



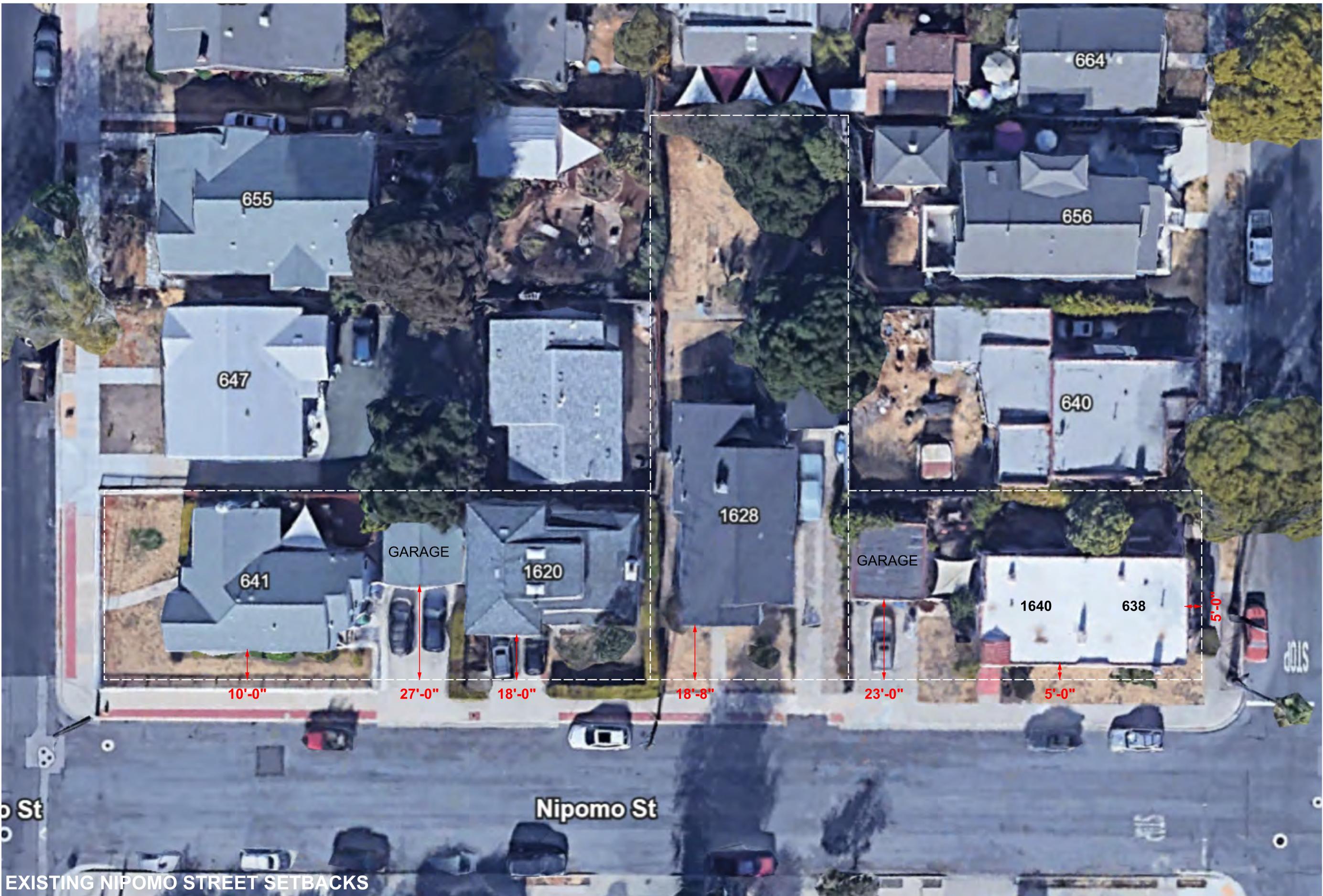
RENDERING IMAGE #1



RENDERING IMAGE #2



RENDERING IMAGE #3



EXISTING NIPOMO STREET SETBACKS

GROUND COVER / FENCE CLIMBERS / SHRUBS
ACHILLEA 'MOONSHINE' (YELLOW YARROW)
ALOE NOBILIS (GOLDEN TOOTHED ALOE)
ANIGOZANTHOS 'BUSH RANGER' (RED KANGAROO PAW)
BOUGAINVILLEA 'BLUEBERRY ICE' (LAVENDER BOUGAINVILLEA)
BOUGAINVILLEA 'CALIFORNIA GOLD' (YELLOW BOUGAINVILLEA)
BOUGAINVILLEA 'ROSENKA' (ORANGE-PINK BOUGAINVILLEA)
BOUGAINVILLEA 'LA JOLLA' (RED BOUGAINVILLEA)
BOUGAINVILLEA 'MISS ALICE' (WHITE BOUGAINVILLEA)
CAREX PRAEGRACILIS (CALIFORNIA FIELD SEDGE)
COTONEASTER DAMMERI (BEARBERRY COTONEASTER)
FESTUCA MAIREI (ATLAS FESCUE)
NASSELLA TENUISSIMA (MEXICAN FEATHER GRASS)
NERITA X FAASSENI (CATMINT)
SALVIA 'ULTRA VIOLET' (SAGE)
SENECIO MANDRALISCAE (BLUE CHALK STICKS)



LANDSCAPE PLAN

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

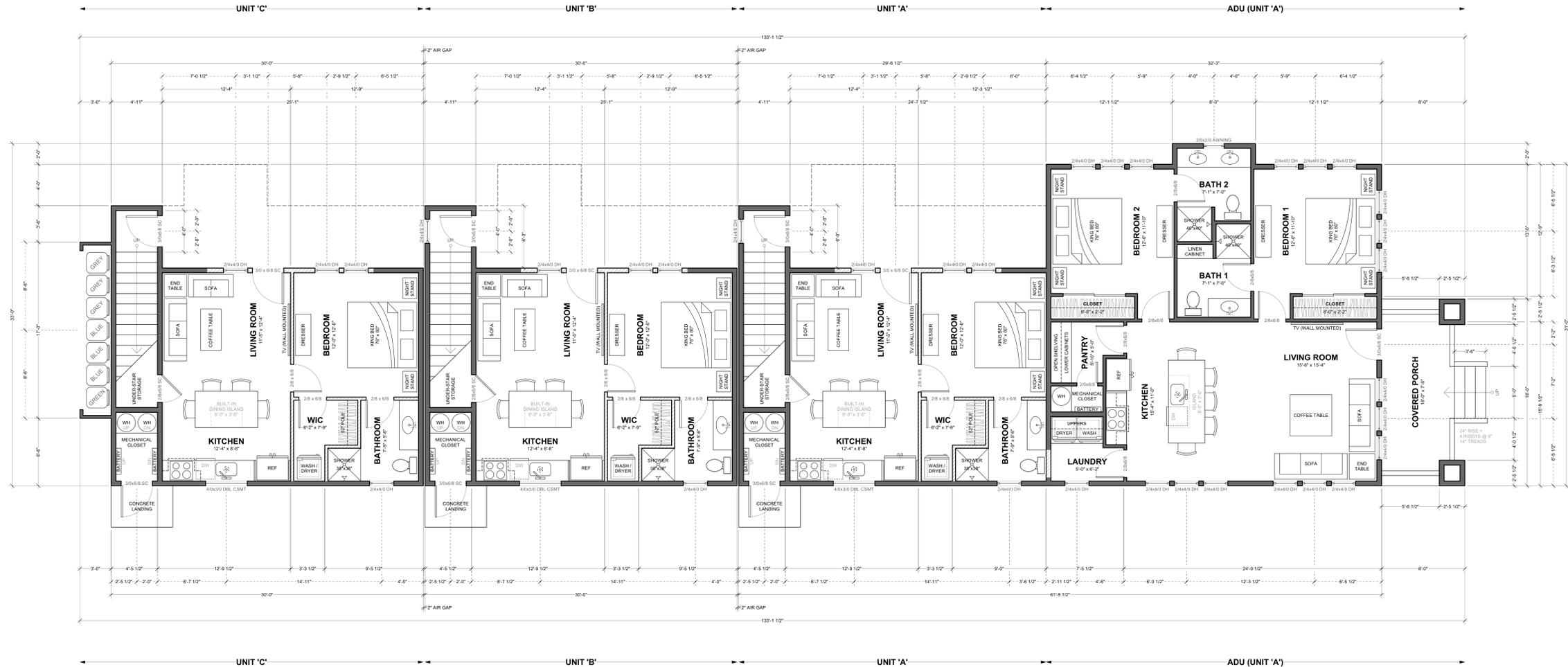
NIPOMO STREET

UNIT 'C'	
JADU (GARAGE COVERSION):	495 S.F.
UTILITY CLOSET AREA:	27 S.F.
TRASH ENCLOSURE AREA:	51 S.F.
1ST STORY HABITABLE (STAIRWAY):	76 S.F.
2ND STORY HABITABLE AREA:	641 S.F.
TOTAL HABITABLE AREA:	717 S.F.
TOTAL STRUCTURE (W/ WALLS):	1,463 S.F.

UNIT 'B'	
JADU (GARAGE COVERSION):	495 S.F.
UTILITY CLOSET:	27 S.F.
1ST STORY HABITABLE (STAIRWAY):	76 S.F.
2ND STORY HABITABLE AREA:	641 S.F.
TOTAL HABITABLE AREA:	717 S.F.
TOTAL STRUCTURE (W/ WALLS):	1,412 S.F.

UNIT 'A'	
JADU (GARAGE COVERSION):	495 S.F.
UTILITY CLOSET:	27 S.F.
1ST STORY HABITABLE (STAIRWAY):	76 S.F.
2ND STORY HABITABLE AREA:	667 S.F.
TOTAL HABITABLE AREA:	743 S.F.
TOTAL STRUCTURE (W/ WALLS):	1,440 S.F.

ADU (UNIT 'A')	
HABITABLE AREA:	941 S.F.
MECHANICAL CLOSET:	16 S.F.
COVERED PORCH:	131 S.F.
TOTAL HABITABLE AREA:	957 S.F.
TOTAL STRUCTURE (W/ WALLS):	1,135 S.F.



1ST STORY FLOOR PLAN (GARAGE CONVERSIONS)

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



UNIT 'C'	
GARAGE AREA:	495 S.F.
UTILITY CLOSET AREA:	27 S.F.
TRASH ENCLOSURE AREA:	51 S.F.
1ST STORY HABITABLE (STAIRWAY):	76 S.F.
2ND STORY HABITABLE AREA:	641 S.F.
TOTAL HABITABLE AREA:	717 S.F.
TOTAL STRUCTURE (W/ WALLS):	1,463 S.F.

UNIT 'B'	
GARAGE AREA:	495 S.F.
UTILITY CLOSET:	27 S.F.
1ST STORY HABITABLE (STAIRWAY):	76 S.F.
2ND STORY HABITABLE AREA:	641 S.F.
TOTAL HABITABLE AREA:	717 S.F.
TOTAL STRUCTURE (W/ WALLS):	1,412 S.F.

UNIT 'A'	
GARAGE AREA:	495 S.F.
UTILITY CLOSET:	27 S.F.
1ST STORY HABITABLE (STAIRWAY):	76 S.F.
2ND STORY HABITABLE AREA:	667 S.F.
TOTAL HABITABLE AREA:	743 S.F.
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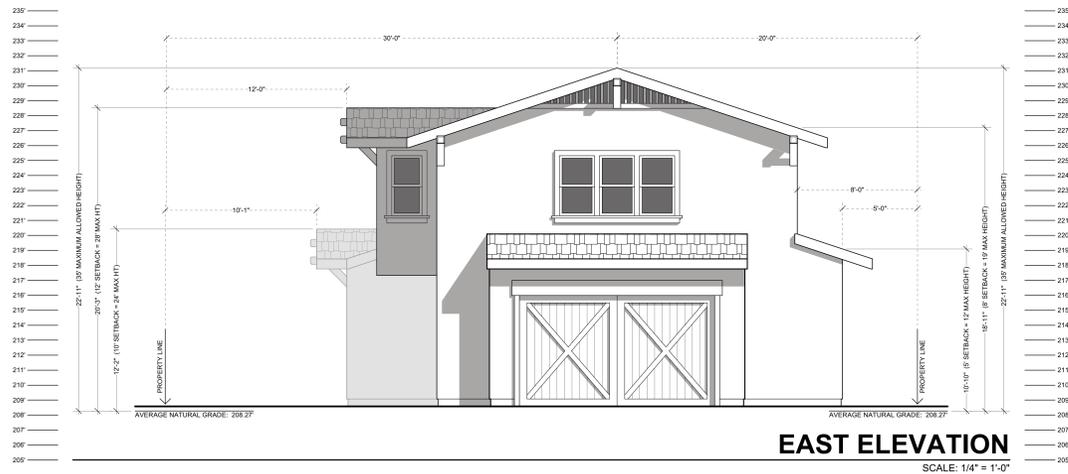
ADU (UNIT 'A')	
HABITABLE AREA:	941 S.F.
MECHANICAL CLOSET:	16 S.F.
COVERED PORCH:	131 S.F.
TOTAL HABITABLE AREA:	957 S.F.
TOTAL STRUCTURE (W/ WALLS):	1,135 S.F.



2ND STORY FLOOR PLAN

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





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

AVERAGE NATURAL GRADE	
NATURAL GRADE HIGH POINT:	208.76
NATURAL GRADE LOW POINT:	207.76
AVERAGE NATURAL GRADE:	208.27
THE MAXIMUM ALLOWABLE HEIGHT IS 208.27 + 35.00 = 243.27	



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

WHILE A HIP ROOF WOULD COMPLY WITH THE HEIGHT-TO-SETBACK STANDARDS OF SLO CITY MUNICIPAL CODE 17.18.020, TABLE 2-7, IT WOULD ELIMINATE (6) SOLAR PANELS. PER SLO CITY MUNICIPAL CODE 17.70.095, WE ARE REQUESTING AN EXCEPTION (OR "INCENTIVE") TO THE HEIGHT-TO-SETBACK STANDARDS AT THIS ONE LOCATION. PLEASE SEE THE ROOF PLAN ON SHEET A-3 FOR ADDITIONAL INFORMATION.



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

WHILE THE HABITABLE PORTION OF THE FRONT RESIDENCE (ADU) IS LOCATED THE REQUIRED 20' OFF THE FRONT PROPERTY LINE, IN ORDER TO PROVIDE A LAUNDRY FACILITY AND UTILITY CLOSET IN THE ADU WHICH WILL HOUSE BATTERIES FOR REDUCED RELIANCE ON THE ELECTRICAL GRID, THE COVERED PORCH WILL EXTEND INTO THE REQUIRED FRONT YARD SETBACK. WE ARE REQUESTING A FRONT YARD SETBACK EXCEPTION (OR "INCENTIVE") FOR THE FRONT PORCH BASED OFF OF SLO CITY MUNICIPAL CODE SECTION 17.70.095 (ALL-ELECTRIC HOUSES) OR A DISCRETIONARY EXCEPTION BASED OFF OF SLO CITY MUNICIPAL CODE SECTION 17.70.170, D, 2, a, FOR SIDE LOADING GARAGES.



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