

REFERENCE SITE PLAN

BUILDING COVERAGE:	
EXISTING DETACHED GARAGE AREA:	412 SF
EXISTING RESIDENCE AREA:	1,968 SF
PROPOSED DECK AREA:	298 SF
TOTAL:	2,678 SF
ALLOWABLE COVERAGE 35%: 20,800 X .35 =	7,280 SF
PROPOSED COVERAGE: 2,678/20,800 =	12.9%

PROJECT INFORMATION:

PROJECT ADDRESS: 19246 FAIRHAVEN EXTENSION
SANTA ANA, CA 92705

PROPERTY OWNER: MR. & MRS. JAMES KINGSTON

AIN: 393-091-15

PROP. TYPE: SINGLE FAMILY RESIDENCE

LOT AREA: 28,000 SF

TYPE OF CONSTRUCTION: V-B (NON-SPRINKLERED)

STORIES: TWO (2)

ZONING: E4

STRUCTURAL COVERAGE: 2,678 SF/12.9% (7,280 SF/35% ALLOWABLE)

PROJECT SCOPE:

- NEW 298 SQUARE FOOT DECK.
- NEW EXTERIOR STAIR AND LANDING.
- TWO (2) NEW 6'X6'-8" BI-FOLD DOORS.

APPLICABLE CODES:

- 2025 CALIFORNIA BUILDING CODE VOLUME 1 & 2 (CBC)
- 2025 CALIFORNIA MECHANICAL CODE (CMC)
- 2025 CALIFORNIA ELECTRICAL CODE (CEC)
- 2025 CALIFORNIA PLUMBING CODE (CPC)
- 2025 CALIFORNIA EXISTING BUILDINGS CODE (CEBC)
- 2025 CALIFORNIA FIRE CODE (CFC)
- 2025 CALIFORNIA ENERGY STANDARDS CODE (CESC)
- 2025 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- 2025 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- CURRENT CITY OF ROLLING HILLS ESTATES MUNICIPAL CODE

SHEET INDEX:

- 1 TITLE SHEET/REFERENCE SITE PLAN
- 2 SURVEY
- 3 FLOOR PLANS/ELEVATIONS

VICINITY MAP:



BRADFORD DUDLEY
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KINGSTON RESIDENCE

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DRAWING ISSUE DATES

4/8/2025

4/11/2026

PROJECT #2453

TITLE SHEET
REFERENCE SITE PLAN



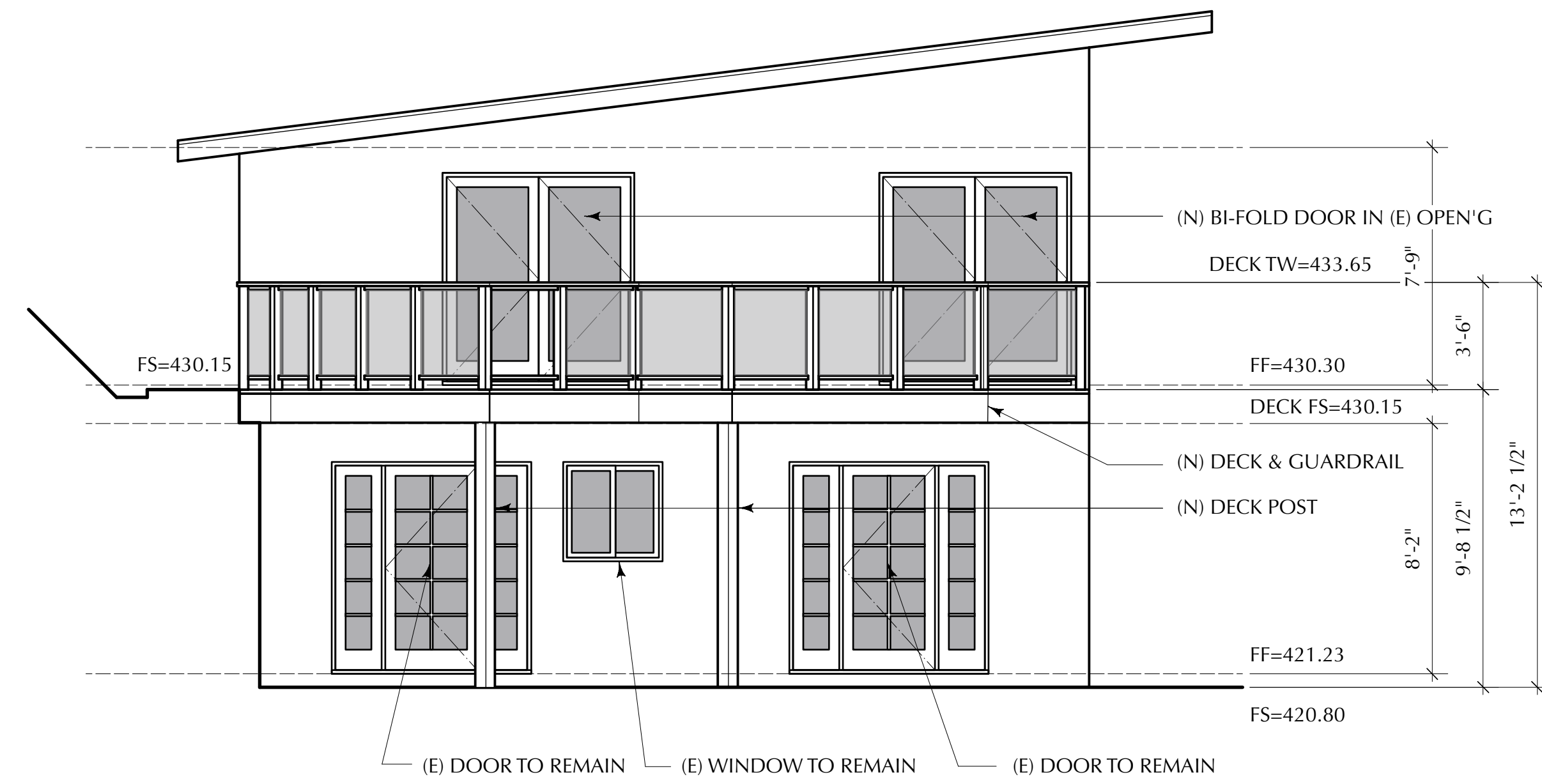
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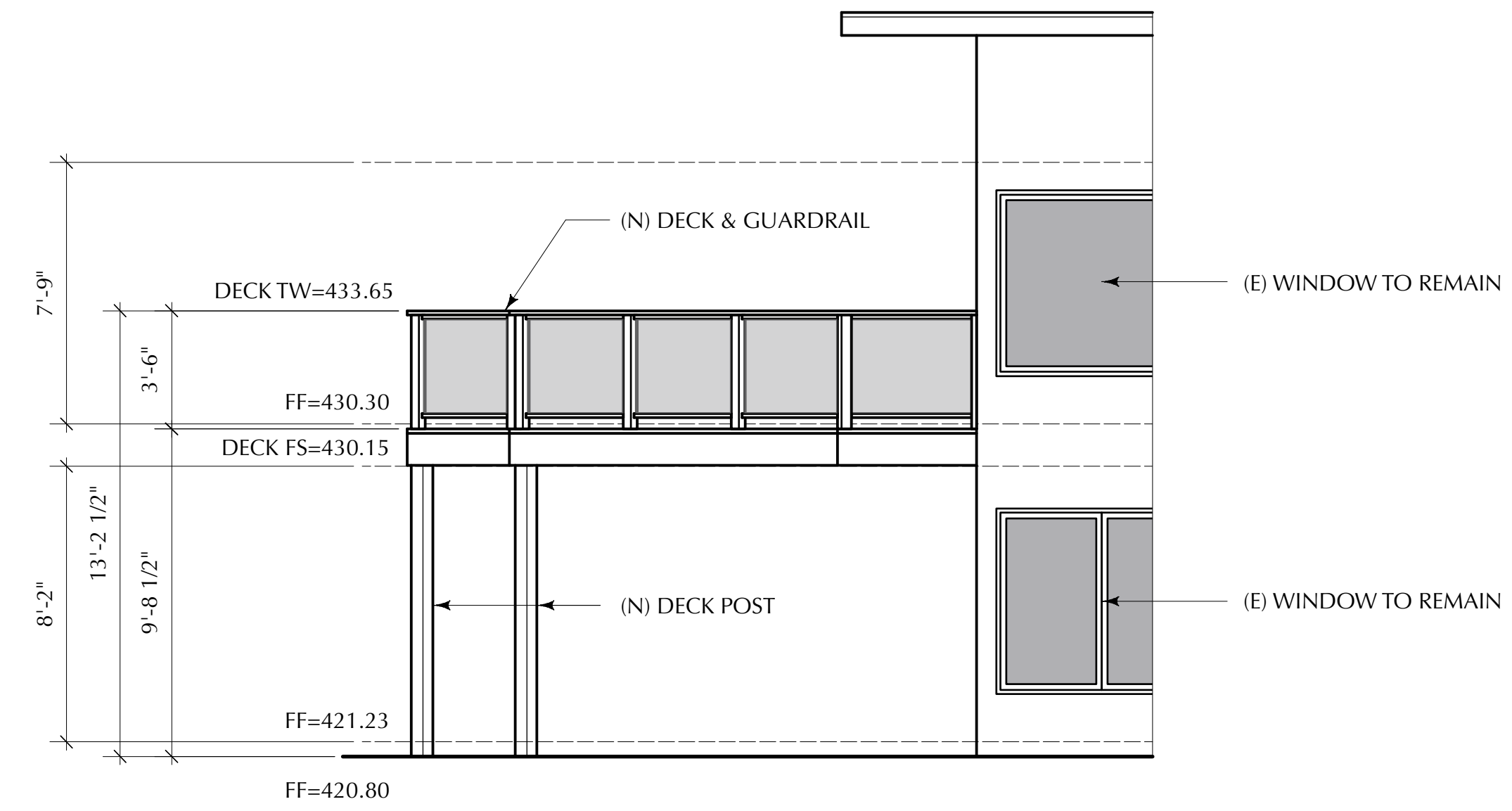
DRAWING ISSUE DATES
4/8/2025
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PROJECT #2453

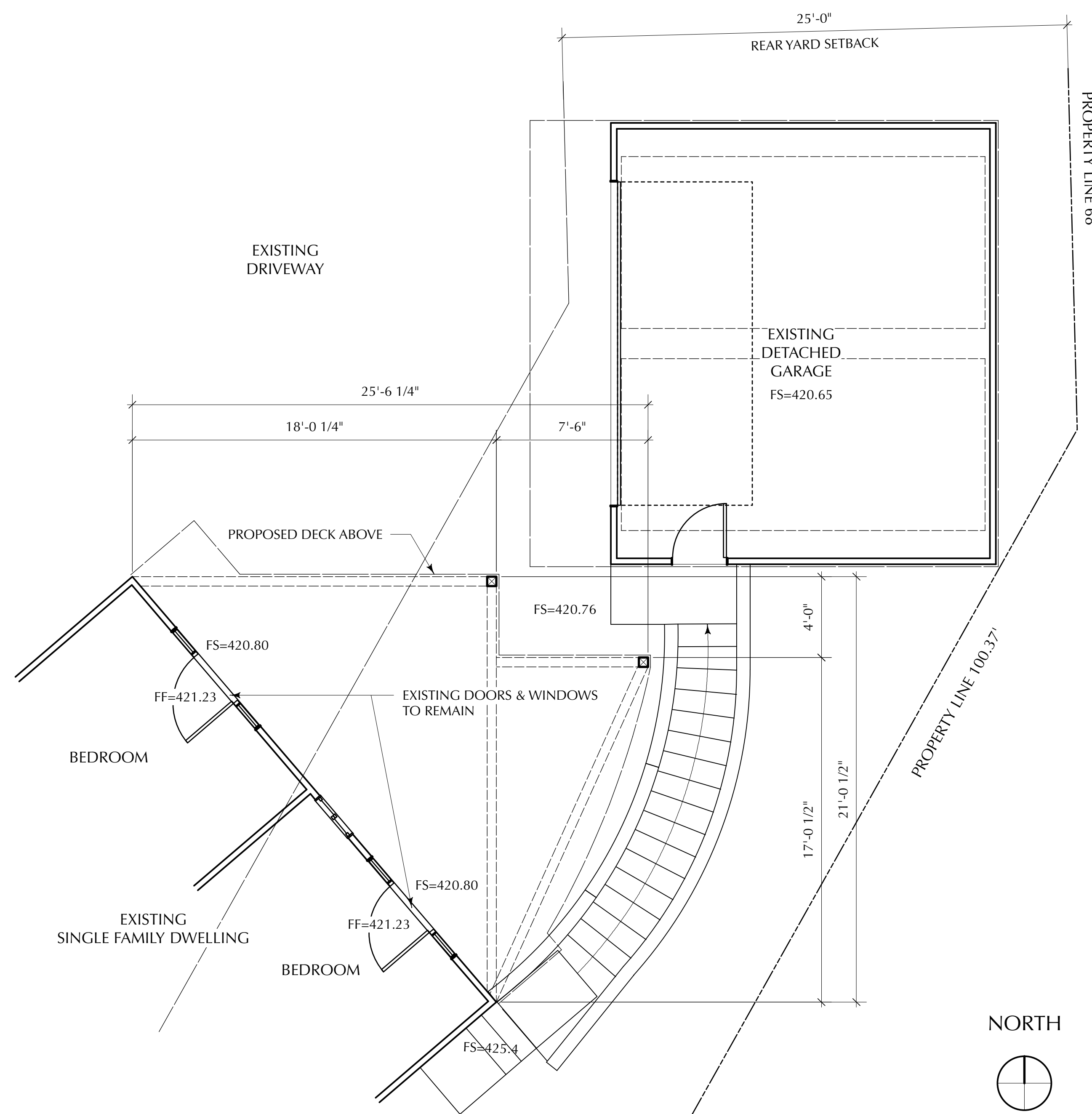
FLOOR PLANS
ELEVATIONS



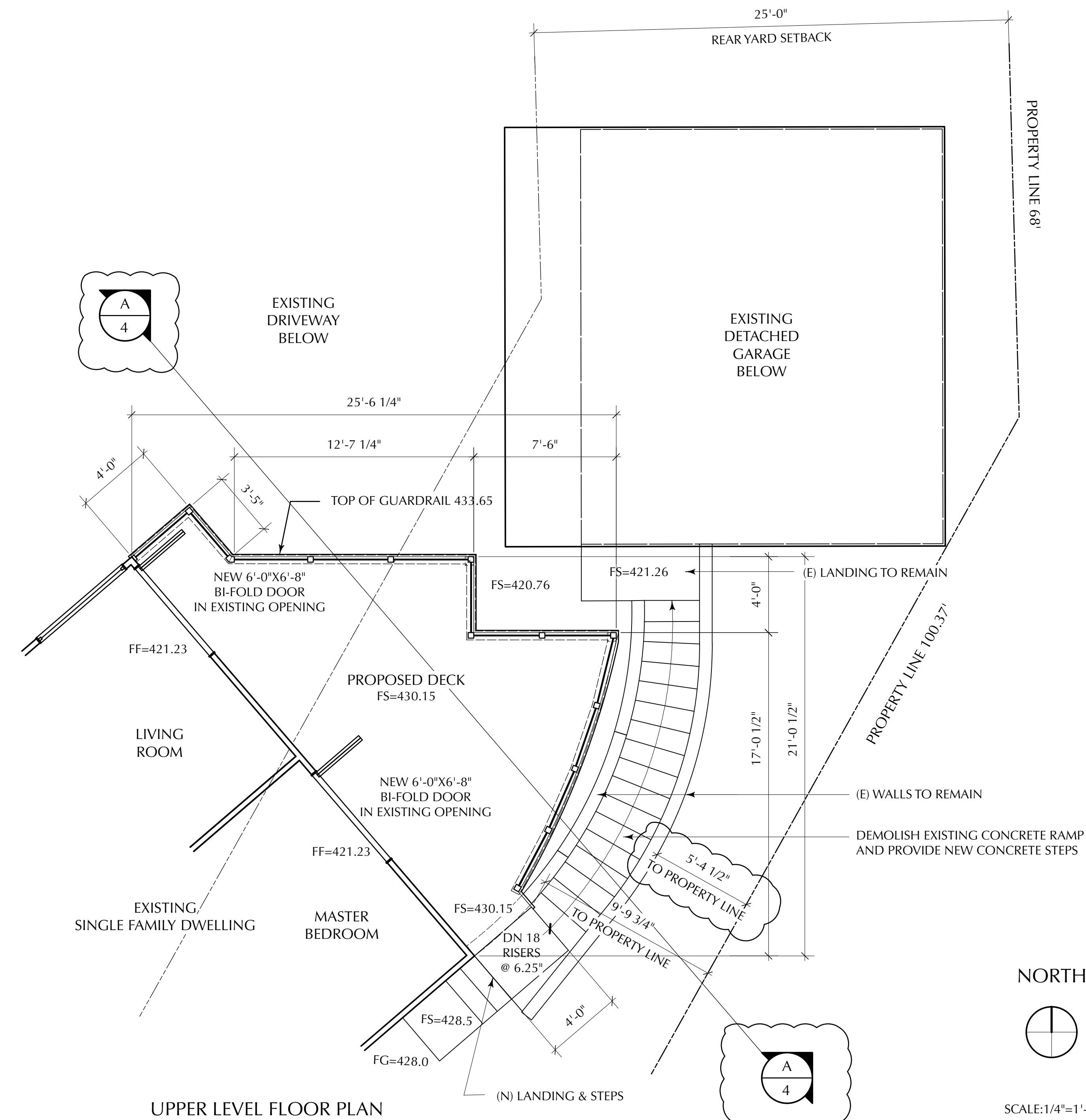
SOUTHEAST ELEVATION SCALE: 1/4"=1'-0"



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



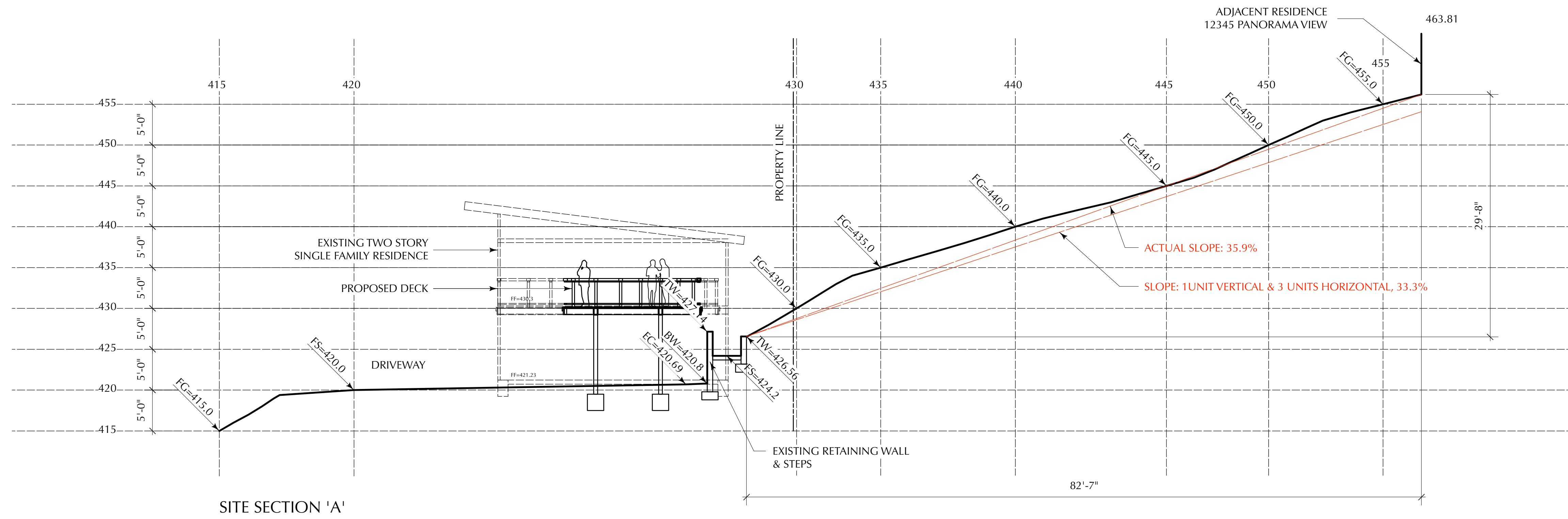
LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



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SITE SECTION 'A'

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SITE SECTION