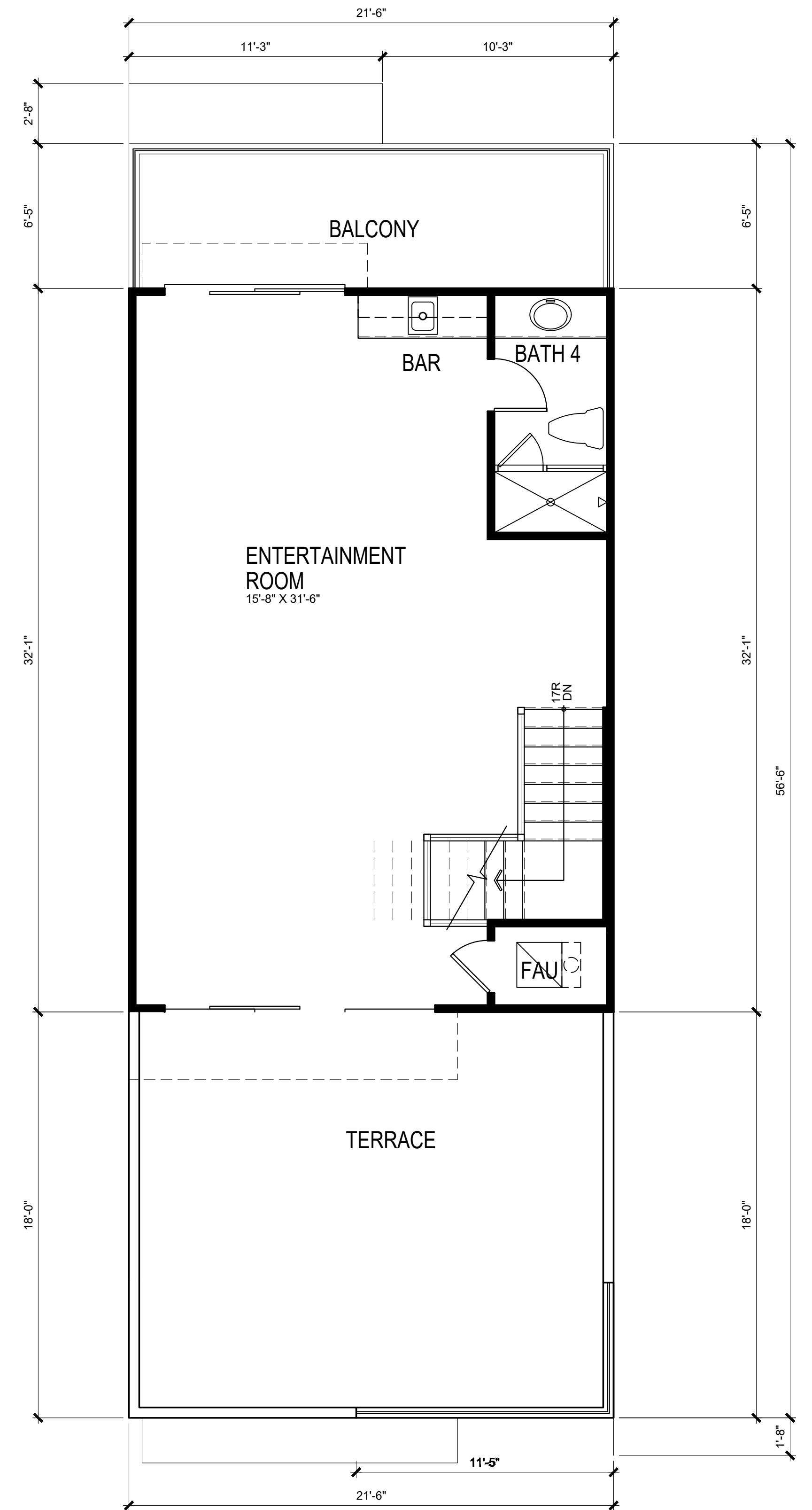
747 S.F.

2,484 S.F.



SECOND FLOOR PLAN

1099 S.F.



THIRD FLOOR PLAN

638 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

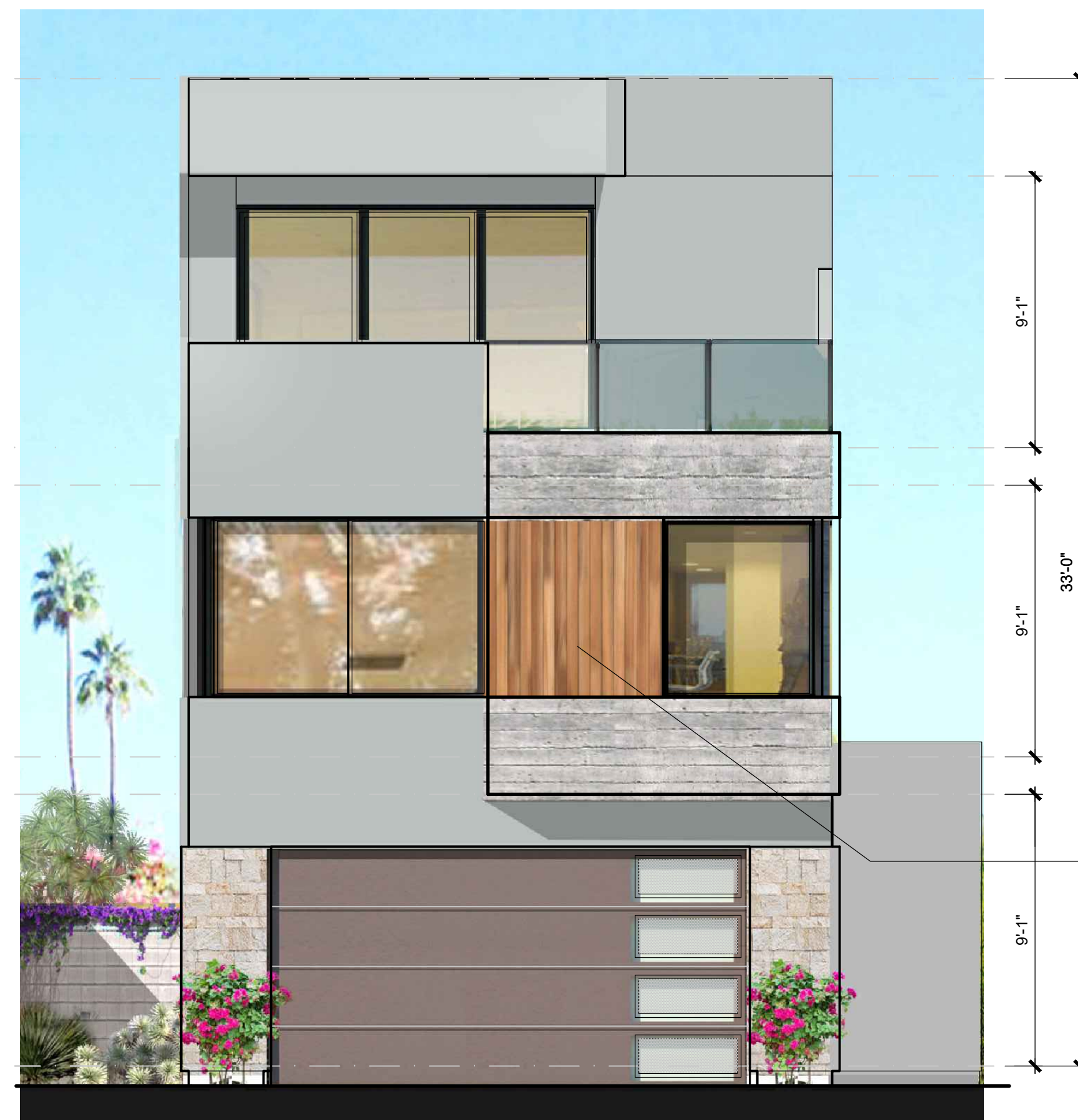
PLAN 2B



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

2.3

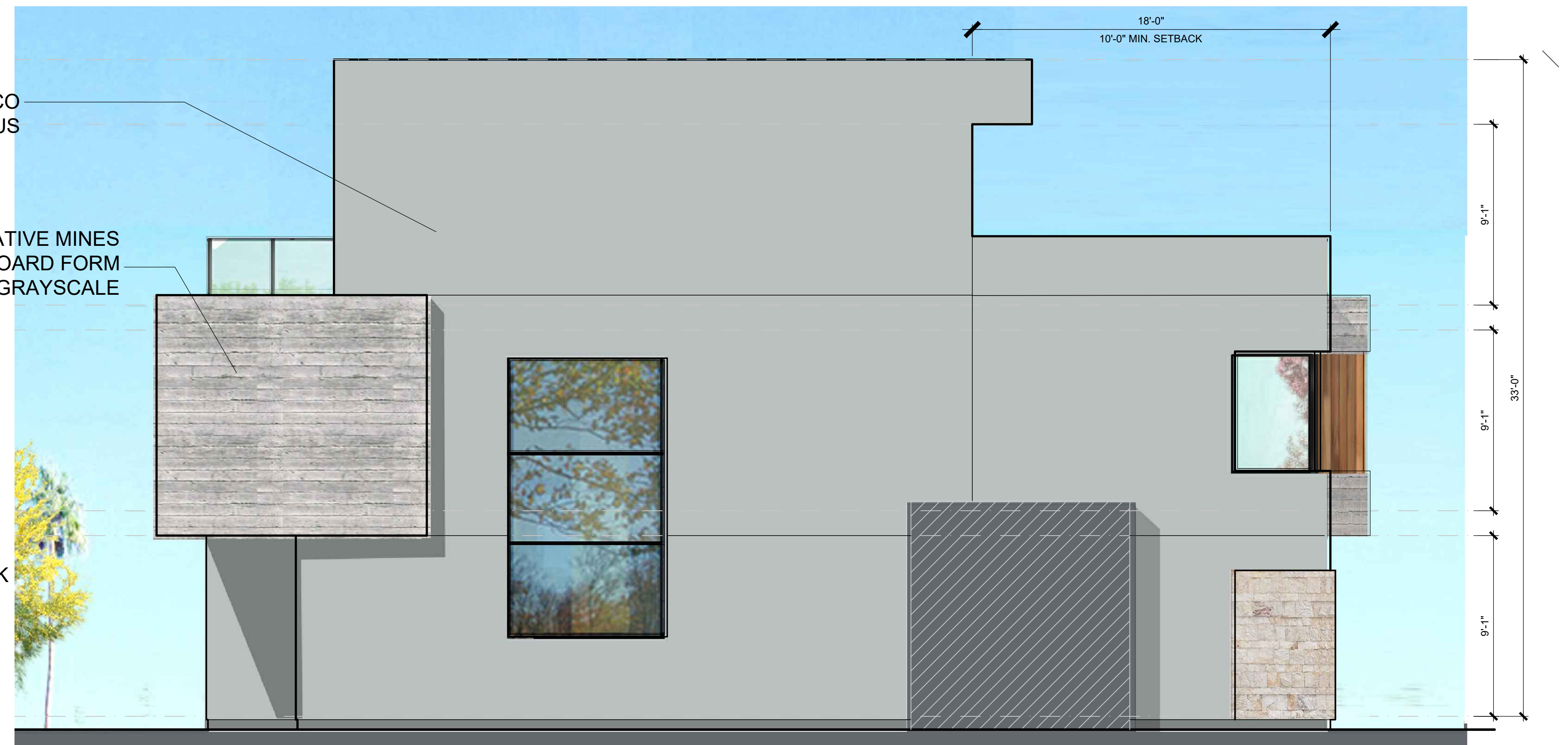


FRONT ELEVATION

PRIMARY STUCCO
DE 6368 WALRUS

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



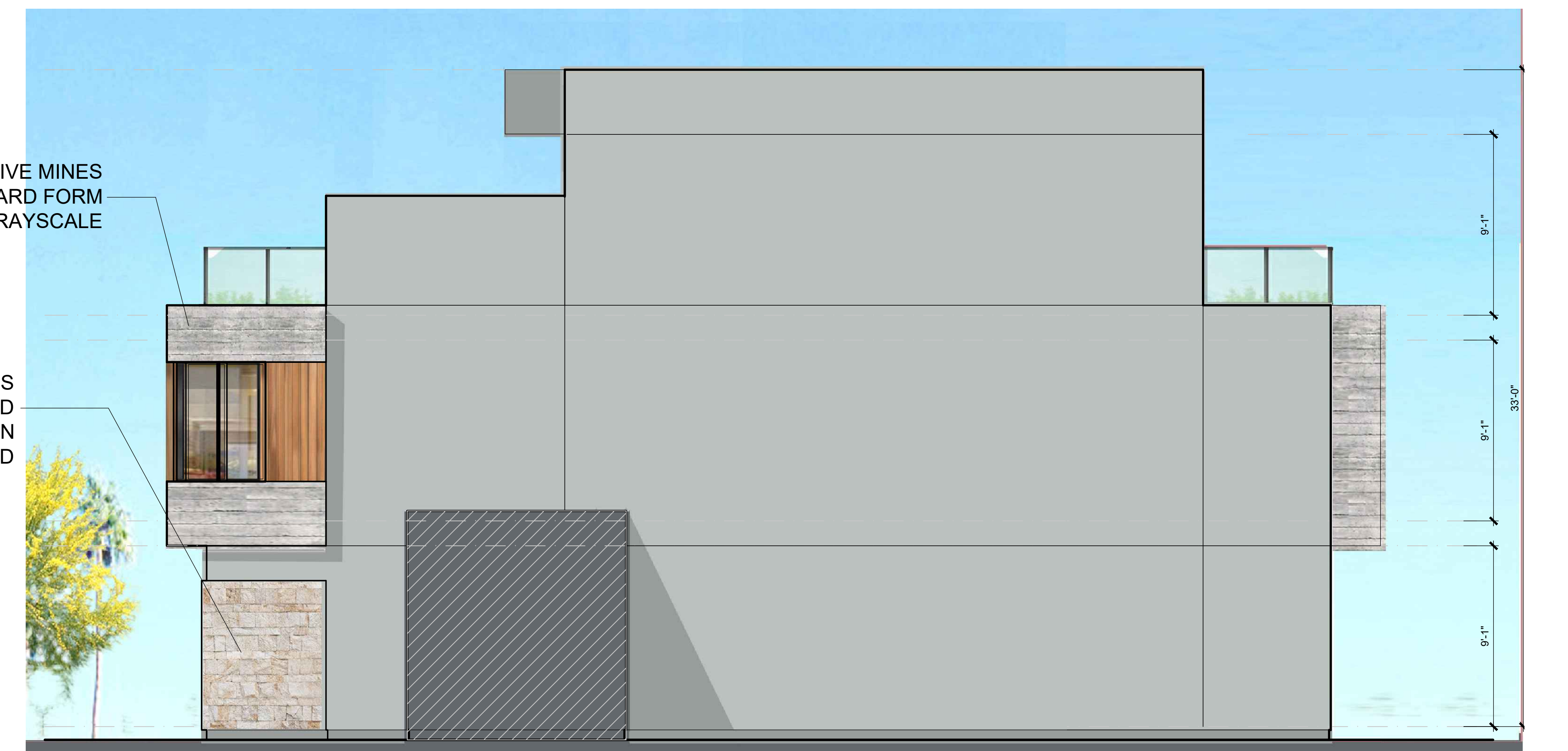
LEFT ELEVATION



REAR ELEVATION

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
WHITEGOLD



RIGHT ELEVATION

PLAN 2B ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

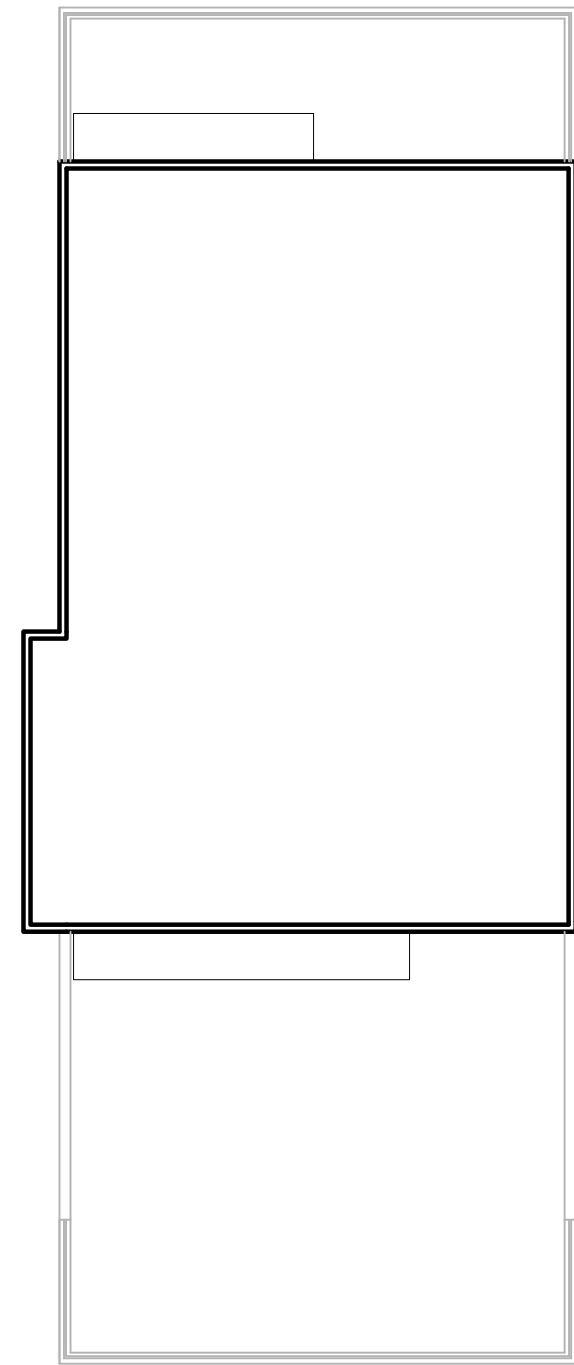
Preliminary

2.4

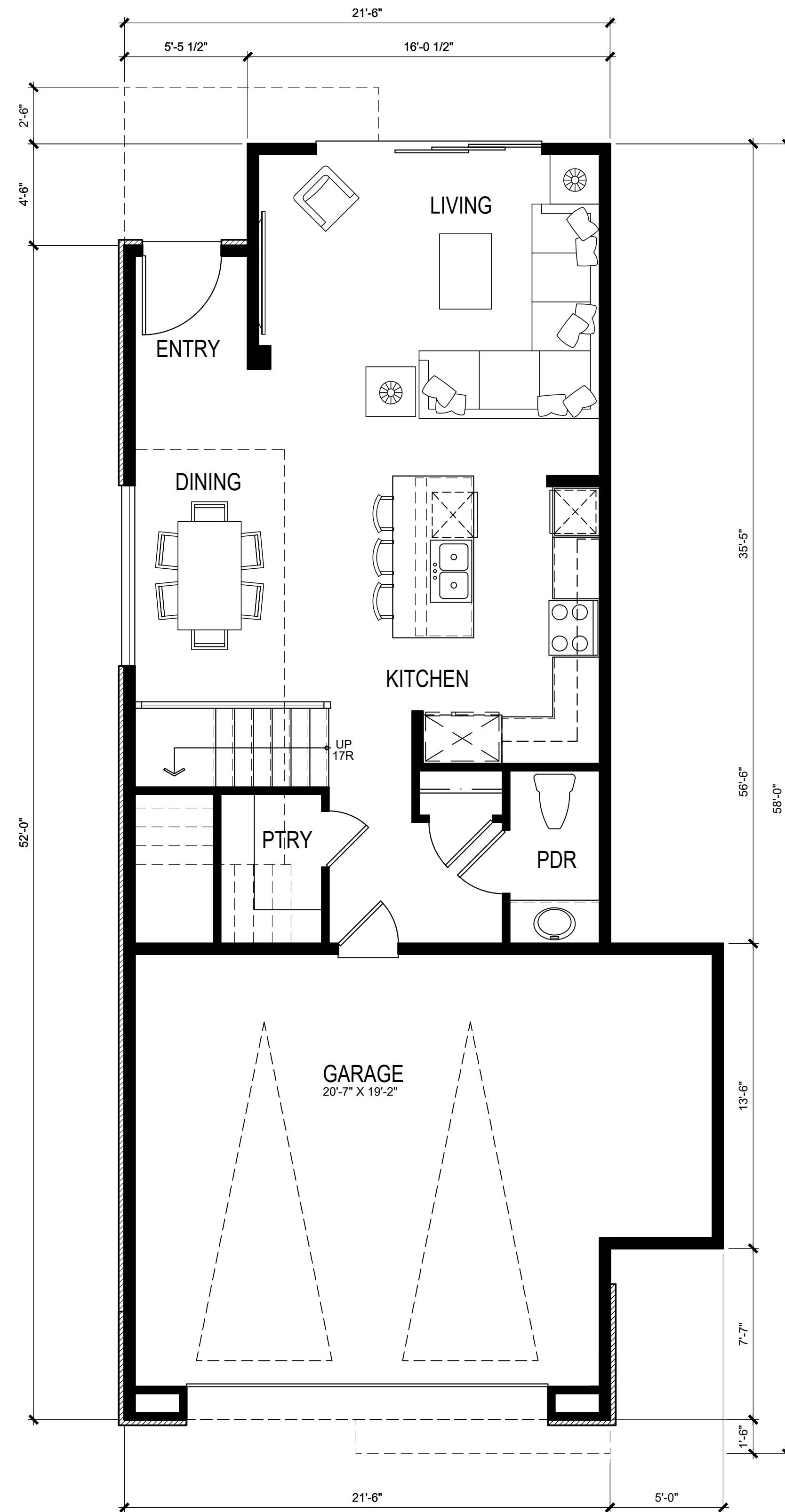


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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 22017 March 16, 2026



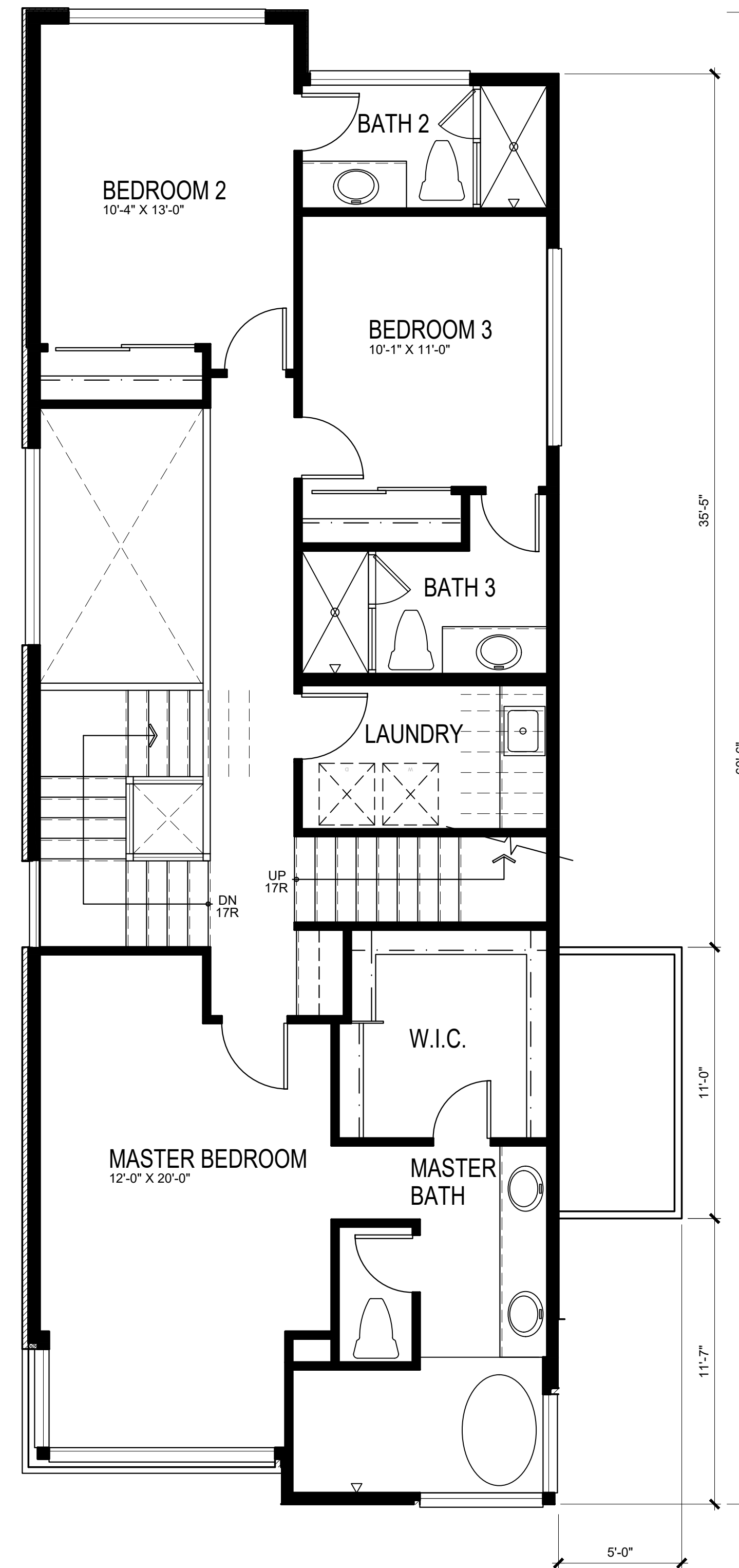
ROOF PLAN



FIRST FLOOR PLAN
(EACH UNIT TOTAL)

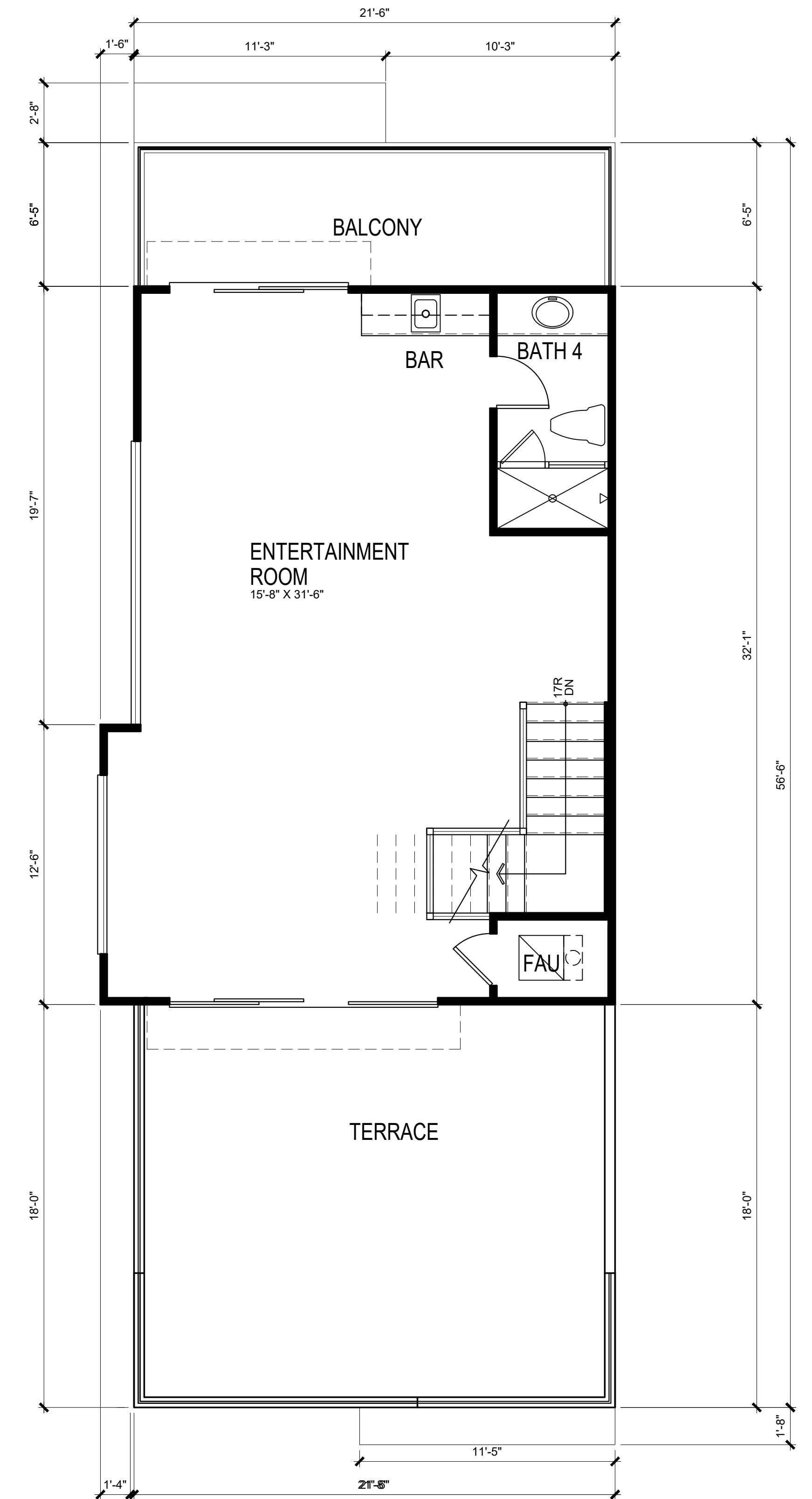
747 S.F.

2,484 S.F.



SECOND FLOOR PLAN

1099 S.F.



THIRD FLOOR PLAN

638 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 2E ENHANCED



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

2.5



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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



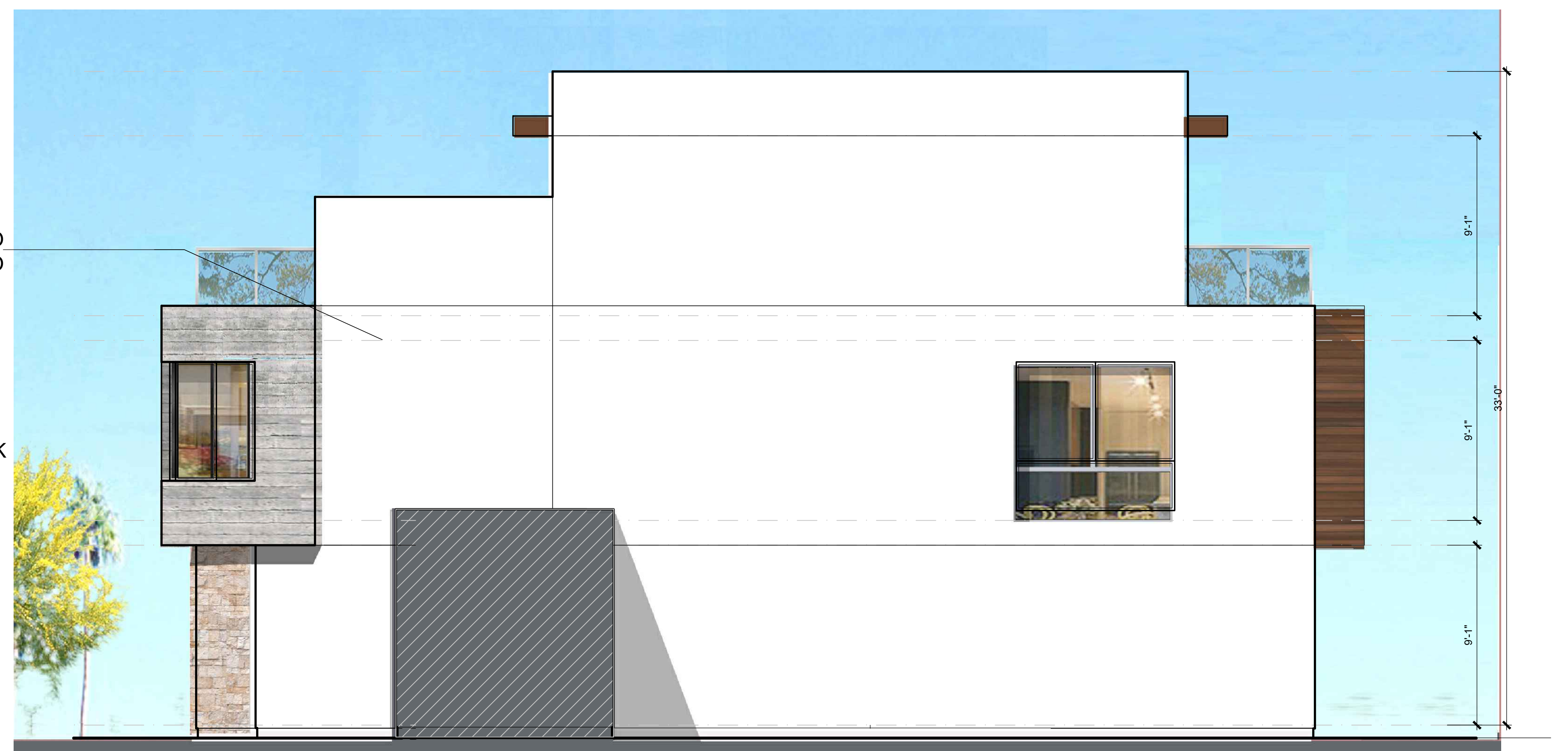
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

HARBOUR COVE

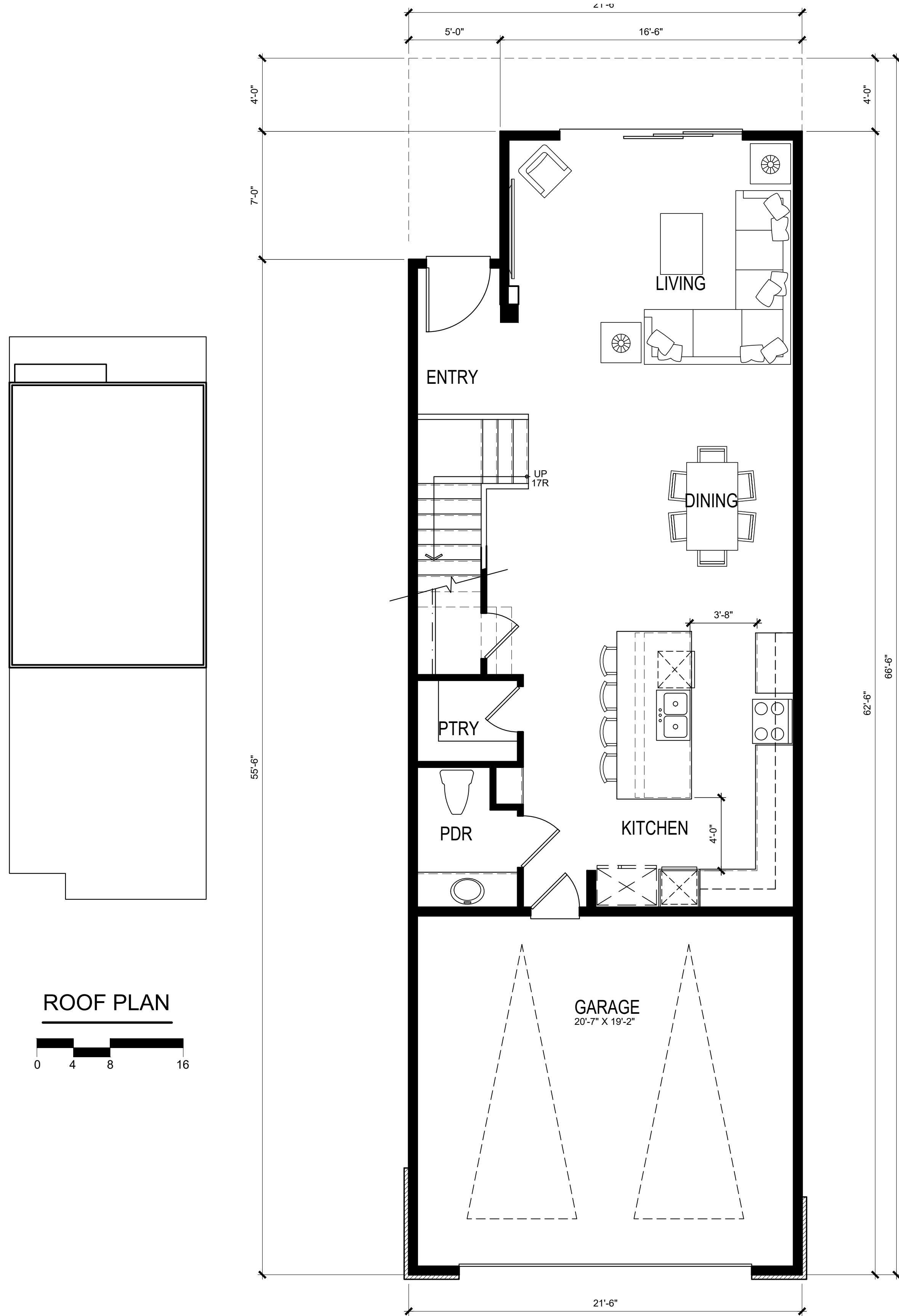
PLAN 2 ENH ELEVATIONS



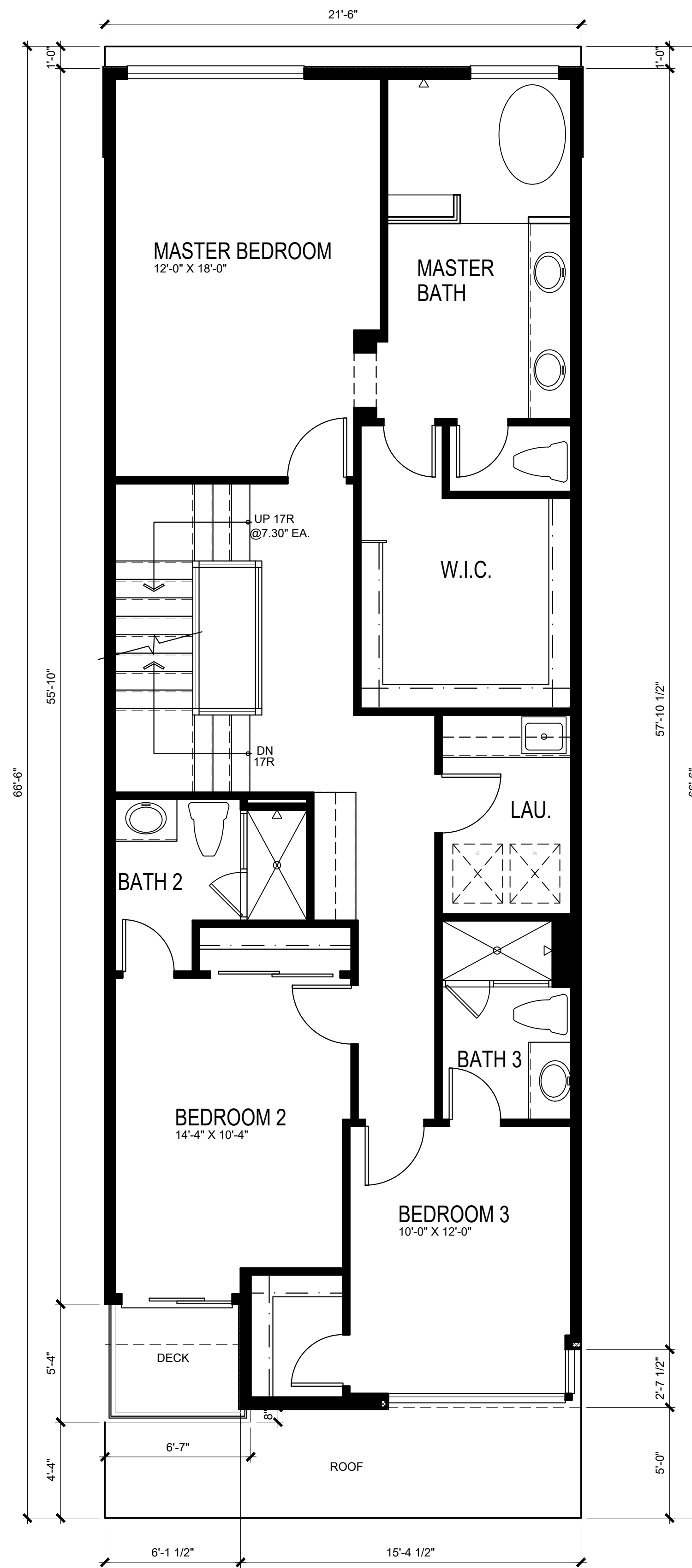
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

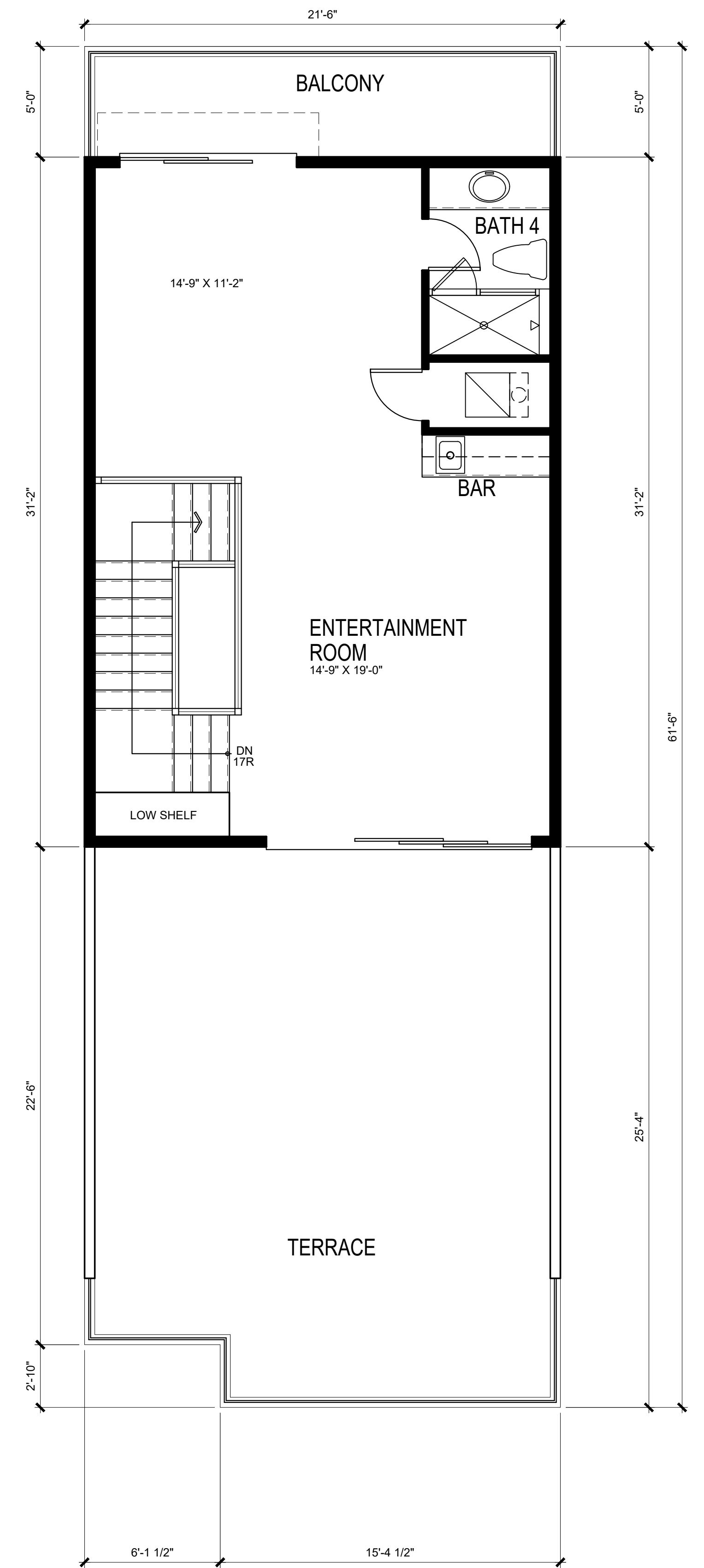
Preliminary



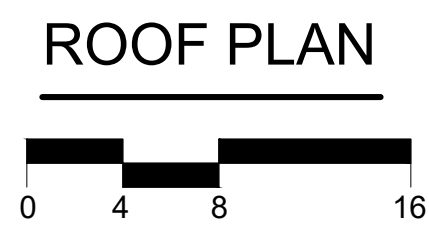
FIRST FLOOR PLAN 887 S.F.
(EACH UNIT TOTAL) 2,657 S.F.



SECOND FLOOR PLAN 1192 S.F.



THIRD FLOOR PLAN 578 S.F.



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



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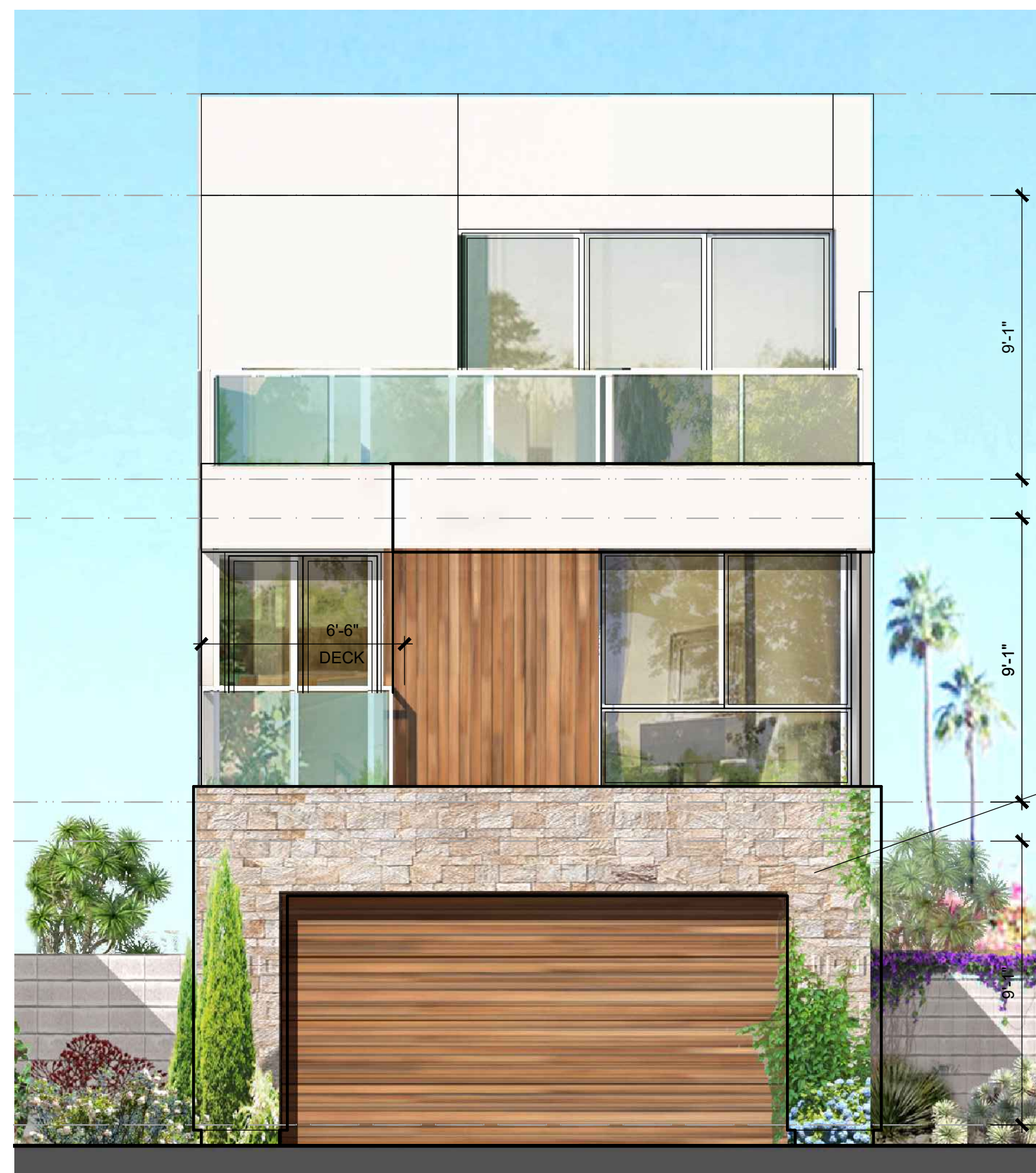
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 22017 March 16, 2026

PLAN 3A
0 1 4 8

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

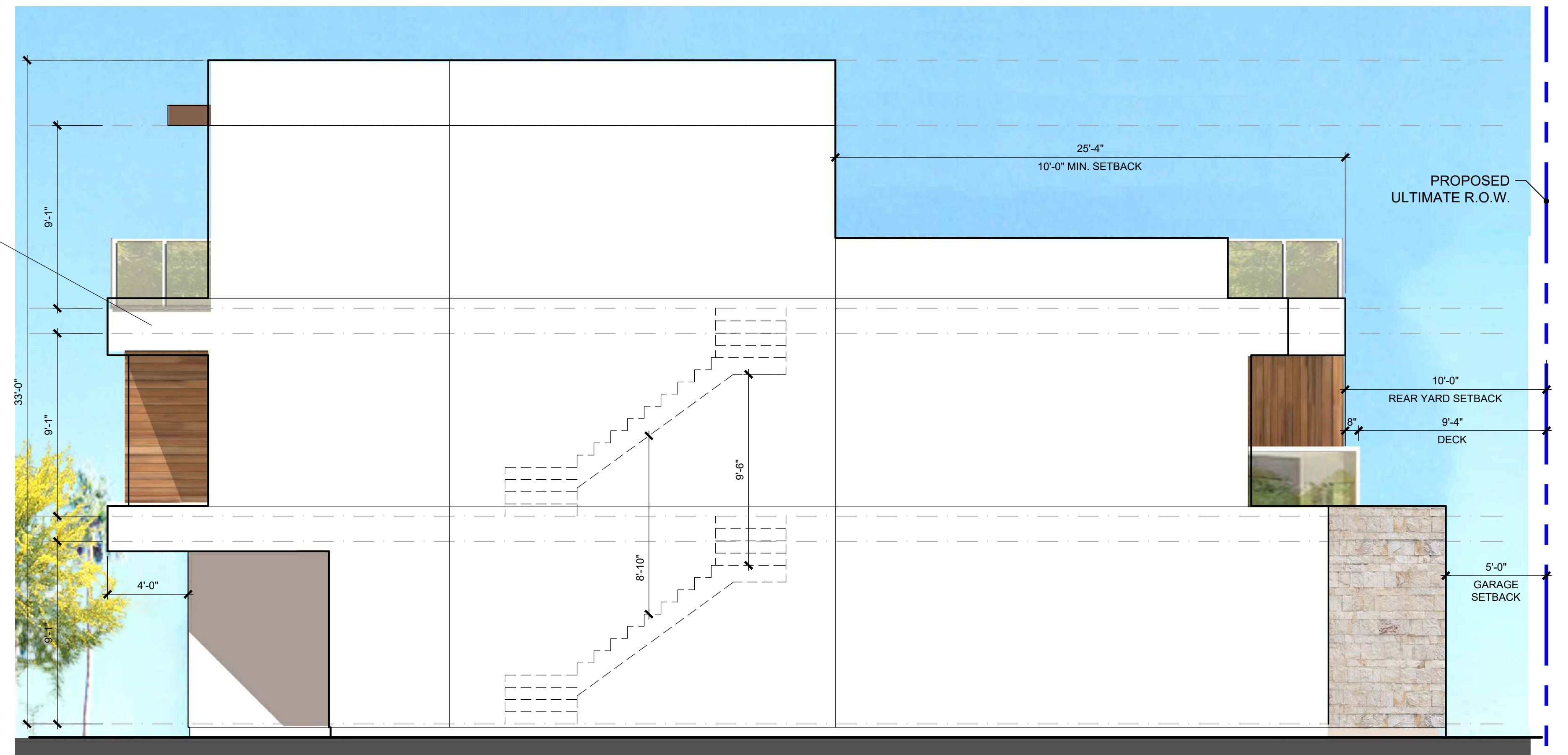
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FRONT ELEVATION

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

PRIMARY STUCCO
DEW 379 IGLOO

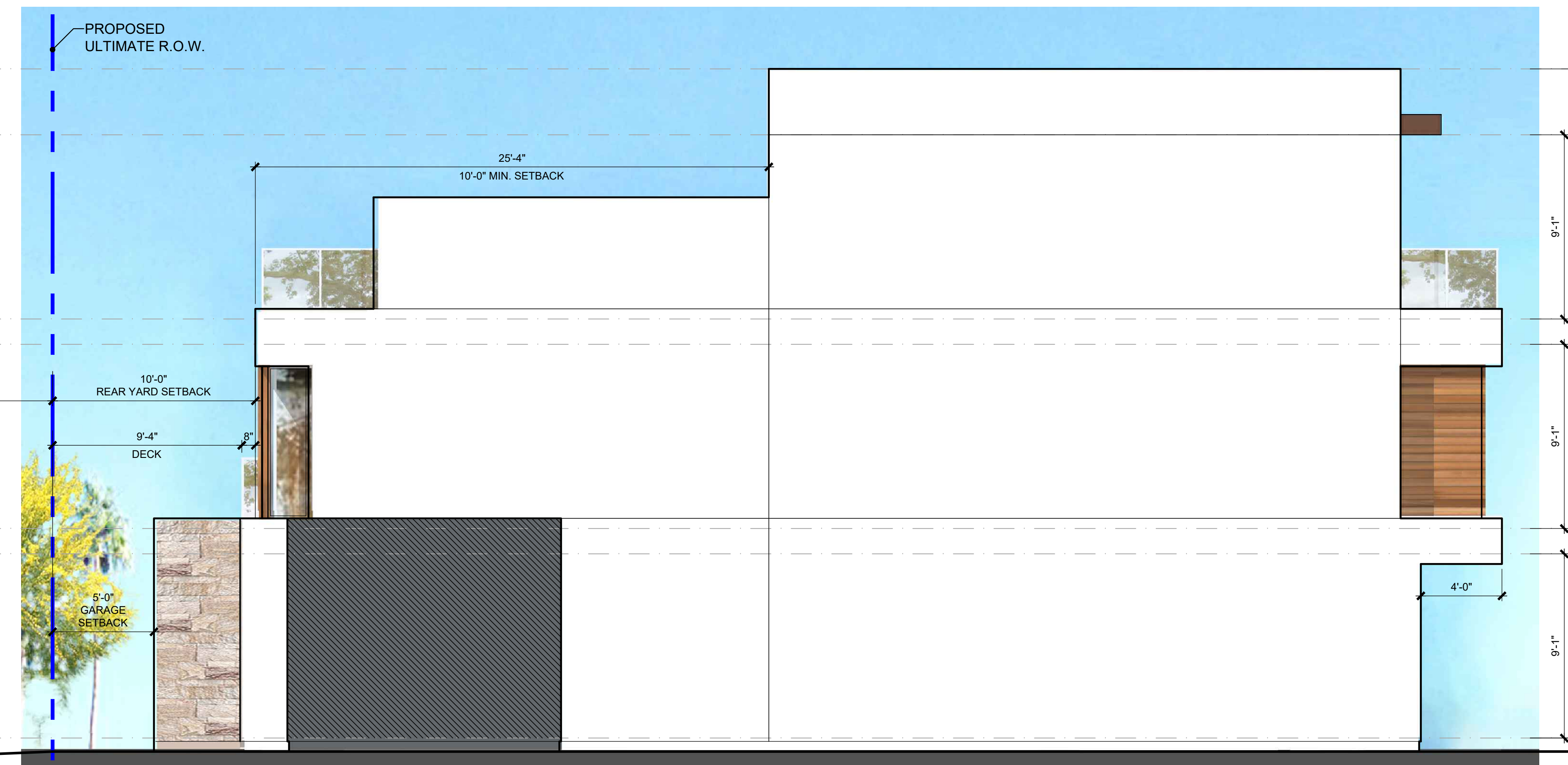
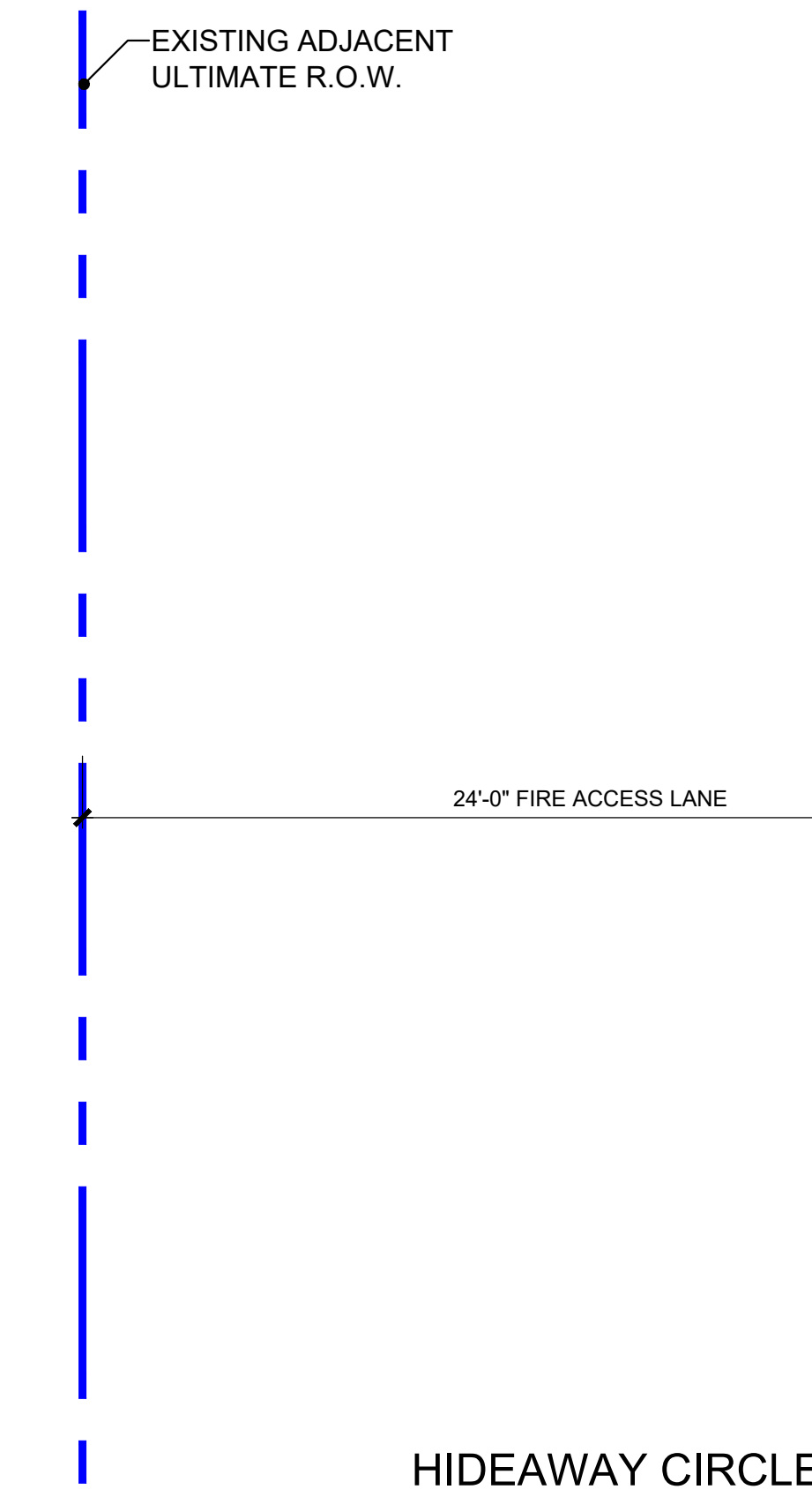


LEFT ELEVATION



REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



RIGHT ELEVATION

HIDEAWAY CIRCLE

HARBOUR COVE

PLAN 3A ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

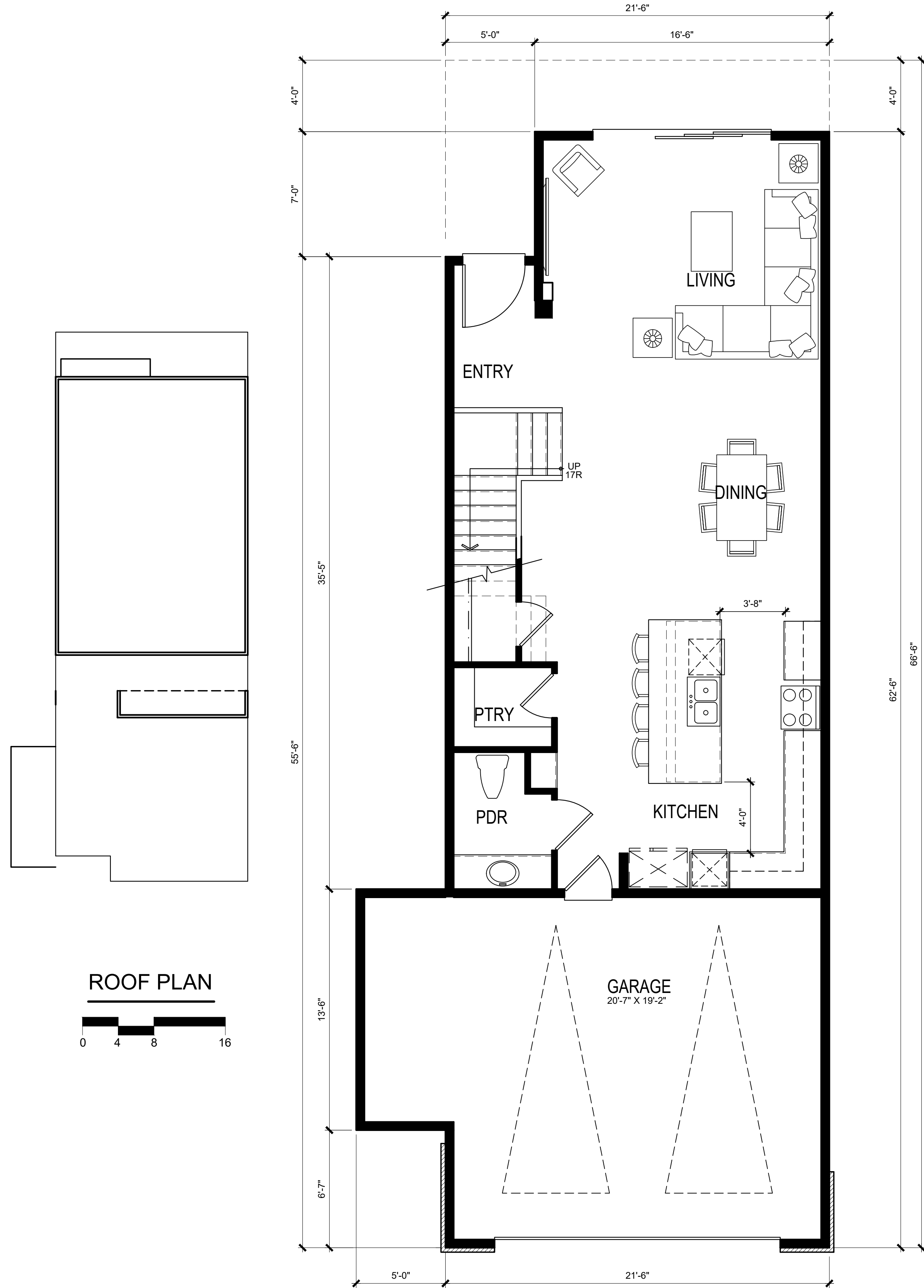
Preliminary

3.2

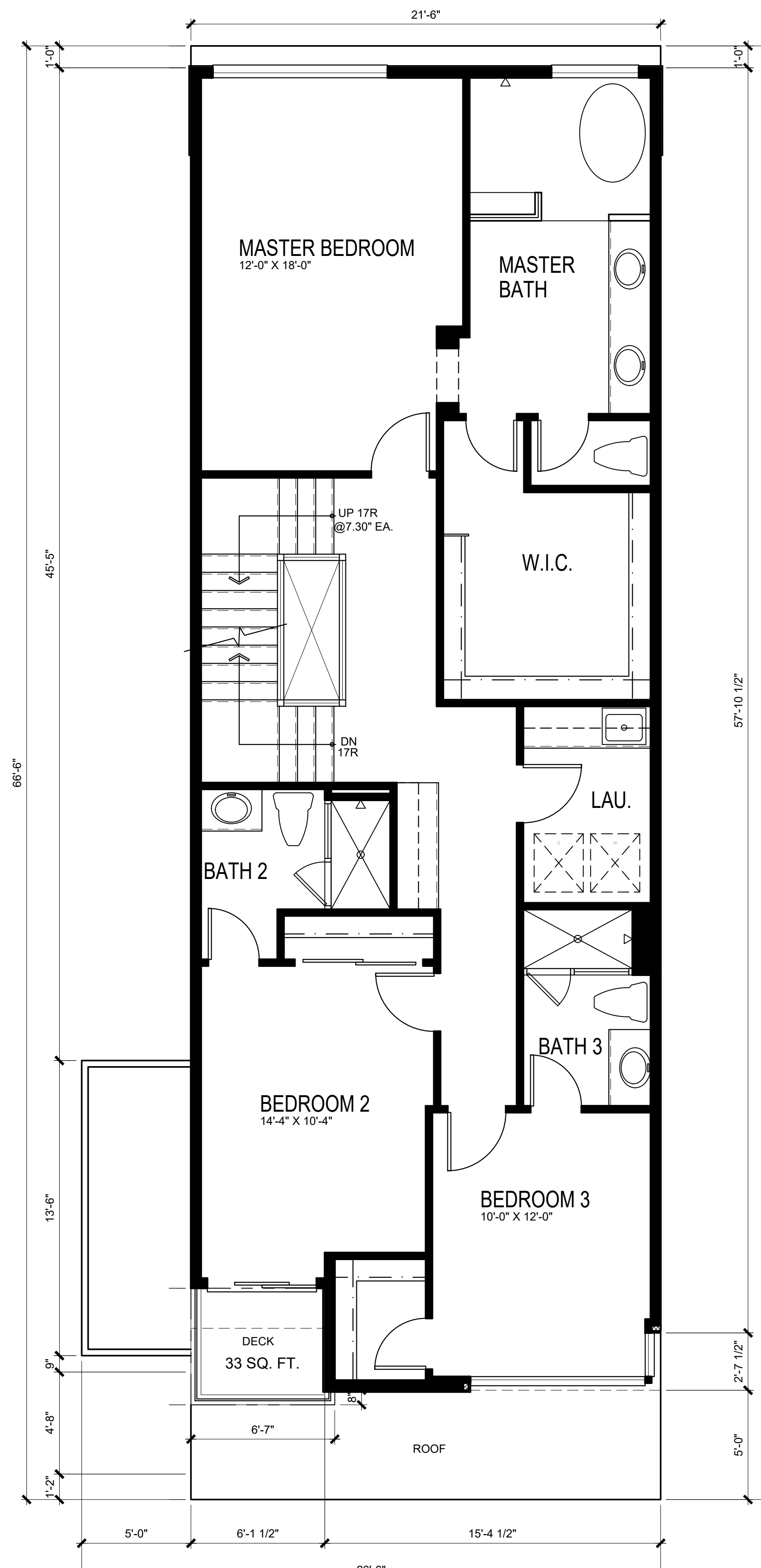


HANNOUCHE
ARCHITECTS

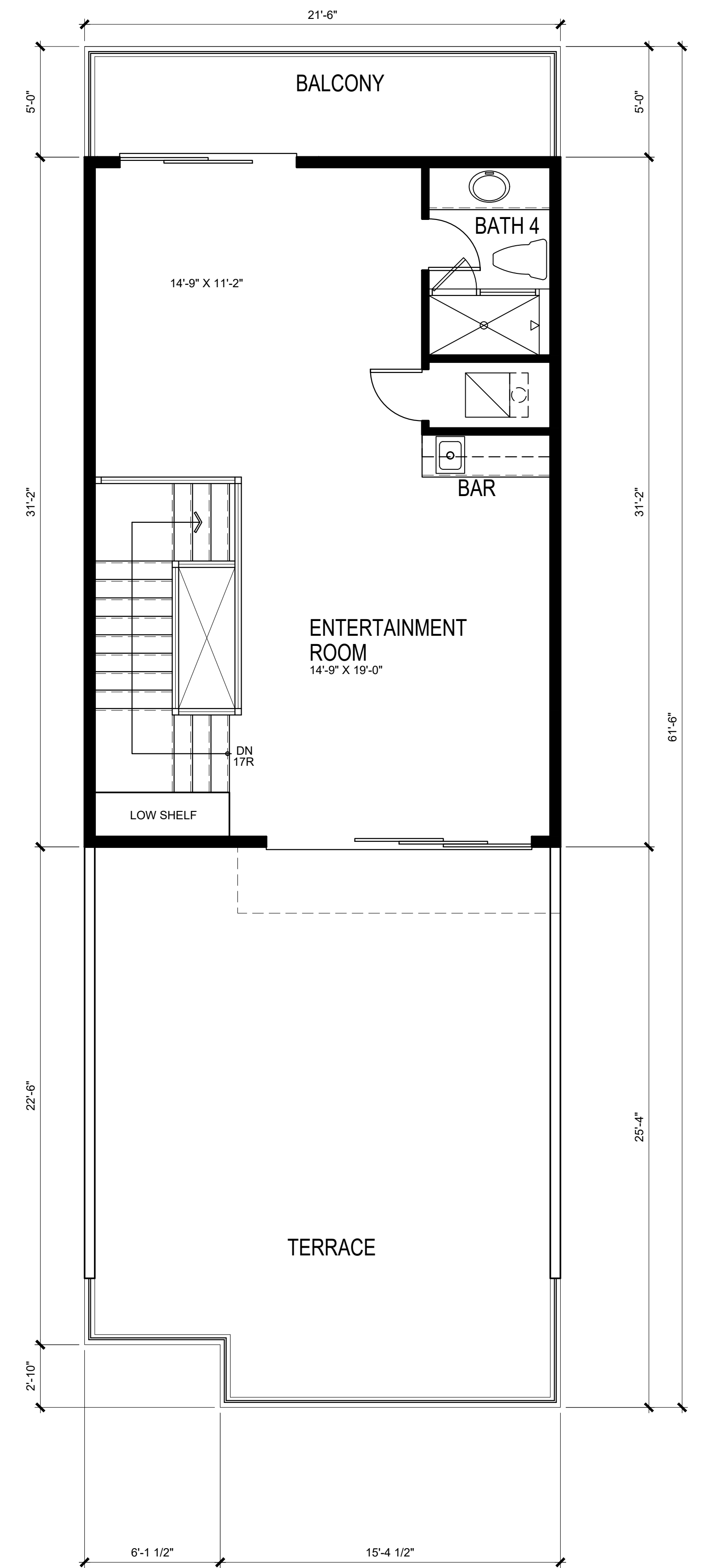
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20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



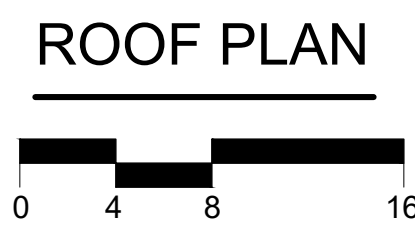
FIRST FLOOR PLAN 903 S.F.
(EACH UNIT TOTAL) 2,746 S.F.



SECOND FLOOR PLAN 1231 S.F.



THIRD FLOOR PLAN 612 S.F.



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 3B
0 1 4 8

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

3.3

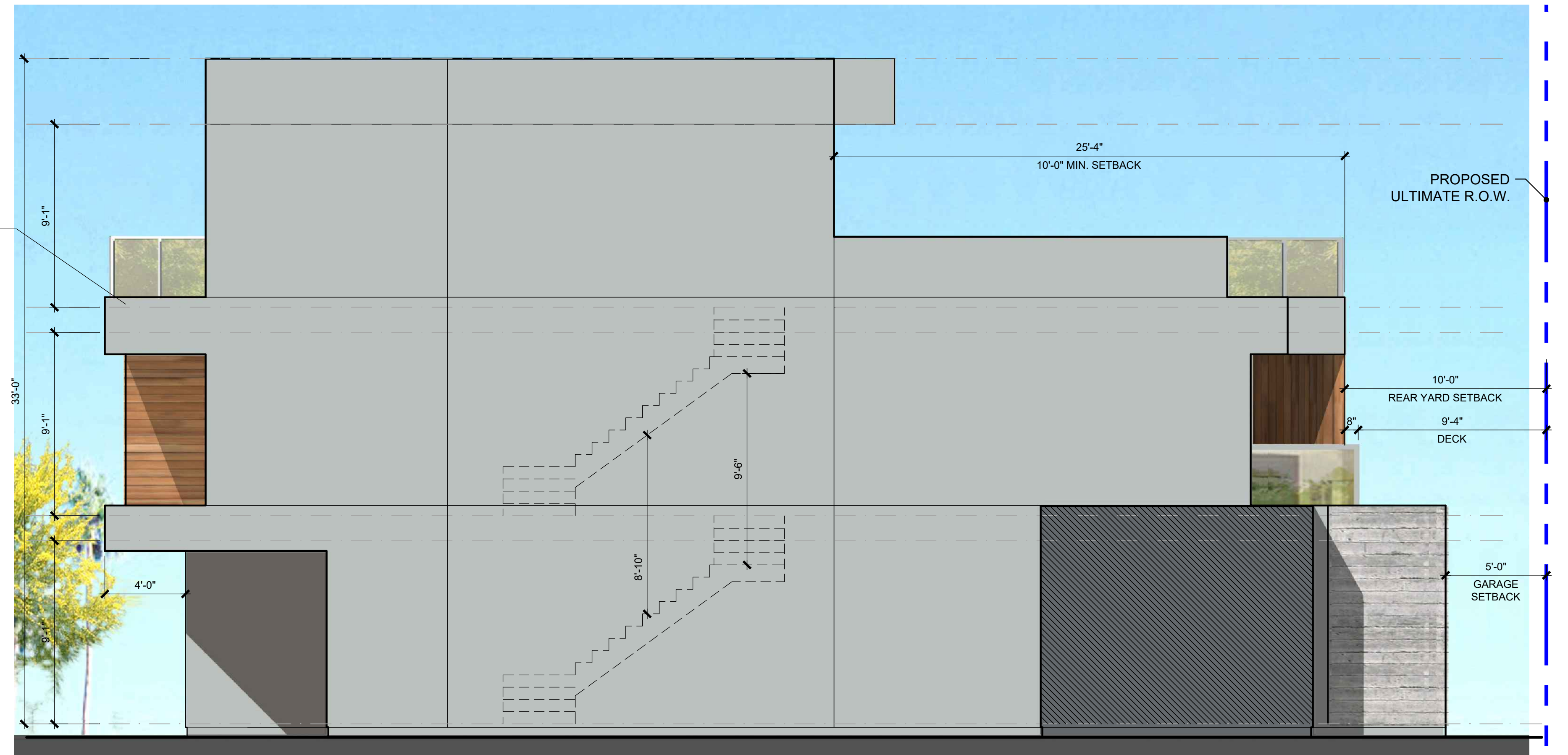


HANNOUCHE
ARCHITECTS

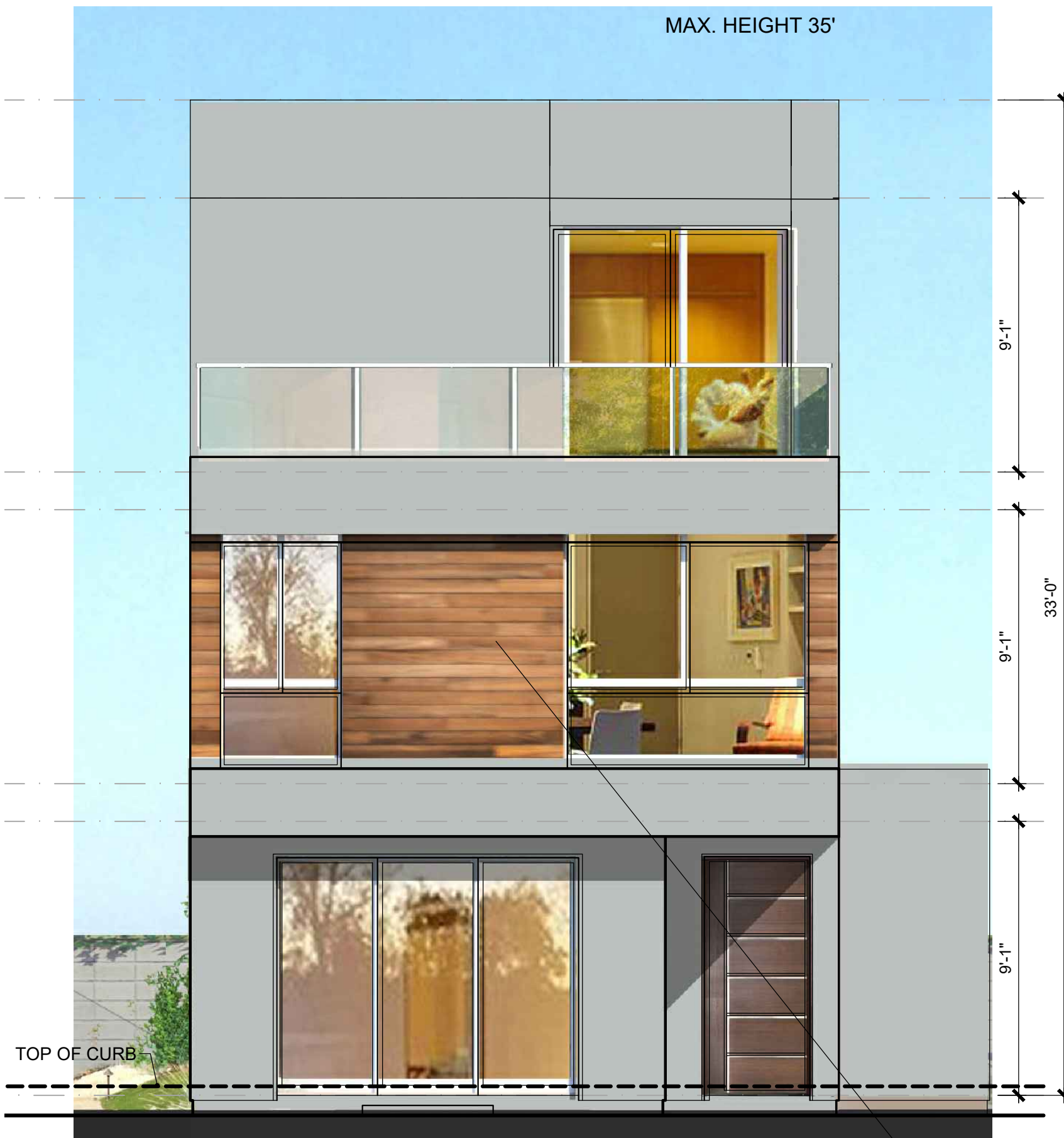
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PROJECT # 22017 March 16, 2026



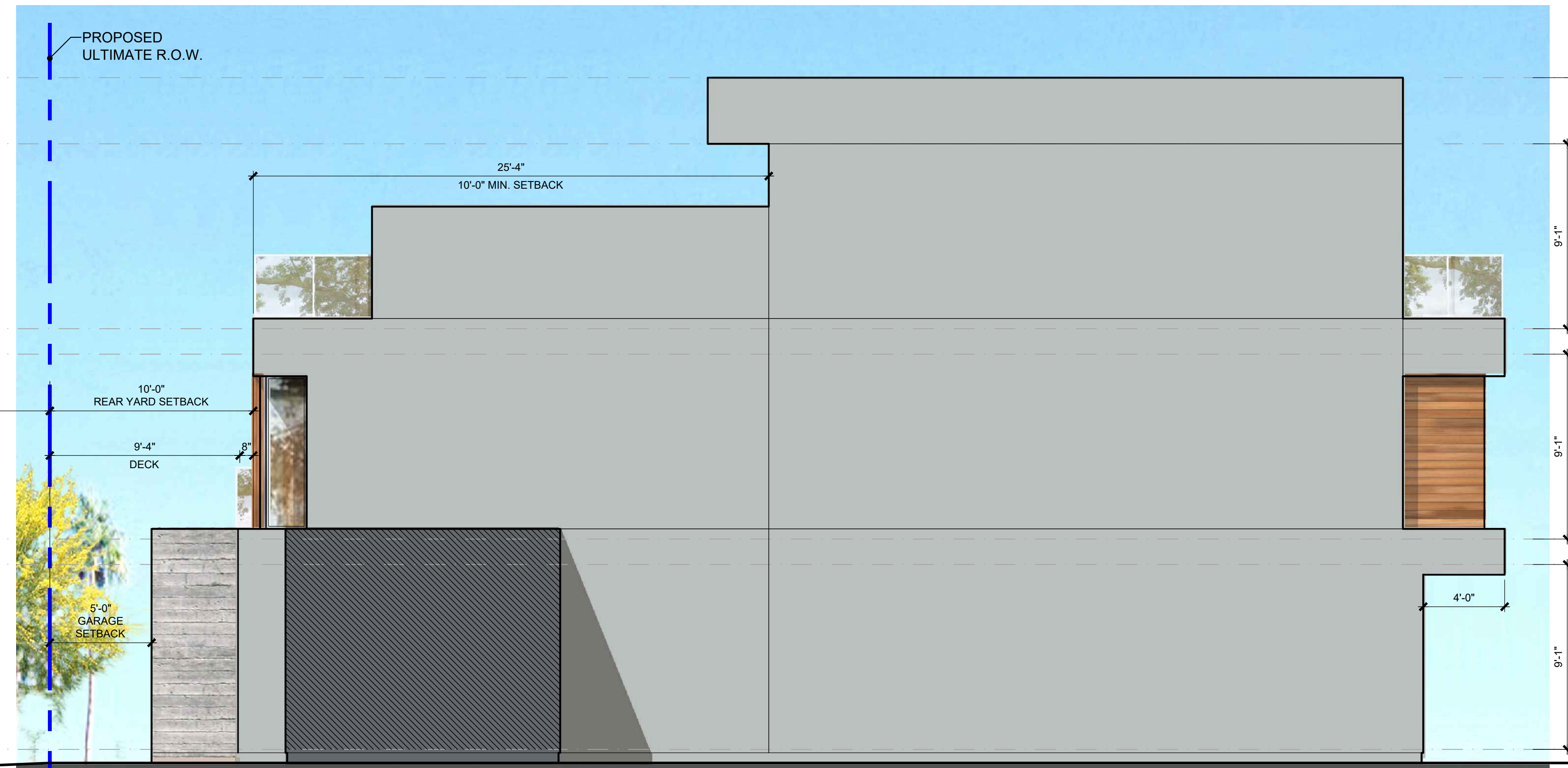
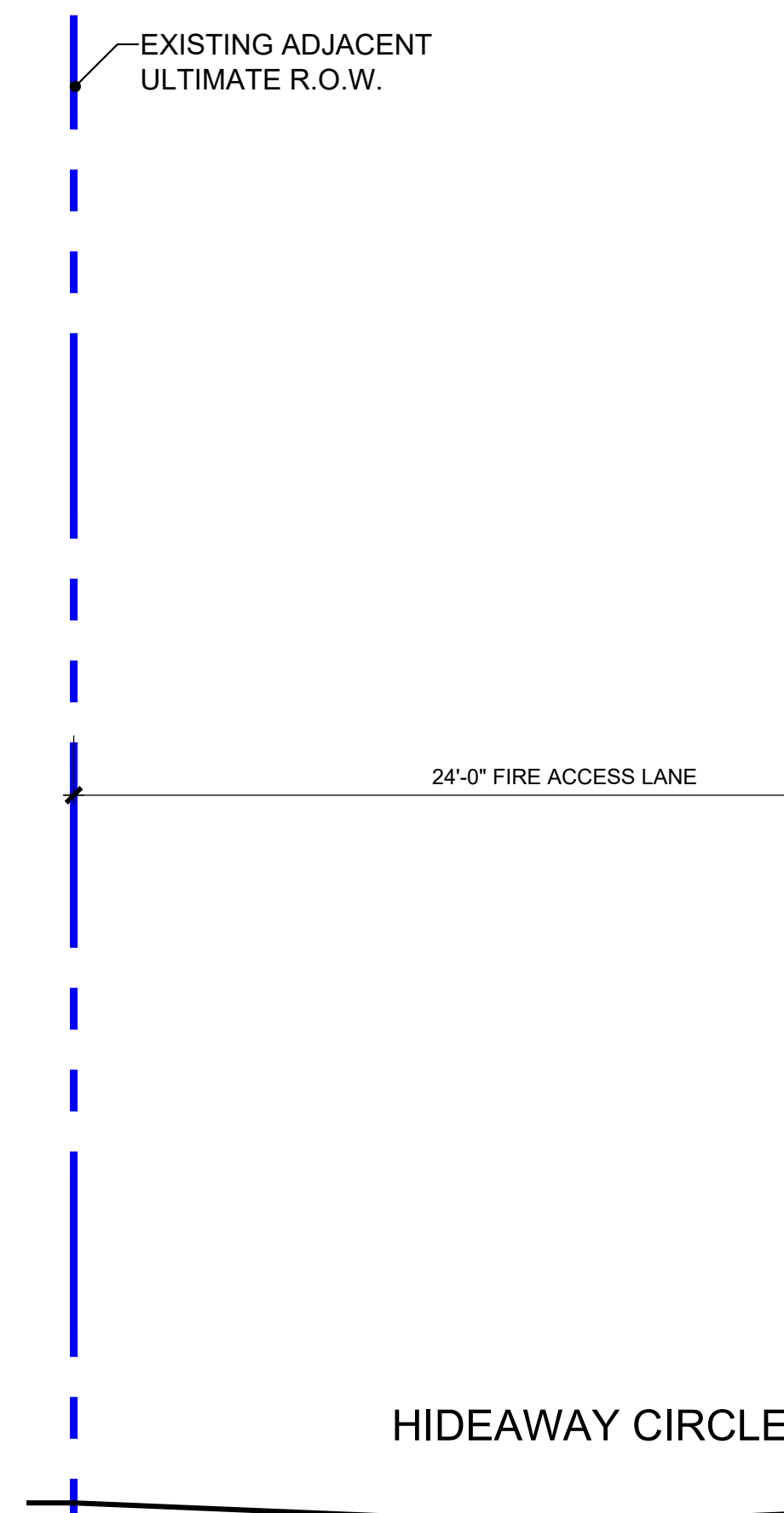
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

PRIMARY STUCCO
DE6368 WALRUS

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 3B ELEVATIONS



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

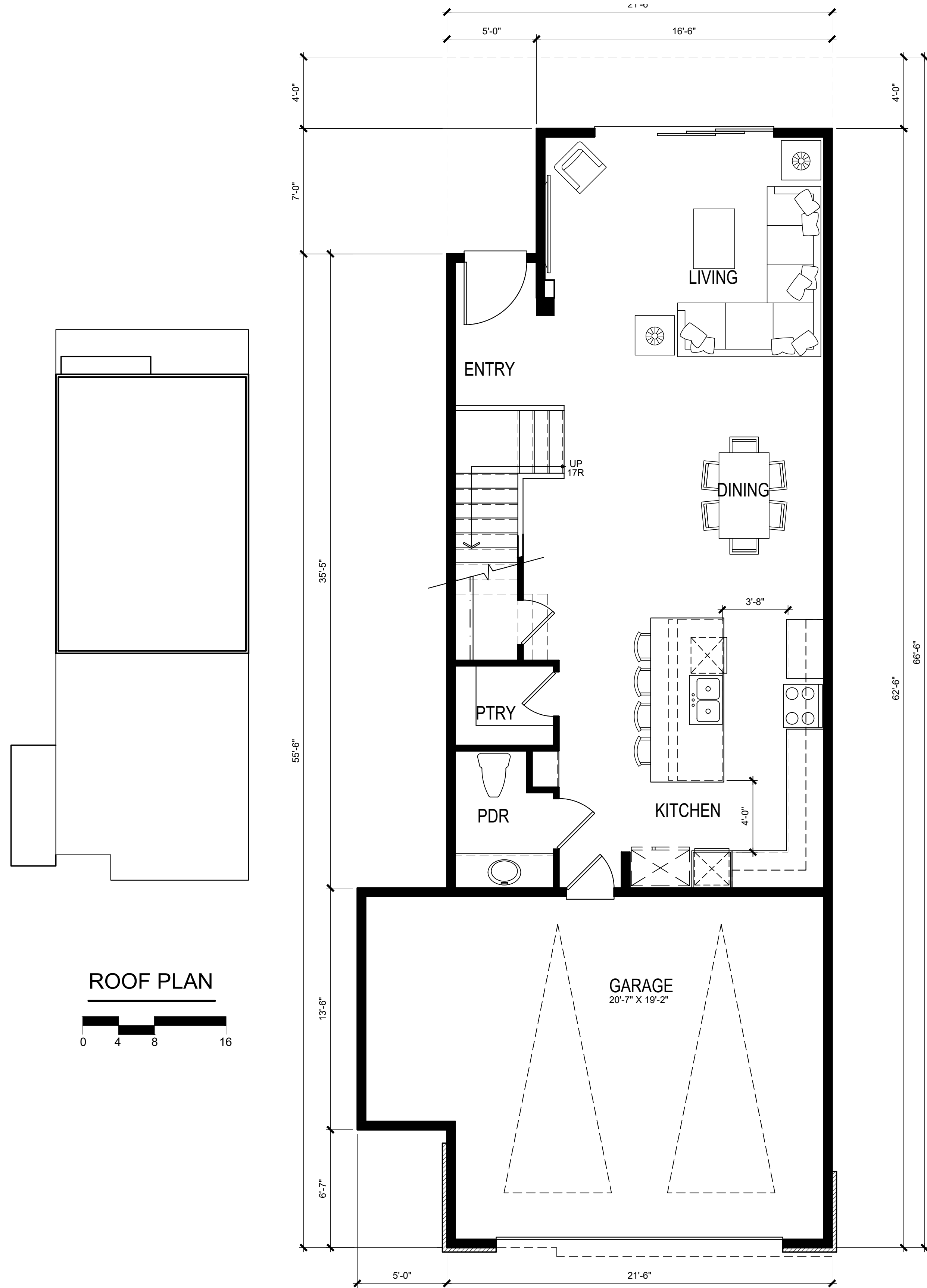
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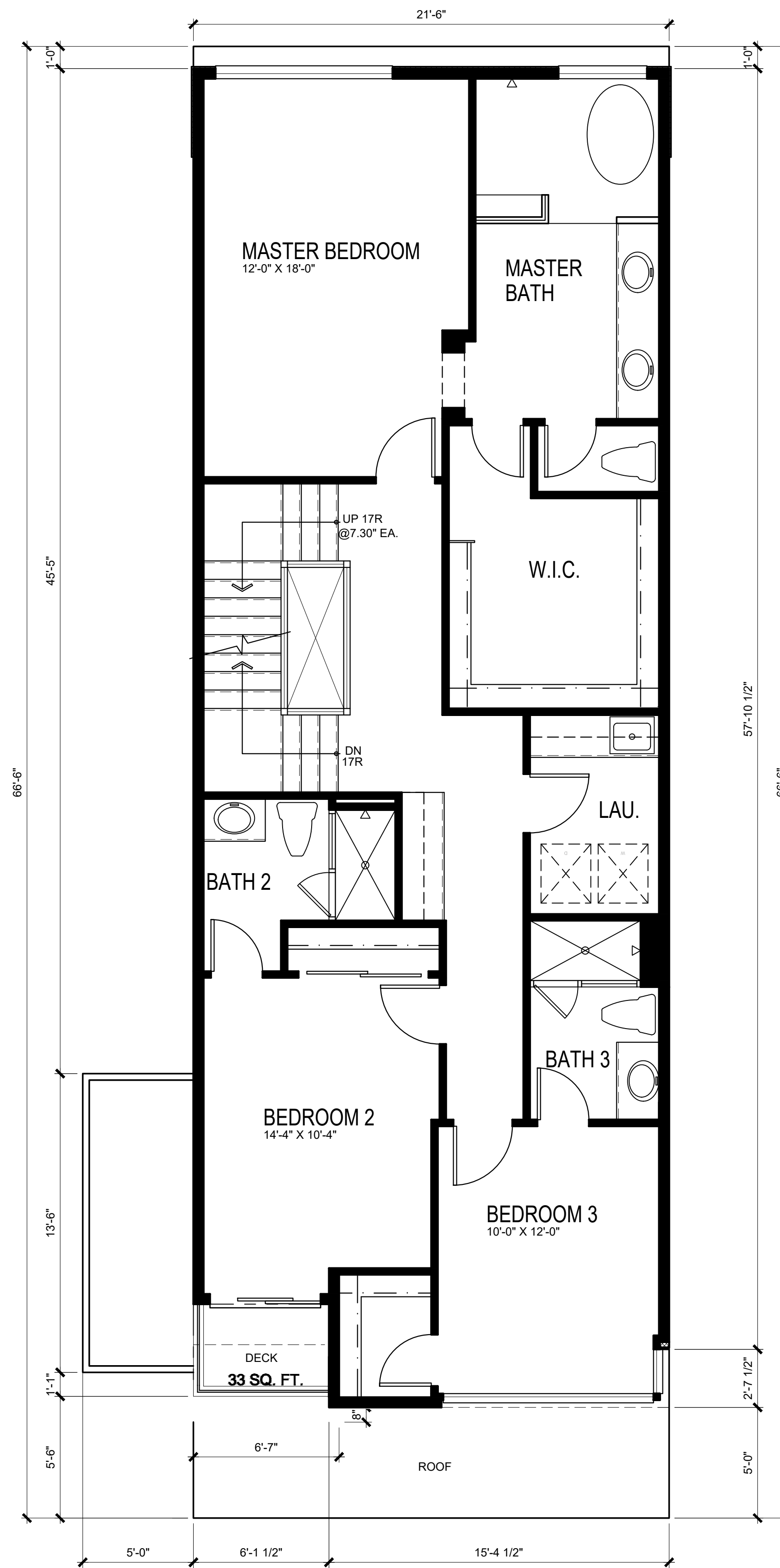


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ARCHITECTS

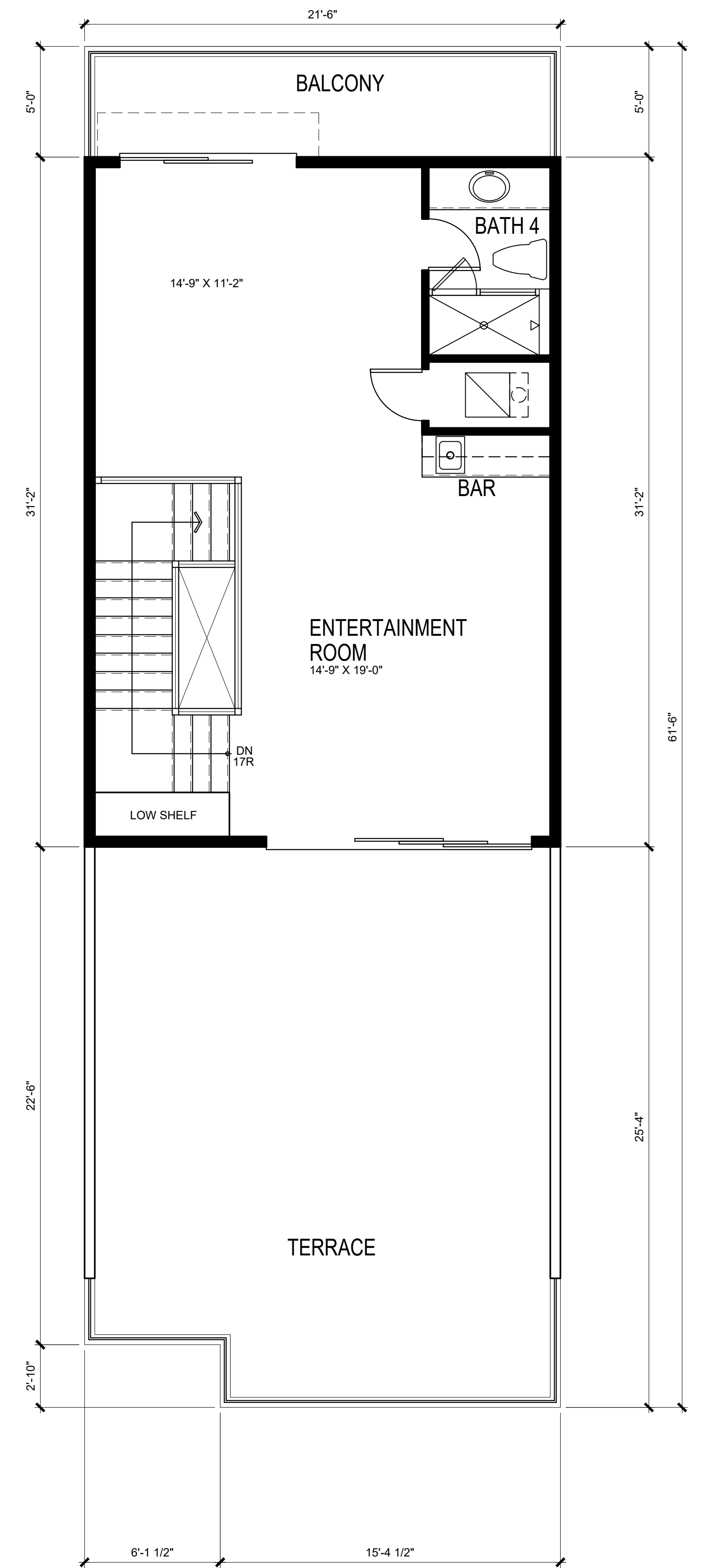
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20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



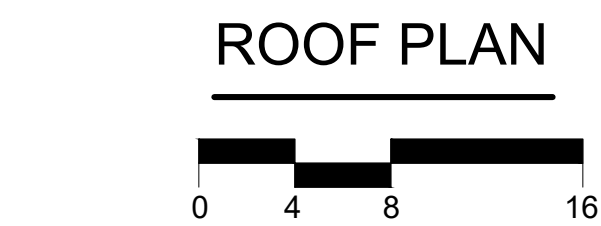
FIRST FLOOR PLAN 903 S.F.
(EACH UNIT TOTAL) 2,754 S.F.



SECOND FLOOR PLAN 1,239 S.F.



THIRD FLOOR PLAN 612 S.F.



ROOF PLAN

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



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20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 22017 March 16, 2026

PLAN 3C



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

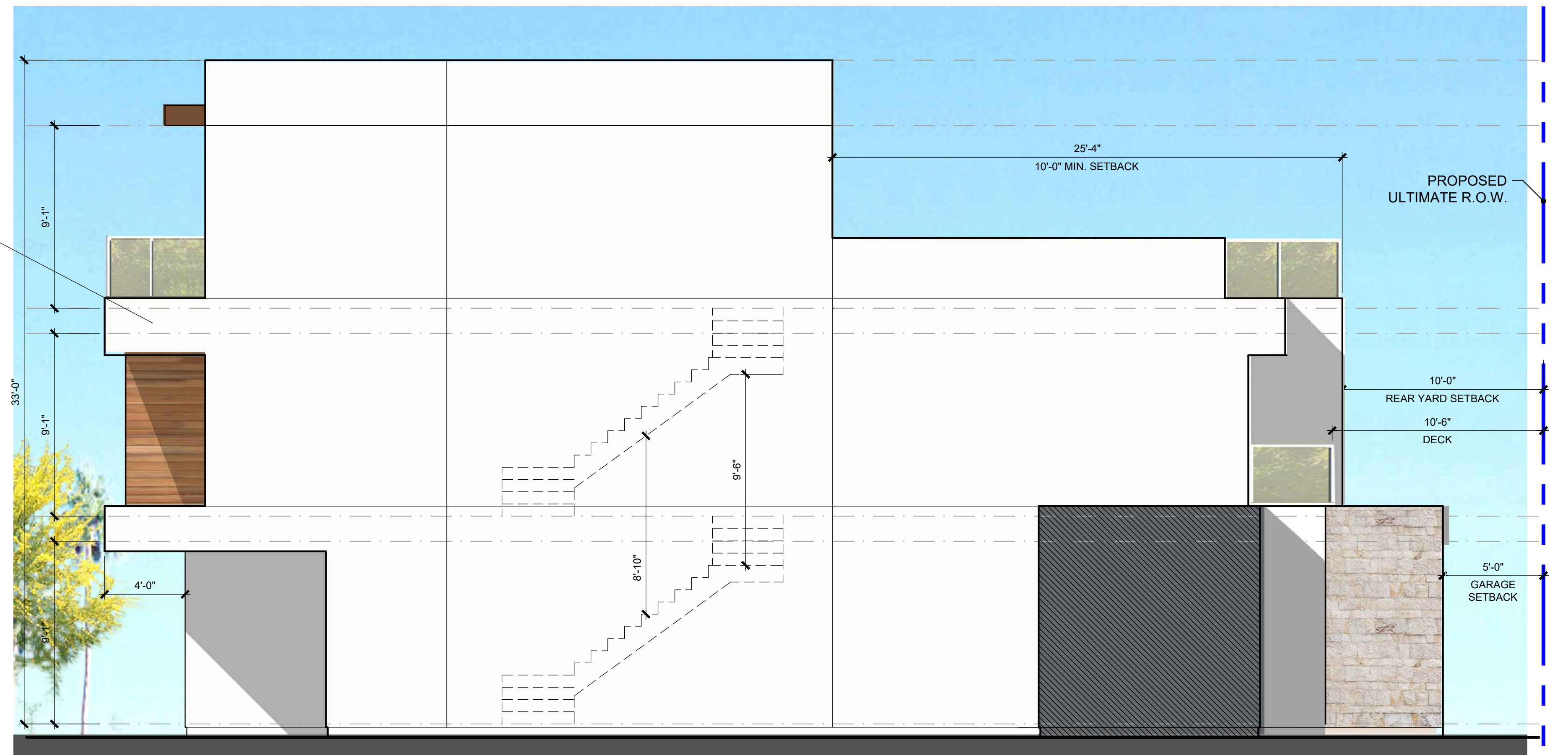
3.5



FRONT ELEVATION

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

PRIMARY STUCCO
DEW379 IGLOO



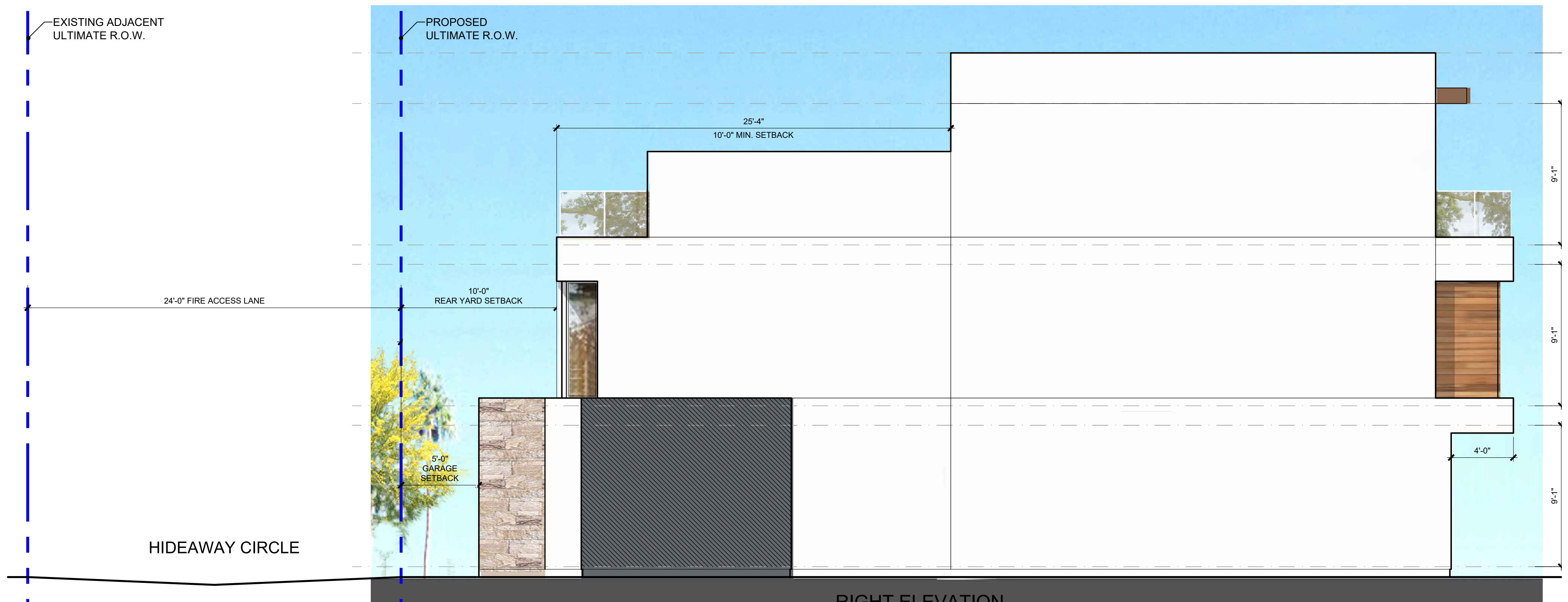
LEFT ELEVATION



REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

EXISTING ADJACENT
ULTIMATE R.O.W.



RIGHT ELEVATION

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 3C ELEVATIONS



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

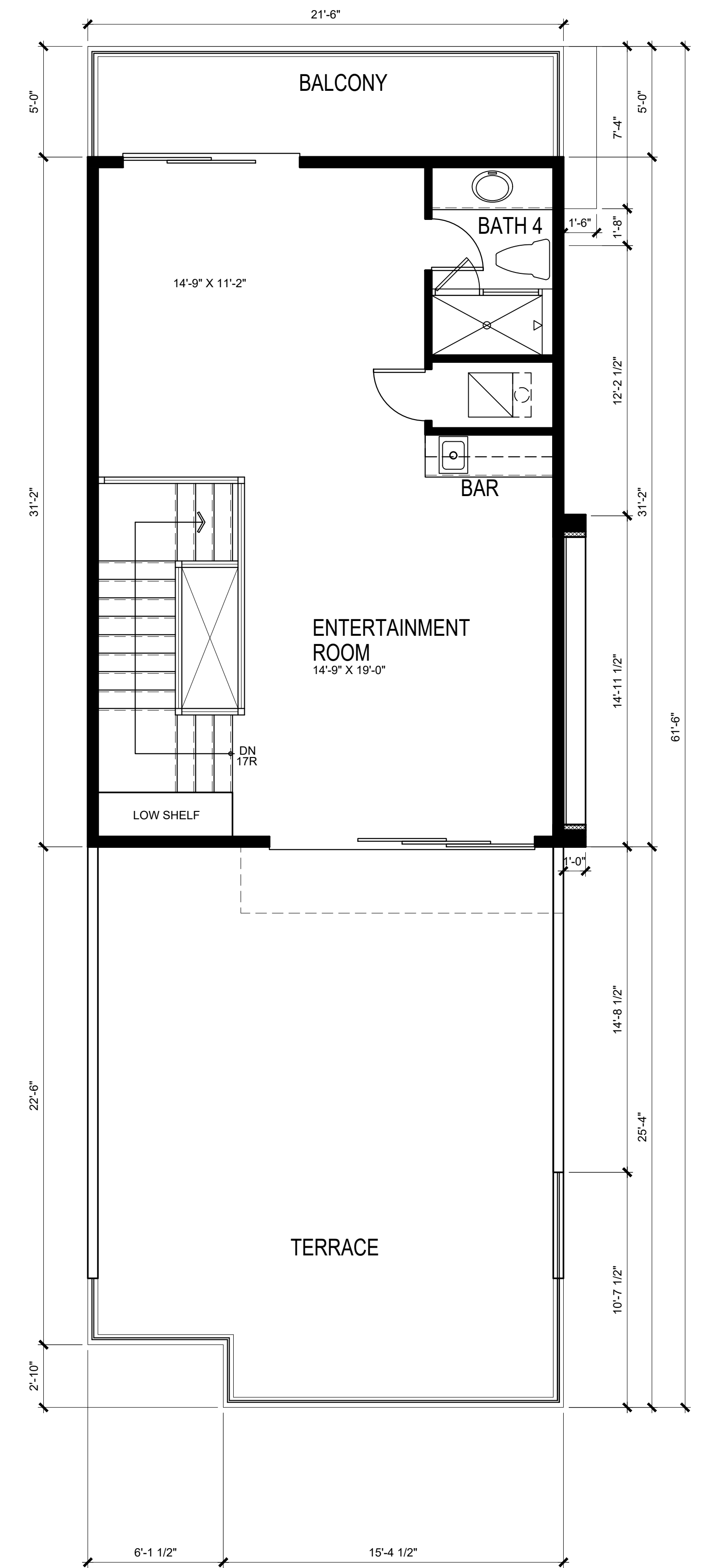
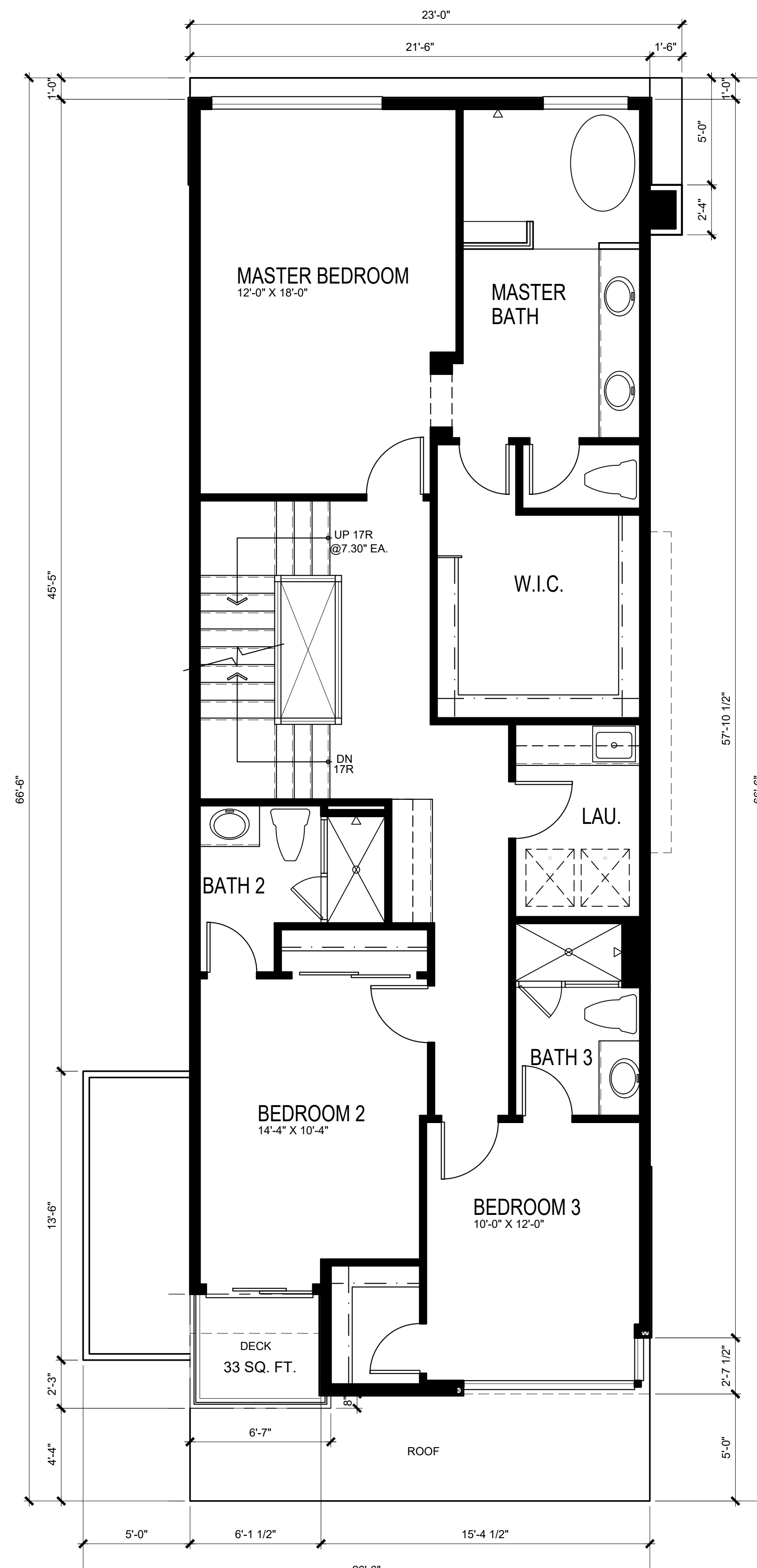
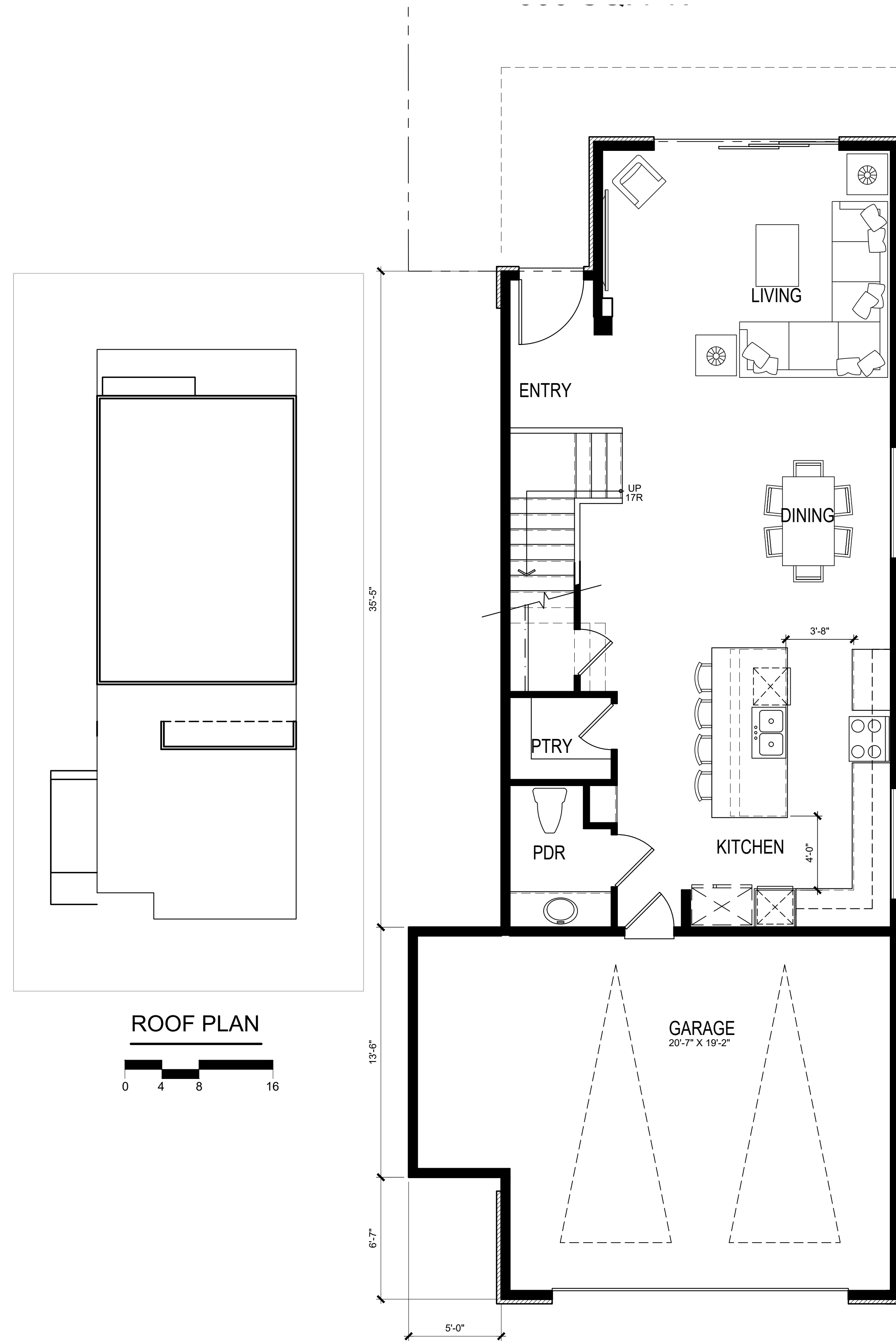
Preliminary

3.6



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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



FIRST FLOOR PLAN	903 S.F.
(EACH UNIT TOTAL)	2,746 S.F.

SECOND FLOOR PLAN 1,231 S.F.

THIRD FLOOR PLAN 612 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 3E ENHANCED

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

3.7



PRIMARY STUCCO
DEW 329 WAX WING

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

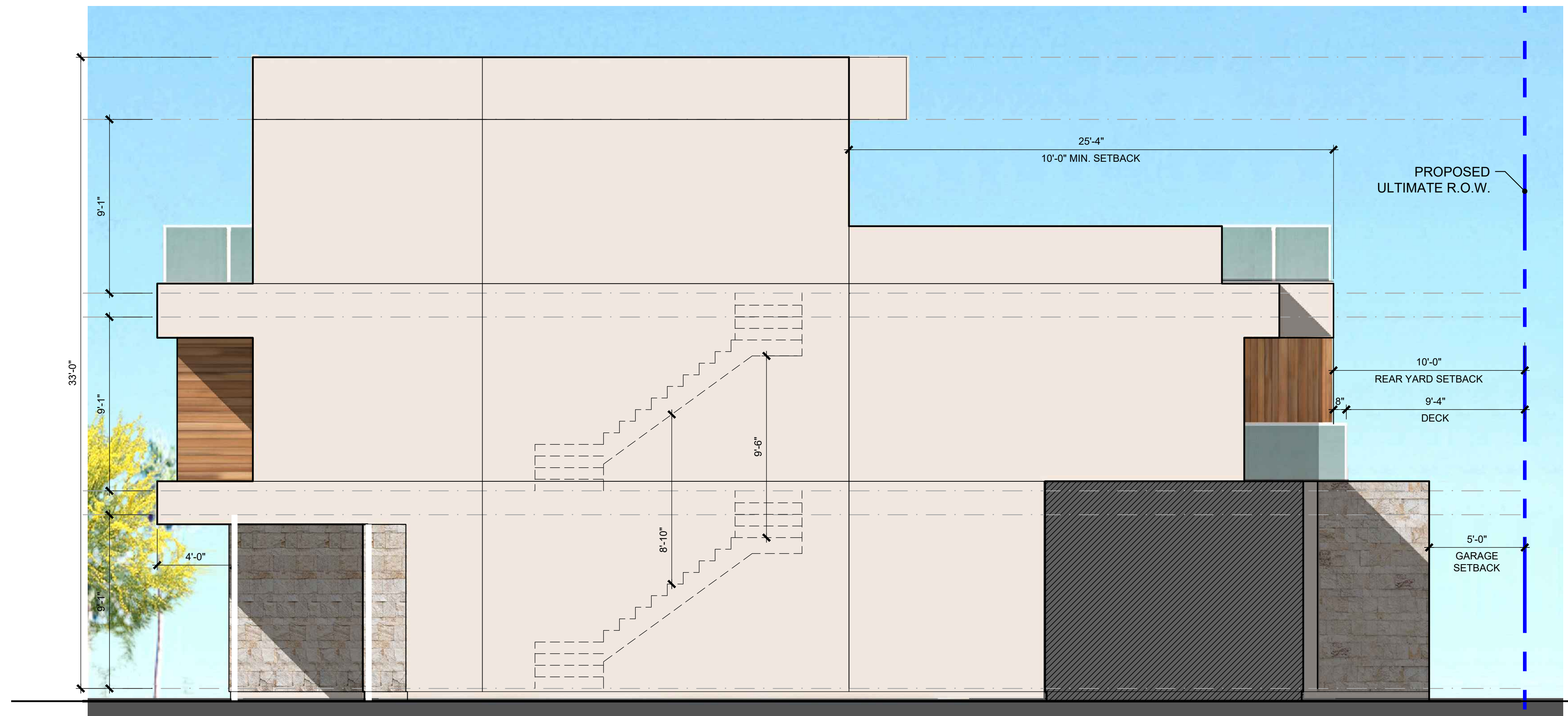
FRONT ELEVATION
MANUF. VENEER
CRAFT ORCHARD LIMESTONE

MAX. HEIGHT 35'



REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



LEFT ELEVATION



RIGHT ELEVATION

PLAN 3 ENH ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

3.8

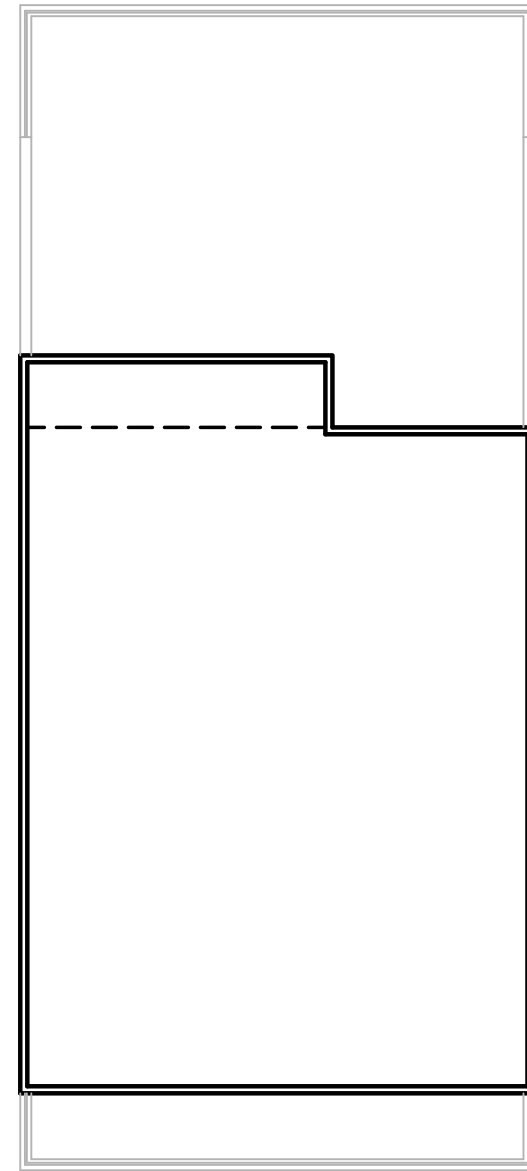


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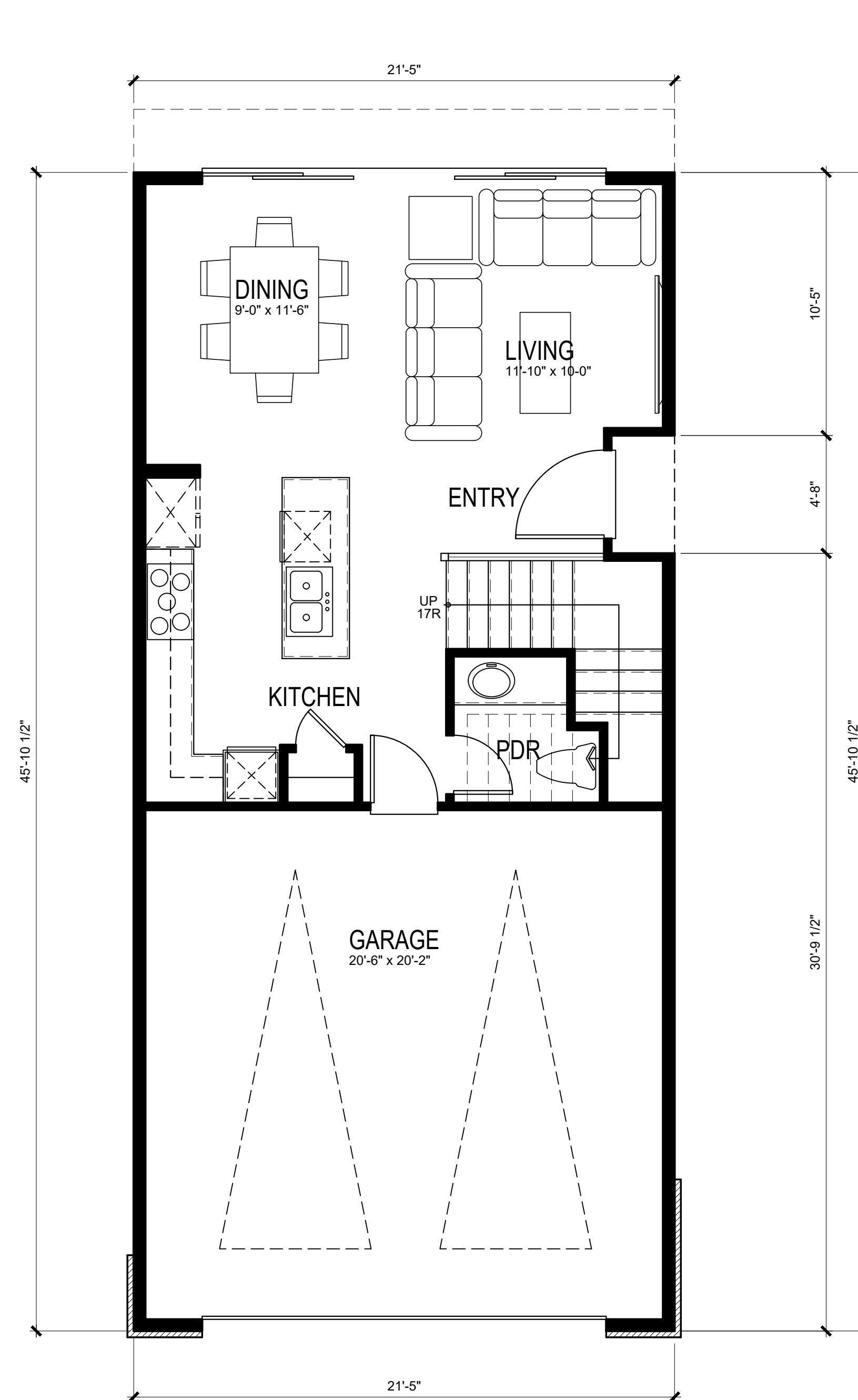
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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

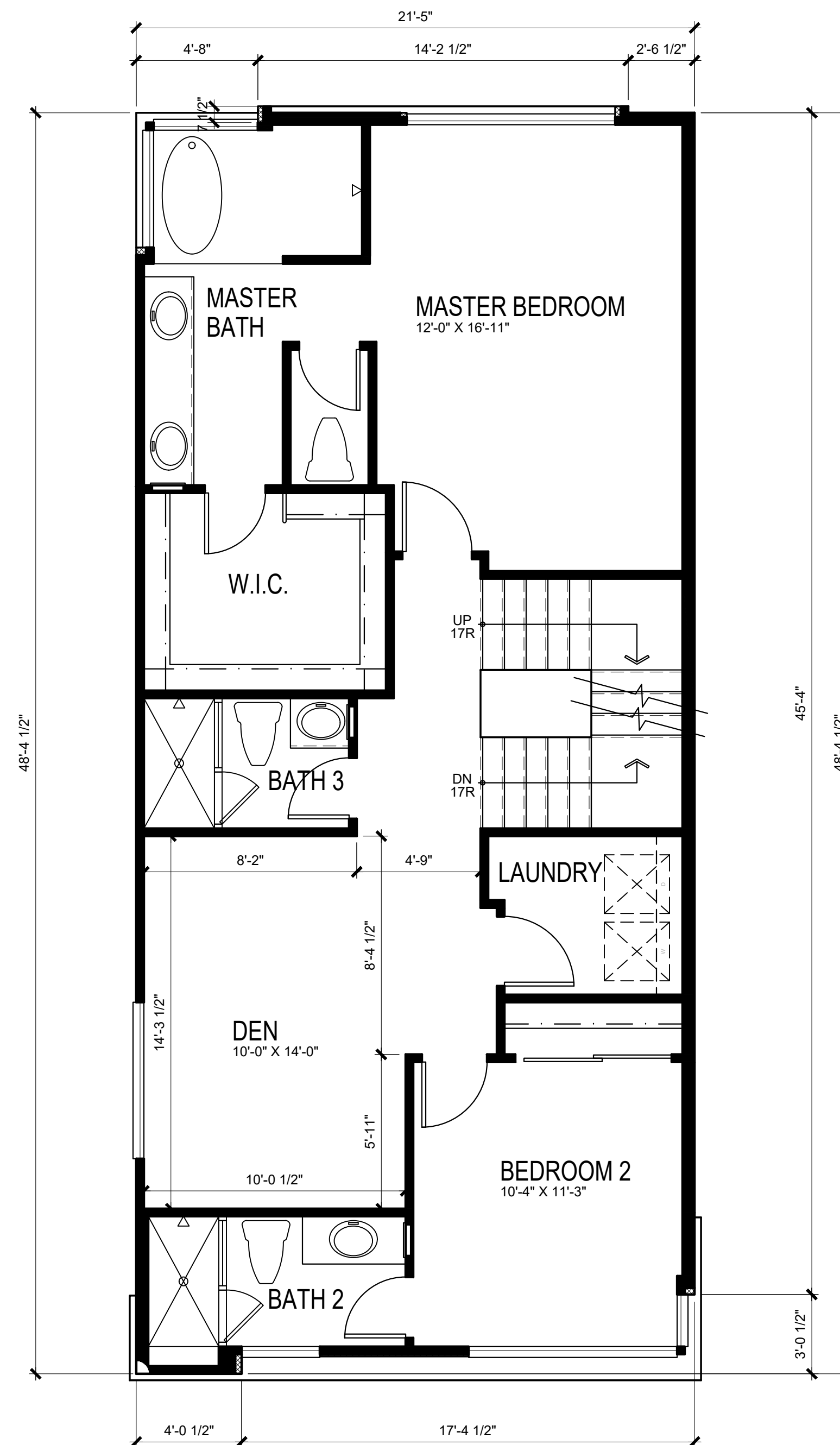


PLAN 4A
Roof

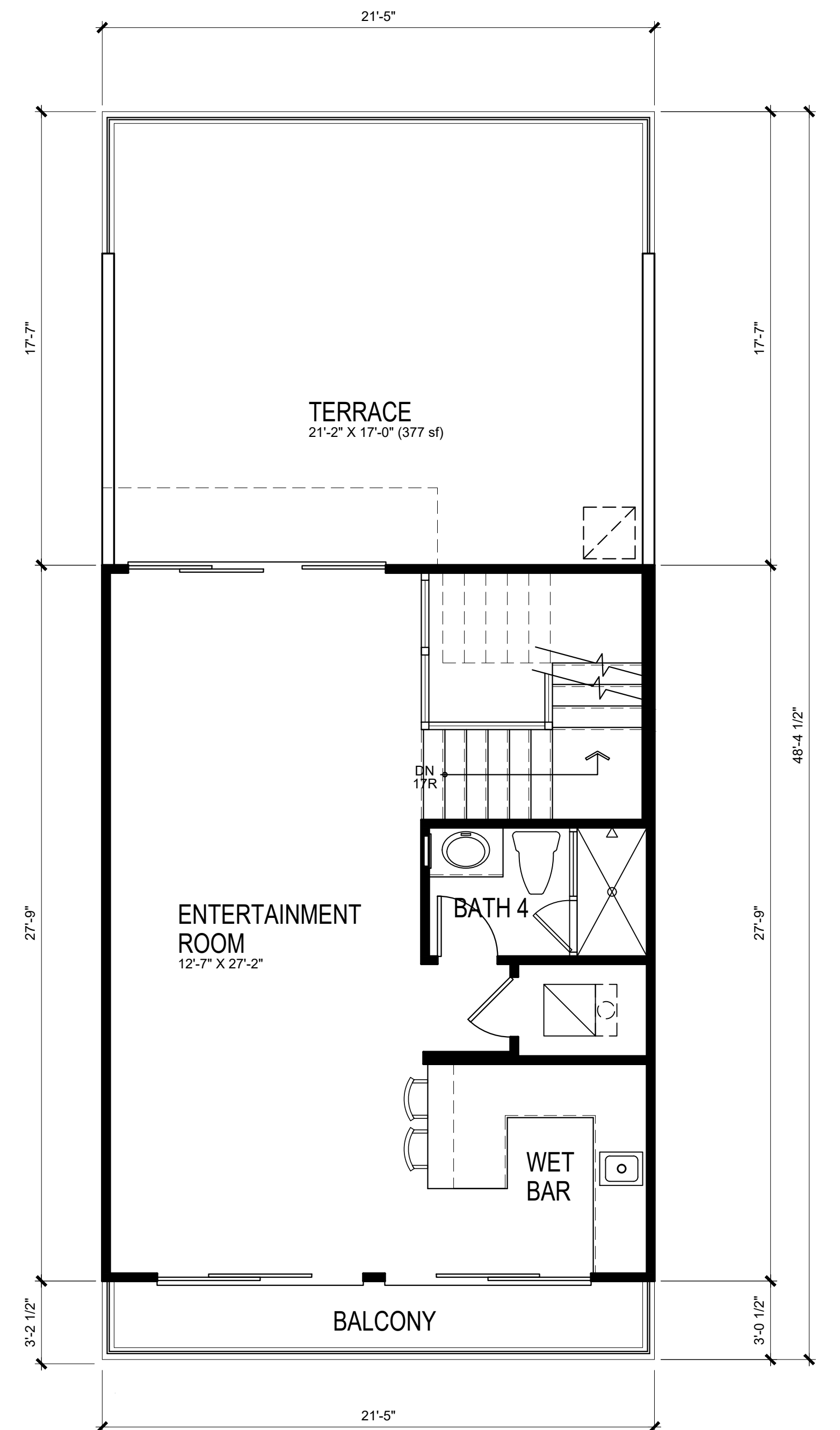
ROOF PLAN



FIRST FLOOR PLAN 529 S.F.
(EACH UNIT TOTAL) 1994 S.F.



SECOND FLOOR PLAN 943 S.F.
2-BEDROOM FOR UNIT 14



THIRD FLOOR PLAN 522 S.F.

PLAN 4A



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT

21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

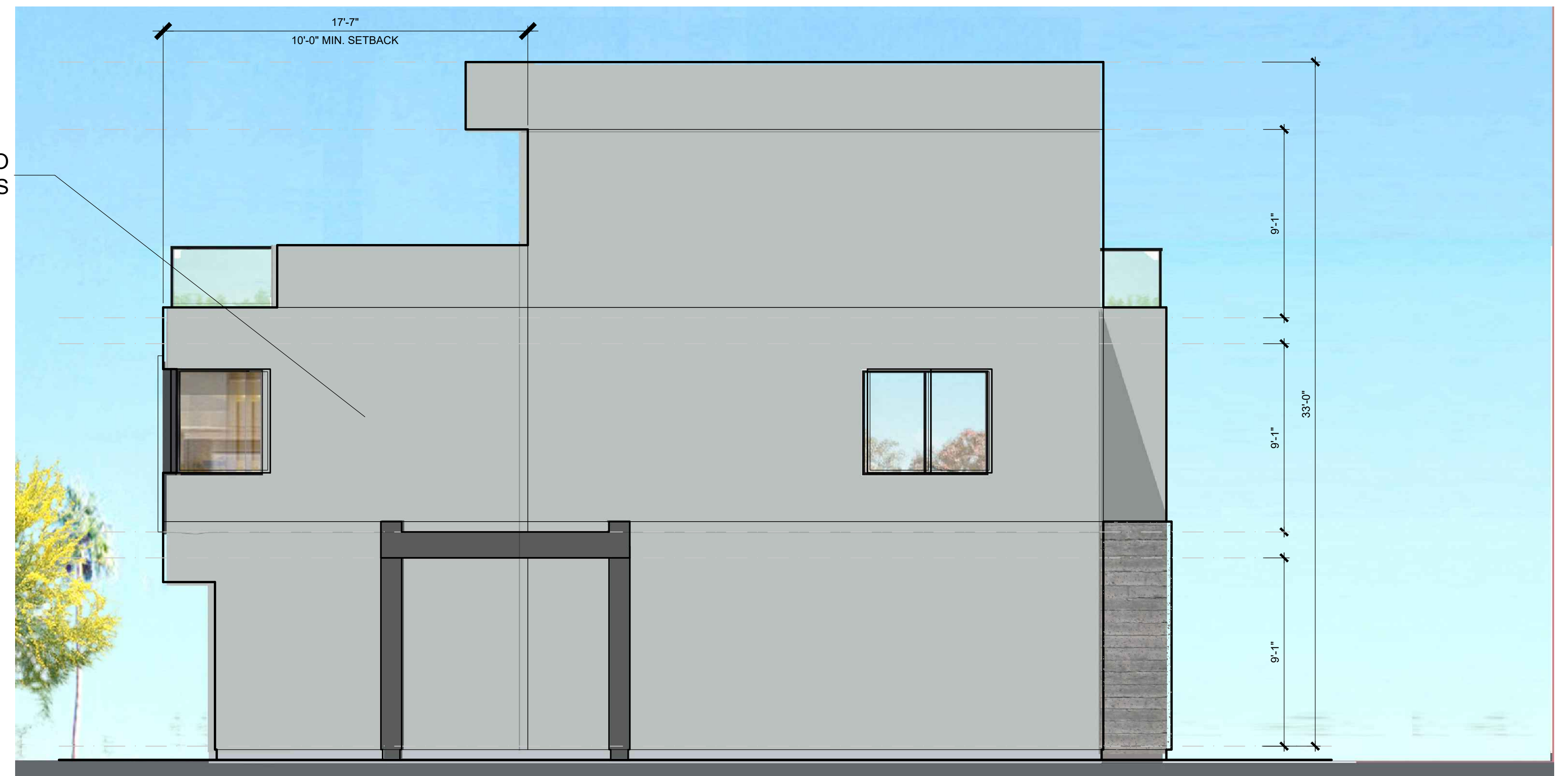
Preliminary



FRONT ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN TABLE WALNUT

PRIMARY STUCCO
DE6368 WALRUS



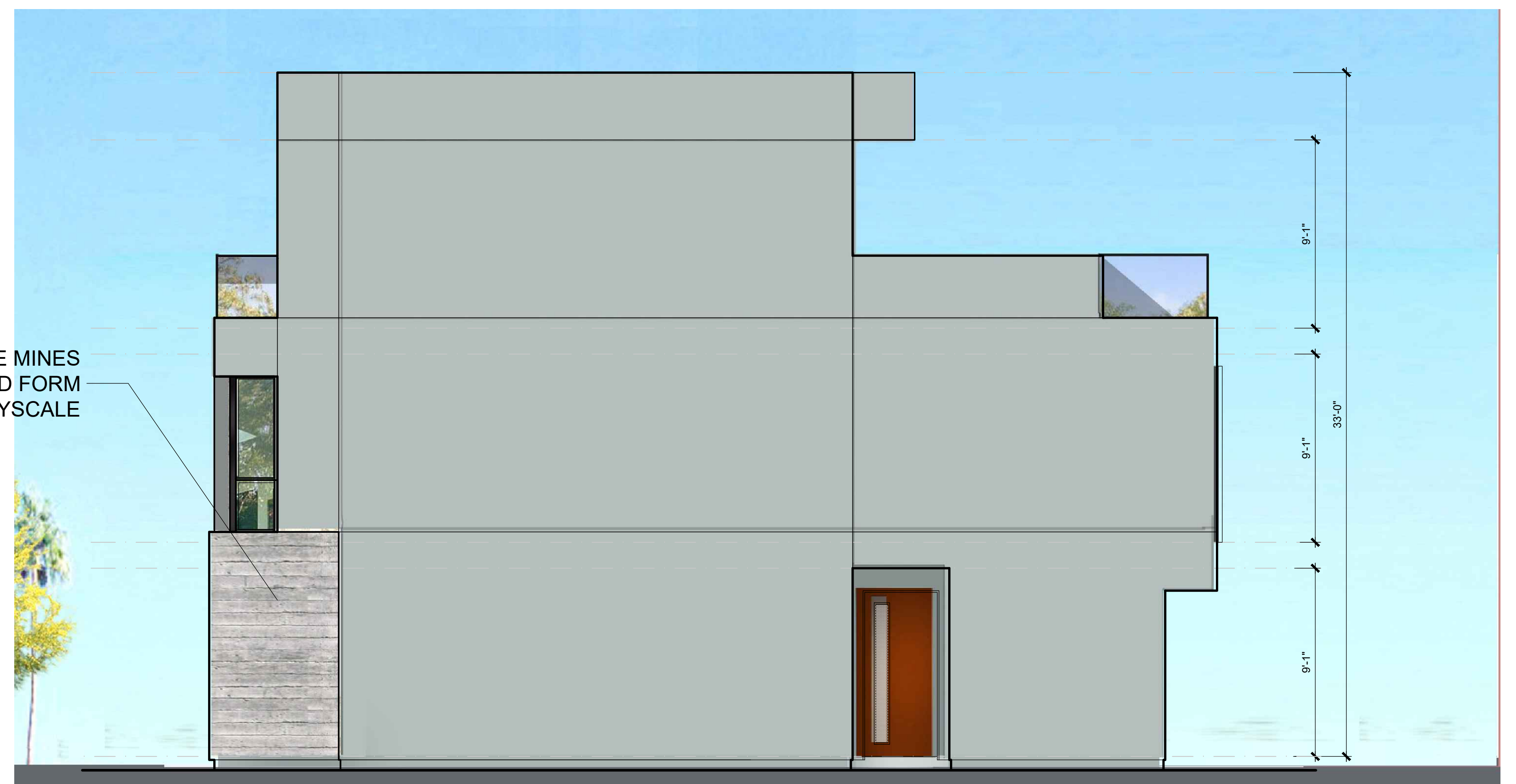
LEFT ELEVATION



REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE



RIGHT ELEVATION

PLAN 4A ELEVATIONS



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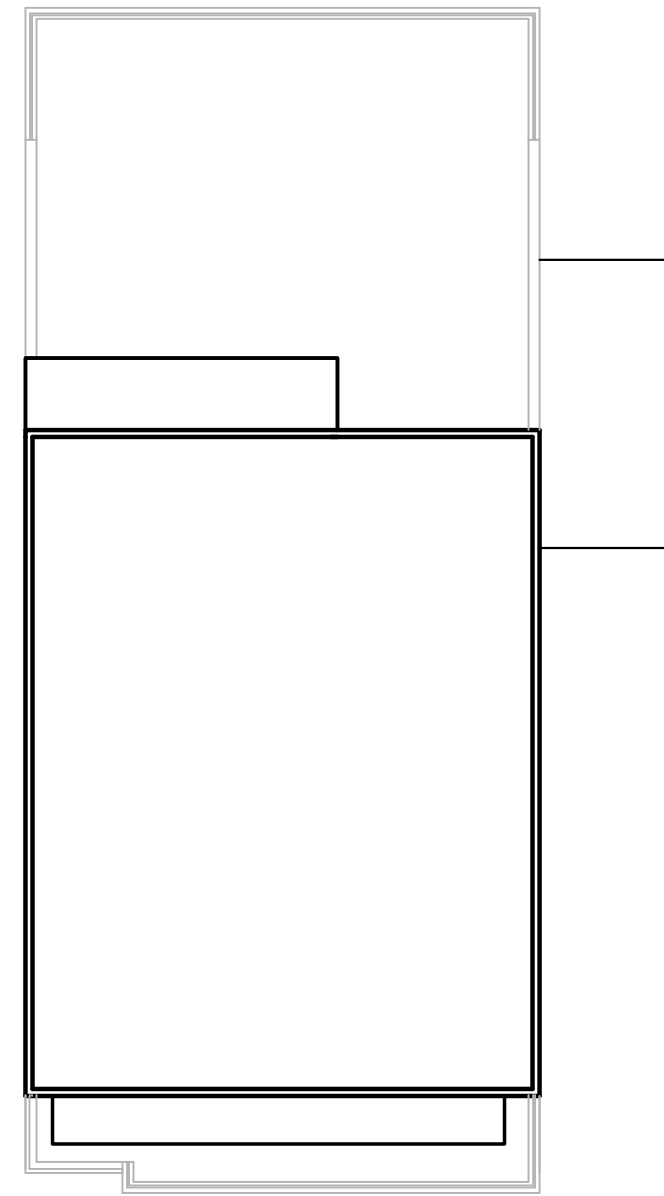
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949.261.2070
PROJECT # 22017 March 16, 2026

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

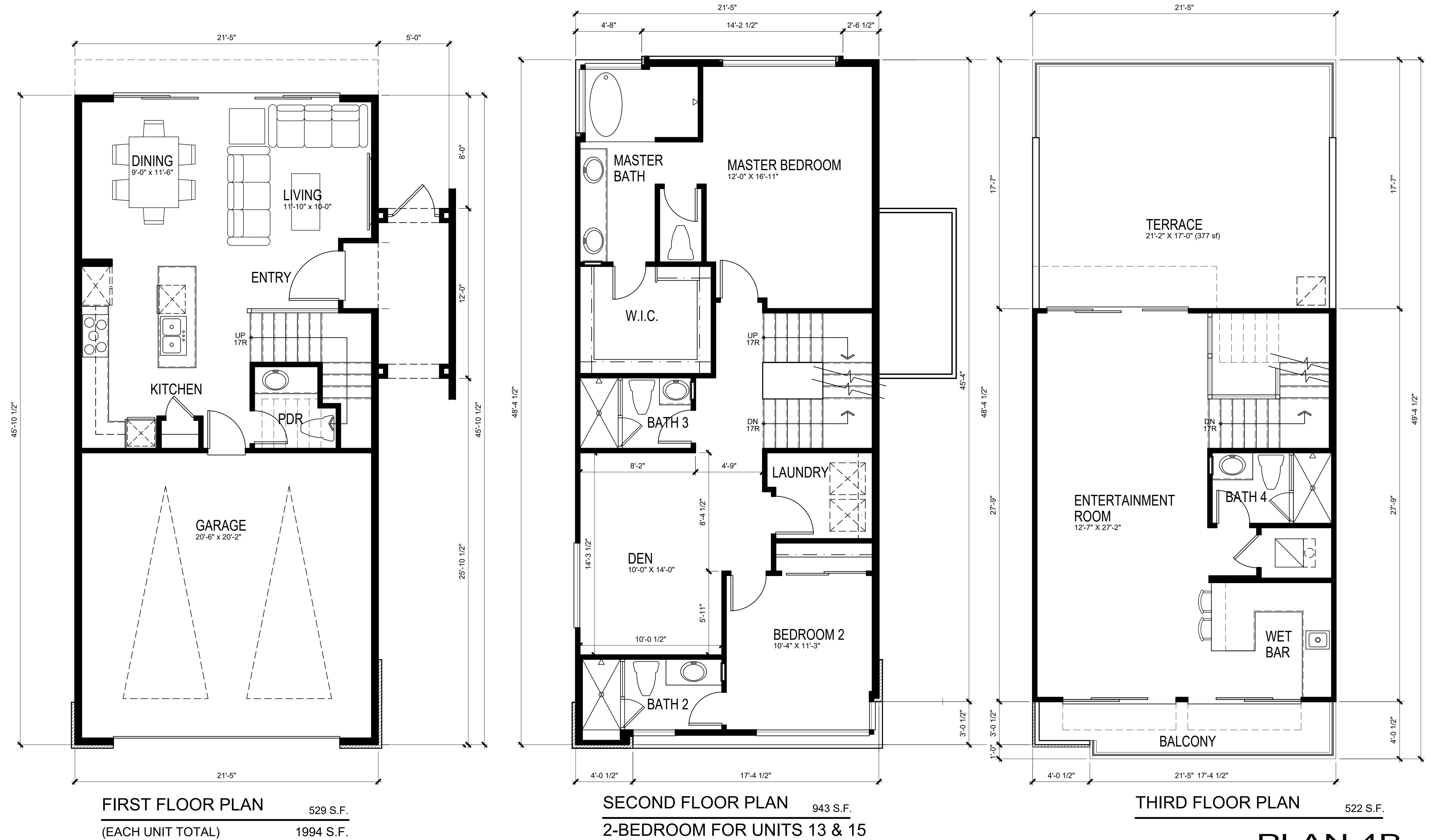
Preliminary



PLAN 4B
Roof

ROOF PLAN

0 4 8 16



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 4B

0 1 4 8



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PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT

21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



FRONT ELEVATION

PRIMARY STUCCO
DEW329 WAX WING (UNIT 15)
DEW379 IGLOO (UNIT 13)

LUMABUILT
6-INCH V GROOVE PLANK
IN TABLE WALNUT



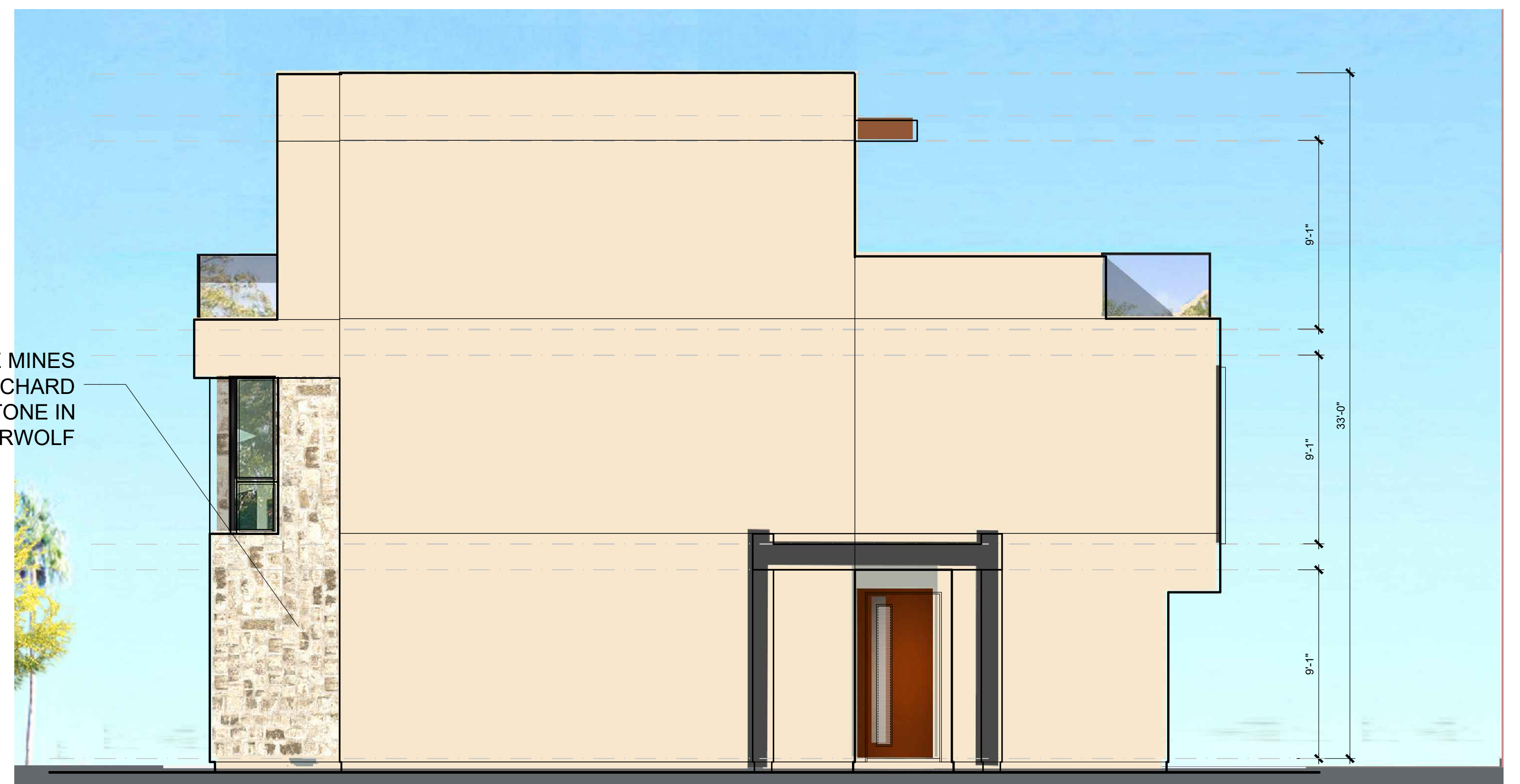
LEFT ELEVATION



REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
TIMBERWOLF



RIGHT ELEVATION

PLAN 4B ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

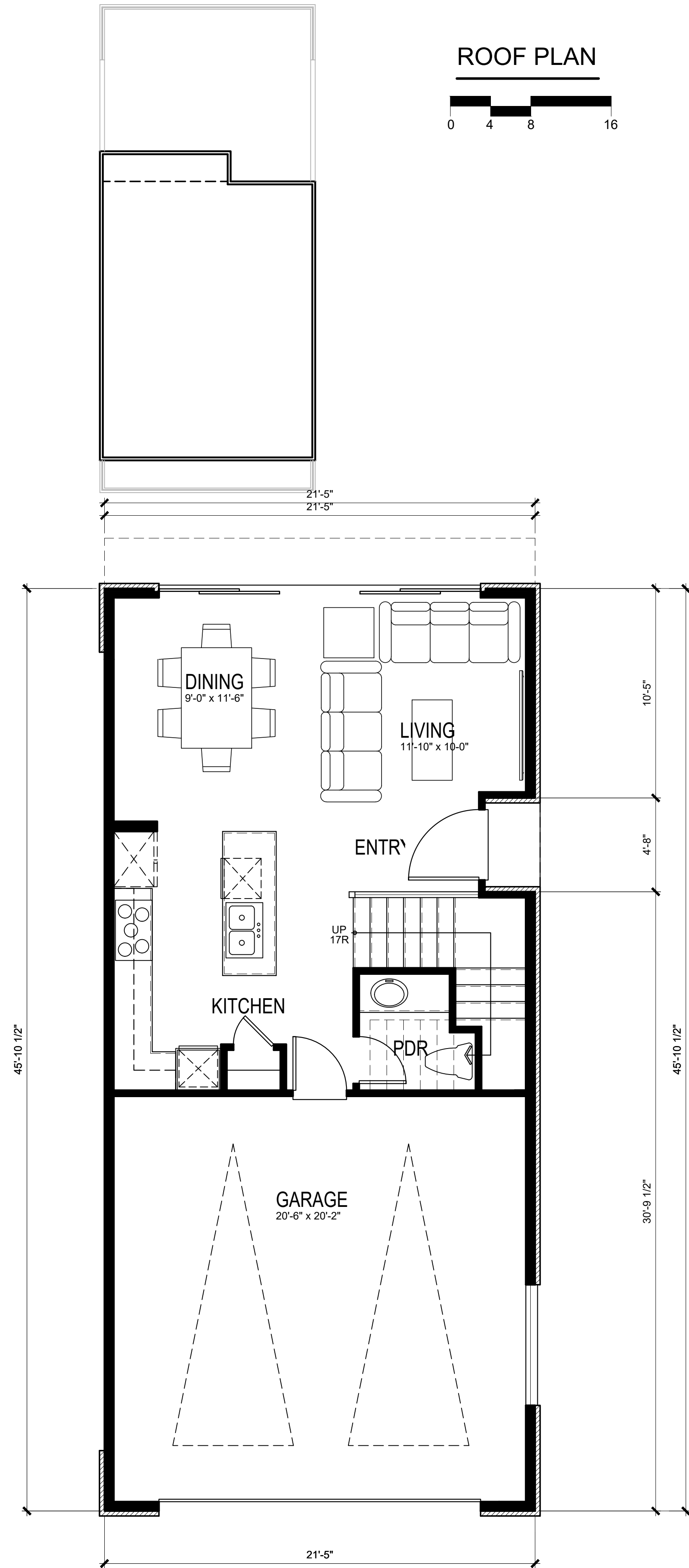
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

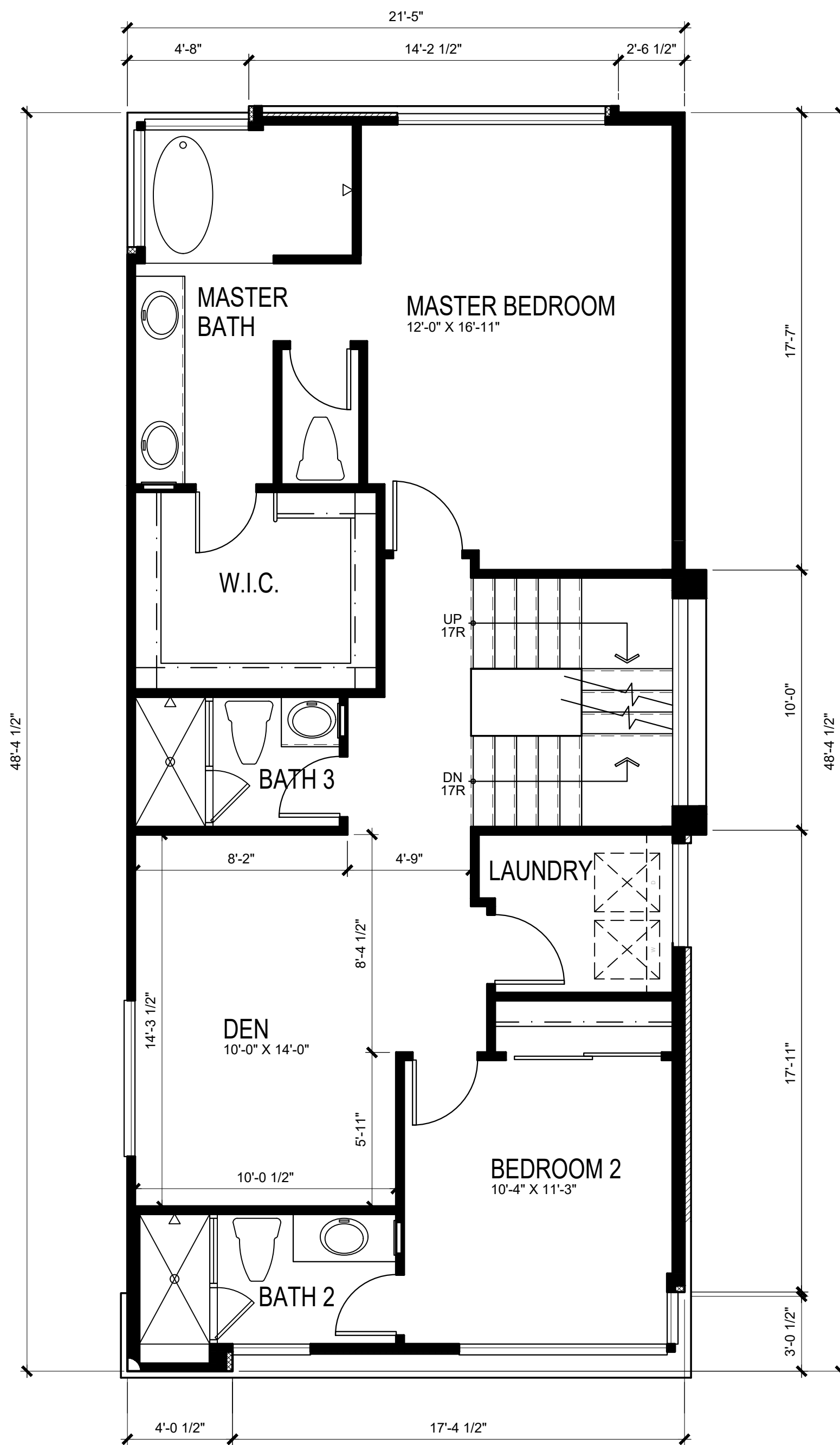


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ARCHITECTS

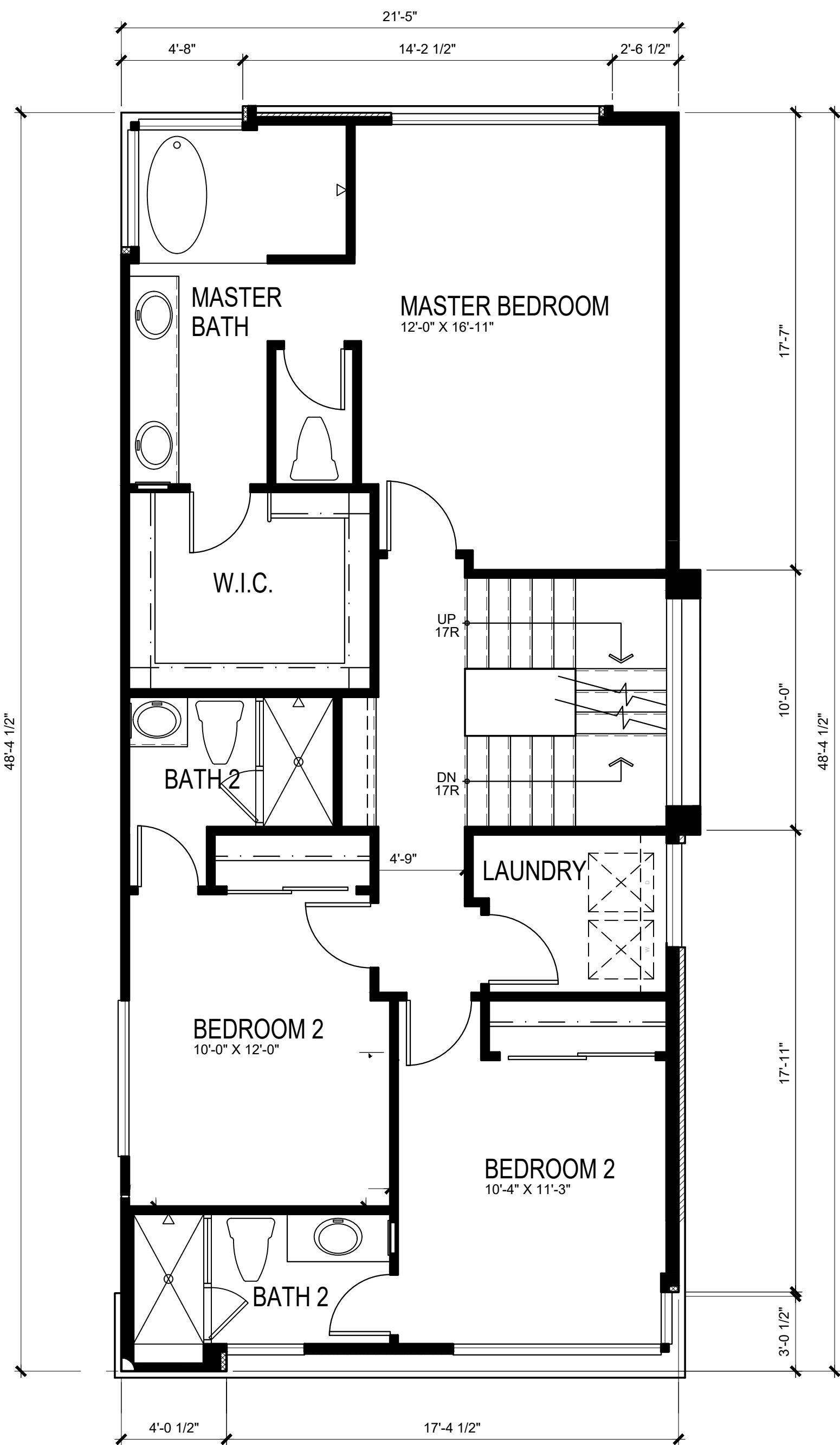
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PROJECT # 22017 March 16, 2026



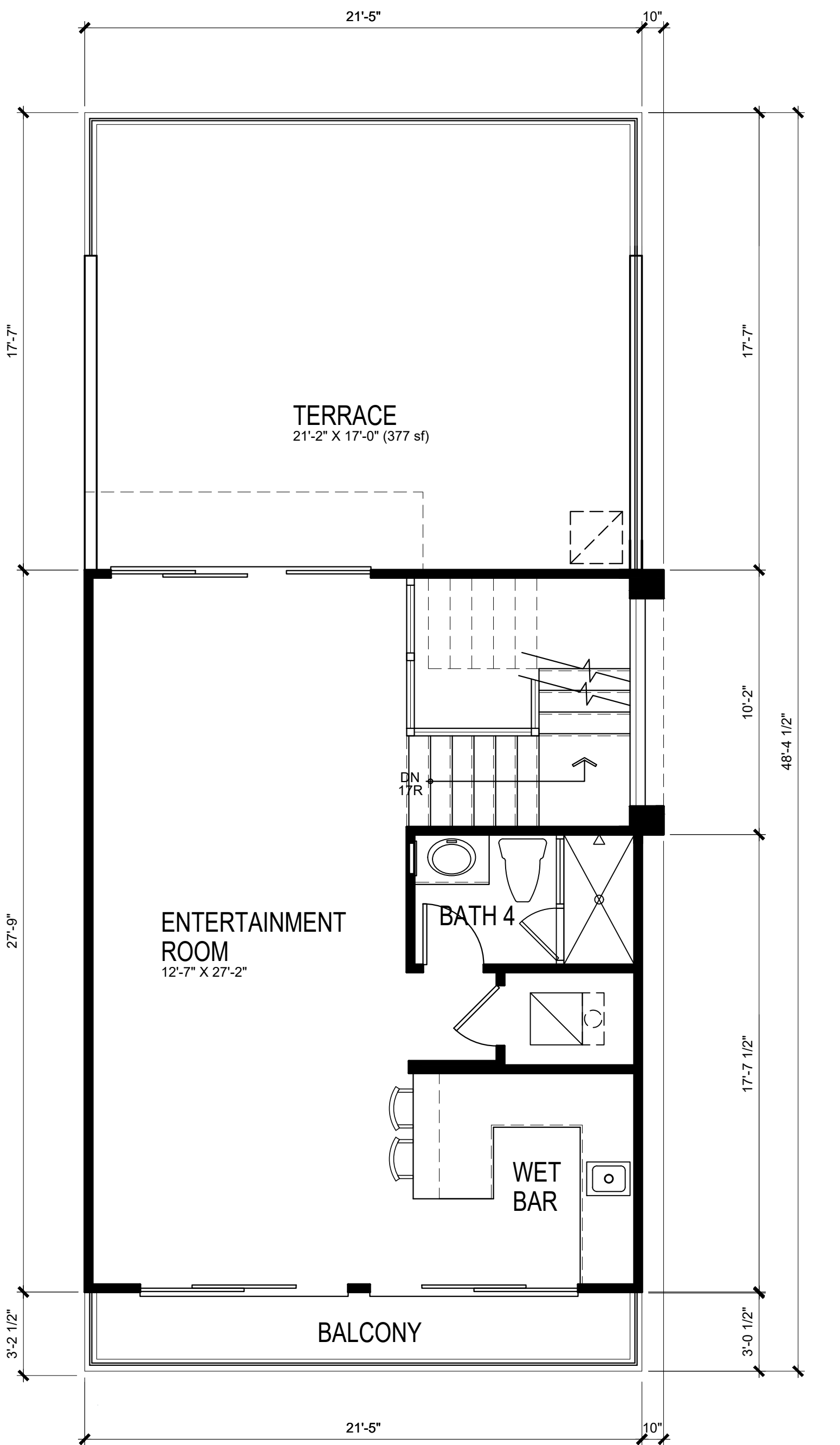
FIRST FLOOR PLAN 529 S.F.
(EACH UNIT TOTAL) 1994 S.F.



SECOND FLOOR PLAN 943 S.F.
2-BEDROOM FOR UNIT 12



SECOND FLOOR PLAN 943 S.F.
3-BEDROOM FOR UNIT 16



THIRD FLOOR PLAN 522 S.F.

PLAN 4E ENHANCED



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



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949.261.2070
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

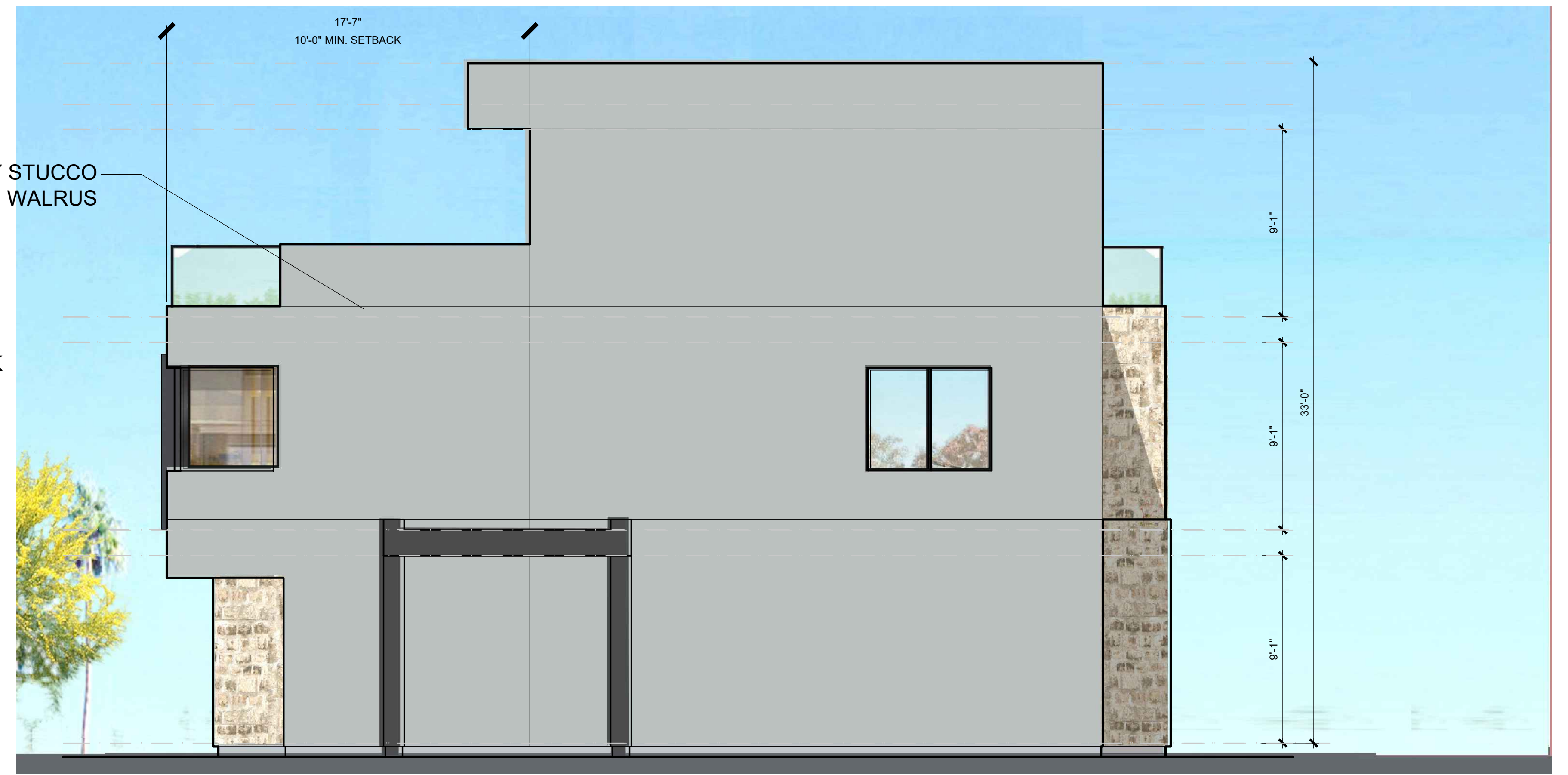
Preliminary



FRONT ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN TABLE WALNUT

PRIMARY STUCCO
DE6368 WALRUS



LEFT ELEVATION



REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
TIMBERWOLF



RIGHT ELEVATION

HARBOUR COVE

PLAN 4 ENH ELEVATIONS



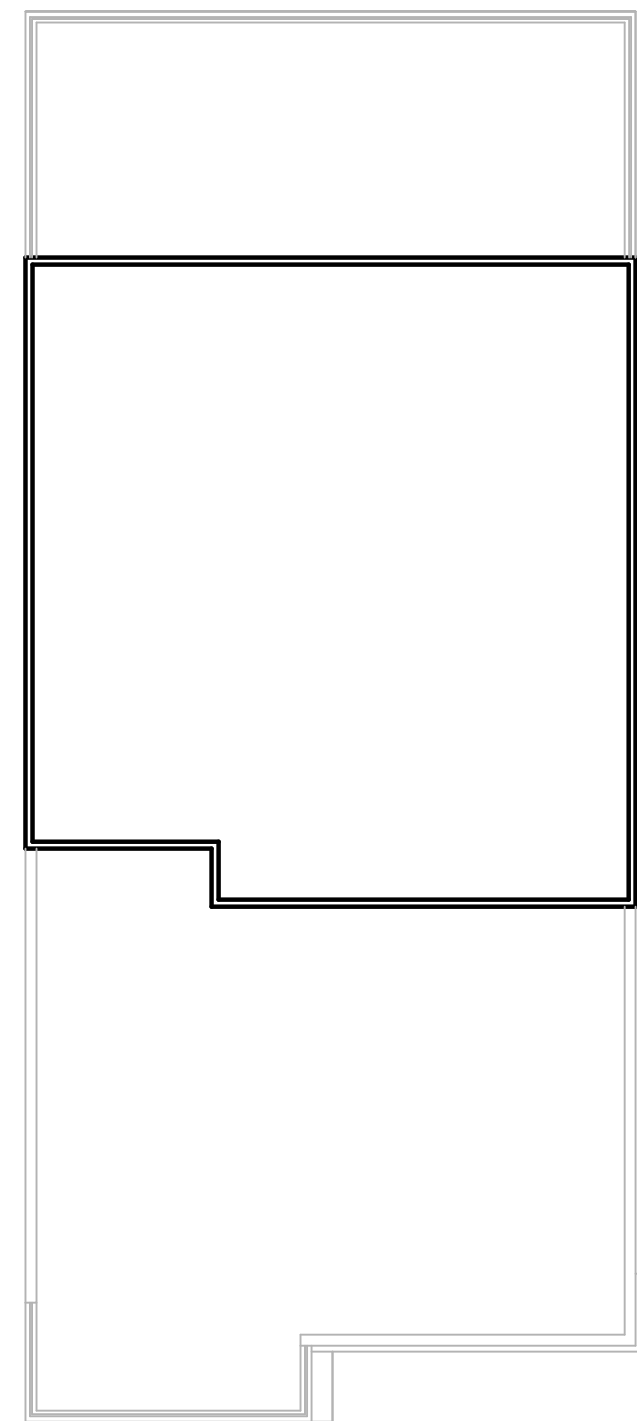
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ARCHITECTS

949.261.2070
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

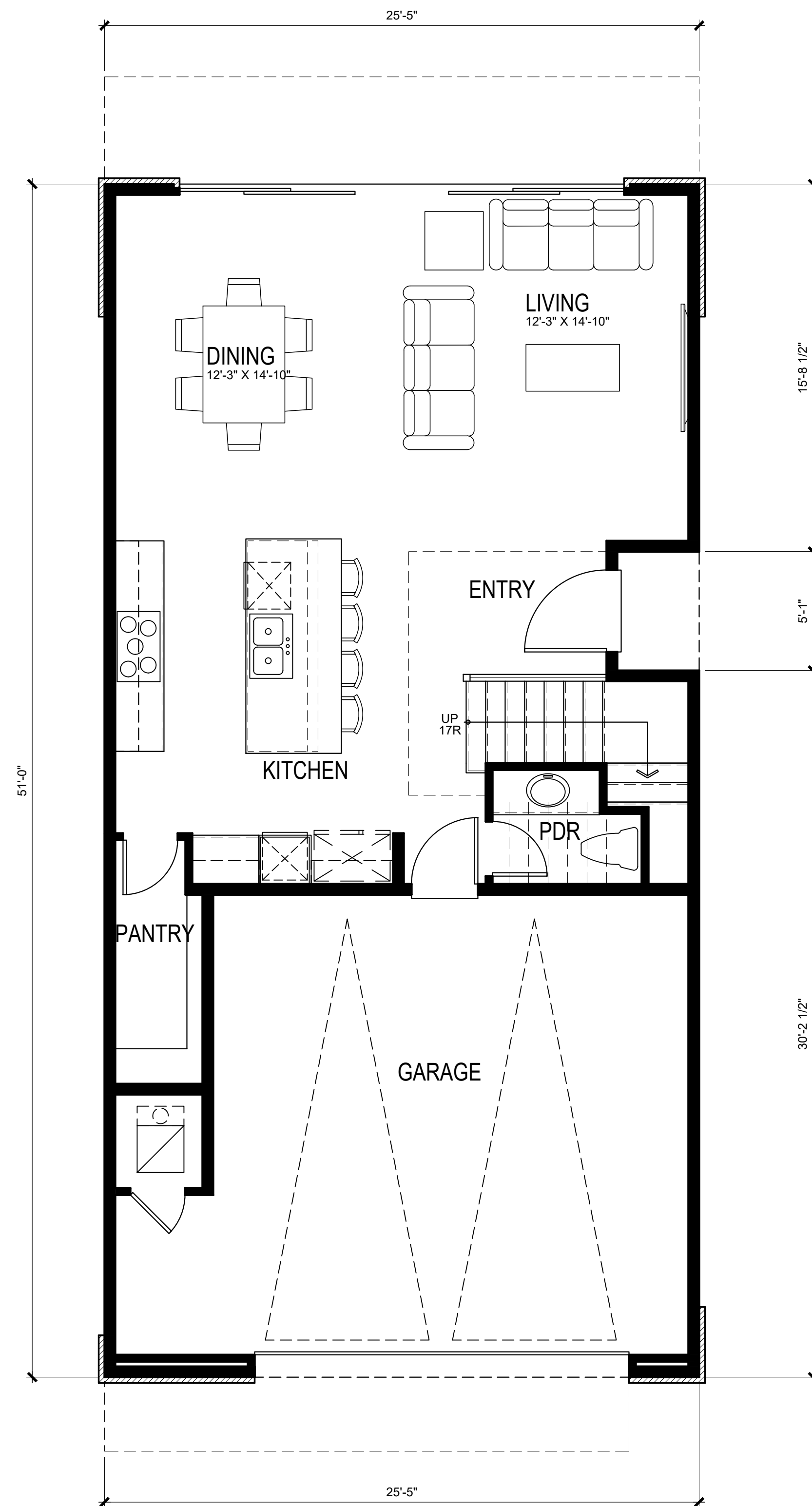
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



ROOF PLAN

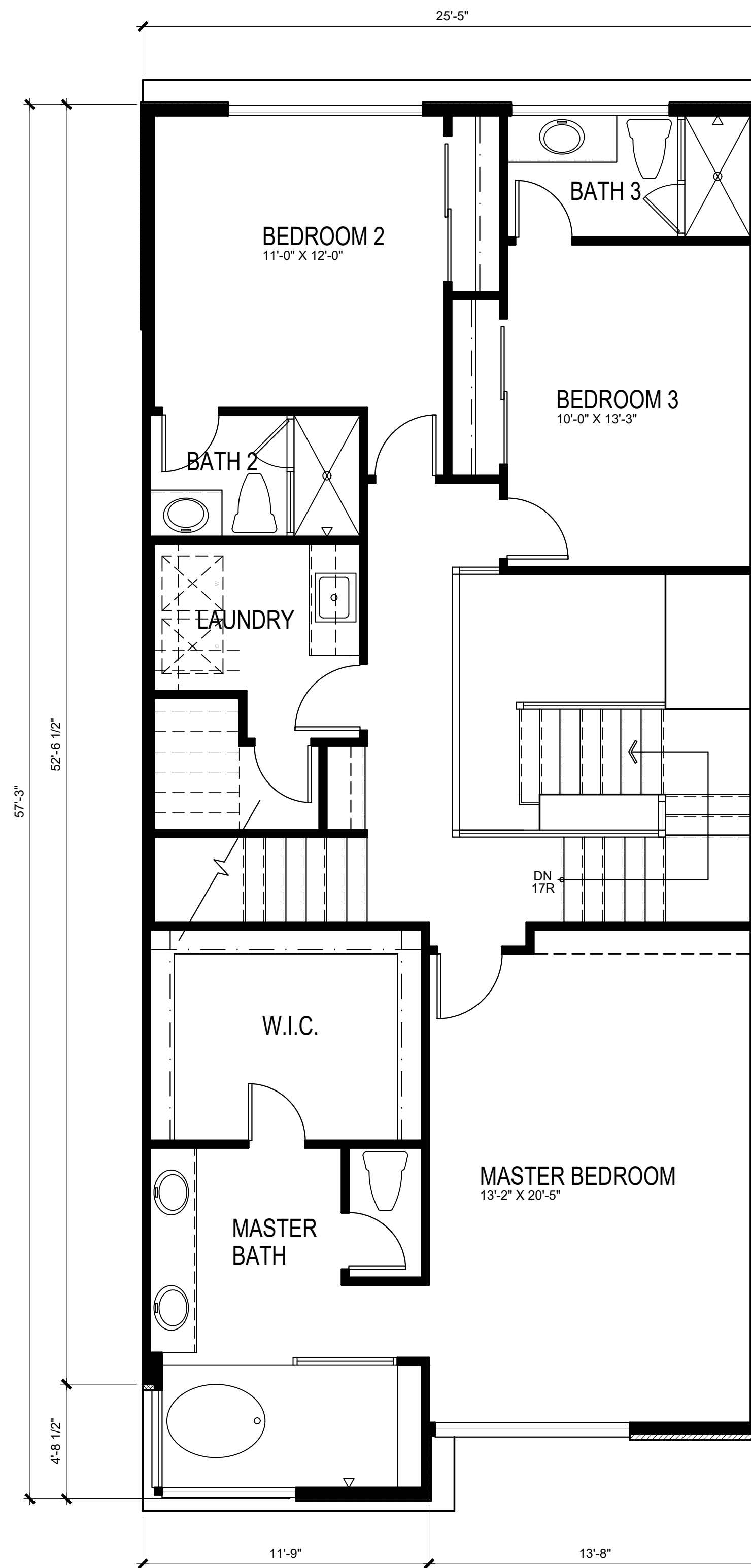
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FIRST FLOOR PLAN
(EACH UNIT TOTAL)

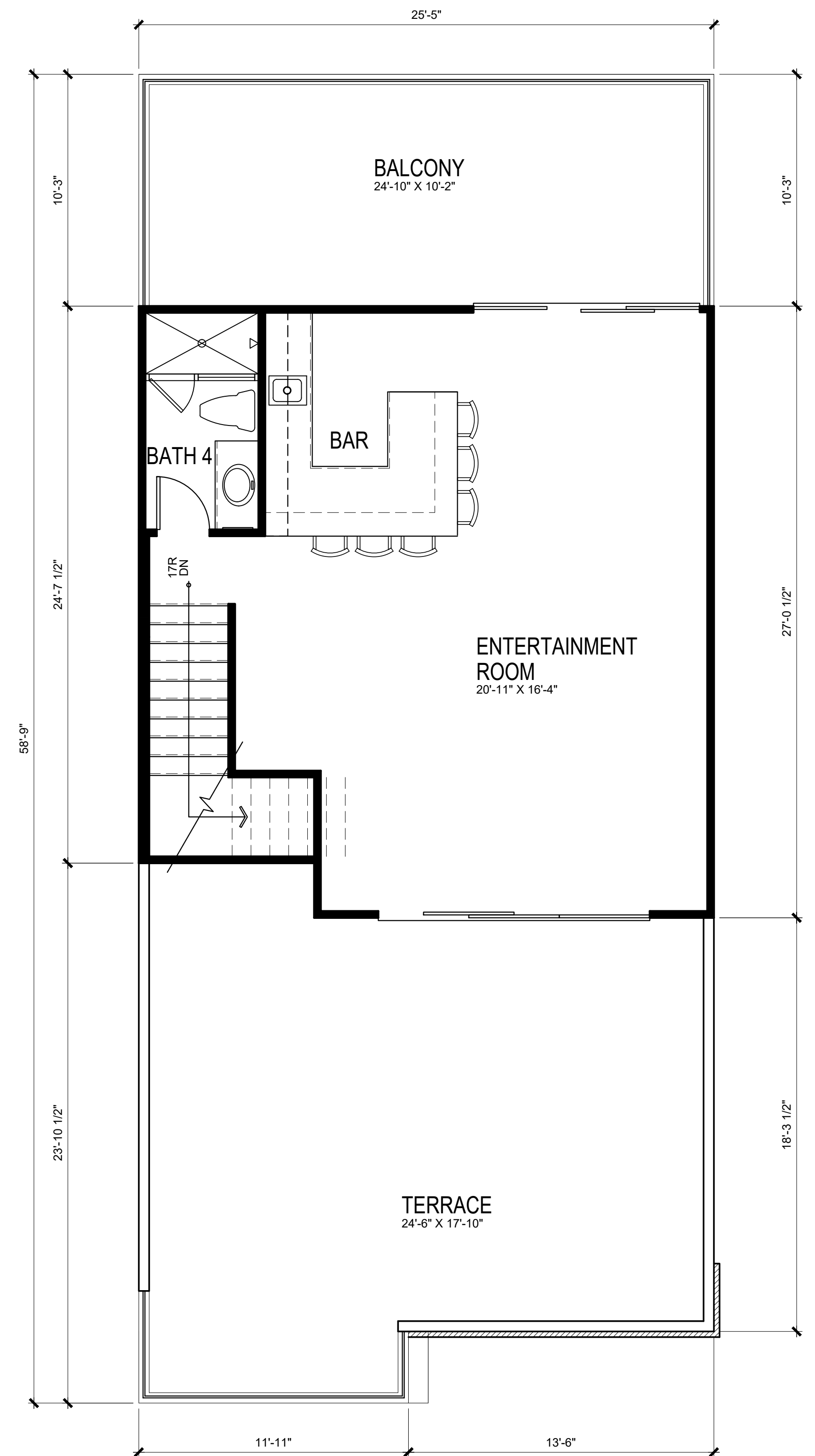
792 S.F.

2,651 S.F.



SECOND FLOOR PLAN

1250 S.F.



THIRD FLOOR PLAN

609 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 5A

0 1 4 8



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PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT

21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

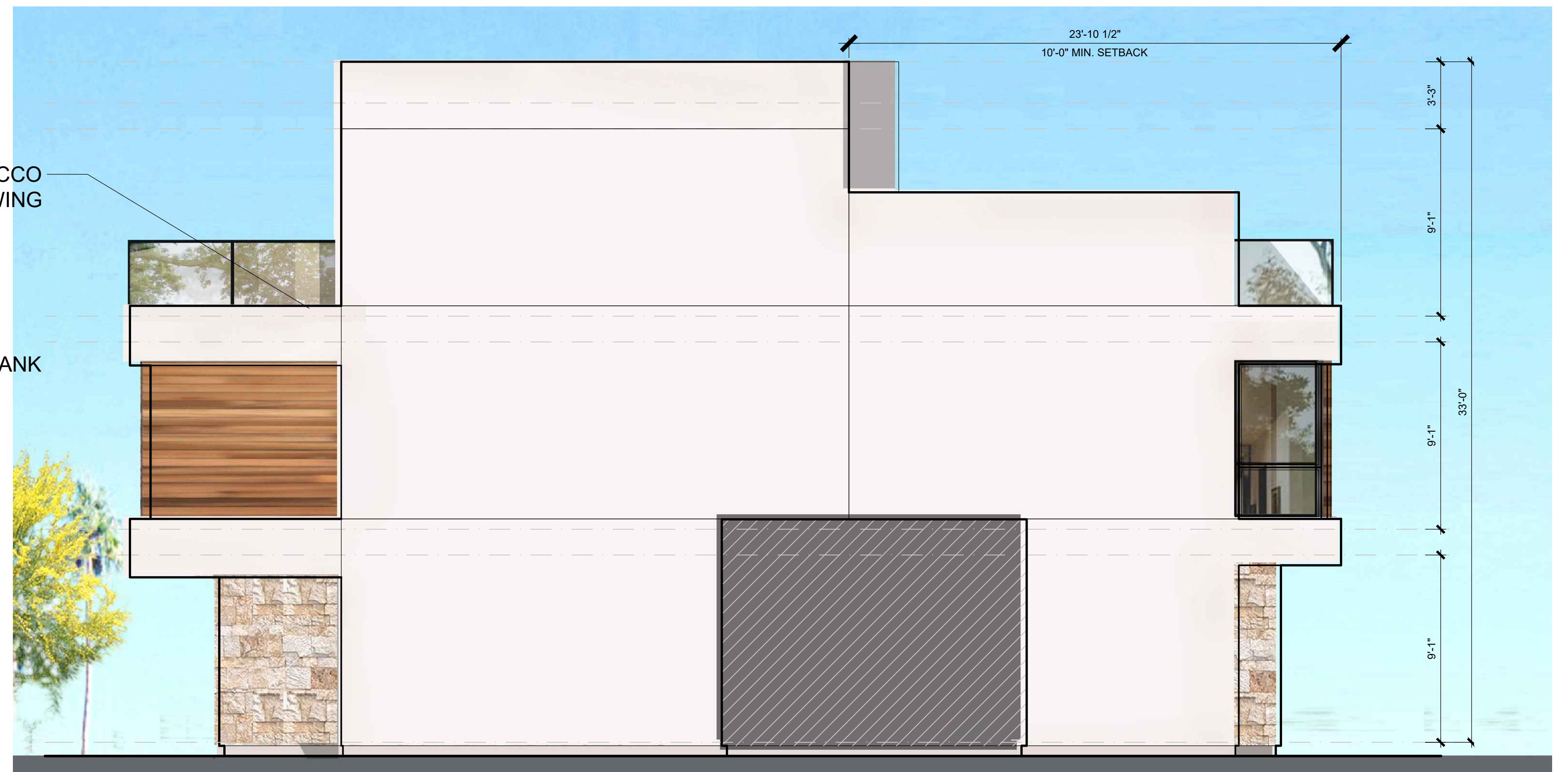
Preliminary



FRONT ELEVATION

PRIMARY STUCCO
DEW329 WAX WING

LUMABUILT
6-INCH V GROOVE PLANK
IN TABLE WALNUT



LEFT ELEVATION



REAR ELEVATION

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
TIMBERWOLF



RIGHT ELEVATION

PLAN 5A ELEVATIONS



HANNOUCHE
ARCHITECTS

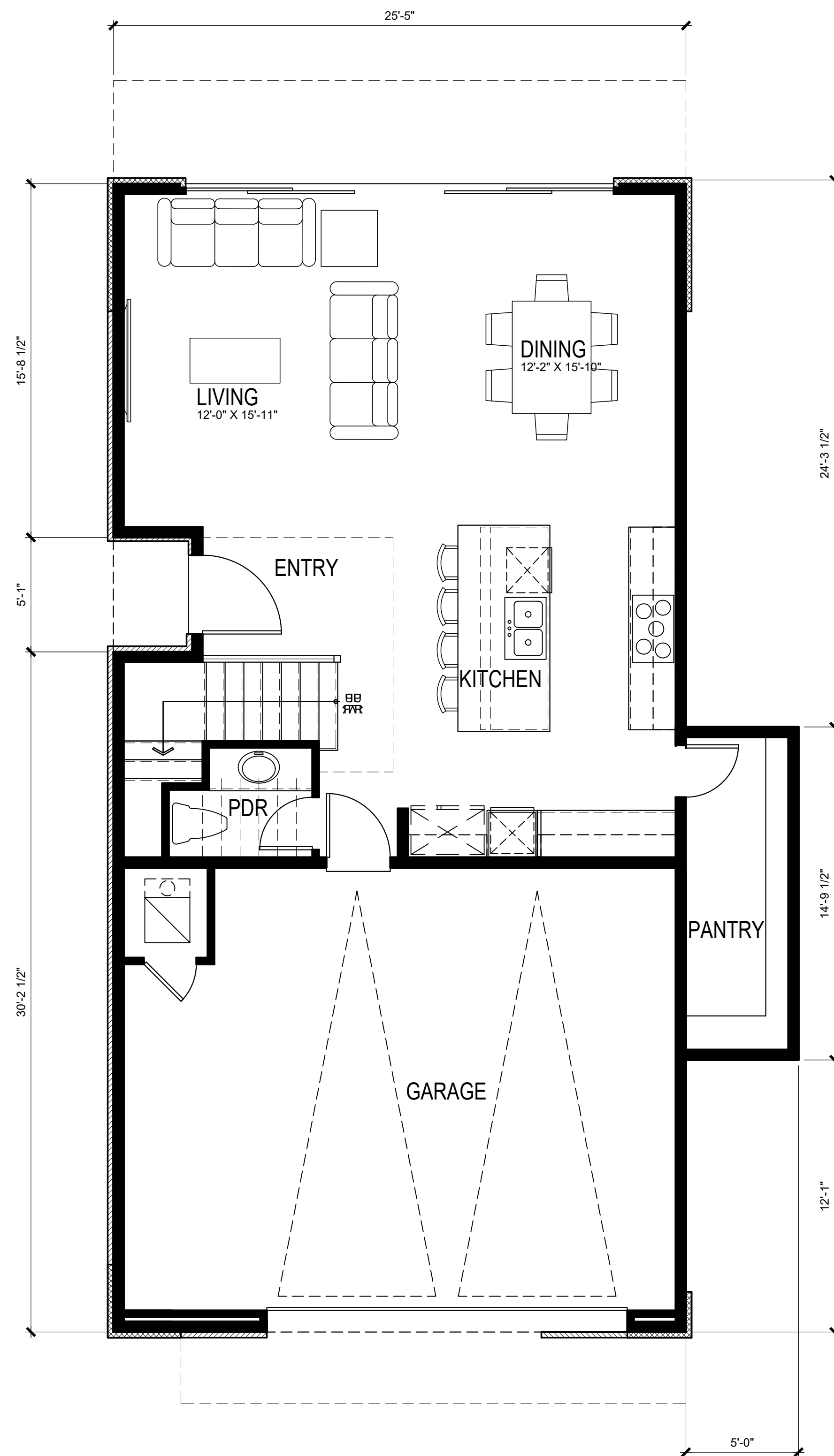
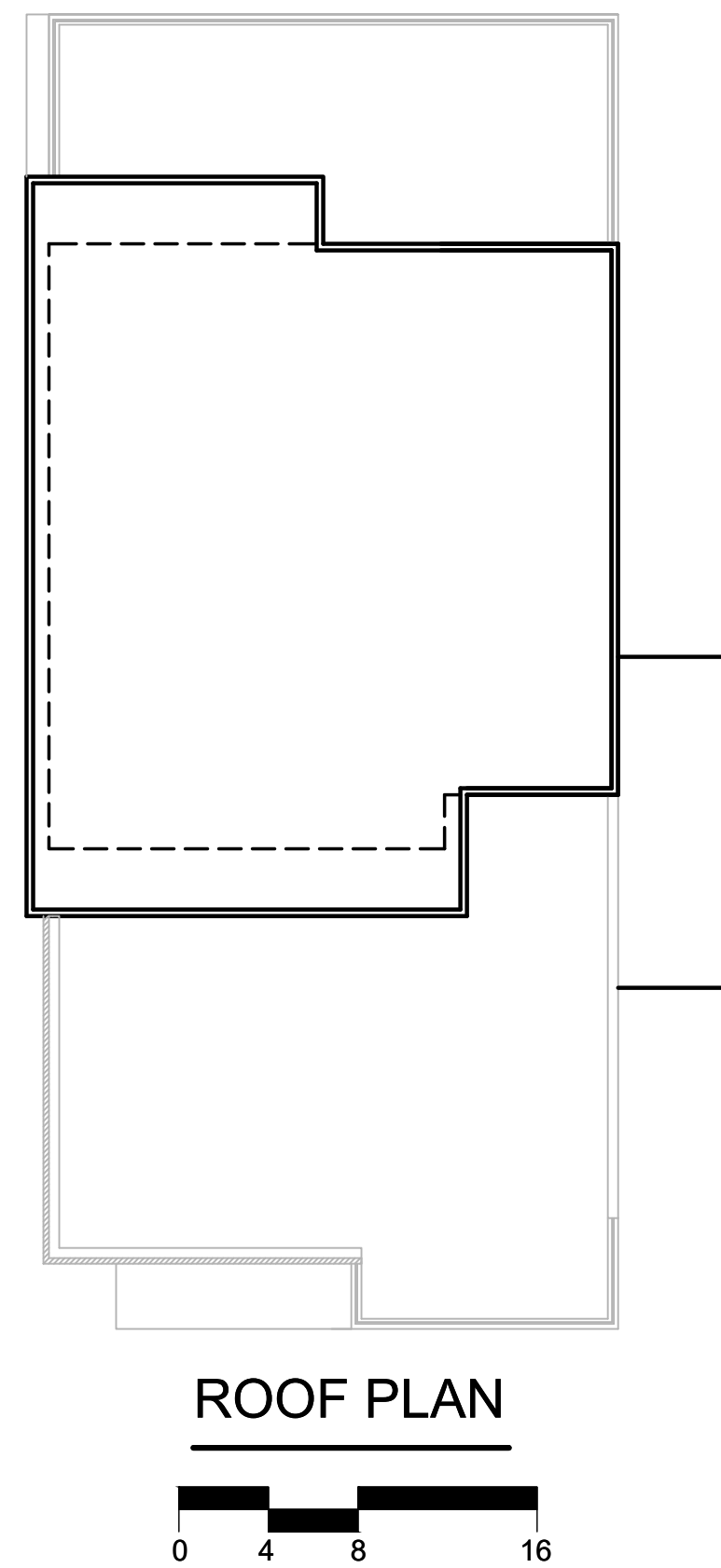
949.261.2070
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

HARBOUR COVE

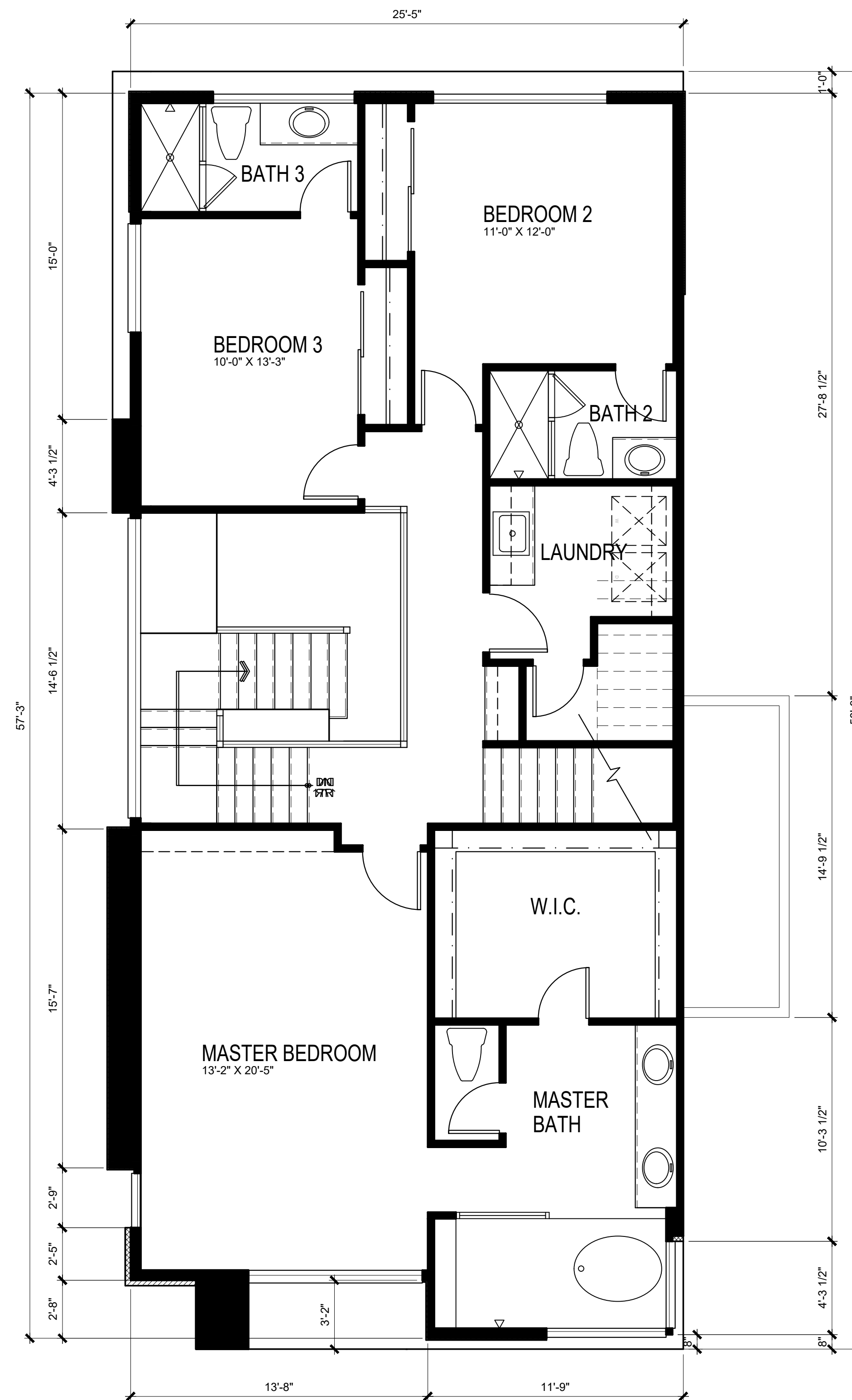
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

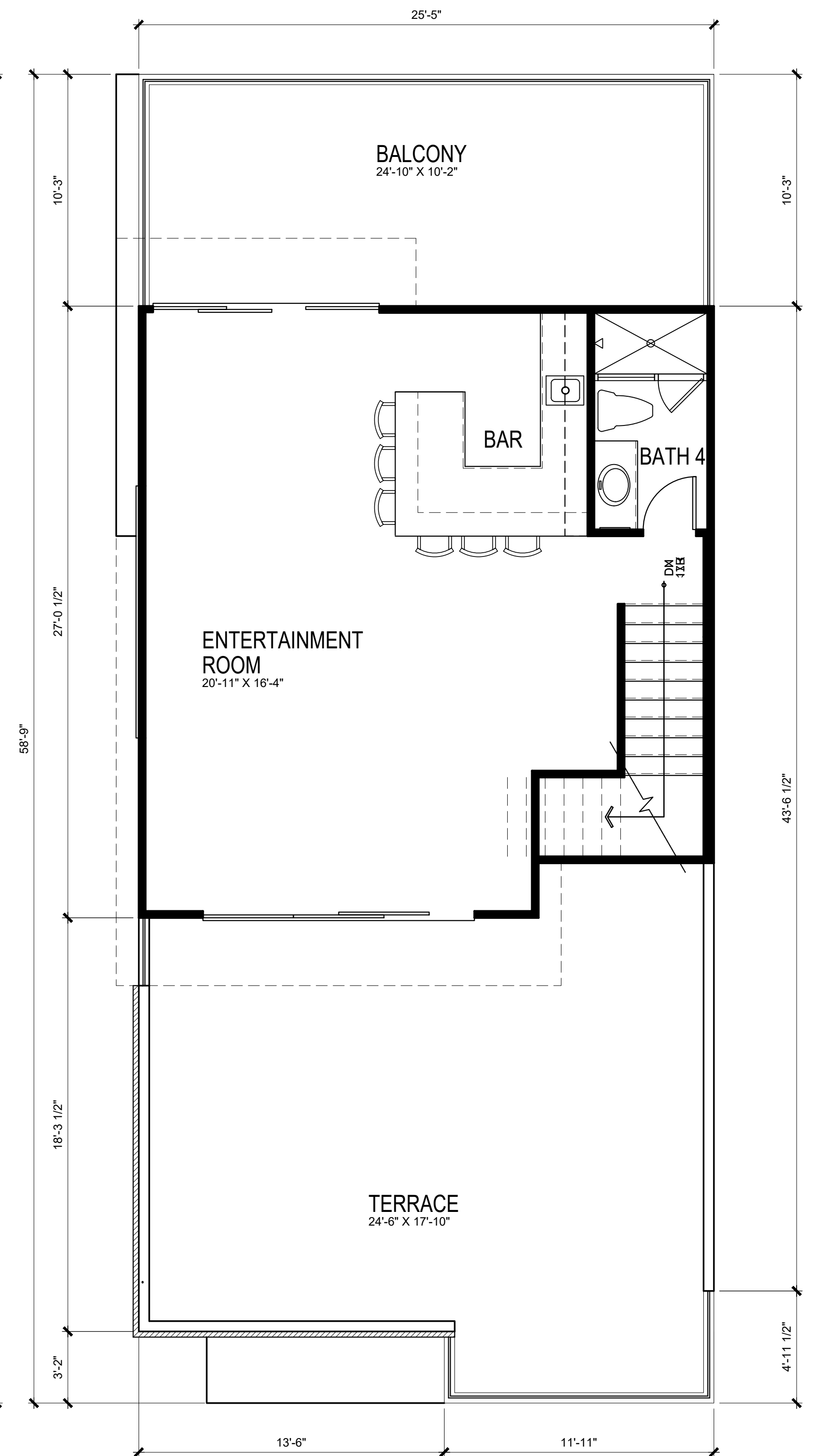
Preliminary



FIRST FLOOR PLAN 828 S.F.
(EACH UNIT TOTAL) 2,687 S.F.



SECOND FLOOR PLAN 1250 S.F.



THIRD FLOOR PLAN 609 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 5E

0 1 4 8



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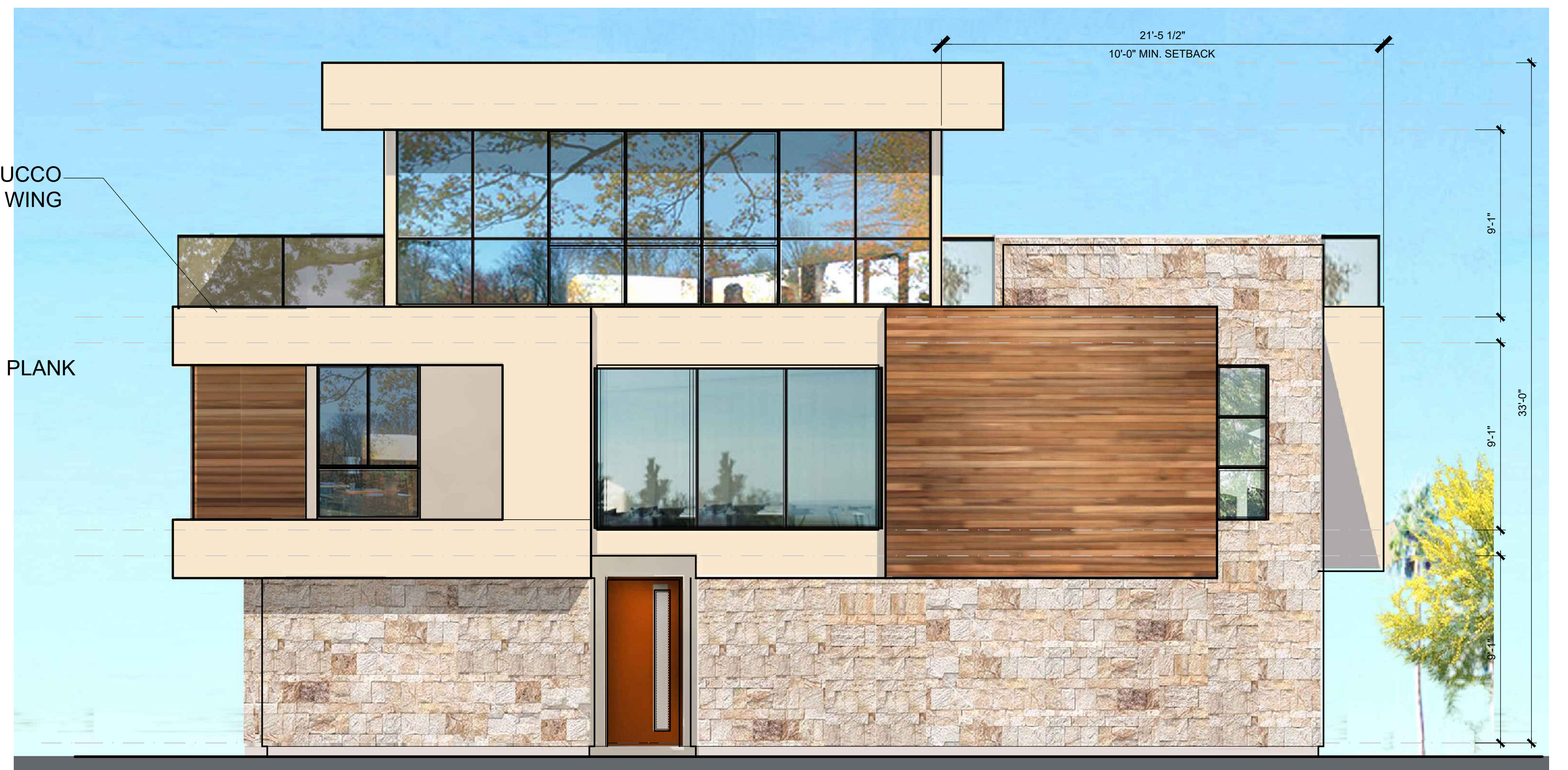
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



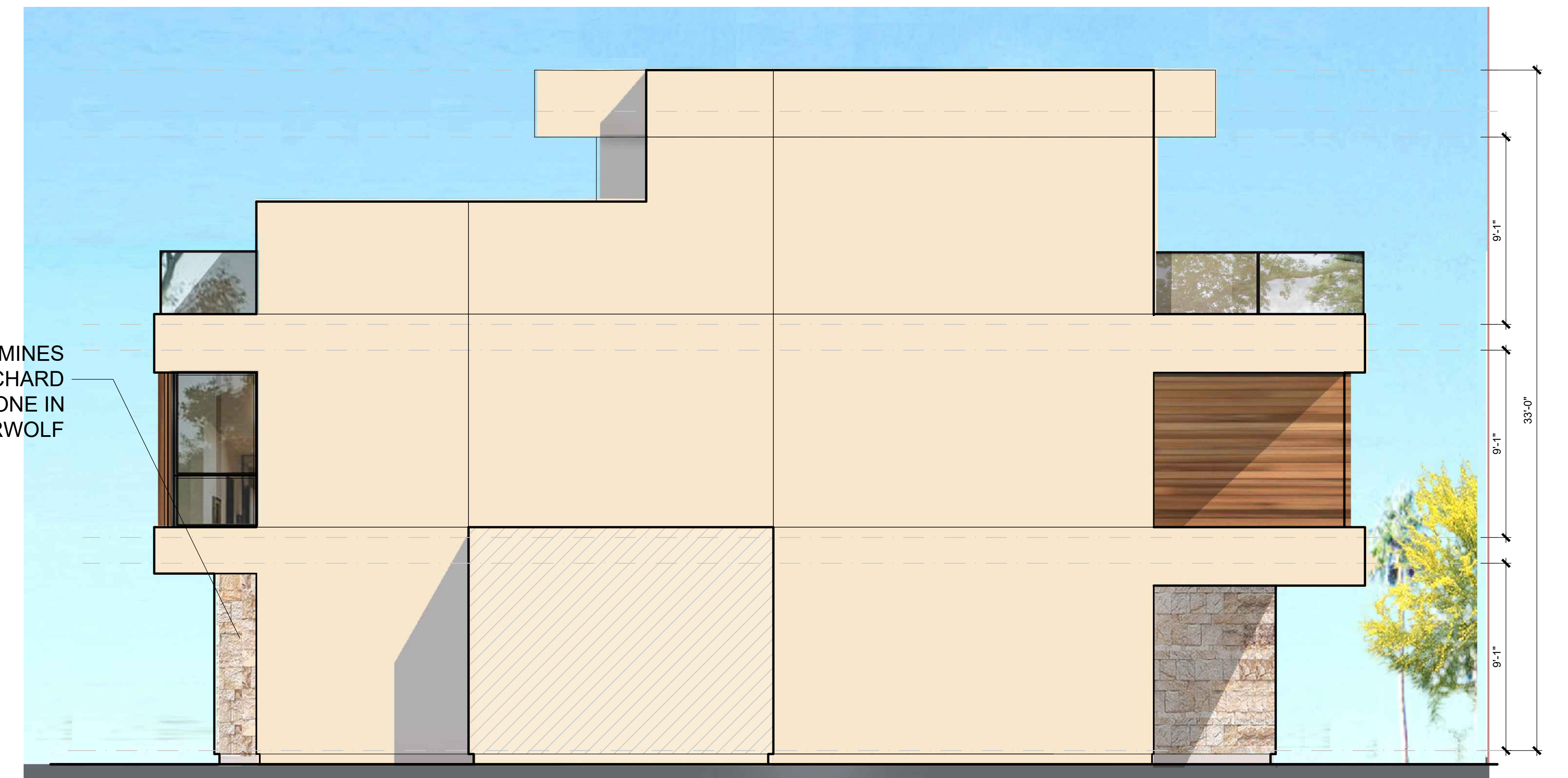
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PLAN 5 ENH ELEVATIONS

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



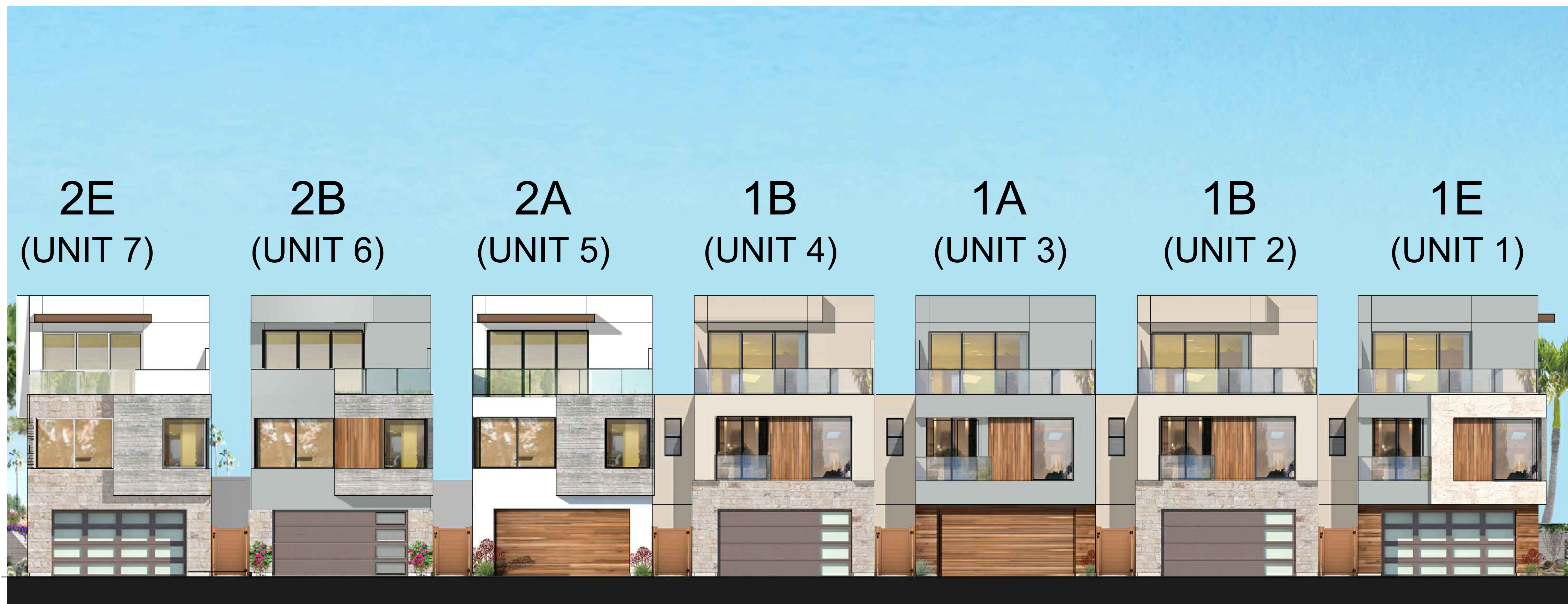
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PROJECT # 22017 March 16, 2026

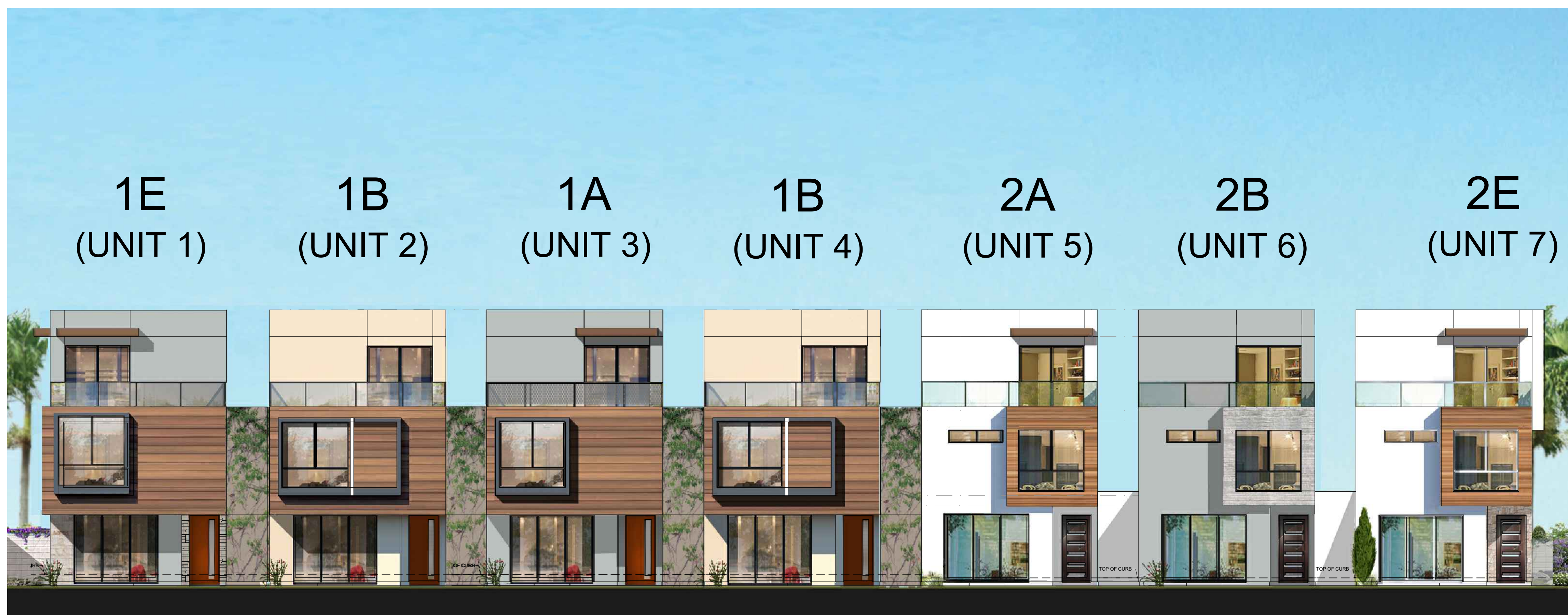


SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



GARAGE STREET ELEVATION



PASEO ELEVATION

PLAN 1&2 STREET VIEW ELEVATIONS

HARBOUR COVE

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ALLEY ELEVATION



PASEO ELEVATION

PLAN 3 STREET VIEW ELEAVATIONS

HARBOUR COVE

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GARAGE STREET ELEVATION



REAR ELEVATION

PLAN 4 STREET VIEW ELEVATIONS

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



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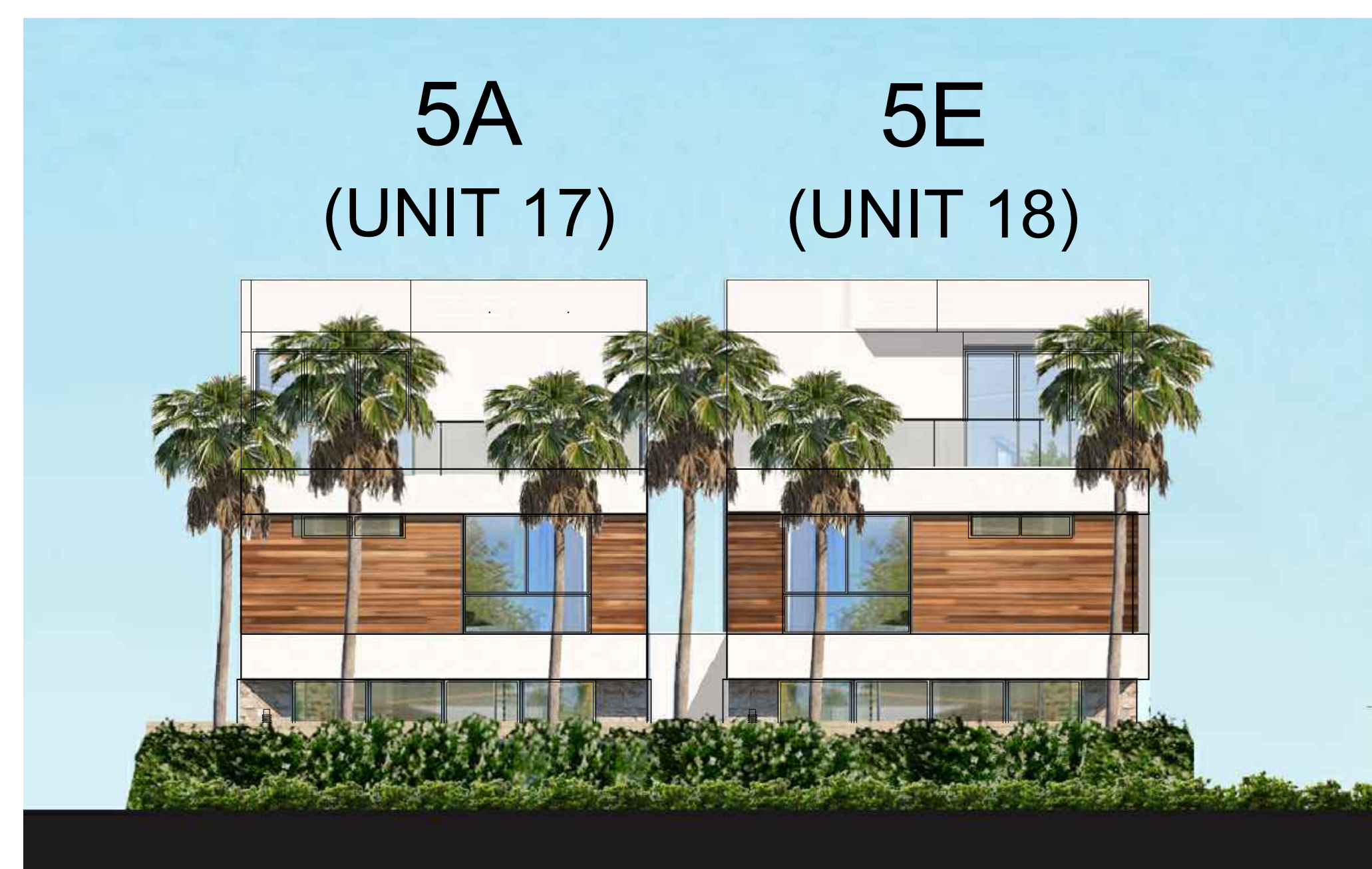
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PROJECT # 22017 March 16, 2026

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GARAGE STREET ELEVATION



PEARCE STREET ELEVATION

PLAN 5 STREET VIEW ELEVATIONS



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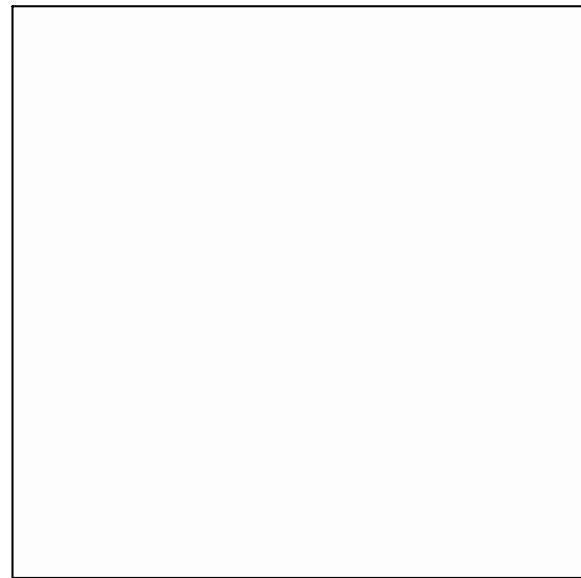
HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

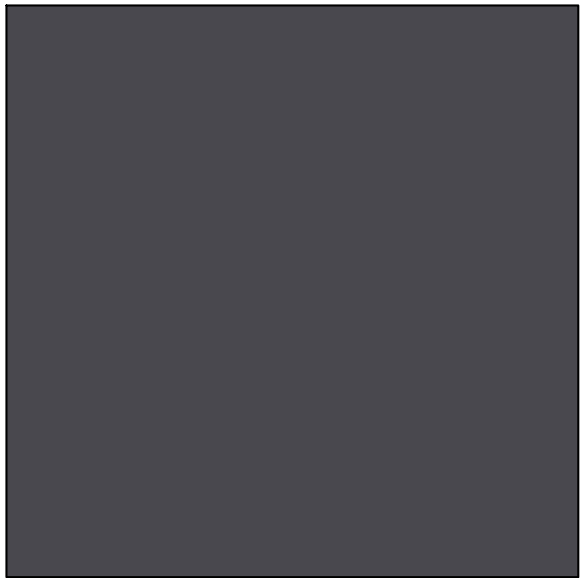
Preliminary

COLOR AND MATERIAL SELECTIONS



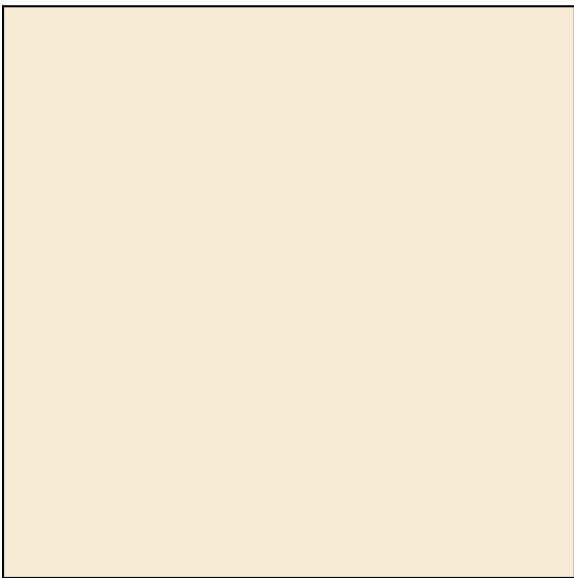
STUCCO :
DUNN EDWARDS
DEW 379 IGLOO

PLAN 2A
PLAN 2ENH
PLAN 3A
PLAN 3C
PLAN 4B (UNIT 13)
PLAN 4A



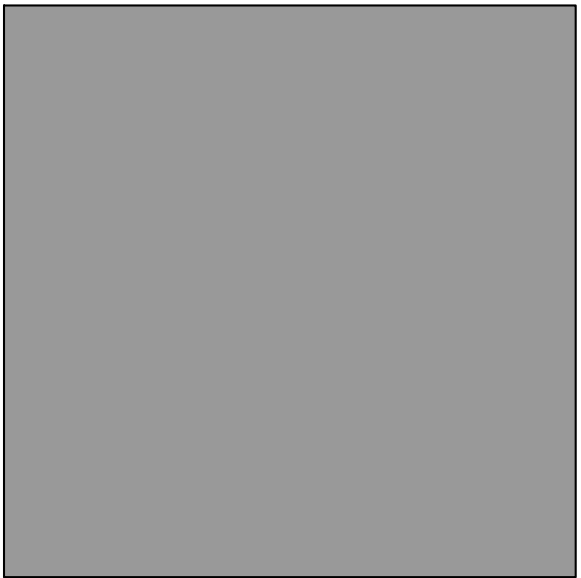
STUCCO (ACCENT COLOR):
DUNN EDWARDS
DEA 188 BLACK BAY

PLAN 1A
PLAN 1B
PLAN 1ENH
PLAN 4



STUCCO :
DUNN EDWARDS
DEW 329 WAX WING

PLAN 1B
PLAN 3ENH
PLAN 4B (UNIT 15)
PLAN 5ENH



STUCCO :
DUNN EDWARDS
DE 6368 WALRUS

PLAN 1A
PLAN 1ENH
PLAN 2B
PLAN 3B
PLAN 4A
PLAN 4ENH



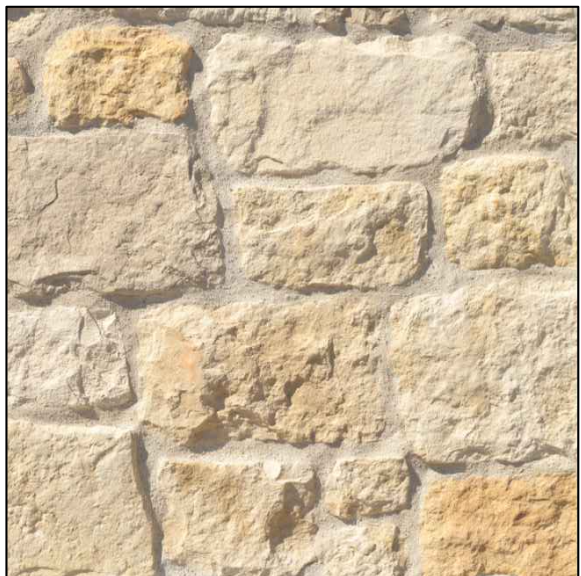
WOOD:
LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

PLAN 1A
PLAN 1B
PLAN 1ENH
PLAN 2A
PLAN 2B
PLAN 2ENH
PLAN 3A
PLAN 3B
PLAN 3C
PLAN 3ENH



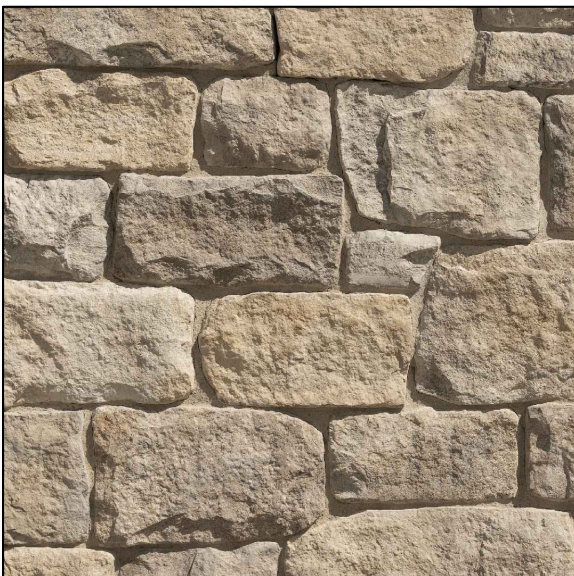
WOOD:
LUMABUILT
6-INCH V GRROVE PLANK
IN TABLE WALNUT

PLAN 4A
PLAN 4B
PLAN 4ENH
PLAN 5A
PLAN 5ENH



STONE:
CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

PLAN 1ENH
PLAN 1B
PLAN 2B
PLAN 2ENH
PLAN 3A
PLAN 3C
PLAN 3ENH



STONE:
CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN TIMBERWOLF

PLAN 4B
PLAN 4ENH
PLAN 5A
PLAN 5ENH



STONE:
CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

PLAN 2A
PLAN 2B
PLAN 2ENH
PLAN 3B
PLAN 4A

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

HARBOUR COVE COMMUNITIES RESERVES THE RIGHT TO CHANGE SPECIFICATIONS OR MATERIALS WITHOUT NOTICE.



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PROJECT # 22017 949.261.2070
March 16, 2026

SAS DEVELOPMENT

21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

Conceptual Design Plans:

Harbour Cove

Tenative Tract #16295
Huntington Beach, CA

SAS Development

21190 Beach Blvd
Huntington Beach, CA 92648
Contact: Brian Sassounian Tel: (714) 374-5678

CONSULTANT TEAM

LANDSCAPE ARCHITECTURE
FORMA
3050 Fullman Street
COSTA MESA, CA 92626
TEL: 714.673.6200 FAX: 714.673.6299
CONTACT: CAROL MACFARLANE / NATALIE BENNETT THOMAS

ARCHITECT (CLIENT CONSULTANT)
HANNOUCHE ARCHITECTS
20750 SW Acacia Street #45
NEUFORT BEACH, CA 92660
TEL: 949.261.2010
CONTACT: WUN SZE LI

CIVIL ENGINEER (CLIENT CONSULTANT)
JONES CAHL & ASSOCIATES INC.
18090 BEACH BLVD., SUITE #2
HUNTINGTON BEACH, CA 92648
TEL: 714.848.0506
CONTACT: DAN RUBIO

NOTES

VICINITY MAP



ABBREVIATIONS

AC.	ASPHALTIC CONCRETE	EA.	EACH	M.	MULTI-TRUNKED	T.	TURF
A/C	AIR CONDITIONING	EJ.	EXPANSION JOINT	MAX.	MAXIMUM	T.C.	TOP OF CURB
ALIGN	ALIGN	ELEV.	ELEVATION	MIN.	MINIMUM	T.F.	TOP OF FENCE
ARCH.	ARCHITECT(URAL)	ESP.	ESPA LIER	MED.	MEDIUM	T.O.F.	TOP OF FOOTING
AUTO.	AUTOMATIC	EQ.	EQUAL	MFR.	MANUFACTURER	T.G.	TOP OF GRATE
		EXIST.	EXISTING	MISC.	MISCELLANEOUS	THK.	THICK(NESS)
		EXT.	EXTERIOR			T.P.	TOP OF FILASTER
BLDG.	BUILDING			NAT.	NATURAL	T.S.	TOP OF STEP
BLK.	BLOCK	FF.	FINISH FLOOR	NO.	NUMBER	T.W.	TOP OF WALL
B.O.C.	BACK OF CURB	FG.	FINISH GRADE	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
B.S.	BOTTOM OF STEP	FIN.	FINISH (ED)	NT.S.	NOT TO SCALE		
B.W.	BOTTOM OF WALL	F.L.	FOUNTAIN JET			W/	WITH
		F.L.	FLOW LINE	O.C.	ON CENTER	W/O	WITHOUT
C.B.	CATCH BASIN	F.O.C.	FACE OF CURB	O.D.	OUTSIDE DIAMETER	WD.	WOOD
C.I.	CAST IRON	F.O.W.	FACE OF WALL	P.A.	PLANTING AREA	WI.	WROUGHT IRON
C.J.	COLD JOINT	F.S.	FINISH SURFACE	P.E.	PAD ELEVATION	W.W.M.	WELDED WIRE MESH
CL.	CENTERLINE	FT.	FOOT OR FEET	P.L.	PROPERTY LINE	W.S.	WATER SURFACE
CLR.	CLEAR	FTG.	FOOTING	P.O.T.	POINT OF TANGENCY		
COL.	COLUMN			PR.	PAIR		
CONC.	CONCRETE	GA.	GAUGE	PRF.	PREFAB.		
CONT.	CONTINUOUS	GAL.	GALLON				
		GALV.	GALVANIZED	R/RAD.	RADIUS		
d	PENNY (NAIL SIZE)	G.C.	GROUND COVER	REF.	REFERENCE		
DBL.	DOUBLE	GFF.	GARAGE FINISH FLOOR	REV.	REVISION		
D.D.	DECK DRAIN	GR.	GRADE	RUD.	REDWOOD		
DET.	DETAIL						
DIA.	DIAMETER	HORIZ.	HORIZONTAL	SHT.	SHEET		
DIAG.	DIAGONAL	H.P.	HIGH POINT	SIM.	SIMILAR		
DIM.	DIRECTION OF FLOW	HT.	HEIGHT	SPEC.	SPECIFICATION		
D.F.	DOUGLAS FIR			S.L.	SCORE LINE		
D.L.	DRAIN LINE	ID.	INSIDE DIAMETER	SQ.	SQUARE		
DN	DOWN	INV.	INVERT	STD.	STANDARD		
D.S.	DOWN SPOUT	INT.	INTERIOR				
DUG.	DRAWING	L.A.	LANDSCAPE ARCHITECT				



PLANNING • DESIGN • LANDSCAPE ARCHITECTURE
151 Kalmus Drive, Suite H5 (714) 673-6200
Costa Mesa, CA 92626 formacompanies.com

SHEET INDEX

SHEET NUMBER	DESCRIPTION	SHEET REFERENCE
1 OF 8	COVER SHEET	CS-0
2 OF 8	SITE PLAN/ OPEN SPACE CALC'S	SP-1
3 OF 8	WALL AND FENCE PLAN	WF-1
4 OF 8	WALL AND FENCE DETAILS AND IMAGES	WF-2
5 OF 8	LIGHTING LAYOUT CONCEPT PLAN	LT-1
6 OF 8	PLANTING PLAN - TREES	LP-1
7 OF 8	PLANTING PLAN - SHRUBS	LP-2
8 OF 8	ELEVATIONS	E-1

SUBMITTALS

DATE	DESCRIPTION	DATE	DESCRIPTION
12/18/2018	CITY SUBMITTAL	2/11/2026	CITY SUBMITTAL
9/4/2019	CITY SUBMITTAL		
9/23/2022	CITY SUBMITTAL		
7/22/2024	CITY SUBMITTAL		
10/24/2024	CITY SUBMITTAL		
8/27/2025	CITY SUBMITTAL		

Client:
SAS Development
21190 Beach Blvd.
Huntington Beach, CA 92648

Project:
Harbour Cove
Huntington Beach, CA

Revisions:

Sheet Info:

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Checked By: CSM
Scale: N/A
Date: Aug. 27, 2025
Job No.: 1947.002

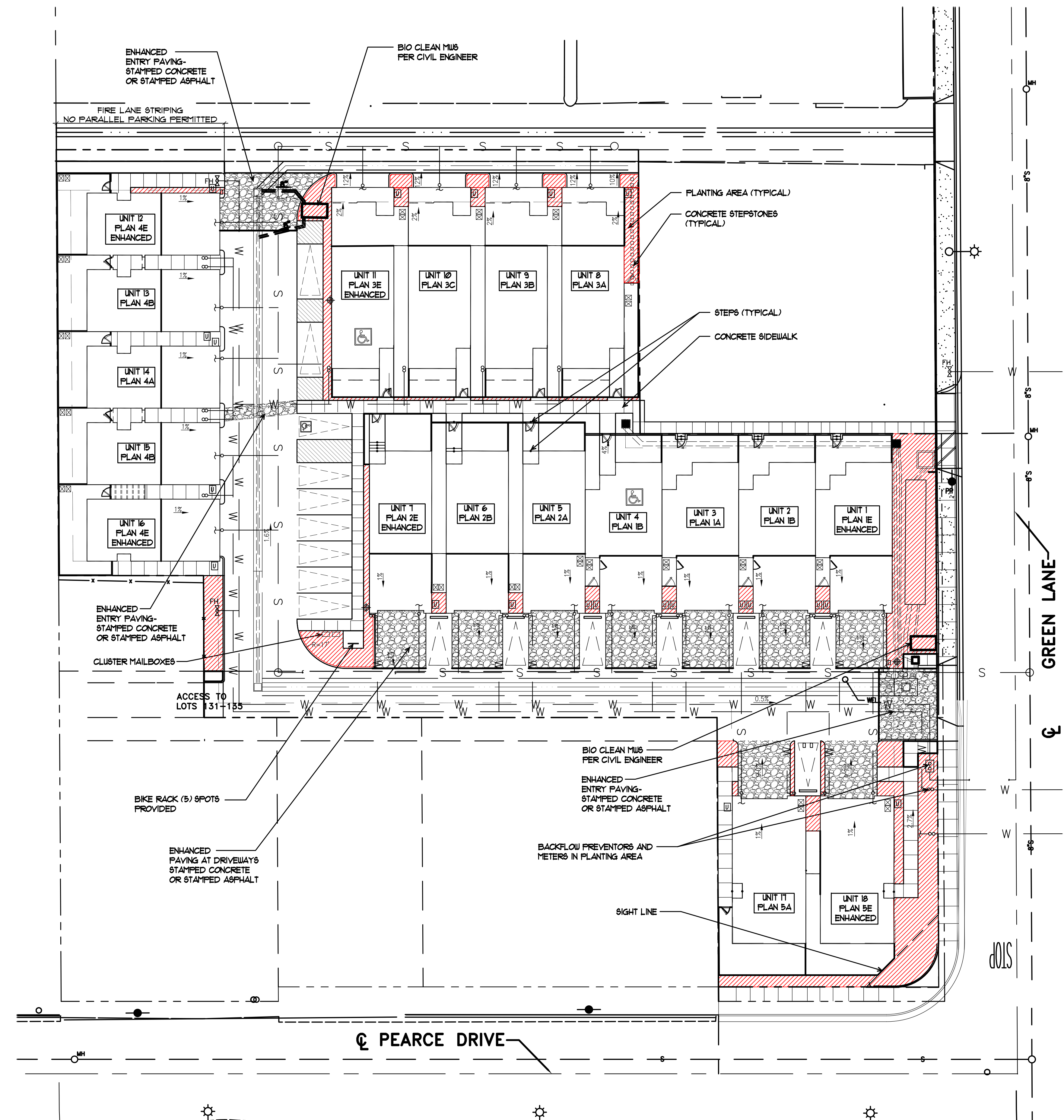
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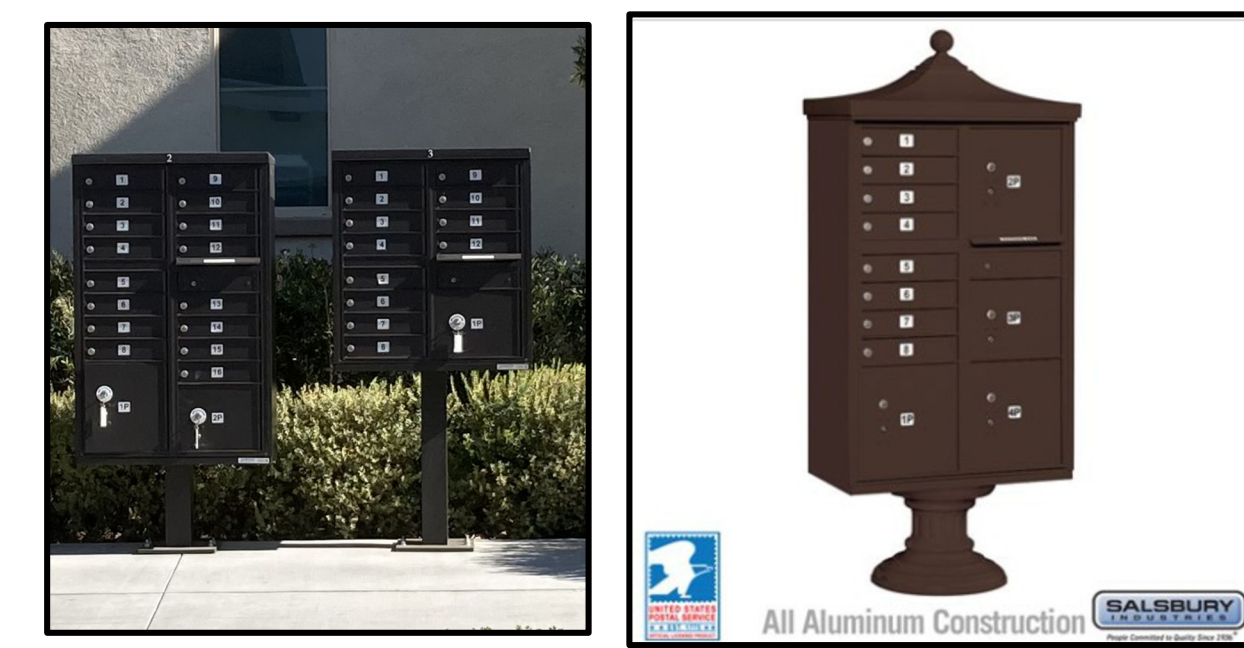
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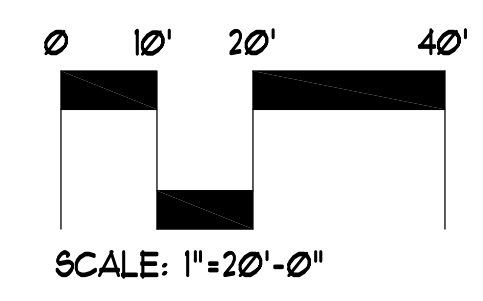


MAILBOX CLUSTER EXAMPLES



LANDSCAPE/OPEN SPACE
AREA CALCULATIONS

LANDSCAPE SUMMARY	
Total Lot Size:	53,911 SF.
Total Landscape Area:	4,335 SF. (8.03% of the Site)
Turf Area:	0 SF.
Shrub Area:	4,335 SF. = 8.03% of Site
Total required -	4,318 SF. - 8% of Site (Exceeds 8% Min. City Requirement)



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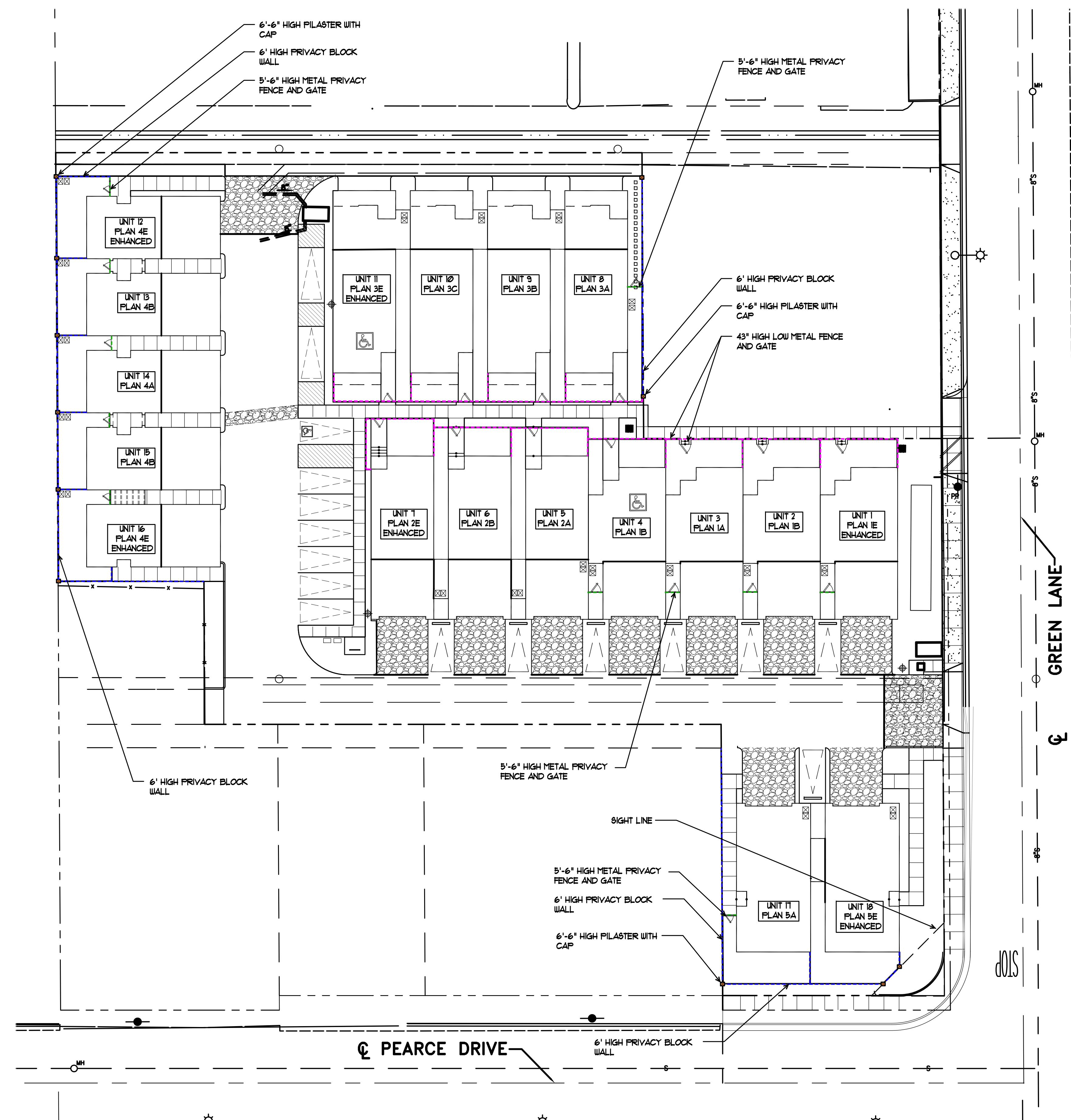
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Checked By: CSM
Scale: 1"= 20'
Date: February 11, 2026
Job No.: 1947.002

Sheet Title:

Site Plan
Open Space Calcs.

Sheet Reference:

SP-1
Sheet: 2 of 8



WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION	ELEVATION
	6' High Privacy Block Wall	See Elevation 'A', Sheet WF-2
	6'-6" High Pilaster with Cap	See Elevation 'B', Sheet WF-2
	5'-6" High Metal Privacy Fence and Gate	See Elevation 'C', Sheet WF-2
	43" High Low Metal Fence and Gate	See Image Example 'D', Sheet WF-2

Note: See Sheet WF-2 for Wall and Fence Elevations and Concept Images

NORTH

SCALE: 1"=20'-0"

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Job No.: 1947.002

Sheet Title:

Wall and Fence Plan

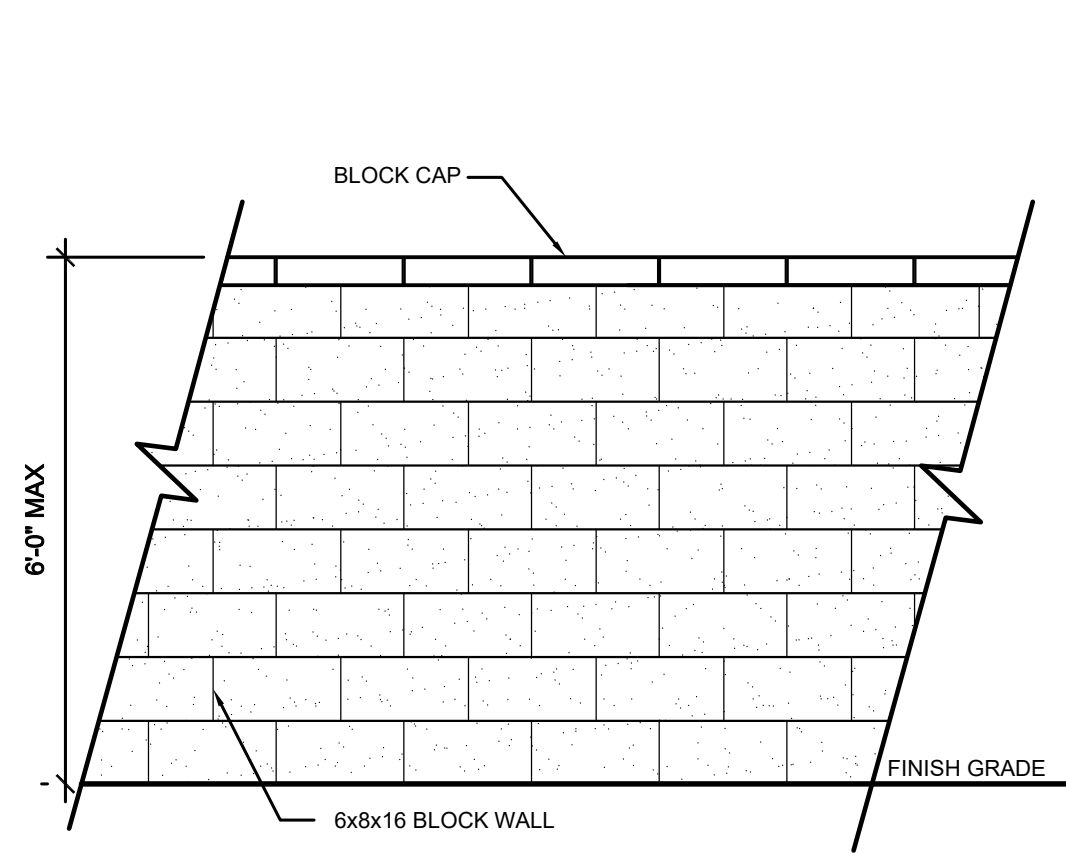
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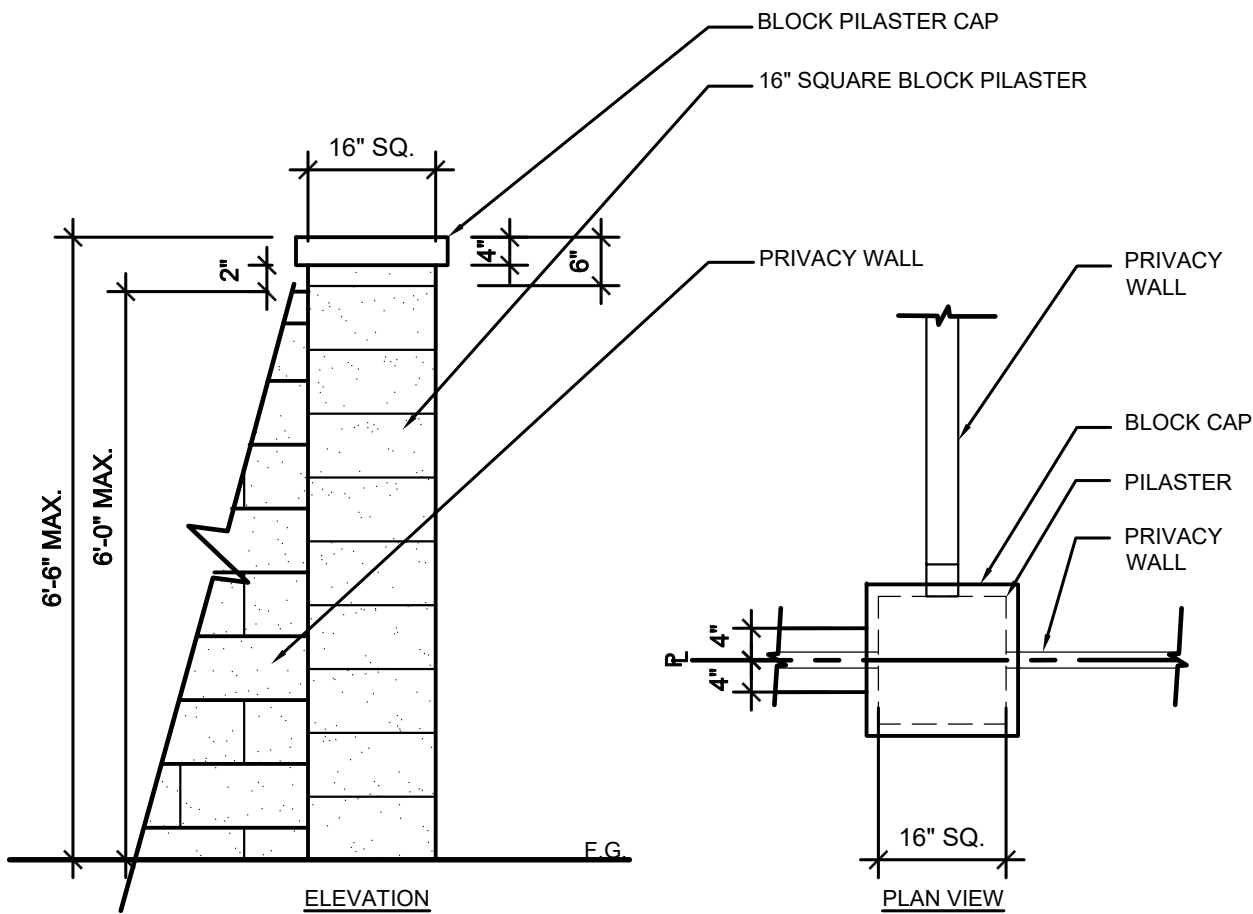
Sheet: **3** of **8**



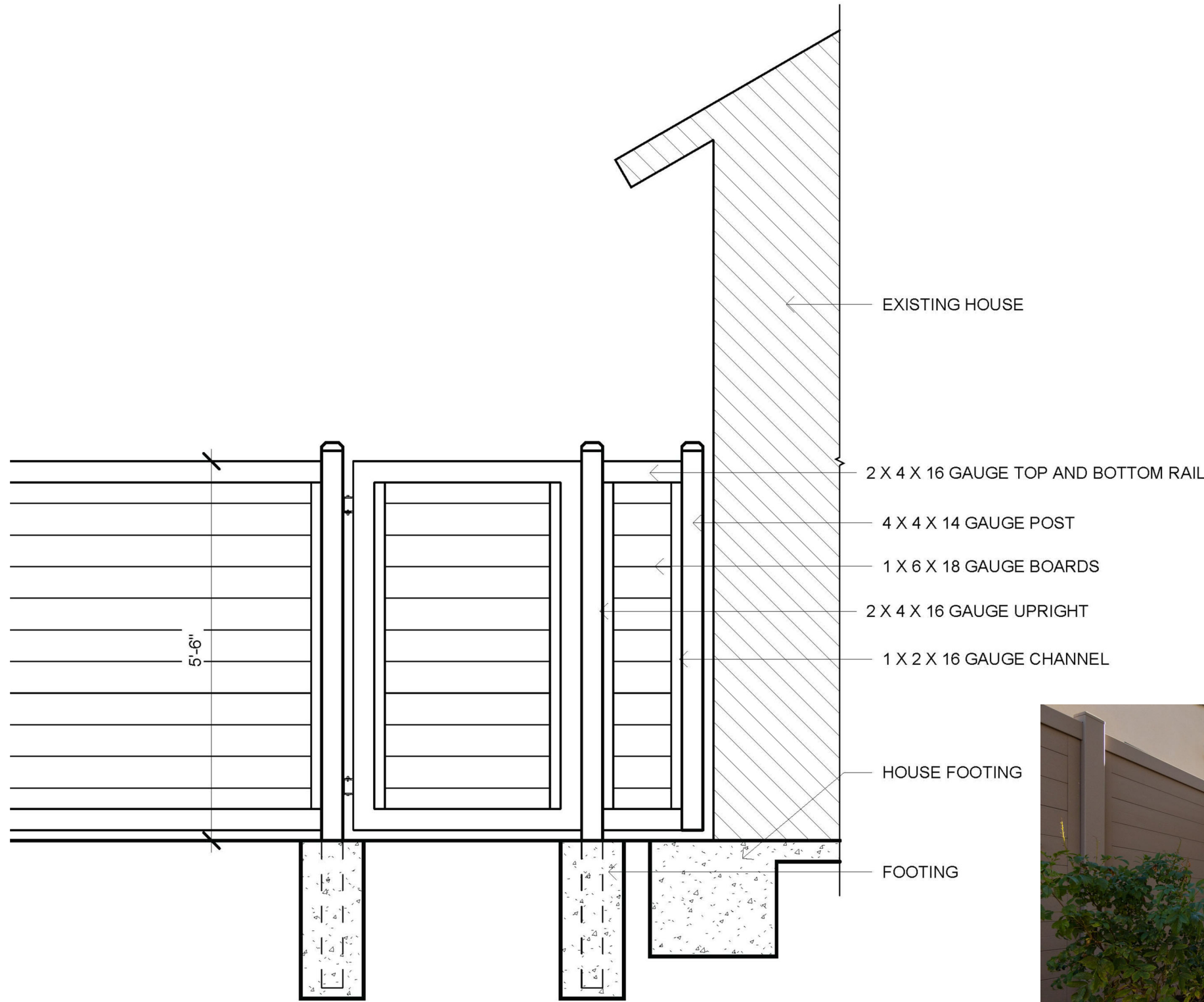
PRIVACY BLOCK WALL EXAMPLE AND PROPOSED COLOR



A PRIVACY BLOCK WALL SCALE 1/2" = 1'-0"



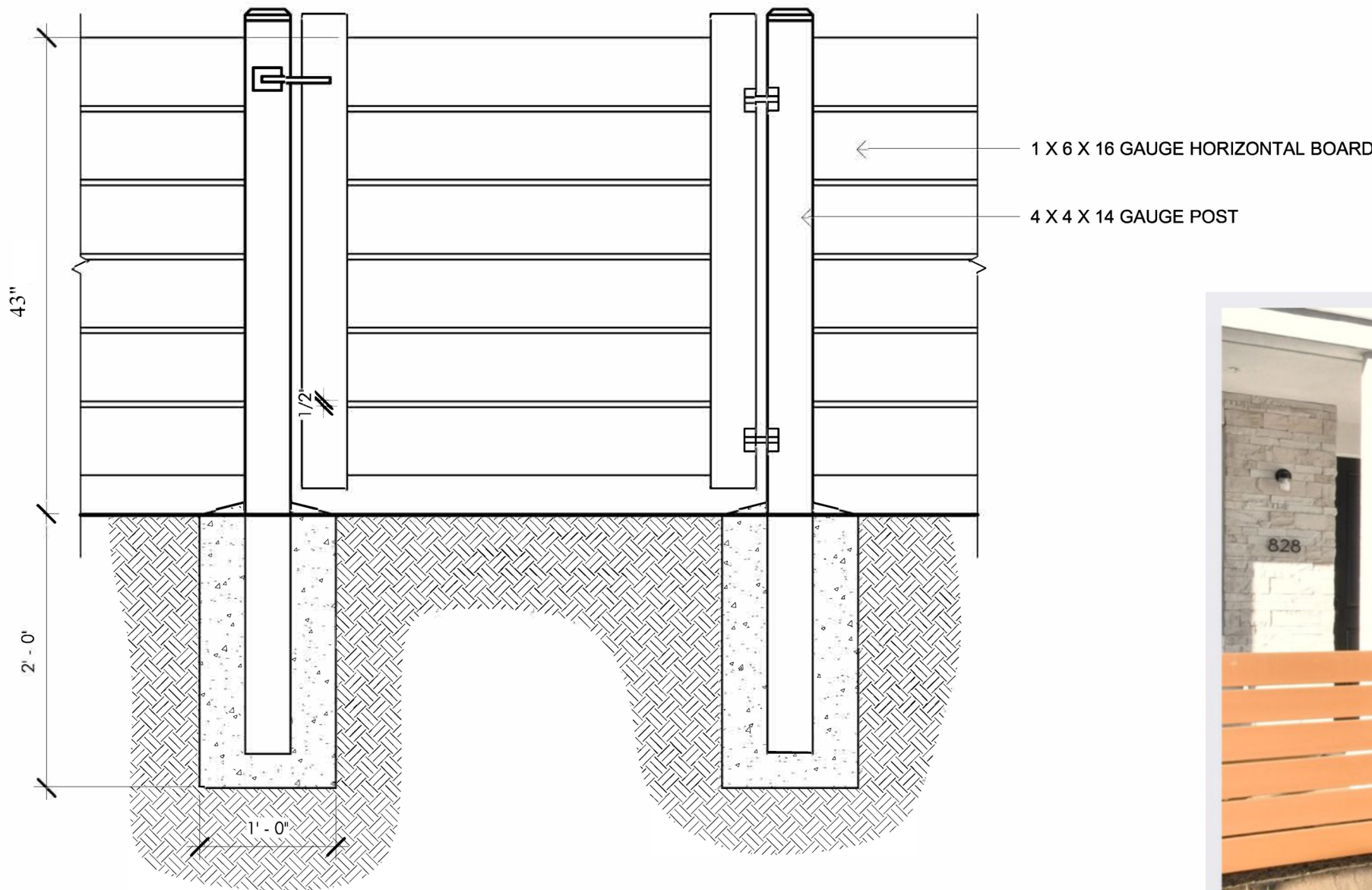
B PERIMETER PILASTER SCALE 1/2" = 1'-0"



C METAL PRIVACY FENCE AND GATE



METAL PRIVACY FENCE AN GATE EXAMPLE COLOR TO MATCH PROPOSED PATIO FENCE COLOR BELOW



D LOW METAL FENCE AND GATE



LOW PATIO METAL FENCE AND GATE EXAMPLE AND PROPOSED COLOR

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Date: February 11, 2026
Job No.: 1947.002

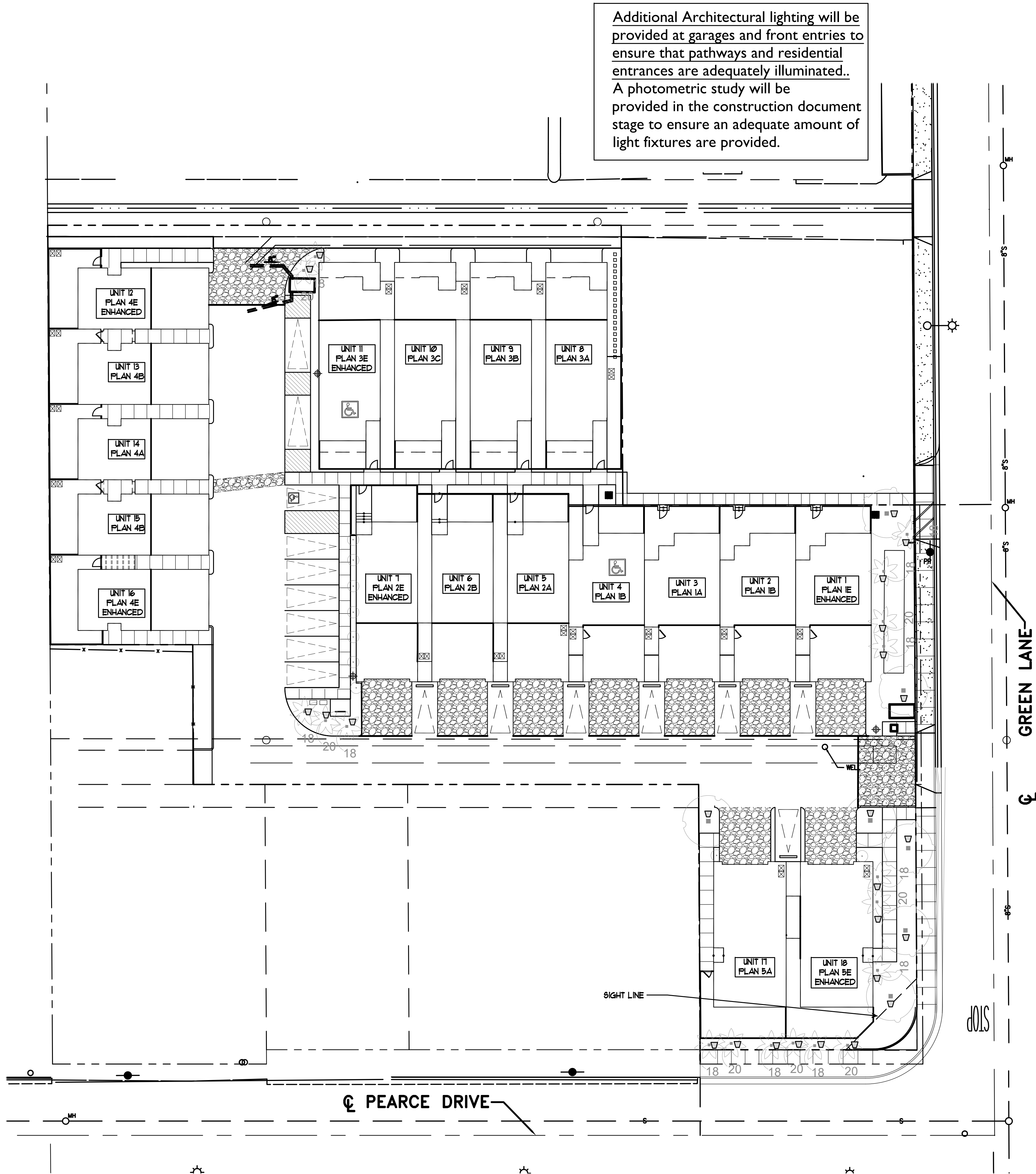
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**Wall and Fence
Details and Images**

Sheet Reference:

WF-2

Sheet: **4** of **8**



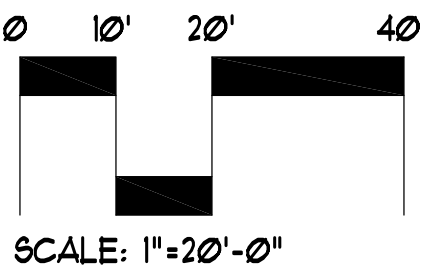
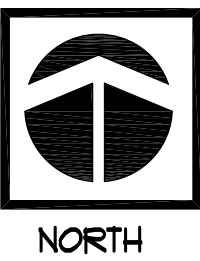
STREET LIGHT 
Huntington Beach Standard Street
Light- SCE Nostalgic Fixture
Light locations are provided for reference
only. A photometric study will be
provided in the construction document
stage to ensure an adequate amount of
light fixtures are provided.



TREE UPLIGHT 



LIGHT BOLLARD
Lighting option at walkways where
palm/tree uplights, house lighting and
street lighting are not sufficient.
A photometric study will be
provided in the construction document
stage to ensure an adequate amount of
light fixtures are provided.



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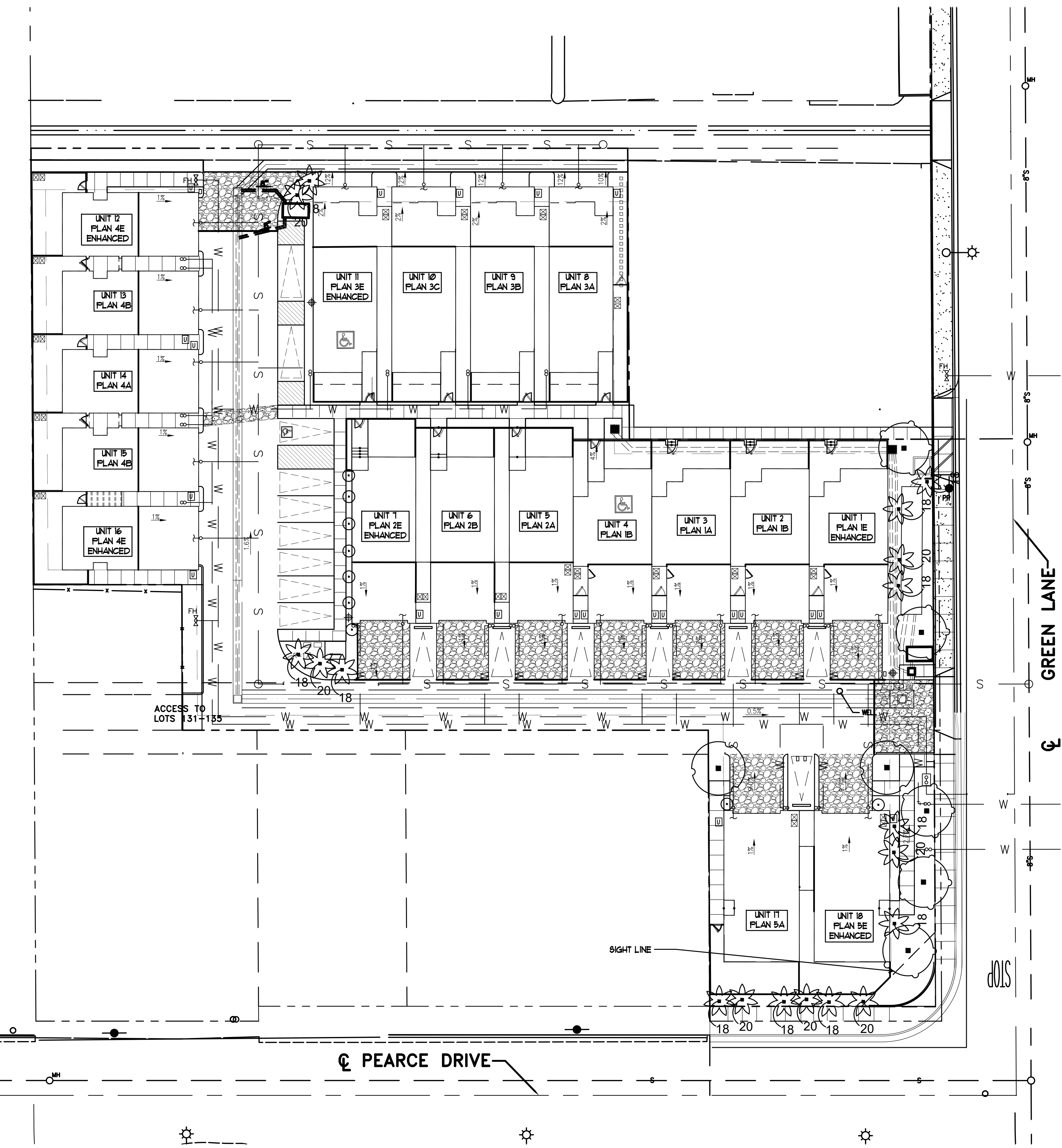
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**Lighting Layout
Concept Plan**

Sheet Reference:

LT-1

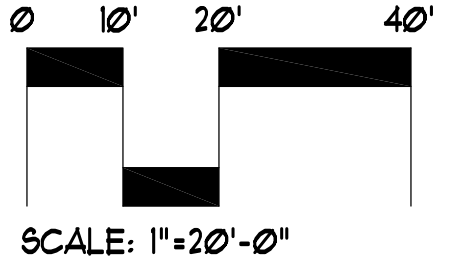
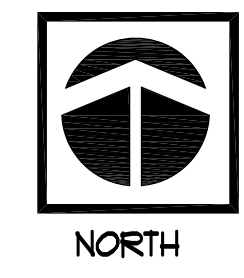
Sheet: **5** of **8**



TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS RATING	QTY.
	Cupressus sempervirens 'Tiny Tower'	'Tiny Tower' Italian Cypress	15 Gallon Columnar	L	9
	Parkinsonia florida	Blue Palo Verde	36" Box Upright Multi.	VL	5
	Ulmus parvifolia 'Drake' or (Select best variety available at time of installation) The canopy of the tree will be maintained at a minimum of 6' from the ground up to maintain visibility around the garages and in the alley.	'Drake' Chinese Elm	36" Box Std.	M	2
	Washingtonia robusta	Mexican Fan Palm	18' B.T.H. 20' B.T.H. All Heights to be skinned and planted plumb	L	12 6

TREE REQUIREMENT NOTE:
PER CITY REQUIREMENTS
ONE (1) 36" BOX TREE OR 18' BTH PALM PER UNIT
18 UNITS - 18 TREES REQUIRED
ONE (1) 36" BOX TREE OR 18' BTH PALM PER EVERY 45 LINEAL FEET OF STREET FRONTAGE
300 L.F. OF STREET FRONTAGE ALONG GREEN AND PEARCE STREET - 1 TREES REQUIRED
TOTAL REQUIRED - 25
TOTAL PROVIDED - 25
(7) 36" BOX TREES
(18) 18' BTH (MIN.) PALMS
TOTAL TREE REQUIREMENT HAS BEEN SATISFIED AND/OR EXCEEDED WITHIN THIS PACKAGE.



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Huntington Beach, CA

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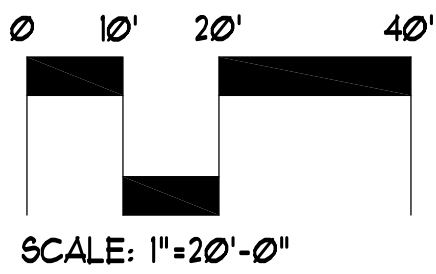
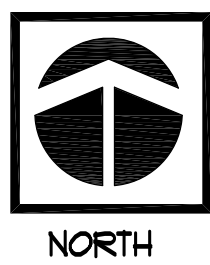
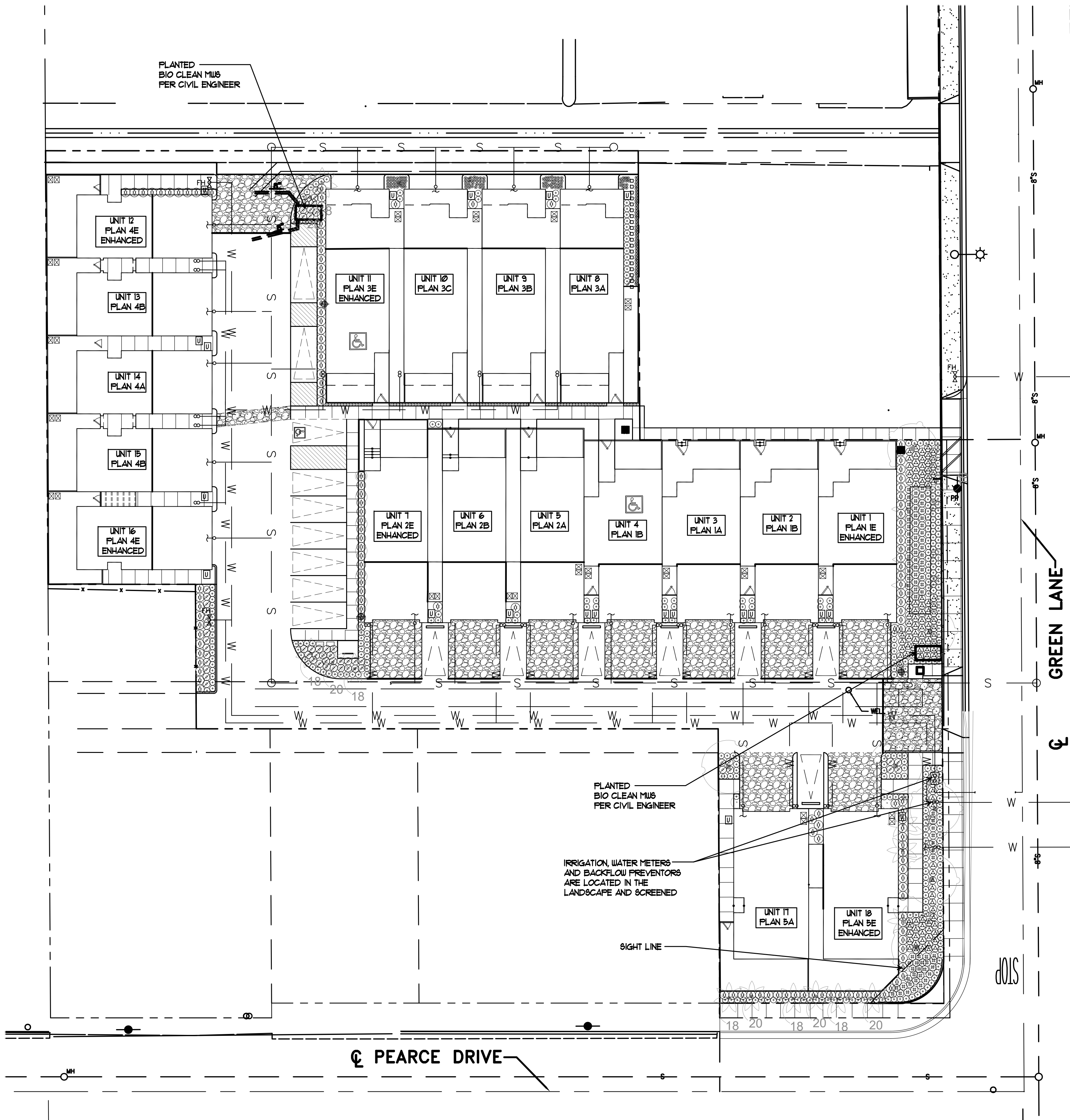
**Planting Plan
Trees**

Sheet Reference:

LP-1
Sheet: 6 of 8

SHRUB LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WCOLS RATING	QTY.
⊕	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	1 gal.	L	342
▼	Dianella caerulea 'Aranda'	Aranda Faroo Lily	1 gal.	M	131
●	Festuca glauca	Blue Fescue	1 gal.	L	82
⊖	Ligustrum japonicum 'Texanum'	Texanum Wax-leaf Privet	5-15 gal.	M	141
△	Muhlenbergia 'Pink Flamingo'	Pink Flamingo Muhly	1-5 gal.	M	112
⊞	Phormium tenax 'Atropurpureum'	New Zealand Flax	5-15 gal.	L	79
⊗	Salvia leucantha	Mexican Bush Sage	1-5 gal.	L	55



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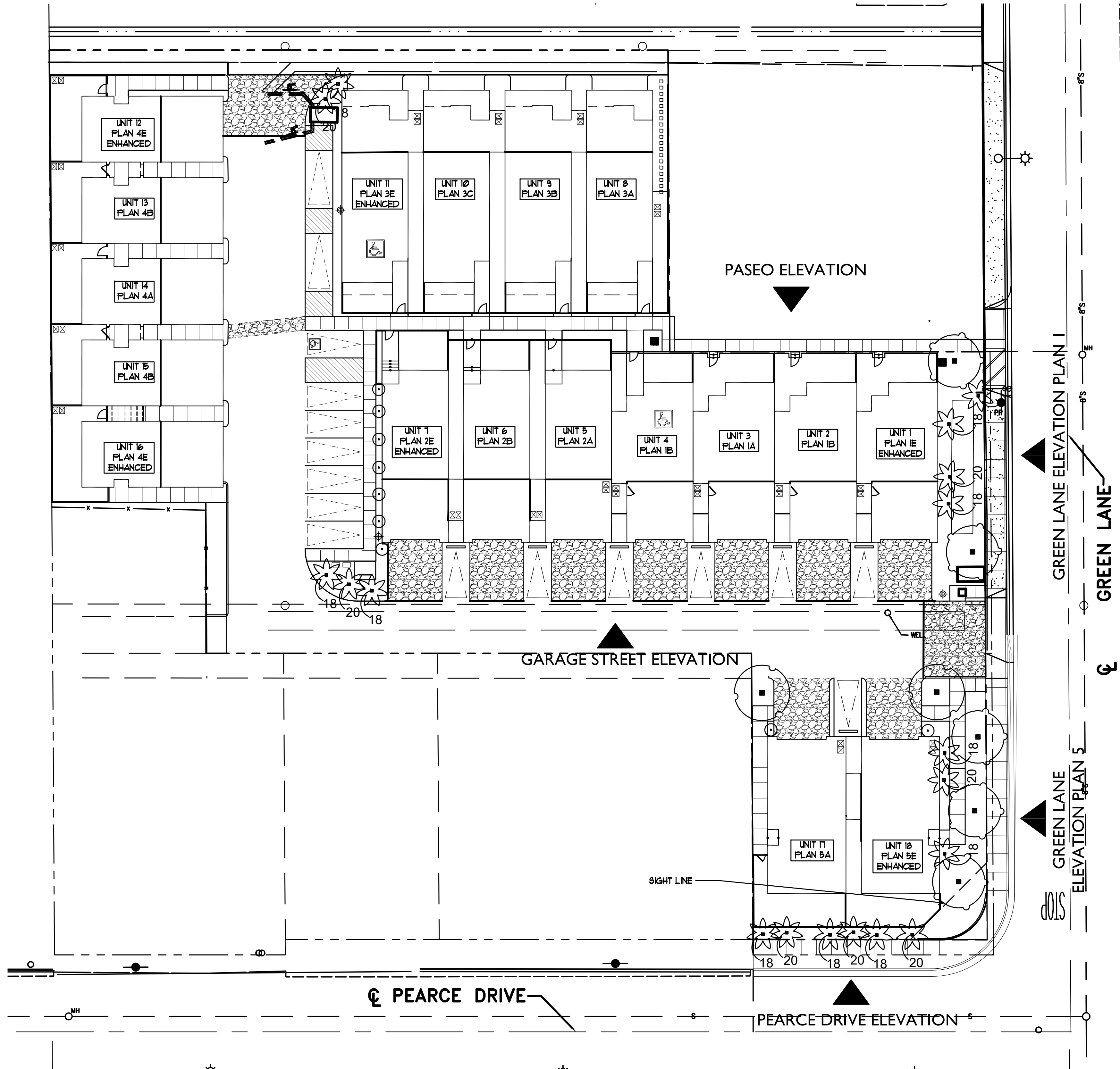
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**Planting Plan
Shrubs**

Sheet Reference:

LP-2

Sheet: **7** of **8**



PEARCE DRIVE ELEVATION PLAN 5



GARAGE STREET ELEVATION



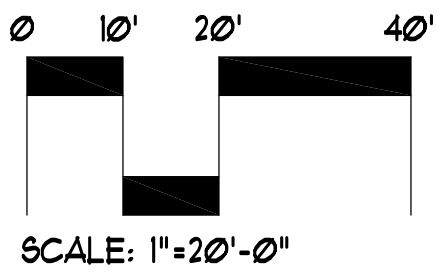
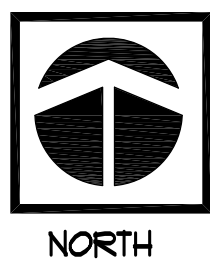
PASEO ELEVATION



GREEN LANE ELEVATION PLAN 1



GREEN LANE ELEVATION PLAN 5



Client:
SAS Development
21190 Beach Blvd.
Huntington Beach, CA 92648

Project:
Harbour Cove
Huntington Beach, CA

Revisions:

Sheet Info:

Drawn By: NB
Checked By: CSM
Scale: 1" = 20'
Date: February 11, 2026
Job No.: 1947.002

Sheet Title:

Elevations

Sheet Reference:

E-1

Sheet: 8 of 8