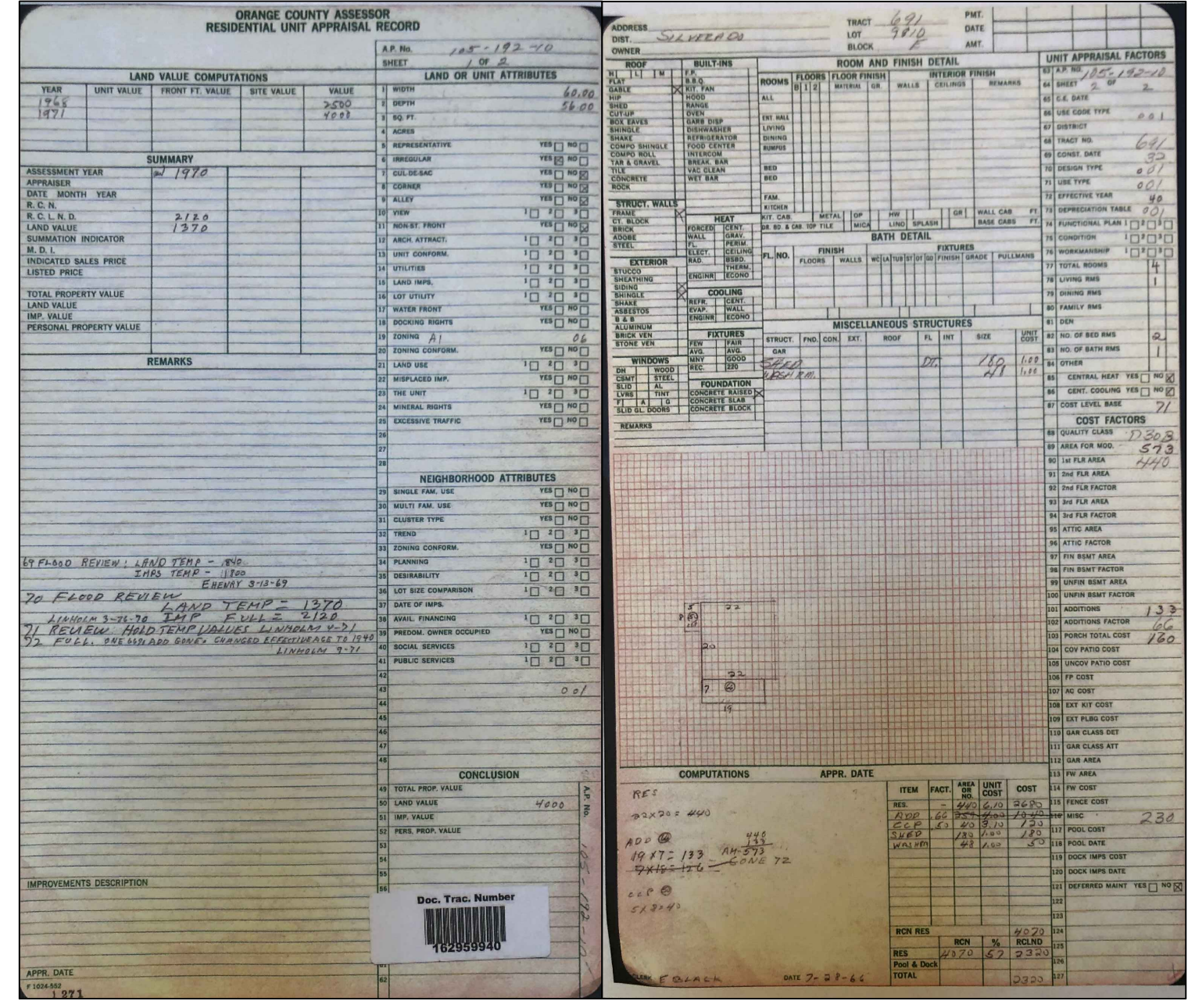


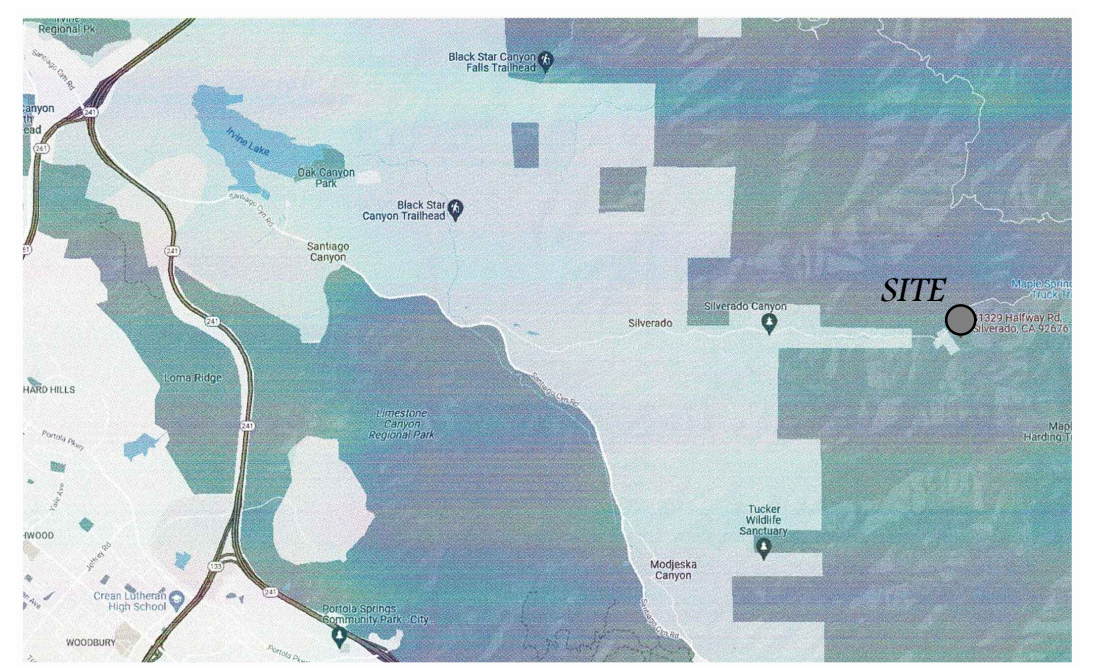
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DRAWINGS PREPARED BY:
 Signature: _____
 Name: WAYNE M. RIZZO Date: _____

KIRCHBERG RESIDENCE
 31329 HALFWAY ROAD
 SILVERADO, CALIFORNIA 92676



RESIDENTIAL UNIT APPRAISAL RECORD



VICINITY MAP
 NO SCALE

PROJECT DATA:
OWNER: MARIE AND JOHN KIRCHBERG
 31329 HALFWAY ROAD
 SILVERADO, CALIFORNIA 92676
 (310) 514-2947 - jkirchberg@hotmail.com

PROJECT ADDRESS: 31329 HALFWAY ROAD
 SILVERADO, CALIFORNIA 92676

LEGAL DESCRIPTION: LOTS #9 & #10, BLOCK E, TRACT 691
 ASSESSOR'S PARCEL NUMBER: 105-195-10

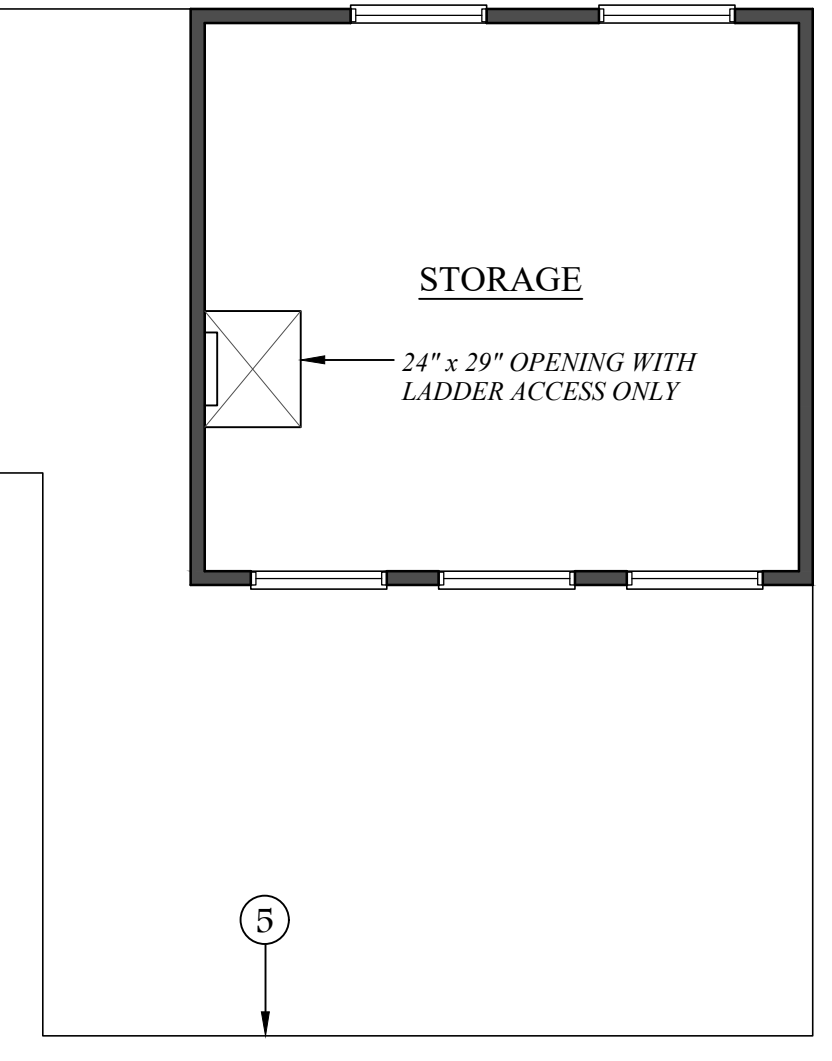
DESIGNER: WMR DESIGN (WAYNE M. RIZZO)
 484 PROSPECT STREET
 NEWPORT BEACH, CALIFORNIA 92663
 (949) 285-7447 - WMRdesign@gmail.com

AREA TABULATION:

EXISTING LIVING AREA (LOFT NOT INCLUDED DUE TO ACCESSIBILITY):	930 S.F.
EXISTING GARAGE SIZE:	188 S.F.
LOT SIZE (LOTS #9 & #10):	3354 S.F.
MAXIMUM BUILDING HEIGHT:	35'-0" (ABOVE SURROUNDING GRADE)
ACTUAL BUILDING HEIGHT:	19'-0"

BUILDING DATA:

OCCUPANCY:	GROUP R-3/U
CONSTRUCTION TYPE (NON-SPRINKLERED):	TYPE V-B
ZONE:	A1
USE:	SINGLE FAMILY RESIDENCE



UPPER LEVEL STORAGE PLAN
 SCALE: 1/4" = 1'-0"

- SITE PLAN KEYED NOTES:**
- 6" TALL WOOD FENCE.
 - EXISTING CONCRETE RETAINING WALL.
 - FOOTPRINT OF ADJACENT PROPERTY. NO STRUCTURES ARE ADJACENT TO OTHER PROPERTY LINES.
 - HATCHED AREA REPRESENTS STORAGE LOFT ABOVE.
 - LINE OF BUILDING FOOTPRINT BELOW.
 - NON-STRUCTURAL WALLS REMOVED (UN-FERMITTED).
 - VANITY REPLACED (UN-FERMITTED).
 - CLOSET ADDED (UN-FERMITTED).
 - FRENCH (DNOR ADDED) (UN-FERMITTED).
 - WINDOW REMOVED (UN-FERMITTED).
 - WOOD FRAMED PATIO COVER (FORMERLY REFERRED TO A "CARPORT") ASSUMED TO BE UN-FERMITTED.
 - RED LINE REPRESENTS THE PERMITTED STRUCTURE DRAWN ON THE RESIDENTIAL UNIT APPRAISAL RECORD.
 - MASTER BEDROOM ASSUMED TO BE UN-FERMITTED.
 - DECK ASSUMED TO BE UN-FERMITTED.
 - GARAGE IS PERMITTED AS DESCRIBED ON THE RESIDENTIAL UNIT APPRAISAL RECORD (REFERRED TO AS "SHED", A TERM COMMONLY USED TO REFER TO A GARAGE, I.E.: "GARAGE SHED").
 - BATH #2 IS ASSUMED TO BE UN-FERMITTED.
 - LAUNDRY ROOM IS PERMITTED AS DESCRIBED ON THE RESIDENTIAL UNIT APPRAISAL RECORD (REFERRED TO AS "WASH RM").
 - PORTION OF THE NOOK ASSUMED TO BE UN-FERMITTED.

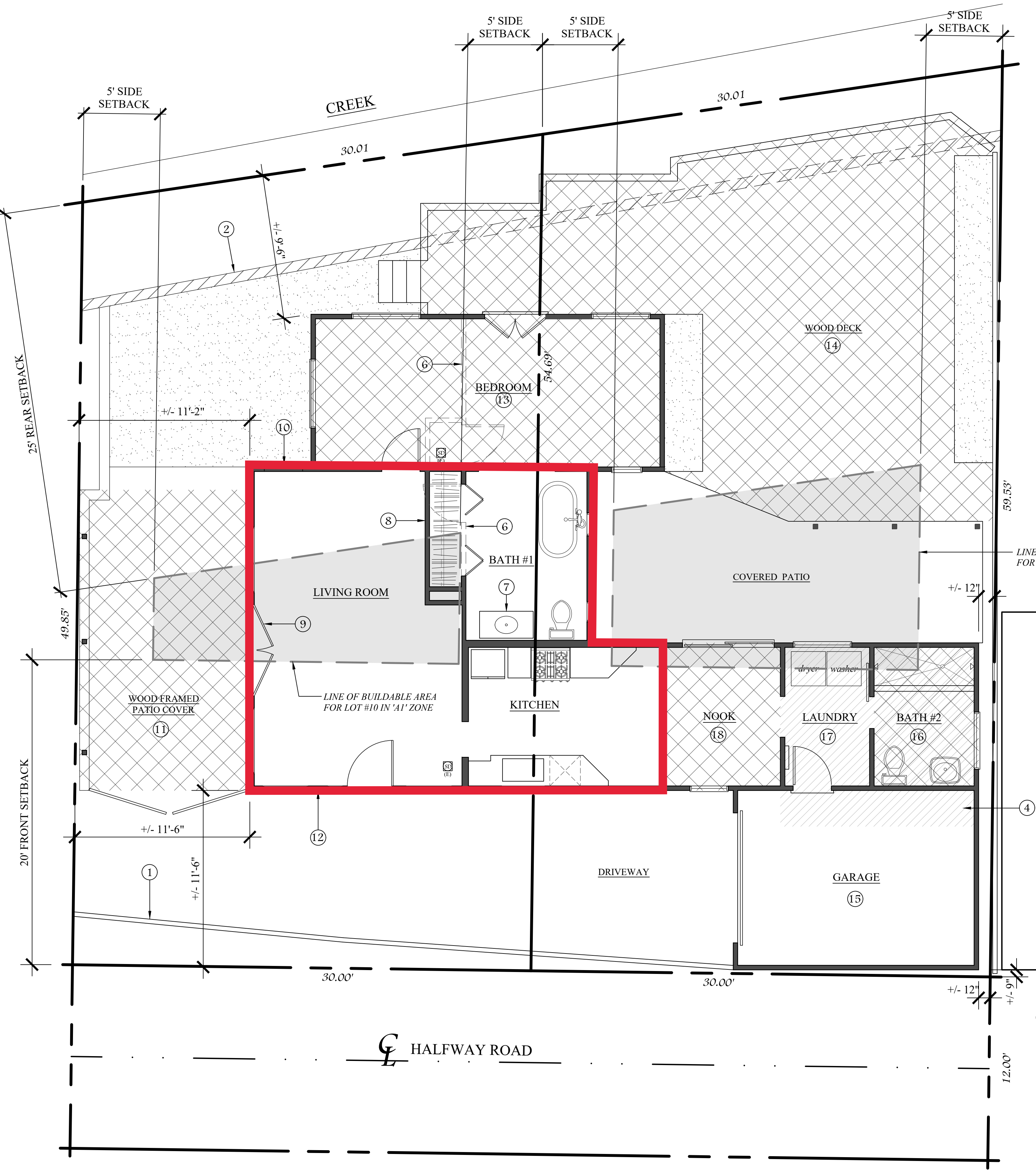
GENERAL DISCLAIMER AND APPLICANT RESPONSE TO PLAN CHECK COMMENT NO. 2.006:

ALL KNOWN PERMITTED AND UNPERMITTED STRUCTURES ARE AND/OR HAVE BEEN IDENTIFIED BASED ON AVAILABLE RECORDS MAINTAINED BY THE COUNTY. SEE SITE PLAN KEYED NOTES NOS. 6 - 10. UNLESS OTHERWISE INDICATED, IT MUST BE PRESUMED THAT ALL STRUCTURES IDENTIFIED ARE EITHER PERMITTED, EXEMPTED, OR PART OF THE ORIGINAL CONSTRUCTION, AS COUNTY RECORDS—DESPITE ALL MATTERS OF DUE DILIGENCE AND REQUESTS—APPEAR TO BE INCOMPLETE, DESTROYED, OR NON-EXISTENT, AND ANY AND ALL CONSTRUCTION HISTORY PRIOR TO THE CURRENT OWNERSHIP IS CATEGORICALLY IMPOSSIBLE TO ASCERTAIN OR OBTAIN. MOREOVER, WHILE HISTORICAL/FORENSIC ARCHITECTURAL ANALYSIS MAY ADD SOME INSIGHTS INTO WHEN CERTAIN STRUCTURES WERE PERMITTED AND/OR OTHERWISE REQUIRE PERMITTING (SEE AGAIN E.G., SITE PLAN KEYED NOTES NOS. 6 - 10), THE LACK OF COUNTY RECORDS AND/OR HISTORICAL DATA RENDERS A COMPLETE DETERMINATION/FINDING IMPOSSIBLE. IN CLOSING, IT MUST BE REITERATED, THE CURRENT HOMEOWNERS PURCHASED THEIR RESIDENCE IN JUNE OF 2016 IN ITS PRESENT CONDITION AND POSSESS NO ADDITIONAL KNOWLEDGE TO THE AFOREMENTIONED OTHER THAN STATED ON THIS SHEET.

GENERAL DISCLAIMER AND APPLICANT RESPONSE TO PLAN CHECK COMMENT NO. 2.006 (revised 10.16.23)

THE OCPW PLANNING DEPARTMENT IS USING A RESIDENTIAL UNIT APPRAISAL RECORD (DATED 1966-1972) OBTAINED FROM THE ASSESSORS OFFICE AS THE SCALE BASIS FOR ESTABLISHING PERMITTED/UN-FERMITTED STRUCTURES ON OUR PROPERTY. THE AREAS OUTLINED BY CROSS-HATCH ON THIS DOCUMENT REPRESENT THE SUPPOSED UN-FERMITTED STRUCTURES DUE TO NOT BEING DOCUMENTED ON SAID RESIDENTIAL UNIT APPRAISAL RECORD.

OCPW PLANNING DEPARTMENT ALSO HAS STATED THAT, EVEN THOUGH WE PURCHASED OUR HOME IN 2016, AND SINCE WE DO NOT HAVE ANY PERMITS IN OUR POSSESSION, THE AREAS OUTLINED AS CROSS-HATCHED ARE DEEMED UN-FERMITTED. WE HAVE GREAT CONCERN THAT THIS ACTION OF THE OCPW IS A BREACH OF THEIR DISCRETIONARY AUTHORITY AND THAT WE ARE BEING HELD TO AN UNREASONABLE STANDARD, WHICH IS ALSO NOT THE NORM (OR SPIRIT OF THE LAW) IN SILVERADO. FURTHER, WE HAVE PREPARED THIS DOCUMENT UNDER DURESS TO MOVE ON TO THE NEXT STEP.



SITE PLAN & EXISTING FLOOR PLANS

BUILDING SITING NOTE:
 THE FOOTPRINT OF THE BUILDING REPRESENTED HERE IS A RESULT OF AERIAL PHOTOS AND VISUAL OBSERVATION OF THE LOCATION OF HALFWAY ROAD WITH RESPECT TO EXISTING BUILDING ALONG THE STREET.

SCALE:	1/4" = 1'-0"
DRAWN:	WMR
DATE:	10.25.22
JOB:	KIRCH-2213
SHEET:	A

Site Color Photos



