

CAPISTRANO BAY DISTRICT
AGENDA REPORT
October 25, 2016

New Business

ITEM 10a

Continued Discussion of New Trash Enclosure at 35587

This item requires further discussion regarding the allowable height of Mr. Reid's proposed trash enclosure. The Board is undecided on whether the height of the structure should be no greater than the height of the existing RR block wall OR if it could exceed the block wall height by about 6 inches.

These enclosed trash structures that are built up against the existing RR block wall, and have roofs, must be able to drain rainwater in such a manner so that it doesn't get trapped against the back wall. This essentially requires the roof to sit at least at the height of the wall unless the design is such that the entire roof sheds water AWAY from the block wall.

In most of the recently approved trash enclosures, the RR block wall is between 5'-7" to 6' high. In the case here at 587, the wall is 8'-4" in height – a good 24" higher than the others.

The issue is not with the proposed design but with how the proposed height will appear to be too high and visually imposing. While the Board is cognizant of the homeowners' needs to create additional storage, there is also a concern with allowing these structures to grow to excessive size.

The original proposed design is provided on the following page. Mr. Reid has been notified and invited to attend the discussion but has provided the following reply:

Don, (10-21-16)

My father passed away on Monday so I am not able to make any meeting next Tuesday with scheduling arrangements and family arriving into town.

I thought the board's preference was to drain on the railroad side of the wall? This makes the most sense to me and is what most others have done. Unless I can reduce a course or two from the wall there is not much I can do.

Several trash enclosures are +/- 7' with walls lower. As I said when we met I really am not a fan of the shed roofs that several owners have done as they are not nearly as attractive, at least in my opinion. I am not sure if it would help but we could change to a gable roof. I wanted it to be as attractive a structure as I could design it so it has some interest as opposed to just a big box that looks like a shed.

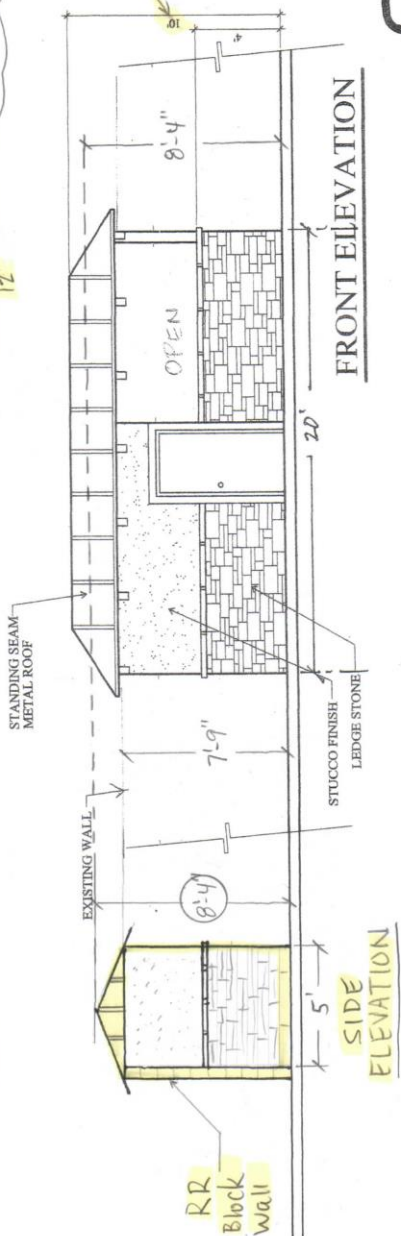
Thanks, Steve

Trash Enclosure - 35587 - Steve Reid

REVISION lower roof to 8'-4"

* Note: lower roof to 8'-4" 10' is too high

3" roof pitch 12"



ITEM NO. 10a

- GENERAL CONSTRUCTION NOTES**
1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN AT THE TIME OF DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER BY THE CONTRACTOR. FAILURE TO GIVE SUCH NOTIFICATION SHALL BE NECESSARY REVISIONS. RESPONSIBILITY SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS. SEE GRADING PLANS FOR VERTICAL CONTROL, WHERE APPLICABLE.
 3. CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.

AGE