Condition 53	Architectural Elevations

Prior to construction, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, sand dunes, etc. Darker or neutral, non-reflective, earth tone colors shall be selected for walls and buildings, and darker green, gray, slate blue, or brown colors for the roof structures.

Evidence of compliance:

There will be nine (9) pump station sites, the Mid-town generator building, and the Lupine generator building. All of the pump stations will be underground, with minimal above ground features (electrical boxes). Two (2) of the pump station sites will be constructed within paved streets (Mountain View and Baywood). All have been designed to minimize their impact on habitat and public views as much as possible. Attached Sheet PS-A-002 – Standby Power Buildings Elevations – illustrates the architecture specified for the standby power buildings. The attached photograph of a color board shows the earth tone color scheme and material colors which will be used for the standby power buildings. This color palette was chosen by the community during public meetings for the LOCSD project. Also attached, are excerpts from the contract documents which make reference to colors for the standby power buildings. The Resident Engineer will approve, in the field, paint samples to match those on the color board.

Note: Because items the wastewater treatment facility has not yet been designed, evidence of compliance for those facilities will be submitted under separate cover.

Collection System Condition Satisfied

Jason H. Nye

Director, SLO County Planning

MAY 10, 2012

Date

Treatment Plant Condition Satisfied

Director, SLO County Planning

Date

GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:

   PART 1 2010 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24
   PART 2 2010 CALIFORNIA BUILDING CODE, TITLE 24
   PART 3 2010 CALIFORNIA ELECTRICAL CODE, TITLE 24
   PART 4 2010 CALIFORNIA MECHANICAL CODE, TITLE 24
   PART 5 2010 CALIFORNIA PLUMBING CODE, TITLE 24
   PART 6 2010 CALIFORNIA ENERGY CODE, TITLE 24
   PART 9 2010 CALIFORNIA FIRE CODE, TITLE 24
   PART 10 2010 CALIFORNIA CODE FOR BUILDING CONSERVATION, TITLE 24
   PART 11 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24
   PART 12 2010 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24

2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE/BUILDING CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
3. OMISSIONS MADE IN THESE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
4. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. REFER TO STRUCTURAL FOR FOUNDATION AND ROOF FRAMING.
6. REFER TO MECHANICAL FOR ROOF PENETRATION DETAILS.

SYMBOLS AND LEGENDS

5 / A-8.0 — DETAIL NUMBER / SHEET NUMBER

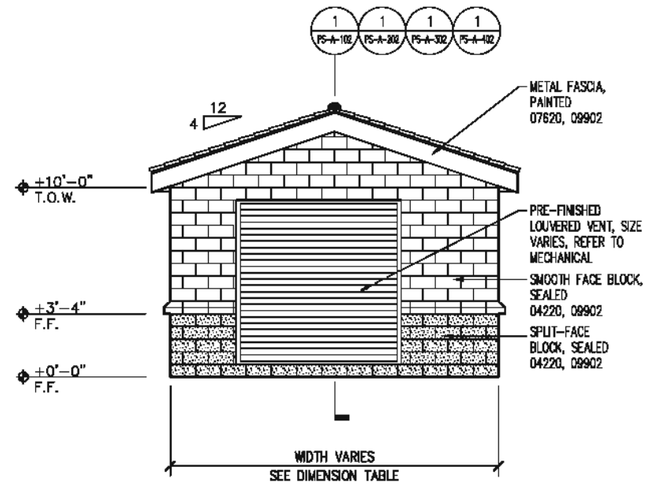
5 / A-6.1 — SECTION NUMBER / SHEET NUMBER

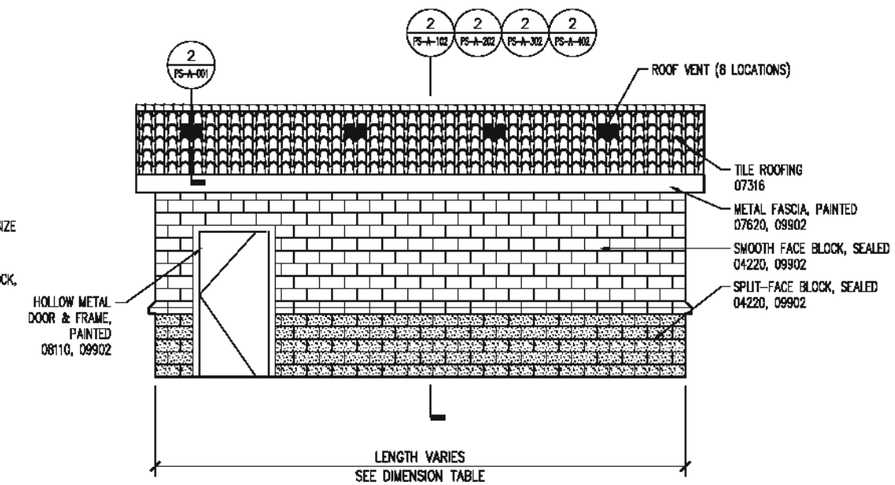
ROOF VENT 07720 — ITEM DESCRIPTION / SPEC SECTION(S)

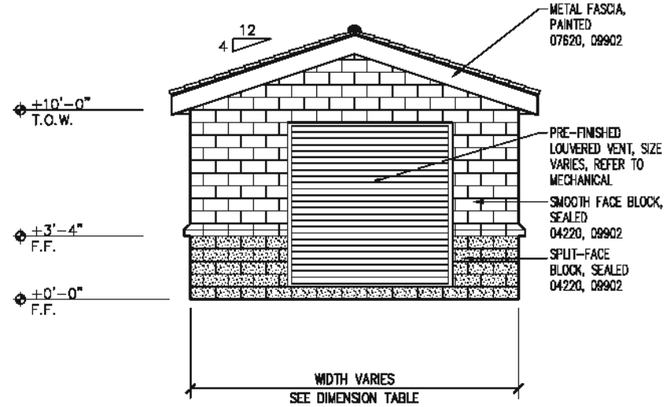
DIMENSION TABLE

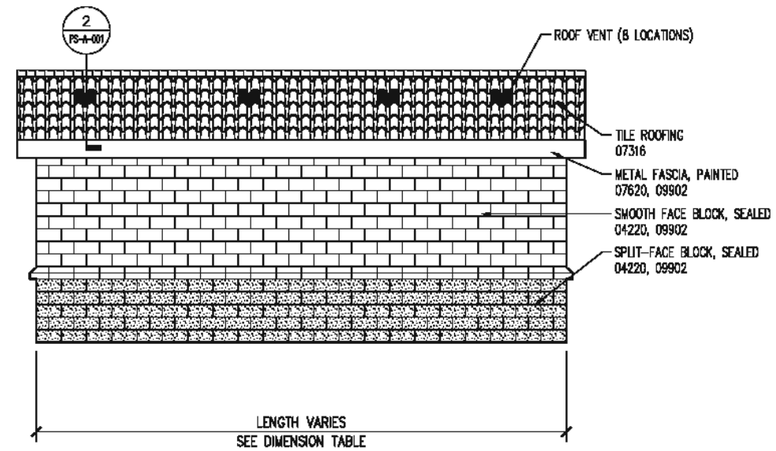
NOTE: VERIFY BUILDING SIZES W/ STRUCTURAL FOUNDATION & FRAMING PLANS

STANDBY POWER FACILITY	LENGTH	WIDTH	ROOFING MAT'L
LUPINE	28'-0"	17'-4"	SPANISH TILE
WEST PASO/BAYWOOD	30'-0"	17'-4"	FLAT TILE
EAST YSABEL	25'-4"	14'-8"	SPANISH TILE
EAST PASO	25'-4"	14'-8"	SPANISH TILE
MOUNTAIN VIEW	28'-0"	17'-4"	SPANISH TILE
SUNNY OAKS	25'-4"	14'-8"	SPANISH TILE
MIDTOWN	28'-0"	17'-4"	SPANISH TILE
SOLANO	25'-4"	14'-8"	SPANISH TILE









ELEVATIONS

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

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: PB
DRAWN BY: PS
CHECKED BY: PB
DATE: April, 2012

CDM Smith
8950 Cal Center Drive, Suite 240
Sacramento, CA 95826
Tel: (916) 587-9900

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN ADJUST SCALE ACCORDINGLY

Licensed Architect Patrick L. Blake Expires 3/31/13 State of California

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PROJECT NO. 2011080

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LOS OSOS WASTEWATER COLLECTION SYSTEM
STANDBY POWER BUILDINGS
ELEVATIONS

PROJECT NO.42502-83120
FILE NAME:
SHEET NO.
PS-A-002