

HARBOUR COVE IN HUNTINGTON BEACH



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PROJECT TEAM:

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HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



**HANNOUCHE
ARCHITECTS**

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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

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	GROSS S.F.
1	PLAN 1E	3 BED/ 3.5 BA	779	1,187	608	2,574
2	PLAN 1B	3 BED/ 3.5 BA	779	1,168	608	2,555
3	PLAN 1A	3 BED/ 3.5 BA	779	1,174	608	2,561
4	PLAN 1B	3 BED/ 3.5 BA	779	1,168	608	2,555
5	PLAN 2A	3 BED/ 3.5 BA	747	1,099	638	2,484
6	PLAN 2B	3 BED/ 3.5 BA	747	1,099	638	2,484
7	PLAN 2E	3 BED/ 3.5 BA	747	1,099	638	2,484
8	PLAN 3A	3 BED/ 3.5 BA	887	1,173	571	2,631
9	PLAN 3B	3 BED/ 3.5 BA	887	1,173	571	2,631
10	PLAN 3C	3 BED/ 3.5 BA	887	1,173	571	2,631
11	PLAN 3E	3 BED/ 3.5 BA	887	1,173	571	2,631
12	PLAN 4E	2 BED/ 3.5 BA	529	939	505	1,973
13	PLAN 4B	2 BED/ 3.5 BA	529	939	505	1,973
14	PLAN 4A	2 BED/ 3.5 BA	529	939	505	1,973
15	PLAN 4B	2 BED/ 3.5 BA	529	939	505	1,973
16	PLAN 4E	2 BED/ 3.5 BA	529	939	505	1,973
17	PLAN 5A	3 BED/ 3.5 BA	794	1,256	609	2,659
18	PLAN 5E	3 BED/ 3.5 BA	828	1,256	609	2,693
18 UNITS TOTAL						43,438

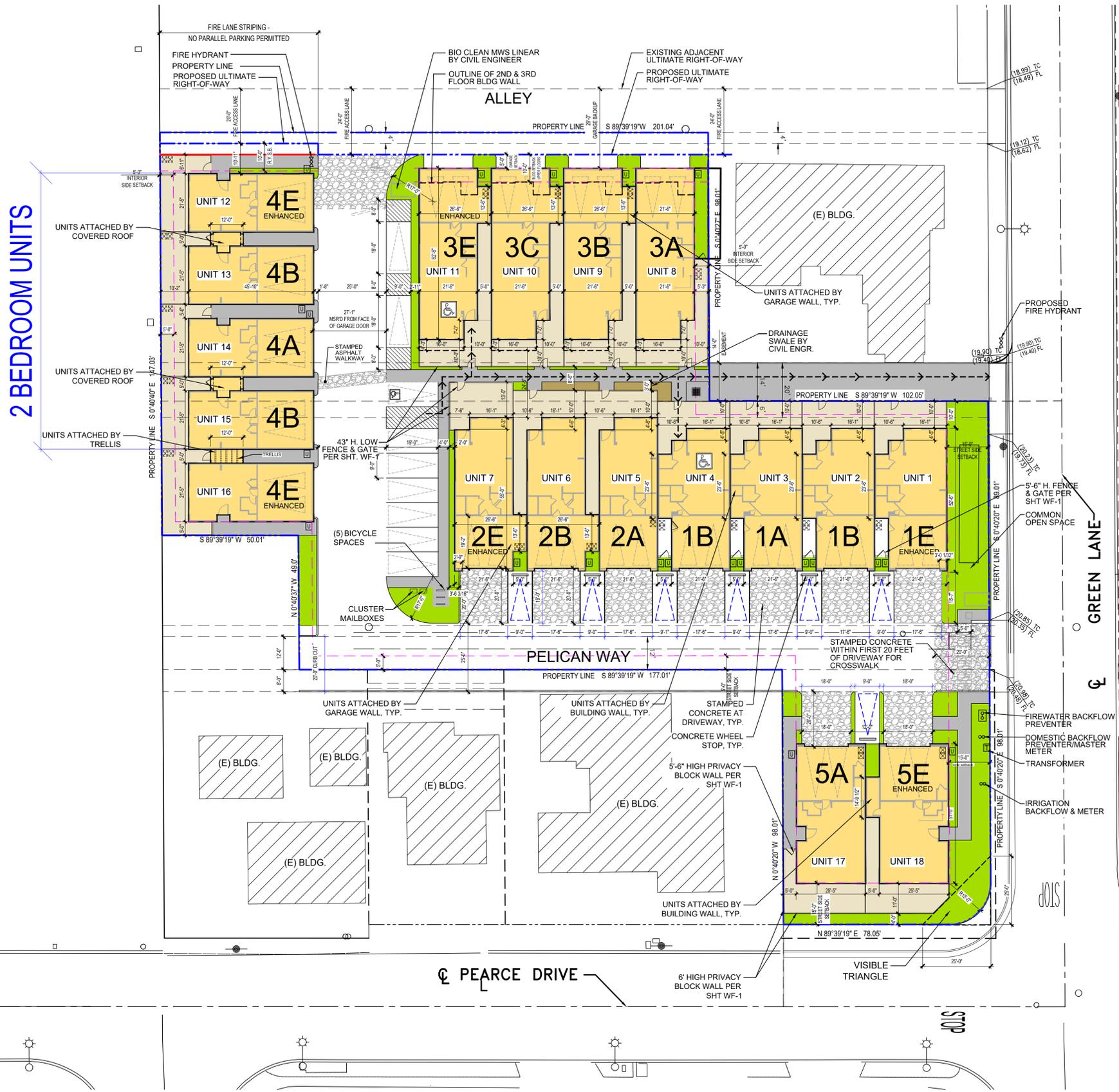
PRIVATE OPEN SPACE CALCULATIONS						
UNIT #	PLAN TYPE	UNIT AREA	25% REQ.	GROUND FLR.	2ND FLR. DECK	3RD FLR. DECK
1	PLAN 1E	2,574	644	311	56	538
2	PLAN 1B	2,555	639	311	45	538
3	PLAN 1A	2,561	640	311	58	538
4	PLAN 1B	2,555	639	311	45	538
5	PLAN 2A	2,484	621	312	0	525
6	PLAN 2B	2,484	621	312	0	525
7	PLAN 2E	2,484	621	339	0	525
8	PLAN 3A	2,631	658	335	33	634
9	PLAN 3B	2,631	658	335	33	634
10	PLAN 3C	2,631	658	335	26	634
11	PLAN 3E	2,631	658	335	33	634
12	PLAN 4E	1,973	493	355	0	442
13	PLAN 4B	1,973	493	313	0	459
14	PLAN 4A	1,973	493	309	0	442
15	PLAN 4B	1,973	493	305	0	459
16	PLAN 4E	1,973	493	385	0	442
17	PLAN 5A	2,659	665	332	0	782
18	PLAN 5E	2,693	673	320	0	782
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.

**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.



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 PROJECT # 22017

HARBOUR COVE

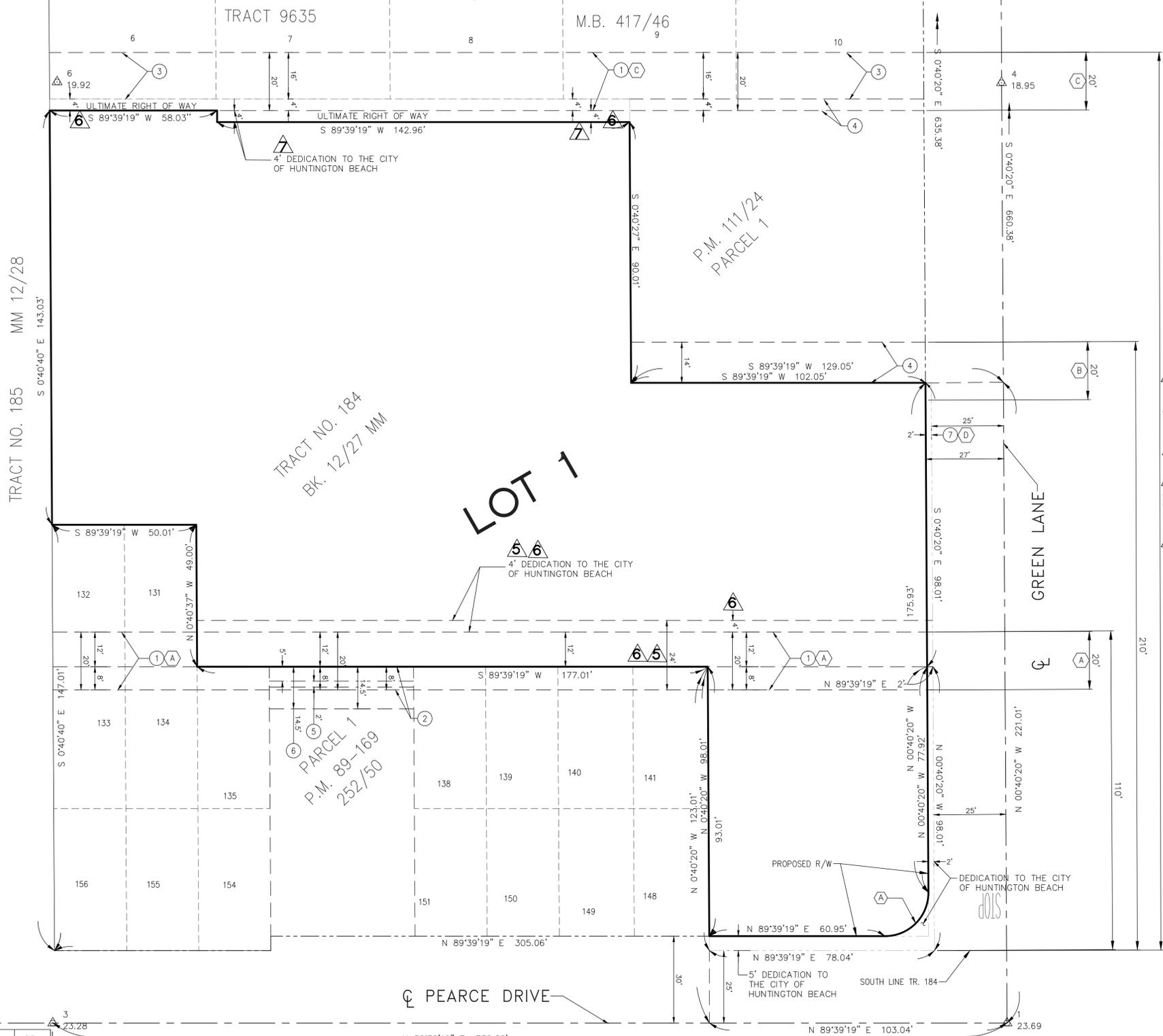
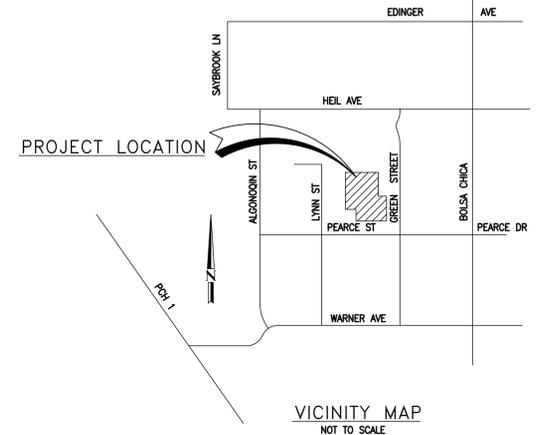
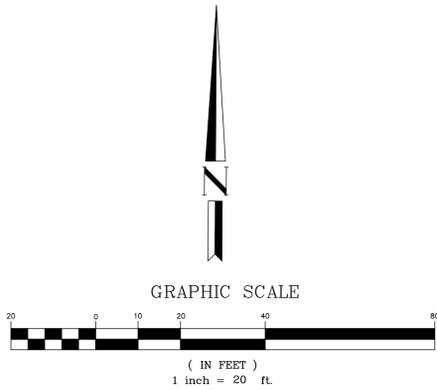
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
 21190 BEACH BLVD
 HUNTINGTON BEACH, CA 92648

0.1 Preliminary

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, PM 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, PM 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)

FLOOD ZONE :
PER FLOOD MAP NUMBER 06059C0231J
EFFECTIVE 12/03/09
FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD

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)

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

- SHEET 1A 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

- LEGEND :**
- TRACT BOUNDARY
 - OFFSITE PARCEL
 - RIGHT OF WAY
 - STREET CENTERLINE
 - EASEMENT LINE
 - EXIST LOT LINE
 - OFFSITE EXISTING LOTLINE
 - EXISTING CONTOURS
 - (20)
 - 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.

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
8	4/7/2025	REVISE DEDICATION LANGUAGE TO EASEMENT NOTES	DR

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

CURVE DATA:
Δ = 90°19'39"
A: R = 15.00'
L = 23.65'

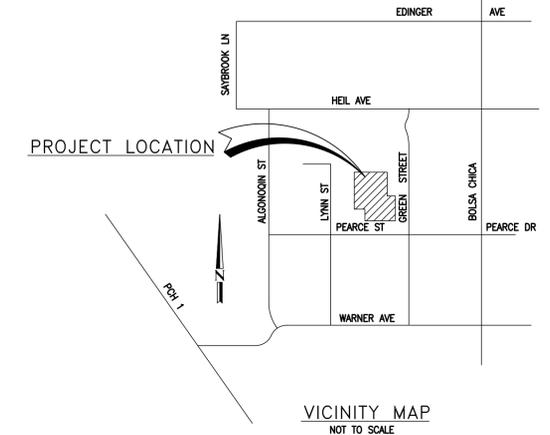
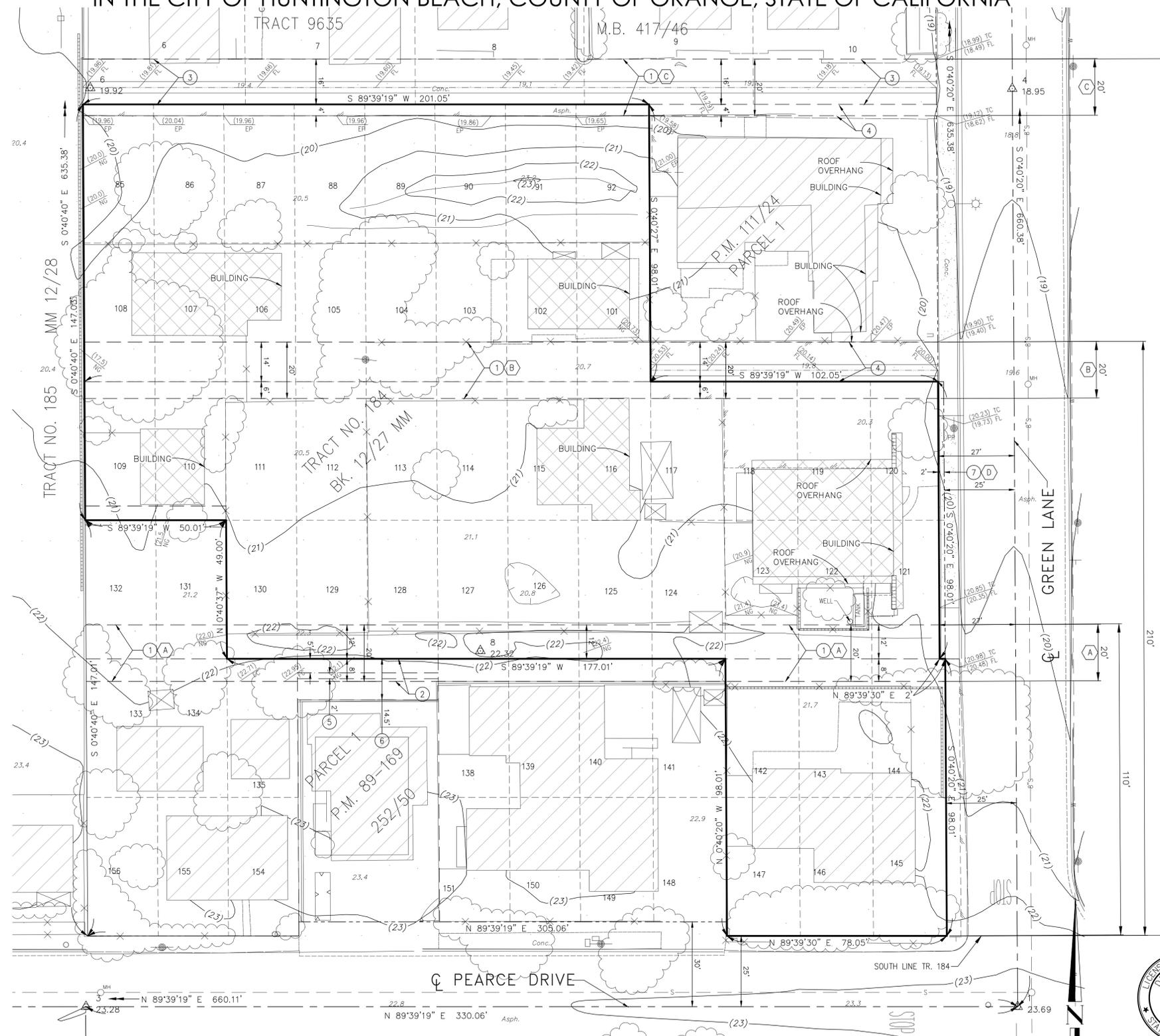


ENGINEER:
JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566

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ENGINEER:



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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 :

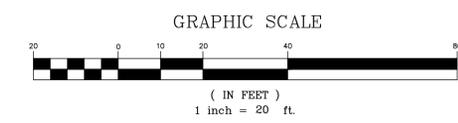
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GENERAL NOTES:

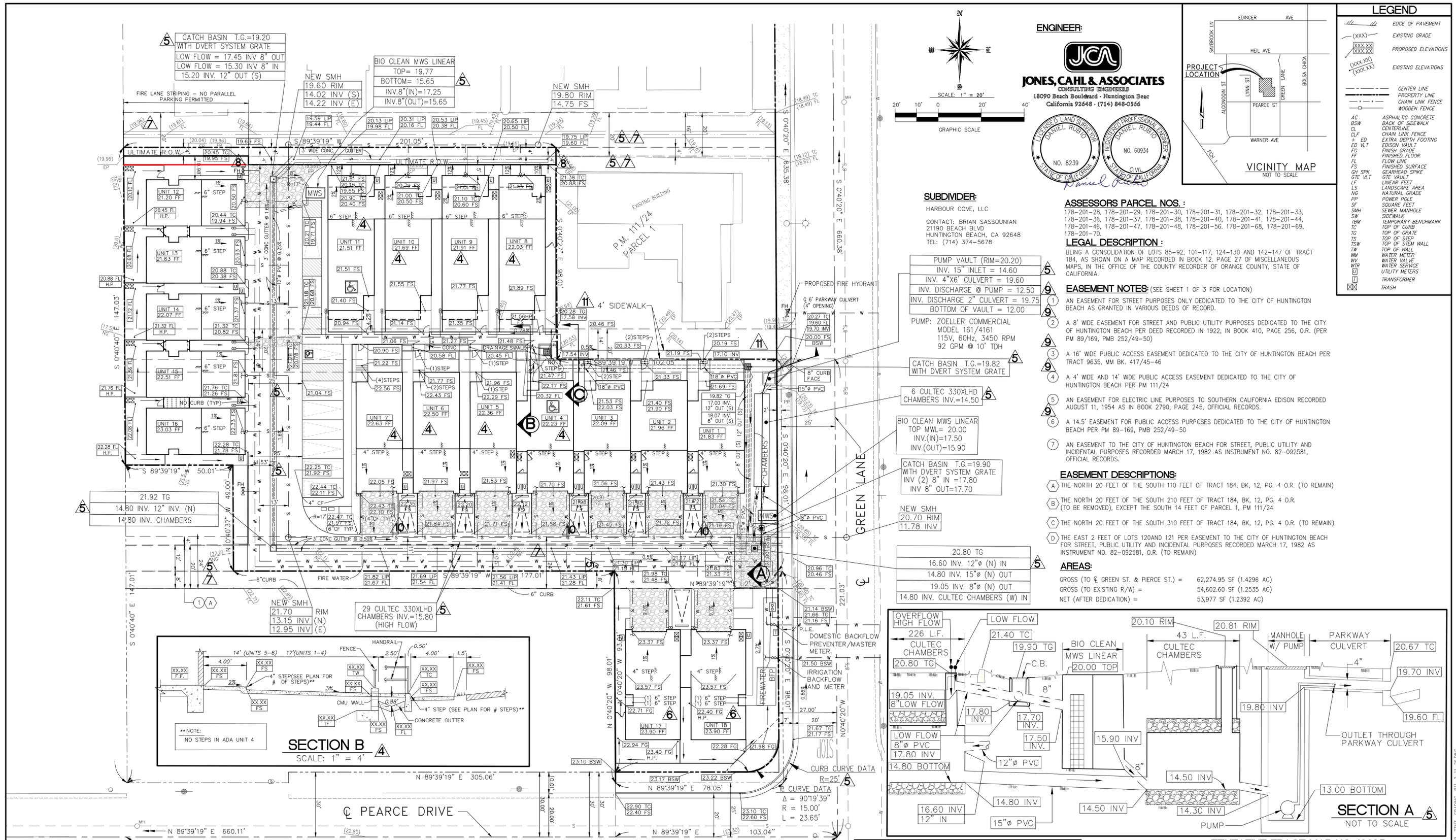
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10. SANITARY SEWER SYSTEM SHALL BE PUBLIC.
11. WATER SYSTEM SHALL BE PUBLIC.

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



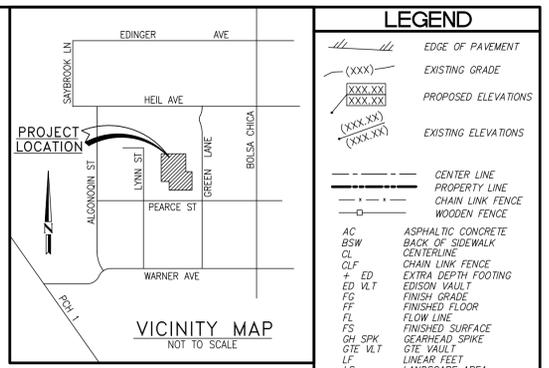
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 NO. 8239
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REGISTERED PROFESSIONAL ENGINEER
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 NO. 60934
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SUBDIVIDER:
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ASSESSORS 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.

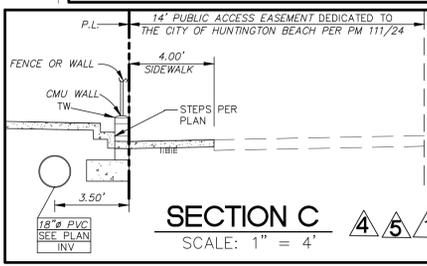
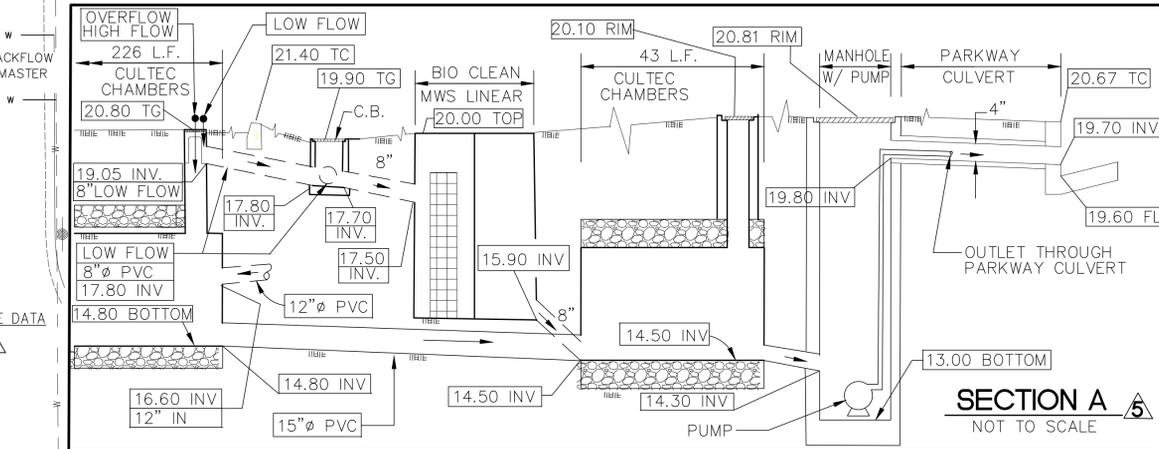
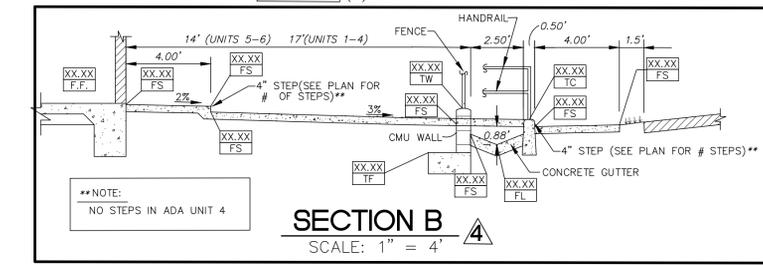
LEGAL DESCRIPTION:
 BEING A CONSOLIDATION OF LOTS 85-92, 101-117, 124-130 AND 142-147 OF TRACT 184, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 27 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA.

- EASEMENT NOTES:** (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.
 - 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:**
- (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)



NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/10/2024	UPDATED GRADING PLAN PER REVISED ARCH. SITE PLAN	D.R.	1	2/11/2026	REMOVED CONCRETE VEE-GUTTER AND WATER FROM PARCEL 1	DR
2	2/06/2023	UPDATED GRADING PLAN PER CITY HB COMMENTS, REV MWL ELEV, SECT. A & C & PLAN ELEV AT CB'S	RHC	2	9/11/2025	REVISE ARCHITECTURAL SITE PLAN	DR
3	10/11/2022	UPDATED GRADING PLAN PER REVISED ARCH. SITE PLAN	RHC	3	4/7/2025	REVISE DEDICATION LANGUAGE TO EASEMENT NOTES	DR
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	1/16/2025	ADDED 4' ALLEY DEDICATION ALONG NORTH PROPERTY PER CITY MEETING	DR
5	3/11/2020	JAN. 2020 PLAN CHECK REVISIONS	RHC	5	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
6	8/23/2019	FEB. 2019 PLAN CHECK REVISIONS AND ADDED 4-PLEX	RHC				

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

REV.9 - 4/7/25
 REV.10 - 9/11/25
 REV.11 - 2/11/26

REV.5 - 2/06/23
 REV.6 - 7/10/24
 REV.7 - 10/16/24
 REV.8 - 1/16/25

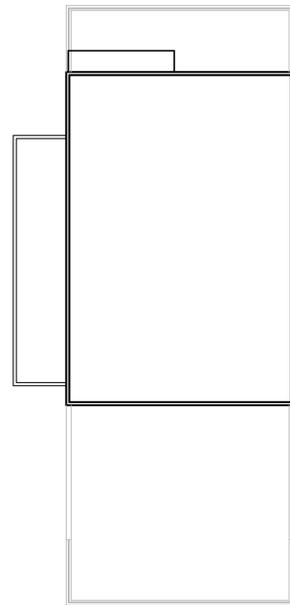
REV.1 - 8/23/2019
 REV.2 - 3/11/2020
 REV.3 - 7/01/2020
 REV.4 - 10/11/2022

J.N. 17-2239

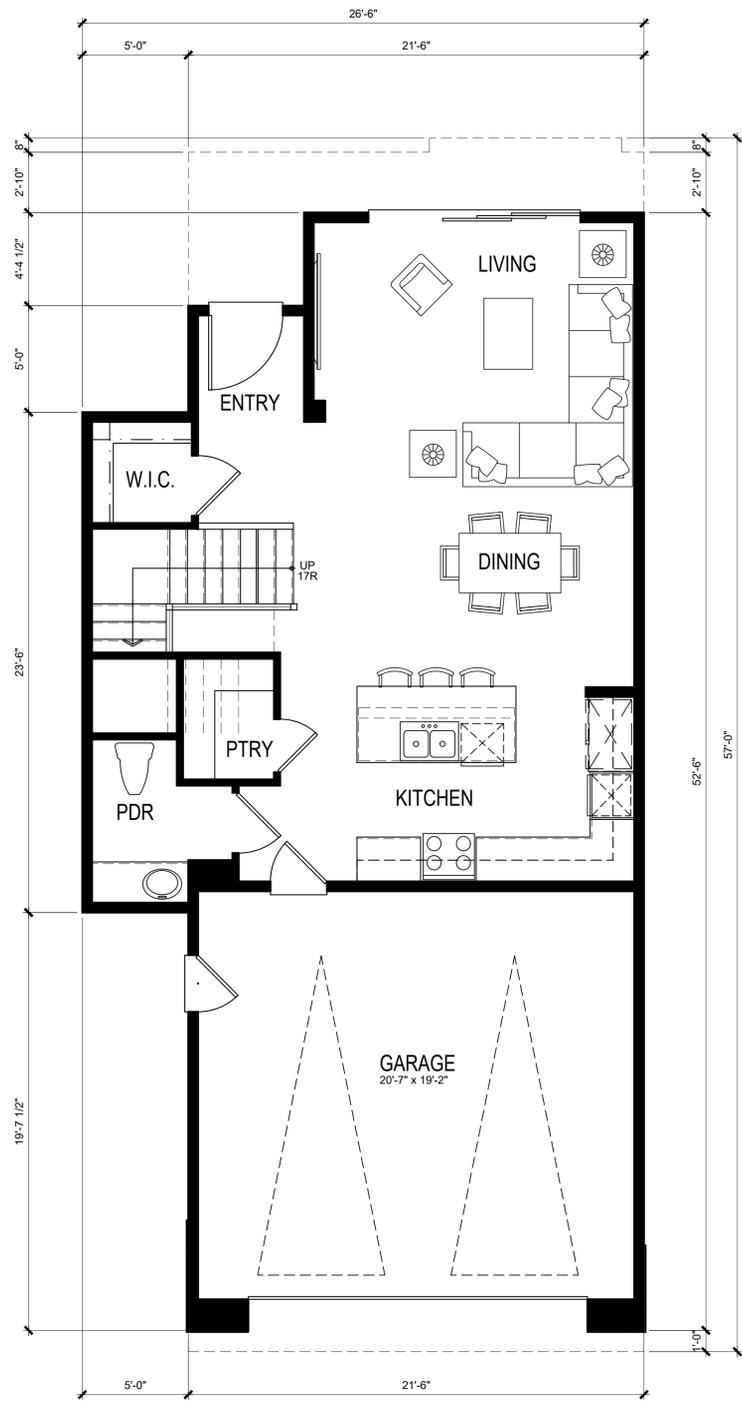
DIG ALERT

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

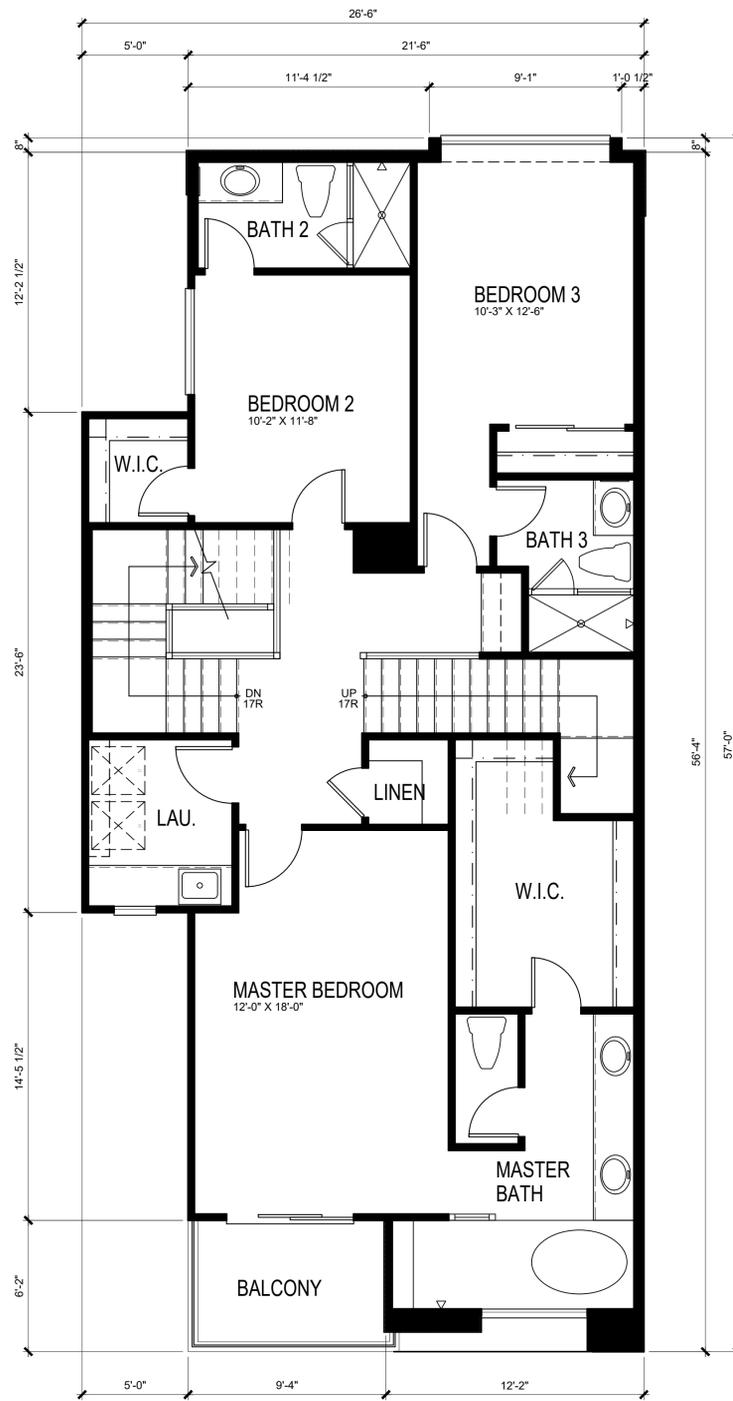
TWO WORKING DAYS BEFORE YOU DIG



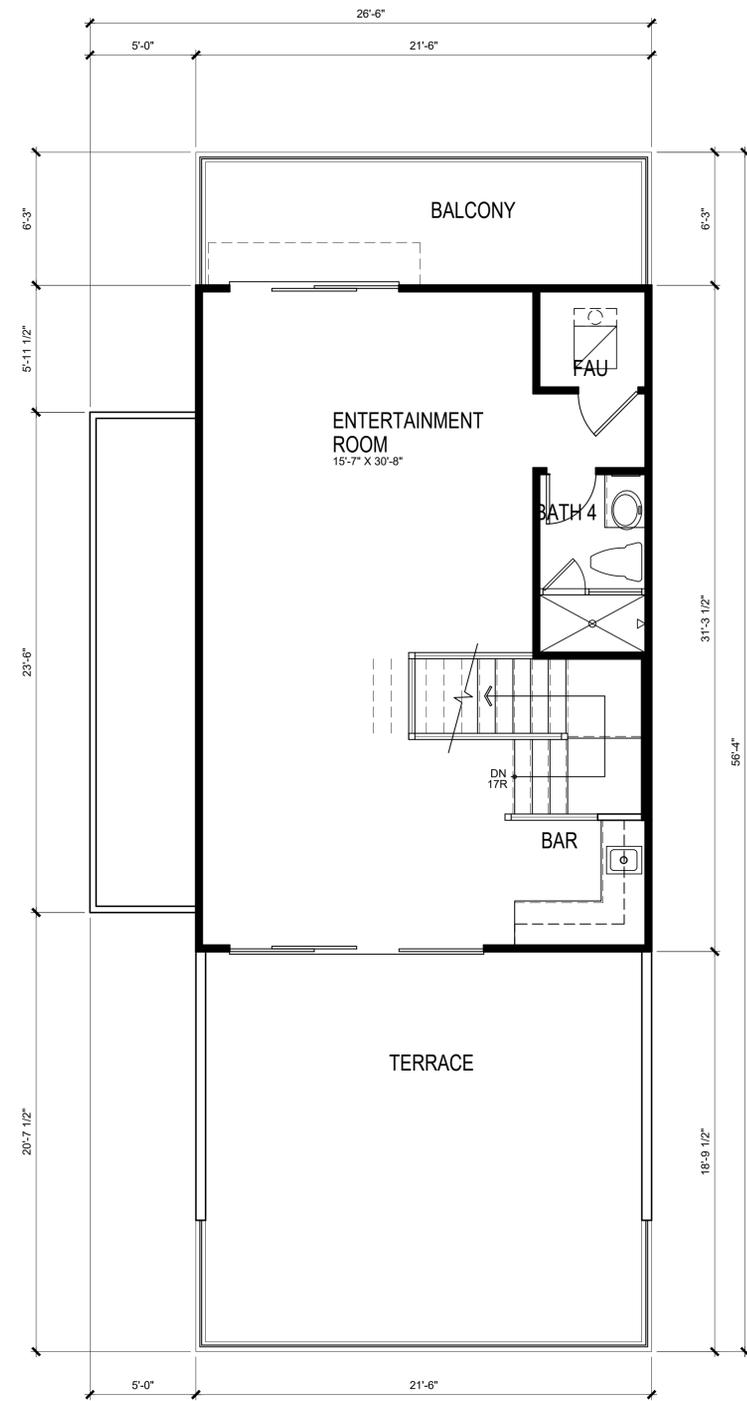
ROOF PLAN



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



HANNOUCHE ARCHITECTS
ARCHITECTS

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

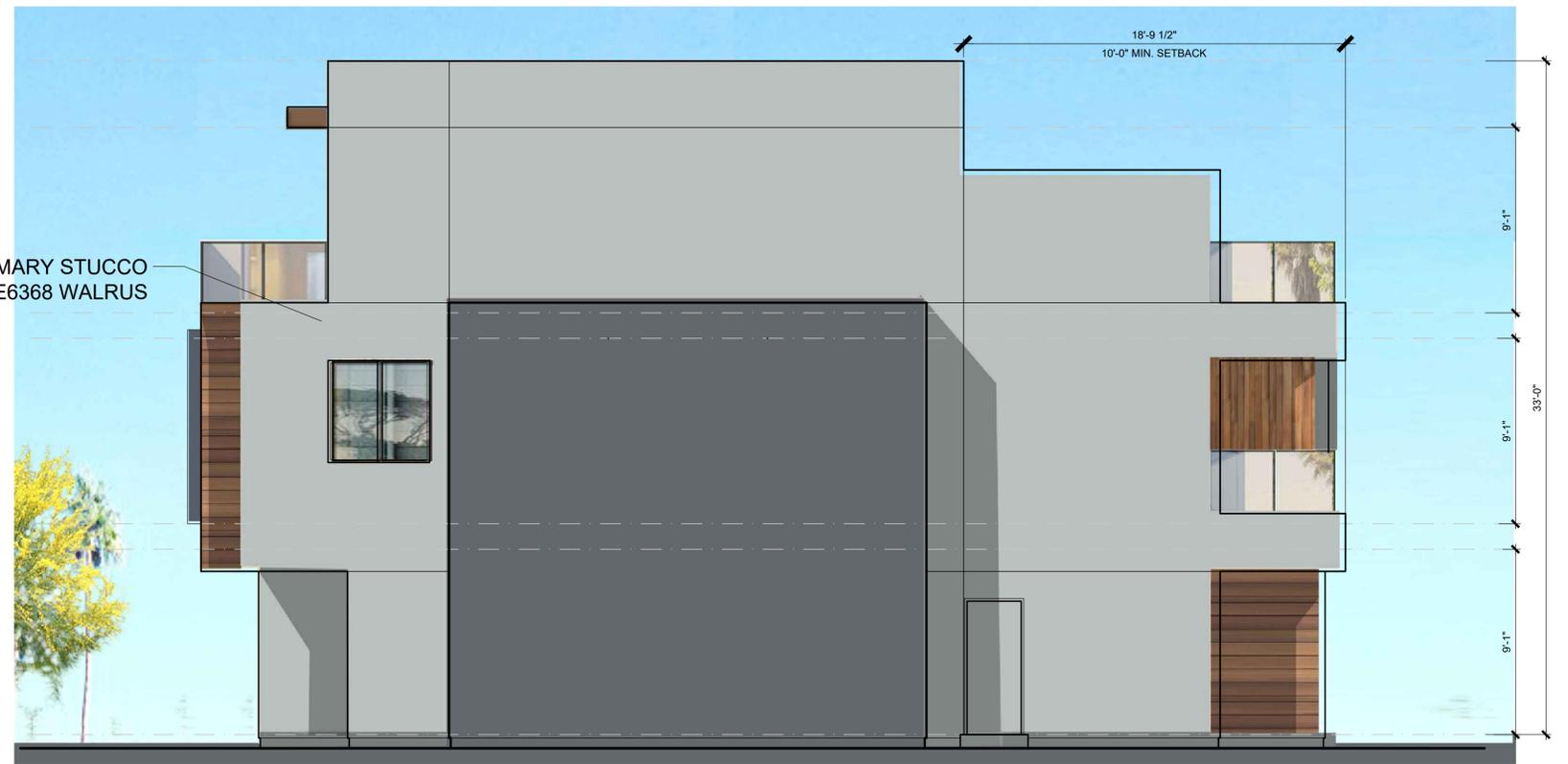
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

1.1



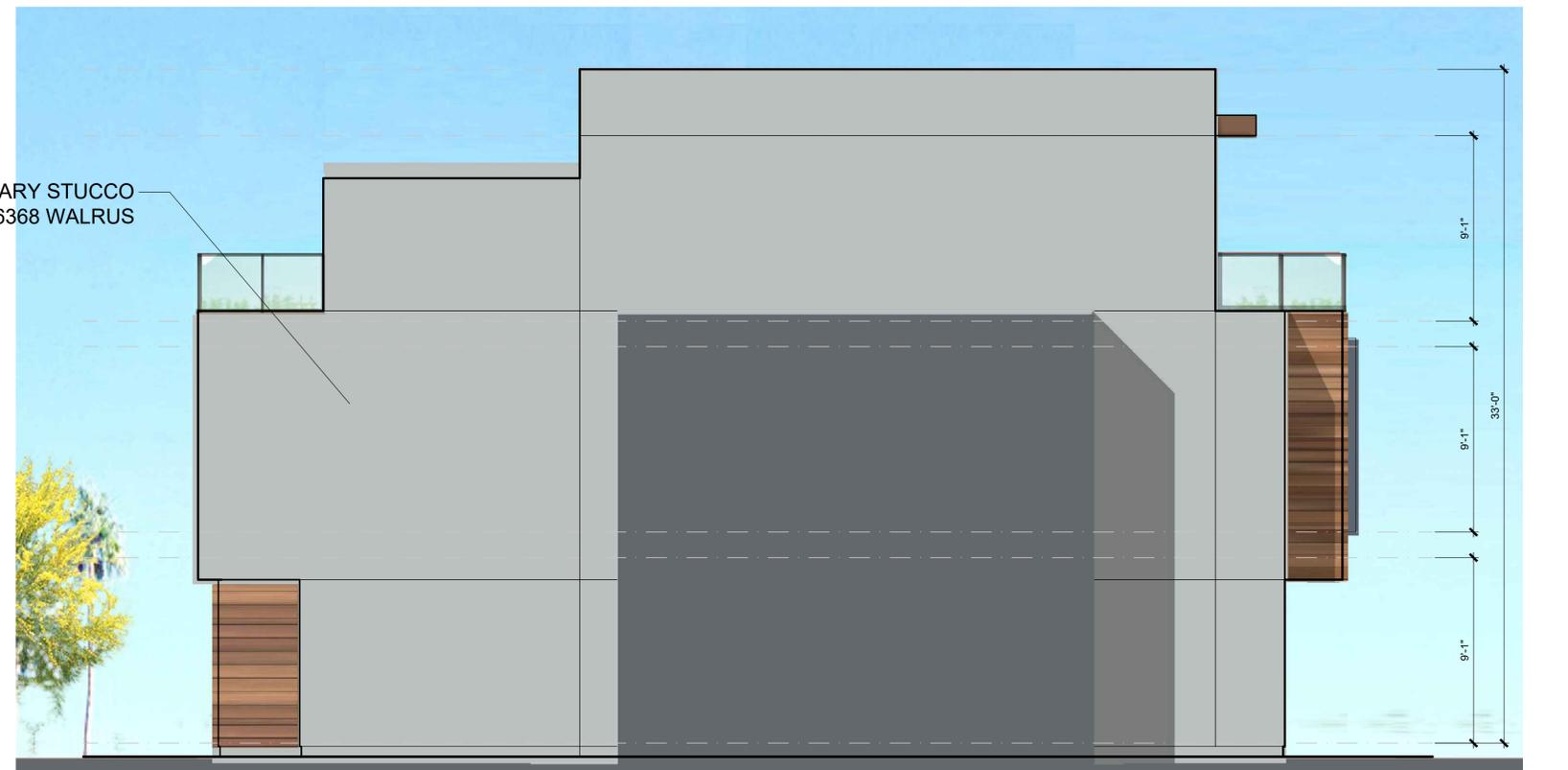
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

HARBOUR COVE

PLAN 1A ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

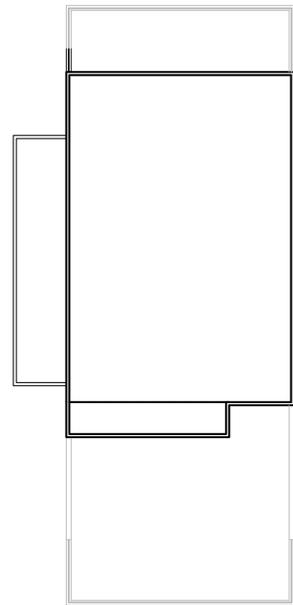
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Preliminary

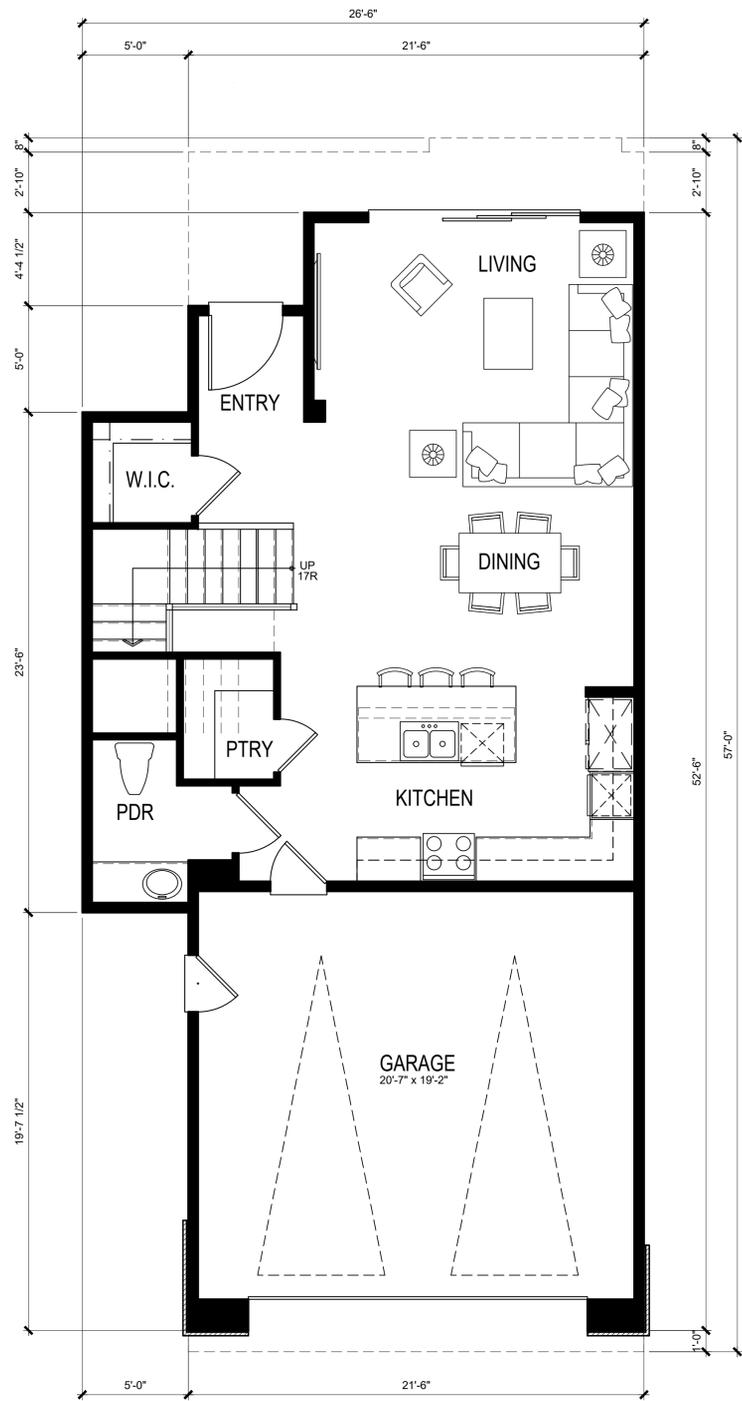


HANNOUCHE
ARCHITECTS

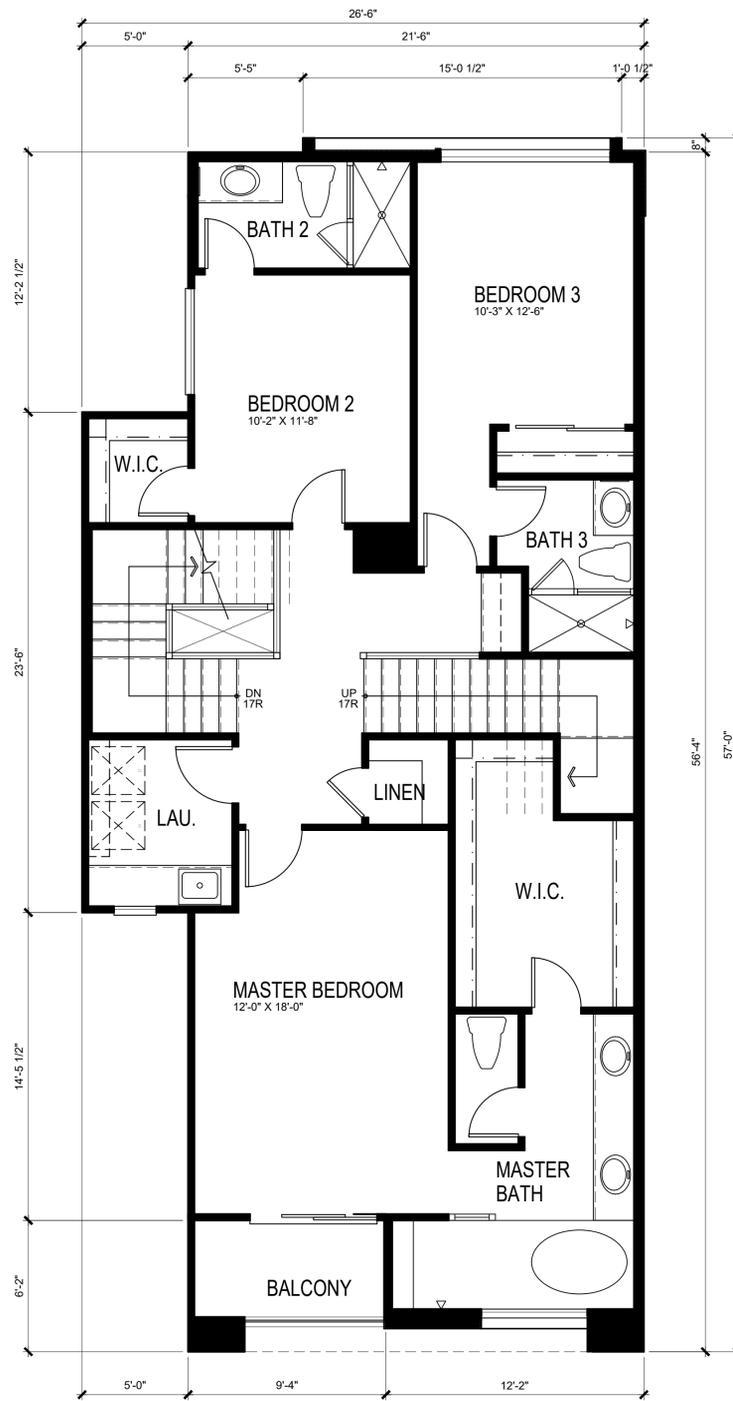
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20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



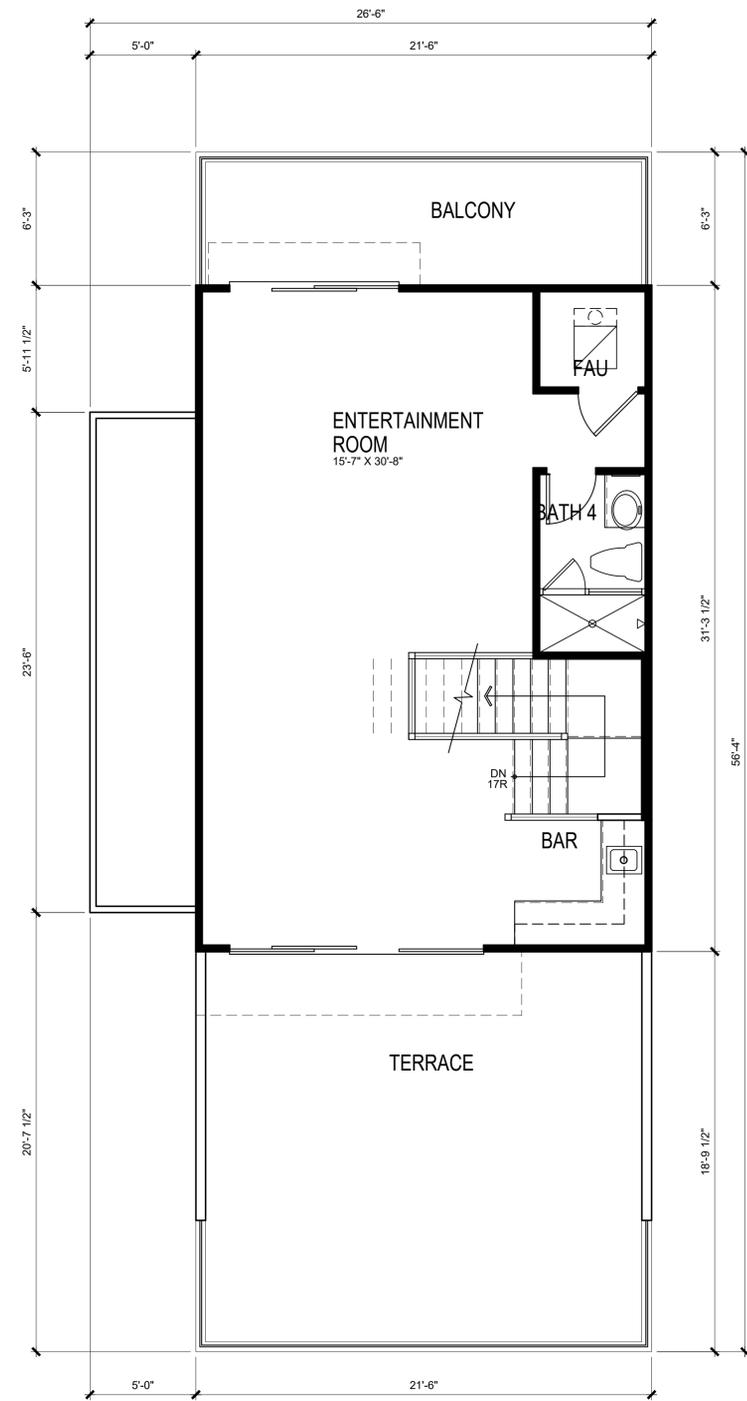
ROOF PLAN



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



HANNOUCHE ARCHITECTS

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949.261.2070
PROJECT # 22017 March 16, 2026

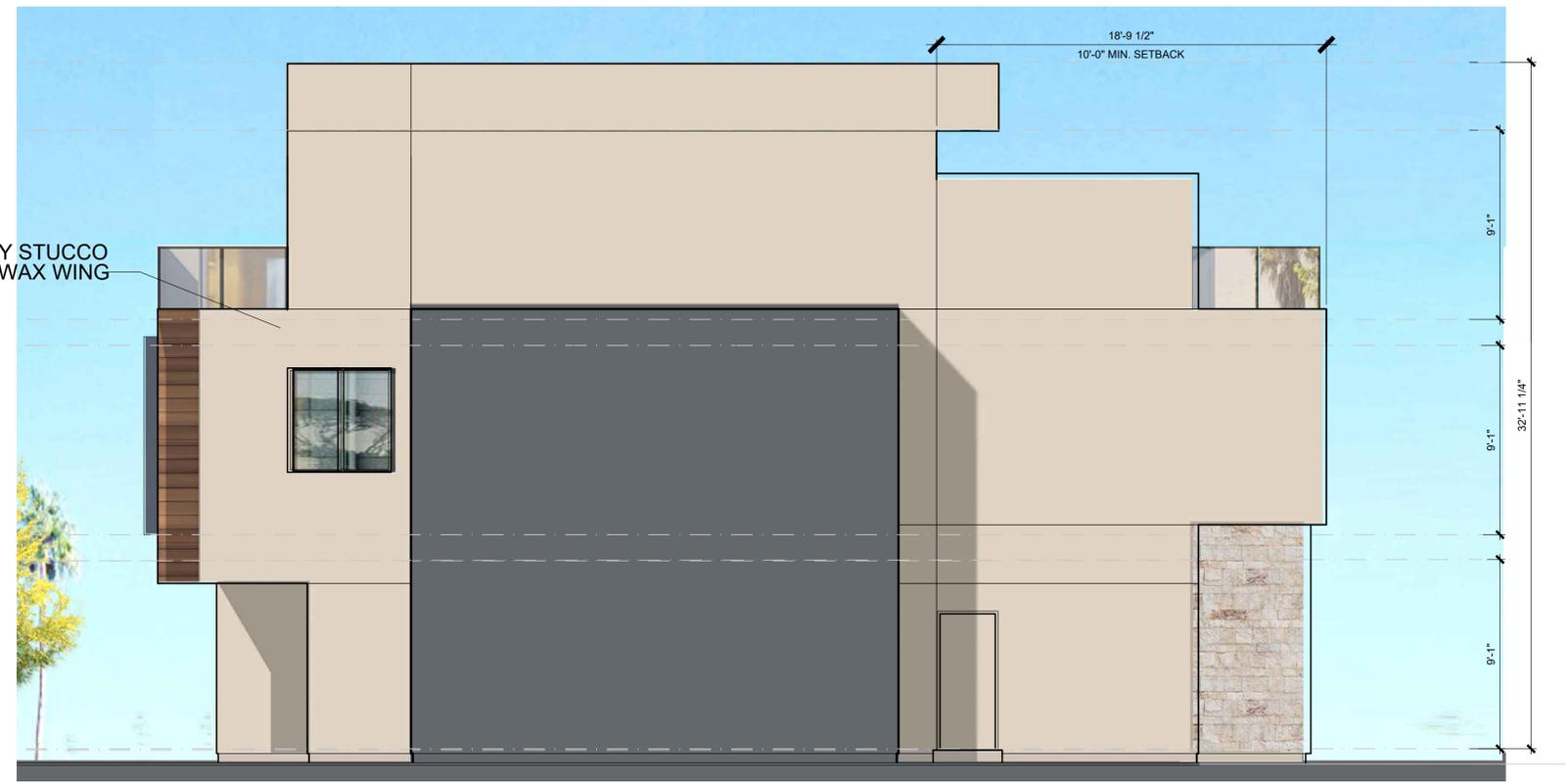
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

1.3



FRONT ELEVATION



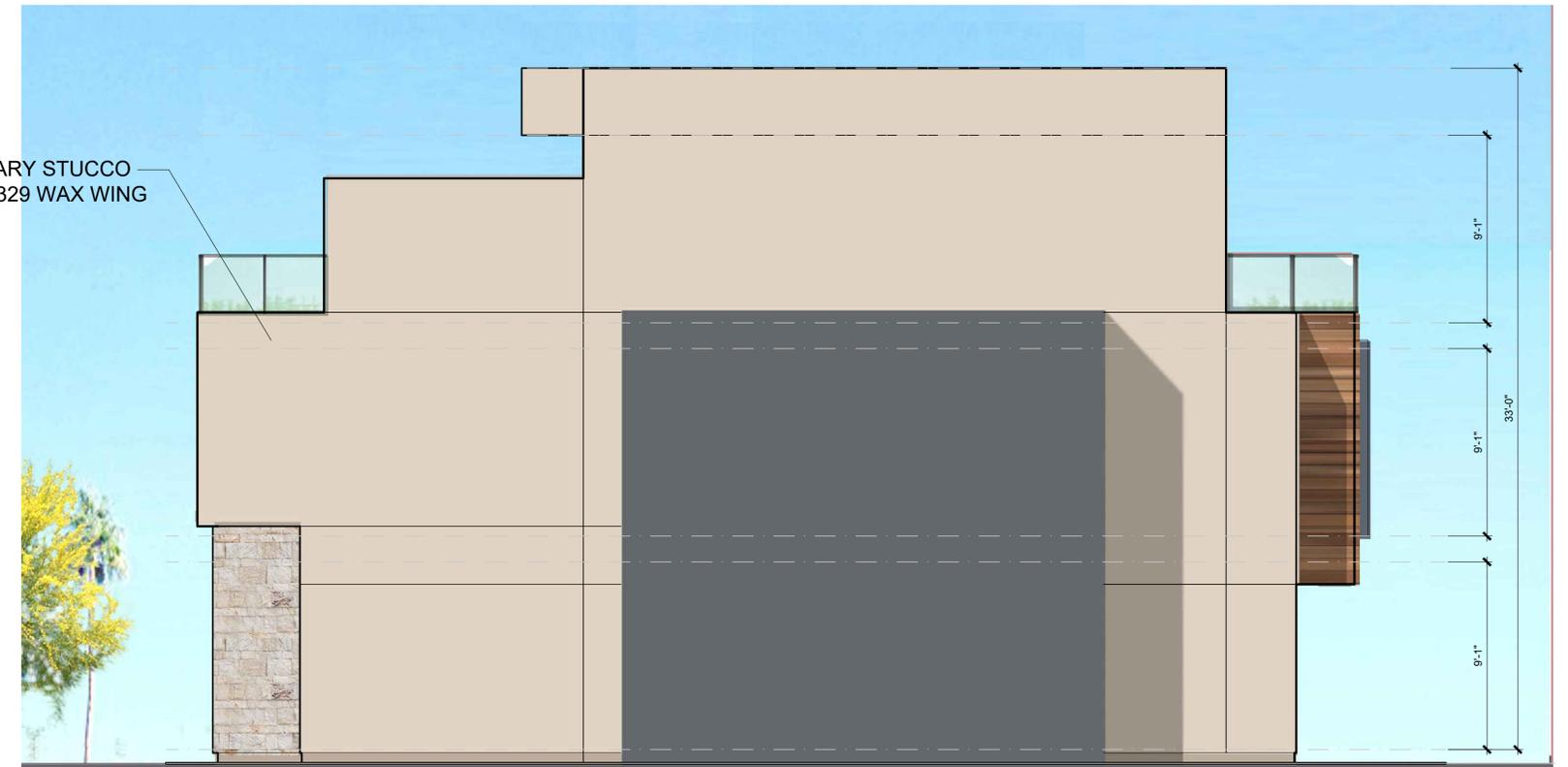
LEFT ELEVATION

PRIMARY STUCCO
DEW 329 WAX WING

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD



REAR ELEVATION



RIGHT ELEVATION

PRIMARY STUCCO
DEW 329 WAX WING

ACCENT STUCCO
DEA188 BLACK BAY

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

HARBOUR COVE

PLAN 1B ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

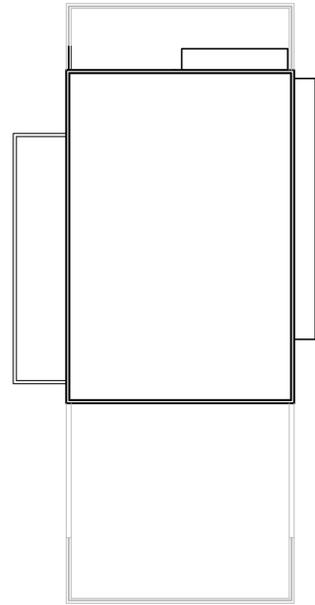
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Preliminary

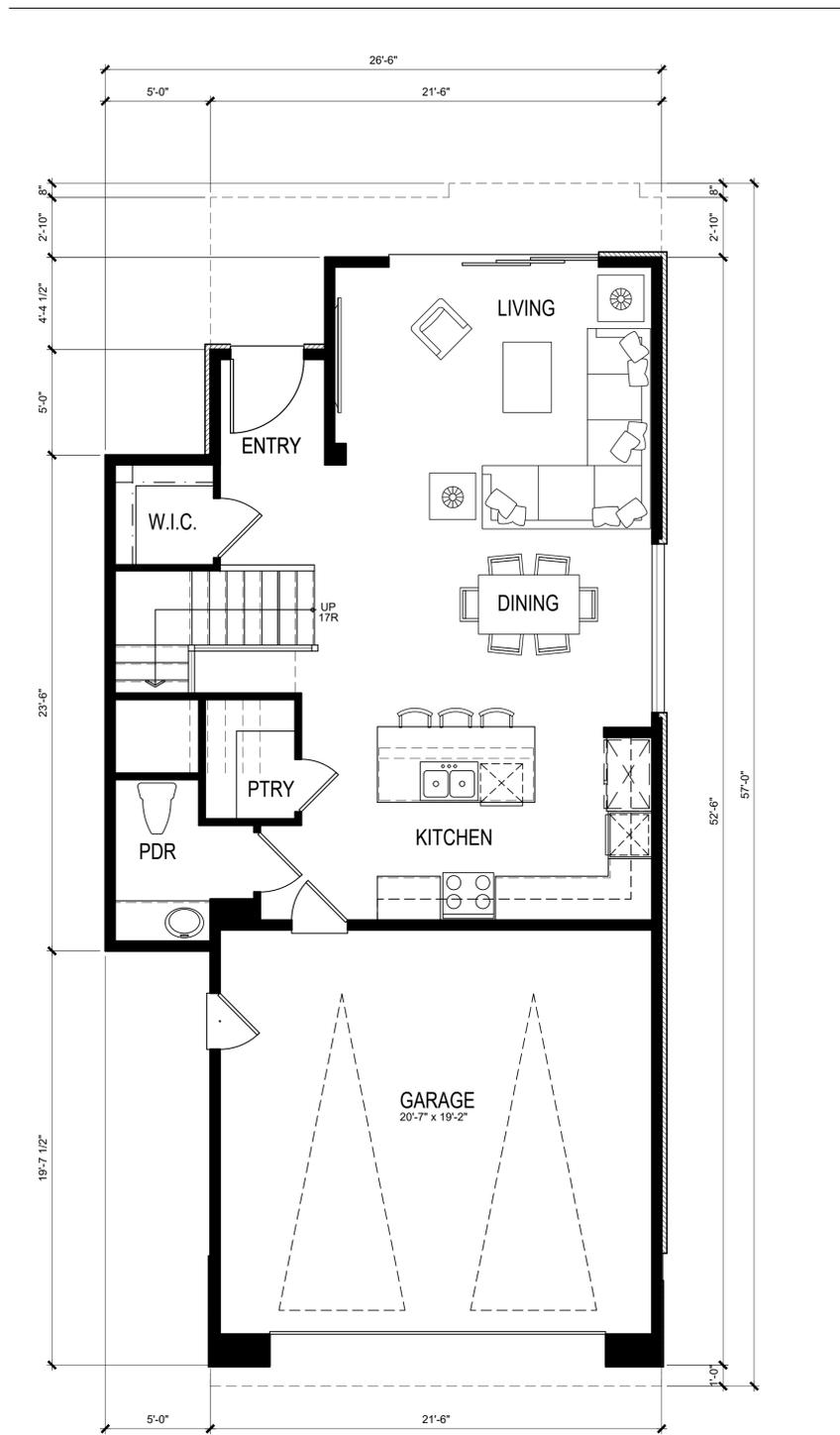


HANNOUCHE
ARCHITECTS

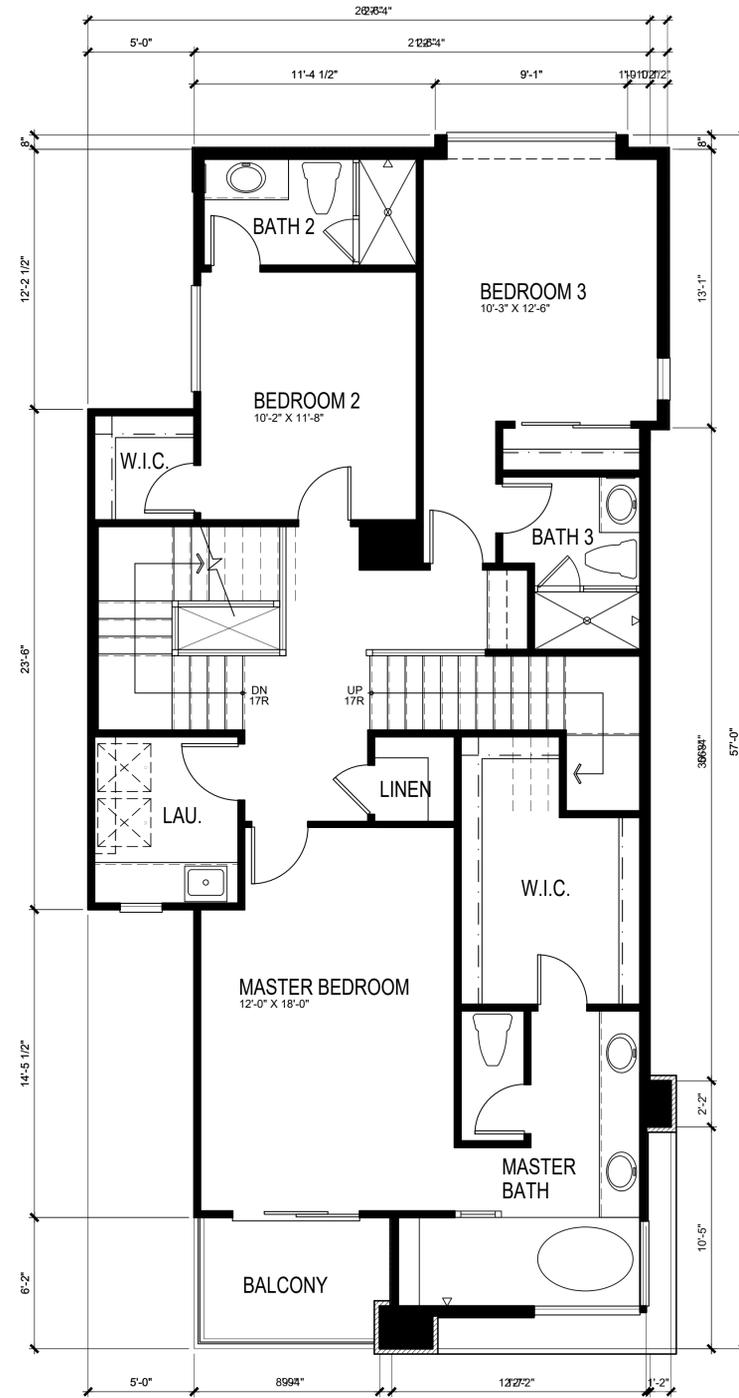
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PROJECT # 22017 March 16, 2026



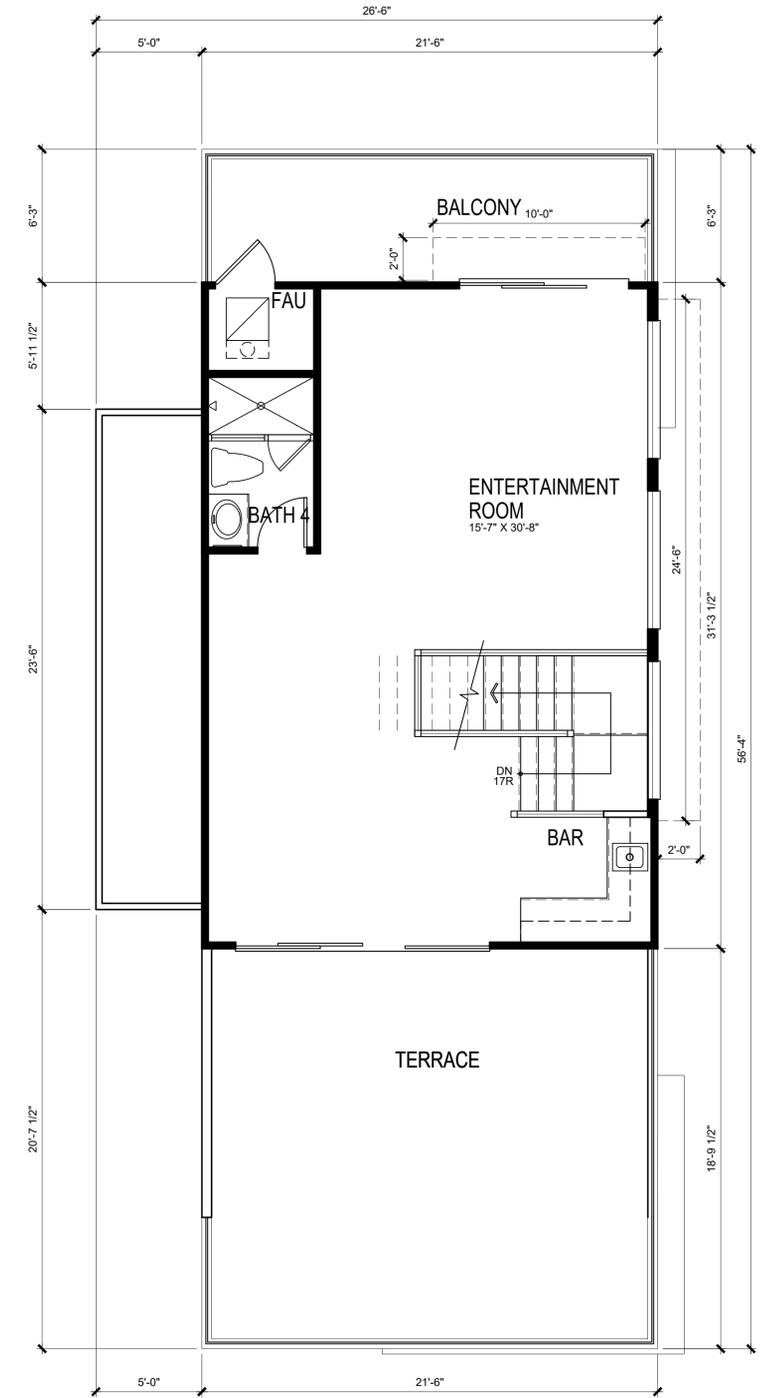
ROOF PLAN



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

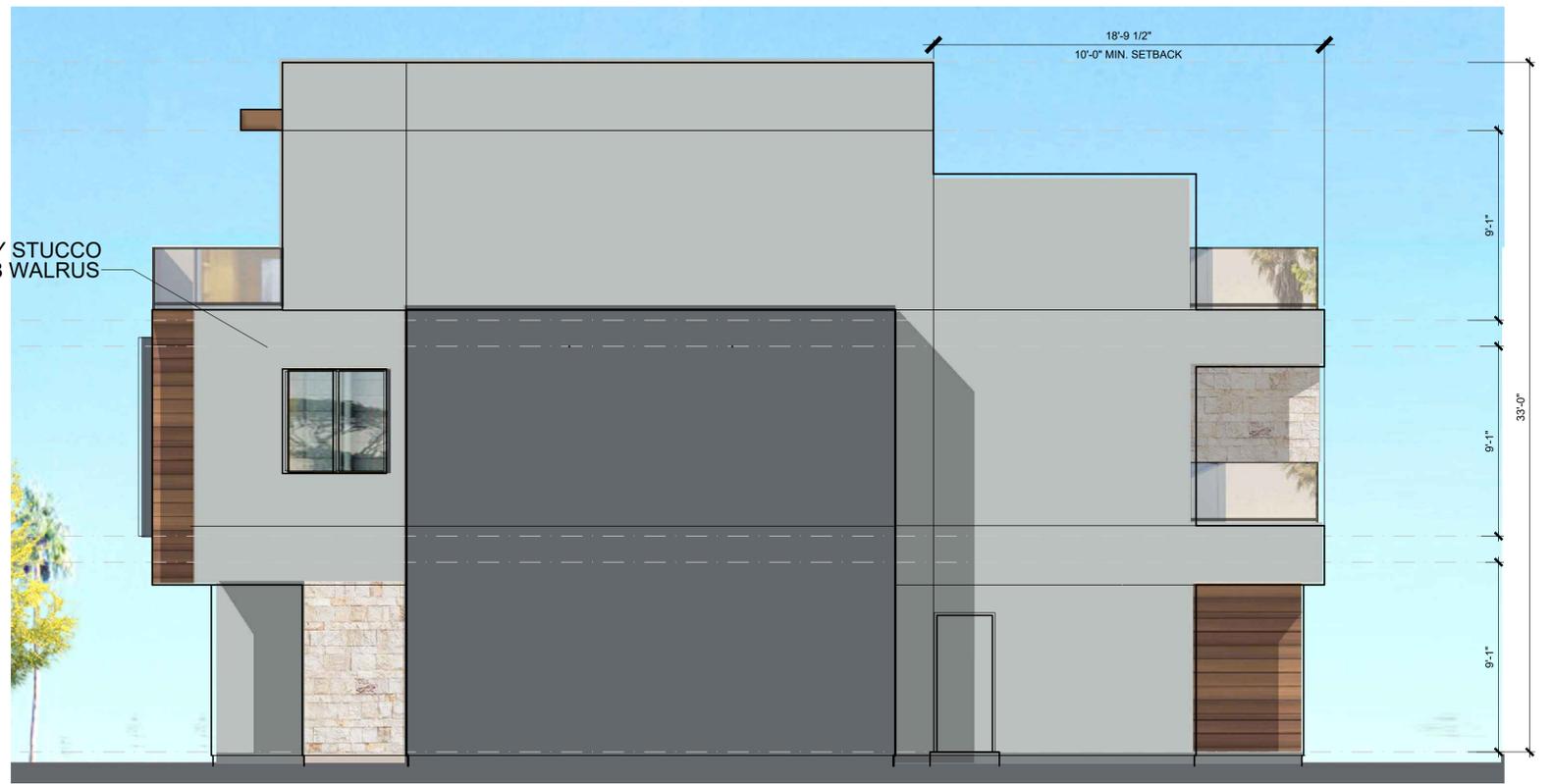


HANNOUCHE
ARCHITECTS

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



FRONT ELEVATION



LEFT ELEVATION

PRIMARY STUCCO
DE6368 WALRUS

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD



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



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



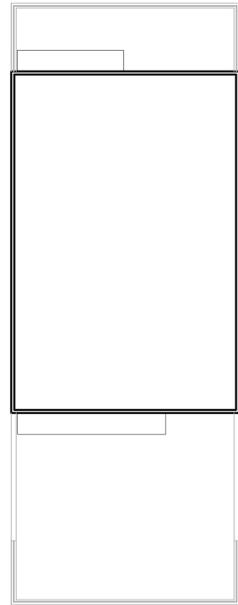
HANNOUCHE
ARCHITECTS

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PROJECT # 22017 March 16, 2026

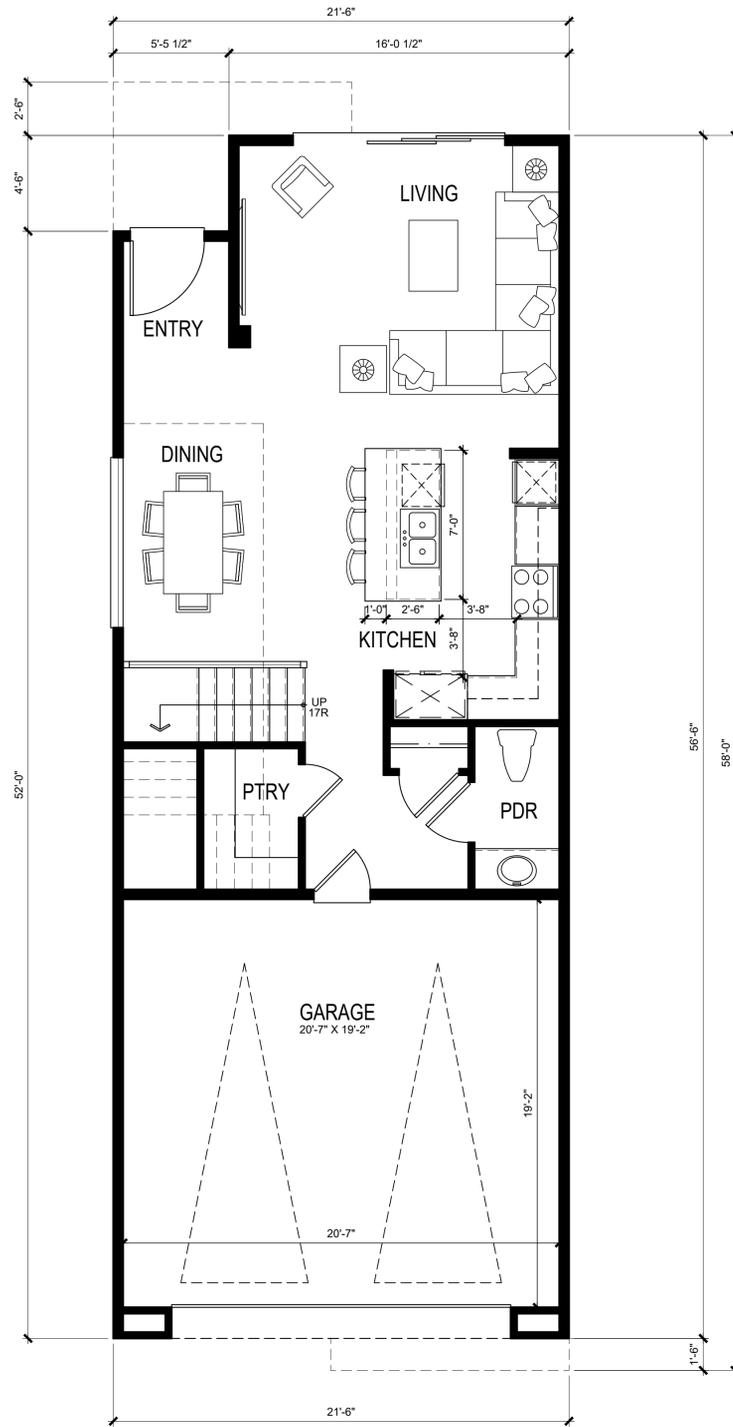
SAS DEVELOPMENT
21190 BEACH BLVD

HUNTINGTON BEACH, CA 92648

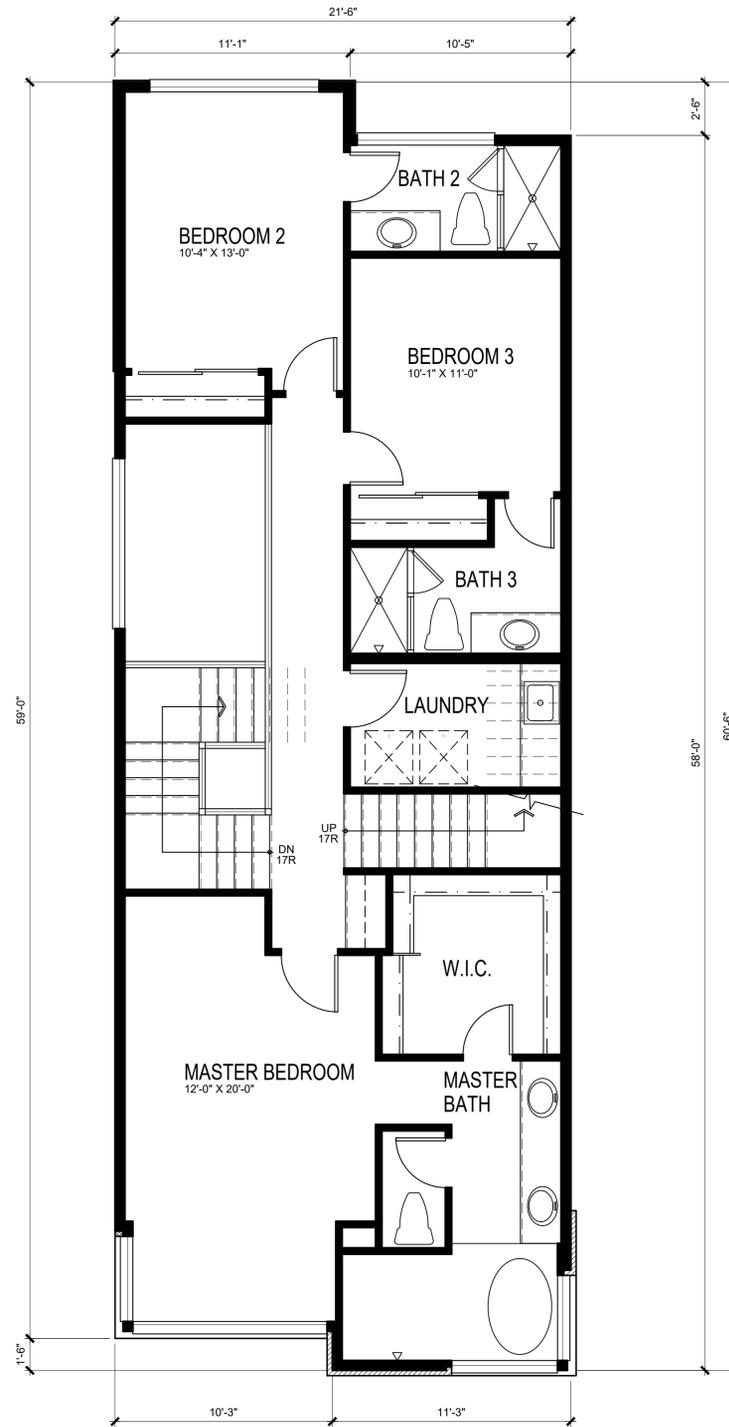
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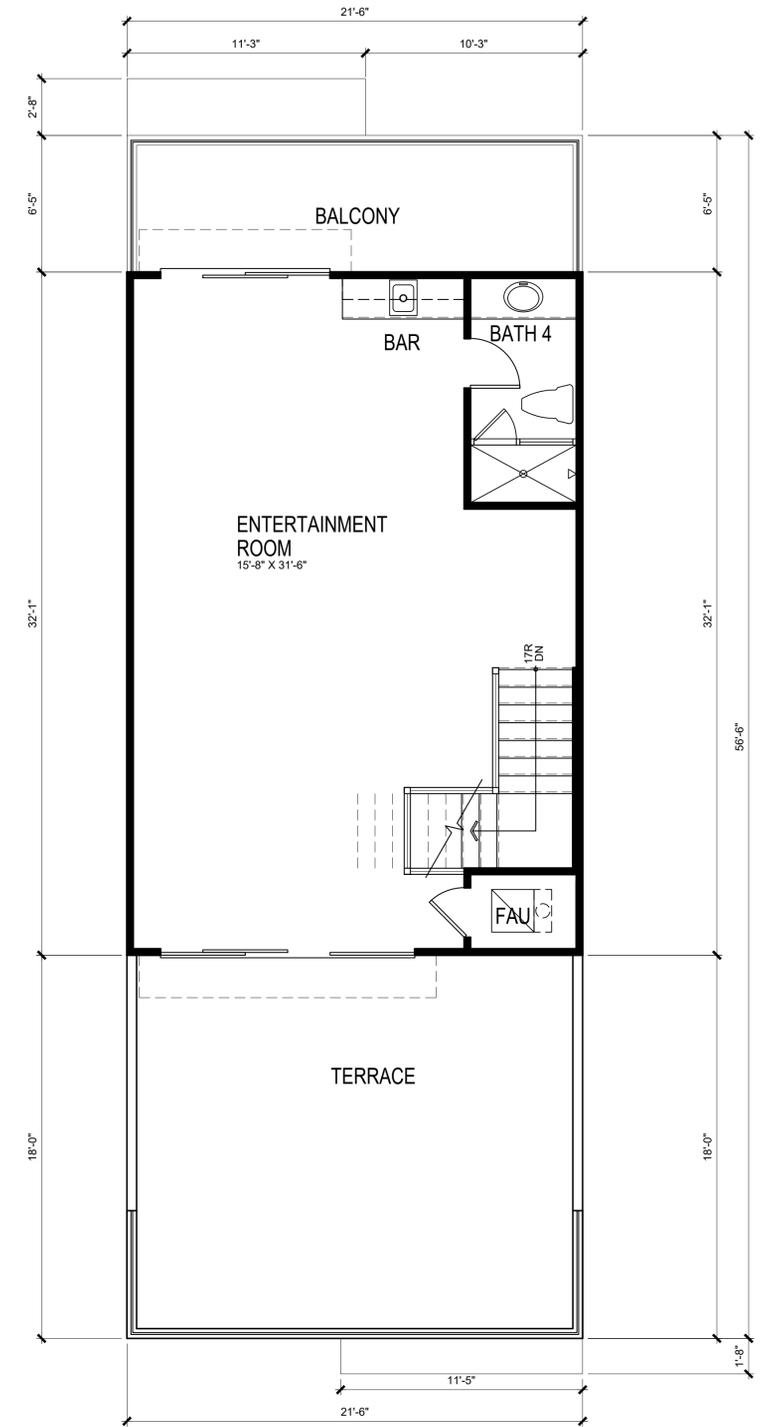
ROOF PLAN



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



HANNOUCHE ARCHITECTS

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

PLAN 2A



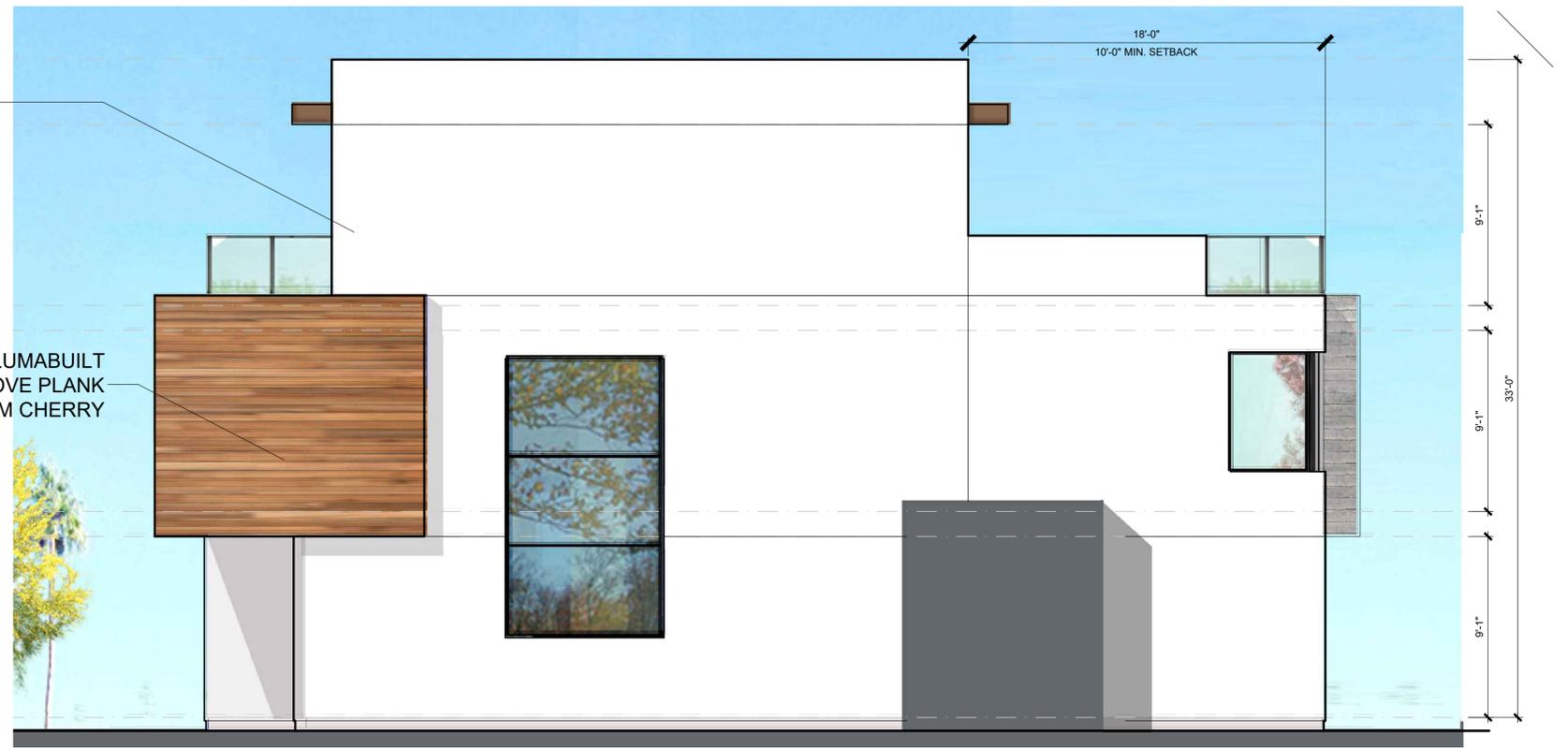
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

2.1



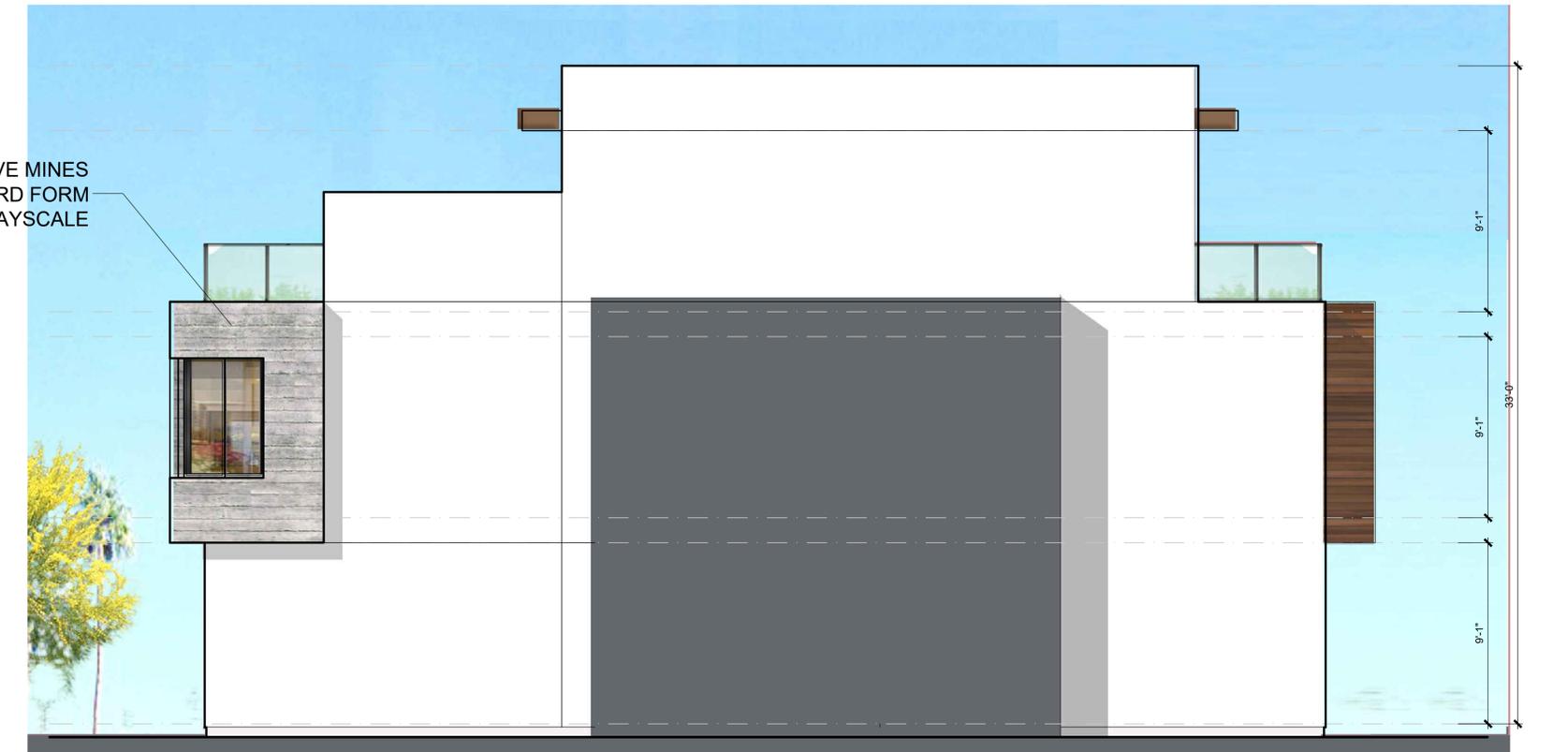
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PLAN 2A ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



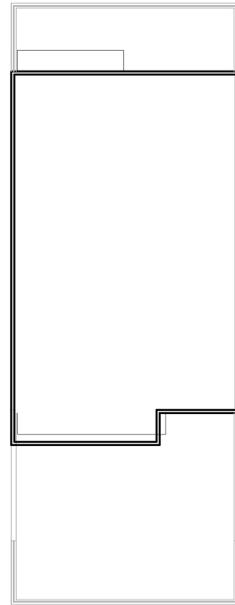
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PROJECT # 22017 March 16, 2026

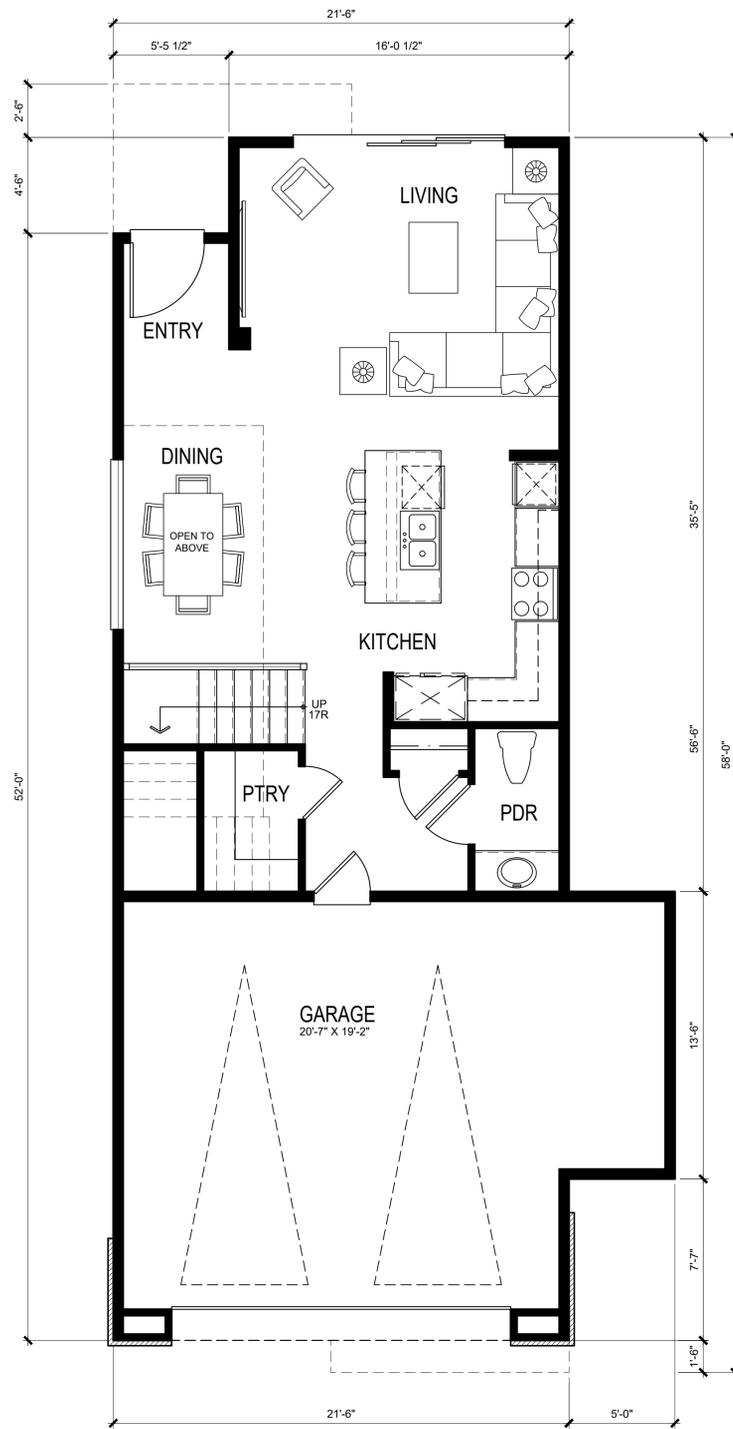
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

2.2

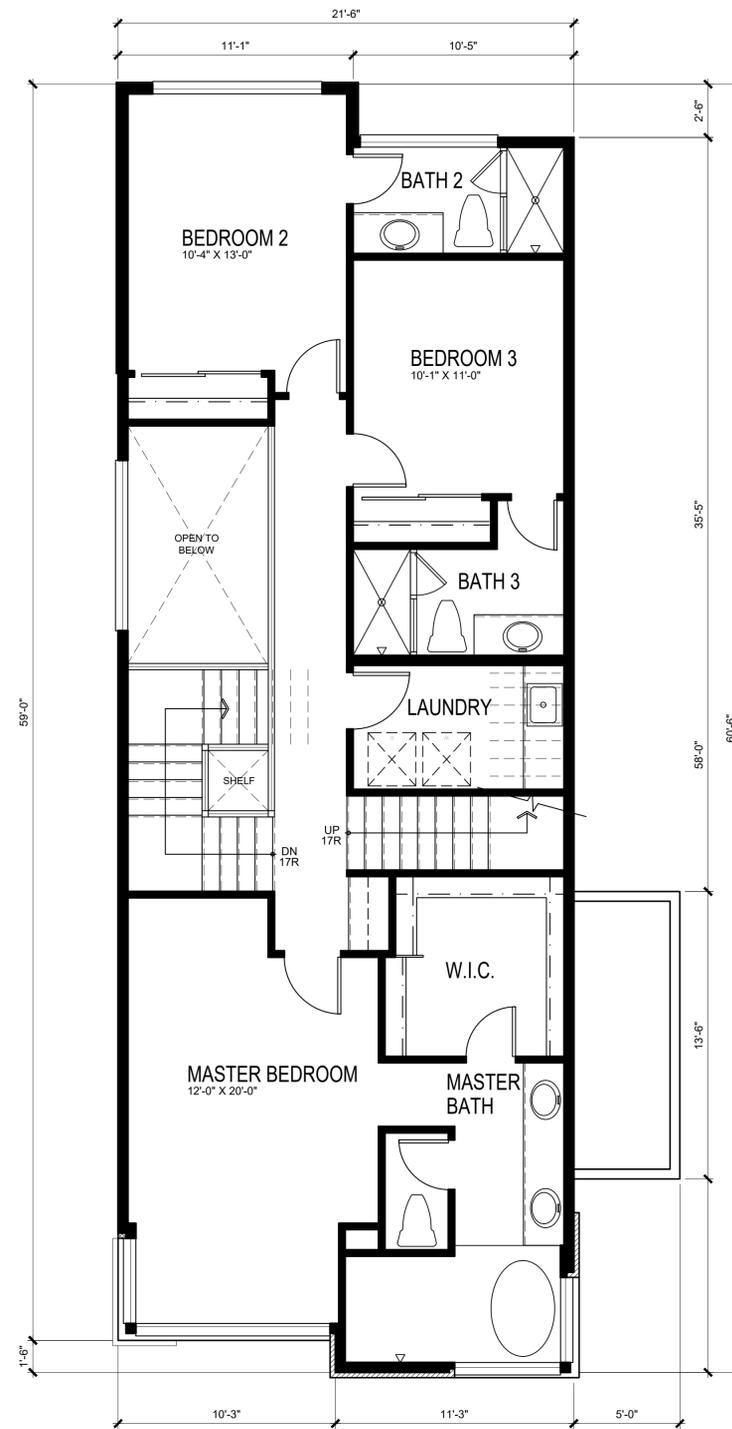
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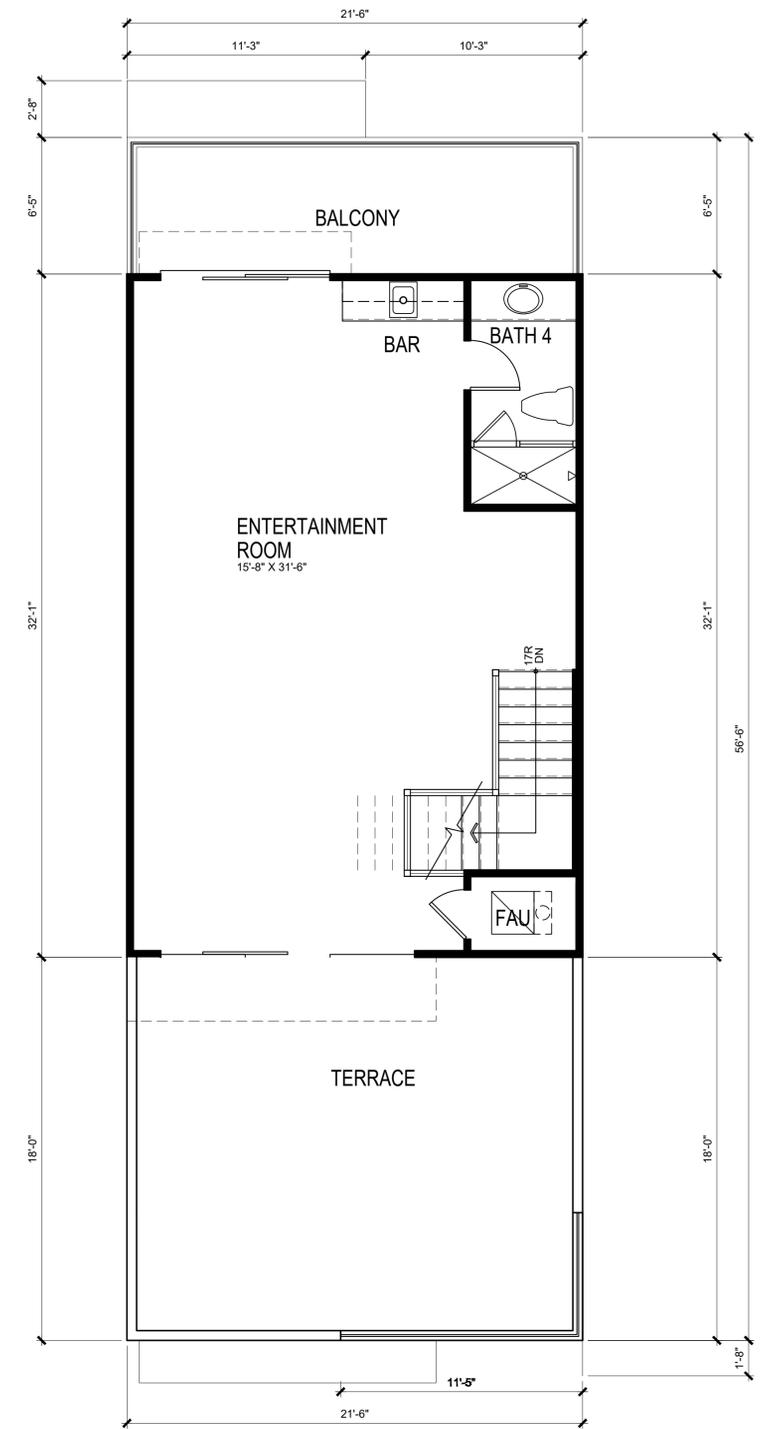
ROOF PLAN



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



HANNOUCHE ARCHITECTS

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

PLAN 2B



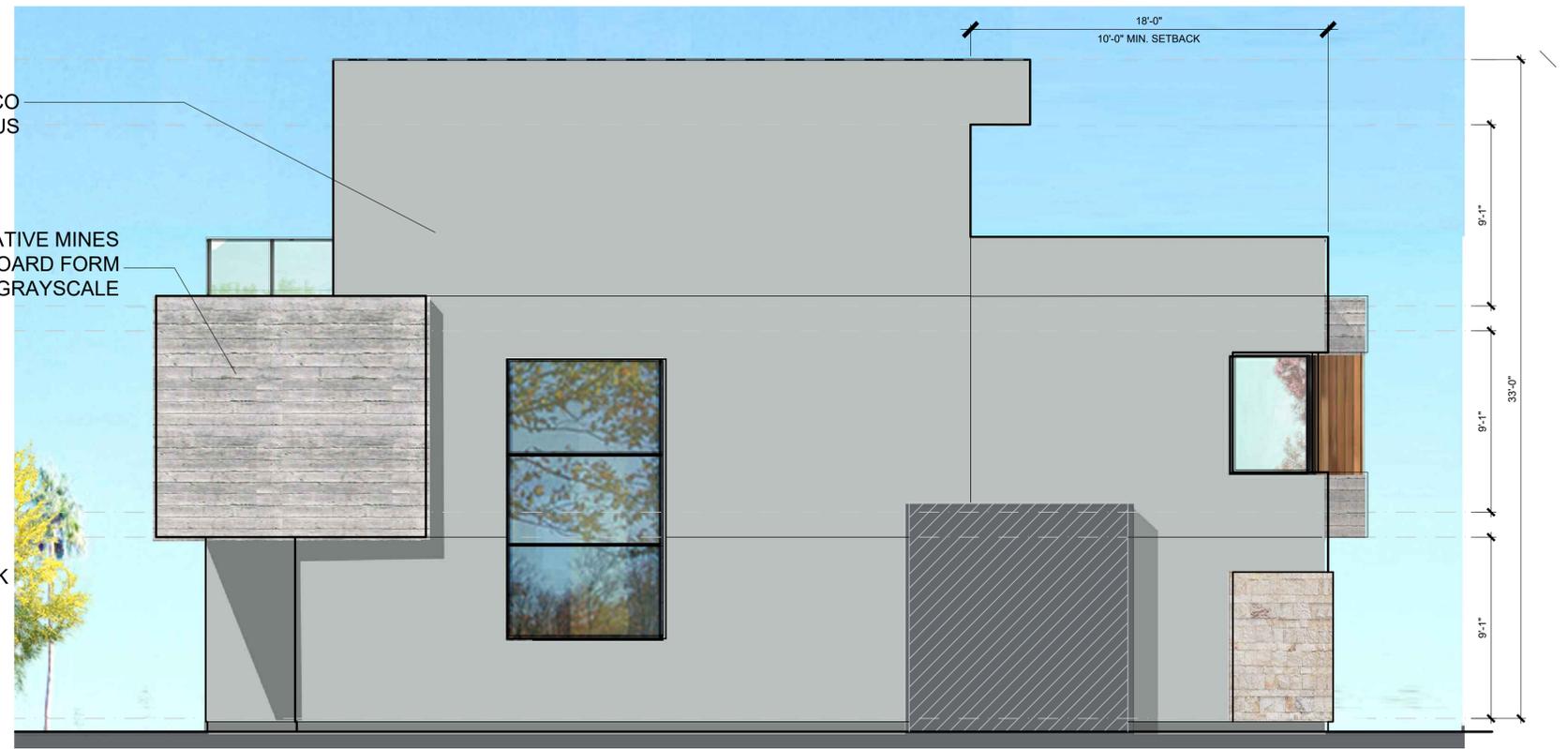
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

2.3

Preliminary



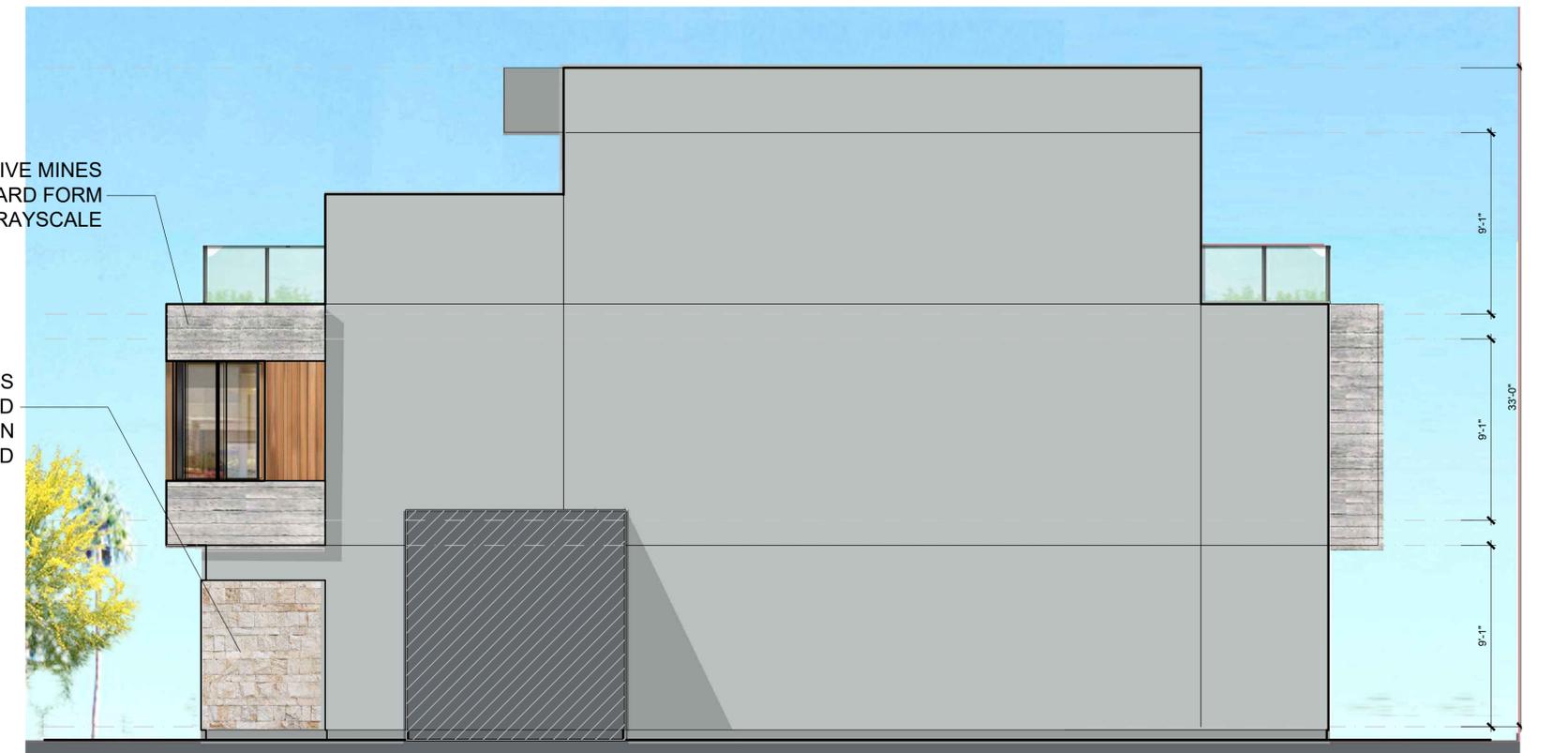
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PRIMARY STUCCO
DE 6368 WALRUS

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
WHITEGOLD

PLAN 2B ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

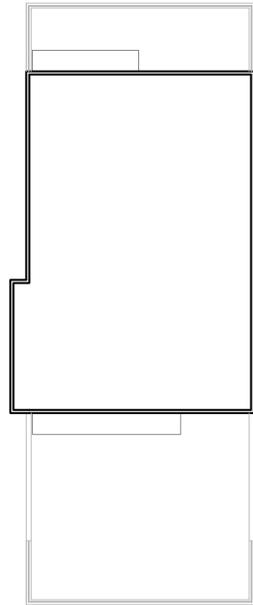
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Preliminary

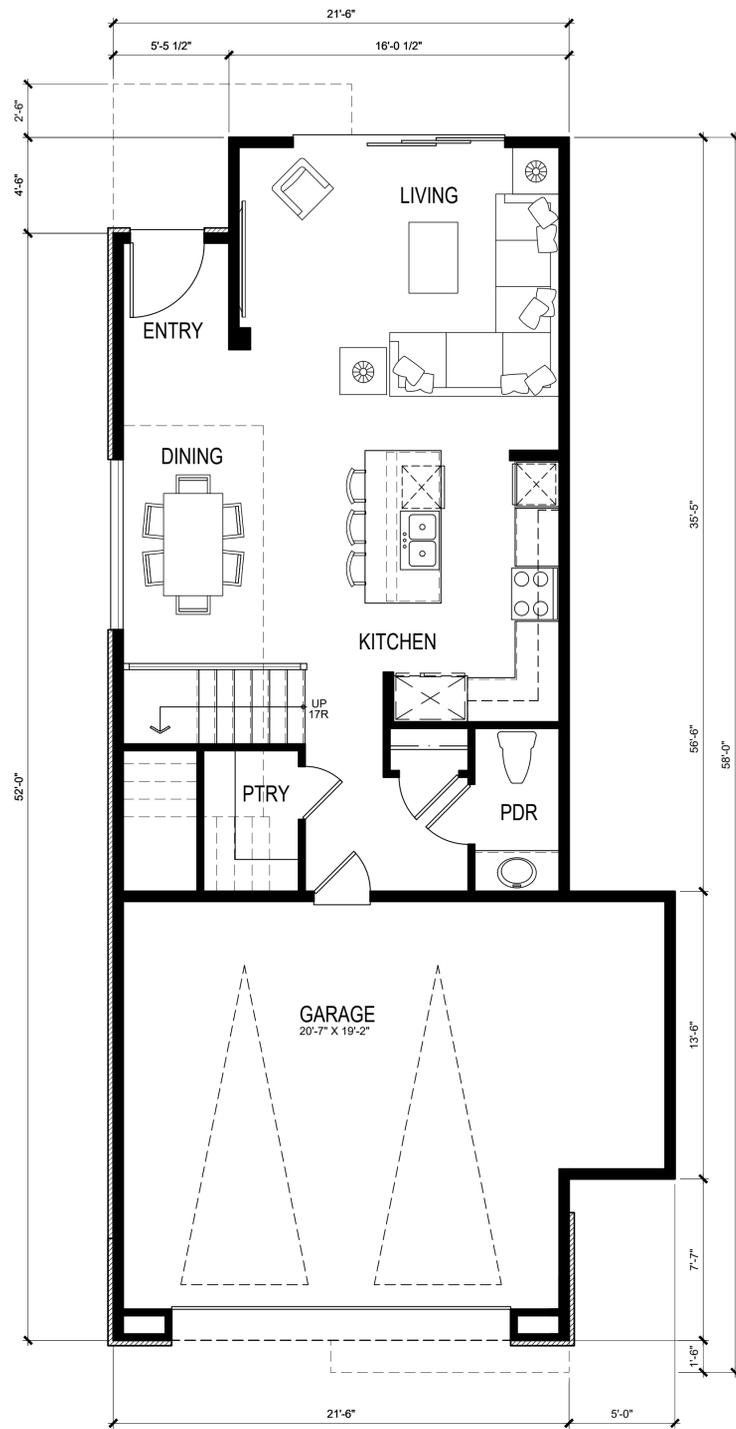


HANNOUCHE
ARCHITECTS

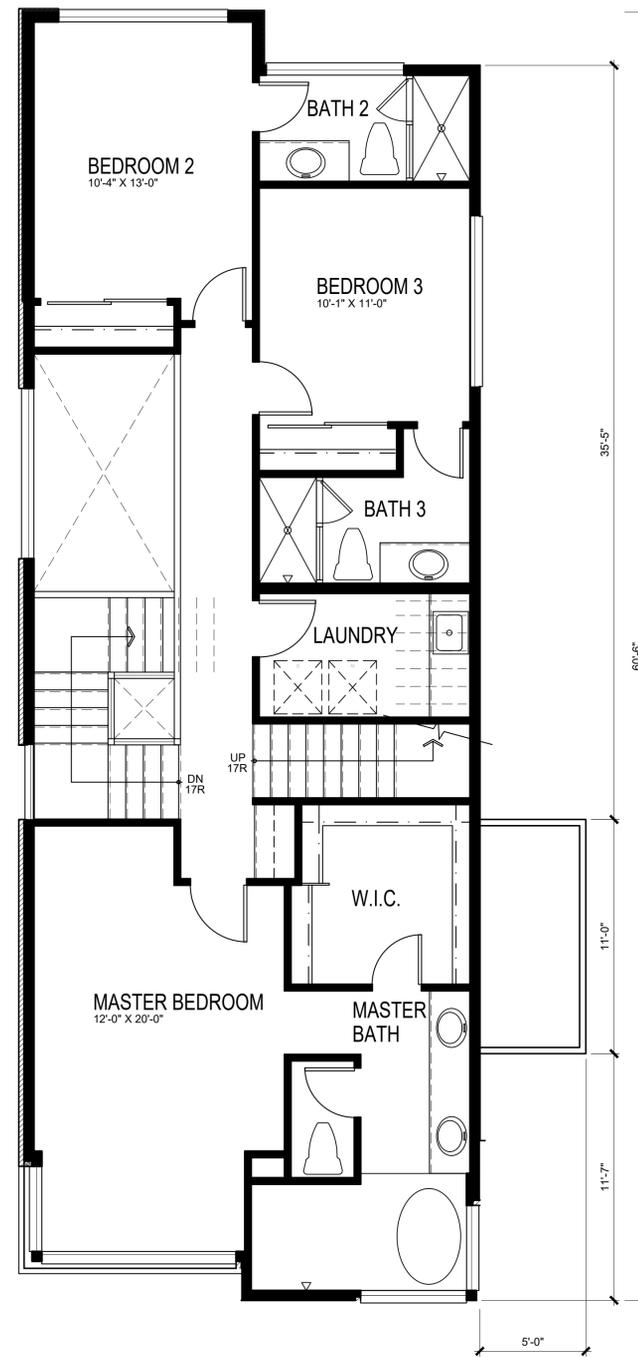
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20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



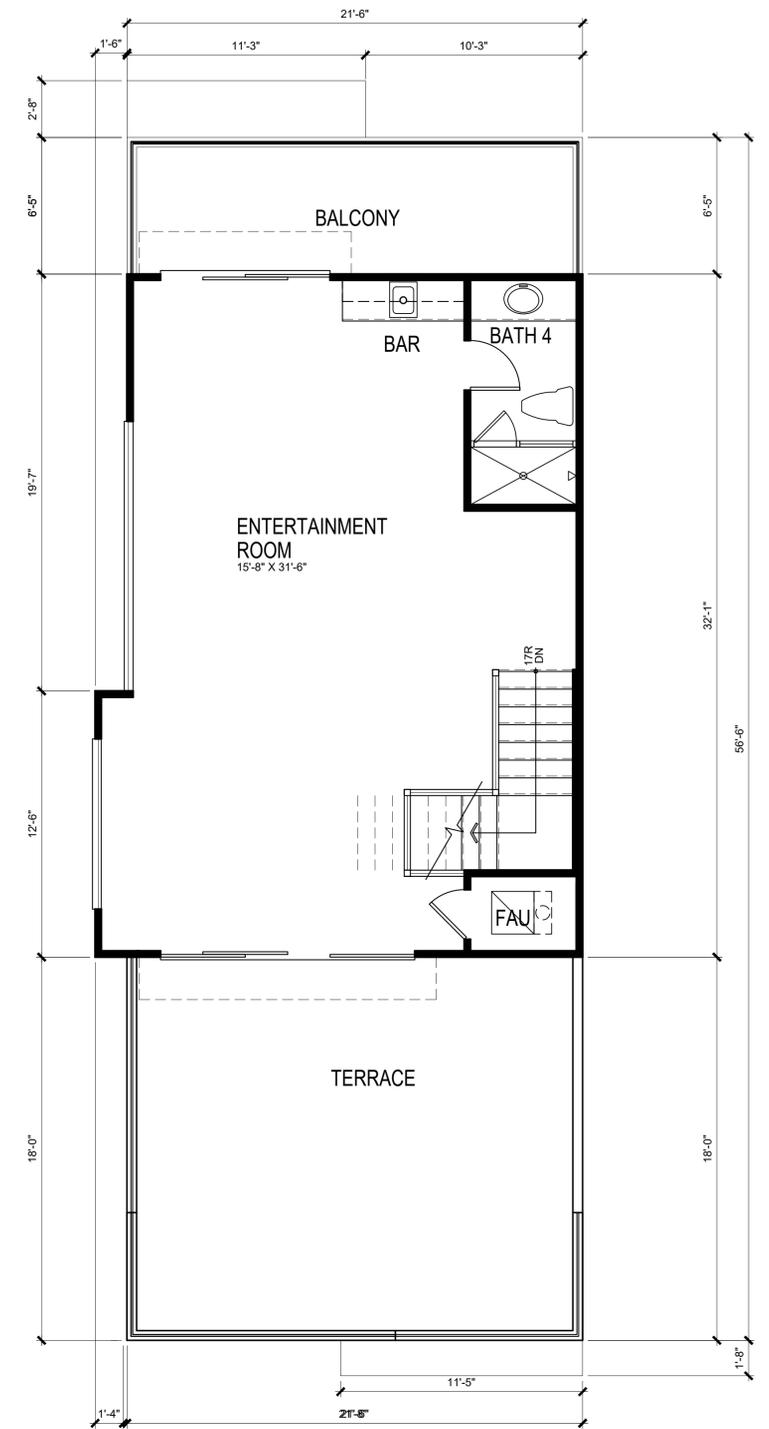
ROOF PLAN



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



HANNOUCHE ARCHITECTS

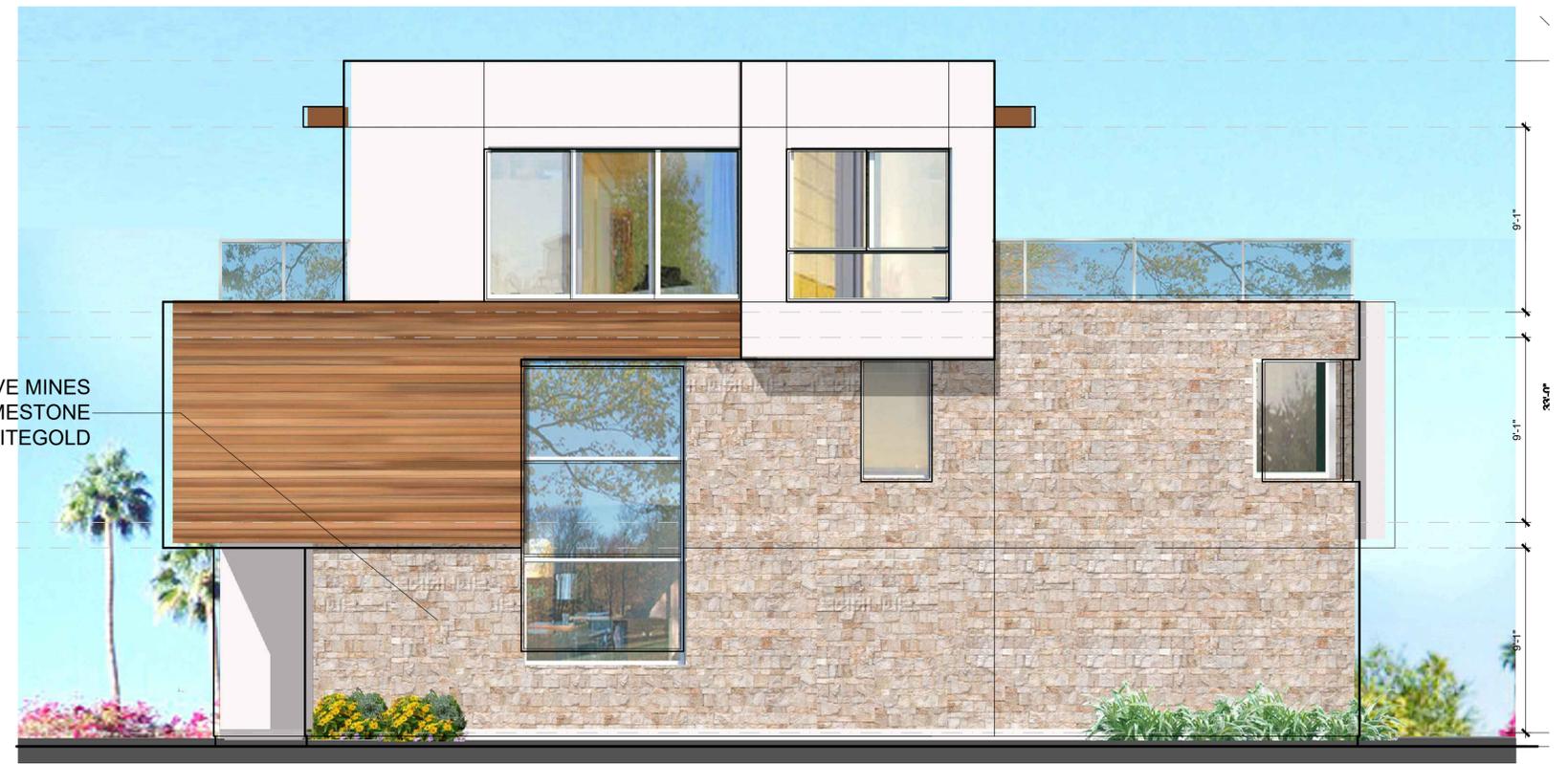
949.261.2070
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



FRONT ELEVATION

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD



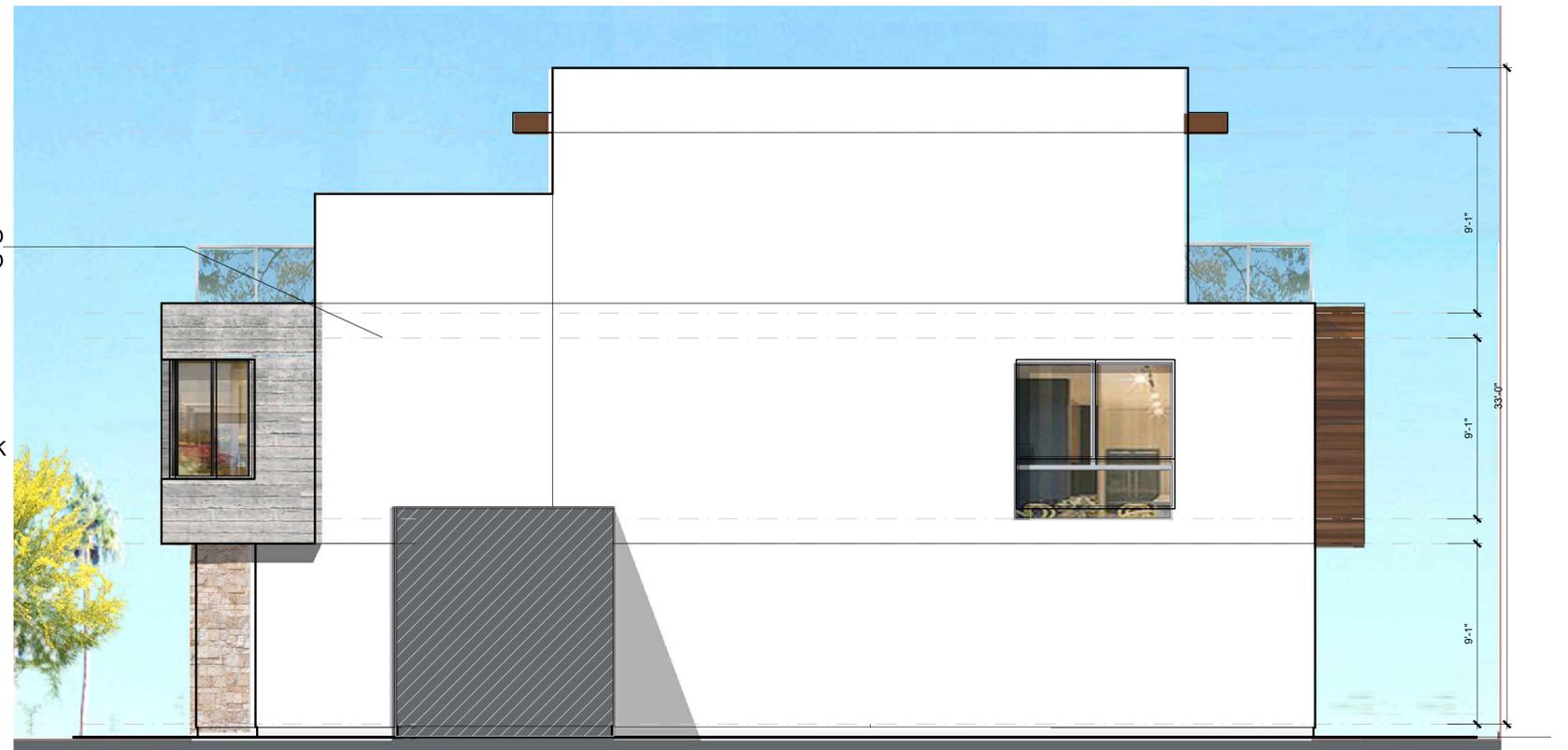
LEFT ELEVATION



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

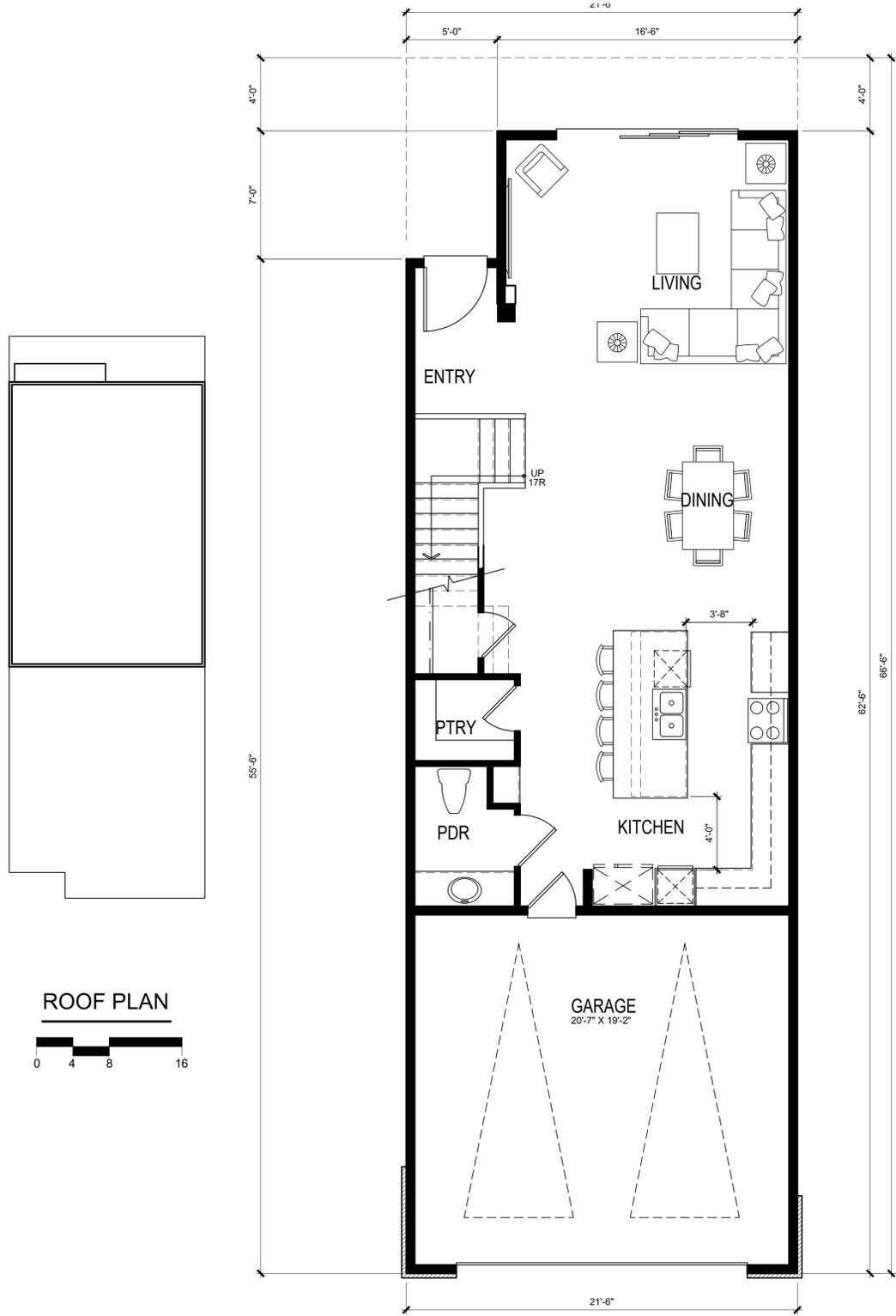
2.6

Preliminary

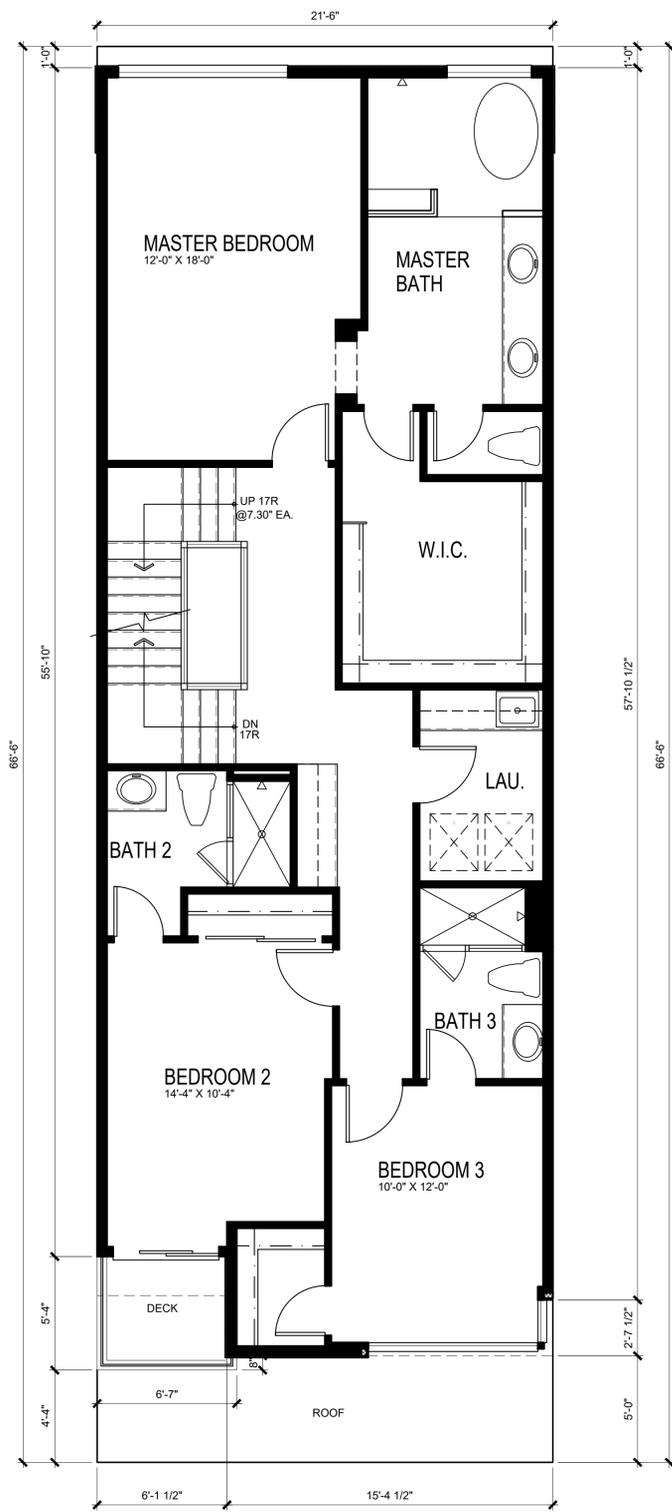


HANNOUCHE
ARCHITECTS

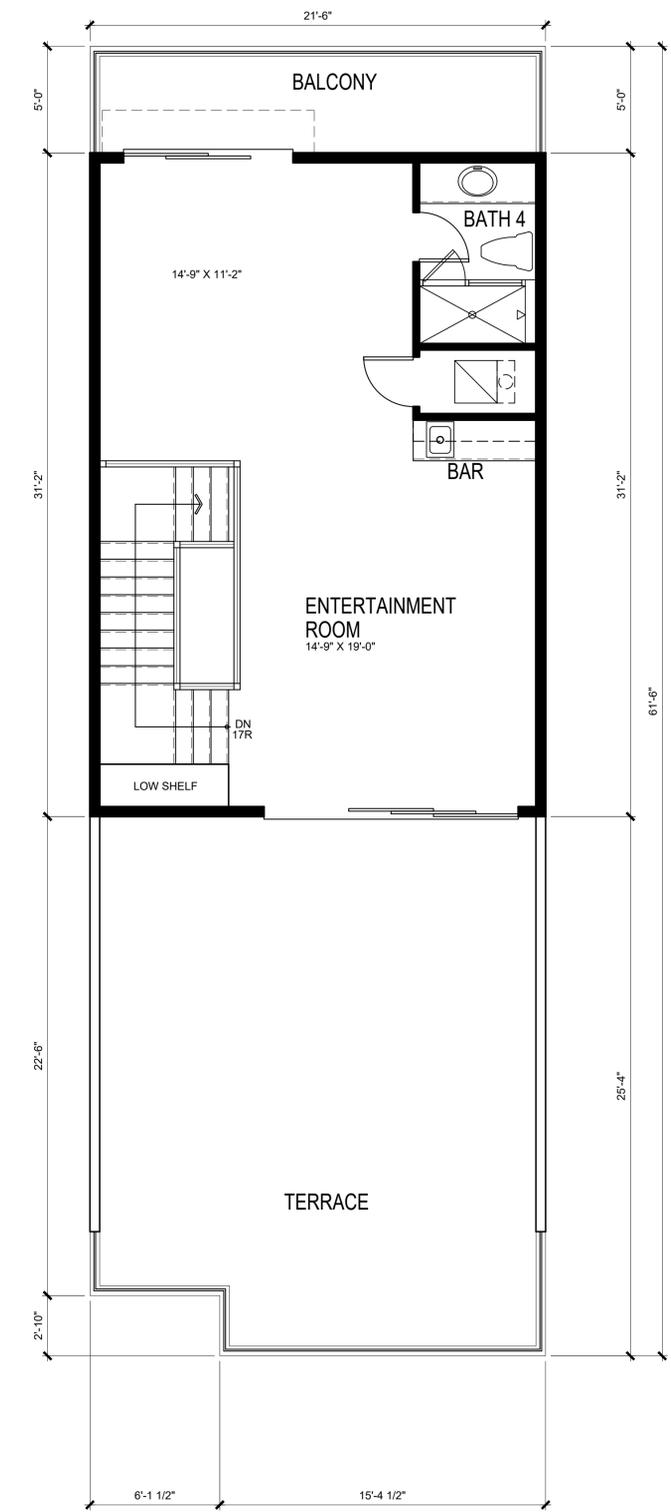
949.261.2070
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



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



HANNOUCHE ARCHITECTS

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

PLAN 3A



SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

3.1

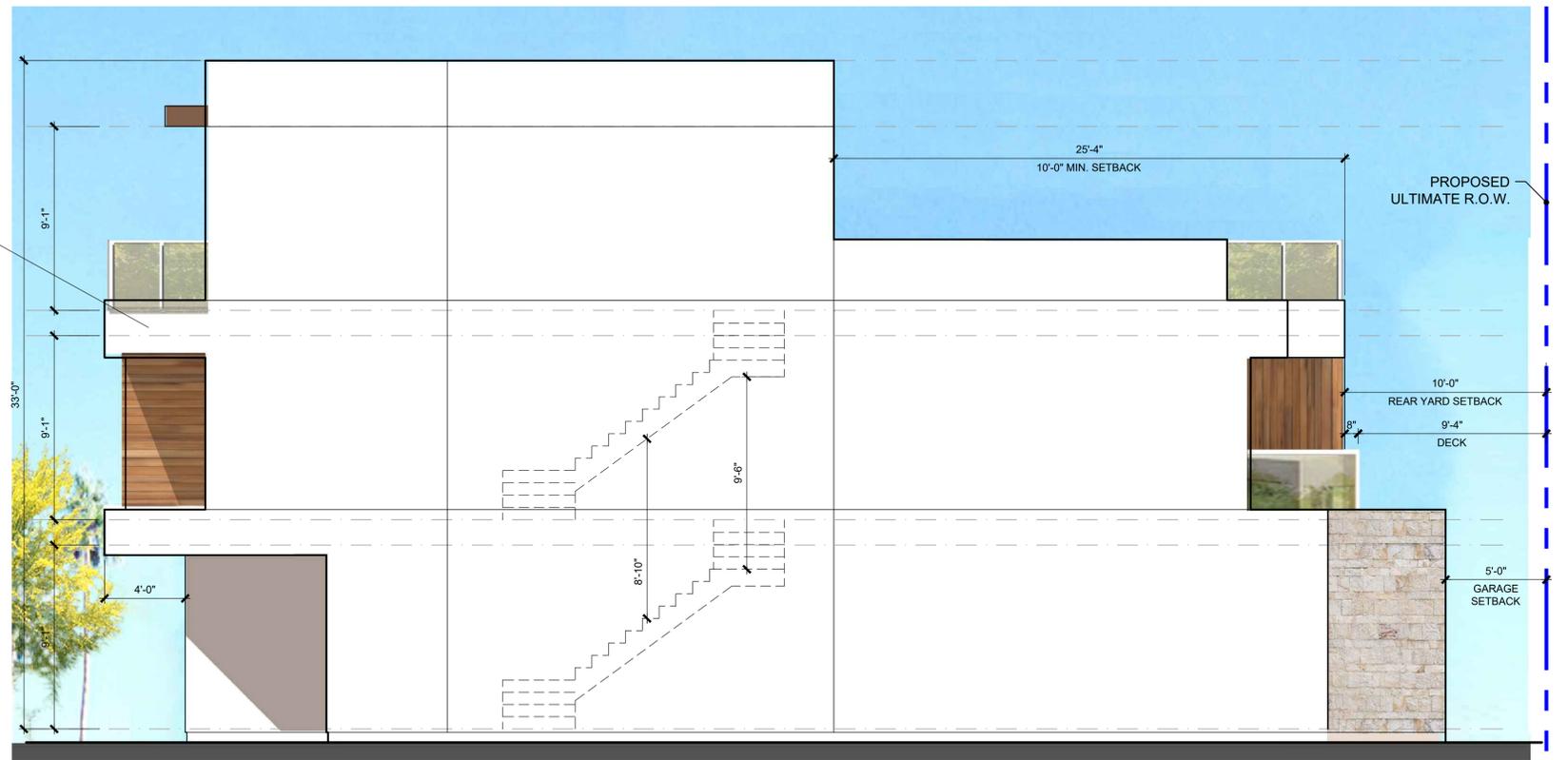
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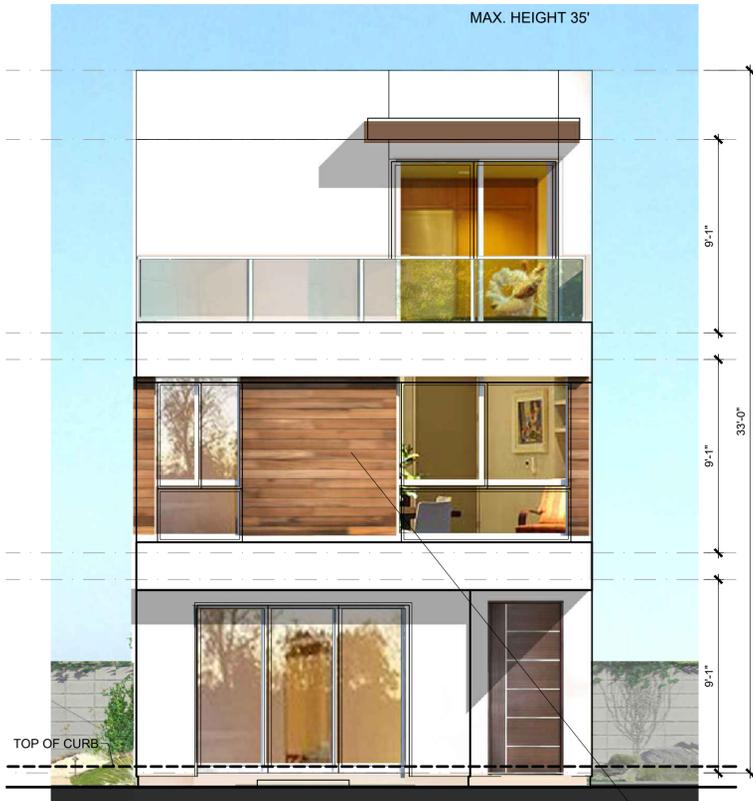
FRONT ELEVATION

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

PRIMARY STUCCO
DEW 379 IGLOO

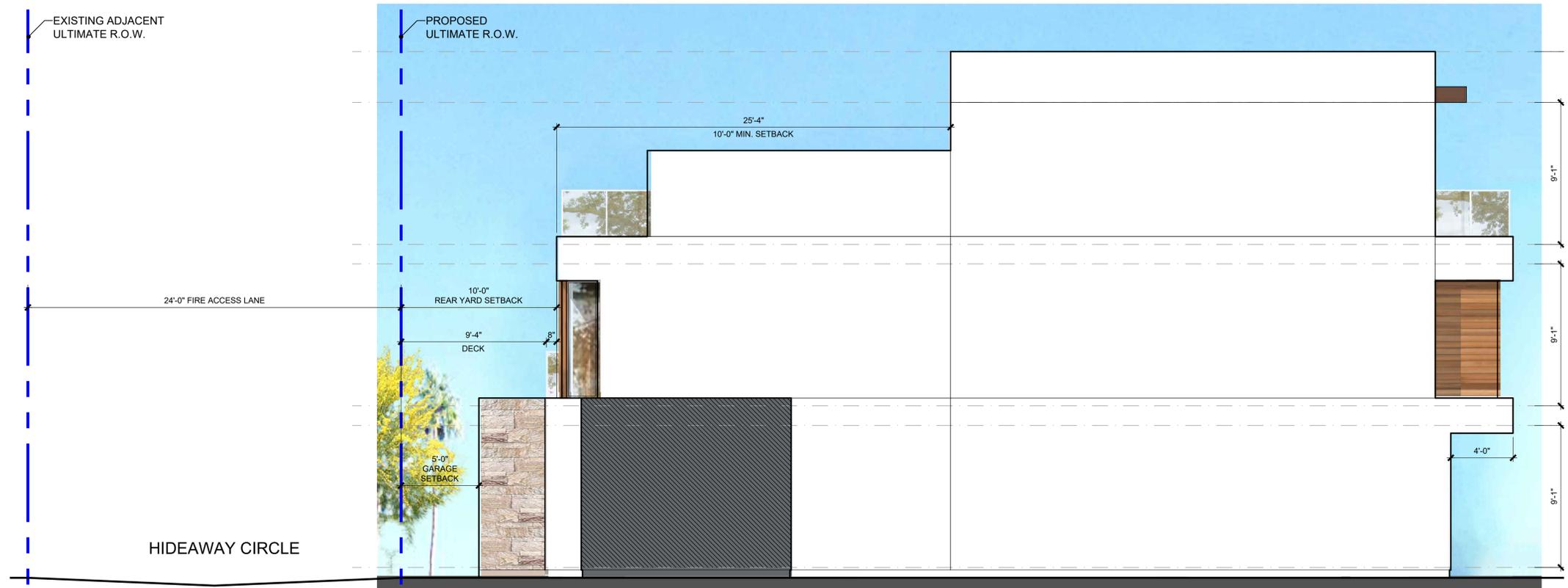


LEFT ELEVATION



REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



RIGHT ELEVATION

PLAN 3A ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

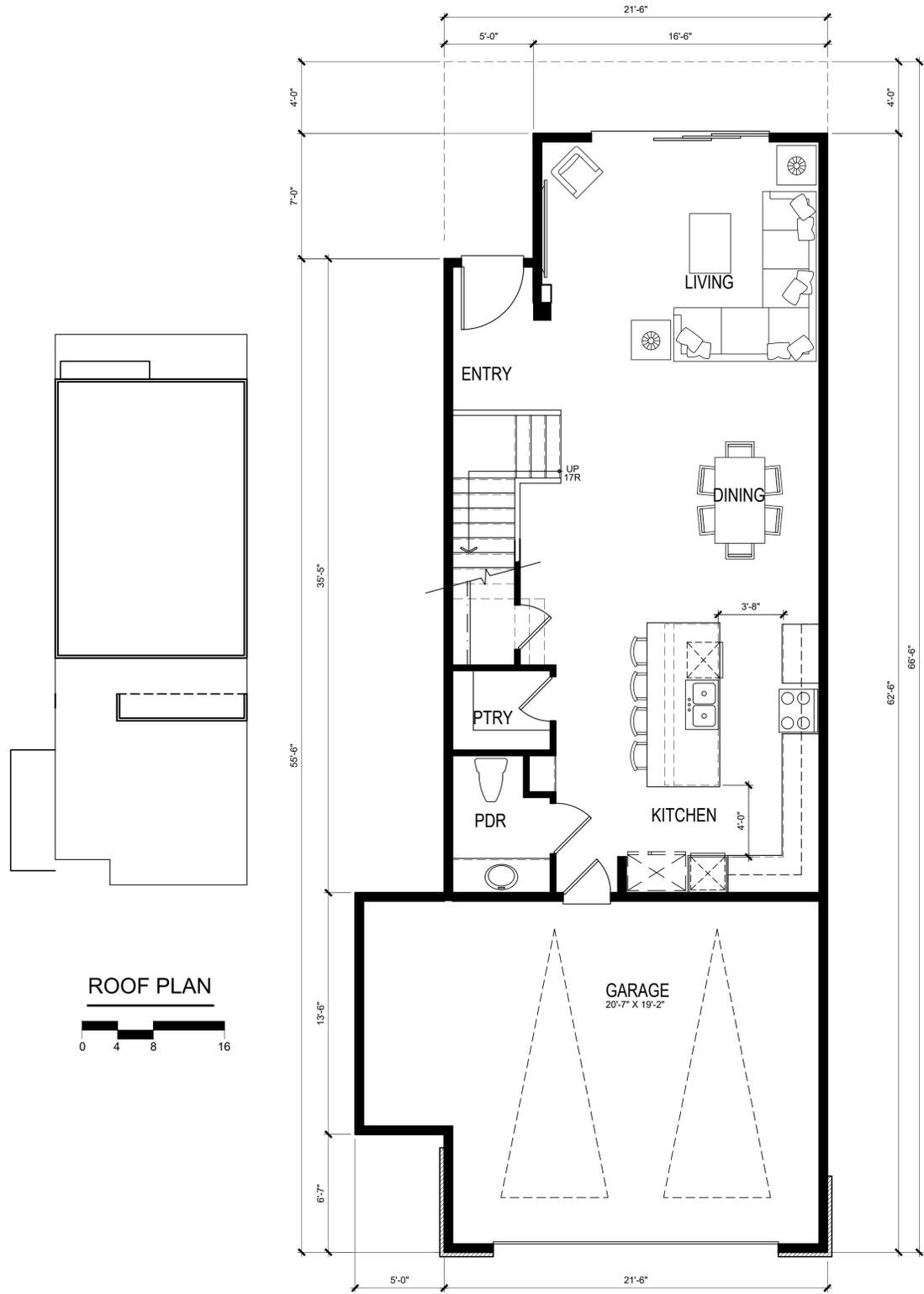
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Preliminary

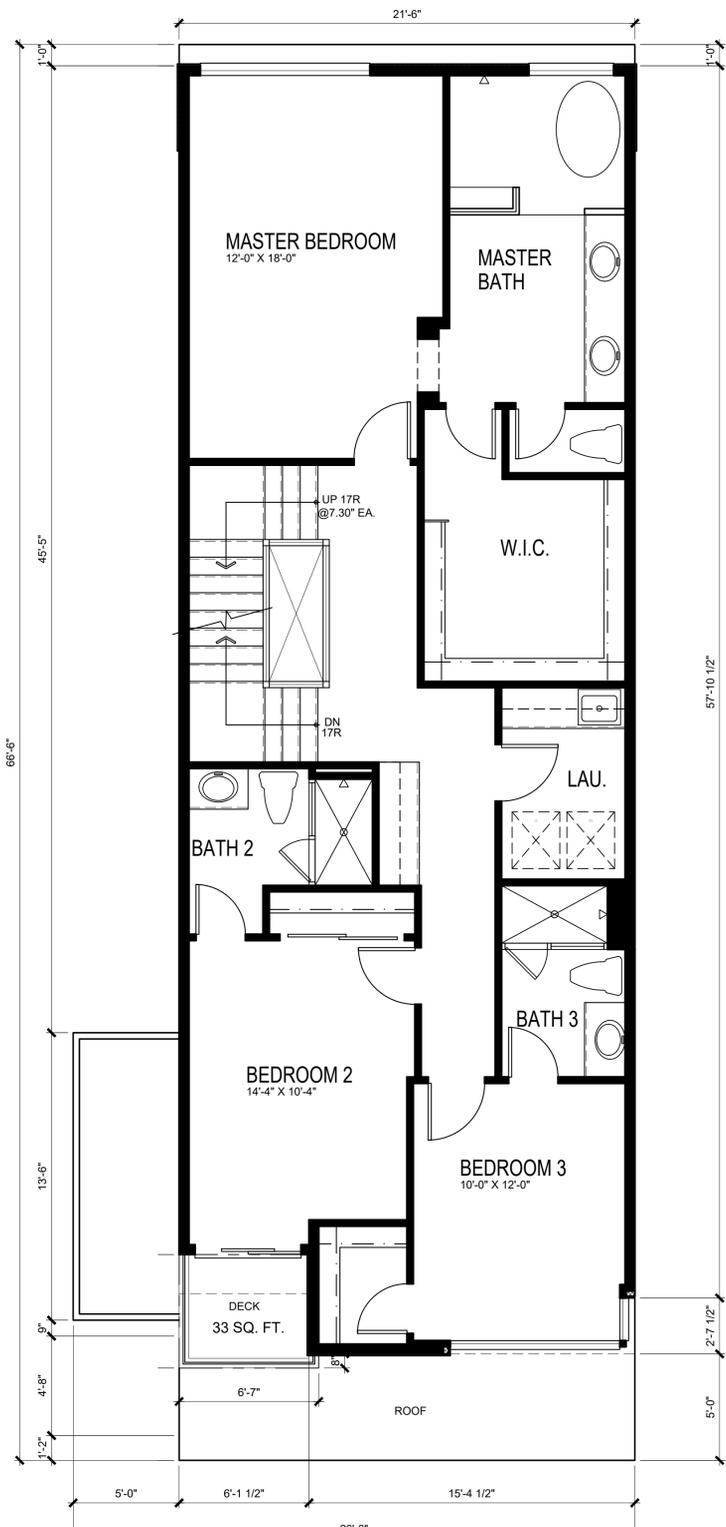


HANNOUCHE
ARCHITECTS

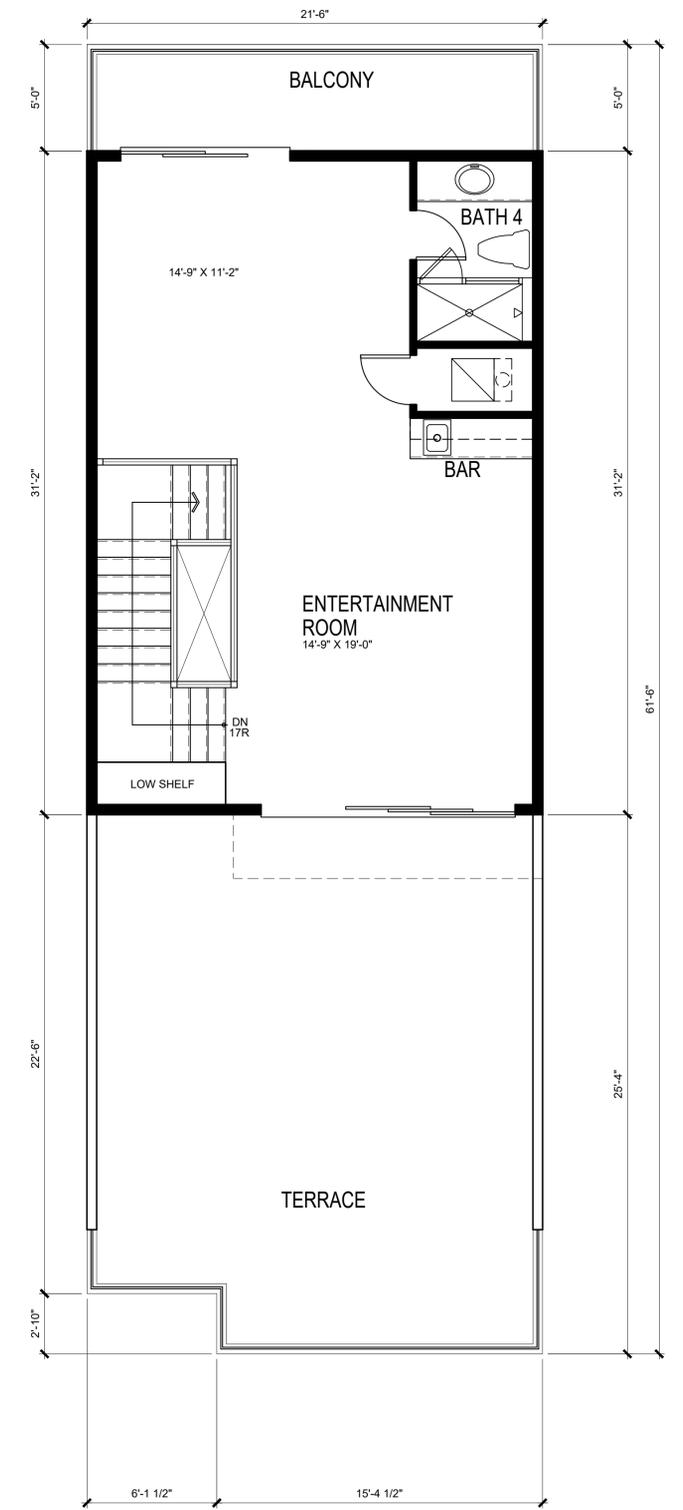
949.261.2070
20250 SW ACACIA ST., #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026



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



HANNOUCHE ARCHITECTS

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

PLAN 3B



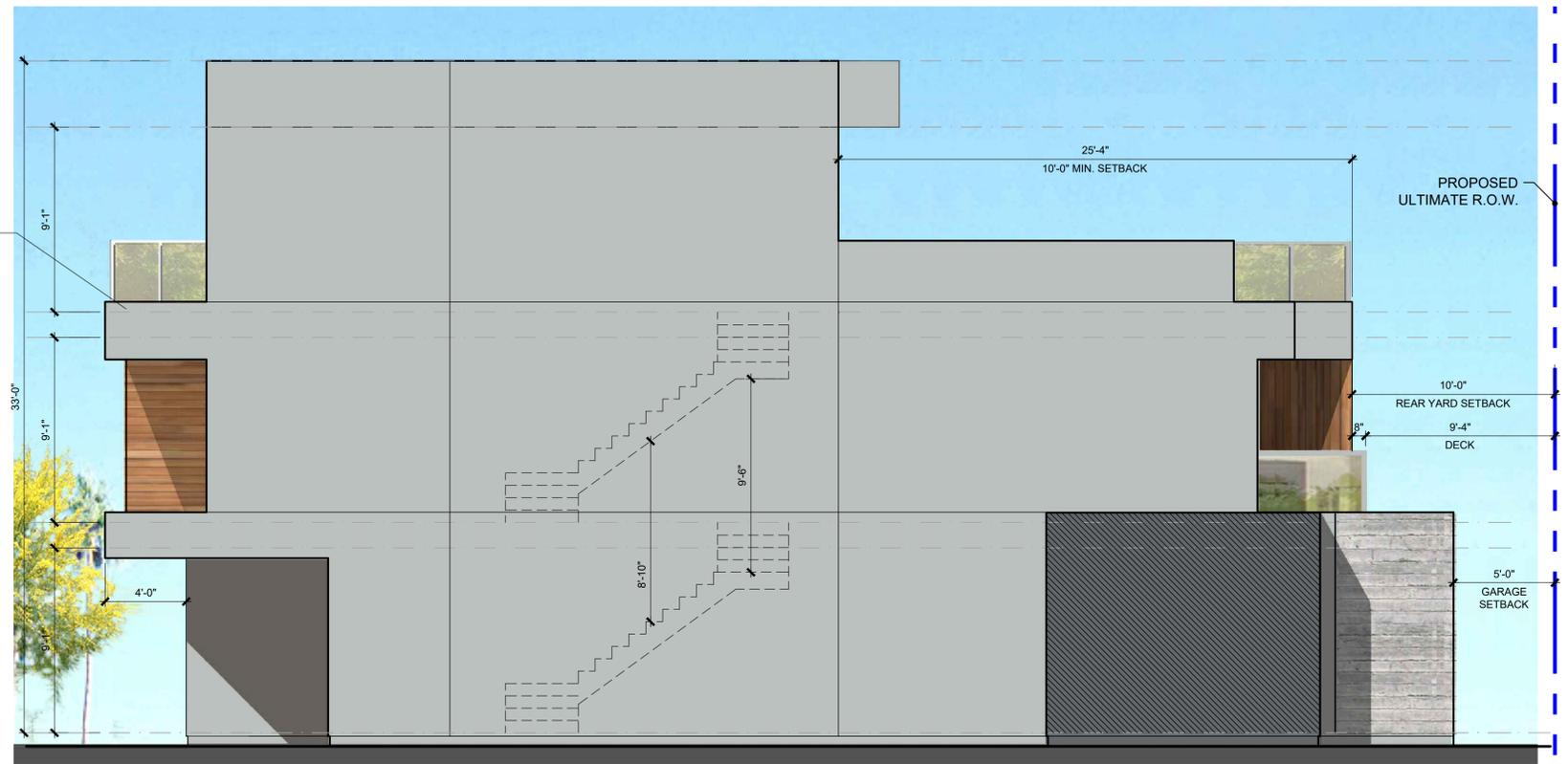
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

3.3

Preliminary



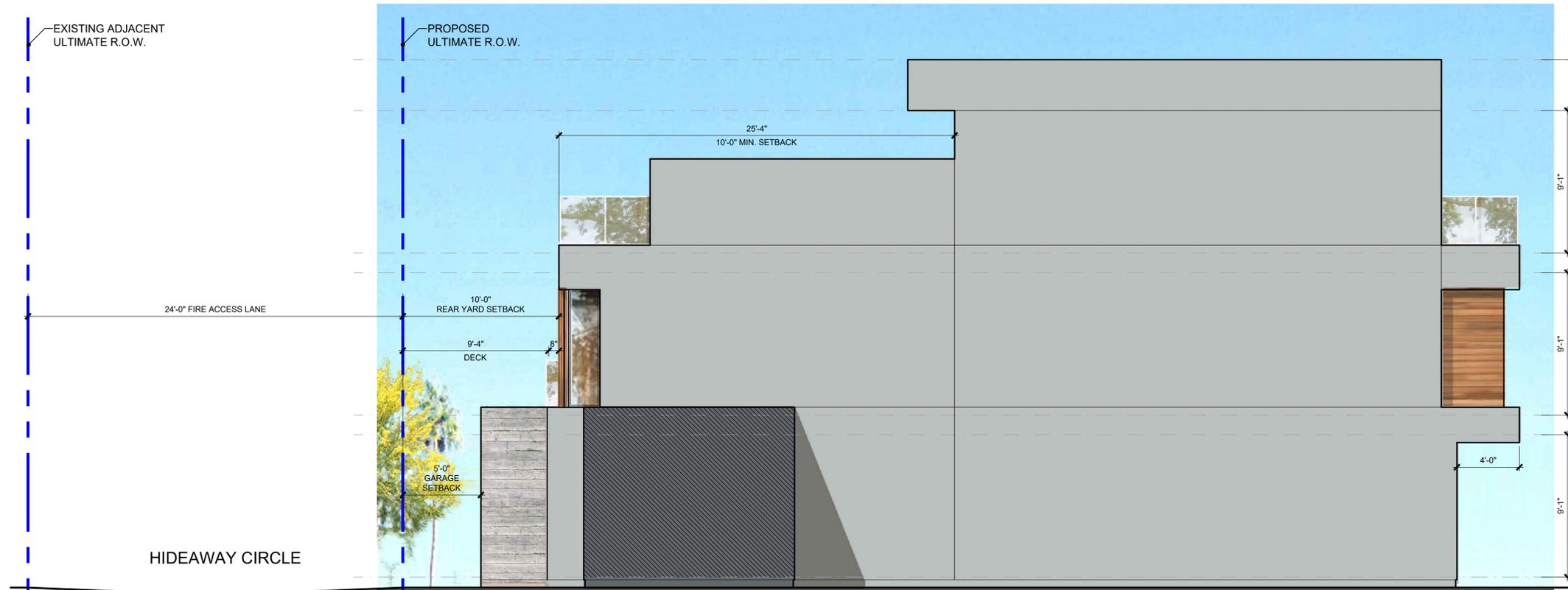
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

PRIMARY STUCCO
DE6368 WALRUS

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

HARBOUR COVE

PLAN 3B ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

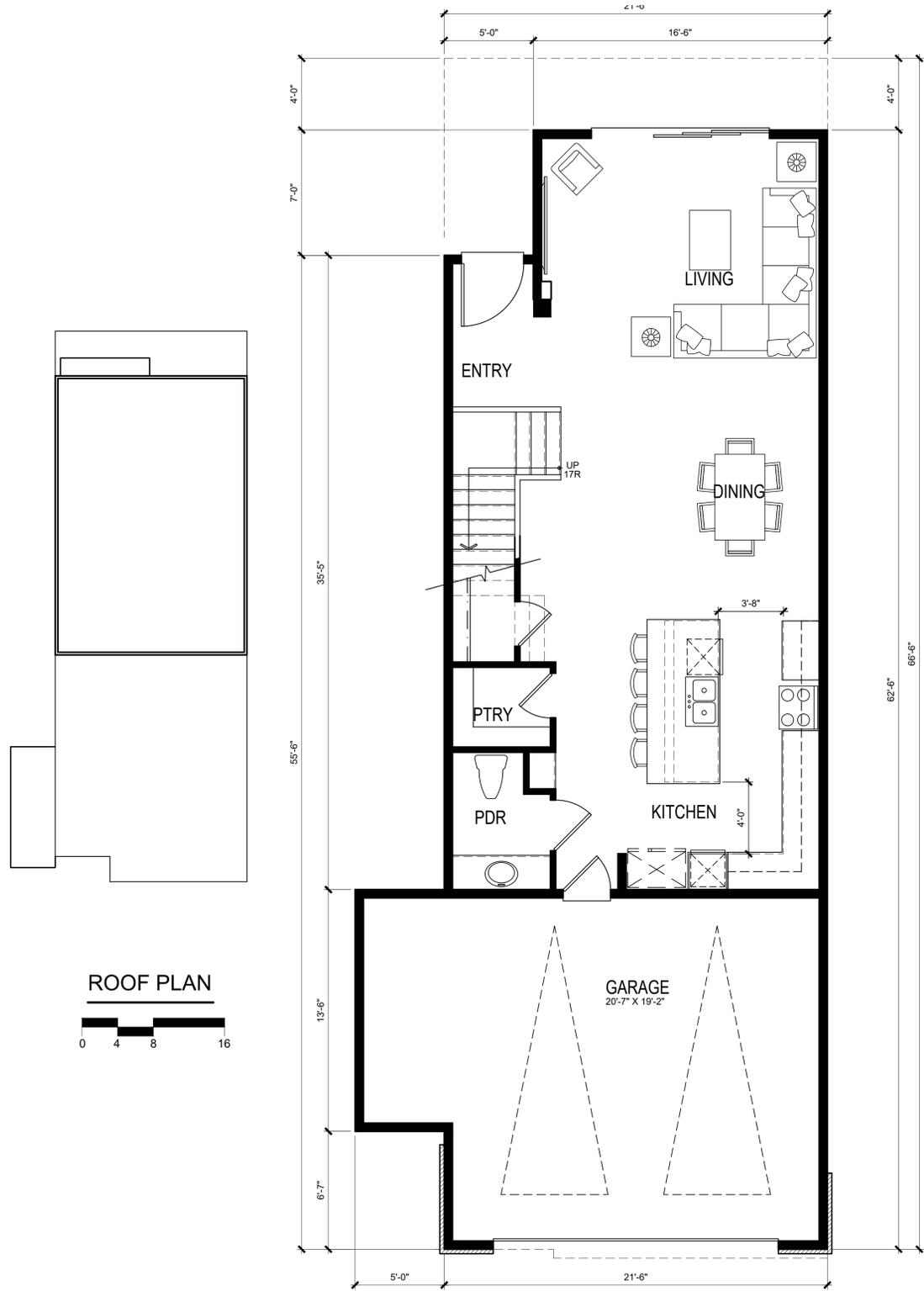
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Preliminary

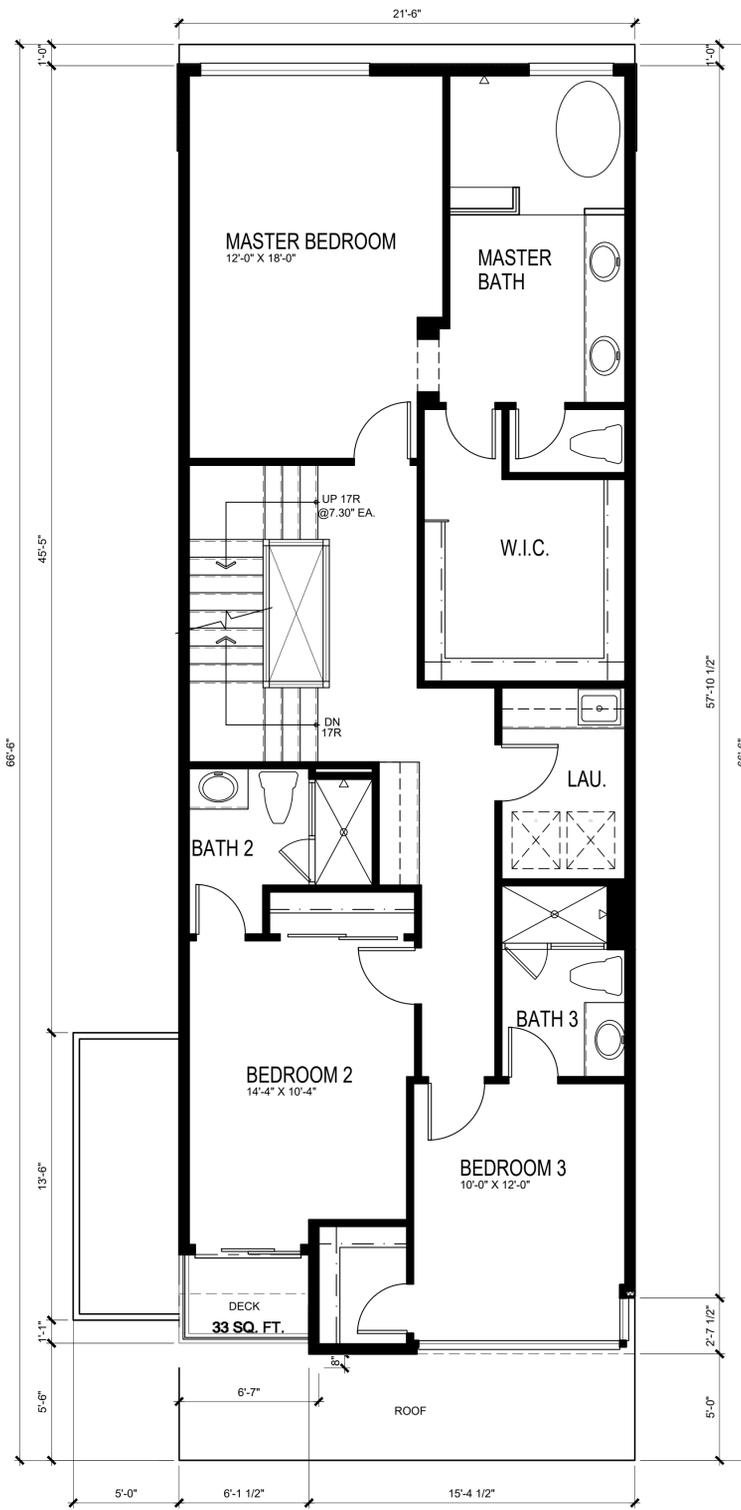


HANNOUCHE
ARCHITECTS

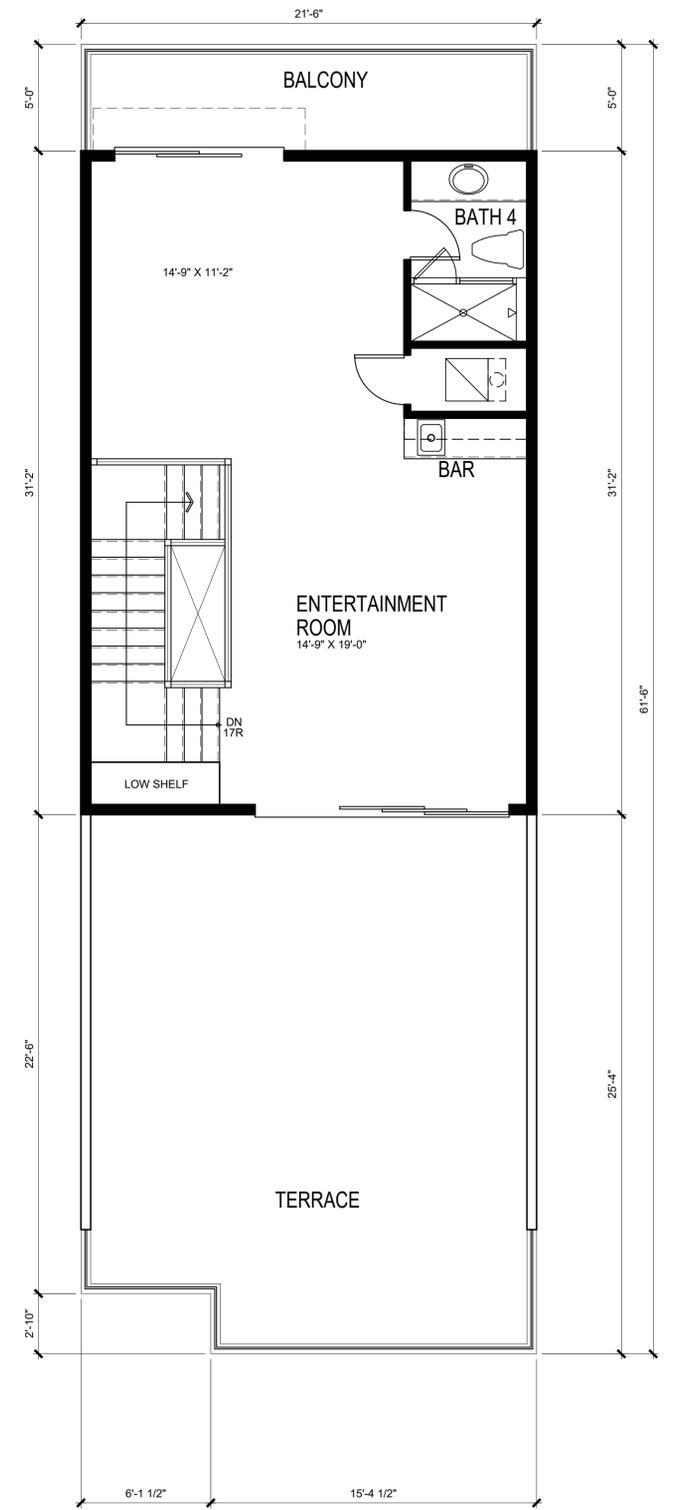
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PROJECT # 22017 March 16, 2026



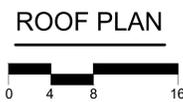
FIRST FLOOR PLAN 903 S.F.
 (EACH UNIT TOTAL) 2,754 S.F.



SECOND FLOOR PLAN 1,239 S.F.



THIRD FLOOR PLAN 612 S.F.



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

3.5

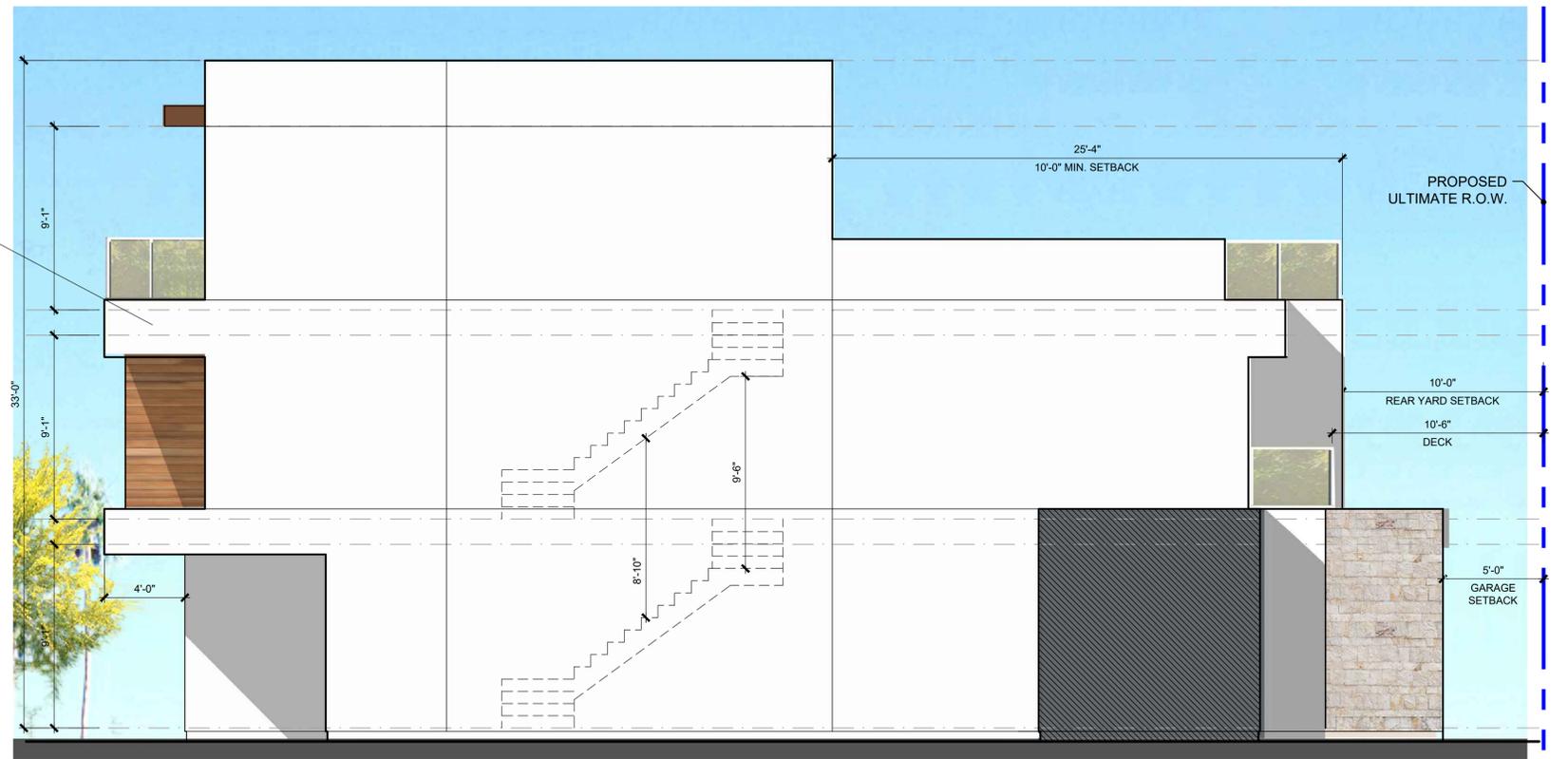
Preliminary



FRONT ELEVATION

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

PRIMARY STUCCO
DEW379 IGLOO



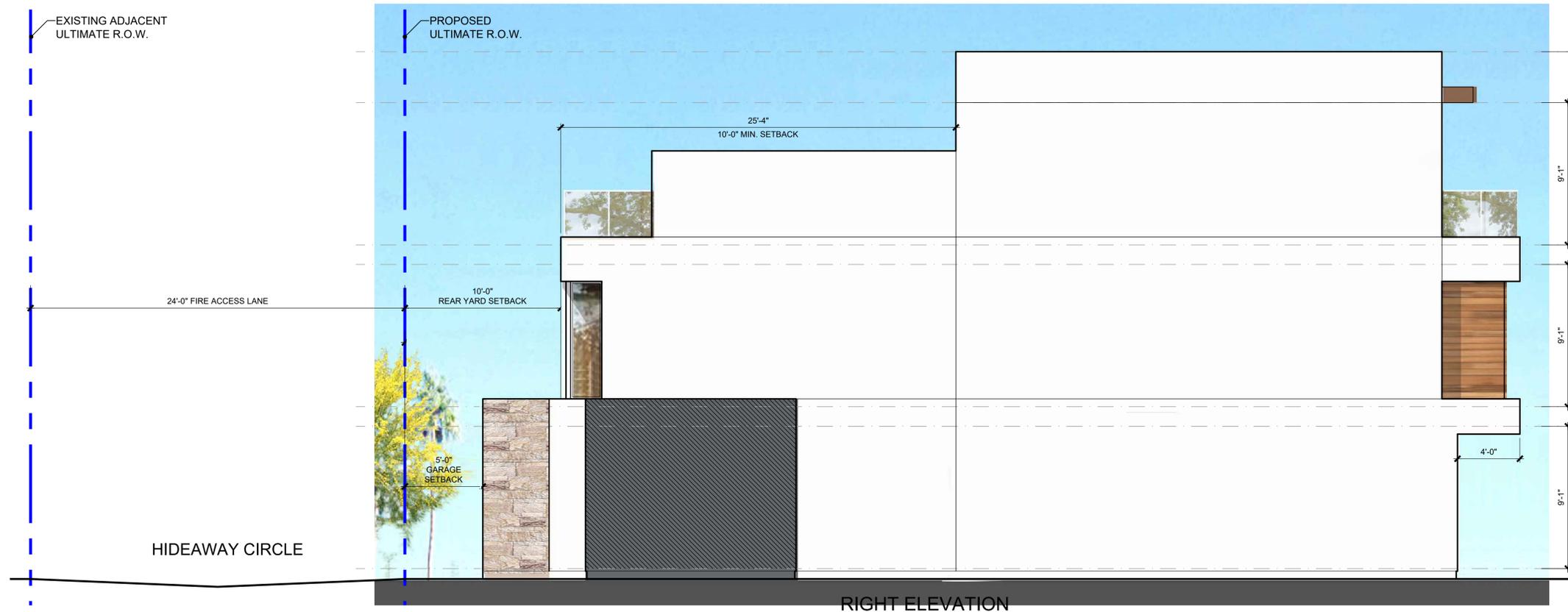
LEFT ELEVATION



REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY

EXISTING ADJACENT
ULTIMATE R.O.W.



RIGHT ELEVATION

PLAN 3C 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

3.6

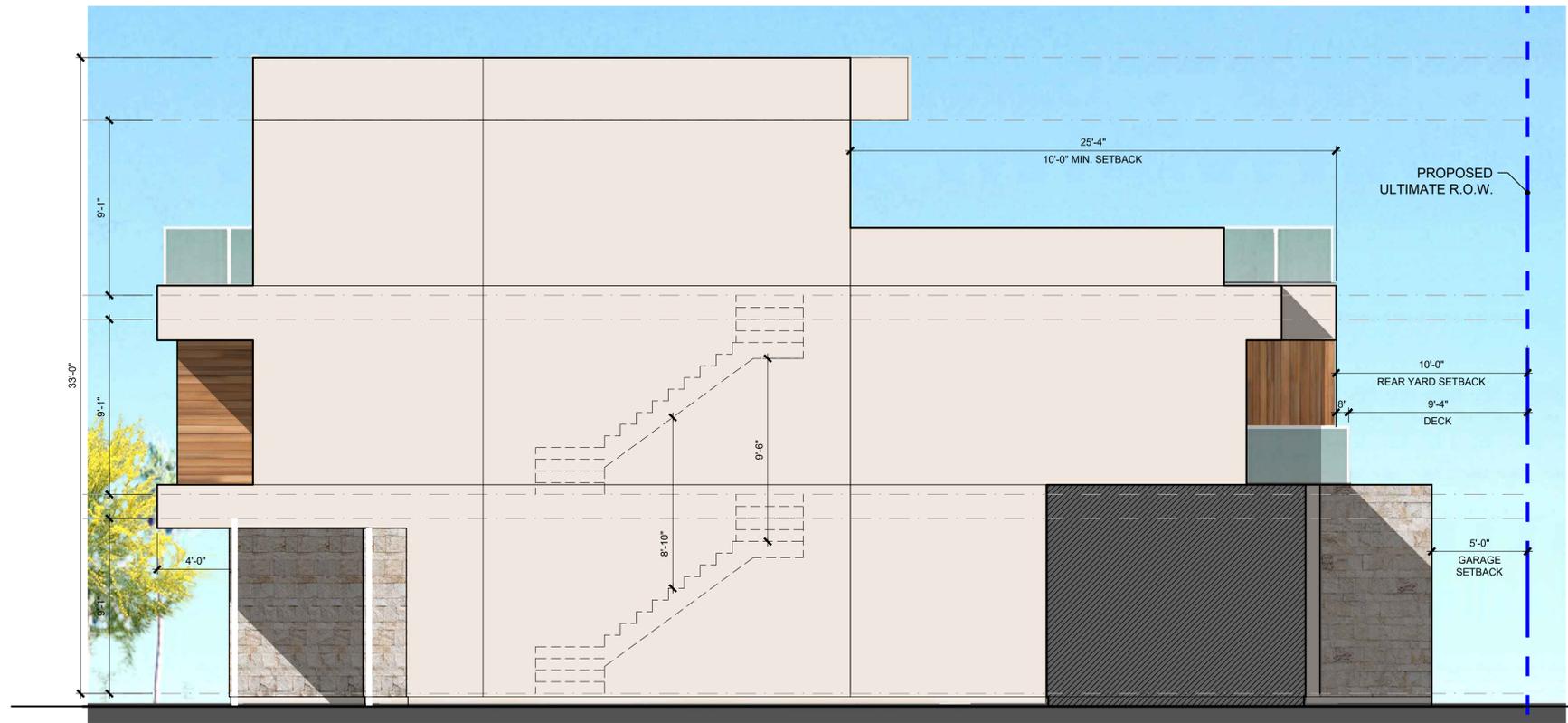
Preliminary



PRIMARY STUCCO
DEW 329 WAX WING

CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD

FRONT ELEVATION
MANUF. VENEER
CRAFT ORCHARD LIMESTONE
MAX. HEIGHT 35'

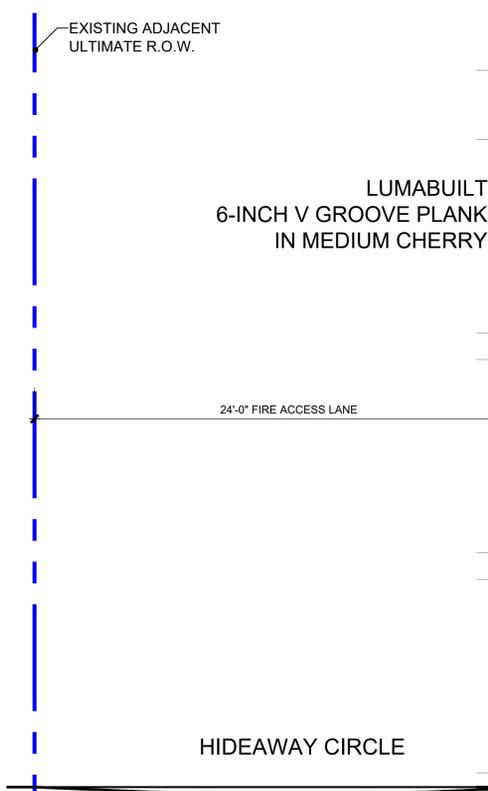


LEFT ELEVATION



REAR ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN MEDIUM CHERRY



RIGHT ELEVATION

HIDEAWAY CIRCLE

HARBOUR COVE

PLAN 3 ENH ELEVATIONS



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

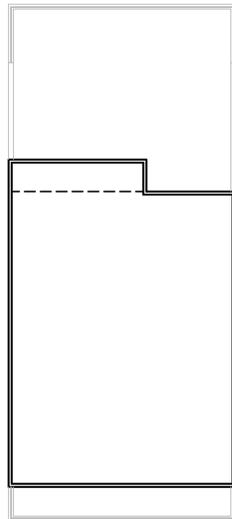
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Preliminary



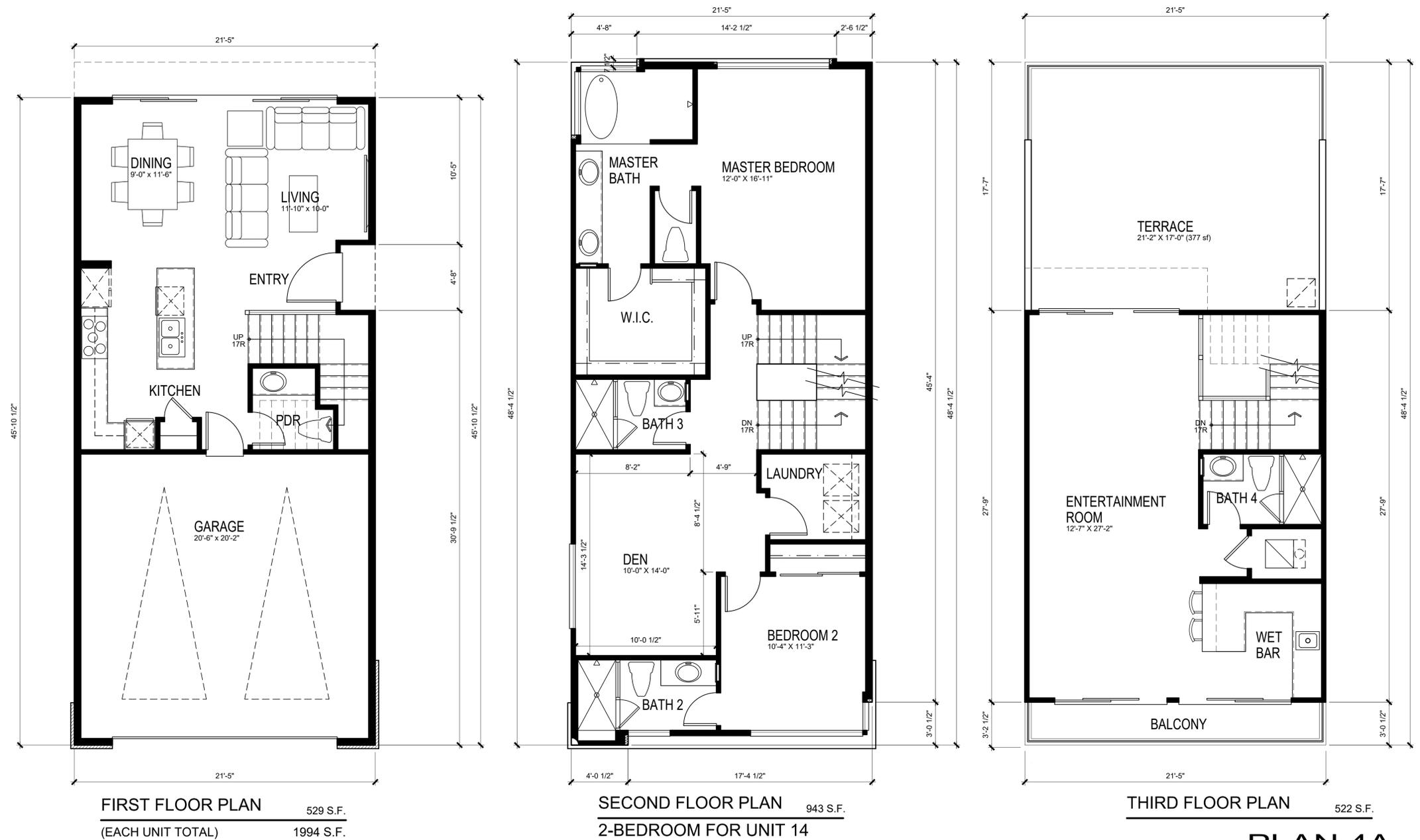
HANNOUCHE
ARCHITECTS

949.261.2070
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.

HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 4A



HANNOUCHE
ARCHITECTS

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

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

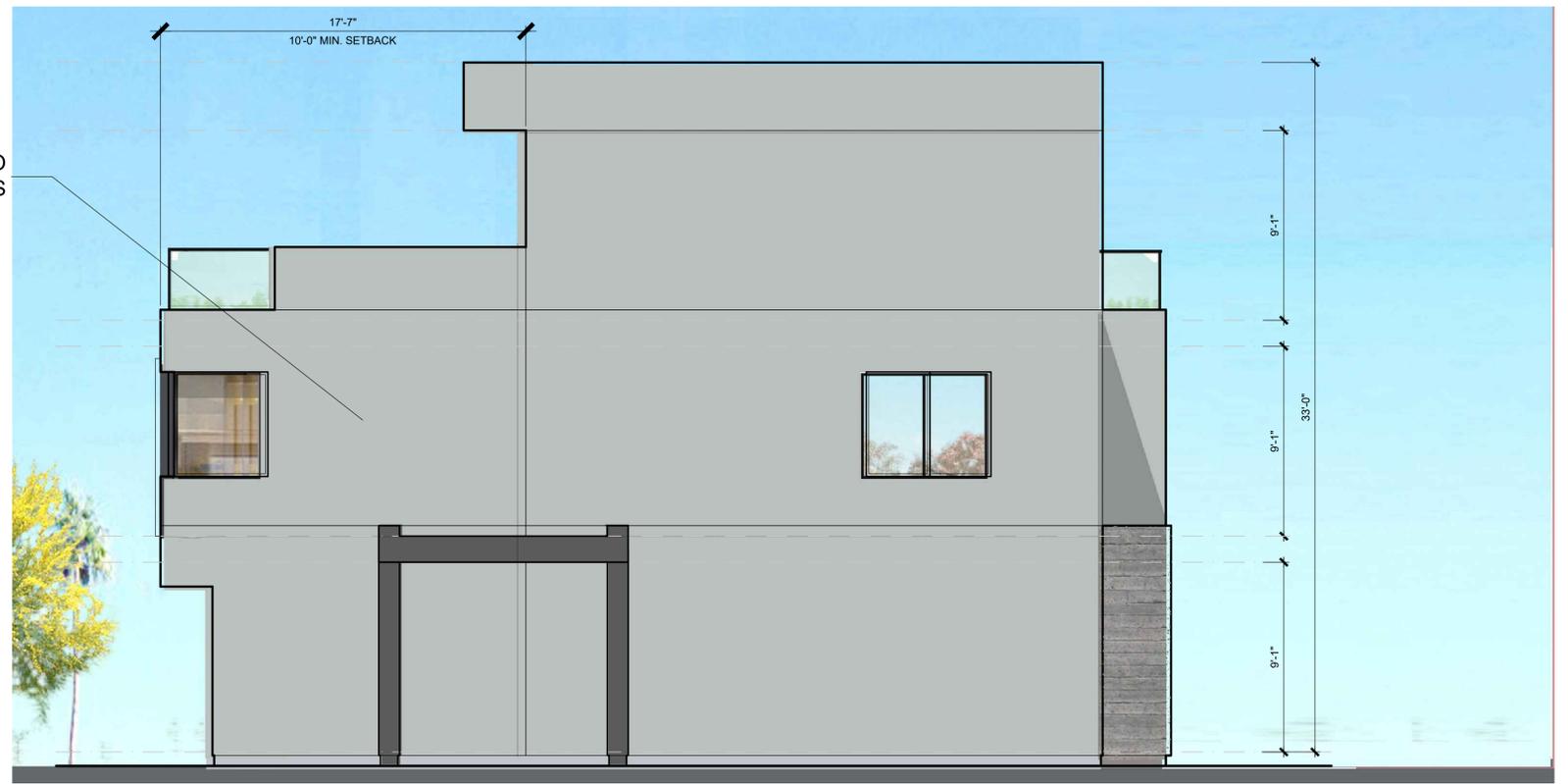
Preliminary



FRONT ELEVATION

PRIMARY STUCCO
DE6368 WALRUS

LUMABUILT
6-INCH V GROOVE PLANK
IN TABLE WALNUT



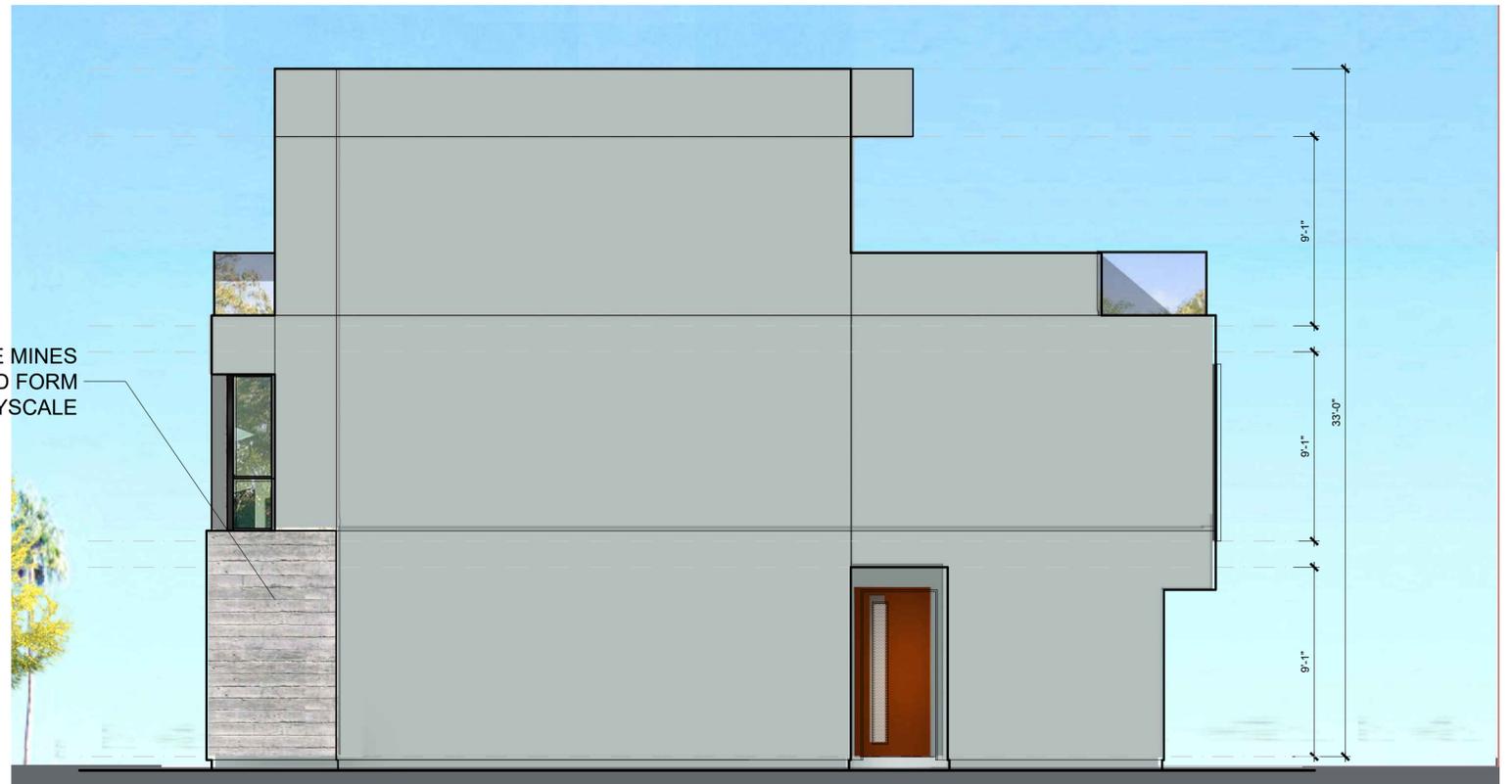
LEFT ELEVATION



REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY

CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE



RIGHT ELEVATION

PLAN 4A ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

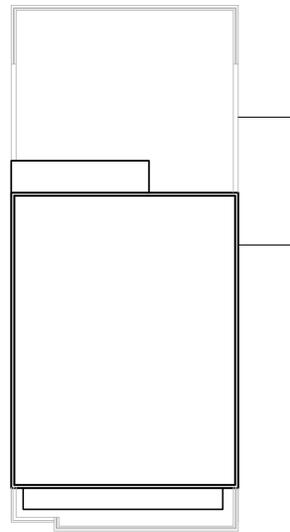
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



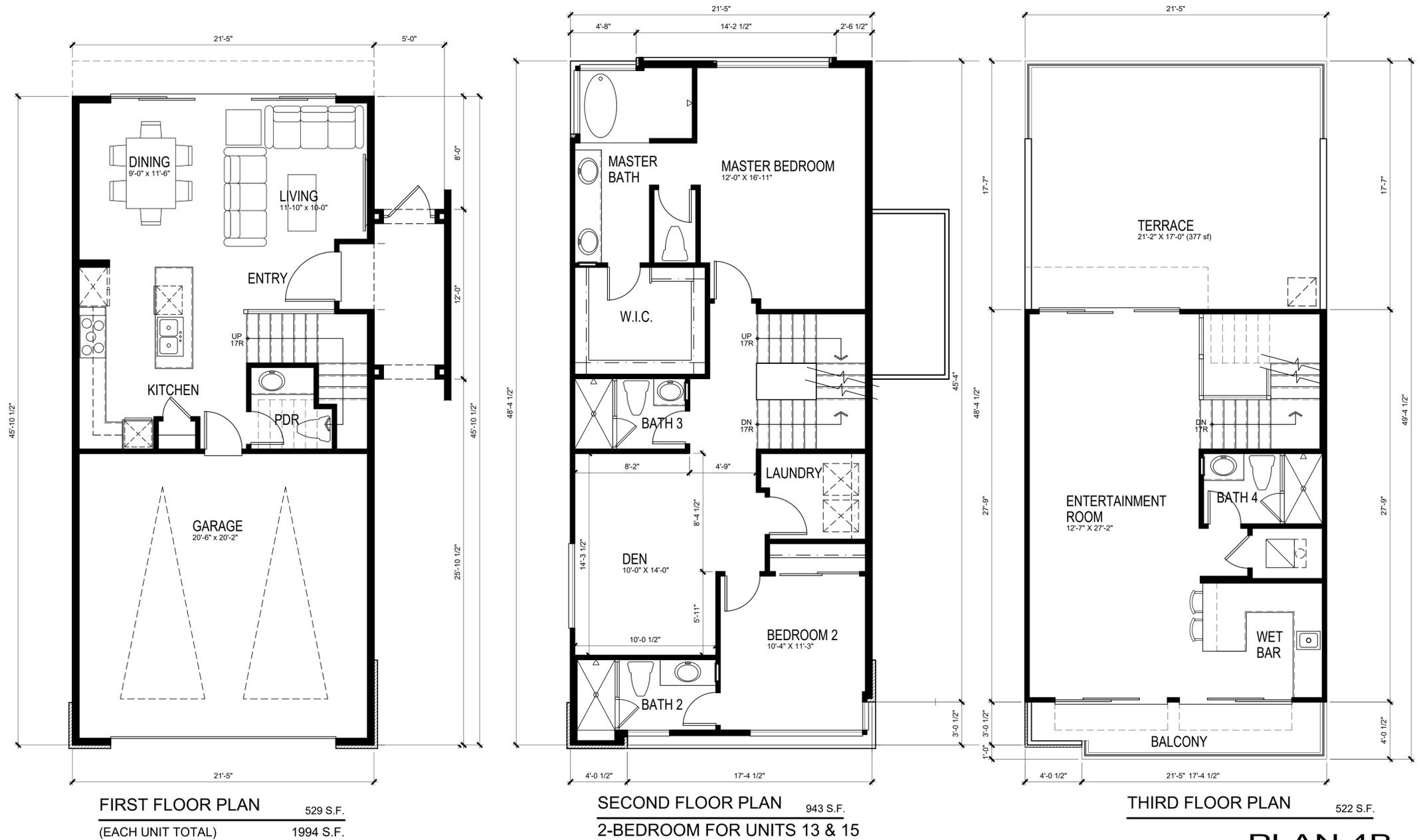
HANNOUCHE
ARCHITECTS

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



PLAN 4B
Roof

ROOF PLAN



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

PLAN 4B



HANNOUCHE ARCHITECTS

20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
949.261.2070
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



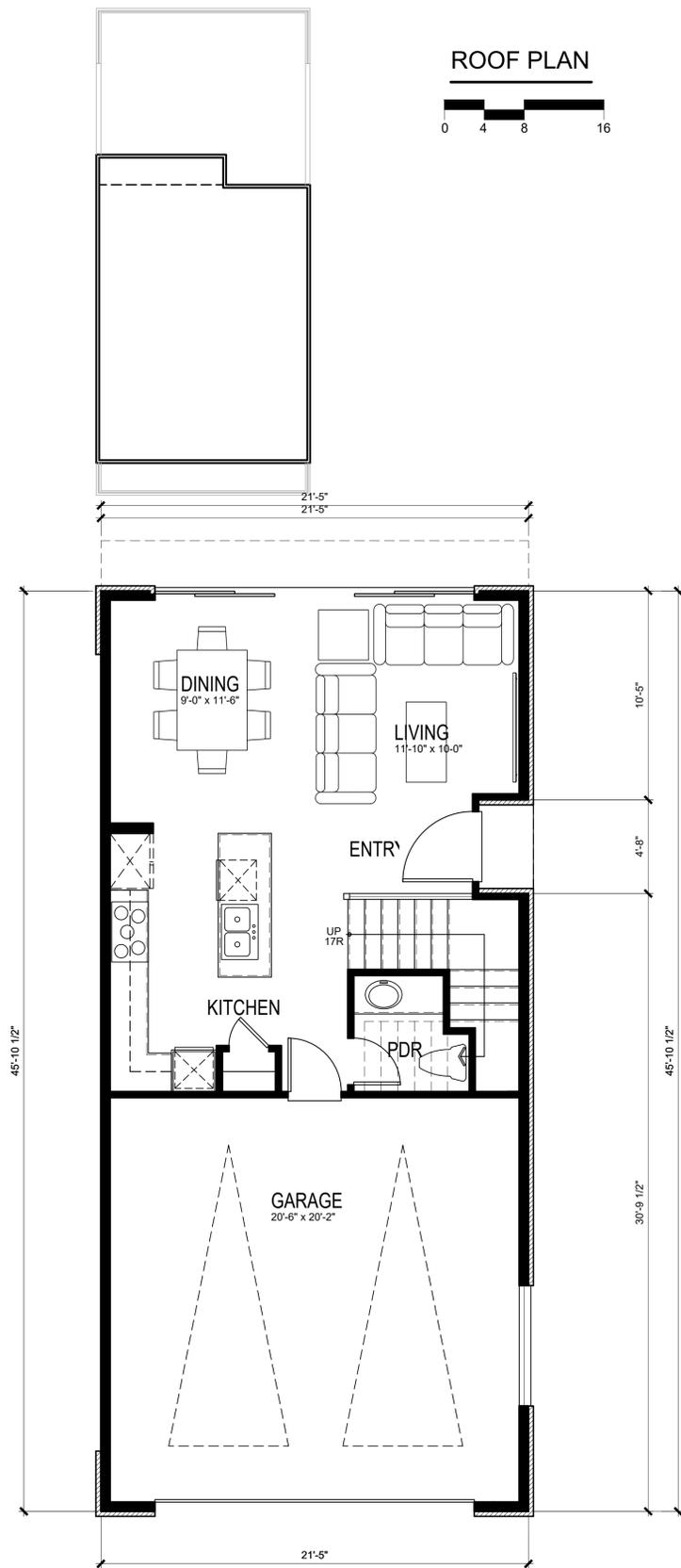
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ARCHITECTS

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PROJECT # 22017 March 16, 2026

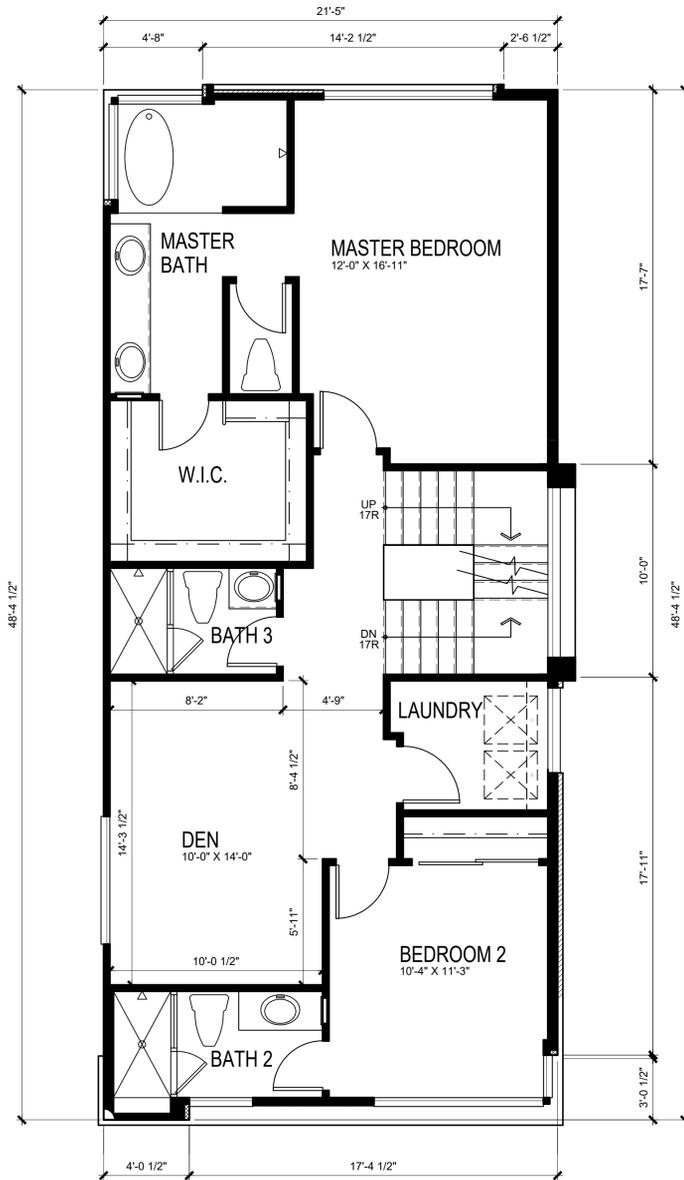
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

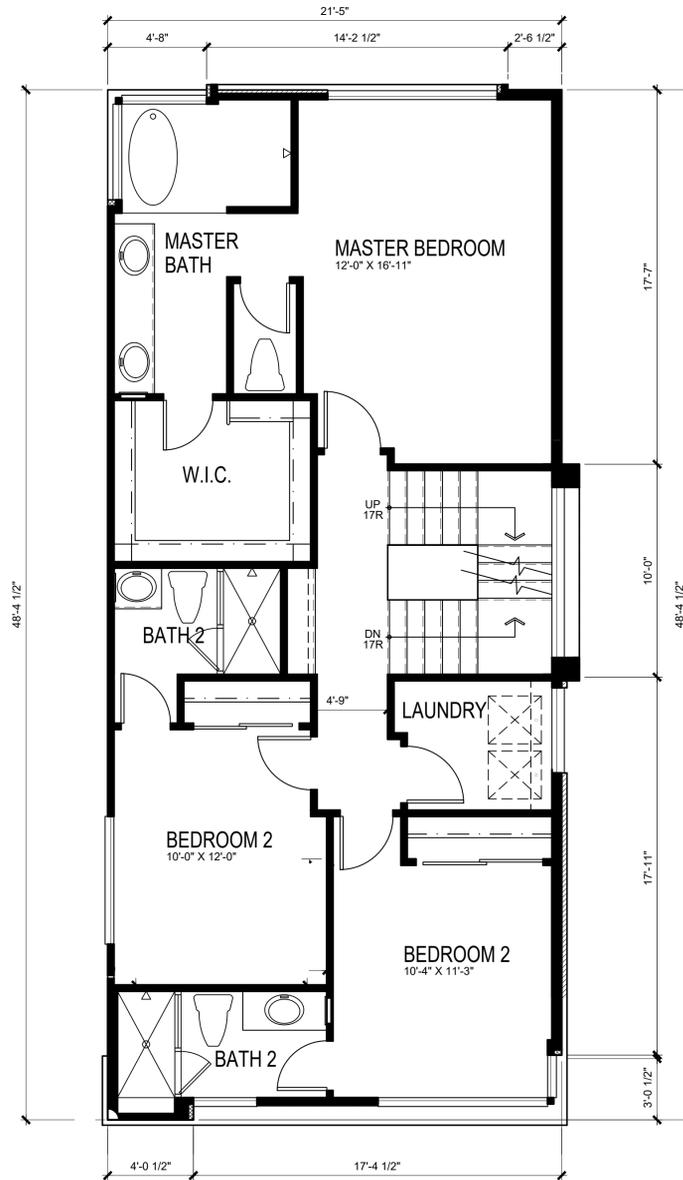
ROOF PLAN



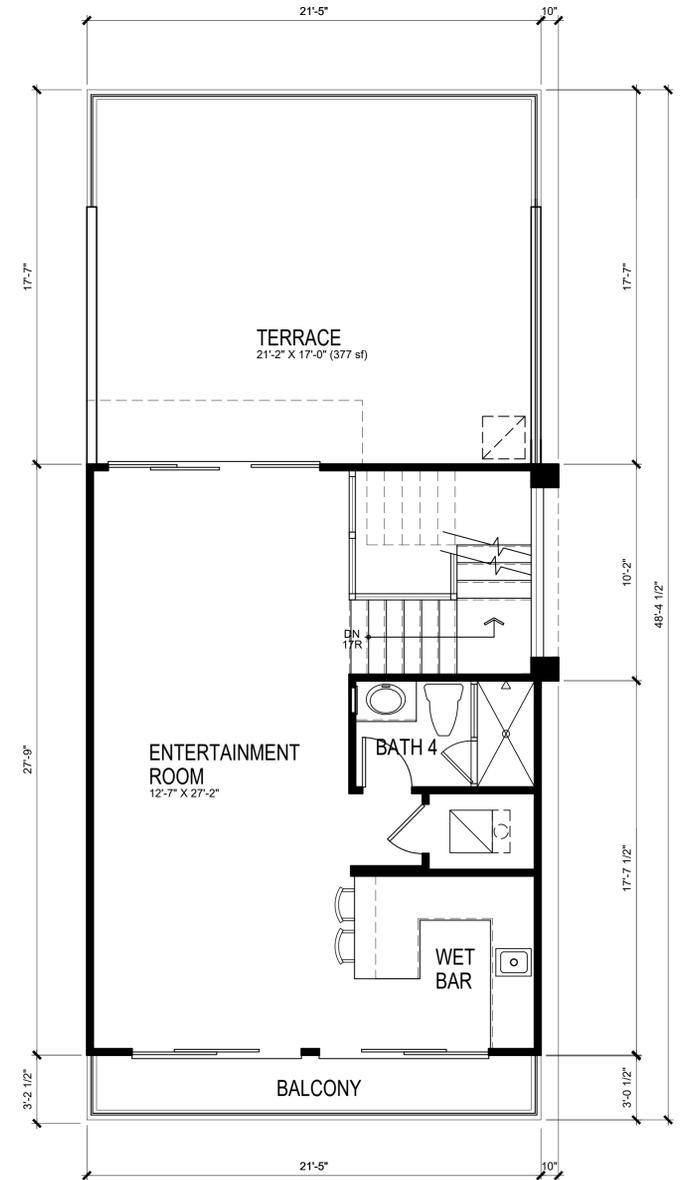
FIRST FLOOR PLAN 529 S.F.
(EACH UNIT TOTAL) 1994 S.F.



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



HANNOUCHE ARCHITECTS

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

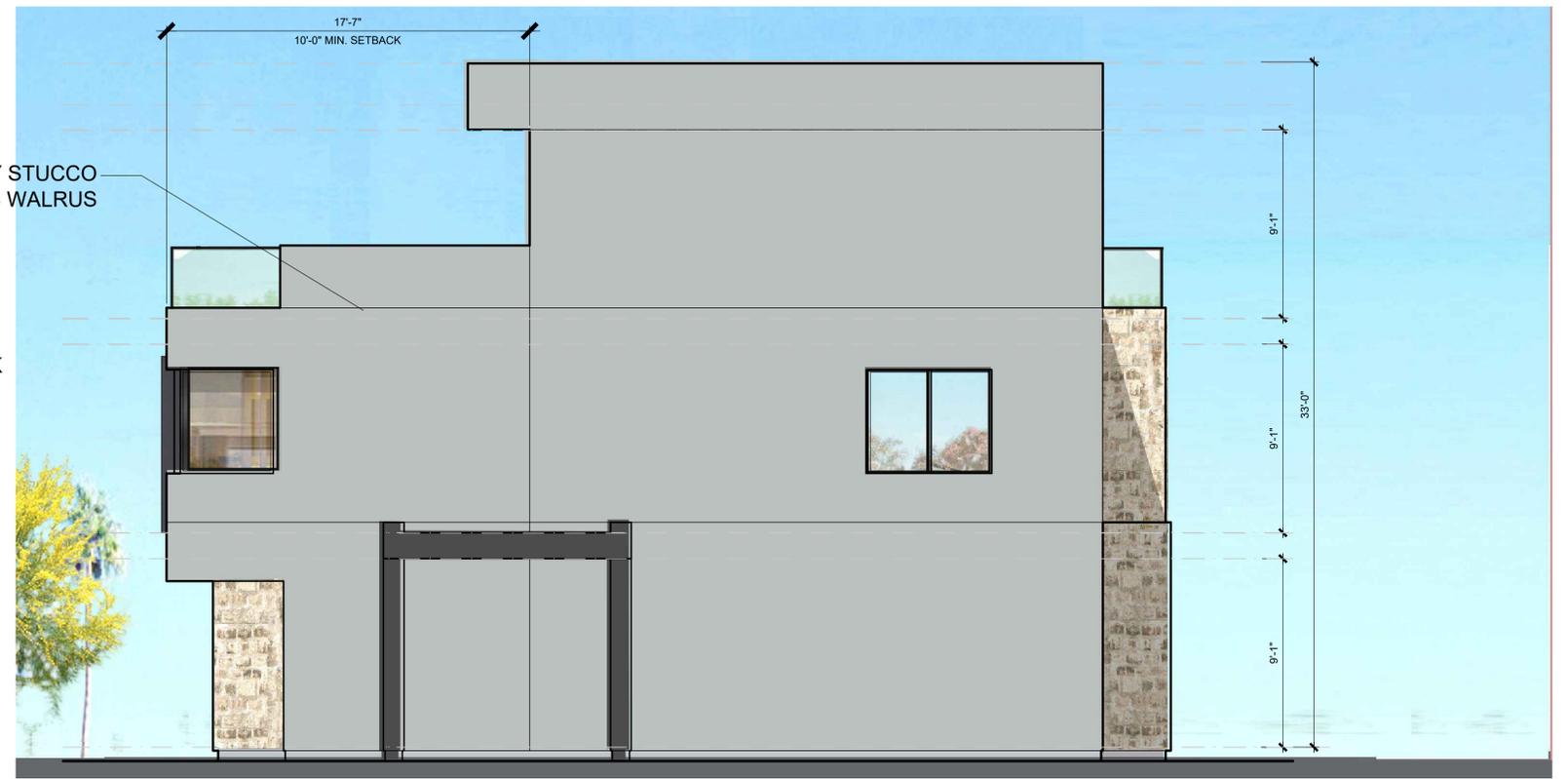
SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



FRONT ELEVATION

LUMABUILT
6-INCH V GROOVE PLANK
IN TABLE WALNUT



LEFT ELEVATION

PRIMARY STUCCO
DE6368 WALRUS



REAR ELEVATION

ACCENT STUCCO
DEA188 BLACK BAY



RIGHT ELEVATION

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
TIMBERWOLF

HARBOUR COVE

PLAN 4 ENH ELEVATIONS



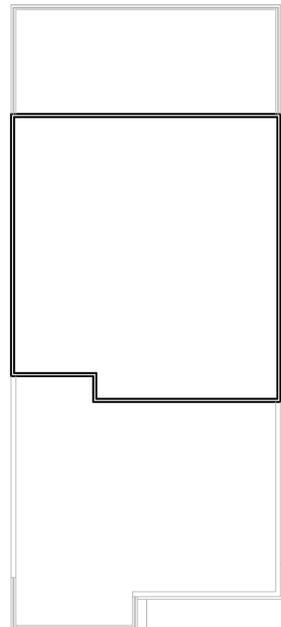
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ARCHITECTS**

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PROJECT # 22017 March 16, 2026

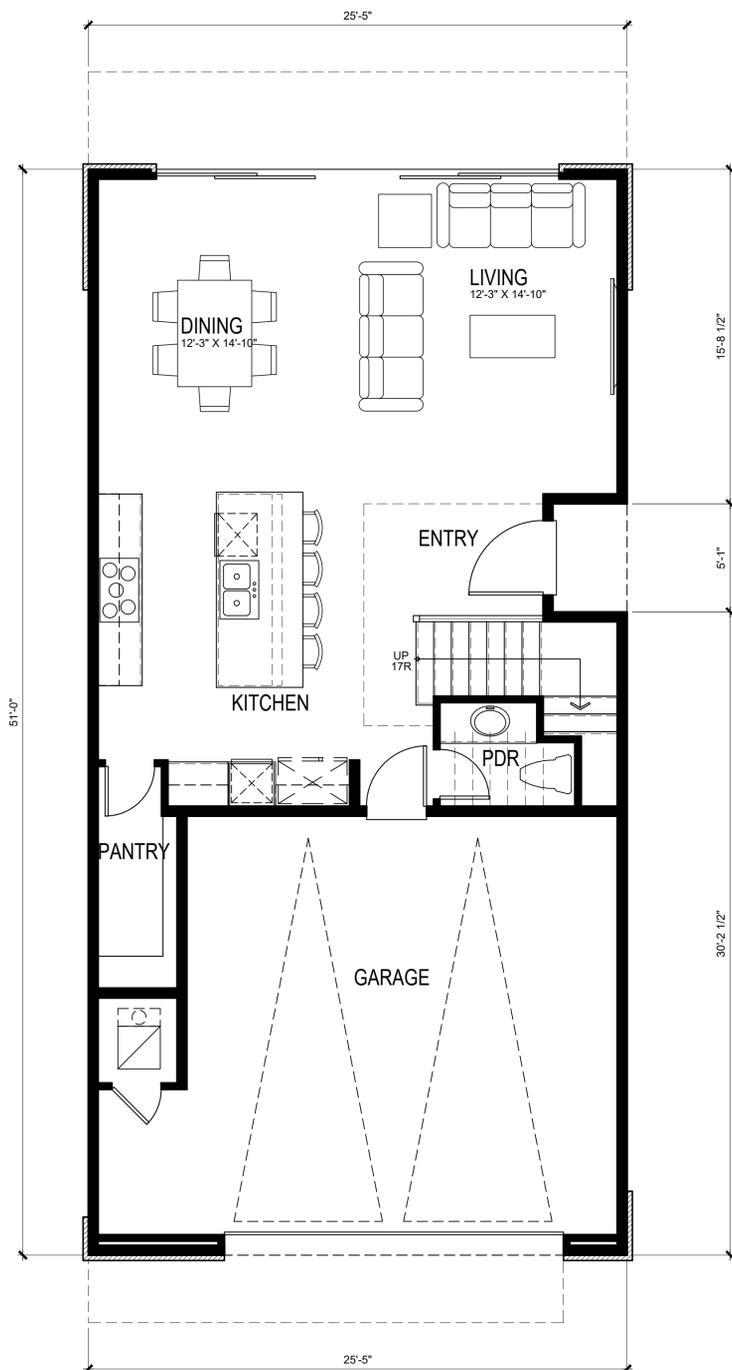
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

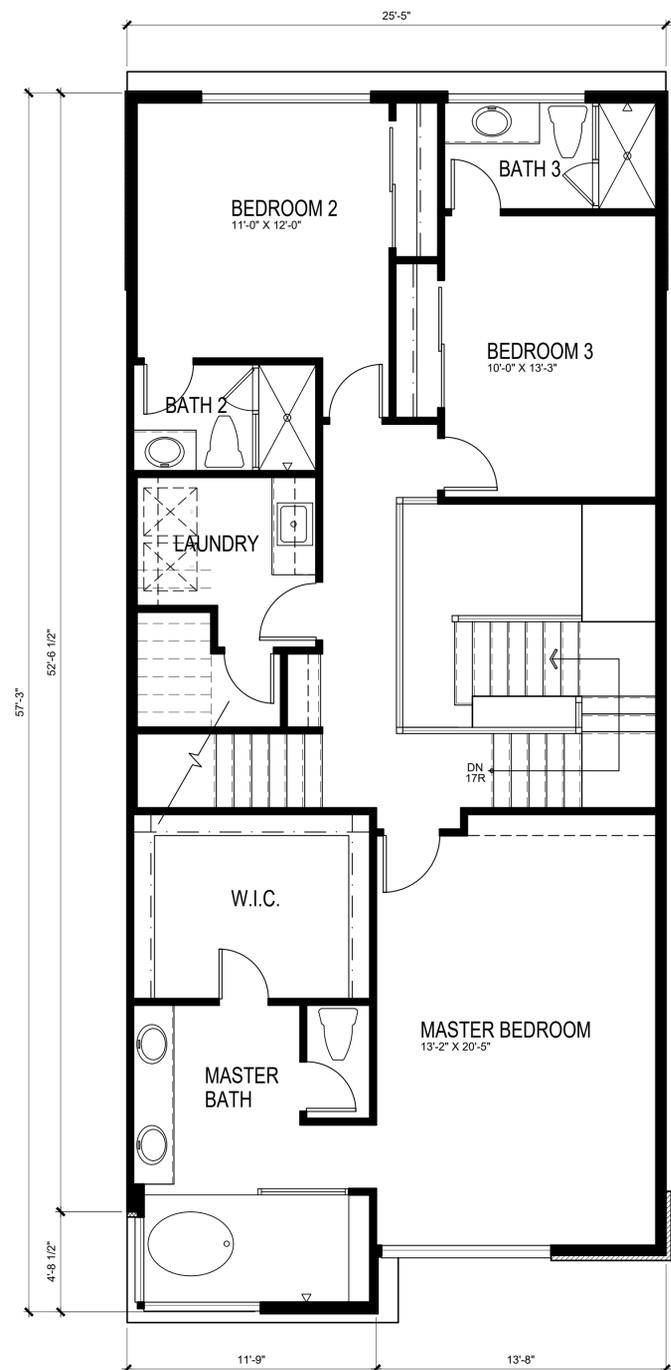
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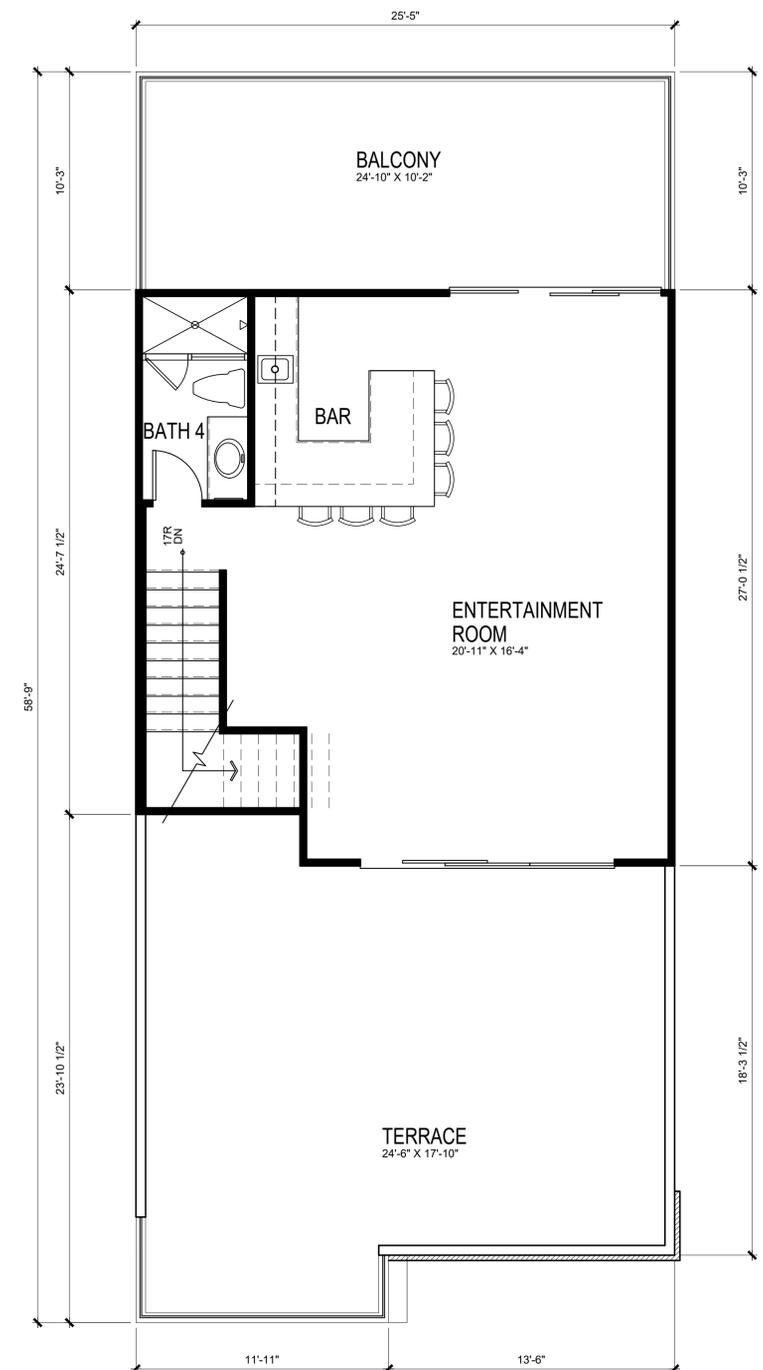
ROOF PLAN
0 4 8 16



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



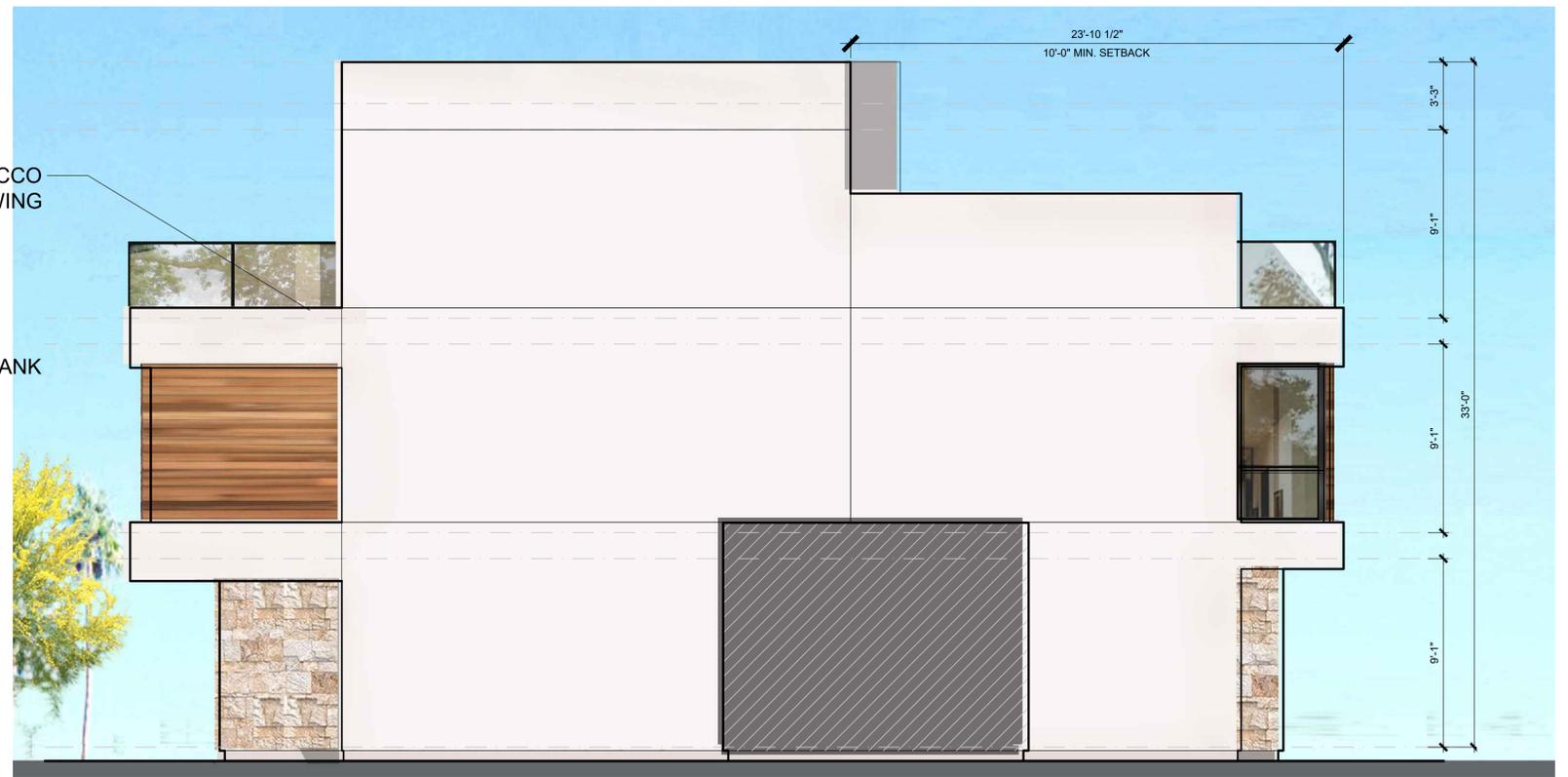
HANNOUCHE ARCHITECTS
949.261.2070
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



FRONT ELEVATION



LEFT ELEVATION

PRIMARY STUCCO
DEW329 WAX WING

LUMABUILT
6-INCH V GROOVE PLANK
IN TABLE WALNUT



REAR ELEVATION



RIGHT ELEVATION

CREATIVE MINES
CRAFT ORCHARD
LIMESTONE IN
TIMBERWOLF

HARBOUR COVE

PLAN 5A ELEVATIONS



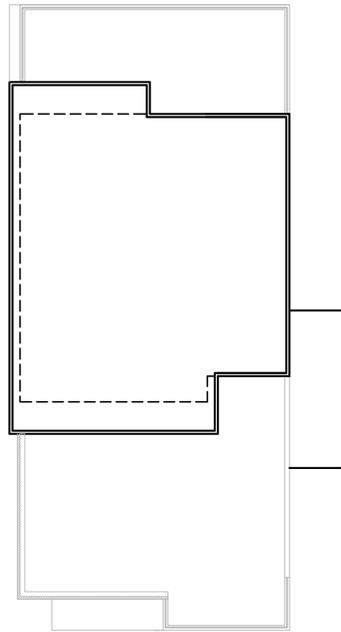
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ARCHITECTS**

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PROJECT # 22017 March 16, 2026

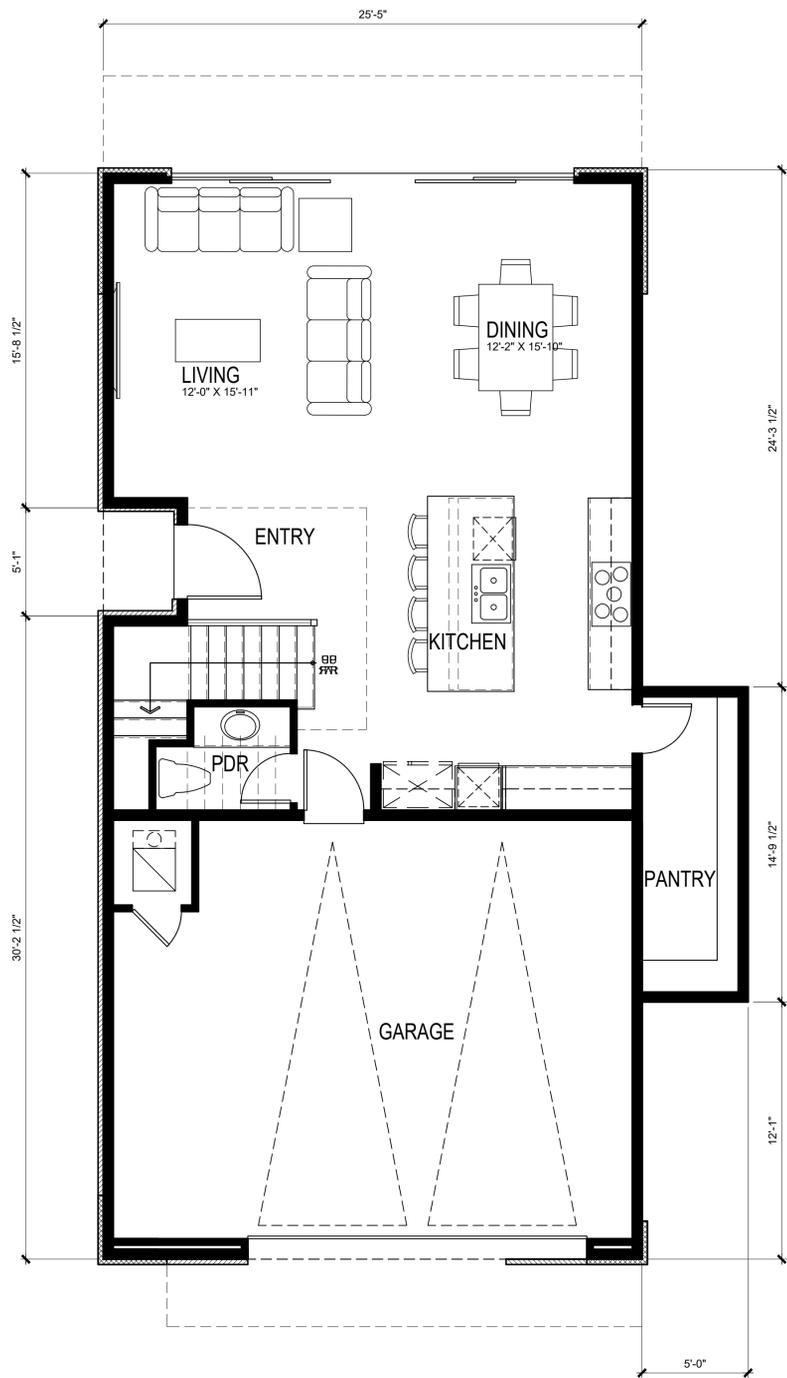
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

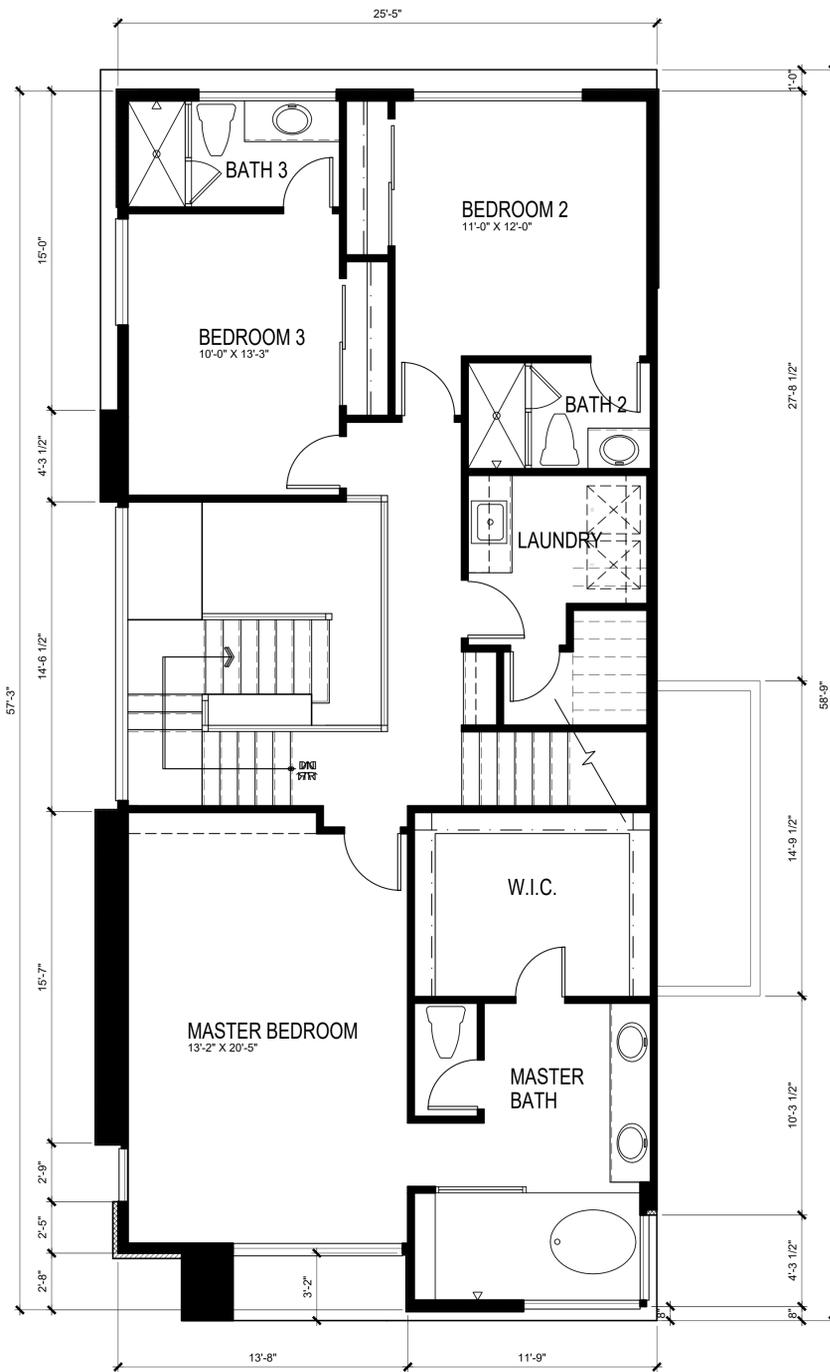
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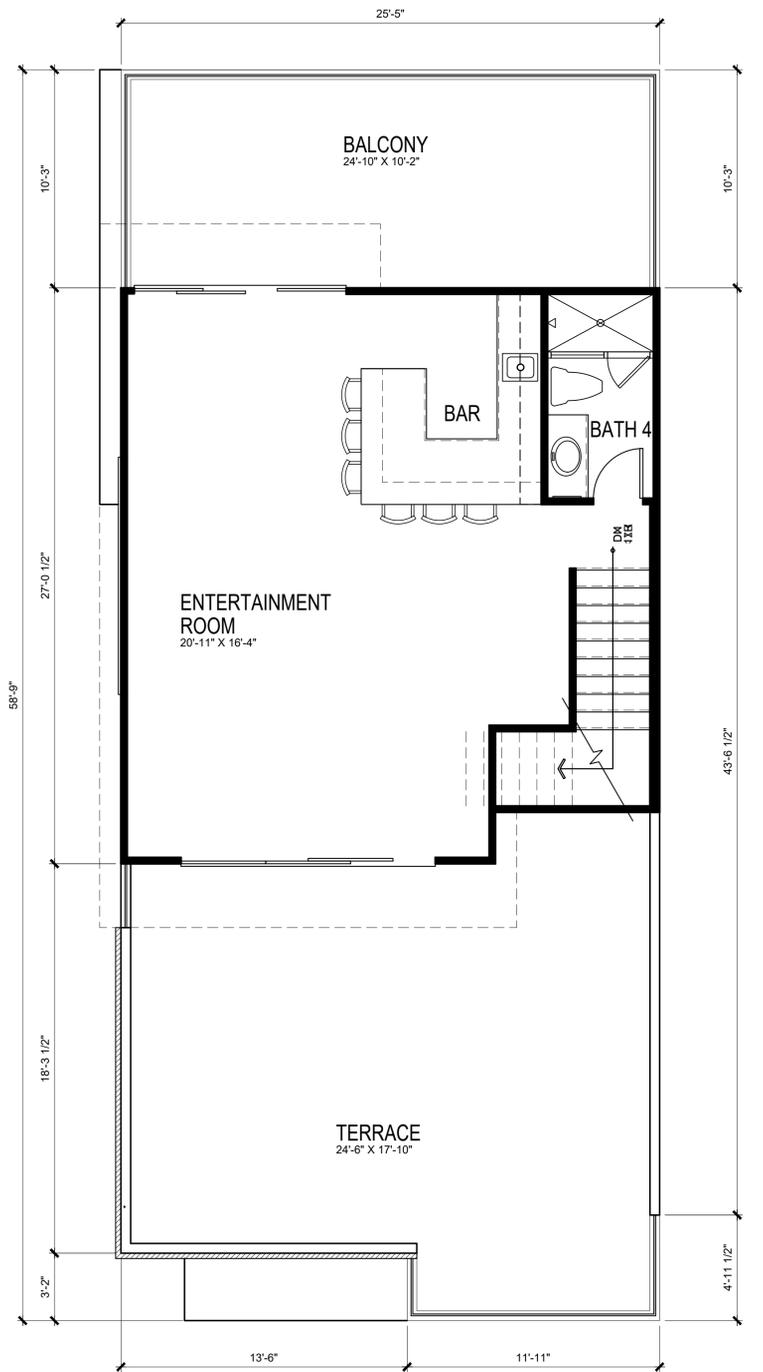
ROOF PLAN
0 4 8 16



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





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 5 ENH ELEVATIONS

HARBOUR COVE



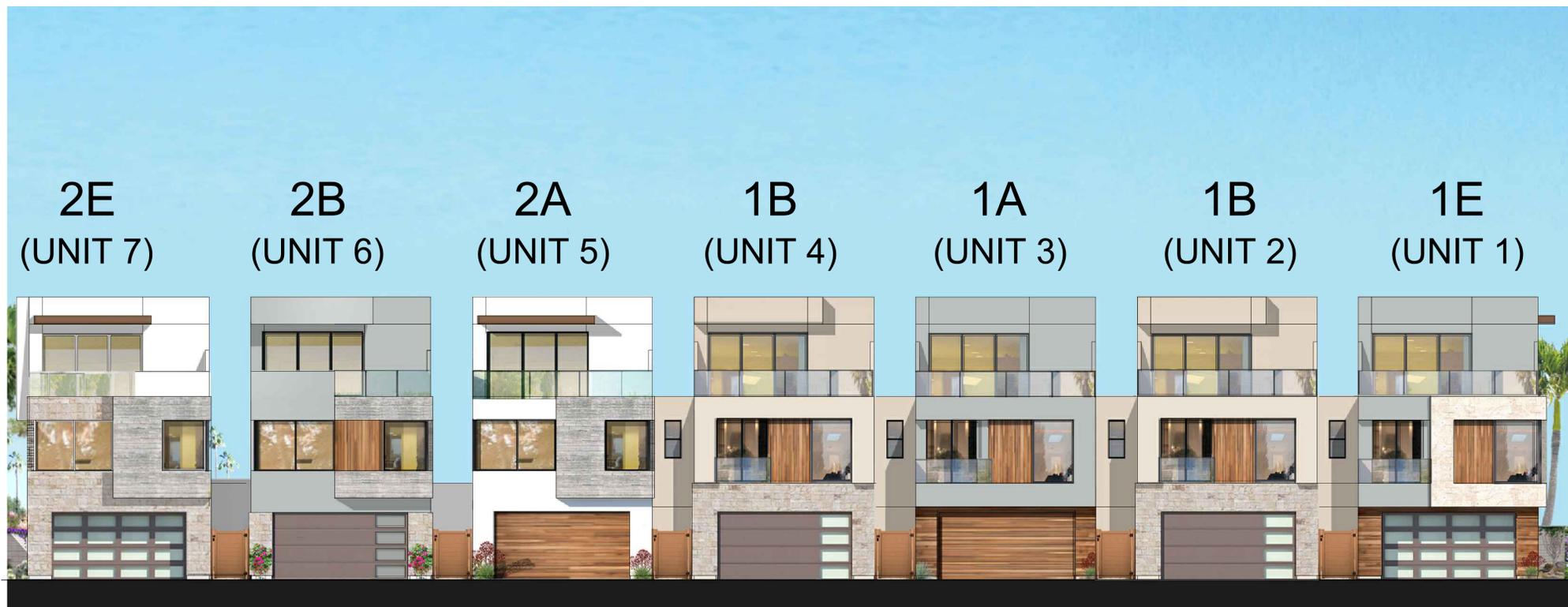
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ARCHITECTS

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PROJECT # 22017 March 16, 2026

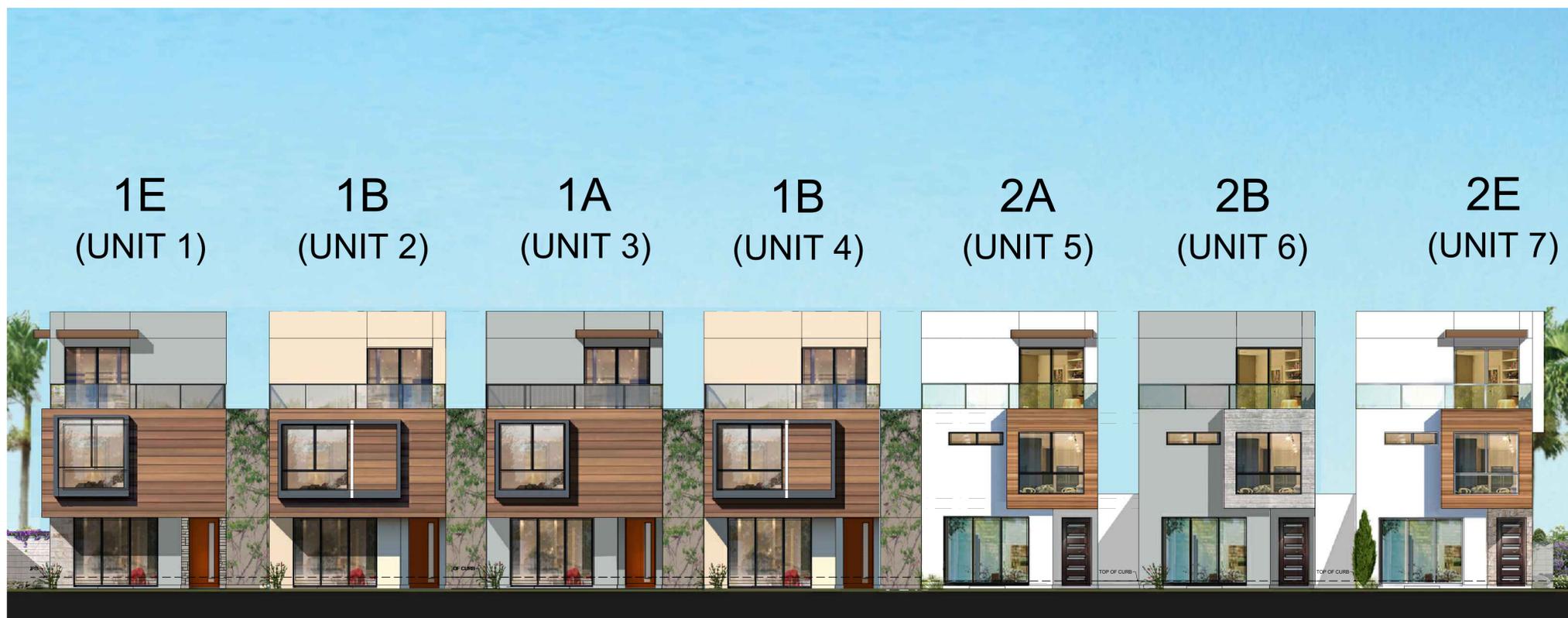
4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary



GARAGE STREET ELEVATION



PASEO ELEVATION

PLAN 1&2 STREET VIEW ELEVATIONS

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



ALLEY ELEVATION



PASEO ELEVATION

PLAN 3 STREET VIEW ELEVATIONS

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



GARAGE STREET ELEVATION



REAR ELEVATION

PLAN 4 STREET VIEW ELEVATIONS

HARBOUR COVE



4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



HANNOUCHE ARCHITECTS

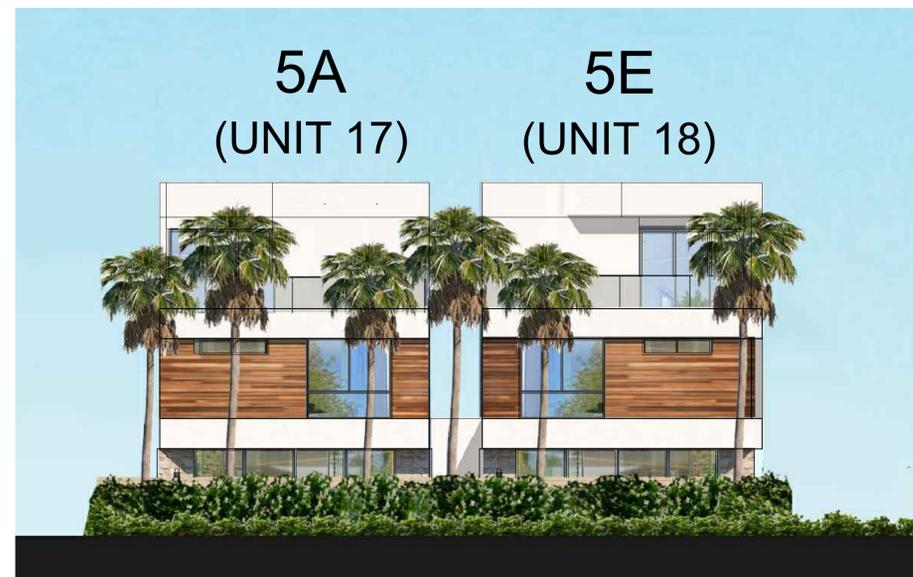
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 949.261.2070
 PROJECT # 22017 March 16, 2026

SAS DEVELOPMENT
 21190 BEACH BLVD
 HUNTINGTON BEACH, CA 92648

Preliminary



GARAGE STREET ELEVATION



PEARCE STREET ELEVATION

PLAN 5 STREET VIEW ELEVATIONS



HARBOUR COVE

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA



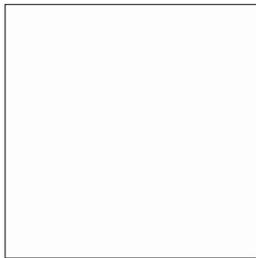
HANNOUCHE
ARCHITECTS

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

SAS DEVELOPMENT
21190 BEACH BLVD
HUNTINGTON BEACH, CA 92648

Preliminary

COLOR AND MATERIAL SELECTIONS



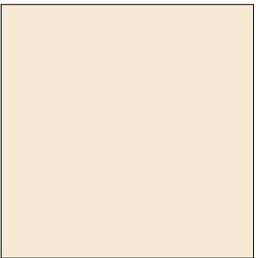
PLAN 2A
PLAN 2ENH
PLAN 3A
PLAN 3C
PLAN 4B (UNIT 13)
PLAN 4A

STUCCO :
DUNN EDWARDS
DEW 379 IGLOO



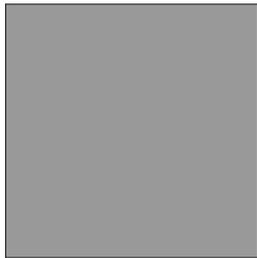
PLAN 1A
PLAN 1B
PLAN 1ENH
PLAN 4

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



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

STUCCO :
DUNN EDWARDS
DEW 329 WAX WING



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

STUCCO :
DUNN EDWARDS
DE 6368 WALRUS



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 GROOVE PLANK
IN MEDIUM CHERRY



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

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



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

STONE:
CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN WHITEGOLD



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

STONE:
CREATIVE MINES
CRAFT ORCHARD LIMESTONE
IN TIMBERWOLF



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

STONE:
CREATIVE MINES
CRAFT BOARD FORM
IN GRAYSCALE

HARBOUR COVE



HANNOUCHE
ARCHITECTS

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

4861 PEARCE DRIVE, HUNTINGTON BEACH, CA

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

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



PLANNING · DESIGN · LANDSCAPE ARCHITECTURE
151 Kalmus Dr., Suite H5 Ph: (714) 673-6200
Costa Mesa, CA 92626 formacompanies.com

CONSULTANT TEAM

VICINITY MAP

SHEET INDEX

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HUNTINGTON BEACH, CA 92648
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SHEET NUMBER	DESCRIPTION	SHEET REFERENCE
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NOTES

ABBREVIATIONS

Blank area for notes.

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. ESPALIER	MED. MEDIUM	T.O.F. TOP OF FOOTING
AUTO. AUTOMATIC	EQ. EQUAL	MFR. MANUFACTURER	T.G. TOP OF GRATE
	EXIST. EXISTING	MISC. MISCELLANEOUS	TH-K THICK(NESS)
BLDG. BUILDING	EXT. EXTERIOR		T.P. TOP OF FILASTER
BLK. BLOCK		NAT. NATURAL	T.S. TOP OF STEP
B.O.C. BACK OF CURB	FF. FINISH FLOOR	NO. NUMBER	T.W. TOP OF WALL
B.S. BOTTOM OF STEP	FG. FINISH GRADE	N.I.C. NOT IN CONTRACT	TYP. TYPICAL
B.W. BOTTOM OF WALL	FIN. FINISH (ED)	N.T.S. NOT TO SCALE	
	FJ. FOUNTAIN JET		W/ WITH
C.B. CATCH BASIN	FL. FLOW LINE	O.C. ON CENTER	W/O WITHOUT
C.I. CAST IRON	F.O.C. FACE OF CURB	O.D. OUTSIDE DIAMETER	WD. WOOD
C.J. COLD JOINT	F.O.W. FACE OF WALL	P.A. PLANTING AREA	WI. WROUGHT IRON
CL. CENTERLINE	F.S. FINISH SURFACE	P.E. PAD ELEVATION	W.W.M. WELDED WIRE MESH
CLR. CLEAR	FT. FOOT OR FEET	P.L. PROPERTY LINE	W.S. WATER SURFACE
COL. COLUMN	FTG. FOOTING	P.O.T. POINT OF TANGENCY	
CONC. CONCRETE		PR. PAIR	
CONT. CONTINUOUS	GA. GAUGE	PREFAB. PREFABRICATED	
	GAL. GALLON		
d PENNY (NAIL SIZE)	GALV. GALVANIZED	R/RAD. RADIUS	
DBL. DOUBLE	G.C. GROUND COVER	REF. REFERENCE	
D.D. DECK DRAIN	G.F.F. GARAGE FINISH FLOOR	REV. REVISION	
DET. DETAIL	GR. GRADE	RWD. REDWOOD	
DIA. DIAMETER			
DIAG. DIAGONAL	HORIZ. HORIZONTAL	SHT. SHEET	
DIR. DIRECTION OF FLOW	H.P. HIGH POINT	SIM. SIMILAR	
DIM. DIMENSION	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	SQD. SQUARE	
D.S. DOWN SPOUT	INT. INTERIOR	STD. STANDARD	
DUG. DRAWING	L.A. LANDSCAPE ARCHITECT		

SUBMITTALS

DATE	DESCRIPTION	DATE	DESCRIPTION
12/18/2018	CITY SUBMITTAL	2/1/2026	CITY SUBMITTAL
3/4/2019	CITY SUBMITTAL		
9/23/2022	CITY SUBMITTAL		
7/22/2024	CITY SUBMITTAL		
10/24/2024	CITY SUBMITTAL		
8/27/2025	CITY SUBMITTAL		

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Revisions:

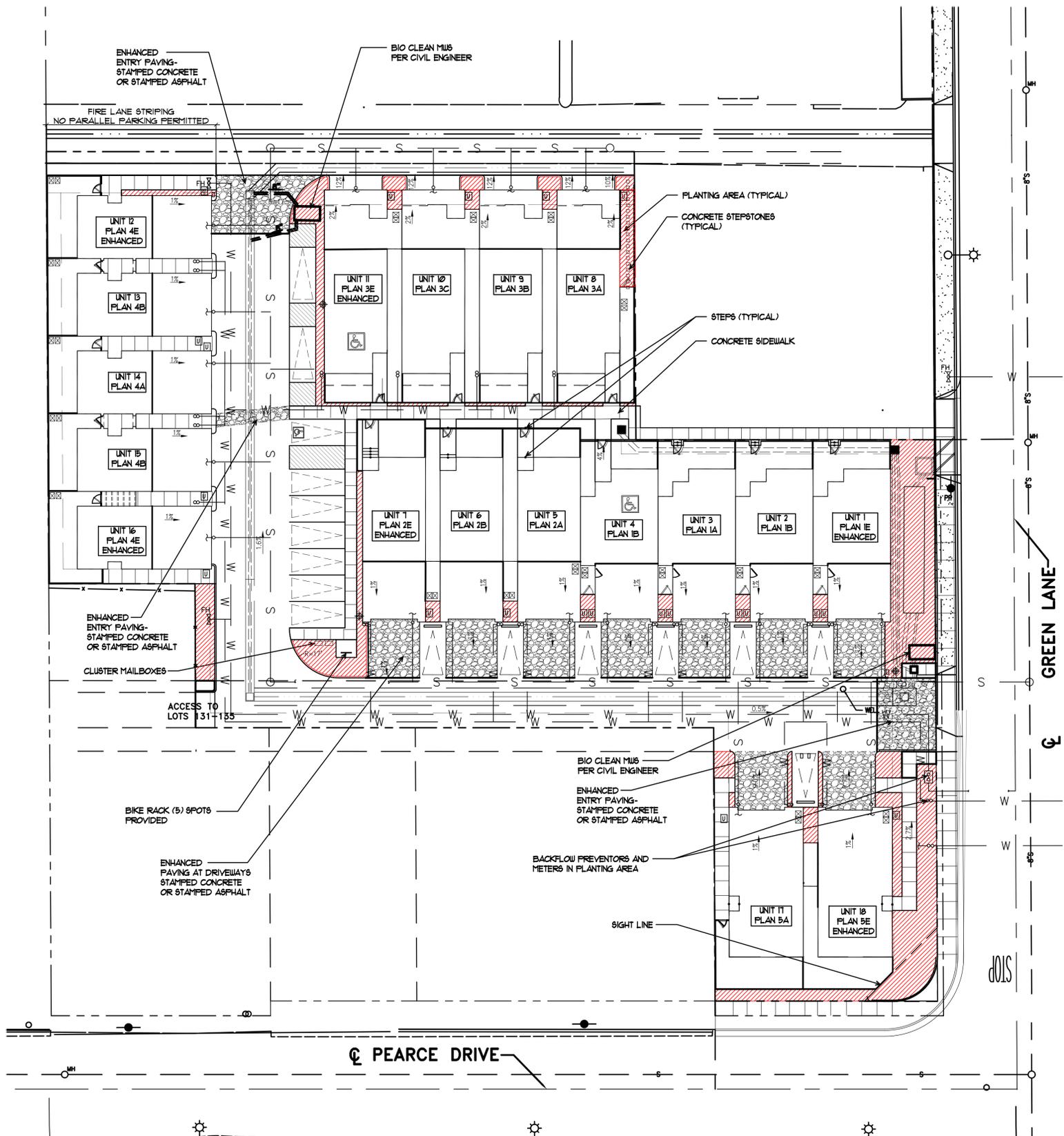
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Cover Sheet

Sheet Reference:
CS-0
Sheet: 1 of 8

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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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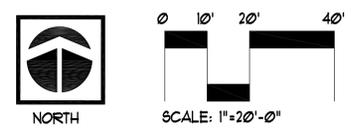
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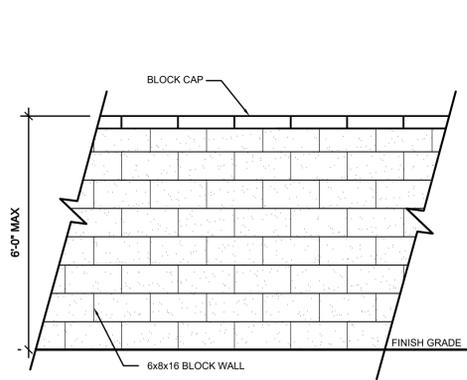
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 Open Space Calcs.**

Sheet Reference:
SP-1
 Sheet 2 of 8

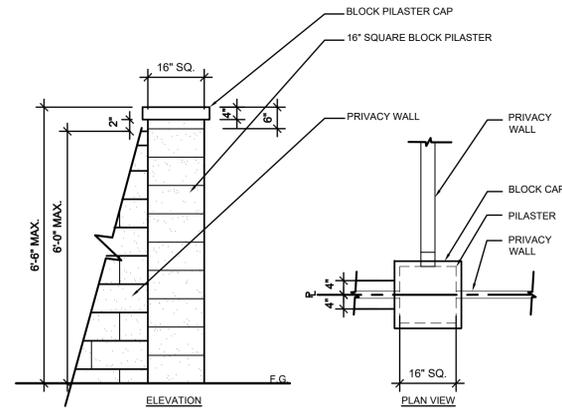




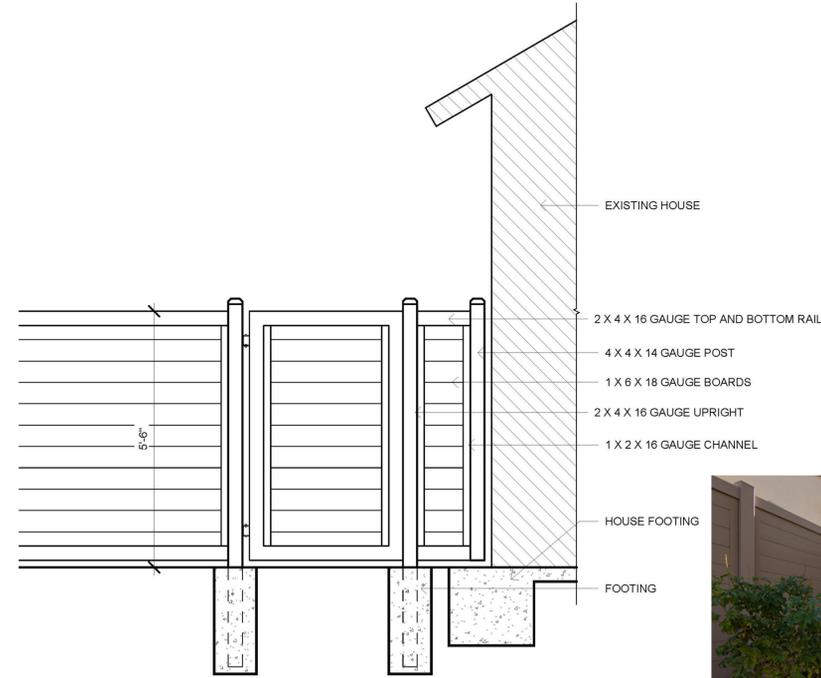
PRIVACY BLOCK WALL EXAMPLE AND PROPOSED COLOR



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



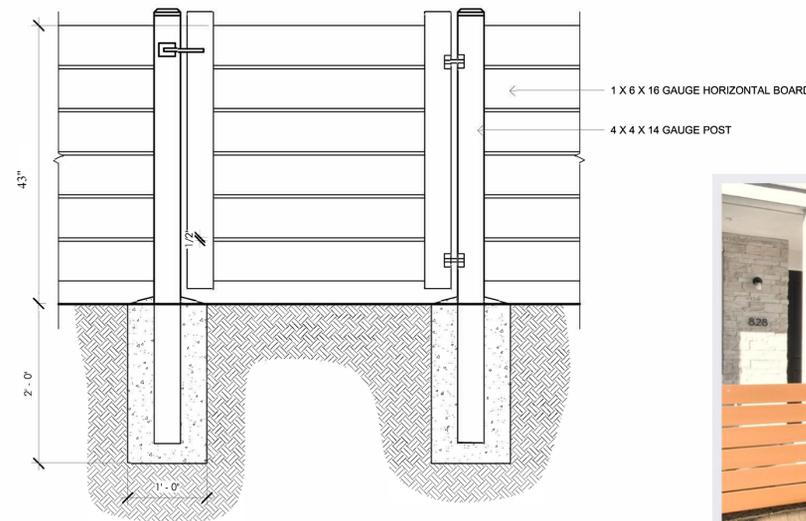
B PERIMETER PILASTER SCALE 1/2" = 1'-0"



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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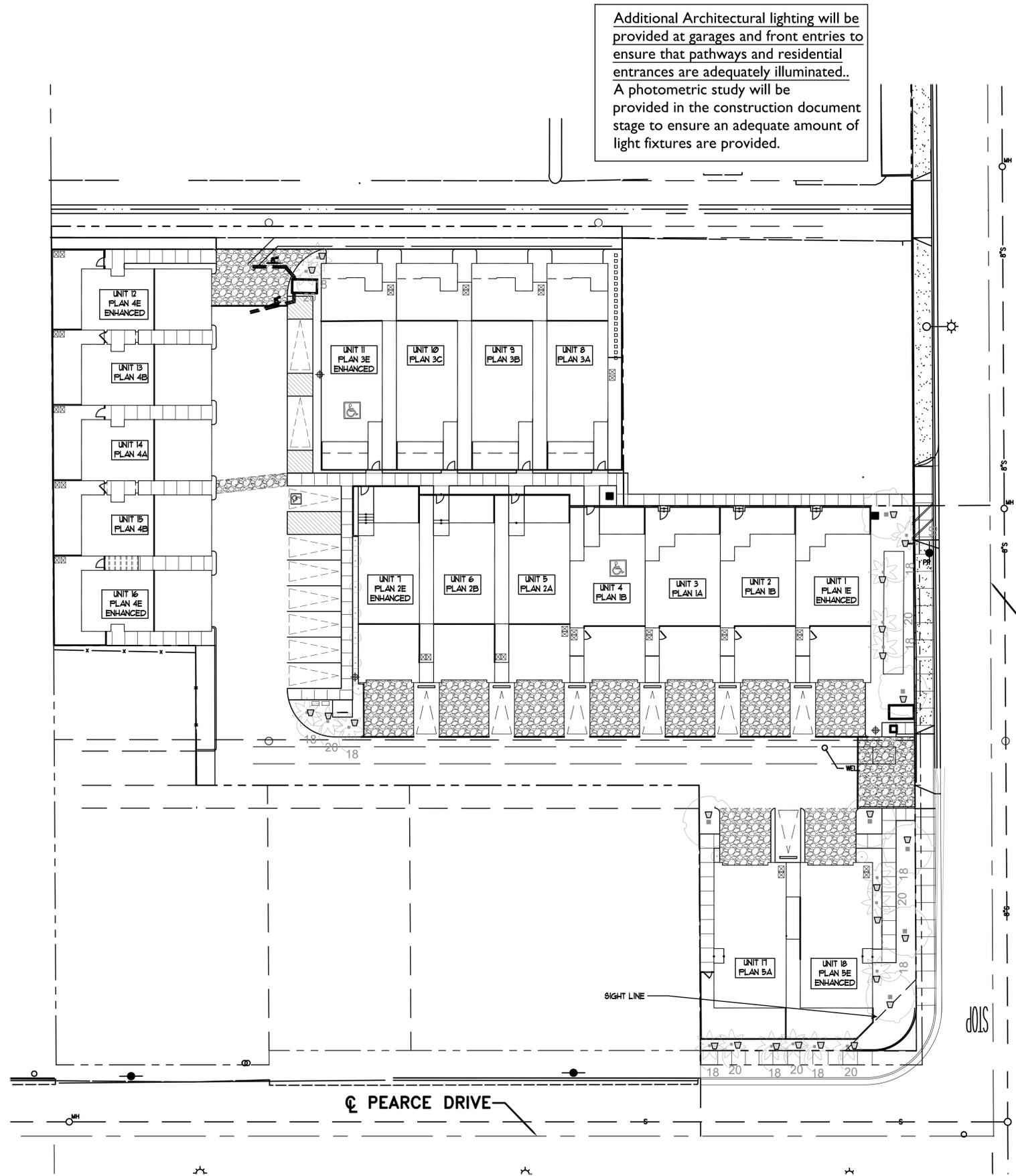
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**Wall and Fence
Details and Images**

Sheet Reference:

WF-2

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



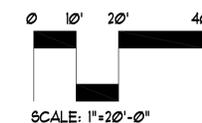
STREET LIGHT 
Huntington Beach Standard Street Light- SCE Nostalgic Fixture
Light locations are provided for reference only. A photometric study will be provided in the construction document stage to ensure an adequate amount of light fixtures are provided.



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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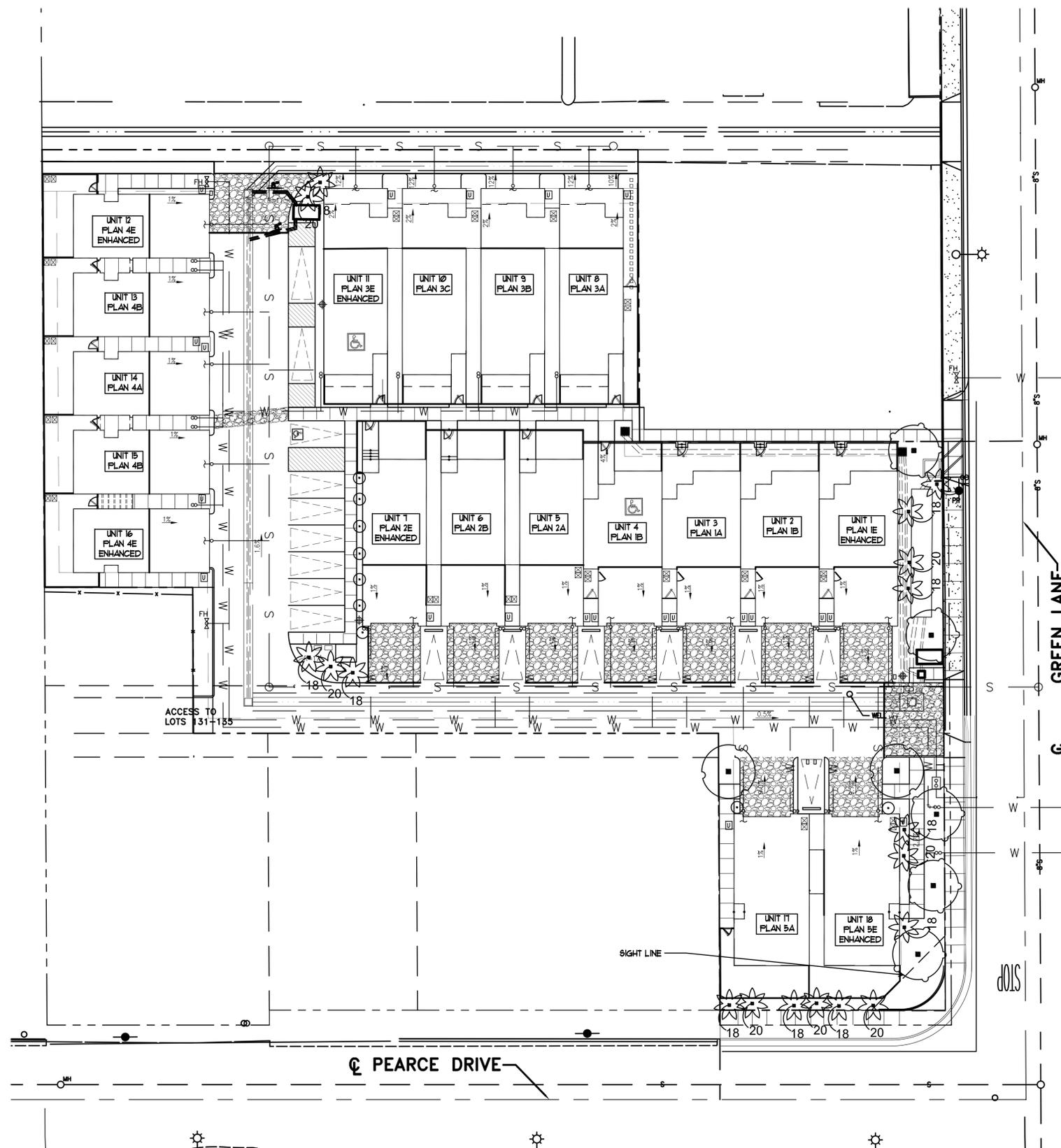
**Lighting Layout
Concept Plan**

Sheet Reference:

LT-1

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

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TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS RATING	QTY.
	<i>Cupressus sempervirens</i> 'Tiny Tower'	'Tiny Tower' Italian Cypress	15 Gallon Columnar	L	9
	<i>Parkinsonia florida</i>	Blue Palo Verde	36" Box Upright Multi.	VL	5
	<i>Ulmus parvifolia</i> '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
	<i>Washingtonia robusta</i>	Mexican Fan Palm	18' B.T.H. 20' B.T.H. All Heights to be skimed 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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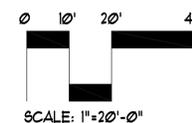
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**Planting Plan
 Trees**

Sheet Reference:

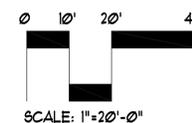
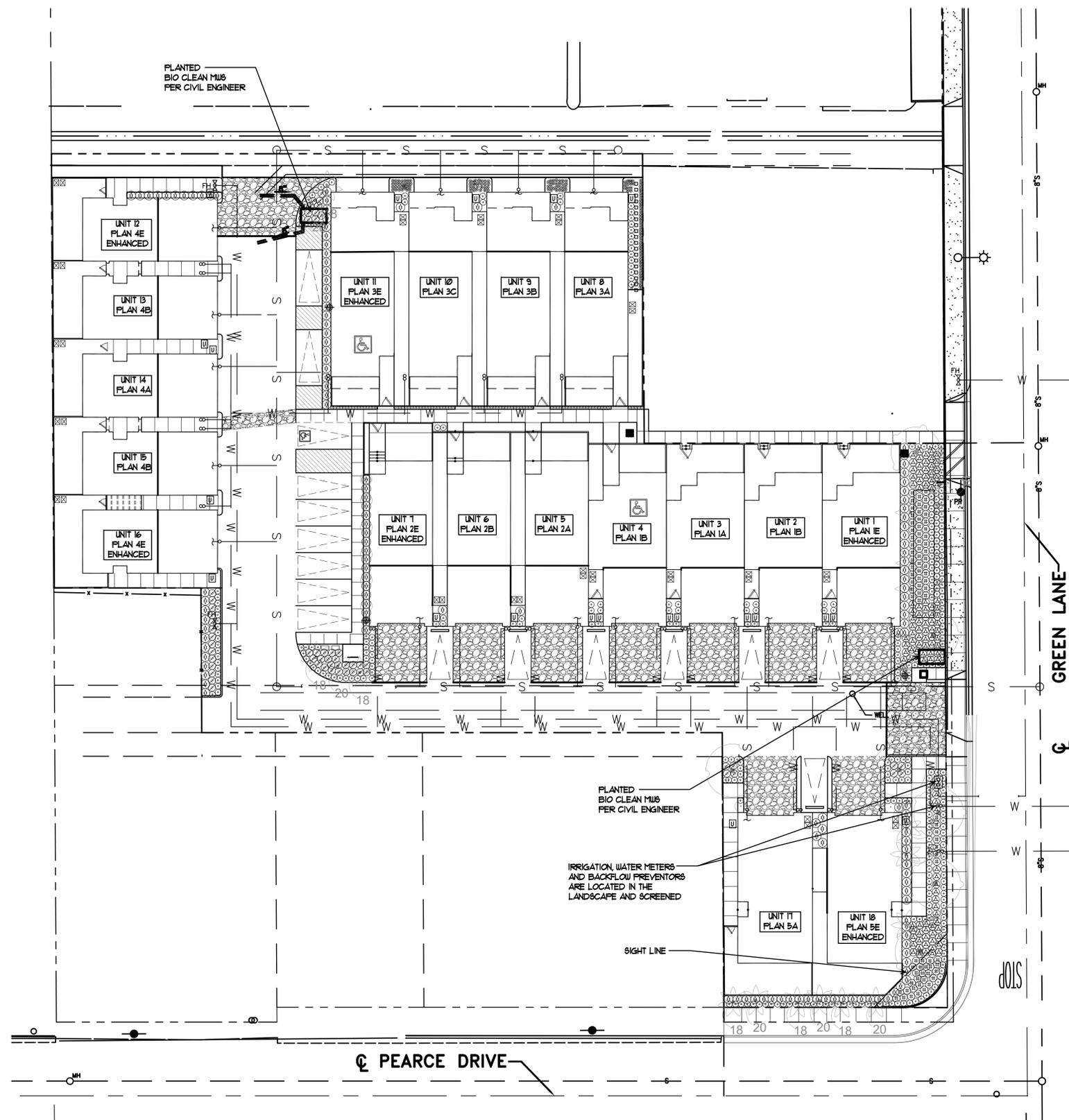
LP-1

Sheet **6** of **8**



SHRUB LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	W/COLS 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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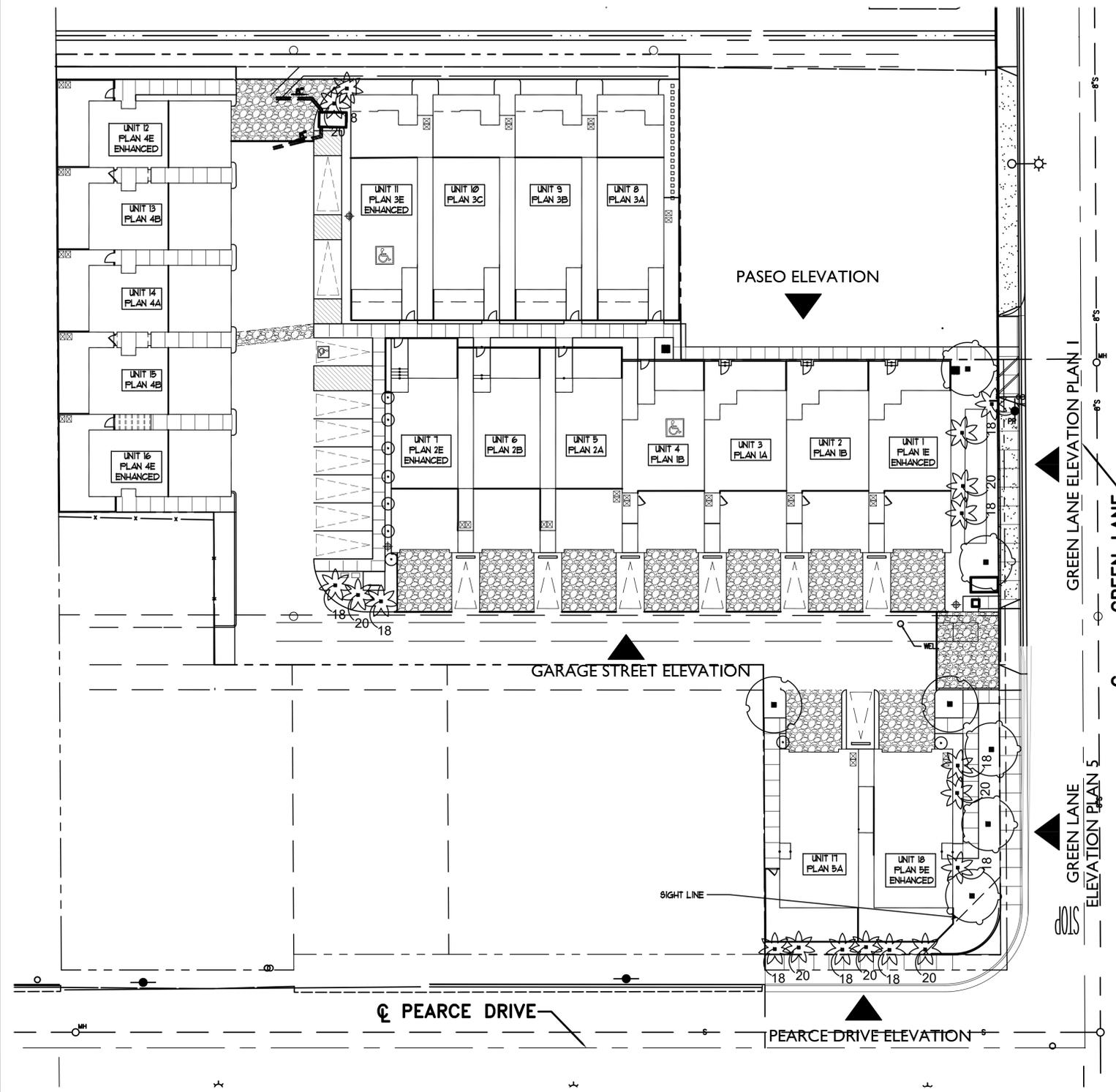
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Sheet Title:
Planting Plan Shrubs

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LP-2
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GARAGE STREET ELEVATION



PASEO ELEVATION



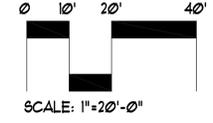
GREEN LANE ELEVATION PLAN I



GREEN LANE ELEVATION PLAN 5



PEARCE DRIVE ELEVATION PLAN 5



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Sheet Title:
Elevations

Sheet Reference:
E-1

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