

**ZONING INFO**

ZONE:  
R-2 H

NEIGHBORHOOD  
MILL STREET HISTORICAL DISTRICT  
EXISTING HOUSE DESIGNATED AS A CONTRIBUTING PROPERTY

LOT:  
7,500SF TOTAL AREA

SINGLE FAMILY RESIDENTIAL SETBACKS:  
FRONT = 20'-0"  
REAR = 5'-0"  
SIDES = 5'-0"

HEIGHT LIMIT:  
35' MAX  
VARIES BASED ON SETBACK PLANE

LOT COVERAGE:  
50% BY STRUCTURES



**RENDERING OF PROPOSED HOUSE**

**SITE INFO**

**STREET ADDRESS**  
1253 Mill Street  
San Luis Obispo, CA 93401  
PARCEL# 001-221-008

**SCOPE**

CONSTRUCT A NEW TWO BEDROOM SINGLE-FAMILY HOUSE BEHIND AN EXISTING TWO BEDROOM SINGLE-FAMILY HOUSE.

MAIN FLOOR	922SF	GARAGE	370 SF
UPPER FLOOR	672 SF		
TOTAL	1594 SF		

**DRAWING LIST**

- A00 COVER SHEET
- A01 EXISTING SITE PLAN
- A02 PROPOSED SITE PLAN
- A03 ZONING EXHIBITS
- A04 SITE CONTEXT
- A05 AERIAL VIEW
- A06 AERIAL VIEW
- A07 STREET VIEW
- A08 MAIN FLOOR NEW HOUSE
- A09 UPPER FLOOR NEW HOUSE
- A10 ROOF PLAN NEW HOUSE
- A11 ELEVATIONS NEW HOUSE
- A12 VIEWS NEW HOUSE
- A13 MATERIALS



218 Main Street  
PMB #702  
Kirkland, WA 98033  
425.985.2633

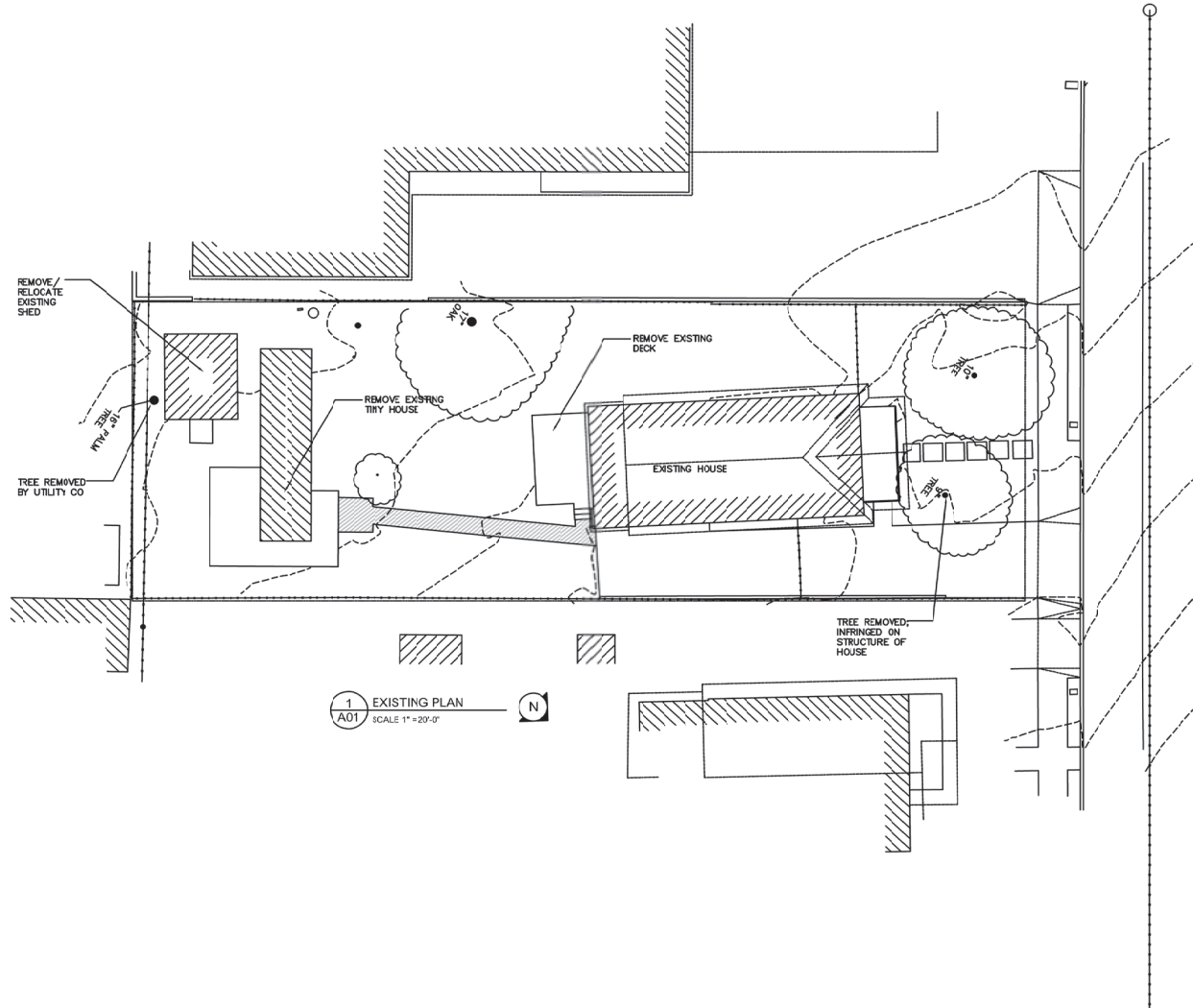
Pollard Residence  
1253 Mill St.  
San Luis Obispo, CA  
93401

PROJECT #: 22-003  
FILE #: 22-003.SD06

1	HISTORICAL REVIEW	12.20.24

**COVER SHEET**

**SD06  
A00**

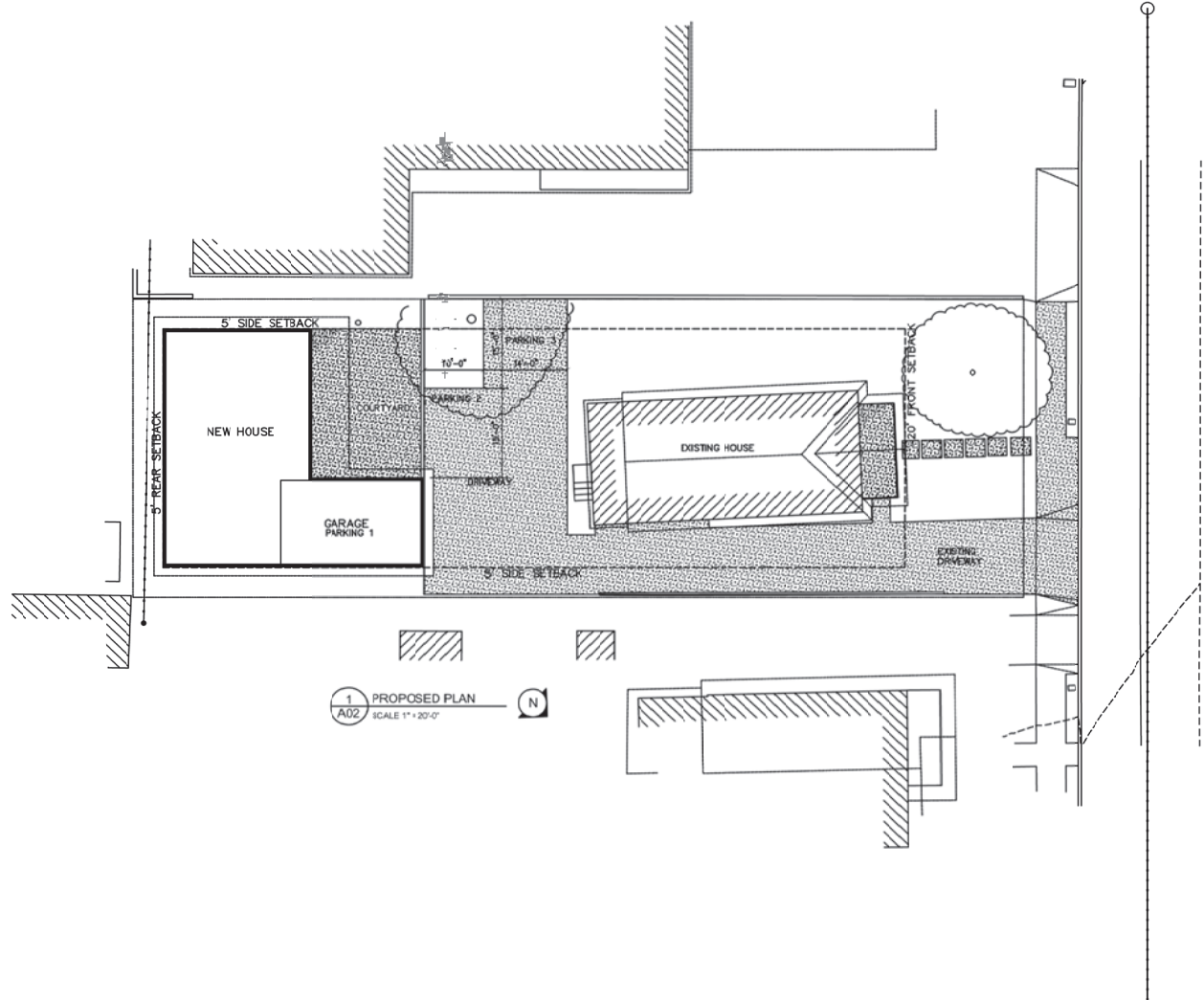


Job Number 23-003  
 File Number 23-003-Site-SD06.dwg

1	HISTORICAL REVIEW	10.09.24

**EXISTING  
 SITE PLAN**

**SD-06  
 A01**

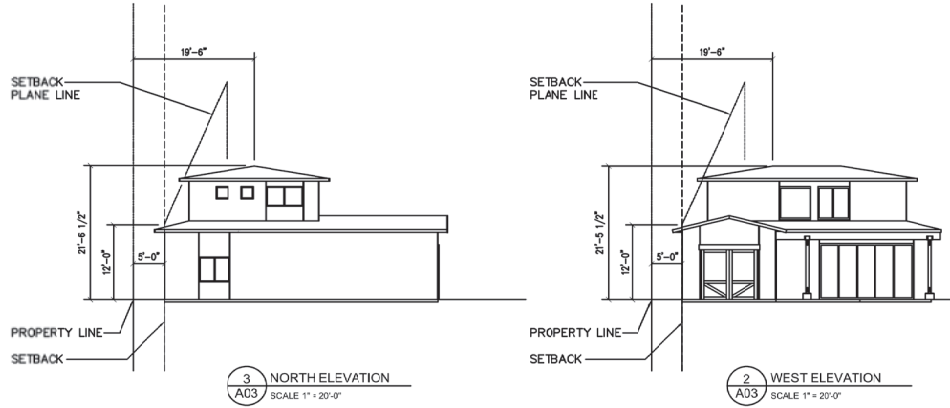


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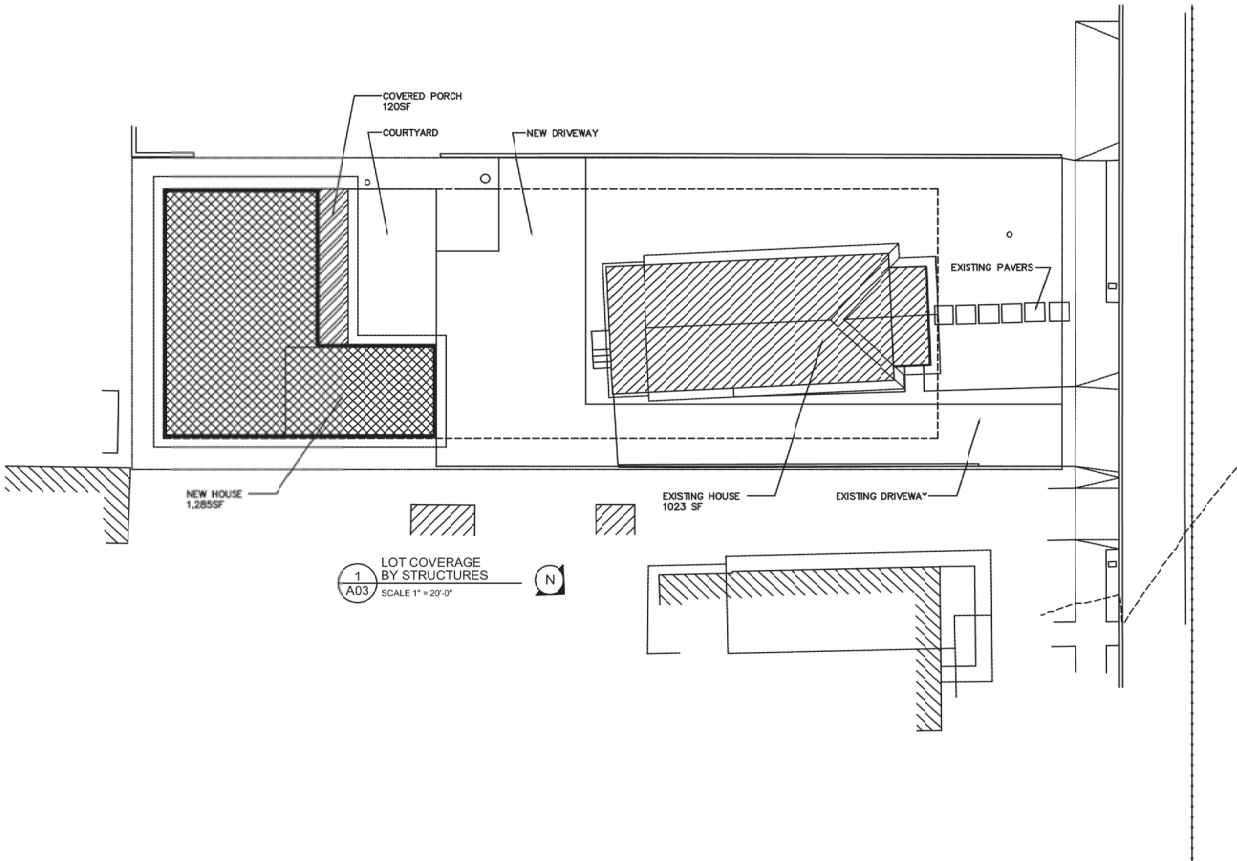
**PROPOSED  
SITE PLAN**

**SD-06  
A02**



HEIGHT DIAGRAMS

Pollard Residence  
1253 Mill St  
San Luis Obispo, CA  
93401



LOT COVERAGE CALCULATIONS

<u>ALLOWABLE LOT COVERAGE</u>	
7,502 SF TOTAL LOT AREA	
x 50%	
3,751 SF ALLOWABLE LOT COVERAGE BY STRUCTURES	
<u>LOT COVERAGE CALCULATION</u>	
EXISTING HOUSE	1,023 SF
PROPOSED HOUSE	1,285 SF
COVERED PORCH	120 SF
	2,428 SF
3,751 SF - 2,428 SF =	
1,323 SF UNDER ALLOWABLE	

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1	HISTORICAL REVIEW	10/09/24
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ZONING

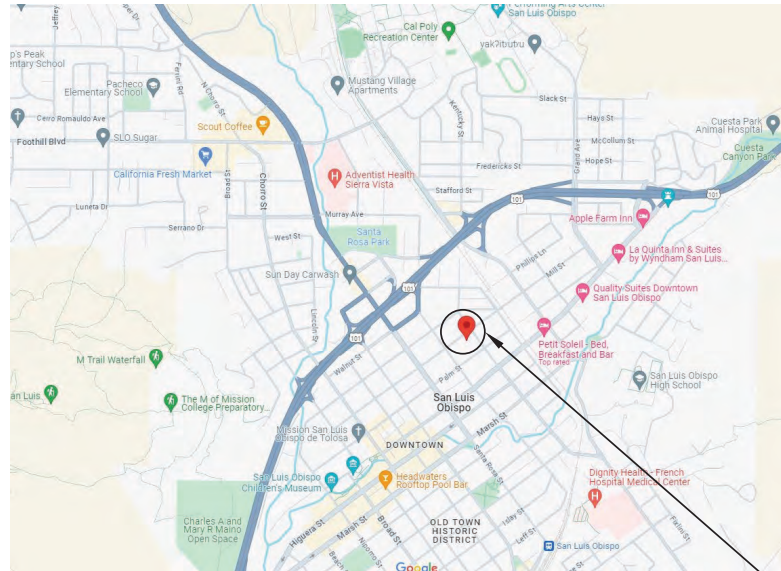
ZONING: R-2 H  
7,500 SF TOTAL LOT AREA  
SINGLE FAMILY RESIDENTIAL SETBACKS.  
FRONT = 20'-0"  
REAR = 5'-0"  
SIDE = 5'-0"

HEIGHT LIMIT  
35' MAX  
VARIES BASED ON SETBACK PLANE LINE

LOT COVERAGE  
50%

ZONING EXHIBITS

SD-06  
A03



**dp** DESIGN | BUILD

218 Main Street  
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425.985.2633

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LOOKING SW DOWN MILL STREET



LOOKING NE DOWN MILL STREET

PROPERTY  
LOCATION

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SITE CONTEXT  
INFORMATION

**SD06**  
**A04**



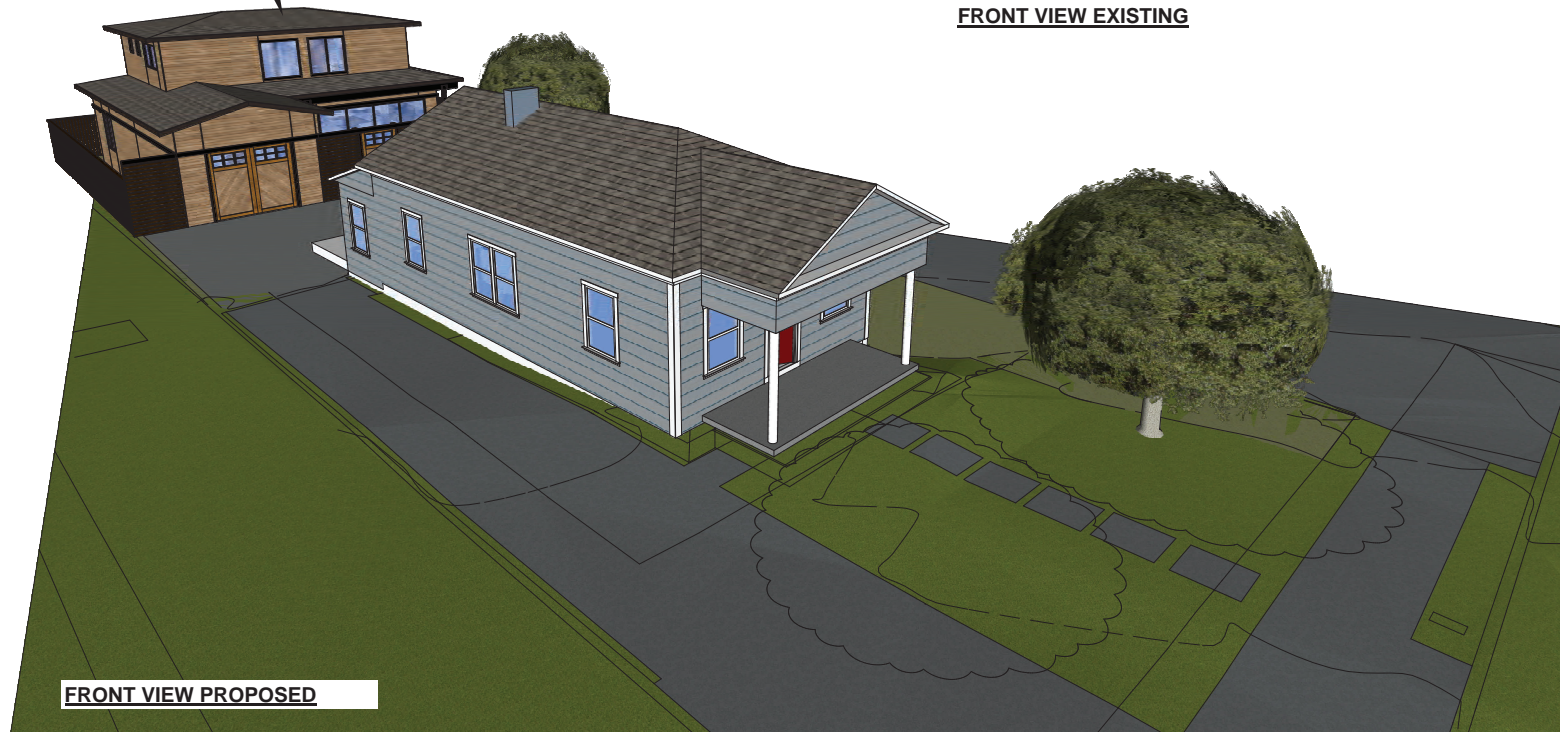
TREE HAS BEEN  
REMOVED BY PG&E

REMOVE EXISTING  
TINY HOUSE

TREE HAS BEEN  
REMOVED; INFRINGED  
ON HOUSE STRUCTURE

NEW HOUSE

**FRONT VIEW EXISTING**



**FRONT VIEW PROPOSED**

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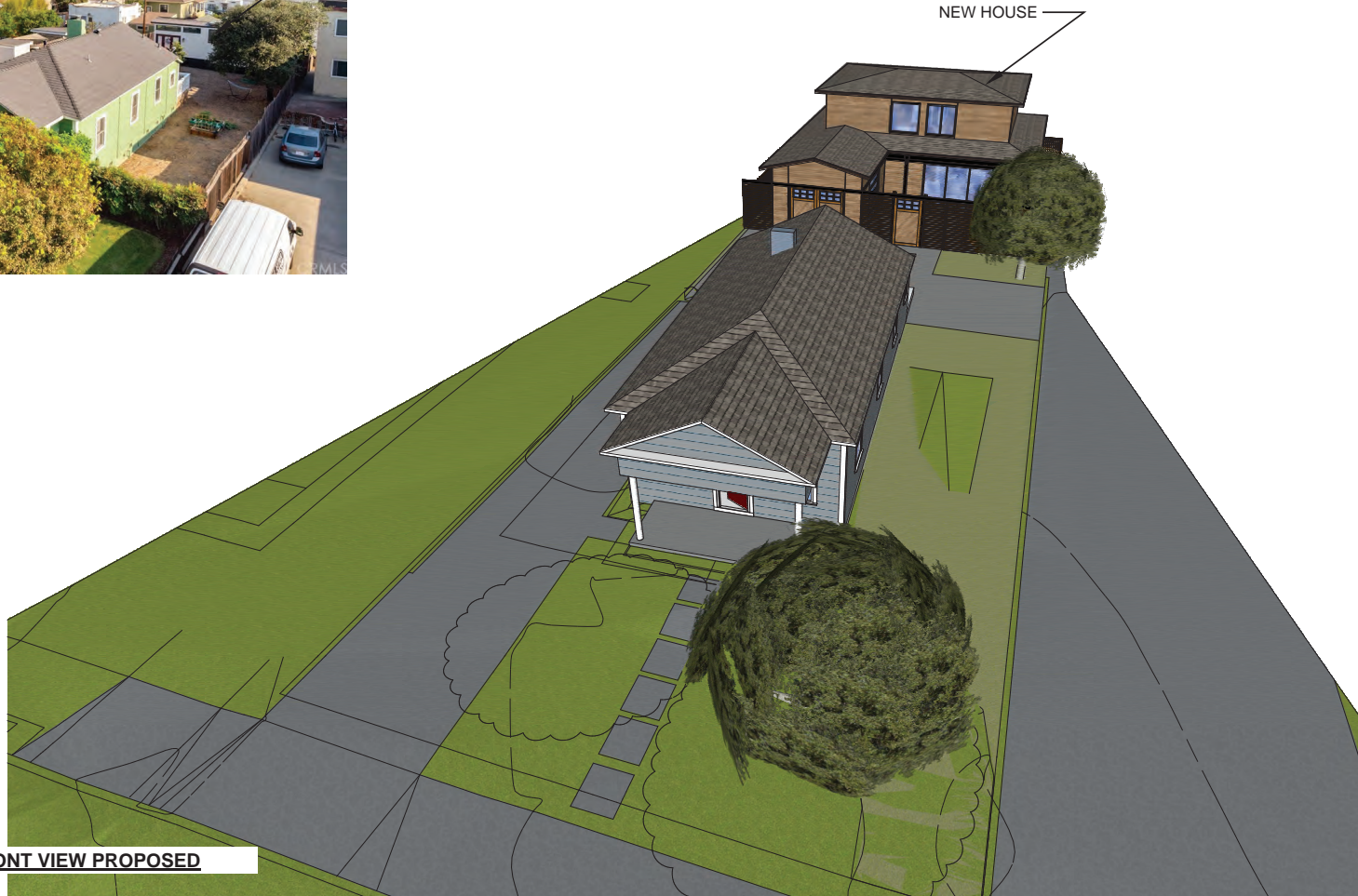
**AERIAL VIEW**

**SD06  
A05**



REMOVE  
EXISTING TINY  
HOUSE

**FRONT VIEW EXISTING**



NEW HOUSE

**FRONT VIEW PROPOSED**

1	HISTORICAL REVIEW	12.20.24



**VIEW DOWN DRIVEWAY EXISTING**

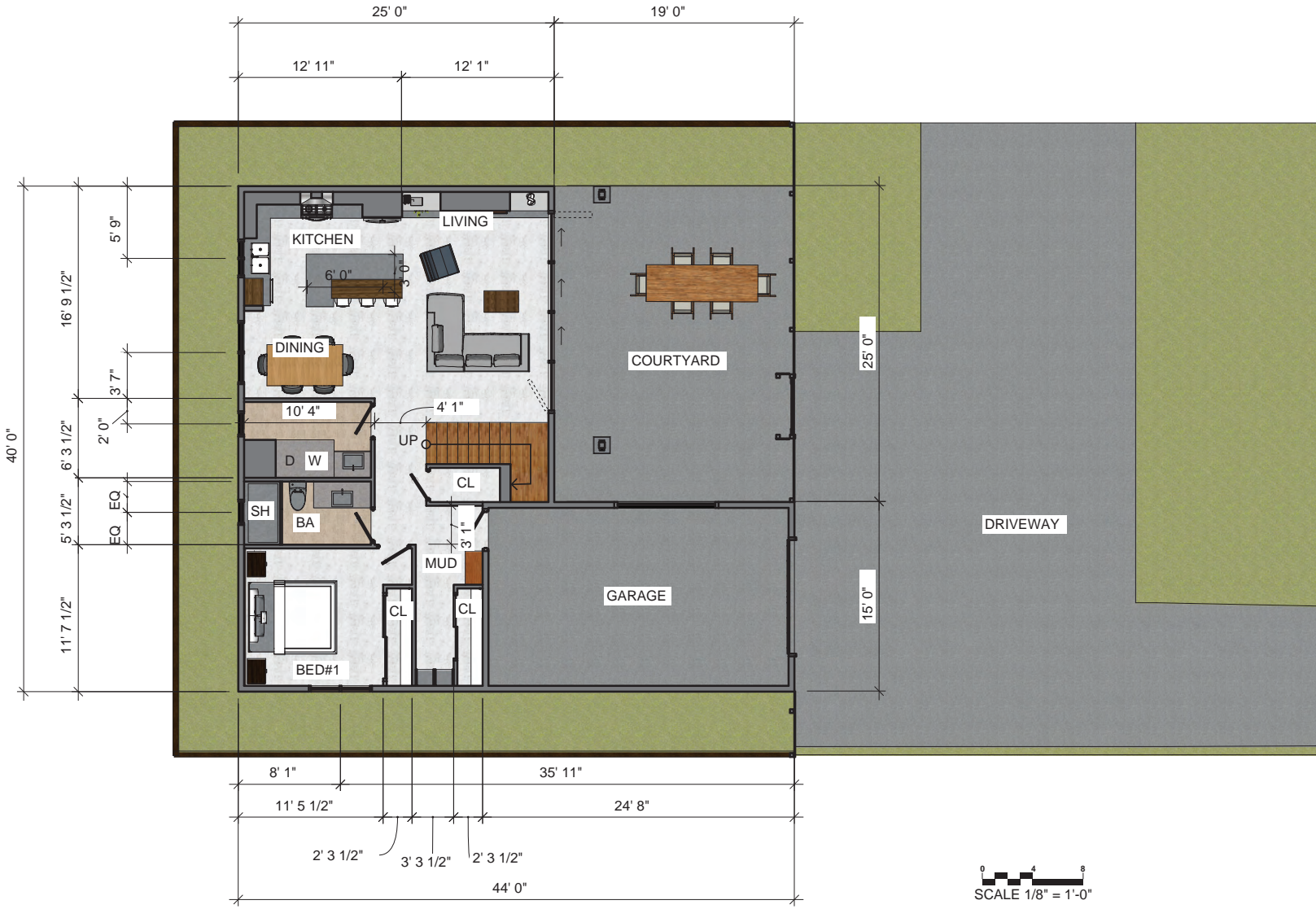
NEW HOUSE



**VIEW DOWN DRIVEWAY PROPOSED**

1	HISTORICAL REVIEW 12.20.24



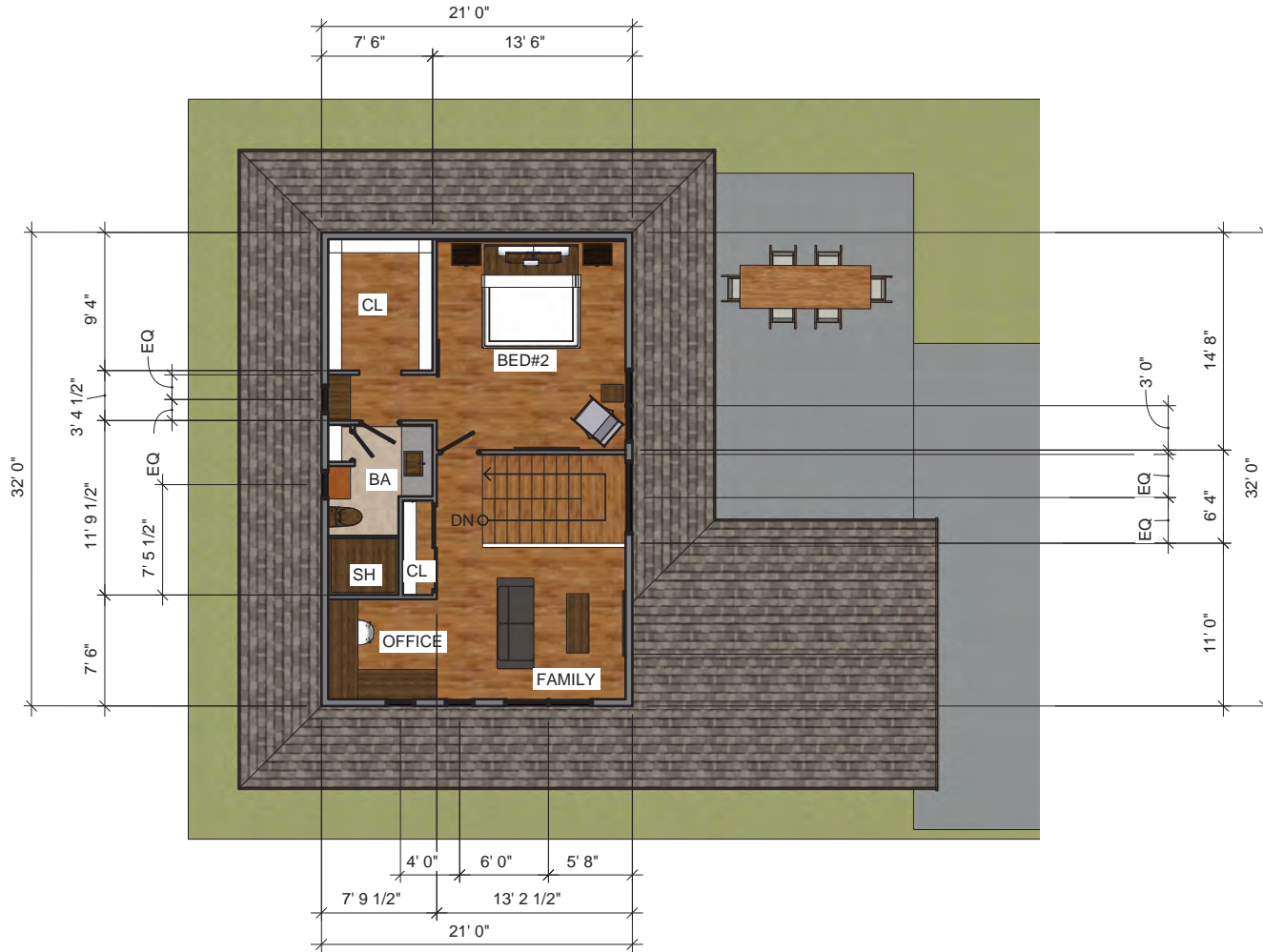


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1	HISTORICAL REVIEW 12.20.24

**MAIN FLOOR PLAN**

**SD06  
A08**



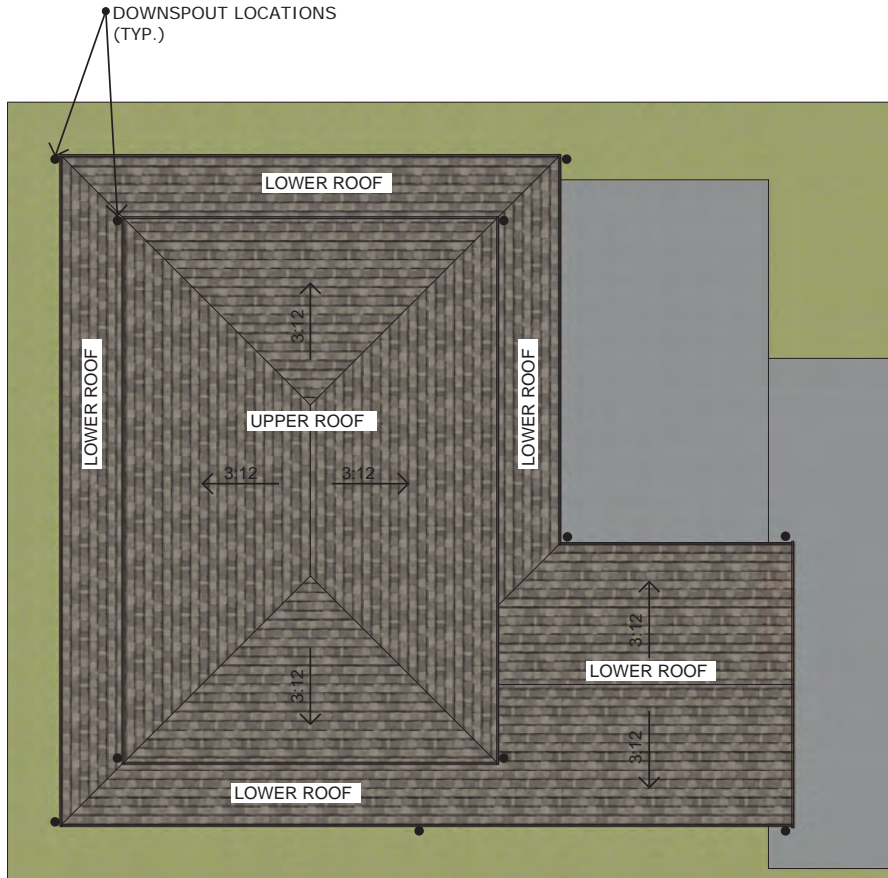
SCALE 1/8" = 1'-0"

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UPPER FLOOR PLAN

SD06  
A09



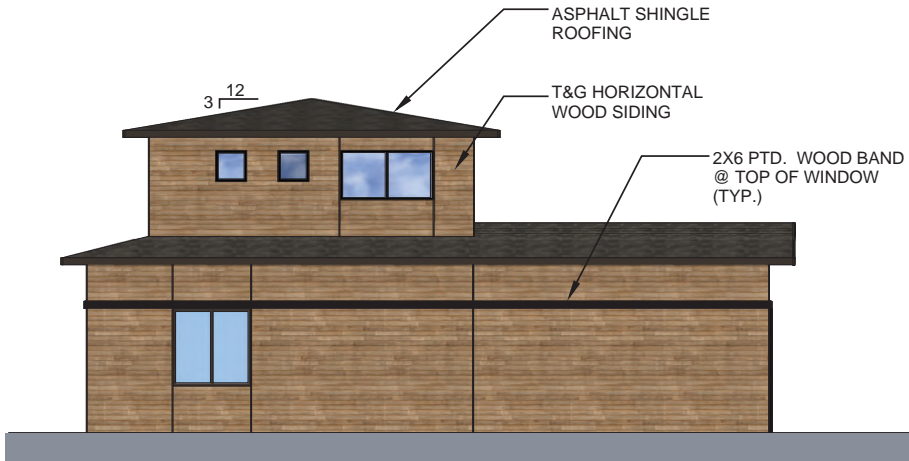
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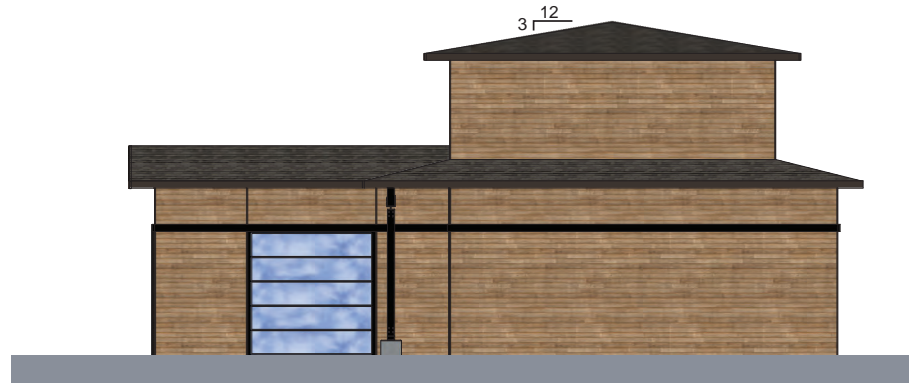
ROOF PLAN

0 4 8  
SCALE 1/8" = 1'-0"

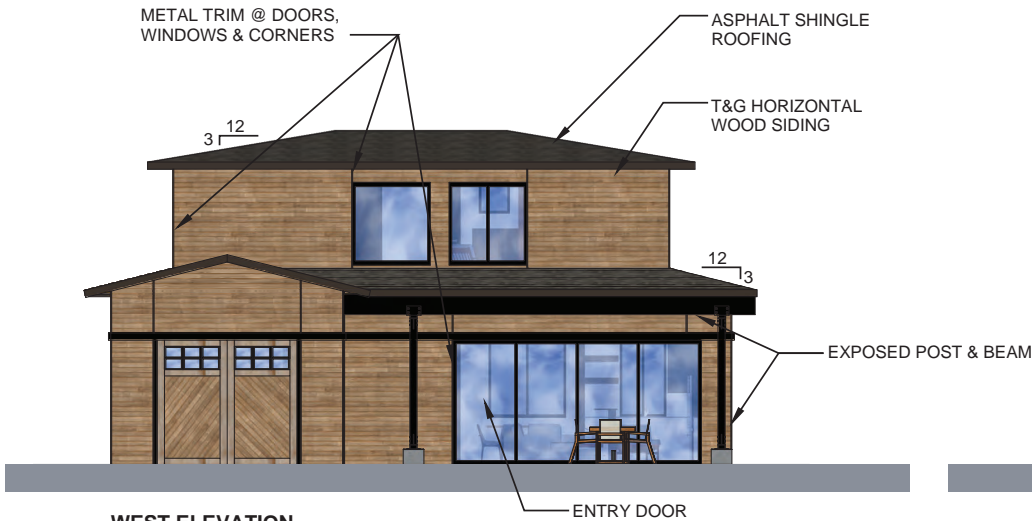
SD06  
A10



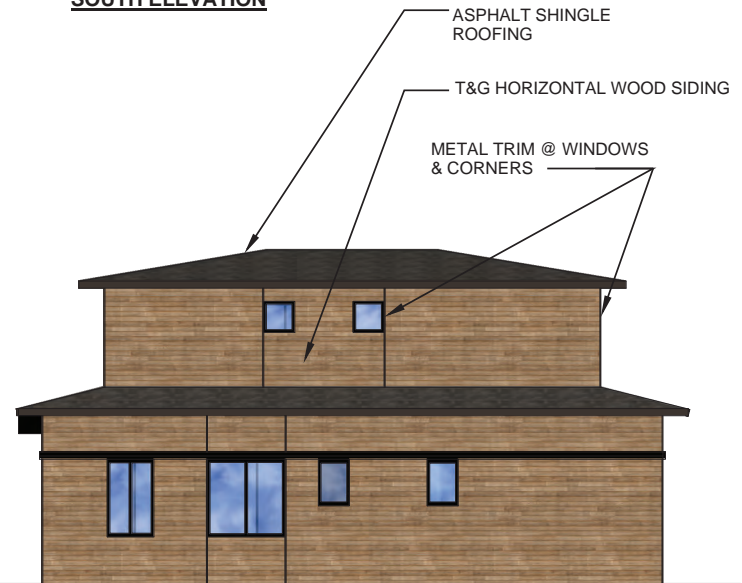
**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

0 4 8  
SCALE 1/8" = 1'-0"

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**ELEVATIONS**

**SD06  
A11**



**COURTYARD VIEW**



**FRONT VIEW**



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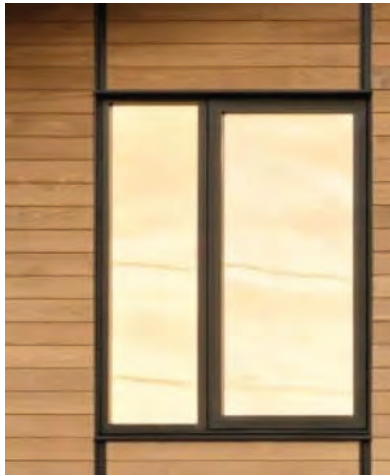
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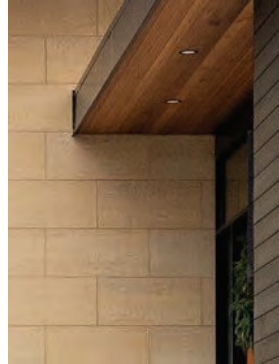
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**PROJECT  
VIEWS**

**SD06  
A12**



WINDOW TRIM  
DETAIL

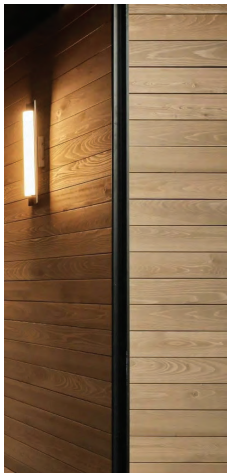


WOOD SOFFIT  
DETAIL



ARCHITECTURAL  
SHINGLE ROOF

NOTE: THESE ARE REPRESENTATIVE  
IMAGES OF THE PROPOSED EXTERIOR  
MATERIALS



HORIZONTAL WOOD  
SIDING W/METAL  
CORNER DETAIL



T&G HORIZONTAL  
WOOD SIDING



WOOD GARAGE DOOR

1	HISTORICAL REVIEW	12.20.24