

RMC ARCHITECTS

REGISTERED ARCHITECT
JEFFREY MCCLURE
STATE OF WASHINGTON

Squalicum Lofts- Light Industrial
Squalicum Lofts- LLC
0 Squalicum Parkway
Bellingham, Washington 98225
TAX PARCEL # 380224 117193 0000

Job No: 0711.02 Date: 13 February 08
File No: 0711 A1.0 Site Plan.mxd
Drawn By: GCB
Checked By: JMC
Issued For: PERMIT

KEY PLAN

A1.0

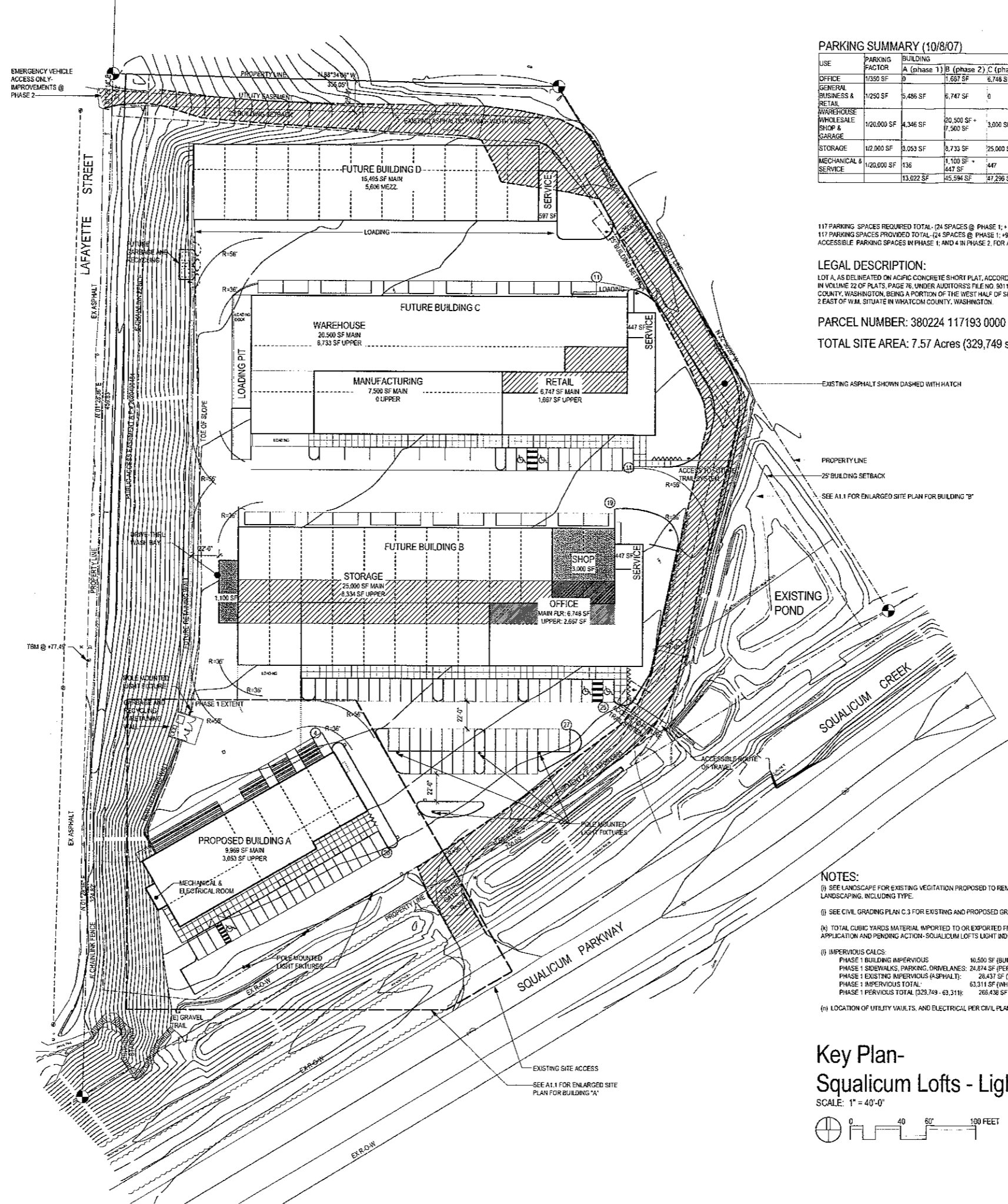
PARKING SUMMARY (10/8/07)

USE	PARKING FACTOR	BUILDING				REQ. PARKING PHASE 1	REQ. PARKING PHASE 2	REQUIRED PARKING
		A (phase 1)	B (phase 2)	C (phase 2)	D (phase 2)			
OFFICE	1/350 SF	0	1,667 SF	6,748 SF + 2,667 SF	0	11,082 SF	31.7	31.7
GENERAL BUSINESS & RETAIL	1/250 SF	5,486 SF	6,747 SF	0	0	12,233 SF	21.9	27
WAREHOUSE	1/20,000 SF	4,346 SF	20,500 SF + 7,500 SF	3,000 SF	0	35,346 SF	0.2	1.6
MECHANICAL & SERVICE	1/20,000 SF	3,053 SF	8,733 SF	25,000 SF + 8,334 SF	16,495 SF + 5,606 SF	67,221 SF	1.5	32.1
STORAGE	1/20,000 SF	136	1,100 SF + 447 SF	597 SF	447 SF	2,727 SF	0.007	0.129
MECHANICAL & SERVICE	1/20,000 SF	13,022 SF	45,584 SF	47,296 SF	22,893 SF	116,136 SF	23.6	116.136

117 PARKING SPACES REQUIRED TOTAL (24 SPACES @ PHASE 1; + 93 SPACES @ PHASE 2)
117 PARKING SPACES PROVIDED TOTAL (24 SPACES @ PHASE 1; + 93 SPACES @ PHASE 2) THIS INCLUDES 1 ACCESSIBLE PARKING SPACES IN PHASE 1; AND 4 IN PHASE 2, FOR A COMBINED TOTAL OF 5 AT COMPLETION.

LEGAL DESCRIPTION:
LOT 4, AS DELINEATED ON AGRIC CONCRETE SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 76, UNDER AUDITOR'S FILE NO. 30115936, RECORDS OF WHATCOM COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M. SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL NUMBER: 380224 117193 0000
TOTAL SITE AREA: 7.57 Acres (329,749 square feet)



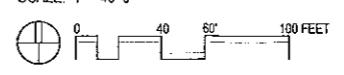
EXISTING ASPHALT SHOWN DASHED WITH HATCH

PROPERTY LINE
25' BUILDING SETBACK
SEE A1.1 FOR ENLARGED SITE PLAN FOR BUILDING "B"

EXISTING POND

- NOTES:
- (1) SEE LANDSCAPE FOR EXISTING VEGETATION PROPOSED TO REMAIN AND ALL PROPOSED LANDSCAPING, INCLUDING TYPE.
 - (2) SEE CIVIL GRADING PLAN C.3 FOR EXISTING AND PROPOSED GRADES.
 - (3) TOTAL CUBIC YARDS MATERIAL IMPORTED TO OR EXPORTED FROM SITE: 55,000 (SEE NOTICE OF APPLICATION AND PENDING ACTION- SQUALICUM LOFTS LIGHT INDUSTRIAL SR2207-12)
 - (4) IMPERVIOUS CALCS:
PHASE 1 BUILDING IMPERVIOUS: 10,500 SF (BUILDING FOOTPRINT)
PHASE 1 SIDEWALKS, PARKING, DRIVEWAYS: 24,874 SF (PERVIOUS CONCRETE AS ADD. ALT.)
PHASE 1 EXISTING IMPERVIOUS (ASPHALT): 28,437 SF (WHOLE SITE)
PHASE 1 IMPERVIOUS TOTAL: 63,811 SF (WHOLE SITE)
PHASE 1 PERVIOUS TOTAL (329,749 - 63,811): 265,938 SF (WHOLE SITE)
 - (5) LOCATION OF UTILITY VAULTS, AND ELECTRICAL PER CIVIL PLANS

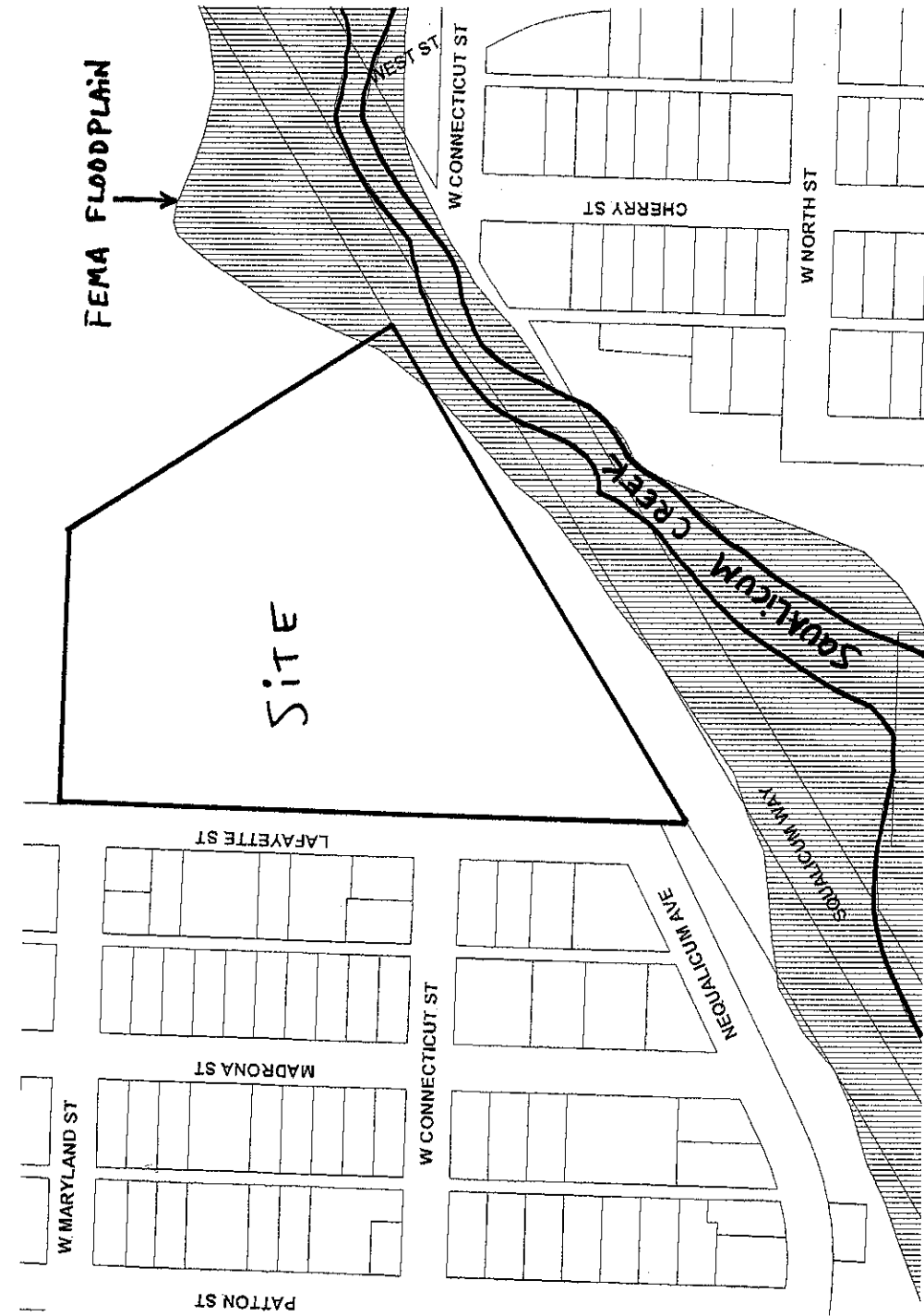
Key Plan-
Squalicum Lofts - Light Industrial
SCALE: 1" = 40'-0"

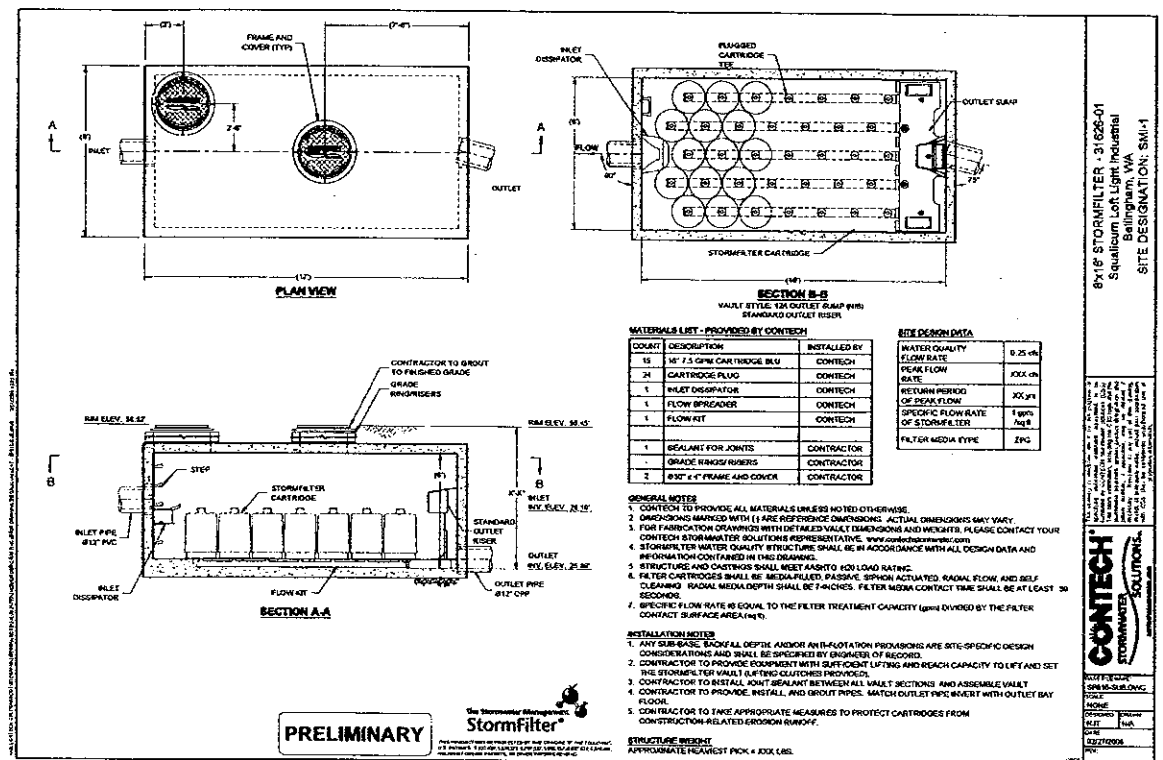
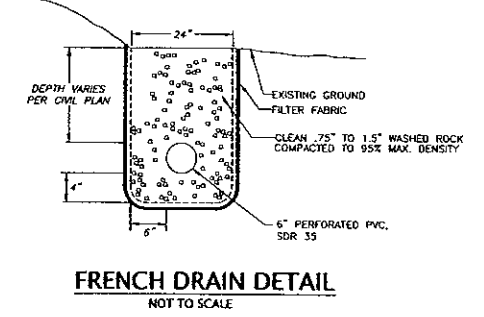
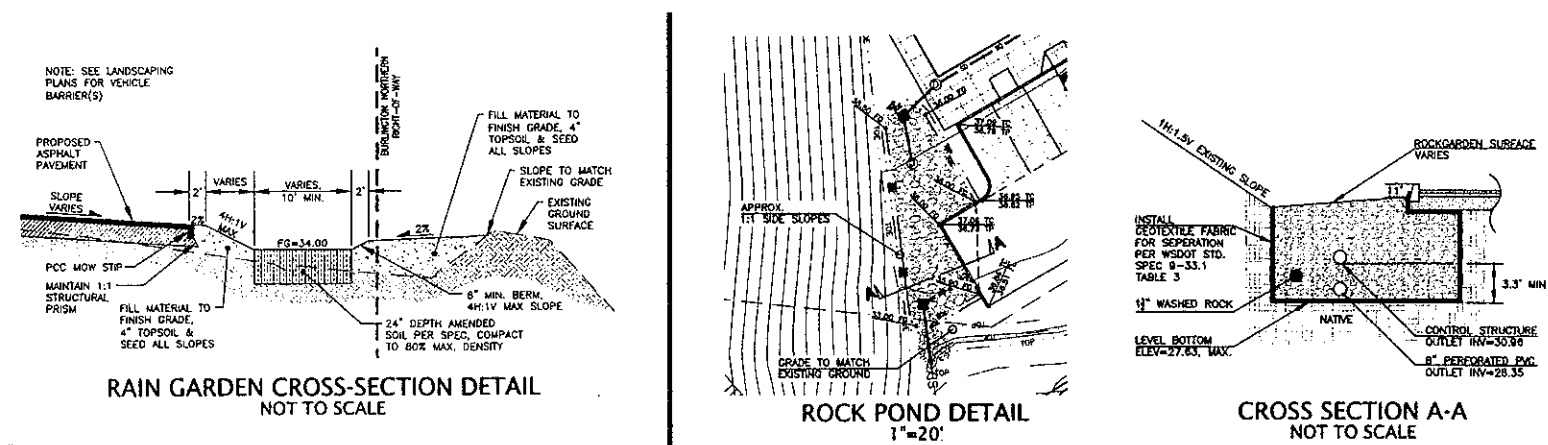


EMERGENCY VEHICLE ACCESS ONLY IMPROVEMENTS @ PHASE 2

TBM @ +77.45'

EXISTING SITE ACCESS
SEE A1.1 FOR ENLARGED SITE PLAN FOR BUILDING "A"





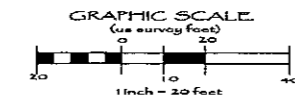
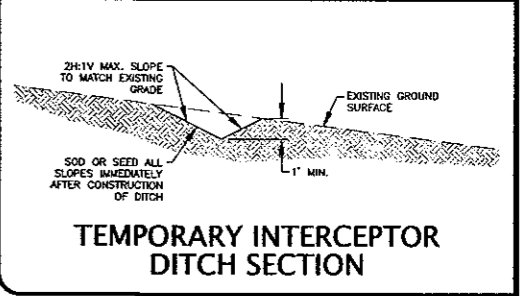
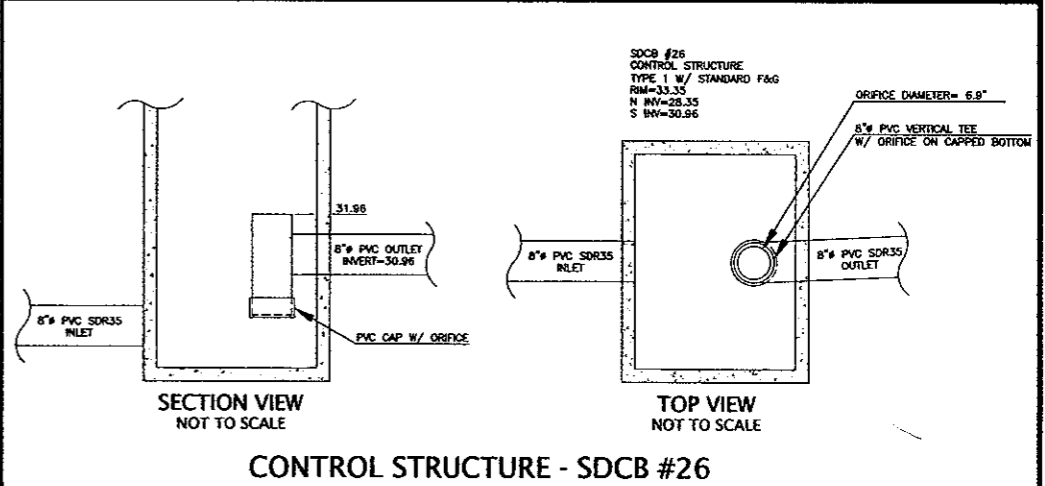
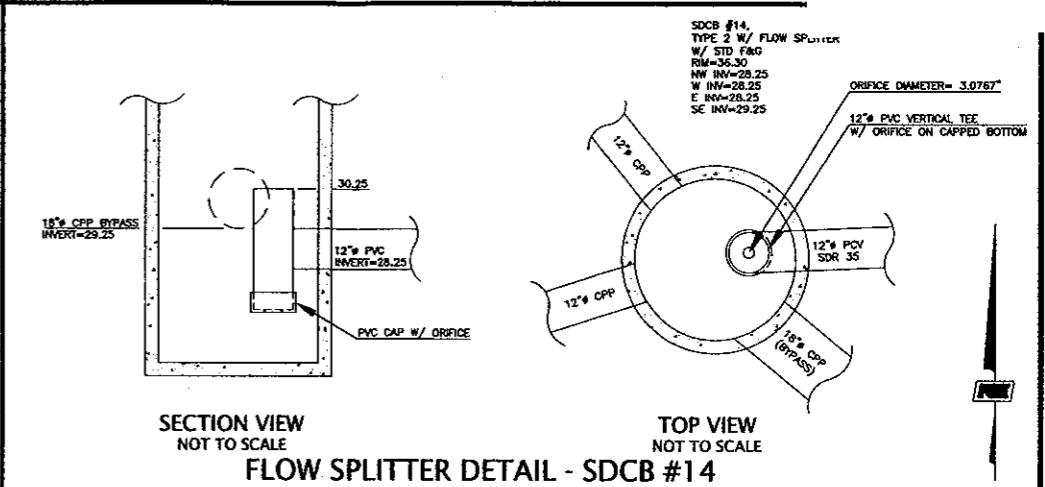
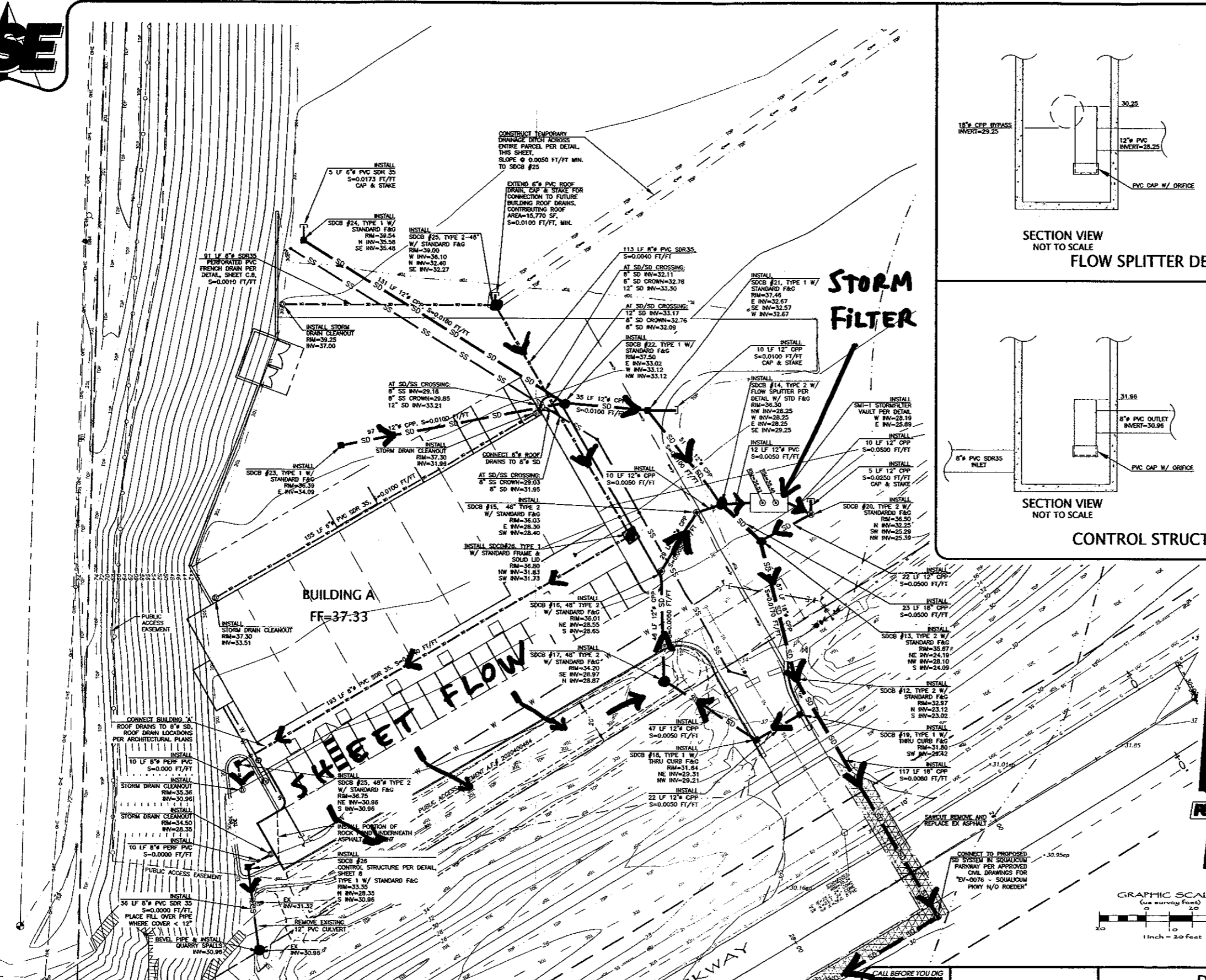
<p>CALL BEFORE YOU DIG</p> <p>1-800-424-5555</p>	<p>SQUALICUM LOFTS, L.L.C.</p> <p>P.O. BOX 23 BELLINGHAM, WA 98227</p>	<p>DETAILS - STORM SEWER</p> <p>SITUATE IN A PORTION OF THE SW 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M., CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON</p> <p>~ SQUALICUM LOFTS - LIGHT INDUSTRIAL ~</p> <p>BUILDING A</p> <p>SQUALICUM PARKWAY, BELLINGHAM, WASHINGTON</p> <p>JOB #: 2007053</p>	<p>7-4-08</p> <p>EXPIRES: 10/10/09</p>
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NO.	DATE	ISSUE
1	7.31.08	CIVIL PLANS
2	4.30.08	CIVIL PLANS
3	6.30.08	CIVIL PLANS



www.psesurvey.com
EMAIL: pse@psurvey.com

PACIFIC SURVEY & ENGINEERING INC
1812 CORNWALL, BELLINGHAM, WA 98225 PHONE: 671.7387 FAX: 671.4685



FIELD BOOKS	TBM. NO.	LOCATION	ELEV.	DATA	OWNED BY	SCALE	REV	DATE	DESCRIPTION	BY	No.	DATE
DESIGN:		SEE SURVEY NOTES		BASE	DPG	1"=20'					1	1.31.08
STAKING:				DESIGN	DPG						2	4.30.08
ASBUILT:				KREF: TOPOBASE 20K	DWG						3	6.30.08
SURVEY REFERENCE	VERTICAL DATUM	PLAN CHECK		REVISIONS					ISSUE			



SQUALICUM LOFTS, LLC
P.O. BOX 123
BELLINGHAM, WA 98227

DRAINAGE PLAN
SITUATE IN A PORTION OF THE SW 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M., CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON
~ SQUALICUM LOFTS - LIGHT INDUSTRIAL ~
BUILDING A
SQUALICUM PARKWAY, BELLINGHAM, WASHINGTON
JOB #: 2007053 C.A



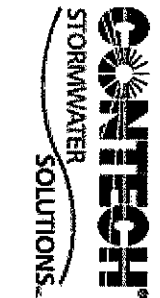


EXHIBIT E

Stormwater Solutions

- About Us
- Products
- Technologies
- Case Studies
- Resources
- Specify





Search by...

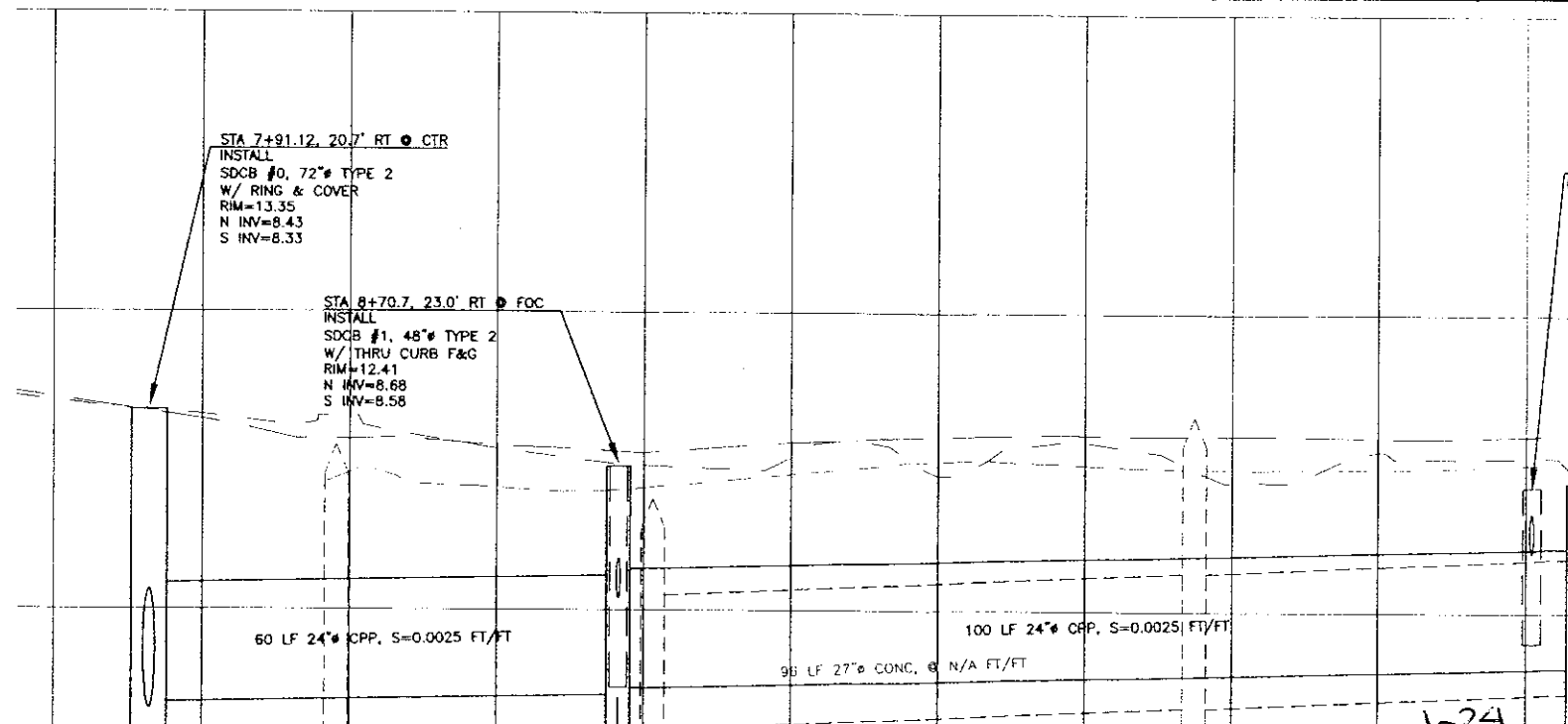
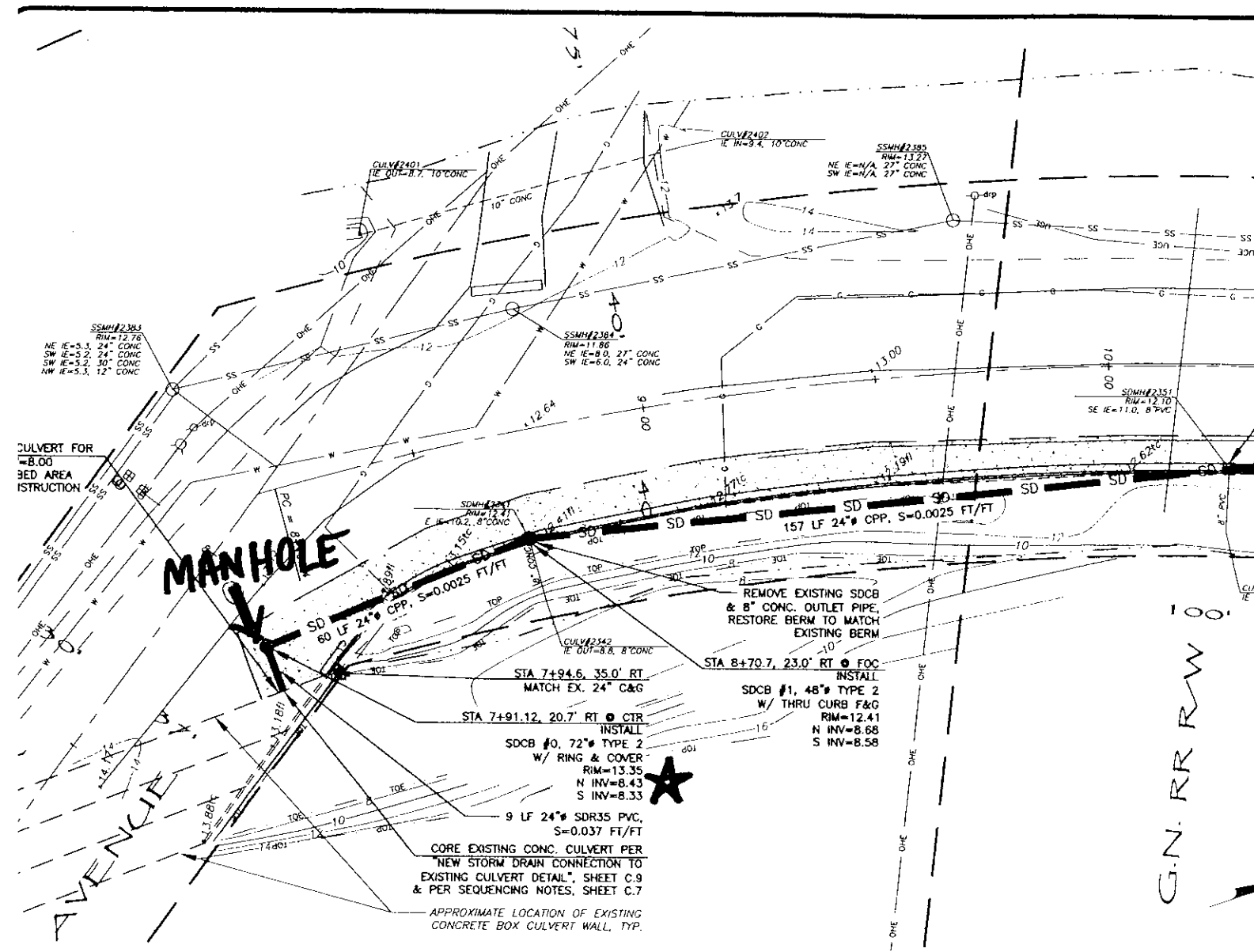
Media Options

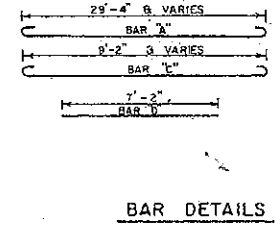
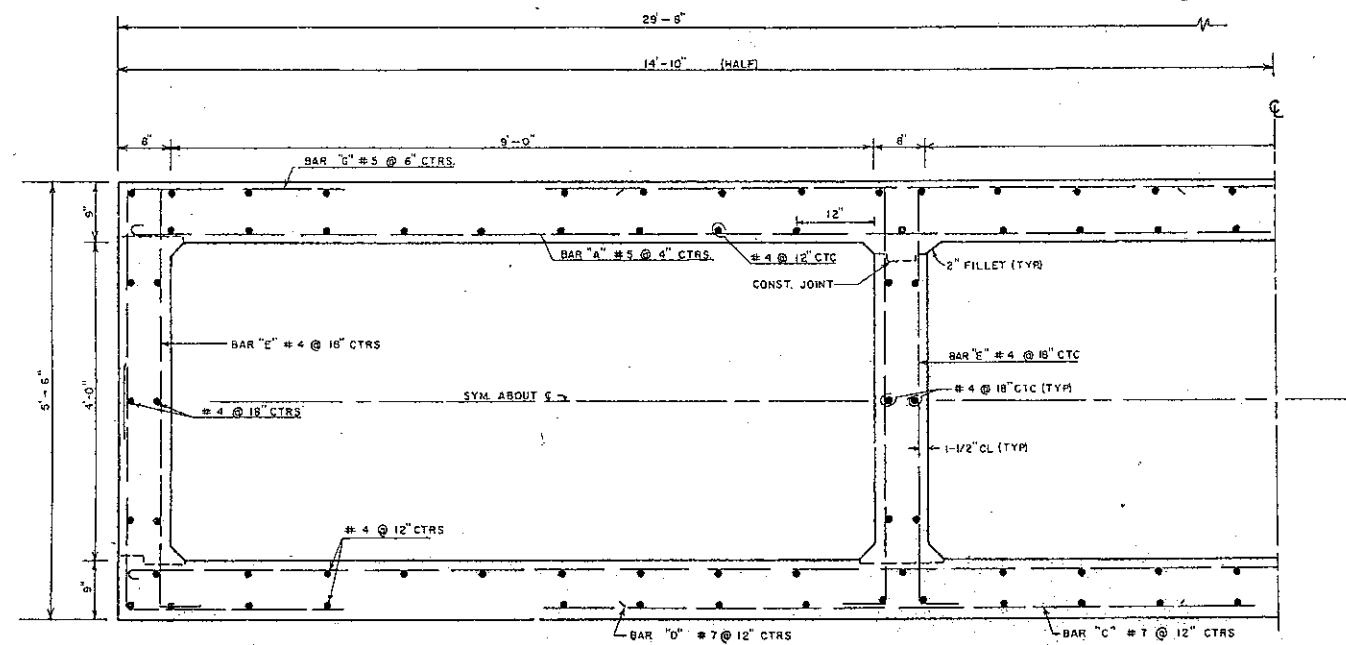
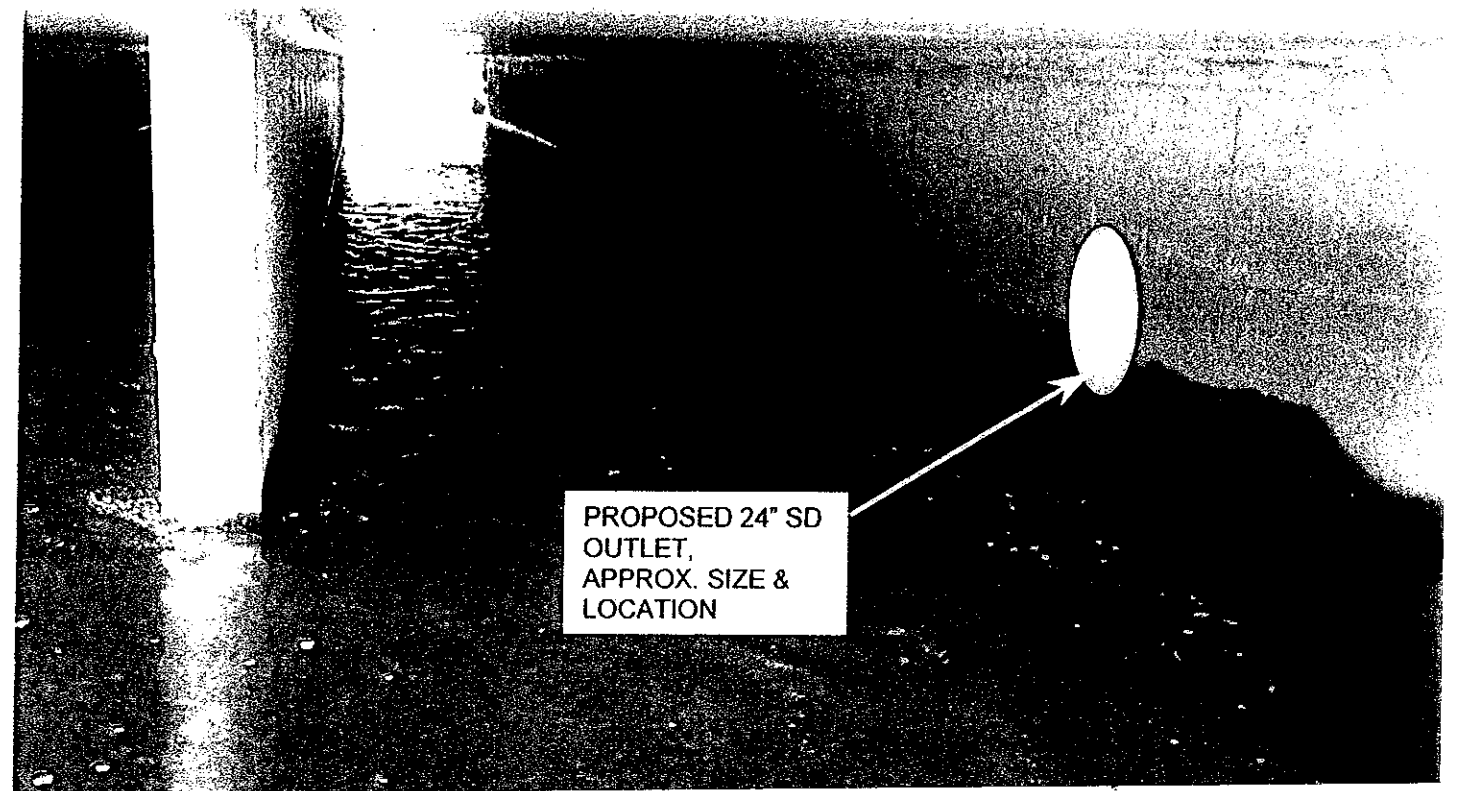
- Filtration
 - StormFilter
 - Cartridge Options
 - Media Options
 - Model Configurations
 - MFS
 - Volumetric Separation
 - Hydrodynamic Separation
 - Screening
 - Oil/Water Separation
 - CMP Detention
 - Concrete Detention
 - Plastic Detention
 - Flow Control
 - Catch Basin Inserts
 - Permeable Pavement

Filtration Media Options

Our filtration products can be customized using different filter media to target site-specific pollutants. A combination of media is often recommended to maximize pollutant removal.

-  Perlite is naturally occurring puffed volcanic ash. Its porous, multi-cellular structure and rough edges make it effective for removing TSS, oil and grease.
-  Zeolite is a naturally occurring mineral used in a variety of water filtration applications. It is used to remove soluble metals, ammonium, and some organics.
-  CSF Leaf Media and MetalRx are created from deciduous leaves processed into granular, organic media. CSF is most effective for removing soluble metals, TSS, oil and grease, and neutralizing acid rain. MetalRx, a finer gradation, is used for higher levels of metal removal.
-  GAC (Granular Activated Carbon) has a micro-porous structure with an extensive surface area to provide high levels of adsorption. It is primarily used to remove oil and grease and organics such as herbicides and pesticides.



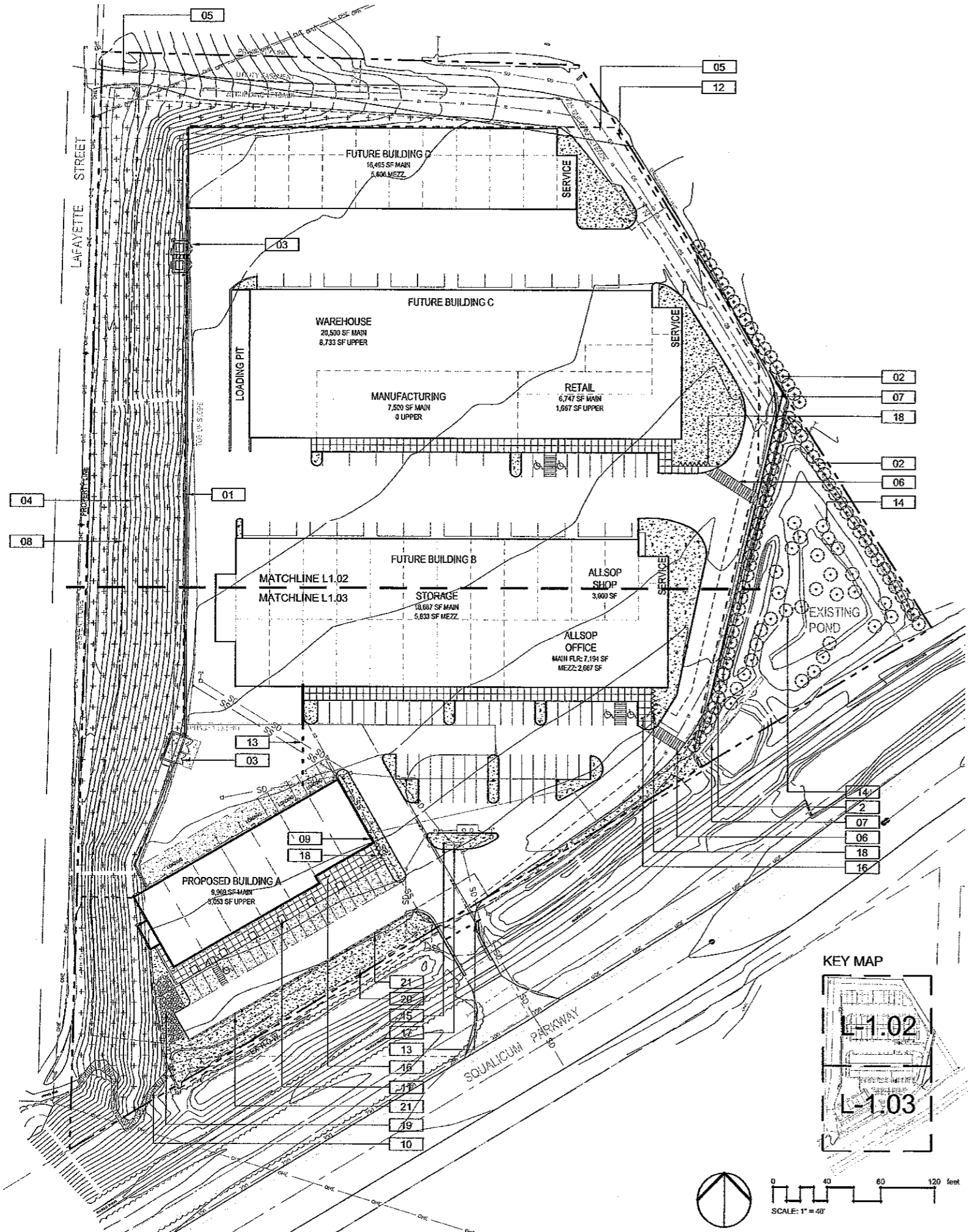


TYPICAL CULVERT SECTION A-A
SCALE 1" = 1'-0"

ROEDER AVE BOX CULVERT

ROEDER AVENUE

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REFERENCE NOTES SCHEDULE

SYMBOL	REFERENCE NOTES	DETAIL
01	NEW RETAINING WALL - SEE CIVIL	
02	TREE SCREEN AS PER HENIFIN PLANNED INDUSTRIAL PARK SITE PLAN - BY OWNER	
03	TRASH ENCLOSURE - BY ARCHITECT	
04	TREE SCREEN AS PER HENIFIN PLANNED INDUSTRIAL PARK SITE PLAN - BY OWNER	
05	EMERGENCY VEHICLE ACCESS ONLY - SEE CIVIL	
06	ACCESS ROUTE & FUTURE TRAIL CONNECTION - SEE CIVIL	
07	EXISTING ECOLOGY BLOCK WALL - SEE CIVIL	
08	EXISTING CHAIN LINK FENCE TO REMAIN	
09	IRRIGATION BACKFLOW PREVENTER: 24GPM @ 1-1/2" TAP, 8 HOUR WATERING WINDOW, 5 DAYS A WEEK	6/L1.04
10	EXISTING GRAVEL TRAIL	
11	5' X 5' TREE GRATE	5/L1.04
12	SCOPE LINE	
13	FUTURE GATE - SEE ARCH.	
14	WILLOW/RIVER BIRCH TREE SCREEN AS PER HENIFIN PLANNED INDUSTRIAL PARK SITE PLAN - BY OWNER	
15	POLE MOUNTED LIGHT FIXTURE, TYP. - SEE ARCH.	
16	5x6' CONCRETE SCORING, SEE ARCH.	
17	MONUMENT SIGN, SEE ARCH.	
18	BIKE RACK, SEE ARCH.	
19	ROCK POND, SEE CIVIL	
20	RAIN GARDEN, SEE CIVIL	
21	WOOD POST TRAFFIC BARRIER	10/L1.04
	3" DEPTH WOOD MULCH, TYP	19,320 SQ.FT.

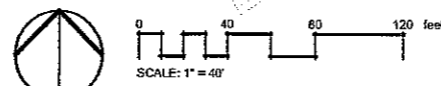
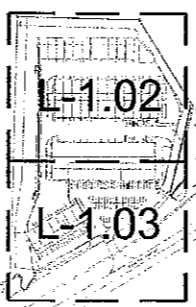
LANDSCAPE SCREEN LEGEND

	TREE SCREEN - PER HENIFIN PLANNED INDUSTRIAL PARK SITE PLAN, AS PER DRAWING BY JONES ENGINEERS INCORPORATED, P.S. 50/50 DOUGLAS FIR / HEMLOCK - 438 TREE SAPLINGS / ACRE
	TREE SCREEN AS PER HENIFIN PLANNED INDUSTRIAL PARK SITE PLAN - BY OWNER

NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE PRIOR TO STARTING WORK AND NOTIFY LANDSCAPE ARCHITECT OF ANY EXISTING CONDITIONS THAT PREVENT INSTALLATION AND/OR COMPLETION OF WORK AS SPECIFIED IN THE PLAN DOCUMENTS. NO MODIFICATIONS OR SUBSTITUTIONS SHALL BE ALLOWED UNLESS PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT IS RECEIVED BY THE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND STAKE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING STAKE LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN STAKE LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND DELIVERY AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES. ALL STREET TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF 8 FEET UNLESS OTHERWISE SPECIFIED.
- A THREE FOOT (3') CLEAR ZONE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. ALL TRANSFORMER/ELECTRICAL BOXES/AC UNITS WILL BE SCREENED WITH LANDSCAPING.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE LIVE PLANT MATERIAL FOR A PERIOD OF THREE YEARS FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION SCHEDULE WITH THE DEVELOPER AND/OR GENERAL CONTRACTOR TO AVOID CONFLICTS AND DELAYS IN CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN PLANTINGS THROUGHOUT COMPLETED INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTLING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - ALTERNATIVE 31: ALL INSTALLED LANDSCAPE SHALL BE HAND WATERED IF NECESSARY BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR, TO ESTABLISH THE VEGETATION.
- CONTRACTOR TO VERIFY ALL LANDSCAPE QUANTITIES.
- ALL PLANT MATERIAL TO BE IRRIGATED WITH PERMANENT UNDERGROUND IRRIGATION SYSTEM.

KEY MAP



RM ARCHITECTURE

LANDSCAPE ARCHITECTURE
 MASTER PLANNING
 URBAN DESIGN

VALERIAN

STATE OF WASHINGTON
 LANDSCAPE ARCHITECT

Valerian

104 1st Ave, Suite 450
 Seattle, WA 98101
 www.valerian.com

CERTIFICATE NO. 1054

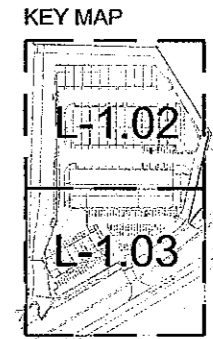
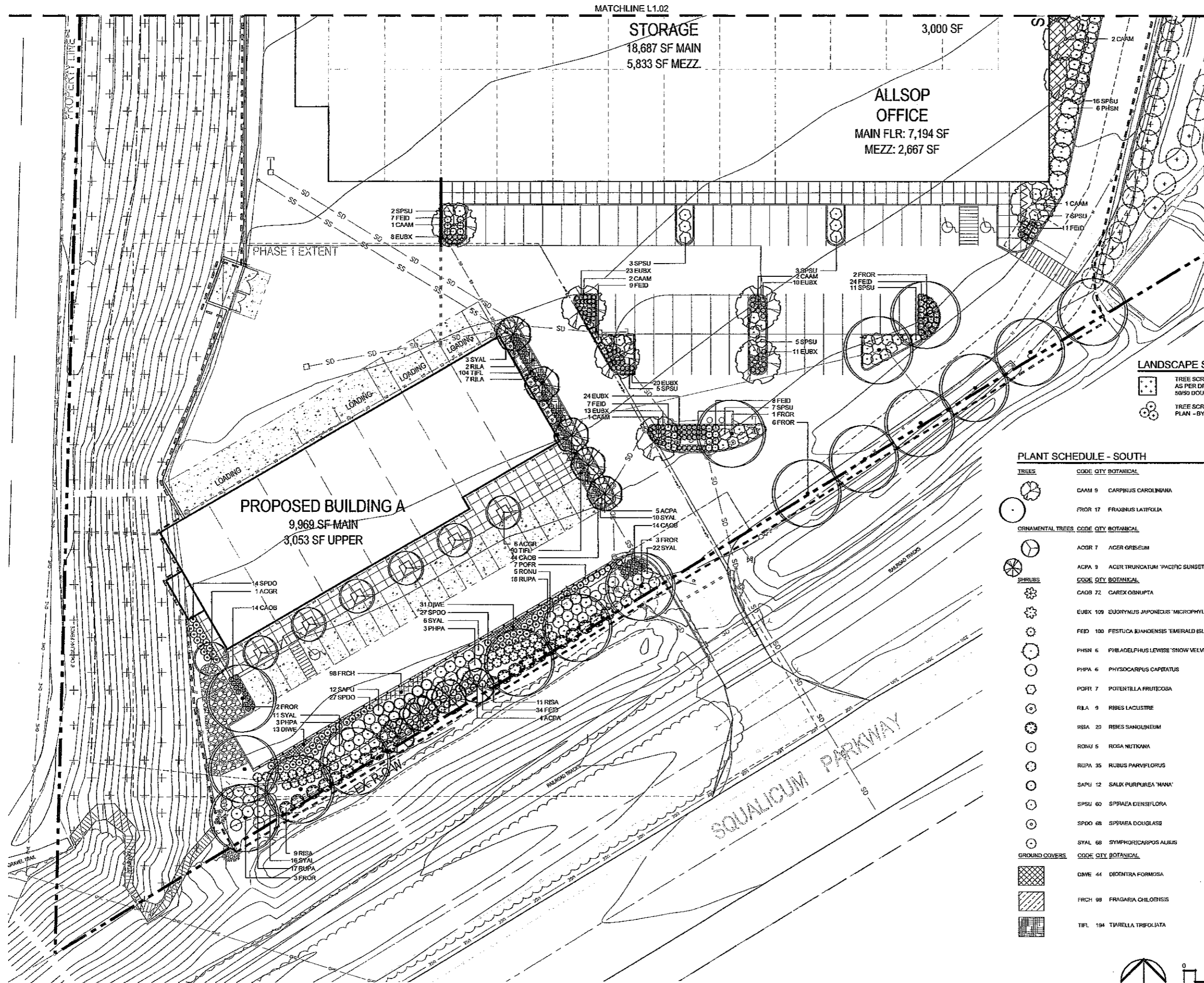
Squalicum Lofts-Light Industrial
 Squalicum Lofts-LLC
 0 Squalicum Parkway
 Bellingham, Washington 98225

TAX PARCEL # 98224 11703 000

Job No:	07-106
File No:	
Drawn By:	AET/PCM
Checked By:	CEC
Issued For:	Review
Date:	10 December '07
	13 February '08
	2 May '08

SITE-PLAN & NOTES

L1.01

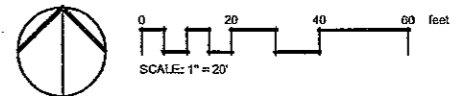


LANDSCAPE SCREEN LEGEND

TREE SCREEN - PER HENIFIN PLANNED INDUSTRIAL PARK SITE PLAN, AS PER DRAWING BY JONES ENGINEERS INCORPORATED, P.S. 80/50 DOUGLAS FIR / HEMLOCK - 436 TREE SAPLINGS / ACRE
 TREE SCREEN AS PER HENIFIN PLANNED INDUSTRIAL PARK SITE PLAN - BY OWNER

PLANT SCHEDULE - SOUTH

TREES	CODE QTY BOTANICAL	COMMON	CONT.	CAL.	DETAIL
	CAAM 9 CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL	1A.1.04
	FROR 17 FRAXINUS LATIFOLIA	OREGON ASH	B & B	2" CAL	1A.1.04
ORNAMENTAL TREES	CODE QTY BOTANICAL	COMMON	CONT.	CAL.	DETAIL
	ACGR 7 ACER GRISELUM	PAPERBARK MAPLE	B & B	2" CAL	5A.1.04
	ACPA 9 ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE	B & B	1.75" CAL	1A.1.04
SHRUBS	CODE QTY BOTANICAL	COMMON	CONT.	CAL.	DETAIL
	CAOB 72 CAREX OBNUPA	SLOUGH SEDGE	5 GAL		3A.1.04
	EUBX 109 EUONYMUS JAPONICUS 'MICROPHYLLA'	BOXLEAF EUONYMUS	5 GAL		3A.1.04
	FEID 100 FESTUCA BAHANDENSIS 'EMERALD ISLE'	IDAHO FESCUE	5 GAL		3A.1.04
	PHSN 6 PHILADELPHUS LEVISHI 'SNOW VELVET'	WILD MOCK ORANGE	5 GAL		3A.1.04
	PHPA 6 PHYSCARPUS CAPITATUS	PACIFIC NINEBARK	5 GAL		3A.1.04
	POFR 7 POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	5 GAL		3A.1.04
	RILA 9 RIBES LACUSTRE	BLACK GOOSEBERRY	5 GAL		3A.1.04
	RISA 20 RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL		3A.1.04
	RONU 5 ROSA NUTKANA	NOOTKA ROSE	5 GAL		3A.1.04
	RUPA 35 RUBUS PARVIFLORUS	THIMBLEBERRY	5 GAL		3A.1.04
	SAPU 12 SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL		3A.1.04
	SPSU 60 SPIRAEA DENSIFLORA	SUBALPINE SPIRAEA	5 GAL		3A.1.04
	SPDO 68 SPIRAEA DOUGLASSI	DOUGLAS SPIREA	5 GAL		3A.1.04
	SYAL 68 SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL		3A.1.04
GROUND COVERS	CODE QTY BOTANICAL	COMMON	CONT.	DETAIL	
	DIWE 44 DIENTRA FORMOSA	PACIFIC BLEEDING-HEART	4" POT @ 18" OC	4A.1.04	
	FRCH 98 FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	4" POT @ 12" OC	4A.1.04	
	TIFL 194 TIARELLA TRIFOLIATA	FOAM FLOWER	4" POT @ 12" OC	4A.1.04	



RMC ARCHITECTS

Ross McCune Cornell Architects, PLLC 1222 Railroad Avenue - Bellingham, WA 98225
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VALERIAN

Landscape Architecture
 Master Planning
 Urban Design

94 The Street, Suite 100
 Bellingham, WA 98203
 www.valerian.com
 CERTIFICATE NO. 1064

Squalicum Lofts- Light Industrial
Squalicum Lofts- LLC
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 Bellingham, Washington 98225
 TAX PARCEL # 380224-117183-0000

Job No.	07-106
File No.	
Drawn By	AET/PLM
Checked By	CEC
Issued For	Review
Date	10 December 17
	13 February 18
	2 May 18

LANDSCAPE PLAN

L1.03



"Juliet Thompson"
<julietthompson@comcast.net>

07/04/2008 12:57 PM

To <ssundin@cob.org>

cc

bcc

Subject Squalicum Lofts project

History: This message has been replied to.

Dear Mr. Sundin,

I am interested in seeing additional materials on this project, especially a proposed site plan, and the applicants' NPDES permit application. Who are the proposed tenants? Will the entire site be developed for tenants, or does the owner propose to occupy any of the industrial units? Does the NPDES I permit for the types of industrial development occur after the tenants occupy the site, or does an NPDES I permit go along with the development of an industrial site? If the site requires pollution prevention measures, shouldn't these be part of the initial design?

Can you please let me know when and where a site plan is available for review?

Juliet Thompson
julietthompson@comcast.net