

ONE STORY ROOM ADDITION at
The Anca Residence
12911 Browning Ave. Santa Ana, CA 92705



12911 BROWNING AVE. SANTA ANA, CA 92705

FOR THE AREA OF KITCHEN AND BATHROOM AND PLUS INTERIOR REMODEL IS GREATER THAN 500s.f., MEP PERMITS ARE REQUIRED, AND ALL SEPARATE OUTDOOR STRUCTURES REQUIRED SEPARATE PERMIT FOR EACH DETACHED STRUCTURE.

DRAWING SCHEDULE

1-CS	COVER SHEET/INDEX
2-FR.1	OC COUNTY FORMS and REPORTS
3-FR.2	OC COUNTY FORMS and REPORTS
4-BMP	BEST MANAGEMENT PRACTICES
5-T-24.1	ENERGY CALCULATIONS
6-T-24.2	ENERGY CALCULATIONS
7-GN	GENERAL NOTES
8-SP	SITE PLAN
9-DM	DEMO PLAN
10-A.1	FIRST FLOOR PLAN
11-A.2	ROOF PLAN
12-A.3	ELEVATIONS
13-A.4	SECTIONS
14-D	DETAILS
15-SN	STRUCTURAL NOTES
16-S.1	FOUNDATION PLAN
17-S.2	1st FLOOR FRAMING PLAN
18-S.3	STRUCTURAL DETAILS
19-E	ELECTRICAL PLAN

NEW PROJECT TEAM

OWNERS:
NICKU ANKA
ANNA ANKA
12911 BROWNING AVE.
SANTA ANA, CA 92705
(714) 928-2282

GENERAL CONTRACTOR:
OWNER-BUILD

DESIGNER:
67 ARBORSIDE
IRVINE, CA 92603
(949)-294-9858

STRUCTURAL DESIGNER:
ALEXANDER RAVSKI, P.E.
C70509
67 ARBORSIDE
IRVINE, CA 92603
(949)-294-9858

ALL GENERAL CONTRACTORS AND SUB CONTRACTORS CONDUCTING BUSINESS WITH IN THE COUNTY OF ORANGE ARE REQUIRED TO MAINTAIN A CURRENT CITY BUSINESS LICENSE.

PROJECT SUMMARY

- ONE STORY ADDITION with TWO NEW BEDROOMS and TWO BATHROOMS OF 564 S.F.
- REMOVE/DEMO A WALL BETWEEN KITCHEN and LIVING ROOM, 80 S.F.
- REMODEL EXISTING KITCHEN of 168 S.F. REMOVE EXISTING WALL AND INSTALL NEW CEILING BEAM.
- RELOCATE KITCHEN APPLIENCES, NEW RANGE and HOOD.
- INSTALL NEW ENTRY DOOR AT THE NEW PORCH.

TABLE 7-9-31.3

E4 - SMALL ESTATE

MAXIMUM SITE COVERAGE: 35% (APPROVED BY VARIANCE)
MAXIMUM BUILDING HEIGHT: 35 FEET

SIDE: A (10 % OF AVERAGE ULTIMATENET WIDTH OF BUILDING SITE, MAXIMUM 20 FEET
25 FEET
REAR: 30 FEET FROM ULTIMATE STREET ROW LINE
FRONT:
MAXIMUM PAVING IN FRONT SETBACK: 60%

TABLE 7-9-70.3

OFF-STREET PARKING: (2) COVERED PARKING SPACES
(2) ADDITIONAL PARKING SPACES

COUNTY OF ORANGE ZONING CODE, SECTION 7-9-128.

A. THE HOUSE WAS BUILT IN 1957

B. BUILDING SITE REQUIREMENTS:

FRONT SETBACK: 30 FT

REAR SETBACK: 25 FT

SIDE SETBACK: 6.5 FT (10% OF PROPERTY WIDTH)

ALLOWABLE LOT COVERAGE: 41%

ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED IN THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE ORANGE COUNTY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21685 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK. FOR FURTHER INFORMATION VISIT [HTTP://WWW.AQMD.GOV/DEFAULT.HTM](http://www.aqmd.gov/default.htm)

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

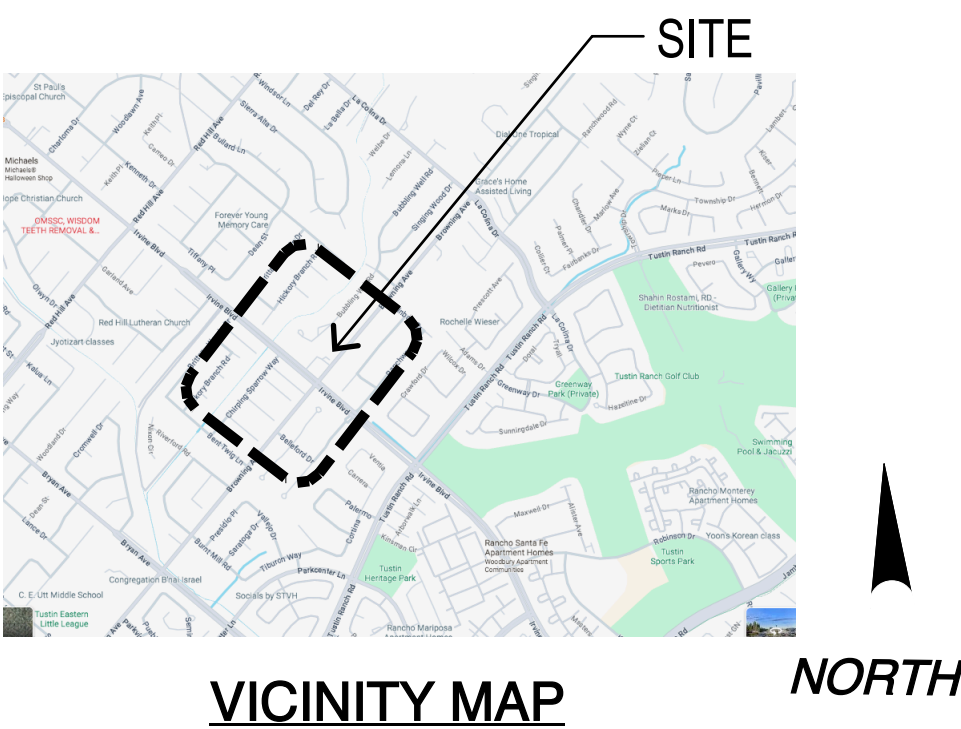
CAL/OSHNOTES:

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WITCH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK. CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.

COUNTY NOTES:

A. DEPUTY INSPECTORS ARE REQUIRED TO BE LISTED BY THE OC BUILDING DEPARTMENTS.

B. STRUCTURAL OBSERVATION PER SECTION 1704.5 OF THE CBC SHALL BE PROVIDED WHEN SO DESIGNATED BY THE REGISTERED DESIGN PROFESSIONAL. RESPONSIBLE FOR THE STRUCTURAL DESIGN OR, WHEN SUCH OBSERVATION IS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL.



STORM WATER POLLUTION PRETENSION NOTES

STORM WATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE ORANGE COUNTY WATER QUALITY STANDARDS.

ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

1. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHIT FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.

3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIAL SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NO BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.

4. EXCESS OF WAIST CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WAISTS ONSITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WAIST.

5. TRASH AND CONSTRUCTION SOLID WAIST SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAIN WATER AND DISPERSAL BY WIND.

6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BERING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS SHALL BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

7. ANY SLOPS WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.

8. STORM WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVES.

PROJECT SUMMARY

AREA CALCULATIONS:

EXISTING 1ST FLOOR AREA: 2,047s.f.

NEW ADDITION 1st FLOOR: 562 s.f.

EXISTING GARAGE: 360 s.f.

COVER AREA: 2,969 s.f.

LOT /SITE AREA: 7,215 s.f.

PROPOSED SITE COVERAGE: 41%

FRONT SETBACK PAVING COVERAGE: 59%

LEGAL DESCRIPTION

ASSESSOR'S PARCEL	#103-383-09
TRACT:	IRVINE SUB LOT 337 BLK 13,NELY 65FT SWLY 442 SELY 141 FT.-EX SELY 30 FT TR 361
LOT / BLOCK:	#337 / 13
PLANNING AREA:	NORTH TUSTIN SPECIFIC PLAN
ZONING:	E4 - SMALL ESTATE, SUBURBAN RESIDENTIAL
SIDE SETBACK:	10% OF PROPERTY WIDTH
HEIGHT LIMIT:	35 FEET
BUILDING TYPE:	V-B NOT SPRINKLERED, WOOD FRAME CONSTRUCTION
YEAR BUILT:	1957
STORIES:	1 EXISTING

BUILDING CODES

BUILDING CODES:

2022 California Building Code
2022 California Residential Code
2022 California Electric Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Energy Code
2022 California Green Building Standards Code

RESTRICTIVE NOTICE

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Alex Ravski
10/30/25

REV.	DATE	DESCRIPTION

ONE STORY ROOM ADDITION at
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12911 Browning Ave. Santa Ana, CA 92705

DESCRIPTION

COVER SHEET

DRAWN: AR

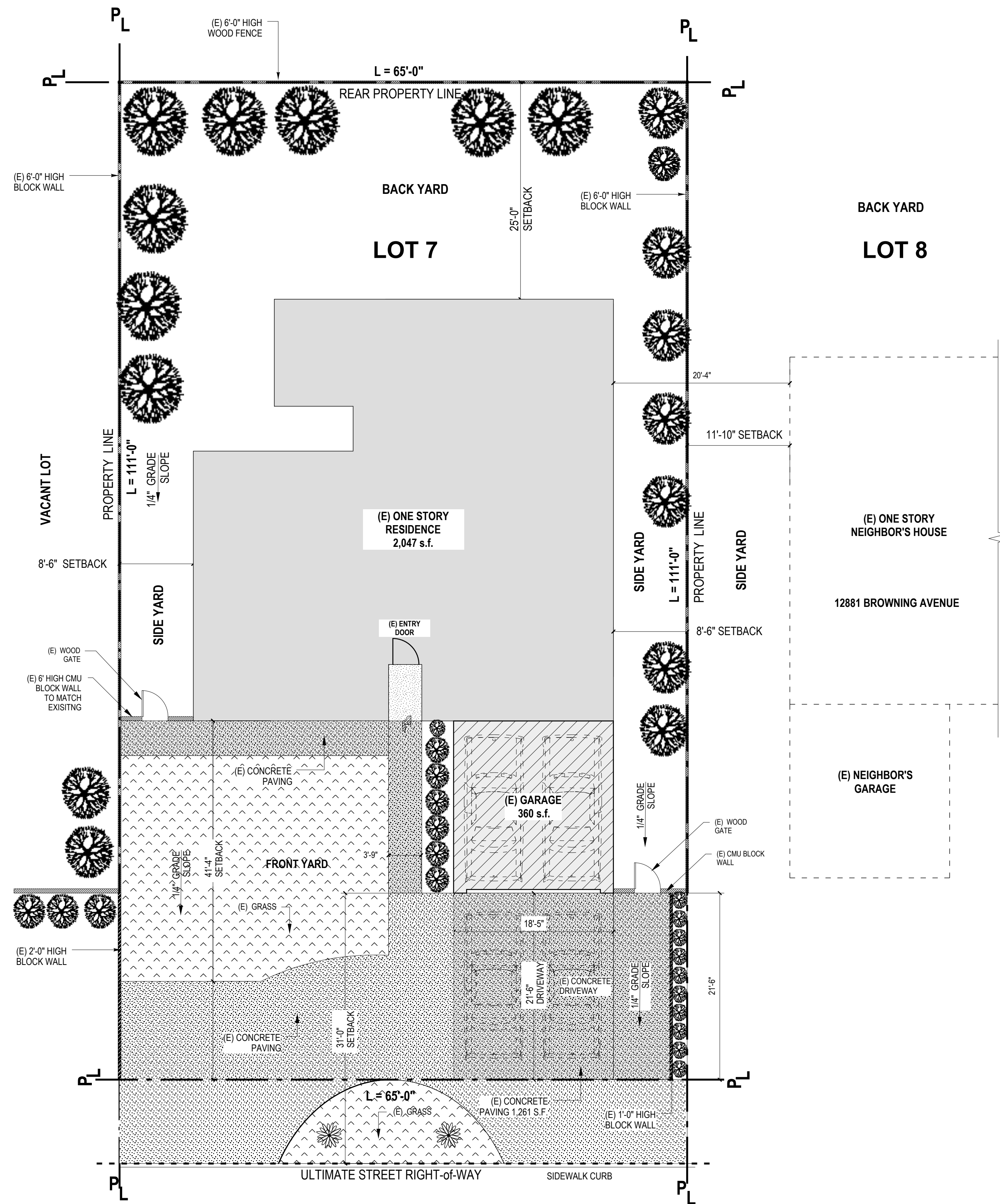
DATE 10-30-2025

SCALE AS NOTED

SHEET

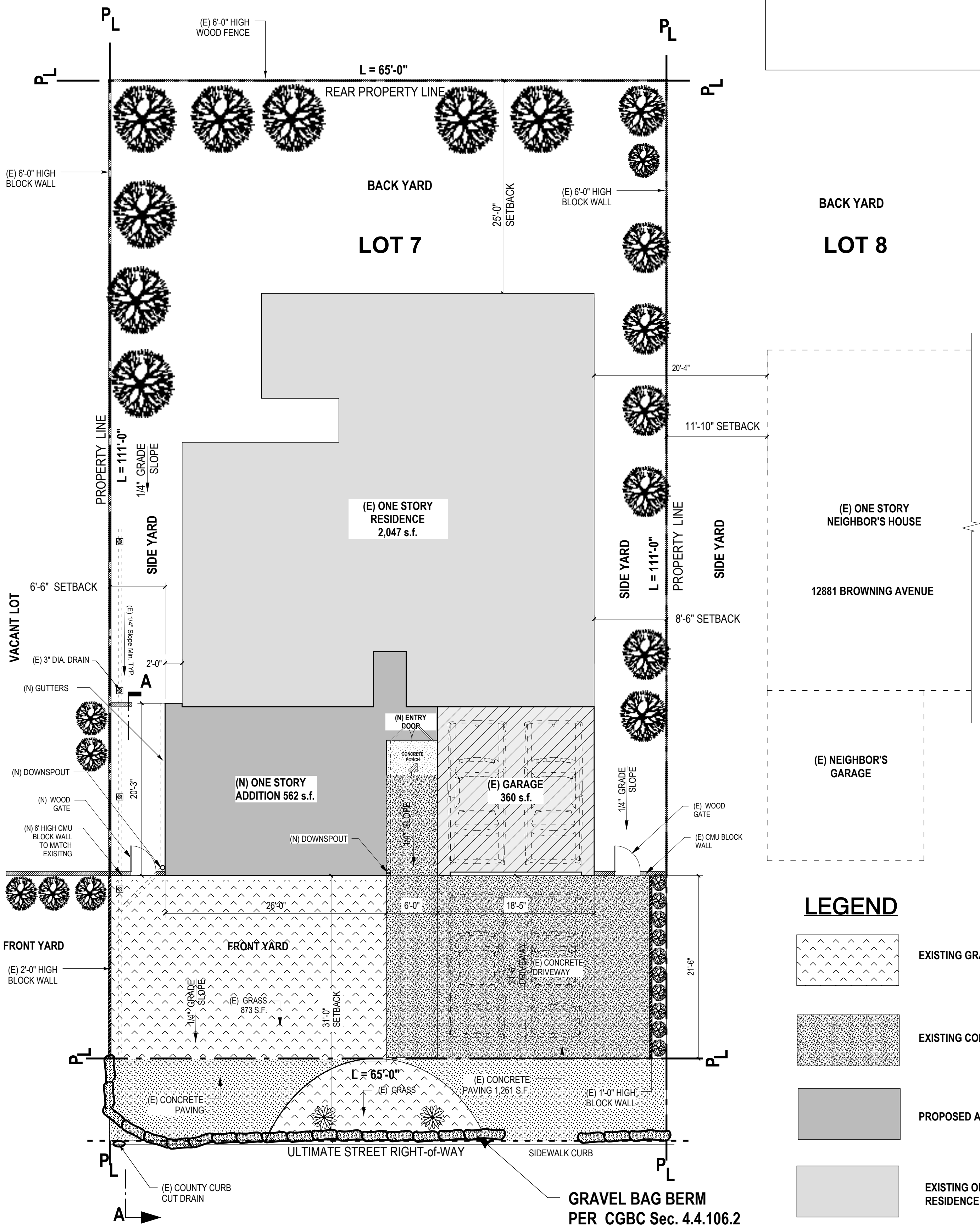
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EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

LEGEND

- EXISTING GRASS
- EXISTING CONCRETE PAVING
- PROPOSED ADDITION
- EXISTING ONE STORY RESIDENCE
- EXISTING (2)-CAR GARAGE

REV.	DATE	DESCRIPTION

ONE STORY ROOM ADDITION at
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DESCRIPTION	
EXISTING / PROPOSED SITE PLAN	
DRAWN:	AR
DATE	10-30-25
SCALE	AS NOTED
SHEET	
SP	
SITE PLAN	

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Alexrovski

10/30/25

REV.	DATE	DESCRIPTION

**ONE STORY ROOM ADDITION at
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EXISTING FLOOR PLAN

AR

10/30/2025

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

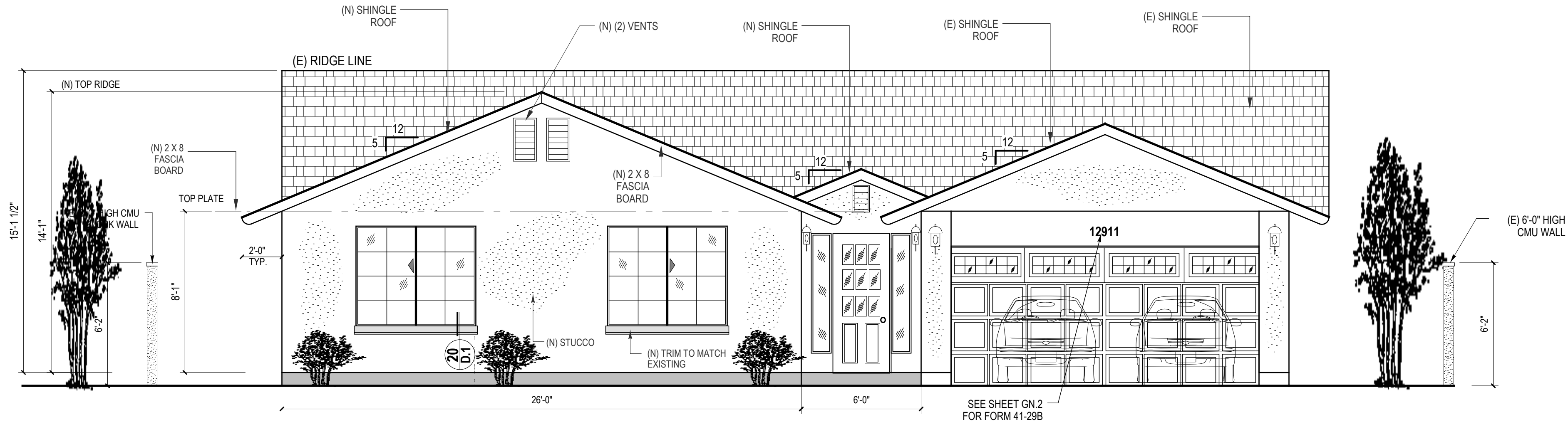
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EXISTING FLOOR PLAN

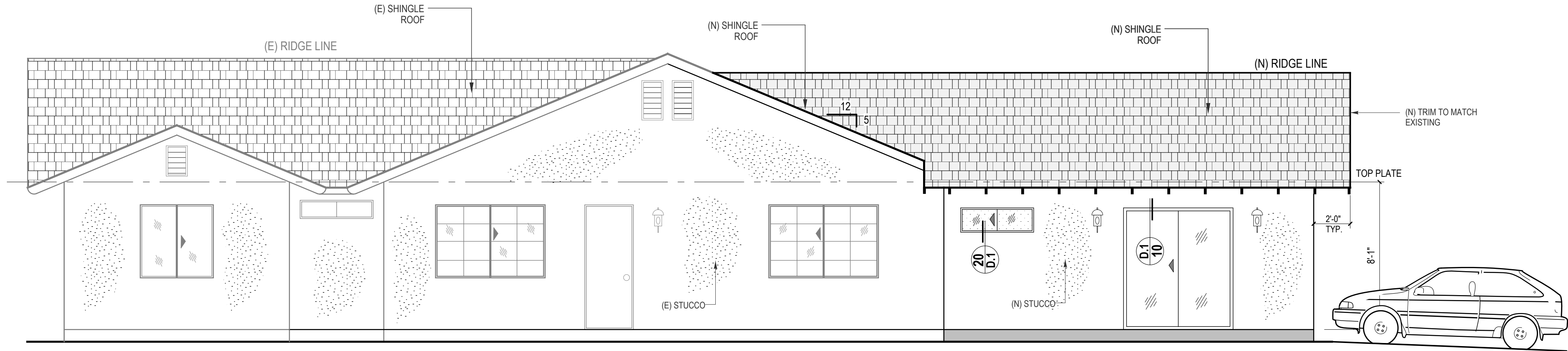
SCALE: 1/4" = 1'-0"

A.1



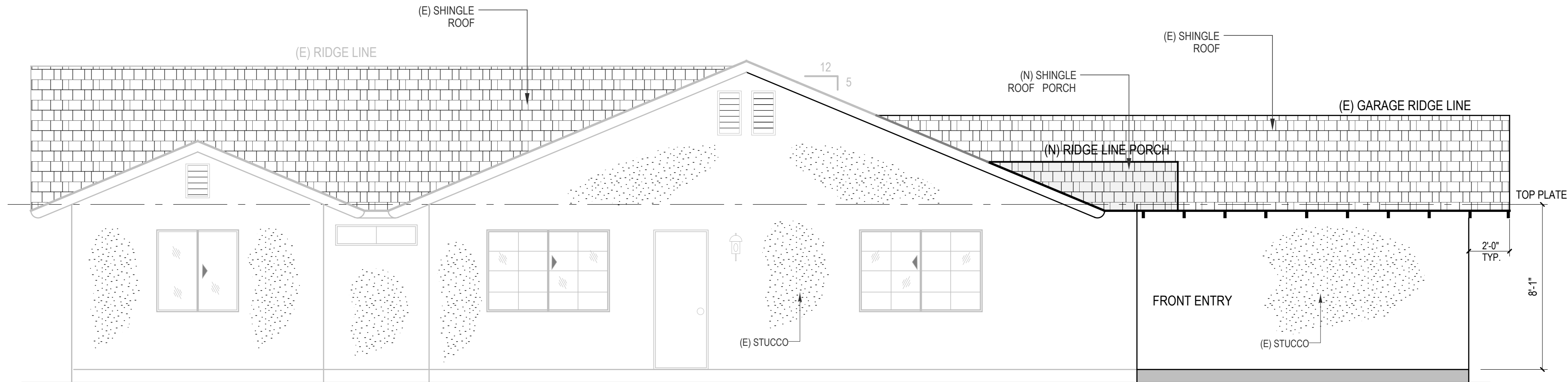
PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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



PROPOSED ELEVATION AT ENTRY

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

NOTES:

1. ALL WOOD TRIM AND 1 FASCIA TO BE RESAWN LUMBER
2. SLUMP STONE BLOCK WALLS TO BE 4" x 6" x 12" SIZE ONLY, LA PAZ COLOR ONLY
3. SLUMP STONE PILASTERS PLACED EQUALLY AT 12 FEET MAXIMUM
4. GATES HARDWARE SHALL BE INSTALLED ON THE INSIDE OF THE GATE.

1. FINAL EXTERIOR FINISHES, DOORS, TRIMS AND FASCIA COLORS PER THE AGC APPROVED COLOR SCHEMES
2. ALL COLORS FINISHES IS IN COMPLIANCE WITH THE ASSOCIATION'S PLACEMENT OF COLORS INSTRUCTION.

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Alayfarski

10/30/25

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DESCRIPTION

PROPOSED ELEVATIONS

DRAWN: **AR**

DATE **10-30-2025**

SCALE **AS NOTED**

SHEET

A.3