



# Sudden Valley Community Association Architectural Control Committee

Date 04/02/2026

Time 9:00 AM

Location - Zoom

## Agenda

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 04/02/2025 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 03/19/2025 ACC Meeting Minutes
Item – 4	46 North Point Dr, G1, Ext Alt (Temporary Tarp)
Item – 5	27 Longshore Lane, G1, Ext Alt (New Roof)
Item – 6	32 Longshore Ln, G1, New Const <b>(Re-Start)</b>
Item – 7	32 Longshore Ln, G1, Variance (Culvert Depth)
Item – 8	32 Longshore Ln, G1, Variance (Prop Coverage)
Item – 9	124 Windward Dr, G1, Tree (Remove 2)
Item – 10	108 Grand View Ln, G2, New Construction <b>In-Concept</b>
Item – 11	108 Grand View Ln, G2, Variance (Side Set-Back) <b>In-Concept</b>
Item – 12	7 Orchid Ct, G2, New Construction <b>In-Concept</b>
Item – 13	7 Orchid Ct, G2, Variance (Height) <b>In-Concept</b>
Item – 14	7 Orchid Ct, G2, Variance (Side Set-Back) <b>In-Concept</b>
Item – 15	7 Maple Ct, G3, Const Change (Paint)
Item – 16	22 Bigleaf Ln, G5, New Construction with Renderings Resubmission
Item – 17	21 Wisteria Ln, G5, Ext Alt (Hot Tub)
Item – 18	21 Wisteria Ln, G5, Ext Alt (Shade Structure)
Item – 19	8 Morning Glory Dr, G9, New Construction <b>Resubmission</b>
Item – 20	8 Morning Glory Dr, G9, Variance (Side Set-Back) <b>Resubmission</b>
Item – 21	29 Cold Spring Ln, G9, Ext Alt (Walkway)
Item – 22	2 Midnight Ct, G13, Tree (Remove 1)
Item – 23	10 Shooting Star Ct, G13, Const Change (Multiple Changes)



Item – 24	79 Polo Park Dr, G13, Tree (Remove 2) <b>Resubmission</b>
Item – 25	7 Summer Bell Ln, G13, Ext Alt (Painting)

**Meeting Called to Order 00:00 AM**

<b>Item – 1</b>	Approval of 04/02/2025 ACC Meeting Agenda	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 2</b>	Property Owners Comments	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 3</b>	Consent Agenda – Approval of the 03/19/2025 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 4</b>	46 North Point Dr, G1, Ext Alt (Temporary Tarp)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 5</b>	27 Longshore Lane, G1, Ext Alt (New Roof)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 6</b>	32 Longshore Ln, G1, New Const ( <i>Re-Start</i> )	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 7</b>	32 Longshore Ln, G1, Variance (Culvert Depth)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 8</b>	32 Longshore Ln, G1, Variance (Property Coverage)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 9</b>	124 Windward Dr, G1, Tree (Remove 2)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 10</b>	108 Grand View Ln, G2, New Construction <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 11</b>	108 Grand View Ln, G2, Variance (Side Set-Back) <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 12</b>	7 Orchid Ct, G2, New Construction <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 13</b>	7 Orchid Ct, G2, Variance (Height) <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 14</b>	7 Orchid Ct, G2, Variance (Side Set-Back) <i>In-Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 15</b>	7 Maple Ct, G3, Const Change (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 16</b>	22 Bigleaf Ln, G5, New Construction with Renderings <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 17</b>	21 Wisteria Ln, G5, Ext Alt (Hot Tub)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 18</b>	21 Wisteria Ln, G5, Ext Alt (Shade Structure)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 19</b>	8 Morning Glory Dr, G9, New Construction <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 20</b>	8 Morning Glory Dr, G9, Variance (Side Set-Back) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 21</b>	29 Cold Spring Ln, G9, Ext Alt (Walkway)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 22</b>	2 Midnight Ct, G13, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 23</b>	10 Shooting Star Ct, G13, Const Change (Multiple Changes)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 24</b>	79 Polo Park Dr, G13, Tree (Remove 2) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

<b>Item – 25</b>	7 Summer Bell Ln, G13, Ext Alt (Painting)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Meeting Adjourned at 00:00 AM



# Sudden Valley Community Association Architectural Control Committee

Date 03/19/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

## Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Terry Niblack, Jo Jean Kos
Excused Absence:	Dan Vink, Patric Zwolenski
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Scott Wrobel (Item 5), Buzz Hagshenas (Item 6), Steven & Joy Miller (Item 9), David Stine (Item 10), Will Savchuk (Items 11 & 12), Brad Edwards (Items 13 & 14), Terry Hauck (Item 16), Bob Cooper (10 Orchid Ct), David Dabrowski (2 Orchid Ct), Joe O'Keefe (112 Grandview Ln)

Item – 1	Approval of 03/19/2025 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 03/05/2025 ACC Meeting Minutes
Item – 4	46 North Point Dr, G1, Ext Alt (Multiple Items)
Item – 5	21 Sunflower Cir, G2, Tree (Limb 1)
Item – 6	26 Sunflower Cir, G2, Ext Alt (Paint Exterior)
Item – 7	43 Rocky Ridge Dr, G3 Fence (Pet)
Item – 8	26 Maple Ct, G3, Ext Alt (Hot Tub)
Item – 9	9 Clematis Ln, G5, Ext Alt (Privacy Screen)
Item – 10	10 Wisteria Ln, G5, Ext Alt (Patio & Pathway)
Item – 11	8 Morning Glory Dr, G9, New Construction <b>Resubmission</b>
Item – 12	8 Morning Glory Dr, G9, Variance (Side Set-Back) <b>Resubmission</b>
Item – 13	28 Honeycomb Ln, G9, Ext Alt (Sauna)
Item – 14	28 Honeycomb Ln, G9, Fence (Privacy Screen)
Item – 15	79 Polo Park Dr, G13, Tree (Remove 2)
Item – 16	16 Sunnyside Ln, G13, Ext Alt (Replace Siding)

**Meeting Called to Order 5:02 PM**

<b>Item – 1</b>	Approval of 03/19/2025 ACC Meeting Agenda	Video 00:00:06 – 00:00:24
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

<b>Item – 2</b>	Property Owner Comments	Video 00:00:26 – 00:17:37
Comments:	David Dabrowski & Bob Cooper spoke about the development at 7 Orchid Ct. Presented signed petition.	
Discussion:	Joe O’Keefe spoke about the lot development at 108 Grand View Ln.	
Action:		Motion: N/A

<b>Item – 3</b>	Consent Agenda – Approval of the 03/05/2025 ACC Meeting Minutes	Video 00:17:47 – 00:17:57
Comments:		
Discussion:		
Action:	Approved	Motion: Daniel Unanimous

<b>Item – 4</b>	46 North Point Dr, G1, Ext Alt (Multiple Items)	Video 00:57:35 – 01:00:25
Comments:	In consideration of your neighbors, we recommend the installation of noise reduction measures / sound	
Discussion:	baffling around your heat pump.	
Action:	Approved	Motion: Terry Unanimous

<b>Item – 5</b>	21 Sunflower Cir, G2, Tree (Limb 1)	Video 00:19:36 – 00:22:13
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

<b>Item – 6</b>	26 Sunflower Cir, G2, Ext Alt (Paint Exterior)	Video 00:22.38 – 00:24:54
Comments:	Exterior walls approved with color SW-6207 Retreat and Trim approved with color SW-6992 Inkwel.	
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

<b>Item – 7</b>	43 Rocky Ridge Dr, G3 Fence (Pet)	Video 01:00:34 – 01:02:50
Comments:	Temporary fence approved for 90 days (June 19, 2026). Homeowner must submit and be approved for a	
Discussion:	more formal fence (Pet enclosure) before June 19, 2026.	
Action:	Approved	Motion: Jo Jean Unanimous



<b>Item – 8</b>	26 Maple Ct, G3, Ext Alt (Hot Tub)	Video 01:02:54 – 01:05:35
Comments:	As is, the ACC recommends that the hot tub and pop-up tent be removed. However, the ACC is open to	
Discussion:	reviewing other screening measures to prevent visibility from the street and neighbors.	
Action:	Denied	Motion: Terry Unanimous

<b>Item – 9</b>	9 Clematis Ln, G5, Ext Alt (Privacy Screen)	Video 00:25:07 – 00:25:55
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

<b>Item – 10</b>	10 Wisteria Ln, G5, Ext Alt (Patio & Pathway)	Video 00:54:25 – 00:57:23
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

<b>Item – 11</b>	8 Morning Glory Dr, G9, New Construction <i>Resubmission</i>	Video 00:26:32 – 00:48:30
Comments:		
Discussion:		
Action:	Denied	Motion: Terry Unanimous

<b>Item – 12</b>	8 Morning Glory Dr, G9, Variance (Side Set-Back) <i>Resubmission</i>	Video 00:26:32 – 00:48:30
Comments:		
Discussion:		
Action:	Denied	Motion: Terry Unanimous

<b>Item – 13</b>	28 Honeycomb Ln, G9, Ext Alt (Sauna)	Video 00:49:00 – 00:54:20
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

<b>Item – 14</b>	28 Honeycomb Ln, G9, Fence (Privacy Screen)	Video 00:49:00 – 00:54:20
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous



<b>Item – 15</b>	79 Polo Park Dr, G13, Tree (Remove 2)	Video 01:05:40 – 01:08:35
Comments:	Please provide an arborist report or photos of the trees.	
Discussion:		
Action:	Denied	Motion: Terry Unanimous

<b>Item – 16</b>	16 Sunnyside Ln, G13, Ext Alt (Replace Siding)	Video 00:18:00 – 00:19:03
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

**Meeting Adjourned at 6:11 PM**

Rec'd 03/16/2026  
12:41 PM

# Sudden Valley Community Association Exterior Alteration Request

Item 4  
Pg 1 of 1  
G1

Street Address: 46 N. Point Drive, Bellingham WA 98229 Div 12 Lot 126  
Owner: Everygreen Rental WA LLC, Francis Zhou and Kristine Lee  
Mailing Address: 21815 NE 81st Street, Redmond WA 98053  
Phone: [REDACTED] Email: kristinelee@gmail.com

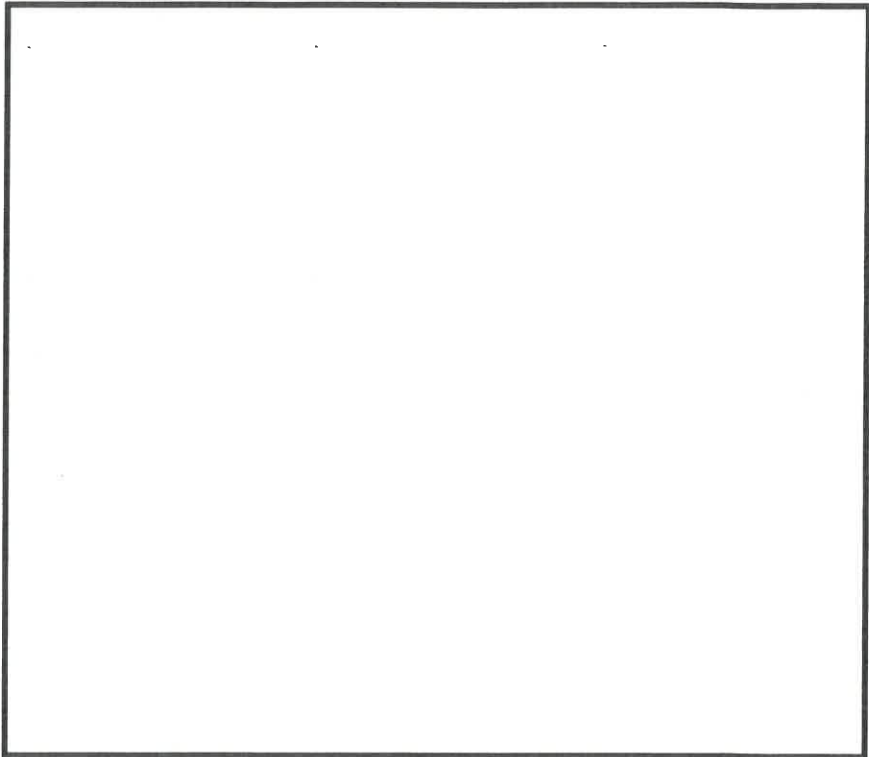
**Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.**

**Requested for:**

- Existing home
- New construction

**The change would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height



**Please refer to ACC Guidelines 14.2 and 14.11 and for more information.**

Give a full description of the request and attach any additional information if needed:

Because of the leaking roof and siding, the north facing interior walls on the top floor  
are damaged. In order to repair the walls and prevent the situation getting worse, the contractor will  
need to tarp off part of the will need to tarp off part of the roof and the lake side deck temporarily  
to keep rainwater away from the section under repair. It will be in very short of period of time.  
Thank you.

***This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.***

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Kristine Lee Date: 3/16/2026

RECEIVED  
MAR 16 2026

Sudden Valley Community Association  
Exterior Alteration Request

Item 5  
Pg 1 of 3  
G1

Street Address: 27 Longshore Lane Div 21 Lot 014  
Owner: Ronald Miller & Holly Miller  
Mailing Address: \_\_\_\_\_  
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.

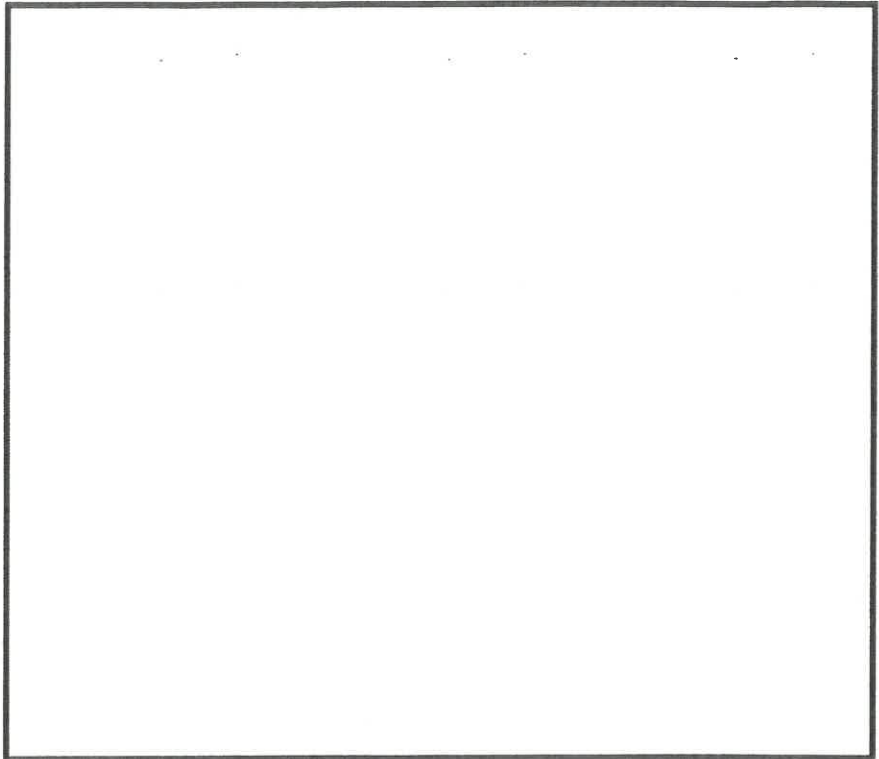
Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines  
14.2 and 14.11 and for more  
information.



Give a full description of the request and attach any additional information if needed:

ROOF Leaking - need to replace it. Metal roof sand stone  
brown or tan color, asap. please OBSIDIAN BLACK  
SRI-NA

**This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.**

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature] Date: 3-16-2026

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27 Longshore Lande roof

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From Miss Holly [missholly@proton.me](mailto:missholly@proton.me)

Date: Mon 3/16/2026 2:42 PM

To: ACCAdmin <[accadmin@suddervalley.com](mailto:accadmin@suddervalley.com)>

Hi Allen

As per our conversation, please use Desert Brown - FRI-24 as our color choice.

Thank you and have a wonderful day!  
Holly

Sent with [Proton Mail](#) secure email.

SRI = Solar Reflective Index value. These are not paint codes.

## Standard ARMORTECH™ Coatings 40-Year Limited Warranty

**Polar White SRI-90**  
*(New color coming soon, Inquire)*



**Light Stone SRI-68**



**Ash Grey SRI-58**



**Tahoe Blue SRI-25**



**Pine Green SRI-29**



**Weathered Copper SRI-24**



**Glacier White SRI-85**



**Sandstone SRI-55**



**Sterling Grey SRI-45**



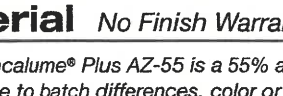
**Pacific Blue SRI-25**



**Desert Brown SRI-24**



**Obsidian Black SRI-NA**  
*(Formerly: Black)*



**Stone White SRI-71**



**Hickory SRI-48**



**Charcoal Grey SRI-25**



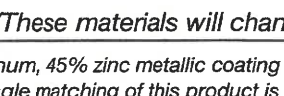
**Sage Green SRI-31**



**Cocoa Brown SRI-27**



**Copper Penny SRI-60**



**Ivory SRI-68**



**Sand Gold SRI-61**



**Tile Red SRI-33**



**Forest Green SRI-32**



**Kodiak Brown SRI-22**



Item 5  
Pg 3 of 3

## Weathering Material No Finish Warranty (These materials will change appearance)



Zincalume® Plus AZ-55 is a 55% aluminum, 45% zinc metallic coating over steel.  
Due to batch differences, color or spangle matching of this product is not available.  
No Finish Warranty - 25 Year Perforation Warranty.

**Zincalume® Plus/Galvalume® AZ-55 SRI-65**



Galvanized G-90, metallic coating over steel, no Finish Warranty, no Perforation Warranty.

**Galvanized G-90**



**Rusteeel Plus™ (A606)**  
general appearance prior to being exposed to the weather

Rusteeel Plus™ is an ideal design for a historic, weathered look. Rusteeel Plus™ is best suited for dryer, less humid environments. Rusteeel Plus™ has no metallic coating and offers no warranty. The designer should be aware of rust runoff on decks and concrete without gutter protection or separation. Rusteeel Plus™ meets ASTM A606-96 Type 4. Type 4 has improved corrosion resistance when compared to carbon steel.



**Rusteeel Plus™ (A606)**  
potential look after weather exposure

Other Taylor Metal Companies:



In partnership with:



SRI=Solar Reflective Index. These printed chips provide a close representation of the colors. Metal samples are available upon request. Custom colors available. "Oil canning" is an inherent characteristic of roof and wall products, and not a defect, which is not a cause for panel rejection.



Rec'd 03/24/2026  
8:48 PM

### APPLICATION FOR NEW CONSTRUCTION

Item 6  
Pg 1 of 24  
G1

Circle Type: <u>Home</u> Construction Remodel Addition Other (Describe):	
Street Address: <u>32 Longshore Ln</u>	Div/Lot <u>21 / 25</u>
Owner(s) Name(s): <u>SV Shorehouse LLC</u>	
Mailing Address: <u>18 Sudden Valley Dr Bellingham WA 98229</u>	
Email Address: <del>John@svshouse.com</del>	Cell Phone: <del>360-740-7440</del> Work Phone: <u>same</u>

**CONTRACTOR:** AC Inspector MUST BE contacted for inspection 24 hours prior to all inspections by completing an-ACC Inspection Request form. Required inspections are:

- Installation of **erosion** control measures
- **Setbacks** prior to pouring of any concrete for either slab or foundation/forms
- Installation of **driveway** and/or apron
- **Completion** of work and occupancy of home

I have read and understand the Sudden Valley Community Association Architectural Control Policies.

Contractor Signature: <u>[Signature]</u>		Date: <u>7 10 2025</u>
Company Name: <u>KSO construction</u>	License: <u>KSOCOLL777P5</u>	
Mailing Address: <u>287 Sudden Valley Dr Bellingham WA 98229</u>		
Email Address: <u>KSOCONSTRUCTION@GMAIL.COM</u>	Cell Phone: <u>360.510.9346</u>	Office Phone: <u>-</u>

Bank or Loan Agency: <u>-</u>		
Valuation of Structure: \$ <u>950K</u>	Square Footage: <u>5010 SQFT</u>	
Use: (Circle) <u>Permanent Residence</u>	Vacation/Weekend	Rental
Variance Request (Circle):	Yes	No
	If Yes, must attach Variance Request form	

The following items must be submitted at time of application:

- SVCA Construction Application and Checklist (**must be signed by property owner**).
- Application fee (per AC Policies 14.8.8).
- Copy of survey by a licensed surveyor including topography, trees, and square footage.
- Two (2) sets of construction plans (including floor plan, elevations, and finished grade).
- Two (2) copies of site plan @ 1"=10' scale (see AC Policies Appendix I for sample)
- Two (2) copies of landscaping plan @ 1"=10' scale
- Driveway cross-section, showing road edge to garage slab
- One (1) copy of specification sheet including paint chips, roof color, and lighting sample
- Proof of insurance (see Item 10 above)
- One (1) copy of water/sewer availability
- Property and building corners must be staked and strung
- ALL trees requested for removal must be clearly ribboned and indicated on site plan.
- Written application for variance, if any
- Refundable Completion Deposit (due during permit meeting per AC Policies section 14.8.8)



I agree to construct and maintain the above described single family dwelling in accordance with the plans and specifications submitted as the same may be approved by the ACC and further agree not to allow said single family dwelling to be used as a multiple family dwelling or duplex or to be used in any way which violates the Restrictive Covenants, Rules, and Regulations or Architectural Control Committee Policies.

I hereby acknowledge that the ACC, according to the Restrictive Covenants, is in no way responsible for any defects, of whatever nature, in the plans and specifications submitted. I agree to undertake full responsibility to accurately ascertain the lot lines delineating the boundaries of my property. I understand that the ACC in approving my plans and specifications, including site plan, is in no way warranting or representing the actual location of the lot lines delineating the boundaries of my property. I also understand that an infringement onto adjoining properties due to lot clearing or excavation shall be rectified prior to the framing of the structure.

Application

Submitted by (Print): Vitaliy Pikalov

Circle One:  Owner      Contractor      Other Representative

Signature of Owner(s):

Printed Name of Owner: Vitaliy Pikalov      Date 7 / 15 / 25



November 4, 2024

Vitaliy & Lidiya Pikalov  
932 Northshore Ln  
Bellingham WA 98226  
Via Email: vitalka240@yahoo.com

RE: 32 Longshore Ln 21-025 Construction Completion

Dear Vitaliy & Lidiya Pikalov,

It is in everyone's best interest to complete the already-built construction at 32 Longshore Ln. Resuming the construction at this property will follow a slightly different process from new construction. The following is a basic flow of how we will proceed:

- The previously started construction project at 32 Longshore Ln is considered closed, and the deposit is forfeited.
- Previous fines associated with this project will be forgiven.
- No further work may be done at the property until the project is approved by the Architectural Control Committee (ACC).
- The builder will submit a New Construction Checklist & Application to the AC Inspector.
- The builder will submit As-Built plans for review by the AC Inspector.
- The AC Inspector will inspect the property to ensure consistency with the submitted plans.
- The builder and the AC Inspector will meet for the New Construction Submittal Meeting, and the builder will pay the \$7,000 Application/Permit Fee.
- The plans will be submitted to and reviewed by the ACC.
- After the plans are approved by the ACC, the builder and the AC Inspector will meet for the Pre-Construction Compliance Review Meeting, and the builder will pay the \$20,000 Refundable Completion Deposit.
- The builder and the AC Inspector will agree on a Re-Start Date for the project.
- The builder will complete the project within 12 months of the Re-Start Date.

If you have any questions, please contact the SVCA office at 360.734.6430.

Best Regards,

Jo Anne Jensen  
General Manager  
360-734-6430 x321  
jjensen@suddenvalley.com



### SPECIFICATION SHEET

Street Address: <u>32 Longshore Ln</u>	Div/Lot: <u>21/25</u>
Owner(s)/Contractor Name(s): <u>Vitaly Pikalov</u>	

Siding Type: <u>Hardi / wood</u>
Trim Type: <u>metal / hardi</u>
Gable Type: <u>NA</u>
Roof Type: <u>TPO - LIGHT GRAY</u>
Lighting Type: <u>RECESSED LED</u>
Retaining Wall Materials: <u>CONCRETE - PAINTED WITH EPOXY PAINT / WOOD</u>
Other Finish Materials:

### Samples

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
(ALREADY PAINTED) <u>URBANE BRONZE</u> <u>SW 7048</u>  <u>WHITE</u>  <u>WOOD TRG</u> <u>STAINED WALNUT</u>	<u>HOUSE COLORS /</u> <u>BLACK</u>	Garage Door: <u>BLACK / GLASS</u>  Front Door: <u>BLACK / GLASS</u>  Other (Specify Locations):
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
(ALREADY INSTALLED) <u>LIGHT GRAY</u> <u>TPO</u>	<u>CONCRETE WALLS</u> <u>WILL BE PAINTED</u> <u>TO MATCH HOUSE</u> <u>WITH EPOXY PAINT</u> <u>OR COVERED</u> <u>WITH WOOD SIDING</u>	<u>RECESSED</u> <u>LIGHTS</u>  <u>NO SCONSES</u> <u>OR</u> <u>WALL LIGHT</u>

ACC Inspector Report 32 Longshore Ln

Lot size: 6,554

Property coverage: 47.7%

Open Space: 50%

Front setback: 22'

Rear setback: 10'

Side setback: 9'2"

Side setback: 5'

Driveway grade: 10.3%

ACC Inspector Notes

Culvert does not meet ACC guidelines. Previous inspector gave it a green light. For the current approval process though, a variance has been filed.

Side setback is approved under previous ACC guidelines.

Open space qualifies, property coverage does not. Variance filed.

**APPENDIX J**  
**Owners' and Contractors' Checklist**

**Site Plan Including Landscape Details**

**All Plans to Include the Following Information Legend**

Prepared By: Phone Numbers: Veniamin Yelfinov ~~202 453 7708~~

Owners Name: Veniamin & Mariana Yelfinov

Site Address including Tax Parcel; Lot/Division:

32 Longshem Drive, Bellingham, WA  
370405.128186

Lot Area Sq. Footage 6,502 SF

House Footprint Sq. Footage Vertical Height  
5010 SF

Living Area Sq. Footage Garage Areas Sq.

5010 SF / 627 SF

Footage Total Impervious Surface 2980 SF

Driveway and Sidewalk Sq. Footage Driveway Slope  
502 SF

Percentage 45.83%

Deck Sq. Footage Open Space

Percentage Defined Setbacks

Elevation Landmarks

House & Roof Colors; Lights

Detailed Landscape Plan to Include Tree Removal/Replanting Whatcom County

Planning Review

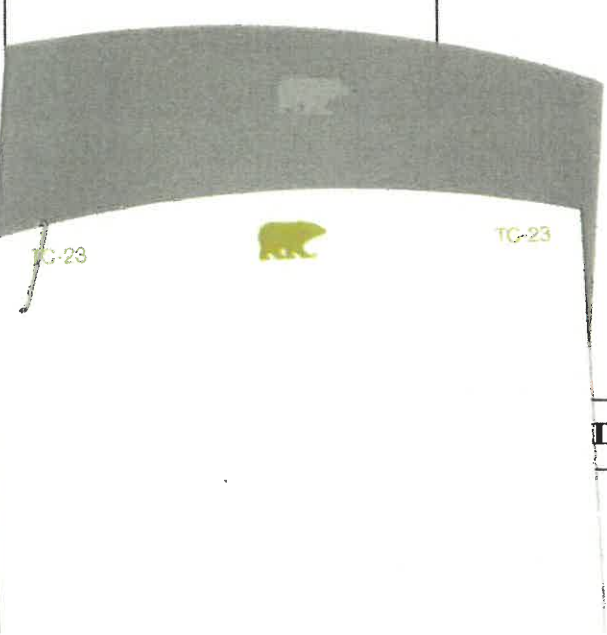

# Specification Sheet

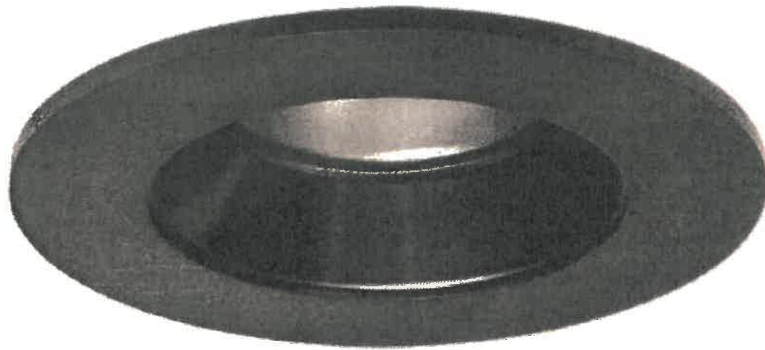
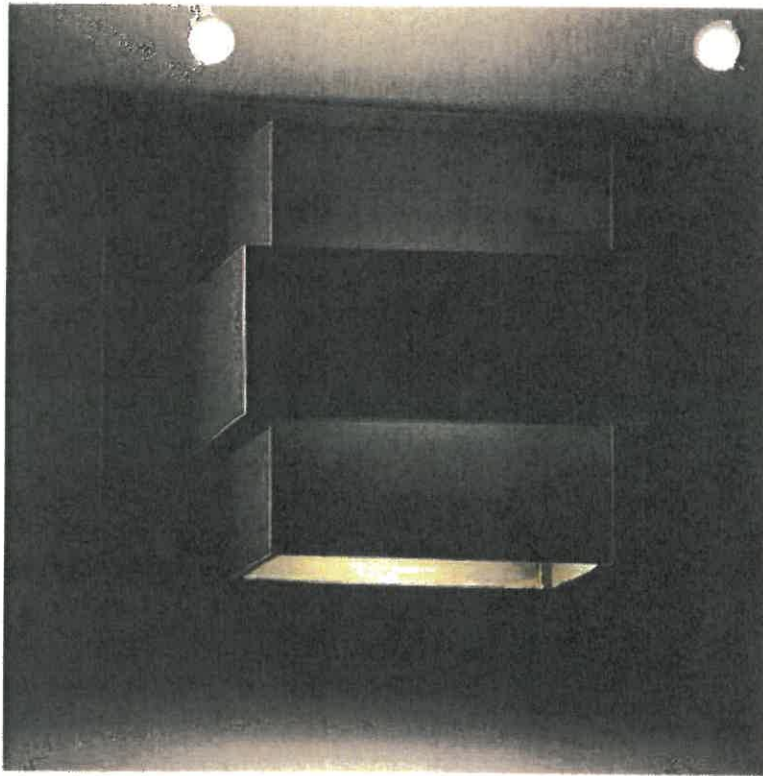
Item 6  
Pg 7 of 24

Street Address: 32 Longshore Bellingham, WA 98229 Div 21 Lot 25  
 Owner/Contractor: Veniamin Yelkimer

Siding Type: Reveal System  
 Trim Type: Easy Trim  
 Gable Type: NO  
 Roof Type: Flat Roof / TPO  
 Lighting Type: Can lights, Wall Mount  
 Retaining Wall Materials: \_\_\_\_\_  
 Other Finish Materials: Stone, Long board

### Samples

SIDING COLOR	TRIM COLOR	ACCENT
		
	<b>RETAINING WALL SAMPLE</b>	<b>LIGHTING SAMPLE</b>
		



# Shore House Residence

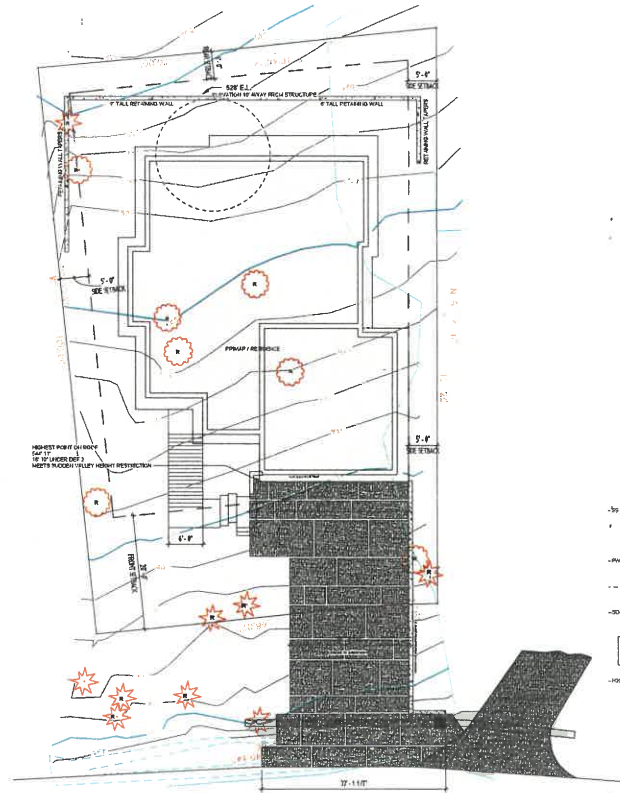
32 Longshore Ln, Bellingham WA 98229

### LAND USE INFORMATION

#### LEGAL DESCRIPTION:

Lot 35, Plat of Rudden Valley, Division No. 21, according to the plat thereof, recorded in Volume 11 of Plats, pages 42 through 44, inclusive, records of Whatcom County, Washington.

LOT SIZE:	8502 SF
IMPERVIOUS SURFACES:	
EXISTING:	= 0 SF
PROPOSED NEW:	
HOUSE INCLUDING EYES	= 2539 SF
DECKS	= 6 SF
FRONT STEPS AND PORCH	= 154 SF
CONCRETE DRIVEWAY	= 549 SF
PARKING AREA	= 8 SF
DRIVEWAY IN ROW	= 659 SF
TOTAL IMPERVIOUS SURFACES	= 3242.0 SF
PERCENT IMPERVIOUS	= 49.9%
PRINCIPAL BUILDING FOOTPRINT	
INCLUDE OF EYES	= 2511 SF
PROPERTY COVERAGE PERCENT	= 38.6%



- LEGEND**
- FOUND REBAR/CAP AS NOTED
  - SET WOOD JUB & LATH
  - H FIRE HYDRANT
  - WV WATER VALVE
  - SSM SANITARY SEWER MANHOLE
  - SEWER MAIN LINE
  - ☀ TREE LABELED W/ INCH DIA. & SPECIES (C=CEDAR, F=FER, H=HEMLOCK, M=MAPLE)
  - EDGE OF PAVEMENT
  - DITCH/DRAINAGE CENTERLINE
  - P POWER VAULT
  - X MISC. UTILITY AS NOTED
  - SEWER LINE
  - S.S.C.O. SANITARY SEWER CLEAN OUT
  - POWER LINE
  - COMMUNICATION CABLES
  - STORMWATER DRAIN
  - STST STORMWATER TREATMENT TRENCH
  - WATER LINE

Item 6  
Pg 9 of 24

**Customer:**  
Vitaliy Pikelov

**Phone:**  
(360) 201-3498

**Email:**  
vitaly21@gmail.com

**Designed by:**  
CTM DESIGNS

**Email:**  
CTMDESIGN@GMAIL.COM

**Date:**  
05/15/25

**SITEPLAN**

1" = 10'-0"

**Shore House Residence**  
Tax Parcel: 370402828184000  
Project Address: 32 Longshore Ln, Bellingham WA 98229 LOT 25 DIV 21

Page: **C102**  
SITEPLAN

**Customer:**  
Vitaliy Pitkalov

**Phone:**  
(340) 201-3498

**Email:**  
vshub210@gmail.com

**Designed by:**  
CTM DESIGNS

**Email:**  
markctmdesign@gmail.com

**Date:**  
10/03/25

**MAIN FLOOR PLAN**

1/4" = 1'-0"

**Shorehouse Residence**  
Tax Parcel: 37046812864000  
LOT 25 DIV 21

**Page:**

**A500**  
MAIN FLOOR PLAN

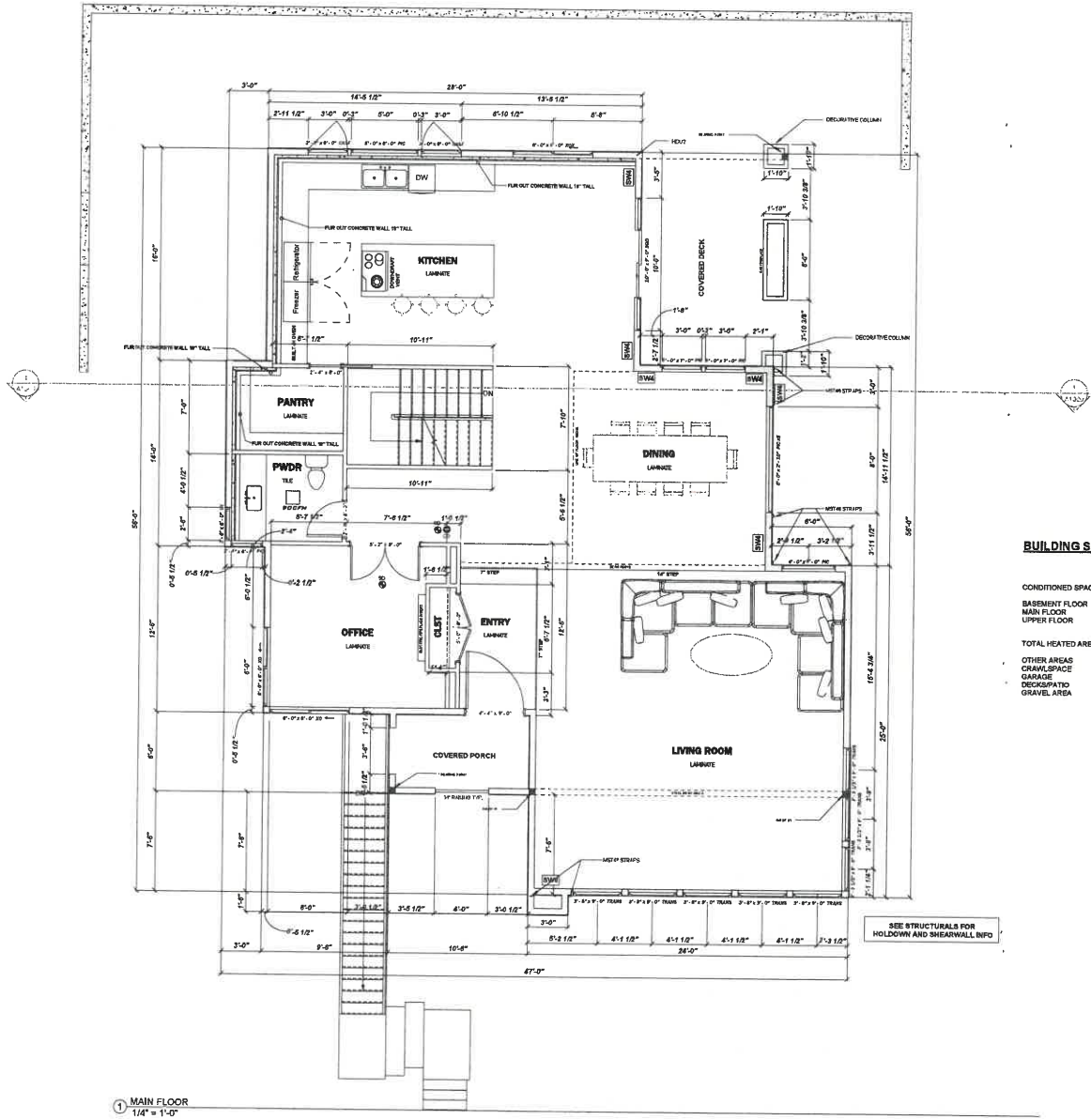
Item **6**  
Pg 10 of 24

**WSEC 2015**

- MEDIUM DWELLING UNIT REQUIRING 3.5 CREDITS
- HIGH EFFICIENCY HVAC EQUIPMENT OPTION (2a) = 1.0 CREDITS
  - ELECTRIC HEATING WITH MIN. COP OF 8.0
  - EFFICIENT BUILDING ENVELOPE ENERGY OPTION (1a) VERTICAL PEN. 28 & FLOORS R-38 = 0.5 CREDITS
  - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION ENERGY OPTION (2a) REDUCE AIR LEAKAGE TO 3 CPH = 0.5 CREDITS
  - EFFICIENT WATER HEATING OPTIONS OPTION (5) GAS OR PROPANE WATER HEATER WITH MIN. EF OF .91 = 1.5 CREDITS
  - TOTAL OF ABOVE OPTIONS = 3.5 CREDITS

- ☼** = SMOKE DETECTOR/CARBON MONOXIDE ALARMS THESE UNITS ARE TO BE HARD WIRED INTO BUILDING ELECTRICAL SYSTEM AND MUST BE INTER-CONNECTED (WIRED TOGETHER SO WHEN 1 GOES OFF, ALL GO OFF) THE USE OF COMBINATION UNITS IS ACCEPTABLE (SECTION R314.5.2015 IRC) PROVIDED THE UNITS THEMSELVES MEET OR EXCEED THE REQUIREMENTS SET FORTH IN THE 2015 IRC SECTION R314.4.R315 AND ANY ADDITIONAL REQUIREMENTS IN THE MECHANICAL CODES
- E** = A WINDOW OR GLASS DOOR THAT IS REQUIRED TO MEET EGRESS, MUST MEET THE REQUIREMENTS OF SECTION R310.2015 IRC
- T** = A WINDOW OR GLASS DOOR THAT IS REQUIRED TO BE TEMPERED GLASS OR SAFETY GLASS PER SECTION R305.2015 IRC CODE BOOK
- EXHAUST FAN** = 114 CUBIC FEET PER MINUTE EXHAUST FAN WHOSE HOUSE FAN WITH TIMER CAPABLE OF CONTINUOUS OPERATION VENTED TO EXTERIOR OF BUILDING USING HARD PIPE WITH SEALED CONNECTIONS. USE AIRKING MODELS AK150LS OR SIMILAR ALL MECHANICAL TO BE DONE TO 2015 IRC MECH. SPECIFICATIONS
- MECH.** = 80 CUBIC FEET PER MINUTE OF AIR FLOW EXHAUST FAN DUCTED TO EXTERIOR USING HARD PIPE AND SEALED CONNECTIONS

- TOB = TOP OF BEAM
- SOB = BOTTOM OF BEAM
- TOJ = TOP OF JOIST
- BOJ = BOTTOM OF JOIST



**BUILDING SIZE**

CONDITIONED SPACE	
BASEMENT FLOOR	700 SF
MAIN FLOOR	1814 SF
UPPER FLOOR	1628 SF
<b>TOTAL HEATED AREA</b>	<b>4142 SF</b>

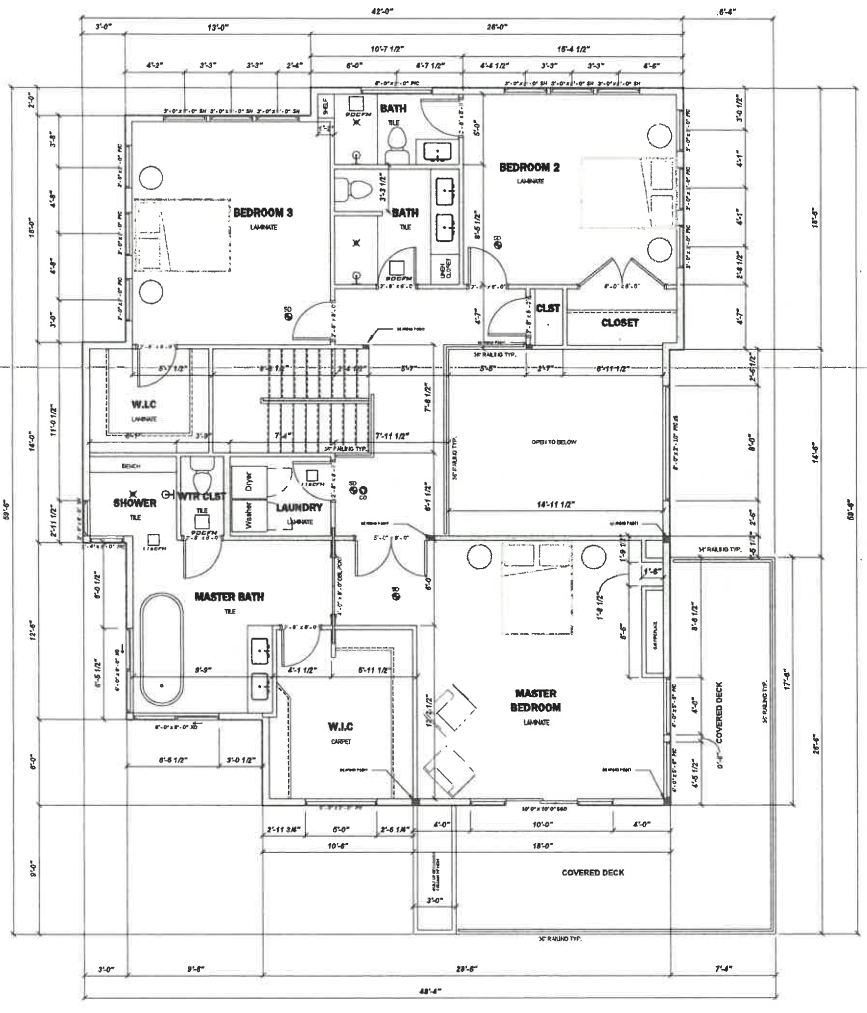
OTHER AREAS	
CRACKSPACE	0 SF
GARAGE	840 SF
DECK/PATIO	328 SF
GRAVEL AREA	0 SF

1 MAIN FLOOR  
1/4" = 1'-0"

**WSEC 2015**

- MEDIUM DWELLING UNIT REQUIRING 3.5 CREDITS
- HIGH EFFICIENCY HVAC EQUIPMENT OPTION (2b) ELECTRIC HEATPUMP WITH MIN. HSPF OF 9.0 = 1.0 CREDITS
  - EFFICIENT BUILDING ENVELOPE ENERGY OPTION (1a) VERTICAL FEN. 28 & FLOORS R-38 = 0.5 CREDITS
  - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION ENERGY OPTION (2a) REDUCE AIR LEAKAGE TO 3 CPH = 0.5 CREDITS
  - EFFICIENT WATER HEATING OPTIONS OPTION (6b) GAS OR PROPANE WATER HEATER WITH MIN EF OF .81 = 1.5 CREDITS
  - TOTAL OF ABOVE OPTIONS = 3.5 CREDITS

- Ⓢ = SMOKE DETECTOR/CARBON MONOXIDE ALARMS THESE UNITS ARE TO BE HARD WIRED INTO BUILDING ELECTRICAL SYSTEM AND MUST BE INTER-CONNECTED W/IRING TOGETHER, WHEN 1 GOOD OPT. ALL GO OFF THE USE OF COMBINATION UNITS IS ACCEPTABLE (SECTION R314.5 2015 IRC) PROVIDED THE UNITS THEMSELVES MEET OR EXCEED THE REQUIREMENTS SET FORTH IN THE 2015 IRC SECTION R314 & R315 AND ANY ADDITIONAL REQUIREMENTS IN THE MECHANICAL CODES
  - ⓔ = A WINDOW OR GLASS DOOR THAT IS REQUIRED TO MEET EGRESS, MUST MEET THE REQUIREMENTS OF SECTION R610 2015 IRC
  - Ⓣ = A WINDOW OR GLASS DOOR THAT IS REQUIRED TO BE TEMPERED GLASS OR SAFETY GLASS PER SECTION R608 2015 IRC CODE BOOK
  - Ⓛ = 115 CUBIC FEET PER MINUTE EXHAUST FAN WHOLE HOUSE FAN WITH TIMER CAPABLE OF CONTINUOUS OPERATION VENTED TO EXTERIOR OF BUILDING USING HARD PIPE WITH SEALED CONNECTIONS. USE AIRING MODELS ACTIVE OR SIMILAR
  - Ⓜ = 80 CUBIC FEET PER MINUTE OF AIR FLOW EXHAUST FAN DUCTED TO EXTERIOR USING HARD PIPE AND SEALED CONNECTIONS
- TOB = TOP OF BEAM  
BOB = BOTTOM OF BEAM  
TOJ = TOP OF JOIST  
BOJ = BOTTOM OF JOIST



1 UPPER FLOOR PLAN  
1/4" = 1'-0"

**BUILDING SIZE**

CONDITIONED SPACE	
BASEMENT FLOOR	700 SF
MAIN FLOOR	1372 SF
UPPER FLOOR	1828 SF
<b>TOTAL HEATED AREA</b>	<b>3700 SF</b>
OTHER AREAS	
CRAWLSPACE	.0 SF
GARAGE	640 SF
DECK/PATIO	138 SF
GRAVEL AREA	0 SF

SEE STRUCTURALS FOR HOLDDOWN AND SHEARWALL INFO

Item *6*  
Pg 11 of 24

Customer:  
Vitaliy Pitkalov  
Phone:  
(360) 201-3698  
Email:  
vlp@x2140@gmail.com

Designed by:  
CTM DESIGNS  
Email:  
mark.ctmdesign@gmail.com

Date:  
10/03/25

**UPPER FLOOR PLAN**  
1/4" = 1'-0"

**Shorehouse Residence**  
Project Address:  
32 Longshore Ln, Bellingham WA 98225  
Tax Parcel: 3704091281840000  
LOT 25 DIV 21

Page:  
**A700**  
UPPER FLOOR PLAN



① FRONT ELEVATION  
1/4" = 1'-0"

Item 6  
Pg 12 of 24

**Customer:**  
Vitaliy Pikalov

**Phone:**  
(340) 201-3698

**Email:**  
Vikar24@gmail.com

**Designed by:**  
CTM DESIGNS

**Email:**  
markctmdesign@gmail.com

**Date:**  
10/03/25

**FRONT ELEVATION**

1/4" = 1'-0"

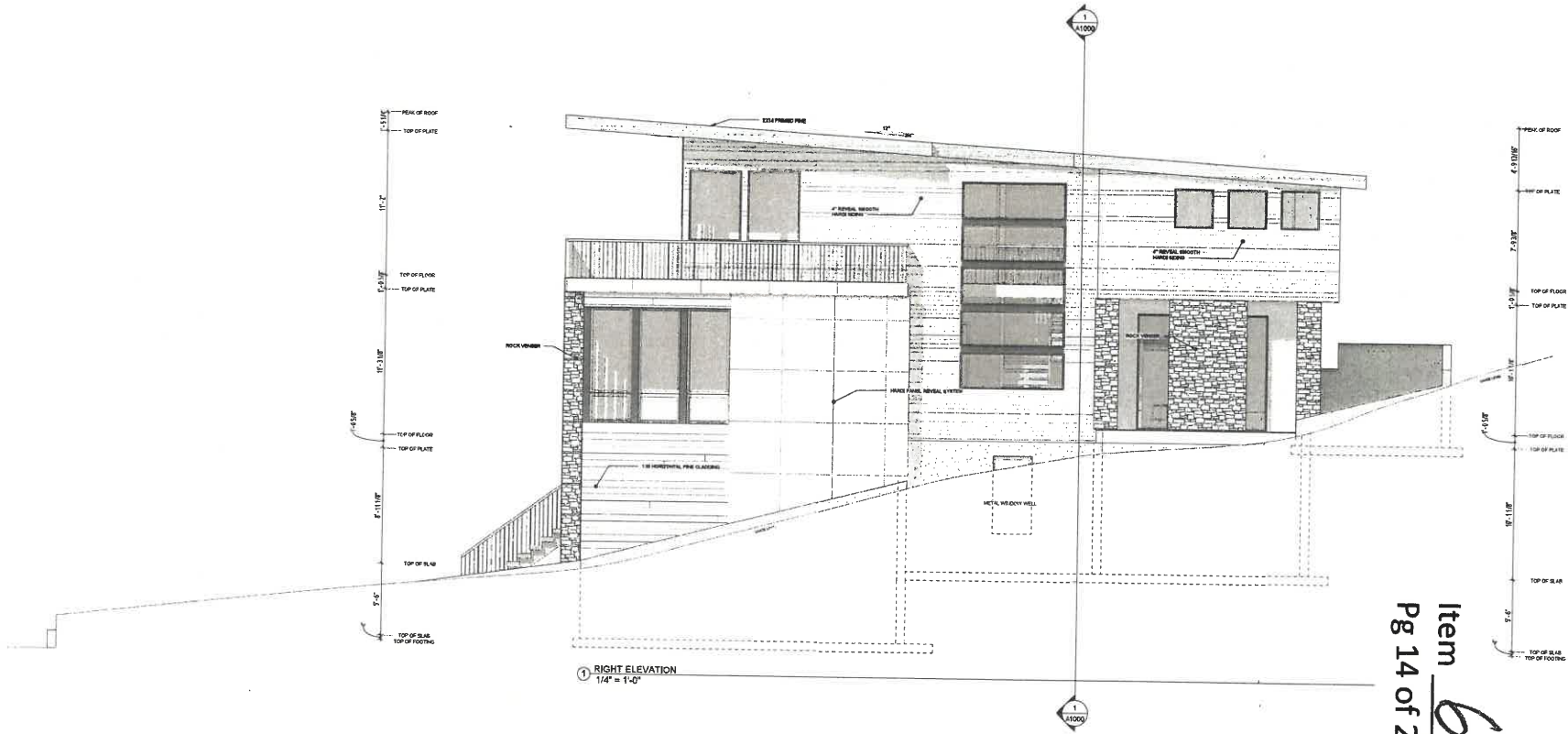
**Shorehouse Residence**  
Tax Parcel: 37044512846000  
LOT 25 DIV 21

**Project Address:**  
32 Longshore Ln, Bellingham WA 98229

Page:

**A800**  
FRONT  
ELEVATION





1 RIGHT ELEVATION  
1/4" = 1'-0"

Item 6  
Pg 14 of 24

Customer:  
Vitaliy Pikelov  
Phone:  
(360) 201-2698  
Email:  
vika24@gmail.com

Designed by:  
CTM DESIGNS  
Email:  
mark.ctmdesign@gmail.com

Date:  
10/03/25

RIGHT ELEVATION

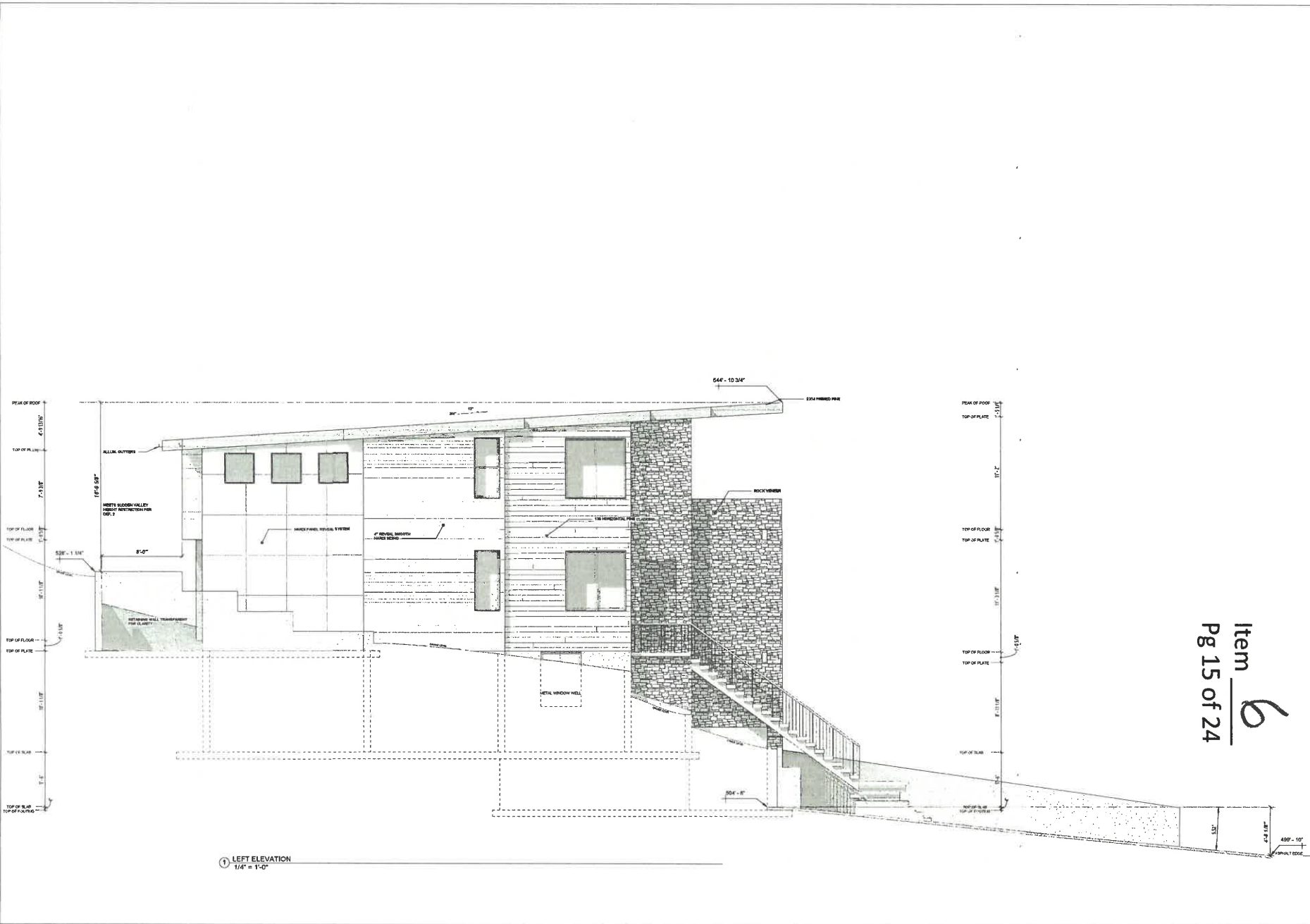
1/4" = 1'-0"

Shorehouse Residence

Project Address:  
32 Longshore Ln, Bellingham WA 98229  
LOT 22 DW 21

Page:

A802  
RIGHT  
ELEVATION



1 LEFT ELEVATION  
1/4" = 1'-0"

Item 6  
Pg 15 of 24

Customer:  
Vitaliy Pikatov  
Phone:  
(360) 201-3698  
Email:  
vitaika240@gmail.com

Designed by:  
CTM DESIGNS  
Email:  
mark.ctmdesign@gmail.com

Date:  
10/03/25

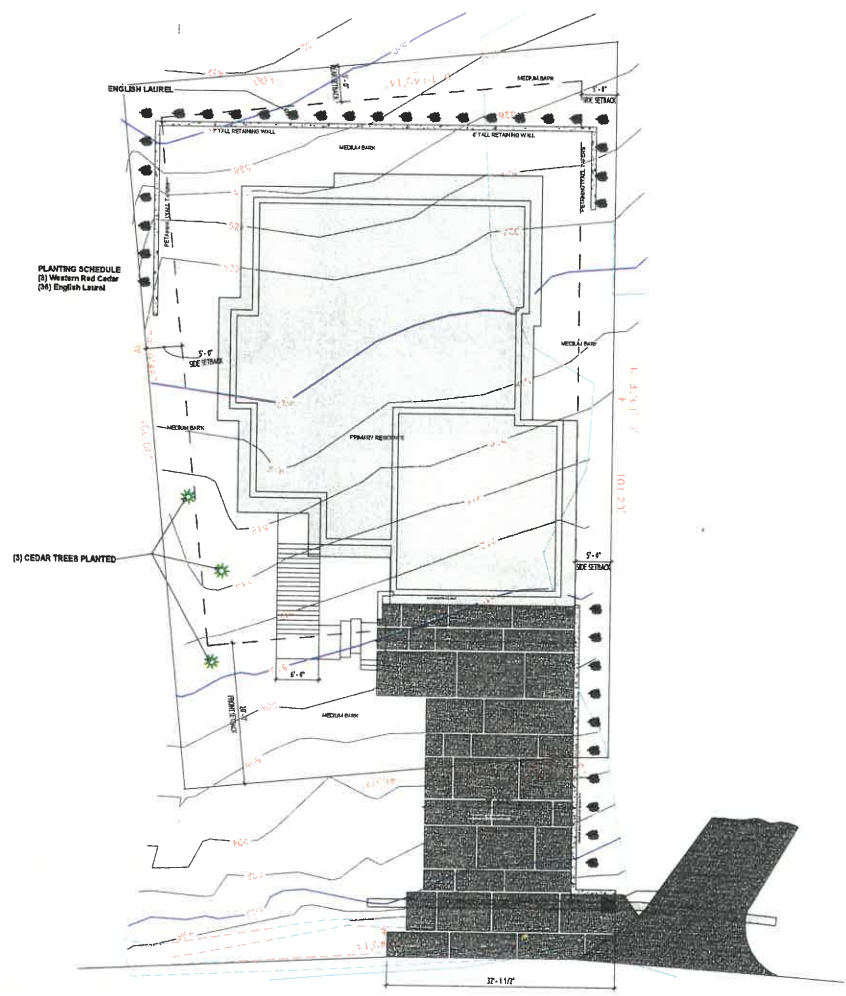
LEFT ELEVATION

1/4" = 1'-0"

Shorehouse Residence  
Project Address:  
32 Longshore Ln, Bellingham, WA 98229  
Tax Parcel: 37040928184000  
LOT 25 DIV 21

Page:

A803  
LEFT ELEVATION



PLANTING SCHEDULE  
 (S) Western Red Cedar  
 (H) English Laurel

(3) CEDAR TREES PLANTED

Item 6  
 Pg 16 of 24

**Customer:**  
 Vitaliy Pikelov  
**Phone:**  
 (360) 201-3698  
**Email:**  
 vitaliy24@gmail.com

**Designed by:**  
 CTM DESIGNS  
**Email:**  
 CTMDESIGN@GMAIL.COM

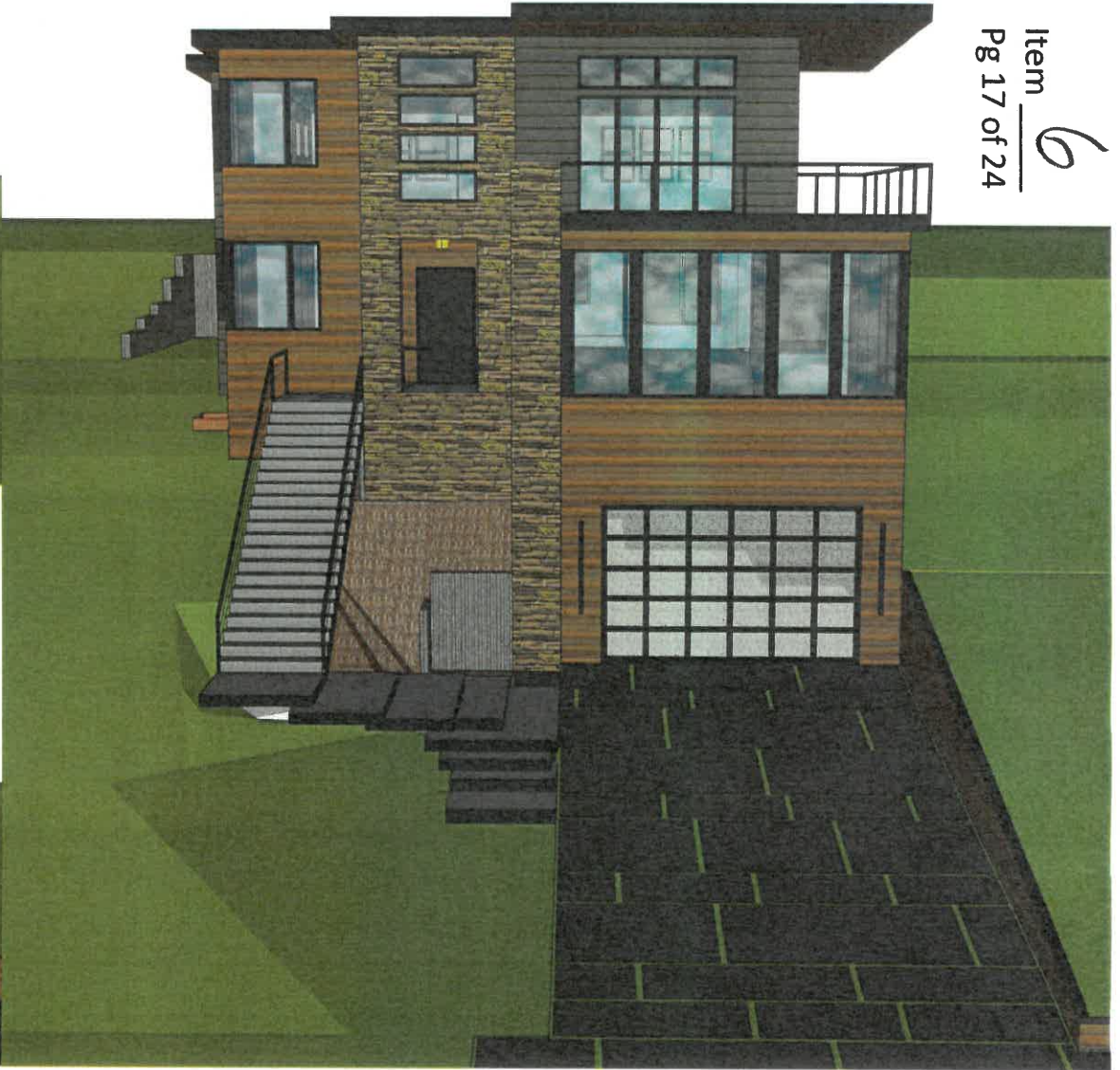
**Date:**  
 05/15/25

# LANDSCAPING PLAN

1/8" = 1'-0"

**Shore House Residence**  
 Project Address:  
 32 Longshore Ln, Shelton WA 98584  
 Total Parcel: 37646518186000  
 LOT 25 DIV 2I

**C105**  
 LANDSCAPING PLAN



**CLIENT**  
Vitaliy Pikalov  
360.201.3698

**PROJECT**  
32 Longshore Drive  
Bellingham, WA 98229

**DRAWN BY**  
K.V.A.  
BERMUDA LLC

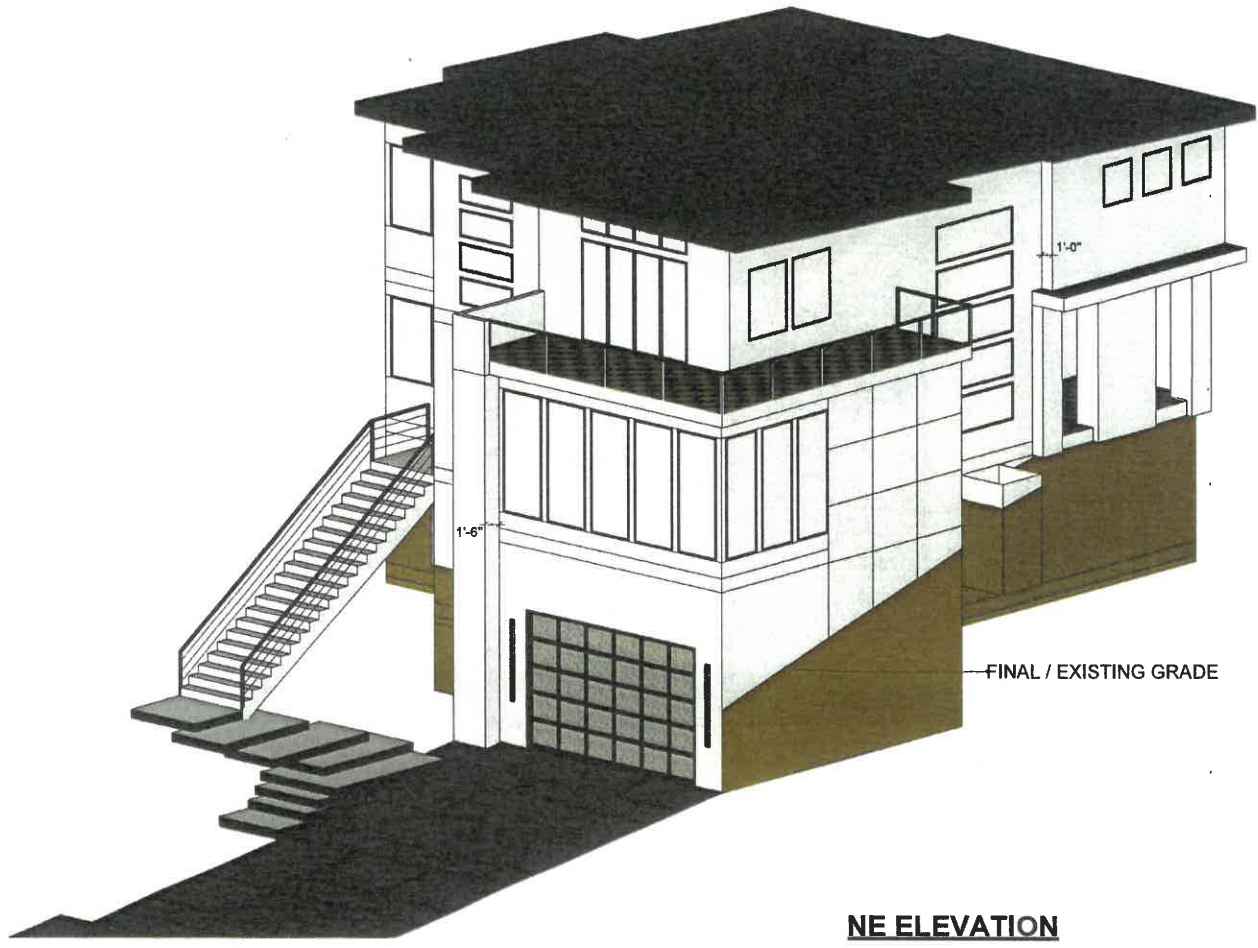
**DESCRIPTION**  
COVER PAGE



**EAST ELEVATION  
FRONT**

Item 6  
Pg 18 of 24

<b>01</b>	<b>a</b>	<b>DRAWN BY</b> K.V.A. <b>SCALE:</b> 1/4"=1' <b>DESCRIPTION</b> Sheet Description	<b>PROJECT</b> 32 L. Stephens Drive Bellingham, WA 98225	<b>ISSUE</b> 04.02.25	<b>CLIENT</b> VITALY PIKALOV 360.201.3698	<b>COMPANY NAME</b> BERKUDA, LLC 360.220.5737
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**NE ELEVATION**

Item 6  
Pg 19 of 24

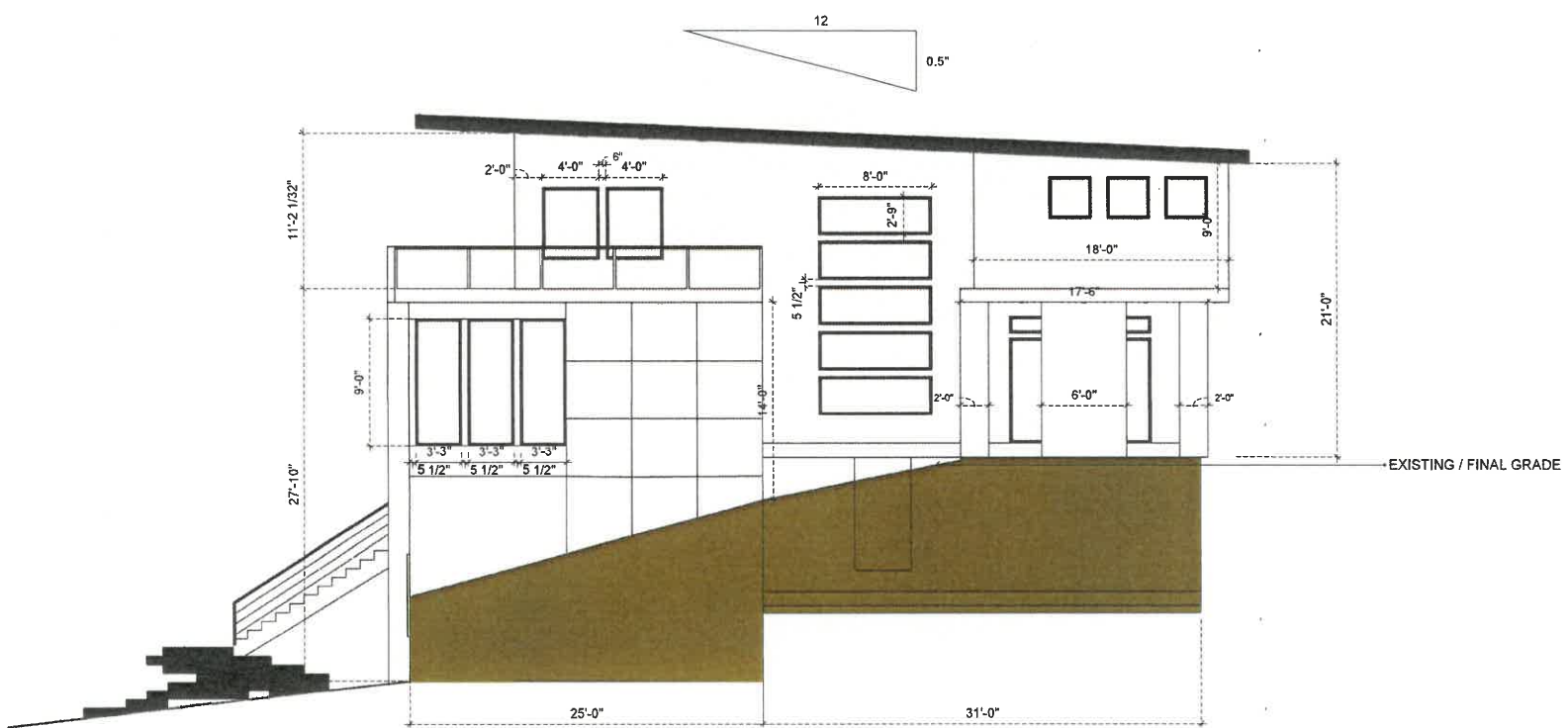
<p><b>COMPANY NAME</b> BERNARD LLC BLAINE WA 360.220.5737</p>	<p><b>CLIENT</b> VITALITY PIKALOV 360.201.3698</p>	<p><b>ISSUE</b> 04.02.25</p>	<p><b>PROJECT</b> 2 BELLINGHAM, WA 98225</p>	<p><b>DRAWN BY</b> SCALE: 1/4"=1'</p>	<p><b>a</b> 02</p>
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**SE ELEVATION**

Item 6  
Pg 20 of 24

<p><b>03</b></p>	<p><b>DRAWN BY</b> KVA <b>SCALE: 1/4"=1'-0"</b></p>	<p><b>PROJECT</b> Lynch Road Drive Bellevue, WA 98005</p>	<p><b>ISSUE</b> 04.02.25</p>	<p><b>CLIENT</b> VITALITY FIKALOV 360.201.3698</p>	<p><b>COMPANY NAME</b> BERMUDA LLC 360.201.3737</p>
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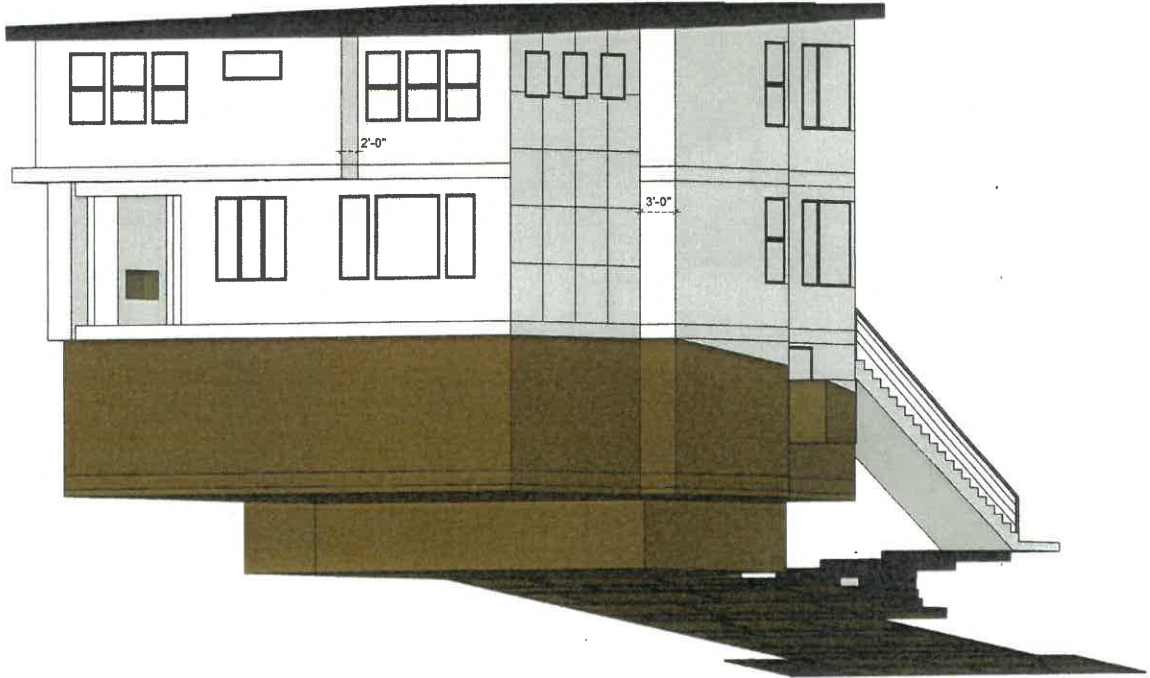
**NORTH ELEVATION**  
RIGHT

Item 6  
Pg 21 of 24

DRAWN BY K.V.A. SCALE: 1/4"=1'	PROJECT 32 Longshore Drive BELLINGHAM, WA 98225	ISSUE 04.02.25	CLIENT VITALIY PIKALOV 360.201.3658	COMPANY NAME BERMUDA LLC BLAINE WA 360.220.5737
--------------------------------------	--	-------------------	---	--



Item 6  
Pg 23 of 24



**SW ELEVATION**

**COMPANY NAME**  
BERMUDA LLC  
BELLEVUE, WA  
360.220.5737

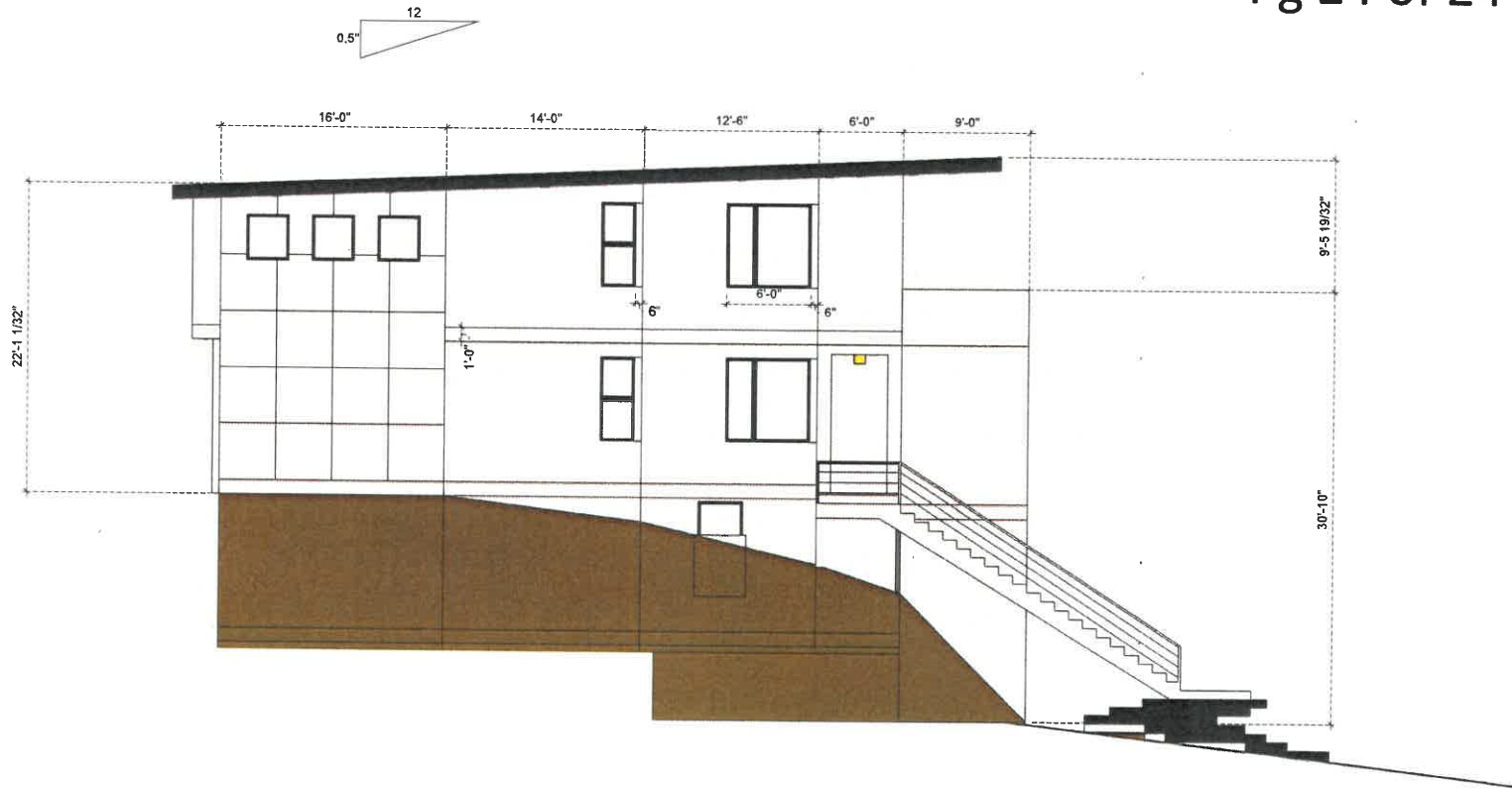
**CLIENT**  
VITALITY PIKALOV  
360.201.3698

**ISSUE**  
04.02.25

**PROJECT**  
32 Longshore Drive  
BELLINGHAM, WA  
98225

**DRAWN BY**  
K.V.A.  
**SCALE: 1/4"=1'**

Item 6  
Pg 24 of 24



**SOUTH ELEVATION**  
**LEFT**

**COMPANY NAME**  
K.A.A. LLC  
BELLINGHAM, WA  
360.220.5737

**CLIENT**  
VITALITY FICALOV  
360.201.3698

**ISSUE**  
04.02.25

**PROJECT**  
32 Longshore Drive  
BELLINGHAM, WA  
98225

**DRAWN BY**  
K.A.A.  
**SCALE:** 1/4"=1'

**a**

**07**

Rec'd 03/24/2026  
8:48 PM

# Sudden Valley Community Association Variance Request

Item 7  
Pg 1 of 2  
G1

Street Address: 32 Longshore Ln Bellingham WA 98229 Div 21 Lot 25  
Owner: Shonchong LLC  
Mailing Address: 932 Norwether Bellingham WA 98226  
Phone: ~~610-301-2178~~ Email: ~~shonchong@shonchong.com~~

Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.

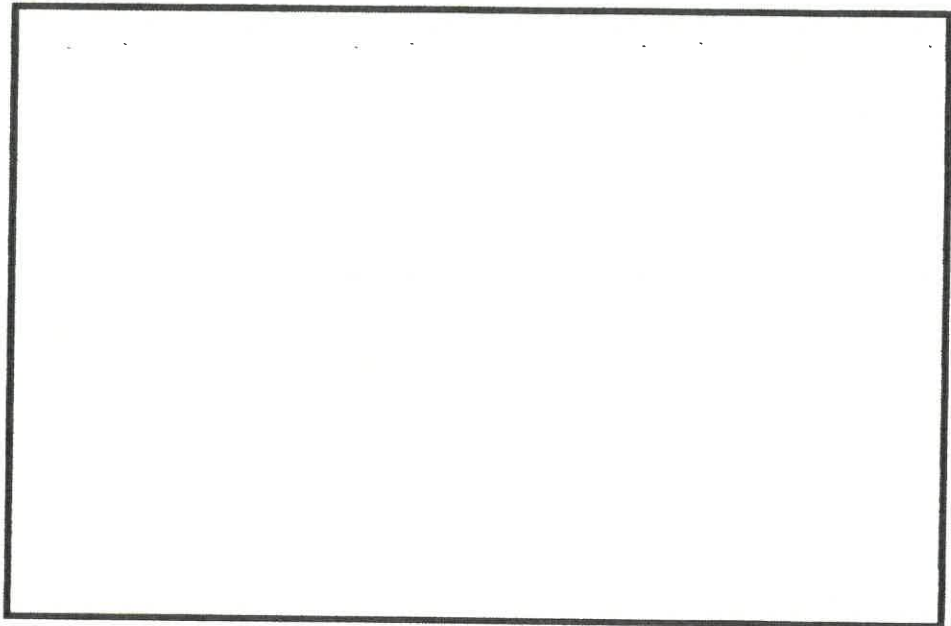
**Requested for:**

- New construction
- Existing home
- Other

**The variance would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Tree/Vegetation removal
- Setbacks to property line
- Interior living space
- Structure height

**Please refer to ACC  
Guideline 14.8.12 for  
more information.**



Give a full description of the request and need for the variance: \_\_\_\_\_

Driveway installed over culvert with less than 1' depth

Receive written permission from SVCA - Joel Carter via

email on 12/23/21 - copy attached

**This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.**

Owner Signature: 

Date: 3.20.26

AC Staff Comments: \_\_\_\_\_

32 Longshore Drivewat

Item 7  
Pg 2 of 2

From: Joel Carter (joel.carter@suddenvalley.com)

To: vitalka240@yahoo.com

Date: Thursday, December 23, 2021 at 03:22 PM PST

Hi Vitaliy,

After consulting with Darin and George, they've decided to best leave the driveway and culvert as-is, so you're good to go on finishing the pour.

-Joel

Rec'd 03/24/2026  
8:48 PM

# Sudden Valley Community Association Variance Request

Item 8  
Pg 1 of 1  
G1

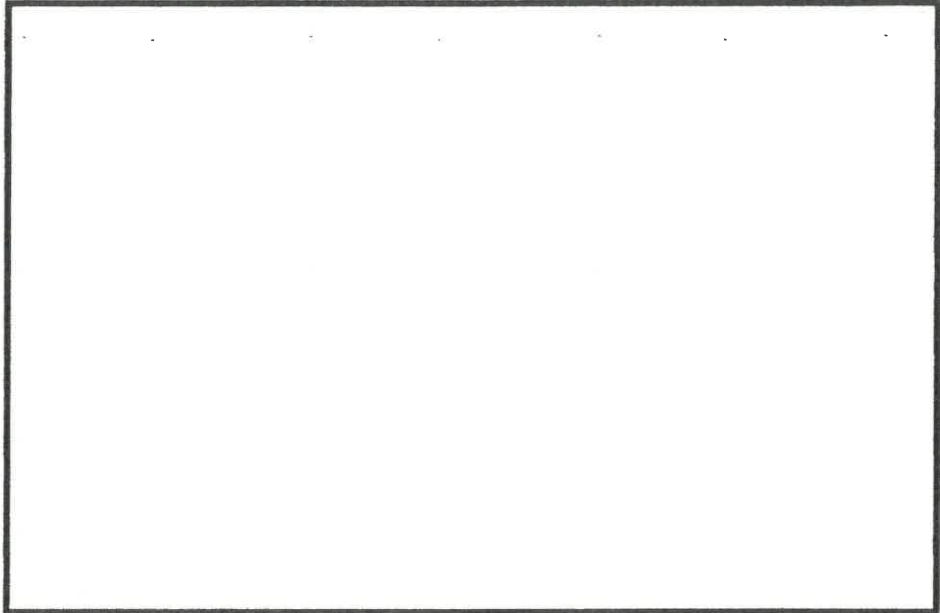
Street Address: 32 longshore ln Bellingham WA 98229 Div 21 Lot 25  
Owner: showhouse LLC  
Mailing Address: 932 Northshore dr Bellingham WA 98226  
Phone: ~~360-201-3670~~ Email: ~~ash@bham210.com~~

Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.

- Requested for:**  
 New construction  
 Existing home  
 Other

- The variance would affect:**  
 Exterior appearance  
 Drainage/Erosion control  
 Open space & Lot coverage  
 Tree/Vegetation removal  
 Setbacks to property line  
 Interior living space  
 Structure height

Please refer to ACC  
Guideline 14.8.12 for  
more information.



Give a full description of the request and need for the variance: \_\_\_\_\_

Property coverage exceeds the 35% allowed by SV  
- current total coverage is 38.6%

- impervious is 49.9% - does not exceed the 50% allowed  
by SV

**This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.**

Owner Signature: [Signature] Date: 3.20.26

AC Staff Comments: \_\_\_\_\_

RECEIVED

MAR 18 2026

Sudden Valley Community Association

Tree/Vegetation Trimming and/or Removal Request

Item 9  
Pg 1 of 1  
G1

Street Address: 124 Windward Drive Div 23 Lot 064  
Owner: James and Reagan Haines  
Mailing Address: 124 Windward Drive Bellingham WA 98229  
Phone: [redacted] Email: [redacted]

All trees must be clearly flagged (no spray paint) before applying.

Requests will not be considered if flagging is missing OR if street address isn't clearly displayed on residence.

IMPORTANT NOTE: Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged without ACC permission. This includes the pruning of dead branches and those branches that are 6" or less in diameter. Removal of those branches may not exceed 30% of the foliage density of an individual specimen. Small trees, branches and vegetation 10" or less in diameter and within 10' of a residential structure may be removed without ACC approval.

\*\* Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. \*\*

3 Number of trees/shrubs  
X # Removal # Limbing

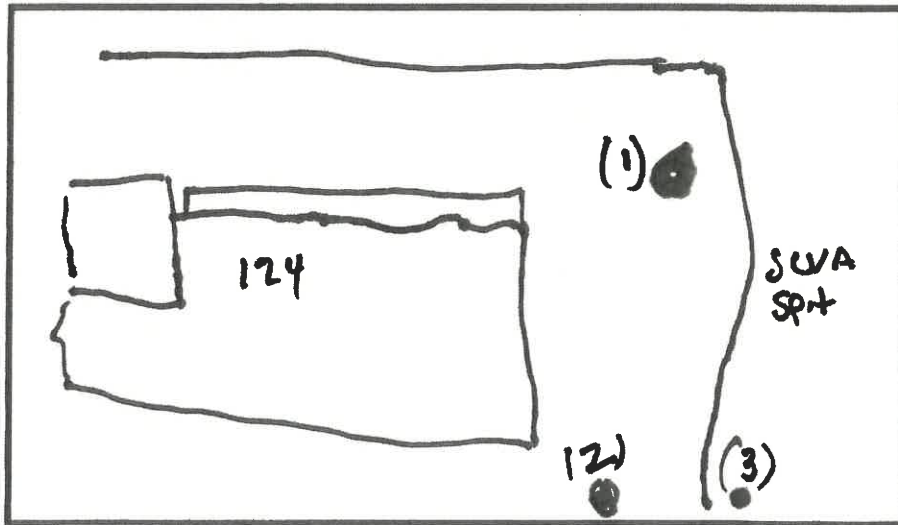
On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:

Fir Cedar 1 Hemlock  
2 Alder Maple Other

Check any that apply:

- X Property or personal danger
- X Dead/Diseased
- Leaning
- Roots exposed
- X On a slope
- Creation/maintenance of view
- Replanting trees/shrubs



X Located on SVCA property

Located on neighbor's property - For trees that are not on the applicant's property, written permission from the owner is required prior to submittal.

Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

- (1) Hemlock in front yard - diseased and has dropped heavy limbs
- (2) (3) small alders on slope damage to roof

Ben Rawls has concluded tree #1 is diseased and danger

This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature]

Date: 3/20/26



### APPLICATION FOR NEW CONSTRUCTION

Circle Type:	<input checked="" type="radio"/> Home Construction	<input type="radio"/> Remodel	<input type="radio"/> Addition	<input type="radio"/> Other (Describe):
Street Address:	108 Grand View Lane			Div/Lot Lot 24, Div 17
Owner(s) Name(s):	Sarah & Norman DesRosiers			
Mailing Address:	3530 Longeets Lane, Bellingham 98226			
Email Address:	norm@tclegendhomes.com	Cell Phone:	360 920 1905 (Norm)	
Address:	sarah@tclegendhomes.com	Phone:	360 920 1371 (Sarah)	

**CONTRACTOR:** AC Inspector MUST BE contacted for inspection 24 hours prior to all inspections by completing an ACC Inspection Request form. Required inspections are:

- Installation of erosion control measures
- ~~Setbacks prior to pouring of any concrete for either slab or foundation/forms~~
- Installation of driveway and/or apron
- Completion of work and occupancy of home

I have read and understand the Sudden Valley Community Association Architectural Control Policies.

Contractor Signature:		Date:	3.25.26
Company Name:	Legend Homes (formerly TC Legend Homes)	License:	TCLEGLH949L7
Mailing Address:	2515 St Paul St, Bellingham, WA 98226		
Email Address:	norm@tclegendhomes.com	Cell Phone:	360 920 1905
Address:		Office Phone:	

Bank or Loan Agency:			
Valuation of Structure:	\$ 700k	Square Footage:	1728sf + 720sf garage
Use: (Circle)	<input checked="" type="radio"/> Permanent Residence	<input type="radio"/> Vacation/Weekend	<input type="radio"/> Rental
Variance Request (Circle):	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If Yes, must attach Variance Request form

The following items must be submitted at time of application:

- SVCA Construction Application and Checklist (must be signed by property owner).
- Application fee (per AC Policies 14.8.8).
- Copy of survey by a licensed surveyor including topography, trees, and square footage.
- Two (2) sets of construction plans (including floor plan, elevations, and finished grade).
- Two (2) copies of site plan @ 1"=10' scale (see AC Policies Appendix I for sample)
- Two (2) copies of landscaping plan @ 1"=10' scale
- Driveway cross-section, showing road edge to garage slab
- One (1) copy of specification sheet including paint chips, roof color, and lighting sample
- **Proof of insurance** (see Item 10 above)
- One (1) copy of water/sewer availability
- Property and building corners must be staked and strung
- ALL trees requested for removal must be clearly ribboned and indicated on site plan.
- Written application for variance, if any
- Refundable Completion Deposit (due during permit meeting per AC Policies section 14.8.8)





New Construction Checklist & Application Packet

I agree to construct and maintain the above described single family dwelling in accordance with the plans and specifications submitted as the same may be approved by the ACC and further agree not to allow said single family dwelling to be used as a multiple family dwelling or duplex or to be used in any way which violates the Restrictive Covenants, Rules, and Regulations or Architectural Control Committee Policies.

I hereby acknowledge that the ACC, according to the Restrictive Covenants, is in no way responsible for any defects, of whatever nature, in the plans and specifications submitted. I agree to undertake full responsibility to accurately ascertain the lot lines delineating the boundaries of my property. I understand that the ACC in approving my plans and specifications, including site plan, is in no way warranting or representing the actual location of the lot lines delineating the boundaries of my property. I also understand that an infringement onto adjoining properties due to lot clearing or excavation shall be rectified prior to the framing of the structure.

Application Submitted by (Print): Jake Evans (Office) 206-446-9700 jake@telegendhomes.com

Circle One:  Owner  Contractor  Other Representative

Signature of Owner(s):  

Printed Name of Owner: Norm Desrosiers Sarah Desrosiers Date 03, 25, 2020

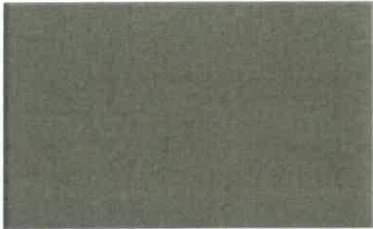
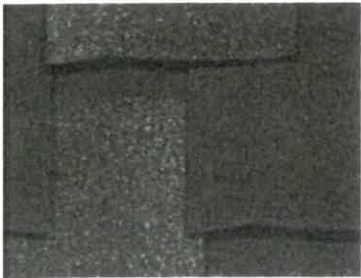



**SPECIFICATION SHEET**

Street Address: 108 Grand View Lane	Div/Lot Lot 24, Div 17
Owner(s)/Contractor) Name(s): Norm DesRosiers is owner & contractor	

Siding Type:	Hardie Lap. 7" reveal
Trim Type:	None
Gable Type:	Traditional symmetrical triangular gables
Roof Type:	Asphalt
Lighting Type:	Black-green shrouded downlighters
Retaining Wall Materials:	No retaining walls
Other Finish Materials:	

**Samples**

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
 <p>Hardie lap: Mountain sage green</p>	<p>No trim</p>	<p>Garage Door: White</p> <p>Front Door: Maple</p> <p>Other (Specify Locations):</p>
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
 <p>IKO Chalet wood</p>	<p>No retaining walls</p>	



## APPENDIX J

### Owners' and Contractors' Checklist

#### Site Plan Including Landscape Details

All Plans to Include the following Information Legend

Prepared By	Jake Evans. Legend Homes
Phone Numbers	206 446 9700
Owners' Name(s)	Norman & Sarah DesRosiers
Site Address Including Tax Parcel and Division & Lot	108 Grand View Lane, Lot 24, Div 17

Lot Area SF	6144sf
House Footprint SF	1584sf (includes garage footprint)
Vertical Height	18'-6.5" at south property line (definition 2)
Living Area SF	1728sf
Garage Area(s) SF	720sf
Total Impervious Surface	2863sf
Driveway and Walkway SF	1061sf
Driveway Slope %	0%
Deck(s) SF	60sf
Open Space %	58%
Defined Setbacks	20 front, 5 rear, 15' combined sides subject to variance
Elevation Landmarks	Rebar cap at SE property corner = 557.84'
Colors for House, Trim, Accent, Garage Door, Roof, Lights	Sage green siding, no trim, white garage door, brown roof, green/ black shrouded light fixtures
Detailed Landscape Plan to Include Tree Removal / Replanting	Landscape plan is native replanting at construction activity with trees replaced at 1:1 ratio
Whatcom County Planning Review	Not yet submitted

ACC Inspector Report 108 Grand View

Lot size: 6,157 sf

Property coverage: 46.4%

Open Space: 53.5%

Front setback: 23'

Rear setback: 9' 11"

Side setback: 9' 6"

Side setback: 5'

Driveway grade: 0%

Driveway width: 24'

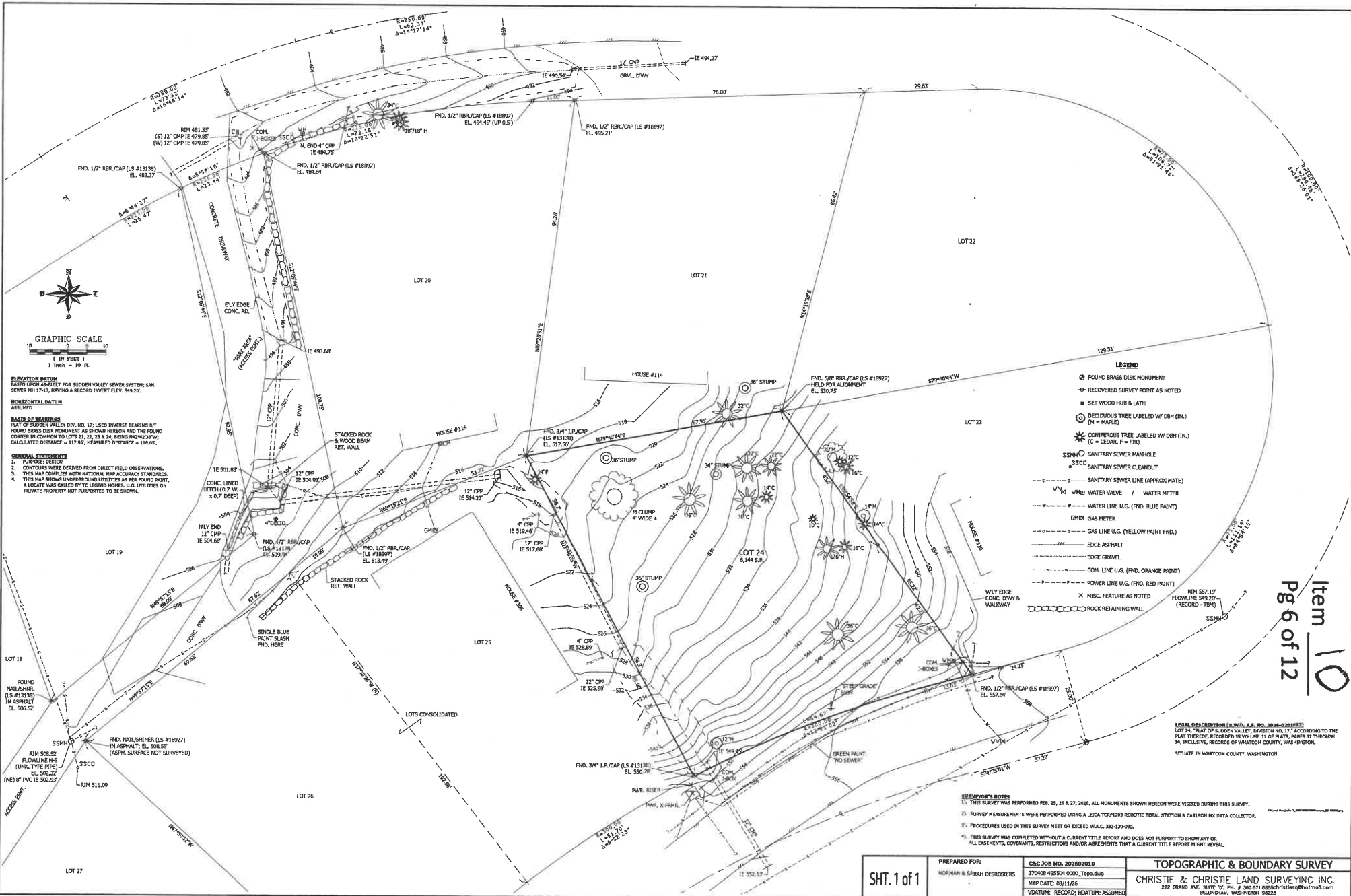
ACC Inspector Notes

The sewer line is close to a significant tree in the rear of the property, I am concerned that it may cut through the root system. Additionally, due to the steep grade of the lot, the sewer line may be above ground.

Driveway is very unique being raised off of the ground. I will still inspect for strip drain and curvatures at the road interface. Curvatures are not included in the site plan, and the driveway is above the 20' max width, there is no variance filled for the width.

Side setback has a combined length of 14' 6", there is a variance on file.

Property coverage is significantly higher than the 35% cap, there is no variance on file.



**ELEVATION DATUM**  
 BASED UPON AS-BUILT FOR SUGDEN VALLEY SEWER SYSTEM; SAN SEWER #11243, HAVING A RECORD INVERT ELEV. 505.20'.  
**HORIZONTAL DATUM**  
 ASSUMED

**BAISIS OF MEASUREMENTS**  
 PART OF SUGDEN VALLEY DIV. NO. 17, USED INVERSE BRASSING BUT FOUND BRASS DISK MONUMENT AS SHOWN HEREON AND THE FOUND CORNER IN COMMON TO LOTS 21, 22, 23 & 24, BEING 1/4" x 2 1/2" W. CALCULATED DISTANCE = 113.86, MEASURED DISTANCE = 118.60'.

**GENERAL STATEMENTS**  
 1. PURPOSE: DESIGN  
 2. CONTOURS WERE OBTAINED FROM DIRECT FIELD OBSERVATIONS.  
 3. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.  
 4. THIS MAP SHOWS UNDERGROUND UTILITIES AS PER FOUND POINT. A LOCATE WAS CALLED BY T.C. LEGGINS HORN, U.G. UTILITIES ON PRIVATE PROPERTY NOT PURPORTED TO BE SHOWN.

- LEGEND**
- FOUND BRASS DISK MONUMENT
  - ⊕ RECOVERED SURVEY POINT AS NOTED
  - SET WOOD HUB & LATH
  - ⊙ DECIDUOUS TREE LABELED W/ DBH (IN.) (M = MALE)
  - ⊙ CONIFEROUS TREE LABELED W/ DBH (IN.) (C = CEDAR, F = FIR)
  - SSMH ○ SANITARY SEWER MANHOLE
  - SSCD ○ SANITARY SEWER CLEANOUT
  - - - - - SANITARY SEWER LINE (APPROXIMATE)
  - WV/W WATER VALVE / WATER METER
  - - - - - WATER LINE U.G. (FND. BLUE PAINT)
  - GM/M GAS METER
  - - - - - GAS LINE U.G. (YELLOW PAINT FND.)
  - — — — — EDGE ASPHALT
  - — — — — EDGE GRAVEL
  - - - - - COM. LINE U.G. (FND. ORANGE PAINT)
  - - - - - POWER LINE U.G. (FND. RED PAINT)
  - x MISC. FEATURE AS NOTED
  - ⊠ ROCK RETAINING WALL

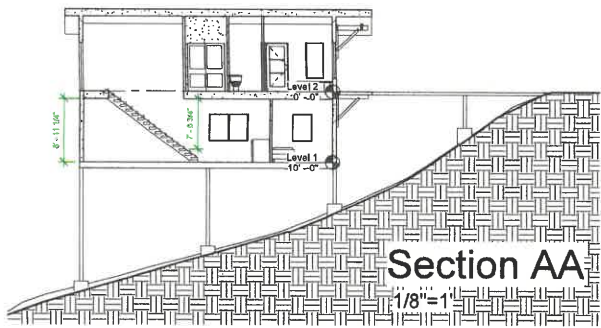
**SURVEYOR'S NOTES**

1. THIS SURVEY WAS PERFORMED FEB. 25, 26 & 27, 2026. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THIS SURVEY.
2. SURVEY MEASUREMENTS WERE PERFORMED USING A LEICA TOP91203 ROBOTIC TOTAL STATION & CARLSON MK DATA COLLECTOR.
3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED W.A.C. 320-130-090.
4. THIS SURVEY WAS COMPLETED WITHOUT A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

**LEGAL DESCRIPTION (S.N.D.) A.F. NO. 3076-0361883**  
 LOT 24, "PLAT OF SUGDEN VALLEY, DIVISION NO. 17" ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 12 THROUGH 14, INCLUSIVE, RECORDS OF WHATCOMB COUNTY, WASHINGTON.  
 SITUATE IN WHATCOMB COUNTY, WASHINGTON.

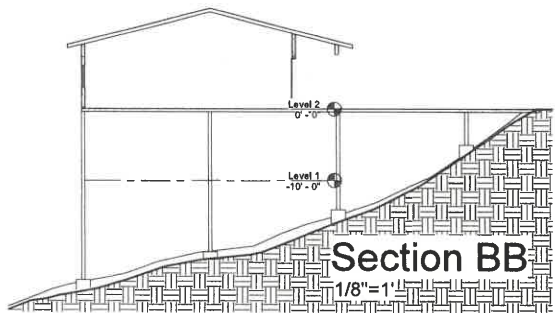
<b>SHT. 1 of 1</b>	PREPARED FOR: NORMAN & SARA DESROSIERS	CRK JOB NO. 2025602010 3706R-95504 0000_Topo.dwg	<b>TOPOGRAPHIC &amp; BOUNDARY SURVEY</b> CHRISTIE & CHRISTIE LAND SURVEYING INC. 222 GRAND AVE. SUITE 101, PH. 2 800.531.8888/whatcombcourts@hotm.com BELLINGHAM, WASHINGTON 98225
	MAP DATE: 03/11/26	VDATUM: RECORD; DATUM: ASSUMED	

Item 10  
 Pg 6 of 12



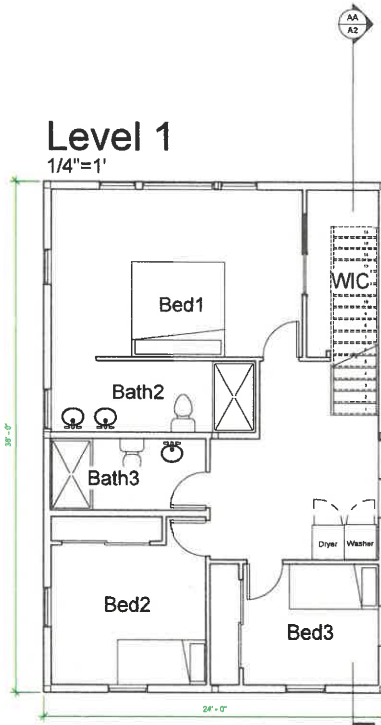
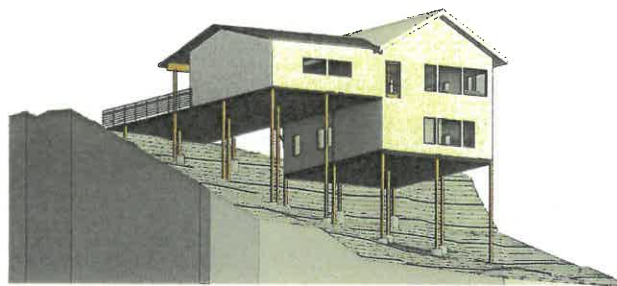
Section AA

1/8"=1'



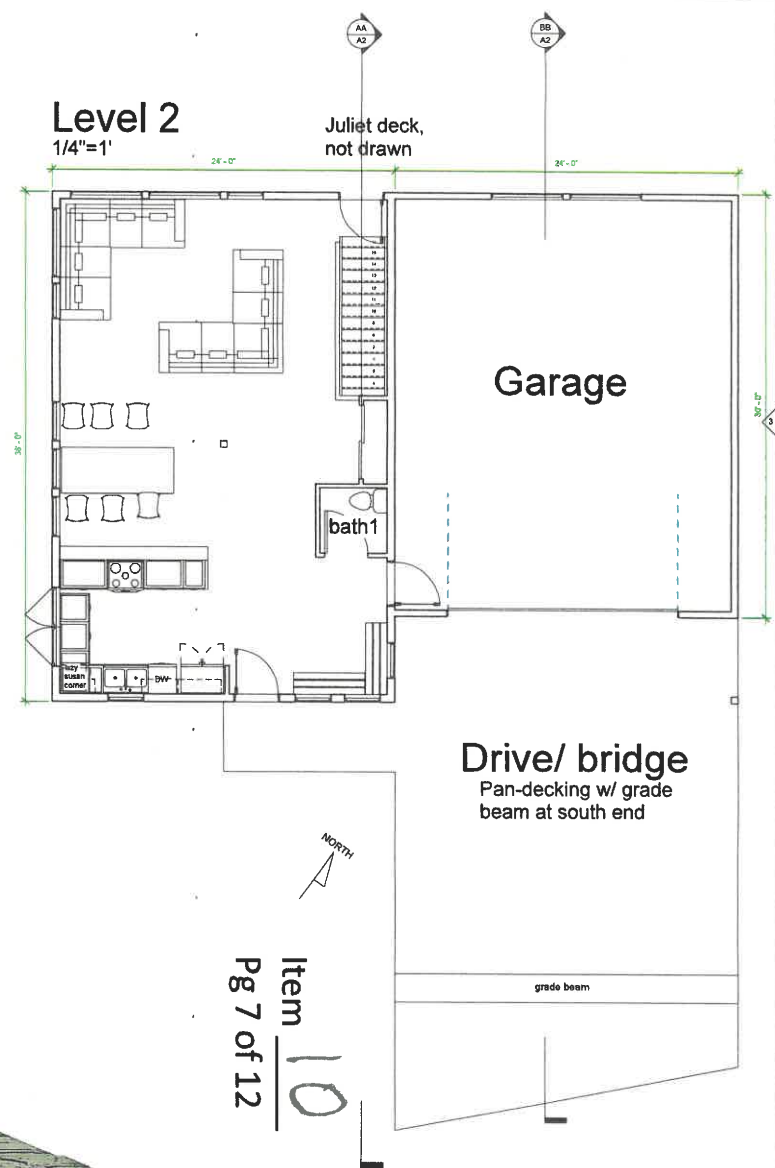
Section BB

1/8"=1'



Level 1

1/4"=1'



Level 2

1/4"=1'

Juliet deck,  
not drawn

Garage

Drive/ bridge

Pan-decking w/ grade  
beam at south end

NORTH

Item  
Pg 7 of 12  
10

Floorplans. Sections. 3D's

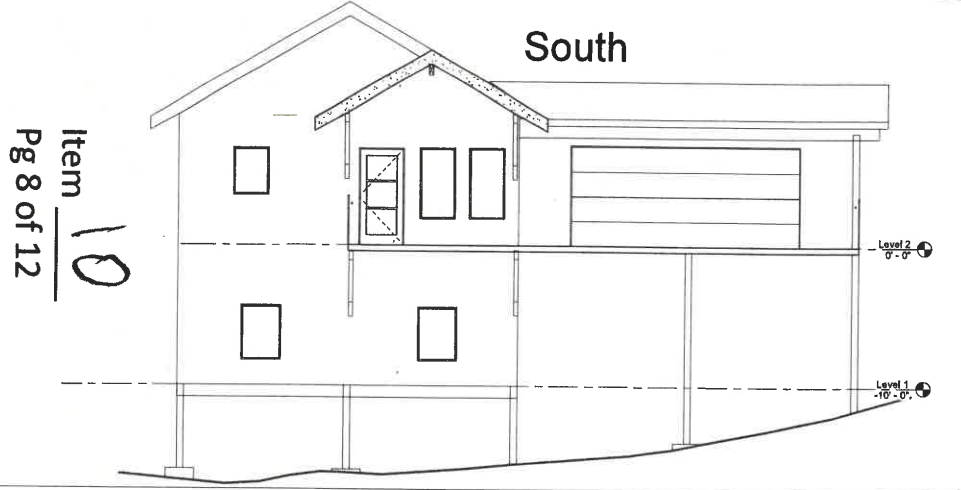
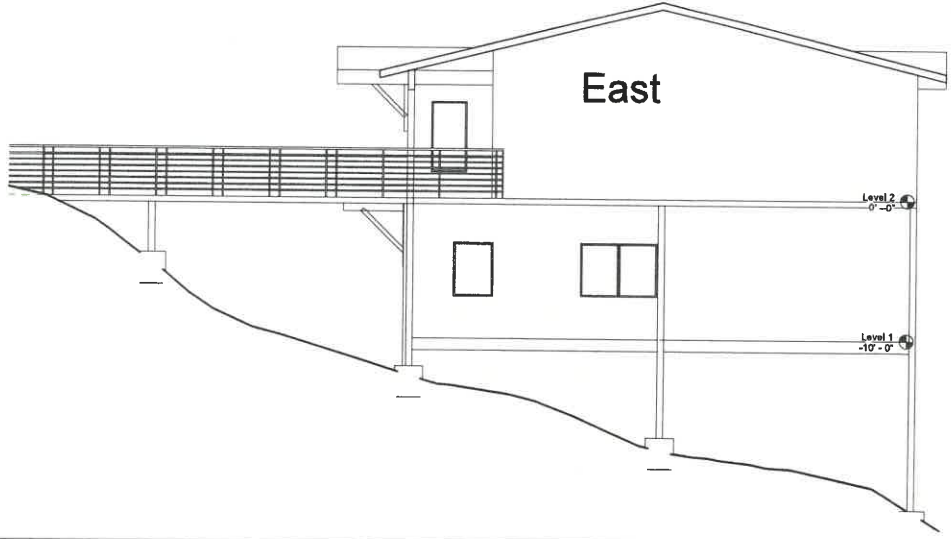
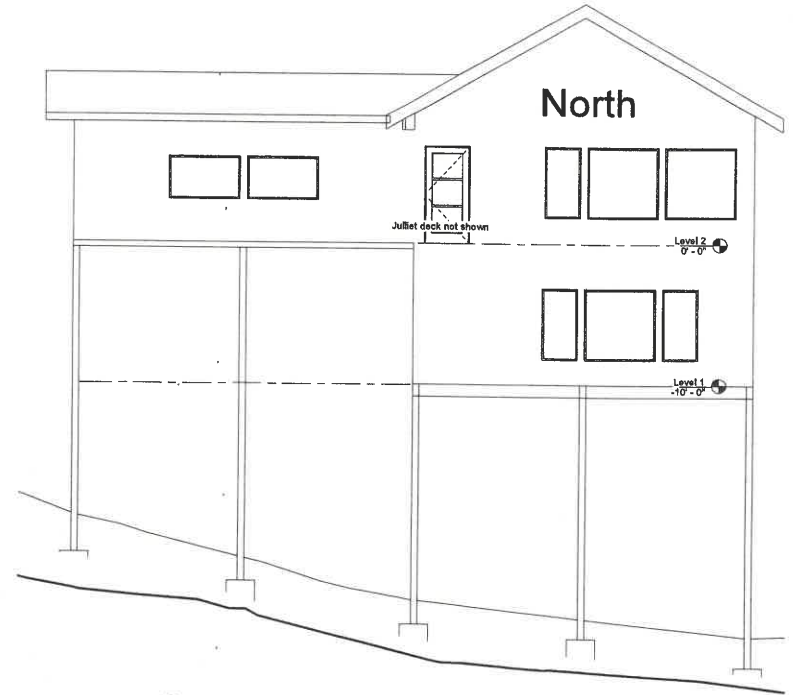
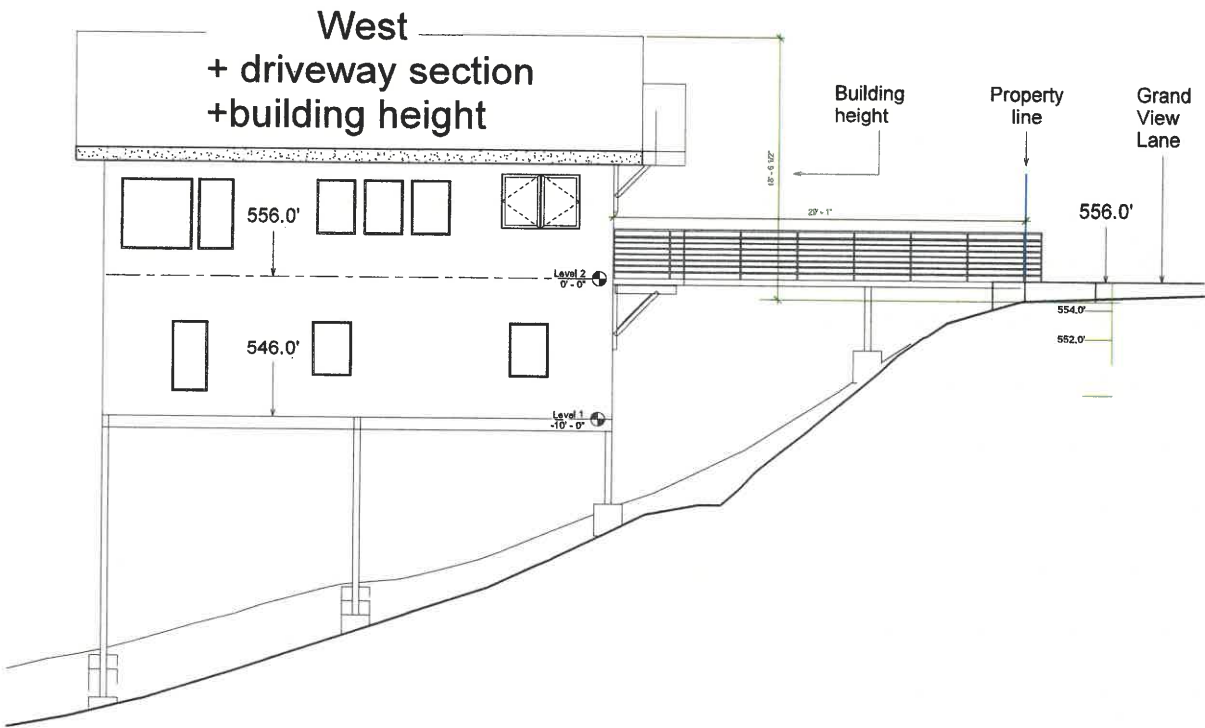
108 Grand View Lane, Bellingham 370408495504 Div17, Lot 24

v1.3 3.26.26

Plans: Jake Evans 206 446 9700. Owners: DesRosiers: 360 920 1905

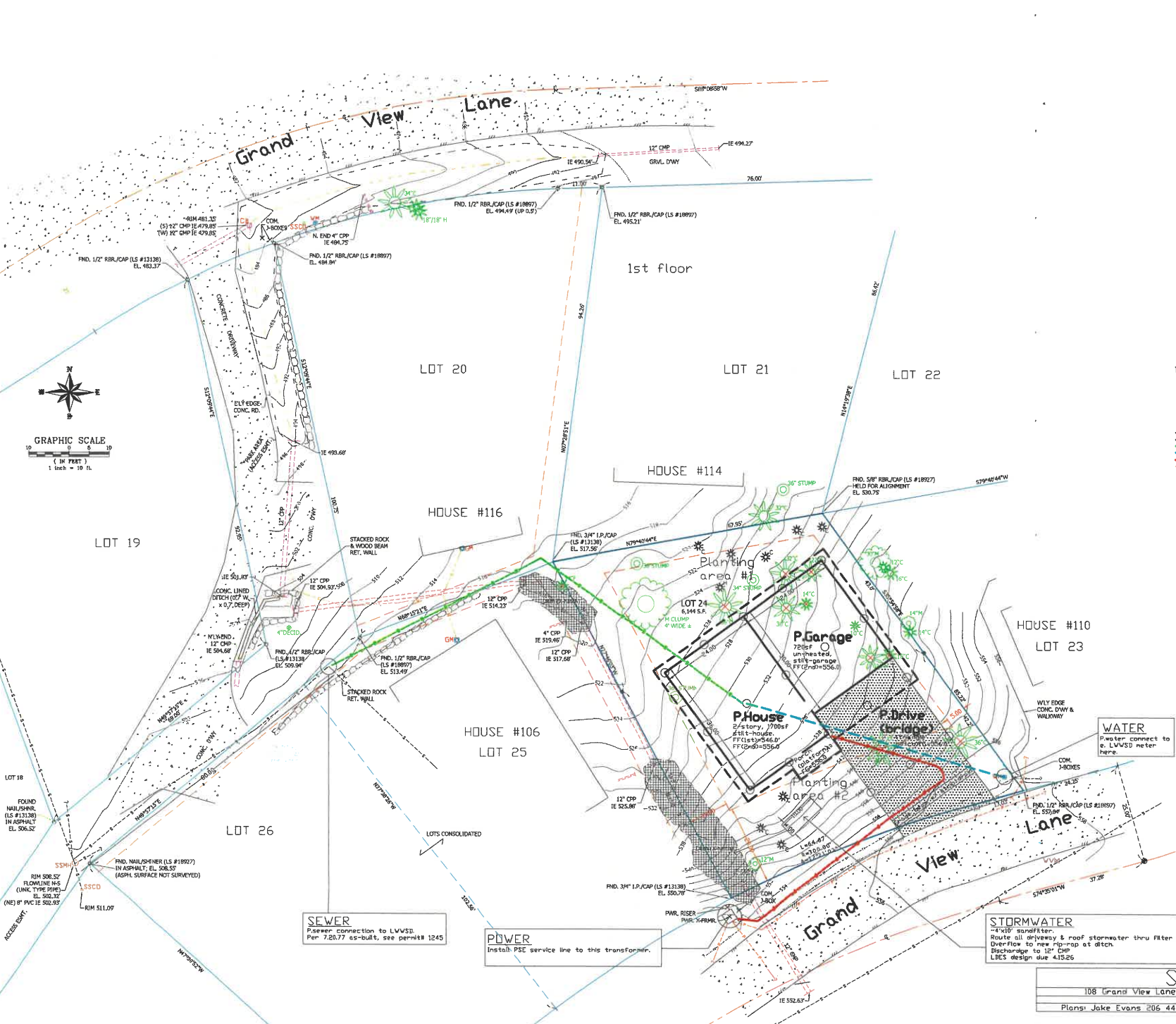
A2

As indicated



Item 10  
Pg 8 of 12

Elevations	
108 Grand View Lane, Bellingham 370408495504 Div17, Lot 24	<b>A4</b> 1/4" = 1'-0"
v1.3 3.26.26	
370408495504	



- Legend - Existing Features**
- FOUND BRASS DISK MONUMENT
  - RECOVERED SURVEY POINT AS NOTED
  - SET WOOD HUB & LATH
  - DECIDUOUS TREE LABELED W/ DBH (IN.) (M = MAPLE)
  - CONIFEROUS TREE LABELED W/ DBH (IN.) (C = CEDAR, F = FIR)
  - SSM○ SANITARY SEWER MANHOLE
  - SSCO SANITARY SEWER CLEANOUT
  - SANITARY SEWER LINE (APPROXIMATE)
  - WV / WMH WATER VALVE / WATER METER
  - WATER LINE U.G. (FND. BLUE PAINT)
  - GM GAS METER
  - GAS LINE U.G. (YELLOW PAINT FND.)
  - EDGE ASPHALT
  - EDGE GRAVEL
  - COM. LINE U.G. (FND. ORANGE PAINT)
  - POWER LINE U.G. (FND. RED PAINT)
  - X MISC. FEATURE AS NOTED
  - ROCK RETAINING WALL
  - STORMWATER INFRASTRUCTURE

- Legend - Proposed**
- Roofs
  - Walls
  - P. Side sewer
  - P. Water install
  - P. PSE service line
  - Setbacks
  - Sonotube Foundation
  - Tree to be felled
  - Tree to be planted
  - Concrete driveway bridge
  - Pan-decking - 1/8" gauge ASC 3/4x3/4H

**Stormwater surfaces**  
 All roofs = 2121sf  
 Driveway (not area covered by roof) = 742sf  
 TOTAL = 2863sf

**Sudden Valley required info**  
 Lot area: 6144sf  
 House Footprint: 1984sf (includes garage)  
 Vertical height: 18'-6.5" SV definition #2  
 Living area: 1728sf  
 Garage area: 780sf  
 Drive & walk: 1051sf  
 Driveway slope: 0%  
 Decks: 65sf  
 Open space: 382sf  
 Setbacks: 20' front, 3' rear, 15 combined sides

**Detailed Landscape Plan**  
 This is a still-building and has reduced impact, allowing native planting to remain intact. The entire site will be mulched with 10cy conifer post-construction. 2 planting areas are identified for tree replacement & shrub/cover planting.

Planting area 1: Rear yard. 700sf  
 6 trees: Cedar  
 11 shrubs: 10 sword fern  
 26 ground cover: 20 salal, 6 trillium  
 8 cy mulch

Planting area 2: Front yard 700sf  
 3 trees: Cedar  
 11 shrubs: 5 salmonberry, 5 snowberry, 2 grape  
 26 ground cover: 20 salal, 6 trillium  
 8 cy mulch

**SEWER**  
 Psewer connection to LWVSD.  
 Per 7.20.77 as-built, see permit 1245

**POWER**  
 Install PSE service line to this transformer.

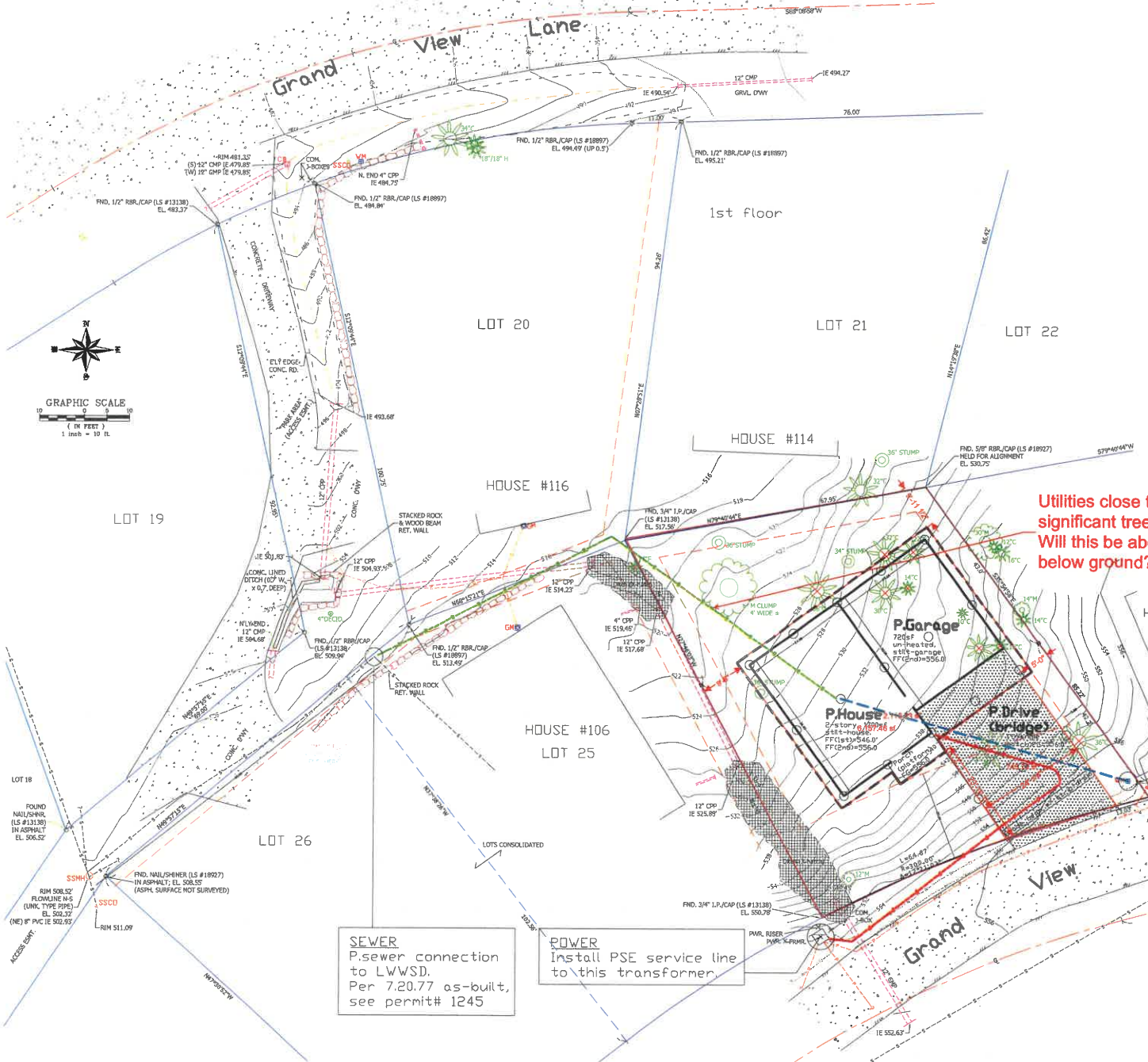
**STORMWATER**  
 4"x10" sand filter.  
 Route all driveway & roof stormwater thru filter.  
 Overflow to new rip-rap at ditch.  
 Discharge to 12" CMP  
 LIVES design due 4.15.26

**WATER**  
 Pwater connect to E. LWVSD meter here.

Item 10

Pg 9 of 12

<b>Siteplan</b>		<b>A1</b>
108 Grand View Lane, Bellington 370408495504 Lot 24, Div 17		
V.L. 3-26-26		1"=10'
Plans: Jake Evans 206.446.9700. Owners: DesRosiers: 360.920.1905		
Survey: Christie & Christie, Feb 2026		



- LEGEND - Existing Features**
- FOUND BRASS DISK MONUMENT
  - RECOVERED SURVEY POINT AS NOTED
  - SET WOOD NUB & LATH
  - DECIDUOUS TREE LABELED W/ DBH (IN.) (M = MAPLE)
  - CONIFEROUS TREE LABELED W/ DBH (IN.) (C = CEDAR, F = FIR)
  - SSMH SANITARY SEWER MANHOLE
  - SSSCO SANITARY SEWER CLEANOUT
  - SANITARY SEWER LINE (APPROXIMATE)
  - WATER VALVE / WATER METER
  - WATER LINE U.G. (FND. BLUE PAINT)
  - GAS METER
  - GAS LINE U.G. (YELLOW PAINT FND.)
  - EDGE ASPHALT
  - EDGE GRAVEL
  - COM. LINE U.G. (FND. ORANGE PAINT)
  - POWER LINE U.G. (FND. RED PAINT)
  - MISC. FEATURE AS NOTED
  - ROCK RETAINING WALL
  - STORM-WATER INFRASTRUCTURE

- Legend - Proposed**
- ▬ Roofs
  - ▬ Walls
  - ▬ P. Side sewer
  - ▬ P. Water install
  - ▬ P. PSE service line
  - ▬ Setbacks
  - ▬ Sonotube Foundation
  - Tree to be felled
  - ▬ Concrete driveway bridge
  - ▬ Pan-roofing, 19 gauge ASC 3"x36"

**Stormwater surfaces**  
 All roofs = 2121sf  
 Driveway (not area covered by roof) = 7425sf  
 TOTAL = 2863sf

**WATER**  
 P.water connect to e. LWSD meter here.

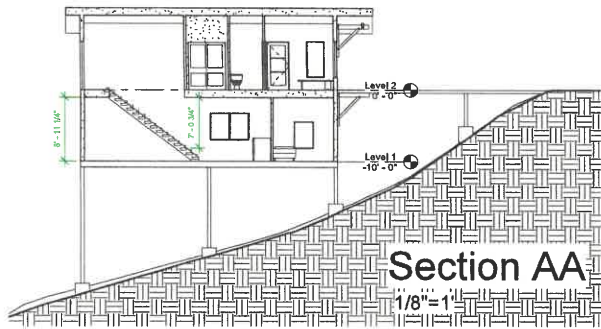
Utilities close to significant tree, Will this be above or below ground?

**SEWER**  
 P.sewer connection to LWSD. Per 7.20.77 as-built, see permit# 1245

**POWER**  
 Install PSE service line to this transformer.

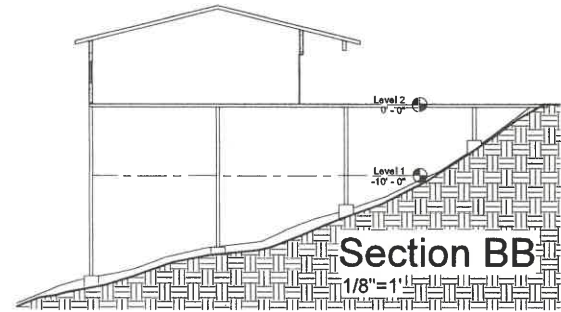
Item 10  
 Pg 10 of 12

<b>Siteplan</b>		<b>A1</b> 1"=10'
Grand View v11 3.18.26		
108 Grand View Lane, Bellingham 370408495504 1" = 10'		
Survey: Christie & Christie, Feb 2026		



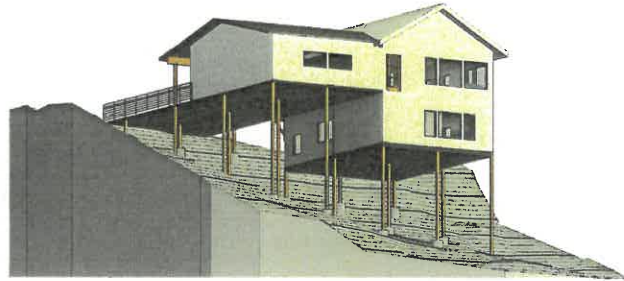
Section AA

1/8"=1'

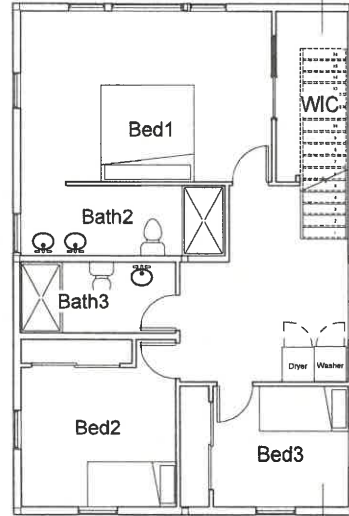


Section BB

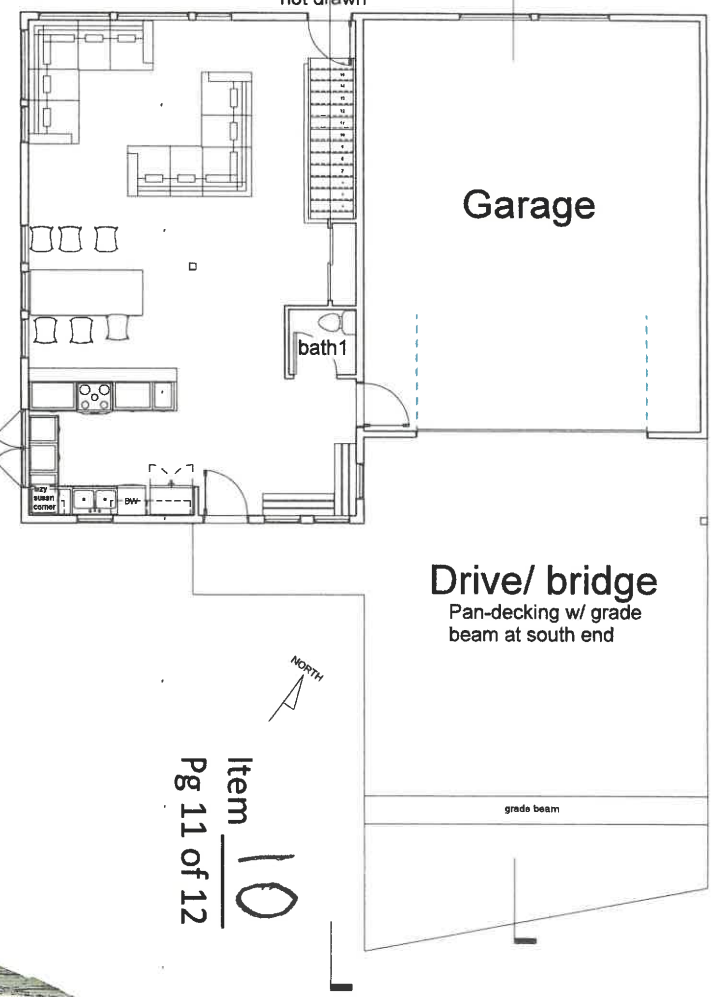
1/8"=1'



Level 1  
1/4"=1'



Level 2  
1/4"=1'



Item 10  
Pg 11 of 12

Floorplans. Sections. 3D's

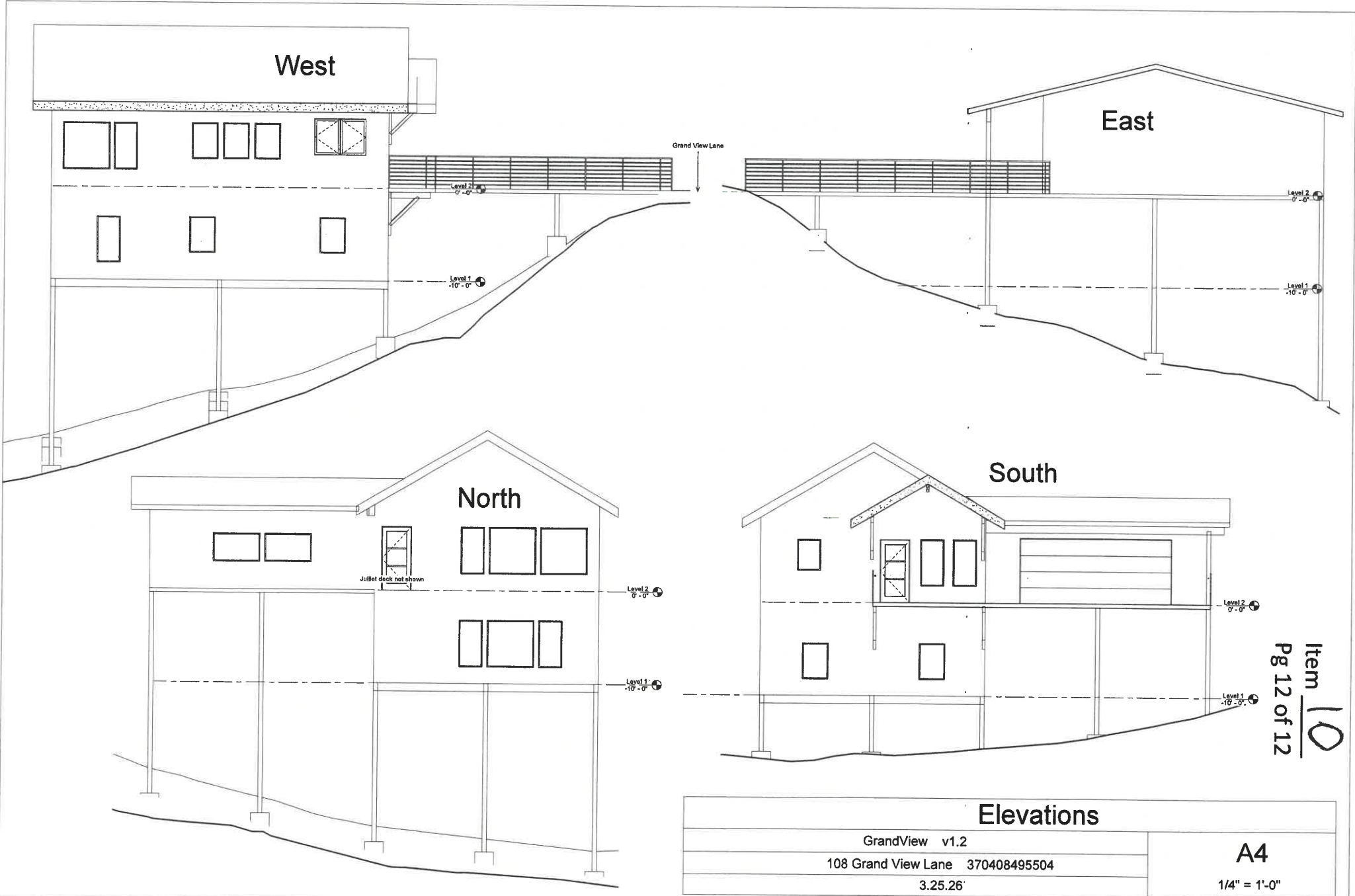
GrandView v1.2

108 Grand View Lane 370408495504

3.25.26

A2

As indicated



Item 10  
Pg 12 of 12

<b>Elevations</b>	
GrandView v1.2	<b>A4</b> 1/4" = 1'-0"
108 Grand View Lane 370408495504	
3.25.26	

Rec'd 03/26/2026  
10:27 AM

# Sudden Valley Community Association Variance Request

Item 11  
Pg 1 of 2  
G2

Street Address: 108 Grand View Lane Div 17 Lot 24,

Owner: Sarah & Norm DesRosiers

Mailing Address: 3530 Longeets Lane, Bellingham 98226

Phone: 360 920 1905 (Norm) Email: norm@tlegendhomes.com

360 920 1371 (Sarah) sarah@tlegendhomes.com

Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.

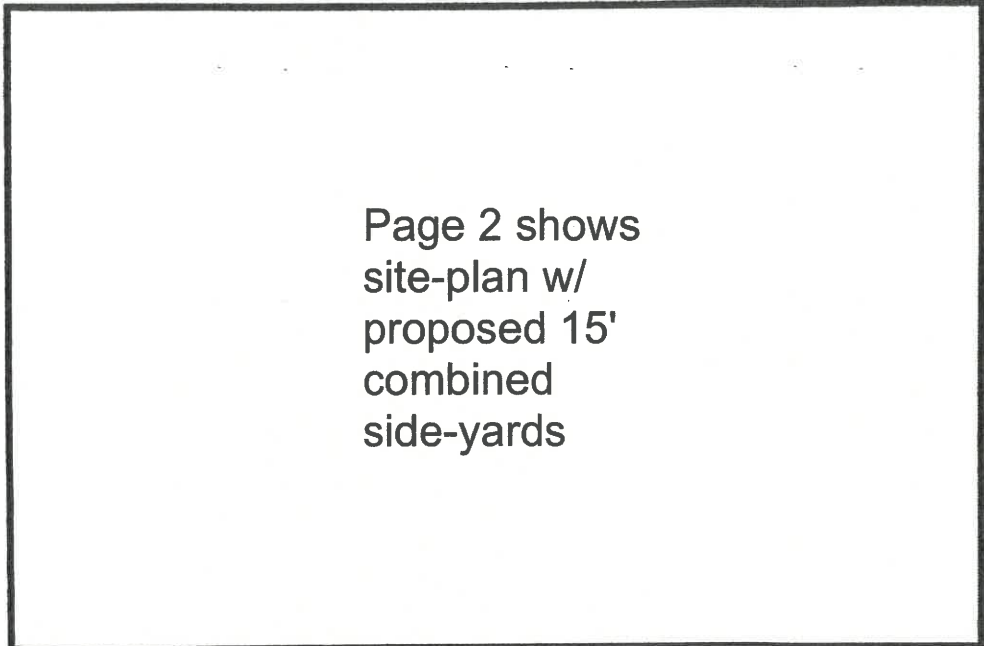
**Requested for:**

- New construction
- Existing home
- Other

**The variance would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Tree/Vegetation removal
- Setbacks to property line
- Interior living space
- Structure height

Please refer to ACC  
Guideline 14.8.12 for  
more information.



Give a full description of the request and need for the variance: \_\_\_\_\_

Please could we request a reduction of required combined side yards from 20.0' to 15.0'.

The lot is wedge-shaped and narrows to the north, which is creating difficulty fitting even a narrow 24' wide house adjacent to a 24' wide garage.

*This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.*

Owner Signature: Sarah DesR Date: 3.25.26

AC Staff Comments: \_\_\_\_\_

1st Floor

20

LOT 21

LOT 22

Item 11  
Pg 2 of 2



108 Grand View Lane, Bellingham  
 370408495504 Lot 24, Div 17  
 1"=20' 3.26.26



Rec'd 03/18/2026  
4:04 PM

# APPLICATION FOR NEW CONSTRUCTION

Item 12  
Pg 1 of 14

Circle Type:	<input checked="" type="radio"/> Home Construction	<input type="radio"/> Remodel	<input type="radio"/> Addition	<input type="radio"/> Other (Describe):
Street Address:	7 Orchid Ct, Bellingham, WA 98229			Div/Lot 18/18
Owner(s) Name(s):	Shulga, Bogdan & Viktoriya			
Mailing Address:	7 Orchid Ct, Bellingham, WA 98229			
Email Address:	bogdan_shulga@gmail.com	Cell Phone:	360-922-2870	
Work Phone:				

**CONTRACTOR: AC Inspector MUST BE contacted for inspection 24 hours prior to all inspections by completing an ACC Inspection Request form. Required inspections are:**

- Installation of erosion control measures
- Setbacks prior to pouring of any concrete for either slab or foundation/forms
- Installation of driveway and/or apron
- Completion of work and occupancy of home

I have read and understand the Sudden Valley Community Association Architectural Control Policies.

Contractor Signature:		Date:
Company Name: TBD		License:
Mailing Address:		
Email Address:	Cell Phone:	Office Phone:

Bank or Loan Agency: TBD			
Valuation of Structure: \$ 600,000	Square Footage: 2,955		
Use: (Circle)	<input checked="" type="radio"/> Permanent Residence	<input type="radio"/> Vacation/Weekend	<input type="radio"/> Rental
Variance Request (Circle):	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If Yes, must attach Variance Request form

The following items must be submitted at time of application:

- SVCA Construction Application and Checklist (must be signed by property owner).
- Application fee (per AC Policies 14.8.8).
- Copy of survey by a licensed surveyor including topography, trees, and square footage.
- Two (2) sets of construction plans (including floor plan, elevations, and finished grade).
- Two (2) copies of site plan @ 1"=10' scale (see AC Policies Appendix I for sample)
- Two (2) copies of landscaping plan @ 1"=10' scale
- Driveway cross-section, showing road edge to garage slab
- One (1) copy of specification sheet including paint chips, roof color, and lighting sample
- **Proof of insurance** (see Item 10 above)
- One (1) copy of water/sewer availability
- Property and building corners must be staked and strung
- ALL trees requested for removal must be clearly ribboned and indicated on site plan.
- Written application for variance, if any
- Refundable Completion Deposit (due during permit meeting per AC Policies section 14.8.8)




I agree to construct and maintain the above described single family dwelling in accordance with the plans and specifications submitted as the same may be approved by the ACC and further agree not to allow said single family dwelling to be used as a multiple family dwelling or duplex or to be used in any way which violates the Restrictive Covenants, Rules, and Regulations or Architectural Control Committee Policies.

I hereby acknowledge that the ACC, according to the Restrictive Covenants, is in no way responsible for any defects, of whatever nature, in the plans and specifications submitted. I agree to undertake full responsibility to accurately ascertain the lot lines delineating the boundaries of my property. I understand that the ACC in approving my plans and specifications, including site plan, is in no way warranting or representing the actual location of the lot lines delineating the boundaries of my property. I also understand that an infringement onto adjoining properties due to lot clearing or excavation shall be rectified prior to the framing of the structure.

Application

Submitted by (Print): Bogdan Shulga

Circle One: Owner Contractor Other Representative

Signature of Owner(s): 

Printed Name

of Owner: Bogdan Shulga

Date 03 / 18 / 2026




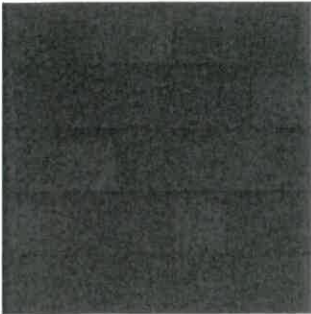



### SPECIFICATION SHEET

Street Address: 7 Orchid Ct, Bellingham, WA 98229	Div/Lot 18/18
Owner(s)/Contractor) Name(s): Shulga, Bogdan & Viktoriya	

Siding Type: Hardi - Lap siding & Panel Siding, NewTechWood - Vertical Board Siding (Brazilian Ipe)
Trim Type: Hardi Trim
Gable Type: N/A
Roof Type: Asphalt Shingle/Metal
Lighting Type: Round - Shining Down Only
Retaining Wall Materials: N/A
Other Finish Materials: Rock

### Samples

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
Body: Taupe Tone 48 7633  	Trim: Tricorn Black 48 6258   	Garage Door: Black  Front Door: Brown  Other (Specify Locations):
ROOFCOLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
Black 4linHle - 3ooG Black .eUal - 1orCI  	/I"	

ACC Inspector Report 7 Orchid Ct

Lot size: 6,520

Property coverage: 26.6%

Open Space: 64.1%

Front setback: 20' 9"

Rear setback: 31'

Side setback: 7' 9"

Side setback: 7' 6"

Driveway grade: 14%

Height:

Definition 1: 38' 3"

Definition 2: 27' 1"

ACC Inspector Notes

Variance filed for side setbacks and height.

# SHULGA RESIDENCE



## GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS AND NOTES BEFORE BEGINNING CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.
2. THE CONTRACTOR MUST ADJUST THESE PLANS AS NECESSARY TO FIT SITE CONDITIONS, PROVIDED THAT SUCH CHANGES COMPLY WITH APPLICABLE CODES AND DO NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF VENTILATION, WATERPROOFING, FLASHING, CONSTRUCTION PROCEDURES, METHODS, TECHNIQUES, AND PRECAUTIONS RELATED TO THE PROJECT.
4. IF THE CONTRACTOR IDENTIFIES ANY ERRORS OR INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS, THEY MUST NOTIFY ARTEM SIMONCHUK IN WRITING AND ALLOW ADEQUATE TIME FOR CORRECTIONS. FAILURE TO PROVIDE SUCH NOTICE WILL MAKE THE CONTRACTOR RESPONSIBLE FOR ANY RESULTING COSTS.
5. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE LOCAL BUILDING CODE.

## APPENDIX J

OWNERS' AND CONTRACTORS' CHECKLIST

SITE PLAN INCLUDING LANDSCAPE DETAILS

ALL PLANS TO INCLUDE THE FOLLOWING INFORMATION: LEGEND

PREPARED BY:	ARTEM SIMONCHUK
PHONE NUMBERS:	(360) 922-2870
OWNERS NAME:	BOGDAN SHULGA
SITE ADDRESS:	7 ORCHID CT, BELLINGHAM, WA
PARCEL #:	3704084455400000 DIV 18 LOT 18
LOT AREA:	6415 SF
HOUSE FOOTPRINT:	1570 SF
VERTICAL HEIGHT:	22'-2" FROM HIGHEST POINT OF LOT TO HIGHEST POINT OF ROOF
LIVING AREA:	2487 SF
GARAGE AREA:	468 SF
TOTAL IMPERVIOUS SURFACE:	2172 SF (33.86%)
DRIVEWAY AND SIDEWALK AREA:	464 SF
DRIVEWAY SLOPE PERCENTAGE:	11.5%
DECK AREA:	160 SF
OPEN SPACE PERCENTAGE DEFINED:	66.14%
SETBACKS:	
FRONT:	20'
REAR:	5'
SIDE:	5' MIN. PER SIDE, 15' COMBINED MIN.
ELEVATION LANDMARKS:	SSMH#1015 RIM=107.01
HOUSE & ROOF COLORS: LIGHT FIXTURES:	
LANDSCAPE PLAN W/ TREE REMOVAL:	
WHATCOM COUNTY PERMIT NUMBER:	

DESIGN  
 FLOOR LOADS  
 DECK LOADS  
 ROOF SNOWLOAD  
 GROUND SNOW L  
 FROST DEPTH

DESIGNED BY:

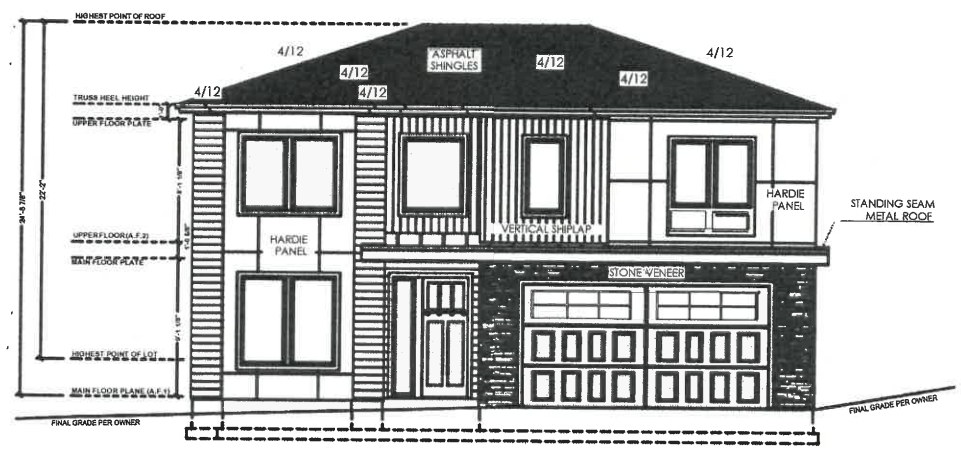
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 Pg 5 of 14

SHULGA  
 7 ORC  
 BELLING

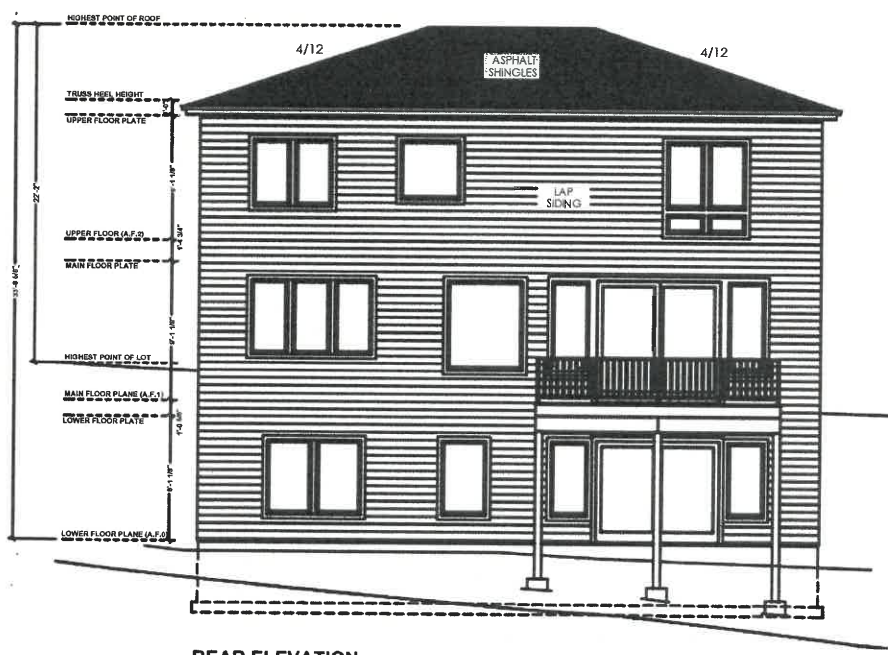
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 A

MAIN  
 SECOND  
 TOTAL LIVING  
 UNFINISHED BAS  
 PORCH  
 GARAGE  
 DECK

VERTICAL LOAD ANALYSIS HAS NOT YET BEEN COMPLETED. PLEASE ALLOW THE DESIGNER TO REVIEW FINAL TRUSS DESIGN AND LATERAL ENGINEERING BEFORE PERMITTING BEGINS TO VERIFY ALL PLANS CORRELATE.



**FRONT ELEVATION**  
SCALE: 1/4"=1'



**REAR ELEVATION**  
SCALE: 1/4"=1'

DESIGN  
FLOOR LOADS  
DECK LOADS  
ROOF SNOW/L  
GROUND SNOW/L  
FROST DEPTH

DESIGNED BY:

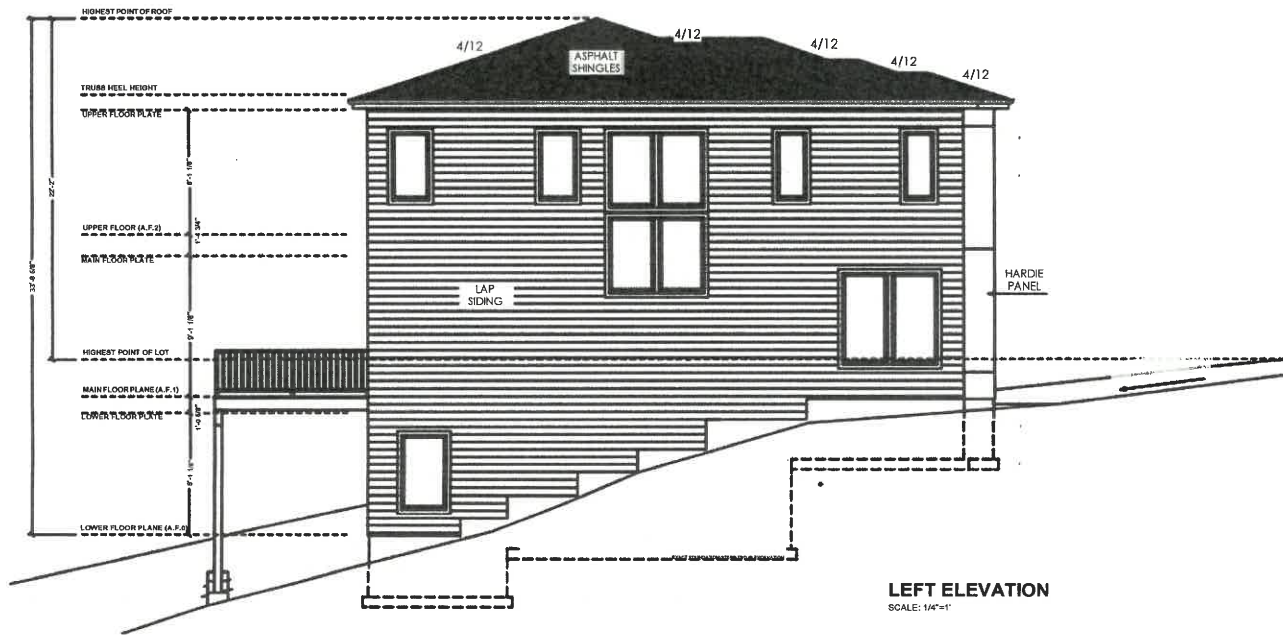
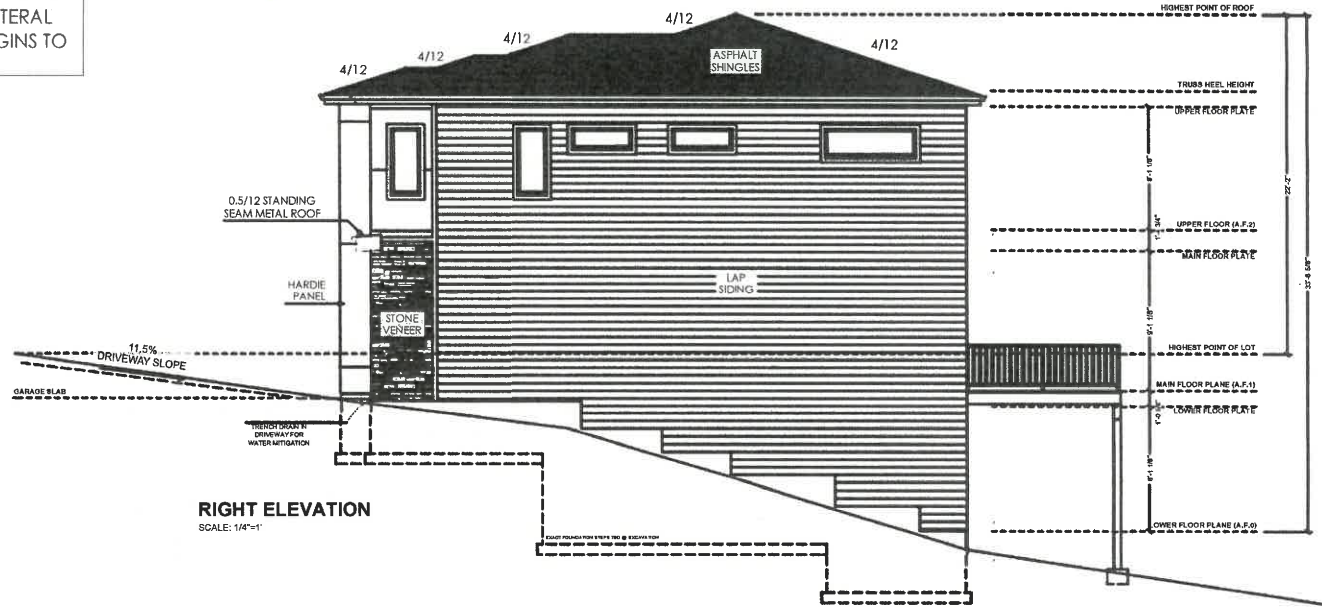
ITEM 12

SHULGA  
7 OR  
BELLING

A

MAIN  
SECOND  
TOTAL LIVING  
UNFINISHED BAS  
PORCH  
GARAGE  
DECK

VERTICAL LOAD ANALYSIS HAS NOT YET BEEN COMPLETED. PLEASE ALLOW THE DESIGNER TO REVIEW FINAL TRUSS DESIGN AND LATERAL ENGINEERING BEFORE PERMITTING BEGINS TO VERIFY ALL PLANS CORRELATE.



DESIGN

- FLOOR LOADS
- DECK LOADS
- ROOF SNOW LOAD
- GROUND SNOW / FROST DEPTH

DESIGNED BY: \_\_\_\_\_

Pg 7 of 14

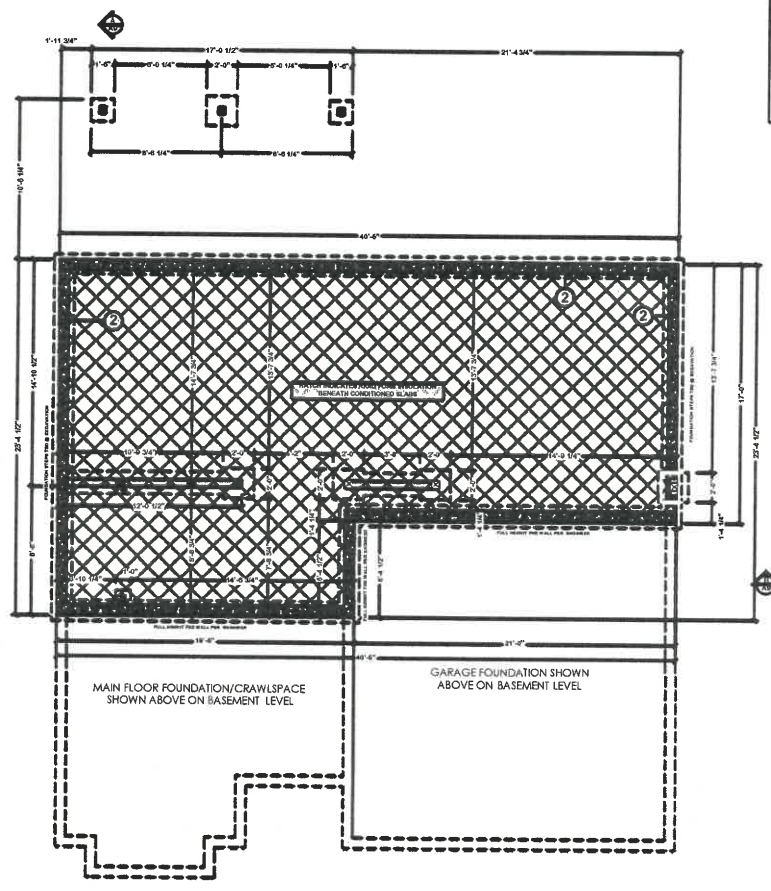
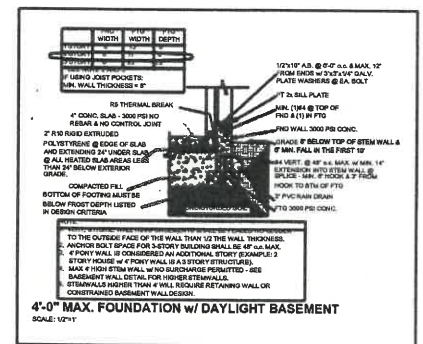
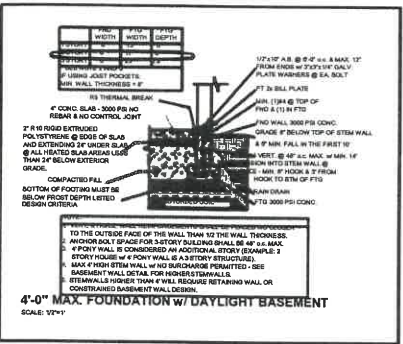
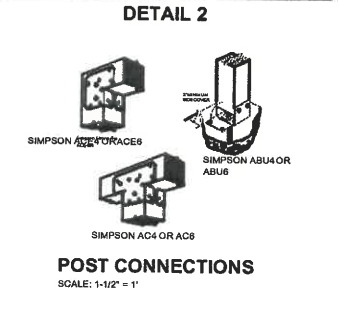
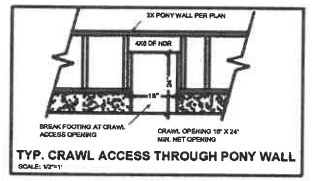
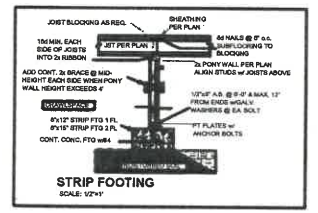
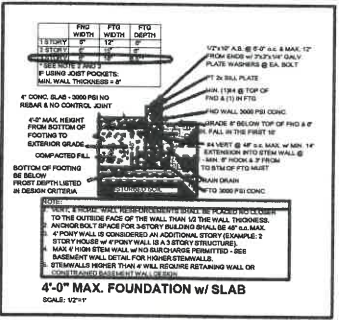
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SHULGA  
7 OR  
BELLING

A

MAIN SECOND TOTAL LIVING  
UNFINISHED BAS  
PORCH  
GARAGE  
DECK

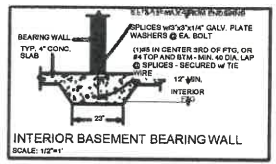
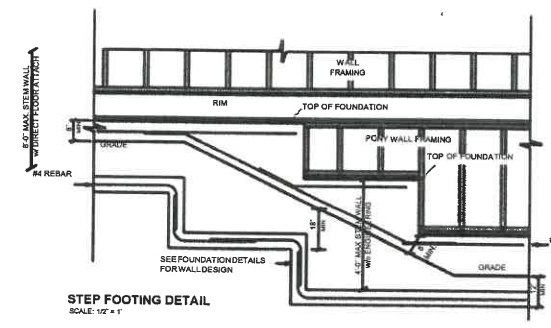
**REFER TO ENGINEERING FOR  
FOUNDATION STEM WALL,  
FOOTING, AND PAD SIZING**



**FOUNDATION VENT CALCULATIONS:**  
246 CRAWLSPACE SF / 300 = 0.82 SF OF REQUIRED VENTILATION  
0.82/0.75 SF PER VENT = 1.09 VENTS  
REQUIRED VENTS: 2

**FOUNDATION KEY NOTES**

- MINIMUM CRAWLSPACE VENTILATION: 1 SF NET VENT OPENING PER 300 SF OF UNDER FLOOR AREA. REQUIRED OPENINGS SHALL BE EVENLY PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE EXCEPT ONE SIDE OR THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS.
- CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION REQUIRED 1 CFM/50SF.
- ALL FOOTINGS TO BE POURED ON UNDISTURBED SOIL. OTHERWISE A COMPACTION TEST WILL BE REQUIRED.
- ALL EXTERIOR FOOTINGS TO BE BELOW FROST DEPTH LISTED IN DESIGN CRITERIA.
- PROVIDE MINIMUM 18" x 24" CRAWLSPACE ACCESS.
- FOUNDATION BOLT REQUIREMENTS (UNLESS NOTED OTHERWISE):  
A. MINIMUM 2" DIAMETER BOLTS  
B. MINIMUM 7" EMBEDMENT IN THE CONCRETE  
C. PLATE WASHERS ARE TO BE 3" x 3" x 1/2"  
D. BOLTS ARE TO BE SPACED NO MORE THAN 6'-0" o.c. IF SINGLE STORY.  
E. BOLTS ARE TO BE SPACED NO MORE THAN 4'-0" o.c. IF 2 STORY OR HIGHER  
F. MINIMUM 2 BOLTS ARE REQUIRED FOR EACH FOUNDATION PLATE  
G. END BOLTS SHALL BE PLACED BETWEEN 3'-1/2" AND 12" FROM THE END OF THE PLATE



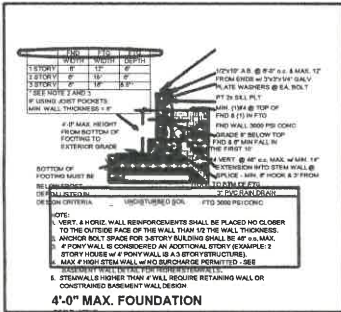
**POST LEGEND**

1	6" CH2D STUDS FULL WIDTH OF BEAM
2	4" PRESSURE TREATED COLUMN
3	6" PRESSURE TREATED COLUMN
4	OUT OF #2 COLUMN
5	#4 OF #2 COLUMN
6	1/2 GALVAN COLUMN

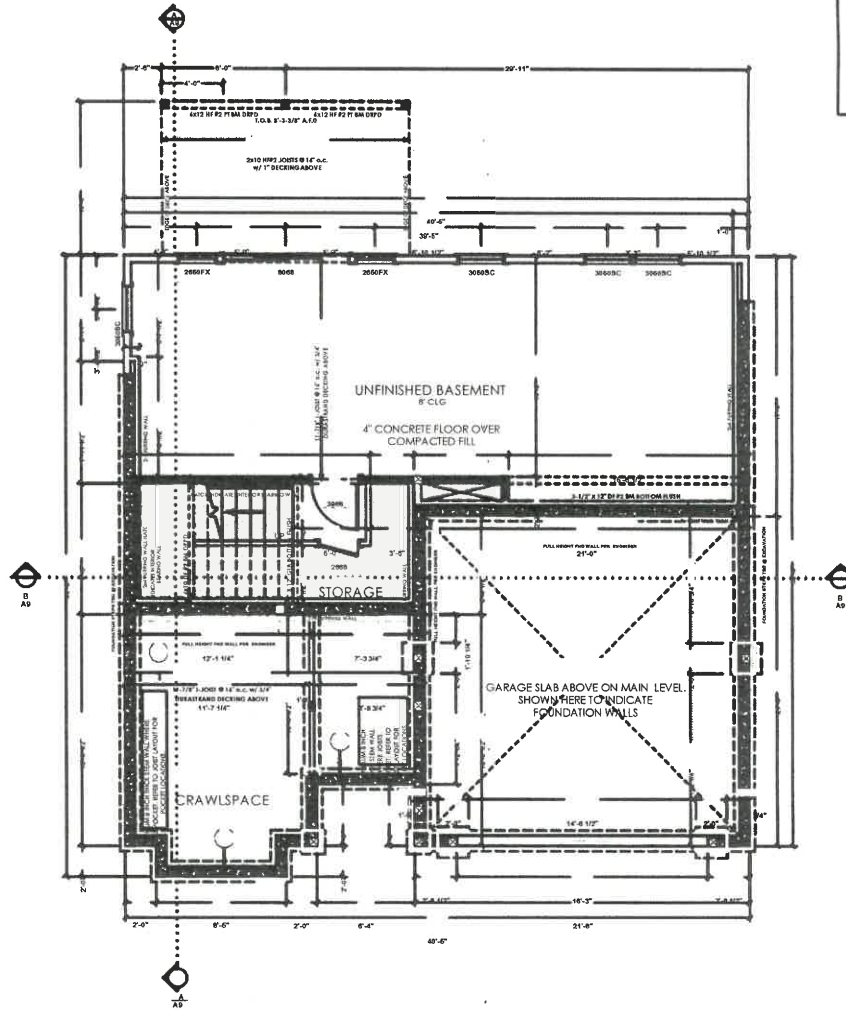
**WINDOW STYLE**

FX	FIXED
LS	LEFT SLIDER
RS	RIGHT SLIDER
TR	TRIPLE SLIDER
SC	SCREENED SHOWER
AW	AWNING
PT	PIECE THROUGH
LV	COVERED

**REFER TO ENGINEERING FOR FOUNDATION STEM WALL, FOOTING, PAD, BEAM, HEADER, POST, AND HANGER SIZING AND SPECIFICATIONS.**



**DETAIL 1**



**LOWER FLOOR PLAN - UNFINISHED BASEMENT**

SCALE: 1/4"=1'  
ALL HEADERS 4x10 DF#2 U.N.O.  
TOP OF WINDOWS 80" A.F.F. U.N.O.

**FLOOR PLAN KEY NOTES**

- TEMPERED GLAZING IS REQUIRED IN THE AREAS LISTED BELOW:
  - WITHIN 2' OF DOORWAY.
  - IN TUB AND SHOWER ENCLOSURES WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE DRAIN INLET.
  - IN INDIVIDUAL PANES GREATER THAN 9 SF, WHEN THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
  - IN STAIRWAYS OR WITHIN 5' OF THE BOTTOM TREAD OR WITHIN 3' OF THE TOP OF THE STAIRWAY WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- GARAGE SEPARATION: THE GARAGE SHALL BE SEPARATED FROM THE ADJOINING HOUSE AND ITS ATTIC SPACE BY 1/2" GYPSUM WALLBOARD APPLIED TO THE GARAGE SIDE OF THE SEPARATION. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM THESE ROOMS BY 5/8" TYPE X GYPSUM BOARD WALLS SUPPORTING 1.5" MIN. INSULATION. SEPARATIONS SHALL BE BORDERED WITH 1/2" GYPSUM BOARD BETWEEN HOUSE AND GARAGE.
- PROVIDE SEISMIC RESTRAINTS ON WATER HEATER.
- PROVIDE AN R-10 RIGID INSULATION PAD UNDER WATER HEATER.
- APPLIANCES LOCATED IN GARAGES WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH SOURCES OF IGNITION AT LEAST 18" ABOVE FLOOR LEVEL.
- APPLIANCES IN GARAGES SHALL BE INSTALLED BEHIND PROTECTIVE BARRIERS OR ELEVATED OUT OF THE NORMAL PATH OF VEHICLES.
- PROVIDE POSITIVE CONNECTION AT ALL POSTS/BEAM CONNECTIONS AND POST/FOUNDATION CONNECTIONS.
- WOOD EXPOSED TO MOISTURE SHALL BE TREATED BY AN APPROVED AGENCY OR SHALL BE OF NATURAL RESISTANCE TO DECAY.

POST LEGEND		WINDOW STYLE	
1	6x6	PA	PIED
2	4x4	LE	LEFT SLIDER
3	4x4	RE	RIGHT SLIDER
4	4x4	TR	TRIPLE SLIDER
5	4x4	CO	DOUBLE OVERHEAD
6	4x4	SH	SINGLE HUNG
7	4x4	AW	AWNED
8	4x4	PT	PIED THROUGH
9	4x4	LV	LOWEDED

**FOUNDATION VENT CALCULATIONS:**  
 $246 \text{ CRAWLSPACE SF} / 300 = 0.82 \text{ SF OF REQUIRED VENTILATION}$   
 $0.82 / 0.75 \text{ SF PER VENT} = 1.09 \text{ VENTS}$   
**REQUIRED VENTS: 2**

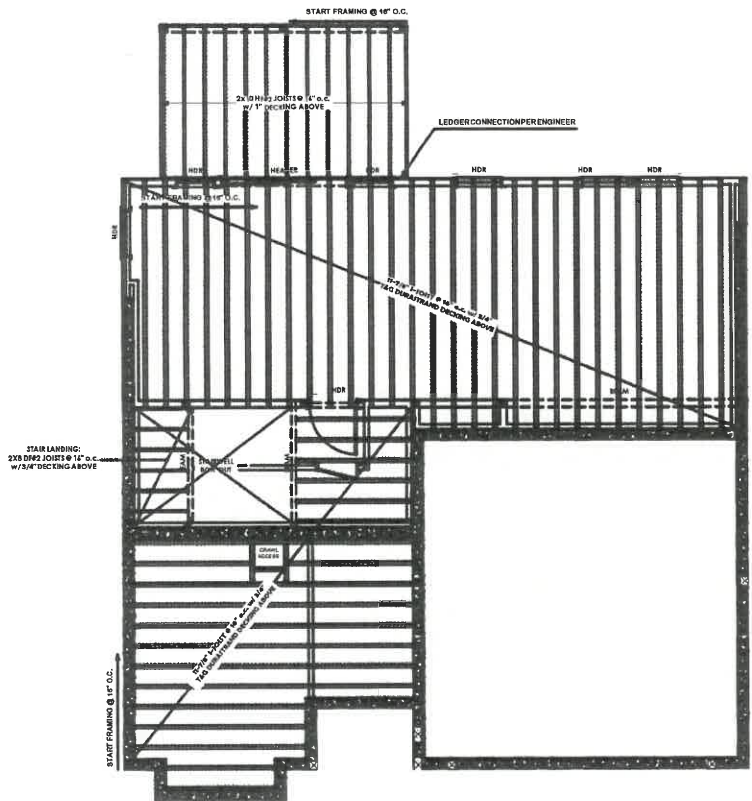
DESIGN:  
 FLOOR LOADS  
 DECK LOADS  
 ROOF SNOW/L  
 GROUND SNOW/L  
 FROST DEPTH

DESIGNED BY:

Item  
 Pg 10 of 14

12

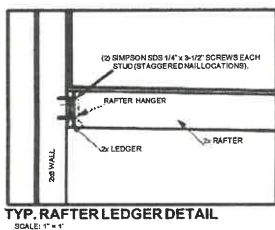
SHULGA  
 7 ORC  
 BELLING  
 P  
 A  
 MAIN  
 SECOND  
 TOTAL LIVING  
 UNFINISHED BAS  
 PORCH  
 GARAGE  
 DECK



**MAIN FLOOR FRAMING PLAN**

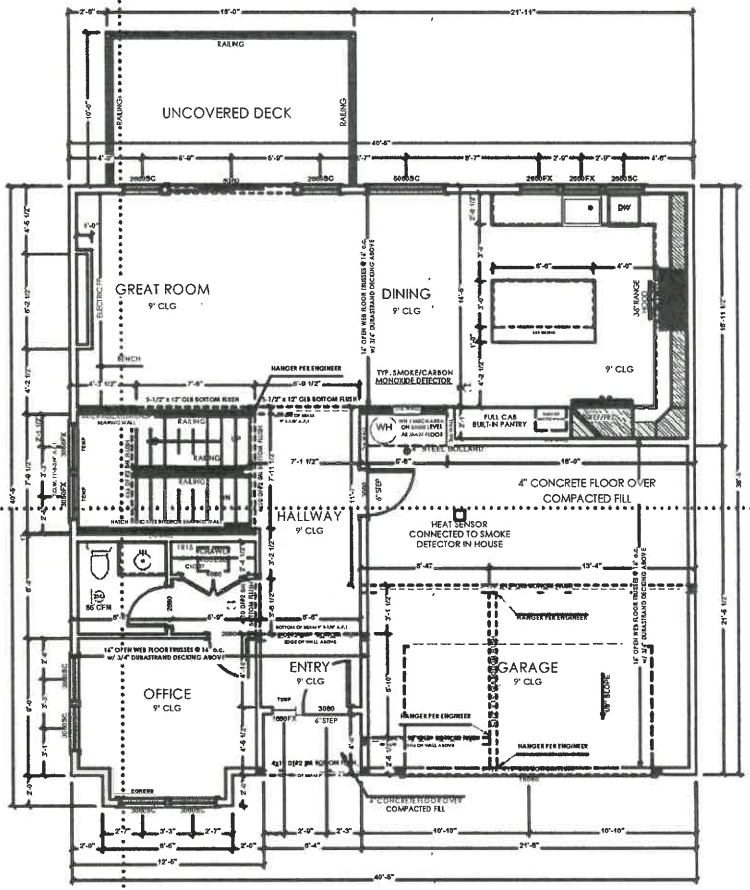
SCALE: 1/4"=1'  
 ALL HEADERS 4x10 DF#2 U.N.O.  
 TOP OF WINDOWS 96" A.F.F. U.N.O.

POST LEGEND		WINDOW STYLE	
1	4x4 STUD	1	FIXED
2	4x6 STUD	2	SLIP SCREEN
3	4x8 STUD	3	SLIP SCREEN
4	4x10 STUD	4	SLIP SCREEN
5	4x12 STUD	5	SLIP SCREEN
6	4x14 STUD	6	SLIP SCREEN
7	4x16 STUD	7	SLIP SCREEN
8	4x18 STUD	8	SLIP SCREEN
9	4x20 STUD	9	SLIP SCREEN
10	4x22 STUD	10	SLIP SCREEN
11	4x24 STUD	11	SLIP SCREEN
12	4x26 STUD	12	SLIP SCREEN
13	4x28 STUD	13	SLIP SCREEN
14	4x30 STUD	14	SLIP SCREEN
15	4x32 STUD	15	SLIP SCREEN
16	4x34 STUD	16	SLIP SCREEN
17	4x36 STUD	17	SLIP SCREEN
18	4x38 STUD	18	SLIP SCREEN
19	4x40 STUD	19	SLIP SCREEN
20	4x42 STUD	20	SLIP SCREEN
21	4x44 STUD	21	SLIP SCREEN
22	4x46 STUD	22	SLIP SCREEN
23	4x48 STUD	23	SLIP SCREEN
24	4x50 STUD	24	SLIP SCREEN
25	4x52 STUD	25	SLIP SCREEN
26	4x54 STUD	26	SLIP SCREEN
27	4x56 STUD	27	SLIP SCREEN
28	4x58 STUD	28	SLIP SCREEN
29	4x60 STUD	29	SLIP SCREEN
30	4x62 STUD	30	SLIP SCREEN
31	4x64 STUD	31	SLIP SCREEN
32	4x66 STUD	32	SLIP SCREEN
33	4x68 STUD	33	SLIP SCREEN
34	4x70 STUD	34	SLIP SCREEN
35	4x72 STUD	35	SLIP SCREEN
36	4x74 STUD	36	SLIP SCREEN
37	4x76 STUD	37	SLIP SCREEN
38	4x78 STUD	38	SLIP SCREEN
39	4x80 STUD	39	SLIP SCREEN
40	4x82 STUD	40	SLIP SCREEN
41	4x84 STUD	41	SLIP SCREEN
42	4x86 STUD	42	SLIP SCREEN
43	4x88 STUD	43	SLIP SCREEN
44	4x90 STUD	44	SLIP SCREEN
45	4x92 STUD	45	SLIP SCREEN
46	4x94 STUD	46	SLIP SCREEN
47	4x96 STUD	47	SLIP SCREEN
48	4x98 STUD	48	SLIP SCREEN
49	4x100 STUD	49	SLIP SCREEN
50	4x102 STUD	50	SLIP SCREEN
51	4x104 STUD	51	SLIP SCREEN
52	4x106 STUD	52	SLIP SCREEN
53	4x108 STUD	53	SLIP SCREEN
54	4x110 STUD	54	SLIP SCREEN
55	4x112 STUD	55	SLIP SCREEN
56	4x114 STUD	56	SLIP SCREEN
57	4x116 STUD	57	SLIP SCREEN
58	4x118 STUD	58	SLIP SCREEN
59	4x120 STUD	59	SLIP SCREEN
60	4x122 STUD	60	SLIP SCREEN
61	4x124 STUD	61	SLIP SCREEN
62	4x126 STUD	62	SLIP SCREEN
63	4x128 STUD	63	SLIP SCREEN
64	4x130 STUD	64	SLIP SCREEN
65	4x132 STUD	65	SLIP SCREEN
66	4x134 STUD	66	SLIP SCREEN
67	4x136 STUD	67	SLIP SCREEN
68	4x138 STUD	68	SLIP SCREEN
69	4x140 STUD	69	SLIP SCREEN
70	4x142 STUD	70	SLIP SCREEN
71	4x144 STUD	71	SLIP SCREEN
72	4x146 STUD	72	SLIP SCREEN
73	4x148 STUD	73	SLIP SCREEN
74	4x150 STUD	74	SLIP SCREEN
75	4x152 STUD	75	SLIP SCREEN
76	4x154 STUD	76	SLIP SCREEN
77	4x156 STUD	77	SLIP SCREEN
78	4x158 STUD	78	SLIP SCREEN
79	4x160 STUD	79	SLIP SCREEN
80	4x162 STUD	80	SLIP SCREEN
81	4x164 STUD	81	SLIP SCREEN
82	4x166 STUD	82	SLIP SCREEN
83	4x168 STUD	83	SLIP SCREEN
84	4x170 STUD	84	SLIP SCREEN
85	4x172 STUD	85	SLIP SCREEN
86	4x174 STUD	86	SLIP SCREEN
87	4x176 STUD	87	SLIP SCREEN
88	4x178 STUD	88	SLIP SCREEN
89	4x180 STUD	89	SLIP SCREEN
90	4x182 STUD	90	SLIP SCREEN
91	4x184 STUD	91	SLIP SCREEN
92	4x186 STUD	92	SLIP SCREEN
93	4x188 STUD	93	SLIP SCREEN
94	4x190 STUD	94	SLIP SCREEN
95	4x192 STUD	95	SLIP SCREEN
96	4x194 STUD	96	SLIP SCREEN
97	4x196 STUD	97	SLIP SCREEN
98	4x198 STUD	98	SLIP SCREEN
99	4x200 STUD	99	SLIP SCREEN
100	4x202 STUD	100	SLIP SCREEN



**REFER TO JOIST LAYOUT FOR LAYOUT AND SPECIFICATIONS**

**REFER TO ENGINEERING FOR FOUNDATION STEM WALL, FOOTING, PAD, BEAM, HEADER, POST, AND HANGER SIZING AND SPECIFICATIONS.**



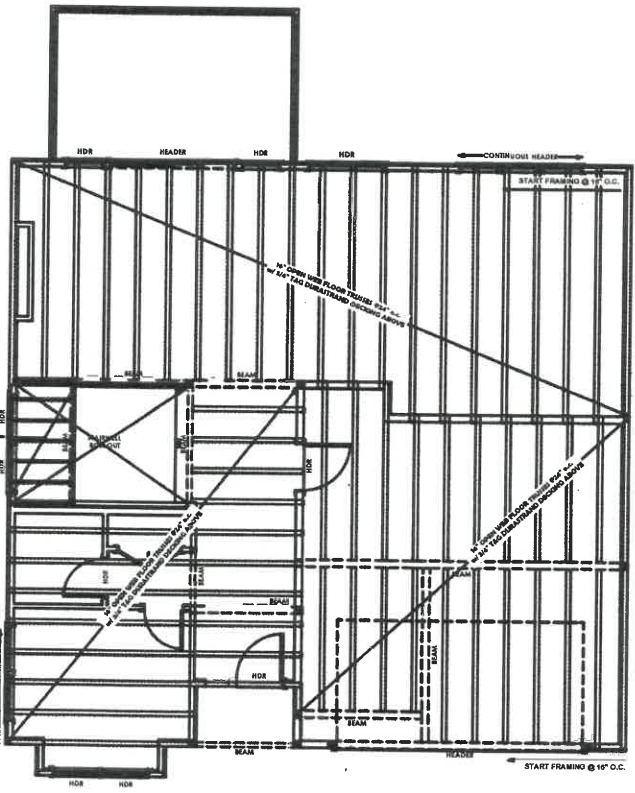
**MAIN FLOOR PLAN**

SCALE: 1/4"=1'  
 ALL HEADERS 4x10 DF#2 U.N.O.  
 TOP OF WINDOWS 96" A.F.F. U.N.O.

**FLOOR PLAN KEY NOTES**

- TEMPERED GLAZING IS REQUIRED IN THE AREAS LISTED BELOW:
  - WITHIN 2' OF DOORWAY.
  - IN TUB AND SHOWER ENCLOSURES WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE DRAIN INLET.
  - IN INDIVIDUAL PANEES GREATER THAN 9 SF, WHEN THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
  - IN STAIRWAYS OR WITHIN 6" OF THE BOTTOM TREAD OR WITHIN 3" OF THE TOP OF THE STAIRWAY WHEN THE BOTTOM EDGE IS LESS THAN 80" ABOVE THE WALKING SURFACE.
- GARAGE SEPARATION: THE GARAGE SHALL BE SEPARATED FROM THE ADJOINING HOUSE AND ITS ATTIC SPACE BY 1/2" GYPSUM WALLBOARD APPLIED TO THE GARAGE SIDE OF THE SEPARATION. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM THESE ROOMS BY 5/8" TYPE 'X' GYPSUM BOARD. WALLS SUPPORTING 50# CEILING SEPARATIONS SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD.
- PROVIDE A MINIMUM OF 1 3/8" SOLID CORE OR 20 MINUTE FIRE RATED DOOR BETWEEN HOUSE AND GARAGE.
- PROVIDE SEISMIC RESTRAINTS ON WATER HEATER.
- PROVIDE AN R-10 RIGID INSULATION PAD UNDER WATER HEATER.
- APPLIANCES LOCATED IN GARAGES WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING
- ALL APPLIANCES IN GARAGES SHALL BE INSTALLED WITH PROTECTIVE BARRIERS OR REMOVED OUT OF THE NORMAL PATH OF VEHICLES.
- PROVIDE POSITIVE CONNECTION AT ALL POSTS/BEAM CONNECTIONS AND POST/FOUNDATION CONNECTIONS.
- WOOD EXPOSED TO MOISTURE SHALL BE TREATED BY AN APPROVED AGENCY OR SHALL BE OF NATURAL RESISTANCE TO DECAY.
- ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL, GALVANIZED, OR CORROSION RESISTANT IN ACCORDANCE WITH CODE.

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UPPER FLOOR FRAMING PLAN

SCALE: 1/4"=1'  
 ALL HEADERS 8x10 DFW#2 U.N.O.  
 TOP OF WINDOWS 80" A.F.F. U.N.O.

POST LEGEND

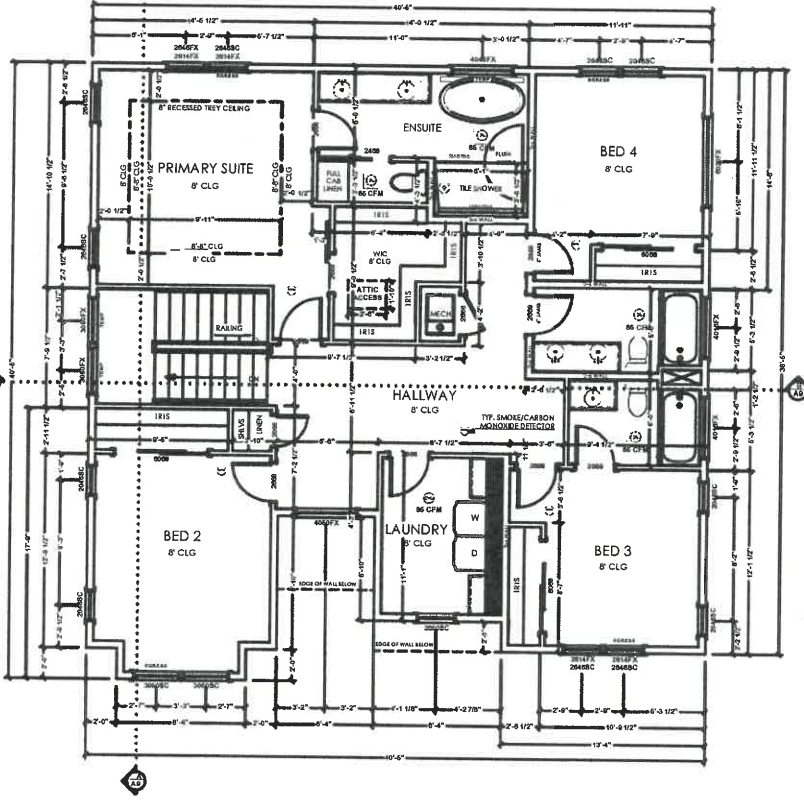
1x4	DAWG STUDS FULL WIDTH OF BEAM
1x6	4x4 PRESSURE TREATED COLUMN
1x8	6x6 PRESSURE TREATED COLUMN
1x10	8x8 COLUMN
1x12	10x10 COLUMN
1x14	12x12 COLUMN
1x16	14x14 COLUMN
1x18	18x18 COLUMN
1x20	20x20 COLUMN
1x24	24x24 COLUMN

WINDOW STYLE

1x4	2020
1x6	LEFT FLGDR
1x8	RIGHT FLGDR
1x10	TRIPLE FLGDR
1x12	TRIPLE FLGDR
1x14	TRIPLE FLGDR
1x16	TRIPLE FLGDR
1x18	TRIPLE FLGDR
1x20	TRIPLE FLGDR
1x24	TRIPLE FLGDR

REFER TO JOIST LAYOUT FOR  
 LAYOUT AND SPECIFICATIONS

REFER TO ENGINEERING FOR  
 FOUNDATION STEM WALL,  
 FOOTING, PAD, BEAM, HEADER,  
 POST, AND HANGER SIZING  
 AND SPECIFICATIONS.



UPPER FLOOR PLAN

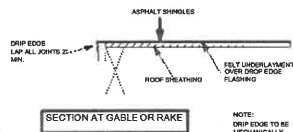
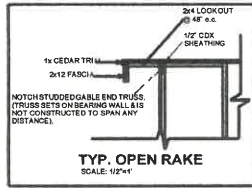
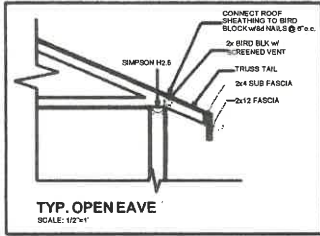
SCALE: 1/4"=1'  
 ALL HEADERS 8x10 DFW#2 U.N.O.  
 TOP OF WINDOWS 80" A.F.F. U.N.O.

FLOOR PLAN KEY NOTES

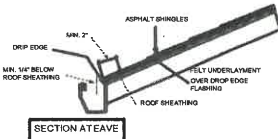
- TEMPERED GLAZING IS REQUIRED IN THE AREAS LISTED BELOW:  
 A. WITHIN 2' OF DOORWAY.  
 B. IN TUB AND SHOWER ENCLOSURES WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE DRAIN INLET.  
 C. IN INDIVIDUAL PANES GREATER THAN 9 SF. WHEN THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.  
 D. IN STAIRWAYS OR WITHIN 5' OF THE BOTTOM TREAD OR WITHIN 3' OF THE TOP OF THE STAIRWAY WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- GARAGE SEPARATION: THE GARAGE SHALL BE SEPARATED FROM THE ADJOINING HOUSE AND ITS ATTIC SPACE BY 1/2" GYPSUM WALLBOARD APPLIED TO THE GARAGE SIDE OF THE SEPARATION. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM THESE ROOMS BY 5/8" TYPE X GYPSUM BOARD. WALLS SUPPORTING 5/8" CEILING SEPARATIONS SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD.
- GARAGE SEPARATION: THE GARAGE SHALL BE SEPARATED FROM THE ADJOINING HOUSE AND ITS ATTIC SPACE BY 1/2" GYPSUM WALLBOARD APPLIED TO THE GARAGE SIDE OF THE SEPARATION. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM THESE ROOMS BY 5/8" TYPE X GYPSUM BOARD. WALLS SUPPORTING 5/8" CEILING SEPARATIONS SHALL BE PROTECTED WITH 1/2" GYPSUM BOARD.
- PROVIDE A MINIMUM OF 1/2" SOLID CORE OR 20 MINUTE FIRE RATED DOOR BETWEEN HOUSE AND GARAGE.
- PROVIDE SEISMIC RESTRAINTS ON WATER HEATER.
- PROVIDE AN R-10 RIGID INSULATION PAD UNDER WATER HEATER.
- APPLIANCES LOCATED IN GARAGES WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED BEHIND PROTECTIVE BARRIERS TO PREVENT NORMAL PATH OF VEHICLES.
- PROVIDE POSITIVE CONNECTION AT ALL POSTS/BEAM CONNECTIONS AND POST/FOUNDATION CONNECTIONS.
- WOOD EXPOSED TO MOISTURE SHALL BE TREATED BY AN APPROVED AGENCY OR SHALL BE OF NATURAL RESISTANCE TO DECAY.
- ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL, GALVANIZED, OR CORROSION RESISTANT IN ACCORDANCE WITH CODE.

**REFER TO ENGINEERING FOR  
BEAM, HEADER, POST, AND  
HANGER SIZING AND  
SPECIFICATIONS.**

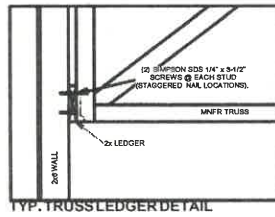
**REFER TO TRUSS LAYOUT FOR  
LAYOUT AND SPECIFICATIONS**



NOTE: DRIP EDGE TO BE MECHANICALLY FASTENED TO THE ROOF DECK @ MAX. 12" o.c. w/ 12# ROOFING NAIL OR w/ MIN. 3/8" ROD.

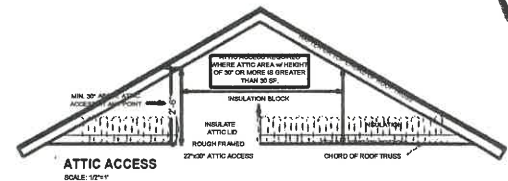
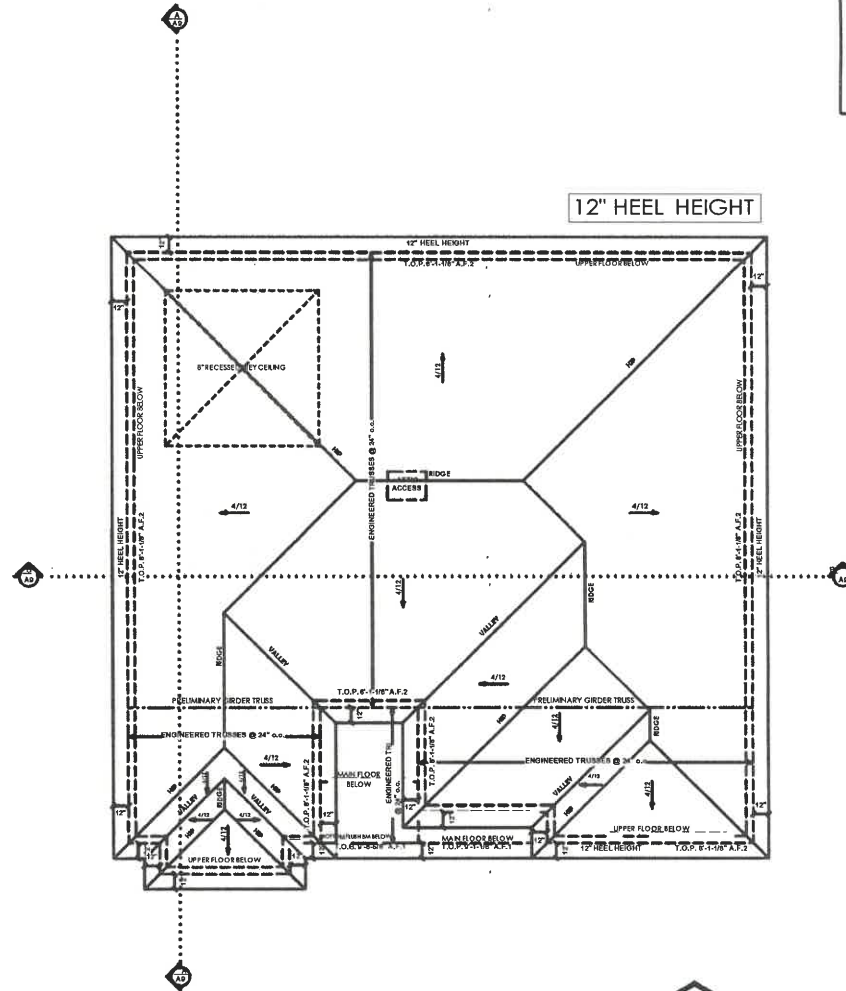


**ROOF DRIP EDGE**  
SCALE: 1" = 1'



**ROOF VENT CALCULATIONS:**

TOTAL VENTED ROOF AREA	1497 SF
REQUIRED VENTING	$1497 / 300 = 4.99$ SF
50% UPPER VENTING	$4.99 / 2 = 2.495$ SF
NUMBER OF AF50 VENTS	$2.495 / 0.3472 = 7.19$ VENTS
50% LOWER VENTING	$4.99 / 2 = 2.495$ SF
NUMBER OF BIRD BLOCK VENTS	$2.495 / 0.125 = 19.96$ VENTS
AF50	8 VENTS
BIRD BLOCKS	20 VENTS



**ROOF KEY NOTES**

- IF TRUSS MNFR LAYOUT VARIES FROM THIS PLAN, IT IS THE MNFR RESPONSIBILITY TO SUBMIT NEW LAYOUT & ENGINEERING TO THE DESIGNER IMMEDIATELY & PRIOR TO SUBMITTAL TO LOCAL BUILDING DEPT.
- OVERFRAME AREAS TO HAVE DIRECT BEARING TO TRUSS/RAFTER BELOW VIA PURLIN WALLS FRAMED w/ 2x4 @ 24" o.c. TYP.
- PROVIDE MINIMUM 22" x 30" ATTIC ACCESS.
- PROVIDE ATTIC VENTILATION AT A RATE OF 1 SF FOR EVERY 150 SF OF VENTILATED AREA. VENTILATION MAY BE REDUCED TO 1 SF FOR EVERY 300 SF WHEN 50% TO 80% OF THE VENT OPENINGS ARE PROVIDED IN THE UPPER HALF OF THE AREA TO BE VENTILATED.
- CONTRACTOR TO VERIFY VENTILATION REQUIREMENTS AND ALL OTHER APPLICABLE BUILDING CODES.

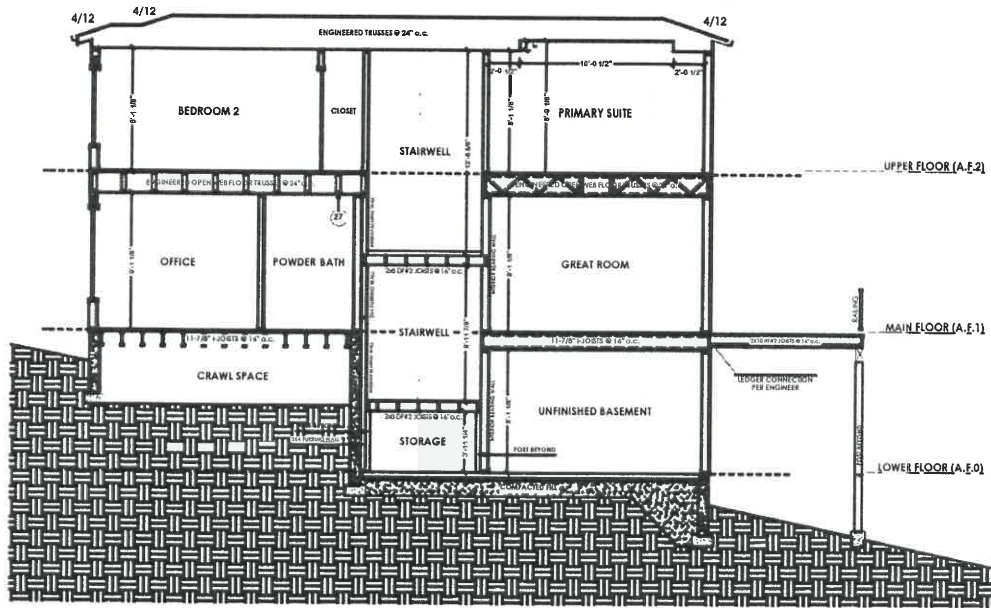
**DESIGN**  
FLOOR LOADS  
DECK LOADS  
ROOF SNOWLOAD  
GROUND SNOW L  
PROST DEPTH

DESIGNED BY:

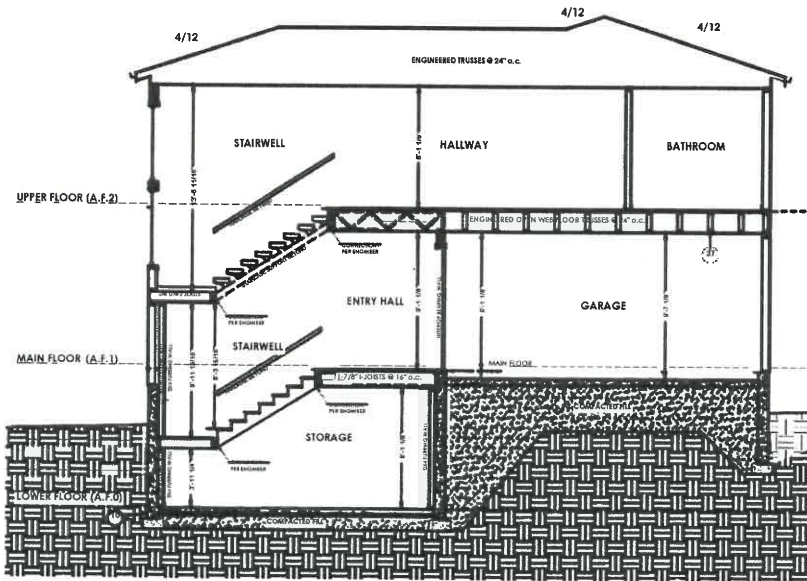
SHULGA  
7 OR  
BELLING

MAIN  
SECOND  
TOTAL LIVING  
UNFINISHED BAS  
PORCH  
GARAGE  
DECK

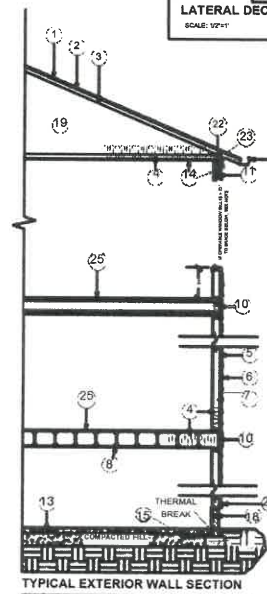
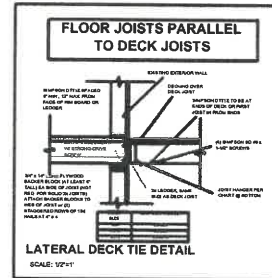
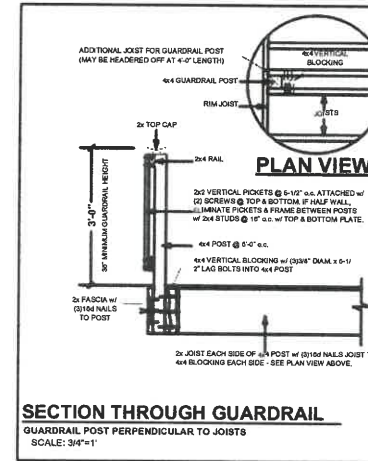
12



**SECTION A**  
SCALE: 1/4"=1'

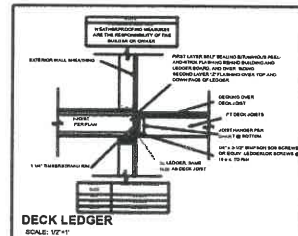
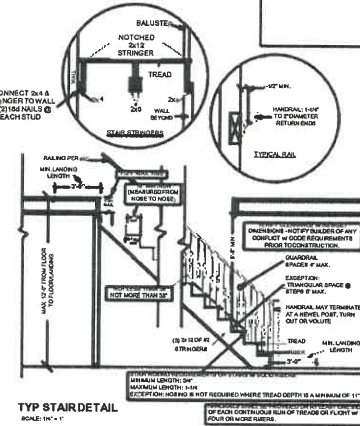


**SECTION B**  
SCALE: 1/4"=1'



**NOTE:**  
IN DWELLING UNITS, WHERE THE TOP OF THE BILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4" DIAMETER (1 1/2") SPHERE TO PASS THROUGH THE OPENING IN ITS LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2000.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R310.2.2.



**SECTION KEY NOTES**

1. COMPOSITION ROOFING OVER MNFR APPROVED UNDERLAYMENT.
2. 1/2" CDX PLYWOOD SHEATHING.
3. ENGINEERED TRUSSES AT 24" o.c. TRUSS MNFR TO SUPPLY LAYOUT AND ENGINEERING.
4. INSULATION: REFER TO UA ANALYSIS FOR INSULATION VALUES.
5. 7/16" OSB SHEATHING.
6. HARDIE PLANK LAP SIDING, OR EQUAL.
7. 2x6 STUDS 16" o.c.
8. 1-JOIST PER MNFR DESIGN.
9. HANDRAIL @ STAIR.
10. 1-1/4" TIMBERSTRAND RIM, OR EQUAL.
11. TYP. 4x10 OF2 HEADER UNLESS OTHERWISE NOTED.
12. FOUNDATION JOISTPOCKETS.
13. 4" CONC SLAB, -3000 PSI CONCRETE OVER COMPACTED FILL.
14. APPLY 1/2" SHEETROCK TO WALLS AND CEILING.
15. 2" FIBER EXTRUDED POLYSTYRENE EXTENDING UNDER SLAB IN ALL HEATED AREAS.
16. APPLY 2 COATS OF ASPHALTIC EMULSION AND PERIMETER FOOTING DRAIN AT FOUNDATION WALLS BORDERING LIVING AREAS.
17. GUTTER, TRUSSPARKERS @ EAVES PER DETAIL ON ROOF PLAN - VERIFY EAVE & SOFFIT DETAIL w/ CONTRACTOR. IF REMODEL, MATCH EAVE & SOFFIT TO EXIST STRUCTURE.
18. PROVIDE ATTIC VENTILATION AT A RATE OF 1 SF FOR EVERY 160 SF OF VENTILATED AREA. VENTILATION MAY BE REDUCED TO 1 SF FOR EVERY 300 SF WHEN 60% TO 80% OF THE VENT OPENINGS ARE PROVIDED IN THE UPPER HALF OF THE AREA TO BE VENTILATED.
  - A. EACH 10' VERTICALLY AND EACH 10' HORIZONTALLY
  - B. ALL CEILING AND FLOOR LEVELS
  - C. ALL INTERSECTIONS OF VERTICAL AND HORIZONTAL FRAMING
21. WOOD SIDING, SHEATHING AND WALL FRAMING SHALL BE A MINIMUM OF 8" ABOVE GRADE @ ALL POINTS.
22. TRUSSES SHALL BE CONNECTED TO WALL PLATES w/ APPROVED CONNECTORS HAVING AN UPLIFT RESISTANCE MORE THAN 175 LBS. (SIMPSON HZ-5)
23. 2x BIRD BLOCK w/ SCREENED VENT
24. 7/8" T&G DURASTRAND P8 FLOOR DECKING OR EQUAL.
25. 3/4" T&G DURASTRAND P9 FLOOR DECKING OR EQUAL.
26. 6/8" TYPE X GYPSUM BOARD
27. OPEN WEB FLOOR TRUSSES PER MNFR DESIGN.

DESIGNED BY:

2 | Pg 13 of 14

SHULGA  
7 ORC  
BELLING

MAIN  
SECOND  
TOTAL LIVING  
UNFINISHED BAS  
PORCH  
GARAGE  
DECK

DESIGN:  
FLOOR LOADS  
DECK LOADS  
ROOF LOADS  
GROUND SNOW L  
FROST DEPTH

P  
A

# LEGEND

PROPERTY LINE	---
SETBACK LINE	---
EASEMENT	---
CONTOUR LINE	---
CENTER LINE OF ROAD	---
ROOF LINE	---
SEWER/SEPTIC LINE (S/S)	• S/C
WELL	W
WATER LINE (W/L)	W/L
UG POWER (UGP)	UGP
OH POWER (OHP)	OHP
ELEVATIONS	X'

SITE PLAN DRAFTED BY



ES (509) 608-4280  
SITE PLANS

OWNER:  
BOGDAN

LEGAL DESCRIPTION  
18 ORCHID CT

ADDRESS:  
BERWICK, WA

SUBDIVISION & LOT NUMBER  
BELLINGHAM, WA

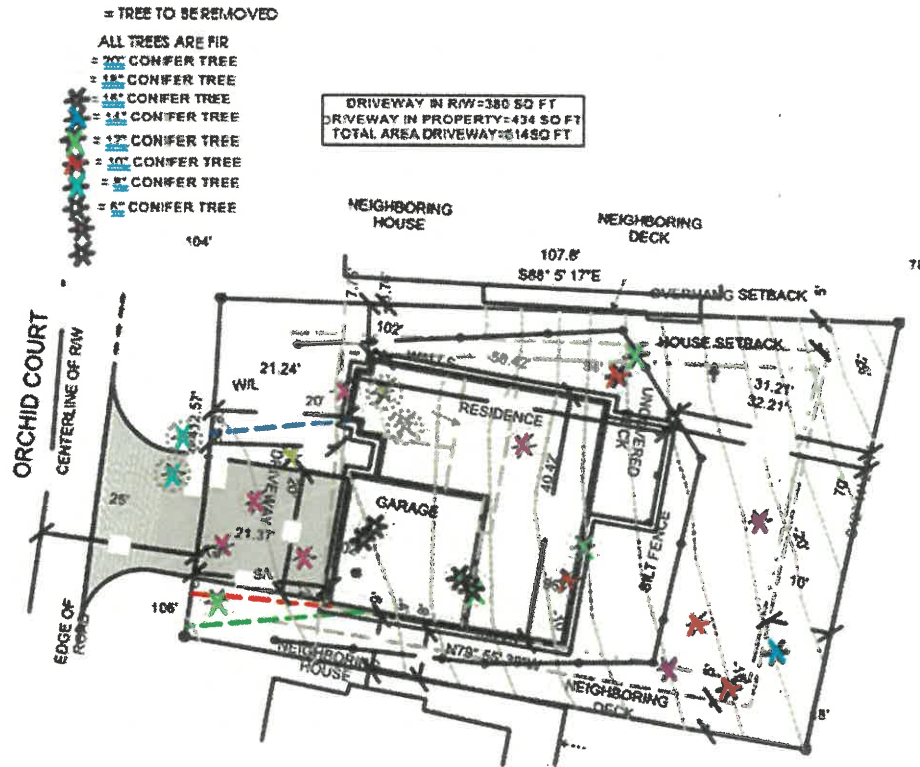
PROPER LOT NUMBER:

PROPERTY ID  
1"=20'

DATE:  
3/18/2026

DATE:  
3/16/2026

# SITE PLAN



## LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED A.F. NO. 2140400406)

LOT 18, SIDDEN VALLEY DIVISION 18, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 37, RECORDS OF WHATCOM COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF WHATCOM, STATE OF WASHINGTON

Item 12  
Pg 14 of 14

**DISCLAIMER:**  
THE HOME OWNER AND BUILDER MUST VERIFY THE PLACEMENT OF THE HOME, LOCATION OF UTILITIES, SETBACKS, AND LOCATION OF EASEMENTS ARE ACCURATE ON THE SITE PLAN PRIOR TO PERMIT SUBMITTAL AND COMMENCEMENT OF CONSTRUCTION

Rec'd 03/18/2026  
4:04 PM

# Sudden Valley Community Association Variance Request

Item 13  
Pg 1 of 1  
G2

Street Address: 7 Orchid Ct, Bellingham, WA 98229 Div 18 Lot 18  
Owner: Bogdan & Viktoriya Shulga  
Mailing Address: 20 Sweetclover Cir, Bellingham, WA 98229  
Phone: 360-922-2870 Email: bogdan\_shulga@gmail.com

**Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

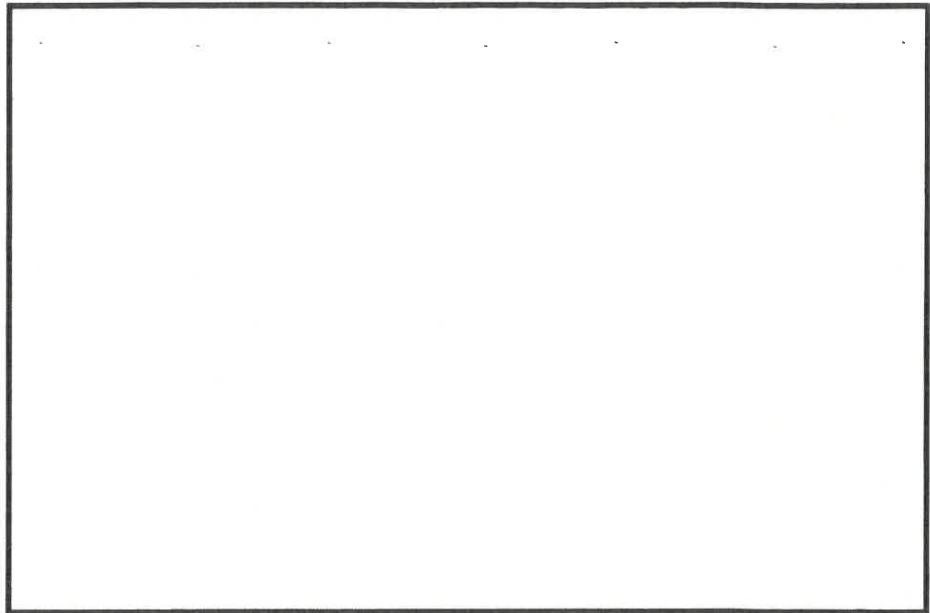
**Requested for:**

- New construction
- Existing home
- Other

**The variance would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Tree/Vegetation removal
- Setbacks to property line
- Interior living space
- Structure height

**Please refer to ACC  
Guideline 14.8.12 for  
more information.**



Give a full description of the request and need for the variance: The sewer connection for this lot is in the street near the highest point of the lot. We prefer that all the bathrooms in the house gravity flow to the sewer connection, requiring a two story design in the front. We are currently about 2' 2" above the height limit and would like to request up to 3' of variance. Also, the soil engineer told us that this lot has shallow bedrock, making it unfeasable to dig deep.

***This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.***

Owner Signature:  Date: 03/18/2026

AC Staff Comments: \_\_\_\_\_

Rec'd 03/18/2026  
4:04 PM

# Sudden Valley Community Association Variance Request

Item 14  
Pg 1 of 1  
G2

Street Address: 7 Orchid Court Bellingham WA 98229 Div 18 Lot 18  
Owner: Bogdan and Vika Shulga  
Mailing Address: 20 Sweetclover Circle Bellingham WA 98229  
Phone: [REDACTED] Email: Bogdan\_shulga@hotmail.com

**Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

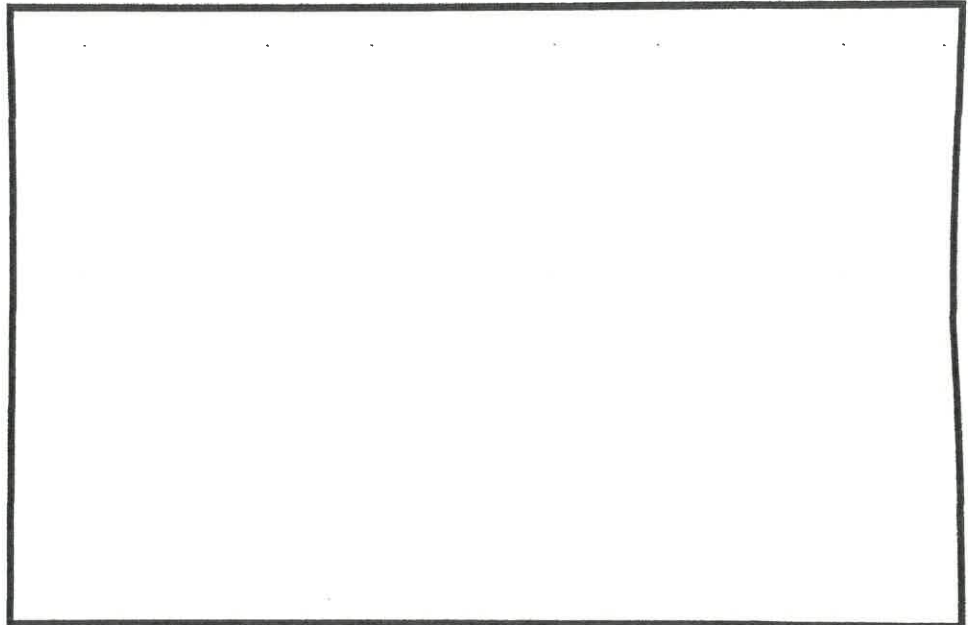
**Requested for:**

- New construction
- Existing home
- Other

**The variance would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Tree/Vegetation removal
- Setbacks to property line
- Interior living space
- Structure height

**Please refer to ACC  
Guideline 14.8.12 for  
more information.**



Give a full description of the request and need for the variance: We are requesting a variance for side setbacks to 15ft combined (8ft and 7ft) due to the small size of the lot.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

***This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.***

Owner Signature: [Handwritten Signature]

Date: 02/05/2026

AC Staff Comments: \_\_\_\_\_

RECEIVED  
MAR 25 2026

# Sudden Valley Community Association Construction Change Request

Item 15  
Pg 1 of 1  
G3

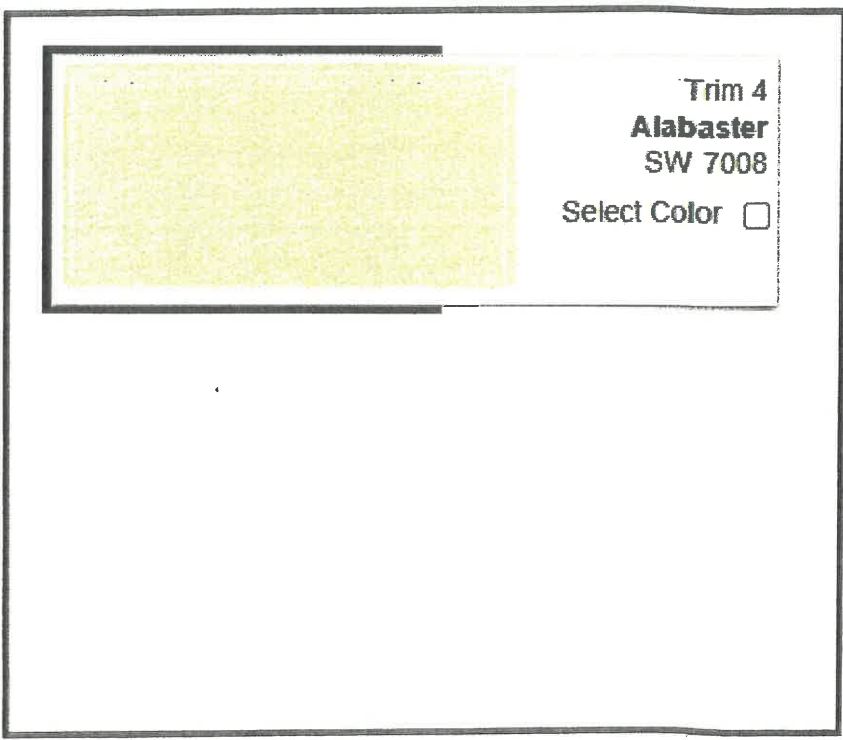
Street Address: 7 Maple Ct. Bellingham WA Div 10 Lot 134  
Owner: Vladimir Chernomoretz  
Mailing Address: 3020 W. Maplewood Av Bellingham WA 98225  
Phone: [REDACTED] Email: [REDACTED]

Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.

- Requested for:
- Existing home
  - New construction

- The change would affect:
- Exterior appearance
  - Drainage/Erosion control
  - Open space & Lot coverage
  - Setbacks to property line
  - Structure height

Please refer to ACC Guidelines 14.2 and 14.11 and for more information.



Give a full description of the request and attach any additional information if needed:

Change color for one of the approved  
house  
colors "Alabaster SW7008"

Thanks

**This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.**

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: [Signature] Date: 03/

Rec'd 08/28/2025

Application for New Construction

Item 16  
Pg 1 of 13

Home Construction  Remodel \_\_\_\_\_ Addition \_\_\_\_\_ Other \_\_\_\_\_

Street Address: 22 Bigleaf Lane, Bellingham, WA 98229

Owner: Oleh Kharro, Oksana Kharro

Mailing Address: 9411 18TH Ave W Unit A, Everett, WA 98204

Work Phone: \_\_\_\_\_ Home Phone: ~~(360) 472-3644~~, ~~(360) 820-82-58~~

Email: ~~ngestart@gmail.com~~

- CONTRACTOR: ACC staff MUST be contacted for inspection 24 hours prior to the following:**
- Installation of erosion control measures
  - Pouring of any concrete for either slab or foundation/forms
  - Installation of driveway and/or apron
  - Completion of work and occupancy of home

"I have read and understand the Sudden Valley Community Association Architectural Control Guidelines"

Contractor Signature [Signature] Date 8/10/2025

Company Name: Maple Tree Const Inc License: maple TC 910 NW

Mailing Address: 3334 Boxwood Ave Bellingham WA 98225

Phone: 360-961-5040 Email: mapletreconst@yahoo.com

Bank or Loan Agency: \_\_\_\_\_

Valuation of Structure \$ \_\_\_\_\_ Square footage \_\_\_\_\_

Use: Permanent Residence \_\_\_\_\_ Vacation /Weekend \_\_\_\_\_ Rental \_\_\_\_\_

Variance Request: No \_\_\_\_\_ Yes \_\_\_\_\_ (If so, must attach variance request form)

**The following items must be submitted at time of application:**

- SVCA Construction Application and Checklist (must be signed by property owner).
- Application fee (see section 14.8.8)
- Copy of survey by a licensed surveyor including topography, trees, and square footage
- Two (2) sets of construction plans (including floor plan, elevations, and finished grade)
- Two (2) copies of site plan @ 1"=10' scale (see Appendix I for sample)
- Two (2) copies of landscaping plan @ 1"=10' scale
- Driveway cross-section, showing road edge to garage slab
- One (1) copy of specification sheet including paint chips, roof color, and lighting sample
- **Proof of insurance – see requirements**
- One (1) copy of water/sewer availability
- Property and building corners must be staked
- ALL trees requested for removal must be clearly ribboned and indicated on site plan.
- Written application for variance, if any
- Refundable Completion Deposit (due during permit meeting - see section 14.8.8)

agree to construct and maintain the above described single family dwelling in accordance with the plans and specifications submitted as the same may be approved by the ACC, and further agree not to allow said single family dwelling to be used as a multiple family dwelling or duplex or to be used in any way which violates the Restrictive Covenants, Rules, and Regulations or Architectural Control Committee Guidelines.

I hereby acknowledge that the ACC, according to the Restrictive Covenants, is in no way responsible for any defects, of whatever nature, in the plans and specifications submitted. I agree to undertake full responsibility to accurately ascertain the lot lines delineating the boundaries of my property. I understand that the ACC in approving my plans and specifications, including site plan, is in no way warranting or representing the actual location of the lot lines delineating the boundaries of my property. I also understand that an infringement onto adjoining properties due to lot clearing or excavation shall be rectified prior to the framing of the structure.

Application submitted by: 8/11/25

Signature of Owner(s): *O. Sawyer* *Sawyer*

Item 16  
Pg 2 of 13

22 Bigleaf Report

Site Area: 6,771 sf

House Footprint: 1,461 sf

Open Space %: 77.4

Property Coverage %: 13.8

Front Setback: 25' 11"

Side Setback: 6' 3" right, 53' 4 1/2" left

Environmental Setback: 53'

Height: 29' 7 1/4"

Driveway slope: 2.5%

Notes:

Driveway needs to be curved at the ends, would suggest that the builder curves the entire driveway as well.

Specification Sheet

Item 16  
Pg 4 of 13

Street Address: 22 Bigleaf Ln Bellingham WA 98229 Div \_\_\_\_\_ Lot \_\_\_\_\_

Owner/Contractor: Anatoly Savchuk

Siding Type: Hardi sadding

Trim Type: Wooden trim

Gable Type: Flat roof



Roof Type: Flat roof PVC or Shingles

Lighting Type: Bulb lighting.

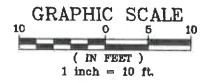
Retaining Wall Materials: Block retaining materials

Other Finish Materials: \_\_\_\_\_

**Samples**

SIDING/BODY COLOR	TRIM COLOR	ACCENT
 <p>Body 14 Westchester Gray SW 2849 Select Color <input type="checkbox"/></p>	<p>SW 7005 Pure White</p> <p>Trim 3 Pure White SW 7005 Select Color <input type="checkbox"/></p> <p>Designer Color Collection</p>	<ul style="list-style-type: none"> <li>Garage Door and front door: <u>Body 14 Westchester Gray SW 2849 Select color</u></li> <li>Other (specify location):</li> </ul>
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
<p><u>Black</u></p>		 <p align="center">Effective 1/1/2025</p>

WOODRUSH CT.  
SSMH / MH#24-26  
RIM EL. 595.14'  
I.E. 583.66' (RECORD)

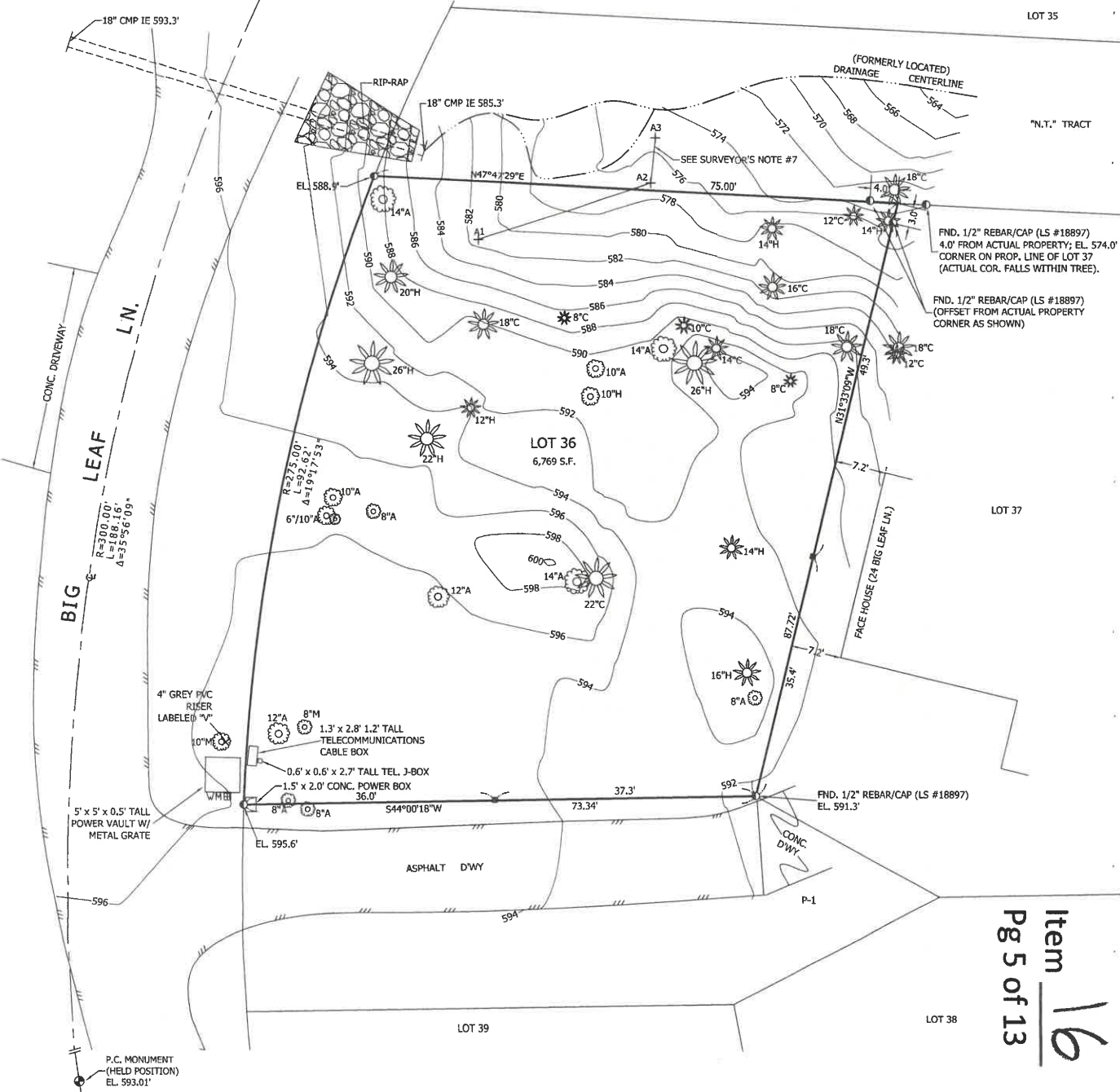


**ELEVATION DATUM**  
ASSUMED ELEV. 593.01' AT P.C. MONUMENT; SAID MON. IS RELATED (FORMER SURVEY) TO THE RECORD ELEV. AT SSMH #24-26, HAVING A RECORD INVERT ELEV. 583.66' AS PER SAN. SEWER AS-BUILTS USED BY SUDDEN VALLEY ASSOC.

**LEGAL DESCRIPTION**  
LOT 36, PLAT OF SUDDEN VALLEY, DIVISION NO. 24, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES 4 THROUGH 7, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.  
SITUATE IN WHATCOM COUNTY, WASHINGTON.

- LEGEND**
- ⊙ FOUND BRASS DISK MONUMENT
  - ⊗ PLAT MON. POSITION (NOT FND.)
  - ⊙ FOUND 1/2" REBAR/CAP (LS #18897)
  - SET WOOD HUB & LATH
  - ⊙ SSMH SAN. SEWER MANHOLE
  - WMB WATER METER
  - EDGE ASPHALT
  - ☼ TREE LABELED WITH INCH DIA. & SPECIES (A=ALDER, C=CEDAR, H=HEMLOCK, M=MAPLE)

- SURVEYOR'S NOTES**
- 1). BASIS OF BEARINGS: PLAT OF SUDDEN VALLEY DIV. 24; HELD INVERSE N22°59'02"E FROM BRASS DISK POINT OF CURVATURE MONUMENT (P.C.) TO THE SW'LY CORNER OF LOT 36.
  - 2). THIS SURVEY WAS PERFORMED MARCH 6TH, 2025. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THIS SURVEY, UNLESS OTHERWISE NOTED.
  - 3). ANGULAR AND LINEAR MEASUREMENTS WERE PERFORMED USING A 2-SECOND ANGULAR GEOMAX10 TOTAL STATION WITH RT4 DATA COLLECTION.
  - 4). PROCEDURES USED IN THIS SURVEY MEET OR EXCEED W.A.C. 332-130-090.
  - 5). THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OR AGREEMENTS OF RECORD, IF ANY.
  - 6). NO UNDERGROUND UTILITIES LOCATE WAS PERFORMED PRIOR TO THIS SURVEY, AND ANY GROUND EXCAVATION FIRST SHOULD CALL FOR AN UNDERGROUND UTILITIES LOCATE SERVICE.
  - 7). A LINE IS SHOWN CONNECTING THREE FLAGS FOUND AS LABELED. THIS SURVEYOR WAS NOT NOTIFIED OF A WETLAND DELINEATION AND DOES NOT KNOW THE SOURCE OF FLAGS FOUND.



**CHRISTIE & CHRISTIE**  
**LAND SURVEYING, INC.**



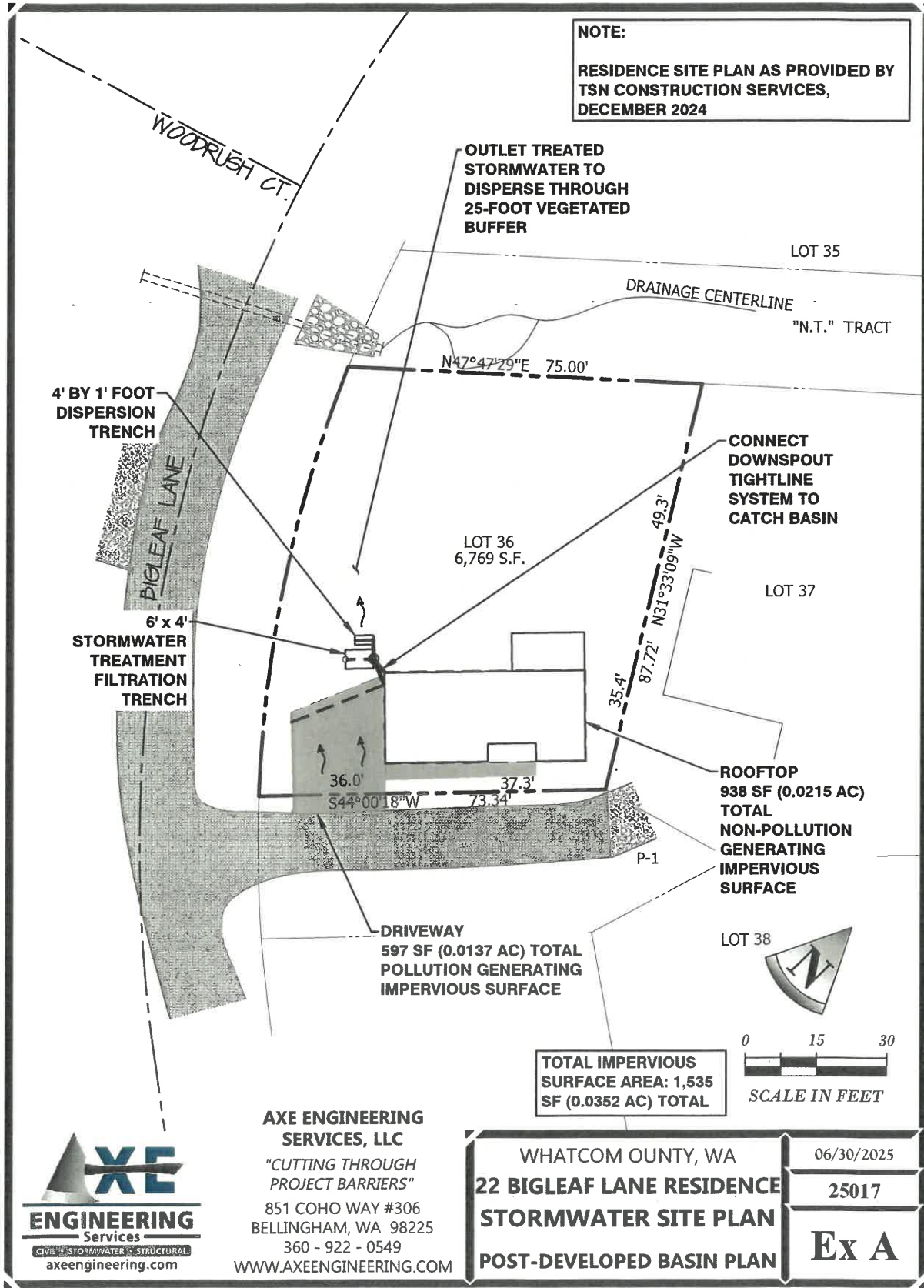
222 GRAND AVE. SUITE 'D'  
BELLINGHAM, WASHINGTON 98225  
360-671-8855 christiesq@hotmail.com

<b>TOPOGRAPHIC SURVEY</b>		PREPARED FOR: <b>OKSANA &amp; OLEH KHARKO</b>	
DOC. DATE: 3/11/25	DRAWN BY: JCA	JOB NO. 202503016	
SCALE: AS SHOWN	CHECKED BY: EJS	370407 350164 0000_Topo_Rev1.dwg	
		SHEET 1 of 1	

Item 16  
Pg 5 of 13

P.C. MONUMENT  
(HELD POSITION)  
EL. 593.01'

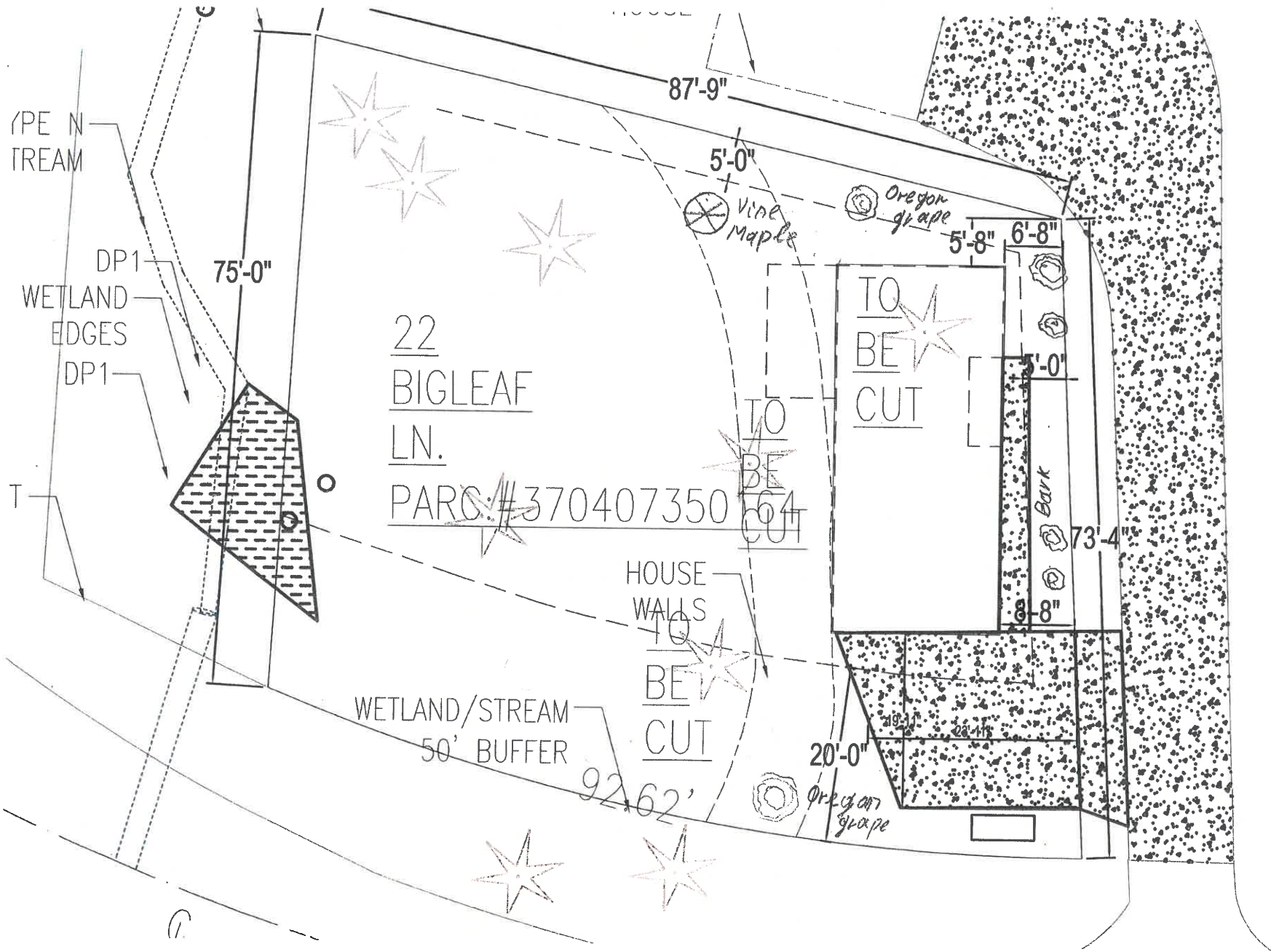




**AXE ENGINEERING SERVICES, LLC**  
"CUTTING THROUGH PROJECT BARRIERS"  
851 COHO WAY #306  
BELLINGHAM, WA 98225  
360 - 922 - 0549  
WWW.AXEENGINEERING.COM

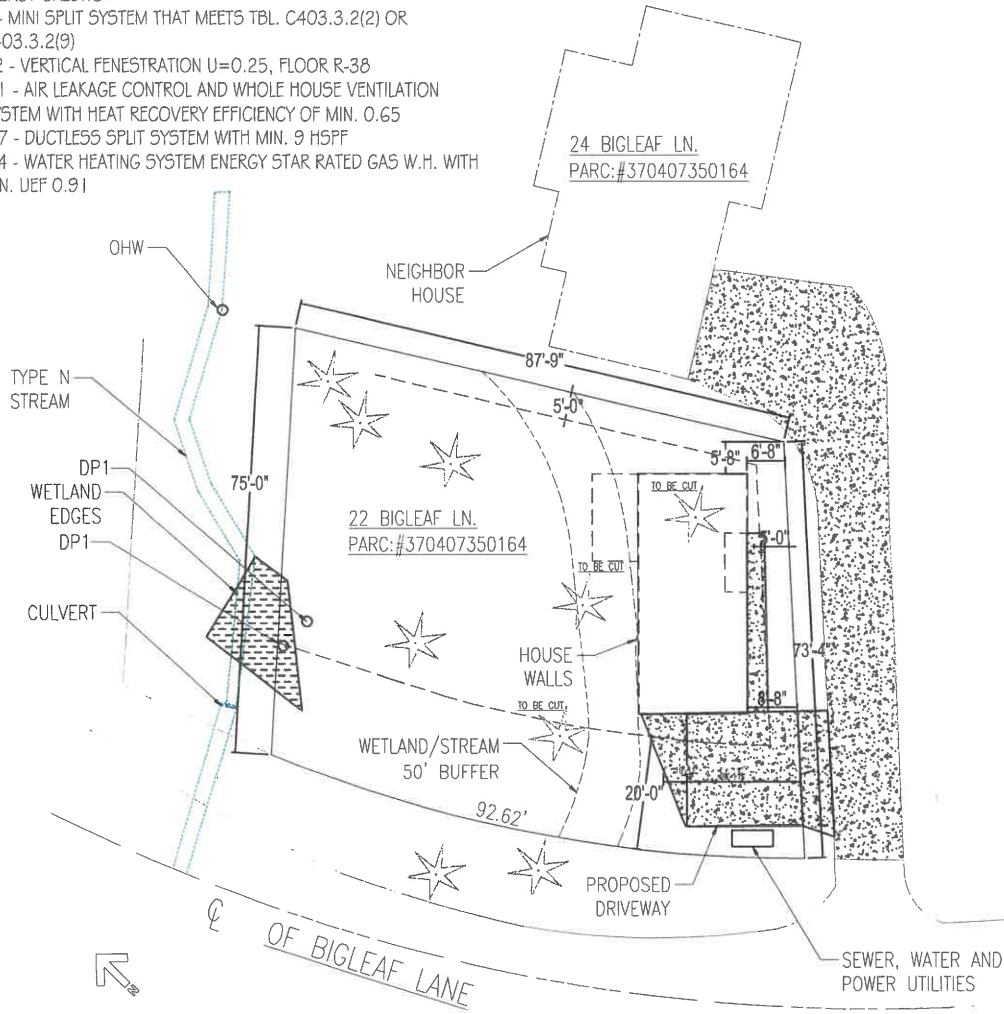
WHATCOM OUNTY, WA  
**22 BIGLEAF LANE RESIDENCE**  
**STORMWATER SITE PLAN**  
**POST-DEVELOPED BASIN PLAN**

06/30/2025  
25017  
**Ex A**



**ENERGY CREDITS:**

- 4 - MINI SPLIT SYSTEM THAT MEETS TBL C403.3.2(2) OR C403.3.2(9)
- 1.2 - VERTICAL FENESTRATION U=0.25, FLOOR R-38
- 2.1 - AIR LEAKAGE CONTROL AND WHOLE HOUSE VENTILATION SYSTEM WITH HEAT RECOVERY EFFICIENCY OF MIN. 0.65
- 3.7 - DUCTLESS SPLIT SYSTEM WITH MIN. 9 HSPF
- 5.4 - WATER HEATING SYSTEM ENERGY STAR RATED GAS W.H. WITH MIN. UEF 0.91



**SITE PLAN**

1" = 10'



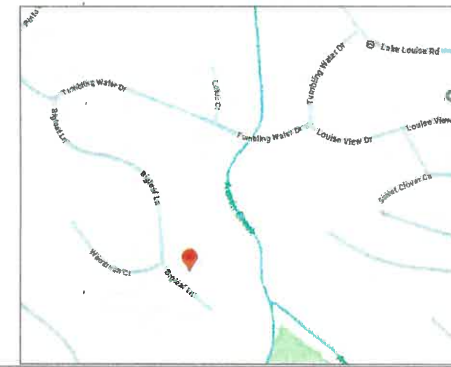
**PROJECT INFORMATION:**

Project Description: New Single Family Residence  
 Building Official: Whatcom County  
 Owner: Oksana & Oleh Kharko  
 Designer: TSN Construction Services (360) 224-5378  
 Engineering Firm: Jones Engineers, Inc (360) 733-8888

Lot Area: 6935 ft<sup>2</sup>  
 Building Area (house roof & deck): 940 ft<sup>2</sup>  
 Driveway & Sidewalks: 483 & 103 ft<sup>2</sup>  
 Total Impervious Area: 1526 ft<sup>2</sup>  
 % Lot Coverage: 22%

**CUT & FILL:**  
 HOUSE CUT - 59 YD<sup>3</sup>  
 HOUSE FILL - 30 YD<sup>3</sup>  
 DRIVEWAY CUT - 21 YD<sup>3</sup>  
 DRIVEWAY FILL - 18 YD<sup>3</sup>  
 TOTAL CUT - 80 YD<sup>3</sup>  
 TOTAL FILL - 48 YD<sup>3</sup>

**TABLE OF CONTENT:**  
 A-1 COVER & SITE PLAN  
 A-2 MAIN & 2ND FLOOR PLAN  
 A-3 3RD FLOOR PLAN  
 A-4 ELEVATIONS  
 A-5 FOUNDATION & BUILDING SECTIONS



Item 16  
 Pg 9 of 13

**TSN**  
**CONSTRUCTION SERVICES**  
 3377 Mountain View rd.  
 Ferndale, WA 98248  
 phone: (360) 224-5378  
 email: tonsystem@gmail.com

Oksana & Oleh Kharko  
 22 Bigleaf Ln, Bellingham WA Parcel #: 370407 350164

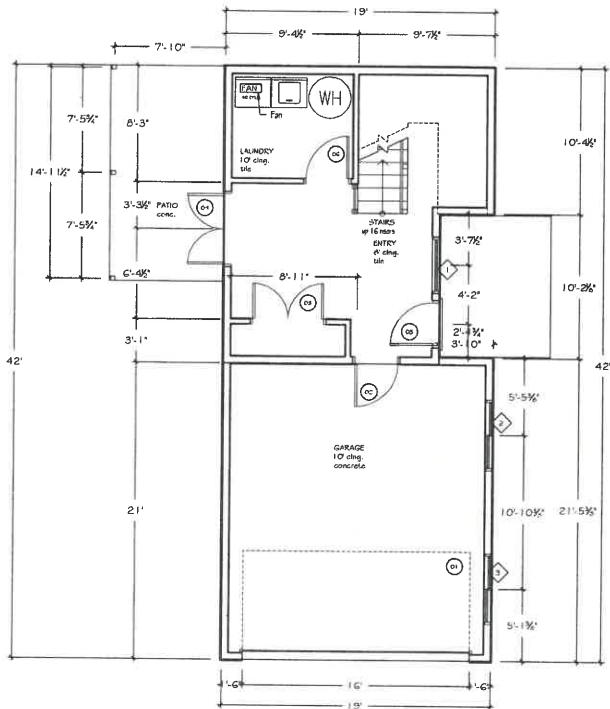
This plan has been prepared by TSN Construction Services, Inc. ("TSN") for the use of the Client. It is the responsibility of the Client to ensure that all information provided to TSN is accurate and complete. TSN is not responsible for any errors or omissions in this plan. The Client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. TSN is not a contractor and does not provide construction services. TSN is not responsible for any construction-related issues. TSN is not a contractor and does not provide construction services. TSN is not responsible for any construction-related issues.

DESIGN BY: TONY N.  
 DATE: 12/26/2024

PLAN NAME: TSN 3 - 2024

COVER & SITE PLAN

**A-1**



DOOR AND FRAME SCHEDULE		
DOOR		
MARK	WD	HGT
1	16'-0"	7'-0"
2	3'-0"	6'-8"
3	6'-0"	6'-8"
4	5'-0"	7'-0"
5	3'-0"	6'-8"
6	3'-0"	6'-8"

WINDOW SCHEDULE			
MARK	SIZE		Type
	Width	HEIGHT	
1	4'-0"	5'-0"	PX
2	5'-0"	2'-0"	DX
3	5'-0"	2'-0"	DX

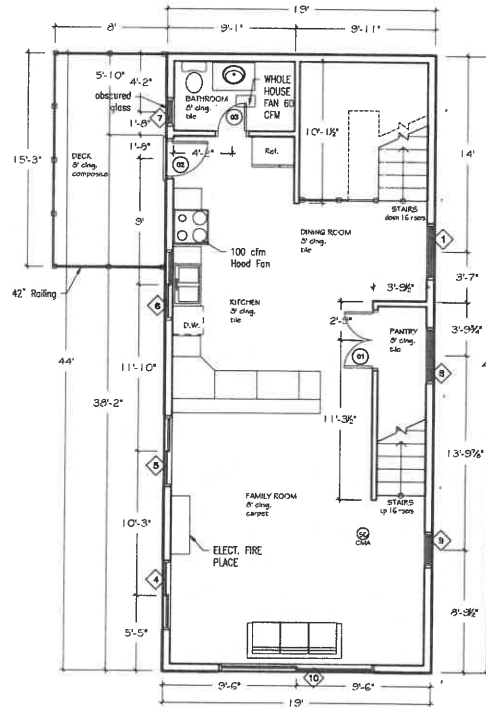
NOTE:  
 • SEE S-1.1 SHEET OF ENGINEERING PLANS FOR ALL STRUCTURAL REQUIREMENTS AND DETAILS FOR UPPER FLOOR SHEAR WALLS AND ROOF FRAMING PLAN

WASHINGTON STATE 2021 ENERGY DOCE		
OPTION	POINTS	COMPLIANCE PATHWAY
4	3.0	DK HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR EQUIPMENT LISTED IN TBL C403.3.2(2) OF C403.3.2(9)
1.2	1.0	EFFICIENT BUILDING ENVELOPE
3.7	2.0	HIGH EFFICIENCY HVAC
5.6	2.0	EFFICIENT WATER HEATING
TOTAL	8.0	ALL CREDITS EXPLAINED ON A-1 SHEET

Main Floor Area: 351 sq ft  
 Garage Floor Area: 407 sq ft  
 Total Floor Area: 758 sq ft

MAIN FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

- VENTILATION:
- FOR 3 BEDROOMS & 1501-2000 FT<sup>2</sup> CFM NEEDED = 50 FROM TBL W505.4.3(1).
  - FOR NOT BALANCED & NOT DISTRIBUTED SYSTEM C<sub>SYSTEM</sub> = 1.5
  - Q<sub>v</sub> = Q<sub>s</sub> \* C<sub>SYSTEM</sub> = 50 \* 1.5 = MIN. 75 CFM
  - WHOLE HOUSE FAN MUST BE ON FOR 2 OF 4 HOUR SEQUENCE.
- WHOLE HOUSE FAN:  
 WHISPER COMFORT 60 20-50 CFM CEILING-WALL ENERGY RECOVERY VENTILATOR EXHAUST FAN FOR BALANCED VENTILATION.  
 PANASONIC FV-06VE1



DOOR AND FRAME SCHEDULE		
DOOR		
MARK	WD	HGT
1	4'-0"	6'-8"
2	2'-6"	7'-0"
3	2'-0"	6'-8"

WINDOW SCHEDULE			
MARK	SIZE		Type
	Width	HEIGHT	
1	4'-0"	5'-0"	UP
4	5'-0"	5'-0"	OX
5	5'-0"	5'-0"	OX
6	5'-0"	3'-6"	OX
7	2'-0"	4'-0"	UP
8	4'-0"	5'-0"	UP
9	2'-6"	5'-0"	UP
10	11'-0"	5'-0"	XOX

NOTE:  
 • SEE S-1.2 SHEET OF ENGINEERING PLANS FOR ALL STRUCTURAL REQUIREMENTS AND DETAILS FOR UPPER FLOOR SHEAR WALLS AND ROOF FRAMING PLAN

WASHINGTON STATE 2021 ENERGY DOCE		
OPTION	POINTS	COMPLIANCE PATHWAY
4	3.0	DK HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR EQUIPMENT LISTED IN TBL C403.3.2(2) OF C403.3.2(9)
1.2	1.0	EFFICIENT BUILDING ENVELOPE
2.1	1.0	AIR LEAKAGE CONTROL & EFF. VENT.
3.7	2.0	DUCTLESS HEAT PUMP NO ELEC. RESIST.
5.4	1.0	EFFICIENT WATER HEATING MIN. 91% EFF.
TOTAL	8.0	ALL CREDITS EXPLAINED ON A-1 SHEET

Upper Floor Area: 786 sq ft  
 Total Deck Area: 1150 sq ft

MAIN FLOOR  
 FINISHES

- REFER TO ALL NOTES:
- CONTRACTOR TO VERIFY ALL NOTES, DIMENSIONS & DETAILS PRIOR TO CONSTRUCTION.
  - ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED MATERIAL, USE CORROSION RESISTANT FASTENERS WHEN IN CONTACT WITH PRESSURE TREATED LUMBER.
  - ALL EXTERIOR WALLS TO BE FRAMED WITH 2x4 STUDS AT 16" O.C. U.P.D. AND SHEATHED WITH 5/8" STRUCTURAL I MATERIAL.
  - ALL INTERIOR WALLS TO BE FRAMED WITH 2x4 STUDS AT 16" O.C. U.P.D. AND SHEATHED WITH 5/8" GYPSUM WALLBOARDS BOTH SIDES.
  - ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW MEETING THE FOLLOWING CRITERIA: WINDOW SHALL BE WITHIN 4'-0" OF THE FINISHED FLOOR WITH A NET CLEAR OPENING OF 5.7 SQ. FT. THE OPENING TO HAVE MIN CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 18" PER IRC SECTION A031.
  - ALL WINDOWS WITHIN 8" OF THE FLOOR, AND/OR 7' OF ANY DOOR REGARDLESS OF WALL PANELS ARE TO HAVE TINTED GLASS.
  - SMOKE DETECTORS ARE TO BE INSTALLED IN EACH SLEEPING ROOM, ON EACH STORY OF THE DWELLING AND IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".
  - CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE W/ THE MANUFACTURER'S RECOMMENDATIONS.
  - TOILETS TO BE LOCATED IN AREA WITHIN 30" WIDTH OF TOTAL FINISHED CLEARANCE AND HAVE CLEARANCE OF MIN. 27" IN FRONT OF TOILET. TOILETS TO BE LIMITED TO 16 GALLONS PER FLOOR.
  - PROVIDE ATTIC ACCESS TO ALL AREAS WITH REMOVABLE PANEL WITH MIN. 22"x30" OPENING AND 30" UNOBSTRUCTED HEAD ROOM.
  - ALL EXHAUST FAN IN KITCHEN AND BATHROOMS TO BE VENTED TO OUTSIDE OF RESIDENCE.
  - PROVIDE 1/2" DIA OR EQUIVALENT TO GARAGE DOOR, BETWEEN GARAGE & RESIDENCE, AND/OR GARAGE AND ATTIC, ONE KICKLITE.
  - PROVIDE 5-MIN. FIRE-RESISTIVE COVER (MUST) TYPE 1 GUN ON GARAGE CEILING FOR FIRE SEPARATION UNDER HORIZONTAL SPACE ABOVE GARAGE, IRC R305.4.
  - DOOR BETWEEN HOUSE AND GARAGE TO BE 5'-0" TYPICAL SOLID CORE, 20-MIN. SELF-CLOSING, FIRE-RATED, IRC R303.4.
  - PROVIDE FIRE STOPS AT ALL APPLICABLE LOCATIONS, INCLUDING HOLES & ANY OPEN AREAS.
  - PROVIDE SOLID IN-SETTING UNDER ALL SUPPORTS.

Item 10  
 Pg 10 of 13

**TSN**  
**CONSTRUCTION SERVICES**  
 3377 Mountain View rd.  
 Ferndale, WA 98248  
 phone: (360) 224-5378  
 email: tonymest@gmail.com

Oksana & Oleh Kharko  
 22 Bigleaf Ln, Bellingham WA Parcel #: 370407 350164

DESIGN BY:  
 TONY N.  
 DATE:  
 12/26/2024

PLAN NAME:  
 TSN-3-2024

1st & 2nd  
 FLOOR PLAN

A-2

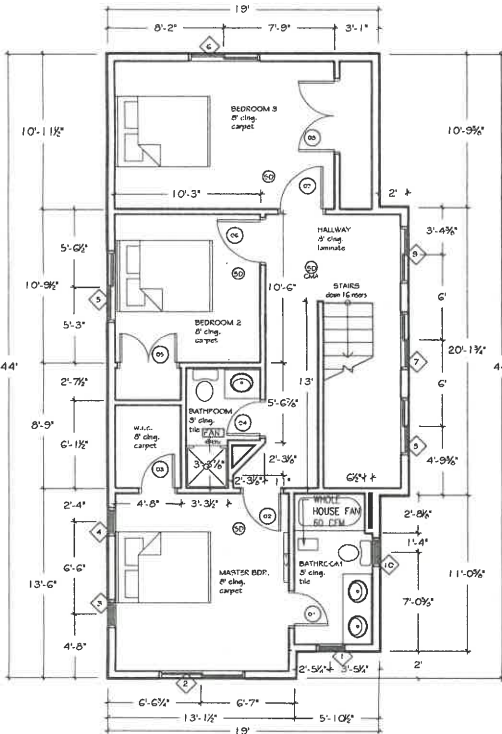
**STAIR & GUARDRAILS NOTES:**

- STAIRS TO BE FRAMED WITH MIN. (3) 2x12 STRINGERS, ONE AT EACH SIDE AND ONE AT THE CENTER. PROVIDE FIRE BLOCKING BETWEEN STUDS ALONG THE RUN OF THE STAIRS.
- MIN. HEADROOM CLEARANCE TO BE 6'-8" VERTICALLY ABOVE THREAD NOSING TO NEAREST OBJECT ABOVE.
- STAIR TO HAVE MAX. RISE OF 7-3/4" AND MIN. RUN OF 10" WITH NOSING OF 3/4" TO 1-1/4". NO RISE TO BE LESS THAN 4". DIMENSION BETWEEN ALL RISERS AND RUNS ARE NOT TO VARY MORE THAN 3/8".
- ENCLOSED USABLE SPACES UNDER STAIRS TO BE 1-HR. FIRE-RESISTIVE CONST. 5/8" TYPE X GWB.
- STAIRWAYS WITH 4 OR MORE RISERS TO HAVE AT LEAST ONE CONTINUOUS HANDRAIL AT 34"-38" ABOVE THREAD NOSING WITH ENDS RETURNED TO TERMINATE INTO WALL OR NEWEL POST.
- HANDRAILS TO HAVE GRIP PORTION NOT LESS THAN 1-1/4" NOT MORE THAN 2" CROSS SECTION DIMENSION WITH 1-1/2" BETWEEN WALL AND HANDRAIL.
- ALL UNENCLOSED FLOORS, LANDINGS, BALCONIES OR PORCHES THAT ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW SHALL BE PROTECTED BY A GUARDRAIL THAT IS MIN. HEIGHT OF 36"
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH AT ANY POINT.
- GUARDRAILS SHALL BE ATTACHED TO THE STRUCTURE IN SUCH A MANNER TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 LB. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

**VENTILATION:**

- FOR 3 BEDROOMS & 1501-2000 FT<sup>2</sup> CFM NEEDED = 50 FROM TBL. M1505.4.3(1)
- FOR NOT BALANCED & NOT DISTRIBUTED SYSTEM C<sub>SYSTEM</sub> = 1.5
- C<sub>D</sub> = C<sub>u</sub> \* C<sub>SYSTEM</sub> = 50 \* 1.5 = MIN. 75 CFM
- WHOLE HOUSE FAN MUST BE ON FOR 2 OF 4 HOUR SEQUENCE.

- WHOLE HOUSE FAN: WHISPER COMFORT 60 20-50 CFM CEILING-WALL ENERGY RECOVERY VENTILATOR EXHAUST FAN FOR BALANCED VENTILATION. PANASONIC FV-06VE1



**DOOR AND FRAME SCHEDULE**

DOOR		
MARK	WD	HGT
1	2'-4"	6'-8"
2	2'-8"	6'-8"
3	2'-4"	6'-8"
4	2'-4"	6'-8"
5	4'-0"	6'-8"
6	3'-0"	6'-8"
7	3'-0"	6'-8"
8	5'-0"	6'-8"

**WINDOW SCHEDULE**

MARK	SIZE		Type
	Width	HEIGHT	
1	2'-0"	4'-0"	UP
2	6'-0"	5'-0"	OX
3	2'-0"	4'-0"	UP
4	2'-0"	4'-0"	UP
5	5'-0"	4'-0"	OX
6	5'-0"	4'-0"	OX
7	4'-0"	5'-0"	OX
8	4'-0"	5'-0"	OX
9	4'-0"	5'-0"	OX
10	2'-0"	4'-0"	UP

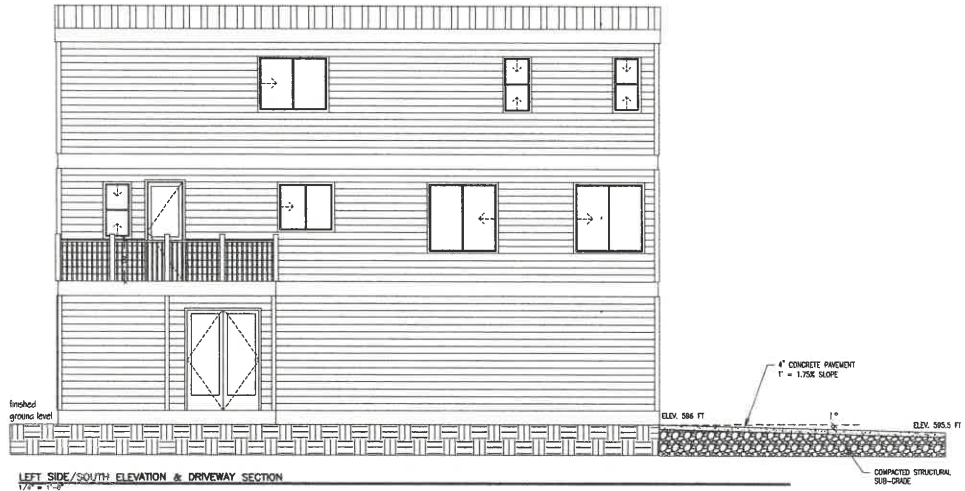
**NOTE:**  
SEE S-11 SHEET OF ENGINEERING PLANS FOR ALL STRUCTURAL REQUIREMENTS AND DETAILS FOR UPPER FLOOR SHEAR WALLS AND ROOF FRAMING PLAN

**WASHINGTON STATE 2021 ENERGY CODE**

OPTION	POINTS	COMPLIANCE PATH-WAY
4	3.0	FOR HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR EQUIPMENT LISTED IN TBL. C403.3.2(2) OF CHAPTER 5.2(3)
1.2	1.0	EFFICIENT BUILDING ENVELOPE
2.1	1.0	AIR LEAKAGE CONTROL & EFF. VENT.
3.7	2.0	DUCTLESS HEAT PUMP NO ELEC. RESIST.
5.4	1.0	EFFICIENT WATER HEATING MIN. 91% EFF.
<b>TOTAL</b>	<b>8.0</b>	<b>ALL CREDITS EXPLAINED ON A-1 SHEET</b>

3rd Floor Area: 729.83

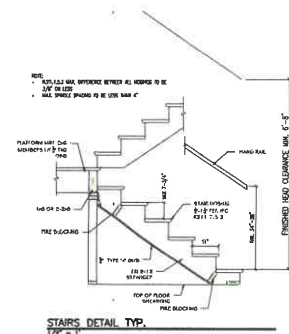
**3RD FLOOR PLAN**  
SCALE: 1/4" = 1'



**LEFT SIDE/SOUTH ELEVATION & DRIVEWAY SECTION**  
1/4" = 1'-0"

**FLOOR PLAN NOTES:**

- CONTRACTOR TO VERIFY ALL NOTES, DIMENSIONS & DETAILS PRIOR TO CONSTRUCTION
- ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED MATERIAL. USE CORROSION RESISTANT FASTENERS WHEN IN CONTACT WITH PRESSURE TREATED LUMBER.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 STUDS AT 16" O.C. U.O. AND SHEATHED WITH 3/4" STRUCTURAL 1 MATERIAL.
- ALL INTERIOR WALLS TO BE FRAMED WITH MIN. 2x4 STUDS AT 16" O.C. U.O. AND SHEATHED WITH 1/2" GYPSUM WALLBOARD BOTH SIDES.
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW MEETING THE FOLLOWING CONDITIONS: WINDOW SILL TO BE WITHIN 44" OF THE FINISHED FLOOR WITH A NET CLEAR OPENING OF 5.7 SQ. FT.. THE OPENING TO HAVE MIN. CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20" PER (IRC SECTION R310).
- ALL WINDOWS WITHIN 18" OF THE FLOOR, AND/OR 24" OF ANY DOOR (REGARDLESS OF WALL PANEL) ARE TO HAVE TEMPERED GLASS.
- SMOKE DETECTORS ARE TO BE INSTALLED IN EACH SLEEPING ROOM, ON EACH STORY OF THE DWELLING AND IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24"
- CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE W/ THE MANUF. RECOMMENDATIONS.
- TOILETS TO BE LOCATED IN AREA WITH MIN. 30" WIDTH OF TOTAL FINISHED CLEARANCE AND HAVE CLEARANCE OF MIN. 21" IN FRONT OF TOILET. TOILETS TO BE LIMITED TO 1.6 GALLONS PER FLUSH.
- PROVIDE ATTIC ACCESS TO ALL AREAS WITH REMOVABLE PANEL WITH MIN. 22"x30" OPENING AND 30" UNOBSTRUCTED HEAD ROOM.
- ALL EXHAUST FAN IN KITCHEN AND BATHROOMS TO BE VENTED TO OUTSIDE OF RESIDENCE.
- PROVIDE MIN 1/2" GWB OR EQUIVALENT TO GARAGE SIDE, BETWEEN GARAGE & RESIDENCE AND/OR GARAGE AND ATTIC. (IRC R302.6)
- PROVIDE 1-HR. FIRE-RESISTIVE COVER MIN 3/4" TYPE X GWB ON GARAGE CEILING FOR FIRE SEPARATION UNDER HABITABLE SPACE ABOVE GARAGE. (IRC R302.6)
- DOOR BETWEEN HOUSE AND GARAGE TO BE 1-1/2" THICK SOLID CORE, 20-MIN. SELF-CLOSING, FIRE-RATED. (IRC R302.5.1)
- PROVIDE FIRE STOPS AT ALL APPLICABLE LOCATIONS, INCLUDING HOLES & ANY OPEN AREAS.
- PROVIDE SOLID BLOCKING UNDER ALL SUPPORTS.



**STAIRS DETAIL TYP.**

Item 16  
Pg 11 of 13

**TSN**  
**CONSTRUCTION SERVICES**  
3377 Mountain View rd.  
Ferndale, WA 98248  
phone: (360) 224-5378  
email: tonymest@gmail.com

Oksana & Oleh Kharko  
22 Bigleaf Ln, Bellingham WA Parcel #: 370407 350164

DESIGN BY:  
**TONY N.**  
DATE:  
12/26/2024

PLAN NAME:  
TSN-2024

3rd FLOOR PLAN

**A-3**

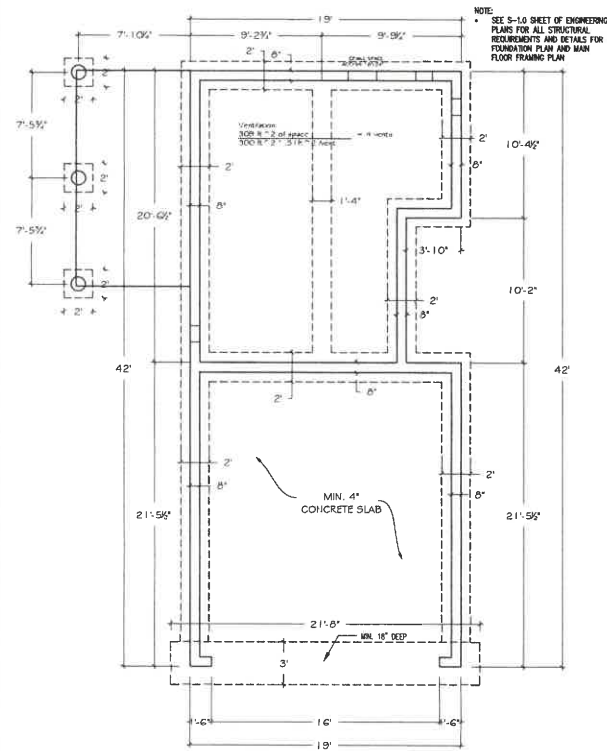


**FOUNDATION NOTES:**

1. ALL STRUCTURAL REQUIREMENTS AND DETAILS PER ENGINEERING PLAN
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR CONSTRUCTION.
3. REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM BUILDING AREA INCLUDING EXTERIOR SLABS AND WALKWAYS ATTACHED TO BUILDING.
4. FOOTINGS SHALL BE POURED AGAINST FIRM, UNDISTURBED BEARING SOIL OR APPROVED FILL COMPACTED TO 95% MODIFIED PROCTOR.
5. FOOTINGS TO BE CENTERED UNDER ALL COLUMNS AND BEARING WALLS.
6. ALL EXTERIOR FOOTINGS TO BE MIN. 18" BELOW GRADE.
7. COVER CRAWL SPACE GRADE WITH MIN. 6MILL BLACK POLY PLASTIC. LAP EDGES 12" MIN. AND EXTEND 12" MIN. UP FOUNDATION WALLS.
8. CONTRACTOR TO COORDINATE FOUNDATION & SLAB BLOCK-OUTS W/ MECHANICAL AND ELECTRICAL CONTRACTORS FOR SIZE AND LOCATIONS.
9. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENING THROUGH PERIMETER WALL SHALL BE NOT LESS THAN 18"x24"

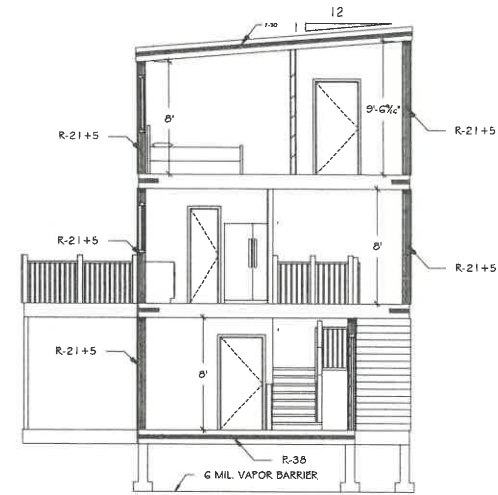
**CRAWL SPACE VENTILATION NOTES:**

1. PROVIDE VENTILATION IN CRAWL SPACE WITH FOUNDATION VENTS. PROVIDE 1 SQ. FT. VENTING PER 150 SQ. FT. OF AREA.
2. ALL VENTS TO BE COVERED WITH 1/2" CORROSION RESISTANT WIRE MASH.
3. LOCATE ONE VENT WITHIN 3 FT OF EACH CORNER OF BUILDING.

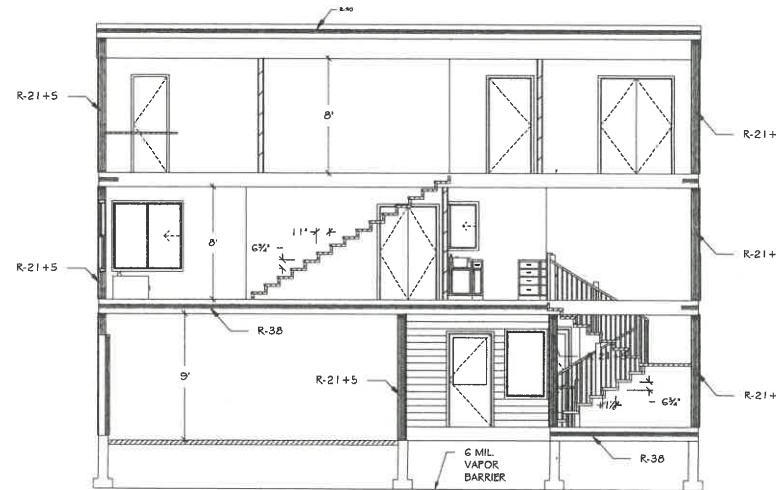


**FOUNDATION PLAN**  
SHEET 1 OF 1

NOTE:  
• SEE 5-10 SHEET OF ENGINEERING PLANS FOR ALL STRUCTURAL REQUIREMENTS AND DETAILS FOR FOUNDATION PLAN AND MAIN FLOOR FRAMING PLAN



**BUILDING SECTION B-B**  
1/2" = 1'-0"



**BUILDING SECTION A-A**  
1/2" = 1'-0"

Item 16  
Pg 13 of 13



3377 Mountain View rd.  
Ferndale, WA 98248  
phone: (360) 324-5378  
email: tonynest@gmail.com

Oksana & Oleh Kharko  
22 Bigleaf Ln, Bellingham WA Parcel #: 370407 350164

This plan has been prepared by TSN Construction Services, Inc. for the use of the contractor. It is the contractor's responsibility to verify the accuracy of the information shown on this plan. TSN Construction Services, Inc. is not responsible for any errors or omissions on this plan. The contractor shall be responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations.

DESIGN BY:  
TONY N.  
DATE:  
12/26/2024

PLAN NAME:  
TSN 3- 2024

FOUNDATION  
AND BUILDING  
SECTION

A-5

Rec'd 03/24/2026  
6:12 AM

# Sudden Valley Community Association Exterior Alteration Request

Item 17  
Pg 1 of 2  
G5

Street Address: 21 Wisteria Lane Div 30 Lot 053  
Owner: Kyle & Ashley Peek  
Mailing Address: 2185 Robyn dr. Ferndale Wa 98248  
Phone: [REDACTED] Email: kylepeek@hotmail.com

**Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

**Requested for:**

- Existing home
- New construction

**The change would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

**Please refer to ACC Guidelines  
14.2 and 14.11 and for more  
information.**



Give a full description of the request and attach any additional information if needed:

A hot tub not seen by the road or any common space. The hot tub has been located in the same position since prior to our purchase of the home since approximately 3 years 8 months ago. The deck was specifically designed and built to support a hot tub, including 240V electrical service and nine additional structural support columns. There have been no change to the footprint, placement, or overall configuration from the original installation by the original owner.

***This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.***

**Submission of this form provides notice for the ACC to visit the property during reasonable hours.**

Owner Signature: *Kyle Peek*

Date: 03/24/26



Rec'd 03/24/2026  
6:07 AM

# Sudden Valley Community Association Exterior Alteration Request

Item 18  
Pg 1 of 2  
G5

Street Address: 21 Wisteria Lane Div 30 Lot 053  
Owner: Kyle & Ashley Peek  
Mailing Address: 2185 Robyn dr. Ferndale Wa. 98248  
Phone: [REDACTED] Email: [REDACTED]

**Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.**

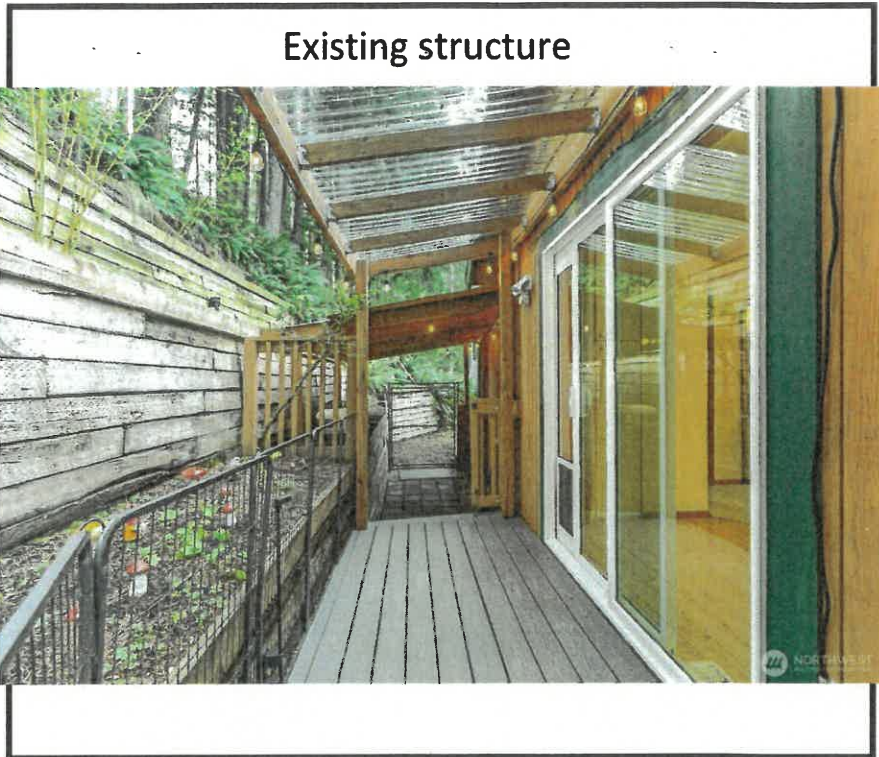
**Requested for:**

- Existing home
- New construction

**The change would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

**Please refer to ACC Guidelines 14.2 and 14.11 and for more information.**



Give a full description of the request and attach any additional information if needed:

Requesting a detached 24' x 8' shade structure for our dogs. It will have limited visibility, only being seen by one neighboring property and not visible from the street.

The structure will be built with pressure-treated wood and will not be attached to the home, foundation, or any existing structures. It will feature a combination of steel and clear PVC roofing to allow natural light. The structure will be approximately 10 feet tall with a 4/12 roof pitch and will be designed to complement the existing home

*This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.*

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: *[Signature]* Date: 03/24/26

Existing Structure





Rec'd 02/04/2026  
7:54 PM

### APPLICATION FOR NEW CONSTRUCTION

Circle Type:	<input checked="" type="radio"/> Home Construction	<input type="radio"/> Remodel	<input type="radio"/> Addition	<input type="radio"/> Other (Describe):
Street Address:	8 Morning Glory Dr, Bellingham, WA 98229		Div/Lot	Div 11, Lot 140
Owner(s) Name(s):	Will Savchuk			
Mailing Address:	124 Sudden Valley Dr, Bellingham, WA 98229			
Email Address:	<u>WillyProjects@gmail.com</u>	Cell Phone:	<u>(360) 510-4469</u>	Work Phone:

**CONTRACTOR:** AC Inspector **MUST BE contacted for inspection 24 hours prior to all inspections** by completing an ACC Inspection Request form. Required inspections are:

- Installation of **erosion** control measures
- **Setbacks** prior to pouring of any concrete for either slab or foundation/forms
- Installation of **driveway** and/or apron
- **Completion** of work and occupancy of home

I have read and understand the Sudden Valley Community Association Architectural Control Policies.

<b>Contractor Signature:</b>	<i>Will F</i>	<b>Date:</b>	02/02/2026
Company Name:	SW Movement LLC	License:	SWMOVML813LR
Mailing Address:	124 Sudden Valley Dr, Bellingham, WA 98229		
Email Address:	WillyProjects@gmail.com	Cell Phone:	(360) 510-4469
		Office Phone:	

Bank or Loan Agency:	N/A		
Valuation of Structure: \$	\$650,000	Square Footage:	2,346
Use: (Circle)	<input checked="" type="radio"/> Permanent Residence	<input type="radio"/> Vacation/Weekend	<input type="radio"/> Rental
Variance Request (Circle):	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If Yes, must attach Variance Request form

The following items must be submitted at time of application:

- SVCA Construction Application and Checklist (**must be signed by property owner**).
- Application fee (per AC Policies 14.8.8).
- Copy of survey by a licensed surveyor including topography, trees, and square footage.
- Two (2) sets of construction plans (including floor plan, elevations, and finished grade.
- Two (2) copies of site plan @ 1"=10' scale (see AC Policies Appendix I for sample)
- Two (2) copies of landscaping plan @ 1"=10' scale
- Driveway cross-section, showing road edge to garage slab
- One (1) copy of specification sheet including paint chips, roof color, and lighting sample
- **Proof of insurance** (see Item 10 above)
- One (1) copy of water/sewer availability
- Property and building corners must be staked and strung
- ALL trees requested for removal must be clearly ribboned and indicated on site plan.
- Written application for variance, if any
- Refundable Completion Deposit (due during permit meeting per AC Policies section 14.8.8)



I agree to construct and maintain the above described single family dwelling in accordance with the plans and specifications submitted as the same may be approved by the ACC and further agree not to allow said single family dwelling to be used as a multiple family dwelling or duplex or to be used in any way which violates the Restrictive Covenants, Rules, and Regulations or Architectural Control Committee Policies.

I hereby acknowledge that the ACC, according to the Restrictive Covenants, is in no way responsible for any defects, of whatever nature, in the plans and specifications submitted. I agree to undertake full responsibility to accurately ascertain the lot lines delineating the boundaries of my property. I understand that the ACC in approving my plans and specifications, including site plan, is in no way warranting or representing the actual location of the lot lines delineating the boundaries of my property. I also understand that an infringement onto adjoining properties due to lot clearing or excavation shall be rectified prior to the framing of the structure.

Application

Submitted by (Print): Will Savchuk  
Circle One:  Owner       Contractor       Other Representative

Signature of Owner(s): *Will Savchuk*

Printed Name of Owner: Will Savchuk      Date 02 / 02 / 2026

**8 Morning Glory Dr report**

Lot Area: 6,455

Open Space: 62%

Property Coverage: 34.7%

Side Setbacks:

West: 7' 6"

East 7' 6"

Combined Side Setback: 15'

Front Setback: 20'

Rear Setback: 31'

Height: 19' 9" (definition 2)

**ACC Inspector Notes 2/9/2026:**

Variance filed for side setbacks.

**Minutes from the ACC meeting on 2/19/2026:**

<b>Item – 10</b>	8 Morning Glory Dr, G9, New Construction <i>In-Concept</i>		Video 00:21:43 – 00:41:08
<b>Comments:</b>	Resubmit with a plan to reduce the number of trees that must be cut down.		
<b>Discussion:</b>	Undeveloped lots to either side of 8 Morning Glory are owned by SVCA and subject to SVCA Restriction.		
<b>Action:</b>	Denied	Motion: Daniel	Unanimous

**Minutes from the ACC meeting on 3/19/2026:**

<b>Item – 11</b>	8 Morning Glory Dr, G9, New Construction <i>Resubmission</i>		Video 00:26:32 – 00:48:30
<b>Comments:</b>			
<b>Discussion:</b>			
<b>Action:</b>	Denied	Motion: Terry	Unanimous


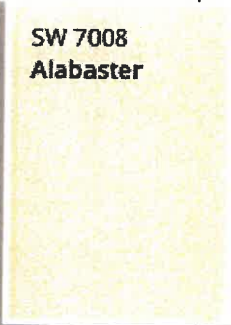
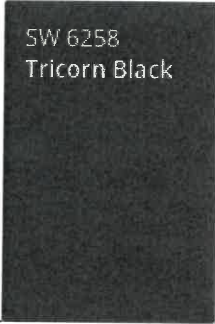




**SPECIFICATION SHEET**

Street Address: 8 Morning Glory Dr, Bellingham, WA 98229	Div/Lot Div 11, Lot 140
Owner(s)/Contractor) Name(s): Will Savchuk	

Siding Type: Hardie Plank cement lap siding and board & batten
Trim Type: 2x8 Pre Primed spruce of cedar
Gable Type: Hardie Plank cement lap siding and board & batten
Roof Type: Asphalt Composite Shingles, GAF
Lighting Type: Exterior wall Lantern as shown below in light sample
Retaining Wall Materials:
Other Finish Materials:

**Samples**

SIDING/BODY COLOR		TRIM COLOR	ACCENT COLOR
Accent  SW 7673 Pewter Cast	Body  SW 7008 Alabaster	Trim & Doors  SW 6258 Tricorn Black	Garage Door:  Tricorn Black  Front Door:  Tricorn Black  Other (Specify Locations):
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE	
 Dual Black			



## APPENDIX J

### Owners' and Contractors' Checklist

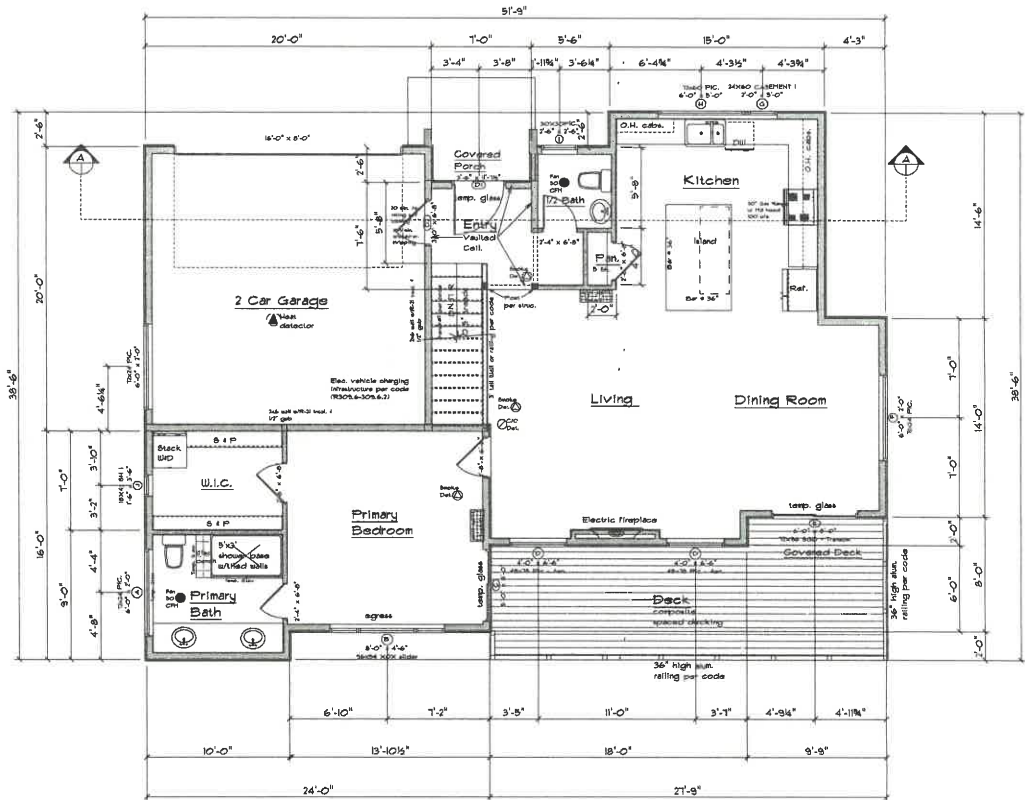
Site Plan Including Landscape Details

All Plans to Include the following Information Legend

Prepared By	Grant Myers Design Inc
Phone Numbers	360-398-2131
Owners' Name(s)	Will Savchuk
Site Address Including Tax Parcel and Division & Lot	8 Morning Glory Dr, Bellingham, WA 98229 370406 252015 0000, Div 11, Lot 140

Lot Area SF	6,451 SF
House Footprint SF	1,836 SF
Vertical Height	19'-10"
Living Area SF	2,346 SF
Garage Area(s) SF	383 SF
Total Impervious Surface	2,232 SF
Driveway and Walkway SF	396 SF
Driveway Slope %	15% max
Deck(s) SF	482 SF
Open Space %	65.4%
Defined Setbacks	7'-6" both sides, 20'-1/2" front, 29'-10" rear
Elevation Landmarks	Done
Colors for House, Trim, Accent, Garage Door, Roof, Lights	On the spec sheet
Detailed Landscape Plan to Include Tree Removal / Replanting	In the plan set
Whatcom County Planning Review	In progress





MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

1187 SF living area  
383 SF garage area  
241 SF deck area  
9' Walls

**Insulation Requirements**  
2021 WA State Energy Code

The maximum leakage rate for any dwelling unit under any compliance path shall not exceed 4.0 air changes per hour. Testing shall be conducted with a blower door test at a test pressure of 0.3 inches w.g. (30 Pa).  
Glazing U-factor, all new or replaced: Var. 1.38  
Overhead: 50  
Door U-factor, all new or replaced: 30

Ceiling: R-40 fiberglass or R-45 concs. over plates or R38 + rafter framed with concs. insul. full depth over top plate exterior wall.

Wall above grade: R-3 fiberglass, R-30 foam insul. at header and below grade: R-21 (interior w/ air gap to conc. + R-10 foam thermal break between floor slab & basement).

Floor: R-38 fiberglass  
Slab on grade: R-10 2" foam + parts, 48" vent, or horiz. Ins. over piers R-3 insul. both to outside conditioner space except can be discontinued where it passes through roof, joists or other structural members and where the insul. piers pass other piers, conduits or vents, provided the insulation is tight to each obstruction.

Whole-Dwelling Fresh Ventilation: Equalize Fan Efficiency (MEV, ERV or balanced AAV) at flow rate 12 cfm/bedt. Range hood: AAV at flow rate 1.8 cfm/bedt. In the supply or exhaust fan AAV at flow rate 3.8 cfm/bedt. Other exhaust fan: 90 1.8 cfm/bedt, 90 3.5 cfm/bedt.

**Energy credits: 8 required**

**Credit Option 3.5**  
For heating system based on electric resistance with:  
1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling; or  
2. With 2kW or less total installed heating capacity per dwelling.

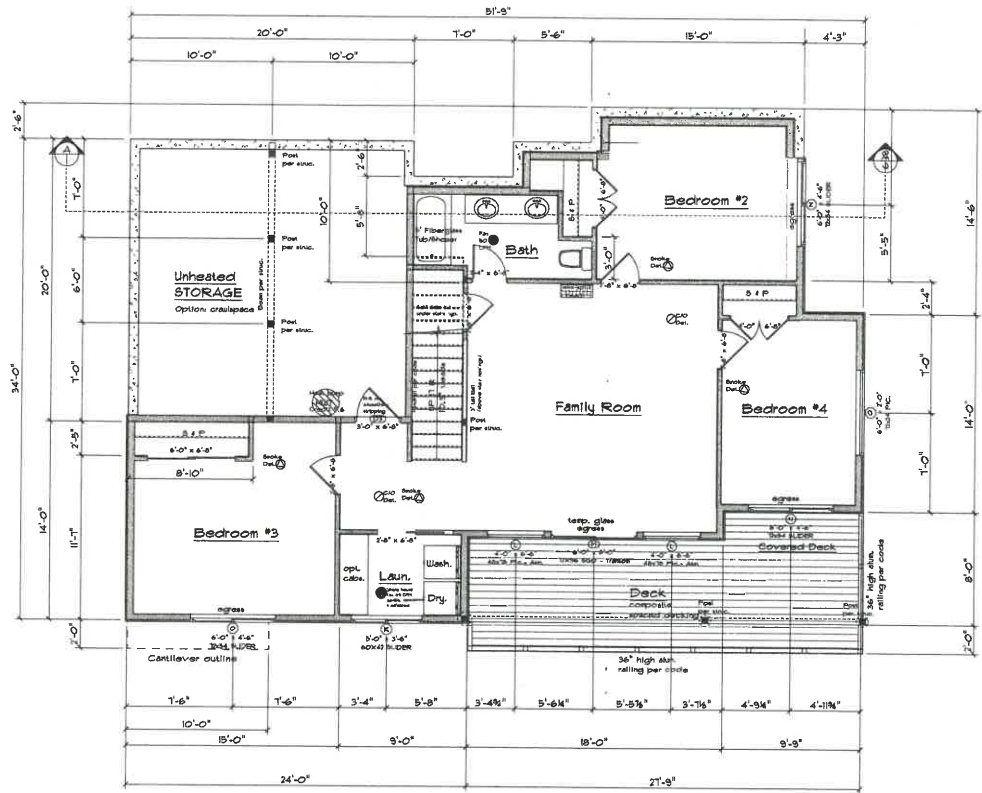
**Credit Option 3.5**  
Ductless mini-split heat pump system, zonal controls. In homes where the primary space heating system is zonal electric heating, a ductless mini-split heat pump system with a minimum MBPP of 5 (MBPP of 10.0) shall be installed and provide heating to the largest zone of the heating unit.

**Credit Option 3.6**  
Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier II of NEEA's advanced water heating specification.

**Credit Option 6.1**  
For each 600 kWh of electrical generation per housing unit provided annually by on-site wind or solar equipment, a 0.5 credit shall be allowed, up to 4.5 credits. Generation shall be calculated as follows: For solar electric systems, the design shall be demonstrated to meet its requirements using the National Renewable Energy Laboratory calculator PVGIA77, or alternative approved by the code official. Documentation noting solar access shall be included on the plans.

Item 19  
Pg 7 of 16

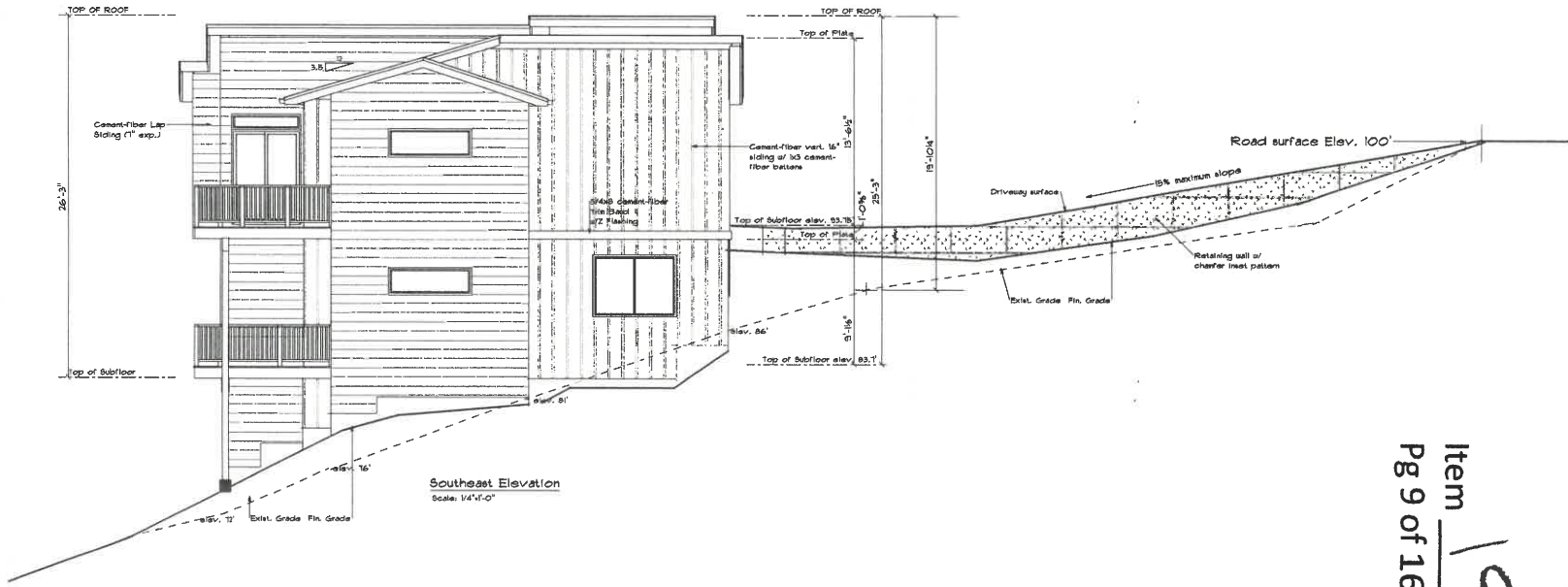
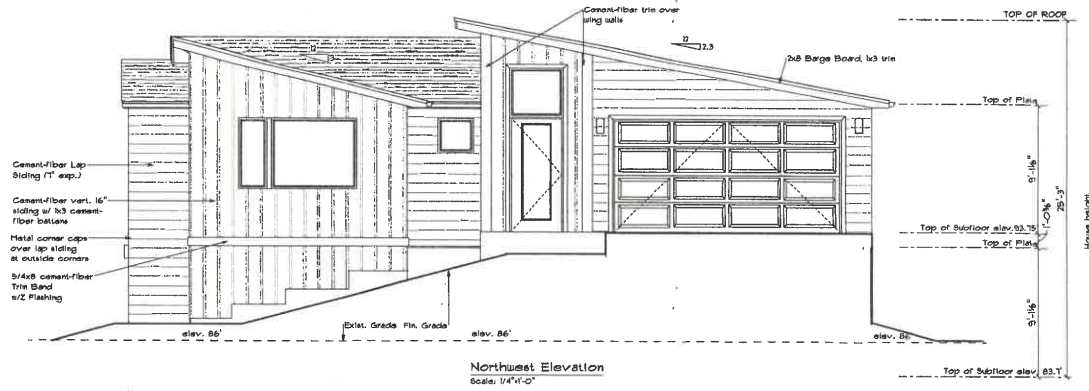
2346 SF living area plan



**LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
9' walls  
1159 SF living area  
383 SF unheated storage  
241 SF Deck

Item 19  
Pg 8 of 16

2346 SF living area plan



Item 19  
Pg 9 of 16

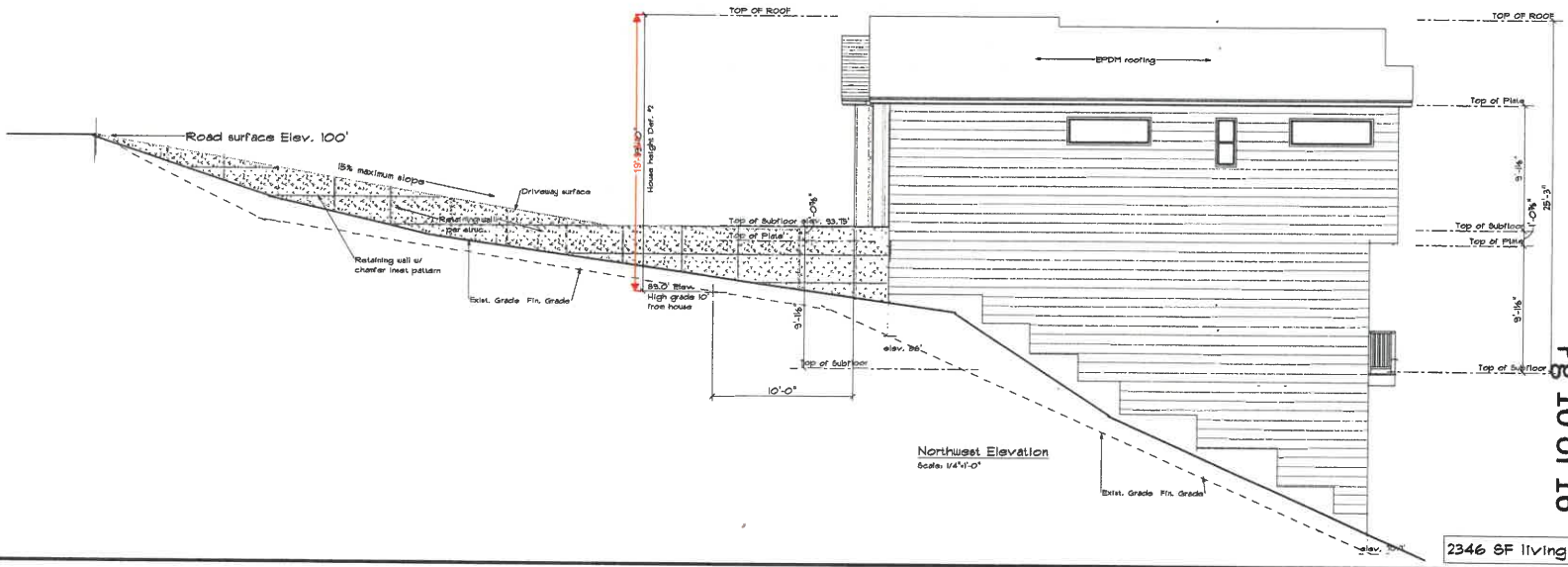
2346 SF living area plan

DATE	1/2/26
REVISION	
DRAWN BY	GH
SCALE	1/4" = 1'-0" or as noted

gmpmyers@yahoo.com

Lot 140 Div. II Sudden Valley

#8 Morning Glory Drive  
801 Mason Street, Bellingham WA 98225  
office/cell: 360-338-2331



Item 19  
Pg 10 of 16

2346 SF living area plan

Plan #  
**26-01**

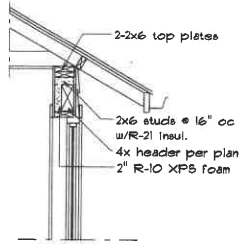
DATE 10/26	REVISION
DRAWN BY GH	SCALE 1/4" = 1'-0"
or as noted	

Custom House Plan For:  
**#8 Morning Glory Drive**  
Lot 140 Div. II Sudden Valley  
Grant Myers Design Inc. 801 Mason Street, Bellingham WA 98225  
office Call: 800-398-3131  
grantmyersdesign.com

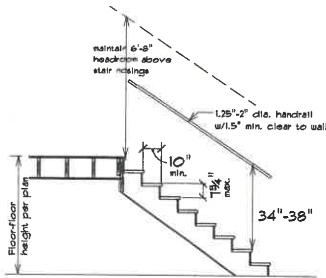
DATE 10/26  
REVISION  
DRAWN BY GH  
SCALE 1/4" = 1'-0"  
or as noted

Custom House Plan For:  
**#8 Morning Glory Drive**  
Lot 140 Div. II Sudden Valley  
Grant Myers Design Inc. 801 Mason Street, Bellingham WA 98225  
office Call: 800-398-3131  
grantmyersdesign.com

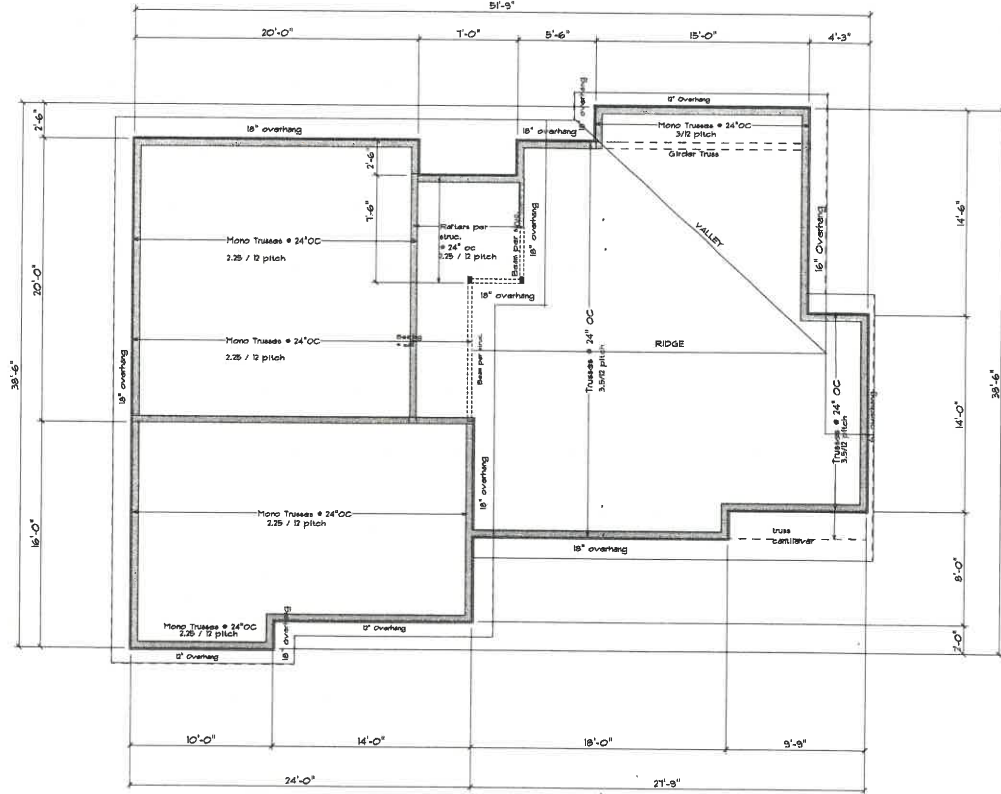




**Insul. Header Detail**  
for 4x header  
Scale: 3/4"=1'-0"



**Stair Detail**  
Scale: 3/8"=1'-0"

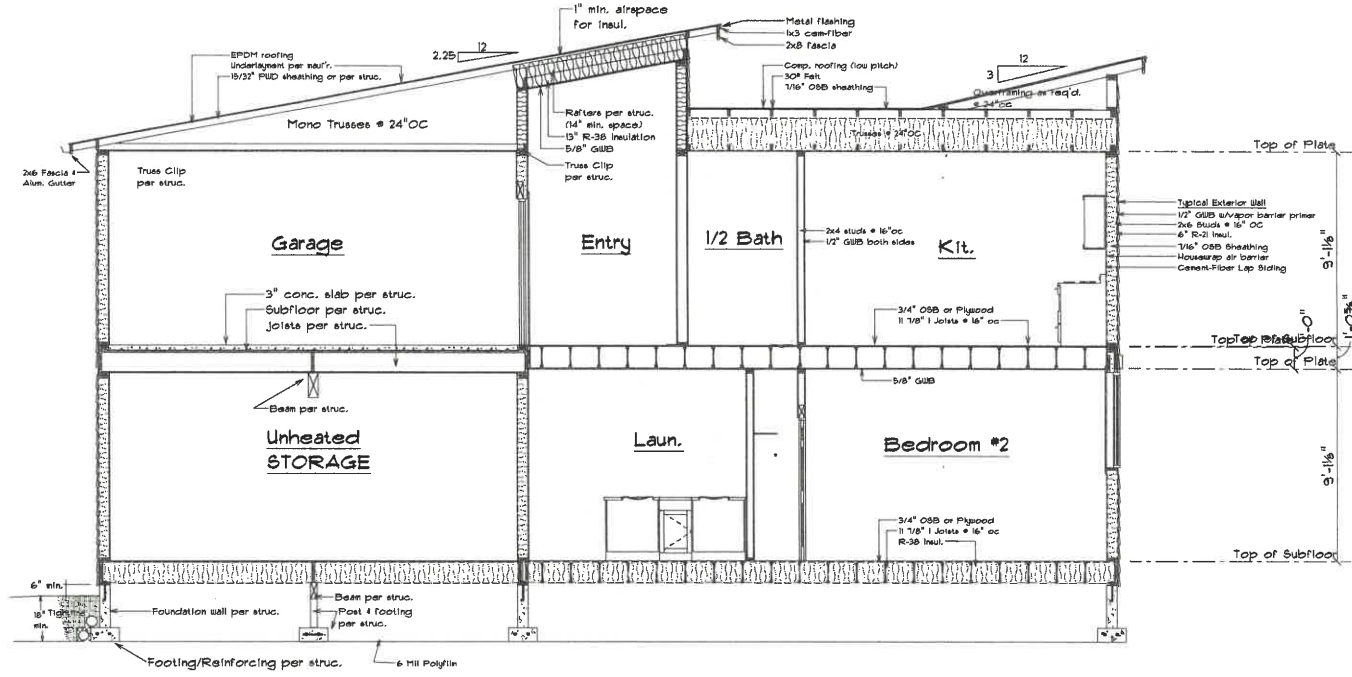


**Roof Plan**  
SCALE: 1/4"=1'-0"  
1836 SF footprint

Conceptual plan only.  
Truss provider to determine all  
truss layout & design to fit  
with floor plans as drawn

Item **19**  
Pg 12 of 16

2346 SF living area plan



**Section A-A**  
Scale: 3/8"=1'-0"

2346 SF living area plan

Item 19  
Pg 13 of 16

DATE	1/27/26
REVISED	
DRAWN BY	GH
SCALE	1/4" = 1'-0"
or as noted	

Grant Myers Design Inc.  
2346 SF living area plan

Lot 140 Div. II Sudden Valley  
Office/Call: 360-398-2331

Custom House Plan For  
**#8 Morning Glory Drive**  
Grant Myers Design Inc. 801 Mason Street, Bellingham WA 98225





# SUDDEN VALLEY SURVEY MAP

SITUATE IN A PORTION OF SE 1/4, SW 1/4 SECTION 6, TOWNSHIP 37 NORTH, RANGE 4 EAST OF W.M., WHATCOM COUNTY, WASHINGTON

## SURVEY NOTES:

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN OCTOBER 2021 AT THE REQUEST OF HOX HILL HOMES TREE LOCATIONS REVISD JANUARY, 2026 FOR WILL SAVCHUCK.
2. FIELD SURVEY PERFORMED WITH TRIMBLE RB-3 GNSS RECEIVER AND LEICA TOPP 1201+ ROBOTIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-060.
3. BASIS OF BEARINGS IS PER SUDDEN VALLEY, DIVISION NO. 11, RECORDED IN VOLUME 10 OF PLATS, PAGES 105 THROUGH 107.
4. VERTICAL DATUM: ASSUMED  
P-TERRAZO SET NAIL ELEV. 100.00
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.
6. POWERTEK SURVEYING ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST THAT ARE UNDETECTABLE AND/OR NOT VISIBLE.
7. CONTOUR INTERVALS ARE SHOWN AT 2 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY. CONTOUR LINES ARE NOT TO BE USED FOR ANY PURPOSES UTILIZING ELECTRONIC DATA COLLECTION.
8. THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED TO SUPPORT PLANNING AND DESIGN. UTILITY LOCATIONS DERIVED FROM ABOVE GROUND APPURTENANCES AND/OR UTILITY PAINT MARKS PER WASHINGTON STATE ONE-CALL UNDERGROUND LOCATES (811).

- ## LEGEND:
- FOUND REBAR & CAP
  - SET NAIL
  - SET NUB & TACK
  - ▣ EXISTING UTILITY JUNCTION BOX
  - 12" ∅ TREE DIAMETER
  - 12" ∅ TREE DIAMETER (CEDAR)
  - 12" ∅ TREE DIAMETER (PINE)
  - 12" ∅ TREE DIAMETER (FR)
  - ★ EXISTING TREE (COUNTY)

Item 10  
Pg 16 of 16



SCALE: 1" = 10'

## LEGAL DESCRIPTION:

(PER QUIT CLAIM DEED NO. 2020-1002656)  
LOT 140, PLAT OF SUDDEN VALLEY DIVISION NO. 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 105 THROUGH 107, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON

APN #370406 252015 0000

#8 MORNING GLORY DR.

## POWERTEK SURVEYING

(360) 746-8801

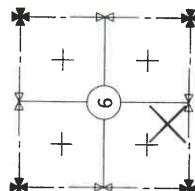
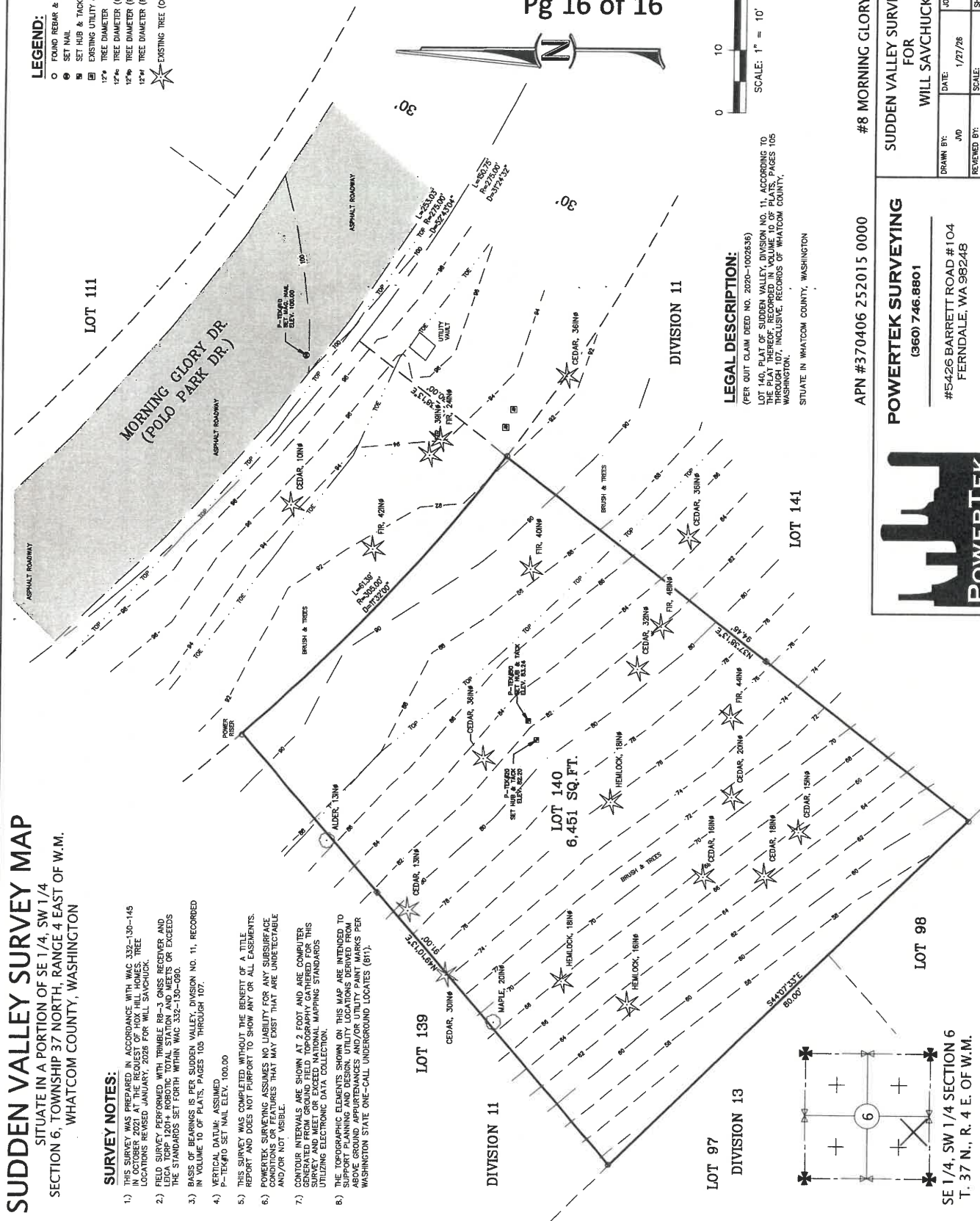
#5426 BARRETT ROAD #104  
FERDALE, WA 98248

WWW.POWERTEK.NET



SUDDEN VALLEY SURVEY MAP  
FOR  
WILL SAVCHUCK

DRAWN BY:	JVD	JOB NO.:	2021081A
REVIEWED BY:	JVD	DATE:	1/27/26
		SCALE:	1" = 10'
		SHEET:	1 OF 1



Rec'd 02/04/2026  
7:54 PM

# Sudden Valley Community Association

Item 20  
Pg 1 of 1  
G9

## Variance Request

Street Address: 8 Morning Glory Dr, Bellingham, WA 98229 Div 11 Lot 140  
Owner: Will Savchuk  
Mailing Address: 124 Sudden Valley Dr, Bellingham, WA 98229  
Phone: (360) 510-1469 Email: WillProjects@gmail.com

**Requests will not be considered unless the street address is clearly displayed on the residence. Please note that in the week(s) following request submittal, ACC members may visit and review property.**

- Requested for:**
- New construction
  - Existing home
  - Other

- The variance would affect:**
- Exterior appearance
  - Drainage/Erosion control
  - Open space & Lot coverage
  - Tree/Vegetation removal
  - Setbacks to property line
  - Interior living space
  - Structure height

**Please refer to ACC Guideline 14.8.12 for more information.**

See site plan that will be submitted along with this variance request

Give a full description of the request and need for the variance: With the topography of the property a daylight basement design best suits this property. The property isn't very wide and with the new 2025 ACC policy changing the side setbacks from a combined 10ft to a combined 20ft is making it difficult to design decent main floor.  
The main floor plan is already compact and I'm asking for a 15ft combined side setback to the eaves which is in between the old policy and new policy side setback. Thanks for the consideration.

***This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.***

**Owner Signature:** Will F Date: 2/2/26

AC Staff Comments: \_\_\_\_\_

Rec'd 03/14/2026  
5:01 PM

Item 21  
Pg 1 of 2  
G9

### Sudden Valley Community Association Exterior Alteration Request

Street Address: 29 Cold Spring Lane Div 13 Lot 36/37  
Owner: LINDA KNUDSEN METZUSLAD  
Mailing Address: 29 Cold Spring Lane  
Phone: 506.432.7102 Email: LKMC@GMAIL.COM

Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.

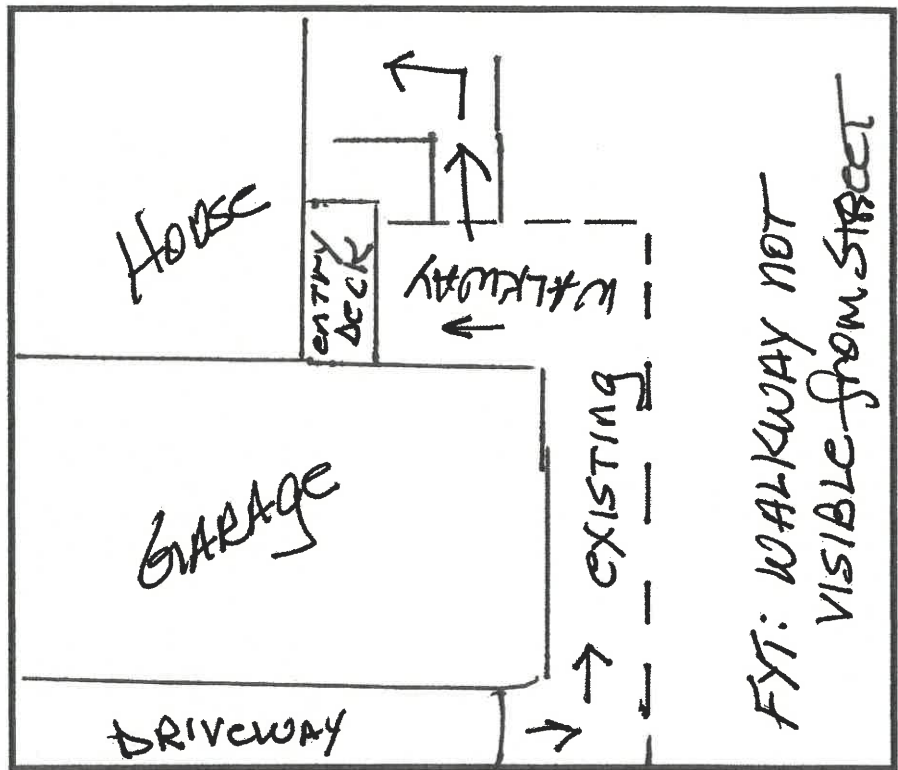
**Requested for:**

- Existing home
- New construction

**The change would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

Please refer to ACC Guidelines  
14.2 and 14.11 and for more  
information.



Give a full description of the request and attach any additional information if needed:

Remove current walkway which is cracked, broken & uneven with paver surrounded by stones. (see photos)  
Current pavement is unsafe. Location of home/walkway is on Beaver Creek. Property slopes toward creek.  
Current drainage/ground movement has undermined solid concrete. Want to improve situation w/ individual pavers & stone

This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature:

*Linda Knudsen Metzuslad*

Date:

3/14/2020



Existing walkway



Desired end result:

Existing walkway:



Rec'd 03/18/2026  
8:05 AM

Item 22  
Pg 1 of 4  
G13

# Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 2 Midnight Court Div 22 Lot 20  
Owner: Mark Ward & Ana Lopez  
Mailing Address: same  
Phone: 360 595-3972 Email: mward555@gmail.com

**All trees must be clearly flagged (no spray paint) before applying.**

Requests will *not be considered if flagging is missing* OR if street address isn't clearly displayed on residence.

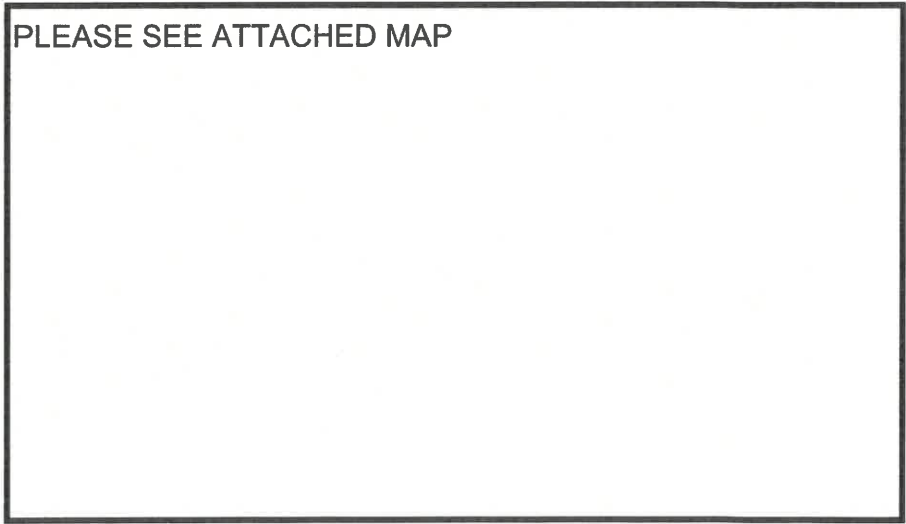
**IMPORTANT NOTE:** Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

\*\* Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. \*\*

1 Number of trees/shrubs **On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).**  
1 # Removal      # Limbing

Type:  
     Fir      Cedar      Hemlock  
1 Alder      Maple      Other

**Check any that apply:**  
1 Property or personal danger  
1 Dead/Diseased  
1 Leaning  
     Roots exposed  
1 On a slope  
     Creation/maintenance of view  
1 Replanting trees/shrubs



     Located on SVCA property  
     Located on neighbor's property - *For trees that are not on the applicant's property, written permission from the owner is required **prior** to submittal.*

**Please refer to ACC Guideline 14.10 for more information. Please email to: [office@suddenvalley.com](mailto:office@suddenvalley.com)**

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

Alder removal. It is dead or in process of dying, leans towards neighbors lot on a slope  
Tree is approximately 51 inches in diameter.

*This request form in no way constitutes an approval from the ACC or Whatcom County. You **MUST** receive written approval and an SVCA permit before commencing any work.*

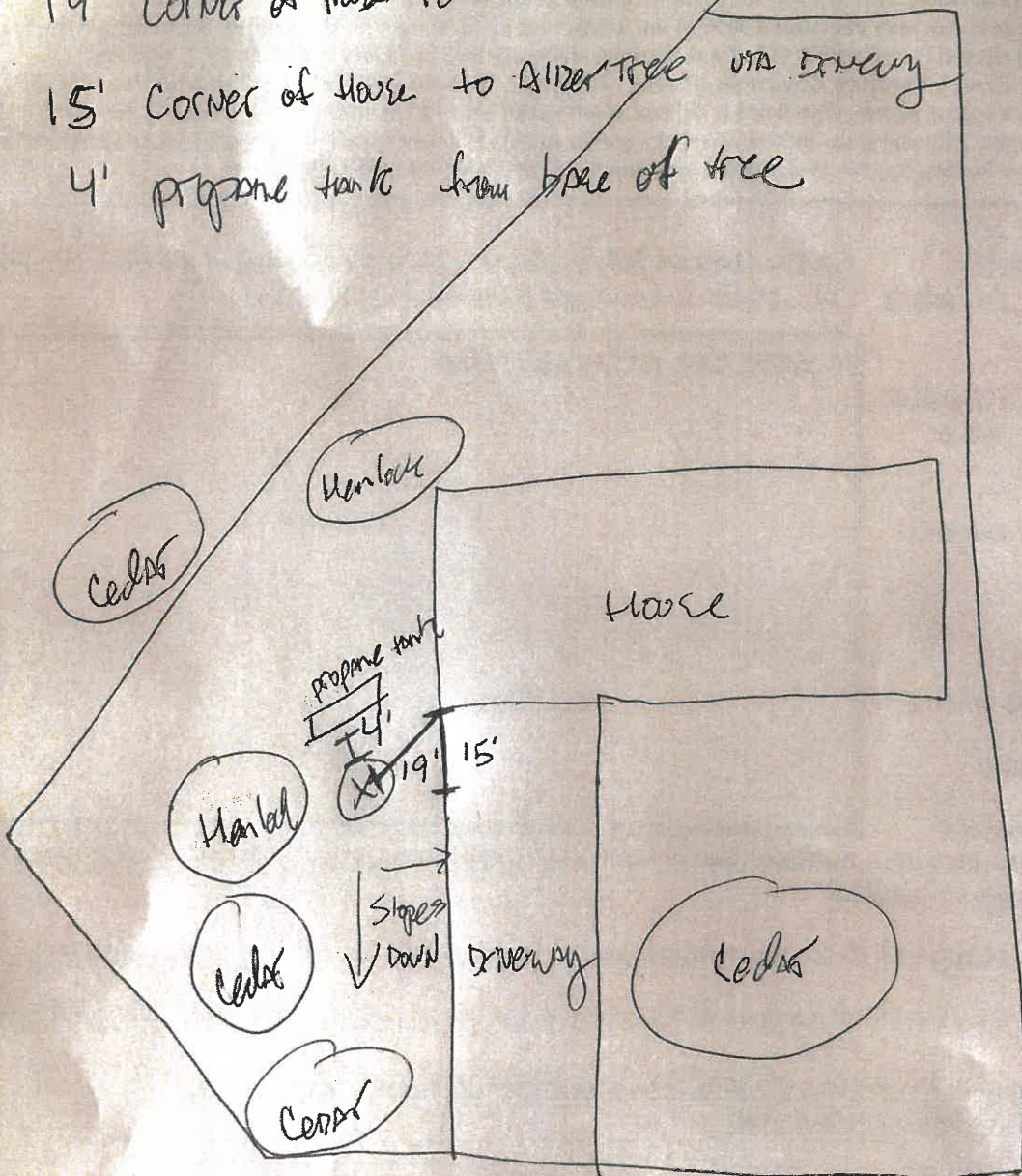
Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: Mark R Ward Date: 3/18/26

19' Corner of House to Alder tree

15' Corner of House to Alder tree via driveway

4' propane tank from base of tree



Midnight Ct (gravel rd.)



**WHATCOM COUNTY**  
**WASHINGTON**

**Planning & Development Services**  
5280 Northwest Drive  
Bellingham, WA 98226  
[PDS@co.whatcom.wa.us](mailto:PDS@co.whatcom.wa.us)  
360-778-5900

**Tree Removal Permit Determination**

Item 22  
Pg 3 of 4

**Applicant:** Mark Ward  
**Date:** March 16, 2026  
**Location:** Address: 2 Midnight Court  
APN: 3704061174960000  
**Case No:** LCP2026-00013

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Staff has reviewed the information you submitted with the Tree Removal Permit application and have determined that the proposed work is consistent with all applicable codes. The trees may be removed upon receipt of this determination.

For specific requirement questions, please contact the applicable NR staff person listed below by email or at (360) 778-5900.

**Please note:** This document and attachments may include appealable decisions pursuant to the applicable regulations. Please contact the reviewing staff person for additional information and associated time limitations.

**Stormwater (Title 20)** – Michael Kershner – MKershne@co.whatcom.wa.us

- The proposed project proposes to remove 1 trees which encompasses ~370 sq. ft. of tree canopy.
- Per WCC 20.51.430, applicants are allowed to remove up to 20% of the existing tree canopy. The existing amount of tree canopy appears to be ~3,451 sq. ft. The total amount of tree canopy removal is within the allowances.
- The proposed project is approved, with the following conditions:

Conditions of Approval

1. Should any soils be exposed as part of this project, adequate Erosion and Sedimentation Control (ESC) measures shall be installed to prevent sediment laden water from entering neighboring properties, surface drainages (i.e. ditches), and critical areas.
2. Activities which expose more than 500 sq. ft. of soil are prohibited from October 1 through May 31.

**Wetlands & HCA (WCC 16.16)** – Nathan Goldschmidt – NGoldsch@co.whatcom.wa.us

- Tree removal of one tree from the site is approved for compliance with WCC 16.16 Articles 6 & 7 (wetlands and habitat conservation areas).

**Geohazards (WCC 16.16) - Andrew Wiser - AWiser@co.whatcom.wa.us**  
Staff Analysis

- Tree removal is approved for compliance with WCC 16.16 Articles 3 (Geologically Hazardous Areas).

Findings

- Sufficient tree canopy is present in the area surrounding the tree proposed for removal such that root strength will be maintained assuming the following conditions are implemented. maintain slope stability.

Conditions of Approval

1. No ground disturbance is approved by the proposed tree removal.
2. The stump of the subject tree shall remain undisturbed following removal and be allowed to rot in place.
3. Natural re-vegetation shall be allowed and encouraged in the area surrounding the remaining tree stump.

Rec'd 03/26/2026  
11:40 AM

# Sudden Valley Community Association Construction Change Request

Item 23  
Pg 1 of 1  
G13

Street Address: 10 Shooting Star Ct Bellingham WA 98229 Div 9 Lot 41  
Owner: ilya & sveltana shportko  
Mailing Address: 6292 Fernridge Dr, Ferndale WA 98248  
Phone: [REDACTED] Email: [REDACTED]

**Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

**Requested for:**

- Existing home
- New construction

**The change would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

**Please refer to ACC Guidelines 14.2 and 14.11 and for more information.**

Not approved color ==>



Give a full description of the request and attach any additional information if needed:

1. I would like to make my front entrance steps out of Treated wood and Trex instead of Concrete. shape and form will stay the same. (Picture 1)
2. In the back I would like make my patio out of Treated wood and Trex instead of concrete. (Picture 2).
3. If I can make my patio out of treated wood and trex in the back, I would like to make the deck wider in the back. It will be approximately 50ft long and 8ft wide, right up against the retaining wall. ( picture 3.)
4. I would like to change the exterior trim color to SW 6258 (Tricorn Black) and exterior Body Color (board and baton, and lapsiding) to SW 7008 (Alabaster).

***This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.***

**Submission of this form provides notice for the ACC to visit the property during reasonable hours.**

Owner Signature: [Signature]

Date: 03/26/2026

Rec'd 03/12/2026  
11:55 PM

Resubmission from the 3/19/2026 ACC Meeting

Item 24  
Pg 1 of 8  
G13

# Sudden Valley Community Association Tree/Vegetation Trimming and/or Removal Request

Street Address: 79 Polo Park Dr Div 14 Lot 113  
Owner: Kresimir Josic and Claudia Pedroza  
Mailing Address: 2206 W Holcombe Blvd Houston TX 77030 United States  
Phone: 713 446 5143 Email: kresimir.josic@gmail.com

**All trees must be clearly flagged (no spray paint) before applying.**

Requests will *not be considered if flagging is missing* OR if street address isn't clearly displayed on residence.

**IMPORTANT NOTE:** Within an individual's clearly distinguished property boundaries, routine maintenance can be performed and is encouraged **without** ACC permission. This includes the pruning of **dead branches** and those branches that are **6" or less in diameter**. Removal of those branches **may not exceed 30%** of the foliage density of an individual specimen. Small trees, branches and vegetation **10" or less in diameter and within 10' of a residential structure** may be removed without ACC approval.

\*\* Per Whatcom County Canopy Retention Regulation effective October 22, 2016 any significant tree being removed in Lake Whatcom Watershed requires county permit. Significant is defined as evergreen trees 12" in diameter or greater and deciduous 8" in diameter or greater. Any limbing 25% and under does not require a county permit. If a county permit is required for you proposed tree removal/ limbing request, please attach your approved county permit to this application. \*\*

2 Number of trees/shrubs  
     # Removal      # Limbing

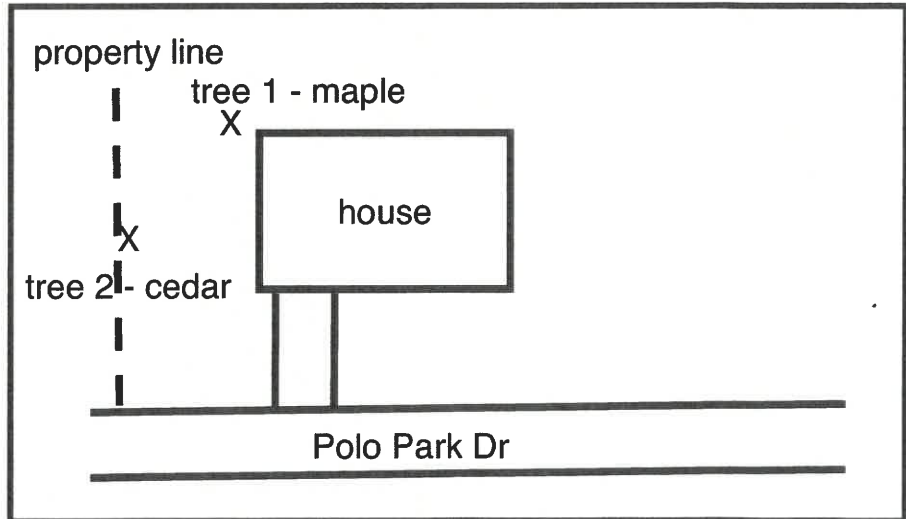
On the diagram below, please indicate the location of the road, property line, line, house, and each tree (numbered individually).

**Type:**

     Fir  Cedar      Hemlock  
     Alder  Maple      Other

**Check any that apply:**

Property or personal danger  
 Dead/Diseased  
     Leaning  
 Roots exposed  
 On a slope  
     Creation/maintenance of view  
     Replanting trees/shrubs



     Located on SVCA property  
     Located on neighbor's property - For trees that are not on the applicant's property, written permission from the owner is required **prior** to submittal.

Please refer to ACC Guideline 14.10 for more information. Please email to: [office@suddenvalley.com](mailto:office@suddenvalley.com)

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

The cedar is dead and is in danger of falling over.  
The maple tree is diseased and has roots exposed. An arborist (from the John the Arborist company) He recommended removal due to the proximity to our house and that of our neighbor.

*This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.*

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature: J Josic Date:



## **Certified Arborist Report**

**Prepared by John Deacon**

International Society Of Arboriculture Certified Arborist

PN 8708A

TRAQ Certified



**Kresimir Jesic/Claudia Pedreza Tree Risk Assessment**

**Report written by request for  
Kresimir Jesic  
79 Polo Park Dr.  
Bellingham, Washington 98229  
December 1, 2025**

### ISA Certified Arborist TRAQ Survey Methodology

Tree risk assessment (TRA) is a systematic process to evaluate the potential for a tree or its parts to fail, causing harm to people or property. The process involves identifying defects, assessing the likelihood of failure, and determining the consequences of such failure. The precision and detail of a TRA is determined by the level of assessment conducted.

The TRA performed for this report was a LEVEL 2 assessment. A level 2 assessment involves a 360 degree ground based visual inspection examining the overall health of the root flare, lower bole, mainstem, and upper canopy for structural defects that can lead to failures. Using a matrix developed by the ISA, the structural integrity of the tree is quantified to understand the tree's relative hazard rating to people and property. The relative hazard rating ranges from Very Low to High. Once the hazard rating has been established, the consequences of that failure are determined ranging from Negligible to Severe.

The tools used during this assessment were; Spencer 50' Diameter Tape, Vortex Optics Crossfire HD 10X42 Binoculars, Suunto PM-5 Clinometer, A rubber sounding mallet, 24" steel probe, and a Nikon Forestry Pro Rangefinder/Hypsometer.



*Big-leaf maple location circled in red on the north side of 79 Polo Park Dr.*

### Project Tree Location and Diagnosis

Our services were contracted by Kresimir Josic to conduct a health and safety inspection of trees on the property located at 79 Polo Park Drive in Bellingham Washington.

A level 2 health and safety survey was conducted on November 26, 2025. A tree of concern was identified during the survey. Located on the north side of the house, a 37 inch in diameter, 89 feet in height, Big-leaf maple was observed to have structural defects.

On the lower trunk a fracture was observed starting just above the root flare and extending up several feet. The fracture was found to have decomposition radiating from the initial injury. The fracture was observed to have slime flux discharge, a sign of bacterial infection and decomposition.

The fracture is a serious defect and the Tree Risk Assessment Matrix rates the tree as a HIGH RISK.

The critical root zone was observed to have been severely damaged, likely from construction associated with the construction of the house. The damage is located on the east and southeast side of the tree. The maple canopy has a heavy load on the west side reaching over the home located at 81 Polo Park Dr. Due to the severe damage to the critical root zone and the heavy canopy lean towards the house located at 81 Polo Park Dr., the Tree Risk Assessment Matrix rates the Big-leaf maple tree as High Risk.

It is my professional opinion that due to the deep fracture and the extensive root damage the Big-leaf maple tree should be removed.

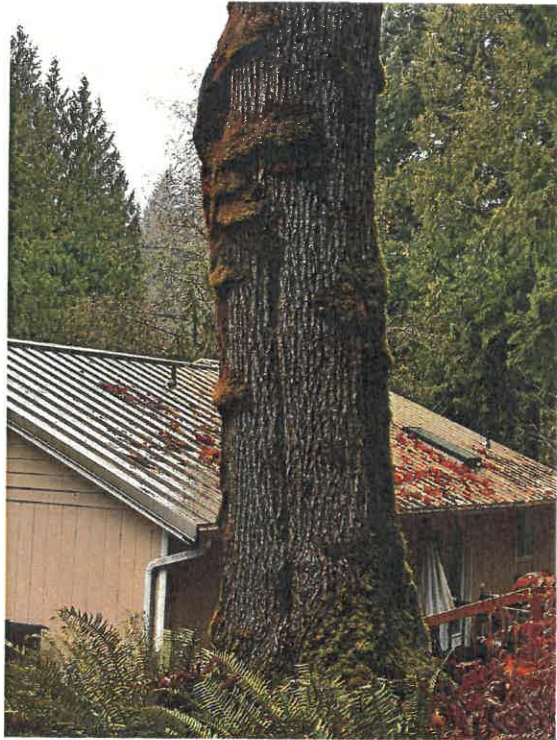
John Deacon  
ISA Certified Arborist PN8708A  
John The Arborist Tree Service, LLC  
1323 Commercial Street Suite 209  
Bellingham, WA. 98225  
[bellinghamarborist@gmail.com](mailto:bellinghamarborist@gmail.com)  
360-355-3149



Big-leaf maple tree with heavy canopy load over 81 Polo Park Dr.



Big-leaf maple with fracture extending up the lower trunk of the tree.



Fracture on the Big-leaf maple trunk.



Critical Root Zone damage as seen from the northeast side of the tree.



A close-up of the root damage to the Critical Root Zone.



# WHATCOM COUNTY

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## WASHINGTON

Planning & Development Services  
5280 Northwest Drive  
Bellingham, WA 98226  
[PDS@co.whatcom.wa.us](mailto:PDS@co.whatcom.wa.us)  
360-778-5900

Item 24  
Pg 8 of 8

### Tree Removal Permit Determination

Applicant: John Deacon  
[bellinghamarborist@gmail.com](mailto:bellinghamarborist@gmail.com)

Date: March 11, 2026

Location: Address: 79 Polo Park  
APN: 370406097226

Case No: LCP2026-00008

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Staff has reviewed the information you submitted with the Tree Removal Permit application and have determined that the proposed work is consistent with all applicable codes. The trees may be removed upon receipt of this determination.

For specific requirement questions, please contact the applicable NR staff person listed below by email or at (360) 778-5900.

**Please note:** This document and attachments may include appealable decisions pursuant to the applicable regulations. Please contact the reviewing staff person for additional information and associated time limitations.

**Wetlands & HCA (WCC 16.16)** – Travis Wilmot - [TWilmot@co.whatcom.wa.us](mailto:TWilmot@co.whatcom.wa.us)

Staff Analysis

- Tree removal is approved for compliance with WCC 16.16 Articles 6 & 7 (wetlands and habitat conservation areas).

**PDS Stormwater (Title 20)** – Belinda Burk - [BBurk@co.whatcom.wa.us](mailto:BBurk@co.whatcom.wa.us)

Staff Analysis

- The proposed project proposes to remove 1 hemlock tree which encompasses ~731 sq. ft. of tree canopy.
- Per WCC 20.51.430, applicants are allowed to remove up to 20% of the existing tree canopy. The total amount of tree canopy on site appears to be 1181 sq. ft. 20% of the existing tree canopy is 236 sq. ft.
- Canopy removal allowances will be exceeded and replanting at a ratio of 3:1 will be required. Native species trees are required.
- Submit photo documentation of the three replacement native species trees once the replanting is completed.

Findings

- The proposed project is approved, with the following conditions:

Conditions of Approval

1. Should any soils be exposed as part of this project, adequate Erosion and Sedimentation Control (ESC) measures shall be installed to prevent sediment laden water from entering neighboring properties, surface drainages (i.e. ditches), and critical areas.
2. Activities which expose more than 500 sq. ft. of soil are prohibited from October 1 through May 31.
3. No stump removal is permitted.

Rec'd 03/26/2026  
11:04 AM

# Sudden Valley Community Association Exterior Alteration Request

Item 25  
Pg 1 of 1  
G13

Street Address: 7 Summer Bell Ln Div 14 Lot 144  
Owner: Alvin Abeleda  
Mailing Address: 7 Summer Bell Ln Bellingham WA 98229  
Phone: 208-761-2588 Email: abeleda.ar@gmail.com

**Requests will not be considered unless the street address is clearly displayed on the residence.  
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

**Requested for:**

- Existing home
- New construction

**The change would affect:**

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height

**Please refer to ACC Guidelines 14.2 and 14.11 and for more information.**

	Body 19 <b>Pewter Green</b> SW 6208 Select Color <input type="checkbox"/>		Trim 4 <b>Alabaster</b> SW 7008 Select Color <input type="checkbox"/>	
SVCA Approved Colors				

Give a full description of the request and attach any additional information if needed:

- Siding and garage door paint color - SW 6208 Pewter Green
- Window trim paint color - SW 6258 Tricorn Black
- Railings paint color - SW 6258 Tricorn Black
- Fireplace - Romabio Avorio White Limewash from Home Depot
- Exterior Door paint - SW 7008 Alabaster

***This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.***

Submission of this form provides notice for the ACC to visit the property during reasonable hours.

Owner Signature:

Date: March 26, 2026