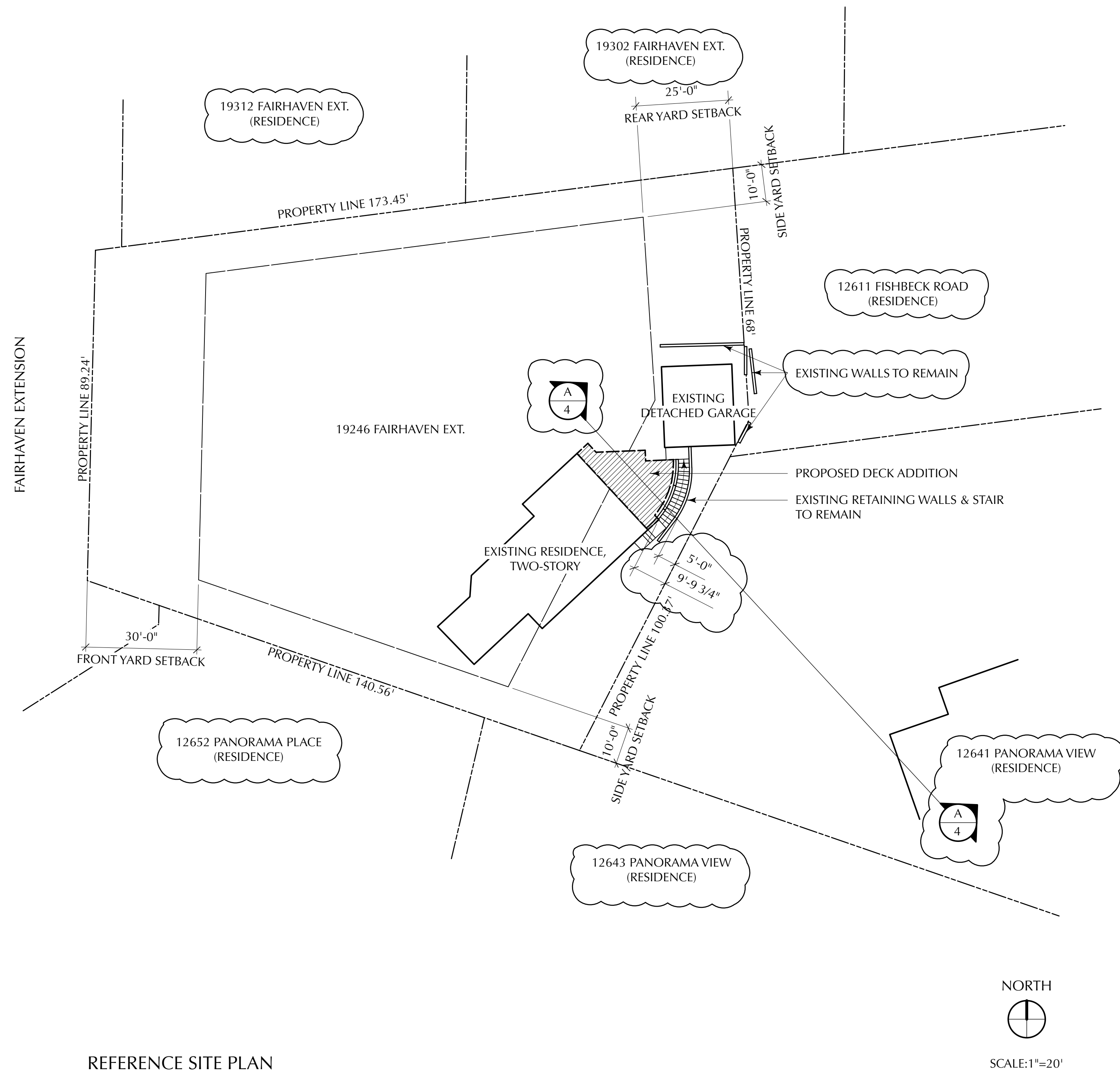




REFERENCE SITE PLAN

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:



ATTACHMENT 4



BRADFORD DUDLEY
architect
350 FOREST AVENUE, #307
LAGUNA BEACH, CALIFORNIA 92652
T: 949.376.3076 F: 949.376.3078

KINGSTON RESIDENCE

19246 FAIRHAVEN EXTENSION
SANTA ANA, CA 92705

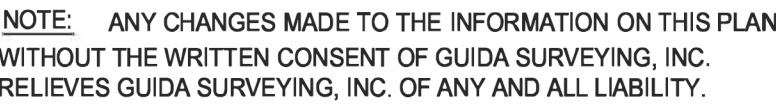
DRAWING ISSUE DATES

4/8/2025
4/11/2026

PROJECT #2453

TITLE SHEET
REFERENCE SITE PLAN

MARCH 02, 2020



NOT TO SCALE
FOR REFERENCE ONLY

AC	AIR CONDITIONER		GAS METER
BARRIER	BARRIER MEDIAN		GAS VALVE
BLDG	BUILDING CORNER		GUY ANCHOR
BLDL	BUILDING OUTLINE		FIRE HYDRANT
DOOR	DOOR		FOUND MONUMENT
COLUMN	COLUMN		GATE
EP	EDGE OF PAVEMENT		ICV
ECAB	ELECTRIC CABINET		IRR CONTROL VALVE
EOC	EDGE OF CONCRETE		PALM TREE
EP	EDGE OF PAVMENT		TREE
FL	FLOWLINE		POWER POLE
FNC	FENCE		SIGN
PIN	PIPE INLET		SANITARY SEWER MANHOLE
GM	GAS METER		STREET LIGHT
GTOP	TOP OF GAS PIPE		SEWER CLEANUP
PP	POWER POLE		UTILITY PULL BOX
LIP	LIP OF GUTTER		WATER METER
SSCO	SEWER CLEANUP		WATER VALVE
SSMH	SANITARY SEWER MANHOLE		GAS PAINT MARK
SG	SINGLE GATE		
TC	TOP OF CURB		
STRS	STAIRS		
TW	TOP OF WALL		
TOE	TOE		
TOP	TOP		

THAT PORTION OF LOT 17 OF EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BE BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 17 PRODUCED WESTERLY WITH THE CENTER LINE OF THE ROAD ADJOINING SAID LOT 17 ON THE WEST; THENCE NORTH 11°00' EAST, ALONG THE CENTER LINE OF SAID ROAD, 89.24 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 28, 1945 IN BOOK 1328, PAGE 143, PUBLIC RECORDS; THENCE NORTH 82°40' EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND, 157.45 FEET TO A POINT; THENCE SOUTH 3°49'00" EAST 93.76 FEET TO A POINT, THENCE SOUTH 27°00'00" WEST 69.20 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 17; THEN NORTH 71°03'40" WEST, ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 140.56 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF LOT 17 OF EL MODENA CITRUS LANDS, AS SHOWN ON
A MAP RECORDED 4 BOOK 6. PAGE 32 OF MISCELLANEOUS MAPS,
RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WALTER LAMB AND WIFE, BY DEED RECORDED NOVEMBER 24, 1954 IN BOOK 2877, PAGE 435, OFFICIAL RECORDS; THEN SOUTH 34°00' EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND, 93.76 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 68°00' EAST ALONG SAID ANGLE POINT TO A POINT TO THE 34°00' WEST 68.00 FEET TO A POINT IN THE NORTH LINE OF SAID PARCEL OF LAND; THENCE SOUTH 82°34'00" WEST ALONG SAID NORTH LINE, 16.00 FEET TO THE POINT OF BEGINNING.

1 AN EASEMENT FOR SANITARY SEWERS, STORM DRAINS,
UTILITIES, RAILROADS, POLE LINES, PIPELINES, INGRESS & EGRESS
RESERVED IN RESOLUTION OF THE BOARD OF SUPERVISORS OF
ORANGE COUNTY, CALIFORNIA OCTOBER 29, 1958, RECORDED
NOVEMBER 3, 1958 IN BOOK 4470 PAGE 181 O.R.

2 EL MODENA MUTUAL WATER CO., WELLS, IRRIGATION FOR
DOMESTIC USE EASEMENT RECORDED NOVEMBER 9, 1911 IN BOOK
203 PAGE 318 OF DEEDS. (BLANKET)

3 RIGHT OF WAY FOR PIPELINE PER QUITCLAIM DEED RECORDED
NOVEMBER 25, 1944 IN BOOK 1292 PAGE 116 O.R. (LOCATION
NOT OF RECORD).

④ SOUTHERN CALIFORNIA EDISON CO. PUBLIC UTILITIES
EASEMENT RECORDED OCTOBER 15, 1947 IN BOOK 1585 PAGE
206 O.R. (5' WIDE AREA INDICATED HEREON).

THE BOUNDARY SHOWN HEREON IS FROM RECORD DATA AND IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO REPRESENT ACTUAL FIELD CONDITIONS.

NO TITLE REPORT OR EASEMENT INFORMATION WAS PROVIDED BY CLIENT.

THIS MAP WAS PREPARED BY ME OR UNDER
MY DIRECTION AND IS BASED ON A FIELD
SURVEY PERFORMED IN MARCH 2020


MICHAEL BENESH
L.S. 5649

3/06/2020
DATE:



BRADFORD DUDLEY
a r c h i t e c t
350 FOREST AVENUE, #307
LAGUNA BEACH, CALIFORNIA 92652
T: 949.376.3076 F: 949.376.3078

KINGSTON RESIDENCE

19246 FAIRHAVEN EXTENSION
SANTA ANA, CA 92705

4/8/2025

PROJECT #2453

SURVEY

2



BRADFORD DUDLEY
architect
350 FOREST AVENUE, #307
LAGUNA BEACH, CALIFORNIA 92652
T: 949.376.3076 F: 949.376.3078

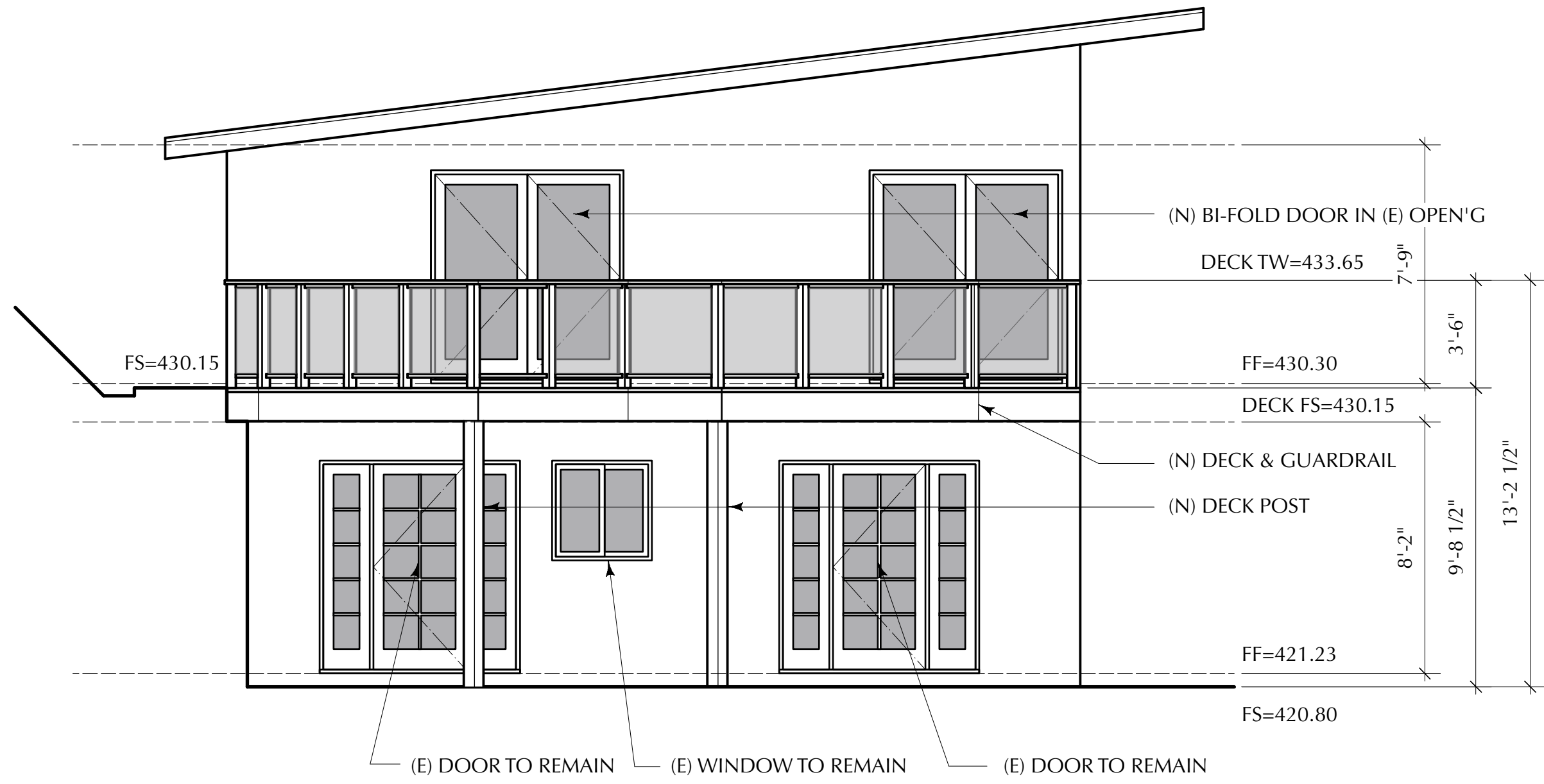
KINGSTON RESIDENCE
19246 FAIRHAVEN EXTENSION
SANTA ANA, CA 92705

DRAWING ISSUE DATES

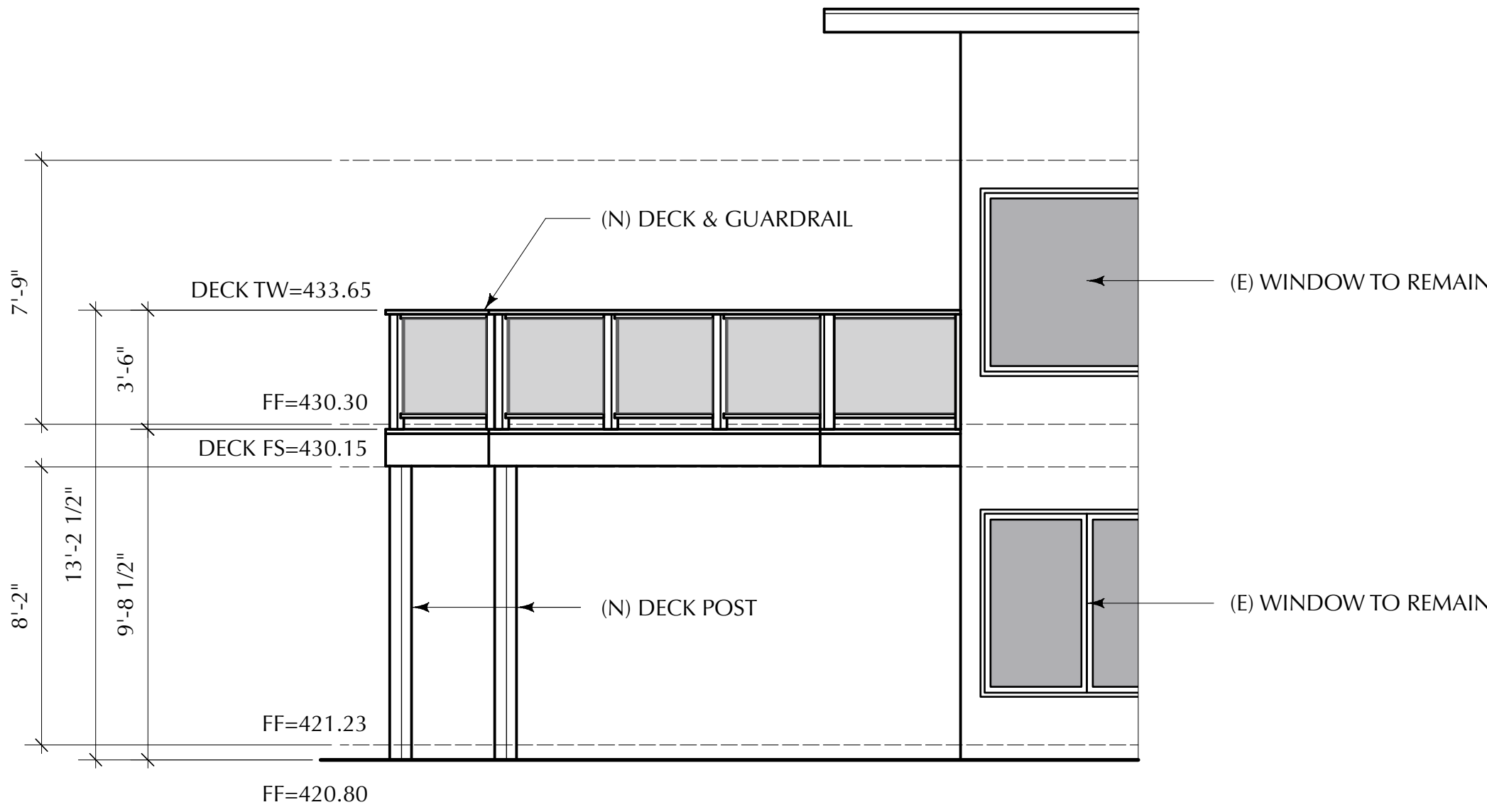
4/8/2025
4/11/2026

PROJECT #2453

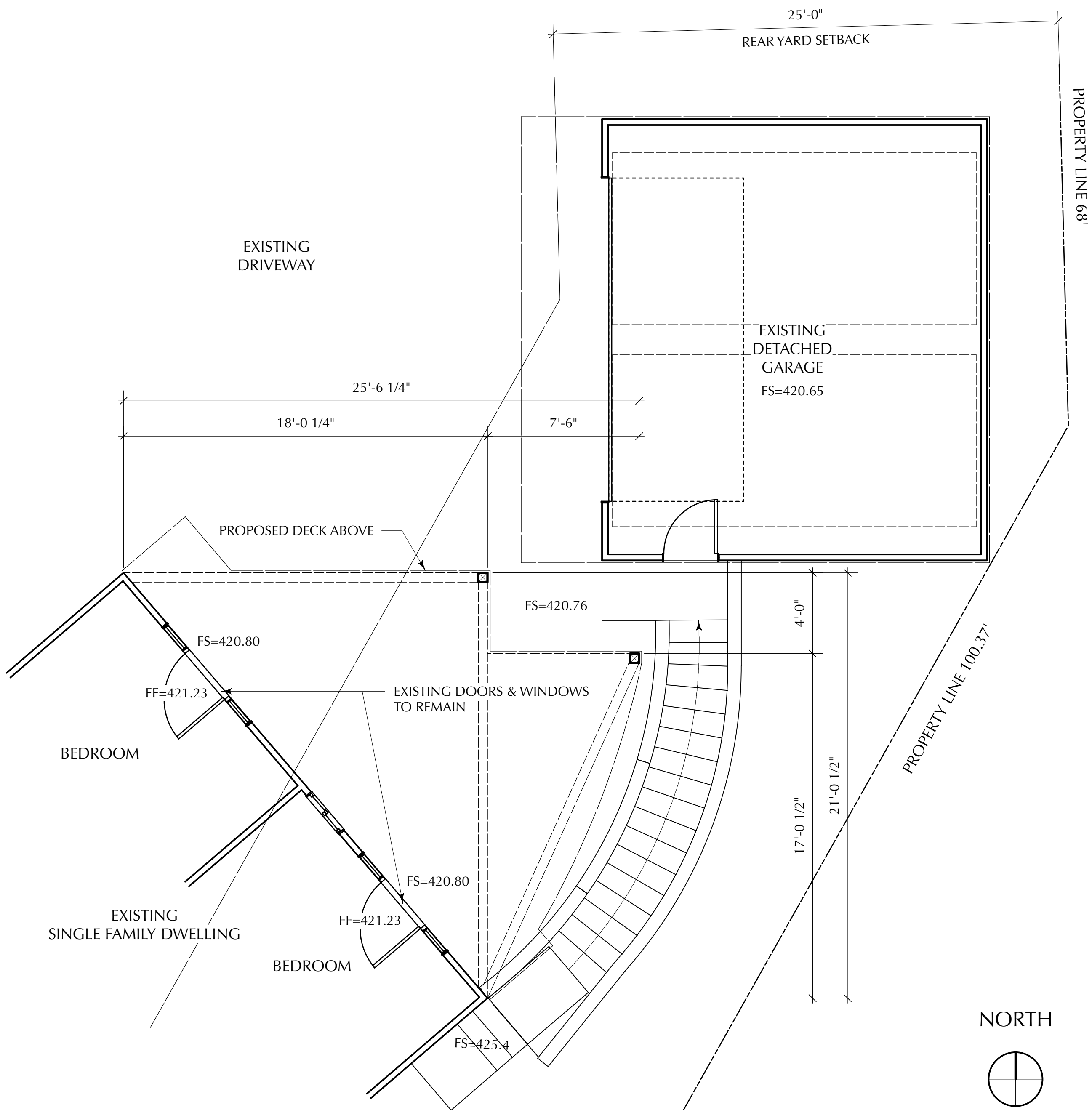
FLOOR PLANS
ELEVATIONS



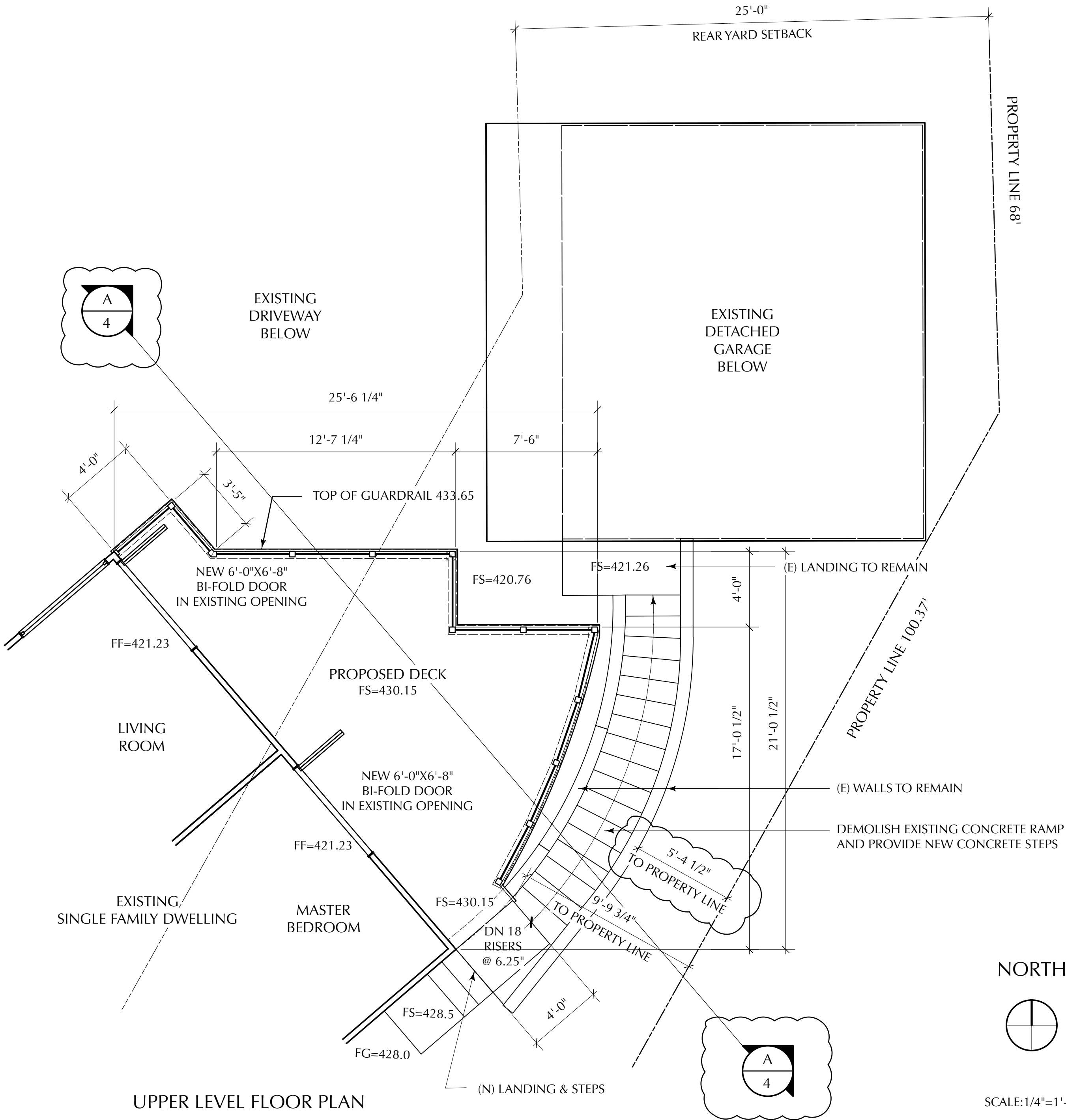
SOUTHEAST ELEVATION
SCALE: 1/4"=1'-0"



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



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



BRADFORD DUDLEY
a r c h i t e c t
350 FOREST AVENUE, #307
LAGUNA BEACH, CALIFORNIA 92652
T: 949.376.3076 F: 949.376.3078

KINGSTON RESIDENCE
19246 FAIRHAVEN EXTENSION
SANTA ANA, CA 92705

DRAWING ISSUE DATES
4/11/2026

PROJECT #2453

SITE SECTION

