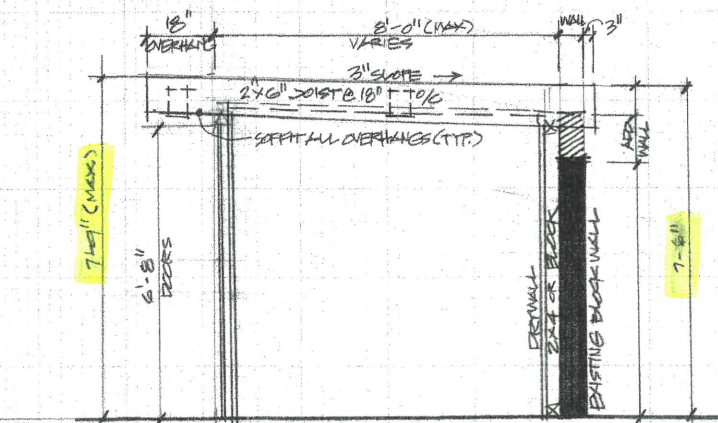
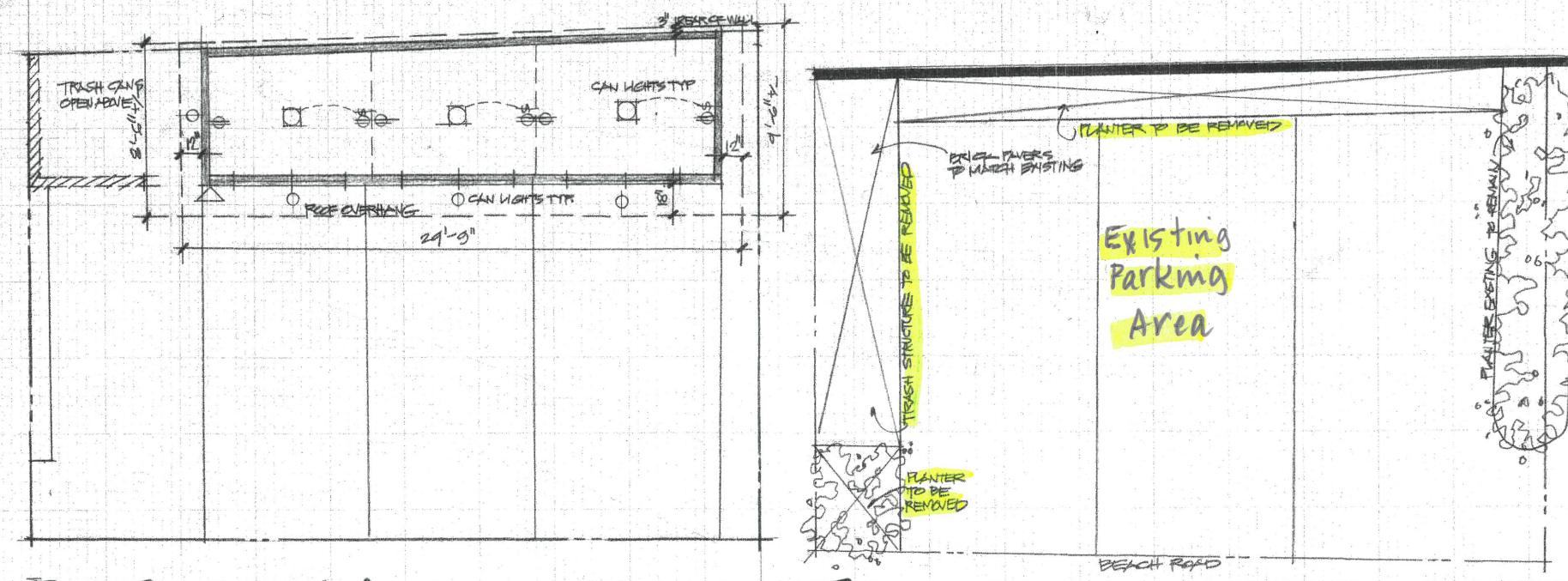
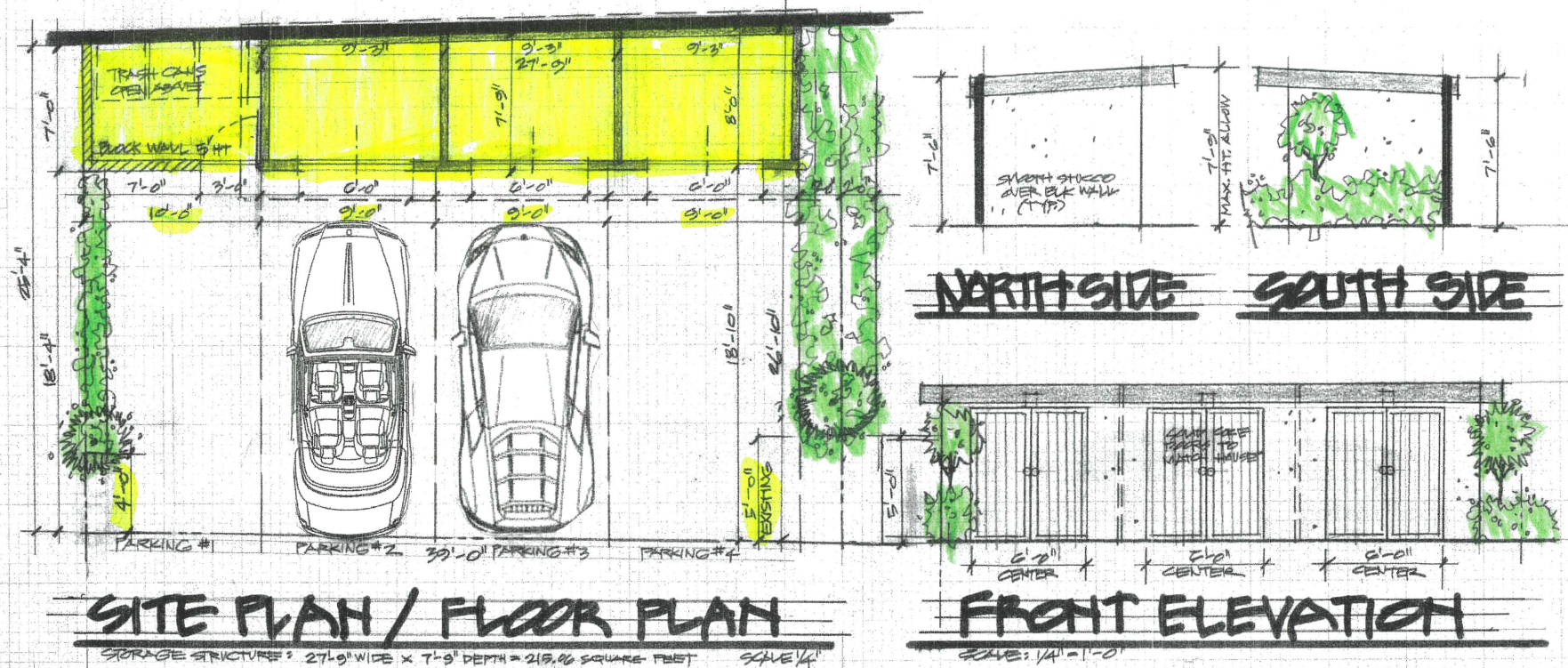




GENERAL NOTES

STORAGE STRUCTURE CONSTRUCTION: 16' x 8' x 8'
SMOOTH STUCCO FINISH - COLOR WHITE (MATCH HOUSE)
ROOF MATERIAL: 1/2" WHITE 1/2" SLOPE TO RR
FASOL: 2" x 10" SMOOTH 1/2" SLOPE BOTTOMS (TYP) (PER FASOL)
CEILING JOISTS: 2" x 6" @ 18" O/C AND 18" FRONT OVERHANG / 12" SIDES
INTERIOR WALLS/CEILINGS: 5/8" DRYWALL
REAR WALL (BLK EXISTING): WATERPROOF TO BOTTOM
REAR WALL (BLK EXISTING): ADD 24" x 1/2" 3 COURSES
REAR WALL (1"): STUCCO BACK SIDE
ELECTRICAL: EACH ROOM CAN LIGHT & 2 OUTLETS (EA SIDE)
ELECTRICAL: 24" CAN LIGHT CENTER EACH ROOM & TRASH
SEC. POWER: LOCATE @ CORNER BY TRASH AREA
DOORS: ALL SIX DOORS SOLID CORE 3' x 6' SWING OUT W/ HARDWARE
SLAB: ELEVATION 1 1/2" ABOVE PARKING SURFACE 1500 LB CONC.
OFFSITE UTILITIES: PULL SLEEVES (3") FROM WATER METER
PAINT: EXD/WHITE STUCCO DOORS: WHITE PRYWALL: WHITE
MAX. HT: 7'-9" NOT EXCEPTIONS MAX SF: 216 SF
FRAME DOORS: 6" RECESS TYP.

CBD TRASH & STORAGE STRUCTURE APPLICATION FORM

Form Approved 4-25-23 PAGE 1 OF 2

Note: All structures constructed on RR property are subject to complete removal with 30 day notice by OCTA.

1. APPLICANT: ROSS MISHNER	CONSTRUCTION BY: CONST. BY OWNER BUILDER - NAME	NAME
2. ADDRESS: 35361 BEACH RD	CONST. BY CONTRACTOR NAME	
3. HOME PHONE:	CONTRACTOR CONTACT PHONE:	
4. CELL PHONE: 952-930-0633	CONTRACTOR LICENSE & BOND:	
5. EMAIL: ross@brandcentralgroup.com	CONTRACTOR INSURANCE:	
6. NOTES:	CONTRACTOR AUTO INSURANCE:	EXPIRE:

PLANS & SIGNED AGREEMENT SUBMISSION/BOARD APPROVAL/ONSITE FINAL INSPECTION	DATE SUBMITTED TO MANAGER	DATE APPROVED BY CBD BOARD	DATE OF FINAL ONSITE APPROVAL	MISC. NOTES
7. TRASH STRUCTURE DRAWINGS, PHOTOS, & AGREEMENT SUBMITTED				
8. PROVIDE PHOTOS OF RR PARKING, HOUSE & LANDSCAPE SAMPLES				
9. TRASH & STORAGE STRUCTURE APPLICATION COMPLETED				
10. BOARD HEARING (APPROVAL/DENIAL)				
11. DISTRICT MGR PRE-CONSTRUCTION MEETING & FINAL INSPECTION				

DESIGN STANDARDS & SPECIFICATIONS	INDICATE SCALES USED
12. SITE, PARKING, FLOOR PLAN	
13. ROOF PLAN & OVERHANGS	PITCH: 1/2" PER FT MIN. & OVERHANG 18" MAX.
14. FRONT ELEVATION	MATCH HOUSE MATERIALS & COLORS
15. CROSS SECTION	DEPTH, HEIGHT & RR BLOCK WALL MEASUREMENTS
16. ELECTRICAL (IF PROPOSED)	LOW VOLTAGE ONLY USE EXIST CONDUIT
17. ELECTRICAL (IF PROPOSED)	NO STREET EXCAVATION PERMITTED

GENERAL NOTES OF STRUCTURES:

18. ALL PLANS & APPLICATION MUST BE TO MANAGER BY 20TH OF MONTH FOR DISTRIBUTION TO BOARD MEMBERS & PLACED ON AGENDA.

19. TRASH/STORAGE STRUCTURES APPROVAL BY CBD BOARD ONLY WITH WRITTEN APPROVAL POSTED ONSITE DURING CONSTRUCTION.

20. TRASH & STORAGE STRUCTURES APPROVAL AT CBD MEETING ONCE A MONTH, LAST TUESDAY OF EACH MONTH.

21. TRASH & STORAGE PLANS & APPLICATION MAY BE EMAILED AND/OR HAND DELIVERED TO ONSITE DISTRICT MANAGER AT OFFICE.

22. HOMEOWNER & CONTRACTOR SHALL INDEMNIFY CBD AGAINST ANY & ALL CLAIMS.

23. APPROVAL OF TRASH & STORAGE STRUCTURES AUTOMATICALLY TRANSFERRED WITH SALE OF PROPERTY, CHANGE OF OWNERSHIP.

24. ALL EXISTING TRASH/STORAGE STRUCTURES ARE GRANDFATHERED AS OF MARCH 29, 2022.

25. ANY MODIFICATIONS AND/OR REMODELING OF GRANDFATHERED STRUCTURES REQUIRE COMPLIANCE WITH THE MOST RECENT DESIGN STANDARDS.

26. ANY LOW-WALL ENCLOSURE NEW OR REMODELED MUST BE NO LOWER THAN 5'-10" IN HEIGHT WITH TRASH BARRELS CONCEALED FROM ALL VIEWS.

27. ALL NEW OR REMODELED ENCLOSURES MUST PROVIDE ADDITIONAL SPACE TO ACCEPT A 35 GAL. GREENWASTE/FOOD SCRAPS BARREL (Senate Bill 1383).

28. THESE STORAGE & TRASH STRUCTURE DESIGN STANDARDS SUPERCEDE ALL PRIOR STANDARDS, POLICIES, AND/OR GUIDELINES OF ANY TYPE.

CBD TRASH & STORAGE STRUCTURE DESIGN STANDARDS

CAPS (TRANSO-BAY DISTRICT) (CBD) DESIGN STANDARDS & SPECIFICATIONS	TRASH & STORAGE STRUCTURES (CIRCLE WHICH STRUCTURE PROPOSED)			
	ABUTTING BEACH ROAD (WITH NO RR PARKING)	PERPENDICULAR TO BEACH ROAD	PARALLEL TO BEACH ROAD LESS THAN 20' FROM ROAD	PARALLEL TO BEACH ROAD GREATER THAN 20' FROM ROAD
29. STRUCTURES TO MATCH HOUSE EXTERIOR COLOR & MATERIALS	X	X	X	X
30. EXTERIOR WALL FINISH (TRASH & STORAGE STRUCTURE)	X	Circle Material: Stucco, Siding, Stone, Brick, Block, Other	X	X
31. FRAMING MATERIALS FOR WALLS & ROOF (circle one)	X	Wood or Masonry	Wood or Masonry	Wood or Masonry
32. NO. OF EXISTING PARKING SPACES	X	N/A	#	#
33. NO. OF PROPOSED PARKING SPACES (9' WIDE x 20' DEEP)	X	N/A	#	#
34. HEIGHT MAXIMUM (HIGHEST PART OF STRUCTURE)	X	7'-9"	7'-9"	7'-9"
35. HEIGHT MAXIMUM ABOVE RR BLOCK WALL (at the wall)	X	10"	10"	10"
36. MAXIMUM STRUCTURE SIZE	X	Maximum 70% of lot width but no greater than 216 sf		
37. DEPTH MAXIMUM (FRONT TO REAR)	X	To Back of Curb	8'	8'
38. SETBACK FROM EDGE OF BEACH ROAD	X	To Back of Curb	4'	NO STRUCTURE
39. ROOF MATERIAL TYPE	X	Circle Material: Clay/Conc. Barrel, Comp. Shingles, Torch, Other		
40. ROOF SLOPE/PITCH (MIN. 1/2" PER FOOT OF RUN)	X	X	X	X
41. ROOF PITCH MAY SLOPE DOWN TO OR AWAY FROM THE RR WALL	X	X	X	X
42. ROOF OVERHANG OVER MASONRY WALL (3" MAX. OVER RR WALL)	X	X	X	X
43. ROOF OVERHANG LIMITS (FRONT 0-18", REAR 3", SIDES 12")	X	F=0" R=3" S=12"	F=18" R=3" S=12"	F=18" R=3" S=12"
44. ALL IMPROVEMENTS W/ RR VISIBILITY MUST BE FINISHED & PAINTED	X	Under no circumstances shall any structure be painted or finished on the RR side.		
45. DOOR SWINGS (NO DOORS MAY SWING INTO BEACH RD R/W)	X	Sliding or Barn	Slide or Swing	Slide or Swing
46. SIDE ENTRY DOORS RECOMMENDED ON "ABUTTING STRUCTURES"	X	X	NA	NA
47. FOOTING & FLOORS MUST BE CONCRETE	X	X	X	X

SPECIAL IMPROVEMENTS MISC. NOTED:

ABUTTING	PERPENDICULAR	LESS THAN 20'	GREATER THAN 20'

FEE: \$250 (NON-REFUNDABLE) PAID BY: _____
DATE PAID: _____ CHECK # _____

REVISIONS	BY

ROSS and JENNIFER MISHNER
35361 BEACH ROAD
STORAGE STRUCTURE

DRAWN
DAVE CUTLER
CHECKED

DATE: DEC 21, 2025
SCALE: 1/2" and 1/4"
JOB NO.: 35361
SHEET: 1
OF ONE SHEETS