Sudden Valley Community Association
Architectural Control Committee

Agenda

Date 08/20/2026
Time 5:00 PM
Location - Multi-Purpose Room "A"

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 08/20/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 08/06/2026 ACC Meeting Minutes
Item – 4	13 North Point Dr, G1, Ext Alt (Railing)
Item – 5	14A Inlet Cir, G1, Ext Alt (Stairs)
Item – 6	14A Inlet Cir, G1, Fence (Pet)
Item – 7	10 Inlet Cir, G1, 1st Extension (New Home) ***Six Months***
Item – 8	6 Ridge Crest Way, G3, Ext Alt (Window)
Item – 9	7 Marigold Dr, G2, Ext Alt (Storm Water Pipe)
Item – 10	8 Lake Louise Dr, G2, Const Change (Deck Ret Wall)
Item – 11	11 Woodpecker Pl, G2, Ext Alt (Storm Drain Pipe)
Item – 12	4 Marigold Dr #6, G2, Club House Condos (Patio)
Item – 13	22 Marigold - Ridgefield Condo Assc, G2, Tree (Remove 2 Limb 2)
Item – 14	40 Rocky Ridge Dr, G3, Tree (Remove 1) ***Resubmission***
Item – 15	4 Midnight Ct, G3, Ext Alt (Landscaping & Relocate Propane) ***Resubmission***
Item – 16	4 Midnight Ct, G3, Variance (Landscaping) ***Resubmission***
Item – 17	18 North Summit Dr, G3, Tree (Remove 1)
Item – 18	32 Twin Flower Circle, G3, Tree (Limb 1)
Item – 19	26 Shetland Ct, G5, New Construction ***Resubmission***
Item – 20	18 Clematis Ln, G5, Ext Alt (Deck)
Item – 21	52 High Cliff Ln, G13, New Construction
Item – 22	52 High Cliff Ln, G13, Variance (Side Set-Back)

Meeting Called to Order 00:00 PM

Item – 1	Approval of 08/20/2026 ACC Meeting Agenda		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

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

Item – 3	Consent Agenda – Approval of the 08/06/2026 ACC Meeting Minutes		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 4	13 North Point Dr, G1, Ext Alt (Railing)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 5	14A Inlet Cir, G1, Ext Alt (Stairs)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 6	14A Inlet Cir, G1, Fence (Pet)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 7	10 Inlet Cir, G1, 1st Extension (New Home) ***Six Months***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 8	6 Ridge Crest Way, G3, Ext Alt (Window)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 9	7 Marigold Dr, G2, Ext Alt (Storm Water Pipe)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 10	8 Lake Louise Dr, G2, Const Change (Deck Ret Wall)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 11	11 Woodpecker Pl, G2, Ext Alt (Storm Drain Pipe)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 12	4 Marigold Dr #6, G2, Club House Condos (Patio)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 13	22 Marigold - Ridgefield Condo Assc, G2, Tree (Remove 2 Limb 2)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 14	40 Rocky Ridge Dr, G3, Tree (Remove 1) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 15	4 Midnight Ct, G3, Ext Alt (Landscaping & Relocate Propane) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 16	4 Midnight Ct, G3, Variance (Landscaping) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 17	18 North Summit Dr, G3, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 18	32 Twin Flower Circle, G3, Tree (Limb 1)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 19	26 Shetland Ct, G5, New Construction ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 20	18 Clematis Ln, G5, Ext Alt (Deck)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 21	52 High Cliff Ln, G13, New Construction		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Item – 22	52 High Cliff Ln, G13, Variance (Side Set-Back)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:		Motion:	

Meeting Adjourned at 00:00 PM

Minutes

Sudden Valley Community Association
Architectural Control Committee

Date 08/06/2026
Time 9:00 AM
Location - Zoom

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	Patric Zwolenski, Jo Jean Kos, Dan Vink, Terry Niblack, Matt Griscom
Excused Absence:	
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Mary Quelch (Item 4), Matt Lynch (Items 5, 6, 9, & 10), Christopher Gellys (Item 11), Ed Danch (Item 12), Ben Gekelman (Item 19), Jeff Yoder (Item 20), Ryan Romero (Items 25 & 26), Gary Brava and Keith McLean (Observers)

Item – 1	Approval of 08/06/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 07/16/2026 ACC Meeting Minutes
Item – 4	48 North Point Dr, G1, Tree (Remove 1)
Item – 5	5 Spinnaker Ln, G1, 1st Extension (New Home) ***Six Months***
Item – 6	5 Spinnaker Ln, G1, Const Change (Deck stairs)
Item – 7	98 Windward Dr, G1, Ext Alt (Deck)
Item – 8	9 Par Lane, G1, Ext Alt (Garage Doors)
Item – 9	4 Sanwick Pt Ct, G1, Variance (Setback) ***Resubmission***
Item – 10	6 Sanwick Pt Ct, G1, Variance (Setback) ***Resubmission***
Item – 11	11 Marigold Dr, G2, Ext Alt (Siding, Porch, Railing, Paint)
Item – 12	32 Lake Louise Dr, G2, New Construction, ***Resubmission***
Item – 13	19 Grand View Ln, G2, Tree (Remove 2)
Item – 14	2 Marigold Dr #36 Center Condos, G2, Ext Alt (Storm Door)
Item – 15	2 Marigold Dr #40 Center Condos, G2, Ext Alt (Mini-Split)
Item – 16	8 Hawks Hill Pl, G3, Ext Alt (Paint)
Item – 17	40 Rocky Ridge Dr, G3, Tree (Remove 1)
Item – 18	9 Doe Ct, G3, Ext Alt (Roof)
Item – 19	26 Shetland Ct, G5, New Construction ***Resubmission***
Item – 20	4 Arabian Way, G5, Ext Alt (Retaining Wall) ***Resubmission***
Item – 21	15 Bramble Way, G5, Tree (Remove 1)
Item – 22	2 Sweetclover Cir, G5, Const Change (Remove 6th Tree)

Item – 23	5 Cold Spring Ln, G9, 1st Extension (New Home) ***Six Months***
Item – 24	5 Stable Ln, G13, Tree (Remove 1)
Item – 25	12 Summer Bell Ln, G13, Ext Alt (Hot Tub)
Item – 26	12 Summer Bell Ln, G13, Ext Alt (Kayak Rack)
Item – 27	168 Harbor View Dr, G13, Ext Alt (Hot Tub Privacy Screen) ***Resubmission***

Meeting Called to Order 9:04 AM

Item – 1	Approval of 08/06/2026 ACC Meeting Agenda		Video 00:00:05 – 00:00:43
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 2	Property Owners Comments		Video 00:00:45 – 00:01:19
Comments:	None		
Discussion:			
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 07/16/2026 ACC Meeting Minutes		Video 00:01:21 – 00:01:41
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 4	48 North Point Dr, G1, Tree (Remove 1)		Video 00:01:46 – 00:13:45
Comments:	Please plant five new trees for the one that you are removing.		
Discussion:			
Action:	Approved	Motion: Jo Jean	Majority (Patric abstains)

Item – 5	5 Spinnaker Ln, G1, 1st Extension (New Home) ***Six Months***		Video 01:32:51 – 01:33:42
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 6	5 Spinnaker Ln, G1, Const Change (Deck stairs)		Video 01:32:51 – 01:33:42
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 7	98 Windward Dr, G1, Ext Alt (Deck)		Video 00:14:03 – 00:18:00
Comments:			
Discussion:			
Action:	Approved	Motion: Matt	Unanimous

Item – 8	9 Par Lane, G1, Ext Alt (Garage Doors)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Majority (Patric abstains)

Item – 9	4 Sanwick Pt Ct, G1, Variance (Setback) ***Resubmission***		Video 00:36:12 – 00:48:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Majority (Terry abstains)

Item – 10	6 Sanwick Pt Ct, G1, Variance (Setback) ***Resubmission***		Video 00:36:12 – 00:48:20
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Majority (Terry abstains)

Item – 11	11 Marigold Dr, G2, Ext Alt (Siding, Porch, Railing, Paint)		Video 00:18:11 – 00:18:52
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 12	32 Lake Louise Dr, G2, New Construction, ***Resubmission***		Video 01:34:00 – 02:13:03
Comments:	Please install a guardrail at the top of the retaining wall following the Whatcom County Building Code.		
Discussion:	Please install vegetative noise and visibility mitigation measures around the heat pump as discussed.		
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 13	19 Grand View Ln, G2, Tree (Remove 2)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	2 Marigold Dr #36 Center Condos, G2, Ext Alt (Storm Door)		Video 00:00:00 – 00:00:00
Comments:	Approved pending approval of the storm door by your Condominium Association.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 15	2 Marigold Dr #40 Center Condos, G2, Ext Alt (Mini-Split)		Video 00:00:00 – 00:00:00
Comments:	Please be mindful of your neighbors when choosing the installation location. Noise mitigation measures are required. Approved pending approval of the storm door by your Condominium Association.		
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Item – 16	8 Hawks Hill Pl, G3, Ext Alt (Paint)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 17	40 Rocky Ridge Dr, G3, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:	Please consult with an Arborist to discuss ways of bracing limbs, removing limbs, or a combination of both		
Discussion:	To preserve the tree.		
Action:	Denied	Motion: Terry	Unanimous

Item – 18	9 Doe Ct, G3, Ext Alt (Roof)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous

Item – 19	26 Shetland Ct, G5, New Construction ***Resubmission***		Video 00:49:06 – 01:32:30
Comments:	Install a guardrail at the top and along the length of the retaining wall following the Whatcom County Building Code. Provide a Landscape Plan showing the existing trees in relation to an outline of the house.		
Discussion:	Show which trees are being removed and where the new trees are being planted. Use a ration of five new trees to be planted for each one tree being removed.		
Action:	Denied	Motion: Daniel	Unanimous

Item – 20	4 Arabian Way, G5, Ext Alt (Retaining Wall) ***Resubmission***		Video 00:19:04 – 00:21:29
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 21	15 Bramble Way, G5, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:	We suggest that ownership of the tree be verified before cutting it down.		
Discussion:			
Action:	Approved	Motion: Pat	Unanimous

Item – 22	2 Sweetclover Cir, G5, Const Change (Remove 6th Tree)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 23	5 Cold Spring Ln, G9, 1st Extension (New Home) ***Six Months***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 24	5 Stable Ln, G13, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 25	12 Summer Bell Ln, G13, Ext Alt (Hot Tub)		Video 00:21:45 – 00:35:59
Comments:	Resubmit with a privacy screen for the hot tub. The beer pong table, beer cans, and general rubbish need		
Discussion:	to be cleaned up and removed from the yard.		
Action:	Denied	Motion: Jo Jean	Unanimous

Item – 26	12 Summer Bell Ln, G13, Ext Alt (Kayak Rack)		Video 00:21:45 – 00:35:59
Comments:	Rack must be removed two weeks after Labor Day (September 7th). The removal date is September 21st		
Discussion:			
Action:	Denied	Motion: Jo Jean	Unanimous

Item – 27	168 Harbor View Dr, G13, Ext Alt (Hot Tub Privacy Screen) ***Resubmission***		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel	Unanimous

Meeting Adjourned at 11:45 AM

RECEIVED
AUG 13 2026

Item 4
Pg 1 of 1
G1

Sudden Valley Community Association
Exterior Alteration Request

Street Address: 13 N PT. DR. Div 12 Lot 085
Owner: MICHAEL BRODSKY + JANET HOFMANN
Mailing Address: SAME AS ABOVE
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:

Photos of proposed extendion of railing sent to email (SV.) Along edge of driveway.

Proposed railing will match and connect to existing aluminum railing.

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: Janet Hofmann Date: 8/13/2026

acc[redacted]admin@suddenvalley.com

Rec'd 08/04/2026
1:42 PM

Item 5
Pg 1 of 1
G1

Sudden Valley Community Association
Exterior Alteration Request

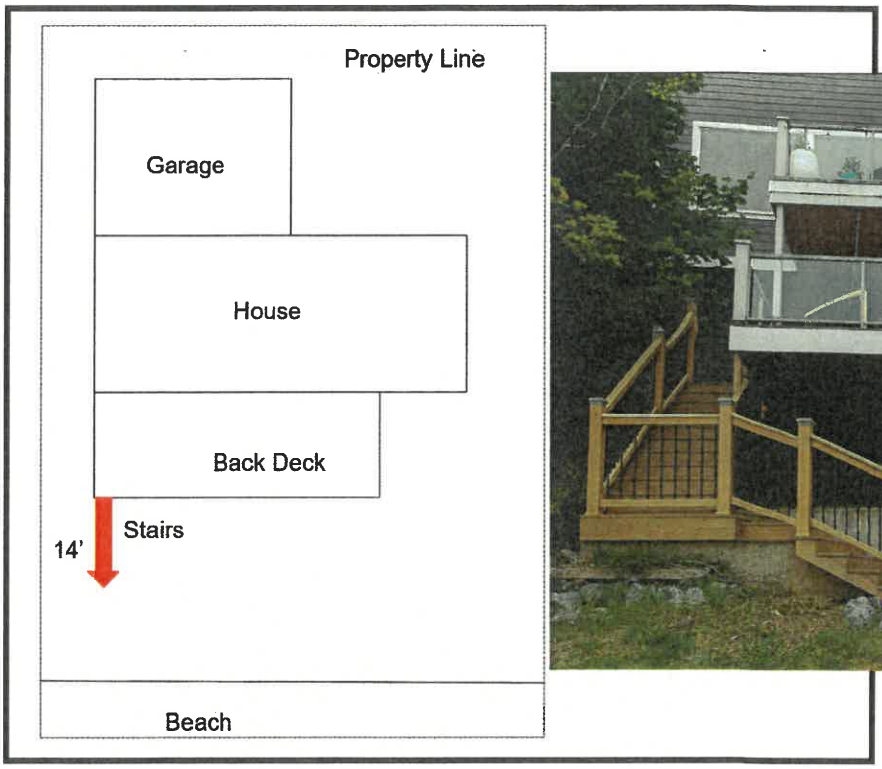
Street Address: 14a Inlet Circle Div 21 Lot 042
Owner: Paul Craig
Mailing Address: 14a Inlet Circle
Phone: [redacted] Email: [redacted]

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:

I'm proposing building a set of stairs which starts off the side of my deck, approximately 12 steps, and crosses in front of the deck on the lower level (with the same amount of steps). The picture submitted is similar to how it would appear (but not be exact as the amount of steps will be even between the two levels). This would land within the fenced area (separate proposal).

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

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

Owner Signature: Date: 08/04/2026

Rec'd 08/04/2026
12:55 PM

Sudden Valley Community Association
Fence Request

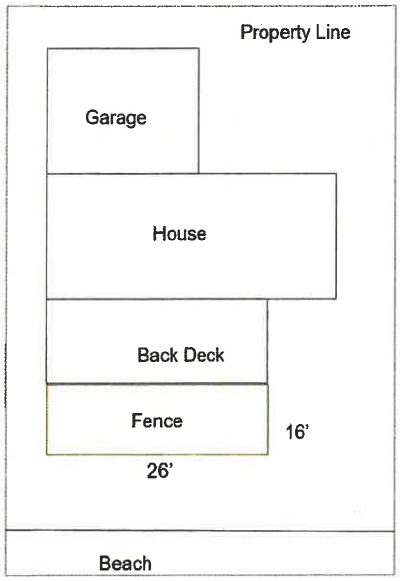
Item 6
Pg 1 of 1
G1

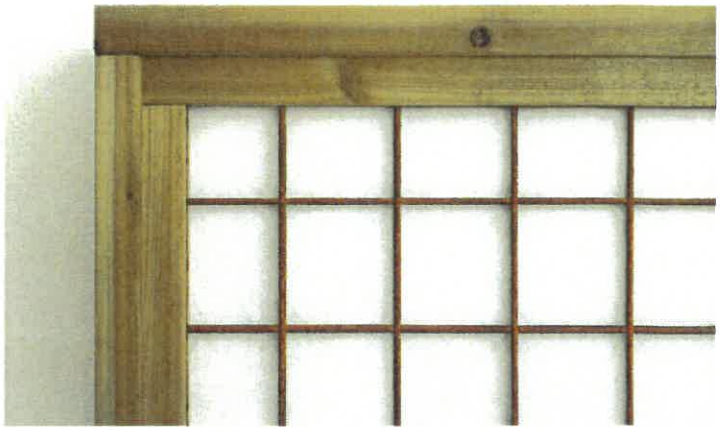
Street Address: 14a Inlet Circle Div 21 Lot 042
Owner: Paul and Annika Craig
Mailing Address: 14a Inlet Circle
Phone: [redacted] Email: [redacted]

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

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

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





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

Give a full description, additional considerations, and attach additional information if needed:
Proposed fence is wood with black hogwire, 4 to 6 feet high (whichever can be approved), to help keep pet within the property. Ideally as high as possible because the dog is a husky mix and can jump 5-6 feet.

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

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

Owner Signature: Date: 8/4/26

AC Staff Comments:

Rec'd 08/11/2026
8:32 AM

Item 7
Pg 1 of 1
G1

Sudden Valley Community Association
Extension and Re-Approval Request

Street Address: 10 Inlet Circle Bellingham WA 98229 Div 21 Lot 45
Owner: William S Jr & Suzanne C Davis
Mailing Address: 1050 Larrabee Ave Suite 104 PMB 760
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: We are not going to meet the completion date of 9/2. We are scheduled to be finishing by the end of September or the beginning of October.

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

Owner Signature: William Davis Date: 8/11/2026

AC Staff Comments:

Rec'd 08/10/2026
9:27 PM

Exterior Alteration Request

Street Address: 6 Ridge Crest Way Div 1 Lot 146
Owner: Karim Ortega Myra Perez
Mailing Address: 6 Ridge Crest Way Bellingham WA 98229
Phone: [redacted] Email: [redacted]

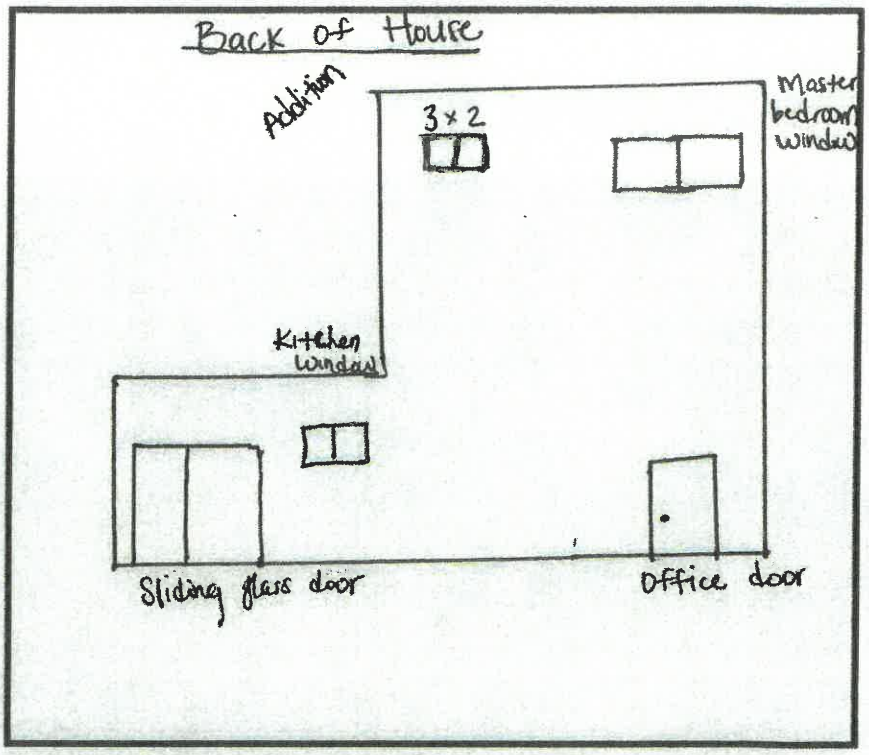
Item 8
Pg 1 of 2
G3

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:
- [x] Existing home
- [ ] New construction

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

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



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

I am writing to formally request approval to install a 3-foot by 2-foot window in my master bathroom to address an ongoing moisture and ventilation problem. My bathroom traps a significant amount of moisture, and the lack of adequate ventilation has resulted in persistent dampness, mold growth, and a musty odor. I am concerned that allowing this condition to continue could result in further mold growth and damage to the property.

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: Myra Perez Date: 08-10-2026

Rendering of the proposed window

Rec'd 08/12/2026
6:58 PM

Sudden Valley Community Association
Exterior Alteration Request

Item 9
Pg 1 of 2
G2

Street Address: 4 LAKE LOUISE DR. / 7 MARIGOLD DR. Div 7 Lot 64
Owner: BEN TWEED & RYAN WHEATON C/O ERIN RUSSELL, AXE ENGINEERING SERVICES
Mailing Address: 4 LAKE LOUISE DR. BELLINGHAM, WA 98229
Phone: [redacted] Email: [redacted]

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

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.

Please see attached exhibit for an overview of the work proposed, with additional specifications outlined below.

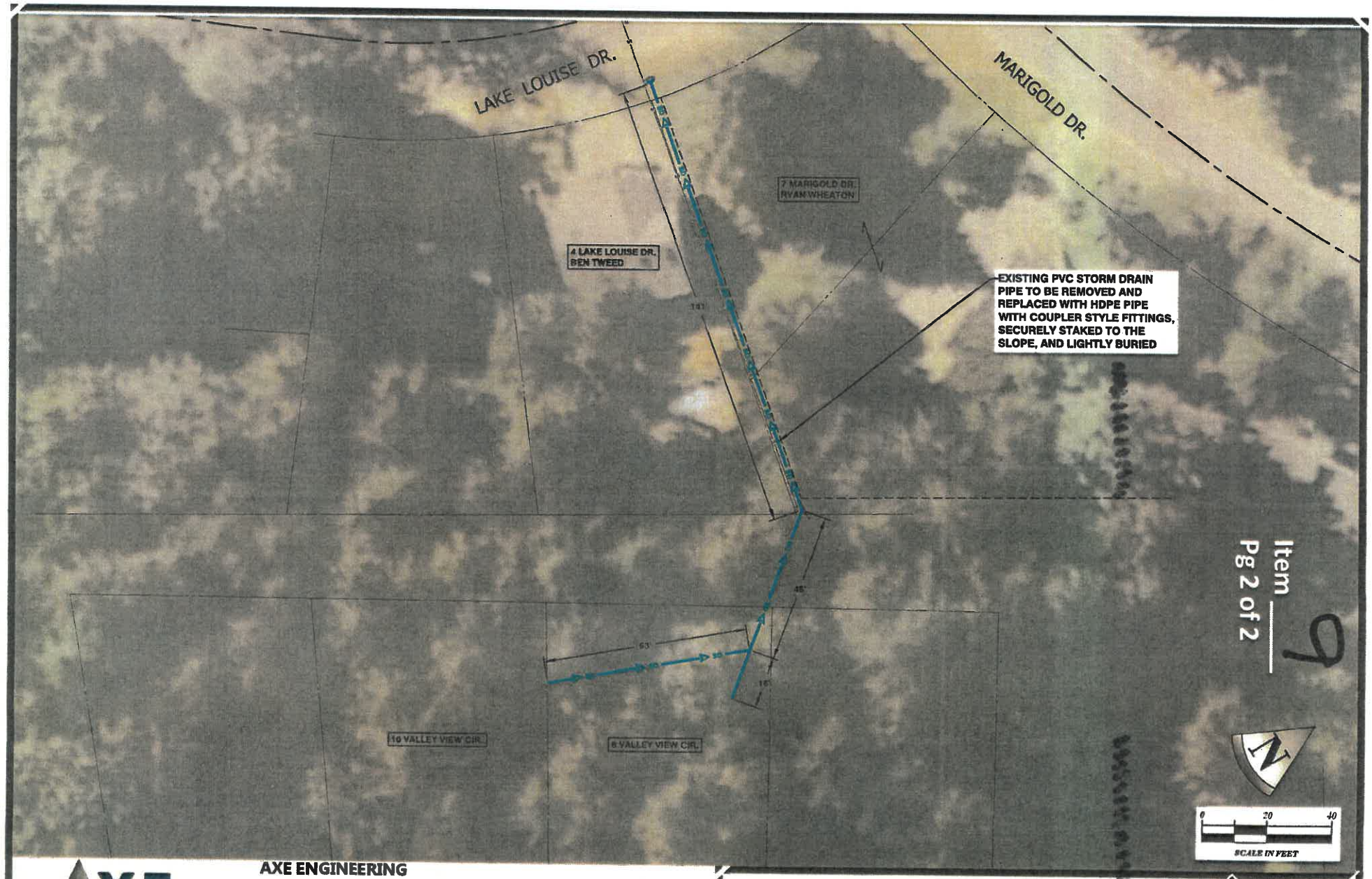
Give a full description of the request and attach any additional information if needed:

This request is for the re-installation of a stormwater outlet pipe previously installed during the construction of 8 Valley View Circle. As shown in the attached exhibit, this outlet pipe passes between 4 Lake Louise Dr. and 7 Marigold Dr., before outletting into the stormwater conveyance ditch adjacent to Lake Louise Dr. The existing outlet pipe was installed using PVC material and this request proposes to remove and replace this existing pipe with new HDPE pipe with coupler style fittings, secure staking, and adequate bury depth so as to meet all SVCA / ACC guidelines and requirements, and applicable engineering standards. Axe Engineering is arranging for this work to be completed for the benefit of the adjacent property owners Ben Tweed and Ryan Wheaton to ensure that this installation works well with their properties for appearance purposes as well as long-term maintenance and care.

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: Erin Russell Digitally signed by Erin Russell DN: C=US, E=erin@axeengineering.com, O=Axe Engineering Services, CN=Erin Russell Date: 2026.08.12 18:40:55-07'00' Date: 8/12/2026



Item 9
Pg 2 of 2

AXE ENGINEERING Services
CIVIL • STORMWATER • STRUCTURAL
axeengineering.com

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

WHATCOM COUNTY, WA

8 VALLEY VIEW CIR. RESIDENCE
STORMWATER SITE PLAN

STORMWATER OUTFALL PLAN

08/12/2026

23049

Ex. 1

Rec'd 08/13/2026
1:02 AM

Sudden Valley Community Association
Construction Change Request

Item 10
Pg 1 of 2
G2

Street Address: 8 Lake Louise Dr Div 7 Lot 67-68
Owner: Joshua Reichlin
Mailing Address: 425 W Stuart Rd #117 Bellingham WA
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:

1. Deck material change to hog wire rather than pickets

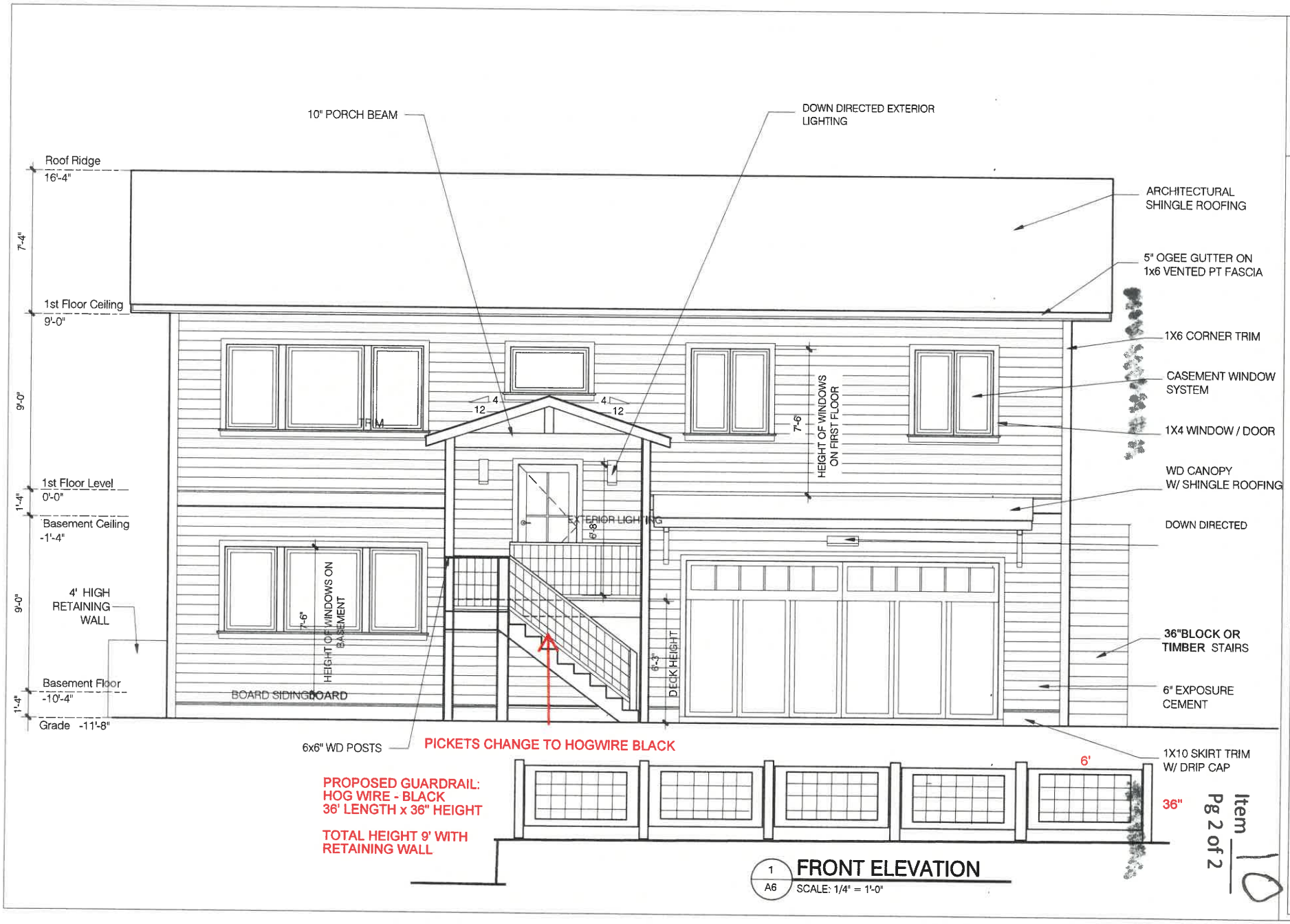
2. Hog Wire guardrail on top of driveway retaining wall to comply with county safety requirements. 9' total height for guardrail and retaining wall.

Native landscaping will be planted to obscure the retaining wall as much as possible.

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: Josh Reichlin Date: 8/13/2026



1 A6 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

Item 10
Pg 2 of 2

A6

DATE: 12/ 13 /23

SCALE: 1/4" = 1'

PROJECT DESCRIPTION: TWO-STOREY HOUSE
8 LAKE LOUISE DR,
BELLINGHAM, WA 98229

SHEET TITLE: FRONT ELEVATION

Rec'd 08/10/2026
11:46 AM

Sudden Valley Community Association
Exterior Alteration Request

Item 11
Pg 1 of 2
G2

Street Address: 11 Woodpecker Pl, Bellingham, WA 98229 Div 20 Lot 039
Owner: Alex D'Avella
Mailing Address: 11 Woodpecker, Pl
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.

Looking for permission to improve drainage in the drainage culvert in front of my house at 11 Woodpecker. Despite my attempts to maintain a free flowing culvert, the drainage is poor and often results in a swampy mess through all seasons.

More importantly, due to adjacent construction at 14 Woodpecker Pl, the edge is being used for construction parking. I take no issue with the parking but vehicles are further eroding the culvert.

I have reviewed the stormwater workbook and would install a 12" poly pipe storm drain per detail sheet 20/22 (attached).

The intent is to ensure that water remains flowing from the roadway and from my lot into the culvert but create a flat yet depressed space that permits parking and further reduces damages from parking and construction traffic.

I want to stress that intent is to improve drainage and ease of maintenance, not reduce my burden of maintenance.

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

See details for request above.

Additional benefits would include improved access to the fire hydrant as well as ease of SVCA maintenance of area.

As recently as 8/3/26, I watched SVCA maintenance equipment damage the retaining while next to my driveway (work was repaired) but my proposed fixes would eliminate this risk in the future.

In 2024, SVCA provided maintenance to stabilize the culvert due to vehicular traffic. This was short lived and damages have persisted from more traffic.

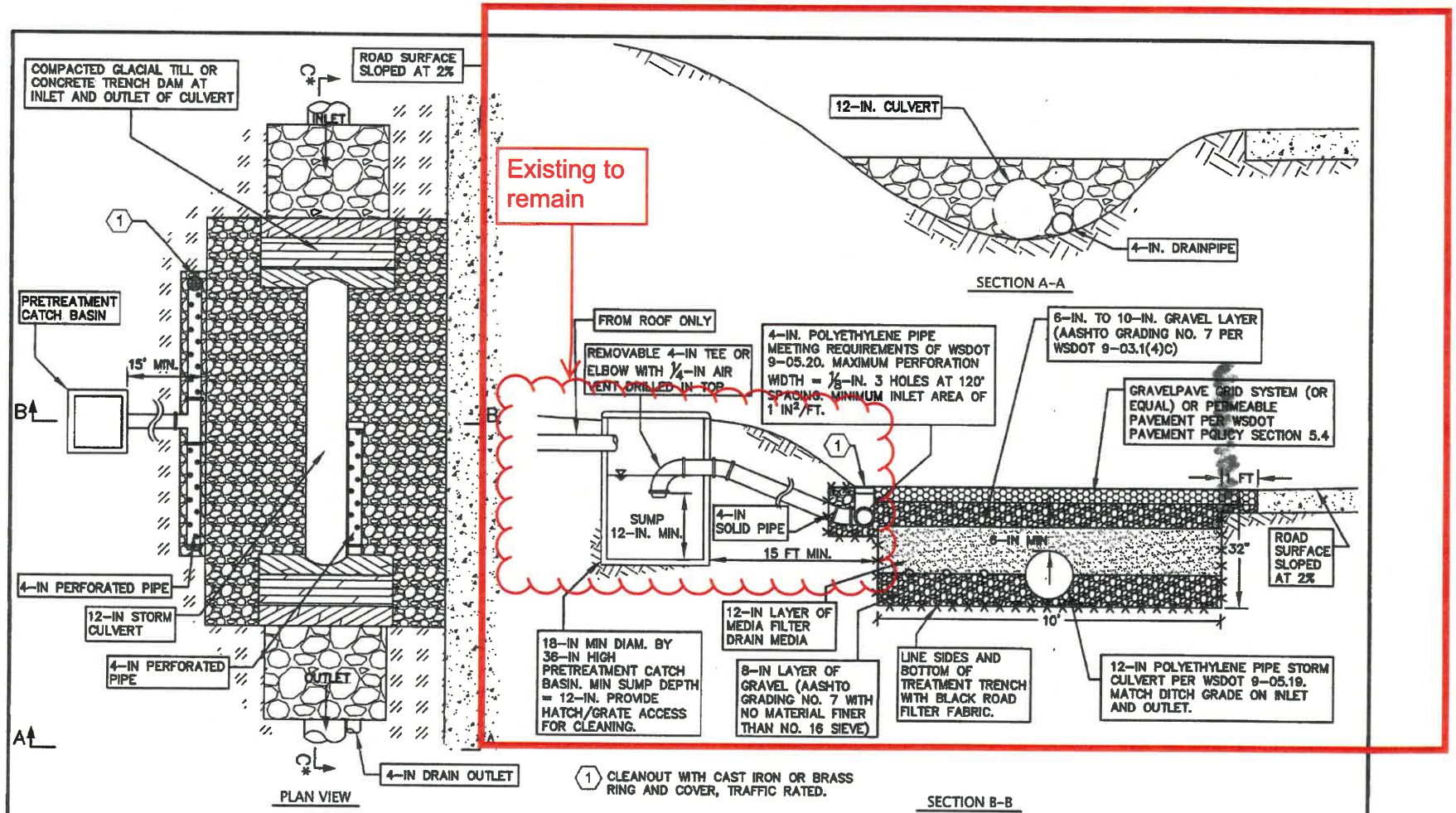
Worth noting that I am a commercial construction project manager and am familiar with all Whatcom County stormwater requirements. Work would be completed in line with all county and SVCA guidelines.

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: Alex D'Avella Date: 8/10/2026

Detail intended to be followed



NOTES:
1. *SEE SHEET 21 FOR SECTION C-C.
2. DETAIL ONLY FOR AREAS WITH ROADSIDE DITCHES

TREATMENT TRENCH BELOW ROADSIDE PARKING

NOT TO SCALE

WILSON ENGINEERING
WILSONENGINEERING.COM

CIVIL
STRUCTURAL
SURVEY

3-9-2020

SUDDEN VALLEY COMMUNITY ASSOCIATION
STORMWATER MITIGATION PLAN

WHATCOM COUNTY WASHINGTON

DETAIL F
ROADSIDE PARKING WITH PHOSPHORUS TREATMENT

DATE OCT 2019
SCALE AS SHOWN
JOB NO. 2014-148
SHEET 20 OF 22

Rec'd 07/30/2026
4:00 PM

Sudden Valley Community Association
Exterior Alteration Request

Item 12
Pg 1 of 3
G2

Street Address: 4 Marigold Dr. #6 Div 50 Lot 006
Owner: The Clubhouse Cluster Condos
Mailing Address: 541 W. Bakerview Rd, Bellingham, WA 98226
Phone: [redacted] Email: [redacted]

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

Requested for:
- ☑ Existing home
- ☐ New construction

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

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

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

Install 3 jacks under the back patio due to post settling, stabilize back patio, caulk large crack to seal.

Windermere Property Management is the agent for the Association

Contact: Jill Robey, 360 296 7355, jill@windermeremgt.com

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: Jill Robey, CMCA Date: 7/30/2026

Supplemental Notes Groundworks Washington, LLC to:

Product Specifications

- Five years of service is included in this contract. Customer is aware this will be on the aniversary date of install completed. This is not refundable and will transfer to new home owners if house is sold.
- Install caulk in the crack. The total linear feet included in this contract are specified on the products page of this contract. Customer is aware that the caulk will not match the concrete.

Contractor Agrees to

- Attempt to lift the slab(s) and/or foundation, but is not responsible for cosmetic damage that may result. Although lift is likely, achieving lift is not guaranteed as there may be hidden underlying conditions.
- CUSTOMER MAIN CONCERN: Settling slab on the back patio, Concrete slab is sitting on top of deck framing. Posts are settling.

  CUSTOMER'S DESIRED RUSULTS: Stabilize back patio to prevent further settlement.

  HOW WAS DEPOSIT COLLECTED: Check or Card

  HOW FINAL PAYMENT WILL BE COLLECTED: Check or Card

  SPECIAL CREW NOTES: This is a condo complex parking at the end of the building is recommended and will be coordinated with the Hoa.

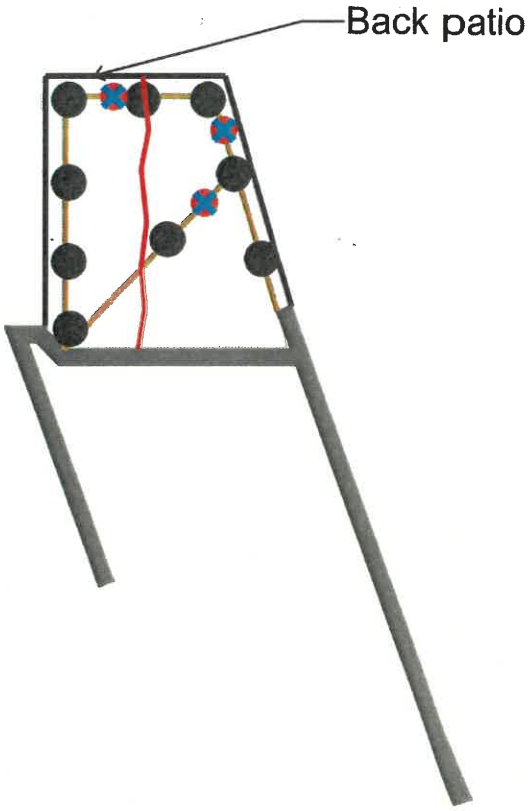
Customer agrees to

- Move all personal items at least 10 feet from the work area.

Item 12

Groundworks®

Item 12
Pg 3 of 3



Structural Components

AC
FURN
GENERATOR
ELEC Electrical Panel
G Gas Meter
WH Water Heater
Floor Drain

OIL TANK
Propane
Septic
- Downspout
Existing Sump
A Interior Access
- Foundation Crack

Strip Footings
Pier Pad
Main Beam
Vent Cover

STRUCTURAL REPAIR

Supplemental Beam
Sister Floor Joists
Drywall Removal
Excavation
Carbon Fiber Whaler
- Foundation Crack
IntelliJacks
Push Piers
Helical Piers
IntelliBrace
Wall Anchors

RECEIVED
AUG 11 2026

CONTACT PERSON JOHN PHILBECK - UNIT 23
([redacted])

SEE BACK

Item 13
Pg 1 of 7
G2

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

Street Address: 22 MARIGOLD DRIVE Div 52 Lot 023
Owner: RIDGEFIELD CONDOMINIUM
Mailing Address: 541 W. BAKERVIEW RD BELLINGHAM, WA 98226
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. **

4 Number of trees/shrubs
2 # Removal 2 # Limbing

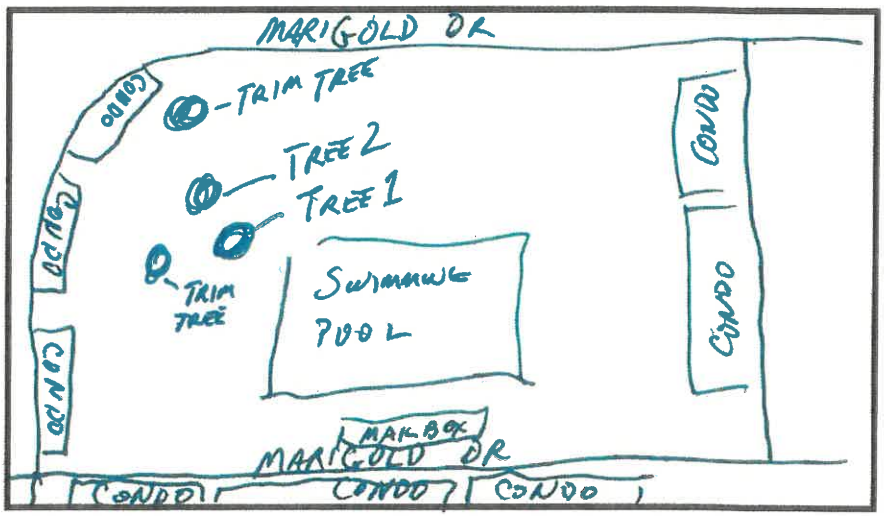
On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type: SPRUCE & OAK
___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:
TREE 1 - DYING SPRUCE — TREE 2 - SICKLY SPRUCE
TRIM TREE - LARGE DEAD LIMBS - OAK
TRIM TREE - LOW DEAD LIMBS PINE

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

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

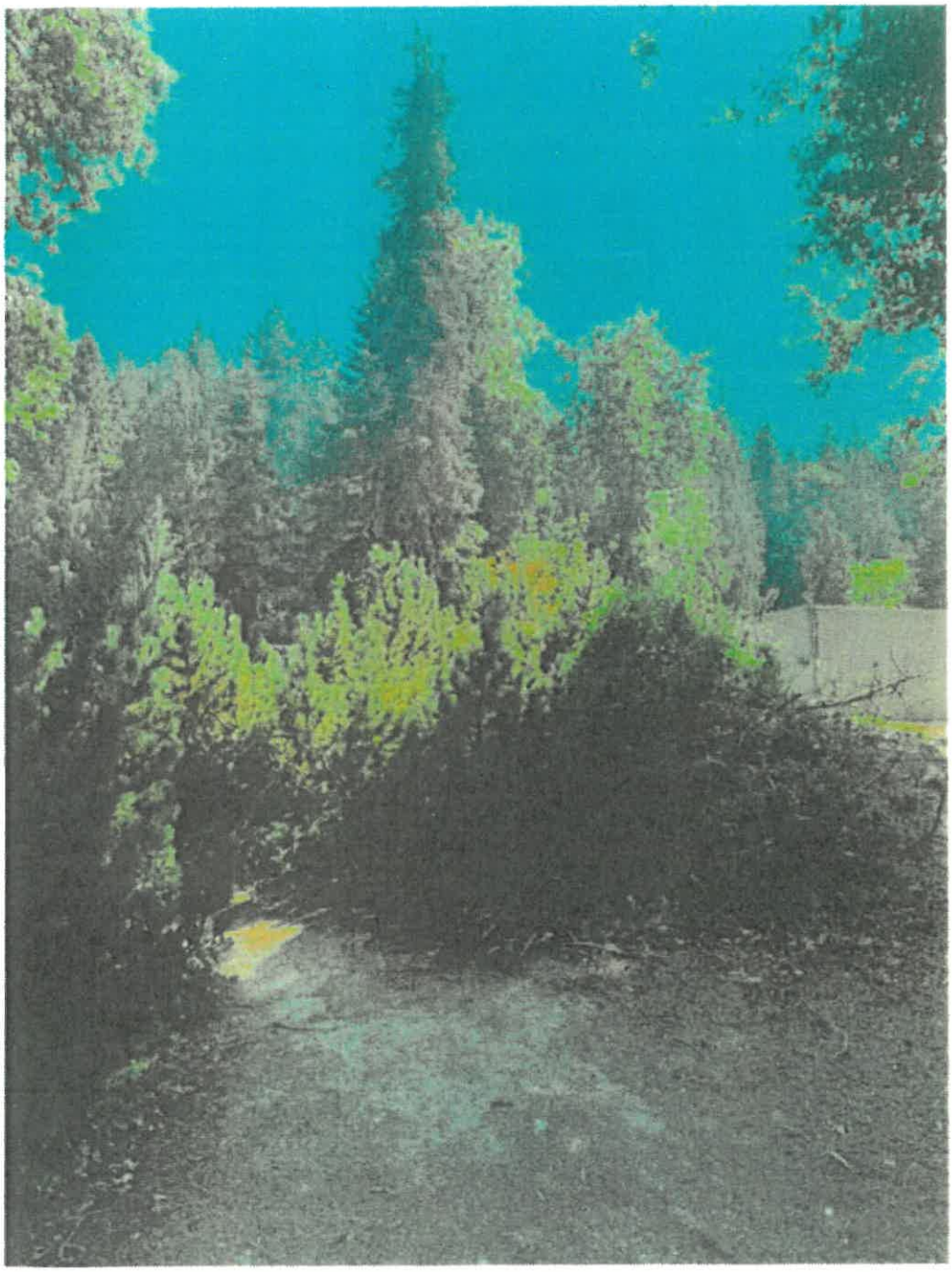
Owner Signature: [signature] Date: 8/11/26

OWNER: RIDGEFIELD CONDO

CONTACT: JOHN PHILBECK

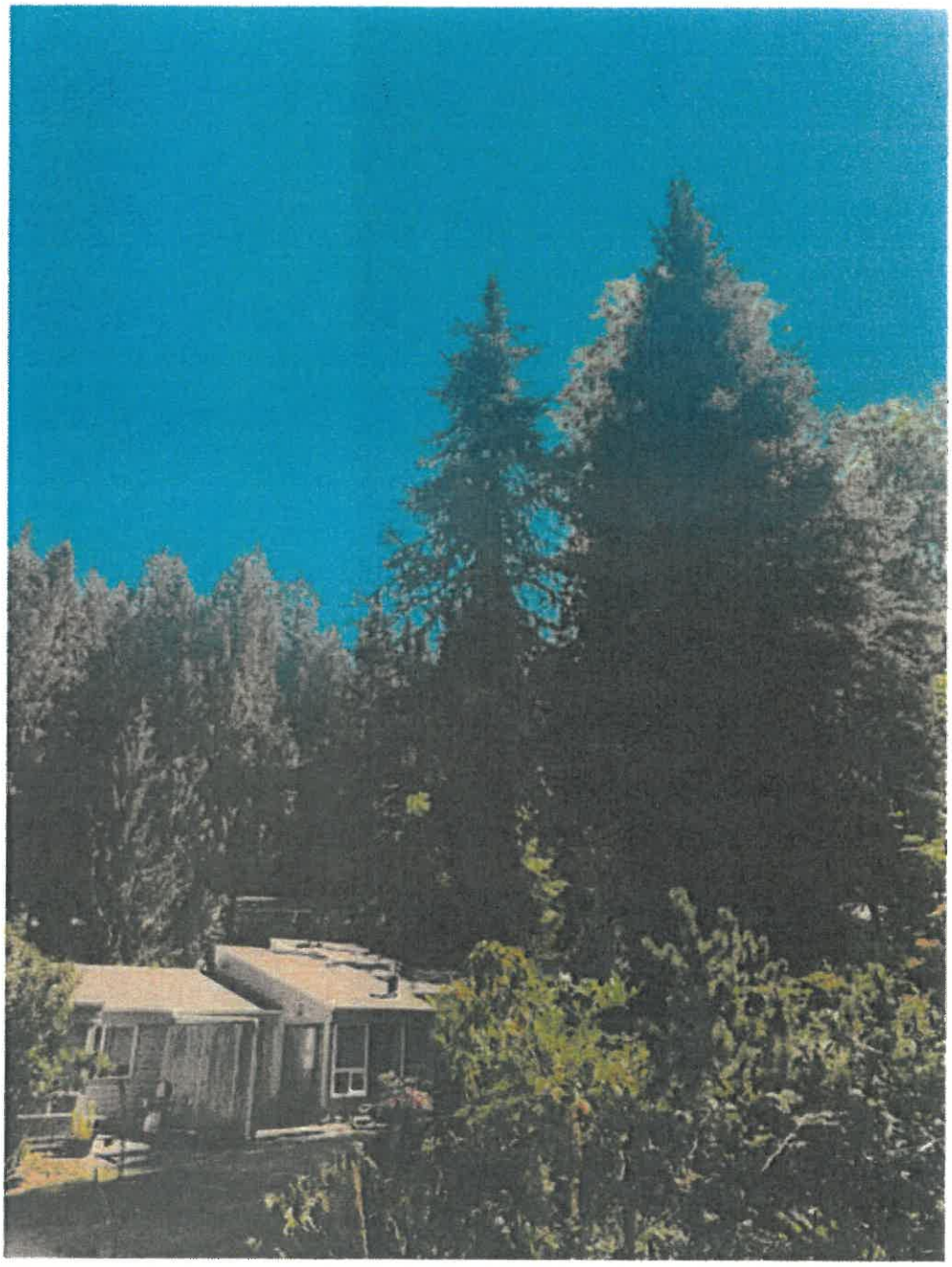
22 MARIGOLD DR. UNIT 23
BELLINGHAM, WA 98229
([redacted]) [redacted]
[redacted]@[redacted]

From: J R Philbeck [redacted]
Subject: tree 1
Date: Aug 11, 2026 at 6:58:57 AM
To: J.R. [redacted]



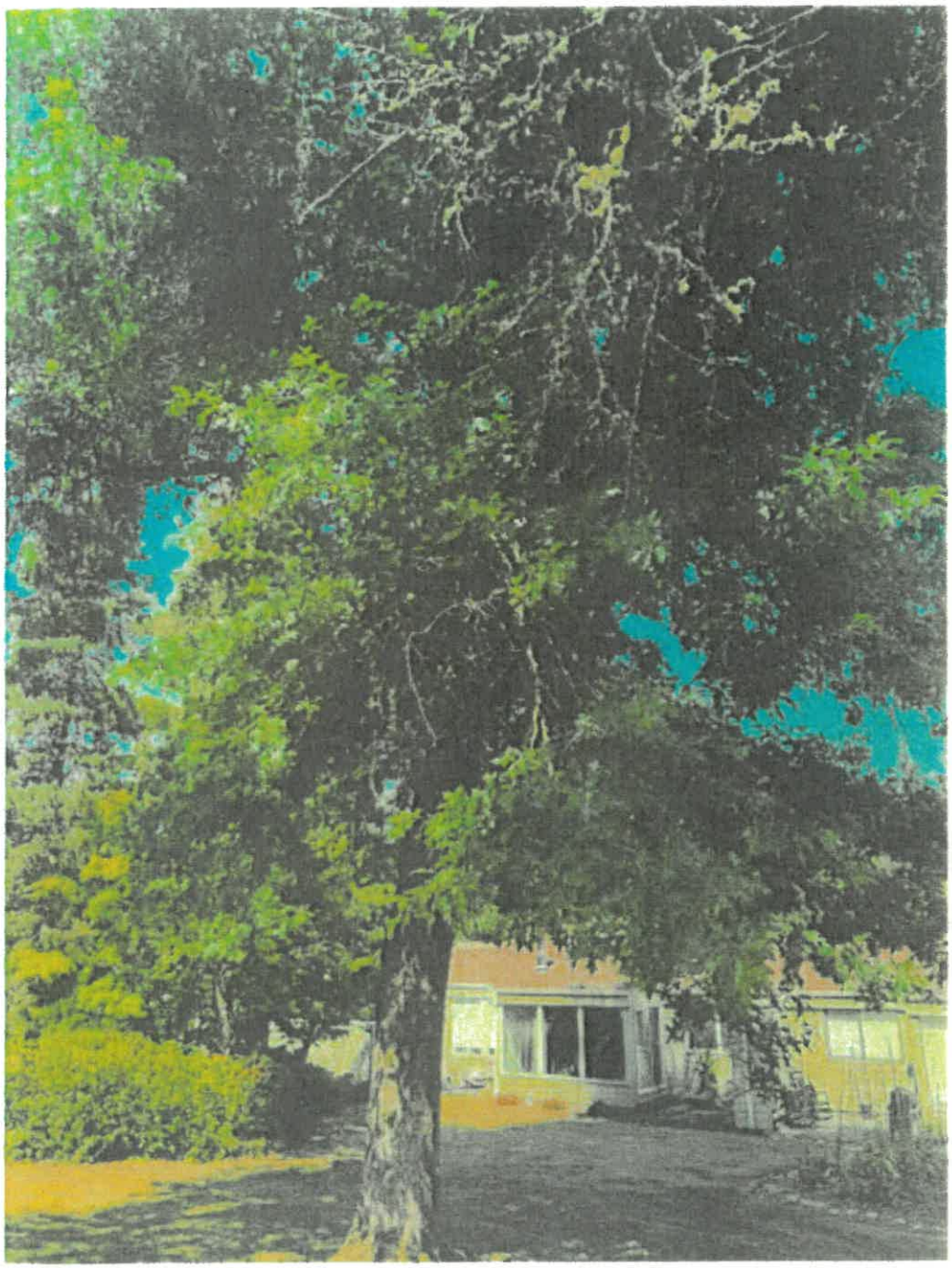
Sent from my JR Philbeck

From: J R Philbeck [redacted]
Subject: tree 2
Date: Aug 11, 2026 at 7:01:08 AM
To: J.R. [redacted]



Sent from my JR Philbeck

From: J R Philbeck [redacted]
Subject: trim tree
Date: Aug 11, 2026 at 7:01:57 AM
To: J.R. [redacted]

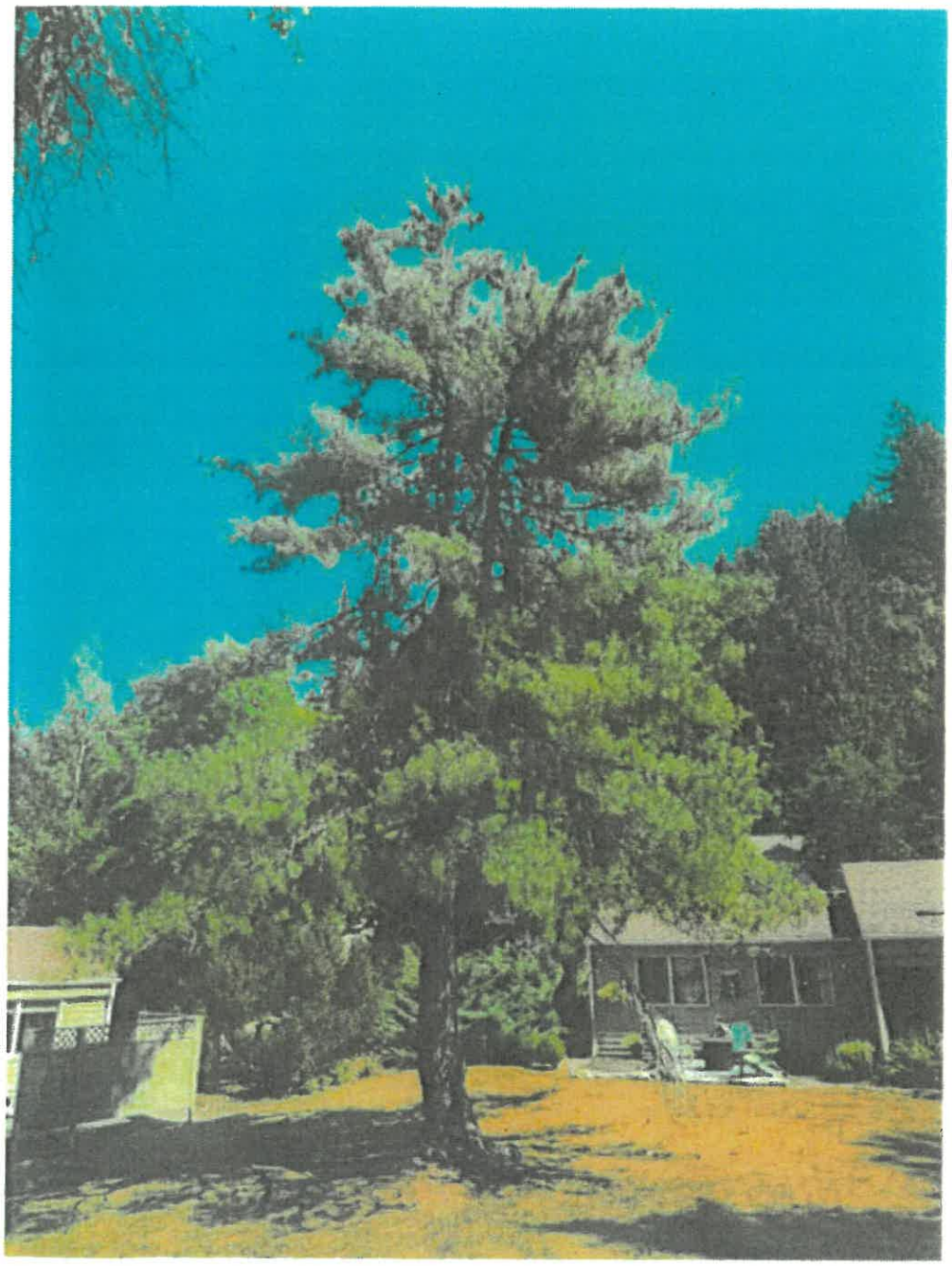


Sent from my JR Philbeck

From: J R Philbeck [redacted]
Subject: trim tree
Date: Aug 11, 2026 at 7:01:35 AM
To: J.R. [redacted]

Sent from my JR Philbeck

From: J R Philbeck [redacted]
Subject: trim tree
Date: Aug 11, 2026 at 7:02:27 AM
To: J.R. [redacted]



Sent from my JR Philbeck

RECEIVED
JUL 1 5 2026

Resubmission from the ACC Meeting on 08/16/2026

Item 14
Pg 1 of 6
G3

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

Street Address: 140 Rocky Ridge Drive Div 2 Lot 163
Owner: Kenneth Ridz
Mailing Address: 5810 Charleston Lane Cumming GA 30041
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. **

---

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

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

2 photos were sent to:
Accadmin@suddenvalley.com

Type:
___Fir ___Cedar ___Hemlock
___Alder X Maple ___ Other

Check any that apply:
X 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:
Removal of a Maple Tree (69 inches circumference at base - 22 inch diameter) bordering the front driveway (34 inches from the existing driveway and appx. 15 ft. from the house). At present there are already 2 massive Maple trees in BOTH the front and backyard. The tree in question, because of its

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

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

Owner Signature: [signature] Date: 7/15/26

proximity to both the Driveway and house has dropped several large limbs on the cars below, as well as the roof, over the past couple of winters. * Ben Rawls with Rawls Tree Service would be performing the work.

Rutz Tree Risk Assessment

Bellingham (Sudden Valley), WA 98229

Prepared for Kenneth Rutz
40 Rocky Ridge Dr.
Bellingham, WA 98229

Aubrey Stargell
PN6860A, TRAQ

Prepared by Aubrey Stargell, ArborFor, LLC
Forester, Certified Arborist PN 6860A, TRAQ

August 8, 2026

Minutes from the ACC Meeting on 08/06/2026

Item – 17	40 Rocky Ridge Dr, G3, Tree (Remove 1)		Video 00:00:00 – 00:00:00
Comments:	Please consult with an Arborist to discuss ways of bracing limbs, removing limbs, or a combination of both		
Discussion:	To preserve the tree.		
Action:	Denied	Motion: Terry	Unanimous

Purpose and Background Information

I was asked by Kenneth Rutz to conduct a Tree Risk Assessment of one bigleaf maple (*Acer macrophyllum*) tree located adjacent to his home at 40 Rocky Ridge Dr. for its relative risk to the home, pedestrian occupants, and driveway/vehicles at this site. The site was reviewed on 8/8/26.

Tree Risk Assessment Methodology

The relative hazard of a tree is determined by consideration of several factors. The first factor to consider is the likelihood of failure. This likelihood can be rated from Improbable to Imminent. Determining components of likelihood of failure include the detection and relative size or proportion of defective tree mass, soil conditions, degree of lean, the presence of pests or parasitic organisms, a tree's relative position in the landscape, and site history among others. Failure can range from partial failure (large branches, tops etc.) to total failure (tree is uprooted and toppled). Any of the points in this range has the potential to cause significant damage and or death, especially with large trees.

The second important component of a tree's relative hazard is the potential target and likelihood of impact if a tree fails. The target potential can be rated from Very Low to High. Factors contributing to target potential include the presence of buildings, pedestrians, and the frequency of occupation/presence of people.

The third factor contributing to a tree's relative hazard is the consequences of failure and impact. This is rated from Negligible to Severe.

There are also other risk factors to be considered such as sheltering by other trees, past grade changes/construction practices around a given tree, and historical/experiential characteristics specific to particular tree species.

The tree in this study was assessed by a Level 2 Tree Assessment (VTA) per the Tree Risk Assessment Qualification (TRAQ) protocol as developed by the International Society of Arboriculture (ISA) as of 2016. The TRAQ risk rating is derived from a combination of considerations including likelihood of failure, likelihood of impacting a target(s), and consequences of impact. The above factors are considered together to determine a risk rating that ranges from Low to Moderate to High to Extreme Risk. Low Risk means that failure and strike with significant to severe consequences is unlikely in a given time context. Moderate Risk means failure and strike with significant to severe consequences is somewhat likely within a given time context. High Risk means failure and strike with significant to severe consequences is likely in a given time context. Extreme Risk means that failure and strike with significant to severe consequences is very likely in a given time context. VTA is a commonly accepted method of hazard tree evaluation. The tree was visited and assessed by visually examining the

tree for species identification, form, defect, vigor, size, and potential targets. The risk time horizon for this assessment is three years. The tree was pre-marked with red/white checkered ribbon and marked with pink ribbon and labeled by Aubrey Stargell, ArborFor, LLC and designated Tree 1.

Results

Tree 1

Tree 1 is a 22" dbh (diameter at breast height) bigleaf maple with a height of ~ 90' and a crown spread of ~ 45'. It is located along the Rutz north property line 16' southwest of the home and 3' west of the driveway. The crown appears in good condition in terms of crown color but is somewhat unbalanced heavier over the driveway. There are limbs up to ~ 6" diameter and some junctions with tight branch angles and included bark hanging directly below parking below. This type of branch architecture can be more subject to failure under a wind/snow/ice load. Rutz stated that there have been a series of limb failure events over the last few years with some striking the home's roof and some landing in the driveway where vehicles are regularly parked. Recent broken 2" limbs near the home (see attached photo) corroborate this statement. The roots appear to be contributing to several cracks in the concrete driveway. The driveway appears to have a slight hump immediately adjacent to the trunk just 3' away. About 60% of the Critical Root Zone is covered by the driveway, Rocky Ridge Dr., and the home's foundation.

Given this series of recent events and site circumstances, the TRAQ risk rating for Tree 1 is High for partial crown failure and strike of the underlying vehicles or home.

See the attached photos for illustration of current site conditions.

Disclaimer

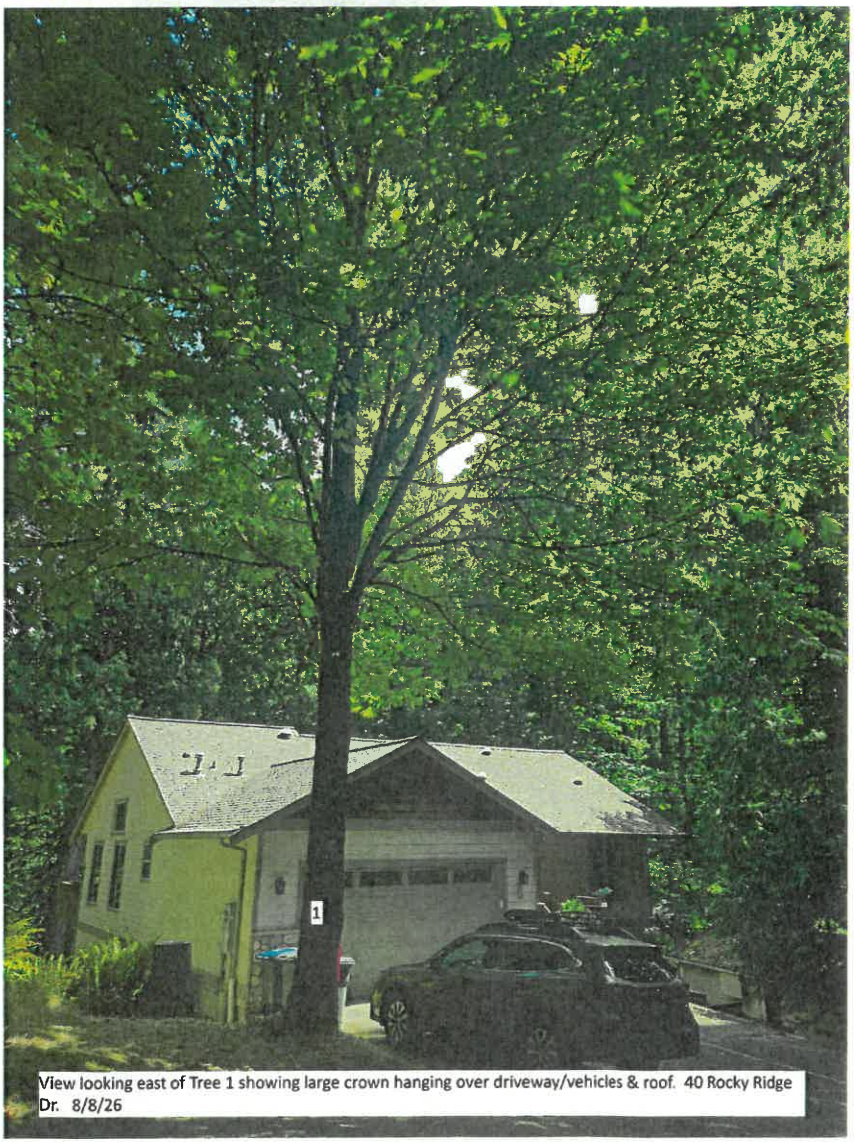
This Tree Risk Assessment uses accepted professional methods for evaluation and exercises a reasonable standard of care. Aubrey Stargell and ArborFor, LLC in no way warrant the relative stability or safety of any tree either expressed or implied due to the potential of undetected defect or acts of God/force majeure. There are many other trees on the property and adjacent properties that were not evaluated and no representations are made or implied whatsoever regarding their safety or hazard. Be advised that even a healthy and apparently stable tree can be a hazard under adverse conditions. This tree is not a Geotechnical Assessment and should not be construed as such.

Respectfully,

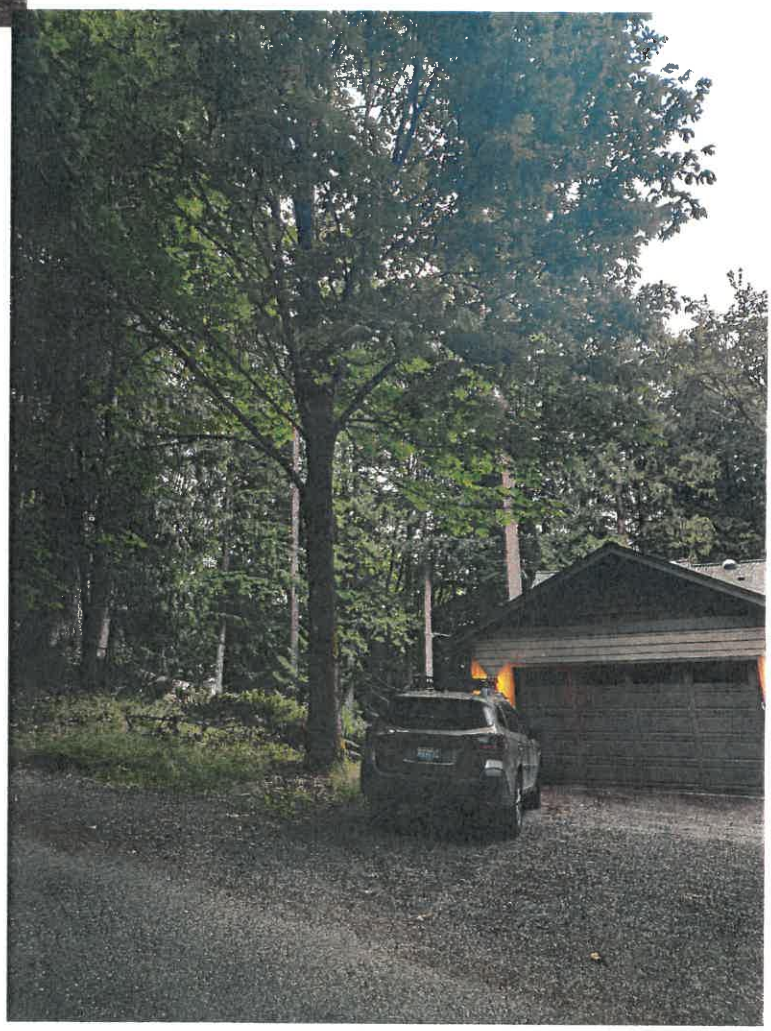
Aubrey Stargell

Aubrey J. Stargell, ArborFor, LLC
Forester, ISA Certified Arborist PN-6860A, TRAQ

View looking west showing base of Tree 1 in close proximity to driveway and slight hump/rise in driveway from root pressure immediately adjacent to the trunk. 40 Rocky Ridge Dr. 8/8/26



View looking east of Tree 1 showing large crown hanging over driveway/vehicles & roof. 40 Rocky Ridge Dr. 8/8/26



RECEIVED
AUG 13 2025
By

Resubmission from the ACC Meeting on 08/21/25.

Sudden Valley Community Association
Exterior Alteration Request

Item 15
Pg 1 of 3
G3

Street Address: 4 MIDNIGHT CT Div 22 Lot 19
Owner: FRANK KOTERBA, TAM CHELBREN-KOTERBA
Mailing Address: 4 MIDNIGHT CT BELLINGHAM WA. 98229
Phone: [redacted] Email: [redacted]

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

Requested for:
- ☐ Existing home
- ☐ New construction

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

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

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

SEE ATTACHED

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: 8/13/2025

Exterior Alteration Request/ Variance Request – 4 Midnight Ct, Division 22, Lot 19
Owners - Frank W Koterba, Pam Chelgren-Koterba
Phone: 360 927-0544. Email: fwkiii17@gmail.comx

On the left/south side of the property:

- We Want to rebuild and alter the existing rockery across the front and add terracing to that side.
- Add an irrigation system.

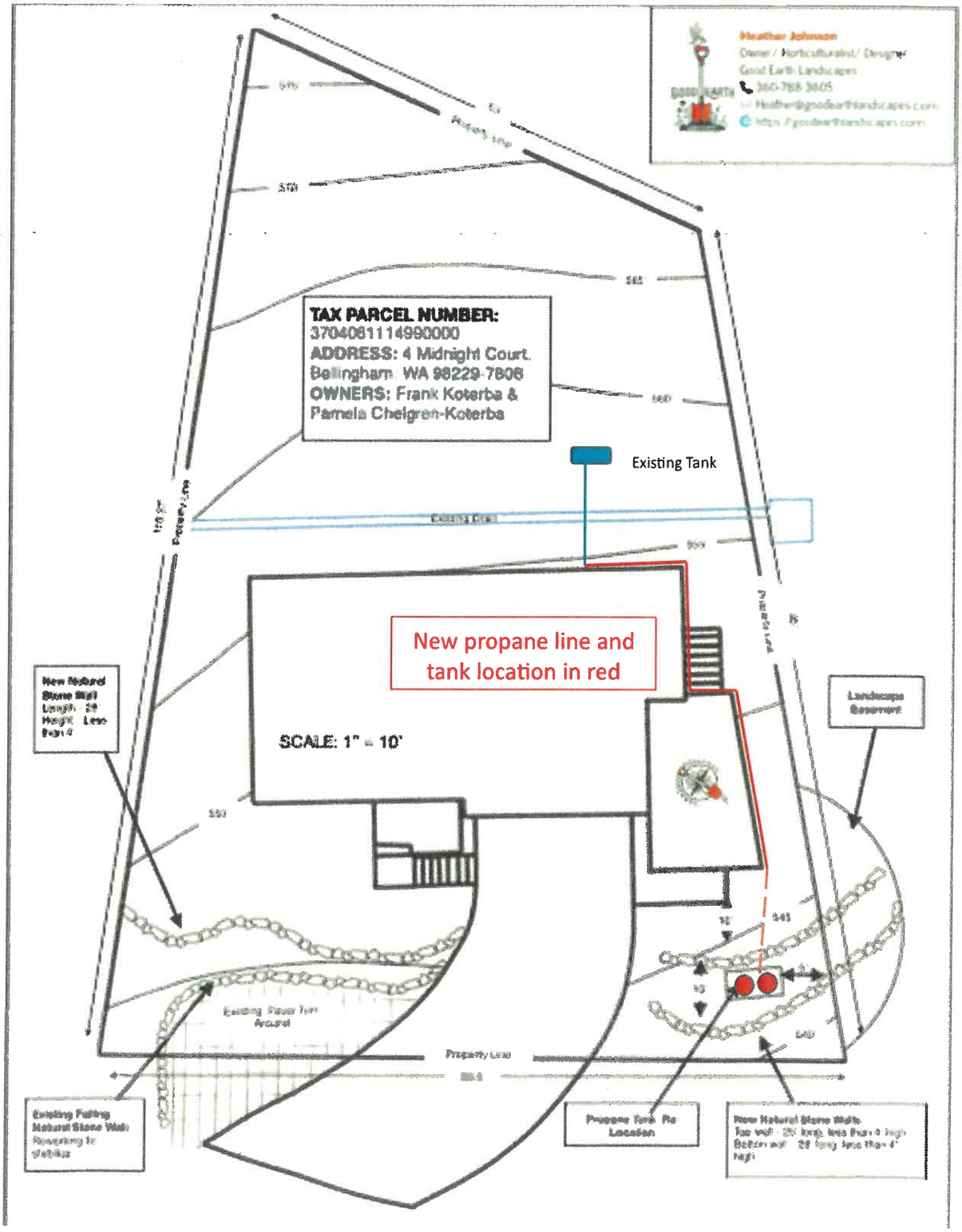
On the right/north side of the property.

- Add rockeries to terrace the slope and provide access to the back of the property for subsequent work next year.
- Move the propane tank to the front of the property.
- Add an irrigation system.

We may need variances for the propane placement and the access to the rear of the property.

4 Midnight Ct Bellingham WA 98229. Div. 22, Lot 19 Sudden Valley

Landscape and propane tank relocation – 2026



RECEIVED
AUG 13 2025
By

Resubmission from the ACC Meeting on 08/21/25.

Sudden Valley Community Association
Variance Request

Item 16

Street Address: 4 MIDNIGHT CT Div 22 Lot 19
Owner: FRANK KOTERBA PAM CHELGREN KOTERBA
Mailing Address: 4 MIDNIGHT CT BELLINGHAM WA 98229
Phone: [redacted] Email: [redacted]

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

Requested for:
- ☐ 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 Guideline14.8.12 for more information.

Give a full description of the request and need for the variance:
- SEE ATTACHED DESCRIPTION

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

Owner Signature: [signature] Date: 8/13/2025

ACC Staff Comments:

Exterior Alteration Request/ Variance Request – 4 Midnight Ct, Division 22, Lot 19
Owners - Frank W Koterba, Pam Chelgren-Koterba
Phone: 360 927-0544. Email: fwkiii17@gmail.comx

On the left/south side of the property:

- We Want to rebuild and alter the existing rockery across the front and add terracing to that side.
- Add an irrigation system.

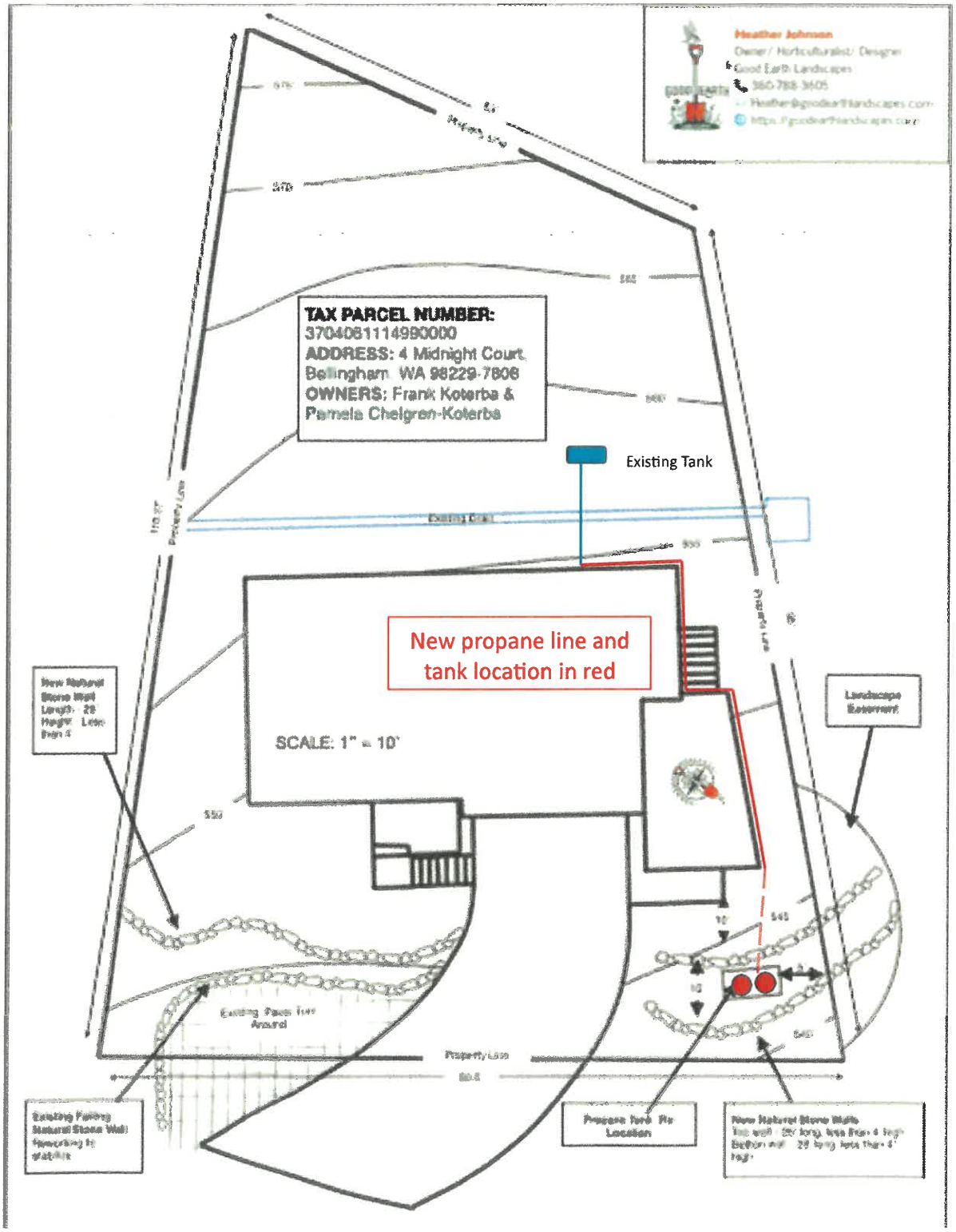
On the right/north side of the property.

- Add rockeries to terrace the slope and provide access to the back of the property for subsequent work next year.
- Move the propane tank to the front of the property.
- Add an irrigation system.

We may need variances for the propane placement and the access to the rear of the property.

4 Midnight Ct Bellingham WA 98229. Div. 22, Lot 19 Sudden Valley

Landscape and propane tank relocation – 2026



RECEIVED
AUG 1 0 2026

Item 17
Pg 1 of 2
G3

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

Street Address: 18 N. SUMMIT DR Div 22 Lot 58
Owner: MICHAEL THOMPSON
Mailing Address: 18 N SUMMIT DR
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. **

---

1 Number of trees/shrubs
X # Removal ____ # Limbing

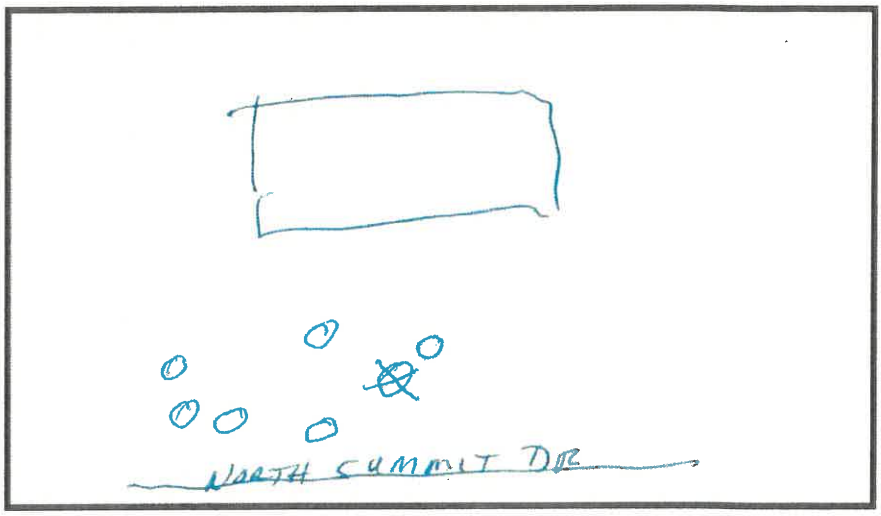
Type:
X Fir ___ Cedar ___ Hemlock
___ Alder ___ Maple ___ Other

Check any that apply:
___ Property or personal danger
X Dead/Diseased
___ Leaning
___ Roots exposed
___ On a slope
___ Creation/maintenance of view

___ Replanting trees/shrubs

___ Located on SVCA property
X 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.*

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



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:
FIR TREE DIEING FUNGUS 18" DIAMETER

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

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

Owner Signature: Michael Thompson Date: AUG 10, 2026

Estimate for Tree Work

4052 Jones Lane
Bellingham, WA 98225
Telephone: (360) 738-8533
Visit us at our website:
www.westernstartree.co

Russ Riviere

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Pg 2 of 2

Licensed • Insured

We accept Visa & Mastercard

Client Michael Thompson
Address 18 N. Summit Dr.
Telephone (206) 459-7637 v.

Date 8 Aug. '26

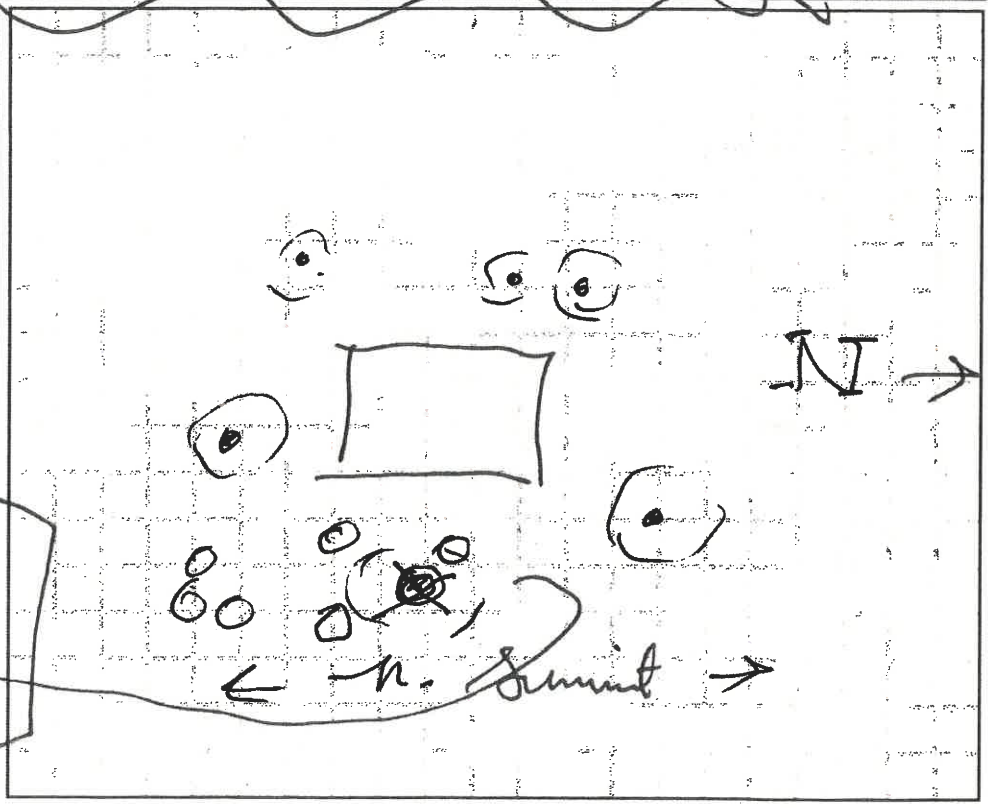
Job Description

4 shrubs + cherry trim $450 ish
roofing + painting pending

go

Notes

fir with shelf fungus removal: ~ $4000 ish



I hereby authorize Western Star Tree service to perform work outlined on this estimate form.
Payment is due in full upon completion of the work.

Estimate: _____

Tax: 9%

Total: _____

X _____
Signature Date

RECEIVED
AUG 07 2026

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G3

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

Street Address: 32 Twin Flower Circle Div 22 Lot 79
Owner: Shirley Elsner
Mailing Address: 32 Twin Flower Circle, B'Ham, WA 98229
Phone: [redacted] Email: [redacted]

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

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

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_____Number of trees/shrubs
_____# Removal 1 # Limbing

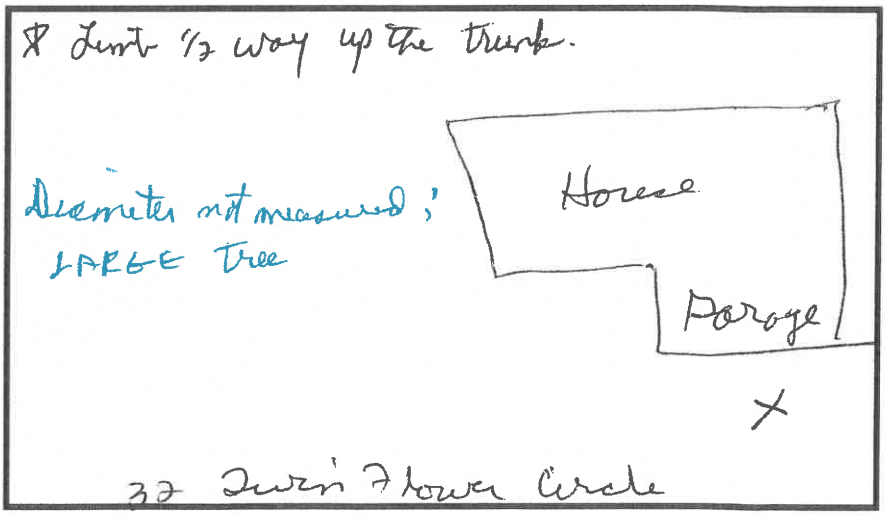
On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

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.*



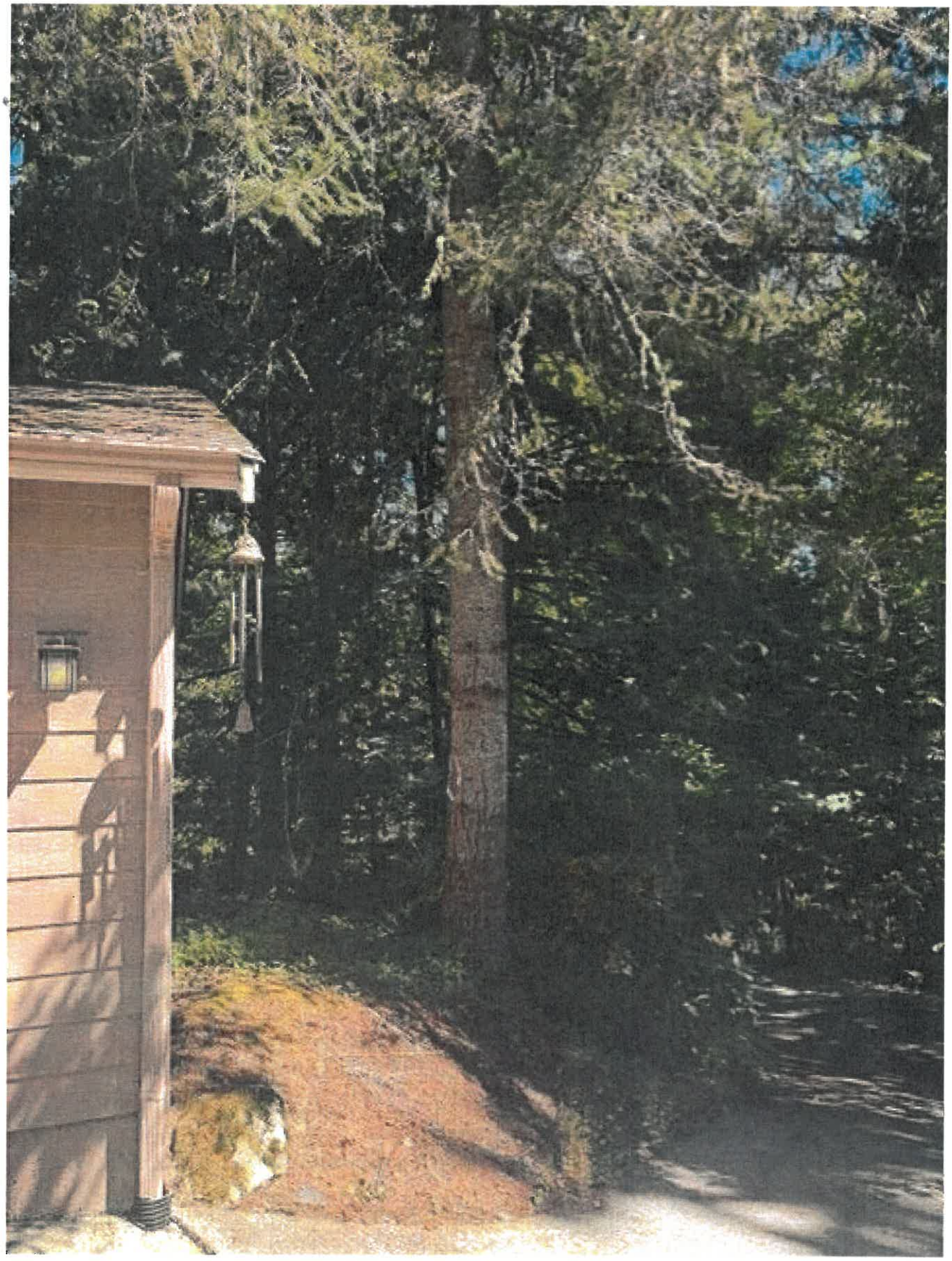
Please refer to ACC Guideline 14.10 for more information. Please email to: office@suddenvalley.com

Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed: Example: across street at 19 Twin Flower was limbed at time of house construction. My tree has moss or fungus on lower limbs & threatens/~~all~~ messes on my roof and is constant mess in driveway. I'm tired of slipping on needles when cleaning up the mess.

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: Shirley Elsner Date: 8-6 26



Resubmission from the ACC Meeting on 08/06/2026.

New Construction Checklist & Application Packet

Rec'd 08/11/2026, 5:54 PM

APPLICATION FOR NEW CONSTRUCTION

Circle Type:	Home Construction	Remodel	Addition	Other (Describe):
Street Address: 26 Shetland Ct Bellingham WA				Div/Lot
Owner(s) Name(s): Ilia Gokelman				
Mailing Address: 4235 Cody RD Blaine WA 98230				
Email Address: Leverage Contracting @Gmail.com	Cell Phone 360 739 1592			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: 360 739 1592	Office Phone: —

Bank or Loan Agency: None			
Valuation of Structure: $ 450,000		Square Footage: 3,000	
Use: (*Circle*)	Permanent Residence	Vacation/ Weekend	Rental
Variance Request (*Circle*):	Yes	No	If Yes, must attach Variance Request form

The following items must be submitted at time of application:

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

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): [signature]

Printed Name of Owner: Ilia Gekelman Date 6 / 17 / 26

ACC Inspector Report 26 Shetland Ct

Lot size: 6,962 SF

Property coverage: 35%

Open Space: 62.5%

Front setback: 37'

Rear setback: 38' 4"

Side setback: 5' 6"

Side setback: 14' 6"

Driveway grade: 0%

Height:

25' Definition 2

14' 7" Definition 1

ACC Inspector Notes

Minutes from the ACC Meeting on 08/06/2026

Item – 19	26 Shetland Ct, G5, New Construction ***Resubmission***		Video 00:49:06 – 01:32:30
Comments:	Install a guardrail at the top and along the length of the retaining wall following the Whatcom County Building Code. Provide a Landscape Plan showing the existing trees in relation to an outline of the house.		
Discussion:	Show which trees are being removed and where the new trees are being planted. Use a ration of five new trees to be planted for each one tree being removed.		
Action:	Denied	Motion: Daniel	Unanimous

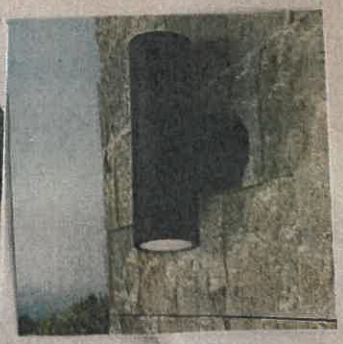
New Construction Checklist & Application Packet

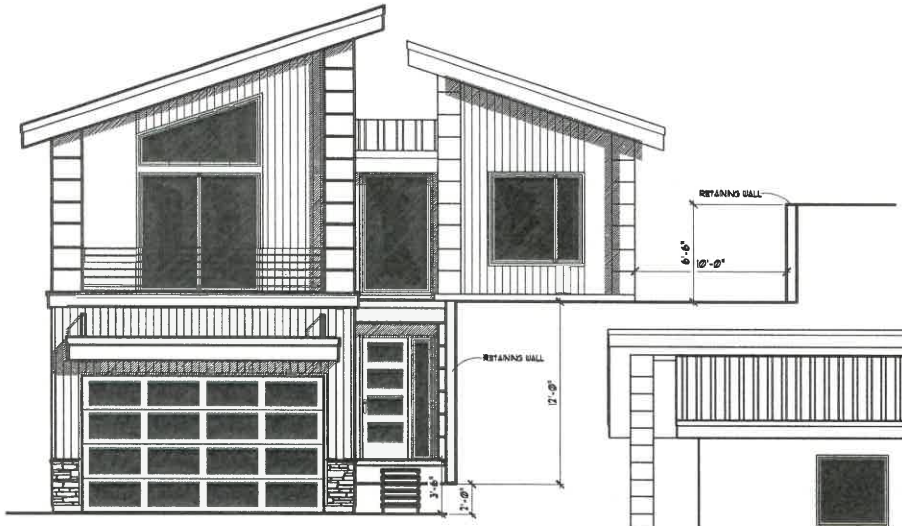
SPECIFICATION SHEET

Street Address: 26 Shetland Ct	Div/Lot
Owner(s/Contractor) Name(s): Ilia Gekelman Leverage Contracting LLC	

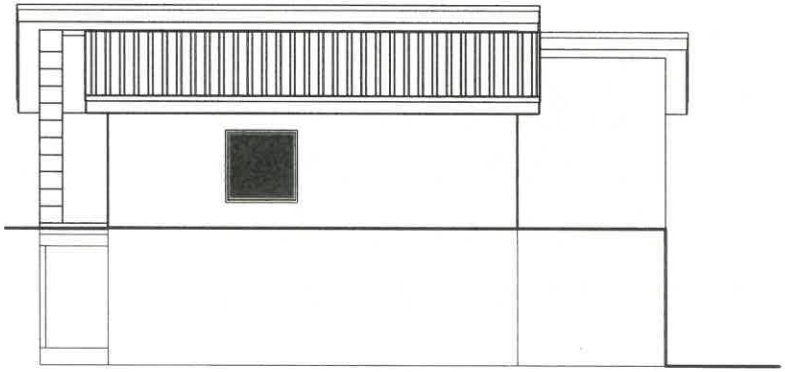
Siding Type:	Fiber Cement Hardi
Trim Type:	Wood
Gable Type:	Hardi
Roof Type:	Composite.
Lighting Type:	Standard
Retaining Wall Materials:	Concrete
Other Finish Materials:	None

Samples

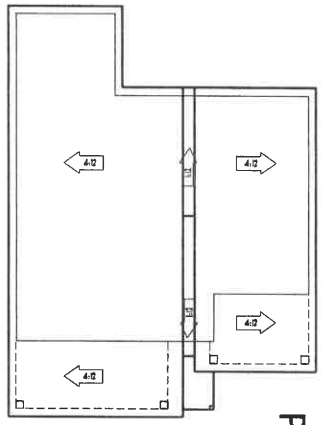
SIDING/BODY COLOR	TRIM COLOR	ACCENT COLOR
Mindful Gray SW 7016	Mushroom SW 9587	Garage Door: Black Standard Front Door: Black Standard Other (Specify Locations): None
ROOF COLOR	RETAINING WALL SAMPLE	LIGHTING SAMPLE
		



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



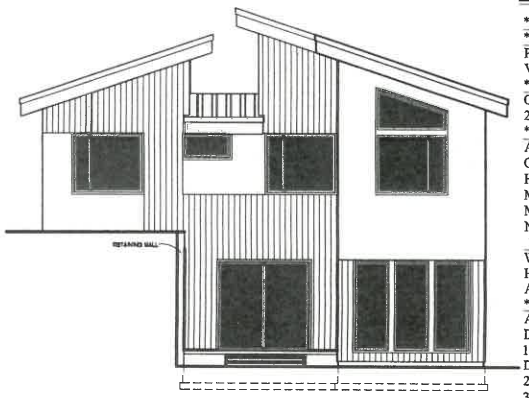
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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

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

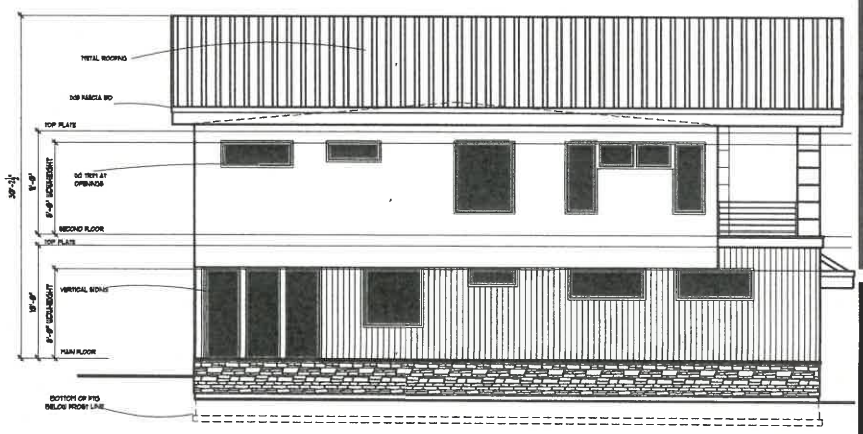
MAIN FLOOR	1128 S.F.
GARAGE	472 S.F.
FRONT PORCH	57 S.F.
SECOND FLOOR	1433 S.F.
BALCONY	180 S.F.
TOTAL	3,270 S.F.



REAR 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 FENESTRATION 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



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

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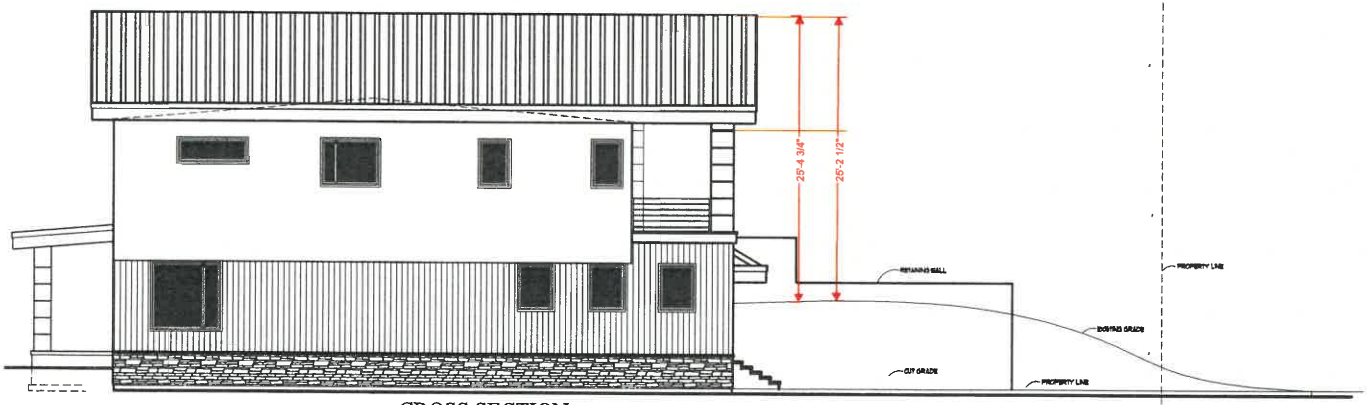
EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THESE DRAWINGS BY STYLE HOME DESIGN LLC. HOWEVER: THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS & PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK, PRODUCT OF, OWNED BY, AND ARE THE PROPERTY OF STYLE HOME DESIGN LLC

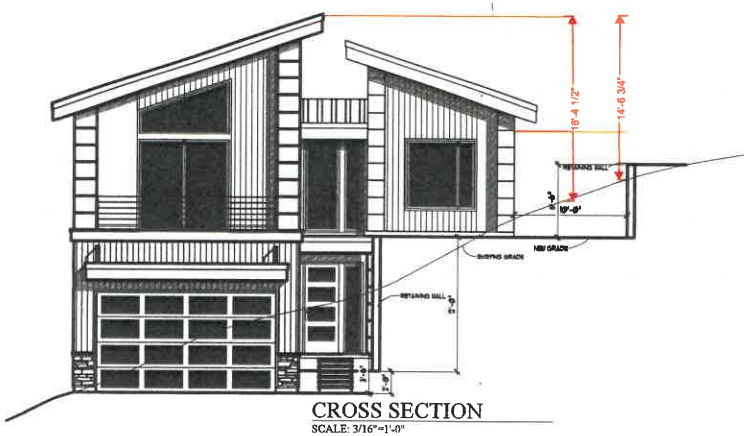
STYLE
HOME DESIGN LLC
SPOKANE, WA 99217
STYLE
HOME DESIGN LLC

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

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



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



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

WALL BRACING NOTES

Continuous Sheathing Method - 2021 IRC Section 602.10.4.2

Length requirements for Continuously Sheathed Wood Structural Panel (CS-WSP)

Adjacent clear opening height to braced panel	Min. Length of Braced Wall Panel				
	8'	9'	10'	11'	12'
64"	24"	27"	30"	33"	36"
68"	26"	27"	30"	33"	36"
72"	27"	27"	30"	33"	36"
76"	30"	29"	30"	33"	36"
80"	32"	30"	30"	33"	36"
84"	35"	32"	32"	33"	36"
88"	38"	35"	33"	33"	36"
92"	43"	37"	35"	35"	36"
96"	48"	41"	38"	36"	36"

For openings greater than 96" refer to Table R602.10.5

1. Exterior braced wall panel shall begin within 10 feet from each end of a braced wall line. The distance between adjacent edges of braced wall panels along a braced wall line shall be no greater than 20 feet.

Braced wall lines shall be continuously sheathed with 7/16" APA RATED SHEATHING 24/16, exposure 1, as a continuously sheathed wall.

Panel edge nailing is 8d Common (2.5" × 0.131") @ 6" o.c. Panel interior or field nailing is 8d Common (2.5" × 0.131") @ 12" o.c. Edge blocking is required @ braced wall panels only.

R602.10.2.2 A braced wall panel shall begin within 10 feet from each end of a braced wall line as determined in section \R602.10.1.1. The distance between adjacent edges of braced wall panels along a braced wall line shall be not greater than 20 feet as shown in figure R602.10.2.2.

2. Stagger top plate splices by 2'-0" min. and nail splice with 16d @ 3".

3. Anchor bolts should be installed within 12" of the end of a wall or the end of a plate at a splice. Anchor bolt min. embedment is 7".

4. Install floor and roof sheathing with face grain perpendicular to supports with long edges continuous over 2 or more supports and short edges staggered.

Roof sheathing shall be 7/16" APA RATED SHEATHING 24/16, exposure 1. Nail with 8d @ 6" at panel edges and 8d @ 12" at field.

Floor sheathing shall be 3/4" T&G APA STURD-I-FLOOR 16 O.C. or equal. Glue and nail with 8d ring or screw shank @ 6" at panel edges and 8d @ 12" at field.

5. Interior braced walls to be gypsum board with minimum 1/2" thickness placed on studs spaced a maximum of 24" o.c. and fastened at 7" o.c. with gypsum board nails, 0.086" in diameter, 1-5/8" long, 9/32" head.

HEADERS

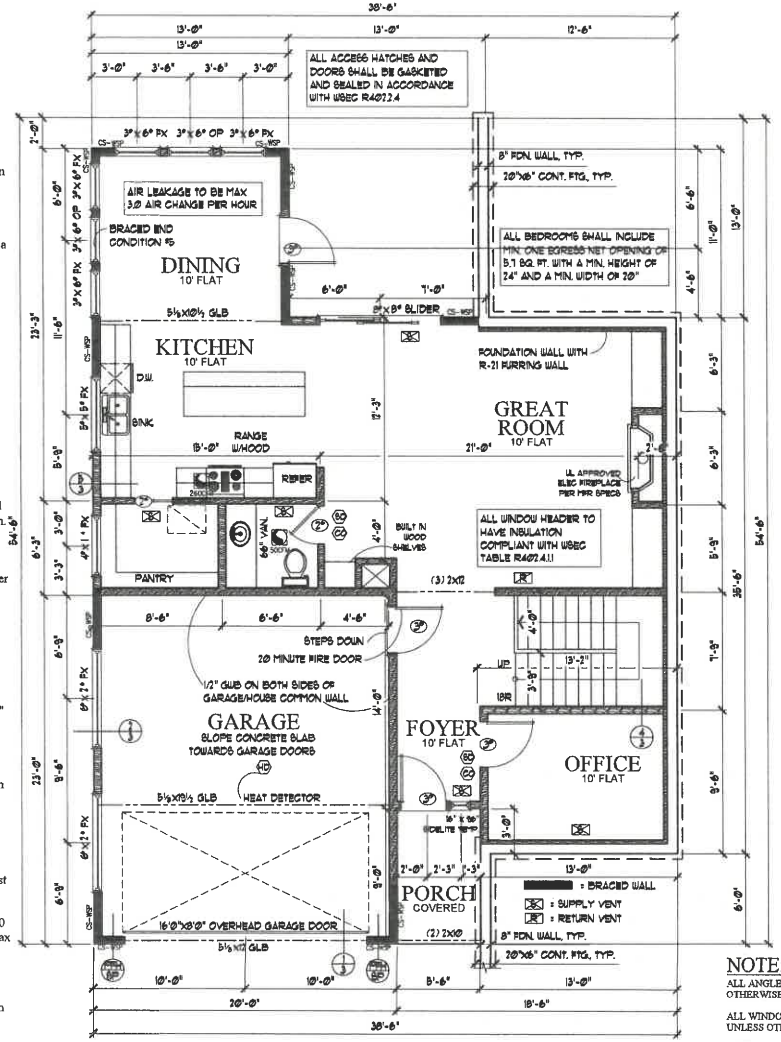
*Due to varied geographic locations and selected manufacturer specifications all beam types and sizes must be verified prior to fabrication.

1. All headers supporting roof and ceiling to be (2)- 2x10 minimum for max. span of 6'-1" with 2 jack studs, for max bldg span of 32'-0", (refer to table R602.7(1) for span greater then 32'-0").

2. Headers supporting roof, ceiling & exterior bearing floor to be (3)-2x10 minimum for max. span of 5'-1" with 2 jack studs, for max bldg span of 32'-0" (refer to table R602.7(1) for span greater then 32'-0").

3. To reduce/increase sizes for particular openings, refer to plan or to 2021 IRC table R602.7(1).

4. For all interior header sizes & locations, refer to plan.



MAIN FLOOR PLAN

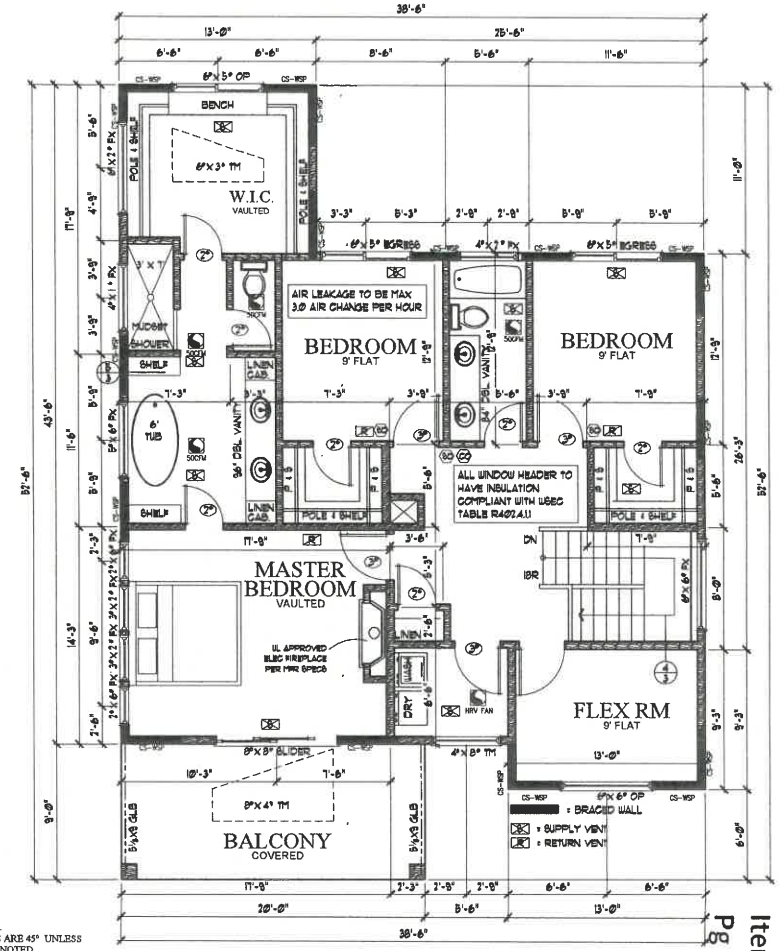
SCALE: 1/4"=1'-0"

NOTE:

ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED

ALL WINDOWS @ 8'-0" A.F.F. UNLESS OTHERWISE NOTED

FANS -
FOR EXHAUST FAN SIZE AND LOCATION REFER TO NOTES & SPECIFICATIONS, VENTILATION (I.M.C)



SECOND FLOOR PLAN

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

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SPOKANE, WA 99217
STYLE HOME DESIGN LLC

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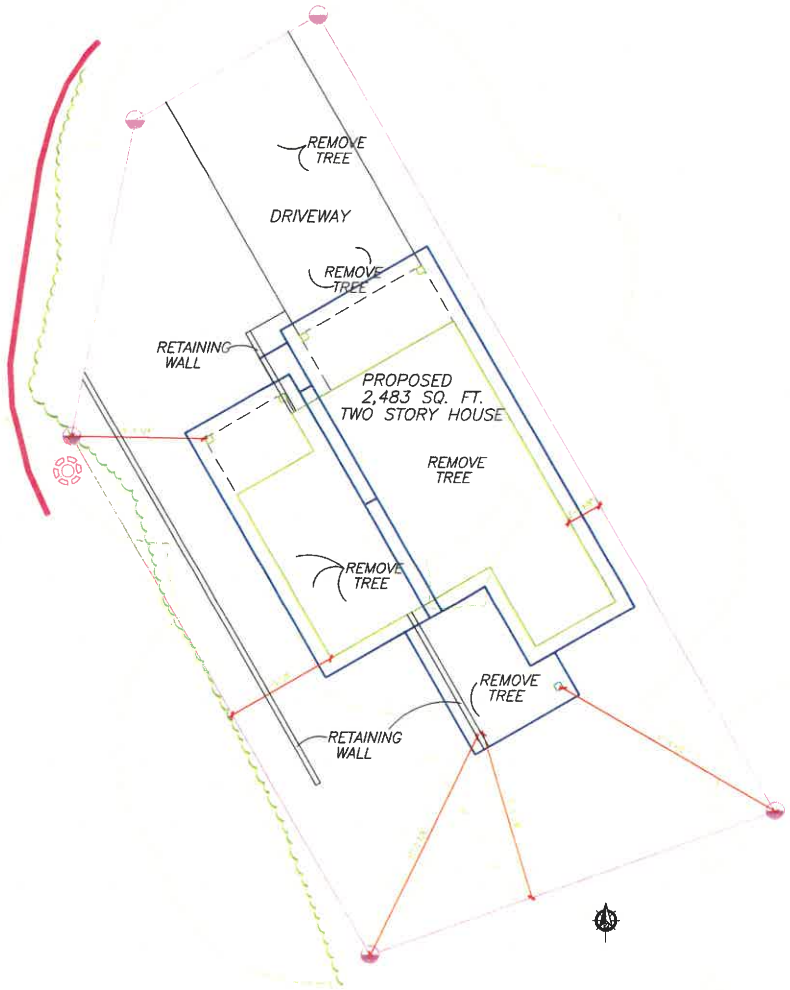
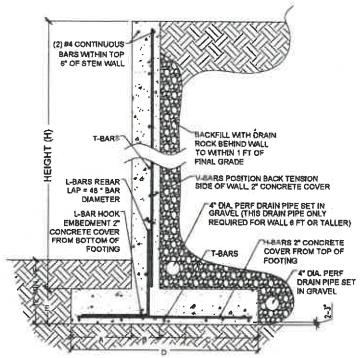
MAIN FLOOR PLAN
SECOND FLOOR PLAN
2,561 SQ.FT. TWO-STORY

DRAWN BY: NL/DK
DATE: 10/01/2024
SCALE: 1/4"=1'-0"
JOB NO: 2561-T
SHEET 2 OF 4 SHEETS





RETAINING WALL SCHEDULE

H	A	B	C	D	E	V-BARS	L BARS	H BARS	T BARS
2'-4"	0'-8"	0'-8"	6'-8"	2'-0"	0'-8"	#4 @ 12" O.C	#4 @ 12" O.C	#4 @ 24" O.C	#4 @ 12" O.C
4'-8"	1'-0"	0'-8"	14	2'-8"	0'-10"	#4 @ 10" O.C	#4 @ 10" O.C	#4 @ 18" O.C	#4 @ 12" O.C
6'-8"	1'-0"	0'-10"	2'-2"	4'-0"	1'-0"	#4 @ 8" O.C	#4 @ 8" O.C	#4 @ 12" O.C	#4 @ 10" O.C
8'-10"	1'-2"	1'-0"	2'-10"	5'-0"	1'-2"	#5 @ 8" O.C	#5 @ 6" O.C	#4 @ 10" O.C	#4 @ 8" O.C
10'-12"	1'-4"	1'-2"	3'-6"	6'-0"	1'-4"	#6 @ 6" O.C.	#6 @ 6" O.C.	#4 @ 8" O.C	#4 @ 6" O.C

(F) RETAINING WALL DETAIL

SCALE: 3/4" = 1' - 0"

ACTION	BY	DATE
DESIGNED	VK	3-7-26
DRAWN	VK	
CHECKED (FIELD)		
CHECKED (HDQTS.)		
OTHER		

S4

REVISIONS	DATE

PROPOSED SFR FOR ILYA GEKELMAN

SUDDEN VALLEY WA 98229

RETAINING WALL PLAN

3/7/2026

REGISTERED STAMP

Kaskade Konstruction ENGINEERING DESIGN LLC

General notes Standard Structural Specifications

STANDARDS

ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION. CONTRACT DRAWINGS / DIMENSIONS ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CONSULTANT DRAWINGS BY OTHER DISCIPLINES ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS. REPORT DIMENSIONAL OMISSIONS OR DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL, MECHANICAL, ELECTRICAL OR CIVIL DRAWINGS TO ARCHITECT PRIOR TO PROCEEDING WITH WORK. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK. SOME SECONDARY ELEMENTS ARE NOT DIMENSIONED SUCH AS, WALL CONFIGURATIONS, INCLUDING EXACT DOOR AND WINDOW LOCATIONS, ALCOVES, SLAB SLOPES AND DEPRESSIONS, CURBS, ETC. VERTICAL DIMENSIONAL CONTROL IS DEFINED BY ARCHITECTURAL WALL SECTIONS AND BUILDING SECTIONS. STRUCTURAL DETAILS SHOW DIMENSIONAL RELATIONSHIPS TO CONTROL DIMENSIONS DEFINED BY ARCHITECTURAL DRAWINGS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

Reference code and standards

- International Residential Code IRC 2021
- Washington State Building Code
- National Design Specification for Wood Construction, NDS 2021
- Wood Frame Construction Manual, AWC 2021
- Building Code Requirements for Structural Concrete, ACI 318-11
- Minimum Design Loads for Building and Other Structures, ASCE 7-16
- Steel Construction Manual, 16th Edition, AISC 2021

GENERAL CONSTRUCTION NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES TO AND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES. PROVIDE ADEQUATE RESISTANCE TO LOADS ON THE STRUCTURES DURING CONSTRUCTION PER ASCE/SEI ASCE STANDARD NO. 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

DESIGN LOADING CRITERIA

THE STRUCTURAL DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE INTERNATIONAL BUILDING CODE. IN ADDITION TO THE DEAD LOAD OF THE STRUCTURE, THE FOLLOWING LOADS WERE USED FOR DESIGN:

Structural Design Criteria:

VERTICAL LOADS:

SOILS AND FOUNDATION DESIGN CRITERIA (IBC CH. 18)

SUBSURFACE INVESTIGATION SHALL BE REQUIRED PER 1803.2. IN THE ABSENCE OF A SOILS REPORT, FOUNDATION DESIGN SHALL BE DETERMINED BY THE LOCAL JURISDICTION OR PER IBC TABLE 1806.2

1. SOIL BEARING PRESSURE: 1500 PSF
2. ACTIVE PRESSURE - RESTRAINED: 45 PCF
3. ACTIVE PRESSURE - UNRESTRAINED: [illegible] PCF
4. PASSIVE RESISTANCE: 250 PCF
5. COEFFICIENT OF FRICTION: 0.25
6. LOCAL FROST DEPTH: [illegible]

ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH OR COMPACTED STRUCTURAL BACKFILL. AREAS OVER EXCAVATED SHALL BE BACKFILLED WITH CLEAN STRUCTURAL BACK FILL

GRAVITY: Roof= 30psf Live, 15 psf dead, Floors: 40psf live, 12psf Dead, Decks and Balconies: 60 psf live, 10 psf dead

Exterior Walls: 12psf, Interior Walls: 10 psf

LATERAL FORCES

LATERAL FORCES ARE TRANSMITTED BY DIAPHRAGM ACTION OF ROOF AND FLOORS TO SHEAR WALLS. LOADS ARE THEN TRANSFERRED TO FOUNDATION BY SHEAR WALL ACTION WHERE ULTIMATE DISPLACEMENT IS RESISTED BY PASSIVE PRESSURE OF EARTH AND/OR SLIDING FRICTION. OVERTURNING IS RESISTED BY DEAD LOAD OF THE STRUCTURE

WIND:

THE BUILDING MEETS THE CRITERIA TO USE THE METHOD 2 - SIMPLIFIED ENVELOPE PROCEDURE PER ASCE 7-16.

- EXPOSURE CATEGORY = B
- BASIC WIND SPEED, (3 SEC. GUST), V = 110 MPH
- RISK CATEGORY PER TABLE 1.5-1 =
- TOPOGRAPHIC FACTOR K = 1.0
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18

SEISMIC:

Per IBC 2018, Risk Category II, Wind Exposure C, Basic Wind Speed 110MPH.

(ASCE 7-16) V = 0.0W
SEISMIC IMPORTANCE FACTOR, Ie = 1.0
RISK CATEGORY OF BUILDING PER TABLE 1.5-1 = II
SPECTRAL RESPONSE ACCELERATIONS Ss = 1.240 S1 = 0.491
SITE CLASS PER TABLE 20.3-1 = D
DESIGN SPECTRAL RESPONSE ACCELERATIONS SDS = 0.853 & SD1 = 0.420
SEISMIC DESIGN CATEGORY = D
W = EFFECTIVE SEISMIC WEIGHT OF BUILDING = 1154
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE
RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1, R = 6.5
Cs (ULTIMATE) = 0.216
DESIGN BASE SHEAR V (ULTIMATE) = [illegible]

Codes. All materials and workmanship shall adhere to the minimum requirements of the reference codes and 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 Precautions employed, and the finish 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 finished 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. Kasko Engineering will not enforce safety measures or regulations, nor will the owner or the designer.

Temporary Support: The builder must provide adequate support to all walls, beams, roofs, columns, and floor during construction. The design of these supports is not included unless specifically shown. Contractor shall be responsible for adequacy of all temporary support systems.

Geotechnical Report: Kasko Engineering strongly recommends that a geotechnical report be performed by a qualified geotechnical engineer for all work based on structure. If this information is not supplied to Kasko Engineering, footings are designed for 1500 psf allowable soil bearing pressure.

FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH OR "STRUCTURAL BACKFILL". NATIVE EARTH BEARING SHALL BE SURFACE COMPACTED. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH LEAN CONCRETE (F'c=2000 PSI) OR "STRUCTURAL BACKFILL". AREAS DESIGNATED "STRUCTURAL BACKFILL" SHALL BE FILLED WITH APPROVED WELL-GRADED BANKRUN MATERIAL. MAXIMUM SIZE OF ROCK 4". FROZEN SOIL, ORGANIC MATERIAL AND DELETERIOUS MATTER NOT ALLOWED. COMPACT TO AT LEAST 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM ARCHITECT. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.

FREE DRAINING BACKFILL MATERIAL FOR RETAINING & BASEMENT WALLS

A CLEAN, FREE DRAINING, WELL GRADED GRANULAR MATERIAL CONFORMING TO ASTM D2487 GW OR SW WHOSE MAXIMUM PARTICLE SIZE DOES NOT EXCEED 3/4" AND WHOSE FINES CONTENT (MATERIAL PASSING THE NO. 200 SIEVE) DOES NOT EXCEED 5%.

Surface drainage. Finish grades are to be at least 6" below wood siding. Lots shall be graded to drain water away from the foundation. The grade shall fall a minimum of 6" in the first 10 ft. If 6" of fall is not permissible, impervious surface shall be sloped 2% away from the building.

Footing drains. Footing drains shall be provided at the base of all footings and retaining walls which will have earth placed against them. Washed drain rock must extend within one foot of the finish grade. Footing drains shall be perforated pipe routed to daylight, unless otherwise specified.

CONCRETE

TOTAL CEMENTITIOUS MATERIAL: THE SUM OF ALL CEMENT PLUS FLYASH AND SLAG. AT THE CONTRACTOR'S OPTION FLYASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT BUT SHALL NOT EXCEED 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL. IN NO CASE SHALL THE AMOUNT OF FLYASH OR SLAG BE LESS THAN 5-1/2 SACKS OF CEMENTITIOUS MATERIAL PER CUBIC YARD, UNLESS NOTED OTHERWISE.

CONCRETE PLACEMENT

PLACE CONCRETE FOLLOWING ALL APPLICABLE ACI RECOMMENDATIONS. CONCRETE SHALL BE PROPERLY CONSOLIDATED PER ACI 309 USING INTERIOR MECHANICAL VIBRATORS. DO NOT OVERVIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. IF CONCRETE IS PLACED BY THE PUMP METHOD, HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE. THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE REINFORCING. WEATHER FORECASTS SHALL BE MONITORED AND ACI RECOMMENDATIONS FOR HOT AND COLD WEATHER CONCRETING SHALL BE FOLLOWED AS REQUIRED.

COLD WEATHER PLACEMENT:

1. COLD WEATHER IS DEFINED BY ACI 306 AS A PERIOD WHEN FOR MORE THAN 3 SUCCESSIVE DAYS THE MEAN DAILY TEMPERATURE DROPS BELOW 40°F.
2. NO CONCRETE SHALL BE PLACED ON FROZEN OR PARTIALLY FROZEN GROUND. THAWING THE GROUND WITH HEATERS IS PERMISSIBLE.
3. CONCRETE MIX TEMPERATURES SHALL BE AS SHOWN BELOW. HEATING OF WATER AND/OR AGGREGATES MAY BE REQUIRED TO ATTAIN THESE TEMPERATURES.
4. THE CONCRETE MAY REQUIRE PROTECTION FOR 4-7 DAYS AFTER POURING. IF TEMPERATURES REMAIN BELOW FREEZING, INSULATING BLANKET COVERAGE IS REQUIRED. IF TEMPERATURES ARE SLIGHTLY BELOW FREEZING (25°F MIN.) AT NIGHT AND ABOVE FREEZING DURING THE DAY, KRAFT PAPER WITH COMPLETE COVERAGE MAY BE USED IN LIEU OF INSULATED BLANKETS.

HOT OR WINDY WEATHER PLACEMENT

HOT WEATHER IS DEFINED BY ACI 305 AS ANY COMBINATION OF HIGH AIR TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY, TENDING TO IMPAIR THE QUALITY OF FRESH HARDENED CONCRETE. ACI 305 FIGURE 2.1.5 SHALL BE USED BY THE CONTRACTOR TO ESTIMATE THE RATE OF EVAPORATION. WHEN THE ESTIMATED RATE OF EVAPORATION IS GREATER THAN 0.2 PSF/HOUR THE PLACEMENT SHALL BE CONSIDERED A HOT WEATHER PLACEMENT. PRECAUTIONS AGAINST PLASTIC SHRINKAGE CRACKING ARE NECESSARY. PRECAUTIONS TAKEN BY THE CONTRACTOR VARY DEPENDING UPON THE FACTORS ASSOCIATED WITH WATER EVAPORATION AND INCLUDE BUT ARE NOT LIMITED TO:

1. LIMITING CONCRETE TEMPERATURE TO [illegible] AT TIME OF PLACEMENT.
2. APPLICATION OF AN EVAPORATION RETARDER.
3. USE OF FOG SPRAY.
4. REDUCTION OF POUR SIZE.
5. PLACING CONCRETE AT NIGHT.

CONTROL AND CONSTRUCTION JOINTS

CONSTRUCTION JOINTS SHALL MEET THE REQUIREMENTS OF ACI 301 SECTIONS 2.2.2.5 AND [illegible]. WHERE CONSTRUCTION JOINTS ARE NOT SHOWN ON PLAN OR ADDITIONAL CONSTRUCTION JOINTS ARE REQUIRED, SUBMIT PROPOSED JOINTING FOR STRUCTURAL ENGINEER'S APPROVAL. PROVIDE CONSTRUCTION JOINTS AS INDICATED BELOW UNLESS NOTED OTHERWISE ON THE PLANS.

1. SLABS ON GRADE: PROVIDE CONSTRUCTION AND/OR CONTROL JOINTS AT 15 FEET O.C. MAXIMUM FOR UNEXPOSED SLABS ON GRADE AND 12 FEET O.C. FOR EXPOSED SLABS ON GRADE. COORDINATE JOINTS WITH ARCHITECTURAL DRAWINGS.

CONCRETE CURING AND SEALING

CURING PROCEDURES SHALL COMMENCE IMMEDIATELY AFTER FINISHING CONCRETE TO MAINTAIN CONCRETE IN A MOIST CONDITION. VERIFY CURING AND/OR SEALING PRODUCTS ARE COMPATIBLE WITH FLOOR COVERINGS SHOWN ON THE ARCHITECTURAL DRAWINGS. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. SLABS ARE DEFINED AS SLABS ON GRADE, CONCRETE ON METAL DECK, ELEVATED POST-TENSIONED OR MILD REINFORCED DECKS, AND TOPPING SLABS.

Reinforced concrete: Place all reinforcing per plans, details, and applicable code requirements. Lap all continuous bars 24 X minimum diameter. Rebar, bolts, anchors, etc. shall be securely tied in position prior to concrete placement. Rebar shall be rust free and free of coating that may inhibit bonding.

Slabs on Grade. See foundation plan for concrete slab thickness, reinforcement, and finish requirements.

Garage Slabs: Unless noted otherwise, Garage slab shall be 4" concrete slab with #3 rebar at 24" O.C. each way or 6X6X10/10 woven wire mesh over 6 mils poly vapor barrier over 4" compacted crushed gravel rock. 12" thickened slab with (1) #4 continuous rebar required at garage opening.

Interior Slabs: Unless otherwise noted, Interior Slabs shall be 4" concrete slab with #3 rebar at 24" O.C. each way or 6X6X10/10 woven wire mesh over 6 mils poly vapor barrier over 2" rigid insulation (where insulation is required) over 4" compacted crushed gravel rock.

Reinforcing, rebar or woven wire mesh shall be as noted on plans and shall be placed [illegible] above the bottom of the slab.

Drainage. Slabs near drain (garages, porches) shall be sloped 1/8" - 1/4" per ft.

Flatness: Floor slabs shall be level within 1/4" of any 10' length. Flatness shall be checked with a 10' straight edge within 24 hours of placement.

Concrete topping: If specified on the drawings, concrete topping may be installed over floor joists. The concrete topping on a floor shall be installed per manufacturers specifications. The topping shall not exceed 1 1/2" in thickness and shall be less than 18 psf (12 psf per inch thick).

Connection to exterior walls. Exterior walls shall be connected to concrete slab with 1/2"x10" long anchor bolts 48" O.C. or 1/2" split plug 6'-0" O.C.

WOOD CONSTRUCTION IBC CH 23 & NDS

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER IBC TABLE 2304.10.1 OR MORE AS OTHERWISE SHOWN. PRESSURE TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY. PROVIDE CUT WASHERS WERE BOLT HEADS, NUTS AND LAG SCREW HEADS BEAR ON WOOD. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY IBC SECTIONS 2308.4.2.4 AND 2308.9.4 OR AS APPROVED PRIOR TO INSTALLATION.

FRAMING LUMBER STANDARDS: EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) TO GRADE UNDER ALSC CERTIFIED GRADING RULES. SPECIES AND GRADE (BASE DESIGN VALUE)

1. 6x BEAMS AND HEADERS: DOUG FIR-LARCH NO. 1 (Fb=1350 PSI, Fv=170 PSI)
2. 2x TO 4x JOISTS, PURLINS AND HEADERS: DOUG FIR-LARCH NO. 2 (Fb=900 PSI, Fv=180 PSI) OR HEM FIR NO. 1 (Fb=975 PSI, Fv=150 PSI)
3. 6x POSTS AND COLUMNS: DOUG FIR-LARCH NO. 1 (Fc=1000 PSI)
4. EXTERIOR STUDS, INTERIOR BEARING WALLS AND 4x COLUMNS: DOUG FIR-LARCH NO. 2 (Fb=900 PSI, Fc=1350 PSI) OR HEM-FIR NO. 2 (Fb=975 PSI, Fc=1350 PSI).
5. INTERIOR NON-BEARING STUD WALLS: DOUG FIR-LARCH NO. 2 (Fb=900 PSI, Fc=1350 PSI) OR HEM-FIR NO. 2 (Fb=975 PSI, Fc=1350 PSI)
6. 2x & 3x T&G DECKING: DOUG FIR-LARCH COMMERCIAL (Fb=1450 PSI, E=1700 KSI)
7. THE MINIMUM GRADE OF ALL OTHER STRUCTURAL FRAMING: DOUG FIR-LARCH NO. 2 (Fb=900 PSI, Fc=1350 PSI) OR HEM-FIR NO. 2 (Fb=975 PSI, Fc=1350 PSI)
8. UTILITY & STANDARD GRADES NOT PERMITTED.

Materials, Dimensional Lumber and Timbers (Sawn Sawn): Visually graded lumber shall be Douglas Fir-Larch #2 or better. Visually graded timbers shall be Douglas Fir-Larch #1 or better. The moisture content of all lumber shall be 19% or less at the time of construction.

Structural Glued Laminated Timbers (GLB): Structural Glulam Timbers shall be manufactured and graded as required in ASTM D3737 and ANSI A190.1 and be stamped with an AITC quality mark or APA-EWS trademark. Glulam beams shall be Douglas Fir Combination 24F-V4 1.8E for simple span beams and 24F-V8 1.8E for continuous spans and cantilevers. Other glulam combinations with equivalent design properties may be used with written approval from the engineer of record.

Glulam columns shall be Douglas Fir Combination 2 1.6E.
Glulam members shall be Framing or Industrial appearance.
Camber. All simple span glulam beams shall be cambered with a 3500' radius unless noted otherwise on plans. Stock beams with zero camber are acceptable where available.

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

1. Post: Douglas Fir #2 (D.F.2)
2. Beams: 4x10 Douglas Fir #2 unless otherwise noted
3. Floor joist: D.F.2
4. Studs, Sills, Plates: Hem Fir (H.F.) or Douglas Fir (D.F.)
5. Ceiling joists (or rafters): Same as floor joist material
6. Blocking: Hem Fir (H.F.) or floor joist material
7. Exposed Structural Members: Pressure Treated (P.T.) or Cedar
8. Glued Laminated (Dry Use): 24F-V4 (GLB)
9. Glued Laminated (Wet Use): Pressure Treated "X" Grade

Moisture content: The Max Moisture content shall be 19% at the time of installation of connectors, nails, and bolts for framing members.

Pressure Treated Lumber: All members in contact with Earth, concrete or exposed to the elements shall be pressure treated (P.T.) wood preservative shall be applied immediately to cut members after fabrication/field trimming. Copper Naphthenate (minimum 10% solution) recommended.

b Minimum 48 inches wall at corners without corner bracing of framing.

2- Roof Sheathing:
a Minimum 7/16-inch thick with span rating 24/16 or 5/8-inch thick with span rating for supports 24-inches on center unless otherwise specified.
b Minimum 19/32-inch thick or span rating of 40/20 or 23/32-inch thick or span rating of 48/24 for supports 24-inches on center.

B- Sub-Flooring:
1- Under finish wood flooring or underlayment:
a APA Rated Sheathing, Exposure 1, panel grade CD
b Minimum 19/32-inch thick with span rating 32/16 or greater for supports at 16-inches on center and 23/32-inch thick with span rating 48/24 for supports at 24-inches on center.
2- Combination subflooring-underlayment under resilient flooring or carpet:
a APA Rated Sturd-I-Floor Exterior or Exposure 1, T and G
b Minimum 19/32-inch thick or greater, span rating 16, for supports at 16-inches on center; 23/32-inch thick or greater, span rating of 24, for supports at 24-inches on center.
3- Underlayment

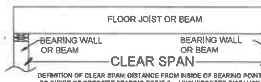
Screws:
1 Wood to Wood: ANSI B18.6.1 or ASTM C1002.
2 Nails.
1 Size and type best suited for purpose unless noted otherwise, use aluminum, stainless steel, plated nails, or zinc coated nails for nailing wood trim exposed to weather and on roof blocking.
Framing and Timber Connectors:
1 Fabricate of ASTM A446, Grade A; steel sheet not less than 0.0625 inch thick unless otherwise specified. Apply standard plating to steel timber connectors after punching, forming and assembly of parts.
2 Framing Angles: Angle designed with bendable legs to provide three way anchors.
3 Straps:

a Designed to provide wind and seismic ties with sizes as shown or specified.
b Strap ties not less than 1-1/4 inches wide.
c Punched for fasteners.
4 Metal Bridging:
a Optional to wood bridging.
b V shape deformed strap with not less than 2 nail holes at ends, designed to nail to top and side of framing member and bottom and side of opposite member.
c Not less than 5/8 by 2 inches bendable nailing flange on ends.
d Fabricated of 0.04 inch minimum thick sheet.
5 Joist Hangers:
a Fabricated of 0.064 inch minimum thick sheet, of design unless shown otherwise.
b Heavy duty hangers fabricated of minimum 0.108 inch thick sheet, of design with bent top flange to lap over beam.
6 Timber Connectors: Fabricated of steel to shapes shown.
Adhesives:
1 For field-gluing plywood to lumber framing floor or roof systems: ASTM D3498.
2 For structural laminated wood: ASTM D2559.

[illegible]

SPAN Tables SPF

Size inches	Spacing inches on center	Visually Graded DSS	Visually Graded No.1	Visually Graded No.2	Visually Graded No.3	Visually Graded DSS	Visually Graded No.1	Visually Graded No.2	Visually Graded No.3
2 x 6	12.0	11-4	10-9	10-3	8-2	14-4	13-4	12-11	9-9
	16.0	10-4	9-9	9-4	7-1	13-0	12-3	11-2	8-5
	19.2	9-8	9-2	8-8	6-5	12-3	11-7	10-2	7-9
	24.0	9-0	8-8	7-7	5-[illegible]	11-4	[illegible]-7	9-2	6-11
2 x 8	12.0	15-0	14-2	13-6	10-3	18-10	17-10	16-4	12-4
	16.0	13-7	12-10	11-10	8-11	17-2	16-2	14-2	10-8
	19.2	12-10	12-1	10-10	8-2	16-1	15-1	12-11	9-9
	24.0	11-11	11-[illegible]	9-8	7-3	15-[illegible]	13-6	11-7	8-[illegible]
2 x 10	12.0	19-1	18-0	16-7	12-6	24-1	22-3	19-5	15-0
	16.0	17-4	16-1	14-0	10-10	21-10	19-3	16-10	13-0
	19.2	16-4	14-8	12-10	9-10	20-7	17-7	15-4	11-10
	24.0	15-2	13-1	11-5	8-10	16-1	15-8	13-9	[illegible]-7
2 x 12	12.0	23-3	21-11	19-1	14-9	26-0	26-0	22-10	17-9
	16.0	21-1	19-1	16-8	12-10	26-0	22-10	19-10	15-4
	19.2	19-10	17-5	15-1	11-8	25-0	20-11	18-1	14-0
	24.0	18-5	15-7	13-6	10-5	23-1	18-8	16-2	12-6



DEFINITION OF CLEAR SPAN: DISTANCE FROM INSIDE OF BEARING POINT TO INSIDE OF OPPOSITE BEARING POINT (i.e. UNSUPPORTED DISTANCE)

ACTION	BY	DATE
DESIGNED	VK	3/7/26
DRAWN	VK	
CHECKED (FIELD)		
CHECKED (HDQTS.)		
OTHER		

G

REVISIONS | DATE

PROPOSED SFR FOR ILYA GEKELMAN

SUDDEN VALLEY WA 98229

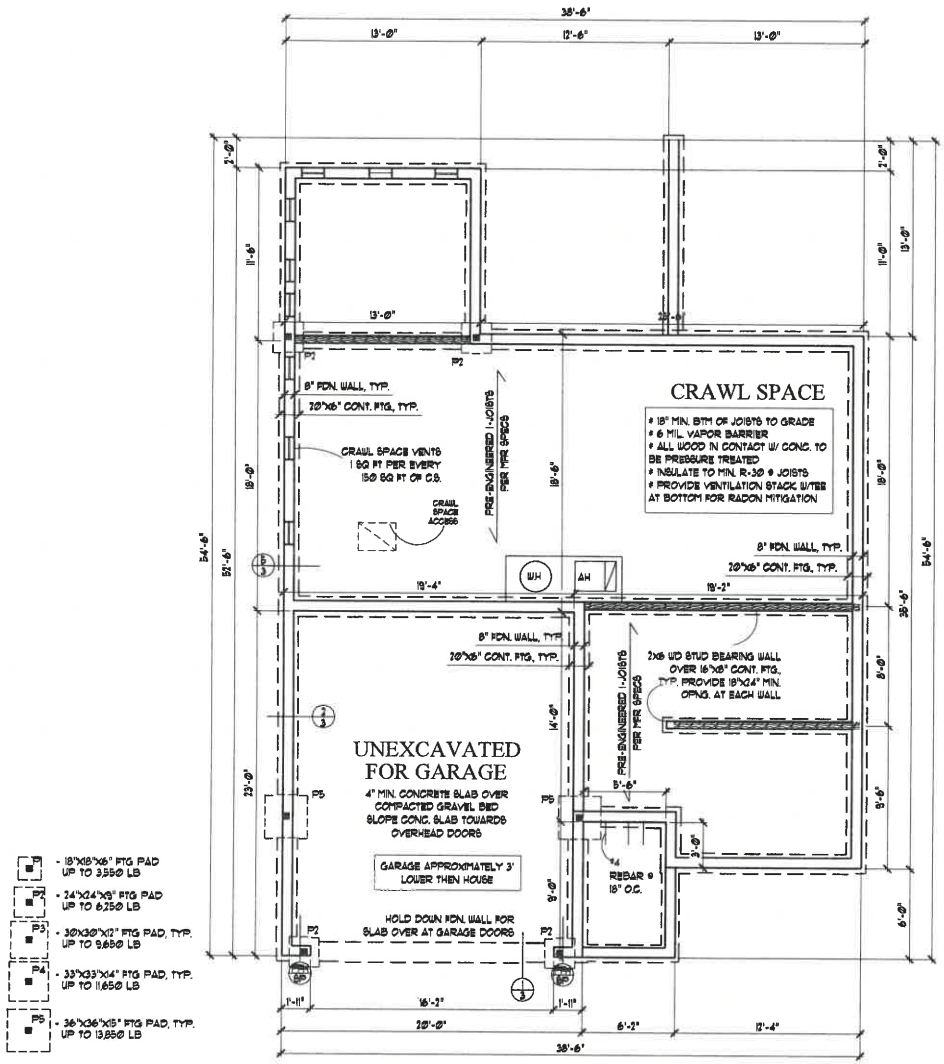
GENERAL NOTES AND SPECIFICATION

3/7/2026

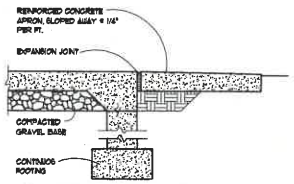
REGISTERED STAMP

Kasko Construction ENGINEERING DESIGN LLC

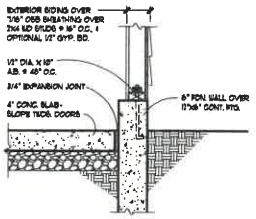
Item 19
Pg 9 of 18



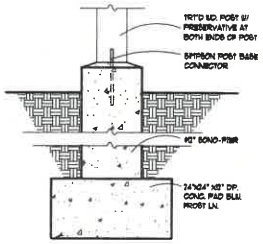
FOUNDATION PLAN
SCALE: 1/4"=1'-0"
CRAWL SPACE



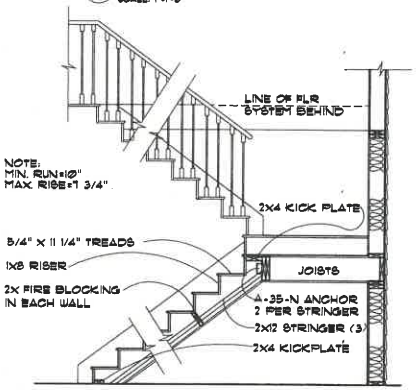
1 APRON DETAIL
SCALE: 1"=1'-0"



2 GARAGE WALL
SCALE: 1"=1'-0"



3 PIER DETAIL
SCALE: 1"=1'-0"



4 SPLIT STAIR DETAIL
SCALE: 1/2"=1'-0"

HEADER/BEAM NOTES:

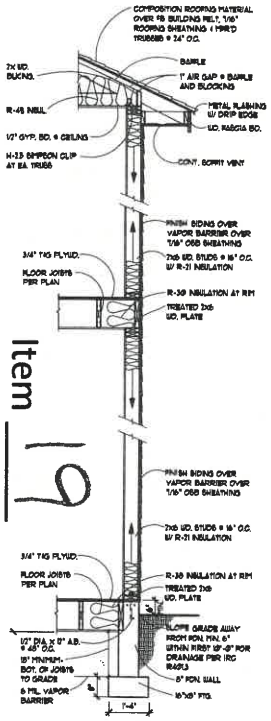
*Due to varied geographic locations and selected manufacturer specifications all beam types and sizes must be verified prior to fabrication.

1. All headers supporting roof and ceiling to be (2)- 2x10 minimum for max. span of 6'-1" with 2 jack studs, for max bldg span of 32'-0", (refer to table R602.7(1) for span greater then 32'-0").

2. Headers supporting roof, ceiling & exterior bearing floor to be (3)-2x10 minimum for max. span of 5'-1" with 2 jack studs, for max bldg span of 32'-0" (refer to table R602.7(1) for span greater then 32'-0").

3. To reduce/increase sizes for particular openings, refer to plan or to 2021 IRC table R602.7(1).

4. For all interior header sizes & locations, refer to plan.



5 WALL SECTION
SCALE: 1/2"=1'-0"

Item 19
Pg 10 of 18

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

ALL IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS & PLANS SET FORTH 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
STYLE HOME DESIGN LLC

CONTENTS
FOUNDATION PLAN, TYPICAL DETAILS
2,561 SQ.FT. TWO-STORY

DRAWN BY:	NL/DK
DATE:	10/01/2024
SCALE:	AS NOTED
JOB NO	2561-T
SHEET	3 OF 4 SHEETS

NOTES AND SPECIFICATIONS

GENERAL NOTES

1. All construction to be in accordance with 2021 IRC, 2021 UPC, local, and state building code requirements.

2. 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.

3. 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 lbs/sq.ft
Wind speed (gust):	115 mph
Seismic design category:	C
Weathering:	Severe
Frost line depth:	12"
Termites:	TERMITE protection
Decay:	None to slight
Winter design temp:	10° F
Summer design temp:	96° F
Ice shield underlay:	Yes
Flood hazards:	1612.3 IBC, FEMA map
Air freeze index:	1232
Mean annual temp:	47.2° F

LOADING SPECIFICATIONS

Design Loads, Design Category C:
Floor: DL 10# s.f. + LL 40# s.f. = 50# s.f.
Roof: DL 10# s.f. + LL 30# s.f. = 40# s.f.
Stairs: LL 100# s.f. =100# s.f. total
Decks: DL 10# s.f. + LL 60# s.f. = 70# s.f.
NOTE: Refer to 2021 I.R.C. for allowable unit stresses & consult local building code agency for allowable local loading conditions. (DL listed 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.

1. All headers supporting roof and ceiling to be (2)- 2x10 minimum for max. span of 6'-1" with 2 jack studs, for max bldg span of 32'-0", (refer to table R602.7(1) for span greater then 32'-0").

2. Headers supporting roof, ceiling & exterior bearing floor to be (3)-2x10 minimum for max. span of 5'-1" with 2 jack studs, for max bldg span of 32'-0" (refer to table R602.7(1) for span greater then 32'-0").

3. To reduce/increase sizes for particular openings, refer to plan or to 2021 IRC table R602.7(1).

4. For all interior header sizes & locations, refer to plan.

FRAMING

1. 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).

2. All joists or beams framing into beams, headers, or girders shall be supported with "U" type Simpson (or equal) beam hangers. All post/beam connections to be made with approved connectors where it is required.

3. Provide solid blocking between joists and rafters at bearing walls. Provide joist blocking at all intermediate supports (2021 IRC R502.7)

4. 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.

5. All exterior doors or doors to unheated spaces to be solid core and weatherstripped.

6. 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. (Sect. R302.5.1)

7. Minimum ceiling height in habitable rooms & kitchens to be 7'-0". Halls, bathrooms, stairwells, and toilet compartments can be reduced to 6'-8".

8. All joists parallel to partitions over and headers are to be doubled.

9. Install Simpson H-2.5 tiedowns (or equal) at each rafter tail.

10. Foundation cripple studs shall not be less in size than the studding for an additional story.

Foundation studs of bearing walls and partitions shall be thoroughly and effectively braced.

11. 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 layered approved materials.

12. Provide 22"x30" access hatch to building attic areas. A minimum of 30" head clearance is required.

13. Unless otherwise specified, use douglas-fir larch no. 2 or better.

14. 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.

15. Asphalt-saturated felt free from holes and breaks, weighing not less than 14 lbs. 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 R404.1.1-2.

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.

2. Section R401.2 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.

3. 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 diverted to a storm sewer 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.

4. 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 soil's characteristics at a particular location. This test shall be made by an approved agency using an approved method.

5. Foundation plates or sills to be bolted to foundation with 1/2"x10" anchor bolts embedded 7" into concrete @ 6'-0" o.c. and max. 12" from ends. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates shall be protected against decay and termites.

6. 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" tooled joints @ 5' on center in exterior slabs on walks.

7. Provide 6 mil. poly barrier over crawl grade.

8. Maintain 18" top of grade to bottom of joists. (12" min. below girders) at crawl grade.

9. Wood in direct contact with concrete or masonry to be pressure treated.

10. Vent crawl areas with net area of not less than 1 sq. ft. for each 150 sq. ft. of under floor area (R408.2). Locate openings close to corners to provide cross ventilation and cover with corrosion resistant wire mesh.

11. 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.

12. Provide crawl access of at least 18"x24" located in easily accessible area.

13. Apply damp-proofing to below ground foundation or masonry walls before backfilling.

14. 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).

15. Garage floor surfaces shall be sloped to a drain or toward the main vehicle entry (Sect. R309.1).

FOUNDATION STEEL

1. Verify with Local Building Department requirements for soil types and soil bearing pressures for determination of steel in foundations and footings per I.R.C. 404.1.1(1) - 404.1.4.1(4).

DRYWALL

1. The 2021 IRC section R302.6 states that the garage shall be separated from the residence and its attic area by not less than 1/2" GWB applied to the garage side. Garages 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).

2. 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 in moderate contact except in concealed spaces where fire-resistant construction or diaphragm action is not required.

3. Fasteners shall be spaced not less than 3/8" from edges and ends of gypsum wallboard. Fasteners at the top and bottom plates of vertical assemblies, or the edges and ends of horizontal assemblies perpendicular to supports, and at the wall line, may be omitted except on shear-resisting elements or fire-resistant assemblies. Fasteners shall be applied in such a manner as not to fracture the face paper with the fastener head.

4. Walls and ceiling of bath areas to have waterproof board of approved type.

VINYL FLOORS & CARPET

1. All bath and utility room floors to be sheet vinyl, tile or approved non absorbent material with a coved base of like material extending up the wall an minimum of 3".

2. Kitchen floors may be installed as above.

VENTILATION (I.M.C.)

1. Each dwelling unit shall be equipped with a ventilation systems shall be designed in accordance with sections M1505.4.1 through m1505.4.4 IF energy credit option 2.1 is selected whole house ventilation shall be met with an HRV with minimum efficiency of 0.65.

2. Ventilation of crawl space(s) per Section R408.2 is at one square foot of ventilation openings 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 R327.1 would require that the building also comply w/ Appendix F for radon mitigation. Unvented crawlspaces are not allowed in high radon counties. Verify w/ local building official.

3. All penetrations (plate junctions, around windows & doors, any openings through envelope) shall be air sealed.

4. Vapor diffusion retarder can be polyethylene, low perm paint, or face stapling with a perm rating of 1 or less, and shall be located between conditioned and unconditioned spaces.

5. 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 surfaces. Kitchen fan shall have a separate termination point.

6. Compliance with M1505.4.

7. 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

1. Glazing shall comprise no less than 8% of the floor area in each habitable room (IRC Sect. 303.1).

2. All glazing within 18" of floor or within 24" of door to be tempered glass or protected by means of a solid barrier railing 36" from floor.

3. Sliding glass doors to be tempered glass.

4. 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 door units, 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

1. A minimum headroom clearance for stairways of not less than 6'-8" shall be provided (Sect. R311.7.2).

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 by more than 3/8 inch. The profile of treads and risers shall conform to section R311.7.5.

3. 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 27" where handrails are provided on both sides (R311.7.1).

4. All stairways, both interior and exterior, shall be provided with illumination, including landings and treads (R303.7).

5. 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 swings over the stairs). A flight of stairs shall not have a vertical rise greater than 12'-0" between floor levels or landings. The width of each landing shall not be less than the stairway served. (R311.7.6)

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.

7. Nosing of not less than 3/4" but not more than 1-1/4" shall be provided on stairways with solid risers. 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.

8. Enclosed accessible space under stairs shall have walls, under stair surface, and any soffits protected on enclosed side with ½ gypsum board (per R302.7).

GUARD/HAND RAILS

1. All unenclosed floor and roof openings, open and glazed sides of landings, stairwells, and ramps, 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.

2. Guardrails shall not be less than 36 inches in height. Open handrails and stair railings shall be continuous the full length of the stairs, have ends which are returned, rounded, or bent, and shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. (Sec. R311.7.8). Stairways shall have at least one handrail, and handrails shall be installed on open sides of stairways.

3. 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.

4. 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

1. Floor insulation - R-38
Wall insulation - R-21
Exterior wall below grade - R-21
Flat ceilings - R-49
Vaulted ceilings - R-49

2. Cut batt. insulation 1/2" to 3/4" wider/ longer than actual dimension to insure snug fit without voids.

3. Kraft-faced or foam plastic insulation cannot be left exposed.

EMERGENCY EXITS

1. Basements with habitable space and every 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.

2. 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. Where windows are provided as a means of egress or rescue they shall have a finished sill height not more than 44 inches above the floor. (Sec R310.2.2)

3. An exterior exit door that does not pass through the garage must be provided. The door must be side-hinged, and not less than 3'0" wide & 6'-8" high

4. 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

5. Landing required on both sides of exit doors with min. size of 3 ft. 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 other exterior doors is a minimum size of 3 ft 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

1. 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 R314.3.

2. 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 R315.3.

3. Heat detectors to be installed in attached garages and they must be interconnected with smoke/CO detection per WA-Amended R314

ROOFING/CEILING CONSTRUCTION

1. Asphalt shingles shall be installed according to manufacturer's specifications over approved 1/2" plywood or OSB sheathed roofs. Two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment. It shall extend from the eave's edge to a point at least 24" inside the exterior wall line of the building.

2. 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.

3. Wood shingles and shakes for roofs shall bear the label of an approved inspection bureau or agency.

4. Shakes shall be laid with not less than 18 inch wide of type 30 felt shingled between each course and not exposed to weather.

5. Enclosed attics and enclosed rafter spaces shall be ventilated in accordance with Section R806.1, R806.2, and R806.3. Venting ratios: 1 to 150 for eave or rooftop only ventilators, 1 to 300 for combination of eave and rooftop ventilators.

6. Crickets and saddles shall be provided on the ridge side of any chimney greater than 30" wide (Sect. R903.2.2).

FLASHING/WALL COVER

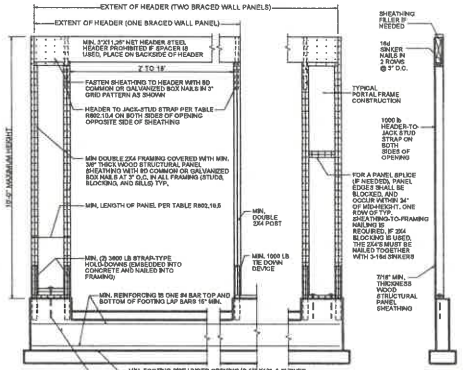
1. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer, as required by Section R703.2.

2. Flashing shall be used at all of the following locations:
1) At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
2) Under and at the ends of masonry, wood or metal copings and sills.
3) Continuously above all projecting wood trim.
4) Where exterior porches, decks or stairs attach to a wall or floor assembly of wood frame construction.
5) At wall and roof intersections
6) At built-in gutters
7) At all exterior windows & doors. WACR703.4.

3. Weather exposed surfaces shall be provided with a weather-resistive barrier (building felt or approved material) in accordance with Sect. R703.2 and R703.1.

4. Exterior stone or masonry veneer shall be supported in accordance with Sections R602.10 and Table R703.8(1).

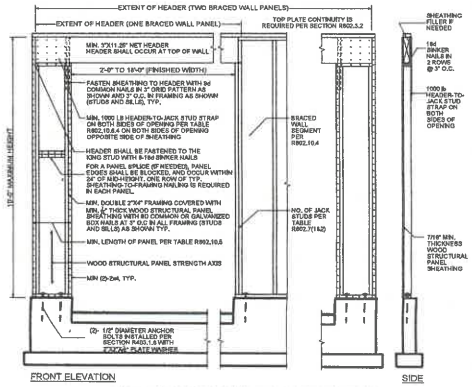
5. Roof valley flashing not less than no. 26 galvanized sheet gauge corrosion resistant metal over underlayment of type 15 felt extending 18" from center line each way.



FRONT ELEVATION

METHOD PFH PORTAL FRAME WITH HOLD-DOWNS
FIGURE R602.10.6.2 IRC

REFER TO FIGURE R602.10.6.2 IN 2021 IRC FOR MORE DETAILS



FRONT ELEVATION

METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B, AND C
FIGURE R602.10.6.3 IRC

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STYLE HOME DESIGN LLC
SPOKANE, WA 99217
STYLE HOME DESIGN LLC

CONTENTS
NOTES AND SPECIFICATIONS
PORTAL FRAME DETAILS

DRAWN BY:
DATE: 06/2026
SCALE: AS NOTED
JOB NO:
SHEET SP
OF 4 SHEETS

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

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT WSDOT/APWA STANDARD SPECIFICATIONS, WHATCOM COUNTY DEVELOPMENT STANDARDS (WCDS), AND SHALL BE SUBJECT TO APPROVAL BY WHATCOM COUNTY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION ENGINEERING SERVICES.
2. DEVELOPER/CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE WHATCOM COUNTY ENGINEERING DIVISION (360-778-5900) A MINIMUM OF 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
3. 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.
4. SIGHT DISTANCE REQUIRED AT ALL INTERSECTIONS PER WCDS CHAPTER 5, ROAD STANDARDS.
5. A REVOCABLE ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO COMMENCING ANY WORK WITHIN COUNTY MAINTAINED ROAD RIGHTS-OF-WAY.
6. THE CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICE 48 HOURS PRIOR TO STARTING CONSTRUCTION AT 1-800-424-5555 OR 811.
7. A COPY OF THE COUNTY-APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER WORK IS IN PROCESS.
8. WHATCOM COUNTY RESERVES THE RIGHT TO INSPECT ALL WORK. THE CONTRACTOR SHALL CALL THE WHATCOM COUNTY ENGINEERING DIVISION AT 360-778-5900 AT LEAST 24 HOURS IN ADVANCE FOR INSPECTION OF THE FOLLOWING:
   A. PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.
   B. PLACEMENT OF WATER, SANITARY SEWER, AND STORM DRAINAGE LINES AND BACKFILLING OF THESE LINES WITHIN COUNTY MAINTAINED ROAD RIGHTS-OF-WAY.
   C. PLACEMENT OF UNDERGROUND UTILITIES AND BACKFILLING WITHIN COUNTY MAINTAINED ROAD RIGHTS-OF-WAY.
   D. ROADWAY GRADING AT THE COMPLETION OF THE SUBGRADE, BALLAST, AND OF CRUSHED SURFACING.
   E. POURING OF CURB/GUTTER AND SIDEWALK.
   F. ASPHALT PAVING, AT THE BEGINNING OF PAVING.
   G. PRIOR TO PAVEMENT MARKING.
   H. OVERALL INSPECTION OF FINISHED SHOULDERS, DITCHES, PERMANENT SEEDING, ROAD SIGNAGE, MONUMENT PLACEMENT, CLEANING OF DRAINAGE SYSTEM AND CONSTRUCTION DEBRIS.
   I. ALL IMPROVEMENTS REQUIRED FOR RELEASE OF ANY POSTED SECURITY.
9. THE CONTRACTOR MUST PROVIDE THE FOLLOWING TESTS:
   A. CURB/GUTTER, SIDEWALK, ROADWAY BASE COMPACTION - MINIMUM 1 TEST EVERY 1-3 STATIONS, VARIES WITH LENGTH, MINIMUM OF 2 TESTS PER CATEGORY OR AT THE DIRECTION OF COUNTY INSPECTOR.
   B. PROOF ROLL OF BASE MATERIAL WITH COUNTY INSPECTOR PRESENT BEFORE CRUSHED TOP SURFACING IS PLACED.
   C. CONCRETE CYLINDER COMPRESSION - 1 CYLINDER EVERY THIRD LOAD - MINIMUM OF 2 SAMPLES/DAY.
   D. HMA PAVING DENSITY - PER WSDOT STANDARD SPECIFICATIONS.
10. ALL TESTING REQUIRED FOR THE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE IN CONFORMANCE WITH WHATCOM COUNTY DEVELOPMENT STANDARDS.
11. THE CONTRACTOR SHALL RIP RAP ALL CULVERT INLETS AND OUTLETS.
12. THE CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISTURBED BY THE PROJECT IMMEDIATELY AFTER CONSTRUCTION. NOR SHALL THE CONTRACTOR LEAVE ANY PART OF THE ROAD USED BY OTHERS UN-PASSABLE WITHOUT NOTIFICATIONS AND AGREEMENT OF OTHER USERS.
13. ALL CUT AND FILL SLOPES SHALL BE MULCHED AND SEEDED FOR EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SLOPE EROSION UNTIL VEGETATION IS FIRMLY ESTABLISHED.
14. CONTRACTOR SHALL SWEEP AND REMOVE ALL DEBRIS TRACKED ONTO EXISTING ROADS DURING ALL PHASES OF CONSTRUCTION.
15. ANY TREE, WHERE 1/3 OF THE ROOT SYSTEM IS DAMAGED BY WORK, SHALL BE REMOVED.
16. 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.
17. TRAFFIC CONTROL IS TO BE MAINTAINED IN ACCORDANCE WITH WSDOT/APWA STANDARD SPECIFICATIONS.
18. THE DEVELOPER/CONTRACTOR SHALL POST A WARRANTY SECURITY AS REQUIRED BY THE WHATCOM COUNTY DEVELOPMENT STANDARDS.
19. AN ENGINEER SHALL PROVIDE RECORD DRAWINGS PER WCDS 507.D.

EARTHWORK

1. THE CONTRACTOR SHALL CLEAR, GRUB AND CLEAN UP THOSE AREAS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL RAZE, REMOVE AND DISPOSE OF ALL BUILDING AND FOUNDATIONS, STRUCTURES, FENCES AND OTHER OBSTRUCTIONS THAT LIE WHOLLY OR PARTIALLY WITHIN THE PROJECT LIMITS.
3. THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER.
4. MAXIMUM DENSITY AND OPTIMUM MOISTURE FOR GRANULAR MATERIALS WILL BE DETERMINED USING ASTM D-1557 TEST METHOD.
5. UNSUITABLE 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.

ROAD

1. EARTHWORK
   A. THE CONTRACTOR SHALL CLEAR, GRUB AND CLEAN UP THOSE AREAS SHOWN ON THE PLANS.
   B. THE CONTRACTOR SHALL RAZE, REMOVE AND DISPOSE OF ALL BUILDING AND FOUNDATIONS, STRUCTURES, FENCES AND OTHER OBSTRUCTIONS THAT LIE WHOLLY OR PARTIALLY WITHIN THE PROJECT LIMITS.
   C. THE CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNCOMPACTED OR POORLY COMPACTED FILL SOILS WITHIN THE THE ROAD PRISM AT THE DIRECTION OF THE ENGINEER.
   D. THE CONTRACTOR SHALL EXCAVATE AND GRADE TO THE ALIGNMENT, GRADE AND CROSS-SECTIONS SHOWN IN THE PLANS OR ESTABLISHED BY THE ENGINEER.
   E. MAXIMUM DENSITY AND OPTIMUM MOISTURE FOR GRANULAR MATERIALS WILL BE DETERMINED USING ASTM D-1557 TEST METHOD.
   F. UNSUITABLE 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.
   G. THE ENGINEER IS REQUIRED TO CERTIFY SUBGRADE, IN WRITING, PRIOR TO PAVING.
2. BASE COURSES
   A. GRAVEL BASES SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

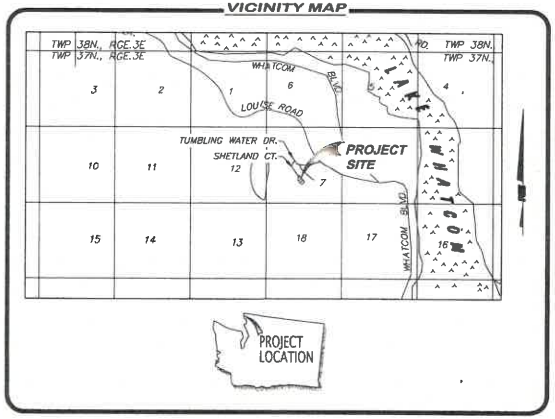
SIEVE SIZE	PERCENT PASSING
4" SQUARE	100
1-1/2" SQUARE	70-100
1/2" SQUARE	35-80
U.S. NO. 4	15-50
U.S. NO. 10	12-40
U.S. NO. 20	5-27
U.S. NO. 40	20 MAX.
U.S. NO. 200	5 MAX.

   SAND EQUIVALENT SHALL BE 40% MIN.
   B. BALLAST, GRAVEL, BASE AND CRUSHED SURFACING SHALL BE INSTALLED IN LOOSE LIFTS NOT EXCEEDING 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY.
   C. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL COMPACTION TESTING, TO BE PAID FOR BY OWNER.
3. PAVEMENTS
   A. SOIL RESIDUAL HERBICIDE SHALL BE PLACED WITHIN 24 HOURS OF PAVING.
   B. A TACK COAT OF ASPHALT SHALL BE APPLIED BETWEEN ALL COURSES OF ASPHALT.
   C. ALL PAVEMENT REPAIR SHALL BE SAW-CUT BEFORE REMOVAL. AR-4000W SHALL BE APPLIED TO ALL EDGES OF EXISTING PAVEMENT.
   D. WHERE NEWLY CONSTRUCTED PAVING MEETS EXISTING PAVING, THE APPLICANT SHALL PROVIDE A SMOOTH TRANSITION FROM EXISTING TO PROPOSED PAVING. CONTRACTOR SHALL BUTT JOINT PER DIMENSIONS SPECIFIED ON THE PLANS.
   E. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MUTCD.

STORM DRAINAGE

1. THE FOLLOWING STANDARD DETAILS SHALL BE USED FOR CONSTRUCTION OF STORM DRAIN IMPROVEMENTS:
   PIPE ZONE BEDDING & BACKFILL — SEE DETAIL & GRAVEL BASE GRADATION
   TRENCH BACKFILL — SEE DETAIL & GRAVEL BASE GRADATION
   "MAIN LINE" CATCH BASINS (TYPE 1, 1L OR 2) — WSDOT STD. PLANS B-5.20-01, B-5.40-01, B-10.20-01
2. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 7-08.3(1). 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 ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE. DRAINAGE MATERIALS SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS SECTION 9-05.
3. STORM SEWER PIPE HAVING DIAMETERS GREATER THAN 8" SHALL BE CORRUGATED POLYETHYLENE PIPE (CPP) AND SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS, SECTION 9-05.20. 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 9-05.12(1).
4. CURTAIN DRAIN SHALL BE 6" SMOOTH WALL PERFORATED PVC PIPE, ASTM D 3034 SDR35.
5. UNLESS OTHERWISE SPECIFIED, CAST IRON PRODUCTS SHALL CONFORM TO ASTM DESIGNATION "A 48 CLASS 30" AND DUCTILE IRON PRODUCTS TO ASTM DESIGNATION "A 536 GRADE 80-55-06".
6. ROOF DRAIN SERVICES SHALL BE 4" OR 6", PER PLAN, PVC PIPE, ASTM D 3034 SDR35.
7. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-08.3(1). 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 ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE. DRAINAGE MATERIALS SHALL CONFORM TO SEC. 9-05.
8. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE LOCKING LIDS.
9. ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS". CATCH BASINS SHALL NOT BE INSTALLED WITHIN CURB RAMPS.
10. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT. QUARRY SPALL ROCK SHALL MEET THE FOLLOWING GRADATION 8" SIEVE/100% PASSING; 3" SIEVE/40% MAX PASSING; 3/4" SIEVE/10% MAX PASSING.

VICINITY MAP



SHEET INDEX

01 COVER SHEET
02 EXISTING CONDITIONS
03 STORMWATER SITE PLAN
04 TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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TEMPORARY EROSION/SEDIMENTATION CONTROL

1. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
2. 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, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE TESC FACILITIES SHOWN ON THE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
6. 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 SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
7. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. A RECORD OF EACH INSPECTION AND ANY CORRECTIVE ACTION TAKEN MUST BE RETAINED WITH THE SWPPP.
8. 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, NETTING, EROSION BLANKETS, ETC.).
9. ANY AREA NEEDING TESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
10. 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 ENGINEER.
11. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING, THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. 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.
13. DURING THE TIME PERIOD OF OCTOBER 1 THROUGH APRIL 30, ALL PROJECT DISTURBED AREAS GREATER THAN 5,000 SQUARE FEET, THAT ARE TO BE LEFT UNWORKED FOR MORE THAN 12 HOURS, SHALL BE COVERED BY ONE OF THE FOLLOWING COVER MEASURES: MULCH, SODDING, OR PLASTIC COVERING.
14. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
15. WHERE SEEDING 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).
16. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
17. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6 INCHES MUST HAVE SLOPES NOT STEEPER THAN 3H:1V.
18. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
19. 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.

NPDES NOTES

1. 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.
2. 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 ONCE 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

1. SEEDBED PREPARATION MAY INCLUDE THE FOLLOWING:
   A. IF INFERTILE OR COARSE TEXTURED SUBSOIL WILL BE EXPOSED DURING GRADING, STOCKPILE TOPSOIL AND RE-SPREAD IT OVER THE FINISHED SLOPE AND ROLL IT TO PROVIDE A FIRM BASE.
   B. IF CONSTRUCTION FILLS HAVE LEFT SOIL EXPOSED WITH A LOOSE, ROUGH OR IRREGULAR SURFACE, TRACK WALK UP SLOPE.
   C. IF CUTS OR CONSTRUCTION EQUIPMENT HAVE LEFT A TIGHTLY COMPACTED SURFACE, BREAK WITH CHISEL PLOW OR OTHER SUITABLE EQUIPMENT.
   D. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPES (CONTOURED). THE SEEDBED SHOULD BE FIRM WITH A FAIRLY FINE SURFACE AFTER ROUGHENING.
2. FERTILIZATION - AS PER SUPPLIER'S RECOMMENDATIONS. DEVELOPMENTS ADJACENT TO WATER BODIES MUST USE NON-PHOSPHOROUS FERTILIZER.
3. HYDROSEEDING APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.
4. 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-HALF INCH.

SEED MIX	VEGETATION TYPE (COMMON NAME)	PROPORTIONS BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
TEMPORARY EROSION CONTROL*	CHEWINGS OR RED FESCUE	40%	98	90
	PERENNIAL RYE	50%	98	90
	REDTOP OR COLONIAL BENTGRASS	5%	92	85
	WHITE DUTCH CLOVER	5%	98	90
LOW GROW*	DWARF TALL FESCUE VAR.	45%	98	90
	DWARF PERENNIAL RYE (BARCLAY)	30%	98	90
	RED FESCUE	20%	98	90
	COLONIAL BENTGRASS	5%	98	90

*(ADOPTED FROM WSDOE 2014 STORMWATER MANAGEMENT MANUAL WESTERN WASHINGTON, VOLUME, II, BMP C120)

CALL BEFORE YOU DIG 1-800-424-5555

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 98230
3607391592

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

PACIFIC SURVEYING & ENGINEERING, INC.
909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225
P: 360.671.7387 | F: 360.671.4683
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DATA	DRAWN BY	CHECKED BY	FIELD BOOKS	
BASE	XXX	XXX	DESIGN:	XXX
DESIGN	JML	JVY	STAKING:	XXX
XREF:	XXX		ASBUILT:	XXX
JOB#:	2024291		DATUM	
HORIZ. SCALE:	1"=10'		HORIZ.:	XXX
VERT. SCALE:	XXX		VERT.:	XXX

DWG: P:\Pse Project\2024291\WRD_SHEET\2024291_ecP_SP_UPDATE_3-6-26.dwg

SHEET 01 OF 04

37452 REGISTERED PROFESSIONAL ENGINEER ILIA D. GEKELMAN STATE OF WASHINGTON
03-10-2026

TOPO NOTES:

1) THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145.

2) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN JULY 2024.

3) EQUIPMENT USED: THEODIMAT 00'01.5"
EDM: ± 2 PPM, ± 3 MM

4) HORIZONTAL DATUM: ASSUMED

5) VERTICAL DATUM: ASSUMED

SITE BENCH MARK: PSE CONTROL ON-SITE, AS SHOWN

6) CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.

7) CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE NOT PERFORMED AT TIME OF SURVEY. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION.

8) UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK.

9) THIS MAP IS NOT INTENDED TO REPRESENT A FORMAL BOUNDARY SURVEY, NOR DOES IT REFLECT ELEMENTS THAT A BOUNDARY SURVEY MAY DISCLOSE. BOUNDARY RELATED ELEMENTS DEPICTED HEREON ARE SHOWN PER AVAILABLE RECORD INFORMATION.

10) 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.W.D. AF NO. 2024-0101080)

LOT 84, SUDDEN VALLEY, DIVISION NO. 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: THEODIMAT 00'01.5"
EDM: +/- 2 PPM, +/- 3 MM

3) HORIZONTAL DATUM: ASSUMED (LOCAL)
BASIS OF BEARINGS: THE MONUMENTED CENTERLINE OF SHETLAND COURT, PER THE MAP OF SUDDEN VALLEY DIV 24, AS RECORDED UNDER AUDITOR'S FILE NO. 1113842. BEARING: N30°05'31"W

4) OCCUPATIONAL INDICATOR NOTE:
IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON, 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-13, THIS RECORD OF SURVEY MAY DEPICT OCCUPATIONAL INDICATORS & ENCROACHMENTS. THOSE 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.

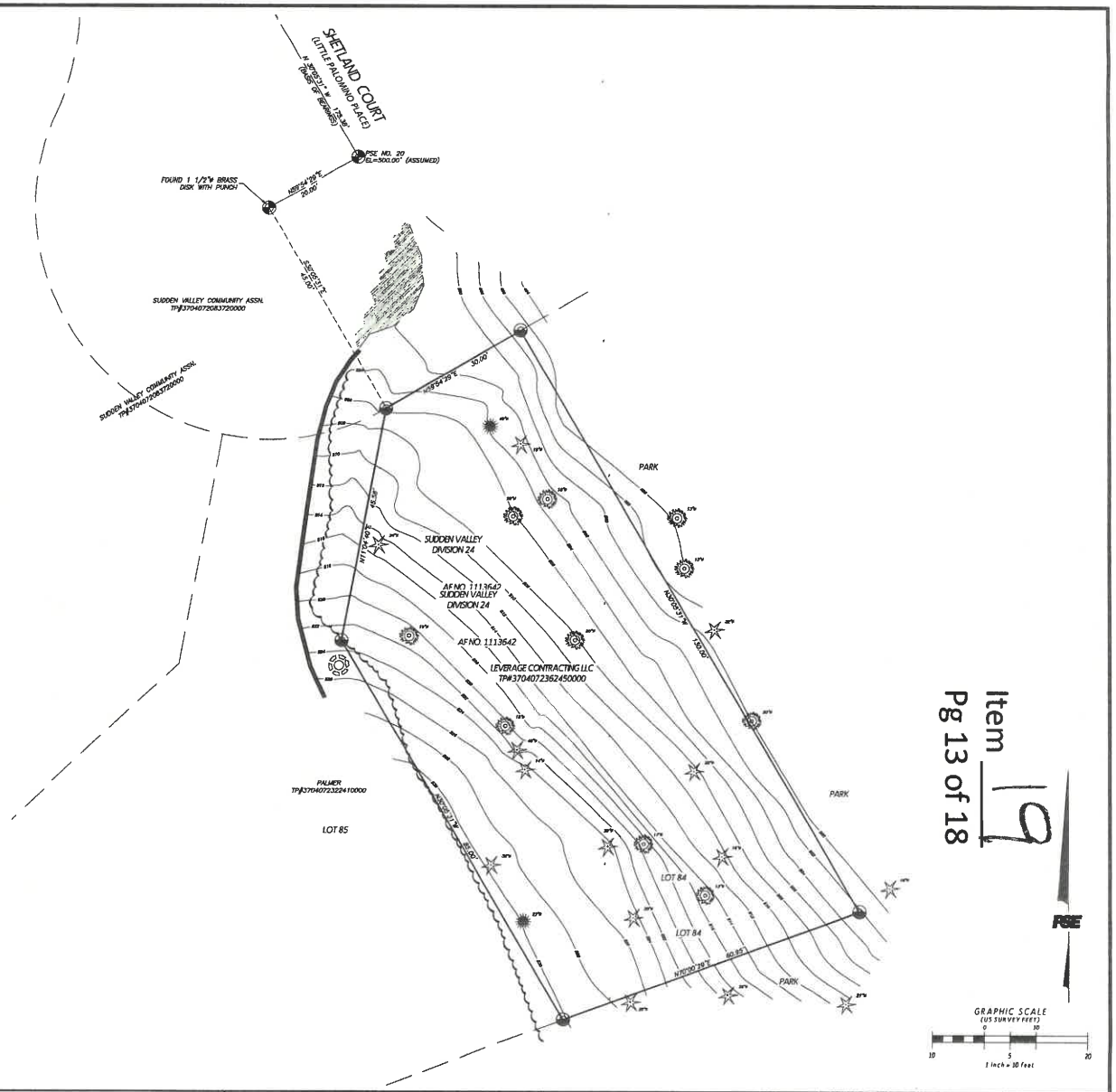
5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW EASEMENTS, COVENANTS, AND RESTRICTIONS THAT WOULD HAVE BEEN DISCLOSED IN A TITLE REPORT.

EXISTING FEATURE SYMBOL LEGEND

- = EXISTING 1 1/2"ø BRASS CAP WITH PUNCH
- = EXISTING ø4 REBAR AND YELLOW PLASTIC CAP PLS#18897
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER CLEANOUT
- = EXISTING FIBER-OPTIC/COMM. HANDHOLD
- = EXISTING TELEPHONE HANDHOLD
- = EXISTING FIR TREE
- = EXISTING CEDAR TREE
- = EXISTING HEMLOCK TREE
- 15"ø = DIAMETER OF EXISTING TREE
- 115.48 = SPOT ELEVATION ON EXISTING GROUND

EXISTING LINE LEGEND

- = EXISTING EDGE OF ASPHALT
- SS = EXISTING SANITARY SEWER GRAVITY LINE
- TOP = EXISTING TOP OF SLOPE LINE
- 100 = EXISTING GRADE INDEX CONTOUR
- 110 = EXISTING GRADE INTERMIL CONTOUR
- = EXISTING EDGE OF BRUSH
- = EXISTING TREE DRIP LINE



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Pg 13 of 18

CALL BEFORE YOU DIG 1-800-424-5555

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ILIA GEKELMAN
4235 CODY ROAD
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26 SHETLAND COURT
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EXISTING CONDITIONS

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DATA	DRAWN BY	CHECKED BY	FIELD BOOKS	
BASE:	XXX	XXX	DESIGN:	XXX
DESIGN:	JML	JVY	STAKING:	XXX
XREF:	XXX		ASBUILT:	XXX
JOB#:	2024291		DATUM	
HORIZ. SCALE:	1"=10'		HORIZ.:	XXX
VERT. SCALE:	XXX		VERT.:	XXX

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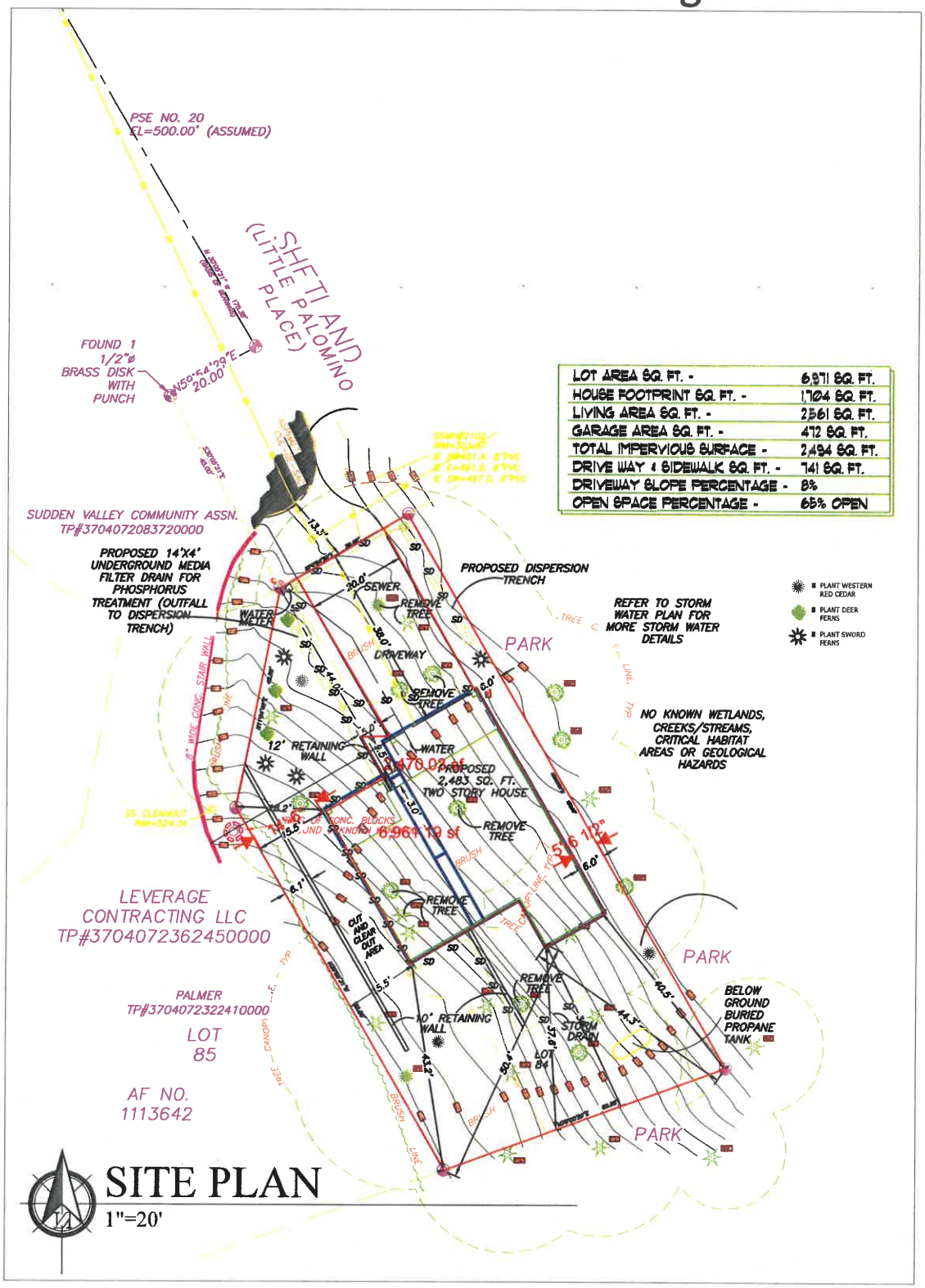
SHEET 02 OF 04

03-10-2026



LOT AREA SQ. FT. -	6,971 SQ. FT.
HOUSE FOOTPRINT SQ. FT. -	1,704 SQ. FT.
LIVING AREA SQ. FT. -	2,561 SQ. FT.
GARAGE AREA SQ. FT. -	472 SQ. FT.
TOTAL IMPERVIOUS SURFACE -	2,434 SQ. FT.
DRIVE WAY & SIDEWALK SQ. FT. -	741 SQ. FT.
DRIVEWAY SLOPE PERCENTAGE -	8%
OPEN SPACE PERCENTAGE -	65% OPEN

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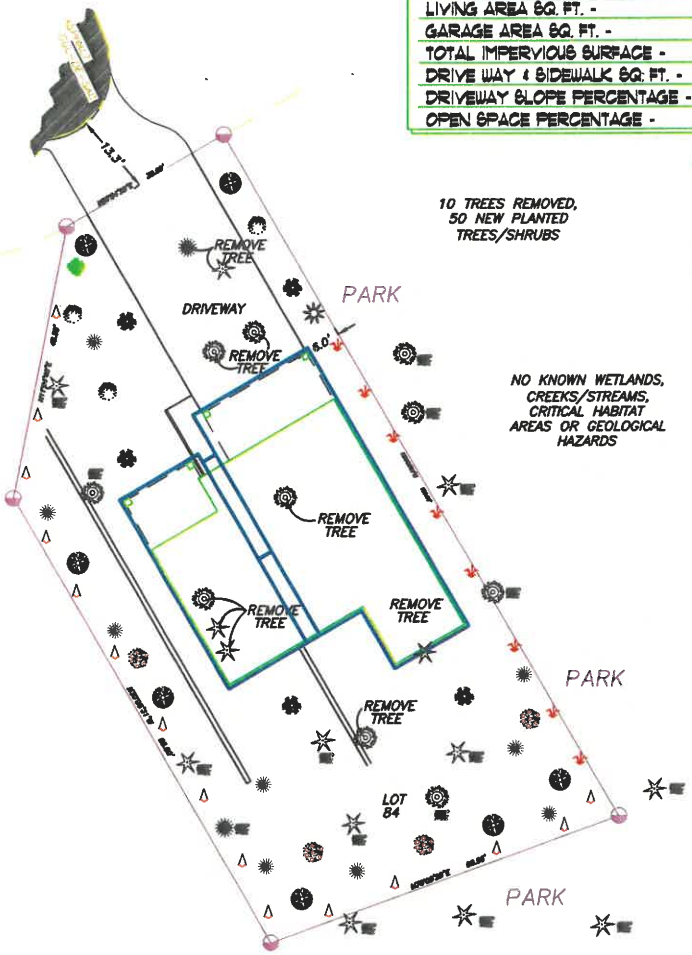


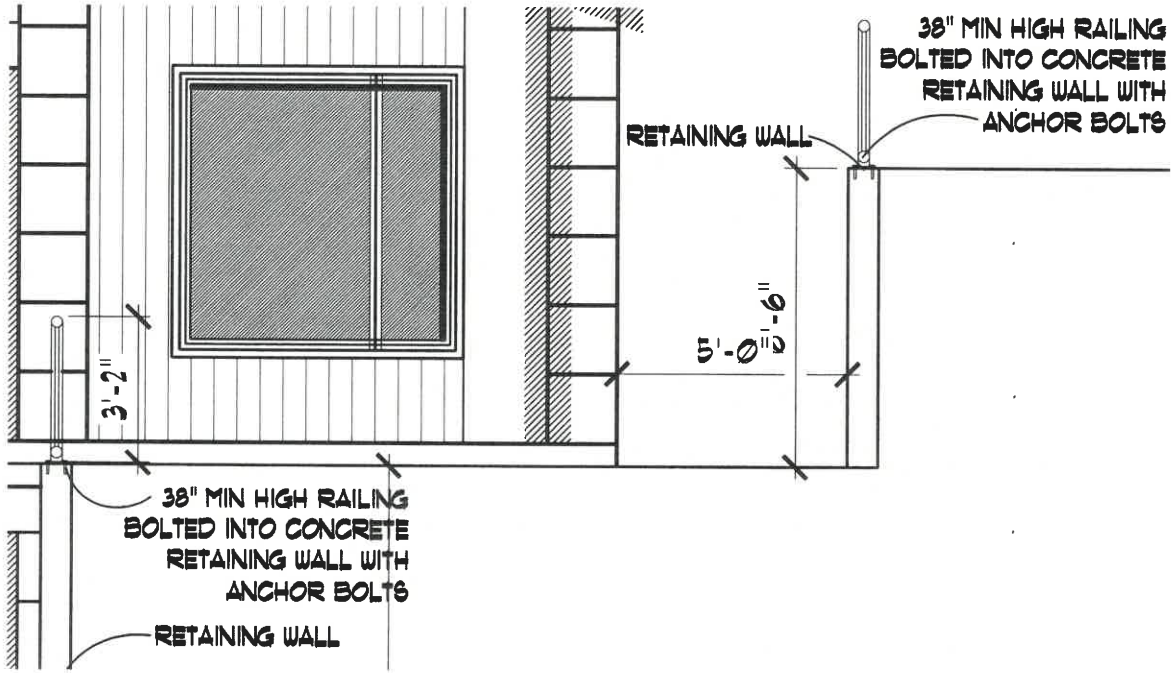
10 TREES REMOVED, 50 NEW PLANTED TREES/SHRUBS

NO KNOWN WETLANDS, CREEKS/STREAMS, CRITICAL HABITAT AREAS OR GEOLOGICAL HAZARDS

- PLANT DEER FERNS
- PLANT SWORD FERNS
- PLANT WESTERN RED CEDAR
- PLANT VINE MAPLE
- PLANT APPLE TREE
- PLANT PACIFIC DOGWOOD
- PLANT JAPANESE MAPLE
- PLANT SKY PENCIL HOLLY HEDGE
- PLANT SPARTAN JUNIPER

LANDSCAPE PLAN

1"=20'

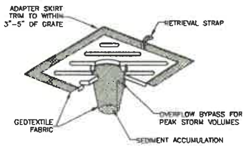


RETAINING WALL RAILING

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

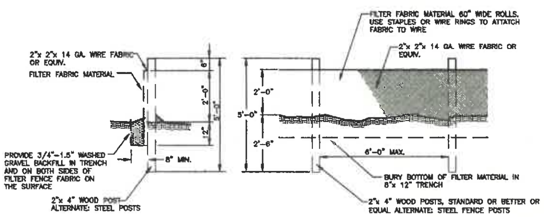
FILTER FENCE NOTES

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED 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 (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 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, TIE WIRES OR HOG RINGS. THE WIRE 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 FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE 5 APPLYING.
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.



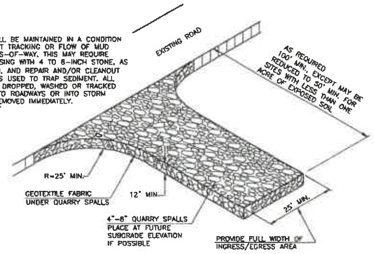
NOTES
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CATCH BASIN INSERT
NOT TO SCALE

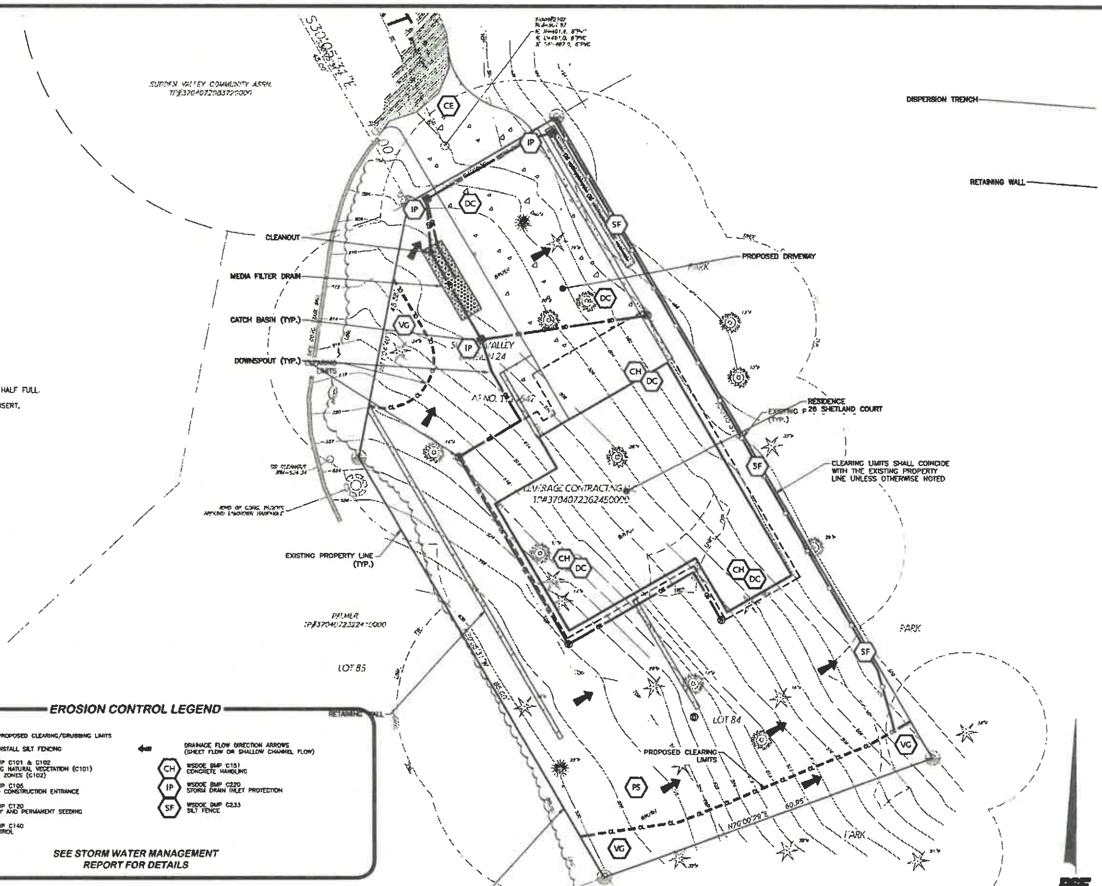


SILT FENCE DETAILS
NOT TO SCALE

MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 4 TO 8-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.



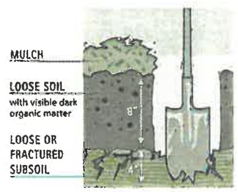
ROCK STABILIZATION CONSTRUCTION ROAD ENTRANCE
NOT TO SCALE



EROSION CONTROL LEGEND

- CL — CL — PROPOSED CLEARING/GRUBBING LIMITS
- INSTALL SILT FENCING
- DRAINAGE FLOW DIRECTION ARROWS (SHEET FLOW OR SHALLOW CHANNEL FLOW)
- VG — WSDOE BMP C101 & C102 PRESERVING NATURAL VEGETATION (C101) & BUFFER ZONES (C102)
- CE — WSDOE BMP C105 STABILIZED CONSTRUCTION ENTRANCE
- PS — WSDOE BMP C120 TEMPORARY AND PERMANENT SEEDING
- DC — WSDOE BMP C140 DUST CONTROL
- CH — WSDOE BMP C151 CONCRETE HANDLING
- IP — WSDOE BMP C220 STORM DRAIN INLET PROTECTION
- SF — WSDOE BMP C233 SILT FENCE

SEE STORM WATER MANAGEMENT REPORT FOR DETAILS



BMP T5.13 DETAIL & NOTES

GENERAL NOTES
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 ATTAINED THROUGH NUMEROUS MATERIALS SUCH AS COMPOST, COMPOSTED WOODY MATERIAL, BIOSOLIDS AND FOREST PRODUCT RESIDUALS. IT IS IMPORTANT THAT THE MATERIALS USED TO MEET THE SOIL QUALITY AND DEPTH BMP BE APPROPRIATE AND BENEFICIAL TO THE PLANT COVER TO BE ESTABLISHED. LIKEWISE, IT IS IMPORTANT THAT IMPORTED TOPSOILS IMPROVE SOIL CONDITIONS AND DO NOT HAVE AN EXCESSIVE PERCENT OF CLAY FINES. THIS BMP CAN BE CONSIDERED INFEASIBLE ON TILL SOIL SLOPES GREATER THAN 33 PERCENT.

DESIGN GUIDELINES
SOIL RETENTION: RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY: 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, DEMONSTRATE THE FOLLOWING:
1. 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 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. 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 SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
   - 3.a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO THE NITROGEN RATION BELOW 25:1. THE CARBON TO NITROGEN RATION MAY BE AS HIGH 35:1 FOR PLANTING COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
   - 3.b. 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 CONTAMINANT STANDARDS OF GRADE A COMPOST.

THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED:
1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT 'PRE-APPROVED' RATES BASED ON TESTS OF THE SOIL AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACED IT PRIOR TO PLANTING, STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMNTS, EITHER AT A DEFAULT 'PRE-APPROVED' RATE OR AT A CUSTOM CALCULATED RATE.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

GRAPHIC SCALE (US SURVEY FEET)
0 10
10 5 20
1 inch = 10 feet

Item 19
Pg 17 of 18

CALL BEFORE YOU DIG 1-800-424-5555

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 98230
360.739.1592

26 SHETLAND COURT
BELLINGHAM, WA 98229
STORMWATER SITE PLAN

TEMPORARY EROSION & SEDIMENT CONTROL PLAN

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

DATA	DRAWN BY	CHECKED BY	FIELD BOOKS	
BASE	XXX	XXX	DESIGN:	XXX
DESIGN	JML	JVY	STAKING:	XXX
XREF:	XXX		ASBUILT:	XXX
JOB#:	2024291		DATUM	
HORIZ. SCALE:	1"=10'		HORIZ.:	XXX
VERT. SCALE:	XXX		VERT.:	XXX
DWG: P:\Pse Project\2024291\DWGs_SHEET\2024291_ecP_SP_UPDATE_3-6-26.dwg				
SHEET 04 OF 04				

03-10-2026

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

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: WOLFCON.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 BELLINGHAN 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 X **New** service(s) and/or _____ ☐ **Existing** service(s).
Direct Connection? x 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: _____ 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 SM
Entry SM
Notify SM

186998

Rec'd 08/03/2026
2:49 PM

Item 20
Pg 1 of 1
G5

Sudden Valley Community Association
Exterior Alteration Request

Street Address: 18 Clematis Lane Div 25 Lot 95
Owner: Adam Moore
Mailing Address: 18 Clematis Lane, Bellingham, WA 98229
Phone: [redacted] Email: [redacted]

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

Requested for:
- ☑ Existing home
- ☐ New construction

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

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

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

I would like to change my deck boerds only (no structural changes). I will use Trex Transcend Spiced Rum 2x6 Composite Deck Boards. These boards are rated for 24" joist spacing which is what I have.

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

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

Owner Signature: _____ Date: 8/3/26

Rec'd 08/12/2026
12:58 PM

APPLICATION FOR NEW CONSTRUCTION

Circle Type:	Home Construction	Remodel	Addition	Other (Describe):
Street Address:	52 High Cliff Lane, Bellingham		Div/Lot	Div 14 Lot 46
Owner(s) Name(s):	Norman DesRosiers & Ted Clifton			
Mailing Address:	2515 St Paul St, Bellingham 98226			
Email Address:	norm@tclegendhomes.com ted@tclegendhomes.com	Cell Phone	360 920 1905 (Norm) 360 220 2119 (Ted)	

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:**	8.12.26
Company Name:	Legend Homes (formerly TC Legend Homes)	License:	TCLEGLH949L7
Mailing Address:	2515 St Paul St, Bellingham, WA 98226		
Email Address:	norm@tclegendhomes.com	Cell Phone: 360 920 1905	Office Phone:

Bank or Loan Agency:			
Valuation of Structure: $ 700k		Square Footage:	1584sf house + 576sf garage
Use: (*Circle*)	Permanent Residence	Vacation/ Weekend	Rental
Variance Request (*Circle*):	Yes	No	If Yes, must attach Variance Request form

The following items must be submitted at time of application:

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

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

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

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

Circle One: Owner (Contractor) Other Representative

Signature of Owner(s): _____

Printed Name of Owner: Ted Clifton Date 8.12..26

Item 21

ACC Inspector Report 52 High Cliff Ln

Lot size: 7,623 s

Property coverage: 27%

Open Space: 70.8%

Front setback: 35'

Rear setback: 71'

Side setback: 5' 4"

Side setback: 5' 6"

Driveway grade: 10%

Height:

Definition 1: 24' 4"

Definition 2: 5' 1"

ACC Inspector Notes

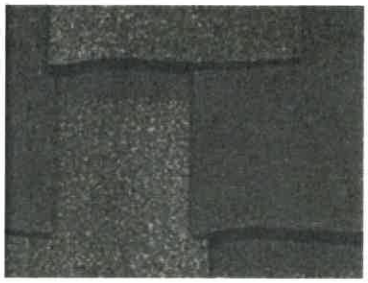
Variance filed for side setback. The lot is surrounded by SVCA owned parcels.

SPECIFICATION SHEET

Street Address:	52 High Cliff	Div/Lot	Div 14 Lot 46
Owner(s/Contractor) Name(s):	Ted Clifton & Norm DesRosiers are both owners & contractor		

Siding Type:	Hardie Lap. 7" reveal
Trim Type:	None
Gable Type:	Cranked gables
Roof Type:	Asphalt
Lighting Type:	Black-green shrouded downlighters
Retaining Wall Materials:	Concrete decorative retaining wall landscape blocks
Other Finish Materials:	

Samples

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

APPENDIX J

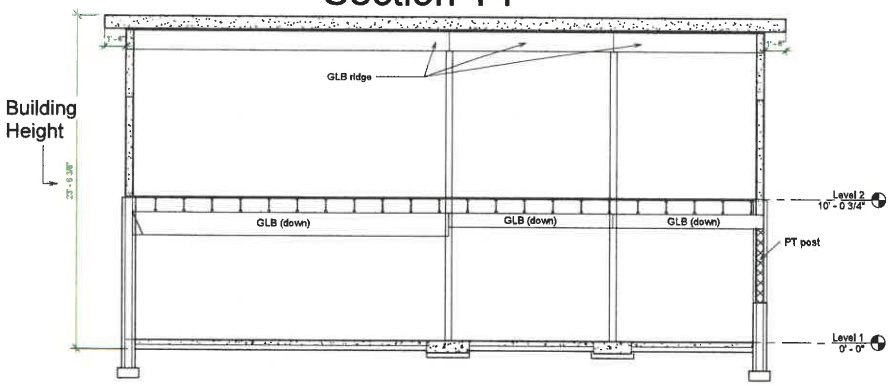
Owners' and Contractors' Checklist

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

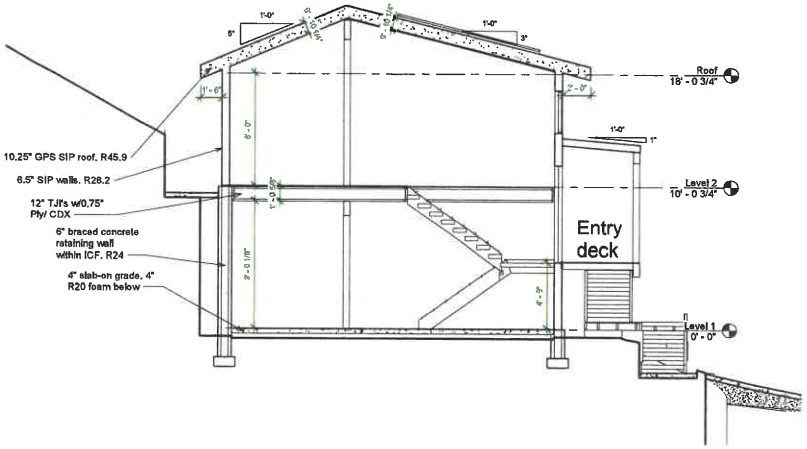
Prepared By	Jake Evans. Legend Homes
Phone Numbers	206 446 9700
Owners' Name(s)	Ted Clifton & Norm DesRosiers
Site Address Including Tax Parcel and Division & Lot	52 High Cliff 370406028354 Div 14 Lot 46

Lot Area SF	7623sf
House Footprint SF	1080sf (includes garage footprint)
Vertical Height	24' at 5' from south wall (definition 1)
Living Area SF	1620sf
Garage Area(s) SF	540sf
Total Impervious Surface	2273sf
Driveway and Walkway SF	977
Driveway Slope %	10-12% (varies)
Deck(s) SF	43sf
Open Space %	70.2%
Defined Setbacks	20 front, 5 rear, 10' combined sides with 4.16.26 approved variance
Elevation Landmarks	Rebar cap at SW property corner = 691.3'
Colors for House, Trim, Accent, Garage Door, Roof, Lights	Sage green siding, no trim, white garage door, brown roof, green/ black shrouded light fixtures
Detailed Landscape Plan to Include Tree Removal / Replanting	Landscape plan is native replanting per Whatcom County native planting worksheet. Option A
Whatcom County Planning Review	SPR2026-00026 SFR2026-00266

Section YY

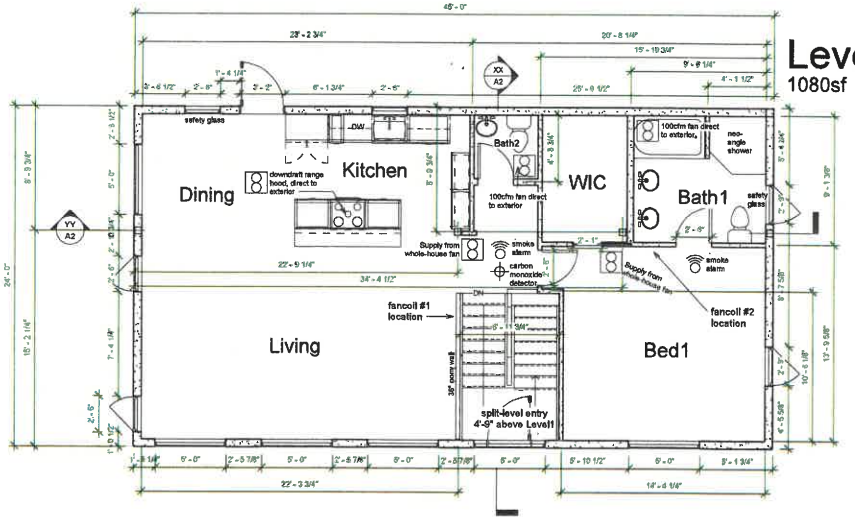


Section XX



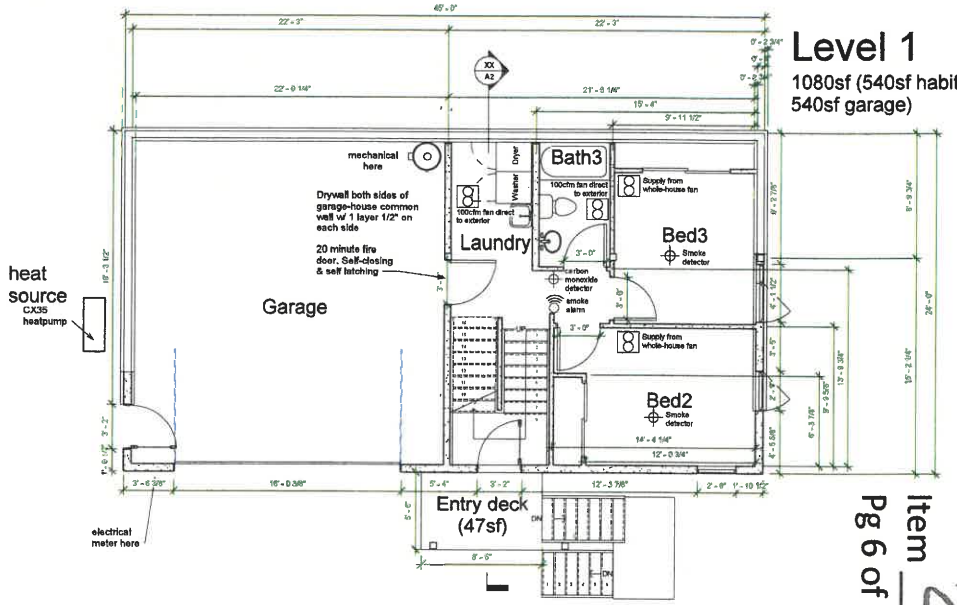
Level 2

1080sf



Level 1

1080sf (540sf habitation+ 540sf garage)



Contractor Notes

Ensure min 90% of all installed lights are high efficiency lamps
Air leakage shall not exceed 0.5 ACH, Post signed testing certificate by front door,
Ducts, air handlers, and filter boxes & all penetrations shall be sealed.

SMOKE ALARM NOTE
>Smoke alarms within 3' of all bathroom doors, if bath contains shower or bath, Per 2021 IRC.
>Smoke alarms min horizontal distance to cooking appliance, Per 2021 IRC:
- Ionization type: within 20'
- Ionization with silencing switch: within 10'
- Photoelectric: within 6'

STAIRWAY SPECIFICATIONS
-Min 36" width
-Max 7-3/4" riser height
-Min 10" + 1" nosing tread length
-Min 6'6" headroom
-Min 3'0" landing length

HANDRAIL SPECIFICATIONS
-Location 34"-38" above stair nosing
-Grasp dimensions between 1-1/4" - 2"
-Continuous handrail or terminate @ newel post or safety terminal
-Max 4" opening

GUARDRAIL SPECIFICATION
-Designed to resist 200lb concentrated load on top of rail and 50psf on all guardrail components
-Min 36" height

WSEC 2021

Credits claimed =8.5
Credits required =8.0 for 2150ft² 'medium house'
See WSEC packet submitted with permit application for cut sheets & supporting documentation

Option 1.4:	2.5 credits:	>30% UA reduction: See page 1 WSEC 2021 packet 'results' showing 41% UA reduction
Option 3.8:	1.0 credits	Air-to-water heatpump w/ COP >3.2. See Chiltrix CX35 cut sheet in WSEC packet showing COP=4.9 @ 47 deg f
Option 4.1:	0.5 credits	Ducts & distribution in conditioned space All ducts are located within energy shell.
Option 6	4.5 credits	On-site solar power. See elevation sheet A3 showing 7.90kw solar install. Also see PV-watts' sheet in permit packet showing 7739 Kwh annual generation

Codes used

Whatcom County Code 2021
International Residential code; IRC 2021,
International Building code; IBC 2021
International Fire code; IFC 2021
Washington State Energy code; WSEC 2021,
WA State Ventilation & Indoor air quality code; VIAQ
National Electrical code; NEC 2020,
Uniform Plumbing Code; UPC 2018,
International Mechanical code; IMC 2018

Floorplans + sections

52 High Cliff Lane, Bellingham 370406028354 Div 14 Lot 46

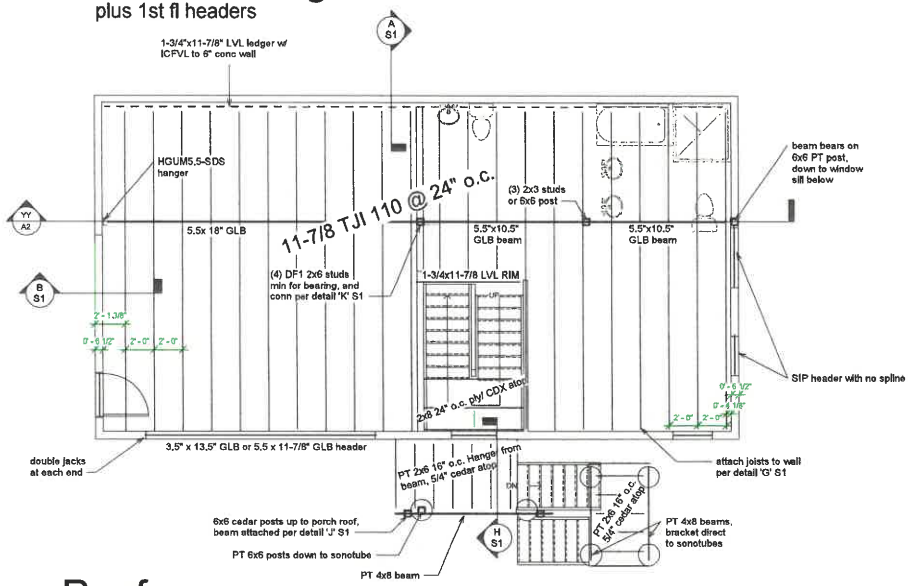
v1.7 7.1.26

Plans: Jake Evans. Owners: DesRosiers & Clifton

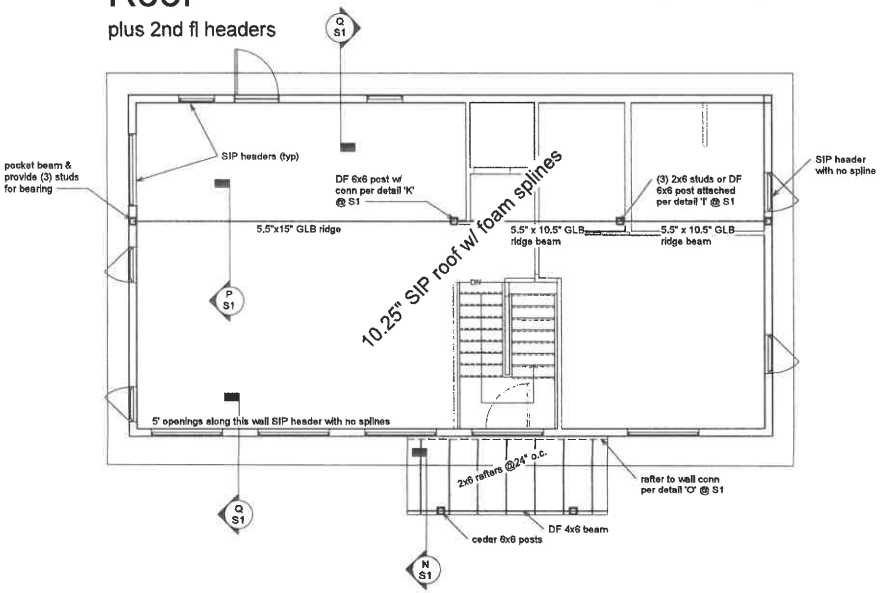
A2

1/4" = 1'-0"

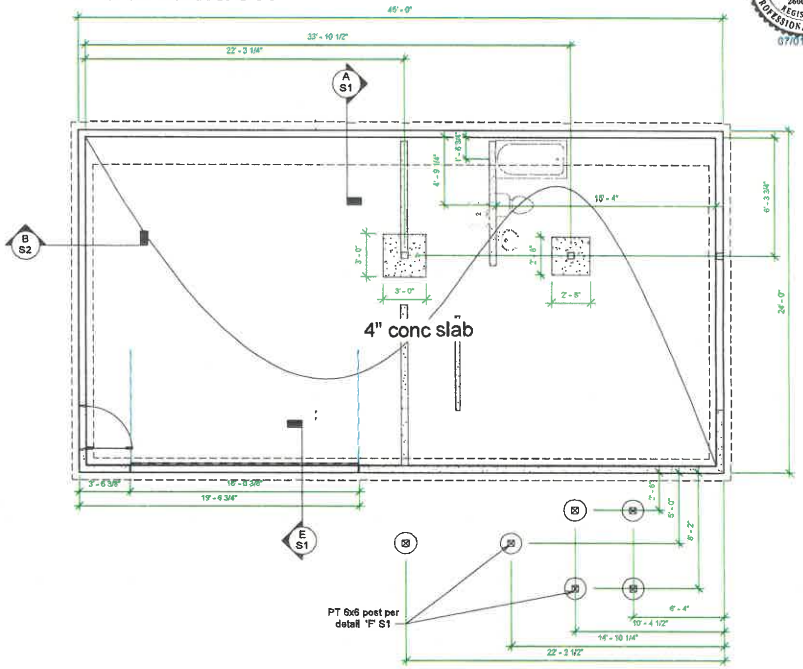
Floor framing
plus 1st fl headers



Roof
plus 2nd fl headers



Foundation



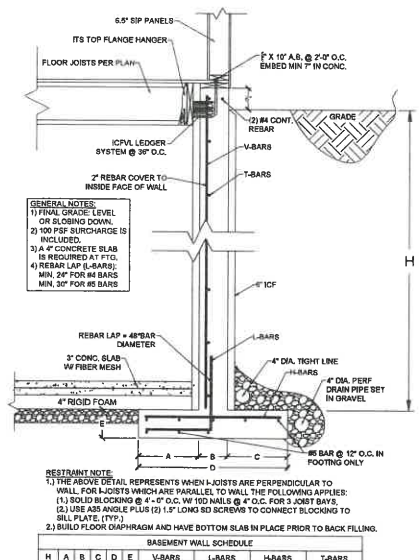
STEPHEN E. BLASCO
STATE OF WASHINGTON
26003816
REGISTERED PROFESSIONAL ENGINEER
07/01/2026

Item 21
Pg 7 of 18

Foundation, framing, roof	
52 High Cliff Lane, Bellingham 370406028354 Div 14 Lot 46	A3
v1.7 7.1.26	1/4" = 1'-0"
Plans: Jake Evans. Owners: DesRosiers & Clifton	

REFER TO THE PROPOSED ARCHITECTURAL DRAWINGS PROVIDED BY TC LEGENDS AND DATED 5/29/2026 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 CONFLICTS ARE FOUND BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS OR OTHER RELATED DOCUMENTATION (E.G. CIVIL, GEOTECH, ETC.)

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. THE FOUNDATION AND FOOTINGS SHOULD BEAR ON PROOF ROLLED, REMEDIALLY COMPACTED MEDIUM DENSE NATIVE SOILS OR ON STRUCTURAL FILL (SEE STANDARD STRUCTURAL SPECIFICATIONS, EARTHWORK). PLACED ON PROOF-ROLLED, REMEDIALLY COMPACTED MEDIUM DENSE NATIVE SOILS.

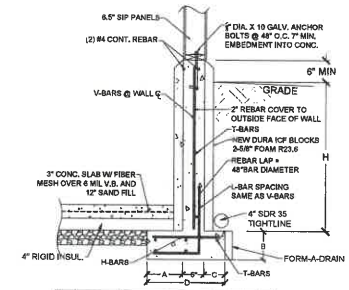


RESTRAINT NOTE:
1.) THE ABOVE DETAIL REPRESENTS WHEN I-JOISTS ARE PERPENDICULAR TO WALL. FOR I-JOISTS WHICH ARE PARALLEL TO WALL THE FOLLOWING APPLIES:
(1.) SOLID BLOCKING @ 4'-0" O.C. W/ 10D NAILS @ 4" O.C. FOR 3 JOIST BAYS.
(2.) USE A35 ANGLE PLUS (2) 1.5" LONG SD SCREWS TO CONNECT BLOCKING TO SILL PLATE. (TYP.)
2.) BUILD FLOOR DIAPHRAGM AND HAVE BOTTOM SLAB IN PLACE PRIOR TO BACK FILLING.

BASEMENT WALL SCHEDULE

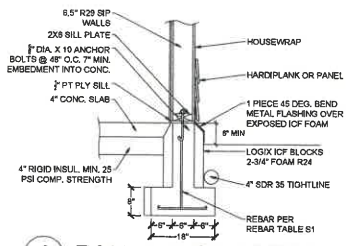
H	A	B	C	D	E	V-BARS	L-BARS	H-BARS	T-BARS
6'-8"	12"	6"	18"	36"	12"	#4 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.
8'-10"	18"	6"	21"	45"	12"	#5 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.

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

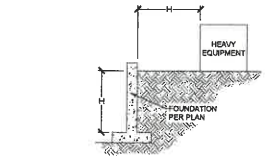


H	V-BARS	H-BARS	T-BARS	A	B	C	D
2'-4"	#4 @ 16" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	6"	10"	6"	24"
4'-0"	#4 @ 12" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.	24"	12"	6"	36"
6'-8"	#5 @ 12" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.	30"	12"	12"	48"

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

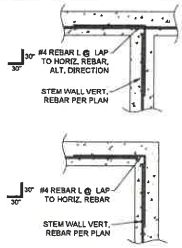


C FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

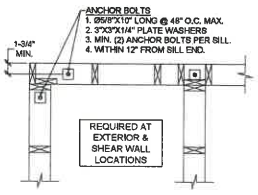


NOTE: WAIT A MINIMUM OF 7 DAYS AFTER CONCRETE POUR TO BACKFILL FOUNDATION, BASEMENT, AND RETAINING WALLS. AFTER 7 DAYS OKAY TO BACKFILL. WHEN BACKFILLING MAINTAIN A DISTANCE OF HEIGHT 'H' FOR HEAVY EQUIPMENT (EXCAVATOR, BACKHOE, ETC.) 'H' CORRESPONDS TO THE BACKFILL HEIGHT BEHIND THE FOUNDATION WALL. SEE FIGURE ABOVE.

BACKFILL WARNING

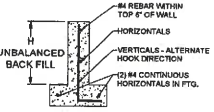


CORNER REBAR



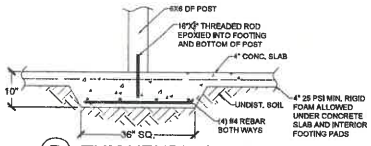
NOTE: ANCHOR BOLT REQUIREMENTS DESIGNED TO BE MEET OR EXCEED IRC R403.1.6 & R602.1.1

ANCHOR BOLTS TO SILL PLATE

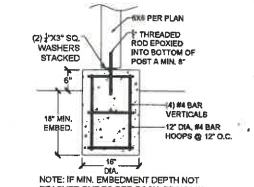


HEIGHT 'H' IN FEET (UNBALANCED BACK FILL)	VERTICAL REINFORCING	HORIZONTAL REINFORCING
0' - 2'	#4 @ 4' O.C.	QTY. (1) #4 WITHIN 8" OF TOP OF WALL
2' - 4'	#4 @ 24" O.C.	#4 @ 24" O.C.

REBAR TABLE

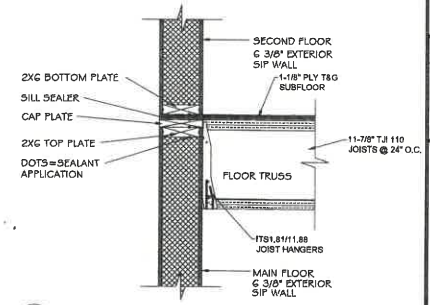


D THICKENED SLAB
SCALE: 3/4" = 1'-0"



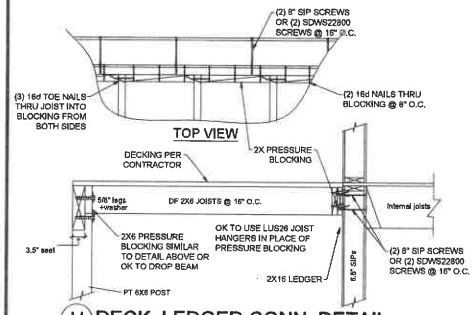
NOTE: IF MIN. EMBEDMENT DEPTH NOT REACHED DUE TO BED ROCK, EPOXY (2) 15" #5 BAR INTO BED ROCK 6" DEEP

F DECK FOOTINGS
SCALE: ½" = 1'-0"

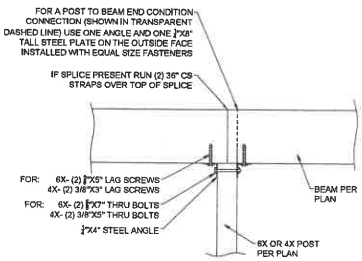


G JOIST CONNECTION TO SIP WALL
SCALE: N.T.S.

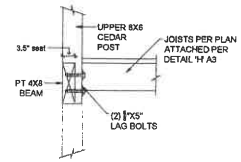
E FOUNDATION DETAIL
GARAGE OPENING



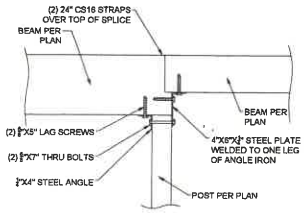
H DECK LEDGER CONN. DETAIL
SCALE: 3/4" = 1'-0"



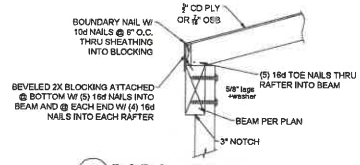
I POST TO BEAM CONN.
SCALE: 3/4" = 1'-0"



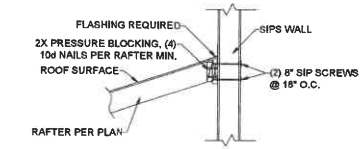
J POST TO BEAM CONN.
SCALE: 3/4" = 1'-0"



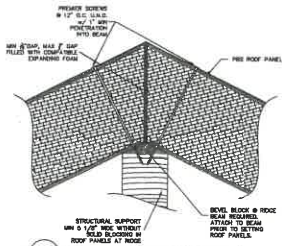
K POST TO BEAM CONN.
SCALE: 3/4" = 1'-0"



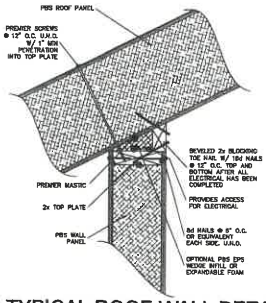
N PORCH ROOF CONN.
SCALE: 3/4" = 1'-0"



O RAFTER TO WALL CONNECTION



P SIP TO RIDGE BEAM
SCALE: N.T.S.



Q TYPICAL ROOF-WALL DETAIL
SCALE: N.T.S.

DRAWING TO BE PRINTED ON 24"X36" IN ORDER TO BE SCALE

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Pg 8 of 18

STEPHEN E. BLASCO
STATE OF WASHINGTON
16063916
07/01/2026
PROFESSIONAL ENGINEER

REVISIONS	DATE	VERSION	VER 1
ORIGINAL	7/1/2026	1	
—	—	—	
—	—	—	
—	—	—	

DATE 7/1/2026
ENGINEERED BY S. BLASCO
CHECKED BY S. BLASCO
APPROVED BY D. BRADLEY
SCALE N.T.S.
SIZE D

BRADLEY ENGINEERING

BRADLEY ENGINEERING
WWW.BRADLEYENGINEERINGINC.COM
21 BELLWETHER WAY SUITE 110
BELLINGHAM, WA 98225
INFO@BRADLEYENGINEERINGINC.COM
FOR QUESTIONS & CHANGES PERTAINING TO THIS PROJECT, CALL S. BLASCO AT (360) 318-4629 OR EMAIL: STEPHEN@BRADLEYENGINEERINGINC.COM

STRUCTURAL DETAILS

52 HIGH CLIFF HOME
52 HIGH CLIFF LANE
BELLINGHAM, WA

INSULSPAN SIP SHEAR WALL TABLE - REF. ESR 1295 TABLE 9 ①										
SIP SHEAR WALL	INSTALL CONFIG.	SPLINE TYPE	SIP THICKNESS	NAIL SIZE	NAILING DISTANCE	TOP PLATE	BOTTOM PLATE	END POSTS	DESIGN ALLOWABLE UNIT SHEAR CAPACITY (PLF) SEE LATERAL ANALYSIS	
									WIND	SEISMIC
SIP-A	A	BLOCK	6.5"	8d	6" O.C.	SINGLE 2X	SINGLE 2X ③	DOUBLE 2X②	349	349
SIP-B	B	BLOCK	6.5"	8d	3" O.C.	SINGLE 2X	SINGLE 2X ③	DOUBLE 2X②	557	557

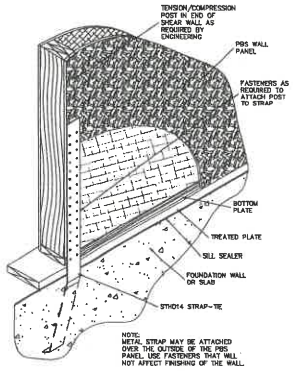
① PANELS SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF ESR-1295 TABLE 9
② DOUBLE 2X END POSTS ARE ONLY REQUIRED AT HOLD DOWNS, SINGLE 2X END POSTS OK IN ALL OTHER SITUATIONS
③ SPLICES SINGLE TOP PLATES W/ (2) 30" CS14 STRAPS

SHEAR WALL LEGEND

PER SHEAR WALL TABLE ON SHEET S2

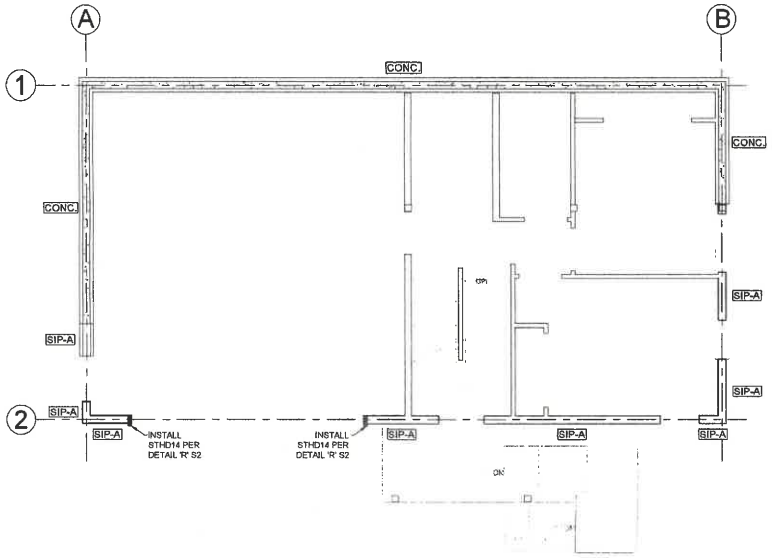
SIP-A = **SIP-A SIP SHEAR WALL**, 6-1/2" INSULSPAN SIPS, NAIL WITH 8d AT 6" O.C. IN TOP PLATE, BOTTOM PLATE, AND END POSTS, TYP.

SIP-B = **SIP-B SIP SHEAR WALL**, 6-1/2" INSULSPAN SIPS, NAIL WITH 8D AT 3" O.C. IN TOP PLATE, BOTTOM PLATE, AND END POSTS, TYP.



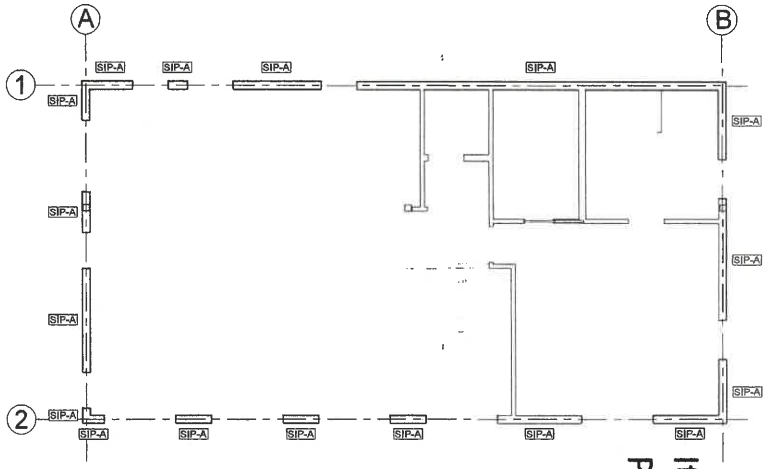
R TYPICAL STRAP HOLD-DOWN

SCALE: N.T.S.



LOWER FLOOR SHEAR WALL PLAN

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



UPPER FLOOR SHEAR WALL PLAN

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

DRAWING TO BE PRINTED ON 24"X36" IN ORDER TO BE SCALE

Item 21
Pg 9 of 18

STEPHEN E. BLASCO
STATE OF WASHINGTON
26053016
REGISTERED PROFESSIONAL ENGINEER
07/01/2026

REVISIONS	DATE	VERSION
ORIGINAL	7/1/2026	1
—	—	—
—	—	—
—	—	—

DATE 7/1/2026	VER. 1		
ENGINEERED BY S. BLASCO			
CHECKED BY S. BLASCO			
APPROVED BY D. BRADLEY			
SCALE N.T.S.		SIZE D	

BRADLEY ENGINEERING

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EMAIL: STEPHEN@BRADLEYENGINEERINGINC.COM

SHEAR WALL PLANS & DETAILS

52 HIGH CLIFF HOME
52 HIGH CLIFF LANE
BELLINGHAM, WA

S2 of 3

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. Builder, contractor, and other parties involved 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
LATERAL	Seismic Design Category	'D1'	IBC 1613.2.5(1)
LATERAL	Risk Category	'II'	IBC Table 1604.5
LATERAL	Wind Exposure Category	'B'	IBC 1609.4.3
LATERAL	Basic Wind Speed (3-second gust)	110 MPH	SEAW WEC #3-2023
LATERAL	Design Wind Load	16 PSF	ASCE 7-16 28.6-1
	LOAD SOURCE	LIVE LOAD	DEAD LOAD
VERTICAL	Roofs	20 psf	15 psf
VERTICAL	Floors	40 psf	12 psf
VERTICAL	Decks & Balconies	60 psf	10 psf
VERTICAL	Ground Snow Load	25 psf	-
VERTICAL	Exterior Wall	-	12 psf
VERTICAL	Interior Wall	-	10 psf
VERTICAL	Interior Partition	-	8 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, AWC SDPWS 2021
- Wood Frame Construction Manual, WFCM 2018
- Building Code Requirements for Structural Concrete, ACI 318-19,
- Minimum Design Loads for Buildings and Other Structures, ASCE 7-16
- Specification for Structural Steel Buildings, 15th Edition, AISC 360-16

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 finished 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 finished 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, call-outs, and details included within this design package are required unless specifically noted otherwise.

Verification: Verify 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.

Conflicts: 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 'in the field' with consent of Bradley Engineering. Please provide a red-lined 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 S. BLASCO whose phone number is (360) 935-0529.

Substitutions: If connector 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 (e.g. depth and width of beams, columns, etc.) specified in these drawings are structural minimums. It is acceptable to increase the size above what is specified.

Similar work: Where construction details are not shown or noted for any 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, glue-laminated members, or I-joists are 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. takes no responsibility for items not specifically addressed in the drawings, calculations, or call-outs.

Completion of Work: Submittal of these structural drawings to the client completes the present scope of work and budget of Bradley Engineering, Inc. Other consultation, design, calculations, sketches, inspection, etc. after submittal of this report shall be billed on an hourly basis.

Disclaimer: Bradley Engineering not responsible or liable for sheetrock cracking. Sheetrock is brittle by nature and is vulnerable to cracking for a number of reasons including temperature, wood shrinkage and settling.

STRUCTURAL STEEL

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

- Wide flange (W).. ASTM A992 Steel 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.
- Bolts .... ASTM A325 or better
- Anchor bolts .... ASTM F1554 or better
- #4 Rebar & Smaller .... Grade 40 (Fy = 40 ksi or better)
- #5 Rebar & Larger .... 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 AISC manual of steel construction, latest edition.

Welding: Steel welding to be done using E70 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
- Frost Zone Depth = 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 sizing, placing, and testing shall conform to ACI 318-19 and ACI 301-16

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

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

Structural Fill: Structural fill consists of clean, well-graded sandy gravel, gravelly sand, or other approved naturally occurring granular material (e.g. pit run) with at least 30 percent retained on the No. 4 sieve, or a well-graded crushed rock. In wet weather conditions, fill should have less than 5% fines. Soils with an over-optimum moisture content should be scarified (i.e. turn over the soil) and dried during periods of dry weather or replaced with drier structural fill.

Surface Drainage: Finished grades are to be at least 6" below top of stem wall. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within 10 feet. If 6 inches of fall is not possible, grade shall be sloped min 2 percent away from the building.

Footings: All footings shall conform to accompanying structural details. Specified footing dimensions are minimums unless noted otherwise. Bottom of footings to be below frost zone (18").

Footing Drains: Providing adequate drainage to retaining and basement walls is imperative. Footing drains shall be provided at the base of all footings and retaining walls which will have earth placed against them. Washed drain rock must extend to within one foot 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 (f'c shall be evaluated at 28 days or 56 days for fly ash/slag)
- Concrete exposed to weather shall have air entrainment of 6% (+/-1.5%)
- Maximum water / cement ratio = 0.50
- 25% max fly ash... 50% max slag

Lifts: Concrete lifts shall be poured within 60 minutes of the previous lift

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

Reinforced Concrete: Place all reinforcing per plans, details, and applicable code requirements. Lap all continuous bars 48 X bar diameter minimum. For a typical continuous #4 bar (diameter = 0.5") the rebar lap is equal to 48 X 0.5" = 24" minimum. Reinforcing bars, bolts, anchors, etc shall be securely tied in position prior to concrete placement. Reinforcing steel shall be free of rust and coatings.

Anchor Bolts: Provide 5/8" diameter x 10" long wet-set or expansion anchor bolts @ 4' O.C. and within 6-12" of corners with 3"x3"x0.229" square washers. 7" minimum anchor bolt embedment required.

Adhesive Anchors: Unless noted otherwise, epoxy anchors in concrete with Simpson SET-3G or Hilti HIT-HY 200-R 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 sealer or Eucon Vandex AM-10 crystalline admixture. These waterproofing agents shall be installed per the manufacturer's recommendations. At cold-joints, water-stops are highly recommended.

SLAB ON GRADE

Control Joints: Control joints (expansion, cold, or saw-cut) at 8'-12' O.C. required to mitigate shrinkage cracking. Rebar or woven wire mesh (if installed) shall break at all control joints. Saw-cut joints within 12 hours of pour.

Garage Slabs: 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 #3 rebar at 24" O.C. each way or 6x6x$\frac{W1.4}{W1.4}$ woven wire mesh.

Living Area Slabs: Unless noted otherwise, interior slabs shall be 4" concrete slab over 10 mil poly vapor barrier over 2" rigid insulation (where insulation is required) over 4" compacted granular fill.

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

Curing: Use water or membrane cure immediately after initial set for a minimum of 7 days. For water cure, hose it down and keep it wet. For membrane curing, wet the concrete then cover with an impermeable membrane (e.g. visqueen) or liquid membrane curing compound. Provide shade for concrete during curing.

Drainage: Garages, porches, 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. The concrete topping shall be installed per manufacturer's specifications. The topping shall not exceed 1-1/2" in thickness and shall be less than or equal to 18 psf (i.e. ≥12 psf per inch).

Non-Bearing Interior Wall to Slab Connection: Interior walls shall be connected to concrete slab with minimum 1/2"x5-1/2" long anchor bolts @ 6' O.C.. Wet-set, epoxied, expansion, or screwed (Simpson Titen HD) anchor bolts are accpetable. If interior wall is not specifically denoted as a shear wall, it is acceptable to use 1/4"x4" split pins @ 32" O.C. or 1/4"x4" Titen screws @ 32" O.C.

CRAWL SPACE

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

Access: Access 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 16 inches by 24 inches.

Foundation Ventilation: Provide min 1 square foot of crawl space ventilation per 300 square feet of crawl space area. Space vents evenly to provide cross ventilation. Cover with ¼" corrosion resistant mesh screen.

ALLOWABLE HOLES - I-Joists & I-Rafters

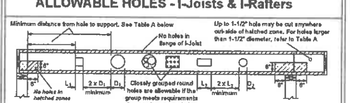


Table A - Minimum Hole Distance From Support

JOIST DEPTH	TJI Rating = (Flange Width)	ROUND HOLE SIZE 2"	ROUND HOLE SIZE 3"	ROUND HOLE SIZE 4"	RECTANGULAR HOLE SIZE 2"	RECTANGULAR HOLE SIZE 3"	RECTANGULAR HOLE SIZE 4"
9½"	210	1'-0"	1'-6"	2'-6"	1'-0"	2'-0"	2'-6"
	360	1'-6"	2'-0"	3'-0"	1'-6"	2'-6"	2'-6"
11⅞"	210	1'-0"	1'-6"	2'-6"	1'-6"	1'-6"	2'-6"
	360	1'-6"	2'-0"	3'-0"	1'-6"	2'-6"	2'-6"
14"	210	1'-0"	1'-0"	1'-0"	1'-0"	[illegible]	2'-0"
	360 (2-5/16")	1'-0"	1'-0"	1'-6"	1'-0"	1'-6"	2'-6"

- DO NOT, under any circumstances, cut or notch joist flanges (don't even think about it)
- Leave ⅛" of web (minimum) at top and bottom of hole (i.e. do not cut within 1/8" of flange)
- Round or rectangular holes allowed according to Table A
- 1-1/2" max hole size in cantilever
- Ok to cut web in a similar fashion for any manufacturer's I-Joists. For Table A, Use Flange Width instead of TJI Rating
  May want to refer to joist manufacturer's specifications and requirements

JOIST CONVERSION CHART

(THICKER FLANGE WIDTH ↓)

Trus Joist	Pacific Woodtech	Boise Cascade	Roseburg	Red Built	LP
TJI 210	PWI 47	BCI 6000	RFPI 400	Red-I 45	LPI 530
TJI 360	PWI 70	BCI 60	RFPI 70		LPI 36
	PWI 77		RFPI 700	Red-I 65	
TJI 560	PWI 90	BCI 90	RFPI 90	Red-I 90	LPI 56

OK to substitute the joists specified on drawings (TJI's) with joists listed in this table. Match the original depth and spacing. OK to use thicker flange width than specified (e.g. use TJI 360 instead of TJI 210)

WOOD FRAMING

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

- Beams, Posts, & Sawn Joists............ Douglas Fir #2 (D.F.2)
- Studs & Plates .... Hem/Fir (H.F.) or Douglas Fir (D.F.)
- Blocking .... Any solid 2X or rim joist material
- Rim Joists .... Douglas Fir #2 (D.F.2) for solid sawn, manufactured rim for I-joists
- Glued-Laminated (dry-use) .... D.F. 24F-V4 (GLB)
- Exposed Structural Members .... Pressure Treated (P.T.)
- Glued-Laminated (wet-use) .... Treat with Hi-Clear II by Permapost Products Co. in Hillsboro, OR

Moisture Content: The max moisture content shall be 19% at the time of installation of connectors, nails, and bolts for framing members.

Pressure Treated Lumber: All members in contact with earth/concrete or exposed to the elements shall be pressure treated or preservative treated (P.T.). Colorless end sealer shall be applied immediately to the ends of members after fabrication and field trimming. Glulam beams (GLB's) which are exposed to the elements shall be treated with Hi-Clear II by Permapost Products Co located in Hillsboro, OR.

Blocking: Provide 2X or engineered lumber 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 I-joists shall be supported laterally as required by the manufacturer's recommendations.

Bearing: For beams bearing on perpendicular walls or columns, Use a minimum 2-1/2" bearing length unless noted otherwise. Use enough studs to match or exceed beam width unless noted otherwise.

Headers: Unless noted otherwise, headers to be 4x10 D.F.2, (2) 2x10 D.F.2, or 6x8 D.F.1

Glued Laminated Members: Glulam beams (GLB) shall be Douglas Fir-Larch, 24F-V4, dry use only

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 guides for each type:

- Wood I-Joists: Used extensively in floor and roof framing (Trus Joist TJI's typically specified)
- Laminated Veneer Lumber (LVL): Minimum modulus of elasticity E = 2.0x10^6 psi
- Parallel Strand Lumber (PSL): Minimum modulus of elasticity E = 2.0x10^6 psi
- Laminated Strand Lumber (LSL): Minimum modulus of elasticity E = 2.0x10^6 psi

LVL Option to GLB and PSL's: Multi-ply LVL beams may be used in lieu of PSL or GLB, provided that they are installed according to International Beams' Technical Bulletin TB-LVL-2

- Multi-ply LVL's shall be fastened together with min (3) rows 1/4" self-tapping screws @ 18" O.C., 1.5" minimum embedment required in all members.
- (3) rows of 1/2" diameter through bolts @ 24" O.C. with 1/2" washers on each side is acceptable.
- The width and height of the multi-ply LVL beam must be equal or greater than the corresponding dimensions called out for the respective GLB or PSL beam.

Solid Sawn Lumber Option to I-Joists: Solid sawn lumber may be preferred over I-joists due to cost or other reasons. The following solid sawn lumber options may be used in lieu of engineering I-Joists (e.g. TJIs) without approval from the engineer of record. Maintain original spacing (e.g. 12", 16", or 24" O.C.)

- 2x10 D.F.2's may be used in lieu of 9.5" TJI 210's
- 2x12 D.F.2's may be used in lieu of 11-7/8" TJI 210's

Wood Structural Panels: American Plywood Association (APA) rated sheathing is required for all wood structural panels. Unless noted otherwise, the wood panel for each situation is:

- Roof Sheathing: 1/2" CDX (plywood with moisture resistant glue - highly recommended), CD (plywood), or 7/16" OSB (oriented strand board), with ply clips or T&G (tongue and groove). Nail with 8d nails at 6" 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 at 6" O.C. along edges, 12" O.C. in the field, no blocking required.
- Prescriptive Interior Wall Sheathing: 1/2" Drywall (Gypsum Wall Board - GWB), 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 or OSB, nailed with 8d nails at 6" O.C. along edges, 12" O.C. in the field, glued with construction adhesive prior to nailing, no blocking required (unless noted otherwise)

Shear Walls: See shear wall plans and shear wall table for sheathing grade, thickness, and nail spacing.

Stairs: Refer to R311.7 for stair framing and other requirements

Advanced Framing: Unless specifically approved by the engineer of record, advanced framing is not allowed. Advanced framing may be a cost-effective and structurally adequate 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 Opening: 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.

Exterior Stud Walls: Use 2x6 studs @ 16" O.C. unless noted otherwise. 2x6 exterior stud walls are typically desirable for insulation/energy code reasons (i.e. not structural reasons).

Interior Walls: Minimum 2x4 studs @ 16" O.C., unless required for plumbing/utility reasons. Install double joists under interior walls with joists parallel to wall. Install solid blocking under interior walls perpendicular to joists.

Wood Stud Holes & Notching: For wood studs 12' and less, it is permissible to cut notches and holes per the following requirements. Notch/hole 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 5/8" from edge of the stud
- OK to drill up to 1" diameter hole for studs up to 16' tall. Hole to be 5/8" from edge of stud.
- See IRC Figure R602.6(1) for visual description of stud holes & notching

DECKS & BALCONIES

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

Attachment to House: All deck ledger connections shall conform to the details outlined on structural drawings.

For decks over 30" above grade, deck tension tie's are required:

- DTT2Z - (1) at each end of the deck (2 total)
- DTT1Z - (4) equally spaced along the length of deck

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

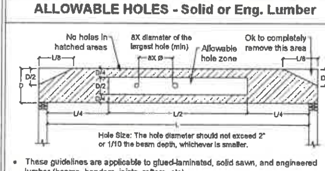
Waterproofing: Bradley Engineering is not responsible for adequacy of waterproof membranes on decks which cover living space.

STAIRWAYS

Stairs: Refer to R311.7 for stairway requirements

Handrails: Unless noted otherwise and detailed, handrails to meet R311.7.8.

ALLOWABLE HOLES - Solid or Eng. Lumber



Hole Size: The hole diameter should not exceed 2" or 1/10 the beam depth, whichever is smaller.

- These guidelines are applicable to glued-laminated, solid sawn, and engineered lumber (beams, headers, joists, rafters, etc)
- Uniform loads only, no point loads
- Round holes only
- No holes in cantilevers
- DO NOT cut, notch, or drill holes in headers or beams except as indicated in sketch

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ABBREVIATIONS (Used throughout structural drawings)							
(E)	Existing	C.S.	Clear Span	INT.	Interior	STD	Standard
(N)	New	DBL	Double	MAX	Maximum	STR'L	Structural
A.B.	Anchor Bolt	EA.	Each	MANUF.	Manufacturer	S.S.	Select Structural
ARCH	Architectural	ELEV.	Elevation	MIN	Minimum	T.O.	Top Of
BLDG	Building	EXT.	Exterior	N/A	Not Applicable	TJI	Trus Joist, I Series
BLKG	Blocking	FDN	Foundation	O.C.	On Center	TPL	Triple
BM	Beam	FTG	Footing	Opp.	Opposite	TYP.	Typical
BTM	Bottom	GALV.	Galvanized	PLY	Plywood	U.N.O.	Unless Noted Otherwise
C	C Channel (Steel)	GA.	Gauge	P.T.	Pressure Treated	V.B.	Vapor Barrier
CL	Center Line	HDR	Header	REINF.	Reinforced	VERT.	Vertical
CMU	Conc. Masonry Unit	HORIZ.	Horizontal	REQ'D	Required	W/	With
CONC.	Concrete	HSS	Hollow Structural Section	SIM.	Similar	W/O	Without
CONT.	Continuous	INSUL.	Insulation	SPECS	Specifications	WF	Wide Flange (Steel)

ROOFS

Manufactured 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/hard-ware to be in accordance with truss manufacturer's requirements. Do not modify or cut trusses without approval of truss manufacturer.

Girder Trusses: Truss manufacturer to be responsible for placement of girder trusses. Install girder truss LGT tie down or SDWC15600 screws to secure girder trusses as detailed on structural drawings. Number of studs supporting girder truss to match plies of girder (e.g. 3-ply girder truss to bear on minimum 3 studs).

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

Over-framing: Unless noted otherwise over-framing to be 2X6 @ 24" O.C. Overframing to be bear directly on top of truss below. See rafter span chart below for max spans. Manufactured truss overframing is acceptable.

Access: Attic access shall be provided per R807.1. The rough framed opening size shall not be less than 22"X30" and shall be located in a hallway or other readily accessible location.

Headers: Bearing wall headers to be 4X10 or 6X8 D.F.2 min (double 2x10 or triple 2x8 OK).

Solar panels: Roof framing can structurally accommodate the dead load associated with solar panels.

Wind forces and associated connection to roof is outside of scope of work and responsibility.

Do not install solar panels on existing roof unless manufactured trusses exist.

FRAMING CONNECTORS

Manufacturer: Simpson Strong-Tie construction connectors are specified, however, any nationally recognized brand (e.g. Silver, 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 (locations, exposure, end 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: CBTZ, PCZ/EPCZ, BC/BCS, CC, CCQ, ECC, ECCQ
- Post Bases: CPTZ, CBSQ, PB/PBS, ABA/ABU/ABW
- Joist Hangers: LUS/LU/U/HU/HUC, JB, HUTF/HUSTF (top-flange)
- I-Joist Hangers: IUS/MIU, ITS/MIT/HIT (top-flange)
- Beam Hangers: HU/HUC/HUCQ/HGUS, LEG/MEG/EG (top-flange)
- Rafter Hangers: LSU/LSSR/LSSJ, LRUZ
- Truss and Rafter Connection: H1, H2.5A, or SDWC15600 at each heel to double plate
- Holdowns: HDU/DTT with SSTB, STHD14, STHD14RJ Floor-to-floor Strap-Ties: HDU2, MST48

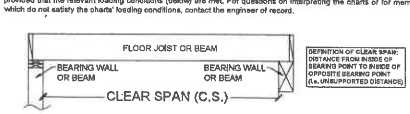
Fastener Requirements: The number and size of fasteners connecting wood members shall not be less than that set forth in IRC Table R602.3 (fastening schedule)

Exposure: Any hardware or fasteners exposed to the elements or pressure treated lumber shall be heavy duty galvanized or stainless steel in accordance with IRC 317.3

Staples: For roofs, floors and walls, the IRC permits 16 gage wire staples with a min 7/16" dia. crown (per Table R602.3(1) footnote b).

SPAN TABLES

Please use the members specified on the structural drawings. Owner/contractor may substitute these members in lieu of the originally specified members. The following joist and rafter span charts may be used to specify member sizes, provided that the relevant loading conditions (below) are met. For questions on interpreting the charts or for members which do not satisfy the charts' loading conditions, contact the engineer of record.



ENGINEERED I-JOIST (TJI) SIZING

MAX CLEAR SPAN WITH 5/8" GYPSUM	TJI JOIST MEMBER	MAX CLEAR SPAN WITHOUT GYPSUM	TJI JOIST MEMBER
15'-5"	9-1/2" TJI 210	14'-2"	9-1/2" TJI 210
18'-5"	11-7/8" TJI 210	17'-1"	11-7/8" TJI 210
19'-8"	11-7/8" TJI 360	18'-6"	11-7/8" TJI 360
20'-5"	14" TJI 210	19'-4"	14" TJI 210
21'-7"	14" TJI 360	20'-5"	14" TJI 360
22'-0"	16" TJI 210	20'-10"	16" TJI 210

Assuming ¾" Plywood glued and nailed to top surface. Gypsum and no gypsum bottom surface option is given above
Loading conditions: Live load = 40 psf; dead load = 10 psf; L/480; TJ Pro Rating = 42, Dry-use; 16" O.C. spacing

SOLID SAWN JOIST SIZING

MAX CLEAR SPAN	2X SAWN MEMBER
5'-6"	2X4 D.F.2
8'-9"	2X6 D.F.2
11'-6"	2X8 D.F.2
14'-9"	2X10 D.F.2
17'-6"	2X12 D.F.2
19'-6"	2X14 D.F.2

Loading conditions: Live load = 40 psf; dead load = 10 psf; L/480; Dry-use; 16" O.C. spacing

DECK JOIST SIZING

MAX CLEAR SPAN	2X SAWN MEMBER
5'-0"	2X4 P.T.
7'-6"	2X6 P.T.
10'-0"	2X8 P.T.
12'-9"	2X10 P.T.
15'-9"	2X12 P.T.
18'-0"	2X14 P.T.

Loading conditions: Live load = 60 psf; dead load = 10 psf; L/360; Wet-use; 16" O.C. spacing; No tapered joists!

ROOF RAFTER SIZING

MAX CLEAR SPAN D.F.2	2X SAWN MEMBER	MAX CLEAR SPAN D.F.2	TJI RAFTER MEMBER
6'-10"	2X4 D.F.2	19'-0"	9-1/2" TJI 210
10'-4"	2X6 D.F.2	22'-3"	11-7/8" TJI 210
13'-2"	2X8 D.F.2	25'-0"	11-7/8" TJI 360
16'-3"	2X10 D.F.2	24'-3"	14" TJI 210
18'-10"	2X12 D.F.2	28'-6"	14" TJI 360
20'-11"	2X14 D.F.2	25'-9"	16" TJI 210

Loading conditions: Snow load = 25 psf; dead load = 10 psf; L/240; Dry-use; 24" O.C. spacing

DRAWING TO BE PRINTED ON 24"X36" IN ORDER TO BE SCALE

STEPHEN E. BLASCO
STATE OF WASHINGTON
26003016
REGISTERED
PROFESSIONAL ENGINEER
07/01/2026

REVISIONS	DATE	VERSION
ORIGINAL	7/1/2026	1
—	—	—
—	—	—
—	—	—

DATE	ENGINEERED BY	CHECKED BY	APPROVED BY	SCALE
7/1/2026	S. BLASCO	S. BLASCO	D. BRADLEY	N.T.S.

VER 1
SIZE D

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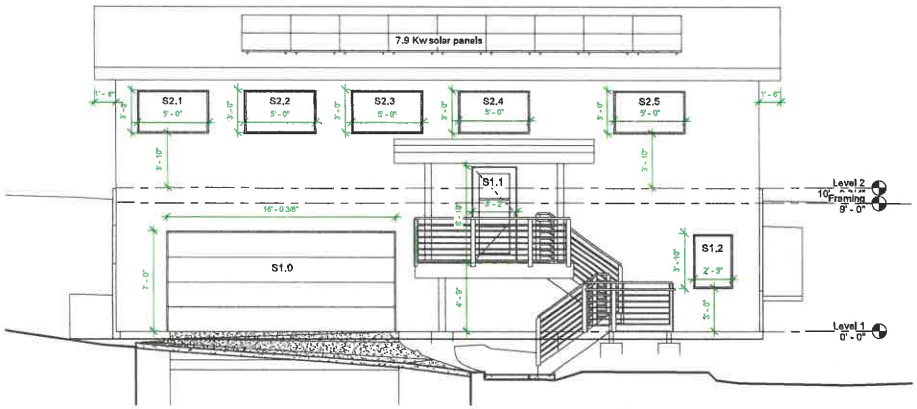
BELLINGHAM, WA 98225
INFO@BRADLEYENGINEERINGINC.COM
FOR QUESTIONS & CHANGES PERTAINING TO THIS PROJECT, CALL S. BLASCO AT (360) 935-0529 OR EMAIL: STEPHEN@BRADLEYENGINEERINGINC.COM

STANDARD STRUCTURAL SPECIFICATIONS
52 HIGH CLIFF HOME
52 HIGH CLIFF LANE
BELLINGHAM, WA

South



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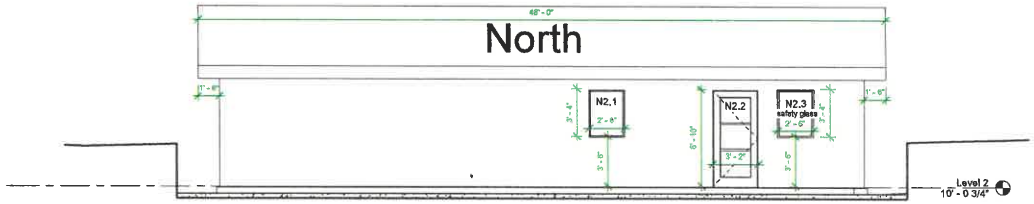
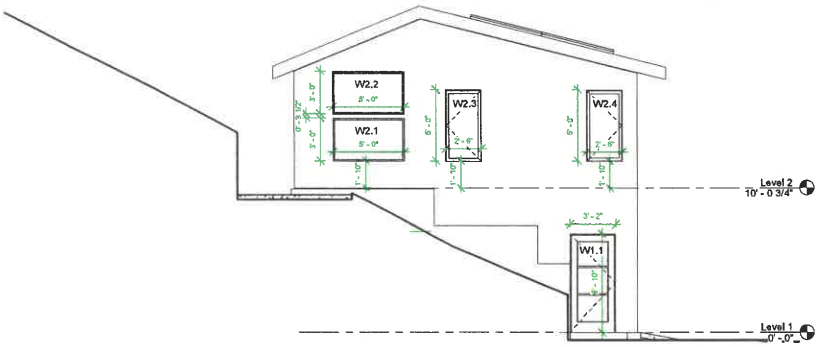


West



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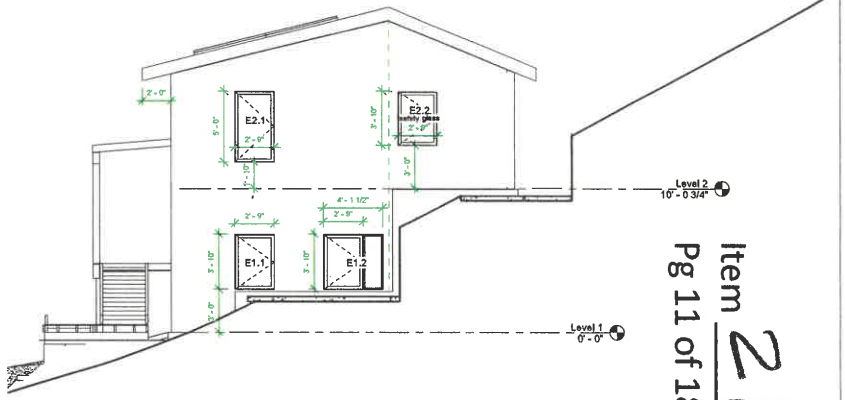

Item 2
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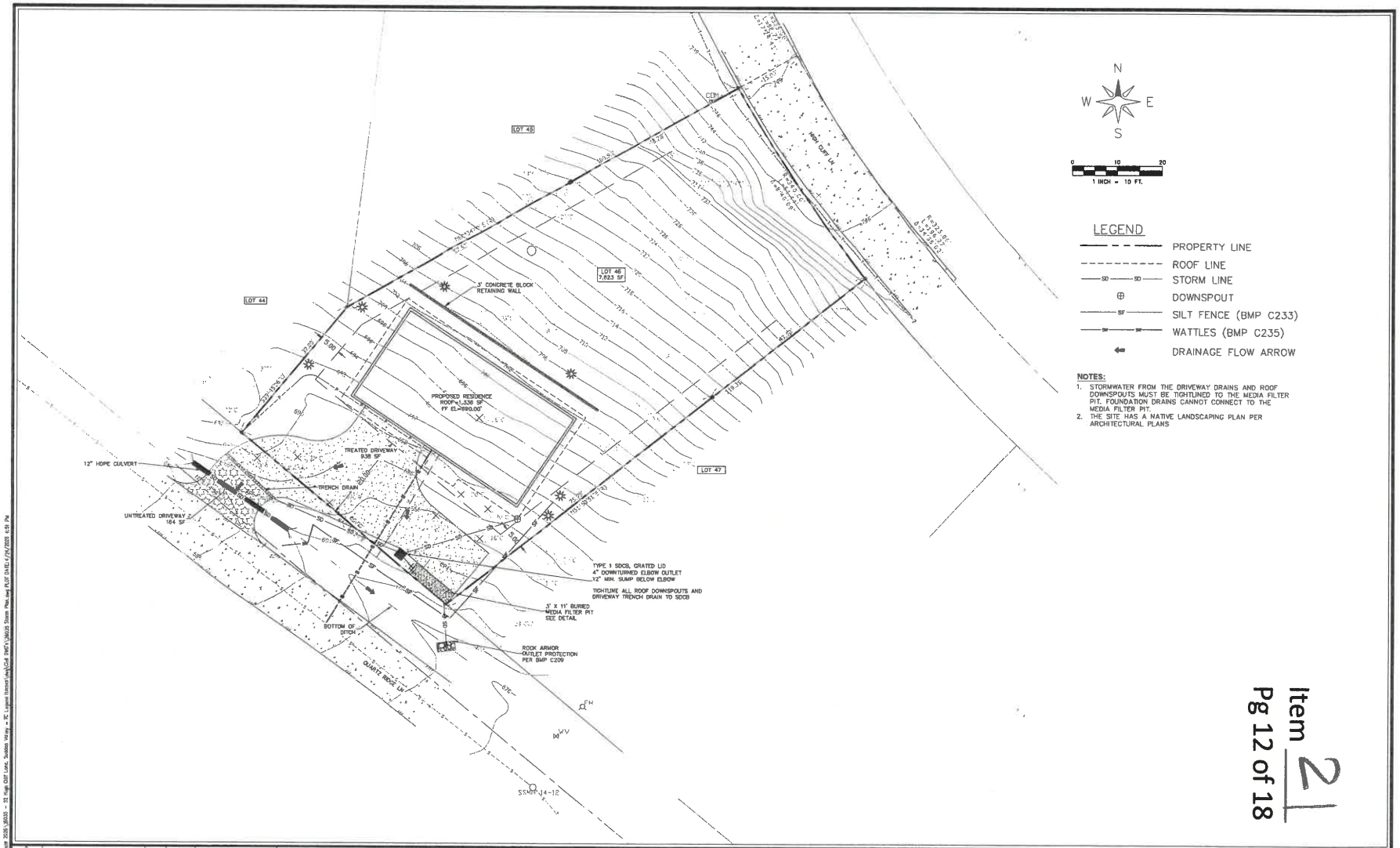
Elevations	
52 High Cliff Lane, Bellingham 370406028354 Div 14 Lot 46	A4
v1.7 7.1.26	
Plans: Jake Evans. Owners: DesRosiers & Clifton	1/4" = 1'-0"



LEGEND

- PROPERTY LINE
- ROOF LINE
- STORM LINE
- DOWNSPOUT
- SILT FENCE (BMP C233)
- WATTLES (BMP C235)
- DRAINAGE FLOW ARROW

NOTES:

1. STORMWATER FROM THE DRIVEWAY DRAINS AND ROOF DOWNSPOUTS MUST BE TIGHTLINED TO THE MEDIA FILTER PIT. FOUNDATION DRAINS CANNOT CONNECT TO THE MEDIA FILTER PIT.
2. THE SITE HAS A NATIVE LANDSCAPING PLAN PER ARCHITECTURAL PLANS

Item 2
Pg 12 of 18

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			

Land Development Engineering & Surveying
Also DBA Larry Steele & Associates
5160 Industrial Place, Suite 108
Ferndale, WA 98248
PH: (360)383-0620 PH: (360)676-9350
www.LDESinc.com

PROJECT #:	28035
DATE:	4/24/2026
DESIGNED BY:	RL
DRAWN BY:	BW
CHECKED BY:	RL

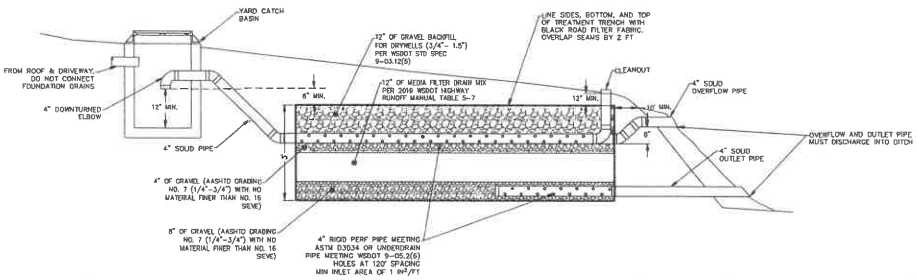
LEGEND HOMES

2515 ST. PAUL STREET
BELLINGHAM, WA 98226

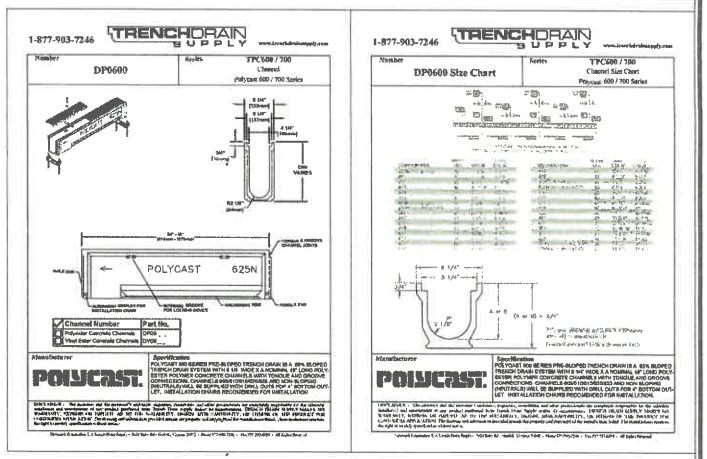
STORMWATER SITE PLAN

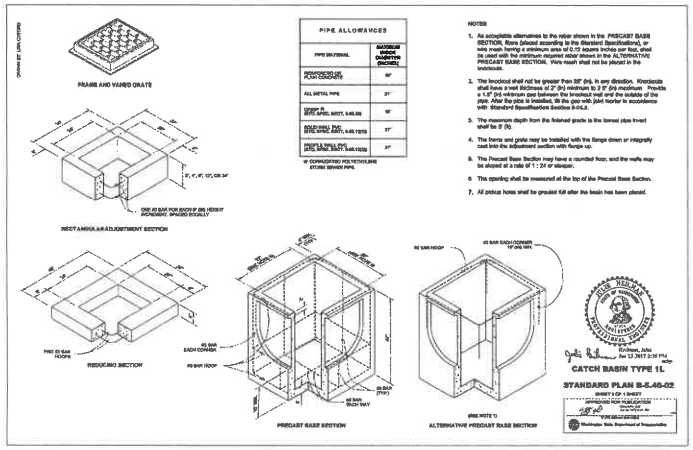
HIGH CLIFF SFR
52 HIGH CLIFF LN, SUDDEN VALLEY, WASHINGTON
SUDDEN VALLEY DIV 14, LOT 46

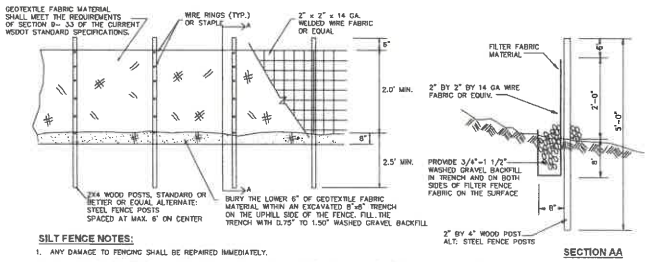
SHEET 1 OF 03



1 MEDIA FILTRATION PIT - BMP T8.40
SCALE: NTS







SILT FENCE NOTES:

1. ANY DAMAGE TO FENCING SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE ENDENT UPHILL OF THE FENCE, THEN THE WATER MUST BE INTERCEPTED AND CONVEYED TO A FULLY-FUNCTIONING SEDIMENT TRAP, POND, OR CONVEYANCE SYSTEM.
3. IT IS IMPORTANT TO PERIODICALLY CHECK THE UPHILL SIDE OF FENCING FOR SIGNS OF CLOGGING. IF CLOGGING OCCURS, THE FENCE WILL ACT AS A BARRIER TO FLOW AND WILL CAUSE CHANNELIZATION PARALLEL TO THE FENCE. TO REMEDY THIS, THE CONTRACTOR SHALL REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SILT FENCING SHALL BE CONSTRUCTED DIRECTLY BEFORE CLEARING AND GRUBBING IS COMPLETE.

3 SILT FENCE - BMP C233
SCALE: NTS

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			

Land Development Engineering & Surveying
Also DBA Larry Steele & Associates
5160 Industrial Place, Suite 108
Ferndale, WA 98248
PH: (360)383-0620 FH: (360)676-9350
www.LDESinc.com

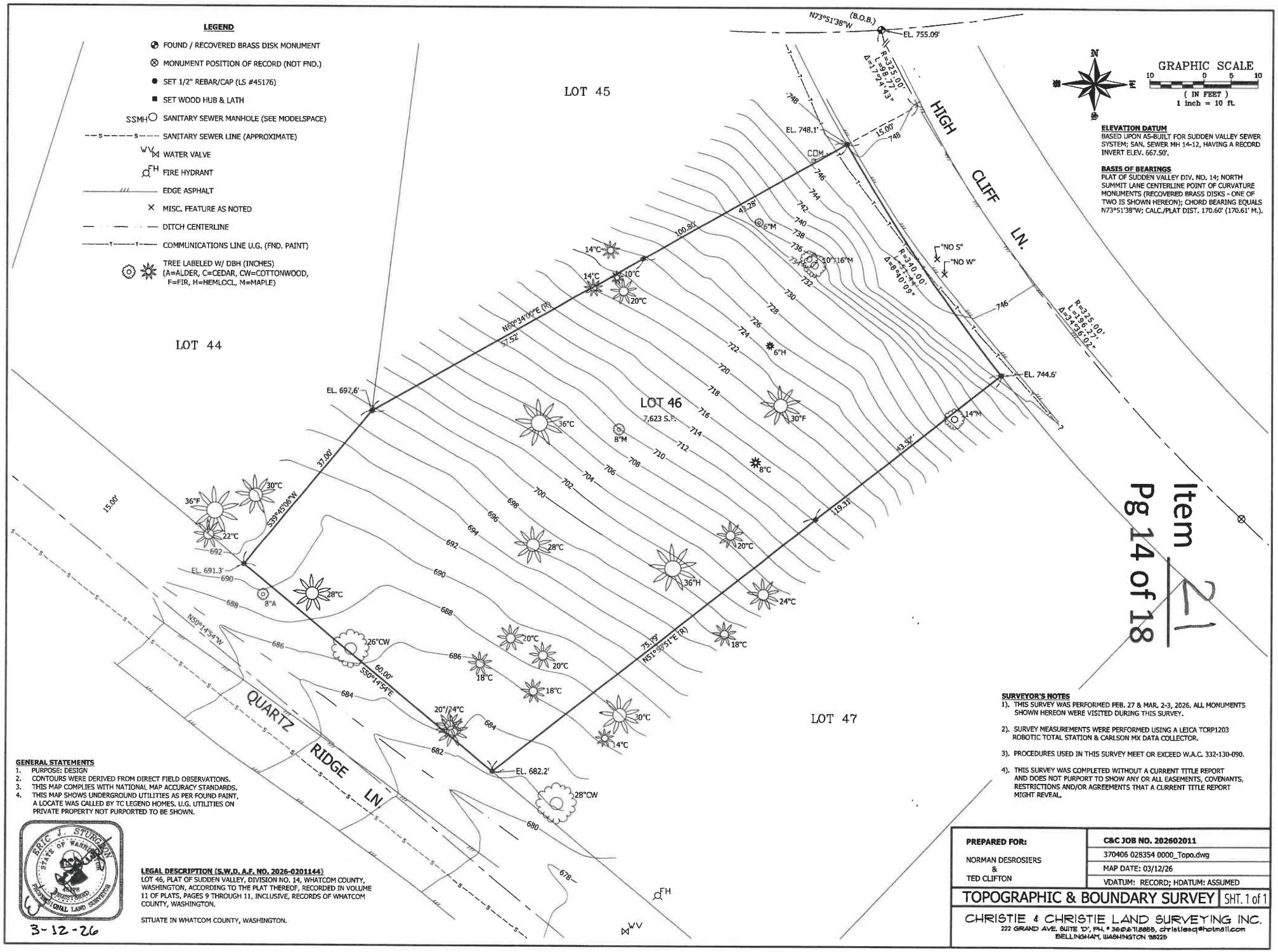
PROJECT #: 26035
DATE: 4/24/2026
DESIGNED BY: RL
DRAWN BY: BW
CHECKED BY: RL

LEGEND HOMES
2515 ST. PAUL STREET
BELLINGHAM, WA 98226

DETAILS

HIGH CLIFF SFR
52 HIGH CLIFF LN, SUDDEN VALLEY, WASHINGTON
SUDDEN VALLEY DIV 14, LOT 46

SHEET 2 OF 03



GENERAL STATEMENTS

1. PURPOSE: DESIGN
2. CONTOURS WERE DERIVED FROM DIRECT FIELD OBSERVATIONS.
3. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
4. THIS MAP SHOWS UNDERGROUND UTILITIES AS PER FOUND PAINT, A LOCATE WAS CALLED BY TC LEGEND HOMES. U.G. UTILITIES ON PRIVATE PROPERTY NOT PURPORTED TO BE SHOWN.

ERIC J. STURGEON
STATE OF WASHINGTON
LS 45176
REGISTERED PROFESSIONAL LAND SURVEYOR

3-12-26

LEGAL DESCRIPTION (S.W.D. A.F. NO. 2026-0201144)

LOT 46, PLAT OF SUDDEN VALLEY, DIVISION NO. 14, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 9 THROUGH 11, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1). THIS SURVEY WAS PERFORMED FEB. 27 & MAR. 2-3, 2026. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THIS SURVEY.

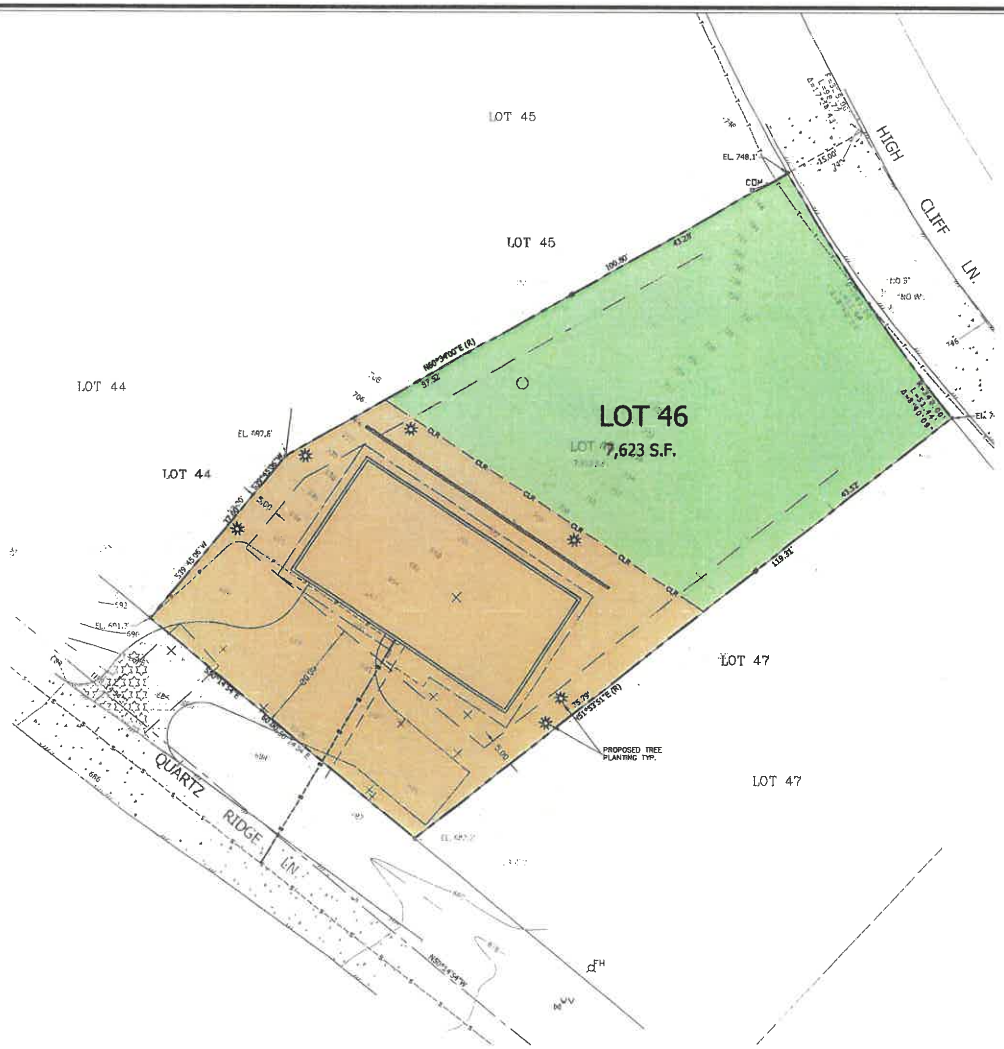
2). SURVEY MEASUREMENTS WERE PERFORMED USING A LEICA TCRP1203 ROBOTIC TOTAL STATION & CARLSON MX DATA COLLECTOR.

3). PROCEDURES USED IN THIS SURVEY MEET OR EXCEED W.A.C. 332-130-090.

4). THIS SURVEY WAS COMPLETED WITHOUT A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

PREPARED FOR: NORMAN DESROSIERS & TED CLIFTON	**C&C JOB NO. 202602011**
	370406 028354 0000_Topo.dwg
	MAP DATE: 03/12/26
	VDATUM: RECORD; HDATUM: ASSUMED
TOPOGRAPHIC & BOUNDARY SURVEY	SHT. 1 of 1

CHRISTIE & CHRISTIE LAND SURVEYING INC.
222 GRAND AVE. SUITE 'D', PH. # 360.671.8885, christiesq@hotmail.com
BELLINGHAM, WASHINGTON 98225



Tree Canopy Retention		
	sf	ac
Project Area	7,623	0.175
Canopy	7,623	0.175
Allowed Canopy Removal	5,000	0.115
Max Removed	3,836	0.088
Retained	3,787	0.087

Allowed Canopy Removal per WCC Table 20.51.440 (3)

LEGEND:

- CLR — CLEARING LIMITS
- RETAINED CANOPY
- REMOVED CANOPY

NOTES:

1. PER WHATCOM COUNTY AERIAL IMAGING, THE ENTIRE LOT IS COVERED BY THE CANOPY IN THE EXISTING CONDITION
2. TREES WITH AN X ARE MARKED FOR REMOVAL. ALL OTHER TREE SHALL REMAIN.
3. FOR SIMPLICITY IT IS ASSUMED THE CANOPY WILL BE REMOVED TO UP TO THE CLEARING LIMITS

N W E S

0 10 20
1 INCH = 10 FT.

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			

Land Development Engineering & Surveying
Also DBA Larry Steele & Associates
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Ferndale, WA 98248
PH: (360)383-0620 PH: (360)676-9350
www.LDESInc.com

PROJECT #: 25035
DATE: 4/24/2026
DESIGNED BY: RL
DRAWN BY: BW
CHECKED BY: RL

LEGEND HOMES
2515 ST. PAUL STREET
BELLINGHAM, WA 98226

TREE CANOPY RETENTION PLAN
HIGH CLIFF SFR
52 HIGH CLIFF LN, SUDDEN VALLEY, WASHINGTON
SUDDEN VALLEY DIV 14, LOT 46

SHEET 3 OF 03

LEGEND - Existing

- FOUND / RECOVERED BRASS DISK MONUMENT
- MONUMENT POSITION OF RECORD (NOT FND.)
- SET 1/2" REBAR/CAP (LS #45176)
- SET WOOD HUB & LATH
- SSMH SANITARY SEWER MANHOLE (SEE MODELSPACE)
- SANITARY SEWER LINE (APPROXIMATE)
- WV WATER VALVE
- FH FIRE HYDRANT
- EDGE ASPHALT
- MISC. FEATURE AS NOTED
- DITCH CENTERLINE
- COMMUNICATIONS LINE U.G. (FND. PAINT)
- TREE LABELED W/ DBH (INCHES) (A=ALDER, C=CEDAR, CW=COTTONWOOD, F=FIR, H=HEMLOCK, M=MAPLE)

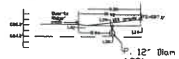
Legend - Proposed

- Roofs
- Walls
- P. Side sewer
- P. Water install
- P. PSE service line
- Setbacks
- Tree to be felled
- Tree to be planted
- Clearing limits
- Driveway

Sudden Valley required info

Lot area:	7623sf
House Footprint:	1080sf (includes garage)
Vertical height:	~24' SV definition #1
Living area:	1620sf
Garage area	540sf
Total impervious	2273sf
Drive & walks:	977sf
Driveway slope:	10-12% (varies)
Decks	43sf
Open space:	70.2%
Setbacks:	20' front, 5' rear, 10' combined sides with 4.16.26 approved variance

SectionAA (driveway)

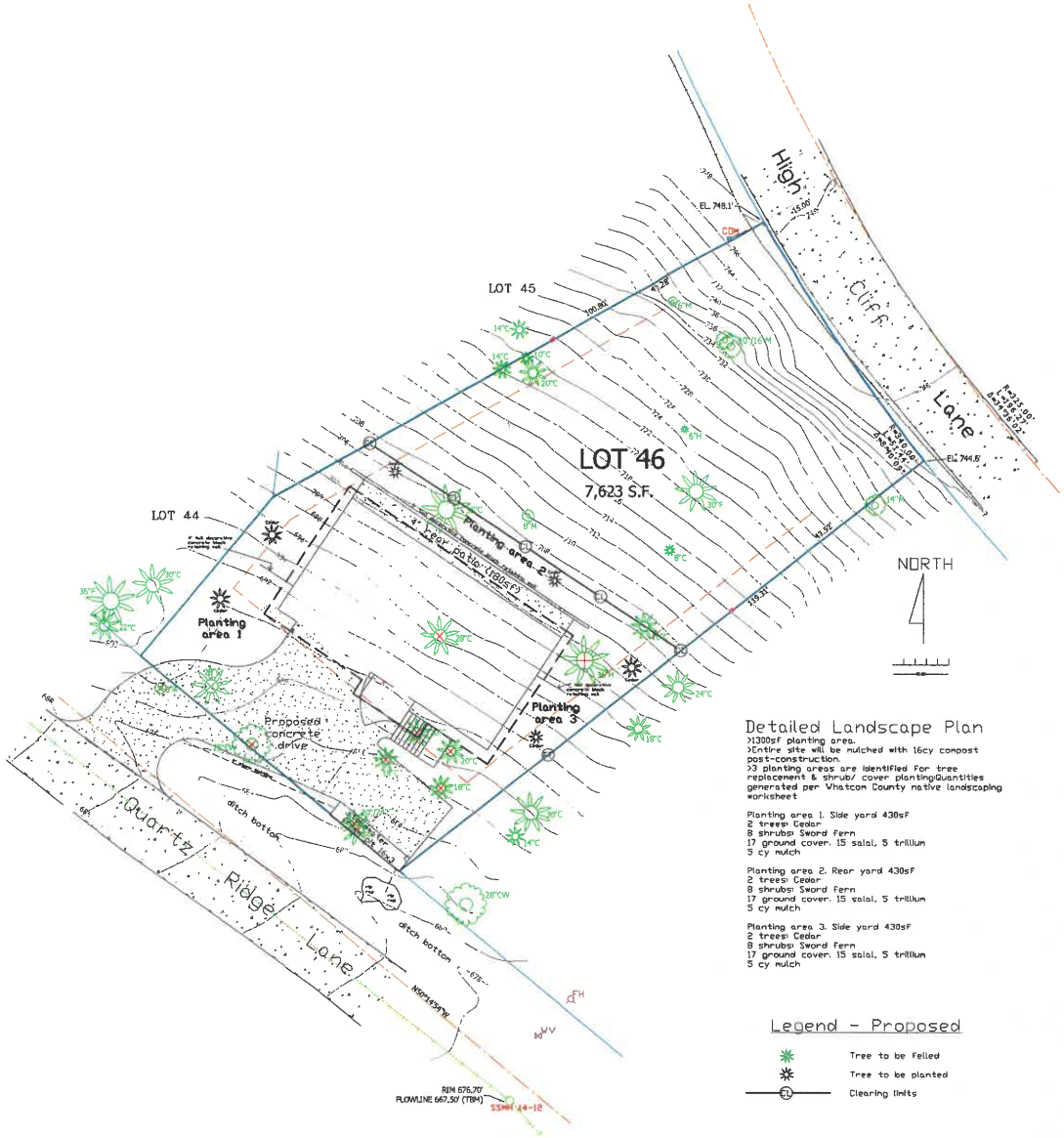


P. 12" Dbm HDPE culvert.
1.39' cover

Item 21
Pg 16 of 18

Siteplan	A1
High Cliff v1.7 8.12.26 52 High Cliff Lane, Bellingham 370406028354 1" = 10'	1"=10'

Survey: Christie & Christie. Feb 2026



LEGEND - Existing

- FOUND / RECOVERED BRASS DISK MONUMENT
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- TREE LABELED W/ DBH (INCHES) (A=ALDER, C=CEDAR, CW=COTTONWOOD, F=FIR, H=HEMLOCK, M=MAPLE)

Detailed Landscape Plan

>1300sf planting area.
>Entire site will be mulched with 16cy compost post-construction.
>3 planting areas are identified for tree replacement & shrub/ cover planting@Quantities generated per Whatcom County native landscaping worksheet

Planting area 1. Side yard 430sF
2 trees: Cedar
8 shrubs: Sword Fern
17 ground cover. 15 salal, 5 trillium
5 cy mulch

Planting area 2. Rear yard 430sF
2 trees: Cedar
8 shrubs: Sword Fern
17 ground cover. 15 salal, 5 trillium
5 cy mulch

Planting area 3. Side yard 430sF
2 trees: Cedar
8 shrubs: Sword Fern
17 ground cover. 15 salal, 5 trillium
5 cy mulch

Legend - Proposed

- Tree to be felled
- Tree to be planted
- Clearing limits

WHATCOM COUNTY
Planning Development Services
Bellingham, WA 98226-9097

Mark Personius, AICP
Director

Lake Whatcom Native Landscaping Planting Worksheet

Owner Name: Norm DesRosiers & Ted Clifton	Address: 108 Grand View Lane	Parcel #: 370406028354
Planting Area Description (e.g., front yard, side yard, back yard, etc.): 430sf for west side yard, 430sf rear yard, 430sf east side yard		

[illegible] residence. For residential projects in Sudden Valley, only Trees and Shrubs (Option B) are required. If converting previously developed areas in accordance with BMP T5.30, trees, shrubs, and groundcovers (Option A) is required. Option B is only available to Sudden Valley projects.

Option	Vegetation Layer Combination	Item Planting Density		
A	Tree, Shrub, and Groundcover	Divide planting area by 225 (15' o.c.)	6	Trees
		Divide planting area by 64 (8' o.c.)	20	Shrubs
		Divide planting area by 2.5	52	Groundcovers
B (SV Only)	Tree and Shrub Only (No Groundcover)	Divide planting area by 144 (12' o.c.)	9	Trees
		Divide planting area by 36 (6' o.c.)	36	Shrubs

Total Planting Area (square feet)
INSERT AREA CALCULATION HERE
1300

Cubic Yards of Mulch (planting area ft³ / 27)
16
round up

[illegible] quantities to be installed. If a certain species of plant is not proposed, enter "0" in "#" column. As stated above, for residential projects in Sudden Valley, only Trees and Shrubs (Option B above) are required. If converting previously developed areas in accordance with BMP T5.30, trees, shrubs, and groundcovers (Option A, above) is required.

Trees			Shrubs			Groundcovers		
Species Name	#		Species Name	#		Species Name	#	
Vine Maple			Salmonberry			Salal		45
Cascara			Snowberry		8	Western Columbine		
Serviceberry			Indian Plum			Kinnikinnick		
Red Osier Dogwood			Sword fern		11	Lupine		
Douglas Fir		0	Lady fern			Piggyback Plant		
Western Red Cedar		6	Deer fern			Western Trillium		15
			Oregon Grape					

Item 21
Pg 17 of 18

Detailed Landscape Plan	A1b
High Cliff v1.7 8.12.26 52 High Cliff Lane, Bellingham 370406028354 1" = 10'	1"=10'

Survey: Christie & Christie. Feb 2026

RECEIVED
JUN 22 2026

WHATCOM COUNTY WASHINGTON

WATER AVAILABILITY FORM & Sewer
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
(copies are not accepted)

Applicant Information:

Applicant/Owner(s): Jake Evans Phone: (206) 446-9700
Address: 2515 St Paul St City: Bellingham State: WA Zip: 98226
Contact Person: Jake Evans Phone: (206) 446-9700
Email and/or Alternate Contact: jake@tclegendhomes.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: Jake Evans Print: Jake Evans Date: 3/23/25

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

Tax Parcel Number (twelve digit number): 3 7 0 4 0 6 0 2 8 3 5 4
Address of Project: 52 High Cliff
Building Permit Number: Plat Name: Sudden Vally Div 14 Lot: 46
Briefly describe project (attach site plan and additional pages as needed)
Connect propsed 2000sf SFR to water & sewer

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 LWWSD DOH ID#: 959101
The above Public Water System (PWS) is approved by the WA State Department of Health or the WCHD for NA service connections and currently serves NA service connections. The PWS has the necessary water system infrastructure in place to adequately provide service to the above property per WAC 246-290 or WAC 246-291. The PWS is capable of and willing to supply water to the above property, residence, project or plat for 1 ☒ 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: Print: Rich Munson Date: 3/23/26
Title: ETSO Address: 1220 Lakeway Dr. Phone: (360) 734-9224

For Health Department Use Only:

☒ Approved Date: 6/23/26 Approval Expires: 3/23/27
☐ Denied
By: Well Constructed After January 2018: ☐ Yes ☐ No

Comments or Conditions:

Notify Via: ☒ Email ☐ Phone ☐ Mail jake@TCLEGENDHOMES.Com

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 this subdivision/building permit.

Intake
Entry
Notify

197242

Rec'd 08/12/2026
2:37 PM

Sudden Valley Community Association
Variance Request

Item 22
Pg 1 of 2
G13

Street Address: 52 HIgh Cliff, Bellingham Div 14 Lot 46
Owner: Ted Clifton & Norm DesRosiers
Mailing Address: 2515 ST Paul ST, Bellingham, WA 98226
Phone: 360 220 2119 Ted. 360 920 1905 Email: Ted@tclegendhomes.com
norm@tclegendhomes.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:
- [x] New construction
- [ ] Existing home
- [ ] Other

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

Please refer to ACC Guideline14.8.12 for more information.

Page 2 shows siteplan with combined side yards reduced to 10.0'

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

The lot is very steep & we can't dig further into the slope, so we need to go wide to make a 1600sf home with garage, and this requires expanded side-yards.

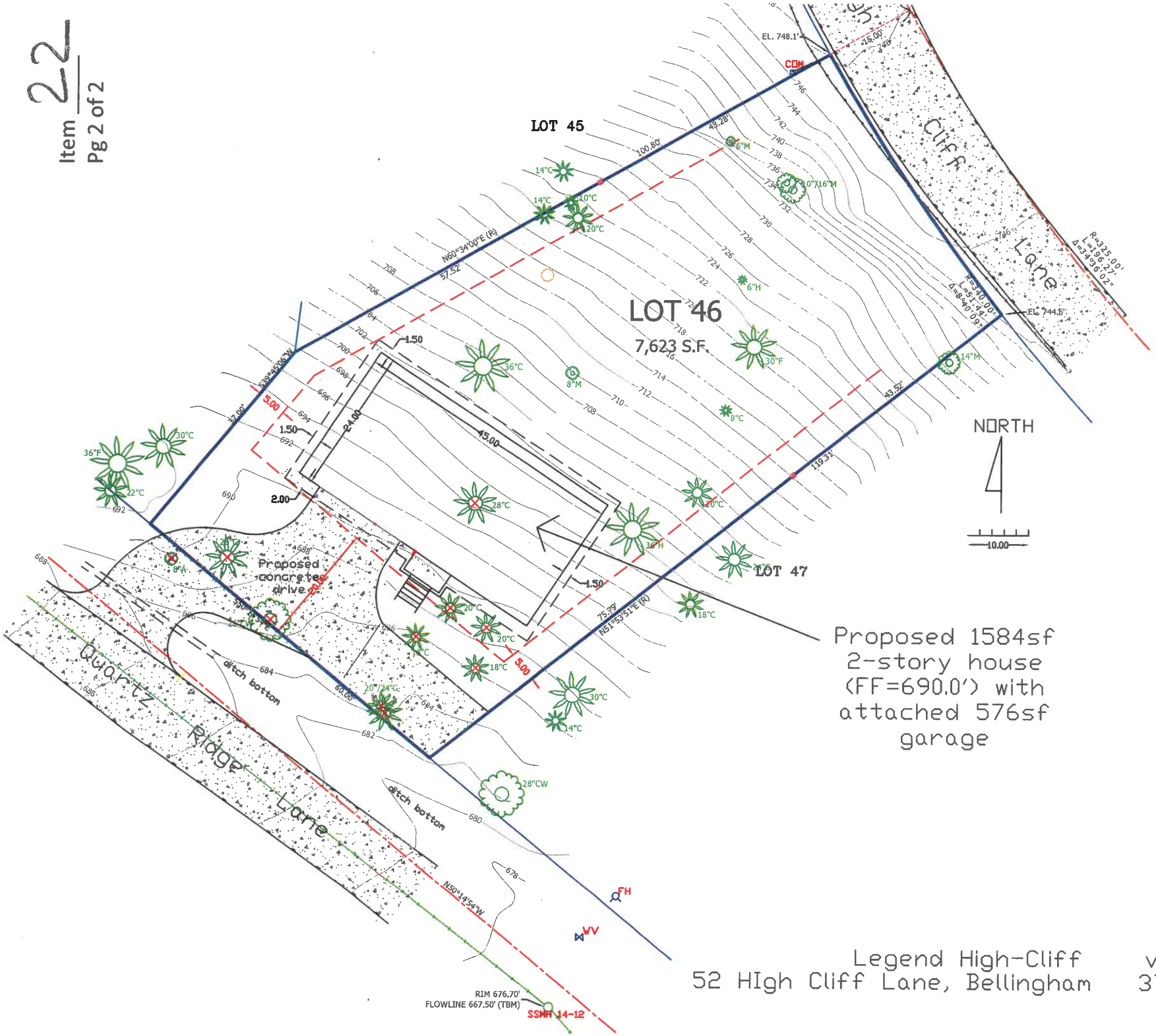
There are no occupied lots on either side. Also the lot is not symmetrical to the proposed house so the proposed side yards do flare out to roughly 10' on each side at the widest points.

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

Owner Signature: Date: 8.12.2026

AC Staff Comments:

Item 22
Pg 2 of 2



Proposed 1584sf
2-story house
(FF=690.0') with
attached 576sf
garage

Legend High-Cliff v1.4 4.9.26
52 HIgh Cliff Lane, Bellingham 370406028354
1" = 20'