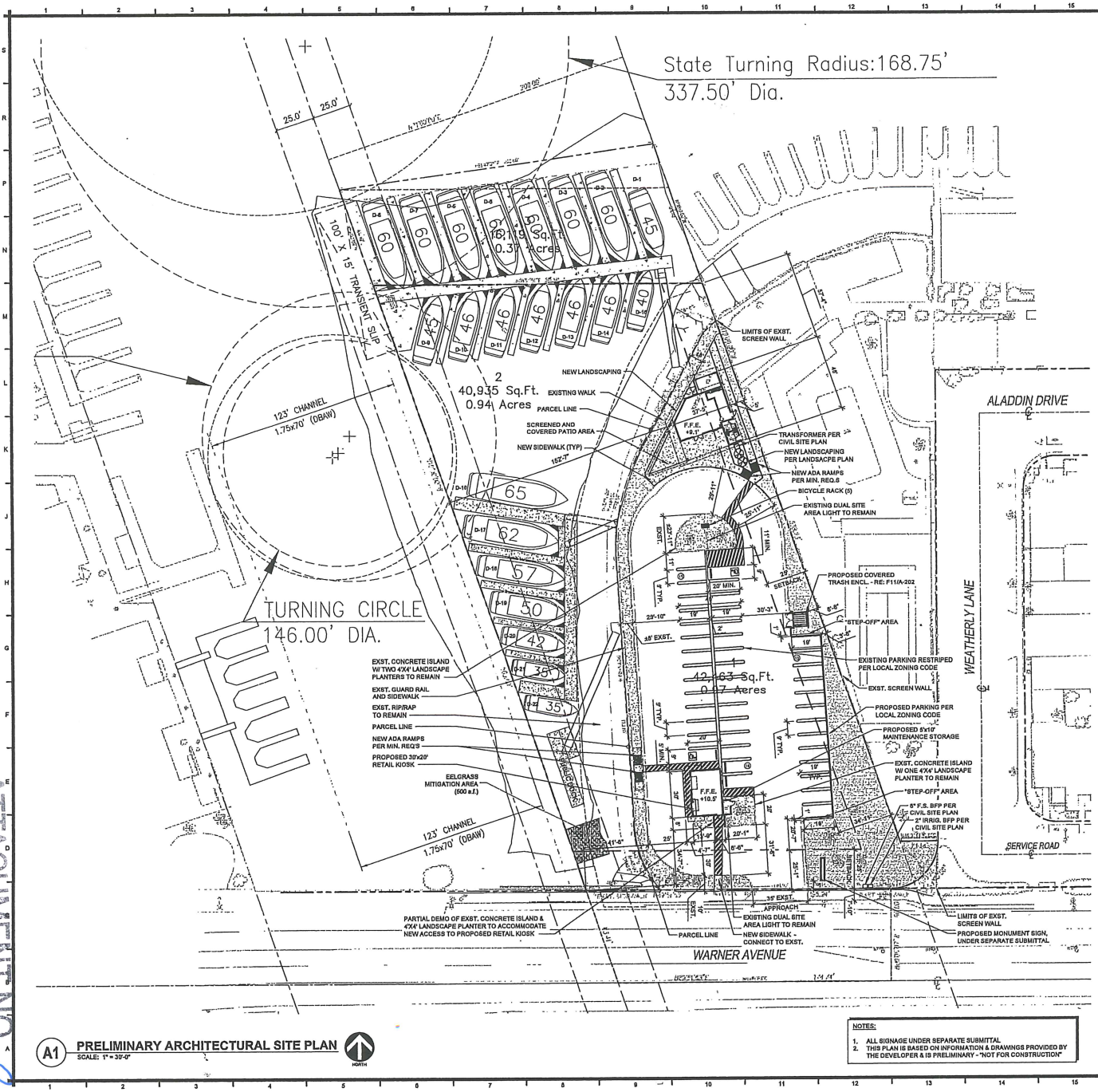


A1 **PRELIMINARY ARCHITECTURAL SITE PLAN**
SCALE: 1" = 30'-0"

NOTES:
1. ALL SIGNAGE UNDER SEPARATE SUBMITTAL
2. THIS PLAN IS BASED ON INFORMATION & DRAWNGS PROVIDED BY THE DEVELOPER & IS PRELIMINARY - "NOT FOR CONSTRUCTION"

30' 0 30' 60'
SCALE: 1" = 30' - 0"

PROJECT SUMMARY:

LOT/PARCEL SQ.FT.	=	±83,398 SQ.FT. / ±1.915 ACRES
HARDSCAPE SQ.FT. SHOWN THUS:	=	± 32,661 SQ.FT.
LANDSCAPE SQ.FT. SHOWN THUS:	=	± 7,984 SQ.FT.
BUILDING SQ.FT.	=	± 3,163 SQ.FT.
OUTDOOR DINING	=	± 796 SQ.FT.
RETAIL KIOSK	=	± 600 SQ.FT
PARKING PROVIDED	=	44 STALLS (INCL. 2 ADA STALLS)

LEGAL DESCRIPTION:

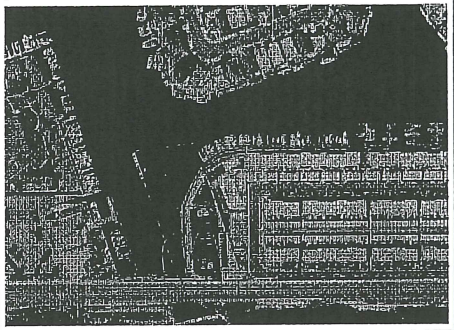
THAT PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, BOUNDED AS FOLLOWS:

BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL A IN THE DEED TO THE SATE OF CALIFORNIA RECORDED DECEMBER 20, 1972 IN BOOK 9361, PAGE 411 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY;

BOUNDED WESTERLY BY THE NORTHEASTERLY LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF, OF THE LAND DESCRIBED IN PARCEL 2-CHANNEL OF THE DEED TO THE CITY OF HUNTINGTON BEACH, RECORDED JULY 30, 1970 IN BOOK 9360, PAGE 178 OF SAID OFFICIAL RECORDS;

BOUNDED EASTERLY BY THE WESTERLY LINE OF TRACT NO. 5775, AS SHOWN ON A MAP RECORDED IN BOOK 210, PAGES 11 AND 12 OF SAID MISCELLANEOUS RECORDS;

GENERAL NOTES



VICINITY/AERIAL OVERLAY

ISSUE TYPE = 2ND SUBMITTAL
Date of Issue = 02/16/12

WARMAN ARCHITECTURE+DESIGN
1828 SWIFT SUITE 101
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Harmony Cove
Marina Office & Diner
3901 Warner Ave
Huntington Beach, CA 92649

PRELIMINARY SITE PLAN

BAYVIEW LLC
13912 Seal Beach Blvd
Seal Beach, CA 90740

#	BY	DATE	REVISIONS SOURCE

DATE: 09.21.11
DESIGNED BY: jds
DRAWN BY: cdl
APPROVED BY: KAW

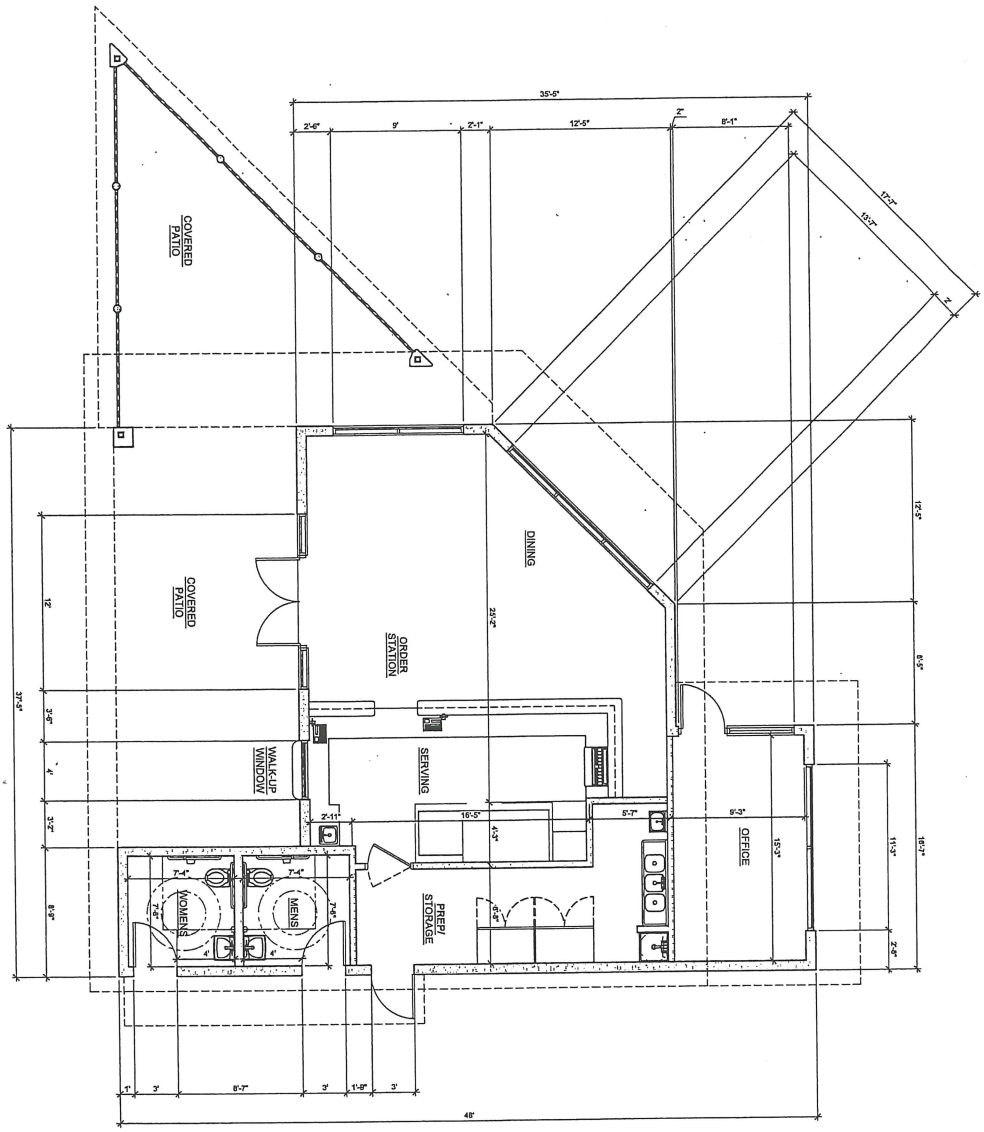
SHEET NUMBER
AS-101

JOB NUMBER
4658-10

ATTACHMENT NO. 21

ATTACHMENT NO. 2.2

A1 PRELIMINARY FLOOR PLAN - F
SCALE: 1/4" = 1'-0"



BUILDING AREA (BF)
MARINA OFFICE 194 SF
RESTAURANT (INCLD SERV/INGESTION/PREP) 469 SF
RESTROOMS 141 SF
TOTAL 1,183 SF

NOTE:
PROVIDE WINDSCREEN AS REQUIRED FOR COVERED PATIO

SCALE: 1/4" = 1'-0"

ISSUE TYPE = 2ND SUBMITTAL
Date of Issue = 02/16/12

#	BY	DATE	REVISIONS SOURCE

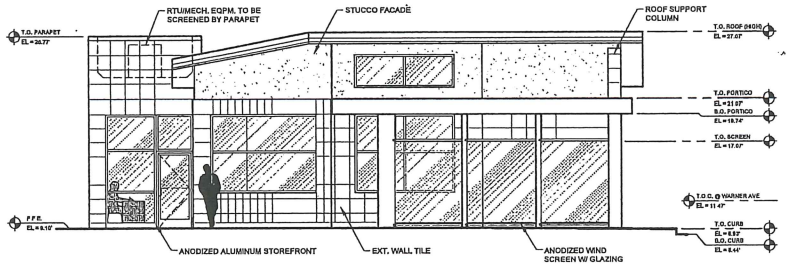
DATE: 08.21.11
DESIGNED BY:
DRAWN BY: KAW
APPROVED BY: jds
SHEET NUMBER: A-101-G
JOB NUMBER: 4658-10

BAYVIEW LLC
13912 Seal Beach Blvd
Seal Beach, CA 90740

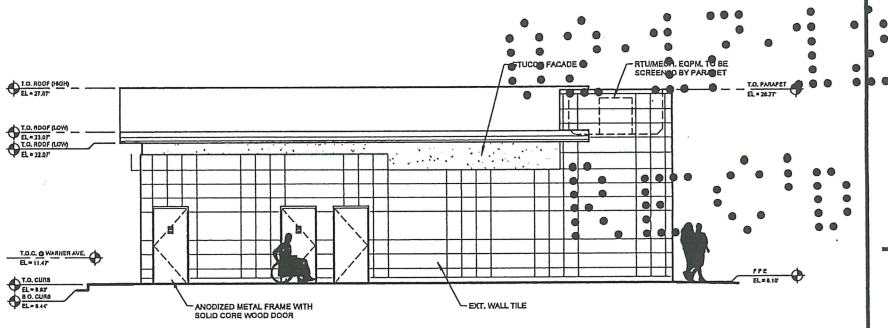
Harmony Cove
Marina Office & Diner
3901 Warner Ave
Huntington Beach, CA 92649

PRELIMINARY FLOOR PLAN - E

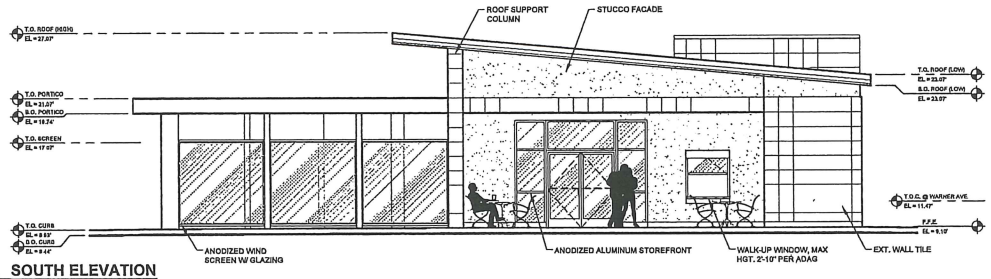
WARMAN ARCHITECTURE+DESIGN
1828 SWIFT SUITE 101
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051



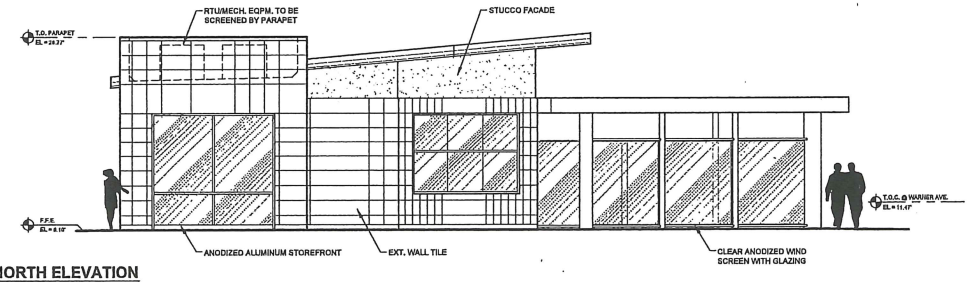
L1 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



L11 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"



F1 **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



A1 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"

NOTE:
ANY/ALL SIGNAGE SHOWN ON THE PLANS IS FOR REFERENCE PURPOSES ONLY. ALL PROPOSED SIGNAGE WILL BE REVIEWED THROUGH A SEPARATE APPLICATION TO THE PLANNING DIVISION

4' 0 4' 8' 12'
SCALE: 3/16" = 1'-0"

ISSUE TYPE = 2ND SUBMITTAL
Date of Issue = 02/16/12

WARMAN ARCHITECTURE+DESIGN
1828 SWIFT SUITE 101
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Harmony Cove
Marina Office & Diner
3901 Warner Ave
Huntington Beach, CA 92649

RESTAURANT EXTERIOR ELEVATIONS

BAYVIEW LLC
13912 Seal Beach Blvd
Seal Beach, CA 90740

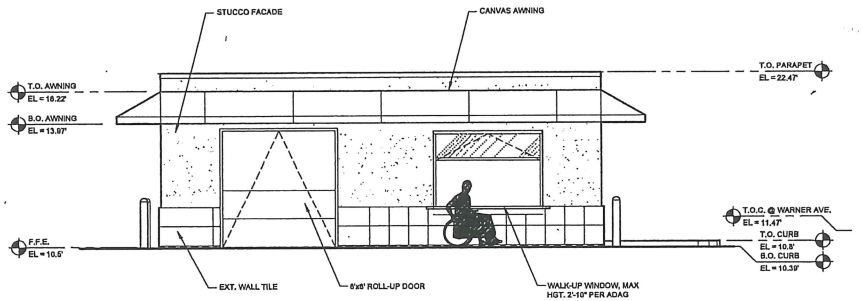
#	BY	DATE	REVISIONS	SOURCE

DATE: 09.21.11
DESIGNED BY: jde
DRAWN BY: cdi
APPROVED BY: KAW

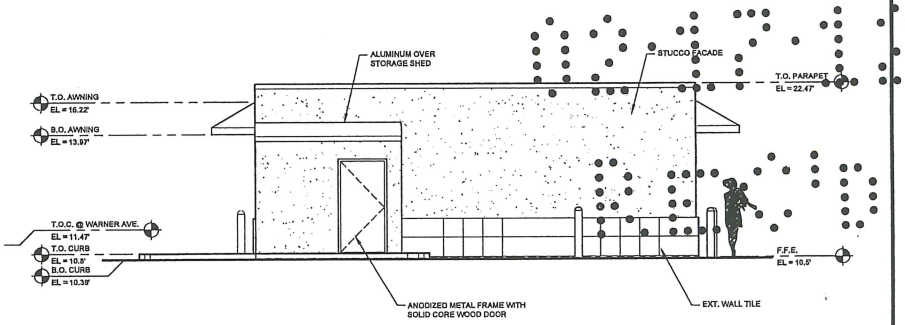
SHEET NUMBER
A-201.D

JOB NUMBER
4658-10

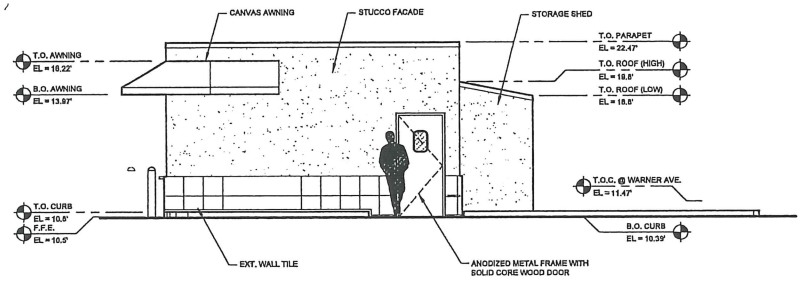
ATTACHMENT NO. 2.3



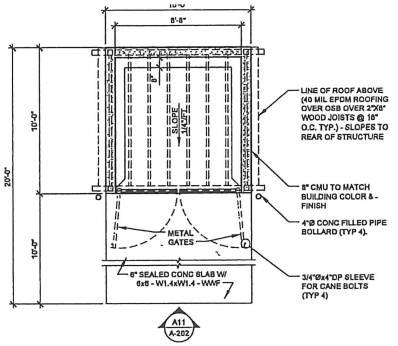
L1 KIOSK WEST ELEVATION
SCALE: 1/4" = 1'-0"



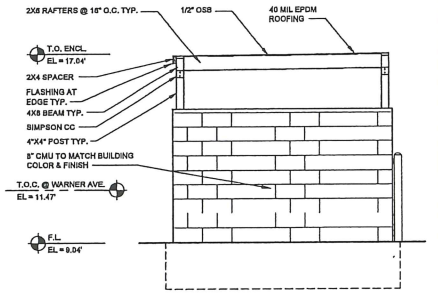
L11 KIOSK EAST ELEVATION
SCALE: 1/4" = 1'-0"

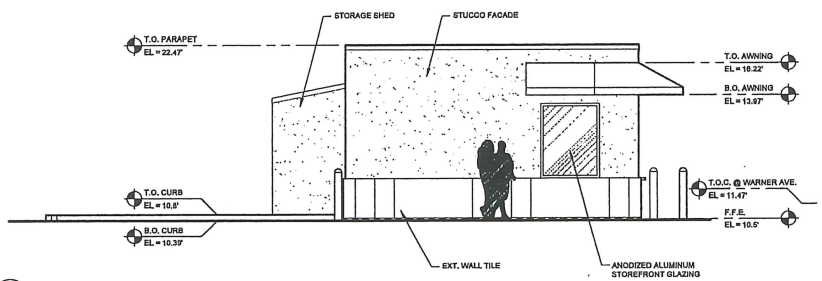


F1 KIOSK SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

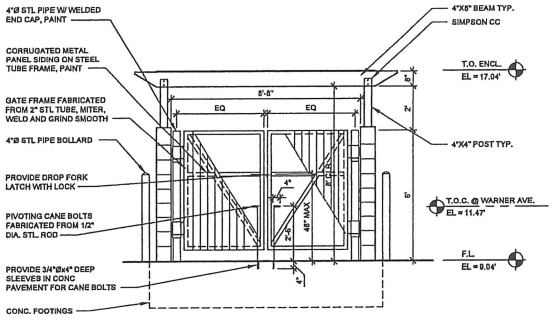


F11 TRASH ENCL. PLAN
SCALE: 1/4" = 1'-0"





A1 KIOSK NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A11 TRASH ENCL. ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
ANY/ALL SIGNAGE SHOWN ON THE PLANS IS FOR REFERENCE PURPOSES ONLY. ALL PROPOSED SIGNAGE WILL BE REVIEWED THROUGH A SEPARATE APPLICATION TO THE PLANNING DIVISION

SCALE: 3/8" = 1'-0"

SCALE: 1/4" = 1'-0"

ISSUE TYPE = 2ND SUBMITTAL
Date of Issue = 02/16/12

WARMAN ARCHITECTURE+DESIGN
1828 SWIFT SUITE 101
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Harmony Cove
Marina Office & Diner
3901 Warner Ave
Huntington Beach, CA 92649

RETAIL KIOSK EXTERIOR ELEVATIONS

BAYVIEW LLC
13912 Seal Beach Blvd
Seal Beach, CA 90740

#	BY	DATE	REVISIONS	SOURCE

DATE: 09.21.11
DESIGNED BY: jda
DRAWN BY: cdt
APPROVED BY: KAW

SHEET NUMBER
A-202.B

JOB NUMBER
4658-10

ATTACHMENT NO. 2.4

Recommended Plant List

Area to be Planted with Drought Tolerant Shrubs and Groundcovers.
The following are recommendations:

RECOMMENDED SHRUB LIST
Artemisia species (California Sage Brush)
Atriplex lentiformis breweri (Quail Bush)
Eriogonum fasciculatum (Buckwheat)
Galvezia speciosa 'Firecracker'
Heteromeles arbutifolia (Toyon)
Salvia clevelandii (Cleveland Sage)
Rhus ovata (Sugar Bush)

RECOMMENDED GROUNDCOVER LIST
Baccharis pilularis 'Twin Peaks' (Coyote Bush) one gallon planted at 6' o/c
Carissa 'Green Carpet' (Natal Plum) one gallon planted at 6' o/c
Cistus species (Rockrose)
Erigeron karvinskianus (Santa Barbara Daisy) one gallon planted at 48" o/c
Lantana montevidensis (Purple Lantana) one gallon planted at 6' o/c
Lantana 'Spreading Orange' one gallon planted at 6' o/c
Lantana 'Spreading Yellow' one gallon planted at 6' o/c

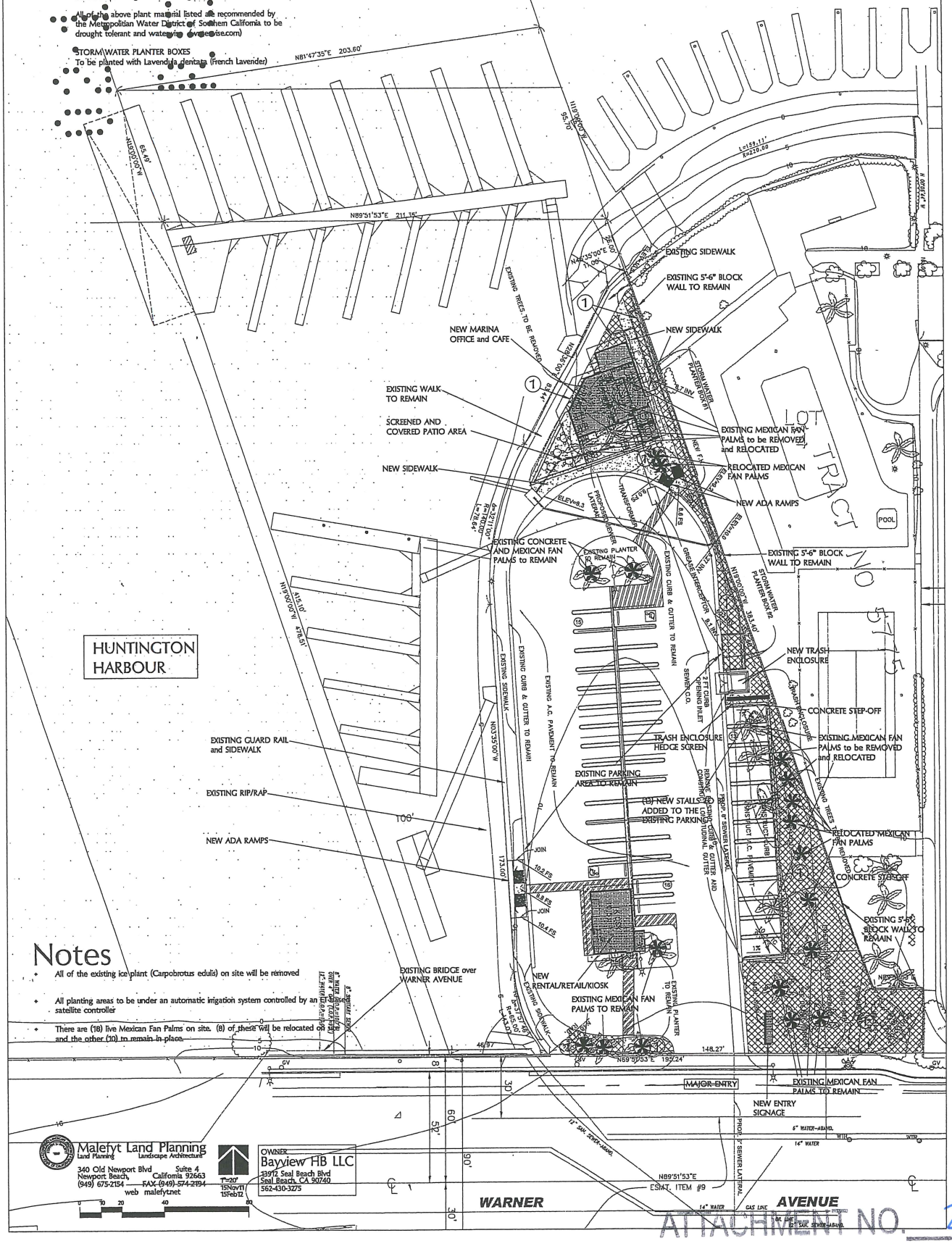
All of the above plant material listed are recommended by the Metropolitan Water District of Southern California to be drought tolerant and water wise (www.bewaterwise.com)

STORM WATER PLANTER BOXES
To be planted with Lavendula dentata (French Lavender)

Conceptual Landscape Plan

Harmony Cove

3901 Warner Avenue
Huntington Beach, CA



Notes

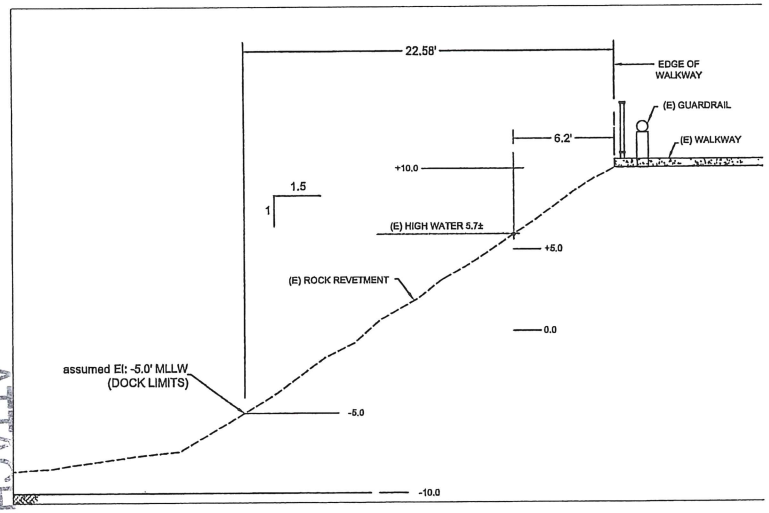
- All of the existing ice plant (Carpobrotus edulis) on site will be removed
- All planting areas to be under an automatic irrigation system controlled by an satellite controller
- There are (18) live Mexican Fan Palms on site. (8) of these will be relocated on and the other (10) to remain in place.

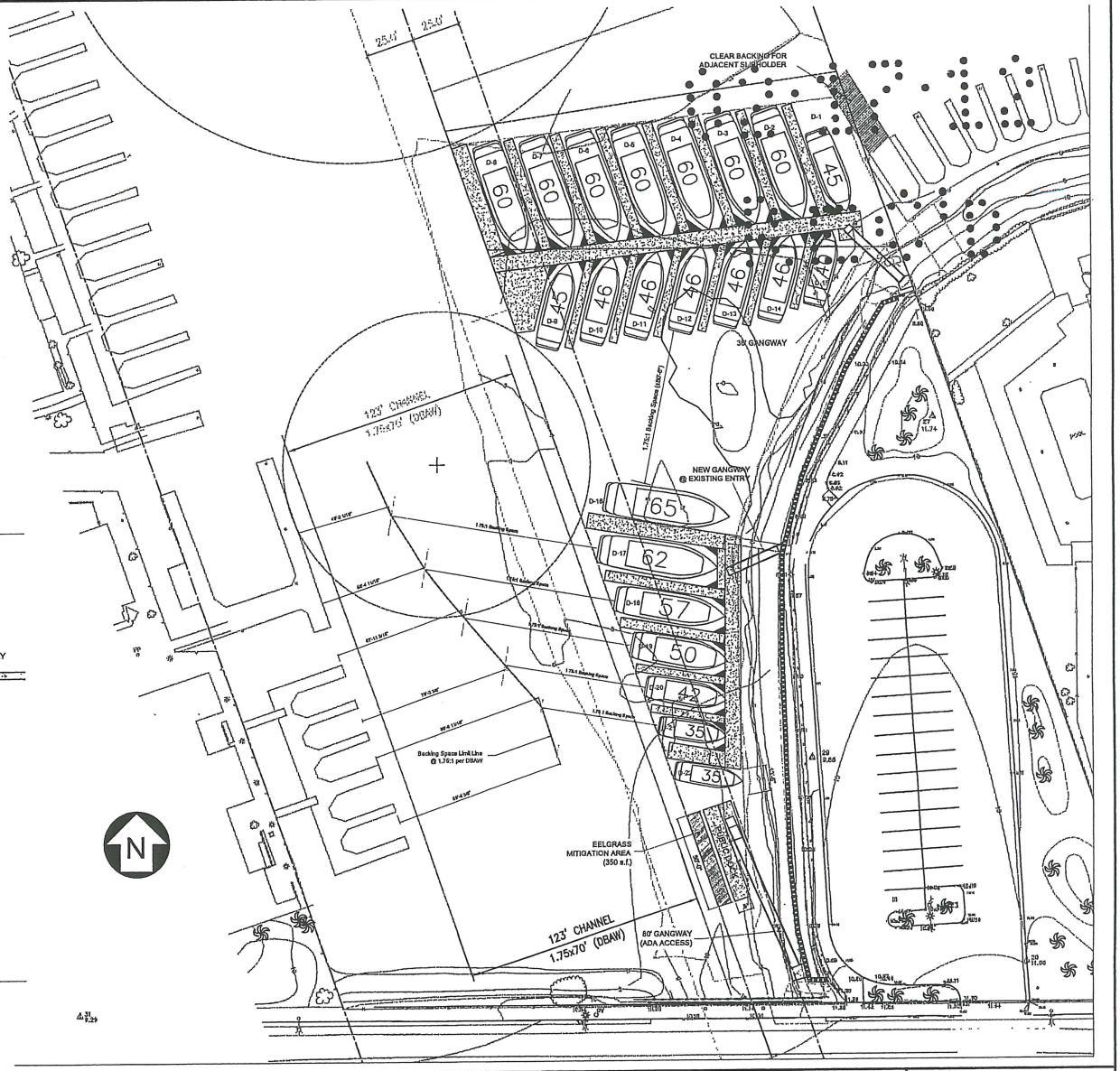
Malefyt Land Planning
Land Planning Landscape Architecture
340 Old Newport Blvd Suite 4
Newport Beach, California 92663
(949) 675-2154 FAX (949) 574-2194
web malefytnet

1"=20'
15Nov11
15Feb12

OWNER
Bayview HB LLC
13912 Seal Beach Blvd
Seal Beach, CA 90740
562-430-3275

ATTACHMENT NO. 2.5





NO.	DATE	DESCRIPTION	BY
		REVISIONS	

Bellingham MARINE
The World's Most Comprehensive Marina Builder
Southwest Division
1205 Business Park Drive
Dixon, CA 95620
TEL: (707) 678-2385
FAX: (707) 678-1780

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SITE IMPROVEMENT PLAN

ACCEPTED BY: _____
CITY ENGINEER R.C.E. EXP. DATE

ACCEPTED BY: _____
CITY ENGINEER R.C.E. EXP. DATE

PROJECT NUMBER:	10-3-642
ENGINEER / DESIGNER:	DeCaro
PROJECT MANAGER:	Noegel
CHECKED BY:	owner
SCALE:	1" = 40'
DRAWN BY:	D. D.
DATE:	5-17-11
SHEET NO.:	1
DRAWING:	5

HARMONY COVE MARINA
HUNTINGTON BEACH, CA

CONCEPTUAL DOCK LAYOUT - #5

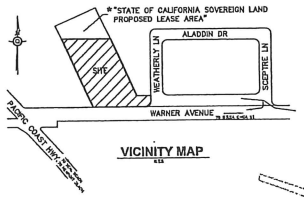
ATTACHMENT NO. 2.6

TENTATIVE PARCEL MAP 2011-138

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

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF THE FRACTIONAL SECTION 30, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN

FOR A PUBLIC RECREATIONAL MARINA, MARINA OFFICE, DINER, RETAIL KIOSK AND PARKING



VICINITY MAP

UTILITY SERVICES

HUNTINGTON BEACH IS SERVED BY THE FOLLOWING UTILITY COMPANIES:

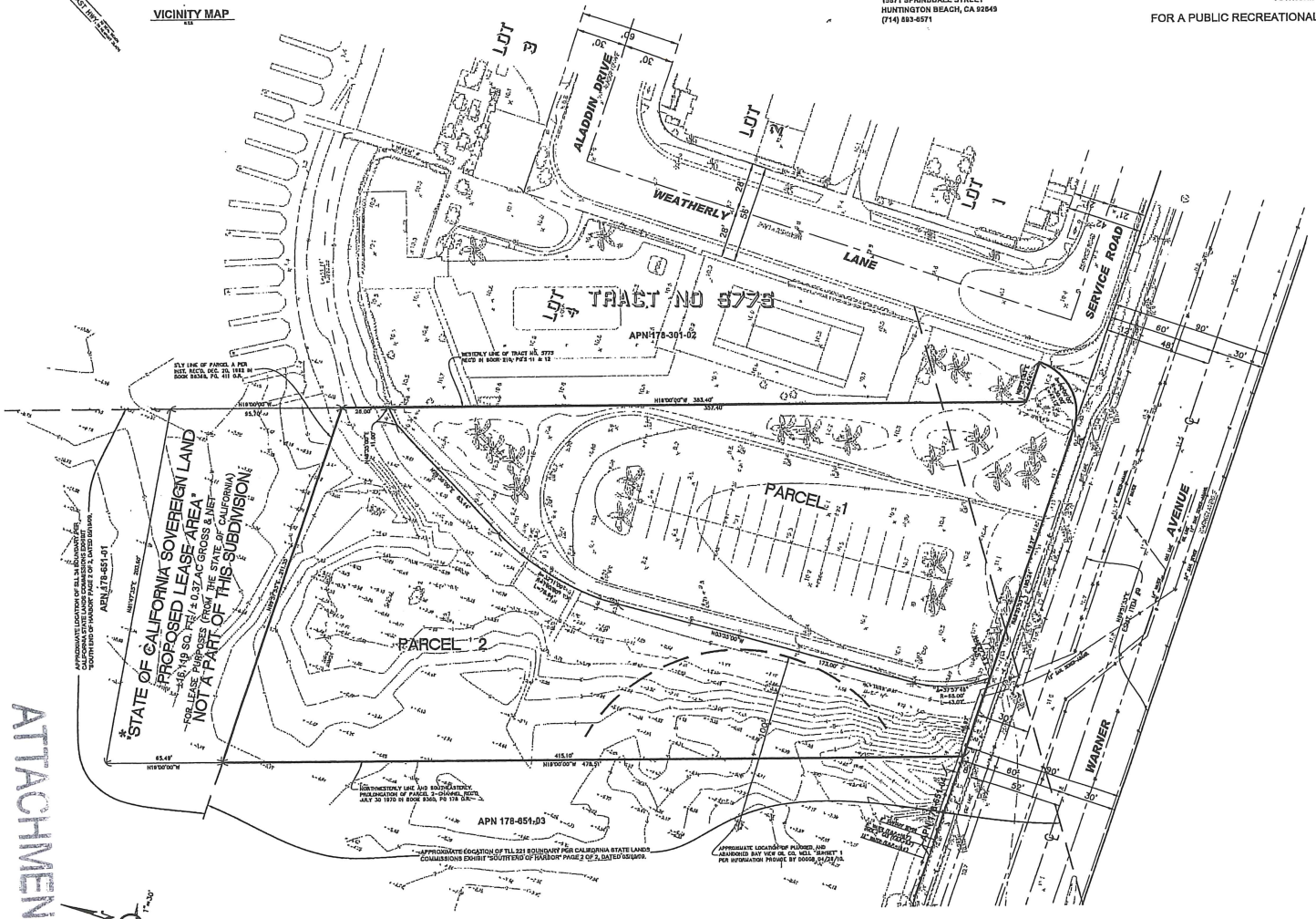
SERVICE	PROVIDER	TELEPHONE #
CABLE TELEVISION	TIME WARNER	(714) 993-4000
ELECTRICITY	SOUTHERN CALIFORNIA EDISON	(800) 409-2365
NATURAL GAS	SOUTHERN CALIFORNIA GAS CO.	(800) 427-2200
WATER/TRASH/SEWER	CITY OF HUNTINGTON BEACH	(714) 536-5919
LOCAL TELEPHONE	VERIZON	(800) 483-4000

SCHOOL DISTRICT - OCEAN VIEW

ELEMENTARY — HARBOR VIEW ELEMENTARY SCHOOL
4343 PICKWICK CIRCLE
HUNTINGTON BEACH, CA
(714) 846-6802

MIDDLE SCHOOL — MARINE VIEW MIDDLE SCHOOL
5682 TILBURG DRIVE
HUNTINGTON BEACH, CA
(714) 846-0824

HIGH SCHOOL — MARINA HIGH SCHOOL
15871 SPRINDDALE STREET
HUNTINGTON BEACH, CA 92649
(714) 893-8571



BASIS OF BEARINGS:

THE BEARING NORTH 89°51'53" EAST ALONG THE CENTERLINE OF WARNER AVENUE AS SHOWN ON TRACT NUMBER 5775 RECORDED IN BOOK 210 PAGES 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, BOUNDED AS FOLLOWS:

BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL A IN THE DEED TO THE STATE OF CALIFORNIA RECORDED DECEMBER 20, 1962 IN BOOK 6368, PAGE 411 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY;

BOUNDED WESTERLY BY THE NORTHEASTERLY LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF, OF THE LAND DESCRIBED IN PARCEL 3-CHANNEL OF THE DEED TO THE CITY OF HUNTINGTON BEACH, RECORDED JULY 30, 1970 IN BOOK 9150, PAGE 178 OF SAID OFFICIAL RECORDS;

BOUNDED EASTERLY BY THE WESTERLY LINE OF TRACT NO. 5775, AS SHOWN ON A MAP RECORDED IN BOOK 210, PAGES 11 AND 12 OF SAID MISCELLANEOUS RECORDS;

SUBDIVIDER:

BAYVIEW HB, LLC
13912 SEAL BEACH BLVD.
SEAL BEACH, CA 90740

NOTES:

A. SEE ARCHITECTS PLANS FOR DETAIL OF SITE

B. SEE MARINE ARCHITECTS PLANS FOR DETAIL OF DOCK SLIPS

RECORDS OWNERS:

PARCELS 1 & 2
BAYVIEW HB, LLC
JOHN & HEATHER TROMMALD
HOWARD & MARIANNE MAHLER
16931 CORAL CAY LN.
HUNTINGTON BEACH, CA 92649

STATE LAND LEASE PARCEL
STATE OF CALIFORNIA

NOTES:

1. ASSESSORS PARCEL: 178-301-01
2. THOMAS BROS.: 857/B1
3. PARCEL MAP 2011-138 AREA:
   LOT 1: ±42,463 S.F. / ±0.97 AC. NET
   LOT 2: ±40,935 S.F. / ±0.94 AC. NET
   TOTAL: ±83,398 S.F. / ±1.91 AC.
4. PUBLIC UTILITIES ARE EXISTING AND AVAILABLE TO SERVE THIS PROJECT.
5. EXISTING ZONE: RL-CZ-FP2 AND OS-WR-CZ PER HUNTINGTON BEACH INFORMATION SERVICES DEPARTMENT, HB GIS MAP REVISED: APRIL 2010. PROPOSED ZONING: PARCEL 1: OS-PR-CZ-FP2; PARCEL 2: OS-WR-CZ
6. EXISTING ON SITE IMPROVEMENTS ARE TO BE REMAIN EXCEPT IN AREAS OF NEW CONSTRUCTION.
7. LAND USE: EXISTING: PARKING LOT, SIDEWALK AND LANDSCAPING
   PROPOSED: LOT 1 ..... MARINA OFFICE WITH DINER, RETAIL KIOSK AND PARKING.
   LOT 2 ..... 14 PRIVATE AND 1 PUBLIC BOAT SLIPS AND DOCK.
   * LEASE PARCEL.. 8 PRIVATE BOAT SLIPS AND DOCK.
8. FLOOD ZONE: "X" (LAND) & "AE" (WATER) PER FEMA MAP 060 59C 0233H DATED 2/18/04. WITH BASIC FLOOD ELEV. 7.4' ASL.
9. THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF HUNTINGTON BEACH.
10. PROJECT: DEVELOPMENT OF A 33 SLIP PUBLIC RECREATIONAL BOAT MARINA INCLUDING A MARINA OFFICE WITH A DINER, OUTDOOR PATIO SEATING PLUS A RETAIL KIOSK SPACE. THE PROJECT WILL PROVIDE 42 STANDARD PARKING SPACES PLUS 2 ADA ACCESSIBLE SPACES.
11. PROPOSED PARKING: 42 SPACES, 2 ADA ACCESSIBLE SPACES, (44 TOTAL SPACES)
12. EASEMENTS LISTED ARE PER CHICAGO TITLE COMPANY REPORT NO. 11862181B-SD4 DATED MAY 12, 2011.
    ITEM 8: AN EASEMENT TO DRILL, REDRILL, DEEPEN, LINE, CONSTRUCTED AND OPERATE ONE OR MORE WELLS AND MINE TUNNELS PER INSTRUMENT RECORDED IN BOOK 5459, PAGE 410, RECORDED OCTOBER 11, 1950, OF OFFICIAL RECORDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)
    ITEM 9: AN EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES PER INSTRUMENT RECORDED IN BOOK 8102, PAGE 272, RECORDED NOVEMBER 18, 1958, OF OFFICIAL RECORDS. (PLOTTED)
13. BASE FLOOD ELEVATION = 7
14. PRELIMINARY GRADING QUANTITIES - PARCEL 1
    CUT ±200 C.Y.
    FILL ± 50 C.Y.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

* THE INCLUSION OF THE AREA IS SOLELY FOR INFORMATIONAL PURPOSES AND CONVEYS NO PRESENT OR FUTURE RIGHTS, TITLE OR INTEREST AND THAT THERE IS NO GUARANTEE OR RIGHT ON THE PART OF THIS APPLICANT OR ANY OTHER PARTY THAT THE COMMISSION WILL ISSUE A LEASE FOR THE PROPOSED LEASE AREA.

BENCH MARK FOR TOPOGRAPHY:
NGS BM # DY0908 DESIGNATION 941 0648 TIDAL 2 RESET EL=8.88' NAVD '88 (OCS BM TIDAL-2-R62) LOCATED AT THE NW COR OF PACIFIC COAST HIGHWAY AND WARNER AVE. (TO CHANGE AN ELEVATION SHOWN HEREON FROM NAVD '88 TO MLLW ADD 0.38' (I.E. 10.00 NAVD '88 + 0.38'=10.38' MLLW)
(TO CHANGE AN ELEVATION SHOWN HEREON FROM NAVD '88 TO NGVD '29 SUBTRACT 2.37' (I.E. 10.00 NAVD '88 - 2.37'=8.63' NGVD '29)

TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY ARCHITECT FOR SITE STUDY PURPOSES. TOPO WAS PREPARED BY BILL CARR SURVEYS AND DATED 03/02/06. BOUNDARY WAS REVISED BY BILL CARR SURVEYS AND DATED 9-11-08

REVISIONS		
Nº	DATE	BY	DESCRIPTION

PLAN PREPARED BY:
R. T. QUINN & ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS
1907 Border Avenue
Torrance, California 90501
Voice (310) 320-4125 Fax (310) 320-5125
E-Mail Address: rqa@rquinn.net
ROBERT T. QUINN — R.C.E. 24488 EXP. 12-31-13
PHILL HUDIS, ROB CRAIN — CIVIL ASSISTED DRAWN BY: SJC
DATE: 12-14-12 — JOB Nº: 2012-001

REGISTERED PROFESSIONAL ENGINEER — ROBERT T. QUINN — No. 24488 — Exp. 12/31/13 — STATE OF CALIFORNIA

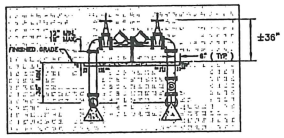
PLANS PREPARED FOR:
BAYVIEW HB, LLC
13912 SEAL BEACH BLVD.
SEAL BEACH, CA 90740

PROJECT TITLE: HARMONY COVE
JOB ADDRESS: 16931 ALADDIN AVENUE, HUNTINGTON BEACH, CA
LEGAL DESCRIPTION: SEE ABOVE HEREON

TENTATIVE PARCEL MAP: 2011-138
DRAWING FILE NO.:
SCALE: 1"=30'
SHEET 1 OF 2

SHEET TITLE: TENTATIVE PARCEL MAP 2011-138

ATTACHMENT NO. 2.7



BACKFLOW ASSEMBLY
NOT TO SCALE

PRELIMINARY GRADING QUANTITIES - PARCEL 1
CUT ± 200 C.Y.
FILL ± 50 C.Y.

NOTE:
SEE ARCHITECTURAL PLANS FOR SITE DIMENSIONS

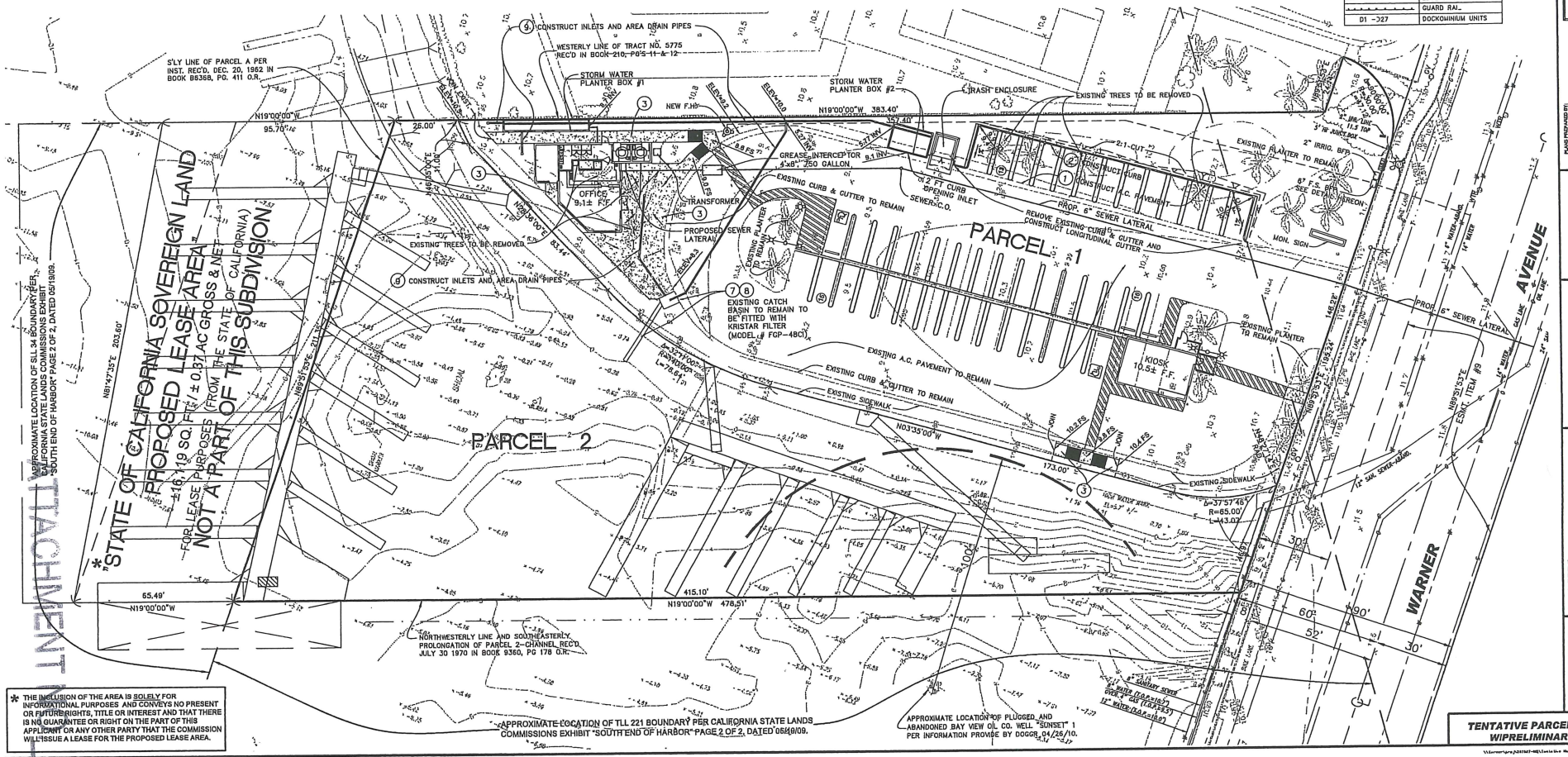
CONSTRUCTION NOTES

1. A.C. PAVEMENT
2. CONCRETE CURB
3. P.C.C. SIDEWALK
7. EXISTING CATCH BASIN AND PIPE TO REMAIN
8. EXISTING STORM DRAIN PIPE TO REMAIN
9. 4" P.V.C.
10. 4" N.D.S. NO. 50 ROUND GRATE

LEGEND:
D = DOCKOMINIUM MARINA SLIPS
L = LEASED MARINA SLIPS

SYMBOLS LEGEND	
WMR	WATER METER
	WATER VALVE
	WATER VAULT
	FIRE HYDRANT
GV	GAS VALVE
	POWER POLE
	LIGHT POLE
E	ELECTRIC MANHOLE
E	ELECTRIC VAULT
	GUY POLE
	GUY ANCHOR
	SIGN
	TRAFFIC SIGNAL
	STREET LIGHT
	PROPERTY
(1100)	EX. CONTOUR
1100	PROP. CONTOUR
	PROP. SLOPE
1100.00	EX. SPOT ELEV.
1100	PROP. ELEV.
	DIRECTION OF FLOW
	CUT/FILL LINE
	RETAINING WALL
	GARDEN WALL
	STORM DRAIN & M.H.
	FENCE
	BUILDING FOOTPRINT
	EDGE OF PAVEMENT
	GUARD RAIL
D1 - 27	DOCKOMINIUM UNITS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



* THE INCLUSION OF THE AREA IS SOLELY FOR INFORMATIONAL PURPOSES AND CONVEYS NO PRESENT OR FUTURE RIGHTS, TITLE OR INTEREST AND THAT THERE IS NO GUARANTEE OR RIGHT ON THE PART OF THIS APPLICANT OR ANY OTHER PARTY THAT THE COMMISSION WILL ISSUE A LEASE FOR THE PROPOSED LEASE AREA.

8.2

NO.	DATE	BY	REVISIONS DESCRIPTION

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DATE: 02-14-12 JOB N°: 2070127-001 DRAWN BY: SAZ

REGISTERED PROFESSIONAL ENGINEER ROBERT T. QUINN No. 43886 Exp. 12/31/13 CIVIL STATE OF CALIFORNIA

MAPS PREPARED FOR:
BAYVIEW HB, LLC
13912 SEAL BEACH BLVD.
SEAL BEACH, CA 90740

PROJECT TITLE: HARMONY COVE
JOB ADDRESS: 4121 WARNER AVENUE, HUNTINGTON BEACH, CA
LEGAL DESCRIPTION: SEE ABOVE HEREON

TENTATIVE PARCEL MAP 2011-138
DRAWING FILE NO.
SCALE: 1"=20'
SHEET 2 OF 2

SHEET TITLE
TENTATIVE PARCEL MAP 2011-138
W/PRELIMINARY GRADING