



Sudden Valley Community Association Architectural Control Committee

Date 05/07/2026

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 05/07/2025 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 04/16/2025 ACC Meeting Minutes
Item – 4	42 North Point Dr, G1, Ext Alt (Lighting) <i>Resubmission</i>
Item – 5	42 North Point Dr, G1, Tree (Remove 1 Tree & 2 Shrubs)
Item – 6	46 North Point Dr, G1, Ext Alt (Gas Meter)
Item – 7	46 North Point Dr, G1, Tree (Remove 1)
Item – 8	2 Jubilee Ln, G1, Tree (Limb 15)
Item – 9	32 Lake Louise Dr, G2, New Construction
Item – 10	13 Orchid Ct, G2, Tree (Remove 3)
Item – 11	7 Orchid Ct, G2, New Construction
Item – 12	7 Orchid Ct, G2, Variance (Height)
Item – 13	7 Orchid Ct, G2, Variance (Side Set-Back)
Item – 14	18 Sparrow Ct, G2, New Construction <i>Resubmission - In Concept</i>
Item – 15	18 Sparrow Ct, G2, Variance (Side setback) <i>Resubmission - In Concept</i>
Item – 16	14 Nighthawk Cir, G2. Tree (Remove 2)
Item – 17	69 Lake Louise Dr, G2, Ext Alt (Free Library)
Item – 18	69 Lake Louise Dr, G2, Fence (Pet)
Item – 19	2 Morning Beach Dr, G2, Fence (Pet)
Item – 20	3 Austin Creek Ln, G3, Ext Alt (Tiered Remodel)
Item – 21	3 Austin Creek Ln, G3, Variance (Lot Coverage)
Item – 22	43 Rocky Ridge Dr, G3 Fence (Pet)
Item – 23	43 Rocky Ridge Dr, G3 Fence (Protection)

Item – 24	370 Sudden Valley Dr, G3, Ext Alt (Deck & Railing)
Item – 25	39 Inglewood Pl, G3, Ext Alt (Stairway & Path)
Item – 26	26 Basin View Cir, G3, Ext Alt (Detached Garage) <i>In Concept</i>
Item – 27	26 Jasper Ridge Ln, G3, New Construction
Item – 28	24 Maple Ct, G3, Ext Alt (Parking)
Item – 29	106 Harbor View Dr, G3, Ext Alt (Landscaping & Deck) <i>Resubmission</i>
Item – 30	1 Green Hill Rd, G3, Ext Alt (Free Library)
Item – 31	29 Maple Ct, G3, Fence (Pet)
Item – 32	4 Autumn Vista Pl, G3, Ext Alt (Hot Tub)
Item – 33	6 Pinto Creek Ln, G5, Ext Alt (Catio)
Item – 34	10 Loganberry Ln, G5, Ext Alt (Deck) <i>Resubmission</i>
Item – 35	8 Misty Ridge Ct, G9, Ext Alt (Paint)
Item – 36	10 Shooting Star Ct, G13, Const Change (D/W Slope & Retaining Wall)
Item – 37	10 Shooting Star Ct, G13, Variance (D/W Slope)
Item – 38	8 Shooting Star Ct, G13, 1st Extension (New Home) <i>Six Months</i>
Item – 39	8 Shooting Star Ct, G13, Const Change (Deck & Paint)
Item – 40	8 Shooting Star Ct, G13, Const Change (Retaining Walls)
Item – 41	6 River Ridge Loop, G13, Ext Alt, (Catio)

Meeting Called to Order 00:00 AM

Item – 1	Approval of 05/07/2025 ACC Meeting Agenda	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 2	Property Owners Comments	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 3	Consent Agenda – Approval of the 04/16/2025 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 4	42 North Point Dr, G1, Ext Alt (Lighting) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 5	42 North Point Dr, G1, Tree (Remove 1 Tree & 2 Shrubs)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 6	46 North Point Dr, G1, Ext Alt (Gas Meter)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 7	46 North Point Dr, G1, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:



Item – 8	2 Jubilee Ln, G1, Tree (Limb 15)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 9	32 Lake Louise Dr, G2, New Construction	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 10	13 Orchid Ct, G2, Tree (Remove 3)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 11	7 Orchid Ct, G2, New Construction	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 12	7 Orchid Ct, G2, Variance (Height)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 13	7 Orchid Ct, G2, Variance (Side Set-Back)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 14	18 Sparrow Ct, G2, New Construction <i>Resubmission - In Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 15	18 Sparrow Ct, G2, Variance (Side setback) <i>Resubmission - In Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 16	14 Nighthawk Cir, G2. Tree (Remove 2)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 17	69 Lake Louise Dr, G2, Ext Alt (Free Library)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 18	69 Lake Louise Dr, G2, Fence (Pet)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 19	2 Morning Beach Dr, G2, Fence (Pet)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 20	3 Austin Creek Ln, G3, Ext Alt (Tiered Remodel)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 21	3 Austin Creek Ln, G3, Variance (Lot Coverage)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 22	43 Rocky Ridge Dr, G3 Fence (Pet)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 23	43 Rocky Ridge Dr, G3 Fence (Protection)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 24	370 Sudden Valley Dr, G3, Ext Alt (Deck & Railing)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 25	39 Inglewood Pl, G3, Ext Alt (Stairway & Path)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 26	26 Basin View Cir, G3, Ext Alt (Detached Garage) <i>In Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 27	26 Jasper Ridge Ln, G3, New Construction	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 28	24 Maple Ct, G3, Ext Alt (Parking)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 29	106 Harbor View Dr, G3, Ext Alt (Landscaping & Deck) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 30	1 Green Hill Rd, G3, Ext Alt (Free Library)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 31	29 Maple Ct, G3, Fence (Pet)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 32	4 Autumn Vista Pl, G3, Ext Alt (Hot Tub)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 33	6 Pinto Creek Ln, G5, Ext Alt (Catio)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 34	10 Loganberry Ln, G5, Ext Alt (Deck) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 35	8 Misty Ridge Ct, G9, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:



Item – 36	10 Shooting Star Ct, G13, Const Change (D/W Slope & Retaining Wall)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 37	10 Shooting Star Ct, G13, Variance (D/W Slope)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 38	8 Shooting Star Ct, G13, 1st Extension (New Home) <i>Six Months</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 39	8 Shooting Star Ct, G13, Const Change (Deck & Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 40	8 Shooting Star Ct, G13, Const Change (Retaining Walls)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 41	6 River Ridge Loop, G13, Ext Alt, (Catio)	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 04/16/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Dan Vink
Committee Attendees:	Terry Niblack, Jo Jean Kos
Excused Absence:	Daniel Rodriguez, Patric Zwolenski
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Brian White (Item 5), David Shportko, Bogdan & Viktoria Shulga (Items 9, 10 & 11), Ted Clifton & Norman DesRosiers (Items 17 & 18), Matt Griscom, Ben Tweed, & Kimberly Forias

Item – 1	Approval of 04/16/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 04/02/2026 ACC Meeting Minutes
Item – 4	42 North Point Dr, G1, Ext Alt (Lighting)
Item – 5	20 Longshore Ln, G1, Ext Alt (Paint)
Item – 6	14 Birdie Ln, G1, Ext Alt (Deck, Railing, Privacy Screen)
Item – 7	9 Grand View Ln, G2, Ext Alt (Hot Tub)
Item – 8	9 Grand View Ln, G2, Fence (Pet)
Item – 9	7 Orchid Ct, G2, New Construction <i>In-Concept Resubmission</i>
Item – 10	7 Orchid Ct, G2, Variance (Height) <i>In-Concept Resubmission</i>
Item – 11	7 Orchid Ct, G2, Variance (Side Set-Back) <i>In-Concept Resubmission</i>
Item – 12	4 Valley Crest Way, G3, Tree (Remove 9)
Item – 13	1 Plum Ln, G3, Ext Alt (Paint)
Item – 14	4 Tumbling Water Dr, G5, Fence (Garden)
Item – 15	1 Cayuse Ct, G5, Ext Alt (Paint)
Item – 16	9 Highwood Cir, G13, Ext Alt (Generator)
Item – 17	52 High Cliff Ln, G13, New Construction <i>In-Concept</i>
Item – 18	52 High Cliff Ln, G13, Variance (Side Set-Back) <i>In-Concept</i>
Item – 19	1 Sunnyside Ln, G13, Ext Alt (French Drain & Down Spout)
Item – 20	1 Sunnyside Ln, G13, Ext Alt (Replacement Deck & Patio)
Item – 21	1 Sunnyside Ln, G13, Ext Alt (Roof line & Gutter line)
Item – 22	1 Sunnyside Ln, G13, Ext Alt (Siding)

**Meeting Called to Order 5:00 PM**

Item – 1	Approval of 04/16/2026 ACC Meeting Agenda	Video 00:00:15 – 00:00:29	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 2	Property Owner Comments	Video 00:00:33 – 00:08:55	
Comments:	Ben Tweed, 4 Lake Louise Dr & Kimberly Forias, 7 Marigold Dr, spoke about the storm water pipe serving		
Discussion:	8 & 10 Valley View Circle		
Action:		Motion:	

Item – 3	Consent Agenda – Approval of the 04/02/2026 ACC Meeting Minutes	Video 00:09:12 – 00:09:28	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	42 North Point Dr, G1, Ext Alt (Lighting)	Video 00:46:32 – 00:55:49	
Comments:	Please resubmit your request with the exact deployment of the lights on your home. Please include		
Discussion:	photographs of the home.		
Action:	Denied	Motion: Dan	Unanimous

Item – 5	20 Longshore Ln, G1, Ext Alt (Paint)	Video 00:09:37 – 00:10:32	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 6	14 Birdie Ln, G1, Ext Alt (Deck, Railing, Privacy Screen)	Video 00:22.45 – 00:29:58	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 7	9 Grand View Ln, G2, Ext Alt (Hot Tub)	Video 00:55:59 – 00:56:49	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous



Item – 8	9 Grand View Ln, G2, Fence (Pet)		Video 00:55:59 – 00:56:49
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 9	7 Orchid Ct, G2, New Construction <i>In-Concept Resubmission</i>		Video 00:15:56 – 00:22:25
Comments:	Replace the Boxwood trees in the landscape plan with other native trees.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	7 Orchid Ct, G2, Variance (Height) <i>In-Concept Resubmission</i>		Video 00:15:56 – 00:22:25
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 11	7 Orchid Ct, G2, Variance (Side Set-Back) <i>In-Concept Resubmission</i>		Video 00:15:56 – 00:22:25
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	4 Valley Crest Way, G3, Tree (Remove 9)		Video 00:56:53 – 00:57:42
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 13	1 Plum Ln, G3, Ext Alt (Paint)		Video 00:57:50 – 00:58:02
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	4 Tumbling Water Dr, G5, Fence (Garden)		Video 00:58:10 – 01:00:38
Comments:	Denied because it is in the front yard and the fence is too tall. Not in compliance with ACC Policies.		
Discussion:			
Action:	Denied	Motion: Jo Jean	Unanimous



Item – 15	1 Cayuse Ct, G5, Ext Alt (Paint)	Video 01:00:46 – 01:01:25
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 16	9 Highwood Cir, G13, Ext Alt (Generator)	Video 00:11:01 – 00:15:38
Comments:	In consideration of your neighbors, please consider noise cancellation or noise mitigation measures.	
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 17	52 High Cliff Ln, G13, New Construction <i>In-Concept</i>	Video 00:30:11 – 00:45:45
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 18	52 High Cliff Ln, G13, Variance (Side Set-Back) <i>In-Concept</i>	Video 00:30:11 – 00:45:45
Comments:		
Discussion:		
Action:	Approved	Motion: Jo Jean Unanimous

Item – 19	1 Sunnyside Ln, G13, Ext Alt (French Drain & Down Spout)	Video 01:01:34 – 01:03:57
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Item – 20	1 Sunnyside Ln, G13, Ext Alt (Replacement Deck & Patio)	Video 01:04:07 – 01:05:45
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 21	1 Sunnyside Ln, G13, Ext Alt (Roof line & Gutter line)	Video 01:05:50 – 01:07:04
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous



Item – 22	1 Sunnyside Ln, G13, Ext Alt (Siding)	Video 01:07:19 – 01:08:02
Comments:		
Discussion:		
Action:	Approved	Motion: Terry Unanimous

Meeting Adjourned at 6:11 PM

Rec'd 04/28/2026
11:01 PM

Sudden Valley Community Association
Exterior Alteration Request

Item 4
Pg 1 of 4
G1

Street Address: 42 North Point Drive Div 12 Lot 124
 Owner: Michelle Bartz
 Mailing Address: 42 North Point Drive Bellingham, WA 98229
 Phone: ~~360-453-2104~~ Email: barb@nety@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.

Photos attached with yellow highlighted lines under the roof line showing the exact deployment area where lights will be installed.

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

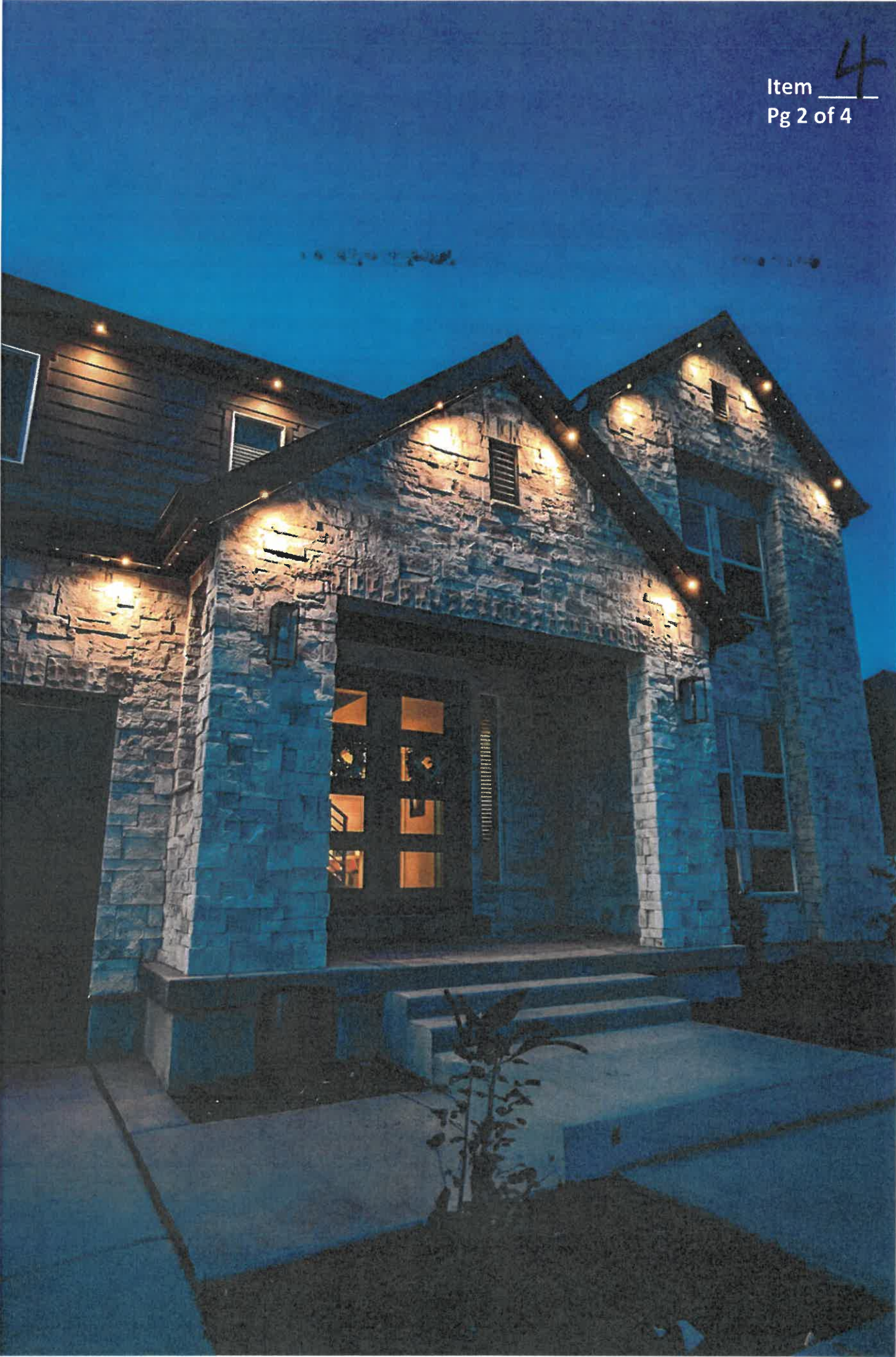
Request to install subtle exterior lighting system (JellyFish Lighting) for security, ambience, and seasonal lighting.
 The system will be installed by certified installers. The system is a permanent, discreet exterior system consisting of small LED nodes installed under the roofline eaves with color-matched tracks. It would provide year round security, architectural accent, holiday lighting featuring low energy consumption and downward directed lighting to minimize light pollution. The lights when lit will remain in compliance with community lighting rules and regulations.
 This installation will replace the need for temporary, dangling holiday lights while providing year round discreet security lighting.

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: Michelle Bartz Date: 04/28/2026

Item - 4	42 North Point Dr, G1, Ext Alt (Lighting)	Video 00:46:32 - 00:55:49
Comments:	Please <u>resubmit</u> your request with the exact deployment of the lights on your home. Please include	
Discussion:	photographs of the home.	
Action:	Denied	Motion: Dan Unanimous

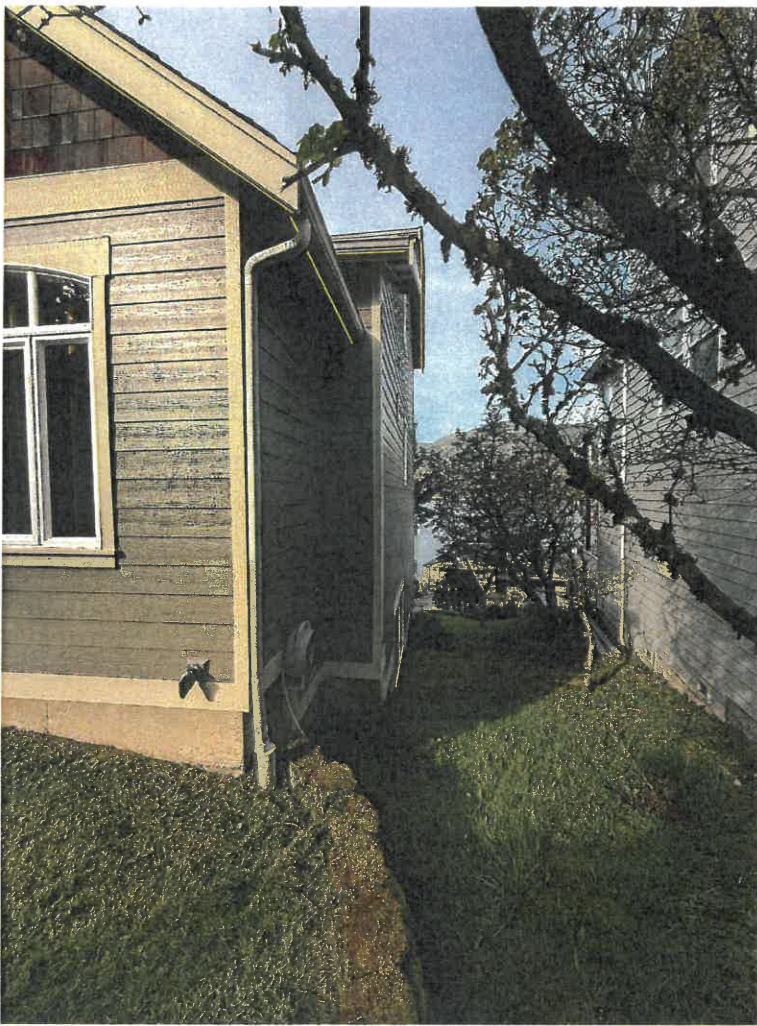




Front of home

Rear of home





Right side of home



Left side
of home

Rec'd 04/29/2026
9:50 PM

Item 5
Pg 1 of 2
G1

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

Street Address: 42 North Point Drive Div 12 Lot 124
Owner: Michelle Bartz
Mailing Address: 42 North Point Drive
Phone: ~~509-422-2700~~ Email: ~~michelle@svca.org~~

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
3 # Removal # Limbing

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

Type:

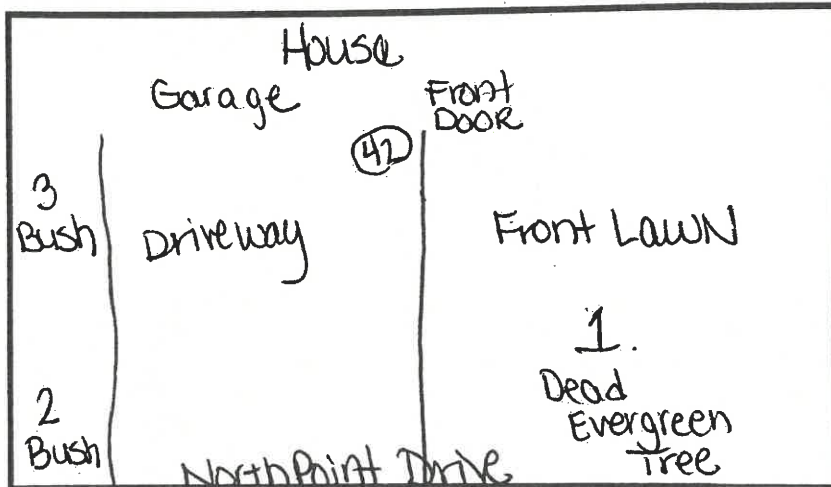
Fir Cedar Hemlock
 Alder Maple Other (Evergreen type)

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

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

1. Dead evergreen tree; front yard; right side when facing the house; greater than 10 feet from house; 8.44 inches in diameter.

Will be replaced with a similar tree.

2. Bush that has grown too large for its area; large unattractive bare branches. Will be replaced with a smaller bush.

3. Bush that has grown too large for its area; brushes against vehicles in the driveway. Will be replaced with a smaller bush.

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: Michelle Bartz Date: 04/28/2026



Rec'd 04/14/2026
10:17 PM

Sudden Valley Community Association Exterior Alteration Request

Item 6
Pg 1 of 2

Street Address: 46 N Point Drive, Bellingham, WA 98229 Div 12 Lot 126
Owner: Francis Zhou and Kristine Lee
Mailing Address: 21815 NE 81st Street, Redmond, WA 98053
Phone: ~~425-442-0025~~ Email: ~~francis.zhou@gmail.com, kristine.zhou@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.

See attached PDF from Cascade Nation Gas on proposed location of the meter and line installation.

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

In order to connect natural gas service, we'd like to have Cascade Natural Gas install a gas meter and connect it to the gas main located on Far Summit Place

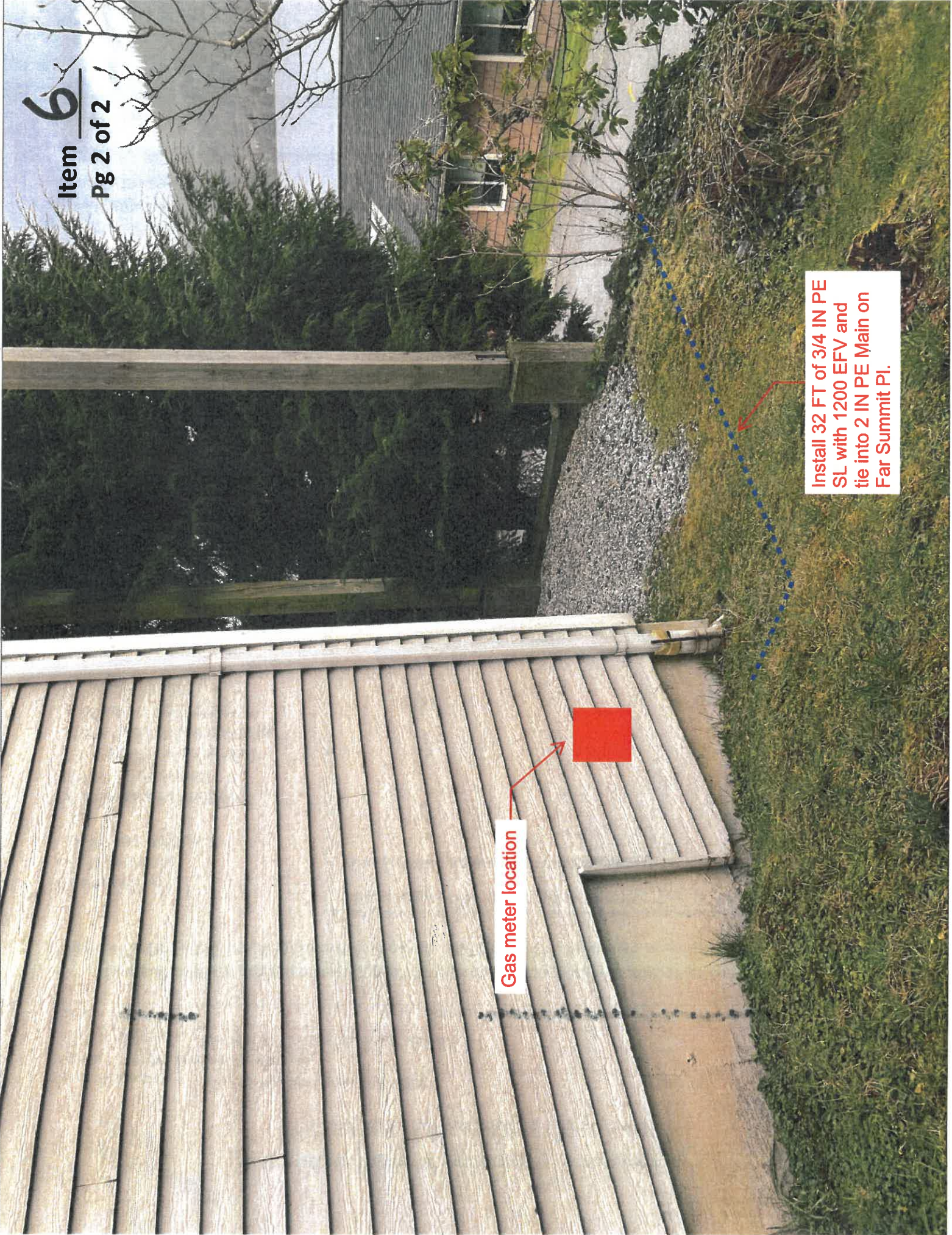
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

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

Owner Signature: Francis Zhou Date: 4/14/2026

Gas meter location

Install 32 FT of 3/4 IN PE
SL with 1200 EFV and
tie into 2 IN PE Main on
Far Summit Pl.



Rec'd 04/12/2026
10:13 AM

Item 7
Pg 1 of 1
G1

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

Street Address: 46 N Point Dr, Bellingham

Div 12

Lot 126

Owner: Francis Zhou and Kristine Lee

Mailing Address: 21815 NE 81st Street, Redmond WA 98053

Phone: ~~425-412-0025~~

Email: ~~justin.lee@gmail.com; kristine@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
1 # Removal # Limbing

Type:

 Fir 1 Cedar Hemlock
 Alder Maple Other

Check any that apply:

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

 Located on SVCA property
 Located on neighbor's property - *For trees that the owner is required **prior** to submittal.*



Please refer to ACC Guideline 14.10 for more

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

This cedar tree in the backyard has grown to exceed the height of the deck above it, causing view obstruction from the bedroom. As a home owner, I am concerned if left unchecked, its root system will cause damage to the foundation, the loose rock retaining wall, and the cement drive way. I would like to remove it to prevent further obstruction.
The diameter of the tree is less than 12" at breast height (DBH).

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: Francis Zhou

Date: 4/12/2026

Rec'd 04/29/2026
12:10 PM

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

Item 8
Pg 1 of 2
G1

Street Address: 2 Jubilee Lane Div 32 Lot 020
Owner: Elizabeth Scroggs (via Pete Cabral - Son)
Mailing Address: 2 Jubilee Lane (The Enchanted Cottage)
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. ****

15 Number of trees/shrubs
 # Removal x # Limbing

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

Type:

 Fir Cedar Hemlock
 Alder Maple Yew 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.*

See the included diagram photos.

Top down view diagram photo contains:

Blue line identifies the row of 15 Yew trees.

Red line is general property line.

Roads are shown.

House has a red pin marker.

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

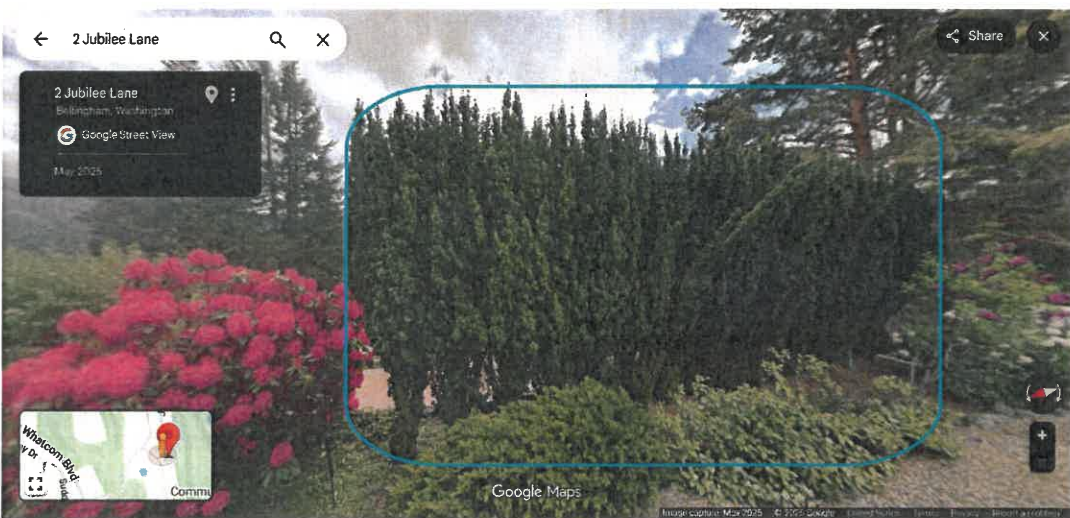
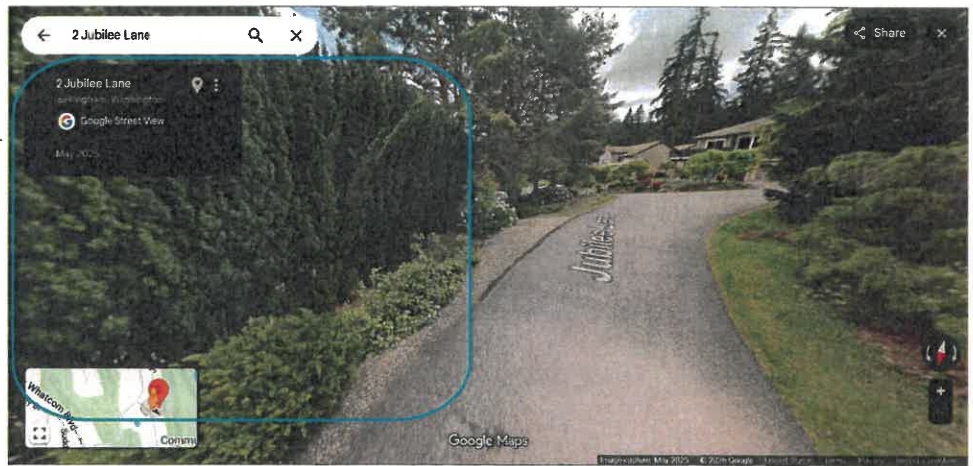
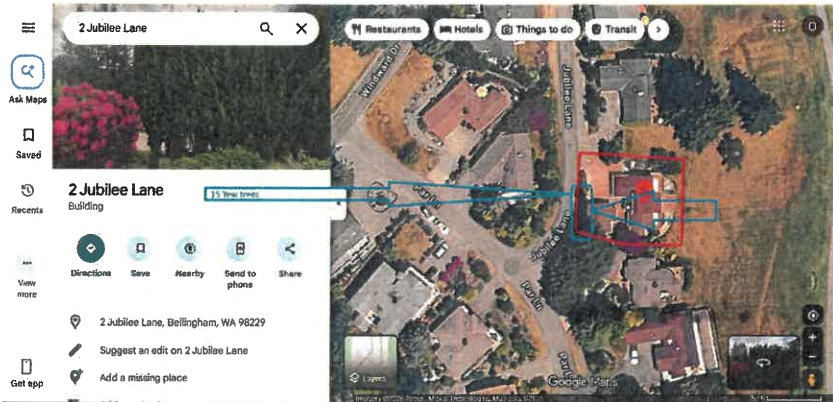
Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

This is Yew tree maintenance to thin and trim for the health and safety of the trees and property and people.
There are a row of 15 Yew trees on our property, each has a diameter of ~18 inches composed of thin entwined trunk and branches each of less than ~2 inches.
The row is ~6-10 feet from the Jubilee Lane road and next to a garage.
A boom lift is used to access the trees from the roadside. Another form is filed for road closure on Saturday 2026/05/16, and it may be possible for vehicular traffic to drive by as well.

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: Elizabeth Scroggs (via Pete Cabral - Son) Date: 2026/04/29





Rec'd 4/15/2026
8:44 PM

APPLICATION FOR NEW CONSTRUCTION

Item 9
Pg 1 of 12

Circle Type:	<input checked="" type="radio"/> Home Construction	<input type="radio"/> Remodel	<input type="radio"/> Addition	<input type="radio"/> Other (Describe):	G2
Street Address:	32 Lake Louise Dr			Div/Lot	7/83
Owner(s) Name(s):	Eduard Danch				
Mailing Address:	41 Maple Ct Bellingham WA 98229				
Email Address:	eduarddanch@gmail.com	Cell Phone:	3605100982	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:	<i>Willy</i>	Date:	4/8/26
Company Name:	SW Movement llc	License:	SWMOVML813LR
Mailing Address:	1950 Kelly Rd Bellingham WA 98226		
Email Address:	WillyProjects@gmail.com	Cell Phone:	(360) 510-4469
		Office Phone:	

Bank or Loan Agency:			
Valuation of Structure: \$	Square Footage: 2698		
Use: (Circle)	<input checked="" type="radio"/> Permanent Residence	<input type="radio"/> Vacation/Weekend	<input type="radio"/> Rental
Variance Request (Circle):	<input type="radio"/> Yes	<input checked="" 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): Eduard Danch
Circle One: Owner Contractor Other Representative

Signature of Owner(s): 

Printed Name of Owner: Eduard Danch Date 4 / 10 / 26

ACC Inspector Report 32 Lake Louise Dr

Lot size: 6823

Property coverage: 34%

Open Space: 55%

Front setback: 20' 1"

Rear setback: 7' 8"

Side setback: 5' 2"

Side setback: 48' 2"

Driveway grade: 12.8%

Height:

Definition 2: 15' 8"

ACC Inspector Notes

There is a retaining wall and a "living fence" planned along the back of the property which is within the rear setback. I am concerned about a water line slicing through the roots of a 72" Maple tree.



**WATER AVAILABILITY FORM
PUBLIC WATER SYSTEM**

**WHATCOM COUNTY HEALTH
AND COMMUNITY SERVICES**
509 Girard Street
Bellingham, WA 98225
Telephone: 360-778-6000
Fax: 360-778-6001

Complete and submit form with original signatures to WCHCS

Applicant Information: (copies are not accepted)

Applicant/Owner(s): Eduard Danch Phone: ~~360-778-6000~~
Address: 41 Maple Ct City: Bellingham State: WA Zip: 98229
Contact Person: Eduard Danch Phone: _____
Email and/or Alternate Contact: ~~edanch@comcast.net~~

I certify that I am the owner or authorized representative of the below noted property. I have examined this form and know the same to be true and correct. I understand that this approval expires one year after the PWS Authorized Representative signature date and that application for final plat approval and/or building permit must be made before the expiration date. I understand that information submitted is subject to the Public Records Act.

Sign: [Signature] Print: Eduard Danch Date: 4/13/26

Property Information: Project Type: Single Multi-Family ADU Commercial Plat

Tax Parcel Number (twelve digit number): 3 7 0 4 0 8 3 2 1 3 2 7

Address of Project: 32 Lake Louise Dr

Building Permit Number: _____ Plat Name: Div 7 Lot: 83

Briefly describe project (attach site plan and additional pages as needed)
Single Family residential home in Sudden Valley.

Certification of Public Water Availability: to be Completed by the PWS Authorized Representative

Group B water systems must have current water tests - bacteriological less than one year old and nitrate less than three years old.

Public Water System Name: South Shore LWSO DOH ID#: 959101

The above Public Water System (PWS) is approved by the WA State Department of Health or the WCHD for NA service connections and currently serves NA service connections. The PWS has the necessary water system infrastructure in place to adequately provide service to the above property per WAC 246-290 or WAC 246-291. The PWS is capable of and willing to supply water to the above property, residence, project or plat for New service(s) and/or Existing service(s).

Direct Connection? Yes No (meter ready, no extension required)

Conditions of Service _____

I certify that I am an authorized representative of the above PWS. I understand this certification expires one year after the PWS signature date. I understand that information submitted is subject to the Public Records Act 42.56.

Sign: [Signature] Print: Rich Munson Date: 4-14-26

Title: ETSO Address: 1220 Lakeway Dr Phone: 360-738-9224

For Health Department Use Only:

Approved Date: _____ Approval Expires: _____
 Denied
By: _____ Well Constructed After January 2018: Yes No

Comments or Conditions: _____

Notify Via: Email Phone Mail

The subdivision/building permit is located in an area that is governed by chapter 173-501 WAC and in which instream flows are not met and/or are subject to closure. In compliance with ch 58 17 RC WRCW 19.27.097 the County has determined adequate potable water is available for this subdivision/building permit on the basis of evidence supplied by the Applicant. Other authorities, including courts of competent jurisdiction and the Department of Ecology, exercise jurisdiction over water resources in the state of Washington. Those authorities may determine that the proposed source of water for this project identified by the Applicant is not a valid water right appropriation or is subject to curtailment or seasonal restrictions on availability that could impact its reliability for the intended use. The County's issuance of this subdivision/building permit should not be relied upon by the Applicant or any successor in interest as an assurance, warranty or guarantee of the future availability of water to serve the subdivision/building permit.

Intake _____
Entry _____
Notify _____

TOPOGRAPHIC BASE MAP

SITUATE IN A PORTION OF THE SW 1/4, NE 1/4
SECTION 8, TOWNSHIP 37 NORTH, RANGE 4 EAST OF W.M.
SUDDEN VALLEY, WHATCOM COUNTY, WASHINGTON

SURVEY NOTES:

- 1) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN JANUARY 2020 AT THE REQUEST OF ED DANCH.
- 2) FIELD SURVEY PERFORMED WITH TRIMBLE S6-3 CHSS RECEIVER AND LEICA TSD1100+ ROBOTIC TOTAL STATION AND WERE OR EXCEEDED THE STRAIGHTEN SET FORTH WITHIN WAC 332-130-090.
- 3) BASE OF BEARINGS PER SUDDEN VALLEY, DIVISION NO. 7 CENTERLINE LINE OF LAKE LOUISE DRIVE BEARING N31°51'51"E.
- 4) VERTICAL DATUM: ASSUMED 100.00' OF P-TEXT #10.
- 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 AND MEET OR EXCEED NATIONAL MAPPING STANDARDS UTILIZING ELECTRONIC DATA COLLECTION.
- 8) THE TOPOGRAPHIC ELEVATIONS SHOWN ON THIS MAP ARE INTENDED TO SUPPORT PLANNING AND DESIGN UTILITY LOCATIONS DERIVED FROM ABOVE GROUND APPURTENANCES AND/OR UTILITY PLANT MARKS PER WASHINGTON STATE ONE-CALL UNDERGROUND LOCATES (811).
- 9) OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE: THIS SURVEY MAY DETECT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC 03-232-030. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THIS IS NOT A BOUNDARY SURVEY AND THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED A.F. NO. 2026-0101977)
LOT 83, PLAT OF SUDDEN VALLEY, DIVISION NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 63 THROUGH 65, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.
SITUATE IN WHATCOM COUNTY, WASHINGTON.

LEGEND:

- FOUND CONIC MONUMENT
- FOUND REBAR & CAP
- SET REBAR & CAP, PLUS #40880
- SET NAIL
- SET LOG & TACK
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WASTEWATER VALVE
- EXISTING UTILITY JUNCTION BOX
- EXISTING TREE (DIAMETER)
- EXISTING TREE (COVER)
- EXISTING TREE (DECOMPOSING)

WHISPERING CEDARS CT.

PLAT OF SUDDEN VALLEY

LOT 82

LOT 81

LOT 83

DIVISION NO. 7

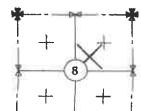
LOT 84

VOL. 10, PG. 63-65

PARK

Item 9
Pg 5 of 12

SCALE: 1" = 10'



SW 1/4, NE 1/4 SECTION 8
T. 37 N., R. 4 E. OF W.M.

LOT 85



APN #370408 321327 0000

#32 LAKE LOUISE DR.

POWERTEK SURVEYING
(360) 746.8801

TOPOGRAPHIC BASE MAP
FOR
ED DANCH

#5426 BARRETT ROAD #104
FERNDALE, WA 98248

WWW.POWERTEK.NET

DRAWN BY: JAB	DATE: 2/18/2020	JOB NO.:
REVISED BY: JAB	SCALE: 1" = 10'	DESK: 2028004
		1 OF 1



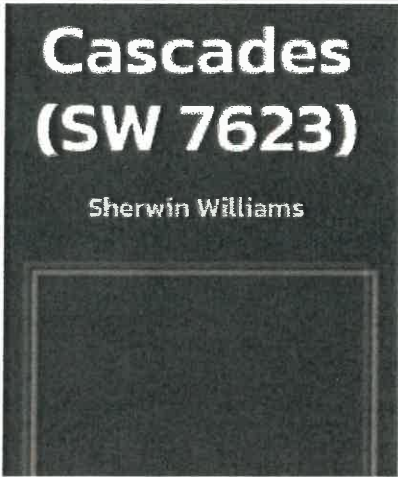


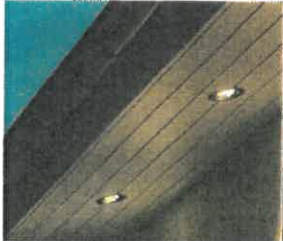
SPECIFICATION SHEET

Item 9
Pg 6 of 12

Street Address:	Div/Lot
Owner(s)/Contractor Name(s):	

Siding Type:
Trim Type:
Gable Type:
Roof Type:
Lighting Type:
Retaining Wall Materials:
Other Finish Materials:

Samples

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
 <p>Cascades (SW 7623) Sherwin Williams</p>		<p>Garage Door:</p> <p>Front Door:</p> <p>Other (Specify Locations):</p>
ROOFCOLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
		 

CONTRACTOR TO VERIFY ALL LOT AND BUILDING DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION



FRONT RENDERING

PROJECT INFORMATION

PROJECT/OWNER:
 EDUARD AND NADYA DANCH
 41 MAPLE COURT
 BELLINGHAM, WA 98229
 ED DANCH - CONTRACTOR
 eduarddanch@gmail.com

ADDITIONAL CONTACT:
 BLUEPRINT DESIGN CONSULTANTS 360 815-2950 360 722-7206
 5780 WILLOW SPRINGS WAY
 FERNDALE, WA 98248
 info@blueprintdesign.com

CONTRACTOR:
 SM MOVEMENT, LLC
 WILLY SAVCHUK
 1980 KELLY ROAD
 BELLINGHAM, WA 98226
 LIC# 5MMOVMLB13LR
 360 510-4469
 wls@smovement.com

BUILDING JURISDICTION:
 PROJECT ADDRESS:
 PARCEL# 370408 321927
 LEGAL DESCRIPTION
 WHATCOM COUNTY
 32 LAKE LOUISE DRIVE
 BELLINGHAM, WA
 SUDDEN VALLEY, DIV. 7, LOT 83

APPLICABLE CODES:
 COMPLIANCE:
 MEU C3 CALCS PG A-4
 2021 IRC AND 2021 MSEC
 ENERGY EQUALIZATION CREDIT = 3 H/P
 3.7 DUCTLESS MINI SPLIT HSPF2 of 9

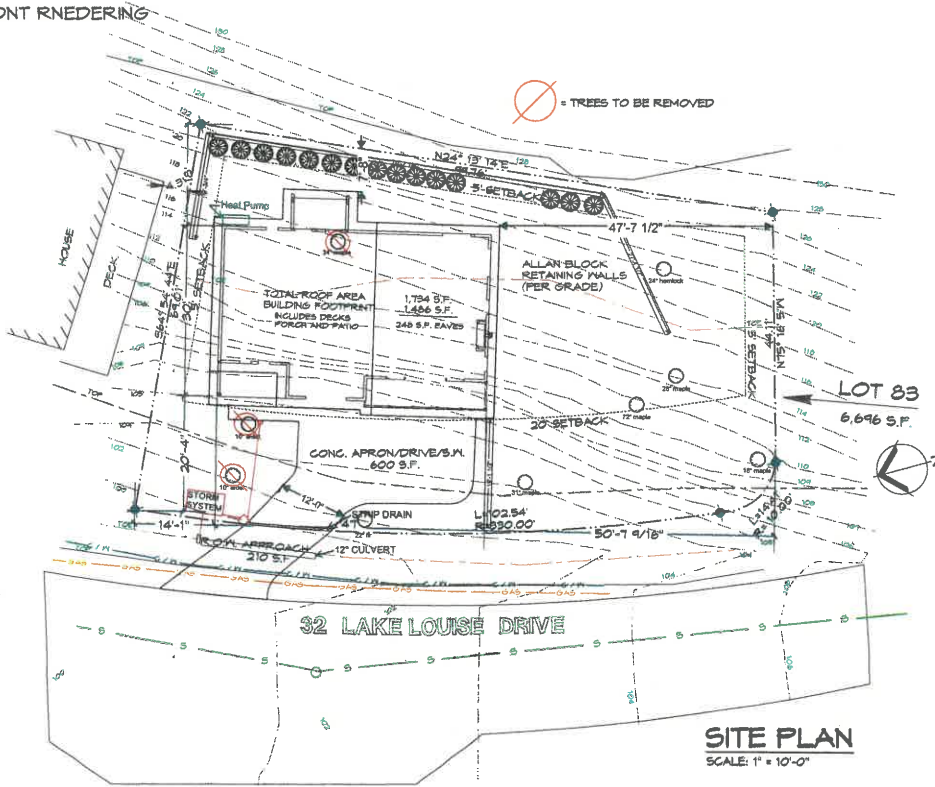
PROJECT SCOPE:
 NEW SFR W/ ATTACHED 2-CAR GARAGE
 2 STORY - DAYLIGHT BASEMENT

SPECIFICATIONS:
 BEDROOMS 3
 BATHROOMS 2 1/2
 MAIN FLOOR 1,254 S.F.
 UPPER FLOOR 1,212 S.F.
 LOWER FLOOR 232 S.F.
 TOTAL LIVING AREA 2,698 S.F.
 LOWER GARAGE 756 S.F.
 COVERED PORCH/PATIO 134 S.F.

PAGE INDEX:
 A-1 SITE PLAN
 A-2 SWPPP NARRATIVE
 A-3 GENERAL NOTES & SWPPP DETAILS
 A-4 ENERGY DETAILS & CALCS
 A-5 ELEVATIONS
 A-6 FOUNDATION PLAN & FLR FRAMING
 A-7 FLOOR PLANS
 A-8 ROOF FRAMING, TYP. WALL SEC
 A-9 SEC A AND SEC B

SITE ANALYSIS	
SUDDEN VALLEY, DIV 7, LOT 83 32 LAKE LOUISE DRIVE	
370408 321927	
LOT SIZE	6,696 ± S.F.
BUILDING COVER	1,734 S.F. 25.9%
S.F. RESIDENCE	1,254 S.F.
GARAGE	756 S.F.
COV. PORCH	134 S.F.
COV. PATIO	50 S.F.
H.P. DECK	102 S.F.
TOTAL BAYES	248 S.F.
HARD SURFACES	600 S.F. 8.9%
DRIVE/APRON/S.W.	600 S.F.
R.O.N. APPROACH	210 S.F.
EXCAVATION	
FOUNDATION	311 YARDS 884 YARDS
102 X 12	
FLATWORK	48 YARDS
866 X 1.5'	
TRENCHING	25 YARDS
CLEAN FILL	
FOOTINGS	50 YARDS 85 YARDS
FLATWORK	55 YARDS
TOTAL YARDS	81 YARDS

6696 S.F. X 35%
 35% COVERAGE = 2,344 S.F. ALLOWED



SITE PLAN
 SCALE: 1" = 10'-0"

Item 9
 Pg 7 of 12



MEMBER
 AIBD
 AMERICAN INSTITUTE OF BUDGETING DESIGNERS

EDUARD DANCH
 32 LAKE LOUISE ROAD
 SUDDEN VALLEY, WA 98229

SITE PLAN



DATE: APR 6, 2026
 REVISED:

A-1

CONTRACTOR TO VERIFY ALL LOT AND BUILDING DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION

BLUESPRINT
DESIGN CONSULTANTS
www.bluesprint.com

MEMBER OF
Golden Triangle A.I.D. - CPBD - NAA
EDISON PROFESSIONAL COUNCIL
5700 PULLON SPRINGS WAY
DUNELSON, NC 28029
(704) 739-1200 OR 815-2350

EDUARD DANCH
LAKE LOUISE ROAD
SUDDEN VALLEY, VA 48224

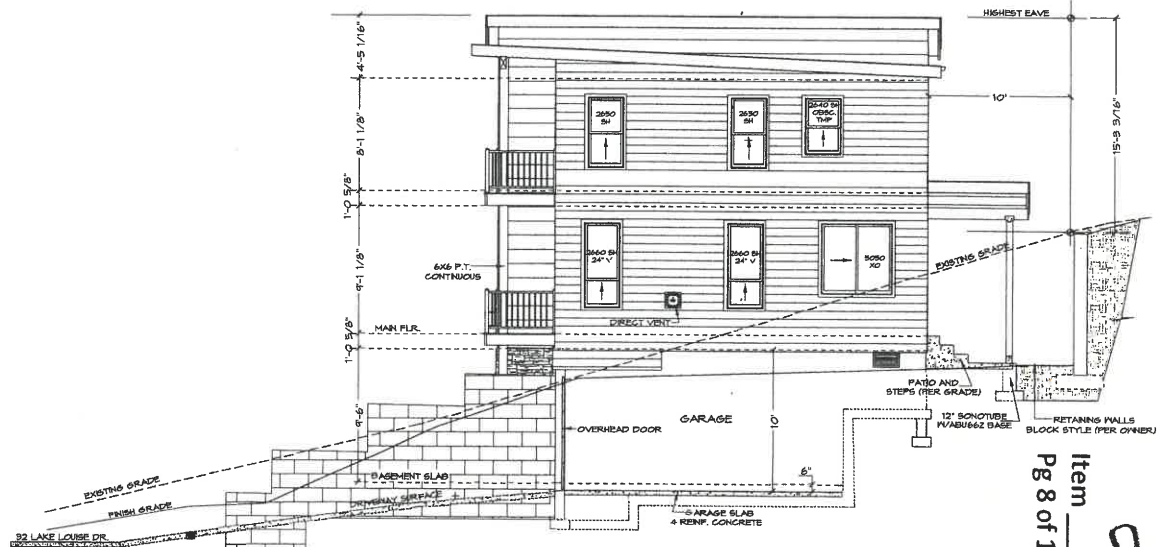
ELEVATIONS

MEMBER
A.I.D.
ARCHITECTS INDEPENDENT DESIGNERS



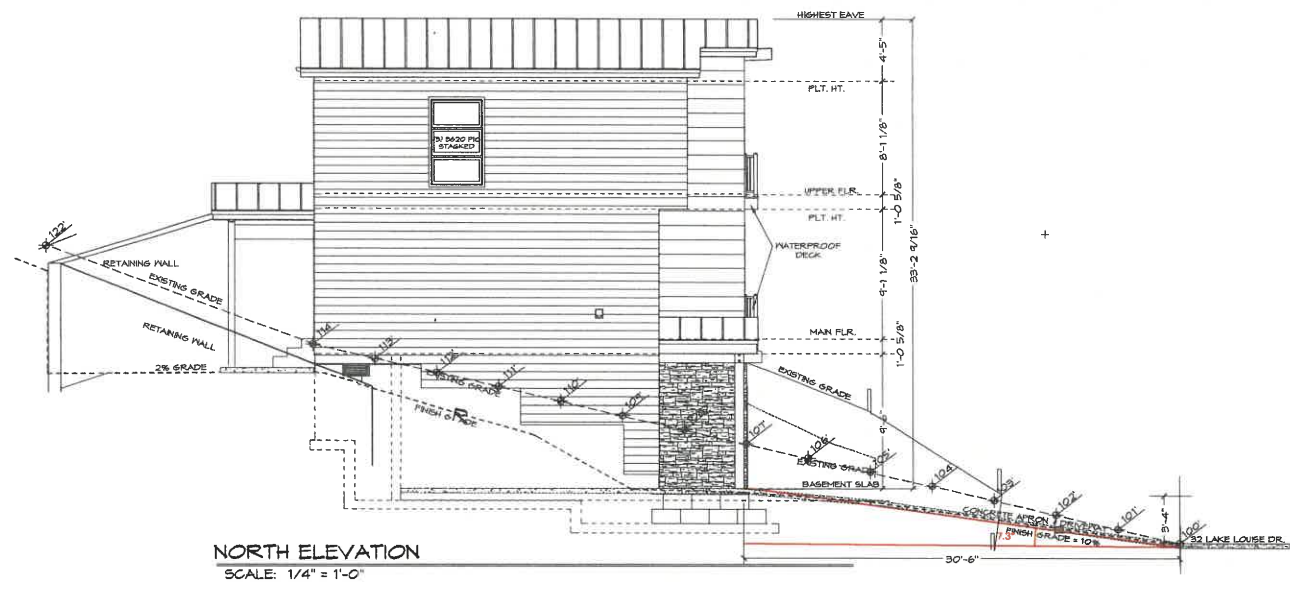
DATE: APR 6, 2026
REVISED:

A-5

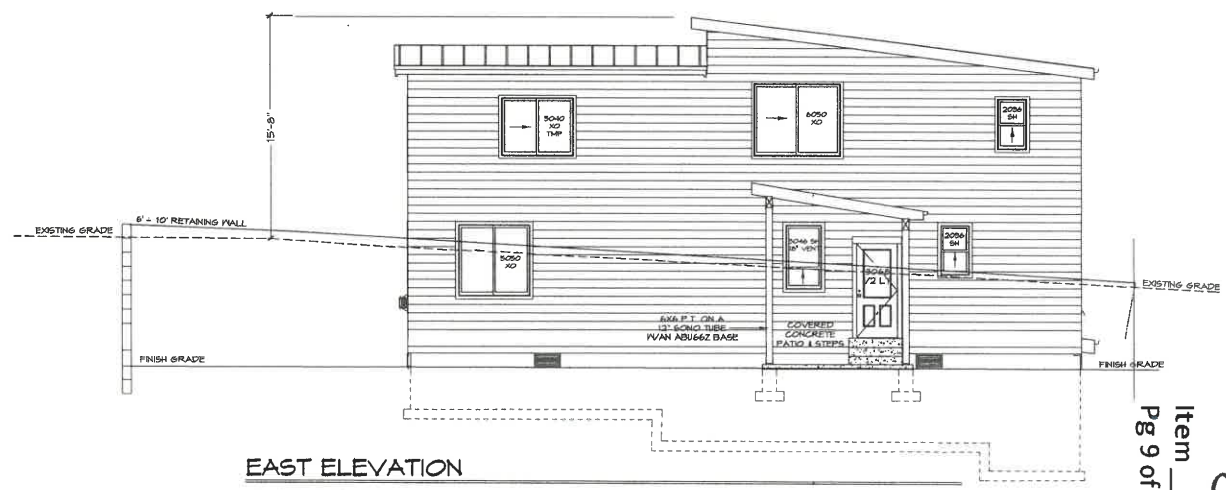


Item 9
Pg 8 of 12

CONTRACTOR TO VERIFY ALL LOT AND BUILDING DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION



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



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

Item
Pg 9 of 12
9

BLUESHIRT
DESIGN CONSULTANTS
www.blueshirt.com

MEMBER
AIA
AIA 1930
AIA 1930
AIA 1930
AIA 1930

EDWARD DANCH
LAKE LOUISE ROAD
SUDDEN VALLEY, MA 01924

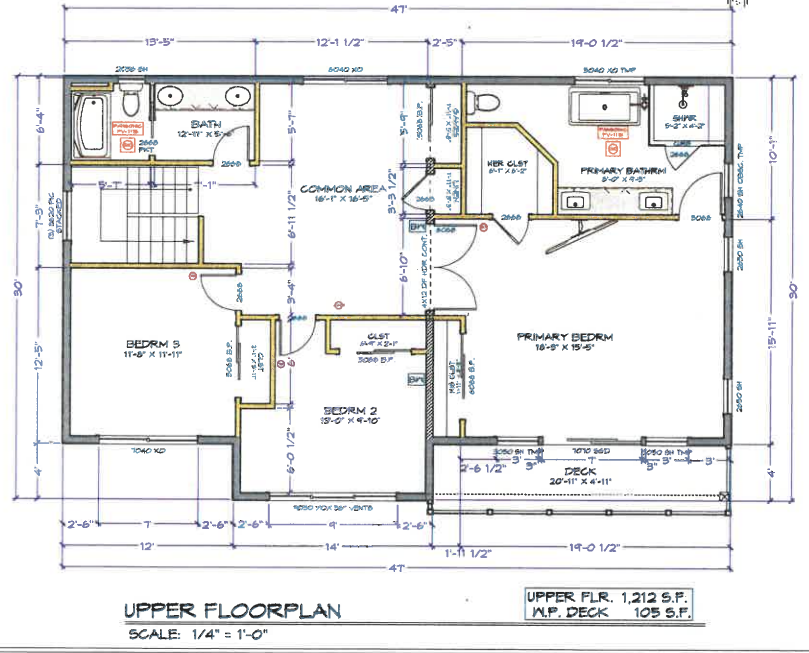
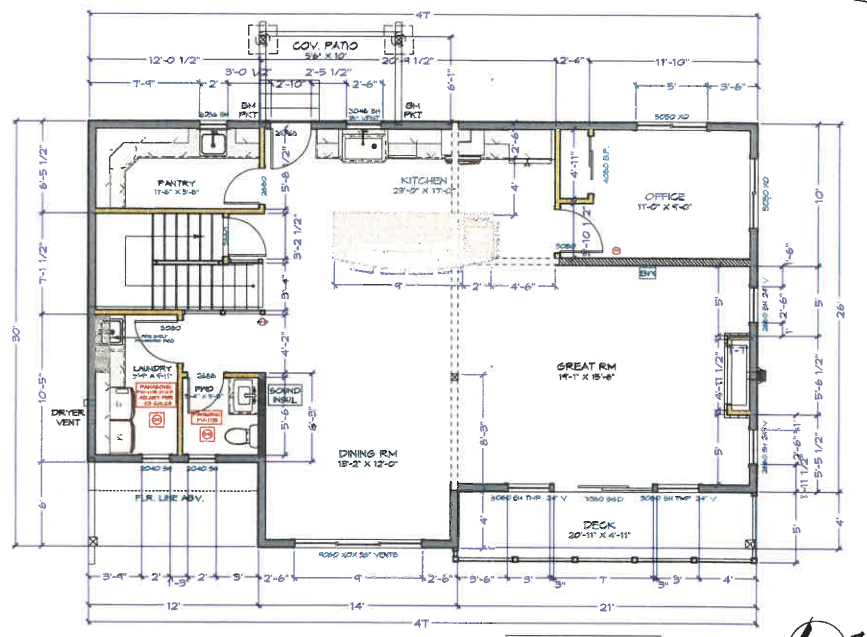
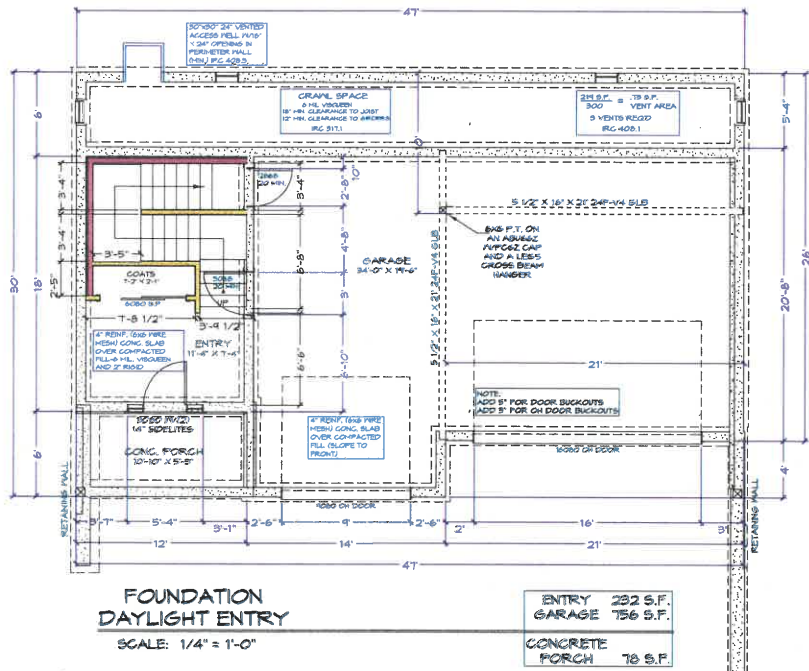
ELEVATIONS

MEMBER
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AMERICAN INSTITUTE OF
BUILDING DESIGNERS

DATE:
APR 6, 2026
REVISED:

A-6

CONTRACTOR TO VERIFY ALL LOT AND BUILDING DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION



BLUEPRINT
DESIGN CONSULTANTS
www.blueprint.com

EDUARD DANCH
DESIGN PROFESSIONAL COUNCIL
PROFESSIONAL SPRINGS MAY
(847) 753-7000 OR 815-285-2850

EDUARD DANCH
LAKE LOUISE ROAD
SUDDEN VALLEY, WA 98229

FOUNDATION FLOORPLAN
LOWER FLOORPLAN

MEMBER
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AMERICAN INSTITUTE OF
BUILDING DESIGNERS

DATE: APR. 6, 2026
REVISED:


Item 9
Pg 10 of 12

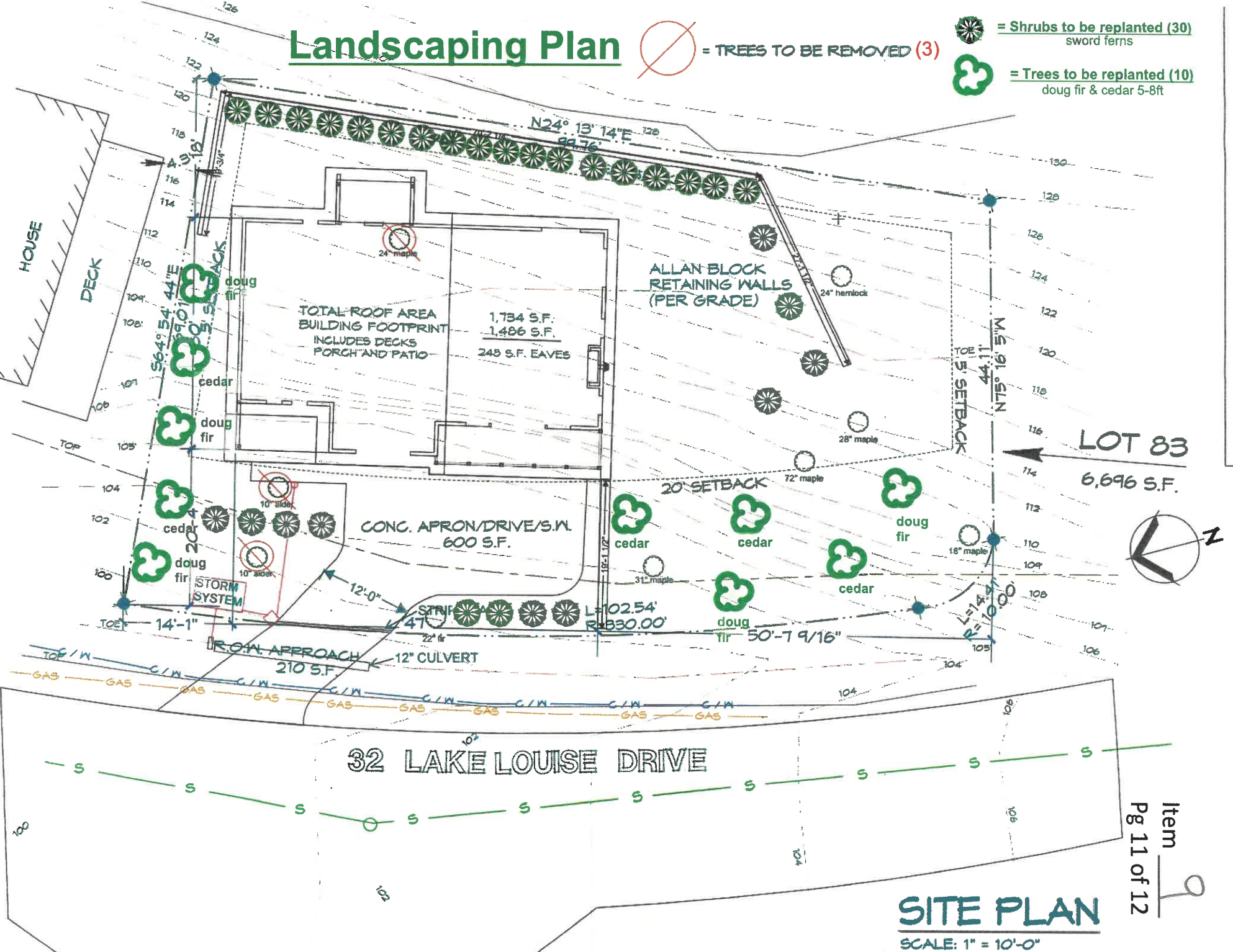
A-7

Landscaping Plan

 = TREES TO BE REMOVED (3)

 = Shrubs to be replanted (30)
sword ferns

 = Trees to be replanted (10)
doug fir & cedar 5-8ft



SITE PLAN
SCALE: 1" = 10'-0"

RECEIVED

APR 20 2026

Item 10
Pg 1 of 1
G2

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

Street Address: 13 Orchid Ct, Bellingham WA 98229 Div 18 Lot 14/15
Owner: Matthew Brunner & Kimberley Jones
Mailing Address: 13 Orchid Ct, Bellingham WA 98229
Phone: ~~(360) 835-1113~~ Email: ~~matbrun@svca.org~~

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
3 # Removal # Limbing

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

Type: 3 1,2
1 Fir 2 Cedar Hemlock
Alder Maple Other

Check any that apply:

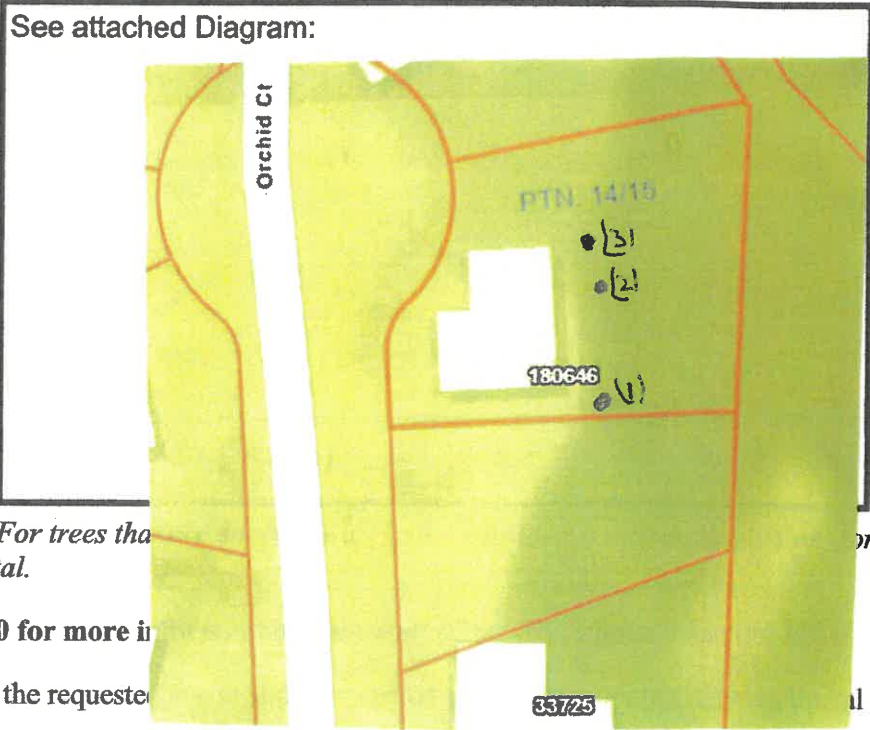
- Property or personal danger
- Dead/Diseased
- Leaning
- Roots exposed
- On a slope
- Creation/maintenance of view
- Replanting trees/shrubs

Located on SVCA property
 Located on neighbor's property - *For trees that the owner is required prior to submittal.*

Please refer to ACC Guideline 14.10 for more information.

Give a full description, the reason for the request and information if needed:

All 3 trees are within 10' of the house and infested with bark beetles also leaning toward the house.
We are on a double lot and these with over 70% full tree and vegetation. Over 20 full growth trees and full vegetation remains on the remainder of our double lot. This is for safety and insurance recommendation by our tree expert.



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: 4/18/2026



New Construction Checklist & Application Packet

Rec'd 04/29/2026
10:59 AM

APPLICATION FOR NEW CONSTRUCTION

Item 11
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):	G2
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: 300,000	Square Footage: 2,955	
Use: (Circle)	<input checked="" type="radio"/> Permanent Residence	<input type="radio"/> Vacation/Weekend
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



ACC Inspector Report 42 Orchid Ct

Lot size: 6,520

Property coverage: 34.4%

Open Space: 63.1%

Front setback: 26'

Rear setback: 26'

Side setback: 9' 6"

Side setback: 8' 6"

Driveway grade: 14%

Height:

Definition 1: 37' 3"

Definition 2: 25' 7"

ACC Inspector Notes

Variance filed for side setbacks and height.

4/9/26 Resubmission

The footprint of the house has been shifted. Encroachment into side setbacks reduced by around 3'.

Submission did not include topo lines or elevations. The numbers presented here for height and driveway grade were taken from the previous submission.

4/29/26 Resubmission

Variance filed for side setback and height.



APPLICATION CHECKLIST

(APPLICANT TO FILL OUT)

Item 11
Pg 4 of 14

APPLICATION		
Has application been filled out?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Name, address, and phone number of OWNER	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Name, address, and phone number of CONTRACTOR	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Signatures of OWNER and CONTRACTOR	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Proof of Insurance	<input type="radio"/> Yes	<input checked="" type="radio"/> No

ENCROACHMENT PERMIT		
Is Encroachment Permit filled out?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is OWNER/PROPERTY "in good standing" with SVCA?	<input checked="" type="radio"/> Yes	<input type="radio"/> No

DRAWINGS / DESIGN		
Is there 1 hard copy and 1 digital copy of the drawings?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Site plan including topography, trees, square footage lot	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Elevation views depicting existing and finished grades	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Driveway cross-section, road edge to garage slab	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Does the site plan include:		
Accurate contour lines in 2' vertical increments	<input checked="" type="radio"/> Yes	<input type="radio"/> No
North arrow and legal description	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Roof line and footprint of house	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Actual setback dimensions to eaves	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Finished floor elevation	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Slab elevation of garage per topography	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Proposed material for driveway	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Decks and patios	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Accurate tree locations, sizes, and types	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Trees marked for removal and indicated	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Location of stormwater retention pit with overflow	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Propane tank location (if applicable) and screening	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Retaining walls (as required)	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Culvert (if required)	<input type="radio"/> Yes	<input checked="" type="radio"/> No

FIELD WORK		
Licensed survey and/or location of legal property corners	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Have the trees proposed for removal been flagged?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Have the house corners been staked out and strung for review?	<input checked="" type="radio"/> Yes	<input type="radio"/> No

SPECIFICATIONS		
Have you supplied details on the Specification Sheet?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Siding and trim materials	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Body, trim, and accent colors	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Lighting sample	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Roofing materials and color	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Square footage of finished living space	<input checked="" type="radio"/> Yes	<input type="radio"/> No

The information above is accurate and true to the best of my knowledge.

Signature Date 03 / 18 / 2026

Printed Name: Bogdan Shulga
Circle One: Owner Contractor Other Representative

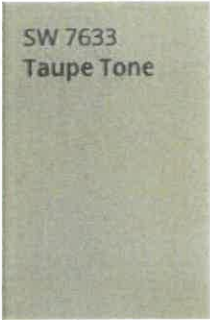






SPECIFICATION SHEET

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, Shiplap
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 SW 7633 	Trim: Tricorn Black SW 6258  	Garage Door: Black Front Door: Brown Other (Specify Locations):
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
Black Shingle - Roof Black Metal - Porch 	N/A	

EXISTING CONDITIONS TOPO

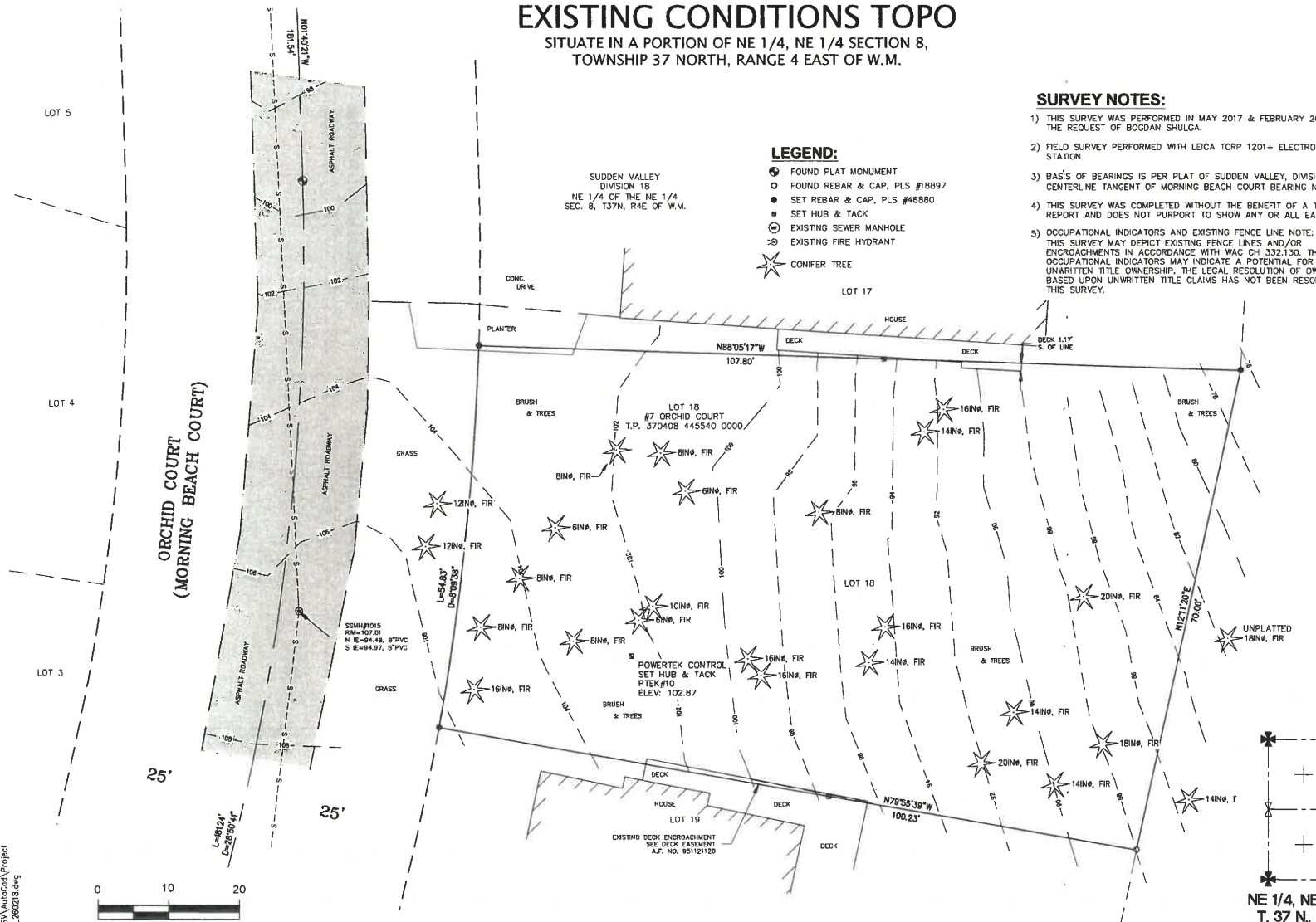
SITUATE IN A PORTION OF NE 1/4, NE 1/4 SECTION 8,
TOWNSHIP 37 NORTH, RANGE 4 EAST OF W.M.

SURVEY NOTES:

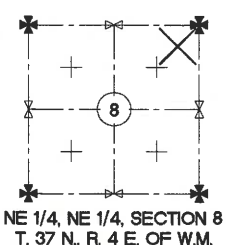
- 1) THIS SURVEY WAS PERFORMED IN MAY 2017 & FEBRUARY 2026 AT THE REQUEST OF BOGDAN SHULGA.
- 2) FIELD SURVEY PERFORMED WITH LEICA TCPR 1201+ ELECTRONIC TOTAL STATION.
- 3) BASIS OF BEARINGS IS PER PLAT OF SUDDEN VALLEY, DIVISION NO. 18, CENTERLINE TANGENT OF MORNING BEACH COURT BEARING N01°40'21"W
- 4) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.
- 5) OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE: THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

LEGEND:

- FOUND PLAT MONUMENT
- FOUND REBAR & CAP, PLS #18897
- SET REBAR & CAP, PLS #46880
- SET HUB & TACK
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- ★ CONIFER TREE



Item 11
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NE 1/4, NE 1/4, SECTION 8
T. 37 N., R. 4 E. OF W.M.

#7 ORCHID COURT

LEGAL DESCRIPTION:

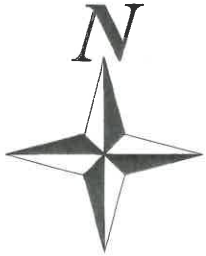
(PER STATUTORY WARRANTY DEED A.F. NO. 2140400406)
LOT 18, SUDDEN VALLEY DIVISION 18, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 37, RECORDS OF WHATCOM COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF WHATCOM, STATE OF WASHINGTON.



POWERTEK SURVEYING
(360) 746.8801
#5426 BARRETT ROAD #104
FERNDALE, WA 98248
WWW.POWERTEK.NET

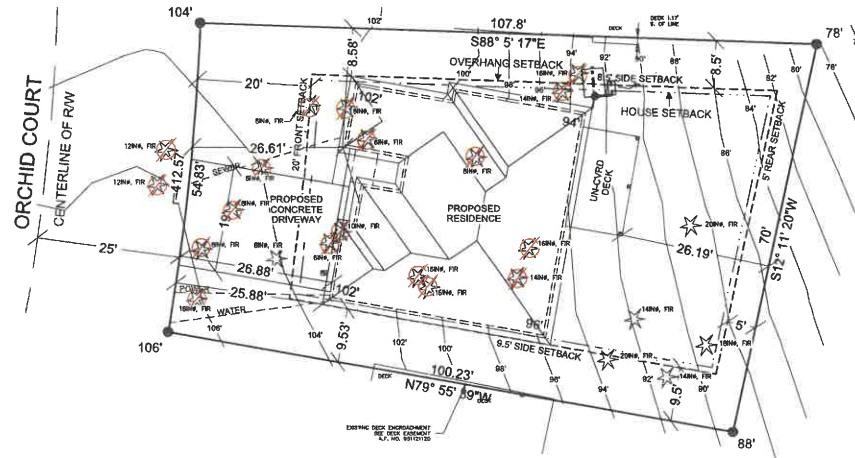
EXISTING CONDITIONS TOPO FOR BOGDAN SHULGA		
DRAWN BY: JVD	DATE: 2/18/26	JOB NO.: 2017041, 2026001
REVIEWED BY: JVD	SCALE: 1" = 10'	SHEET: 1 OF 1

Z:\Shared\2026\2026001_Shulga_7_Orchid_SV\AutoCAD\Project Drawing\2026-001_Shulga_SuddenValley_Topo_260218.dwg



CREATED
03/11/2026
REVISED
04/14/2026

DESIGN CRITERIA	
FLOOR LOADS	40# LIVE
	10# DEAD
DECK LOADS	60# LIVE
	10# DEAD
ROOF SNOWLOADS	25# LIVE
	20# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"



SITE PLAN
SCALE: 1" = 10'

LEGAL DESCRIPTION:

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

LOT 18, SUDDEN 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

DESIGNED BY:

ARTEM SIMONCHUK

A.SIMON115170@GMAIL.COM

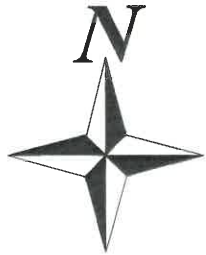
Item 11
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SHULGA RESIDENCE
7 ORCHID CT
BELLINGHAM, WA

PAGE

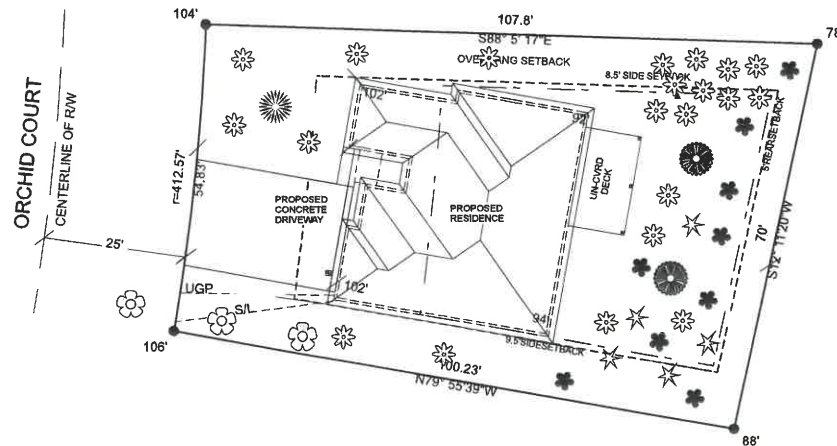
A10

MAIN	1050 SF
SECOND	1402 SF
TOTAL LIVING	2452 SF
UNFINISHED BASEMENT	716 SF
PORCH	23 SF
GARAGE	438 SF
DECK	140 SF



Legend

- Existing Fir Tree
- Western Red Cedar
- Dogwood
- Deer Fern
- Salmonberry
- Rhododendron



LANDSCAPE PLAN
SCALE: 1" = 10'

LEGAL DESCRIPTION:

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

LOT 18, SUDDEN 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

CREATED
03/11/2026
REVISED
04/07/2026

DESIGN CRITERIA

FLOOR LOADS	40# LIVE
	10# DEAD
DECK LOADS ROOF	60# LIVE
	10# DEAD
SNOWLOADS	25# LIVE
	20# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	32"

DESIGNED BY:

ARTEM SIMONCHUK

A.SIMONCHUK15170@GMAIL.COM

Item 11
Pg 8 of 14

SHULGA RESIDENCE
7 ORCHID CT
BELLINGHAM, WA

A 5

MAIN	1050 SF
SECOND	1402 SF
TOTAL LIVING	2452 SF
UNFINISHED BASEMENT	714 SF
POORCH GARAGE	23 SF
DECK	458 SF
	160 SF

SHULGA RESIDENCE

CREATED
03/11/2026
REVISED
04/14/2026



DESIGN CRITERIA

FLOOR LOADS	40# LIVE
	10# DEAD
DECK LOADS	60# LIVE
	10# DEAD
ROOF SNOWLOADS	25# LIVE
	20# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"

DESIGNED BY:

ARTEM SIMONCHUK

A.SIMON115170@GMAIL.COM

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:	6520 SF
HOUSE FOOTPRINT:	1511 SF
VERTICAL HEIGHT:	23'-2-3/8" (MEASURED AT 10' AWAY FROM THE HIGHEST POINT OF THE LOT)
LIVING AREA:	2487 SF
GARAGE AREA:	458 SF
TOTAL IMPERVIOUS SURFACE:	2224 SF (34.4%)
DRIVEWAY AND WALKWAY AREA:	515 SF
DRIVEWAY SLOPE PERCENTAGE:	14%
DECK AREA:	160 SF
OPEN SPACE PERCENTAGE DEFINED:	63.1%
SETBACKS:	
FRONT:	20'
REAR:	5'
SIDE:	5' MIN. PER SIDE, 18' COMBINED MIN.
ELEVATION LANDMARKS:	SSMH#1015 RIM=107.01
HOUSE & ROOF COLORS; LIGHT FIXTURES:	
LANDSCAPE PLAN W/ TREE REMOVAL:	
WHATCOM COUNTY PERMIT NUMBER:	

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.

WSEC NOTES:

- R21 WALLS
- R30 FLOORS
- R60 STD CEILING WITH NO LESS THAN R25 AT PERIMETER (SMALL RAISED HEELS)
- U 0.27 OR BETTER WINDOWS
- 1.5 ACH50 WITH .65 EFFICIENT ERV (AEROBARRIER RECOMMENDED)
- SMART HOT WATER RECIRC SYSTEM

TABLE	DESCRIPTION	OPTION #	POINTS
406.2	carbon offset	4	3
406.3	1.5 ACH50 & ERV	2.2	1.5
406.3	Heat pump air handler	3.6	1
406.3	Hot water recirc	5.2	0.5
406.3	Tier III HPWH	5.6	2
TOTAL			8

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SHULGA RESIDENCE
7 ORCHID CT
BELLINGHAM, WA

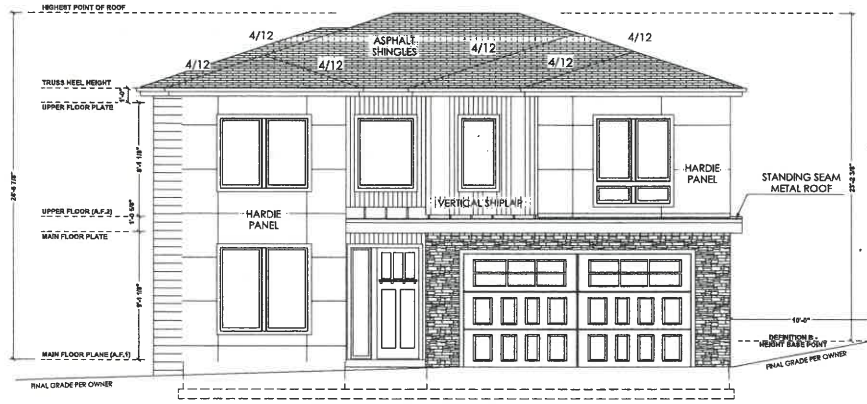
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A 1

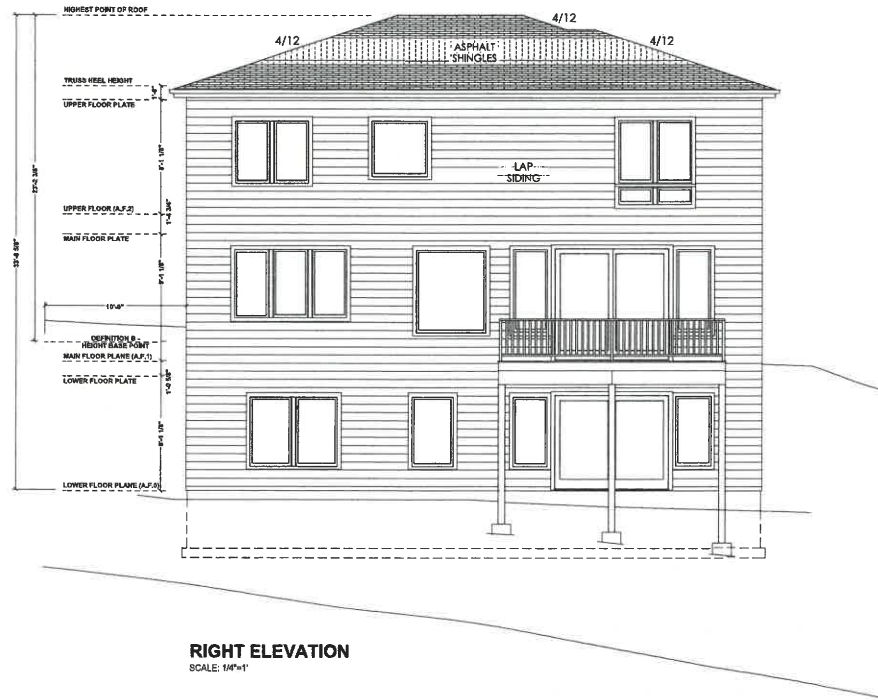
MAIN	1050 SF
SECOND	1402 SF
TOTAL LIVING	2452 SF
UNFINISHED BASEMENT	716 SF
PORCH	23 SF
GARAGE	458 SF
DECK	160 SF

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.

CREATED
03/11/2026
REVISED
04/14/2026



FRONT ELEVATION
SCALE: 1/4"=1'



RIGHT ELEVATION
SCALE: 1/4"=1'

DESIGN CRITERIA

FLOOR LOADS	40# LIVE
	10# DEAD
DECK LOADS	80# LIVE
	10# DEAD
ROOF SNOWLOADS	25# LIVE
	20# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"

DESIGNED BY:

ARTEM SIMONCHUK

A.SIMON115170@GMAIL.COM

Item 11
Pg 10 of 14

SHULGA RESIDENCE
7 ORCHID CT
BELLINGHAM, WA

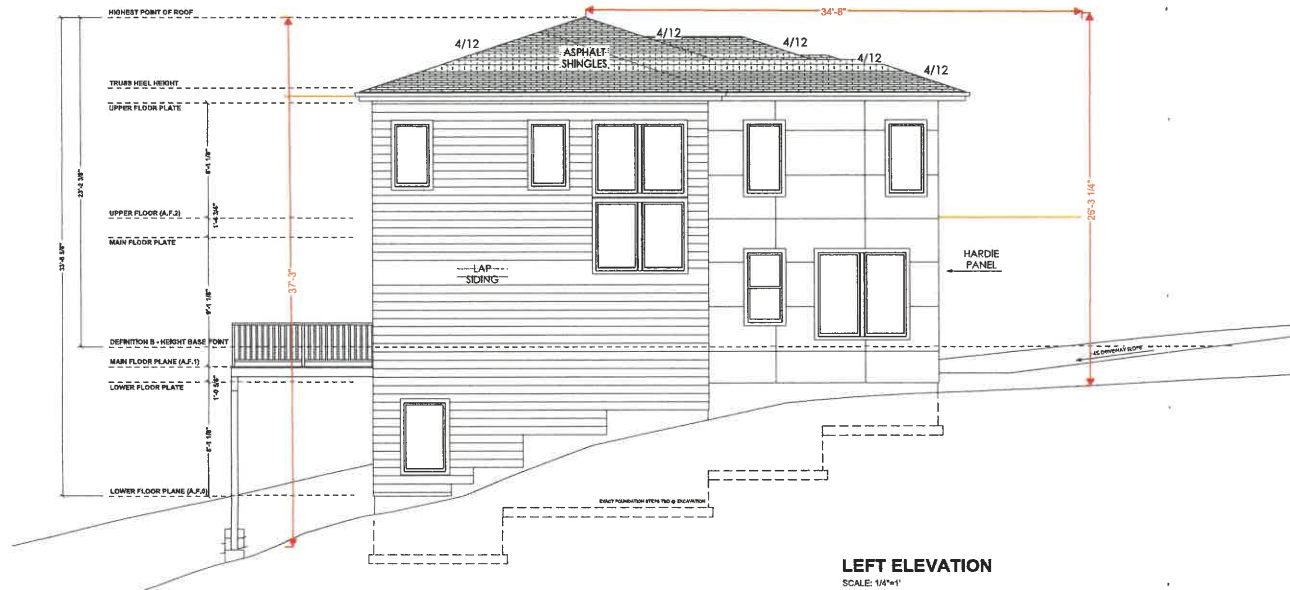
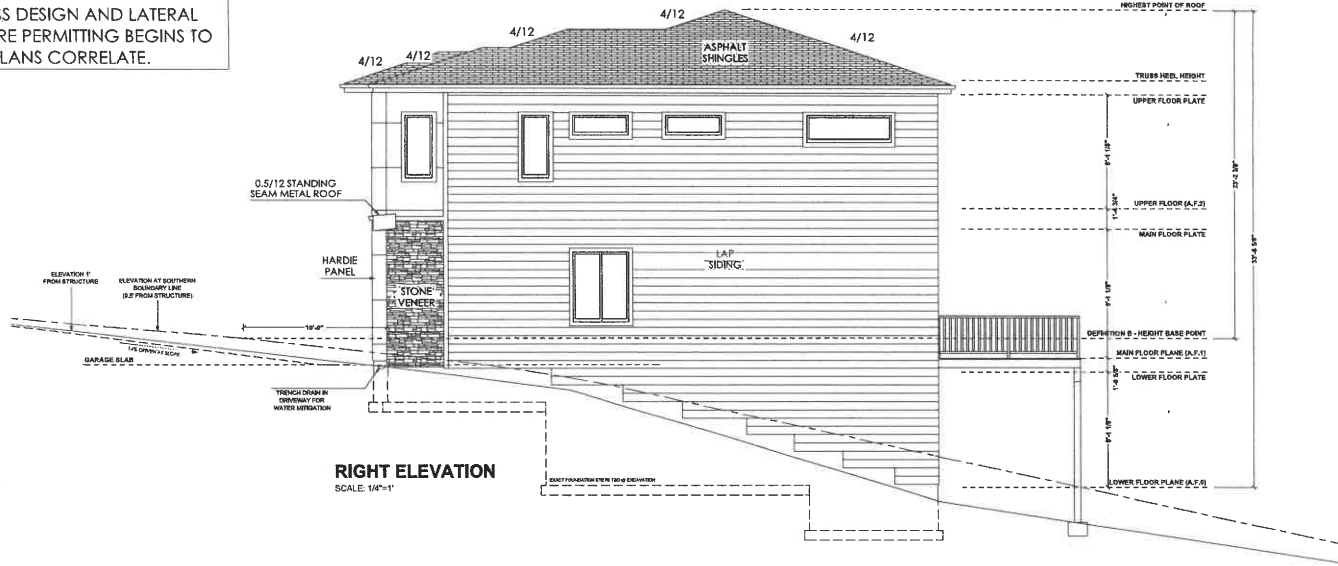
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A 2

MAIN	1050 SF
SECOND	1402 SF
TOTAL LIVING	2452 SF
UNFINISHED BASEMENT	716 SF
PORCH	23 SF
GARAGE	458 SF
DECK	160 SF

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.

CREATED
03/11/2026
REVISED
04/14/2026



DESIGN CRITERIA

FLOOR LOADS	408 LIVE
	108 DEAD
DECK LOADS	808 LIVE
	108 DEAD
ROOF SNOW LOADS	25# LIVE
	20# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"

DESIGNED BY:

ARTEM SIMONCHUK

A.SIMON11570@GMAIL.COM

Item 11
Pg 11 of 14

SHULGA RESIDENCE
7 ORCHID CT
BELLINGHAM, WA

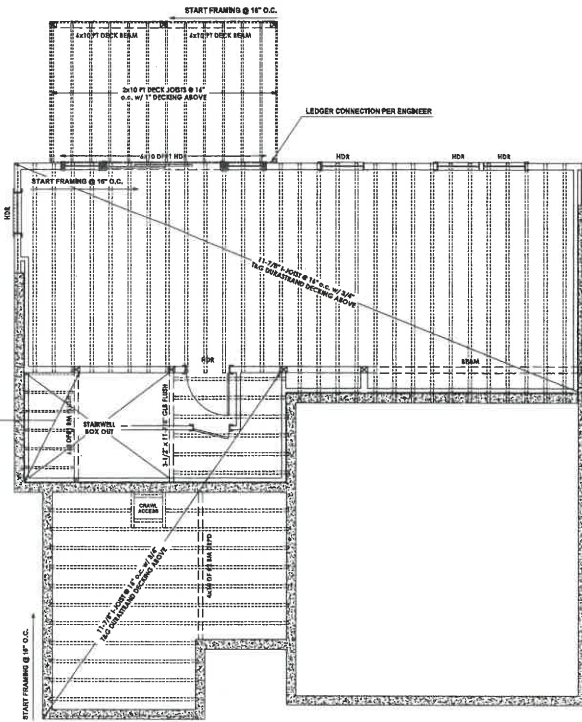
PAGE
A 3

MAIN	1030 SF
SECOND	1400 SF
TOTAL LIVING	2432 SF
UNFINISHED BASEMENT	714 SF
PORCH	23 SF
GARAGE	458 SF
DECK	140 SF

CREATED
03/11/2026
REVISED
04/14/2026

DESIGN CRITERIA

FLOOR LOADS	40# LIVE 10# DEAD
DECK LOADS	60# LIVE 10# DEAD
ROOF SNOW LOADS	25# LIVE 20# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"



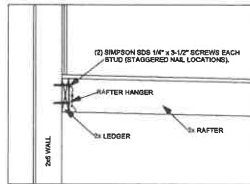
STAIR LANDING:
2X8 DFR2 JOIS @ 16" O.C.
w/ 5/8" DECKING ABOVE

START FRAMING @ 16" O.C.

MAIN FLOOR FRAMING PLAN

SCALE: 1/4"=1'
ALL HEADERS 4x10 DFR2 U.N.O.
TOP OF WINDOWS 96" A.F.F. U.N.O.

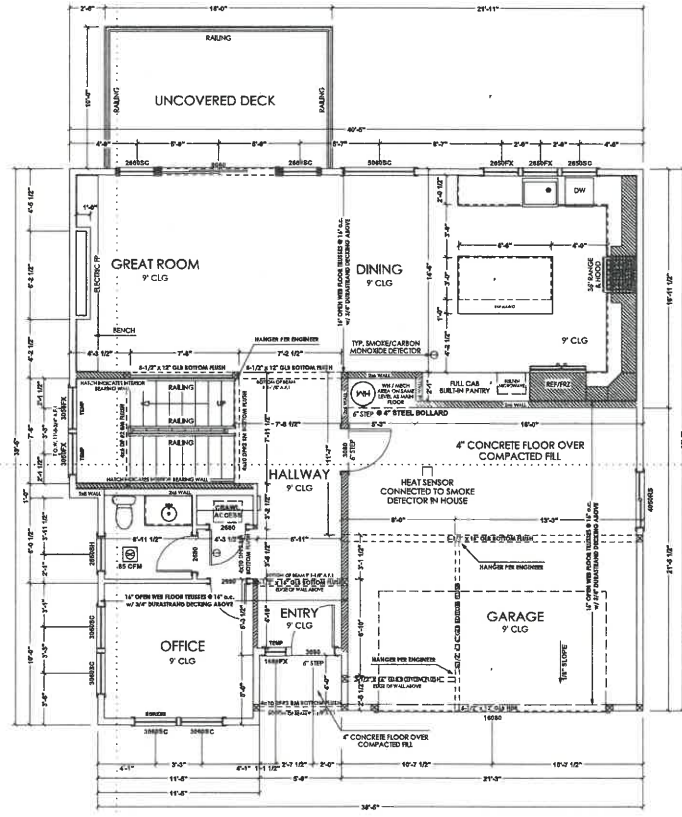
POST LEGEND		WINDOW STYLE	
□	DRWG STUDS FULL WIDTH OF BEAM	FR	FROND
▬	4x4 PRESURE TREATED COLUMN	LS	LEFT SLIDER
▬	6x6 PRESURE TREATED COLUMN	RS	RIGHT SLIDER
▬	4x4 OF #2 COLUMN	TS	TRIPLE SLIDER
▬	6x6 OF #2 COLUMN	SC	SINGLE CASSEMENT
▬	8x8 OF #2 COLUMN	SH	SINGLE SLIDING
▬	6x6 OF #2 COLUMN	AW	AWNING
▬	4x4 OF #2 COLUMN	PT	PASS THROUGH
▬	6x6 OF #2 COLUMN	LV	LOWEDED



TYP. RAFTER LEDGER DETAIL
SCALE: 1"=1'

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 DFR2 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 TUBS AND SHOWERS 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 5' 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.
- 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 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 POST/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 PRESURE TREATED WOOD SHALL BE STAINLESS STEEL, GALVANIZED, OR CORROSION RESISTANT IN ACCORDANCE WITH CODE.

Item 11
Pg 12 of 14

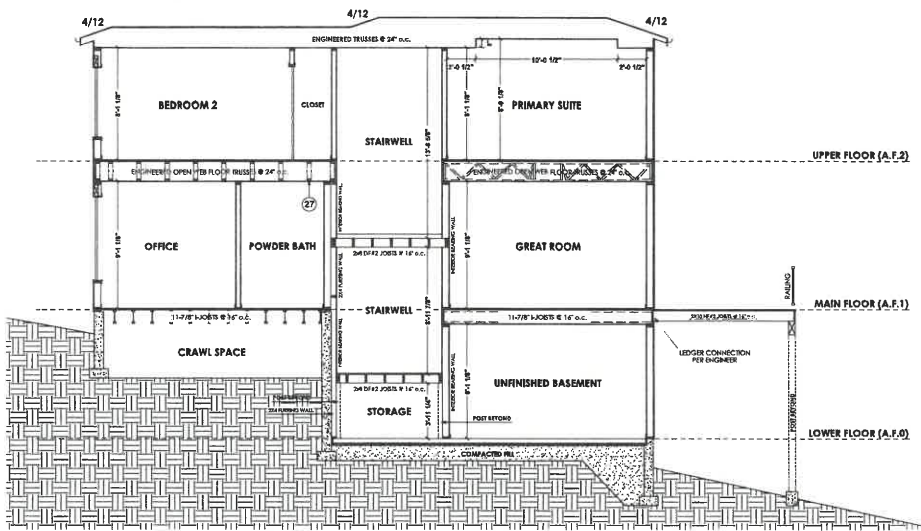
DESIGNED BY:
ARTEM SIMONCHUK
A.SIMONTI15170@GMAIL.COM

SHULGA RESIDENCE
7 ORCHID CT
BELLINGHAM, WA

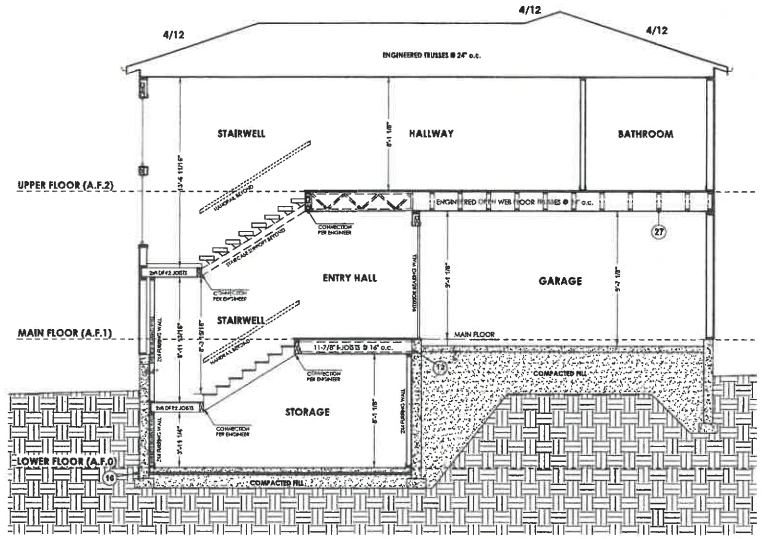
PAGE
A 6

MAIN	1050 SF
SECOND	1402 SF
TOTAL LIVING	2452 SF
UNFINISHED BASEMENT	716 SF
PORCH	23 SF
GARAGE	458 SF
DECK	160 SF

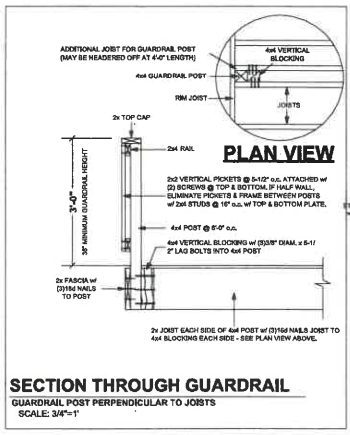
CREATED
03/11/2026
REVISED
04/14/2026



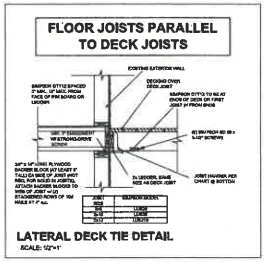
SECTION A
SCALE: 1/4"=1'



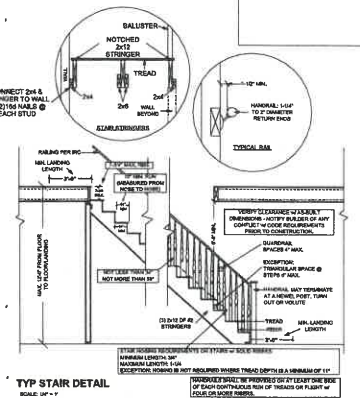
SECTION B
SCALE: 1/4"=1'



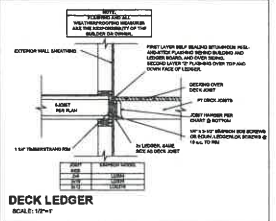
SECTION THROUGH GUARDRAIL
GUARDRAIL POST PERPENDICULAR TO JOISTS
SCALE: 3/4"=1'



LATERAL DECK TIE DETAIL
SCALE: 1/2"=1'



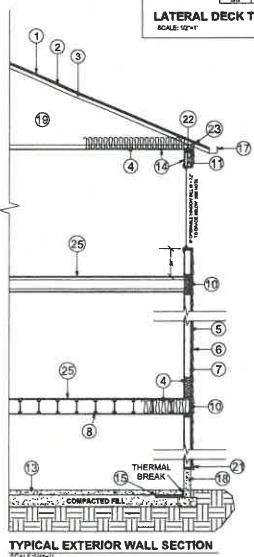
TYP STAIR DETAIL
SCALE: 1/2"=1'



DECK LEDGER
SCALE: 1/2"=1'

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. JOIST PER MNFR DESIGN.
9. HANDRAIL @ STAIR.
10. 1-1/4" TIMBERSTRAND RM, OR EQUAL.
11. TYP. 4x10 DIRT HEADER UNLESS OTHERWISE NOTED.
12. FOUNDATION JOIST POCKETS.
13. 4" CONC SLAB - 3000 PSI CONCRETE OVER COMPACTED FILL.
14. APPLY 1/2" SHEETROCK TO WALLS AND CEILING.
15. 2" RIGID 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, TRUSS/RAFTERS @ EAVES PER DETAIL ON ROOF PLAN - VERIFY EAVE & SOFFIT DETAIL W/ CONTRACTOR. IF REMODEL, MATCH EAVE & SOFFIT TO EXIST STRUCTURE.
18. CONCRETE FOUNDATION WALL & FOOTING: REFER TO FOUNDATION PLAN FOR SPECIFIC FOUNDATION DETAILS. FOOTING TO BEAR ON UNDISTURBED SOIL. BOTTOM OF FOOTING TO BE BELOW FROST DEPTH LISTED IN DESIGN CRITERIA.
19. 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.
20. PROVIDE FIRE STOPPING AT THE FOLLOWING LOCATIONS:
 - 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 WITH APPROVED CONNECTORS HAVING AN UPLIFT RESISTANCE MORE THAN 175 LBS. (SIMPSON H2.5)
23. 2x BIRD BLOCK w/ SCREENED VENT
24. 7/8" T&G DURASTRAND P8 FLOOR DECKING OR EQUAL.
25. 3/4" T&G DURASTRAND P8 FLOOR DECKING OR EQUAL.
26. 5/8" TYPE X GYPSUM BOARD
27. OPEN WEB FLOOR TRUSSES PER MNFR DESIGN.



TYPICAL EXTERIOR WALL SECTION
SCALE: 1/2"=1'

NOTE:
22.2.2 WINDOW SILLS IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 5' ABOVE THE FINISHED FLOOR AND GREATER THAN 7' 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 OPERABLES THAT WILL NOT ALLOW A 4" DIAMETER (1.62 mm) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 3043.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPERABLE CONTROL DEVICES THAT COMPLY WITH SECTION 22.2.2.3.

Item 11
Pg 14 of 14

DESIGN CRITERIA

FLOOR LOADS	40# LIVE
DECK LOADS	10# DEAD
	80# LIVE
	10# DEAD
ROOF SNOW LOADS	25# LIVE
	20# DEAD
GROUND SNOW LOADS	30#
FROST DEPTH	12"

DESIGNED BY:

ARTEM SIMONCHUK

A.SIMON115170@GMAIL.COM

SHULGA RESIDENCE
7 ORCHID CT
BELLINGHAM, WA

PAGE

A 9

MAIN	1050 SF
SECOND	1402 SF
TOTAL LIVING	2452 SF
UNFINISHED BASEMENT	716 SF
PORCH	23 SF
GARAGE	459 SF
DECK	160 SF

Rec'd 04/29/2026
10:59 AM

Sudden Valley Community Association Variance Request

Item 12
Pg 1 of 2
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: ~~360-222-1111~~ Email: ~~bogdan.shulga@bellsouth.net~~

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.

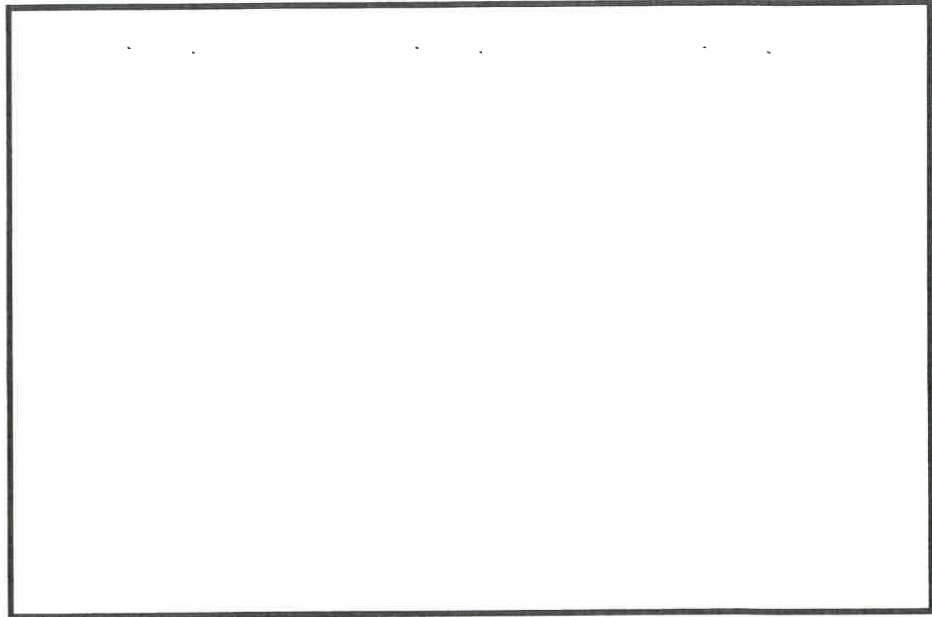
Requested for:

- 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 height limit
to up to 25' under definition #2. Attached is the letter from the designer stating that it would not be taller than
the neighboring house to the right. The height variance is required because the sewer connection is near the
highest point of the lot and it would be better if all the bathrooms gravity flowed to the sewer connection.
Also, 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: 4/08/2026

AC Staff Comments: _____

Shulga Residence
Client: Bogdan Shulga
Project Address: 7 Orchid Ct, Bellingham, WA

Item 12
Pg 2 of 2

Artem Simonchuk
Architectural Designer
April 7th, 2026

Project Narrative Letter

We are designing a single family residence for Bogdan Shulga. The proposed home is a two story structure with an unfinished daylight basement. The total living area will be 2,452 square feet, excluding both the unfinished basement and the garage.

This letter is intended to provide clarification and verification regarding the height of the building. Measurements were taken in accordance with the definitions outlined in the Sudden Valley Architectural Control Policies. The highest point of the structure's roof is 23 feet and 3 inches above the highest point of the building site, measured at 10' away from the structure. Based on my calculations, the highest point of the proposed residence will be lower than that of the neighboring home to the right.

Signature: Artem Simonchuk

Date: 04/07/2026

Rec'd 04/29/2026
10:59 AM

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: [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.**

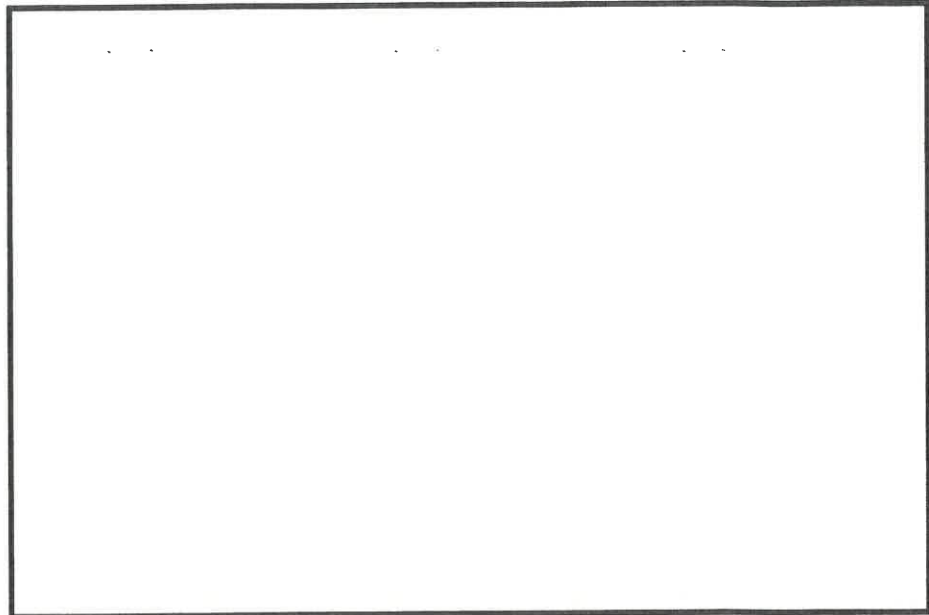
Requested for:

- 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 18ft combined (9.5' and 8.5') due to the small size of the lot. We moved the house back as requested and reduced the width of the front of the house.

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

Owner Signature: [Signature]

Date: 4/08/2026

AC Staff Comments: _____



Rec'd 04/30/2026
9:58 AM

APPLICATION FOR NEW CONSTRUCTION

Item 14
Pg 1 of 18

Circle Type:	<u>Home Construction</u>	Remodel	Addition	Other (Describe):	G2
Street Address:	18 Sparrow Ct. Bellingham Wa			Div/Lot	20/19
Owner(s) Name(s):	TIMOTHY & SOO M HECOX				
Mailing Address:	24017 79TH PL W Edmonds Wa 98026				
Email Address:	chad.schmitt@cornerstone-dccs.com	Cell Phone	360-920-6389		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: <i>Chad Schmitt</i>		Date: 4/28/2026
Company Name: Cornerstone DCCS LLP		License: CORNE**752MS
Mailing Address: 2029 Kenniwick Pl NE. Renton Wa 98056		
Email Address: chad.schmitt@cornerstone-dccs.com	Cell Phone: 360-920-6389	Office Phone:

Bank or Loan Agency:			
Valuation of Structure: \$		Square Footage:	
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): Chad Schmitt For Cornerstone DCCS LLP

Circle One: Owner Contractor Other Representative

X Signature of Owner(s): TIMOTHY & SOO M HECOX

Printed Name

of Owner: TIMOTHY & SOO M HECOX

Date 4 / 28 /2026

ACC Inspector Report 18 Sparrow

Lot size: 6,733 sf

Property coverage: 32%

Open Space: 68%

Front setback: 25'

Rear setback: 51'

Side setback: 5' 7"

Side setback: 5'

Driveway grade: 12%

Height:

Definition 1: 23' 5"

ACC Inspector Notes

In concept submission. Lot has an triangular shape. Side setback meets the 20' minimum setback in the front of the lot, but narrows to 5' 7" on the side at its narrowest.

4/29/2026 Resubmission

Variances filed for the side setback.



APPLICATION CHECKLIST
(APPLICANT TO FILL OUT)

Item 14
Pg 4 of 18

APPLICATION		
Has application been filled out?	Yes	No
Name, address, and phone number of OWNER	Yes	No
Name, address, and phone number of CONTRACTOR	Yes	No
Signatures of OWNER and CONTRACTOR	Yes	No
Proof of Insurance	Yes	No

ENCROACHMENT PERMIT		
Is Encroachment Permit filled out?	Yes	No
Is OWNER/PROPERTY "in good standing" with SVCA?	Yes	No

DRAWINGS / DESIGN		
Is there 1 hard copy and 1 digital copy of the drawings?	Yes	No
Site plan including topography, trees, square footage lot	Yes	No
Elevation views depicting existing and finished grades	Yes	No
Driveway cross-section, road edge to garage slab	Yes	No
Does the site plan include:		
Accurate contour lines in 2' vertical increments	Yes	No
North arrow and legal description	Yes	No
Roof line and footprint of house	Yes	No
Actual setback dimensions to eaves	Yes	No
Finished floor elevation	Yes	No
Slab elevation of garage per topography	Yes	No
Proposed material for driveway	Yes	No
Decks and patios	Yes	No
Accurate tree locations, sizes, and types	Yes	No
Trees marked for removal and indicated	Yes	No
Location of stormwater retention pit with overflow	Yes	No
Propane tank location (if applicable) and screening	Yes	No
Retaining walls (as required)	Yes	No
Culvert (if required)	Yes	No

FIELD WORK		
Licensed survey and/or location of legal property corners	Yes	No
Have the trees proposed for removal been flagged?	Yes	No
Have the house corners been staked out and strung for review?	Yes	No

SPECIFICATIONS		
Have you supplied details on the Specification Sheet?	Yes	No
Siding and trim materials	Yes	No
Body, trim, and accent colors	Yes	No
Lighting sample	Yes	No
Roofing materials and color	Yes	No
Square footage of finished living space	Yes	No

The information above is accurate and true to the best of my knowledge.

Signature _____ Date ____ / ____ / ____

Printed Name: _____

Circle One: Owner Contractor Other Representative


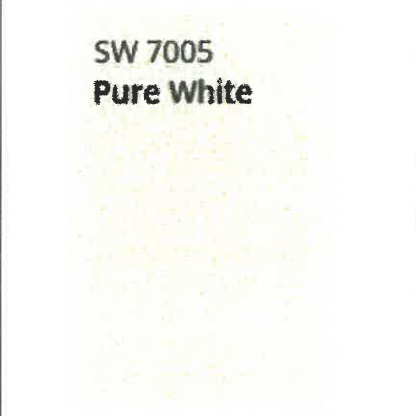
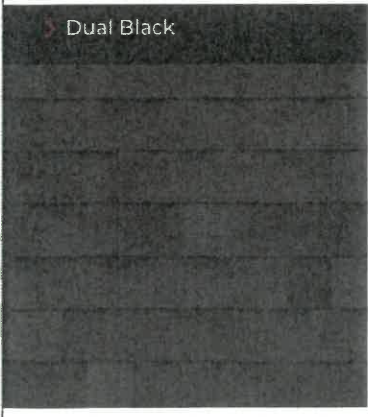



SPECIFICATION SHEET

Street Address: 18 Sparrow Ct	Div/Lot: Div 20 Lot 19
Owner(s)/Contractor Name(s):	

Siding Type: Hardie Plank Cement Lap Siding and boars and batten siding
Trim Type: 2x8 Pre-primed spruce of cedar
Gable Type: Hardie Plank cement lap siding
Roof Type: Asphalt Composite Shingles, GAF, Timberline HD
Lighting Type: Exterior wall lantern as shown below in lighting sample
Retaining Wall Materials: Hardie Plank cement lap siding
Other Finish Materials:

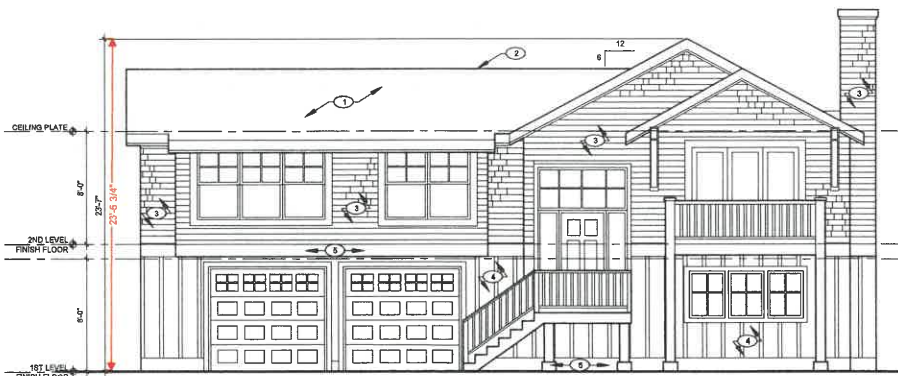
Samples

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
 <p>SW 6244 Naval</p>	 <p>SW 7005 Pure White</p>	<p>Garage Door: Garage and front door will be white just like the trim color</p> <p>Front Door:</p> <p>Other (Specify Locations): Lower floor with board and batten siding</p>
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
 <p>Dual Black</p>	<p>cast in place concrete retaining covered with Hardie Plank cement lap siding like on the house painted with the Naval color</p>	

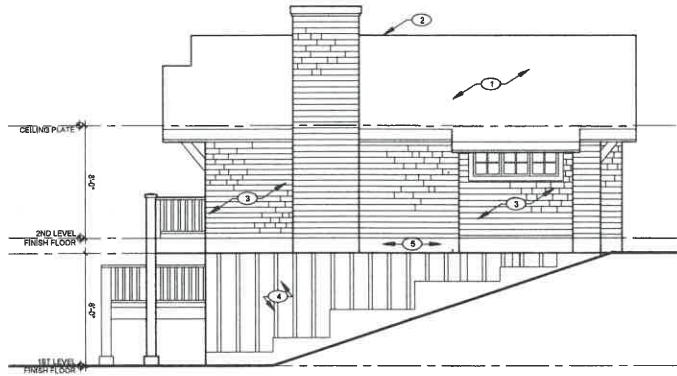
ELEVATIONS
See Schedule # 1 to 37, 38, 39, 40, 40b, 43 48 and 51b.

Roofing and down pipes
All buildings shall provide a complete method of water disposal for collection and discharge. Down pipes shall connect to water closets and down spouts connected to light line drain, or approved splash block.

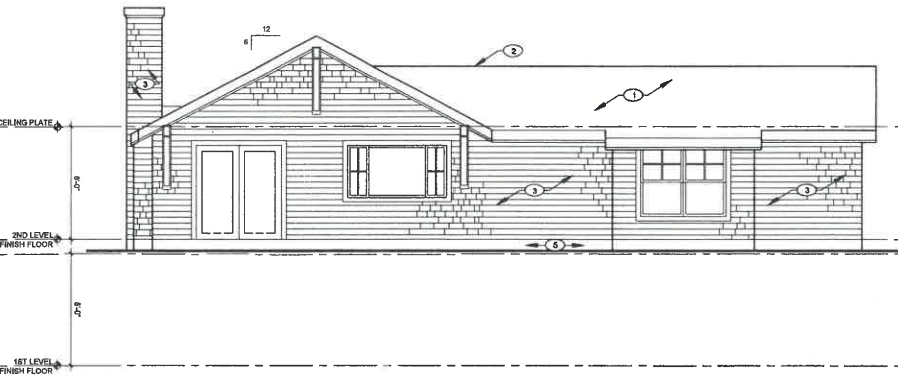
Drain Edge - A metal drip edge shall be provided on all gable end gables per IRC, sec. R05.2.8.5



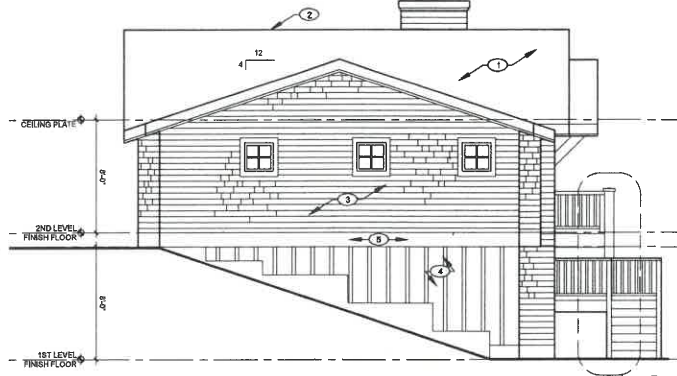
FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



REAR ELEVATION
SCALE 1/4" = 1'-0"



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

ELEVATION / SECTION GENERAL NOTES

1. ALL BUILDING ENVELOPE MATERIAL, COMPONENTS AND DETAILS TO BE INSTALLED PER INDUSTRY BEST PRACTICES AND MATERIAL MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS AND MANUALS.
2. BUILDING ENVELOPE DEFINITION TO INCLUDE EXTERIOR ROOFS, DECKS, EAVES, WALLS, DOORS AND WINDOWS, INCLUDING SIDING, TRIM, VAPOR BARRIERS AND DRAIN FLANS, FLASHING, SEALANTS, PENETRATIONS, VENTS, RAILING STANCHIONS, AND ALL OTHER STORM AND WEATHER DRAINAGE, MOISTURE AND VAPOR CONTROL SYSTEMS, DETAILS AND COMPONENTS.
3. PROVIDE TEMPERED SAFETY GLAZING PER 2018 IRC SECTION R05.4. SEE ELEVATIONS OR WINDOW SCHEDULE FOR LOCATIONS.

ELEVATIONS KEY NOTES:

- 1. COMPOSITION SHINGLES
- 2. CONTINUOUS RIDGE VENTING
- 3. CEDAR SHINGLES 1" EXP.
- 4. BOARD AND BATTEN
- 5. 2X10 BAND TRIM
- 6. 2X4 TRIM ALL AROUND
- 7. 2X10 BARGE, TYP.

ITEM 14
Pg 6

PELLETIER + SCHAAR
Vision Based Architecture
2690 98th Dr. NW, Suite B - Stanwood, WA 98294
www.pelletierschaar.com - 360-622-5375

NO. 000001 0001 0001 0001 0001
P. 0001 PELLETIER + SCHAAR, L.L.C.

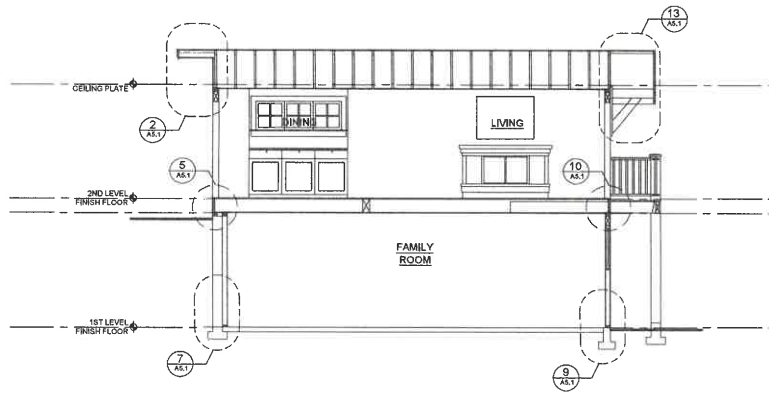
A3.1
07/30/2021

PAVEL: SPARROW COURT PLAN: PERMIT DRAWINGS

ELEVATIONS



A
A4.1 BUILDING SECTION
SCALE 1/4" = 1'-0"



B
A4.1 BUILDING SECTION
SCALE 1/4" = 1'-0"

**ELEVATION / SECTION
GENERAL NOTES**

1. ALL BUILDING ENVELOPE MATERIAL, COMPONENTS AND DETAILS TO BE INSTALLED PER INDUSTRY BEST PRACTICES AND MATERIAL MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS AND MANUALS.
2. BUILDING ENVELOPE DEFINITION TO INCLUDE EXTERIOR ROOFS, DECKS, EAVES, WALLS, DOORS AND WINDOWS, INCLUDING SIDING, TRIM, VAPOR BARRIERS AND DRAIN PLANS, FLASHING, SEALANTS, PENETRATIONS, VENTS, RAILING STANCHIONS, AND ALL OTHER STORM AND WEATHER DRAINAGE, MOISTURE AND VAPOR CONTROL SYSTEMS, DETAILS AND COMPONENTS.
3. PROVIDE TEMPERED SAFETY GLAZING PER 2018 IRC SECTION R308.4; SEE ELEVATIONS OR WINDOW SCHEDULE FOR LOCATIONS.

Item 14
Pg 9 of 18

REV: 14082024

PELLETIER + SCHAAR
Vision Based Architecture
2600 98th Dr. NW, Suite B - Stanwood, WA 98292
www.pelletierschaar.com • 360-649-5375

NO. 40000, 000, 000, 000, 000
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REGISTERED ARCHITECT
SCOTT M. PELLETIER
STATE OF WASHINGTON

A4.1
07/30/2021

FLOOR PLANS
 See QUADROS P. 19, 20, 21,
 22, 23, 24, 25, 26, 27, 28, 29, 30,
 31, 32, 33, 34, 35, 36, 37, 38, 39,
 40, 41, 42, 43, 44,
 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SEPARATION REQUIRED BETWEEN HOUSE
 AND GARAGE PER IRC SEC. R302.3

(HD) R314.2.1 New construction. Smoke alarms shall be provided in dwelling units. A heat detector or heat alarm shall be provided in new attached garages, and interconnected per R314.4.

STARBUCK & STARBUCK LANDSCAPE ARCHITECTS
 8. ILLUMINATION SHALL COMPLY WITH IRC SEC. R301. QUADROS PER IRC SEC. R301.

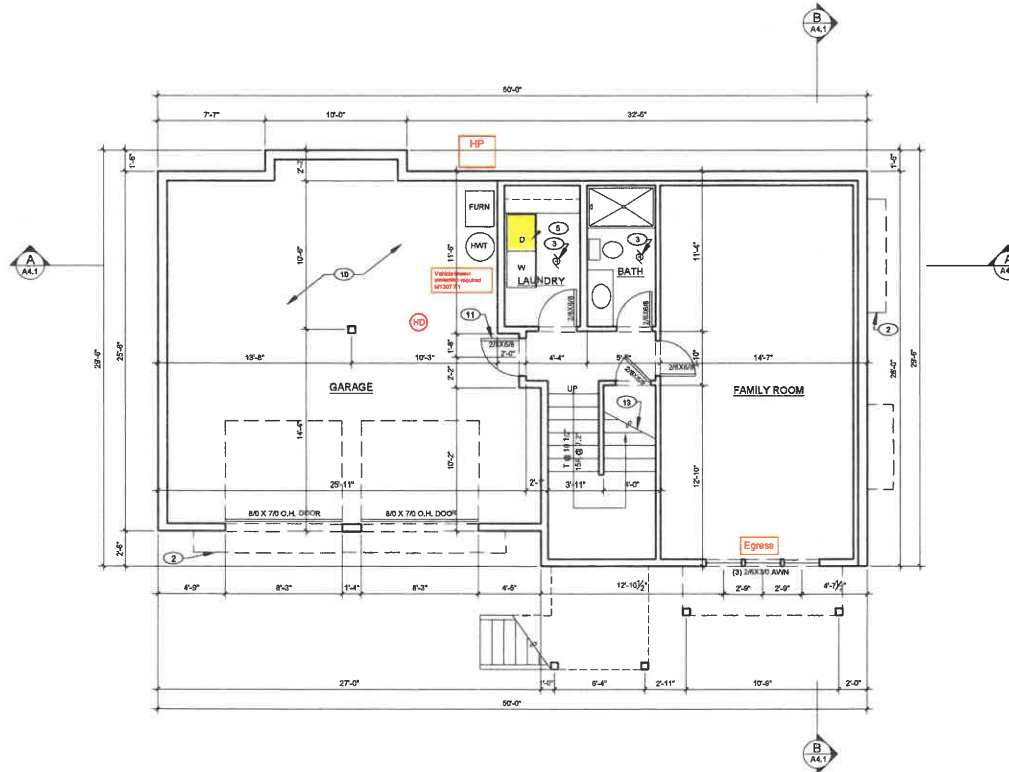
Per option 7.1 of WSEC all appliances are to be installed prior to final. No dryer ducting to be installed in the building.

Per option 2.2 of WSEC "All whole house ventilation requirements as determined by section M1507.3 of the IRC or Section 403.5 of the IRC shall be met with a HRV system with a minimum sensible heat recovery efficiency of 0.75"

Provide HRV mechanical layout prior to Rough-HVAC inspection.

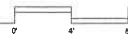
HP= Heat Pump
 MSH= Mini-Split Head

All locations TBD



LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"



PLAN GENERAL NOTES

1. WALLS, CEILING AND FLOOR INSULATION AND WINDOW AND DOOR GLAZING TO BE IN ACCORDANCE 9016 WSEC. SEE SHT. A0.1.
2. TEMPERED SAFETY GLAZING TO BE PROVIDED PER 2018 IRC SECTION R308.4; SEE ELEVATIONS OR WINDOW SCHEDULE FOR LOCATIONS.
3. INSTALL 110V SMOKE DETECTORS, INTERCONNECT W/ BATTERY BACKUP. PER 2018 IRC VIA STATE AMENDMENTS SECTION R314. SEE PLANS FOR LOCATIONS.
4. INSTALL CARBON MONOXIDE DETECTORS PER 2018 IRC VIA STATE AMENDMENTS SECTION R315. SEE FLOOR PLAN FOR LOCATIONS.
5. INSTALL WHOLE HOUSE VENTILATION FAN PER 2018 IRC VIA STATE AMENDMENTS SECTION M1507.3. SYSTEM SHALL PROVIDE MIN. CFM PER TABLE M1507.3.1(1).
6. ALL EXHAUST FANS TO BE LOCATED AND SIZED PER 2018 IRC VIA STATE AMENDMENTS TABLE M1507.4.
7. FAN NOISE RATING TO BE 1.5 SONE OR BETTER

PLAN KEYNOTES

- 1) 110V COMBINATION SMOKE & CARBON MONOXIDE DETECTOR INTERCONNECT W/ BATTERY BACKUP TYP.
- 2) ROOF LINE ABOVE
- 3) 30 CFM, LE BOND BATH ENERGY STAR FANS WITH 4" SMOOTH DUCTING, MIN. 30 CFM FOR CONTINUOUS OPERATING WHOLE HOUSE FAN IN ACCORDANCE WITH SEC. M1507.3.3(1)
- 4) U.L. APPROVED PROPANE FIREPLACE
- 5) DRYER - VENT TO OUTSIDE
- 6) EXHAUST TERMINATION - IN ACCORDANCE WITH IRC M1507.3.4
- 7) PROVIDE EMERGENCY ESCAPE OPENING IN ALL SLEEPING ROOMS MIN. 20" HIGH X 20" WIDE AND 5.7 S.F. CLEAR OPEN AREA IN ACCORDANCE WITH IRC R310.1
- 8) 22" X 30" ATTIC ACCESS - WITH MIN. UNOBSTRUCTED HEADROOM ABOVE HATCH OF 30"
- 9) RANGE WITH 300 CFM HOOD
- 10) 88" TYPE X GWS ON ALL WALLS & CEILING AND AROUND ALL BEAMS AND POSTS
- 11) SOLID CORE DOOR W/ SELF CLOSER
- 12) TOWEL WARMER
- 13) 88" TYPE X GWS UNDER STAIR

AREA CALCULATIONS

PROPOSED MAIN FLOOR	1,292 S.F.
PROPOSED LOWER FLOOR	485 S.F.
TOTAL S.F.	1,577 S.F.
PROPOSED GARAGE	578 S.F.
AREA OF GLAZING - DOORS	60.8 S.F.
AREA OF GLAZING - WINDOWS	288.13 S.F.
LESS GARAGE WINDOWS	- 8.8 S.F.
TOTAL GLAZING	320.93 S.F.
% OF GLAZING	19%

ITEM 14
 PG 10

PELLETIER+SCHAAR
 Vision Based Architecture
 2690 98th Dr. NW, Suite B • Stanwood, WA 98294
 www.pelletierschaar.com • 360-629-5375

NO. 000001 DRU 2021 GWL 001
 A PERI PELLETIER + SCHAAR, L.L.C.

07/30/2021

LOWER FLOOR PLAN

PAVEL: SPARROW COURT PLAN: PERMIT DRAWINGS

FLOOR PLAN
 See Schedule P, 15, 20, 21,
 22, 33, 34, 36, 37, 38, 39, 40a,
 40b, 40c, 40d, 41, 42, 43, 44,
 45, 47, 48, 49, 50, 55 and 70.

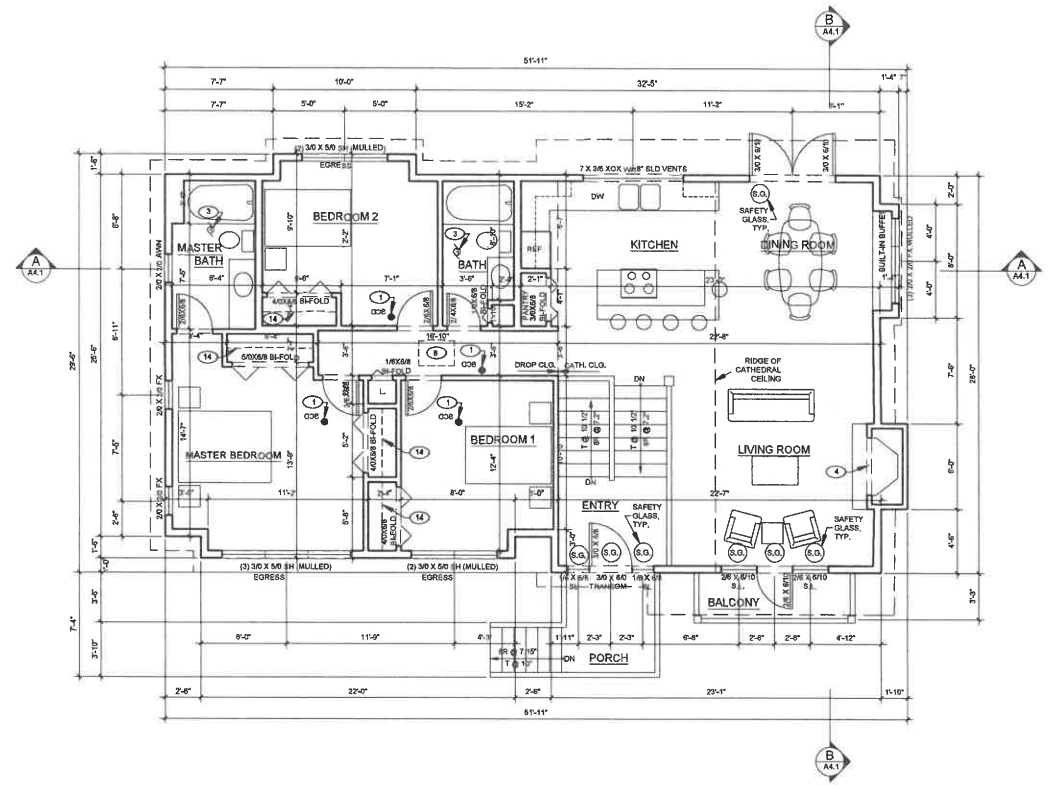
STAIRWAYS & STAIRWAY LANDINGS, HAND RAILS
 & BALUSTRADES SHALL COMPLY WITH IRC SEC.
 R311. GUARDRIPS PER IRC SEC R312.

R308.4.2 Glazing adjacent to doors.

R308.4.5 Glazing and wet surfaces.

R308.4.6 Glazing adjacent to stairs
 and ramps.

GAS FIREPLACES & UNIT HEATERS PER IRC CHAP 24



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



PLAN GENERAL NOTES

1. WALLS, CEILING AND FLOOR INSULATION, AND WINDOW AND DOOR GLAZING TO BE IN ACCORDANCE 2015 WBCG, SEE SHT. A01.
2. TEMPERED SAFETY GLAZING TO BE PROVIDED PER 2018 IRC SECTION R608.4; SEE ELEVATIONS OR WINDOW SCHEDULE FOR LOCATIONS.
3. INSTALL 110V SMOKE DETECTORS, INTERCONNECT W/ BATTERY BACKUP, PER 2018 IRC WA STATE AMENDMENTS SECTION R314; SEE PLANS FOR LOCATIONS.
4. INSTALL CARBON MONOXIDE DETECTORS PER 2018 IRC WA STATE AMENDMENTS SECTION R315; SEE FLOOR PLAN FOR LOCATIONS.
5. INSTALL WHOLE HOUSE VENTILATION FAN PER 2018 IRC WA STATE AMENDMENTS SECTION M1507.2. SYSTEM SHALL PROVIDE MIN. CFM PER TABLE M1507.3.2(1).
6. ALL EXHAUST FANS TO BE LOCATED AND SIZED PER 2018 IRC WA STATE AMENDMENTS TABLE M1507.4.
7. FAN NOISE RATING TO BE 1.5 SONE OR BETTER

PLAN KEYNOTES

1. 110V COMBINATION SMOKE & CARBON MONOXIDE DETECTOR INTERCONNECT W/ BATTERY BACKUP TYP.
2. ROOF LINE ABOVE
3. 90 CFM, IE SOND BATH ENERGY STAR FANS WITH 4" SMOOTH DUCTING, (MIN. 90 CFM FOR CONTINUOUS OPERATING WHOLE HOUSE FAN IN ACCORDANCE WITH SEC. M1507.3.2(1))
4. U.L. APPROVED PROPANE FIREPLACE
5. DRYER - VENT TO OUTSIDE
6. EXHAUST TERMINATION - IN ACCORDANCE WITH IRC M1507.3.4
7. PROVIDE EMERGENCY ESCAPE OPENING IN ALL SLEEPING ROOMS MIN. 20" HIGH X 20" WIDTH AND 5.7 S.F. CLEAR OPEN AREA IN ACCORDANCE WITH IRC R310.1
8. 22" X 30" ATTIC ACCESS - WITH MIN. UNOBSTRUCTED HEADROOM ABOVE HATCH OF 20"
9. RANGE WITH 300 CFM HOOD
10. 5/8" TYPE-X GIB ON ALL WALLS & CEILING AND AROUND ALL BEAMS AND POSTS.
11. SOLID CORE DOOR W/ SELF CLOSER
12. TOWEL WARMER
13. 5/8" TYPE X GIB UNDER STAIR

AREA CALCULATIONS

PROPOSED MAIN FLOOR	1,282 S.F.
PROPOSED LOWER FLOOR	685 S.F.
TOTAL S.F. HEATED SPACE	1,977 S.F.
PROPOSED GARAGE	678 S.F.
AREA OF GLAZING - DOORS	60 S.F.
AREA OF GLAZING - WINDOWS	288 S.F.
LESS GARAGE WINDOWS	- 80 S.F.
TOTAL GLAZING	328 S.F.
% OF GLAZING	18%

ITEM 14
 PG 11

PELLETIER + SCHAAR
 Vision Based Architecture
 269a 98th Dr. NW, Suite B - Stanwood, WA 98294
 www.pelletierschaar.com - 360-609-5375

NO. 000000.00N.02N.03N.04N.05N.
 * 2021 PELLETIER + SCHAAR, L.L.C.

NO. 000000.00N.02N.03N.04N.05N.
 * 2021 PELLETIER + SCHAAR, L.L.C.

A2.2
 07/30/2021

PANEL: SPARROW COURT PLAN: PERMIT DRAWINGS

MAIN FLOOR PLAN

SUDDEN VALLEY SURVEY MAP

SITUATE IN A PORTION OF SW 1/4, SE 1/4
SECTION 8, TOWNSHIP 37 NORTH, RANGE 4 EAST OF W.M.
WHATCOM COUNTY, WASHINGTON

SURVEY NOTES:

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN MARCH 2021 AT THE REQUEST OF PAVEL ANDREYANOV.
- FIELD SURVEY PERFORMED WITH TRIMBLE R8-3 GNSS RECEIVER AND LEICA TCRP 1201+ ROBOTIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
- BASIS OF BEARINGS IS PER SUDDEN VALLEY, DIVISION NO. 20, RECORDED IN VOLUME 11 OF PLATS, PAGES 39 THROUGH 41.
- VERTICAL DATUM: ASSUMED
P-TEK#10 SET HUB & TACK ELEV. 128.27.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.
- POWERTEK SURVEYING ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST THAT ARE UNDETECTABLE AND/OR NOT VISIBLE.
- CONTOUR INTERVALS ARE SHOWN AT 2 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY AND MEET OR EXCEED NATIONAL MAPPING STANDARDS UTILIZING ELECTRONIC DATA COLLECTION.
- 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).
- OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE: THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THIS IS NOT A BOUNDARY SURVEY AND THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

LEGAL DESCRIPTION:

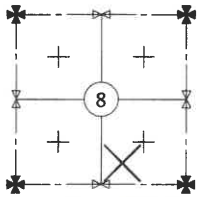
(PER STATUTORY WARRANTY DEED A.F. NO. 2040504972)

LOT 19, PLAT OF SUDDEN VALLEY, DIVISION NO. 20, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 39 THROUGH 41, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

LEGEND:

- ⊕ FOUND RAILROAD SPIKE
- FOUND REBAR & CAP
- SET REBAR & CAP, PLS #46880
- SET HUB & TACK
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING UTILITY JUNCTION BOX
- 12" ∅ TREE DIAMETER
- ★ EXISTING TREE (CONIFER)
- EXISTING TREE (DECIDUOUS)



SW 1/4, SE 1/4 SECTION 8
T. 37 N., R. 4 E. OF W.M.

SSM#1022
189-100.00
N E=92.15, 0°PVC
S E=92.75, 0°PVC



POWERTEK SURVEYING
(360) 746.8801

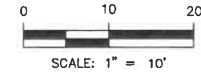
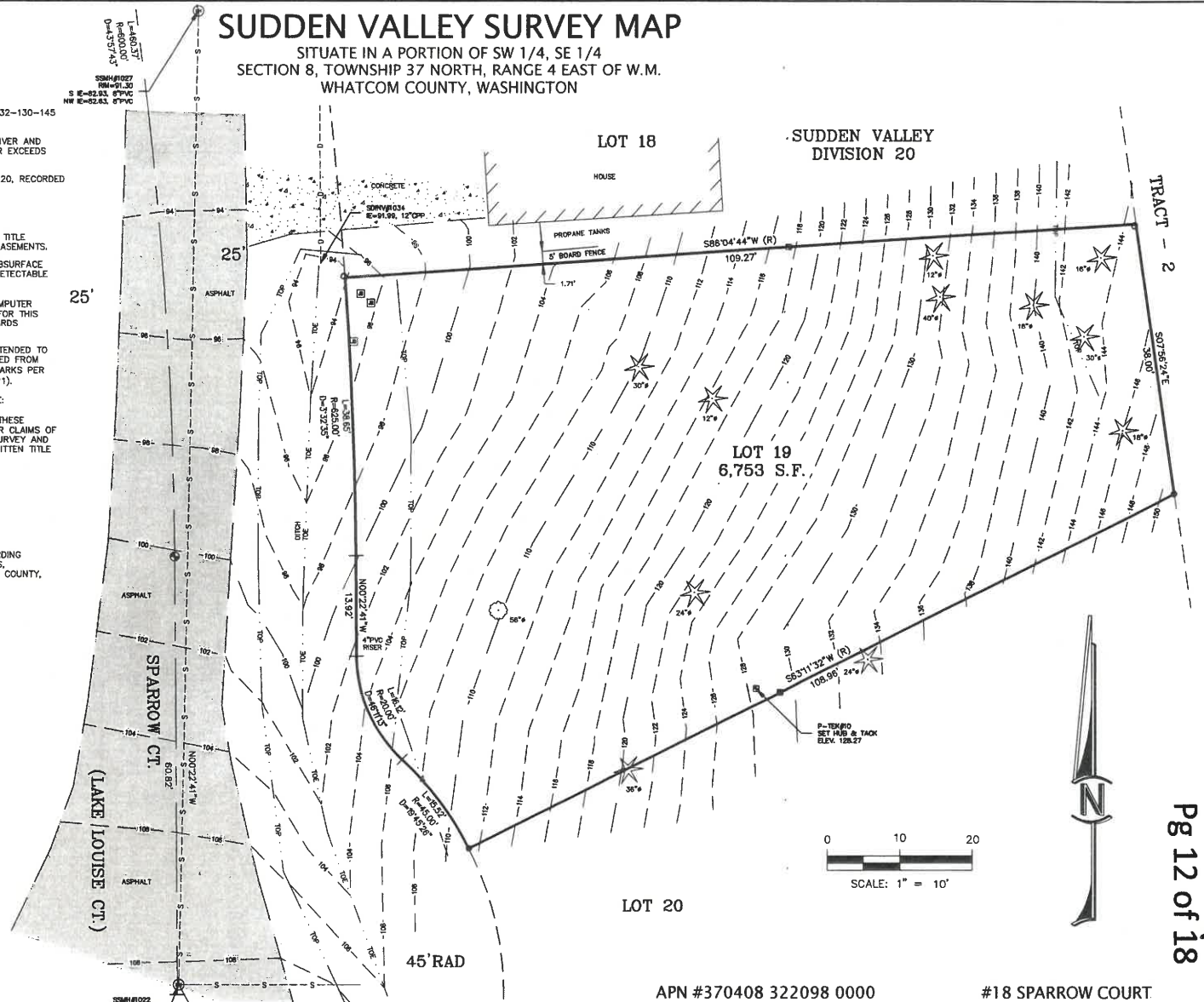
#5426 BARRETT ROAD #104
FERNDALE, WA 98248

WWW.POWERTEK.NET

#18 SPARROW COURT

SUDDEN VALLEY SURVEY MAP
FOR
PAVEL ANDREYANOV

DRAWN BY: JVD	DATE: 4/22/2021	JOB NO.:2021032
REVIEWED BY: JJD	SCALE: 1" = 10'	SHEET: 1 OF 1



Pg 12 of 18
Item 14

2021032_topo_210422.dwg

NOTE:

RESIDENCE SITE PLAN AS PROVIDED BY PELLETIER + SCHAAR LLC, JANUARY 2022

EXISTING CONDITIONS AS PER SURVEY CONDUCTED BY POWERTEK SURVEYING, APRIL 2021

SURVEY NOTES:

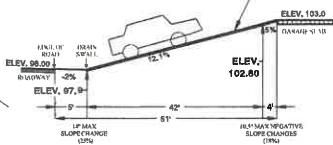
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN MARCH 2021 AT THE REQUEST OF PAVEL ANDREYANOV.
- FIELD SURVEY PERFORMED WITH TRIMBLE R8-3 GNSS RECEIVER AND LOCAL 100P 100M HORIZONTAL TOTAL STATION AND METERS FOR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
- BASE OF RECORDS IS PFC SUDDEN VALLEY, DIVISION NO. 20, RECORDED IN VOLUME 11 OF PLATS, PAGES 39 THROUGH 41.
- VERTICAL DATUM: ASSUMED.
- PI-TRIANGULATION SET HUB & TACK ELEV. 126.27.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, CONDITIONS OR FEATURES THAT MAY EXIST THAT ARE UNDETECTABLE AND/OR NOT USABLE.
- CONTIGUOUS INTERVALS ARE SHOWN AT 2 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY CAPTURED FOR THIS SURVEY AND MEET OR EXCEED NATIONAL MAPPING STANDARDS UTILIZING ELECTRONIC DATA COLLECTION.
- 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 LOCATOR (811).
- OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE: THIS SURVEY MAY DETECT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC 332-130-090. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THIS IS NOT A BOUNDARY SURVEY AND THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

LEGAL DESCRIPTION:

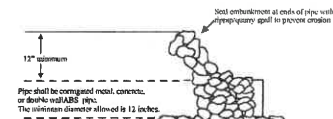
(PER STATUTORY WARRANTY DEED A.F. NO. 2040504972)
 LOT 19, PLAT OF SUDDEN VALLEY, DIVISION NO. 20, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 39 THROUGH 41, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.
 SITUATE IN WHATCOM COUNTY, WASHINGTON.

LEGEND:

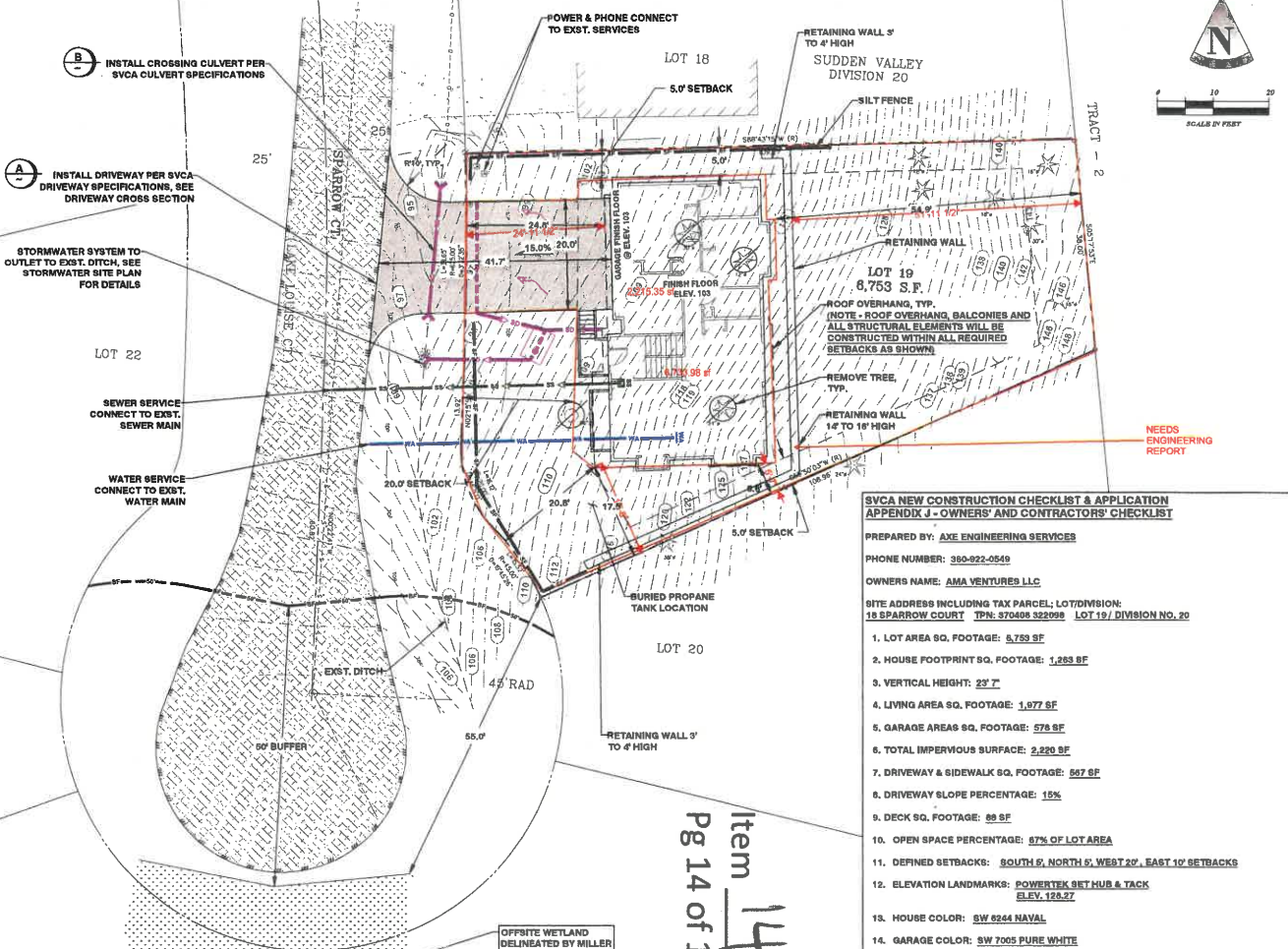
- ⊙ FOUND RAILROAD SPIKE
- FOUND REBAR & CAP
- ▲ SET HUB & TACK - CAP, PLS #40880
- ⊙ SET HUB & TACK
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING UTILITY ANCHOR BOX
- ⊙ TREE DIAMETER
- ⊙ EXISTING TREE (CONIFER)
- ⊙ EXISTING TREE (DECIDUOUS)



A SVCA DRIVEWAY SPECIFICATIONS
N.T.S.



B SVCA CULVERT SPECIFICATIONS
N.T.S.



SVCA NEW CONSTRUCTION CHECKLIST & APPLICATION APPENDIX J - OWNERS' AND CONTRACTORS' CHECKLIST

- PREPARED BY: **AXE ENGINEERING SERVICES**
 PHONE NUMBER: 360-922-0549
 OWNERS NAME: **AMA VENTURES LLC**
 SITE ADDRESS INCLUDING TAX PARCEL: LOT/DIVISION: **18 SPARROW COURT TPN: 570406 322098 LOT 19 / DIVISION NO. 20**
- LOT AREA SQ. FOOTAGE: **6,759 SF**
 - HOUSE FOOTPRINT SQ. FOOTAGE: **1,263 SF**
 - VERTICAL HEIGHT: **23' 7"**
 - LIVING AREA SQ. FOOTAGE: **1,977 SF**
 - GARAGE AREAS SQ. FOOTAGE: **578 SF**
 - TOTAL IMPERVIOUS SURFACE: **2,220 SF**
 - DRIVEWAY & SIDEWALK SQ. FOOTAGE: **567 SF**
 - DECK SQ. FOOTAGE: **89 SF**
 - OPEN SPACE PERCENTAGE: **87% OF LOT AREA**
 - DEFINED SETBACKS: **SOUTH 5', NORTH 5', WEST 20', EAST 10' SETBACKS**
 - ELEVATION LANDMARKS: **POWERTEK SET HUB & TACK ELEV. 126.27**
 - HOUSE COLOR: **SW 6244 NAVAL**
 - GARAGE COLOR: **SW 7005 PURE WHITE**
 - ROOF COLOR: **DUAL BLACK**
 - ACCENT COLOR: **SW 6238 ICICLE**
 - LIGHTING SAMPLES AND LOCATIONS: **EXTERIOR WALL LANTERN**
 - DETAILED LANDSCAPE PLAN TO INCLUDE TREE REMOVAL/PLANTING: **SEE ATTACHED LANDSCAPE PLAN BY AXE ENGINEERING SERVICES.**
 - WHATCOM COUNTY PLANNING REVIEW: **WHATCOM COUNTY SITE PLAN APPROVAL, SEE ATTACHED SPR2022-0698 DOCUMENTS. WHATCOM COUNTY BUILDING PLAN APPROVAL IS PENDING.**

LOT AREA = 6,753 SF

PROPOSED IMPERVIOUS AREAS:

HOUSE (ROOF) FOOTPRINT	= 1,653 SF (24.5% OF LOT AREA)
DRIVEWAY & WALK (ON-SITE)	= 567 SF (8.4% OF LOT AREA)
TOTAL IMPERVIOUS ON-SITE	= 2,220 SF (32.9% OF LOT AREA)

Item 14
Pg 14 of 18

DATE	11/19/2022	BY	CW
DATE	04/15/2024	BY	WFD
REVISIONS	ACCOUNT COMMENTS - ADDD OFFSITE WETLANDS		
REVISIONS	ACCOUNT COMMENTS - UPDATE SITE PLAN		

AXE ENGINEERING SERVICES, LLC
 "CUTTING THROUGH PROJECT BARRIERS"
 831 CORNO WAY #408
 BILLYE, WA 98202
 360-922-0549
 www.axeengineering.com



WHATCOM COUNTY, WA
18 SPARROW CT. RESIDENCE STORMWATER SITE PLAN
PROPOSED SITE PLAN

DATE:	3/9/2022
DSIGN:	KVD
DRAWN:	MD6
SCALE:	AS SHOWN
PROJECT #:	22014
SHEET #:	OF
REV #:	

Ex.1

PLANTING PLAN:

AMOUNT:	SYMBOL:	PLANT
2		SHADBLOW SERVICEBERRY
5		DOUGLAS FIR
3		WESTERN RED CEDAR
6		VINE MAPLE
12		SALMONBERRY
12		INDIAN PLUM
24		SWORD FERN
15		DEER FERN
		GRASS
		BARK MULCH
		NATIVE VEGETATION



Item 14
Pg 15 of 18

REVISIONS	DATE	BY
1	04/15/2024	MDS
2	11/16/2022	CIW

AXE ENGINEERING SERVICES, LLC
 10000 170TH AVENUE, SUITE 100
 BELLEVUE, WA 98007
 206-835-1649
 www.axeengineering.com



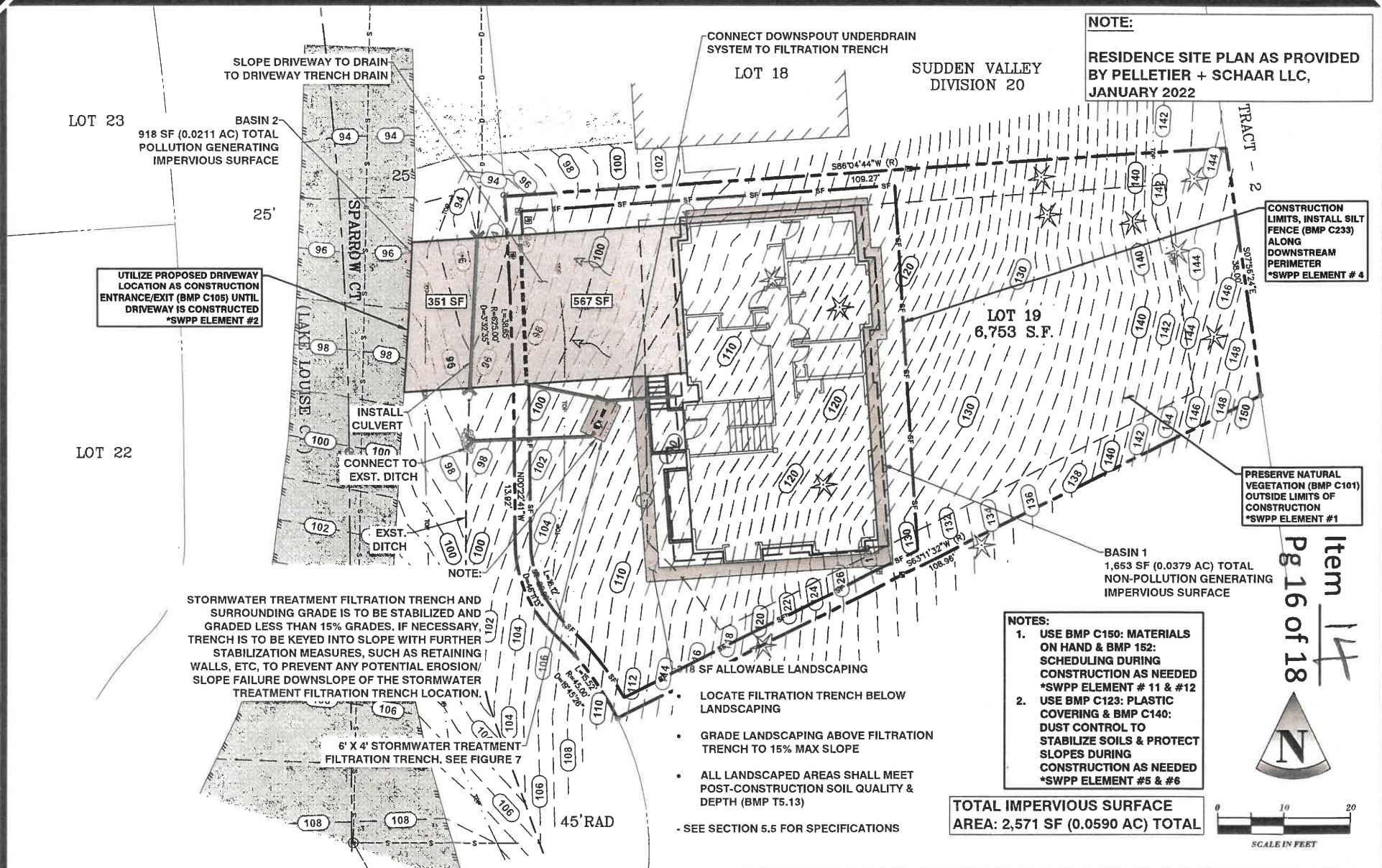
WHATCOM COUNTY, WA
 18 SPARROW CT. RESIDENCE
 STORMWATER SITE PLAN
 LANDSCAPING PLAN

DATE: 04/15/2024
 DESIGN: KCV
 DRAWN: MDS
 SCALE: AS SHOWN

PROJECT # 24017
 SHEET # 15 OF 18
 REV #

Ex.1

NOTE:
RESIDENCE SITE PLAN AS PROVIDED BY PELLETIER + SCHAAR LLC, JANUARY 2022



UTILIZE PROPOSED DRIVEWAY LOCATION AS CONSTRUCTION ENTRANCE/EXIT (BMP C105) UNTIL DRIVEWAY IS CONSTRUCTED *SWPP ELEMENT #2

SLOPE DRIVEWAY TO DRAIN TO DRIVEWAY TRENCH DRAIN

CONNECT DOWNSPOUT UNDERDRAIN SYSTEM TO FILTRATION TRENCH

CONSTRUCTION LIMITS, INSTALL SILT FENCE (BMP C233) ALONG DOWNSTREAM PERIMETER *SWPP ELEMENT #4

PRESERVE NATURAL VEGETATION (BMP C101) OUTSIDE LIMITS OF CONSTRUCTION *SWPP ELEMENT #1

BASIN 1
 1,653 SF (0.0379 AC) TOTAL NON-POLLUTION GENERATING IMPERVIOUS SURFACE

STORMWATER TREATMENT FILTRATION TRENCH AND SURROUNDING GRADE IS TO BE STABILIZED AND GRADED LESS THAN 15% GRADES. IF NECESSARY, TRENCH IS TO BE KEED INTO SLOPE WITH FURTHER STABILIZATION MEASURES, SUCH AS RETAINING WALLS, ETC., TO PREVENT ANY POTENTIAL EROSION/ SLOPE FAILURE DOWNSLOPE OF THE STORMWATER TREATMENT FILTRATION TRENCH LOCATION.

6' X 4' STORMWATER TREATMENT FILTRATION TRENCH. SEE FIGURE 7

- NOTES:**
- USE BMP C150: MATERIALS ON HAND & BMP 152: SCHEDULING DURING CONSTRUCTION AS NEEDED *SWPP ELEMENT # 11 & #12
 - USE BMP C123: PLASTIC COVERING & BMP C140: DUST CONTROL TO STABILIZE SOILS & PROTECT SLOPES DURING CONSTRUCTION AS NEEDED *SWPP ELEMENT #5 & #6

TOTAL IMPERVIOUS SURFACE AREA: 2,571 SF (0.0590 AC) TOTAL

- LOCATE FILTRATION TRENCH BELOW LANDSCAPING
 - GRADE LANDSCAPING ABOVE FILTRATION TRENCH TO 15% MAX SLOPE
 - ALL LANDSCAPED AREAS SHALL MEET POST-CONSTRUCTION SOIL QUALITY & DEPTH (BMP TS.13)
- SEE SECTION 5.5 FOR SPECIFICATIONS

Item 14
 Pg 16 of 18



AXE ENGINEERING SERVICES, LLC
 "CUTTING THROUGH PROJECT BARRIERS"
 851 COHO WAY #306
 BELLINGHAM, WA 98225
 360 - 922 - 0549
 www.axeengineering.com

WHATCOM COUNTY, WA
18 SPARROW CT. RESIDENCE
STORMWATER SITE PLAN
SWPP SITE PLAN

3/9/2022
 22014
Fig 5

Rec'd 04/29/2026
12:36 PM

Sudden Valley Community Association Variance Request

Item 15
Pg 1 of 1
G2

Street Address: 18 Sparrow Ct Bellingham Wa _____ Div 20 Lot 19
Owner: TIMOTHY & SOO M HECOX / Cornerstone DCCS LLP
Mailing Address: 24017 79TH PL W. EDMONDS WA 98026-9114
Phone: ~~360-912-0000~~ Email: ~~chad.schmidt@cornerstone-dccs.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.**

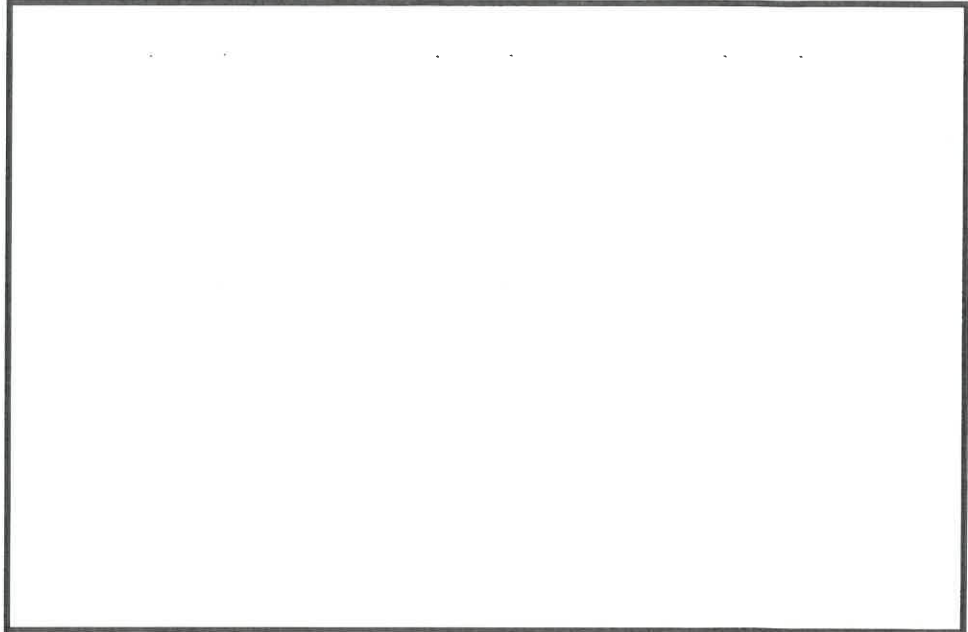
Requested for:

- 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 sideyard setback variance from the current 20' combined to the original 5' to eaves on each side do to the steepness of the lot. with not being able to shorten the width and go up the lot do to the steep slope.

We have added the requested Concrete retaining wall to the back and side as needed.

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

Owner Signature: TIMOTHY & SOO M HECOX Date: 04/28/2026

AC Staff Comments: _____

Rec'd 04/15/2026
3:50 PM

Item 16
Pg 1 of 2
G2

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

Street Address: 14 Nighthawk Circle Div 20 Lot 58
Owner: Robin Hunt
Mailing Address: 923 OLIVE ST STE 6 - Santa Barbara CA 93101
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. ****

2 Number of trees/shrubs
2 # Removal # Limbing

Type:
1 Fir Cedar 1 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 - *the owner is required **prior** to submit*



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:

One Completely Dead Hemlock and one 90% Dead Douglas Fir. Photos attached in email.

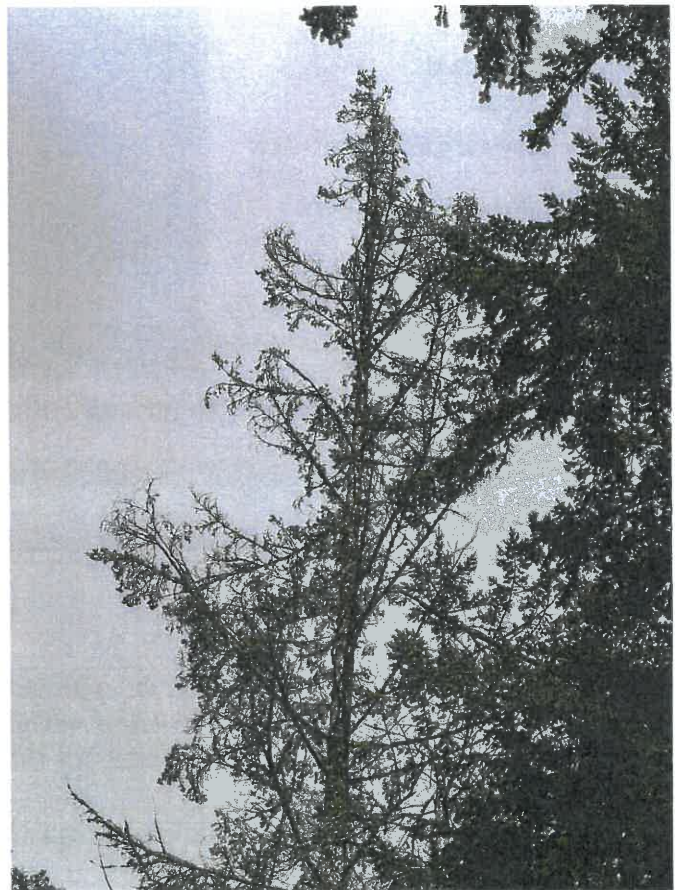
This request form in no way constitutes an approval from the ACC or Whatcom County. You MUST receive written approval and an SVCA permit before commencing any work.

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

Owner Signature: [Signature]

Date: April 15, 2026

Item 16
Pg 2 of 2



RECEIVED

APR 16 2026

Sudden Valley Community Association Exterior Alteration Request

Item 17
Pg 1 of 4
G2

Street Address: 69 Lake Louise Dr Bellingham WA 98229 Div 20 Lot 55
Owner: Corliss Siebert
Mailing Address: 69 Lake Louise Dr Bellingham WA 98829
Phone: ~~360-595-5584~~ Email: ~~Corliss@bellsouth.net~~

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.

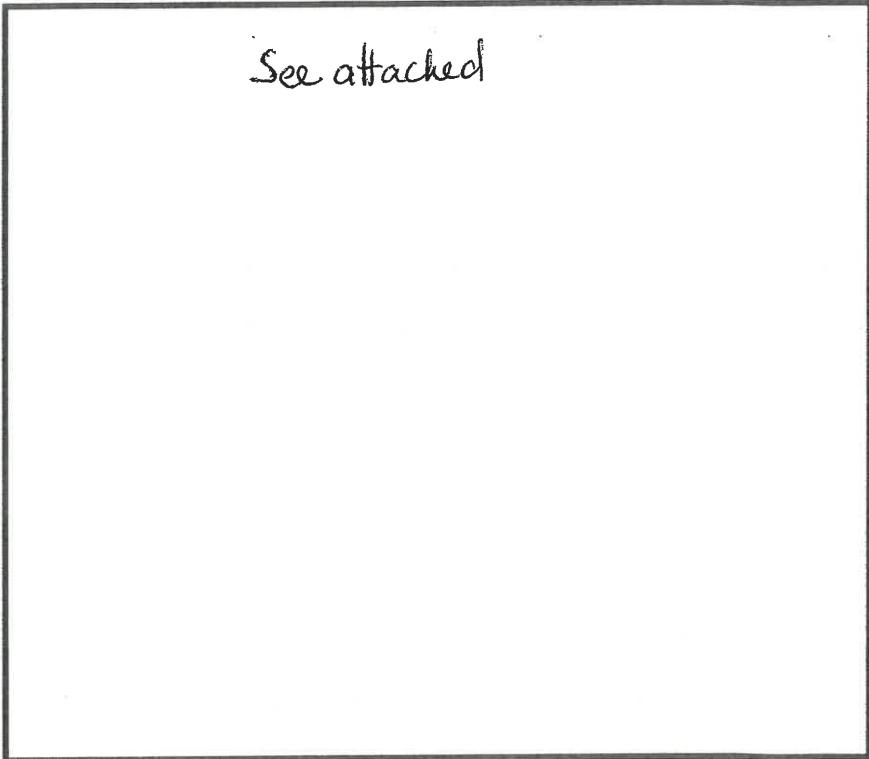
Requested for:

- 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:

I would like to install a Little free library on my property to strengthen community connection. It would provide access to a variety of books 24/7, which is important for kids when they aren't in school, and adults will have quick access to books. The library will have a mix of fiction and non fiction children's, young adult and adult books. The little free library will be kept clean, attractive, and in good shape. If the library is damaged, I will be responsible for repairs and will take care of them in a timely fashion.

The library box dimensions are 26in x 25in x 12in

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: Corliss A Siebert Date: 4/16/26







RECEIVED

APR 16 2026

Sudden Valley Community Association Fence Request

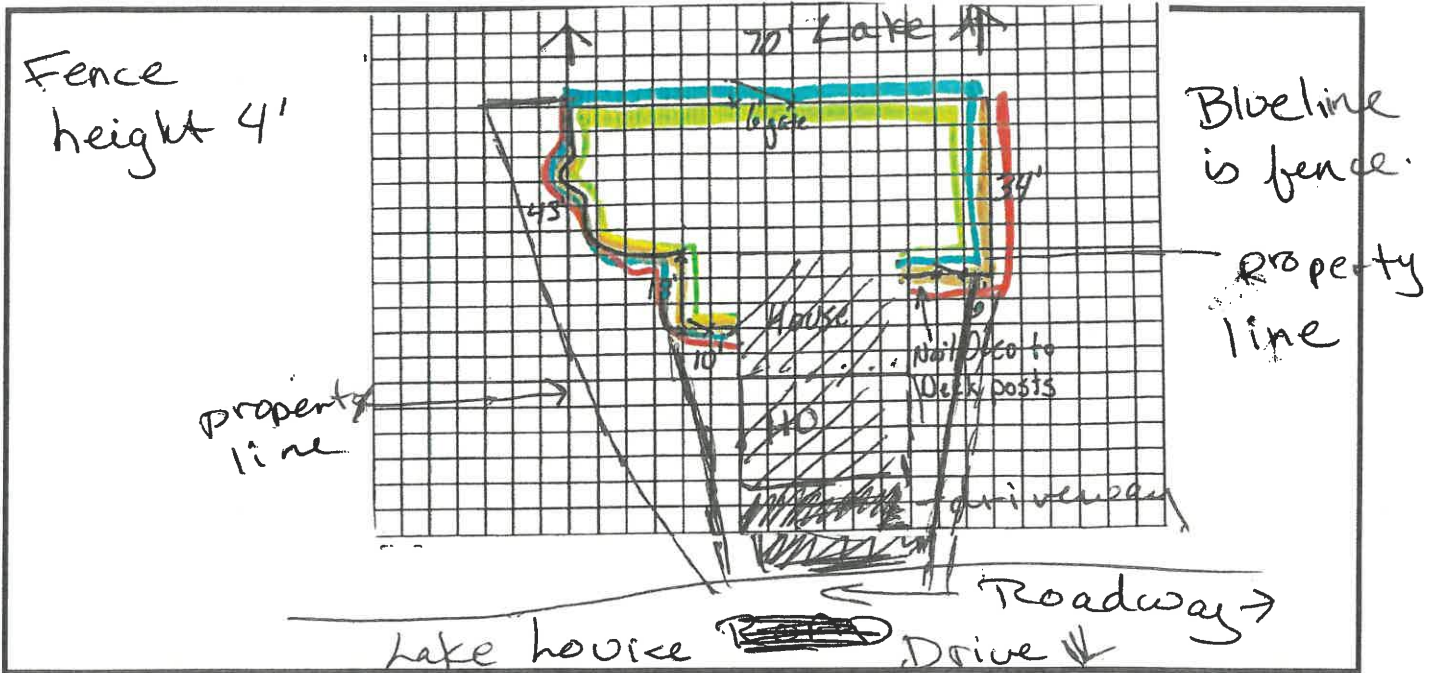
Item 18
Pg 1 of 2
G2

Street Address: 69 Lake Louise Dr. Div 20 Lot 55
Owner: Corliss Siebert
Mailing Address: 69 Lake Louise Dr B'ham WA 98229
Phone: ~~509-425-1111~~ Email: ~~corliss.siebert@comcast.net~~

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.

Intended use: Privacy Protection Pet Enclosure
Fence type: Split Rail Wood and Wire Vegetative Hedge Other

On the diagram below, please indicate the road, property line, house, fence outline with dimensions, and any proposed vegetative screening (may attach larger sketch if needed).



Corners of the proposed fence **MUST** be staked prior to submittal.
Please refer to ACC Guideline 14.6.9 for more information.

Give a full description, additional considerations, and attach additional information if needed:

I am 73 yrs old and have been diagnosed with Rheumatoid arthritis, have neuropathy in my feet + bad hips. Walking my dog has become too difficult.

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: Corliss Siebert

Date: 4-16-26

AC Staff Comments: _____

(over)

Previously there was a split rail fence along ~~the~~ the lake side of the property which rotted out and replacement had started. However I need a fence to allow my golden retriever to go into the yard and NOT greet those walking the trail.

In order to accommodate my changing health status I need a fence.

Rec'd 04/23/2026
11:29 AM

Sudden Valley Community Association Fence Request

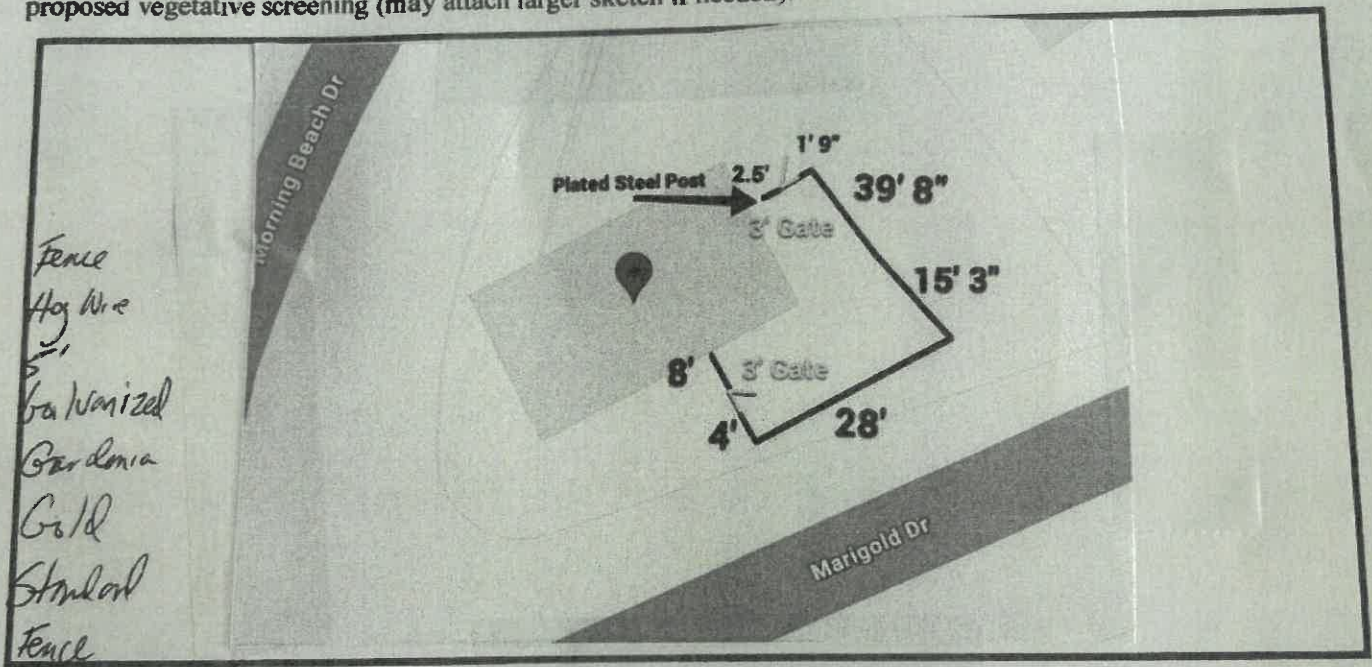
Item 19
Pg 1 of 1
G2

Street Address: 2 Morning Beach Drive, Bellingham Div 37 Lot 012
Owner: Paul H. Simpson
Mailing Address: 2 Morning Beach Drive, Bellingham, WASH 98229
Phone: ~~XXXXXXXXXX~~ Email: ~~XXXXXXXXXX~~

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.

Intended use: Privacy Protection Pet Enclosure
Fence type: Split Rail Wood and Wire Vegetative Hedge Other

On the diagram below, please indicate the road, property line, house, fence outline with dimensions, and any proposed vegetative screening (may attach larger sketch if needed).



Corners of the proposed fence MUST be staked prior to submittal.
Please refer to ACC Guideline 14.6.8 for more information.

Give a full description, additional considerations, and attach additional information if needed:

We will be working with Fence Brothers (who do a lot of work in Sudden Valley) The fence is for safety given all of the predators (Coyotes, cougars) n be used to protect our dog. Thanks for your help

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: Paul H S Date: 4/22/2026

AC Staff Comments: _____



Tiered Construction Remodel

New Construction Checklist & Application Packet

Rec'd 04/28/2026
10:13 AM

APPLICATION FOR NEW CONSTRUCTION

Item 20
Pg 1 of 26
G3

Circle Type:	Home Construction	<input checked="" type="checkbox"/> Remodel	Addition	Other (Describe):
Street Address:	3 AUSTIN CREEK LN. BELLINGHAM, WA 98229			Div/Lot DIV 1 LOT 54
Owner(s) Name(s):	MICHAEL & ANGELA HILYAR			
Mailing Address:	3 AUSTIN CREEK LN. BELLINGHAM, WA 98229			
Email Address:	XXXXXXXXXX@gmail.com	Cell Phone:	XXXXXXXXXX	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:	<i>Craig Telgenhoff</i>	Date:	4/24/2026
Company Name:	CLT Design / Build Inc.	License:	CC CLTDEDB910L9
Mailing Address:	179 Birch Bay Lynden Rd Suite A Lynden, WA 98264		
Email Address:	craig@cltdesignbuild.com	Cell Phone:	360-961-6957
		Office Phone:	360-933-1770

Bank or Loan Agency:		Valuation of Structure:	\$ 650,000	Square Footage:	2,549 SF
Use: (Circle)	<input checked="" type="checkbox"/> Permanent Residence			<input type="checkbox"/> Vacation/Weekend	<input type="checkbox"/> Rental
Variance Request (Circle):	<input checked="" type="checkbox"/> Yes			<input type="checkbox"/> 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): Craig L Telgenhoff CLT Design/Build Inc.

Circle One: Owner Contractor Other Representative

Signature of Owner(s): Michael & Angela Hilyar

Printed Name

of Owner: MICHAEL & ANGELA HILYAR

Date 04 / 24 / 26

Michael Hilyar

Angela Hilyar



APPLICATION CHECKLIST (APPLICANT TO FILL OUT)

APPLICATION			
Has application been filled out?		Yes	No
Name, address, and phone number of OWNER		Yes	No
Name, address, and phone number of CONTRACTOR		Yes	No
Signatures of OWNER and CONTRACTOR		Yes	No
Proof of Insurance		Yes	No

ENCROACHMENT PERMIT				
Is Encroachment Permit filled out?		n/a	Yes	No
Is OWNER/PROPERTY "in good standing" with SVCA?		Yes		No

DRAWINGS / DESIGN				
Is there 1 hard copy and 1 digital copy of the drawings?		Yes	No	
Site plan including topography, trees, square footage lot		Yes	No	
Elevation views depicting existing and finished grades		Yes	No	
Driveway cross-section, road edge to garage slab		n/a	Yes	No
Does the site plan include:				
Accurate contour lines in 2' vertical increments		Yes	No	
North arrow and legal description		Yes	No	
Roof line and footprint of house		Yes	No	
Actual setback dimensions to eaves		Yes	No	
Finished floor elevation		Yes	No	
Slab elevation of garage per topography		Yes	No	
Proposed material for driveway		Yes	No	
Decks and patios		Yes	No	
Accurate tree locations, sizes, and types		Yes	No	
Trees marked for removal and indicated		n/a	Yes	No
Location of stormwater retention pit with overflow TIE INTO EXIST		n/a	Yes	No
Propane tank location (if applicable) and screening		Yes	No	
Retaining walls (as required)		Yes	No	
Culvert (if required)		n/a	Yes	No

FIELD WORK				
Licensed survey and/or location of legal property corners		Yes	No	
Have the trees proposed for removal been flagged?		n/a	Yes	No
Have the house corners been staked out and strung for review?		Yes	No	

SPECIFICATIONS			
Have you supplied details on the Specification Sheet?		Yes	No
Siding and trim materials		Yes	No
Body, trim, and accent colors		Yes	No
Lighting sample		Yes	No
Roofing materials and color		Yes	No
Square footage of finished living space		Yes	No

The information above is accurate and true to the best of my knowledge.

Signature Craig Telgenhoff Date 04 / 24 / 26

Printed Name: Craig Telgenhoff
Circle One: Owner Contractor Other Representative

ACC Inspector Report 3 Austin Creek

Lot size: 6,997 sf

Property coverage: 40%

Open Space: 45%

West Front setback: 20' 4"

South Front setback: 20' 11"

East Rear setback: 22' 3"

North Rear setback: 5'

Driveway grade:

Height:

Definition 1: 23'

ACC Inspector Notes

Variance filed for open space. Please note that all required information is in the packet, however it is not on discreet pages.

SPECIFICATION SHEET

Item 20
Pg 5 of 26

Street Address 3 AUSTIN CREEK LANE

Div/Lot: DIV 1 LOT 54

Owner(s)/Contractor Name(s): OWNERS MICHAEL & ANGELA HILYAR
CONTRACTOR: CLT DESIGN/BUILD INC.

Siding Type: James Hardie 4" Reveal Lap Siding
Corrugated Metal Siding 24 ga..

Trim Type: Metal Trim at metal siding and garage doors. 5/4 painted cedar window and door trim at Hardie Siding Locations.

Gable Type: N/A

Roof Type: Two Roof Types:
Addition/New: Type 1 Flat Roof, TPO, Gray
Existing Roof: Gable




Lighting Type Two Types:
6" LED Soft White Can Lights
Frosted Glass Wall Sconce

Retaining Wall Materials: Stained Concrete (to match house body color)
Stained Exposed Foundation Walls

Other Finish Material: Timber Framed Entry Porch (Light Gray Stain)
Natural Ledger Stone Chimney

SAMPLES

SIDING/BODY	SIDING TRIM	ACCENT
<p>S1 HARDIE STAGGERED PANEL SHINGLE SIDING. COLOR: NAVAJO BEIGE</p> 	<p>T1 METAL & WOOD TRIM COLOR: COOL MATTE BLACK GAUGE: 24 GAUGE</p> 	<p>GARAGE DOOR</p> 
<p>S2 4" REVEAL HARDIE LAP SIDING. COLOR (1): MONTEREY TAUPE</p> 	<p>RETAINING WALL SAMPLE</p> 	<p>ENTRY DOOR</p> 
<p>S2 4" REVEAL HARDIE LAP SIDING. COLOR (2): VINTAGE</p> 	<p>S5 LEDGER STONE COLOR: MSI GRAY OAK SPLIT FACE LEDGER PANEL SIZE 6X24 PANEL</p> 	<p>LED WALL SCONCE: FROSTED GLASS</p> 

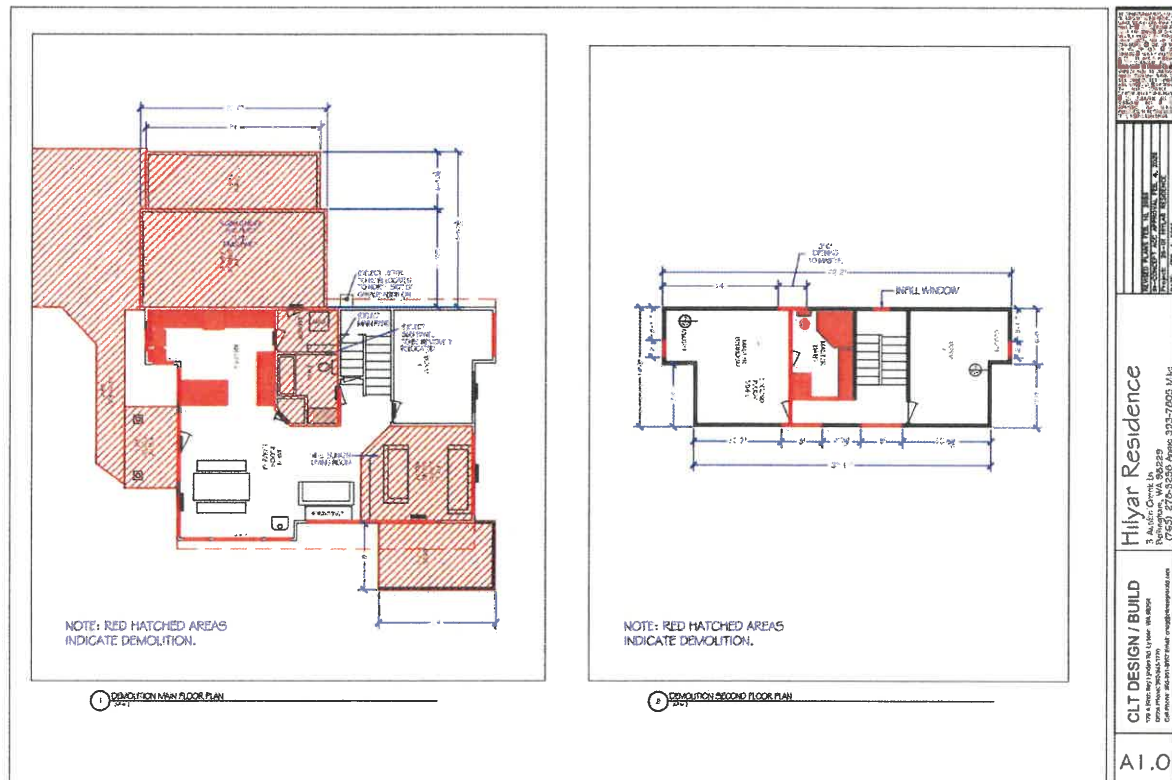
AEPSPAN METAL SIDING, NUWAVE CORRUGATED 22GA VINTAGE		
		
AEPSPAN SOFFIT FLUSH PANEL VENTED COLOR: METALIC CHAMPAGNE GAUGE: 22 GAUGE		
		
R2 AEP SPAN SNAP-SEAM METAL ROOFING 22 GAUGE COLOR: COOL MATTE BLACK		
		

Project description: Garage and deck expansion.

DEMOLITION: We propose to demolish the following existing structures (shown in red):

1. Demo Attached 264 sf garage.
2. Demo attached 144 sf shed.
3. Demo 62 sf entry porch.
4. Demo 112 sf deck
5. Demo Kitchen Cabinets
6. Demo Laundry room and bathroom.
7. Infill existing sunken living room.
8. Convert second floor bathroom into a laundry room.

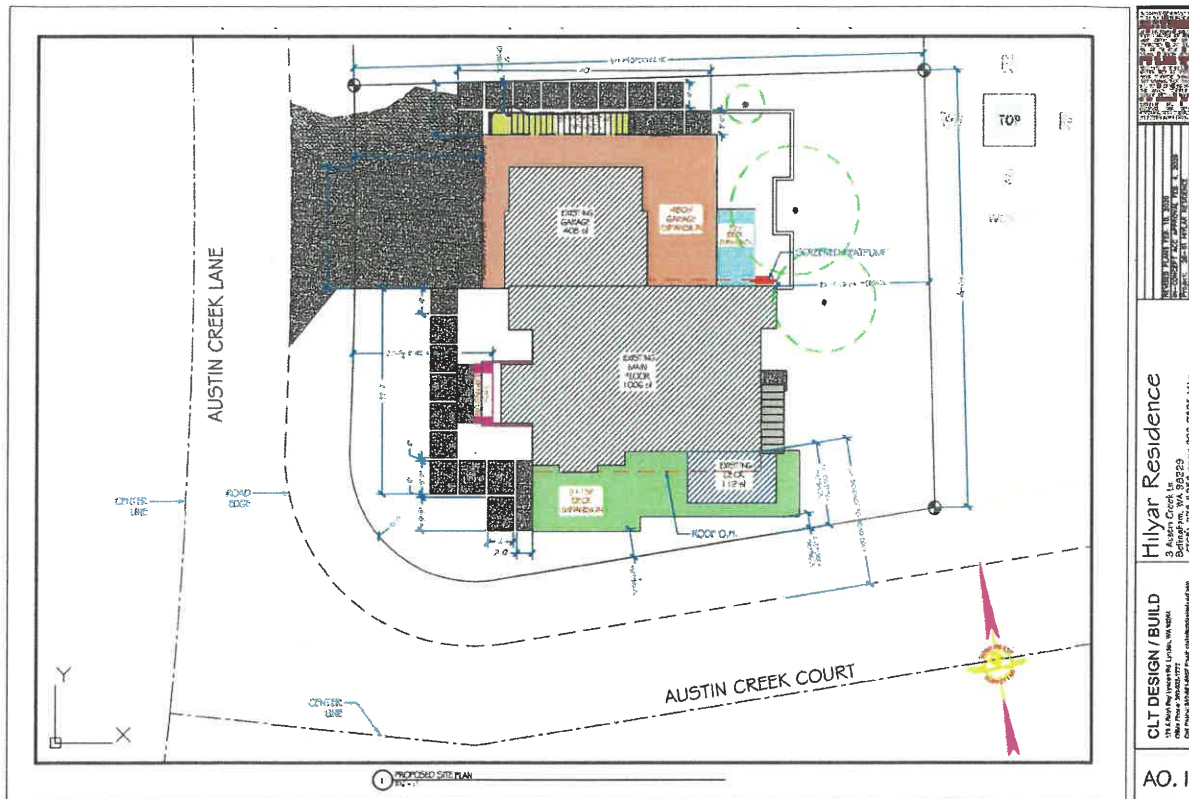
DEMOLITION PLAN:



PROPOSED REMODEL: We propose to replace or MODIFY the following:

Item 20
Pg 9 of 26

- **(RED) Garage:** Replace existing garage with a 888 sf garage.
- **(BLUE) Open Deck:** add deck off second floor (72sf)
- **(YELLOW) Open Stair:** add 80-sf open stairs off the north side of garage.
- **(GREEN) Open Deck:** add 423 sf composite deck off south side of house.
- **(PINK) Entry Porch:** add stairs and stair-landing to entry porch by 29sf.



INTERIOR LIVING SPACE ANALYSIS: Proposed interior living space will expand 1,004sf to 2,561sf.

INTERIOR LIVING SPACE:	AREA	UNIT	PROPOSED	UNIT	CHANGE
FIRST FLOOR	1006	SF	1155	SF	149
SECOND FLOOR	546	SF	1394	SF	848
TOTAL LIVING AREA:	1552		2549	SF	997

GARAGE ANALYSIS: Proposed garage will expand from 404sf to 877sf.

GARAGE & SHED	AS-BUILT	UNIT	PROPOSED	UNIT	CHANGE
ATTACHED GARAGE	264	SF	784	SF	520
SHED	144	SF		SF	-144
TOTAL GARAGE AREA:	408	SF	784	SF	376

HOUSE & DRIVEWAY COVERAGE ANALYSIS: 3,616 sf

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HOUSE & DRIVEWAY FOOTPRINT	AS-BUILT
EXISTING MAIN FLOOR	1006
PROPOSED ADDITION	888
PROPOSED ENTRY PORCH	29
PROPOSED DECK OFF LIVING	423
PROPOSED DECK OFF MASTER	72
PROPOSED OFFICE STAIRS	80
PROPOSED DRIVEWAY & SIDEWALKS	1118
TOTAL PROPERTY COVERAGE AND OPEN SPACE	3616
LOT AREA:	6678
% OF LOT COVERAGE	54%
ALLOWED	50%
VARAIANCE REQUEST	4%

50% OPEN SPACE REQUIREMENT: Based on a 6,997 square foot lot, the open space requirement is 3,499sf. The proposed open space is 3,616sf or 4% above the allowed lot coverage per Sudden Valley HOA Association Open Space Requirement.

We are requesting a 4% increase in lot coverage.

SETBACKS:

Front yard: 20'-3"

North: 5ft (measured from proposed office stair addition)

East: 24' (measured to existing house)

South: 13' (measured to existing house)

AS-BUILT PHOTO:



Item 20
Pg 11 of 26

PROPOSED REMODEL RENDERING:



SUDDEN VALLEY DRIVE
(APPROVED)

FOUND 1-1/4" BRASS SET MONUMENT
WITH ALUMINUM PINNY MARK, IN CONCRETE,
EST. 1984 SURV. DATE

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2010-0802578)
TP-370400003780000 - HELVAR

LOT 54, REPLAT OF SUDDEN VALLEY, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 14 THROUGH 16, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SURVEY NOTES

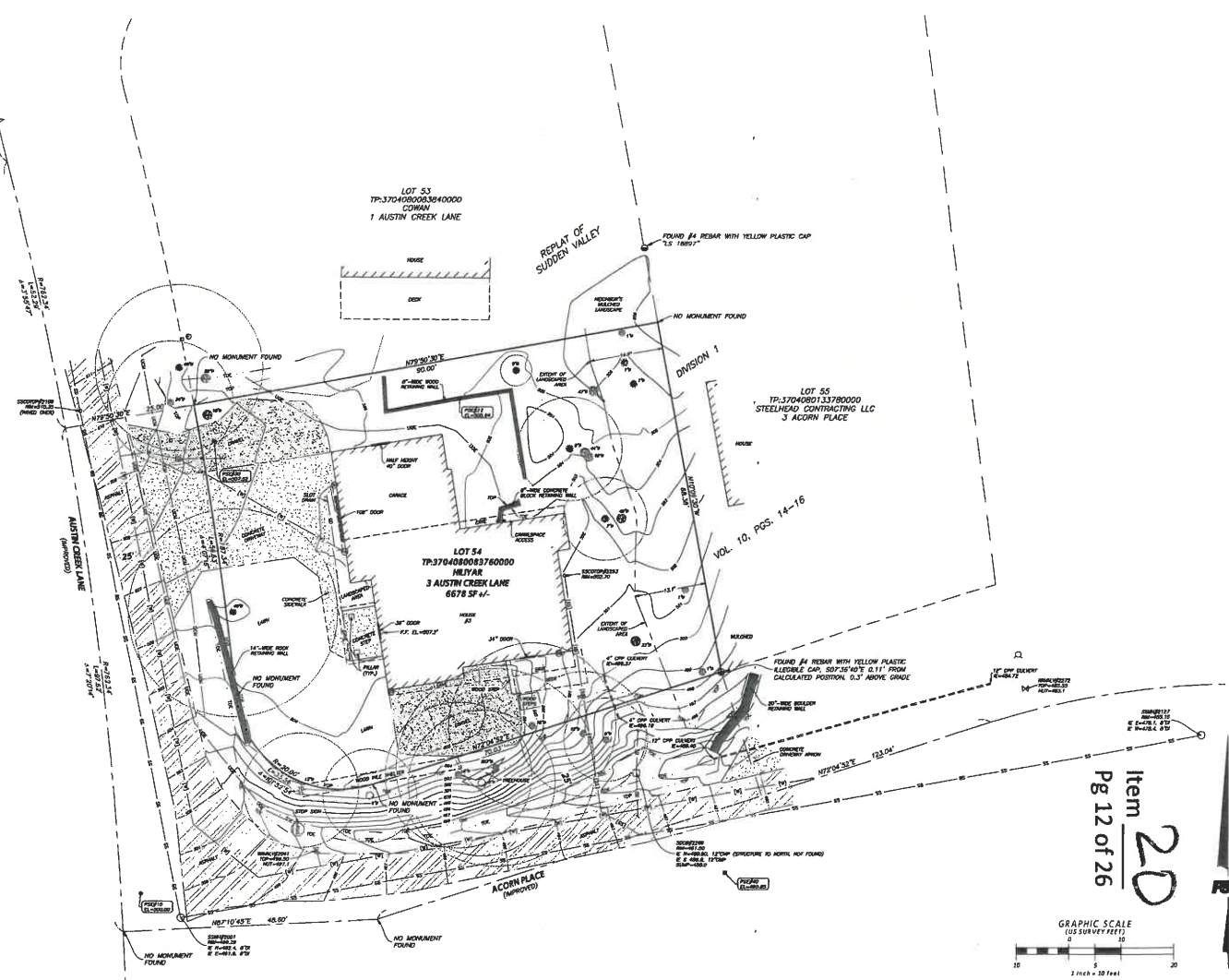
- 1) THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145.
- 2) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN FEBRUARY 2024.
- 3) EQUIPMENT USED: TRIMBLE DDT15L2 EDM ± 2 PPM ± 3 MM
- 4) HORIZONTAL DATUM: LOCAL ASSUMED. BASED ON BEARING MONUMENTED CENTERLINE OF SUDDEN VALLEY DRIVE BETWEEN AUSTIN CREEK LANE AND SHATTUCK COURT (NOT SHOWN HEREIN) SOUTH 79°24'38" WEST.
- 5) VERTICAL DATUM: LOCAL ASSUMED. ELEVATION = 500.00' AT PSE#10, AS SHOWN HEREIN.
- 6) CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1'-FOOT ACCURACY. TOPOGRAPHIC SURVEYS ARE MADE FROM COMPUTED GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- 7) UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK. UTILITY LOCATES BY 811-ONE CALL CENTER (PUBLIC RIGHT-OF-WAY ONLY).
- 8) THIS MAP IS NOT INTENDED TO REPRESENT A FORMAL BOUNDARY SURVEY, NOR DOES IT REFLECT ELEMENTS THAT A BOUNDARY SURVEY MAY DISCLOSE. BOUNDARY RELATED ELEMENTS DEPICTED HEREON ARE SHOWN FOR AVAILABLE RECORDS INFORMATION.
- 9) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT DEPICT ALL ENCUMBRANCES AND/OR EXCEPTIONS TO TITLE OF RECORD.

EXISTING LINE LEGEND

- = EXISTING ROADWAY CENTERLINE
- = EXISTING EDGE OF ASPHALT
- = EXISTING EDGE OF CONCRETE
- = EXISTING EDGE OF GRAVEL ROAD
- = EXISTING SIDEWALK
- = EXISTING STORM DRAINAGE
- = EXISTING STORM DRAIN LINE
- = EXISTING SANITARY SEWER GRAVITY LINE
- = RECORD SANITARY SEWER GRAVITY LINE
- = EXISTING WATER LINE
- = RECORD WATER LINE
- = EXISTING UNDERGROUND POWER
- = EXISTING UNDERGROUND COMMUNICATIONS LINE
- = EXISTING TOP OF SLOPE LINE
- = EXISTING TOE OF SLOPE LINE
- = EXISTING GRADE INDEX CONTOUR
- = EXISTING GRADE INTERNAL CONTOUR
- = EXISTING TREE DWP LINE
- = EXISTING EDGE OF LANDSCAPED AREA

EXISTING FEATURE SYMBOL LEGEND

- = EXISTING MONUMENT, AS NOTED
- = EXISTING REBAR AND CAPS, AS NOTED
- = SET NAIL AND TAG
- = SET MAG NAIL
- = EXISTING CATCH BASIN
- = EXISTING DOWNPOUT
- = EXISTING SANITARY SEWER HANDBOLE
- = EXISTING SANITARY SEWER CLEANOUT
- = EXISTING GATE VALVE
- = EXISTING MISC. METER
- = EXISTING FIRE HYDRANT
- = EXISTING INSOLE BUB
- = EXISTING STOP SIGN
- = EXISTING FIBER-OPTIC/DATA, PEDESTAL/REBAR
- = EXISTING ELECTRIC HANDBOLE
- = EXISTING ELECTRIC METER/SWITCH
- = EXISTING BROWN TREE
- = EXISTING FIR TREE
- = EXISTING MAPLE TREE
- = EXISTING STUMP
- = DIAMETER OF EXISTING TREE
- = EXISTING ASPHALT SURFACING
- = EXISTING CONCRETE SURFACING
- = EXISTING GRAVEL SURFACING



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REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	2/12/26	EXISTING CONDITIONS

MICHAEL & ANGELA HILYAR
3 AUSTIN CREEK LANE
BELLINGHAM, WA 98229

TOPOGRAPHIC SURVEY & EXISTING CONDITIONS

3 AUSTIN CREEK LANE
BELLINGHAM, WA 98229

SITUATE IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 4 EAST, WHATCOM COUNTY, WASHINGTON



PACIFIC SURVEYING & ENGINEERING, INC.
908 Squallum Way, Suite 211 | BELLINGHAM, WA 98225
P: 360.671.7347 | F: 360.671.4948
WWW.PACIFICSE.COM | INFO@PACIFICSE.COM

DATE	ISSUE #	DESIGN #	FIELD BOOKS
DATE	JCS	AJV	TF SERIES
DESIGN	-	-	STARTING
ISSUE	-	-	ASSUMED
DATE	20260113	20241013	DATE
HORIZ. SCALE	1" = 10'	-	HORIZ. LOCAL ASSUMED
VERT. SCALE	-	-	VERT. LOCAL ASSUMED
JOB#	20260113	-	-



Owner:
MICHAEL & ANGELA HILYAR
3 AUSTIN CREEK LN.
BELLINGHAM, WA 98229-7604
MICHAEL: miketohindy@gmail.com / 651-587-5153
ANGELA: angehlyar@gmail.com / 765-278-5258

Designer:
CLT Design / Build Inc.
179 Birch Bay Lynden Rd Suite A
Lynden, WA 98264
Office: 360-933-1770
Cell: 360-951-4957
Email: craig@cltdesignbuild.com

Structural Engineer:
JONES ENGINEERING
4164 MERIDIAN STREET SUITE 304
BELLINGHAM, WA 98225
C: 360-733-8888
C: 360-739-4997

Civil Engineer:
None

Landscape Architect:
Design / Build

General Contractor:
To Be Determined
Legal Description:
SUDDEN VALLEY DIV 1, REPLAT LOT 54

PROPERTY ID: 32878
TAX PARCEL#: 3704080083760000

Building Type:
Residential (R-1)

Applicable Codes
Whitcomb County Accepted Codes 15.04.010
2021 International Residential Code (IRC)
2021 Washington State Energy Code (WSEC)

Site Analysis
Total Site Area: 6,678 SF

Existing Building Living Square Footage:
Existing First Floor: 1,006
Existing Second Floor: 546 sf
Total Existing Living Area: 1552 sf

Existing Storage Shed: 144 sf
Existing Attached Garage: 284 sf
Total Existing to be Demolished: 408 sf

Existing Lot Coverage:
Total Existing House Footprint: 1948 SF
Existing Uncovered Deck: 112 sf
Existing Driveway & Sidewalks: 813 sf
Total Existing House, Driveway, Decks & Walks: 2,873 of 43%

Proposed Addition by Space:
Proposed Garage Addition: 784 sf
Proposed Mud-room/Powder Room addition: 104 sf
Proposed Entry Porch Addition: 45 sf
Proposed Second Floor Living Addition: 848 sf
Proposed Deck off Living: 423 sf
Proposed Deck off Master: 72 sf
Proposed Office Stairs: 80 sf

Proposed Building Living Square Footage:
Existing First Floor: 1,006sf
Proposed Entry Porch: 45 sf
Proposed Mud Room/Powder: 104 sf
Existing Second Floor: 546 sf
Proposed Second Floor Living Addition: 848 sf
Total Living Space (existing & proposed): 2,549sf

Proposed Lot Coverage:
Existing Main Floor: 1,006 sf
Proposed Building Addition: 868 sf
Proposed Entry Porch Addition: 29 sf
Proposed Deck off Living: 423 sf
Proposed Deck off Master: 72 sf
Proposed Office Stairs: 80 sf
Proposed Driveway & Sidewalks: 1,118 sf
TOTAL LOT COVERAGE: 3,616 SF 54%

DRAWING INDEX:

PLANS:

- A0.0: VICINITY MAP, PROJECT INFO
- A0.1: PROPOSED SITE PLAN
- A0.2: ENERGY CODE WORKSHEETS
- A0.3: DOOR & WINDOW SCHEDULE
- A1.1: DEMOLITION PLANS
- A1.2: MAIN FLOOR PLAN
- A1.3: SECOND FLOOR PLAN
- A1.4: ROOF PLAN A & B
- A1.5: ROOF PLANS C, E & F
- A1.6: PARAPET ROOF DETAILS

ELEVATIONS:

- A2.0: WEST ELEVATION (RENDERING)
- A2.1: WEST ELEVATION
- A2.2: SOUTH ELEVATION
- A2.3: EAST ELEVATION
- A2.4: NORTH ELEVATION

SECTIONS:

- A3.0: SECTION A
- A3.1: SECTION B
- A3.2: ENTRY SECTION PORCH C & D
- A3.3: ENTRY PORCH TIMBER FRAME DETAILS
- A3.4: FIRE PLACE DETAILS
- A3.5: WALL TYPE DETAILS

INTERIOR DETAILS:

- A4.0: FURNITURE PLANS
- A4.1: INTERIOR FINISH SCHEDULE
- A4.2: KITCHEN ELEVATIONS
- A4.3: BATHROOM 1 & POWDER ROOM ELEV
- A4.4: MUD ROOM ELEV
- A4.5: GREAT ROOM SOUTH ELEVATION
- A4.6: MASTER BATH ELEV.
- A4.7: BEDROOM 2 & 3 BATHROOM PLANS

APPLIANCES:

- APP APPLIANCE SPECS

MECHANICAL:

- M1.0: ENERGY CREDIT WORK SHEETS
- M1.1: MECHANICAL SPECS

PLUMBING:

- P1.0: PLUMBING FIXTURE SPECS
- P1.1: PLUMBING FIXTURE SPECS

ELECTRICAL:

- E1.0: MAIN FLOOR LIGHTING PLAN & LEGEND
- E1.1: SECOND FLOOR LIGHTING PLAN & LEGEND
- E1.2: LIGHT FIXTURE AND SWITCH SPECS.

ARCHITECTURAL FOUNDATION PLANS:

- AS1: ARCH. FOUNDATION PLAN
- AS2: ARCH. FOUNDATION PLAN
- AS3: ARCH. RETAINING WALL FOUNDATION PLAN

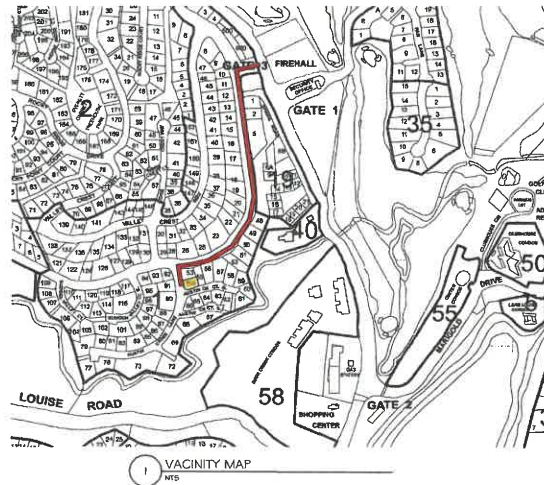
STRUCTURAL INDEX:

- S1.0: FOUNDATION PLAN/FLOOR FRAMING
- S2.0: ROOF FRAMING PLAN
- S3.0: SHEAR WALL PLAN

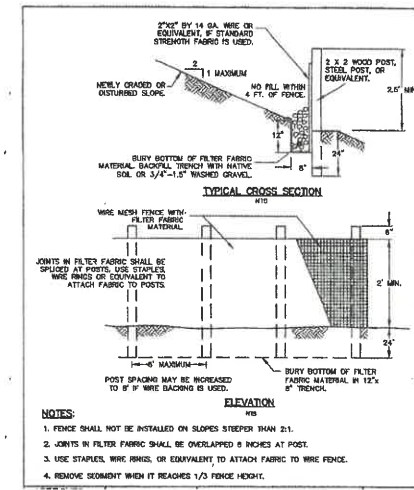
SURVEY:

- PACIFIC SURVEY & ENGINEERING SURVEY

Item
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20

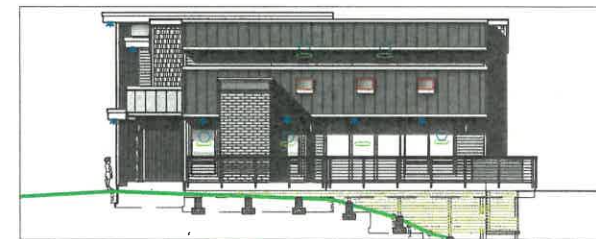


1 VICINITY MAP
NWS



NOTES:

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 8 INCHES AT POST.
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
4. REMOVE SEGMENT WHEN IT REACHES 1/3 FENCE HEIGHT.



THE DRAWINGS AND PLANS SET FORTH THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLT DESIGN / BUILD INC. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR ANY OTHER LOSS OR INJURY ARISING FROM THE USE OF THE DRAWINGS AND PLANS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS OR ANY OTHER LOSS OR INJURY ARISING FROM THE USE OF THE DRAWINGS AND PLANS.

PERMIT DOCUMENTS (ACD) APRIL 27, 2026
RECEIVED PLANS FEB. 10, 2026
IN-CONCEPT ACC. APPROVAL FEB. 4, 2026
Project: 26-01 HILYAR RESIDENCE
DATE: FEB. 4, 2026

Hilyar Residence
3 Austin Creek Ln
Bellingham, WA 98229
(765) 278-5258
Angie 393-7305 Mike

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179 A Birch Bay Lynden Rd Lynden, WA 98264
Office Phone: 360-933-1770
Cell Phone: 360-991-4957 Email: craig@cltdesignbuild.com

AO.0

APPENDIX J
Owners' and Contractors' Checklist

Site Plan Including Landscape Details
All Plans to include the following Information Legend

Prepared By	Craig L. Tolgenhoff CLT Design/Build Inc.
Phone Number	360-981-6957
Owners' Name(s)	MICHAEL & ANGELA HILYAR
Site Address Including Tax Parcel and Division & Lot	3 AUSTIN CREEK LANE DIV. 1 LOT 54 TAX PARCEL# 3704630083700000
Lot Area SF	6,878 SF
House Footprint SF	1,006 SF FIRST FLOOR
Vertical Height	21.62 FT +/-
Living Area SF	2,649 SF
Garage Area(s) SF	888 SF
Total Impervious Surface	3,616 SF
Driveway and Walkway SF	1,118 SF
Driveway Slope %	7%
Deck(s) SF	604 SF
Open Space %	54%
Defined Setbacks	N. 5', W. 22', E. 24', S. 13'
Elevation Landmarks	PACIFIC SURVEY & ENGINEERING (PSE) #30 EL = 507.62
Colors for House, Trim, Accents, Park Gray, Light Gray, Black Trim, Black Roof, Gray Stone Garage Door, Roof, Lights	ETCHED GLASS GARAGE DOORS WITH ALUMINUM BLACK FRAMES
Detailed Landscaping Plans to include	NO TREE REMOVAL, ADDING PAVER WALKWAYS
Trees Removal / Sustaining	
Whitcomb County Planning Review	

Site Analysis

Total Site Area: 6,878 SF

Existing Building Living Square Footages:

Existing First Floor: 1,006
Existing Second Floor: 546 sf
Total Existing Living Area: 1552 sf

Existing Storage Shed: 144 sf
Existing Attached Garage: 264 sf
Total Existing to be Demolished: 408 sf

Existing Lot Coverage:

Total Existing House Footprint: 1948 SF
Existing Uncovered Deck: 112 sf
Existing Driveway & Sidewalks: 813 sf
Total Existing House, Driveway, Decks & Walks: 2,873 sf 43%

Proposed Addition by Space:

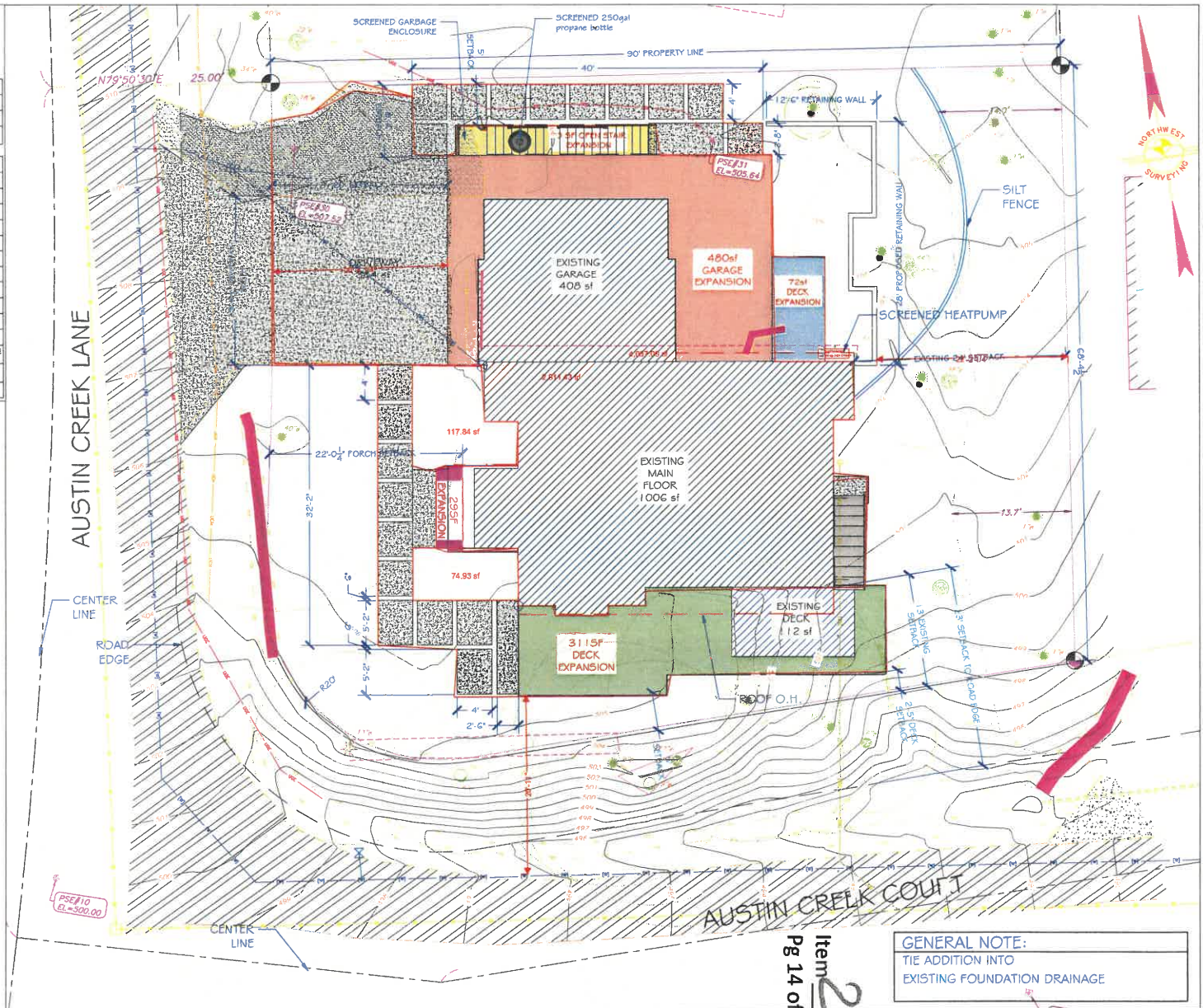
Proposed Garage Addition: 784 sf
Proposed Mud-room/Powder Room addition: 104 sf
Proposed Entry Porch Addition: 45 sf
Proposed Second Floor Living Addition: 848 sf
Proposed Deck off Living: 423 sf
Proposed Deck off Master: 72 sf
Proposed Office Stairs: 80 sf

Proposed Building Living Square Footages:

Existing First Floor: 1,006sf
Proposed Entry Porch: 45 sf
Proposed Mud Room/Powder: 104 sf
Existing Second Floor: 546 sf
Proposed Second Floor Living Addition: 848 sf
Total Living Space (existing & proposed): 2,549sf

Proposed Lot Coverage:

Existing Main Floor: 1,006 sf
Proposed Building Addition: 888 sf
Proposed Entry Porch Addition: 29 sf
Proposed Deck off Living: 423 sf
Proposed Deck off Master: 72 sf
Proposed Office Stairs: 80 sf
Proposed Driveway & Sidewalks: 1,118 sf
TOTAL LOT COVERAGE: 3,616 SF 54%



1 PROPOSED SITE PLAN
3/16" = 1"

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GENERAL NOTE:
TIE ADDITION INTO
EXISTING FOUNDATION DRAINAGE

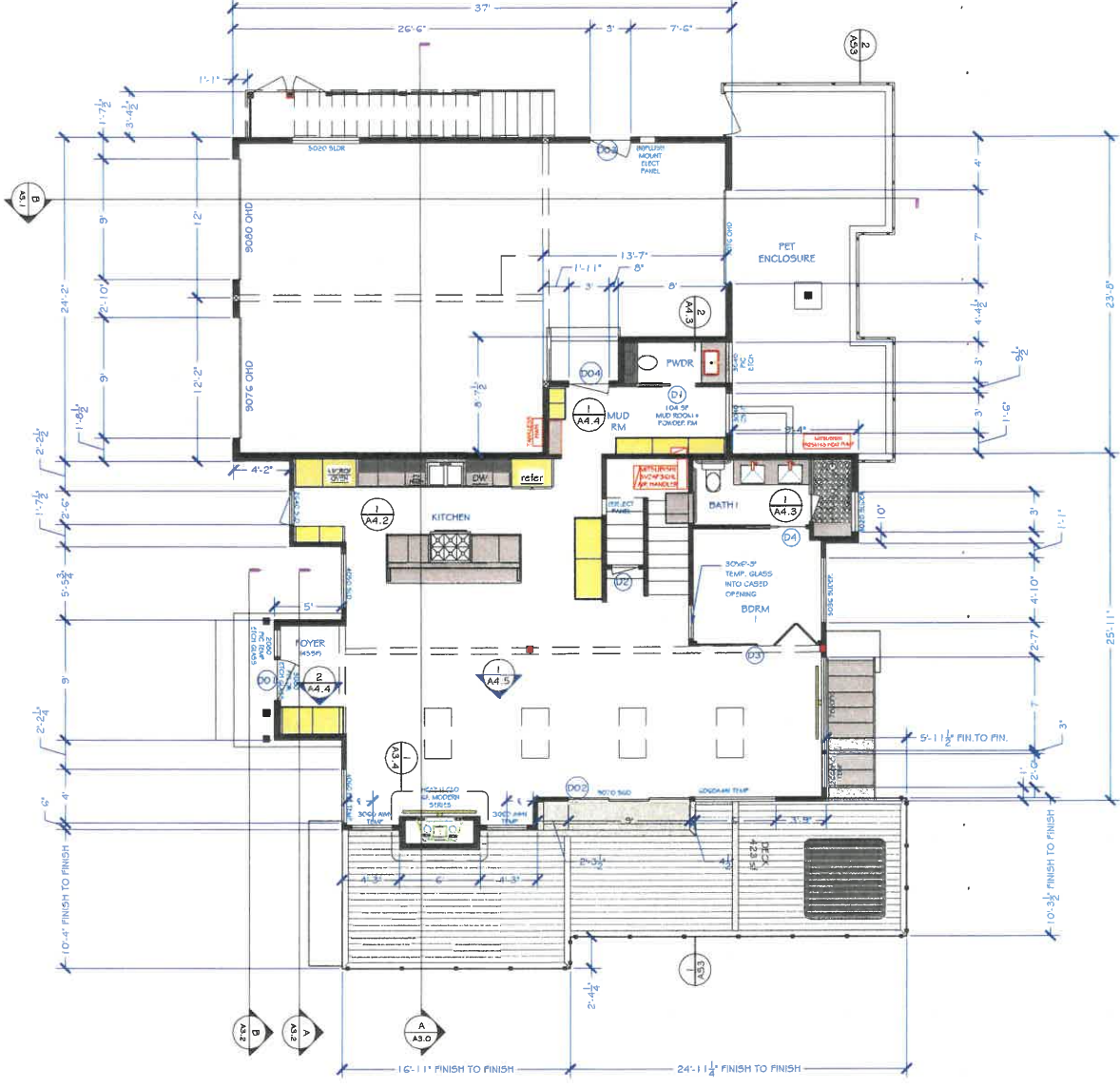
THE DRAWING AND PLAN SET FORTH ON THE SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CLT DESIGN/BUILD INC. AND USE OF THIS DRAWING IS LIMITED TO THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. HERETOBY AND FOR THE CONFIRMATION OF OUR BUSINESS AND USE OF THESE INSTRUMENTS OF SERVICE, WE HEREBY CERTIFY AND WARRANT THAT THE INFORMATION AND DATA PROVIDED TO US BY OUR CLIENTS AND THE INFORMATION FROM THE EXISTING RECORDS AND FIELD SURVEYING HAS BEEN CORRECTLY TRANSMITTED TO US AND WE HAVE BEEN RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED TO US BY OUR CLIENTS AND THE INFORMATION FROM THE EXISTING RECORDS AND FIELD SURVEYING.

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REVISED PLANS FEB. 10, 2026
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Project: 26-01 HILYAR RESIDENCE
DATE: FEB. 4, 2026

Hilyar Residence
3 Austin Creek Ln
Bellingham, WA 98229
(765) 278-5256 Angie 393-7805 Mike

CLT DESIGN / BUILD
178 A Birch Bay Junction Rd. Lynden, WA 98264
Office Phone: 360-981-6957
Cell Phone: 360-981-6957 Email: cmlt@cltdesignbuild.com

AO. I



1 PROPOSED MAIN FLOOR PLAN
1/4" = 1"

Item **20**
Pg 16 of 26

THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE HEREBY APPROVED FOR THE PROJECT OF CLT DESIGN/BUILD INC. THE CLIENT HAS REVIEWED THE DRAWINGS AND PLANS AND HAS ACCEPTED THE USE OF THE ORIGINAL DRAWINGS TO BE USED FOR THE PROJECT. THE CLIENT HAS REVIEWED THE DRAWINGS AND PLANS AND HAS ACCEPTED THE USE OF THE ORIGINAL DRAWINGS TO BE USED FOR THE PROJECT. THE CLIENT HAS REVIEWED THE DRAWINGS AND PLANS AND HAS ACCEPTED THE USE OF THE ORIGINAL DRAWINGS TO BE USED FOR THE PROJECT.

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179 A Birch Bay Lynden Rd. Lynden, WA 98264
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Cell Phone: 360-861-6557 Email: info@cltdesignbuild.com

AI.1



1 PROPOSED WEST ELEVATION
3/8" = 1"



2 ARTISTIC RENDERING (NOT EXACT)
NOT TO SCALE

SIDING LEGEND	
S1	HARDIE 5 TAGGED PANEL SHINGLE SIDING, COLOR: NAVAJO BEIGE
S2	#1 REVEN HARDIE LAP SIDING, COLOR (1): MONTEREY TAUPÉ, COLOR (2): VINTAGE
S3	AEPSPAN METAL SIDING, NIMWAVE CORRUGATED 2-2/3 COLOR: VINTAGE DURA TECH 5000 LRV 20 GAUGE: 22 GAUGE
S4	AEPSPAN SOFFIT, FLUSH PANEL, VENTED COLOR: METALIC CHAMPAGNE GAUGE: 22 GAUGE
S5	LEDGER STONE, COLOR: MSI GRAY OAK SPLIT FACE LEDGER PANEL, SIZE 6X24 PANEL
T1	AEPSPAN METAL TRIM, 22 GAUGE, COLOR: COOL MATTE BLACK GAUGE: 24 GAUGE (FINISHING TRIM IS OPIUM IN WHITE FOR QUANTITY)
R1	TPO MEMBRANE ROOF, COLOR: GRAY 60 MILL
R2	AEP SPAN SNAP-SEAM METAL ROOFING, 22 GAUGE, COLOR: COOL MATTE BLACK
W1	D/ NO. 01 POST/BEAM, SEMI SOLID STAIN, CLT CUSTOM COLOR, GRAY/BEIGE
W2	APPEARANCE GRADE, GULJAM BEAM, SEMI SOLID STAIN, CLT CUSTOM COLOR

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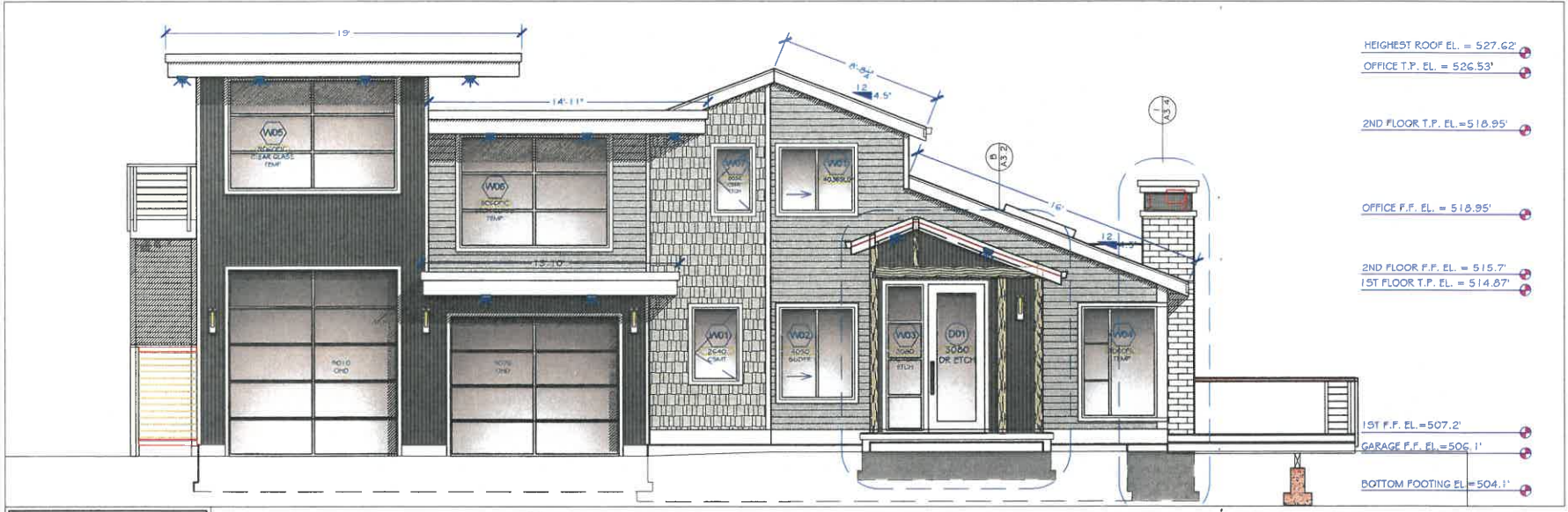
THE DRAWINGS AND RELATED INFORMATION ON THIS SHEET ARE HEREBY GIVEN TO YOU AS A SERVICE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLT DESIGN / BUILD. THIS SERVICE IS PROVIDED AS A COURTESY AND DOES NOT CONSTITUTE AN OFFER OF ANY PROFESSIONAL SERVICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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Hilyar Residence
 3 Austin Creek Ln
 Bellingham, WA 98229
 (765) 278-5258 Angle 393-7805 Mike

CLT DESIGN / BUILD
 179 A Birch Bay Lynden Rd Lynden, WA 98264
 Office Phone: 360-933-1770
 Cell Phone: 360-933-1497 Email: craig@cltdesignbuild.com

A2.0



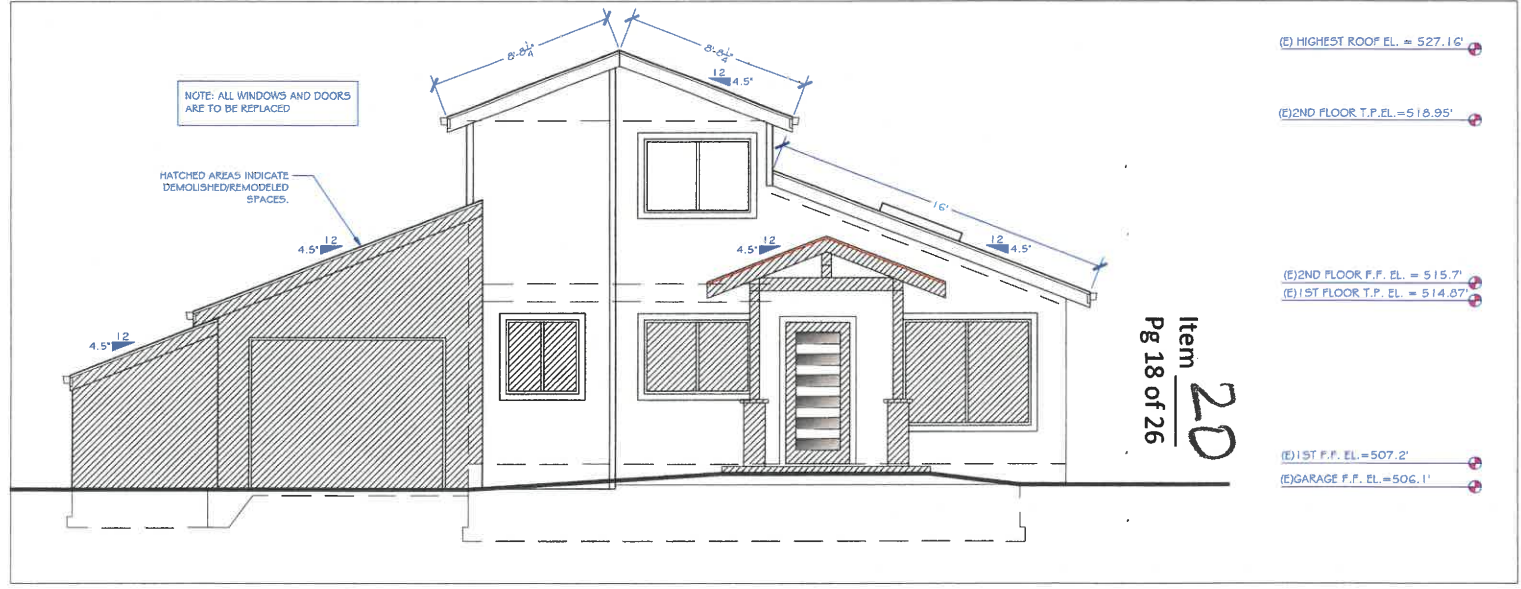
- HIGHEST ROOF EL. = 527.62'
- OFFICE T.P. EL. = 526.53'
- 2ND FLOOR T.P. EL. = 518.95'
- OFFICE F.F. EL. = 518.95'
- 2ND FLOOR F.F. EL. = 515.7'
- 1ST FLOOR T.P. EL. = 514.87'
- 1ST F.F. EL. = 507.2'
- GARAGE F.F. EL. = 506.1'
- BOTTOM FOOTING EL. = 504.1'

1 PROPOSED WEST ELEVATION
3/8" = 1"

SIDING LEGEND	
S1	HARDIE STAGGERED PANEL SHINGLE SIDING. COLOR: NAVADO BEIGE
S2	REVEL HORIZ. LAF SIDING. COLOR (1): MONTEREY TAUPN. COLOR (2): VINTAGE
S3	AEPSFAN METAL SIDING NUWAVE CORRUGATED 2-2/8. COLOR: VINTAGE DURA TECH 5000 NEW 2/0 GAUGE: 22 GAUGE
S4	AEPSFAN SOPFIT FLUSH PANEL VENTED. COLOR: METALIC CHAMPAGNE GAUGE: 22 GAUGE
S5	LEDGER STONE. COLOR: M51 GRAY OAK, SPLIT FACE. LEDGER PANEL. SIZE: 6/8" PANEL.
T1	AEPSFAN METAL TRIM 2 1/2 GAUGE. COLOR: COOL MATTE BLACK GAUGE: 24 GAUGE (BRASSING TRIM IS TO REMAIN IN WHITE FOR CLSHPY)
R1	TPO MEMBRANE ROOF. COLOR: GRAY 60 MIL
R2	AEPSFAN SNAP-SEAM METAL ROOFING. 22 GAUGE. COLOR: COOL MATTE BLACK
W1	DF NO.01 POST/BEAM SEMI SOLID STAIN. CLT CUSTOM COLOR GRAY/BEIGE
W2	APPEARANCE GRADE GULF-AM BEAM SEMI SOLID STAIN. CLT CUSTOM COLOR

NOTE: ALL WINDOWS AND DOORS ARE TO BE REPLACED

HATCHED AREAS INDICATE DEMOLISHED/REMODELED SPACES.



- (E) HIGHEST ROOF EL. = 527.16'
- (E) 2ND FLOOR T.P. EL. = 518.95'
- (E) 2ND FLOOR F.F. EL. = 515.7'
- (E) 1ST FLOOR T.P. EL. = 514.87'
- (E) 1ST F.F. EL. = 507.2'
- (E) GARAGE F.F. EL. = 506.1'

2 AS-BUILT WEST ELEVATION
3/8" = 1"

Item 20
Pg 18 of 26

THE ENGINEER AND PLANS SET FORTH ON THE SHEET AS REPRESENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CLT DESIGN/BUILD. NO REUSE OF THE DRAWING IS LIMITED TO A SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OF THESE OR ANY OTHER DRAWINGS OR SPECIFIC PROVISIONS WITHOUT THE WRITTEN PERMISSION OF CLT DESIGN/BUILD, INC. IS AN VIOLATION FROM THE ENGINEER'S PROFESSIONAL LIABILITY INSURANCE. THESE DRAWINGS SHALL NOT BE USED IN ANY MANNER THAT WOULD CONSTITUTE A REVERSE ENGINEERING OR VIOLATE ANY APPLICABLE LAW. THE ENGINEER AND PLANS SET FORTH ON THE SHEET AS REPRESENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CLT DESIGN/BUILD. NO REUSE OF THE DRAWING IS LIMITED TO A SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OF THESE OR ANY OTHER DRAWINGS OR SPECIFIC PROVISIONS WITHOUT THE WRITTEN PERMISSION OF CLT DESIGN/BUILD, INC. IS AN VIOLATION FROM THE ENGINEER'S PROFESSIONAL LIABILITY INSURANCE. THESE DRAWINGS SHALL NOT BE USED IN ANY MANNER THAT WOULD CONSTITUTE A REVERSE ENGINEERING OR VIOLATE ANY APPLICABLE LAW. THE ENGINEER AND PLANS SET FORTH ON THE SHEET AS REPRESENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CLT DESIGN/BUILD. NO REUSE OF THE DRAWING IS LIMITED TO A SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OF THESE OR ANY OTHER DRAWINGS OR SPECIFIC PROVISIONS WITHOUT THE WRITTEN PERMISSION OF CLT DESIGN/BUILD, INC. IS AN VIOLATION FROM THE ENGINEER'S PROFESSIONAL LIABILITY INSURANCE. THESE DRAWINGS SHALL NOT BE USED IN ANY MANNER THAT WOULD CONSTITUTE A REVERSE ENGINEERING OR VIOLATE ANY APPLICABLE LAW.

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 Project: 26-01 HILYAR RESIDENCE
 DATE: FEB. 4, 2026

Hilyar Residence
 3 Austin Creek Ln
 Bellingham, WA 98229
 (765) 278-5258 Atgine 393-7805 Mike

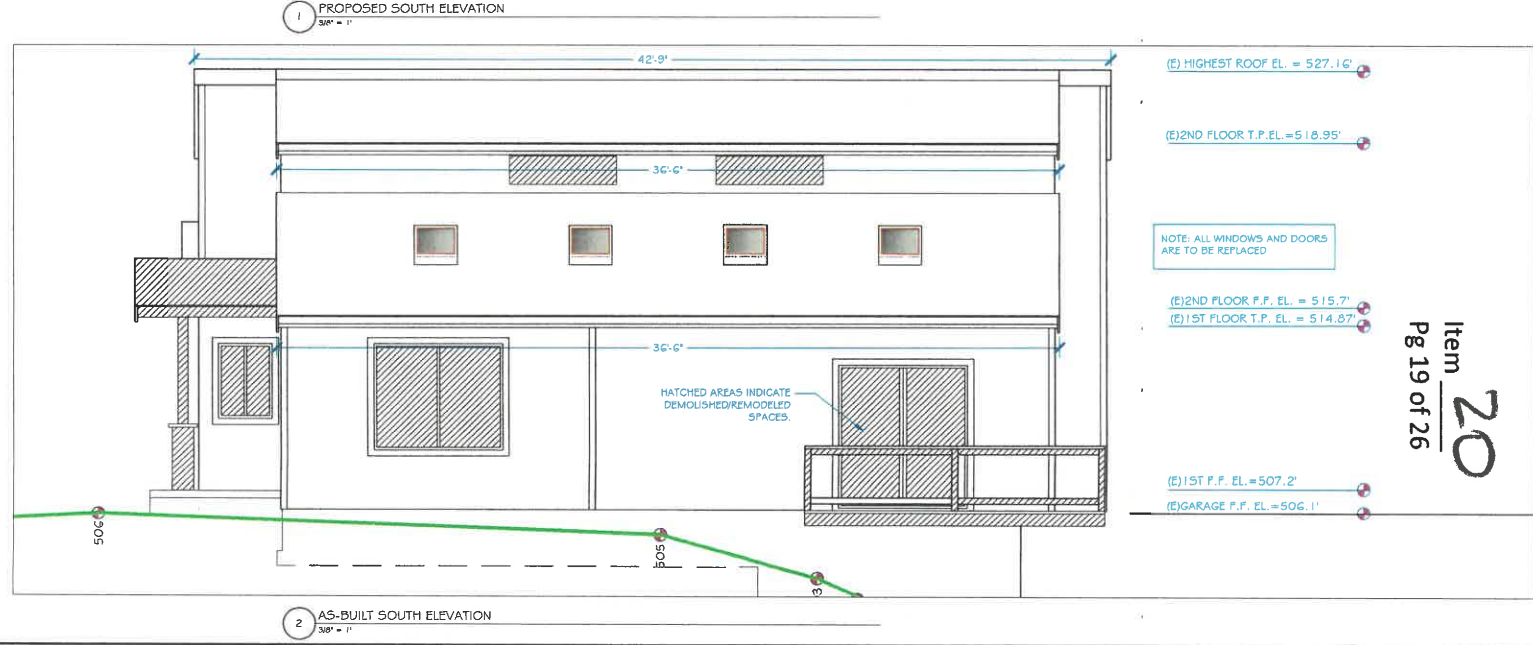
CLT DESIGN / BUILD
 179 S Birch Bay Lynden Rd. Lynden, WA 98949
 Office Phone: 360-834-1770
 Cell Phone: 360-981-6987 Email: cnd@cltdesignbuild.com

A2.1



HIGHEST ROOF EL. = 527.62'
 OFFICE T.P. EL. = 526.53'
 2ND FLOOR T.P. EL. = 518.95'
 OFFICE F.F. EL. = 518.95'
 2ND FLOOR F.F. EL. = 515.7'
 1ST FLOOR T.P. EL. = 514.87'
 1ST F.F. EL. = 507.2'
 GARAGE F.F. EL. = 506.1'
 BOTTOM FOOTING EL. = 504.1'

SIDING LEGEND	
S1	HARDIE STAGGERED PANEL SHINGLE SIDING. COLOR: NAVAJO BEIGE
S2	4" REVEAL HARDIE LAF SIDING. COLOR (1): MONTICERY TAUPÉ. COLOR (2): VINTAGE
S3	AESPAN METAL SIDING. NEWAVE CORRUGATED 24-23. COLOR: VINTAGE DURA TECH 5000 LRV 20 GAUGE: 22 GAUGE
S4	AESPAN SOFFIT. FLUSH PANEL VENTED. COLOR: METALLIC CHAMPAGNE GAUGE: 22 GAUGE
S5	LEDGER STONE. COLOR: MEX GRAY OAK SPLIT FACE LEDGER PANEL. SIZE 6X24 PANEL
T1	AESPAN METAL TRIM. 22 GAUGE. COLOR: COOL MATTE BLACK GAUGE: 24 GAUGE (2" HINGED TRIMS & SINKS IN LEVEL 1 OR 2/3/4/5)
R1	TPO MEMBRANE ROOF. COLOR: GRAY 50 MILL
R2	AESPAN SNAP-SEAM METAL ROOFING. 22 GAUGE. COLOR: COOL MATTE BLACK
W1	0" NO. 01 POST/BEAM SEMI SOLID STAIN. CLT CUSTOM COLOR. GRAY/BEIGE
W2	APPEARANCE GRADE CLUAM BEAM SEMI SOLID STAIN. CLT CUSTOM COLOR



(E) HIGHEST ROOF EL. = 527.16'
 (E) 2ND FLOOR T.P. EL. = 518.95'
 (E) 2ND FLOOR F.F. EL. = 515.7'
 (E) 1ST FLOOR T.P. EL. = 514.87'
 (E) 1ST F.F. EL. = 507.2'
 (E) GARAGE F.F. EL. = 506.1'

Item
 Pg 19 of 26
 20

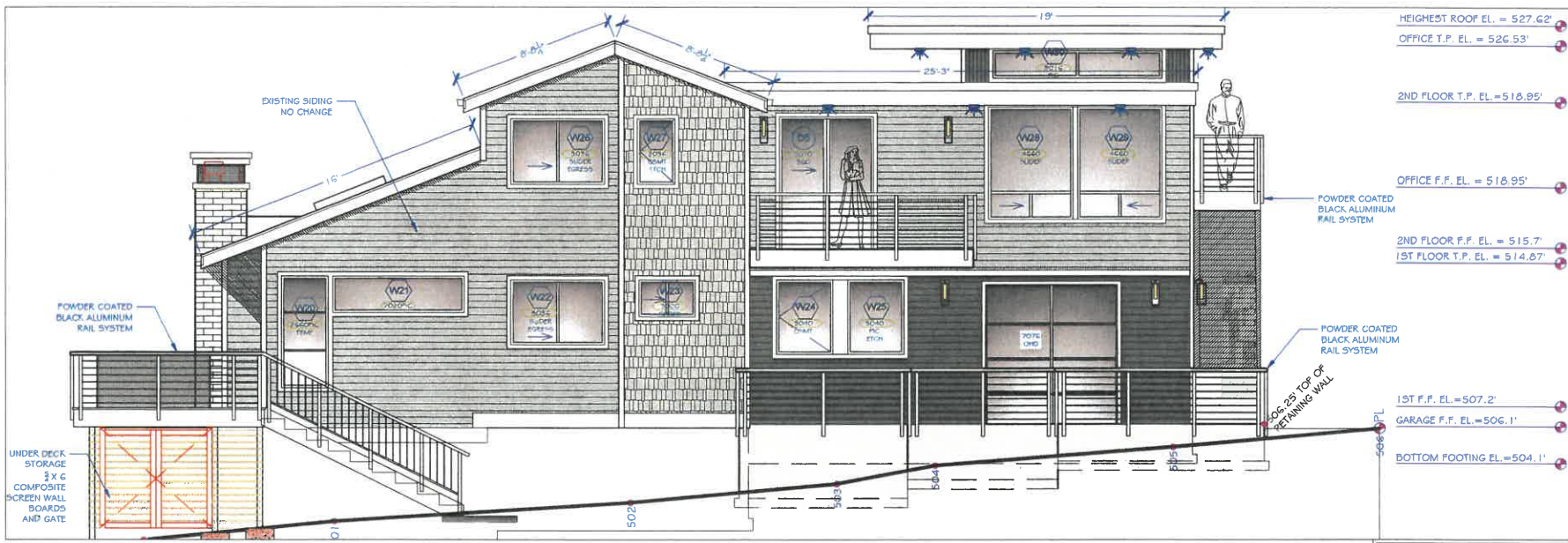
THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS REPRESENTATIVE OF THE PROJECT AND SHALL BE USED ONLY FOR THE PURPOSES AND USES SPECIFICALLY IDENTIFIED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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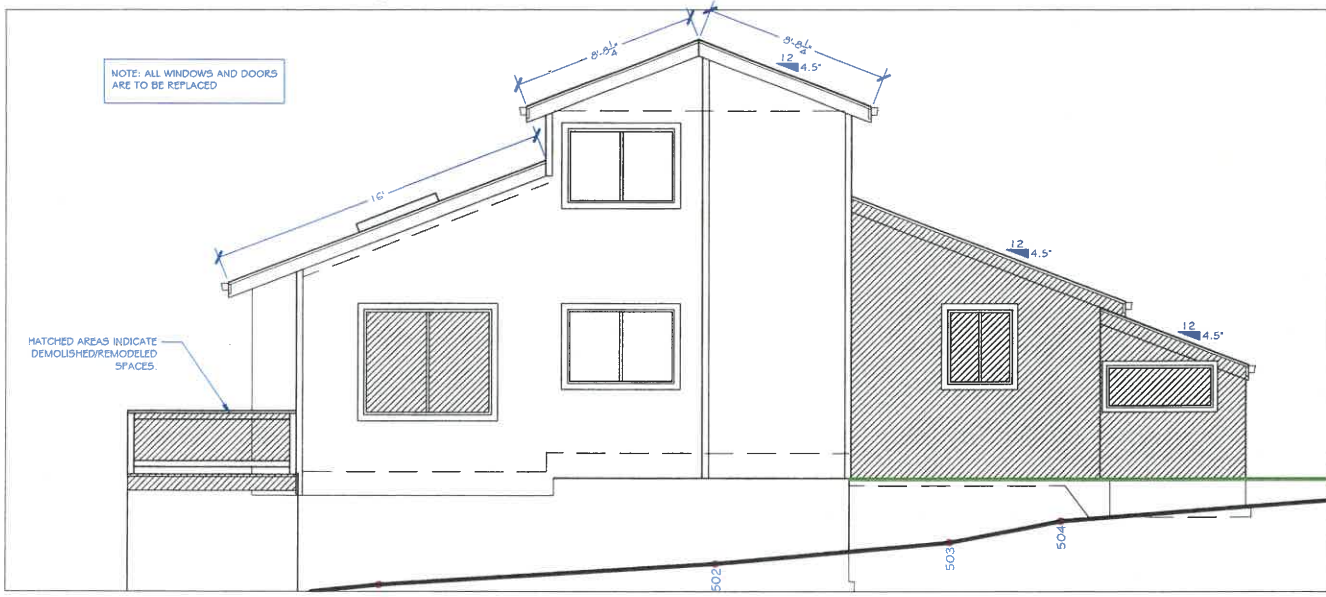
Hilyar Residence
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 (765) 278-5258, Angie 393-7805 Mike

CLT DESIGN / BUILD
 175 A Birch Bay Lynden Rd Lynden, WA 98264
 Office Phone: 360-931-1770
 Cell Phone: 360-931-4957 Email: info@cltdesignbuild.com

A2.2



1 PROPOSED EAST ELEVATION
3/8" = 1'



2 AS-BUILT EAST ELEVATION
3/8" = 1'

SIDING LEGEND	
S1	HARDIE STAGGERED PANEL SHINGLE SIDING COLOR: NAVAJA BEIGE
S2	1" REVEAL HARDIE LAP SIDING COLOR (1): WINTERLY FAIRIE COLOR (2): VINTAGE
S3	AEP SPAN METAL SIDING NAVAJO CORRUGATED 2-23 COLOR: VINTAGE DUPA TECH 5000 LRV 20 GAUGE: 22 GAUGE
S4	AEP SPAN SOFFIT FLUSH PANEL VENTED COLOR: METALIC CHAMPAGNE GAUGE: 22 GAUGE
S5	LEDGER STONE COLOR: MSH GRAY OAK SPLT FACE LEDGER PANEL SIZE: 6X24 PANEL
T1	AEP SPAN METAL TRIM 22 GAUGE COLOR: COOL MATTE BLACK GAUGE: 24 GAUGE (DRAWING TRIM IS SHOWN IN WHITE FOR CLARITY)
R1	TPO MEMBRANE ROOF COLOR: GRAY GD HILL
R2	AEP SPAN SNAP-SEAM METAL ROOFING 22 GAUGE COLOR: COOL MATTE BLACK
W1	DI" NO.01 POST/BEAM SEMI SOLID STAIN CLT CUSTOM COLOR GRAY/BEIGE
W2	APPEARANCE GRADE GLULAM BEAM SEMI SOLID STAIN CLT CUSTOM COLOR

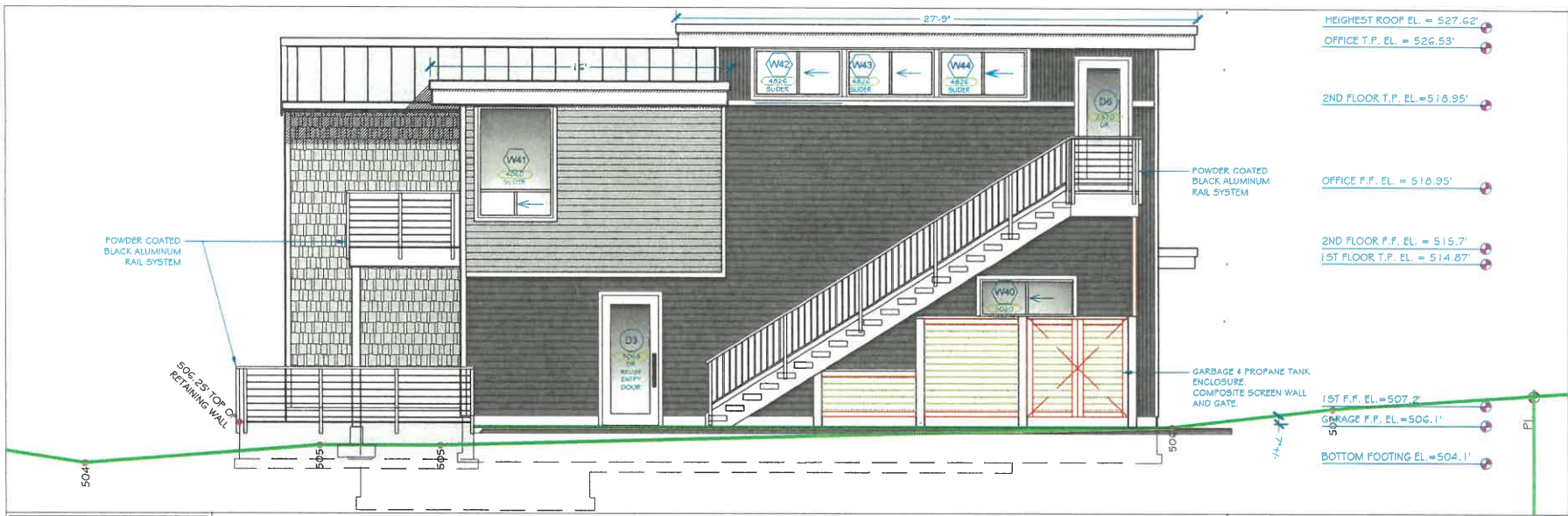
THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN THE PROPERTY OF CLT DESIGN & BUILD. NO USE OF THIS DRAWING IS PERMITTED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF CLT DESIGN & BUILD. THE OFFICE MUST BE ADVISED OF ANY WORK FROM THE ORIGINAL DRAWINGS OR FROM THESE DRAWINGS. THESE DRAWINGS SHALL BE VOID IN WHOLE OR IN PART IF ANY WORK IS DONE BY ANYONE OTHER THAN THE CONTRACTOR. A CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWINGS FROM THE PROJECT.

PERMIT DOCUMENTS (ACC. APRIL 27, 2026)
REVISED PLANS FEB. 10, 2026
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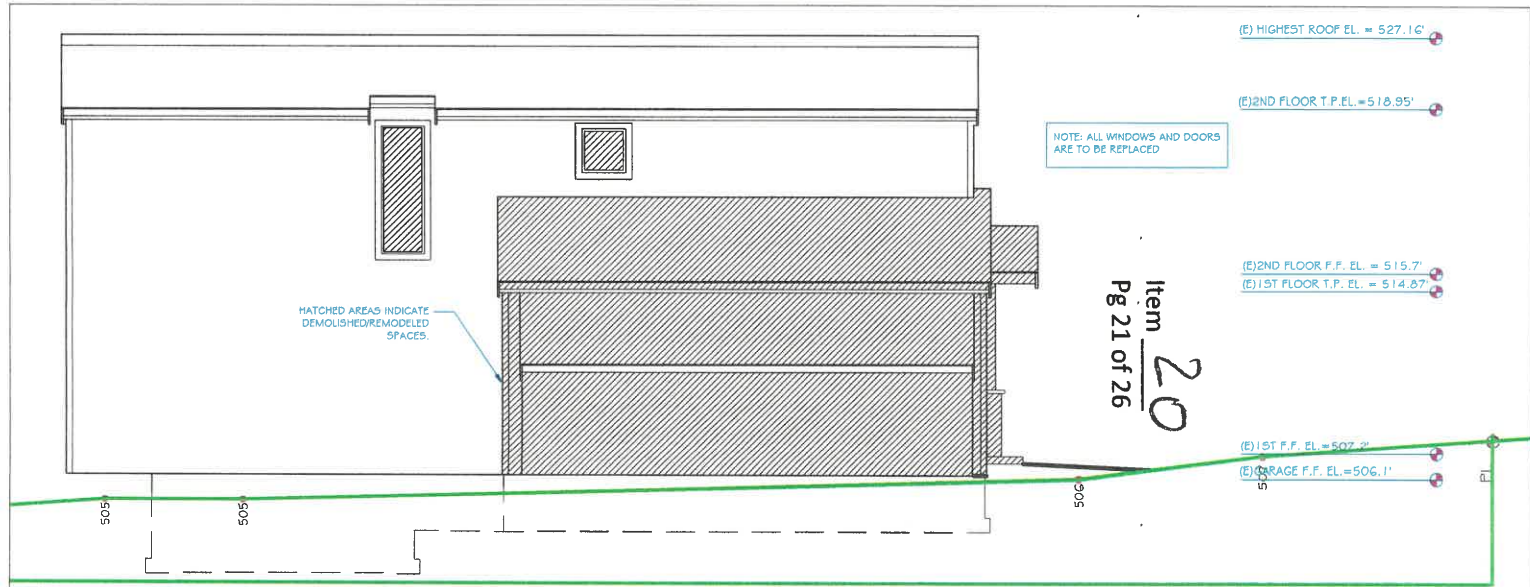
CLT DESIGN / BUILD
179 1/2 Brook Bay Lynden Rd Lynden, WA 98264
Office: 360-941-1379
Cell: 360-941-1377 Email: ctb@cltdesignbuild.com

A2.3



1 PROPOSED NORTH ELEVATION
3/8" = 1"

SIDING LEGEND	
S1	HARDIE STAGGERED PANEL SHINGLE SIDING. COLOR: NAVAJO BEIGE
S2	4" REVERA PANELS CAP SIDING. COLOR: (1) WICKSTEAK TAUPES. COLOR: (2) VINTAGE
S3	KEPSPAN METAL SIDING. N/WAVE CORRUGATED 2-2/3" GAUGE. VINTAGE DURA TECH 5000 SERV 20. GAUGE: 22 GAUGE
S4	KEPSPAN SOFFIT. FLUSH PANEL VENTED. COLOR: METALIC. CHAMPAGNE GAUGE. 22 GAUGE
S5	LENNER STONE. COLOR: WSI GRAY OAK SPLIT. FACE LEDGER PANEL. SIZE: 6X24 PANEL
T1	KEPSPAN METAL TRIM. 22 GAUGE. COLOR: LUXA MATTI BLACK. GAUGE: 24 GAUGE. (FRAMING TRIM IS SHOWN IN WHITE FOR CLARITY)
R1	TPO MEMBRANE ROOF. COLOR: GRAY. 60 MILL
R2	KEP SPAN SNAP-SEAM METAL ROOFING. 22 GAUGE. COLOR: COOL MATTI BLACK
W1	DF NO.01 POST/BEAM. SEMI SOLID STAIN. CLT CUSTOM COGR. GRAY/BEIGE
W2	APPEARANCE GRADE. GULLIAM BEAM. SEMI SOLID STAIN. CLT CUSTOM COLOR



2 AS-BUILT NORTH ELEVATION
3/8" = 1"

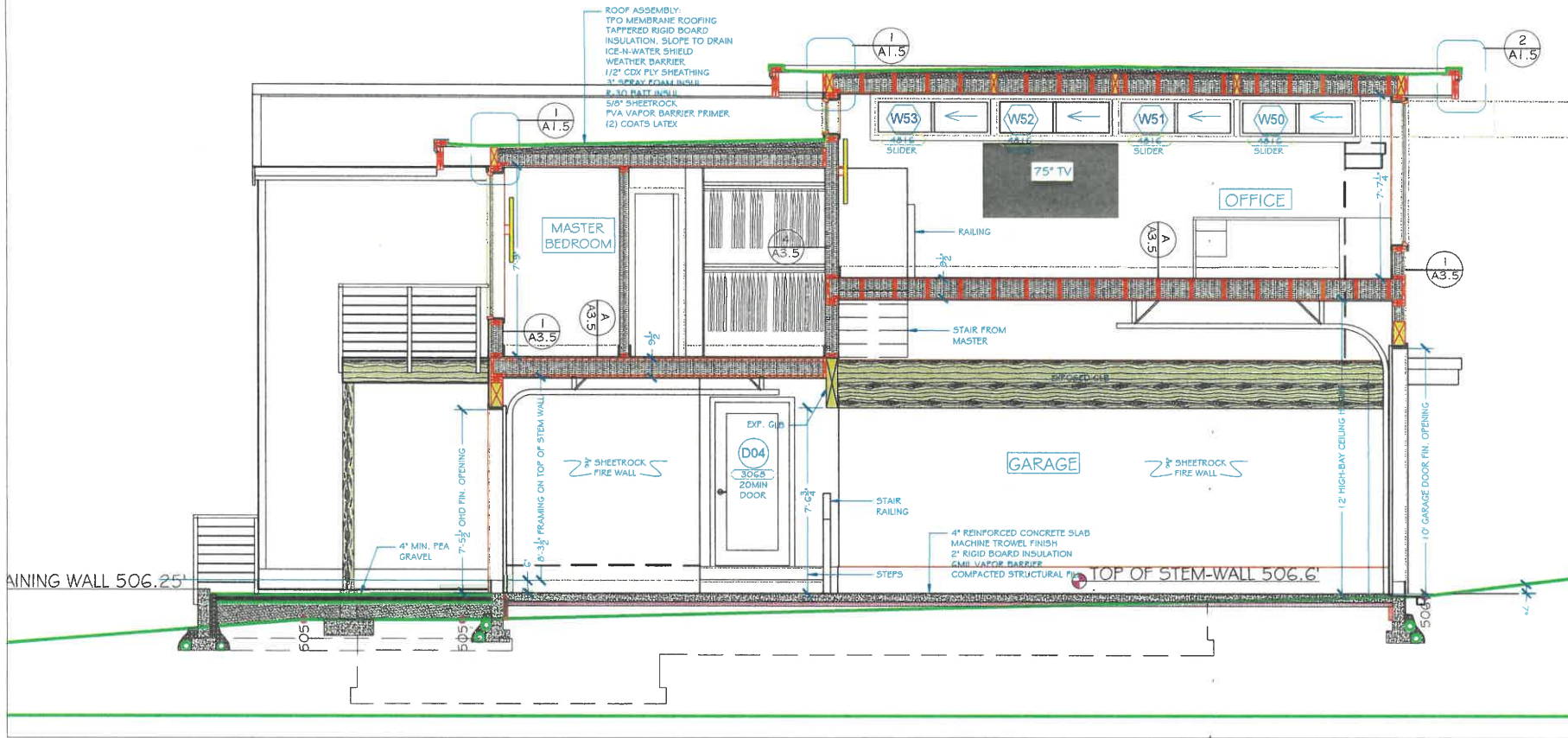
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PERMIT DOCUMENTS (ACC) APRIL 27, 2028
 UN-CONCEPT ACC APPROVAL FEB 4, 2028
 PROJECT: 28-01 HILYAR RESIDENCE
 DATE: FEB. 4, 2028

Hilyar Residence
 3 Austin Creek Ln
 Bellingham, WA 98229
 (765) 278-5258 Angle 393-7805 Mike

CLT DESIGN / BUILD
 179 A Birch Bay Lynnen Rd. Lynden, WA 98249
 Office Phone: 360-303-1770
 Cell Phone: 360-981-6987 Email: craig@cltdesignbuild.com

A2.4



1 SECTION A
1/2" = 1"

THE DRAWING ARCHITECT HAS REVIEWED FOR THE SAFETY OF THE BUILDING AND THE PROTECTION OF THE PUBLIC. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

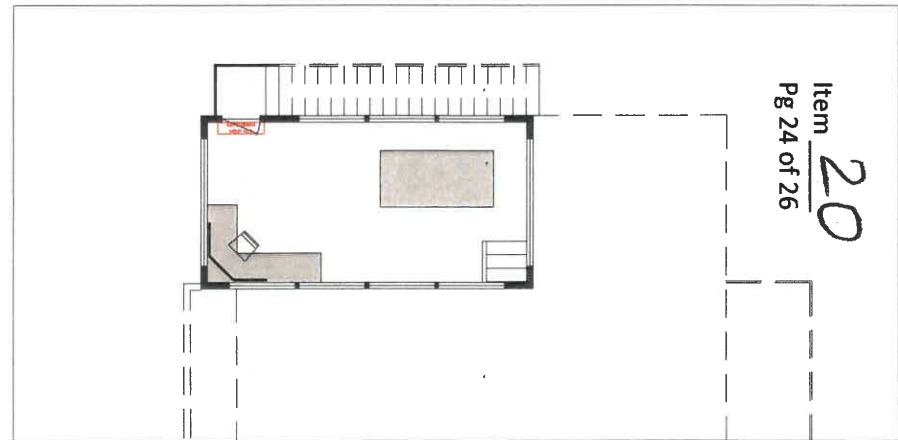
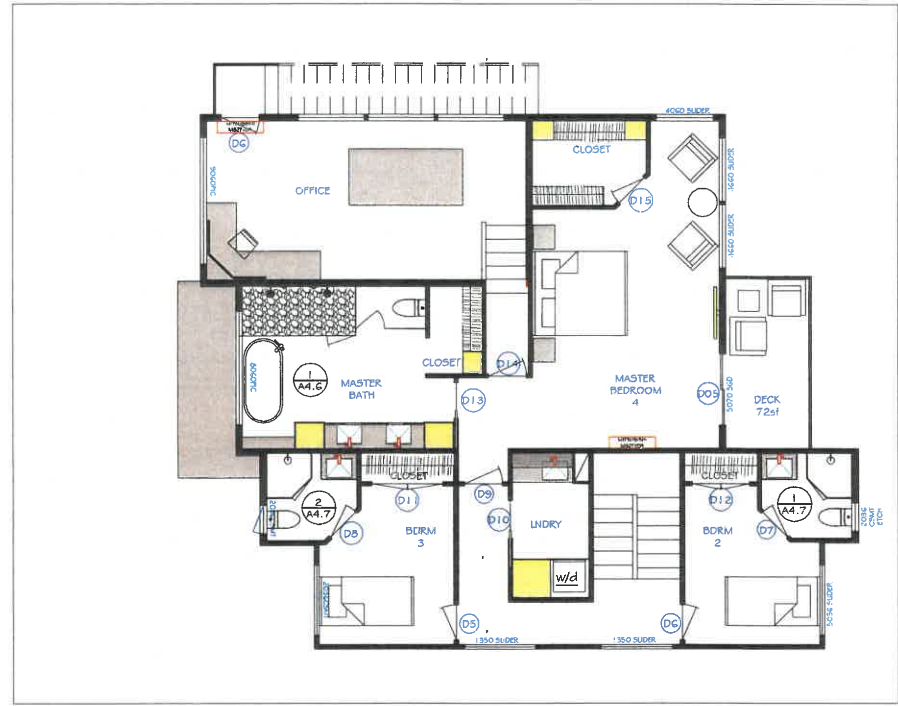
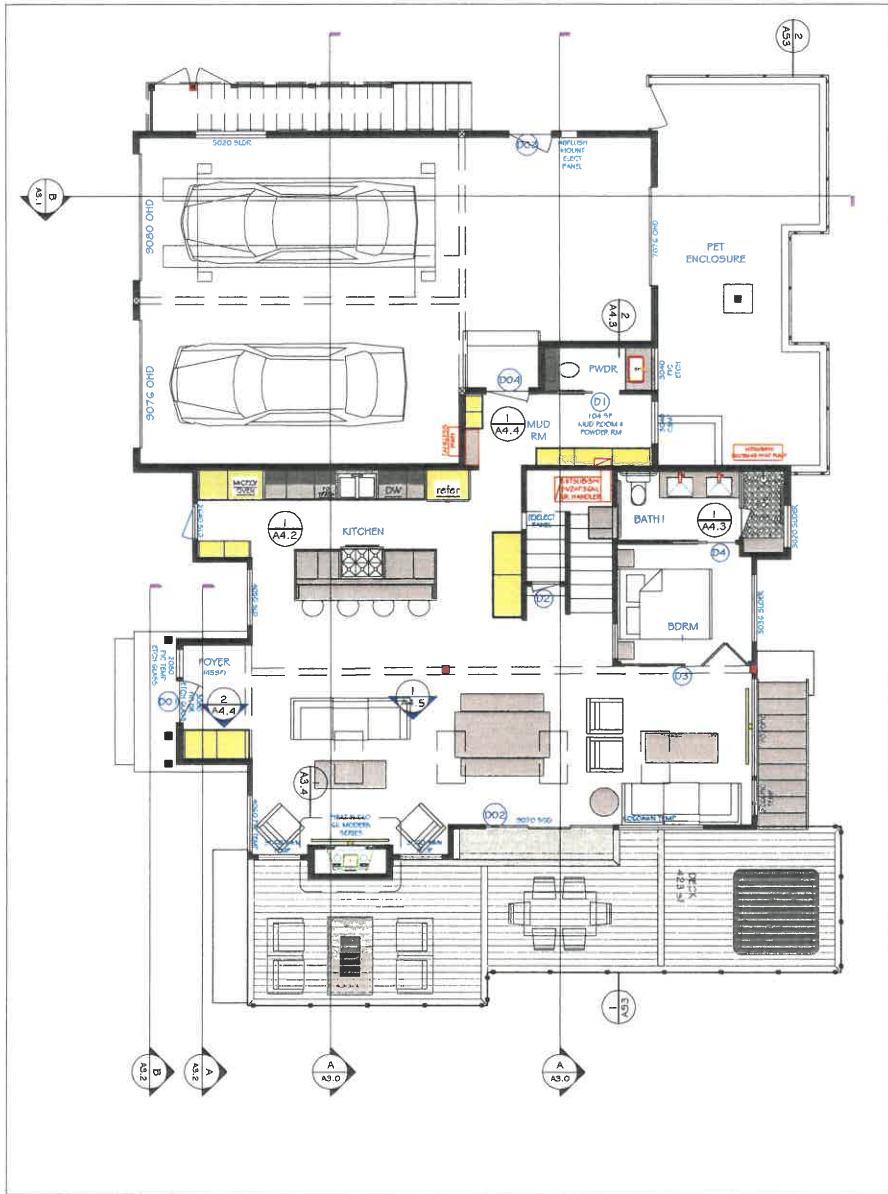
PERMIT DOCUMENTS (ACC) APRIL 27, 2026
 REVISED PLANS FEB. 10, 2026
 IN-CONCEPT ACC APPROVAL FEB. 4, 2026
 Project: 28-01 HILYAR RESIDENCE
 DATE: FEB. 8, 2026

Hilyar Residence
 3 Austin Creek Ln
 Bellingham, WA 98229
 (765) 278-5258 Angle 393-7805 Mike

CLT DESIGN / BUILD
 179 A Birch Bay Lynden Rd
 Lynden, WA 98264
 Office Phone: 360-933-1770
 Cell Phone: 360-951-6967 Email: cmlg@cltdesignbuild.com

A3.1

Item 20
 Pg 23 of 26



THE DRAWING AND PLAN SET FOLLOWS THE BEST INTERESTS OF SERVICE AND SHALL BE THE PROPERTY OF CLT DESIGN/BUILD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLT DESIGN/BUILD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THESE DRAWINGS, THESE DIMENSIONS, AND ALL INFORMATION CONTAINED HEREIN SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. A CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. CLT DESIGN/BUILD SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO THE CONTRACTOR'S FAILURE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

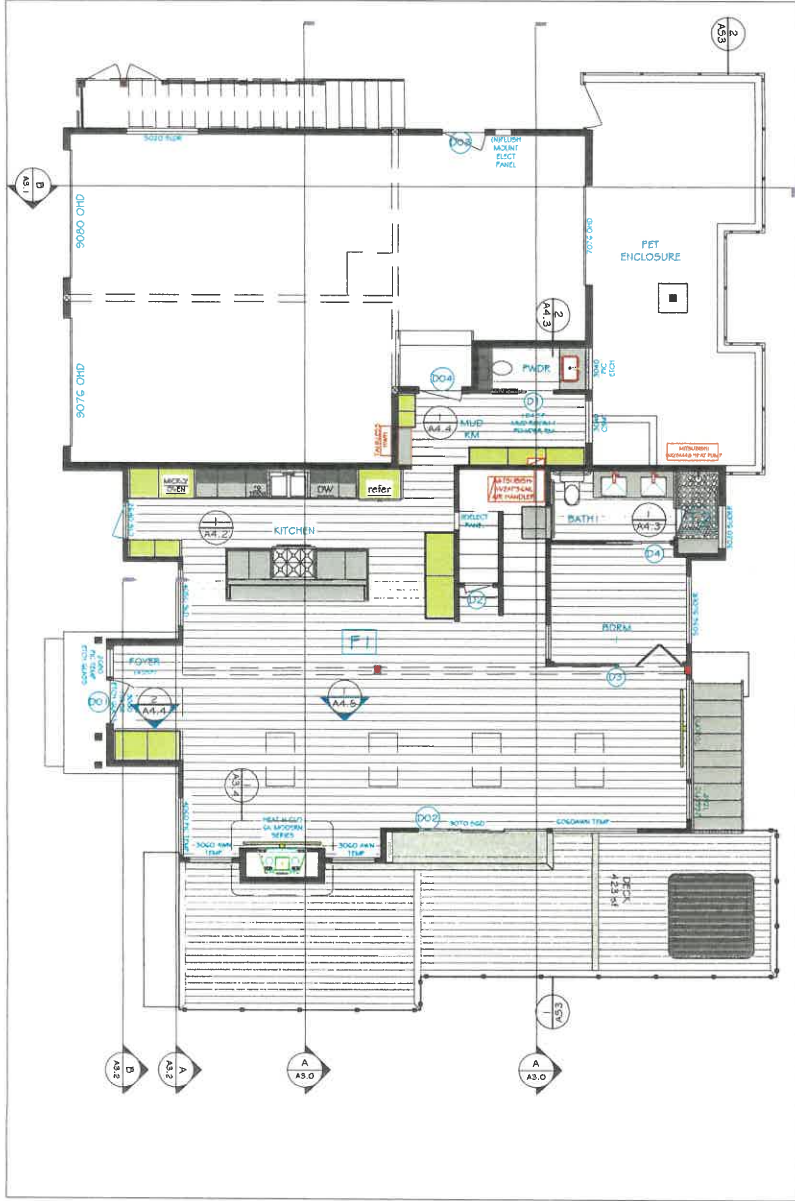
PERMIT DOCUMENTS (ACC) APRIL 27, 2026
 REVISED PLANS FEB. 10, 2026
 IN-CONCEPT ACC APPROVAL FEB. 4, 2026
 Project: 26-01 HILYAR RESIDENCE
 DATE: FEB. 4, 2026

Hilyar Residence
 3 Austin Creek Ln
 Bellingham, WA 98229
 (765) 278-5256 Angie 393-7805 Mike

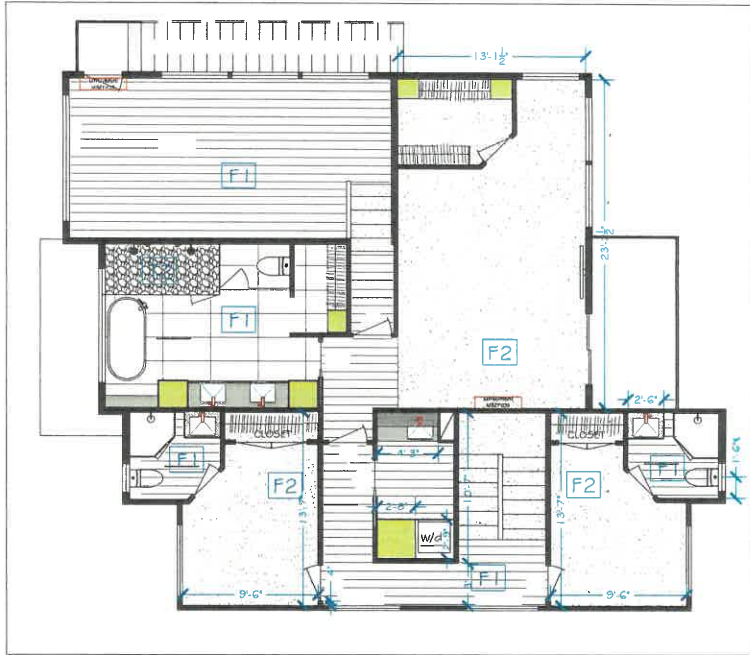
CLT DESIGN / BUILD
 179 A Birch Bay Lynden Rd Lynden, WA 98264
 Office Phone: 360-833-1770
 Cell Phone: 360-961-6297 Email: contact@cltdesignbuild.com

A4.0

Item 20
 Pg 24 of 26



1 FIRST FLOOR FINISH FLOOR PLAN
1/4" = 1'



2 SECOND FLOOR FINISH FLOOR PLAN
1/4" = 1'

FINISH SCHEDULE	
F1	FLOORING: 7" WIDE VINYL PLANK SPEC TO BE DETERMINED
F2	FLOORING: LOW PILE CARPET & PAD
T1	TILE: 4" x 16" WHITE SUBWAY TILE WITH BLACK SCHLUTER EDGE
T2	TILE: STONE SHOWER PAN
S1	STONE: LEDGER STONE COLOR: MSI GRAY OAK SPLIT FACE LEDGER PANEL SIZE 6X24 PANEL
C1	COUNTERTOPS & TRIM: 3CM QUARTZ COUNTERTOP & SHOWER THRESHOLD, WALL CAPS SHOWER CURB & SHOWER WINDOW SILLS
V1	CABINET VENEER: UNBORD K24 DALLIA SEQUOIA
V2	CABINET VENEER: UNLNL OH915 V2A LIGHT NATURAL MASTER OAK

Item **20**
Pg 25 of 26

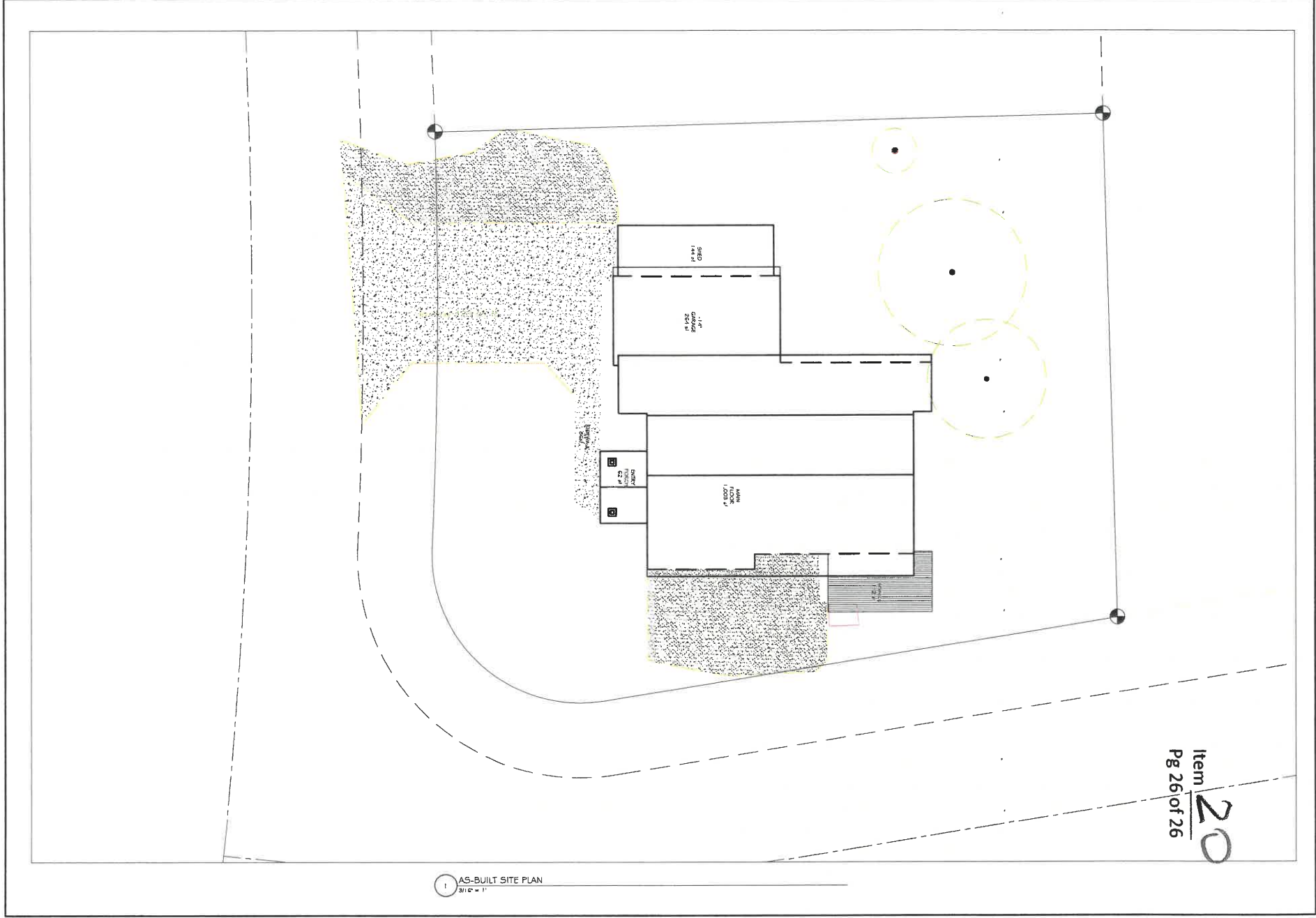
THE DRAWING AND PLAN SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF CLT DESIGN/BUILD, LLC. NO PART OF THIS DRAWING OR PLAN SET SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLT DESIGN/BUILD, LLC. THIS CONTRACT MUST BE SIGNED BY AN ARCHITECT OR ARCHITECTURAL FIRM. ANY CHANGES TO THE DRAWINGS MUST BE MADE IN WRITING AND SIGNED BY THE ARCHITECT OR ARCHITECTURAL FIRM. NO PART OF THIS DRAWING OR PLAN SET SHALL BE USED IN ANY MANNER THAT MIGHT CONSTITUTE A BREACH OF THE PROFESSIONAL ETHICS OF THE ARCHITECT OR ARCHITECTURAL FIRM. NO PART OF THIS DRAWING OR PLAN SET SHALL BE USED IN ANY MANNER THAT MIGHT CONSTITUTE A BREACH OF THE PROFESSIONAL ETHICS OF THE ARCHITECT OR ARCHITECTURAL FIRM.

PERMIT DOCUMENTS (ACC) APRIL 27, 2026
REVISED PLANS FEB. 10, 2026
IN-CONCEPT ACC APPROVAL FEB. 4, 2026
Project: 28-01 HILYAR RESIDENCE
DATE: FEB. 4, 2026

Hilyar Residence
3 Austin Creek Ln
Bellingham, WA 98229
(765) 278-5258 Angle 393-7805 Mike

CLT DESIGN / BUILD
179 A Birch Bay Lynden Rd. Lynden, WA 98264
Office Phone: 509-833-1770
Cell Phone: 509-361-1887 Email: emig@cltdesignbuild.com

A4.1



1 AS-BUILT SITE PLAN
3/16" = 1'

Item 20
Pg 26 of 26

<p>CLT DESIGN / BUILD 179 A Birch Bay Lyndon Rd Lyndon, WA 98264 Office Phone: 360-833-1770 Cell Phone: 360-961-8857 Email: craig@cltdesignbuild.com</p>	<p>Hilyar Residence 3 Austin Creek Ln Bellingham, WA 98229 (765) 278-5258 Angie 393-7805 Mike</p>	<p>PERMIT DOCUMENTS (ACC) APRIL 27, 2026 REVISIONS (REV) FEB 28, 2026 REVISIONS (REV) APPROVAL FEB 4, 2026 PROJECT: 26-01 HILYAR RESIDENCE DATE: FEB. 4, 2026</p>
<p><small>THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET, AS REPRESENTED BY REFERENCE AND NOT SHOWN, REMAIN THE PROPERTY OF CLT DESIGN/BUILD INC. THE USER OF THESE DRAWINGS IS TO BE USED ONLY FOR THE PROJECT AND FOR THE PROJECT ONLY. THE USER SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR THE PERFORMANCE OF THE BUILDING. THE USER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE JURISDICTION FROM THE JURISDICTION. THE USER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE JURISDICTION. THE USER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE JURISDICTION. THE USER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE JURISDICTION.</small></p>		
<p>ABI</p>		

Rec'd 04/28/2026
10:13 AM

Sudden Valley Community Association Variance Request

Item 21
Pg 1 of 1
G3

Street Address: 3 AUSTIN CREEK LANE, BELLINGHAM WA 98229 Div 01 Lot 54
Owner: MIKE & ANGELA HILYAR
Mailing Address: 3 AUSTIN CREEK LANE, BELLINGHAM WA 98229
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.

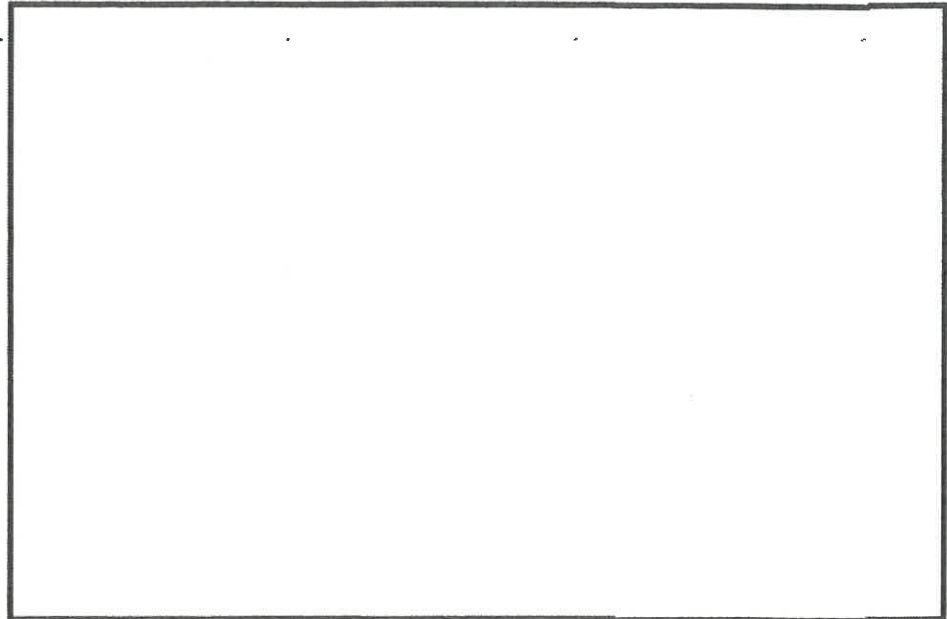
Requested for:

- 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 REQUEST AN ADDITIONAL 4% LOT COVERAGE VARIANCE.

THE ADDITIONAL COVERAGE AREA IS NEEDED

TO PROVIDE WIDER DRIVEWAY ACCESS TO THE NEW TWO CAR GARAGE AND NEEDED

LIVING SPACE FOR THE GROWING HILYAR FAMILY.

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

Owner Signature: Craig Telgenhoff CLT Design/Build Inc. 360-961-6957 Date: 4/27/2026

AC Staff Comments: _____

Rec'd 04/11/2026
9:54 AM

Sudden Valley Community Association

Item 22
Pg 1 of 1
G3

Fence Request

Street Address: 43 Rocky Ridge Dr Div 02 Lot 140
Owner: Felicity Short
Mailing Address: 43 Rocky Ridge Dr Bellingham, WA 98229
Phone: ~~XXXXXXXXXX~~ Email: ~~XXXXXXXXXX~~

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.

Intended use: Privacy Protection Pet Enclosure
Fence type: Split Rail Wood and Wire Vegetative Hedge Other

On the diagram below, please indicate the road, property line, house, fence outline with dimensions, and any proposed vegetative screening (may attach larger sketch if needed).



Your paragraph text
Corners of the proposed fence MUST be staked prior to submittal.
Please refer to ACC Guideline 14.6.9 for more information.

Give a full description, additional considerations, and attach additional information if needed:
Replace existing temporary pet enclosure with a permanent 6' fence constructed of cedar posts/rails and black powder-coated hog wire mesh. All wood will be stained black to match the home's exterior.
Fence will follow the current enclosure footprint. One gate will be installed on the small side section to provide access from the side door to the driveway walkway. Side shown in picture #2.
Design complies with ACC Policies (Appendix D) and SVCA pet enclosure regulations. Open mesh style minimizes visual impact and maintains the natural character of the surrounding area.
Construction will take a few days; no road blockage or dumpster required.

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: Felicity Short Date: 4/11/26

AC Staff Comments: _____

Rec'd 04/28/2026
11:29 AM

Sudden Valley Community Association

Item 23
Pg 1 of 1
G3

Fence Request

Street Address: 43 Rocky Ridge Dr Div 02 Lot 140

Owner: Felicity Short

Mailing Address: 43 Rocky Ridge Dr Bellingham, WA 98229

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.

Intended use: Privacy **Protection** Pet Enclosure
Fence type: Split Rail Wood and Wire Vegetative Hedge **Other**

On the diagram below, please indicate the road, property line, house, fence outline with dimensions, and any proposed vegetative screening (may attach larger sketch if needed).



Your paragraph text
Corners of the proposed fence **MUST** be staked prior to submittal.
Please refer to ACC Guideline 14.6.9 for more information.

Give a full description, additional considerations, and attach additional information if needed:
Low-visibility garden trellis-style barrier using black 6 ft metal U-posts with black PVC-coated welded wire mesh; runs end-to-end along the raised beds and continues over the rock section; back side abuts a small pathway and slope/cliff (not separating neighboring yards); open, non-solid design for deer protection while maintaining a natural, unobtrusive appearance; to be softened over time with climbing vines.

The pictures above show where I have marked the posts (will be much thinner when the black ones are installed instead). black mesh will be strung between them. The fence will go on property side of utility box and will not impede access in any way (pic 3). Pic 1 is from the top view of patio. Pic 3 is from the road. Pic 2 is from the left side driveway.

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: Felicity Short Date: 4/28/26

AC Staff Comments: _____

Rec'd 04/21/2026
8:15 AM

Item 24
Pg 1 of 2
G3

Sudden Valley Community Association Exterior Alteration Request

Street Address: 370 Sudden Valley Dr. Div 3 Lot 16
Owner: David Katsandres & Valerie Tyler
Mailing Address: 370 Sudden Valley Dr, Bellingham, WA 98229
Phone: ~~XXXXXXXXXX~~ Email: ~~XXXXXXXXXX~~

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 Guide
14.2 and 14.11 and for more
information.



AI rendition of new railings

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

We propose to replace the existing front deck in the same footprint.
New decking will be a teak/pecan color and the new railings will be a
matte black color. The railing design will be horizontal cable with aluminum
posts. Stairs will remain in the same footprint and get the new railings and
new decking to match the deck color.

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: David K. Date: April 21 2026



Front of house today



Deck as is today



Stairs as is today

Rec'd 04/20/2026
12:51 PM

Sudden Valley Community Association Exterior Alteration Request

Item 25
Pg 1 of 1
G3

Street Address: 39 Inglewood Place Div 7 Lot 39
Owner: Anthony & Melissa Nesavich
Mailing Address: 39 Inglewood Place
Phone: ~~425-210-1034~~ Email: ~~nesavichmelissa@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:

Would like to put in stairway and path along the south side of the property to provide safe, stable access between the front sidewalk and lower-level entrances. The design integrates with existing walkways and the current stone landing, maintaining the homes architectural flow. Materials include stained, pressure-treated timber framing with stabilized gravel steps for durability, drainage, and non-slip surface. The path follow the natural slope in a terraced layout to reduce erosion and preserve existing vegetation. The improvement repaces and informal, muddy pathway with a permanent, attractive and HOA-compliant solution that enhances safety and curb appeal.

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: 4/20/2026

In Concept Submission

RECEIVED
APR 30 2026

Sudden Valley Community Association
Exterior Alteration Request

Item 26
Pg 1 of 3
G3

Street Address: 26 BASIN VIEW CIRCLE Div 10 Lot 44
Owner: JEFF & SOZANNE MILDNER
Mailing Address: 28 BASIN VIEW CIRCLE BELLINGHAM WA 98229
Phone: ~~XXXXXXXXXX~~ Email: ~~XXXXXXXXXX~~

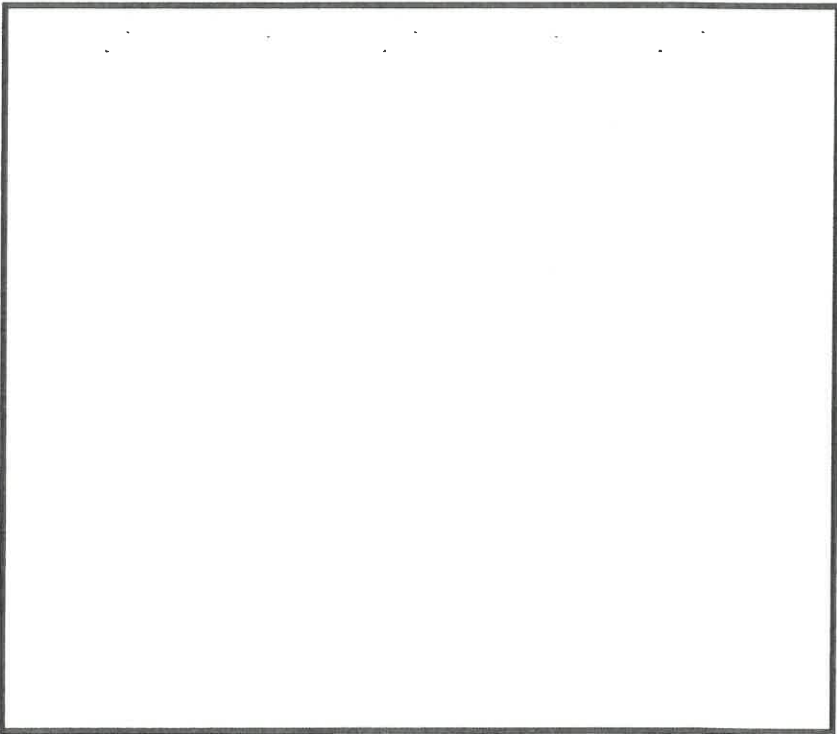
Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

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:

WE WOULD LIKE TO CONSTRUCT A DETACHED GARAGE ON AN
ADJACENT LOT THAT WE OWN. WE CAN ERASE THE LOT
LINE AND CONNECT THE STRUCTURES VIA A BREEZWAY.

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: 4/30/26

RECEIVED

APR 30 2026

Preliminary Concept Plan
For Division 10 Lot 44 - Jeff and Suzanne Mildner
April 28, 2026

Item 26
Pg 2 of 3

Prior to submitting formal plans with Whatcom County and Sudden Valley, we're looking for conceptual approval to construct a garage on one of our adjacent lots, Division 10, Lot 44 as outlined on the attached Whatcom County map. This lot currently has a ULID, but we do not plan to connect to Water District 10 since there will not be a bathroom or kitchen in the proposed structure. If it helps the process and our chances, we are willing to erase the lot line and consider this an 'addition' to our existing home.

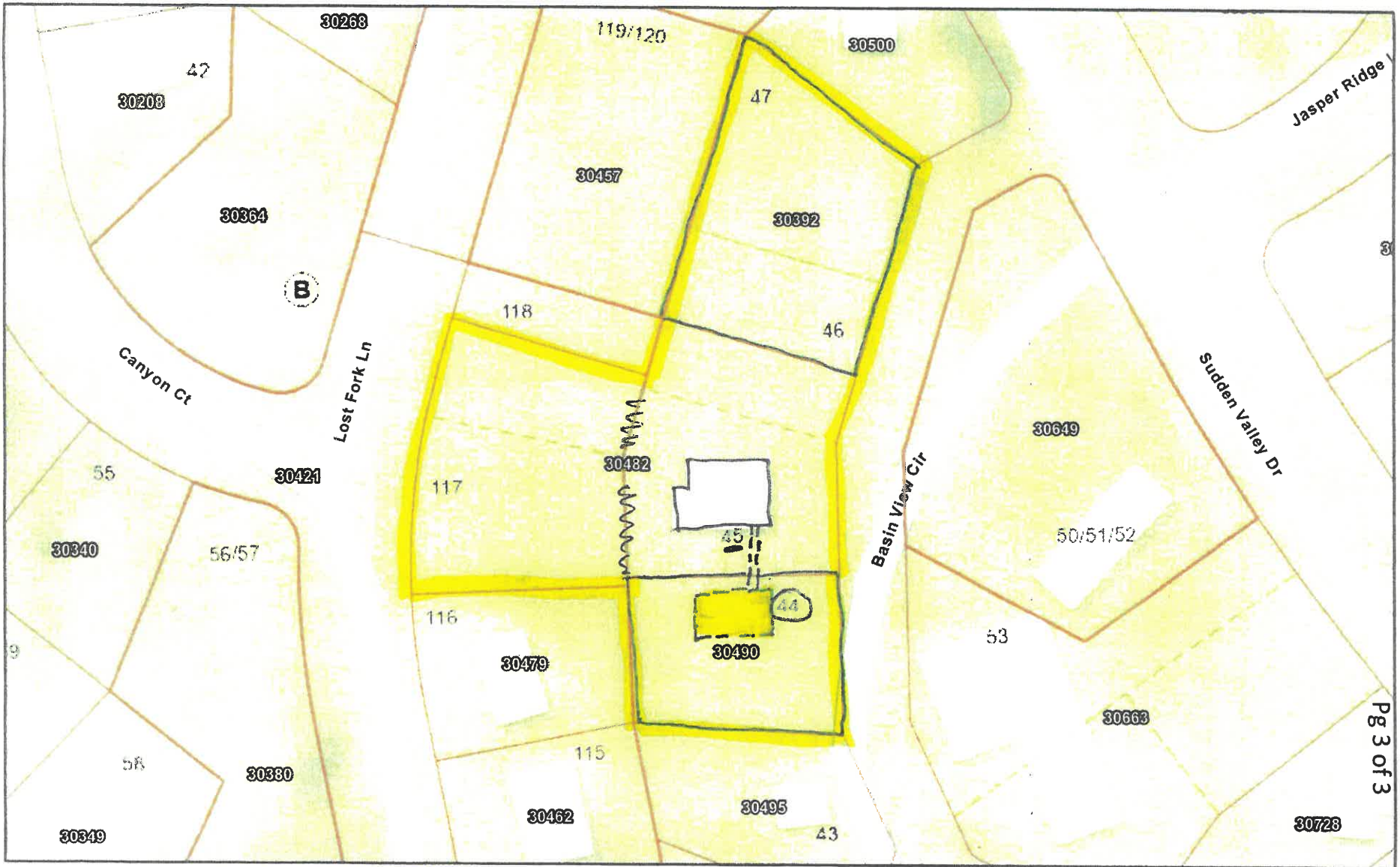
Jeff & Suzanne Mildner

28 Basin View Circle

360-303-3503

Whatcom Tax Parcel Map

~~DIVISION 10 - LOTS 45/46/44~~



Item 26
Pg 3 of 3

4/15/2026, 6:37:26 AM

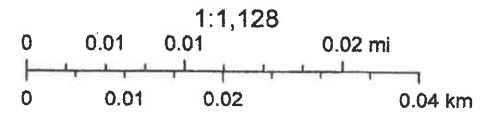
30392, 30482 & 30490 ARE ALL OWNED BY JEFF & SUZANNE LOTS MILDNER

- Subdivisions
- Tax Parcels

- Quarter Sections
- Encumbrances

PROPOSED GARAGE

= MILDNER RESIDENCE



Whatcom County, Whatcom County Assessor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS



Rec'd 04/30/2026
12:56 PM

APPLICATION FOR NEW CONSTRUCTION

Item 27
Pg 1 of 16

Circle Type:	Home Construction	Remodel	Addition	Other (Describe):	G3
Street Address:	26 Jasper ridge LN Bellingham Wa 98229			Div/Lot	10/140
Owner(s) Name(s):	Victor Savchuk				
Mailing Address:	2482 Autumn Court Bellingham, WA 98229				
Email Address:	romark2911@gmail.com	Cell Phone:	360-961-2911	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:	<i>Sergey Savchuk</i>	Date:	4/27/2026
Company Name:	ARROW HOMES LLC	License:	ARROWHL819J3
Mailing Address:	PO Box 30647 BELLINGHAM, WA 98228		
Email Address:	Romark2911@gmail.com	Cell Phone:	360-961-2911
Office Phone:			

Bank or Loan Agency:	NA		
Valuation of Structure:	\$ 275,500	Square Footage:	1,499
Use: (Circle)	Permanent Residence	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)

ACC Inspector Report 26 Jasper Ridge Ln

Lot size: 6085 SF

Interior Living Space: 1,436 SF

Property coverage: 32%

Open Space: 63%

Front setback: 26' 7"

Rear setback: 24' 6"

Side setback: 10' 1"

Side setback: 10'

Driveway grade: 11.3%

Height:

Definition 2: 17' 4"

AC Inspector Notes





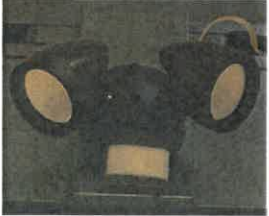


SPECIFICATION SHEET

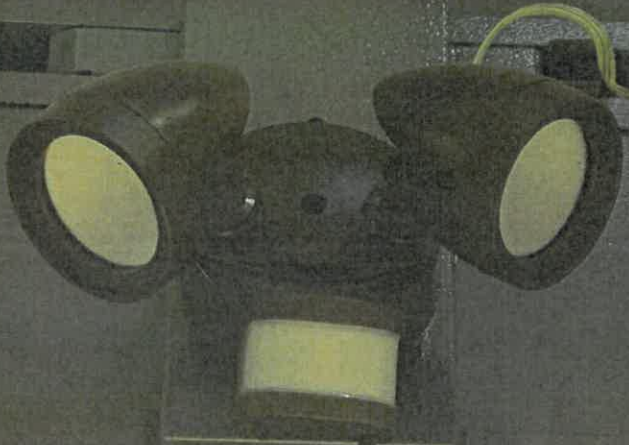
Street Address: 26 Jasper Rigde Ln	Div/Lot 10/140
Owner(s)/Contractor Name(s): Victor Savchuk	

Siding Type: 7" Lap and Bat-N-Board w/1x2
Trim Type: Hardy Trim
Gable Type: Bat-N-Board W/ 1x2
Roof Type: Iko Asphalt Shingle
Lighting Type: Down Shining with Frosted glass
Retaining Wall Materials: NA
Other Finish Materials:

Samples

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
<p>Cyberspace (SW 7076)</p> 	<p>Drift of Mist (SW 9166)</p> 	<p>Garage Door: Cyberspace (SW 7076)</p> <p>Front Door: Cyberspace (SW 7076)</p> <p>Other (Specify Locations): 4" T&G Cedar front Porch Gutters - White</p>
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
<p>IKO Dual Black</p> 		 

Item 27
Pg 5 of 16



DEFIANT
Motion-Activated Black
LED Flood Light
SKU 1008-882-882

1,300 Lumens

270°
Detection
up to 30'

\$54.97

DEFIANT 2-HEAD BRZ 2-HEAD LED 2400L DTD MOTION

Electric

Motion-Activated
LED Flood Light
SKU 1008-982-427

1,200/
2,400
Lumens

Motion
Activated

Aluminum
Construction

CE BRZ 2-HEAD LED 2400L DTD
MOTION

Also Available
in White

\$69.97

1008-982-427

WIRE

1007 172 700



HAMPTON BAY®

8 IN MALENA
OUTDOOR SCONCE

FINISH: BLACK
LENS: CLEAR SEEDED GLASS

ASSEMBLED DIMENSIONS:
6.3 IN W x 7.8 IN H x 6.4 IN D



WET
LOCATION

MALENA 1LT EXT WALL LIGHT
BLACK

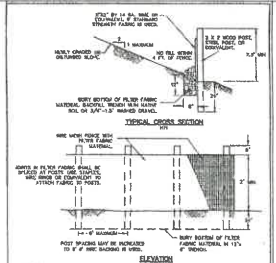
\$29⁹⁷ EQ

1007-172-700

CAM-002
AISLE BAY
53 002

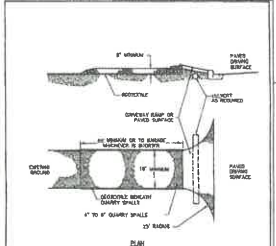


7 36916 76013 3



NOTES

1. THIS SHALL NOT BE INSTALLED ON SLOPES GREATER THAN 3%.
2. POSTS IN ALTA FENCE SHALL BE DEVELOPED 6 INCHES AT POINT.
3. POSTS IN ALTA FENCE SHALL BE DEVELOPED TO 1/4\"/>



NOTES

1. THIS SHALL NOT BE INSTALLED ON SLOPES GREATER THAN 3%.
2. POSTS IN ALTA FENCE SHALL BE DEVELOPED 6 INCHES AT POINT.
3. POSTS IN ALTA FENCE SHALL BE DEVELOPED TO 1/4\"/>

POST CONSTRUCTION SOIL QUALITY AND DEPTH

POST CONSTRUCTION SOIL QUALITY AND DEPTH
THE BELOW-GROUND INSTALLATION OF POSTS

Purpose and Objective:
 Identify existing conditions and soil quality requirements for the proposed project. The purpose of this investigation is to determine the soil quality and depth of the soil to be used for the proposed project. The investigation shall include the following:

1. Determine the soil quality and depth of the soil to be used for the proposed project.
2. Determine the soil quality and depth of the soil to be used for the proposed project.
3. Determine the soil quality and depth of the soil to be used for the proposed project.

TEMPORARY CONSTRUCTION

TEMPORARY CONSTRUCTION
TEMPORARY CONSTRUCTION

Installation:
 Establish a location and depth for the installation of the temporary construction. The installation shall include the following:

1. Establish a location and depth for the installation of the temporary construction.
2. Establish a location and depth for the installation of the temporary construction.
3. Establish a location and depth for the installation of the temporary construction.

CONSTRUCTION EROSION CONTROL MEASURES

CONSTRUCTION EROSION CONTROL MEASURES

Installation:
 Establish a location and depth for the installation of the construction erosion control measures. The installation shall include the following:

1. Establish a location and depth for the installation of the construction erosion control measures.
2. Establish a location and depth for the installation of the construction erosion control measures.
3. Establish a location and depth for the installation of the construction erosion control measures.

POST CONSTRUCTION SOIL QUALITY AND DEPTH

POST CONSTRUCTION SOIL QUALITY AND DEPTH

Installation:
 Establish a location and depth for the installation of the post construction soil quality and depth. The installation shall include the following:

1. Establish a location and depth for the installation of the post construction soil quality and depth.
2. Establish a location and depth for the installation of the post construction soil quality and depth.
3. Establish a location and depth for the installation of the post construction soil quality and depth.

CONSTRUCTION EROSION CONTROL MEASURES

CONSTRUCTION EROSION CONTROL MEASURES

Installation:
 Establish a location and depth for the installation of the construction erosion control measures. The installation shall include the following:

1. Establish a location and depth for the installation of the construction erosion control measures.
2. Establish a location and depth for the installation of the construction erosion control measures.
3. Establish a location and depth for the installation of the construction erosion control measures.

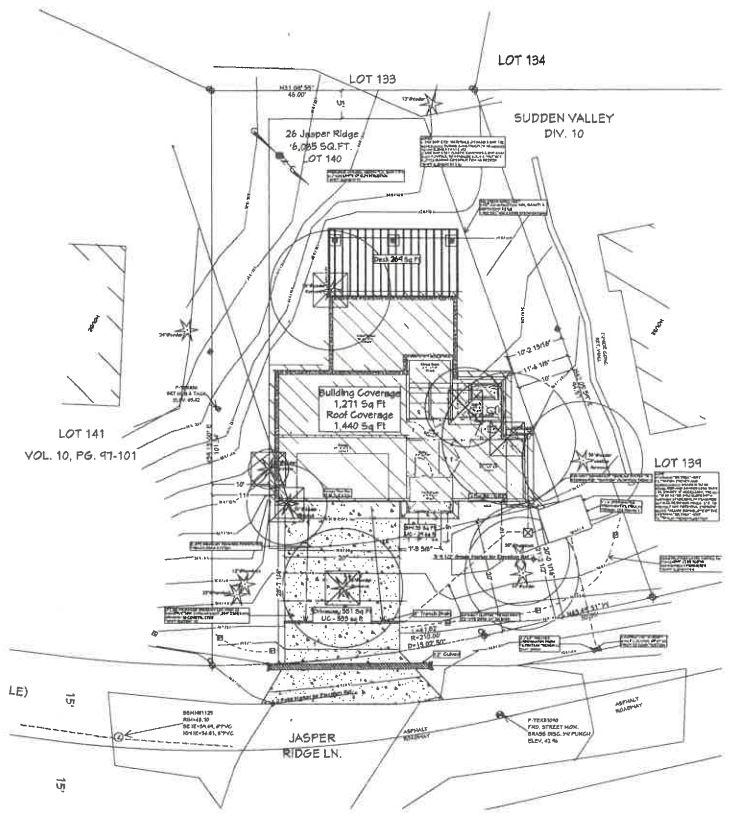
POST CONSTRUCTION SOIL QUALITY AND DEPTH

POST CONSTRUCTION SOIL QUALITY AND DEPTH

Installation:
 Establish a location and depth for the installation of the post construction soil quality and depth. The installation shall include the following:

1. Establish a location and depth for the installation of the post construction soil quality and depth.
2. Establish a location and depth for the installation of the post construction soil quality and depth.
3. Establish a location and depth for the installation of the post construction soil quality and depth.

LAYOUT PAGE TABLE		
LABEL	TITLE	COMMENTS
P-1	COVER SHEET	
P-2	SITE PLAN	
P-3	STAIRLANDSCAPE PLAN	
A-1	FOUNDATION PLAN	
A-2	1ST FLOOR PLAN	
A-3	2ND FLOOR PLAN	
A-4	ROOF PLAN	
E-1	EXTERIOR ELEVATIONS	
E-2	EXTERIOR ELEVATIONS	
D-1	DETAILS PAGE 1	
D-3	WSEC SHEET	



Notes

Legal Description:
 SUDDEN VALLEY DIV 10 LOT 140

Item	Area (Sq Ft)	Notes
Lot	6,095 Sq Ft	
House	434 Sq Ft	Uncovered Sq Ft
1st Floor	1,065 Sq Ft	
2nd Floor	1,495 Sq Ft	
Total Living	2,560 Sq Ft	
Garage	520 Sq Ft	
Upper Deck	264 Sq Ft	
Front Porch	46 Sq Ft	24.9 Sq Ft**
Building coverage	1,271 Sq Ft	
Total % of Building	21%	
Roof Coverage	1,440 Sq Ft**	
Total % of Roof	24%	
Driveway	551 Sq Ft	533 Sq Ft*
Sidewalk	35 Sq Ft	24 Sq Ft*
Total Hard Surface	584 Sq Ft	562 Sq Ft**
Total SV lot Coverage	2,002 Sq Ft*	
Total SV % Lot Coverage	33%	
Total Lot Coverage	2,251 Sq Ft**	
Total Coverage %	37%	
Total Open Space	63%	

Owner/Client Info
 Victor Savchuk
 2482 Autumn Court
 Bellingham, WA 98229

Notes

Excavation:

- Erosion control
- Installation of silt fence for erosion control
- All exposed material to be covered with plastic and/or straw
- Eat of Export material = 75 Yards
- To be back hauled to approved dump site
- Remaining dirt to remain on site for Back fill and landscaping
- Eat Structural material imported = 40 yd
- drain rock for perimeter Footing/Storm pipe
- Garage fill material
- Structural for Driveway
- Fill for porches

Storm Info:
 - footing and downspout to connect to onsite storm system.



Job Location:
 26 Jasper Ridge
 Bellingham WA
 J-9V-26 Jasper Ridge



Plans for New SFR
 Site Plan
 Parcel #370406260930000

DRAWINGS PROVIDED BY:
 Cornerstone - DCCS LLP
 2021 Kermanshah Ave
 Bellingham, WA 98206
 360-424-6991

DATE:
 4/21/2026

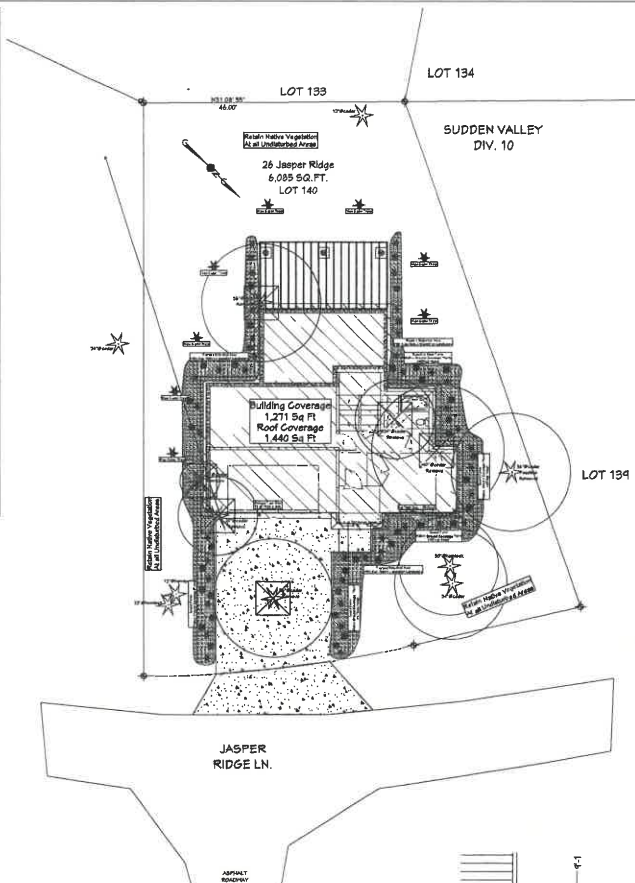
SCALE:
 1" = 10'

SHEET:
 P-2

Item
 Pg 7 of 16
 27

Notes/Landscape Key

-  New Cedar Trees
-  Sword or Deer Fern
-  Native Ground Coverage Plants
I.E. Indian plum, Salmonberry, Knick-Knick
-  Native Ground Coverage
Med. to Thick Mulch
-  Existing Trees to Remain if Possible



LABEL	TITLE	LAYOUT PAGE	TABLE COMMENTS
P-1	COVER SHEET		
P-2	SITE PLAN		
P-3	SV-LANDSCAPE PLAN		
A-1	FOUNDATION PLAN		
A-2	1ST FLOOR PLAN		
A-3	2ND FLOOR PLAN		
A-4	ROOF PLAN		
E-1	EXTERIOR ELEVATIONS		
E-2	EXTERIOR ELEVATIONS		
D-1	DETAILS PAGE 1		
D-3	WSEC SHEET		



Job Location:
26 Jasper Ridge
Bellingham WA
J-SV-26 Jasper Ridge



Plans for New SFR
SV-Landscape Plan
Parcel #83704062603930000

DRAWINGS PROVIDED BY:
Cornerstone - DCCS LLP
2024 Kenneluck Pl NE
Renton, WA 98056
360-420-6394

DATE:
4/21/2026
SCALE:
1" = 10'
SHEET:
P-3

Notes

Legal Description:

SUDDEN VALLEY DIV 10 LOT 140

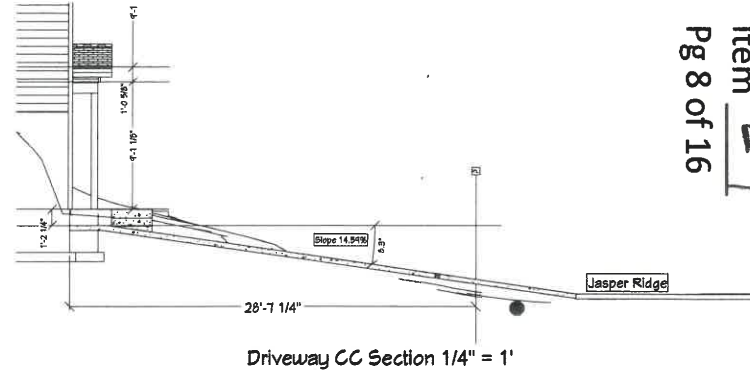
Lot	6,085 Sq Ft	Uncovered Sq Ft
House		
- 1st floor	434 Sq Ft	
- 2nd Floor	1,065 Sq Ft	
Total Living	1,499 Sq Ft	
Garage	520 Sq Ft	
Upper Deck	269 Sq Ft	244 Sq Ft**
Front Porch	46 Sq Ft	
Building coverage	1,271 Sq Ft	
Total % of Building	21%	
Roof Coverage	1,440 Sq Ft**	
Total % of Roof	24%	
Driveway	551 Sq Ft	Uncovered Sq Ft
Sidewalk	33 Sq Ft	24 Sq Ft**
Total Hard Surface	584 Sq Ft	562 Sq Ft**
Total SV lot Coverage	2,202 Sq Ft*	
Total SV % Lot Coverage	36%	
Total Lot Coverage	2,251 Sq Ft**	
Total Coverage %	37%	
Total Open Space	63%	

Owner/Client Info

Victor Savchuk
2482 Autumn Court
Bellingham, WA 98229

Notes

- Excavation:
- Erosion control
 - Installation of silt fence for erosion control
 - All exposed material to be covered with plastic and/or straw
 - Est of Export material = 15 Yards
 - To be back hauled to approved dump site
 - Remaining Dirt to remain on site for Back fill and landscaping
 - Est Structural material imported = 48 yard
 - drain rock for perimeter Footing/Storm pipe
 - Gravel fill material
 - Structural for Driveway
 - Fill for porches
- Storm Info:
- footing and downspout to connect to onsite storm system.



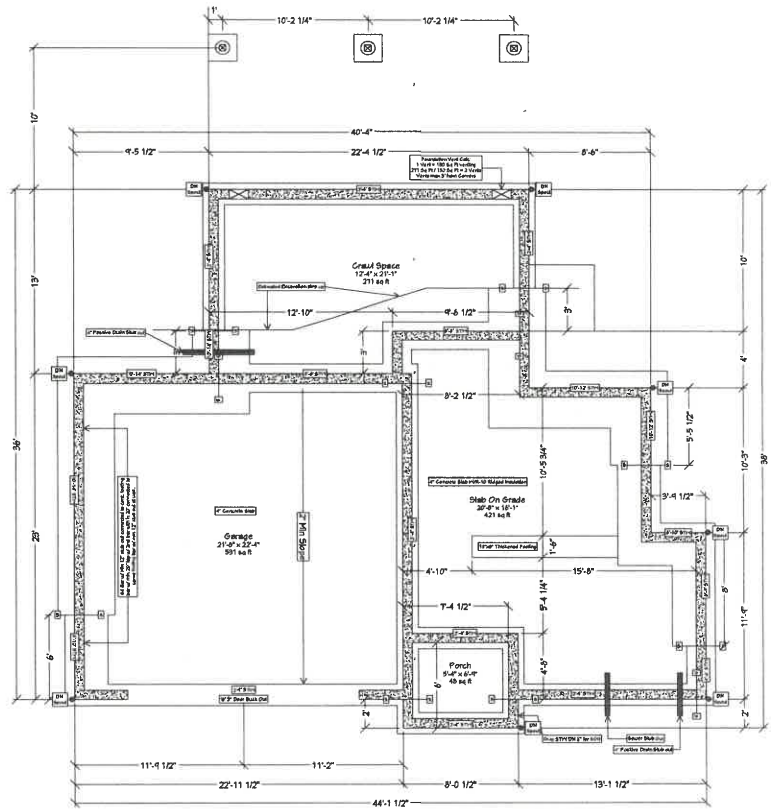
Item 27
Pg 8 of 16

Construction to meet Current IRC-2018 Building codes and Current MA Energy specifications.

Shoof Loads - 25 SFF
Wind Loads - 65 MPH gust
- EXF C
Seismic Design - Cal D
Frost Depth - 16"

Building Specs
- 3 bed 3 bath 2 story MHAB 2 Care Garage

LABEL	TITLE	LAYOUT PAGE TABLE	COMMENTS
P-1	COVER SHEET		
P-2	SITE PLAN		
P-3	SV-LANDSCAPE PLAN		
A-1	FOUNDATION PLAN		
A-2	1ST FLOOR PLAN		
A-3	2ND FLOOR PLAN		
A-4	ROOF PLAN		
E-1	EXTERIOR ELEVATIONS		
E-2	EXTERIOR ELEVATIONS		
D-1	DETAIL S PAGE 1		
D-3	WSEC SHEET		



Foundation

Item 27
Pg 9 of 16

ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS
Model 1 Rooms: The section contains additional energy efficiency requirements for all new construction covered by this code. Specific address codes in Section 602.0 are the energy efficiency of the building envelope. Specific address codes in Section 602.0 are the energy efficiency of the building envelope. Specific address codes in Section 602.0 are the energy efficiency of the building envelope. Specific address codes in Section 602.0 are the energy efficiency of the building envelope.

Room Type	Qualification of Primary Heating System	Energy Points	Energy Points
1	1. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
2	2. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
3	3. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
4	4. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
5	5. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
6	6. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
7	7. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
8	8. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
9	9. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2
10	10. Heating system shall be a condensing boiler or heat pump with a minimum AFUE of 90% or a minimum COP of 2.0.	2	2

Model 2 Rooms: Additional energy efficiency requirements. Each dwelling unit in a residential building shall have a minimum energy efficiency of 100% of the energy efficiency of the building envelope. Specific address codes in Section 602.0 are the energy efficiency of the building envelope. Specific address codes in Section 602.0 are the energy efficiency of the building envelope. Specific address codes in Section 602.0 are the energy efficiency of the building envelope.

Room Type	Energy Points	Energy Points
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

MA Energy Code - Opt 4 = 5 / 3.7 = 2 / 5.6 = 2 / 7 = 7 = Points

2021 M5EC Residential Energy Compliance certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels.

Prospective Requirements Table R402.1.1 (2021 M5EC = 0 Point)
 - Windows total glazing to average .30
 - 25% Max Glazing
 - Glazing = Vertical - .28 / Over head - .50

Insulation Requirements Table R402.1.1
 - Ceilings = R-49 / Vaulted - R-38 Bat
 - Above Slab = R-21 R19 or Bat
 - Sub Floor = R-38
 - Below Grade = R-10/15/21 Int + STB
 - Slab on Grade = R-10 - 2'

Heating/Ventilation/Water Heating:
 - Heating System =
 - Option 4 Heat Pump = (2021 M5EC 3 Energy Points)
 - 3-1 - Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF 2 of 9 (HSPF of 10) shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. (2021 M5EC = 2.0 Energy Points)

- Ventilation Exhaust System = (2021 M5EC 0 Energy Points)
 - Blower Door Test Req'd and results posted.
 - M1505.4 Whole-house mechanical ventilation system. The whole-house mechanical ventilation systems shall be designed in accordance with Section M1505.4.1 through M1505.4.4.
 - M1505.4.1.6 Testing. Whole-house mechanical ventilation systems shall be tested, balanced and verified to provide a flow rate not less than the minimum required by Sections M1505.4.3 and M1505.4.4.

- Water heating system shall include = 5.6 - 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
 or
 For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and distribution piping shall be insulated with R-6 minimum pipe insulation. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency. (2021 M5EC = 2.0 Energy Points)
 - SOLAR SYSTEM SECTION = .5 Credit For each 600 kWh (2021 M5EC = 0 Energy Points)



Job Location:
26 Jasper Ridge
Bellingham MA
J-5V-26 Jasper Ridge



Plans for New SFR
Foundation Plan
Parcel #3704062603930000

DRAWINGS PROVIDED BY:
Comstone - DCC LLP
202 Main Street
Bellingham MA 01926
960-420-6394

DATE:
4/27/2026

SCALE:
1/4" = 1'

SHEET:
A-1

Continuation to meet Current IRC-2018 Building codes and Current MA Energy applications.

House Load = 25 SFP
Wind Load = 65 MPH gust
- EXP C
Seismic Design = Cat D
Frost Depth = 12"
Building Specs
- 3 bed 3 bath 2 along PWB 2 Care Garage

LAYOUT PAGE TABLE		
LABEL	TITLE	COMMENTS
P-1	COVER SHEET	
P-2	SITE PLAN	
P-3	SV LANDSCAPE PLAN	
A-1	FOUNDATION PLAN	
A-2	1ST FLOOR PLAN	
A-3	2ND FLOOR PLAN	
A-4	ROOF PLAN	
E-1	EXTERIOR ELEVATIONS	
E-2	EXTERIOR ELEVATIONS	
D-1	DETAILS PAGE 1	
D-3	WSEC SHEET	



Job Location:
26 Jasper Ridge
Bellingham Ma
J-SV-26 Jasper Ridge



Plans for New 5FR
1st Floor Plan
Parcel #37046260330000

DRAWINGS PROVIDED BY:
Cornerstone - DCC'S LLP
2021 Kennelick Fl NE
Renton, MA 06056
360-420-6361

DATE:
4/27/2026
SCALE:
1/4"=1'
SHEET:
A-2

SECTION NAME
ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

SECTION 9000
Energy Conservation. The section addresses additional energy efficiency requirements for all new construction covered by this code. Energy conservation is defined as the use of energy-efficient materials, equipment, and systems to reduce energy consumption and greenhouse gas emissions. The section addresses a range of energy conservation measures, including but not limited to: lighting, heating, ventilation, and air conditioning (HVAC) systems, water heating, and building envelope components. The section addresses a range of energy conservation measures, including but not limited to: lighting, heating, ventilation, and air conditioning (HVAC) systems, water heating, and building envelope components. The section addresses a range of energy conservation measures, including but not limited to: lighting, heating, ventilation, and air conditioning (HVAC) systems, water heating, and building envelope components.

System Type	Description of Energy Efficiency Measure	Credits	Compliance
Lighting	For lighting systems using fluorescent ballasts that meet ENERGY STAR requirements, 1 credit per 100 sq ft of lighting fixture area.	1 credit per 100 sq ft	1 credit per 100 sq ft
Water Heating	All water heat pump units that meet ENERGY STAR requirements shall receive 1 credit per unit. All tankless water heaters shall receive 1 credit per unit. All tank water heaters shall receive 1 credit per unit.	1 credit per unit	1 credit per unit
HVAC	All new residential buildings in Section 9000.1 shall receive 1 credit per unit. All new residential buildings in Section 9000.1 shall receive 1 credit per unit. All new residential buildings in Section 9000.1 shall receive 1 credit per unit.	1 credit per unit	1 credit per unit

MA Energy Code - Opt-4 = 5/3.1 + 2/5.6 + 2/7 = 7 Points

2021 MDEC Residential Energy Compliance certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels.

R402.1.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

Blower Door Test Req'd and results posted.

System Type	Description of Energy Efficiency Measure	Credits	Compliance
Lighting	For lighting systems using fluorescent ballasts that meet ENERGY STAR requirements, 1 credit per 100 sq ft of lighting fixture area.	1 credit per 100 sq ft	1 credit per 100 sq ft
Water Heating	All water heat pump units that meet ENERGY STAR requirements shall receive 1 credit per unit. All tankless water heaters shall receive 1 credit per unit. All tank water heaters shall receive 1 credit per unit.	1 credit per unit	1 credit per unit
HVAC	All new residential buildings in Section 9000.1 shall receive 1 credit per unit. All new residential buildings in Section 9000.1 shall receive 1 credit per unit. All new residential buildings in Section 9000.1 shall receive 1 credit per unit.	1 credit per unit	1 credit per unit

MA Energy Code - Opt-4 = 5/3.1 + 2/5.6 + 2/7 = 7 Points

2021 MDEC Residential Energy Compliance certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels.

R402.1.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

Blower Door Test Req'd and results posted.

Prospective Requirements Table R402.1.1 (2021 MDEC = 0 Point)

- Window total Glazing to average .30
- 25% Max Glazing
- Glazing = Vertical - .28 / Over head - .50

Insulation Requirements Table R402.1.1

- Ceilings = R-49 / Vaulted - R-38 Bat
- Above PWB = R-21 B1B or Bat
- Sub Floor = R-39
- Below Grade = R-10/15/21 Int + 5TB
- Slab on Grade = R-10 - 7

Heating/Ventilation/Water Heating:

Heating System =

- Option 4 Heat Pump = (2021 MDEC 3 Energy Points)
- B - 7 - Ductless split system heat pumps with no electric resistance heating in the primary living mass. A ductless heat pump system with a minimum SEER of 2 or (HSPF of 10) shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. (2021 MDEC = 2.0 Energy Points)

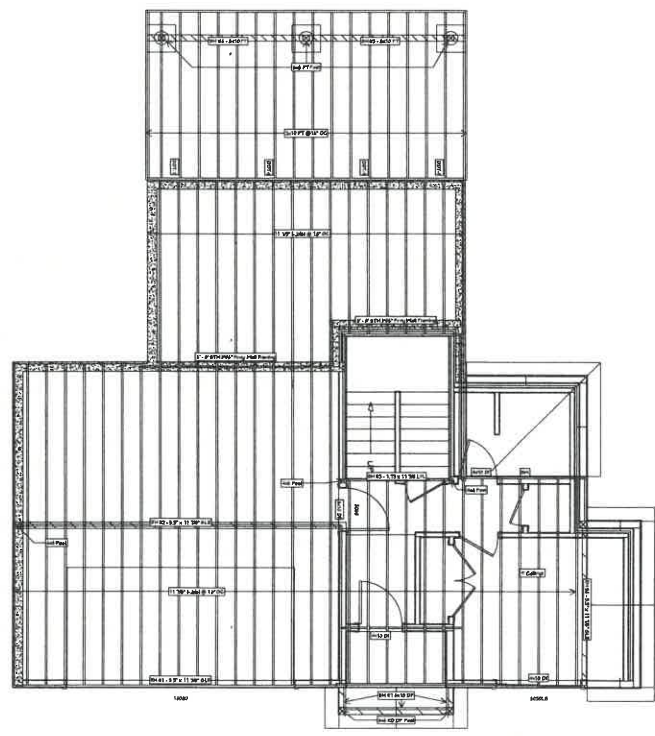
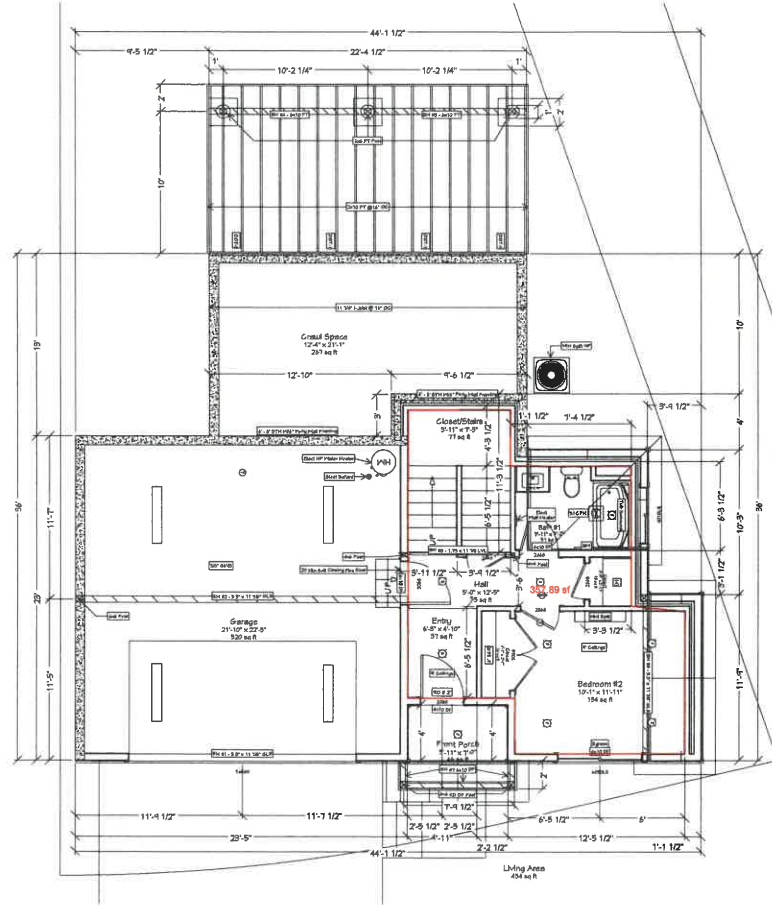
Ventilation Exhaust System = (2021 MDEC 0 Energy Points)

- Blower Door Test Req'd and results posted.
- M1505.4 Whole-house mechanical ventilation systems. The whole-house mechanical ventilation system shall be designed in accordance with Sections M1505.4.1 through M1505.4.4.
- M1505.4.1 Testing. Whole-house mechanical ventilation systems shall be tested, balanced and verified to provide a flow rate not less than the minimum required by Sections M1505.4.3 and M1505.4.4.

Water heating system shall include = 5.8 - Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification

For R-0 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and distribution piping shall be insulated with R-6 minimum pipe insulation. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency. (2021 MDEC = 2.0 Energy Points)

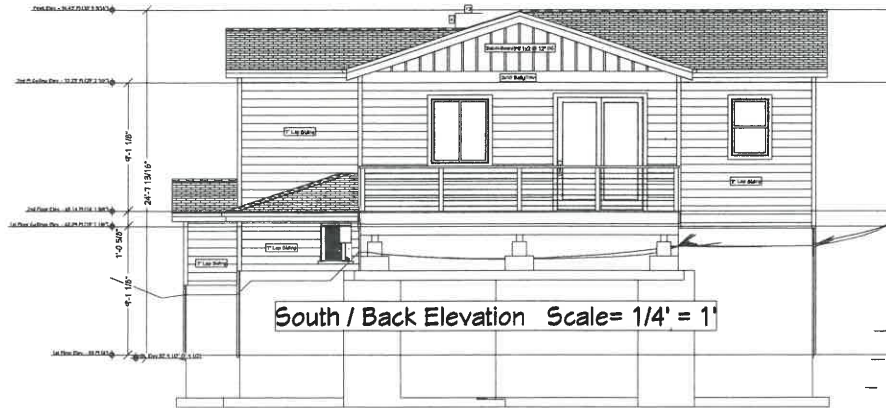
SOLAR SYSTEM SECTION = 3 Credits For each 600 kWh (2021 MDEC = 0 Energy Points)



Item 27
Pg 10 of 16



North / Front Elevation Scale = 1/4" = 1'



South / Back Elevation Scale = 1/4" = 1'

LAYOUT PAGE TABLE		
LABEL	TITLE	COMMENTS
P-1	COVER SHEET	
P-2	SITE PLAN	
P-3	5/4 LANDSCAPE PLAN	
A-1	FOUNDATION PLAN	
A-2	1ST FLOOR PLAN	
A-3	2ND FLOOR PLAN	
A-4	ROOF PLAN	
E-1	EXTERIOR ELEVATIONS	
E-2	EXTERIOR ELEVATIONS	
D-1	DETAILS PAGE 1	
D-3	WSEC SHEET	



Job Location:
26 Jasper Ridge
Bellingham WA
J-9V-26 Jasper Ridge



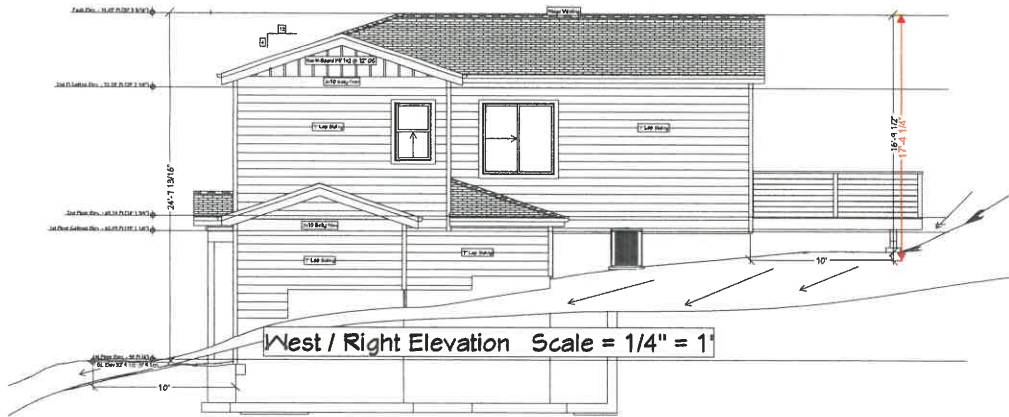
Plans for New SFR
Exterior Elevations
Parcel #3704062603830000

DRAWINGS PROVIDED BY:
Cornerstone - DCCS LLP
2024 Kamukuk Fl NE
Renton, WA 98056
360-420-6984

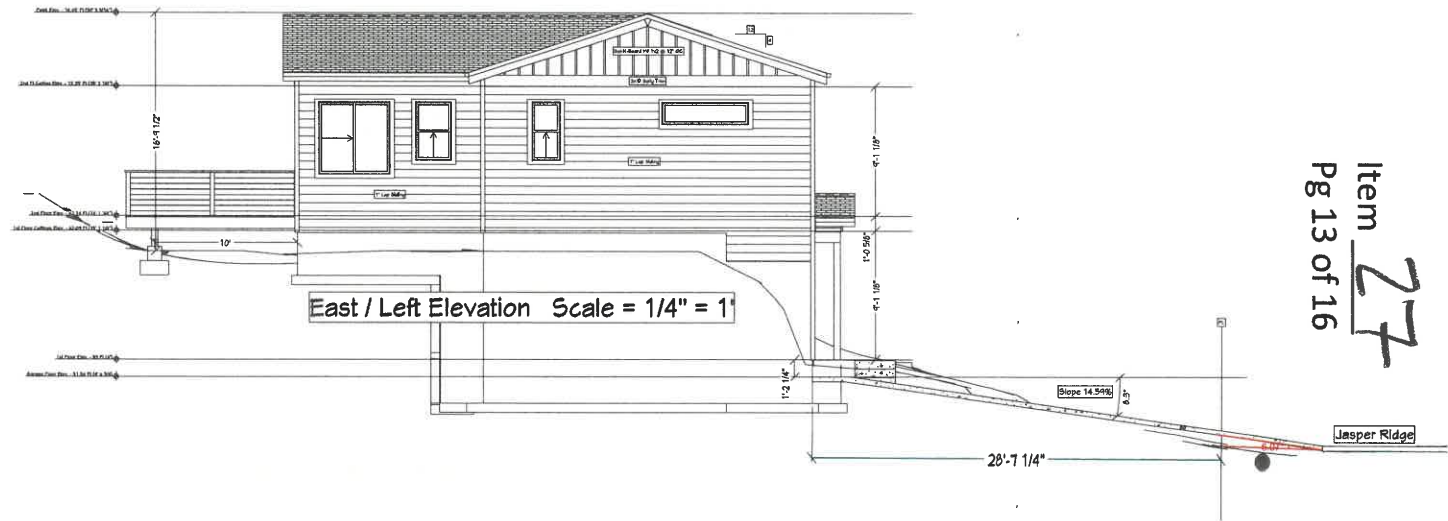
DATE:
4/27/2026
SCALE:
1/4" = 1'
SHEET:
E-1

Item 27
Pg 12 of 16

LAYOUT PAGE TABLE		
LABEL	TITLE	COMMENTS
P-1	COVER SHEET	
P-2	SITE PLAN	
P-3	SVL LANDSCAPE PLAN	
A-1	FOUNDATION PLAN	
A-2	1ST FLOOR PLAN	
A-3	2ND FLOOR PLAN	
A-4	ROOF PLAN	
E-1	EXTERIOR ELEVATIONS	
E-2	EXTERIOR ELEVATIONS	
D-1	DETAILS PAGE 1	
D-3	WSEC SHEET	



West / Right Elevation Scale = 1/4" = 1'



East / Left Elevation Scale = 1/4" = 1'

Item **27**
Pg 13 of 16



Job Location:
26 Jasper Ridge
Bellingham WA
J-5V-26 Jasper Ridge



Plans for New SFR
Exterior Elevations
Parcel #3704062603830000

DRAWINGS PROVIDED BY:
Cornerstone - DCS LLP
2000 1st Avenue
Renton, WA 98056
360-420-6981

DATE:
4/27/2026
SCALE:
1/4" = 1'
SHEET:
E-2

LABEL	TITLE	LAYOUT	PAGE	TABLE	COMMENTS
P-1	COVER SHEET				
P-2	SITE PLAN				
P-3	SKYLANDSCAPE PLAN				
A-1	FOUNDATION PLAN				
A-2	1ST FLOOR PLAN				
A-3	2ND FLOOR PLAN				
A-4	ROOF PLAN				
E-1	EXTERIOR ELEVATIONS				
E-2	EXTERIOR ELEVATIONS				
D-1	DETAILS PAGE 1				
D-3	IWSEC SHEET				



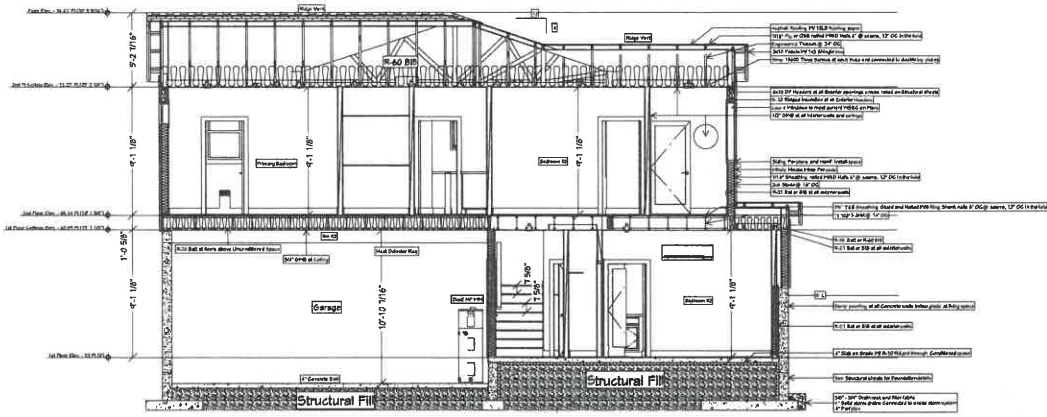
Job Location:
26 Jasper Ridge
Bellingham WA
J-SV-26 Jasper Ridge



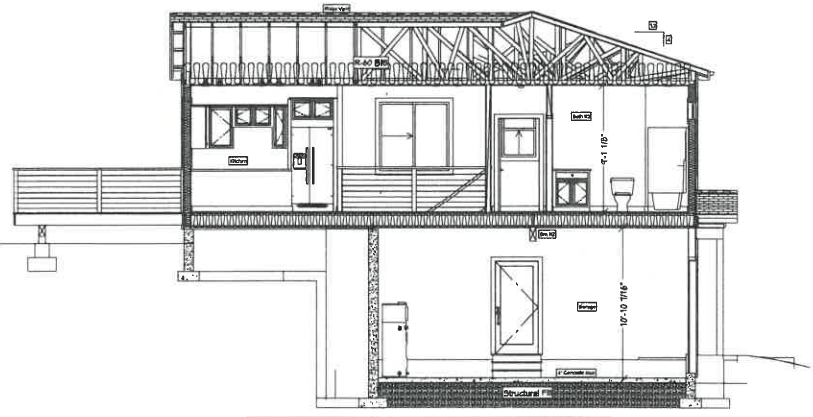
Plans for New SFR
Details Page 1
Parcel #B704062603930000

DRAWINGS PROVIDED BY:
Cornerstone - DCCS LLP
2024 Keniluck PI NE
Renton, WA 98056
360-920-6394

DATE:
4/21/2026
SCALE:
See Sheet
SHEET:
D-1



2 Story Cross Cut Section-1 Scale = 1/4" = 1'



CC Section - 2 Scale = 1/4" = 1'

Item 27
Pg 14 of 16

2021 IA Energy Code - Opt 4 = 3 / 3.1 = 2 / 5.6 = 2 / 7 = 1 = Points

2021 IWSEC Residential Energy Compliance certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, similar disconnect label, or other required labels.

R402.1.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 5.

Blower Door Test Req'd and results posted.

Prospective Requirements Table R402.1.1 (2021 IWSEC = 0 Point)

- Minimum total Glazing to exterior: 30
- 25% Max Overhang
- Orientation = Vertical - 25 / Over head - 50

Insulation Requirements Table R402.1.1

- Ceilings = R-48 / Vaulted - R-38 Bat
- Above Mail = R-21 BIE or Bat
- Sub Floor = R-38
- Below Grade = R-10/15/21 Int + STB
- Slab on Grade = R-10 - 2'

Heating/Ventilation/Water Heating:

Heating System =

- Option A Heat Pump = (2021 IWSEC 3 Energy Points)
- 3.1.1 Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPFF 2.0 or (HSPFF of 10) shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. (2021 IWSEC = 2.0 Energy Points)

Ventilation Exhaust System = (2021 IWSEC 0 Energy Points)

- M1505.4 Whole-house mechanical ventilation system. The whole-house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4.
- M1505.4.1 & Testing. Whole-house mechanical ventilation systems shall be tested, balanced and verified to provide a flow rate not less than the minimum required by Sections M1505.4.3 and M1505.4.4.

Water heating system shall include = 5.6 - Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III or NEEA's advanced water heating specification or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency. (2021 IWSEC = 2.0 Energy Points)

SOLAR SYSTEM SECTION = 5 Credit For each 600 kWh (2021 IWSEC = 0 Energy Points)

ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

R402.1.2 Energy efficiency requirements. The building envelope shall meet the requirements of Table R402.1.2 based on the climate zone specified in Chapter 5.

System	Description of Energy Efficiency Measure	Min. Credit	Max. Credit
1	1. Fenestration system shall meet or exceed the requirements of Table R402.1.1.1.	2.0	2.0
2	2. Insulation shall meet or exceed the requirements of Table R402.1.1.2.	2.0	2.0
3	3. Blower Door Test shall be performed and results posted.	0.5	0.5
4	4. Water heating system shall meet or exceed the requirements of Section R402.1.1.3.	2.0	2.0
5	5. Solar System shall meet or exceed the requirements of Section R402.1.1.4.	5.0	5.0

ME-4

ME-4 Additional energy efficiency requirements. Each dwelling unit in a residential building shall comply with minimum energy use limits based on the building's energy use intensity (EUI) and the building's energy use intensity (EUI) shall not exceed the minimum energy use intensity (EUI) limit.

1. Small Dwelling Unit - 40 points

2. Medium Dwelling Unit - 40 points

3. Large Dwelling Unit - 40 points

4. Dwelling unit energy efficiency shall meet or exceed the requirements of Table ME-4.1.

5. Dwelling unit energy efficiency shall meet or exceed the requirements of Table ME-4.2.

6. Dwelling unit energy efficiency shall meet or exceed the requirements of Table ME-4.3.

The measures indicated with the building permit application shall identify which options have been selected and shall specify the equipment type and the minimum equipment efficiency. (2021 IWSEC = 2.0 Energy Points)

MEASURE	DESCRIPTION	CREDITS	MINIMUM	MAXIMUM
ME-4.1	ME-4.1.1.1. Fenestration system shall meet or exceed the requirements of Table R402.1.1.1.1.	2.0	2.0	2.0
ME-4.1	ME-4.1.1.2. Insulation shall meet or exceed the requirements of Table R402.1.1.1.2.	2.0	2.0	2.0
ME-4.1	ME-4.1.1.3. Blower Door Test shall be performed and results posted.	0.5	0.5	0.5
ME-4.1	ME-4.1.1.4. Water heating system shall meet or exceed the requirements of Section R402.1.1.1.3.	2.0	2.0	2.0
ME-4.1	ME-4.1.1.5. Solar System shall meet or exceed the requirements of Section R402.1.1.1.4.	5.0	5.0	5.0

Construction to meet Current IRC-2018 Building codes and Current WA Energy specifications.

Snow Load = 25 SFP

Wind Loads = 55 MPH gust

± DDF C

Seismic Design = Cat D

Frost Depth = 18"

Building Specs

3 bed 3 bath 2 story IWA2 Care Garage

TOPOGRAPHIC BASE MAP

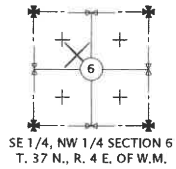
SITUATE IN A PORTION OF THE SE 1/4, NW 1/4
SECTION 6, TOWNSHIP 37 NORTH, RANGE 4 EAST OF W.M.
SUDDEN VALLEY, WHATCOM COUNTY, WASHINGTON

SURVEY NOTES:

- 1.) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN FEBRUARY 2008 AT THE REQUEST OF ARROW HOMES.
- 2.) FIELD SURVEY PERFORMED WITH TRIMBLE 88-3 GNSS RECEIVER AND LEICA TOP 100+ ROBOTIC TOTAL STATION AND METES OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
- 3.) BASIS OF BEARINGS PER SUDDEN VALLEY, DIVISION NO. 10 CENTERLINE LINE OF JASPER RIDGE LN BEARING 84°40'01" N.
- 4.) VERTICAL DATUM ASSUMED 100.00' OF P-TK #000.
- 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 AND MEET OR EXCEED NATIONAL MAPPING STANDARDS 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).
- 9.) OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE: THIS SURVEY MAY FORCE EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THIS IS NOT A BOUNDARY SURVEY AND THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

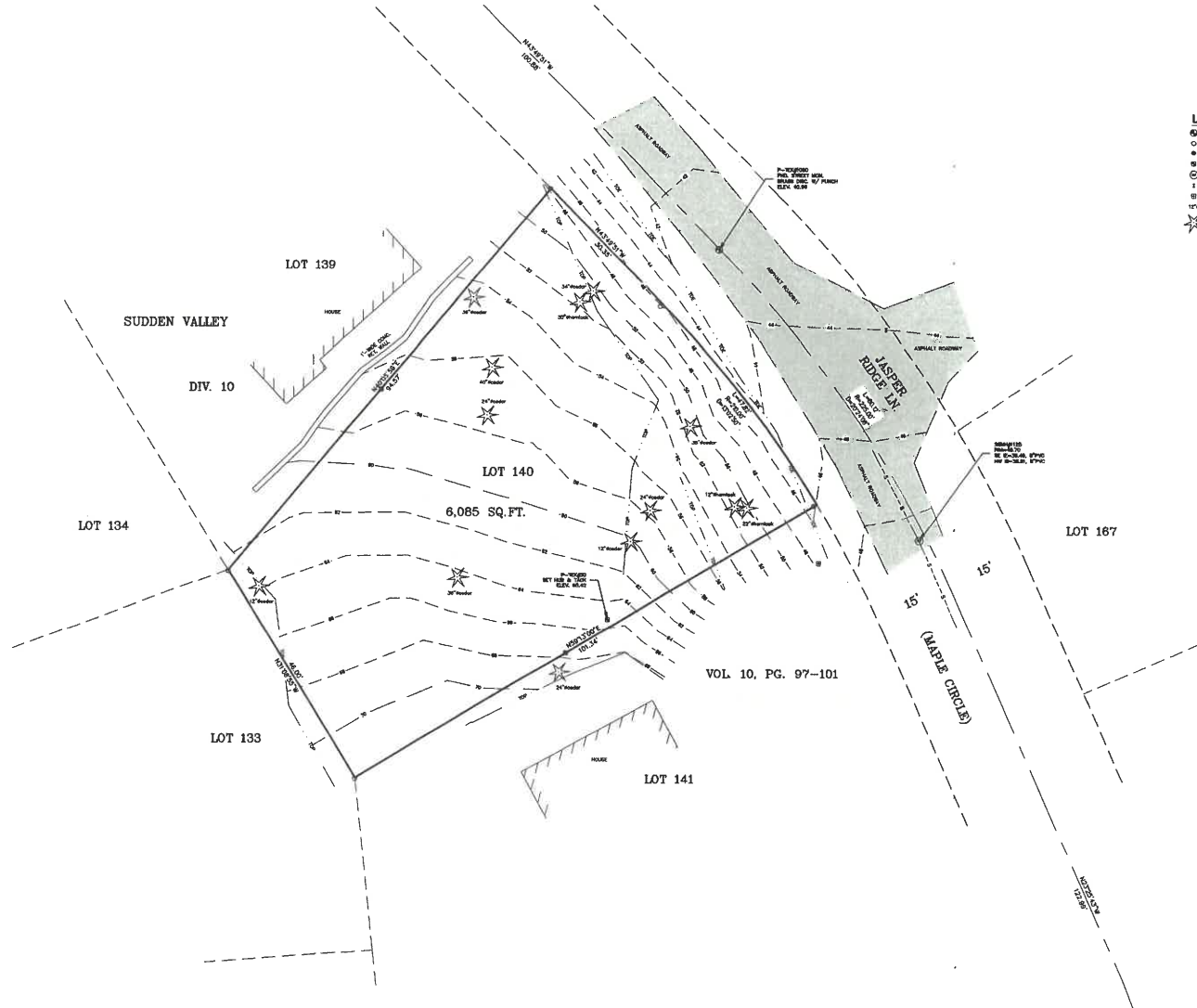
LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED A.F. NO. 2018-0600093)
LOT 140, PLAT OF SUDDEN VALLEY, DIVISION NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 97 THROUGH 101, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.
SITUATE IN WHATCOM COUNTY, WASHINGTON.



LEGEND:

- FOUND CONIC MONUMENT
- FOUND REBAR & CAP
- ⊕ SET REBAR & CAP, PLS #8880
- ⊕ SET IRIS & TACK
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING WATERLINE VALVE
- ⊕ EXISTING WATER METER SERVICE
- ⊕ TREE DIAMETER
- ⊕ EXISTING TREE (COMFIR)



Item 27
Pg 15 of 16

APN #370406 260383 0000

#26 JASPER RIDGE LN



POWERTEK SURVEYING
(360) 746.8801

#5426 BARRETT ROAD #104
FERNDALE, WA 98248

WWW.POWERTEK.NET

TOPOGRAPHIC BASE MAP
FOR
ARROW HOMES

DRAWN BY:	DATE:	JOB NO.:
JW	2/26/2008	2028010
REVIEWED BY:	SCALE:	SHEET:
AD	1" = 10'	1 OF 1

Rec'd 04/18/2026
10:09 AM

Sudden Valley Community Association Exterior Alteration Request

Item 28
Pg 1 of 4
G3

Street Address: 24 Maple Ct, Bellingham WA 98229 Div 10 Lot 173
Owner: Samantha Gollub
Mailing Address: 24 Maple Ct, Bellingham WA 98229
Phone: [REDACTED] Email: [REDACTED]

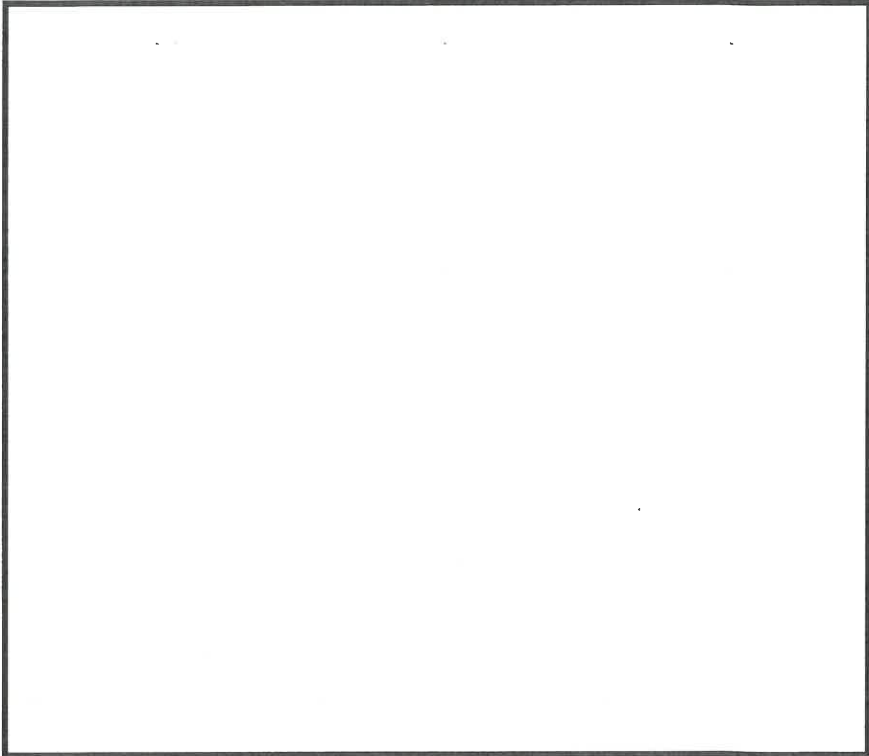
**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

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:

See attachments "Gollub Exterior Alterations Request" and "Gollub Bid" and "flagging.jpg"

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:** 4/15/26

Exterior Alteration Request

Additional Parking Area Construction

Property Information

Homeowner: Samantha Gollub

Property Address: 24 Maple Court, Bellingham

Date of Submission: April 15, 2026

Type of Request: Exterior Alteration – Additional Parking Area

Project Narrative

I am submitting this request for approval to construct an additional parking area adjacent to my existing driveway at 24 Maple Court. The purpose of this improvement is to provide supplemental off-street parking for household vehicles, reducing congestion and improving the functionality of the property.

The proposed parking area will be created by grading and preparing a currently unused slope area alongside the existing driveway, parallel to the road. The work will involve clearing organic matter from the slope and ditch, installing proper drainage infrastructure, and finishing the surface with compacted gravel. The result will be an approximately 19-foot by 7-foot parking space that is both functional and consistent with the surrounding landscaping.

I would also like to note that similar additional parking areas exist among several neighboring properties on our street, including the property immediately to the NW of mine (downhill). This alteration is consistent with existing improvements in the neighborhood and aligns with the established character of the community.

The work will be performed by a licensed contractor, and all drainage improvements have been designed to connect to and remain compatible with existing infrastructure. No significant changes to the overall appearance of the property are anticipated beyond the addition of the gravel parking surface.

Scope of Work

The proposed work includes the following steps, as outlined in the attached contractor bid:

- Equipment mobilization to the site
- Excavation and cleaning of the existing ditch, extending approximately 19 linear feet uphill

- Removal and export of approximately 4 cubic yards of organic material from the slope
- Supply and installation of 20 linear feet of double-wall 12-inch diameter culvert pipe, placed as deep as feasible to maximize cover and tied into the existing culvert under the driveway
- Backfill with approximately 12 cubic yards of 1¼-inch minus gravel
- Machine grading and hand raking of the surface
- Vibratory compaction to produce a stable, finished surface

Proposed Dimensions & Materials

Finished Parking Area Size: Approximately 19 feet long by 7 feet wide

Surface Material: Compacted 1¼-inch minus gravel

Drainage: 20 linear feet of double-wall 12-inch culvert, connected to existing driveway culvert

Location: Adjacent to existing driveway (SE), paralleling the road.

Contractor & Cost Information

A formal bid has been obtained for this project. A copy of the bid is attached to this request for the Association's review.

Respectfully submitted,

Samantha Gollub
24 Maple Ct
508 395 0278
samgollub@gmail.com

EarthFirst

Excavation Inc.
www.earthfirst.com

Chris Crouch, Owner/Operator
 Snohomish, WA 98290
 Email: chris@1EarthFirst.com
 Phone: 425-353-4198



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LIC# EARTHE1876RU

Item 28
 Pg 4 of 4

ROCKERIES.....EXCAVATION.....LANDSCAPE PREP.....TRUCKING

Customer:	Samantha Gollub	
Address:	24 maple Court, Bellingham, WA 98229	
Contacts:		
	Job Descriptions	Prices/Costs
	Equipment move in charge.	250.00
	Clean out ditch uphill approx. 20 feet, remove organic matter from slope where new parking area will be. Export four yards organic matter on way to pick up twenty Ln feet double wall twelve-inch culvert as well as twelve yards one and a quarter minus gravel. Place pipe as deep as possible to get maximum cover, but downhill depth is dictated by existing pipe depth under driveway. Connect all twenty feet of pipe and backfill with the gravel, machine grade and rake smooth. Lastly vibratory compact solid, this should leave about a nineteen by seven-foot-wide parking area.	3000.00
	Subtotal.	3250.00
	Tax 8.8%	286.00
	Total.	3536.00

Rec'd 04/14/2026
1:50 PM

Resubmission from the 09/18/2025 ACC Meeting

Sudden Valley Community Association Exterior Alteration Request

Item 29
Pg 1 of 3
G3

Street Address: 106 Harbor View Dr Div 16 Lot 159
Owner: Michelle Massion & Brandi Kirk
Mailing Address: 106 Harbor View Dr
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 find landscape narrative and diagram attached

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:

~~Our home is new construction and thus we have new construction landscaping. We would like to add some rock walls, a stone path around the side of the house, a few trees and several plants and shrubs. We would also like to extend our existing deck. We have had erosion throughout the property since purchasing the house. The company we have hired to do all this work is Good Earth. They have created a complete landscape narrative for the project, including a diagram. Please find both attached.~~

Item - 9	106 Harbor View Dr, G3, Ext Alt (Landscaping & Deck)	Video 00:20:30 - 00:23:14
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

This request commencing

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

Owner Signature: [Signature] Date: 9/3/2025

BRANDI KIRK & MICHELLE MASSION

106 HARBOR VIEW DR BELLINGHAM, WA 98229-7619

DIV 16 LOT 159

Item 29
Pg 2 of 3

Landscape Narrative:

The features of this full landscape plan are:

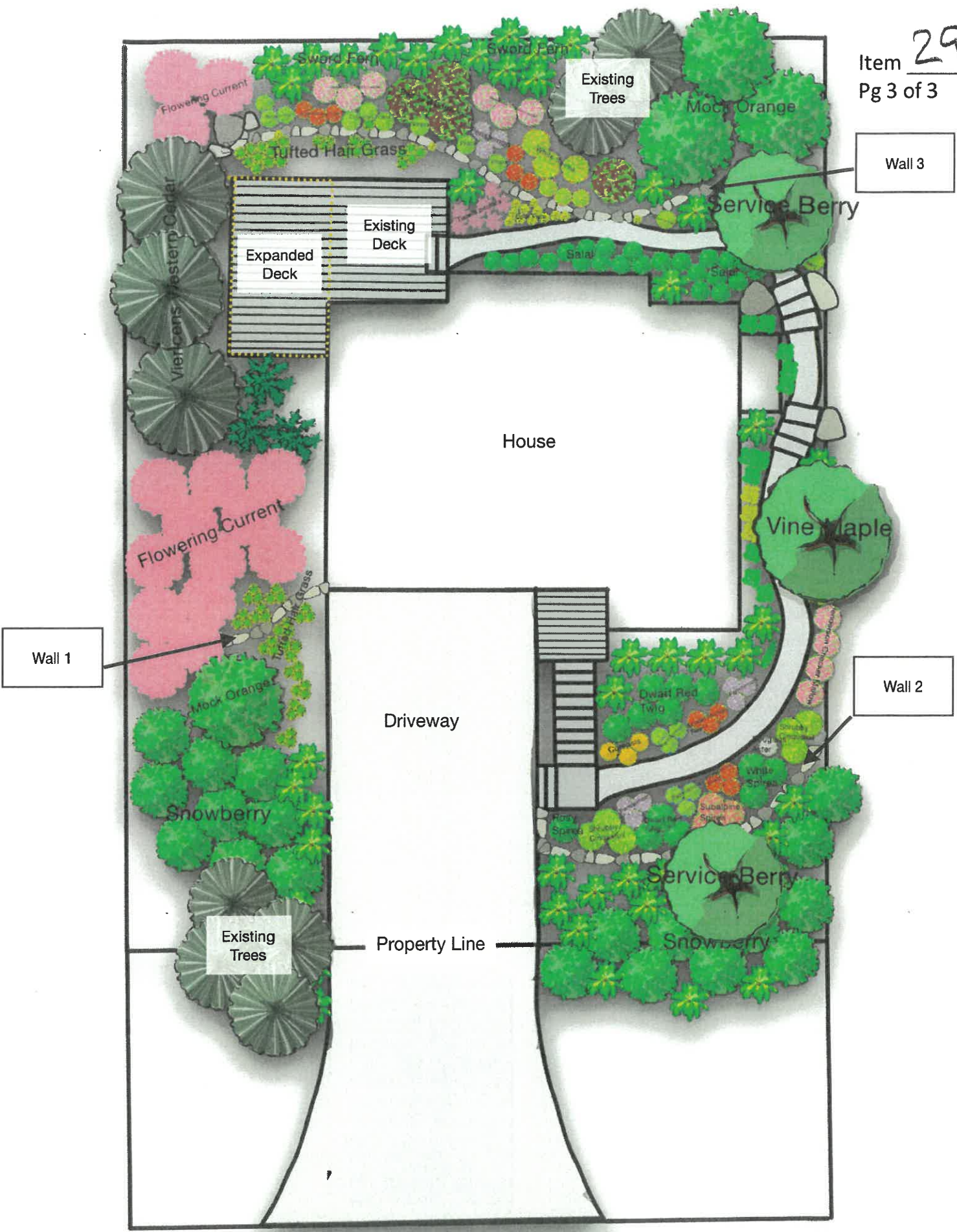
- Deck Expansion-** The overall grade of the lot is extremely sloped. This does not allow for a decent sized space for the home owners and guests to enjoy nature. The current deck will be expanded by 170 square feet to provide a safe level space for gathering.
- Flagstone path & slab steps** - a dry-laid flagstone path will be installed to create an accessible way to reach the backyard. Flagstone was chosen to fit in with the natural theme of other materials in this plan. Cast stone slabs will be use where needed on the side to mitigate the extreme slope. This material was chosen because it looks natural but has a safer standardized run and rise vs using natural stone slabs.
- Small Retaining walls** - There is a need for 3 walls consisting of local natural stone as is fitting to the designs woodland/rustic style. The walls are meant to allow the slope of the landscape to be adjusted not removed. This will help to level out the flagstone pathway, slow down water run off, and mitigate soil erosion. All walls will be approx. 3-4 ft high. Wall 1 will be approx. 11 ft long, wall 2 approx. 30 ft long, and wall 3 approx. 55 ft. The 3rd wall is a must as there is already evidence of soil erosion around the root zone of large conifers.
- Diverse plant life** - using a combination of Native and Nativar plants, our goal is to create a layered plant canopy adjacent to existing conifers and other native plants in order to blend into the natural surroundings, provide seasonal interest, and benefit wildlife. The design is in keeping with the wood like setting of the Sudden Valley.
- Fire Wise** - An important feature of this landscape is attempting to follow Fire Wise landscaping guidelines as much as possible. The landscape will be irrigated with a micro system. Beds within zone 1 (5 feet) of the structure will be mulched with cobble rock. All plants selected have been rated safe within their placement. The only exception to this are the cedars placed near the deck for privacy. This will be mitigated by irrigating, mulching with rock, pruning, and cleaning up needles.

Plant Name	Common Names	QTY	Type
<i>Acer circinatum</i>	Vine Maple	1	Native
<i>Amelanchier alnifolia</i>	Serviceberry	2	Native
<i>Blechnum spicant</i>	Deer fern	12	Native
<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	3	Native
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	61	Native
<i>Dicentra formosa</i>	Western Bleeding Heart	7	Native
<i>Erythranthe guttata</i>	Red monkey flower	12	Native
<i>Gaultheria shallon</i>	Salal	12	Native
<i>Mahonia aquifolium</i>	Tall Oregon Grape	3	Native
<i>Penstemon serrulatus</i>	Cascade penstemon	9	Native
<i>Philadelphus lewisii</i>	Lewis' Mock Orange	4	Native
<i>Polystichum munitum</i>	Western Sword Fern	62	Native
<i>Ribes sanguineum</i>	Red Flowering Currant	15	Native
<i>Sidalcea hendersonii</i>	Henderson's checker mallow	10	Native
<i>Spiraea betulifolia (fucida)</i>	White Spiraea	6	Native
<i>Spiraea splendens</i>	Rosy Spiraea; Subalpine Spirea	4	Native
<i>Symphoricarpos albus</i>	Snowberry	19	Native
<i>Symphotrichum subspicatum</i>	Douglas Aster	6	Native
<i>Tellima grandiflora</i>	Fringecup	14	Native
<i>Tanacetum trifoliatum</i>	Foamflower	7	Native
<i>Vanouweria hexandra</i>	Inside-Out Flower	14	Native
<i>Cornus alba 'Ivory Halo'</i>	Variegated red twig dogwood	4	Nativar
<i>Cornus sericea 'Kelsey'</i>	Dwarf red twig dogwood	9	Nativar
<i>Dasiphora fruticosa 'Snowflake'</i>	Snowflake Shrubby Cinquefoil	6	Native
<i>Penstemon heterophyllus 'Electric Blue'</i>	Electric Blue penstemon	6	Native
<i>Phlox diffusa</i>	Spreading phlox	6	Native
<i>Thuja plicata 'Vireocens'</i>	Vireocens Western Cedar	3	Nativar

Notes:

- No existing trees will be removed or trimmed.
- Any existing native plants will be maintained
- All beds will be mulched with rock within 5 feet of the structure and the rest of the beds to a minimum of 4"
- A micro-drip irrigation system will be installed
- No changes will be made in the Right-of-way.





Wall 3

Expanded Deck

Existing Deck

House

Driveway

Wall 2

Wall 1

Property Line

Flowering Current

Sword Fern

Sword Fern

Existing Trees

Mock Orange

Tufted Hair Grass

Western Cedar

Service Berry

Salal

Salal

Flowering Current

Vine Maple

Mock Orange

Snowberry

Existing Trees

Dwarf Red Twig

White Spiraea

Service Berry

Snowberry

Rusty Spirea

Subalpine Spice

Rec'd 04/22/2026
1:52 PM

Sudden Valley Community Association Exterior Alteration Request

Item 30
Pg 1 of 1
G3

Street Address 1 Green Hill Rd Div 16 Lot 231
Owner: : Krista and Robert Livingston
Mailing Address: 1 Green Hill Rd., Bellingham, WA 98229
Phone: ~~XXXXXXXXXX~~ Email: ~~XXXXXXXXXX~~

**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.**

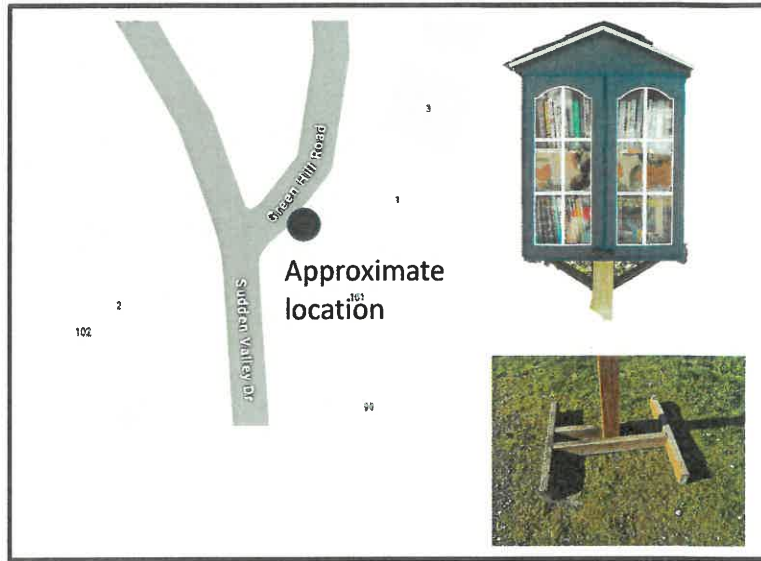
Requested for:

- 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:

This proposal describes a request to install a Little Free Library in the easement on the east side of the intersection of Sudden Valley Drive and Green Hill Road. The Little Free Library will be in the style of a doll house painted in a color scheme of taupe and sage green and placed on a 4x4 post. The post will be secured to a base of pressure-treated wood so no trenching or cement will be used and the Library can be easily relocated, if necessary. The dimensions of the Library are approximately 29 inches tall by 12 inches deep by 22 inches wide. The post will be approximately 36 inches tall. The Library will be used to exchange used books between neighbors and SV community.

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: April 16, 2026

Rec'd 04/30/2026
10:30 AM

Sudden Valley Community Association Fence Request

Item 31
Pg 1 of 3
G3

Street Address: 29 Maple Ct Div 22 Lot 188
Owner: Katrina Munsterman
Mailing Address: 29 Maple Ct Bellingham WA 98229
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.

Intended use: Privacy Protection Pet Enclosure
Fence type: Split Rail Wood and Wire Vegetative Hedge Other

On the diagram below, please indicate the road, property line, house, fence outline with dimensions, and any proposed vegetative screening (may attach larger sketch if needed).



Here is an AI-generated image (mock-up) of how the fence will look from the aerial street view.

Note: This is not exact, as to the left the fence will wrap around stairs to the a large retaining wall behind house to create a full pet enclosure.

See additional photos and fence architectural plans with house, road, property lines attached.

**Corners of the proposed fence MUST be staked prior to submittal.
Please refer to ACC Guideline 14.6.8 for more information.**

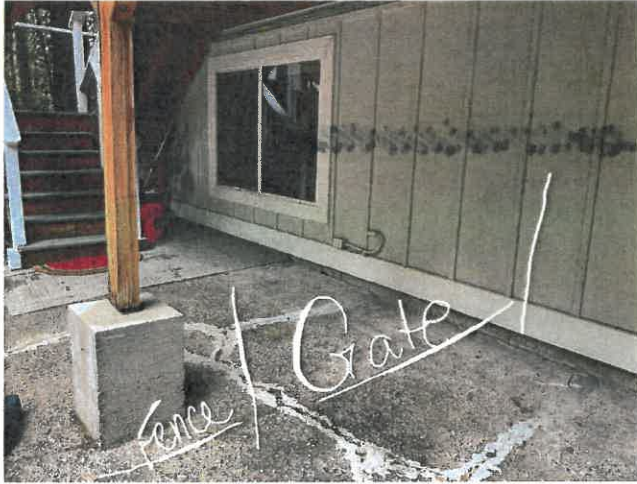
Give a full description, additional considerations, and attach additional information if needed:
5' ft tall wood and wire fence (approx 111') surrounding top terrace to left side of house (from street).
3 4' wide gates - 1 across the concrete path at front of house, 1 on left side, and 1 on back right side of house.
Fence constructed of 4x4" hog wire panel fence with cedar trim and 4x4" posts, following ACC Appendix D.

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: Katrina Munsterman Date: 4/30/2026

AC Staff Comments: _____



IMG_0171.jpeg



IMG_0172.jpeg



IMG_0173.jpeg



IMG_0174.jpeg

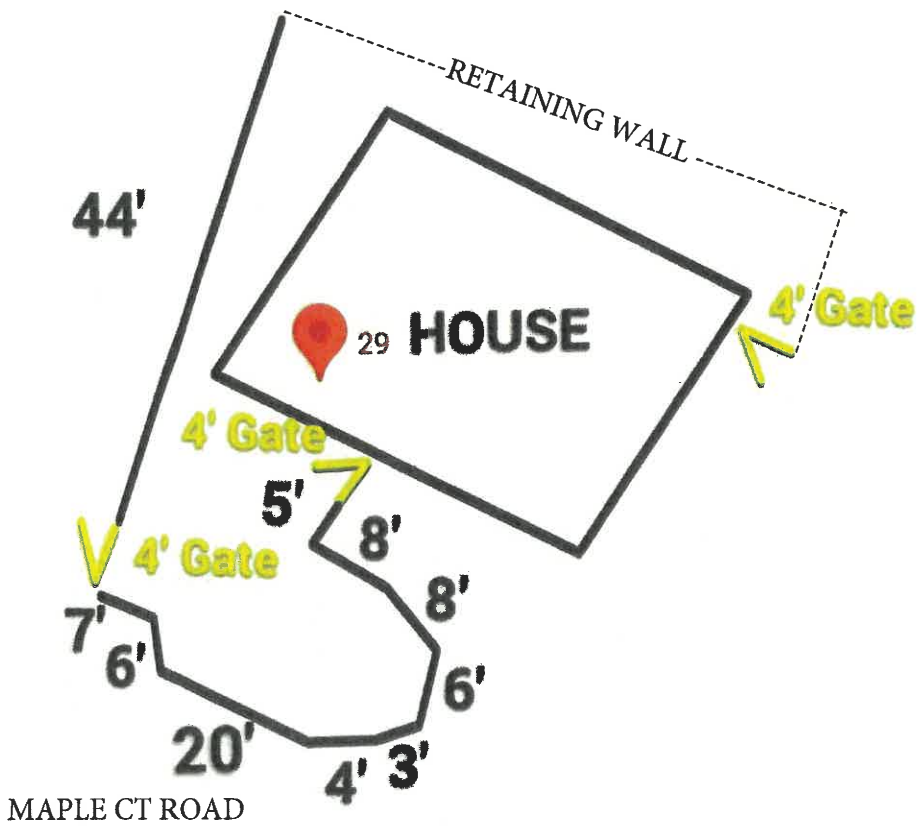
Four images above are the top terrace of house - looking out from house to street.



This is the left side of house (from street) -- this is not visible from the street due to large cedar tree.



This is the right side of house (from street) to completely enclose the "back yard" for dog.



Here are the dimensions and shape of the fence - including the approx property lines, house, and street.

Rec'd 04/27/2026
10:16 AM

Sudden Valley Community Association Exterior Alteration Request

Item 32
Pg 1 of 1
G3

Street Address: 4 Autumn Vista Pl Div 22 Lot 315
Owner: VALENTIN AND Yelena Pikelov
Mailing Address: P.O. Box 245 Blaine WA 98231
Phone: ~~509-325-1234~~ Email: ~~valentin.pikelov@comcast.net~~

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.

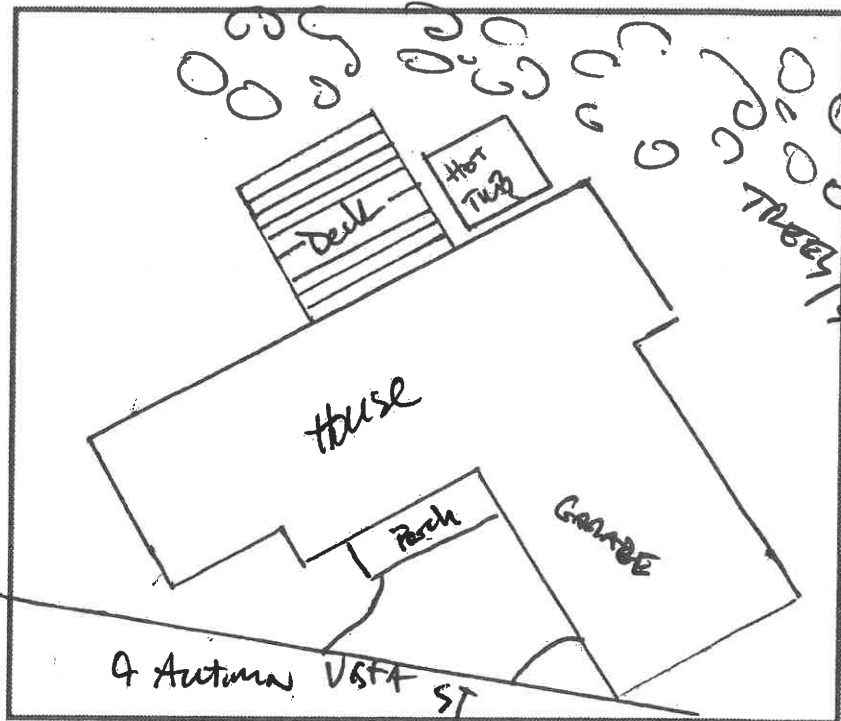
Requested for:

- 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:

I have unknowingly installed Hot Tub prior to getting approval. This request is to keep installed hot tub. Hot tub is installed now. It is behind house below deck. Hot tub is on gravel pad, no permit required. Hot tub was brewed during construction and was approved in 2018, part of structural inspection.

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: 4/27/2026

Rec'd 04/25/2026
1:52 PM

Sudden Valley Community Association Exterior Alteration Request

Item 33
Pg 1 of 1
G5

Street Address: 5 Arabian Way (aka 6 Pinto Creek Ln) Div 24 Lot 165
Owner: Emma Brown, Christopher Brown, Tamera Maddox
Mailing Address: 6 Pinto Creek Ln, Bellingham WA 98229
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:

Enclosing an existing deck space to create a catio at the rear of the house. This would be the side facing Arabian Way and mostly obscured from view due to tree coverage. Materials will primarily be wood and metal wire with transparent "roof" for the small part of the catio that would extend roughly 5 or 6 feet past the existing deck roofing.

Render showing a draft of this is enclosed in this request. Note this is not exact, such as clear plastic going under the deck. This is an AI proof of concept provided by our contractor to assist the ACC in visualizing the scope of work and rough final appearance.

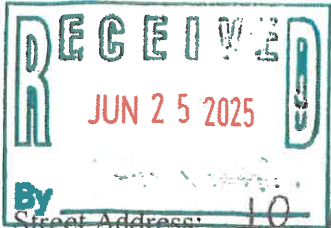
Our front door is facing Pinto Creek Ln with "6" above the garage. The catio would not be visible from Pinto Creek Ln.

5 Arabian Way is used for legal reasons only and does not work as a mailing address. Wooden stairs from our back deck go up to Arabian Way covered by trees.

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: Emma H Brown  Date: 4/25/2026



Sudden Valley Community Association Exterior Alteration Request

Item 34
Pg 1 of 2
G5

Street Address: 10 Loganberry Ln Div 30 Lot 66-67-68
Owner: JOHN GINGRICH
Mailing Address: (same as above)
Phone: ~~603-888-8888~~ Email: ~~john.gingrich@acc.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 see page 2 for details.

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:

Request to remove existing wooden back porch (6'w x 6'd) and replace with a new wooden deck (8'w x 21'd). I hired a licensed contractor, BC Bartholomew Construction, LLC, who is having a licensed structural engineer produce detailed blueprints, which will be submitted to Whatcom County for permit approval. Please refer to the following page for additional details.

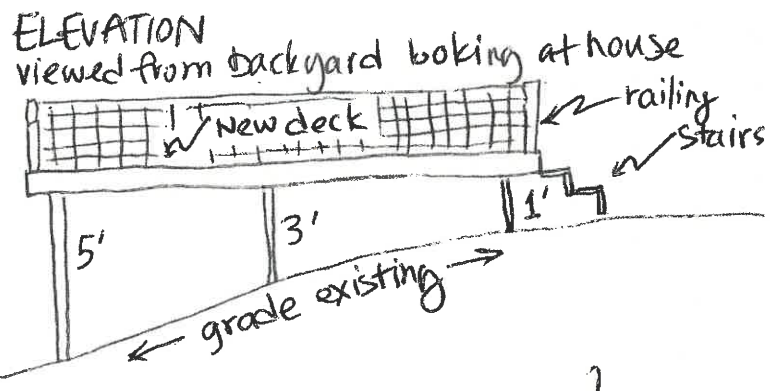
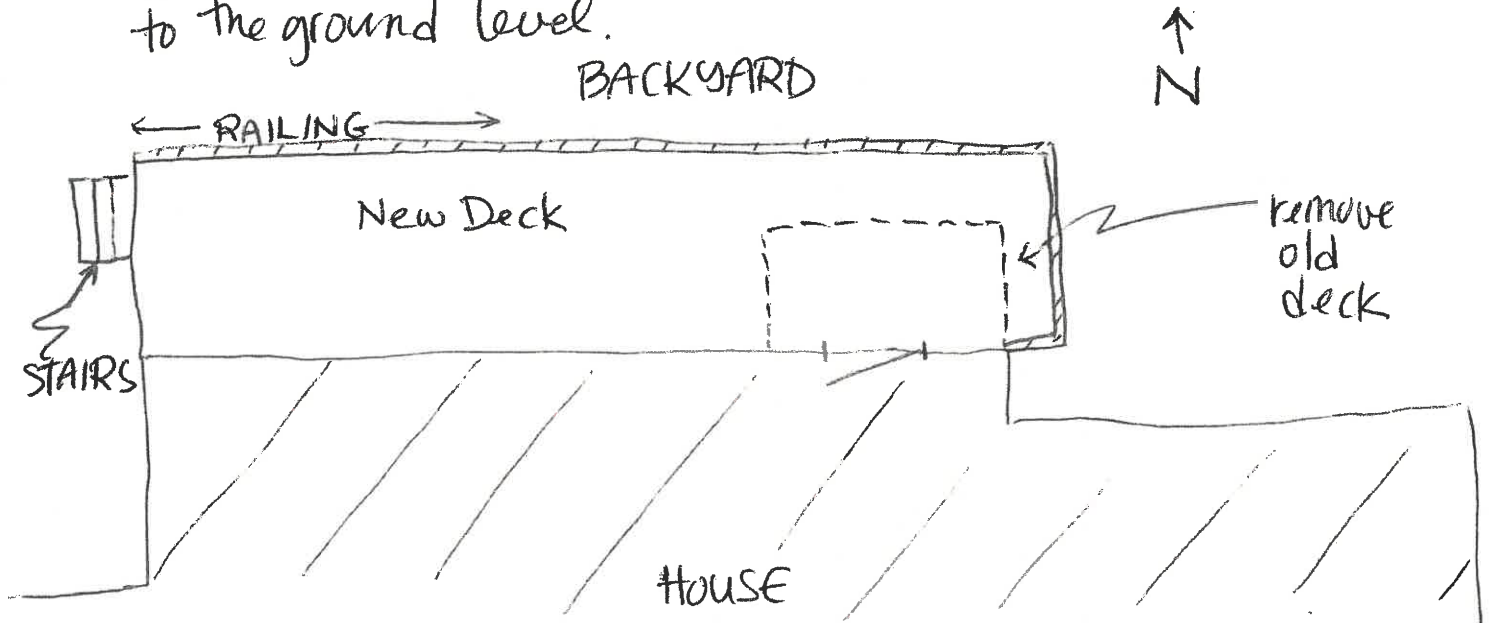
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

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

Owner Signature: John Gingrich Date: 6/24/25

↘ * Exterior alteration Request - J. Gingrich

The supporting structure will be attached to the house using a ledger board. The structure will be treated lumber. The deck floor boards will be 5.25" TimberTech Prime+~~lumber~~ in a light to medium brown. The railing on the east and north sides of the deck will be Sunwood and cedar, framing 4" square hog wire. Three steps on the west side of the deck will be treated lumber with cedar wood risers. The north and east sides of the deck will have a cedar wood skirt from the bottom of the deck to the ground level.



Thanks!

- No variances
- Open space and lot coverage are compliant (3 lots w/ 0.6 acres)
- No setback issues
- Hog wire will be painted black at a later date
- No awning or roof over the new deck
- minimal disturbance of plants, mostly ferns.

Rec'd 04/30/2026
11:46 AM

Sudden Valley Community Association Construction Change Request

Item 36
Pg 1 of 1
G13

Street Address: 10 shooting star ct Div 9 Lot 41
Owner: ilya & sveltana shportko
Mailing Address: 6292 Fernridge Dr Ferndale WA 98248
Phone: ~~XXXXXXXXXX~~ Email: ~~XXXXXXXXXX~~

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.

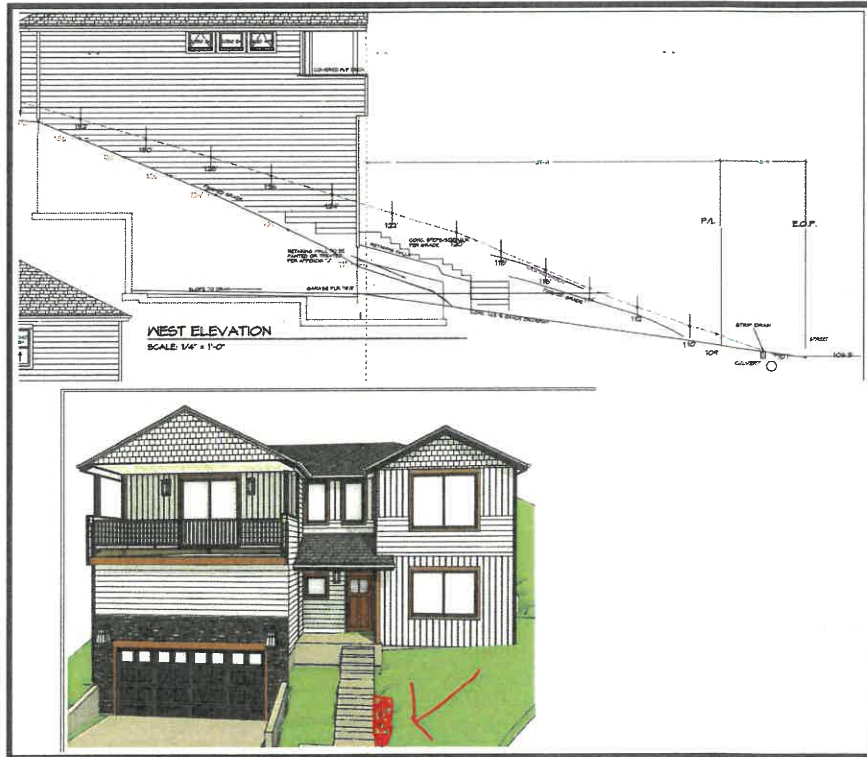
Requested for:

- 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 Slope of Driveway to Up to 20% with Car tread heated driveway

- Add a 5-7 foot long 4 foot tall retaining wall next to entry door stair way that is made of blocks (same blocks as other retaining wall in the back)

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: 04-30-2026

Rec'd 04/30/2026
11:45 AM

Sudden Valley Community Association Variance Request

Item 37
Pg 1 of 1
G13

Street Address: 10 shooting star ct bellingham wa 98229 Div 9 Lot 41
Owner: ilya & svetlana 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.**

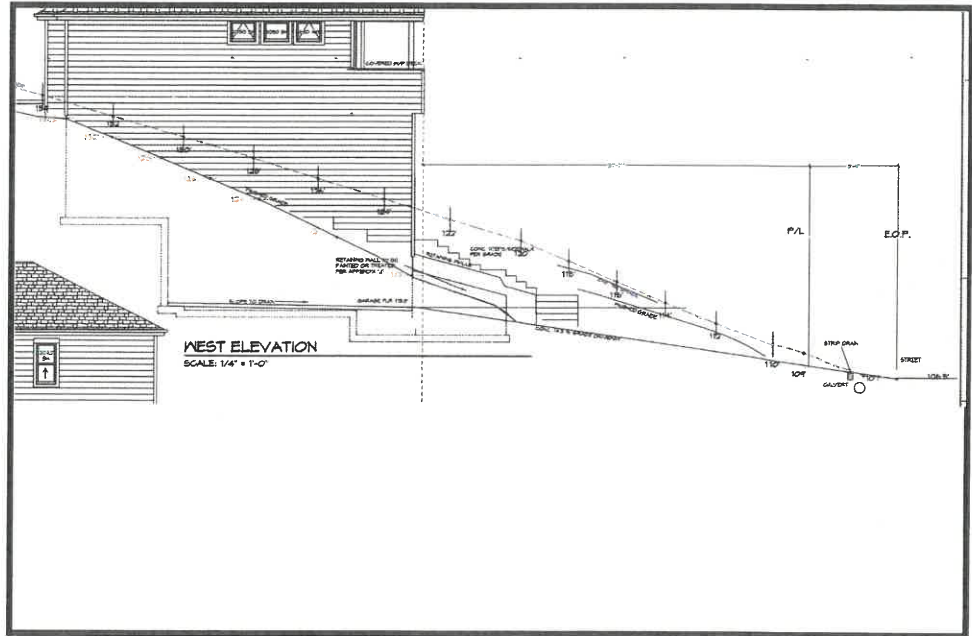
Requested for:

- 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: _____

According to plan, slope was supposed to 14.5 %. After calling Jerry out to check out my driveway, we found out that it is 19.7%.

I am not sure how that happened... Best guess survey is not correct.

I called Multiple people at SV HOA and was recommended to do a construction change and varrience request.

I would like to have the ability to do a slope upto 20% with the alteration of making my driveway car tire tread area heated.

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

Owner Signature: [Signature]

Date: 04/30/26

AC Staff Comments: _____

Rec'd 04/28/2026
4:53 PM

Sudden Valley Community Association Extension and Re-Approval Request

Item 38
Pg 1 of 1
G13

Street Address: 8 shooting star ct, Bellingham, WA 98229 Div 9 Lot 42

Owner: Vyacheslav Shportko

Mailing Address: 996 w smith rd, Bellingham, WA 98226

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.**

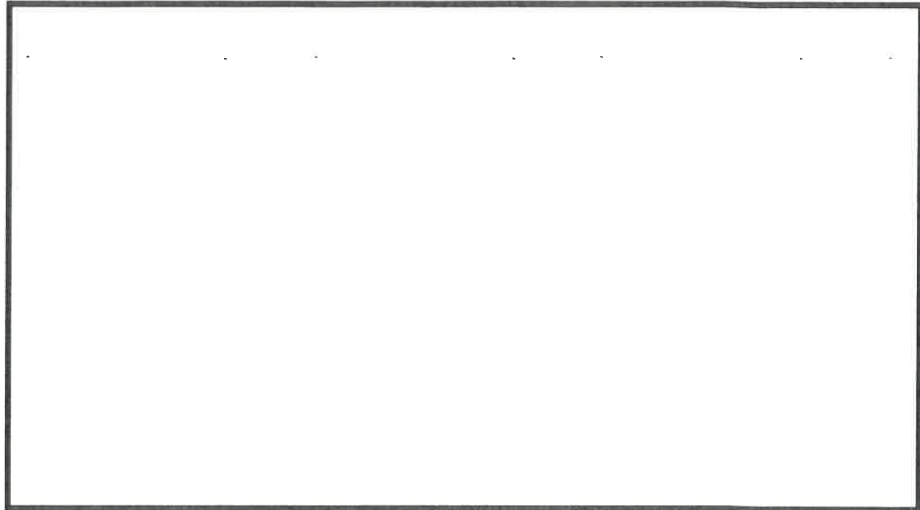
Requested for:

- Extension
- Re-approval

The change would affect:

- Start date
- Completion date

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



Give a full description of the request, a detailed timeline, and attach any additional information if needed: Requesting extension to complete my new construction home. Anticipating to complete in 4-6 weeks from June 1st 2026. Currently at the final stages of completion.

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

Owner Signature: Vyacheslav Shportko Date: 4/28/2026

AC Staff Comments: _____

Rec'd 04/28/2026
4:54 PM

Sudden Valley Community Association Construction Change Request

Item 39
Pg 1 of 1
G13

Street Address: 8 shooting star ct, Bellingham, WA 98229 Div 9 Lot 42
Owner: Vyacheslav Shportko
Mailing Address: 996 W smith rd, Bellingham, WA 98226
Phone: ~~206-393-7210~~ Email: ~~vyacheslav.shportko@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.**

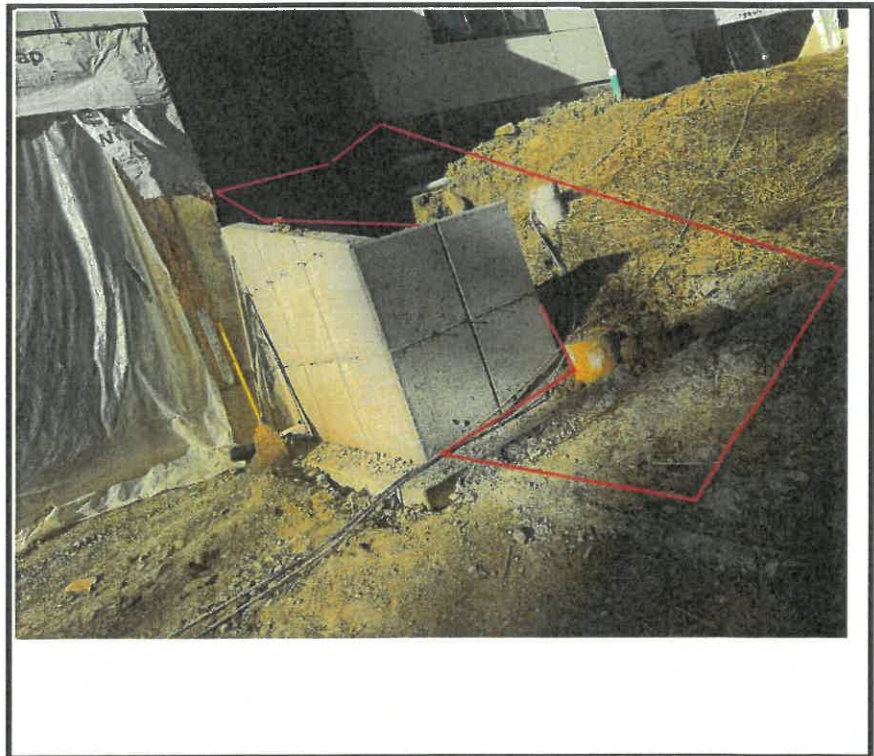
Requested for:

- 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:

1. Requesting to frame the front stairs with treated wood and cover it with composite decking like Trex (outlined in RED).
2. Requesting to paint concrete retaining wall next to front porch and garage door in Agreeable Gray

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: Vyacheslav Shportko Date: 4/28/2026

Rec'd 04/28/2026
4:54 PM

Sudden Valley Community Association Exterior Alteration Request

Item 40
Pg 1 of 1
G13

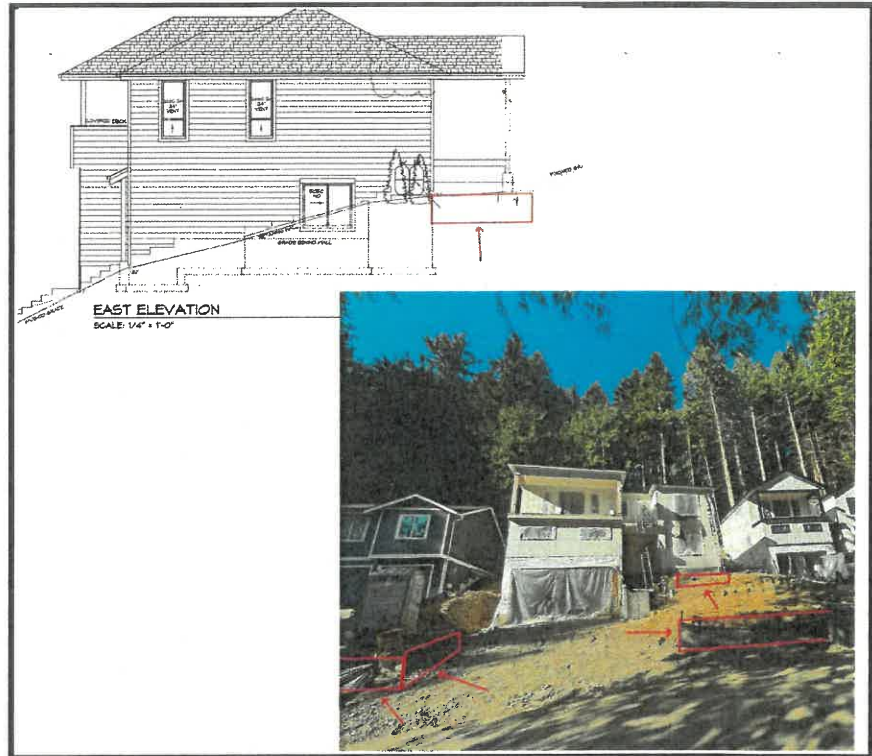
Street Address: 8 shooting star ct, Bellingham, WA 98229 Div 9 Lot 42
Owner: Vyacheslav Shportko
Mailing Address: 996 W smith rd, Bellingham, WA 98226
Phone: [REDACTED] Email: [REDACTED]

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:

We are asking for approval to build retaining walls on the property because the land is very steep.

Right now, the slope makes it hard to use the space and can cause problems over time.

The retaining walls will help hold the soil in place, prevent erosion, and control water runoff.

They will also make the area safer and easier to use, while improving the overall look of the property.

Planning on making each retaining wall approximately 2 feet tall and using 8x16" gray retaining blocks.

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: Vyacheslav Shportko

Date: 4/28/2026

RECEIVED
APR 29 2026

Sudden Valley Community Association
Exterior Alteration Request

Item 41
Pg 1 of 4
G13

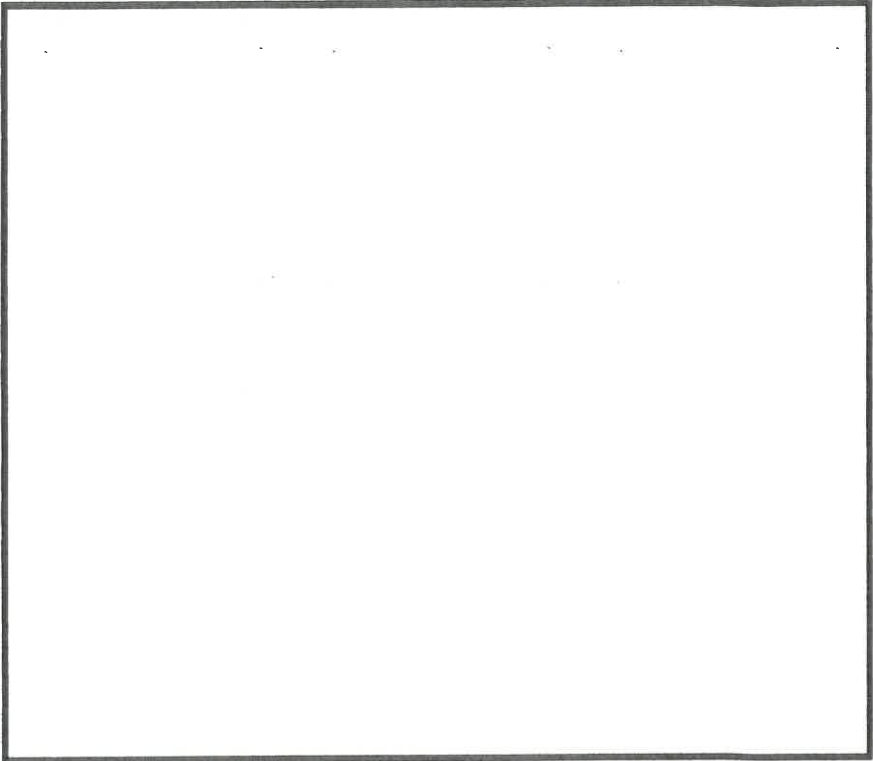
Street Address: 6 River Ridge Loop Div 29 Lot 047
Owner: Robert mittendorf + Rebecca Sauter
Mailing Address: same
Phone: ~~XXXXXXXXXX~~ Email: ~~XXXXXXXXXX~~

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:

We want to place a patio around a living room window that would extend to the ground. The window is located on the left side of the house as you face the property and is the second window towards the rear. Dimensions are 69.3" high, 76.8" long, + 35.8" deep. Our fireplace extends out just prior to the window so should block most view from the

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: Rebecca Sauter Date: 4/26/26

*

Catio available on amazon - listed as Large 4 tier catio outdoor cat enclosure by Lovin wt.

materials are mesh + wood and should match the paint and wood already on the house.

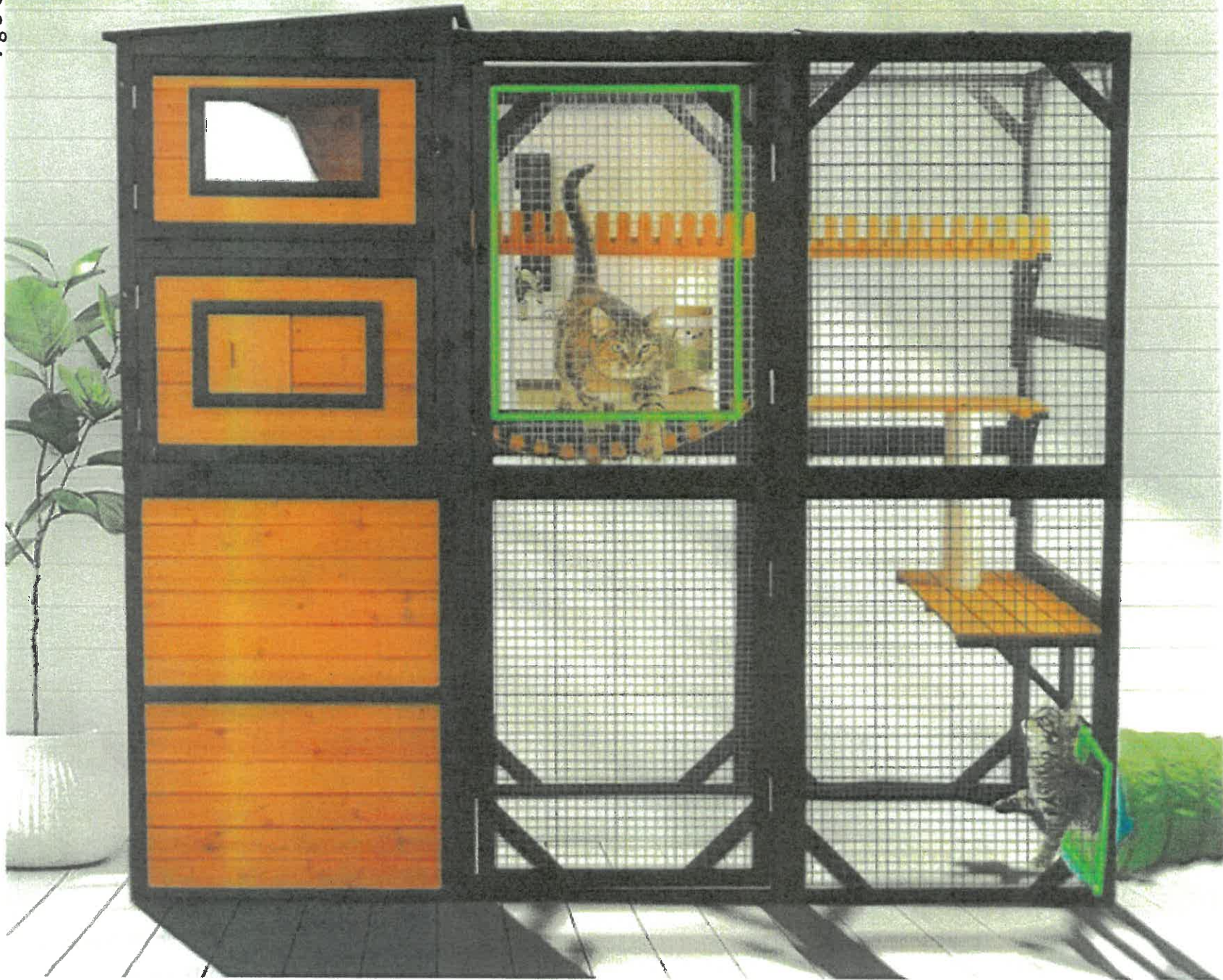
see attached pictures.

Item 41
Pg 2 of 4

street but a small portion may still be visible. The neighbor in 4 River Ridge Loop would see the catio from their bedroom window which they block most of the time. Neighbors are Hannah + Ben Vandermay and they have given us permission - no objections to the catio. Our neighbors at 3 River Ridge also may see it from their living room but are fine with it too. A group text to the street received all yeses as well.

Window Catio

Connect back door to widow & side door to tunnel



PRODUCT DIMENSIONS

MAX CAPACITY: 8 CATS

