

Alex Rovski
 10/30/25

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 ANCA
 ANNA ANCA

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 ROVSKI, 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 APPLIANCES. 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 ULTIMATE NET
 WIDTH OF BUILDING SITE, MAXIMUM 20 FEET
 REAR: 25 FEET
 FRONT: 30 FEET FROM ULTIMATE STREET RW LINE
 MAXIMUM PAVING: 60%
 IN FRONT SETBACK:

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 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 1865 COLEY
 DRIVE IN IRVINE, CALIFORNIA 92603. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT
 PER 1000 cu. ft. OF GROSS GROSS AREA OF WORK. FOR FURTHER INFORMATION VISIT
[HTTP://WWW.ACMD.GOV/DEFAULT.HTM](http://www.acmd.gov/default.htm)

SEDENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE
 CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDENTS FROM BEING
 DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP 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 DISPERAL BY WIND.

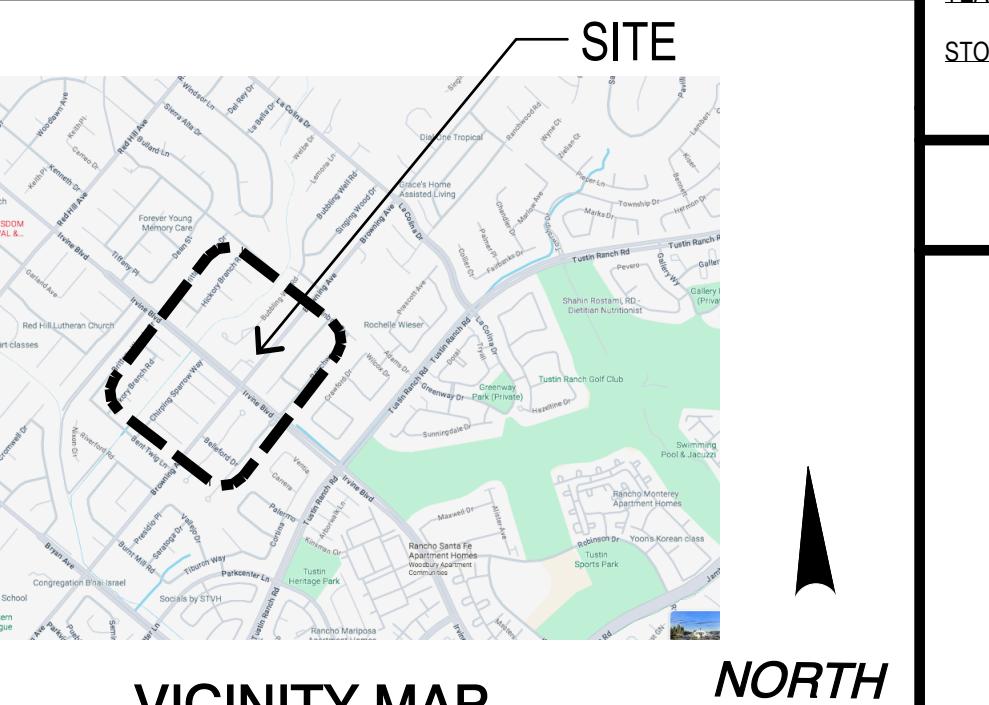
FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR
 LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE
 CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE
 DRAINEAGE SYSTEM.

CALOSHANOTES:

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

COUNTRY NOTES:

A. DEPUTY INSPECTORS ARE REQUIRED TO BE LISTED BY THE OC
 BUILDING DEPARTMENTS.
 B. STRUCTURAL OBSERVATION PER SECTION 1704.5 OF THE OC SHALL BE
 PROVIDED WHEN REQUESTED BY THE REGISTERED DESIGN
 PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN OR, WHEN
 SUCH OBSERVATION IS SPECIFICALLY REQUIRED BY THE BUILDING
 OFFICIAL.



NORTH

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

DESCRIPTION		
COVER SHEET		
DRAWN:	AR	
DATE	10-30-2025	
SCALE	AS NOTED	
SHEET		
CS		

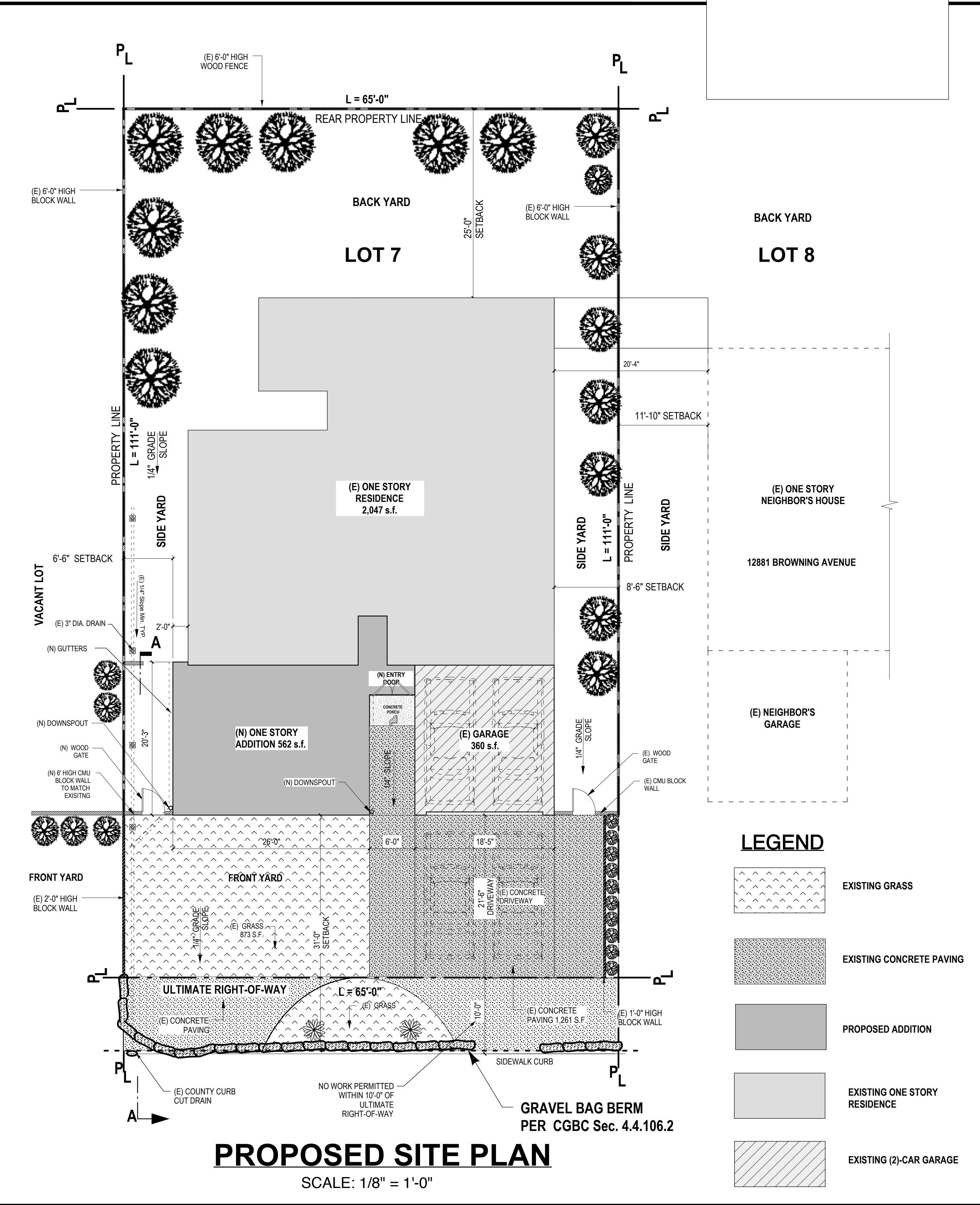
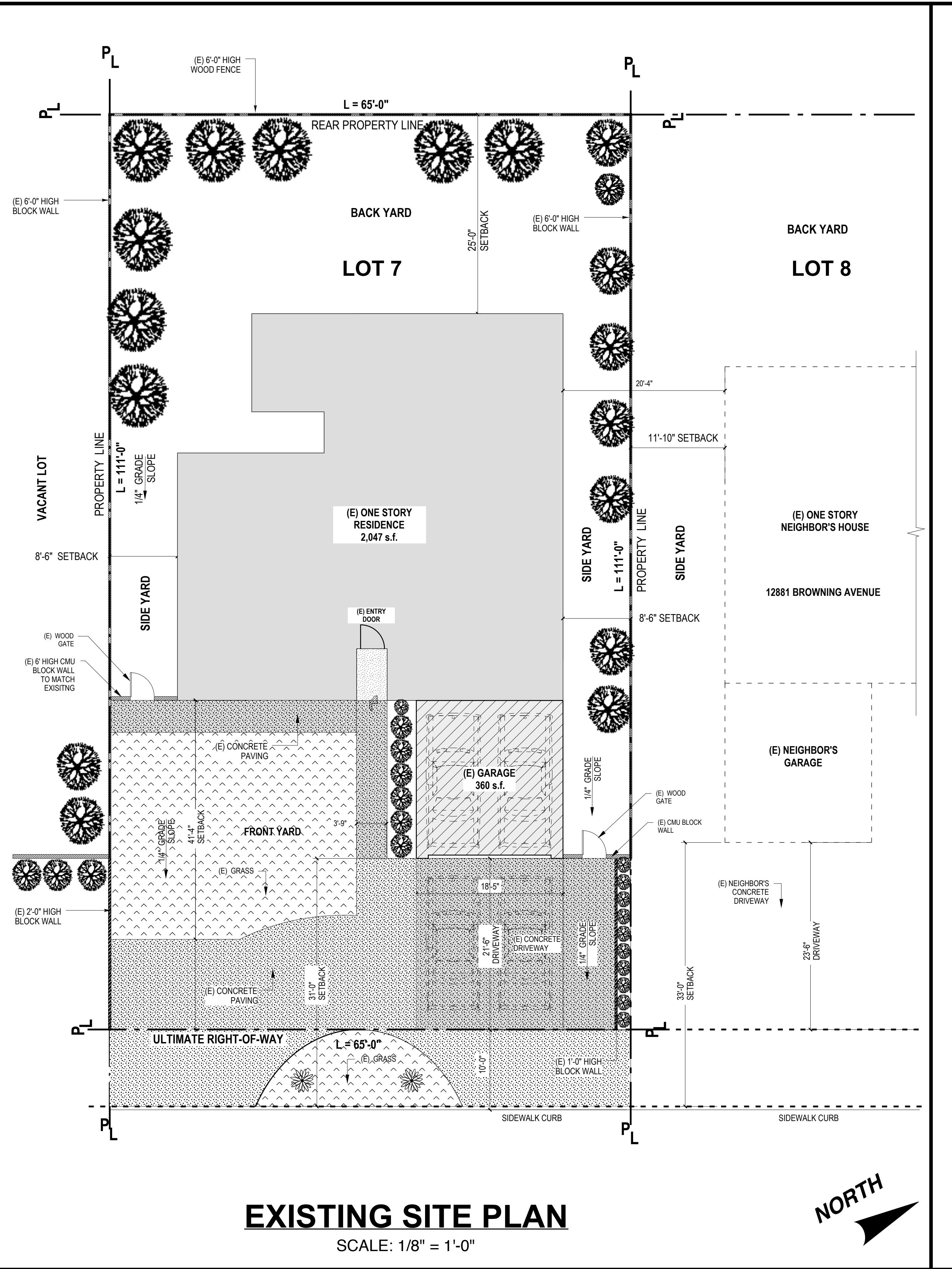
ONE STORY ROOM ADDITION at The Anca Residence

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CONSTRUCTION INC.

Alexrovski
01/28/26

EV.	DATE	DESCRIPTION

ONE STORY ROOM ADDITION at The Anca Residence 12911 Browning Ave. Santa Ana, CA 9270



DESCRIPTION
**EXISTING / PROPOSED
SITE PLAN**

DRAWN: **AR**

DATE **01-28-2026**

SCALE **AS NOTED**

HEET

SP

SITE PLAN

V.	DATE	DESCRIPTION

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

SCRIPTION

EXISTING FLOOR PLAN

EXISTING FLOOR PLAN

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



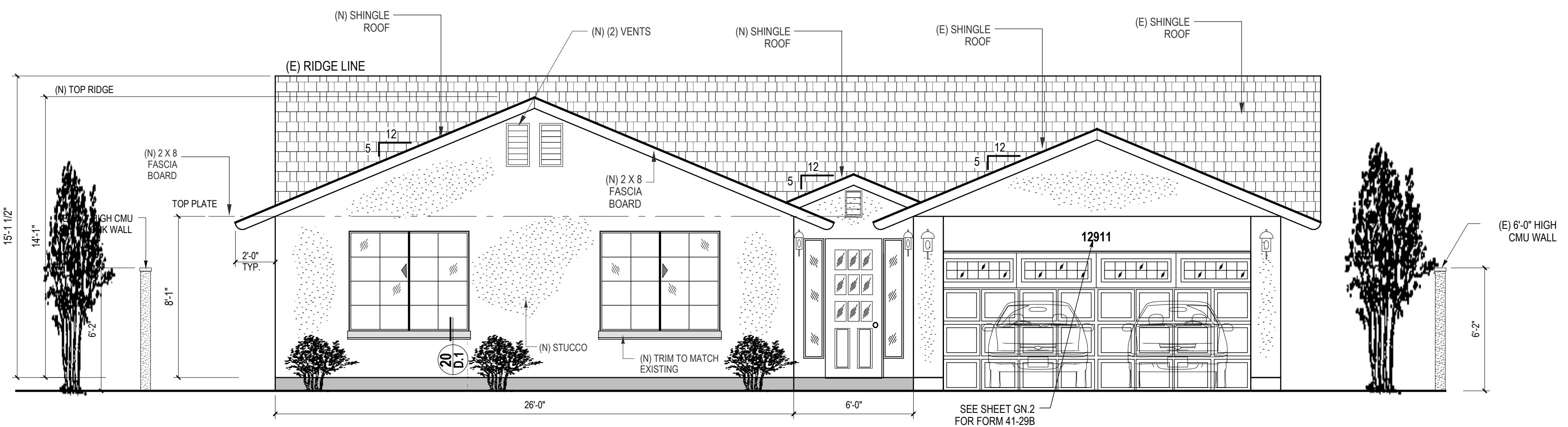
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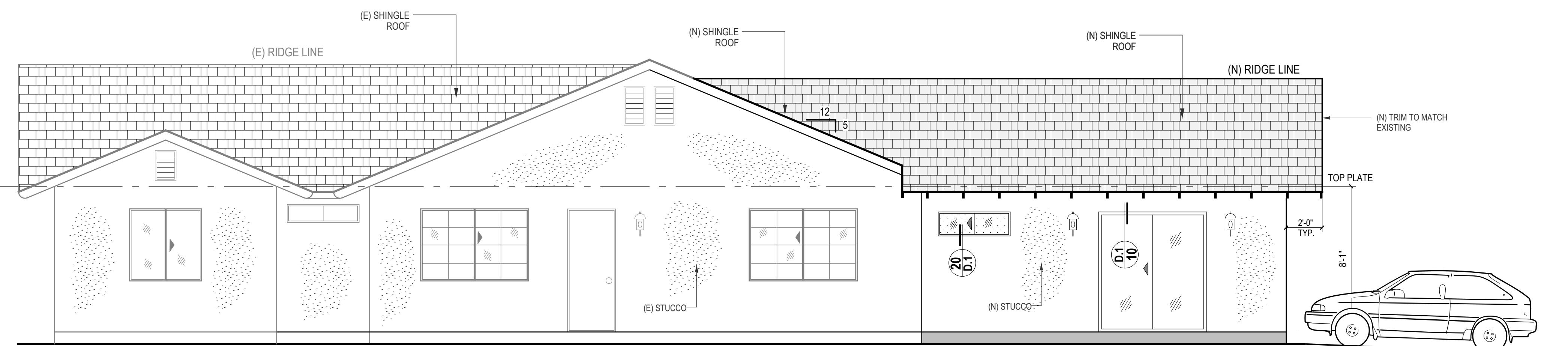
Alex Pavaski

.	DATE	DESCRIPTION



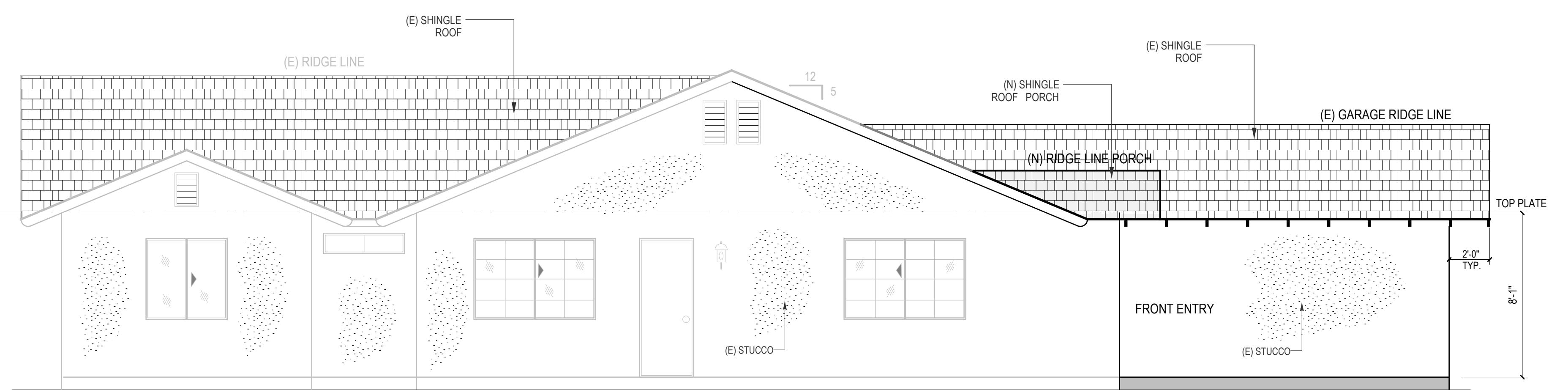
PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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



PROPOSED ELEVATION AT ENTRY

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

DESCRIPTION

**PROPOSED
ELEVATIONS**

DRAWN: **AR**

DATE **10-30-2025**

SCALE **AS NOTED**

A.3