

HARBOUR COVE

IN HUNTINGTON BEACH



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PROJECT TEAM:

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HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



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ARCHITECTS

949.261.2070
20250 SW ACACIA ST., SUITE 145 NEWPORT BEACH, CA 92660
PROJECT # 22017 April 15, 2025

SAS DEVELOPMENT

21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



PROJECT DATA:

BUILDING CONSTRUCTION: TYPE V (SPRINKLER, NFPA 13R)
OCCUPANCY GROUP: R-2
FIRE SPRINKLER: YES, NFPA 13D
MEETS CA FIRE CODE "TOWNHOUSE" DEFINITION
FIRE ALARM SYSTEM: NOT REQUIRED
FIRE EXTINGUISHER: 2A: 10B:C
INSTALLED WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING PER CITY SPECIFICATION #424

LOT SIZE: 1.239 ACRES (53,977 SF)
ZONING: MEDIUM DENSITY RESIDENTIAL DISTRICT (RM)
DENSITY: 14.5 UNITS / ACRE
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"

PARKING: 63 VEHICULAR PARKING SPOTS
36 GARAGES SPACES
18 DRIVEWAY SPACES
9 STREET SPACES
8 STANDARD, 1 ACCESSIBLE

BICYCLE: 5 BIKE PARKING

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'
PARKING	210.06	2.5 SPACES (1 ENCLOSED) PER UNIT AND 0.5 SPACES PER UNIT FOR GUESTS	2.5 SPACES (2 ENCLOSED) PER UNIT AND 0.5 SPACES PER UNIT FOR GUESTS (9 TOTAL)

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	FLOOR			GARAGE	GROSS S.F.
			FIRST	SECOND	THIRD		
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	3 BED/ 3.5 BA	529	939	505	1,973	442
13	PLAN 4B	3 BED/ 3.5 BA	529	939	505	1,973	442
14	PLAN 4A	3 BED/ 3.5 BA	529	939	505	1,973	442
15	PLAN 4B	3 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	2ND FLR	3RD FLR	PROVIDED TOTAL
				FLR.	DECK	DECK	
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

- 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

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SITE PLAN

SCALE: 1"= 20'-0"

SAS DEVELOPMENT

21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

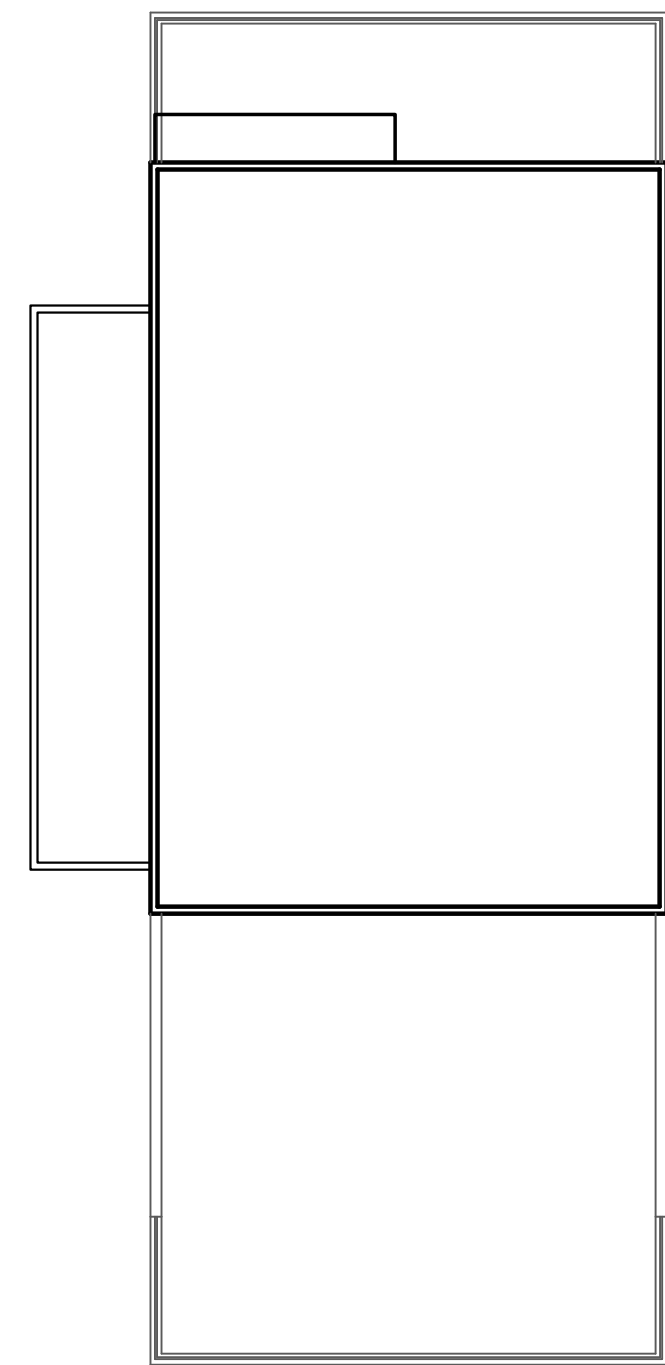


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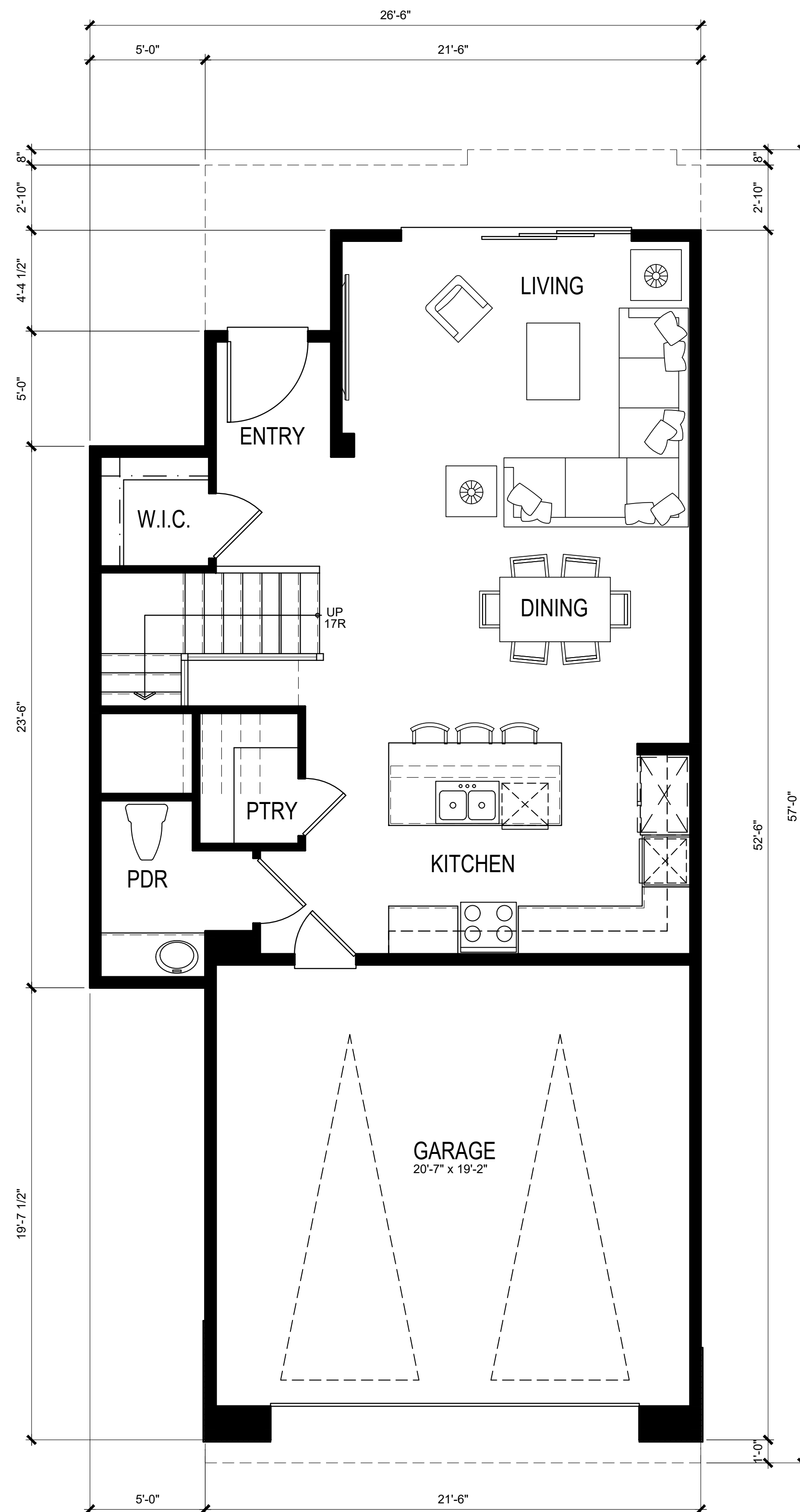
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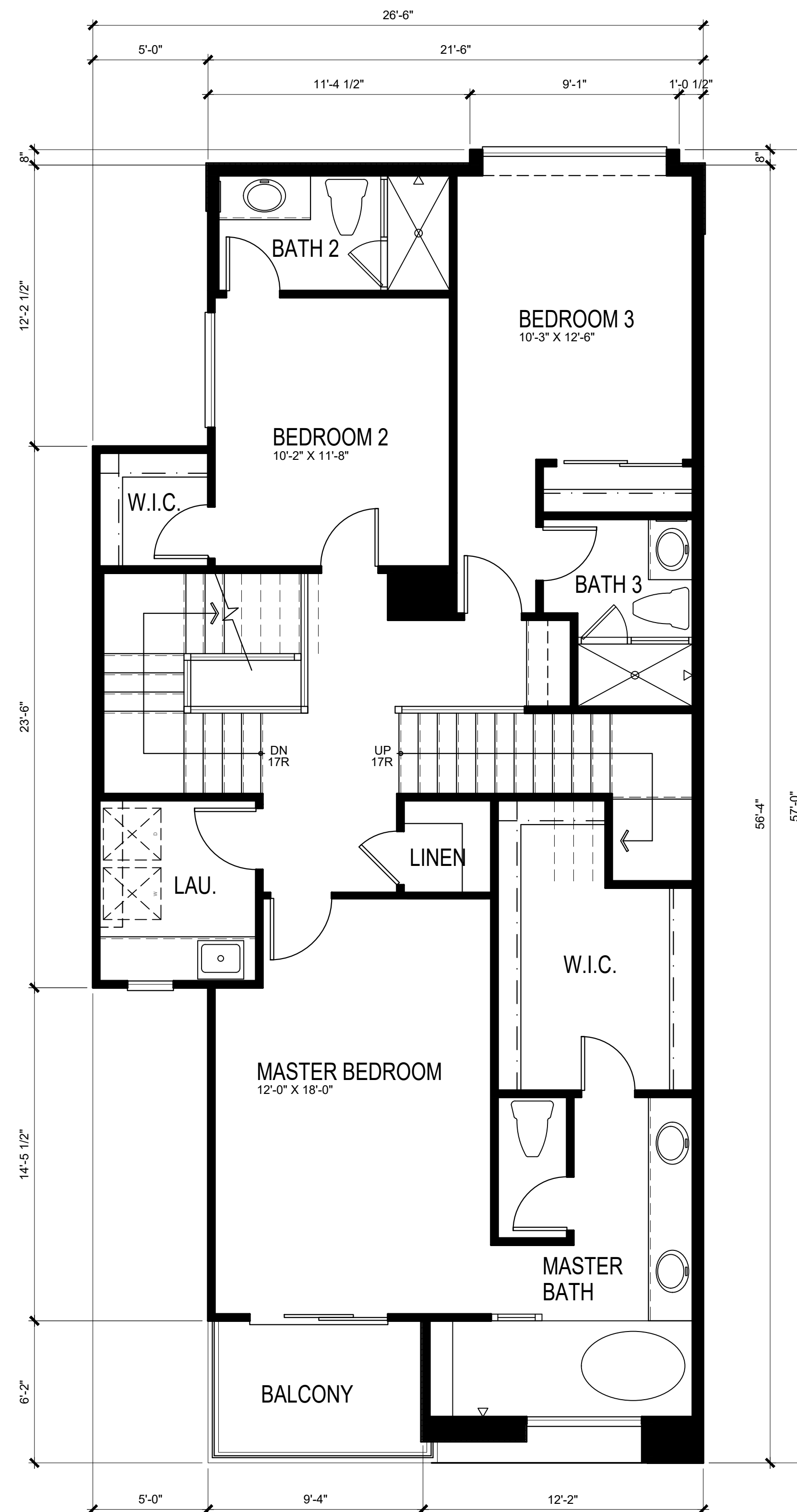
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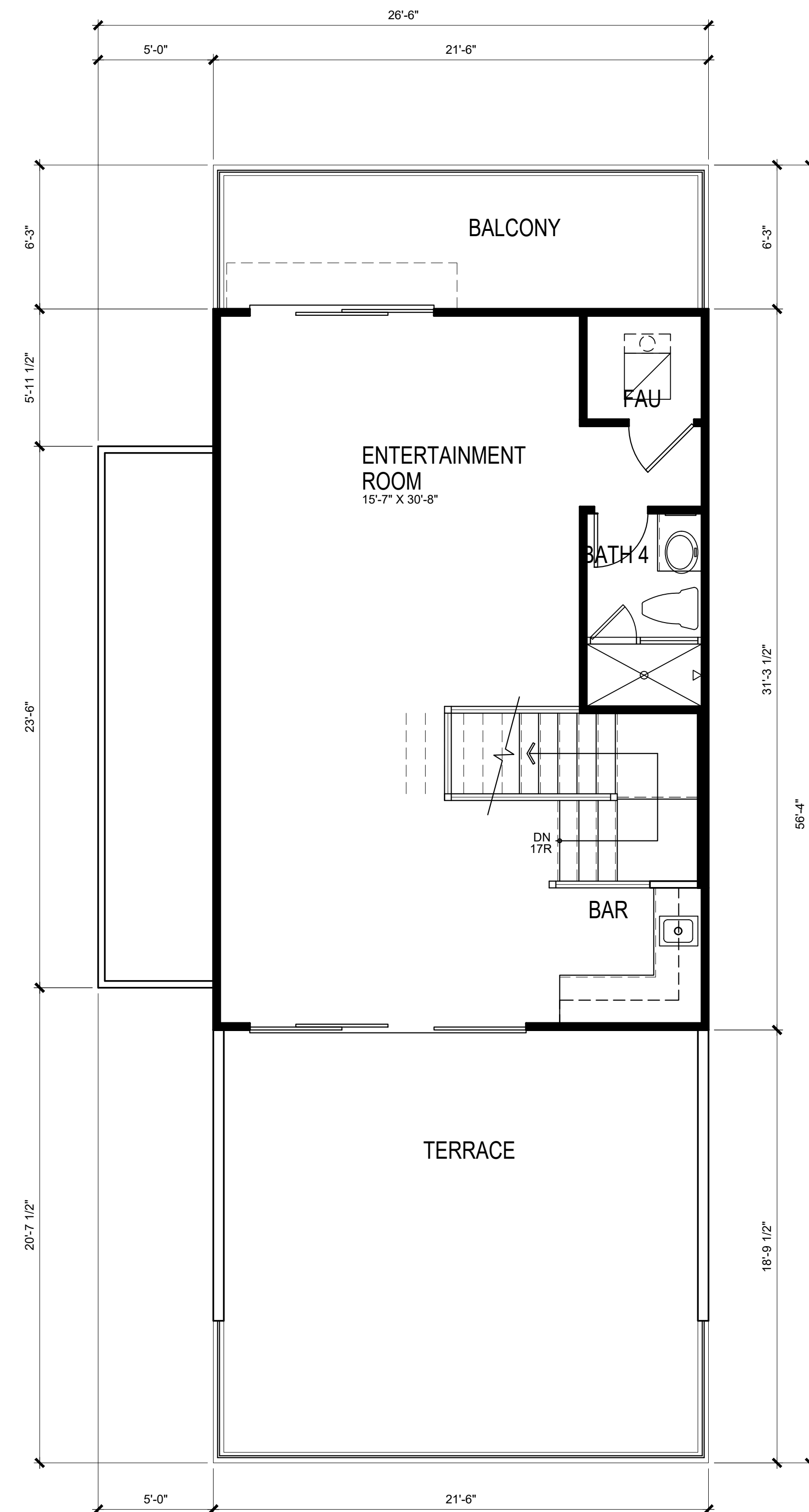
ROOF PLAN



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



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PROJECT # 22017 April 15, 2025

PLAN 1A



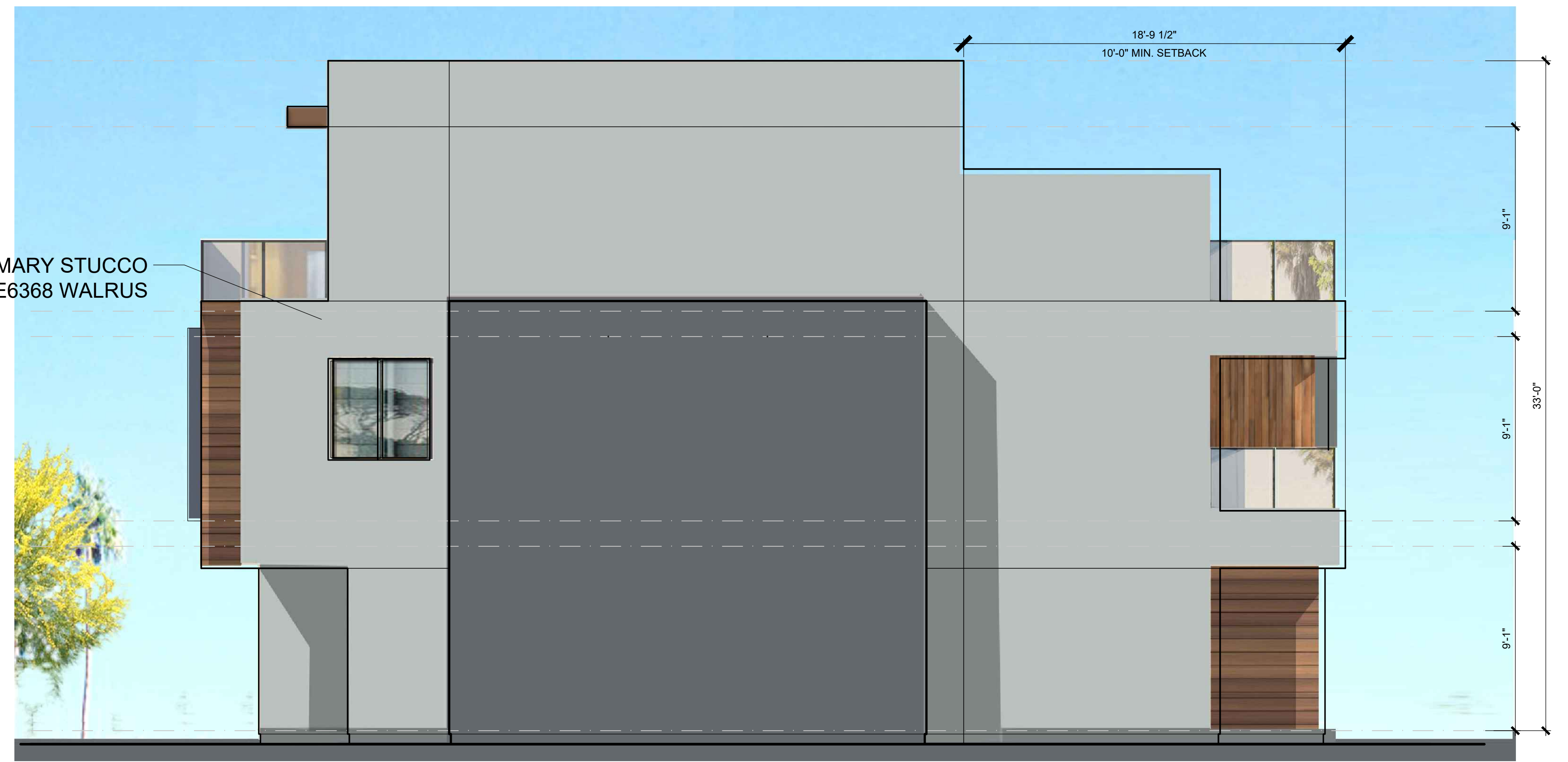
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

1.1



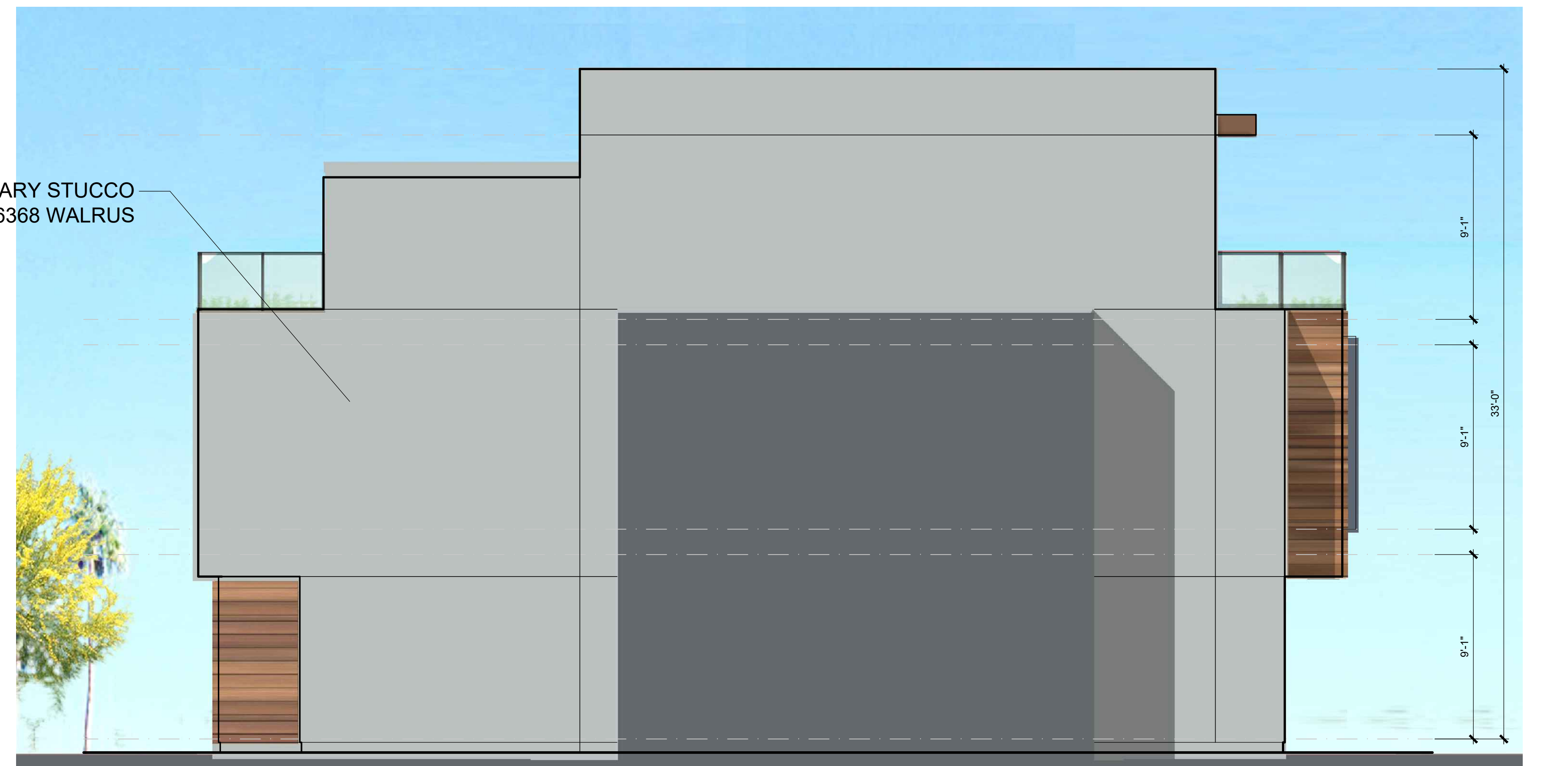
FRONT ELEVATION



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

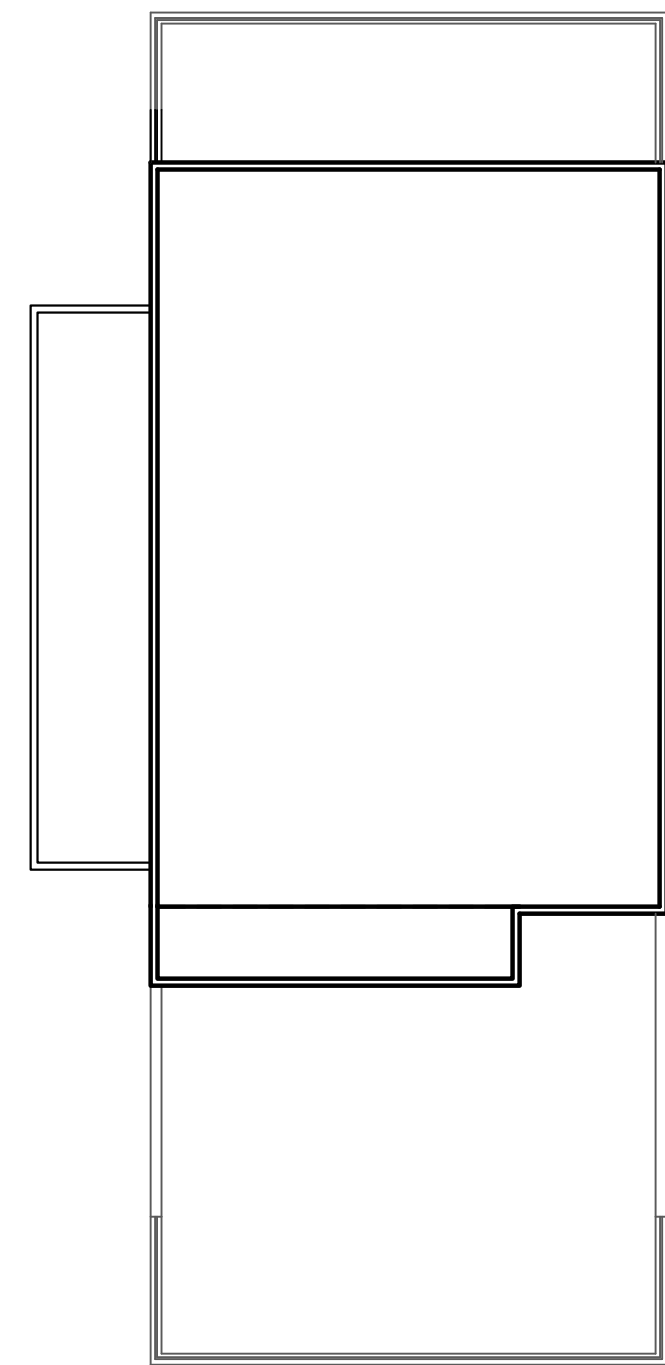
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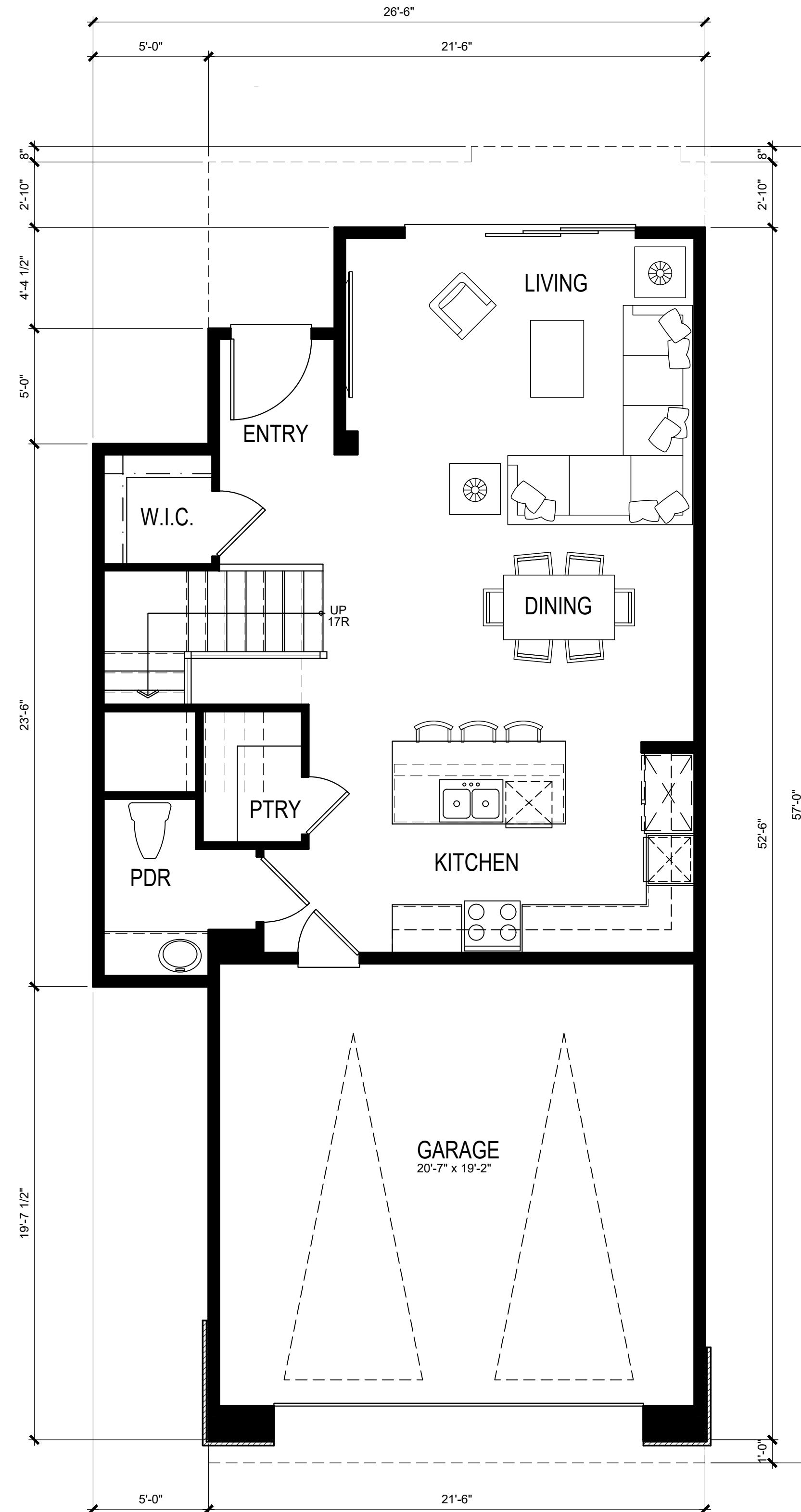


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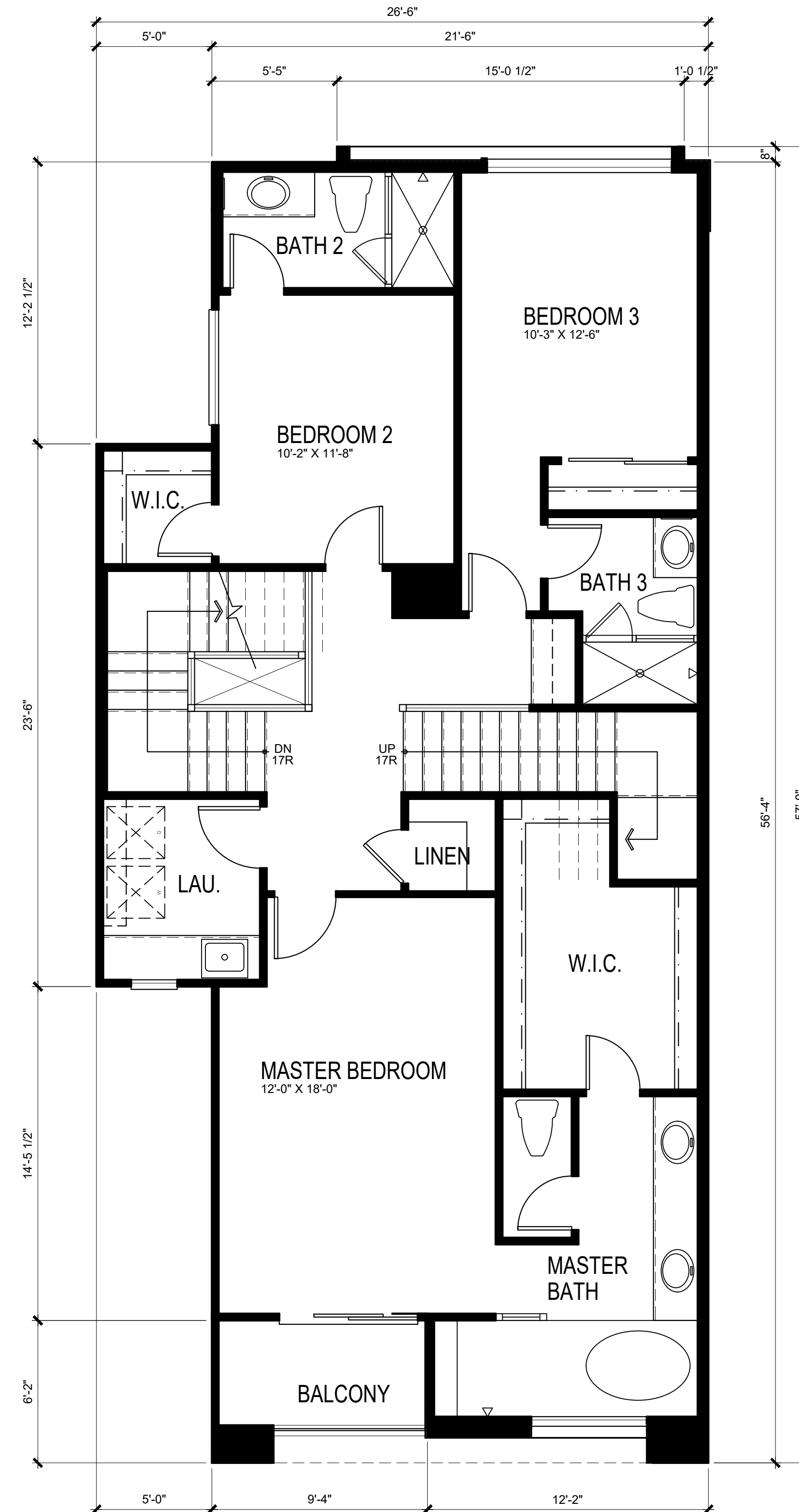
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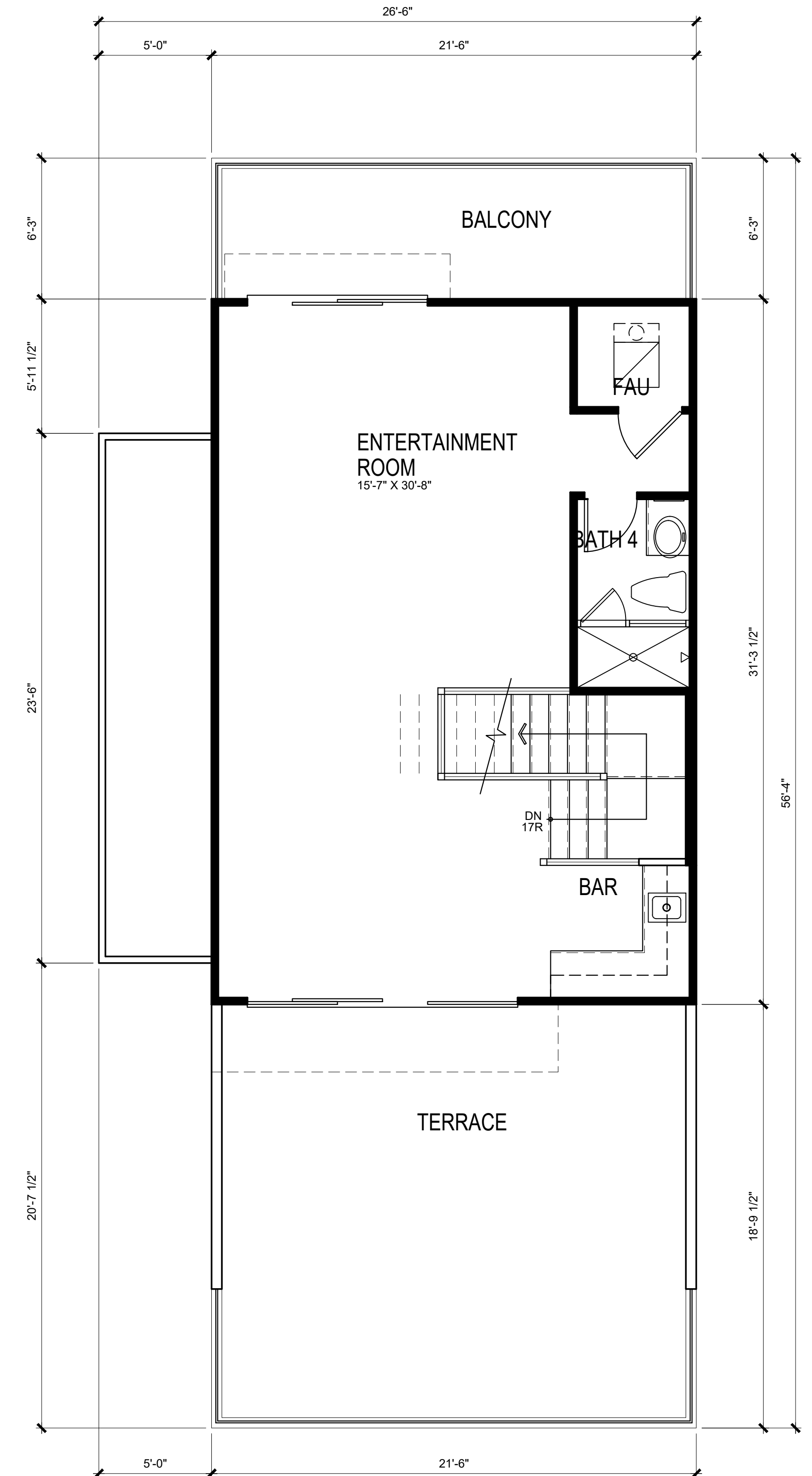
ROOF PLAN



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



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PROJECT # 22017 April 15, 2025

PLAN 1B



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

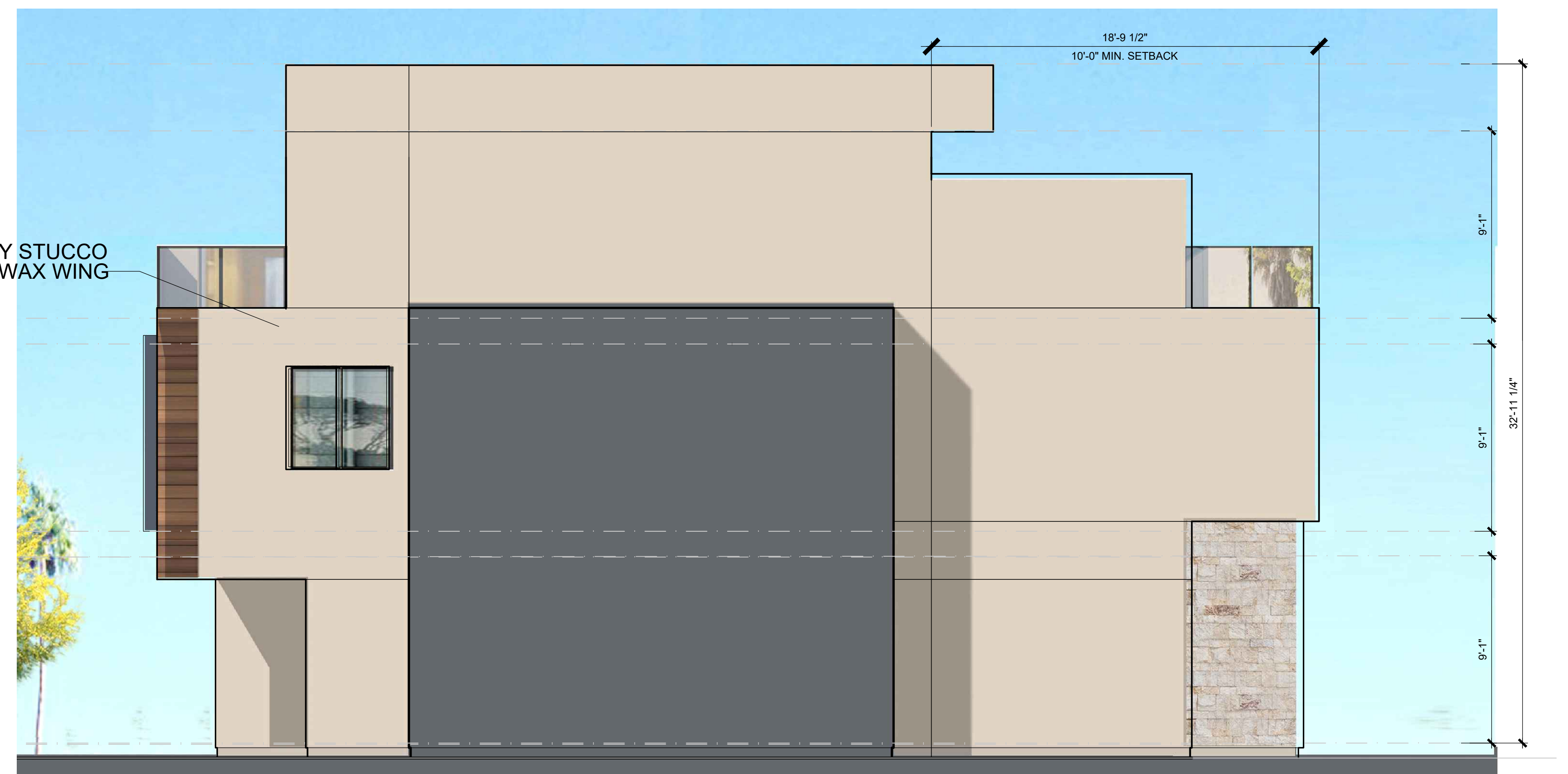
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FRONT ELEVATION

PRIMARY STUCCO
DEW 329 WAX WING

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD



LEFT ELEVATION

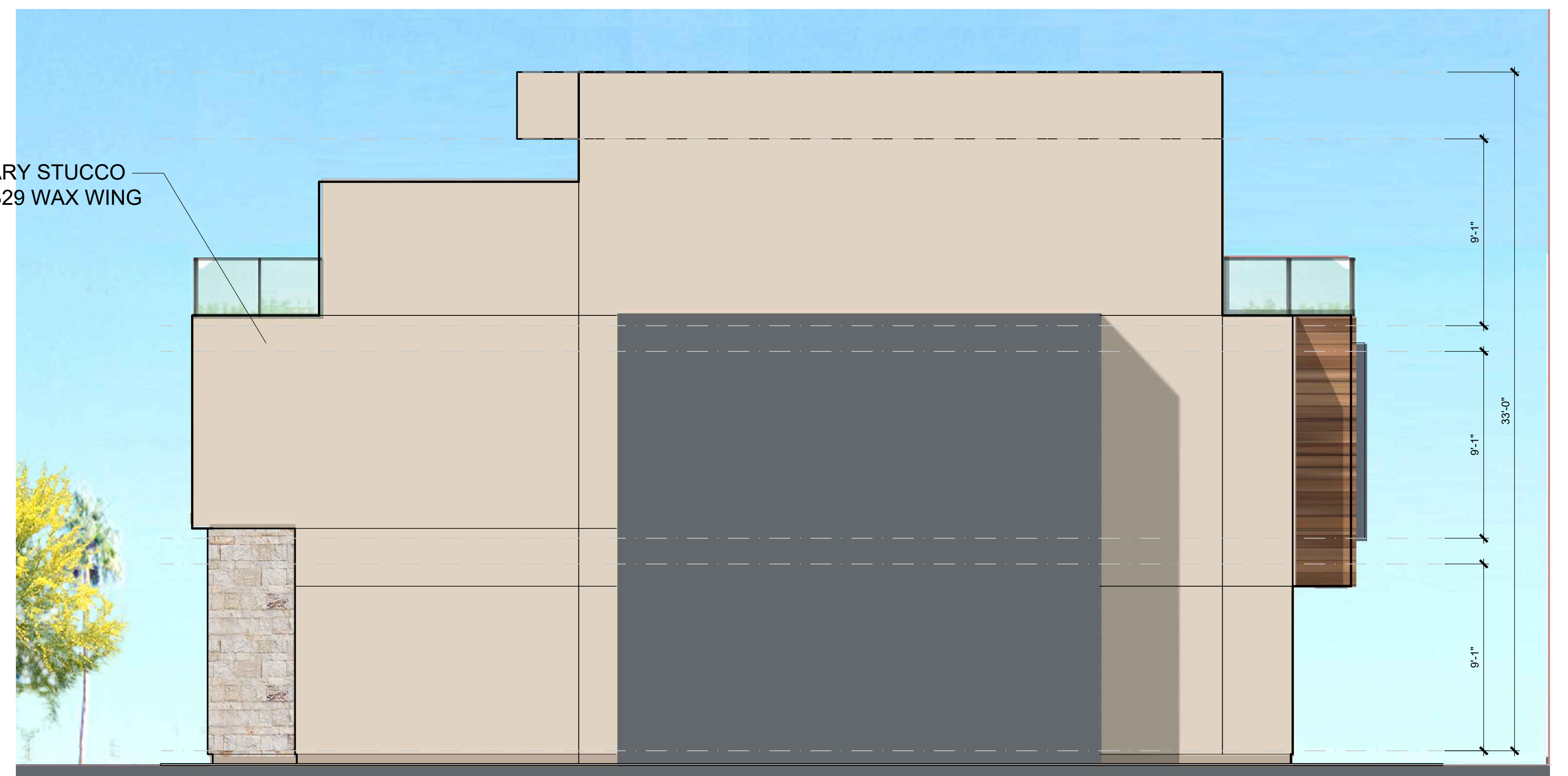


REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

PRIMARY STUCCO
DEW 329 WAX WING



RIGHT ELEVATION

PLAN 1B ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

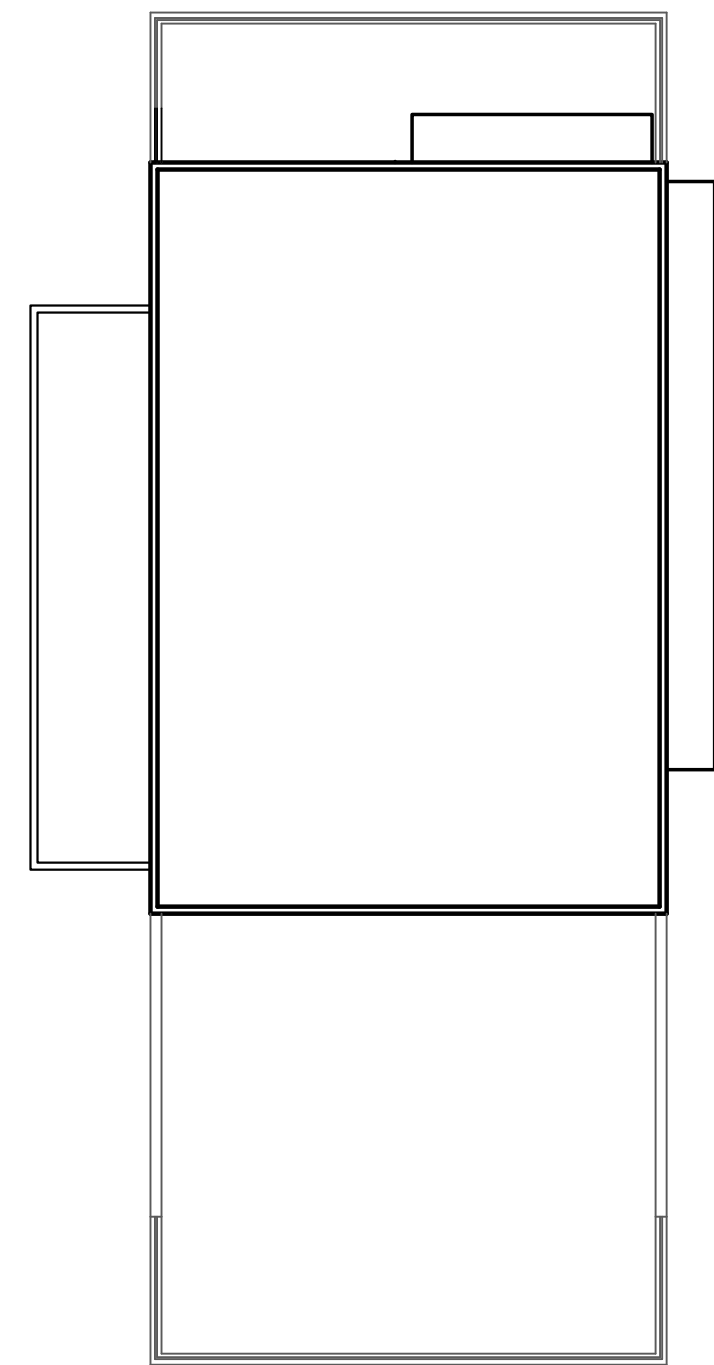
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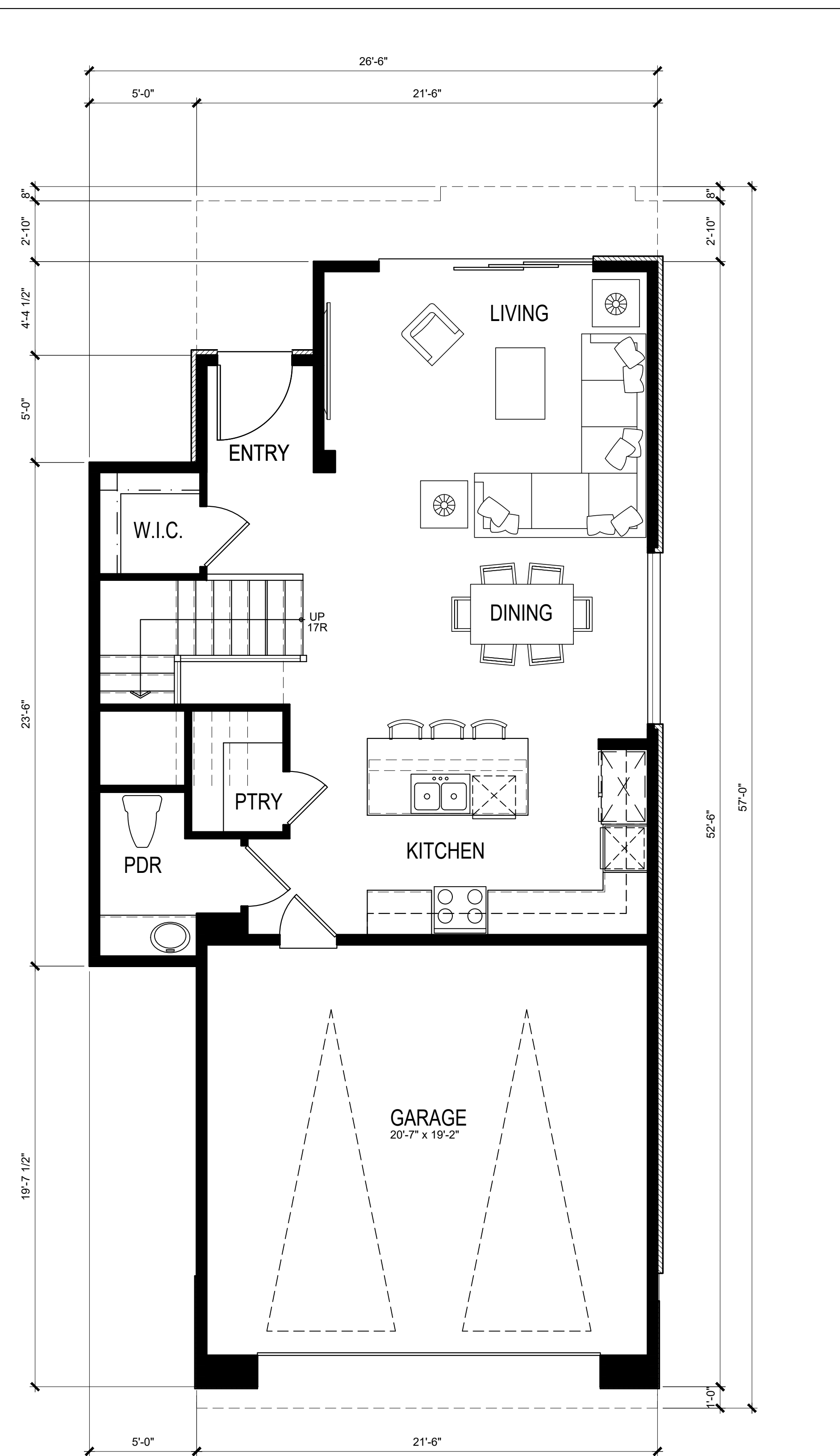
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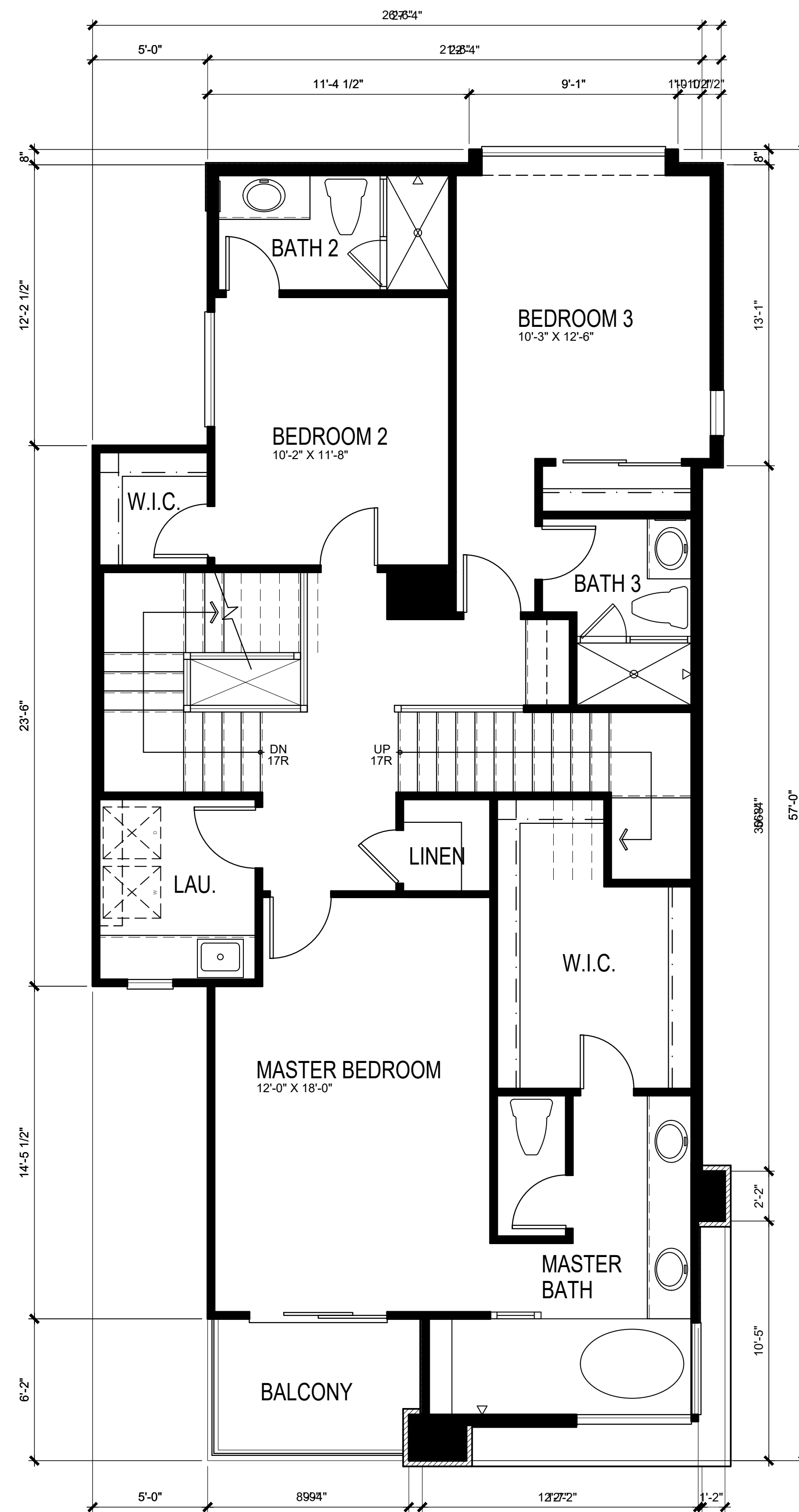
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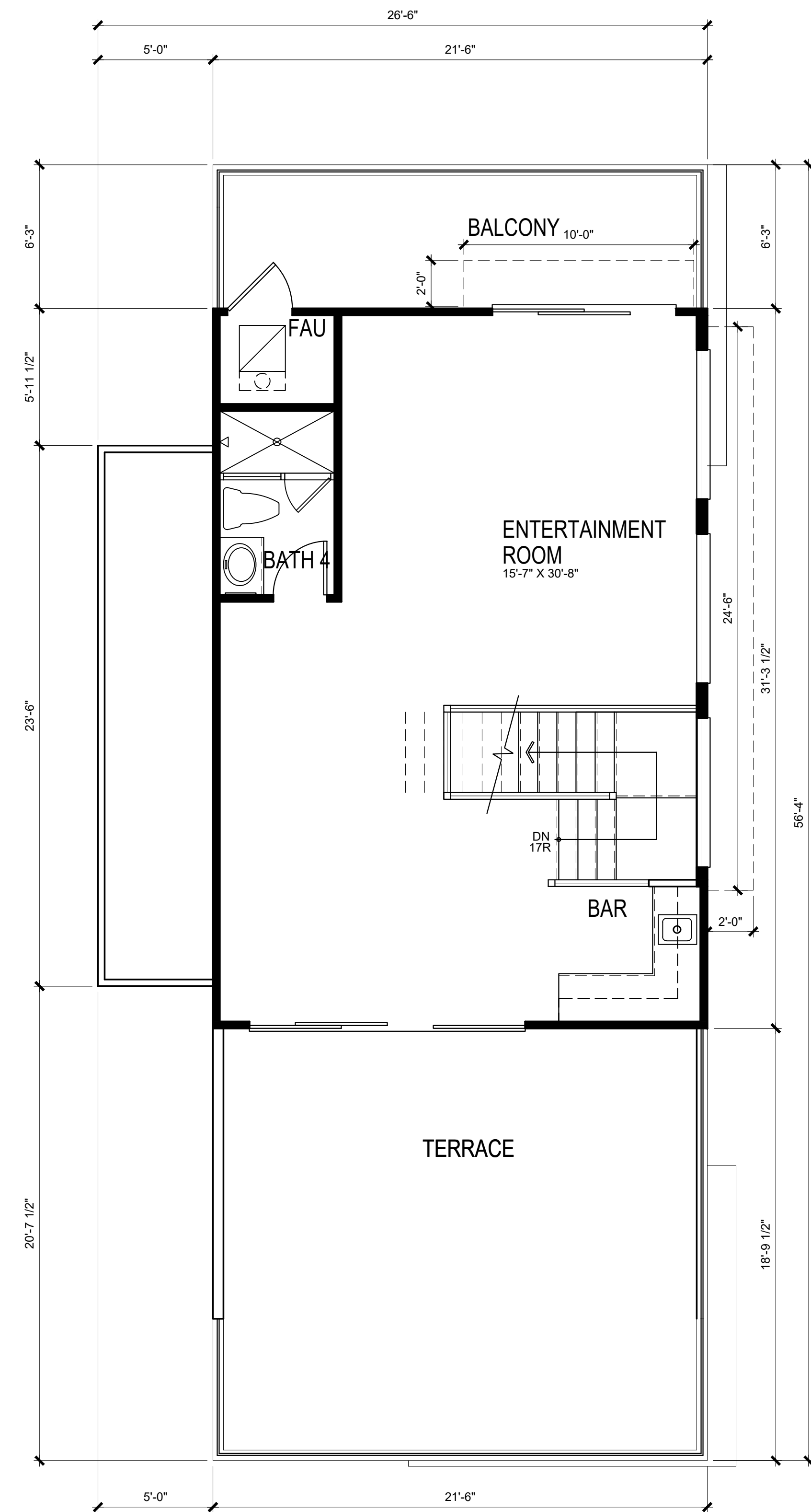
ROOF PLAN



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



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

1.5



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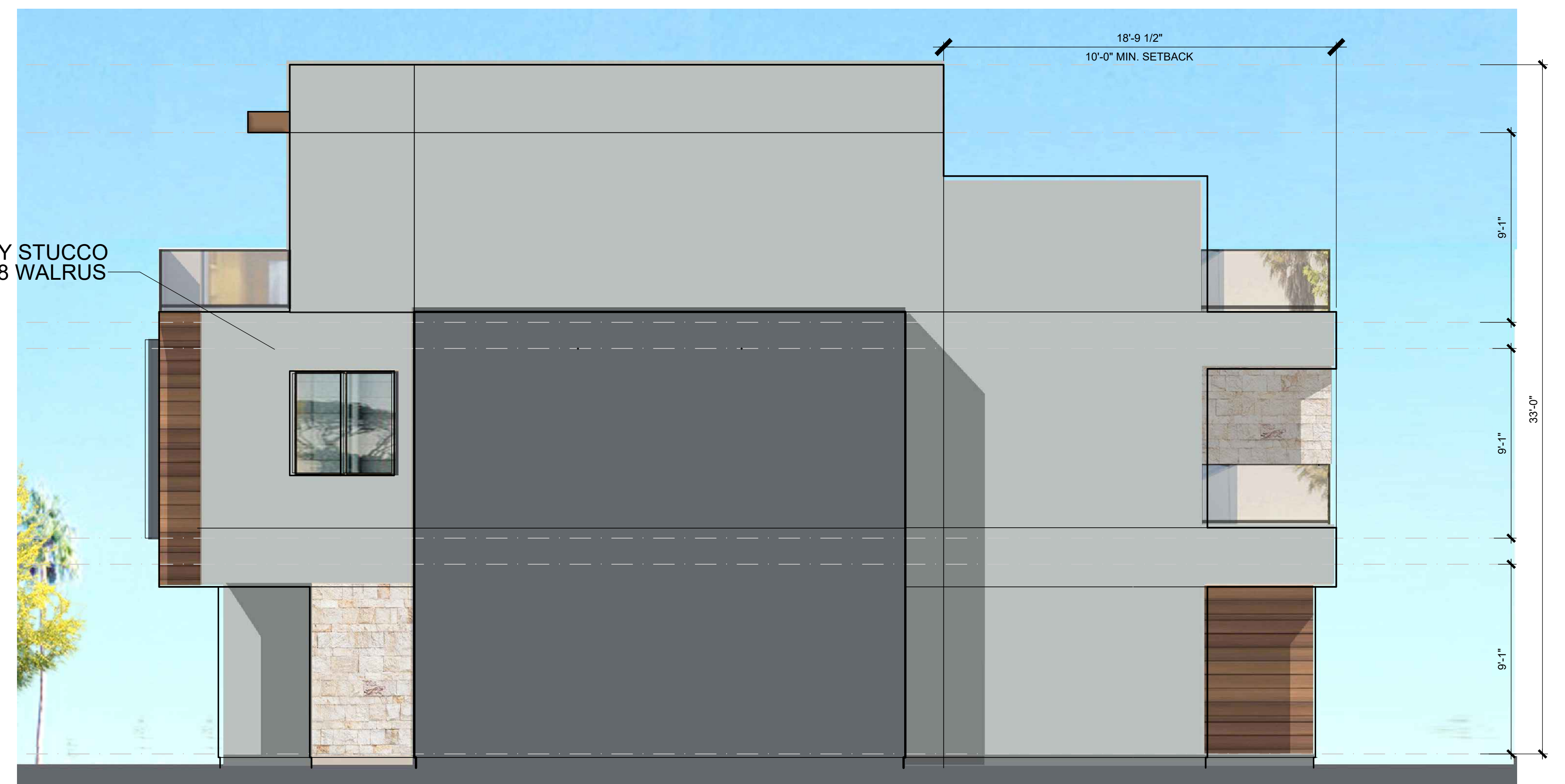
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FRONT ELEVATION

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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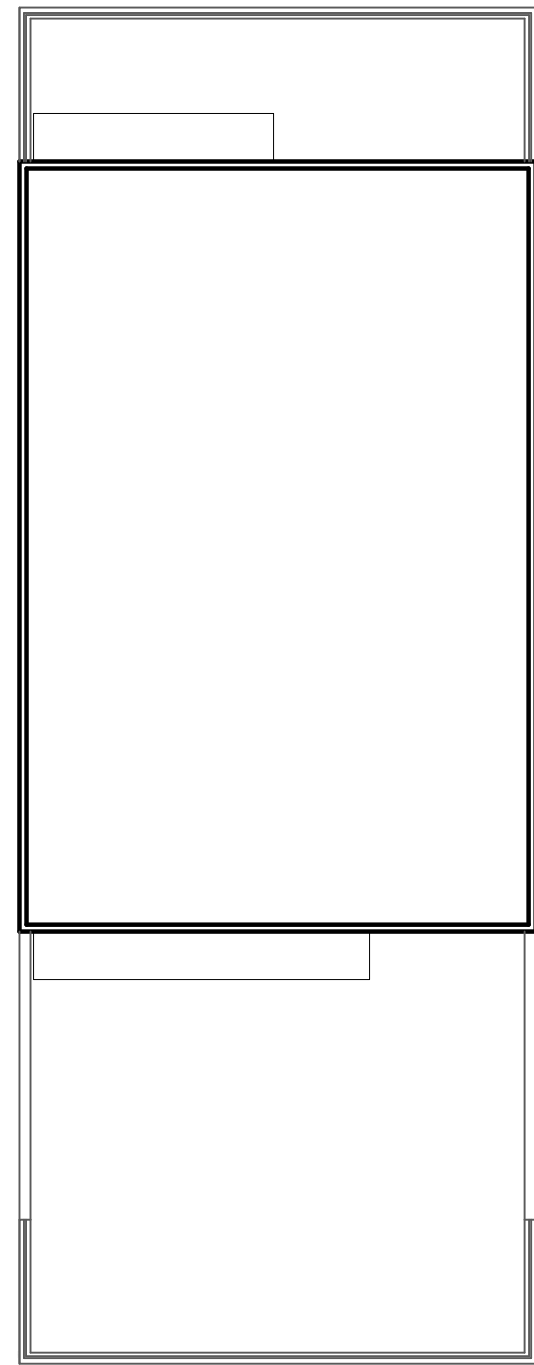
HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

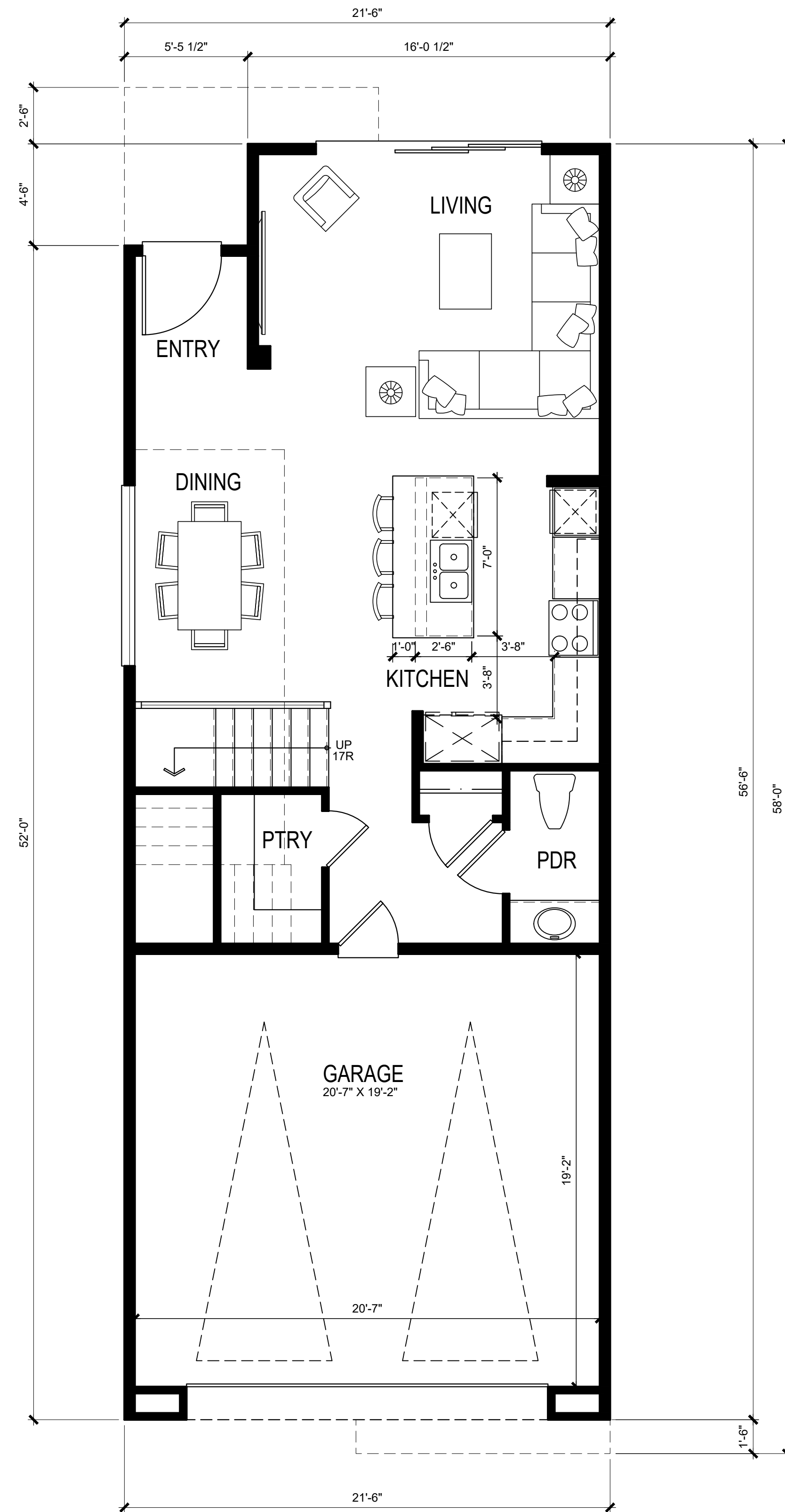
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HUNTINGTON BEACH, CA 92648

Preliminary

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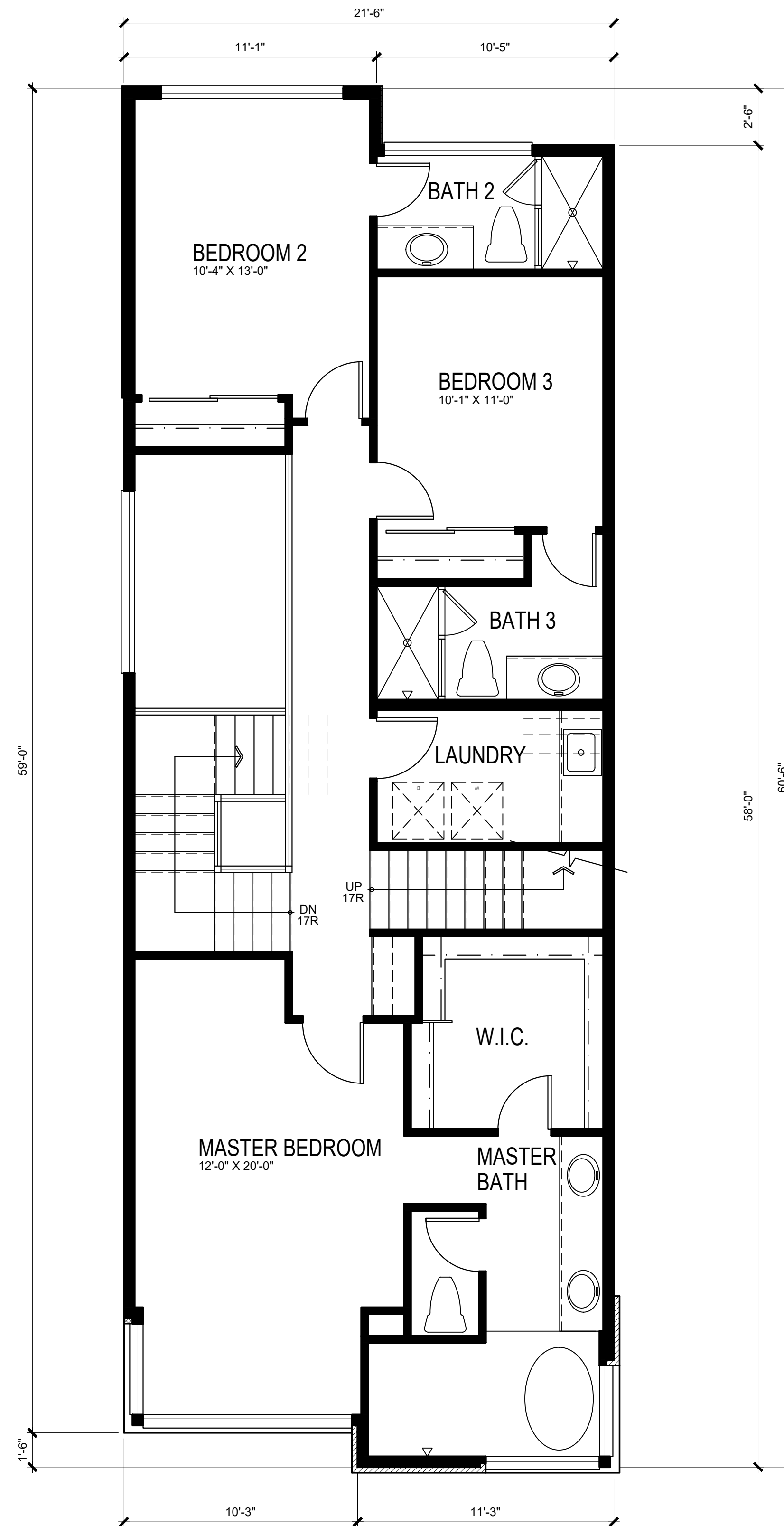
ROOF PLAN



FIRST FLOOR PLAN
(EACH UNIT TOTAL)

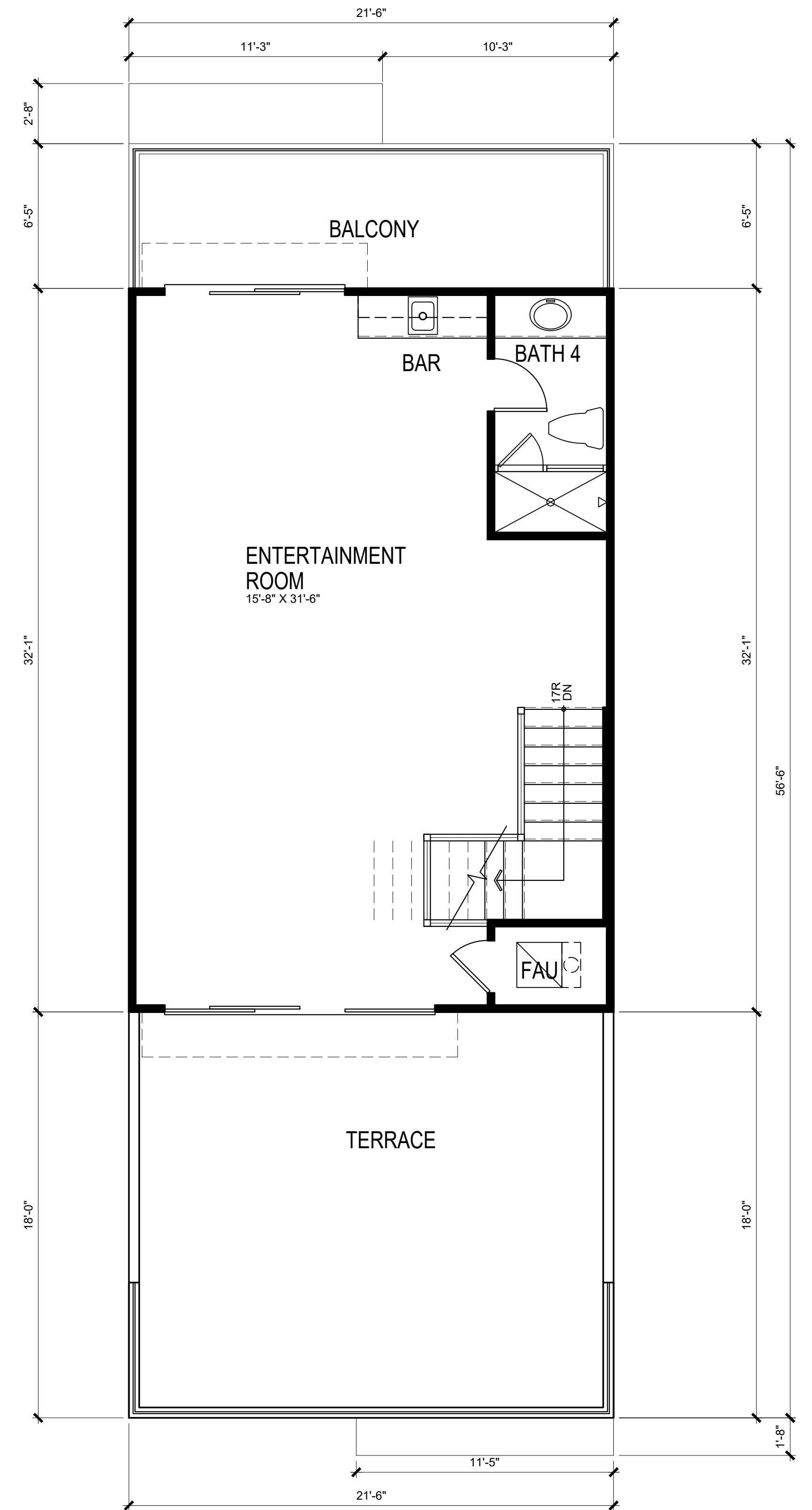
747 S.F.

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 2A



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

2.1

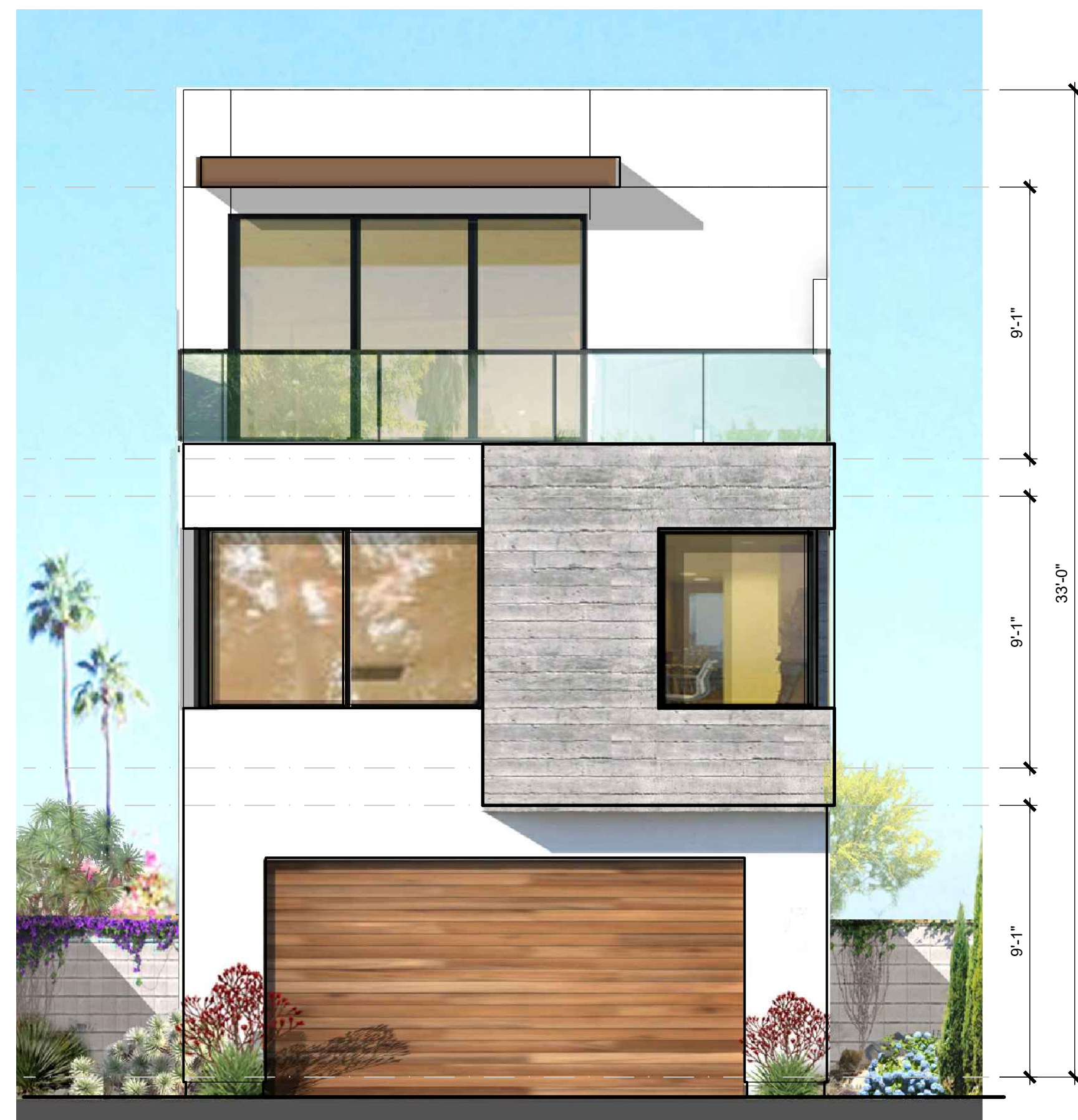


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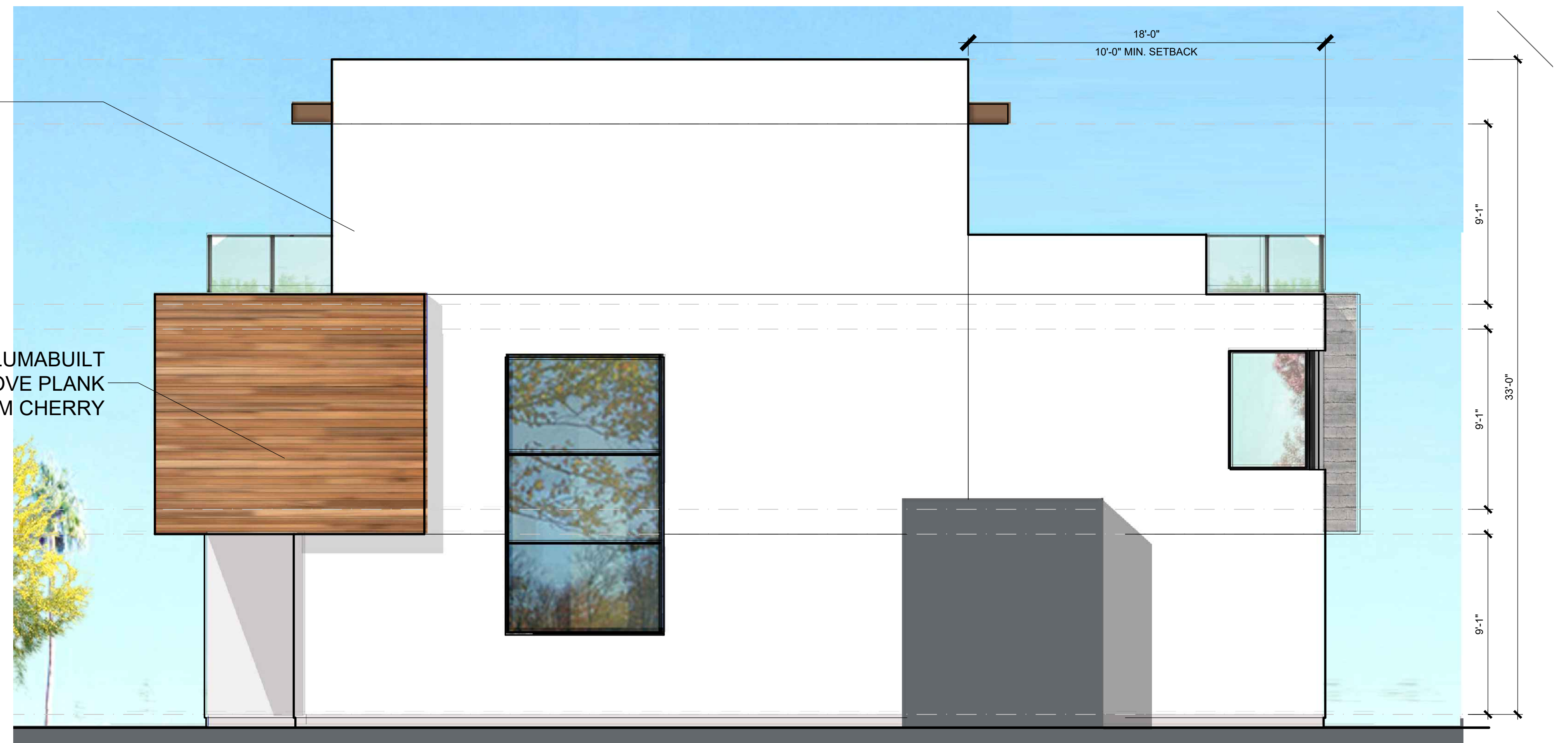
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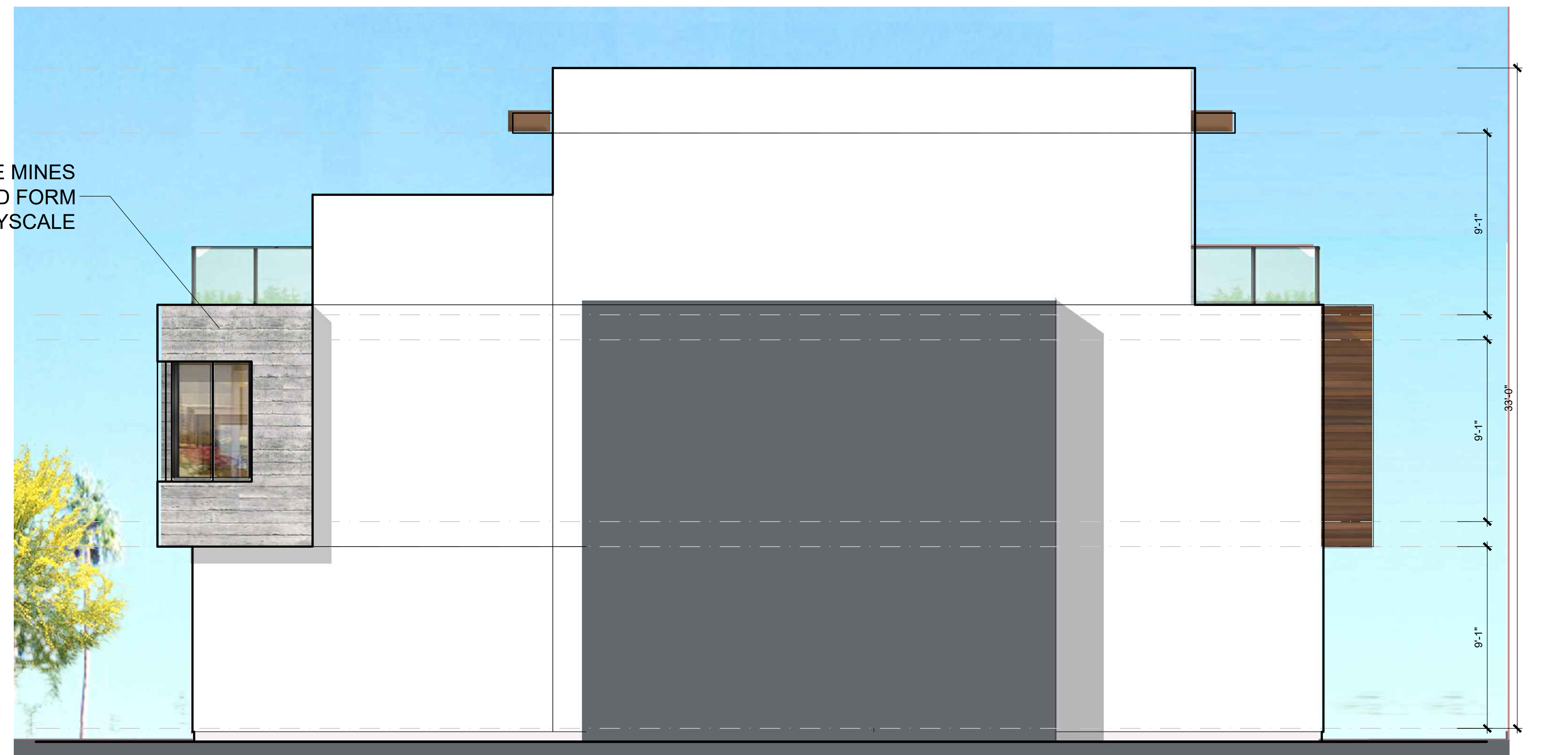
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PRIMARY STUCCO
DEW379 IGLOO

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

HARBOUR COVE

PLAN 2A ELEVATIONS



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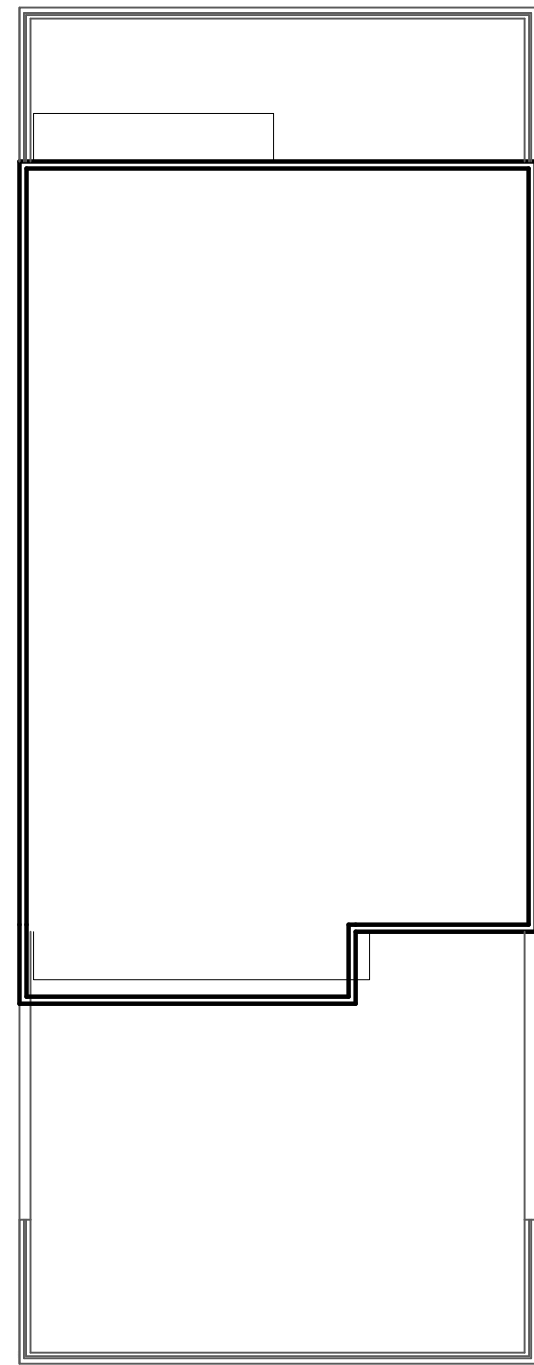
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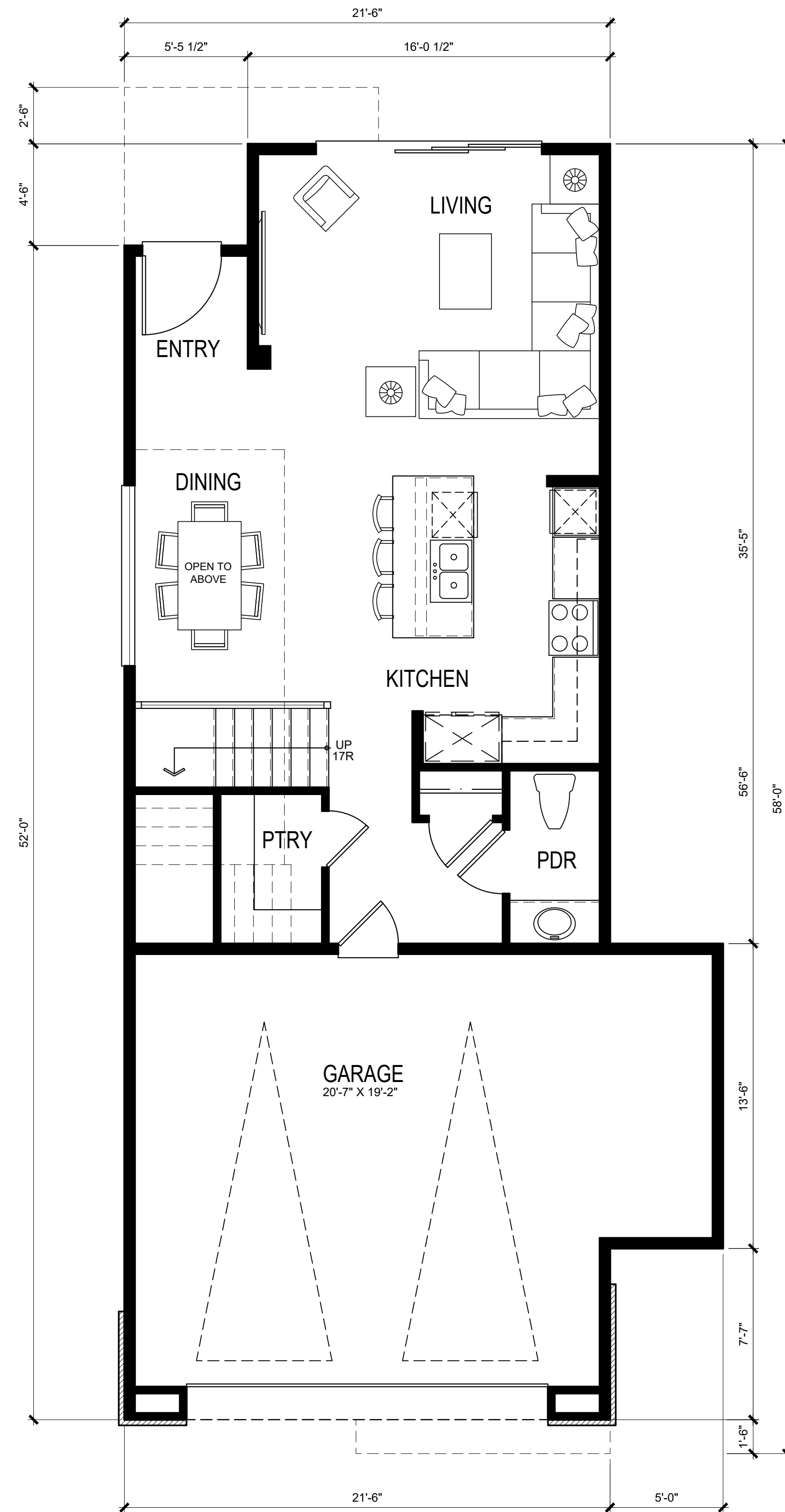


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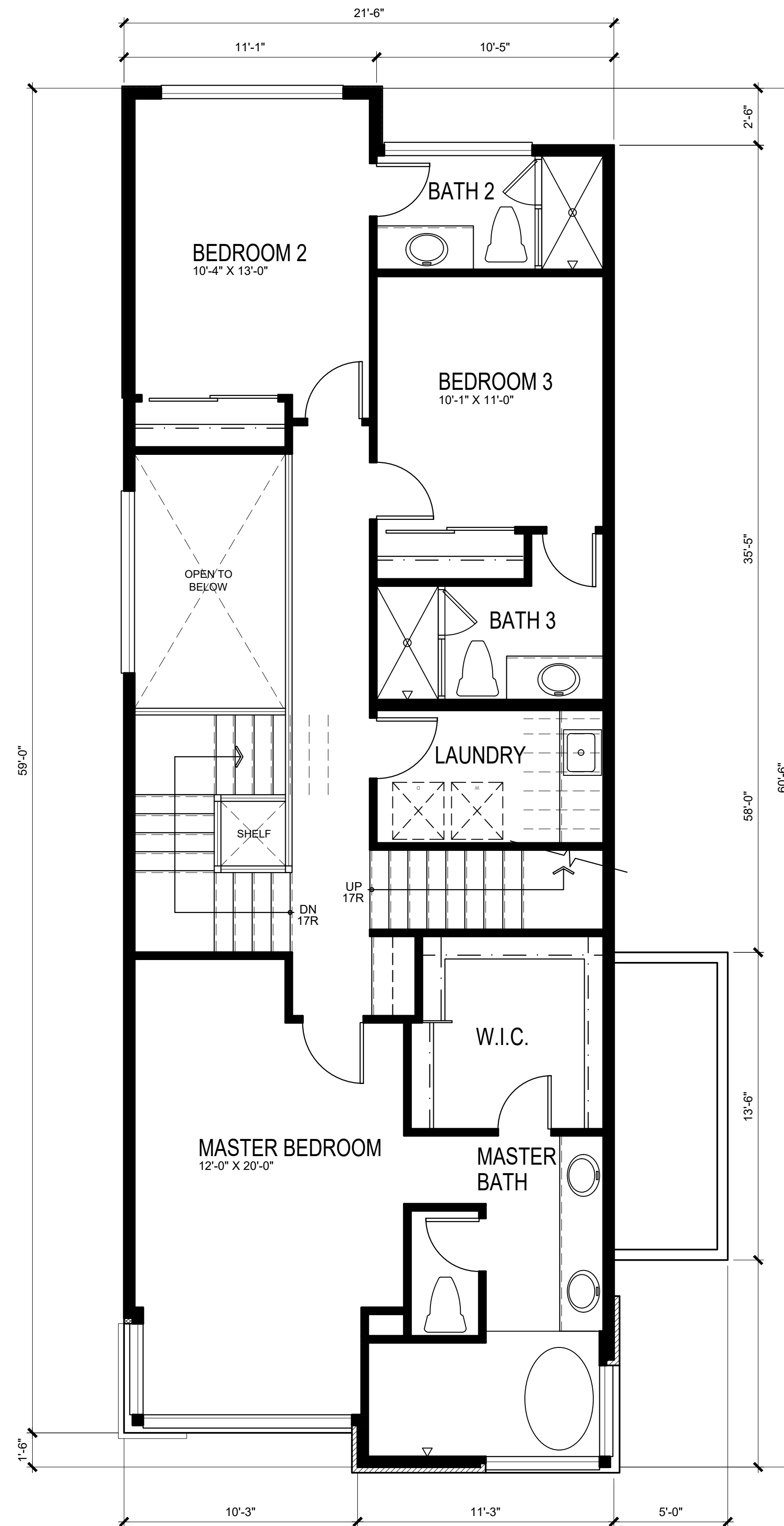
ROOF PLAN



FIRST FLOOR PLAN
(EACH UNIT TOTAL)

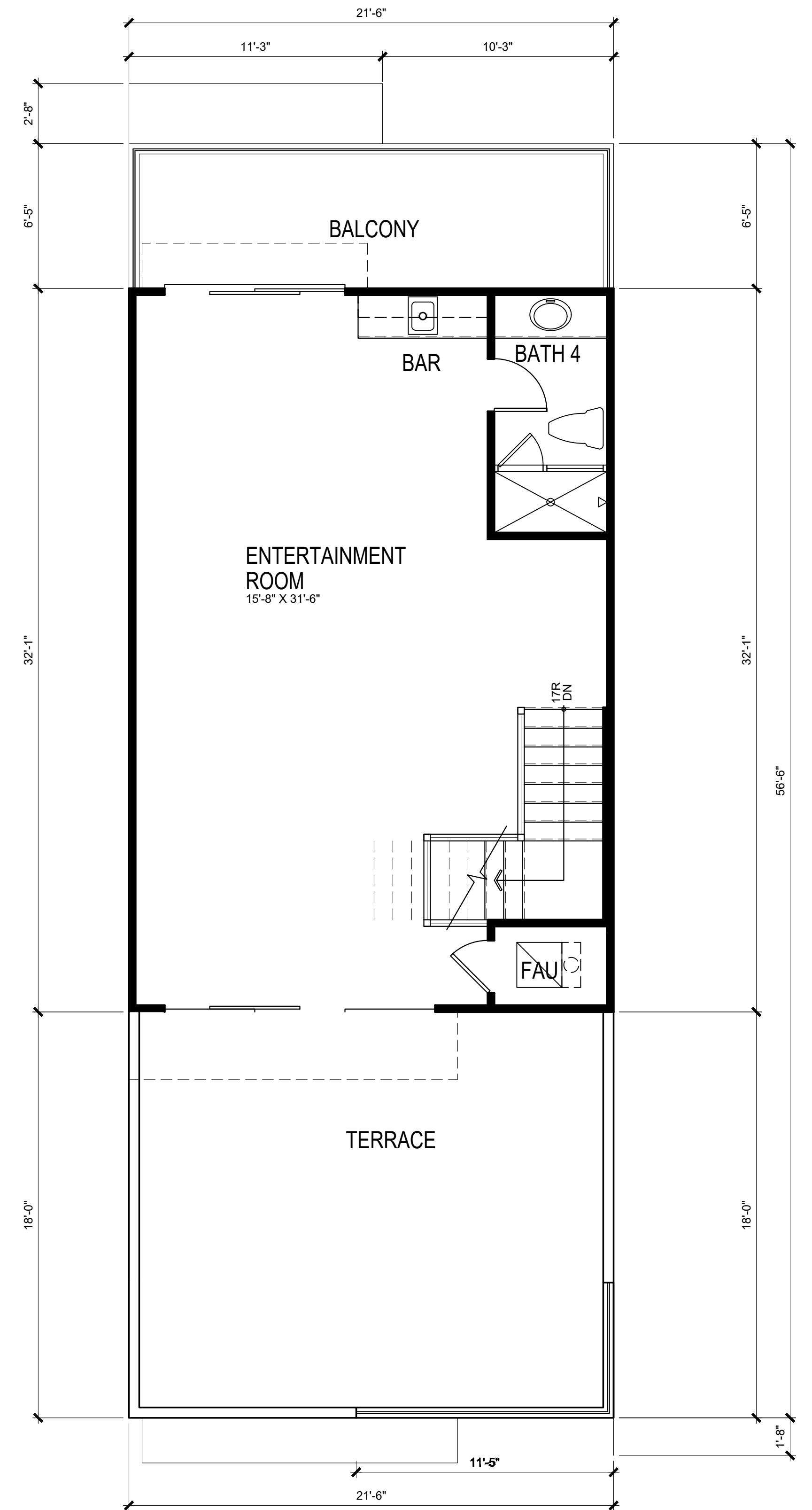
747 S.F.

2,484 S.F.



SECOND FLOOR PLAN

1099 S.F.



THIRD FLOOR PLAN

638 S.F.

HARBOUR COVE

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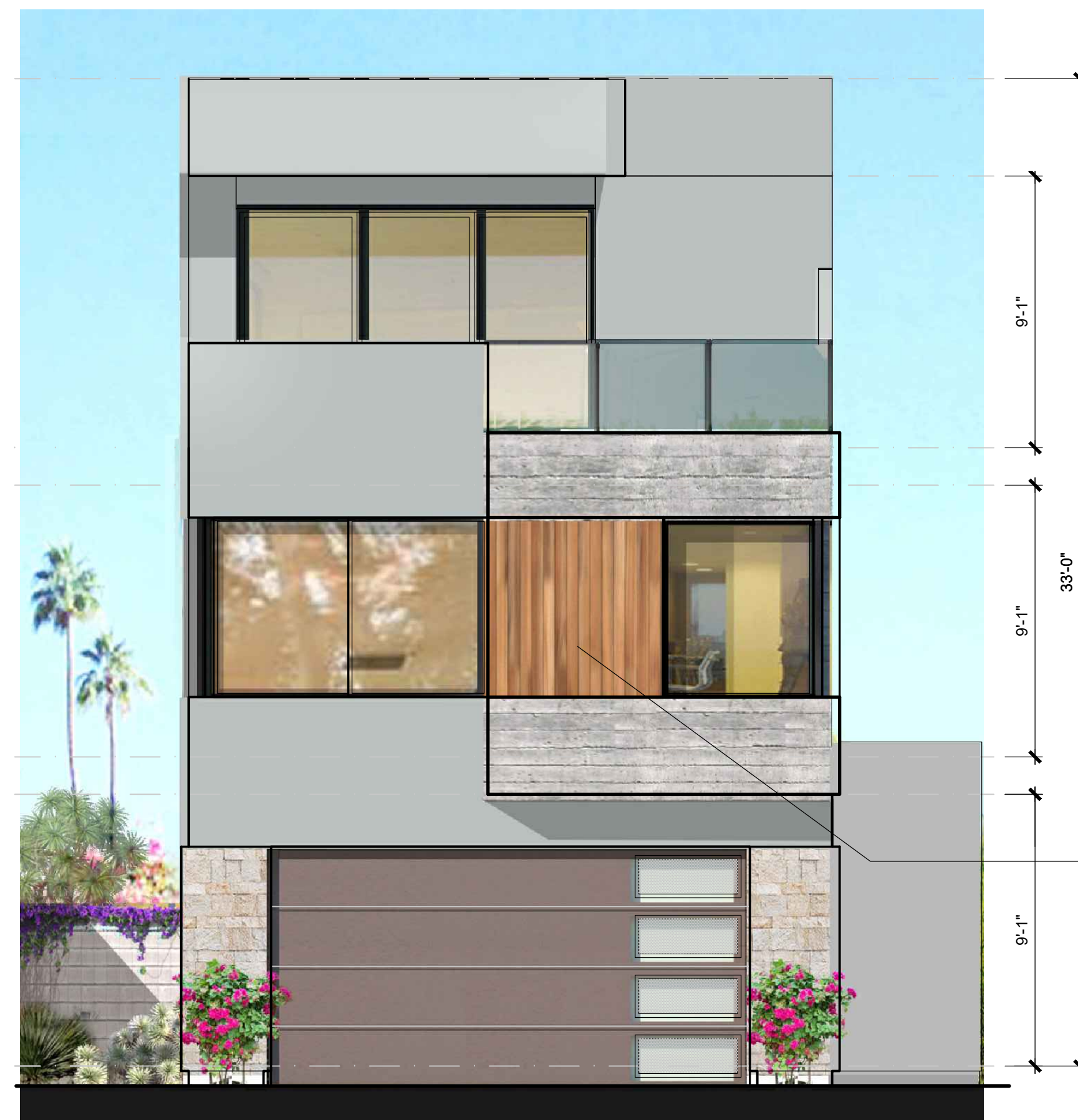
PLAN 2B



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

2.3

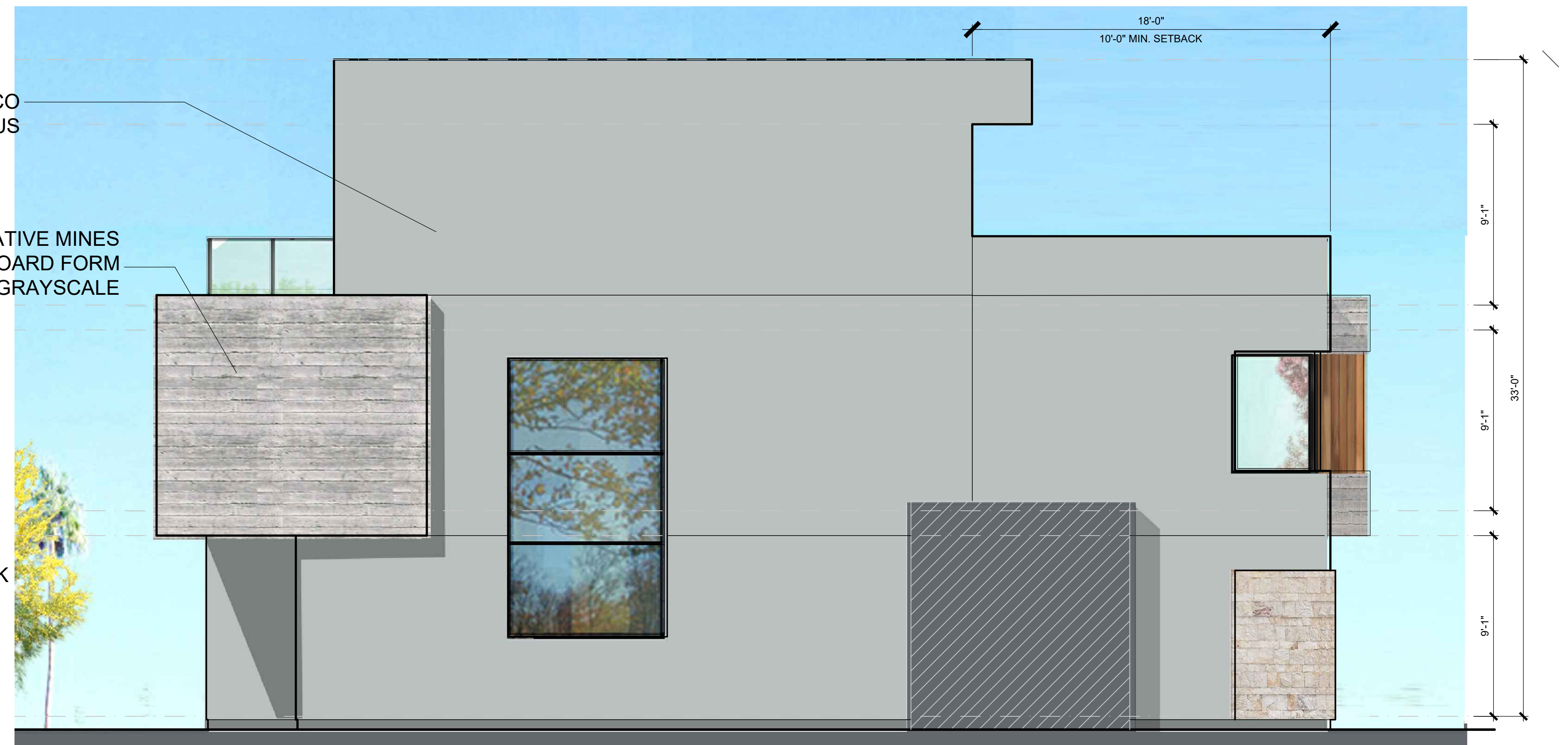


FRONT ELEVATION

PRIMARY STUCCO
DE 6368 WALRUS

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



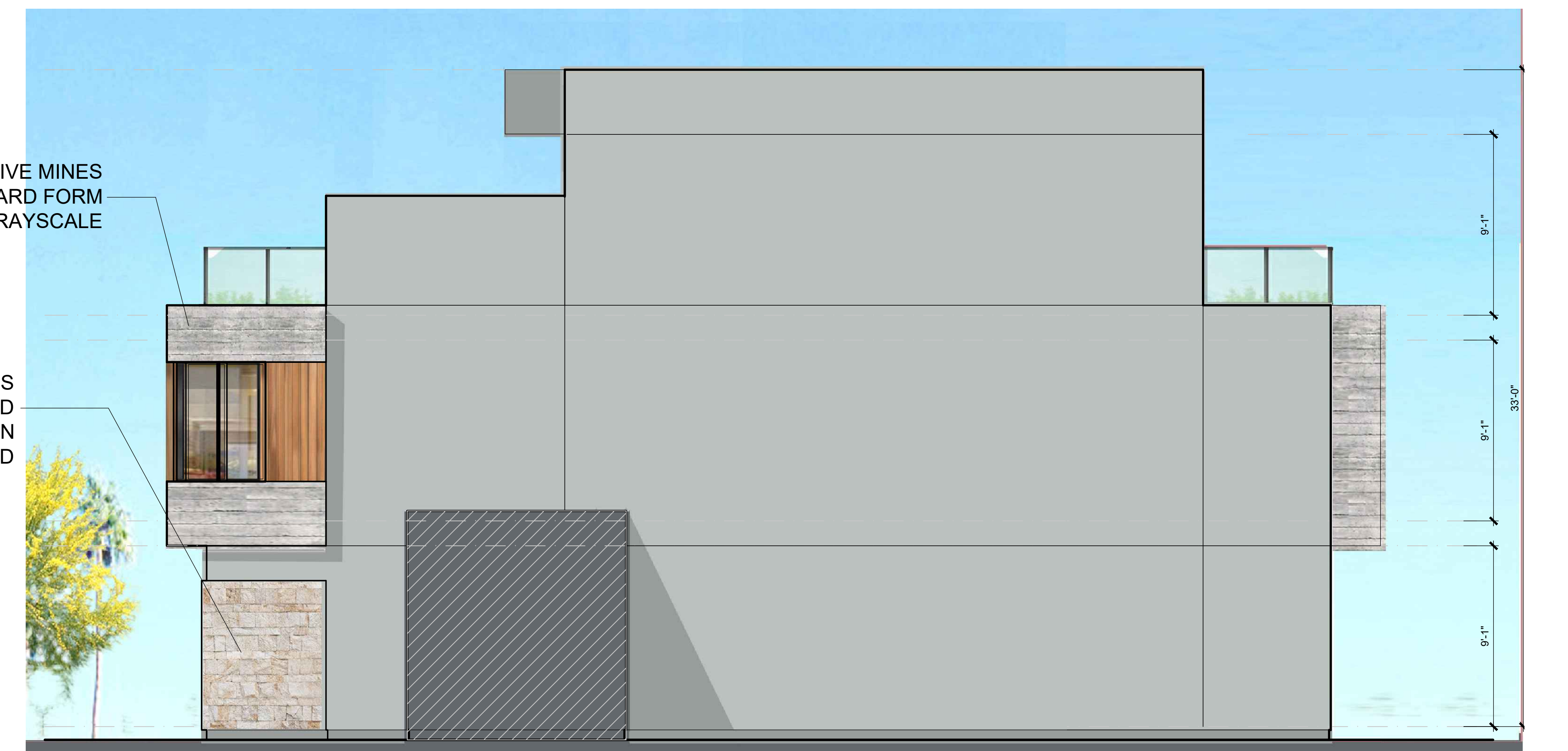
LEFT ELEVATION



REAR ELEVATION

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
WHITEGOLD



RIGHT ELEVATION

PLAN 2B ELEVATIONS



HARBOUR COVE

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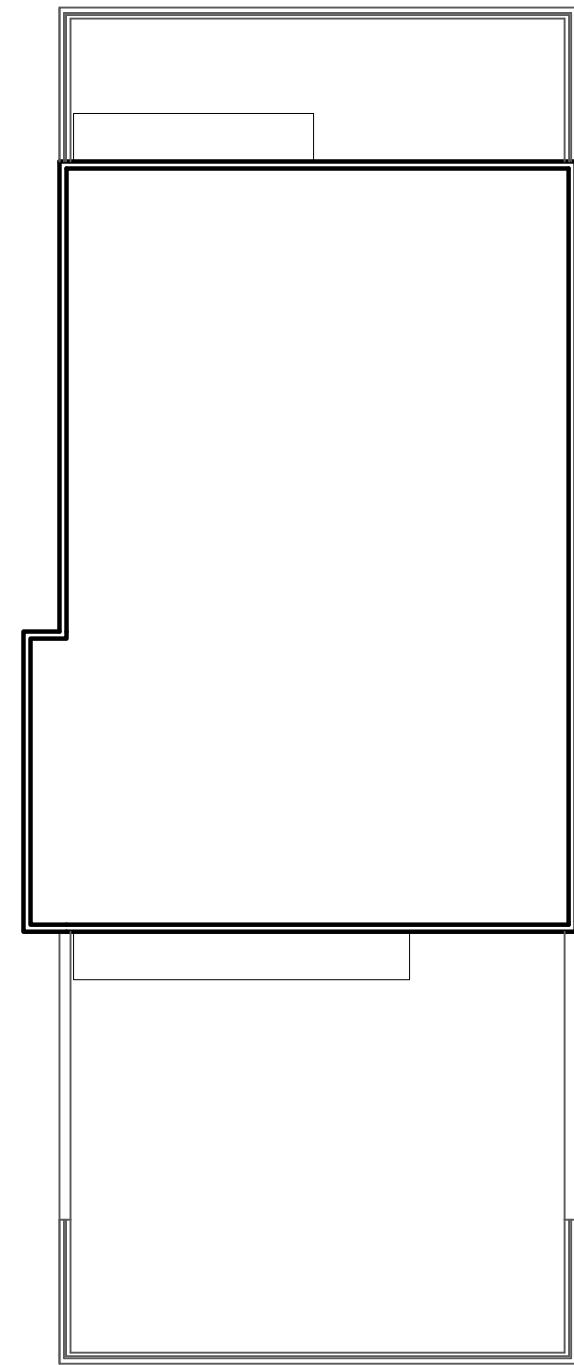
Preliminary

2.4

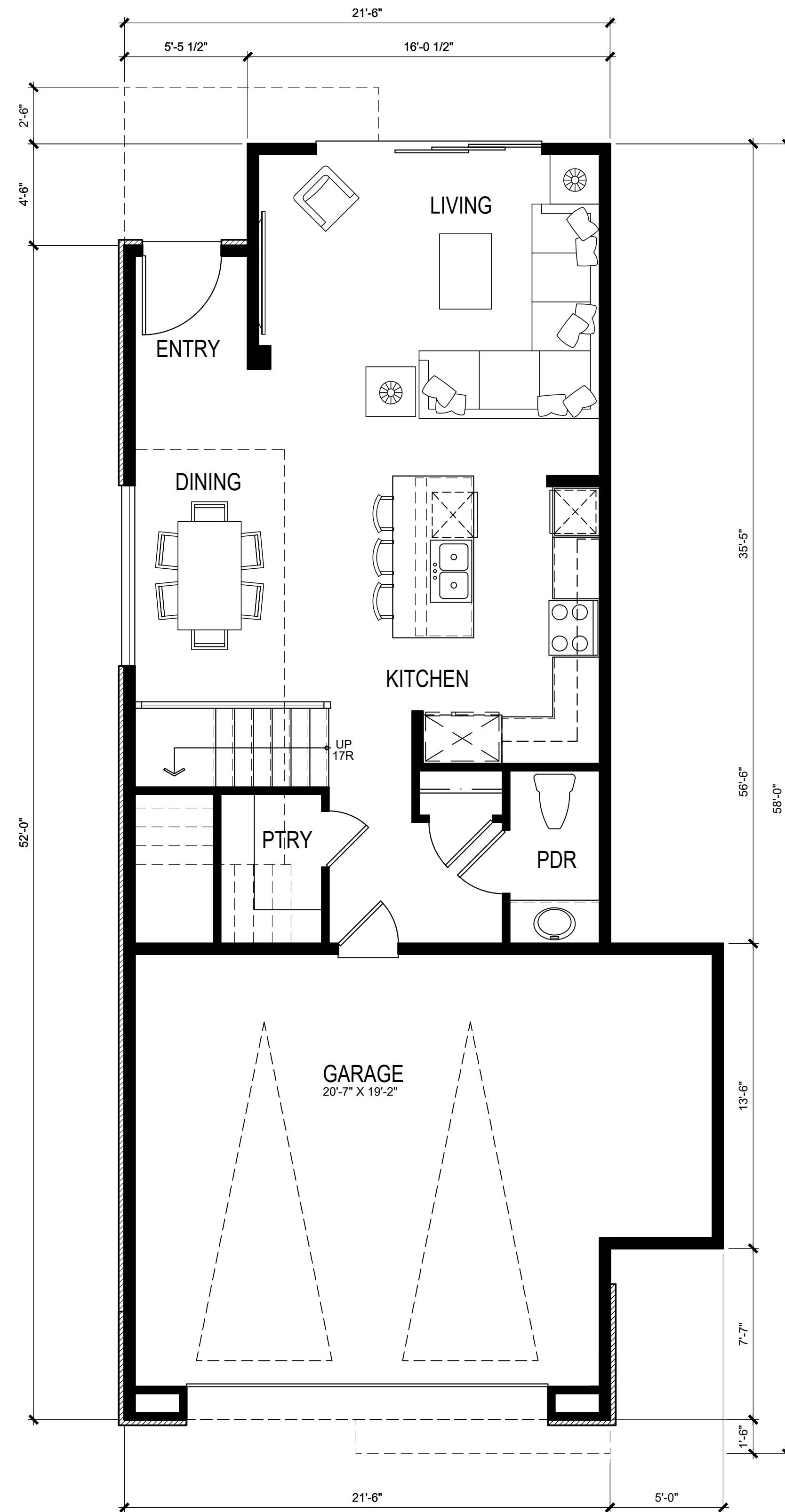


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ARCHITECTS

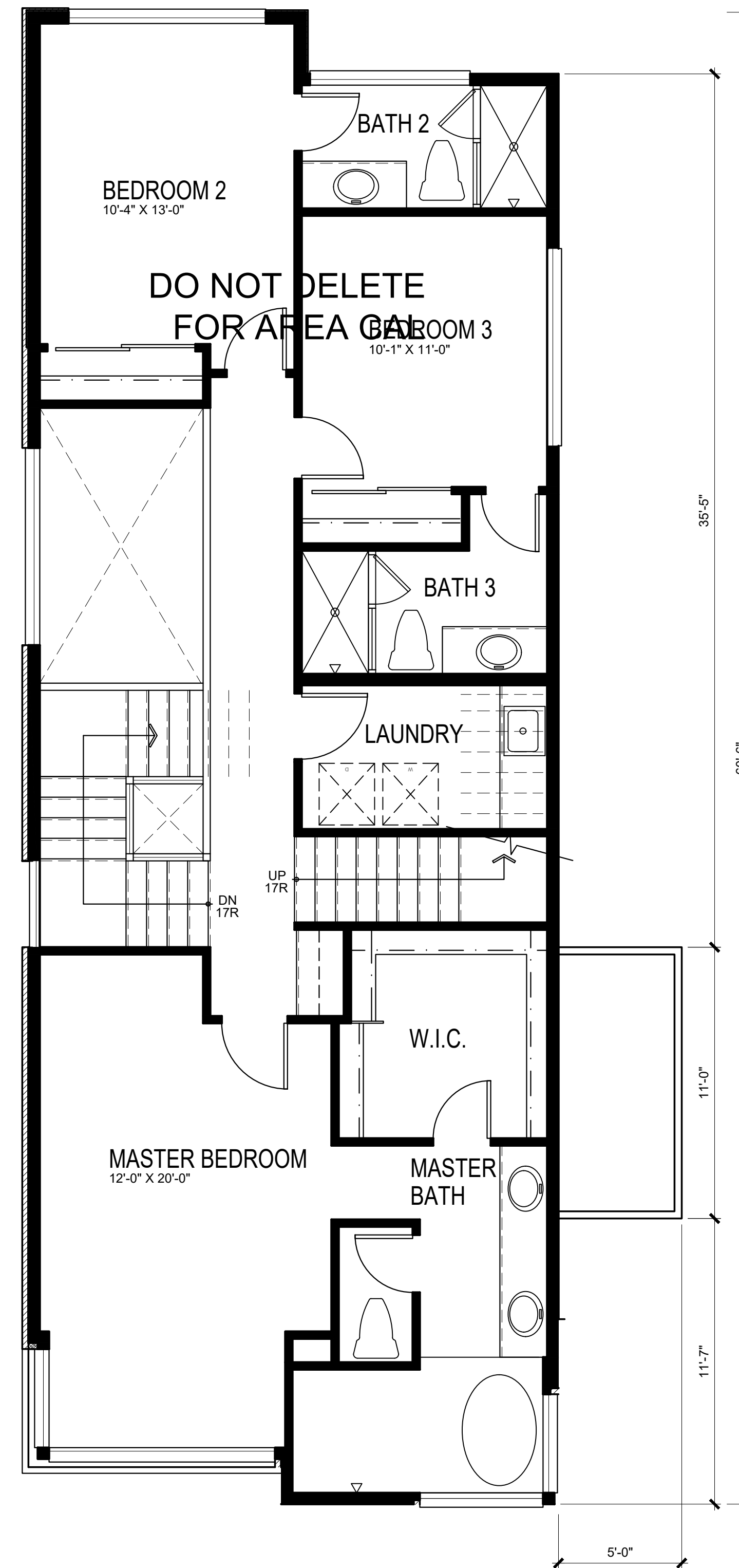
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 April 15, 2025



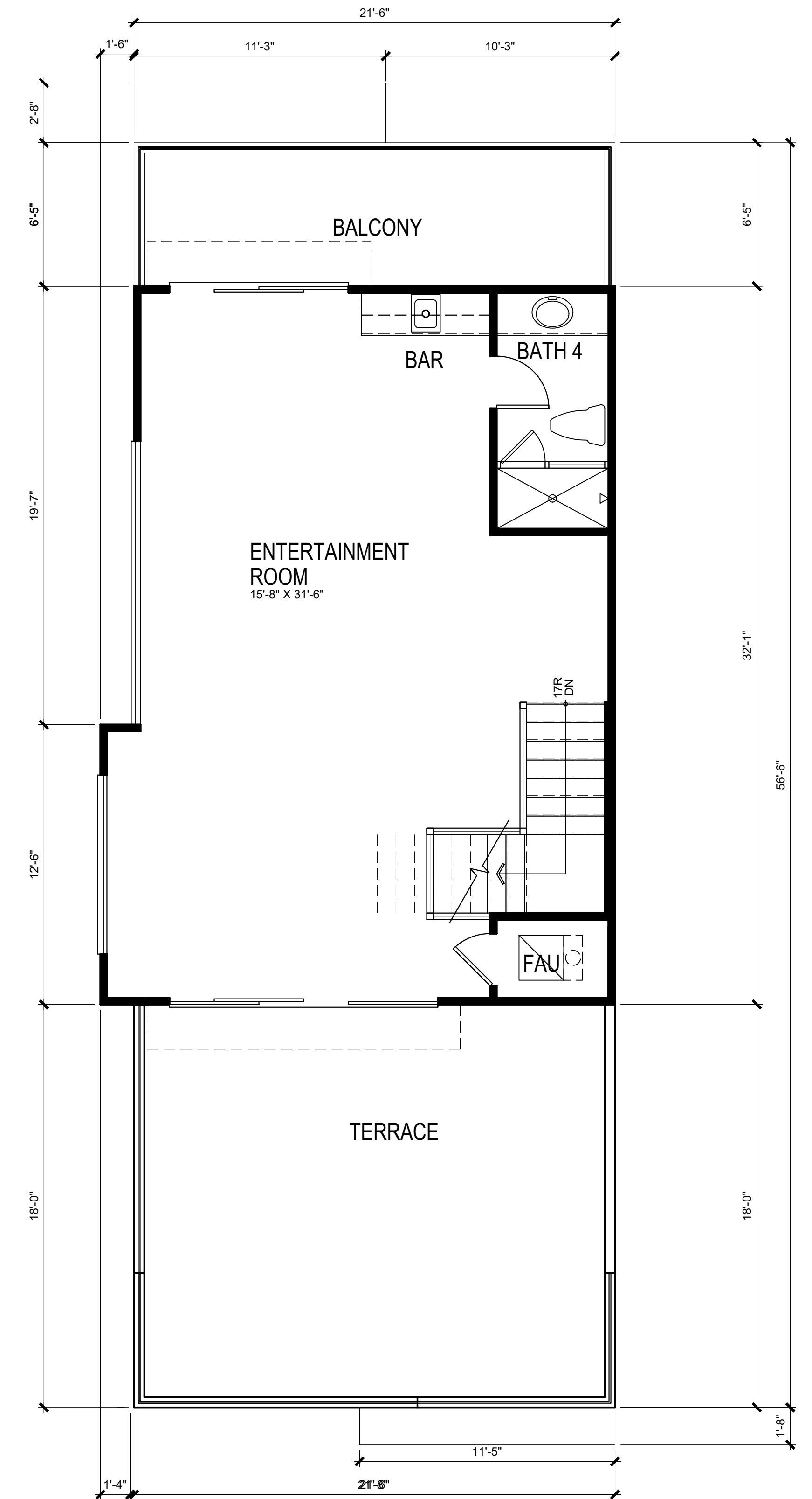
ROOF PLAN



FIRST FLOOR PLAN 747 S.F.
(EACH UNIT TOTAL) 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 April 15, 2025



FRONT ELEVATION

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD



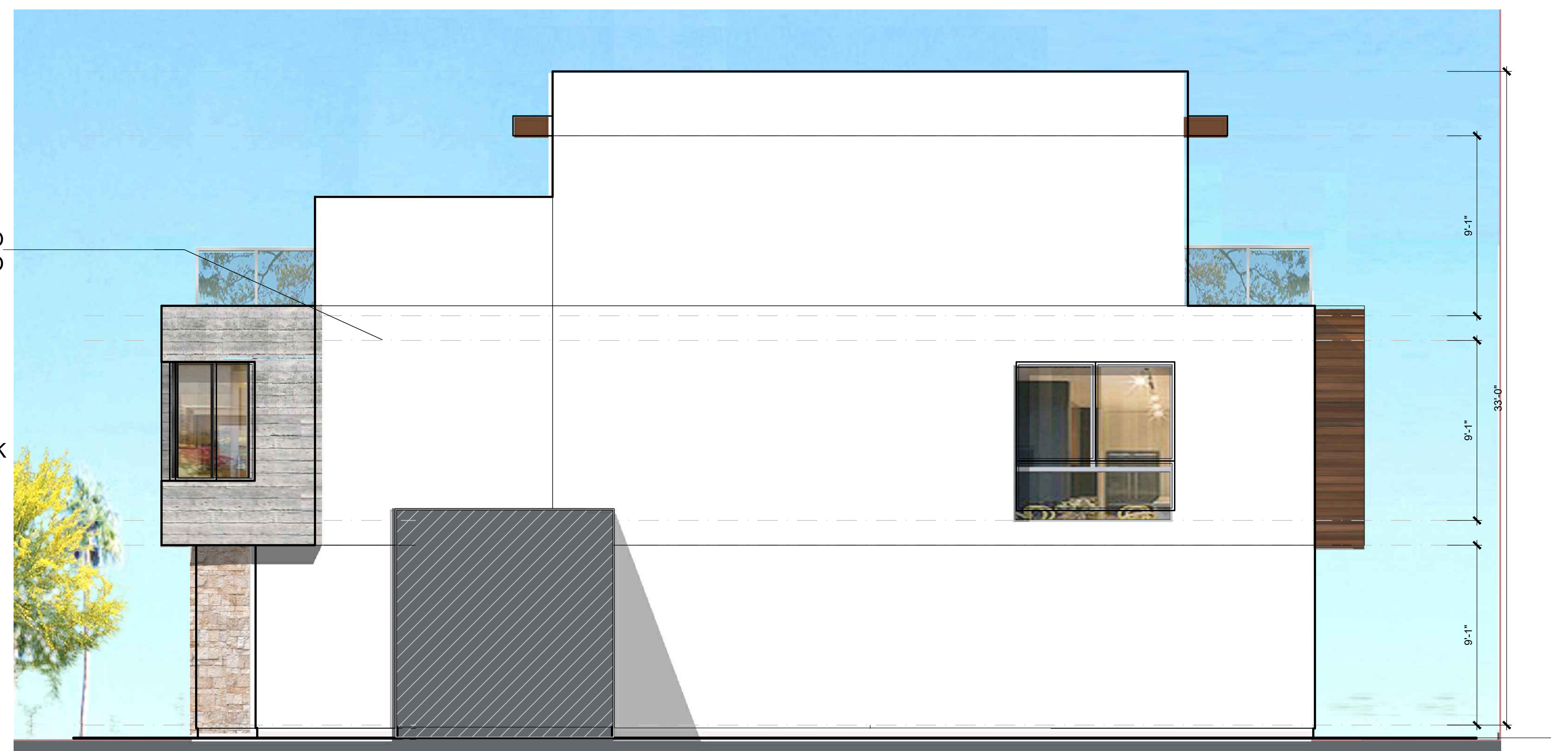
LEFT ELEVATION



REAR ELEVATION

PRIMARY STUCCO
DEW379 IGLOO

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



RIGHT ELEVATION

HARBOUR COVE

PLAN 2 ENH ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

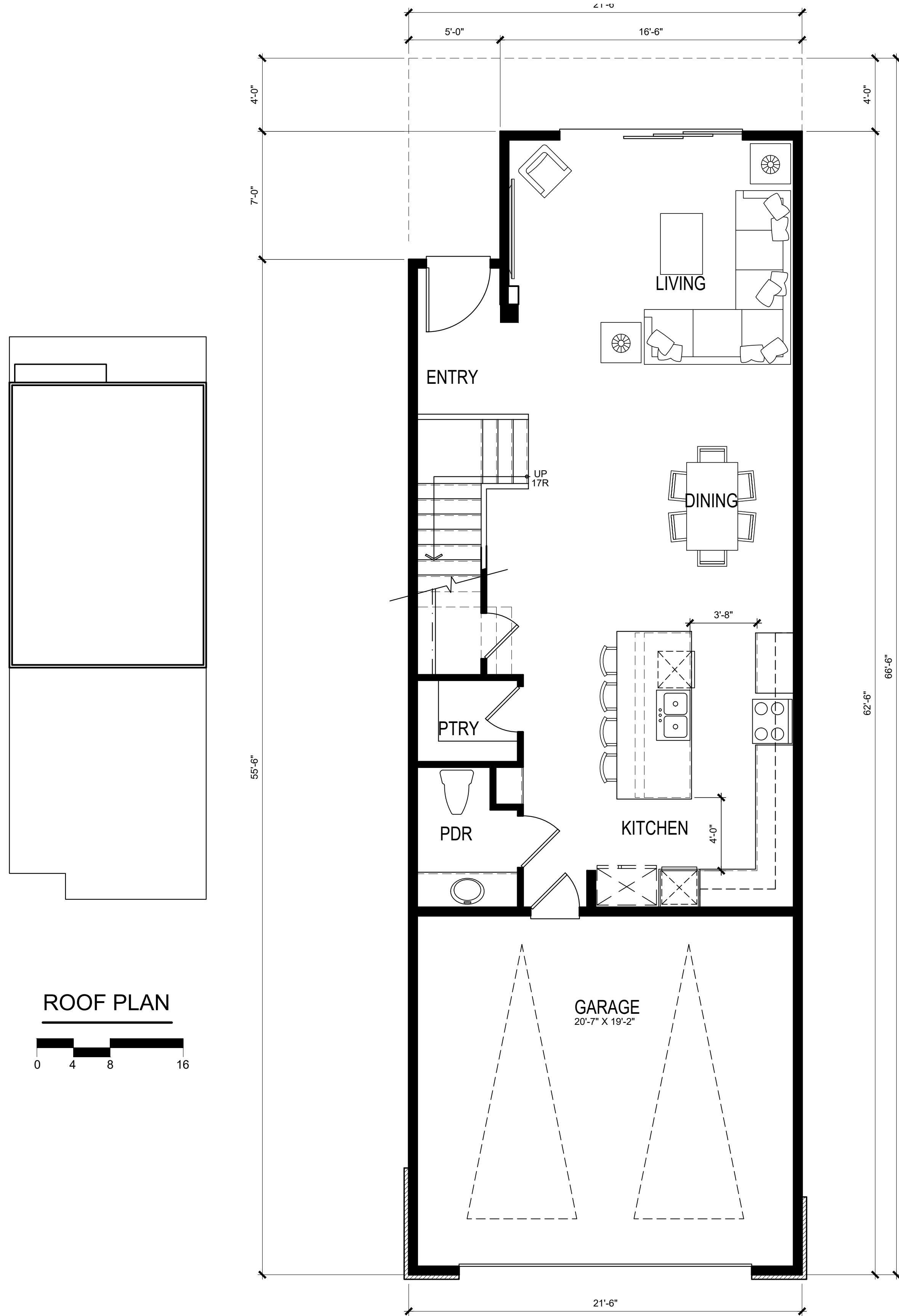
Preliminary

2.6

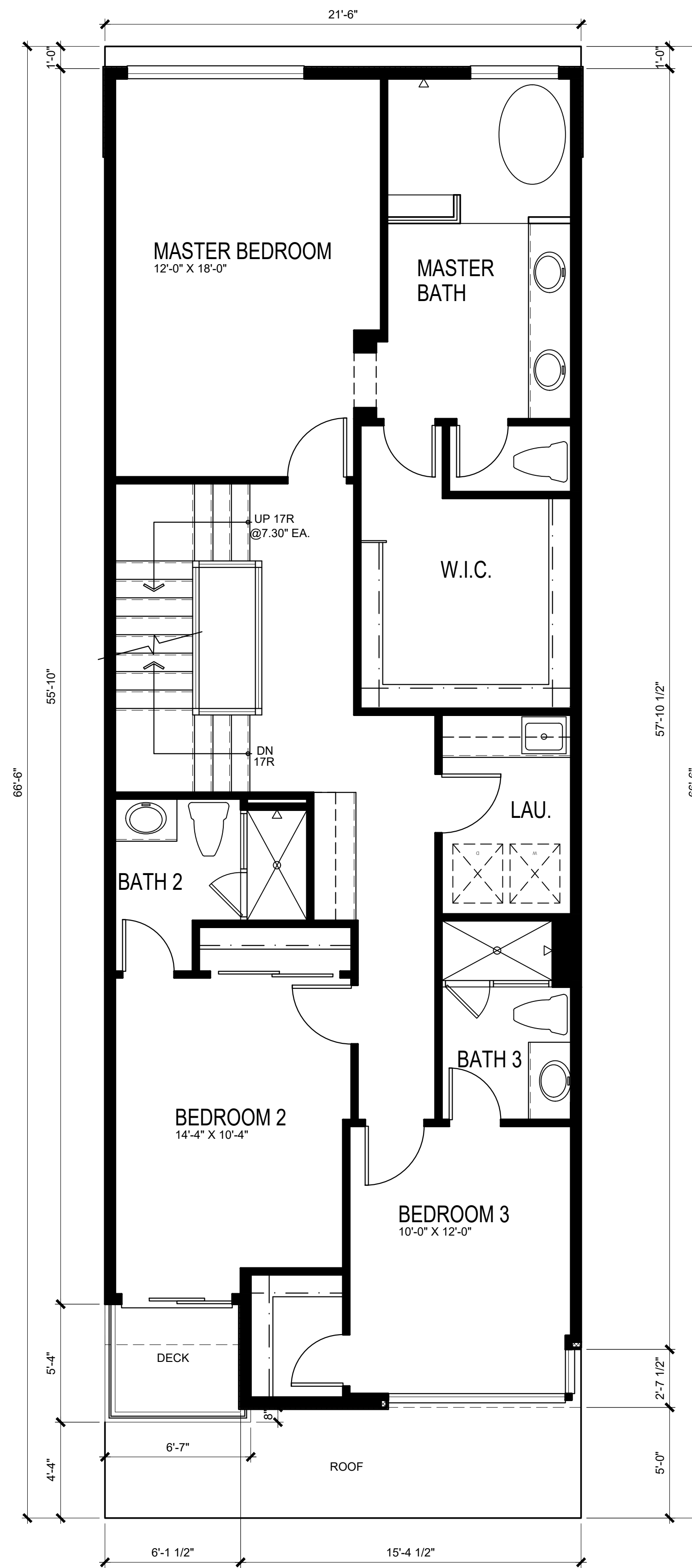


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ARCHITECTS

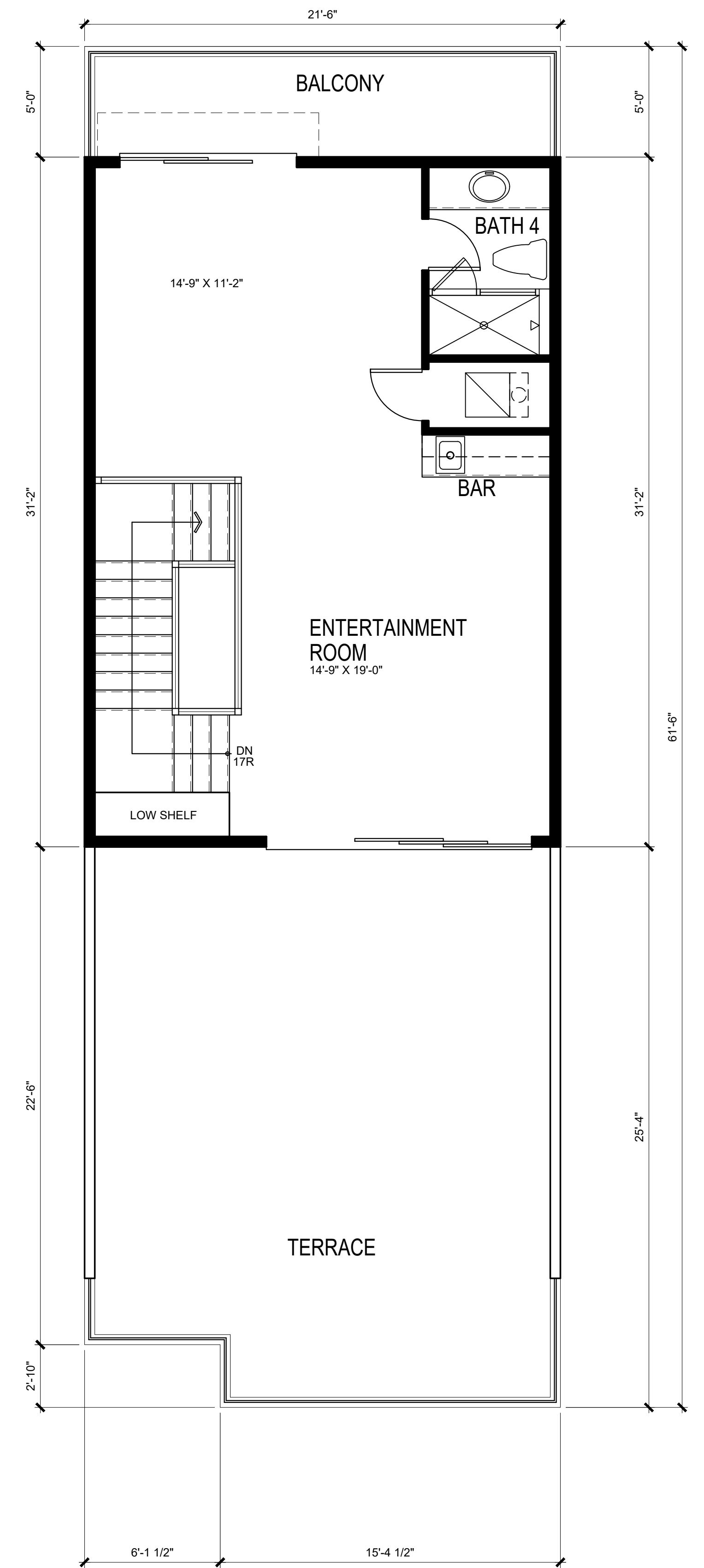
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949.261.2070
PROJECT # 22017 April 15, 2025



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.

ROOF PLAN



PLAN 3A



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



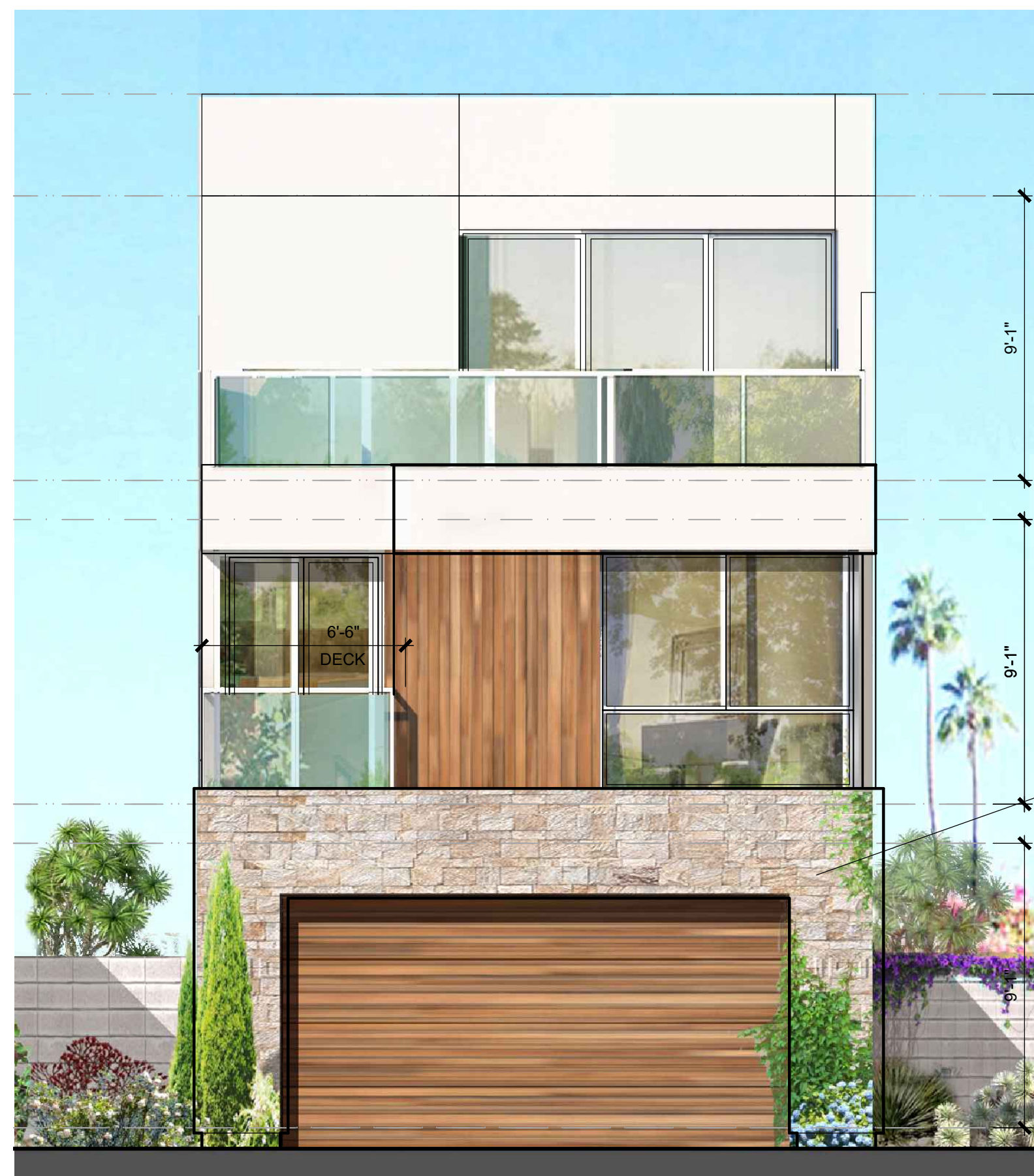
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ARCHITECTS

20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 22017 April 15, 2025

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

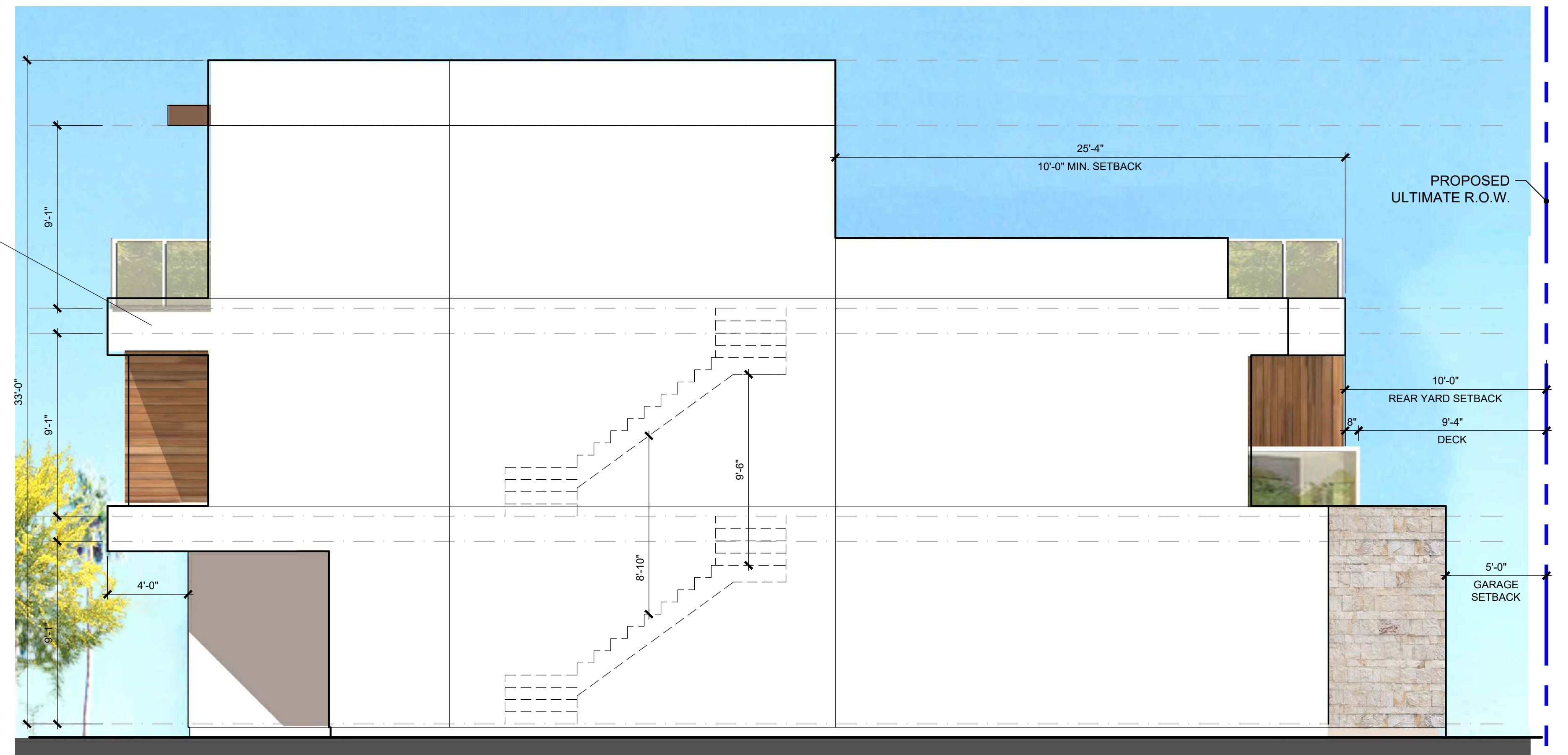
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FRONT ELEVATION

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

PRIMARY STUCCO
DEW 379 IGLOO



LEFT ELEVATION



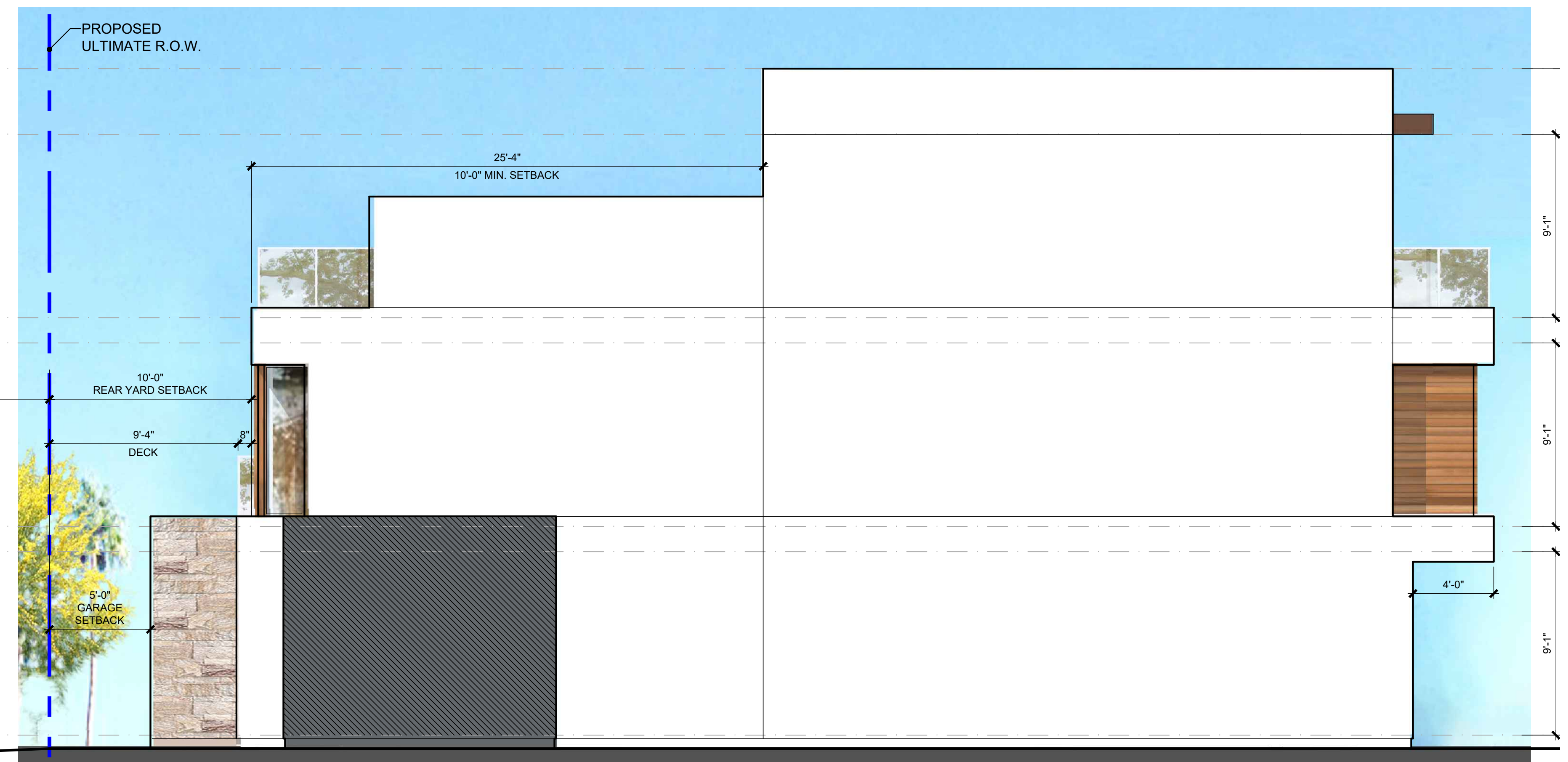
REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

EXISTING ADJACENT
ULTIMATE R.O.W.

24'-0" FIRE ACCESS LANE

HIDEAWAY CIRCLE



RIGHT ELEVATION

HARBOUR COVE

PLAN 3A ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

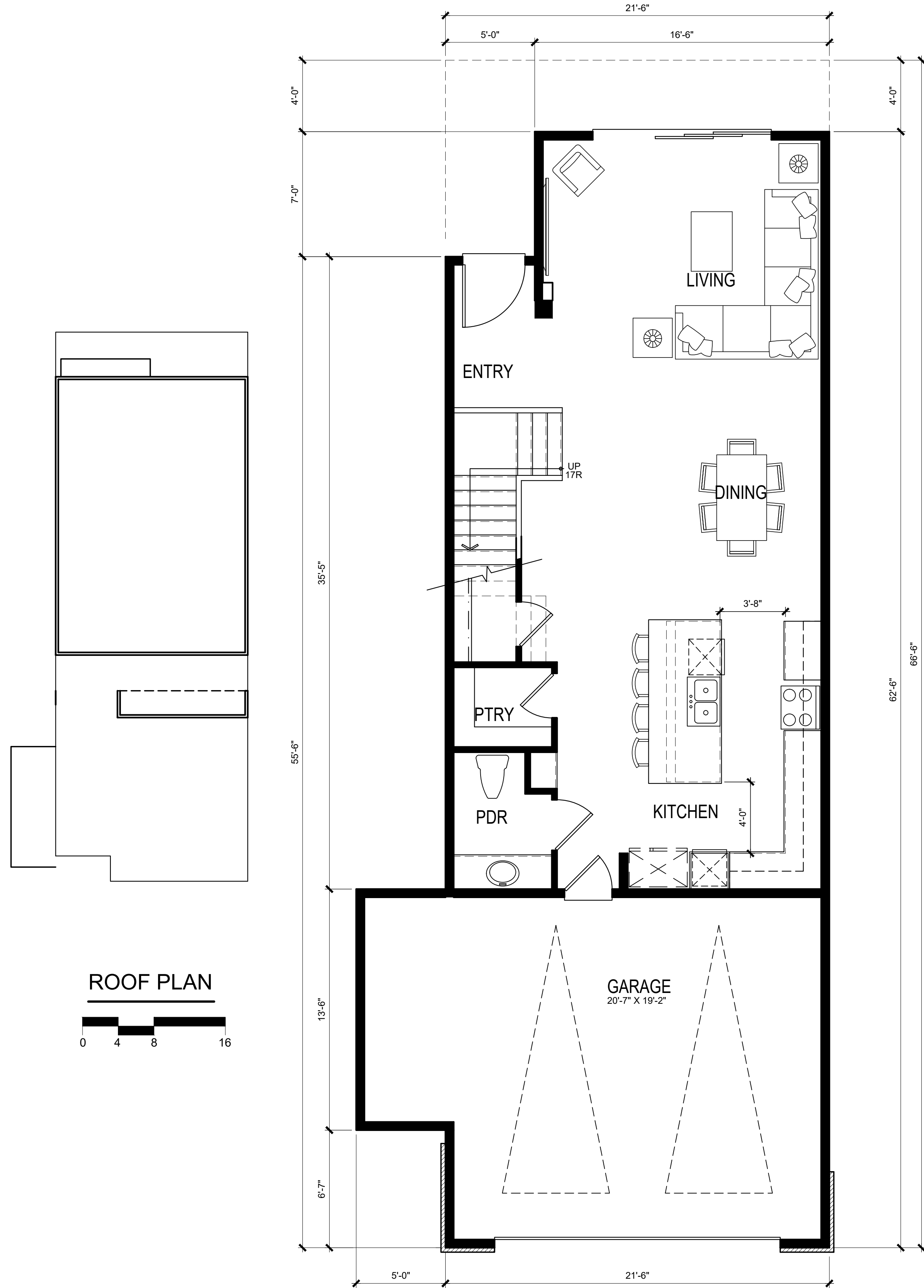
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3.2

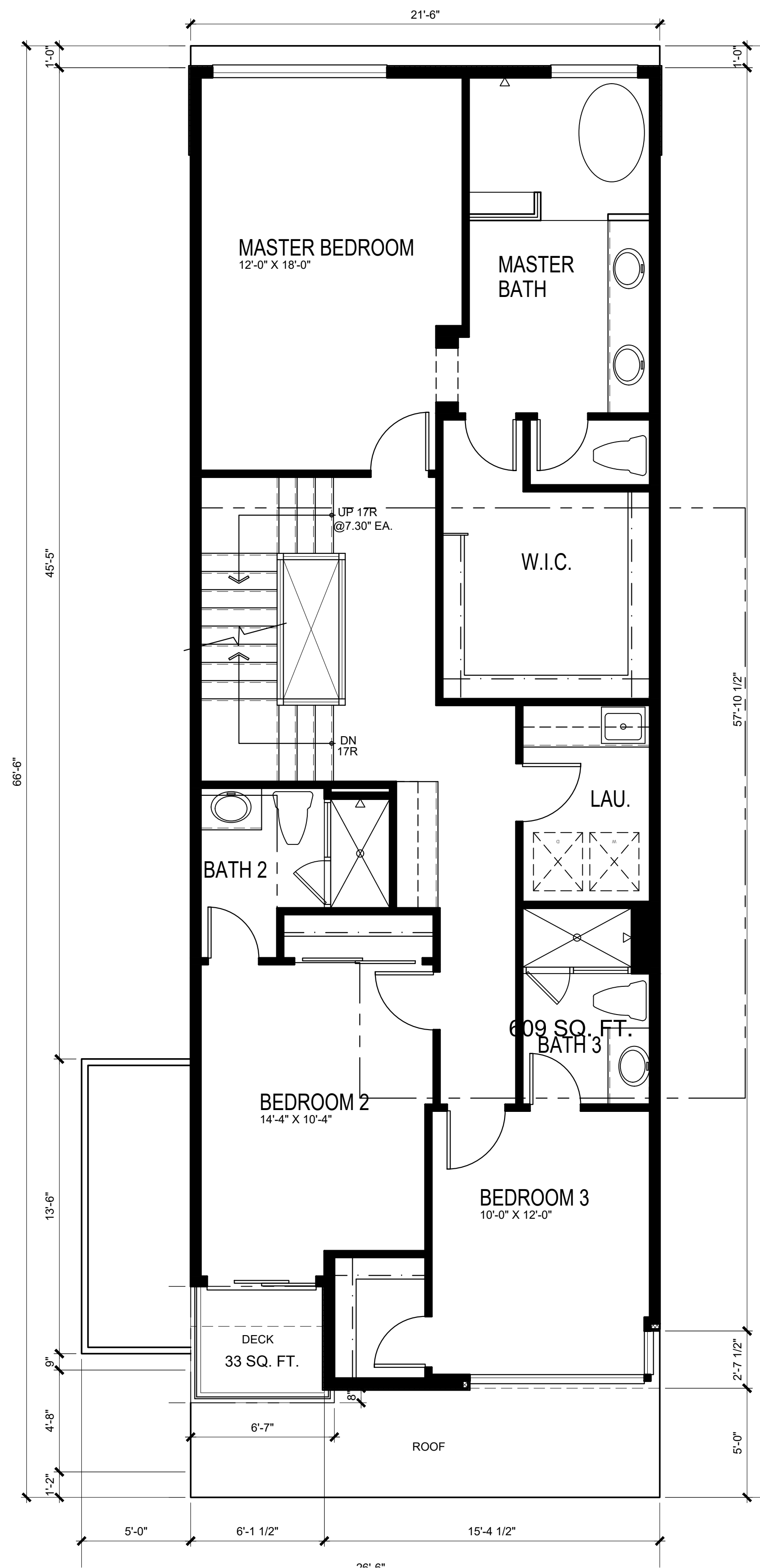


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ARCHITECTS

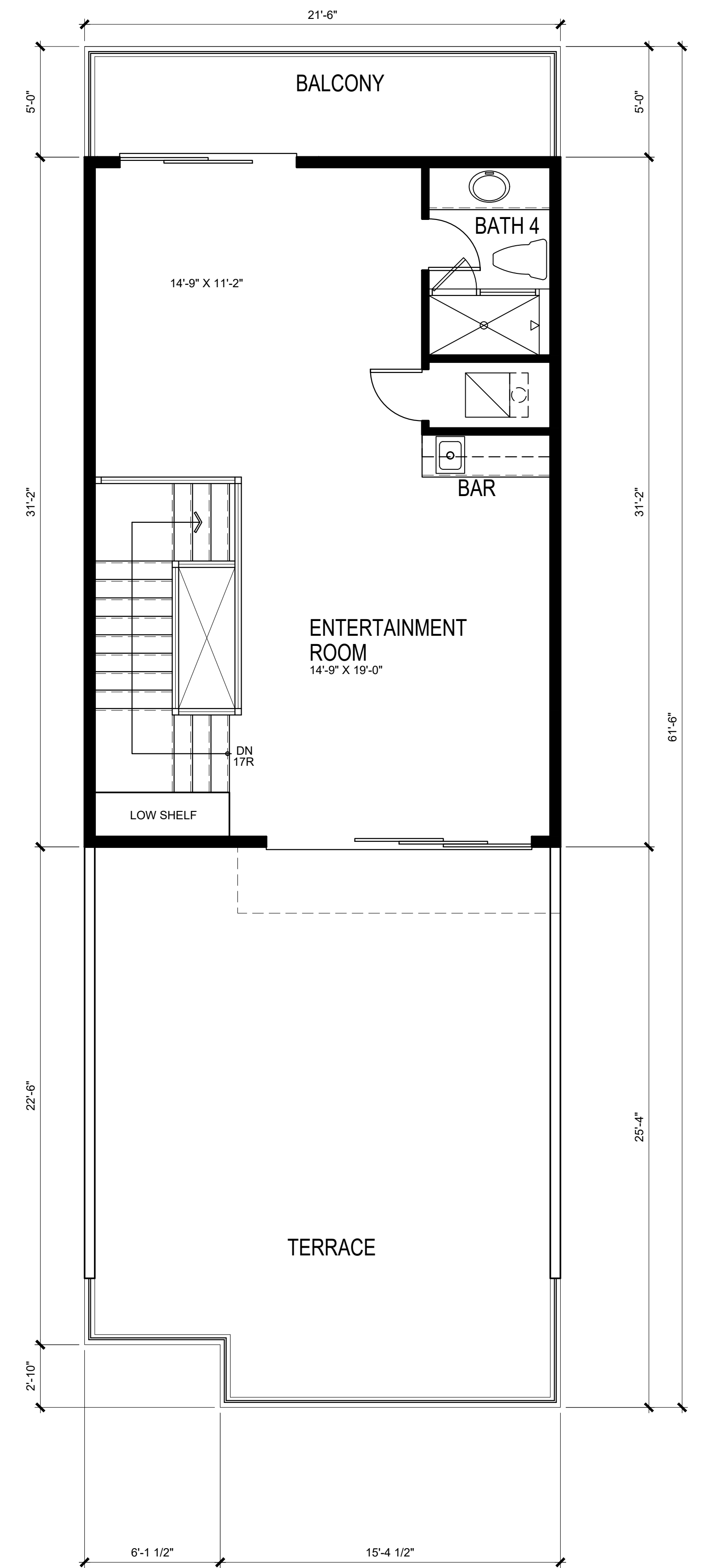
949.261.2070
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 April 15, 2025



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.

ROOF PLAN



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 3B



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

3.3

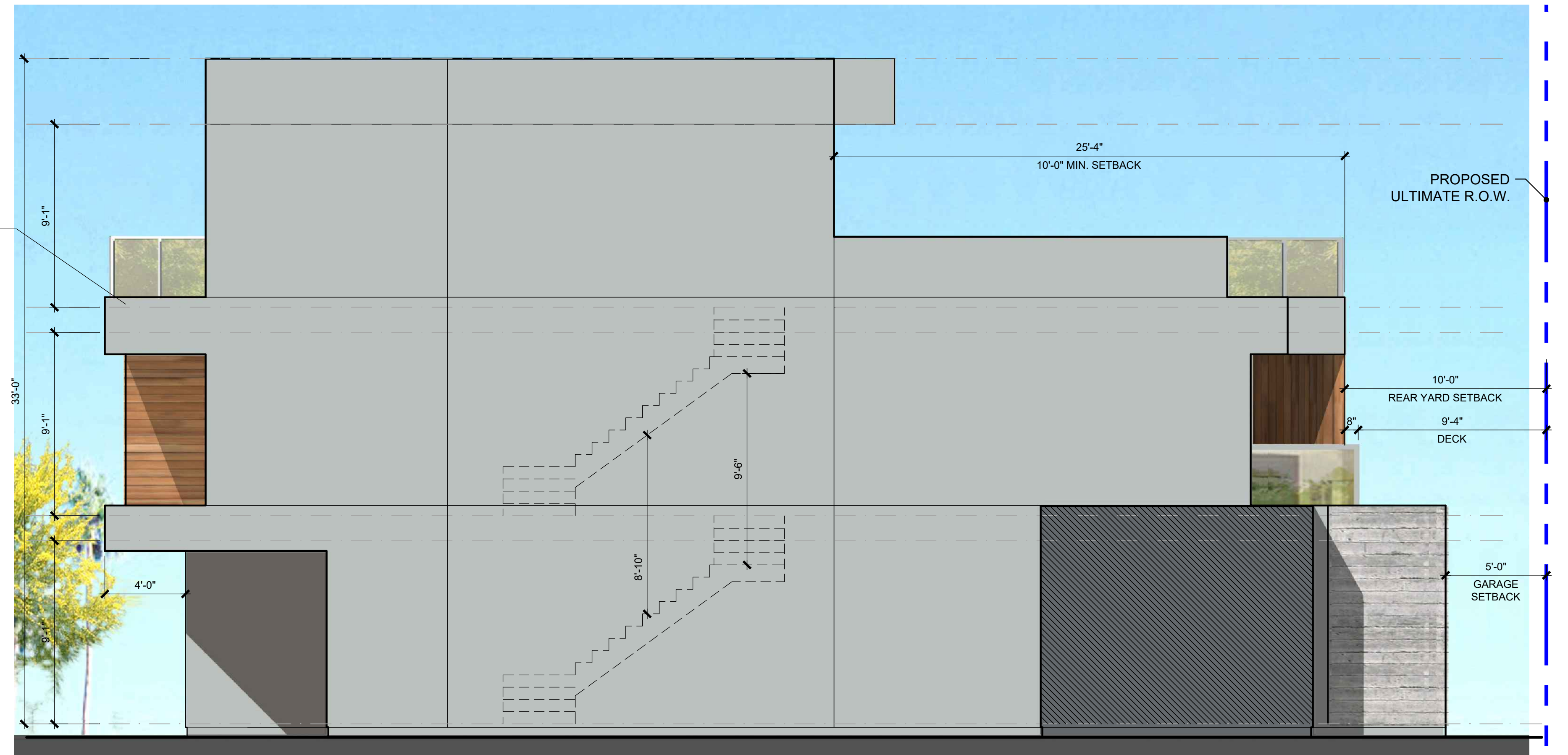


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ARCHITECTS

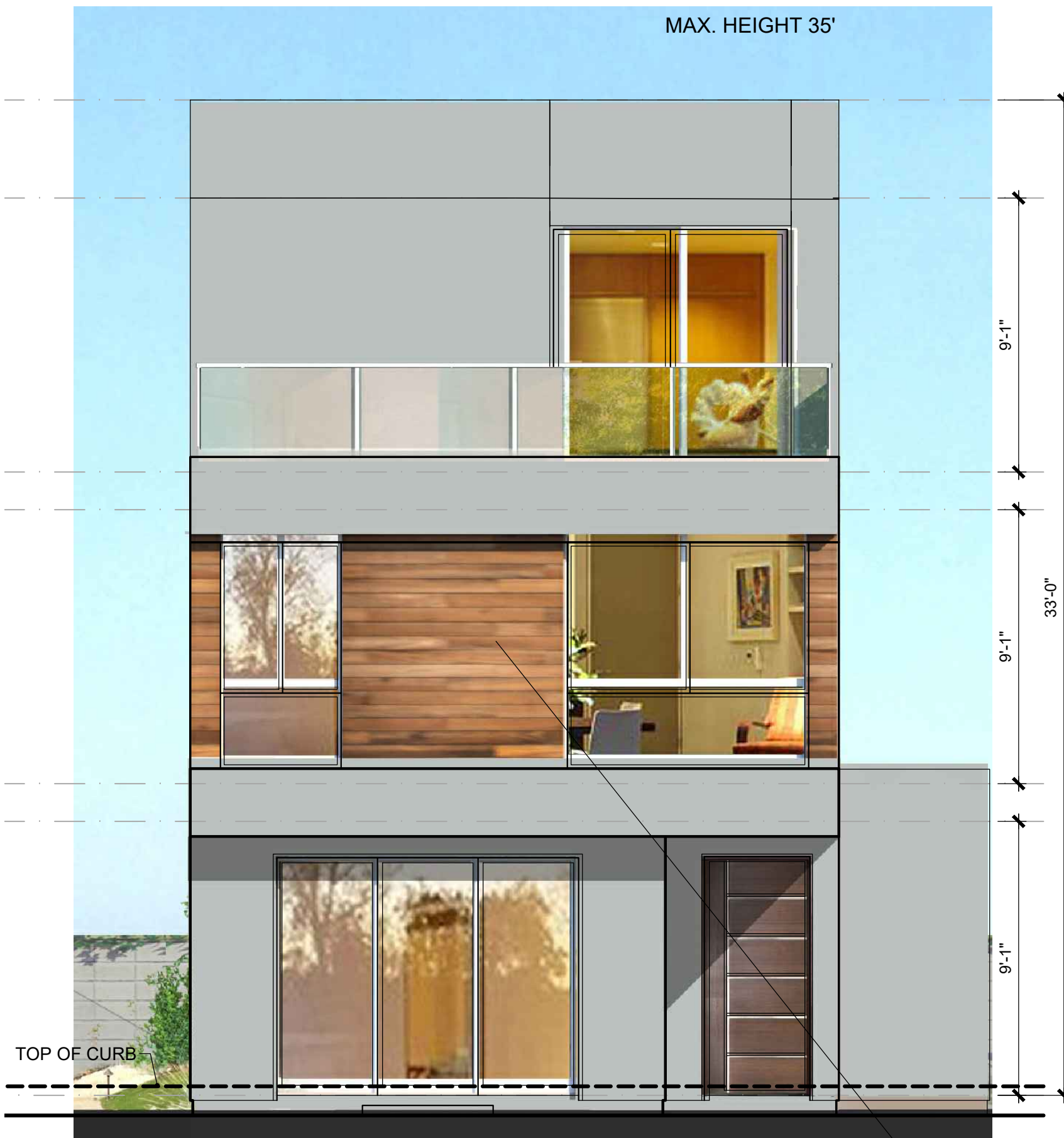
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949.261.2070
PROJECT # 22017 April 15, 2025



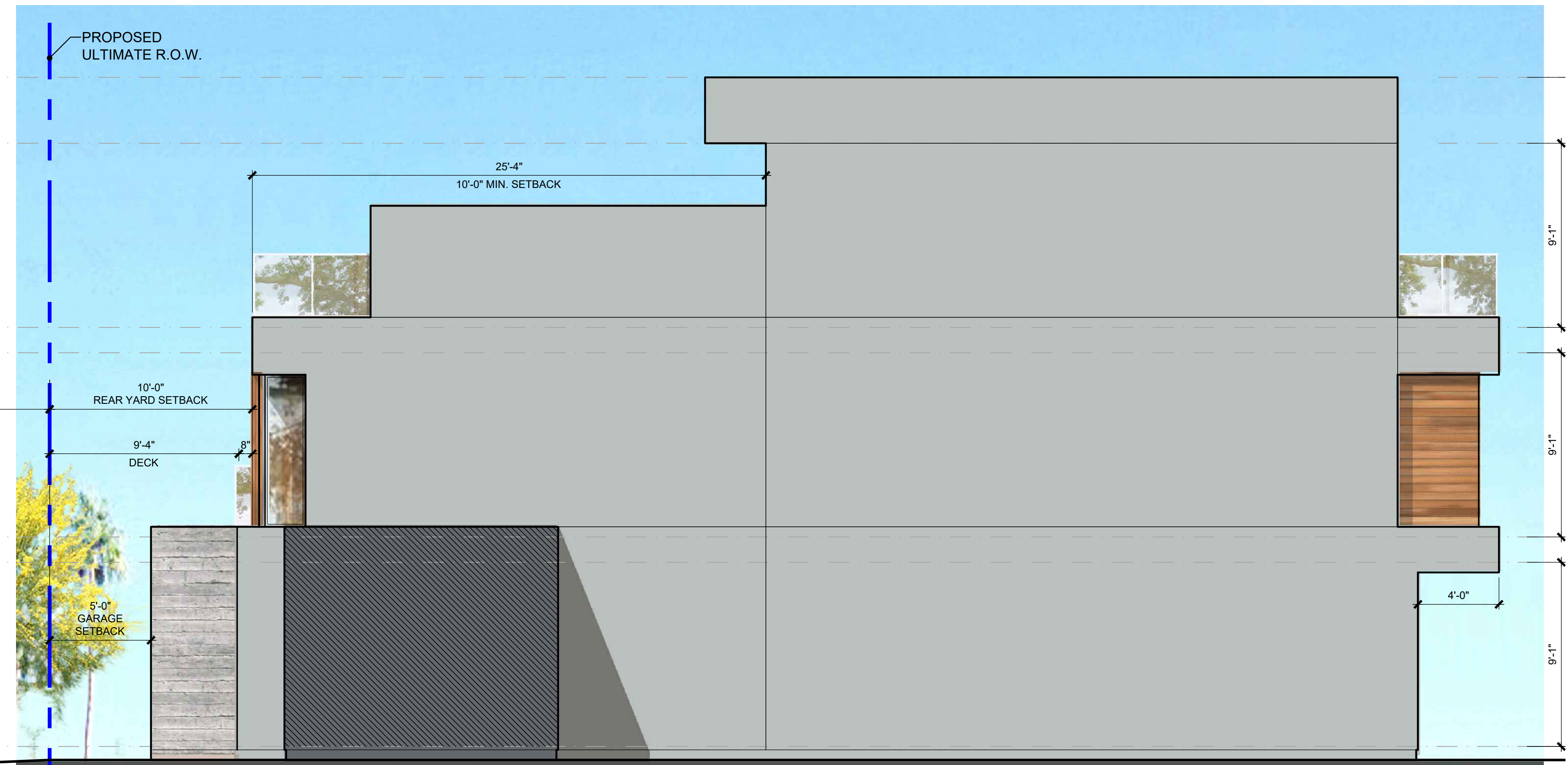
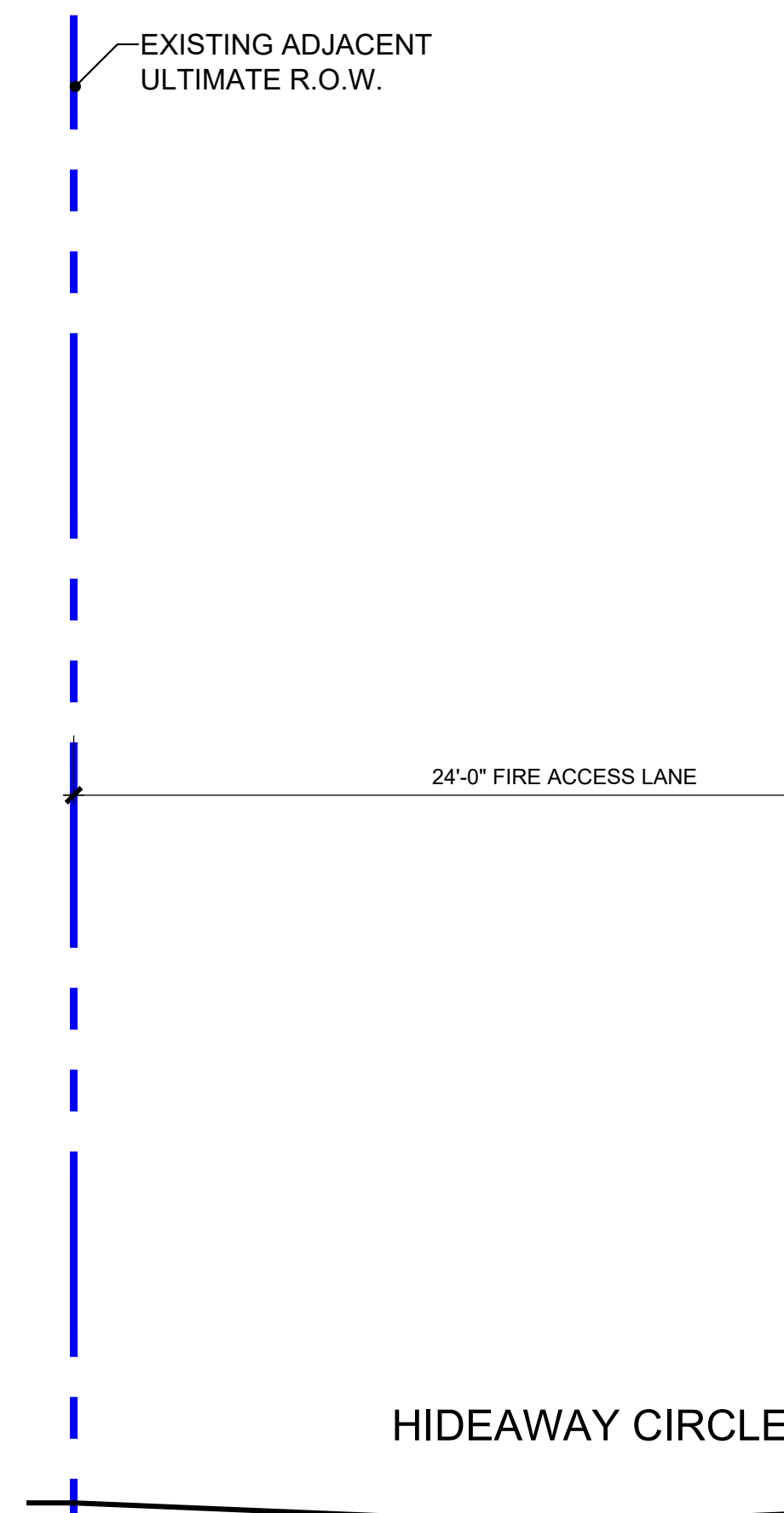
FRONT ELEVATION



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

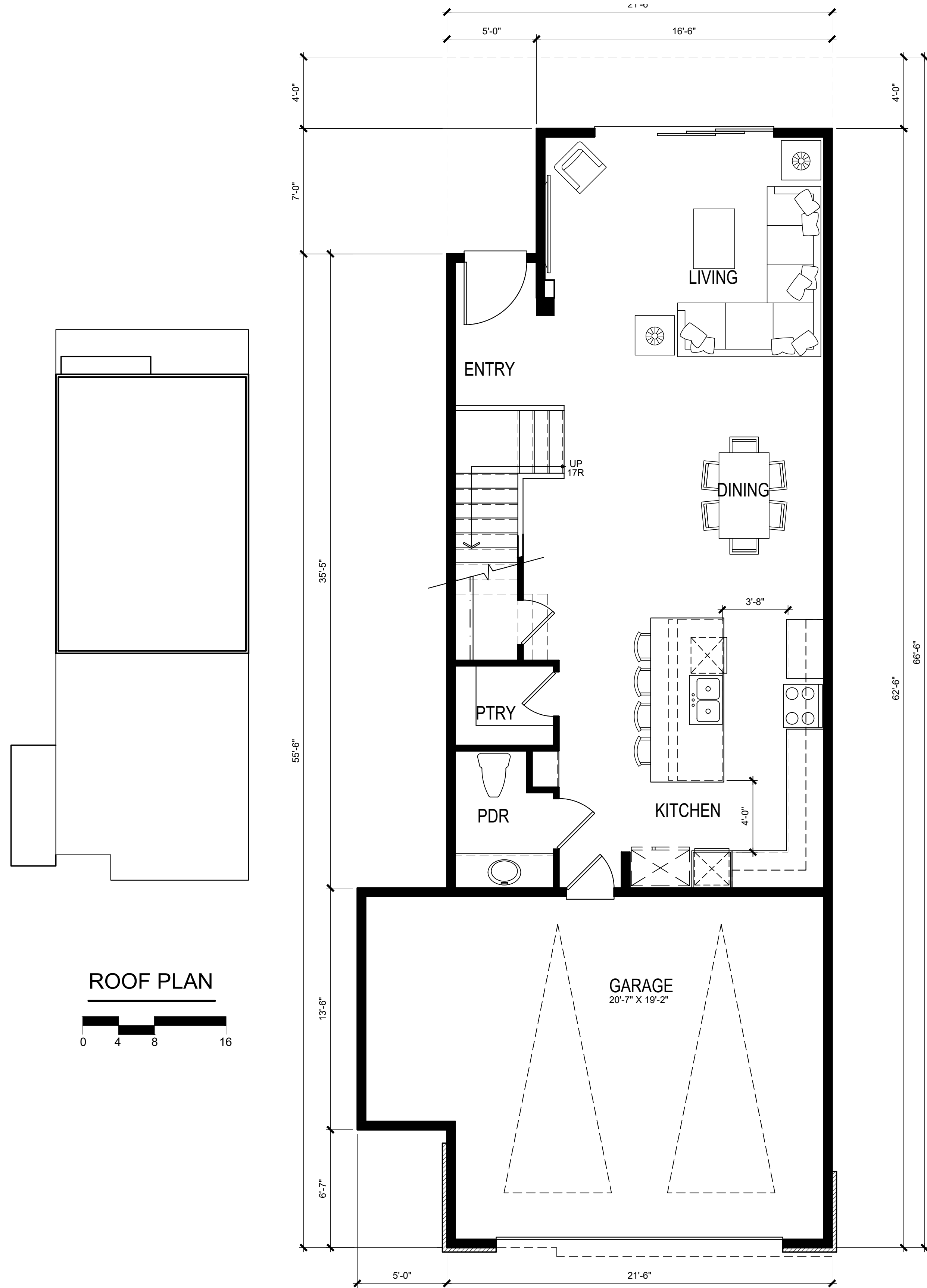
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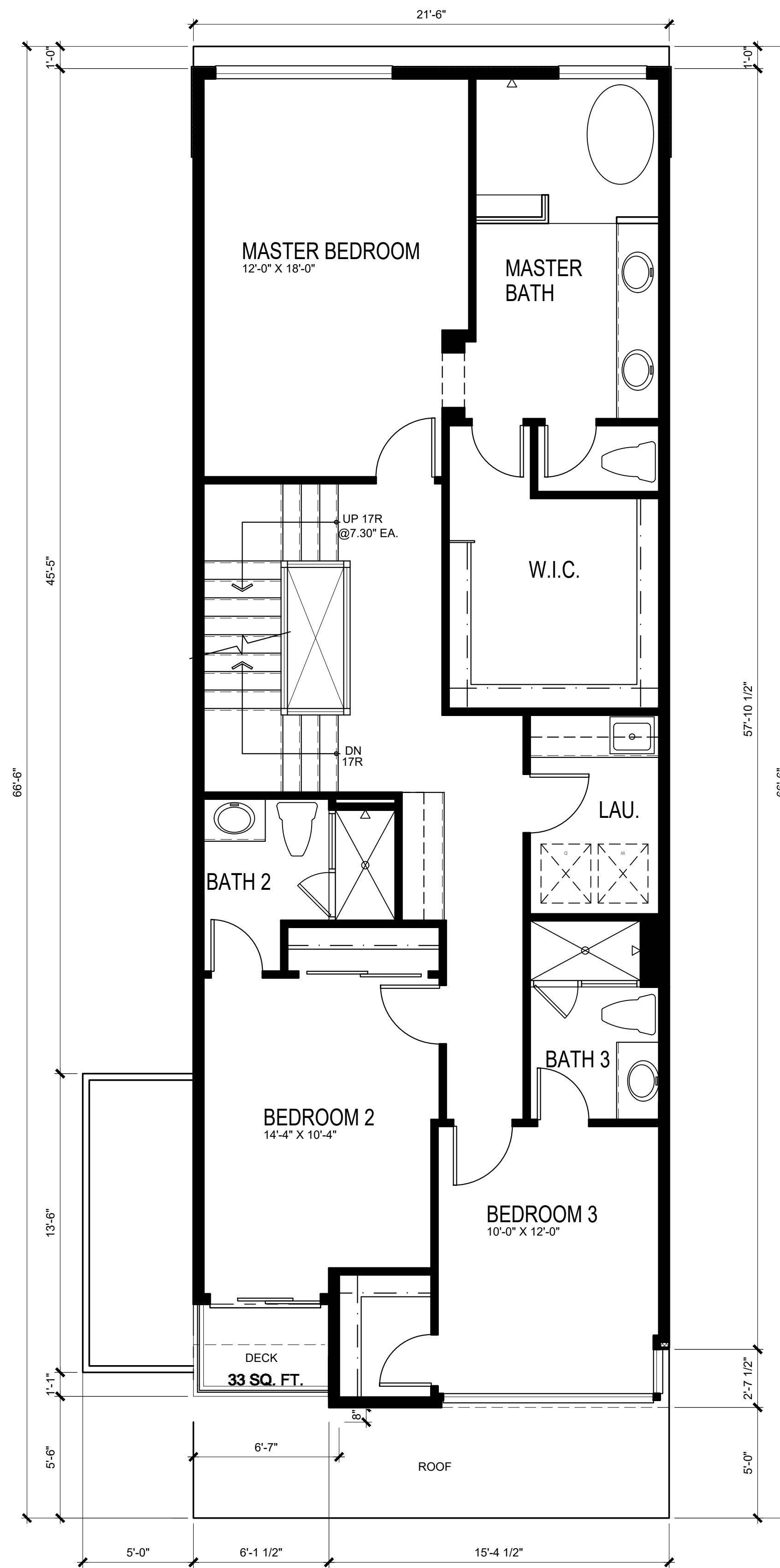


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ARCHITECTS

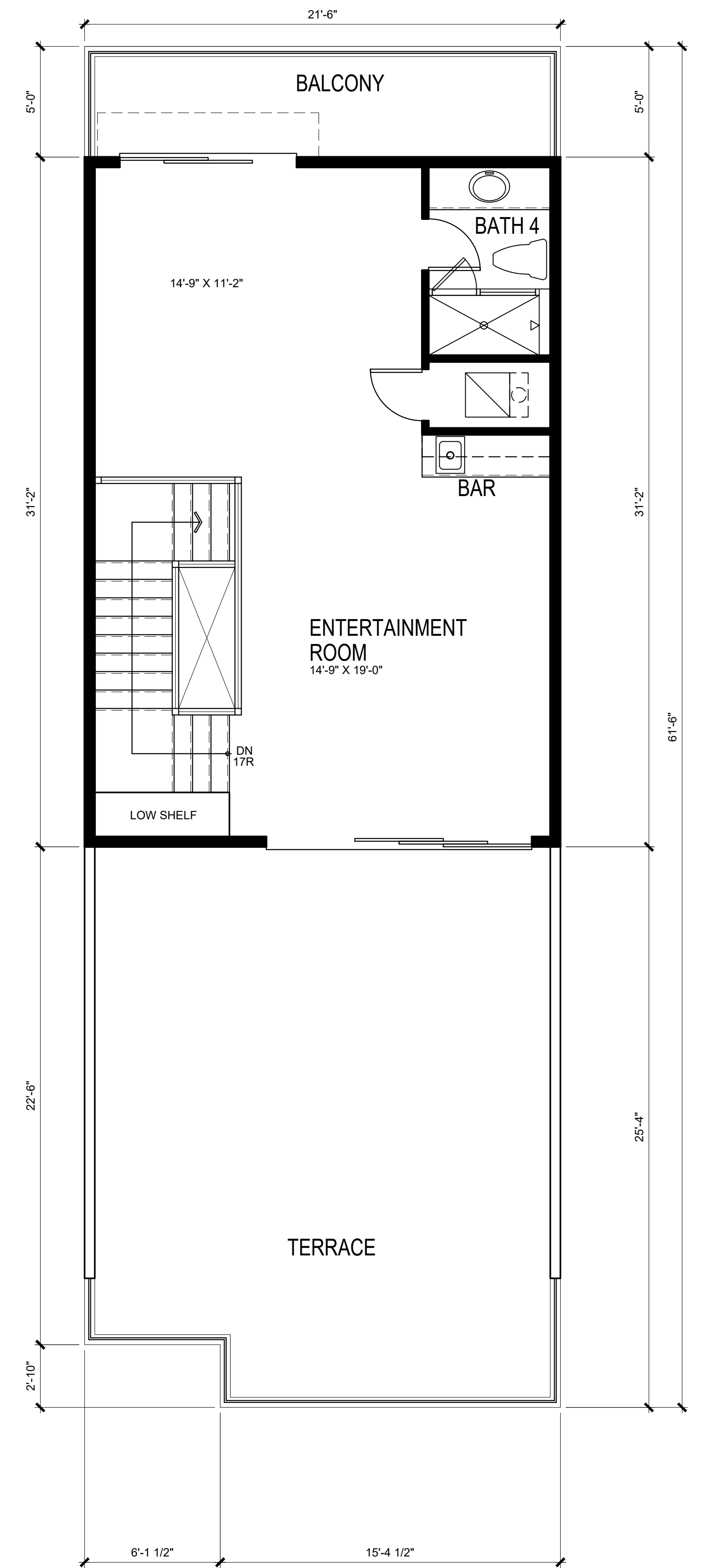
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PROJECT # 22017
949.261.2070
April 15, 2025



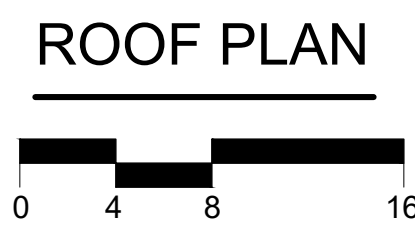
FIRST FLOOR PLAN 903 S.F.
(EACH UNIT TOTAL) 2,754 S.F.



SECOND FLOOR PLAN 1,239 S.F.



THIRD FLOOR PLAN 612 S.F.



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



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ARCHITECTS

20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 22017 April 15, 2025

PLAN 3C
0 1 4 8

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

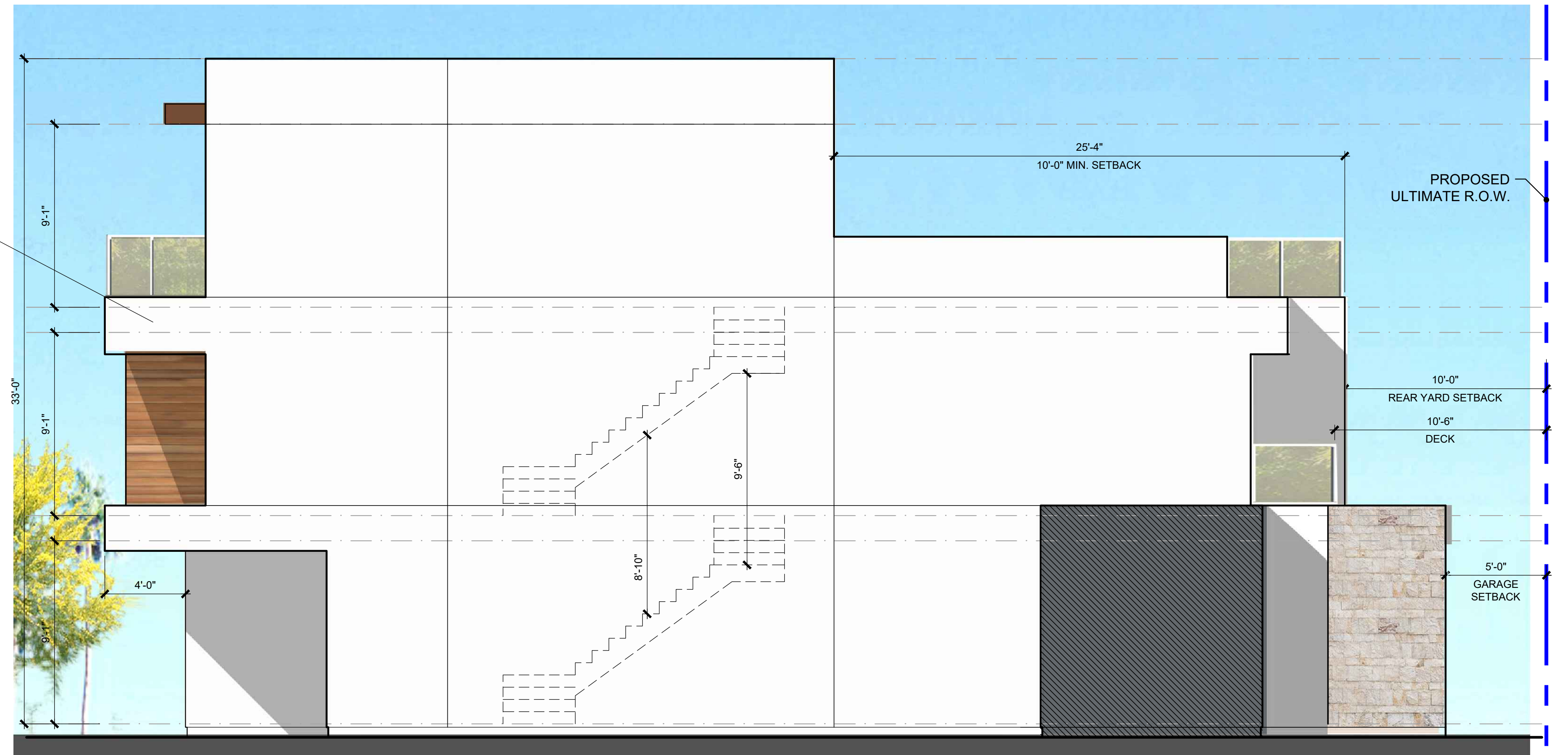
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FRONT ELEVATION

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

PRIMARY STUCCO
DEW379 IGLOO



LEFT ELEVATION



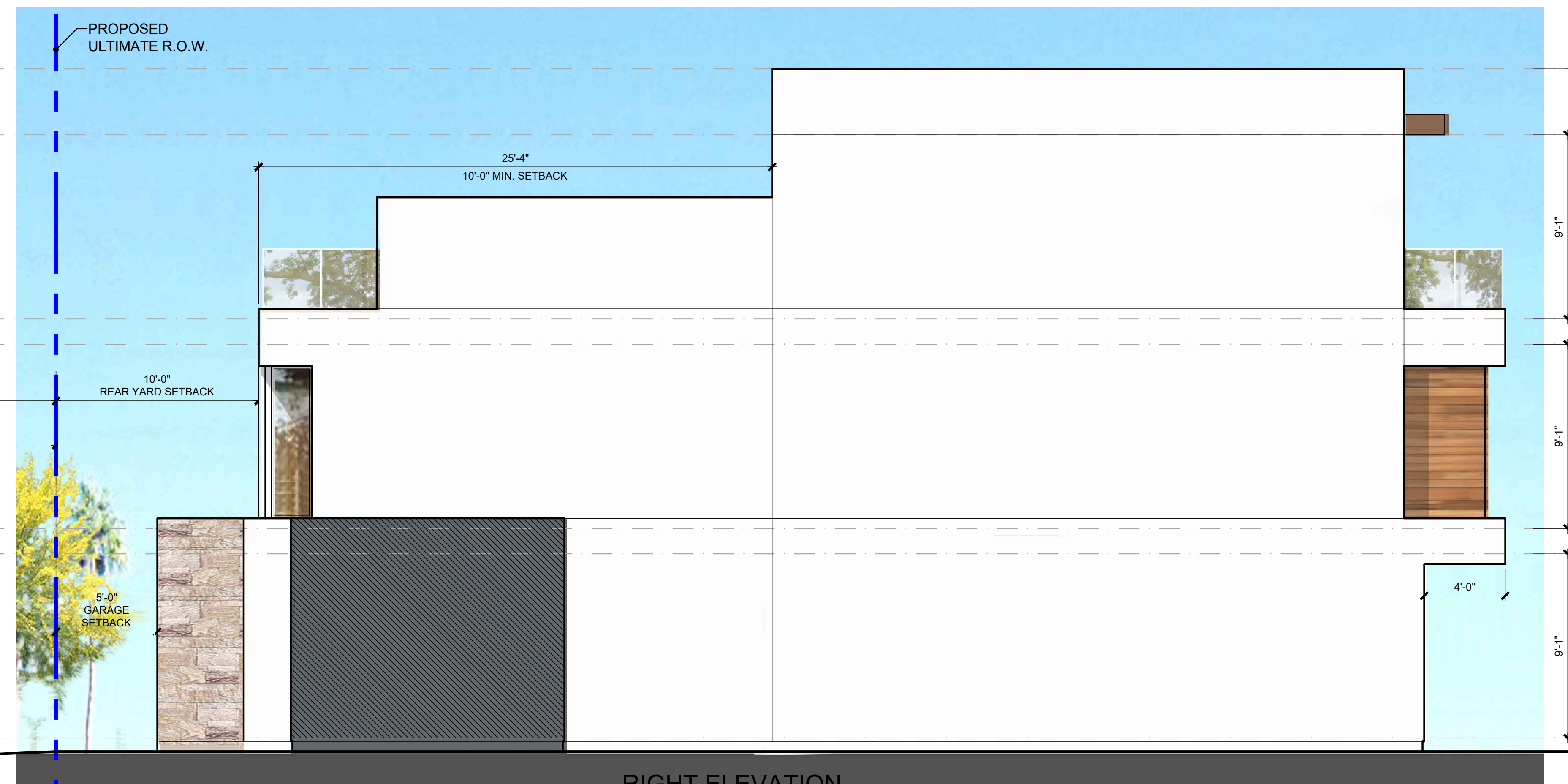
REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

EXISTING ADJACENT
ULTIMATE R.O.W.

24'-0" FIRE ACCESS LANE

HIDEAWAY CIRCLE



RIGHT ELEVATION

PLAN 3C ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

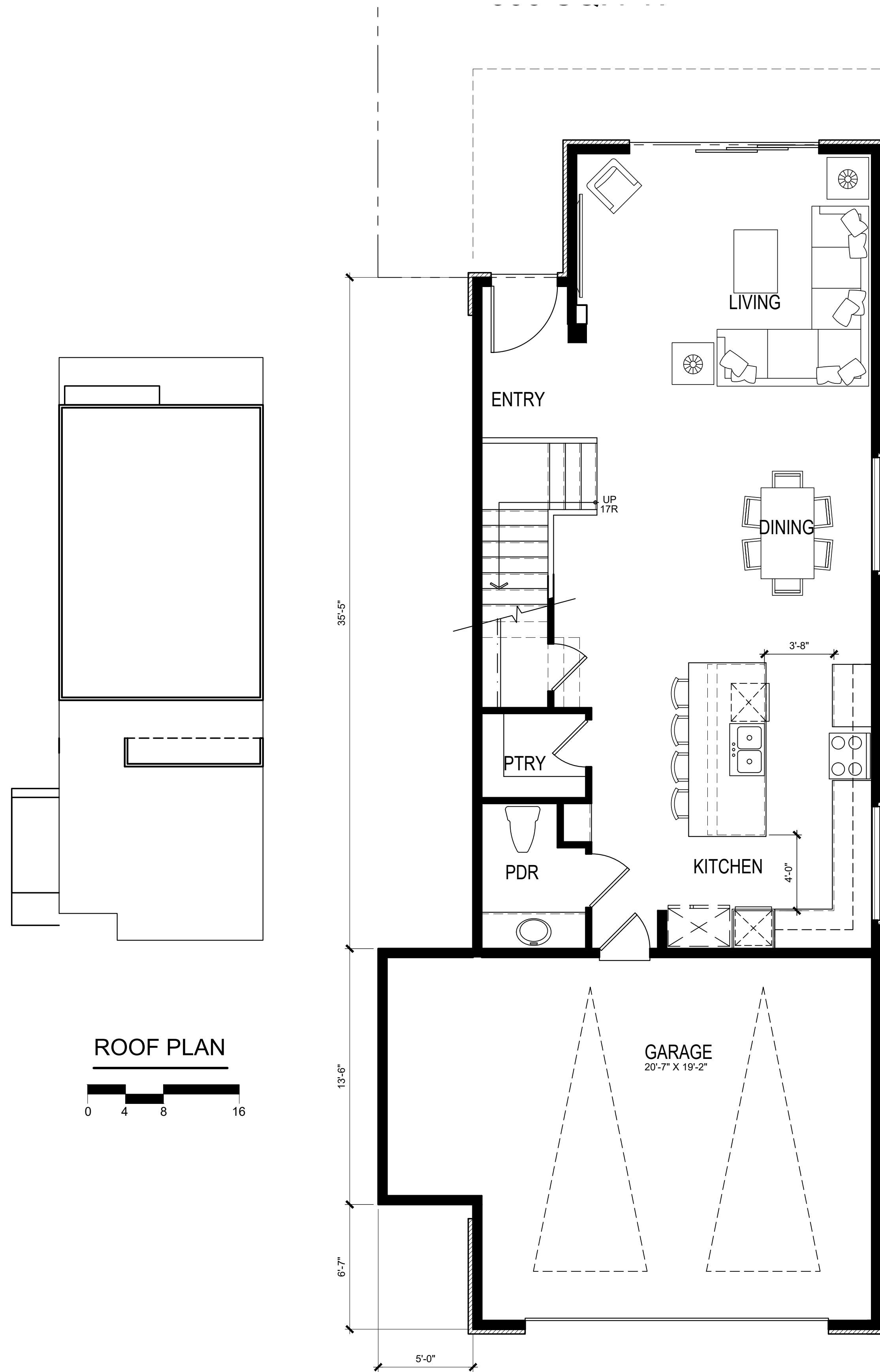
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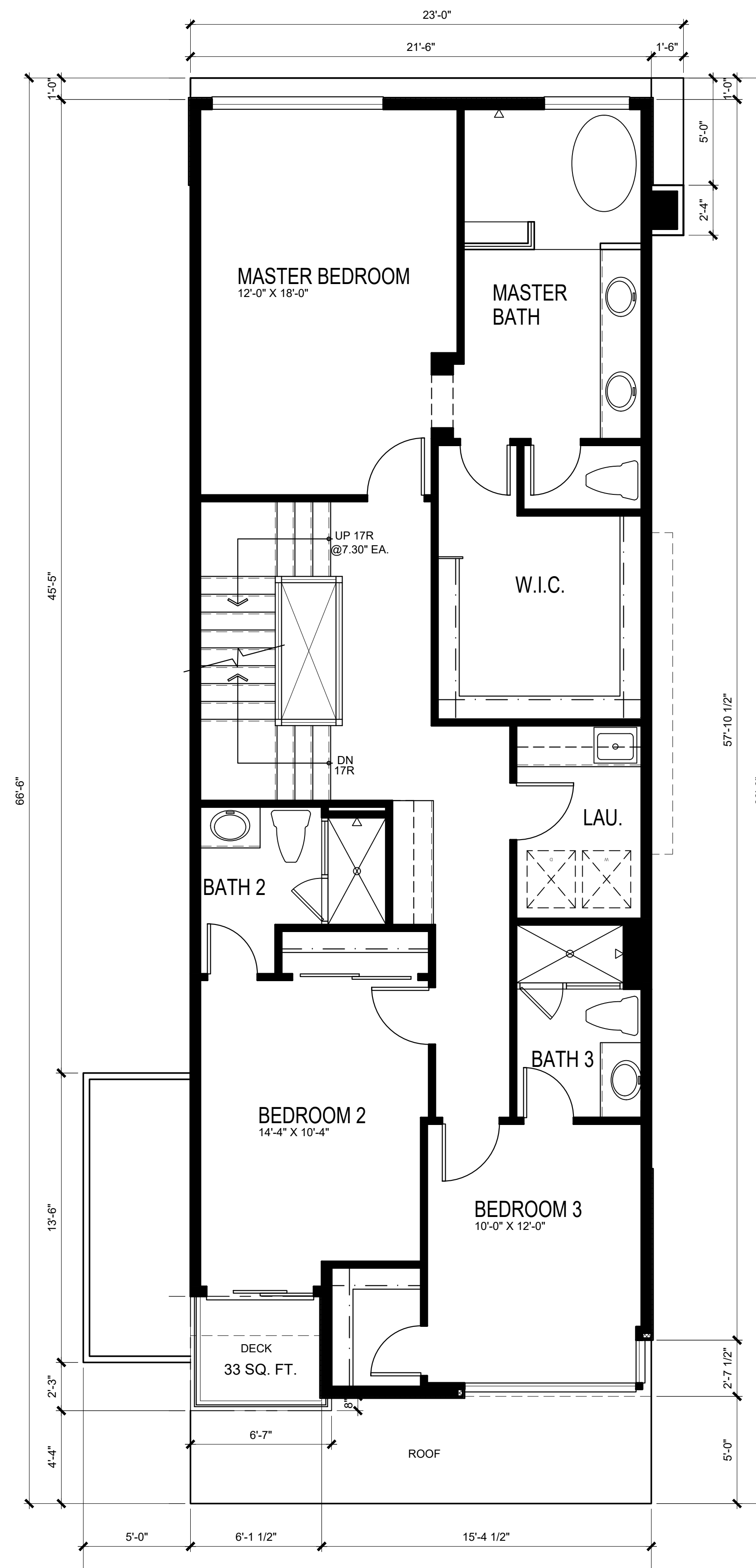


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ARCHITECTS

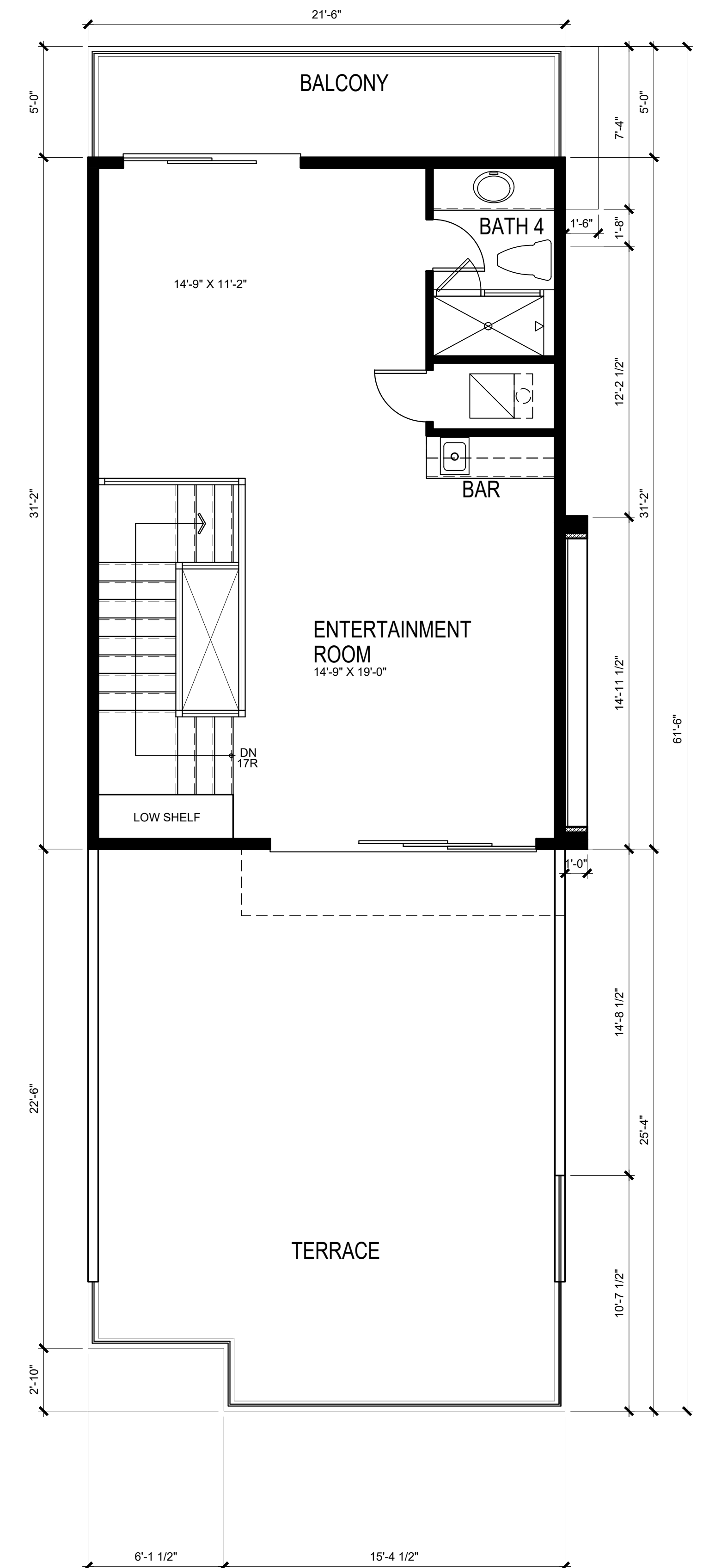
949.261.2070
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 April 15, 2025



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



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20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660

PROJECT # 22017

April 15, 2025



PRIMARY STUCCO
DEW 329 WAX WING

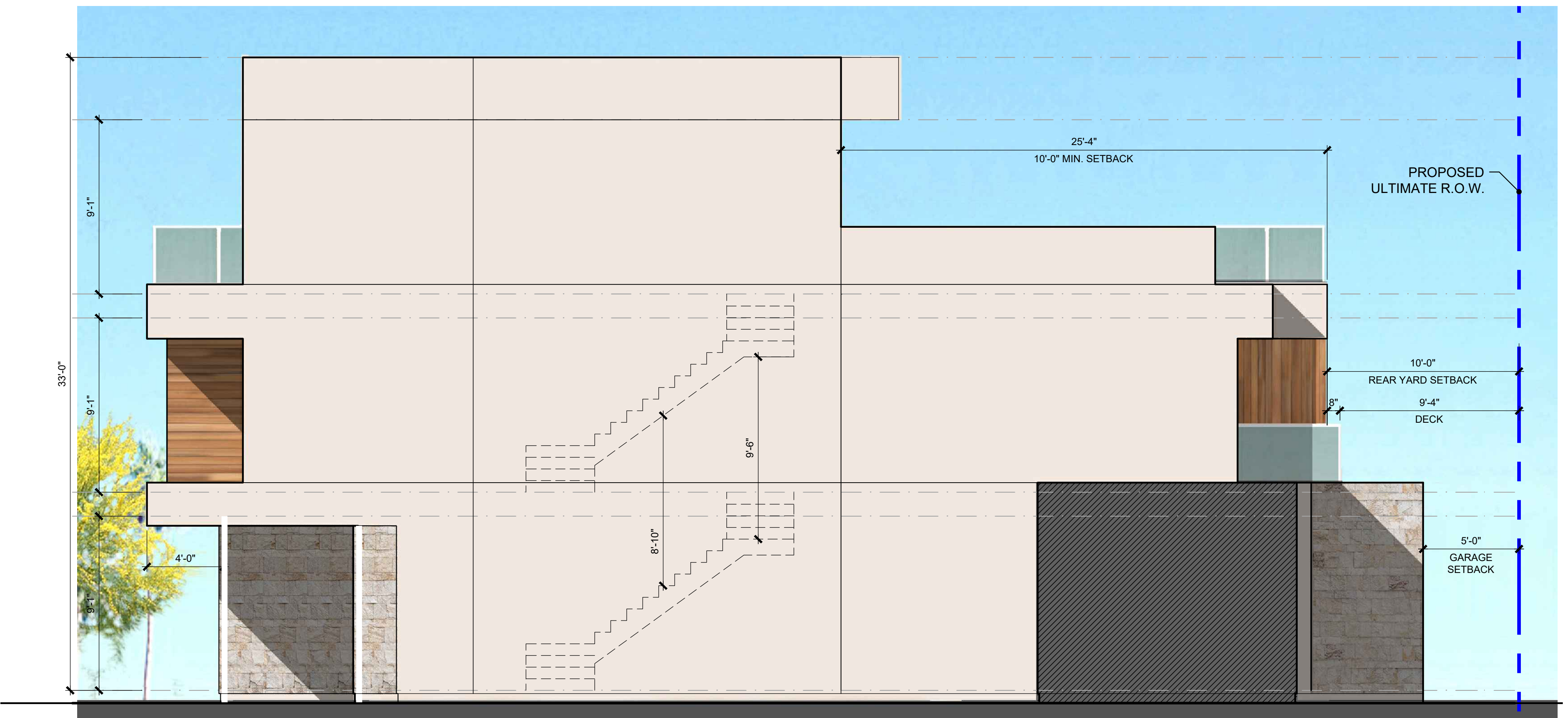
CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

FRONT ELEVATION
MANUF. VENEER
CRAFT ORCHARD LIMESTONE



REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



LEFT ELEVATION



RIGHT ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

24'-0" FIRE ACCESS LANE

HIDEAWAY CIRCLE

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 3 ENH ELEVATIONS



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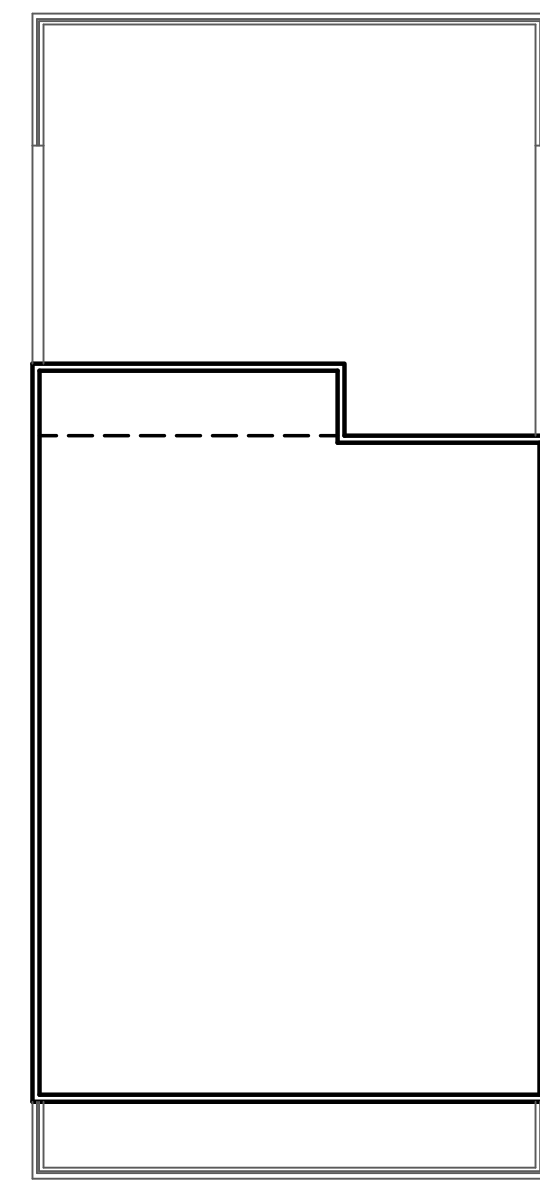
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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 April 15, 2025

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

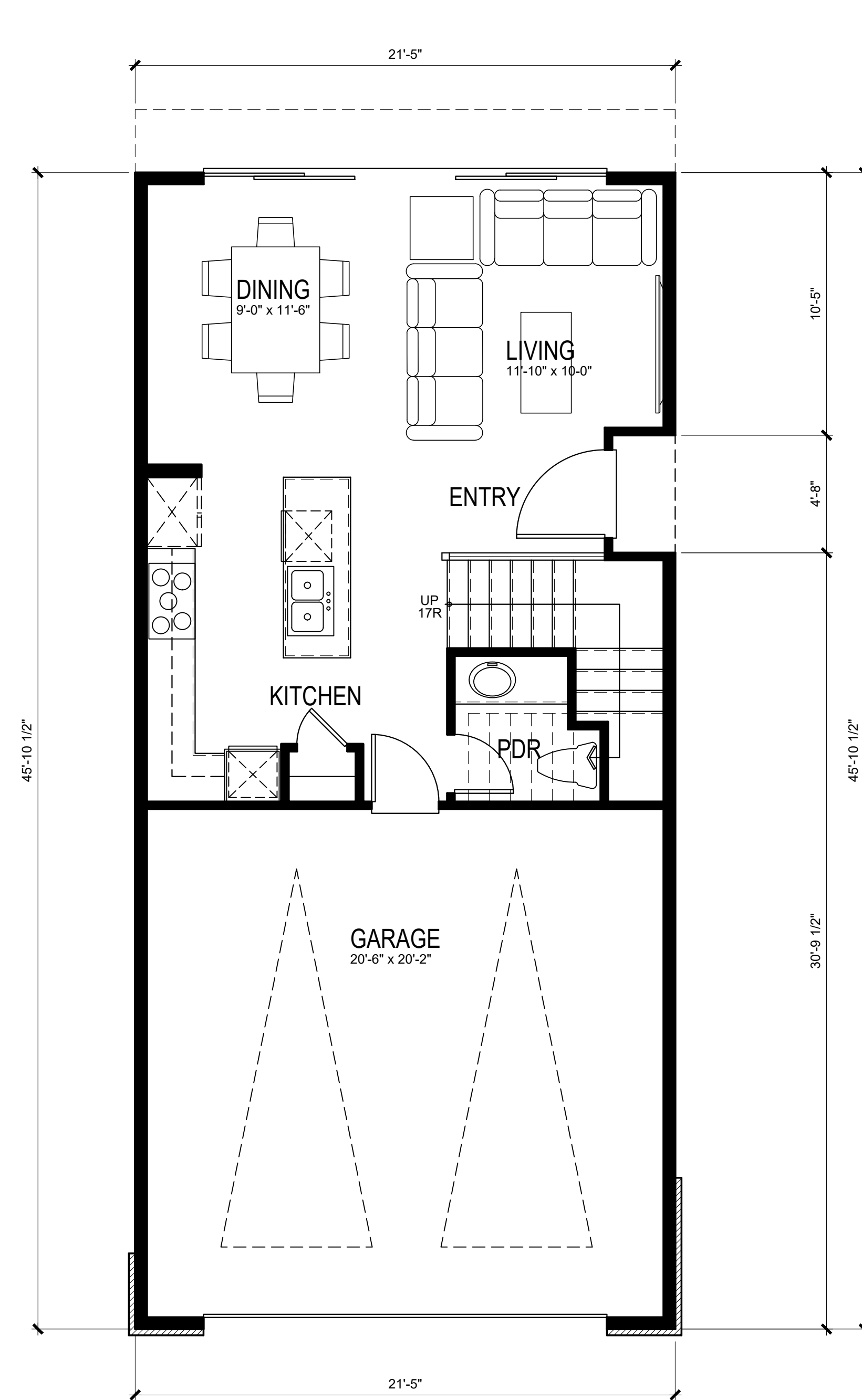
Preliminary

3.8



ROOF PLAN

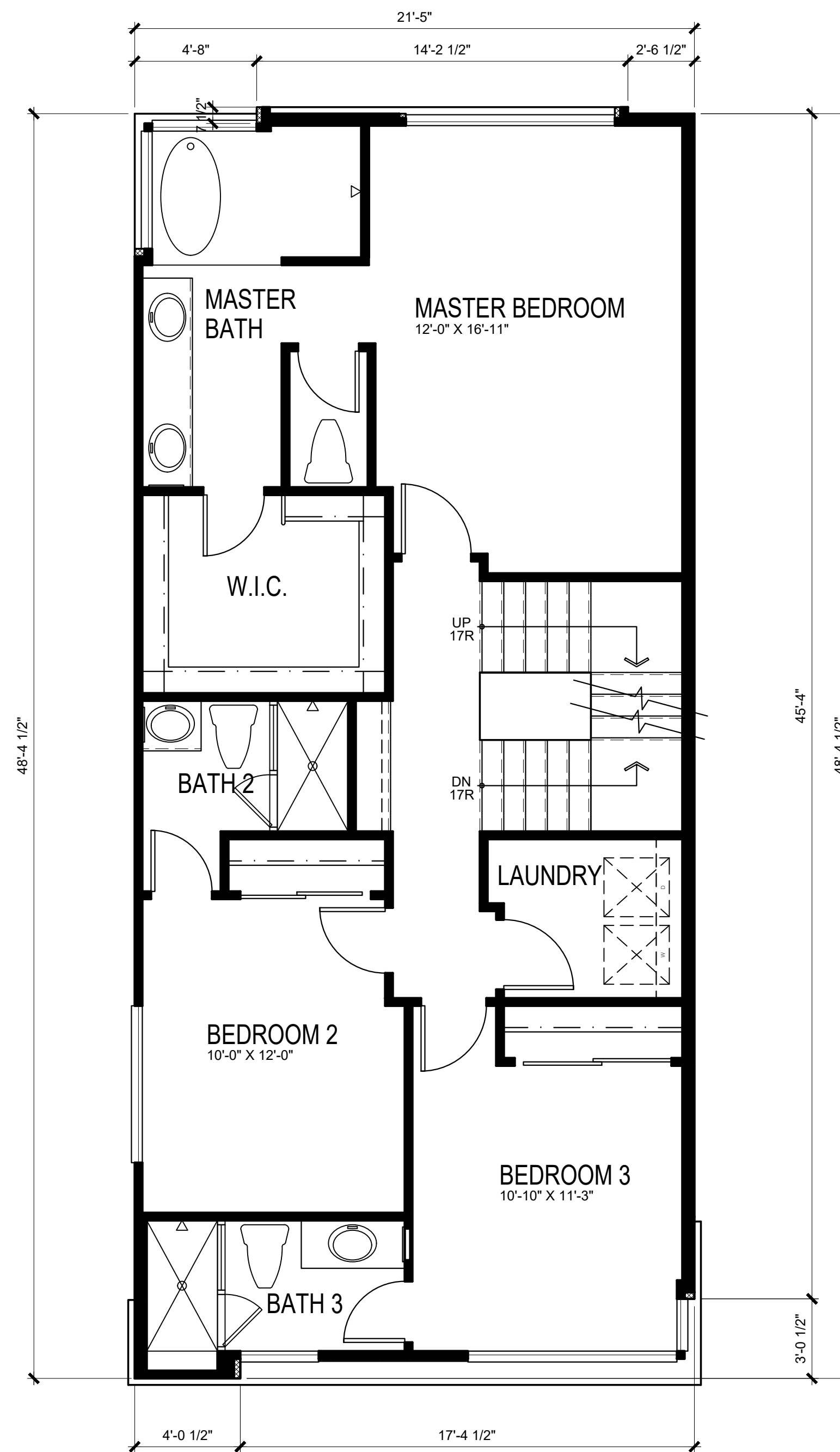
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FIRST FLOOR PLAN
(EACH UNIT TOTAL)

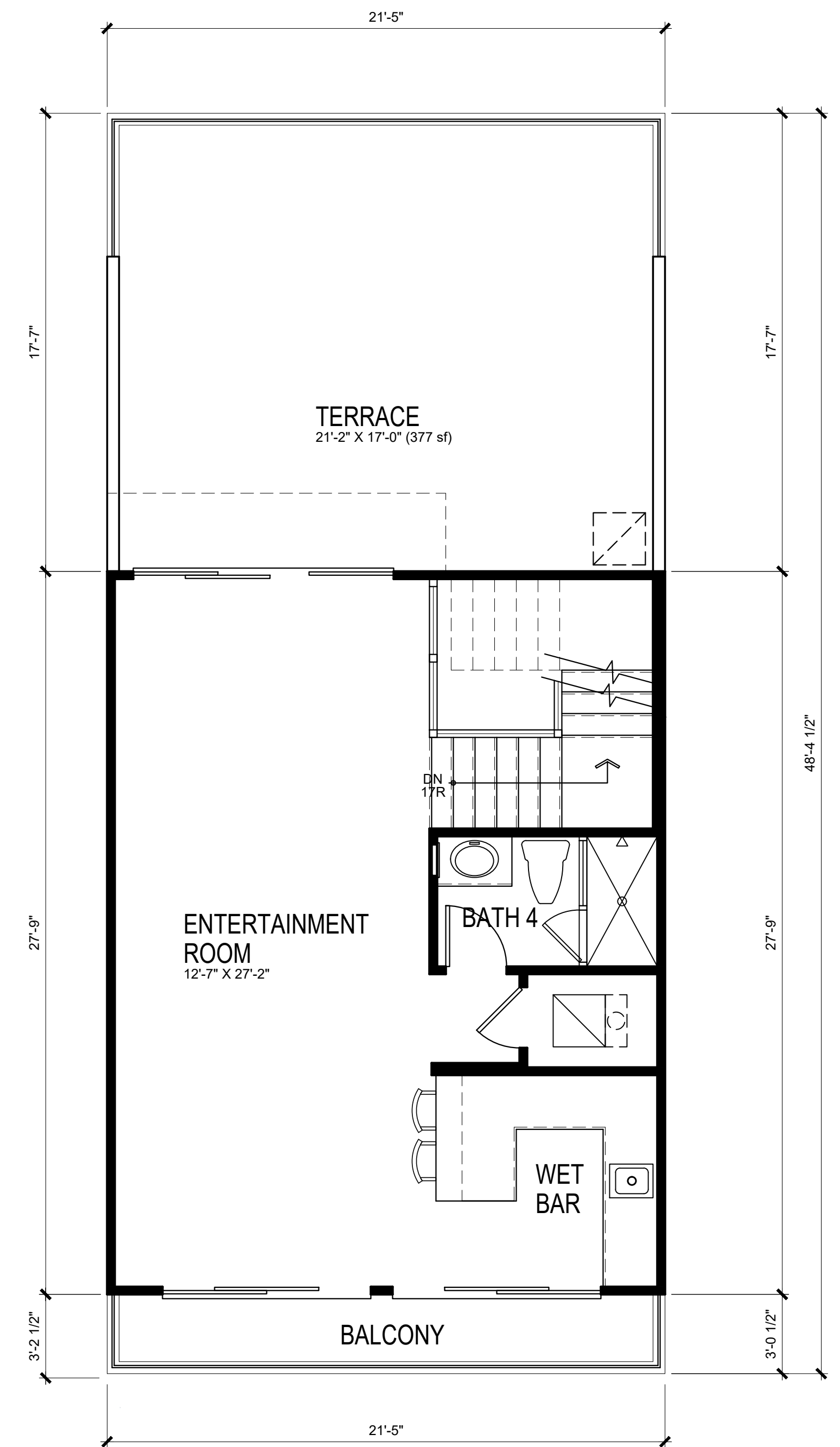
529 S.F.

1994 S.F.



SECOND FLOOR PLAN

943 S.F.



THIRD FLOOR PLAN

522 S.F.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 4A

0 1 4 8

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

4.1



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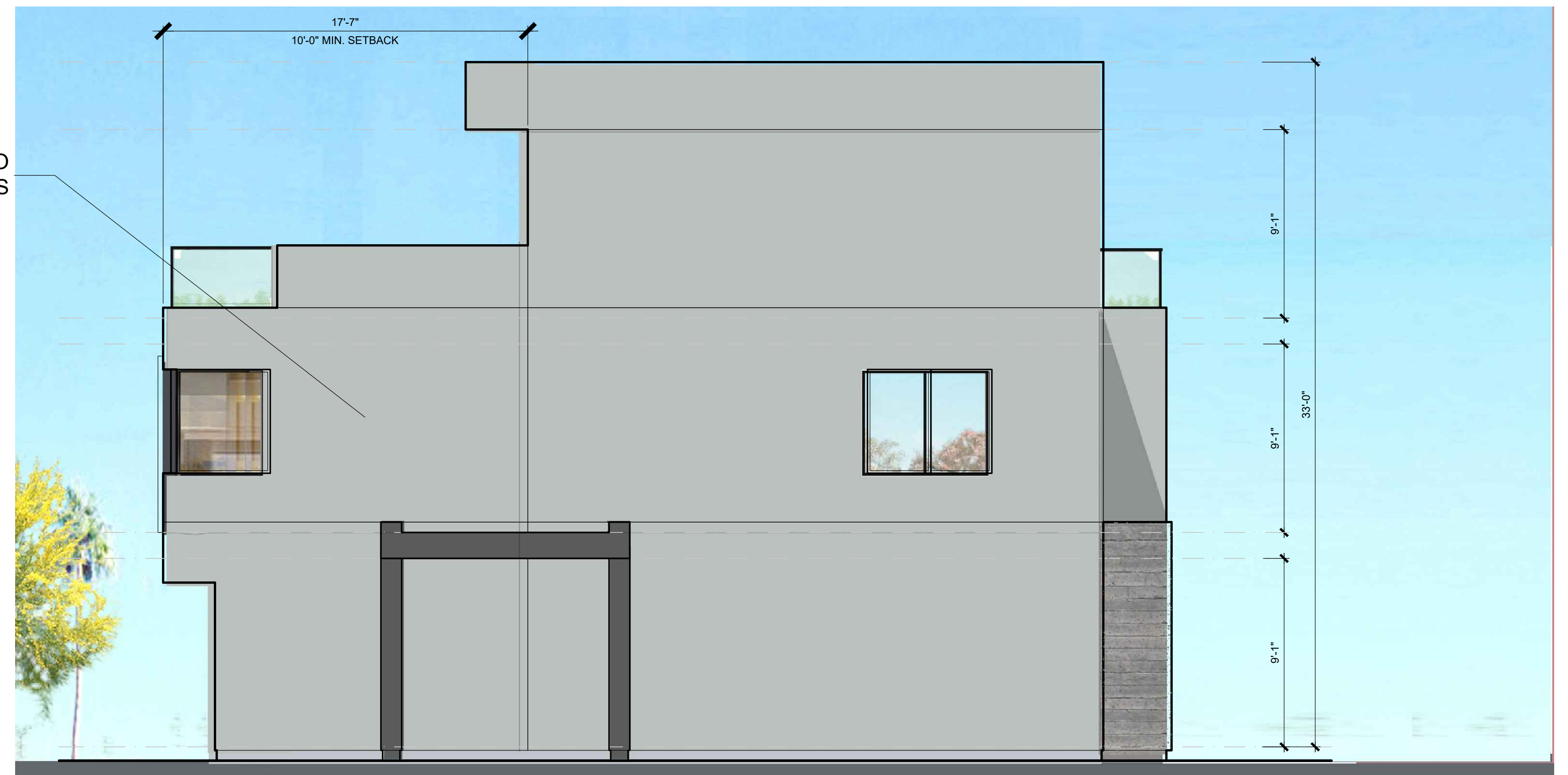
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 April 15, 2025



FRONT ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN TABLE WALNUT

PRIMARY STUCCO
DE6368 WALRUS



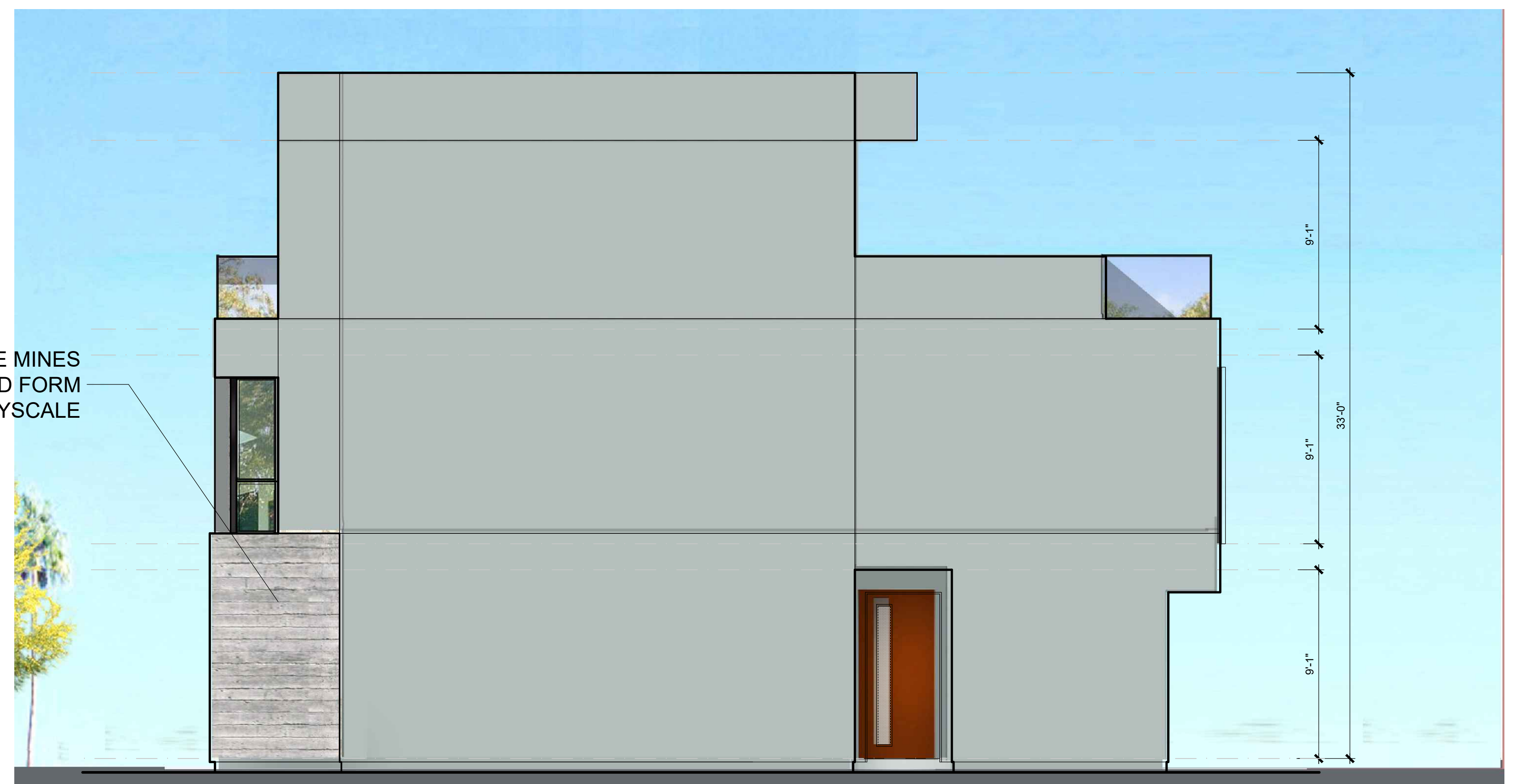
LEFT ELEVATION



REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE



RIGHT ELEVATION

PLAN 4A ELEVATIONS



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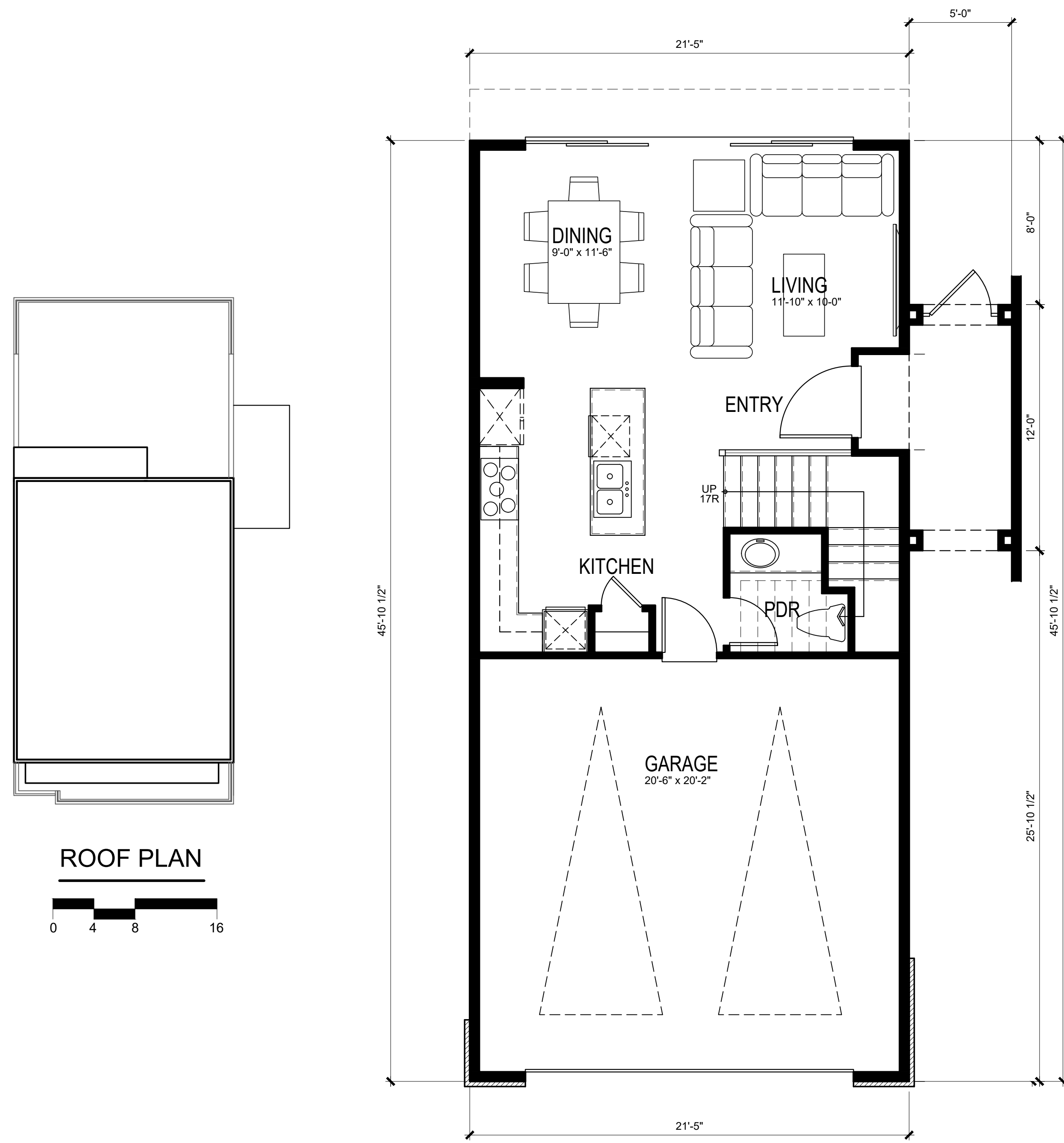
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 22017 June 5, 2025

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

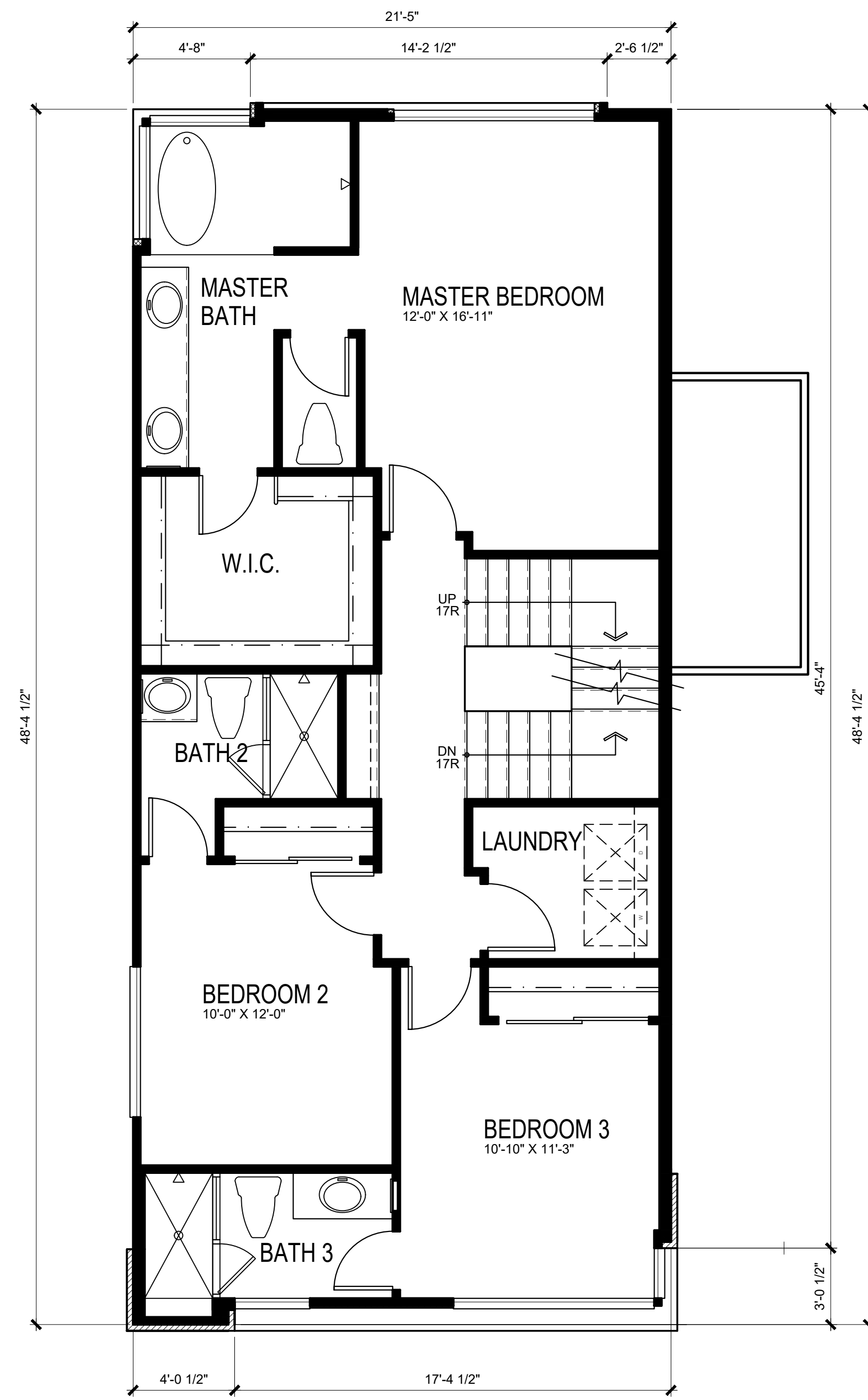
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



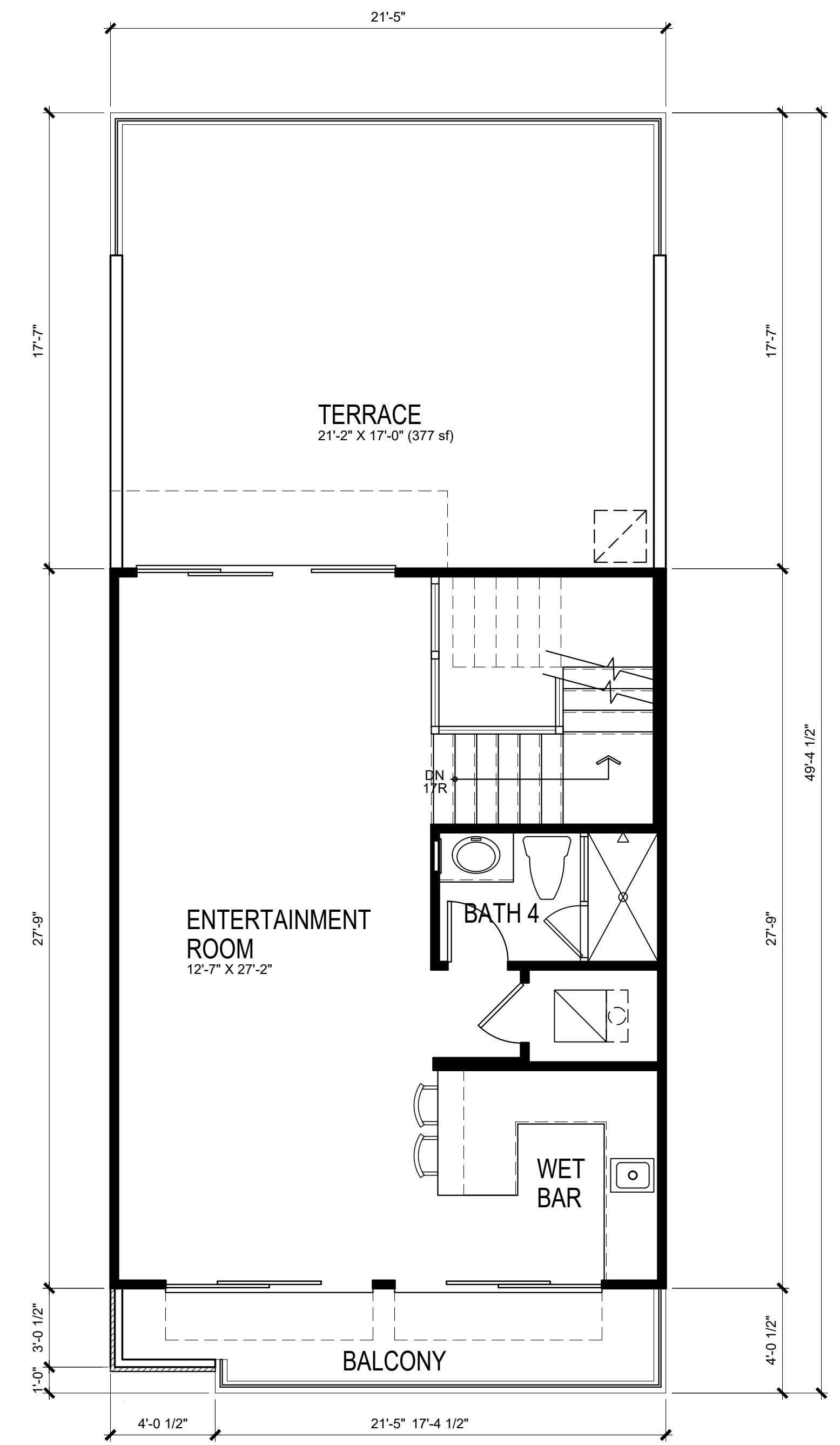
FIRST FLOOR PLAN
(EACH UNIT TOTAL)

529 S.F.
1994 S.F.



SECOND FLOOR PLAN

943 S.F.



THIRD FLOOR PLAN

522 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 June 5, 2025

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



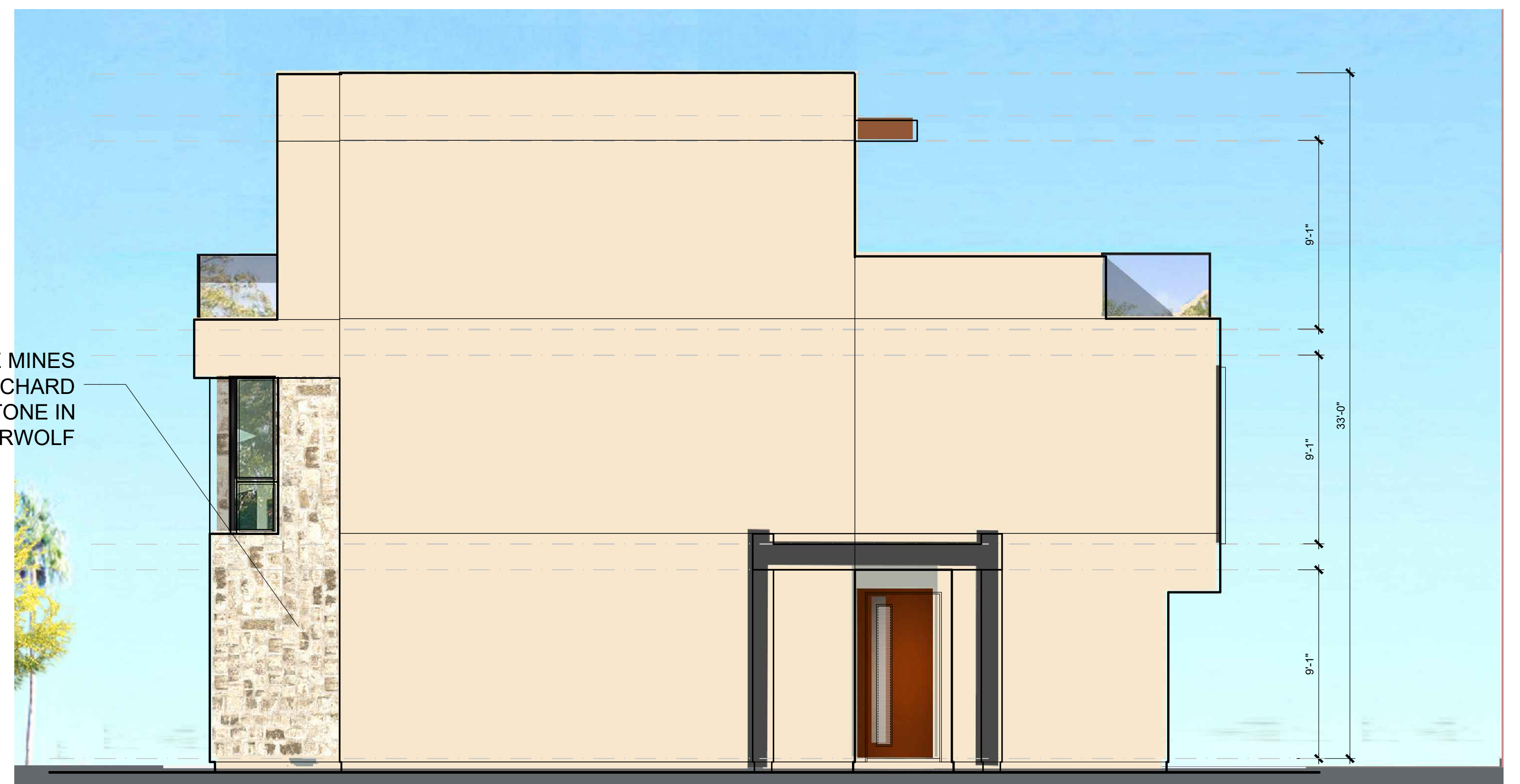
LEFT ELEVATION



REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
TIMBERWOLF



RIGHT ELEVATION

PLAN 4B ELEVATIONS



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ARCHITECTS

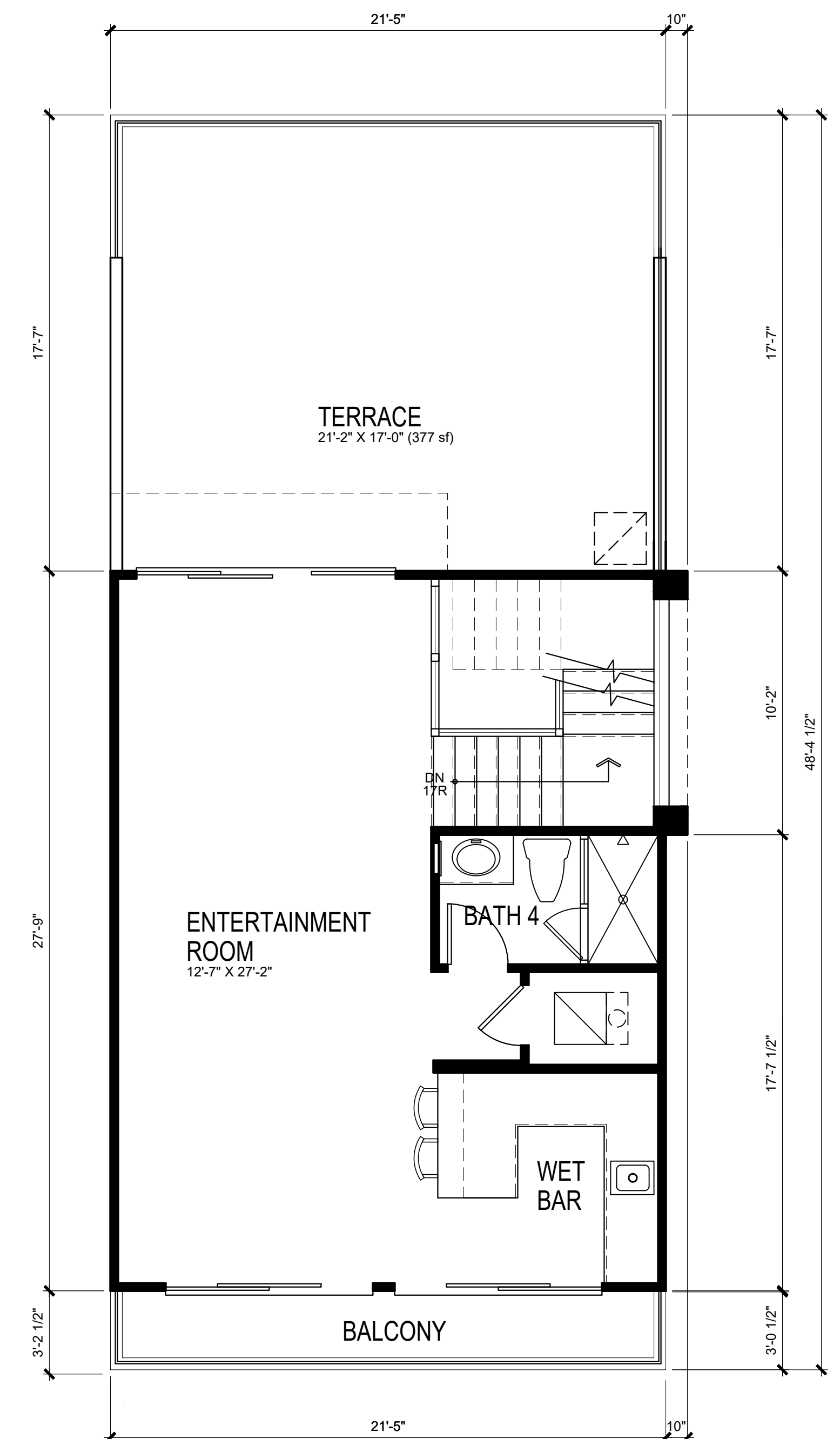
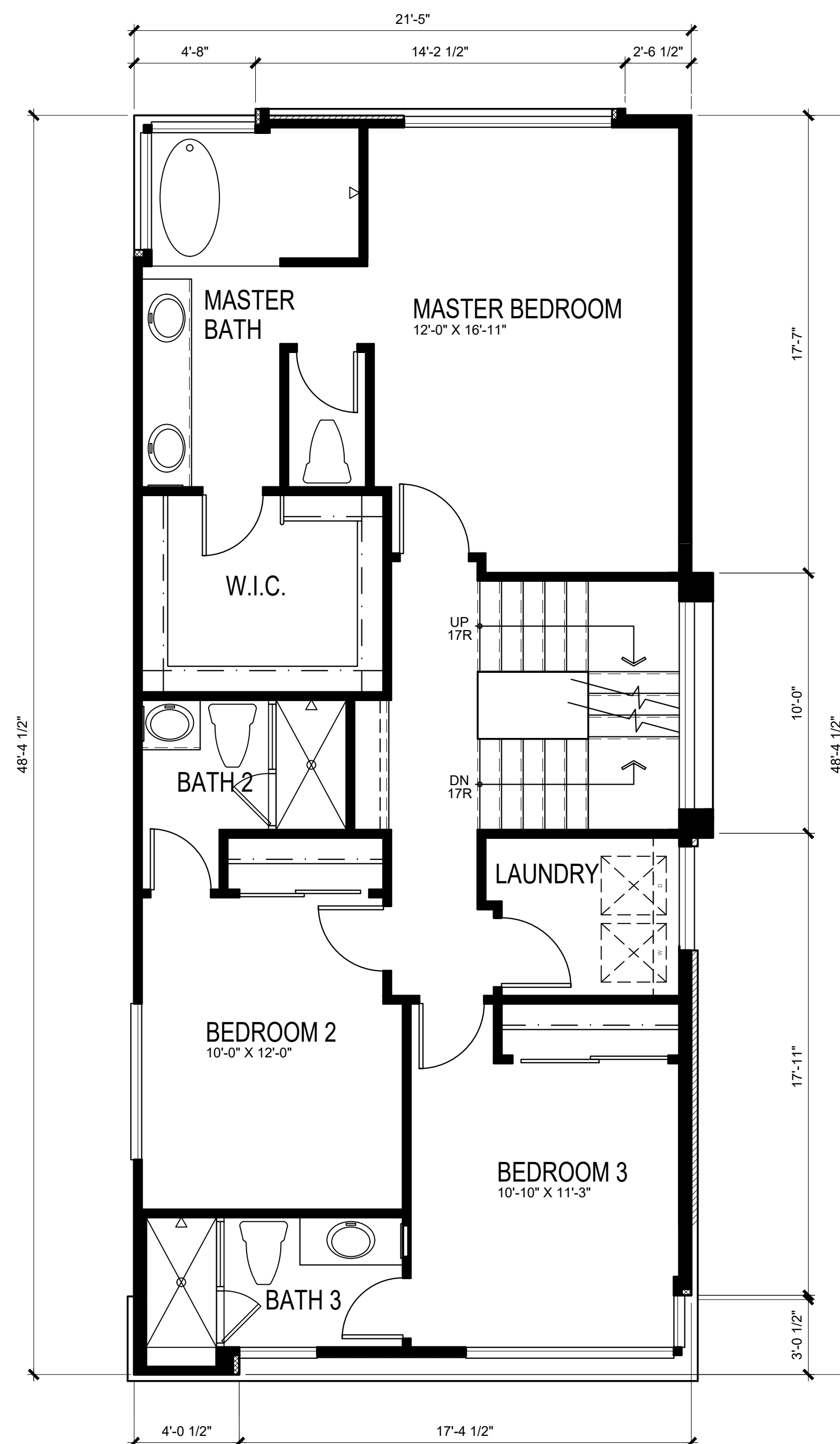
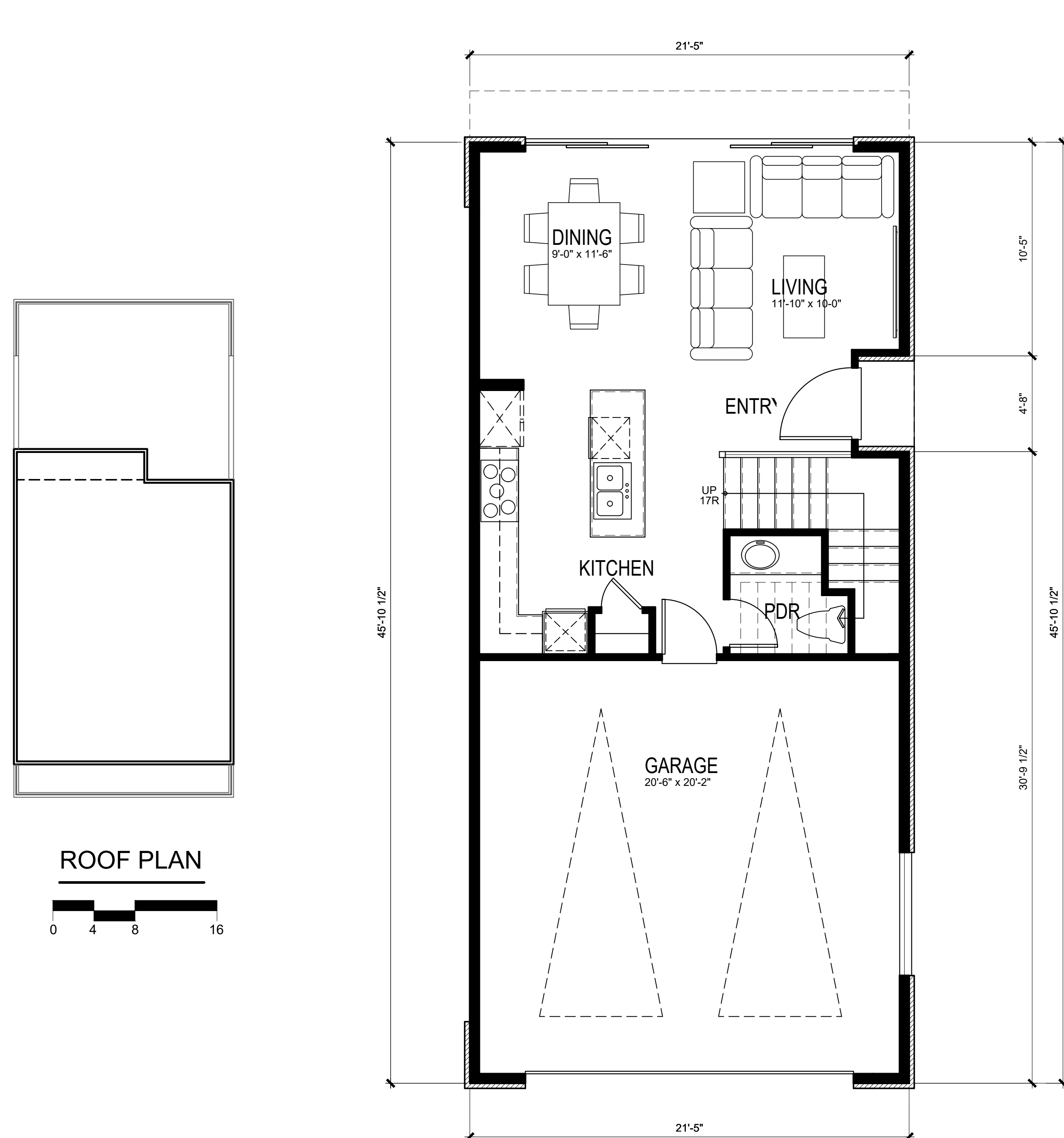
949.261.2070
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 JUNE 5, 2025

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



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

SECOND FLOOR PLAN 943 S.F.

THIRD FLOOR PLAN 522 S.F.

PLAN 4E ENHANCED

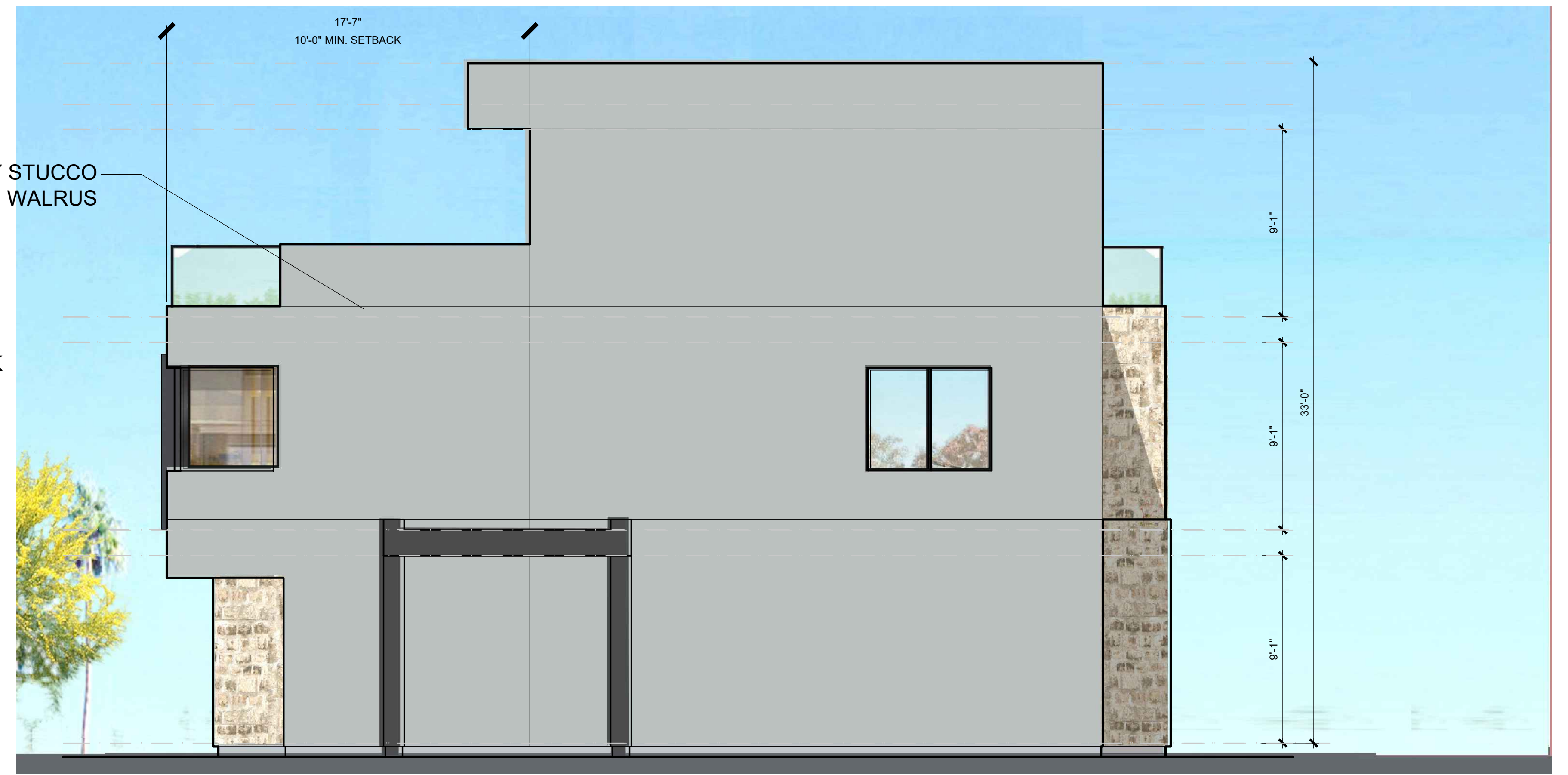




FRONT ELEVATION

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

PLAN 4 ENH ELEVATIONS



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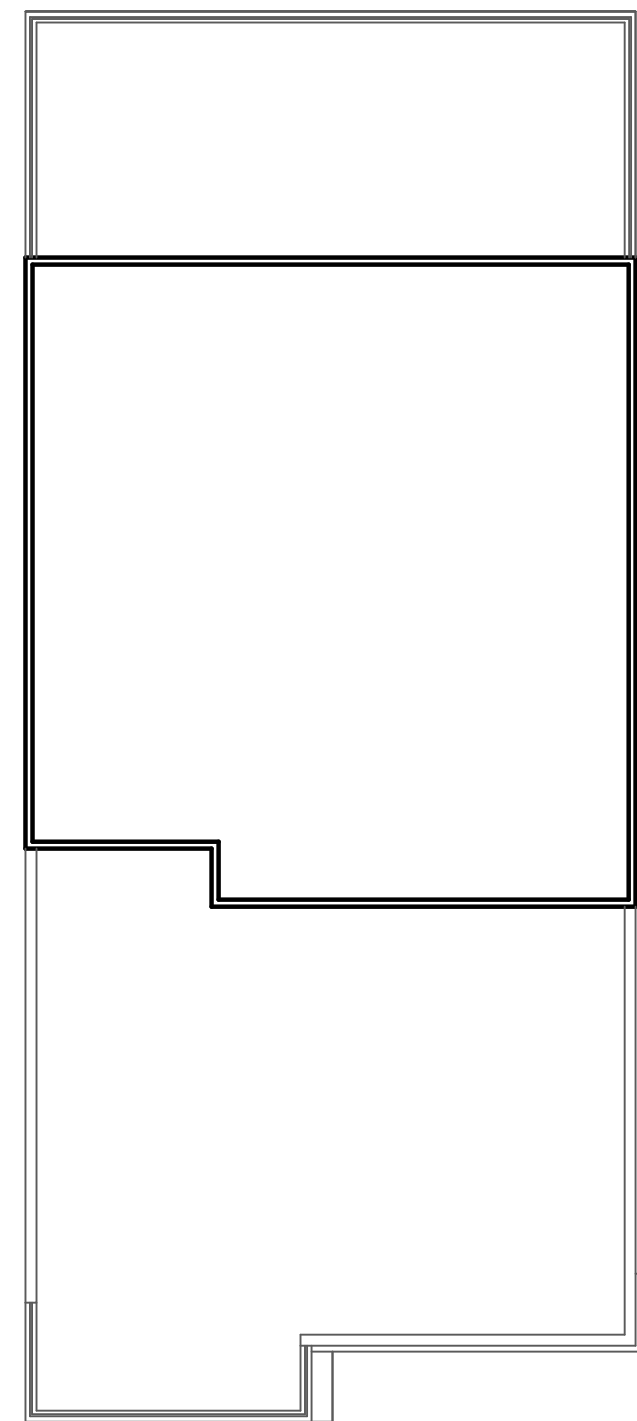
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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 June 5, 2025

HARBOUR COVE

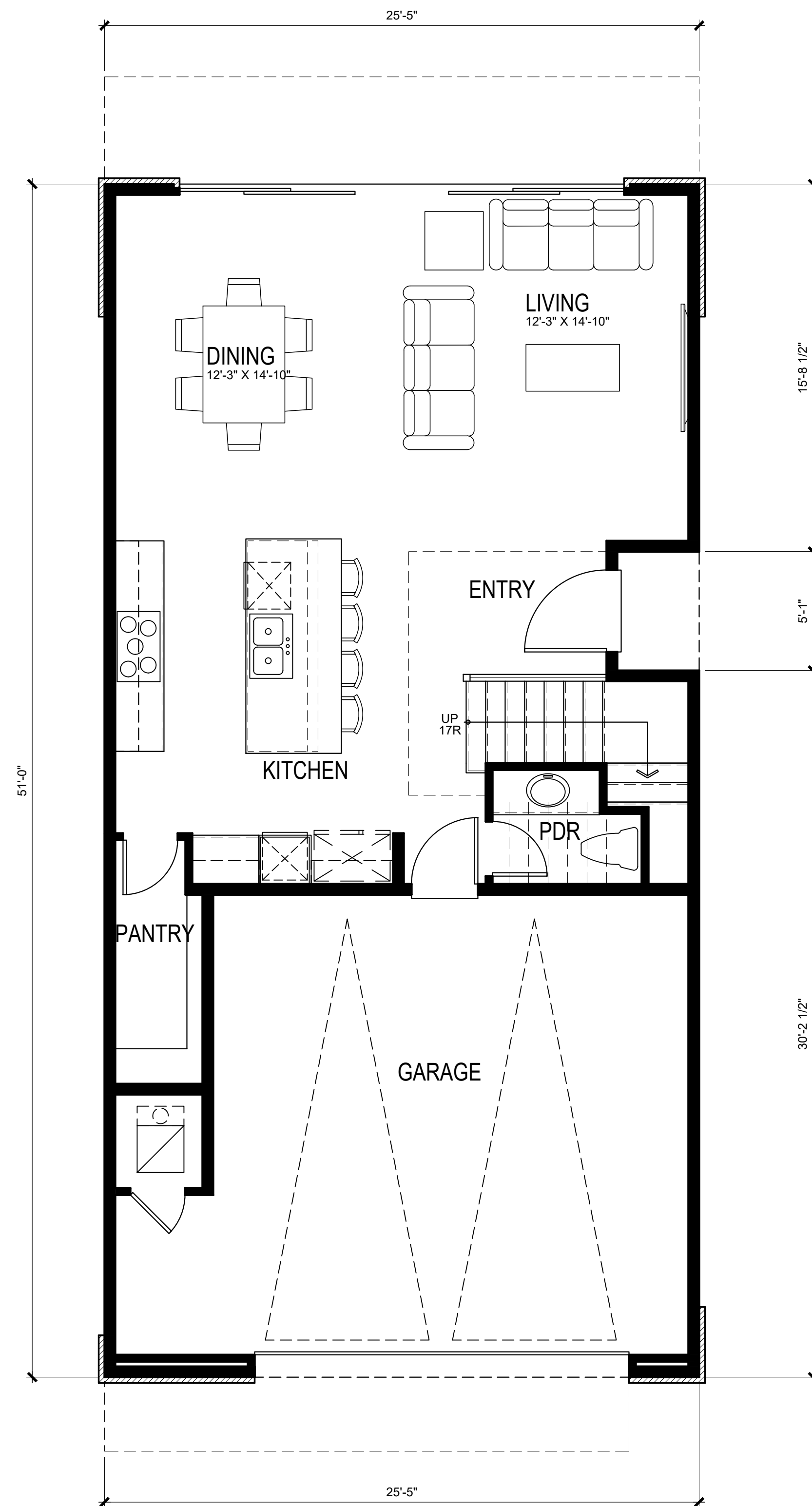
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

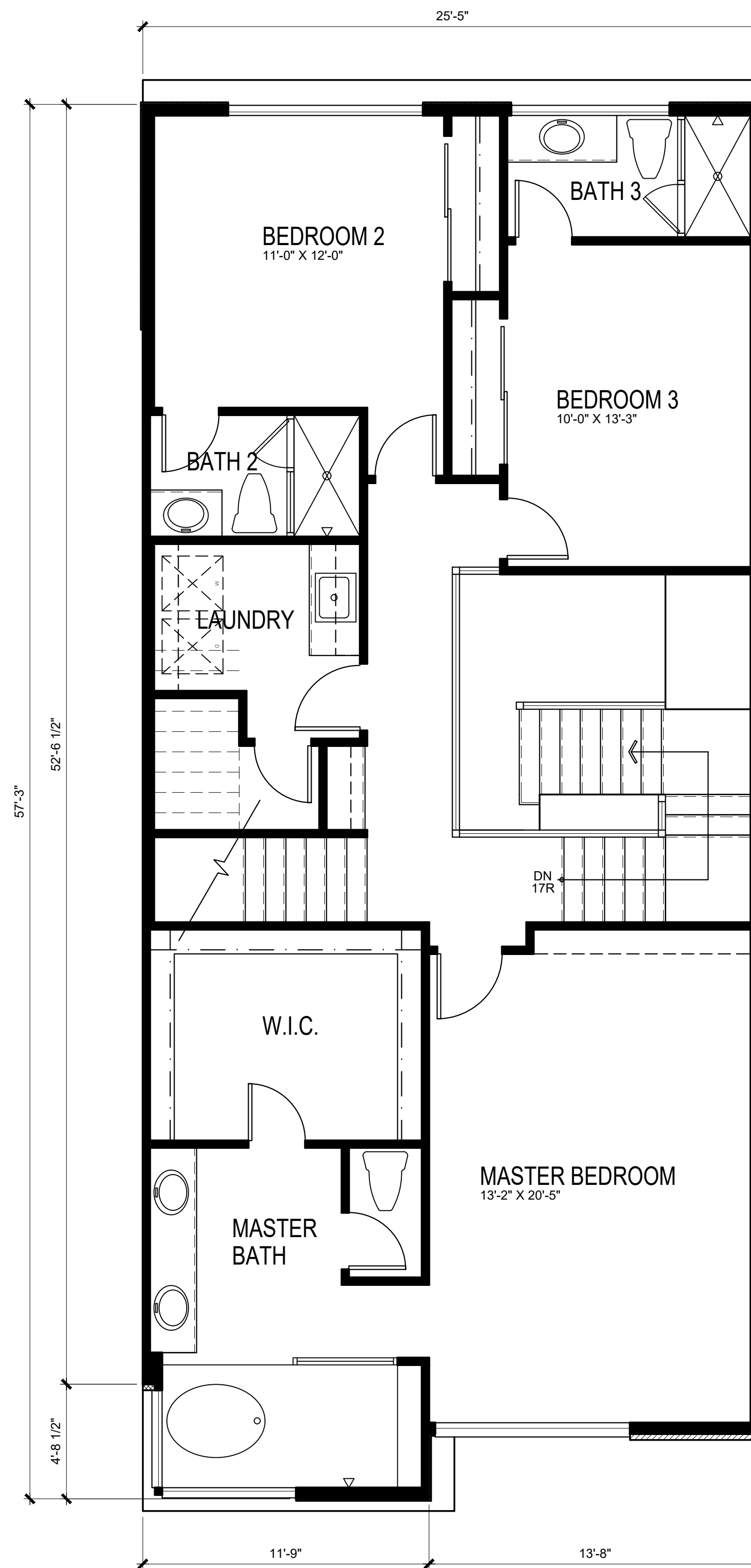
Preliminary



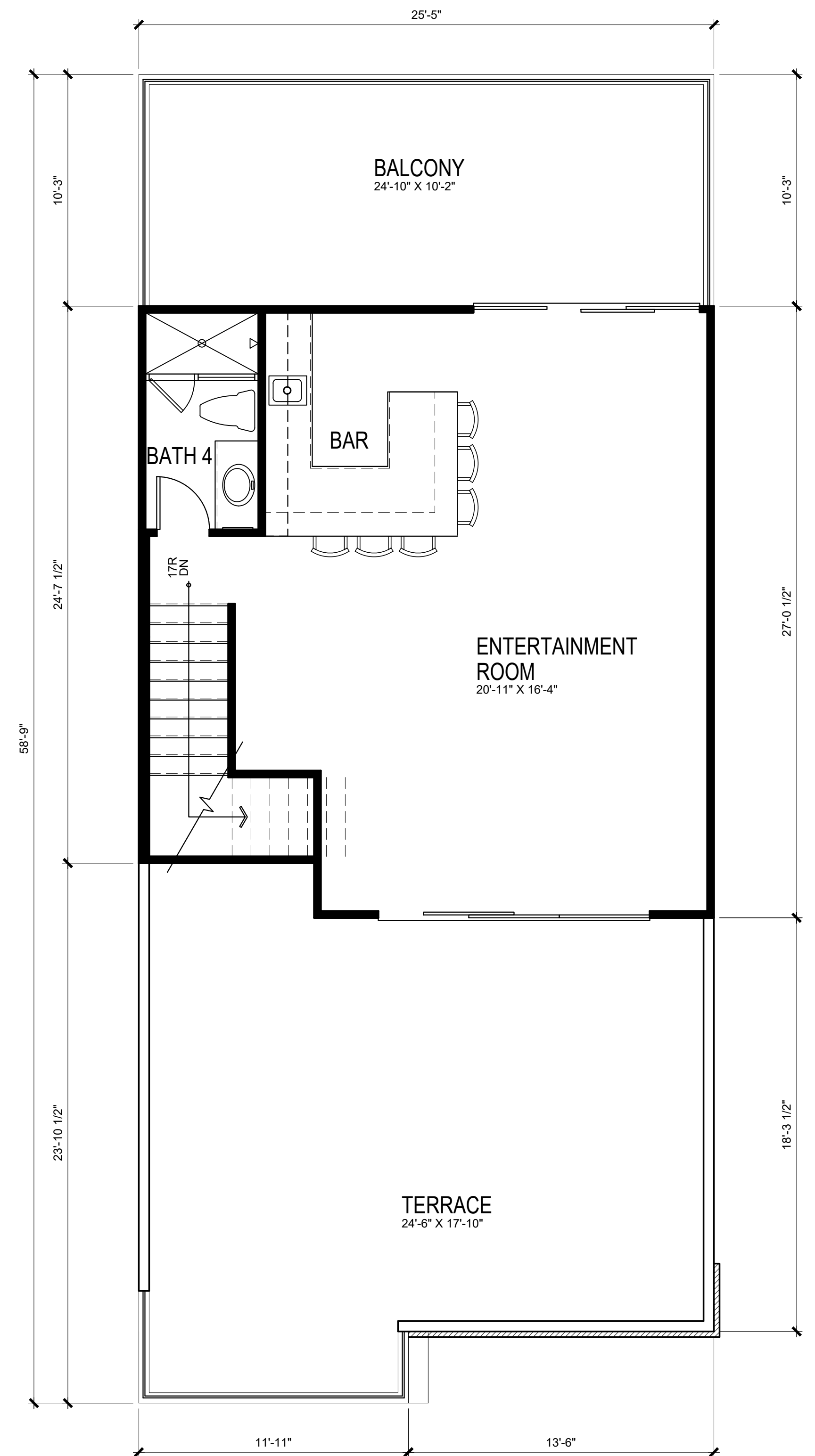
ROOF PLAN



FIRST FLOOR PLAN 792 S.F.
(EACH UNIT TOTAL) 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



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

5.1



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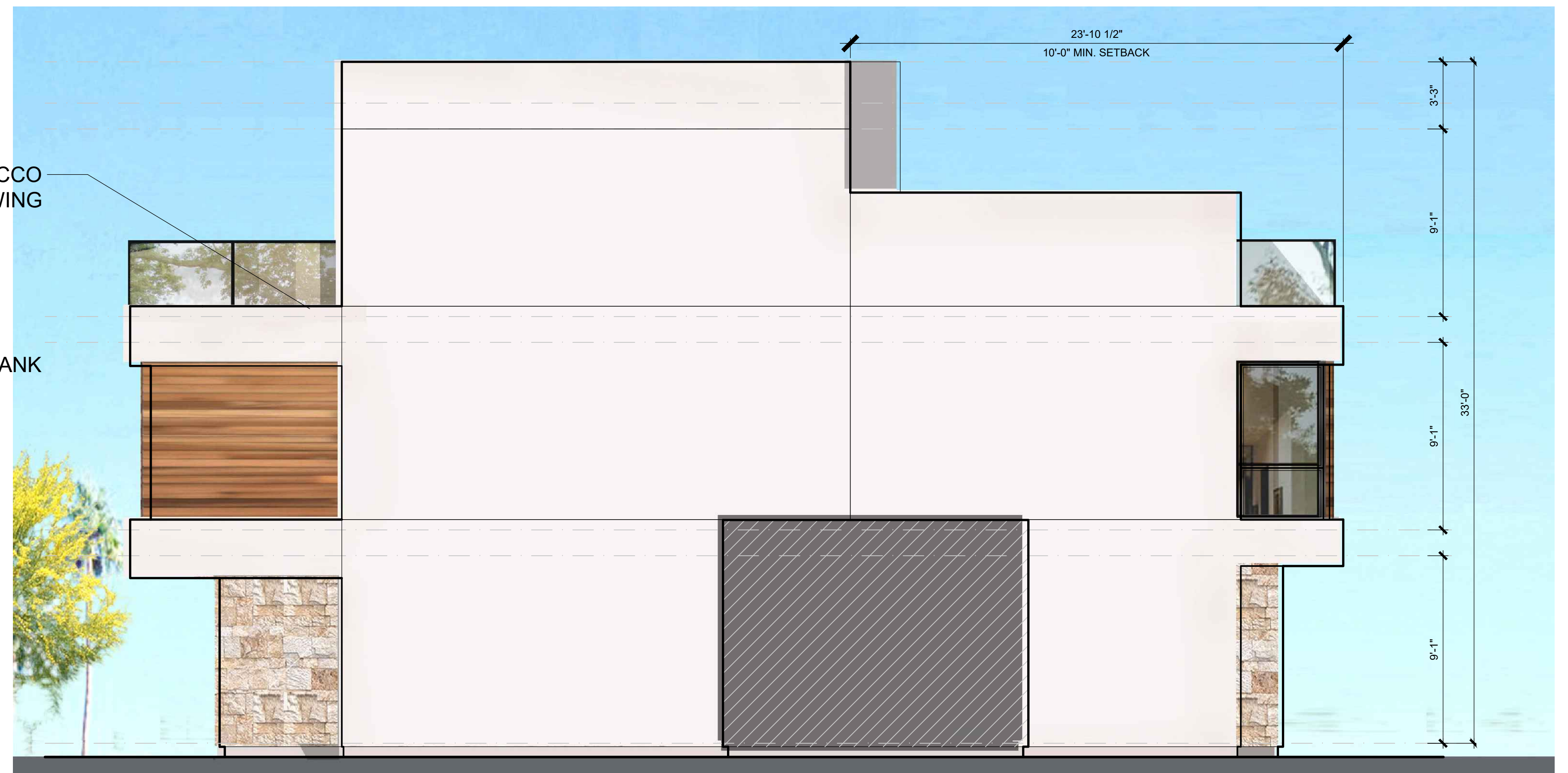
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 June 5, 2025



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

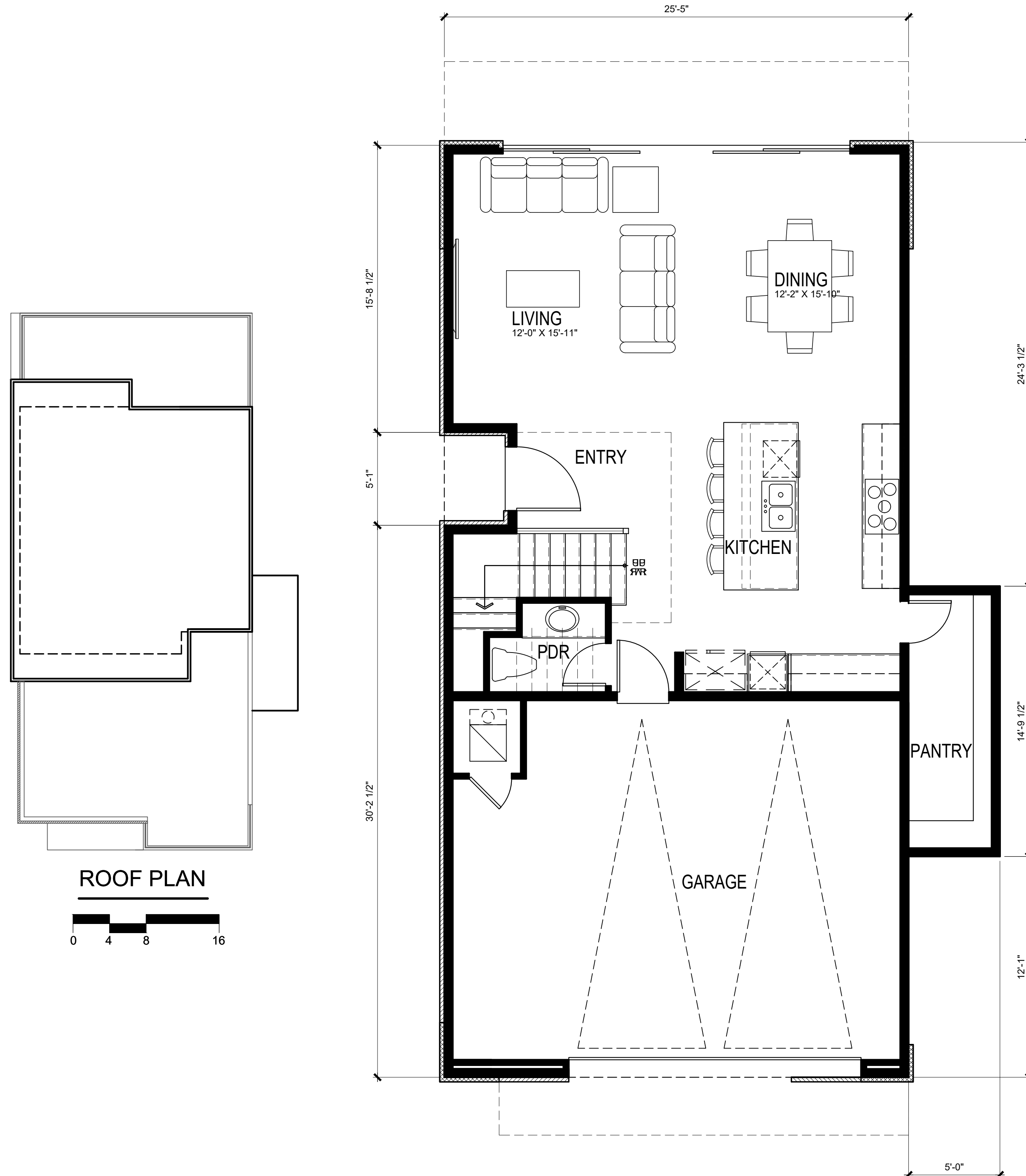
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20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 JUNE 5, 2025

HARBOUR COVE

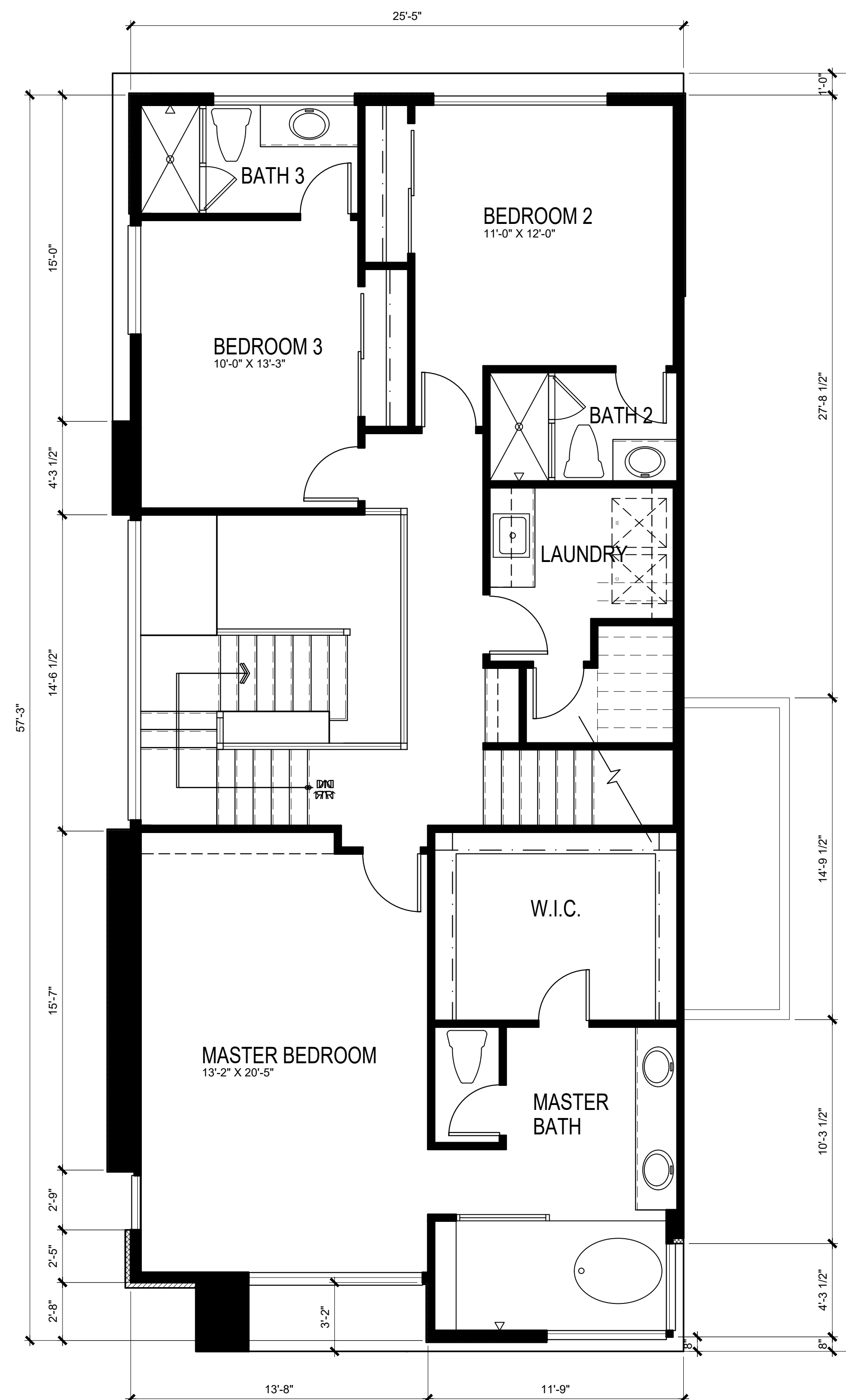
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

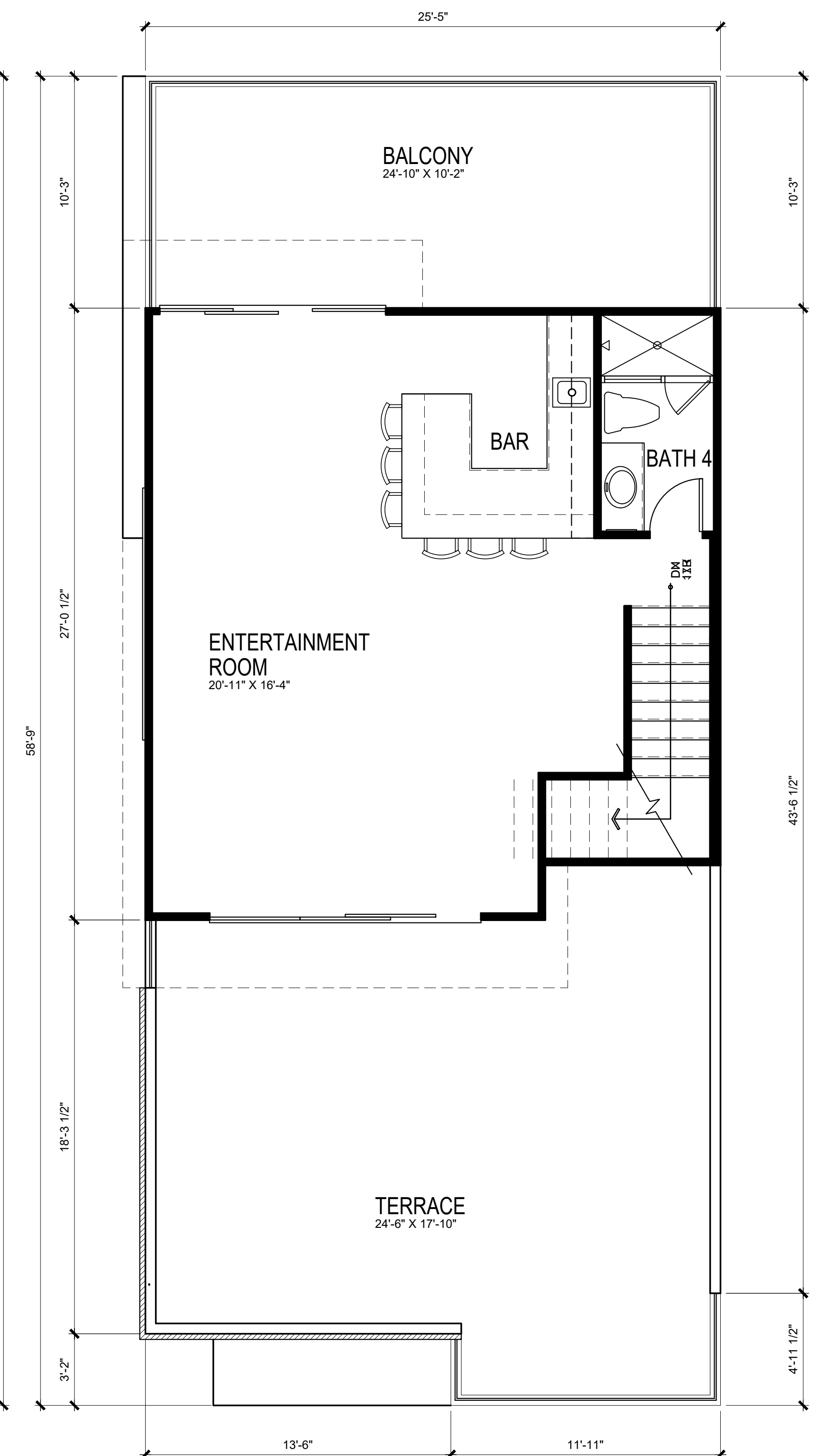
Preliminary



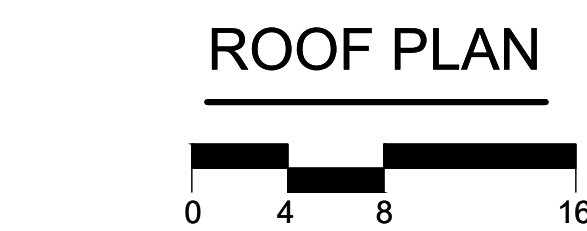
FIRST FLOOR PLAN 828 S.F.
(EACH UNIT TOTAL) 2,687 S.F.



SECOND FLOOR PLAN 1250 S.F.



THIRD FLOOR PLAN 609 S.F.



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20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
949.261.2070
PROJECT # 22017 June 5, 2025

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 5E

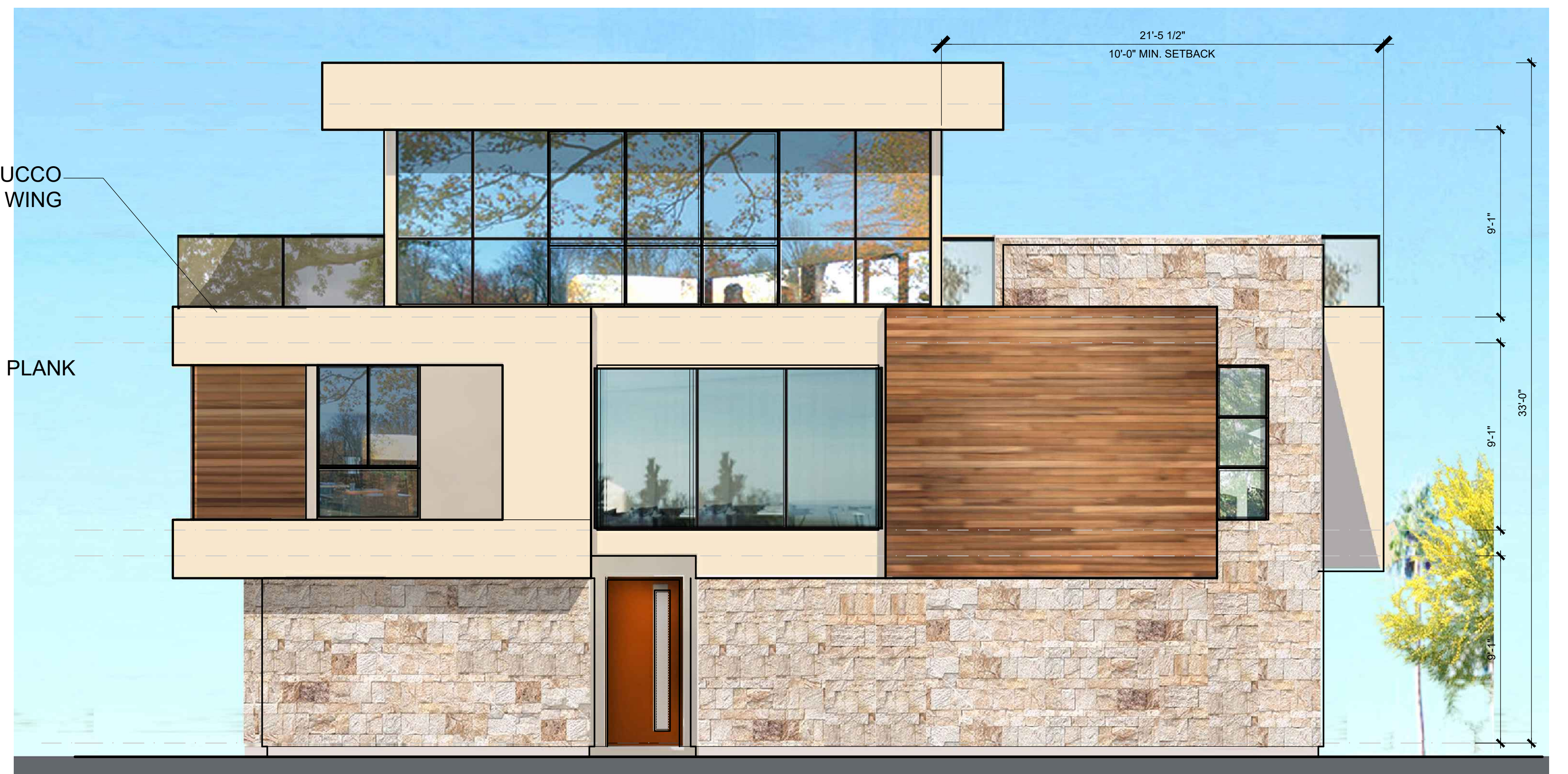


SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



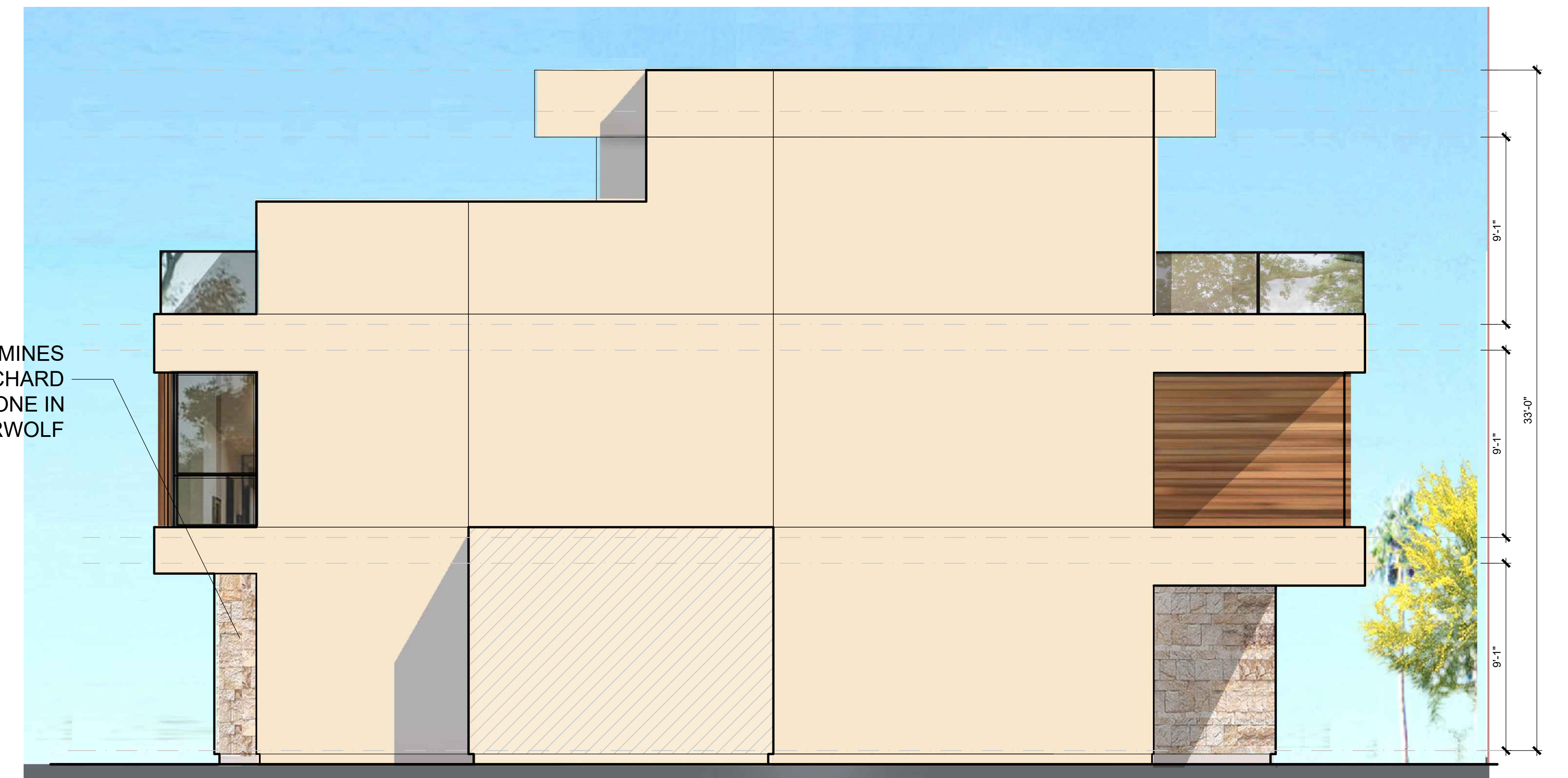
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PLAN 5 ENH ELEVATIONS



HARBOUR COVE

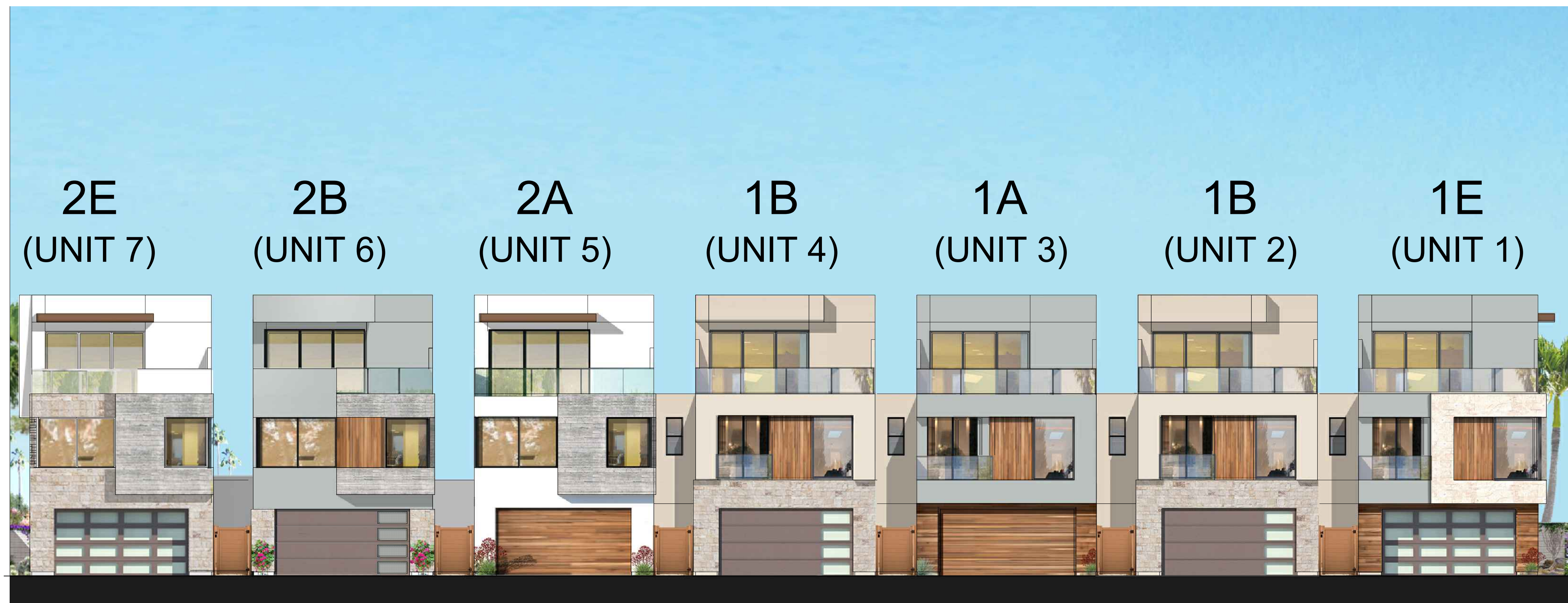
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

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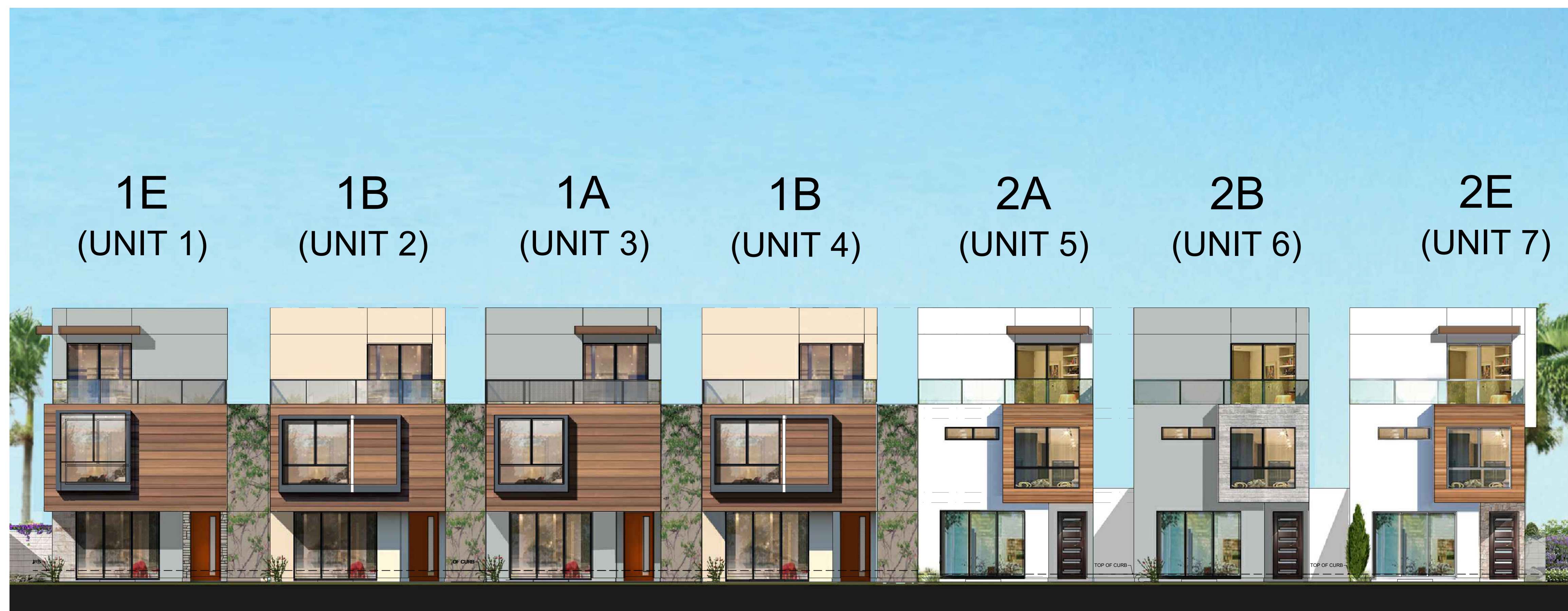


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PROJECT # 22017 June 5, 2025



FRONT ELEVATION



REAR ELEVATION

HARBOUR COVE

PLAN 1&2 STREET VIEW ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

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6.1



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FRONT ELEVATION



REAR ELEVATION

PLAN 3 STREET VIEW ELEAVATIONS

HARBOUR COVE

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FRONT ELEVATION



REAR ELEVATION

PLAN 4 STREET VIEW ELEVATIONS

HARBOUR COVE

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FRONT ELEVATION



REAR ELEVATION

PLAN 5 STREET VIEW ELEVATIONS

HARBOUR COVE

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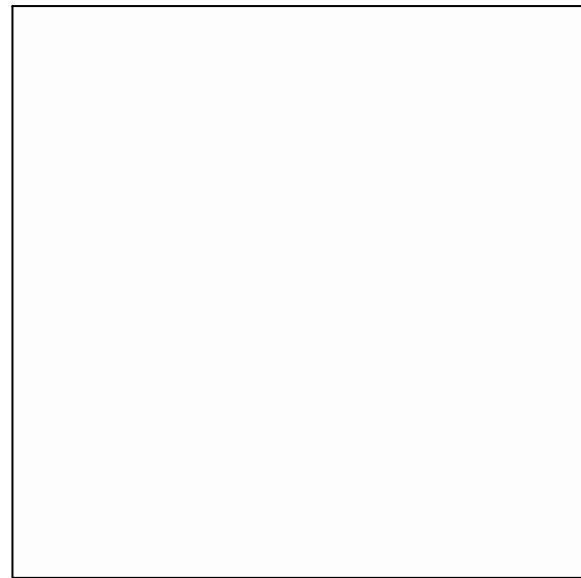
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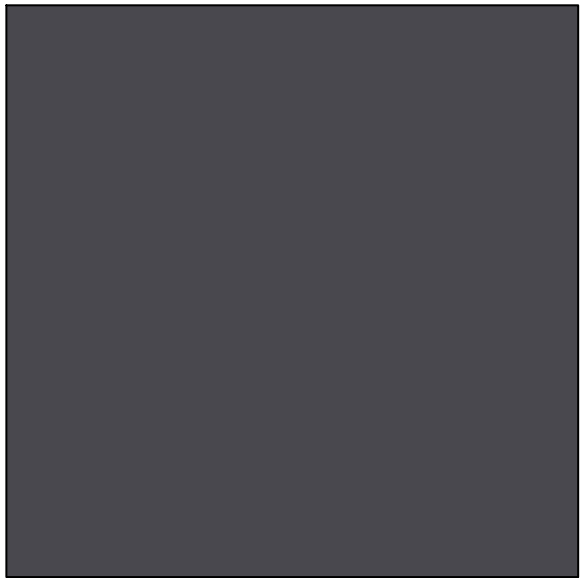
Preliminary

COLOR AND MATERIAL SELECTIONS



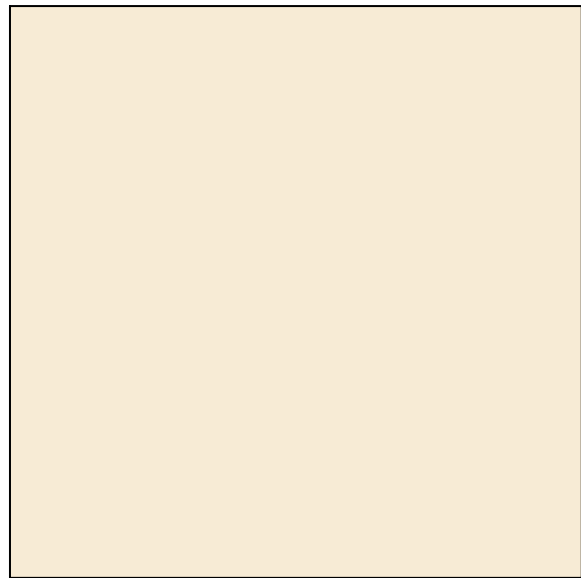
STUCCO :
DUNN EDWARDS
DEW 379 IGLOO

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



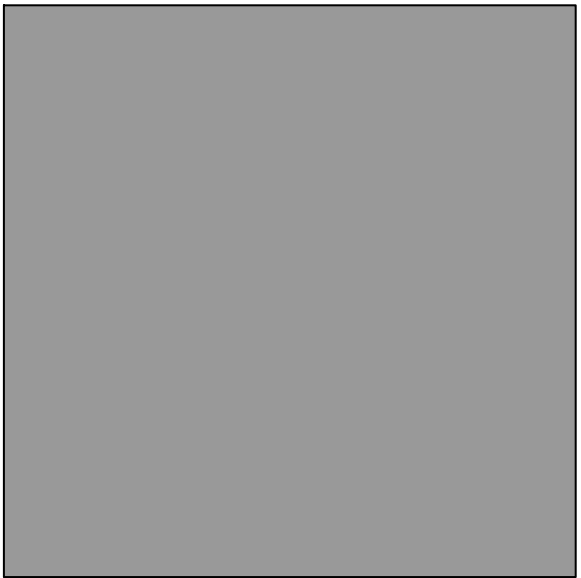
STUCCO (ACCENT COLOR):
DUNN EDWARDS
DEA 188 BLACK BAY

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



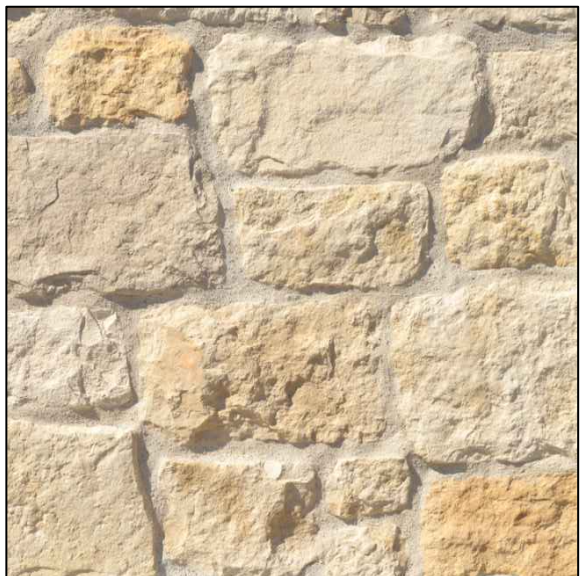
WOOD:
LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

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



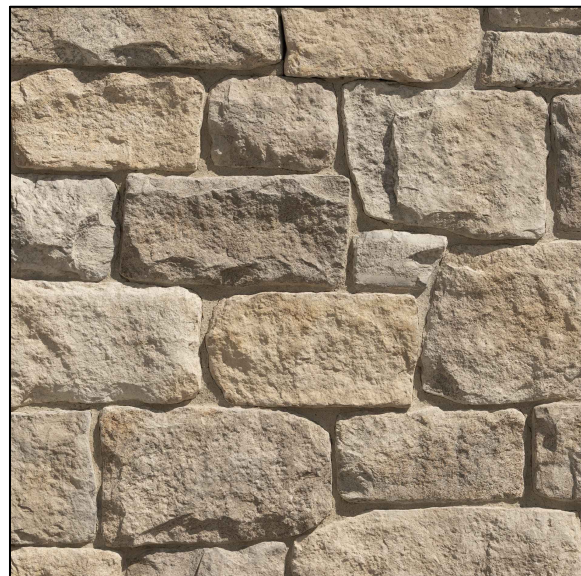
WOOD:
LUMABUILT
6-INCH V GRROVE PLANK
IN TABLE WALNUT

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
June 5, 2025

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

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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	E.J.	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)	N.T.S.	NOT TO SCALE		
B.W.	BOTTOM OF WALL	F.J.	FOUNTAIN JET			W/	WITH
		FL.	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	G.F.F.	GARAGE FINISH FLOOR	REV.	REVISION		
D.D.	DECK DRAIN	GR.	GRADE	RWD.	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.	DOUBLE 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				

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
12/18/2018	CITY SUBMITTAL
9/4/2019	CITY SUBMITTAL
9/23/2022	CITY SUBMITTAL
7/22/2024	CITY SUBMITTAL
10/24/2024	CITY SUBMITTAL

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: N/A
Date: July 22, 2024
Job No.: 1947.002

Sheet Title:
Cover Sheet

Sheet Reference:
CS-0

Sheet: 1 of 8

Project:
**Harbour
Cove**
Huntington Beach, CA

Sheet Info:

Drawn By: NB
Checked By: CSM
Scale: 1"= 20'
Date: Oct. 23, 2024
Job No.: 1947.002

Sheet Title:

Site Plan

Open Space Calcs.

Sheet Reference:

SP-1

Sheet: 2 of 8



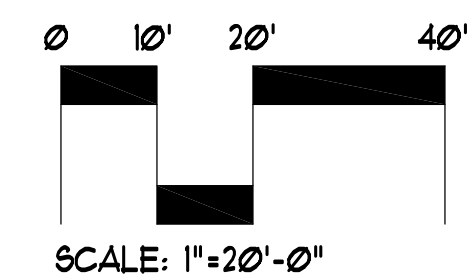
LANDSCAPE SUMMARY

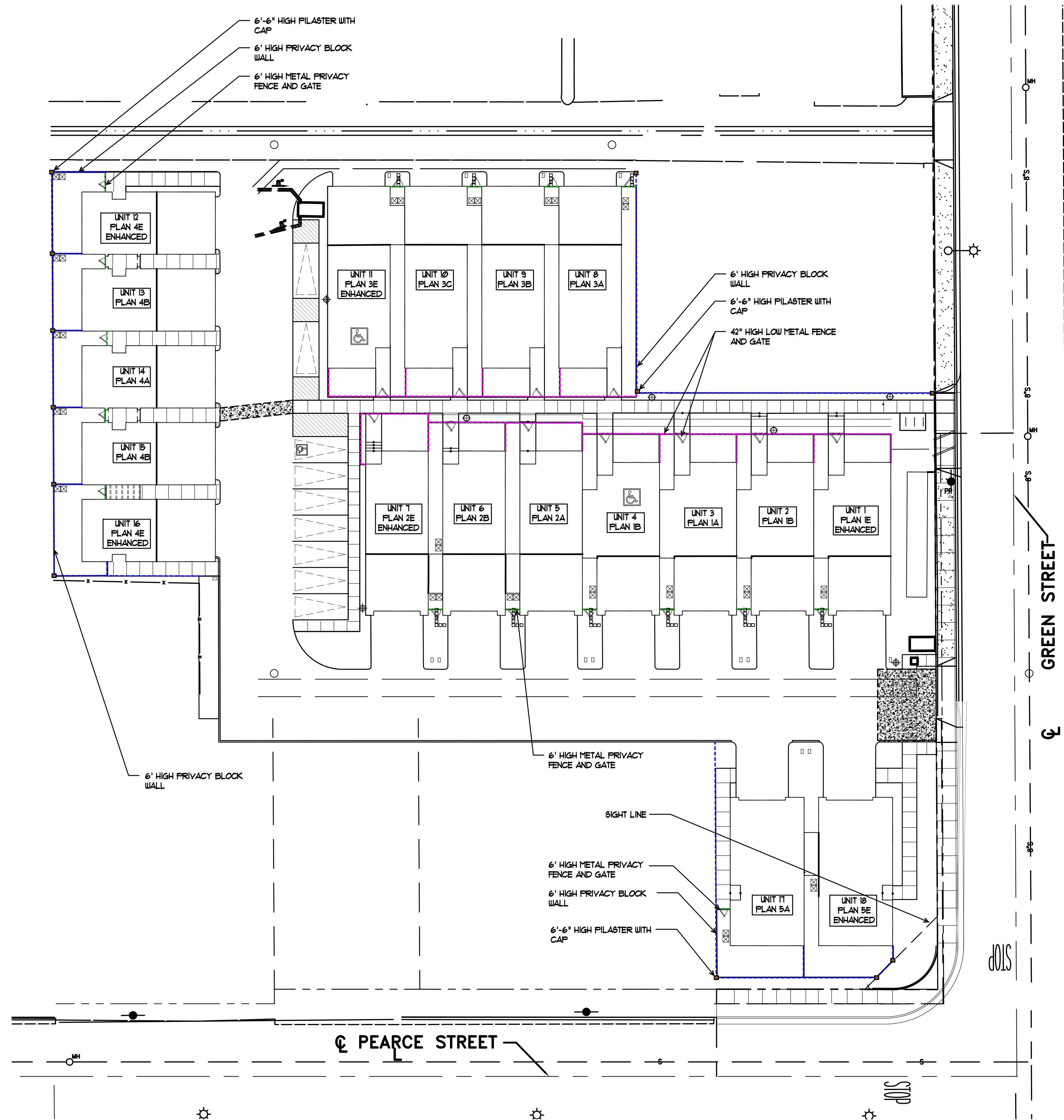
Total Lot Size: 53,911 SF.

Total Landscape Area: 5,118 SF. 

Turf Area: 0 SF.

Shrub Area: 5,118 SF. = 105% of Site
(Exceeds 8% Min. City Requirement)

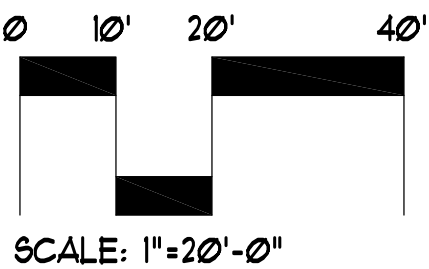
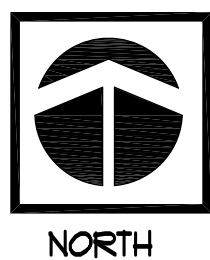




WALL AND FENCE LEGEND

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
	42" 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



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Huntington Beach, CA

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Date: Oct. 23, 2024
Job No.: 1947.002

Sheet Title:

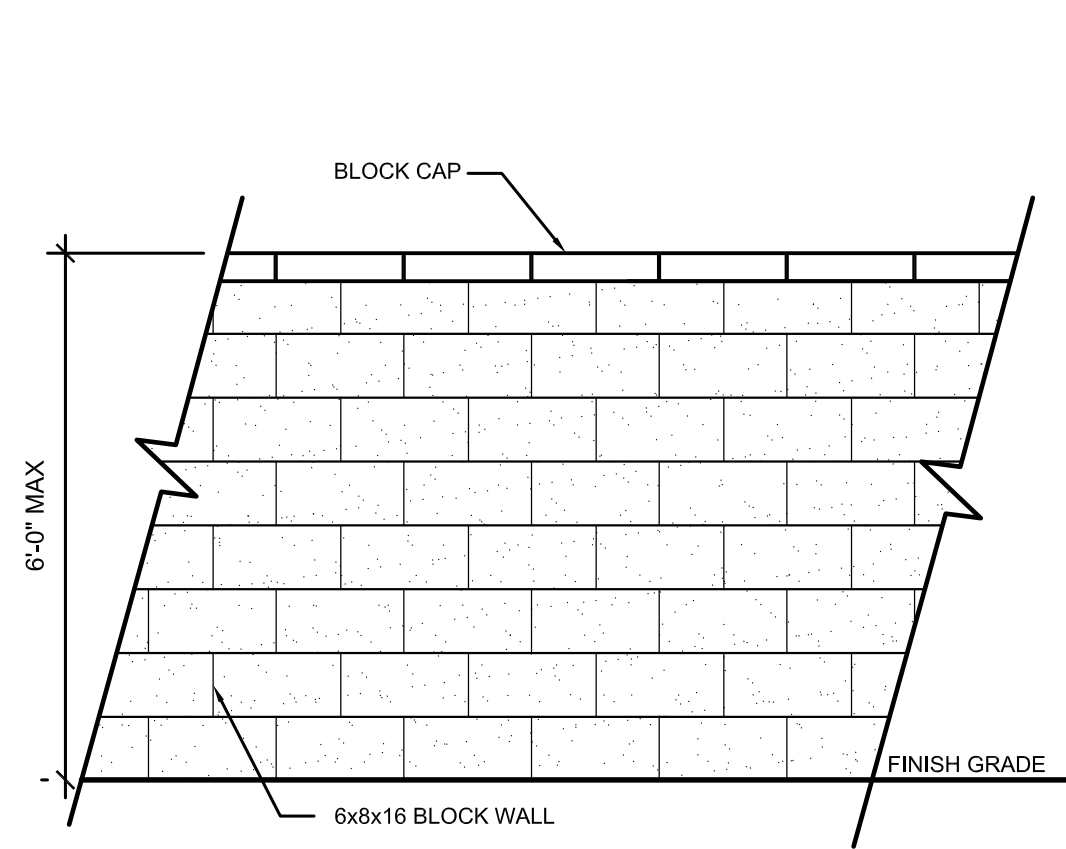
Wall and Fence Plan

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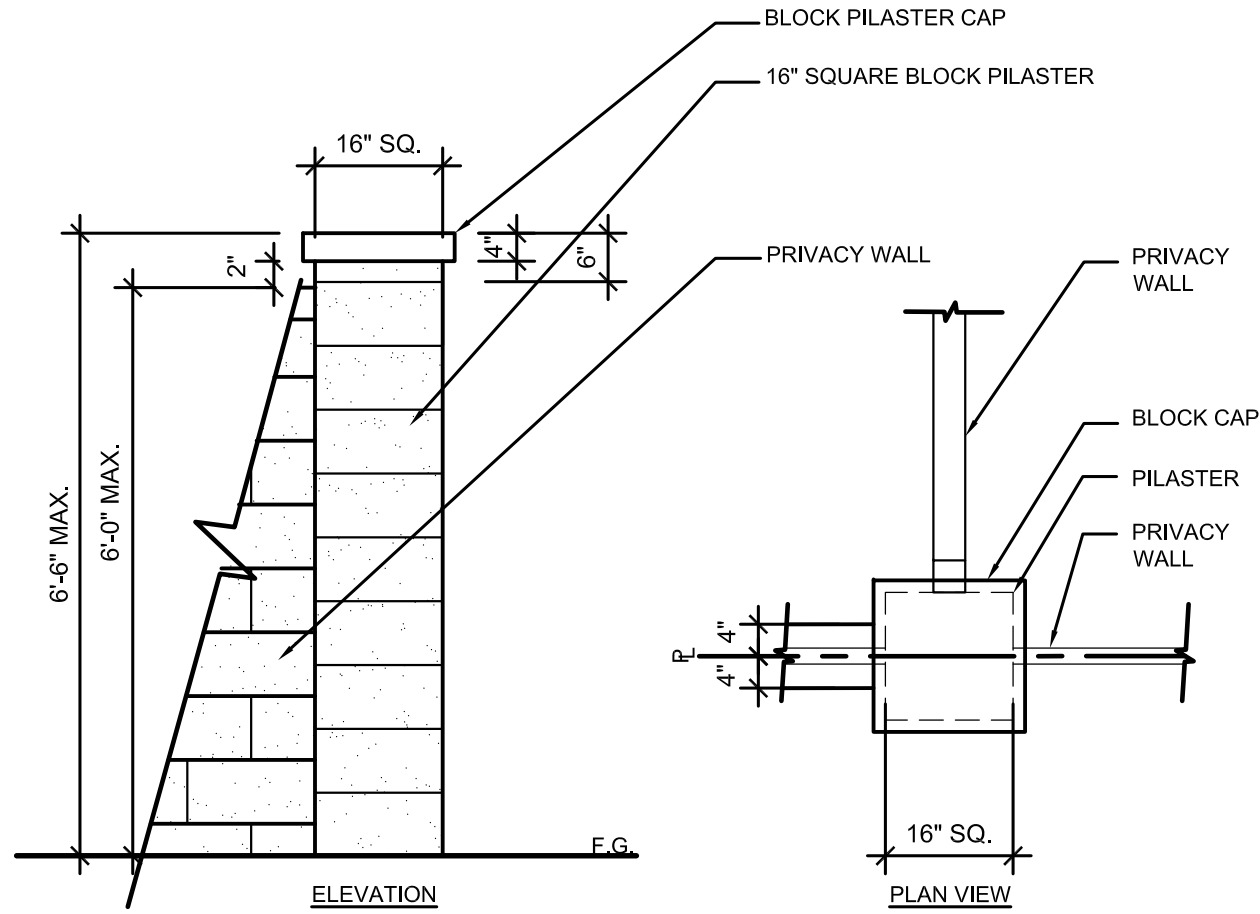
WF-1
Sheet: **3** of **8**



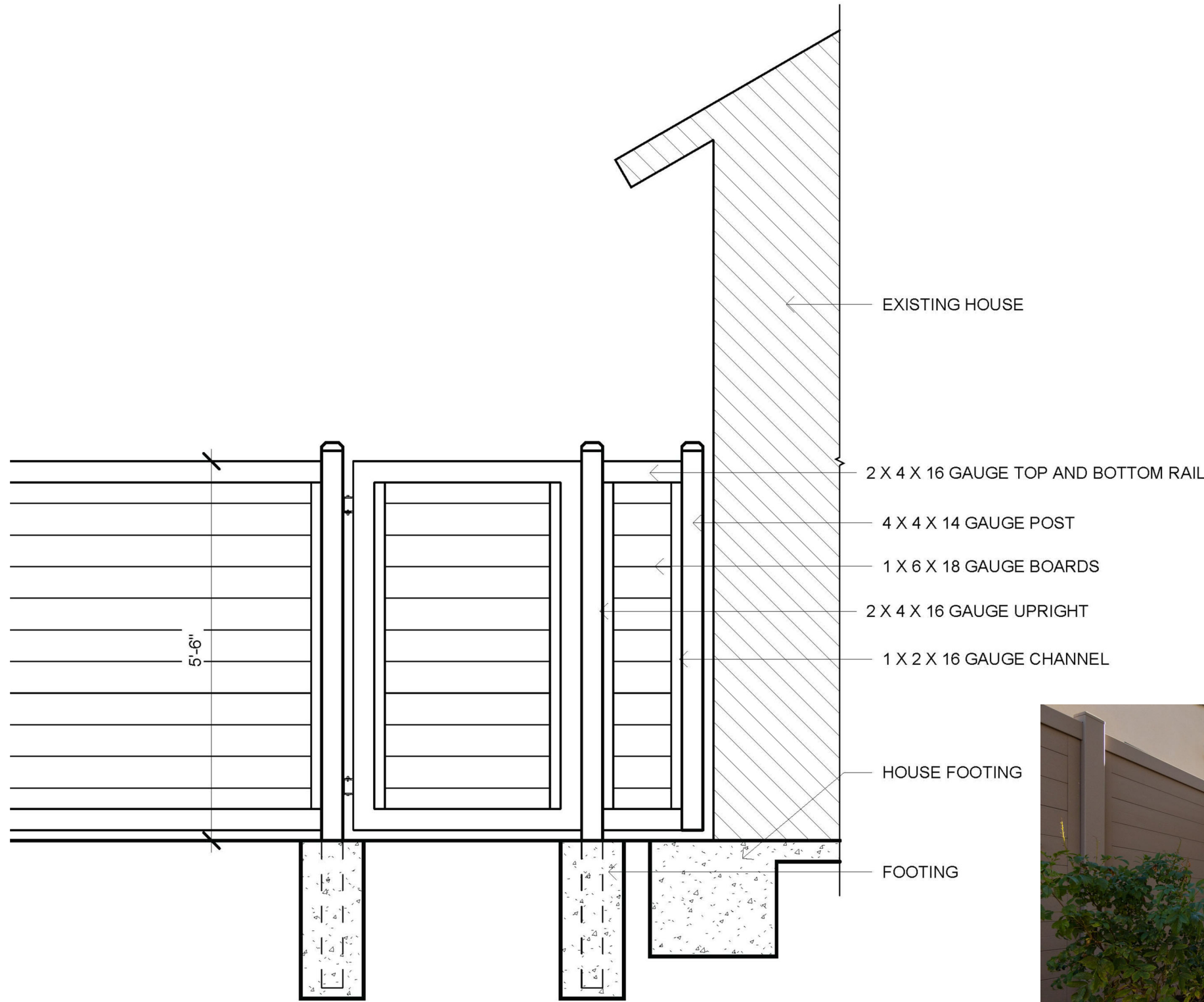
PRIVACY BLOCK WALL EXAMPLE AND PROPOSED COLOR



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



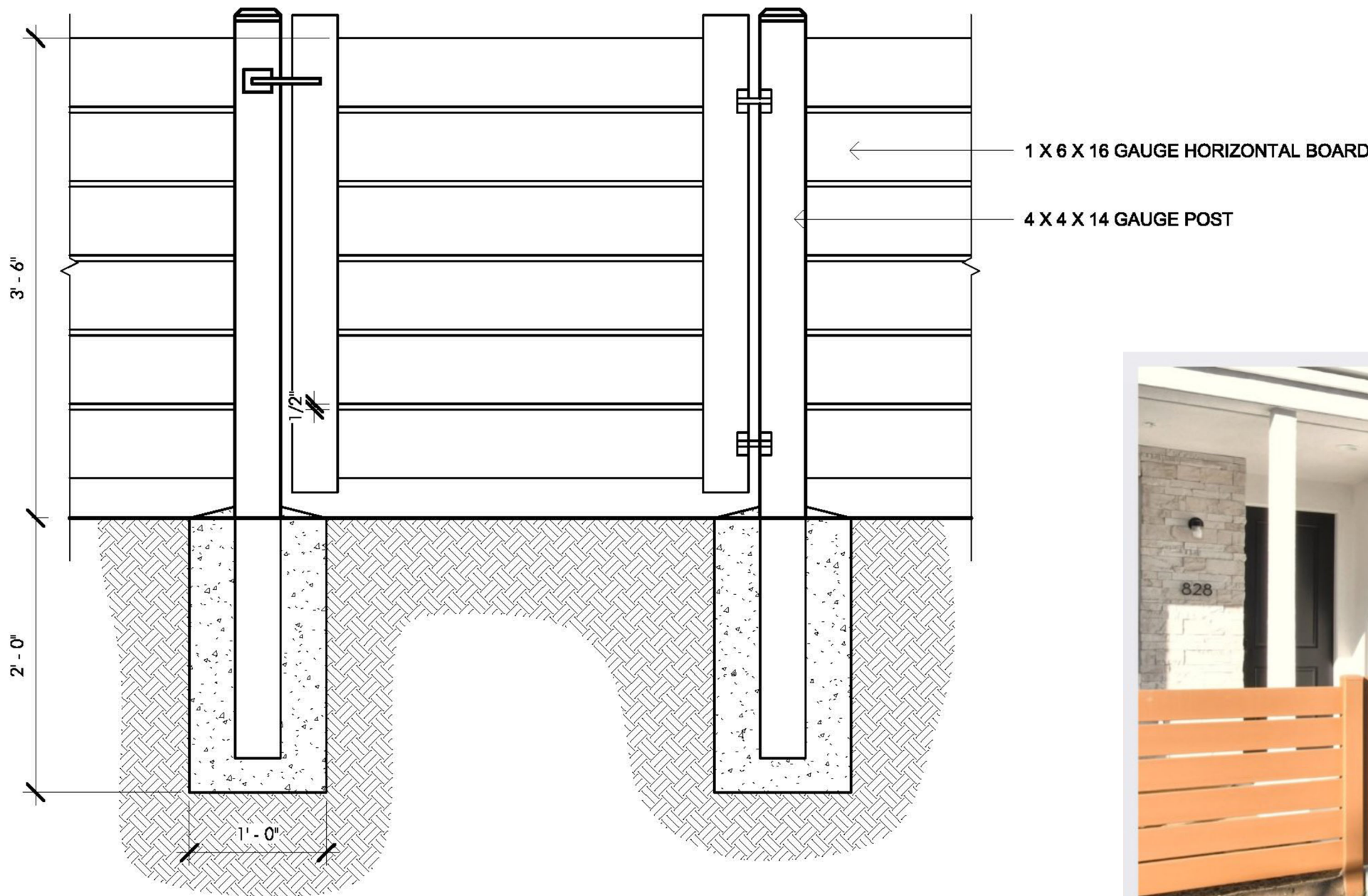
B PERIMETER PILASTER SCALE 1/2" = 1'-0"



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: Oct. 23, 2024
Job No.: 1947.002

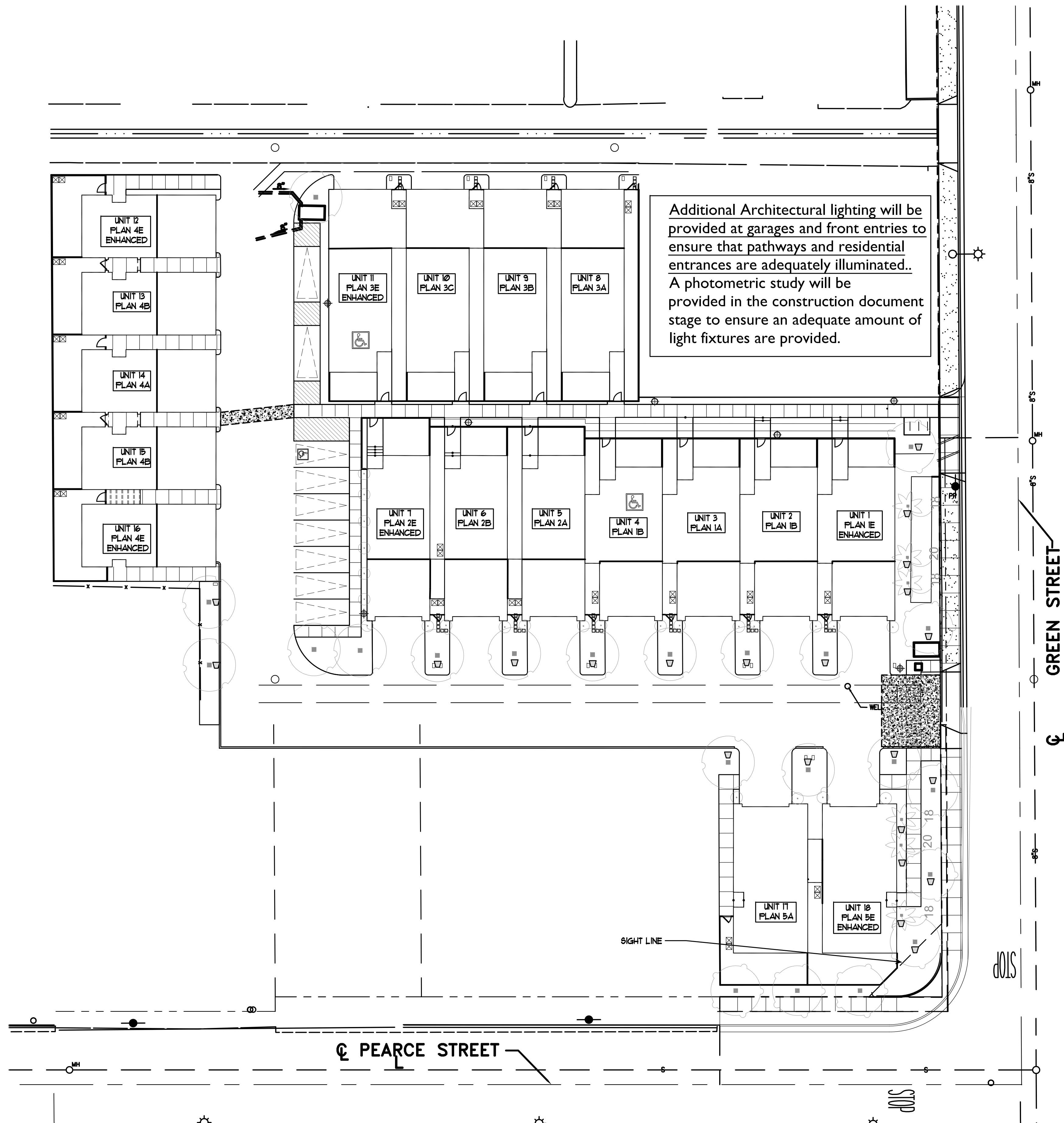
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**Wall and Fence
Details and Images**

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.

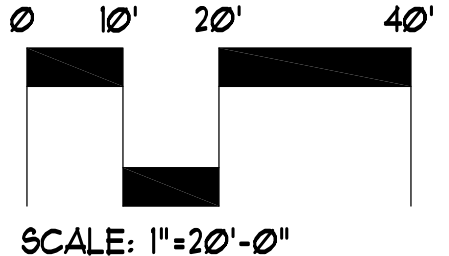
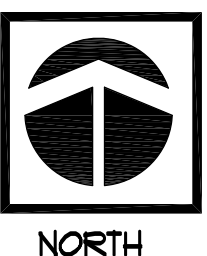


TREE UPLIGHT



LIGHT BOLLARD

Lighting option at walkways where palm/tree uplights, house lighting and street lighting are not sufficient.
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.



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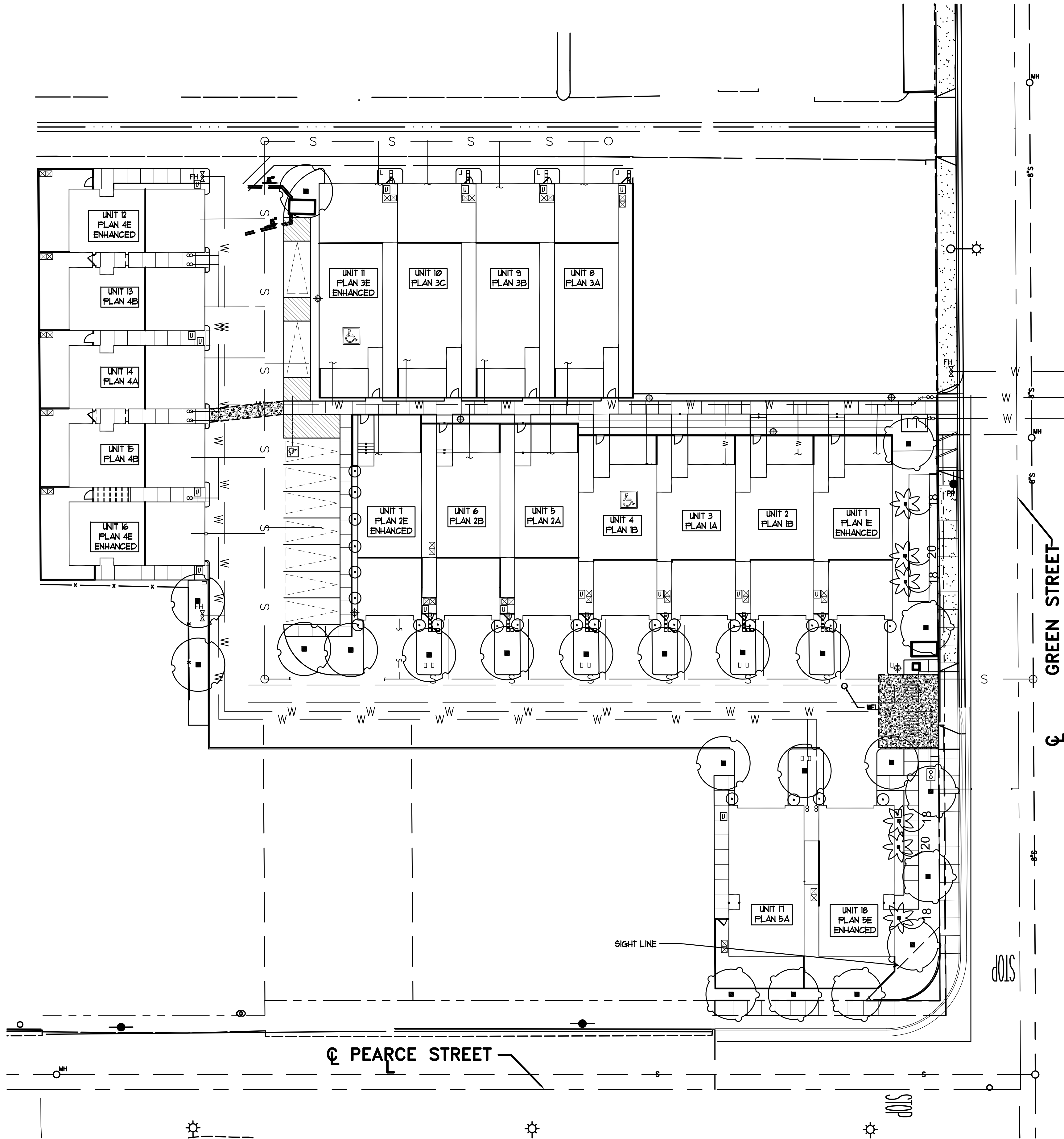
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Job No.:	1947.002

Sheet Title:

**Lighting Layout
Concept Plan**

Sheet Reference:

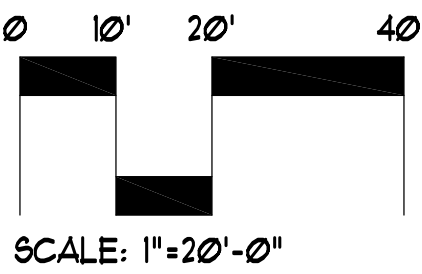
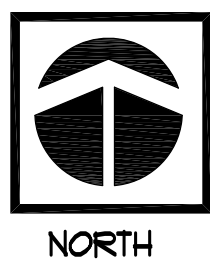
LT-1



TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS RATING	QTY.
	Cupressus sempervirens 'Tiny Tower'	'Tiny Tower' Italian Cypress	15 Gallon Columnar	L	24
	Parkinsonia florida	Blue Palo Verde	36" Box Upright Multi.	VL	8
	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	14
	Washingtonia robusta	Mexican Fan Palm	18' B.T.H. 20' B.T.H. All Heights to be skinned and planted plumb	L	4 2

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 - 28
(22) 36" BOX TREES
(6) 18' BTH (MIN.) PALMS
TOTAL TREE REQUIREMENT HAS BEEN SATISFIED AND/OR EXCEEDED WITHIN THIS PACKAGE.



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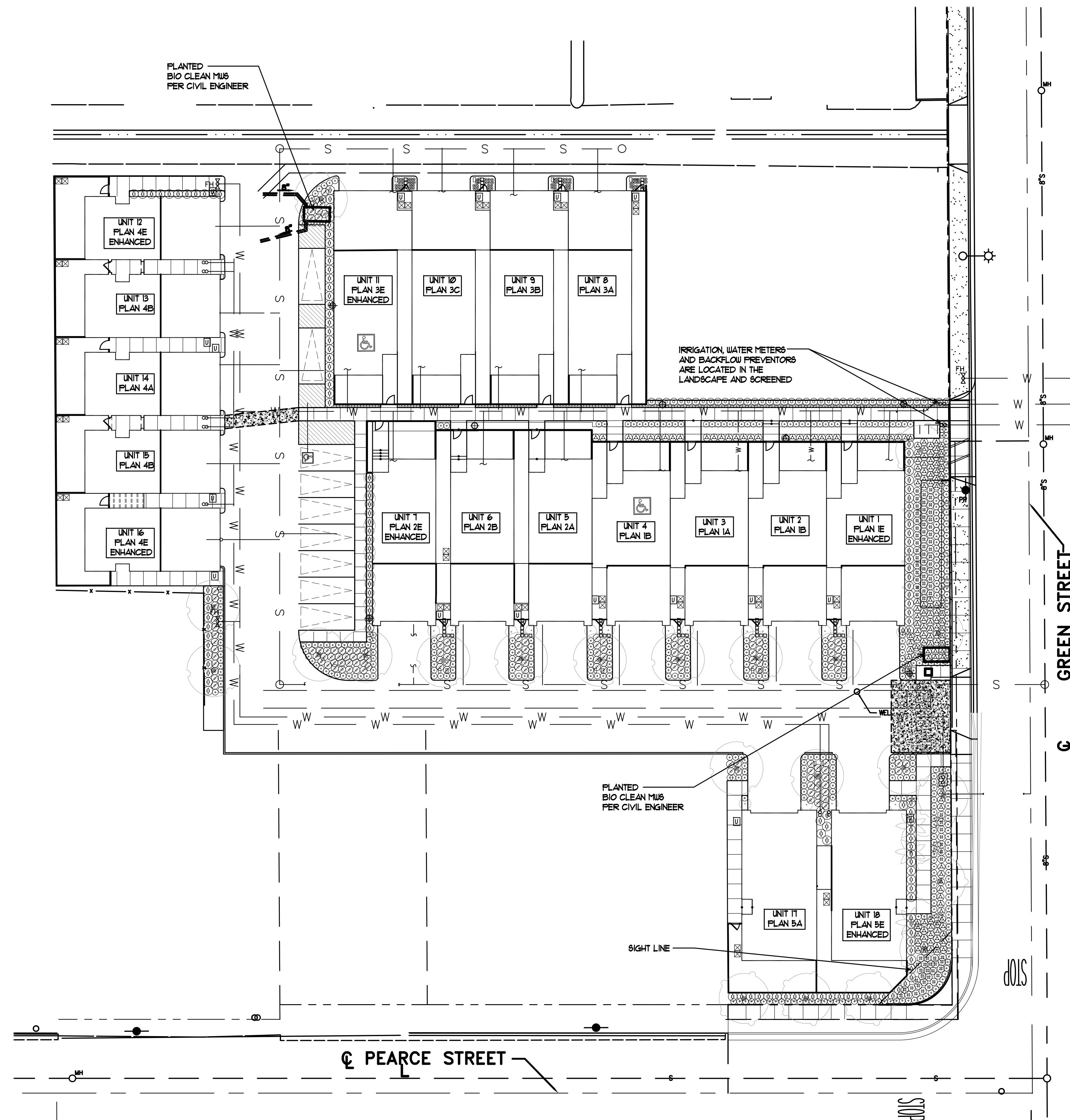
**Planting Plan
Trees**

Sheet Reference:

LP-1
Sheet: 6 of 8

SHRUB LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS RATING	QTY.
+	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	1 gal.	L	455
▼	Dianella caerulea 'Aranda'	Aranda Faroo Lily	1 gal.	M	72
○	Eleaocarpus decipiens	Japanese Blueberry	5-15 gal.- Full to ground, Hedge form	M	41
●	Festuca glauca	Blue Fescue	1 gal.	L	184
⊙	Ligustrum japonicum 'Texanum'	Texanum Wax-leaf Privet	5-15 gal.	M	136
△	Muhlenbergia 'Pink Flamingo'	Pink Flamingo Muhly	1-5 gal.	M	151
⊕	Phormium tenax 'Atropurpureum'	New Zealand Flax	5-15 gal.	L	79
⊗	Salvia leucantha	Mexican Bush Sage	1-5 gal.	L	142



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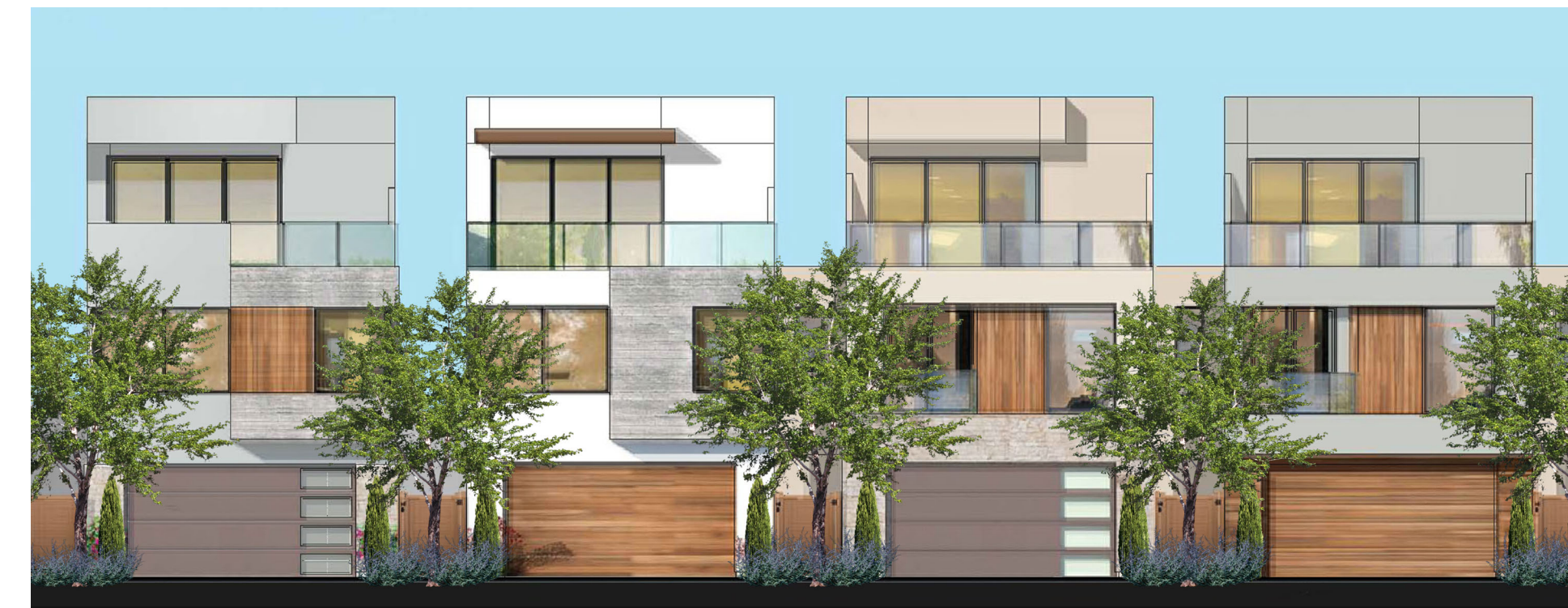
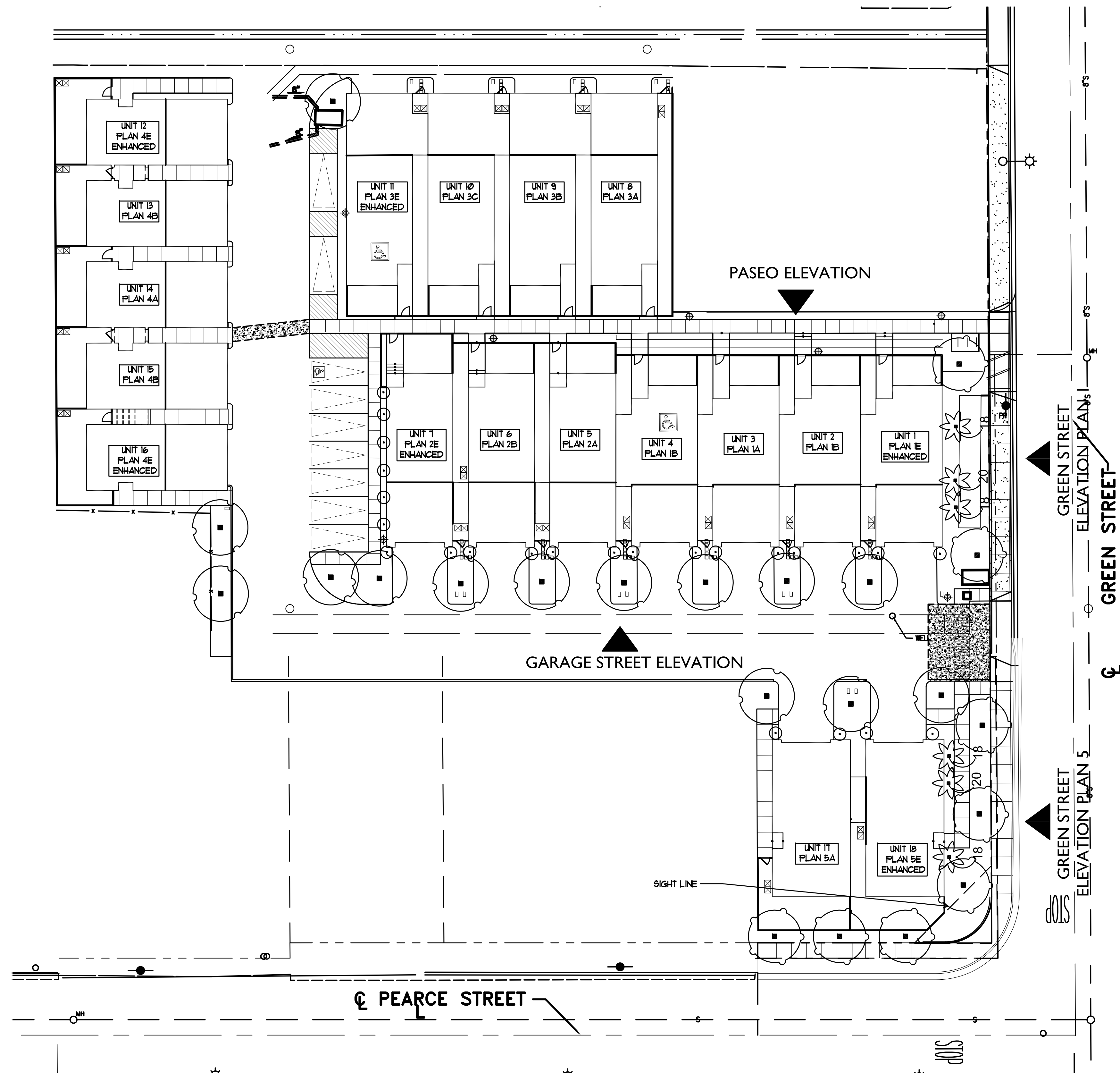
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Job No.: 1947.002

Sheet Title:

**Planting Plan
Shrubs**

Sheet Reference:

LP-2
Sheet: 7 of 8



GARAGE STREET ELEVATION



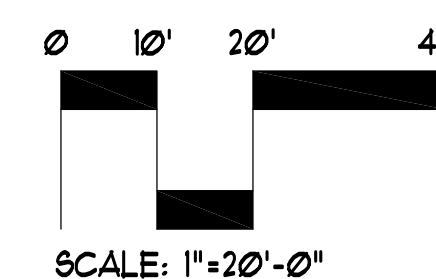
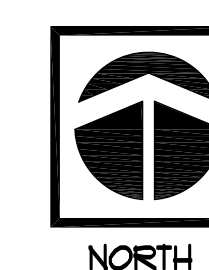
PASEO ELEVATION



GREEN STREET ELEVATION PLAN 5



GREEN STREET ELEVATION PLAN 1



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Sheet Title:

Elevations

Sheet Reference:

E-1

Sheet: 8 of 8