



This architectural section drawing illustrates a modern building with a flat roof and large glass windows. The building is shown in a cutaway view, revealing interior spaces including a living area with a sofa and a dining area with a table and chairs. A rooftop garden with trees is visible on the roof. The building is situated on a raised platform, and the surrounding area is shown in a simplified, light-colored perspective.

T	TREAD
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FLOOR
TOS	TOP OF STRUCTURE
TOW	TOP OF WALL
TRZ	TERAZZO
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WEST
WD	WOOD

1 WALL TAG

101 DOOR TAG

Room name
101 ROOM TAG

1 INTERIOR ELEVATION
DRAWING NUMBER
DIRECTION OF VIEW
SHEET REFERENCE

1 BUILDING SECTION/
EXTERIOR ELEVATION
DIRECTION OF VIEW
DRAWING NUMBER
SHEET REFERENCE

1 ENLARGED PLAN/ DETAIL
DRAWING NUMBER
SHEET REFERENCE

1 DETAIL KEY
DRAWING NUMBER
SHEET REFERENCE

0 GRID BUBBLE

5'-0" DIMENSIONS

View Name | **1** | **VIEW TITLE**

STORIES	2
BLDG. SIZE	SEE SCHEDULE
HEIGHT	22'-0"
CONST. TYPE	V-B
PROJECT TEAM	
OWNER	IVY PORTFOLIO LLC 2355 Westwood Blv #678 Los Angeles CA 90064
ARCHITECT	ALEX TERTYCHNY 13123 E. Emerald Coast Pkwy, Ste. B#513 Inlet Beach, FL 32461 408.679.1410 XANDER@XANDERTERTYCHNY.COM
STRUCTURAL ENGINEER	
CONTRACTOR	

HUNTINGTON BEACH, CA 92649

 NORTH	A0.00
--	-------



Site Plan	10
------------------	-----------

LANDSCAPE CALCULATIONS	
900 SF	FRONT YARD - 15'X60'
360 SF	40% REQUIRED LANDSCAPE AREA
403 SF	PROPOSED LANDSCAPE AREA

EASTER CIRCLE

←———— 120' TO CHANNEL LANE

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH 408.679.1410



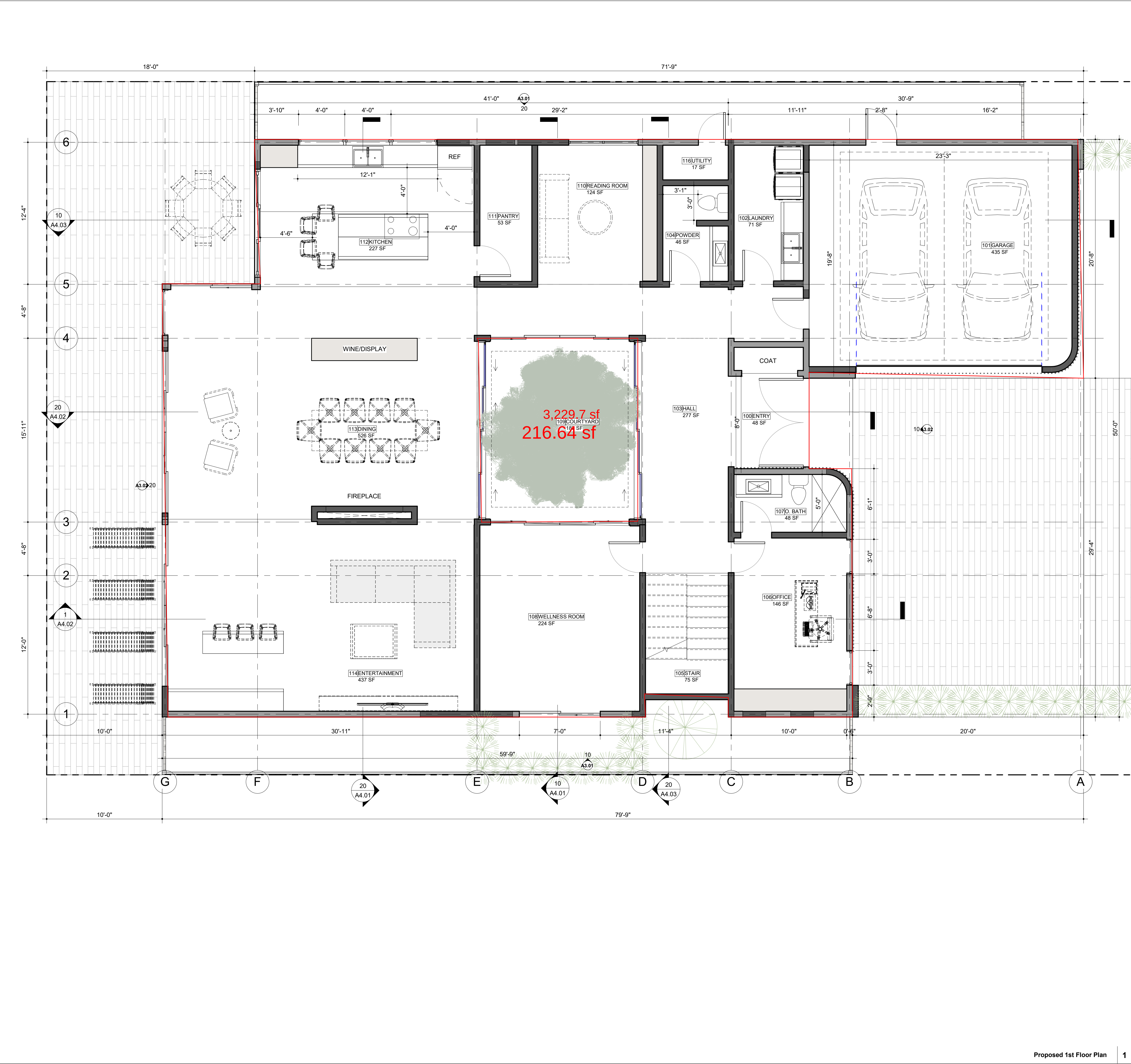
3271 Easter Circle SFR
3271 Easter Cir.
Huntington Beach, CA 92649

ISSUE / REVISION:	DATE:
SCHEMATIC DESIGN SET	11/01/21
CZ SUBMITTAL	01/24/22
CZ REVIEW R01	04/04/22
DRAWN BY:	XT
PROJECT:	2109
SCALE:	3/16" = 1'-0"

Site Plan

	A1.00
---	-------

4/4/2022 11:23:47 AM



GENERAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.@ (PER ORDINANCE 170,158 AND 180.670) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. PROVIDE (70)-(72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.@ (1210.2.3, 2406.4.5, R307.2, R308.4)
5. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)
6. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)
7. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.6, R315)

INTERIOR ENVIRONMENT NOTES

- IE1 NEW WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2
- IE2 SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR TO COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA 72 SECTION 29.8.3.4. [CRC R314.3.3]
- IE3 UNDERFLOOR VENTILATION NOT LESS THAN 1/150 OF UNDER-FLOOR AREA
- IE4 ATTIC VENTILATION NOT LESS THAN 1/150 OF ATTIC AREA (APPROX 10 SQUARE INCHES PER 10 SQUARE FEET)
- IE5 ATTIC AREA WITH HEADROOM OF 30" MUST HAVE ACCESS OPENING MIN. 20" X 30"
- IE6 HEATER MUST BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF MIN. 68° F AT A POINT 3' ABOVE FLOOR AND 2' FROM EXTERIOR WALL IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

PLAN LEGEND

- EXISTING WALL
- NEW WALL, 2X WOOD STUD FRAMING EXTERIOR WALLS TO RECEIVE DRYWALL FINISH ON INTERIOR SIDE, WITH R-15 BATT INSULATION IN CAVITY. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH MATERIALS. INTERIOR WALLS TO RECEIVE DRYWALL ON BOTH SIDE (WET AREAS TO HAVE COMPATIBLE GREEN BOARD OR DIMILAR).
- DEMOLISHED ELEMENT

XANDER TERTYCHNY

XANDER@XANDERTERTYCHNY.COM PH:868.973.1410



3271 Easter Circle SFR
3271 Easter Cir.
Huntington Beach, CA 92649

ISSUE / REVISION:	DATE:
SCHEMATIC DESIGN SET	11/01/21
CZ SUBMITTAL	01/24/22
CZ REVIEW R01	04/04/22

DRAWN BY:	XT
PROJECT:	2109
SCALE:	1/4" = 1'-0"

Proposed 1st Floor Plan

N

A2.01



Section 1 20



Section 2 10

XANDER TERTYCHNY

XANDER@XANDERTERTYCHNY.COM PH-8887931410



3271 Easter Circle SFR
3271 Easter Cir.
Huntington Beach, CA 92649

ISSUE / REVISION:	DATE:
SCHEMATIC DESIGN SET	11/01/21
CZ SUBMITTAL	01/24/22
CZ REVIEW R01	04/04/22

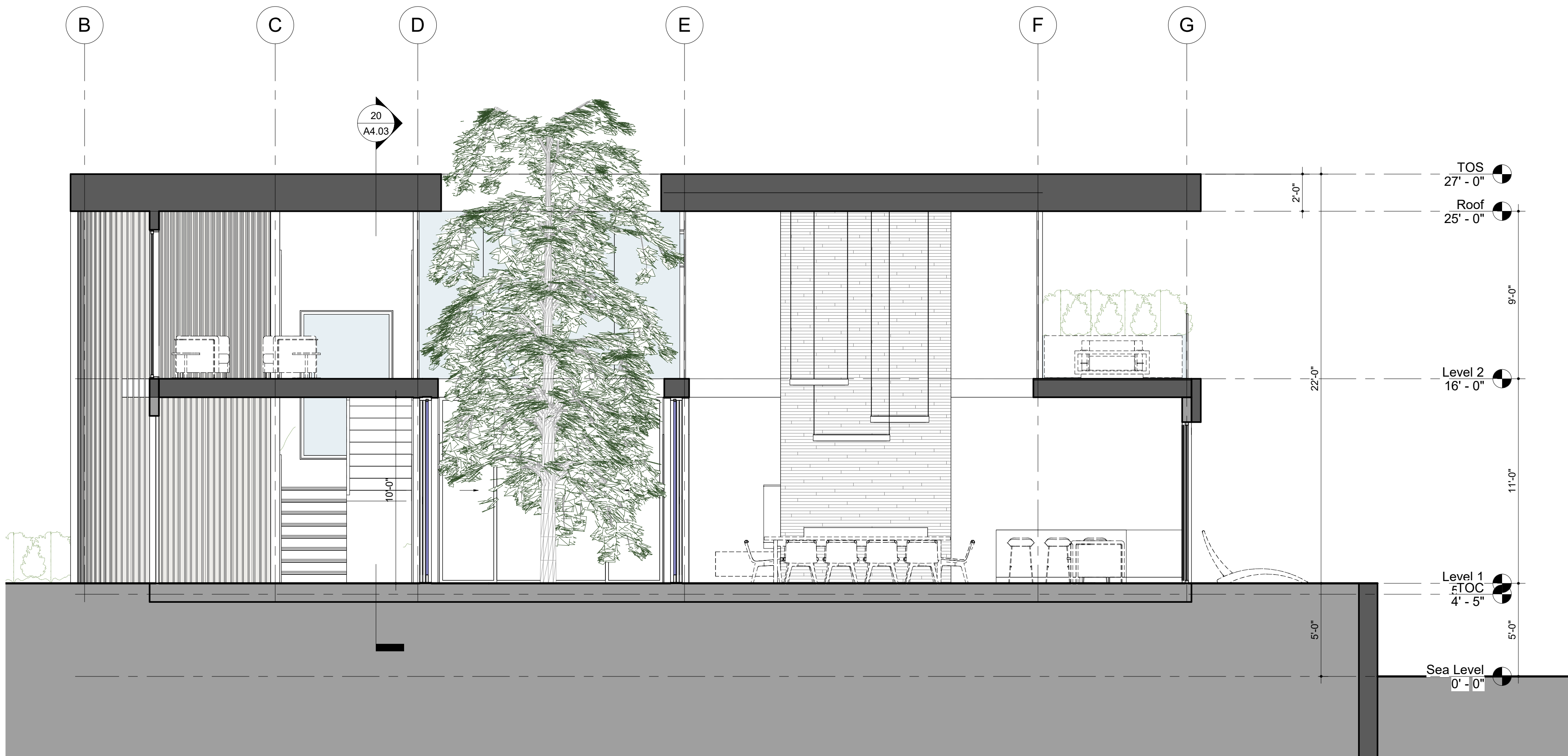
DRAWN BY:	XT
PROJECT:	2109
SCALE:	1/4" = 1'-0"

Sections

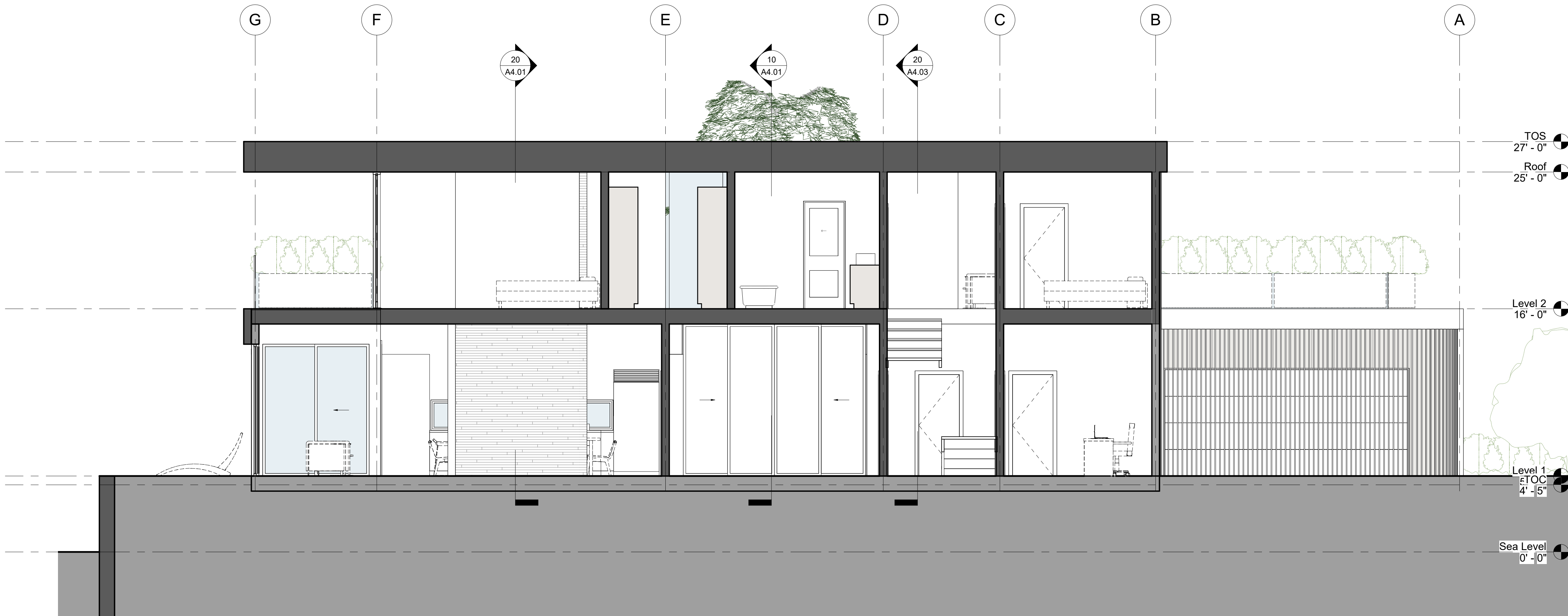
N

A4.01

4/4/2022 11:24:12 AM



Section 3 20



Section 7 1

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH-888931410



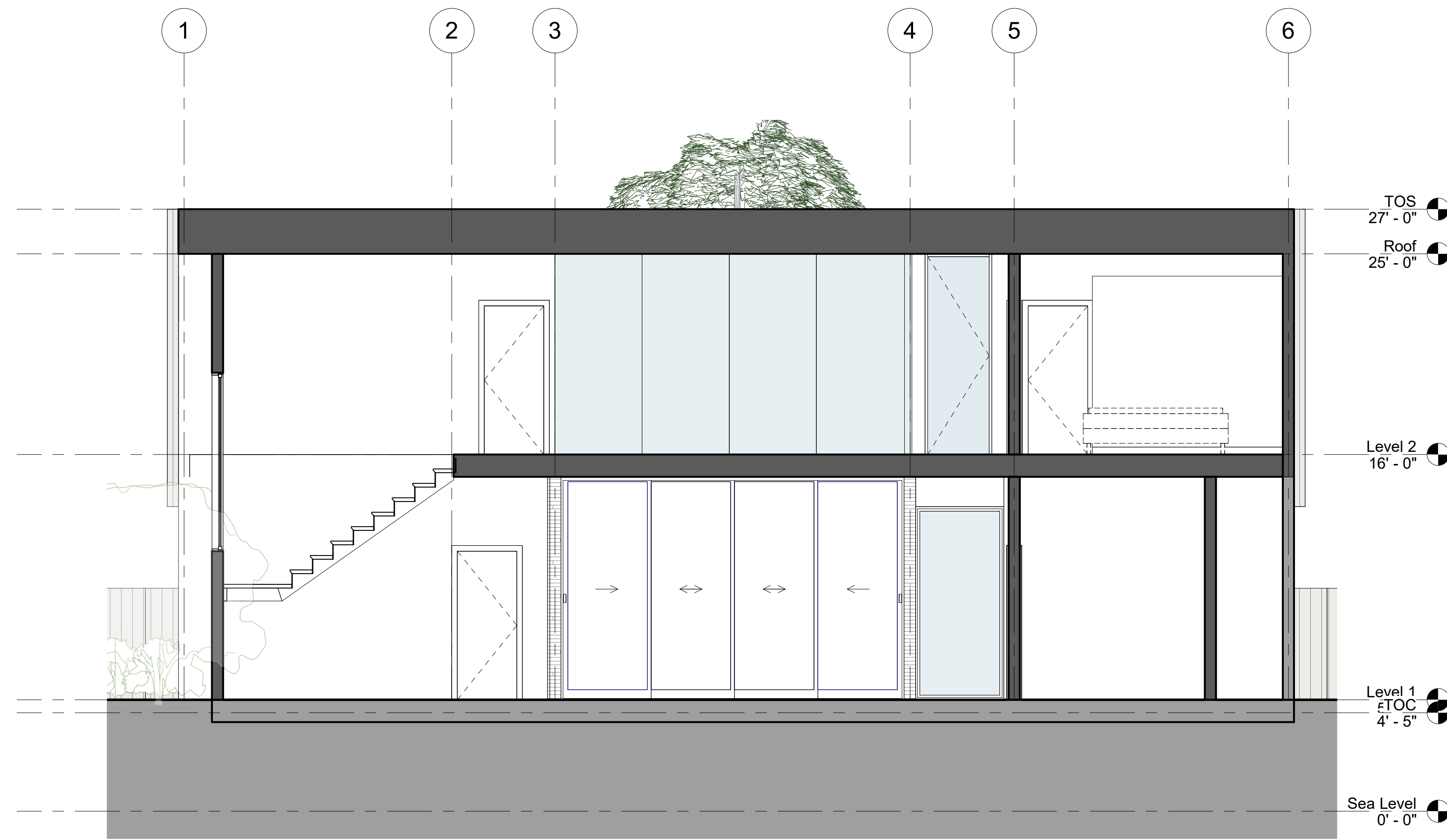
3271 Easter Circle SFR
3271 Easter Cir.
Huntington Beach, CA 92649

ISSUE / REVISION:	DATE:
SCHEMATIC DESIGN	11/01/21
CZ SUBMITTAL	01/24/22
CZ REVIEW R01	04/04/22

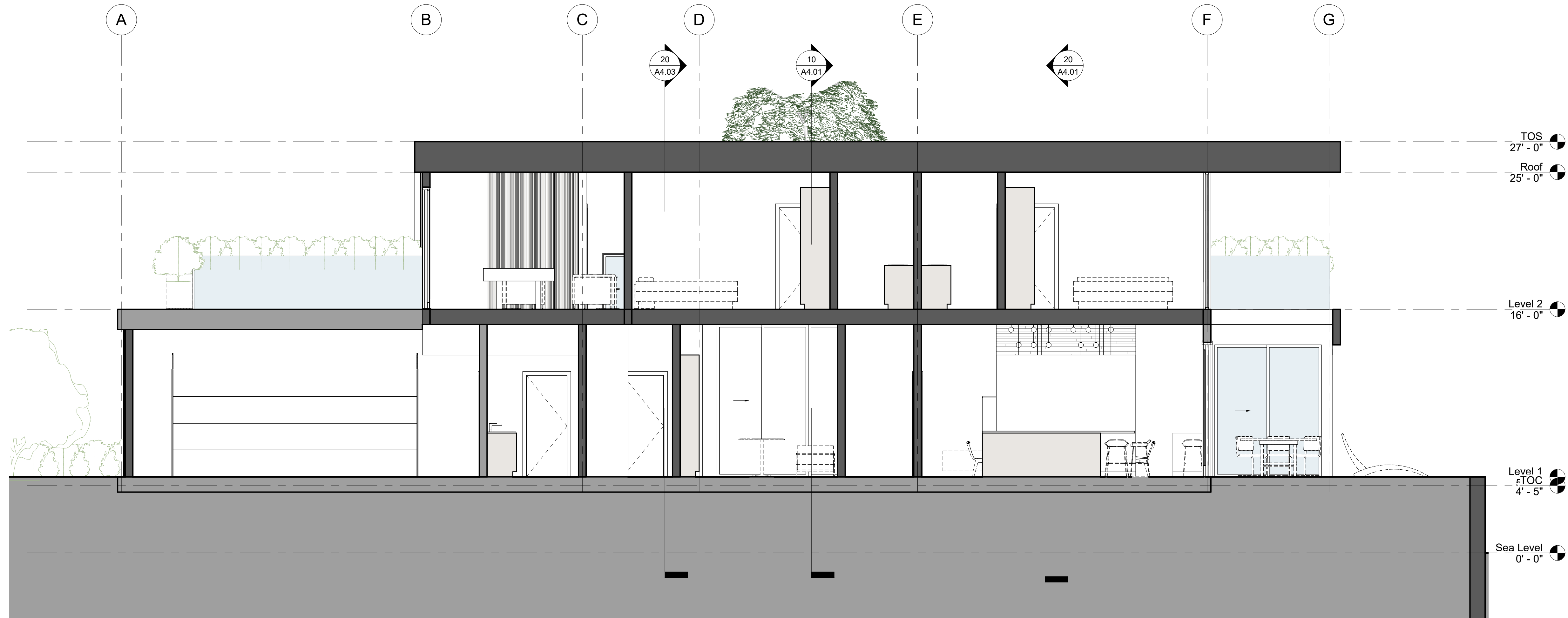
DRAWN BY:	XT
PROJECT:	2109
SCALE:	1/4" = 1'-0"

Sections

A4.02



Section 6 20



Section 5 10

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH-888931410



3271 Easter Circle SFR
3271 Easter Cir.
Huntington Beach, CA 92649

ISSUE / REVISION:	DATE:
SCHEMATIC DESIGN	11/01/21
CZ SUBMITTAL	01/24/22
CZ REVIEW R01	04/04/22

DRAWN BY:	XT
PROJECT:	2109
SCALE:	1/4" = 1'-0"

Sections

A4.03



SUBJECT PROPERTY

3271 EASTER CIR
VIEWED FROM
CHANNEL LN.



SUBJECT PROPERTY

3251 EASTER CIR.

3271 EASTER CIR

3291 EASTER CIR



ISSUE / REVISION:	DATE:
SCHEMATIC DESIGN	11/01/21
CZ SUBMITTAL	01/24/22
CZ REVIEW R01	04/04/22

DRAWN BY:	XT
PROJECT:	2109
SCALE:	