

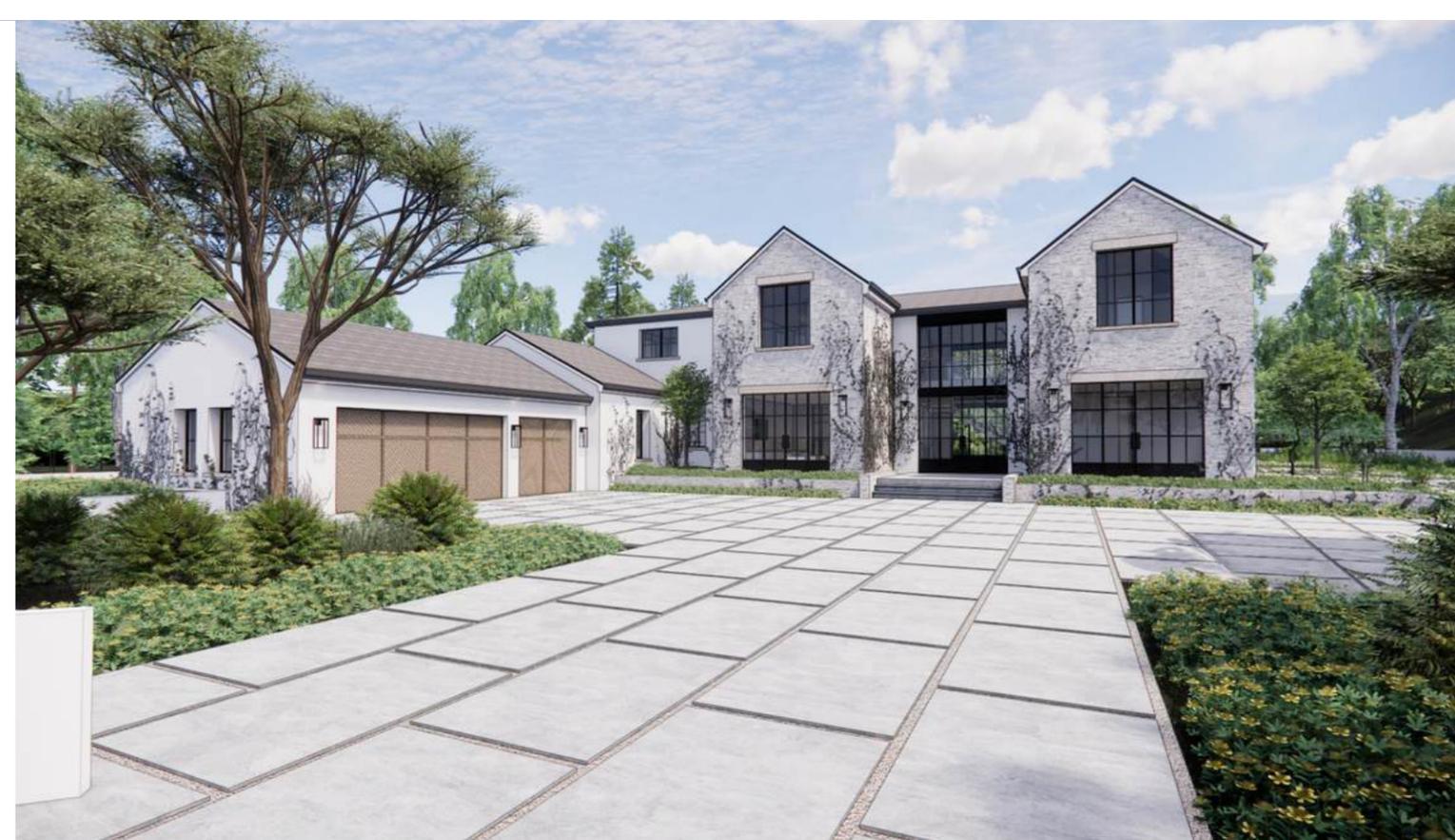
2109 ROSITA PLACE

PALOS VERDES ESTATES, CA 90274



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SHELTON WILDER | 310.997.7059 | SHELTON@SHELTONWILDER.COM | DRE# 01979656



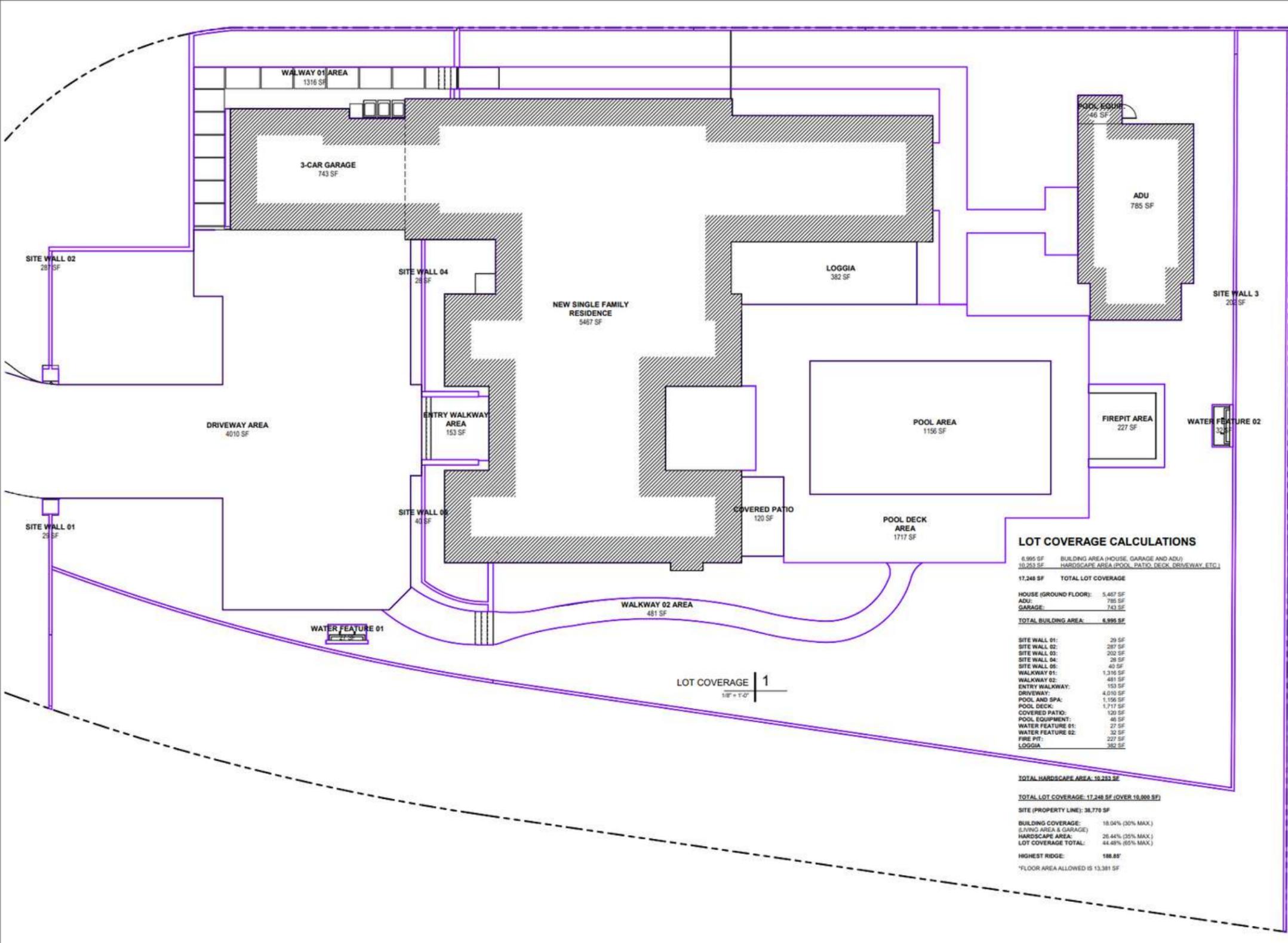
EXISTING:

3 BED | 4 BATH | 2,695 SF | 38,608 LOT SF

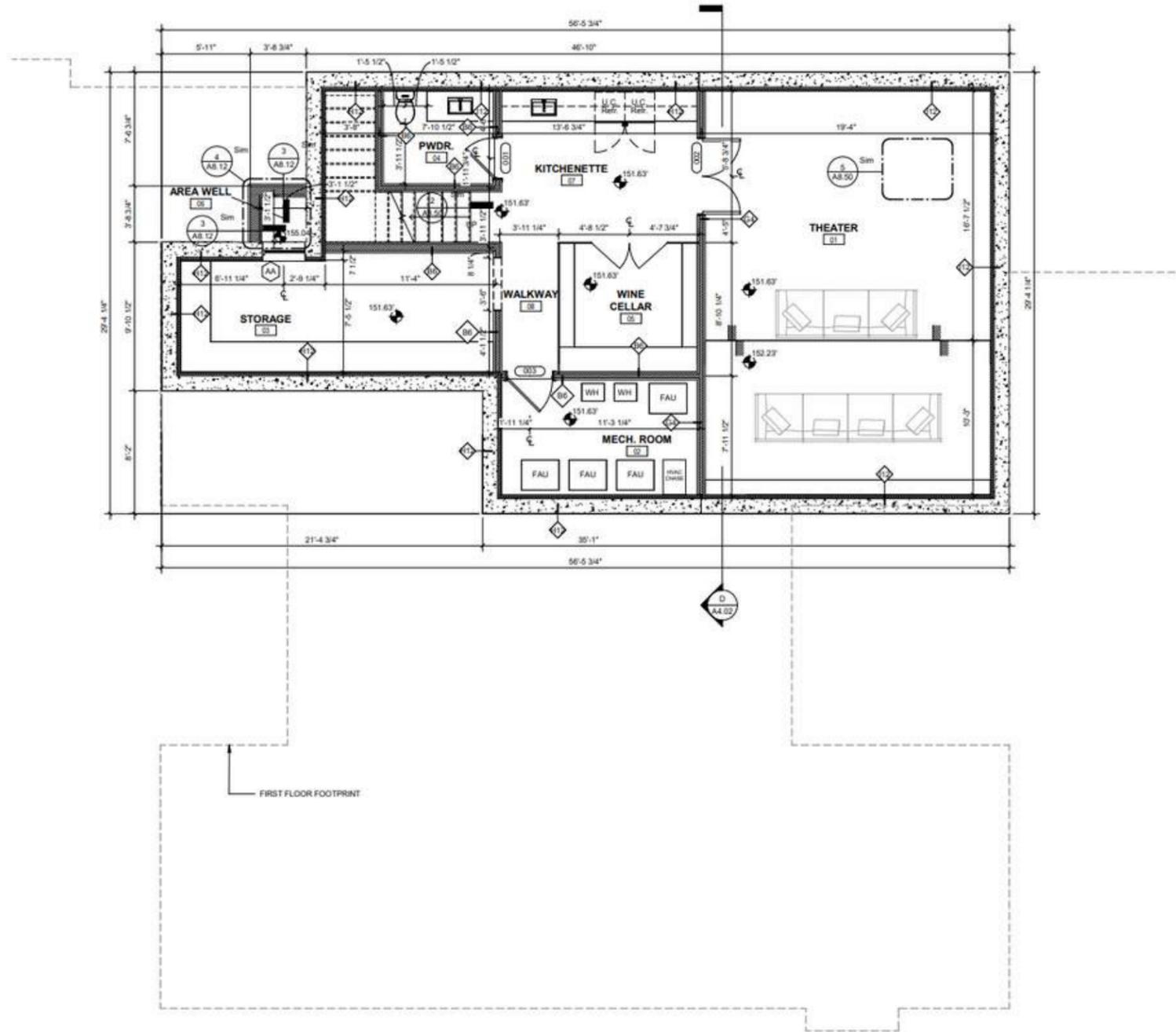
PROPOSED PLANS:

6 BED | 8 BATH | 11,182 SQFT | 38,606 LOT SF

LOT COVERAGE



PROPOSED BASEMENT LEVEL



FLOOR PLAN NOTES

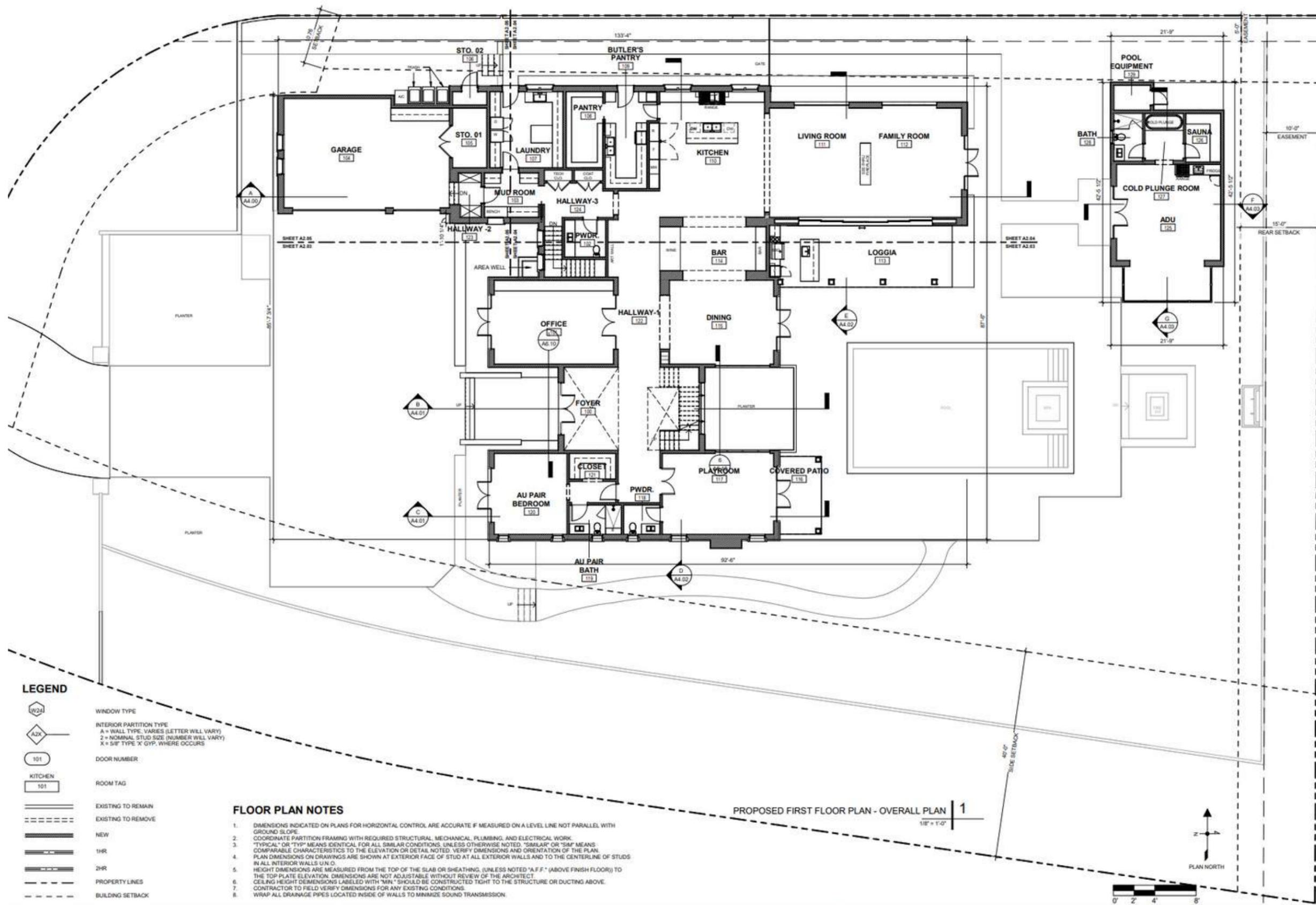
1. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE NOT PARALLEL WITH GROUND SLOPE.
2. COORDINATE PARTITION FRAMING WITH REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
3. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. "SIMILAR" OR "SM" MEANS COMPARABLE CHARACTERISTICS TO THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF THE PLAN.
4. PLAN DIMENSIONS ON DRAWINGS ARE SHOWN AT EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS AND TO THE CENTERLINE OF STUDS IN ALL INTERIOR WALLS U/A/O.
5. HEIGHT DIMENSIONS ARE MEASURED FROM THE TOP OF THE SLAB OR SHEATHING, (UNLESS NOTED "A.F.F." (ABOVE FINISH FLOOR)) TO THE TOP PLATE ELEVATION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE ARCHITECT.
6. CEILING HEIGHT DIMENSIONS LABELED WITH "MIN." SHOULD BE CONSTRUCTED TIGHT TO THE STRUCTURE OR DUCTING ABOVE.
7. CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ANY EXISTING CONDITIONS.
8. WRAP ALL DRAINAGE PIPES LOCATED INSIDE OF WALLS TO MINIMIZE SOUND TRANSMISSION.

LEGEND

	WINDOW TYPE
	INTERIOR PARTITION TYPE A = WALL TYPE, VARIES (LETTER WILL VARY) 2 = NOMINAL STUD SIZE (NUMBER WILL VARY) X = 5/8" TYPE 'X' GYP, WHERE OCCURS
	DOOR NUMBER
	KITCHEN ROOM TAG
	EXISTING TO REMAIN
	EXISTING TO REMOVE
	NEW
	1HR
	2HR
	PROPERTY LINES
	BUILDING SETBACK
	EASEMENTS



PROPOSED 1ST FLOOR PLAN



LEGEND

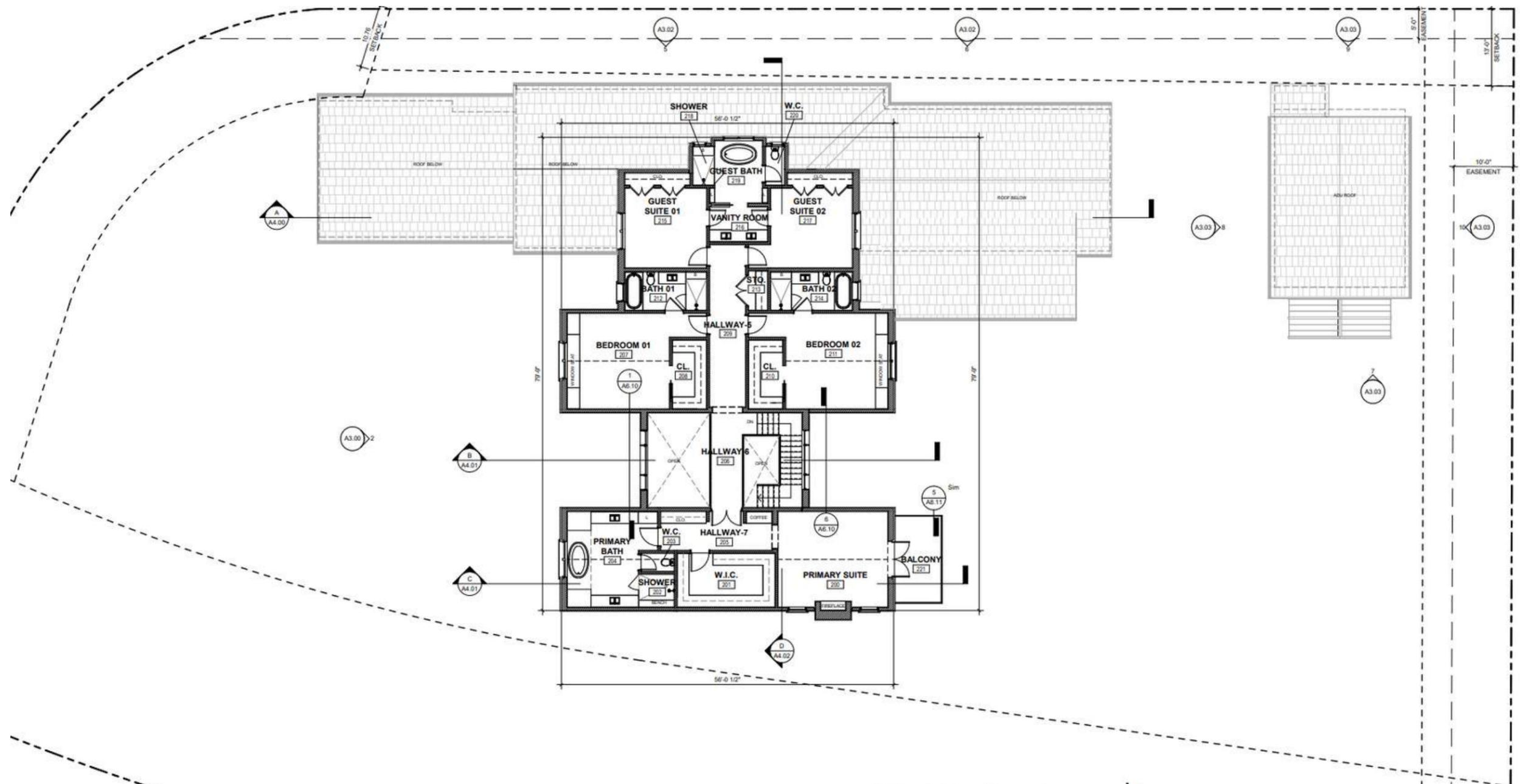
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	DOOR NUMBER
	ROOM TAG
	EXISTING TO REMAIN
	EXISTING TO REMOVE
	NEW
	1HR
	2HR
	PROPERTY LINES
	BUILDING SETBACK
	EASEMENTS

- FLOOR PLAN NOTES**
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PROPOSED FIRST FLOOR PLAN - OVERALL PLAN 1
1/8" = 1'-0"

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed under the direct supervision of the Architect (Joseph Spierer Architects, Inc.).

PROPOSED 2ND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN - OVERALL PLAN | 1
1/8" = 1'-0"

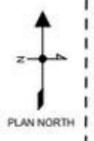
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- INTERIOR PARTITION TYPE
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PROPOSED ADU



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