



10

ENTITLEMENTS PACKAGE, 6/25/19

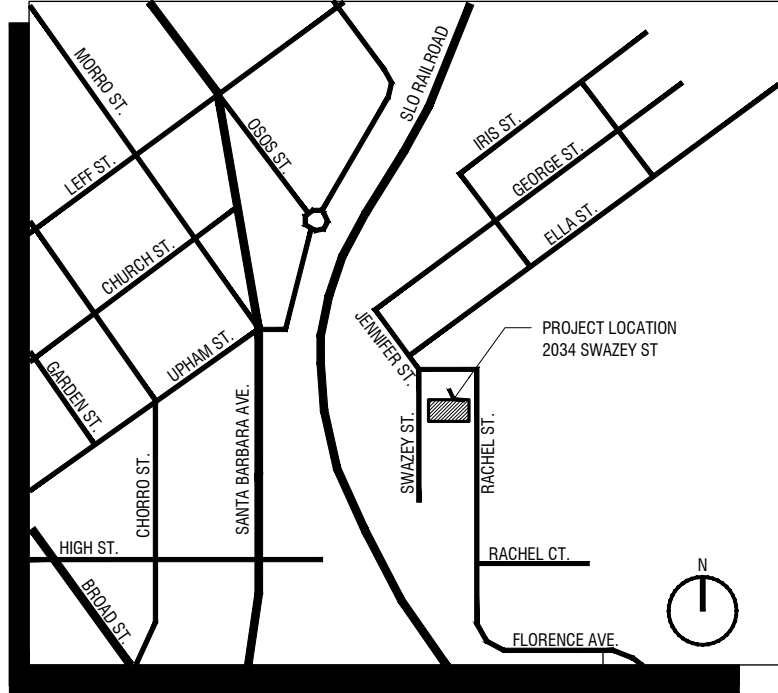
SWAZEY STREET HOMES

PROVIDING MUCH NEEDED HOUSING ON SWAZEY STREET, THESE THREE NEW HOUSES PROVIDE A MODERN INTERPRETATION THAT BLENDS SEAMLESSLY WITH THE EXISTING HISTORIC VICTORIAN STYLE HOUSE ON SITE WHILE PRESERVING A SENSE OF CHARACTER AND UNIQUE DESIGN TO THE NEIGHBORHOOD. THESE UNITS WERE DESIGNED TO AS A WHOLE WITH SHARED PARKING AND AMAZING VIEWS ON MADONNA MOUNTAIN WITH ARCHITECTURE THAT MATCHES INSIDE AND OUT.

Prepared by TEN OVER STUDIO



VICINITY MAP



CONTACTS

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PROJECT DESCRIPTION

THE PROPOSED PROJECT INVOLVES THE RELOCATION OF THE EXISTING HOUSE (UNDER SEPARATE PERMIT) WITH THE ADDITION OF TWO PARKING SPOTS, AND THE DEVELOPMENT OF TWO NEW 2 BEDROOM RESIDENCES AND ONE 1 BEDROOM RESIDENCE. THE PROPOSED PROJECT CREATES A COMMON DRIVE INTO THE SITE AND PROVIDES 7 PARKING SPACES. A COMMON INTEREST SUBDIVISION IS REQUIRED TO ALLOW THE LOT TO BE SPLIT INTO 4 PARCELS TO ALLOWING EACH RESIDENCE TO HAVE ITS OWN LOT. THE PROJECT IS REQUESTING VARIABLE REAR YARD SETBACKS FOR THE NEW SUBDIVISION PER SECTION 17.70.170.D.2.c

LAND USE REQUIREMENTS

ADDRESS	2034 Swazey Street		
APN	003-653-002		
ZONING	R-2		
CURRENT USE	Residential		
PROPOSED USE	Residential		
LOT SIZE	14000 SF	.32 ACRE	
MAX SITE COVERAGE	<i>ALLOWABLE</i> 50%	<i>ACTUAL</i> 28%	3,954 SF
DENSITY	<i>ALLOWABLE</i> 12/ACRE = 3.84	<i>ACTUAL</i> 3.66	du
HEIGHT LIMIT	<i>ALLOWABLE</i> 35'	<i>ACTUAL</i> 34'-3" MAX	

ADJACENT ZONES	NORTH	EAST	SOUTH	WEST
	R-2	R-2	R-2	R-2

REQUIRED SETBACKS	FRONT/STREET	SIDE	REAR	FRONT/STREET
	20'	5+	5+	20'

2 BEDROOM (LOT 2)

	FRONT/STREET	NORTH SIDE	SOUTH SIDE	REAR
HT OF BUILDING	-	21'-3 1/2"	21'-3 1/2"	32'-6"
SETBACK DISTANCE	20'	5'-6" *	9'-0"	21'-10"

2 BEDROOM (LOT 3)

	FRONT/STREET	NORTH SIDE	SOUTH SIDE	REAR
HT OF BUILDING	-	21'-6"	27'-6"	27'-6"
SETBACK DISTANCE	20'	9'-1"	6'-10" *	16'-11"

1 BEDROOM (LOT 1)

	FRONT/STREET	NORTH SIDE	SOUTH SIDE	REAR
HT OF BUILDING	-	19'-2" (GARAGE)	19'-3 1/2"	16'-7" (GARAGE)
SETBACK DISTANCE	20'	0'-3" *	8'-6"	5'-0" *

(E) HOUSE (LOT 4)

	FRONT/STREET	NORTH SIDE	SOUTH SIDE	REAR
HT OF BUILDING	-	EXISTING	19'-2" (GARAGE)	EXISTING
SETBACK DISTANCE	20'	9'-0"	0'-3" *	5' *

*Per section 17.70.170.D.2.c "Variable Side and Rear Setbacks in New Subdivisions are permitted

PARKING CALCULATIONS

PARKING REQUIRED

USE	UNIT COUNT (OR SF)	PARKING FACTOR	SPACES REQUIRED
1 BEDROOM	1	1	1
2 BEDROOM	3	2	6
TOTAL			7
COMBINED TOTAL			7

TOTAL PARKING PROVIDED	7 SPACES		
COVERED SPACES	<i>REQUIRED</i> 4	<i>PROVIDED</i> 5	
EV PARKING	<i>REQUIRED, EV</i> 1	<i>PROVIDED</i> 1	
BIKE STALLS REQUIR'D	<i>REQUIRED, LONG</i> 8	<i>PROVIDED</i> 8	

BUILDING INFO

OCCUPANCY	R-3 RESIDENTIAL
CONSTRUCTION TYPE	VB, SPRINKLERED
SPRINKLER SYSTEM	13-D
STORIES PROPOSED	2
BUILDING AREAS	

2 BEDROOM (LOT 2)

2 BEDROOM (LOT 3)

1 BEDROOM (LOT 1)

GARAGE	AREA (SF)	DECK, UNCOVER'D (SF)
500	1,123	155
	TOTAL:	1,778
525.5	1,285	160.9
	TOTAL:	1,971
230.6	1,109	117
	TOTAL:	1,457

ALLOWABLE BUILDING HEIGHT

CONSTRUCTION TYPE	VB
ALLOWABLE BUILDING HEIGHTS	35'

BUILDING AREAS

	AVERAGE NATURAL GRADE	FINISHED FLOOR	BUILDING HEIGHT	HIGHT ABOVE AVERAGE NATURAL GRADE
2 BEDROOM (LOT 2)	280'	283'	25'	311' (31')
2 BEDROOM (LOT 3)	281.7'	285'	27'-8"	316' (34'-3")
1 BEDROOM (LOT 1)	273.5'	276'	23'-10"	298.8' (26'-4")

DENSITY CALCULATIONS

TOTAL DENSITY ALLOWED	LOT SIZE:	0.32 ACRES
	DENSITY FACTOR:	12 / ACRE
	ALLOWABLE DENSITY:	3.84 DU

UNITS PROVIDED

UNIT TYPE	UNIT COUNT
1 - BEDROOM	1
2 - BEDROOM	3
TOTAL	3.66

DENSITY FACTOR:

UNIT TYPE	DENSITY UNIT FACTOR
1 - BEDROOM	0.66
2 - BEDROOM	1

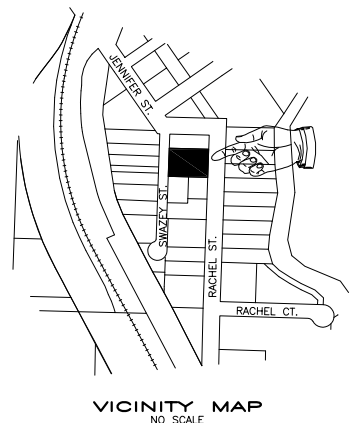
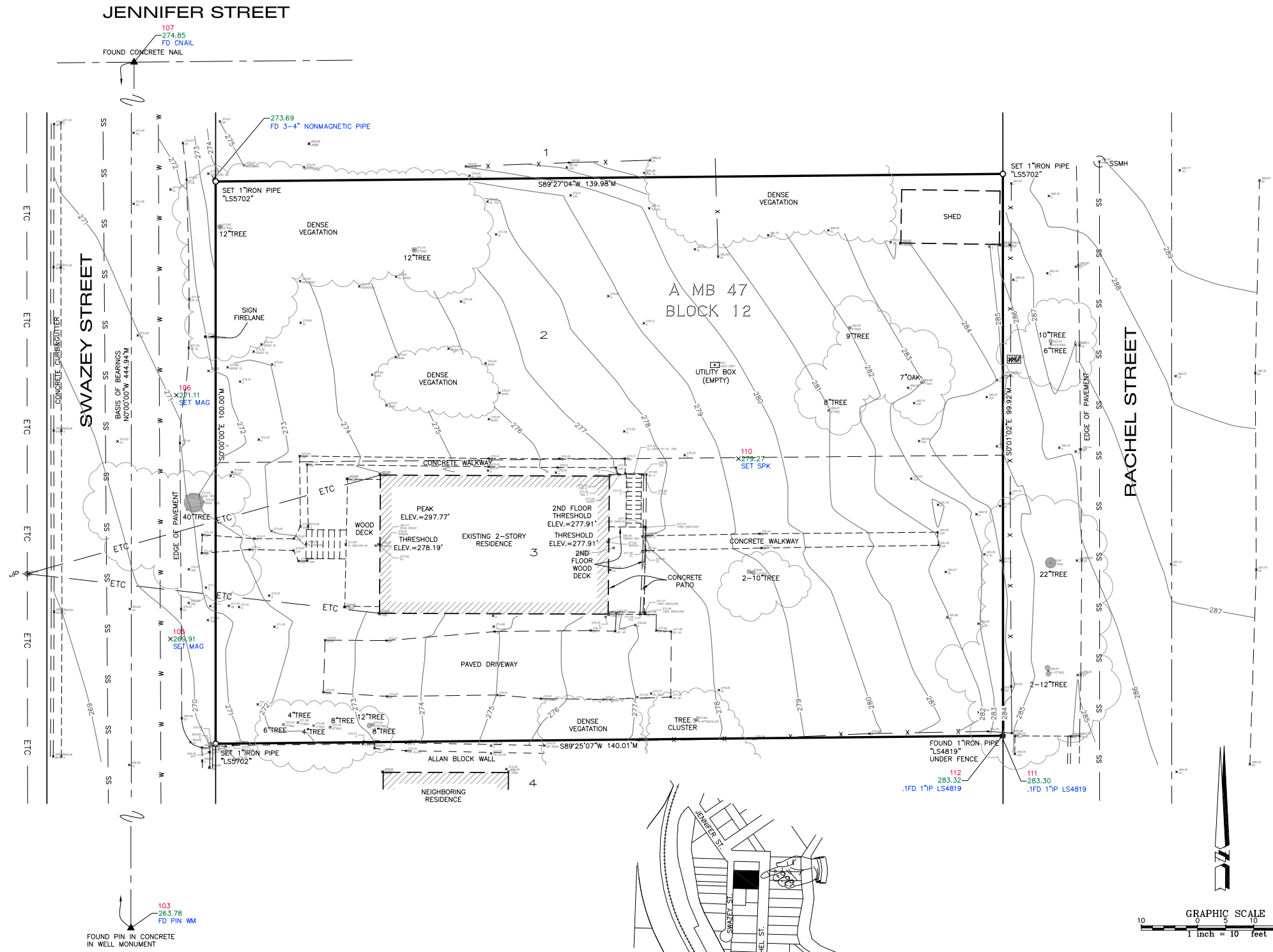
PROPOSED DENSITY:

UNIT TYPE	UNIT COUNT	DENSITY
1 - BEDROOM	1	.66 DU
2 - BEDROOM	3	3.00 DU
TOTAL	X	3.66 DU

DENSITY PER LOT:

LOT 1	LOT 2	LOT 3	LOT 4
.069 ACRES	.083 ACRES	.083 ACRES	.086 ACRES
.8 DU	1 DU	1 DU	1 DU

N:\2018\18-283_2034_Swazey Street - San Luis Obispo\Client Deliverables\acad2000 - 18-283_2034_Swazey Topo.dwg, 24X36, Nov 02, 2018 7:30am, asuttler



SYMBOL LEGEND:

x	FENCE LINE	SS	SEWER MAIN	PG&E	PG&E BOX
W	WATER MAIN	GM	GAS METER	TEL	TELEPHONE BOX
G	GAS MAIN	ETC	ELEC/TELEPHONE/CABLE	STB	SIGNAL BOX
OH	OVERHEAD ELECTRIC	DI	DROP INLET AT CURB	CTV	CABLE T.V. BOX
DI	DROP INLET	EDM	ELECTRIC BOX	TEL	TELEPHONE MANHOLE
SD	STORM DRAIN MANHOLE	FP	FIRE HYDRANT	W	WATER WELL
W	WATER VALVE	JP	JOINT POLE	PP	POWER POLE
WM	WATER METER	SC	SEWER CLEANOUT	GW	GUY WIRE
SM	SEWER MANHOLE				
OW	MONITORING WELL				

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BFC	BOTTOM FACE OF CURB	GM	GAS METER
BM	BENCH MARK	HP	HIGH POINT
BLDG	BUILDING	LT	LIGHT
BOW	BACK OF WALK	MH	MANHOLE
CB	CATCH BASIN	PP	POWER POLE
CF	CURB FACE	PVC	POLYVINYL PIPE
CO	CLEAN OUT	RB	REBAR
COL	COLUMN	RCP	REINFORCED CONCRETE PIPE
COR	CORNER	R10	CANOPY RADIUS
CONC/C	CONCRETE	SD	STORM DRAIN
CMP	CORRUGATED METAL PIPE	SL	POINT ON SLOPE
CMU	CONCRETE MASONRY UNITS	SS	SEWER
CRN	CROWN OF STREET	STP	STEP
DI	DROP INLET	STR	STAIRS
EG/G	EXISTING GRADE	TOP	TOP OF SLOPE
EP	EDGE OF PAVEMENT	TOE	TOE OF SLOPE
FD	FOUND	TW	TOP OF WALL
FL	FLOW LINE	W	WATER
FF	FINISH FLOOR	WL	WALL
FW	FACE OF WALL	WM	WATER METER
HSE	HOUSE COR	WV	WATER VALVE
GR	GRASS		
GM	GAS METER		
IP	IRON PIPE		

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON OCTOBER 26, 2018.

MICHAEL B. STANTON, PLS 5702 DATE _____

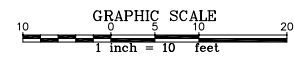
(Professional Seal of Michael B. Stanton, Licensed Land Surveyor, State of California, Lic. No. 5702)

- SURVEYOR'S NOTES:**
- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
 - ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-442-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
 - THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
 - THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY WHICH IS CURRENTLY IN PROGRESS. PERMANENT MONUMENTS WILL BE SET AT ALL PROPERTY CORNERS AND A CORNER RECORD MAP OR RECORD OF SURVEY MAP WILL BE SUBMITTED TO THE COUNTY OF SAN LUIS OBISPO AS REQUIRED BY STATE LAW.

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS CITY OF SAN LUIS OBISPO BENCHMARK #118, BEING A "L&T AT THE BCR OF REVERSE CURB AT THE SWC OF OSOS, SWAZEY & SOUTH OF ELLA."
 ELEVATION = 272.94' NAVD88

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG SWAZEY STREET BEARING N 0° 00' 00" W.

SITE DATA:
 ADDRESS: 2034 SWAZEY STREET, SAN LUIS OBISPO, CA
 ASSESSOR'S PARCEL NO. APN 003-653-002

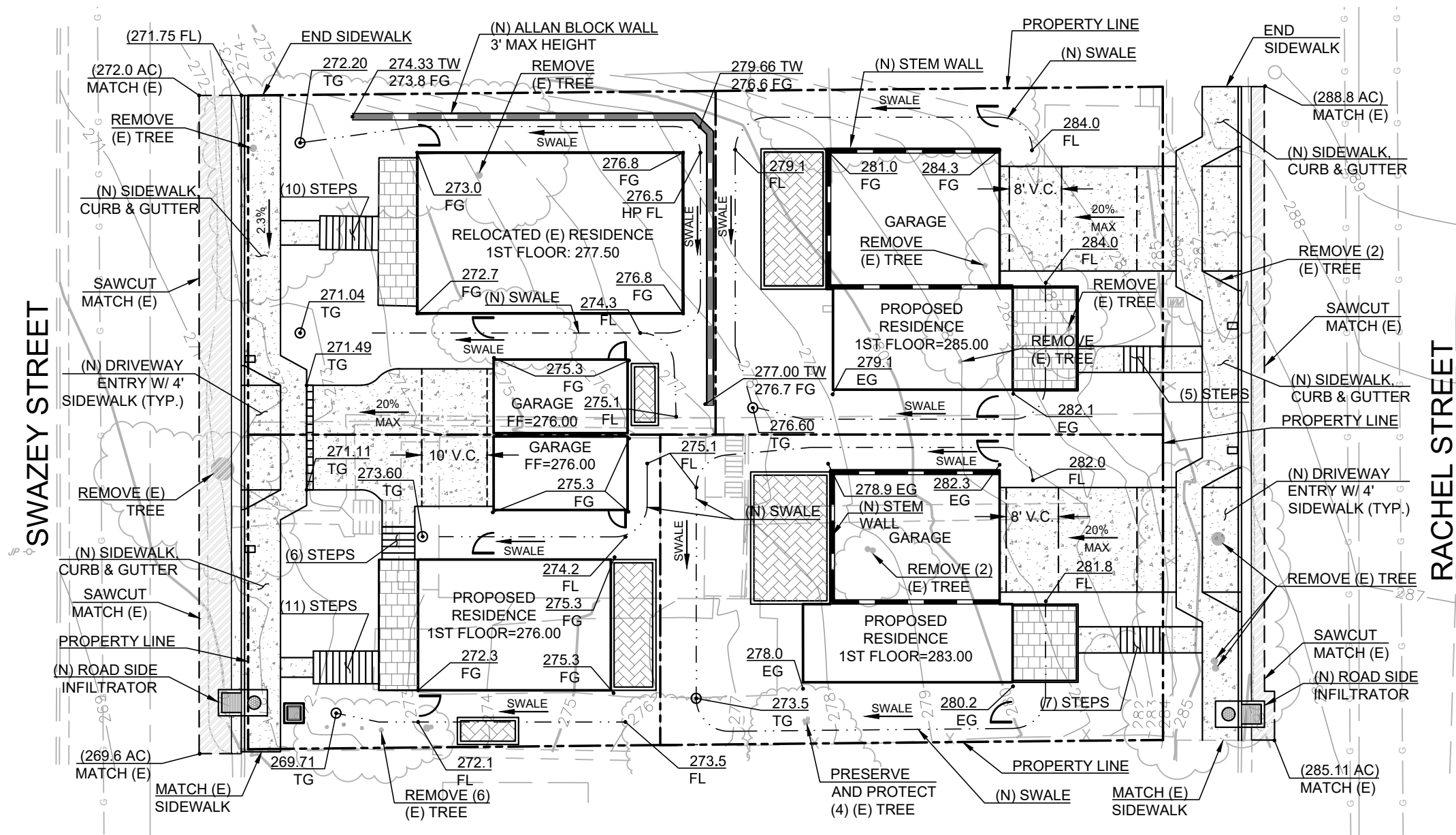


TOPOGRAPHIC MAP
 LOTS 2&3 OF BLOCK 12 OF MAP OF THE BUENA VISTA ADDITION AS SHOWN ON MAP FILED IN BOOK A AT PAGE 47, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, CALIFORNIA





AT THE REQUEST OF LEVI SELIGMAN

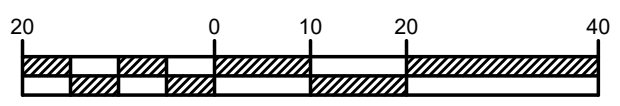
MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
 3559 SOUTH HIGUERA ST.
 SAN LUIS OBISPO, CA 93401
 805-594-1960

November 2, 2018 JOB #18-283

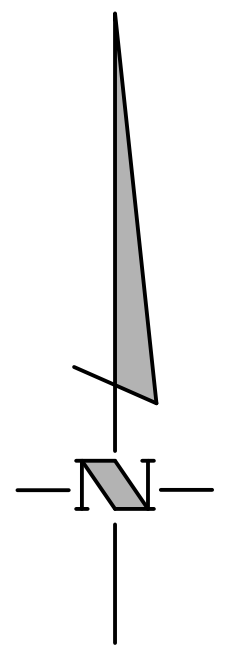


LEGEND

-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE DRIVEWAY & SIDEWALK
-  PROPOSED PATIO/DECK AREA
-  PROPOSED PAVERS AREA



(IN FEET)
1 INCH = 20 FT.



C-1

PRELIMINARY GRADING & DRAINAGE PLAN

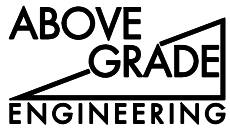
NOT FOR CONSTRUCTION

SWAZEY RESIDENCES

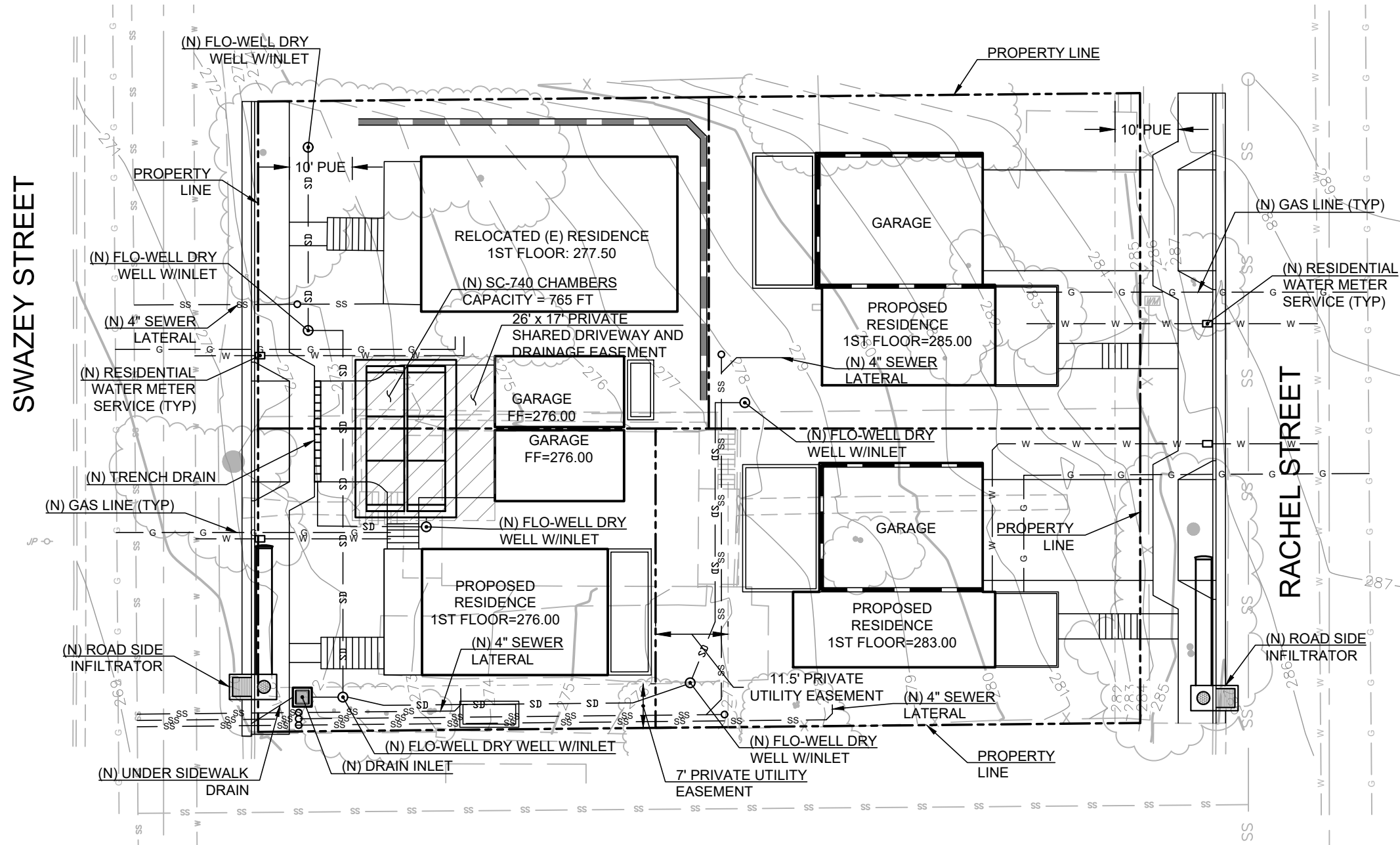
2034 SWAZEY ST., SAN LUIS OBISPO CA
2.28.2019



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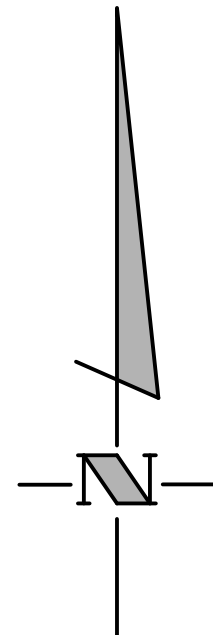
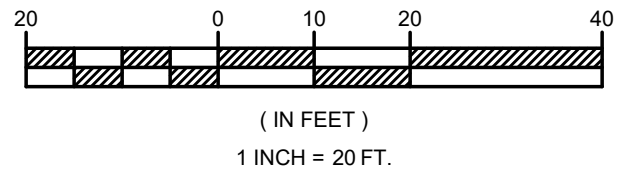


SWAZEY STREET

RACHEL STREET

LEGEND

- v — DOMESTIC WATER LINE
- g — GAS LINE
- ss — SEWER LINE
- sd — STORM DRAIN LINE



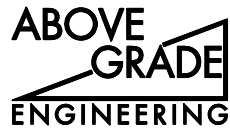
C-2

PRELIMINARY UTILITY PLAN

NOT FOR CONSTRUCTION



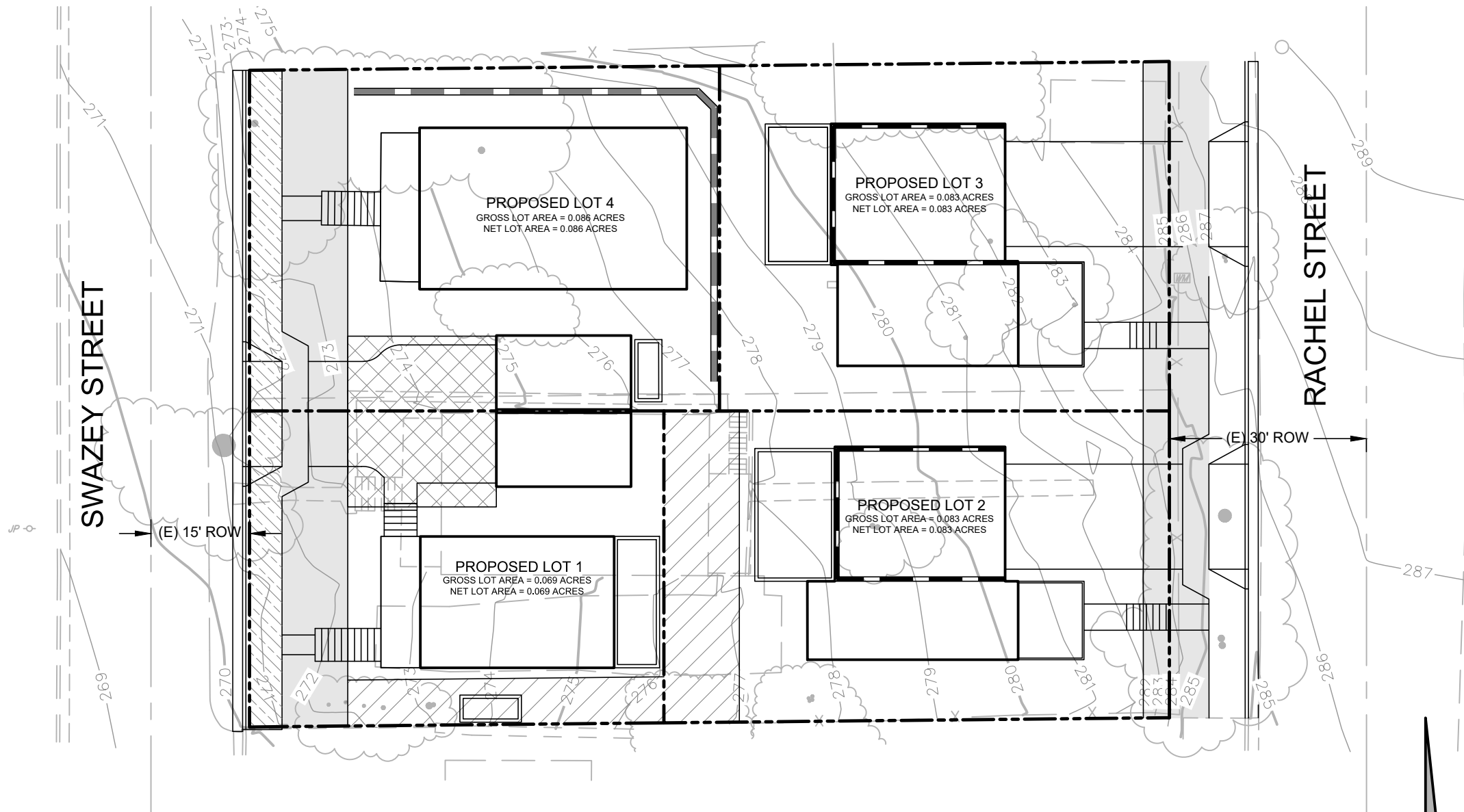
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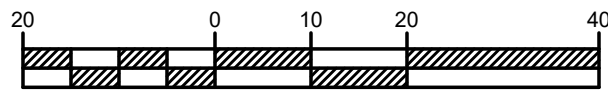
SWAZEY RESIDENCES

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2.28.2019

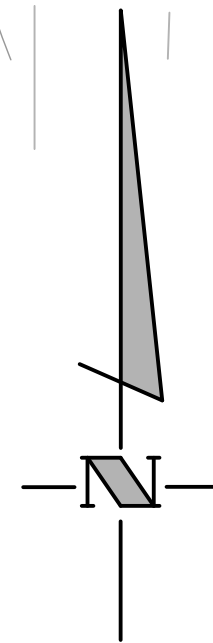


LEGEND

-  UTILITY EASEMENT
-  PUE, STREET TREE, & ACCESS EASEMENT
-  DEDICATION FOR STREET PURPOSES
-  DRIVEWAY & DRAINAGE EASEMENT



(IN FEET)
1 INCH = 20 FT.



C-3

TENTATIVE PARCEL MAP

NOT FOR CONSTRUCTION

SWAZEY RESIDENCES

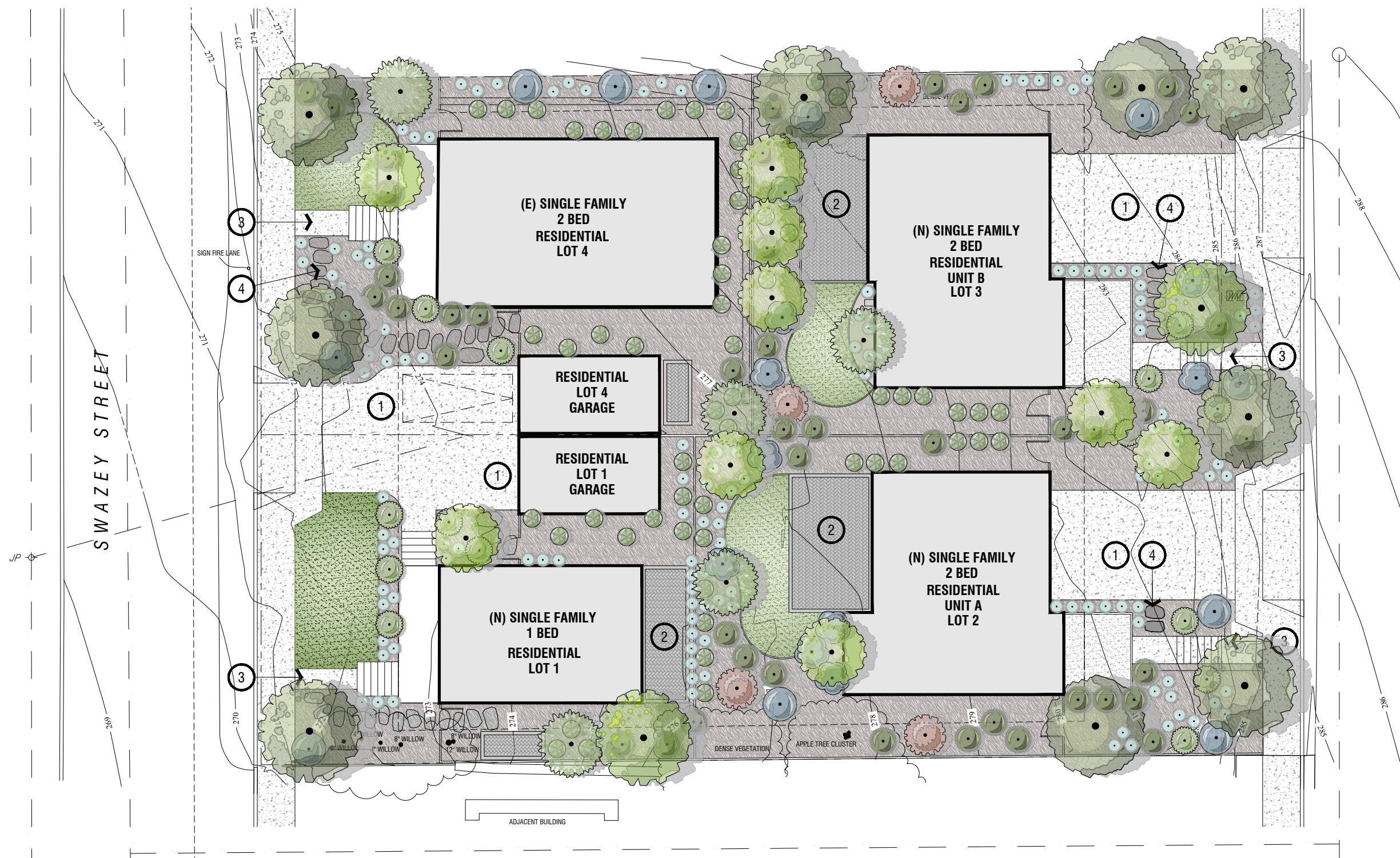
2034 SWAZEY ST., SAN LUIS OBISPO CA
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- KEYNOTES**
- 1. (N) DRIVEWAY
 - 2. (N) DECORATIVE PAVER PATIOS
 - 3. (N) CONCRETE PEDESTRIAN PATH
 - 4. (N) STONE GARDEN STEP PADS

NOTE

TOTAL TREE REMOVAL COUNT: 11 TREES

PLANTING PLAN
SCALE: 1/16" = 1'-0"

PLANTING LEGEND

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



STANFORD REDWOOD TREE



MANICURED ORANGE



TRIPLOID NIPPON ORANGE



LEMON LEMON



RED DELICIOUS APPLE



CONSTITUTION JUNE GARDEN



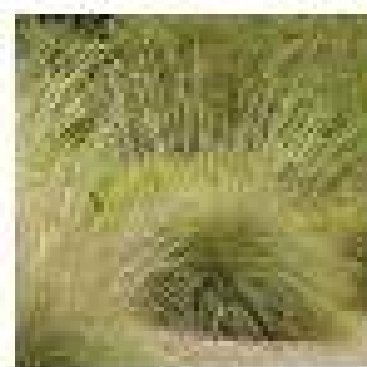
CAPE FISH



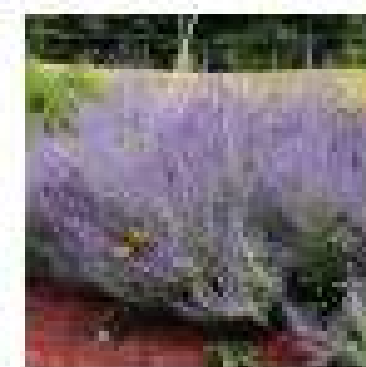
RED TAIL, ORANGE



BLUE-OAT GRASS



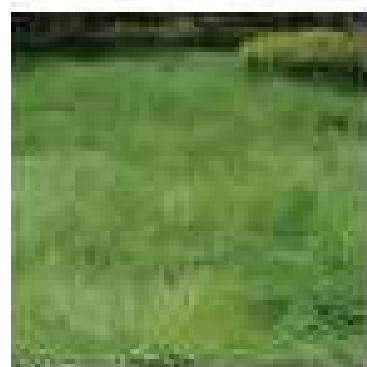
BEER GRASS



FRASER GRASS



HUMBOLDT GRASS



GRASS

TREE REMEDIATION

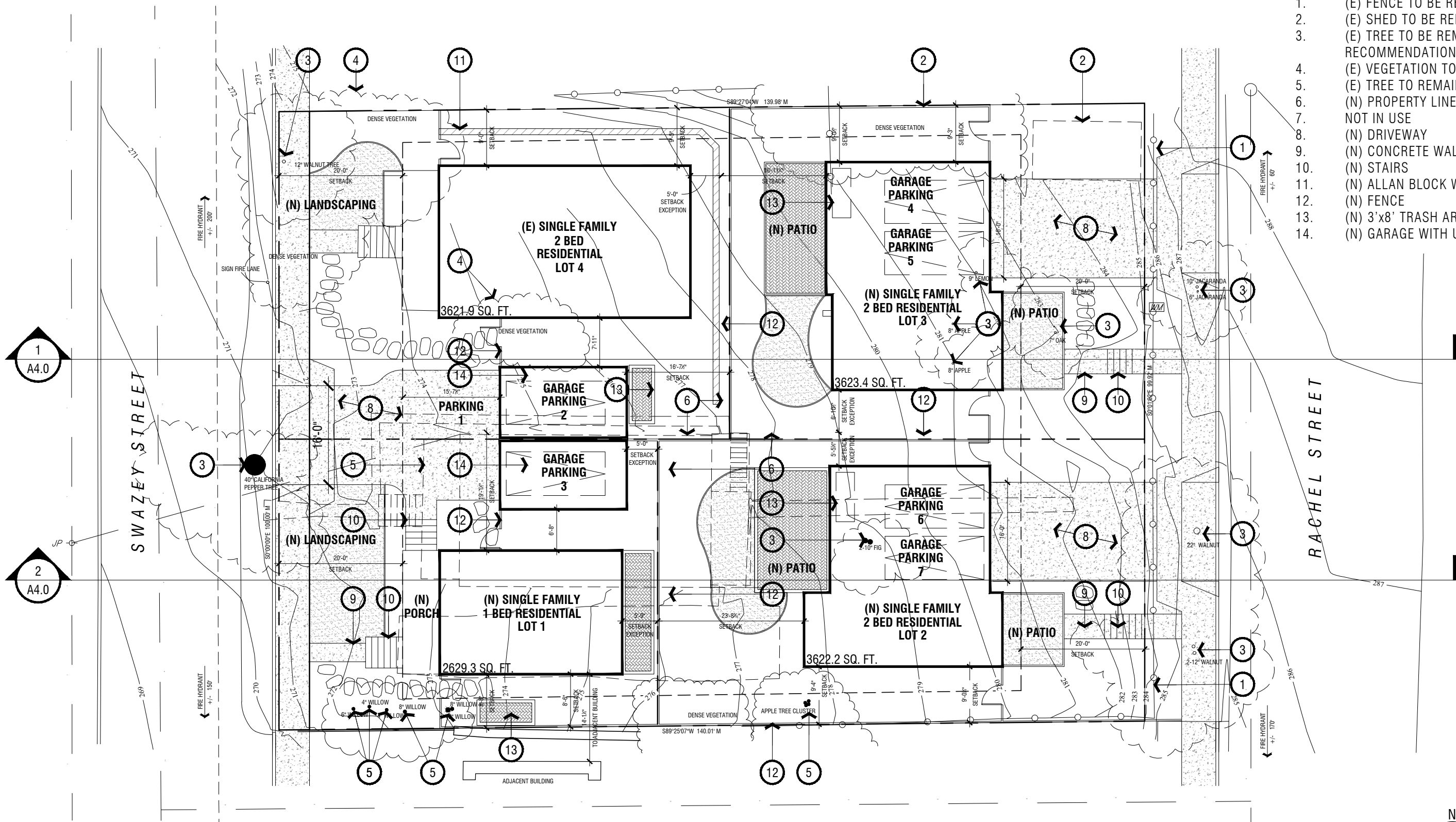
TREES BEING REMOVED:		1 TREE UNDER SEPARATE PERMIT (2:1 REPLACEMENT)
		10 TREES UNDER THIS PERMIT (2:1 REPLACEMENT)
	TOTAL:	22 TREES REQUIRED
TREES BEING ADDED:		23 TREES BEING PROPOSED
STREET TREES:		100' STREET FRONTAGE OFF OF SWAZEY STREET
	TOTAL:	6 STREET TREES PROVIDED

PLANTING PALETTE AND IMAGES

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KEYNOTES

1. (E) FENCE TO BE REMOVED
2. (E) SHED TO BE REMOVED
3. (E) TREE TO BE REMOVED PER ARBORIST RECOMMENDATION
4. (E) VEGETATION TO BE REMOVED
5. (E) TREE TO REMAIN
6. (N) PROPERTY LINE
7. NOT IN USE
8. (N) DRIVEWAY
9. (N) CONCRETE WALKWAY
10. (N) STAIRS
11. (N) ALLAN BLOCK WALL
12. (N) FENCE
13. (N) 3'x8' TRASH AREA
14. (N) GARAGE WITH UPSTAIRS STORAGE



1
A4.0

2
A4.0

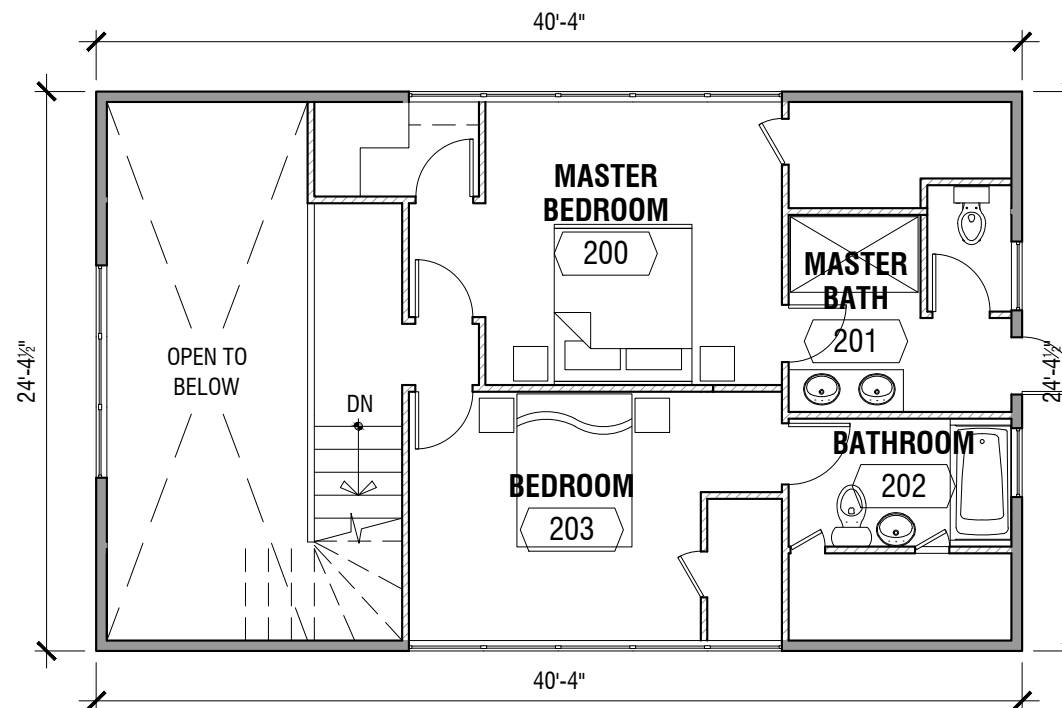
N
SITE PLAN
SCALE: 1/16" = 1'-0"



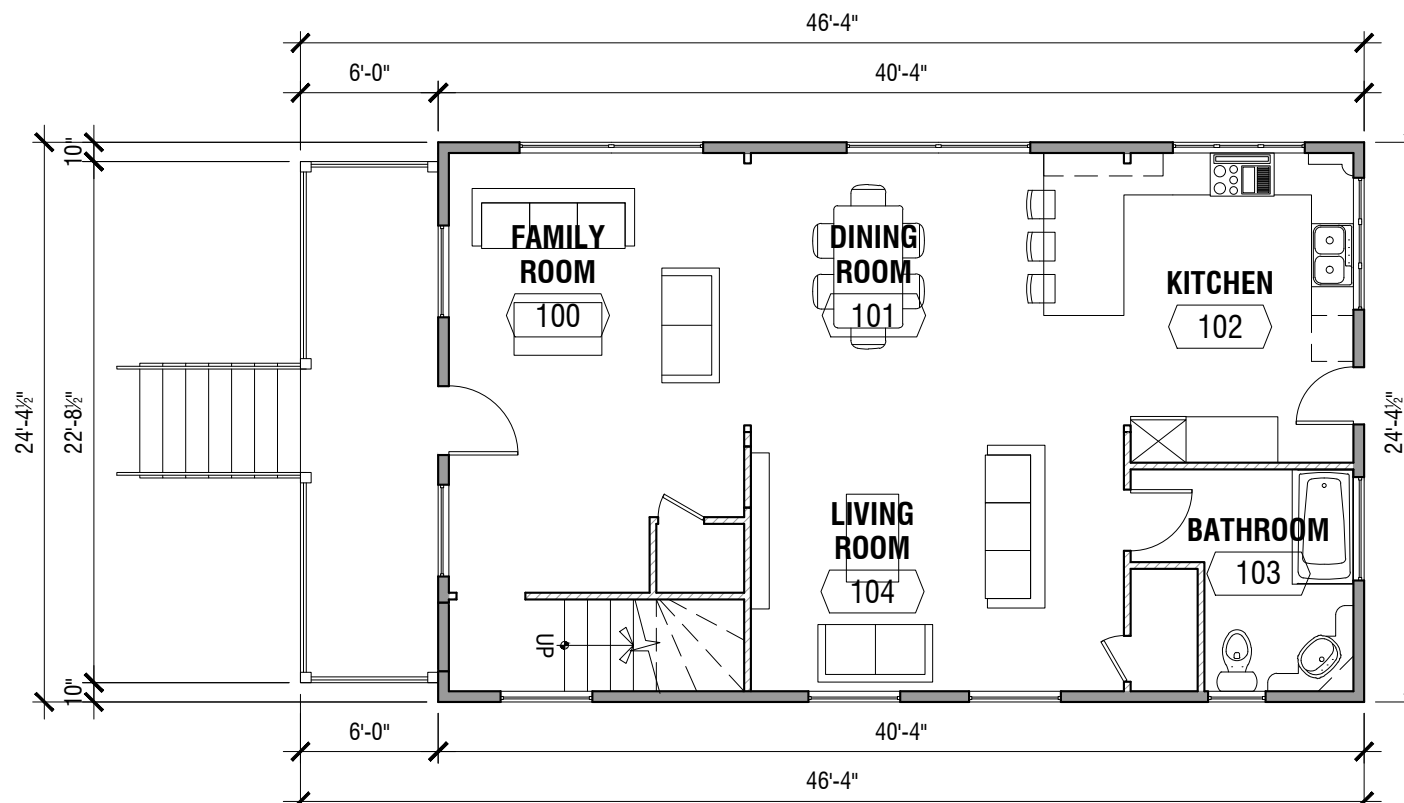
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SWAZEY STREET HOMES
2034 SWAZEY ST, SAN LUIS OBISPO
DATE: 6/25/19

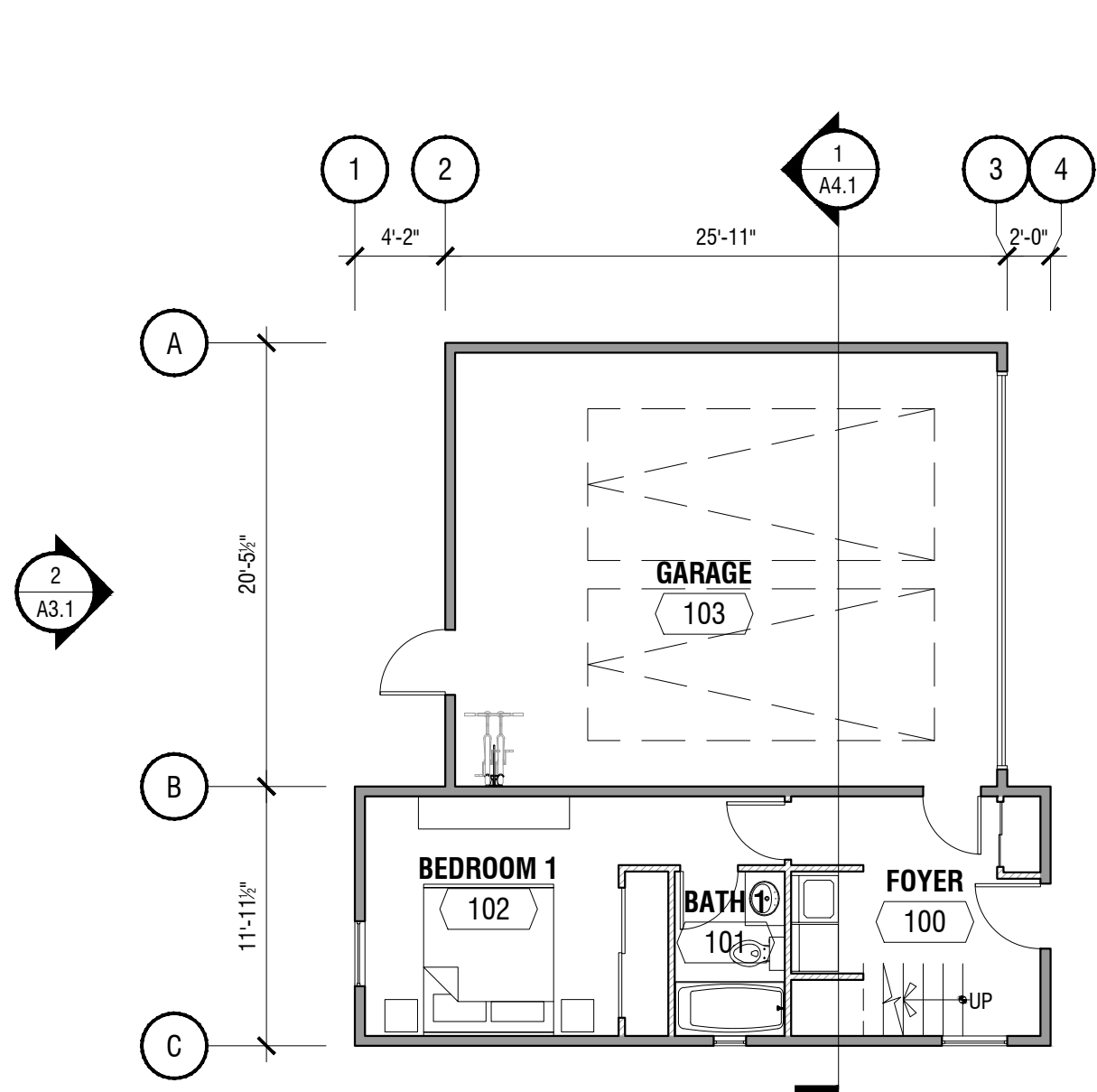
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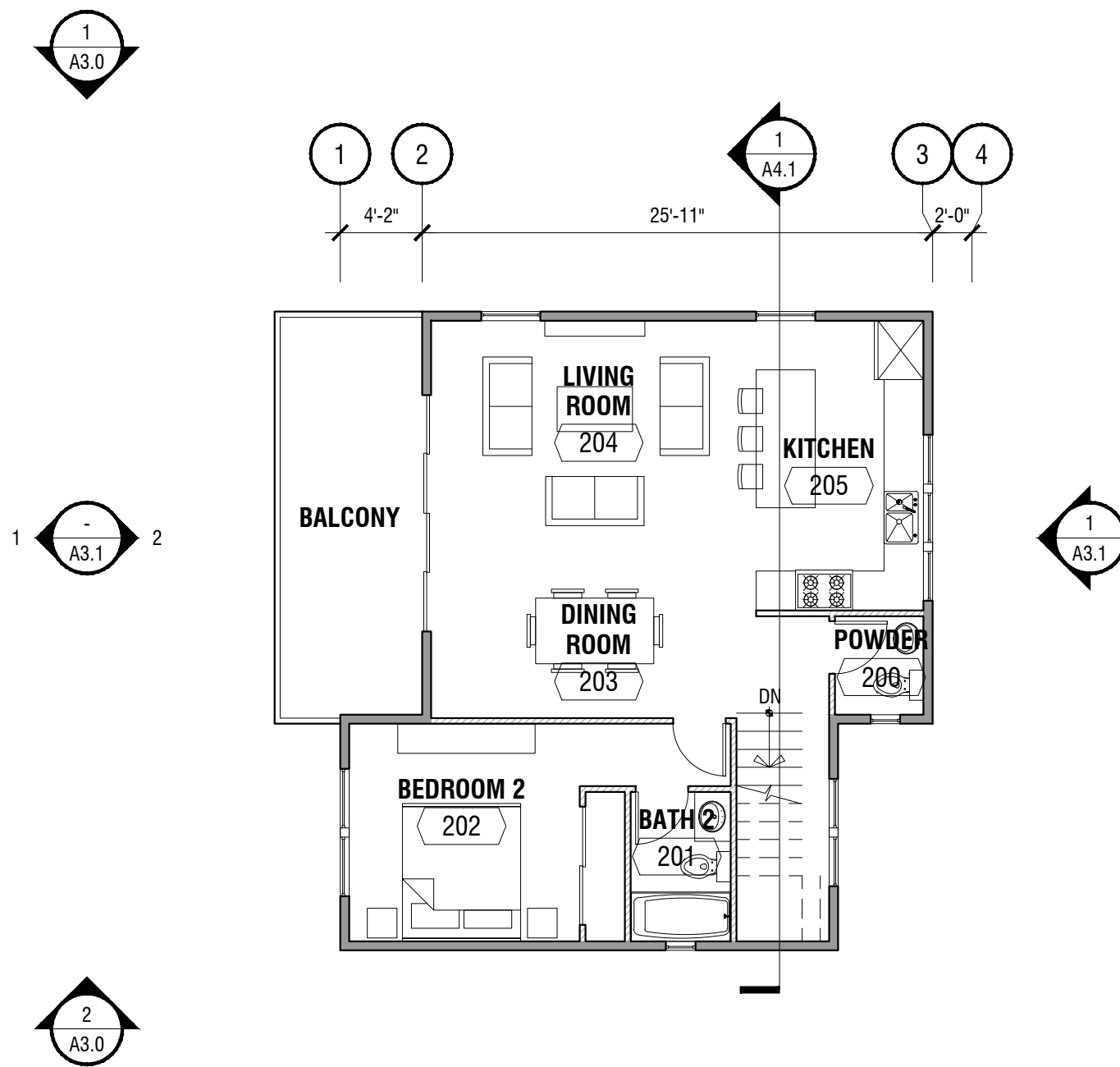
EXISTING RESIDENCE SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



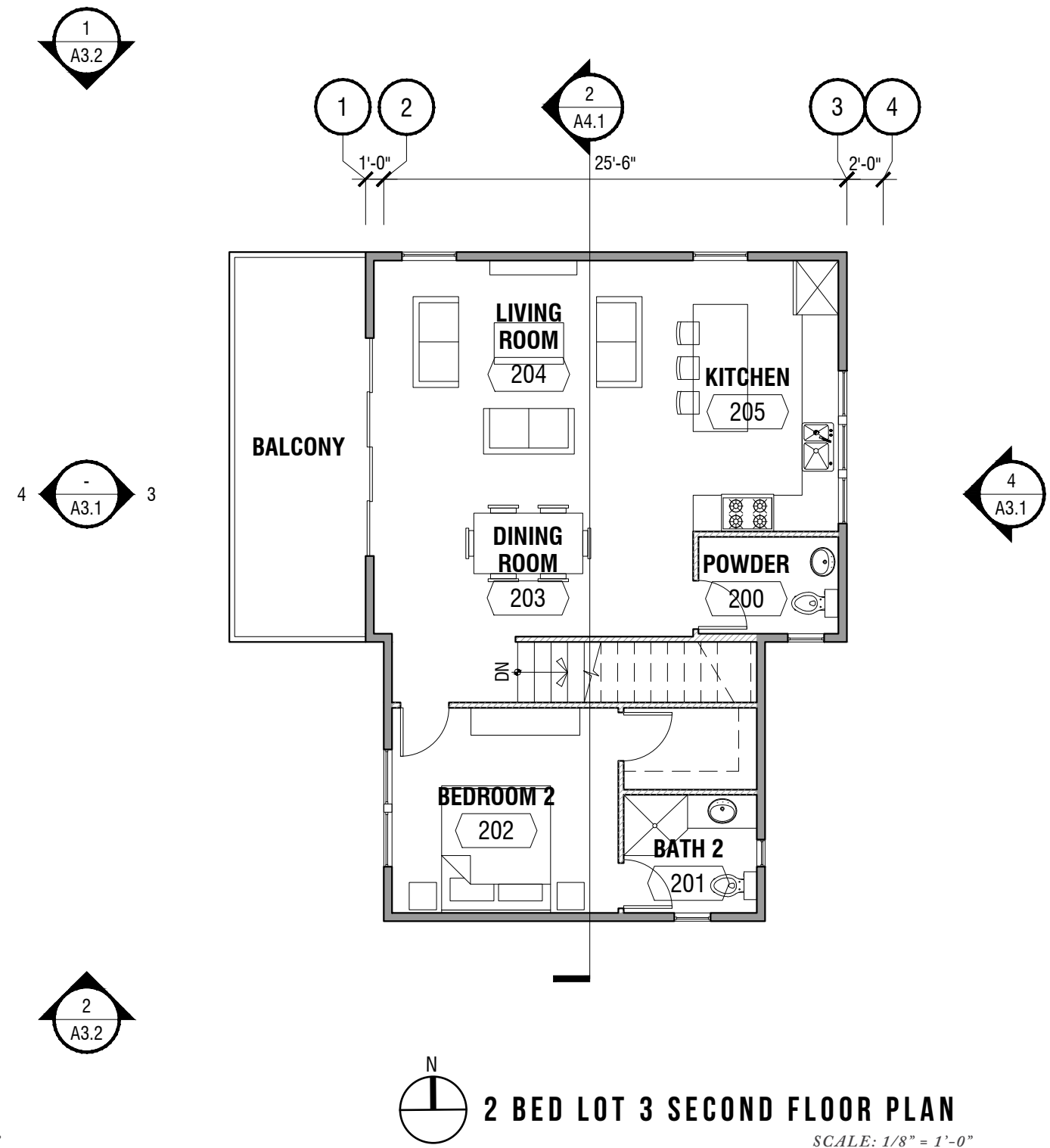
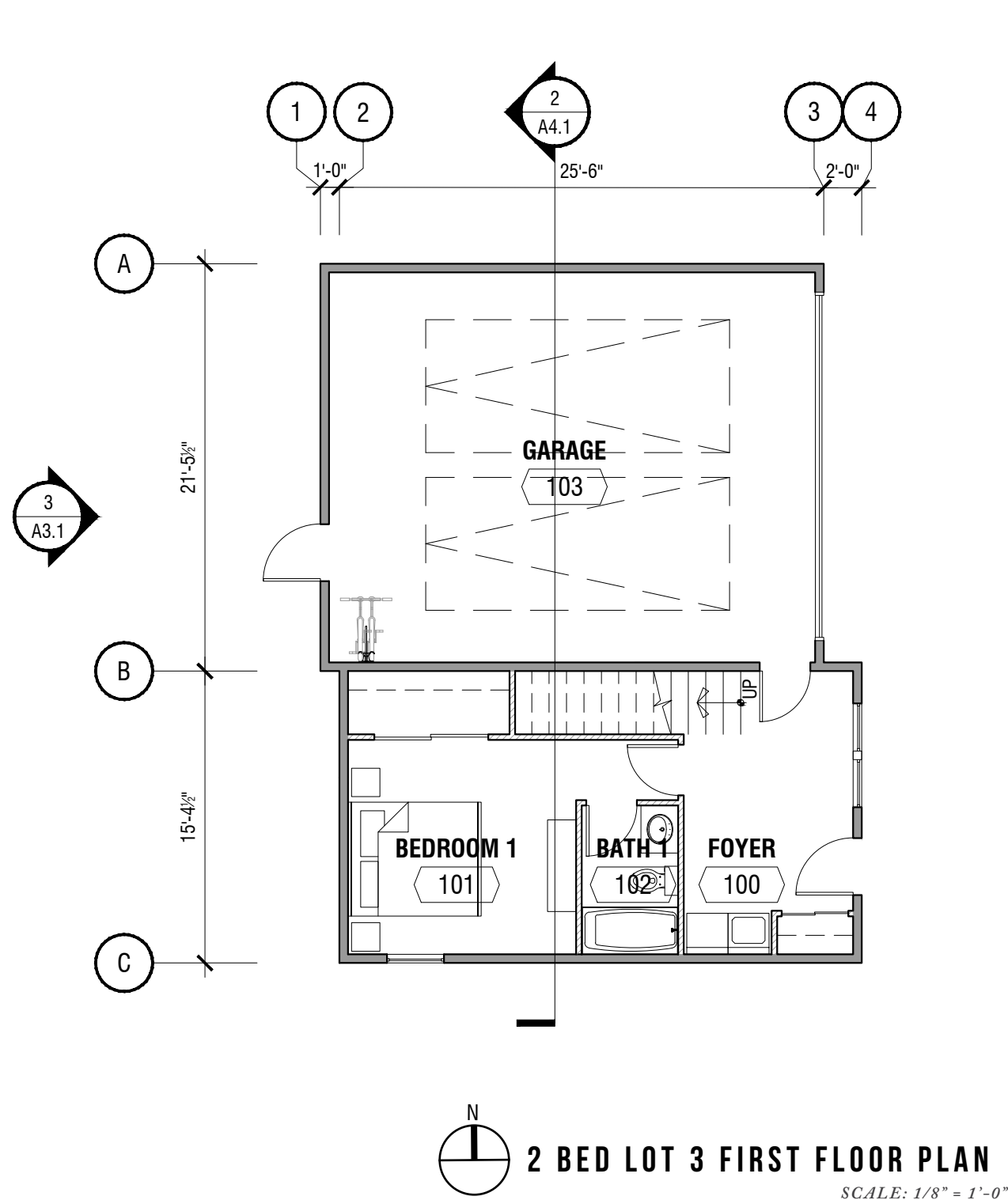
EXISTING RESIDENCE FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

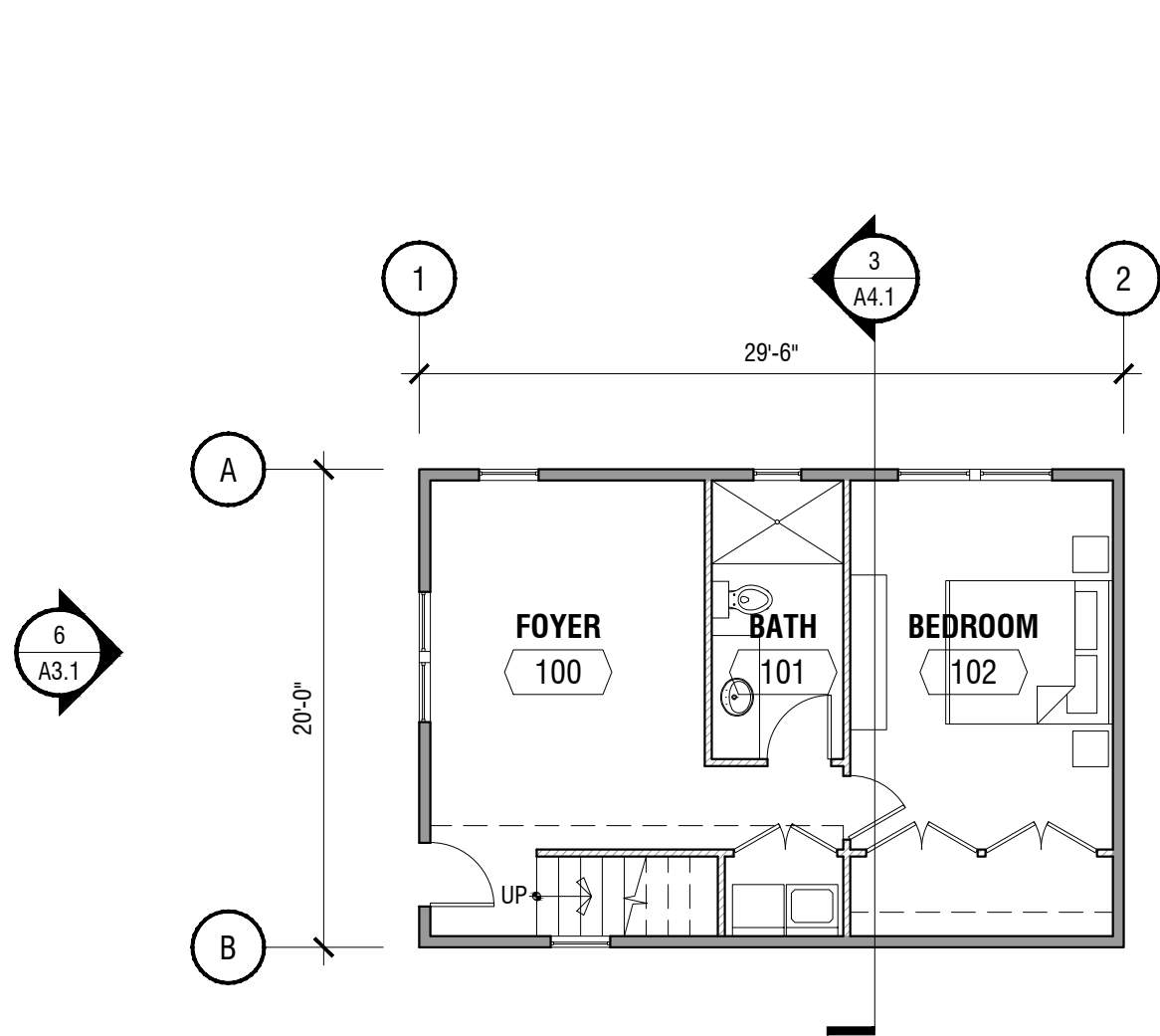


2 BED LOT 2 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

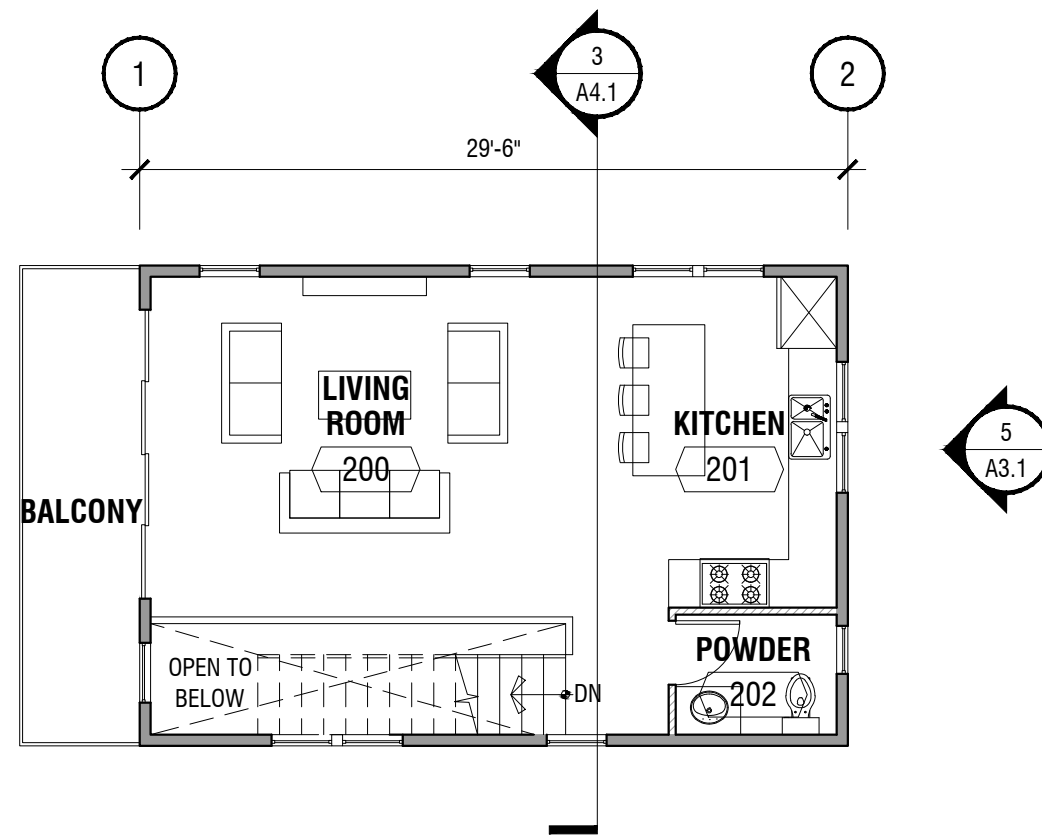
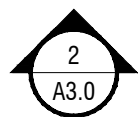
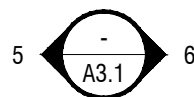


2 BED LOT 2 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

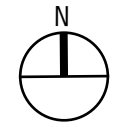
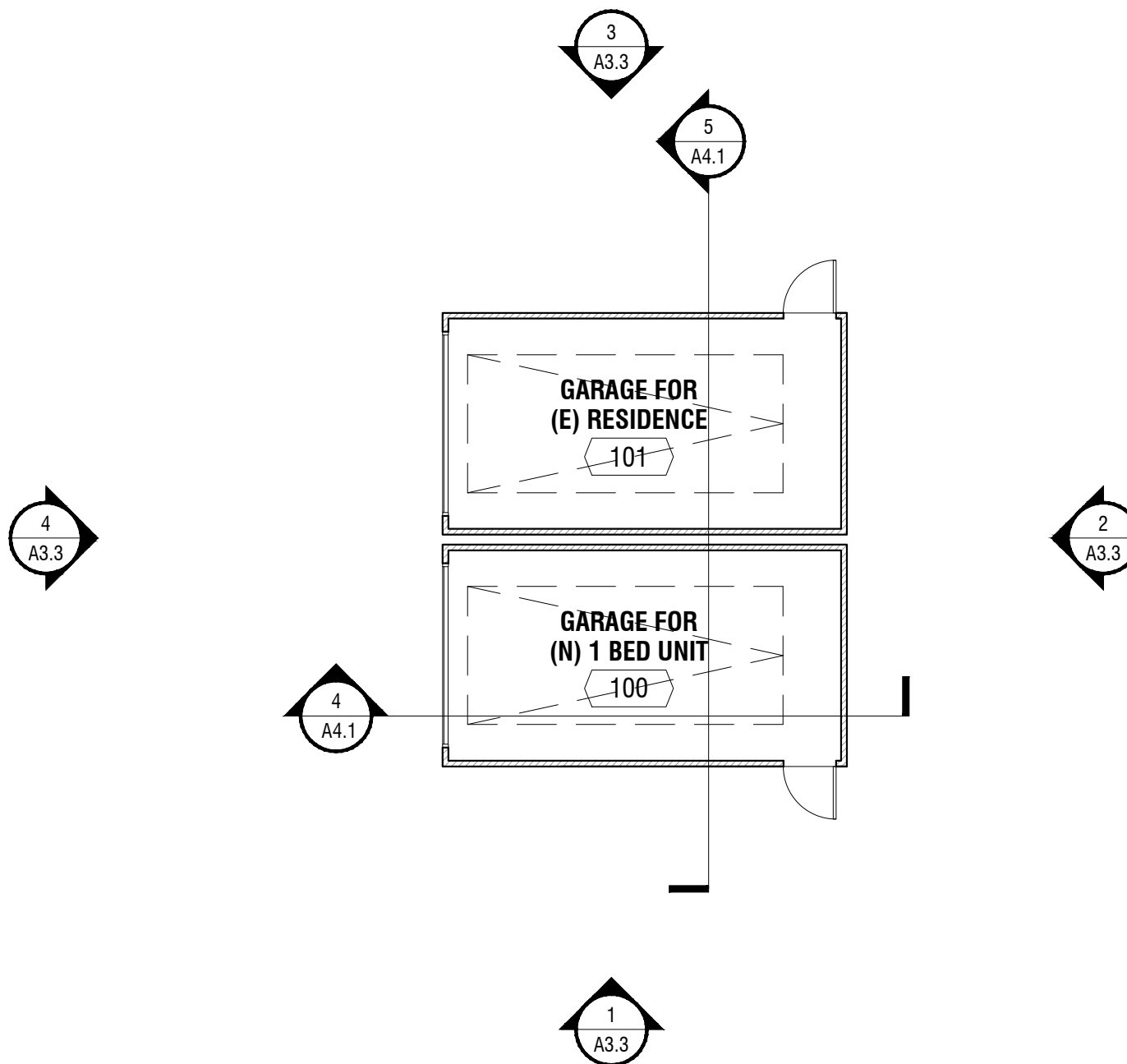




1 BED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



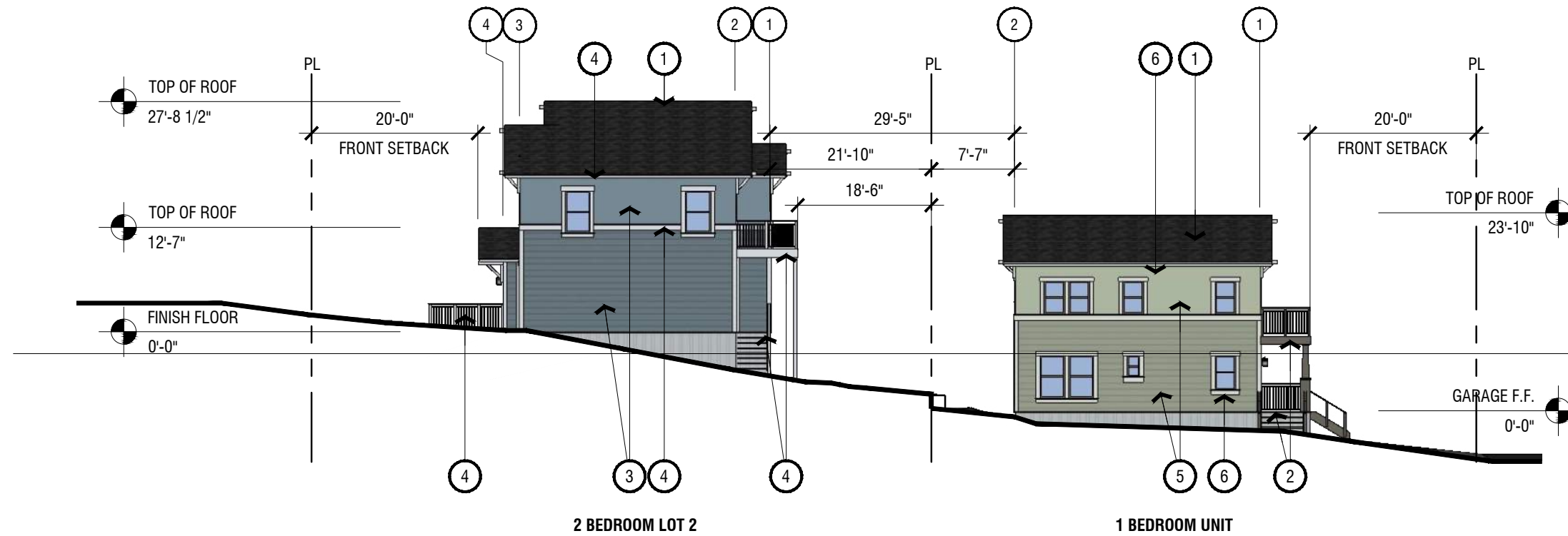
1 BED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



GARAGE FIRST FLOOR PLAN

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

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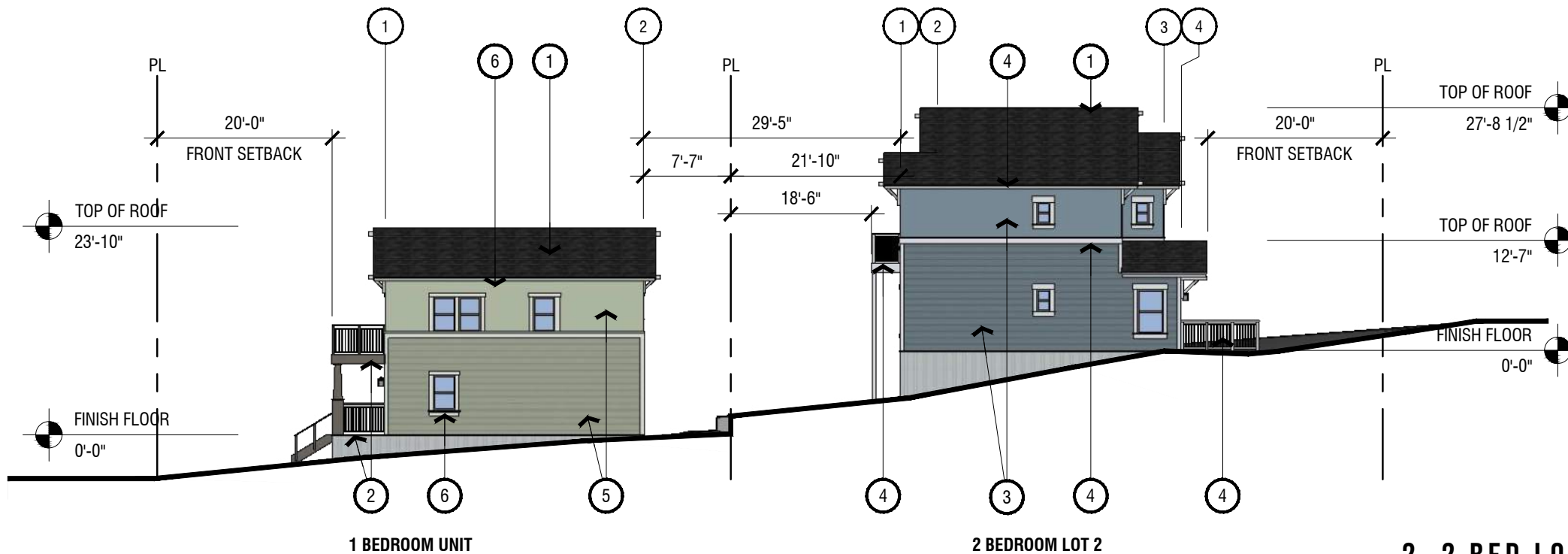


KEYNOTES

1. MIDNIGHT BLACK (MALARKEY) CLASS A SHINGLE ROOF
2. THUNDER GRAY (SW 7645) PORCH STAIRS AND RAILINGS, PORCH COLUMNS, BALCONY, DOORS, AND GARAGE DOOR
3. SMOKY BLUE (SW 7604) HARDIE-BOARD SIDING AND STUCCO
4. ONLINE (SW 7072) FASCIA BOARD, HARDIE TRIM BOARD, WINDOW TRIMS, BACK STAIRS, RAILINGS, AND DOORS
5. JADE DRAGON (SW 9129) HARDIE-BOARD SIDING AND STUCCO
6. CONTENTED (SW 6191) FASCIA FASCIA BOARD, HARDIE BOARD TRIM, AND WINDOW TRIMS

1. 2 BED LOT 2 AND 1 BED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

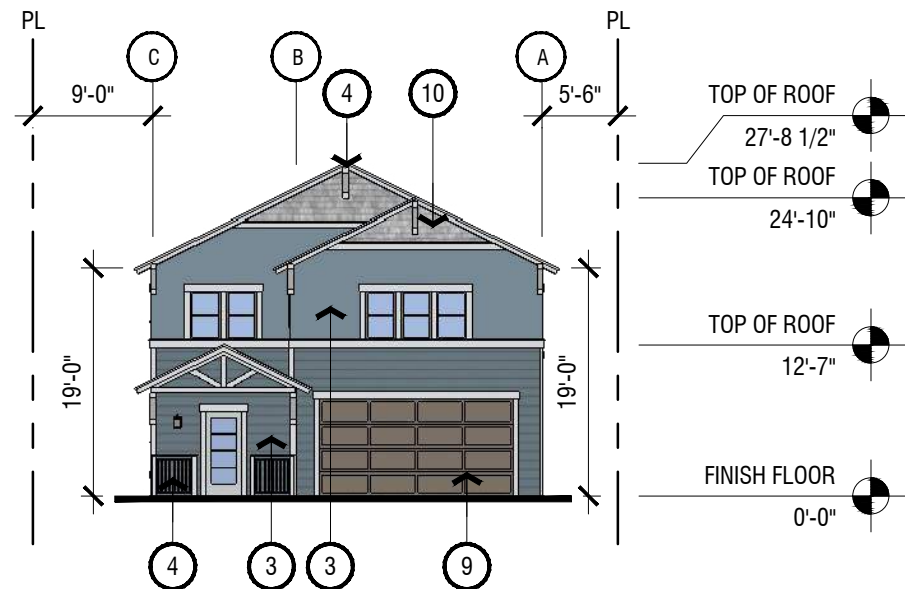


2. 2 BED LOT 2 AND 1 BED NORTH ELEVATION

SCALE: 1/16" = 1'-0"

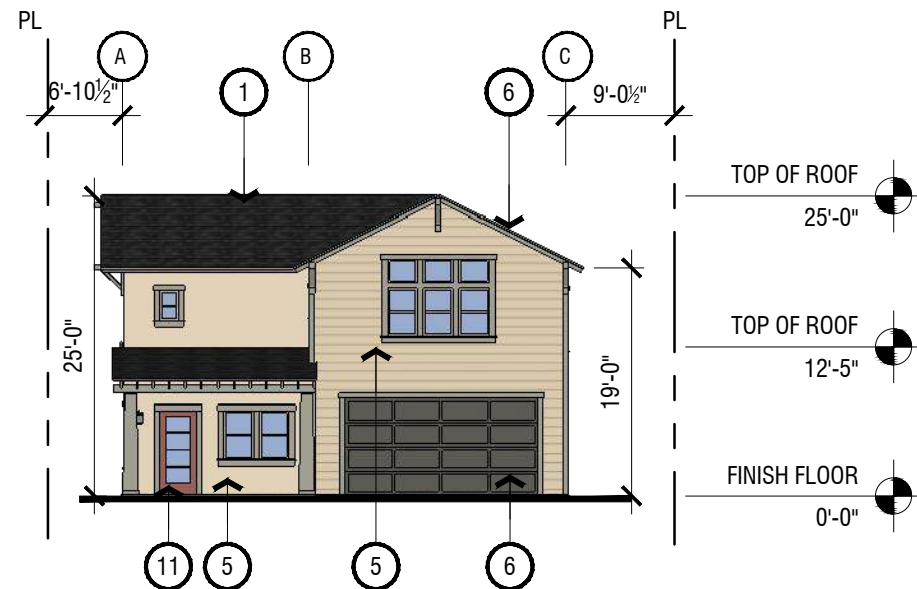
KEYNOTES

1. MIDNIGHT BLACK (MALARKEY) CLASS A SHINGLE ROOF
2. THUNDER GRAY (SW 7645) PORCH STAIRS AND RAILINGS, PORCH COLUMNS, BALCONY, DOORS, AND GARAGE DOOR
3. SMOKY BLUE (SW 7604) HARDIE-BOARD SIDING AND STUCCO
4. ONLINE (SW 7072) FASCIA BOARD, HARDIE TRIM BOARD, WINDOW TRIMS, BACK STAIRS, RAILINGS, AND DOORS
5. AVENUE TAN (SW 7543) HARDIE-BOARD SIDING AND STUCCO
6. MOUNTAIN ROAD (SW 7743) FASCIA BOARD, HARDIE TRIM BOARD, WINDOW TRIMS, BACK STAIRS AND RAILINGS
7. JADE DRAGON (SW 9129) HARDIE-BOARD SIDING AND STUCCO
8. CONTENTED (SW 6191) FASCIA BOARD, HARDIE BOARD TRIM, AND WINDOW TRIMS
9. MANOR HOUSE (SW 7505) GARAGE DOOR
10. GRIS (SW 7659) SHAKE AND SHINGLE SIDING
11. TOILE RED (SW 0006) SINGLE DOOR
12. ELEPHANT EAR (SW 9168) PANORAMIC DOOR



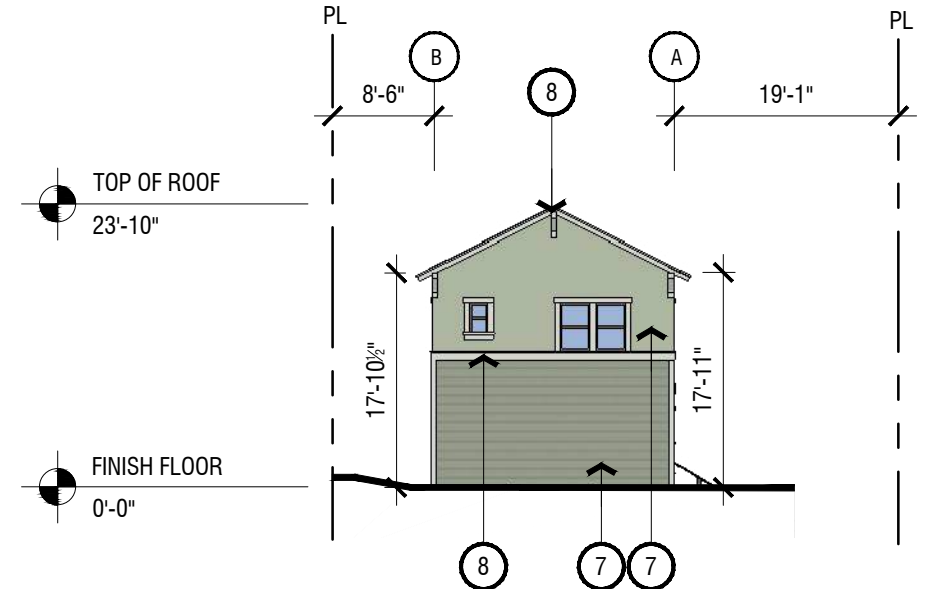
1. 2 BED LOT 2 EAST ELEVATION

SCALE: 1/16" = 1'-0"



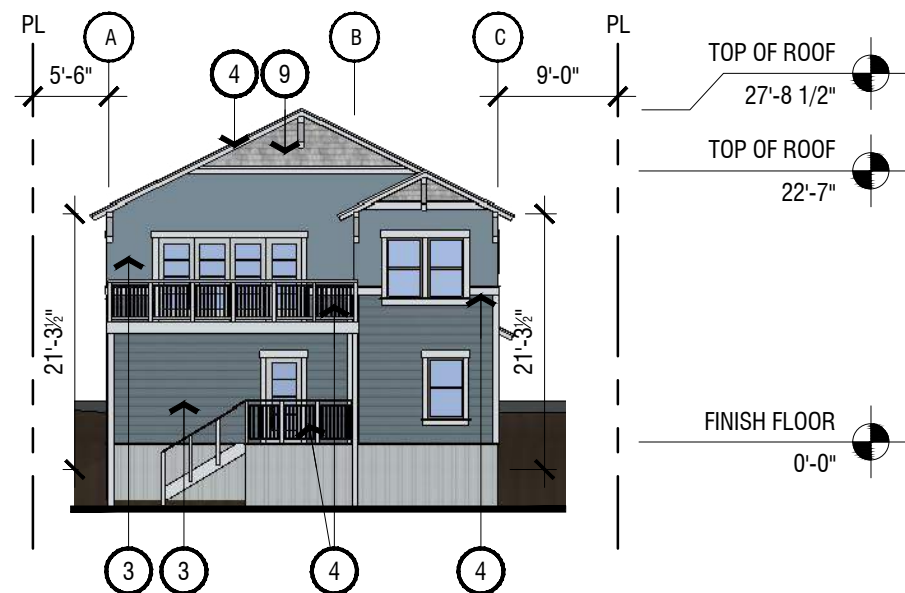
3. 2 BED LOT 3 EAST ELEVATION

SCALE: 1/16" = 1'-0"



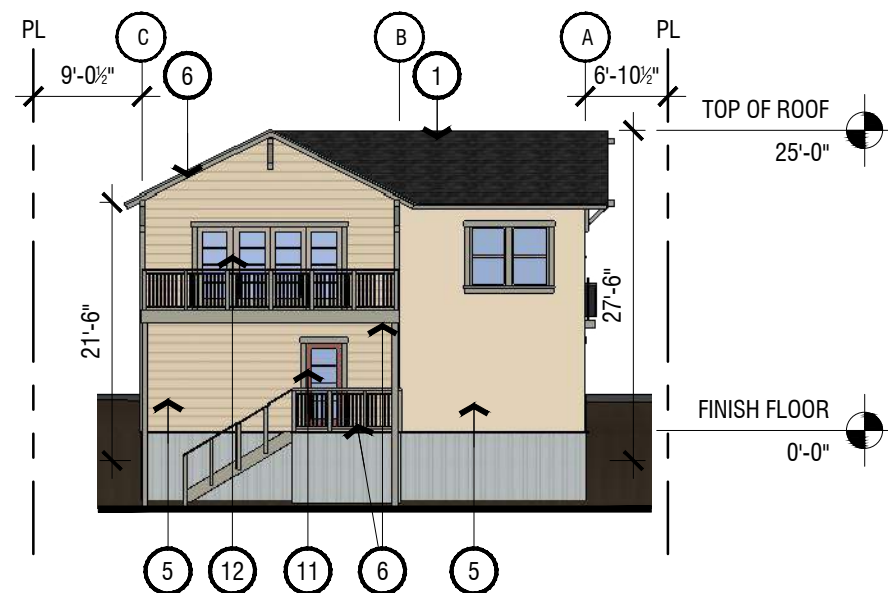
5. 1 BED UNIT EAST ELEVATION

SCALE: 1/16" = 1'-0"



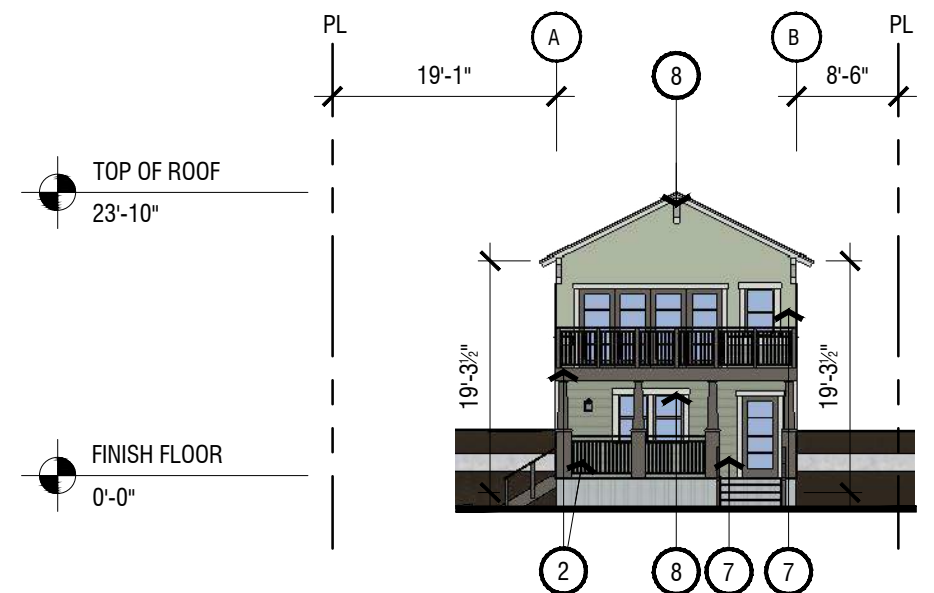
2. 2 BED LOT 2 WEST ELEVATION

SCALE: 1/16" = 1'-0"



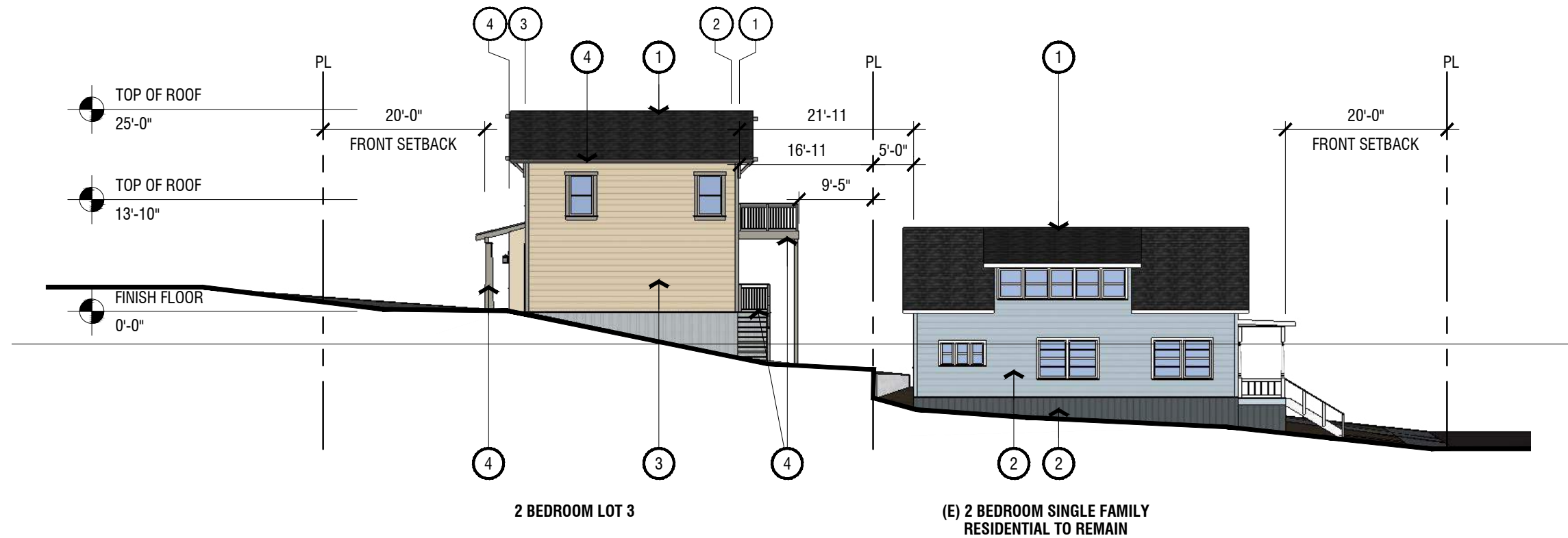
4. 2 BED LOT 3 WEST ELEVATION

SCALE: 1/16" = 1'-0"



6. 1 BED UNIT WEST ELEVATION

SCALE: 1/16" = 1'-0"

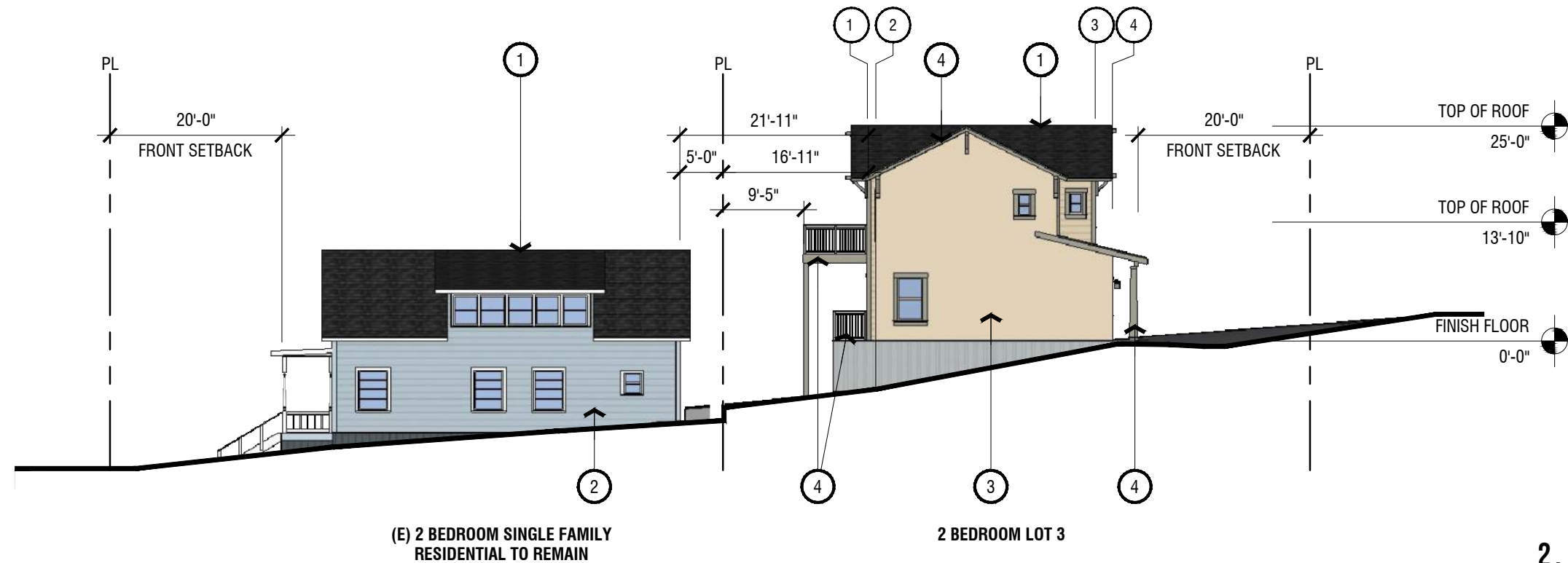


KEYNOTES

- 1. MIDNIGHT BLACK (MALARKEY) CLASS A SHINGLE ROOF
- 2. EXISTING WOOD SIDING
- 3. AVENUE TAN (SW 7543) HARDIE TRIM BOARD SIDING AND STUCCO
- 4. MOUNTAIN ROAD (SW 7743) FASCIA BOARD AND HARDIE TRIM BOARD

1. 2 BED LOT 3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

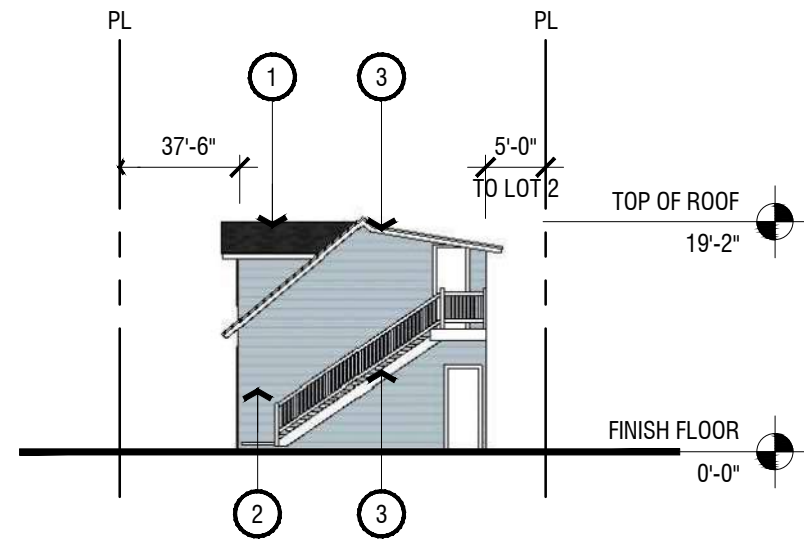


2. 2 BED LOT 3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

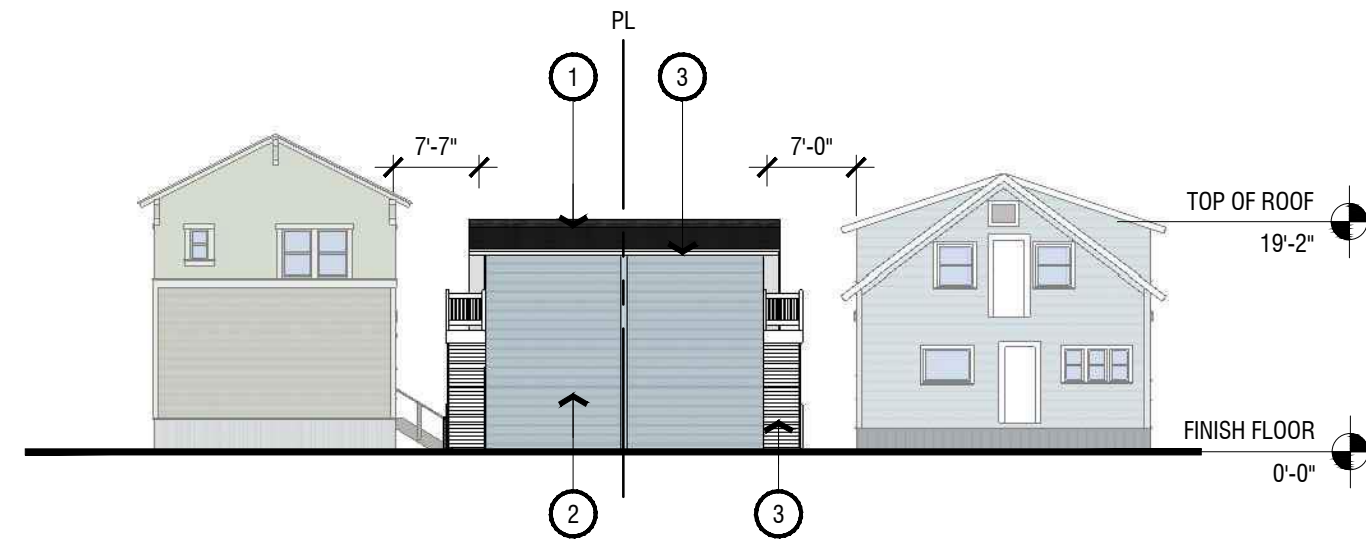
KEYNOTES

1. MIDNIGHT BLACK (MALARKEY)
CLASS A SHINGLE ROOF
2. SIDING AND COLOR TO MATCH
EXISTING
3. TRIM AND COLOR TO MATCH
EXISTING
4. GARAGE DOOR COLOR TO MATCH
EXISTING



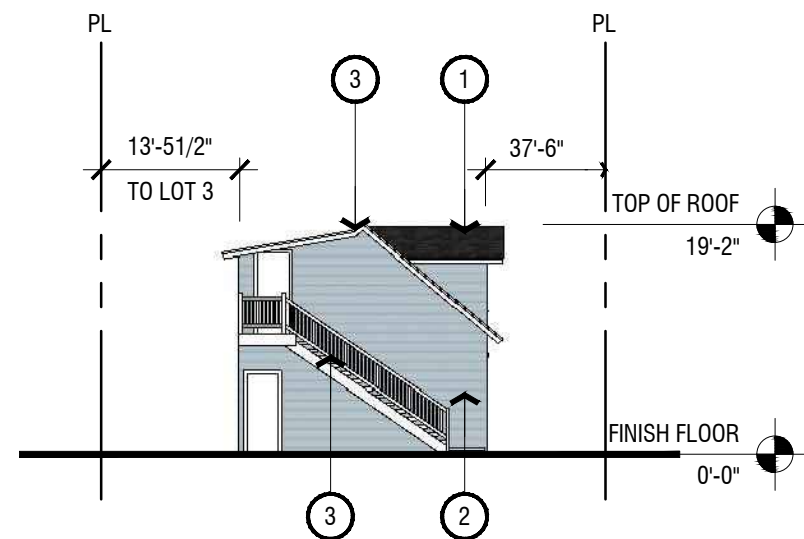
1. GARAGE SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



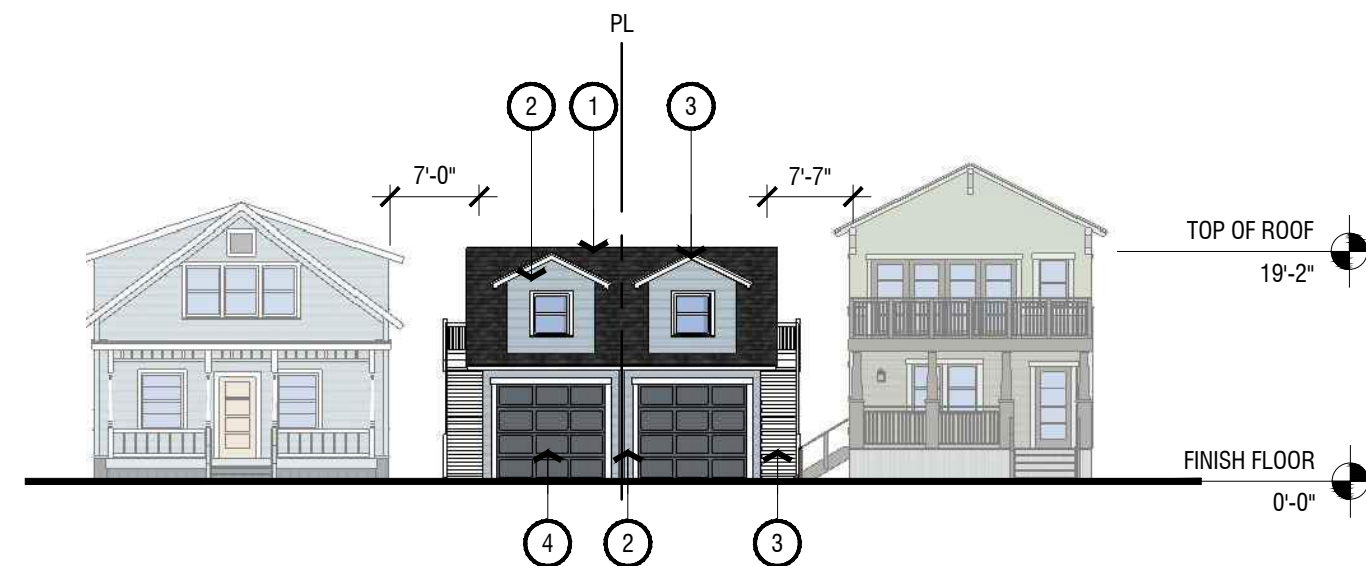
2. GARAGE EAST ELEVATION

SCALE: 1/16" = 1'-0"



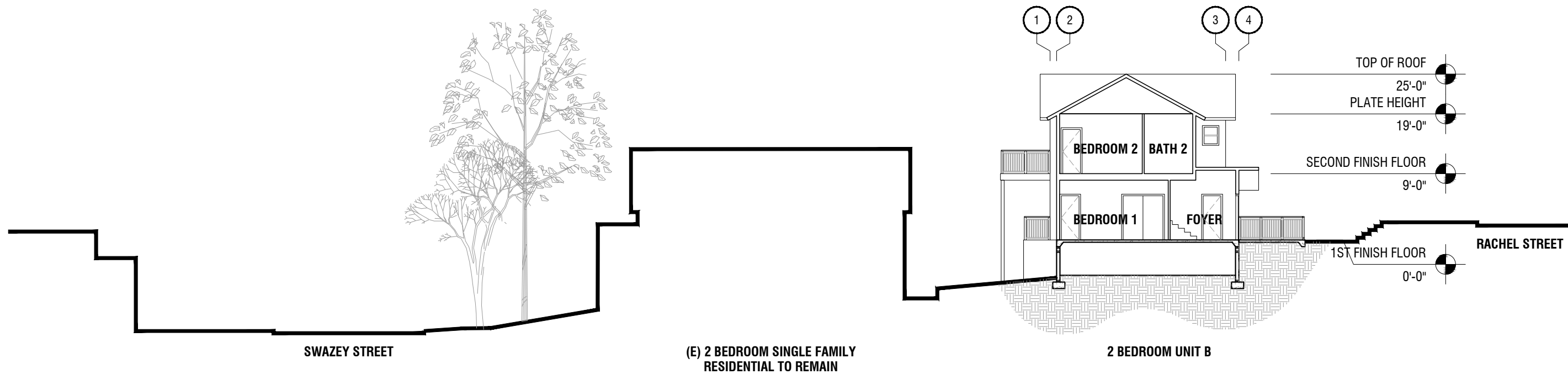
3. GARAGE NORTH ELEVATION

SCALE: 1/16" = 1'-0"



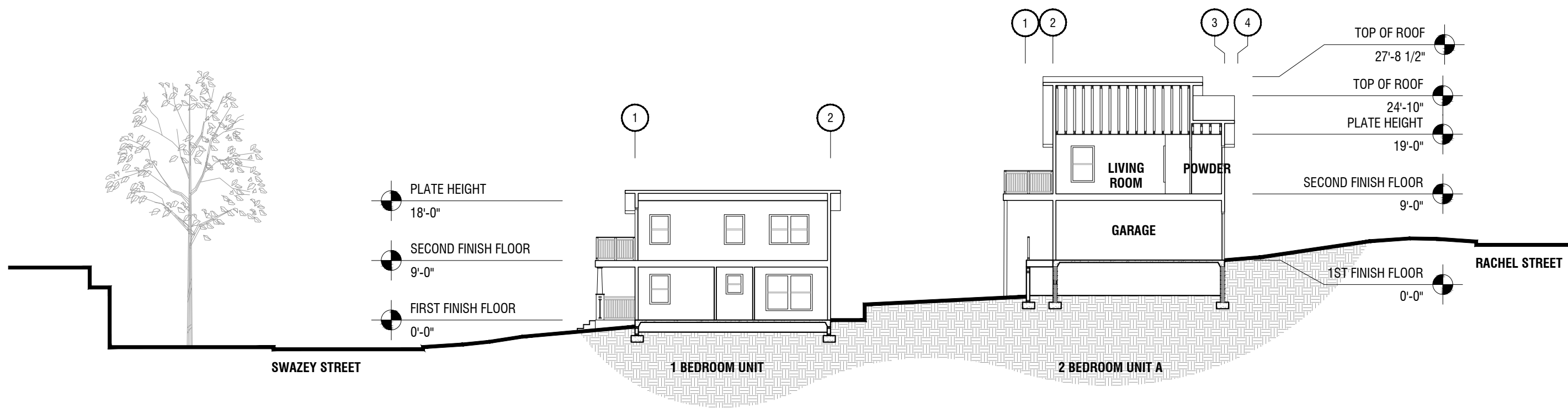
4. GARAGE WEST ELEVATION

SCALE: 1/16" = 1'-0"



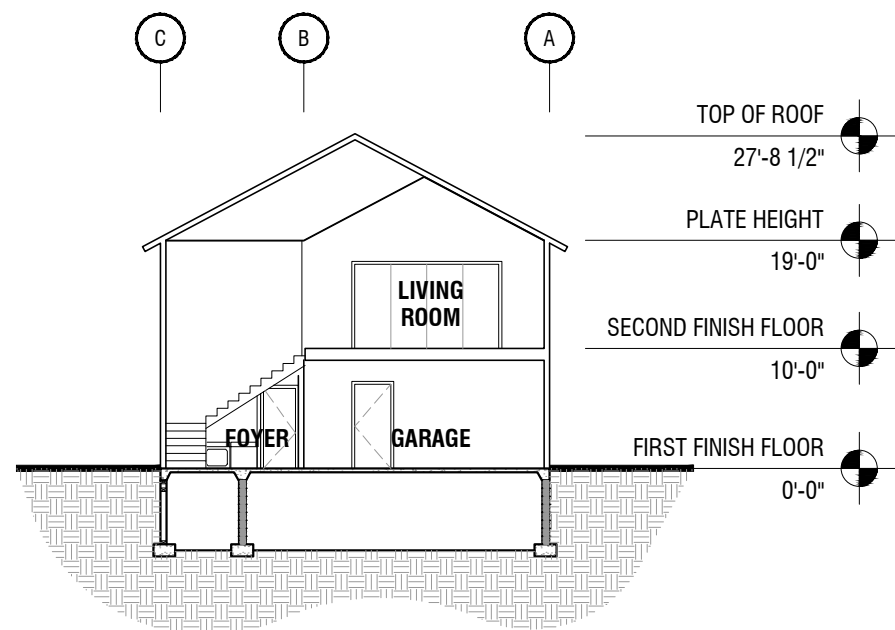
1. SITE SECTION

SCALE: 1/16" = 1'-0"



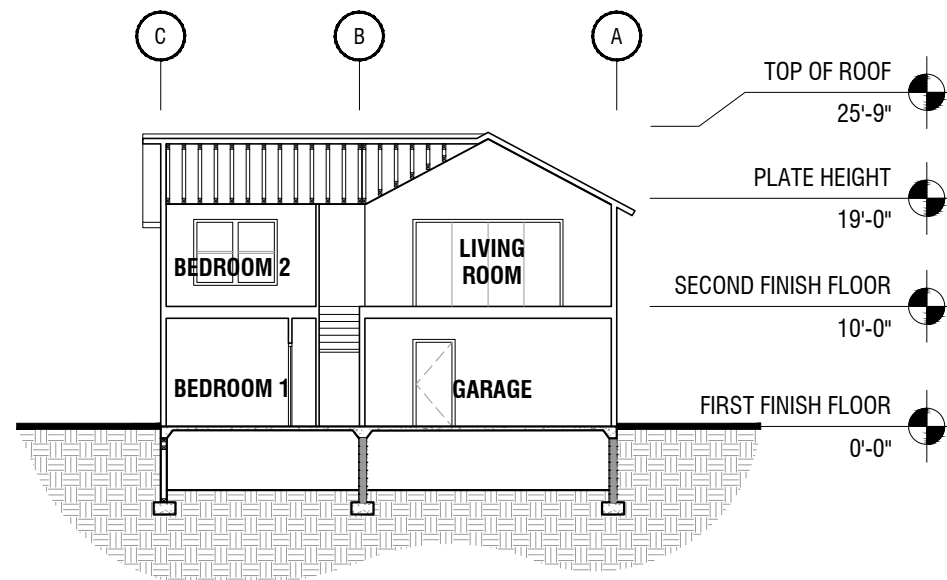
2. SITE SECTION

SCALE: 1/16" = 1'-0"



1. 2 BED UNIT A BUILDING SECTION

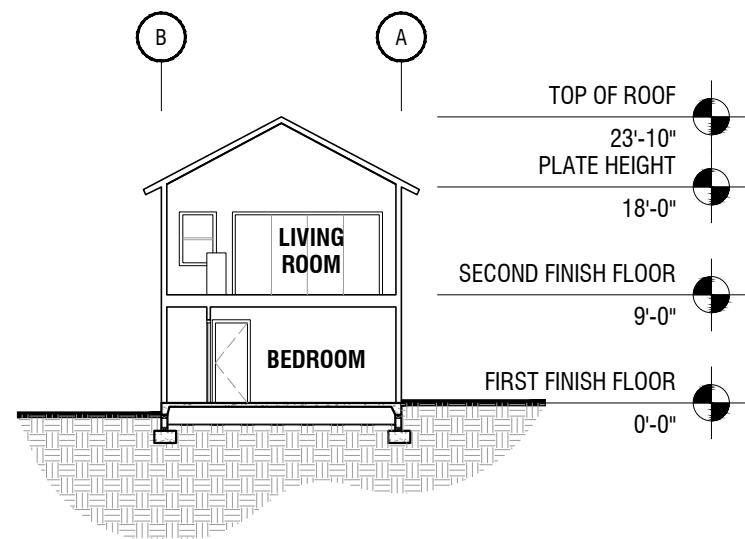
SCALE: 1/16" = 1'-0"



2. 2 BED UNIT B BUILDING SECTION

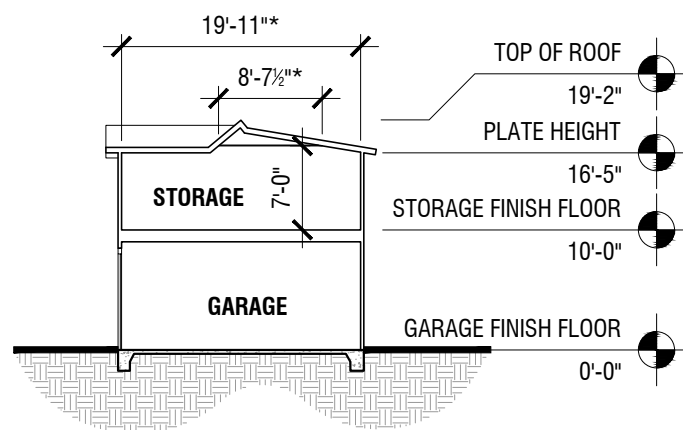
SCALE: 1/16" = 1'-0"

*PER CBC SECTION 1208.2 EXCEPTION 2, MORE THAN HALF THE SPACE IS BELOW 7'-0" IN CEILING HEIGHT SO SPACE CAN BE CONSIDERED UNOCCUPIED STORAGE SPACE



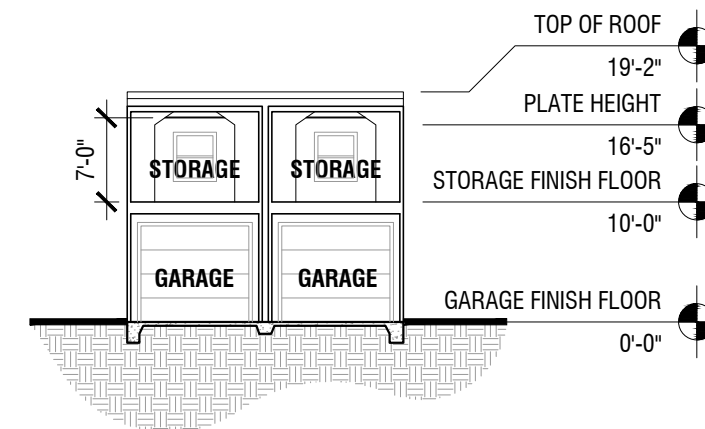
3. 1 BED UNIT BUILDING SECTION

SCALE: 1/16" = 1'-0"



4. GARAGE SECTION

SCALE: 1/16" = 1'-0"



5. GARAGE SECTION

SCALE: 1/16" = 1'-0"

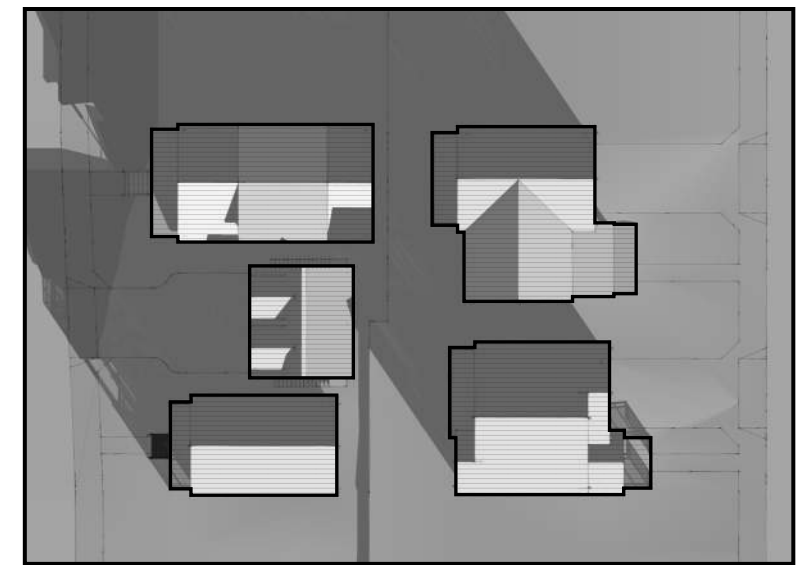
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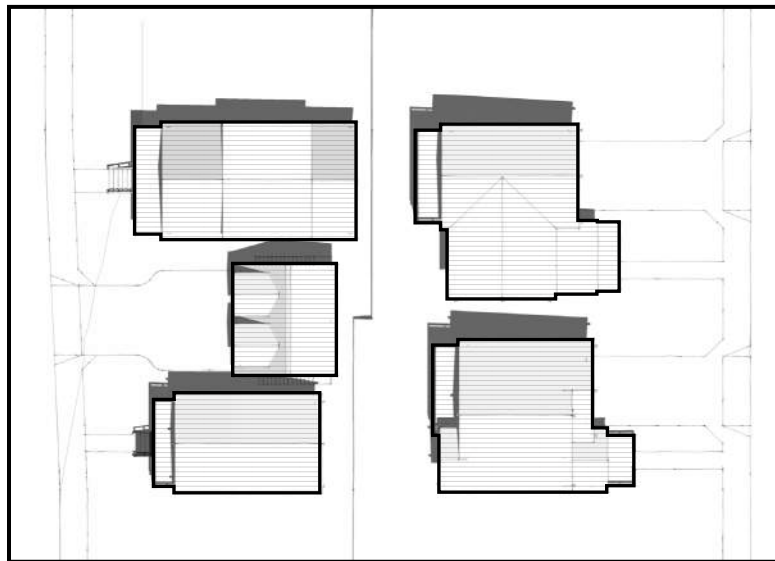
SUMMER SOLSTICE - 10AM



VERNAL EQUINOX - 10AM



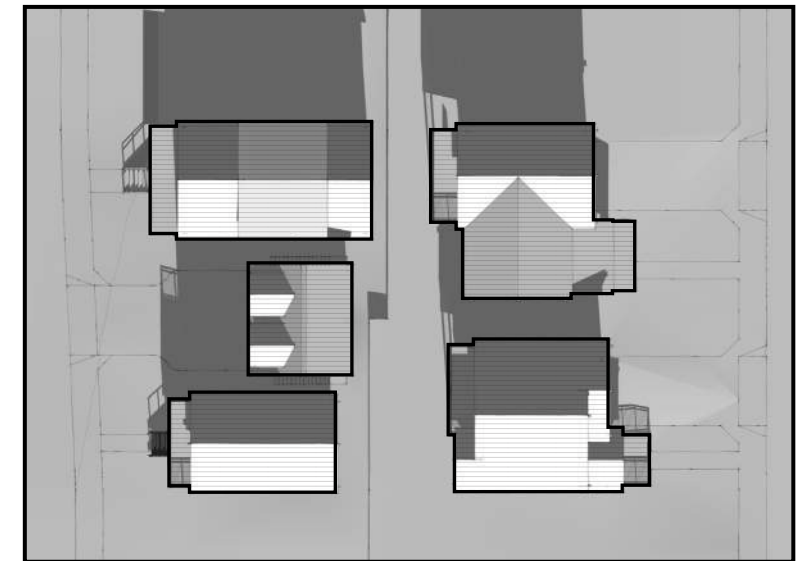
WINTER SOLSTICE - 10AM



SUMMER SOLSTICE - 12PM



VERNAL EQUINOX - 12PM



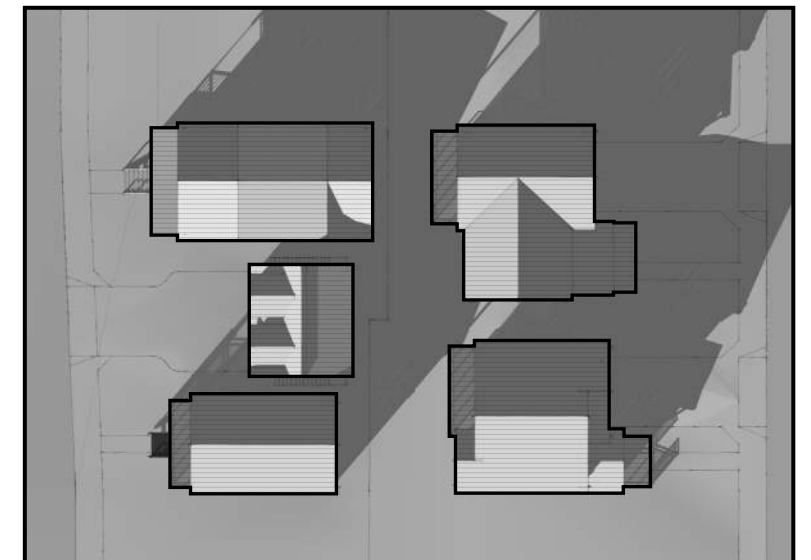
WINTER SOLSTICE - 12PM



SUMMER SOLSTICE - 3PM



VERNAL EQUINOX - 3PM



WINTER SOLSTICE - 3PM



VIEW FROM SWAZEY STREET

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

SWAZEY STREET HOMES

2034 SWAZEY ST, SAN LUIS OBISPO
DATE: 6/25/19

A6.0



VIEW FROM SWAZEY STREET

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

SWAZEY STREET HOMES

2034 SWAZEY ST, SAN LUIS OBISPO
DATE: 6/25/19

A6.1



VIEW FROM RACHEL STREET



VIEW FROM RACHEL STREET

TENOVER

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San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

SWAZEY STREET HOMES

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DATE: 6/25/19

A6.3



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**TO LEAVE THE WORLD
BETTER THAN WE
FOUND IT.**

