

**ACTION OF THE PLANNING COMMISSION FOR THE ADAMS PLANNED
DEVELOPMENT AMENDMENT/DESIGN REVIEW PERMIT**

File No: 212-018-DR; APN 021-044-008; 697 8th Street

Approved

ACTION: On _____, the Planning Commission, under the authority of Section 9.72.040.G of the Land Use Code, adopted a Class 1 Existing Facilities Exemption per California Environmental Quality Act Statutes, Section 15301, and secondly approved the Cal Poly Bookstore Design Review permit with the attached Findings and Conditions of Approval and Site Plan.

Project: Modify existing windows on north and west facing walls of Cal Poly Bookstore to increase window area and create permanent Cal Poly Humboldt Bookstore exterior signage.

Application Type: Design Review

Location: 697 8th Street; APN 021-044-008

Property Owner / Applicant: Cal Poly Humboldt Foundation/ Cassidy Banducci, Cal Poly Humboldt Facilities Management

File Number: 212-018-DR

Zoning: Commercial Central

General Plan: Commercial Central

Coastal Status: Outside of Coastal Zone

Environmental: The project qualifies for California Environmental Quality Act (CEQA) Class 1 – *Existing Facilities* categorical exemption. This exemption applies as the project is limited to exterior modifications to an existing structure with no expansions of use. Pursuant to the California Environmental Quality Act Statutes and Guidelines Class 1, Section 15301, and as further evidenced in the Findings of Approval (Exhibit 1) the project:

- a) Is not located in a particularly environmentally significant area;
- b) Will not lead to a cumulatively significant impact of similar projects in the same place over time;
- c) Does not involve unusual circumstances where there is reasonable possibility of significant effect;
- d) Is not located on or near a scenic highway or hazardous waste site; and
- e) Does not have the potential to cause a substantial adverse change in the significance of an historical resource.

Permit Expiration and Activation. This permit shall expire within 24 months from the date of its approval unless said permit is activated. This permit may be extended only as permitted by Arcata Land Use Code (LUC) §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent.

Appeals. The actions described herein may be appealed as outlined in Arcata's Land Use Code. Appeals shall be filed with the City Clerk within ten working days following the date of this

Action. Appeals shall be submitted on the prescribed form, shall state the reasons for the appeal, and shall include the filing fee set by the City Council. The appeal period ends at 5:00 pm on _____, 2023.

Effective Date: This permit becomes effective on the next working day after the appeal period.

Date of Action: _____

ATTEST: _____
David Loya, Community Development Director

EXHIBIT 1

FINDINGS AND CONDITIONS OF APPROVAL

File No: 212-018-DR; APN 021-044-008; 697 8th Street

Approved

I. FINDINGS

Section One: §9.72.040.F, Arcata Land Use Code Findings for Design Review

Planning Commission design review is required for storefront alterations and Master Sign Plans in the Plaza Area. The Review Authority shall ensure the project complies with Section 9.72.040.F *-Findings for Design Review* by making the following findings:

1. *Providing architectural design, building height and massing, and scale that is compatible with other structures on the site and in the immediate neighborhood;*

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing building height, massing or scale. Therefore this finding is limited to impacts to architectural design.

The building is pre-existing and although the structure's architectural style is unlike many of the older buildings on the plaza, the design is generally compatible with the adjacent and surrounding area in terms of exterior materials, color, lighting, roof style, and scale. Proposed modifications will increase architectural compatibility by ensuring the resulting façade will more closely match surrounding ground-floor retail storefronts with a larger percentage of transparency, adding to the overall feel of the Plaza as a central shopping area, and by bringing the site closer into compliance with City landscaping standards. The color of the signage will tie in Cal Poly Humboldt's colors of green and gold into other green and gold elements integrated into the plaza and neighboring plaza storefronts.

2. *Providing attractive and desirable site layout and design, building arrangement, exterior appearance and setbacks, accessory structures, landscaping, outdoor lighting and signs;*

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout or site design, building arrangement, setbacks, accessory structures, or outdoor lighting. Therefore this finding is limited to exterior appearance (including landscaping) and signs.

The building is pre-existing and proposed modifications will increase site attractiveness by increasing window area at pedestrian-level and creating color onsite through new, well-designed exterior signage. Conditions of approval have been added to require the site to come into compliance with City standards for parking lot landscaping and lighting. With these proposed conditions of approval the project will provide an attractive exterior appearance in compliance with City regulations.

3. *Providing efficient and safe public access, circulation, and parking;*

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout, public access, circulation, or parking. This finding is not applicable given the scope of the proposed project.

4. *Providing appropriate open space and landscaping, including the use of water efficient landscaping;*

The building is pre-existing and does not currently include any landscaping onsite. Conditions of approval have been added to require the site to come into greater compliance with City standards for parking lot landscaping by submitting a detailed landscaping plan at the time of building permit submittal. With these proposed conditions of approval the project will provide an attractive exterior appearance in compliance with City regulations.

5. *Showing consistency with the General Plan, Local Coastal Program, and any applicable specific plan;*

The site is not located within the Coastal Zone or subject to the regulations of an applicable specific plan. The project shows consistency with the General Plan through adherence to the following policies:

Land Use Element

Consistent with land use policies, the proposed project is an existing commercial project within the core downtown area. Specific consistency with applicable findings is discussed below.

- ***LU-3a. Commercial – General [C-C].*** The site is zoned Commercial-Central which is applied to areas surrounding the Plaza, and is intended to accommodate retail, professional office, civic, hotel, theater, residential, and similar and compatible uses. The CC zoning district is consistent with and implements the Commercial Central land use classification of the General Plan. The proposed development is consistent with the intent of the commercial zone and commercial land use type by facilitating continued retail use onsite.
- ***LU-3b Revitalization of existing commercial areas.*** The project represents an investment in the downtown area by providing aesthetic improvements, including reducing the site's nonconforming landscaping.

Growth Management Element

The project is proposed in an area developed with full urban services. The project is proposed within the City's Urban Services Boundary with urban services (water, wastewater, and utilities, fire and police protection) available to serve the proposed development. The site is zoned to accommodate commercial and mixed use developments. The project will not require the development of additional infrastructure that will place undue burden on the City's resources in the future.

Transportation Element

The applicant's proposal is limited to storefront alterations to windows and signage as well as landscaping which will not affect existing site layout, public access, circulation, or parking. This finding is not applicable given the scope of the proposed project.

Public Facilities and Infrastructure Element

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout, public access, circulation, or parking. This finding is not applicable given the scope of the proposed project.

Housing Element

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout, public access, circulation, or parking. This finding is not applicable given the scope of the proposed project.

Recreation Element

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout, public access, circulation, or parking. This finding is not applicable given the scope of the proposed project.

Open Space, Resource Conservation and Management Elements

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout, public access, circulation, or parking. This finding is not applicable given the scope of the proposed project.

Air Quality Element

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout, public access, circulation, or parking. This finding is not applicable given the scope of the proposed project.

Public Safety Element

The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout, public access, circulation, or parking. This finding is not applicable given the scope of the proposed project.

Noise Element

The project will generate temporary, short-term and intermittent noise during construction. However, standard City policies and Code standards restrict the hours of construction in order to limit the noise impacts to nearby residences.

Historical Preservation Element

Per the prepared Historic and Architectural report prepared by the applicant, the building associated with the project does not qualify as an historic resource, a finding which was supported by the City's Historic Landmarks Committee at their November 17th meeting. However, the Historical Preservation Element includes policies to preserve and protect older structures that border the Plaza's adjacent streets and help define the Plaza's historic and architectural character. Given that the site is within the Plaza Area boundary, adherence with the policies of section H-3 apply. Specifically, Section H-3e of the Historical Preservation Element outlines design criteria for alterations and additions by specifically referencing Design Element policies D-2e and D-2g, which are discussed below.

Design Element

Section H-3e of the Historical Preservation Element outlines design criteria for alterations and additions by specifically referencing Design Element policies D-2e and D-2g, which are discussed first below. The project shows consistency with the Design Element of the General Plan through adherence to the additional policies discussed.

- **D-2e Design criteria for new structures and additions.** Per Design Element policy D-2e, the height, scale, and mass of additions shall be compatible with other buildings in the immediate vicinity. The proposed project will not alter the height, scale, or massing of the structure. The project will also be in conformance with this policy by increasing building articulation and ensuring the visual organization and proportions of the building elevations, particularly the spacing and shape of window and door openings, are consistent with neighboring buildings, specifically *Plaza* (previously Plaza Design) located directly to the north.
- **D-2g Design criteria for remodeling existing facades (storefronts).** Per Design Element policy D2-g, contemporary design for alterations and additions to existing structures shall not be prohibited when such alterations and additions do not destroy significant historical or architectural character of the property, as long as the size and proportions of alterations are compatible with the original building. The proposed signage and increased window area are compatible with the original building and the alterations do not destroy distinguishing original qualities or character of the building. This finding is supported by the project architect's report and the determination of the Historic Landmarks Committee.
- **D-2a Design of Arcata Plaza.** The applicant's proposal is limited to storefront alterations to windows and signage and will not affect existing site layout or the basic historical pattern or design of the Plaza.
- **D-2i Design of Signs.** Proposed alterations, including enlargement of the existing windows and inclusion of permanent signage, is oriented to pedestrians and does not obscure other building elements. The size, materials, style, and color of proposed signage complements the modern building facade and is compatible with the surrounding area as discussed above. Sign copy does not include advertising copy and is limited to icons, logos, and business identification. The applicant proposes flush-mounted signs with copy in a specifically designated horizontal band which is identified in policy D-2i as the preferred sign type. Internally-lit signs are encouraged to be used sparingly and designed to be unobtrusive. The applicant has limited internally-lit signage to one of the multiple proposed signs and the proposed conditions of approval will limit illumination to Land Use Code standards.
- **D-7b Planting area required.** Landscaping for the site will be addressed with the proposed conditions of approval.
- **D-7c Parking lot landscaping.** Landscaping for the site will be addressed with the proposed conditions of approval.
- **D-7d Site design criteria.** Landscaping has been incorporated as an integral part of site development, connecting site design elements, enhancing the site identity, and creating a pleasing appearance.

6. *Complying with any applicable design guidelines or design review policies.*

See Finding 5 above for a discussion of project compliance with applicable Design Element policy.

Section Two: §9.38.050.E Sign Permit Findings.

The approval of a sign permit or master sign plan shall require that the review authority first make the following findings, as applicable.

E. 1 *The proposed sign complies with the standards of 9.38.070 through 9.38.090, and is in substantial conformance with the design criteria in Subsection 9.38.070.E (Design criteria for signs).*

The applicant proposed 282.2 total square feet of signage spread across all four sides of the building. The extent of the calculated sign area triggers a Master Sign permit. In order to achieve variety and to encourage good design, the Review Authority may grant exceptions to the design requirements of this section, subject to a Master Sign Plan. Such exemptions may include, but are not limited to: height, area, location or illumination. The Master Sign Plan is intended to serve special and unique needs such as parcels with frontage on more than one street or alley.

The proposed signage is found to be in compliance with the standards of Land Use Code sections 9.38.070 through 9.38.090 (General Requirements for all Signs; Sign Standards by Zone; Standards for Specific Sign Types). This finding is based on the following facts: the signage proposed has been calculated using sign area and height measurement guidance; is located in compliance with sign location standards; is not located in the public right of way; meets color, construction, sign copy, lighting and materials standards of all sign types. The proposed signage meets the standards for wall signs and shall not project more than 12 inches from the surface to which it is attached.

E. 2. *Each proposed sign complies with the findings required for sign permit approval in Subsection E.1 with exceptions provided in Section 9.38.050.*

As discussed above, the proposed signage complies with the findings required for sign approval in E.1. No exceptions outlined in Section 9.38.050 apply to the project.

CONDITIONS OF APPROVAL

A. AUTHORIZED DEVELOPMENT: Approval is granted for:

Proposed modifications to an existing building located at 697 8th Street, including increasing window area by expanding existing window fenestration on the north and west building facades, and a total of 282.2 square feet of permanent signage spread across all four building facades, as indicated in the approved 100% design plan set.

The property owner/applicant is responsible for having read and understood these Conditions of Approval and shall have these conditions attached to all building permit and construction contracts associated with the authorized development.

B. PROJECT SPECIFIC CONDITIONS:

COMMUNITY DEVELOPMENT

- B.1 COMMUNITY DEVELOPMENT FEES. If applicable, the applicant shall pay outstanding Community Development Department fees pursuant to City Council Fee Resolution.
- B.2 SIGNAGE DESIGN-LIGHTING. Reflective-type bulbs that exceed 15 watts shall not be used so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles. Light sources should utilize hard-wired fluorescent, LED, or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps shall be prohibited.
- B.3 SIGNAGE MAINTENANCE. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Any repair to a sign shall be of equal or better quality of materials and design as the original sign. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance and may be abated in compliance with the Municipal Code.
- B.4 LANDSCAPE PLAN. A detailed landscaping and maintenance plan shall be submitted at the time of building permit submittal, generally adhering to the submitted 100% Design Plan Set and landscaping guidance as outlined in the City's adopted Design Element. Consideration should be given to native plant species and to those drought-tolerant non-invasive exotics which have demonstrated adaptability to local climate. Landscape materials shall be maintained to not exceed a maximum height of 36 inches within five feet of a street right-of-way or within the vision clearance triangle, except for trees with the lowest portion of their canopy maintained at a minimum height of 10 feet above grade.

C. GENERAL PERMIT CONDITIONS:

IMPORTANT INFORMATION REGARDING STANDARD CONDITIONS: The property owner/applicant is responsible for having read and understood the following information:

- C.1 BUILDING PERMITS. The applicant shall obtain any Building or other required permits prior to commencing construction activities. Building/Grading Permits will not be issued until the effective date of this notice, shown below. Applicant shall comply with permit requirements of the City of Arcata's Engineering Department, Environmental Services Department, Arcata Fire Department, and others, as applicable.
- C.2 ENCROACHMENT PERMITS. The applicant shall obtain Encroachment Permits from the Engineering Department for all work performed within the City rights-of-way.
- C.3 CONSTRUCTION NOISE. The General Plan *Noise Element* Policy N-5d, limits the operation of tools or equipment used in construction, drilling, repair, alteration or demolition to the hours between 8 a.m. and 7 p.m. Monday through Friday, and between 9 a.m. and 7 p.m. on Saturdays. No heavy equipment related construction activities shall be allowed on Sundays or holidays.

The hours of construction statement shall appear as a notation on all Improvement Plans, Building Permits, and Grading Plans.

- C.4 WASTE DIVERSION PLAN. Prior to issuance of a Building Permit the applicant shall submit a construction waste disposal and diversion plan for the project for review and approval by the City's Environmental Services Department.
- C.5 MAINTENANCE OF CONSTRUCTION SITE. The construction site shall be maintained in a clean and orderly condition free of debris, and include an area designated for recycling and re-use. Solid waste generated during construction shall be disposed of in an appropriate manner. Such waste shall include, but not be limited to: concrete forms, waste concrete and asphalt, empty containers of building materials, and excess building materials. Re-use or recycling of construction material is encouraged.
- C.6 DUST CONTROL: The applicant/property owner shall ensure the following dust and air quality control measures are followed as applicable during construction:
 - 1. "Water all active construction areas twice per day and use erosion control measures to prevent water runoff containing silt and debris from entering the storm drain system.
 - 2. Cover trucks hauling soil, sand, and other loose material. Limit truck and equipment idling by coordinating fill/spoils transport.
 - 3. Pave, water, or apply non-toxic soil stabilizers on unpaved access roads and parking areas.
 - 4. Sweep paved access roads and parking areas daily. Sweep streets daily if visible material is carried onto adjacent public streets.
 - 5. Reuse onsite construction materials as permitted to reduce offsite vehicle trips to landfills.

6. Construction equipment powered by internal combustion engines will be kept tuned and will use biofuels where feasible to minimize emissions.”

The dust control statement shall appear as a notation on all Improvement Plans, Building Permits, and Grading Plans.

C.7 OUTDOOR LIGHTING. The applicant shall ensure the proposed outdoor lighting are designed and installed in compliance with Land Use Code §9.30.070 Outdoor Lighting standards and dark-sky certified to minimize light pollution and off-site impacts.

D. EFFECTIVE DATE, EXPIRATION, AND VALIDITY OF PERMITS.

D.1 PERMIT TIME LIMITS. These Permits shall expire 24 months from the date of its approval unless they are exercised. The permits shall not be deemed “exercised” until the permittee has applied for the required permitting from the City, or has commenced the allowed use on the site in compliance with the conditions of approval. This permit may only be extended pursuant to Code §9.79.070.B, or its equivalent.

D.2 EXPANSION OR MODIFICATION. Any proposed expansion or modification of the authorized use shall require the prior approval of an amendment of the Permit or a new Permit, as applicable. Minor modifications to the development may be made upon review and approval of the Community Development Director. Applicant shall submit applicable City fees and application materials for review of the minor modification.

D.3 REVOCATION OF PERMIT. The violation of any specification or condition of this Permit shall constitute a violation of the Code and may constitute grounds for revocation of this permit (Code §9.96.070).

D.4 INSPECTIONS. The applicant and subject property owner are to permit the City of Arcata or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

APPEALS. The actions described herein may be appealed per the provisions of Arcata Land Use Code (LUC) Chapter 9.76 Appeals. Appeals shall be filed with the Department or City Clerk, as applicable, within ten (10) business days following the date of the Zoning Administrator action that is being appealed per LUC §9.76.030. Appeals shall be submitted on the prescribed form and shall state the reasons for the appeal. The filing fee set by the City Council shall accompany appeals. The appeal period ends 5:00 pm on _____.

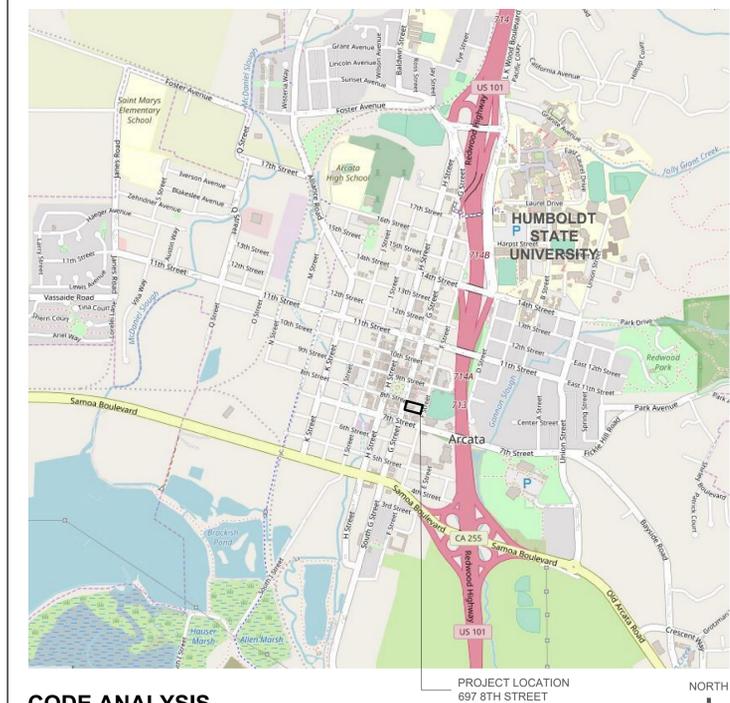
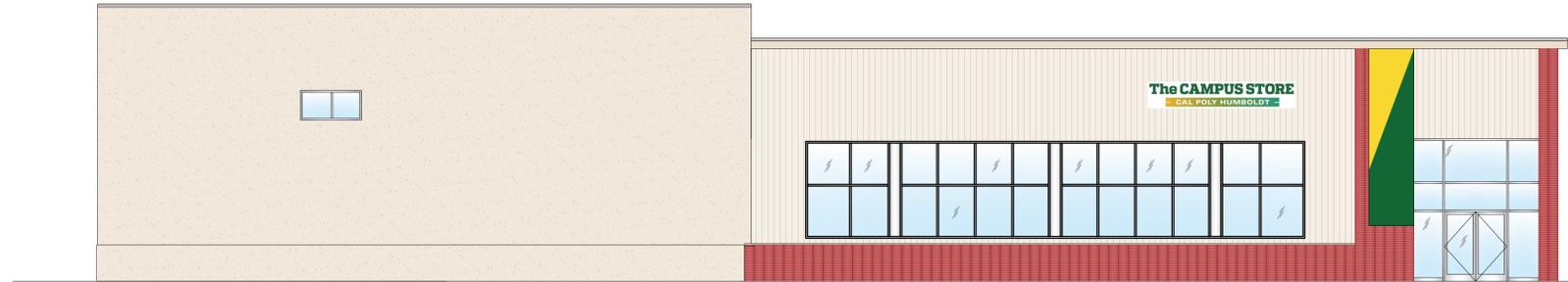
EFFECTIVE DATE OF THIS ACTION: This permit becomes effective on the next working day after the appeal period.

EVIDENCE OF MEETING THE CONDITIONS OF APPROVAL. Review the Conditions of Approval carefully. The applicant is responsible for ensuring each Condition of Approval is met; in some cases written evidence is required. Staff advises the applicant work closely with their agents to prepare and submit all evidence for meeting the Conditions of Approval at one time (if possible) to expedite the review and lower the review costs. Submit the written evidence to the assigned planner assisting you with your project. Note: In some cases, the Conditions of Approval need to be signed off by the appropriate entity.

II. Site Plan (attached separately)

EXTERIOR ALTERATIONS

697 8TH STREET, ARCATA, CA 95521



H
FACILITIES MANAGEMENT
 1 HARPST STREET
 ARCATA, CA 95521
 707 826-3646



697 8TH STREET EXTERIOR ALTERATIONS
CAL POLY HUMBOLDT - THE CAMPUS STORE
 697 8TH STREET, ARCATA, CALIFORNIA
 APN: 021-044-008
 CAMPUS STORE (BLDG 176)

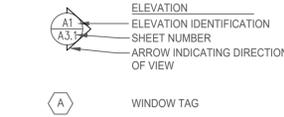
DRAWING INDEX

- A0.1 - PROJECT DATA (this sheet)
- A1.0 - BUILDING SIGNAGE SITE PLAN & EXTERIOR RENDERING
- A4.0 - EXISTING EXTERIOR ELEVATIONS
- A4.1 - PROPOSED EXTERIOR ELEVATIONS

ABBREVIATIONS

(E) Existing	ELEV Elevator	L LAM Laminate	SST Stainless Steel
# Pound or Number	ENCL Enclosure	LAV LAV Lavatory	STD Standard
@ At	EOL End of Line	LT Light	STL Steel
A Align	EQ Equal	MAX Maximum	STOR Storage
AB Aggregate base	EQPT Equipment	MECH Mechanical	STRL Structural
ACM Asbestos Containing Material	EXP Expansion	MEMB Membrane	SUSP Suspended
ACOUS Acoustical	EXPO Exposed	MTL Metal	SYM Symmetrical
AD Area Drain	EX Existing	MDF Medium Density Fiberboard	T&G Tongue and Groove
ADJ Adjustable	EXT Exterior	MFR Manufacturer	TC Top of Curb
AFG Above finished grade	FA Fire Alarm	MFRD Manufacturer	TG Tempered Glass
AFF Above finished floor	FD Floor Drain	MIN Minimum	TEL Telephone
AL Aluminum	FDC Fire Department Connection	MISC Miscellaneous	THK Thick
ALUM Aluminum	FDN Foundation	MO Masonry Opening	THRES Threshold
APPROX Approximate	FE Fire Extinguisher	MTD Mounted	TP Top of Pavement
ARCH Architectural	FEC Fire Extinguisher Cab	(N) New	TRD Tread
ASPH Asphalt	FF Finished floor	NIC Not in Contract	TS Tube Steel
BD Board	FHC Fire Hose Cabinet	NOM Nominal	TO Top of
BITUM Bituminous	FIN Finish	NTS Not To Scale	TOS Top of structure
BLDG Building	FLR Floor	O Diameter or Round	TOW Top of Wall
BLK Block	FLASH Flashing	OC On Center	TV Television
BLKG Blocking	FLUOR Fluorescent	OD Outside Diameter (Dim.)	TYP Typical
BOT Bottom	FO Face of	UFCI University Furnished, Contractor Installed	UNF Unfinished
C Centerline	FOC Face of Concrete	UON Unless Otherwise Noted	UR Urinal
CAB Cabinet	FOF Face of Finish	URNG Urinal	VAR Varies
CB Catch Basin	FOS Face of Studs	OPP Opposite	VAT Vinyl Asbestos Tile
CBM Cement	FRP Fiber reinforced plastic	PLAM Plastic Laminate	VER Verify
CER Ceramic	FRF Fireproof Framing	PLAS Plaster	VCT Vinyl Composition Tile
CKT Circuit	FS Floor Sink	PWD Plywood	VERT Vertical
CLG Ceiling	FSR Fire Sprinkler Riser	PRCST Pre-cast	VEST Vestibule
CLKG Caulking	FT Foot or Feet	PT Pressure Treated	WO Without
CLO Closet	FTG Footing	PTD Painted	WC Water Closet
CLR Clear	FURR Furring	QT Quarry Tile	WD Wood
CMU Concrete Masonry Unit	GA Gauge	(R) Remove	WP Waterproof
CO Cased Opening	GALV Galvanized	RD Radius	WSCT Wainscot
COL Column	GB Grab Bar	RO Roof Drain	WT Weight
COMC Concrete	GL Glass	REF Reference	
CONIT Continuous	GND Ground	REIN Reinforced	
CORR Corridor	GSM Galvanized Sheet Metal	REQ Required	
CPT Carpet	GWB Gypsum Wall Board	RESIL Resilient	
DBL Double	GYP. BD. Gypsum Wall Board	RM Room	
DF Drinking Fountain	HB Hose Bibb	RO Rough Opening	
DIA Diameter		RWD Redwood	
DIM Dimension		RS Rough Sawn	
DISP Dispenser		RWL Rain Water Leader	
DN Down		S&P Shelf & Pole	
DO Door Opening		SC Solid Core	
DR Door		SCHED Schedule	
DS Downspout		SECT Section	
DUP Duplex Receptacle		SHT Sheet	
DWG Drawing		SIM Similar	
EA Each		SPEC Specification	
EJ Expansion Joint		SMS Sheet Metal Screw	
EL Elevation		SQ Square	
ELEC Electrical			

SYMBOLS



SCOPE OF WORK

- REMOVE WINDOWS ON NORTH AND WEST WALLS.
 - REMOVE INTERIOR PORTION OF VESTIBULE.
 - INSTALL NEW WINDOWS ON THE NORTH AND WEST WALLS, INCREASE IN GLAZED AREA.
 - INSTALL NEW STORE FRONT WINDOW SYSTEM AT NORTH-WEST CORNER.
 - EXTERIOR/INTERIOR PAINT
- *NO WORK IS PROPOSED ON THE SECOND FLOOR WITHIN THIS SCOPE OF THE PROJECT.

PROJECT CONTACTS

ARCHITECT OF RECORD HOWARD MAXWELL 1 HARPST STREET ARCATA, CA 95521 (707) 826-3646 howard.maxwell@humboldt.edu	HOUSING OPERATIONS & AUXILIARY SERVICES TODD LARSEN 1 HARPST STREET ARCATA, CA 95521 (707) 826-5310 todd.larsen@humboldt.edu
PLANNING, DESIGN + CONSTRUCTION KASSIDY BANDUCCI 1 HARPST STREET ARCATA, CA 95521 (707) 826-5707 kassidy.banducci@humboldt.edu	ENGINEER OF RECORD BRIAN ONTIVEROS 404 N FORTUNA BLVD FORTUNA, CA 95540 (707) 725-7410 brian.ontiveros@att.net
JOURDAN O'HANEN 1 HARPST STREET ARCATA, CA 95521 (707) 826-5336 jourdan.ohanen@humboldt.edu	

HAZARDOUS MATERIALS & ABATEMENT

PROJECT AREA HAS BEEN TESTED FOR HAZARDOUS MATERIALS. ABATEMENT OF HAZARDOUS MATERIALS NOT PART OF SCOPE OF WORK. IF IF SUSPECT MATERIAL IS FOUND NOTIFY PROJECT MANAGER.

CODE ANALYSIS

THE CAMPUS STORE
 HSU BLDG #175, CSFM #: 18-12-11-0001-XXXXX

OCCUPANCY CLASSIFICATION & USE: M, MERCANTILE (1st FLOOR)
 B, OFFICE (2ND FLOOR)

CONSTRUCTION TYPE: TYPE V-B
 YEAR CONSTRUCTED: 1955
 NUMBER OF STORIES: 2
 BUILDING HEIGHT: ± 25 FT.

1st FLOOR AREA: 6,504 S.F.
 2nd FLOOR AREA: 2,579 S.F.
 BUILDING AREA (TOTAL): 9,083 S.F. GROSS AREA

NON-SEPARATED USE: NON-SEPARATED - PER CBC TABLE 508.4 - NO SEPARATION REQUIREMENT BETWEEN M AND B OCCUPANCY

ALLOWABLE AREA PER (CBC): 9,000 (M)
 9,000 (B)

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

FIRE SPRINKLERS: NO
 FIRE ALARM: HEAT DETECTORS + IONIZATION SMOKE DETECTORS + AUDIO BELLS + PULL STATIONS CONNECTED TO FIRE ALARM SYSTEM

OTHER FIRE PROTECTION SYSTEMS: PORTABLE FIRE EXTINGUISHERS

1st FLOOR OCCUPANT LOAD: 93 OCCUPANTS
 2nd FLOOR OCCUPANT LOAD: 34 OCCUPANTS
 BUILDING OCCUPANT LOAD (TOTAL): 127 OCCUPANTS
 (OCCUPANT LOADS CALCS PER 2019 CBC T1004.5)

HIGH FIRE HAZARD SEVERITY ZONE: NO
 SEISMIC JOINTS: NO
 EMERGENCY RESPONDER RADIO: N/A

APPLICABLE CODES & STANDARDS FOR PROJECT:

- CODES:**
 TITLE 8 CCR, INDUSTRIAL RELATIONS
 TITLE 17 CCR, PUBLIC HEALTH
 TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
 2019 CALIFORNIA ADMINISTRATIVE CODE Title 24, Pt 1
 2019 CALIFORNIA BUILDING CODE (CBC) 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

- STANDARDS**
 2016 NFPA 13, SPRINKLER SYSTEMS (CA amended)
 2016 NFPA 14, STANDPIPE & HOSE (CA amended)
 2016 NFPA 20, PUMPS FOR FIRE PROTECTION (CA amended)
 2016 NFPA 24, FIRE SERVICE MAINS (CA amended)
 2016 NFPA 72, FIRE ALARM CODE (CA amended)

CITY OF ARCATA MUNICIPAL CODE:
 ZONED COMMERCIAL CENTRAL (CC)
 ARCATA PLAZA HISTORIC DISTRICT
 PLAZA AREA COMBINING ZONE

NOT FOR CONSTRUCTION

STATUS
DESIGN REVIEW

PROJECT #: XPL269
 W.O. #: _____
 DRAWN BY: JOH

ISSUE DATE: SEP 16, 2022
 REV: _____

SHEET TITLE

PROJECT DATA

SHEET

A0.1

1 of 4 sheets

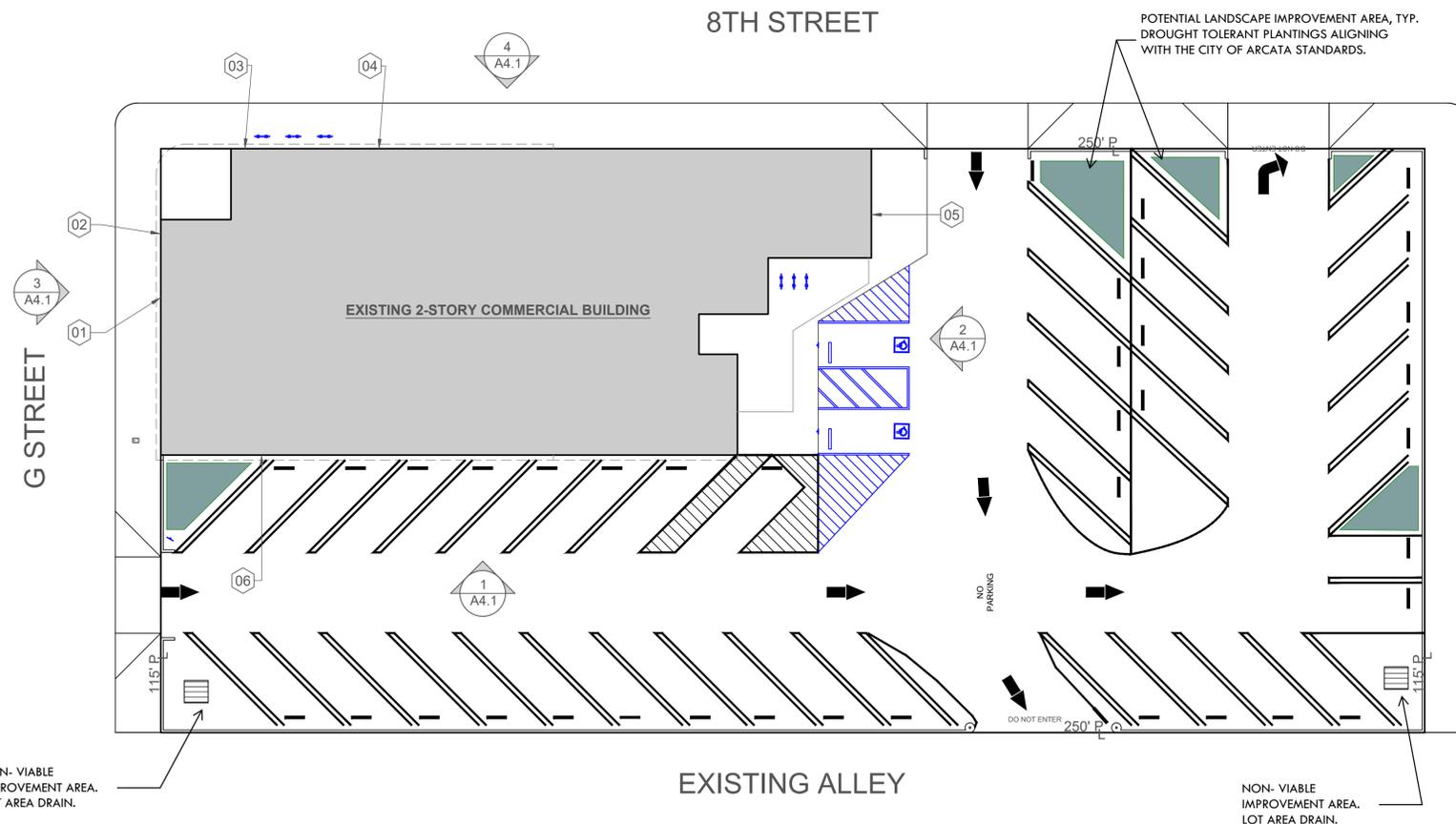


NOTE: RENDERING IS A GRAPHIC REPRESENTATION OF PROPOSED SIGNAGE AND WINDOW MODIFICATIONS. BUILDING PAINT COLOR IS NOT REPRESENTATIVE OF EXISTING PAINT COLOR.

2 PROPOSED EXTERIOR RENDERING
SCALE: N.T.S.

PROPOSED SIGNAGE			
IDENTIFICATION No.	DIMENSIONS	SQ. FT.	DESCRIPTION
01	2'-6" x 16'-0"	40	CUSTOM FRONT LIT CHANNEL LETTERS
02	4'-4" x 17'-0"	73.6	PERMANENT BANNER
03	4'-4" x 17'-0"	73.6	PERMANENT BANNER
04	2'-6" x 16'-0"	40	CUSTOM FRONT NON-LIT CHANNEL LETTERS
05	1'-6" x 10'-0"	15	CUSTOM FRONT NON-LIT CHANNEL LETTERS
06	2'-6" x 16'-0"	40	CUSTOM FRONT NON-LIT CHANNEL LETTERS
TOTAL PROPOSED SQUARE FOOTAGE		282.2	

NOTE: NO EXISTING SIGNS ARE ON THE BUILDING. PRIOR OCCUPANT REMOVED WHEN THEY VACATED THE PROPERTY.



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

NOT FOR CONSTRUCTION

H
FACILITIES
MANAGEMENT
1 HARPST STREET
ARCATA, CA 95521
707 826-3646

LICENSED ARCHITECT
HOWARD F. MAHRE
C-37414
REN. 05-31-23
STATE OF CALIFORNIA

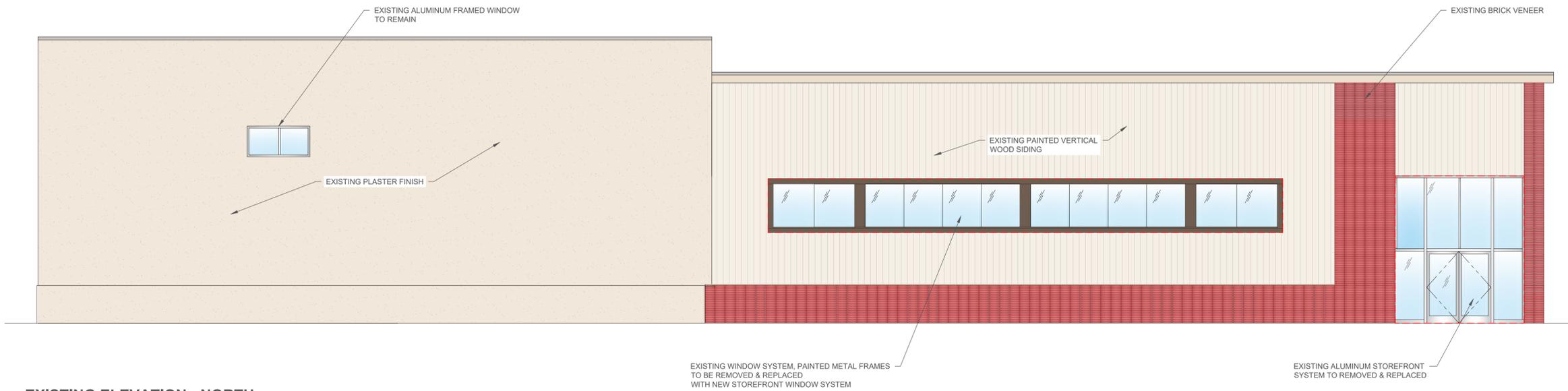
697 8TH STREET EXTERIOR ALTERATIONS
CAL POLY HUMBOLDT - THE CAMPUS STORE
697 8TH STREET, ARCATA, CALIFORNIA
APN: 021-044-008
CAMPUS STORE (BLDG 176)

STATUS
DESIGN REVIEW

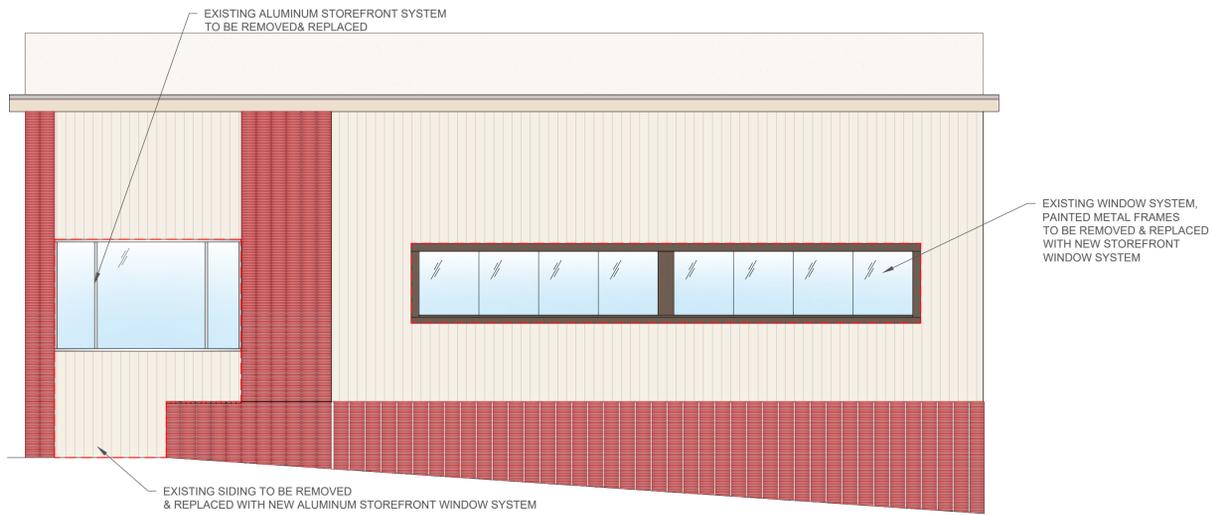
PROJECT #: XPL269
W.O. #:
DRAWN BY: JOH
ISSUE DATE: SEP 16, 2022
REV:

SHEET TITLE
BUILDING SIGNAGE
SITE PLAN &
EXTERIOR
RENDERING

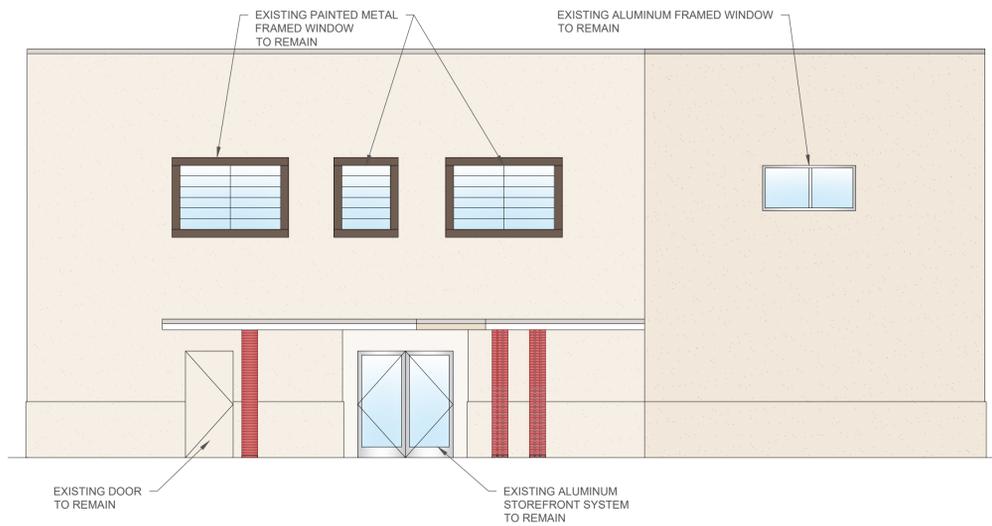
SHEET
A1.0
2 of 4 sheets



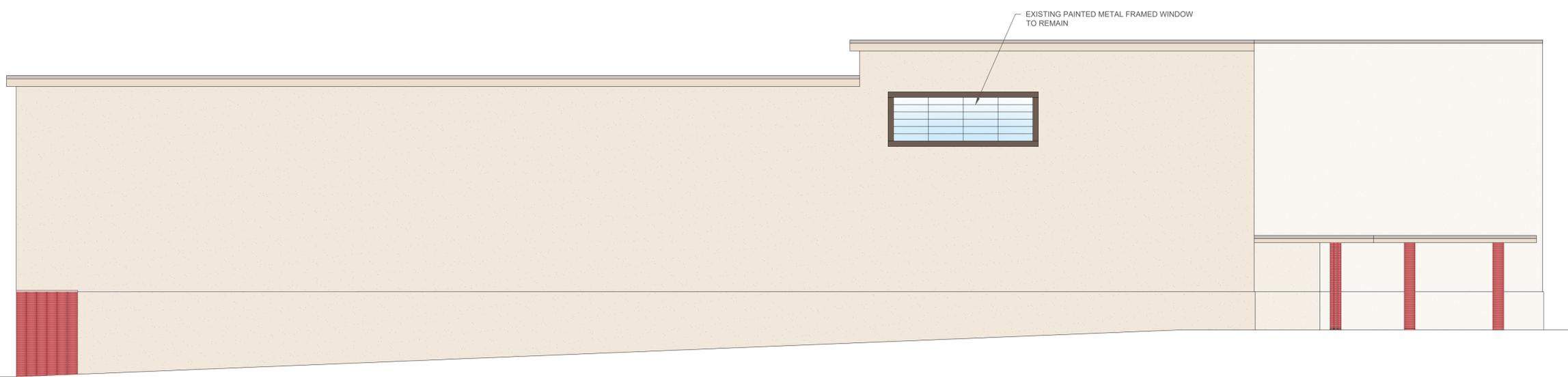
4 EXISTING ELEVATION - NORTH
SCALE: 3/16" = 1' - 0"



3 EXISTING ELEVATION - WEST
SCALE: 3/16" = 1' - 0"



2 EXISTING ELEVATION - EAST
SCALE: 3/16" = 1' - 0"



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

GENERAL NOTES

1. ALL MODIFICATIONS TO WINDOWS WILL OCCUR IN THE EXISTING WINDOW FRAME AREA.



FACILITIES MANAGEMENT
1 HARPST STREET
ARCATA, CA 95521
707 826-3646



697 8TH STREET EXTERIOR ALTERATIONS
CAL POLY HUMBOLDT - THE CAMPUS STORE
697 8TH STREET, ARCATA, CALIFORNIA
APN: 021-044-008
CAMPUS STORE (BLDG. 176)

STATUS
DESIGN REVIEW

PROJECT #: XPL269
W.O. #:
DRAWN BY: JOH

ISSUE DATE: SEP 16, 2022
REV:

SHEET TITLE

EXISTING EXTERIOR ELEVATIONS

SHEET

A4.0

3 of 4 sheets

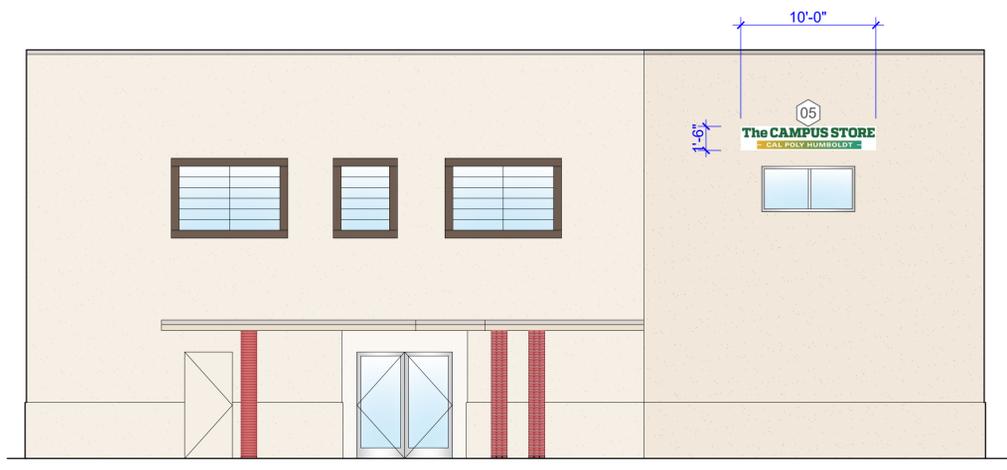
NOT FOR CONSTRUCTION



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



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



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



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

- GENERAL NOTES**
1. NO PROPOSED COLOR CHANGES TO BUILDING AT THIS TIME.
 2. NO MODIFICATIONS TO EXISTING BRICK VENEER.
 3. ANY MODIFICATIONS TO EXISTING SIDING WILL BE REPLACED TO MATCH EXISTING.

FACILITIES MANAGEMENT
1 HARPST STREET
ARCATA, CA 95521
707 826-3646

LICENSED ARCHITECT
HOWARD F. MAHRE
C-37414
REN. 05-31-23
STATE OF CALIFORNIA

697 8TH STREET EXTERIOR ALTERATIONS

CAL POLY HUMBOLDT - THE CAMPUS STORE
697 8TH STREET, ARCATA, CALIFORNIA
APN: 021-044-008
CAMPUS STORE (BLDG 176)

STATUS
DESIGN REVIEW

PROJECT #: XPL269
W.O. #:
DRAWN BY: JOH
ISSUE DATE: SEP 16, 2022
REV:

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

SHEET
A4.1
4 of 4 sheets

NOT FOR CONSTRUCTION