



Sudden Valley Community Association Architectural Control Committee

Agenda

Date 07/04/2026

Time 9:00 AM

Location - Zoom

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 07/02/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 06/18/2026 ACC Meeting Minutes
Item – 4	64 North Point Dr, G1, Ext Alt (Paint)
Item – 5	80A Windward Dr, G1, Ext Alt (Paint)
Item – 6	69 North Point Dr, G1, Ext Alt (Tiered Remodel) <i>In Concept</i>
Item – 7	31 Longshore Ln, G1, Ext Alt (Retaining Wall)
Item – 8	10 Longshore Ln, G1, Ext Alt (Deck & Railing)
Item – 9	7 Tee Pl, G1, Ext Alt (Entry Cover)
Item – 10	7 Tee Pl, G1, Ext Alt (Paint)
Item – 11	8 Lake Louise Dr, G2, 1st Extension (New Home) <i>Six Months</i>
Item – 12	32 Lake Louise Dr, G2, New Construction, <i>Resubmission</i>
Item – 13	2 Orchid Ct, G2, Tree (Remove 8 Limb 5)
Item – 14	14 Woodpecker Pl, G2, New Construction <i>Resubmission</i>
Item – 15	14 Woodpecker Pl, G2, Variance (Lot Cov & Side Setback) <i>Resubmission</i>
Item – 16	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair) <i>Resubmission</i>
Item – 17	14 Deer Run Ln, G3, Const Change (Retaining Wall)
Item – 18	31 Green Hill Rd, G3, Ext Alt (Paint)
Item – 19	22 Hillside Pl, G3, 1st Extension (New Home) <i>Six Months</i>
Item – 20	26 Shetland Ct, G5, New Construction
Item – 21	30 Bramble Way, G5, Ext Alt (Paint)
Item – 22	15 Oakcrest Cir, G9, Ext Alt (Siding & Paint)
Item – 23	35 Honeycomb Ln, G9, Ext Alt (Panel Porch Ceiling & Wrap Columns)



Item – 24	35 Honeycomb Ln, G9. Ext Alt (Raised Planter Boxes)
Item – 25	9 Highwood Cir, G13, Ext Alt (Roof)
Item – 26	190 Sudden Valley Dr, G9, Construction Change (Sewer)
Item – 27	22 Granite Cir, G13, Const Change (Retaining Wall)
Item – 28	13 Twin Flower Cir, G13, Tree (Remove 1)

Meeting Called to Order 00:00 AM

Item – 1	Approval of 07/02/2026 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 06/18/2026 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 4	64 North Point Dr, G1, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 5	80A Windward Dr, G1, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 6	69 North Point Dr, G1, Ext Alt (Tiered Remodel) <i>In Concept</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 7	31 Longshore Ln, G1, Ext Alt (Retaining Wall)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 8	10 Longshore Ln, G1, Ext Alt (Deck & Railing)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 9	7 Tee Pl, G1, Ext Alt (Entry Cover)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 10	7 Tee Pl, G1, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 11	8 Lake Louise Dr, G2, 1st Extension (New Home) <i>Six Months</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 12	32 Lake Louise Dr, G2, New Construction, <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 13	2 Orchid Ct, G2, Tree (Remove 8 Limb 5)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 14	14 Woodpecker Pl, G2, New Construction <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 15	14 Woodpecker Pl, G2, Variance (Lot Cov & Side Setback) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 16	1 Lake Louise Dr, G2, Ext Alt (Gen Maint & Repair) <i>Resubmission</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 17	14 Deer Run Ln, G3, Const Change (Retaining Wall)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 18	31 Green Hill Rd, G3, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 19	22 Hillside Pl, G3, 1st Extension (New Home) <i>Six Months</i>	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 20	26 Shetland Ct, G5, New Construction	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 21	30 Bramble Way, G5, Ext Alt (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 22	15 Oakcrest Cir, G9, Ext Alt (Siding & Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 23	35 Honeycomb Ln, G9. Ext Alt (Panel Porch Ceiling & Wrap Columns)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 24	35 Honeycomb Ln, G9. Ext Alt (Raised Planter Boxes)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 25	9 Highwood Cir, G13, Ext Alt (Roof)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 26	190 Sudden Valley Dr, G9, Construction Change (Sewer)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 27	22 Granite Cir, G13, Const Change (Retaining Wall)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 28	13 Twin Flower Cir, G13, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:



Sudden Valley Community Association Architectural Control Committee

Minutes

Date 06/04/2026
Time 9:00 AM
Location - Zoom

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees: Terry Niblack, Patric Zwolenski, Jo Jean Kos, Dan Vink

Excused Absence:

Attendees: Jerry Gangle, Allen Helvajian

Observers: Matt Lynch & Wesley Lynch - Rubicon (Items 4 & 5), Josh Reichlin (Item 7), Libby Feller & Gary Brava (Items 8 & 9), Ed Danch (Item 10), Jeremy Morton & Christa Buzitis (Item 11), Vitali Pikalov (Items 12 & 20), Jeff Yoder (Item 16), Mark Chernomorets (Item 17), Justin Shank (Item 19), Gary Corsiglia (Observer)

Item – 1	Approval of 06/04/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 05/21/2026 ACC Meeting Minutes
Item – 4	10 Inlet Cir, G1, Const Change (Move path, Add pad)
Item – 5	5 Spinnaker Ln, G1, Const Change (Fence, Deck Stairs, Gravel Pad)
Item – 6	11A Par Ln, G1, Ext Alt (Retaining Wall)
Item – 7	8 Lake Louise Dr, G2, Const Change (D/W Slope)
Item – 8	30 Lake Louise Dr, G2, Ext Alt (Deck)
Item – 9	30 Lake Louise Dr, G2, Variance (Set-back & Coverage)
Item – 10	32 Lake Louise Dr, G2, New Construction, Resubmission
Item – 11	10 Lookout Mt Ln, G3, Variance
Item – 12	14 Deer Run Ln, G3, Const Change (D/W, Retaining Wall, Paint)
Item – 13	1 Green Hill Rd, G3, Ext Alt (Free Library) Resubmission
Item – 14	122 Harbor View Dr, G3, Ext Alt (Greenhouse)
Item – 15	8 Shetland Ct, G5, Fence (Pet) Resubmission
Item – 16	4 Arabian Way, G5, Ext Alt (Retaining Wall)
Item – 17	312 Sudden Valley Dr, G9, Const Change (Siding Color & Style)
Item – 18	142 Harbor View Dr, G13, Tree (Remove 1)
Item – 19	1 Dawn Break Ct, G13, Ext Alt (Paint)
Item – 20	14 Deer Run Ln, G3, Variance (Retaining Wall)

**Meeting Called to Order 9:03 AM**

Item – 1	Approval of 06/04/2026 ACC Meeting Agenda	Video 00:00:08 – 00:01:30	
Comments:	Agenda modified to add item #20: 14 Deer Run Ln, G3, Variance (Retaining Wall)		
Discussion:			
Action:	Approved	Motion: Partic	Unanimous

Item – 2	Property Owners Comments	Video 00:01:54 – 00:04:50	
Comments:			
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 04/16/2026 ACC Meeting Minutes	Video 00:01:35 – 00:01:50	
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	10 Inlet Cir, G1, Const Change (Move path, Add pad)	Video 00:14:30 – 00:22:50	
Comments:	Path must be naturally made and landscaped; no structural materials may be used. Installation of a		
Discussion:	Jacuzzi requires separate approval.		
Action:	Approved	Motion: Dan	Unanimous

Item – 5	5 Spinnaker Ln, G1, Const Change (Fence, Deck Stairs, Gravel Pad)	Video 00:22:55 – 00:36:30	
Comments:	Reduce the footprint of the fence area and select alternate material for the construction (a closed fence is		
Discussion:	not permitted). The ACC approves of the relocation of the deck stairs and installation of a gravel pad.		
Action:	Denied	Motion: Terry	Majority (Jo Jean Opposed)

Item – 6	11A Par Ln, G1, Ext Alt (Retaining Wall)	Video 01:53:45 – 01:54:24	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 7	8 Lake Louise Dr, G2, Const Change (D/W Slope)	Video 01:37:16 – 01:40:15	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous



Item – 8	30 Lake Louise Dr, G2, Ext Alt (Deck)	Video 01:27:15 – 01:36:09	
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 9	30 Lake Louise Dr, G2, Variance (Set-back & Coverage)	Video 01:27:15 – 01:36:09	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	32 Lake Louise Dr, G2, New Construction, <i>Resubmission</i>	Video 00:36:36 – 01:27:07	
Comments:	The house does not fit into the neighborhood and is contrary to the interests, welfare or rights of all owners.		
Discussion:			
Action:	Denied	Motion: Terry	Unanimous

Item – 11	10 Lookout Mt Ln, G3, Variance	Video 00:04:53 – 00:07:50	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 12	14 Deer Run Ln, G3, Const Change (D/W, Retaining Wall, Paint)	Video 01:40:22 – 01:53:10	
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 13	1 Green Hill Rd, G3, Ext Alt (Free Library) <i>Resubmission</i>	Video 01:54:30 – 01:55:25	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 14	122 Harbor View Dr, G3, Ext Alt (Greenhouse)	Video 00:00:00 – 00:00:00	
Comments:			
Discussion:			
Action:	Withdrawn by homeowner	Motion:	



Item – 15	8 Shetland Ct, G5, Fence (Pet) <i>Resubmission</i>	Video 01:55:35 – 01:59:29
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 16	4 Arabian Way, G5, Ext Alt (Retaining Wall)	Video 00:08:01– 00:12:20
Comments:	Provide more detailed drawings	
Discussion:		
Action:	Denied	Motion: Patric Unanimous

Item – 17	312 Sudden Valley Dr, G9, Const Change (Siding Color & Style)	Video 01:59:37 – 02:10:00
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 18	142 Harbor View Dr, G13, Tree (Remove 1)	Video 02:10:05 – 02:11:35
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 19	1 Dawn Break Ct, G13, Ext Alt (Paint)	Video 00:12:30 – 00:14:12
Comments:		
Discussion:		
Action:	Approved	Motion: Dan Unanimous

Item – 20	14 Deer Run Ln, G3, Variance (Retaining Wall)	Video 01:40:22 – 01:53:10
Comments:		
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Meeting Adjourned at 11:20 AM

RECEIVED

JUN 24 2026

Sudden Valley Community Association Exterior Alteration Request

Item 4
Pg 1 of 1
G1

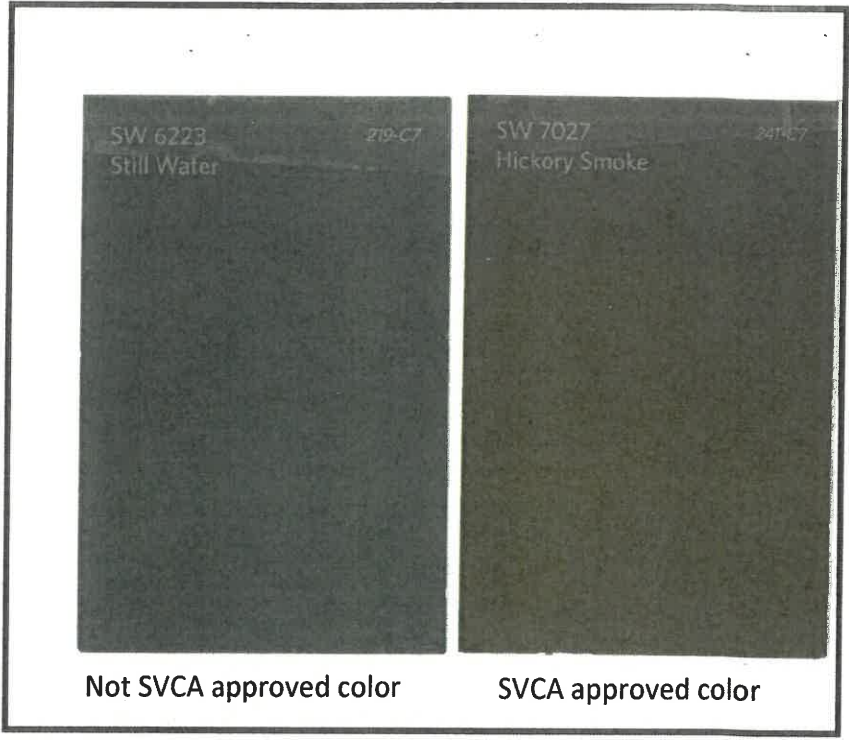
Street Address: 64 North Point Dr. Div 12 Lot 047
Owner: Ann Sternin
Mailing Address: same as above
Phone: ~~604-411-1143~~ Email: ~~annsternin@comcast.com~~

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:
We would like to paint our house Hickory Smoke color for the body and Still Water for the trim. Trim will have to be added to our windows, because currently there is none. Thank you. Also, we have a detached garage we'll be painting the same colors as above.

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: Ann Sternin Date: 6.24.26

Rec'd 06/24/2026

Sudden Valley Community Association Exterior Alteration Request

Item 5
Pg 1 of 2
G1

Street Address: 80A WINDWARD DR. Div 12 Lot 87
Owner: ANNE + BRENT WILLEN
Mailing Address: 80A WINDWARD DR. Bellingham WA 98229
Phone: ~~360 835 1234~~ Email: ~~ann@willen.com~~

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

Requested for:

- Existing home
- New construction

The change would affect:

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

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

Body = Behr Dynasty, Ancestral
Trim + Deck = Behr Dynasty Marquee - Cracked Pepper (See Attached)
-
Body = ALL AREAS NOT DESIGNATED AS TRIM BELOW INCLUDING WALLS, DECK TRIM + CORNER TRIM AREAS.

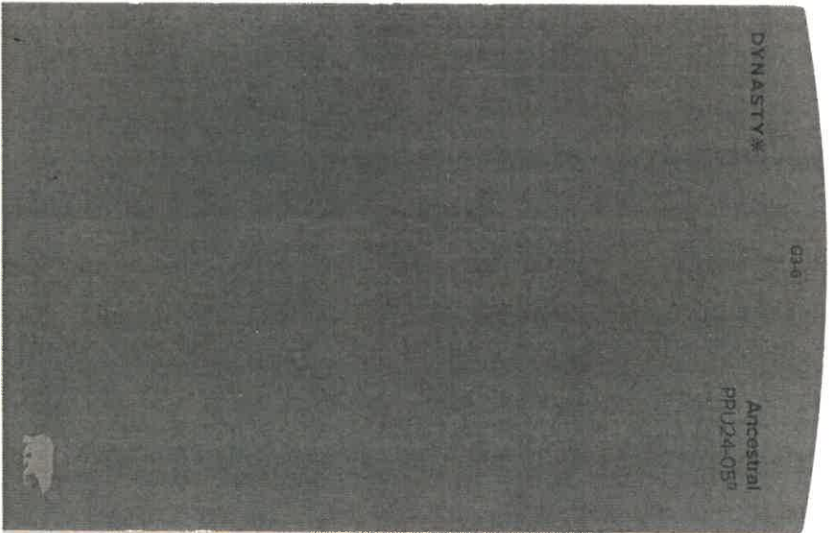
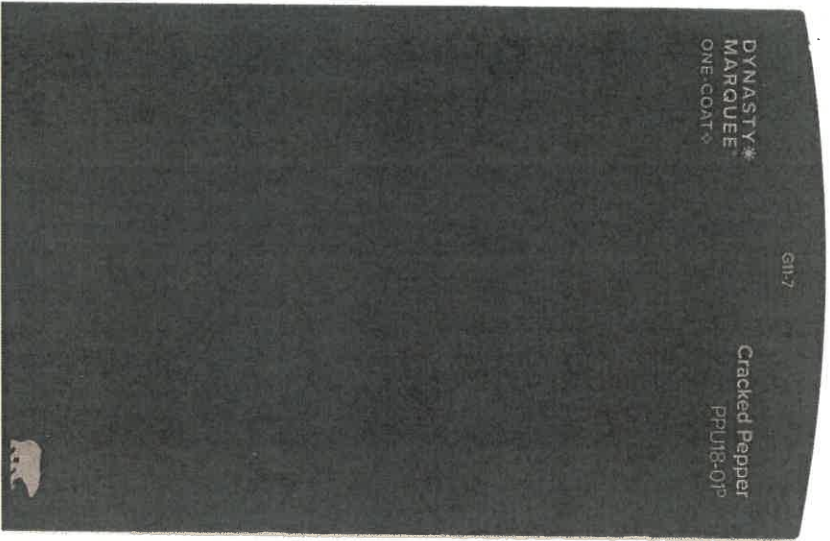
Give a full description of the request and attach any additional information if needed:

We propose to update the exterior house paint in a similar color scheme with the body painted in Behr Dynasty, Ancestral for the overhangs, exterior horizontal beams, front door + vertical post on side facing the green space (west) in Behr Dynasty Marquee, Cracked Pepper. The deck is currently in light red, we propose to update it with a deck version of Cracked Pepper (Behr) for the sake of congruency.

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: Brent Wilken Ann Wilken Date: 6/24/26



Item 5
Pg 2 of 2



Rec'd 06/25/2026
10:36 AM

APPLICATION FOR NEW CONSTRUCTION

Item 6
Pg 1 of 4
G1

Circle Type:	Home Construction	Remodel	<u>Addition</u>	Other (Describe):
Street Address:	69 North Point Dr			Div/Lot 12/100
Owner(s) Name(s):	Russell Dawe Marika Dawe Other Made			
Mailing Address:	11310 Marine Ln Anacortes WA 98211			
Email Address:	XXXXXXXXXX	Cell Phone	XXXXXXXXXX	Work Phone XXXXXXXXXX

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.

10/1A

Contractor Signature: <u>I'm Process of Purchasing</u>	Date:
Company Name:	License:
Mailing Address:	
Email Address:	Cell Phone:
	Office Phone:

Bank or Loan Agency: <u>VA Loan</u>			
Valuation of Structure: \$ <u>615,000</u>	Square Footage: <u>1694</u>		
Use: (Circle)	<u>Permanent Residence</u>	Vacation/Weekend	Rental
Variance Request (Circle):	Yes	<u>No</u>	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):

Russen Dawe

Circle One:

Owner

Contractor

Other Representative

Purchase Other In Progress

Signature of Owner(s):

[Handwritten Signature]

Printed Name

of Owner:

Russen Dawe In Progress

Date 06/25/2026



APPENDIX J

Owners' and Contractors' Checklist

Site Plan Including Landscape Details

All Plans to Include the following Information Legend

Prepared By	1 Russell Dawe
Phone Numbers	425 943 0708 206 229 1647
Owners' Name(s)	Russell + Marika Dawe
Site Address Including Tax Parcel and Division & Lot	Div 12 Lot 100

Lot Area SF	.17 Acre 7,405 ft ²
House Footprint SF	1,234 ft ²
Vertical Height	≈ 20'
Living Area SF	1,694 ft ² [1,234 + 460]
Garage Area(s) SF	828 ft ²
Total Impervious Surface	2,062 ft ² Adding 525 ft ² Garage
Driveway and Walkway SF	≈ 1,000 ft ²
Driveway Slope %	Slight
Deck(s) SF	288 ft ²
Open Space %	2062 / 7405 = 41.3%
Defined Setbacks	5' Sides + 20' on 2 Front Sides
Elevation Landmarks	
Colors for House, Trim, Accent, Garage Door, Roof, Lights	Match Existing House
Detailed Landscape Plan to Include Tree Removal / Replanting	Remove Driveway Concrete if necessary to meet 50% open space
Whatcom County Planning Review	N/A



APPLICATION CHECKLIST (APPLICANT TO FILL OUT)

APPLICATION

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

OWNER

ENCROACHMENT PERMIT

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

DRAWINGS / DESIGN

Is there 1 hard copy and 1 digital copy of the drawings?	Yes	No <input checked="" type="checkbox"/>
Site plan including topography, trees, square footage lot	Yes	No <input checked="" type="checkbox"/>
Elevation views depicting existing and finished grades	Yes	No <input checked="" type="checkbox"/>
Driveway cross-section, road edge to garage slab	Yes	No <input checked="" type="checkbox"/>
Does the site plan include:	<i>In Concept Zoom Meeting</i>	
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

N/A

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

N/A

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

N/A

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

Signature *Russell Dawe* Date 06/25/2026

Printed Name: Russell Dawe
Circle One: owner Contractor Other Representative

Owner To Purchase

Rec'd 06/23/2026
10:43 PM

Sudden Valley Community Association Exterior Alteration Request

Item 7
Pg 1 of 2
G1

Street Address: 31 Longshore Ln Div 21 Lot 016
Owner: Jay & Aubrey Biessel
Mailing Address: 31 Longshore Ln, Bellingham WA 98225
Phone: ~~3605501837~~ Email: ~~biessellay@gmail.com~~

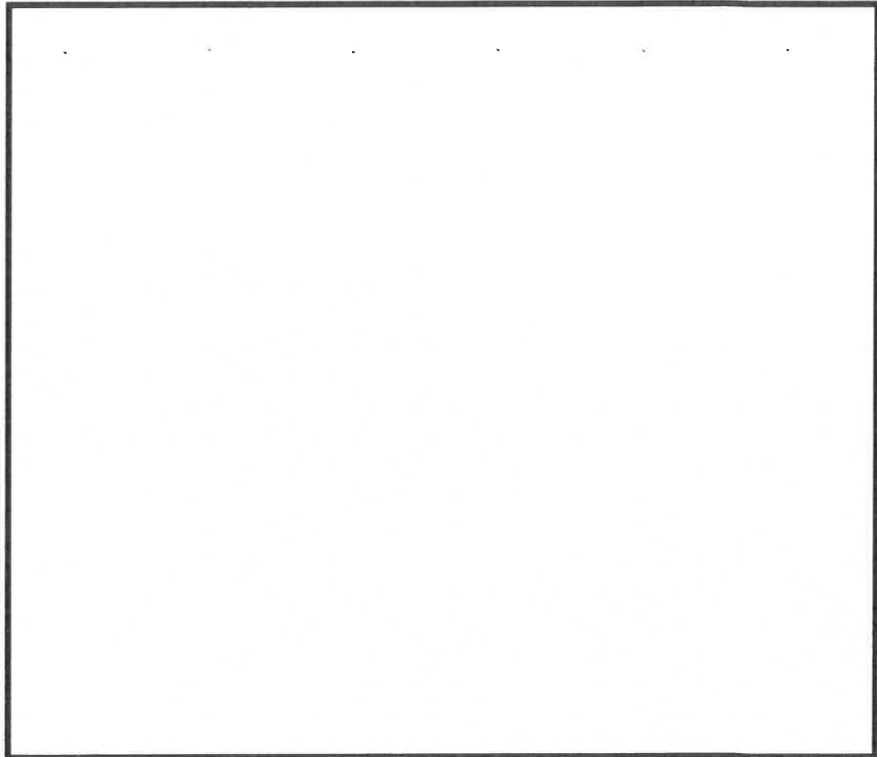
**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

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:

Looking to elevate an already established retaining wall in a
section of our backyard in order to flatten the current slope of the
yard to better allow use for our children. No established trees will
be removed and I will get the neighbors approval in writing if
needed.

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: Jay Biessel Date: 06/23/26



Rec'd 06/25/2026
10:36 AM

Sudden Valley Community Association Exterior Alteration Request

Item 8
Pg 1 of 4
G1

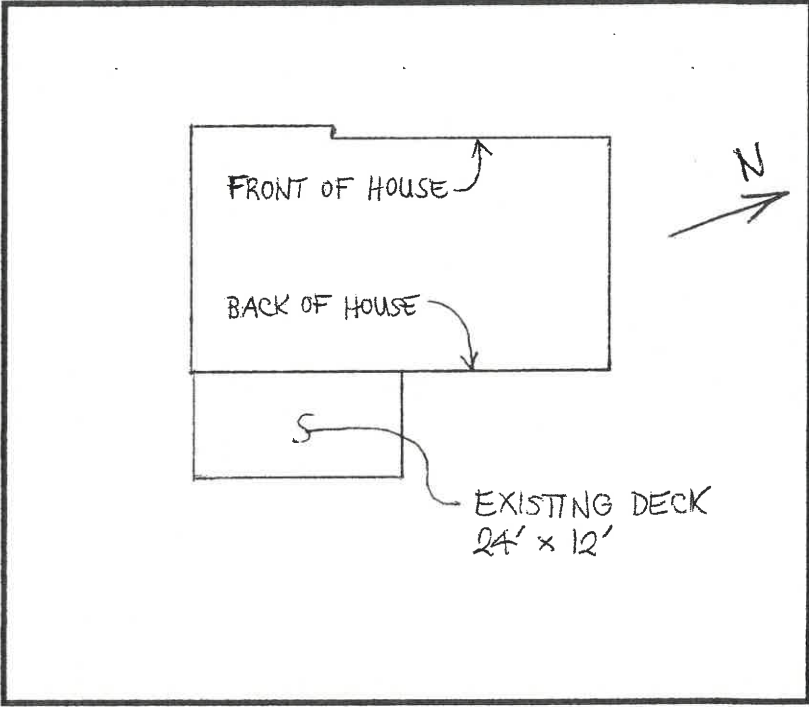
Street Address: 10 Longshore Ln Div 21 Lot 81
Owner: Suneil & Karen Williams
Mailing Address: 10 Longshore Ln, Bellingham, WA 98229
Phone: ~~XXXXXXXXXX~~ Email: ~~XXXXXXXXXX~~

Requests will not be considered unless the street address is clearly displayed on the residence.
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- 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:

Repair and resurface our waterproof deck and replace the railings with new aluminum privacy railings in dark brown to match our house trim. Railings will be either a custom welded system (photo of unpainted mockup attached) or Durarail with "wood grain privacy panel" infill, depending on which contractor does the work.

This 42" high solid railing will improve privacy for us and the people in the new home behind us at 5 Spinnaker Ln, blocking the line of sight between their kitchen and our dining room.

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: Karen J. Williams Date: 6/25/26

Our deck viewed from the backyard:



Railing from Contractor #1:

Installed version will be powder coated dark brown to match house trim and will measure 42" to top of handrail. Posts will be side-mounted to fascia on all three sides.

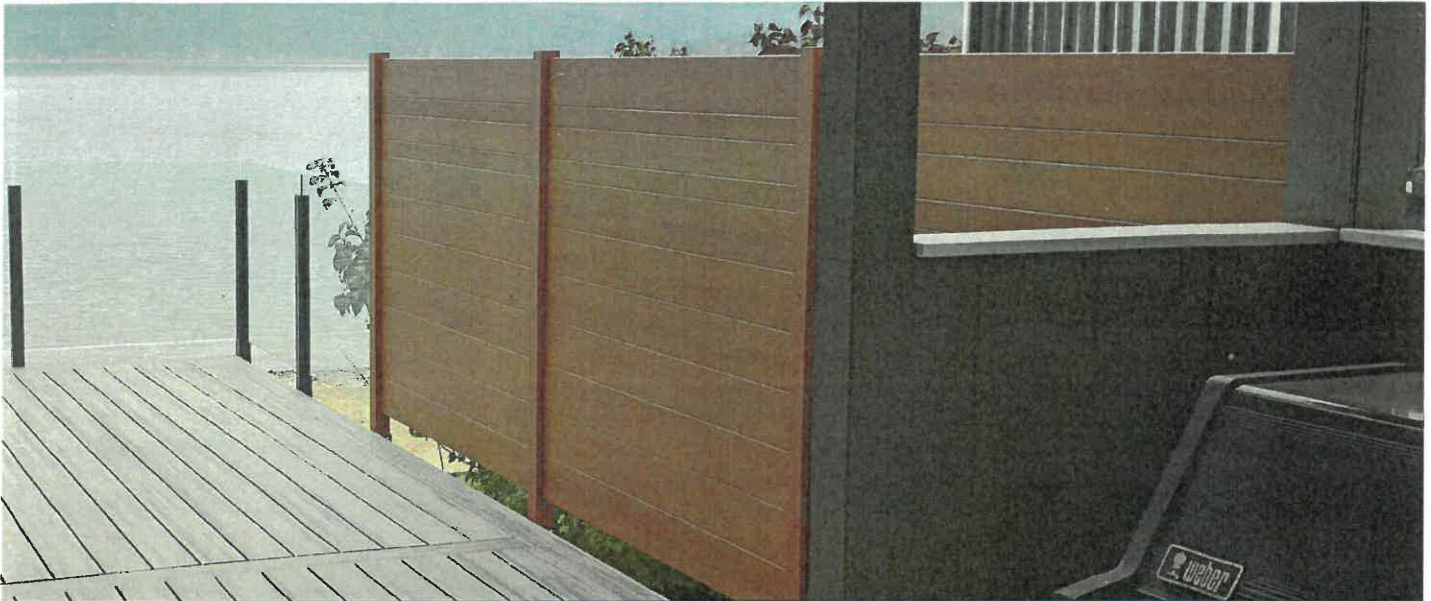




WOOD GRAIN ALUMINUM PRIVACY PANELS



SUNDECKS | ROOF DECKS | BALCONIES | PATIOS | STAIRS | POOL DECKS | WALKWAYS



Looks like wood, but performs like aluminum

Privacy provided by the exquisite look of real wood panels, without the warping, splitting or cracking! Take low maintenance exterior design to the next level.

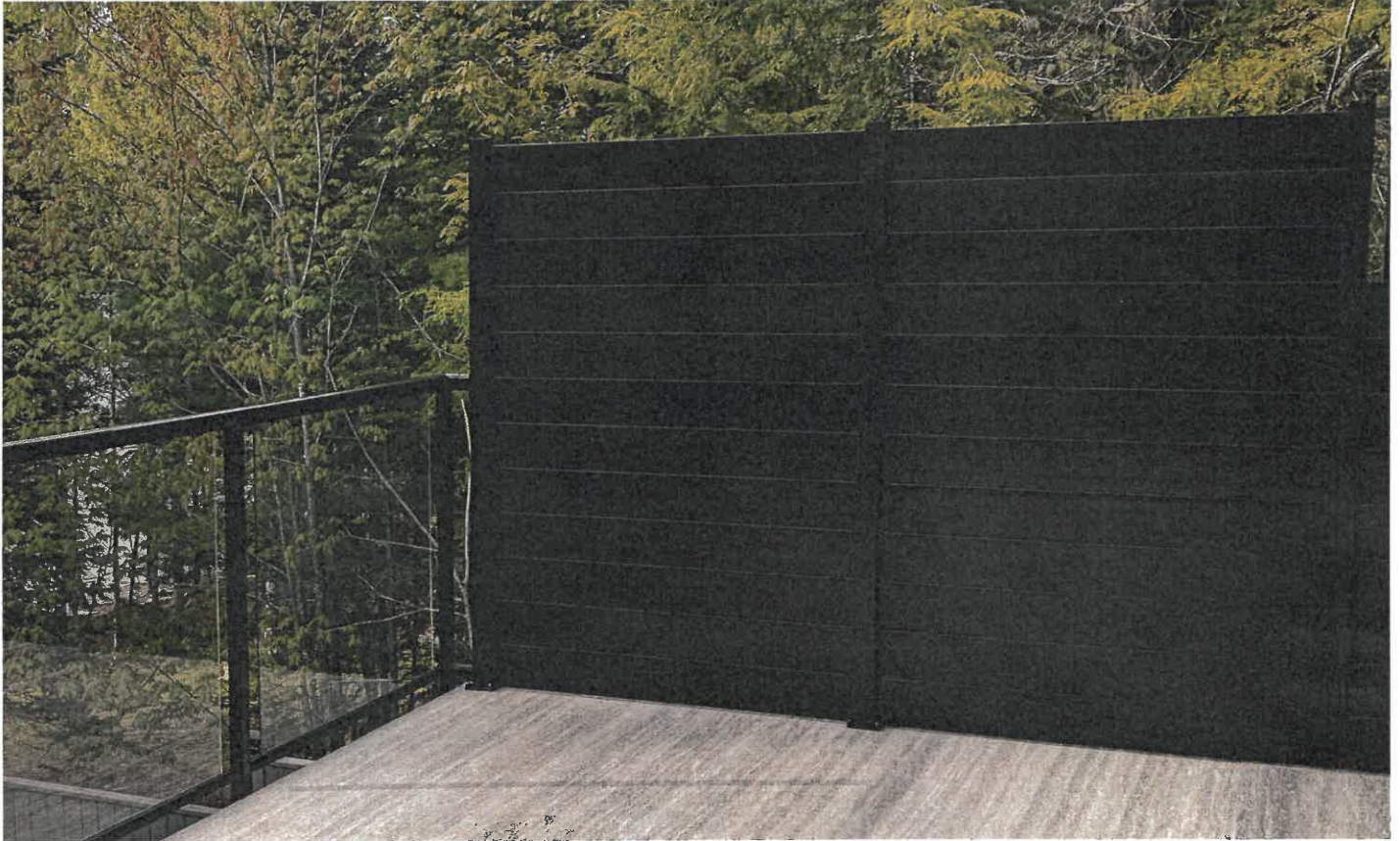
PUP post system with wood grain aluminum in-fill slats

- **Real wood look:** Enjoy the look of real wood with the advantages of aluminum.
- **Powder Coated with no VOC's:** Durable, beautiful wood grain powder coated finish.
- **Low maintenance:** No sanding or staining will EVER be required on these beautiful spaces.
- **Versatile design:** With *PUP Post*, choose the spacing, height, and angle of slats to create a unique screen.
- **Style flexibility:** *PUP Post* is a versatile system that accepts a combination of wood grain aluminum planks and glass panels while accommodating curves.
- **Easy installation:** Simple and clean installation with concealed fasteners to hide rivets and screws.
- **Choose your size:** Non-combustible, marine grade aluminum slats in 4 sizes: 1 1/2", 2 9/16", 4", 6".

Item 8
Pg 3 of 4



WOOD GRAIN ALUMINUM PRIVACY PANELS



Applications:

- Privacy Screens
- Sun Shading
- Surrounds
 - Garage/Carport
 - Pool Pump
 - Air Conditioner
- Screening
 - Balustrade
 - Commercial
 - Patio & Deck

Furnish privacy with functional style

Simple and versatile installation with environmental benefits for Green building projects. 100% recyclable with low carbon footprint.

Item 8
Pg 4 of 4

See more railing images in our online gallery.



Available in the full line of Knotwood wood grain colors, as well as the Durarail Powder Coating Colors.



Duradek US Inc.
1142 Clay Street
North Kansas City, MO, USA, 64116
duradekus@duradek.com
T 816 421 5830 | TF 1 800 338 3568

Duradek Canada Ltd.
8288 - 129 Street
Surrey, BC, Canada V3W 0A6
duradek@duradek.com
T 604 591 5594 | TF 1 866 591 5594

Waterproofing Solutions Since 1974

RECEIVED

JUN 15 2026

Sudden Valley Community Association Exterior Alteration Request

Item 9
Pg 1 of 6
G1

Street Address: 7 Tee Pl _____ Div 31 Lot 4

Owner: Rebecca Coleman & Clay Young.

Mailing Address: 7 Tee PL, Bellingham, WA 98229

Phone: ~~360-991-0126~~

Email: ~~rebecca@rebeccaclay.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.**

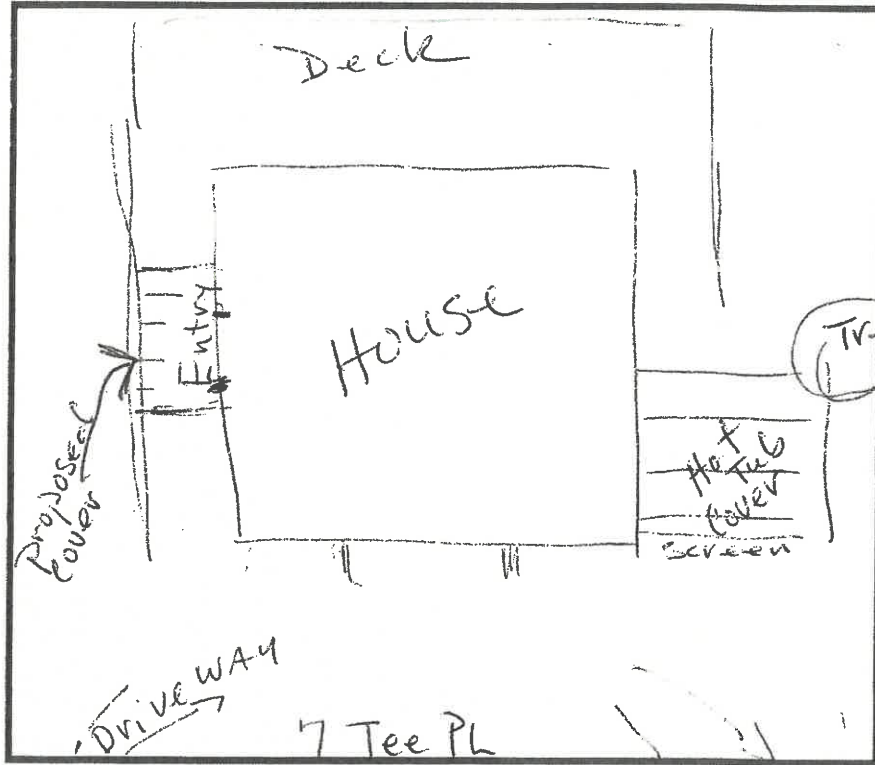
Requested for:

- 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:

Construction of a side entry cover using clear polycarbonate panels and stained cedar. The purpose of this is to provide cover from rain and snow to the main entry of the home. The materials and design are to mirror the earlier ACC approved and constructed cover over the hot tub on the opposite side of the home. Builder provided renderings with measurements are enclosed.

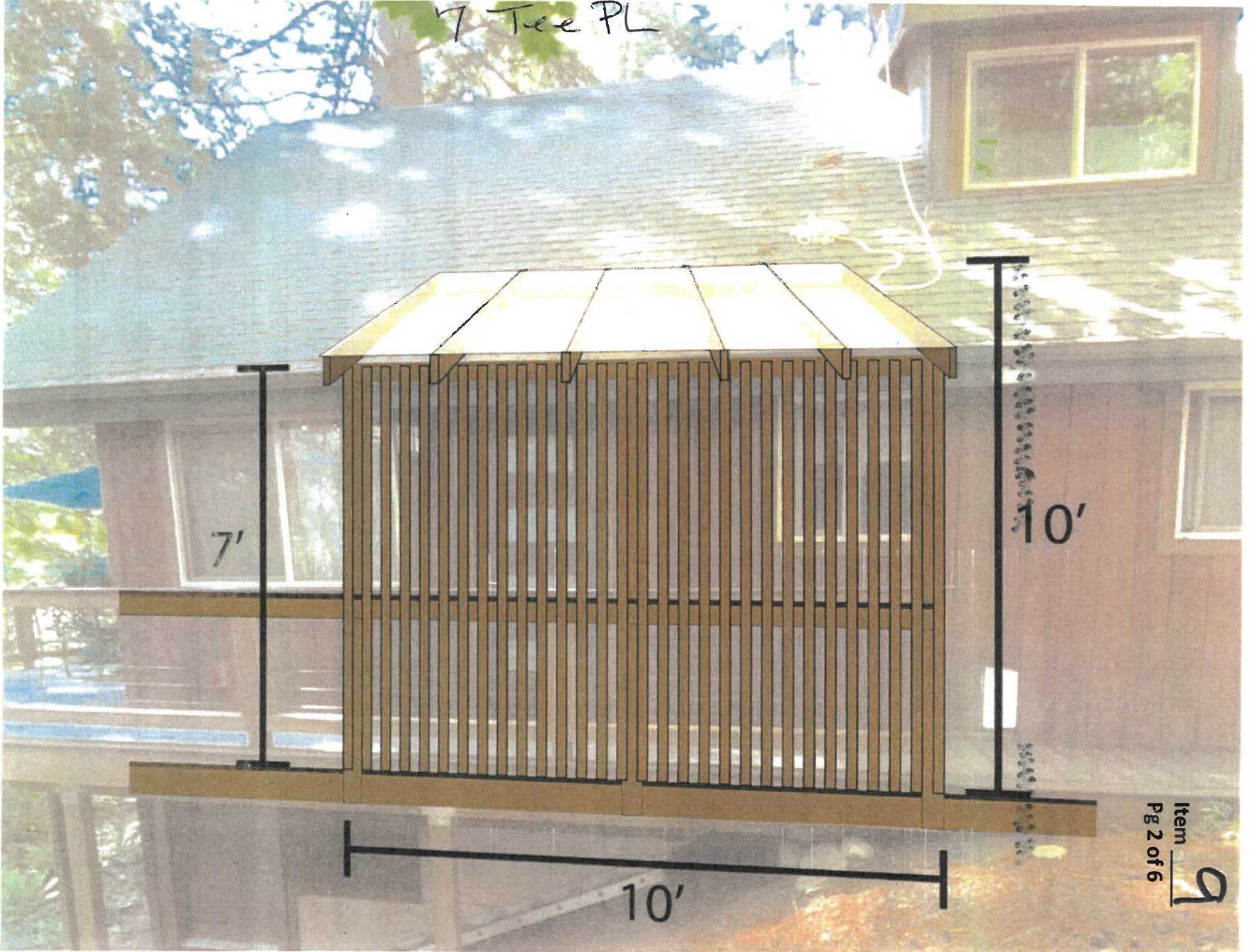
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

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

Owner Signature: [Signature]

Date: 6-15-2026

7 Tee PL

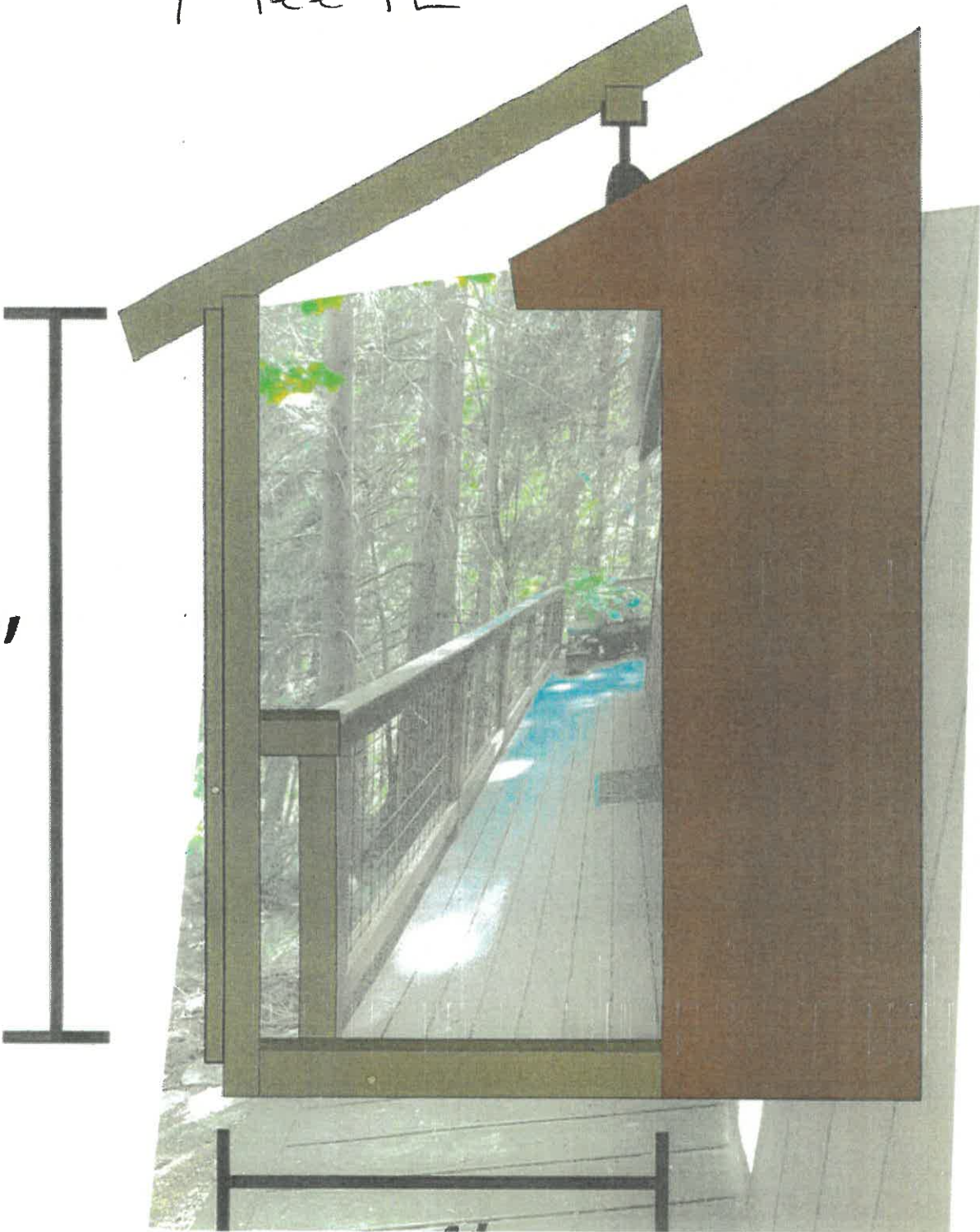


Item
Pg 2 of 6

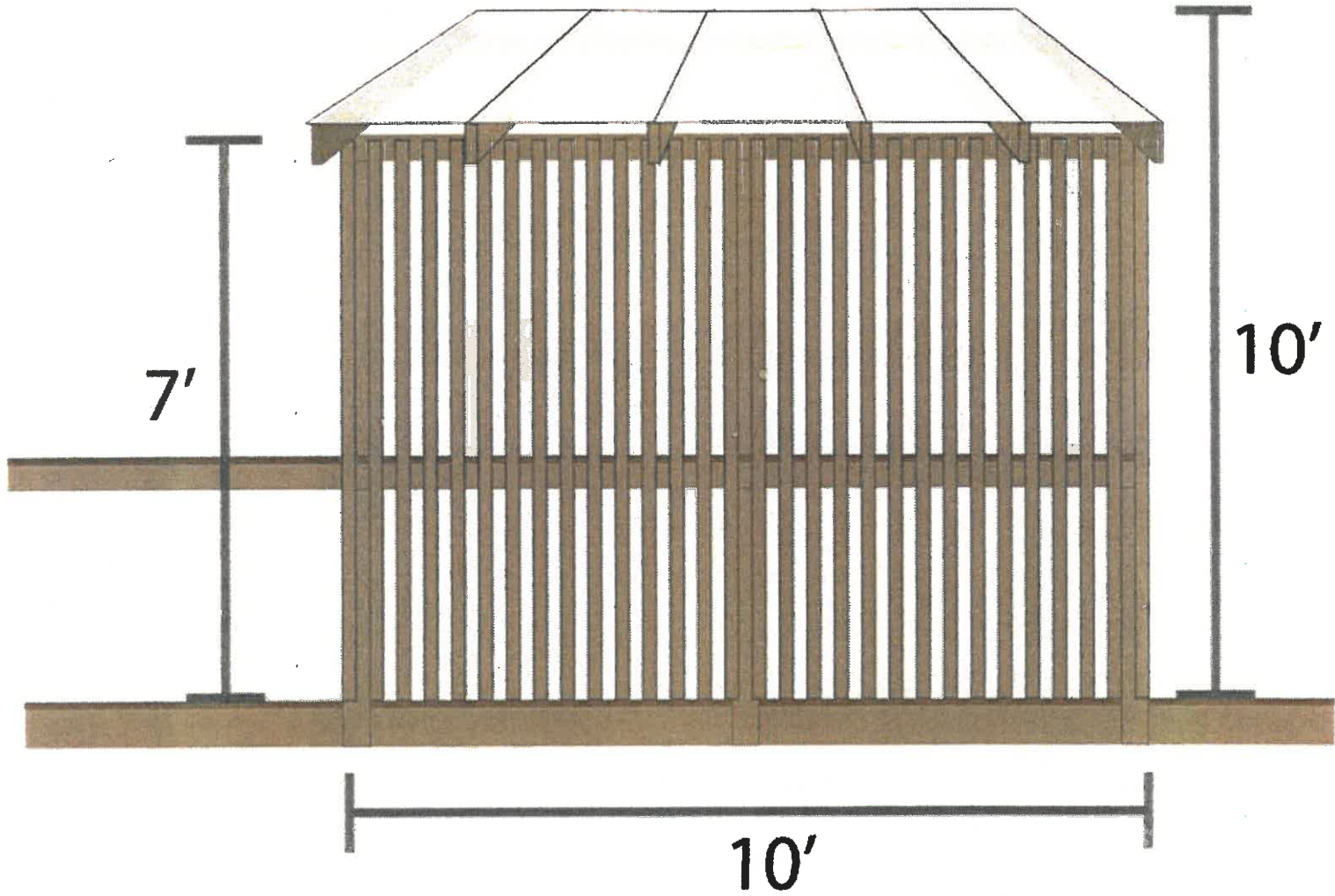
9

7 Tee PL

7'



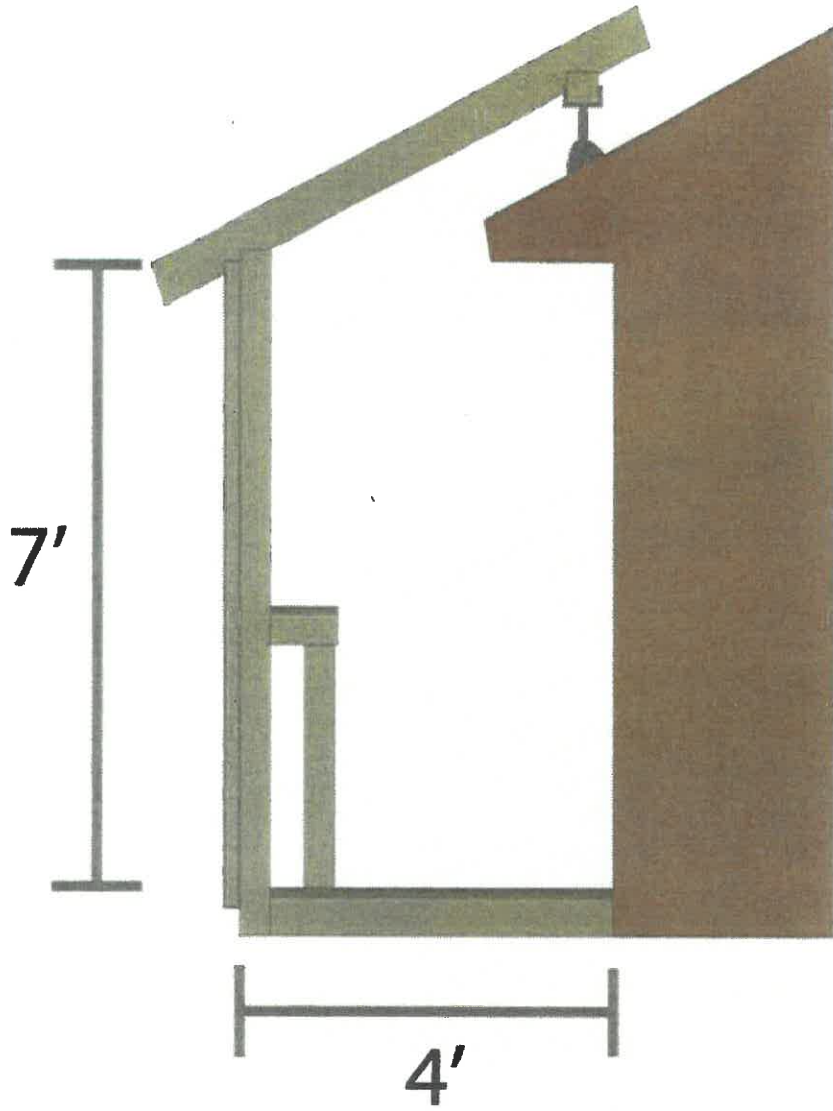
7 Tee PL



Item 9
Pg 4 of 6



7 Tee PL



7 Tee PL



SUNSCAPE®
Polycarbonate Panel System

- ▶ Glass-like panel at half the weight
- ▶ Blocks 99% of harmful UV rays
- ▶ Excellent resistance to wind, rain, snow, and extreme heat

3-Part Roof Covering System
Order Inner & End Profile Kits (sold separately)



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10+ bought last week

Sunscape 2-ft x 12-ft Corrugated Solar Grey Polycarbonate plastic Roof Panel

Item #1697679 | Model #178791

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As low as 0% APR for \$15.56/mo [Learn How](#)

4 interest-free payments or as low as \$17/mo with [affirm](#). [See if You Qualify](#)

Panel Size (Sq. Feet): 2



Shipping

Mon, Jun 22
38 available
FREE

Delivery

Wed, Jun 24
38 available

FREE Standard Shipping to **98226**

Outside Delivery.

Conrats! **FREE** Standard Shipping unlocked

Item
Pg 6 of 6
P



RECEIVED
JUN 15 2026

Sudden Valley Community Association Exterior Alteration Request

Item 10
Pg 1 of 1
G1

Street Address: 7 Tee PL Div 31 Lot 4
Owner: Rebecca Coleman and Clay Young
Mailing Address: 7 Tee Pl Bellingham WA 98229 United States
Phone: 360 892 1428 Email: rebecca@rebecca.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.**

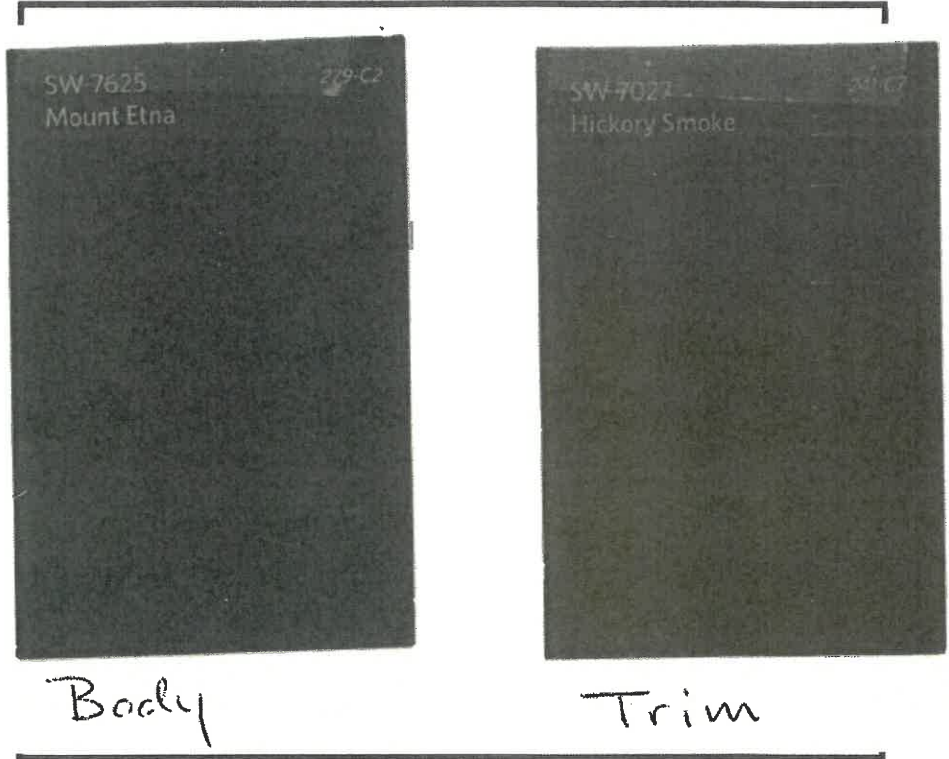
Requested for:

- 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:

Paint our home using Sudden Valley approved Sherwin Williams color Mount Etna SW7625 for the body of the house and Hickory Smoke SW 7027 for the trim. Paint chips are included.

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: 6/15/2026

Rec'd 06/22/2026
2:24 PM

Sudden Valley Community Association Extension and Re-Approval Request

Item 11
Pg 1 of 1
G2

Street Address: 8 Lake Louise Dr. Div 7 Lot 67-68

Owner: Joshua Reichlin

Mailing Address: 425 W Stuart Rd #117 Bellingham WA 98226

Phone: [REDACTED] Email: [REDACTED]

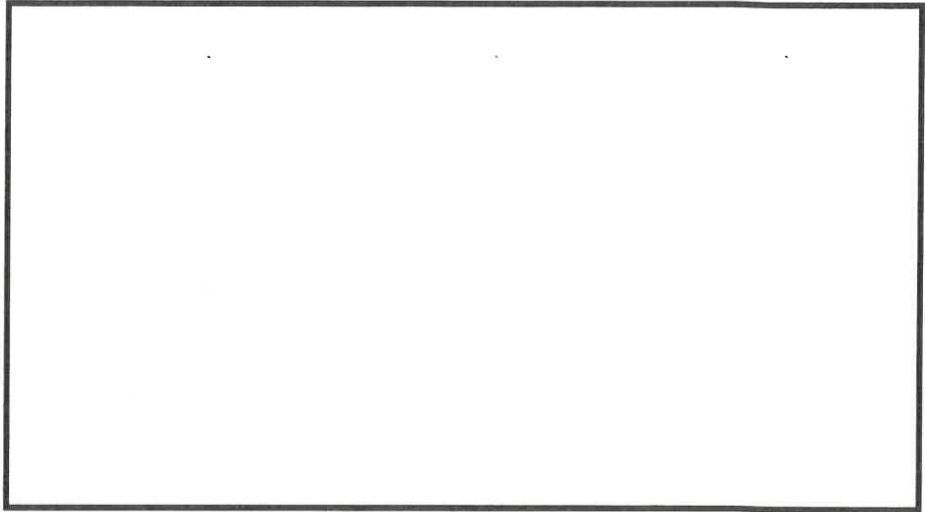
**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

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:

Request for 1 additional month to complete construction - August 21, 2026

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

Owner Signature: Joshua Reichlin Date: 6/22/2026

AC Staff Comments: _____



Rec'd 05/27/2026
6:09 PM

APPLICATION FOR NEW CONSTRUCTION

Circle Type:	<u>Home Construction</u>	Remodel	Addition	Other (Describe):
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:	eduard.danch@gmail.com	Cell Phone:	86091039324	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: 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)	<u>Permanent Residence</u>	Vacation/Weekend	Rental
Variance Request (Circle):	Yes	<u>No</u>	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

Item - 9	32 Lake Louise Dr, G2, New Construction	Video 01:15:56 - 01:39:05
Comments:	Provide an Arborist Report on the likelihood of survival of the trees impacted by the Utility Connections. Provide stamped & signed Engineering Plans on retaining wall. Provide overview of Utility connections.	
Discussion:	Require either moving the house or getting a letter from the neighbors saying that the design and size are acceptable to them.	
Action:	Denied	Motion: Dan Unanimous

ACC Inspector Report 32 Lake Louise Dr

Lot size: 6823

Property coverage: 34%

Open Space: 65%

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 along the back of the property which is within the rear setback. The retaining wall is "as needed", no engineering has been submitted. I am concerned about a water line slicing through the roots of a 72" Maple tree.~~

ACC Inspector Notes 5/28/2026

Engineering report submitted.

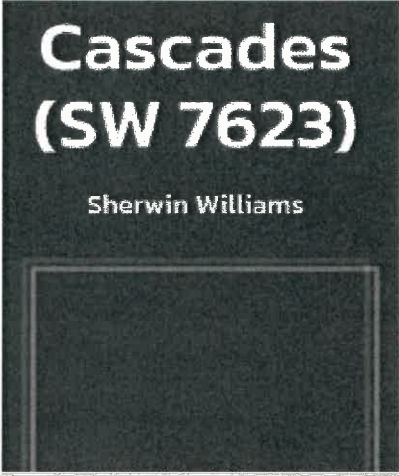




SPECIFICATION SHEET

Street Address: 32 Lake Louise Dr	Div/Lot 7/38
Owner(s)/Contractor Name(s): Eduard Danch	

Siding Type: Fiber Cement Lap/Wood
Trim Type: Fiber Cement
Gable Type: N/A
Roof Type: Mono-pitched, metal
Lighting Type: Wall Scones and Can Lights, pointing down
Retaining Wall Materials: Concrete
Other Finish Materials: Stone veneer, wood siding

Samples

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
 <p>Cascades (SW 7623) Sherwin Williams</p>	<p>Black</p>	<p>Garage Door: Black</p> <p>Front Door: Black</p> <p>Other (Specify Locations):</p> <ul style="list-style-type: none"> - Wood siding around entry door - Stone veneer around garage doors
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
<p>Black</p>		

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. SIDDEN VALLEY, WHATCOM COUNTY, WASHINGTON

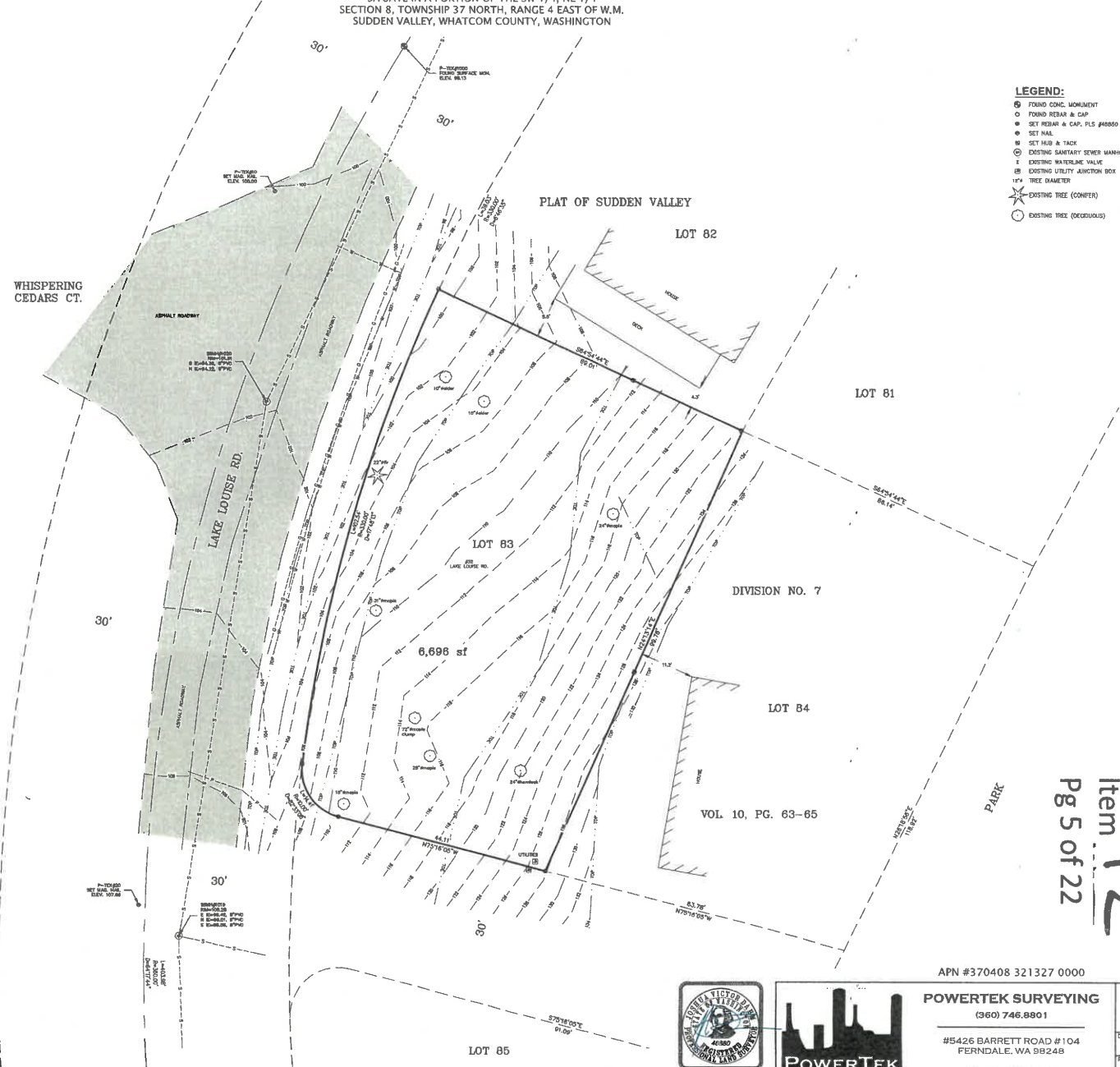
SURVEY NOTES:

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130-145 IN JANUARY 2008 AT THE REQUEST OF ED DANCH.
2. FIELD SURVEY PERFORMED WITH TRIMBLE R6-3 GNSS RECEIVER AND LEICA TOP 12014 ROBINO TOTAL STATION AND METERS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
3. BASIS OF BEARINGS PER SIDDEN 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 OF 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 DEPICT EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH WAC 031-322-100. 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.

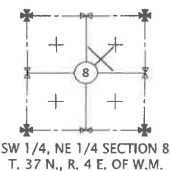
LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED A.F. NO. 2008-0101977)
 LOT 83, PLAT OF SIDDEN VALLEY, DIVISION NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLAT PAGES 63 THROUGH 65, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.
 SITUATE IN WHATCOM COUNTY, WASHINGTON.

- ### LEGEND:
- FOUND CONIC MONUMENT
 - FOUND REBAR & CAP, PLS #40800
 - SET NAIL
 - SET NAIL & TACK
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊕ EXISTING WATERLINE VALVE
 - ⊕ EXISTING UTILITY JUNCTION BOX
 - 1" TREE DIAMETER
 - ★ EXISTING TREE (CENTER)
 - EXISTING TREE (CIRCUMFERENCE)



Item 12
 Pg 5 of 22



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

APN #370408 321327 0000

#32 LAKE LOUISE DR.



POWERTEK SURVEYING
 (360) 746.8801

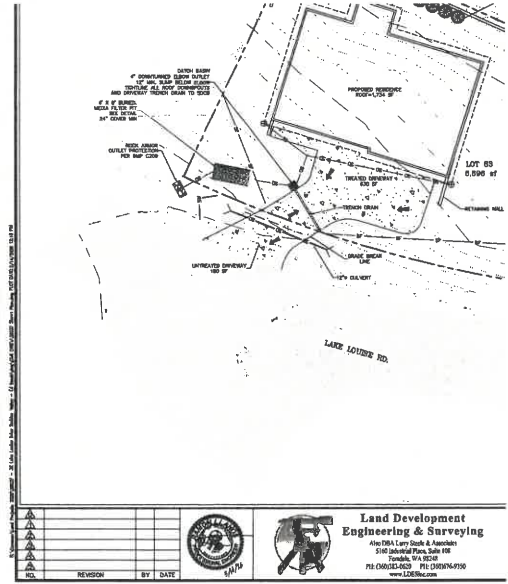
#5426 BARRETT ROAD #104
 FERNDALE, WA 98248

WWW.POWERTEK.NET

TOPOGRAPHIC BASE MAP
 FOR
 ED DANCH

DRAWN BY: JMD	DATE: 2/18/2008	JOB NO.:
REVIEWED BY: JMD	SCALE: 1" = 10'	SHEET: 1 OF 1

20080048_1000_1000_20080108.dwg



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

PROJECT INFORMATION

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

ADDITIONAL CONTACT:
 BLUEPRINT DESIGN CONSULTANTS 360 815-2350 360 722-1206
 5780 WILLOW SPRINGS WAY
 FERDALE, WA 98248
 john@blueprint.com

CONTRACTOR:
 SM MOVEMENT, LLC
 MILLY SAVCHUK
 1950 KELLY ROAD
 BELLINGHAM, WA 98226
 LIG# 5MMOVMLB13LR
 360 510-4469
 mfs@smproject.com

BUILDING JURISDICTION:
 PROJECT ADDRESS: WHATCOM COUNTY
 32 LAKE LOUISE DRIVE
 BELLINGHAM, WA
 SIDDEN VALLEY, DIV. 7, LOT 83

APPLICABLE CODES:
 COMPLIANCE: 2021 IRC AND 2021 WSEC
 ENERGY EQUALIZATION CREDIT = 3 H/P
 3-T 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 282 S.F.
 TOTAL LIVING AREA 2,648 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 ELEVATIONS
 A-7 FOUNDATION - FLOOR PLANS
 A-8 ROOF FRAMING, TYP. WALL SEC
 A-9 SEC A AND SEC B
 S-1-6 STRUCTURAL ENGINEERING

SITE ANALYSIS

SIDDEN VALLEY, DIV 7, LOT 83
 32 LAKE LOUISE DRIVE
 370408 321327

LOT SIZE: 6,696 ± S.F.

BUILDING COVER: 1,784 S.F. 25.9 %

S.F. RESIDENCE 1,254 S.F.
 GARAGE 756 S.F.
 COV. PORCH 71 S.F.
 COV. PATIO 56 S.F.
 W.P. DECK 105 S.F.
 TOTAL EAVES 248 S.F.

HARD SURFACES: 800 S.F. 8.9 %
 DRIVE/APRONS/H. 600 S.F.
 R.O.V. APPROACH 210 S.F.

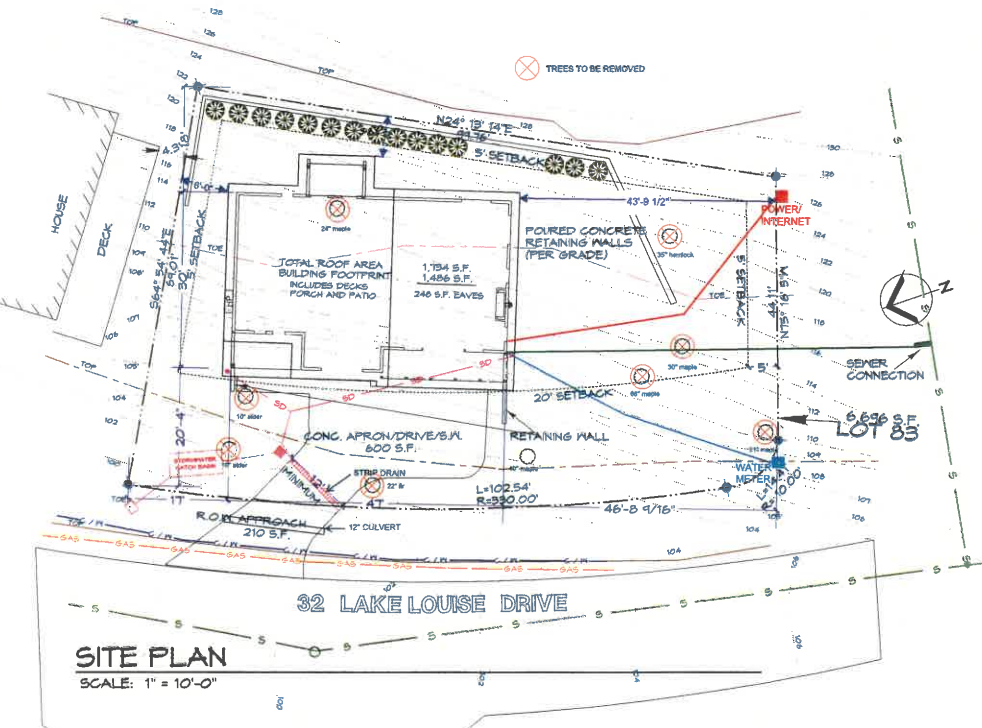
EXCAVATION:
 FOUNDATION 311 YARDS 86.4 YARDS
 700 x 7
 FLATWORK 48 YARDS
 8.5 x 1.5'
 TRENCHING 25 YARDS

CLEAN FILL: 85 YARDS
 FOOTINGS 50 YARDS
 FLATWORK 35 YARDS

TOTAL YARDS 31 YARDS

6,696 S.F. X 35%
 2,344 S.F. ALLOWED

⊗ = TO BE REMOVED



All underground utilities shall be installed in accordance with applicable Washington State codes, local jurisdiction requirements, and utility provider standards.

Sanitary Sewer: Minimum of 36 inches of cover measured from finished grade to the top of pipe.

Water Service: Minimum of 36 inches of cover measured from finished grade to the top of pipe.

Electrical and Communications Conduits: Minimum of 24 inches of cover measured from finished grade to the top of conduit.

BLUEPRINT DESIGN CONSULTANTS

MEMBER: **AI** **BD**
 ASSOCIATION OF BUILDING DESIGNERS

EDUARD DANCH
 32 LAKE LOUISE DRIVE
 BELLINGHAM, WA 98229

SITE PLAN

MEMBER: **AI** **BD**
 ASSOCIATION OF BUILDING DESIGNERS

DATE: APR 6, 2021
 REVISED: APR 28, 2021
 MAY 7, 2021
 MAY 13, 2021
 MAY 21, 2021

A-1

Item 12
 Pg 6 of 22

GENERAL CONSTRUCTION STORM WATER POLLUTION PREVENTION NARRATIVE

● ELEMENT 1 - PRESERVE VEGETATION/MARK CLEARING LIMITS

PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, ALL CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA SHOULD BE CLEARLY MARKED. BOTH THE FIELD AND THE PLANT TO PREVENT DAMAGE AND OFF-SITE IMPACTS. PLASTIC, METAL, OR STAKE WIRE FENCING MAY BE USED TO MARK THE CLEARING LIMITS. RETAIN THE DUFF LAYER, NATIVE TOP SOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM DEGREE PRACTICABLE.

● ELEMENT 2 - ESTABLISH CONSTRUCTION ACCESS

- CONSTRUCTION VEHICLE ACCESS SHALL BE LIMITED TO ONE ROUTE IF POSSIBLE.
- ACCESS POINTS SHALL BE ESTABLISHED WITH QUARRY SPALL OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS.
- WHEEL WASH OR TIRE BATHS SHOULD BE LOCATED ON-SITE, IF APPLICABLE.
- PUBLIC ROADS SHALL BE AT MINIMUM BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR PICKUP SWEEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
- STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE, OR OTHERWISE BE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO STATE SURFACE WATERS.
- CONTROL STREET WASH WASTEWATER BY PUMPING BACK ON-SITE, OR OTHERWISE PREVENT IT FROM DISCHARGING IN SYSTEMS TRIBUTARY TO WATERS OF THE STATE.

● ELEMENT 3 - CONTROL FLOW RATES

- PROTECT PROPERTIES AND WATERWAYS DOWNSTREAM OF DEVELOPMENT SITES FROM EROSION AND THE ASSOCIATED DISCHARGE OF TURBID WATERS DUE TO INCREASES IN THE VELOCITY AND PEAK VOLUMETRIC FLOW RATE OF STORM WATER RUNOFF FROM THE PROJECT SITE.
- PROPERTIES SUBJECT TO MINIMUM REQUIREMENT NO. 5 AND/OR NO. 7 SHALL IMPLEMENT CONTROLS AS EARLY IN THE DEVELOPMENT AS IS PRACTICABLE TO MITIGATE FOR FLOW RATES.
- WHERE NECESSARY TO COMPLY WITH REQUIREMENT NO. 7, STORM WATER RETENTION/DEFERSION FACILITIES SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. DEFERSION FACILITIES SHALL BE FUNCTIONAL PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS (E.G. IMPERVIOUS SURFACES).
- IF PERMANENT INFILTRATION PONDS ARE USED FOR FLOW CONTROL DURING CONSTRUCTION, THESE FACILITIES SHOULD BE PROTECTED FROM SILTATION DURING THE CONSTRUCTION PHASE.

● ELEMENT 4 - INSTALL SEDIMENT CONTROLS

- DESIGN, INSTALL, AND MAINTAIN EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS TO MINIMIZE THE DISCHARGE OF POLLUTANTS.
- CONSTRUCT SEDIMENT CONTROL BMPs (SEDIMENT PONDS, TRAPS, FILTERS, ETC.) AS ONE OF THE FIRST STEPS IN GRADING. THESE BMPs SHALL BE FUNCTIONAL BEFORE OTHER LAND DISTURBING ACTIVITIES TAKE PLACE.
- MINIMIZE SEDIMENT DISCHARGES FROM THE SITE. THE DESIGN, INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS MUST ADDRESS FACTORS SUCH AS THE AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION, THE NATURE OF RESULTING STORM WATER RUNOFF, AND SOIL CHARACTERISTICS, INCLUDING THE RANGE OF SOIL PARTICLE SIZES EXERCISED TO BE PRESENT ON THE SITE.
- DIRECT STORM WATER RUNOFF FROM DISTURBED AREAS THROUGH A SEDIMENT POND OR OTHER APPROPRIATE SEDIMENT REMOVAL BMP, BEFORE THE RUNOFF LEAVES A CONSTRUCTION SITE OR BEFORE DISCHARGE TO AN INFILTRATION FACILITY. RUNOFF FROM FULLY STABILIZED AREAS MAY BE DISCHARGED WITHOUT A SEDIMENT REMOVAL BMP, BUT MUST MEET THE FLOW CONTROL PERFORMANCE STANDARDS IN SECTION (F) (2) (a) AND (2) (b) OF THIS SECTION.
- LOCATE BMPs INTENDED TO TRAP SEDIMENT ON-SITE IN A MANNER TO AVOID INTERFERENCE WITH THE MOVEMENT OF JUVENILE SALMONIDS ATTEMPTING TO ENTER OFF-CHANNEL AREAS OR DRAINAGES.
- WHERE FEASIBLE, BUILT STRUCTURES THAT WITHDRAW INFILTRATED STORM WATER FROM THE SURFACE TO AVOID DISCHARGING SEDIMENT THAT IS STILL SUSPENDED LOWER IN THE WATER COLUMN.

● ELEMENT 5 - STABILIZE SOILS

- ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY APPLICATION OF EFFECTIVE BMPs THAT PROTECT THE SOIL FROM THE erosive FORCES OF RAINFALL IMPACT AND FLOWING WATER, AND WIND EROSION. APPLICABLE BMPs INCLUDE, BUT ARE NOT LIMITED TO: TEMPORARY AND PERMANENT SEEDING, SODDING, MULCHING, PLASTIC COVERING, EROSION CONTROL FABRICS AND MATTING, SOIL APPLICATION POLYACRYLAMIDE (PAM), THE EARLY APPLICATION OF GRAVEL BASE EARLY ON AREAS TO BE PAVED, AND DUST CONTROL.
- CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION.
- CONTROL STORM WATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAM BANK EROSION.
- FROM OCTOBER 1 THROUGH APRIL 30 OF EACH YEAR, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30 OF EACH YEAR, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 1 DAY. THIS CONDITION APPLIES TO ALL AREAS AT FINISH GRADE OR NOT.
- STABILIZE SOILS AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST.
- MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY.
- MINIMIZE THE DISTURBANCE OF STEEP SLOPES.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOP SOIL.
- APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO: TEMPORARY AND PERMANENT SEEDING, SODDING, MULCHING, PLASTIC COVERING, SOIL APPLICATION POLYACRYLAMIDE (PAM), EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED, AND DUST CONTROL.
- SOIL STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE, AND POTENTIAL WATER QUALITY IMPACTS THAT STABILIZATION AGENTS MAY HAVE ON DOWNSTREAM WATERS OR GROUND WATER.
- SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES AND, WHERE POSSIBLE, LOCATE AWAY FROM STORM DRAIN INLETS, WATERWAYS AND DRAINAGE CHANNELS.
- WORK ON LINEAR CONSTRUCTION SITES AND ACTIVITIES, INCLUDING RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL NOT EXCEED THE CAPABILITY OF THE INDIVIDUAL CONTRACTOR FOR HIS PORTION OF THE PROJECT TO INSTALL THE BEDDING MATERIALS, ROADBEDS, STRUCTURES, PIPELINES, AND/OR UTILITIES, AND TO RE-STABILIZE THE DISTURBED SOILS, MEETING THE THING CONDITIONS LISTED ABOVE.
- IN ADDITION, AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR, THOSE SITES UNABLE TO MAINTAIN THE QUALITY OF THEIR STORM WATER DRAINAGE MAY BE REQUIRED TO PROVIDE SOIL STABILIZATION TO ALL EXPOSED SOIL AREAS REGARDLESS OF THE WORKING STATUS OF THE AREA. UPON WRITTEN NOTIFICATION, THE PROPERTY OWNER SHALL PROVIDE FULL STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 24 HOURS.

● ELEMENT 6 - PROTECT SLOPES

- CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, REDUCING CONTINUOUS LENGTH OF SLOPE WITH TERRACING AND DIVERSIONS, REDUCING SLOPE STEEPNESS, CHANNELS AND OFF-SITE SURFACES (FOR EXAMPLE TRUCK WALKING).
- CONSIDER SOIL TYPE AND ITS POTENTIAL FOR EROSION.
- REDUCE SLOPE RUNOFF VELOCITIES BY REDUCING THE CONTINUOUS LENGTH OF SLOPE WITH TERRACING AND DIVERSIONS, REDUCE SLOPE STEEPNESS, AND ROUGHEN SLOPE SURFACE.
- DIVERT WATERS FROM SLOPES FROM OFF-SITE WITH INTERCEPTORS AT TOP OF SLOPE. OFF-SITE STORM WATER SHOULD BE HANDLED SEPARATELY FROM STORM WATER GENERATED ON THE SITE. DIVERSION OF OFF-SITE STORM WATER AROUND THE SITE MAY BE A VIABLE OPTION. DIVERTED FLOWS SHALL BE REDIRECTED TO THE NATURAL DRAINAGE LOCATION AT OR BEFORE THE PROPERTY BOUNDARY.
- CONTAIN DOWNSLOPE COLLECTED FLOWS IN PIPES, SLOPE DRAINS, OR PROTECTED CHANNELS TO PREVENT EROSION. TEMPORARY PIPE SLOPE DRAINS MUST HANDLE THE PEAK VOLUMETRIC FLOW RATE CALCULATED USING A 10 MINUTE TIME STEP FROM A TYPE 1A, 10 YEAR, 24 HOUR FREQUENCY STORM FOR THE DEVELOPED CONDITION. ALTERNATELY, THE 10 YEAR, 1 HOUR FLOW RATE PREDICTED BY AN APPROVED CONTINUOUS RUNOFF MODEL, INCREASED BY A FACTOR OF 1.6, MAY BE USED. THE HYDROLOGIC ANALYSIS MUST USE THE EXISTING LAND COVER CONDITION FOR PREDICTING FLOW RATES FROM TRIBUTARY AREAS OUTSIDE THE PROJECT LIMITS. FOR TRIBUTARY AREAS ON THE PROJECT SITE, THE ANALYSIS MUST USE THE TEMPORARY OR PERMANENT PROJECT LAND COVER CONDITION, WHICHEVER WILL PRODUCE THE HIGHEST FLOW RATES. IF USING THE WESTERN WASHINGTON HYDROLOGY MODEL TO PREDICT FLOWS, BARE SOIL AREAS SHOULD BE MODELED AS "LANDSCAPED AREA".
- PROVIDE DRAINAGE TO REMOVE GROUND WATER INTERSECTING THE SLOPE SURFACE OF EXPOSED SOILS AREAS.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFE AND ACCESS CONSIDERATIONS.
- CHECK DAMS SHALL BE PLACED AT REGULAR INTERVALS WITHIN TRENCHES THAT ARE CUT DOWN A SLOPE.
- STABILIZE SOILS ON SLOPES, AS SPECIFIED IN ELEMENT NO. 5.

● ELEMENT 7 - PROTECT DRAIN INLETS

- ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORM WATER DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT.
- ALL APPROACH ROADS SHALL BE KEPT CLEAN, AND ALL SEDIMENT AND STREET WASH WATER SHALL BE PREVENTED TO ENTER STORM DRAINS WITHOUT PRIOR AND ADEQUATE TREATMENT UNLESS TREATMENT IS PROVIDED BEFORE THE STORM DRAIN DISCHARGES TO WATERS OF THE STATE.

● ELEMENT 8 - STABILIZE CHANNELS AND OUTLETS

- ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION FROM EXPECTED PEAK FLOWS. CHANNELS MUST HANDLE THE PEAK VOLUMETRIC FLOW RATE CALCULATED USING A 10 MINUTE TIME STEP FROM A TYPE 1A, TEN YEAR, 24 HOUR FREQUENCY STORM FOR THE DEVELOPED CONDITION. ALTERNATELY, THE 10 YEAR, 1 HOUR FLOW RATE INDICATED BY AN APPROVED CONTINUOUS RUNOFF MODEL, INCREASED BY A FACTOR OF 1.6, MAY BE USED. THE HYDROLOGIC ANALYSIS MUST USE THE EXISTING LAND COVER CONDITION FOR PREDICTING FLOW RATES FROM TRIBUTARY AREAS OUTSIDE THE PROJECT LIMITS. FOR TRIBUTARY AREAS ON THE PROJECT SITE, THE ANALYSIS SHALL USE THE TEMPORARY OR PERMANENT PROJECT LAND COVER CONDITION, WHICHEVER WILL PRODUCE THE HIGHEST FLOW RATES. IF USING THE WESTERN WASHINGTON HYDROLOGY MODEL TO PREDICT FLOWS, BARE SOIL AREAS SHOULD BE MODELED AS "LANDSCAPED AREA".
- STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION OF OUTLETS AT ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM REACHES SHALL BE PROVIDED AT THE OUTLETS OF ALL CONVEYANCE SYSTEMS.

● ELEMENT 9 - CONTROL POLLUTANTS

- DESIGN, INSTALL, IMPLEMENT AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS.
- ALL POLLUTANTS, INCLUDING WASTE MATERIAL AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER.
- COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NONHAZARDOUS WASTES PRESENT ON THE SITE (SEE CHAPTER 193-204 N.A.C., AS CURRENTLY ENACTED OR HEREAFTER MODIFIED, FOR THE DEFINITION OF HAZARDOUS WASTE, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE).
- MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORM WATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PAN, CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON SITE USING TEMPORARY PLASTIC PLACED DOWNSTREAM AND, IF RAINFALL OCCURS ON THE VEHICLE.
- WHEEL WASH OR TIRE BATH WASTE WATER, SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORM WATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS SHALL BE FOLLOWED FOR APPLICATION RATES AND PROCEDURES.
- MANAGEMENT OF PH-MODIFYING SOURCES SHALL PREVENT CONTAMINATION OF RUNOFF AND STORM WATER COLLECTED ON THE SITE. THESE SOURCES INCLUDE BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT MILK DUST, FLY ASH, NEB CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, READY-MIX CONCRETE PUMPS AND MIXER TRUCKS WASHOUT WATERS.
- ADJUST THE PH OF STORM WATER IF NECESSARY TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS.
- ASSURE THAT WASHOUT OF CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASH OUT PANS LOCATED ON THE SITE. THESE TRUCKS INCLUDE BUT ARE NOT LIMITED TO, INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT DUMP EXCESS CONCRETE ON SITE, EXCEPT IN DESIGNATED CONCRETE WASH OUT PANS. CONCRETE SPILLAGE OR CONCRETE DISCHARGE TO SURFACE WATERS OF THE STATE IS PROHIBITED.
- CONCRETE WASHOUT WATERS SHALL BE TREATED BEFORE USING CHEMICAL TREATMENT OTHER THAN CO₂ OR DRY ICE TO ADJUST PH.

● ELEMENT 10 - CONTROL DENATURING

- ALL FOUNDATION, VAULT, AND TRENCH DENATURING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORM WATER RUNOFF AT THE SITE, SHALL BE DISCHARGED INTO A CONTROLLED CONVEYANCE SYSTEM, PRIOR TO DISCHARGE TO A SEDIMENT TRAP OR SEDIMENT POND, CHANNELS MUST BE DESIGNED AND SPECIFIED IN ELEMENT NO. 8.
- CLEAN, NONTURBID DENATURING WATER, SUCH AS WELL-POINT GROUND WATER, CAN BE DISCHARGED TO SYSTEMS TRIBUTARY TO STATE SURFACE WATERS, AS SPECIFIED IN ELEMENT NO. 8. PROVIDED THE DENATURING FLOW DOES NOT CAUSE EROSION OR FLOODING OF THE RECEIVING WATERS. THESE CLEAN WATERS SHOULD NOT BE ROUTED THROUGH SEDIMENT PONDS WITH STORM WATER.
- HIGHLY TURBID OR OTHERWISE CONTAMINATED DENATURING WATER, SUCH AS FROM CONSTRUCTION EQUIPMENT OPERATION, GLASS SHELL DIGGING, CONCRETE TRENCH POUR, OR WORK INSIDE A COFFERDAM, SHALL BE HANDLED SEPARATELY FROM STORM WATER AT THE SITE.
- OTHER DISPOSAL OPTIONS, DEPENDING ON SITE CONSTRAINTS, MAY INCLUDE, BY WAY OF EXAMPLE: (1) INFILTRATION, (2) TRANSPORT OFF-SITE IN VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS, (3) ON-SITE TREATMENT USING ECOLOGY APPROVED CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES, (4) SANITARY OR COMBINED SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, OR THERE IS NO OTHER OPTION, (5) USE OF A SEDIMENTATION BAG THAT DISCHARGES TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZE DENATURING.

● ELEMENT 11 - MAINTAIN BMPs

- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH THE SWPPP.
- SEDIMENT CONTROL BMPs SHALL BE INSPECTED WEEKLY OR AFTER A RUNOFF PRODUCING STORM EVENT DURING THE DRY SEASON AND DAILY DURING THE WET SEASON. ALL PROJECTS THAT DISTURB AN AREA GREATER THAN 1 ACRE SHALL HAVE A CERTIFIED EROSION CONTROL LEAD AVAILABLE TO THE SITE. THIS EROSION CONTROL LEAD SHALL BE RESPONSIBLE TO PROVIDE OVERVIEW OF ONGOING DAY TO DAY EROSION CONTROL REQUIREMENTS. THE EROSION CONTROL LEAD SHALL (WITHIN 24 HOURS) REPORT TO THE CITY AND DEPARTMENT OF ECOLOGY ANY SITE DISCHARGES THAT EXCEED STATE WATER QUALITY STANDARDS THAT HAVE OR ARE LIKELY TO HAVE ENTERED WATERS OF THE STATE.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. TRAP SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL OF BMPs OR VEGETATION SHALL BE PERMANENTLY STABILIZED.

● ELEMENT 12 - MANAGE THE PROJECT

- PHASING OF CONSTRUCTION. DEVELOPMENT PROJECTS SHALL BE PHASED WHERE FEASIBLE IN ORDER TO PREVENT TO THE MAXIMUM EXTENT PRACTICABLE, THE TRANSPORT OF SEDIMENT FROM THE DEVELOPMENT SITES DURING CONSTRUCTION. RE-VEGETATION OF EXPOSED AREAS AND MAINTENANCE OF THAT VEGETATION SHALL BE AN INTEGRAL PART OF THE CLEARING ACTIVITIES FOR ANY PHASE.
- WHEN ESTABLISHING THOSE PERMITTED CLEARING AND GRADING AREAS, CONSIDERATION SHOULD BE GIVEN TO MINIMIZING REMOVAL OF EXISTING TREES AND MINIMIZING DISTURBANCE/COMPACTION OF NATIVE SOILS EXCEPT AS NEEDED FOR BUILDING PURPOSES, PERMITTED CLEARING AND GRADING AREAS AND ANY OTHER AREAS REQUIRED TO PRESERVE CRITICAL OR SENSITIVE AREAS, SUFFERS NATURAL PROTECTION ELEMENTS, OR TREE RETENTION AREAS, SHALL BE DELINEATED ON THE SITE PLANS AND THE DEVELOPMENT SITE.
- COORDINATION WITH UTILITIES AND OTHER CONTRACTORS. THE PRIMARY PROJECT PROFESSIONAL SHALL EVALUATE, WITH INPUT FROM UTILITIES AND OTHER CONTRACTORS, THE STORM WATER MANAGEMENT REQUIREMENTS FOR THE ENTIRE PROJECT, INCLUDING THE UTILITIES, WHEN PREPARING THE CONSTRUCTION SWPPP.
- INSPECTION AND MONITORING. ALL BMPs SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
- FOR ANY PROJECT DISTURBING MORE THAN 1 ACRE, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL SHALL BE IDENTIFIED IN THE CONSTRUCTION SWPPP AND SHALL BE ON SITE OR ON CALL AT ALL TIMES. CERTIFICATION MAY BE THROUGH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/ASSOCIATED GENERAL CONTRACTORS (MSDOT/AGC) CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL CERTIFICATION PROGRAM OR ANY EQUIVALENT LOCAL OR NATIONAL CERTIFICATION AND/OR TRAINING PROGRAM, IN THE CITY'S DISCRETION.
- WHENEVER INSPECTION AND/OR MONITORING REVEALS THAT THE BMPs IDENTIFIED IN THE CONSTRUCTION SWPPP ARE INADEQUATE, DUE TO THE ACTUAL DISCHARGE OF OR POTENTIAL TO DISCHARGE A SIGNIFICANT AMOUNT OF ANY POLLUTANT, THE SWPPP SHALL BE MODIFIED, AS APPROPRIATE, IN A TIMELY MANNER.
- MAINTENANCE OF THE CONSTRUCTION SWPPP. THE CONSTRUCTION SWPPP SHALL BE RETAINED ON SITE. THE CONSTRUCTION SWPPP SHALL BE MODIFIED WHENEVER THERE IS A SIGNIFICANT CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF ANY BMP.

● ELEMENT 13 - PROTECT LOW IMPACT DEVELOPMENT BMPs

- PROTECT ALL BIORETENTION AND RAIN GARDEN BMPs FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPs ON PORTION OF THE SITE THAT DRAIN INTO THE BIORETENTION AND/OR RAIN GARDEN BMPs. RESTORE THE BMPs TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION. RESTORING THE BMP MUST INCLUDE REMOVAL OF SEDIMENT AND ANY SEDIMENT-LADEN BIORETENTION RAIN GARDEN SOILS, AND REPLACING THE REMOVED SOILS WITH SOILS MEETING THE DESIGN SPECIFICATION.
- PREVENT COMPACTING BIORETENTION AND RAIN GARDEN BMPs BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC. PROTECT COMPLETED LAWN AND LANDSCAPED AREAS FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT.
- CONTROL EROSION AND AVOID INTRODUCING SEDIMENT FROM SURROUNDING LAND USES ONTO PERMEABLE PAVEMENTS. DO NOT ALLOW MUDDY CONSTRUCTION EQUIPMENT ON THE BIORETENTION AND PAVEMENT. DO NOT ALLOW SEDIMENT-LADEN RUNOFF ONTO PERMEABLE PAVEMENTS OR BASE MATERIALS.
- PAVEMENT FOULED WITH SEDIMENTS OR NO LONGER PASSING AN INFILTRATION TEST MUST BE CLEANED USING PROCEDURES IN ACCORDANCE WITH THE ECOLOGY MANUAL OR THE MANUFACTURERS' PROCEDURES.
- KEEP ALL HEAVY EQUIPMENT OFF EXISTING SOILS UNDER LID FACILITIES THAT HAVE BEEN EXCAVATED TO FINAL GRADE TO RETAIN THE INFILTRATION RATE OF THE SOILS.

Item
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BLUEPRINT
DESIGN CONSULTANT

John Anderson A.S.P.C. - C.E.D. - N.E.A.
Design Professional License
5302 FALLON, SPokane, WA

EDUARD DANCH
LAKE LOUISE ROAD

SWPPP NARRATIVE

MEASURED
A
I
B
D
VERIFICATION DATE:



DATE: APR. 6, 2025
REVISED: APR. 20, 2025
MAY 19, 2025
MAY 21, 2025

A-2

GENERAL NOTES:

BLUEPRINT DESIGN CONSULTANTS HEREBY ISSUES AN EXCLUSIVE LICENSE TO PURCHASER, TO CONSTRUCT ONE HOME ONLY ON ONE LOT FROM THESE PLANS. THESE PLANS IN ANY FORM CANNOT BE RESOLD OR COPIED WITHOUT WRITTEN APPROVAL FROM BLUEPRINT DESIGN CONSULTANTS.

THIS DRAWING PROVIDES CONSTRUCTION DETAILS FOR A NEW B.F.R. AT 92 LAKE LOUISE DRIVE, BELLINGHAM, WA FOR EDUARD DANCH. THIS DRAWING HAS BEEN PREPARED UNDER THE IRC 2021 CODES BY BLUEPRINT DESIGN CONSULTANTS, AND NO STRUCTURAL MODIFICATIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF BLUEPRINT DESIGN CONSULTANTS.

CONTRACTOR TO VERIFY ALL BUILDING AND LOT DIMENSIONS, AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES, DIMENSIONAL ERRORS AND OMISSIONS PRIOR TO COMMENCING WITH WORK.

CONTRACTOR TO VERIFY ALL STRUCTURAL DETAILS, BUILDING CODES AND GRADE REQUIREMENTS.

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE SAVED AND/OR REUSED OR IN ANY DANGER OF BEING DAMAGED DURING CONSTRUCTION.

TO THE BEST OF OUR KNOWLEDGE THESE DRAWINGS COMPLY WITH THE SPECIFICATIONS OF THE OWNER AND/OR BUILDER, AND ANY CHANGES MADE TO THEM AFTER THEIR COMPLETION ARE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER.

FOUNDATION NOTES:

1. REINFORCING STEEL TO HAVE MINIMUM 2" COVERAGE - 3" COVERAGE IN FOOTINGS
2. ALL EDGES OF WELDED WIRE FABRIC AND REBAR TO HAVE MINIMUM 10" OVERLAP.
3. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I.
4. ALL REINFORCING STEEL TO BE DEFORMED STEEL BARS CONFORMING TO ASTM A615 GRADE 40. ALL WELDED WIRE FABRIC TO CONFORM TO ASTM A185.

MECHANICAL SPECIFICATIONS:

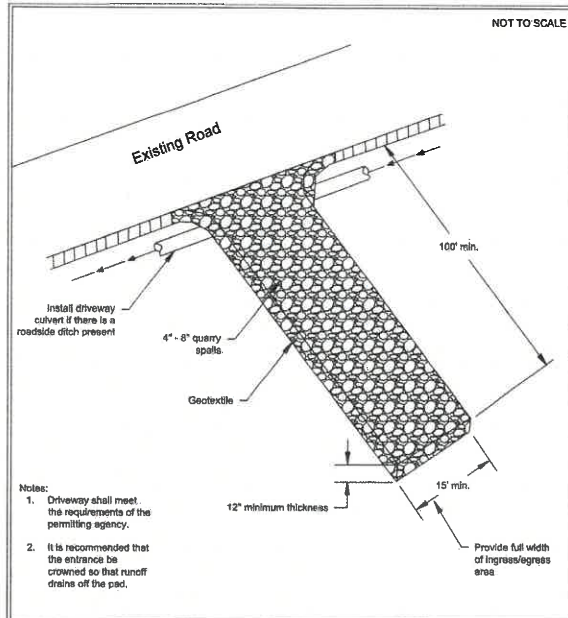
1. CLOTHES DRYER LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING OTHER FUEL BURNING APPLIANCE SHALL BE VENTED TO EXTERIOR OF STRUCTURE. THE EXHAUST DUCT LENGTHS IS LIMITED TO EXCEEDS SET FORTH IN IRC SECTION H1501.
2. ELEMENTS OF APPLIANCES WHICH CREATE A GLOW, FLAME OR SPARK SHALL BE LOCATED AT A MINIMUM OF 18" ABOVE THE GARAGE FLOOR. (M 1907.3)
3. EXHAUST DUCTS TO BE CONSTRUCTED OF SMOOTH-WALL METAL .016 IN. APPROVED FLEX CONNECTORS NOT EXCEEDING 6 FT IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUST. (M1901.1) M1902.3.1 DRYER DUCT TERMINATION - A MINIMUM OF 12.5 SQ. INCHES FOR TERMINATION OUTLET OF DRYER DUCT REQUIRED.
4. HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER FOUR FEET TALL SHALL BE STRAPPED BOTH TOP AND BOTTOM WITH APPROVED SEISMIC STRAPS.

PLUMBING SPECIFICATIONS:

1. PRESSURE RELEASE VALVE FOR HOT WATER TANK TO DRAIN TO EXTERIOR OF BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NOR LESS THAN 6" ABOVE THE GROUND, POINTING DOWN. (UPC 1007e)
2. PROVIDE AN AIR GAP FOR THE DISHWASHER IF PROVIDED (UPC 608a)
3. PROVIDE APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS. (UPC 1107)
4. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL. (UPC 406a)

CONSTRUCTION SPECIFICATIONS:

1. GENERAL NOTES:
 - A. SEISMIC ZONE D1
 - B. WIND EXPOSURE AND SPEED 25 M.P.H. 9 SEC. GUST, EXP. C
 - C. SNOW LOAD TO BE 25 P.S.F.
 - D. FLOOR LIVE LOAD TO BE 40 P.S.F.
 - E. DECK LIVE LOAD TO BE 60 P.S.F.
 - F. SOIL BEARING PRESSURE TO BE 1500 P.S.F.
 - G. FROST DEPTH TO BE MIN. 18" BELOW FINISH GRADE
 - H. ALL GLASS IN DOORS, SIDELIGHTS AND BATHROOMS TO BE TEMPERED GLASS PER (IRC R608.1)
 - I. ALL SIMPSON ANCHORS MAY BE REPLACED BY APPROVED EQUALS.
 - J. ROOF VENTILATION TO BE 1/50 OF TOTAL ATTIC AREA.
2. FRAMING NOTES:
 - A. FLOOR: TO BE FRAMED IN ACCORDANCE W/ SPECIFICATIONS OF DRAWINGS.
 - ALLOWABLE FLOOR LOADS ARE AS SET FORTH IN IRC R501.4 & R501.5
 - ALL STRUCTURAL MEMBERS OF FLOOR ARE TO BE PROPERLY FIT AND FASTENED IN ACCORDANCE IRC.
 - B. WALLS: EXTERIOR WOOD FRAMED WALLS TO BE 2" x 6" @ 16" O.C. HEIGHT TO BE AS SET FORTH IN SECTIONS.
 - ALL EXTERIOR WALLS TO BE SHEATHED W/ 1/2" STRUCTURAL PLYWOOD OR 7/16" OSB AND INCLUDE INSULTEXT R-9 HOUSEWRAP, OR BE SHEATHED WITH R-9 ZIP BOARD
 - ALL WINDOW/DOOR HEADERS AND BEARING WALL BEAMS TO BE 4" x 10" UNLESS OTHERWISE NOTED.
 - C. INTERIOR WALLS TO BE 2" x 4" @ 16" O.C. HEIGHT TO BE AS SET FORTH IN SECTIONS.
 - NET WALLS MAY BE 2" x 6" CONSTRUCTION TO ALLOW FOR PLUMBING CLEARANCE.
 - D. CONNECTIONS:
 - ALL WALL TO BEAM CONNECTIONS TO BE POSITIVE FOR UPLIFT & LATERAL SUPPORT PER IRC.
 - ALL NAILING TO BE PER IRC TABLE R602.3
 - ALL CONNECTORS ARE SPECIFIED AS SIMPSON AND MAY BE REPLACE BY APPROVED EQUALS.
3. ENERGY CODE: COMPLY WITH WASHINGTON STATE 2018 ENERGY CODE.
 - A. ALL WINDOWS AND DOORS TO BE SEALED INTO WALL WITH CAULKING AND WEATHERSTRIPPING.
 - B. ALL FRAMING INTERSECTIONS BETWEEN CONDITIONED AND UNCONDITIONED WALLS & FOUNDATIONS TO BE CAULKED TO STOP AIR LEAKAGE.
 - C. ALL PIPING, PLUMBING AND DUCTING PENETRATIONS TO BE SEALED.
 - D. VENTILATION DUCTS SHALL HAVE R-8 INSULATION COVERING.
 - E. WHOLE HOUSE VENTILATION NEVER LESS THAN 120 CFM W/ 1.0 NATE RATING.
 - F. WINDOWS TO HAVE U-VALUE OF .28 OR BETTER.
4. INSULATION:
 - A. ROOF/CEILINGS TO HAVE A MINIMUM OF R-48 BLOWN INSULATION.
 - B. FLOOR TO HAVE A MINIMUM OF R-39 BATT INSULATION.
 - C. WALLS TO HAVE A MINIMUM OF R-21 BATT INSULATION.
 - WIRE APPLICATION TO EXTERIOR OF WALL
 - D. ALL EXTERIOR WALLS TO HAVE ONE OF THE FOLLOWING VAPOR BARRIERS:
 - TYVEK HOUSE WRAP
 - TYPAR HOUSE WRAP
 - 15# FELT PAPER
 - INSULTEXT R-6 HOUSEWRAP



- Notes:**
1. Driveway shall meet the requirements of the permitting agency.
 2. It is recommended that the entrance be crowned so that runoff drains off the pad.

Figure II-4.1.1
Stabilized Construction Entrance
Revised June 2015
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CONTRACTOR TO VERIFY ALL LOT AND BUILDING DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION

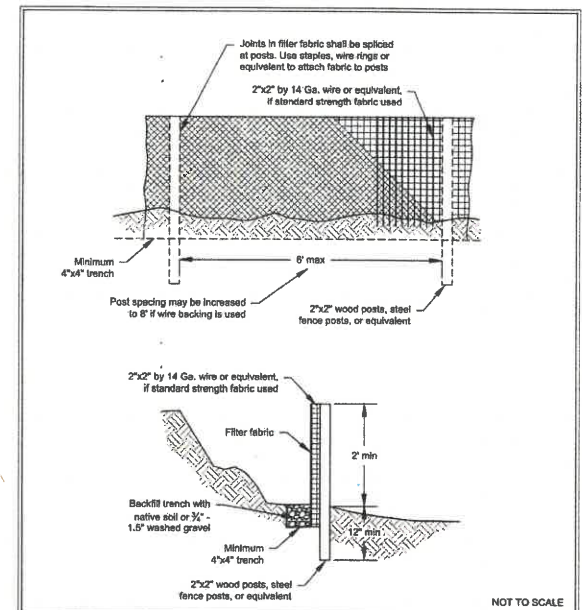


Figure II-4.2.12
Silt Fence
Revised October 2014
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BMP T5.13 - POST CONSTRUCTION SOIL QUALITY AND DEPTH

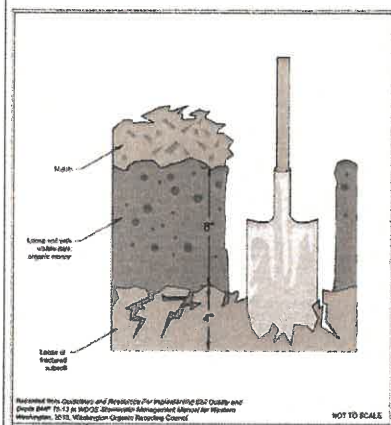


Figure V-5.3.3
Planting Bed Cross-Section
Revised January 2014
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ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL AT PROJECT COMPLETION, SHALL DEMONSTRATE THE FOLLOWING:

SOIL QUALITY:
A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 AND 8.0 OR MATCHING THE pH OF THE UNDISTURBED SOIL. USE COMPOST AND OTHER MATERIALS THAT MEET THE COMPOST GUIDELINES.

SOIL DEPTH:
THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARRIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS WHERE FEASIBLE. PLANTING BEDS SHOULD HAVE 2 INCHES OF ORGANIC MATERIAL AS WELL.

COMPOST GUIDELINES:
MUST MEET THE DEFINITION OF "COMPOSTED MATERIAL" IN WAC 173-350-100 AND COMPLIES WITH TESTING PARAMETERS AND OTHER STANDARDS IN WAC 173-350-220. MUST BE PRODUCED AT A PERMITTED COMPOSTING FACILITY. ORGANIC MATTER CONTENT SHALL BE 40% TO 65%. CARBON TO NITROGEN RATIO OF MUST BE LESS THAN 25:1. THE C:N RATIO MAY BE UP TO 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PUGET SOUND LOWLAND NATIVE SPECIES AND UP TO 40:1 FOR COARSE COMPOST TO BE USED AS A SURFACE MULCH (NOT IN A SOIL MIX).

IMPLEMENTATION OPTIONS

- 1) LEAVE AS MUCH NATIVE VEGETATION AND SOIL AS POSSIBLE AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 - 2) AMEND EXISTING SITE TOPSOIL OR SUBSOIL, EITHER AT DEFAULT RATES OR AT A CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
 - 3) IN AREAS REQUIRING CLEARING AND GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS. REPLACE IT PRIOR TO PLANTING AND AMEND IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS.
 - 4) IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.
- MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE.

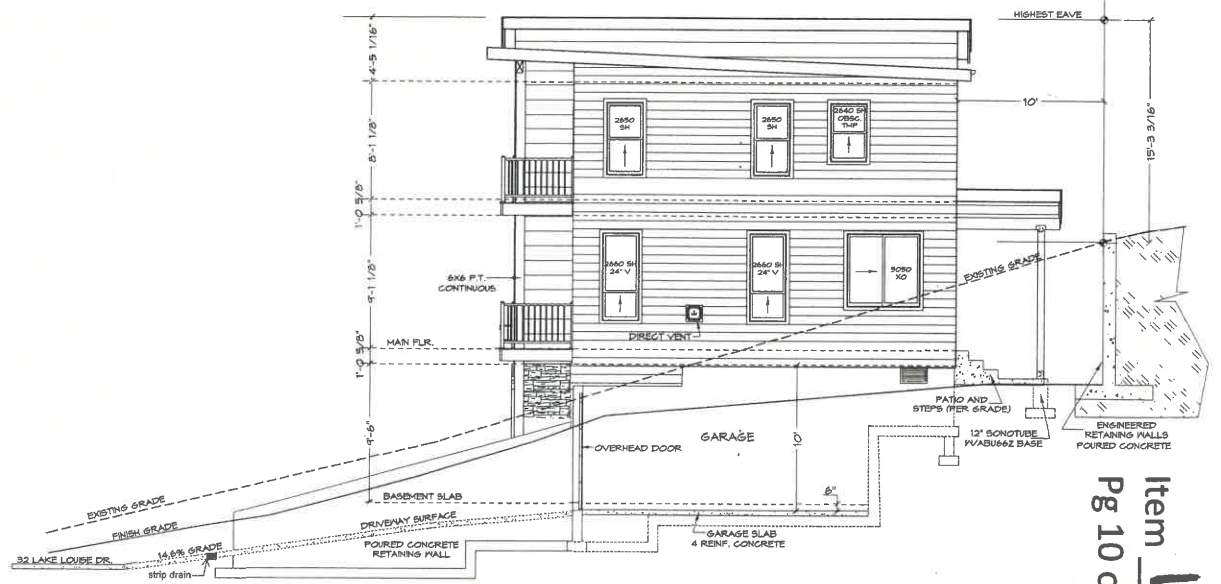
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CONTRACTOR TO VERIFY ALL LOT AND BUILDING DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION



WEST ELEVATION

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



SOUTH ELEVATION

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

Item 12
Pg 10 of 22

BLUEPRINT
DESIGN CONSULTANTS

MEMBER OF
John Anderson & Co., P.C. S.E. S. 15th St., Ste. 100
DOWNS PROFESSIONAL CORP.
5750 WILLOW SPRINGS HWY

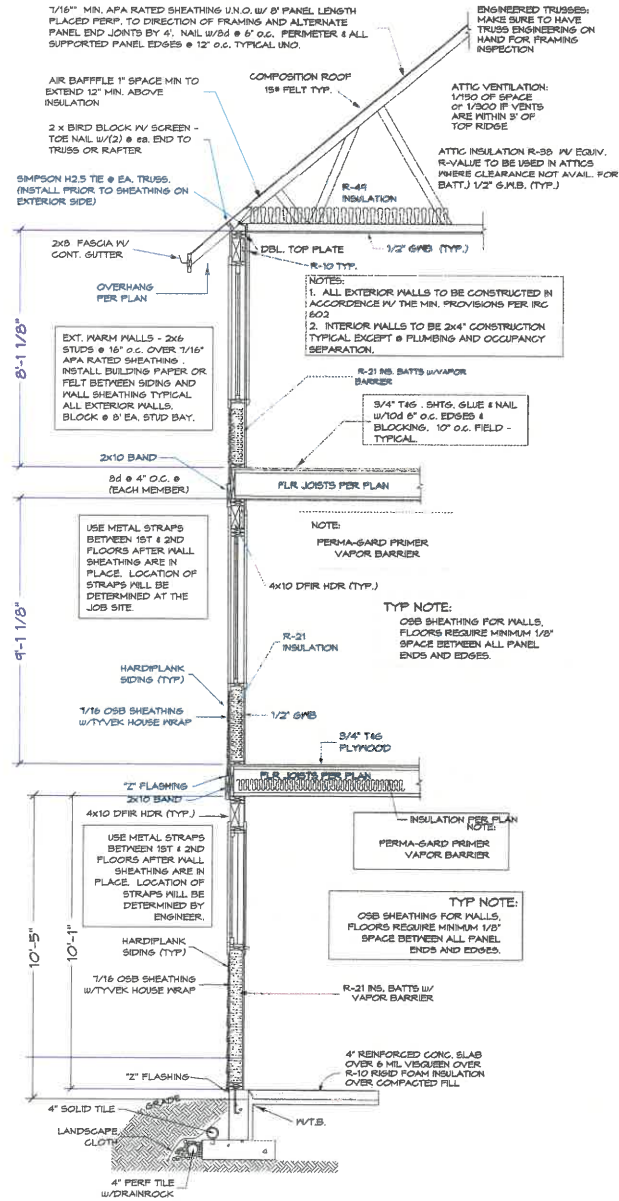
EDUARD DANCH
LAKE LOUISE ROAD

ELEVATIONS

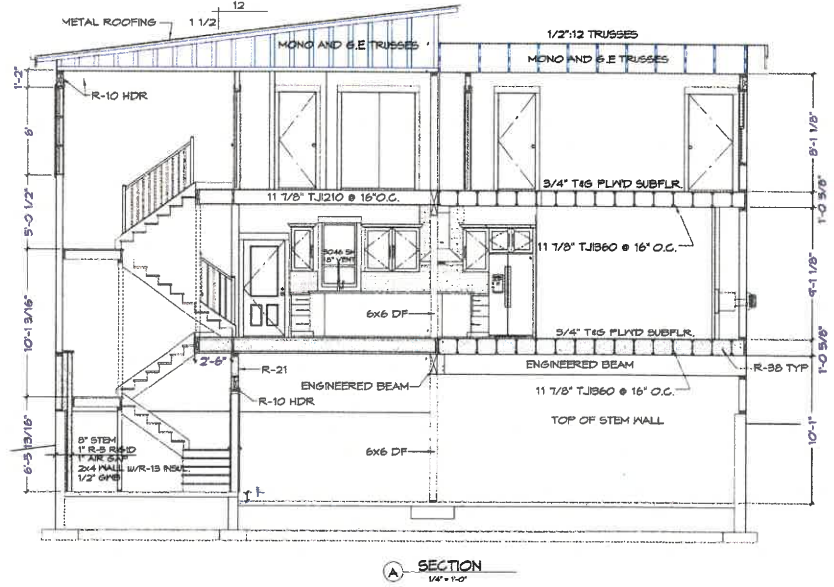
MEMBER
AI
BD
ARCHITECTS & ENGINEERS
SINCE 1921 INC.

DATE: APR 6, 2021
REVISED:
APR 26, 2021
MAY 7, 2021
MAY 15, 2021
MAY 21, 2021

A-E

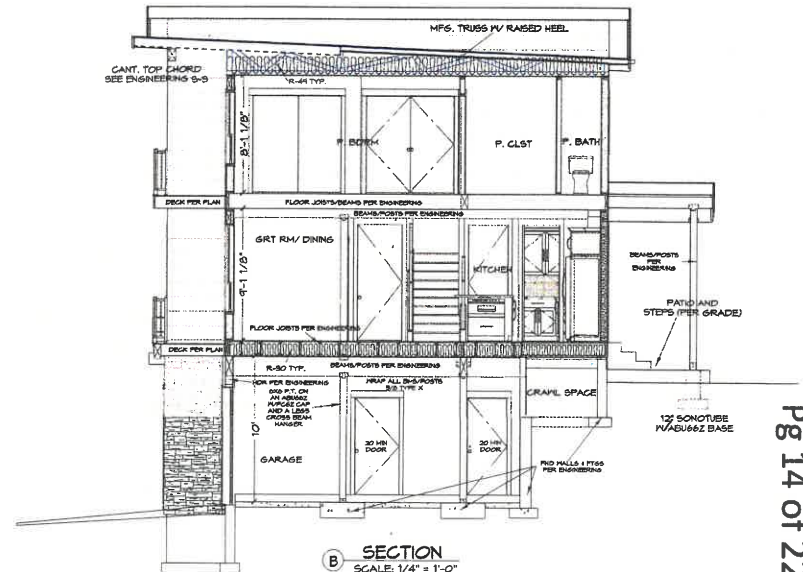


WALL SECTION (TYP.)
1/2" = 1'-0"



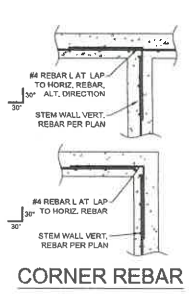
SECTION A
1/4" = 1'-0"

SEE ENGINEERING S-3 FOR ROOF FRAMING

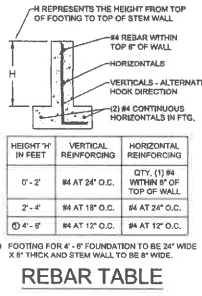


SECTION B
SCALE: 1/4" = 1'-0"

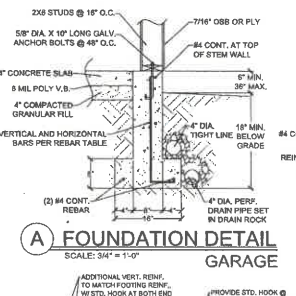
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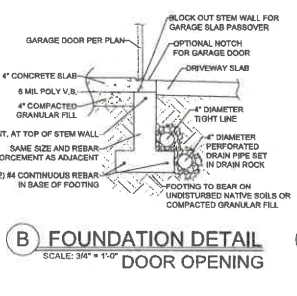
CORNER REBAR



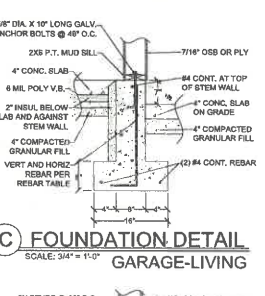
REBAR TABLE



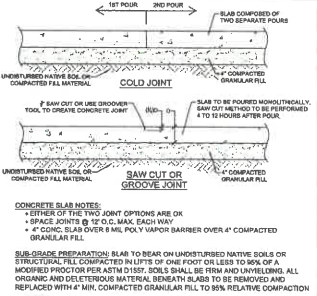
A FOUNDATION DETAIL GARAGE
SCALE: 3/4" = 1'-0"



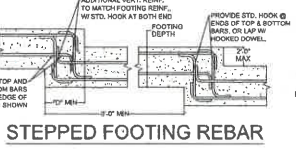
B FOUNDATION DETAIL DOOR OPENING
SCALE: 3/4" = 1'-0"



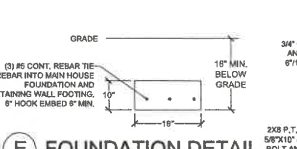
C FOUNDATION DETAIL GARAGE-LIVING
SCALE: 3/4" = 1'-0"



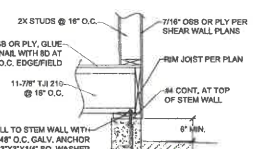
D SLAB JOINT DETAIL
SCALE: 3/4" = 1'-0"



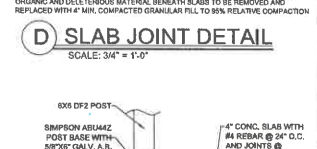
STEPPED FOOTING REBAR



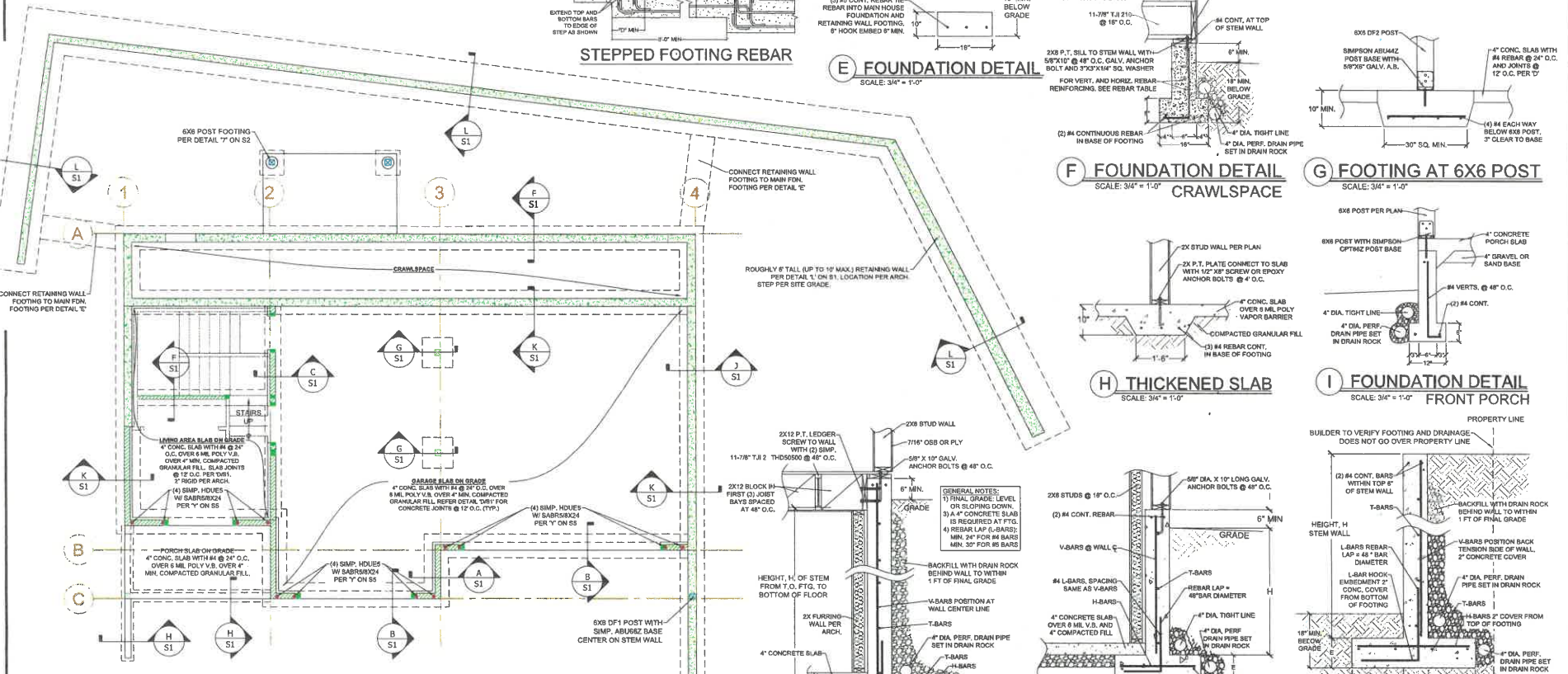
E FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



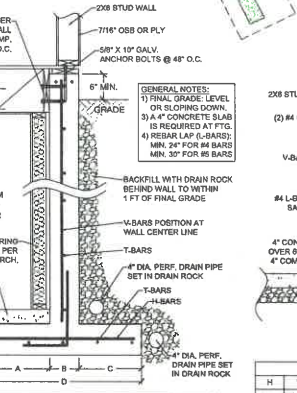
F FOUNDATION DETAIL CRAWSPACE
SCALE: 3/4" = 1'-0"



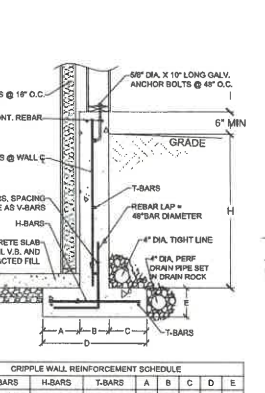
G FOOTING AT 6X6 POST
SCALE: 3/4" = 1'-0"



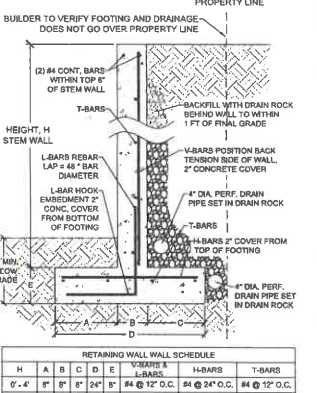
FOUNDATION & RETAINING WALL PLAN
SCALE: 1/4" = 1'-0"



J BASEMENT FOUNDATION
SCALE: 3/4" = 1'-0"



K CRIPPLE WALL FOUNDATION
SCALE: 3/4" = 1'-0"



L RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"

LACK OF GEOTECHNICAL ENGINEERING REPORT ACKNOWLEDGEMENT:
NO GEOTECHNICAL REPORT HAS BEEN PROVIDED FOR THE SUBJECT STRUCTURE. FOR THAT REASON, FOOTINGS HAVE BEEN DESIGNED FOR 1,500 PSF ALLOWABLE BEARING CAPACITY PER CITY OF ARLINGTON REQUIREMENTS. THE FOUNDATION AND FOOTINGS SHOULD BEAR ON PROOF-ROLLED, REMEDIALLY COMPACTED MEDIUM DENSE NATIVE SOILS OR ON STRUCTURAL FILL (SEE STANDARD STRUCTURAL SPECIFICATIONS). (EARTHWORKING) PLACED ON PROOF-ROLLED, REMEDIALLY COMPACTED MEDIUM DENSE NATIVE SOILS.

REFER TO THE PROPOSED ARCHITECTURAL DRAWINGS PROVIDED BY BLUEPRINT DESIGN AND DATED 4-8-2026 FOR THE PROPOSED DESIGN. THIS ARCHITECTURAL DRAWING SET IS THE BASIS OF STRUCTURAL DESIGN. ENGINEER TO BE NOTIFIED OF ANY DESIGN CHANGES THAT AFFECT THE STRUCTURE FRAME (I.E. FOUNDATION, EXTERIOR WALLS, INTERIOR BEARING WALLS, ROOF FRAMING, ETC.). CONTACT THE ENGINEER IF CONTACTS ARE FOUND BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS OR OTHER RELATED DOCUMENTATION (I.E. CIVIL, GEOTECH, ETC.).

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BASEMENT WALL SCHEDULE

H	A	B	C	D	E	V-BARS	L-BARS	T-BARS
7'-4"	#4 @ 12" O.C.	#4 @ 24" O.C.	#4 @ 24" O.C.	#4 @ 24" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
8'-0"	#4 @ 12" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
8'-8"	#4 @ 12" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.

CRIPPLE WALL REINFORCEMENT SCHEDULE

H	A	B	C	D	E	V-BARS	L-BARS	T-BARS
7'-4"	#4 @ 12" O.C.	#4 @ 24" O.C.	#4 @ 24" O.C.	#4 @ 24" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
8'-0"	#4 @ 12" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
8'-8"	#4 @ 12" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.

RETAINING WALL SCHEDULE

H	A	B	C	D	E	V-BARS	L-BARS	T-BARS
7'-4"	#4 @ 12" O.C.	#4 @ 24" O.C.	#4 @ 24" O.C.	#4 @ 24" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
8'-0"	#4 @ 12" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
8'-8"	#4 @ 12" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.

REVISIONS

DATE	VERSION	DESCRIPTION
5/20/2026 <td>1 <td>ORIGINAL</td> </td>	1 <td>ORIGINAL</td>	ORIGINAL



BRADLEY ENGINEERING
WWW.BRADLEYENGINEERING.COM
DAVID BRADLEY, P.E.
811 YEW STREET // BELLINGHAM, WA 98229
(360) 752-5795
DAVID@BRADLEYENGINEERING.COM

FOUNDATION & RETAINING WALL PLAN
DANACH NEW SFR
32 LAKE LOUISE DR.
BELLINGHAM, WA 98229

STANDARD STRUCTURAL SPECIFICATIONS - 2021 IRC

INTRODUCTION

The Standard Structural Specifications are guidelines and structural requirements for construction of typical residential structures. The intent of this document is to provide general structural requirements for the project. Other contractor and other parties are required to read this document and are responsible for meeting the requirements specified within. Contact the engineer of record with any questions or concerns.

DESIGN CRITERIA

DESIGN PARAMETER	VALUE	SOURCE
Seismic Design Category	D1	IBC 1611.2.5(1)
Risk Category	II	IBC Table 1504.5
Wind Exposure Category	B'	IBC 1609.4.3
Basic Wind Speed (3-second gust)	110 MPH	SEAW WEBC 83-2023
Design Wind Load	16 PSF	ASCE 7-18 28.6.1

LOAD SOURCE	LIVE LOAD	DEAD LOAD
Floors	20 psf	15 psf
Roofs	40 psf	12 psf
Decks & Balconies	80 psf	10 psf
Ground Snow Load	25 psf	-
Exterior Wall	-	12 psf
Infiltration	-	10 psf
Infiltration Partition	-	5 psf

Minimum uniform live loads come from 2021 IRC Table R301.5

DEFLECTION LIMITS

STRUCTURAL MEMBER	LIVE/DEAD
Roof (with flexible ceiling)	L/240
Roof (with brittle ceiling)	L/360
Rafter with slopes greater than 3:12 without ceiling	L/180
Floor Members	L/360
Horizontal Deflection (with flexible finish)	L/360
All other structural members	L/240

The above maximum deflection limits are required by 2021 IRC Table R301.7. Higher limits (less deflection) may be used at the engineer's discretion.

REFERENCE CODES & STANDARDS

- International Residential Code, IRC 2021
- Washington State Residential Code, 2021
- National Design Specification for Wood Construction with 2018 Supplement, AWC NDS 2018
- Special Design Provisions for Wind and Seismic, AWI SDWPWS 2021
- Wood Frame Construction Manual, WFCM 2016
- Building Code Requirements for Structural Concrete, ACI 318-19
- Minimum Design Loads for Buildings and Other Structures, ASCE 7-18
- Specification for Structural Steel Buildings, 15th Edition, AISC 360-18

GENERAL REQUIREMENTS

Codes: All materials and work shall adhere to the minimum requirements of the Reference Codes & Standards listed above. Contractor shall be responsible to comply with OSHA, State Labor, and Industry Standards. Contractor assumes full responsibility of construction methods used, safety provisions employed, and the related condition of the structure.

Construction Personnel: Only competent personnel familiar with construction and safety practices relevant to the project should be employed to assemble and construct the work.

Construction Methods and Project Safety: The project drawings and specifications represent the intended structure and do not indicate methods, procedures, or sequence of construction. The builder must take necessary precautions to maintain and ensure the integrity of the structure during construction. Bradley Engineering, Inc. will not enforce safety measures or regulations, nor will the owner or designer. Therefore, the contractor shall design, construct, and maintain all safety devices and follow all pertinent regulations.

Temporary Support: The builder must provide adequate temporary support to all walls, roofs, beams, and floors during construction. Design of these supports are not included unless specifically shown. Contractor is responsible for the adequacy of all temporary support systems.

Specifications: All notes, cut-outs, and details included within this design package are required unless specifically noted otherwise.

Verification: Vary all dimensions, elevations, and site conditions before starting work.

Errors: The contractor is responsible to check the plans and site conditions and to notify the architect/designer/engineer/owner of any errors or omissions prior to the start of construction.

Conflict: Notes and details on the structural drawings take precedence over the Standard Structural Specifications and typical details. Written dimensions take precedence over scaled drawing dimensions. Structural notes and details on the structural drawings take precedence over the architectural drawings.

Changes: Written approval from the engineer of record is required for any structural changes to the provided drawings. Changes may be made to the field with consent of Bradley Engineering. Please provide a written drawing or sketch of desired change(s) to provide context and applicable information prior to contacting engineer. Please contact the engineer who performed the engineering for your project as noted on this drawing. The engineering for this project was completed by P. FINFROCK whose phone number is (360) 305-7374.

Substitutions: If contractor or lumber product substitutions are desired, contractor shall provide manufacturer's evaluation reports of proposed substitutions to the engineer/owner for approval.

Member Size: The member dimensions (width of joist, rafters, etc.) specified in these drawings are structural minimums. It is acceptable to increase the sizes above what is specified.

Similar work: Where construction details are not shown or noted on part of the project, the area shall be constructed in the same manner as similar work shown on the drawings.

Modification of Structural Members: Cuts, notches, and holes bored in trusses, structural composite lumber, glued-laminated members, or joists shall be prohibited except where permitted by the manufacturer's recommendations or as shown on this page. (See ALLOWABLE HOLES)

Scope of Work: The scope of work of Bradley Engineering, Inc. is limited to the structural engineering and analysis pertaining to the subject structure. Bradley Engineering, Inc. shall have no responsibility for items not specifically addressed in the drawings, calculations, or cut-outs.

Completion of Work: Submission of these structural drawings to the client constitutes the present scope of work and liability of Bradley Engineering, Inc. Other consultation, design, calculations, sketches, inspection, etc. other than that of this report shall be billed on an hourly basis.

Disclaimer: Bradley Engineering is not responsible or liable for shoring/nail cracking, shrinkage to be sure and is inattentive to covering for a number of reasons including temperature, wood movement and settling.

STRUCTURAL STEEL

Grade: Unless noted otherwise, the grade of steel members is as follows.

- Wide flange (W).....ASTM A992, Fy = 50 ksi / Fu = 65 ksi
- HSS Tube (HSS).....ASTM A500, Grade B or better, Fy = 46 ksi / Fu = 58 ksi
- Channels, plates, angles.....ASTM A36, Fy = 36 ksi / Fu = 58 ksi,
- Boats.....ASTM A325 or better
- Anchor bolts.....ASTM F1554 or better
- All Rafter & Studs.....Grade 40 (Fy = 40 ksi or better)
- HSR Rebar & Ligger.....Grade 60 (Fy = 60 ksi or better)

Connections: Unless noted otherwise, steel to steel connections to be 1/4" continuous fillet weld. All structural steel to be fabricated in accordance with the AWS manual of steel construction, latest edition.

Welding: Steel welding to be done using A5C electrodes, and conform to AWS D1.1, latest edition.

Washers: Provide standard washers under all nuts and anchor bolts.

FOUNDATION

- Design Soil Bearing Pressure = 1,500 psf
- Foot depth shall be 18 inches.
- Unless noted otherwise, concrete is designed with 2,500 psi strength and does not require special inspection. The specified concrete strength (3,000 psi) is greater than design strength (2,500 psi).

Code: Cast-in-place concrete slab, padding, and testing shall conform to ACI 318-19 and ACI 308-16

Geotechnical Report: Bradley Engineering strongly recommends that a geotechnical report be performed by a qualified geotechnical engineer for all areas of construction projects. If this information is not supplied, footings are designed for 1,500 psi soil bearing pressure.

Barriers: Call before you dig! Call 811. Locate and protect underground conduit, plumbing, and utilities where work will be performed. Footings shall be installed on undisturbed soil and structural fill compacted in lifts of one foot or less to 95% of a modified proctor ASTM D1557. Soils shall be firm and yielding. All organic and deleterious material beneath the footings, foundations, and slabs to be removed and replaced with 4" min. compacted gravel. Fill to 95% relative compaction. Optional: Compaction testing and verification by Geo-tech specialist also acceptable.

Rebar: Call before you dig! Call 811. Locate and protect underground conduit, plumbing, and utilities where work will be performed. Footings shall be installed on undisturbed soil and structural fill compacted in lifts of one foot or less to 95% of a modified proctor ASTM D1557. Soils shall be firm and yielding. All organic and deleterious material beneath the footings, foundations, and slabs to be removed and replaced with 4" min. compacted gravel. Fill to 95% relative compaction. Optional: Compaction testing and verification by Geo-tech specialist also acceptable.

Surface Grading: Finished grades are to be at least 8" below top of slabs with 4" in each lift. Loos shall be set in surface water away from foundation walls. The grade shall fall a minimum of 5 inches within 10 feet. If 8 inches of fall is not possible, grade shall be sloped min 2 percent away from the building.

Footings: All footings shall conform to below structural details. Specified footing dimensions are minimum unless noted otherwise. Bottom of footings to be approximately frost level (3').

Formwork: Provide adequate bracing to support and basement walls to be inspected. Forming shall be provided at the base of all footings and retaining walls which will have earth placed against them. Washed drain rock extend to within 6" of finished grade. Footing drains shall be 4" perforated pipe routed down gradient to daylight, unless otherwise specified.

Concrete: Mix and 28 day strength unless noted otherwise:

- Concrete compressive strength, $f_c = 3,000$ psi (to be evaluated at 28 days or 90 days for fly ashing)
- Concrete exposed to weather shall have an entrainment of 6% (1.1-1.5%)
- Maximum water/cement ratio = 0.50
- 25% air per cu. yd. max. max. max.

Temp. Concrete shall be maintained at a temperature of at least 50° and in a moist condition for at least the first 7 days after placement, except if accelerated curing is used. High-strength concrete shall be maintained at a temp. of at least 60°F and in a moist condition for at least 3 days after placement, except if accelerated curing is used.

Reinforcement: Place all reinforcing per plans, details, and applicable code requirements. Lap continuous bars 48 X bar diameter minimum. For a typical concrete slab (span l_s or l_r) the rebar lap is equal to 48 X l_s or 24" minimum. Reinforcing bars, bolts, anchors, etc. shall be installed per position. (See 101 member details). Reinforcing steel shall be free of rust and coatings.

Anchor Bolts: Provide 5/8" diameter x 10" long wet set expansion anchor bolts @ 4' O.C. and ends 6"-12" of corner with 3/8"x3/8"22" square washers, 7" minimum anchor bolt embedment.

Adhesive Anchors: Unless noted otherwise, epoxy anchors to be installed with Simpson BR-T30 or Hilti HIT-HY 200A or equivalent epoxy. Installed per manufacturer's guidelines.

Waterproofing: Waterproof all basement walls and slabs on grade. It is highly recommended to use asphalt waterproofing or DuPont Veepra AM-10 crystalline derivative. These waterproofing systems shall be installed per the manufacturer's recommendations. All cold-joints, water-tapes are highly recommended.

SLAB ON GRADE

Control Joints: Control joints (expansion, cut, or saw-cut) at 9'-12' O.C. required to mitigate shrinkage cracking. Rebar or woven wire mesh (if installed) shall break at or saw-cut joints. Saw-cut joints within 12 inches of pour.

Grade: Unless noted otherwise, garage slab shall be 4" concrete slab over 10 mil poly vapor barrier over 4" compacted granular fill. Rebar or woven wire mesh is optional unless specifically required. OK to use 9/16 rebar at 24" O.C. every 4' or 3/8"x3/8" woven wire mesh.

Lifting Slabs: Unless noted otherwise, interior slabs shall be 4" concrete slab over 10 mil poly vapor barrier over 2" compacted granular fill. Rebar or woven wire mesh is optional unless specifically required. OK to use 9/16 rebar at 24" O.C. every 4' or 3/8"x3/8" woven wire mesh.

Reinforcing: Reinforcing bars or woven wire mesh shall be placed 1"-1 1/2" above the bottom of the slab.

Curing: Use water or membrane cure immediately after concrete set for a minimum of 7 days. For water cure, hose it down and keep wet. For membrane curing, use the concrete that cover with an impermeable membrane (e.g. Hugelux or Liquid Membrane curing compound. Provide shade for control during curing.

Drainage: Gorges, ditches, and surfaces that are required to drain shall be sloped 1/8" per 1' or 1/4" per 1'.

Concrete Topping: Concrete topping can not be installed on floors unless specifically detailed on the structural drawings.

Non-Structural Interior Wall to Slab Connection: Interior walls shall be connected to concrete slabs with minimum 1/2"x5/8" long anchor bolts @ 4' O.C. Wet-set, epoxied, expansion, or screwed (Simpson Tite-HQ) anchor bolts are acceptable. If interior wall is not specifically detailed as a retaining wall, it is acceptable to use 1/4"x1/4" self pier @ 32" O.C. on 1/4"x1/4" steel screws @ 32" O.C.

CRAWL SPACE

Vapor Barrier: Cover entire crawl space with class I vapor retarder (i.e. poly vapor barrier - 6 mil required, 10 mil highly recommended). Extend 9" up foundation walls minimum.

Airspace: Airspace shall be provided to all under floor spaces. Access openings through the floor shall be a min 18 inches by 24 inches. Openings through a perimeter wall shall be min 18 inches by 24 inches.

Space Ventilation: Provide min 1 square foot of crawl space ventilation per 300 square feet of crawl space area. Foundation vents may be provided once verification is complete with 1" conicon resistant mesh screen.

ALLOWABLE HOLES - I-Joists & I-Rafters

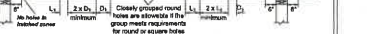


Table A - Minimum Hole Distance From Support

JOIST TYPE	HOLE SIZE	MIN. DISTANCE FROM SUPPORT
I-JOIST	1/2" x 1/2"	1/2"
	3/4" x 3/4"	1/2"
	1" x 1"	1/2"
	1 1/2" x 1 1/2"	1/2"
I-RAFTER	1" x 1"	1/2"
	1 1/2" x 1 1/2"	1/2"
	2" x 2"	1/2"
	2 1/2" x 2 1/2"	1/2"

JOIST CONVERSION CHART

TRUSS JOIST	EQUVALENT	SPACING	RAFTER	RAFTER	RAFTER	LP
TJ 210	PW 47	16"	BCI 900	RF 40	Red 45	LPI 530
TJ 240	PW 70	16"	BCI 900	RF 70	Red 45	LPI 530
TJ 280	PW 77	16"	BCI 900	RF 70	Red 45	LPI 530
TJ 360	PW 77	16"	BCI 900	RF 70	Red 45	LPI 530
TJ 560	PW 77	16"	BCI 900	RF 70	Red 45	LPI 530

OK to substitute joists specified on drawings (I-TJs) with joists listed in this table, match the original depth and spacing. OK to use thicker flange width than specified (e.g. use TJ 360 instead of TJ 210)

WOOD FRAMING

Default Wood: Unless noted otherwise, the material for a structural member is as shown:

- Beams, Posts, & Seven Joists.....Douglas Fir #2 (D.F.2)
- Sluds & Plates.....MANUF (D.F.1) or Douglas Fir (D.F.1)
- Blooming.....Any solid 2x or 4x lumber
- BLUD Building.....Douglas Fir (D.F.2) for solid sawn, manufactured rim for Joists
- Obad-Laminated (ply-wood).....D.F. 24F-V4 (GLB)
- Exposed Structural Members.....Pressure Treated (P.T.)
- Glued-Laminated (LVL).....Treated Lumber by PermaSpec Products Co. in Hillsboro, OR
- Moisture Control: The max. moisture content shall be 19% at the time of installation of connections, nails, and bolts for framing members.

Pressure Treated Lumber: All members in contact with foundations or exposed to the elements shall be pressure treated or preservative treated (P.T.). Corrosion and sealer shall be applied immediately to the ends of members after fabrication and nail framing. Custom Braces (CLB) which are exposed to the elements shall be treated with Hi-Clear II by PermaSpec Products Co. in Hillsboro, OR for solid sawn, manufactured rim for Joists.

Blocking: Provide 2x4 or 2x6 minimum full depth solid blocking between joists and rafters at beam and bearing wall locations. Blocking is required at all bearing locations. Trusses, structural composite lumber, glued-laminated members, and joists shall be supported laterally as required by the manufacturer's recommendations.

Bracing: For beams bearing on perpendicular joists or columns, use a minimum 2x12' bearing length unless noted otherwise. Use enough studs to meet or exceed beam width unless noted otherwise.

Headings: Unless noted otherwise, headings to be 4x4 D.F.2, (2) 2x10 D.F.2, or 2x12 D.F.1.

Engineered Lumber: Engineered lumber offers certain structural advantages over conventional sawn lumber. All engineered lumber must be APA approved. Install per the aforementioned codes and relevant manufacturer's installation policies for each type.

Wood I-Joists: Used extensively in roof and floor framing (Trus Joist T/Js typically specified)

- Laminated Veneer Lumber (LVL): Minimum modulus of elasticity $E = 2,041,096$ psi
- Plywood (PSL): Minimum modulus of elasticity $E = 2,041,096$ psi
- Laminated Strand Lumber (LSL): Minimum modulus of elasticity $E = 2,041,096$ psi
- LVL, Plywood, LVL and PSL: Multi-ply LVL beams may be used in lieu of PSL or GLB, provided that they are designed per manufacturer's specifications.
- Multi-ply LVL shall be fastened together with min (3) rows 1/4" self-tapping screws @ 16" O.C., 1.5" minimum embedment required in all members.

Joist Spacing: 12" O.C. (rounded with moisture resistant ply - highly recommended), CD (plywood), or 7/16" OSB (oriented strand board), with ply @ 2x4 (batten and gable), nails with 8d nails @ 8" O.C. along edges, 12" O.C. in the field, no blocking required.

Typical Exterior Wall Sheathing unless noted otherwise: 7/16" OSB or 7/16" Ply, 8d nails @ 6" O.C. along edges, 12" O.C. in the field, no blocking required.

Prescriptive Interior Wall Sheathing: 1/2" Drywall (Drywall Wall Board - GWS), screwed with 1-1/4" Type W or S screws at 7" O.C. along edges, 7" O.C. in the field.

Floor Sheathing: 3/4" CD OSB, nailed with 8d nails @ 8" O.C. along edges, with 12" spacing, with 12" spacing with construction adhesive prior to framing, no blocking required (unless noted otherwise).

Shear Walls: Shee their wet plans and shear wall table for framing, blocking, and nail spacing.

Advanced Framing: Unless specifically approved by the engineer of record, advanced framing is not allowed. Advanced framing may be used as an effective alternative to conventional framing, but additional precautions must be taken. Advanced framing shall conform to the construction standards outlined in APA's Advanced Framing Construction Guide (available on www.apawood.org).

Studs at Openings: Refer to table R602.7(1) to determine the number of jack and king studs required at each end of an opening. Refer to table R602.7(2) for connection requirements.

Interior Stud Wall: Use 2x6 studs @ 16" O.C. unless noted otherwise. 2x6 stud walls are typically desirable for medium/large room spaces (i.e. not structural reasons).

Exterior Stud Wall: Minimum 2x4 studs @ 16" O.C. unless required for plumbability reasons. Install double joists under interior walls with joists parallel to wall. Install solid blocking under interior walls perpendicular to joists.

Wood Stud Holes & Notches: For wood studs 2" and less, it is permissible to cut notches and holes per the following requirements. Notch/side size shall not exceed the following max percentage of stud width:

- Bearing walls: Hole - 40% of total stud width, Notch - 25% of total stud width
- Non-bearing walls: Hole - 60% of total stud width, Notch - 40% of total stud width
- In all cases, hole edges must be at least 6" from edge of the stud
- OK to drill up to 2" diameter hole for studs to 16" tall. Hole to be 5/8" from edge of stud.

See IRC Figure R602.8(1) for visual description of stud holes & notching

DECKS & BALCONIES

Guards: Unless noted otherwise and detailed, guards to meet R312.1. Guards shall be 36" high min with max opening size so that a 4" sphere cannot pass through. Guards shall be designed to withstand a 200 lb point load applied in any direction and at any location on the rail and shall be designed to withstand a uniform load of 50 lbs applied horizontally to the top rail. Contractor/waterproofing to physically verify (e.g. push & pull on rail) that the guards meet the IRC loading requirements mentioned above.

Hot Tubs on Decks: DO NOT INSTALL HOT TUBS ON DECKS unless specifically designed for hot tub.

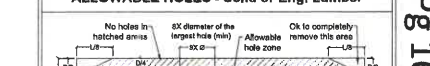
Waterproofing: Bradley Engineering is not responsible for adequacy of waterproof membranes on decks which cover living space.

STAIRWAYS

Stairs: Refer to R311.1 for stairway requirements

Handrails: Unless noted otherwise and detailed, handrails to meet R311.6.

ALLOWABLE HOLES - Solid or Eng. Lumber



OK to substitute joists specified on drawings (I-TJs) with joists listed in this table, match the original depth and spacing. OK to use thicker flange width than specified (e.g. use TJ 360 instead of TJ 210)

ABBREVIATIONS (Used throughout structural drawings)

(E)	Existing	C.S.	Clear Span	INT.	Interior	STD	Standard
(N) <td>New</td> <td>DBL</td> <td>Double</td> <td>MAX</td> <td>Maximum</td> <td>STR.</td> <td>Structural</td>	New	DBL	Double	MAX	Maximum	STR.	Structural
AN	Anchor Bolt	EA.	Each	MANUF.	Manufacturer	S.S.	Structural Steel
ARCH	Architectural	ELEV.	Elevation	MIN	Minimum	T.G.	Top of
BLUD	Building	BXT	Exterior	N/A	Not Applicable	T.B.	Truss Base/Traverse
BLKG	Blocking	FN	Foundation	OC	On Center	TPL	Triple
BM	Beam	FTG	Footing	Opp.	Opposite	TYP.	Typical
BTM	Bottom	GALV.	Galvanized	P.L.Y.	Plywood	U.N.C.	Unless Noted Otherwise
C	C Channel (Dimension)	CA	Clear	P.T.	Pressure Treated	V.B.	Vapor Barrier
CL	Center Line	HDR	Header	REIN.	Reinforced	VERT.	Vertical
CMU	Conc. Masonry Unit	HORIZ.	Horizontal	REQD.	Required	WR	With
CONC.	Concrete	HSS	Hot Rolled Structural Steel	SIM.	Similar	WR	Without
CONT.	Continuous	INSUL.	Insulation	SPEC.	Specifications	WF	Wide Flange (Steel)

ROOFS

Manufacturing Trusses: Unless stick framing is specified on structural drawings, wood trusses are to be engineered by a truss manufacturer. If truss layout is not provided by truss manufacturer, the engineer assumes that trusses all bear on exterior walls and do not bear on interior walls. Trusses and truss connections are to be in accordance with truss manufacturer's requirements. Do not modify or cut trusses without approval of truss manufacturer.

Grids: Trusses: Truss manufacturer to be responsible for placement of grid trusses. Install gilder truss LGT tie down or SDWC15000 screws to secure grid trusses as detailed on structural drawings. Number of studs supporting grid truss to match plans of grid (e.g. 3-ply gilder truss to bear on minimum 3 studs).

Lateral Bracing: Contractor to install lateral bracing in roof as specified by truss manufacturer.

Overhangs: Unless noted otherwise overhanging to be 2x6 @ 24" O.C. Overhanging to be bear directly on top of truss below. Shee their wet plans for details for maximum overhang length unless otherwise specified.

Access: All access shall be provided per R607.1. The rough framing opening size shall not be less than 22"x36" and shall be located in a hallway or other readily accessible location.

Headings: Bearing wall headers to be 4x10 or 4x8 D.F.2 min (double 2x10 or triple 2x8 OK).

Star Plates: Roof framing on star plates to be 2x6 @ 24" O.C. Overhanging to be bear directly on top of truss below. Shee their wet plans for details for maximum overhang length unless otherwise specified.

Do not install star plates on existing roof unless manufactured trusses exist.

FRAMING CONNECTORS

Manufacturer: Simpson Strong-Tie construction connectors are specified, however, any nationally recognized brand (e.g. Siker, KC, etc) may be used provided that they are equivalent in their ability to carry all applied loads in all orientations.

Installation: All prefabricated items shall be installed in strict accordance with the manufacturer's recommendations and requirements (loadings, exposure, and edge distances, fasteners, etc.)

Simpson Connectors: Unless noted otherwise on the structural drawings and details, the following Simpson Strong-Tie construction connectors shall be used:

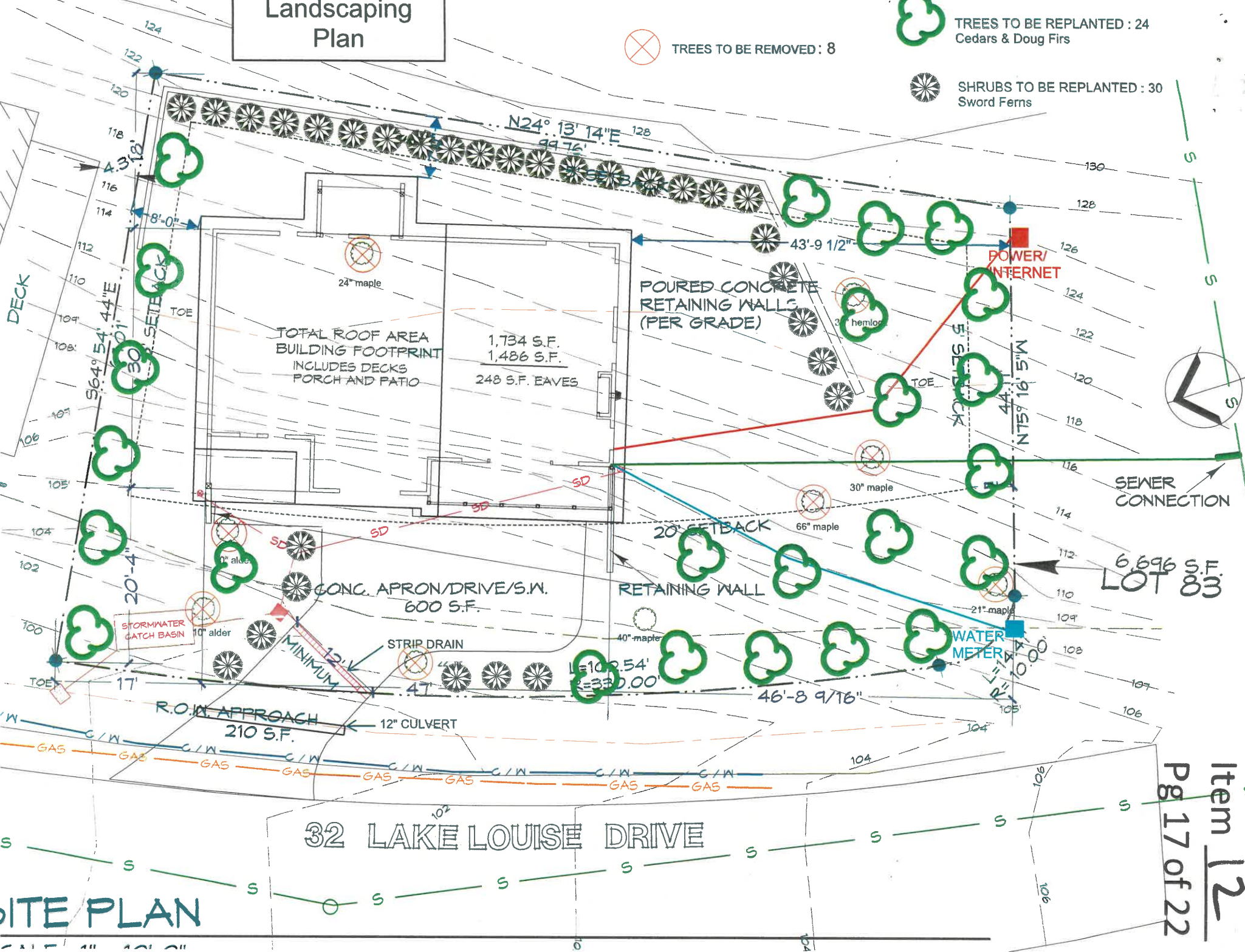
- Post Caps: CPT2, PCZ/PCZ, CBERCS, CO, ECO, EOCO
- Post Bases: CPIC, CASO, PBPBS, ABABRABUJ
- Jo

Landscaping Plan

TREES TO BE REMOVED : 8

TREES TO BE REPLANTED : 24
Cedars & Doug Firs

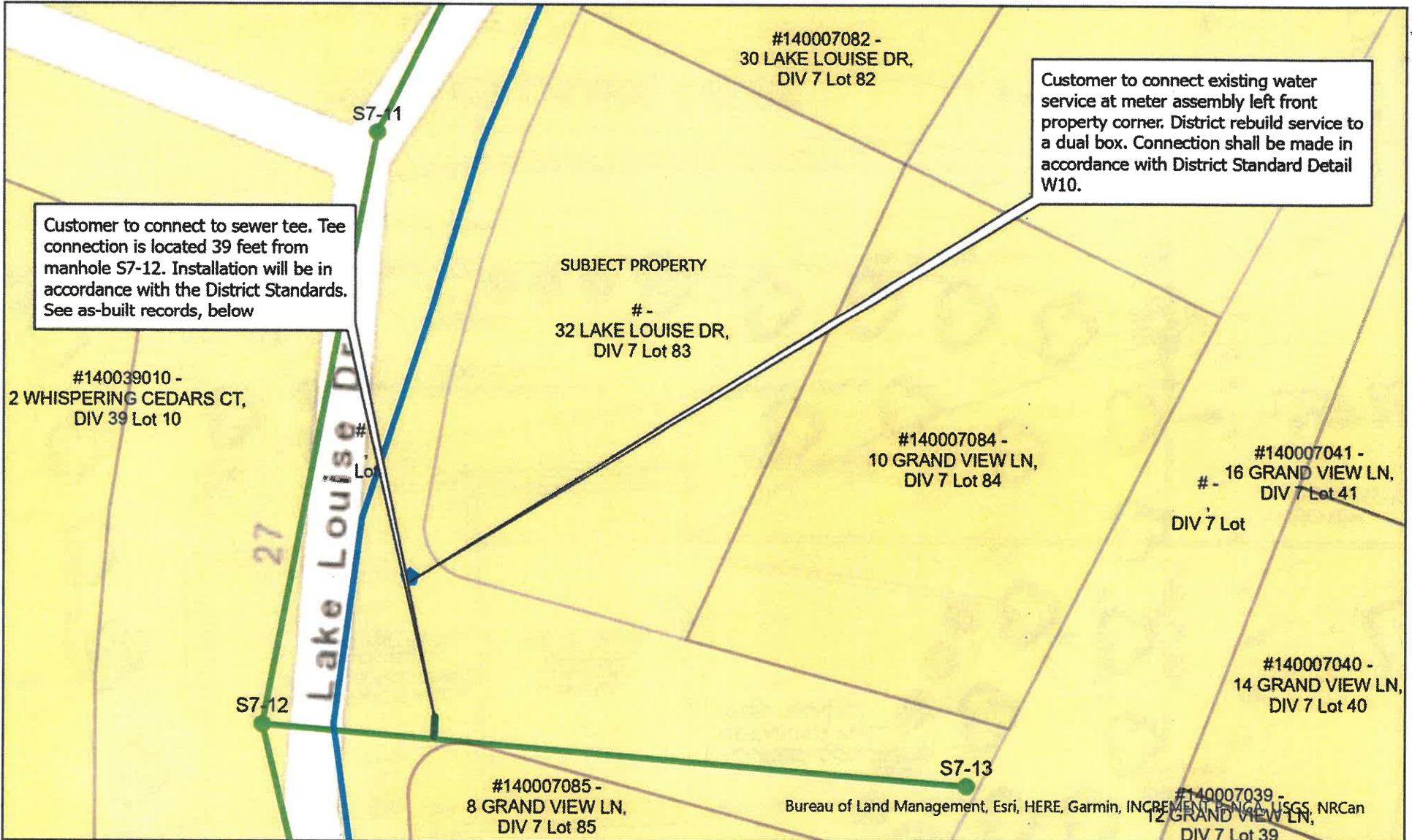
SHRUBS TO BE REPLANTED : 30
Sword Ferns



SITE PLAN

32 LAKE LOUISE DRIVE

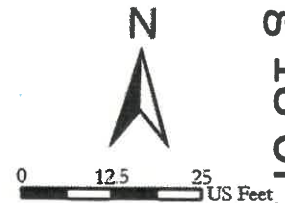
Item 12
Pg 17 of 22

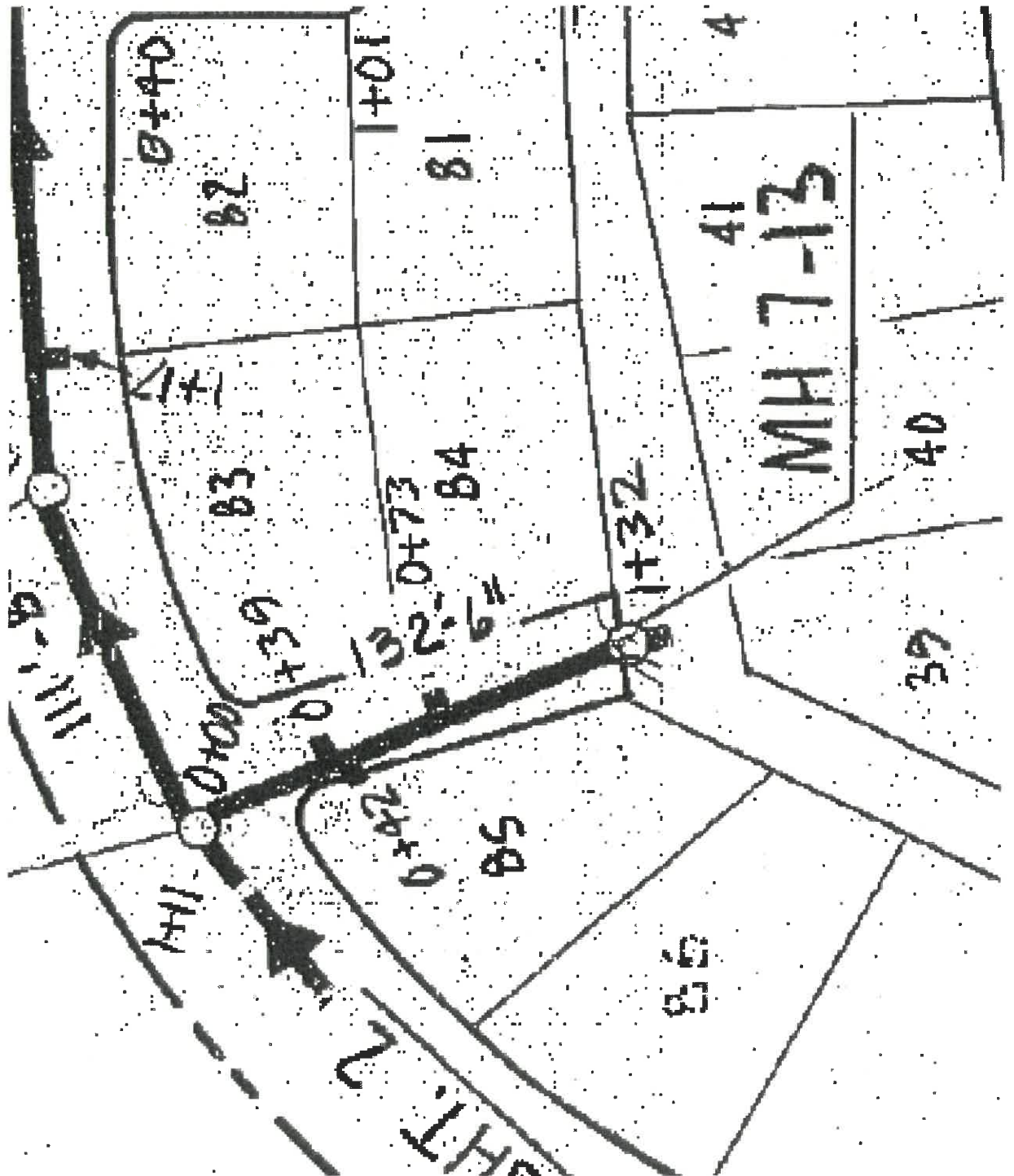


32 Lake Louise Dr.-Sudden Valley Div 7 Lots 83 Parcel # 370408 321327

WATER AND SEWER CONNECTION INFORMATION	
Connection information shown is approximate. Other utility locations are not shown. All work shall be done in accordance with the District's Design & Construction Standards.	RM 4.21.26
	1 of 2

Lake Whatcom Water & Sewer District | 1220 Lakeway Drive | Bellingham, WA 98229 | (360) 734-9224







HORTON DENNIS & ASSOC, INC.

COMP BY _____ DATE _____

CHKD BY _____ DATE _____

JOB NO. _____

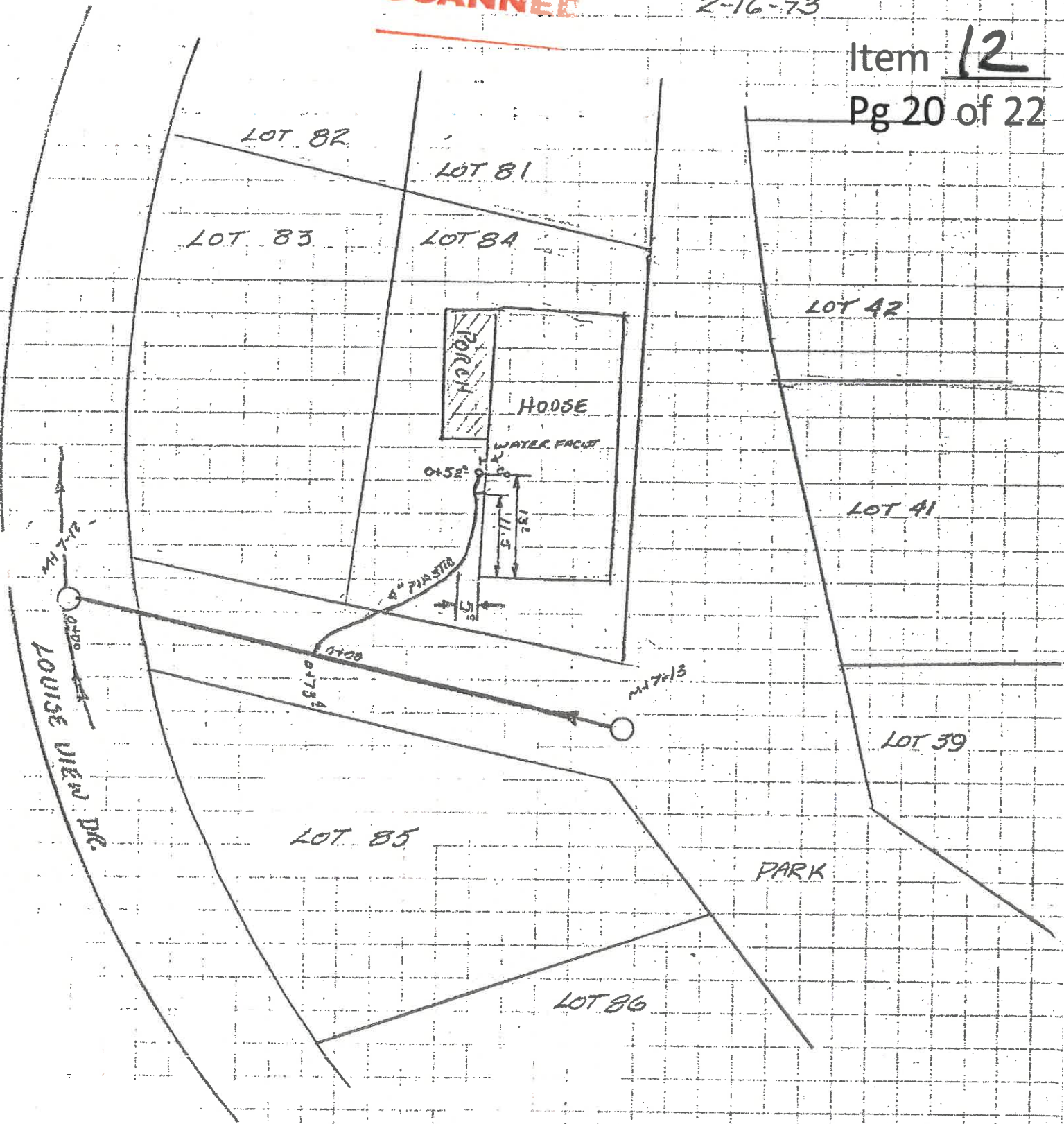
FB NO. _____

PAGE _____ OF _____

SCANNED

SIDE SEWER LOT 84 DIV 7
2-16-73

Item 12
Pg 20 of 22



LAB



**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) 510-0982
Address: 41 Maple Ct City: Bellingham State: WA Zip: 98229
Contact Person: Eduard Danch Phone: _____
Email and/or Alternate Contact: dancheduard@gmail.com

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 NO 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 RCW/RCW 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.

Inlake _____
Entry _____
Notify _____

RECEIVED

JUN 24 2026

Item 13
Pg 1 of 4
G2

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

Street Address: 2 Orchid Ct. Div 18 Lot 1
Owner: David Dabroski and Barbara Pynchon
Mailing Address: 2 Orchid Ct.
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. **

13 Number of trees/shrubs
8 # Removal 5 # Limbing

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

Type:

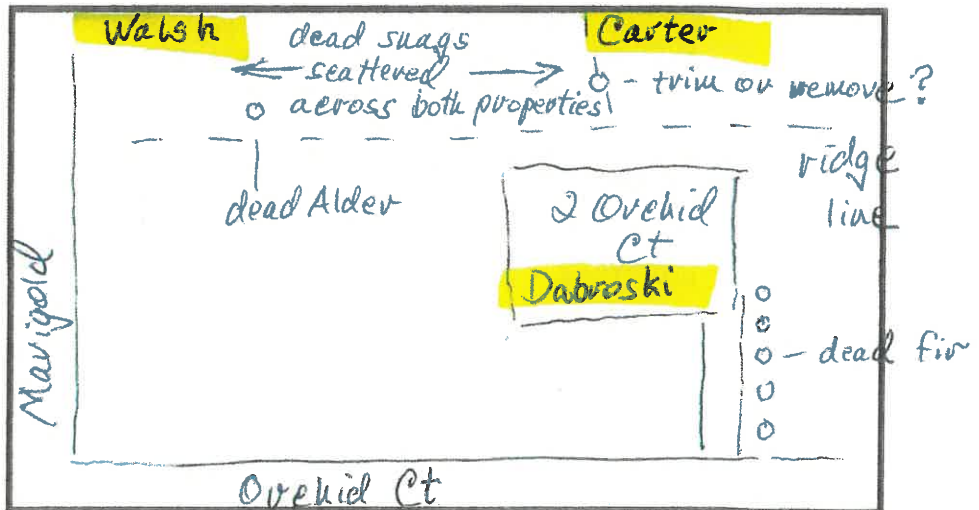
Fir Cedar Hemlock
 Alder Maple Other

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:

Please see attached

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: David Dabroski

Date: June 24, 2026

2 Orchid Ct.-- Tree Trimming and Removal Request

- Along the North side of our driveway, there is 1 double-trunked, dead fir tree, approximately 12" in diameter requiring removal.
- There are 4 other trees along the driveway with low-level dead branches and some live branches overhanging the garage for which we are requesting approval for trimming. On 2 of these trees, there are relatively small (approximately 5" in diameter on trees with 30" trunks), third trunks containing most of the trees' dead branches, which we are requesting approval to remove.

The remainder of the trees included in this request are located on the properties of neighbors downslope from our residence. The neighbors, Mac and Penny Carter of 8 Morning Glory Drive, and Scott and Barbara Walsh of 51 Marigold Drive. Their written permissions are attached to this application

- Along the ridge line of the Walsh property, there is 1 dead Alder for removal, approximately 10" in diameter, which has broken into pieces that are hung up on adjacent cedar and fir trees.
- On the property line between the neighbors is 1 cedar, approximately 10" in diameter, which requires significant removal of dead branches, or removal of the tree altogether if appropriate considering the relatively few live branches near the top that are crowded out by larger, adjacent trees. This tree is flagged on the diagram with a question mark.
- The remainder of the trees to be removed are all dead snags, approximately 4-5" in diameter, ranging across the 2 neighboring properties.

All trees to be delimbed or removed will be marked with flagging tape. It is expected that Legacy Tree Removal will do the work, and chip and haul away all removed material. The result of this effort will be the removal of almost entirely dead tree material.

Re: Written permission for dead tree removal and limb trimming

Item 13
Pg 3 of 4

1 message

Arthur Carter <maccarter33@gmail.com>
To: David Dabroski <dabroski1@gmail.com>

Mon, Jun 22, 2026 at 4:46 PM

David,

This is my written permission to include us in your application to remove dead trees and dead tree limbs that exist on our property.

Mac & Penny Carter
SVCA Div 37 Lot 8

8 morning Beach Drive
Bellingham, WA 98229

Sent from my iPhone

> On Jun 22, 2026, at 4:25 PM, David Dabroski <dabroski1@gmail.com> wrote:

>
>

> All: I am working on the application to the Association for the removal of dead trees on our respective properties, and limbing of dead branches as appropriate. The application requires that where the activity is on the property of neighbors, I must include with the application a written permission from you to include your trees in the request. The application is due this Thursday, June 25, if we want to be included in the next meeting of the Architectural Committee.

>

> Would you send me an email giving me permission to include you in the application? As I discussed with you, nothing will happen affecting your properties until we've met, looked at the trees in question, and for you to decide what if anything should be done.

>

> Having done this before, I know that I should submit a note to the Association confirming that the work within the scope has been done. If there is any difference between what is said in the application and this final submittal, any difference can be addressed.

>

> I appreciate your time and help on this, David

Re: Written permission for dead tree removal and limb trimming

Item 13
Pg 4 of 4

1 message

Scott Walsh <scott43walsh@gmail.com>
To: David Dabroski <dabroski1@gmail.com>

Tue, Jun 23, 2026 at 2:37 PM

David you have my written permission to represent Barbara and I as property owners at 51 Marigold Drive in this Application for Dead Tree Removal and Limb Trimming.
Thank You,

William S. Walsh
Barbara D. Walsh
Sent from my iPhone

> On Jun 22, 2026, at 4:25 PM, David Dabroski <dabroski1@gmail.com> wrote:

>
>

> All: I am working on the application to the Association for the removal of dead trees on our respective properties, and limbing of dead branches as appropriate. The application requires that where the activity is on the property of neighbors, I must include with the application a written permission from you to include your trees in the request. The application is due this Thursday, June 25, if we want to be included in the next meeting of the Architectural Committee.

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>

> Having done this before, I know that I should submit a note to the Association confirming that the work within the scope has been done. If there is any difference between what is said in the application and this final submittal, any difference can be addressed.

>

> I appreciate your time and help on this, David



Rec'd 06/08/2026
11:23 AM

APPLICATION FOR NEW CONSTRUCTION

Item 14
Pg 1 of 17
G2

Circle Type:	<input checked="" type="radio"/> Home <input checked="" type="radio"/> Construction	<input type="radio"/> Remodel	<input type="radio"/> Addition	<input type="radio"/> Other (Describe):
Street Address:	14 WOODPECKER PL, Bellingham, WA 98229		Div/Lot Div 20 / Lot 36	
Owner(s) Name(s):	M3S Services LLC (Sunit Tandon)			
Mailing Address:	500 Grover St, Lynden, WA 98264			
Email Address:		Cell Phone:	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 <u>AJM Construction</u> Name:		License: CC AJMCOC*897PR	
Mailing Address: 6016 Malloy Avenue, Ferndale, WA 98248			
Email Address: sanghera.5@hotmail.com	Cell Phone: 360-319-4928	Office Phone:	

Bank or Loan Agency:	North Coast Credit Union		
Valuation of Structure: \$ 572,000	Square Footage: 3,312 (per permit)		
Use: (Circle)	<input 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): Sunit Tandon (M3S Services LLC)

Circle One: Owner Contractor Other Representative

Signature of Owner(s): _____

Printed Name

of Owner: Sunit Tandon Date 05 / 06 / 2026

ACC Inspector Report 14 Woodpecker Ln

Lot size: 8,537 sf

Property coverage: 37.4%

Open Space: 62%

Front setback: 24' 6"

Rear setback: 26' 4"

Side setback: 5' 2"

Side setback: 10' 10"

Driveway grade: 14%

Height: 27' 10"

Definition 1

ACC Inspector Notes

4' under side setback requirements. 2.4% over the property coverage requirements.
Variances filed.





SPECIFICATION SHEET

Street Address: 14 WOODPECKER PL, Bellingham, WA 98229	Div/Lot Div 20 / Lot 36
Owner(s)/Contractor Name(s): M3S Services LLC (Sunit Tandon) / AJM Construction	

Siding Type:	T1-11 plywood panel siding (wood product - lowest cost, ACC-allowed) HARDI
Trim Type:	Painted dimensional lumber trim WHITE WOOD
Gable Type:	T1-11 plywood panel (same as walls) HARDI
Roof Type:	3-tab asphalt-fiberglass composition shingle, Class A fire-rated
Lighting Type:	Builder-grade shielded LED soffit downlights, down-directed (Appendix F)
Retaining Wall Materials:	None required per approved plans (N/A)
Other Finish Materials:	Painted exposed concrete foundation <=12" - no veneer (App. G)

Samples

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
Benjamin Moore Warm Sand CSP-280 	Benjamin Moore Whisper CSP-500 (also trim/doors)  Whisper CSP-500 Benjamin Moore	Garage Door: Warm Sand CSP-280 (matches body) Front Door: Whisper CSP-500 (trim color) Other (Specify Locations): None - 2-color scheme (minimizes cost)
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
3-tab comp. shingle Charcoal / grey (routine-no ACC review)	N/A - no retaining wall proposed	Shielded LED down-directed (Appendix F)

Whatcom County Accepted Codes
19.04.010 Adoption of referenced codes.

APPROVED PLANS OR SITE
Approved plans, specifications, & Guide Book shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress and shall be open to inspection per IRC Section 106.3.1.

REVIEWED FOR CODE COMPLIANCE SUBJECT TO FIELD INSPECTIONS, CORRECTIONS AND PROVISIONS OF PLAN REVIEW

James R. Kelly
PLUMB EXAMINER, BLDG. SERVICES

REQUEST FOR INSPECTION SHALL BE FILED WITH OUR OFFICE AT LEAST ONE WORKING DAY BEFORE SUCH INSPECTION IS DESIRED

ANY DEVIATION IN CONSTRUCTION FROM APPROVED PLANS REQUIRES PRIOR REVIEW AND APPROVAL
INSPECTION FEES: \$4 HOUR ADDRESSING MACHINE (DNR) 778-5862

THE OUBSBOOD... is not of your approved plans. From the startbook is done... during construction. LABELS ON PLANS REFER TO SUBMISSION NUMBER

ING CONSTRUCTION MEETING REQD PRIOR TO CONSTRUCTION. Call Whatcom County Planning & Development Services at (360) 738-0920 to arrange for a pre-construction meeting with the Whatcom County Building Inspector.

Certificate of Occupancy required per IRC SEC 101.15 call for one week prior to desired occupancy date

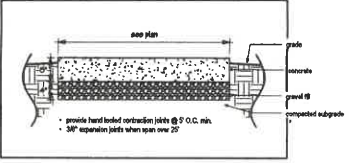
PROJECT ADDRESS:
14 WOODPECKER PLACE
BELLINGHAM, WA 98229

LEGAL DESCRIPTION:
LOT 38, PLAT OF SUDDEN VALLEY, DIVISION NO. 28, 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.

NOTE:
SEE SURVEY FOR PROPERTY LINE INFORMATION

SILT FENCE
TOPD BASED ON SURVEY JOB# 20200217 / MAR 2020 (SEE A.1.1)
SEE A.1.1 FOR TREE REMOVAL
SEE STORMWATER REPORT FOR STORM WATER TREATMENT SYSTEM
APPROXIMATE LOCATION OF STORMWATER FACILITY - SEE STORMWATER TREATMENT PLAN

② SITE
1" = 10'-0"



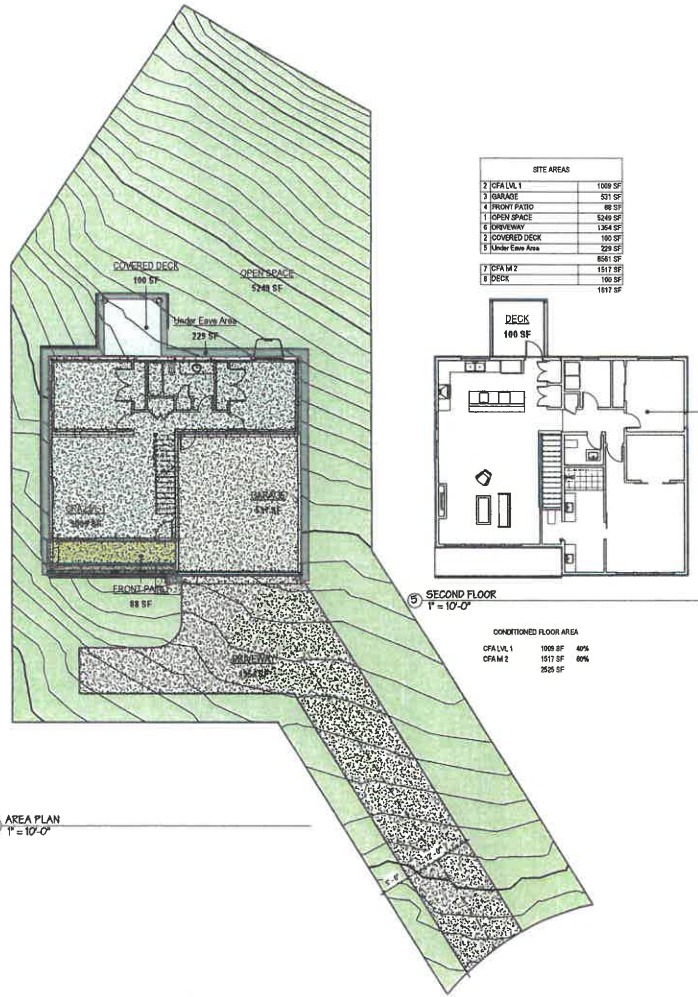
⑥ concrete walk
1/2" = 1'-0"

ZONING APPROVED
Zone: RFR3 Use: Single-Family Residence
Setbacks/Height: ERC 05/21/2023
initials/Date:

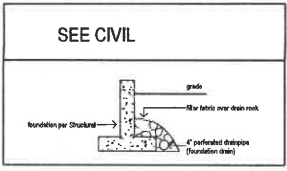
SITE AREAS	
2) GRAVEL	1009 SF
3) GARAGE	537 SF
4) FRONT PATIO	88 SF
1) OPEN SPACE	5249 SF
6) DRIVEWAY	1364 SF
5) COVERED DECK	100 SF
Under Eave Area	229 SF
7) CEAM 2	8561 SF
8) DECK	1517 SF

⑤ SECOND FLOOR
1" = 10'-0"

CONDITIONED FLOOR AREA	
CFALM 1	1009 SF 40%
CFALM 2	1517 SF 49%
	2526 SF



① AREA PLAN
1" = 10'-0"



④ foundation drainage
1/2" = 1'-0"



14 WOODPECKER
Bellingham, WA
370408 250091

NO.	Revision Description
1	Revision 1

Issued For:
DESIGN
Date: 10-16-2022
Project: 3BR / 2, SBA 2526
Scale: As indicated
DRW: RWP

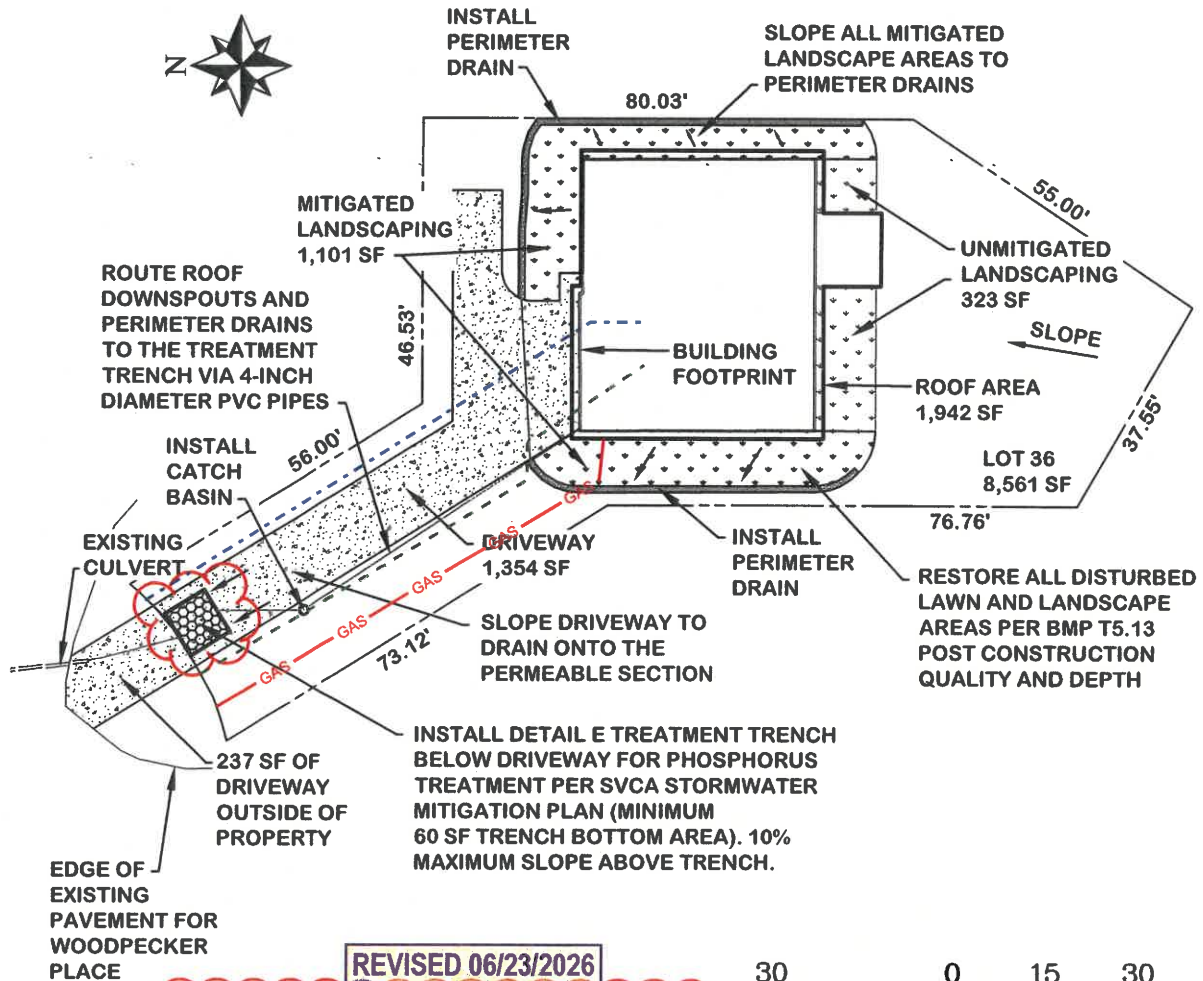
Drawing Name:
SITE PLAN
Pg 5 of 17
Item 14

SHEET LIST	
A1	SITE PLAN
A1.1	SURVEY / TREE REMOVAL
A2	ELEVATIONS (1)
A3	ELEVATIONS (2)
A4	FLOOR PLANS
A5	SECTIONS
A6	FOUNDATION / FRAMING
A7	FRAMING / ROOF
A8	DETAILS

A1

Ryan Peterson
1610 7 ST # 203, Bellingham, WA 98225
TEL: 360.319.6477
E-MAIL: ryanwilliam@gmail.com

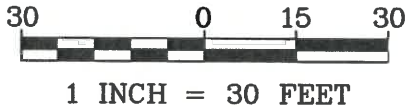
STORMWATER FACILITY LOCATION SITE PLAN
 PROPOSED SINGLE-FAMILY RESIDENCE
 14 WOODPECKER PLACE (PARCEL 370408 250091)
 SUDDEN VALLEY, WASHINGTON



REVISED 06/23/2026

SITE PLAN LEGEND:

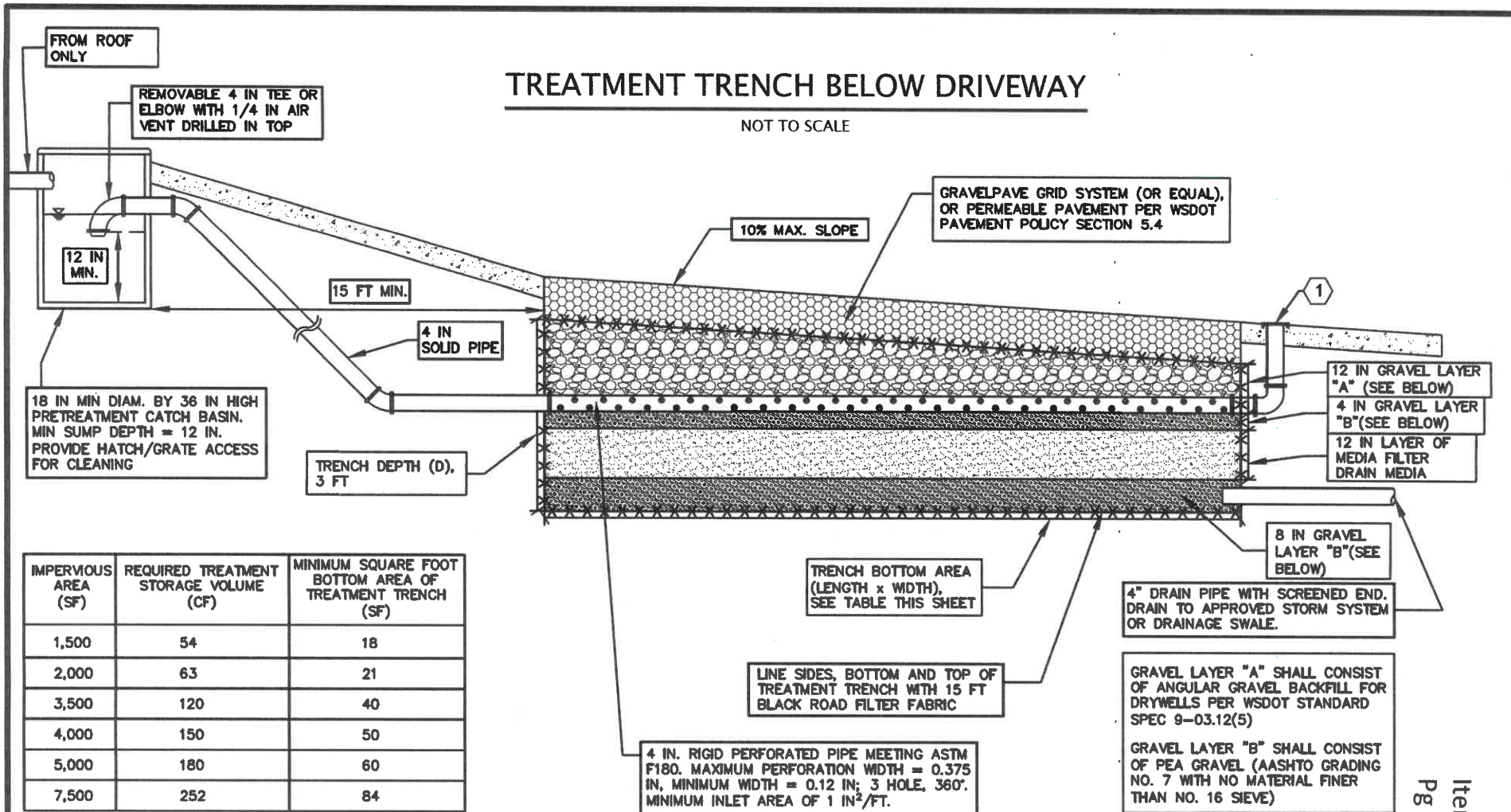
- SEWER (CONNECT TO STUB - LWWSD) ---
- WATER (LWWSD) ---
- GAS (CASCADE NATURAL GAS) ---



PLEASE NOTE: BASED ON A SITE PLAN PREPARED BY RYAN PETERSON. THE LOCATION AND CONFIGURATION OF THE PROPOSED PVC PIPES AND CATCH BASIN SHOULD BE FIELD FIT AS NEEDED TO ENSURE PROPER FUNCTION AND TO MEET THE REQUIREMENTS CONTAINED IN THE SUDDEN VALLEY COMMUNITY ASSOCIATION (SVCA) STORMWATER MANAGEMENT AND PHOSPHORUS MITIGATION PLAN APPENDIX D: HOMEOWNER STORMWATER WORKBOOK.

TREATMENT TRENCH BELOW DRIVEWAY

NOT TO SCALE



IMPERVIOUS AREA (SF)	REQUIRED TREATMENT STORAGE VOLUME (CF)	MINIMUM SQUARE FOOT BOTTOM AREA OF TREATMENT TRENCH (SF)
1,500	54	18
2,000	63	21
3,500	120	40
4,000	150	50
5,000	180	60
7,500	252	84

TABLE NOTES:

- VALUES BASED ON 95% TREATMENT FILTRATION WHEN MODELED WITH WWHM2012 STORMWATER MODEL.
- NO INTERPOLATION ALLOWED FOR TABLE. USE NEXT SIZE UP WHEN BETWEEN TABLE VALUES.
- MAXIMUM TRENCH LENGTH = 100FT; MINIMUM TRENCH WIDTH = 2FT.

4 IN. RIGID PERFORATED PIPE MEETING ASTM F180. MAXIMUM PERFORATION WIDTH = 0.375 IN, MINIMUM WIDTH = 0.12 IN; 3 HOLE, 360°. MINIMUM INLET AREA OF 1 IN²/FT.

LINE SIDES, BOTTOM AND TOP OF TREATMENT TRENCH WITH 15 FT BLACK ROAD FILTER FABRIC

TRENCH BOTTOM AREA (LENGTH x WIDTH), SEE TABLE THIS SHEET

4" DRAIN PIPE WITH SCREENED END. DRAIN TO APPROVED STORM SYSTEM OR DRAINAGE SWALE.

GRAVEL LAYER "A" SHALL CONSIST OF ANGULAR GRAVEL BACKFILL FOR DRYWELLS PER WSDOT STANDARD SPEC 9-03.12(5)

GRAVEL LAYER "B" SHALL CONSIST OF PEA GRAVEL (AASHTO GRADING NO. 7 WITH NO MATERIAL FINER THAN NO. 16 SIEVE)

1 CLEANOUT WITH CAST IRON OR BRASS RING AND COVER, TRAFFIC RATED.

Item 14
Pg 7 of 17



WILSON ENGINEERING, LLC
805 DUPONT STREET
BELLINGHAM, WA 98225
(360) 733-6100 • FAX (360) 647-9061
www.wilsonengineering.com



SUDDEN VALLEY COMMUNITY ASSOCIATION
STORMWATER MITIGATION PLAN
WHATCOM COUNTY WASHINGTON
DETAIL E
16/2016 UNDER-DRIVEWAY TRENCH FOR PHOSPHORUS TREATMENT

DATE APR 2016
SCALE AS SHOWN
JOB NO. 2014-148
SHEET 18 OF 22

CONSTRUCTION NOTES:

GENERAL:

- A. SEISMIC DESIGN CATEGORY D
- B. WIND EXPOSURE AND SPEED 110 MPH, EXP.
- C. SNOW LOAD @ 25 PSF.
- D. FLOOR LIVE LOAD 40 PSF.
- E. DECK LIVE LOAD 60 PSF.
- F. SOIL BEARING PRESSURE 1500 PSF.
- G. ALL GLASS IN DOORS, SIDELIGHTS, AND OTHER HAZARDOUS LOCATIONS TEMPERED GLASS

Systems and down spouts:
All buildings shall provide a concealed method of water disposal for collection and discharge. System shall consist of gutters/couplers and down spouts connected to tight the drains, or approved splash blocks

Data Notes: A metal drip edge shall be provided on all eaves and gables per IRC sec. R905.2.8.5
Refer to Engineer's "3" notes for structural items

ELEVATIONS:
See Guidebook # 37, 38, 39, 40a, 40b, 43 and 210.

FOUNDATION:

- FOOTING SHOWN AS MINIMUM ON DRAWING AND TO BE POURED ON CENTER OF WALL DIMENSIONS:
- FOOTINGS ARE TO BE POURED ON UNDISTURBED OR PROPERLY COMPACTED SOIL
- 4" PERF. DRAIN PIPE IS TO BE LAID AROUND PERIMETER OF FOOTING AND OVERLAP W/ 1/2" - 2" DRAIN ROCK.

FRAMING:

- STRUCTURAL LUMBER TO BE #2 DOUGLAS FIR OR BETTER
- EXTERIOR WOOD FRAMED WALLS TO BE 2"x8" DF-L #2 W/ STUDS @ 16" O.C.
- ALL EXTERIOR WALLS SHALL BE SHEATHED W/ 1/2" STRUCTURAL PLYWOOD OR 7/16" OSB
- ALL WINDOWS HEADERS & BEAMS TO BY 4" X 10" DF #2 UNLESS OTHERWISE NOTED
- INTERIOR WALLS TO BE 2"x4" CONSTRUCTION PLACED @ 16" O.C.
- INTERIOR BATHROOM WALLS W/ EXTENSIVE PLUMBING FIXTURES MAY HAVE 2"x6" FRAMED WALLS TO PROVIDE CLEARANCE AND COMFORTABLE WORKING SPACE
- 2 X STUDS NAILED TOGETHER TO A MIN. WIDTH NOT LESS THAN BEAM BEING SUPPORTED @ BEAM BEARING POINTS

ROOF:

- DRAWINGS WILL SPECIFY TRUSS OR RAFTER CONSTRUCTION
- TRUSS ENGINEERING TO BE ON SITE @ FRAMING INSPECTION
- CONTRACTOR TO VERIFY DRAWINGS FROM TRUSS MANUFACTURER
- ROOF SHEATHING TO BE 1/2" CDX STANDARD

CONNECTIONS:

SEE STRUCTURAL

EFFICIENCY:

- ALL WINDOWS & DOORS TO BE SEALED INTO WALL W/ CAULKING & WEATHERSTRIPPING
- ALL FRAMING INTERSECTIONS BETWEEN CONDITIONED TO UNCONDITIONED WALLS & FOUNDATIONS TO BE CAULKED TO STOP AIR LEAKAGE AND PROVIDE INCREASED EFFICIENCY
- ALL PENETRATIONS FOR PLUMBING, WIRING, & DUCTING TO BE SEALED
- EXTERIOR WALLS: TO HAVE EITHER TYVAR OR TYVEK VAPOR BARRIER INSTALLED PER MANUFACTURERS SPECS. WITH WINDOW & JOINT TAPE

FLASHING:

- CONTRACTOR & HOME OWNER TO INSTALL ADEQUATE FLASHING AT ALL WATER INFILTRATION POINTS SUCH AS, BUT NOT LIMITED TO, WINDOWS, DOORS, DECKS, SKYLIGHTS, CHIMNEYS, VENTS, TRIM BOARDS, BALCONIES AND ROOF WALLS ETC.
- ALL CAULKING MUST BE INSPECTED & MAINTAINED ANNUALLY BY HOME OWNER USING APPROVED EXTERIOR SIDING CAULK

FLASHING CODES:

- IRC 905.2.8 / IRC 905.4.6
- IRC 905.2.8.5
- IRC 905.3.8
- IRC 703.8
- R703.7.2
- R613.1 / R703.8

MISC:

- CO DETECTORS SHALL BE LOCATED NEAR SLEEPING ROOMS
- 2016 WSEB RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE SHALL BE POSTED WITHIN 3' OF ELECTRICAL PANEL
- INSULATION MARKERS REQUIRED FOR BLOW-IN INSULATION PLACED EVERY 300 SF
- BLOWER DOOR TEST REQUIRED
- ALL LUMINARIES OUTSIDE CONDITIONED SPACE & 70% OF INTERIOR LUMINARIES HIGH EFFICIENCY

R310.2.3 Window wells. The horizontal area of the window well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 30 inches (814 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps suitable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or steps shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.2.3.2 Drainage. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method. Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.



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



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

Ryan Peterson
1610 15th # 203, Bellingham, WA 98225
E-MAIL: ryanwilliams@gmail.com

14 WOODPECKER
Bellingham, WA
370408.250091

Revisions
NO. 1
Description

Issued For:
DESIGN
Date: 10-16-2022
Project: 3BR / 2.5BA 2526
Scale: 1/4" = 1'-0"
DRW: RWP

Drawing Name:
ELEVATIONS
(1)

SHEET LIST	
A1.	SITE PLAN
A1.1	SURVEY / TREE REMOVAL
A2	ELEVATIONS (1)
A3	ELEVATIONS (2)
A4	FLOOR PLANS
A5	SECTIONS
A6	FOUNDATION / FRAMING
A7	FRAMING / ROOF
A8	DETAILS

Item
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A2
FF

Whitcomb County Accepted Codes
15.04.010 Adoption of referenced codes.

CONSTRUCTION NOTES (CONTINUED).

APPLICABLE BUILDING CODES:

1. 2018 IRC
2. WASHINGTON STATE ENERGY CODES
3. WASHINGTON STATE AMENDMENTS AND ORDINANCES

ANY MODIFICATIONS TO THE PROJECT WILL MEET THE PRESCRIPTIVE REQUIREMENTS OF THE WASHINGTON STATE RESIDENTIAL ENERGY CODE WITH THE FOLLOWING CONSTRUCTION:

1. ROOF INSULATION = R-49 MIN
2. WALL INSULATION = R-21 MIN
3. PERIMETER SLAB INSULATION = R-10 MIN
4. ALL GLAZING = U VALUE MIN 0.28
5. PROVIDE VENTILATION SYSTEM CONNECTING ALL TOILET ROOMS & LAUNDRY ROOM. VENTILATE KITCHEN SEPARATELY

PLUMBING:

PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK. DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NOR LESS THAN 4" ABOVE THE GROUND, POINTING DOWN

PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBBS

PROVIDE A CLEAN-OUT WHERE BUILDING DRAIN AND BUILDING SEWER LINES CONNECT

EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL

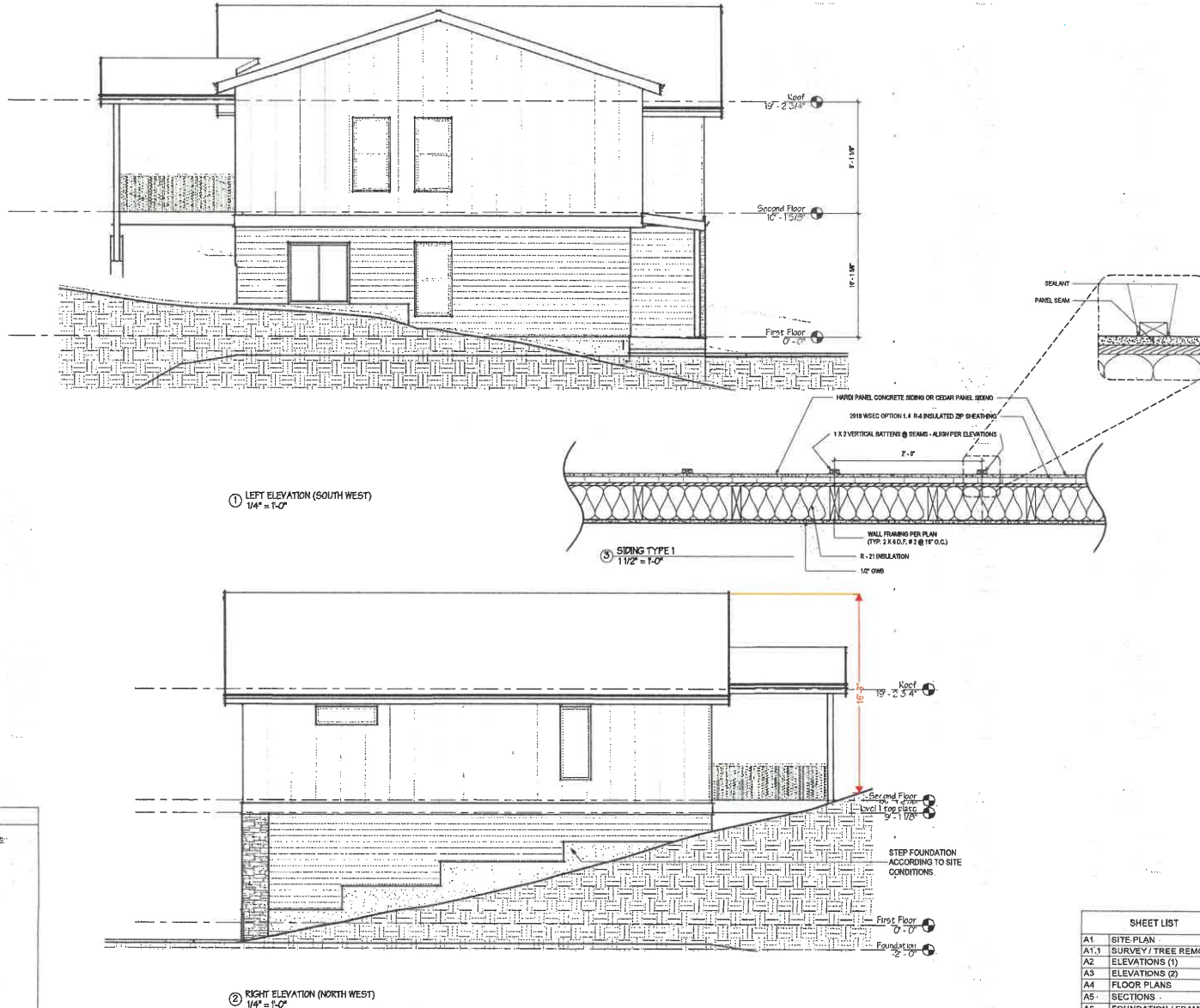
CO DETECTORS SHALL BE LOCATED NEAR SLEEPING ROOMS

2018 WSEC RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE SHALL BE POSTED WITHIN 3' OF ELECTRICAL PANEL

INSULATION MARKERS REQUIRED FOR BLOWN-IN INSULATION PLACED EVERY 300 SF

BLOWER DOOR TEST REQUIRED

ALL LUMINARIES OUTSIDE CONDITIONED SPACE & 70% OF INTERIOR LUMINARIES HIGH EFFICIENCY



WSEC 2018

MEDIUM DWELLING UNIT - 6 CREDITS required

Options:	Description:	CREDITS:
1	HEATING OPTIONS:	1.0
2	HEAT PUMP	
ENERGY OPTIONS:		
1.4	EFFICIENT BUILDING ENVELOPE	1.0
2.2	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION	1.0
3.5	HIGH EFFICIENCY HVAC	1.5
5.3	EFFICIENT WATER HEATING	1.0
7.1	APPLIANCE PACKAGE	5
		Total:
		6.0

Ryan Peterson
1610 J ST #203 Bellingham, WA 98225
TEL: 360.315.6477
E-MAIL: ryanwilliams@gmail.com

Contractor shall verify all dimensions, conditions, etc. pertaining to the work before starting. No payment shall be made until after the work has been completed and inspected. The contractor shall be responsible for all materials to be used in the work.

14 WOODPECKER
Bellingham, WA
370408.250091

Revisions
NO. | Description

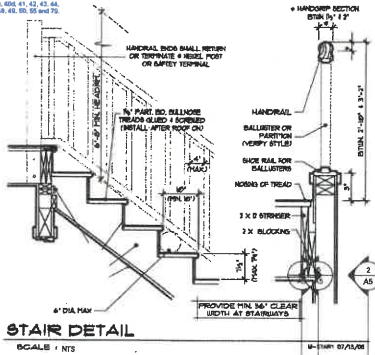
Issued For:
DESIGN
Date: 10-16-2022
Project: 3BR / 2.5BA 2526
Scale: As Indicated
DRW: RWP

Drawing Name:
ELEVATIONS (2)

SHEET LIST	
A1	SITE PLAN
A1.1	SURVEY / TREE REMOVAL
A2	ELEVATIONS (1)
A3	ELEVATIONS (2)
A4	FLOOR PLANS
A5	SECTIONS
A6	FOUNDATION / FRAMING
A7	FRAMING / ROOF
A8	DETAILS

Item 14
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A3

FLOOR PLAN:
See Elevation F1, F2, F3, F4,
F5, F6, F7, F8, F9, F10, F11,
F12, F13, F14, F15, F16, F17,
F18, F19, F20, F21, F22, F23,
F24, F25, F26, F27, F28, F29,
F30, F31, F32, F33, F34, F35,
F36, F37, F38, F39, F40, F41,
F42, F43, F44, F45, F46, F47, F48, F49,
F50, F51, F52, F53, F54, F55, F56,
F57, F58, F59, F60, F61, F62, F63,
F64, F65, F66, F67, F68, F69, F70.



- Stair Notes:**
- Stair Calculations are based on a 10'-1 3/4" fin, ft. to fin. ft. dimension and shall be field verified by the contractor, and adjusted accordingly. Stair Calculations are based on a 10'-1 3/4" fin, ft. to fin. ft. dimension and shall be field verified by the contractor, and adjusted accordingly.
 - Use (3) 2x12 #2 c.f. for stringers
 - Use fire block concealed stringer space @ top & bottom and between well studs along stair run.
 - Stairways shall have at least one handrail. Handrails shall be placed not less than 34" for more than 38" above the nosing of stair treads.
 - any enclosed usable space under stairways shall be 1 hr. fire relative construction by means of 5/8" type-X GWB @ walls & ceiling, taped and mudded.
 - min. of 8'-4" headroom clearance measured vertically from tread nosing to nearest soffit. R303.7 Stairway Illumination. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. And shall receive Power From the Primary Building Wiring.

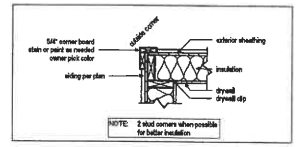
R303 Emergency Egress & Design, Chapter:
4.01 Opening area = 5.7 sq. ft. (0.50 sq. ft. per sq. ft. of floor area above opening)
4.02 Opening height = 24" (18" for openings above 10')
4.03 Area, net height = 4.4 sq. ft. from floor to bottom of egress opening.
4.04 Opening shall be unobstructed from the inside of the room without the use of keys, locks or special knowledge.

Door Schedule

Mark	Width	Height	Material	Comments
116	2'-0"	6'-8"	WOOD	
122	2'-0"	6'-8"	WOOD	
42	2'-10"	7'-0"	WOOD	
134	2'-0"	6'-8"	WOOD	
126	2'-0"	6'-8"	WOOD	
138	2'-0"	6'-8"	WOOD	
127	2'-0"	6'-8"	WOOD	
128	2'-0"	6'-8"	WOOD	
129	2'-0"	6'-8"	WOOD	
132	2'-0"	6'-8"	WOOD	
139	2'-0"	6'-8"	WOOD	
137	2'-0"	6'-8"	WOOD	
142	2'-0"	6'-8"	WOOD	
143	2'-0"	6'-8"	WOOD	
144	2'-0"	6'-8"	WOOD	
145	2'-0"	6'-8"	WOOD	
146	2'-0"	6'-8"	WOOD	
147	2'-0"	6'-8"	WOOD	
148	2'-0"	6'-8"	WOOD	
149	2'-0"	6'-8"	WOOD	
150	2'-0"	6'-8"	WOOD	
151	2'-0"	6'-8"	WOOD	
152	2'-0"	6'-8"	WOOD	
153	2'-0"	6'-8"	WOOD	
154	2'-0"	6'-8"	WOOD	
155	2'-0"	6'-8"	WOOD	
156	2'-0"	6'-8"	WOOD	
157	2'-0"	6'-8"	WOOD	
158	2'-10"	7'-0"	WOOD	
159	16'-0"	7'-0"	WOOD	

WINDOW SCHEDULE

Mark	Width	Height	Material	Comments
102	1'-4"	7'-0"	WOOD	
105	2'-0"	1'-0"	WOOD	
142	2'-0"	6'-0"	WOOD	egress
56	2'-0"	6'-0"	WOOD	egress
83	2'-0"	6'-0"	WOOD	egress
142	2'-0"	6'-0"	WOOD	egress
82	2'-0"	6'-0"	WOOD	egress
83	2'-0"	6'-0"	WOOD	egress
84	2'-0"	6'-0"	WOOD	egress
86	2'-0"	6'-0"	WOOD	egress
87	2'-0"	6'-0"	WOOD	egress
88	2'-0"	6'-0"	WOOD	egress
89	2'-0"	6'-0"	WOOD	egress
90	2'-0"	6'-0"	WOOD	egress
91	2'-0"	6'-0"	WOOD	egress
92	2'-0"	6'-0"	WOOD	egress
93	2'-0"	6'-0"	WOOD	egress
94	2'-0"	6'-0"	WOOD	egress
95	2'-0"	6'-0"	WOOD	egress
96	2'-0"	6'-0"	WOOD	egress
97	2'-0"	6'-0"	WOOD	egress
98	2'-0"	6'-0"	WOOD	egress
99	2'-0"	6'-0"	WOOD	egress
100	2'-0"	6'-0"	WOOD	egress
101	2'-0"	6'-0"	WOOD	egress
102	2'-0"	6'-0"	WOOD	egress
103	2'-0"	6'-0"	WOOD	egress
104	2'-0"	6'-0"	WOOD	egress
105	2'-0"	6'-0"	WOOD	egress
106	2'-0"	6'-0"	WOOD	egress
107	2'-0"	6'-0"	WOOD	egress
108	2'-0"	6'-0"	WOOD	egress
109	2'-0"	6'-0"	WOOD	egress
110	2'-0"	6'-0"	WOOD	egress
111	2'-0"	6'-0"	WOOD	egress
112	2'-0"	6'-0"	WOOD	egress
113	2'-0"	6'-0"	WOOD	egress
114	2'-0"	6'-0"	WOOD	egress
115	2'-0"	6'-0"	WOOD	egress
116	2'-0"	6'-0"	WOOD	egress
117	2'-0"	6'-0"	WOOD	egress
118	2'-0"	6'-0"	WOOD	egress
119	2'-0"	6'-0"	WOOD	egress
120	2'-0"	6'-0"	WOOD	egress
121	2'-0"	6'-0"	WOOD	egress
122	2'-0"	6'-0"	WOOD	egress
123	2'-0"	6'-0"	WOOD	egress
124	2'-0"	6'-0"	WOOD	egress
125	2'-0"	6'-0"	WOOD	egress
126	2'-0"	6'-0"	WOOD	egress
127	2'-0"	6'-0"	WOOD	egress
128	2'-0"	6'-0"	WOOD	egress
129	2'-0"	6'-0"	WOOD	egress
130	2'-0"	6'-0"	WOOD	egress
131	2'-0"	6'-0"	WOOD	egress
132	2'-0"	6'-0"	WOOD	egress
133	2'-0"	6'-0"	WOOD	egress
134	2'-0"	6'-0"	WOOD	egress
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136	2'-0"	6'-0"	WOOD	egress
137	2'-0"	6'-0"	WOOD	egress
138	2'-0"	6'-0"	WOOD	egress
139	2'-0"	6'-0"	WOOD	egress
140	2'-0"	6'-0"	WOOD	egress
141	2'-0"	6'-0"	WOOD	egress
142	2'-0"	6'-0"	WOOD	egress
143	2'-0"	6'-0"	WOOD	egress
144	2'-0"	6'-0"	WOOD	egress
145	2'-0"	6'-0"	WOOD	egress
146	2'-0"	6'-0"	WOOD	egress
147	2'-0"	6'-0"	WOOD	egress
148	2'-0"	6'-0"	WOOD	egress
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156	2'-0"	6'-0"	WOOD	egress
157	2'-0"	6'-0"	WOOD	egress
158	2'-0"	6'-0"	WOOD	egress
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160	2'-0"	6'-0"	WOOD	egress
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162	2'-0"	6'-0"	WOOD	egress
163	2'-0"	6'-0"	WOOD	egress
164	2'-0"	6'-0"	WOOD	egress
165	2'-0"	6'-0"	WOOD	egress
166	2'-0"	6'-0"	WOOD	egress
167	2'-0"	6'-0"	WOOD	egress
168	2'-0"	6'-0"	WOOD	egress
169	2'-0"	6'-0"	WOOD	egress
170	2'-0"	6'-0"	WOOD	egress
171	2'-0"	6'-0"	WOOD	egress
172	2'-0"	6'-0"	WOOD	egress
173	2'-0"	6'-0"	WOOD	egress
174	2'-0"	6'-0"	WOOD	egress
175	2'-0"	6'-0"	WOOD	egress
176	2'-0"	6'-0"	WOOD	egress
177	2'-0"	6'-0"	WOOD	egress
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195	2'-0"	6'-0"	WOOD	egress
196	2'-0"	6'-0"	WOOD	egress
197	2'-0"	6'-0"	WOOD	egress
198	2'-0"	6'-0"	WOOD	egress
199	2'-0"	6'-0"	WOOD	egress
200	2'-0"	6'-0"	WOOD	egress



1/2" stud corners (typical)
T = 1'-0"

PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SECT. R403.3, R502.5 & R602.11.

Check & Update Budget:
Number of each trade for all trades & materials per RSI Tables R303.2 (1) & (2). See Elevation Schedule & Note.

THIS STRUCTURE TO COMPLY WITH MINIMUM PARTNER SCHEDULE, TABLES R303.2 (1) THROUGH (5).

Contractor shall verify all dimensions, conditions, etc. indicated on the work before proceeding. This shall be done before any work is done from the structural steel or other trades. The contractor shall be responsible for any errors or omissions on the work, or if the contractor shall correct all responsibility as set forth in the contract.

14 WOODPECKER
Bellingham, WA
370408 250091

Revisions

NO.	Revision Description

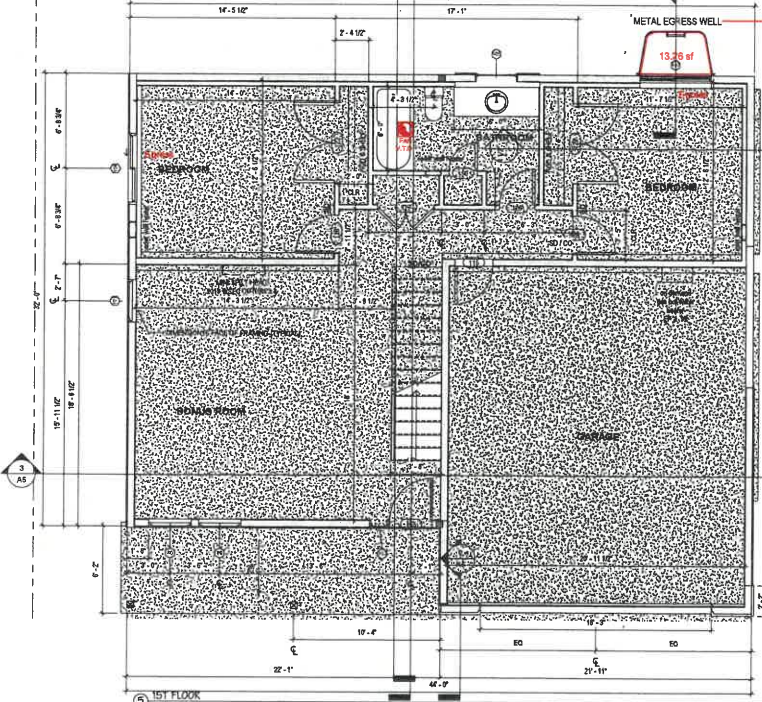
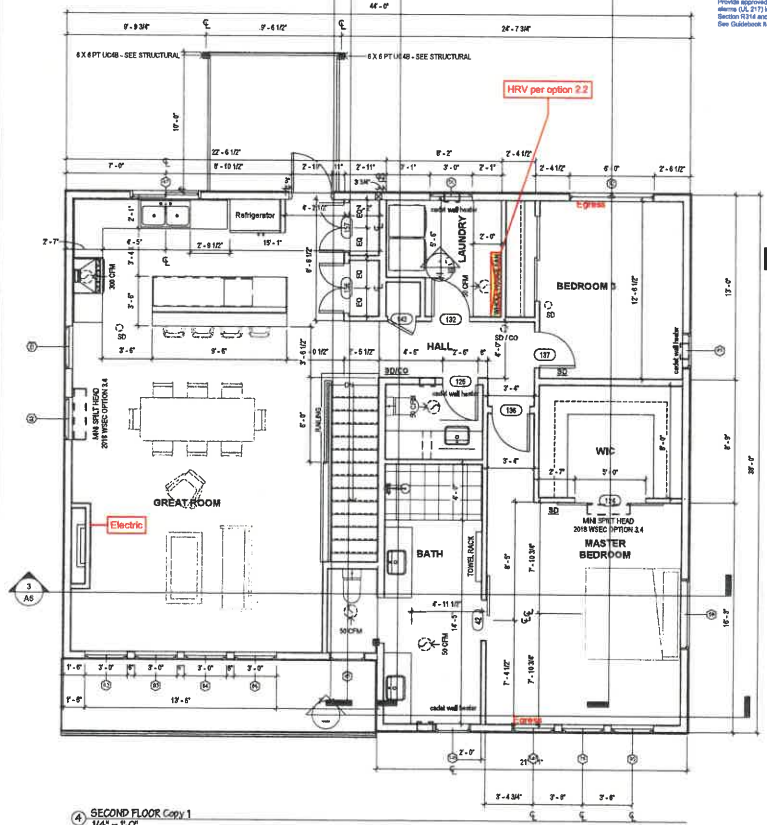
Issued For:
DESIGN
Date: 10-16-2022
Project: 3BR / 2.5BA 2526
Scale: As indicated
DRW: RWP

Drawing Name:
FLOOR PLANS

SHEET LIST

Mark	Description
A1	SITE PLAN
A1.1	SURVEY / TREE REMOVAL
A2	ELEVATIONS (1)
A3	ELEVATIONS (2)
A4	FLOOR PLANS
A5	SECTIONS
A6	FOUNDATION / FRAMING
A7	FRAMING / ROOF
A8	DETAILS

Item 14
Pg 10 of 17
Drawing Number



NOTE: SEE STRUCTURAL DRAWINGS

M1505.4 Whole-house mechanical ventilation system. Each dwelling unit shall be equipped with a ventilation system.
The whole-house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4.

MECHANICAL EQUIPMENT:
See Elevation F1, F2, F3, F4, F5, F6, F7, F8, F9, F10, F11, F12, F13, F14, F15, F16, F17, F18, F19, F20, F21, F22, F23, F24, F25, F26, F27, F28, F29, F30, F31, F32, F33, F34, F35, F36, F37, F38, F39, F40, F41, F42, F43, F44, F45, F46, F47, F48, F49, F50, F51, F52, F53, F54, F55, F56, F57, F58, F59, F60, F61, F62, F63, F64, F65, F66, F67, F68, F69, F70, F71, F72 & F74.

STAIRWAYS & STAIRWAY LANDINGS, HALLS & ELEVATOR SHAFTS SHALL COMPLY WITH IRC SECT. R311 GUARDS PER IRC SECT. R312

Ryan Peterson
1610 J ST #203, Bellingham, WA 98225
Tel: 360.339.5477
EMAIL: ryan.peterson@gmail.com

NOTE: SEE STRUCTURAL

FOUNDATION PLAN
 See IRC Sections 1801.1, 2, 3, 4, 5a,
 8b, 9c, 9d, 9, 7, 8, 9, 10, 11, 8, 12. All
 footing shall bear on undisturbed soil
 and be a minimum of 18" below grade.

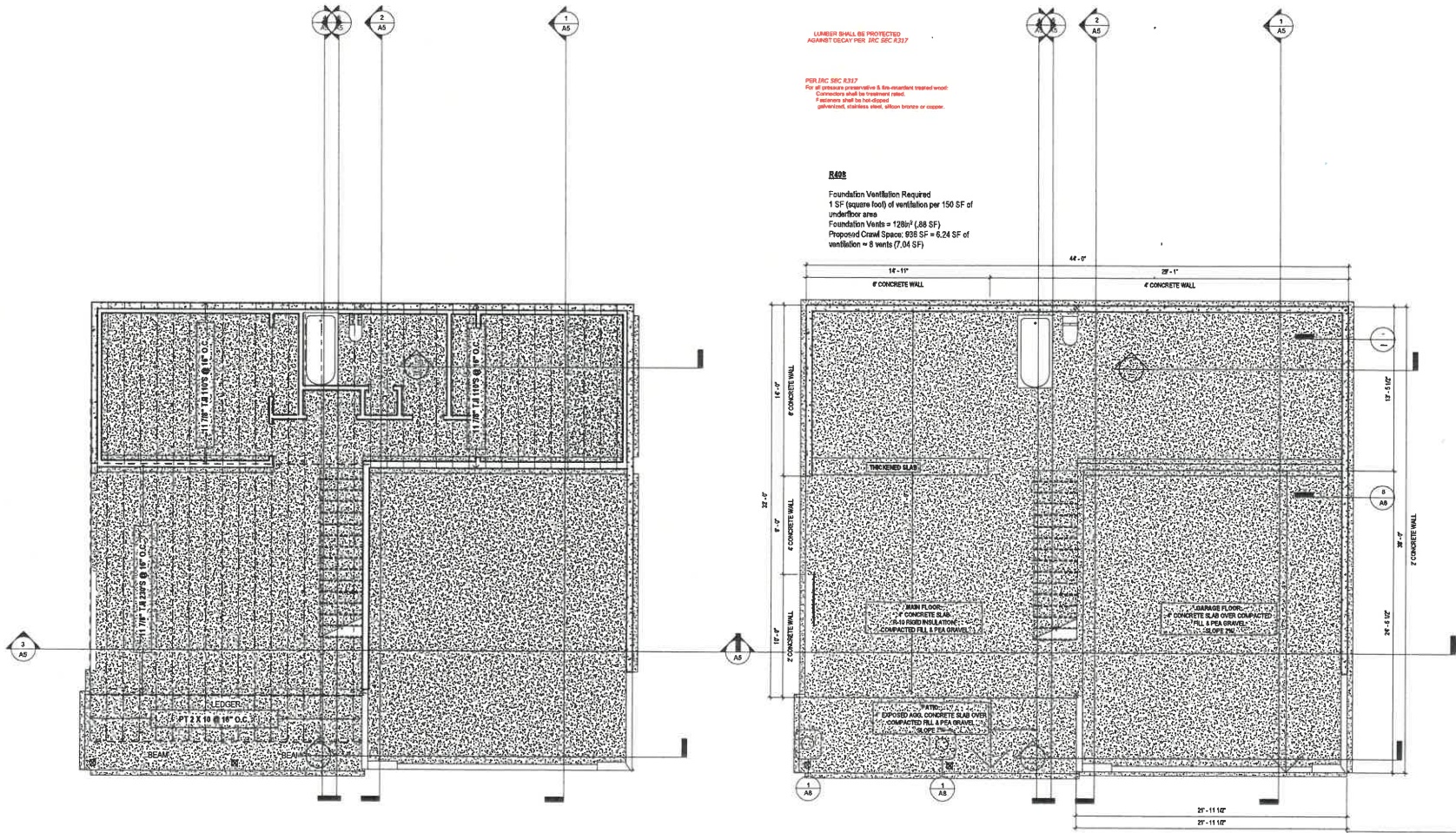
Refer to Engineer's "R"
 signs for structural items.

**LUMBER SHALL BE PROTECTED
 AGAINST DECAY PER IRC SEC R327**

PER IRC SEC R327
 For all exterior preservative & fire-retarded treated wood:
 Connections shall be treated with:
 Fasteners shall be hot-dipped
 galvanized, stainless steel, silicon bronze or copper.

RAIS

Foundation Ventilation Required
 1 SF (square foot) of ventilation per 150 SF of
 underfloor area
 Foundation Vents = 128sf (48 SF)
 Proposed Crawlspace: 928 SF = 6.24 SF of
 ventilation = 8 vents (7.04 SF)



5 1ST FLOOR FRAMING PLAN
 1/4" = 1'-0"

4 FOUNDATION PLAN
 1/4" = 1'-0"

SHEET LIST	
A1	SITE PLAN
A1.1	SURVEY / TREE REMOVAL
A2	ELEVATIONS (1)
A3	ELEVATIONS (2)
A4	FLOOR PLANS
A5	SECTIONS
A6	FOUNDATION / FRAMING
A7	FRAMING / ROOF
A8	DETAILS

14 WOODPECKER
 Bellingham, WA
 370408 250091

Revisions
 NO. Revision Description

Issued For:
DESIGN
 Date: 10-16-2022
 Project: 3BR / 2,5BA 2526
 Scale: 1/4" = 1'-0"
 DRW: RWP

Drawing Name:
FOUNDATION / FRAMING

Drawing Number:

A6

Ryan Peterson
 1610 J ST #203, Bellingham, WA 98225
 TEL: 360.319.6477
 E-MAIL: ryanwilliam@gmail.com

Contractor shall verify all dimensions
 conditions, etc. prior to any work being
 performed. The office shall be notified
 immediately if any discrepancies are
 noticed. The contractor shall be responsible
 for any errors on these drawings. Any
 work required shall be approved by the
 contractor and must meet all applicable
 codes and standards.

Item 14
 Pg 12 of 17



Structural Design Associates
 3006 RUCKER AVE
 Everett, WA 98201
 PHONE: 425.339.0293 FAX: 425.252.0916
 www.sdaeverett.com

NO.	DATE	BY	REVISION

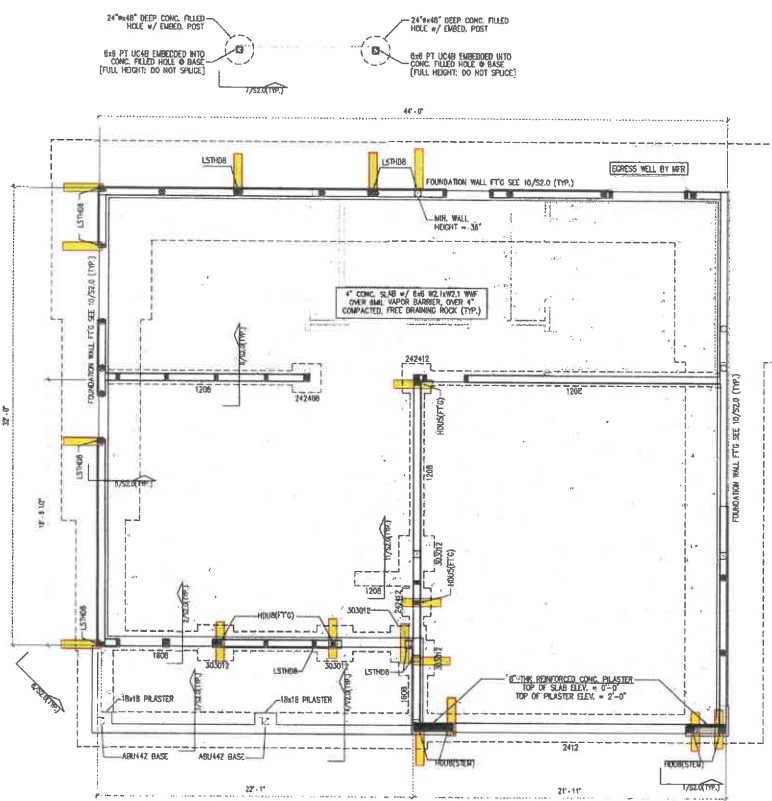
WOODPECKER RESIDENCE
 14 WOODPECKER PL
 BELLINGHAM, WA 98229



MAR 01, 2023
 Drawn By: JIB
 Checked By: CCC
 Date: 02-28-2023

SDA JOB NO.
9738
 STRUCTURAL
 PLANS

S-1.1

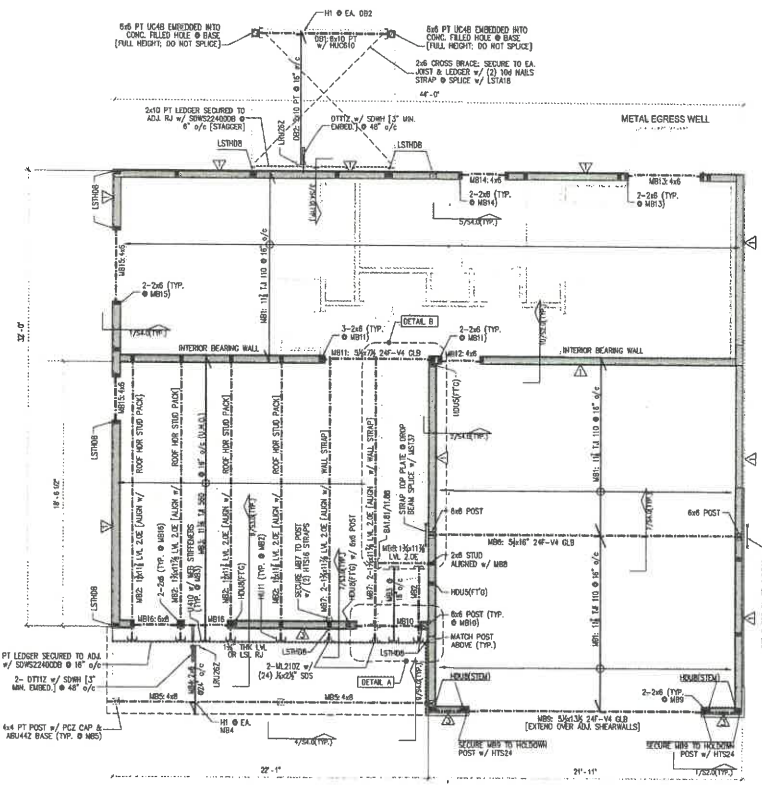


- NOTES
 1) SEE 10/52.0 FOR CORNER REINFORCEMENT.
 2) SEE 10/52.0 FOR FOUNDATION WALL SCHEDULE.
 3) SEE S3.0 FOR HOLDOWN SCHEDULE. SEE HOLDOWN SCHEDULE NOTES FOR (FTG) HOLDOWN ANCHOR CONNECTION REQUIREMENTS.
 4) FTG WIDTH SHOWN IN THE FOUNDATION PLAN IS AN APPROXIMATION ONLY. FIELD CONDITIONS MAY REQUIRE LARGER FTG PER THE FOUNDATION WALL SCHEDULE. SEE 10/52.0.

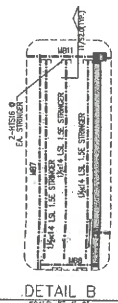
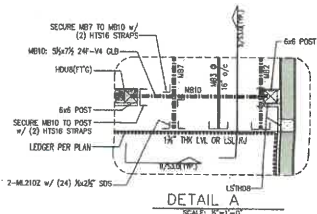
ID	DIMENSIONS	REINFORCEMENT	NOTES
1208	12x8" THK	(2) #4 BARS	STRIP FTG
1508	16x8" THK	(2) #4 BARS	STRIP FTG
2412	24x12" THK	(4) #5 BARS TOP & BOTTOM	PILASTER STRIP FTG
242408	24x24x8" THK	(3) #4 BARS E.W.	PAD FTG
242412	24x24x12" THK	(3) #4 BARS E.W. TOP & BOTTOM	PAD FTG
303012	30x30x12" THK	(4) #4 BARS E.W. TOP & BOTTOM	PAD FTG

FTG ID KEY: XX XX XX
 FTG WIDTH FTG LENGTH FTG THICKNESS (THK)

1 HOLDOWN & FOUNDATION PLAN
 SCALE: 1/4"=1'-0"



- NOTES
 1) CLARIFY BY OTHERS.
 2) SEE 10/53.0 FOR STANDARD SHEARWALL CONSTRUCTION REQUIREMENTS.
 3) SEE S3.0 FOR SHEARWALL & HOLDOWN SCHEDULE.
 4) HOLDOWNS SHOWN ON THIS PLAN ARE REQUIRED AT THE BOTTOM OF THE SPECIFIED SHEARWALLS.



2 SHEARWALLS SUPPORTING MAIN FLOOR & MAIN FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"

Item 14
 Pg 13 of 17



Structural Design Associates
 3006 RUCKER AVE
 Everett, WA 98201
 PHONE: 425.339.0293 FAX: 425.252.0916
 www.sdaeverett.com

NO. DATE BY REVISION

WOODPECKER RESIDENCE
 14 WOODPECKER PL
 BELLINGHAM, WA 98229



MAR 01, 2023

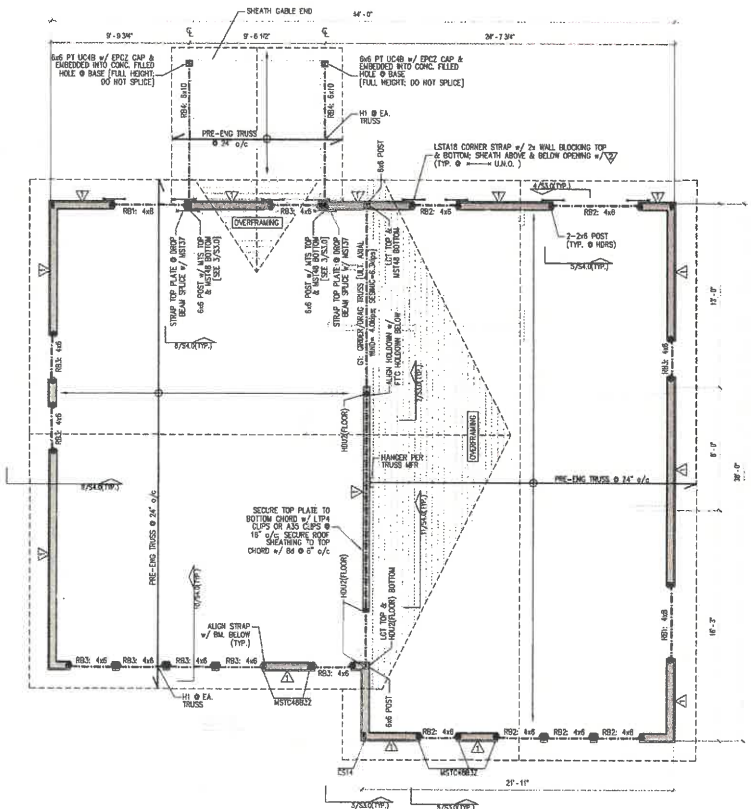
Drawn By: JIB
 Checked By: CCC
 Date: 02-28-2023

SDA JOB NO.
 9738

STRUCTURAL
 PLANS

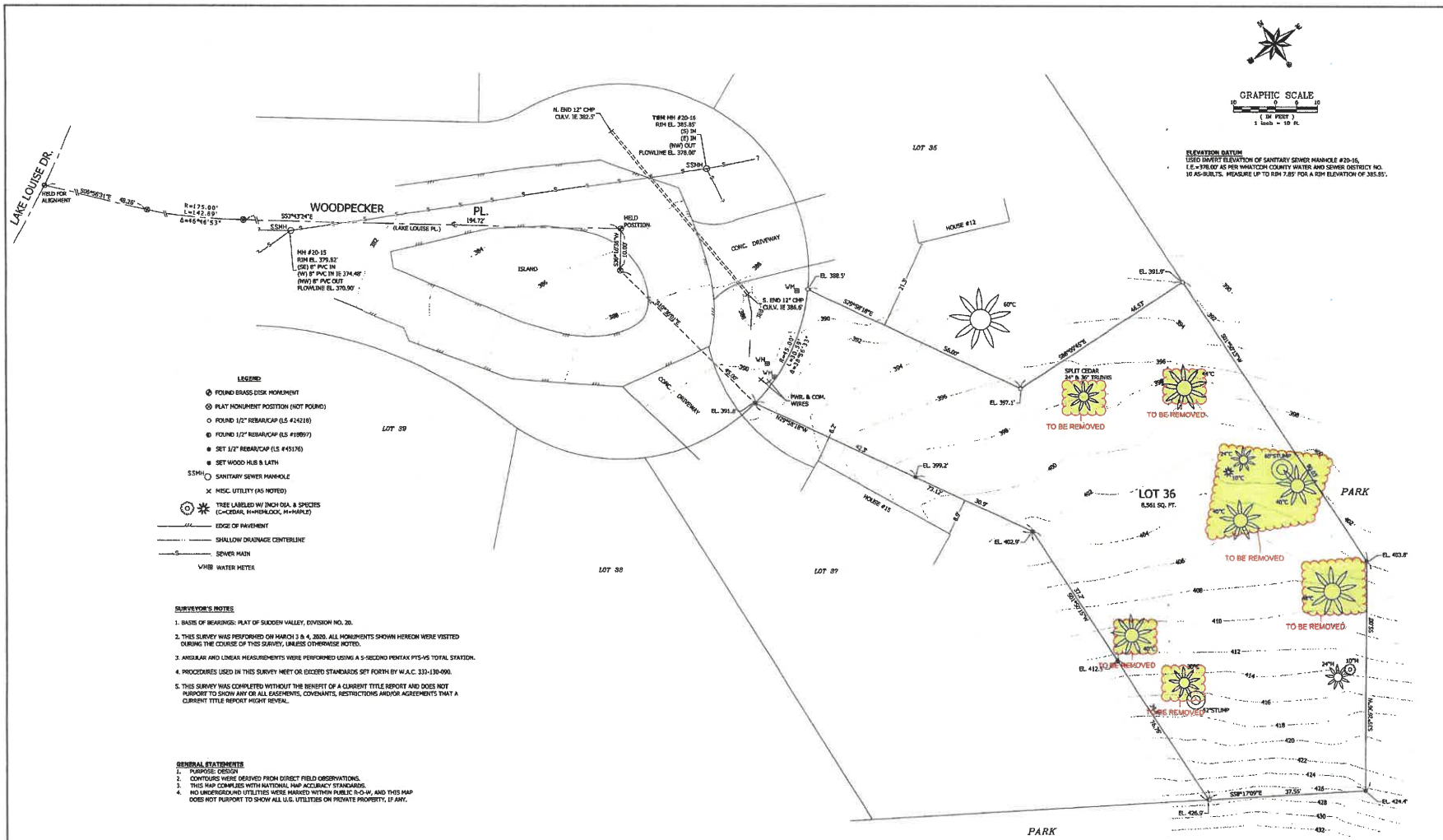
S-1.2

Item 14
 Pg 14 of 17



- 1) SEE 12/S4.0 FOR TYPICAL OVERFRAMING DETAIL.
- 2) SEE 12/S3.0 FOR STANDARD SHEARWALL CONSTRUCTION REQUIREMENTS.
- 3) SEE S4.0 FOR SHEARWALL & HOLDING SCHEDULE.
- 4) HOLDINGS SHOWN ON THIS PLAN ARE REQUIRED AT THE BOTTOM OF THE SPECIFIED SHEARWALLS.

1 SHEARWALLS SUPPORTING ROOF & ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"



ELEVATION DATUM
 USED: INVERT ELEVATION OF SANITARY SEWER MANHOLE #20-15.
 I.E. = 376.00' AS PER WHATCOMB COUNTY WATER AND SEWER DISTRICT NO. 10 AS-SUBJECT. WEASURE UP TO RIM 7.85' FOR A RIM ELEVATION OF 383.85'.

- LEGEND**
- ⊙ FOUND BRASS DISK MARKER
 - ⊙ PLAT MONUMENT POSITION (NOT FOUND)
 - FOUND 1/2" REBAR/CAP (LS #24218)
 - FOUND 1/2" REBAR/CAP (LS #18897)
 - SET 1/2" REBAR/CAP (LS #45150)
 - SET WOOD HUB & LATH
 - SSMH SANITARY SEWER MANHOLE
 - x MISC. UTILITY (AS NOTED)
 - ☀ TREES LABELED W/ INCH DIA. & SPECIES
 (C=CEDAR, H=HEMLOCK, M=MAPLE)
 - EDGE OF PAVEMENT
 - - - SHALLOW DRAINAGE CENTERLINE
 - - - SEWER MAIN
 - WHB WATER METER

- SURVEYOR'S NOTES**
1. BASIS OF BEARINGS: PLAT OF SARDEN VALLEY, DIVISION NO. 20.
 2. THIS SURVEY WAS PERFORMED ON MARCH 3 & 4, 2020. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY, UNLESS OTHERWISE NOTED.
 3. ANGULAR AND LINEAR MEASUREMENTS WERE PERFORMED USING A 5-SECOND PENTAX P15-VS TOTAL STATION.
 4. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY W.A.C. 33-138-090.
 5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

- GENERAL STATEMENTS**
1. PURPOSE: DESIGN
 2. CONTOURS WERE DERIVED FROM DIRECT FIELD OBSERVATIONS.
 3. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
 4. NO UNDERGROUND UTILITIES WERE MARKED WITHIN PUBLIC R.O.W. AND THIS MAP DOES NOT PURPORT TO SHOW ALL U.G. UTILITIES ON PRIVATE PROPERTY, IF ANY.

LEGAL DESCRIPTION
 LOT 36, PLAT OF SARDEN VALLEY, DIVISION NO. 20, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 39 THROUGH 41, INCLUSIVE, RECORDS OF WHATCOMB COUNTY, WASHINGTON. SITUATE IN WHATCOMB COUNTY, WASHINGTON.

Ryan Peterson
 1610 J ST # 203, Bellingham, WA 98225
 TEL.: 360.315.6477
 E-MAIL: ryanwilliams@gmail.com

14 WOODPECKER
 Bellingham, WA
 370408 250091

Revisions

NO.	Revision Description

Item **14**
 Pg 15 of 17

Issued For:
DESIGN

Date:	10-16-2022
Project:	3BR / 2.5BA 2526
Scale:	
DRW:	Author

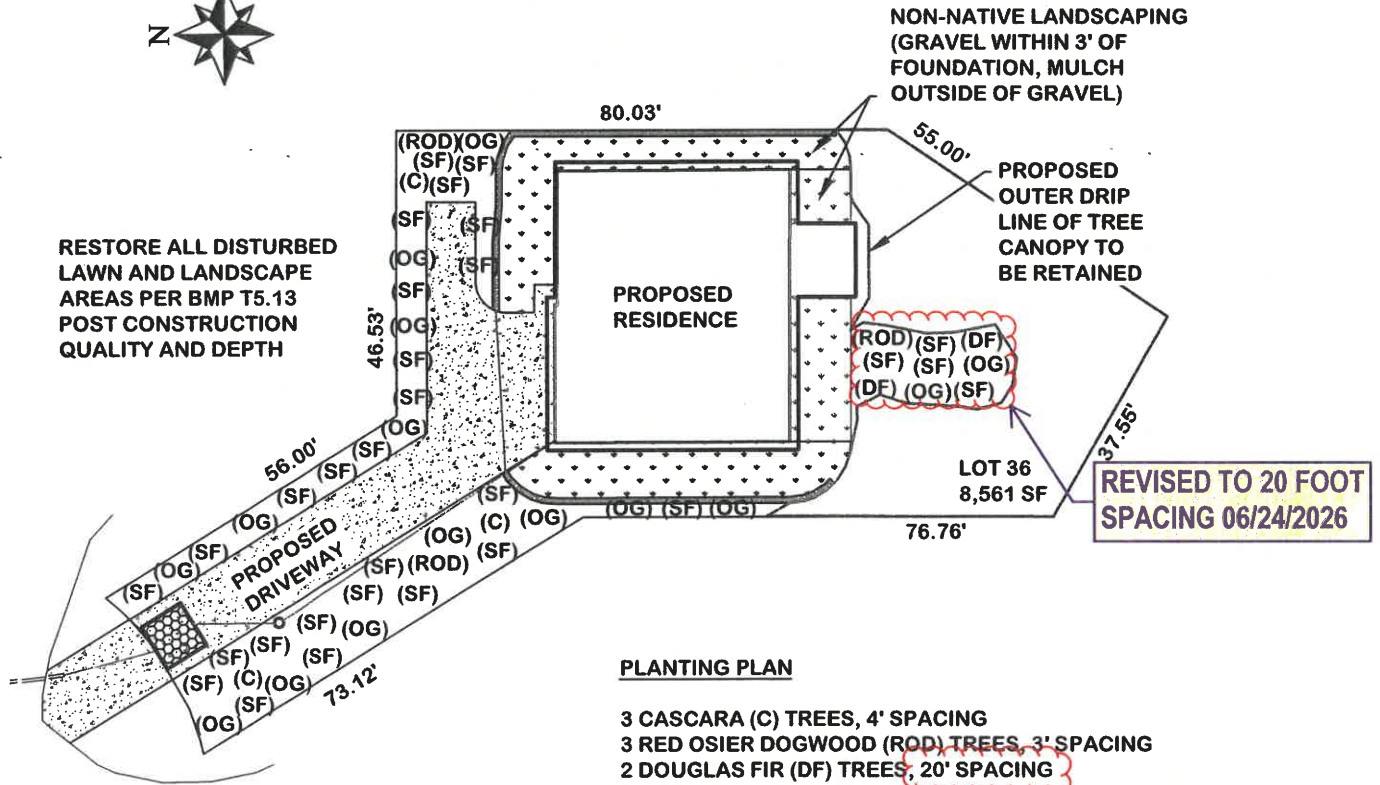
Drawing Name:
**SURVEY /
 TREE
 REMOVAL**

Drawing Number:

A1.1

	CHRISTIE & CHRISTIE LAND SURVEYING, INC.		PREPARED FOR: KRAMER CONSTRUCTION, INC. 1442 SUNSET AVE. FERNDALE, WA 98248								
	229 GRAND AVE. SUITE 127 BELLINGHAM, WASHINGTON 98225 360-673-8855 • christieandchristie@hotmail.com		<table border="1"> <tr> <td>DATE: MAR. 2020</td> <td>DRAWN BY: JCH</td> <td>JOB NO. 202002017</td> </tr> <tr> <td>SCALE: AS SHOWN</td> <td>CHECKED BY: EJS</td> <td>370408 250091 0000_Topo.dwg</td> </tr> <tr> <td colspan="2"> </td> <td>SHEET 1 OF 1</td> </tr> </table>	DATE: MAR. 2020	DRAWN BY: JCH	JOB NO. 202002017	SCALE: AS SHOWN	CHECKED BY: EJS	370408 250091 0000_Topo.dwg		
DATE: MAR. 2020	DRAWN BY: JCH	JOB NO. 202002017									
SCALE: AS SHOWN	CHECKED BY: EJS	370408 250091 0000_Topo.dwg									
		SHEET 1 OF 1									

LANDSCAPE AND NATIVE VEGETATION PLAN
PROPOSED SINGLE-FAMILY RESIDENCE
14 WOODPECKER PLACE (PARCEL 370408 250091)
SUDDEN VALLEY, WASHINGTON



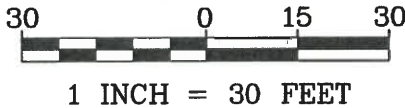
PLANTING PLAN

- 3 CASCARA (C) TREES, 4' SPACING
- 3 RED OSIER DOGWOOD (ROD) TREES, 3' SPACING
- 2 DOUGLAS FIR (DF) TREES, 20' SPACING
- 30 SWORD FERNS (SF), 2' SPACING
- 15 OREGON GRAPE (OG), 3' SPACING

TOTAL PLANTING AREA = 2,176 SF

PLANT NUMBERS WERE ESTIMATED BASED ON THE LAKE WHATCOM NATIVE LANDSCAPING PLANTING WORKSHEET

ALL PLANT NUMBERS, LOCATIONS AND SPACING ARE APPROXIMATE AND SHOULD BE FIELD FIT TO MEET THE NATIVE LANDSCAPE REQUIREMENTS



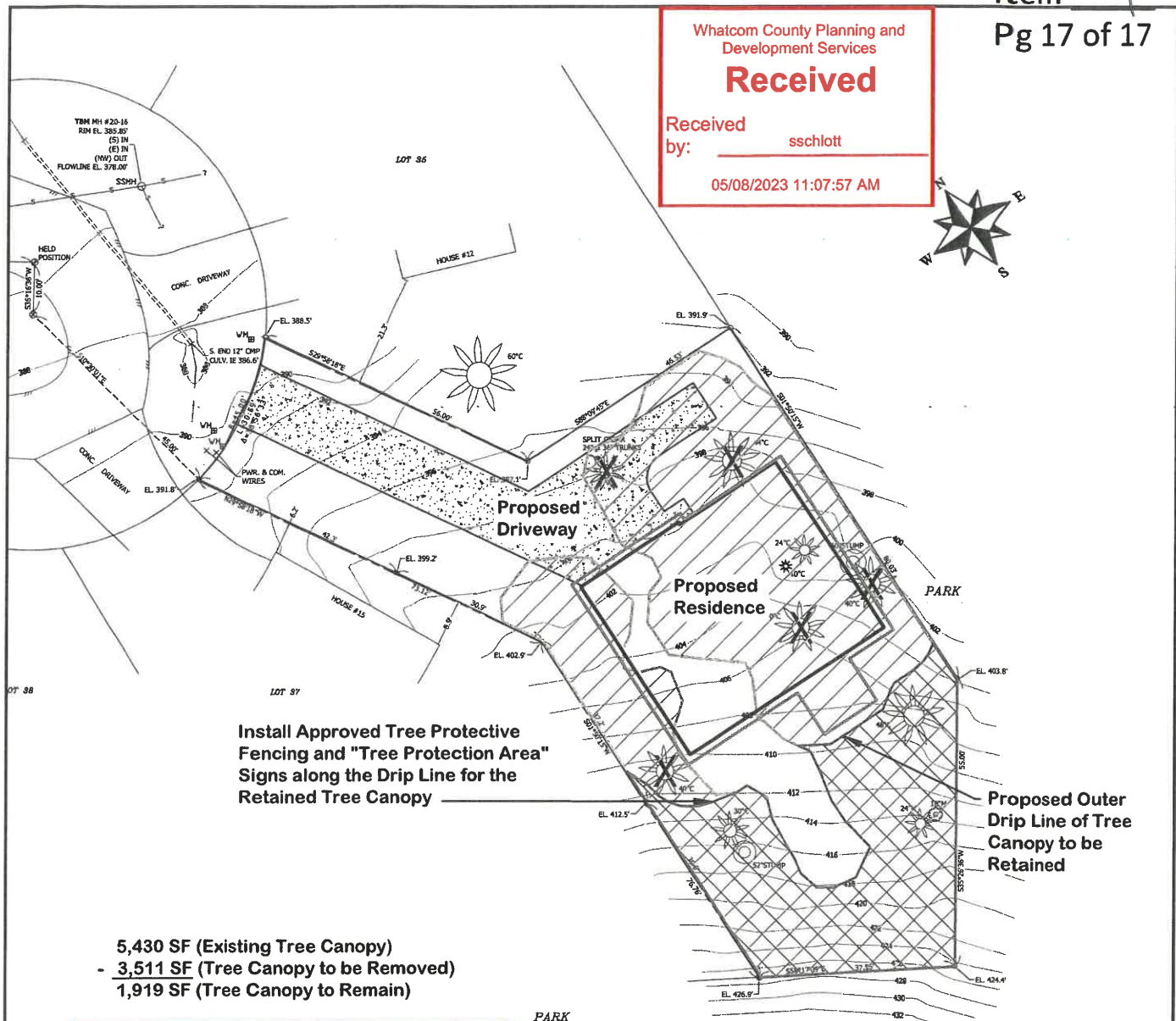
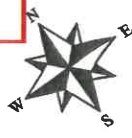
Stormwater Management Plan
Approved

PDS - Stormwater *[Signature]* 05/30/2023

REVISED 06/23/2026

ALL PROPOSED TREES SHALL BE INSTALLED AT A MINIMUM SIZE OF 5'-0" HEIGHT AT TIME OF PLANTING, UNLESS OTHERWISE REQUIRED BY THE ACC. SHRUBS AND UNDERSTORY PLANTINGS SHALL BE INSTALLED AT A MINIMUM 1-GALLON SIZE. PLANT LOCATIONS SHALL BE FIELD FIT AS REQUIRED TO MEET NATIVE LANDSCAPE REQUIREMENTS AND SITE CONDITIONS.

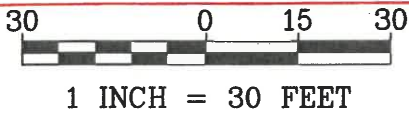
Whatcom County Planning and Development Services
Received
 Received by: sschlott
 05/08/2023 11:07:57 AM



Install Approved Tree Protective Fencing and "Tree Protection Area" Signs along the Drip Line for the Retained Tree Canopy

5,430 SF (Existing Tree Canopy)
 - 3,511 SF (Tree Canopy to be Removed)
 1,919 SF (Tree Canopy to Remain)

Stormwater Management Plan Approved
 PDS - Stormwater *ATK* 05/30/2023



- = Existing Tree Canopy (~5,430 SF) Estimated from 2022 Aerial Imagery
- = Proposed Tree Canopy (~1,919 SF)
- X** = Tree to be Removed

Reference: Survey by Christie & Christie Land Surveying, Inc. Proposed improvements per the site plan by Ryan Peterson.

 SOUND GEOLOGY 360.306.6171 www.soundgeology.com	Date 5-4-2023	Tree Canopy Retention Plan Proposed Single-Family Residence 14 Woodpecker Place (Parcel 370408 250091) Sudden Valley, Washington	FIGURE
	File No. 22017		1 of 1
	Drawn By DEJ		
	Scale 1" = 30'		

Rec'd 06/08/2026

Sudden Valley Community Association Variance Request

Item 15
Pg 1 of 1
G2

Street Address: 14 WOODPECKER PL, BELLINGHAM WA 98229 Div 20 Lot 36
Owner: M3S SERVICES LLC (SUMIT TANDON)
Mailing Address: _____
Phone: 500 GROVER ST. LYNDEN, WA 98264 Email: [REDACTED]

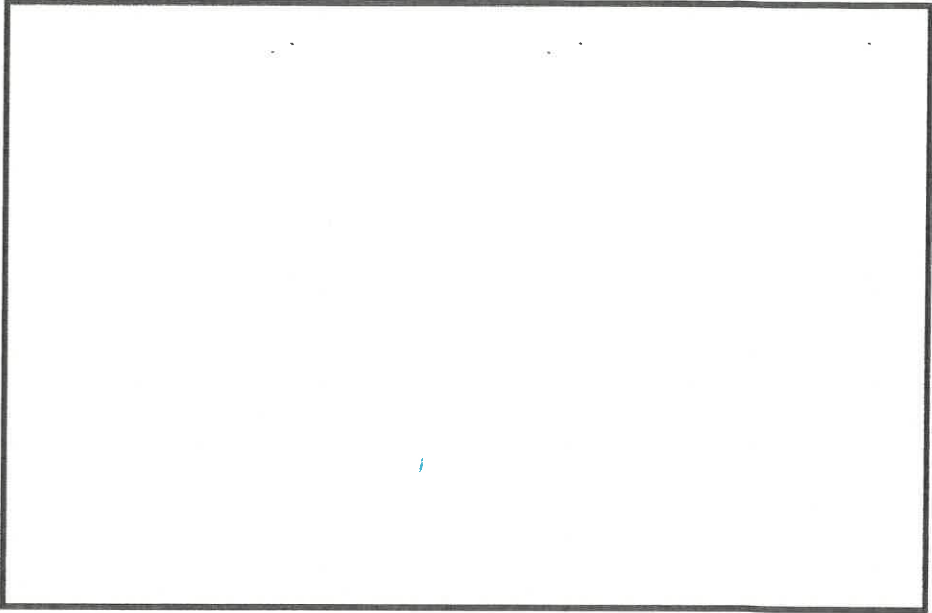
Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.

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: I request for a variance as this is an old plan, approved in May, 2023. The plan approved by Whatcom County was based on the specifications/code in 2023. Therefore, I humbly request to grant us approval with the variance.
Your help and support will be highly appreciated.

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

Owner Signature: Sumit Tandon (M3S SERVICES LLC) **Date:** 06/08/2026

AC Staff Comments: _____

Rec'd 06/16/2026
8:07 AM

Resubmission (Re-Approval due to time lapse)

Sudden Valley Community Association Exterior Alteration Request

Item 16
Pg 1 of 1
G2

Street Address: 1 Lake Louise Dr. Bellingham, WA 98229 (all buildings) Div 53 Lot 001
Owner: Lakeridge Condominiums Owners Association
Mailing Address: 1 Lake Louise Dr. Bellingham, WA 98229
Phone: ~~3607222225~~ Email: ~~jes@lmo.com~~

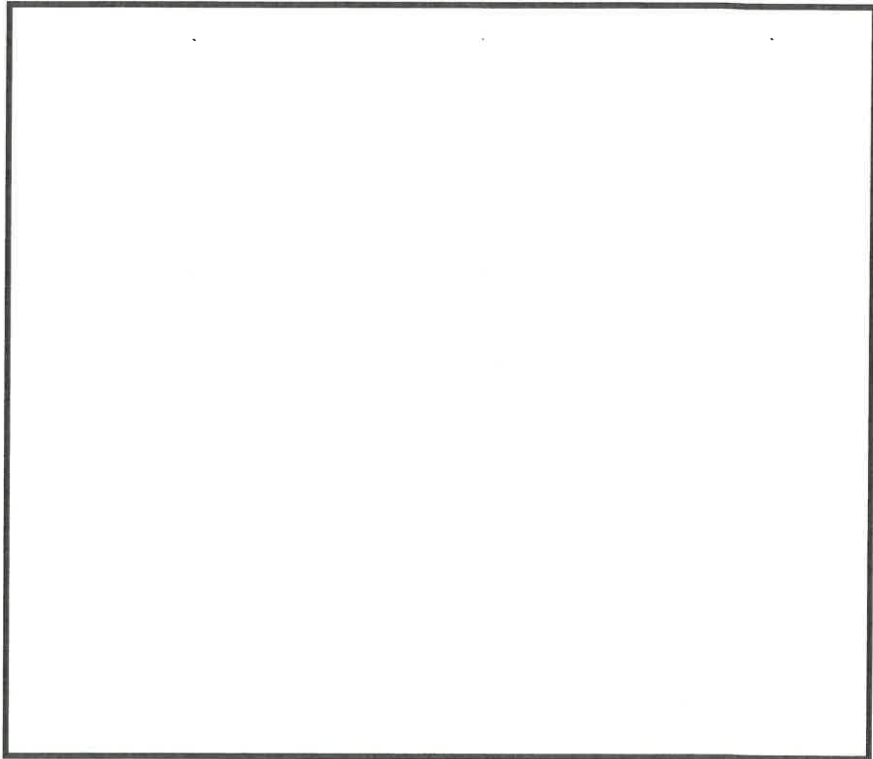
**Requests will not be considered unless the street address is clearly displayed on the residence.
Please note that in the week(s) following request submittal, ACC members may visit and review property.**

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:

This is an extension request for the work currently taking place at Lakeridge condominiums. They are approximately 50% done with the scope of work.

All buildings at Lakeridge Condominiums will receive the same scope of work. All roofing, siding, windows/sliding glass doors and guardrails will be removed and replaced. Some deck boards will be replaced with new composite deck boards (Trex or similar) The roofing will be replaced like for like (shingle for shingle and membrane for membrane in the flat roof areas). The siding will be replaced with new fiber cement lap siding. Guardrails will be removed and replaced with aluminum guardrails in the locations they currently exist. There are no modifications to the architecture or footprint of the buildings proposed.

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: Jessica Malerk Date: 06/16/26

Rec'd 06/25/2026
10:11 AM

Sudden Valley Community Association Construction Change Request

Item 17
Pg 1 of 1
G3

Street Address: 14 deer run cir Div 16 Lot 116
Owner: Bambi llc
Mailing Address: 932 northshore dr 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.**

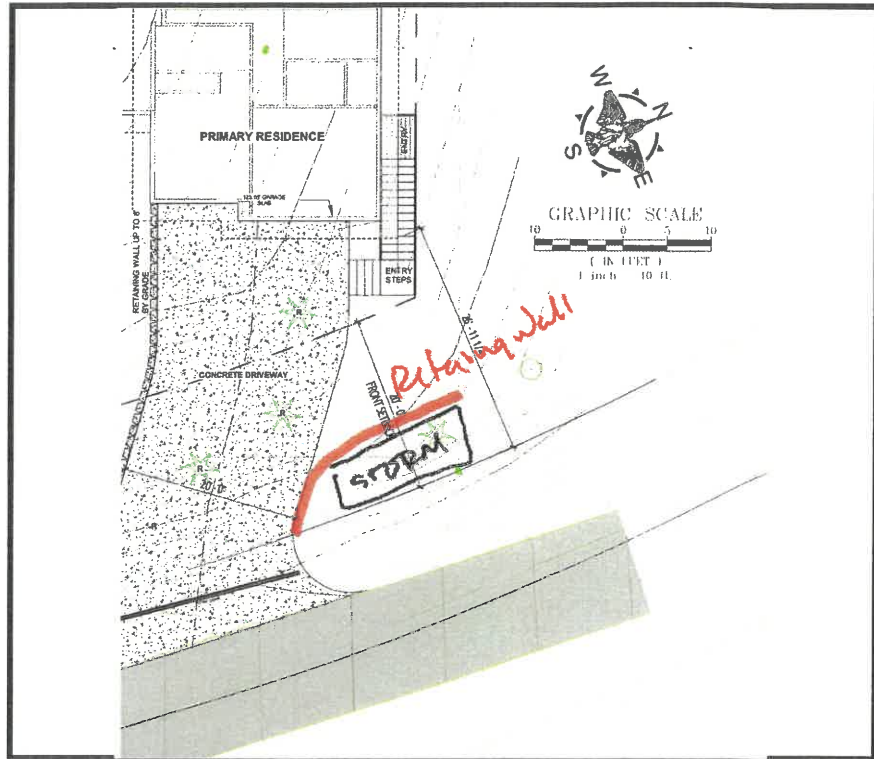
Requested for:

- 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:

need to build a retaining wall in front of the house on the right side apprx. 6' away from and pallel with the front property line

apprx. 14' long and 2'-4' tall

grey allen block

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: 6.24.26

RECEIVED

JUN 18 2026

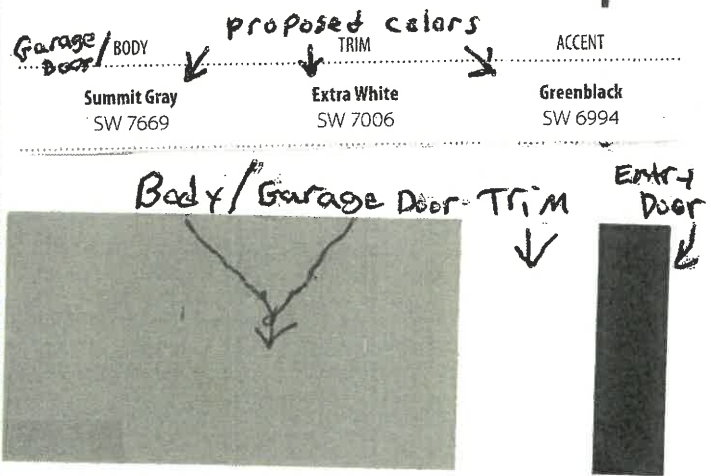
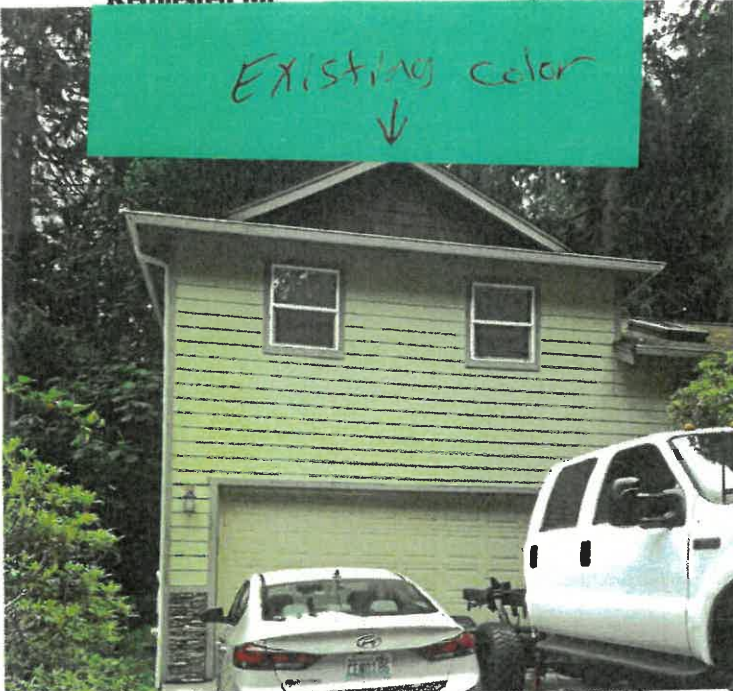
Sudden Valley Community Association Exterior Alteration Request

Item 18
Pg 1 of 1
G3

Street Address: 31 Green Hill Rd Div 16 Lot 259
Owner: Bob (Robie) Karlison
Mailing Address: Po Box 37146 Bham, WA. 98228
Phone: 360-739-4111 Email: karlisonbob@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:



Colors are not SVCA approved.

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

I want to re-paint House. The Gables (shakes) to stay natural stain like they currently exist. Thus re-stain but no color change there. Body/GD-SW Summit Gray, Trim-SW Extra white, Entry Door - SW Greenblack. I have Existing Pic of House colors, plus sample SW-Proposed color chips.

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: Bob Karlison Date: 6/18/26

Rec'd 06/17/2026
9:54 AM

Sudden Valley Community Association Extension and Re-Approval Request

Item 19
Pg 1 of 1
G3

Street Address: 22 Hillside Pl Div 16 Lot 285
Owner: Marc Danci
Mailing Address: 41 Maple Ct Bellingham WA 98229
Phone: 360.510.0982 Email: katetaexpress10@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:

- 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: We are close to completion but need more time. Next steps are insulation, drywall and landscaping.

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

Owner Signature:  Date: 6/17/26

AC Staff Comments: _____



New Construction Checklist & Application Packet

Rec'd 06/17/2026
9:21 PM

APPLICATION FOR NEW CONSTRUCTION

Circle Type:	<input checked="" type="radio"/> Home Construction	<input type="radio"/> Remodel	<input type="radio"/> Addition	<input type="radio"/> Other (Describe):	
Street Address:	26 Skotland Ct Berrington WA			Div/Lot	
Owner(s) Name(s):	Iva Hakelman				
Mailing Address:	4235 Cody RD Blaine WA 98230				
Email Address:	ava.hakelman@comcast.net	Cell Phone:	206-255-5555	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:	6/17/26
Company Name:	Leverage Contracting LLC	License:	LeveRC805LS
Mailing Address:	4235 Cody RD Blaine WA 98230		
Email Address:	LeverageContracting@gmail.com	Cell Phone:	360 729 1592
		Office Phone:	

Bank or Loan Agency:	None		
Valuation of Structure:	\$ 450,000	Square Footage:	3,000
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)



New Construction Checklist & Application Packet

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

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

Application Submitted by (Print): Ilia Gekelman

Circle One: Owner Contractor Other Representative

Signature of Owner(s): [Handwritten Signature]

Printed Name of Owner: Ilia Gekelman

Date 6, 17, 26

ACC Inspector Report 26 Shetland Ct

Lot size: 6,962 SF

Property coverage: 37.2%

Open Space: 62.5%

Front setback: 37'

Rear setback: 38' 4"

Side setback: 4' 1/2"

Side setback: 15' 8"

Driveway grade: 0%

Height:

25' Definition 2

14' 7" Definition 1

ACC Inspector Notes




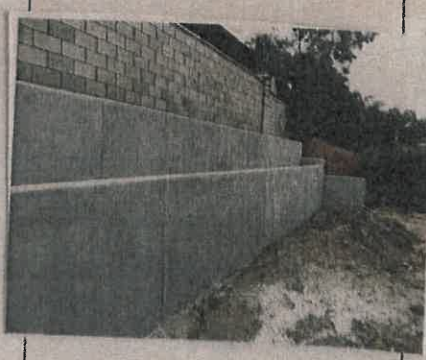

No variances filed.



SPECIFICATION SHEET

Street Address: 26 Sretland Ct	Div/Lot
Owner(s)/Contractor Name(s): Iliia Gekelman Levelage Contracting LLC	
Siding Type: Fiber Cement Hardi	
Trim Type: Wood	
Gable Type: Hardi	
Roof Type: Composite	
Lighting Type: Standard	
Retaining Wall Materials: Concrete	
Other Finish Materials: None	

Samples

SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
 <p>Mindful Gray SW 7016</p>	 <p>Mushroom SW 9587</p>	<p>Garage Door: Black Standard</p> <p>Front Door: Black Standard</p> <p>Other (Specify Locations): None</p>
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
		

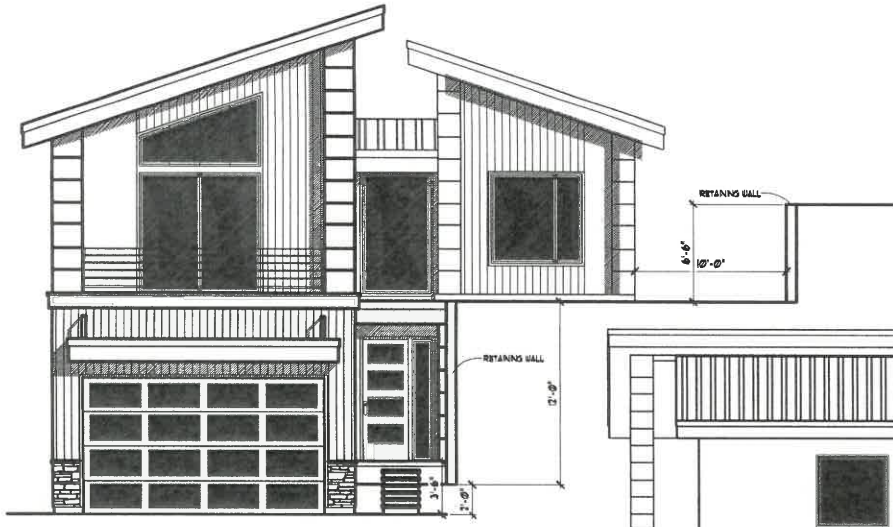
EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS BY STYLE HOME DESIGN LLC. HOWEVER, THE CONTRACTOR SHALL CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ALL IDEAL DESIGN, GARANTEE DRAFTING & EST FORN ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OF OWNED BY AND ARE THE PROPERTY OF STYLE HOME DESIGN LLC.

STYLE HOME DESIGN LLC
SPOKANE, WA 99217

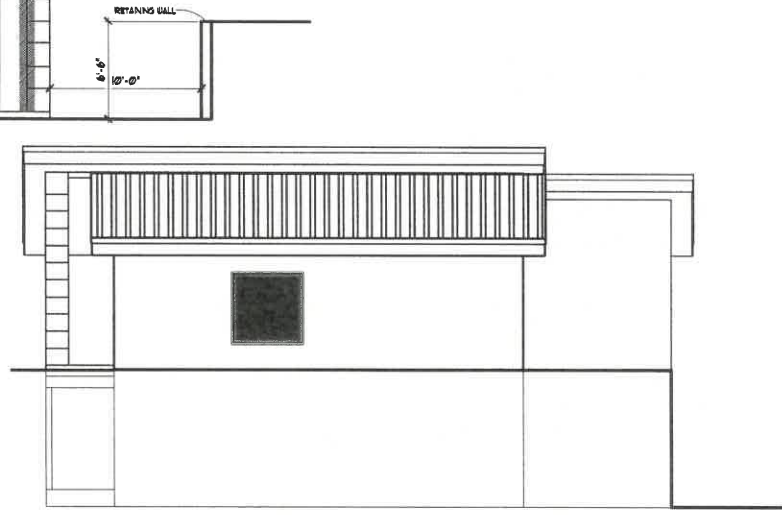
CONTENTS
EXTERIOR ELEVATIONS, ROOF PLAN
2,561 SQ.FT. TWO-STORY

DRAWN BY: NI/DK
DATE: 10/01/2024
SCALE: 1/4"=1'-0"
JOB NO: 2561-T
SHEET: 1
OF 4 SHEETS



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

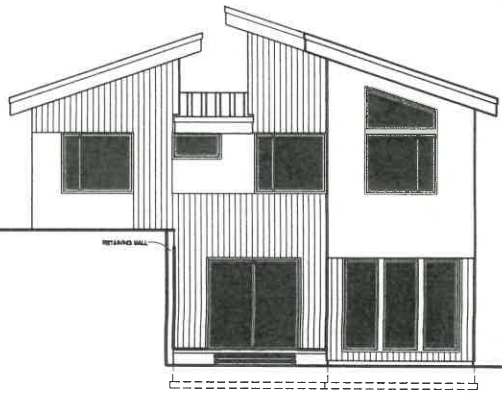
MAIN FLOOR	1128 S.F.
GARAGE	472 S.F.
FRONT PORCH	57 S.F.
SECOND FLOOR	1433 S.F.
BALCONY	180 S.F.
TOTAL	3,270 S.F.



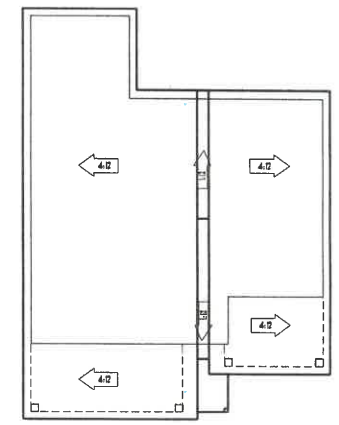
RIGHT ELEVATION
SCALE: 3/16"=1'-0"

ENERGY CREDITS:

- * HEAT OPTION 4
- * 1.1 - (EFFICIENT BUILDING ENVELOPE)
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.3
VERTICAL PENETRATION U = 0.22
- * 2.1 - (AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION)
COMPLIANCE BASED ON SECTION R402.4.1.2 REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS FOR R-2 OCCUPANCIES
- * 3.6a - (HIGH EFFICIENCY HVAC)
AIR SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF 2 OF 9.4 (HSPF OF 11). A CENTRALLY DUCTED AIR SOURCE COLD CLIMATE VARIABLE CAPACITY HEAT PUMP (cc VCHP) FOUND ON NEEP cc VCHP QUALIFIED PRODUCT LIST WITH A MINIMUM OF 9 HSPF 2 (10 HSPF) MAY BE USED TO SATISFY THIS REQUIREMENT. MUST HAVE A COLD CLIMATE VARIABLE CAPACITY HEAT PUMP AS LISTED ON THE NEEP QUALIFIED PRODUCT LIST.
- * 5.6 - (EFFICIENT WATER HEATING)
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.
- * 7.1 - (APPLIANCE PACKAGE)
ALL THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS:
1. DISHWASHER - STANDARD - ENERGY STAR RATED, MOST EFFICIENT 2021 OR DISHWASHER, COMPACT-ENERGY STAR RATED (VERSION 6.0)
2. REFRIGERATOR (IF PROVIDED) - ENERGY STAR RATED (VERSION 5.1)
3. WASHING MACHINE (RESIDENTIAL) - ENERGY STAR RATED (VERSION 8.1)
4. DRYER - ENERGY STAR RATED, MOST EFFICIENT 2022

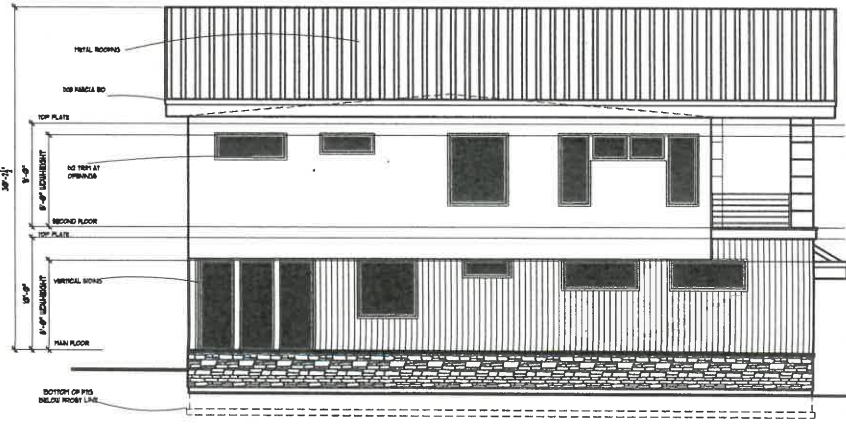


REAR ELEVATION
SCALE: 3/16"=1'-0"



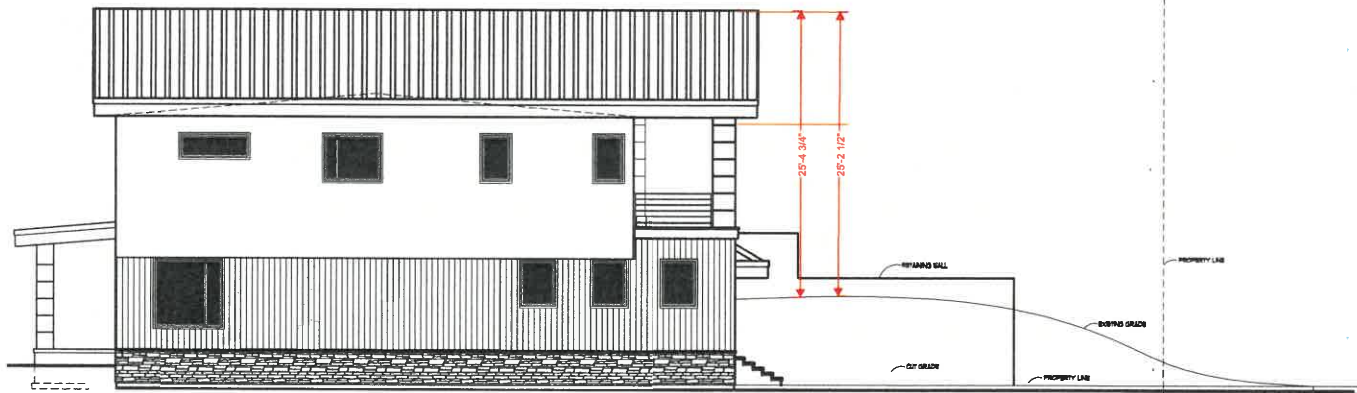
ROOF PLAN
SCALE: 1/8"=1'-0"

NOTES:
ROOF SLOPE - 1 TO 12, TYP. 4 TO 12, TYP.
ROOF OVERHANGS - 16" AT EYES 12" AT GABLES TYP.
ROOF VENTILATION - AREA / 300 SQ FT

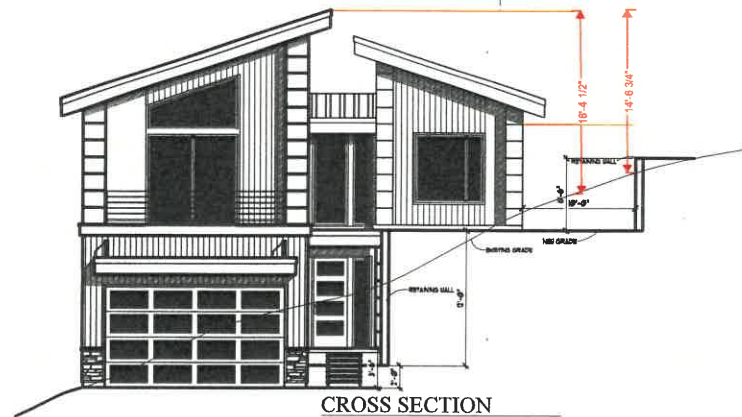


LEFT ELEVATION
SCALE: 3/16"=1'-0"

Item **20**
Pg 5 of 17



CROSS SECTION
SCALE: 3/16"=1'-0"



CROSS SECTION
SCALE: 3/16"=1'-0"

NOTES AND SPECIFICATIONS

GENERAL NOTES

- All construction to be in accordance with 2021 IRC, 2021 UPC, local, and state building code requirements.
- The builder shall verify all dimensions and conditions on drawings and shall be responsible for all adjustments and corrections made to the drawings in the field.
- Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions on these drawings.

DESIGN REQUIREMENTS

Table R301.2 (1) - Modified

Ground snow load:	70 lbf/sq ft
Wind speed (gust):	115 mph
Seismic design category:	C
Water loading:	Severe
Floor live load:	15'
Terminals:	PERMITE protection
Drainage:	None to all high
Water design temp:	78° F
Summer design temp:	96° F
Ice and snow density:	150
"K" Factor:	1.0
Air loading on deck:	12.12
Mean annual temp:	47° F

LOADING SPECIFICATIONS

- Design Loads, Design Category C:**
 Floor: DL 109 f.s.f. + LL 408 f.s.f. = 508 f.s.f.
 Roof: DL 109 f.s.f. + LL 308 f.s.f. = 408 f.s.f.
 Wall: DL 109 f.s.f. + LL 408 f.s.f. = 508 f.s.f.
 Deck: DL 109 f.s.f. + LL 408 f.s.f. = 508 f.s.f.
 Stair: LL 109 f.s.f. + 1000 p.s.f. total
 Note: Refer to 2021 I.R.C. for allowable unit stresses & consult local building code agency for allowable local loading conditions. (DL, lbf/sq ft not to exceed 15 p.s.f.)

HEADERS

- *Due to varied geographic locations and selected manufacturer specifications all beam types and sizes must be verified prior to fabrication.
- All headers supporting roof and ceiling to be (2)-2x10 minimum for max. span of 6'-11" with 2'jacks studs, for max bdg span of 32'-0" (refer to table R602.7(1) for span greater than 32'-0").
 - Headers supporting roof, ceiling and exterior bearing floor to be (2)-2x10 minimum for max. span of 9'-4" with 2'jack studs, for max bdg span of 32'-0" (refer to table R602.7(1) for span greater than 32'-0").
 - To reduce/increase sizes for particular openings, refer to plan or to 2021 IRC table R602.7(1).
 - For all interior header sizes & locations, refer to plan.

FRAMING

- Use 3/4" tongue and groove plywood subfloor nailed or screwed and glued, or as specified on drawings. See Table R503.2.1.1.(1)&(2).
- All joists or beams framing into beams, headers, or girders shall be supported with "L" type Simpson (or equal) beam hangers. All post-tension connections to be made with approved connectors where it is required.
- Provide solid blocking between joists and all headers at bearing walls. Provide joint blocking at all intermediate supports (2021 IRC R502.7.7).
- All plywood to be standard grades with exterior glue. Plywood nailing to be 8d common at 6" O.C. at edges and 12" O.C. at intermediate bearings. Install 1/2" roof sheathing and 3/4" floor sheathing with the face grain perpendicular to supports.
- All exterior doors or doors to unheated spaces to be solid core and weatherstripped.
- Doors between the garage and residence shall be 1-3/8" thick solid wood, solid or honeycomb core steel, or 20 minute fire-rated, and equipped with self-closing device. (See: R303.1.1)
- Minimum ceiling height in habitable rooms & kitchens to be 7'-0". Halls, bathrooms, stairwells, and toilet compartments can be reduced to 6'-4".
- All joists parallel to partitions over and headers are to be doubled.
- Install Simpson H-2.5 tiebacks (or equal) at each rafter.
- Foundation cripple studs shall not be less in size than the stud/ding for an additional story.

- Foundation studs of bearing walls and partitions shall be thoroughly and effectively braced.
- Fire blocking required vertically at ceilings and floor level and horizontally at 10 ft intervals in concealed spaces with glass fiber or mineral wool insulation, 2" lumber or equivalent lapped approved materials.
 - Provide 22"x30" access hatch to building attic areas. A minimum of 30" head clearance is required.
 - Unless otherwise specified, use Douglas-fir Larch no. 2 or better.
 - Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patios, and similar horizontal surfaces exposed to weather must be protected against decay.

- Asphalt-saturated felt free from holes and breaks, weighing not less than 14 lb. per 100 sq ft. and complying with ASTM D 226 or other approved weather-resistant material shall be applied over studs or sheathing of all exterior walls as required by Table R703.2. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2". Where joints occur, felt shall be lapped not less than 6".

- FOUNDATION & CONCRETE**
- Minimum concrete compressive strength to be 2500 PSF. All foundation walls to comply with IRC Section R401.1.2.1.
- All footings to bear on firm undisturbed soil. All footings to extend below frost line 24" per SMC 17F-040.105. Foundations supporting wood to extend at least 6" above adjacent grade.
 - Section R401.2.1 of the 2021 IRC requires that foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.
 - The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet. Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be provided to ensure drainage away from the structure. Section R401.3 of the 2021 IRC requires that surface drainage shall be directed to a storm water conveyance or other approved point of collection so as not to create a hazard. Lots shall be graded so as to drain surface water away from foundation walls.
 - Section R401.4 of the 2021 IRC requires that in areas likely to have expansive, compressible, shifting or other unknown soil characteristics, the building official shall determine whether to require a soil test to determine the soils characteristics at a particular location. This test shall be made by an approved agency using an approved method.
 - Foundation plates or sills to be bolted to foundation with 1/2"x20" anchor bolts embedded 7" into concrete @ 6" o.c. and max. 12" from ends. A nut and washer shall be tightened on each bolt. Sills and sole plates shall be protected against decay and termites.
 - Fill underground supported slab with 4" well compacted sand or gravel. Provide keyed control joints in slabs on grade @ 25' on center and 1/2" isolated joints @ 9' on center in exterior slabs on walls.
 - Provide 6 mil. poly barrier over crawl grade.
 - Maintain 18" top of grade to bottom of joists. (12" min. below girders) at crawl grade.
 - Wood in direct contact with concrete or masonry to be pressure treated.
 - Vent crawl areas with net area of not less than 1 sq. ft. for each 150 sq. ft. of under floor area (R403.2). Locate openings close to corners to provide cross ventilation and cover with corrosion resistant wire mesh.

- Beam pockets to have 1/2" clear air space around beam sides and ends. Girders supported on concrete or masonry to have not less than 3" bearings.
- Provide clear access of at least 18"x24" located in easily accessible area.
- Apply damp-proofing to below ground foundation or masonry walls before backfilling.
- Columns (including in the crawlspace) shall be anchored at the base to prevent lateral displacement. Posts require positive connection at bottom end (IRC 407.3).
- Garage floor surfaces shall be sloped to a drain or toward the main vehicle entry (Sect. R309.1).

- FOUNDATION STEEL**
- Verify with Local Building Department requirements for soil types and soil bearing pressure for determination of footings and foundations per I.R.C. 404.1.1.(1) & 404.1.1.(4).

- DRYWALL**
- The 2021 IRC section R302.6 states that the garage shall be separated from the garage and its attic area by not less than 1/2" GWB applied to the residence side. Garage beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type "X" GWB or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" GWB or equivalent. Enclosed accessible space under stairs shall be protected on the enclosed side with 1/2" GWB (R302.7).
 - Single-ply application. All edges and ends of gypsum wallboard shall occur on the framing members, except those edges and ends which are perpendicular to the framing members. All edges and ends of gypsum wallboard shall be finished with moisture-resistant assemblies. Fasteners shall be applied in such a manner as not to fracture the paper facing with the fastener head.
 - Walls and ceiling of both areas to have waterproof board of approved type.

- VINYL FLOORS & CARPET**
- All bath and utility room floors to be sheet vinyl, tile or approved non absorbent material with a covered base of like material extending to the wall a minimum of 3".
 - Kitchen floors may be installed as above.

- VENTILATION (I.M.C.)**
- Each dwelling unit shall be equipped with a ventilation system shall be designed in accordance with section M1505.4.1 through m1505.4.4 energy credit option. 2.1 is selected while house ventilation shall be met with an HRV with minimum efficiency of 0.65.
 - Minimum of crawl space(s) per Section R408.2 is at one square foot of ventilation opening per each 150 sq ft of under floor area. Note: If building is constructed under IRC using the unvented crawlspace provisions of Section R408.3, Section R371 would require that the building also comply with Appendix F for radon mitigation. Unvented crawlspace are not allowed in high altitude counties. Verify with local building official.
 - All penetrations (plumbing conduits, round windows & doors) or openings through envelope shall be air sealed.
 - A vapor diffusion retarder can be polyethylene, low perm paint, or face flashing with a perm rating of 1 or less, and shall be located between conditioned and unconditioned spaces.
 - Exhaust Fans: Bathrooms and laundry rooms shall have a minimum 50 CFM fan and kitchens a minimum 250 CFM fan. Both shall be vented to exterior with smooth duct and equipped with back-draft damper. Ducts shall be of metal and shall have smooth interior surface. Kitchen fan shall have a separate termination point.

- Compliance with M1505.4.
- Length identification. Where dryer duct is concealed within building construction the equivalent length shall be identified by permanent label or tag located within 6 feet of the duct connection. (M1502.4.5)

- GLAZING**
- Glazing shall comprise no less than 8% of the floor area in each habitable room (IRC Sect. 303.1).
 - All glazing within 18" of floor and within 24" of door to be tempered glass or protected by means of a solid barrier railing 36" from floor.
 - Sliding glass doors to be tempered glass.
 - Glazing in locations subject to human impact such as glass doors, glazing immediately adjacent to such doors, glazing adjacent to any surface normally used as walking surface, sliding glass doors, including fixed glass panels which are part of such units, shower doors, tub enclosures, and storm doors shall be of safety glazing materials. Safety glazing materials are those so constructed, treated or combined with other materials as to minimize the likelihood of cutting and piercing injuries resulting from human contact with this glazing material and include such materials as laminated glass, tempered glass, wired glass and safety plastic (Sect. R308).

- STAIRS**
- A minimum headroom clearance for stairways of not less than 6'-8" shall be provided. (Sect. R311.7.2).
 - The maximum riser height shall be 7-3/4" and the minimum tread depth shall be 10". The largest tread run and the greatest riser height within any flight of stairs shall not exceed the smallest run or rise more than 3/8 inch. The profile of treads and risers shall conform to section R311.7.5.
 - Stairways shall have a minimum clear width of 36" above the permitted handrail height. Stairways shall have a minimum clear width of 31.5" at and below the handrail where only one handrail is provided, or 37" where handrails are provided on both sides (R311.7.1).
 - All stairways, both interior and exterior, shall be provided with illumination, including landings and treads (R303.7).
 - There shall be a floor or landing at the top and bottom of each stairway (except at the top of an interior stairway provided no door openings over the stairs). A flight of stairs shall not have a vertical rise greater than 12" between floor levels or landings. The width of each landing shall not be less than the stairway served. (R311.7.6)
 - Winders shall comply with section R311.7.5.2.1. Winders in residences may be used if the required width of run is provided at a point not more than 12" from the side of the stairway where the treads are narrower, but in no case shall any width of run be less than 6 inches at any point.
 - Noing of not less than 3/4" but not more than 1-1/4" shall be provided on stairways with solid treads. Beveling of nosing shall not exceed 1/2". Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
 - Enclosed accessible space under stairs shall have walls, under stair surface, and any soffits protected on each side with 1/2 gypsum board (per R302.7).

- GUARD/RAND RAILS**
- All unenclosed floor and roof openings, ramps and glazed sides of landings, stairwells, and porches, balconies or porches which are more than 30 inches above grade, or the floor below, and roofs used for other than service of building shall be protected by a guardrail.
 - Guardrails shall not be less than 36 inches in height. Open handrails and stair railings shall be continuous, full length of the stairs, have ends which are rounded, rounded, or bent, and shall have intermediate rail or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. (Sect. R311.7.8). Stairways shall have at least one handrail, and handrails shall be installed on open sides of stairways.
 - Handrails projecting from a wall shall have a space of not less than 1-1/2" between the wall and the handrail. Handrail cross-sections shall comply with IRC Sect. R311.7.8.3. Handrails with a circular cross-section shall have an outside diameter of at least 1-1/4" and not greater than 2". Handrails should be installed 34"-38" measured vertically from the sloped plane adjoining the tread nosing.
 - Guardrails 36" in height shall be provided where porches, balconies, or raised floor surfaces are greater than 30" above the floor or grade below (Sect. R312).

INSULATION

- Roof insulation - R-38
 Wall insulation - R-21
 Exterior wall below grade - R-21
 Flat ceilings - R-49
 Vaulted ceilings - R-49
- Cut batt insulation 1/2" to 3/4" wider/longer than actual dimension to ensure snug fit without voids.
- Kraft-faced or foam plastic insulation cannot be left exposed.

EMERGENCY EXITS

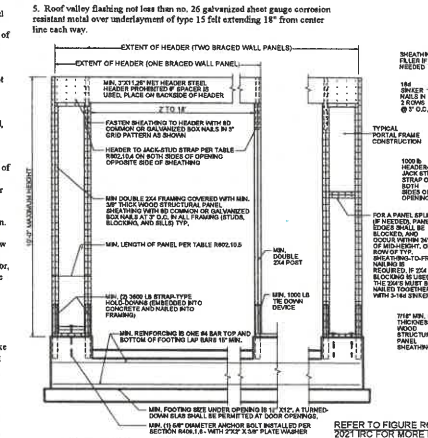
- Barriers with habitable space and emergency sleeping room shall have at least one operable window or exterior door conforming to Section R310.1 for emergency escape or rescue. The egress units shall be operable from the inside to provide a full clear opening without the use of separate tools. If a basement is to be used as habitable space, it must meet the min. requirements for light, ventilation, and egress. Min. 8% of the floor area must be in glazing.
- Minimum opening area for all emergency escape and rescue openings shall be 5.7 sq. ft. (Exception: grade floor openings shall have a minimum net clear opening of 5.0 sq ft.). The minimum height dimension shall be 24 inches. The minimum width dimension shall be 20 inches, and where they are provided as a means of egress or rescue they shall have a finished sill height not more than 44 inches above the floor. (See R310.2.2)
- An exterior exit door that does not pass through the garage must be provided. The door must be side-hinged, and not less than 30" wide & 6'-8" high.
- At least one exit door shall be required for each dwelling. There shall be a floor or landing on each side of each exterior door except at the exterior side of doors, other than the primary exit door, served by two or fewer risers.
- Landing required on both sides of exit doors with min. size of 3' measured in direction of travel by 3 ft. or width of door if greater, and not lower than 1-1/2" below threshold. Landing required at exterior doors to be a minimum size of 3' travel distance by width of the door, and not lower than 7-3/4" below threshold, provided the door does not swing over the landing.

- FIRE WARNING SYSTEM**
- Dwelling units shall be provided with approved smoke detectors. A detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. Location per WAC R313.3.
 - Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and one per floor per WAC amendments of R313.5.
 - Heat detectors to be installed in attached garages and they must be interconnected with smoke/CO detector per W.A. Amended R313.4.

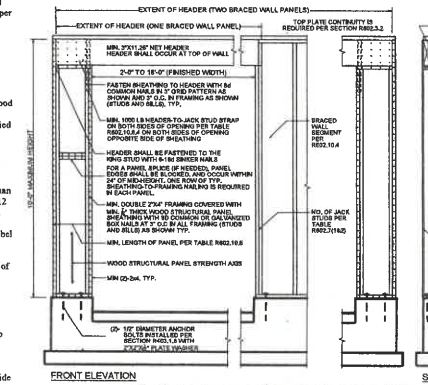
- ROOFING/CEILING CONSTRUCTION**
- Asphalt shingles shall be installed according to manufacturer's specifications over approved 1/2" plywood or OSB sheathed roofs. Two layers of underlayment consisting together of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment. It shall extend from the eave edge to a point at least 24" inside the exterior wall line of the building.
 - Shingles shall not be installed on roof pitches less than 3:12. Shingles can be installed on pitches as low as 2:12 if two layers of type 15 felt are applied shingle fashion.
 - Wood shingles and shakes for roofs shall bear the label of an approved inspection bureau or agency.
 - Shakes shall be laid with not less than 18 inch wide of type 30 felt shingled between each course and not exposed to weather.
 - Enclosed attic and enclosed rafter spaces shall be ventilated in accordance with Section R306.1, R306.2, and R306.3. Venting ratios: 1 to 150 for eave or roof only ventilator, 1 to 300 for combination of eave and roof/ty ventilator.
 - Crickets and saddles shall be provided on the ridge side of any chimney greater than 30" wide (Sect. R903.2.2).

FLASHING/WALL COVER

- Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.1. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer, as required by Section R703.2.
- Flashing shall be used at all of the following locations:
 - At the intersection of chimney or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
 - Under and at the ends of masonry, wood or metal copings and sills.
 - Continuously above all projecting wood trim.
 - Where exterior porches, decks or stairs attach to a wall or floor assembly of wood frame construction.
 - At wall and roof intersection.
 - At built-in gutters.
 - At all exterior windows & doors, WACR703.4.
- Weather exposed surfaces shall be provided with a weather-resistant barrier (building felt or approved material) in accordance with Sect. R703.2 and R703.1.
- Exterior stone or masonry veneer shall be supported in accordance with Sections R602.10 and Table R703.8(1).
- Roof valley flashing not less than no. 26 galvanized sheet gauge corrosion resistant metal over underlayment of type 15 felt extending 18" from center line each way.



FRONT ELEVATION METHOD PPH PORTAL FRAME WITH HOLD-DOWNS FIGURE R602.10.6.3 IN 2021 IRC FOR MORE DETAILS



FRONT ELEVATION METHOD PPG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORY A, B, AND C FIGURE R602.10.6.3.R

EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS BY STYLE HOME DESIGN, LLC. HOWEVER, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ALL IDEAS, DESIGN, AND AMENDMENTS OR CHANGES TO BE MADE MUST BE IN WRITING AND THE ORIGINAL WORK PRODUCT IS OWNED BY, AND ALL THE PROPERTY OF, STYLE HOME DESIGN, LLC.

STYLE HOME DESIGN LLC
 SPOKANE, WA 99217

STYLE HOME DESIGN LLC

CONTENTS
 NOTES AND SPECIFICATIONS
 PORTAL FRAME DETAILS

DRAWN BY: SP
 DATE: 06/20/26
 SCALE: AS NOTED
 JOB NO.:
 SHEET
 4 OF 4 SHEETS

Item 20
 Pg 11 of 17

SECTION 07 TOWNSHIP 37 NORTH, RANGE 04 EAST, WILLAMETTE MERIDIAN, WHATCOM COUNTY, WASHINGTON
26 SHETLAND COURT RESIDENCE
 STORMWATER SITE PLAN, PARCEL #: 370407 236245 0000
 PROJECT ADDRESS: 26 SHETLAND COURT, BELLINGHAM, WA 98229

WHATCOM COUNTY GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT WSDOT/ASPA STANDARD SPECIFICATIONS, WHATCOM COUNTY DEVELOPMENT STANDARDS (MSSD), AND SHALL BE SUBJECT TO APPROVAL BY WHATCOM COUNTY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION ENGINEERING SERVICES.
- DEVELOPER/CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE WHATCOM COUNTY ENGINEERING DIVISION AT 100-776-5000 AT A MINIMUM OF 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
- NORMAL WORKING HOURS ARE 7:30AM TO 4:00PM, MONDAY THROUGH FRIDAY. WORK DURING HOLIDAYS, WEEKENDS, AND OUTSIDE THE NORMAL WORK HOURS REQUIRES PRIOR ARRANGEMENTS AND APPROVAL.
- SIGHT DISTANCE REQUIRED AT ALL INTERSECTIONS PER WSDO CHAPTER 8, ROAD STANDARDS.
- A REVOCAABLE ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO COMMENCING ANY WORK WITHIN COUNTY MAINTAINED ROAD RIGHTS-OF-WAY.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICE 48 HOURS PRIOR TO EXISTING CONSTRUCTION AT 1-800-424-5959 OR 811.
- A COPY OF THE COUNTY-APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER WORK IS IN PROGRESS.
- WHATCOM COUNTY RESERVES THE RIGHT TO INSPECT AT ANY TIME. THE CONTRACTOR SHALL CALL THE WHATCOM COUNTY ENGINEERING DIVISION AT 100-776-5000 AT LEAST 24 HOURS IN ADVANCE FOR INSPECTION OF THE FOLLOWING:
 - PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.
 - PLACEMENT OF WATER, SANITARY SEWER, AND STORM DRAINAGE LINES AND BACKFILLING OF THESE LINES WITHIN COUNTY MAINTAINED ROAD RIGHTS-OF-WAY.
 - PLACEMENT OF UNDERGROUND UTILITIES AND BACKFILLING WITHIN COUNTY MAINTAINED ROAD RIGHTS-OF-WAY.
 - ROADWAY GRADING AT THE COMPLETION OF THE SUBGRADE, BALLAST, AND OF CROSS-SECTIONS.
 - POURING OF CURBS/GUTTERS AND SIDEWALKS.
 - ASPHALT PAVING, AT THE BEGINNING OF PAVING.
 - FINISH EROSION CONTROL MEASURES.
 - OVERSILL INSPECTION OF FINISHED SHOULDERS, DITCHES, PERMANENT SEEDING, ROAD SURFACES, MANTLE PLACEMENT, CLEANING OF DRAINAGE SYSTEMS AND CONSTRUCTION DEBRIS.
- ALL IMPROVEMENTS REQUIRED FOR RELEASE OF ANY POSTED SIGNAGE.
- THE CONTRACTOR MUST PROVIDE THE FOLLOWING TESTS:
 - CURBS/GUTTERS, SIDEWALKS, ROADWAY BASE CONSTRUCTION - MINIMUM 1 TEST EVERY 1-1.5 STATIONS, VARIES WITH LENGTH. MINIMUM OF 2 TESTS PER CATEGORY ON AT THE DISCRETION OF COUNTY INSPECTOR.
 - PROOF ROLL OF BASE MATERIAL WITH COUNTY INSPECTOR PRESENT BEFORE CRUSHED TOP SURFACING IS PLACED.
 - CONCRETE CULVERT CONSTRUCTION - 1 CYLINDER EVERY THIRD LOAD - MINIMUM OF 2 SAMPLES/LOAD.
 - BASE PAVING DENSITY - PER WSDOT STANDARD SPECIFICATIONS.
- ALL TESTING REQUIRED FOR THE APPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE IN CONFORMANCE WITH WHATCOM COUNTY DEVELOPMENT STANDARDS.
- THE CONTRACTOR SHALL RIP RAV ALL CULVERT INLETS AND OUTLETS.
- THE CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISTURBED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION. HEAR SHALL THE CONTRACTOR LEAVE ANY PART OF THE ROAD USED BY OTHERS UN-PASSABLE WITHOUT NOTIFICATION AND APPROVAL OF OTHER USERS.
- ALL CUT AND FILL SLOPES SHALL BE MATCHED AND SEEDED FOR EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SLOPE EROSION CONTROL, VEGETATION IS SMALL ESTABLISHED.
- CONTRACTOR SHALL SWEEP AND REMOVE ALL DEBRIS TRACKED ONTO EXISTING ROADS DURING ALL PHASES OF CONSTRUCTION.
- ANY TREE, WADCE, 1/3 OF THE ROOT SYSTEM IS DAMAGED BY WORK, SHALL BE REMOVED.
- THE CONTRACTOR SHALL INFORM THE ENGINEER OF RECORD AND OBTAIN APPROVAL FROM WHATCOM COUNTY ENGINEERING DIVISION OF ANY PROPOSED CHANGES IN PLANS PRIOR TO IMPLEMENTATION OF THE CHANGE. THE CONTRACTOR SHALL KEEP RECORDS OF DEVIATIONS AND FORWARD TO THE ENGINEER OF RECORD AND WHATCOM COUNTY ENGINEERING DIVISION.
- TRAFFIC CONTROL IS TO BE MAINTAINED IN ACCORDANCE WITH WSDOT/ASPA STANDARD SPECIFICATIONS.
- THE DEVELOPER/CONTRACTOR SHALL POST A WARRANTY SECURITY AS REQUIRED BY THE WHATCOM COUNTY DEVELOPMENT STANDARDS.
- AN ENGINEER SHALL PROVIDE RECORD DRAWINGS PER WSDO 507.D.

EARTHWORK

- THE CONTRACTOR SHALL CLEAR, GRUB AND CLEAN UP THOSE AREAS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL RAISE, REMOVE AND DISPOSE OF ALL BUILDING AND FOUNDATIONS, STRUCTURES, FENCES AND OTHER OBSTRUCTIONS THAT LIE WHOLLY OR PARTIALLY WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER.
- MAXIMUM DENSITY AND OPTIMUM MOISTURE FOR GRANULAR MATERIALS WILL BE DETERMINED USING ASTM D-1557 TEST METHOD.
- UNSATURABLE MATERIAL NOT FIT FOR A SUB-GRADE SHALL BE EXCAVATED TO THE BOUNDARIES SET BY THE ENGINEER AND REPLACED WITH A SUITABLE BACKFILL MATERIAL.

ROAD

- EXISTING**
 - THE CONTRACTOR SHALL CLEAR, GRUB AND CLEAN UP THOSE AREAS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL RAISE, REMOVE AND DISPOSE OF ALL BUILDING AND FOUNDATIONS, STRUCTURES, FENCES AND OTHER OBSTRUCTIONS THAT LIE WHOLLY OR PARTIALLY WITHIN THE PROJECT LIMITS.
 - THE CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNCOMPACTED OR POORLY COMPACTED FILL SOILS WITHIN THE ROAD PRISM AT THE DIRECTION OF THE ENGINEER.
 - THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER.
 - MAXIMUM DENSITY AND OPTIMUM MOISTURE FOR GRANULAR MATERIALS WILL BE DETERMINED USING ASTM D-1557 TEST METHOD.
 - UNSATURABLE MATERIAL NOT FIT FOR USE AS A SUB-GRADE SHALL BE EXCAVATED TO THE BOUNDARIES SET BY THE ENGINEER AND REPLACED WITH A SUITABLE BACKFILL MATERIAL.
 - THE ENGINEER IS REQUIRED TO CERTIFY SUBGRADE IN WRITING PRIOR TO PAVING.
- BASE COURSES**
 - CONTRACTOR SHALL MEET THE FOLLOWING GRADING REQUIREMENTS:

GRADE	PERCENT PAVING
4" SQUARE	100
1-1/2" SQUARE	70-100
1/2" SQUARE	35-80
U.S. NO. 4	15-50
U.S. NO. 10	12-40
U.S. NO. 20	5-27
U.S. NO. 40	20 MAX
U.S. NO. 200	3 MAX
U.S. NO. 400	5 MAX

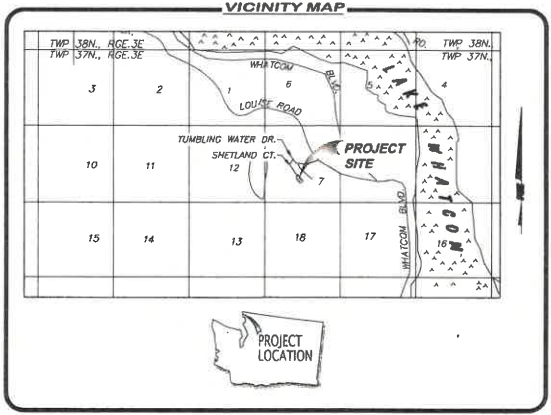
 SAND EQUIVANT SHALL BE 408 MIN.
 - BALAST, GRADE, BASE AND CROSSED SURFACING SHALL BE INSTALLED IN LOOSE LIPS NOT EXCEEDING 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION TESTING, TO BE PAID FOR BY OWNER.

PAVEMENTS

- SOIL RESIDUAL WETNESS SHALL BE PLACED WITHIN 24 HOURS OF PAVING.
- A TACK COAT OF ASPHALT SHALL BE APPLIED BETWEEN ALL COURSES OF ASPHALT.
- ALL PAVEMENT REPAIR SHALL BE 50% BETTER THAN ORIGINAL. 80-100% SHALL BE APPLIED TO ALL EDGES OF EXISTING PAVEMENT.
- WHENEVER CONSTRUCTION PAVING MEETS EXISTING PAVING, THE APPLICANT SHALL PROVIDE A SMOOTH TRANSITION FROM EXISTING TO PROPOSED PAVING. CONTRACTOR SHALL BUT NOT BE LIMITED BY DIMENSIONS SPECIFIED ON THE PLANS.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MUTCD.

STORM DRAINAGE

- THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF STORM DRAIN STRUCTURES:
 - PIPE (SEE DETAIL & GRADE) BASE GRADATION
 - PIPE (SEE DETAIL & GRADE) BASE GRADATION
 - PIPE (SEE DETAIL & GRADE) BASE GRADATION
 - PIPE (SEE DETAIL & GRADE) BASE GRADATION
- ALL PIPE AND APPURTENANCES SHALL BE Laid ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 7-08.01. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING TO A UNIFORM GRADE SO THAT THE DRAIN PIPE IS SUPPORTED BY A UNIFORMLY DENSE MATERIALS BASE. DRAINAGE MATERIALS SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS SECTION 9-05.
- STORM SEWER PIPE HAVING DIAMETERS GREATER THAN 8" SHALL BE CORRUGATED POLYETHYLENE PIPE (CPE) AND SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS SECTION 9-05.02. STORM SEWER PIPE HAVING DIAMETERS 8" AND SMALLER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, ASTM D 3034, SDR 35, AND SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS SECTION 9-05.02.01.
- CLEARAN DRAIN SHALL BE 4" SMOOTH WALL PERFORATED PVC PIPE, ASTM D 3034, SDR35.
- UNLESS OTHERWISE SPECIFIED, CAST IRON PRODUCTS SHALL CONFORM TO ASTM DESIGNATION "A 48 CLASS 30" AND DUCTILE IRON PRODUCTS TO ASTM DESIGNATION "A 153 GRADE 50-55-10".
- ROOF DRAIN SERVICES SHALL BE 4" OR 6" PER PLAN, PVC PIPE, ASTM D 3034, SDR35.
- ALL PIPE AND APPURTENANCES SHALL BE Laid ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-08.01. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING TO A UNIFORM GRADE SO THAT THE DRAIN PIPE IS SUPPORTED BY A UNIFORMLY DENSE MATERIALS BASE. DRAINAGE MATERIALS SHALL CONFORM TO WSDOT 9-05.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR DRIVEWAY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DEFLECTION FACILITY SHALL HAVE LOCKING LIDS.
- ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS". CATCH BASINS SHALL NOT BE INSTALLED WITHIN CURB CHAMPS.
- ROOF FOR EROSION PROTECTION OF ROADWAY STRUCTURES, WHEN REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT, QUARRY ROCK SHALL MEET THE FOLLOWING GRADATION BY SIEVE/100% PASSING: 3" SIEVE/40% MAX PASSING, 3/4" SIEVE/10% MAX PASSING.



SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- STORMWATER SITE PLAN
- TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

TEMPORARY EROSION/SEDIMENTATION CONTROL

- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- APPROVAL OF THESE TEMPORARY EROSION/SEDIMENTATION CONTROL (TESC) PLANS DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPDATING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY PLACED IN THE FIELD PRIOR TO CONSTRUCTION, DURING THE CONSTRUCTION PERIOD, NO DISTURBANCES BEYOND THE PLACED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE TESC FACILITIES SHOWN ON THE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND EXCAVATION ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT EXCESSIVE LAIDEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- THE TESC FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SLOPES, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
- THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO INSURE THEIR CONTINUED FUNCTIONING. A RECORD OF EACH INSPECTION AND ANY CORRECTIVE ACTION TAKEN MUST BE RETAINED WITH THE SWPWS.
- ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 7 DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G., SEEDING, MULCHING, ROUGHENING, EROSION BLANKETS, ETC.).
- ANY AREA NEEDING TESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT WITH THE APPROVAL OF THE ENGINEER.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONDUIT LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LAIDEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- DURING THE PERIOD OF OCTOBER 1 THROUGH APRIL 30, ALL PROJECT DISTURBED AREAS GREATER THAN 100 SQUARE FEET, THAT ARE TO BE LEFT UNWORKED FOR MORE THAN 12 HOURS, SHALL BE COVERED BY ONE OF THE FOLLOWING COVER METHODS: MULCH, SOFTING, OR PLASTIC COVERING.
- ANY PERMANENT RETENTION/DEFLECTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE DESIGNED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSED SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION WALL, OR SYSTEM WHICH BACKS UNDER OR INTO A FORD SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SETTLING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 120 POUNDS PER ACRE).
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
- ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 8 INCHES MUST HAVE SLOPES NOT STEEPER THAN 3:1V:1H.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN THESE PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND LOCAL JURISDICTIONAL AUTHORITY.

NOTES

- THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR. WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE IMPLEMENTED.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED, MAINTAINED AND REPAIRED BY THE CONTRACTOR AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES PER 24 HOUR PERIOD. AN INSPECTION REPORT FILE SHALL BE MAINTAINED BY THE CONTRACTOR FOR EACH INSPECTION.

SEEDING NOTES

- SEEDING PREPARATION MAY INCLUDE THE FOLLOWING:
 - IF INFERTILE OR COARSE TEXTURED SUBSOIL WILL BE EXPOSED DURING GRADING, STOCKPILE TOPSOIL AND RE-SPREAD IT OVER THE PREPARED SLOPE AND ROLL IT TO PROVIDE A FIRM BASE.
 - IF CONSTRUCTION FILLS HAVE LEFT SOIL EXPOSED WITH A LOOSE, ROUGH OR IRREGULAR SURFACE, TRACK WALK UP SLOPE.
 - IF CURB OR CONSTRUCTION EQUIPMENT HAVE LEFT A HIGHLY COMPACTED SURFACE, BREAK WITH CHISEL, FLOW OR OTHER SUITABLE EQUIPMENT.
 - DISBURS ALL CULTURAL ORGANISMS ACROSS OR AT RIGHT ANGLES TO THE SLOPES (COMPANDED). THE SEEDBED SHOULD BE FIRM WITH A FAIRLY FINE SURFACE AFTER ROUGHENING.
- FERTILIZATION - AS PER SUPPLIER'S RECOMMENDATIONS. DEVELOPMENTS ADJACENT TO WATER BODIES MUST USE NON-PHOSPHORUS FERTILIZER.
- HYDROSEEDING APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.
- SEEDING - APPLY APPROPRIATE MIXTURE TO THE PREPARED SEEDBED AT A RATE OF 120 LBS/ACRE. COVER THE SEED WITH TOPSOIL OR MULCH NO DEEPER THAN ONE-1/4" INCH.

SEED MIX	VEGETATION TYPE (COMMON NAMES)	PROPORTIONS (BY WEIGHT)	PURITY	PERCENT GERMINATION
TEMPORARY EROSION CONTROL*	CHICKEN OR RED FESCUE	40%	98	90
	PERENNIAL RYE	50%	98	80
	SEEDING ON CRITICAL BENTGRASS	5%	92	85
	WHITE DUTCH CLOVER	5%	98	90
LOW GROW*	THWART TALL FESCUE VAR.	45%	98	90
	SMART PERENNIAL RYE (BANKLVA)	30%	98	90
	RED FESCUE	20%	98	80
	COLORADO BENTGRASS	5%	98	90

*ADAPTED FROM WSDO 2014 STORMWATER MANAGEMENT MANUAL, WESTERN WASHINGTON, VOLUME II, BWP C12C

CALL BEFORE YOU DIG 1-800-424-5959

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	12.02.2024	STORMWATER SITE PLAN
			2	03.10.2028	STORMWATER SITE PLAN

ILIA GEKELMAN
 4235 CODY ROAD
 BELLINGHAM, WA 98229
 360.739.1592

26 SHETLAND COURT
 BELLINGHAM, WA 98229
 STORMWATER SITE PLAN
COVER SHEET



PACIFIC SURVEYING & ENGINEERING, INC.
 909 Southway 20111 (BELLINGHAM) WA 98229
 P: 360.739.1116 F: 360.731.4862
 WWW.PACIFICSURVEYING.COM

DATE	BY	CHECKED	FIELD BOOKS
	JXX	JXX	DESIGN: JXX
	JXX	JXX	DRAWING: JXX
	JXX	JXX	ASSEMBL: JXX
	JXX	JXX	DATE: JXX
	JXX	JXX	SCALE: 1"=10'
	JXX	JXX	NO. OF SHEETS: 2/22
	JXX	JXX	DATE: 12/02/2024
	JXX	JXX	PROJECT: 26 SHETLAND COURT

Item 20
 Pg 12 of 17



TOPO NOTES:

- 1) THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 333-130-145.
- 2) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TOPGRAPHERS UTILIZING ELECTRONIC DATA COLLECTION IN JULY 2024.
- 3) EQUIPMENT USED: THEODOLITE 00'01.5" EDM: ± 2 PPM, ± 3 MM
- 4) HORIZONTAL DATUM: ASSUMED
- 5) VERTICAL DATUM: ASSUMED
- 6) SITE BENCH MARK: PISE CONTROL ON-SITE, AS SHOWN
- 7) CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1'-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHIC SURVEYS FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- 8) CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE NOT PERFORMED AT TIME OF SURVEY. UTILITIES ARE ASSUMED TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION.
- 9) UTILITY LOCATION MARKS AND LEVELS OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLEW PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK.
- 10) THIS MAP IS NOT INTENDED TO REPRESENT A FORMAL BOUNDARY SURVEY. HOWEVER, IT REFLECTS ELEMENTS THAT A BOUNDARY SURVEY MAY DISCLOSE. BOUNDARY RELATED ELEMENTS DEPICTED HEREON ARE SHOWN FOR AVAILABLE RECORD INFORMATION.
- 11) A CURRENT TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.

LEGAL DESCRIPTION:

(PER S.M.C. AF NO. 2024-0101000)
 LOT 84, SUDON VALLEY, DIVISION 24, WHATCOM COUNTY, WASHINGTON AS PER THE MAP THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES 4 THRU 7, IN THE AUDITOR'S OFFICE OF SAID COUNTY AND STATE.
 SITUATE IN COUNTY OF WHATCOM, STATE OF WASHINGTON.

SURVEY NOTES:

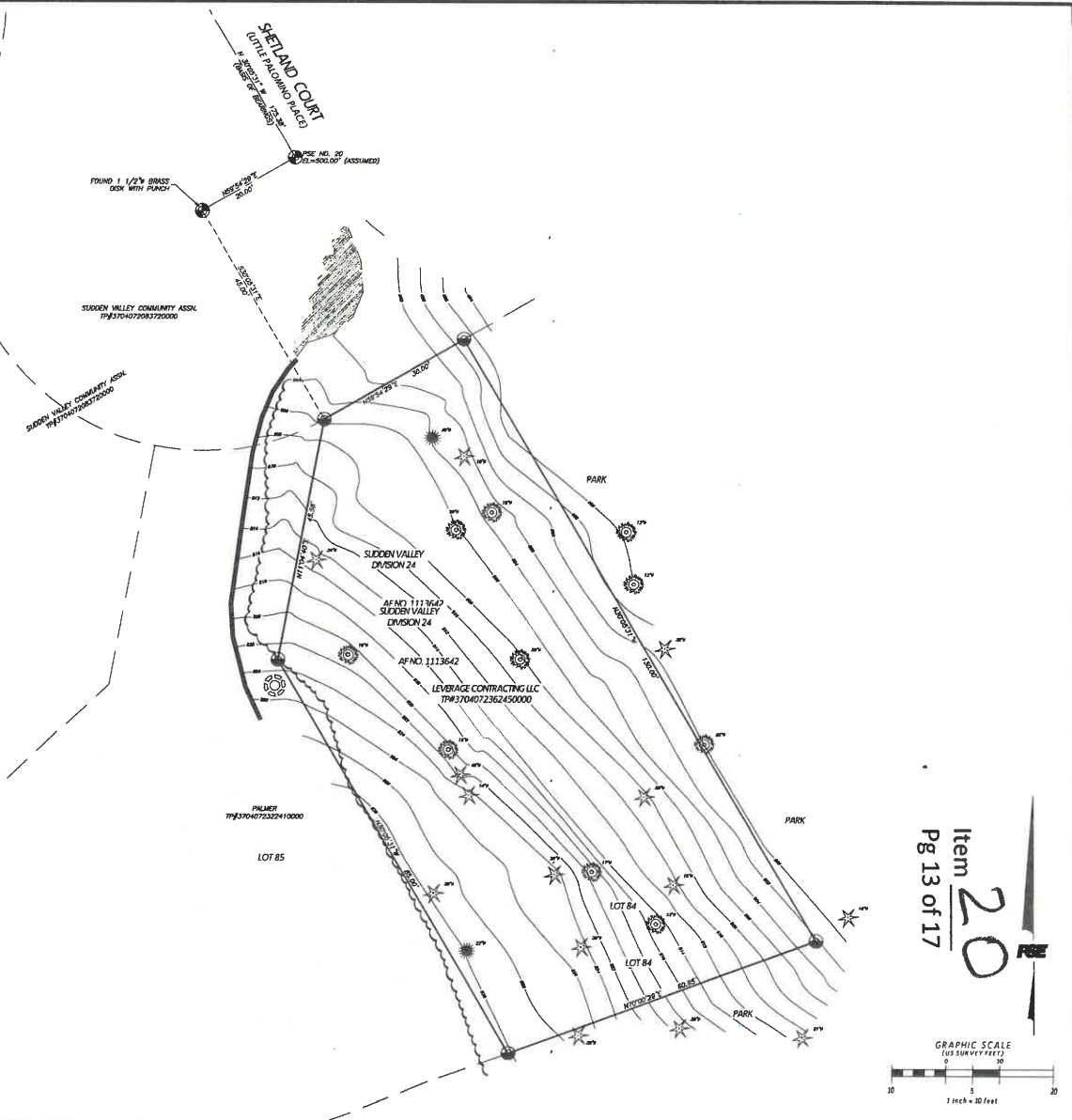
- 1) DATA FOR THIS SURVEY HAS BEEN GATHERED BY FIELD OBSERVATIONS UTILIZING ELECTRONIC DATA COLLECTION IN JULY 2024.
- 2) EQUIPMENT USED: THEODOLITE 00'01.5" EDM: ± 2 PPM, ± 3 MM
- 3) HORIZONTAL DATUM: ASSUMED (LOCAL)
 BASED ON BENCHMARK: THE MONUMENTED CENTERLINE OF SHETLAND COURT, PER THE MAP OF SUDON VALLEY DIV 24, AS RECORDED UNDER AUDITOR'S FILE NO. 1113842. BEARING: N03°05'31"W
- 4) OCCUPATIONAL INDICATOR NOTE
 IN ACCORDANCE WITH THE PROVED CODE OF WASHINGTON 58.00 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-13, THIS RECORD OF SURVEY MAY SHOW OCCUPATIONAL INDICATORS & ENCROACHMENTS. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
- 5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW EASEMENTS, COVENANTS, AND RESTRICTIONS THAT WOULD HAVE BEEN DISCLOSED IN A TITLE REPORT.

EXISTING FEATURE SYMBOL LEGEND

- ⊙ = EXISTING 1 1/2" BRASS CAP WITH PUNCH
- ⊙ = EXISTING #4 REBAR AND YELLOW PLASTIC CAP PLS#18897
- ⊙ = EXISTING SANITARY SEWER MANHOLE
- ⊙ = EXISTING SANITARY SEWER CLEANOUT
- ⊙ = EXISTING FIBER-OPTIC/CABLE MANHOLE
- ⊙ = EXISTING TELEPHONE MANHOLE
- ⊙ = EXISTING FIRE TREE
- ⊙ = EXISTING CEDAR TREE
- ⊙ = EXISTING HEMLOCK TREE
- ⊙ = DIAMETER OF EXISTING TREE
- ⊙ = SPOT ELEVATION ON EXISTING GROUND

EXISTING LINE LEGEND

- = EXISTING EDGE OF ASPHALT
- = EXISTING SANITARY SEWER GRAVITY LINE
- = EXISTING TOP OF SLOPE LINE
- = EXISTING GRADE BENCH CONTOUR
- = EXISTING GRADE INTERNAL CONTOUR
- = EXISTING EDGE OF BRUSH
- = EXISTING TREE CHIP LINE



Item 20
 Pg 13 of 17

GRAPHIC SCALE
 (AS SURVEY FEET)
 1 inch = 20 feet

CALL BEFORE YOU DIG 1.800.474.5555

REVISION	DATE	DESCRIPTION	
	1	12.02.2024	STORMWATER SITE PLAN
	2	03.10.2029	STORMWATER SITE PLAN

ILIA GEKELMAN
 4235 CODY ROAD
 BLANE WA 98230
 360.739.1552

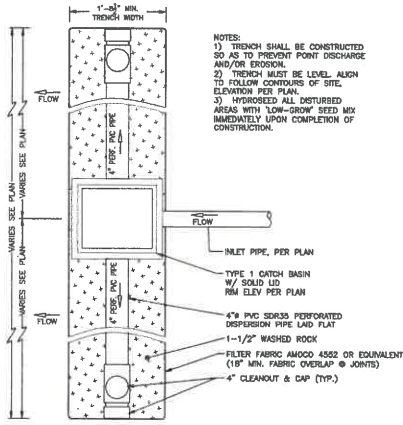
26 SHETLAND COURT
 BELLINGHAM WA 98229
 STORMWATER SITE PLAN
EXISTING CONDITIONS

PACIFIC SURVEYING & ENGINEERING, INC.
 800 Spokane Hwy, Ste 111 BELLINGHAM WA 98221
 P: 360.817.7877 / F: 360.671.4825
 WWW.PACIFICSE.COM / INFO@PACIFICSE.COM

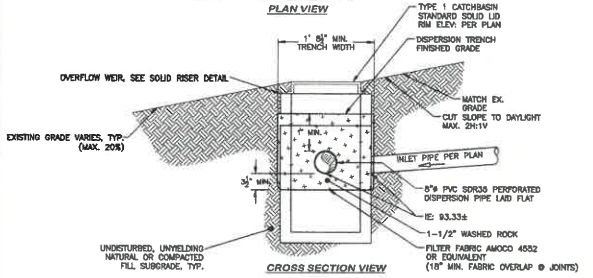
DATE	BY	CHKD BY	FIELD BOOKS
DESIGN	JML	JYY	XXXX
STAMP	XXXX	JYY	XXXX
ASSEMBLED	XXXX	JYY	XXXX
DATUM	XXXX	JYY	XXXX
VERT. SCALE	XXXX	JYY	XXXX
HORIZ. SCALE	XXXX	JYY	XXXX

DATE: 2024/09/11
 TIME: 11:10
 SHEET: 02 OF 04

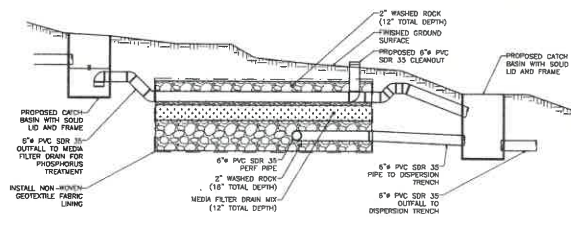




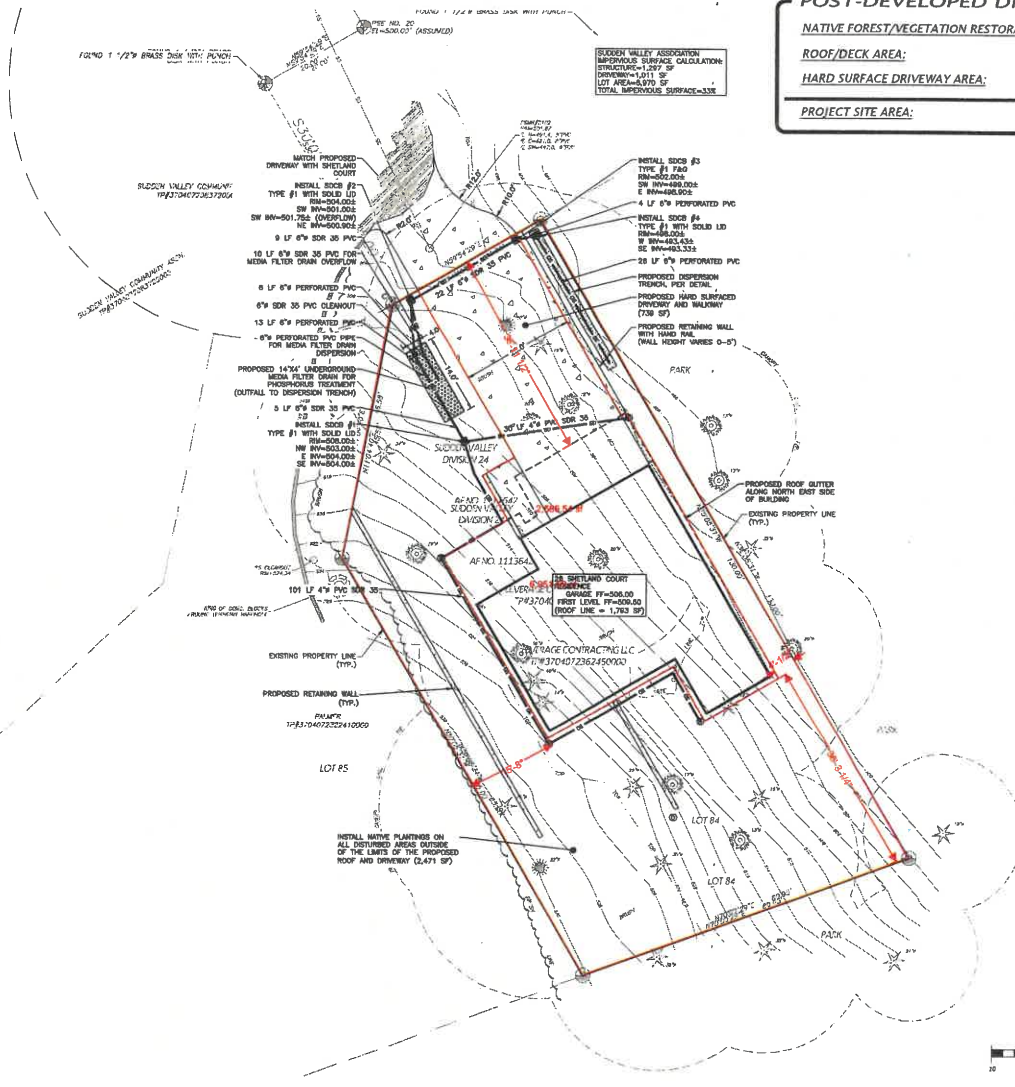
NOTES:
 1) TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
 2) TRENCH MUST BE LEVEL, ALIGN TO FOLLOW CONTOURS OF SITE ELEVATION PER PLAN.
 3) HYDROSEED ALL DISTURBED AREAS WITH LOW-GROW SEED MIX IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.



DISPERSION TRENCH DETAIL
NOT TO SCALE

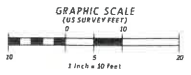


MEDIA FILTER DRAIN DETAIL
NOT TO SCALE



POST-DEVELOPED DRAINAGE SUMMARY	
NATIVE FOREST/VEGETATION RESTORATION AREA:	4,390 SF 0.101 AC
ROOF/DECK AREA:	1,793 SF 0.041 AC
HARD SURFACE DRIVEWAY AREA:	787 SF 0.018 AC
PROJECT SITE AREA:	6,970 SF 0.160 AC

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Pg 14 of 17



REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	12.05.2024	STORMWATER SITE PLAN
			2	03.10.2025	STORMWATER SITE PLAN

ILIA GEKELMAN
 4235 CODY ROAD
 BLAINE, WA 98230
 360.739.1592

26 SHETLAND COURT
 BELLEVUE, WA 98229
 STORMWATER SITE PLAN



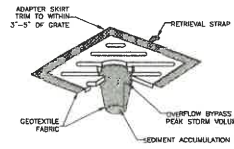
PACIFIC SURVEYING & ENGINEERING, INC.
 909 Redmond Way, Suite 121 | BELLEVUE, WA 98008
 P: 206.737.9171 | F: 206.737.4682
 WWW.PACIFICSURVEYING.COM | INFO@PACIFICSURVEYING.COM

DATA	DATE	BY	CHECKED	FIELD BOOKS
BASE	XXX	XXX	DESIGN	XXX
DESIGN	JML	XXX	STAMPING	XXX
PROJ.	XXX	XXX	ASBUILT	XXX
JOB#	2024281			EMULIAN
HORIZ. SCALE	1" = 10'		VERTIC.	XXX
VERT. SCALE	XXX		DATE	17.10.25
DMS: P:\Pac_Survey\2024\281\04\01_SHEETS\DESIGN.dwg, 03_10_25_17.10.25				
SHEET 03 OF 04				



FILTER FENCE NOTES

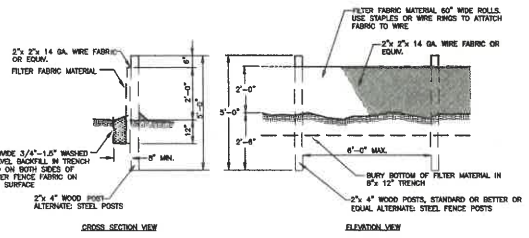
1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARBER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPACED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHICH IS FEASIBLE). THE FENCE POSTS SHALL BE SPACED AT A MINIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED, RIGIDLY 8 INCHES WIDE AND 12 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES OR HOC RINGS, THE WIRES SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCES MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD WIRE STAPLING.
7. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL.
8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.



- NOTES**
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
 2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
 3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CATCH BASIN INSERT

NOT TO SCALE

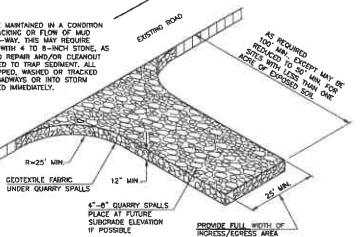


SILT FENCE DETAILS

NOT TO SCALE

MAINTENANCE

THE ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT FLOW OF MUD INTO PUBLIC HIGHWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 4 TO 6-INCH STONE AS CONDITIONS DEMAND, AND REGULAR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, SOILED, OR TRACKED FROM VEHICLES DURING HANDLING OF INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.



ROCK STABILIZATION CONSTRUCTION ROAD ENTRANCE

NOT TO SCALE

EROSION CONTROL LEGEND

VC	WIDE WIP C120 & C125	CH	WIDE WIP C115
CL	WIDE WIP C115	IP	WIDE WIP C120
IS	WIDE WIP C130	ST	WIDE WIP C135
DC	TEMPORARY PERMANENT SEEDING		

SEE STORM WATER MANAGEMENT REPORT FOR DETAILS

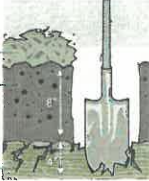
GENERAL NOTES

1. ESTABLISH A MINIMUM SOIL QUALITY AND DEPTH IS NOT THE SAME AS PRESERVATION OF NATURALLY OCCURRING SOIL AND VEGETATION. HOWEVER, ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH WILL PROVIDE IMPROVED ON-SITE MANAGEMENT OF STORMWATER FLOW AND WATER QUALITY. SOIL ORGANIC MATTER CAN BE OBTAINED THROUGH NUMEROUS MATERIALS SUCH AS COMPOST, COMPOSTED WOODY MATERIAL, BIODEGRADABLE AND FOREST PRODUCT RESIDUALS. IT IS IMPORTANT THAT THE MATERIALS USED TO MEET THE SOIL QUALITY AND DEPTH BE APPROPRIATE AND BENEFICIAL TO THE PLANT COVER TO BE ESTABLISHED. UNLESS IT IS IMPORTANT THAT REPORTED TOPSOIL IMPROVE SOIL CONDITIONS AND DO NOT HAVE AN EXCESSIVE PERCENT OF CLAY FINE, THIS BMP CAN BE CONSIDERED INFESIBLE ON STEEP SOIL SLOPES.
2. DESIGN GUIDELINES
 - 1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 12% DRY WEIGHT IN PLANTING BEDS, AND SIX ORGANIC MATTER CONTENT IN TURF AREAS, AND A MIN. 6.0 TO 6.0 OR MATCHING THE PI% OF THE UNDISTURBED SOIL.
 - 2. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF THE UNDISTURBED SOIL. THE DEPTH OF THE TOPSOIL LAYER SHOULD BE CLEAR AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 - 3. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - 3a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIODEGRADATION (BMP 17.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 30% BIODEGRADABLE OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 50%, AND A CARBON TO NITROGEN RATIO BELOW 20:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 30:1 FOR PLANTING COMPOSTED ENTIRELY OF PLANTS MATING TO THE PROJECT SOUNDING MATERIALS (INCLUDING LA) ABOVE OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE PERMANENT STABILIZATION OF USING A COMPOST. THE RESULTING SOIL SHOULD BE CONCLUSIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.
 - 3b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS MEETING (A) ABOVE OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE PERMANENT STABILIZATION OF USING A COMPOST. THE RESULTING SOIL SHOULD BE CONCLUSIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

MULCH

with visible dark organic matter

LOOSE OR FRACTURED SUBSOIL



BMP TS.13 DETAIL & NOTES

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	12.02.2024	STORMWATER SITE PLAN
			2	03.10.2026	STORMWATER SITE PLAN

ILIA GEKELMAN
4235 CODY ROAD
BLAINE, WA 98229
360.739.1592

26 SHETLAND COURT
BELLEVUE, WA 98229
STORMWATER SITE PLAN

TEMPORARY EROSION & SEDIMENT CONTROL PLAN

PACIFIC SURVEYING & ENGINEERING, INC.
909 5th Avenue, Suite 1100, Bellevue, WA 98004
P: 206.451.7300 F: 206.451.4855
WWW.PACIFICSE.COM

DATA	REVISION	REVISION	FIELD BOOKS
BASE	XXX	XXX	DESIGN
DESIGN	XXX	XXX	STANDARD
ASBUILT	XXX	XXX	ASBUILT
DATE	2024/29		DATE
SCALE	1"=10'		SCALE
SCALE	1"=10'		SCALE
SCALE	1"=10'		SCALE

Item 20
Pg 15 of 17





RECEIVED
 APR 23 2026
 By _____

**WATER AVAILABILITY FORM
 PUBLIC WATER SYSTEM**

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

Item 20
 Pg 17 of 17

Complete and submit form with original signatures to WCHD

Applicant Information:

Applicant/Owner(s): ILIA GEKELMAN Phone: 3607391592
 Address: 4236 CODY RD City: BLAINE State: WA Zip: 98230
 Contact Person: BEN GEKELMAN Phone: 3607393262
 Email and/or Alternate Contact: WOLFCOON.LLC@GMAIL.COM

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: BEN GEKELMAN Print: BEN GEKELMAN Date: 4/1/26

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

Tax Parcel Number (twelve digit number): 3 7 0 4 0 7 2 3 6 2 4 5

Address of Project: 26 SHETLAND CT BELLINGHAM WA 98229

Building Permit Number: NONE YET Plat Name: _____ Lot: _____

Briefly describe project (attach site plan and additional pages as needed)
NEW SFR

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 Water System DOH ID#: 959101

The above Public Water System (PWS) is approved by the WA State Department of Health or the WCHD for _____ service connections and currently serves 3,970 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 1 New service(s) and/or Existing service(s).

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

Conditions of Service N/A

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: _____ Print: Greg Nicoll Date: 4/14/2026

Title: District Engineer Address: 1220 Lakeway Dr. Phone: 360-734-9224

For Health Department Use Only:

Approved Date: 4/23/26

Approval Expires: 4/14/27

Denied

By: [Signature]

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 RCW/RCW 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 _____

186998

RECEIVED

JUN 16 2026

Sudden Valley Community Association Exterior Alteration Request

Item 21
Pg 1 of 2
G5

Street Address: 30 Bramble Way Div 30 Lot 8
Owner: Kurt & Cynthia Fabrizio
Mailing Address: 30 Bramble Way, 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.

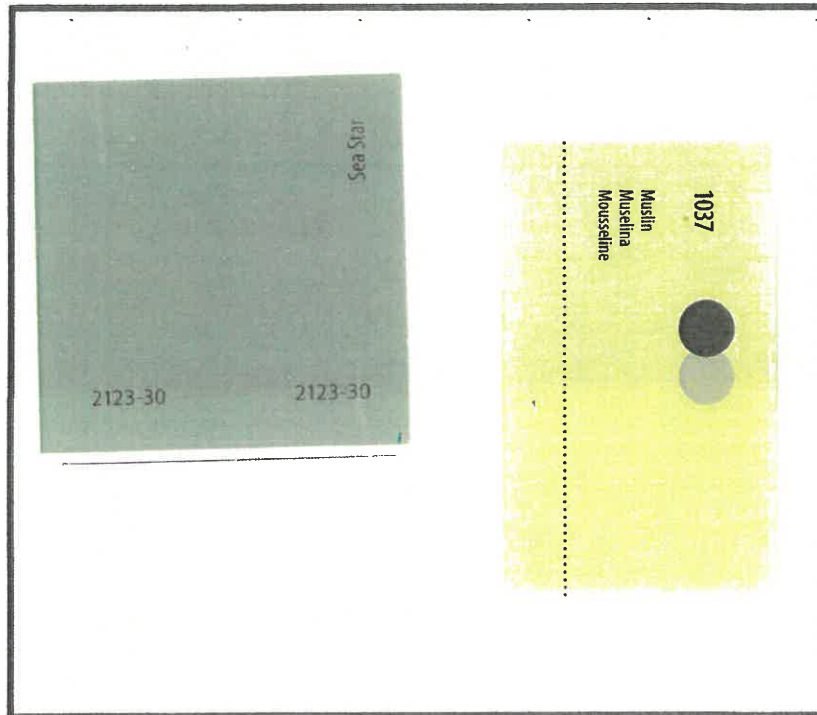
Requested for:

- 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:

House exterior paint. Our home is currently under contract with Flores Painting LLC, 6690 Kickerville Rd, Ferndale, WA 98248, to have the exterior of our home painted. Flores Painting LLC uses Benjamin Moore paints. The primary exterior color will be a blue/green/gray color called "Sea Star". see swatch #2123-30 attached. The trim will be beige in color called "Muslin", see swatch #1037 attached. The home's front side wood

facing and surrounding deck (shingles, stairs & deck) will be stained to match the existing color, no alteration. An

AI generated print out of what the colors will look like on the home is also attached. Work is scheduled to begin July 20, 2026. Thank you.

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

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

Owner Signature: [Handwritten Signature]

Date: 6.15.26



30 BRAMBLE WAY
AI generated photo of
new colors.

RECEIVED

JUN 23 2026

Sudden Valley Community Association Exterior Alteration Request

Item 22
Pg 1 of 1
G9

Street Address: 15 Oakcrest Cr Div 11 Lot 166
Owner: Chadwick Kyffin
Mailing Address: _____
Phone: (408) 744-7454 Email: chadwick.kyffin@suddenvalley.com

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

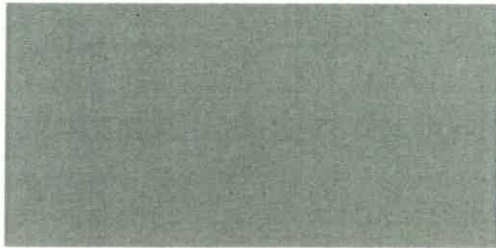
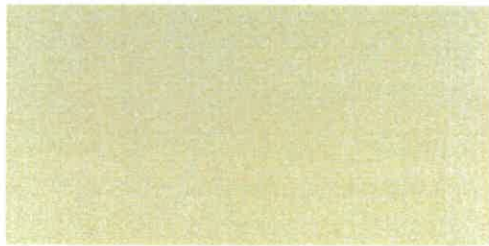
Requested for:

- Existing home
- New construction

The change would affect:

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

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

	Body 23 Underseas SW 6214 Select Color <input type="checkbox"/>
	Trim 1 Neutral Ground SW 7568 Select Color <input type="checkbox"/>

Both colors are SVCA approved.

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

We would like to paint the exterior of the house after new siding has been applied We would like to paint the house
in sage green 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: Chadwick Kyffin Date: 06/23/2026

RECEIVED

JUN 24 2026

Sudden Valley Community Association Exterior Alteration Request

Item 23
Pg 1 of 4
G9

Street Address: 35 HONEYCOMB LN Div 13 Lot 100
Owner: MICHAEL MARTIN
Mailing Address: 35 HONEYCOMB LN
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.

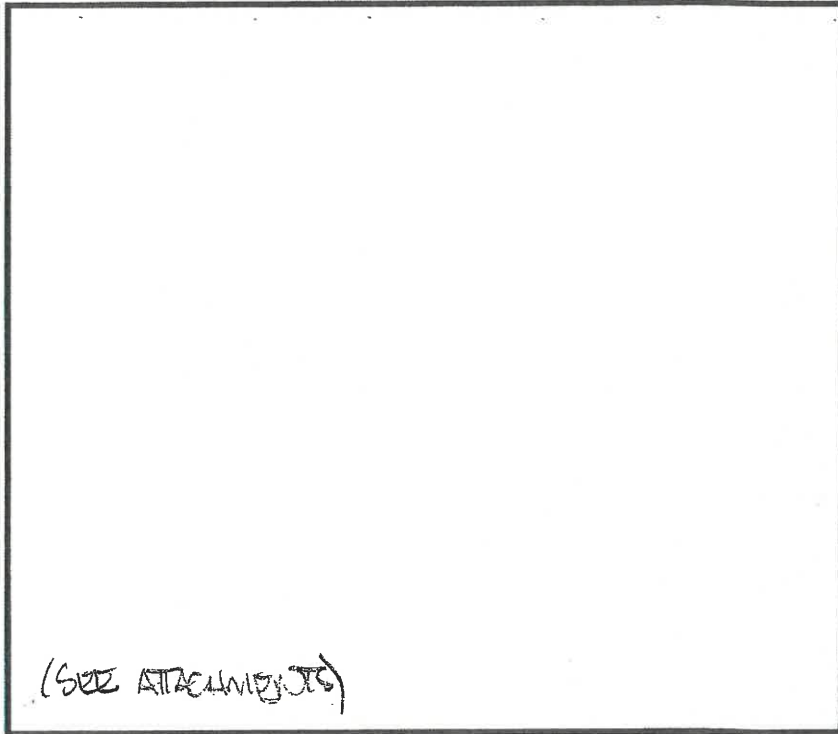
Requested for:

- 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:

FRONT PORCH CEILING PANELS TO ENVELOPE EXPOSED 2" x 4" F
DECK JOISTS AND (2) EXISTING PORCH COLUMNS WRAPPED IN
CEDAR WOOD STAINING TO IMPROVE APPEARANCE
(SEE ATTACHMENTS)

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: 6/24/26

Porch ceiling

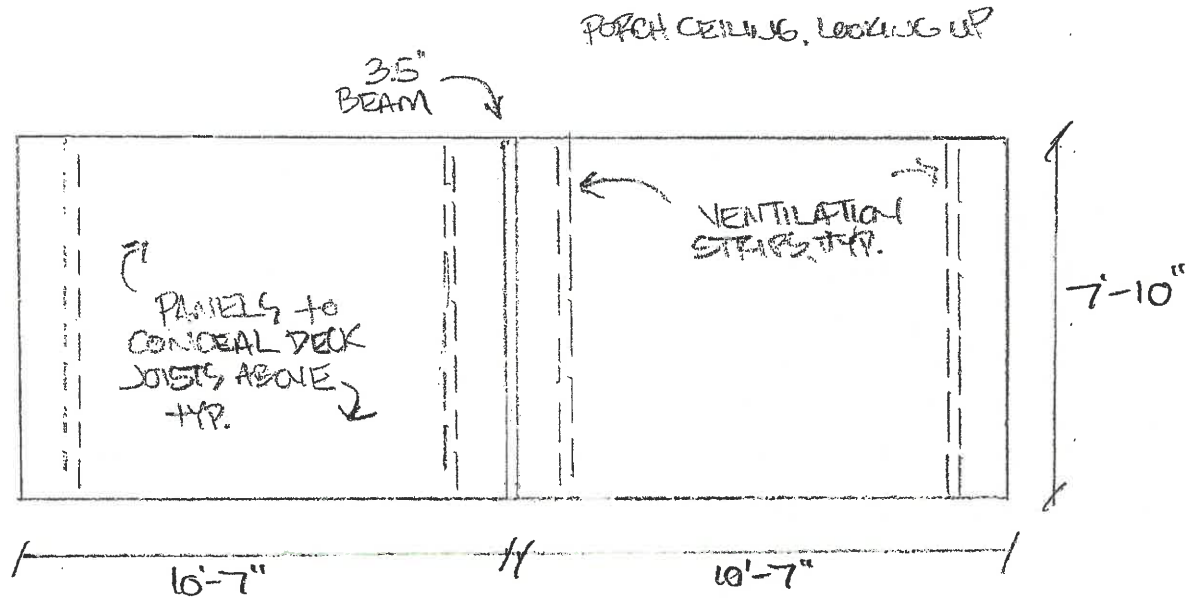
Wood panels installed to cover joists, painted to match existing house color.



PORCH CEILING

FRONT OF HOUSE

(2) 64 ft² AREAS OF CEILING



Columns wrapped



(2) 4"x4" pressure treated columns to be wrapped. Cedar shingles on left of photo or behind railing on top level (see info below).



Example of wrapped column. Stain color to match existing cedar shingle color family.

RECEIVED

JUN 24 2026

Sudden Valley Community Association Exterior Alteration Request

Item 24
Pg 1 of 3
G9

Street Address: 35 Honeycom B Div 13 Lot 100
Owner: Michael
Mailing Address: 35 Honeycom B
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.

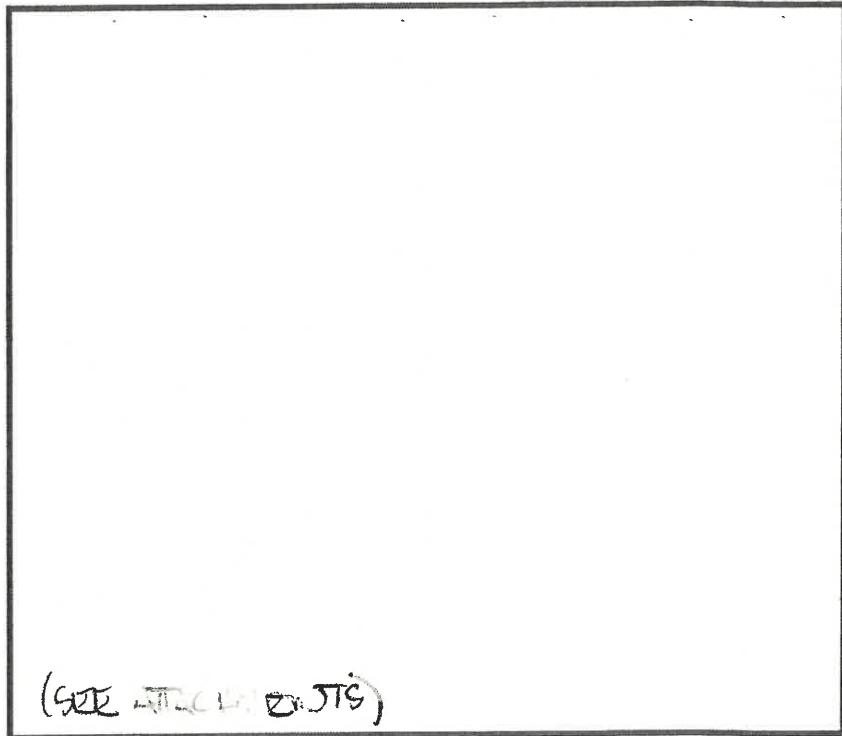
Requested for:

- 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:

RAISED PLANTER BOXES ALONG SIDE OF HOUSE TO PLANT FLOWERS
ETC TO IMPROVE CURB APPEAL
(SEE ATTACHMENTS)

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: 6/2/26

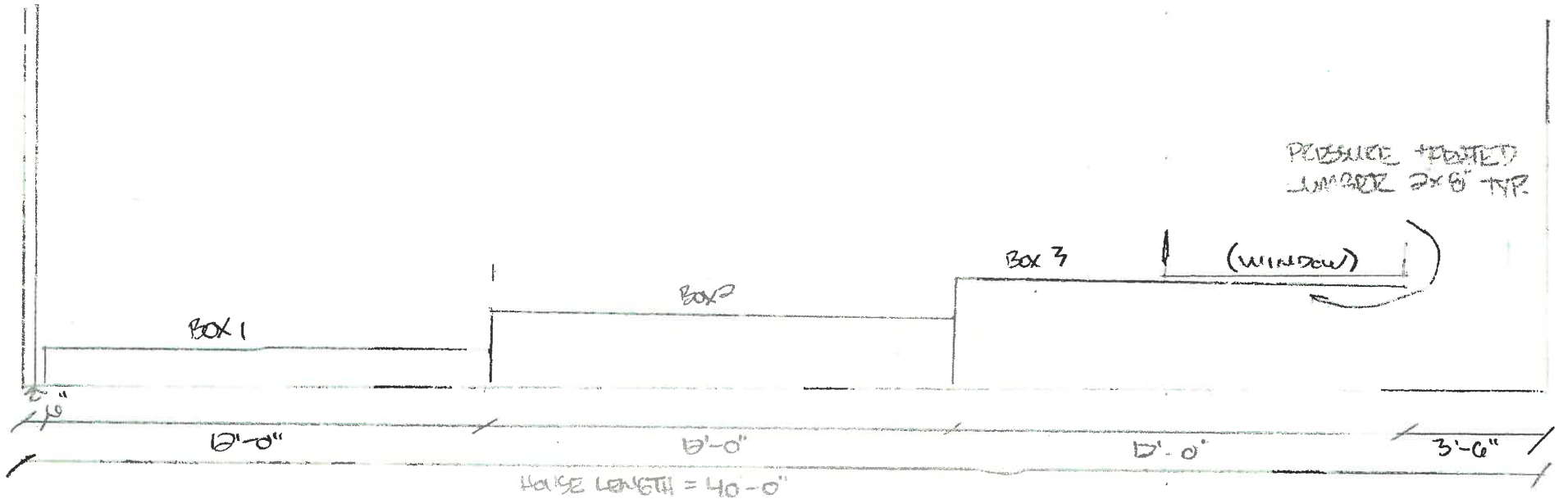
Raised Planter Boxes



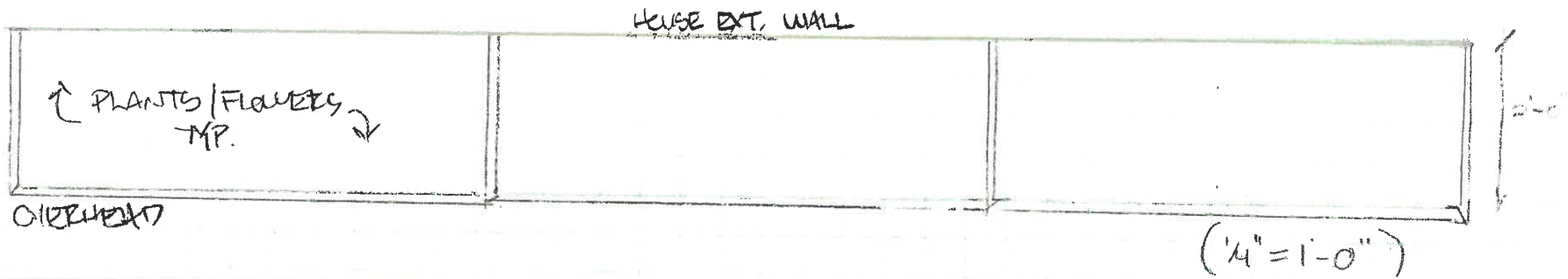
RAISED LANTERN BOXES

SIDE OF HOUSE

(3) 12' LENGTHS, 2' WIDE, HEIGHTS VARY



PROFILE



Rec'd 06/24/2026
8:34 PM

Sudden Valley Community Association Exterior Alteration Request

Item 25
Pg 1 of 3
G13

Street Address: 9 Highwood Circle Div 6 Lot 38
Owner: Hugh O'Brien & Kathleen Donoghue
Mailing Address: 9 Highwood Circle, 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.

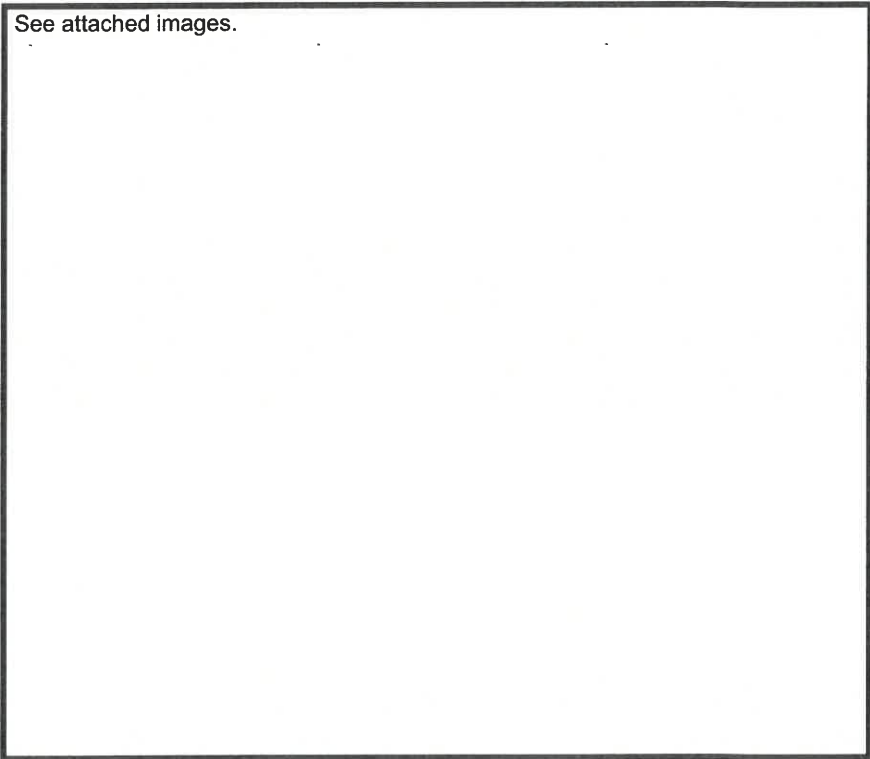
Requested for:

- 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:

Replace the original 2006 asphalt-shingle roof (~20 yrs old, heavily worn in our forested, damp setting) with a new ASC Skyline 24-gauge, 16in-wide standing-seam metal roof system, installed by Skyline Roofing & Construction (Tony Ringering, 360-224-0160). Finish: Kynar/PVDF fluoropolymer paint. Proposed color: "Slate Gray," a close match to SVCA-approved Sherwin-Williams "Peppercorn" (SW 7674). SVCA SW palette is for body/wall colors but the Association directs owners to that same palette for roof colors. See attached images.

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: Hugh O'Brien Date: 06/24/2026

Before - existing original 2006 asphalt-shingle roof

Item 25
Pg 2 of 3



After - mock-up with new ASC standing-seam metal roof in "Slate Gray"

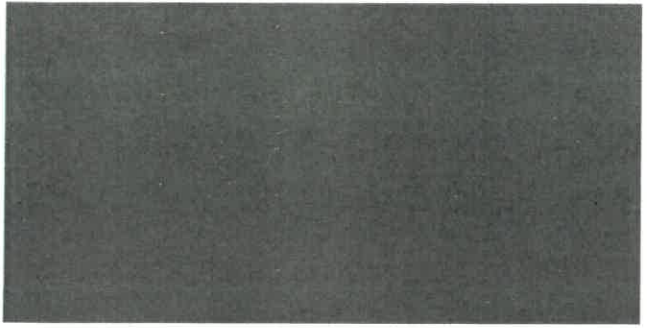


Color comparison - ASC "Slate Gray" (left) vs. SVCA-approved Sherwin-Williams "Peppercorn" SW 7674 (right)

Item 25
Pg 3 of 3



Colonial Red



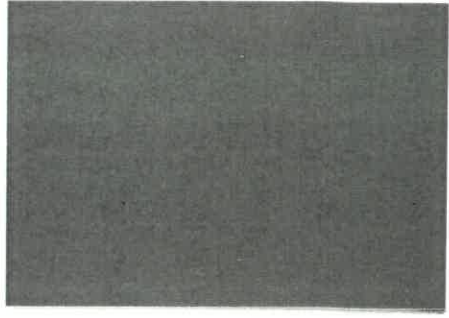
Slate Gray



SVV 2043

Westchester Gray

Body 17



SW 7674

Peppercorn

Body 20

Rec'd 06/12/2026
12:24 PM

Sudden Valley Community Association Construction Change Request

Item 26
Pg 1 of 5
G9

Street Address: 190 Sudden Valley DR. Bellingham Wa 98229 Div 6 Lot 78
Owner: Arrow Homes
Mailing Address: PO Box 30647 BELLINGHAM, WA 98228
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.

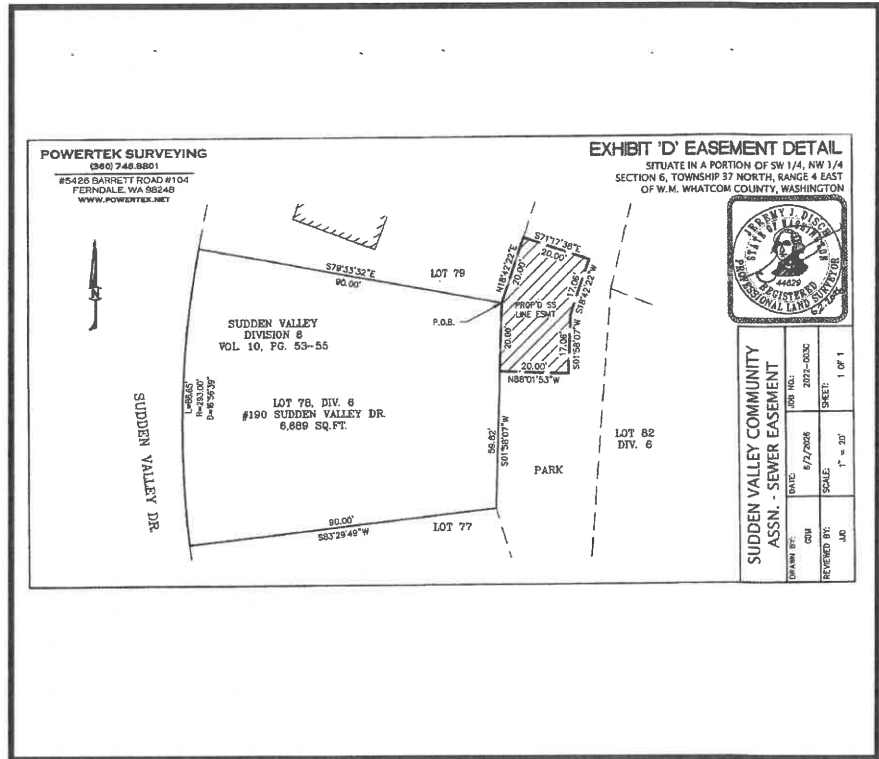
Requested for:

- Existing home
- New construction

The change would affect:

- Exterior appearance
- Drainage/Erosion control
- Open space & Lot coverage
- Setbacks to property line
- Structure height
- X - Other - Sewer connection Change

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 requesting a Sewer Easement within the Sudden Valley park area. The original path is not feasible and LWWS is now requesting we connect the side sewer out the back of the property. This requires an Easement from Sudden Valley. We have prepared the Easement paperwork and have presented it to Sudden Valley for review.

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: Sergey Savchuk

Date: 06/11/2026

"EXHIBIT A"
LEGAL DESCRIPTION OF
BURDENED PROPERTY

A PORTION OF THE PARK TRACT ABUTTING AND ADJACENT TO LOTS 78 AND 79, PLAT OF
SUDDEN VALLEY, DIVISION No. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME
10 OF PLATS, PAGES 53-55, OFFICIAL RECORDS OF WHATCOM COUNTY WASHINGTON,
SAID PARK TRACT ALSO BEING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 4 EAST, W.M.



"EXHIBIT B"
LEGAL DESCRIPTION OF
BENEFITTED PROPERTY

LOT 78, PLAT OF SUDDEN VALLEY, DIVISION No. 6, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 10 OF PLATS, PAGES 53-55, OFFICIAL RECORDS OF WHATCOM
COUNTY WASHINGTON,

SAID LOT 78, ALSO BEING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 4 EAST, W.M.



"EXHIBIT C"
LEGAL DESCRIPTION OF
SEWER LINE EASEMENT

AN EASEMENT FOR A SANITARY SEWER LINE ACROSS A PORTION OF A PARK TRACT, PLAT OF SUDDEN VALLEY, DIVISION No. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 53-55, OFFICIAL RECORDS OF WHATCOM COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 78, THENCE ALONG THE EASTERLY LINE OF SAID LOT 79 BEARING NORTH 18°42'22" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°17'38" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 18°42'22" WEST A DISTANCE OF 17.06 FEET; THENCE SOUTH 01°58'07" WEST A DISTANCE OF 17.06 FEET; THENCE NORTH 88°01'53" WEST A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE OF SAID LOT 78; THENCE NORTH 01°58'07" EAST A DISTANCE OF 20.00 FEET MORE OR LESS TO THE **POINT OF BEGINNING**

END OF DESCRIPTION.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

CONTAINING APPROXIMATELY 741 SQ. FT.



POWERTEK SURVEYING
(360) 746.8801

#5426 BARRETT ROAD #104
FERNDALE, WA 98248
WWW.POWERTEK.NET

EXHIBIT 'D' EASEMENT DETAIL

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



SUDDEN VALLEY DR.

L=86.65'
R=293.00'
D=16°56'39"

SUDDEN VALLEY
DIVISION 6
VOL. 10, PG. 53-55

LOT 78, DIV. 6
#190 SUDDEN VALLEY DR.
6,689 SQ.FT.

LOT 79

P.O.B.

59.82'
S01°58'07"W

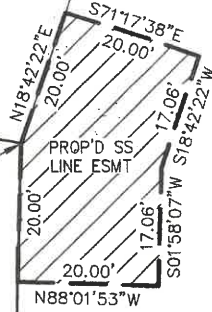
PARK

LOT 82
DIV. 6

90.00'
S83°29'49"W

LOT 77

90.00'
S79°33'32"E



SUDDEN VALLEY COMMUNITY ASSN. - SEWER EASEMENT		JOB NO.:	2022-003C	SHEET:	1 OF 1
		DATE:	6/2/2026		
DRAWN BY:	GDM	SCALE:	1" = 20'	REVIEWED BY:	JUD

26

Rec'd 06/25/2026
10:11 AM

Sudden Valley Community Association Construction Change Request

Item 27
Pg 1 of 1
G13

Street Address: 22 granite cir Div 14 Lot 93
Owner: Bambi llc
Mailing Address: 932 northshore dr 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.**

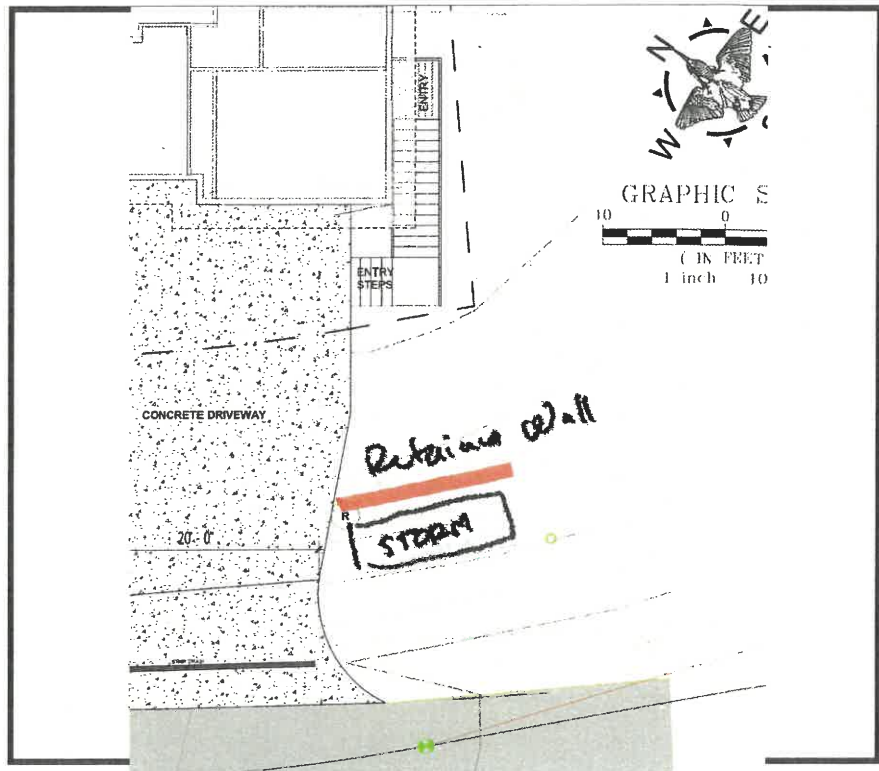
Requested for:

- 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:

need to build a retaining wall in front of the house on the right side apprx. 6' away from and pallel with the front property line
apprx. 10' long and 2'-4' tall
grey allen block

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: 6.24.26

Rec'd 06/17/2026
9:04 AM

Item 28
Pg 1 of 7

Sudden Valley Community Association

Tree/Vegetation Trimming and/or Removal Request G13

Street Address: 13 Twin Flower Circ. Div 22 Lot 73+74

Owner: Robert W. Harvey

Mailing Address: 13 Twin Flower Circ. Bellingham WA 98229

Phone: 360-851-2676 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. ****

1 Number of trees/shrubs
0 # Removal 0 # Limbing

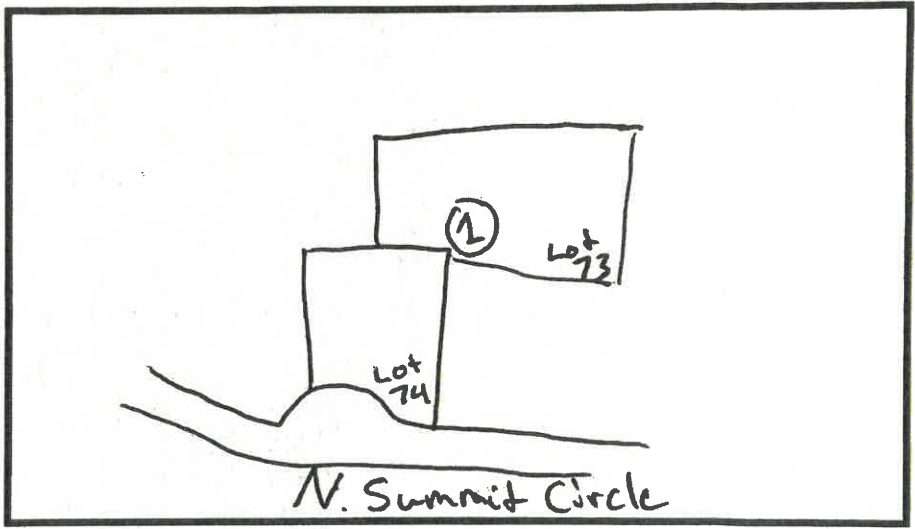
On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:
 Fir Cedar Hemlock
 Alder Maple Other

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:

The tree is 26 inches in diameter and 100' tall, it is a black cottonwood. The tree has a high risk rating, as one of the large over extended branches will fall & damage the house or deck. The large canopy size may cause the whole tree to

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. on the house & deck

Owner Signature: [Signature]

Date: 6/5/2026

5/18/26

Black Cottonwood Tree Assessment

For | Robert Harvey 13 Twin Flower Circle Bellingham, WA 98229

JJ Rice | JJ's Tree Care LLC | 1431 Welling Rd. Bellingham, WA 98226

Certified Arborist #PN-8137A

Tree Risk Assessment Qualified



Purpose, Definitions, and Terminology:

This is a tree risk assessment report. The purpose is to give you an understanding of the risk a tree/trees poses to human life, structures, utilities, and valuables by creating a risk rating and statement on the current state of the tree/s, under normal conditions. Trees are living organisms that are dynamic and under constant change, because of this a time frame is used to establish the duration of time the assessment is valid.

A risk statement uses terminology to describe the likelihood of failure, likelihood of impact to a target, and consequence of impact to a target i.e. something of value or importance. Target exposure potential is categorized as constant, frequent, occasional, or rare. The level of damage as a result of impact is described as follows.

Negligible - Causes no damage, cleanup is only associated cost. For persons; no injury.

Minor - Simple repair, cost is less than \$250. For persons; minor injury that does not require medical attention.

Significant - Repairs cost is less than \$1000. For persons; injury requires medical attention, doctor visit, walk-in clinic, or E.R. Does not require hospitalization overnight.

Severe - Repairs are extensive or damaged beyond repair, cost is greater than \$1000. For persons; injuries require hospitalization with overnight care, life altering injury, or death.

A risk rating is generally described as follows.

None - No tree present or no targets.

Low - Generally safe, although it must be stated any tree can have unexpected failure which can be difficult to predict. If there are targets present, this is the lowest rating a tree can have.

Moderate - Some level of risk, generally a combination of possible failure and low likelihood of impact or higher with minor or greater consequences.

High - Failure is expected within the time frame and there is a high likelihood of impact causing significant or severe damage to the target.

Extreme - Tree is actively failing, or likelihood of failure is imminent with a high likelihood of impact causing significant or severe damage. Generally the tree is made safe or removed immediately.

Scope of Work:

I was asked to perform a tree risk assessment for a 26 inch diameter, 100 foot tall black cottonwood tree located approximately 50 feet adjacent to the home.

Methodology used:

Standard level one tree risk assessment.

This assessment utilized the International Society of Arborist Tree Risk Assessment Qualification method, using a tree risk assessment form to record finding. Defects and conditions of concern were identified on all parts of the trees. These findings were judged on likelihood of failure, likelihood of impacting a known target, and the consequence of the potential impact.

Targets and Site Assessment:

The home and deck are the main targets, they are at constant exposure and moving or restricting access is not practical. The tree is approximately 35 feet from the deck and 50 feet from the home.

The site is on a slight slope of 5 degrees facing northwest. There are wood chips and scattered trees transitioning into a natural area behind the home, the tree is on the edge of the natural area. The natural area is lightly treed and has abundant undergrowth.

Overall Tree Health and Condition:

The tree is healthy, it has a slight lean perpendicular to the direction of the home and a large spreading canopy. Canopy width is approximately 70 feet, the tree is the tallest tree in the immediate area and has put out several large over extended branches in response to the abundant light availability. The stem has poor taper in the lower section with no branching until 70 feet.

Conditions of Concern:

The primary condition of concern is the large overextended branches present in the canopy, several of these are growing in the direction of the home. The largest of these branches are 12-15 inches in diameter and 50 feet long. Black cottonwood has weak and brittle wood characteristics and is prone to branch failure when over extended.

The secondary condition of concern is the large canopy size and the significant load it places on the stem with poor taper and a slight lean. This condition has potential to cause stem breakage, although less likely to occur, this would result in a very high risk situation. Black cottonwoods' weak wood characteristics makes this a serious concern.

Risk Assessment:

The tree has a risk rating of High, it is probable that a large overextended branch will fail and has a high likelihood of causing significant damage to the home or deck.

The tree also has a risk rating of Moderate for stem breakage. It is possible that the stem will fail, most likely in a wind event and has a somewhat likely chance to cause severe damage to the home or deck.

Mitigation Options:

There are two reasons that I would not recommend pruning mitigation for this tree. Firstly is black cottonwood; in general is not a good choice for retaining a mature tree near a home. They have frequent branch failures and are prone to full tree failure and stem breakage. Secondly black cottonwood is known to have poor compartmentalization of wounds. The large pruning cuts needed to mitigate these risks are unlikely to close and will further compromise the stem which experiences significant load. This leaves removal of the tree to be the mitigation option I recommend.

Residual Risk:

The residual risk if the tree is removed is none.

Note

Black cottonwood is generally a poor choice for a mature tree within falling distance of any targets or structures.



Basic Tree Risk Assessment Form

Item _____
Pg 6 of 7

Client Robert Harvey Date 5/18/26 Time 13:10
 Address/Tree location 13 Twin Flower Circle Bellingham, WA 98229 Tree no. _____ Sheet _____ of _____
 Tree species Black Cottonwood dbh 26 in Height 100 ft Crown spread dia. 70
 Assessor(s) James Rice Tools used _____ Time frame 1 Year

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Home	No	<input checked="" type="checkbox"/>			4	No	No
2	Deck	No	<input checked="" type="checkbox"/>			4	No	No
3								
4								

Site Factors

History of failures Branches Topography Flat Slope 5 % Aspect NW
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots _____ % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 90 % Chlorotic _____ % Necrotic _____ %
 Pests/Biotic _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe Weak Wood

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR 70 %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Overextended Branches _____ Condition(s) of concern _____
 Part Size 15 inch Fall Distance 65 ft
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent
 Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole _____ % circ.
 Previous branch failures Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean 5 ° Corrected? Yes
 Response growth _____
 Condition(s) of concern Large canopy of poor taper stem with lean
 Part Size 24 Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

