

**HISTORIC PRESERVATION COMMISSION (HPC)
AGENDA ITEM COVER SHEET**

Meeting Date	Staff Contact	
12/13/2022	Katie Franks	
Subject:		
The applicant requests a Second Special Valuation Approval for rehabilitation work completed on 1414 Cornwall Avenue (a.k.a. Elks Building)		
Exhibits:		
1. Staff Report		
2. Exhibit A Applicant's Submittal		
A.1. Assessor Application		
A.2. Land Use Application		
A.3. Affidavit		
A.4. Rehabilitation Cost Summary		
A.5. Project Photos & Floorplans		
A.6. Building Permit Plans		
3. Exhibit B <i>DRAFT</i> Special Tax Valuation Covenant - Second Agreement		
Category		
Public Hearing	Legislative	
X Public Meeting	X Quasi-judicial	
Work Session	Information Only	
Briefing		
Clearances	Initials	Date
Kurt Nabbefeld, Manager	KDN	12/6/22
Previous Commission Meeting or Action:		
The HPC listed the building on the Bellingham Local Historic Register in 1996, and granted special tax valuation for improvements made to the building in 2020.		
Recommended Action:		
Approve the Second Agreement for Special Valuation for the Elks Building, requiring Special Valuation and Preservation Agreements be recorded, as required by state law.		

HISTORIC PRESERVATION COMMISSION (HPC)

STAFF REPORT - HIS2022-0003

SECOND SPECIAL TAX VALUATION REQUEST

MEETING DATE: 12/13/22

ADDRESS: 1414 Cornwall Avenue (Elks Building)

APPLICANT / OWNER: Augustino Investments, LLC, Owners

REQUEST

Approve and certify a Second Special Tax Valuation for 1414 Cornwall Avenue, reducing the property tax for 10 years.

BACKGROUND

[WAC 254-20: Special Valuation for Historic Properties](#) enables local governments to adopt local legislation to provide special valuation of historic properties that have been rehabilitated. With regard to the application review process, state law authorizes local historic review boards to determine:

1. Whether the property is included within a class of historic property determined eligible for special valuation by the local legislative authority under an ordinance or administrative rule;
2. Whether the property has been rehabilitated at a cost equal to or exceeding 25% of the assessed improvement value at the beginning of the project within 24 months prior to the date of application; and
3. Whether the property has not been altered in any way which adversely affects those elements which qualify it as historically significant.

If the local review board finds that the property satisfies all three of the above requirements, then it shall, on behalf of the local jurisdiction, enter into an agreement with the owner, which, at a minimum, includes the provisions set forth in [WAC 254-20-120](#). Upon execution of said agreement between the owner and the local review board, the local review board shall approve the application.

Per [BMC 17.90.070](#), the Bellingham Historic Preservation Commission (HPC) is the local body that approves applications for Special Valuation. In order for the HPC to approve an application, Historic Property Review and Application criteria must be met. An analysis of those criteria are found below and in the application materials.

STAFF SUMMARY ANALYSIS	
Property Eligibility	1414 Cornwall Avenue is listed in the National Register of Historic Places , is contributing to the Downtown Bellingham National Historic District, and is listed in the Bellingham Local Register of Historic Places.
Rehabilitation Cost Claimed	
Adjusted Cost Claimed	
Assessed Improvement Value Prior to Rehabilitation	
Rehabilitation % of Assessed Value	124%
Adjusted Rehabilitation % of Assessed Value	124%
Project Period	03/01/2021 – 09/09/2022
Description and Appropriateness of Rehabilitation¹	The project involved rehabilitation of second floor and partial basement space as tenant improvements for the Evergreen Beauty College. All work was completed within the parameters of WAC 254-20-100 .
RECOMMENDATION	Staff has reviewed the itemized rehabilitation costs for Special Valuation cost eligibility and recommends approval of this application for the amount of
HPC ACTION	Approve Special Valuation, requiring Special Valuation and Preservation Agreements be recorded, as required by state law.

¹ **Examples of qualifying expenditures:**

- Exterior:** Windows, doors, painting, roofing, structural repairs, and stair and/or elevator towers needed to make building useable.
- Interior:** Plumbing, electrical, lighting, wiring, flooring, doors, windows, heating/air conditioning, finish work, and cabinetry (affixed to the wall).
- Other:** Architectural/consultant fees, taxes, insurance, and utilities during construction, construction administration expense, labor; and construction phase interest expenses.

Examples of expenditures that do not qualify:

Homeowner labor, acquisition costs, enlargement of the building, costs for permanent financing, overhead fixtures that are not attached, and landscaping

Historic Property Criteria	
<i>The class of historic property eligible to apply for Special Valuation in the City of Bellingham includes:</i>	
▪ Properties listed in the National Register of Historic Places, or	x
▪ Certified as contributing to a National Register Historic District, or	x
▪ Listed in the City of Bellingham's Local Register of Historic Places, or	x
▪ Certified as contributing to a Local Historic District, and that	N/A
▪ Have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in WAC 254-20-100 .	x
CRITERIA HAVE BEEN MET. See <i>Exhibit A</i> for documentation.	

Applicant Submittal Requirements	
<i>Complete applications shall consist of the following documentation:</i>	
▪ A legal description of the historic property	x
▪ Comprehensive exterior and interior photographs of the historic property before and after rehabilitation	x
▪ Architectural plans or other legible drawings depicting the completed rehabilitation work	x
▪ A notarized affidavit attesting to the actual cost of the rehabilitation work completed prior to the date of application and the period of time during which the work was performed and documentation of both	x
SUBMITTAL REQUIREMENTS HAVE BEEN MET. See <i>Exhibit A</i> for documentation.	

Property Legal Description: Lot 5, Block 45, "Map of The Town of New Whatcom, Whatcom County, Washington, Terr., 1888." Now a Part of the Consolidated City of Bellingham, Whatcom County, Washington. As Per the Map Thereof, Recorded in Volume 1 of Plats, Page 24, in the Auditor's Office of said County and State.

EXHIBITS A.1. - A.6.: Applicant Submittals

EXHIBIT B: DRAFT Second Agreement for Special Tax Valuation

EXHIBIT A.4. Rehabilitation Cost Summary & Receipts

AUGUSTINO INVESTMENTS, LLC.

Tenant Improvements - Evergreen Beauty College

Inv. Date	Payee	Category	Invoice #	Total
3/16/2021	RMC Architects	EBC TI Improvements	14148	
4/14/2021	RMC Architects	EBC TI Improvements	14198	
8/18/2021	RMC Architects	EBC TI Improvements	14406	
10/11/2021	RMC Architects	EBC TI Improvements	14519	
11/10/2021	RMC Architects	EBC TI Improvements	14569	
12/10/2021	RMC Architects	EBC TI Improvements	14612	
1/10/2022	RMC Architects	EBC TI Improvements	14673	
10/5/2021	AMC Engineers	EBC TI Improvements	23643	
6/23/2021	Marker Construction	EBC TI Improvements	21-015-01	
6/29/2021	Marker Construction	EBC TI Improvements	21-015-02	
7/28/2021	Marker Construction	EBC TI Improvements	21-015-03	
9/14/2021	Marker Construction	EBC TI Improvements	21-015-04	
10/14/2021	Marker Construction	EBC TI Improvements	21-015-05	
12/3/2021	Marker Construction	EBC TI Improvements	21-015-06	
9/9/2022	Marker Construction	EBC TI Improvements	21-015-08	
9/9/2022	Marker Construction	EBC TI Improvements	21-019-01	
TOTAL				

BPOE - 1414 Cornwall Avenue



BPOE Looking South across Cornwall Avenue, 1913 – Courtesy of Whatcom Museum

- William Cox and Frederick Stanley Piper (Piper & Cox Architects)
- Constructed in 1912
- Listed on National Register of Historic Places in 1992
- Significant Interior Renovations
- Exterior and Major Defining Architectural Features (Public Entry Hall) Intact



*BPOE Looking Southeast across Cornwall Avenue,
1913 – Courtesy of Whatcom Museum*



*First Floor Entry Lobby,
1925 – Courtesy of Whatcom Museum*



*First Floor Entry Lobby,
1925 – Courtesy of Whatcom Museum*

Historic Use



First Floor Entry Stair, 1950



Basement Level Bowling, 1950



Second Floor Lodge, 1945



Second Floor Lodge, 1950



Second Floor Lodge, circa 1945



Second Floor Lodge, 1955



Second Floor Lodge, 1955

Historic Use

All Photos This Slide Courtesy of Whatcom Museum



First Floor Entry Stair and Lobby, 2018



First Floor Entry Lobby, 2018



First Floor Entry Stair Detail, 2018

Phase I - Pre-Renovation Conditions

All Photos This Slide Courtesy of Stephen Day Architecture



Second Floor Former Lodge Space, 2018

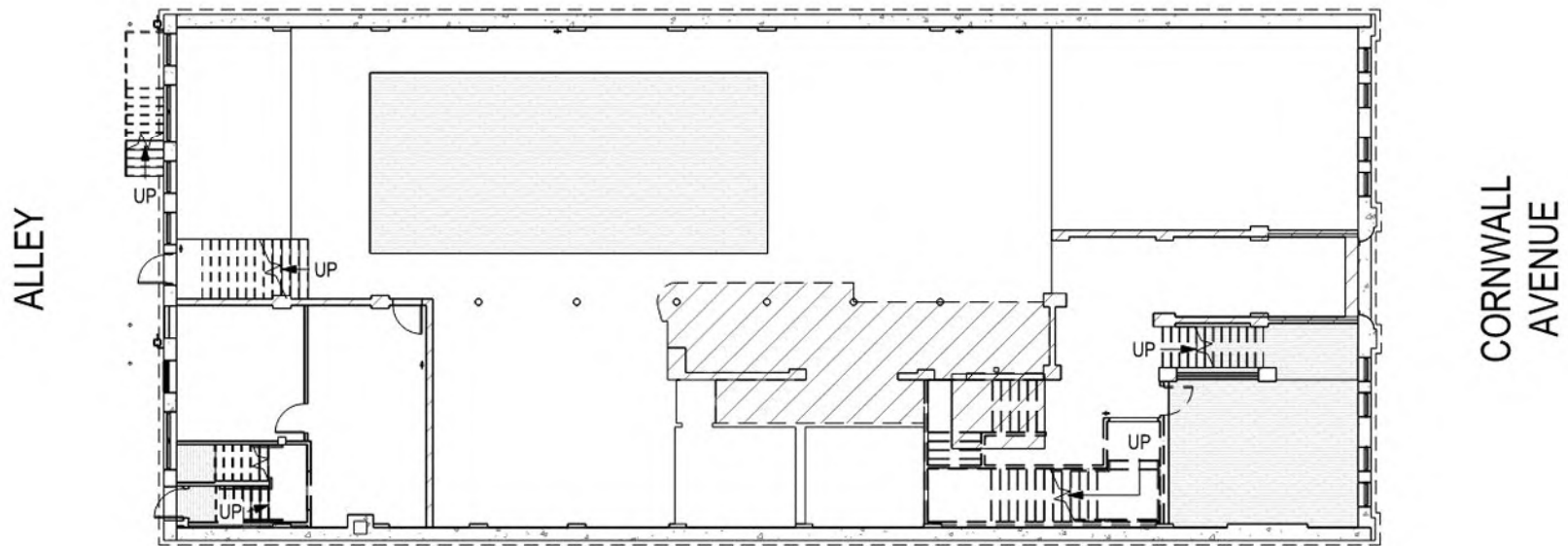


Second Floor Stair Detail, 2018

Phase I - Pre-Renovation Conditions

All Photos This Slide Courtesy of Stephen Day Architecture

- Remove Raised Concrete Floor
- Remove Stairs to First Floor Level
- Remove Slab for Elevator



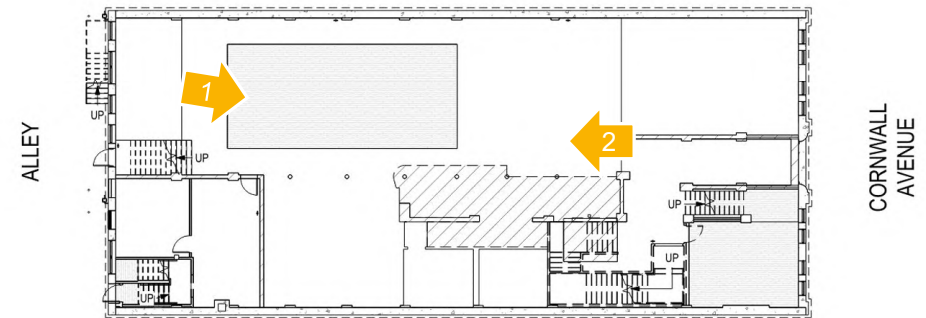
Phase I - Basement Level Demolition



1



2



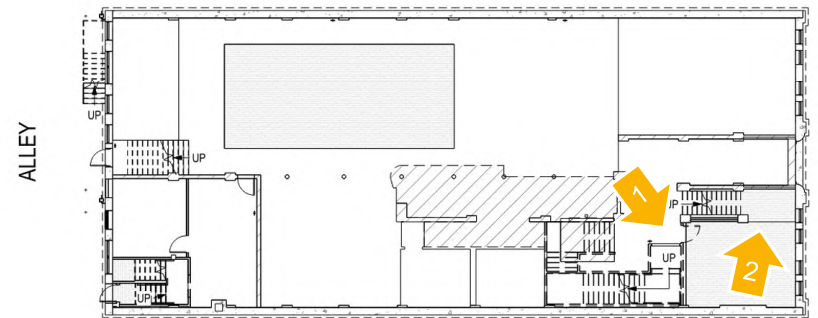
Phase I - Basement Level Demolition



1

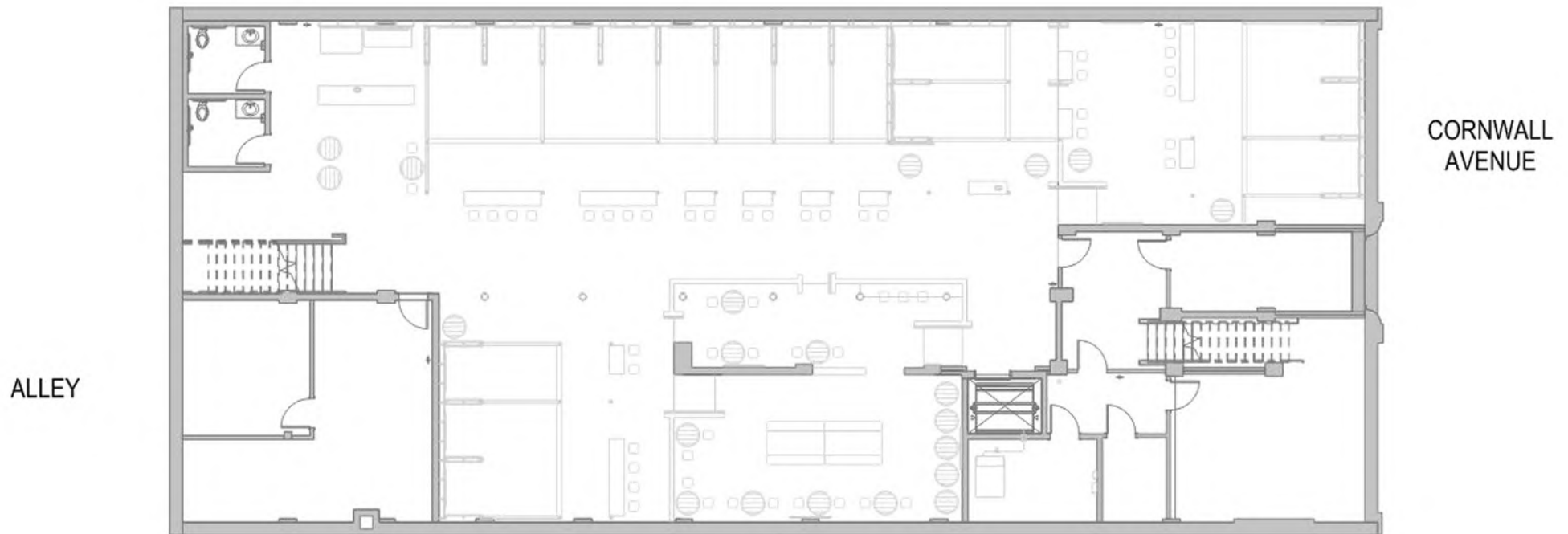


2



Phase I - Basement Level Demolition

- New Passenger Elevator
- New Stairs to First Floor Level
- Leveled Slab at Stair Lobby
- Installation of ADA-Compliant Toilet Rooms



Phase II - Basement Level Existing Conditions



1



2



3



Phase II - Basement Level Existing Conditions



1

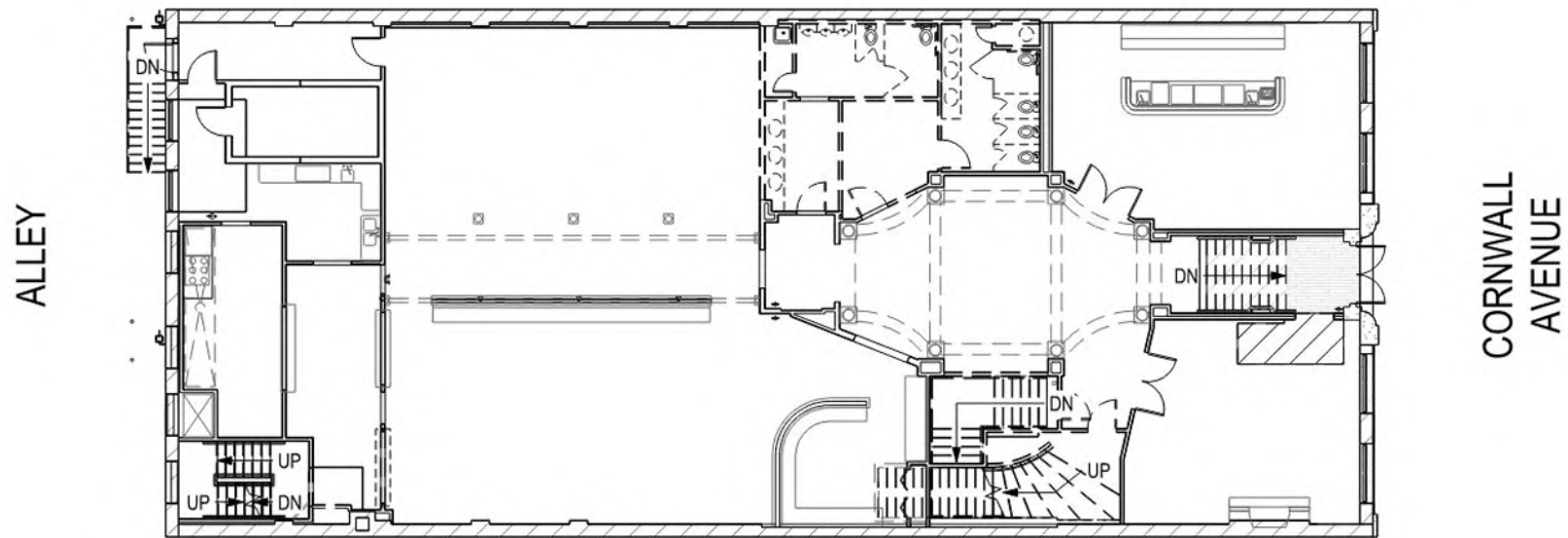


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Phase II - Basement Level Existing Conditions



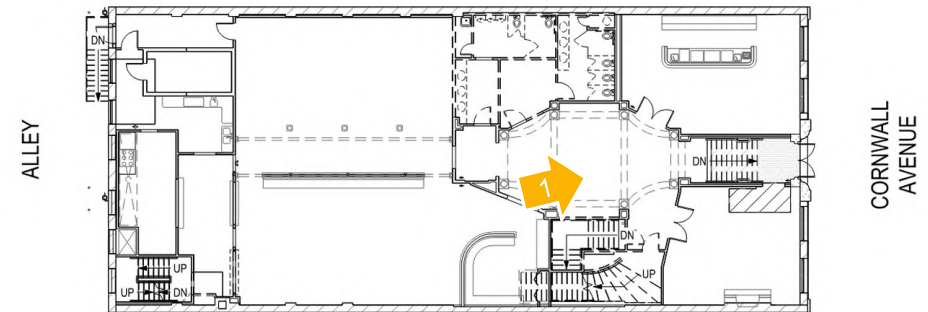
- Remove Existing Entry Stair
- Remove Existing Non-Historic Entry Tile
- Open Historic Connection to Basement Level
- Remove Existing Toilet Rooms
- Remove Existing Non-Historic Stair to Basement
- Abatement of Asbestos
- Open Floor for Elevator



Phase I - First Floor Level Demolition

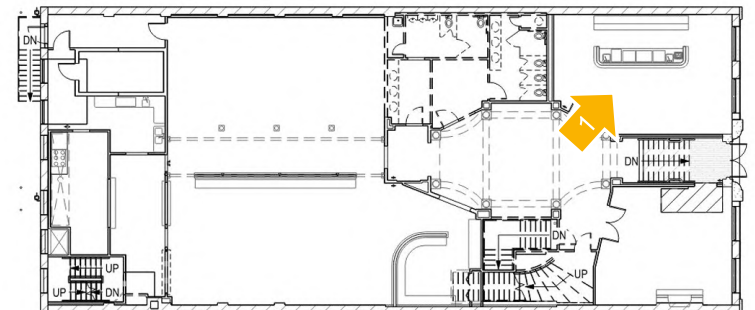


Phase I - First Floor Level Demolition





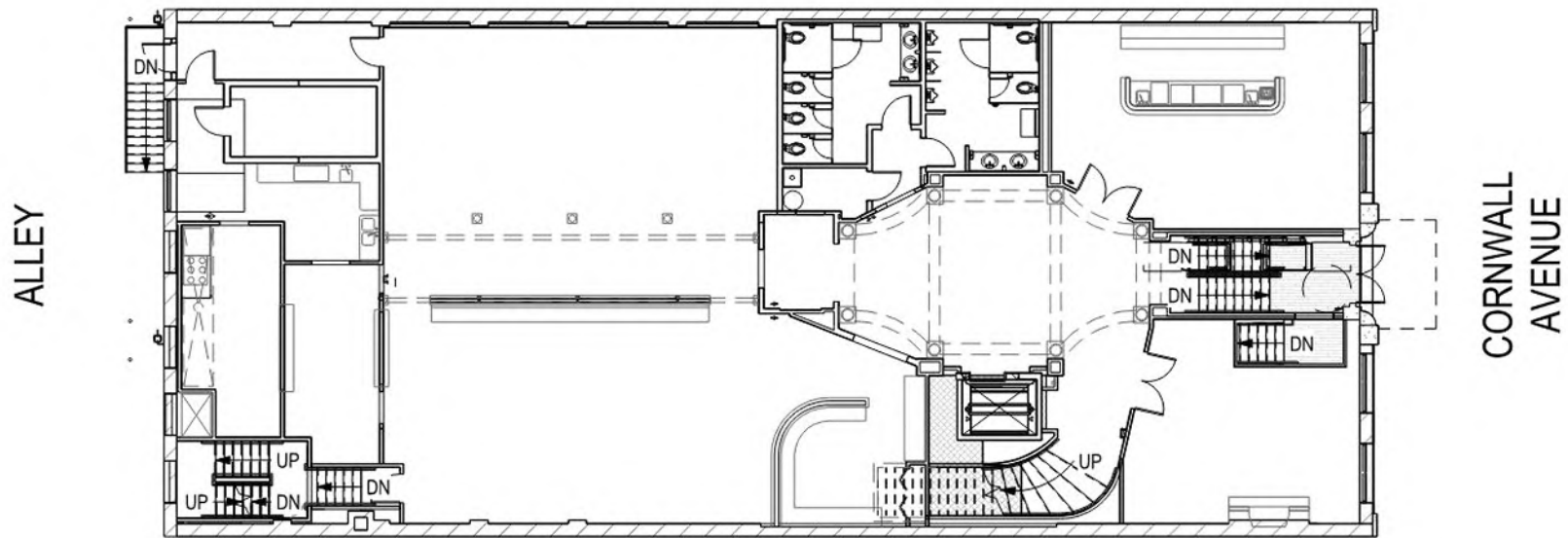
ALLEY



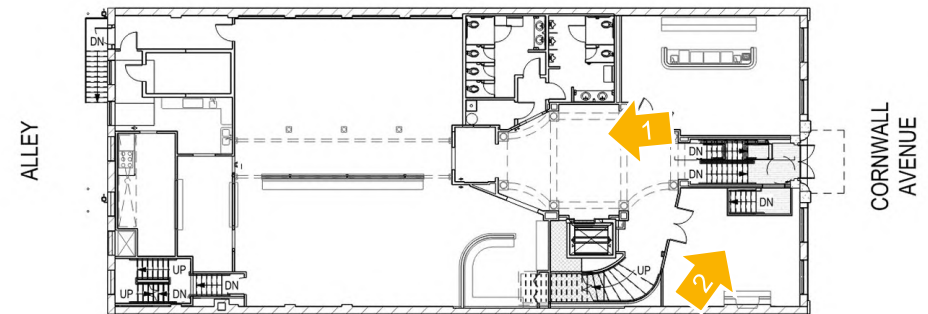
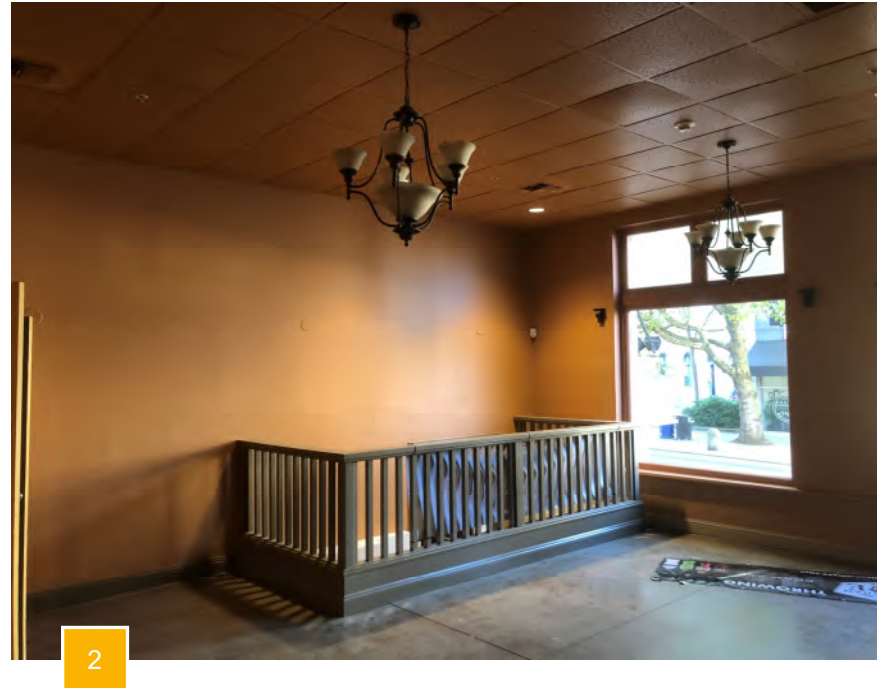
CORNWALL AVENUE

Phase I - First Floor Level Demolition

- New Entry Stair with Platform Lift
- Replaced Historic BPOE Mosaic Tile
- New Passenger Elevator
- New Stairs to Basement and Second Floor Levels
- Installation of ADA-Compliant Toilet Rooms



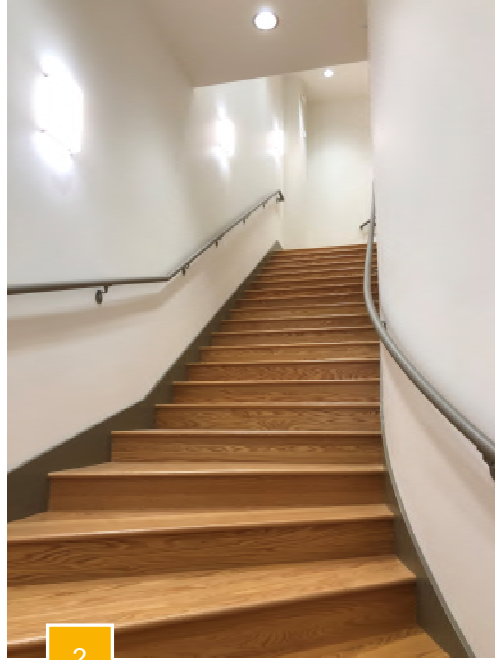
Phase II - First Floor Level Existing Conditions



Phase II - First Floor Level Existing Conditions



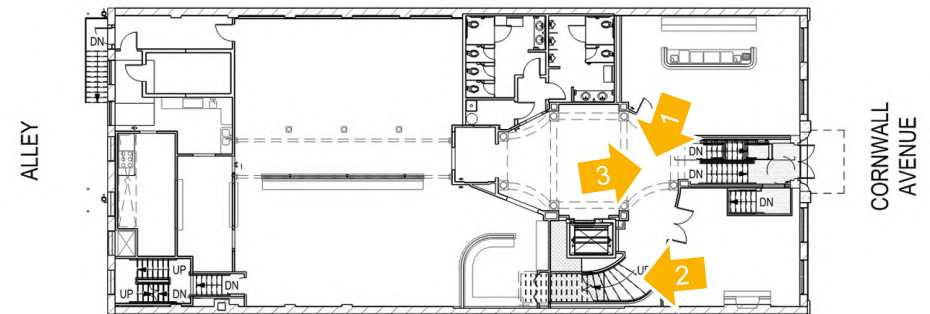
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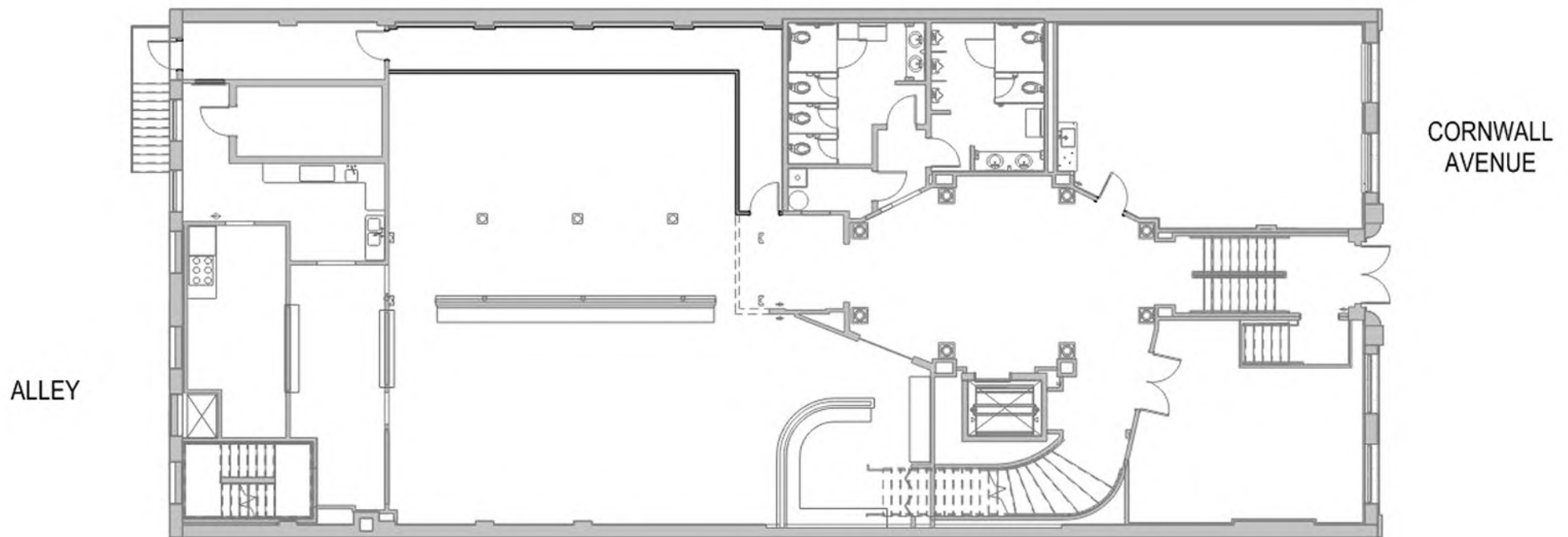


3



Phase II - First Floor Level Existing Conditions

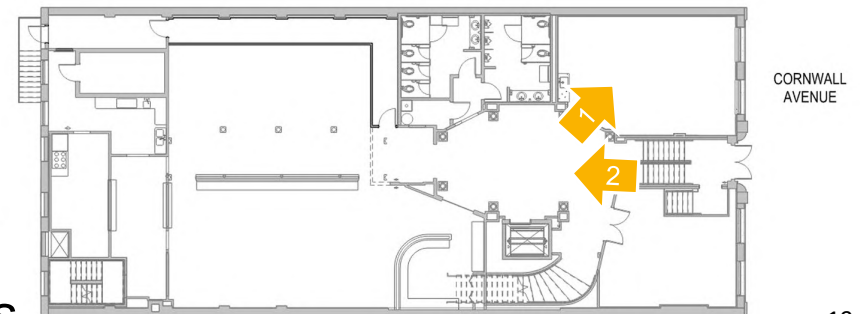
- New Exit Corridor to Alley
- Renovated Front Room for EBC Classroom E
- Replaced Lobby Light Fixture



Phase II - First Floor Level Completed Renovations

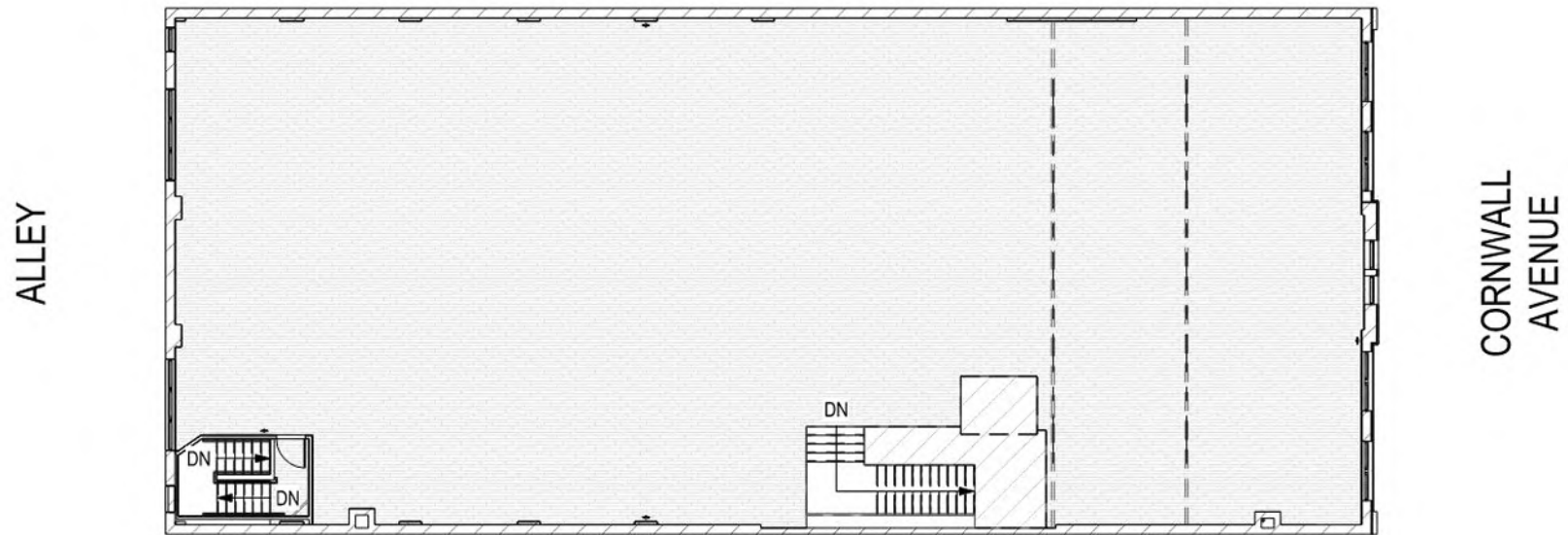


Photo Courtesy Stephen Day Architecture



Phase II - First Floor Level Completed Renovations

- Remove Existing Stair
- Abatement of Asbestos
- Open Floor for Elevator
- Preparation of Subfloor for Leasing



Phase I - Second Floor Level Demolition



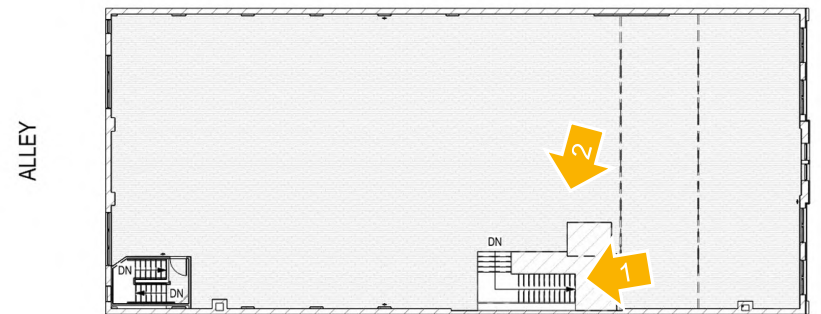
Phase I - Second Floor Level Demolition



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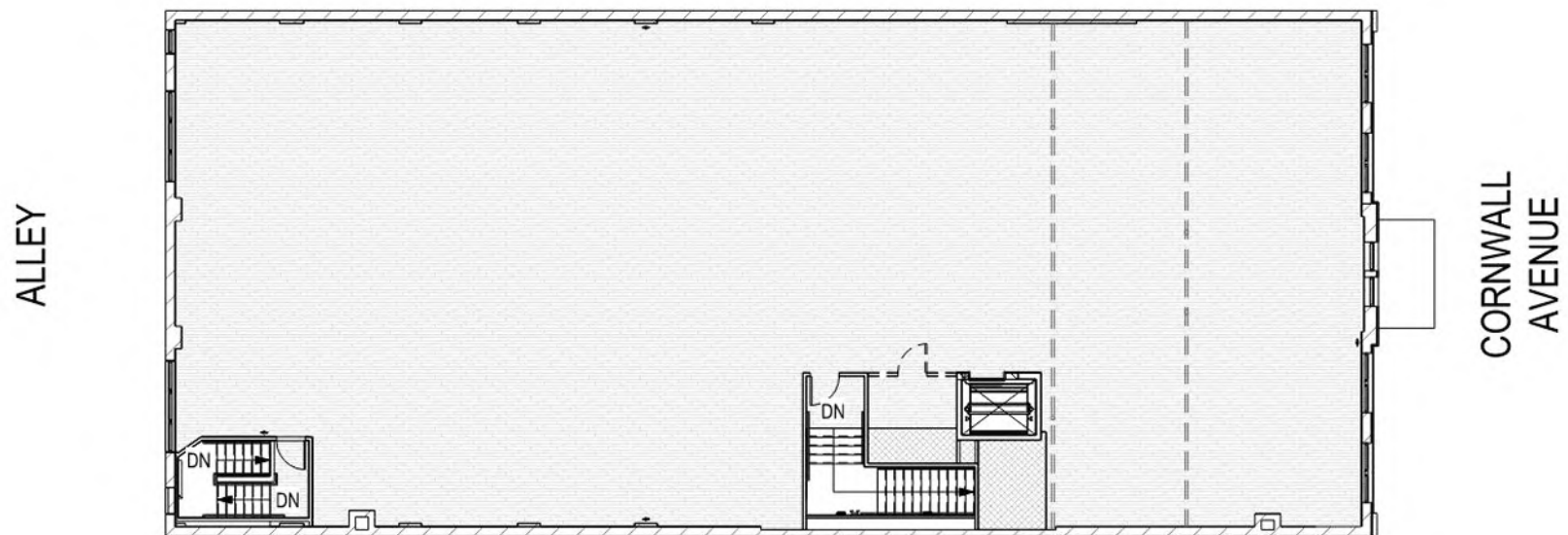


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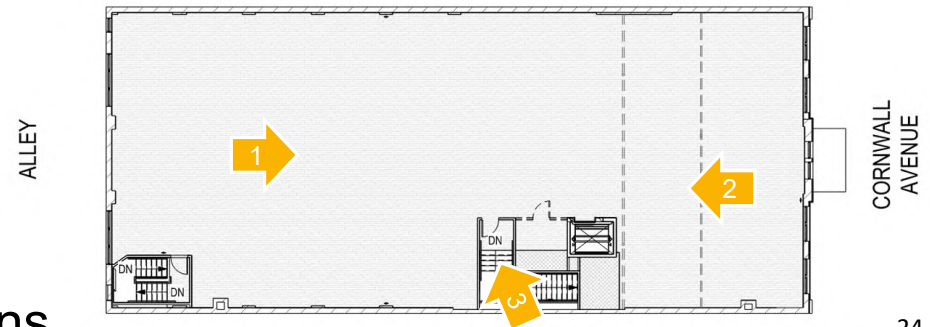
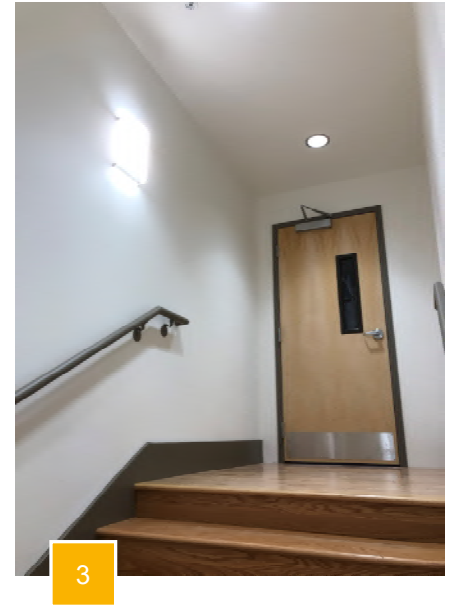
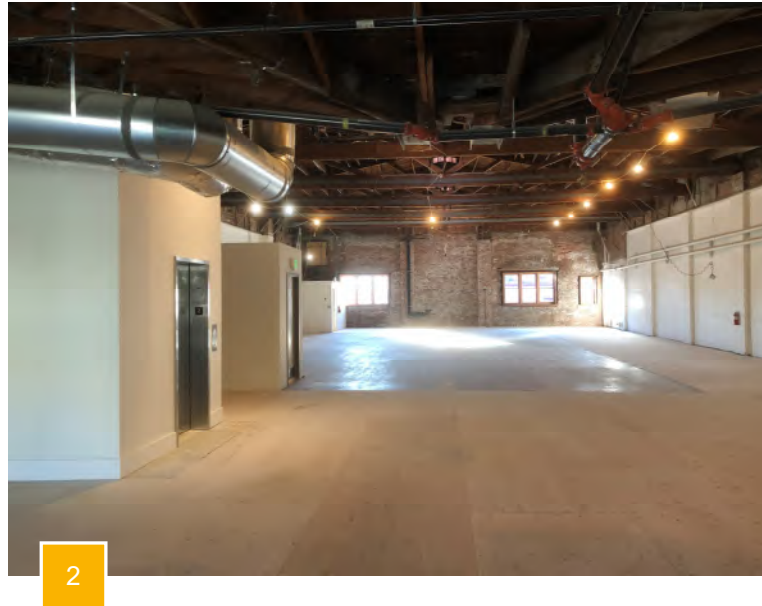


Phase I - Second Floor Level Demolition

- New Enclosed Egress Stair
- New Passenger Elevator
- Subfloor Leveled and Prepared for Finishes



Phase II - Second Floor Level Existing Conditions

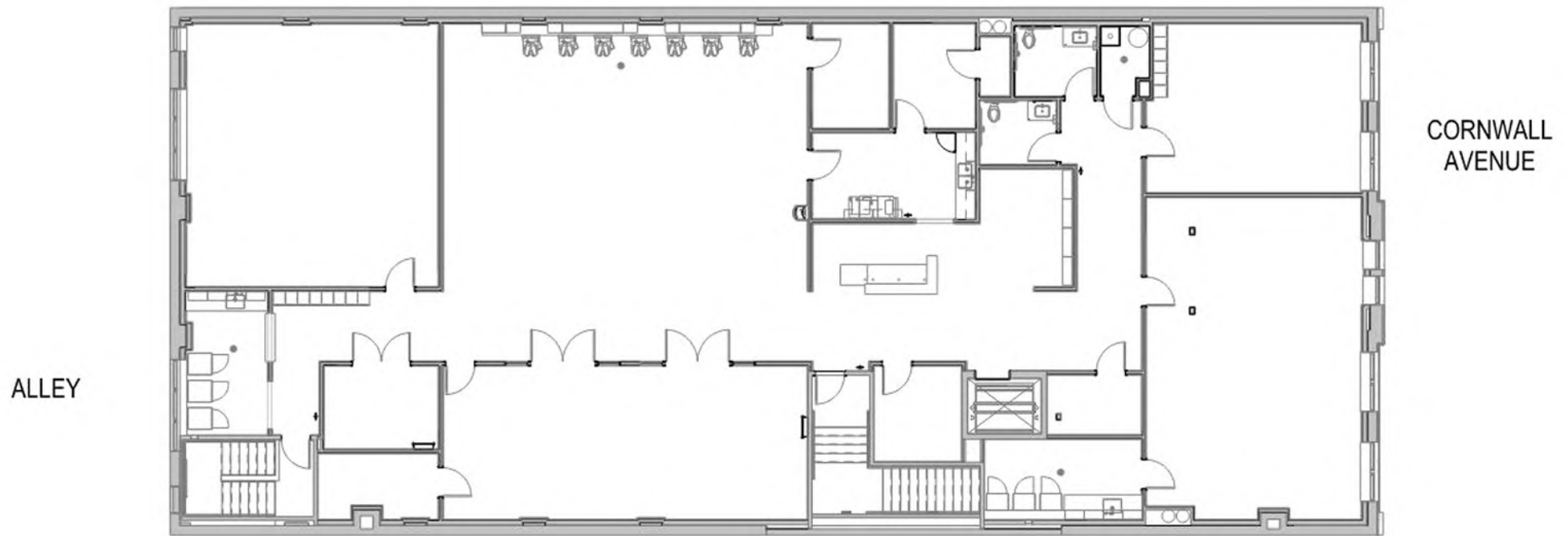


Phase II - Second Floor Level Existing Conditions



Phase II - Second Floor Level Concept Design

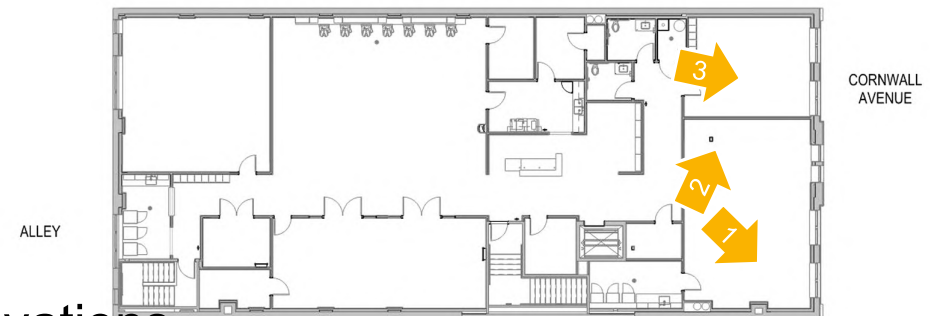
- Tenant Improvement Build-Out for Evergreen Beauty College
- New Plumbing, HVAC Distribution, Electrical, and Lighting Systems
- New Classrooms, Offices, and Support Spaces
- New Flooring Finishes
- Spatial Layout Aligns Roughly to Historic Use



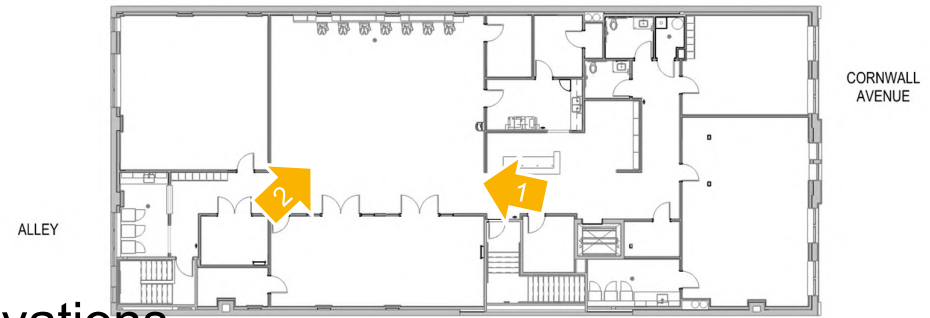
Phase II - Second Floor Level Completed Renovations



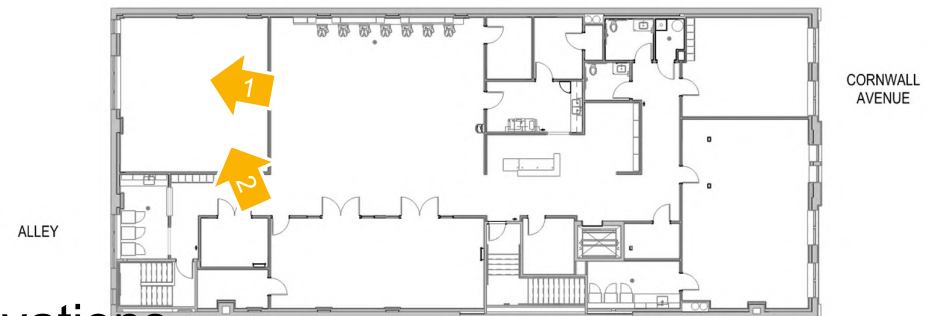
Photos Courtesy Stephen Day Architecture



Phase II - Second Floor Level Completed Renovations



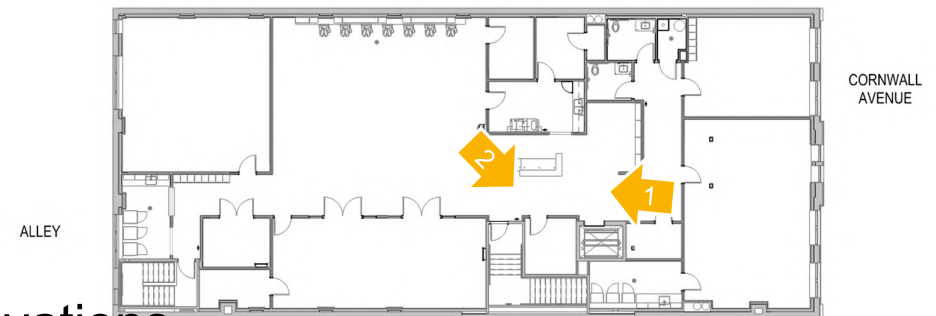
Phase II - Second Floor Level Completed Renovations



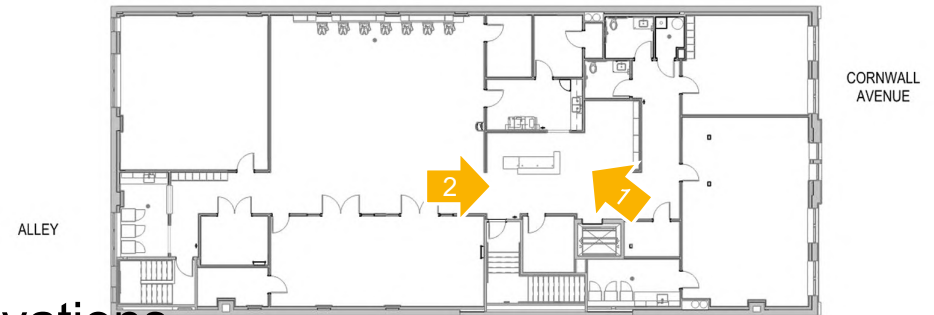
Phase II - Second Floor Level Completed Renovations



Photos Courtesy Stephen Day Architecture



Phase II - Second Floor Level Completed Renovations



Phase II - Second Floor Level Completed Renovations



Revised Toilet Room Alcove



Typical Lavatory Finishes



Typical Stall Finishes



Typical Stall Finishes



Typical Lavatory Finishes

Phase I - Accessibility Improvements at Toilet Rooms



Basement Elevator



First Floor Elevator



Second Floor Elevator



Platform Lift at Sidewalk Entrance Level

Phase I - Accessibility Improvements at Elevator



Existing Entry Lobby Tile – June 2019



Original Mosaic under Tile – January 2020



Original Mosaic under Tile – January 2020



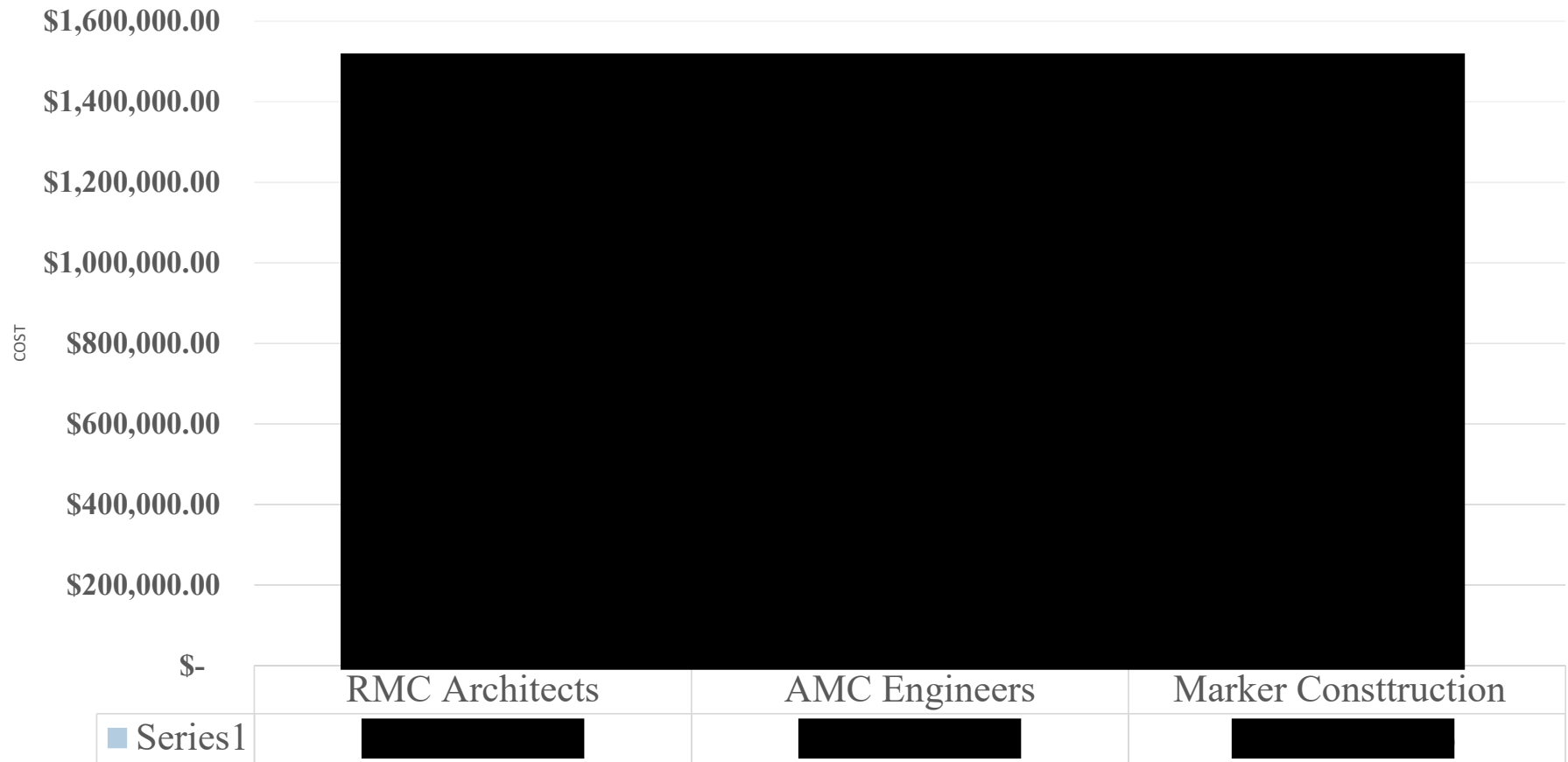
Replica Mosaic – September 2020



Replica Mosaic – September 2020

Phase I - Unexpected Discovery - Restoration

CONSTRUCTION COST BREAK-DOWN

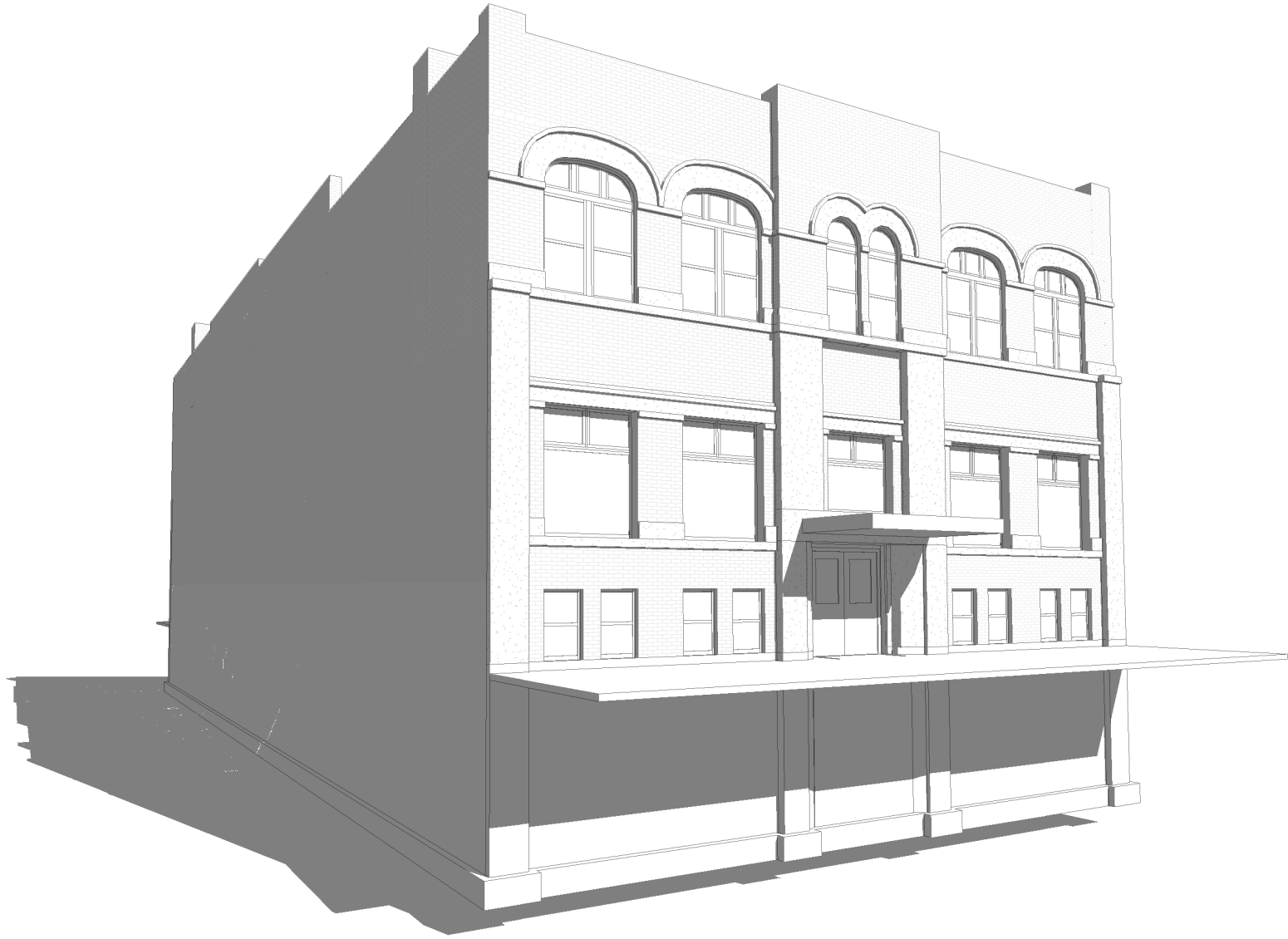


Thank you!

Tenant Improvements for

Evergreen Beauty College

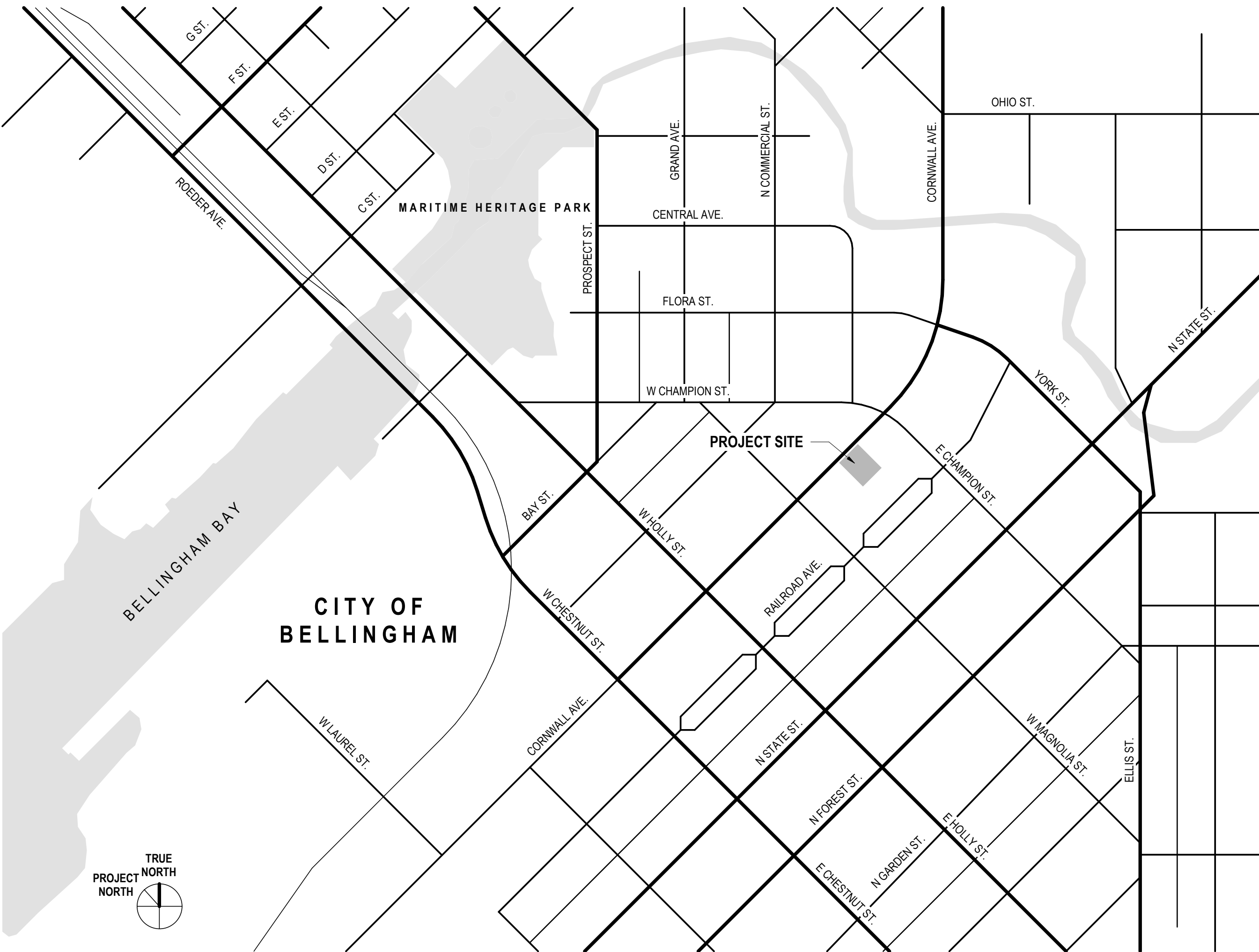
at BPOE - 1414 Cornwall Avenue



Rendering of Existing Exterior

NOTE: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY. IT IS NOT TO SCALE, AND NOT TO BE USED FOR DESIGN, PERMITTING, BIDDING, OR CONSTRUCTION.

Vicinity Map



Project Team

CLIENT:
EVERGREEN BEAUTY COLLEGE
17837 1ST AVENUE S. #244
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JASON WILLIARD
JASON.W@RMCARCHITECTS.COM

GENERAL CONTRACTOR:
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GREG MARTENS
GREG@MARKERCONSTRUCTION.COM
JUSTIN PARKER
JUSTIN@MARKERCONSTRUCTION.COM

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D701 FIRST FLOOR LEVEL DEMOLITION REFLECTED CEILING PLAN
D702 SECOND FLOOR LEVEL DEMOLITION REFLECTED CEILING PLAN

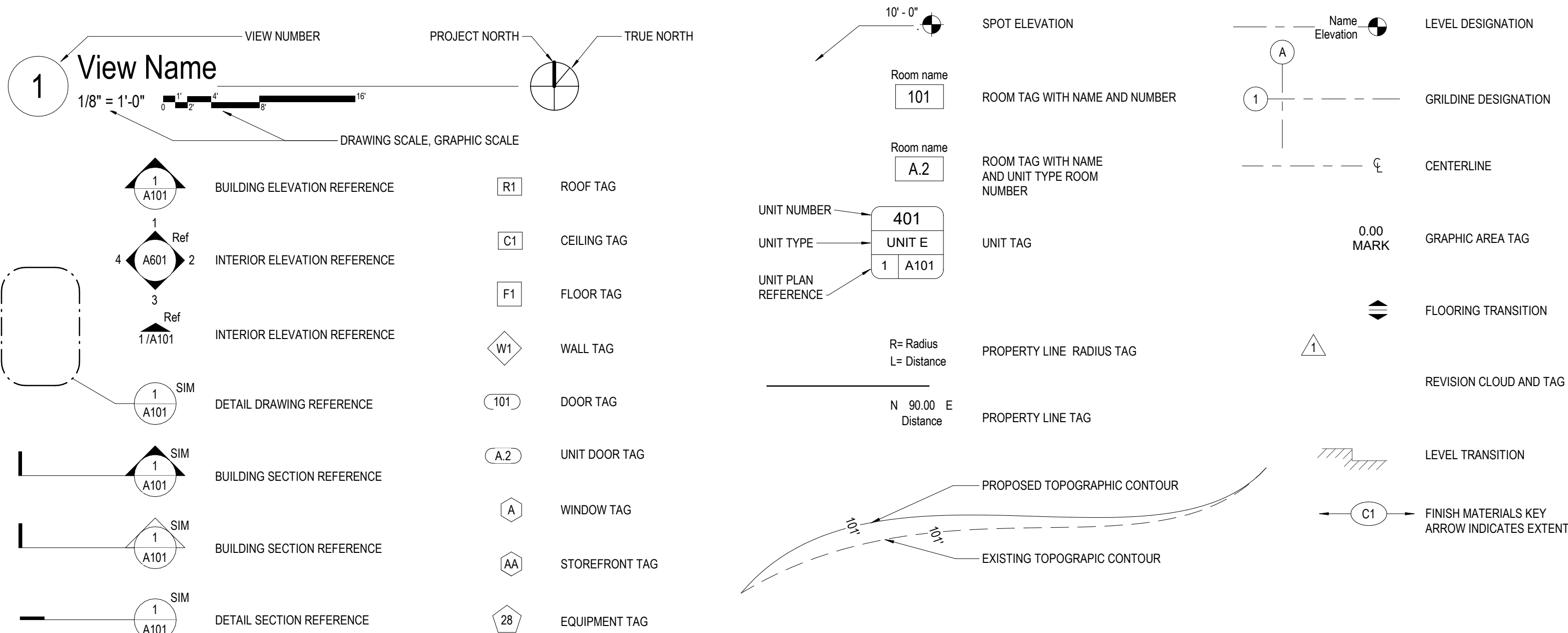
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Project Information

PROJECT DATA	
OWNER:	EVERGREEN COSMO, INC. 802 SE EVERETT MALL WAY, EVERETT, WA, 98208-3759
SITE ADDRESS:	1414 CORNWALL AVENUE, BELLINGHAM, WA 98225
PARCEL NUMBER:	380330 231173 0000
PROPERTY DESCRIPTION:	FORMER BELLINGHAM BPOE (BENEVOLENT AND PROTECTIVE ORDER OF ELKS) LODGE, BUILT 1912
LEGAL DESCRIPTION:	NEW WHATCOM LOT 5 BLOCK 45
LOT SIZE:	6,884 SF [0.16 ACRES]
PROJECT DESCRIPTION:	THIS PROJECT COMPRISES MODIFICATIONS TO THE EXISTING ELKS LODGE IN DOWNTOWN BELLINGHAM. INCLUDED IN THIS SCOPE OF WORK ARE ALTERATIONS TO PORTIONS OF THE FIRST AND SECOND FLOOR LEVELS FOR CONVERSION TO CLASSROOMS AND INSTRUCTION AREAS FOR COSMETOLOGY AND HAIRSTYLING PROGRAMS OPERATED BY THE EVERGREEN BEAUTY COLLEGE.
DEFERRED PERMIT SUBMITTALS:	FIRE PROTECTION SYSTEM FIRE ALARM SYSTEM SIGNAGE
ZONING:	CITY CENTER NEIGHBORHOOD, URBAN VILLAGE SUBAREA 7, DOWNTOWN DISTRICT COMMERCIAL CORE
HISTORICAL INFORMATION:	NATIONAL REGISTER OF HISTORIC PLACES DOWNTOWN BELLINGHAM HISTORIC DISTRICT
BUILDING CODE REQUIREMENTS	
CODES:	INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 EDITION INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION INTERNATIONAL FIRE CODE (IFC), 2018 EDITION UNIFORM PLUMBING CODE (UPC), 2018 EDITION WASHINGTON CITIES ELECTRICAL CODE WASHINGTON STATE ENERGY CODE (WSEC), 2018 EDITION *NOTE: ALL CODES ARE SUBSEQUENTLY MODIFIED BY WASHINGTON ADMINISTRATIVE CODE (WAC) AMENDMENTS
SELECTED CODE / APPROACH:	IEBC, WORK AREA COMPLIANCE METHOD, ALTERATION LEVEL 2, AND HISTORIC BUILDINGS (IEBC CHAPTER 12) WHERE APPLICABLE. STRUCTURE IS RISK CATEGORY III WHEN FULLY OCCUPIED, BASED ON PROJECTED OCCUPANCY (NOT UNDER THIS PERMIT).
OCCUPANCY CLASSIFICATION:	BUSINESS - GROUP B (FORMERLY ASSEMBLY - GROUP A-2, RESTAURANT / NIGHTCLUB)
CONSTRUCTION TYPE:	VB (SPRINKLERED) - EXISTING BUILDING
FIRE PROTECTION:	FULLY SPRINKLERED PER NFPA 13
ALLOWABLE HEIGHT AND AREA:	MAXIMUM BUILDING HEIGHT (IBC TABLE 504.3): 60' MAXIMUM NUMBER OF STORIES (IBC TABLE 504.4): 2 (A-2 OCCUPANCY) MAXIMUM BUILDING AREA (IBC TABLE 506.2): 18,000 SF (A-2 OCCUPANCY)
BUILDING AREA SUMMARY:	BUILDING FLOOR AREA: 6,386 SF (BASEMENT) 6,386 SF (FIRST FLOOR) 6,386 SF (SECOND FLOOR)
PARKING COUNT:	NO PARKING REQUIRED

Architectural Symbols



Fire Department Additional Information

STRUCTURE WILL MEET EMERGENCY RESPONDER RADIO COVERAGE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE (IFC) AND ANY AND ALL DEFICIENCIES WILL BE CORRECTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING GRANTED

TEMPORARY STANDPIPES WILL BE PROVIDED PRIOR TO STARTING CONSTRUCTION ON THE 3RD FLOOR - TEMPORARY STANDPIPE LOCATION AND ENGINEERING (IF REQUIRED) WILL BE PROVIDED AS PART OF THE BIDDER-DESIGNED FIRE SPRINKLER SYSTEM

CITY OF BELLINGHAM FIRE DEPARTMENT PERMIT CHECKLIST	
UNDERGROUND FIRE SERVICE MAIN	
FIRE SPRINKLERS	
FIRE ALARM SYSTEM	
FIRE STAND PIPE	
FIRE APPARATUS ACCESS ROAD	
EMERGENCY RESPONDER RADIO (IF REQUIRED)	

PERMIT DRAWINGS REV. 2 - 2021-06-14

BPOE - Tenant Improvements for
Evergreen Beauty College
1414 Cornwall Avenue
Bellingham, WA 98225

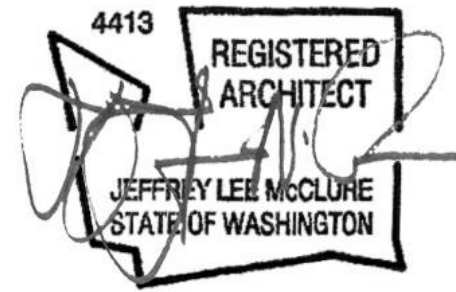
Job No: 2104 Date: 2021-11-10
File No: Evergreen Beauty College.rvt
Drawn By: JWillard
Checked By: JMcClure
Issued for: PERMIT
1 Revision 1 2021-05-17
2 Revision 2 2021-06-14

COVER SHEET

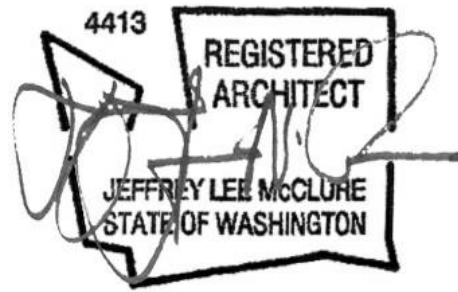
G001

EXHIBIT A.5. Floor Plans

RMC ARCHITECTS



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Job No:	2104	Date:	2021-11-10
File No:	Evergreen Beauty College.rvt		
Drawn By:	JWillard		
Checked By:	JMcClure		
Issued for:	PERMIT		
1	Revision 1	2021-05-17	
2	Revision 2	2021-06-14	
3	Revision 3	2021-06-17	
4	Revision 4	2021-06-23	

CODE AND
REVISION
INFORMATION

1

G002

Drawing Revisions

1

REVISION 1 (2021-05-17):

G001:
ADDED SHEET G002 TO DRAWING INDEX

G002:
NEW SHEET

A001:
ADDED FC1 ASSEMBLY FOR CODE CLARIFICATIONS REGARDING FIRESTOPPING AT EXISTING MECHANICAL DUCT AND OTHER PENETRATIONS AT EXISTING FLOOR-CEILING ASSEMBLY AND INCLUDED CHART SHOWING UL FIRESTOPPING FOR VARIOUS ASSEMBLIES

A202:
ADDED COMBINATION ADA-HEIGHT DRINKING FOUNTAIN AND BOTTLE FILLING STATION (ELKAY MODEL LZS8WSSK) AT TRAINING STATIONS 217
SWITCHED LOCATIONS OF MOP SINK AND WATER HEATER IN CUSTODIAL 210

A211:
RENAMED DRAWING SHEET
ADDED PARTIAL ENLARGED FLOOR PLAN AT TRAINING STATIONS 217
ADDED SECTION AT SHAMPOO BOWL WALL
CHANGED COUNTERTOP ABOVE SHAMPOO BOWLS TO PLASTIC LAMINATE

A212:
CHANGED LOCKER SIZE FROM 1'-0" TO 1'-6" DEEP
CLARIFIED SHELVING PRODUCT AT RETAIL 203
REMOVED PORTION OF COUNTERTOP AT WASHER AND DRYERS AT DISPENSE 214

A600:
REMOVED SOAP DISPENSERS FROM TOILET ROOMS - REFER TO PLAN ON 1/A600 AND TOILET ACCESSORIES LEGEND
UPDATED PLUMBING FIXTURE CODE SUMMARY FOR OCCUPANT LOADS DEFINED IN 2018 IBC

A601:
REMOVED SOAP DISPENSERS FROM TOILET ROOMS

A602:
CHANGED MODEL NUMBER OF OVERHEAD DOORS 218B AND 218C
CHANGED LOCKER SIZE FROM 1'-0" TO 1'-6" DEEP
ADJUSTED CABINETS IN TEACHER'S WORKROOM TO ACCOMMODATE UNDERCOUNTER REFRIGERATOR
ADJUSTED CABINETS ABOVE COPIER TO BE 24" HIGH (PROVIDES 5'-0" CLEARANCE FOR COPIER)
PROVIDED ELECTRICAL RECEPTACLE / JUNCTION BOX FOR BACKLIT SIGNAGE (BY OTHERS)
REMOVED WALL PROTECTION PANELING FROM NORTH WALL OF RETAIL 203
ADDED CONTINUOUS PLYWOOD BLOCKING BEHIND NORTH AND WEST WALLS OF RETAIL 203
ADDED RAKKS WALL STANDARDS AND BRACKETS AND TEMPERED GLASS SHELVING TO NORTH WALL OF RETAIL 203

A603:
CHANGED LOCKER SIZE FROM 1'-0" TO 1'-6" DEEP
ADDED WALL PROTECTION PANELING TO CLASSROOM A 212 AND CLASSROOM B 213
MODIFIED CASEWORK AT DISPENSE 214
REMOVED PORTION OF COUNTERTOP AT WASHER AND DRYERS AT DISPENSE 214

A604:
ADDED ADA DRINKING FOUNTAIN AND BOTTLE FILLING STATION TO TRAINING STATIONS 217
MODIFIED SHELVING AND ADDED TOWEL STORAGE CABINETS ON WEST WALL OF TRAINING STATIONS 217
CHANGED MODEL NUMBER OF OVERHEAD DOORS 218B AND 218C
REPLACED WALL-HUNG COSMETOLOGY STATIONS WITH MOBILE STATIONS AT CLASSROOM C 218

A605:
REMOVED PORTION OF COUNTERTOP AT WASHER AND DRYERS AT DISPENSE 222
ADDED WALL PROTECTION PANELING TO CLASSROOM D 223
MODIFIED MIRROR LAYOUT AT CLASSROOM D 223

A606:
ADDED WALL PROTECTION PANELING TO CLASSROOM E 102

A702:
ADDED (2) FIXTURE TYPE 'B' AT SOFFIT ABOVE RETAIL 203 AND BETWEEN LOBBY 201 AND CORRIDOR 211

A712:
ADDED (2) FIXTURE TYPE 'B' AT SOFFIT ABOVE RETAIL 203 AND BETWEEN LOBBY 201 AND CORRIDOR 211 AND PROVIDED DIMENSIONS FOR LOCATING FIXTURES

A800:
CLARIFIED FIRE RATING OF GLAZING AT DOOR 2-S3
MODIFIED DOOR HARDWARE GROUPS AND DOOR SCHEDULE
CHANGED MODEL NUMBER OF OVERHEAD DOORS 218B AND 218C
CHANGED SIZE OF DOOR 218D

2

REVISION 2 (2021-06-11):

G001:
ADDED SHEET A801 TO DRAWING INDEX

A202:
ELIMINATED LOCKERS AT CORRIDOR 211
MOVED DOOR 218A 1'-0" SOUTH
REVISED COSMETOLOGY STATION LAYOUT AND FLOOR BOX LAYOUT AND QUANTITY AT CLASSROOM C 218 AND CLASSROOM D 223
ADDED LOCKERS AT CORRIDOR 221

A211:
CLARIFIED LOCATION OF FLOOR DRAIN ADJACENT TO SHAMPOO BOWLS

A212:
PROVIDED PRODUCT INFORMATION FOR SHELVING AT RETAIL 203

A601:
PROVIDED TYPICAL FINISH INFORMATION AT INTERIOR ELEVATIONS

A602:
PROVIDED TYPICAL FINISH INFORMATION AT INTERIOR ELEVATIONS
CLARIFIED FIRE RATING OF GLAZING AT DOOR 2-S3

A603:
PROVIDED TYPICAL FINISH INFORMATION AT INTERIOR ELEVATIONS

A604:
PROVIDED TYPICAL FINISH INFORMATION AT INTERIOR ELEVATIONS
CLARIFIED DEPTH OF LOCKERS AT CORRIDOR 221
REMOVED OVERHEAD DOORS AT CLASSROOM C 218

A605:
PROVIDED TYPICAL FINISH INFORMATION AT INTERIOR ELEVATIONS
RELOCATED MONITORS AT CLASSROOM D 223

A606:
PROVIDED TYPICAL FINISH INFORMATION AT INTERIOR ELEVATIONS

A702:
RELOCATED MONITORS AT CLASSROOM D 223

A800:
CLARIFIED FIRE RATING OF GLAZING AT DOOR 2-S3
CORRECTED HARDWARE GROUP AT DOOR 216
REVISED DOOR TYPE C
REVISED NOTE ON DOOR TYPE E
ADDED HARDWARE GROUP 13 FOR NEW FRENCH DOORS 218B AND 218C

A801:
NEW SHEET

A802:
NEW SHEET

A900:
PROVIDED FINISH INFORMATION AT RECEPTION DESK

3

REVISION 3 (2021-06-14):

A202:
REVISED OVERHEAD DOOR TO FRENCH DOOR

4

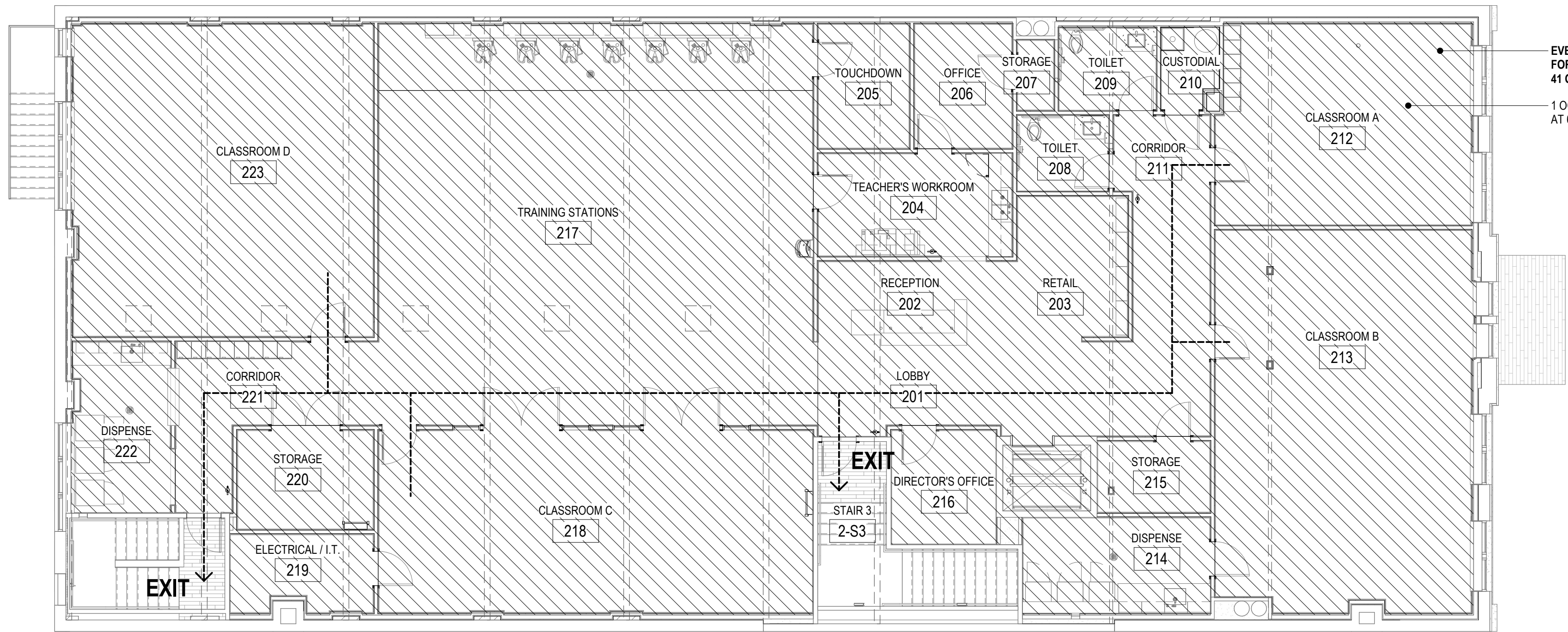
REVISION 4 (2021-06-30):

A201:
UPDATED FINISHED FLOOR TO VCT-2, ADDING TRANSITION THRESHOLD AT DOOR
REVISED TV LAYOUT TO ACCOMODATE PILASTER AT GRIDLINE B

A606:
REVISED ELEVATION 3 TO INDICATE REVISED CEILING ELEVATION AND PILASTER

A701:
REVISED CEILING TO PARTIAL HARD LID TO CONCEAL STRUCTURAL BEAMS.

ALLEY



EVERGREEN BEAUTY COLLEGE TO OCCUPY
FORMER ENTIRETY OF SECOND FLOOR LEVEL
41 OCCUPANTS AS B (BUSINESS) OCCUPANCY

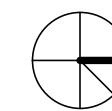
1 OCCUPANT / 150 GSF
AT 6,018 SF = 40.12 OCCUPANTS

CORNWALL
AVENUE

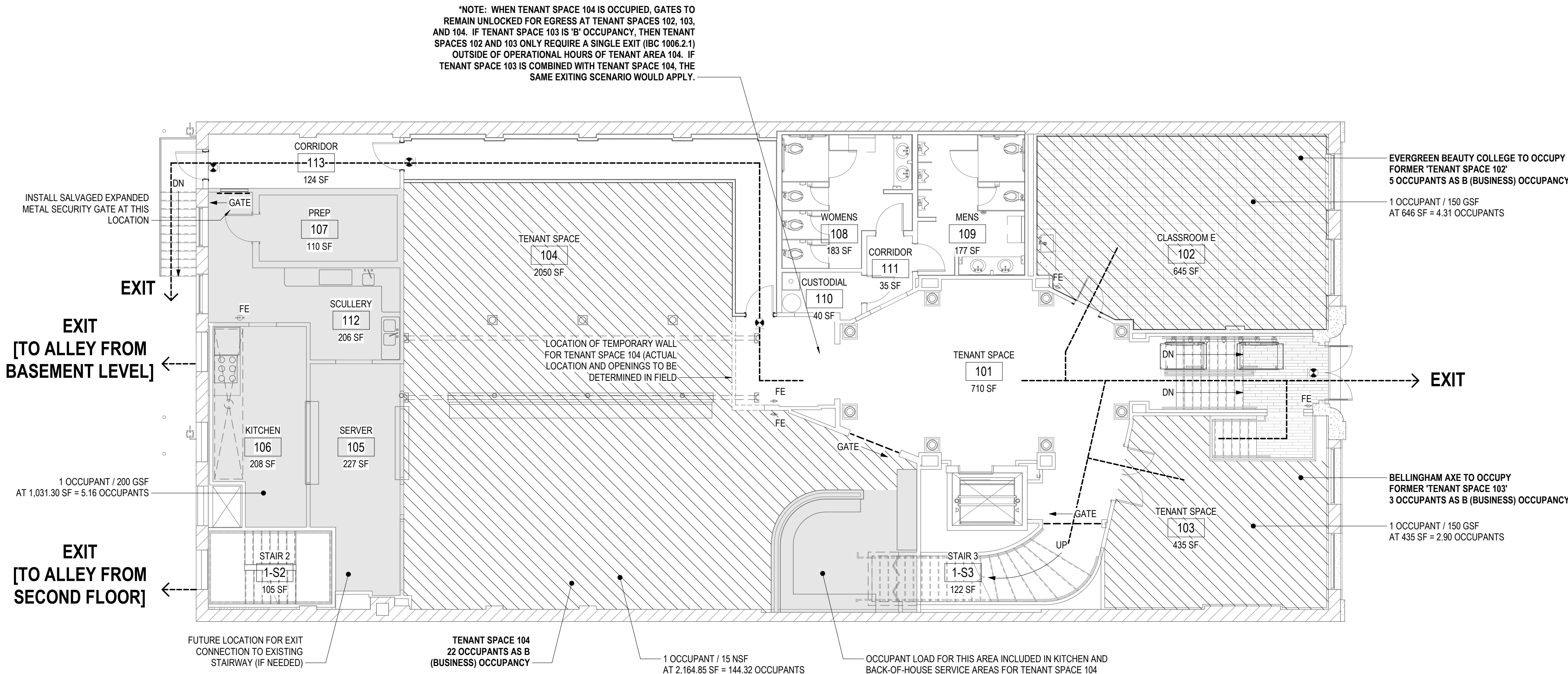
2

Second Floor Level Life Safety Diagram

1/8" = 1'-0" 0 2 4 6 8 10 12 14 16



ALLEY



*NOTE: WHEN TENANT SPACE 104 IS OCCUPIED, GATES TO
REMAIN UNLOCKED FOR EGRESS AT TENANT SPACES 102, 103,
AND 104. IF TENANT SPACE 103 IS 'B' OCCUPANCY, THEN TENANT
SPACES 102 AND 103 ONLY REQUIRE A SINGLE EXIT (IBC 1006.2.1)
OUTSIDE OF OPERATIONAL HOURS OF TENANT AREA 104. IF
TENANT SPACE 103 IS COMBINED WITH TENANT SPACE 104, THE
SAME EXITING SCENARIO WOULD APPLY.

EVERGREEN BEAUTY COLLEGE TO OCCUPY
FORMER 'TENANT SPACE 102'
5 OCCUPANTS AS B (BUSINESS) OCCUPANCY

1 OCCUPANT / 150 GSF
AT 646 SF = 4.31 OCCUPANTS

CORNWALL
AVENUE

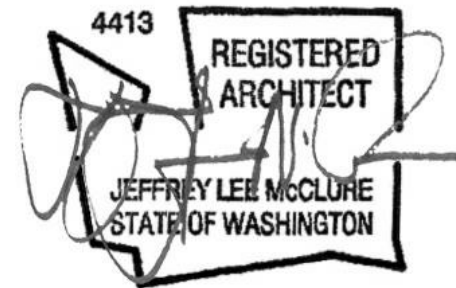
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First Floor Level Life Safety Diagram

1/8" = 1'-0" 0 2 4 6 8 10 12 14 16



RMC
ARCHITECTS



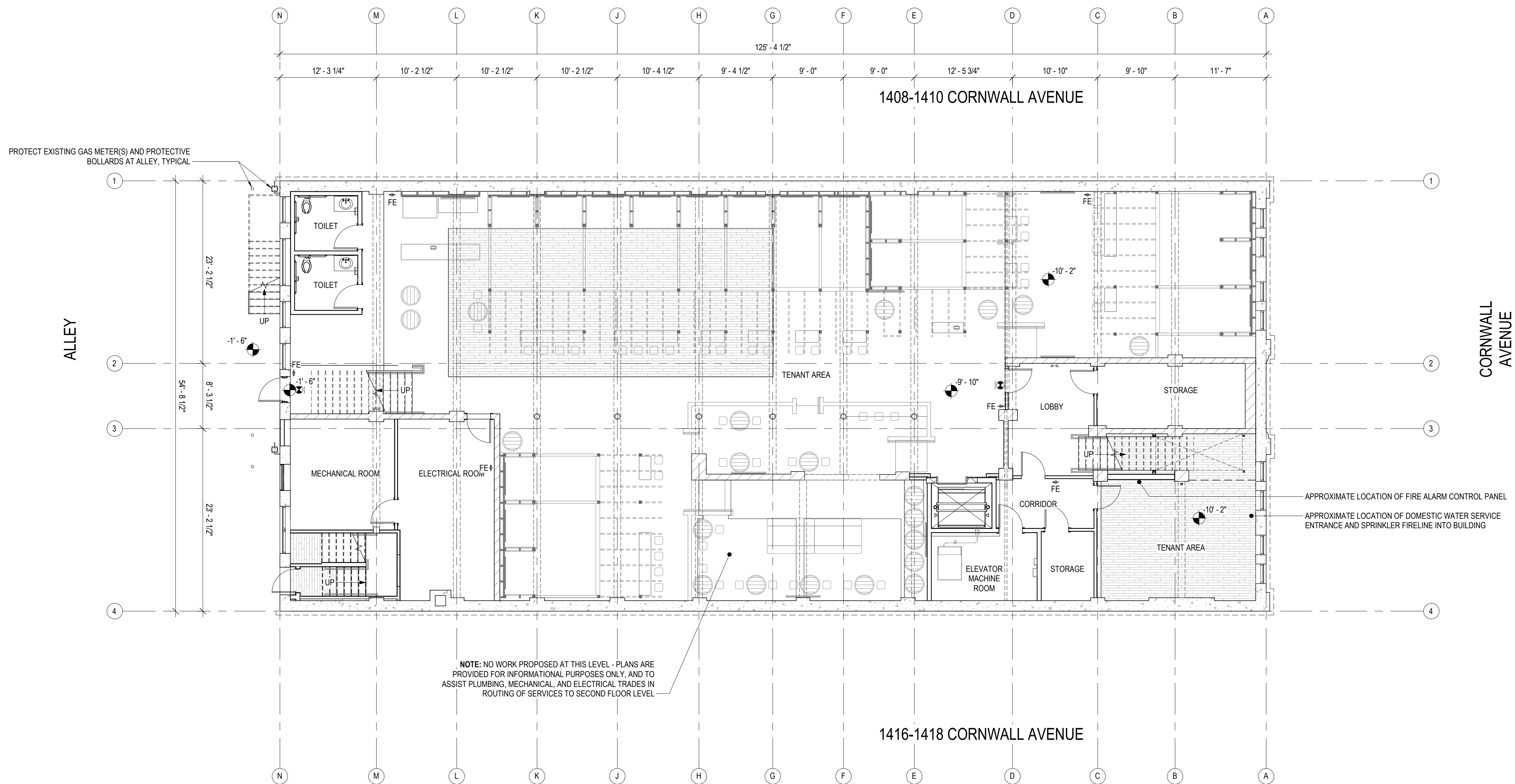
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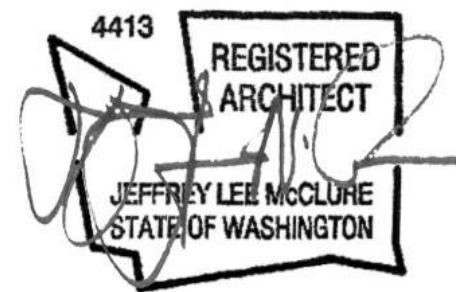
Job No: 2104 Date: 2021-11-10
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Checked By: JMcClure
Issued for: PERMIT

FIRST AND
SECOND FLOOR
LEVEL LIFE
SAFETY PLANS

G201



1 Basement Level Existing Conditions Plan - FOR REFERENCE ONLY
1/8" = 1'-0"

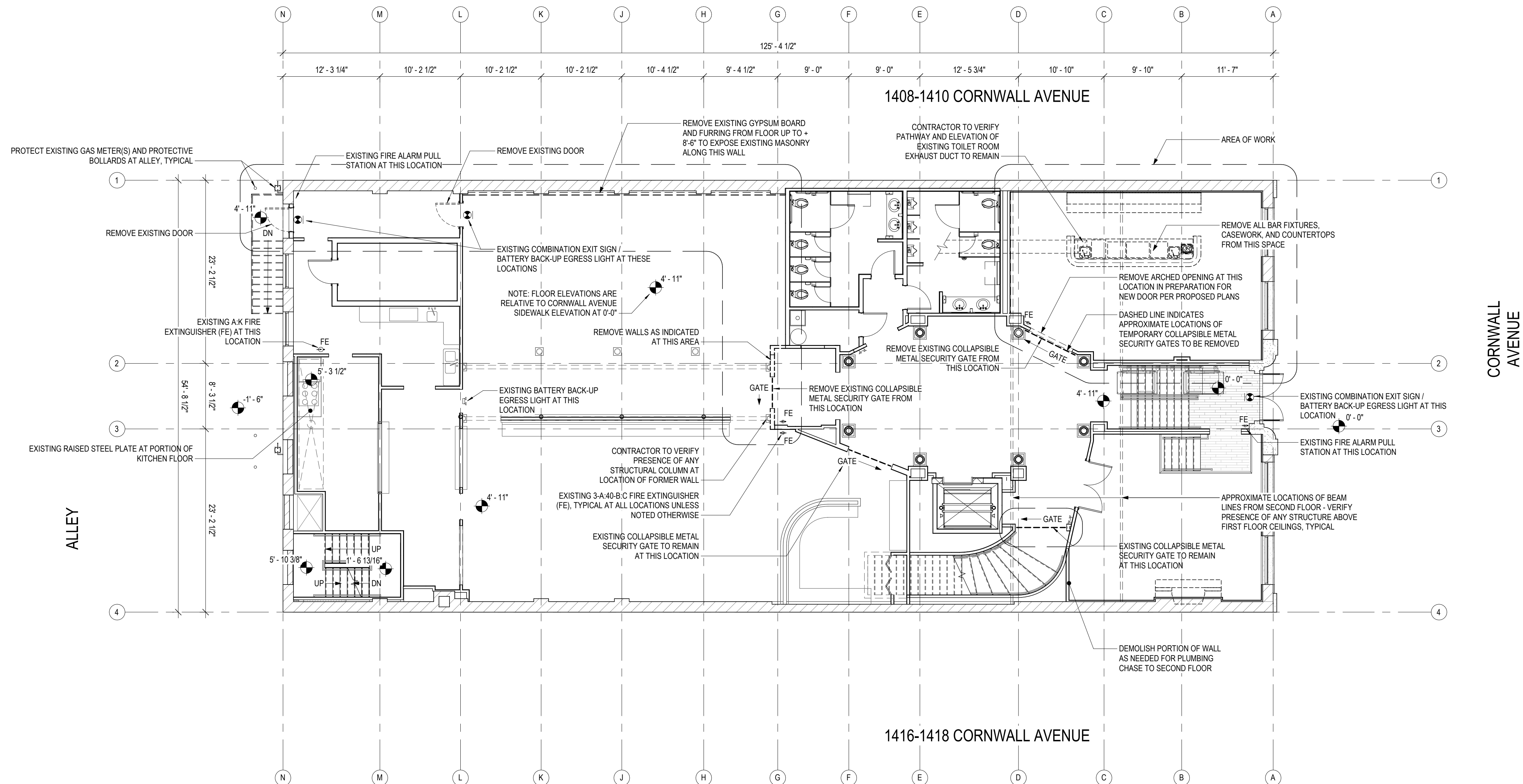
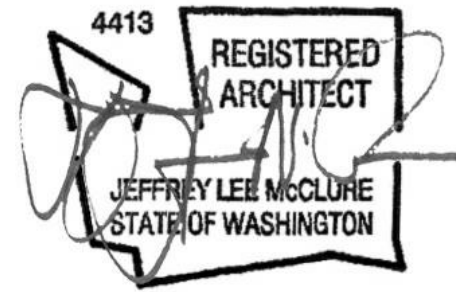


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BASEMENT
LEVEL EXISTING
CONDITIONS
PLAN

D200



1 First Floor Level Demolition Plan

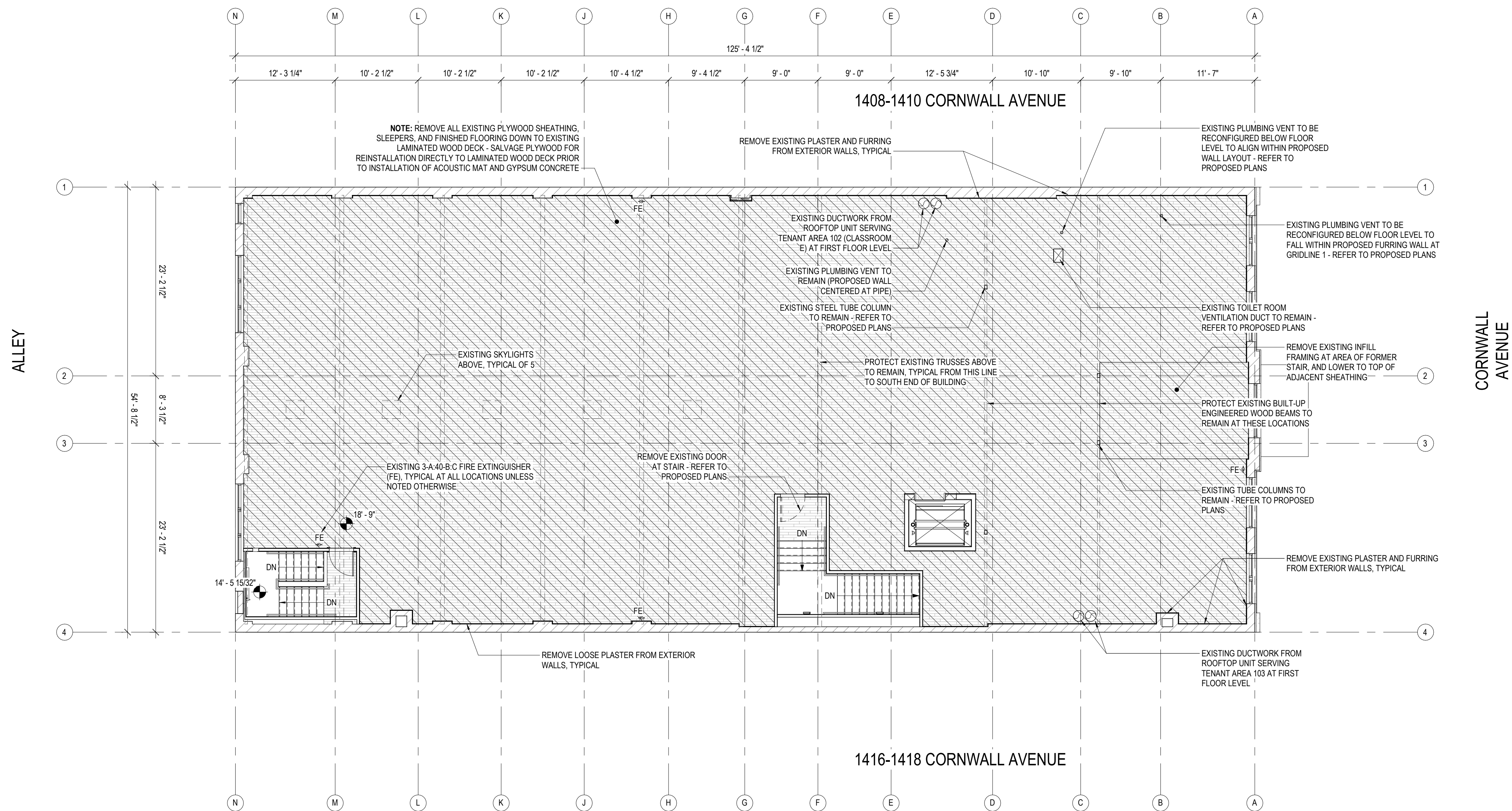
1/8" = 1'-0"

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Bellingham, WA 98225

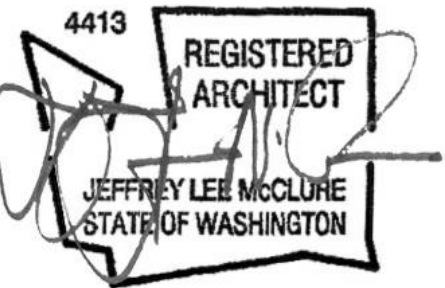
Job No: 2104 Date: 2021-11-10
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FIRST FLOOR
LEVEL
DEMOLITION
PLAN

D201



1 Second Floor Level Demolition Plan
1/8" = 1'-0"

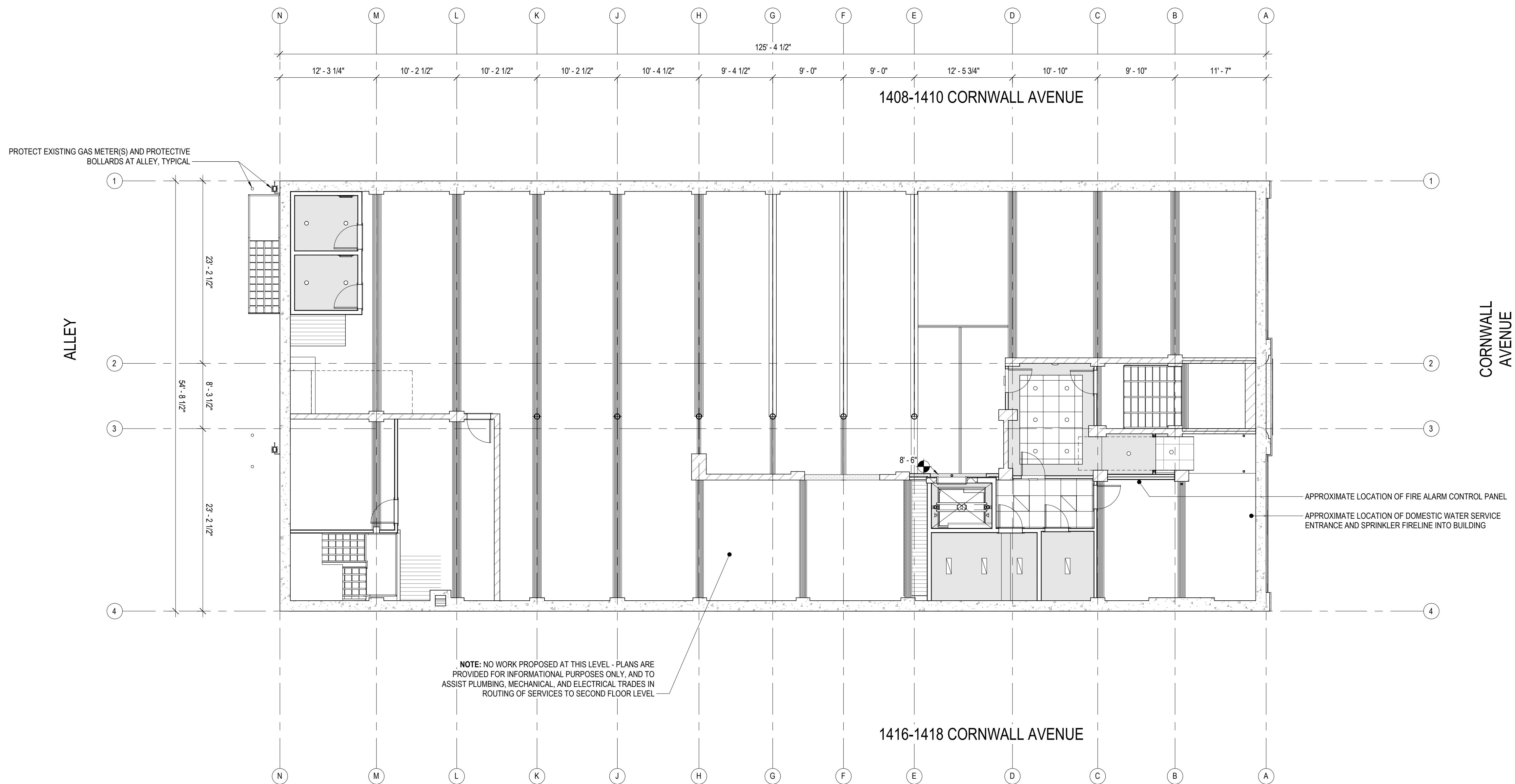


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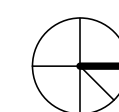
SECOND FLOOR
LEVEL
DEMOLITION
PLAN

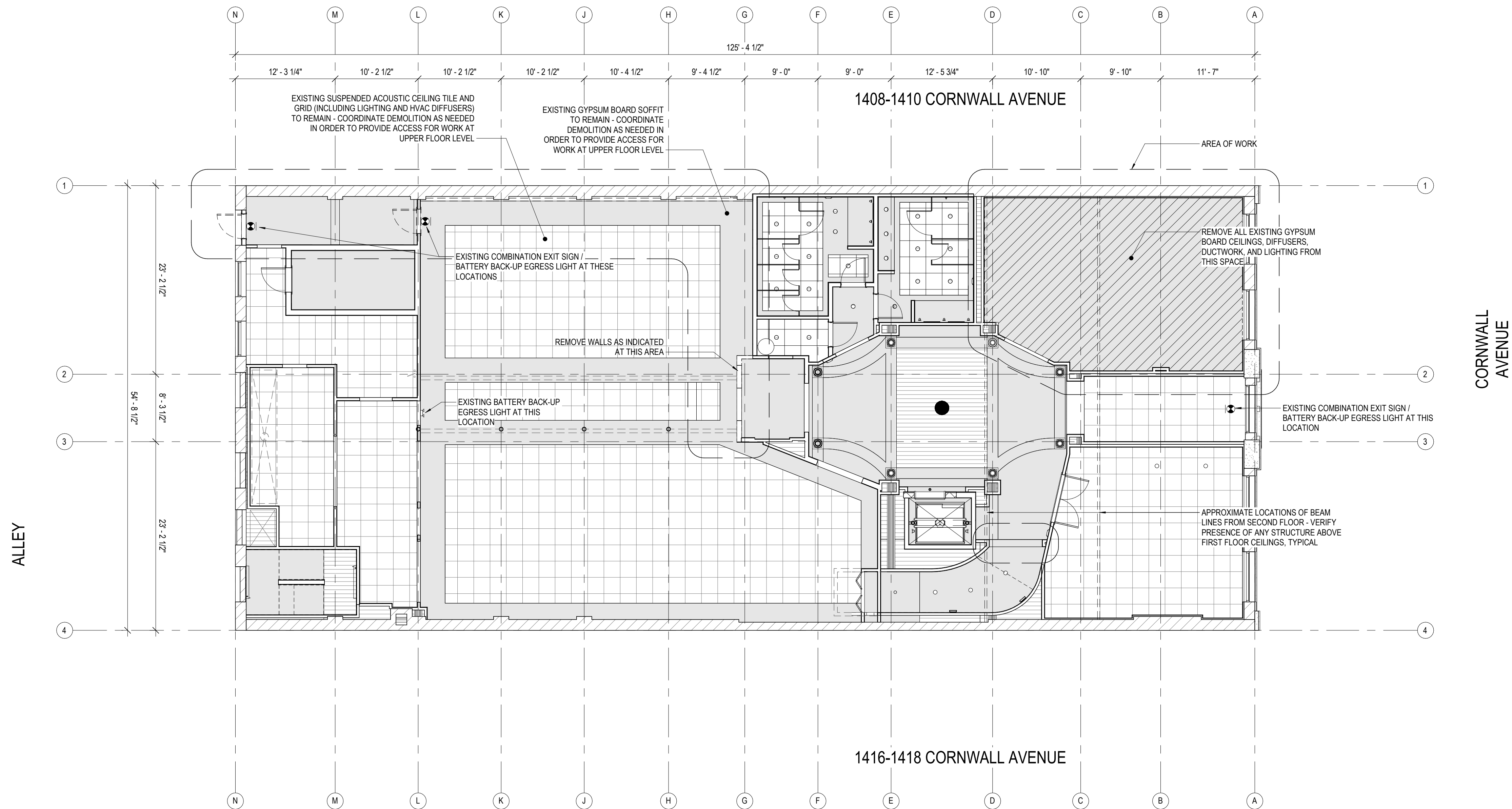
D202



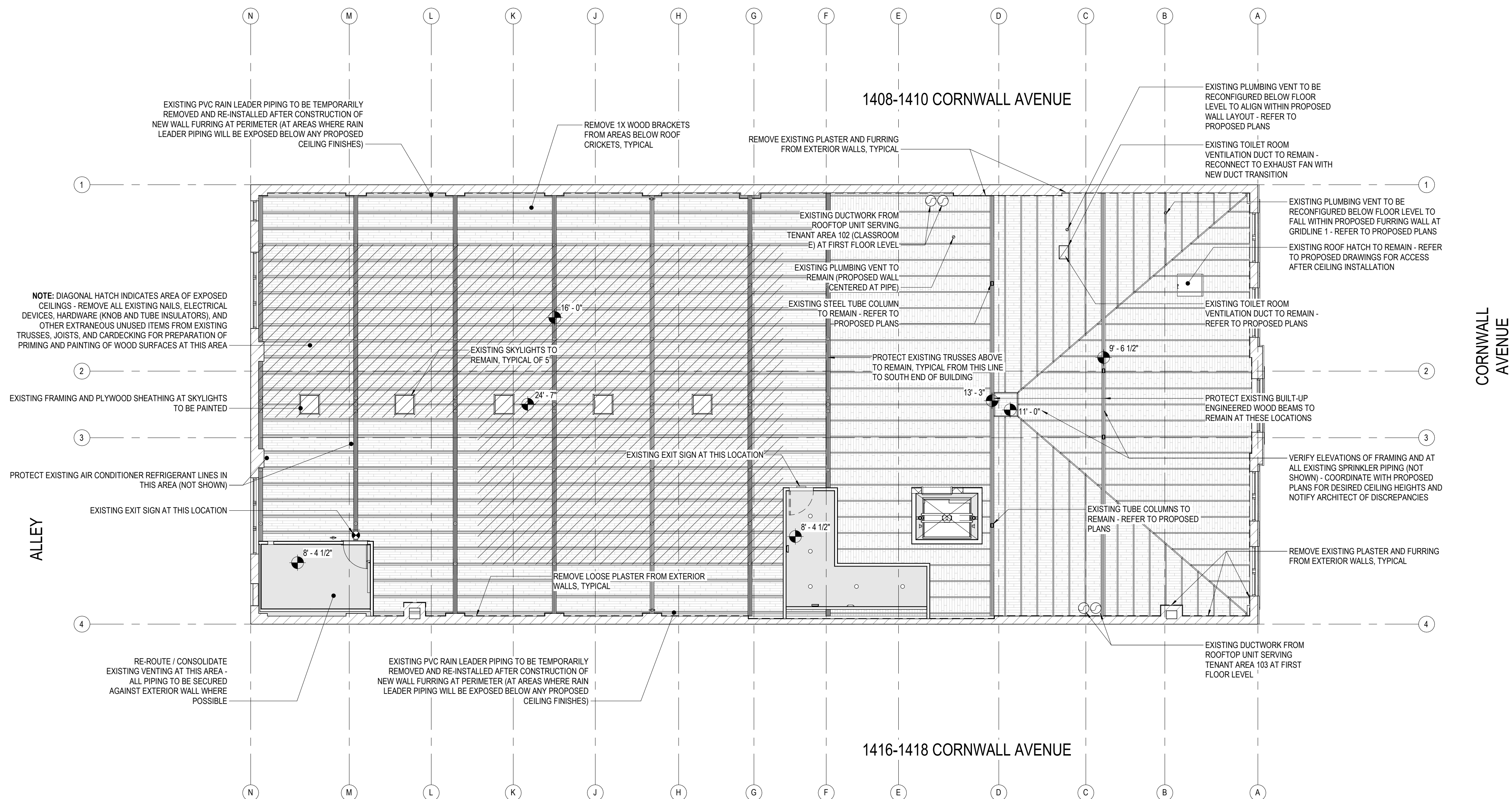
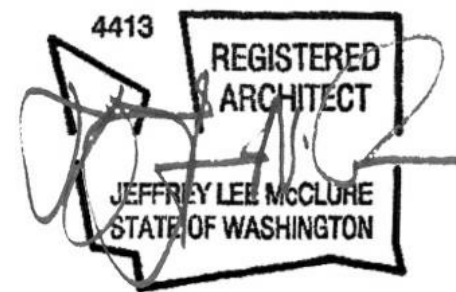
1 Basement Level Existing Conditions Reflected Ceiling Plan - FOR REFERENCE ONLY

1/8" = 1'-0"





1 First Floor Level Reflected Ceiling Plan
1/8" = 1'-0" 0 2 4 6 8 10



1 Second Floor Level Reflected Ceiling Plan
1/8" = 1'-0" 0 2 4 6 8 10 12 14 16

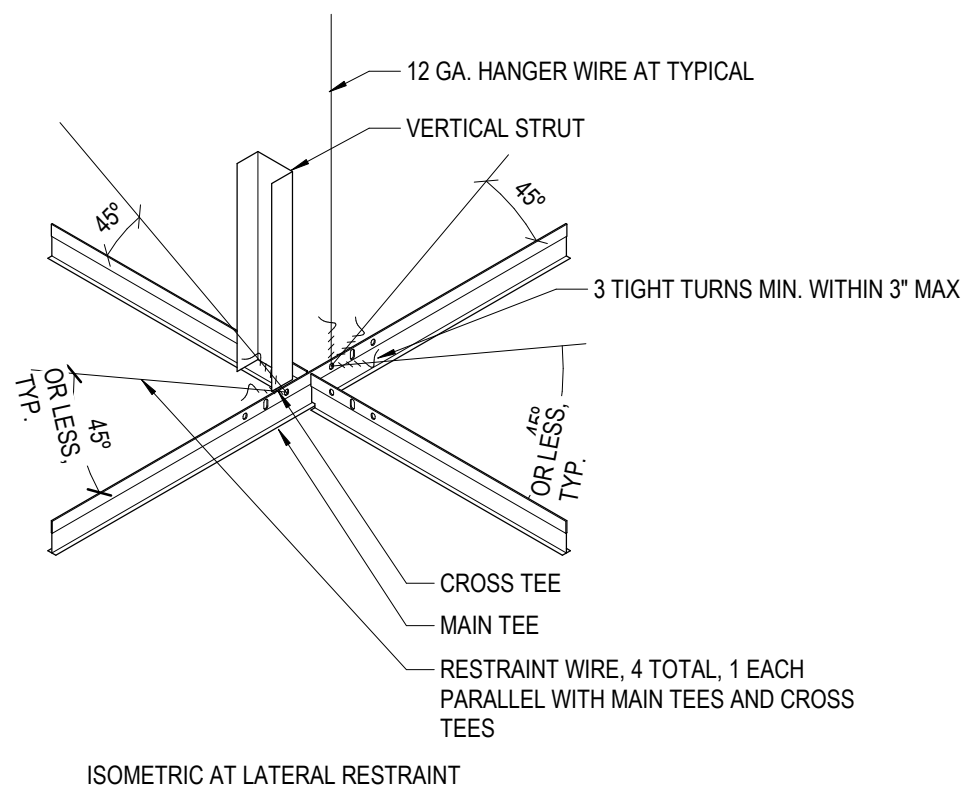
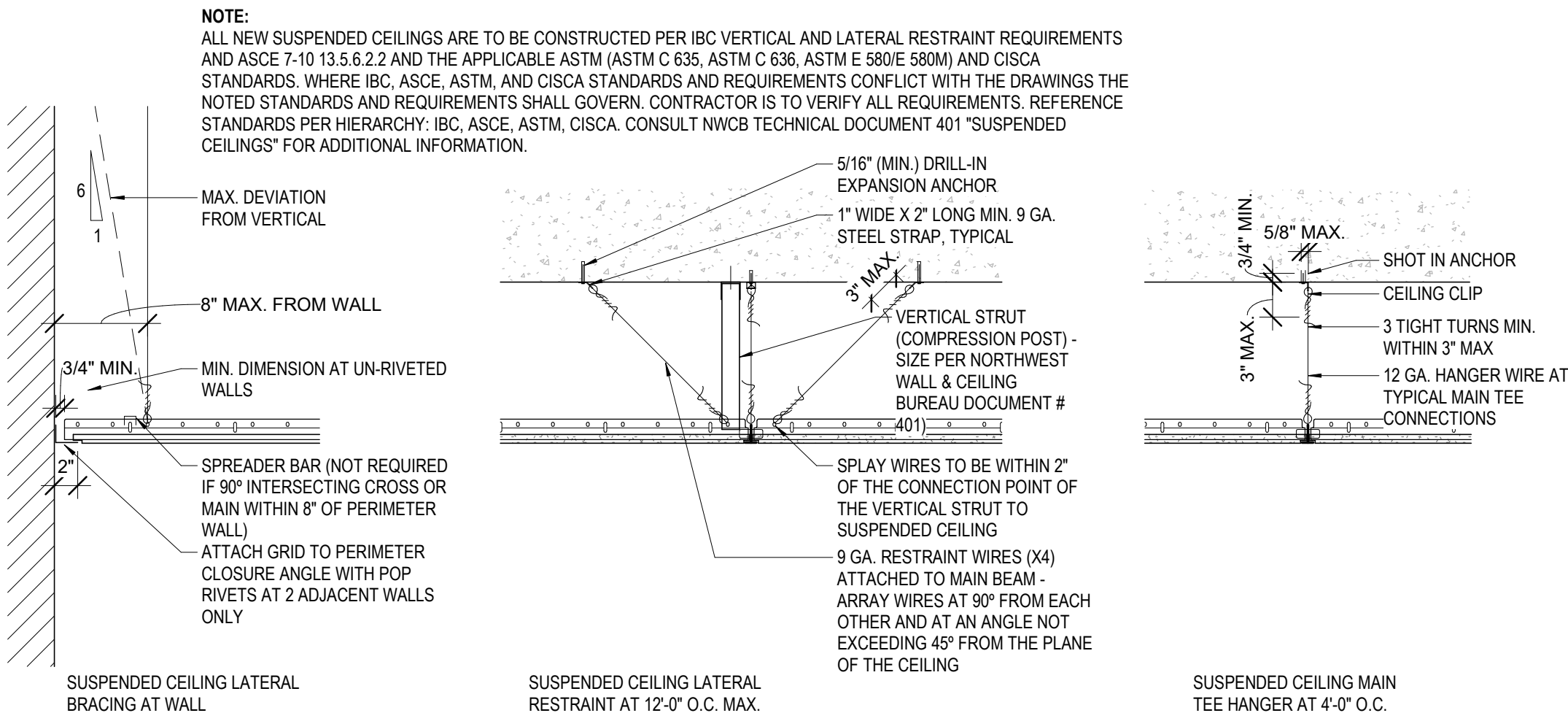
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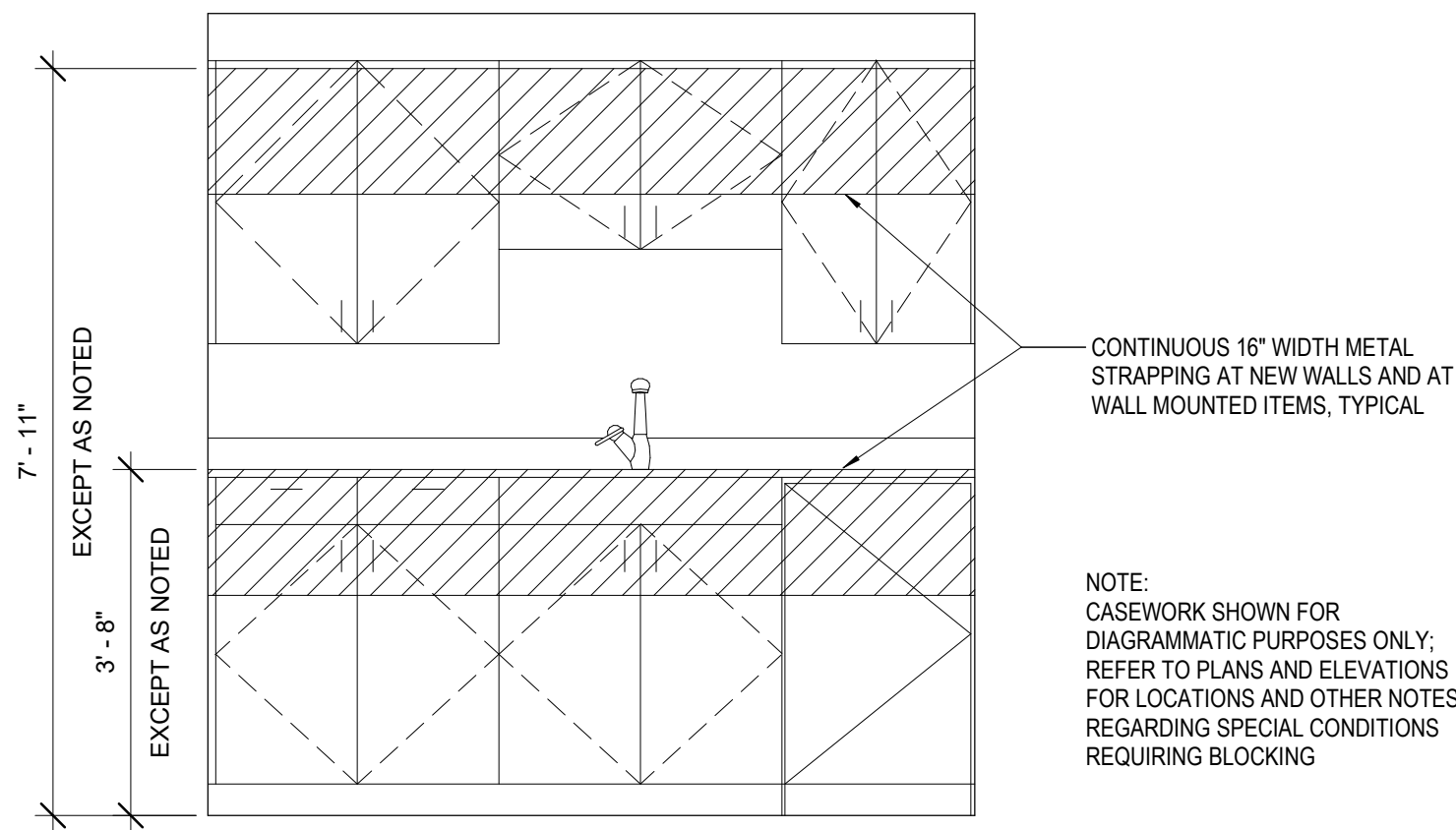
SECOND FLOOR
LEVEL
DEMOLITION
REFLECTED
CEILING PLAN

D702

Lateral Support of Suspended Ceiling



Typical Wall Backing



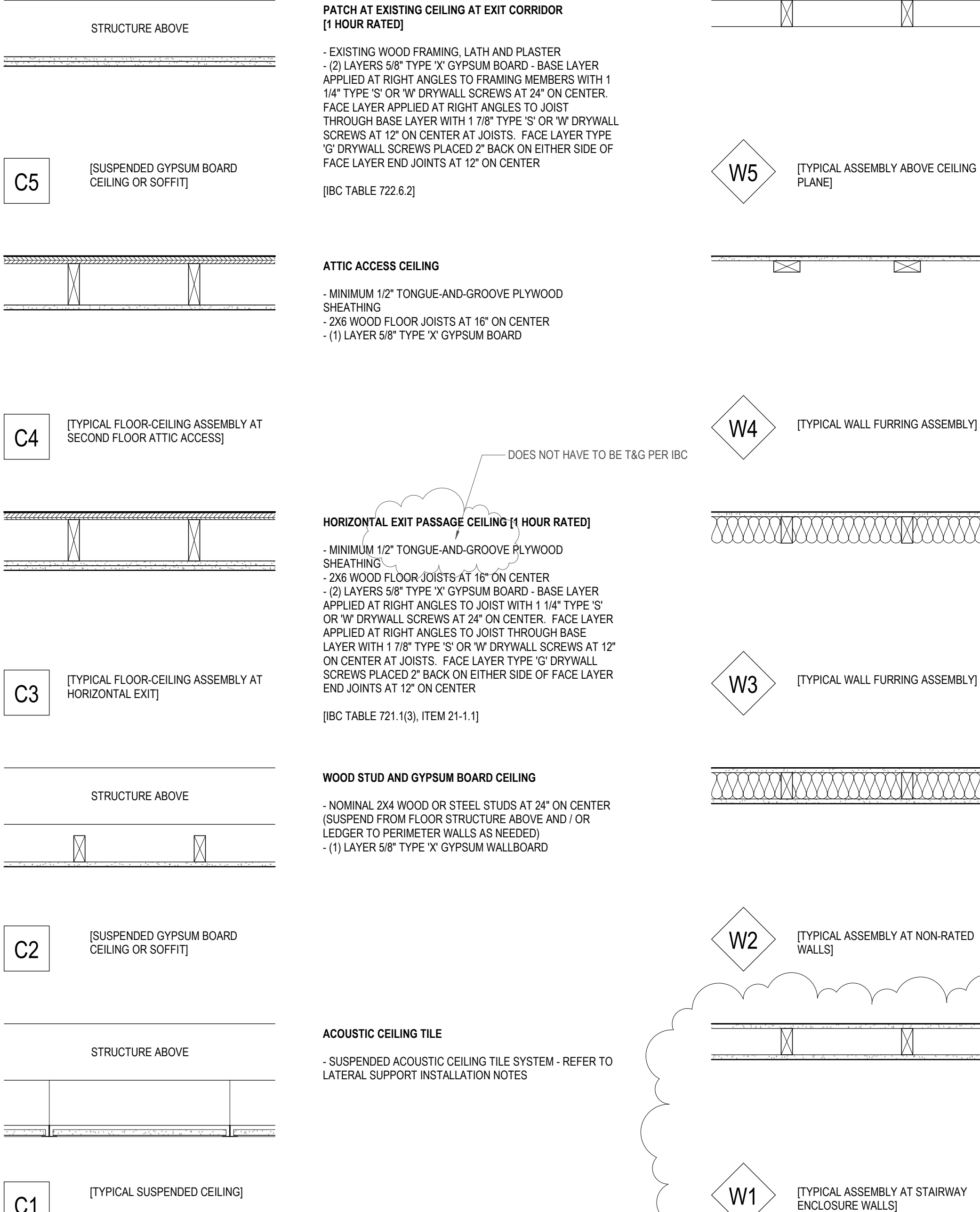
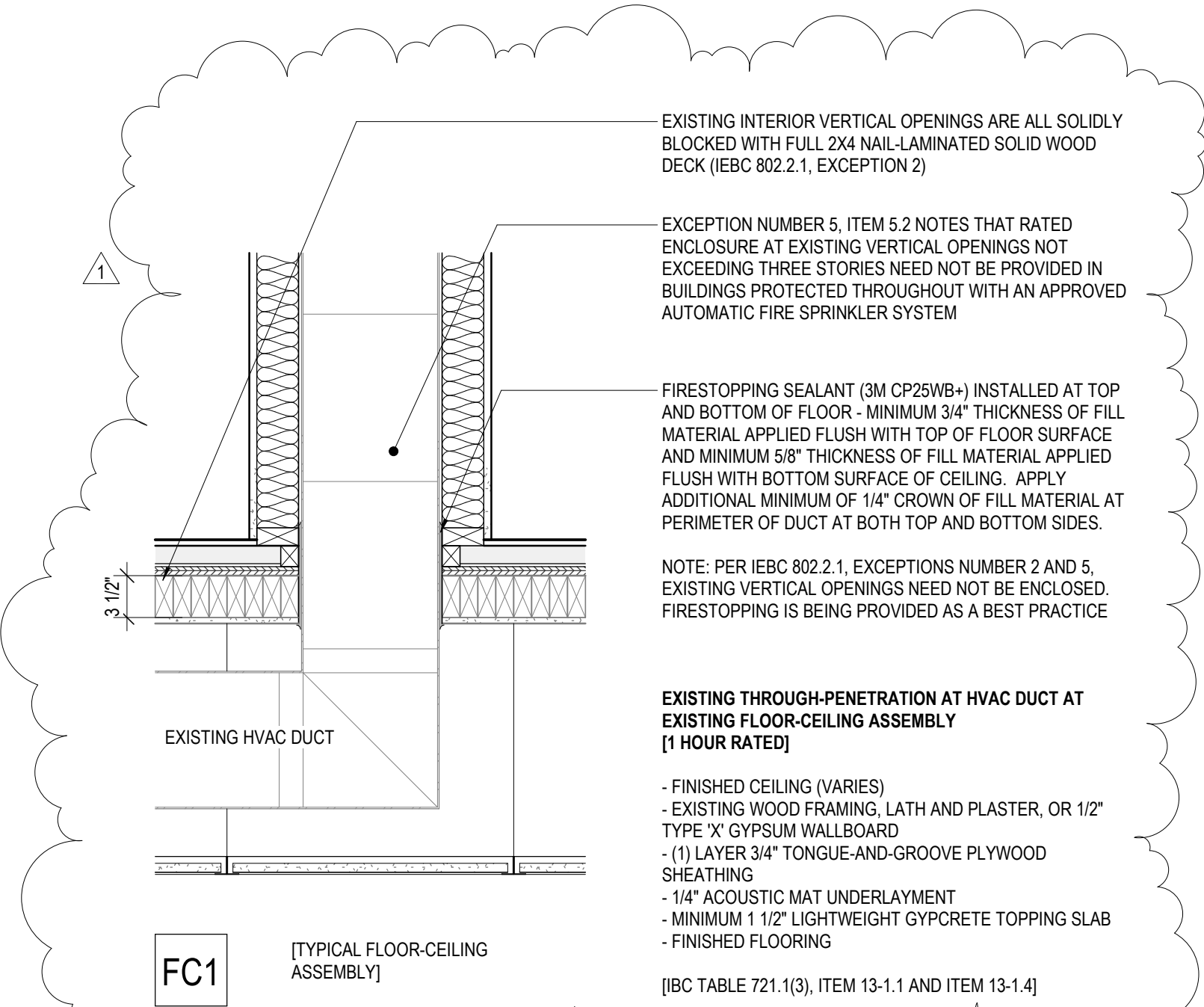
Fire-Rated Assembly Penetration Firestopping

FIRE RATED ASSEMBLY	HVAC DUCT PENETRATION	METALLIC PIPE, CONDUIT OR TUBING	NON-METALLIC PIPE, CONDUIT OR TUBING	INSULATED PIPE	CABLES	GROUPING OF PENETRATIONS
1-HOUR WALL ASSEMBLY (F-RATING 1 HOUR) ¹	N/A	N/A	N/A	N/A	N/A	N/A
1-HOUR SHAFT ENCLOSURE (F-RATING 1 HOUR) ¹	N/A	N/A	N/A	N/A	N/A	N/A
1-HOUR FLOOR / CEILING ASSEMBLY (F-RATING 1 HOUR)	F-C-7022 ²	F-C-1002 ³ F-C-1094 ³ F-C-1161 ³	F-C-2024 ³ F-C-2039 ³ F-C-2120 ³	F-C-5058 ³ F-C-5085 ³	F-C-3047 ³ F-C-3048 ³ F-C-3070 ³	N/A

SPECIFIC NOTES (INDICATED BY SUPERScript NUMBER ABOVE):
1. NO FIRE-RATED WALL OR SHAFT PENETRATIONS ARE PRESENT IN THE SCOPE OF THE PROJECT.
2. FLOOR / CEILING ASSEMBLY HVAC DUCT PENETRATION IS NOT NEEDED PER IBC 802.2.1, EXCEPTIONS NUMBER 2 AND 5. REFER TO FLOOR-CEILING ASSEMBLY ON SHEET A001 FOR SECTION AT EXISTING DUCTWORK.
3. VERTICAL PENETRATIONS AT FLOOR / CEILING ASSEMBLIES ARE NOT NEEDED PER IBC 802.2.1, EXCEPTIONS NUMBER 2 AND 5. FLOOR-CEILING ASSEMBLY ILLUSTRATION ON SHEET A001 APPLIES TO METALLIC PIPE, NON-METALLIC PIPE, INSULATED PIPE, AND CABLES - UL DOCUMENTS REFERENCED HERE PROVIDE SIMILAR INSTALLATION INSTRUCTIONS TO HVAC DUCT PENETRATIONS.

GENERAL NOTES:
1. ALL FIRESTOP DESIGNS LISTED IN CHART ABOVE UTILIZE 3M FIRE BARRIER SEALANT "CP25WB-". ALTERNATE FIRESTOP DESIGNS OF EQUIVALENT PERFORMANCE MAY BE SUBMITTED TO THE ARCHITECT AND AUTHORITY HAVING JURISDICTION FOR APPROVAL.
2. REFER TO PUBLISHED UL DOCUMENT DESCRIPTION OF FIRESTOP SYSTEMS FOR SPECIFIC COMPONENTS REQUIRED TO MEET F AND T RATINGS REQUIRED BY THE FIRE-RATED ASSEMBLY.

Wall and Ceiling Assemblies



GYPSUM WALLBOARD
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD
- SUBSTRATE VARIES - USE APPROPRIATE METHODS OF ATTACHMENT AT EACH CONDITION

2X6 WOOD STUD AND GYPSUM WALLBOARD
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD (SUBSTITUTE CEMENTITIOUS BACKER BOARD AT LOCATIONS TO RECEIVE TILE)
- 2X6 WOOD STUDS AT 16" ON CENTER
- FULL DEPTH BATT INSULATION IN STUD CAVITY
- 1" AIRSPACE
- EXISTING MASONRY WALL

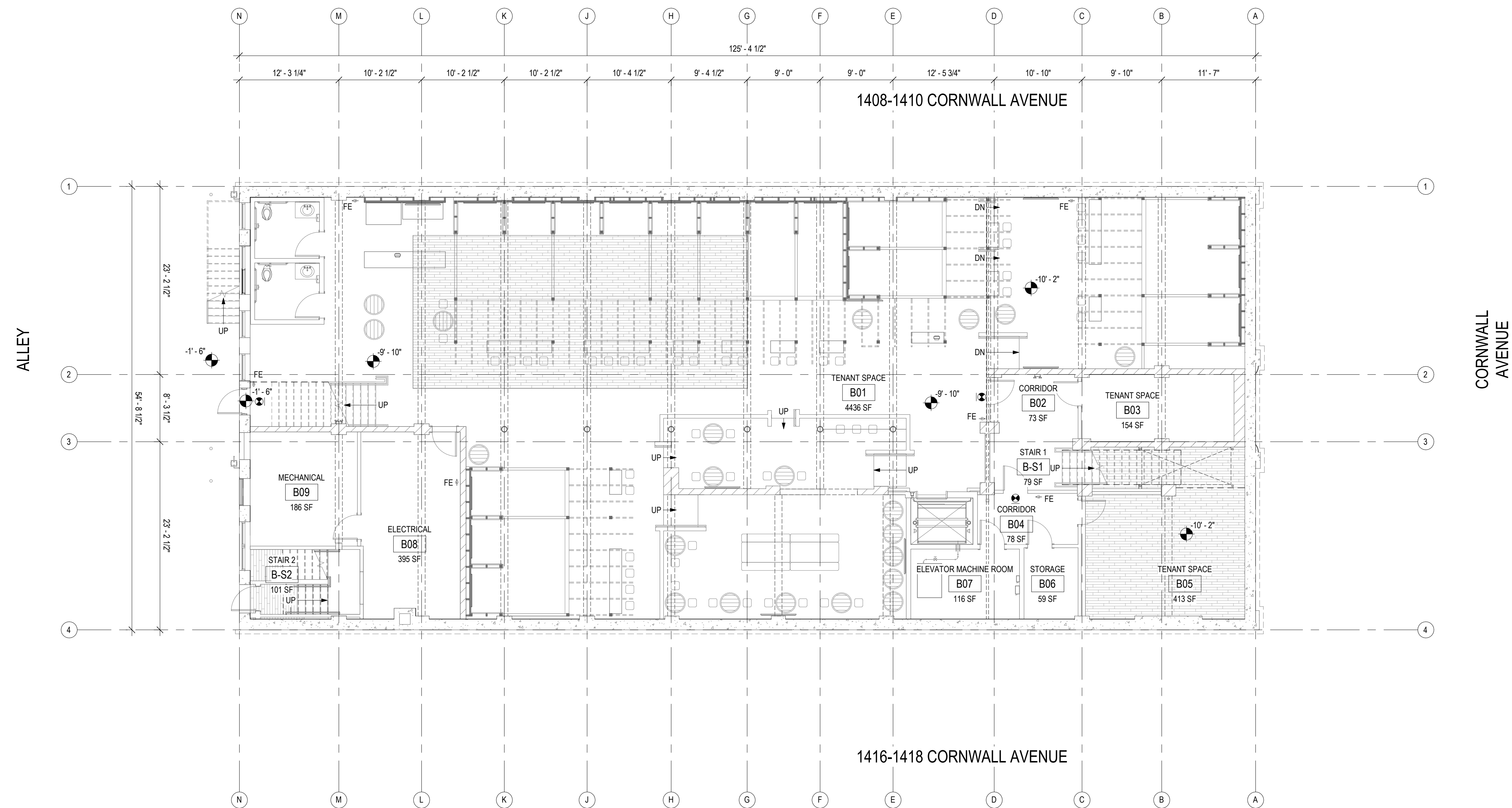
2X4 OPEN WOOD STUD
- 2X4 WOOD STUDS (FLAT) AT 16" ON CENTER

2X4 WOOD STUD AND GYPSUM WALLBOARD
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD
- 2X4 WOOD STUDS (FLAT) AT 16" ON CENTER

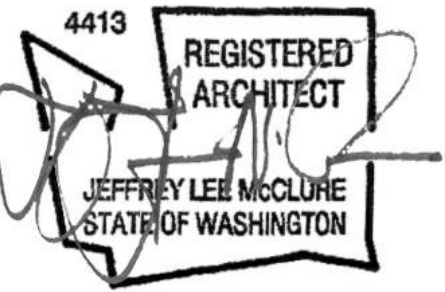
2X4 WOOD STUD AND GYPSUM WALLBOARD
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD (SUBSTITUTE CEMENTITIOUS BACKER BOARD AT LOCATIONS TO RECEIVE TILE)
- 2X4 WOOD STUDS AT 16" ON CENTER
- FULL DEPTH BATT INSULATION IN STUD CAVITY

2X4 WOOD STUD AND GYPSUM WALLBOARD
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD (SUBSTITUTE CEMENTITIOUS BACKER BOARD AT LOCATIONS TO RECEIVE TILE)
- 2X4 WOOD STUDS AT 16" ON CENTER
- FULL DEPTH BATT INSULATION IN STUD CAVITY
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD

2X4 WOOD STUD AND GYPSUM WALLBOARD [1 HOUR RATED]
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD
- 2X4 WOOD STUDS AT 16" ON CENTER
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD
- GYPSUM BOARD APPLIED AT PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS WITH 1 1/4" TYPE 'W' DRYWALL SCREWS AT 12" ON CENTER. STAGGER JOINTS 16" ON OPPOSITE SIDES.
[GA ASSEMBLY WP 3614]



1 Basement Level Proposed Plan - FOR REFERENCE ONLY
1/8" = 1'-0"

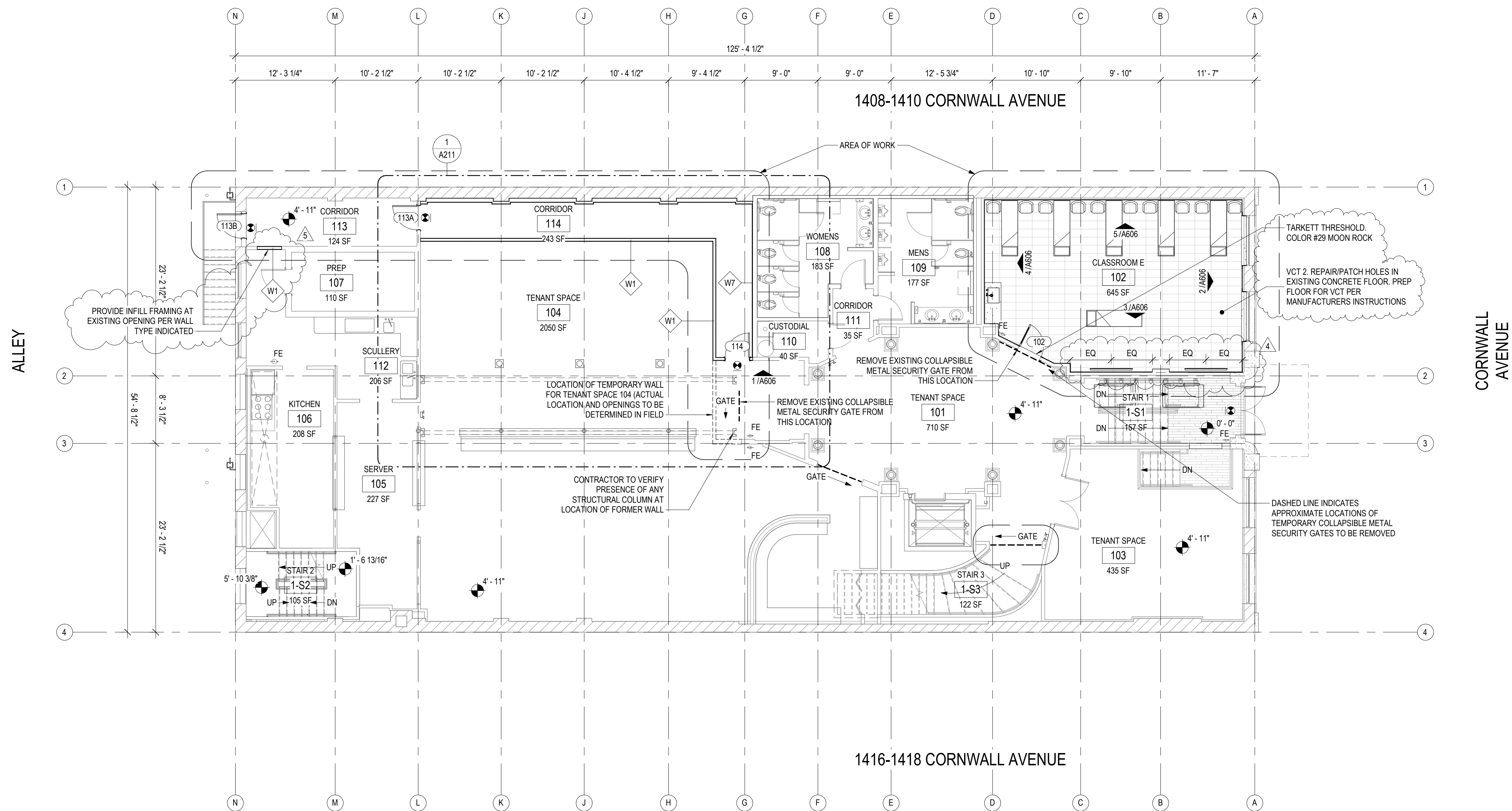


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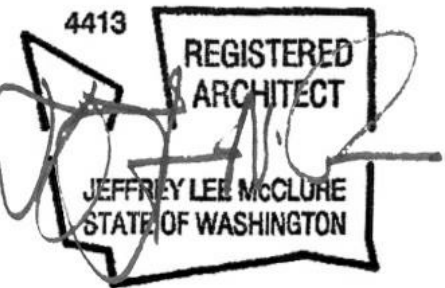
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BASEMENT
LEVEL
PROPOSED PLAN

A200



1 First Floor Level Proposed Plan
1/8" = 1'-0"

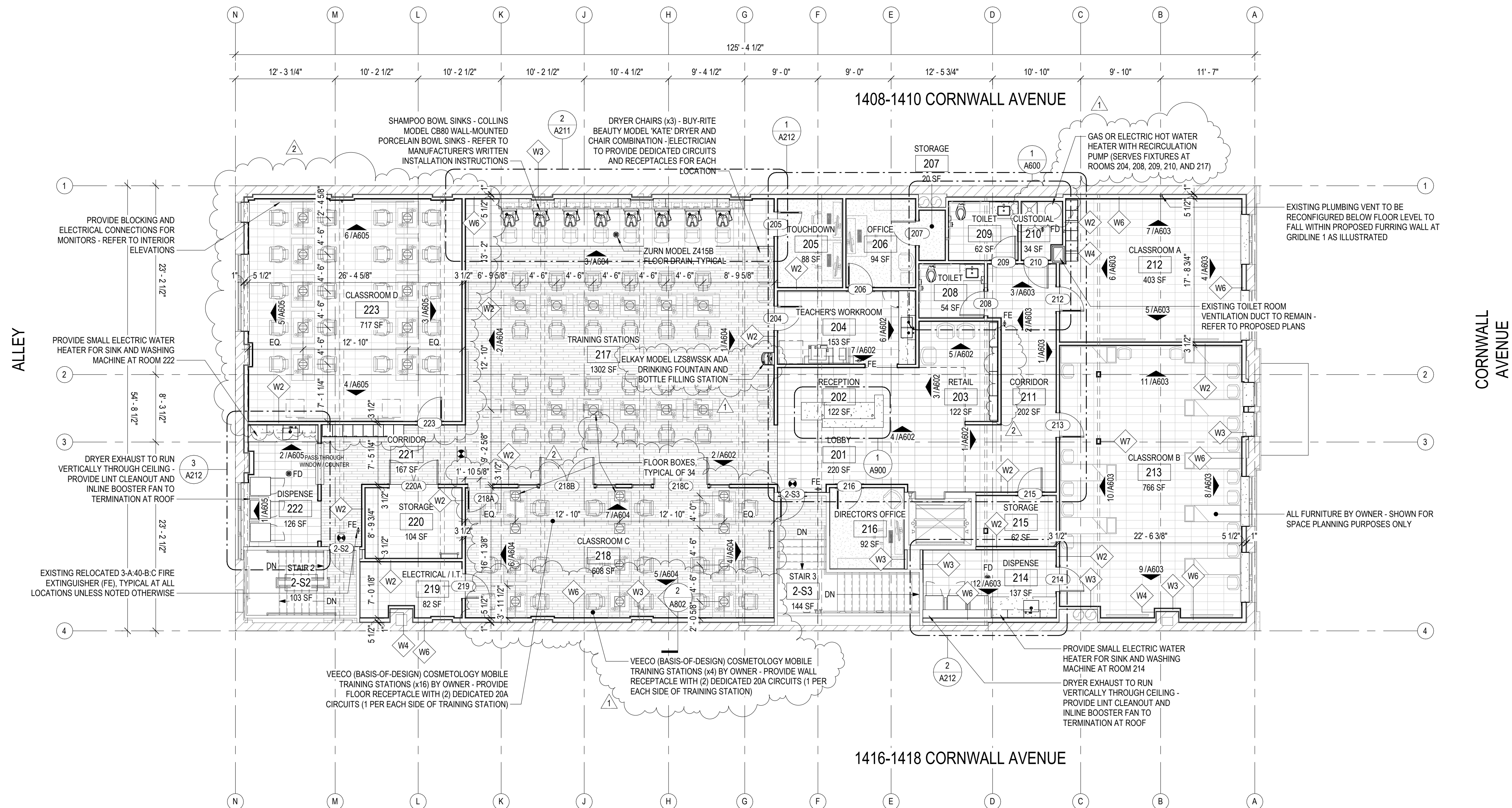
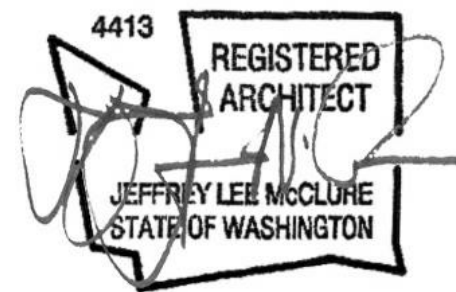


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4	Revision 4	2021-06-23	
5	Revision 5	2021-12-03	

FIRST FLOOR
LEVEL
PROPOSED PLAN

A201



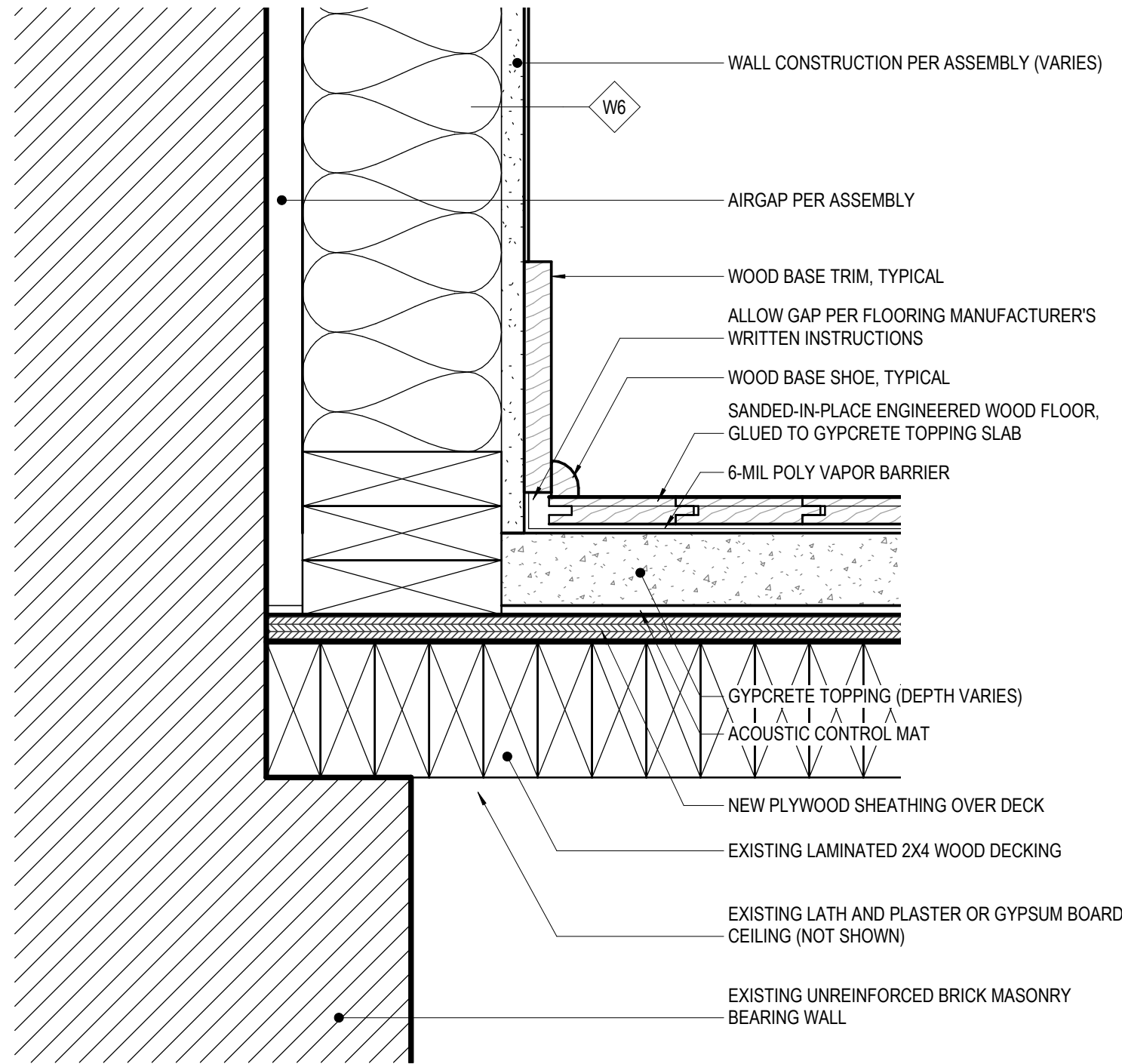
1 Second Floor Level Proposed Plan
1/8" = 1'-0"

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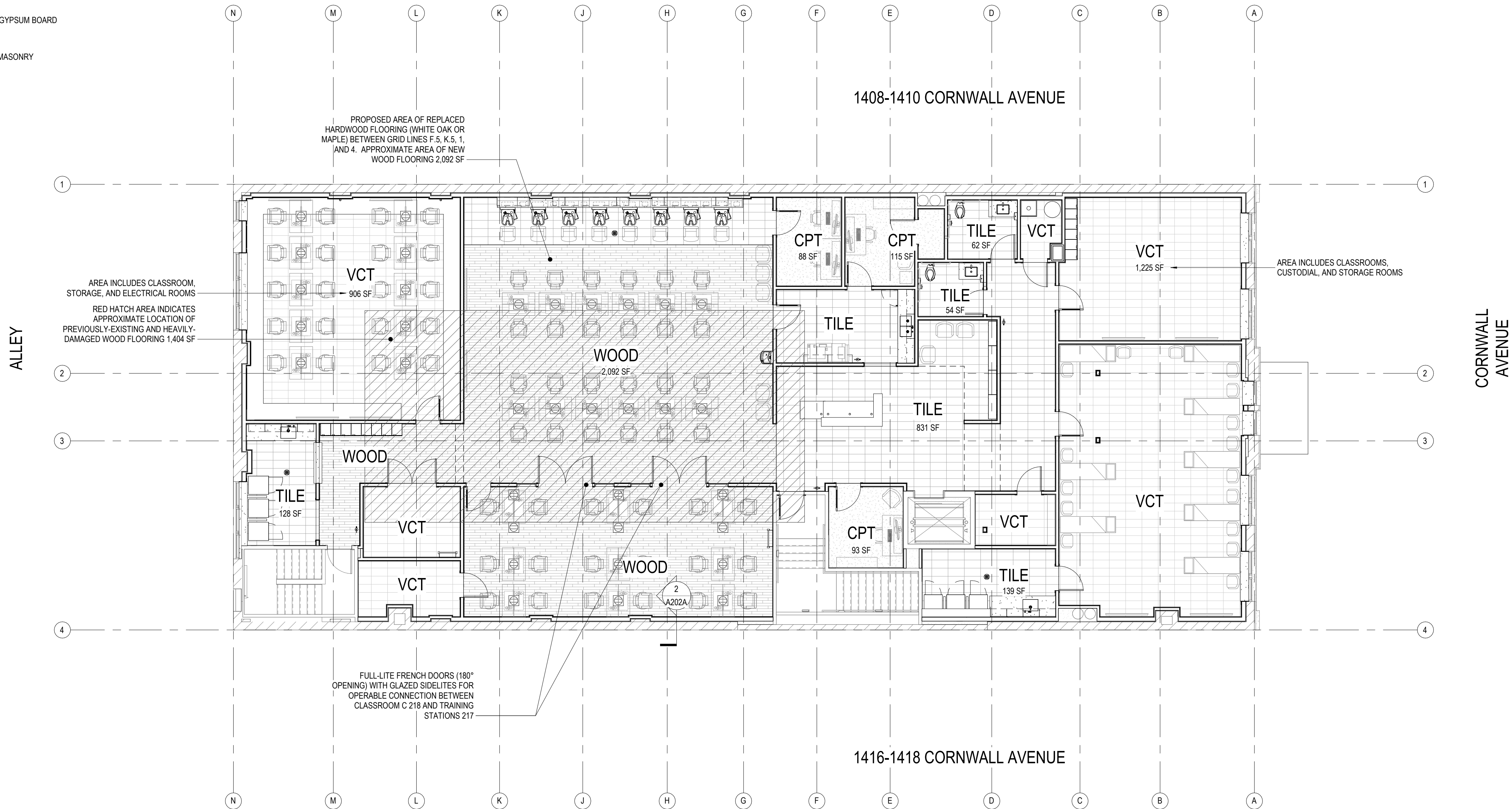
SECOND FLOOR
LEVEL
PROPOSED PLAN

A202



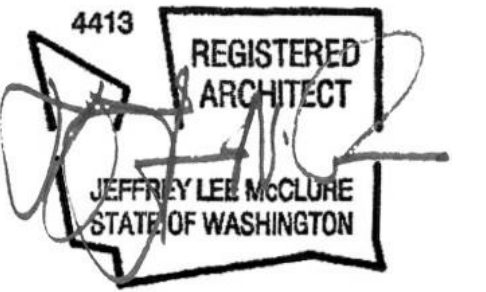
2 Detail at Engineered Flooring over Gypcrete

3" = 1'-0"



1 Second Floor Level Proposed Plan

1/8" = 1'-0"

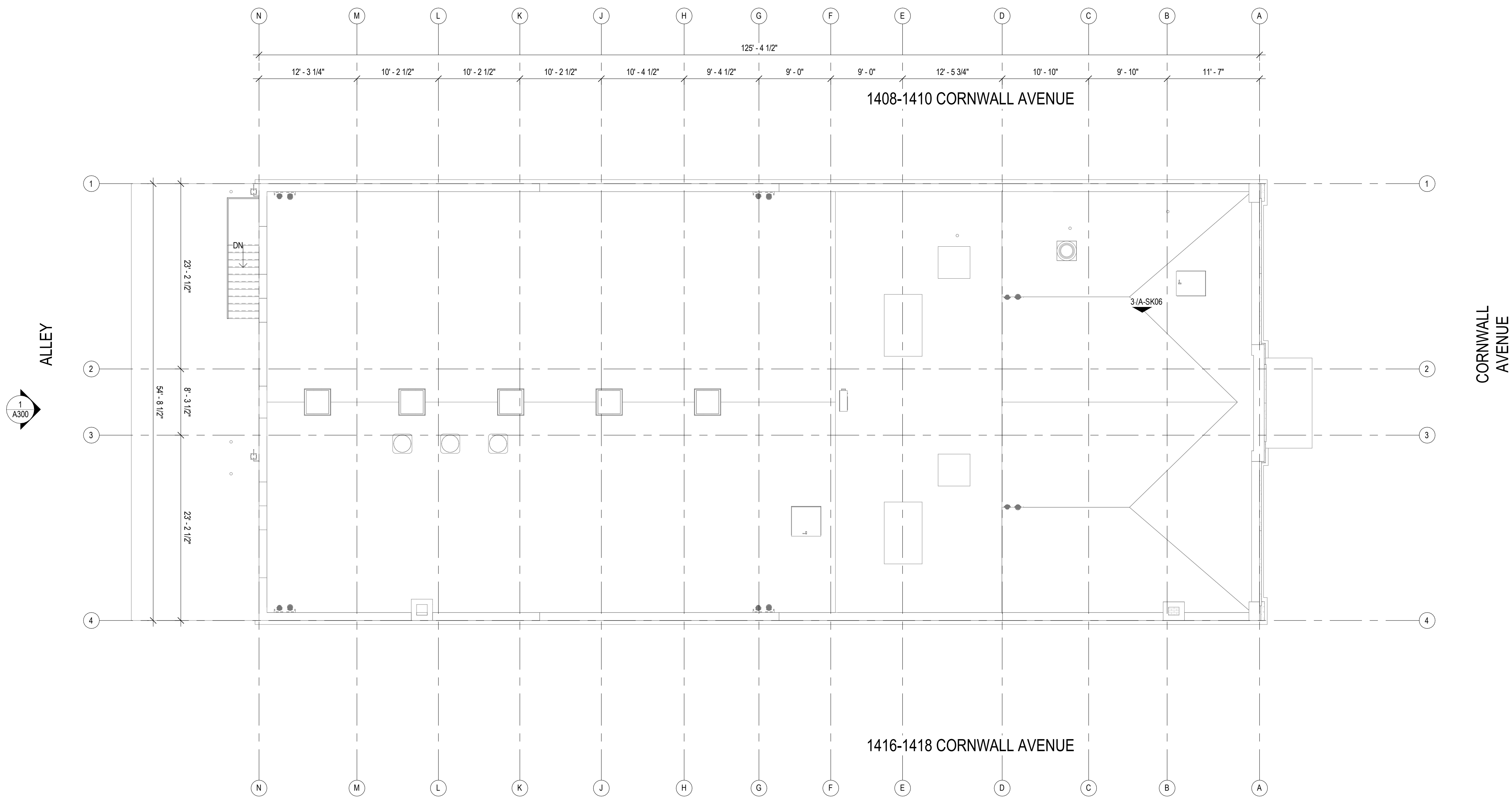


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SECOND FLOOR
PROPOSED PLAN

A202A



1

Roof Level Proposed Plan - FOR REFERENCE ONLY

1/8" = 1'-0"



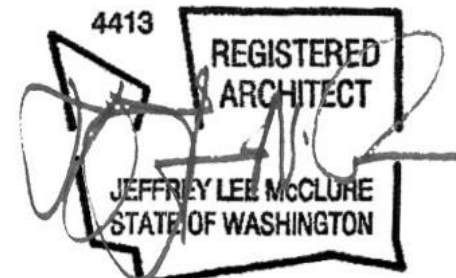
CORNWALL AVENUE

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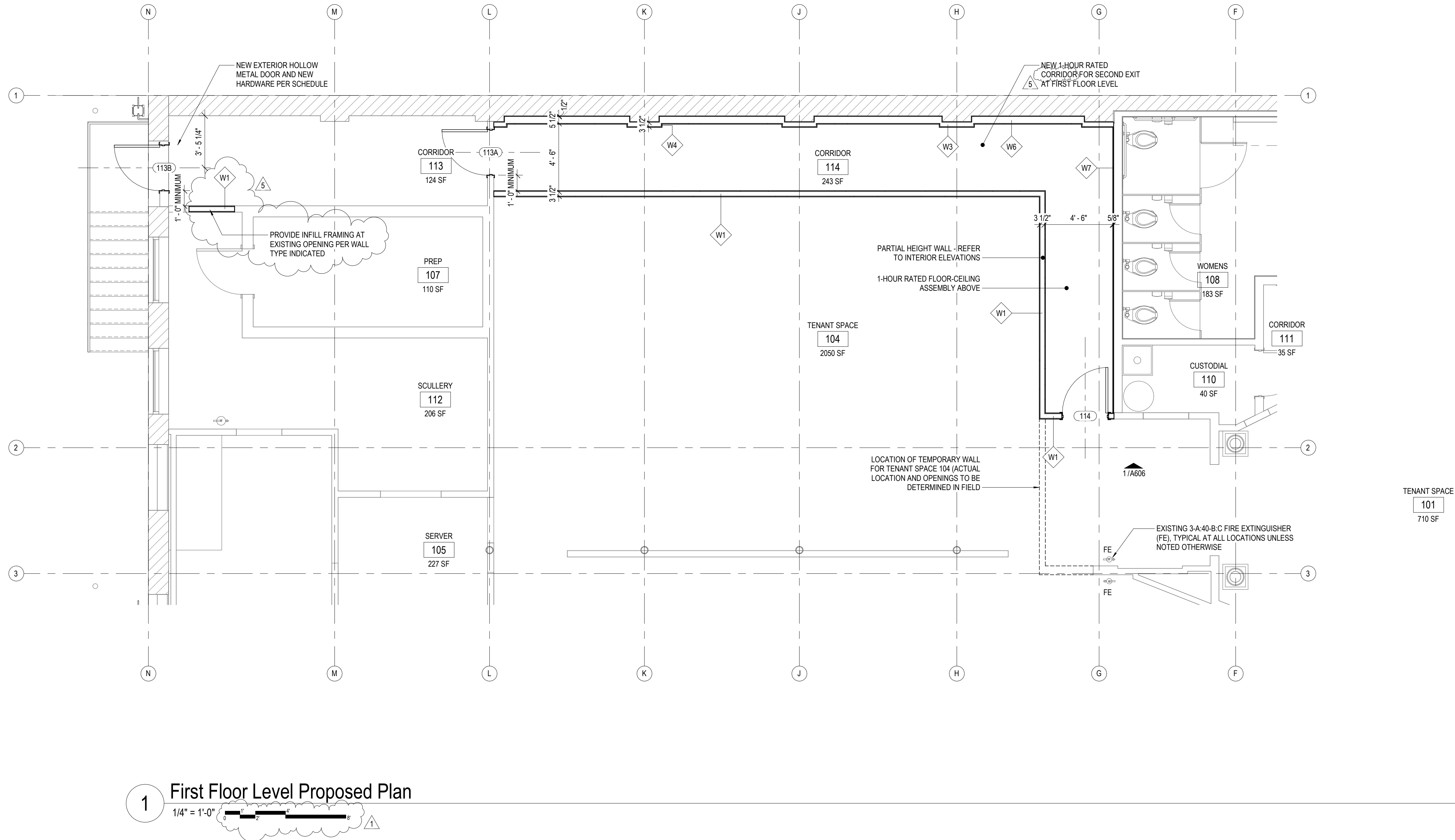
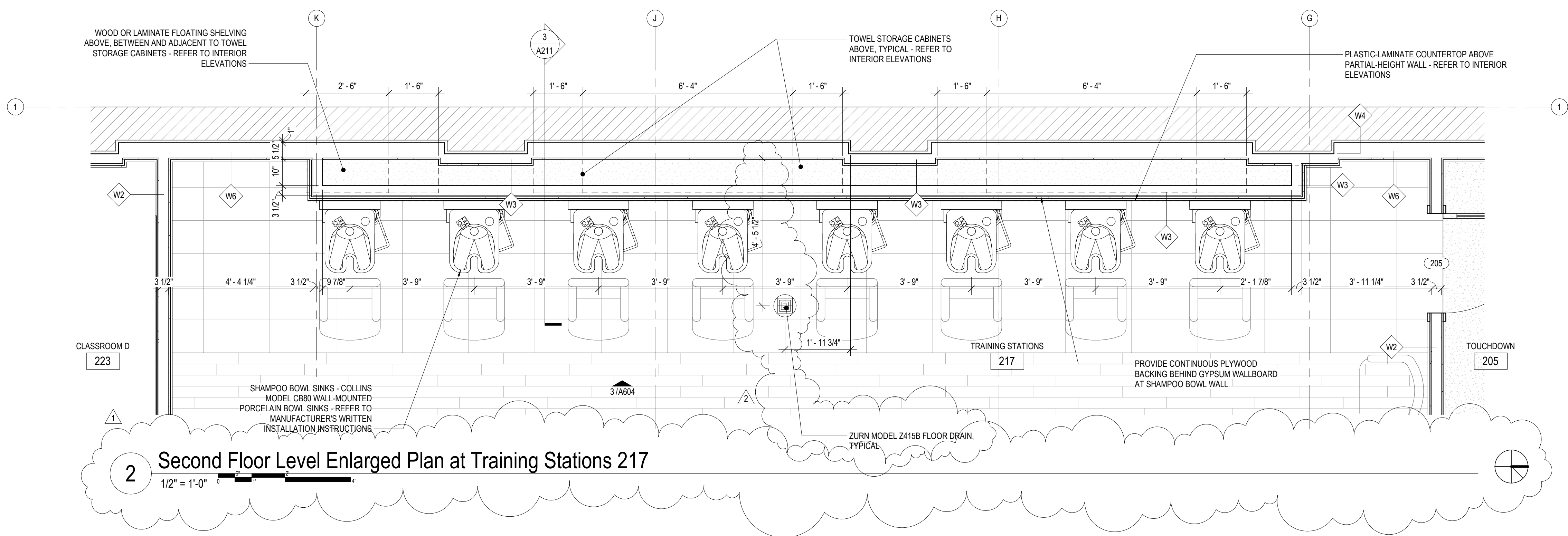
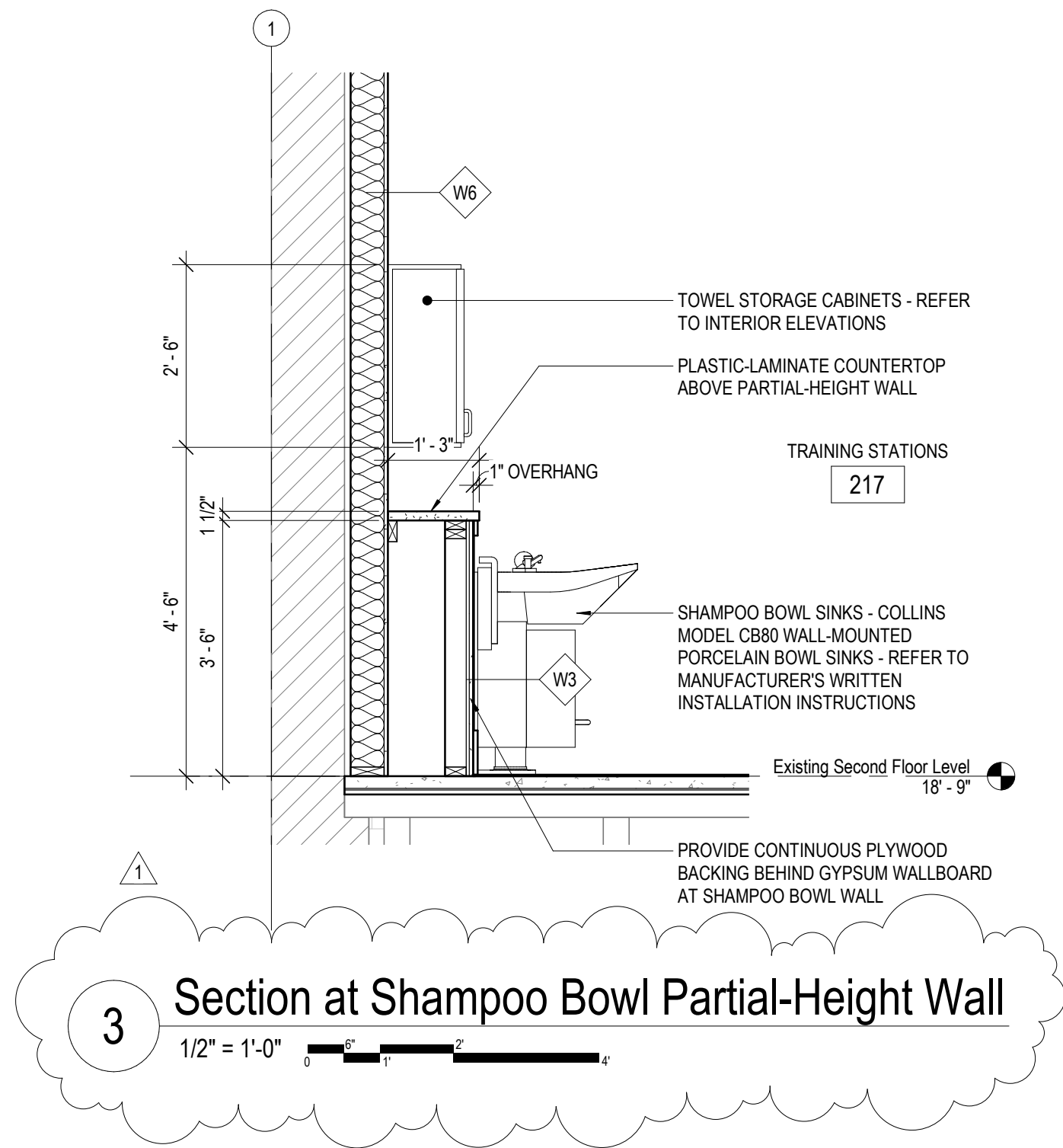
ROOF LEVEL
PROPOSED PLAN

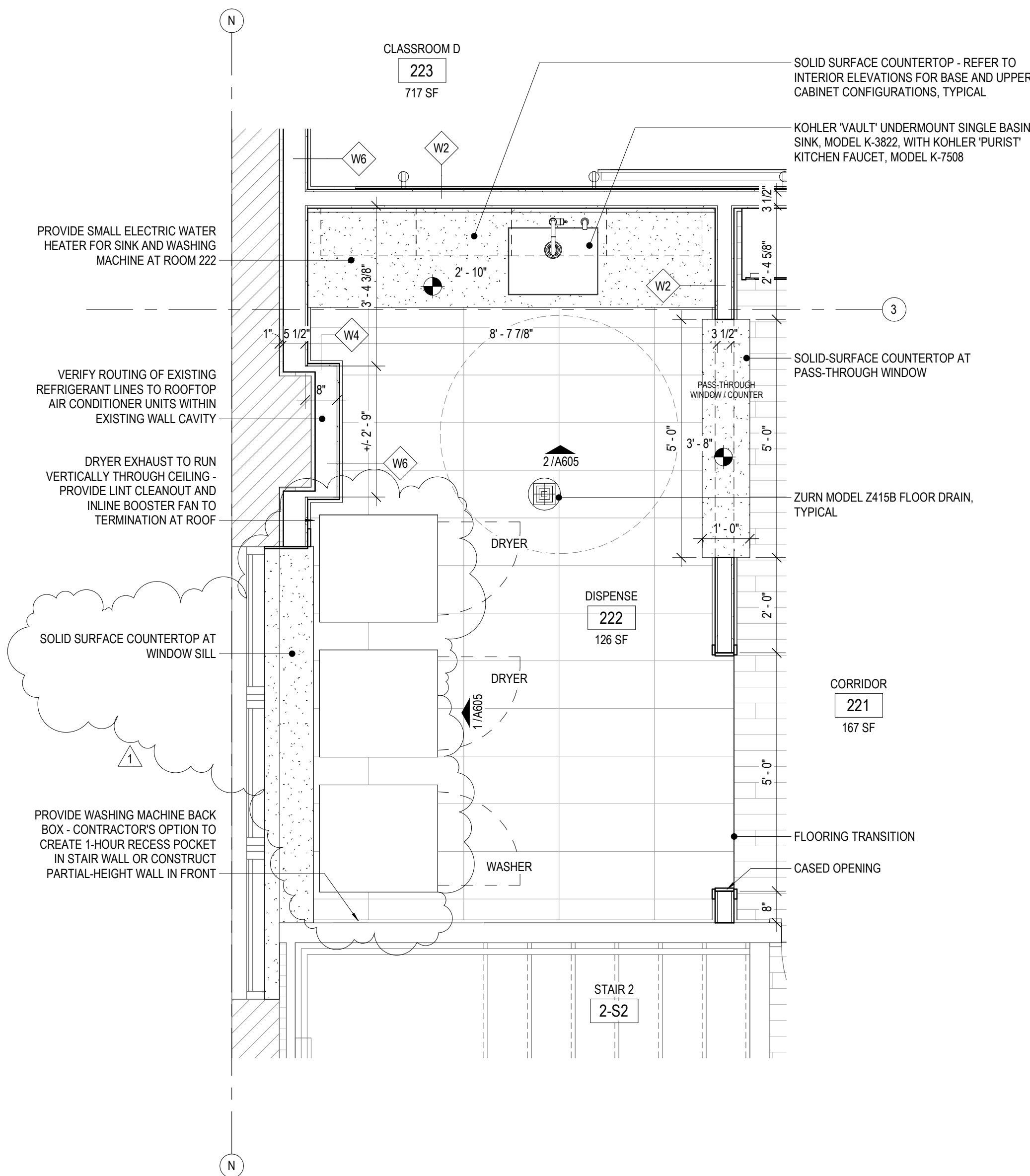
A203



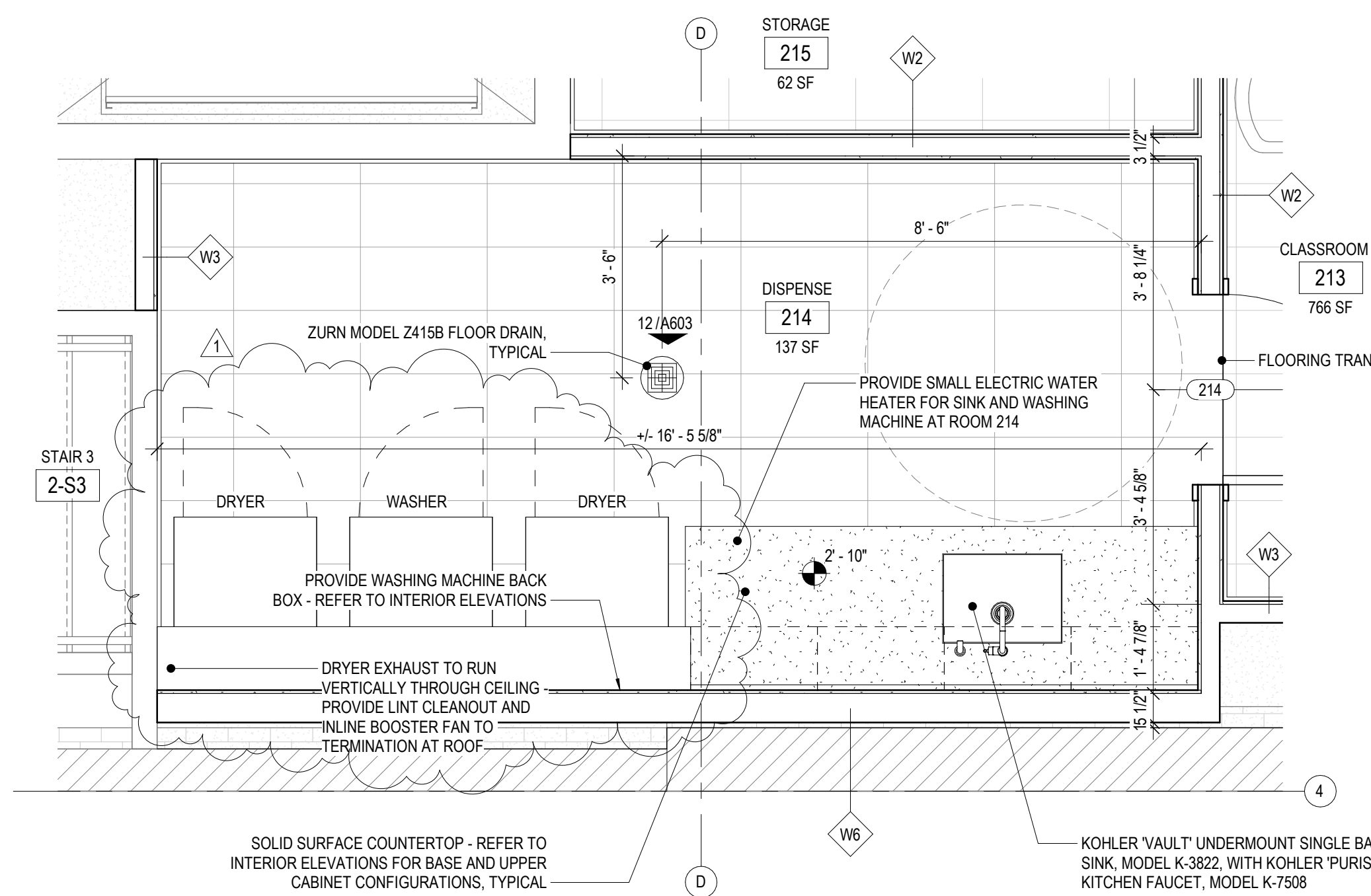
RMC ARCHITECTS

RMC Architects, PLLC - 1022 Railroad Avenue Bellingham, WA 98225
P: 360.676.7333 F: 360.738.0488 rmc@rmcarchitects.com

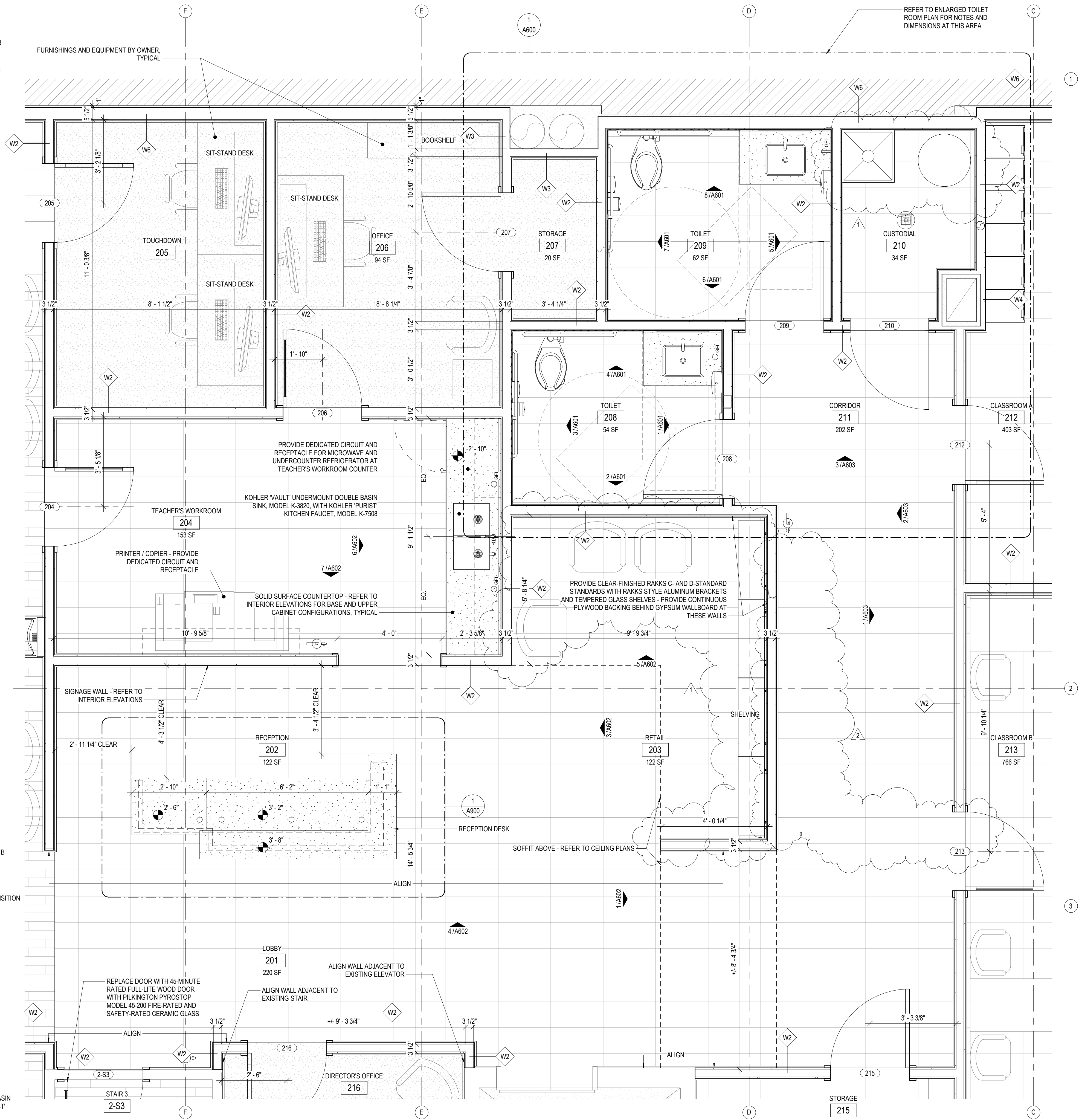




3 Second Floor Level Enlarged Plan at Dispense 222
1/2" = 1'-0"



2 Second Floor Level Enlarged Plan at Dispense 214
1/2" = 1'-0"



1 Second Floor Level Enlarged Plan
1/2" = 1'-0"

RMC ARCHITECTS

4413 REGISTERED ARCHITECT
JEFFREY LEE MCCLURE
STATE OF WASHINGTON

**BPOE - Tenant Improvements for
Evergreen Beauty College**
1414 Cornwall Avenue
Bellingham, WA 98225

**SECOND FLOOR
LEVEL
ENLARGED
FLOOR PLAN**

A212

Job No: 2104 Date: 2021-11-10
 File No: Evergreen Beauty College.rvt
 Drawn By: JWillard
 Checked By: JMcClure
 Issued for: PERMIT
 1 Revision 1 2021-05-17
 2 Revision 2 2021-06-14

Toilet Accessories Legend

ID NO.	EQUIPMENT ITEM NAME	MANUFACTURER AND MODEL NUMBER
1	PAPER TOWEL DISPENSER	BOBRICK B-4262
2	NOT USED	
3	MIRROR (24" W x 36" H)	BOBRICK B-165
4	TOILET PAPER DISPENSER	BOBRICK B-4288
5	SANITARY NAPKIN DISPOSAL	BOBRICK B-270
6	ROBE HOOK	BOBRICK B-6727

Plumbing Fixture Code Summary

SPACE		WATER CLOSETS					LAVATORIES				DRINKING FOUNTAINS (NOTE 1)
USE	LOAD	RATIO	M	RATIO	F	RATIO	M	RATIO	F		
ASSEMBLY A-3 [BASEMENT]	80	1 PER 125	0.32	1 PER 65	0.62	1 PER 200	0.20	1 PER 200	0.20	*	
ASSEMBLY A-2 (FIRST FLOOR BAR AREA)	136	1 PER 40	1.70	1 PER 40	1.70	1 PER 75	0.91	1 PER 75	0.91	*	
ASSEMBLY A-2 (FIRST FLOOR RESTAURANT AREA)	146	1 PER 75	0.97	1 PER 75	0.97	1 PER 200	0.37	1 PER 200	0.37	*	
SUBTOTALS	362		2.99		3.29		1.48		1.48	N/A	
REQUIRED TOTALS 3			3 (NOTE 2)		4		2		2	N/A	

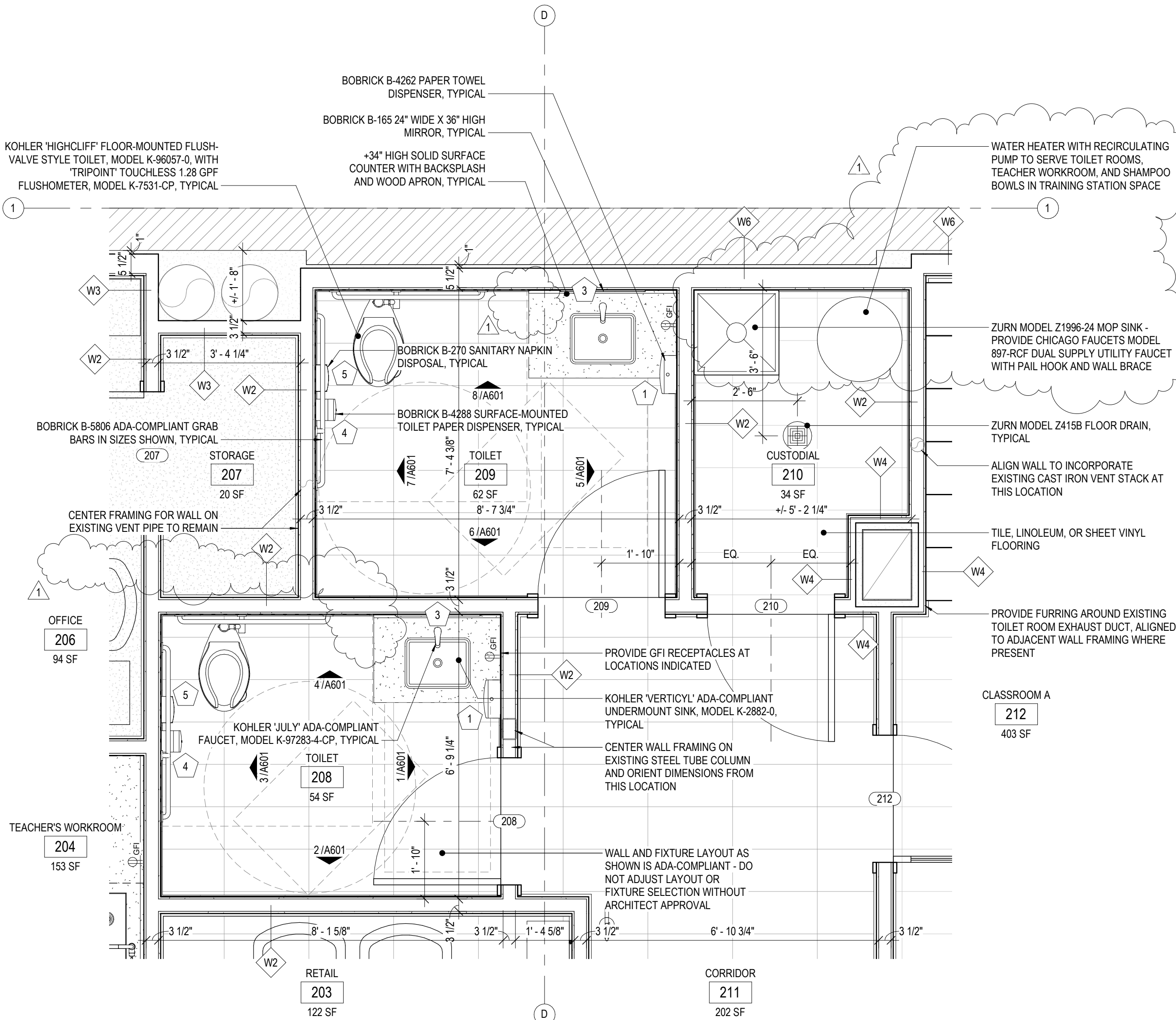
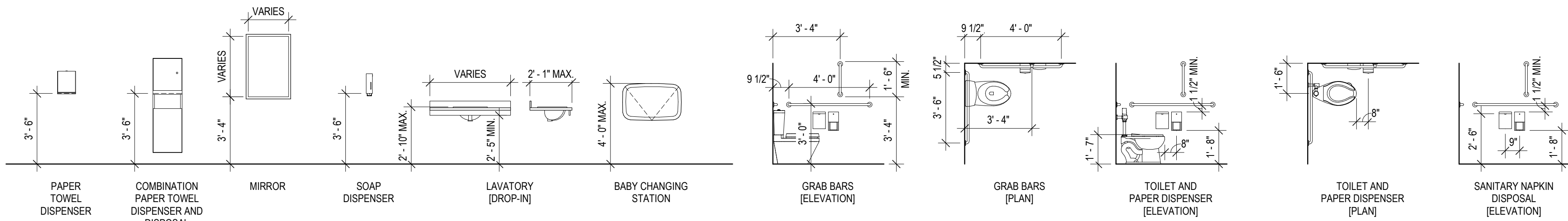
Plumbing Fixture Code Summary [with B-Occupancy at Second Floor]

SPACE		WATER CLOSETS					LAVATORIES				DRINKING FOUNTAINS (NOTE 1)
USE	LOAD	RATIO	M	RATIO	F	RATIO	M	RATIO	F		
BUSINESS B [SECOND FLOOR]	41	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1.64	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1.64	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	1.03	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80	1.03	*	
SUBTOTALS	403		4.63		4.93		2.51		2.51	N/A	
REQUIRED TOTALS 1			5 (NOTE 2)		5		3		3	N/A	

NOTES:
1. PER IBC SECTION 2902.5.1 (WASHINGTON STATE AMENDMENT), OCCUPANT LOADS OVER 30 SHALL HAVE ONE DRINKING FOUNTAIN FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500 OCCUPANTS. A DRINKING FOUNTAIN NEED NOT BE PROVIDED IN A DRINKING OR DINING ESTABLISHMENT. PER IBC SECTION 2902.5.4.2 (WASHINGTON STATE AMENDMENT), IN ALL OCCUPANCIES THAT REQUIRE MORE THAN TWO DRINKING FOUNTAINS PER FLOOR OR SECURED AREA, BOTTLE FILLING STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR UP TO 50 PERCENT OF THE REQUIRED NUMBER OF DRINKING FOUNTAINS (PER IBC CHAPTER 11, DRINKING FOUNTAINS MUST BE ACCESSIBLE WHEN PROVIDED).
2. PER UPC SECTION 419.2, IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67 PERCENT OF THE REQUIRED WATER CLOSETS IN ASSEMBLY AND EDUCATIONAL OCCUPANCIES. URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50 PERCENT OF THE REQUIRED WATER CLOSETS IN ALL OTHER OCCUPANCIES.
3. FIXTURE TOTALS SHOWN ARE CUMULATIVE FOR ALL FLOORS - ACCESSIBLE TOILETS ARE LOCATED AT ALL LEVELS WITHIN THE BUILDING, AND TOTAL NUMBER OF REQUIRED FIXTURES ARE EXCEEDED FOR OCCUPANT LOADS DEFINED HERE.

Toilet Accessory and Fixture Mounting Height Legend

[NOTE: ALL ACCESSORIES SHOWN MAY NOT BE PRESENT OR MAY NOT BE INDICATIVE OF ACTUAL PRODUCTS - REFER TO PLANS, ELEVATIONS, AND TOILET ACCESSORIES LEGEND FOR PROJECT-SPECIFIC ACCESSORY SELECTIONS]



1 Second Floor Level Enlarged Toilet Room

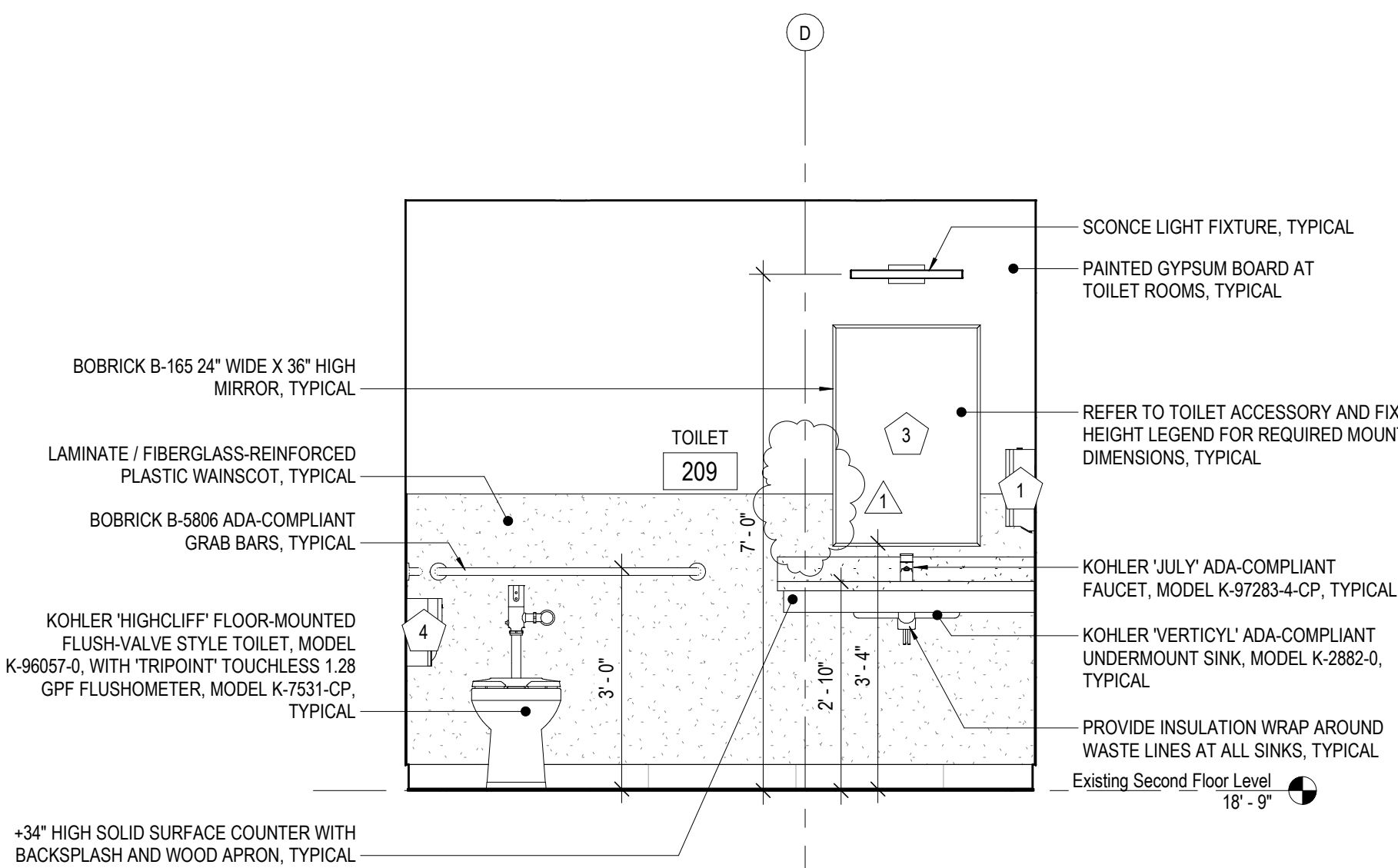
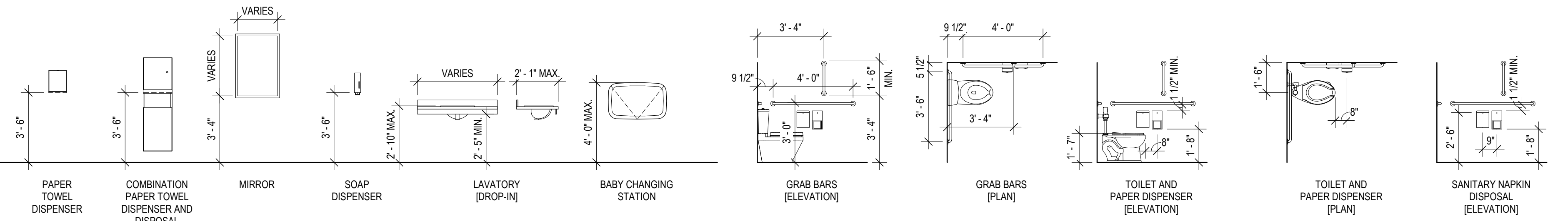
1/2" = 1'-0"

Toilet Accessories Legend

ID NO.	EQUIPMENT ITEM NAME	MANUFACTURER AND MODEL NUMBER
1	PAPER TOWEL DISPENSER	BOBRICK B-4262
2	NOT USED	
3	MIRROR (24" W x 36" H)	BOBRICK B-165
4	TOILET PAPER DISPENSER	BOBRICK B-4288
5	SANITARY NAPKIN DISPOSAL	BOBRICK B-270
6	ROBE HOOK	BOBRICK B-6727

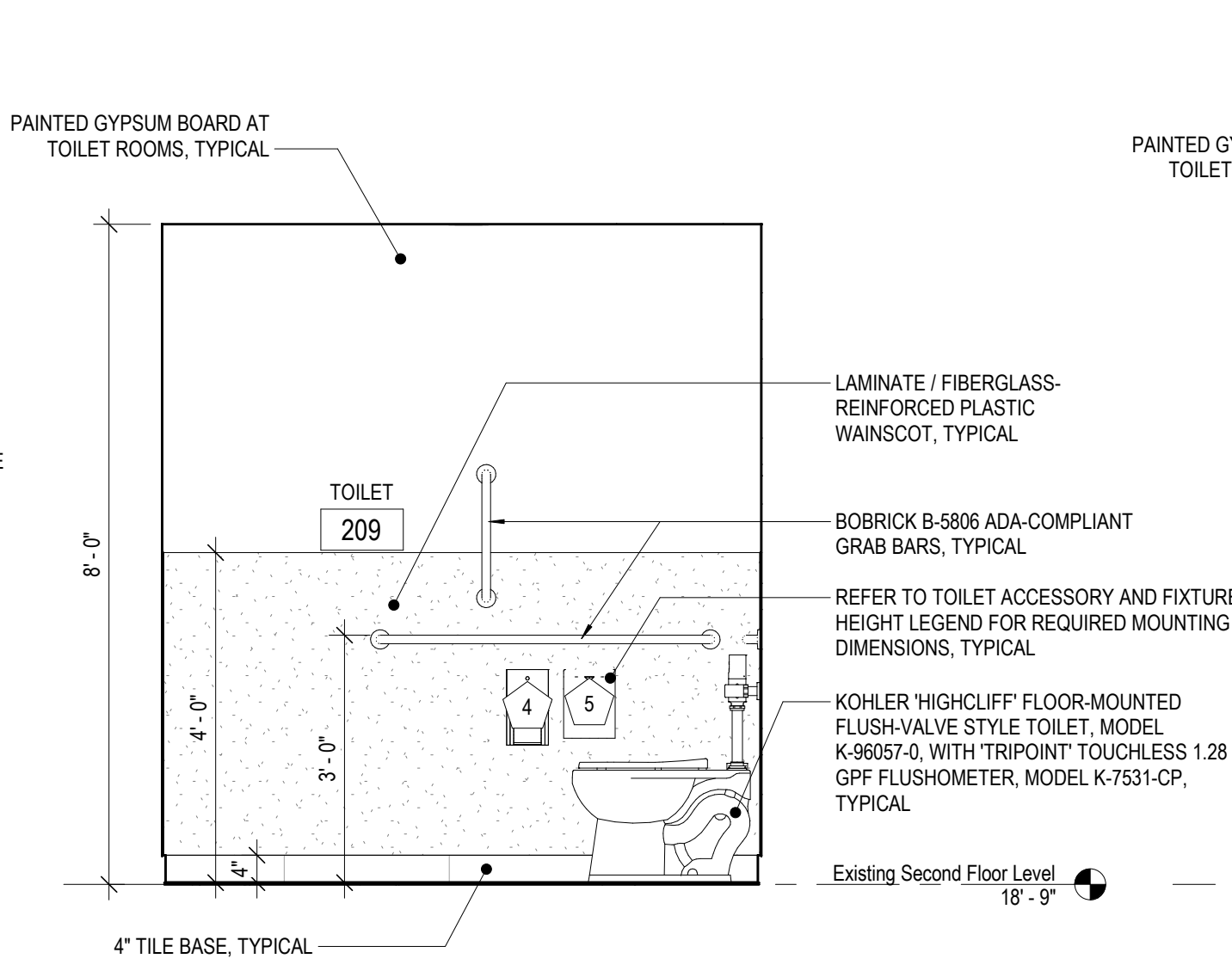
Toilet Accessory and Fixture Mounting Height Legend

[NOTE: ALL ACCESSORIES SHOWN MAY NOT BE PRESENT OR MAY NOT BE INDICATIVE OF ACTUAL PRODUCTS - REFER TO PLANS, ELEVATIONS, AND TOILET ACCESSORIES LEGEND FOR PROJECT-SPECIFIC ACCESSORY SELECTIONS]



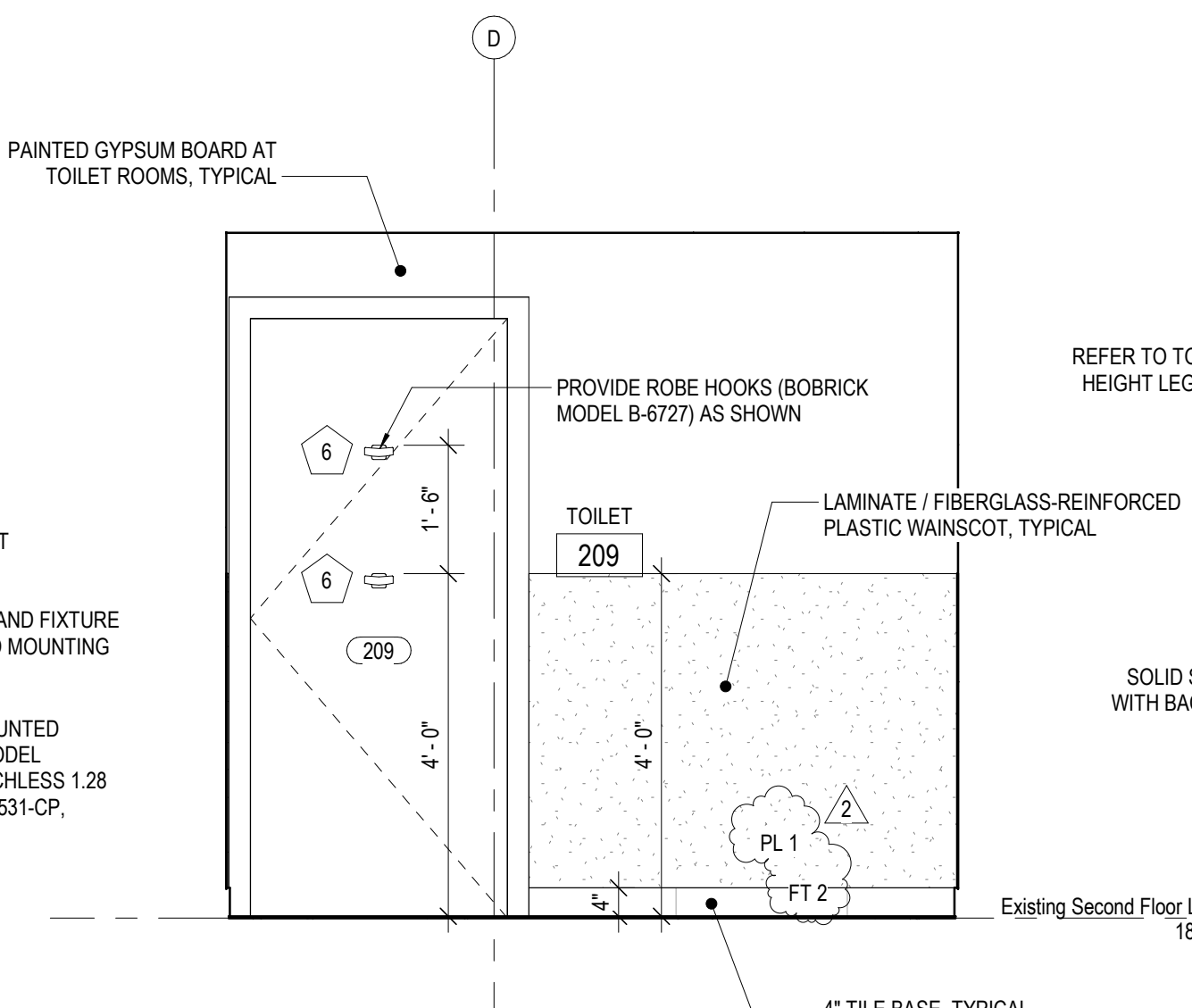
8 Toilet Room 209 West Elevation

1/2" = 1'-0" 0 2 4 6 8



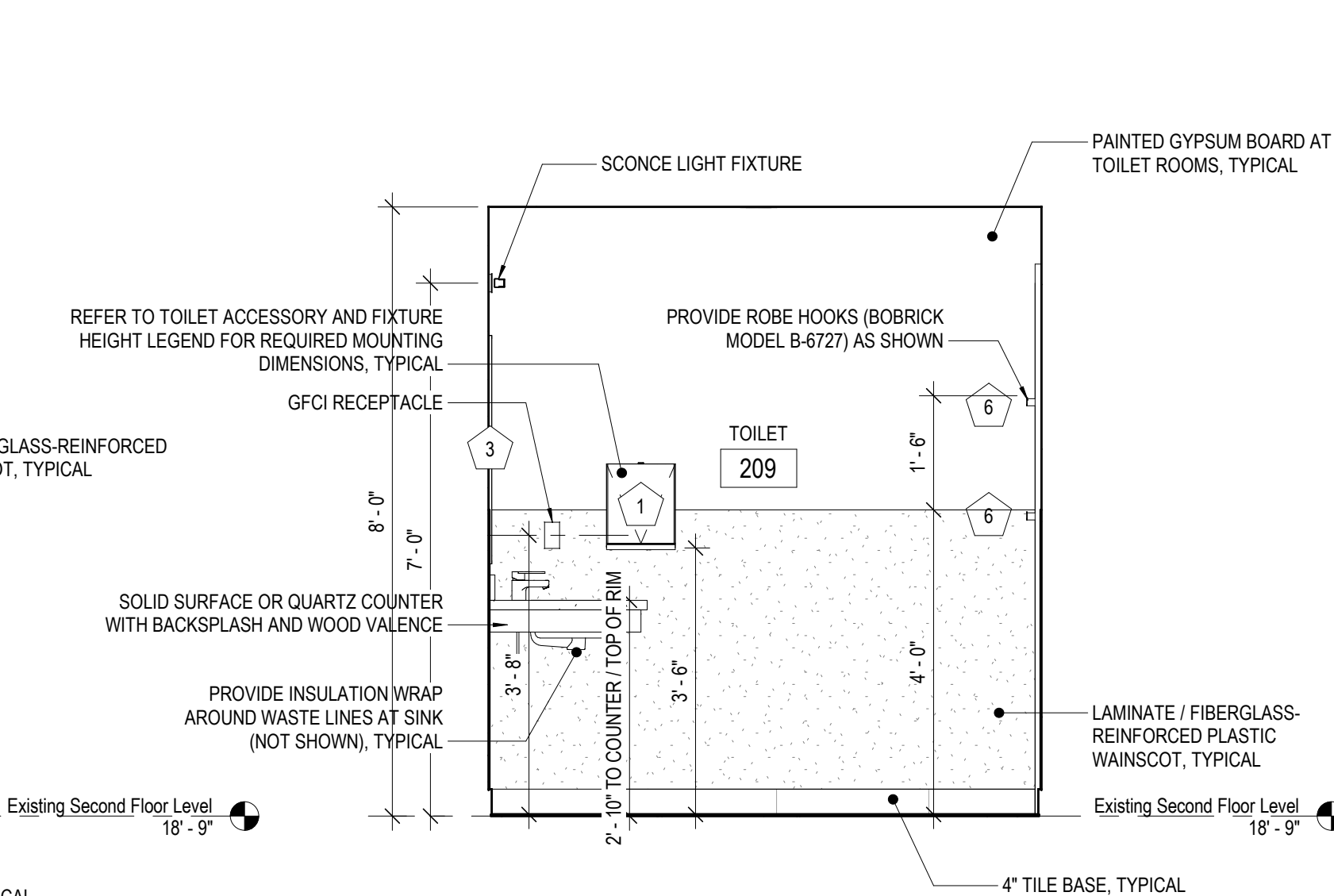
7 Toilet Room 209 South Elevation

1/2" = 1'-0" 0 2 4 6 8



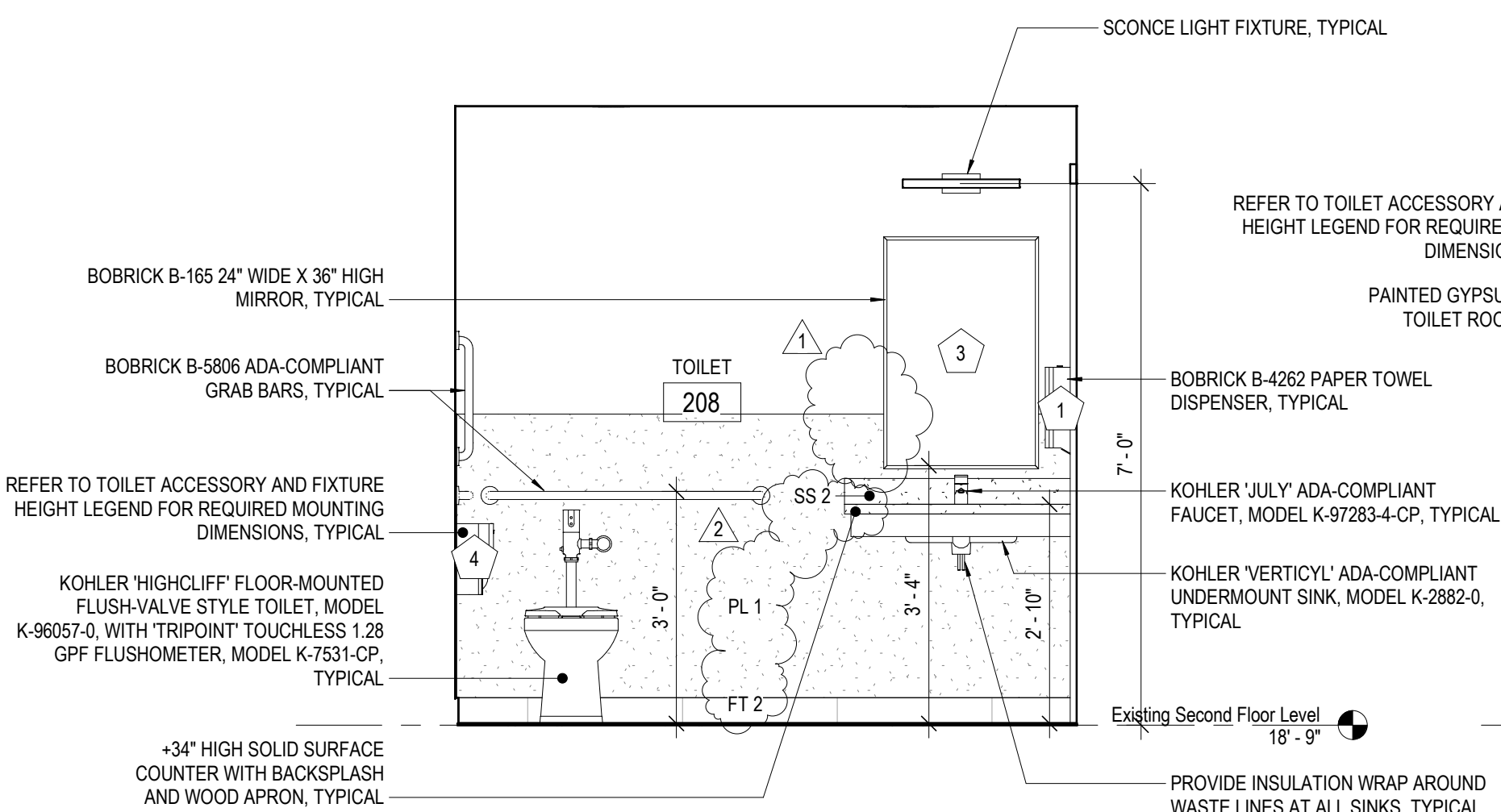
6 Toilet Room 209 East Elevation

1/2" = 1'-0" 0 2 4 6 8



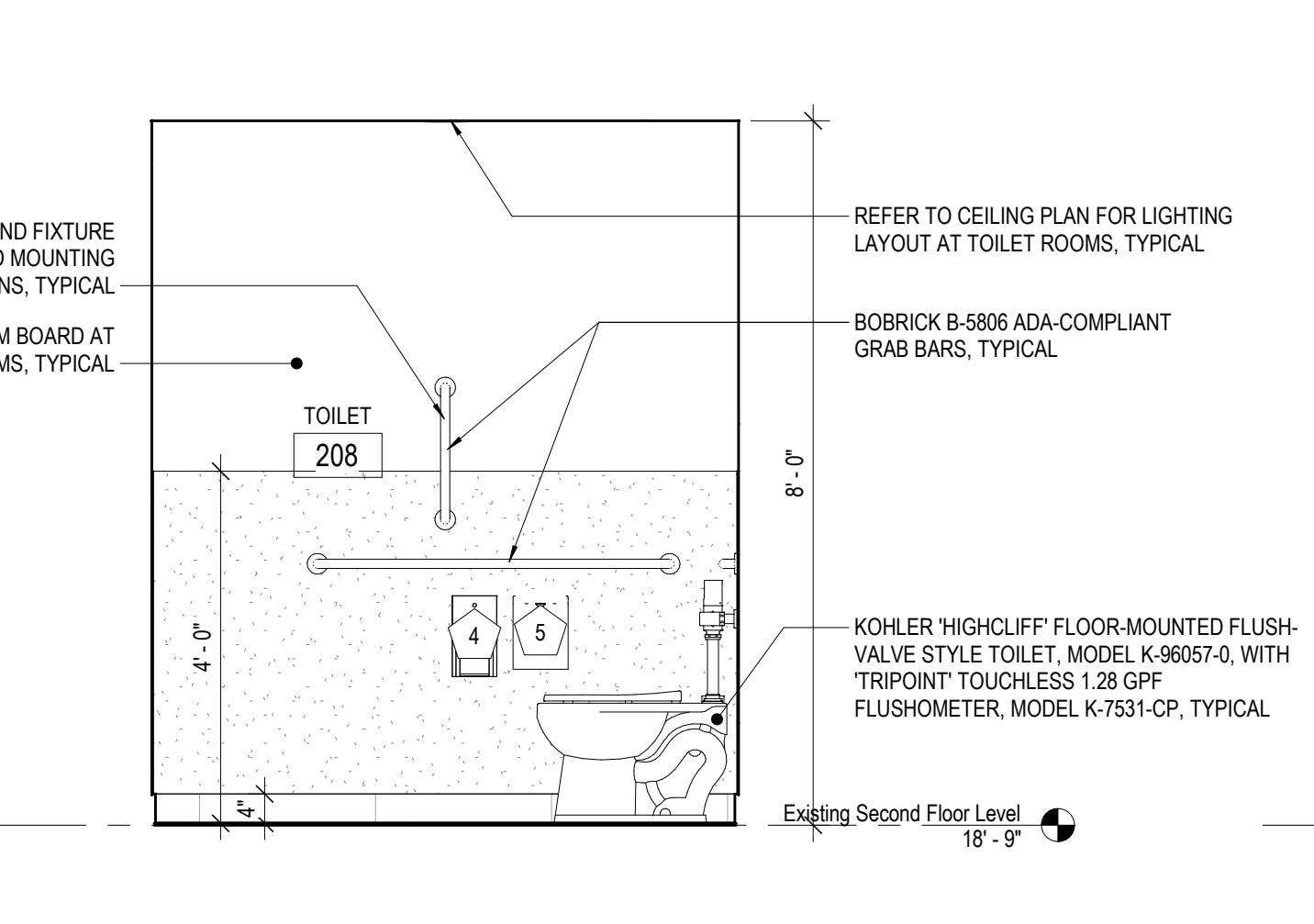
5 Toilet Room 209 North Elevation

1/2" = 1'-0" 0 2 4 6 8



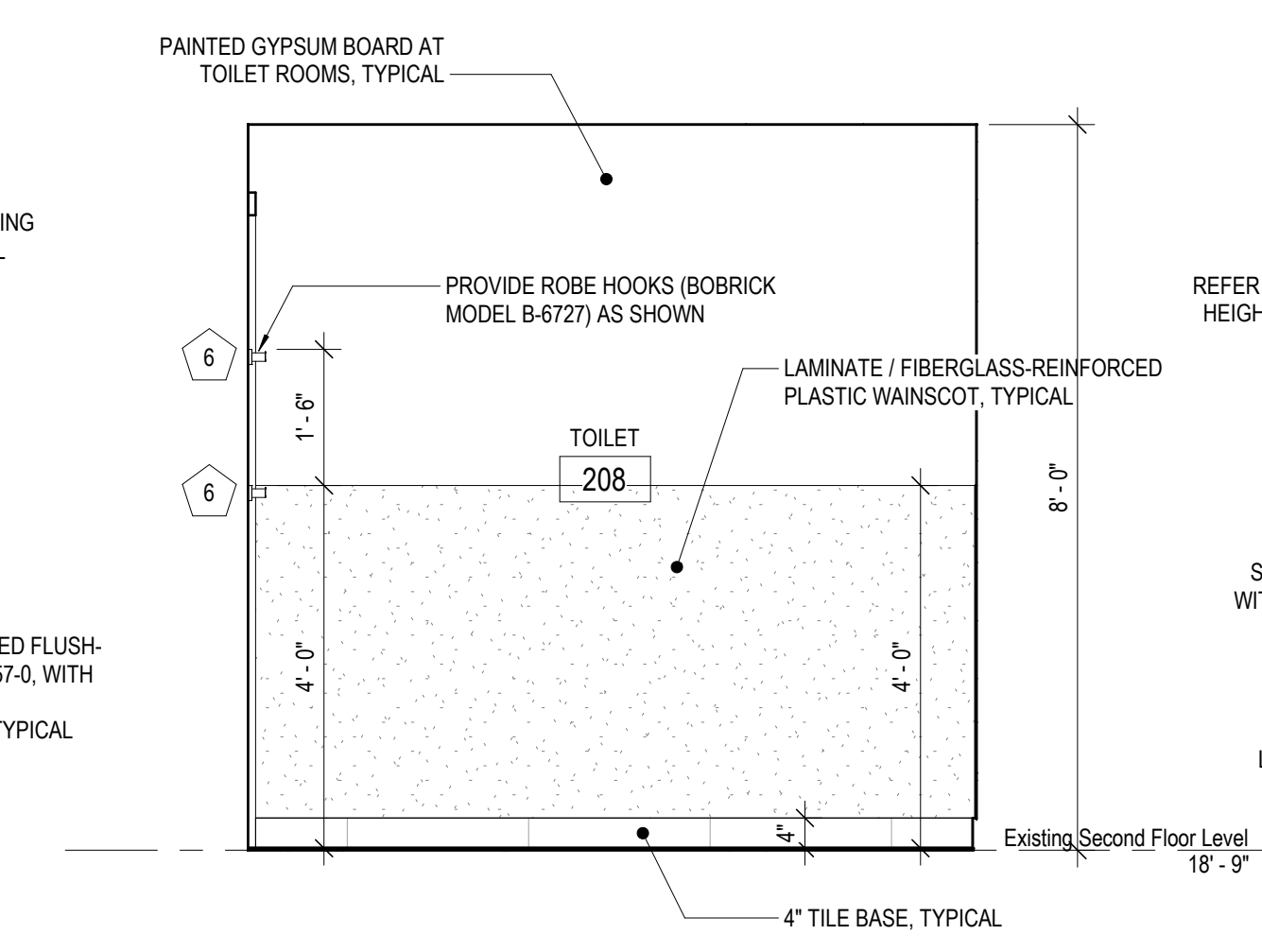
4 Toilet Room 208 West Elevation

1/2" = 1'-0" 0 2 4 6 8



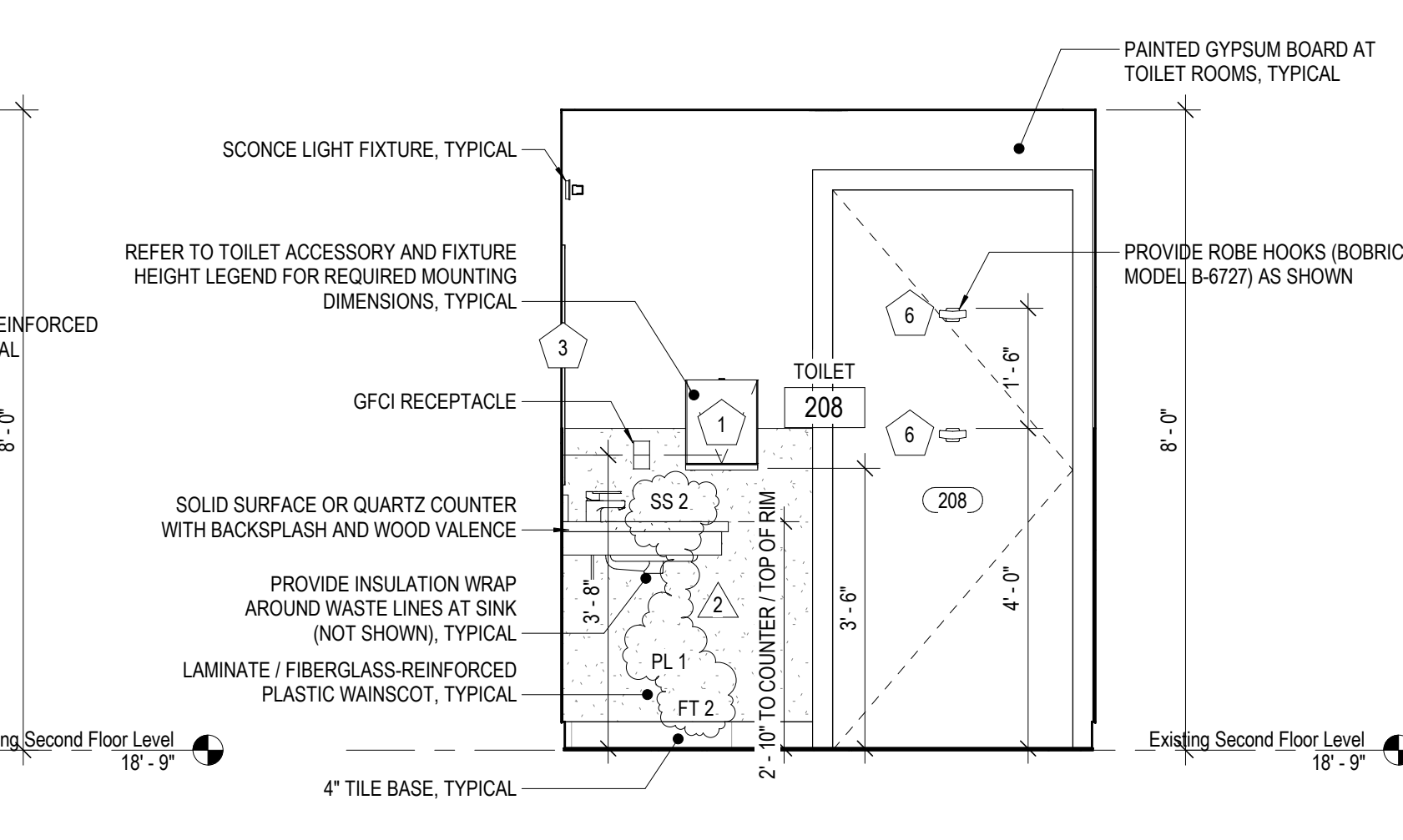
3 Toilet Room 208 South Elevation

1/2" = 1'-0" 0 2 4 6 8



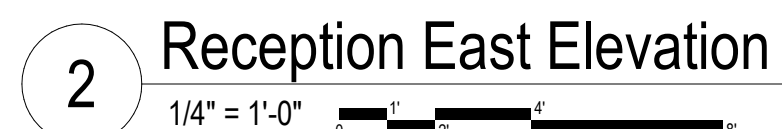
2 Toilet Room 208 East Elevation

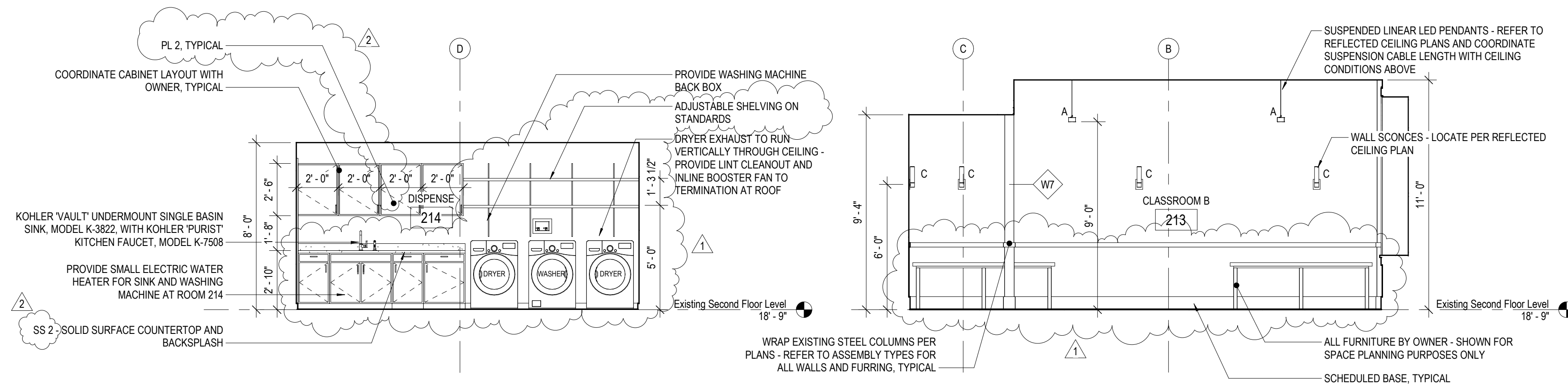
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1 Toilet Room 208 North Elevation

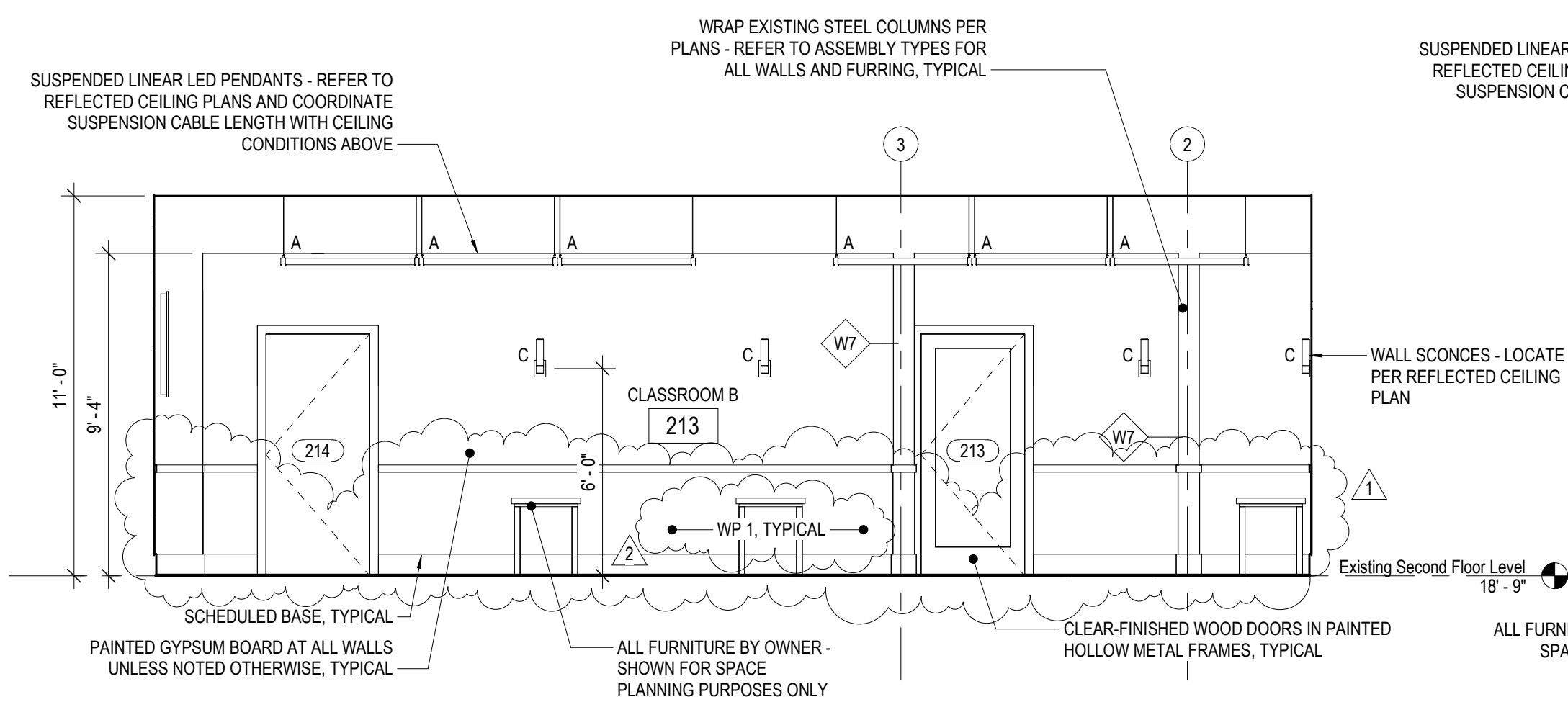
1/2" = 1'-0" 0 2 4 6 8



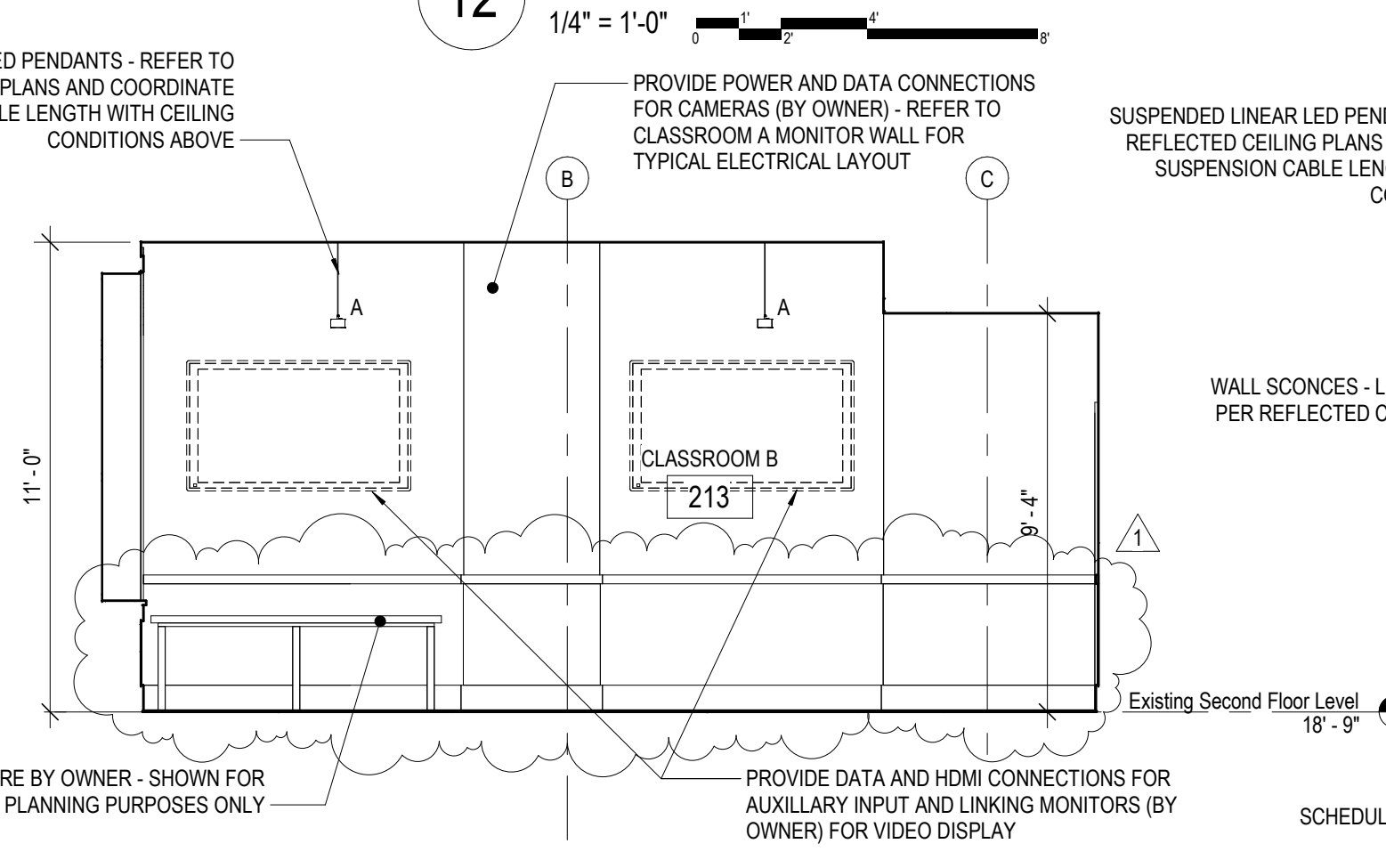


12 Dispense 214 East Elevation

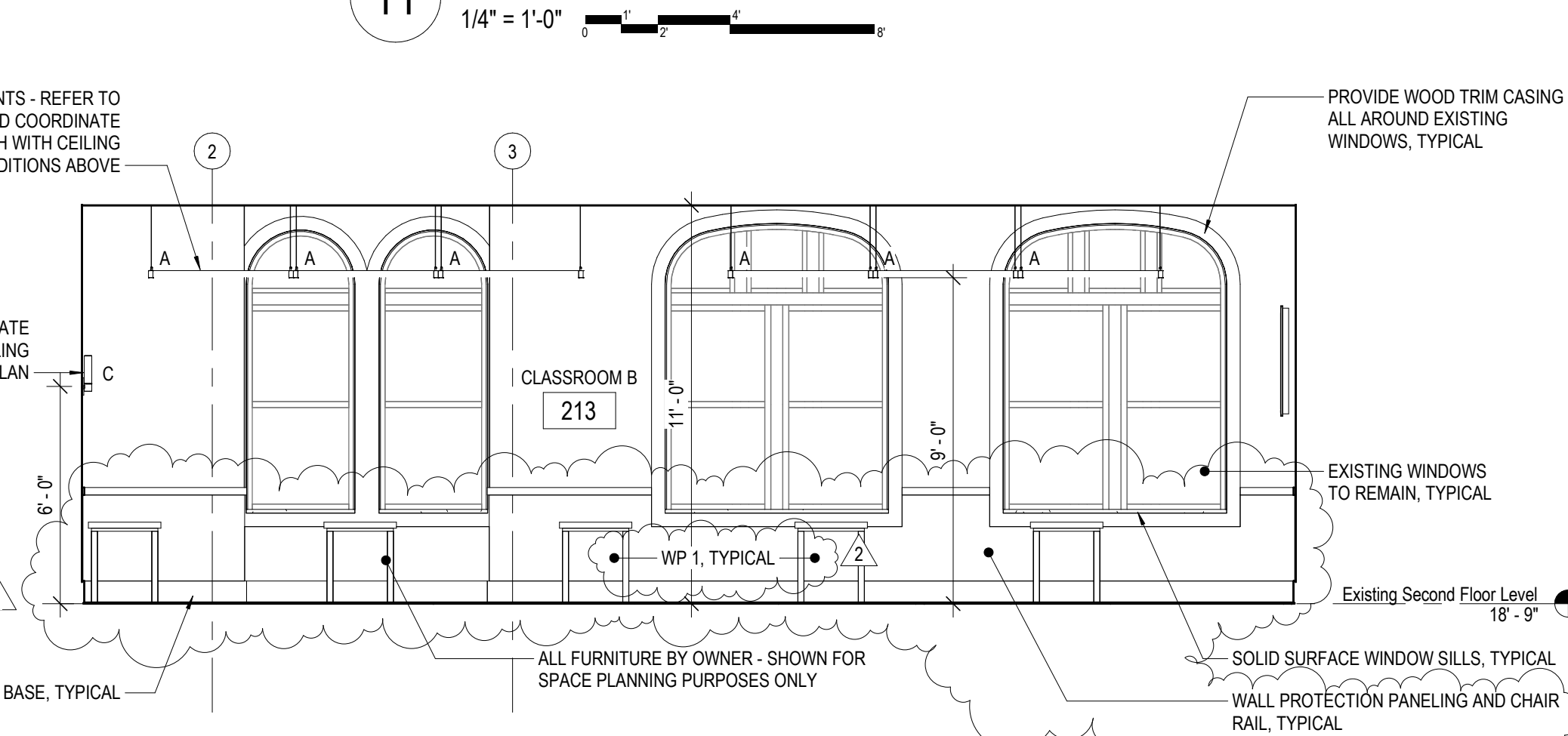
11 Classroom B 213 West Elevation



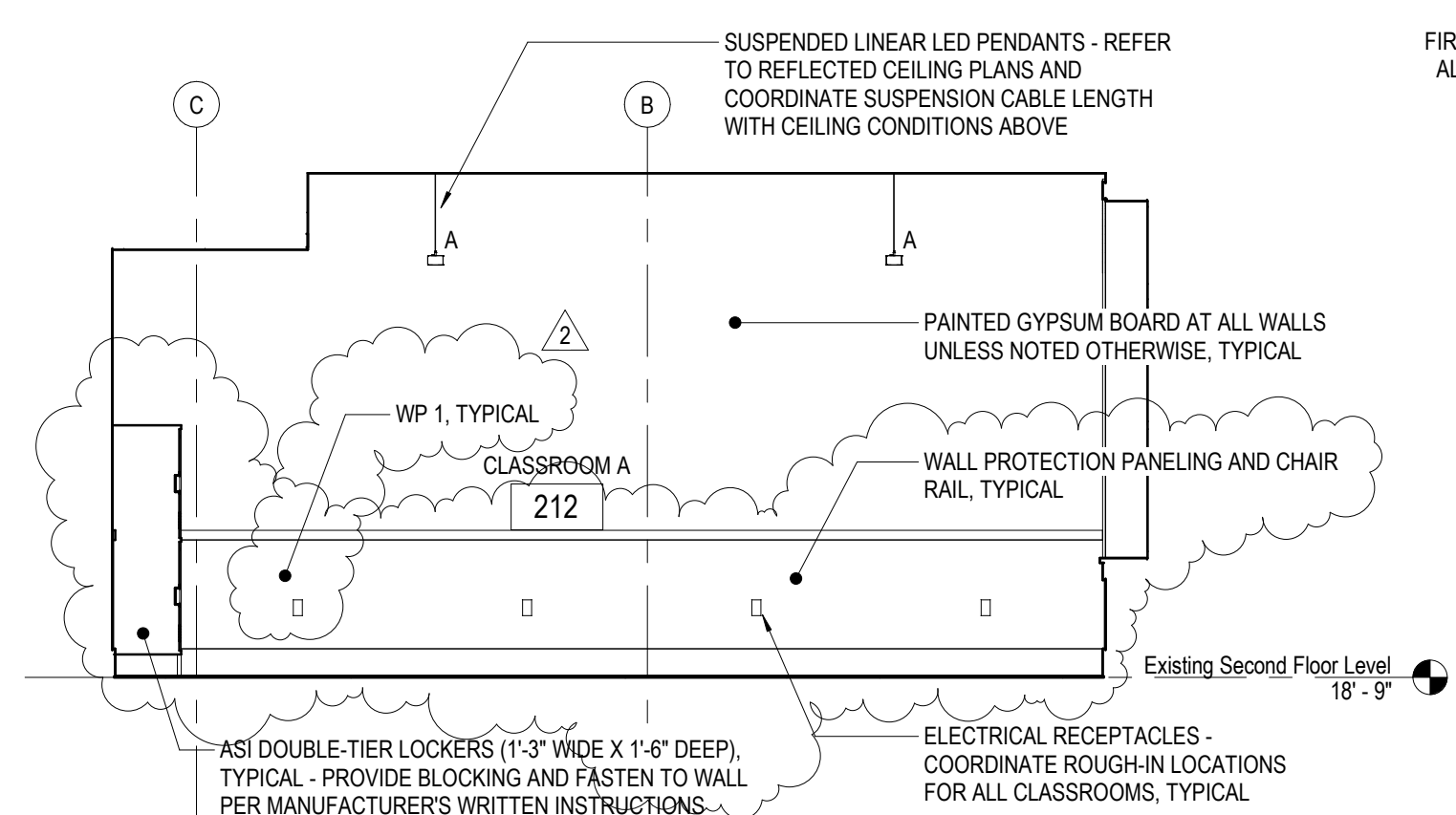
10 Classroom B 213 South Elevation



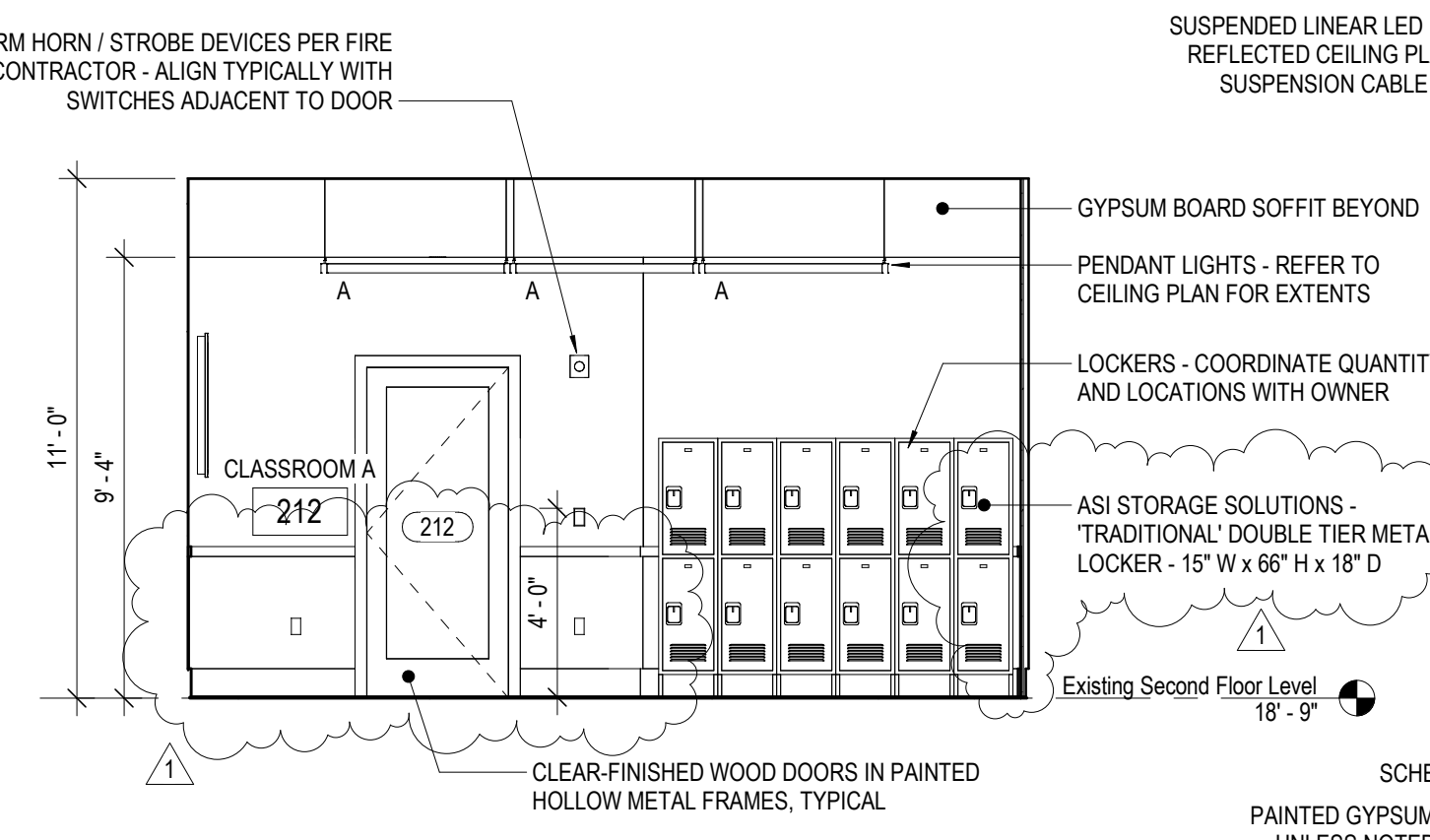
9 Classroom B 213 East Elevation



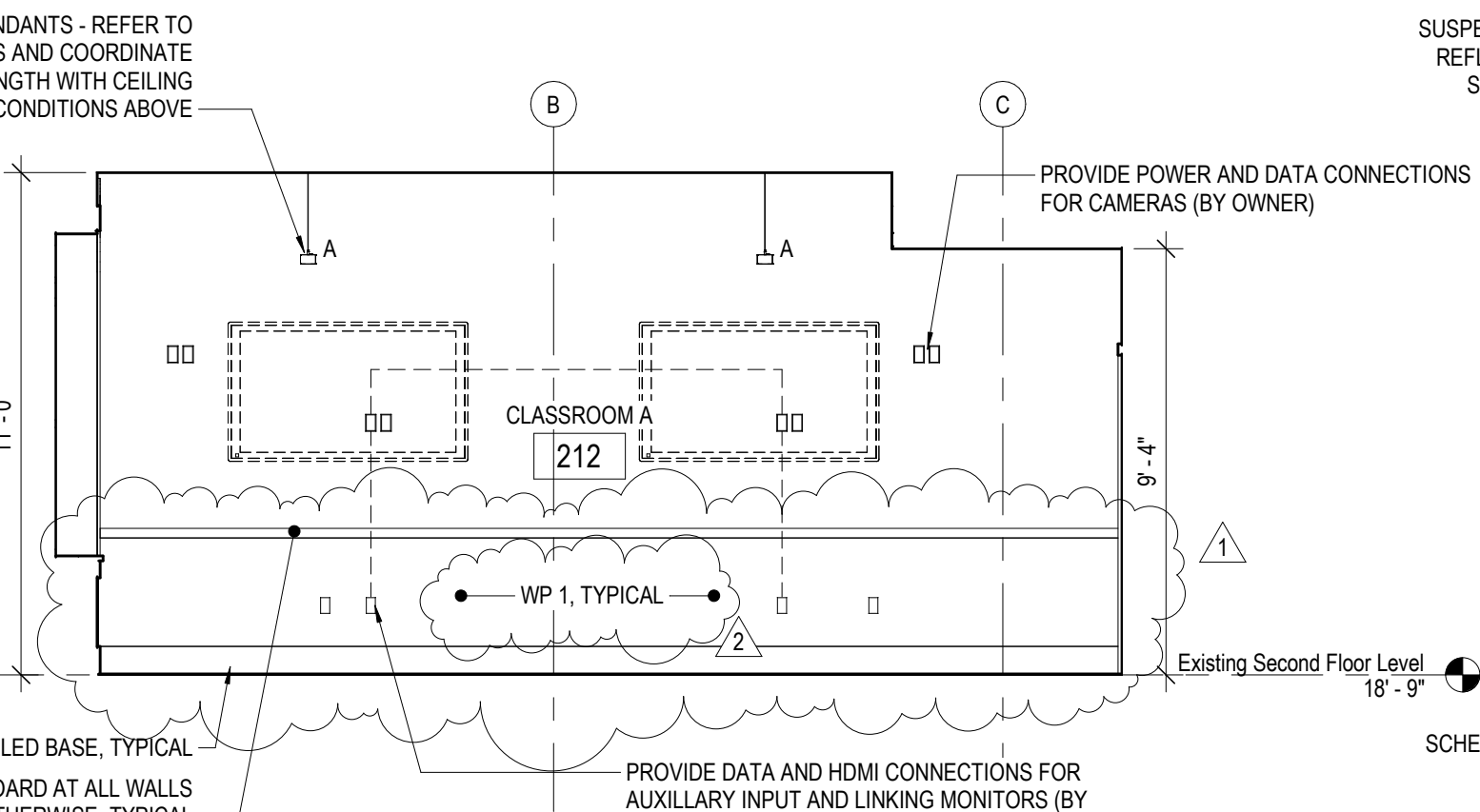
8 Classroom B 213 North Elevation



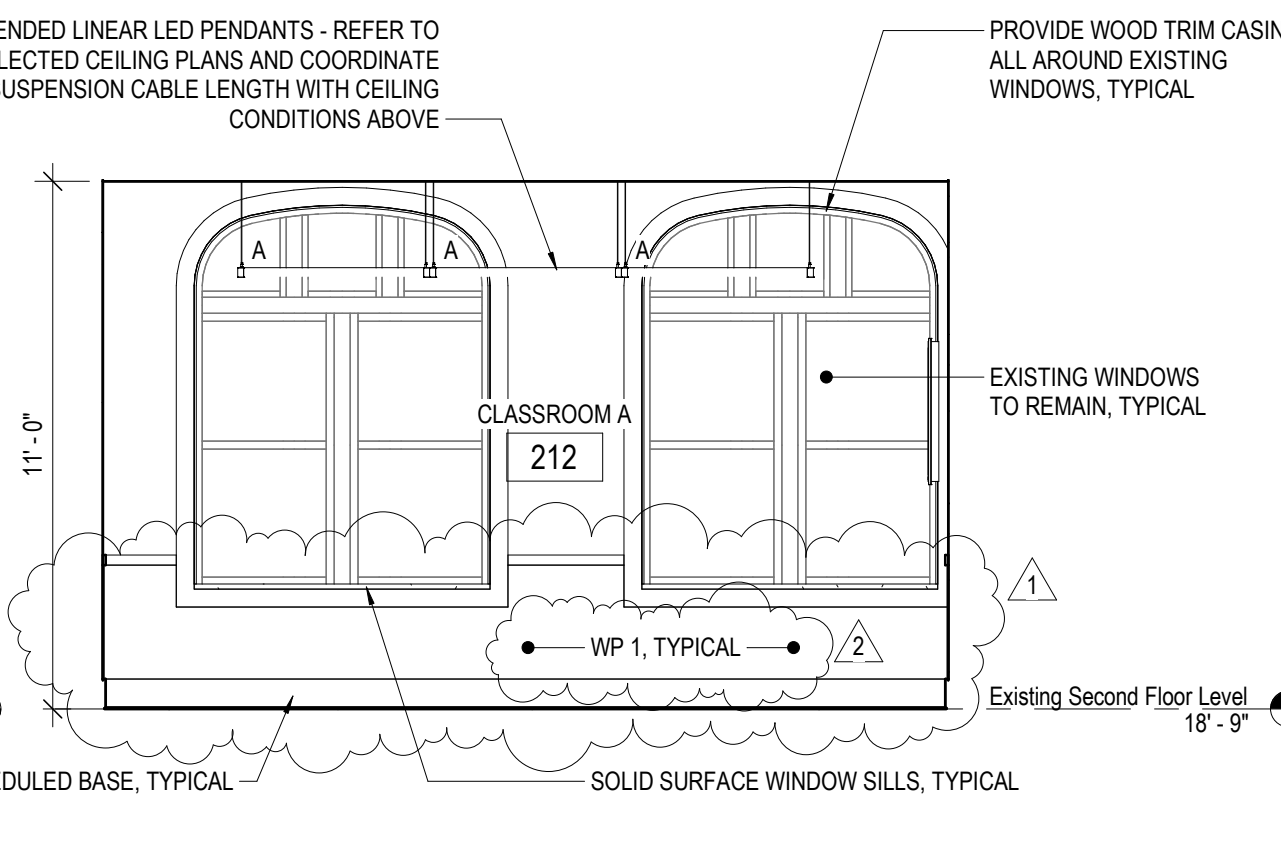
7 Classroom A 212 West Elevation



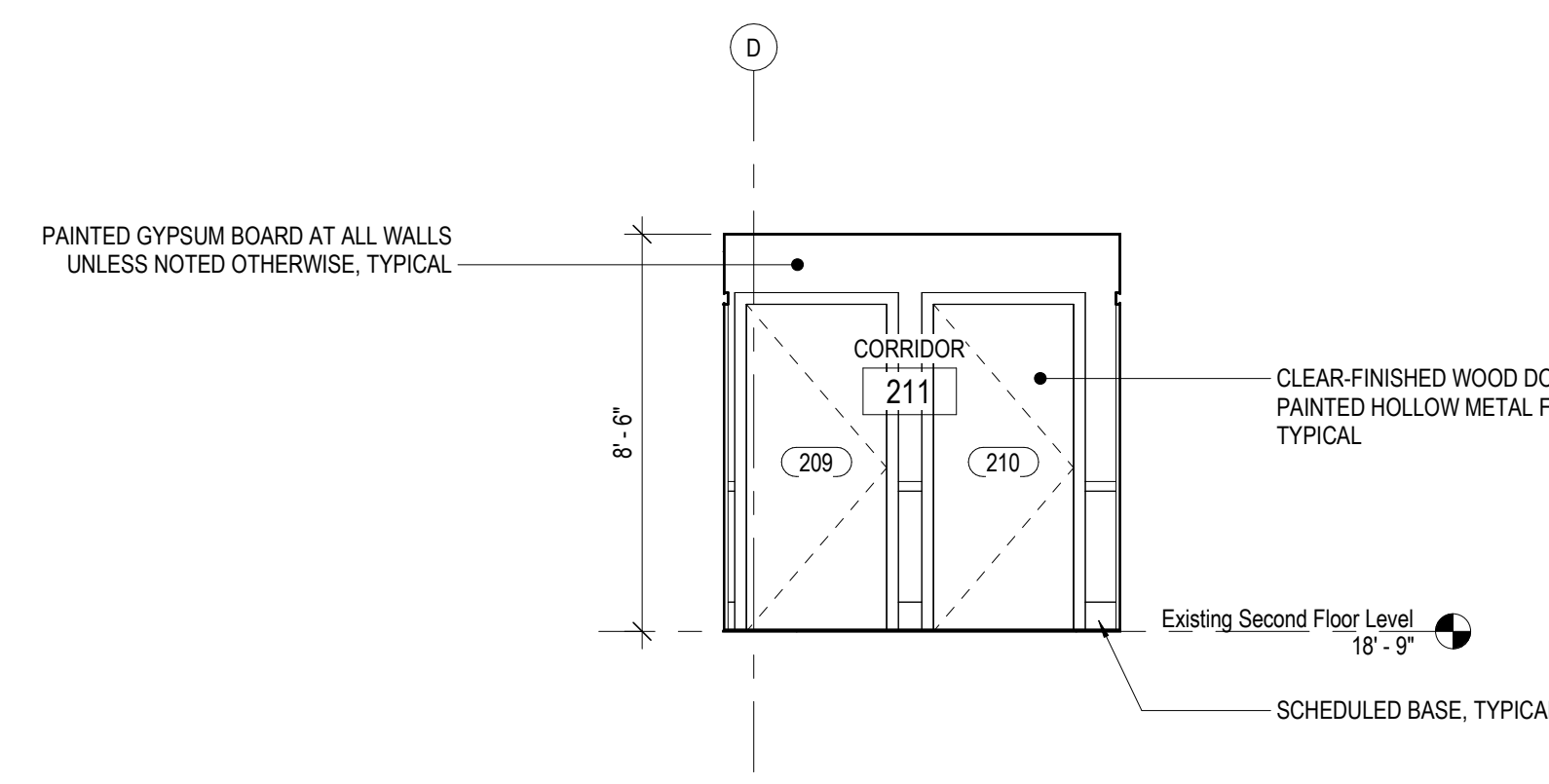
6 Classroom A 212 South Elevation



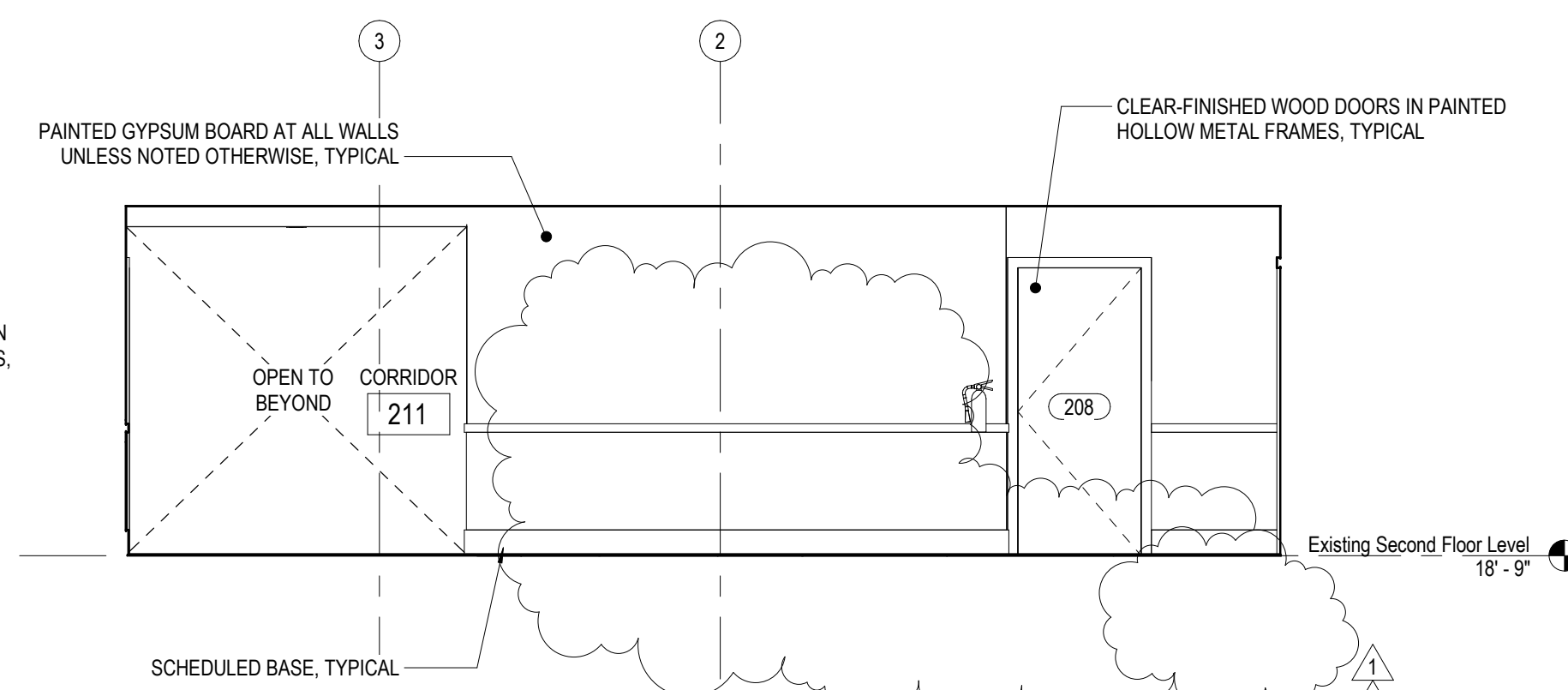
5 Classroom A 212 East Elevation



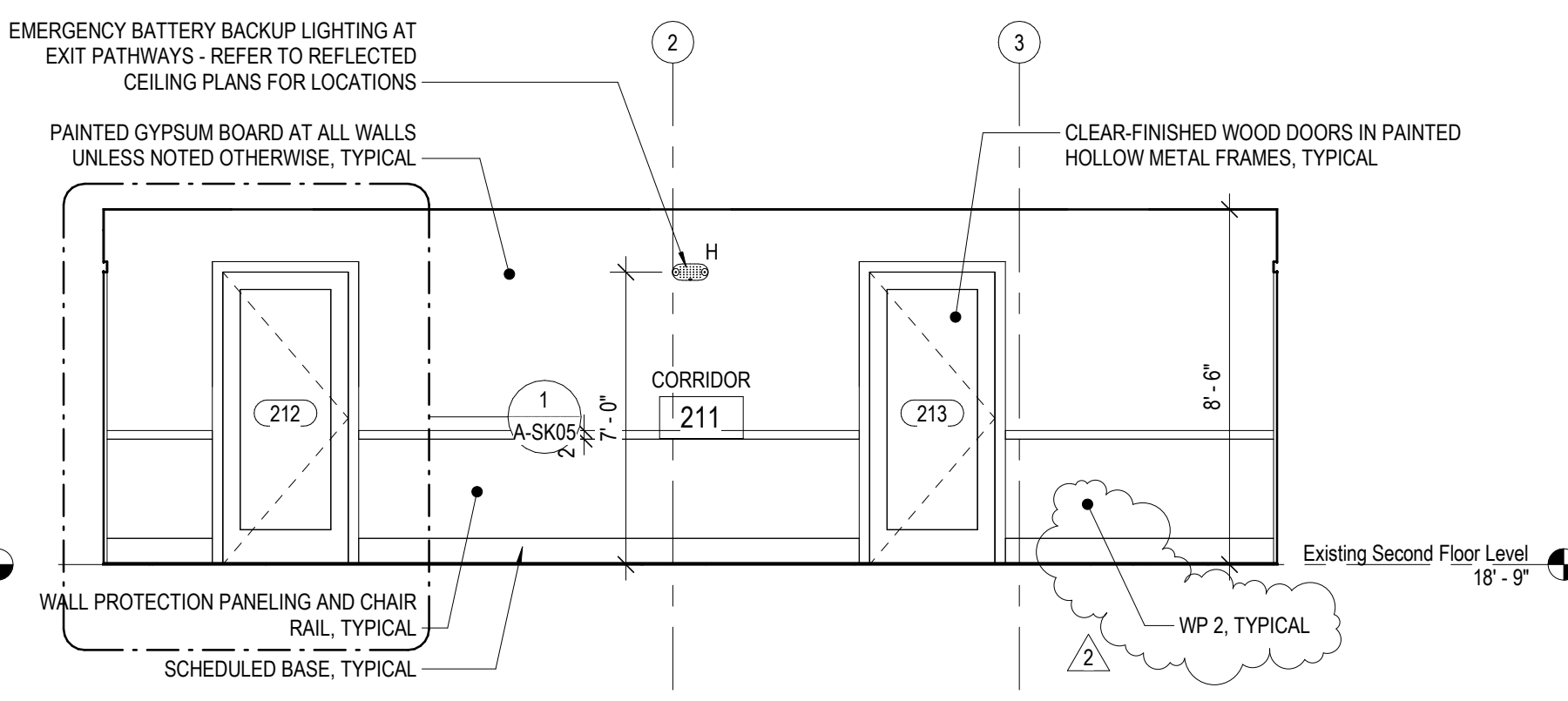
4 Classroom A 212 North Elevation



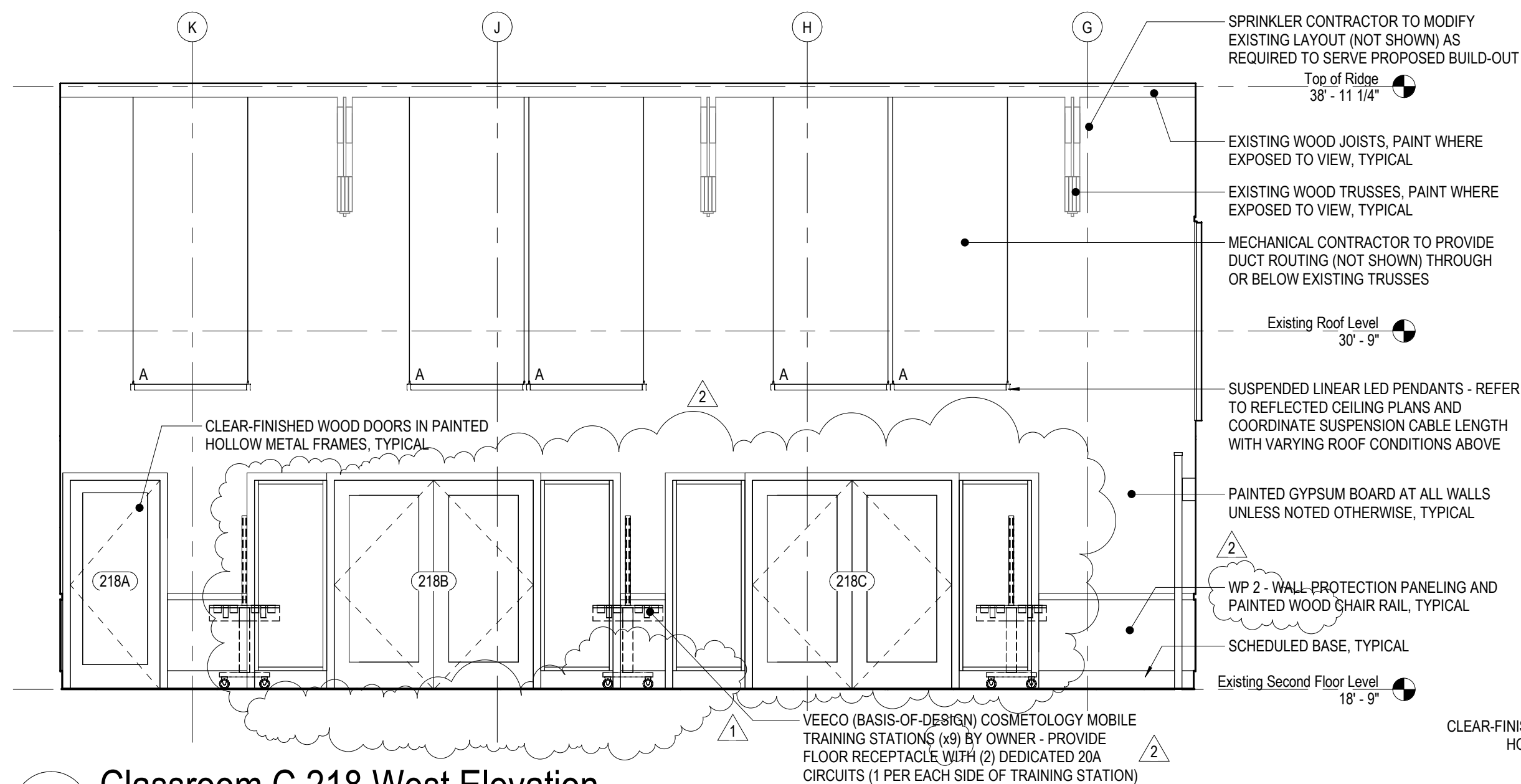
3 Corridor 211 West Elevation



2 Corridor 211 South Elevation

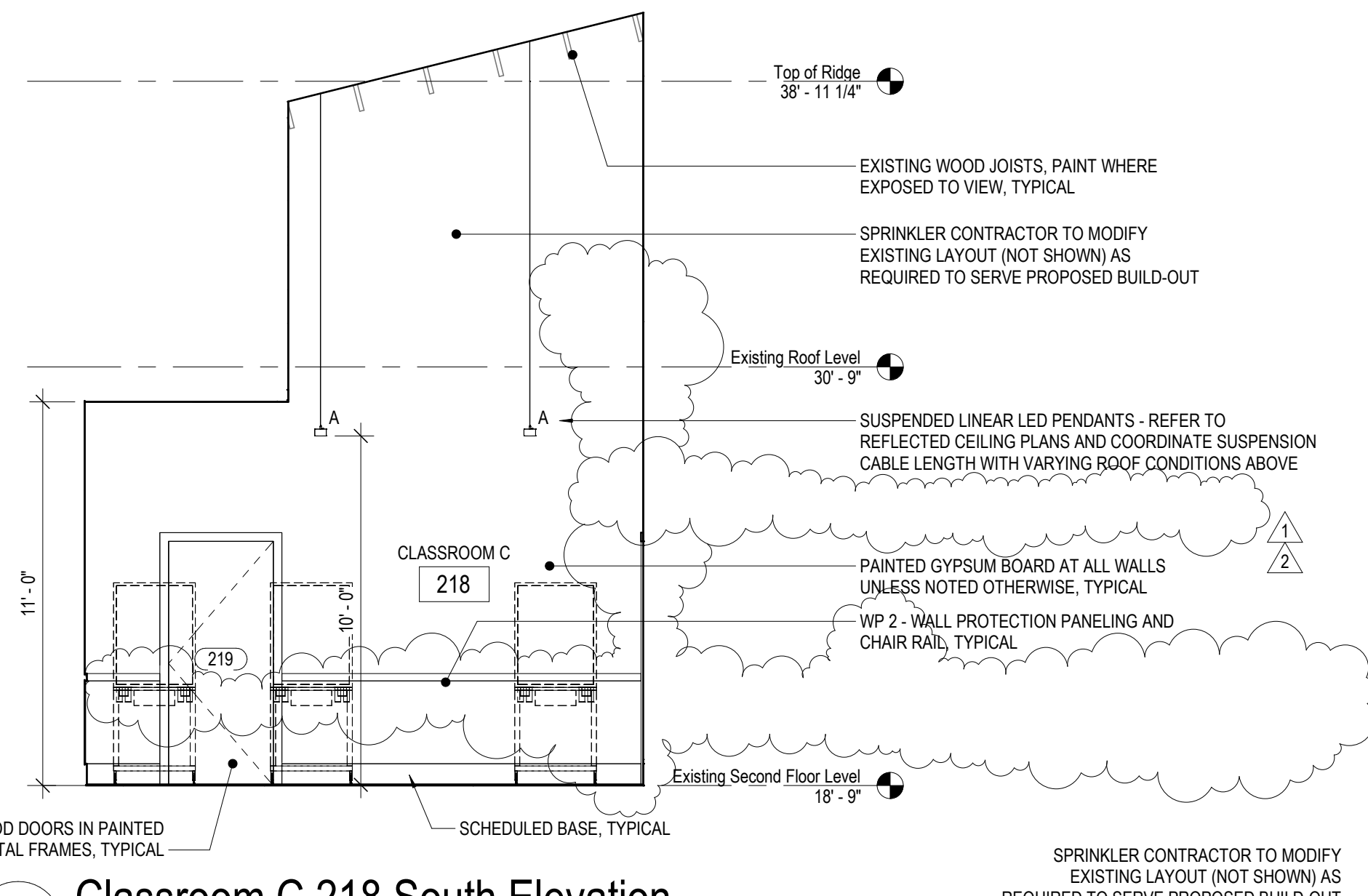


1 Corridor 211 North Elevation



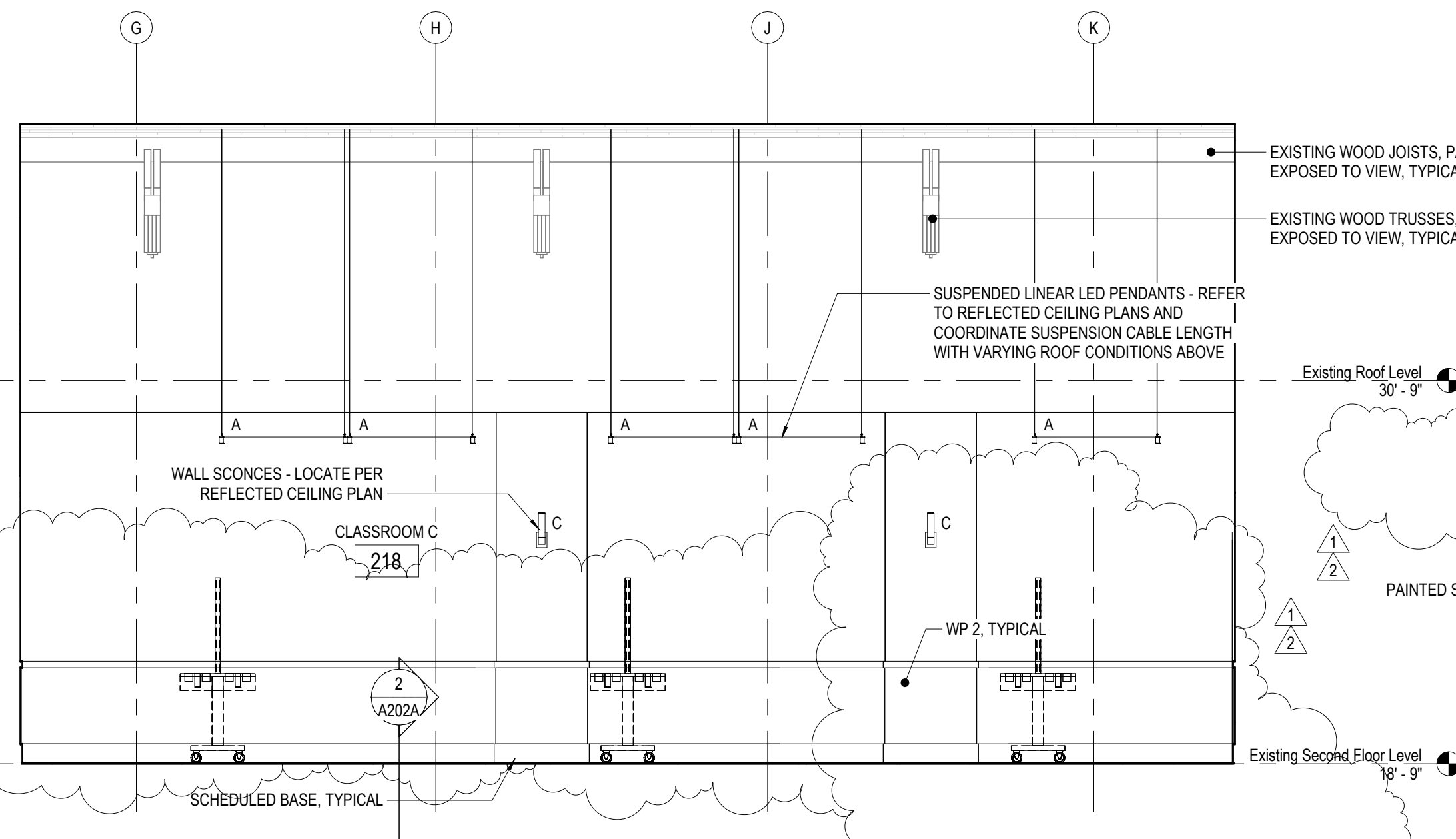
7 Classroom C 218 West Elevation

1/4" = 1'-0"



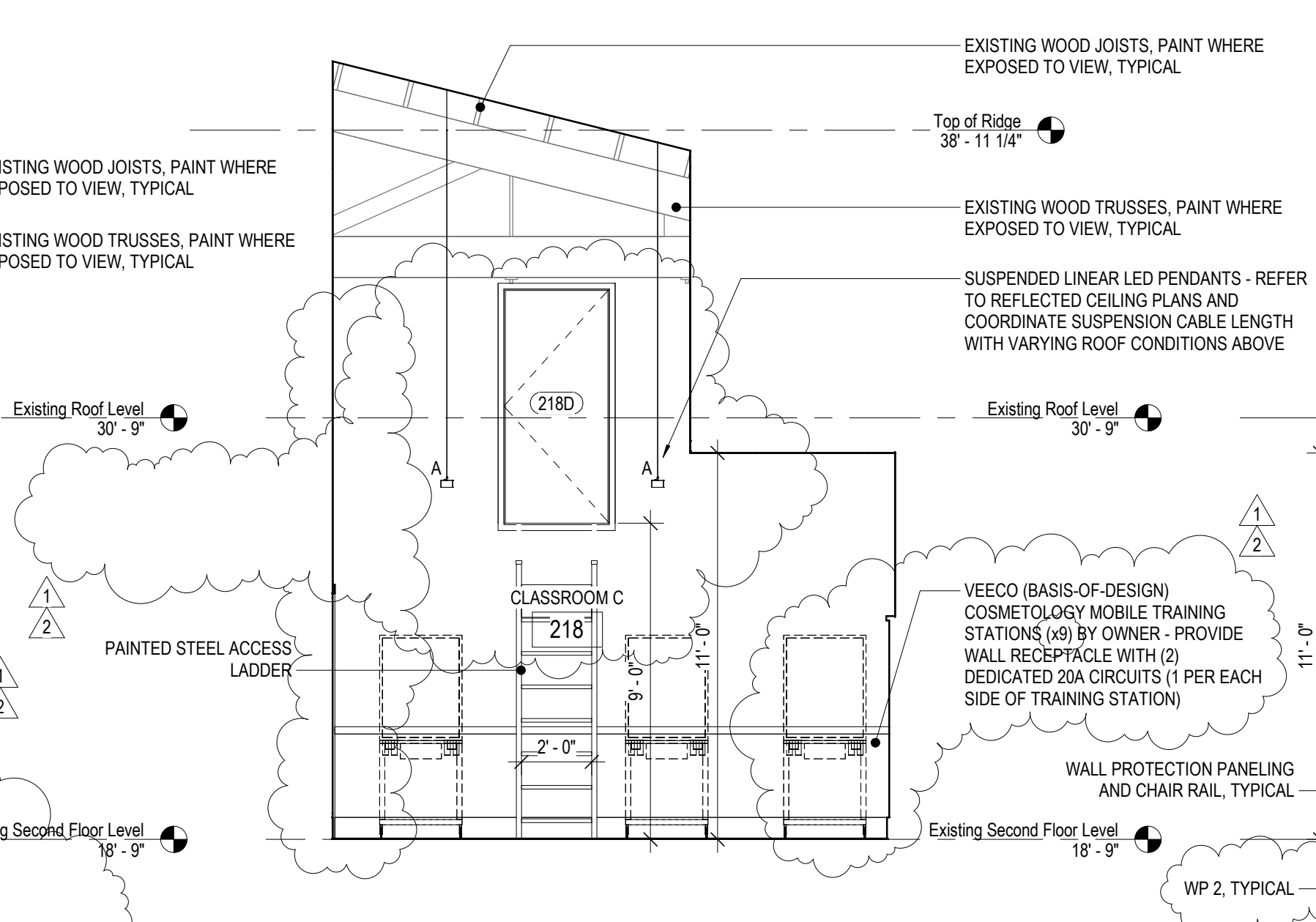
6 Classroom C 218 South Elevation

1/4" = 1'-0"



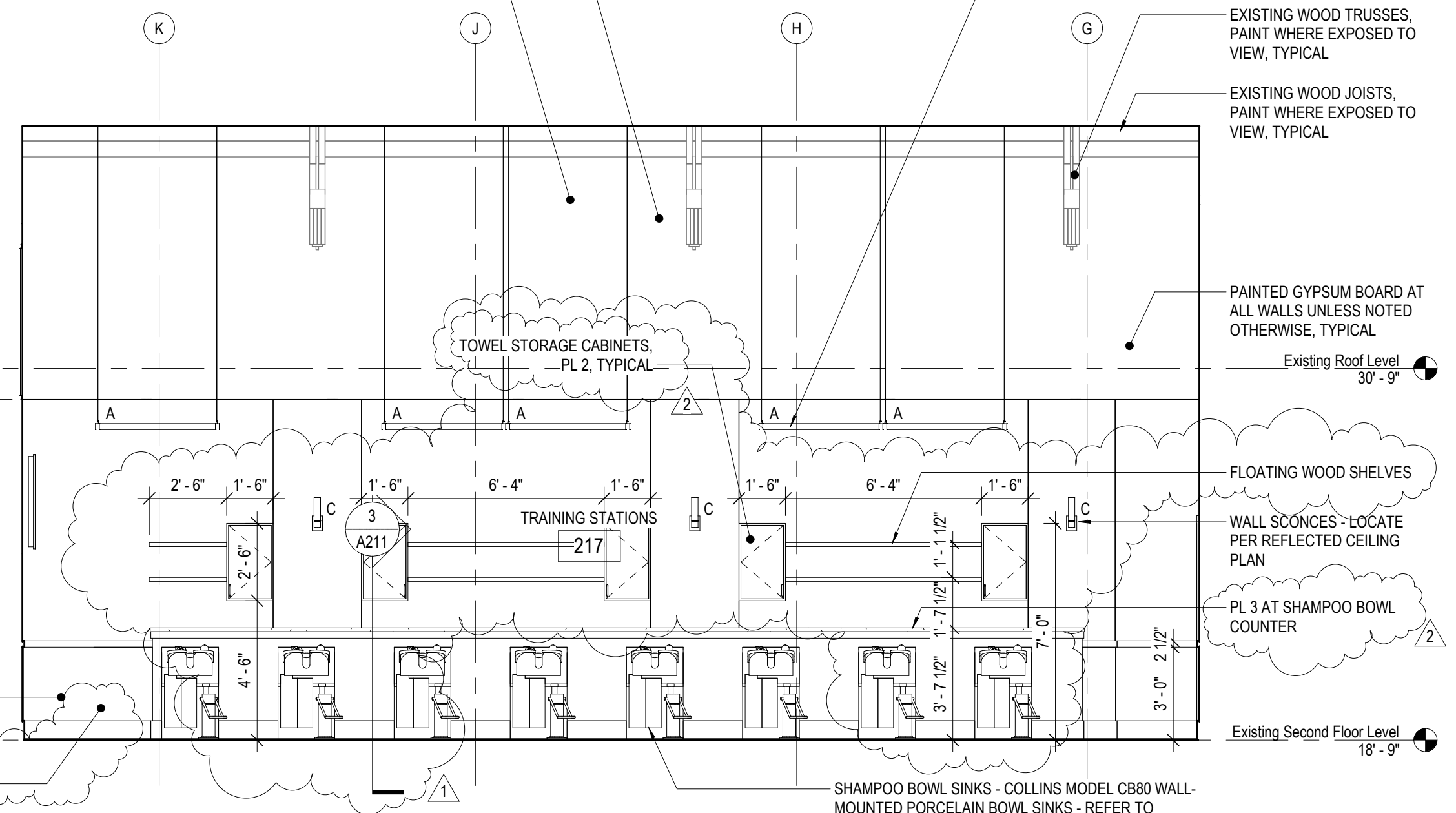
5 Classroom C 218 East Elevation

1/4" = 1'-0"



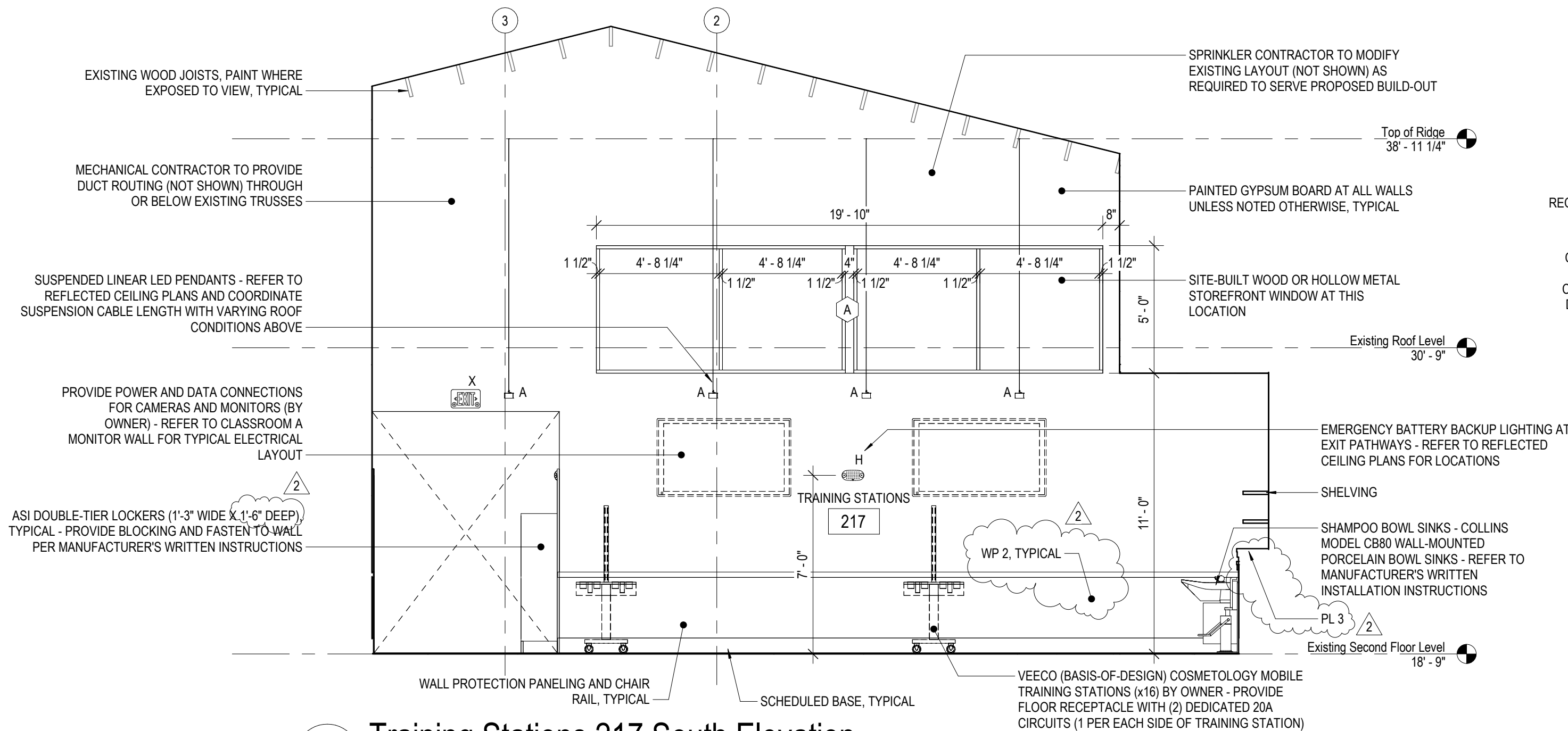
4 Classroom C 218 North Elevation

1/4" = 1'-0"



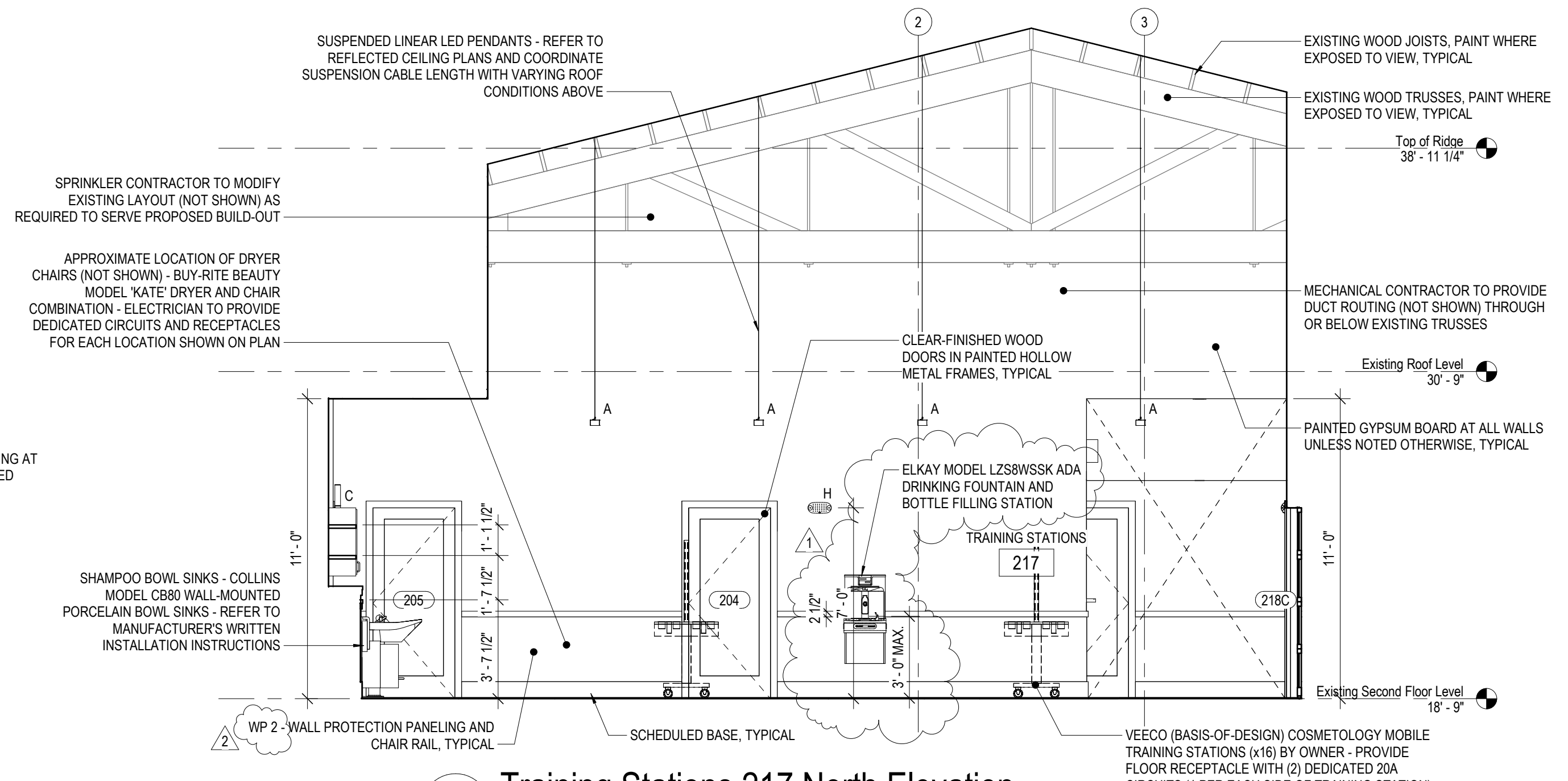
3 Training Stations 217 West Elevation

1/4" = 1'-0"



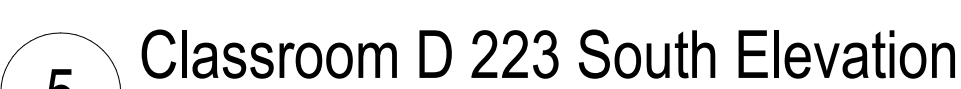
2 Training Stations 217 South Elevation

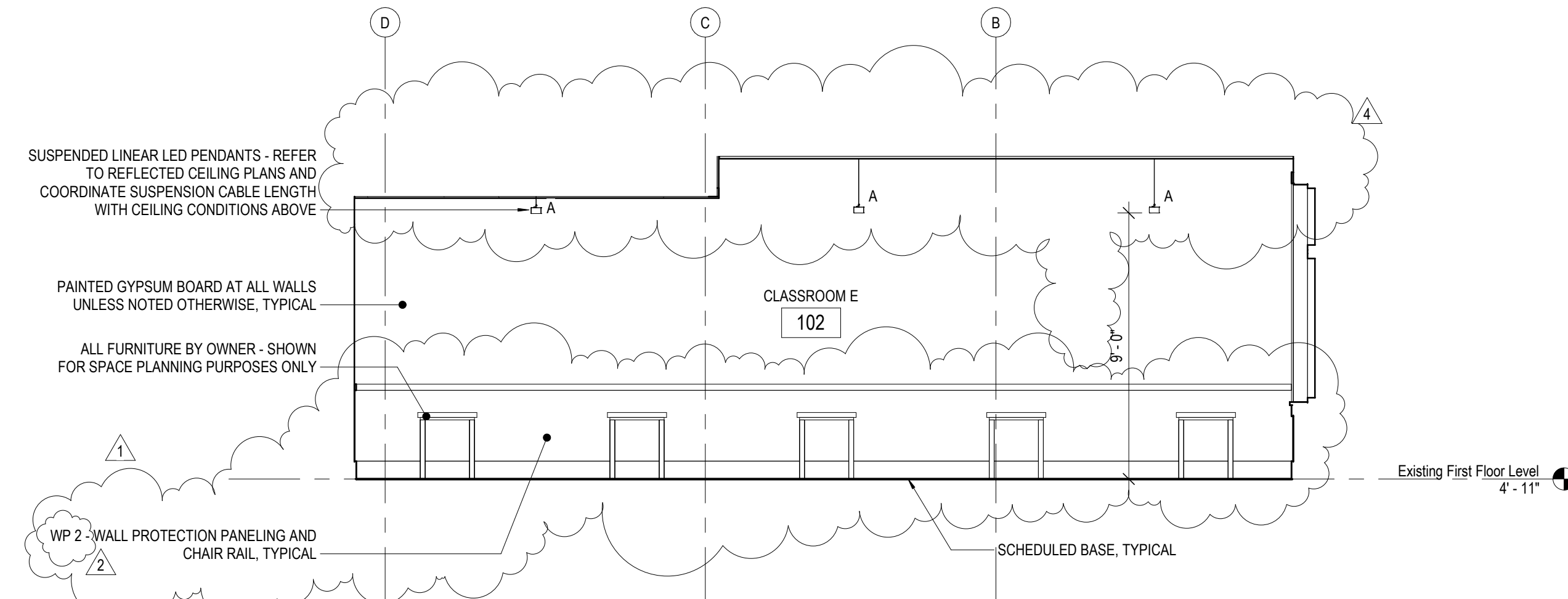
1/4" = 1'-0"



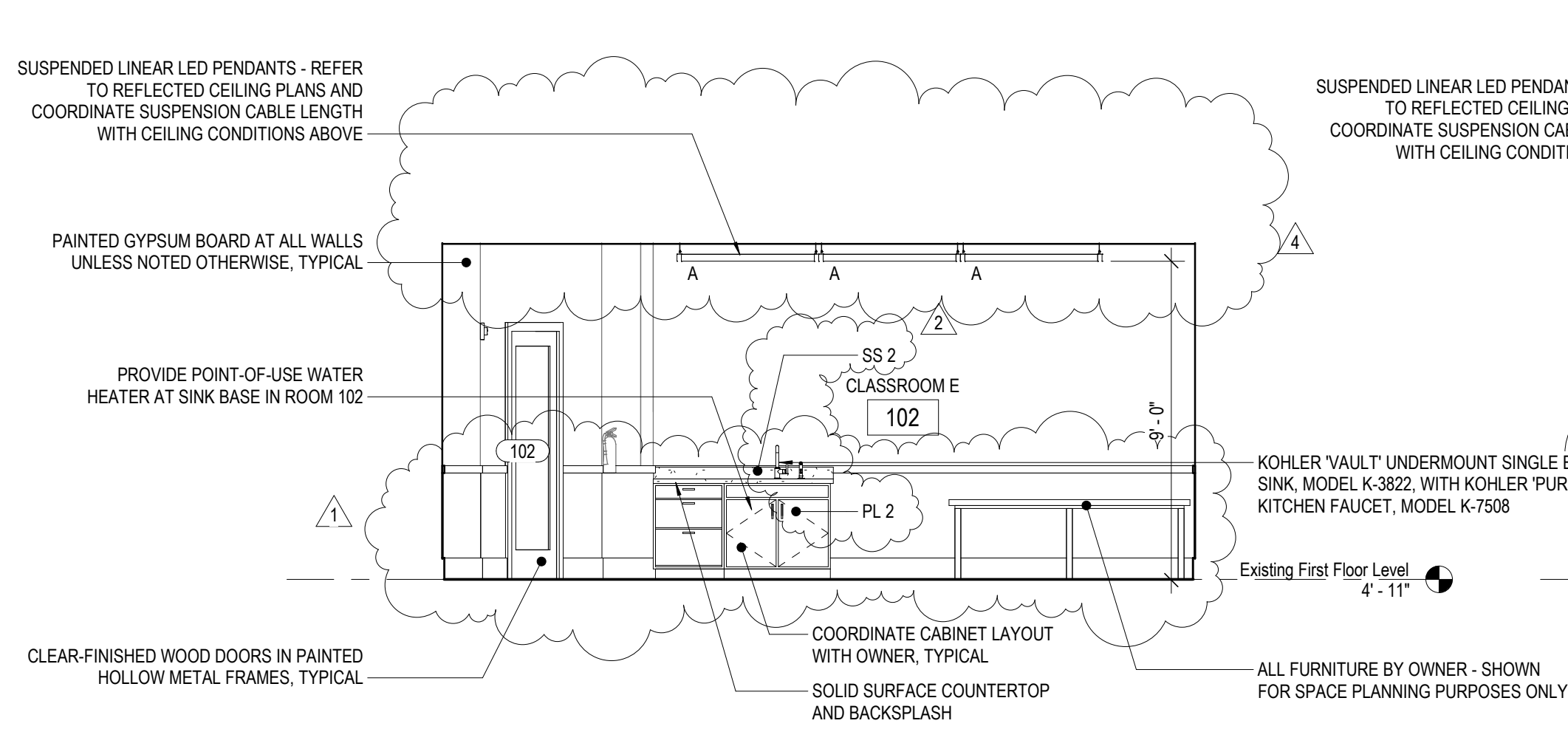
1 Training Stations 217 North Elevation

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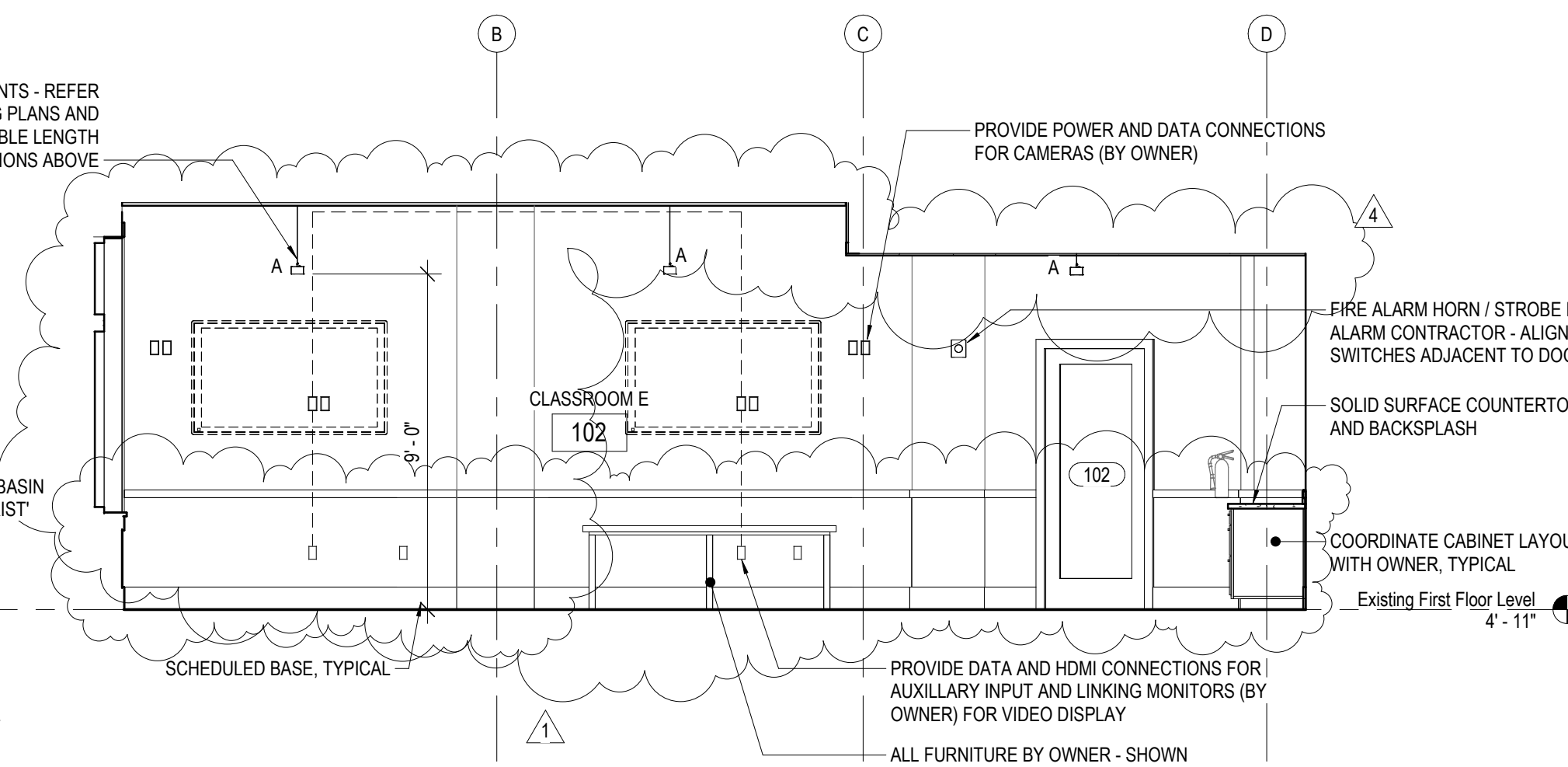




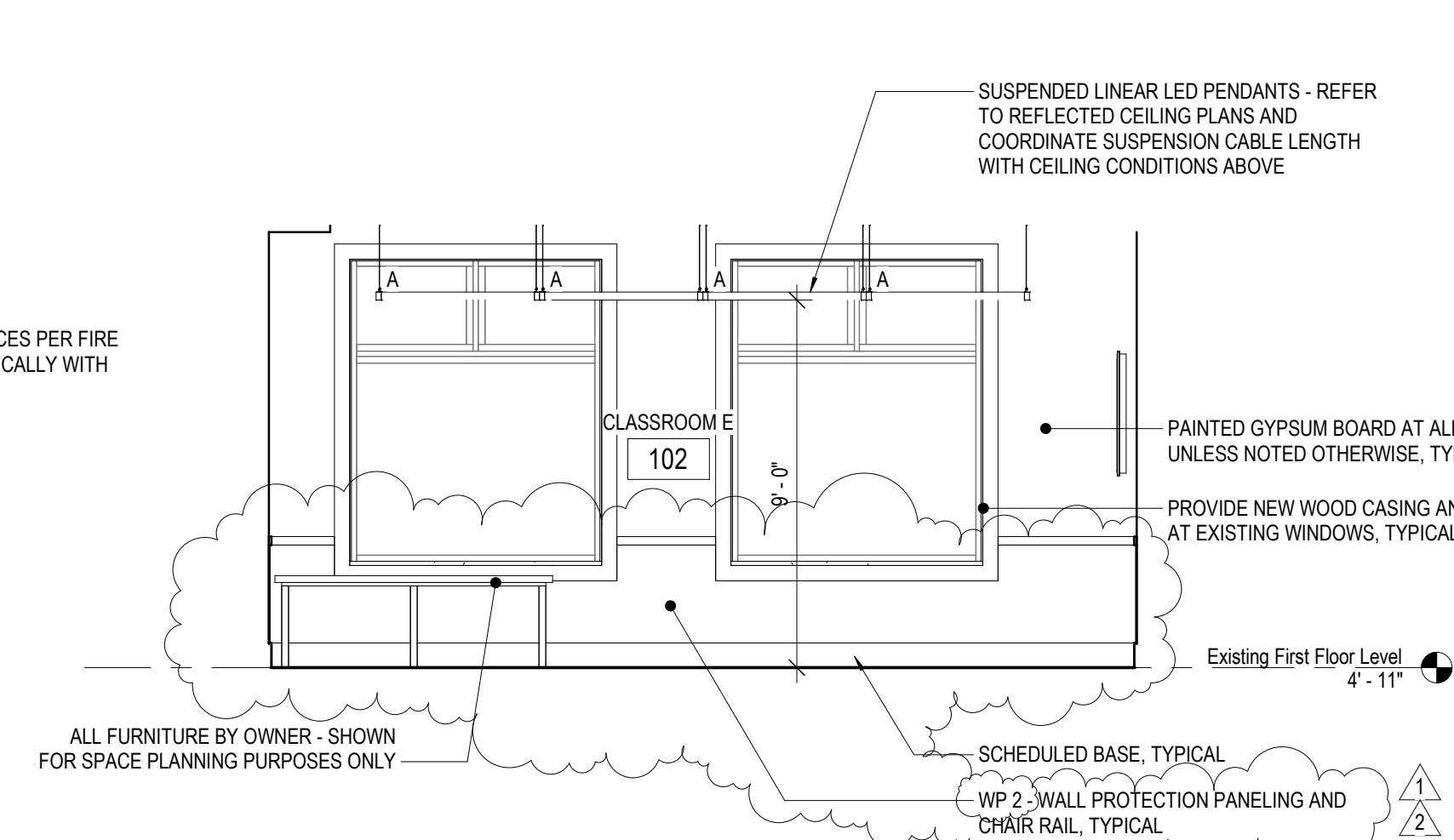
5 Classroom E 102 West Elevation



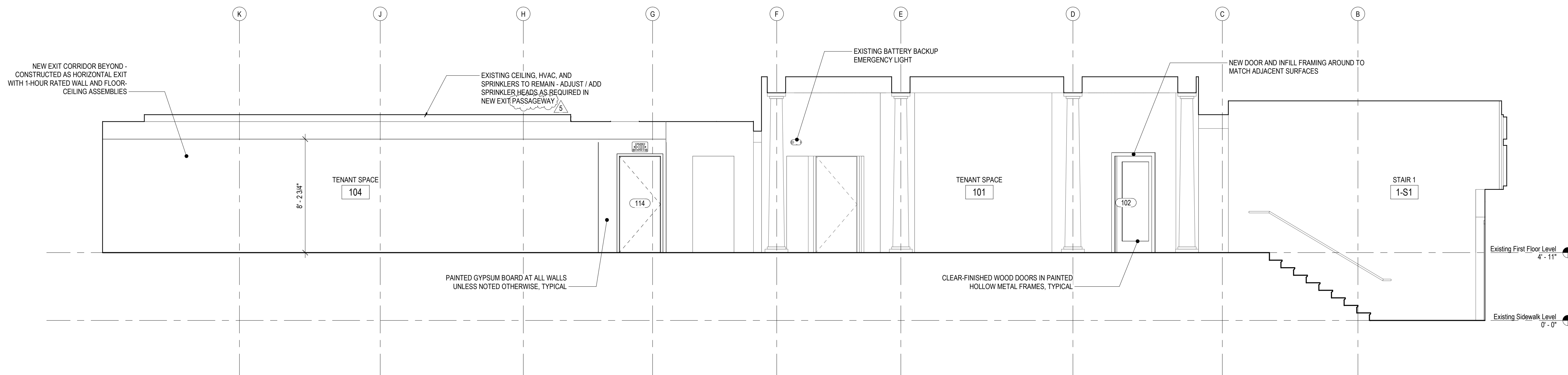
4 Classroom E 102 South Elevation



3 Classroom E 102 East Elevation



2 Classroom E 102 North Elevation



1 First Floor Lobby West Elevation

Lighting Information

LIGHTING FIXTURE TYPES:

A - LITECONTROL (HUBBELL LIGHTING) 'MOD Z' LED LINEAR DIRECT PENDANT - MODEL 2L-P-D-SOF-C1-40K9-D01-1C-UNV-FA3 34.4W, 4,000K COLOR TEMPERATURE, INCLUDE SOFT DIFFUSE LENS, IN MATTE WHITE HOUSING COLOR. ELECTRICIAN TO COORDINATE SUSPENSION CABLE LENGTH, DIMMING, AND OTHER OPTIONS WITH MANUFACTURER PRIOR TO ORDER. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

B - JUNO (ACUITY BRANDS) 4" RECESSED CAN LIGHT - MODEL IC1LED-G4-06LM-40K-90CRI-MVOLT ZT1 8.3W, 4,000K COLOR TEMPERATURE, INCLUDE MODEL 12WWH LENSED TRIM AT TOILET, CUSTODIAL, AND STORAGE ROOMS, AND 17WWH CONE TRIM AT ALL OTHER LOCATIONS.

C - LIGHTOLIER (PHILIPS / SIGNIFY LIGHTING) 'PW VETRO' WALL SCONCE - MODEL PW-01-LW-30-SA-U WITH SG02L 8" OPAL GLASS 8W, 4,000K COLOR TEMPERATURE. SUBSTITUTION OF EQUIVALENT FIXTURE IS ALLOWED.

D - COOPER / SHAPER LIGHTING '142 SERIES' DRUM PENDANT - MODEL 142-30-P1S-15/840-UNV-MM-TC-40 47W, 4,000K COLOR TEMPERATURE. INCLUDE SHADE MODEL 142-30-SHD-LAT. ELECTRICIAN TO COORDINATE SUSPENSION LENGTH, DIMMING, AND OTHER OPTIONS WITH MANUFACTURER PRIOR TO ORDER. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

E - METALUX (COOPER LIGHTING SOLUTIONS) 2' X 2' LAY-IN FLAT PANEL LED - MODEL 22FPSL2SCT3 24.1W, 4,000K COLOR TEMPERATURE. ELECTRICIAN TO COORDINATE CEILING INSTALLATION OPTIONS WITH MANUFACTURER PRIOR TO ORDER. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

F - METALUX (COOPER LIGHTING SOLUTIONS) SURFACE-MOUNTED UTILITY WRAPAROUND - MODEL 2WNLED-LD4-28SL-F-UNV. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

G - 'WAC LIGHTING 'BRINK' BATHROOM WALL SCONCE - MODEL WS77618-35-AL 15.5W, 3,500K COLOR TEMPERATURE. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

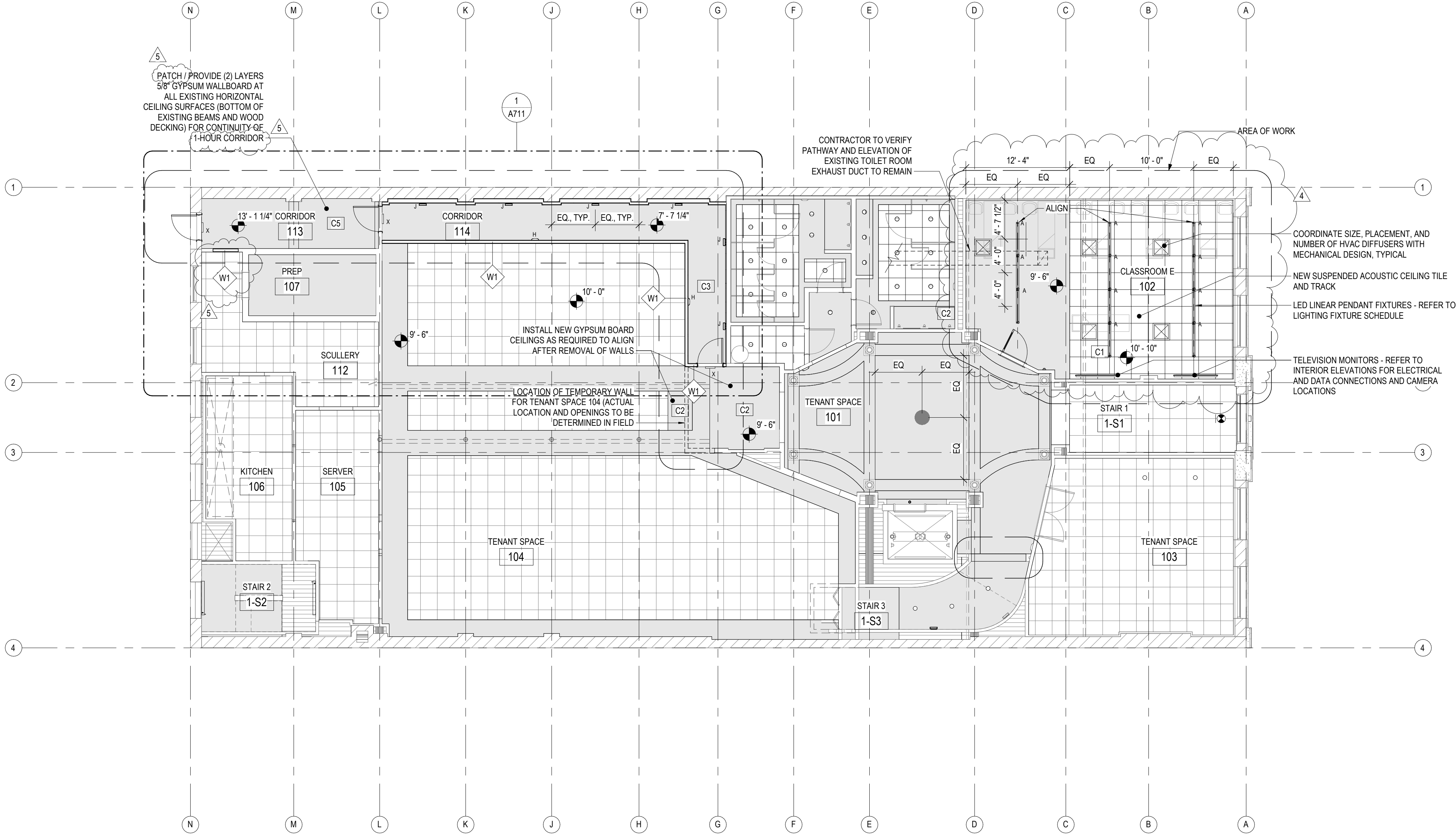
H - PHILIPS CHLORIDE 'COMPAC' EMERGENCY LIGHT - MODEL CLU3-N-W.

J - WINONA (ACUITY BRANDS) 'MARIE 5803 LED' FABRIC SHADE WALL SCONCE - MODEL WFW5803-LWP2A-30K-MVOLT-N80-FAB1. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

X - PHILIPS CHLORIDE 'COMPAC' EXIT LIGHT - MODEL CLX-N-GV* (*COORDINATE RED OR GREEN TO MATCH EXISTING FIXTURES).

LIGHTING FIXTURE NOTES:

1. LIGHTING FIXTURE TYPES AND LAYOUT ON PLAN ARE SUBJECT TO CHANGE - ELECTRICIAN WILL BE RESPONSIBLE FOR PULLING AN ELECTRICAL PERMIT, AND UPDATING WSEC LIGHTING COMPLIANCE FORMS WITH ANY CHANGES TO THE DESIGN.
2. ELECTRICIAN RESPONSIBLE FOR LAYOUT AND CIRCUITING OF ALL CODE-REQUIRED OCCUPANT AND DAYLIGHT SENSORS, TIME CONTROLS, PHOTO SENSORS, AND DESIGN OF BATTERY-BACKUP EMERGENCY EXIT LIGHTING.



1 First Floor Level Reflected Ceiling Plan
1/8" = 1'-0"

Lighting Information

LIGHTING FIXTURE TYPES:

A - LITECONTROL (HUBBELL LIGHTING) 'MOD Z' LED LINEAR DIRECT PENDANT - MODEL 2L-P-D-SOF-C1-40K9-D01-1C-UNV-FA3 34.4W, 4,000K COLOR TEMPERATURE, INCLUDE SOFT DIFFUSE LENS, IN MATTE WHITE HOUSING COLOR. ELECTRICIAN TO COORDINATE SUSPENSION CABLE LENGTH, DIMMING, AND OTHER OPTIONS WITH MANUFACTURER PRIOR TO ORDER. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

B - JUNO (ACUITY BRANDS) 4" RECESSED CAN LIGHT - MODEL IC1LED-G4-06LM-40K-90CRI-MVOLT ZT1 8.3W, 4,000K COLOR TEMPERATURE, INCLUDE MODEL 12WWH LENSED TRIM AT TOILET, CUSTODIAL, AND STORAGE ROOMS, AND 17WWH CONE TRIM AT ALL OTHER LOCATIONS.

C - LIGHTOLIER (PHILIPS / SIGNIFY LIGHTING) 'PW VETRO' WALL SCONCE - MODEL PW-01-LW-30-SA-U WITH SG02L 8" OPAL GLASS 8W, 4,000K COLOR TEMPERATURE. SUBSTITUTION OF EQUIVALENT FIXTURE IS ALLOWED.

D - COOPER / SHAPER LIGHTING '142 SERIES' DRUM PENDANT - MODEL 142-30-P1S-15/840-UNV-MM-TC-40 47W, 4,000K COLOR TEMPERATURE. INCLUDE SHADE MODEL 142-30-SHD-LAT. ELECTRICIAN TO COORDINATE SUSPENSION LENGTH, DIMMING, AND OTHER OPTIONS WITH MANUFACTURER PRIOR TO ORDER. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

E - METALUX (COOPER LIGHTING SOLUTIONS) 2' X 2' LAY-IN FLAT PANEL LED - MODEL 22FPSLS2SCT3 24.1W, 4,000K COLOR TEMPERATURE. ELECTRICIAN TO COORDINATE CEILING INSTALLATION OPTIONS WITH MANUFACTURER PRIOR TO ORDER. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

F - METALUX (COOPER LIGHTING SOLUTIONS) SURFACE-MOUNTED UTILITY WRAPAROUND - MODEL 2WNLED-LD4-28SL-F-UNV. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

G - WAC LIGHTING 'BRINK' BATHROOM WALL SCONCE - MODEL WS77618-35-AL 15.5W, 3,500K COLOR TEMPERATURE. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

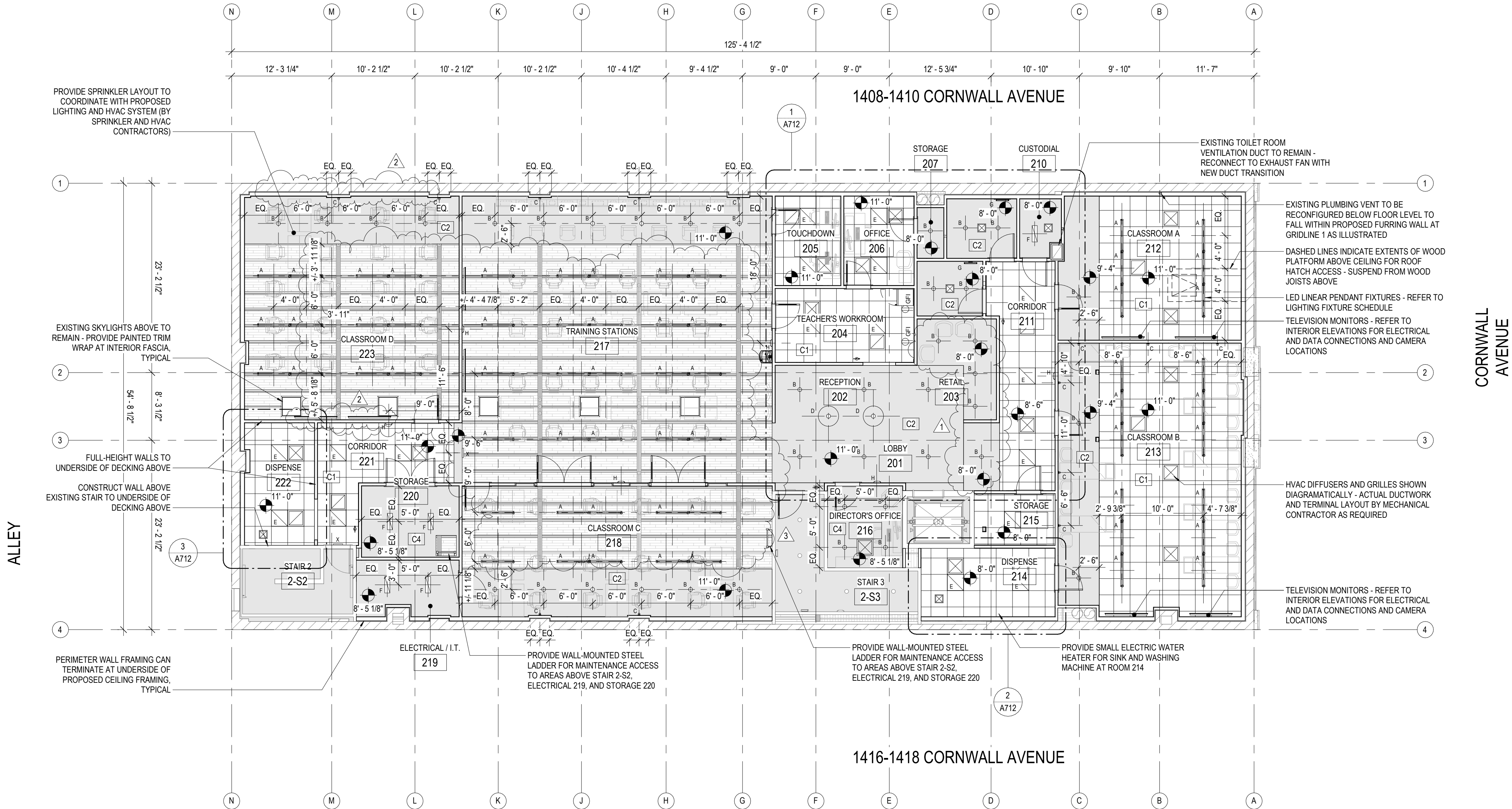
H - PHILIPS CHLORIDE 'COMPAC' EMERGENCY LIGHT - MODEL CLU3-N-W.

J - WINONA (ACUITY BRANDS) 'MARIE 6803 LED' FABRIC SHADE WALL SCONCE - MODEL WFW5803-LWP2A-30K-MVOLT-N80-FAB1. SUBSTITUTION OF EQUIVALENT FIXTURES IS ALLOWED.

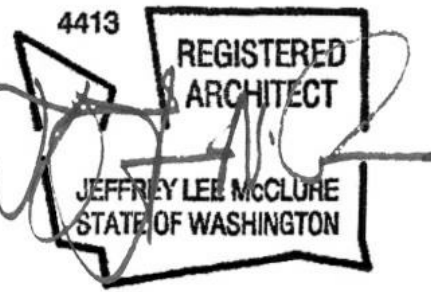
X - PHILIPS CHLORIDE 'COMPAC' EXIT LIGHT - MODEL CLX-N-GV* (*COORDINATE RED OR GREEN TO MATCH EXISTING FIXTURES).

LIGHTING FIXTURE NOTES:

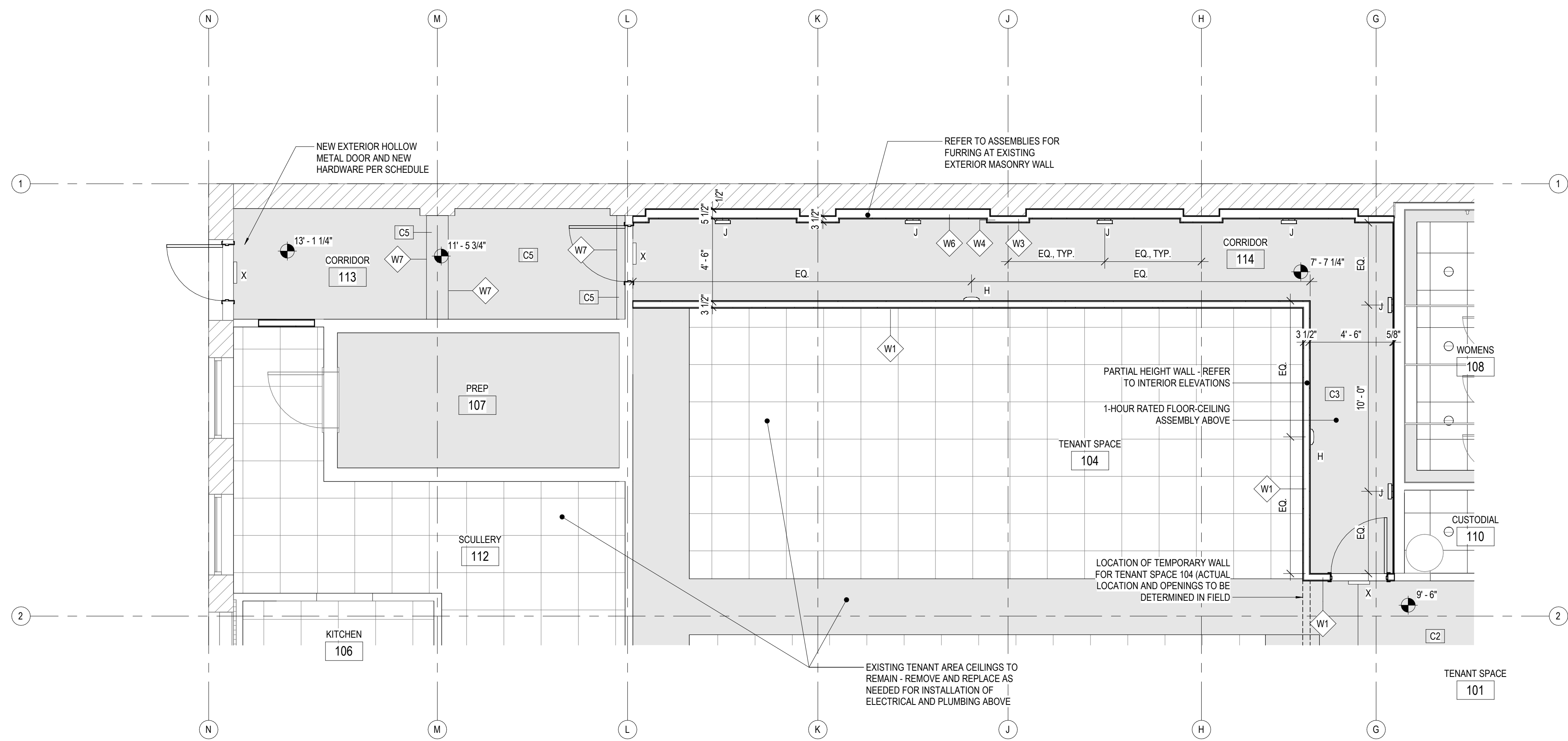
1. LIGHTING FIXTURE TYPES AND LAYOUT ON PLAN ARE SUBJECT TO CHANGE - ELECTRICIAN WILL BE RESPONSIBLE FOR PULLING AN ELECTRICAL PERMIT, AND UPDATING WSEC LIGHTING COMPLIANCE FORMS WITH ANY CHANGES TO THE DESIGN.
2. ELECTRICIAN RESPONSIBLE FOR LAYOUT AND CIRCUITING OF ALL CODE-REQUIRED OCCUPANT AND DAYLIGHT SENSORS, TIME CONTROLS, PHOTO SENSORS, AND DESIGN OF BATTERY-BACKUP EMERGENCY EXIT LIGHTING.



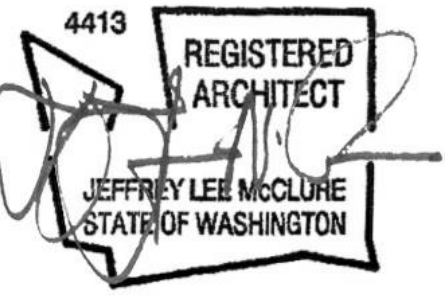
1 Second Floor Level Reflected Ceiling Plan
1/8" = 1'-0"



Job No:	2104	Date:	2021-11-10
File No:	Evergreen Beauty College.rvt		
Drawn By:	JWillard		
Checked By:	JMcClure		
Issued for:	PERMIT		
1	Revision 1	2021-05-17	
2	Revision 2	2021-06-14	
3	Revision 3	2021-06-17	



1 First Floor Level Enlarged Reflected Ceiling Plan
1/4" = 1'-0"

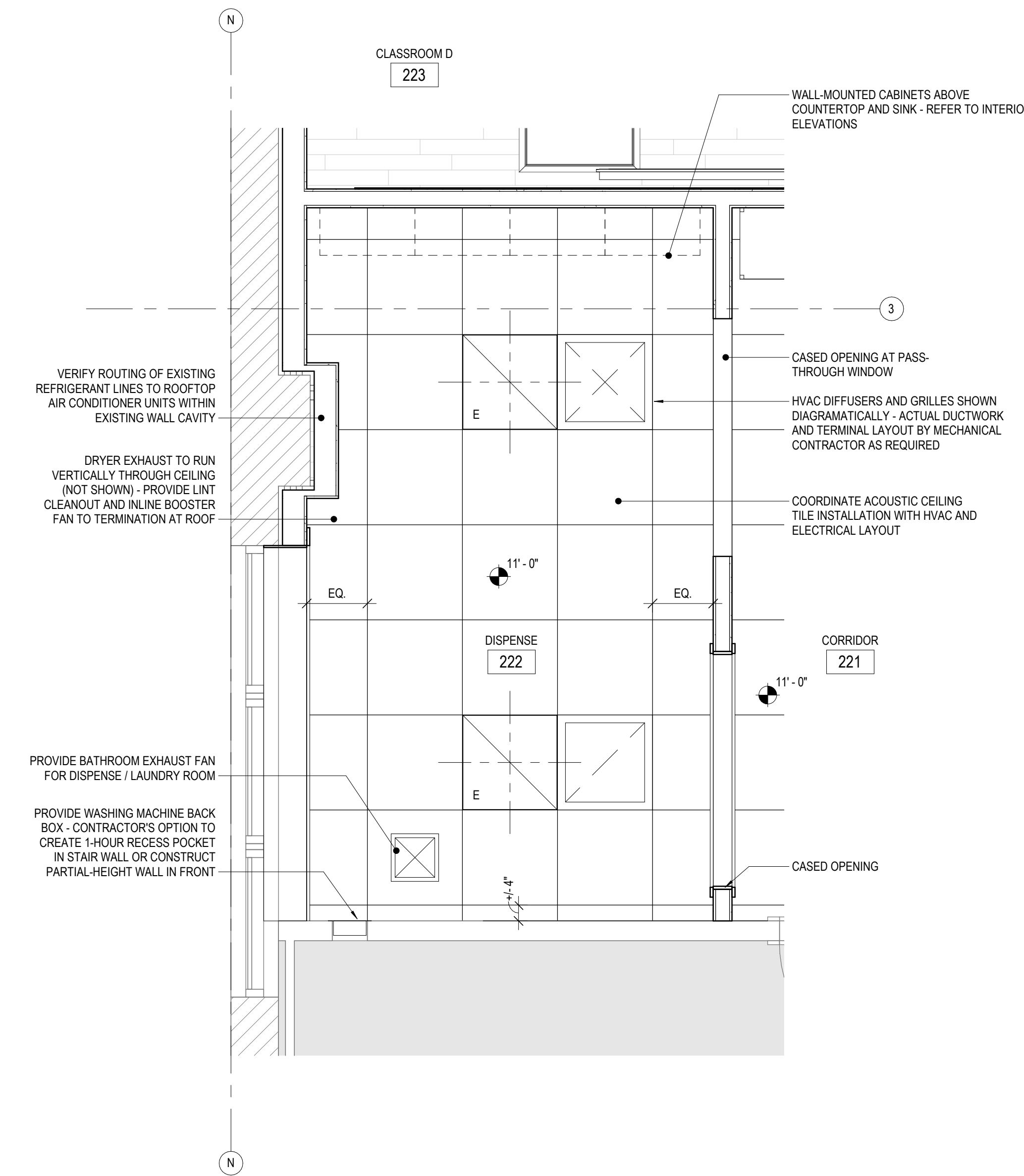


BPOE - Tenant Improvements for
Evergreen Beauty College
1414 Cornwall Avenue
Bellingham, WA 98225

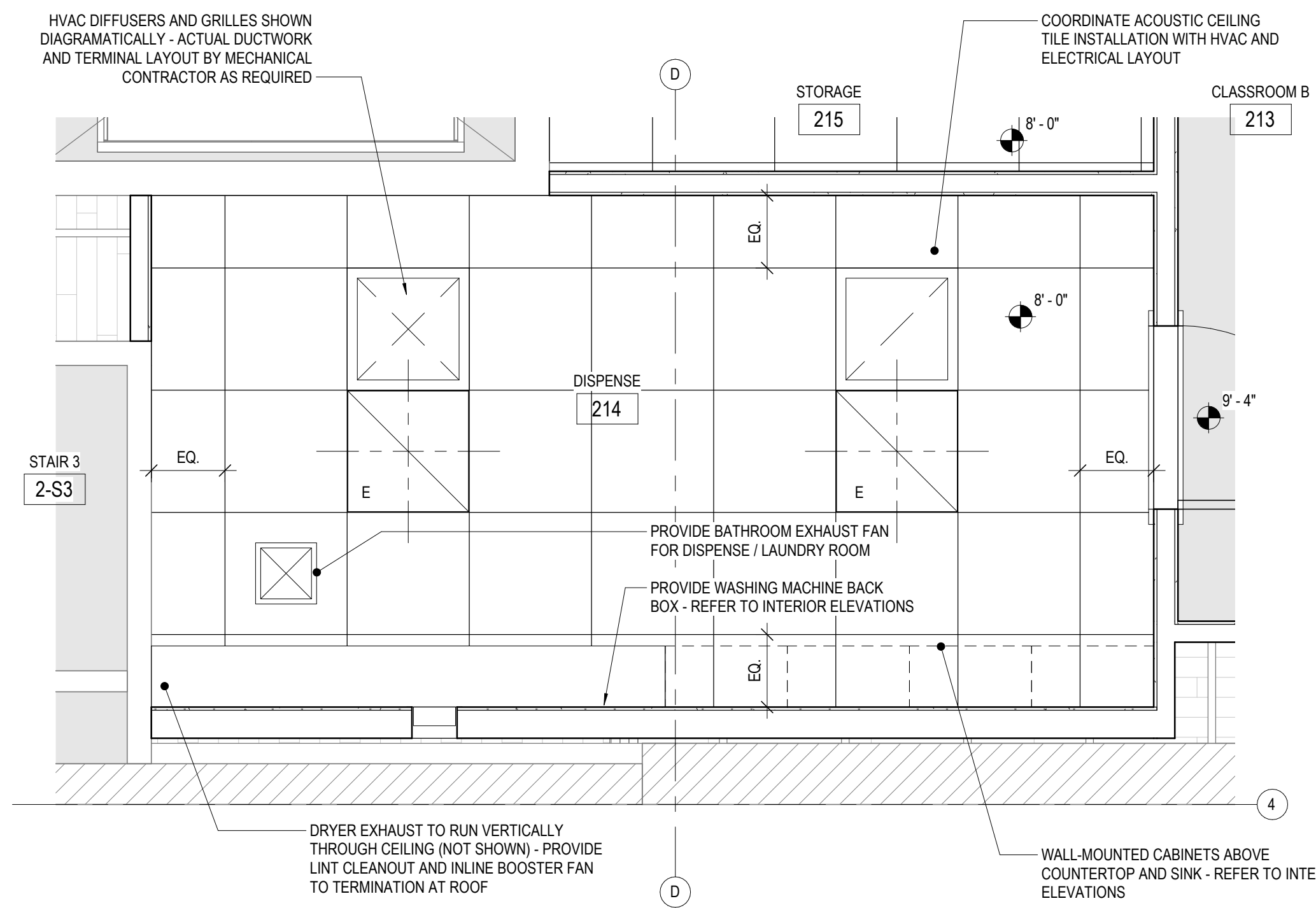
Job No: 2104 Date: 2021-11-10
File No: Evergreen Beauty College.rvt
Drawn By: JWillard
Checked By: JMcClure
Issued for: PERMIT

FIRST FLOOR
LEVEL
ENLARGED
REFLECTED
CEILING PLAN

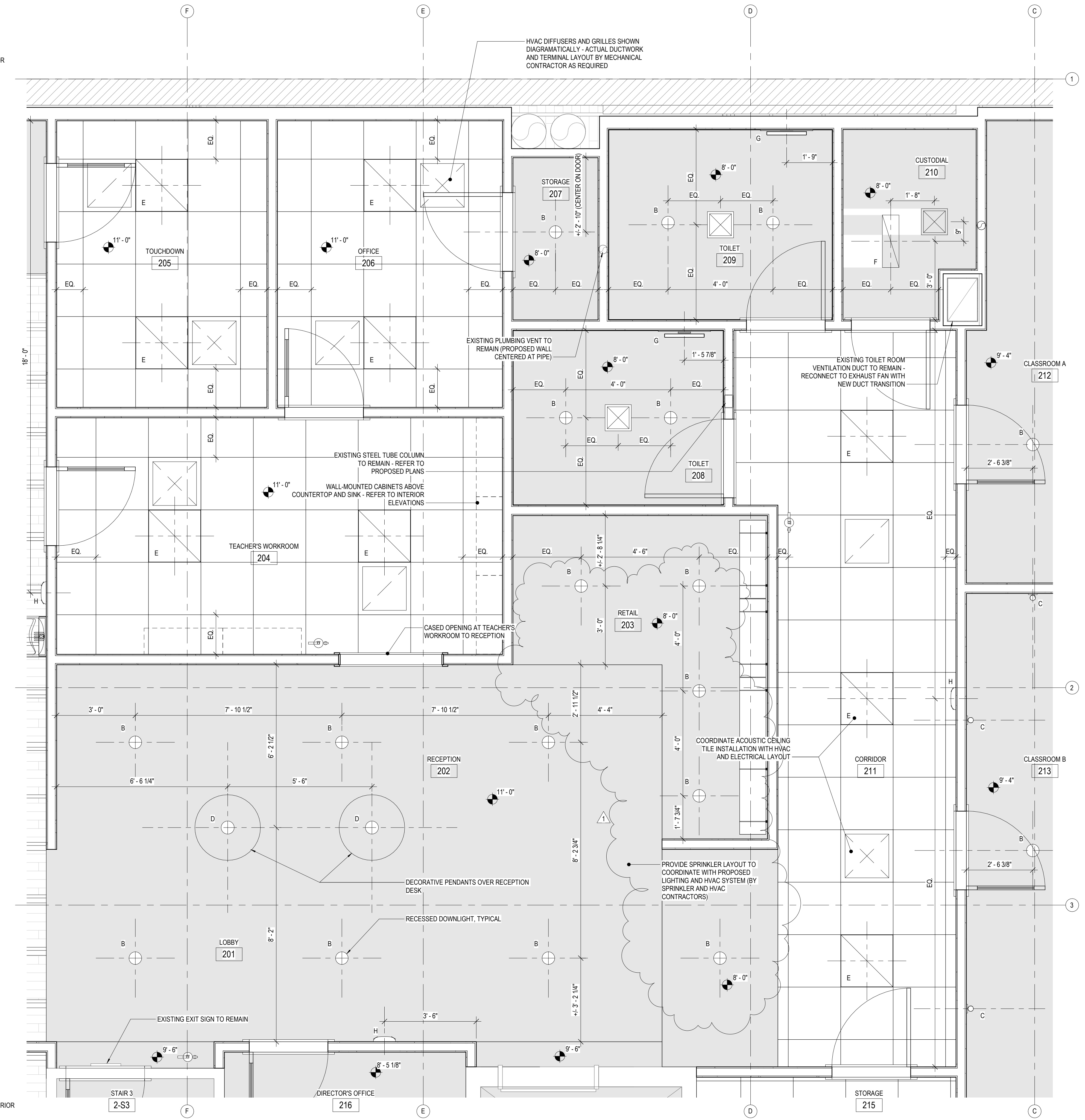
A711



3 Second Floor Level Enlarged Reflected Ceiling Plan at Dispense 222
1/2" = 1'-0"



2 Second Floor Level Enlarged Reflected Ceiling Plan at Dispense 214
1/2" = 1'-0"



1 Second Floor Level Enlarged Reflected Ceiling Plan
1/2" = 1'-0"

RMC ARCHITECTS

4413 REGISTERED ARCHITECT
JEFFREY LEE MCCLURE
STATE OF WASHINGTON

RMC Architects, PLLC - 1022 Ballard Avenue Bellingham, WA 98225
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BPOE - Tenant Improvements for

Evergreen Beauty College

1414 Cornwall Avenue
Bellingham, WA 98225

Job No: 2104 Date: 2021-11-10
File No: Evergreen Beauty College.rvt
Drawn By: JWillard
Checked By: JMcClure
Issued for: PERMIT
1 Revision 1 2021-05-17

SECOND FLOOR
LEVEL
ENLARGED
REFLECTED
CEILING PLAN

A712

Door Hardware Groups

GROUP	HARDWARE
01	HINGES, PUSH PLATE / PULL BAR, DEADBOLT WITH THUMBTURN LATCH AT INTERIOR, CLOSER, DOOR SILENCERS, OVERHEAD STOP
02	HINGES, EXIT DEVICE WITH LEVER HANDLE AT PULL SIDE, CLOSER, GASKETING, KICK PLATE, FLOOR / WALL STOP
03	HINGES (STAINLESS STEEL), EXIT DEVICE (NO HARDWARE AT EXTERIOR SIDE), CLOSER, GASKETING, KICK PLATE, FLOOR / WALL STOP, DRIP CAP
04	HINGES, EXIT DEVICE WITH ENTRANCE FUNCTION LEVER HANDLE AT PULL SIDE, CLOSER, GASKETING, KICK PLATE, FLOOR / WALL STOP.
05	HINGES, PASSAGE FUNCTION LEVER SET, DOOR SILENCERS, FLOOR / WALL STOP
06	HINGES, OFFICE FUNCTION LEVER SET, DOOR SILENCERS, FLOOR / WALL STOP
07	HINGES (STAINLESS STEEL), PRIVACY FUNCTION LEVER SET, GASKETING, KICK PLATE, MOP PLATE, FLOOR / WALL STOP
08	HINGES (STAINLESS STEEL), STOREROOM FUNCTION LEVER SET, DOOR SILENCERS, KICK PLATE, FLOOR / WALL STOP
09	HINGES, CLASSROOM FUNCTION LEVER SET, DOOR SILENCERS, FLOOR / WALL STOP
10	HARDWARE GROUP BY OVERHEAD DOOR MANUFACTURER
11	HINGES, STOREROOM FUNCTION LEVER SET (OPERABLE LEAF), FLUSH BOLTS (INACTIVE LEAF), DOOR SILENCERS, KICK PLATE, FLOOR / WALL STOP
12	HINGES, PUSH PLATE / PULL BAR, CLOSER, DOOR SILENCERS, OVERHEAD STOP
13	OFFSET HINGES (FOR 180° OPENING), FLUSH PULL, SURFACE BOLT (AT SILL AND HEAD OF BOTH DOOR LEAVES), DOOR SILENCERS, FLOOR / WALL STOP

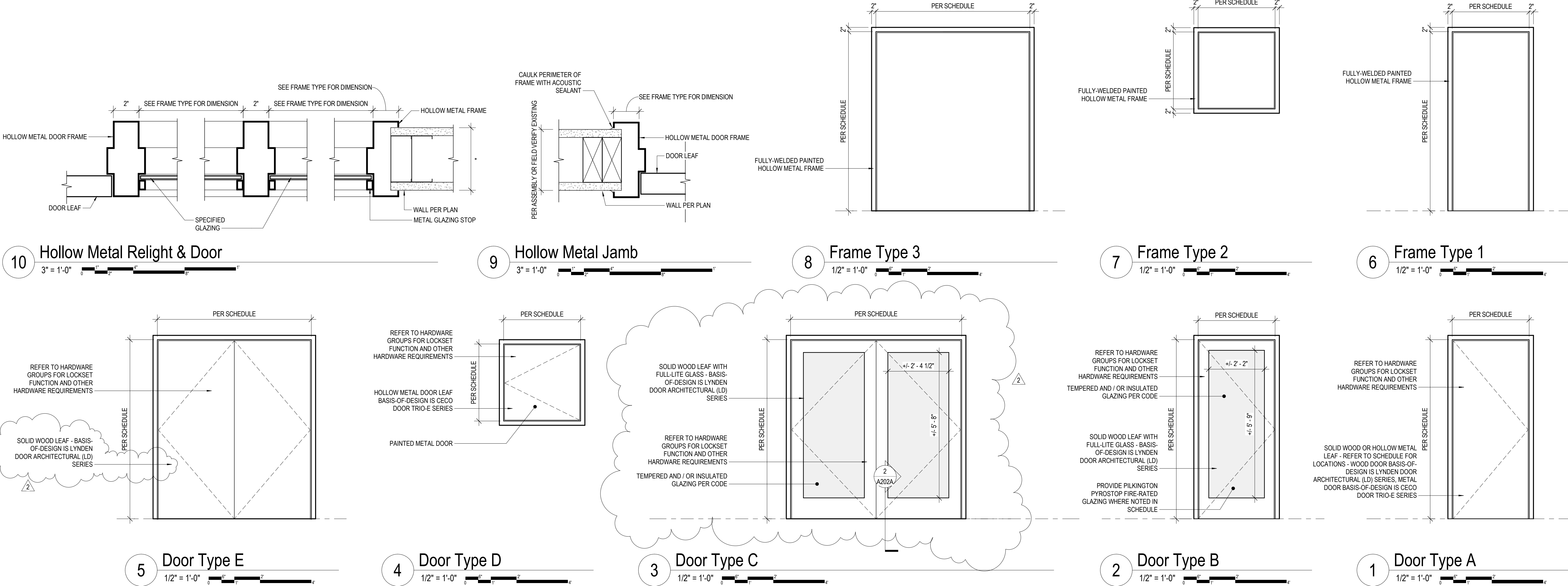
Door Notes

1. BASIS OF DESIGN VARIES BY DOOR TYPE - REFER TO INDIVIDUAL DOOR TYPES FOR MANUFACTURER AND MODEL, TYPICAL. CONFIRM ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. ENERGY EFFICIENCY DESIGN VALUES FOR DOORS ARE AS FOLLOWS:

PRODUCT:	U-VALUE:	NOTES:
DOOR TYPE A	0.36	ASSA ABLOY CECO DOOR 'TRIO-E' POLYURETHANE AND STEEL-STIFFENED HOLLOW METAL DOOR
3. WOOD DOOR INTERIOR SPECIES TO BE DETERMINED.
4. COORDINATE DOOR PREP WITH HARDWARE GROUPS AS NOTED.
5. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS TO COORDINATE LOCATIONS, QUANTITIES OF DOOR UNITS, AND HANDING OPERATION, TYPICAL.
6. PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE, TYPICAL.

Door Schedule

Door Schedule																
Door Number	Door					Frame			Fire Rating	Glazing	Hardware Group	Comments	Door Number			
	Width	Size Height	Thickness	Type	Finish	Description	Depth	Type						Finish		
Existing First Floor Level																
102	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR	PROVIDE INFILL FRAMING AT EXISTING OPENING TO ACCOMMODATE DOOR	0' - 5"	1	PAINTED	45 MINUTES	FULL LITE	01		102		
113A	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR	MODIFY EXISTING FRAMING TO ACCOMMODATE DOOR	0' - 5"	1	PAINTED			02		113A		
113B	3' - 0"	7' - 0"	0' - 1 3/4"	A	METAL, PAINTED		0' - 7"	1	PAINTED		45 MINUTES	03	PROVIDE PAINTED GALVANIZED METAL FRAME	113B		
114	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED	45 MINUTES	02			114		
Existing Second Floor Level																
2-S3	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED	60 MINUTES	FULL LITE	04	PROVIDE PILKINGTON PYROSTOP 60-MINUTE RATED GLASS AT THIS DOOR	2-S3		
204	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			05		204		
205	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			06		205		
206	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED		FULL LITE	06		206		
207	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			05		207		
208	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			07		208		
209	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			07		209		
210	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			08		210		
212	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED		FULL LITE	12	PROVIDE SHADE AT DOOR	212		
213	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED		FULL LITE	12		213		
214	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			09		214		
215	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			08		215		
216	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED		FULL LITE	06		216		
218A	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED		FULL LITE	12		218A		
218B	6' - 8"	7' - 0"	0' - 1 3/4"	C	WOOD, CLEAR		0' - 4 3/4"	3	PAINTED			13		218B		
218C	6' - 8"	7' - 0"	0' - 1 3/4"	C	WOOD, CLEAR		0' - 4 3/4"	3	PAINTED			13		218C		
218D	3' - 0"	6' - 8"	0' - 1 3/4"	D	WOOD, PAINTED	PAINT TO MATCH SURROUNDING WALL	0' - 4 1/8"	2	PAINTED			08	ATTIC AND ROOF HATCH ACCESS DOOR	218D		
219	3' - 0"	7' - 0"	0' - 1 3/4"	A	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED			08		219		
220A	6' - 0"	7' - 0"	0' - 1 3/4"	E	WOOD, CLEAR		0' - 4 3/4"	3	PAINTED			11		220A		
223	3' - 0"	7' - 0"	0' - 1 3/4"	B	WOOD, CLEAR		0' - 4 3/4"	1	PAINTED		FULL LITE	12		223		

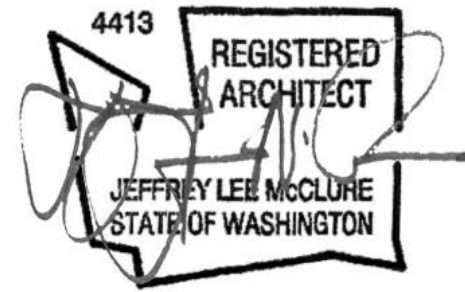


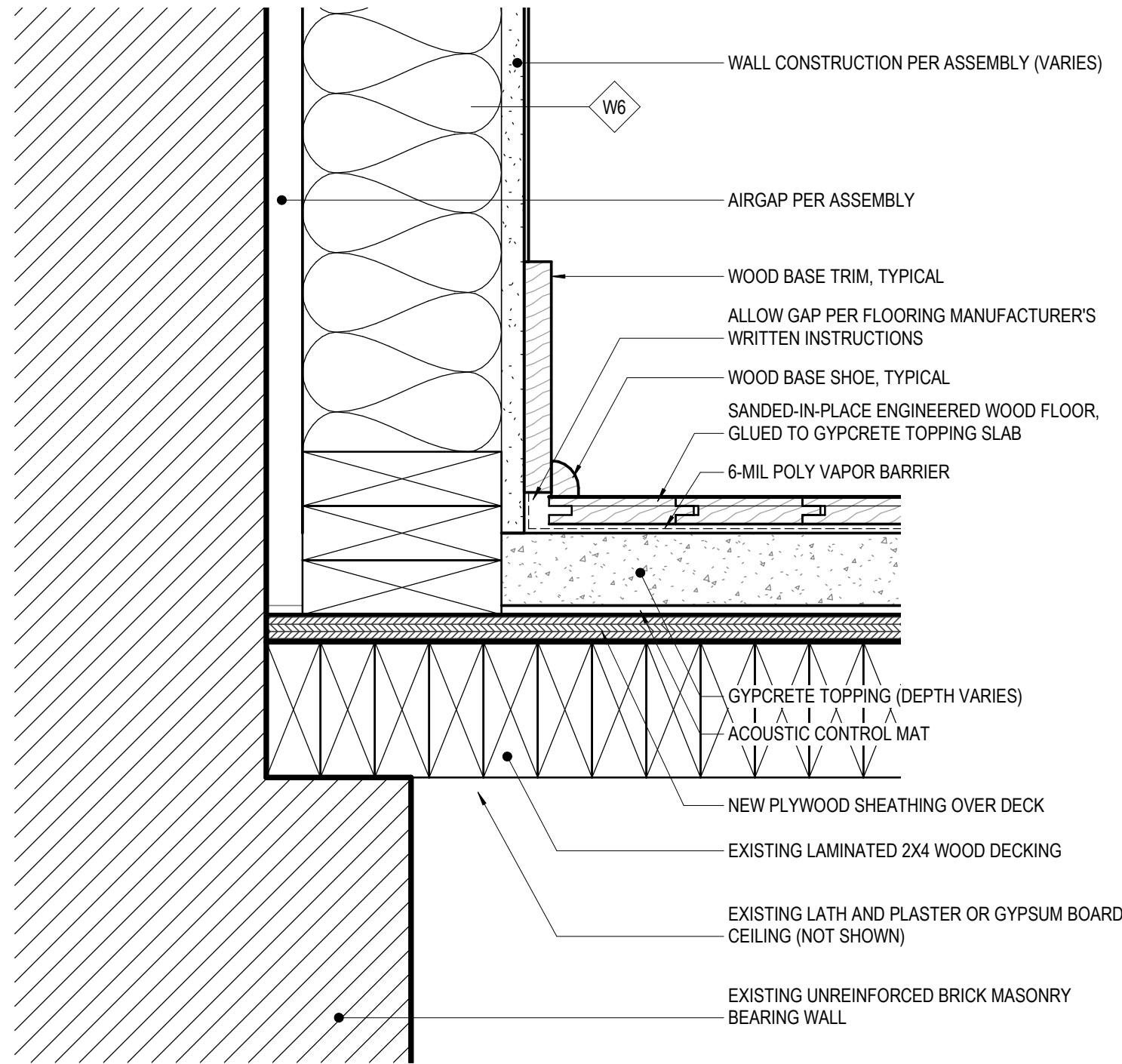
Room Finish Schedule

Room Finish Schedule										
Room Number	Room Name	Floor	Base	Trim	Wall - North	Wall - East	Wall - South	Wall - West	Ceiling	Comments
Existing First Floor Level										
102	CLASSROOM E	CONCRETE - EXISTING	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL	2/A206 - PAINTED PLASTER - EXISTING AND WP 2 PANELING	3/A206 - PAINTED PLASTER - EXISTING AND WP 2 PANELING	4/A206 - PAINTED PLASTER - EXISTING AND WP 2 PANELING	5/A206 - PAINTED PLASTER - EXISTING AND WP 2 PANELING	ACT 1 - ACOUSTIC CEILING TILE AND PAINTED GYPSUM WALLBOARD	COORDINATE SURFACE-MOUNTED OR CONCEALED ELECTRICAL FIXTURES DEPENDING ON EXISTING WALL CONSTRUCTION
114	CORRIDOR	CONCRETE - EXISTING	B 3 - PAINTED 1X8 WOOD BASE		PAINTED PLASTER - EXISTING	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	
Existing Second Floor Level										
201	LOBBY	FT 1 - PORCELAIN TILE	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL		2/A602 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING			PAINTED GYPSUM WALLBOARD	
202	RECEPTION	FT 1 - PORCELAIN TILE	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL			3/A602 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	5/A602 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	PAINTED GYPSUM WALLBOARD	PL 2 AND SS 1 AT RECEPTION DESK - REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF SIGNAGE (BY OTHERS)
203	RETAIL	FT 1 - PORCELAIN TILE	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL	1/A602 - PAINTED GYPSUM WALLBOARD AND SHELVING			5/A602 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	PAINTED GYPSUM WALLBOARD	REFER TO 1/A602 FOR SHELVING AND STANDARDS - PROVIDE BLOCKING PER 1/A212
204	TEACHER'S WORKROOM	FT 1 - PORCELAIN TILE	B 3 - PAINTED 1X8 WOOD BASE		6/A602 - PAINTED GYPSUM WALLBOARD	7/A602 - PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	ACT 1 - ACOUSTIC CEILING TILE	PL 2 AT CABINETS AND SS 1 AT COUNTERTOP
205	TOUCHDOWN	CPT 1 - CARPET TILE	B 1 - RUBBER BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	ACT 1 - ACOUSTIC CEILING TILE	
206	OFFICE	CPT 1 - CARPET TILE	B 1 - RUBBER BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	ACT 1 - ACOUSTIC CEILING TILE	
207	STORAGE	CPT 1 - CARPET TILE	B 1 - RUBBER BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	
208	TOILET	FT 2 - PORCELAIN TILE	B 2 - PORCELAIN TILE	LAMINATE PANEL TRIM PROFILES	1/A601 - PAINTED GYPSUM WALLBOARD AND PL 1 PANELING	2/A601 - PAINTED GYPSUM WALLBOARD AND PL 1 PANELING	3/A601 - PAINTED GYPSUM WALLBOARD AND PL 1 PANELING	4/A601 - PAINTED GYPSUM WALLBOARD AND PL 1 PANELING	PAINTED GYPSUM WALLBOARD	SS 2 AT COUNTERTOP AND 1X4 WHITE OAK VALENCE - PROVIDE BRUSHED ALUMINUM PANEL ENDCAP AND CORNER TRIM PROFILES
209	TOILET	FT 2 - PORCELAIN TILE	B 2 - PORCELAIN TILE	LAMINATE PANEL TRIM PROFILES	5/A601 - PAINTED GYPSUM WALLBOARD AND PL 1 PANELING	6/A601 - PAINTED GYPSUM WALLBOARD AND PL 1 PANELING	7/A601 - PAINTED GYPSUM WALLBOARD AND PL 1 PANELING	8/A601 - PAINTED GYPSUM WALLBOARD AND PL 1 PANELING	PAINTED GYPSUM WALLBOARD	SS 2 AT COUNTERTOP AND 1X4 WHITE OAK VALENCE - PROVIDE BRUSHED ALUMINUM PANEL ENDCAP AND CORNER TRIM PROFILES
210	CUSTODIAL	VCT 1 - VINYL COMPOSITION TILE	B 1 - RUBBER BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD		
211	CORRIDOR	FT 1 - PORCELAIN TILE	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL	1/A603 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	2/A602 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	2/A603 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	3/A603 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	ACT 1 - ACOUSTIC CEILING TILE	
212	CLASSROOM A	VCT 2 - VINYL COMPOSITION TILE	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL	4/A603 - PAINTED GYPSUM WALLBOARD AND WP 1 PANELING	5/A603 - PAINTED GYPSUM WALLBOARD AND WP 1 PANELING	6/A603 - PAINTED GYPSUM WALLBOARD AND WP 1 PANELING	7/A603 - PAINTED GYPSUM WALLBOARD AND WP 1 PANELING	ACT 1 - ACOUSTIC CEILING TILE AND PAINTED GYPSUM WALLBOARD	
213	CLASSROOM B	VCT 2 - VINYL COMPOSITION TILE	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL	8/A603 - PAINTED GYPSUM WALLBOARD AND WP 1 PANELING	9/A603 - PAINTED GYPSUM WALLBOARD AND WP 1 PANELING	10/A603 - PAINTED GYPSUM WALLBOARD AND WP 1 PANELING	11/A603 - PAINTED GYPSUM WALLBOARD AND WP 1 PANELING	ACT 1 - ACOUSTIC CEILING TILE AND PAINTED GYPSUM WALLBOARD	
214	DISPENSE	FT 2 - PORCELAIN TILE	B 3 - PAINTED 1X8 WOOD BASE		PAINTED GYPSUM WALLBOARD	12/A603 - PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	ACT 1 - ACOUSTIC CEILING TILE	PL 2 AT CABINETS AND SS 2 AT COUNTERTOP
215	STORAGE	VCT 1 - VINYL COMPOSITION TILE	B 1 - RUBBER BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	ACT 1 - ACOUSTIC CEILING TILE	
216	DIRECTOR'S OFFICE	CPT 1 - CARPET TILE	B 1 - RUBBER BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	
217	TRAINING STATIONS	WD 1 - ENGINEERED WOOD FLOOR	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL	1/A604 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	2/A602 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	2/A604 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	3/A604 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	PAINTED GYPSUM WALLBOARD SOFFIT PER CEILING PLAN	PL 2 AT CABINETS AND PL 3 AT COUNTERTOP ADJACENT TO SHAMPOO STATIONS
218	CLASSROOM C	WD 1 - ENGINEERED WOOD FLOOR	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL	4/A604 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	5/A604 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	6/A604 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	7/A604 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	PAINTED GYPSUM WALLBOARD SOFFIT PER CEILING PLAN	
219	ELECTRICAL / I.T.	VCT 1 - VINYL COMPOSITION TILE	B 1 - RUBBER BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	
220	STORAGE	VCT 1 - VINYL COMPOSITION TILE	B 1 - RUBBER BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	
221	CORRIDOR	WD 1 - ENGINEERED WOOD FLOOR	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL		2/A602 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	PAINTED GYPSUM WALLBOARD	4/A602 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	ACT 1 - ACOUSTIC CEILING TILE	
222	DISPENSE	FT 2 - PORCELAIN TILE	B 3 - PAINTED 1X8 WOOD BASE		PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	PAINTED GYPSUM WALLBOARD	2/A605 - PAINTED GYPSUM WALLBOARD	ACT 1 - ACOUSTIC CEILING TILE	PL 2 AT CABINETS AND SS 2 AT COUNTERTOP
223	CLASSROOM D	VCT 1 - VINYL COMPOSITION TILE	B 3 - PAINTED 1X8 WOOD BASE	PAINTED 1X3 WOOD CHAIR RAIL	3/A605 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	4/A605 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	5/A605 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	6/A605 - PAINTED GYPSUM WALLBOARD AND WP 2 PANELING	PAINTED GYPSUM WALLBOARD SOFFIT PER CEILING PLAN	

Finish Materials Legend

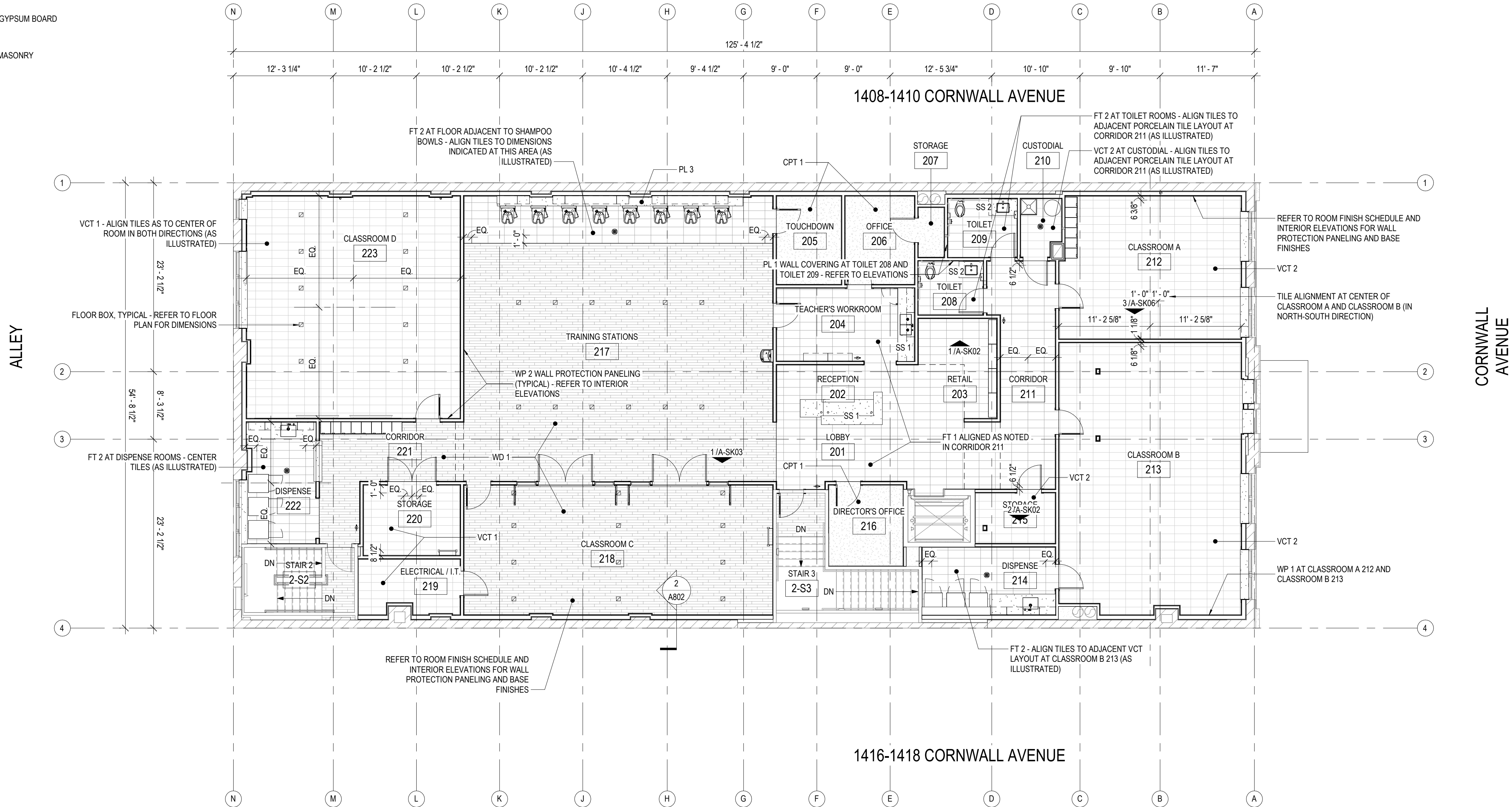
MATERIAL	DESCRIPTION
ACT 1	ACOUSTIC CEILING TILE - ARMSTRONG 'CIRRUS' MODEL 538 BEVELED TEGULAR CEILING TILE, SIZE 24" X 24" X 7/8", COLOR WHITE, SUSPENDED IN PRELUDE XL 15/16" GRID SYSTEM, COLOR WHITE
B 1	RUBBER BASE - ROPPE COLOR 129 'DOLPHIN', 4" HIGH
B 2	TILE BASE - CUT FROM FLOOR TILE, 4" HIGH
B 3	WOOD BASE - PAINTED FINGER-JOINTED PINE, HEIGHT AS NOTED IN SCHEDULE (PAINT COLOR P 3 AT FIRST FLOOR, P 4 AT SECOND FLOOR)
CPT 1	CARPET TILE (OFFICES) - MOHAWK GROUP PATTERN BT355 'RENEGADE RIOT QS TILE' COLOR 983 'ROUST ABOUT', SIZE 24" X 24"
FT 1	PORCELAIN TILE (LOBBY, RECEPTION, RETAIL, CORRIDOR 211, AND TEACHER'S WORKROOM) - UNITED TILE CROSSVILLE 'BASALT SERIES' COLOR AV292 'CALDERA', SIZE 12" X 24" WITH MAPEI (OR EQUAL) 'KERAPOXY CQ' COLOR 105 'DRIFTWOOD' GROUT
FT 2	PORCELAIN TILE (TOILET ROOMS AND DISPENSE ROOMS) - PENTAL 'STONE PROJECT' COLOR 'WHITE FALDA NATURALE', SIZE 12" X 24" WITH MAPEI (OR EQUAL) 'KERAPOXY CQ' COLOR 01 'ALABASTER' GROUT
P 1	PAINT (TYPICAL WALL COLOR UNLESS NOTED OTHERWISE) - BENJAMIN MOORE COLOR 960 'DOVE WING' IN EGGSHELL FINISH
P 2	PAINT (EXPOSED WOOD AND GYPSUM BOARD CEILINGS / SOFFITS) - BENJAMIN MOORE COLOR 960 'DOVE WING' IN FLAT FINISH
P 3	PAINT (HOLLOW METAL JAMBS AND WOOD TRIM AT FIRST FLOOR) - BENJAMIN MOORE COLOR 979 'STAMPEDE' IN SEMIGLOSS FINISH
P 4	PAINT (HOLLOW METAL JAMBS AND WOOD TRIM AT SECOND FLOOR) - BENJAMIN MOORE COLOR AF 720 'SPARROW' IN SEMIGLOSS FINISH
PL 1	PLASTIC LAMINATE PANELING (TOILET ROOM WAINSCOT) - PIONITE PATTERN WF131 SD, COLOR 'VANA'
PL 2	PLASTIC LAMINATE (CABINETS AND RECEPTION DESK) - FORMICA PATTERN 'PECAN WOODLINE', COLOR 5883-58
PL 3	PLASTIC LAMINATE (COUNTERTOP ADJACENT TO SHAMPOO BOWLS) - WILSONART PATTERN 'CASUAL LINEN', COLOR 4944-38 IN 'FINE VELVET' FINISH
SS 1	SOLID SURFACE COUNTERTOP (RECEPTION DESK AND TEACHERS WORKROOM) - CORIAN QUARTZ, COLOR 'COARSE PEPPER', 3CM THICKNESS IN POLISHED FINISH WITH SLIGHTLY EASED EDGE
SS 2	SOLID SURFACE COUNTERTOP (TOILET ROOMS AND DISPENSE ROOMS) - CORIAN, COLOR 'CAMEO WHITE', 3CM THICKNESS WITH SLIGHTLY EASED EDGE
VCT 1	VINYL COMPOSITION TILE - LIGHT (CLASSROOM D, STORAGE 220, ELECTRICAL / IT) - ARMSTRONG 'RAFFIA STREAM' COLOR Z5929 'BLIZZARD', SIZE 12" X 24"
VCT 2	VINYL COMPOSITION TILE - DARK (CLASSROOM A, CLASSROOM B, CUSTODIAL, STORAGE 215) - ARMSTRONG 'RAFFIA STREAM' COLOR Z5924 'EQUINOX', SIZE 12" X 24"
WD 1	WOOD FLOORING (TRAINING STATIONS, CLASSROOM C, AND CORRIDOR 221) - 3/4" SOLID OR ENGINEERED WHITE OAK, SELECT AND BETTER RIFT SAWN WITH CLEAR / NATURAL FINISH
WP 1	WALL PROTECTION PANELING (CLASSROOM A AND CLASSROOM B) - ACROVYN, 'SQUIGGLES' PATTERN, COLOR 'CAMEL' 14101, IN SUEDE FINISH
WP 2	WALL PROTECTION PANELING (TYPICAL PANELING UNLESS NOTED OTHERWISE) - PANOLAM, FRL PLASTIC LAMINATE, COLOR 'LOVE LETTERS', IN 'FRL FA121' FINISH





2 Detail at Engineered Flooring over Gypcrete

3" = 1'-0"



1 Second Floor Level Proposed Flooring and Finish Plan

1/8" = 1'-0"

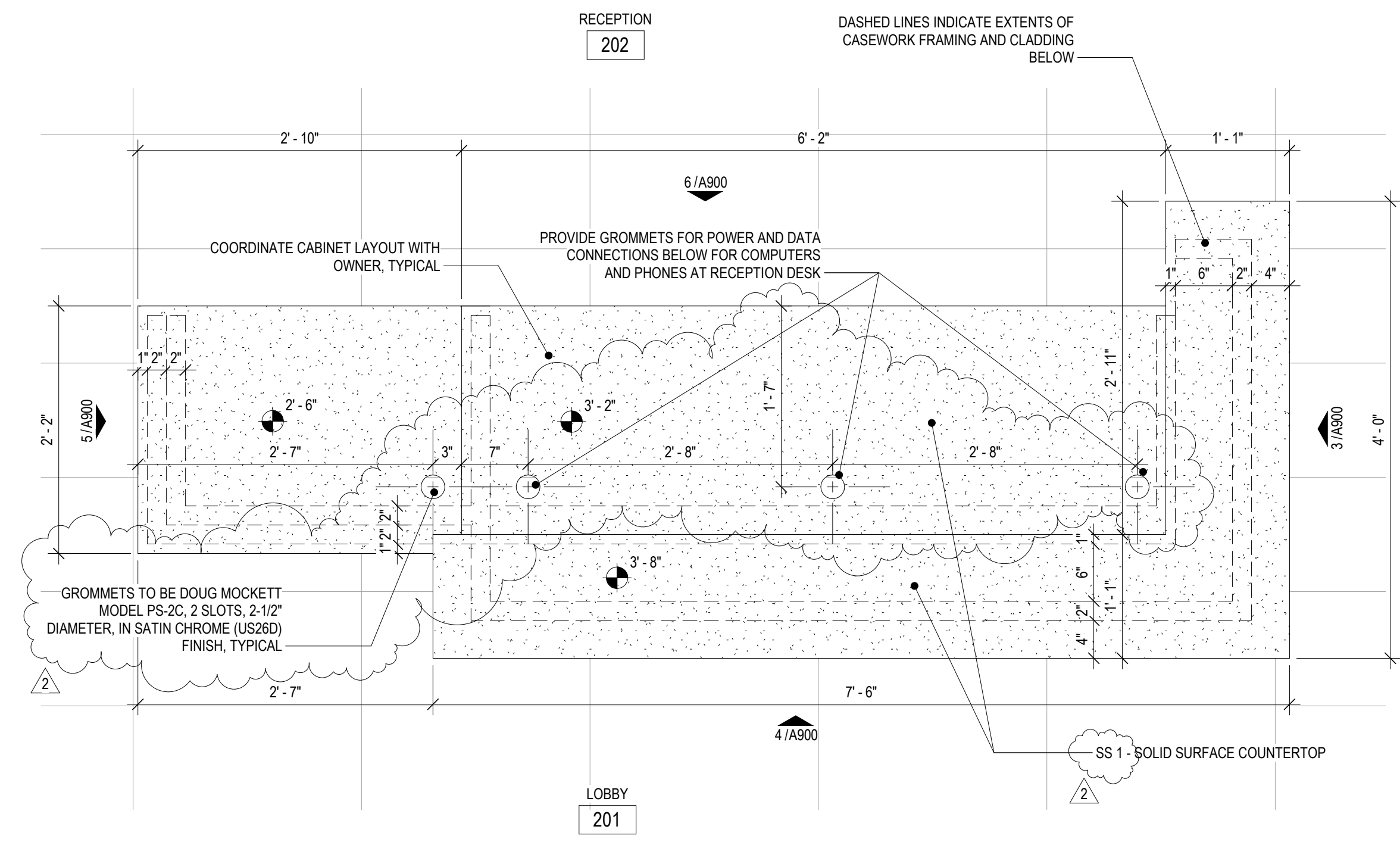
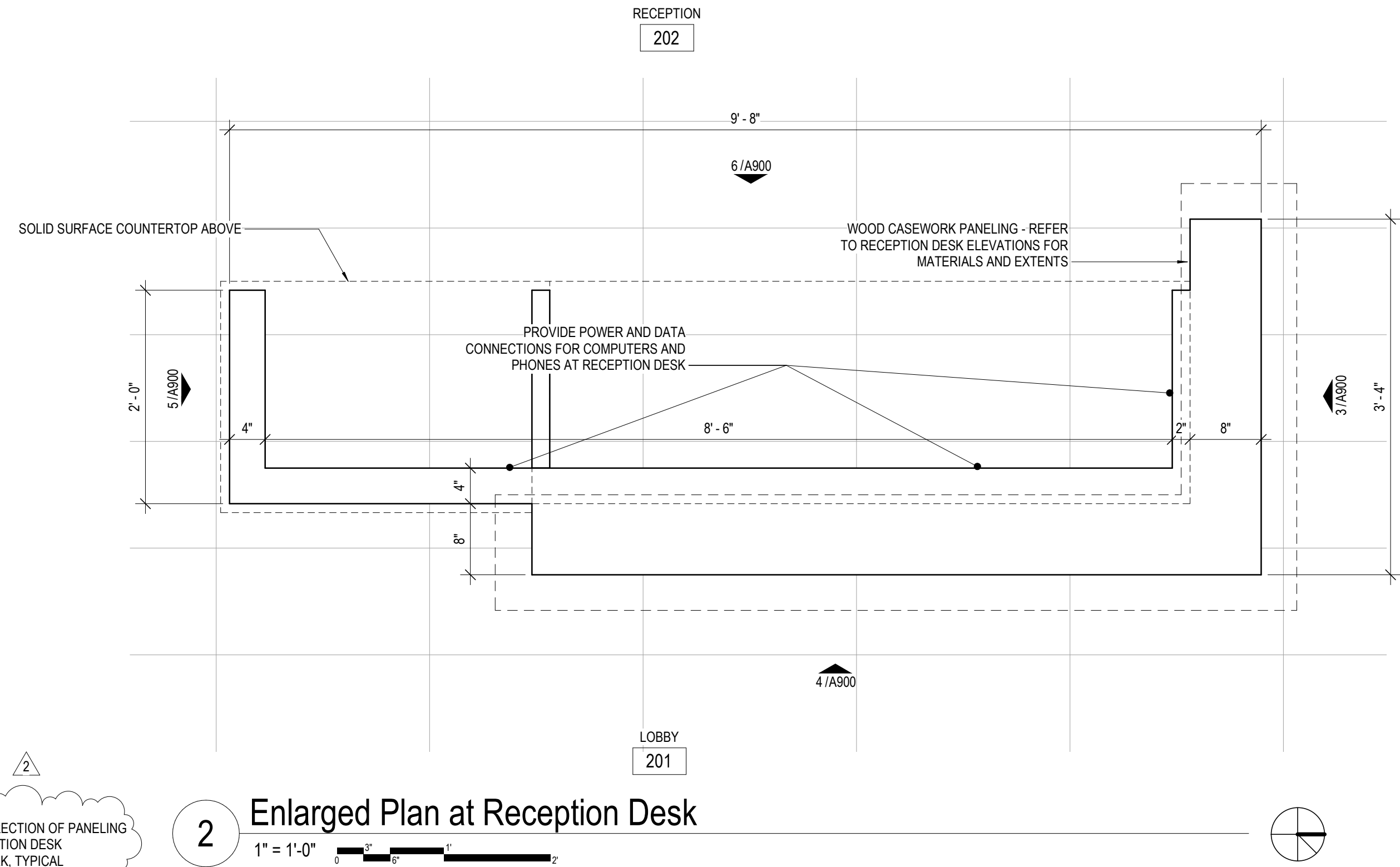
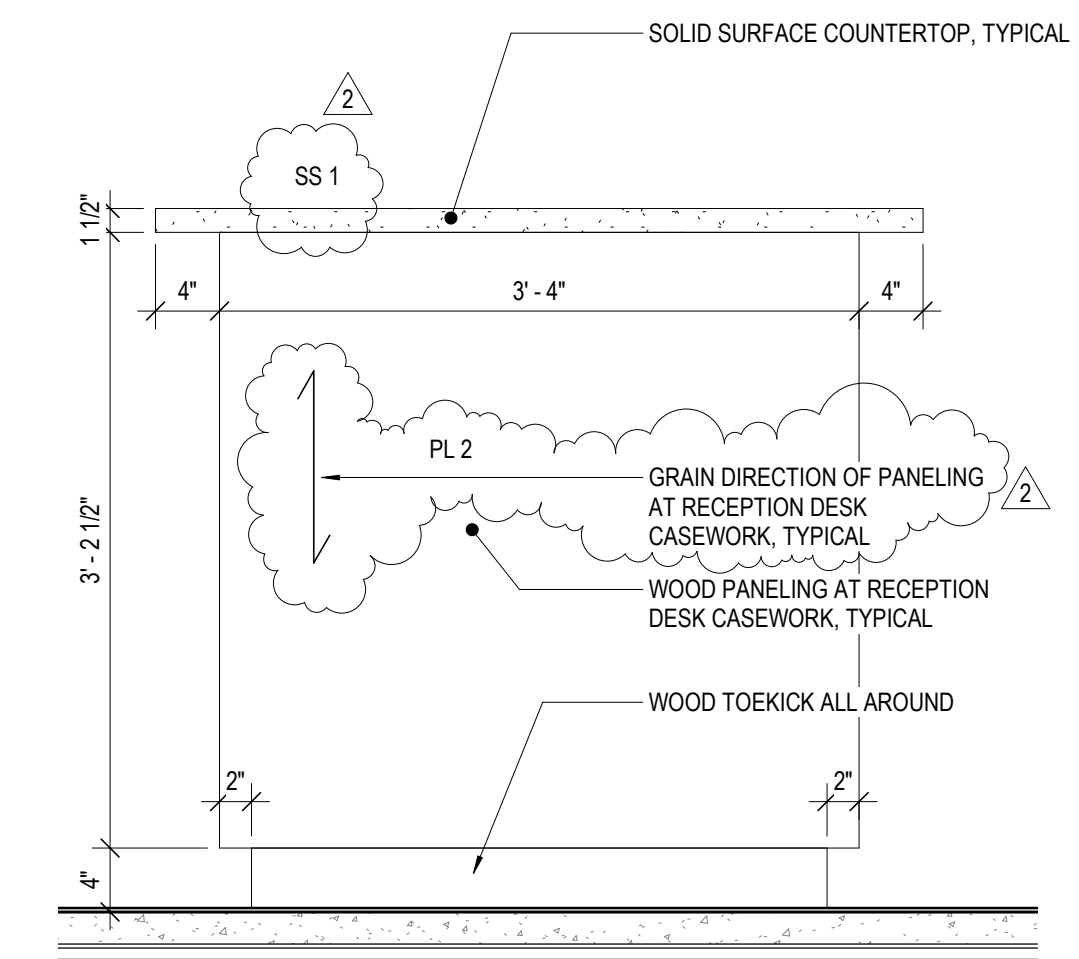
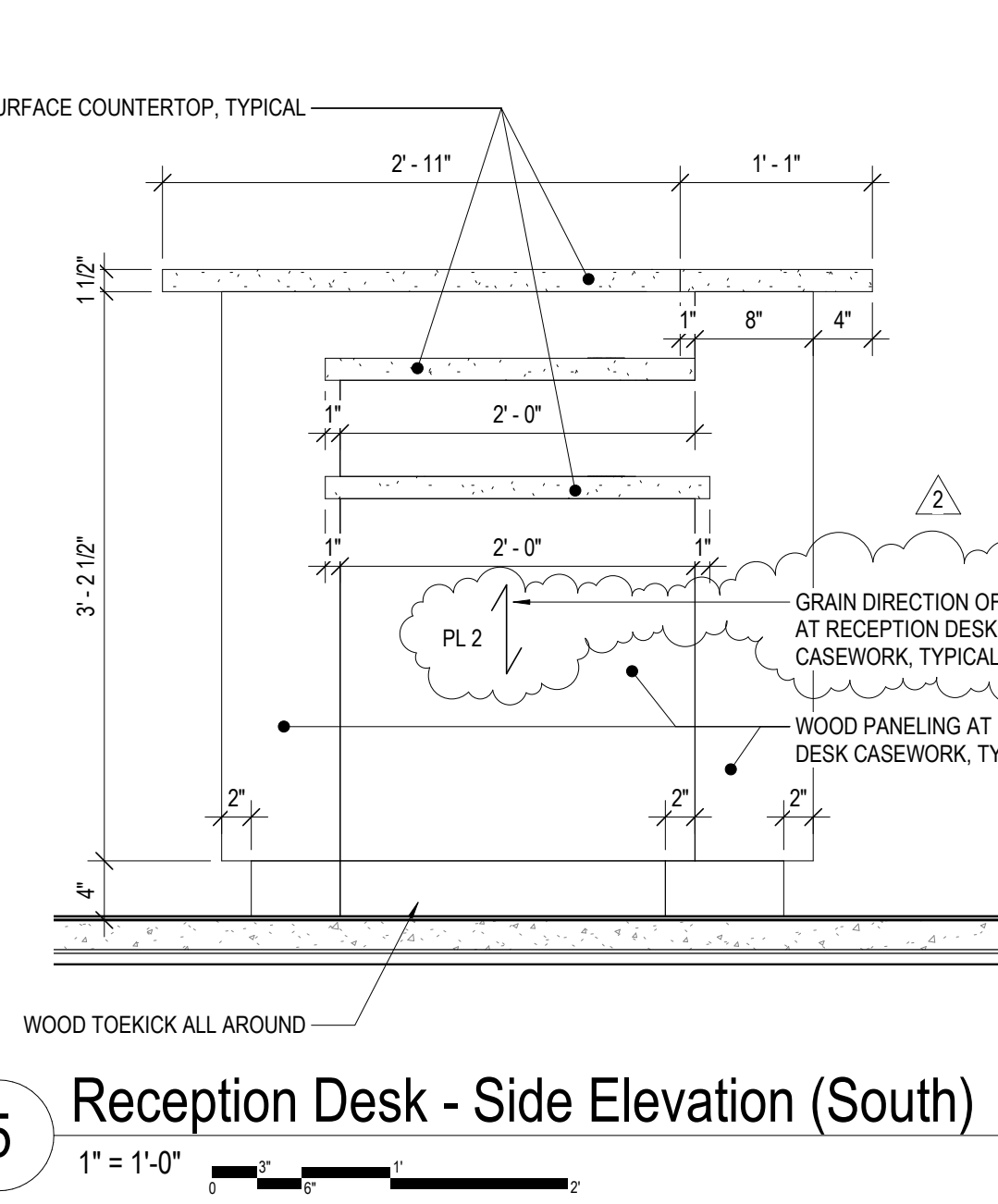
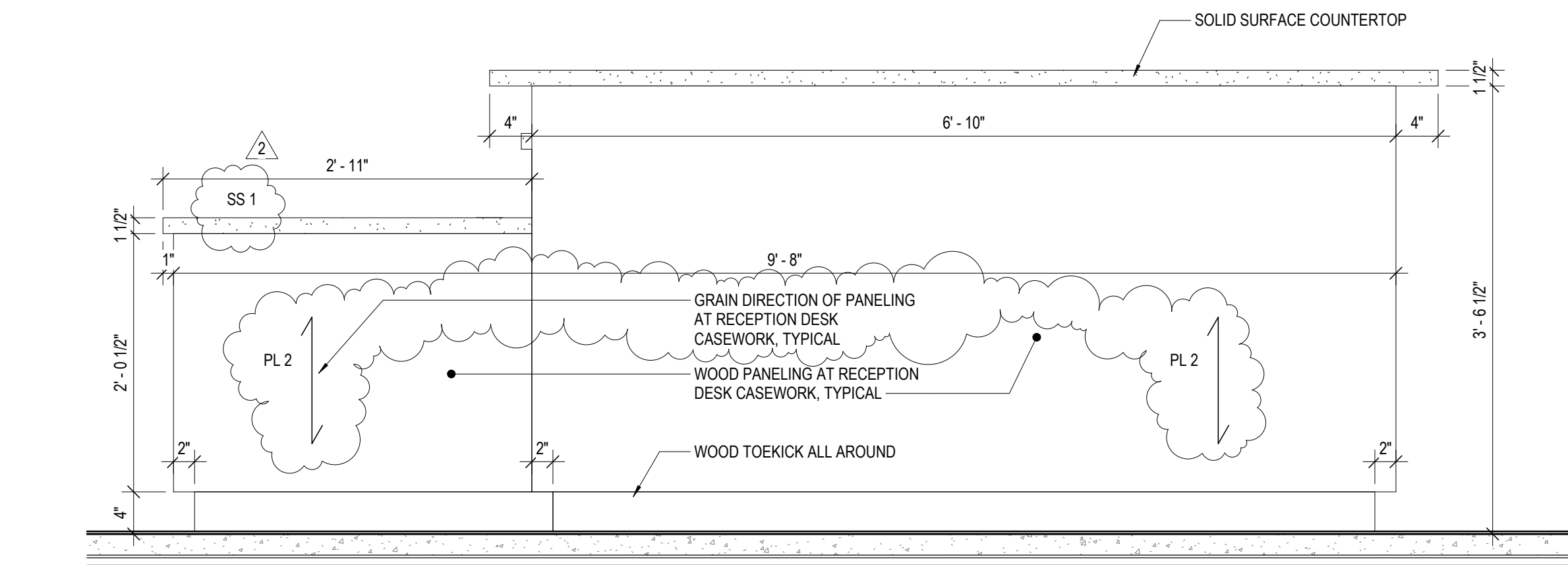
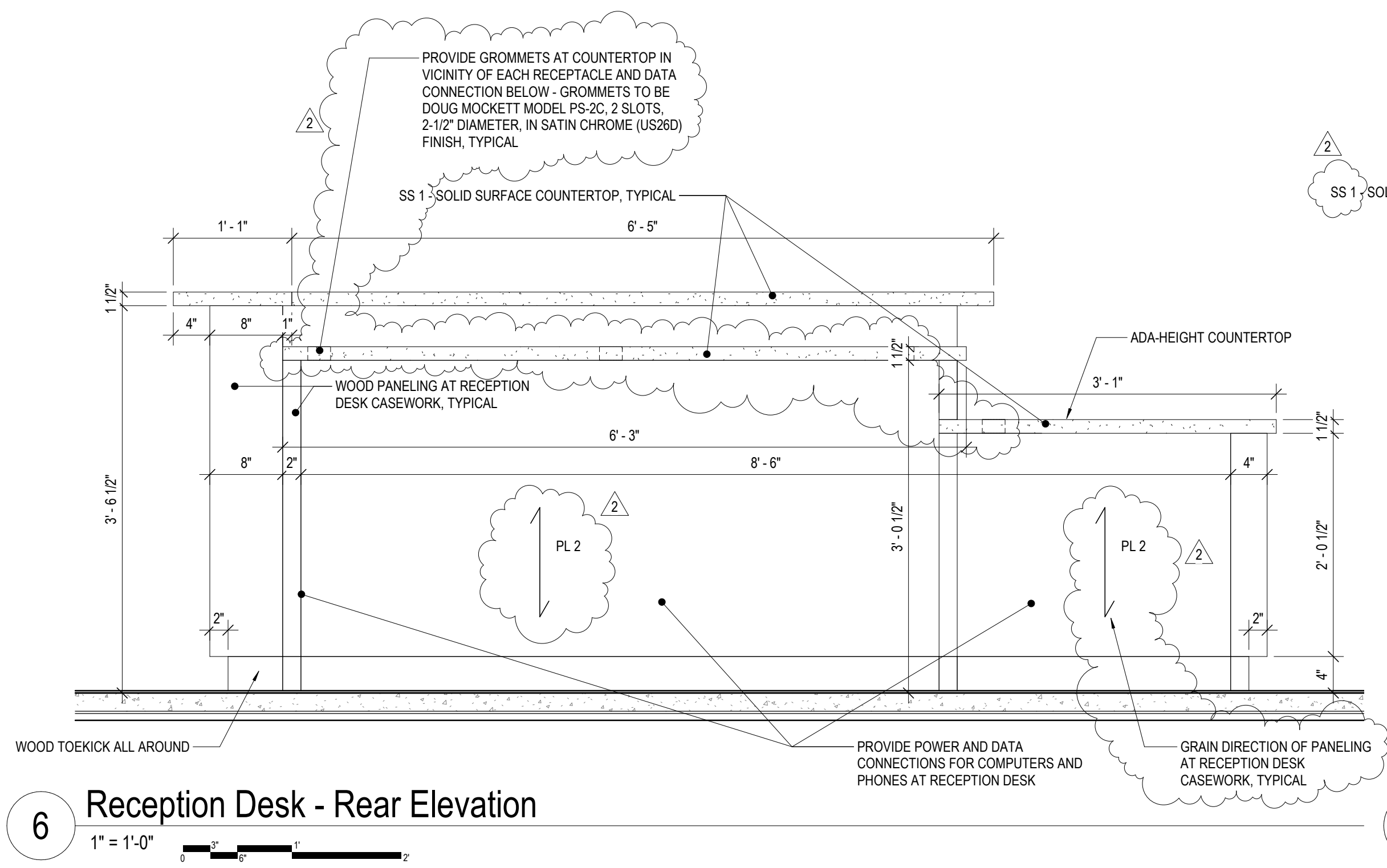


EXHIBIT B: *DRAFT* Special Tax Valuation Agreement

AFTER RECORDING RETURN DOCUMENT TO:

City of Bellingham - Planning Department
210 Lottie Street
Bellingham, WA 98225

DOCUMENT TITLE: *Second Agreement for Special Tax Valuation – 1414 Cornwall Avenue (a.k.a. Elks Building)*

GRANTOR(S): *City of Bellingham*

GRANTEE(S): *Augustino Investments, LLC*

LEGAL DESCRIPTION: Lot 5, Block 45, "Map of The Town of New Whatcom, Whatcom County, Washington, Terr., 1888. _

ASSESSOR'S TAX/PARCEL NUMBER(S): 380330 231173 0000

AGREEMENT FOR SPECIAL TAX VALUATION

This Agreement for Special Tax Valuation ("Agreement") is entered into on this _____ day of _____, 20____, by and between Augustino Investments, LLC, (hereinafter referred to as APPLICANT) and the Historic Preservation Commission of the City of Bellingham, Washington (hereinafter referred to as the HISTORIC PRESERVATION COMMISSION).

WHEREAS APPLICANT is the owner of record of the historic property commonly known as the Elks Building, 1414 Cornwall Avenue, Bellingham, State of Washington, as legally described above, hereinafter referred to as PROPERTY; and

WHEREAS APPLICANT has requested special valuation of the PROPERTY pursuant to Chapter 84.26 RCW; and

WHEREAS the HISTORIC PRESERVATION COMMISSION has determined that the PROPERTY has been substantially rehabilitated within the two year period preceding the date of application and the actual cost of said rehabilitation equals or exceeds twenty-five percent of the assessed valuation of the PROPERTY prior to the improvements; and

WHEREAS the HISTORIC PRESERVATION COMMISSION has verified that the PROPERTY is historic property that falls within a class of properties determined eligible for special valuation by local ordinance or administrative rule; and

WHEREAS the HISTORIC PRESERVATION COMMISSION finds that the rehabilitation work has not altered the PROPERTY in any way which adversely affects those elements which qualify it as historically significant;

NOW THEREFORE, in recognition of the foregoing, the APPLICANT enters into this Agreement with the HISTORIC PRESERVATION COMMISSION and agrees to adhere to the following terms and conditions for the ten-year period of the special valuation classification:

1. APPLICANT agrees to comply with the Washington State Advisory Council's Standards for the Maintenance and Rehabilitation of Historic Properties, as set forth in Washington Administrative Code 254-20-100.
2. APPLICANT agrees the property shall not be altered without the prior written consent of the HISTORIC PRESERVATION COMMISSION signed by a duly authorized representative thereof. No construction, alteration or remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the historic character of the PROPERTY which classifies it as eligible for special valuation, or which would affect the appearance of the PROPERTY as depicted in photographs included in the public record, or which would adversely affect the structural soundness of the PROPERTY. However, the reconstruction, repair, repainting, or refinishing of presently existing parts or elements of the PROPERTY subject to this Agreement that are damaged as a result of casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the HISTORIC PRESERVATION COMMISSION, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of those elements of the PROPERTY subject to this Agreement as they are as of this date. Exterior changes which shall require the consent of the HISTORIC PRESERVATION COMMISSION shall include, but not be limited to, any substantial structural change or any change in design, color, or materials.
3. APPLICANT agrees the PROPERTY shall not be demolished without the prior written consent of the HISTORIC PRESERVATION COMMISSION.
4. APPLICANT agrees to monitor the PROPERTY for its continued qualification for special valuation and notify the appropriate County Assessor within 30 days if the PROPERTY becomes disqualified because of
 - a. a loss of historic integrity,
 - b. sale or transfer to new ownership exempt from taxation, or
 - c. sale or transfer to new ownership which does not intend to agree to the terms of this Agreement nor file a notice of compliance form with the County Assessor.

5. The APPLICANT and HISTORIC PRESERVATION COMMISSION both agree that there shall be no changes in standards of maintenance, public access, alteration, or report requirements, or any other provisions of this Agreement, during the period of the classification without the approval of all parties to this Agreement.

6. Term of the Agreement. This Agreement shall take effect immediately upon signature and remain in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.20.080 or upon expiration of the ten-year period of special valuation commencing January 1, 2023, and ending December 31, 2032.

7. Hold Harmless. The APPLICANT and its successors or assigns shall hold the State, the City of Bellingham, and the HISTORIC PRESERVATION COMMISSION harmless from any and all liability and claims which may be asserted against the State, the City of Bellingham, and/or the HISTORIC PRESERVATION COMMISSION as a result of this Agreement or the participation by the APPLICANT in the Special Valuation Program.

8. Governing Law. The terms of this Agreement shall be construed in accordance with the laws of the State of Washington.

9. This agreement runs with the land and is binding upon APPLICANT and APPLICANT'S heirs, devisees, executors, administrators, successors, and assigns until December 31, 2032.

APPROVED this _____ day of _____, 20____ for the APPLICANT,
Augustino Investments LLC.

Eric Tran, Owner

STATE OF WASHINGTON)
) ss
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that Eric Tran is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath that stated that they were authorized to execute the instrument and acknowledged it as the **Owner of the Building** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Signed and attested before me this _____ day of _____, 20 ____.

DATED

SIGNATURE OF NOTARY PUBLIC

(Seal or Stamp)

NAME PRINTED

Notary Public
TITLE

MY APPOINTMENT EXPIRES