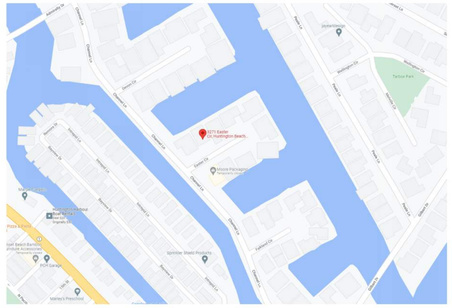
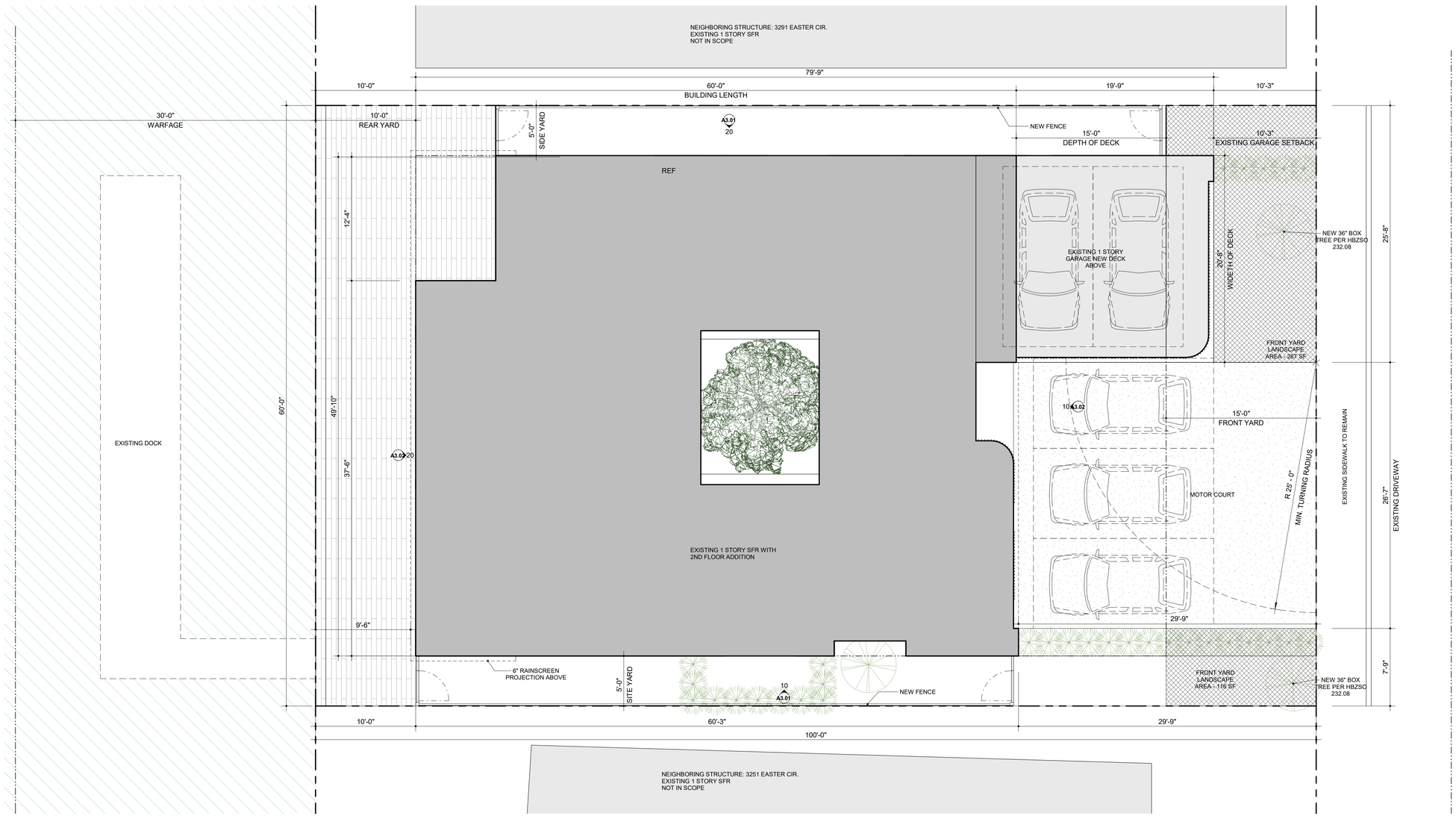

3271 Easter
3271 Easter Cir,
Huntington Beach,
Huntington Beach Pier
Huntington Beach Municipal Pier
Surf Beach Bandos
Huntington Beach
Pacific Ocean
Pacific Coast Highway
Lake Ave
Lake Ave
Lake Ave



Site Plan 10

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

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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

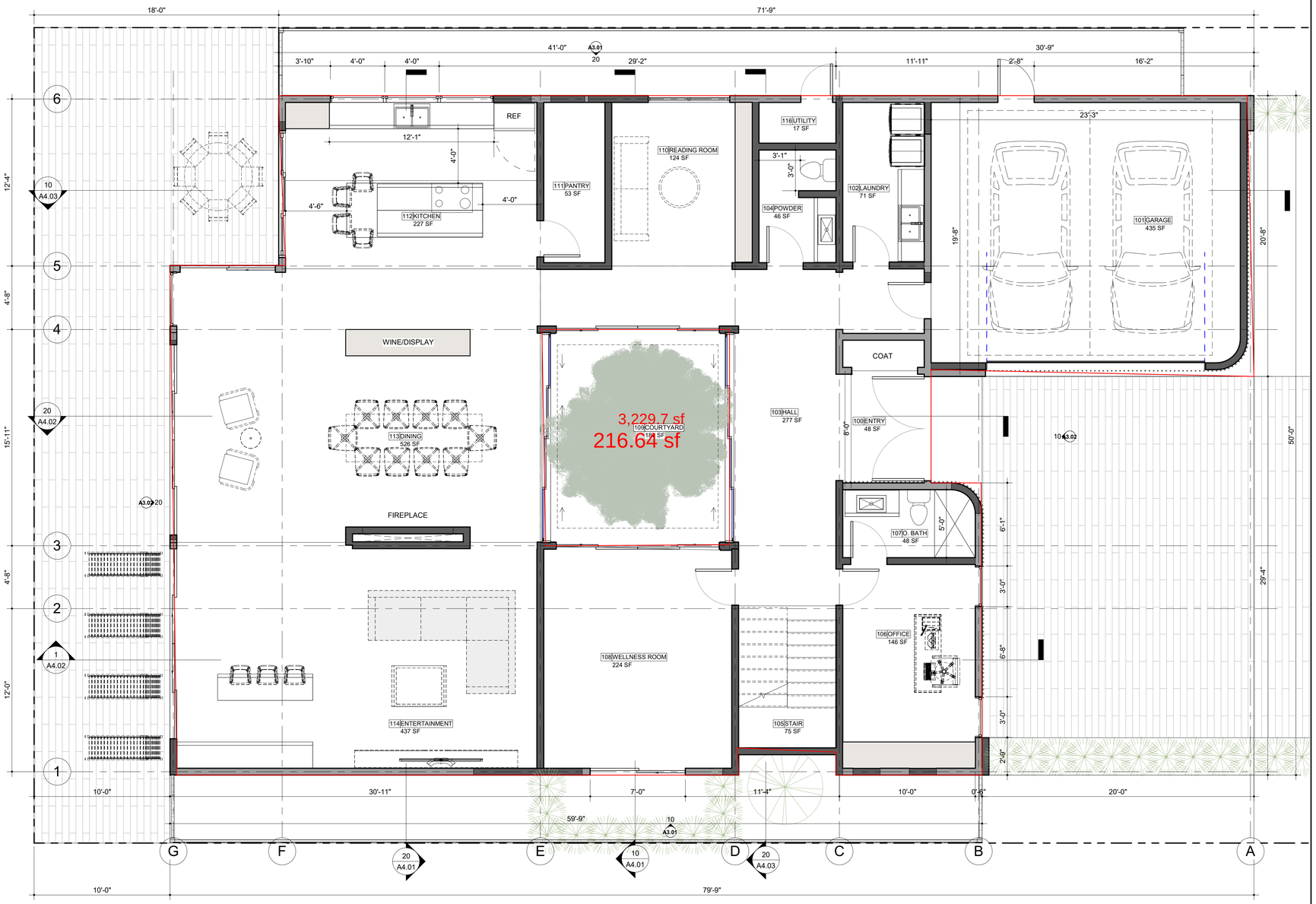
DRAWN BY:	XT
PROJECT:	2109
SCALE:	3/16" = 1'-0"

Site Plan

N

A1.00

4/4/2022 11:23:47 AM



Proposed 1st Floor Plan | 1

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 AINTAINING 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 FINSIH 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 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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

4/4/2022 11:23:48 AM

Proposed 2nd Floor Plan 10

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 AINTAINING 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 FINSIH 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 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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

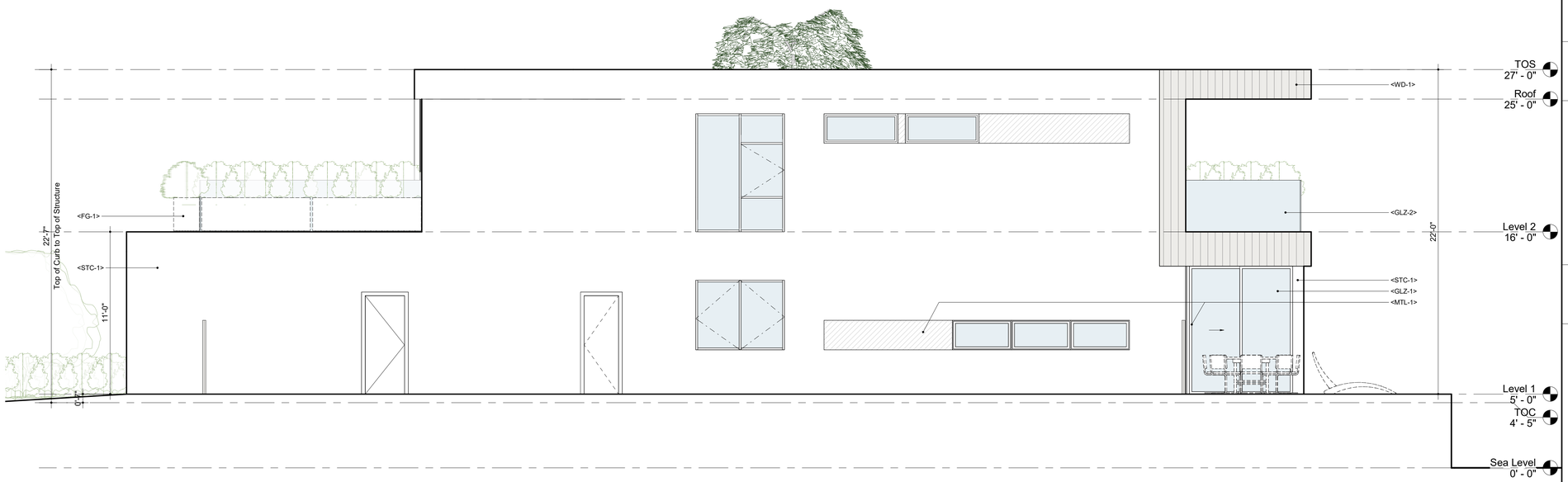
DRAWN BY:	XT
PROJECT:	2109
SCALE:	1/4" = 1'-0"

Proposed 2nd Floor Plan

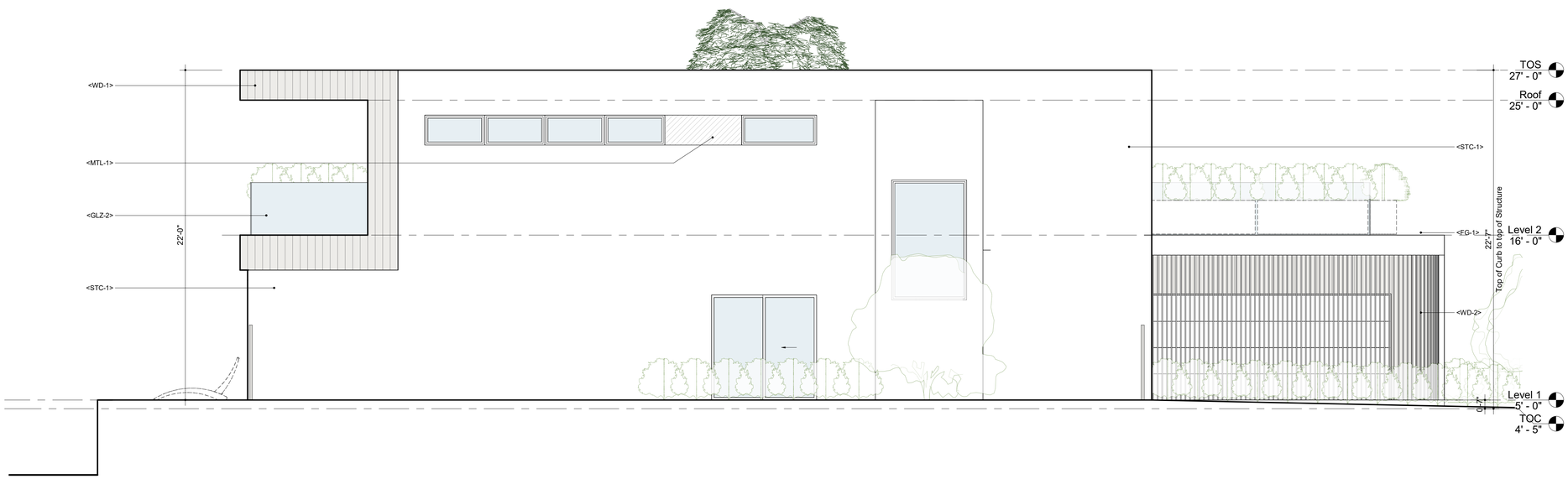
N

A2.02

4/4/2022 11:23:54 AM

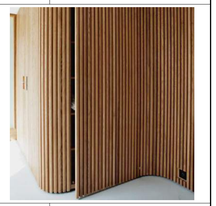


East Elevation 20



West Elevation 10

EXTERIOR MATERIALS

		<STC-1>	Smooth stucco with light/ creamy color
		<WD-1>	T&G light wood planks for siding/ ceiling cladding/ flooring
			
		<WD-2>	Ribbed light wood siding
		<MTL-1>	Champagne annodized aluminum window profiles, brakemetal to match.
<GLZ-1>	Dual Pane Window Glazing with UV-film	<MTL-2>	
<GLZ-2>	Low-iron glass guardrail panels	<FG-1>	Fiberglass Planer Bronze Color

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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

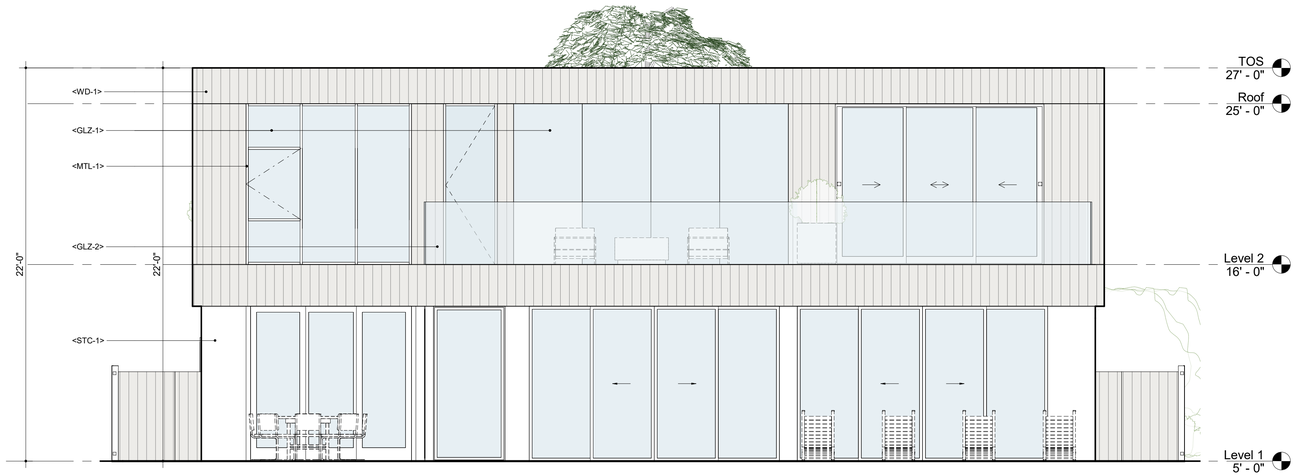
DRAWN BY:	XT
PROJECT:	2109
SCALE:	1/4" = 1'-0"

Exterior Elevations

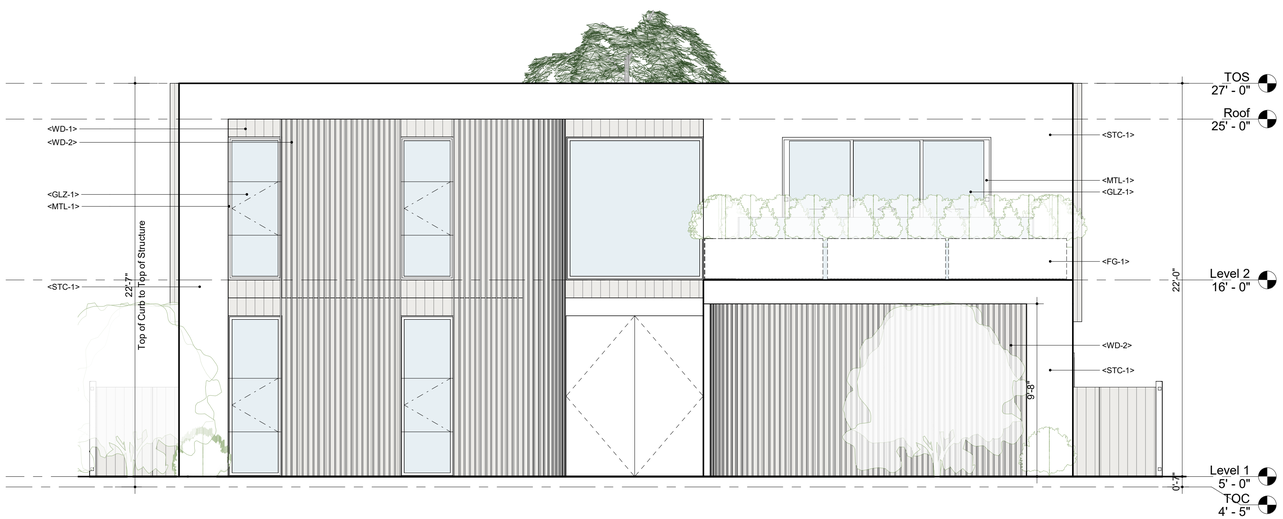
N

A3.01

4/4/2022 11:23:57 AM



North Elevation 20



South Elevation 10

EXTERIOR MATERIALS

		<STC-1>	Smooth stucco with light/ creamy color
		<WD-1>	T&G light wood planks for siding/ ceiling cladding/ flooring
		<WD-2>	Ribbed light wood siding
		<MTL-1>	Champagne annodized aluminum window profiles, brakemetal to match.
<GLZ-1>	Dual Pane Window Glazing with UV-film	<MTL-2>	
<GLZ-2>	Low-iron glass guardrail panels	<FG-1>	Fiberglass Planer Bronze Color

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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

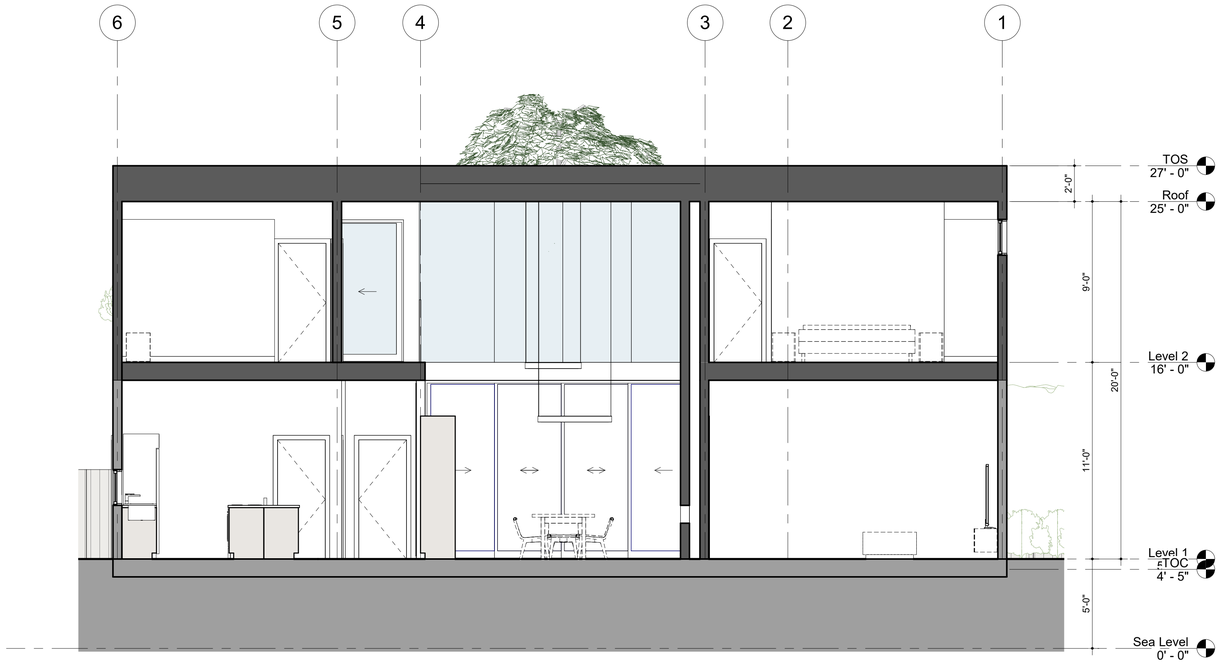
DRAWN BY:	XT
PROJECT:	2109
SCALE:	1/4" = 1'-0"

Exterior Elevations

N

A3.02

4/4/2022 11:24:07 AM



Section 1 | 20

Section 2 | 10

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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

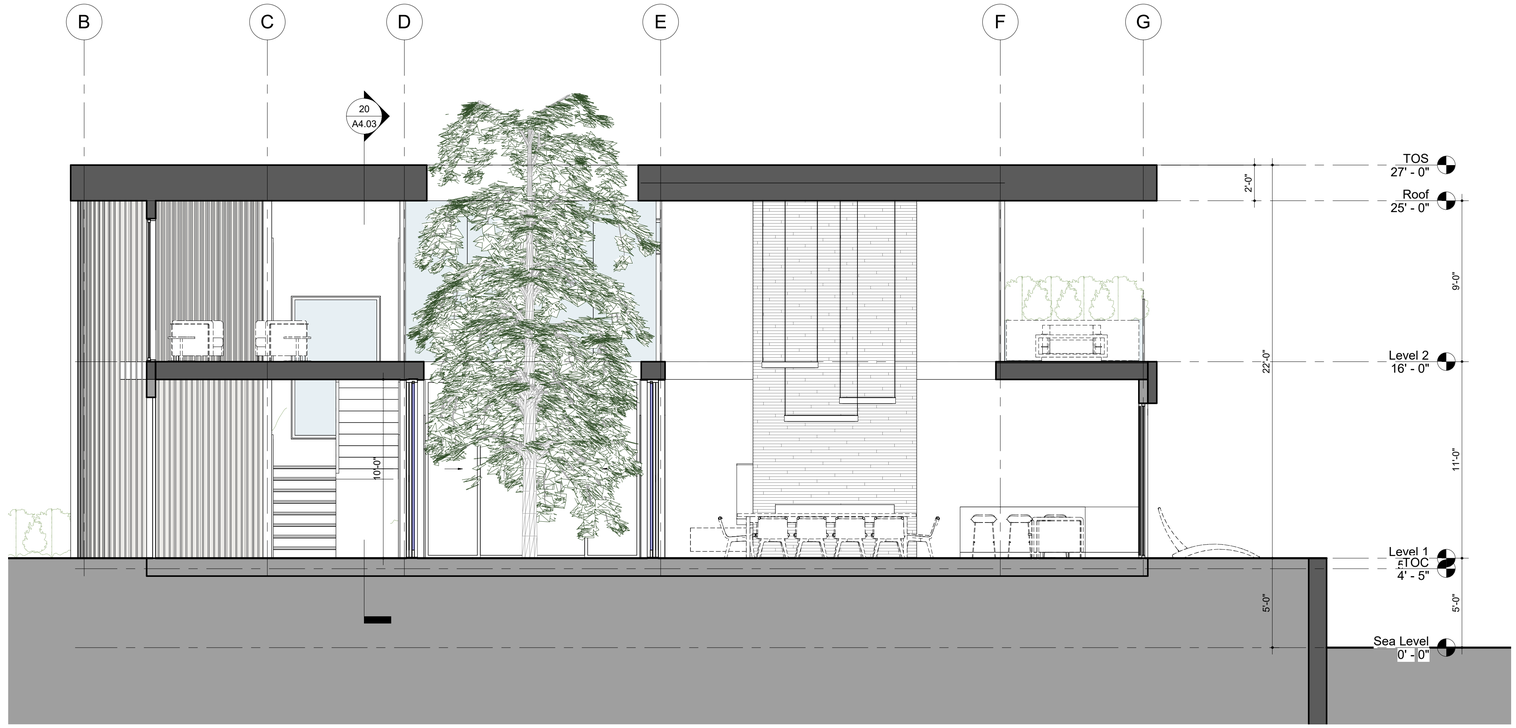
DRAWN BY:	XT
PROJECT:	2109
SCALE:	1/4" = 1'-0"

Sections

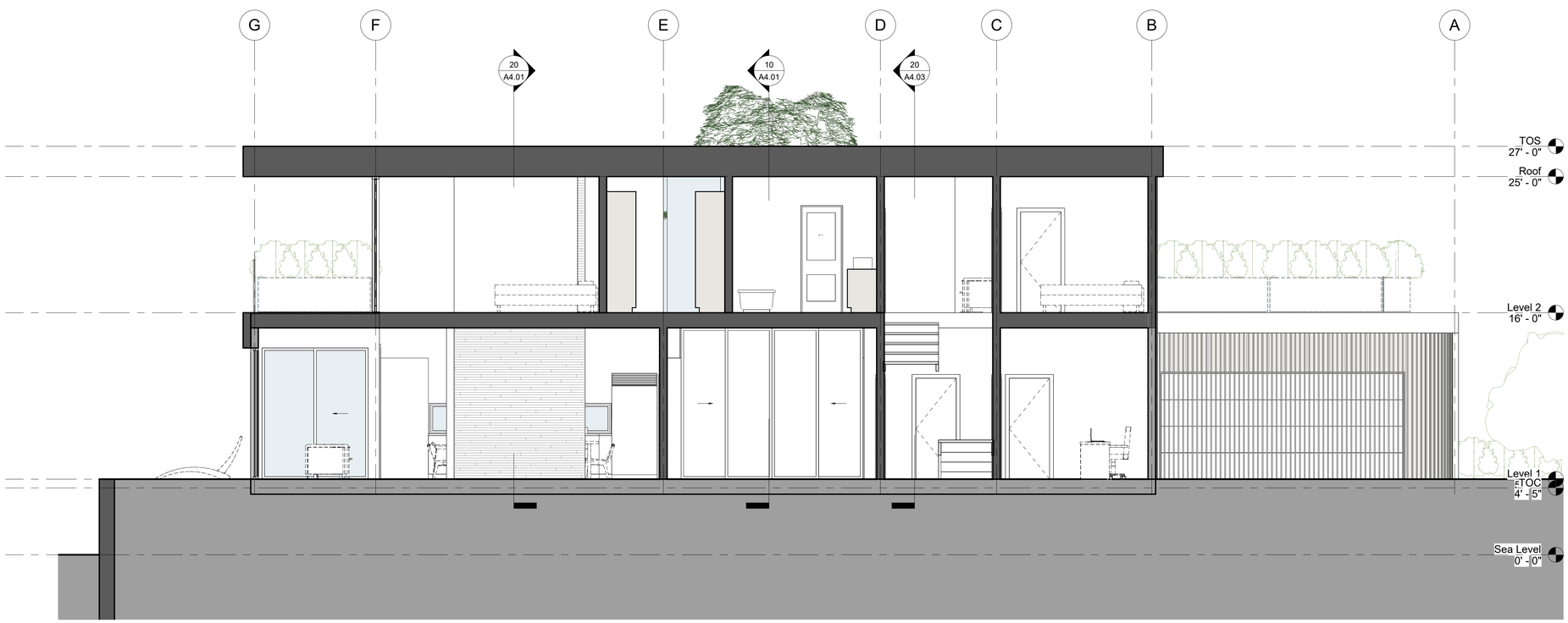
N

A4.01

4/4/2022 11:24:12 AM



Section 3 | 20



Section 7 | 1

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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

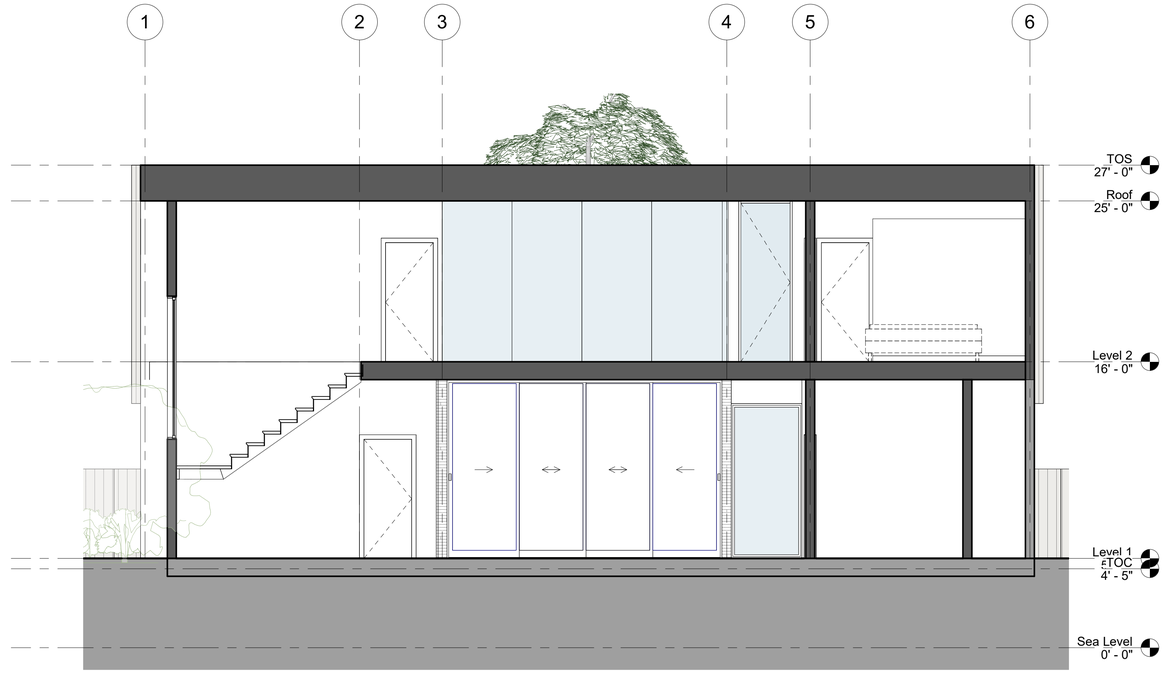
ISSUE / REVISION:	DATE:
SCHEMATIC DESIGN	11/01/21
CZ SUBMITTAL	01/24/22
CZ REVIEW R01	04/04/22

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

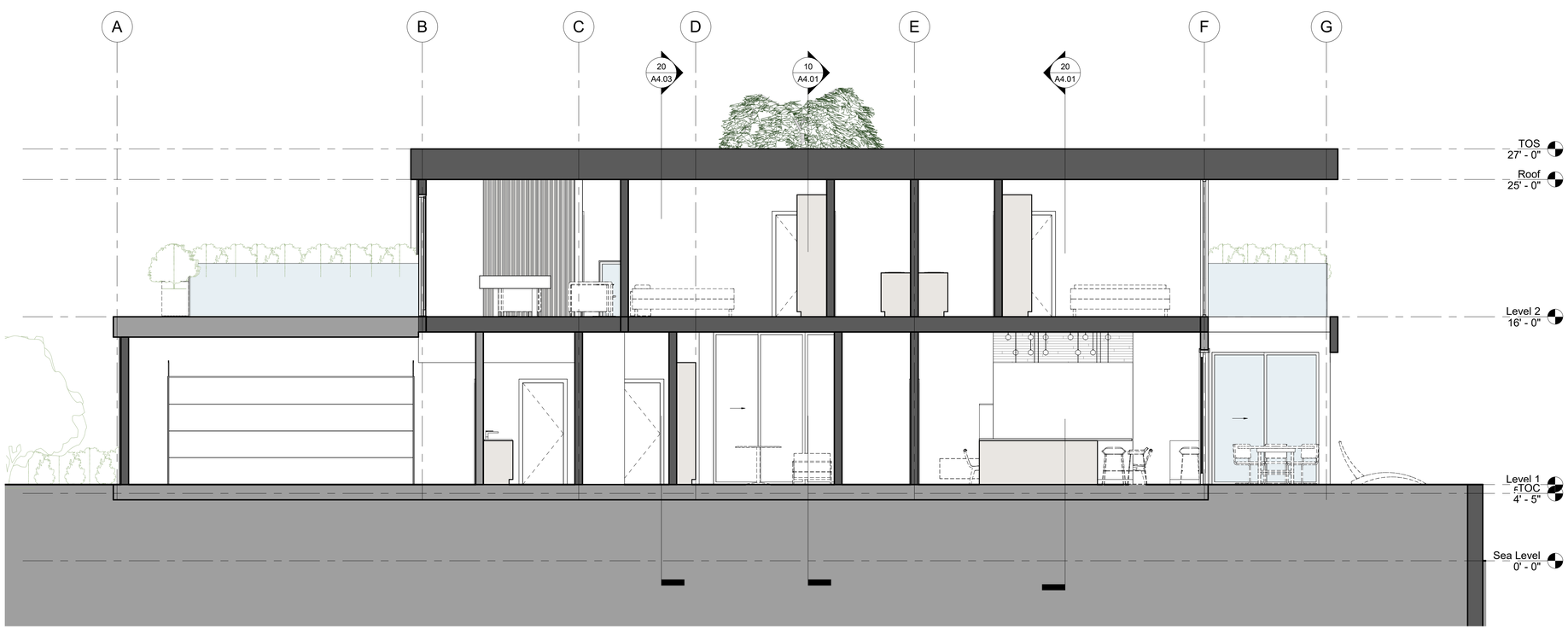
Sections

A4.02

4/4/2022 11:24:19 AM



Section 6 20



Section 5 10

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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

4/4/2022 11:24:24 AM

XANDER TERTYCHNY
XANDER@XANDERTERTYCHNY.COM PH 408.679.1410

LICENSED ARCHITECT
ALEX TERTYCHNY
No. C-36276
REN. 01/31/2023
STATE OF CALIFORNIA

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:	

Street Views

A9.01

4/4/2022 11:24:24 AM