

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FAX (707) 826-8960



F13a

1-22-0616

(STRACHAN)

December 16, 2022

EXHIBITS

Exhibit 1 – Project Location

Exhibit 2 – Site Plan

Exhibit 3 – Floor Plans

Exhibit 4 – Elevations

Project Location

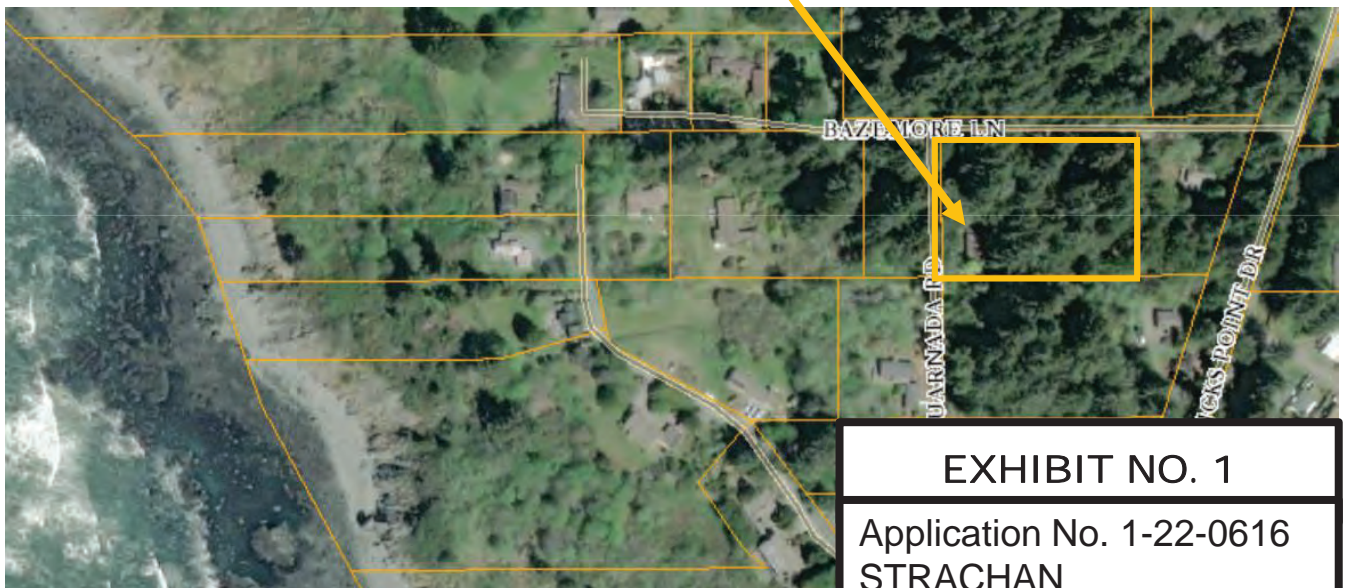


EXHIBIT NO. 1

Application No. 1-22-0616
STRACHAN
Project Location

- PHASE I: RESIDENCE REMODEL, TO INCLUDE:
 - REMOVE INTERIOR WALLS, DOORS & WINDOWS TO RE-CONFIGURE THE SPACE
 - CONVERT EXISTING ATTACHED GARAGE INTO LIVING SPACE
 - REMOVE EXISTING 3/12 PITCHED ROOF & FRAMING
 - INSTALL NEW 5/12 PITCHED ROOF FRAMING & METAL ROOF

- PHASE II: NEW 24'X24' GARAGE
- CONSTRUCT NEW GARAGE IN APPROXIMATELY THE SAME LOCATION AS THE EXISTING METAL BUILDING.

1. NO TREES SHALL BE REMOVED TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
2. PROPOSED AREAS FOR SMALL DECKS OFF THE EXISTING RESIDENCE ARE IN LOCATIONS WHERE THE GROUND HAS ALREADY BEEN DEVELOPED:
 - 2.1. THERE IS AN EXISTING SMALL FRONT PORCH THAT WILL BE INCREASED
 - 2.2. THERE IS A SMALL PROPOSED LANDING OFF THE MASTER BEDROOM WHICH WILL LAND ON AN EXISTING CONCRETE SLAB ON GRADE.
 - 2.3. THERE IS A SMALL DECK OFF THE LIVING ROOM IN APPROXIMATELY THE SAME LOCATION AS THE CHIMNEY.



VICINITY A
N.T.S.

JB

DRAFTING & PROJECT MANAGEMENT
JDDRAFTINGCA@GMAIL.COM
(707) 999-9379

PROJECT TITLE:
STRACHAN REMODEL

SITUS ADDRESS:
129 QUARNADA LN.
TRINIDAD, CA 95570

APN: 517-071-030

PROPERTY OWNER
TERRY & GARY STRACHAN
129 QUARNADA LANE
IBENIDAP, CA 95570

CONTRACTOR
COMPASS CARPENTRY LLC #98394
SHAWN PERLHY
3662 UNION ST
EUREKA, CA 95503
(707) 499-6581
shawn@compasscarpentry.biz

DRAFTER
JB DRAFTING & PROJECT MANAGEMENT
JORDAN O'HANEN
511 GLENWOOD LANE
MCINLEYVILLE, CA 95619
(707) 499-8979
jbdraftinginc@gmail.com

JB DRAFTING &
PROJECT MANAGEMENT
DATE:

Sheet Title:

PLOT PLAN

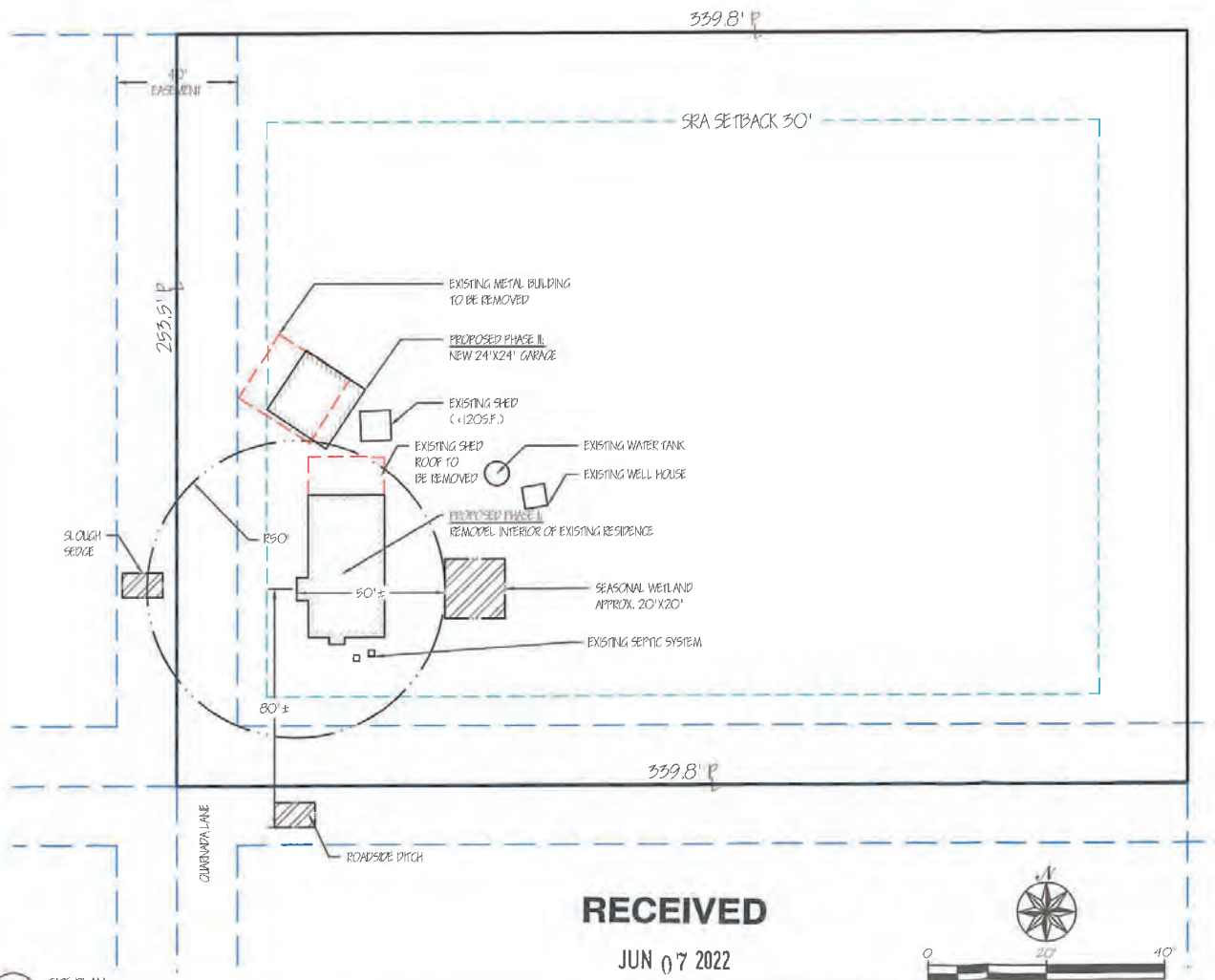
Job No.: 2021.015

Revision No. _____

Date:

EXHIBIT NO. 2

Application No. 1-22-0616
STRACHAN
Site Plan



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JUN 07 2022

CALIFORNIA
COASTAL COMMISSION
NORTH COAST DISTRICT

SITE PLAN
SCALE: 1" = 10' - 0"

APPLICABLE CODES:

- 2019 CALIFORNIA ADMINISTRATIVE CODE Title 24, Pt 1
- 2019 CALIFORNIA RESIDENCE CODE (CRC), Title 24, Pt 2
- 2019 CALIFORNIA ELECTRICAL CODE (CEC) Title 24, Pt 3
- 2019 CALIFORNIA MECHANICAL CODE (CMC) Title 24, Pt 4
- 2019 CALIFORNIA PLUMBING CODE (CPC) Title 24, Pt 5
- 2019 CALIFORNIA ENERGY CODE CCR Title 24, Pt 6
- 2019 CALIFORNIA FIRE CODE (CFC) CCR Title 24, Pt 9
- 2019 CALIFORNIA GREEN BUILDING STANDARDS Title 24, Pt 11
- 2019 CALIFORNIA REFERENCED STANDARDS Title 24, Pt 12

DESIGN CRITERIA:

OCCUPANCY & USE:	R-3, SPD
CONSTRUCTION TYPE:	TYPE V-B
YEAR CONSTRUCTED:	1955
NUMBER OF STORIES:	1
BUILDING HEIGHT:	± 13 FT.
SPC:	P ₂ (see R301.2.2.1.2, #2)
ULTIMATE WIND DESIGN SPEED:	110 mph
EXPOSURE CATEGORY:	B

EXISTING FLOOR AREA:	877 SF.
EXISTING GARAGE AREA:	353 SF.
<hr/> BUILDING AREA (TOTAL):	<hr/> 1,230 SF.
PROPOSED FLOOR AREA:	1,230 SF.
PROPOSED DETACHED GARAGE:	720 SF.
<hr/> BUILDING AREA (TOTAL):	<hr/> 1,950 SF.

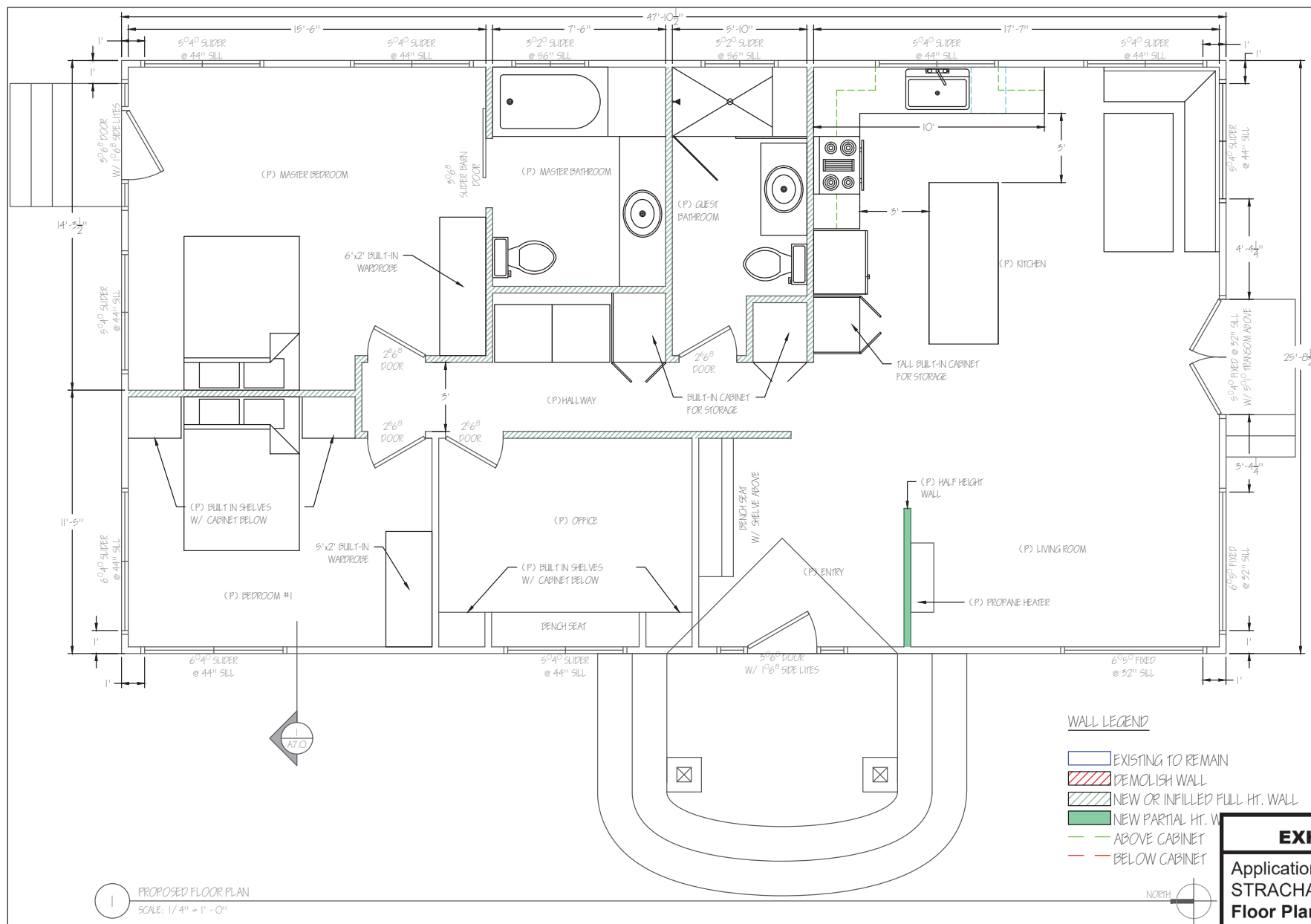
LOT AREA: 86.2488 SQ.FT.

AREA INCREASE: N/A (NO CHANGE)
HEIGHT INCREASE: YES

FIRE SPRINKLERS: NO

HIGH FIRE HAZARD SEVERITY ZONE: YES

SEISMIC JOINTS:
COASTAL ZONE:



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Sheet Title:
**PROPOSED
FLOOR PLAN**

Job No: 2021.015	
Revision No:	Date:

EXHIBIT NO. 3

Application No. 1-22-0616
STRACHAN
Floor Plans (Pg. 1 of 2)



PROJECT TITLE:
STRACHAN
DETACHED GARAGE

SITUS ADDRESS:
129 QUARNADA LN.
TRINIDAD, CA 95570

APN: 517-071-030

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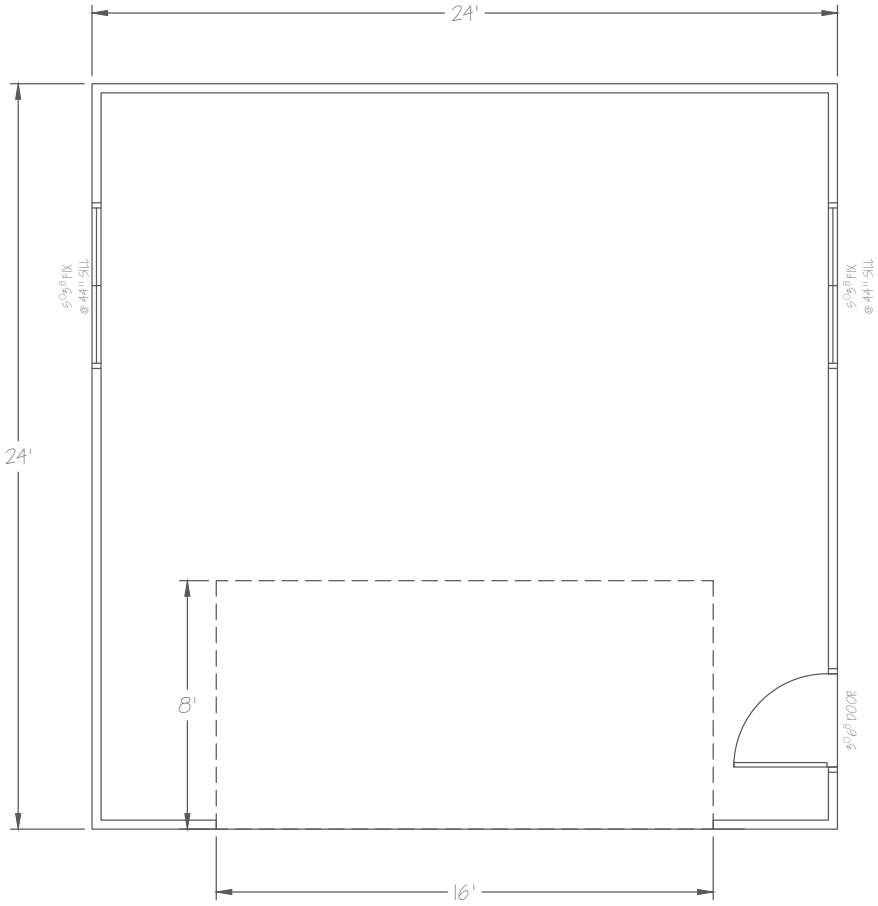
Sheet Title:
PROPOSED
GARAGE FLOOR PLAN

Job No.: 2021.016

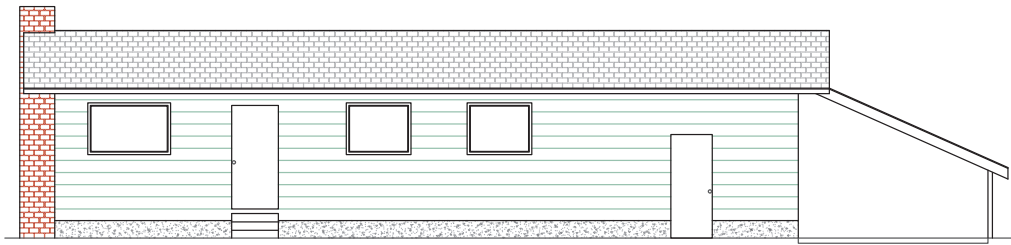
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EXHIBIT NO. 3

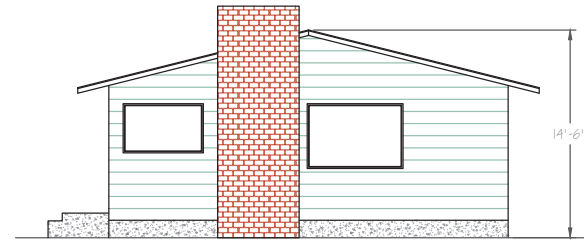
Application No. 1-22-0616
STRACHAN
Floor Plans (Pg. 2 of 2)



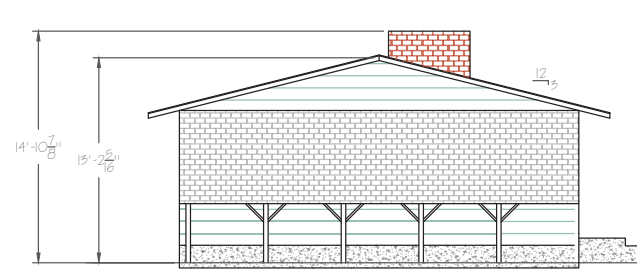
1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1' - 0"



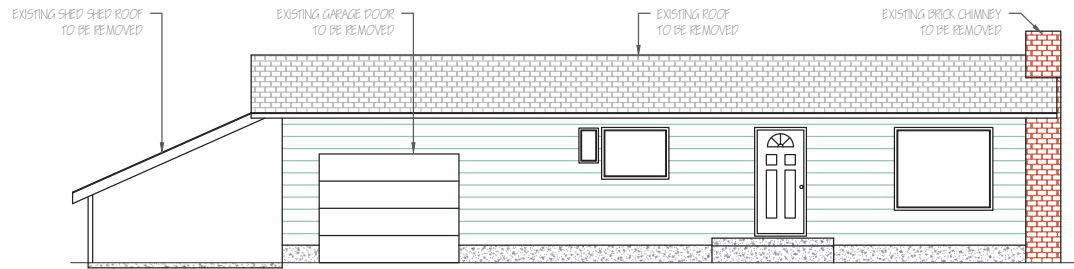
4 EXISTING ELEVATION - WEST
SCALE: 1/8" = 1' - 0"



3 EXISTING ELEVATION - NORTH
SCALE: 1/8" = 1' - 0"



2 EXISTING ELEVATION - SOUTH
SCALE: 1/8" = 1' - 0"



1 EXISTING ELEVATION - EAST
SCALE: 1/8" = 1' - 0"



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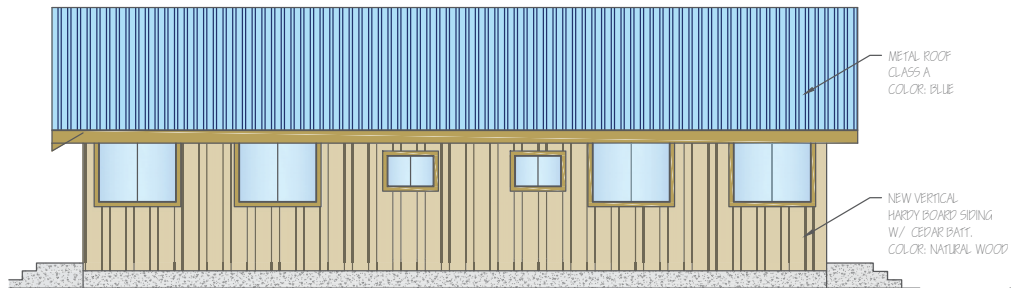
EXISTING ELEVATIONS

Job No.: 2021.015

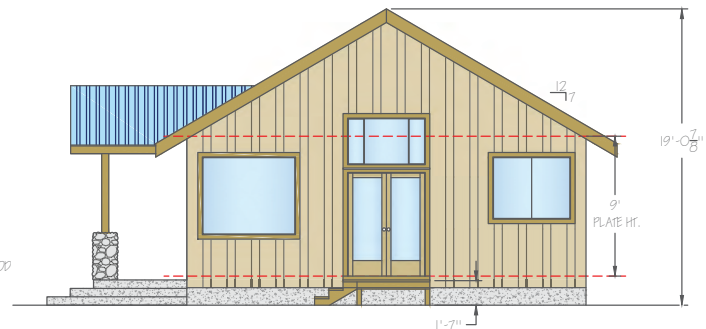
Revision No.: Date:

EXHIBIT NO. 4

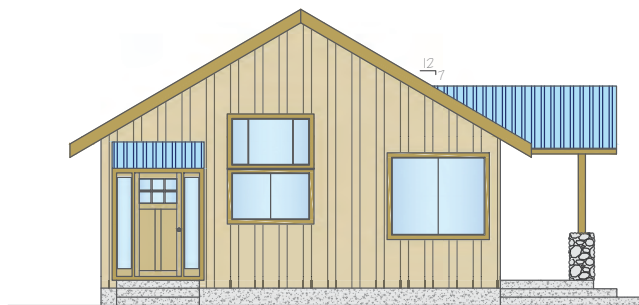
Application No. 1-22-0616
STRACHAN
Elevations (Pg. 1 of 3)



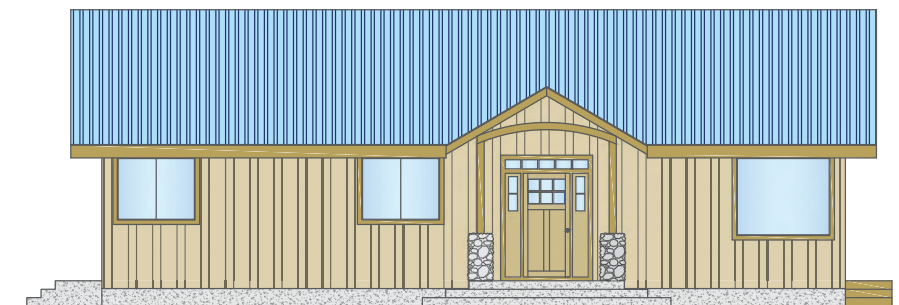
4 PROPOSED ELEVATION - WEST
SCALE: 1/8" = 1' - 0"



2 PROPOSED ELEVATION - NORTH
SCALE: 1/8" = 1' - 0"



3 PROPOSED ELEVATION - SOUTH
SCALE: 1/8" = 1' - 0"



1 PROPOSED ELEVATION - EAST
SCALE: 1/8" = 1' - 0"



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DATE:

Sheet Title:

PROPOSED ELEVATIONS

Job No: 2021.015

Revision No: Date:

EXHIBIT NO. 4

Application No. 1-22-0616
STRACHAN
Elevations (Pg. 2 of 3)



PROJECT TITLE:
STRACHAN
DETACHED GARAGE

SITUS ADDRESS:
129 QUARNADA LN.
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JB DRAFTING &
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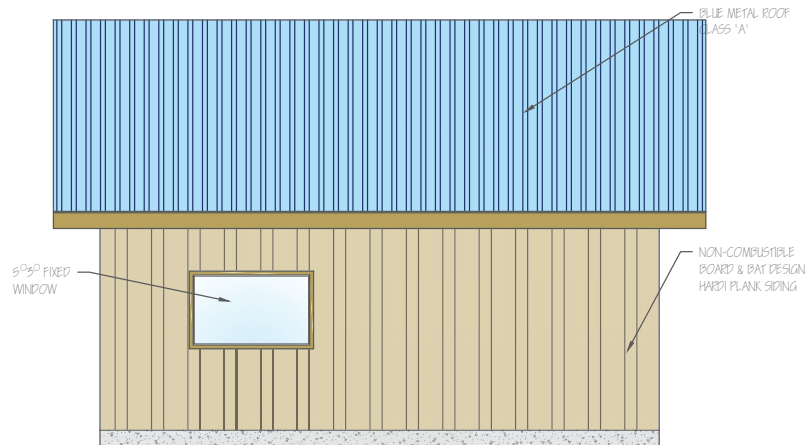
PROPOSED
GARAGE ELEVATION

Job No.: 2021.016

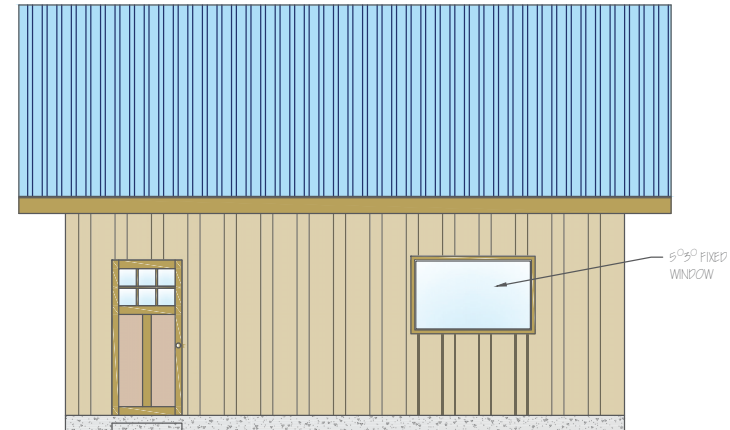
Revision No.: Date:

EXHIBIT NO. 4

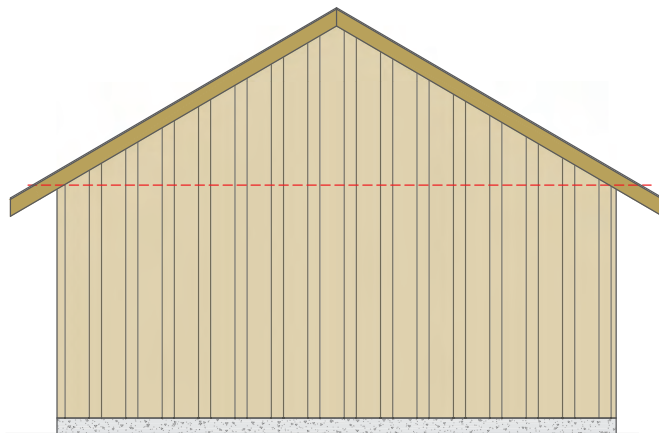
Application No. 1-22-0616
STRACHAN
Elevations (Pg. 3 of 3)



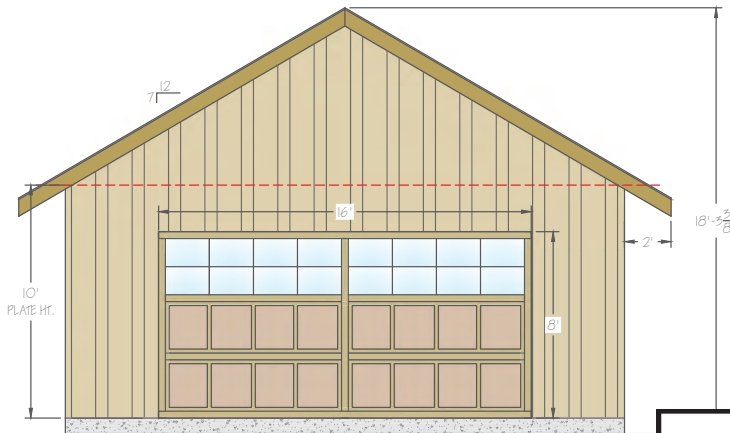
4 PROPOSED SIDE ELEVATION - EAST
SCALE: 3/16" = 1' - 0"



2 PROPOSED SIDE ELEVATION - WEST
SCALE: 3/16" = 1' - 0"



3 PROPOSED REAR ELEVATION - SOUTH
SCALE: 3/16" = 1' - 0"



1 PROPOSED FRONT ELEVATION - NORTH
SCALE: 3/16" = 1' - 0"