



ROBIN HALL EXPANSION

3000 NORTHWEST AVE, BELLINGHAM WA, 98225

RFI SET





PROJECT DESCRIPTION

THE PROJECT PROPOSES AN ADDITION TO THE EXISTING ROBIN HALL AT THE FRANKLIN ACADEMY SCHOOL AT 3000 NORTHWEST AVE. REMOVING AN EXISTING ADDITION WITH 2 CLASSROOMS (2040 SF) AND ADDING 8 NEW CLASSROOMS (7450 SF). THE PRIMARY ENTRANCE REMAINS AS IS. OUTDOOR SPACE TO BE FENCED WITH A LANDSCAPING BUFFER AT NORTHWEST AVE. WITH ADDITIONAL GREENERY AROUND THE ADDITION. SITE IMPROVEMENTS INCLUDE REMOVING EXISTING COURTYARD WALLS ON THE NORTH SIDE OF THE EXISTING BUILDING, ALONG WITH RESURFACING AND RE-STRIPING OF EXISTING PARKING.

SITE INFORMATION

SITE ADDRESS: 3000 NORTHWEST BELLINGHAM, WA 98225
PARCEL # 380224412399
LEGAL DESCRIPTION: CORNWALL PARK ACREAGE LOTS 11 THRU 14 BLK 3
SITE SIZE: 1.70 ACRES

BUILDING INFORMATION

EXISTING NET SF : 17,305 SF
TO BE DEMOLISED : 2,025 SF
NEW ADDITION : 7,425
NEW NET TOTAL SF : 22,750 SF

OWNER

FRANKLIN ACADEMY
 3000 NORTHWEST AVE, BELLINGHAM WA, 98225
 CONTACT: GRETCHEN BUCSKO

DEFERRED SUBMITTALS

- ELECTRICAL
- FIRE SPRINKLERS
- MANUAL/AUTO/SPRINKLER FIRE ALARM SYSTEM

DESIGN TEAM

ARCHITECT:
ZERVAS
 209 PROSPECT STREET
 BELLINGHAM, WA 98225
 PH : 360.734.4744
 F : 360.733.2696
 CONTACT : AMY ZIMMERMAN

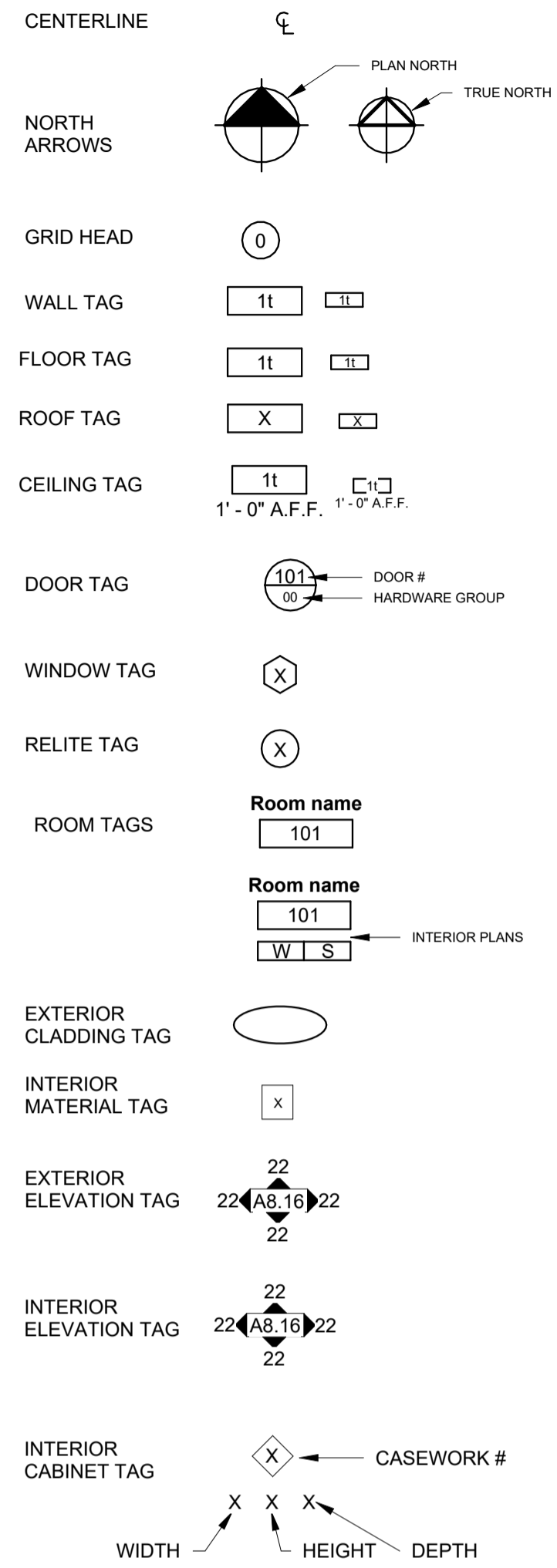
STRUCTURAL ENGINEER :
KINGWORKS CONSULTING ENGINEERS
 600 DUPONT STREET
 SUITE B
 BELLINGHAM, WA 98225
 PH : 360.714.8260
 F : 360.714.8260
 CONTACT : BERNT JOHNSON

MECHANICAL ENGINEER :
BOGARD PASCUA ENGINEERS, PS
 22121 17TH AVE SE
 STE 111
 BOTHELL, WA 98021
 PH : 425.415.6100
 CONTACT : ROD PASCUA

ELECTRICAL ENGINEER :
K-ENGINEERS
 208 THIRD STREET
 LYNDEN, WA 98264
 PH : 360.354.4757
 CONTACT : STEVE TEVELDE

CIVIL ENGINEER :
FREELAND & ASSOCIATES
 220 WEST CHAMPION STREET
 SUITE 290
 BELLINGHAM, WA 98225
 PH : 360.650.1408
 F : 360.650.1401
 CONTACT : JP SLAGLE

ARCHITECTURAL SYMBOLS



ARCHITECTURAL ABBREVIATIONS

&	AND
AB	AIR BARRIER
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AV	AUDIO / VISUAL
BR&S	BACKER ROD AND SEALANT
BSMT	BASEMENT
BR	BEDROOM
BLKG	BLOCKING
BOT	BOTTOM
BO	BOTTOM OF
BLDG	BUILDING
OPT	CARPET
CT	CERAMIC TILE
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CI	CONTINUOUS INSULATION
CJ	CONTROL JOINT
DEMO	DEMOLISH OR DEMOLITION
DTL	DETAIL
DIA	DIAMETER
DIM(S)	DIMENSION(S)
DW	DISHWASHER
DN	DOWN
DS	DOWNSPOT
DR	DOOR
DWG	DWG
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION OR ELEVATOR
EQ	EQUAL
(E)	EXISTING
EXIST	EXISTING
EJ	EXPANSION JOINT
EXT	EXTERIOR
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FC	FIBER CEMENT
FCL	FINISHED FLOOR ELEVATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE OR FINISHED FLOOR
FRT	FIRE RETARDANT TREATED
FIN	FINISH
FLR	FLOOR
FD	FLOOR DRAIN
FTG	FOOTING
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GLB	GLUE LAMINATED BEAM
GWB	GYPSUM WALLBOARD
HM	HOLLOW METAL
HB	HOSE BIB
HR	HOUR
HSS	HOLLOW STEEL SECTION
ILO	IN LIEU OF
INSUL	INSULATION OR INSULATED
ID	INSIDE DIAMETER
INT	INTERIOR
LAV	LAVATORY
LF	LINEAL FEET
MAX	MAXIMUM
MFR	MANUFACTURER
MO	MASONRY OPENING
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NFVA	NET FREE VENTILATION AREA
(N)	NEW
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
OH	OPPOSITE HAND OR OVERHEAD
OTO	OUT TO OUT
OD	OUTSIDE DIAMETER
ORWL	OVERFLOW RAINWATER LEADER
ORD	OVERFLOW ROOF DRAIN
OFCC	OWNER FURNISHED, CONTRACTOR COORDINATED
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PNT	PAINT
PERF	PERFORATED
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
RWL	RAINWATER LEADER
REP	REFERENCE
RCP	REFLECTED CEILING PLAN
REQD	REQUIRED
REV	REVISION
R	RISER
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SAM	SELF-ADHERED MEMBRANE
SHT	SHEET
SIM	SIM
SOG	SLAB ON GRADE
SC	SOLID CORE
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
T&G	TONGUE AND GROOVE
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOJ	TOP OF JOIST
TOP	TOP OF PLYWOOD
TOSOG	TOP OF SLAB ON GRADE
TOS	TOP OF STEEL
TOTS	TOP OF TOPPING SLAB
T	TREAD
TS	TUBE STEEL
TYP	TYP
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VIF	VERIFY IN FIELD
VG	VERTICAL GRAIN
VCT	VINYL COMPOSITION TILE
WC	WATER CLOSET
WH	WATER HEATER
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC
WMM	WELDED WIRE MESH
WF	WIDE FLANGE
WI	WITH
W/O	WITHOUT
WD	WOOD

209 PROSPECT STREET · BELLINGHAM, WA 98225
 P: 360.734.4744 · zervasgroup.com

REGISTERED ARCHITECT

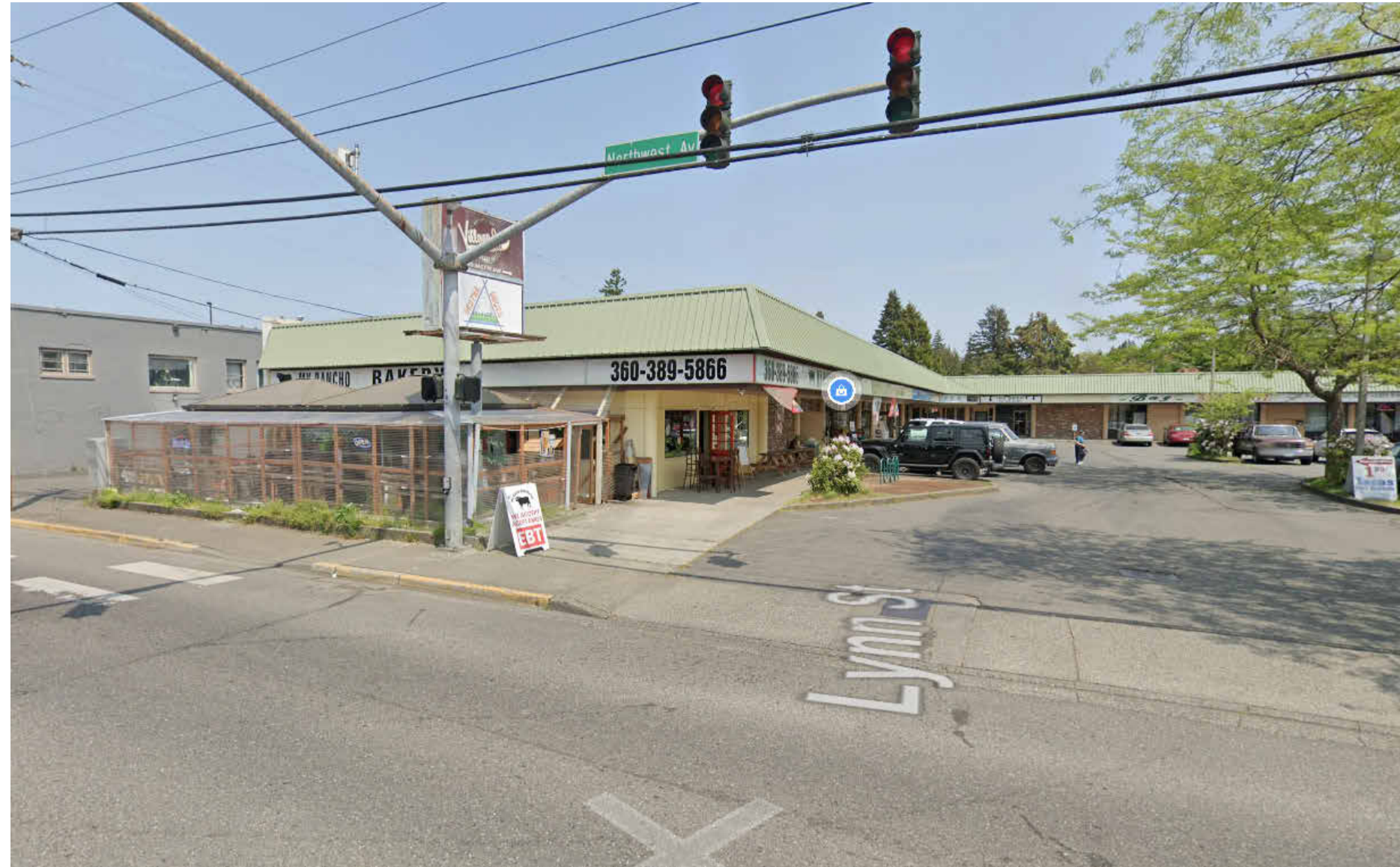
RFI SET	
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REV	ISSUED FOR	DATE

NORTH	PLAN
SCALE: 1/4" = 1'-0"	
ROBIN HALL EXPANSION	
PROJECT INFORMATION	
PROJECT#:	
DRAWN:	Author CHECK: Checker
ISSUED:	
G0.01	



3009, 3011, 3019 NORTHWEST AVE.



NORTHWEST SHOPPING CENTER



3005 NORTHWEST AVE.



3101 NORTHWEST AVE.



EXISTING SITE



CORNER OF WALNUT AND VICTOR

RFI SET		
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REV.	ISSUED FOR	DATE

NORTH	PLAN
SCALE	

ROBIN HALL EXPANSION

PROJECT CONTEXT IMAGES

PROJECT#			
DRAWN	Author	CHECK	Checker
ISSUED			

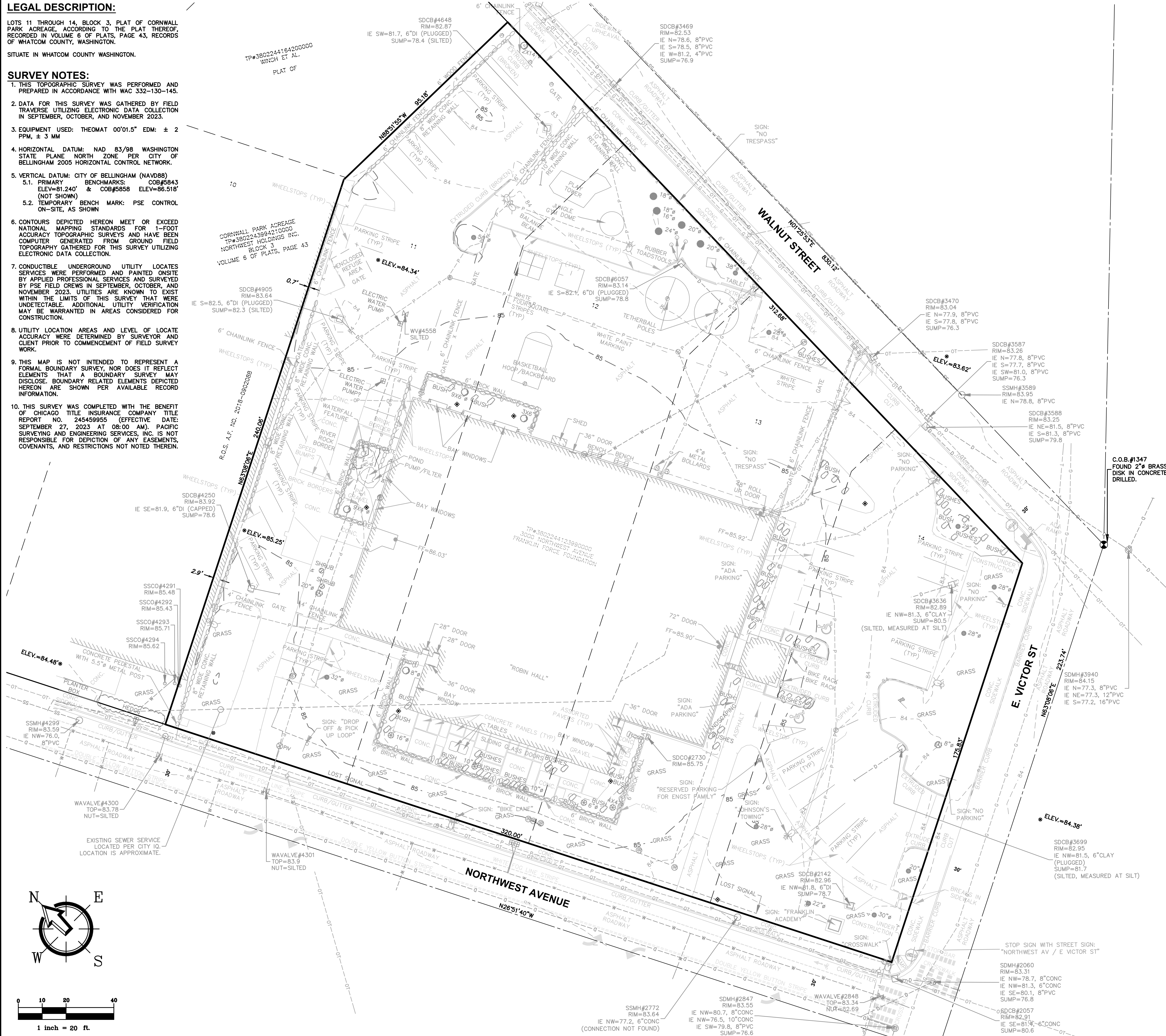
LEGAL DESCRIPTION:

LOTS 11 THROUGH 14, BLOCK 3, PLAT OF CORNWALL PARK ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 43, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY WASHINGTON.

SURVEY NOTES:

- 1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145.
- 2. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN SEPTEMBER, OCTOBER, AND NOVEMBER 2023.
- 3. EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
- 4. HORIZONTAL DATUM: NAD 83/98 WASHINGTON STATE PLANE NORTH ZONE PER CITY OF BELLINGHAM 2005 HORIZONTAL CONTROL NETWORK.
- 5. VERTICAL DATUM: CITY OF BELLINGHAM (NAVD88)
5.1. PRIMARY BENCHMARKS: COB#5843 ELEV=81.240' & COB#5858 ELEV=86.518' (NOT SHOWN)
5.2. TEMPORARY BENCH MARK: PSE CONTROL ON-SITE, AS SHOWN
- 6. CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- 7. CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED ON-SITE BY APPLIED PROFESSIONAL SERVICES AND SURVEYED BY PSE FIELD CREWS IN SEPTEMBER, OCTOBER, AND NOVEMBER 2023. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION.
- 8. UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK.
- 9. THIS MAP IS NOT INTENDED TO REPRESENT A FORMAL BOUNDARY SURVEY, NOR DOES IT REFLECT ELEMENTS THAT A BOUNDARY SURVEY MAY DISCLOSE. BOUNDARY RELATED ELEMENTS DEPICTED HEREON ARE SHOWN PER AVAILABLE RECORD INFORMATION.
- 10. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE REPORT NO. 245459955 (EFFECTIVE DATE: SEPTEMBER 27, 2023 AT 08:00 AM). PACIFIC SURVEYING AND ENGINEERING SERVICES, INC. IS NOT RESPONSIBLE FOR DEPICTION OF ANY EASEMENTS, COVENANTS, AND RESTRICTIONS NOT NOTED THEREIN.

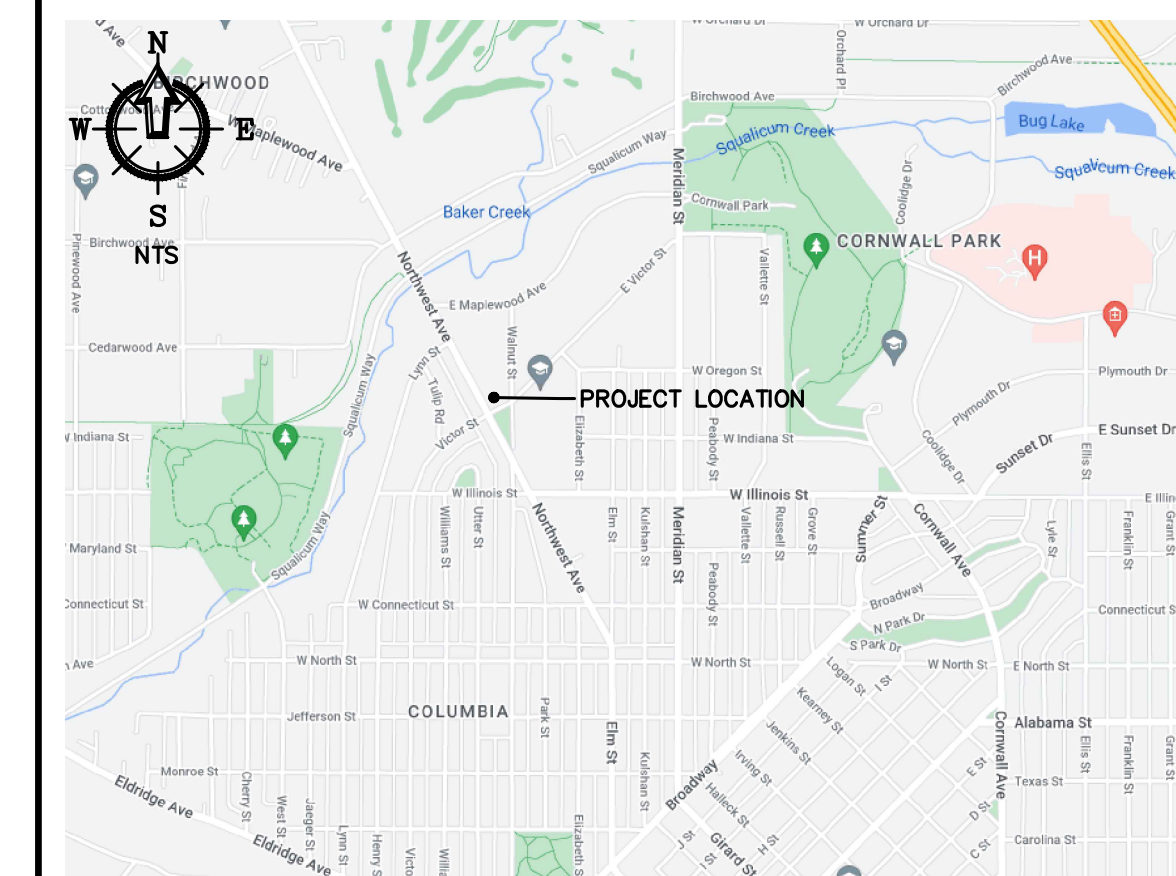


LEGEND

- FOUND BRASS MON
FOUND ALUMINUM CAP MON
FOUND CONC MON
FOUND SQUARE CONC MON
FOUND HUB AND TACK
EXISTING STORM DRAIN CATCH BASIN (TYPE 1)
EXISTING STORM DRAIN CATCH BASIN (TYPE 2)
EXISTING STORM DRAIN MANHOLE (TYPE 2) (SOLID LD)
EXISTING STORM DRAIN CLEANOUT
PROPOSED RAINLEADER/DOWNSPOUT
PROPOSED AREA DRAIN
PROPOSED STORM DRAIN CLEANOUT
PROPOSED STORM DRAIN CATCH BASIN
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
PROPOSED SEWER CLEANOUT
PROPOSED SEWER MANHOLE
EXISTING FIRE STAND PIPE
EXISTING WATER BLOW-OFF VALVE
EXISTING WATER METER BOX
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING POWER/AND OR UTILITY POLE
EXISTING GUY WIRE
EXISTING POWER .JBOX/HANDHOLD
EXISTING LIGHT POLE
EXISTING MAIL BOX
EXISTING SIGN
EXISTING FLAG POLE
EXISTING LANDSCAPING
EXISTING OVERHEAD ELECTRIC LINES
EXISTING UNDERGROUND POWER
EXISTING OVERHEAD PHONE
EXISTING UNDERGROUND PHONE
EXISTING GAS MAIN
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM DRAIN LINE
PROPOSED STORM DRAIN LINE (SOLID WALL)
PROPOSED ROOF DRAIN
EXISTING FENCE
PROPOSED FENCE
EXISTING CONTOUR (INDEX)
EXISTING CONTOUR (NORMAL)
PROPOSED ASPHALT PAVEMENT
PROPOSED PAVEMENT REPAIR
PROPOSED CONCRETE
DETAIL CALLOUT
PROPOSED SPOT ELEV @ TOP OF SIDEWALK
PROPOSED SPOT ELEV @ TOP OF PAVEMENT

SHEET INDEX
DR1 COVER SHEET & EXISTING CONDITIONS
DR2 PRELIMINARY SITE PLAN

VICINITY MAP



CONTACT INFORMATION

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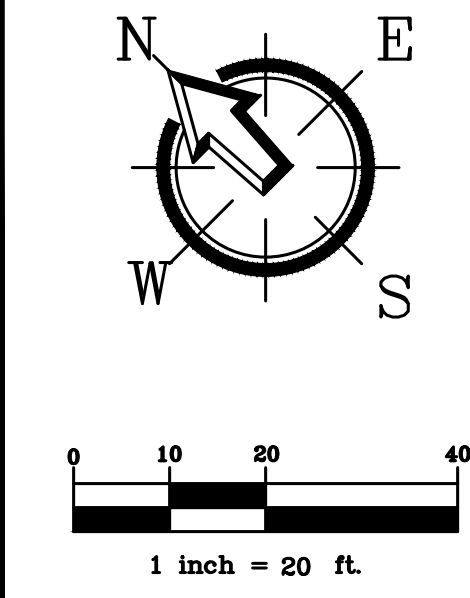
SURVEYOR
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(360) 671-7387
amorrow@pseurvey.com

CLIENT
RAM CONSTRUCTION GENERAL CONTRACTORS, LLC
MIKE HAMMES
4290 PACIFIC HIGHWAY
BELLINGHAM, WA 98226
(360) 715-6643



Table with columns: CLIENT, DRAWING #, DESIGNED BY, CHECKED BY, PROJECT LOCATION, DRAWING BY, CHECKED BY.

Project title: FRANKLIN ACADEMY EXPANSION. Includes sheet title 'COVER SHEET & EXISTING CONDITIONS', sheet number 'DR1', and a large red 'PRELIMINARY' watermark.



STORMWATER MITIGATION

PROPOSED HARD SURFACES ASSOCIATED WITH THIS PROJECT ADD OR REPLACE MORE THAN 5,000 SQUARE FEET. AS SUCH, THIS PROJECT IS SUBJECT TO MINIMUM REQUIREMENTS 1-9, AS OUTLINED IN BELLINGHAM MUNICIPAL CODE (BMC) SECTION 15.42.060. STORMWATER INFILTRATION AND DISPERSION CAPABILITIES WERE INVESTIGATED FOR THIS PROJECT. INFILTRATION FACILITIES WERE DEEMED INFEASIBLE PER INITIAL INVESTIGATION AND RECOMMENDATIONS. DISPERSION IS INFEASIBLE DUE TO THE INSUFFICIENT DOWNSTREAM DISPERSION AREA AND FLOW PATH.

DEPARTMENT OF ECOLOGY MINIMUM REQUIREMENTS

MINIMUM REQUIREMENT #1 - PREPARATION OF STORMWATER SITE PLANS

A STORMWATER SITE PLAN (SSP) WILL BE COMPLETED AT TIME OF CONSTRUCTION DOCUMENTS.

MINIMUM REQUIREMENT #2 - CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

A STORMWATER POLLUTION PREVENTION PLAN WILL BE COMPLETED AT TIME OF CONSTRUCTION DOCUMENTS.

MINIMUM REQUIREMENT #3 - SOURCE CONTROL OF POLLUTION

ALL SOURCE CONTROL ELEMENTS APPLICABLE TO THIS PROJECT WILL BE APPLIED AT TIME OF CONSTRUCTION. A LIST WILL BE INCLUDED IN THE FINAL SSP.

MINIMUM REQUIREMENT #4 - PRESERVATION OF NATURAL DRAINAGE SYSTEMS AND OUTFALLS

NO SIGNIFICANT STORMWATER DIVERSIONS ARE PROPOSED AS A PART OF THIS PROJECT. STORMWATER RUNOFF WILL REMAIN WITHIN THE SQUALICUM CREEK WATERSHED BY MAINTAINING EXISTING CONNECTION TO THE MUNICIPAL STORMWATER SYSTEM.

MINIMUM REQUIREMENT #5 - ON-SITE STORMWATER MANAGEMENT

STORMWATER INFILTRATION IS INFEASIBLE PER INITIAL ANALYSIS AND RECOMMENDATIONS. STORMWATER DISPERSION IS INFEASIBLE DUE TO THE LACK OF SUFFICIENT DOWNSTREAM VEGETATED FLOW PATHS. ALL STORMWATER WILL BE CONVEYED TO THE EXISTING MUNICIPAL STORMWATER SYSTEM. ALL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION WILL BE AMENDED PER BMP TS.13.

MINIMUM REQUIREMENT #6 - RUNOFF TREATMENT

THIS PROJECT PROPOSES LESS THAN 5,000 SQUARE FEET OF POLLUTION-GENERATING HARD SURFACES. THUS, PROJECT STORMWATER TREATMENT IS NOT REQUIRED FOR THESE IMPROVEMENTS.

MINIMUM REQUIREMENT #7 - FLOW CONTROL

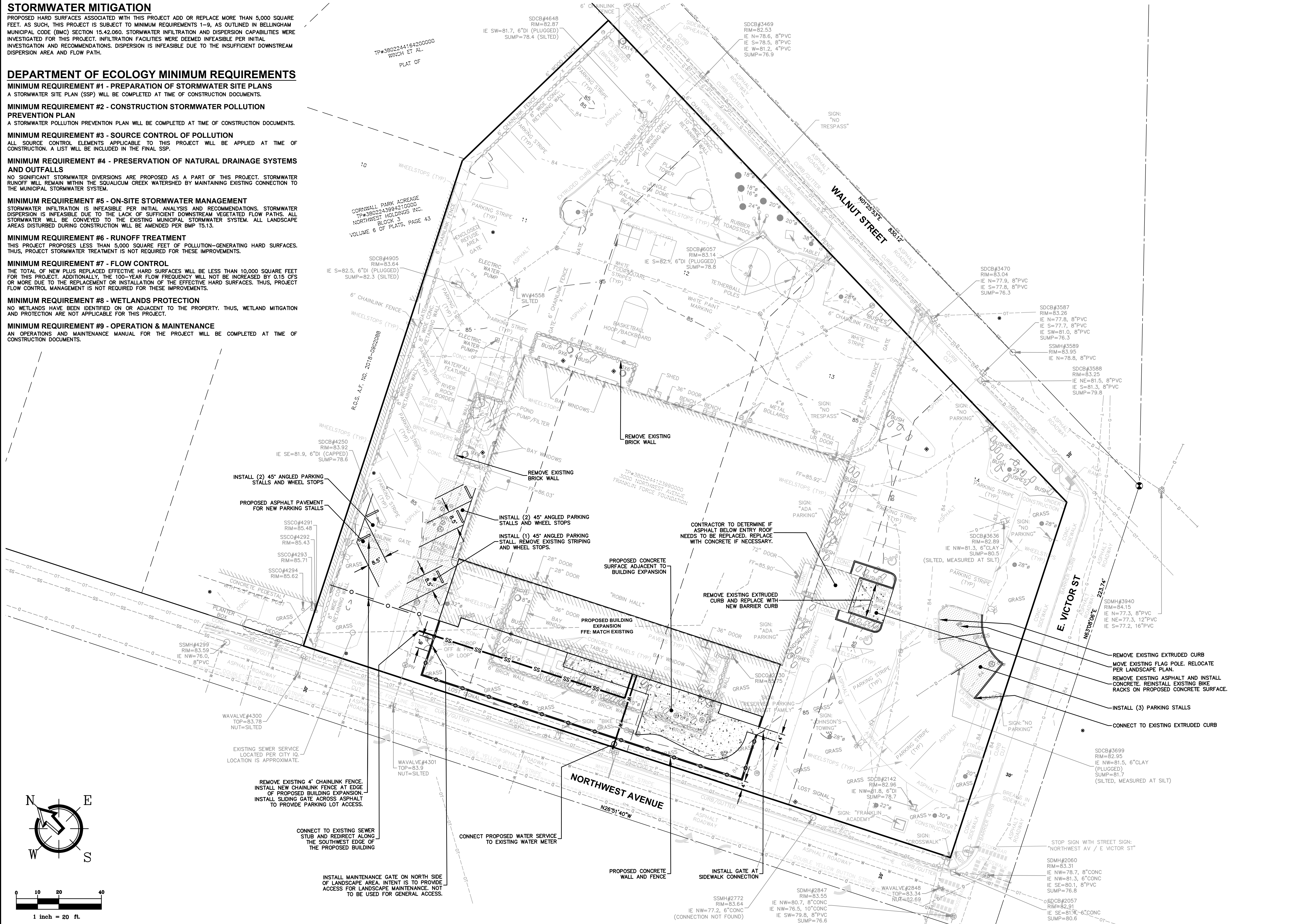
THE TOTAL OF NEW PLUS REPLACED EFFECTIVE HARD SURFACES WILL BE LESS THAN 10,000 SQUARE FEET FOR THIS PROJECT. ADDITIONALLY, THE 100-YEAR FLOW FREQUENCY WILL NOT BE INCREASED BY 0.15 CFS OR MORE DUE TO THE REPLACEMENT OR INSTALLATION OF THE EFFECTIVE HARD SURFACES. THUS, PROJECT FLOW CONTROL MANAGEMENT IS NOT REQUIRED FOR THESE IMPROVEMENTS.

MINIMUM REQUIREMENT #8 - WETLANDS PROTECTION

NO WETLANDS HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE PROPERTY. THUS, WETLAND MITIGATION AND PROTECTION ARE NOT APPLICABLE FOR THIS PROJECT.

MINIMUM REQUIREMENT #9 - OPERATION & MAINTENANCE

AN OPERATIONS AND MAINTENANCE MANUAL FOR THE PROJECT WILL BE COMPLETED AT TIME OF CONSTRUCTION DOCUMENTS.



2500 Elm Street, Suite 1
Bellingham, WA 98225
t: 360.650.1408
f: 360.650.1401

FREELAND & ASSOCIATES

BY:	DESCRIPTION:
REV:	DATE:

CLIENT: **RAM GENERAL CONTRACTORS**
4290 PACIFIC HIGHWAY
BELLINGHAM, WA 98226

CALL BEFORE YOU DIG
FOR BUREAU UTILITY LOCATIONS
1-800-424-6655

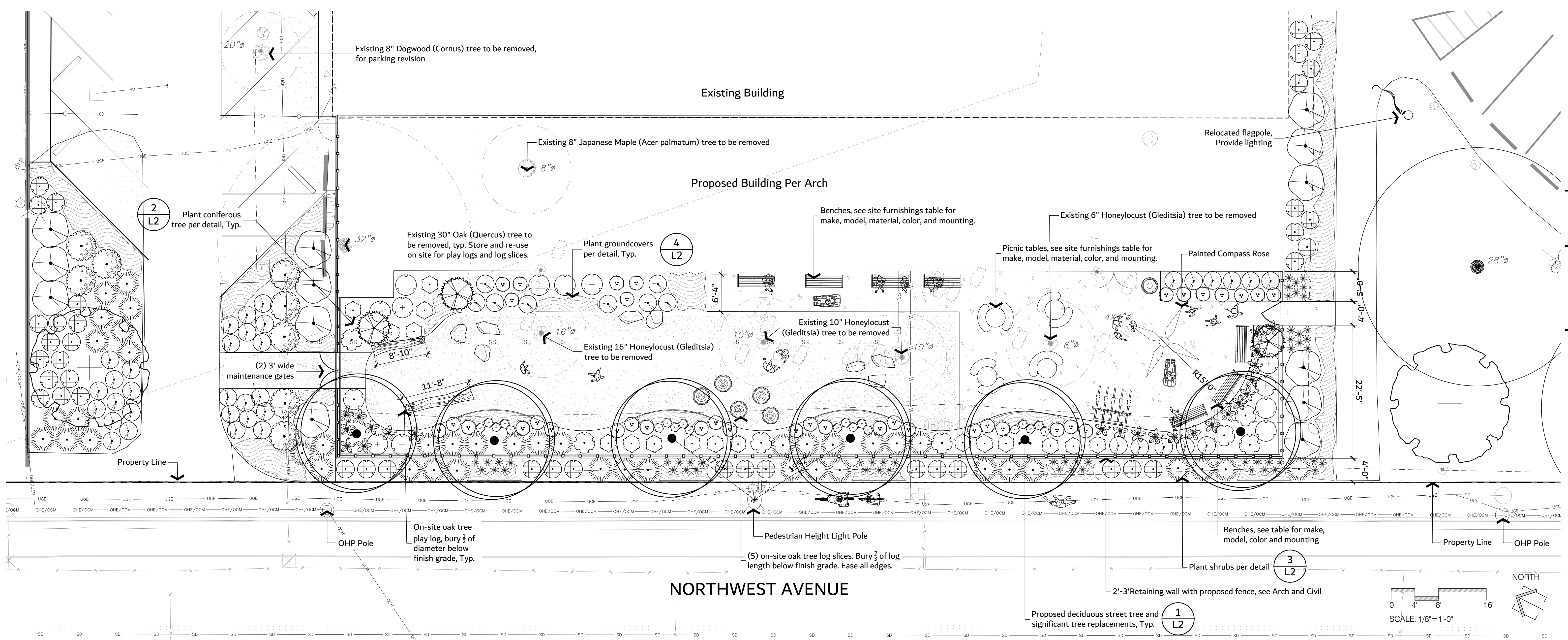
PROJECT LOCATION: **FRANKLIN ACADEMY EXPANSION**
3000 NORTHWEST AVENUE
BELLINGHAM, WA 98225

DRAWING #: 23164SP1.DWG
DESIGNED BY: JPS
DRAWN BY: CLK
CHECKED BY: JPS

SHEET CONTENTS: **PRELIMINARY SITE PLAN**

PRELIMINARY

JOB #: 23164 DATE: 12-19-2023
SHEET: DR2



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2" Cal.
	2	Parrotia persica	Persian Parrotia	2" Cal.
	3	Pinus strobus 'Stowe Pillar'	Stowe Pillar White Pine	5' Ht.
	20	Bergenia ciliata 'Dumbo'	Dumbo Bergenia	1 gal.
	60	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
	37	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red Twig Dogwood	1 gal.
	41	Gaultheria shallon	Salal	1 gal.
	45	Lavandula x intermedia 'Phenomenal'	Phenomenal Lavender	1 gal.
	12	Pieris japonica 'Brookside Miniature'	Brookside Miniature Lily of the Valley Bush	2 gal.
	8	Pieris japonica 'Cavatine'	Cavatine Japanese Pieris	1 gal.
	43	Pinus mugo pumilio	Dwarf Mugo Pine	1 gal.
	23	Polystichum munitum	Western Sword Fern	1 gal.
	8	Rhododendron x 'Lemon Dream'	Lemon Dream Rhododendron	1 gal.
	16	Ribes sanguineum 'King Edward VII'	Red Flowering Currant	1 gal.
	17	Spiraea betulifolia lucida	Shinyleaf Spirea	1 gal.
	174	Arctostaphylos uva-ursi	Kinnikinnick	1 gal. 24" o.c.
	1,909 sf	Pro Time Lawn Seed Shade/Sun Mix	PT 305 Shade/Sun	seed

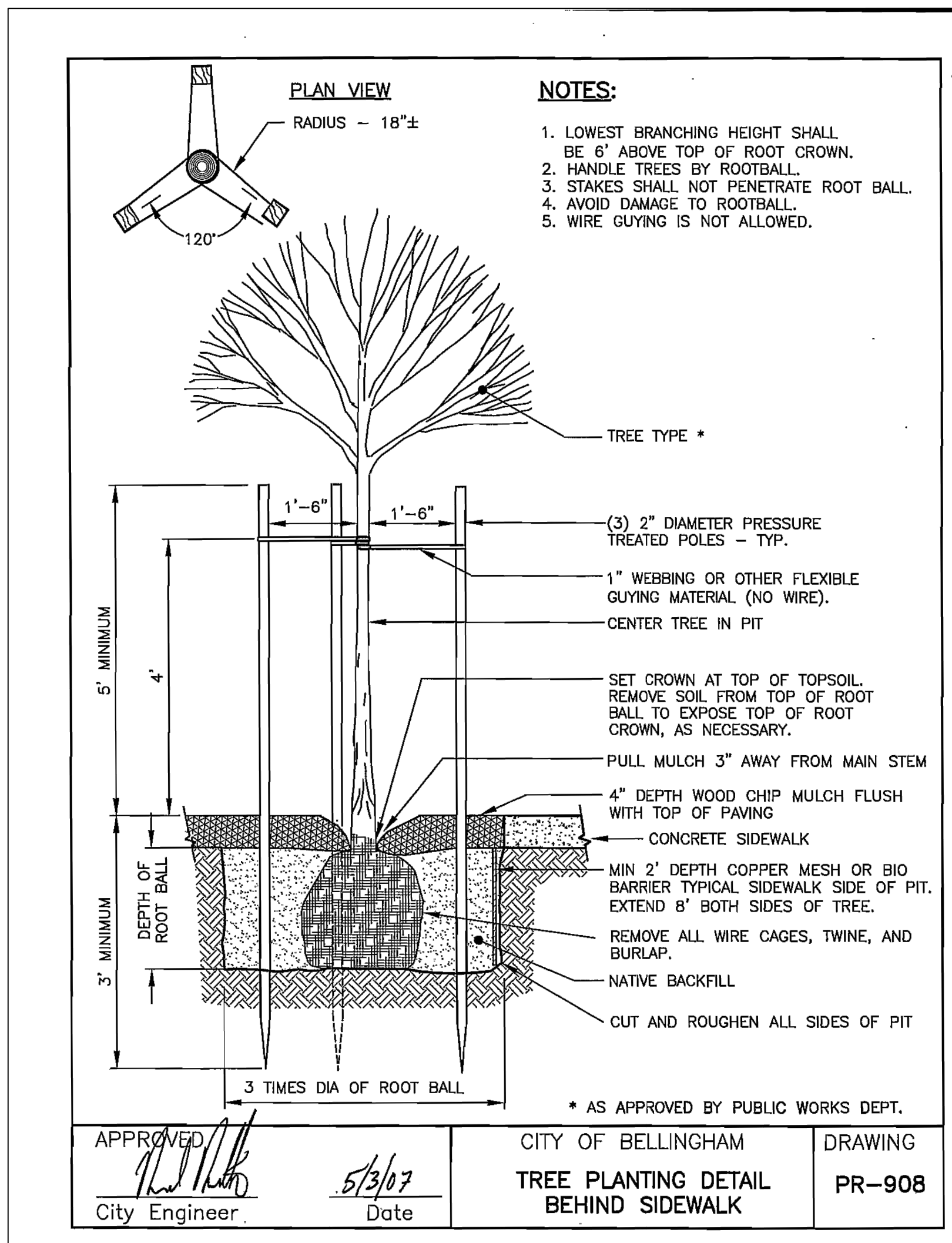
Street Tree Clearances

- 3 1/2' Face of the curb
- 5' Underground utility lines
- 10' Power Poles (15 feet recommended)
- 7 1/2' Driveways (10 feet recommended)
- 20' Street lights or other existing trees
- 30' Street intersections

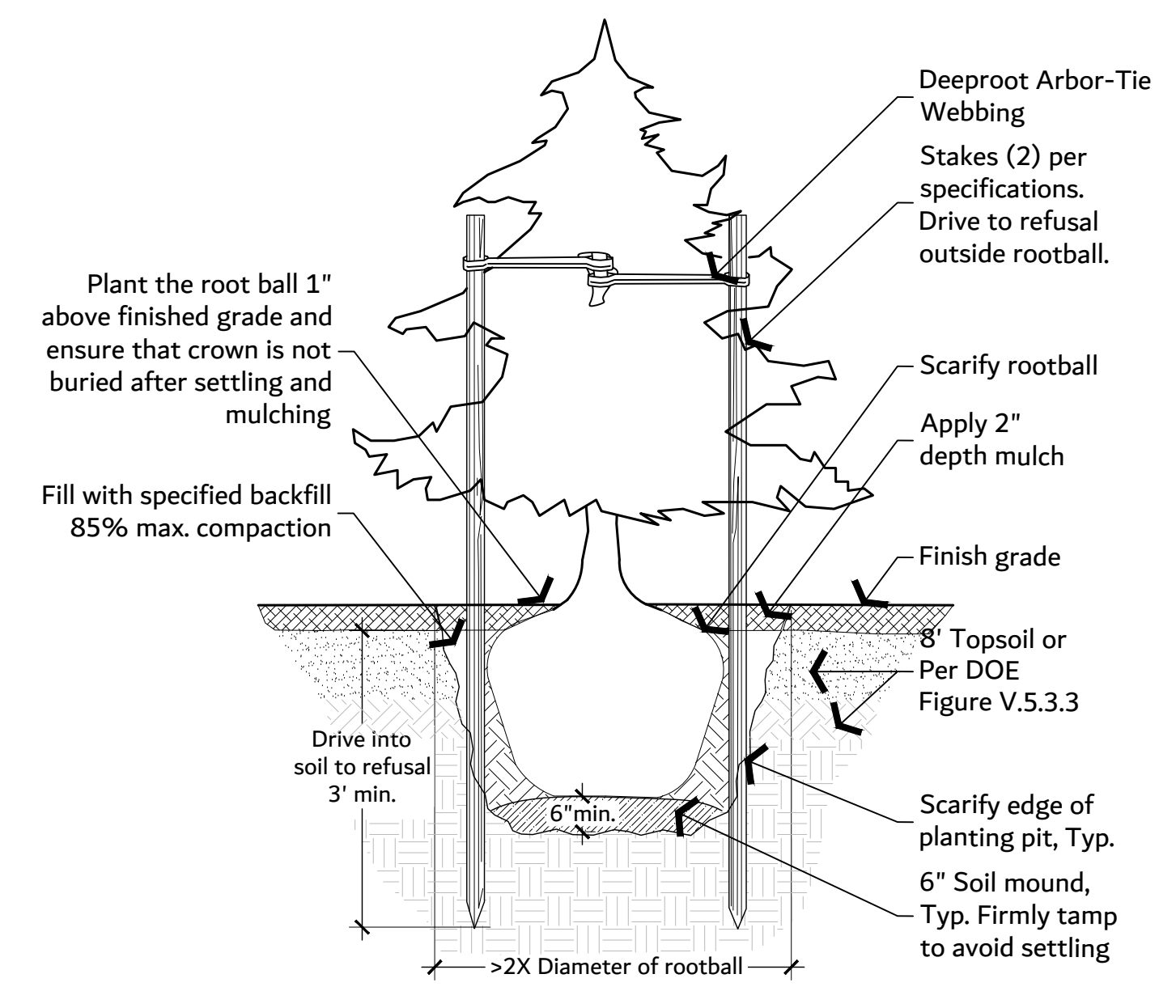


DESIGNED BY: PLA
 DRAWN BY: CJL

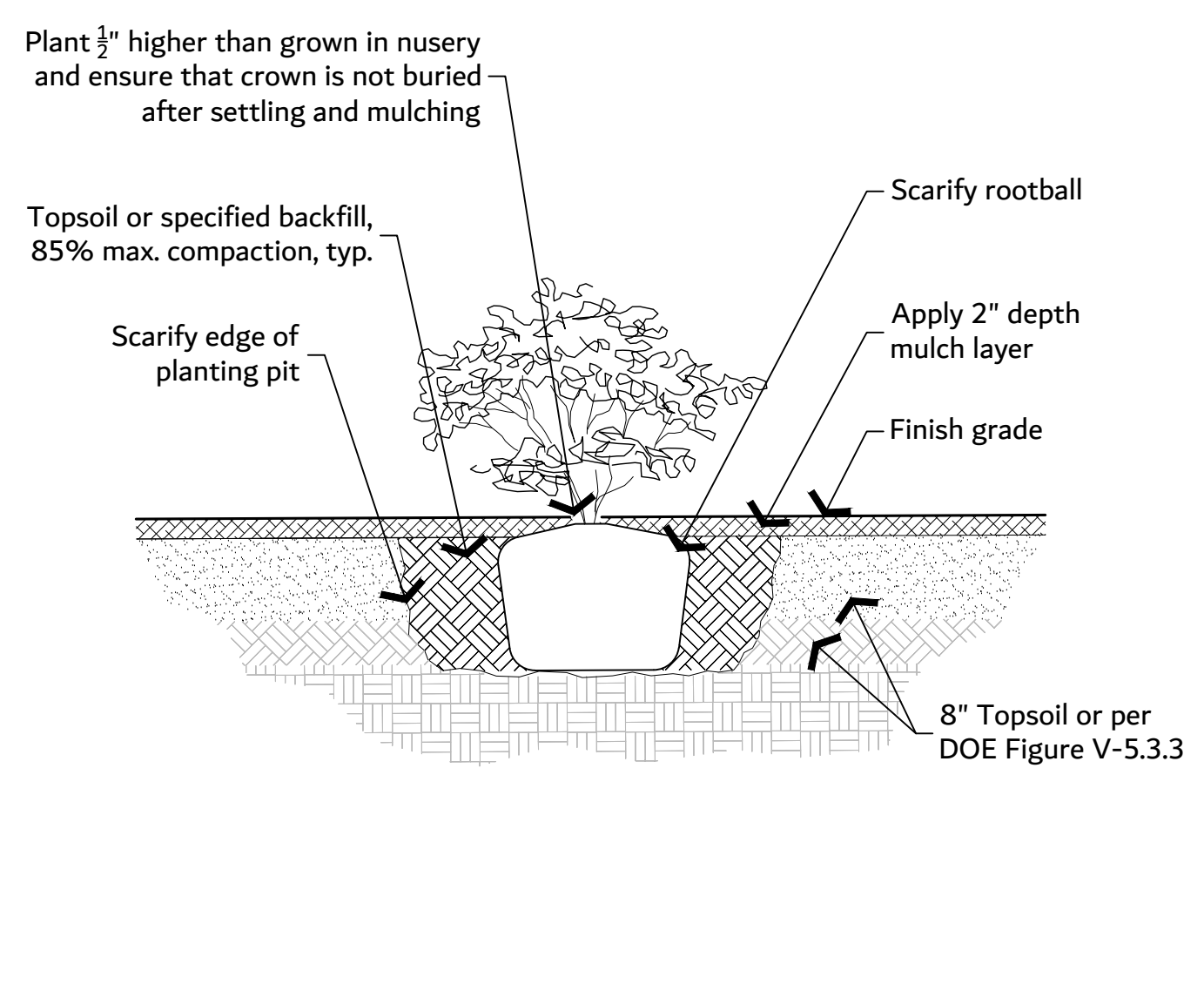
Date: 11-30-23
 Issue: Design Development



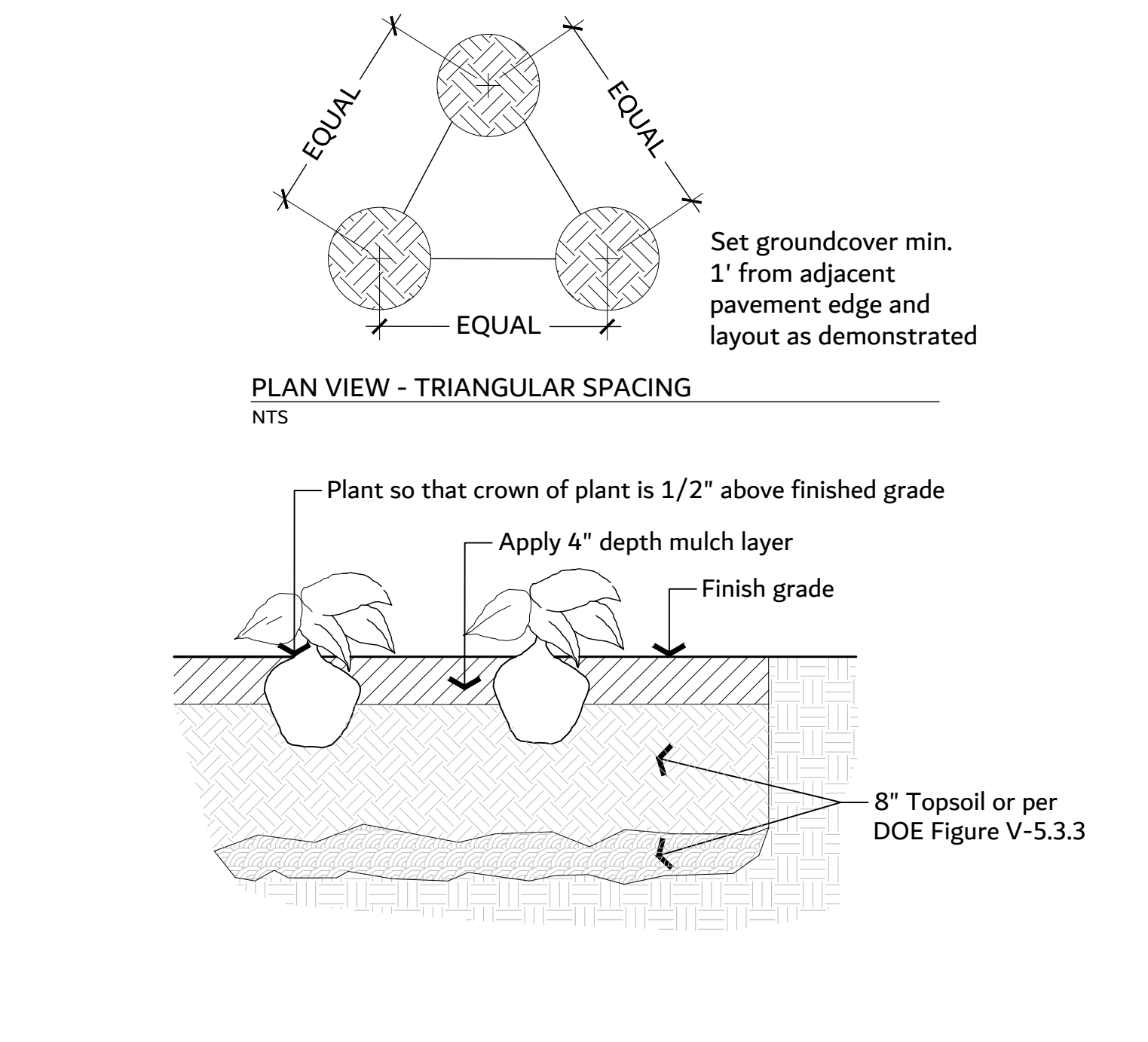
1 COB STREET PLANTING BEHIND SIDEWALK DETAIL
 1" = 1" P-2023-FRA-15



2 CONIFEROUS TREE PLANTING DETAIL
 1/2" = 1'-0" P-2023-FRA-04



3 SHRUB PLANTING DETAIL
 3/4" = 1'-0" P-2023-FRA-01



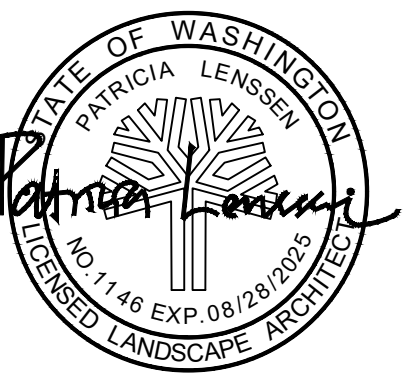
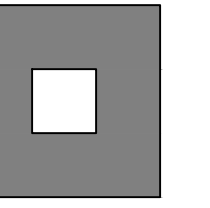
4 GROUNDCOVER PLANTING DETAIL
 NTS P-2023-FRA-06

SITE FURNISHINGS SCHEDULE

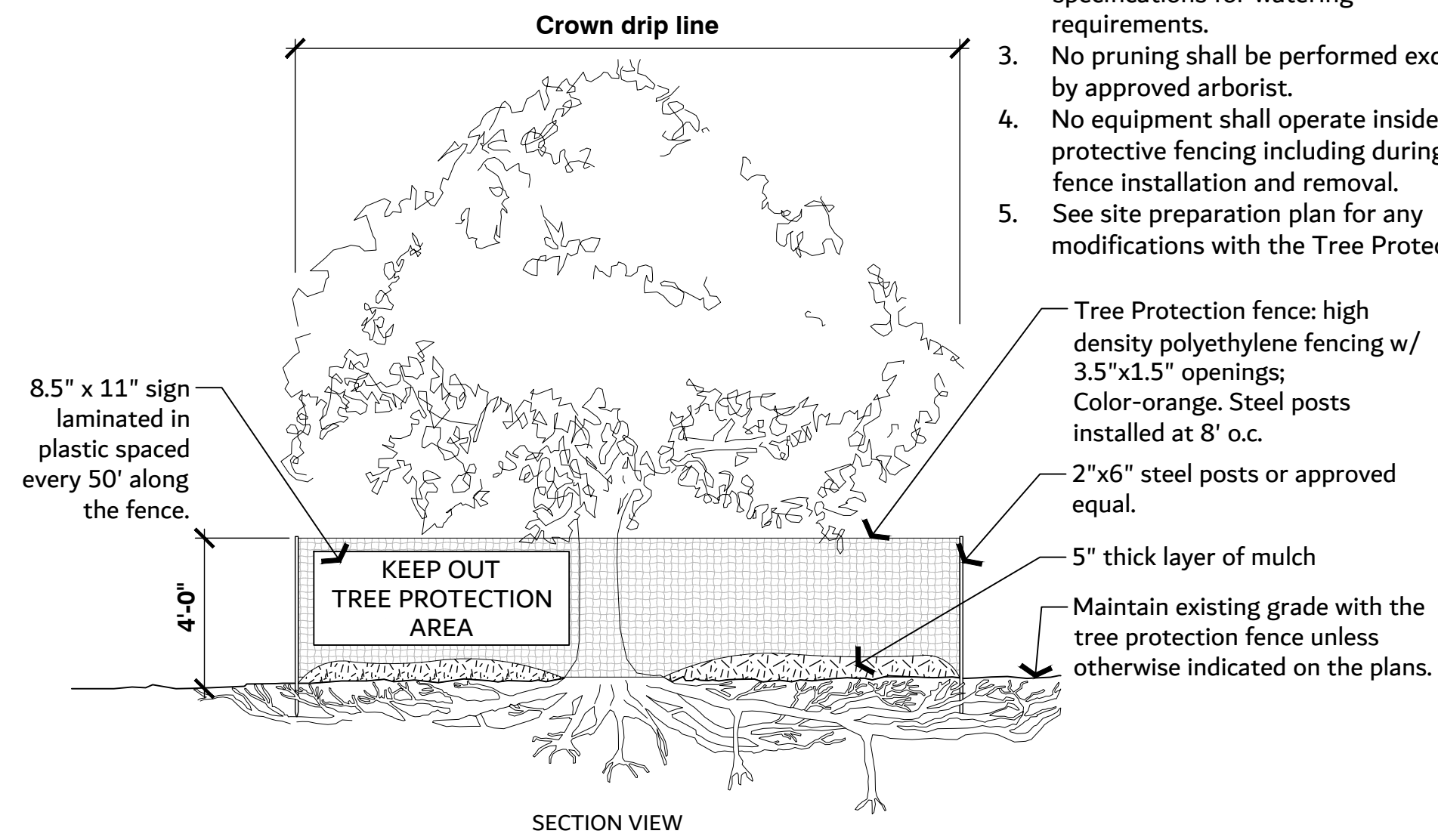
SYMBOL	DESCRIPTION	QTY	DETAIL
	Dumor 505-60 Bench 505 with cast aluminum legs. Seat is available in ipe, thermally modified red oak, or recycled plastic. Frame: Grey Textured Gloss Slats: Thermally Modified Red Oak Surface Mount: Bolt to Concrete Surface	7	
	Dumor 157-32 32gal steel receptacle. 10in. opening. Side door emptying. Bonnet and dome cover options found at dumor.com Receptacle: Grey Textured Gloss Surface Mount: Bolt into concrete surface	1	
	Maglin FAVA-1Q-WA FAVA Cluster Seating Table. 31in. H. 40in. Dia. table top. 1 quad seat. Wheelchair accessible. Frame: Orange Gloss Surface: Grey Orangepeel HDPE Surface Mount: Bolt into concrete surface	1	
	Maglin FAVA-2D FAVA Cluster Seating Table. 31in. H. 40in. Dia. table top. 2 double seats. Frame: Orange Gloss Surface Mount: Bolt into concrete surface Surface: Grey Orangepeel HDPE Surface Mount: Bolt into concrete surface	3	



DESIGNED BY: PLA	
DRAWN BY: CJL	
Date	Issue
11-30-23	Design Development



- Notes:
1. See specifications for additional tree protection requirements.
 2. If there is no existing irrigation, see specifications for watering requirements.
 3. No pruning shall be performed except by approved arborist.
 4. No equipment shall operate inside the protective fencing including during fence installation and removal.
 5. See site preparation plan for any modifications with the Tree Protection



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OPEN SOURCE FREE TO USE

P-2023-FRA-02

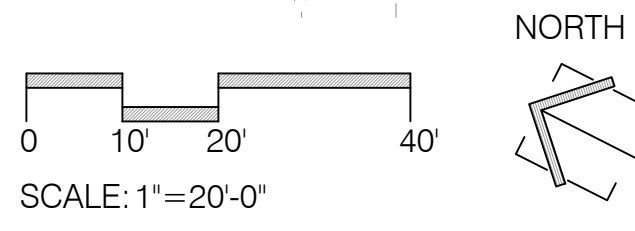
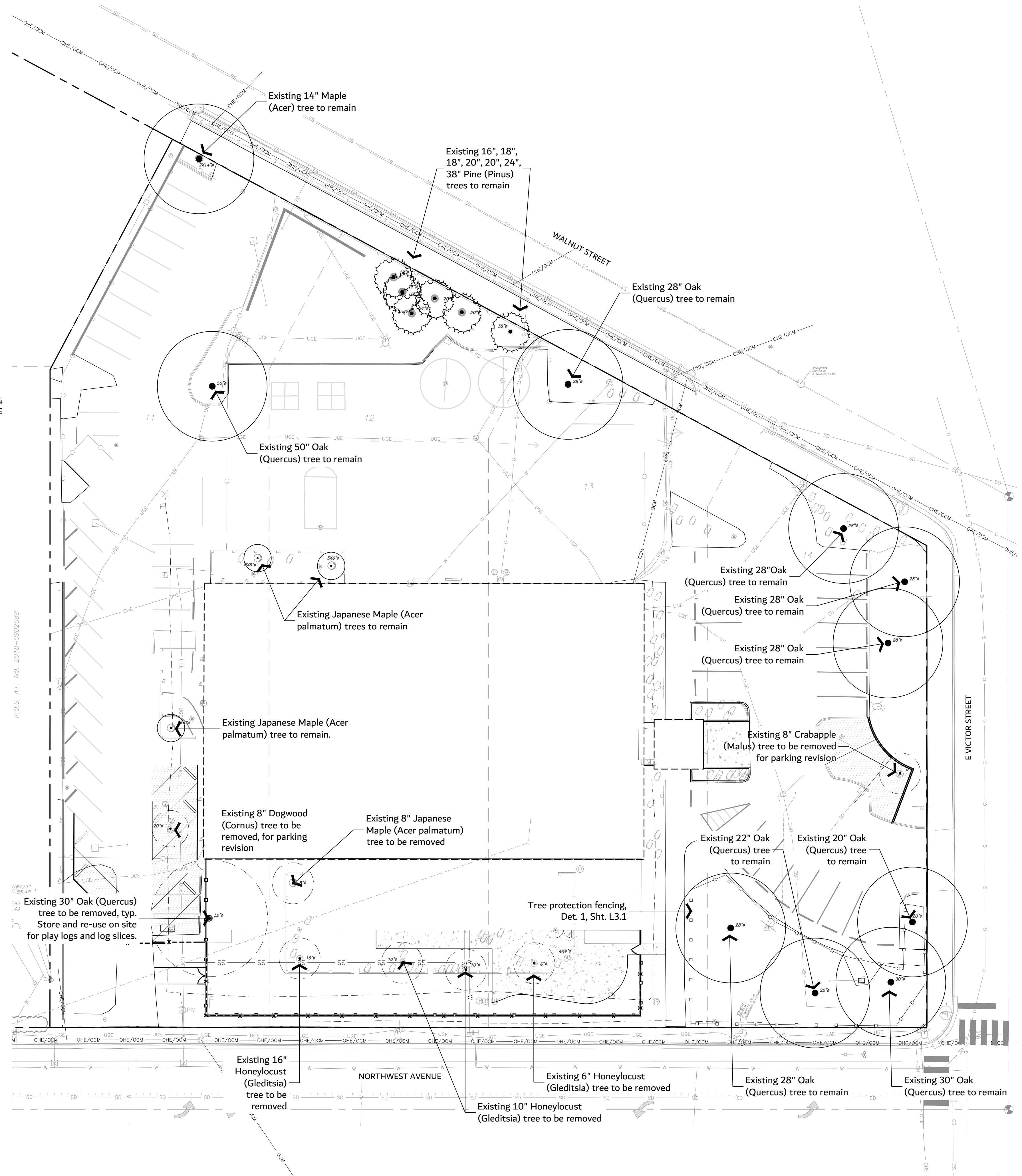
1 TREE PROTECTION
NTS

TREE RETENTION PLAN NOTES:

- X" tree notes refers to Diameter at Breast Height (DBH) caliper size of the tree trunk.

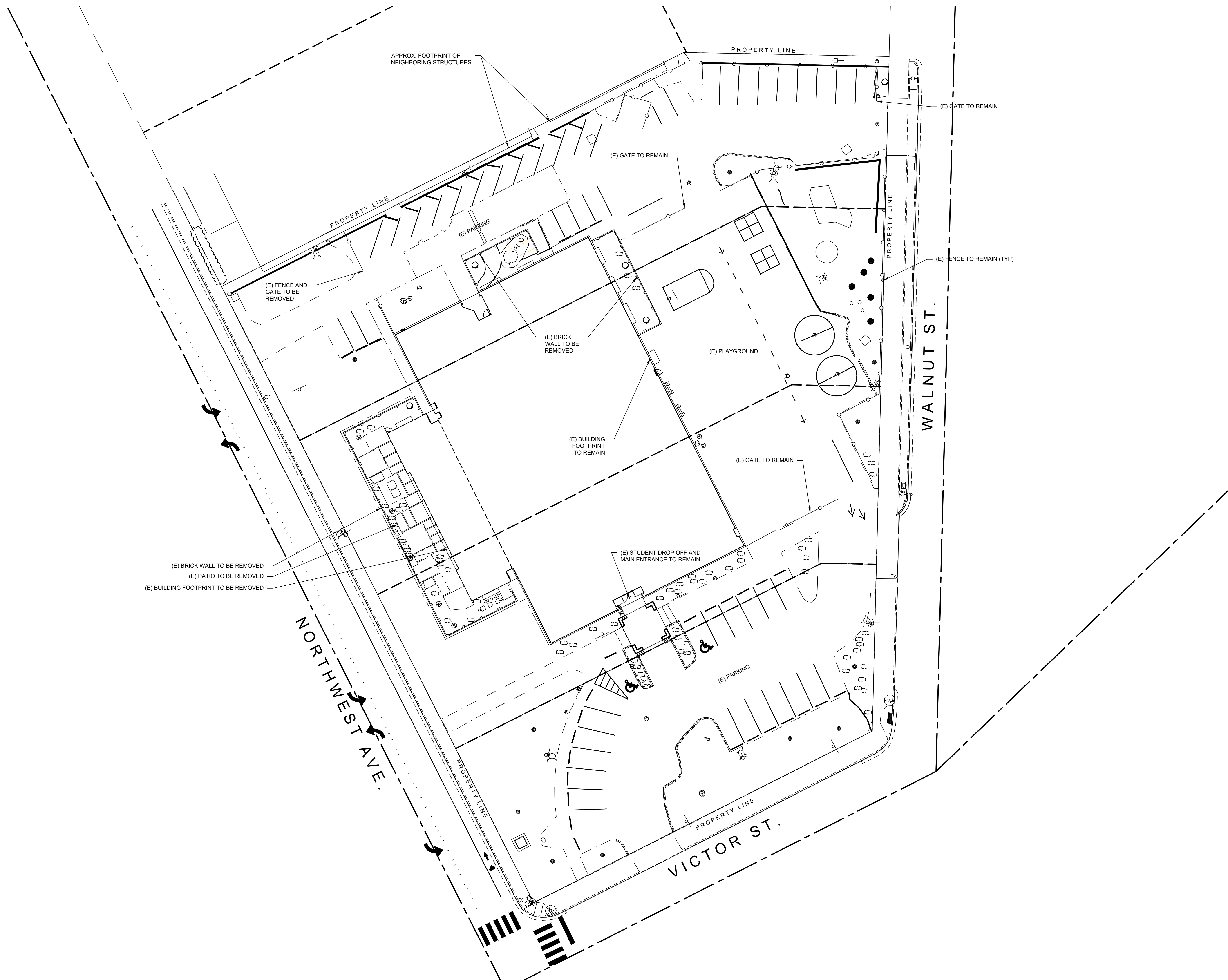
TREE PROTECTION DURING CONSTRUCTION NOTES:

- Prior to the start of construction, all tree protection areas shall have protective barrier fences erected at the edges of the root protection zones, or as shown on the plans.
- No grading, filling, operation of equipment, modifications to drainage, utility trenches, under story removal, stockpiling, storage, or other activity should occur within the root protection zones.
- Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, including roots, trunk or branches of large existing trees, soil, irrigation, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.



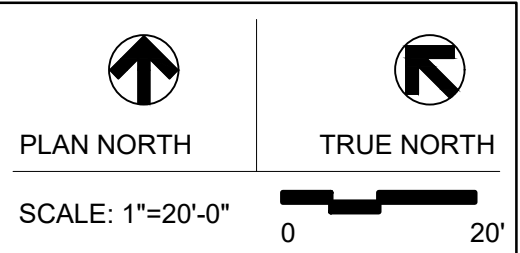


ARCHITECTURE | INTERIOR DESIGN
 zervasgroup.com
 209 Prospect Street
 Bellingham, WA 98225
 360.734.4744



RFI SET

REV	ISSUED FOR	DATE



**FRANKLIN
 ACADEMY
 3000 NORTHWEST**

DEMO SITE PLAN



PROJECT No: 2023XX.XX
 DRAWN BY: AZ
 CHECKED BY: AK
 DATE ISSUED: 12.20.2023

AD1.01



RFI SET

REV	ISSUED FOR	DATE

NORTH  PLAN 

SCALE:
1/8" = 1'-0"

ROBIN HALL EXPANSION

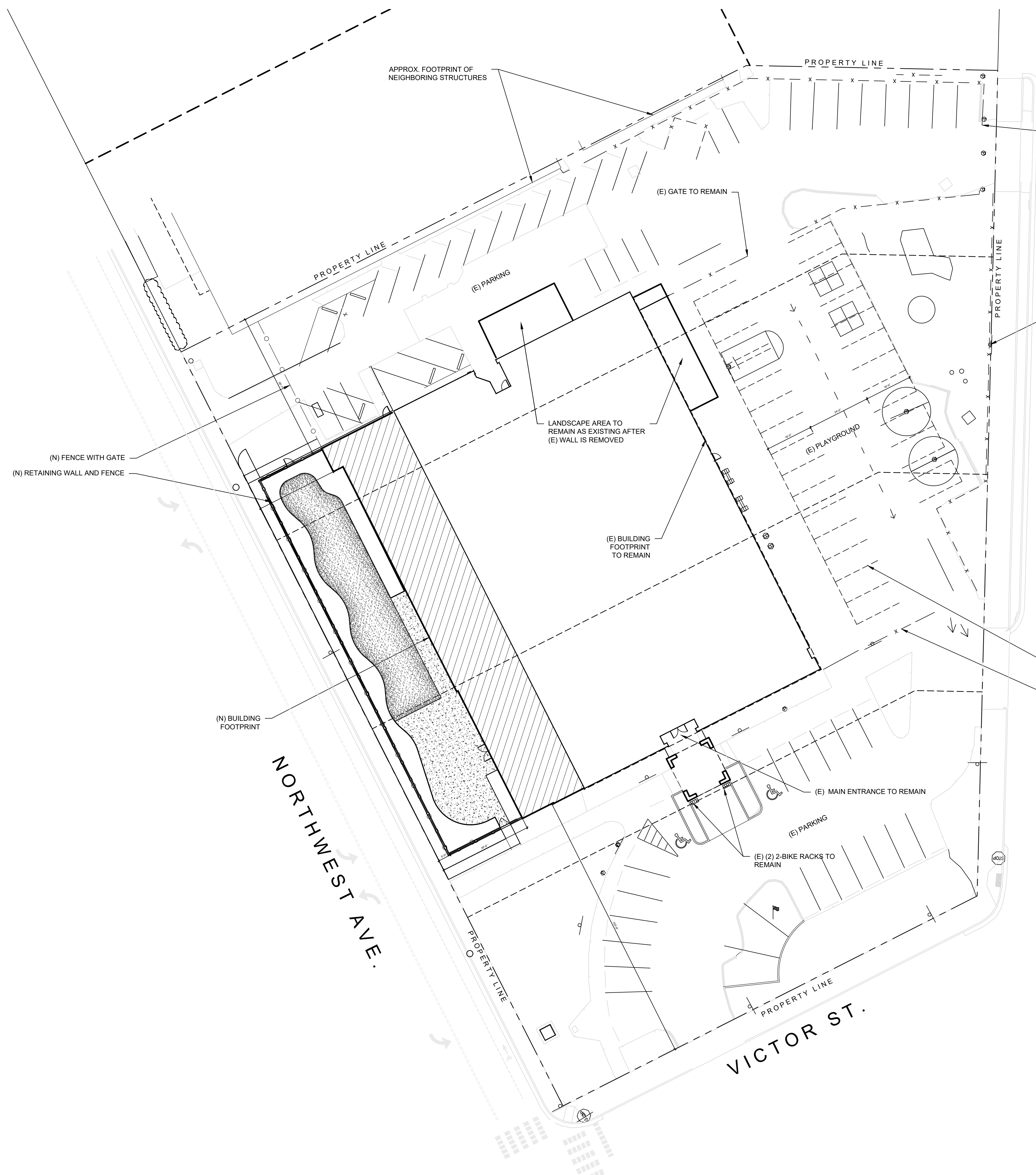
DEMO PLAN

PROJECT:	Author	CHECK	Checker
DRAWN:			
ISSUED:			

AD2.01



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 Bellingham, WA 98225
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	OCCUPANCY	REQUIREMENT	AREA/ROOM COUNT	
EXISTING	CLASSROOM	1 PER CLASSROOM	13	13 SPACES
	OFFICE	1 PER OFFICE	2	2 SPACES
NEW	CLASSROOM	1 PER CLASSROOM	8	8 SPACES
TOTAL				23
EXISTING	ASSEMBLY	1 TO 150 SF	5,194 SF	34.6 SPACES
NEW	ASSEMBLY	1 TO 150 SF	1,067 SF	7.1 SPACES
TOTAL				42

DAILY REQUIRED PARKING	23
EVENT REQUIRED PARKING	42
PERMANENT EXISTING	41
PERMANENT NEW	8
OVERFLOW PARKING	26
TOTAL PROVIDED	75

REQUIRED BIKE PARKING PROVIDED: 4
 10% OF REQUIRED PARKING STALLS: 4

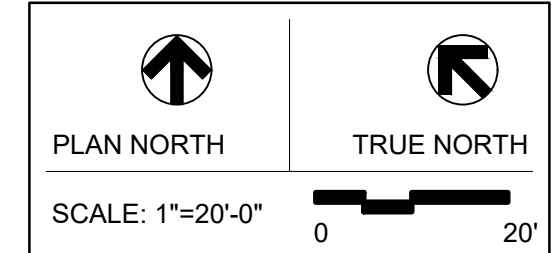
WALNUT ST.

NORTHWEST AVE.

VICTOR ST.

RFI SET

REV	ISSUED FOR	DATE



FRANKLIN ACADEMY
3000 NORTHWEST

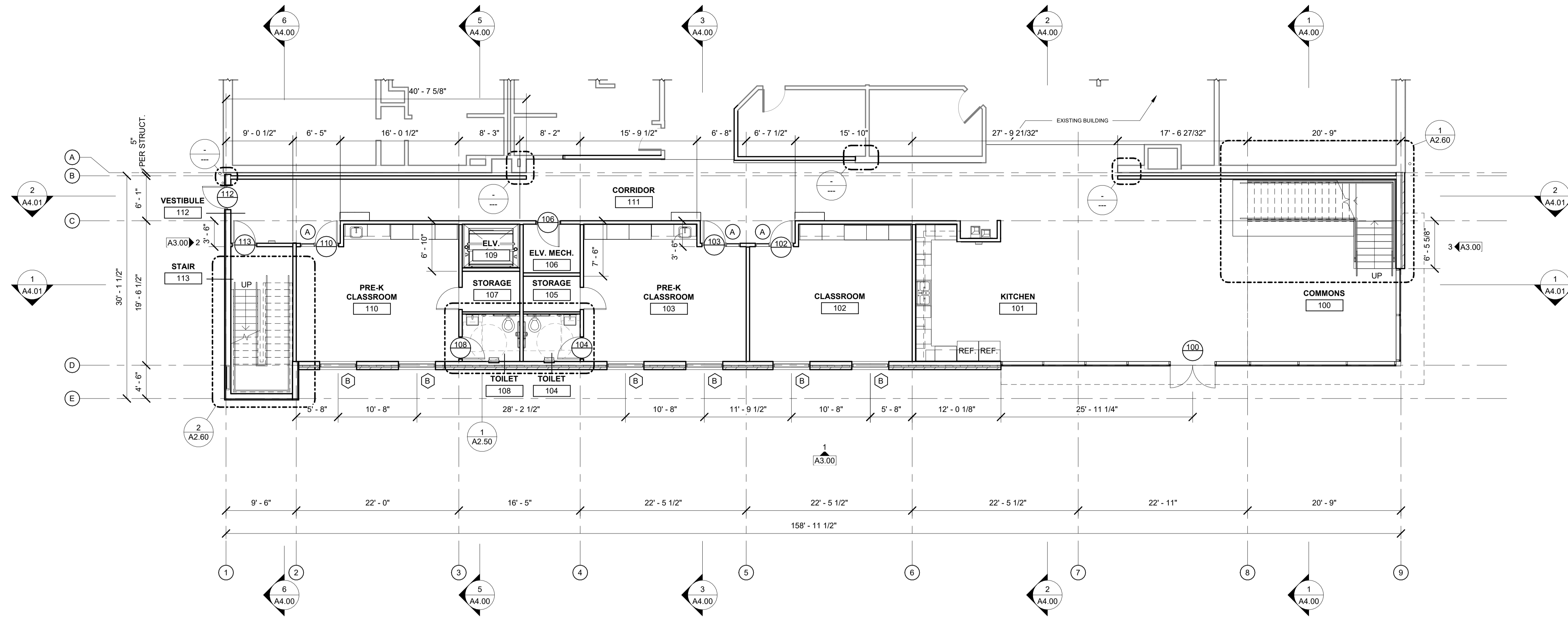
OVERALL SITE PLAN

PROJECT No: 2023XX.XX
 DRAWN BY: AZ
 CHECKED BY: AK
 DATE ISSUED: 12.20.2023

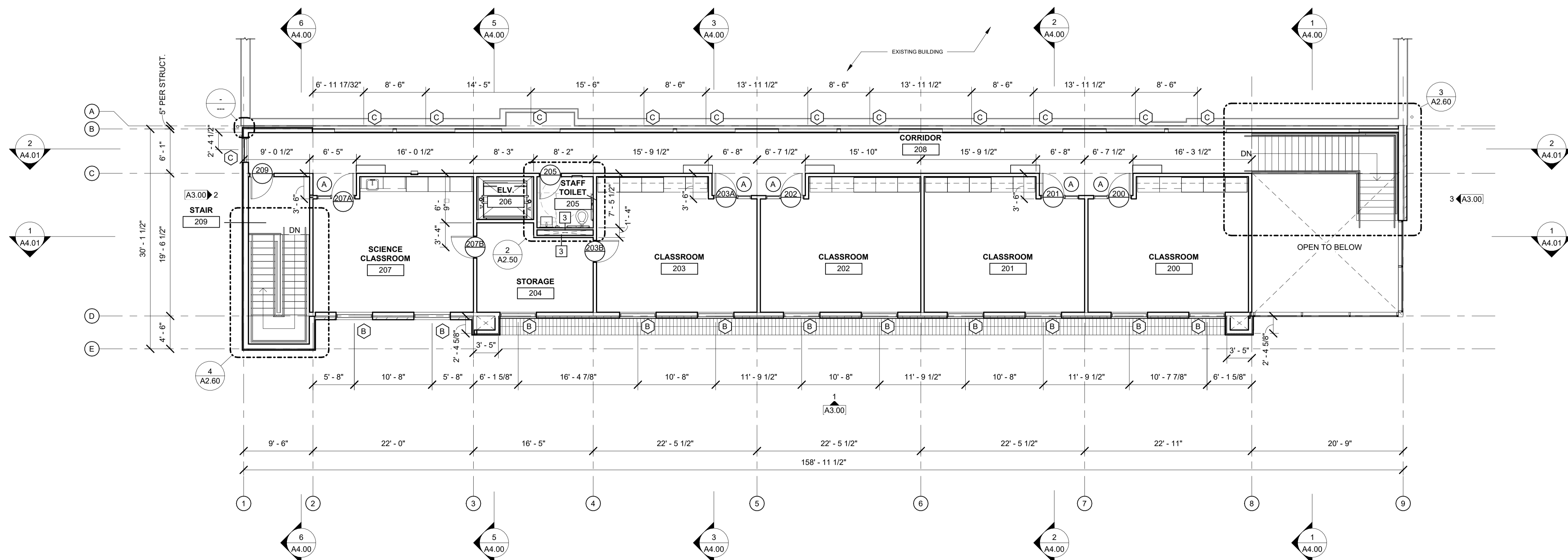
A1.01

GENERAL NOTES

1. ALL INTERIOR WALLS TYPE "1" UNLESS NOTED OTHERWISE. OMIT GWS ON INTERIOR SIDE OF ALL MECHANICAL AND PLUMBING CHASE WALLS, TYP.
2. WALL DIMENSIONS ARE TO FACE OF STUD AND CONCRETE UNLESS NOTED OTHERWISE, TYP.
3. WHERE DOORS ARE SHOWN NEAR ADJACENT WALL PROVIDE 4" FROM DOOR OPENING TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE, TYP.



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"

RFI SET		
REV.	ISSUED FOR	DATE

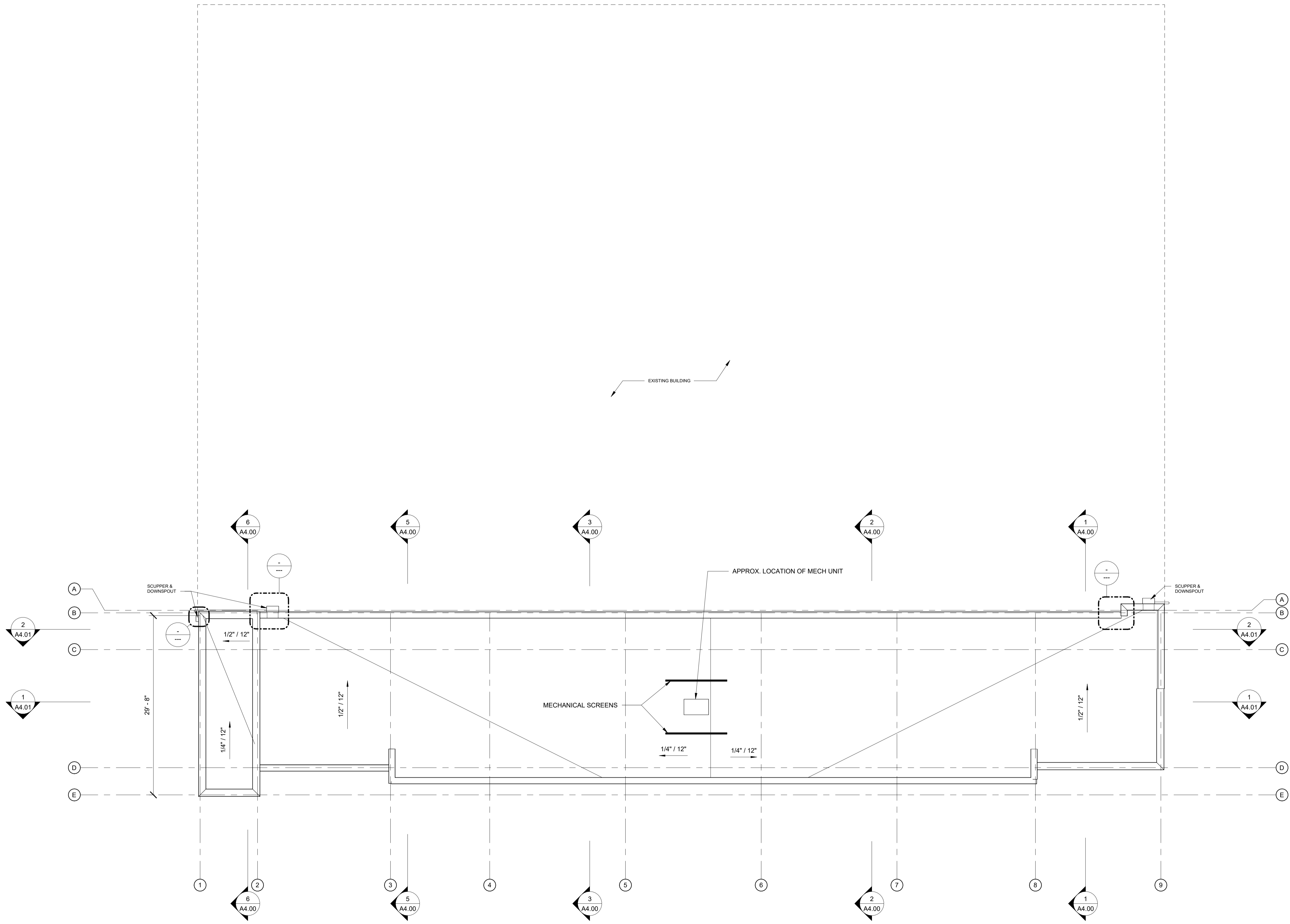
NORTH PLAN

SCALE:
As indicated

ROBIN HALL EXPANSION

FIRST & SECOND FLOOR

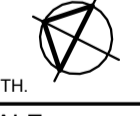

PROJECT:	Author	CHECK	Checker
DRAWN:			
ISSUED:			



1 ROOF PLAN
1/8" = 1'-0"

RFI SET

REV	ISSUED FOR	DATE

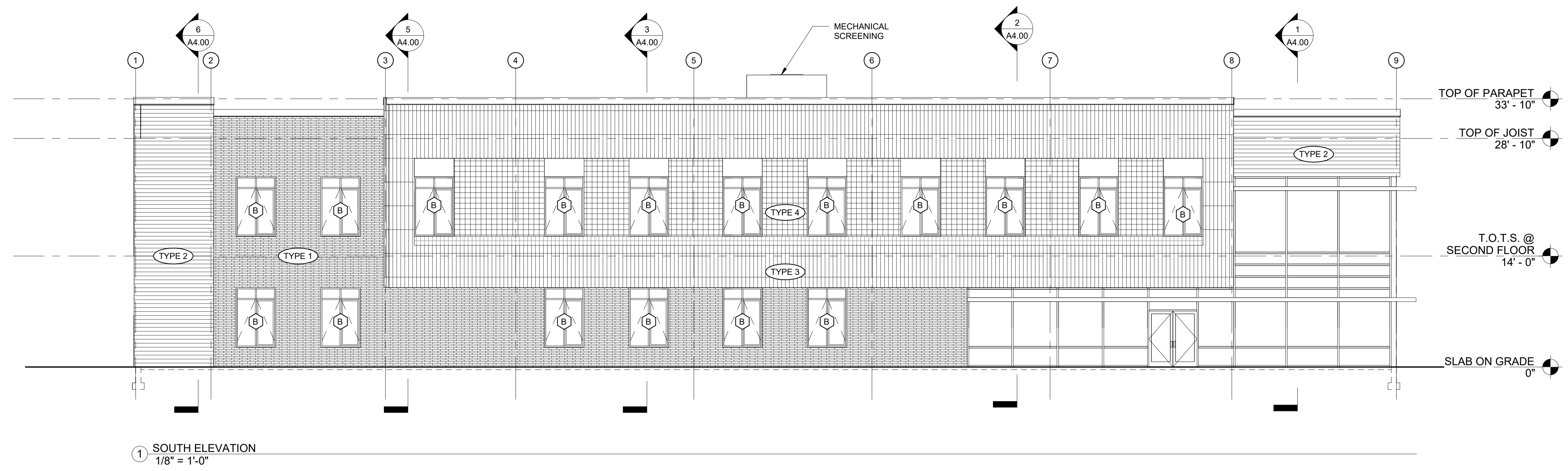
NORTH  PLAN 

SCALE:
1/8" = 1'-0"

ROBIN HALL
EXPANSION

ROOF PLAN

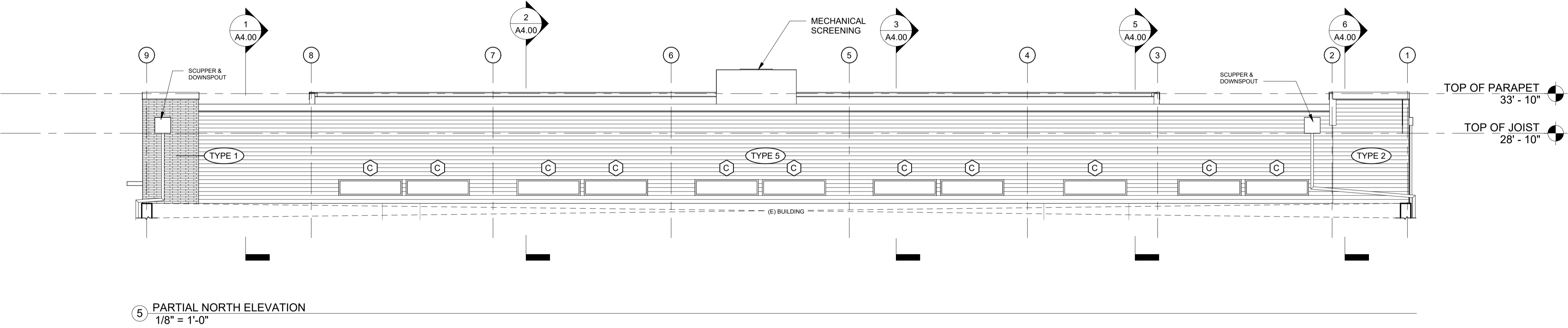
PROJECT#	
DRAWN	Author
CHECK	Checker
ISSUED	



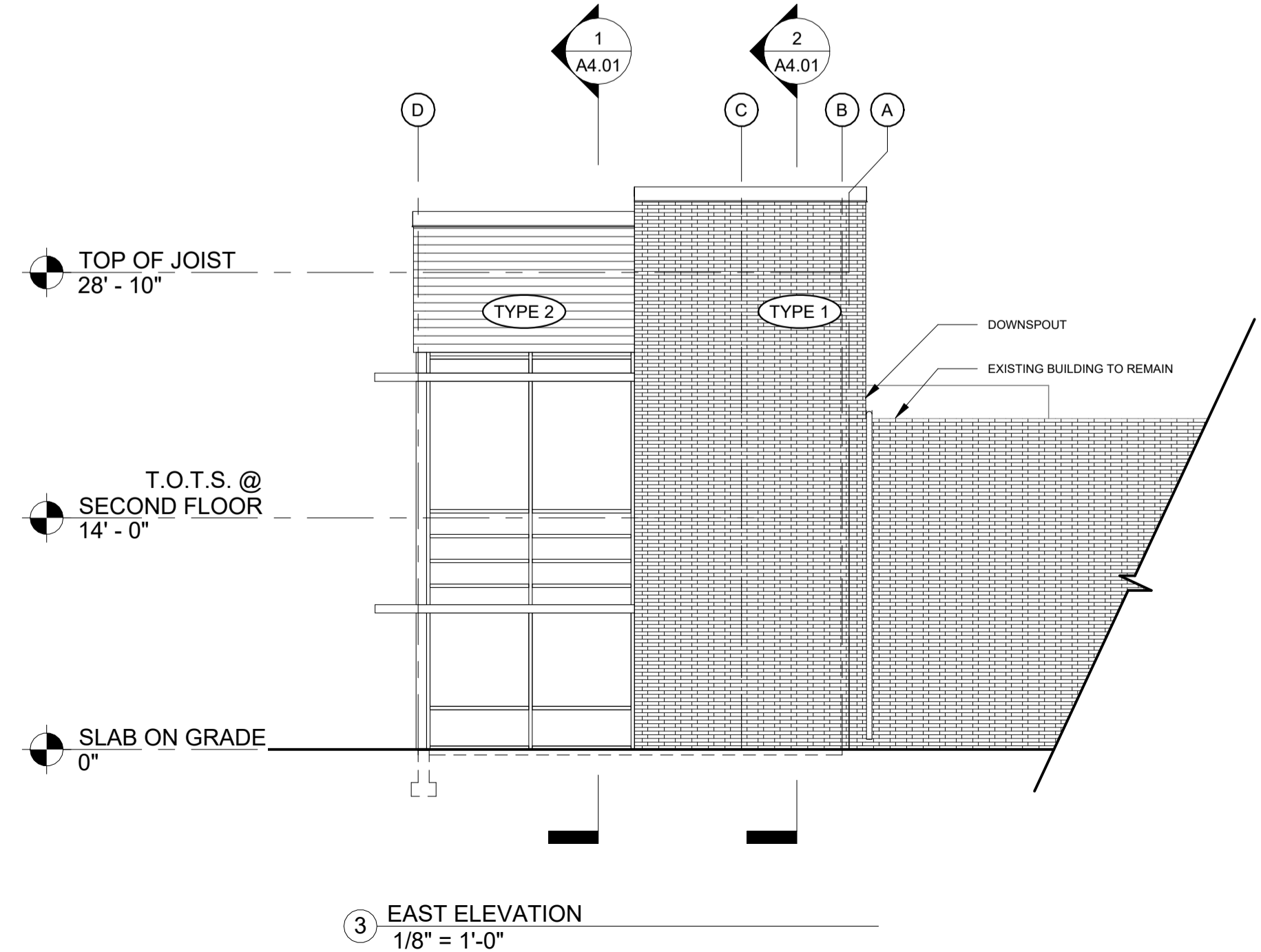
1 SOUTH ELEVATION
 1/8" = 1'-0"

SIDING TYPE LEGEND

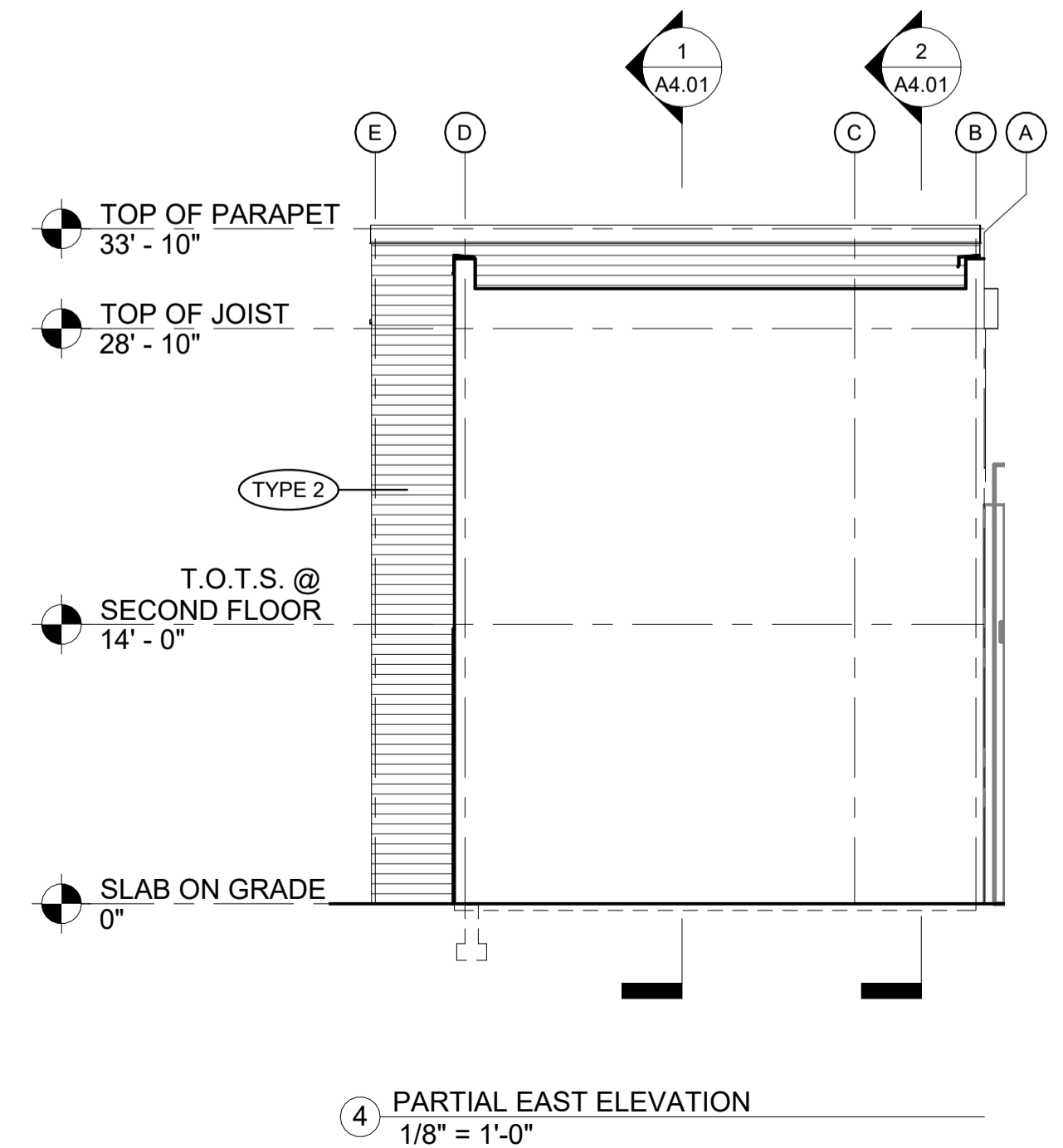
- TYPE 1 BRICK VENEER
- TYPE 2 WOOD COMPOSITE PANEL
- TYPE 3 TILE
- TYPE 4 TILE - 8 x 8
- TYPE 5 FIBER CEMENT PANEL



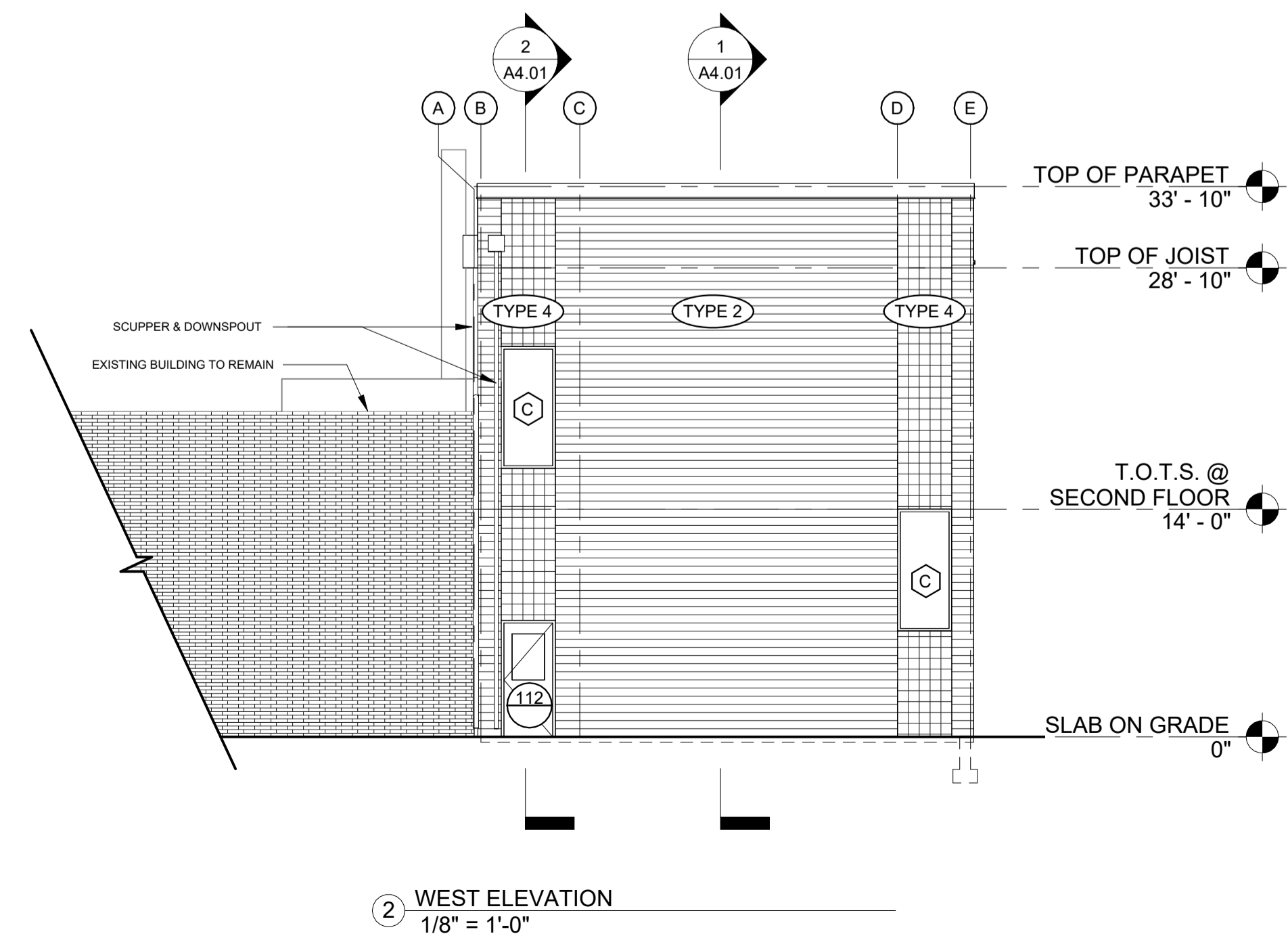
5 PARTIAL NORTH ELEVATION
 1/8" = 1'-0"



3 EAST ELEVATION
 1/8" = 1'-0"



4 PARTIAL EAST ELEVATION
 1/8" = 1'-0"



2 WEST ELEVATION
 1/8" = 1'-0"

RFI SET		
REV	ISSUED FOR	DATE

NORTH PLAN
 SCALE: As indicated
ROBIN HALL EXPANSION
 EXTERIOR ELEVATIONS
 PROJECT: _____
 DRAWN: _____ Author CHECK: _____ Checker
 ISSUED:
A3.00



RFI SET

REV.	ISSUED FOR	DATE

NORTH	PLAN
SCALE	

ROBIN HALL EXPANSION

3D IMAGES (NOT USED)

PROJECT#	Author	CHECK	Checker
DRAWN			
ISSUED			