EXHIBIT B

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

JENSEN DESIGN ARCHITECTS
www.jd-arch.com

PROJECT TEAM

OWNER:
BAKERVIEW NORTHWEST LLC
1846 WILDHAVEN CRST
BELLINGHAM WA 98226-8658

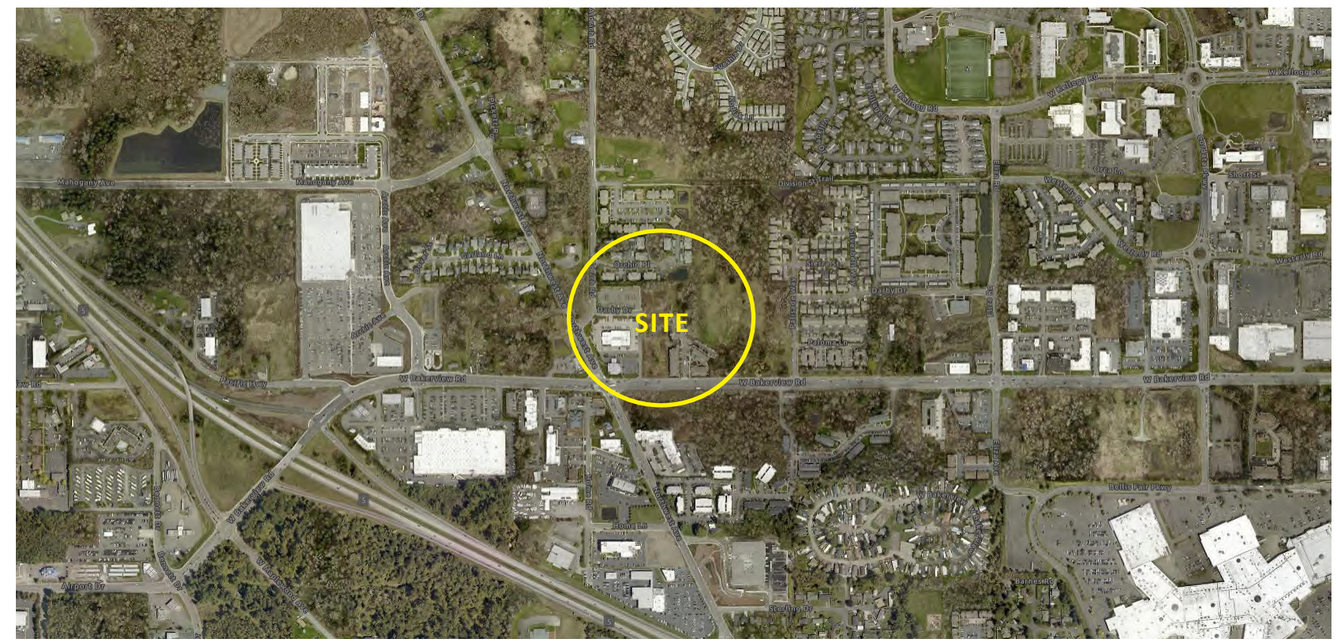
ARCHITECT:
SOKHOUR SENG
JENSEN DESIGN ARCHITECTS
7730 LEARY WY
REDMOND, WA 98052
P: 425.802.5953

CIVIL ENGINEER:
PACIFIC SURVEYING AND ENGINEERING, INC.
909 SQUALICUM WAY, SUITE 111
BELLINGHAM, WA 98225
P: 360.671.7387

LANDSCAPE ARCHITECT:
PAUL GEORGE
CASCADE DESIGN GROUP
PO BOX 5938
BELLINGHAM, WA. 98227
P: 360-715-2119

PROJECT INFORMATION

SITE ADDRESS:	825 DARBY DRIVE, BELLINGHAM, WA 98226
PARCEL NUMBER:	3802120410300000
LOT SIZE:	2.35 ACRES
ZONE:	CORDATA NEIGHBORHOOD COMMERCIAL
ALLOWABLE HEIGHT:	N/A
PROPOSED HEIGHT:	65' - 0"
BUILDING AREA:	LEVEL 1: 14,409 SF LEVEL 2: 14,352 SF LEVEL 3: 14,352 SF LEVEL 4: 14,352 SF LEVEL 5: 14,352 SF **TOTAL: 71,817 SF**
PROPOSED USED:	RESIDENTIAL R-1 (HOTEL)
TYPE OF CONSTRUCTION:	TYPE VA
NUMBER OF STORIES:	FIVE (5)
GUESTROOMS:	125
PARKING REQUIRED:	63 STALLS (2 STALLS PER BEDROOM)
PARKING PROVIDED:	127 STANDARD PARKING STALLS, INCLUDING 12 ELECTRIC VEHICLES
APPLICABLE CODES:	BELLINGHAM MUNICIPAL CODE INTERNATIONAL BUILDING CODE, 2021 EDITION, (WAC 51-50) UNIFORM PLUMBING CODE, 2021 EDITION, (WAC 51-57 AND LMC 14.06) INTERNATIONAL FIRE CODE, 2021 EDITION, (WAC 51-54 AND LMC 14.07) INTERNATIONAL MECHANICAL CODE, 2021 (WAC 51-52 AND LMC 14.05) WA STATE ENERGY CODE, 2021 EDITION, (WAC 51-11)



N

PROJECT INFO & VICINITY MAP

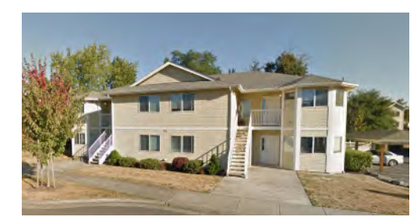
FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

1

2

3

4



N

SURROUNDING CONTEXT

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

1 W BACKERVIEW RD LOOKING TOWARDS SITE (EAST)

2 W BACKERVIEW RD LOOKING TOWARDS SITE (WEST)

3 LOOKING TOWARDS SITE (NORTH)

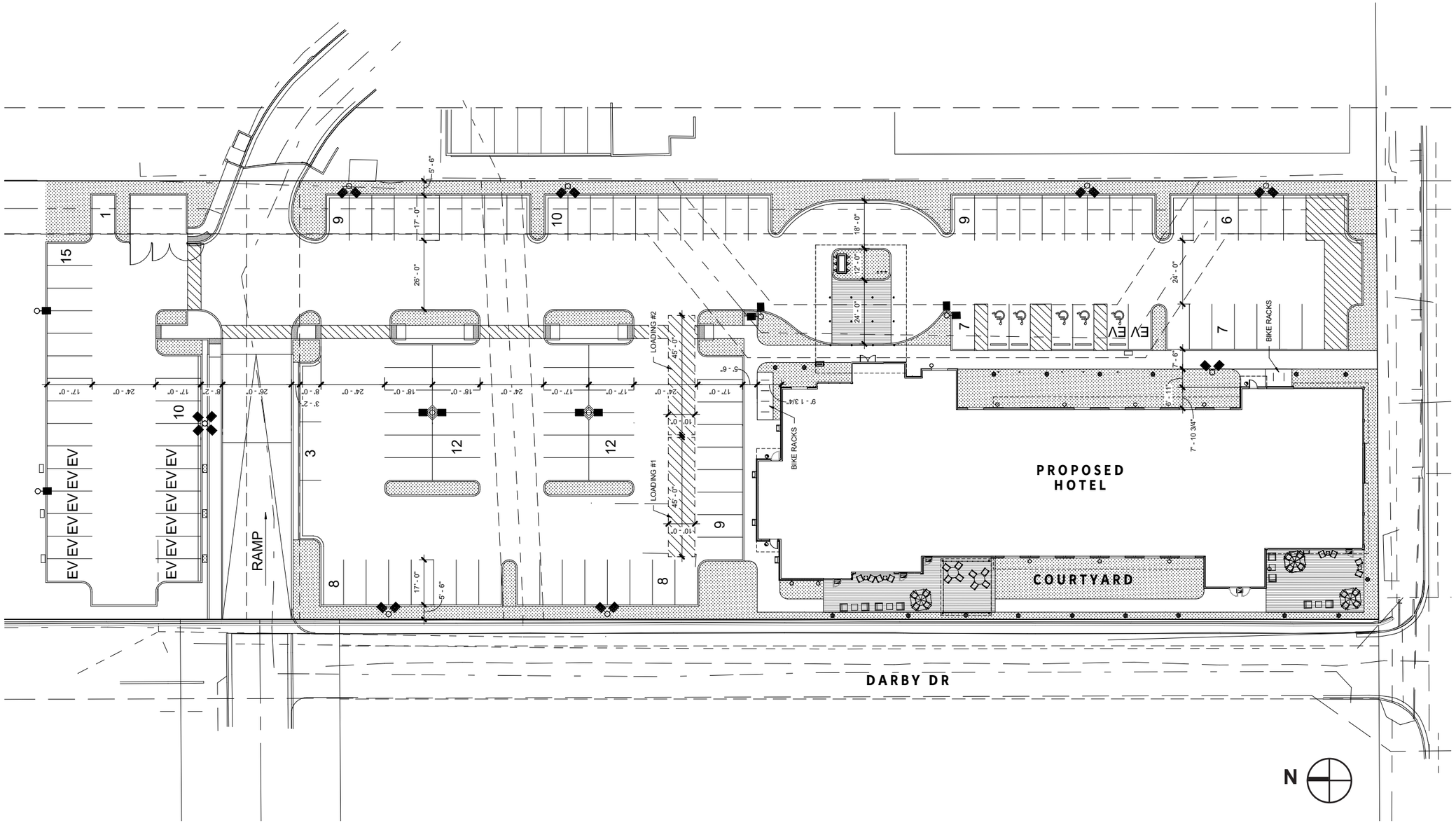
5 LOOKING TOWARDS SITE (WEST)

4 DARBY DR NE LOOKING TOWARDS SITE (NORTH)

6 DARBY DR NE LOOKING TOWARDS SITE (SOUTH)

SITE VIEWS

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA



SITE PLAN

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

JENSEN DESIGN ARCHITECTS
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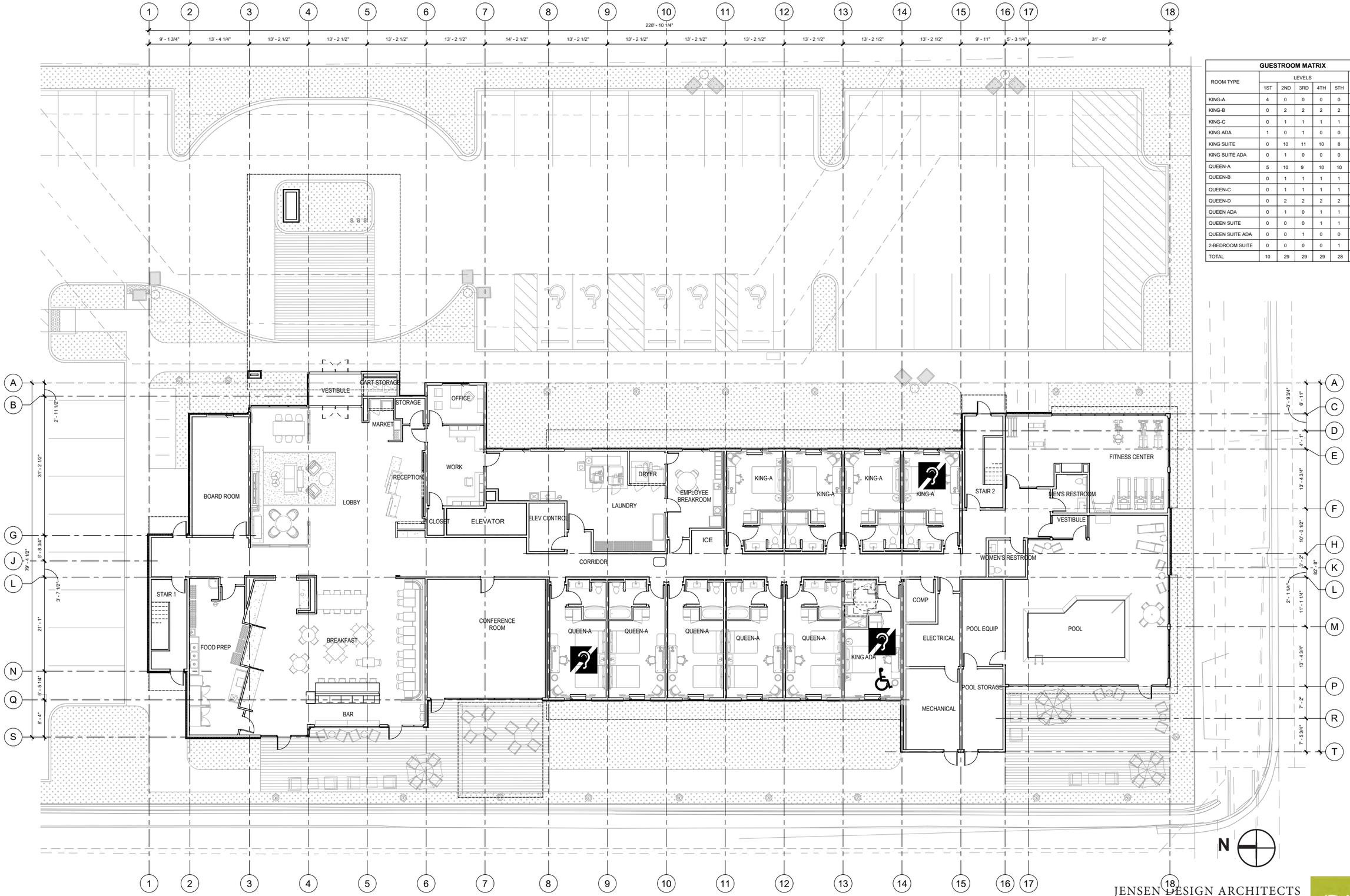
CONTEXTUAL STREET ELEVATIONS

SOUTH ELEVATION

TRANSPARENCY REQURED:	MIN 60% BETWEEN 2' AND 7'
TRANSPARENCY PROVIDED:	67 % (GLAZING 205 SF / WALL 308 SF)

TRANSPARENCY CALCULATIONS

CONTEXTUAL STREET ELEVATIONS AND TRANSPARENCY CALCULATION



GUESTROOM MATRIX						
ROOM TYPE	LEVELS					TOTAL
	1ST	2ND	3RD	4TH	5TH	
KING-A	4	0	0	0	0	4
KING-B	0	2	2	2	2	8
KING-C	0	1	1	1	1	4
KING ADA	1	0	1	0	0	2
KING SUITE	0	10	11	10	8	39
KING SUITE ADA	0	1	0	0	0	1
QUEEN-A	5	10	9	10	10	44
QUEEN-B	0	1	1	1	1	4
QUEEN-C	0	1	1	1	1	4
QUEEN-D	0	2	2	2	2	8
QUEEN ADA	0	1	0	1	1	3
QUEEN SUITE	0	0	0	1	1	2
QUEEN SUITE ADA	0	0	1	0	0	1
2-BEDROOM SUITE	0	0	0	0	1	1
TOTAL	10	29	29	29	28	125

FLOOR PLAN - LEVEL 1

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

JENSEN DESIGN ARCHITECTS
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GUESTROOM MATRIX						
ROOM TYPE	LEVELS					TOTAL
	1ST	2ND	3RD	4TH	5TH	
KING-A	4	0	0	0	0	4
KING-B	0	2	2	2	2	8
KING-C	0	1	1	1	1	4
KING ADA	1	0	1	0	0	2
KING SUITE	0	10	11	10	8	39
KING SUITE ADA	0	1	0	0	0	1
QUEEN-A	5	10	9	10	10	44
QUEEN-B	0	1	1	1	1	4
QUEEN-C	0	1	1	1	1	4
QUEEN-D	0	2	2	2	2	8
QUEEN ADA	0	1	0	1	1	3
QUEEN SUITE	0	0	0	1	1	2
QUEEN SUITE ADA	0	0	1	0	0	1
2-BEDROOM SUITE	0	0	0	0	1	1
TOTAL	10	29	29	29	28	125

FLOOR PLAN - LEVEL 2

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

JENSEN DESIGN ARCHITECTS
www.jd-arch.com

GUESTROOM MATRIX						
ROOM TYPE	LEVELS					TOTAL
	1ST	2ND	3RD	4TH	5TH	
KING-A	4	0	0	0	0	4
KING-B	0	2	2	2	2	8
KING-C	0	1	1	1	1	4
KING ADA	1	0	1	0	0	2
KING SUITE	0	10	11	10	8	39
KING SUITE ADA	0	1	0	0	0	1
QUEEN-A	5	10	9	10	10	44
QUEEN-B	0	1	1	1	1	4
QUEEN-C	0	1	1	1	1	4
QUEEN-D	0	2	2	2	2	8
QUEEN ADA	0	1	0	1	1	3
QUEEN SUITE	0	0	0	1	1	2
QUEEN SUITE ADA	0	0	1	0	0	1
2-BEDROOM SUITE	0	0	0	0	1	1
TOTAL	10	29	29	29	28	125

FLOOR PLAN - LEVEL 3

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

JENSEN DESIGN ARCHITECTS
www.jd-arch.com

GUESTROOM MATRIX						
ROOM TYPE	LEVELS					TOTAL
	1ST	2ND	3RD	4TH	5TH	
KING-A	4	0	0	0	0	4
KING-B	0	2	2	2	2	8
KING-C	0	1	1	1	1	4
KING ADA	1	0	1	0	0	2
KING SUITE	0	10	11	10	8	39
KING SUITE ADA	0	1	0	0	0	1
QUEEN-A	5	10	9	10	10	44
QUEEN-B	0	1	1	1	1	4
QUEEN-C	0	1	1	1	1	4
QUEEN-D	0	2	2	2	2	8
QUEEN ADA	0	1	0	1	1	3
QUEEN SUITE	0	0	0	1	1	2
QUEEN SUITE ADA	0	0	1	0	0	1
2-BEDROOM SUITE	0	0	0	0	1	1
TOTAL	10	29	29	29	28	125

FLOOR PLAN - LEVEL 4

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

JENSEN DESIGN ARCHITECTS
www.jd-arch.com

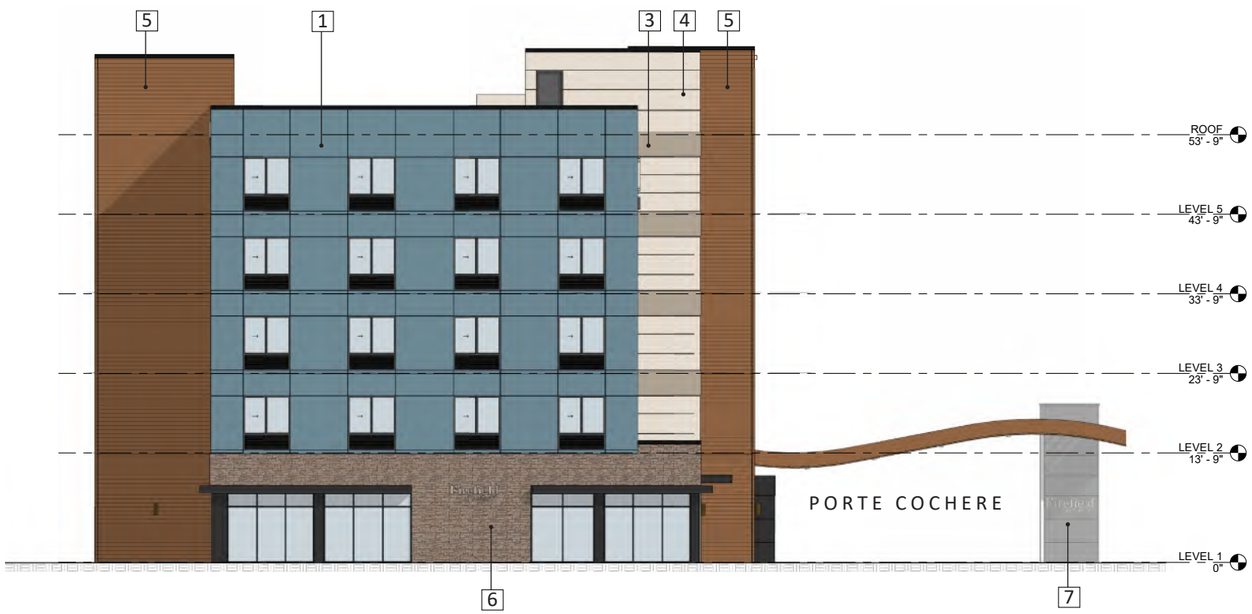
GUESTROOM MATRIX						
ROOM TYPE	LEVELS					TOTAL
	1ST	2ND	3RD	4TH	5TH	
KING-A	4	0	0	0	0	4
KING-B	0	2	2	2	2	8
KING-C	0	1	1	1	1	4
KING ADA	1	0	1	0	0	2
KING SUITE	0	10	11	10	8	39
KING SUITE ADA	0	1	0	0	0	1
QUEEN-A	5	10	9	10	10	44
QUEEN-B	0	1	1	1	1	4
QUEEN-C	0	1	1	1	1	4
QUEEN-D	0	2	2	2	2	8
QUEEN ADA	0	1	0	1	1	3
QUEEN SUITE	0	0	0	1	1	2
QUEEN SUITE ADA	0	0	1	0	0	1
2-BEDROOM SUITE	0	0	0	0	1	1
TOTAL	10	29	29	29	28	125

FLOOR PLAN - LEVEL 5

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

JENSEN DESIGN ARCHITECTS
www.jd-arch.com

EAST ELEVATION



SOUTH ELEVATION

EXTERIOR FINISHES

1 EIFS SIDING
STO - FINE SAND FINISH
COLOR: BENJAMIN MOORE-MOZART BLUE 1665

2 EIFS SIDING
STO - FINE SAND FINISH
COLOR: BENJAMIN MOORE-GRAY 2121

3 EIFS SIDING
STO - FINE SAND FINISH
COLOR: BENJAMIN MOORE-ELEPHANT GRAY 2109-50

4 EIFS SIDING
STO - FINE SAND FINISH
COLOR: BENJAMIN MOORE-A LA MODE 2109-70

5 FIBER CEMENT SIDING
NICHIHA VITAGE WOOD
COLOR: CIDER

6 STONE VENEER
ELDORADO STONE_ MOUNTAIN LEDGE
SIERRA

7 NORTHCLAD ACM METAL PANELS
DUSTY CHARCOAL

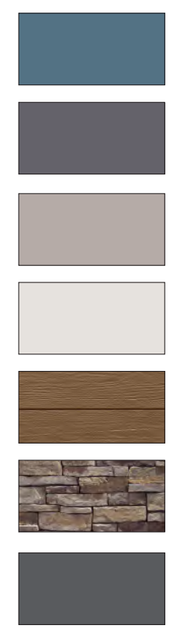
BUILDING ELEVATIONS

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

WEST ELEVATION

NORTH ELEVATION

EXTERIOR FINISHES



1 EIFS SIDING
STO - FINE SAND FINISH
COLOR: BENJAMIN MOORE-MOZART BLUE 1665

2 EIFS SIDING
STO - FINE SAND FINISH
COLOR: BENJAMIN MOORE-GRAY 2121

3 EIFS SIDING
STO - FINE SAND FINISH
COLOR: BENJAMIN MOORE-ELEPHANT GRAY 2109-50

4 EIFS SIDING
STO - FINE SAND FINISH
COLOR: BENJAMIN MOORE-A LA MODE 2109-70

5 FIBER CEMENT SIDING
NICHIHA VITAGE WOOD
COLOR: CIDER

6 STONE VENEER
ELDORADO STONE_ MOUNTAIN LEDGE
SIERRA

7 NORTHCLAD ACM METAL PANELS
DUSTY CHARCOAL

BUILDING ELEVATIONS

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

PERSPECTIVE

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

PERSPECTIVE

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

PERSPECTIVE

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

PERSPECTIVE

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

PERSPECTIVE

FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA

EIFS SIDING
STO - FINE SAND FINISH
COLOR:MOZART BLUE 1665
BENJAMIN MOORE

EIFS SIDING
STO - FINE SAND FINISH
COLOR: GRAY 2121
BENJAMIN MOORE

EIFS SIDING
STO - FINE SAND FINISH
COLOR:ELEPHANT GRAY 2109-50
BENJAMIN MOORE

EIFS SIDING
STO - FINE SAND FINISH
COLOR: A LA MODE 2109-70
BENJAMIN MOORE

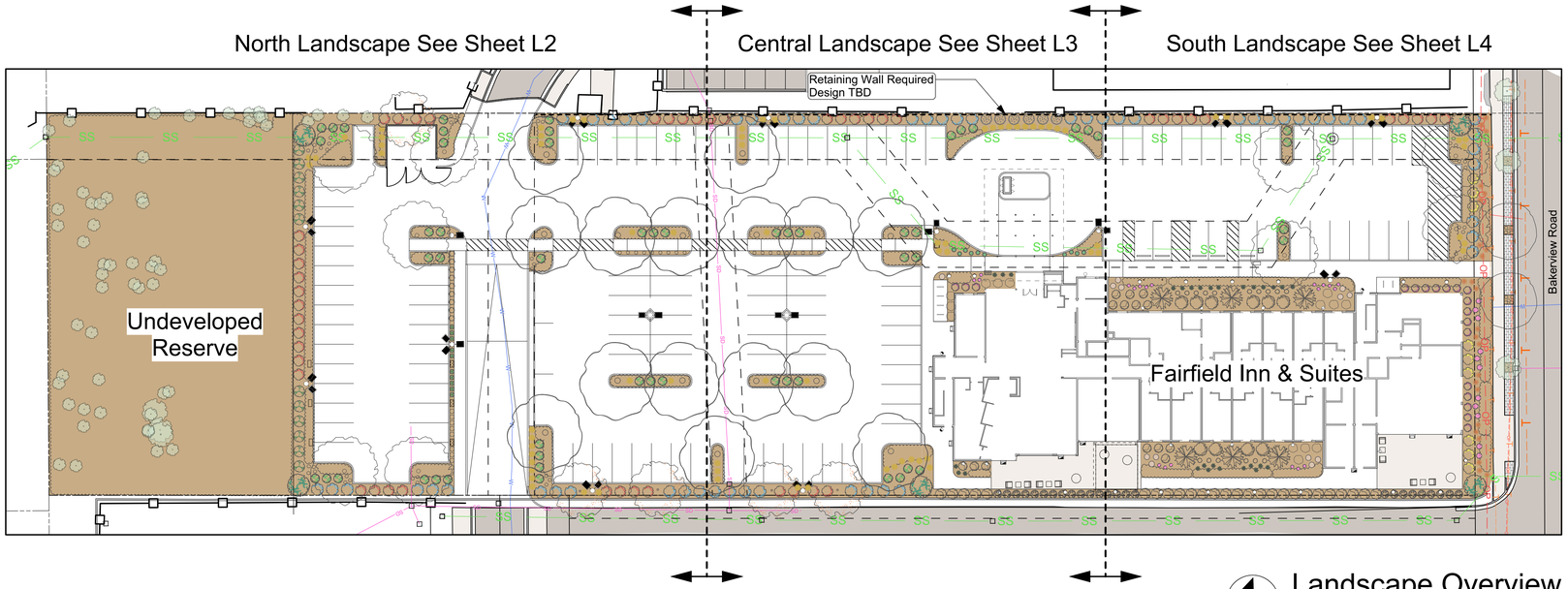
FIBER CEMENT SIDING
NICHIHA VITAGE WOOD
COLOR: CIDER

STONE VENEER
ELDORADO STONE MOUNTAIN LEDGE
SIERRA

NORTHCLAD ACM METAL PANELS
DUSTY CHARCOAL

MATERIAL BOARD

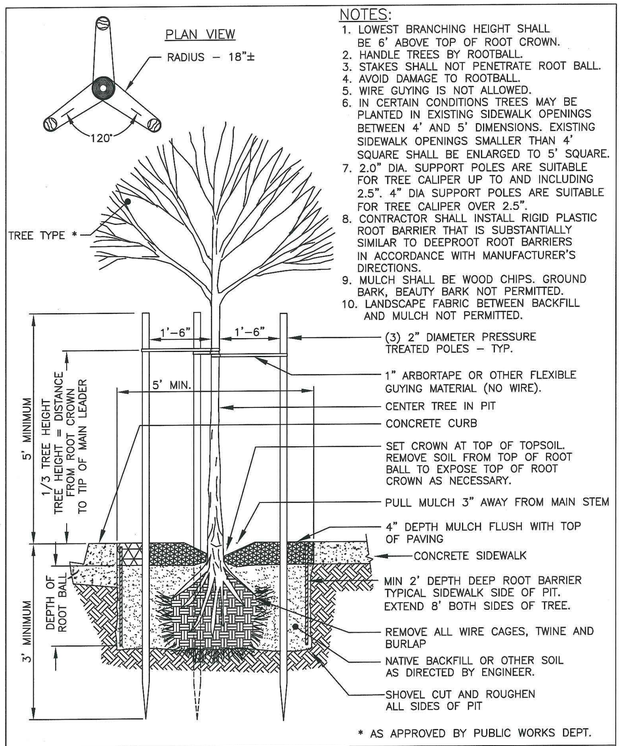
FAIRFIELD INN BY MARIOTT | CITY OF BELLINGHAM, WA



Landscape Overview

Scale: 1" = 30'-0"

0 15 30 FT



NOTES:

1. LOWEST BRANCHING HEIGHT SHALL BE 6' ABOVE TOP OF ROOT CROWN.
2. HANDLE TREES BY ROOTBALL.
3. STAKES SHALL NOT PENETRATE ROOT BALL.
4. AVOID DAMAGE TO ROOTBALL.
5. WIRE GUYING IS NOT ALLOWED.
6. IN CERTAIN CONDITIONS TREES MAY BE PLANTED IN EXISTING SIDEWALK OPENINGS BETWEEN 4' AND 5' DIMENSIONS. EXISTING SIDEWALK OPENINGS SMALLER THAN 4' SQUARE SHALL BE ENLARGED TO 5' SQUARE.
7. 2.0" DIA. SUPPORT POLES ARE SUITABLE FOR TREE CALIPER UP TO AND INCLUDING 2.5". 4" DIA SUPPORT POLES ARE SUITABLE FOR TREE CALIPER OVER 2.5".
8. CONTRACTOR SHALL INSTALL RIGID PLASTIC ROOT BARRIER THAT IS SUBSTANTIALLY SIMILAR TO DEEPROOT ROOT BARRIERS IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
9. MULCH SHALL BE WOOD CHIPS. GROUND BARK, BEAUTY BARK NOT PERMITTED.
10. LANDSCAPE FABRIC BETWEEN BACKFILL AND MULCH NOT PERMITTED.

* AS APPROVED BY PUBLIC WORKS DEPT.

APPROVED	CITY OF BELLINGHAM	DRAWING
City Engineer — 1/28/13 Date	TREE PLANTING DETAIL PLANTING STRIP	ST–184

Total Plant List

Category	Quantity	Latin Name	Common Name	Scheduled Size
	0			
Trees, Deciduous	2	Zelkova serrata 'Schmidtlow'	Wireless Zelkova	2 1/2" calip. 10' tall, B&B
Shrubs, Evergreen	10	Rhododendron 'Loderi King George'	Loderi Rhododendron	5 gal. pot
Shrubs, Evergreen	12	Vaccinium ovatum	Evergreen Huckleberry	2 to 3 gal. pot
Shrubs, Evergreen	49	Pieris 'Forest Flame'	Forest Flame Andromeda	5-6' Tall ATP
Shrubs, Evergreen	9	Rhododendron 'Capistrano'	Capistrano Rhododendron	2-3 gal. pot
Shrubs, Evergreen	56	Ceanothus x 'Blue Jeans'	Blue Jeans California Lilac	2-3 gal. pot
Shrubs, Evergreen	19	Rhododendron 'Girard's Fuschsia'	Girard's Fuschia Azalea	2 to 3 gal. pot
Shrubs, Evergreen	10	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 to 3 gal. pot
Shrubs, Evergreen	9	Azalea 'Nancy of Robinhill'	Nancy of Robinhill Azalea	1 gal. pot
Shrubs, Evergreen	6	Viburnum tinus 'Spring Boquet'	Spring Boquet Laurustinus	5 gal. pot
Shrubs, Evergreen	26	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	5-6' Tall ATP
Shrubs, Evergreen	14	Sarcococca ruscifolia	Fragrant Sweet Box	2-3 gal. pot
Shrubs, Evergreen	8	Buxus sempervirens 'Monrue'	Green Tower Boxwood	2-3 gal. pot
Shrubs, Deciduous	16	Fuchsia genii	Hardy Fuchsia	1 gal. pot
Shrubs, Deciduous	14	Philadelphus virginalis 'Snowbelle'	Snowbelle Mock Orange	2-3 gal. pot
Shrubs, Deciduous	5	Euonymus alata 'Compacta'	Dwarf Winged Burning Bush	5 gal. pot
Shrubs, Deciduous	55	Berberis thunbergii 'Monry'	Sunsation Japanese Barberry	2-3 gal. pot
Shrubs, Coniferous	25	Taxus x media 'Hicksii'	Hicks Yew	5-6' Tall ATP
Perennials	11	Monarda didyma	Bee Balm	1 gal. pot
Perennials	81	Bergenia cordifolia	Heartleaf Bergenia	1 gal. pot, 2'0" o.c.
Perennials	20	Astilbe chinensis 'Visions'	Visions Astilbe	1 gal. pot, 18" o.c.
Ornamental Grass	24	Miscanthus sinensis 'Little Miss'	Little Miss Dwarf Maiden Grass	1 gal. pot
Ornamental Grass	13	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal. pot, 18" o.c.
Ornamental Grass	76	Anemanthelle lessoniana	New Zealand Wind Grass	1 gal. pot
Groundcover, Perennials	10	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	1 gal. pot
Groundcover, Evergreen	158	Arctostaphylos uva-ursi 'Vancouver Jade' (COPF)	Vancouver Jade Kinnikinnick	1 gal. pot, 3'0" o.c.
Groundcover, Evergreen	74	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	1 gal. pot, 2'0" o.c.
Groundcover, Evergreen	265	Liriope muscari 'Emerald Goddess'	Emerald Goddess Lily Turf	1 gal. pot, 2'0" o.c.
Groundcover, Evergreen	58	Liriope muscari 'Variegata'	Variegated Liriope	1 gal. pot, 2'0" o.c.
Groundcover, Evergreen	37	Mahonia repens	Creeping Mahonia	1 gal. pot, 3'0" o.c.
Ferns, Herbacious Perenn	28	Athyrium niponicum 'Pictum'	Japanese Painted Fern	1 gal. pot, 18" o.c.

Replacement Trees

Category	Quantity	Latin Name	Common Name	Scheduled Size
	0			
Trees, Deciduous	5	Cercidiphyllum japonicum	Katsura Tree	1 1/2" calip. 7-8' tall,
Trees, Deciduous	15	Acer rubrum 'October Glor	October Glory Maple	1 1/2" calip. 7-8' tall,
Trees, Deciduous	9	Davidia involucrata	Dove Tree	1 1/2" Calip. 7-8' tall,
Trees, Deciduous	15	Acer circinatum	Vine Maple	1 gal. pot
Trees, Deciduous	16	Quercus garryana	Oregon Oak	1 gal. pot
Trees, Conifers	15	Thuja plicata	Western Red Cedar	1 gal. pot
Trees, Conifers	6	Chamaecyparis nootkaten	Blue Weeping Nootka Cyp	6-7' tall, B&B
Trees, Conifers	15	Tsuga heterophylla	Western Hemlock	1 gal. pot

The Proposed Landscaping Plan Provides A Minimum Of 20 sf Of Landscaping Per Parking Space In Accordance With BMC 20.12.030.c.4.d.i.

126 Parking Spaces

2,520 s.f. Of Internal Landscaping Required

9,708 s.f. Of Internal Landscaping Provided

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group
P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

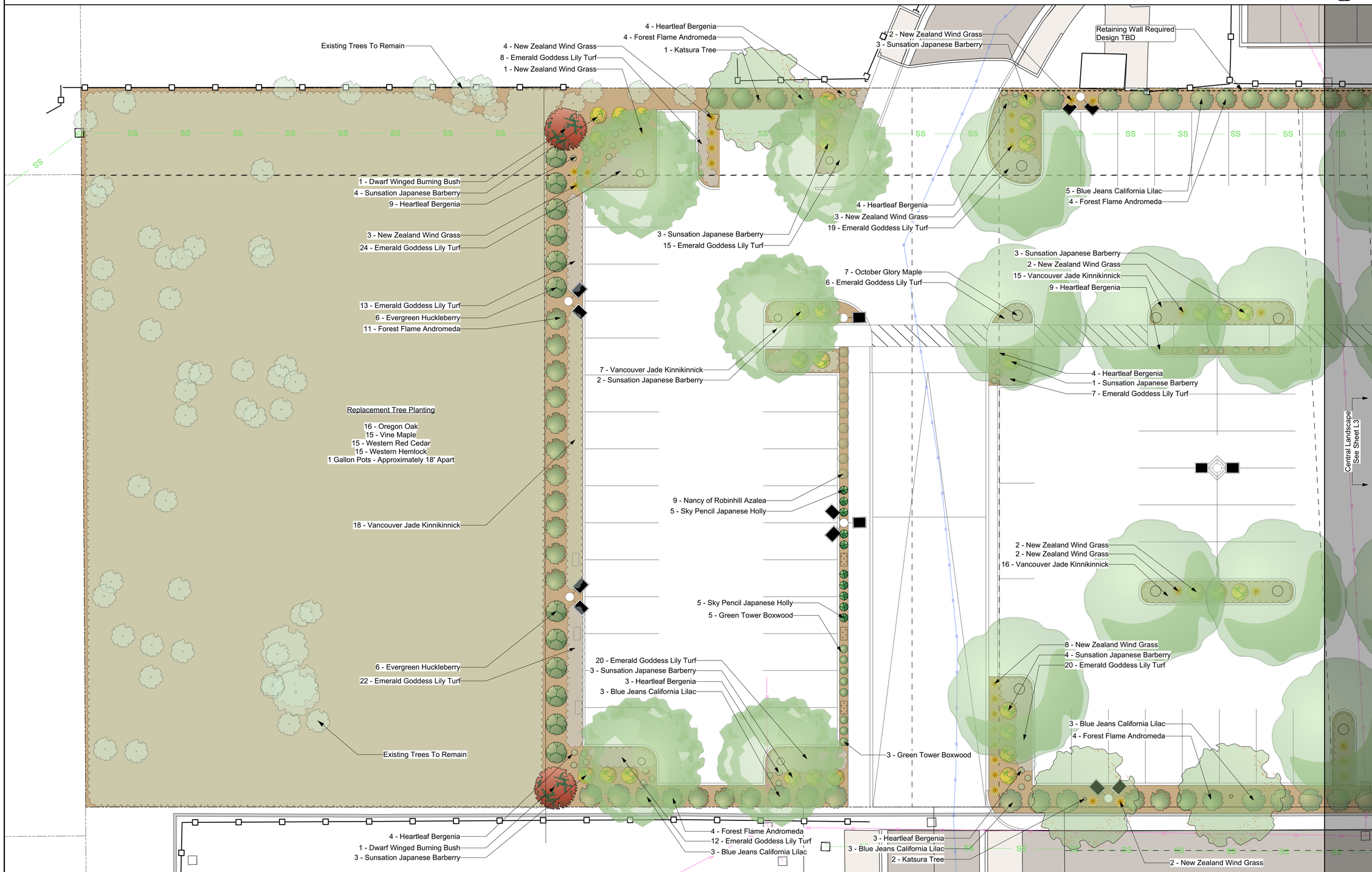
Fairfield Inn & Suites
870 W. Bakerview Rd.
Bellingham, WA 98226

PROJECT START DATE
4/2/2024

REVISIONS

8/16/2024

Designed By:
P.H.O.



North Landscape

Scale: 1" = 10'-0"

0 5 10 FT

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

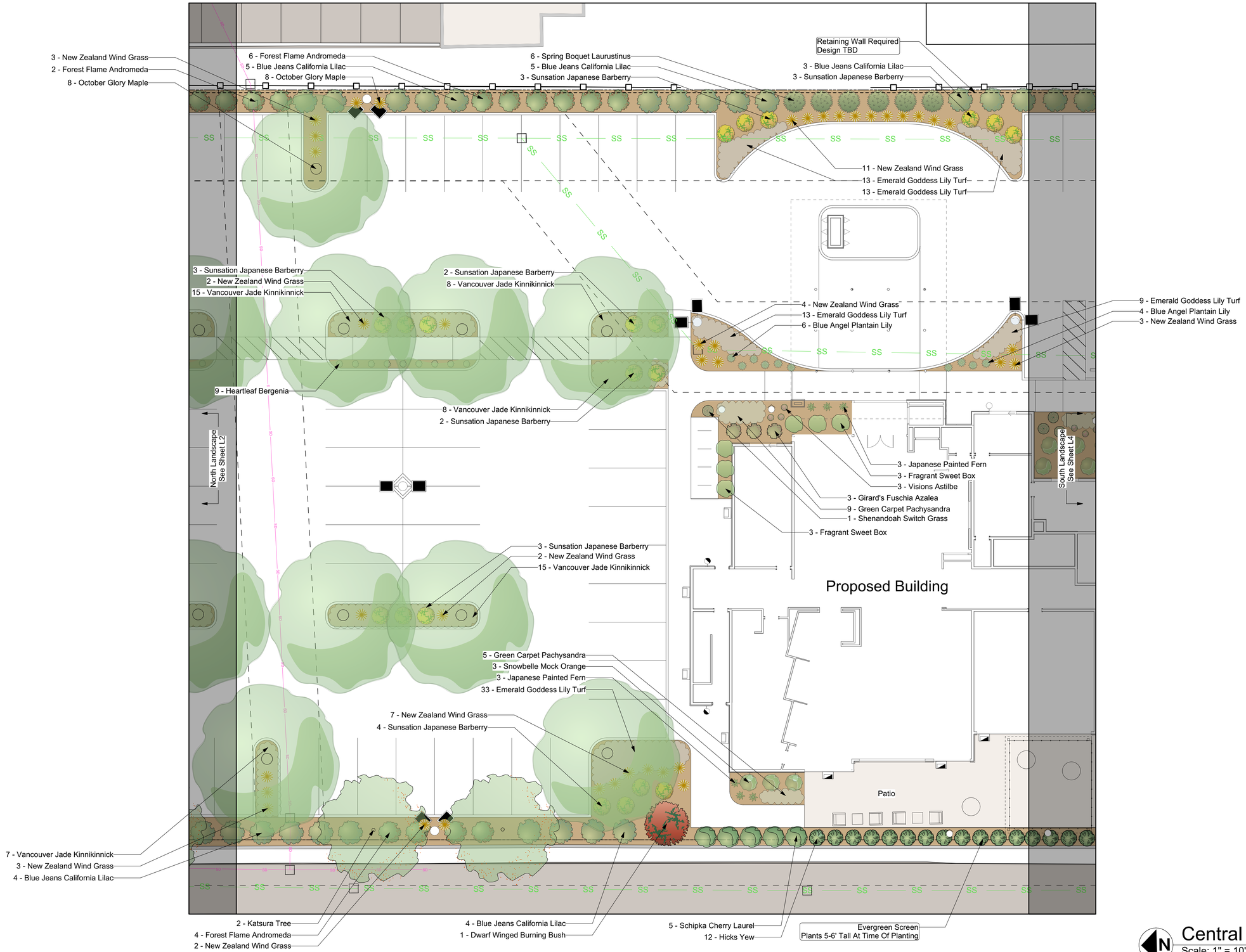
360-715-2119
paulgeorge.cascade@gmail.com

Fairfield Inn & Suites

870 W. Bakerview Rd.
Bellingham, WA 98226

PROJECT START DATE
4/2/2024
REVISIONS
8/16/2024

Designed By:
P.H.O.



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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group
P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

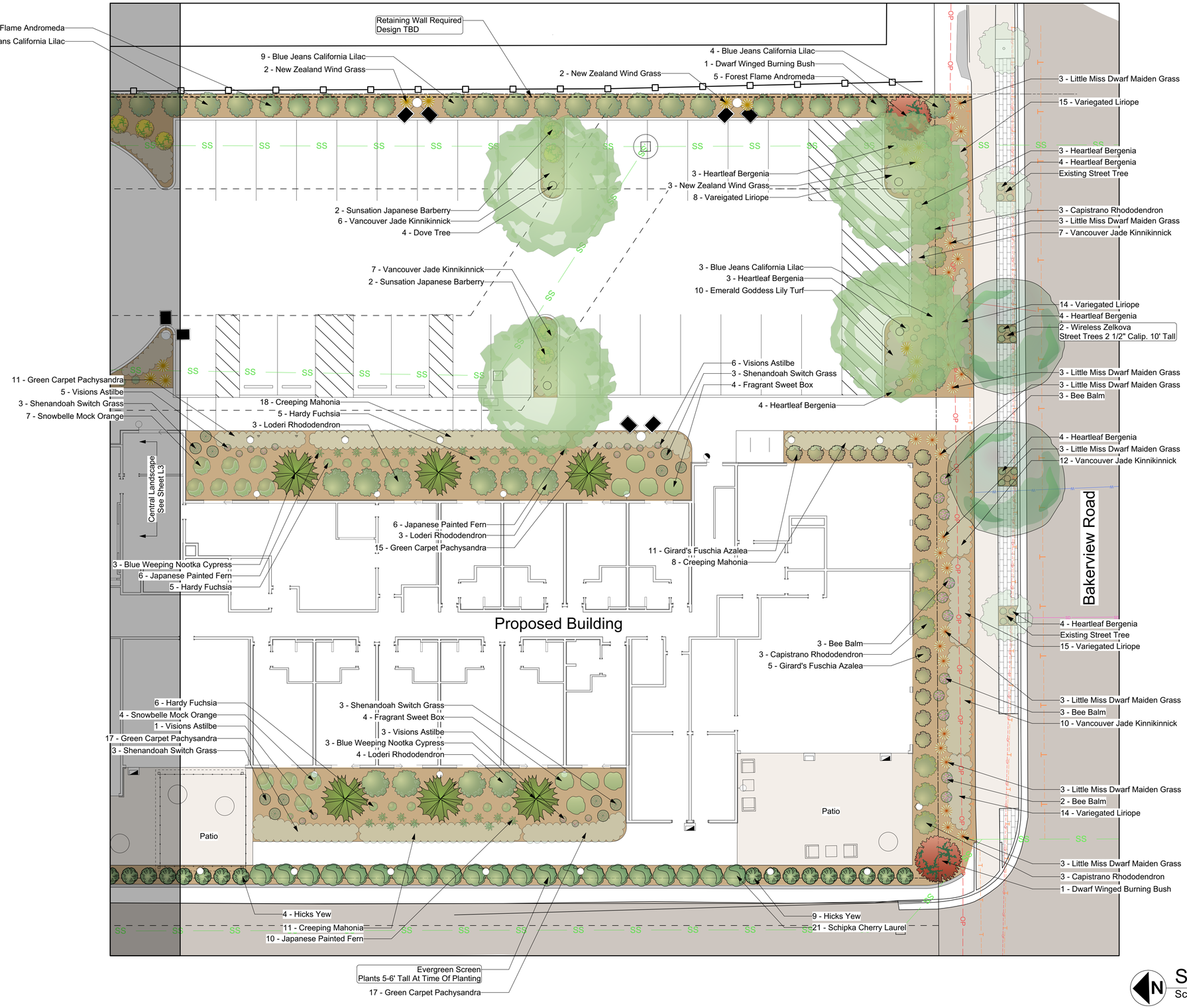
Fairfield Inn & Suites
870 W. Bakerview Rd.
Bellingham, WA 98226

PROJECT START DATE
4/2/2024
REVISIONS
8/16/2024

Designed By:
P.H.O.

Central Landscape
Scale: 1" = 10'-0"
0 5 10 FT

L3 of 5
L3



South Landscape

Scale: 1" = 10'-0"

0 5 10 FT

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

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Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

Fairfield Inn & Suites

870 W. Bakerview Rd.
Bellingham, WA 98226

PROJECT START DATE
4/2/2024
REVISIONS
8/16/2024

Designed By:
P.H.O.

L4 of 5

L4

LANDSCAPE SPECIFICATIONS

this project complies with the department of ecology lid standards

PART 1 – GENERAL

1.1 WORK INCLUDED: Furnish all materials, equipment and labor necessary to complete all landscape work including lawns and seeding as shown on the drawings and as specified.

1.2 RELATED SECTIONS:

1.3 QUALITY ASSURANCE
- A. Only licensed, bonded Contractors carrying liability insurance in an amount to cover any incident that the Contractor might encounter while on the site or related activity may submit a construction bid.
- B. The Contractor shall become familiar with all conditions of the site as they pertained to the work to be performed and verify all dimensions and conditions throughout the progress of the work. Any discrepancies between items shown on the drawings and those existing on the site are to be brought to the attention of the Landscape Architect.

1.4 PROTECTION OF EXISTING CONDITIONS: Protect all existing utilities, structures, and plants from damage of any kind; any such damage must be repaired by the Contractor at no extra cost to the Owner.

1.5 FIELD QUALITY CONTROL AND INSPECTIONS
- A. Notification: The Contractor shall give 48 hours notice to the Architect when an inspection is desired.
- B. Upon completion of all planting and all other work required under this Contract, the Contractor shall request a provisional inspection (punch list).
- C. The Contractor shall request a final inspection upon satisfactory completion of all punch list items and any other work required under this Contract. Final inspection and acceptance of the work shall establish the beginning of the guarantee period.

1.5 GUARANTEE, REPLACEMENT
- A. The survival and health of all plants shall be guaranteed for 1 full year, starting the date of planting completion.
  - i. Any plants that need replacement shall be installed mid September following the 1 year period.
- B. The Contractor shall maintain all plants and lawn through final inspection date.
- C All site furnishings that are proven to be defective within the 1 year warranty period shall be replaced at the cost of the Contractor.

PART 2 – PRODUCTS

2.1 PLANT MATERIALS
- A. All plant material shall be ordered immediately following the award of Contract. Contractor is responsible for assuring that plant material installed is of specified size and quantity.
- B. All plants are to be healthy, vigorous and of normal habit of growth for the species and varieties named.
- C. Plant sizes shall be in accordance with "American Standard for Nursery Stock" as published by the American Association of Nurserymen, Inc.
- D. Planting Soil:
  - i. Planting soil shall be sandy loam topsoil, free from noxious weeds as approved by the Landscape Architect. If existing soil is primarily clay-like, 100% purchased topsoil should be used for all planting.
  - ii. All raised garden planters shall receive sandy loam topsoil or equal, able to percolate water throughout the year.
- E. Fertilizers and Soil Amendments:
  - i. General: Approved brands conforming to applicable State fertilizer laws. Uniform in composition, dry, free-flowing, delivered to the site in original, unopened containers, each bearing the manufacturer's guaranteed analysis.
- F. Fertilizer for trees, shrubs and groundcover:
  - i. Agriform Tablets: Planting tablets, 21-gram size, or equiv. 20-10-5 analysis. Apply at rate of:
    - 1. Trees: 4 tablets each
    - 2. Shrubs:2 tablets each
    - 3. Groundcover: 1 tablet each
- G. Stakes and Guys: Material as per detail on plan.
- H. Mulch: Medium bark mulch of fir or hemlock, uniform in color, free from weeds, seeds and shall not contain resin, tannin, wood fiber, salts, or other compounds detrimental to plant life.
- I. Herbicide: Treat all planting beds with a selective pre-emergent herbicide according to manufacturer's recommendations. Remove all foreign weeds by roots prior to acceptance.

2.2 TOP SOIL: Good quality sandy loam free from weeds with visible dark organic matter, with a minimum of 8" placed over 4" prepared subgrade (See Figure V-5.3.3) with a minimum of 5% organic matter content for lawn areas and 10% organic matter content in planting beds, and a pH from 6.0 to 8.0 or matching the pH of the undisturbed soil. Prepared soils must also be free of stones 1" inch or larger and other materials harmful to plant growth. The 8" topsoil requirement can be achieved several ways including preserving existing soil, removing, stockpiling and reapplying stored topsoil, or importing soils to achieve 8" depth. Please refer to BMP T5.13 In the Stormwater Management Manual for Western Washington for further details.

PART 3 - INSTALLATION

3.1 TREES, SHRUBS AND GROUNDCOVER PLANTING
- A. All tree holes shall be excavated to twice the diameter of the root ball, normal spread of roots, or the plant container, except that if clay or hardpan is found at the bottom of the hole, it shall be excavated an additional 18" and the bottom 12" filled with pit run gravel to provide an excess moisture sump.
- B. All shrub holes shall be excavated to twice the diameter of the root ball or plant container.
- C. Set trees, shrubs, and groundcovers in their natural growing positions and at the grade level at which they were originally grown.
- D. Backfill with planting soil mix.
- E. Plant groundcover plants at spacing indicated in straight evenly spaced rows.
- F. All planting pits shall be thoroughly soaked with water by hand while backfilling to complete fill all voids around roots.
- G. Stake all trees as shown in details on plan.
- H. Fertilizer Application:
  - i. Apply transplanter at the specified rate uniformly around the circumference of the root spread under a cover of 2" of planting mix.
  - ii. Place plant tablets on sides of planting pits prior to backfilling.
- I. Mulching:
  - i. Immediately after completion of all planting, mulch all planted areas to a minimum depth of 3" with medium bark.
  - ii. Do not allow mulch to smother trees, shrubs or groundcover trunks or stems.
- J. Clean Up: A general clean up shall be made immediately after and as part of all work done in the area.

3.2 LAWNS (HYDRO-SEEDED AND SOD)
- A. Subgrade Preparation: Rotovate all compacted subgrades as noted to promote proper drainage for plant growth. Remove debris from areas. Float or drag subgrades to produce smooth, uniform surfaces. Distribute excess soil evenly throughout areas to be seeded.
- B. Grading: Crown all planting and lawn areas at center, slope away from buildings at the rate of _" per foot. Flow grades smoothly into one another and produce positive drainage.
- C. Plant at any time when conditions are favorable for germination of seed and proper working of the soil. Calendar dates for favorable conditions are generally between April 15th and October 1st.
- D. Install 10-20-20 fertilizers at the rate of 15 lbs. per 1,000 square feet.
- E. After seeding has been completed, water all areas systematically to promote seed germination and protect new growth.
- F. Reseeding: Approximately 21 days after germination, any barren area four (4) feet in diameter or larger shall be reseeded at the specified application rate. In the event of unusual weather, overseeding may be required at a time when weather conditions are suitable for germination. Application rate for overseeding shall be determined by the Landscape Architect but shall not exceed original rate.
- G. Watering: Once germination is consistent over the field and the seedlings are averaging 1" in height, the watering schedule may be reduced to less frequent intervals. Maintain soil moisture without puddling. The soil surface can be allowed to dry between waterings at this point.
- H. Fertilizing: Fertilize all areas again six (6) weeks after seeding with Lilly Miller 18-3-6 "Royal Green Optimum Soil Supplement" at the rate of 5 lbs. per 1,000 square feet, or Par Ex 24-4-12 at the rate of 6.25 lbs. per 1,000 per square feet.
- I. Lawn Maintenance: Contractor shall be responsible for maintenance of lawn area until Final Completion. Maintenance shall begin following installation and include watering, reseeding, mowing, edging, fertilizing, repair of erosion damage and other operations necessary for proper maintenance of the Project. The Contractor shall be responsible for the first mowing of the lawn and subsequent mowings on a regular basis until Final Completion. If the Contractor fails to cut the lawn on a regular basis, the Owner will cut the lawn and backcharge the Contractor.
- J. Acceptance of Lawn: Final acceptance of hydro-seed lawn areas shall be based on a uniform stand of grass with 90% germination and 95% control of broadleaf weeds. Final acceptance of seeded lawn shall also be based on uniform, healthy, vigorous growth with no dry or dead spots in any areas. Lawn shall have been mowed a minimum of one time.
- K. Identification of Continuing Maintenance Requirements: It shall be the responsibility of the Contractor to identify any and all maturation of this project. Maintenance tasks outlined shall be submitted in writing to the Owner prior to Final Completion and shall identify special needs, time requirements, and duration of maintenance within the next one year to Owner.

3.3 HYDROSEEDING APPLICATION: Hydraulically apply cellulose fiber mulch material with grass seed homogeneously in emulsion slurry. The equipment shall have an integral agitation system capable of mixing and maintaining materials homogeneously in solution. Hydroseed may be applied to native soil as directed.

3.4 SOD: A sun shade locally grown sod will be installed. Please contact landscape architect to approve material's source.

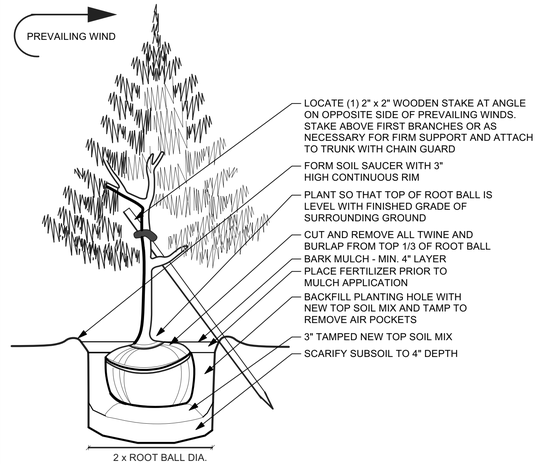
NOTES FOR CONTRACTOR

01. Cascade design group makes no verbal or implied warranties in relation to plant materials specified in these plans or on this project. The landscape installation contractor, at their discretion, will be responsible for any and all warranties regarding the specified plants.

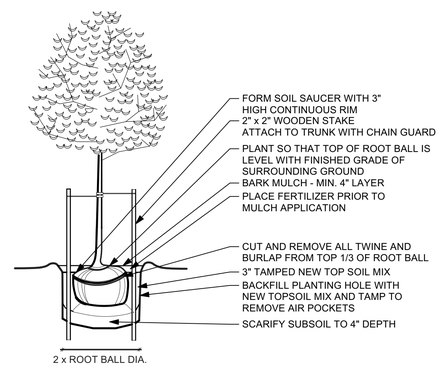
IRRIGATION No irrigation systems are allowed in row.

01. If required by local code, landscape contractor to design & install fully automated irrigation system equipped with backflow regulator & rain gauge shut off that provides 100% coverage to all landscape areas.

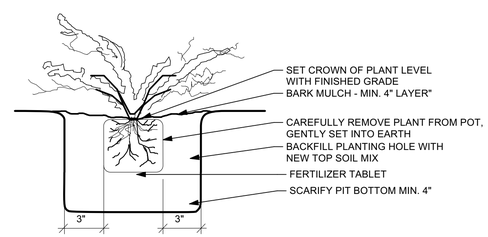
02. The landscape irrigation contractor will provide a simple irrigation plan including location of the automatic controller, rain gauge, mainline, valves, sprinkler locations, areas that will be drip irrigated, and the specific brands of irrigation products to be installed to the landscape architect for approval. (Unless noted otherwise on plans.)



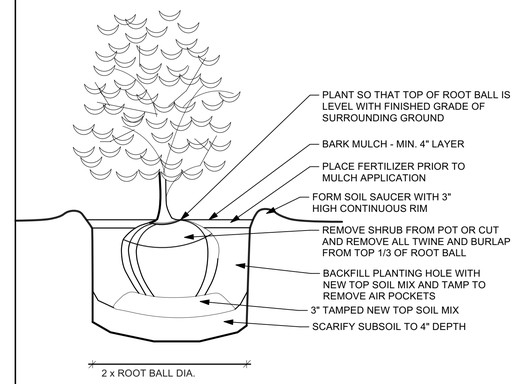
EVERGREEN TREE PLANTING DETAIL
NTS



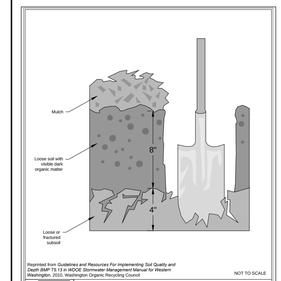
DECIDUOUS TREE PLANTING DETAIL
NTS



GROUND COVER PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



Total Plant List

Category	Quantity	Latin Name	Common Name	Scheduled Size
	0			
Trees, Deciduous	2	Zelkova serrata 'Schmidtlow'	Wireless Zelkova	2 1/2" calip. 10' tall, B&B
Shrubs, Evergreen	10	Rhododendron 'Loderi King George'	Loderi Rhododendron	5 gal. pot
Shrubs, Evergreen	12	Vaccinium ovatum	Evergreen Huckleberry	2 to 3 gal. pot
Shrubs, Evergreen	49	Pieris 'Forest Flame'	Forest Flame Andromeda	5-6' Tall ATP
Shrubs, Evergreen	9	Rhododendron 'Capistrano'	Capistrano Rhododendron	2-3 gal. pot
Shrubs, Evergreen	56	Ceanothus x 'Blue Jeans'	Blue Jeans California Lilac	2-3 gal. pot
Shrubs, Evergreen	19	Rhododendron 'Girard's Fuschsia'	Girard's Fuschia Azalea	2 to 3 gal. pot
Shrubs, Evergreen	10	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 to 3 gal. pot
Shrubs, Evergreen	9	Azalea 'Nancy of Robinhill'	Nancy of Robinhill Azalea	1 gal. pot
Shrubs, Evergreen	6	Viburnum tinus 'Spring Boquet'	Spring Boquet Laurustinus	5 gal. pot
Shrubs, Evergreen	26	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	5-6' Tall ATP
Shrubs, Evergreen	14	Sarcococca ruscifolia	Fragrant Sweet Box	2-3 gal. pot
Shrubs, Evergreen	8	Buxus sempervirens 'Monrue'	Green Tower Boxwood	2-3 gal. pot
Shrubs, Deciduous	16	Fuchsia genii	Hardy Fuchsia	1 gal. pot
Shrubs, Deciduous	14	Philadelphus virginalis 'Snowbelle'	Snowbelle Mock Orange	2-3 gal. pot
Shrubs, Deciduous	5	Euonymus alata 'Compacta'	Dwarf Winged Burning Bush	5 gal. pot
Shrubs, Deciduous	55	Berberis thunbergii 'Monry'	Sunsation Japanese Barberry	2-3 gal. pot
Shrubs, Coniferous	25	Taxus x media 'Hicksii'	Hicks Yew	5-6' Tall ATP
Perennials	11	Monarda didyma	Bee Balm	1 gal. pot
Perennials	81	Bergenia cordifolia	Heartleaf Bergenia	1 gal. pot, 2'0" o.c.
Perennials	20	Astilbe chinensis 'Visions'	Visions Astilbe	1 gal. pot, 18" o.c.
Ornamental Grass	24	Miscanthus sinensis 'Little Miss'	Little Miss Dwarf Maiden Grass	1 gal. pot
Ornamental Grass	13	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal. pot, 18" o.c.
Ornamental Grass	76	Anemanthelle lessoniana	New Zealand Wind Grass	1 gal. pot
Groundcover, Perennials	10	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	1 gal. pot
Groundcover, Evergreen	158	Arctostaphylos uva-ursi 'Vancouver Jade' (COPF)	Vancouver Jade Kinnikinnick	1 gal. pot, 3'0" o.c.
Groundcover, Evergreen	74	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	1 gal. pot, 2'0" o.c.
Groundcover, Evergreen	265	Liriope muscari 'Emerald Goddess'	Emerald Goddess Lily Turf	1 gal. pot, 2'0" o.c.
Groundcover, Evergreen	58	Liriope muscari 'Variegata'	Variegated Liriope	1 gal. pot, 2'0" o.c.
Groundcover, Evergreen	37	Mahonia repens	Creeping Mahonia	1 gal. pot, 3'0" o.c.
Ferns, Herbacious Perenn	28	Athyrium niponicum 'Pictum'	Japanese Painted Fern	1 gal. pot, 18" o.c.

Replacement Trees

Category	Quantity	Latin Name	Common Name	Scheduled Size
	0			
Trees, Deciduous	5	Cercidiphyllum japonicum	Katsura Tree	1 1/2" calip. 7-8' tall,
Trees, Deciduous	15	Acer rubrum 'October Glor	October Glory Maple	1 1/2" calip. 7-8' tall,
Trees, Deciduous	9	Davidia involucrata	Dove Tree	1 1/2" Calip. 7-8' tall,
Trees, Deciduous	15	Acer circinatum	Vine Maple	1 gal. pot
Trees, Deciduous	16	Quercus garryana	Oregon Oak	1 gal. pot
Trees, Conifers	15	Thuja plicata	Western Red Cedar	1 gal. pot
Trees, Conifers	6	Chamaecyparis nootkaten	Blue Weeping Nootka Cyp	6-7' tall, B&B
Trees, Conifers	15	Tsuga heterophylla	Western Hemlock	1 gal. pot

Plant Details

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

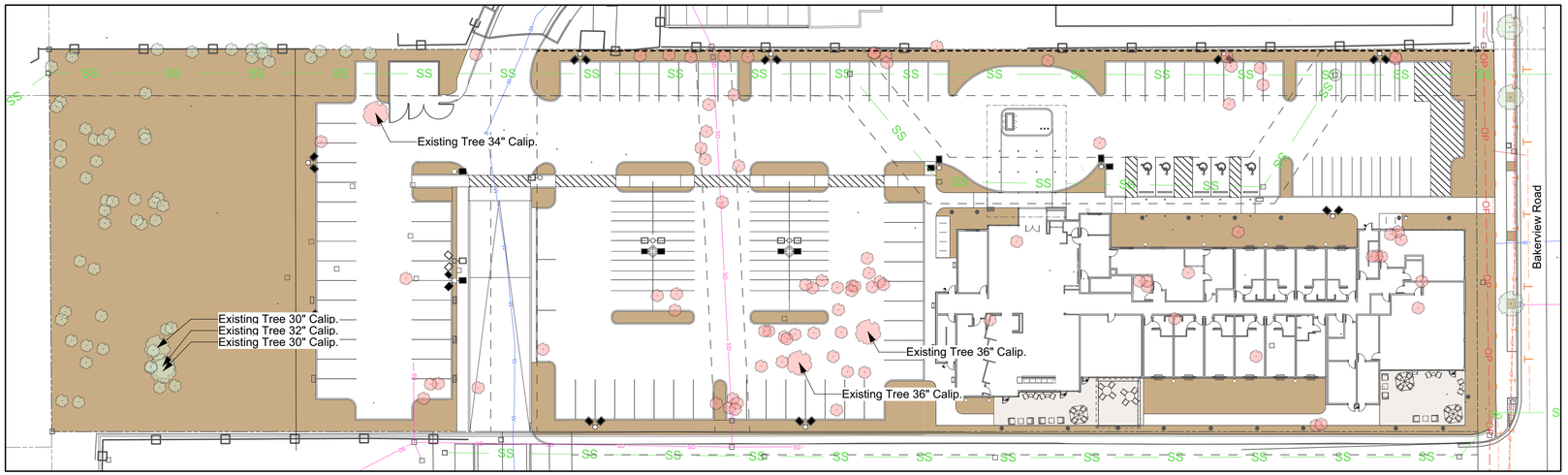
Fairfield Inn & Suites
870 W. Bakerview Rd.
Bellingham, WA 98226

PROJECT START DATE
4/2/2024

REVISIONS

8/16/2024

Designed By:
P.H.O.



Existing Trees To Remain 6"-30" Caliper Qty: 57

Existing Trees To Remain 30"+ Caliper Qty: 3

Existing Trees To Be Removed 6"-30" Caliper Qty: 87

Existing Trees To Be Removed 30"+ Caliper Qty: 3

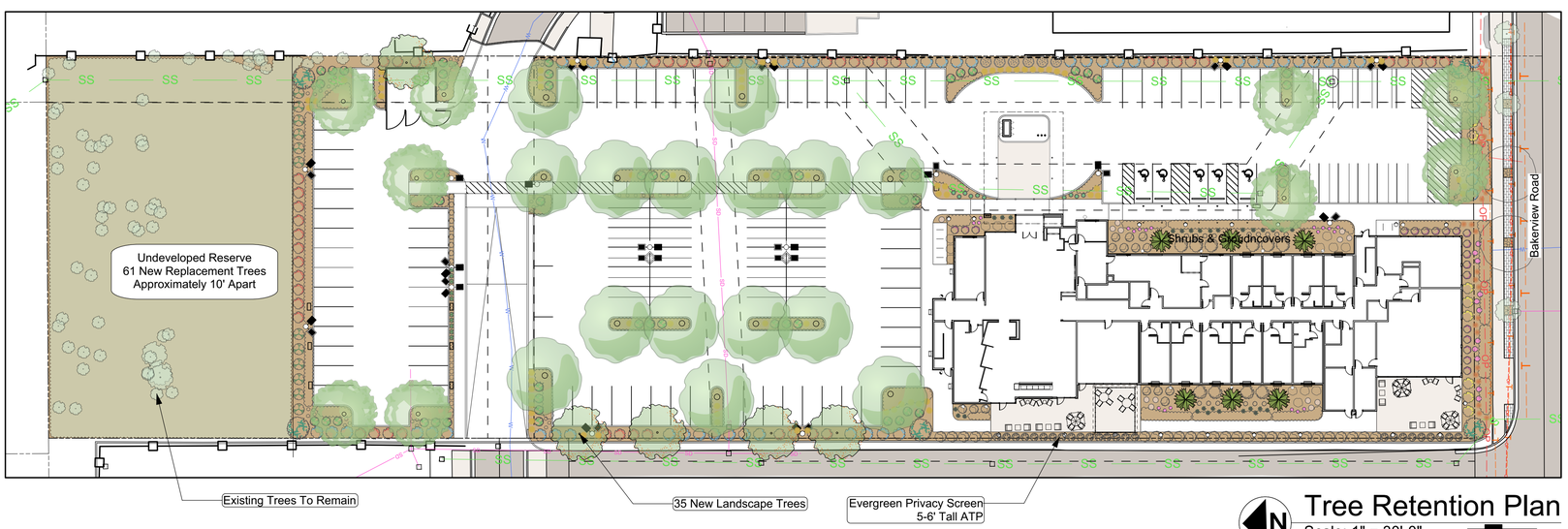
N

Existing Trees

Scale: 1" = 30'-0" 0 10 20 FT

Replacement Requirements:

1 Per Every Existing Tree Removed From 6"-30" Calip.	87
3 Per Every Existing Tree Removed 30" Calip. & Above	+ 9
Total Replacement Trees Required:	**96**



N

Tree Retention Plan

Scale: 1" = 30'-0" 0 15 30 FT

Replacement Trees

Developmed Area:	
Total Landscaped Trees Provided.	35
Undeveloped Reserve:	
Total 1 Gallon Trees Provided.	61
Total New Trees Provided:	**96**

Tree Retention Plan & Preliminary Landscape

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PAUL M. GEORGE
CERTIFICATE NO. 641

Cascade Design Group

P.O. Box 5938
Bellingham, WA 98227

Paul George
Landscape Architect

360-715-2119
paulgeorge.cascade@gmail.com

Fairfield Inn & Suites

870 W. Bakerview Rd.
Bellingham, WA 98226

PROJECT START DATE 4/2/2024
REVISIONS
10/8/2024

Designed By:
P.H.O.

L1 of 1

L1

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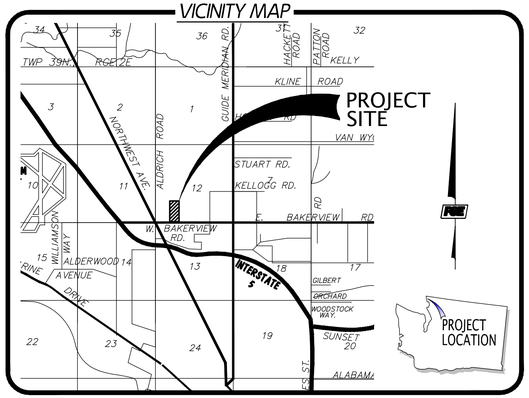
SECTION 12, TOWNSHIP 38 NORTH, RANGE 02 EAST, WILLAMETTE MERIDIAN, BELLINGHAM, WASHINGTON

FAIRFIELD INN AND SUITES

SITE IMPROVEMENT PLANS

PROJECT ADDRESS: 870 W BAKERVIEW ROAD, BELLINGHAM WA, 98226
TAX PARCEL #: 380212 041030 0000

VICINITY MAP



SURVEY LEGEND

LEGEND:

- FOUND BRASS DISK
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR/CAP (PLS #41035)
- SET CONTROL POINT
- CALCULATED POINT (NOT FOUND OR SET)
- POWER VAULT
- JUNCTION BOX
- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- SEWER MANHOLE
- SSCO SEWER CLEANOUT
- CATCH BASIN
- STORM DRAIN MANHOLE
- STREET SIGN
- FENCE POST
- WETLAND FLAG
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- GUARD RAIL
- EXISTING EASEMENT
- WATER LINE
- SANITARY SEWER
- SANITARY SEWER (PER CITYIQ)
- STORM DRAIN
- OVERHEAD POWER
- UNDERGROUND POWER
- UNDERGROUND COMM
- PAVEMENT
- CONCRETE

LEGAL DESCRIPTION

LEGAL DESCRIPTION :

(PER STATUTORY WARRANTY DEED A.F.N. 2023-0901454)

LOT 6, BLOCK 42, "BAKER VIEW ADDITION TO THE CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 40 TO 45, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON

SHEET INDEX

SURVEY NOTES:

SURVEYOR'S NOTES: (PER WAC 332-130-145)

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED IN OCTOBER OF 2023. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY, UNLESS OTHERWISE NOTED.
3. ANGULAR AND LINEAR MEASUREMENTS WERE MADE USING A COMBINATION OF CONVENTIONAL AND GNSS METHODS. PRIMARY CONTROL AND TOPOGRAPHIC DATA WERE OBSERVED USING A SURVEY GRADE CARLSON BRx7 GPS RECEIVERS ON WSRN NETWORK AND A GEOMAX CR2+ 2 SECOND ROBOTIC TOTAL STATION CALIBRATED WITHIN THE LAST YEAR.
4. CRITICAL AREAS SHOWN HEREON WERE DELINEATED BY NORTHWEST ECOLOGICAL SERVICES LLC ON OCTOBER 5, 2023.
5. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.
6. FULL RELIANCE HAS BEEN PLACED IN STATUTORY WARRANTY DEEED A.F.N. 2023-0901454 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS.
7. THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS TO PROVIDE AN EXISTING CONDITIONS BASE MAP FOR CIVIL ENGINEERING DESIGN OR PLANNING.
8. BASIS OF ELEVATIONS: ELEVATION VALUES AND CONTOURS DEPICTED ARE BASED UPON PRIMARY BENCHMARK REFERENCED IN CONTROL NOTES HEREON.
9. SOURCE OF CONTOURS: THE CONTOURS DEPICTED ARE GENERATED FROM DIRECT OBSERVATIONS IN THE FIELD AND ARE DEPICTED AT 1-FOOT INTERVALS.
10. ELEVATION AND/OR CONTOURS ACCURACY: THIS SURVEY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
11. SOURCE OF DEPICTED UTILITY INFORMATION: UNDERGROUND UTILITIES DEPICTED ARE BASED UPON FIELD MEASUREMENTS OF ABOVE GROUND APPURTENANCES AND PAINT MARKS BY THE UTILITY OWNER (811 ONE-CALL TICKET 23417714)

CONTROL NOTES:

CONTROL NOTES:

HORIZONTAL DATUM:

NAD 83/98 (USFt) (CITY OF BELLINGHAM CONTROL NETWORK DERIVED)

BASIS OF BEARINGS:

TAKEN ALONG THE MEASURED CENTERLINE OF BAKERVIEW ROAD, BETWEEN COB MONUMENTS No. 1368 AND 2447, BEING S 89° 13' 35"E, PER RECORD OF SURVEY A.F.N. 2140102635.

VERTICAL DATUM – REFERENCE BENCHMARK:

NAVD 88 (CITY OF BELLINGHAM CONTROL NETWORK DERIVED).
COB MONUMENT No. 3825, FOUND 2" SURFACE ALUMINUM CAP, SOUTHWEST OF BAKERVIEW ROAD AND NORTHWEST AVENUE INTERSECTION .
ELEVATION: 196.744' (USFt)

SITE BENCHMARK (TBM):

HIT PIN/WASHER (#1702)
ELEVATION: 190.60' (USFt)

PROPOSED LINE AND SYMBOL LEGEND

- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED STORM DRAIN SERVICE
- = PROPOSED CATCH BASIN
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED SANITARY SEWER CLEANOUT
- = PROPOSED SANITARY SEWER SERVICE
- = PROPOSED WATER METER
- = PROPOSED FIRE HYDRANT
- = PROPOSED FIRE STANDPIPE
- = PROPOSED STREET LIGHT POLE
- = PROPOSED EV CHARGING STATION
- = PROPOSED ASPHALT SURFACING
- = PROPOSED CONCRETE SURFACING
- = PROPOSED EDGE OF ASPHALT
- = PROPOSED EDGE OF CONCRETE
- = PROPOSED CURB
- = PROPOSED SIDEWALK
- = PROPOSED SAWCUT LIMITS
- SD = PROPOSED STORM DRAIN LINE
- SS = PROPOSED SANITARY SEWER LINE
- W = PROPOSED WATER LINE
- TOP = PROPOSED TOP OF SLOPE LINE
- = PROPOSED SLOPE DIRECTION ARROW
- TOE = PROPOSED TOE OF SLOPE LINE
- 125 = PROPOSED FINISHED GRADE INDEX CONTOUR
- 124 = PROPOSED FINISHED GRADE INTERVAL CONTOU

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVING
ADA	AMERICAN DISABILITIES ACT
A.F.#	AUDITOR'S FILE NUMBER
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
APPROX.	APPROXIMATE
A.D.	ALGEBRAIC DIFFERENCE
B/C	BACK OF CURB
BW	BOTTOM OF WALL
BMP	BEST MANAGEMENT PRACTICE
BVCS	BEGINNING VERTICAL CURVE STATION
BVCE	BEGINNING VERTICAL CURVE ELEVATION
CB	CATCH BASIN
C&G	CURB AND GUTTER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CPP	CORRUGATED POLYETHYLENE PIPE
DIA.	DIAMETER
EG	EXISTING GRADE
EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EVCS	ENDING VERTICAL CURVE STATION
EVCE	ENDING VERTICAL CURVE ELEVATION
EX.	EXISTING
F&G	FRAME AND GRATE
F.HYD.	FIRE HYDRANT
F/C	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
GA.	GAUGE
GALV.	GALVANIZED
H.C.	HANDICAP
I.E.	INVERT ELEVATION
INV.	INVERT
K	RATE OF VERTICAL CURVATURE
LT	LEFT
LF	LINEAL FEET
MAX.	MAXIMUM
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
NVPA	NATIVE VEGETATION PROTECTION AREA
OHWM	ORDINARY HIGH WATER MARK
PROP.	PROPOSED
PERF.	PERFORATED
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R=	CURVE RADIUS
RT	RIGHT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDR	STANDARD DIAMETER RATIO
SDMH	STORM DRAIN MANHOLE
SVC	SERVICE
SPEC.	SPECIFICATION
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
STA	STATION
S/W	SIDEWALK
SF	SQUARE FOOT
T/W	TOP OF WALL
TBOC	TOP BACK OF CURB
TC	TOP OF CURB
TF	TOP OF FOOTING
TP	TOP OF PIPE
TYP.	TYPICAL
VC	VERTICAL CURVE LENGTH
WM	WATER METER
WSDOE	WASHINGTON STATE DEPT. OF ECOLOGY
WSDOT	WASHINGTON STATE DEPT. OF TRANSPORTATION

CALL BEFORE YOU DIG 1-800-424-5555

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	4.5.2024	DESIGN REVIEW #1

BAKERVIEW NORTHWEST LLC
1846 WILDHAVEN CREST
BELLINGHAM, WA. 98226
360.305.5008

FAIRFIELD INN AND SUITES
870 BAKERVIEW ROAD
SITE IMPROVEMENTS

COVER

PACIFIC SURVEYING & ENGINEERING, INC.
909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DATA	DRAWN BY	CHECKED BY	FIELD BOOKS	
BASE	XXX	XXX	DESIGN:	XXX
DESIGN	JML	JVY	STAKING:	XXX
XREF:	XXX		ASBUILT:	XXX
JOB#:	2024014		DATUM	
HORIZ. SCALE:	1" = 20'		HORIZ.:	XXX
VERT. SCALE:	XXX		VERT.:	XXX
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SHEET 01 OF 04

JEFFREY A. VANDERWEY STATE OF WASHINGTON 40432 REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

GRAPHIC SCALE
(US SURVEY FEET)
0 20 10 40

PSE

CALL BEFORE YOU DIG 1-800-424-5555

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	4.5.2024	DESIGN REVIEW #1

BAKERVIEW NORTHWEST LLC
1846 WILDHAVEN CREST
BELLINGHAM, WA. 98226
360.305.5008

FAIRFIELD INN AND SUITES
870 BAKERVIEW ROAD
SITE IMPROVEMENTS

EXISTING CONDITIONS

PACIFIC SURVEYING & ENGINEERING, INC.
909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DATA	DRAWN BY	CHECKED BY	FIELD BOOKS	
BASE	XXX	XXX	DESIGN:	XXX
DESIGN	JML	JVY	STAKING:	XXX
XREF:	XXX		ASBUILT:	XXX
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HORIZ. SCALE:	1" = 20'		HORIZ.:	XXX
VERT. SCALE:	XXX		VERT.:	XXX
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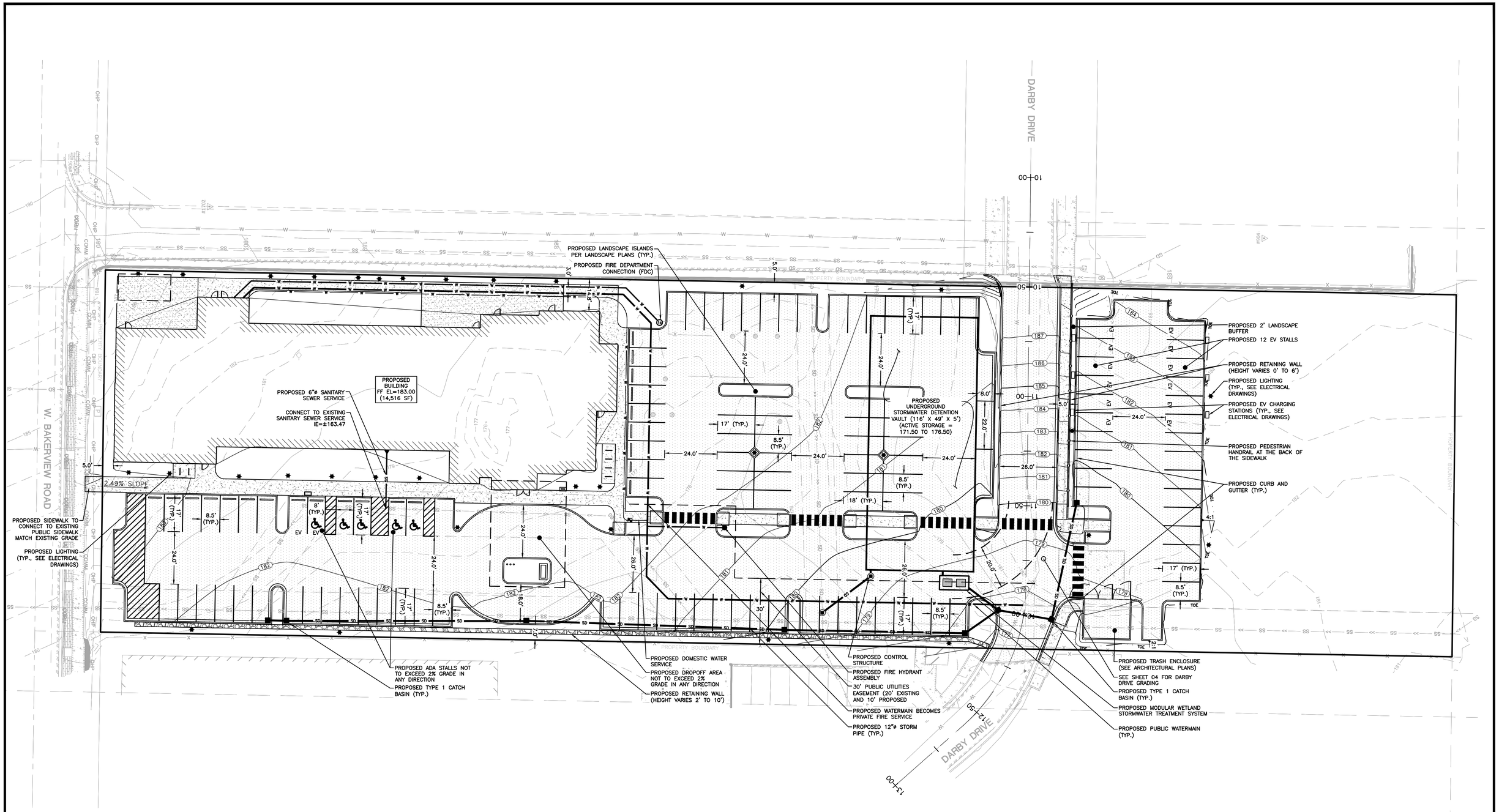
SHEET 02 OF 04

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
JERRY A. VANDERHAEGEN
19432

PRELIMINARY



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REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	4.5.2024	DESIGN REVIEW #1
			2	8.26.2024	DESIGN REVIEW #2

BAKERVIEW NORTHWEST LLC
1846 WILDHAVEN CREST
BELLINGHAM, WA. 98226
360.305.5008

FAIRFIELD INN AND SUITES
870 BAKERVIEW ROAD
SITE IMPROVEMENTS

PRELIMINARY SITE PLAN

PACIFIC SURVEYING & ENGINEERING, INC.
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T: 360.671.7387 | F: 360.671.4685
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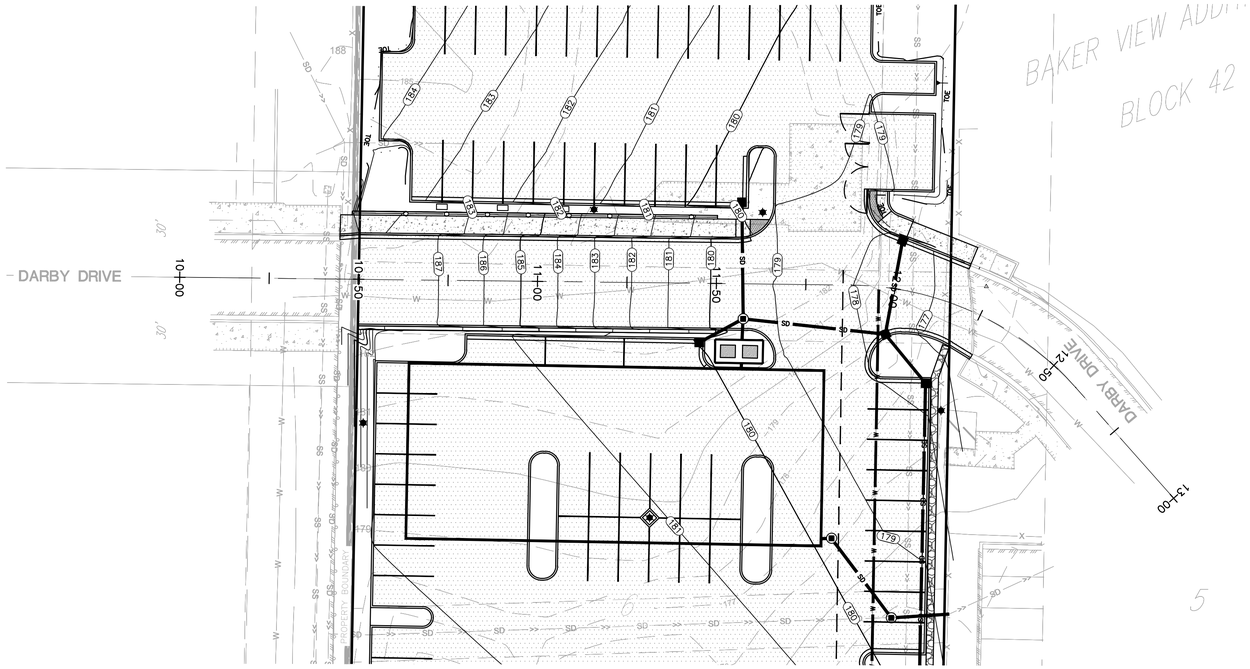
DESIGN	JML	JVY	STAKING:	XXX
XREF:	XXX		ASBUILT:	XXX
JOB#:	2024014		DATUM	
HORIZ. SCALE:	1" = 20'		HORIZ.:	XXX
VERT. SCALE:	XXX		VERT.:	XXX
DWG: P:\Pse Project\2024014\DWGs_SHEET\2024014_ecP_SP.dwg				

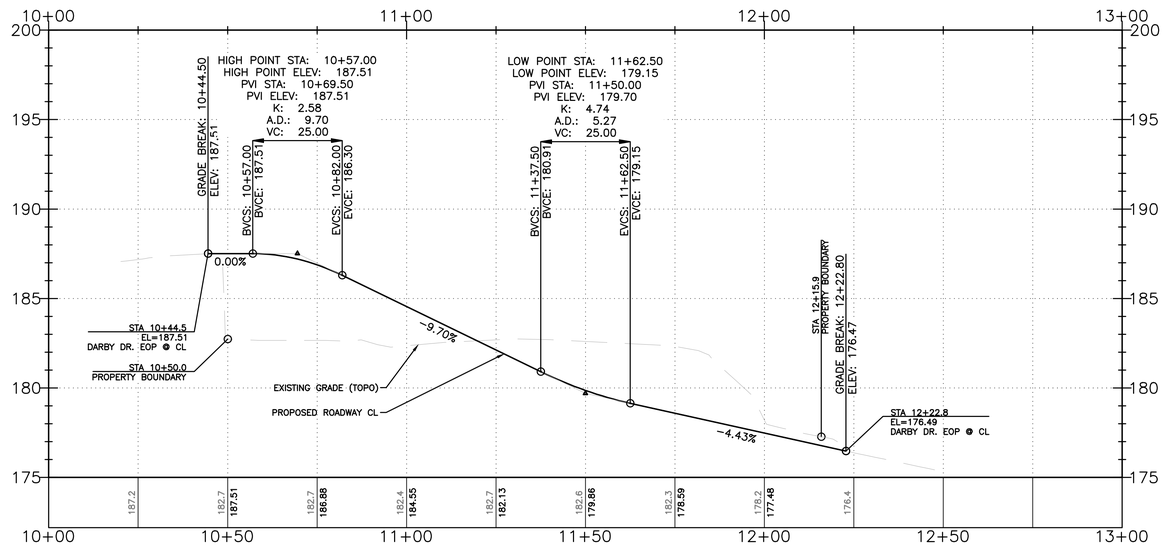
SHEET 03 OF 04

JAMES V. VANDERHACHT
STATE OF WASHINGTON
24432
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY



PLAN VIEW

SCALE: 1"=20'



PROFILE VIEW

H. SCALE: 1"=20' V. SCALE: 1"=4'

CALL BEFORE YOU DIG 1-800-424-5555

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	4.5.2024	DESIGN REVIEW #1

BAKERVIEW NORTHWEST LLC
1846 WILDHAVEN CREST
BELLINGHAM, WA. 98226
360.305.5008

FAIRFIELD INN AND SUITES
870 BAKERVIEW ROAD
SITE IMPROVEMENTS

DARBY DRIVE PROFILE

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DATA	DRAWN BY	CHECKED BY	FIELD BOOKS	
BASE	XXX	XXX	DESIGN:	XXX
DESIGN	JML	JVY	STAKING:	XXX
XREF:	XXX		ASBUILT:	XXX
JOB#:	2024014		DATUM	
HORIZ. SCALE:	1" = 20'		HORIZ.:	XXX
VERT. SCALE:	XXX		VERT.:	XXX
DWG: P:\Pse Project\2024014\DWGs_SHEET\2024014_ecP_SP.dwg				

SHEET 04 OF 04

JEFFREY A. VANDERWEELE
STATE OF WASHINGTON
24432
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

GENERAL NOTES

1. JS & ASSOCIATES SHALL IN NO WAY ASSUME RESPONSIBILITY FOR THE ELECTRICAL DESIGN OF THIS PROJECT. JSA LIGHTING DESIGN SHALL BE INCORPORATED AND VERIFIED BY ELECTRICAL ENGINEER OF RECORD FOR COMPLIANCE WITH ALL LEGAL, INDUSTRY, AND PROJECT-SPECIFIC REQUIREMENTS & STANDARDS INCLUDING WITHOUT LIMITATION OF THE FOLLOWING:

   1.1. ALL APPLICABLE BUILDING CODES.
   1.2. ALL APPLICABLE SPECIALTY CODES INCLUDING THE MOST CURRENT ISSUES & SUPPLEMENTS.
   1.3. THE PROJECT MANUAL AND ASSOCIATED SPECIFICATIONS.

2. WHEN INTERPRETING THESE DRAWINGS, THE FOLLOWING GENERAL RULES APPLY:

   2.1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
   2.2. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE. IT IS THE READER'S RESPONSIBILITY TO VERIFY & FIELD-MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION.
   2.3. SPECIFIC NOTES & DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES & TYPICAL DETAILS.
   2.4. WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE SHOWN & SPECIFIED.
   2.5. PLANS ARE CONSIDERED DIAGRAMMATIC IN NATURE & INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.
   2.6. WORK SHOWN AS "NIC" OR "NOT IN SCOPE" IS FOR REFERENCE ONLY.

3. ELECTRONIC VERSIONS OF THESE PLANS ARE SUBJECT TO THE SAME PROVISION AS OTHER INSTRUMENTS OF SERVICE PREPARED BY OR ON THE BEHALF OF JS & ASSOCIATES, INCLUDING WITHOUT LIMITATION THEIR COMMON LAW, STATUTORY OR OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. A RECIPIENT IS GRANTED AT MOST A TRANSFERABLE, NON-EXCLUSIVE LICENSE TO REUSE THE PLANS SOLELY FOR PROJECT PURPOSES; AND NO RECIPIENT IS AUTHORIZED TO USE OR TO ALLOW THE USE OF ALL OR ANY PORTION OF THESE PLANS FOR ANY OTHER PURPOSE. ANY OTHER USE FOR ANY OTHER PURPOSE COULD CONSTITUTE ACTIONABLE PLAGIARISM. ANY ELECTRONIC DOCUMENTS WILL BE PROVIDED IN THE RESPONSIBLE DESIGN PROFESSIONAL'S STANDARD FORMATS AND CONVENTIONS WITH NO GUARANTEE OF THE ABSENCE OF VIRUSES OR OTHER HARMFUL MATERIAL, OR OF COMPATIBILITY WITH ANY RECIPIENT'S SOFTWARE OR HARDWARE SO THAT ANY USE WITH OR CONVERSION TO THE OTHER FORMS OR CONVENTIONS, OR THE USE WITH ANY PARTICULAR SOFTWARE OR HARDWARE, IS AT THE RECIPIENT'S SOLE RISK.

4. WHERE ITEMS SHOWN ON THESE DRAWINGS SUCH AS LIGHTS, RECEPTACLES, ETC. ARE TO PENETRATE ANY BUILDING CEILINGS, WALLS, STRUCTURAL FRAMING, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF ANY ELECTRICAL WORK.

5. LIGHTING FIXTURES:

   5.1. LIGHTING FIXTURES SPECIFIED IN THESE DRAWINGS SHALL NOT BE SUBSTITUTED WITHOUT THE EXPRESSED AUTHORIZATION OF AN APPROPRIATE OWNER REPRESENTATIVE.
   5.2. LIGHTING FIXTURES & CONTROLS SHALL BE DELIVERED TO THE SITE IN NEW CONDITION ONLY.
   5.3. ALL EXIT SIGNS & EMERGENCY LIGHTING SHALL COMPLY WITH UL 924 AND OPERATE FOR A MINIMUM OF 90 MINUTES IN EMERGENCY MODE.
   5.4. ALL LIGHTING FIXTURES SHALL BE UL OR ETL LISTED AND HAVE APPROPRIATE LABORATORY TESTING.

6. ALL MEASUREMENTS, HEIGHTS, BACKGROUNDS, FINISHES SHALL BE VERIFIED BY INTERIOR DESIGNER AND ARCHITECT OF RECORD.

7. DIMENSIONS:

   7.1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CONCRETE OR MASONRY, FACE OF FINISH, OR CENTERLINE OF GRIDS.
   7.2. UNLESS OTHERWISE NOTED OR INDICATED, ALL VERTICAL DIMENSIONS ARE FROM FINISH FLOOR.
   7.3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE-SCALE DRAWINGS & DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE DRAWINGS.

ELECTRICAL SYMBOLS LEGEND

	RECESSED FIXTURE - ROUND
	RECESSED WALL WASH FIXTURE - ROUND
	RECESSED FIXTURE - SQUARE
	RECESSED WALL WASH FIXTURE - SQUARE
	PENDANT FIXTURE
SCONCE WALLPACK STEPLIGHT	WALL-MOUNTED FIXTURE
	2x2 LAY IN FIXTURE
	2x4 LAY IN FIXTURE
	1x4 SURFACE-MOUNTED FIXTURE
	HATCHING INDICATES EMERGENCY FIXTURE
	LED TAPE LIGHT / RIBBON LIGHT
	JUNCTION BOX / POWER FEED
	LINEAR PENDANT FIXTURE
	LINEAR RECESSED FIXTURE
	WALL-MOUNTED STRIP LIGHT
	BACKLIT / ELECTRIC MIRROR
	SQUARE CANOPY LIGHT
	POLE-MOUNTED LIGHT HEAD
	POST-TOP LIGHT / PIER-MOUNT LIGHT
	LIGHT BOLLARD (ARROW INDICATES DIRECTION)
	SPOTLIGHT / UPLIGHT
	IN-GROUND WELL LIGHT
R4 P1 D1 T4	LIGHTING FIXTURE TAGS & CONTROL ZONES UNDERLINED TEXT INDICATES FIXTURE TYPE / TAG. SMALL LETTER INDICATES LIGHTING CONTROL ZONE. ANY ZONE "a" THRU "z" (WHERE APPLICABLE).

	CEILING MOUNTED, UPPER EXIT SIGN SHADED REGION INDICATES FACE
	WALL MOUNTED, UPPER EXIT SIGN SHADED REGION INDICATES FACE
	WALL MOUNTED, LOWER EXIT SIGN SHADED REGION INDICATES FACE
	EMERGENCY LIGHT FIXTURE
	PANELBOARD
LCP	LIGHTING CONTROL PANEL FOR EXTERIOR LIGHTING
INV	ELECTRICAL INVERTER FOR EMERGENCY LIGHTING
	DUPLEX RECEPTACLE
(CEILING)	1/2 HOT DUPLEX RECEPTACLE
	ELECTRIC BATHROOM EXHAUST FAN
	INDICATES PLUG-IN LIGHT FIXTURE
	LIGHT SWITCHES BOLD LETTER INDICATES LIGHTING CONTROL ZONE (WHERE APPLICABLE). NON-BOLD LETTER (OR NUMBER) INDICATES ANY SPECIAL CONSIDERATIONS FOR THAT SWITCH TYPE, I.E.: 3 = THREE WAY k = TAMPER-PROOF OR KEY-OPERATED vs = VACANCY-SENSING wp = WEATHERPROOF (REFER TO LIGHTING CONTROLS PACKAGE FOR EXACT SWITCH TYPE)
+44"	INDICATES MOUNTING HEIGHT ABOVE FINISHED FLOOR OR ABOVE FINISHED GRADE TO CENTER OF DEVICE.
1 LTG-#.#	INDICATES VIEW # ON SHEET LTG-#.#
#	KEYNOTE

ABBREVIATIONS

(D)	DEMO
(E)	EXISTING
(F)	FUTURE
(N)	NEW
(R)	RELOCATED
AC	ABOVE COUNTER, 4" ABOVE BACKSPLASH
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AL	ALUMINUM
BLG	BELOW GRADE
BOD	BOTTOM OF DEVICE
COD	CENTER OF DEVICE
CU	COPPER
EC	ELECTRICAL CONTRACTOR
GC	GENERAL CONTRACTOR
GEC	GROUNDING ELECTRODE CONDUCTOR
GES	GROUNDING ELECTRODE SYSTEM
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
MC	MECHANICAL CONTRACTOR
NL	NIGHT LIGHT
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
XFMR	TRANSFORMER

SHEET INDEX

SHEET NO.	SHEET TITLE	EXTERIOR LIGHTING DESIGN	DELTA 1
LTG-0.1	SHEET INDEX, NOTES, ABBREVIATIONS & SYMBOLS	●	●
LTG-1.0	SITE LIGHTING PLAN	●	●
LTG-1.1	PHOTOMETRIC ANALYSIS - SITE LIGHTING	●	●

LIGHTING CONSULTANT

JS & ASSOCIATES

535 PRINCELAND COURT
CORONA CA 92879
P: 951.340.2475
JSASSOCIATESINC.COM

OWNER:

PROJECT:

FAIRFIELD INN & SUITES Marriott

FFIS - BELLINGHAM, WA

870 W BAKERVIEW RD
BELLINGHAM, WA 98226

DATE	DESCRIPTION
2024.04.22	EXTERIOR LIGHTING DESIGN
2024.09.04	PCDD REVISIONS

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN BY: I.V.
CHECKED BY: S.G.
SCALE: AS SHOWN

SHEET TITLE:

SHEET INDEX
NOTES
ABBREVIATIONS
& SYMBOLS

SHEET NO.:

LTG-0.1

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT

1 SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

0 20' 40'

GENERAL NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA LIGHTING CONTROL PANEL WITH ASTRONOMICAL TIME CLOCK.
2. COORDINATE ALL EXTERIOR LIGHTING FIXTURE MOUNTING HEIGHTS WITH ARCHITECT & OWNER PRIOR TO ROUGH-IN.
3. ALL HALF-SHADED FIXTURES SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE (BATTERY, INVERTER, OR GENERATOR) IN ORDER TO PROVIDE EMERGENCY ILLUMINATION FOR A MINIMUM OF 90 MINUTES.

KEY NOTES:

1. NOT USED.

LIGHTING CONSULTANT

JS & ASSOCIATES

535 PRINCELAND COURT
CORONA CA 92879
P: 951.340.2475
JSASSOCIATESINC.COM

OWNER:

PROJECT:

FAIRFIELD INN & SUITES Marriott

FFIS - BELLINGHAM, WA

870 W BAKERVIEW RD
BELLINGHAM, WA 98226

	DATE	DESCRIPTION
1	2024.04.22	EXTERIOR LIGHTING DESIGN
2	2024.09.04	PCDD REVISIONS

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DRAWN BY: I.V.

CHECKED BY: S.G.

SCALE: AS SHOWN

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SITE LIGHTING PLAN

SHEET NO.:

LTG-1.0

FFI-BELLINGHAM, WA-SITE LTG 9/4/2024 10:11 AM

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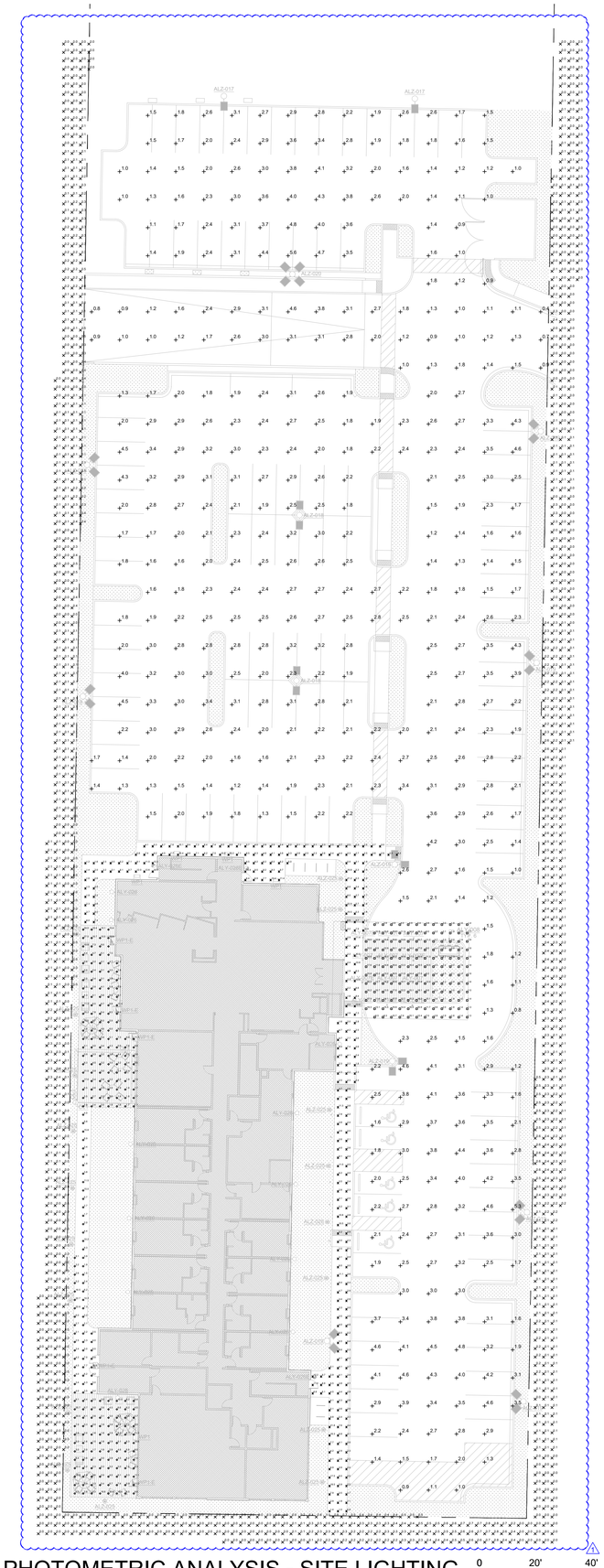

1 PHOTOMETRIC ANALYSIS - SITE LIGHTING
SCALE: 1" = 20'-0"

0 20' 40'

GENERAL NOTES:

1. CALCULATION ZONE AT PARKING LOT IS A 10'x10' GRID.
2. ALL OTHER CALCULATION ZONES ARE 3'x3' GRIDS.

PHOTOMETRIC STATISTICS:

Statistics

Location	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond PL	X	0.1 fc	1.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.4 fc	5.6 fc	0.4 fc	14.0:1	6.0:1
Patio	◊	5.3 fc	27.5 fc	1.2 fc	22.9:1	4.9:1
Porte Cochere	□	9.2 fc	21.8 fc	5.3 fc	16.8:1	7.1:1
Walkway	*	5.3 fc	22.9 fc	0.8 fc	28.6:1	6.6:1

EXTERIOR FIXTURE LEGEND:

OL1		STRING LIGHTS 48' LONG, INTERCONNECTABLE (24) 1.5W BULBS SPACED 24" APART *E.C. TO FIELD VERIFY LENGTH NEEDED
ALY-007		RECESSED DOWNLIGHT 11.8W LED, 4000K, 1000LM PROVIDE BATTERY BACK-UP FOR FIXTURES TAGGED AS 'ALY-007E'
ALZ-017		71W LED HEAD, BRONZE 4000K, 5492LM, TYPE 4 DISTRIBUTION 18'-0" TALL, BRONZE POLE ON 2'-0" CONC. BASE PROVIDE HOUSE-SIDE SHIELD
ALZ-018		71W LED DUAL HEAD @ 180°, BRONZE 4000K, 5492LM, TYPE 4 DISTRIBUTION 18'-0" TALL, BRONZE POLE ON 2'-0" CONC. BASE
ALZ-019		71W LED DUAL HEAD @ 90°, BRONZE 4000K, 5492LM, TYPE 4 DISTRIBUTION 18'-0" TALL, BRONZE POLE ON 2'-0" CONC. BASE PROVIDE HOUSE-SIDE SHIELD
ALZ-020		71W LED QUAD HEAD, BRONZE 4000K, 5492LM, TYPE 4 DISTRIBUTION 18'-0" TALL, BRONZE POLE ON 2'-0" CONC. BASE
ALZ-025		CONE REFLECTOR BOLLARD 18W LED, 4000K, 2160LM, BRONZE PROVIDE TYPE 3 PLATE
ALZ-026		WALL-MOUNTED DOWNLIGHT 14W LED, 4000K, 1250LM, BRONZE PROVIDE BATTERY BACK-UP FOR FIXTURES TAGGED AS 'ALZ-026E'
WP1		SLIM WALL PACK 16W LED, 4000K, 1800LM, BRONZE PROVIDE BATTERY BACK-UP FOR FIXTURES TAGGED AS 'WP1-E'

LIGHTING CONSULTANT

JS & ASSOCIATES

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CORONA CA 92879
P: 951.340.2475
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SHEET TITLE:

PHOTOMETRIC ANALYSIS - SITE LIGHTING

SHEET NO.:

LTG-1.1

FFI-BELLINGHAM, WA-SITE LTG 9/4/2024 10:11 AM

THANK YOU

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