



Sudden Valley Community Association Architectural Control Committee

Date 09/03/2026

Time 9:00 AM

Location - Zoom

Agenda

Type of meeting: Request and Plan Review

Facilitator: Daniel Rodriguez, Chair

Committee Attendees:

Excused Absence:

Attendees:

Observers:

Item – 1	Approval of 09/03/2026 ACC Meeting Agenda
Item – 2	Property Owner Comments
Item – 3	Consent Agenda – Approval of the 08/20/2026 ACC Meeting Minutes
Item – 4	4 North Point Dr, G1, Tree (Remove 1)
Item – 5	5 Spinnaker Ln, G1, Ext Alt (Cameras)
Item – 6	7 Orchid Ct, G2, Const Change (Landing)
Item – 7	13 Deer Run Ln, G3, Tree (Remove 1)
Item – 8	22 Bigleaf Ln, G5, Tree (Remove 1)
Item – 9	34 Louise View Dr, G5, Const Change (Paint)
Item – 10	18 Clematis Ln, G5, Ext Alt (Retaining Wall)
Item – 11	18 Clematis Ln, G5, Variance (Side Setback)
Item – 12	2 Sweetclover Cir, G5, 1st Extension (New Home) <i>Six Months</i>
Item – 13	3A Kinglet Ct, G13, Ext Alt (Stairs)
Item – 14	3A Kinglet Ct, G13, Variance (Side Setback)
Item – 15	3B Kinglet Ct, G13, Ext Alt (Stairs)
Item – 16	3B Kinglet Ct, G13, Variance (Side Setback)
Item – 17	4 Sunnyside Ln, G13, Tree (Remove 3)
Item – 18	1 Sunnyside Ln, G13, Ext Alt (Sauna) Withdrawn by Homeowner
Item – 19	1 Sunnyside Ln, G13, Fence (Privacy)
Item – 20	40 Rocky Ridge Dr, G3, Ext Alt (Driveway)

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

Item – 1	Approval of 09/03/2026 ACC Meeting Agenda	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

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

Item – 3	Consent Agenda – Approval of the 08/20/2026 ACC Meeting Minutes	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 4	4 North Point Dr, G1, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 5	5 Spinnaker Ln, G1, Ext Alt (Cameras)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 6	7 Orchid Ct, G2, Const Change (Landing)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 7	13 Deer Run Ln, G3, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 8	22 Bigleaf Ln, G5, Tree (Remove 1)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 9	34 Louise View Dr, G5, Const Change (Paint)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 10	18 Clematis Ln, G5, Ext Alt (Retaining Wall)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 11	18 Clematis Ln, G5, Variance (Side Setback)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 12	2 Sweetclover Cir, G5, 1st Extension (New Home) Six Months	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 13	3A Kinglet Ct, G13, Ext Alt (Stairs)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 14	3A Kinglet Ct, G13, Variance (Side Setback)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:



Item – 15	3B Kinglet Ct, G13, Ext Alt (Stairs)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 16	3B Kinglet Ct, G13, Variance (Side Setback)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 17	4 Sunnyside Ln, G13, Tree (Remove 3)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 18	1 Sunnyside Ln, G13, Ext Alt (Sauna)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:	Withdrawn by Homeowner	Motion:

Item – 19	1 Sunnyside Ln, G13, Fence (Privacy)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Item – 20	40 Rocky Ridge Dr, G3, Ext Alt (Driveway)	Video 00:00:00 – 00:00:00
Comments:		
Discussion:		
Action:		Motion:

Meeting Adjourned at 00:00 AM



Sudden Valley Community Association Architectural Control Committee

Minutes

Date 08/20/2026

Time 5:00 PM

Location - Multi-Purpose Room "A"

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez
Committee Attendees:	Jo Jean Kos, Terry Niblack, Dan Vink, Matt Griscom
Excused Absence:	Patric Zwolenski
Attendees:	Jerry Gangle, Allen Helvajian
Observers:	Michael Brodsky (via Zoom) (Item 4), Erin Russell (AXE Engineering), Ben Tweed, & Ryan Wheaton (via Zoom) (Item 9), Josh Reichlin (Item 10), Alex D'Avela (Item 11), Ben Gekelman (via Zoom) (Item 19), Ted Clifton (Items 20 & 21)

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) Withdrawn by Homeowner
Item – 6	14A Inlet Cir, G1, Fence (Pet) Withdrawn by Homeowner
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 Withdrawn by Homeowner
Item – 16	4 Midnight Ct, G3, Variance (Landscaping) Resubmission Withdrawn by Homeowner
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 5:07 PM**

Item – 1	Approval of 08/20/2026 ACC Meeting Agenda		Video 00:00:10 – 00:00:44
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 2	Property Owner Comments		Video 00:00:49 – 00:02:00
Comments:			
Discussion:	Ted Clifton shared his experience with a lost Apple Watch at AM/PM Beach and the safe return to its owner.		
Action:		Motion: N/A	

Item – 3	Consent Agenda – Approval of the 08/06/2026 ACC Meeting Minutes		Video 00:02:05 – 00:03:22
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 4	13 North Point Dr, G1, Ext Alt (Railing)		Video 00:03:27 – 00:04:46
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

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

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

Item – 7	10 Inlet Cir, G1, 1st Extension (New Home) <i>Six Months</i>		Video 01:14:59 – 01:15:43
Comments:			
Discussion:			
Action:	Approved	Motion: Jo Jean	Unanimous



Item – 8	6 Ridge Crest Way, G3, Ext Alt (Window)		Video 01:15:45 – 01:15:56
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 9	7 Marigold Dr, G2, Ext Alt (Storm Water Pipe)		Video 00:05:03 – 00:16:45
Comments:	Approved with bracing for the HDPE pipe and burial between 6” to 12” as suggested by AXE Engineering.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 10	8 Lake Louise Dr, G2, Const Change (Deck Ret Wall)		Video 00:16:59 – 00:21:56
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 11	11 Woodpecker Pl, G2, Ext Alt (Storm Drain Pipe)		Video 00:22:07 – 00:37:59
Comments:	Please resubmit proposal with a design that doesn't create a parking spot nor block the fire hydrant.		
Discussion:			
Action:	Denied	Motion: Daniel	Unanimous

Item – 12	4 Marigold Dr #6, G2, Club House Condos (Patio)		Video 00:38:08 – 00:48:25
Comments:	Approval is for aesthetics only not structural performance or engineering.		
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 13	22 Marigold - Ridgefield Condo Assc, G2, Tree (Remove 2 Limb 2)		Video 01:16:02 – 01:17:04
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 14	40 Rocky Ridge Dr, G3, Tree (Remove 1) <i>Resubmission</i>		Video 01:17:09 – 01:19:58
Comments:	The previous ACC request to limb or brace the tree was not considered. The ACC would like threat		
Discussion:	mitigation considered per the previous request versus simply removing the tree.		
Action:	Denied	Motion: Terry	Unanimous



Item – 15	4 Midnight Ct, G3, Ext Alt (Landscaping & Relocate Propane) <i>Resubmission</i>		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by Homeowner	Motion:	

Item – 16	4 Midnight Ct, G3, Variance (Landscaping) <i>Resubmission</i>		Video 00:00:00 – 00:00:00
Comments:			
Discussion:			
Action:	Withdrawn by Homeowner.	Motion:	

Item – 17	18 North Summit Dr, G3, Tree (Remove 1)		Video 01:20:09 – 01:20:37
Comments:			
Discussion:			
Action:	Approved	Motion: Terry	Unanimous

Item – 18	32 Twin Flower Circle, G3, Tree (Limb 1)		Video 00:07:03 – 00:07:34
Comments:	While the request is approved, the ACC highly recommends that an Arborist review the tree to see		
Discussion:	whether it should be cut down and removed versus simply limbing.		
Action:	Approved	Motion: Terry	Unanimous

Item – 19	26 Shetland Ct, G5, New Construction <i>Resubmission</i>		Video 00:48:48 – 01:02:43
Comments:	Guardrail plan approved as submitted. Landscape plan approved with the following provisions: the replacement ratio for cut shrubs and trees shall be 3:1. Trees must be planted at least 4' away from a wall. wall. Trees must be		
Discussion:	chosen for good shade tolerance. No trees may be planted on top of the retaining wall. Ferns are not woody plants.		
Action:	Approved	Motion: Terry	Unanimous

Item – 20	18 Clematis Ln, G5, Ext Alt (Deck)		Video 00:22:34 – 00:22:48
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Item – 21	52 High Cliff Ln, G13, New Construction		Video 01:02:54 – 01:14:11
Comments:	Please submit a new Landscape plan within two weeks (of the date on this letter). Please provide or show		
Discussion:	more shrubs to be planted instead of ferns.		
Action:	Approved	Motion: Dan	Unanimous



Item – 22	52 High Cliff Ln, G13, Variance (Side Set-Back)		Video 01:02:54 – 01:14:11
Comments:			
Discussion:			
Action:	Approved	Motion: Dan	Unanimous

Meeting Adjourned at 6:29 PM

RECEIVED

AUG 19 2026

Sudden Valley Community Association

Item 4

Pg 1 of 1

Tree/Vegetation Trimming and/or Removal Request G1

Street Address: 4 North Point Drive Div 12 Lot 7Owner: Mary C. GilbertsonMailing Address: 4 North Point Dr. 98229Phone: [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. ****

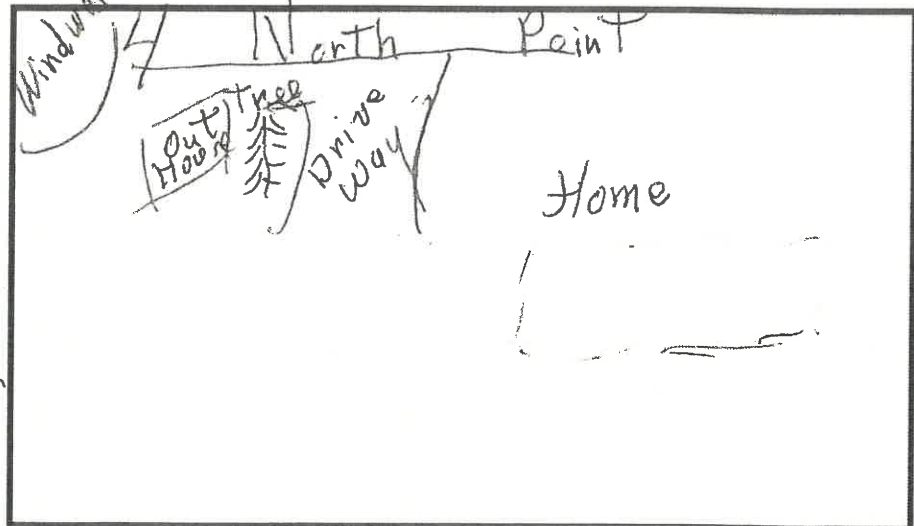
1 (one)
Number of trees/shrubs
☒ # Removal ☐ # Limbing

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

Type:
☒ Fir ☐ Cedar ☐ Hemlock
☐ Alder ☐ Maple ☐ Other

Check any that apply:

☒ Property or personal danger
☐ Dead/Diseased
☐ Leaning
☐ Roots exposed
☐ On a slope
☒ Creation/maintenance of view for
New home 2 N. Point
☐ 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. Mainly on my property
Roots extend to 2 North Point Drive (Developing lot.)

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: Diameter - 12-13 inches plus

Aug 18, 2026 - gas line officials concern & re-routing for
Temporary use

Disruption of 4 North Point Drive driveway (Property)

Request: Arrow Homes payment for Removal. (Builder pays for removal)

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: Mary C. Gilbertson Date: Aug. 19, 2026

Rec'd 08/26/2026
10:39 PM

Sudden Valley Community Association Exterior Alteration Request

Item 5
Pg 1 of 1
G1

Street Address: 5 Spinnaker Lane, Bellingham, WA 98226 Div 21 Lot 072
Owner: Francisco Marin-Ramirez and Rebecca Marin
Mailing Address: 5 Spinnaker Lane, 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.**

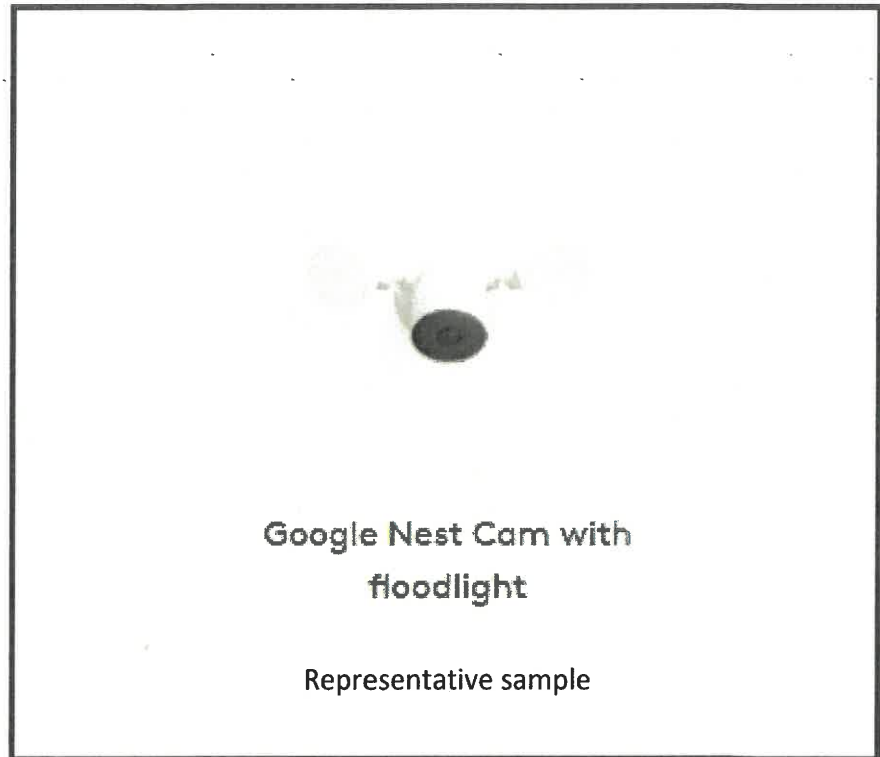
Requested for:

- ☒ 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:

Request to install exterior water-resistant cameras to enable our ADT security system to safeguard our home located at above address.

We commit to keeping the flood lights off to avoid light pollution as required by the HOA policy.

We understand importance of maintaining the ambiance of the neighborhood, therefore, the flood lights will stay deactivated similarly as with other surrounding homes.

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

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

Owner Signature: Rebecca Marin

Date: August 26, 2026

Rec'd 08/27/2026
10:51 AM

Sudden Valley Community Association Construction Change Request

Item 6
Pg 1 of 3
G2

Street Address: 7 Orchid Ct Div 18 Lot 18
Owner: Bogdan Shulga / Skytown Housing Development LLC
Mailing Address: 10 Shooting Star Ct, Bellingham, WA 98229
Phone: 360-922-2870 Email: bogdan_shulga@hotmail.com

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

Requested for:

- ☐ 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:

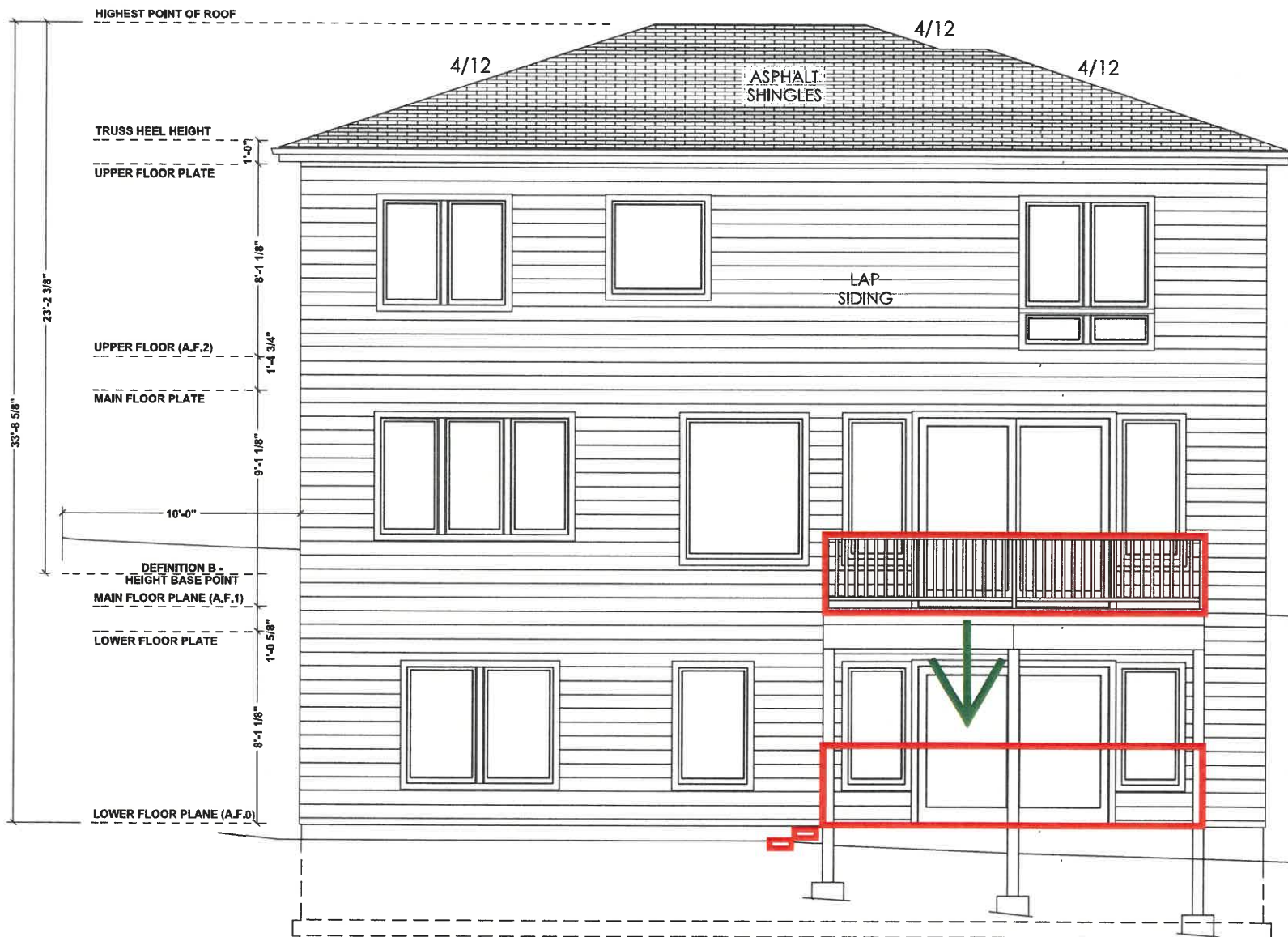
Whatcom County requested that we put in a landing for the basement sliding door and with the property sloping down to the left, it makes most sense
to build the same deck for the landing as on the middle floor. It would be the same size and material as upper deck with 2-4 steps on the left side.

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

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

Owner Signature: David Shulga

Date: 08/27/2026



RIGHT ELEVATION

SCALE: 1/4"=1'



Rec'd 08/25/2026
3:08 PM

Item 7
Pg 1 of 1
G3

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

Street Address: 13 Deer Run Lane Div 16 Lot 97
Owner: Clear Cut LLC (Boris Shintar)
Mailing Address: 4776 Bayshore Dr Acune WA 98230
Phone: (206) 222-1111 Email: boris.shintar@clearcutllc.com

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

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

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

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

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

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

Type:

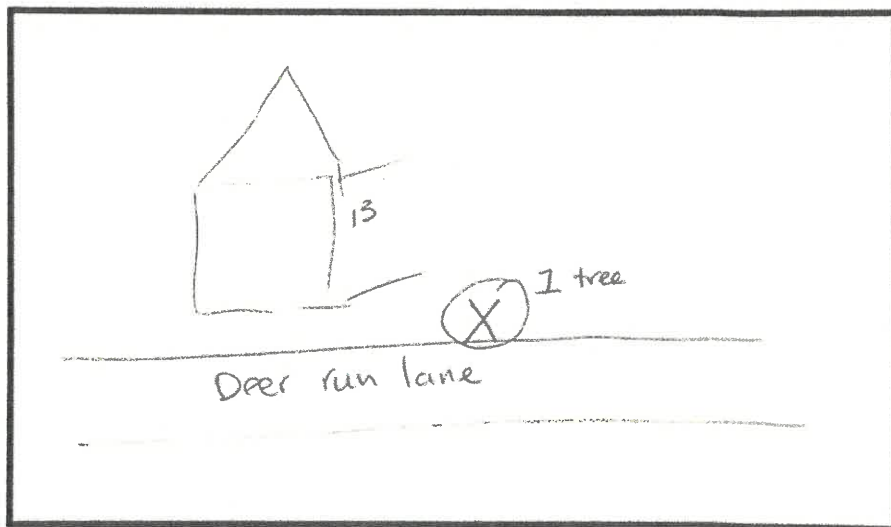
0 Fir 0 Cedar X Hemlock
0 Alder 0 Maple 0 Other

Check any that apply:

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

0 Located on SVCA property

0 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:

16 in diameter, tree is dying, prior to construction tree had mushrooms at base

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: 8/25/26

Rec'd 08/13/2026

12:10 PM

Sudden Valley Community Association

Item

8

Pg 1 of 1

Tree/Vegetation Trimming and/or Removal Request G5

Street Address: 22 Bigleaf Ln, Bellingham Div 24 Lot 036

Owner: Oleh & Oksana Khotko

Mailing Address: 9471 18th Ave W Unit A

Phone: (609) 444-1111 Email: mmmmmmmmmm

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

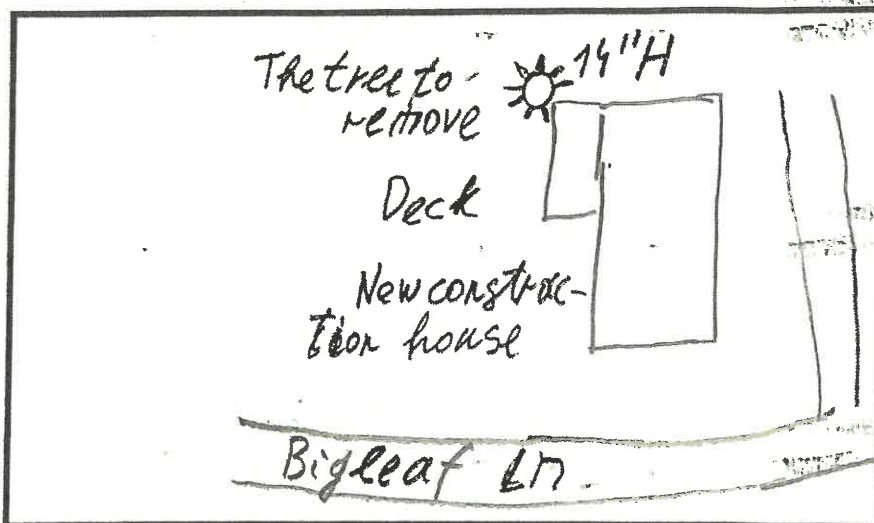
On the diagram below, please indicate the location of the road, property line, house, and each tree (numbered individually).

Type:

 Fir ☒ Cedar Hemlock
 Alder Maple Other

Check any that apply:

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



 Located on SVCA property

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

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

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

The tree is located directly within the proposed location of a 2ft x 2ft footing for a deck of the house. Removal of the tree is necessary to install the required footing and construct the deck as designed. Diameter of the tree 14 inches.
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: Lap Date: 08/13/2026

Rec'd 08/16/2026
8:49 PM

Sudden Valley Community Association Construction Change Request

Item 9
Pg 1 of 1
G5

Street Address: 34 Louise View Drive

Div 25

Lot 31

Owner: Terri Young

Mailing Address: 34 Louise View Drive Bellingham WA 98229 Gate 5

Phone: ~~360-524-6300~~

Email: ~~tyoung1010@gmail.com~~

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

Requested for:

- ☒ Existing home
☐ New construction

The change would affect:

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

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

Existing Roof



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

Exterior paint color - Body change from cream to SW 2839 Roy Croft Copper Red - SW 2839 is a SVCA approved color

Exterior paint color - Trim - change from green to cream SW 7120 Dollop of Cream - SW 7120 is not a SVCA approved color

	Body 11 Roycroft Copper Red SW 2839 Select Color ☐	
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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: Terri Young

Date: 8/16/2026

Rec'd 08/27/2026
8:22 AM

Sudden Valley Community Association Exterior Alteration Request

Item 10
Pg 1 of 4
G5

Street Address: 18 Clematis Lane Div 25 Lot 95
Owner: Adam Moore
Mailing Address: 18 Clematis Lane
Phone: (253) 333-1111 Email: adam.moore@suddenvalley.com

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

Requested for:

- ☒ Existing home
☐ New construction

The change would affect:

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

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

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

Please 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: 8/27/26

Exterior Alteration Request

I am building a french drain to protect my house from water running down the hill. At the same time I wish to repurpose the unusable dirt slope into terraced flat spaces that are more functional.

French Drain

The french drain will run along the south side of the retaining wall that protects my carport (the most south, uphill structure on the property). It will be constructed of corrugated pipe, crushed gravel, and wrapped in geotextile fabric. The outflow will connect to the current rain gutter drainage system that flows down to the rain ditch on Clematis Lane. It is represented in the image below by the **black** line.

Retaining Walls

There will be two retaining walls added; each will be less than 4' high (**yellow** lines in image below). One will start on the west side of the carport retaining wall and the other will start on the east side. The idea will be to make a nice level area to the south of that wall.

Both walls will be made of 6" by 6" horizontal landscape timbers. They will start in the ground with a timber footing, be secured with rebar, and have french drains protecting them from hydrostatic pressure. The west wall will go from the west end of the carport retaining wall and stop at the property line (a variance has been requested). The east wall will start at the east end of the carport retaining wall and go east 6'. It will then head north a few feet and be incorporated with the current retaining wall.

A third retaining wall or boulder support will potentially be added to prevent erosion from the hill to the south (represented in the image by the **white** line). Again, I would only go to the 4' maximum height (including footer). I would also be sure to stop the retaining wall before it got too close to other retaining walls that would violate the county code. I understand that it won't perfectly hold back the entire hill, but will help out a bit. I would need variance approval to run this retaining wall within the 5' foot property line setback, but would not cross the property line.

Terraced ground

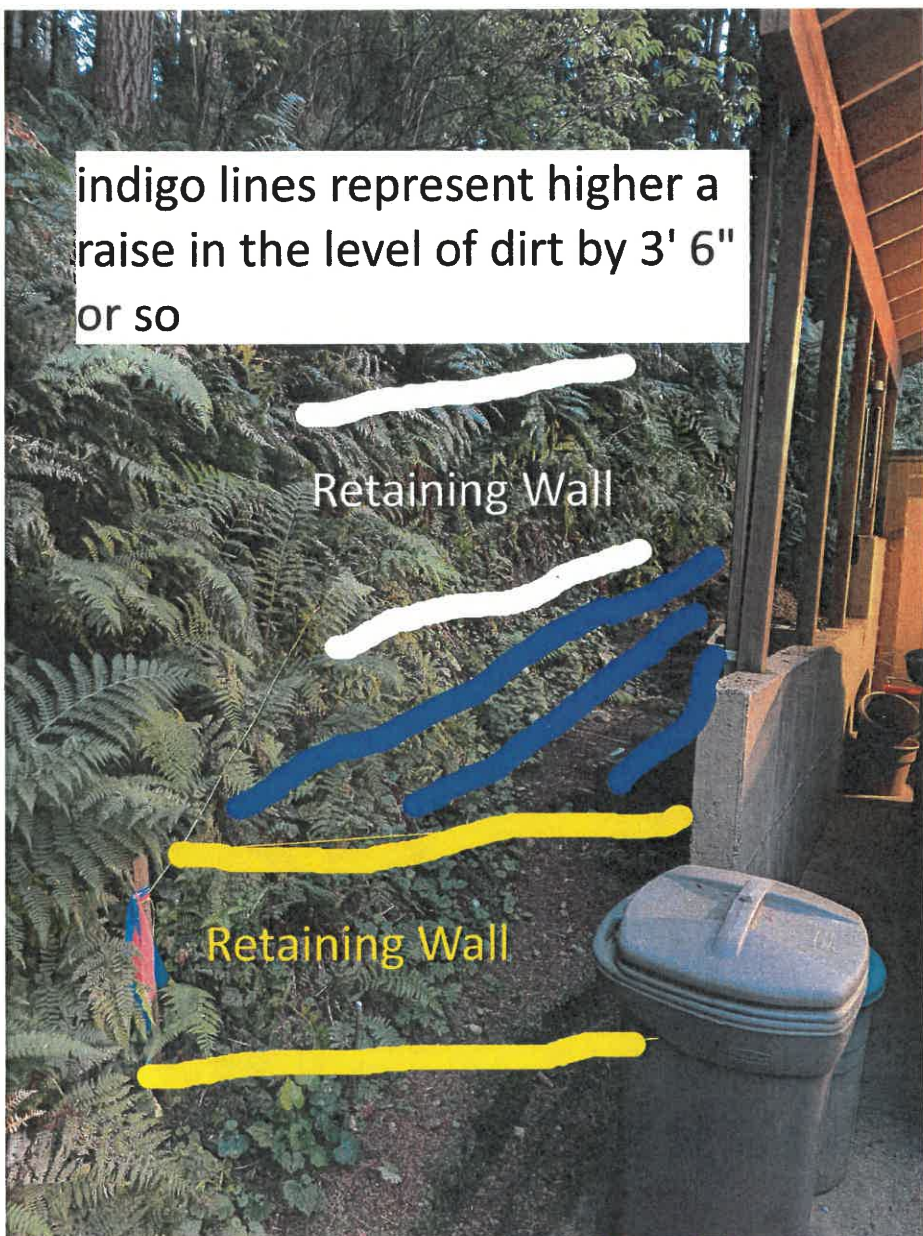
The **brown** horizontal lines in the image represent where I will flatten a dirt slope to the height of my car port pad. I will put crushed gravel there as a base. The indigo angled lines would be another terraced flattened area that will be level with the two new retaining walls (**yellow**), which would be approximately 3'6" above the car port pad.

Aerial View

The Aerial picture below is of my property from the counties arcgis.com website with the 2024 Whatcom County Map. The red lines are my property line. The lines seem pretty accurate, but I also had Christie and Christie mark the borders as well. They have 2 stakes where the retaining walls will be constructed, with a yellow surveyor string attaching them.



indigo lines represent higher a
raise in the level of dirt by 3' 6"
or so



Rec'd 08/27/2026
8:20 AM

Sudden Valley Community Association Variance Request

Item 11
Pg 1 of 4
G5

Street Address: 18 Clematis Lane Div 25 Lot 95
Owner: Adam Moore
Mailing Address: 18 Clematis Lane
Phone: 425 200 5060 Email: adam.moore@gmail.com

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

Requested for:

- ☐ New construction
☒ Existing home
☐ Other

The variance would affect:

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

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

Give a full description of the request and need for the variance: Please see attached.

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

Owner Signature: [Signature] Date: 8/27/26

AC Staff Comments: _____

Request for Variance – French Drain and Low Retaining Wall

Dear Architectural Control Committee,

I am requesting a variance from the five-foot setback requirement for a proposed French drain and low retaining wall along the uphill side of my home.

Problem

Our house sits below a hill that directs significant surface water toward the foundation. Without interception, this water continues to stress the foundation and the surrounding slope.

Proposed Solution

I plan to install a French drain on the most uphill side of the house to collect and divert water around the structure. In the same area I will construct a retaining wall (under 4 feet in height, so no building inspection is required) that remains entirely on my property. The wall will convert the current unusable dirt slope within the five-foot setback zone into a level, usable area while properly supporting the drain and controlling erosion.

Setback Issue

Where the retaining wall goes at the southeast corner of the work is within 5 feet of the property line. The adjacent parcel is permanent community green space owned by the association and will never be developed. The retaining wall will not cross the property line. I had Christie and Christie Land Surveying come out in 2023 and give a whole property survey. I had them put stakes in that particular area.

Request

I respectfully request a variance allowing the French drain and retaining wall to be placed closer than five feet to the property line at that corner. The improvements protect the foundation, stabilize the slope, eliminate an unusable dirt bank, and create a tidy, functional space with no impact on neighboring private lots or the permanent green space.

Thank you for your consideration.

Sincerely,

Adam Moore

There is more detail in my adjoining exterior alteration request. The red lines represent the county's idea of the property line, which squares with Christie and Christie's. The east yellow line represents the retaining wall that would need the variance. The white line represents a retaining wall to hold back the higher parts of the hill. I would also need a variance for the east part of that wall that was within 5 feet of the property line.

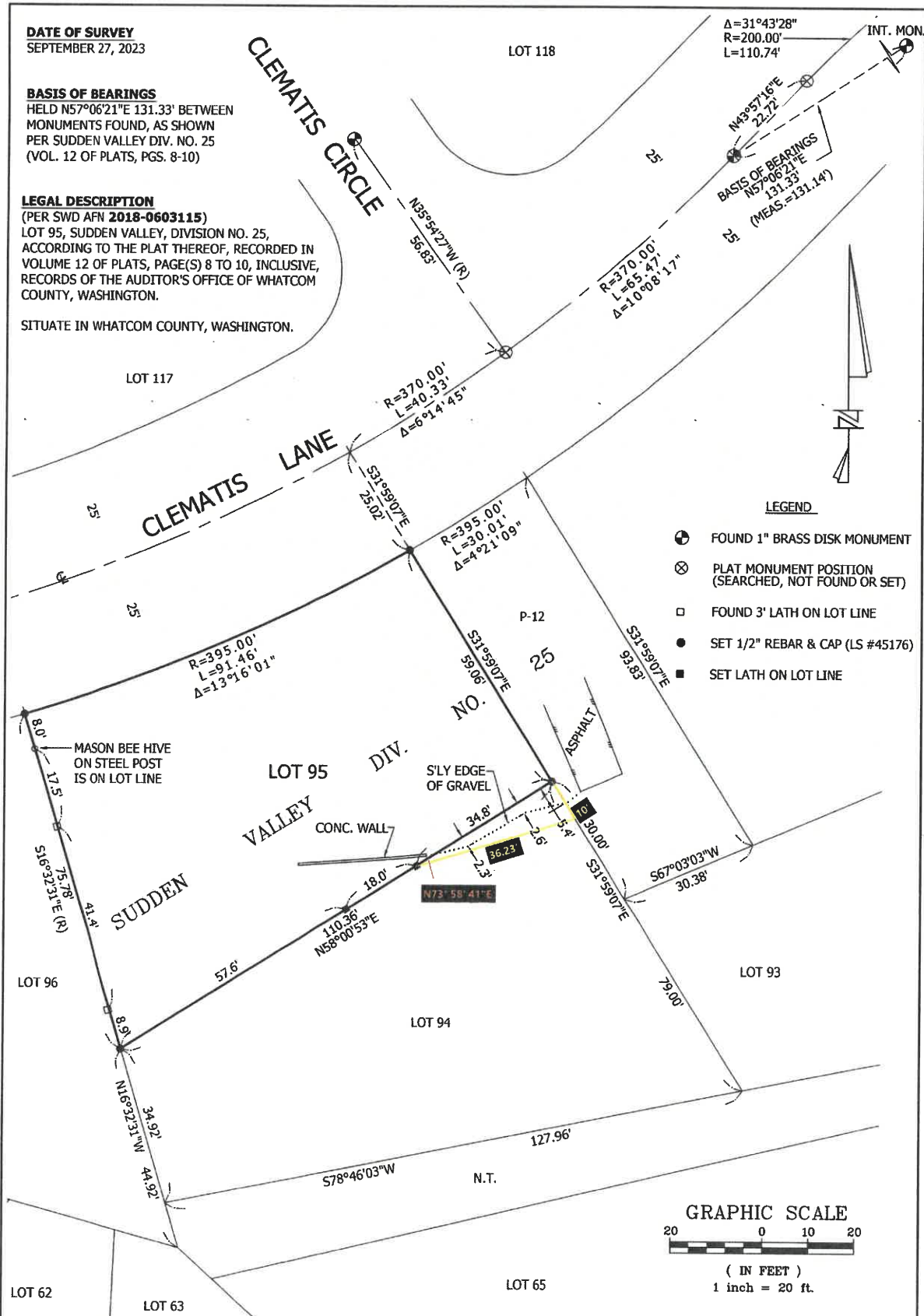


DATE OF SURVEY
SEPTEMBER 27, 2023

BASIS OF BEARINGS
HELD N57°06'21"E 131.33' BETWEEN
MONUMENTS FOUND, AS SHOWN
PER SUDDEN VALLEY DIV. NO. 25
(VOL. 12 OF PLATS, PGS. 8-10)

LEGAL DESCRIPTION
(PER SWD AFN 2018-0603115)
LOT 95, SUDDEN VALLEY, DIVISION NO. 25,
ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 12 OF PLATS, PAGE(S) 8 TO 10, INCLUSIVE,
RECORDS OF THE AUDITOR'S OFFICE OF WHATCOM
COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.



SURVEY SKETCH MAP FOR:
ADAM MOORE



CHRISTIE & CHRISTIE
LAND SURVEYING, INC.

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



JOB NO. 202309103	Sheet 1 of 1	D'WN BY: SMF
370407 465164 0000_SK.dwg	Map Date: 10/17/23	CHK'D BY: EJS

Rec'd 08/20/2026
11:32 AM

Sudden Valley Community Association Extension and Re-Approval Request

Item 12
Pg 1 of 1
G5

Street Address: 2 Sweet Clover Circle Div 25 Lot 117
Owner: J Hansen Investments
Mailing Address: 1001 E Maple St Bellingham WA 98225
Phone: [REDACTED] Email: [REDACTED]

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

Requested for:

- ☒ 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 approaching completion, but need another month or two to completely finish construction. We are shooting for end of September to be complete.

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

Owner Signature: [Signature] Date: 8/20/2026

AC Staff Comments: _____

Rec'd 08/19/2026
In Person drop off

Sudden Valley Community Association Exterior Alteration Request

Item 13
Pg 1 of 5
G13

Street Address: 3A Kinglet Ct Div 22 Lot 100
Owner: Levi Heeringa, Mackenzie Beckham, Andrea Guzman, Kristin Heeringa
Mailing Address: 3A Kinglet Ct, Bellingham, WA 98229
Phone: (360) 733-1000 Email: levi.heeringa@gmail.com

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

Requested for:

- ☒ Existing home
☐ New construction

The change would affect:

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

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

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

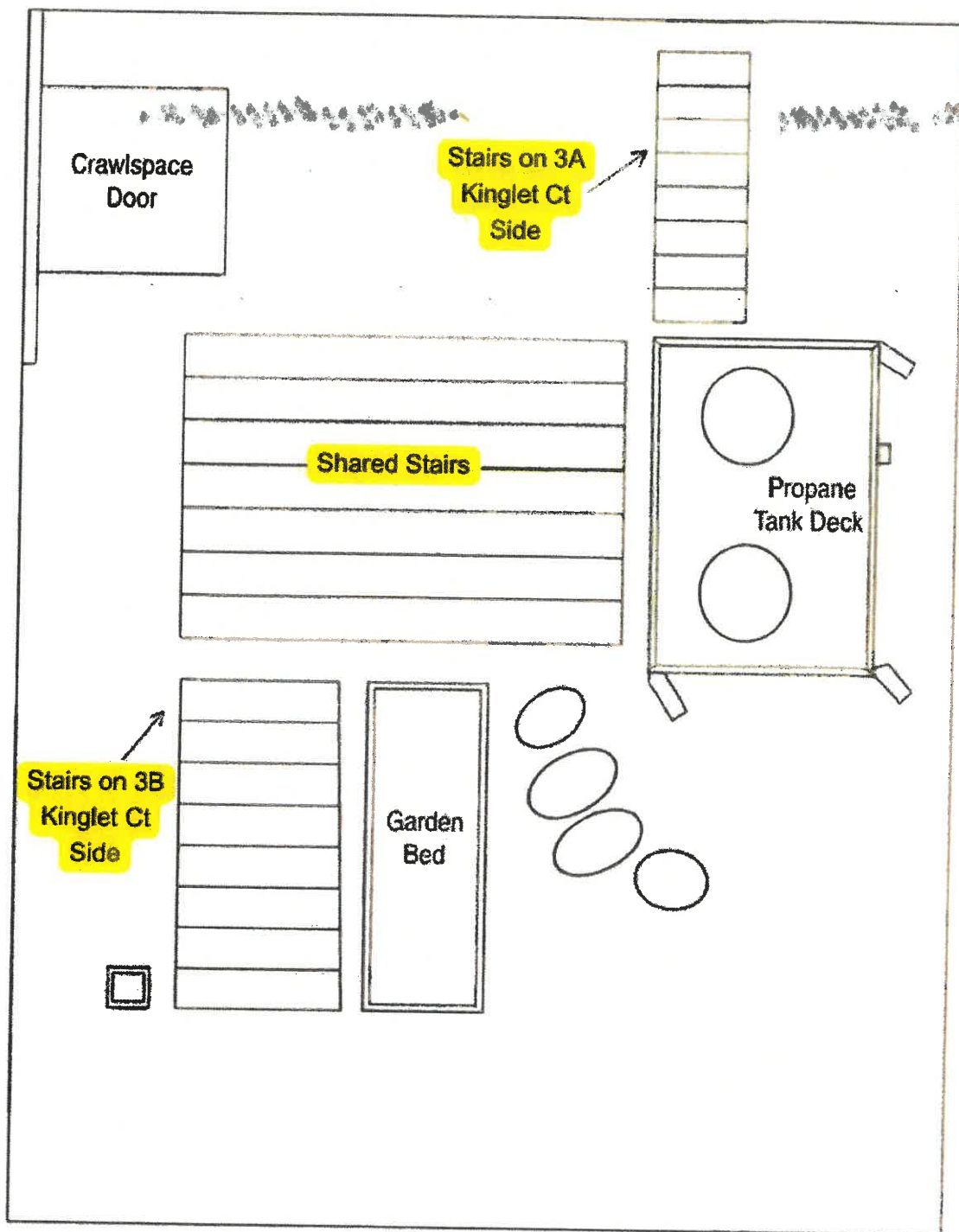
Replacing existing, dilapidated wooden stairs between properties 3A & 3B Kinglet Ct. with 21 pressure treated railroad tie steps, each 4 feet in length & returning 2 feet. Secured with 1/2" rebar, including excavation, addition of gravel, & compaction of each landing. Also install 5/8" siper quarry for each landing. New steps for 3B included in 21 count, some steps on their side next to garden bed do not yet exist. Shared stairs will extend existing wood steps from 3A to 3B. 5 landings for 3B, 11 shared, 5 for 3A.

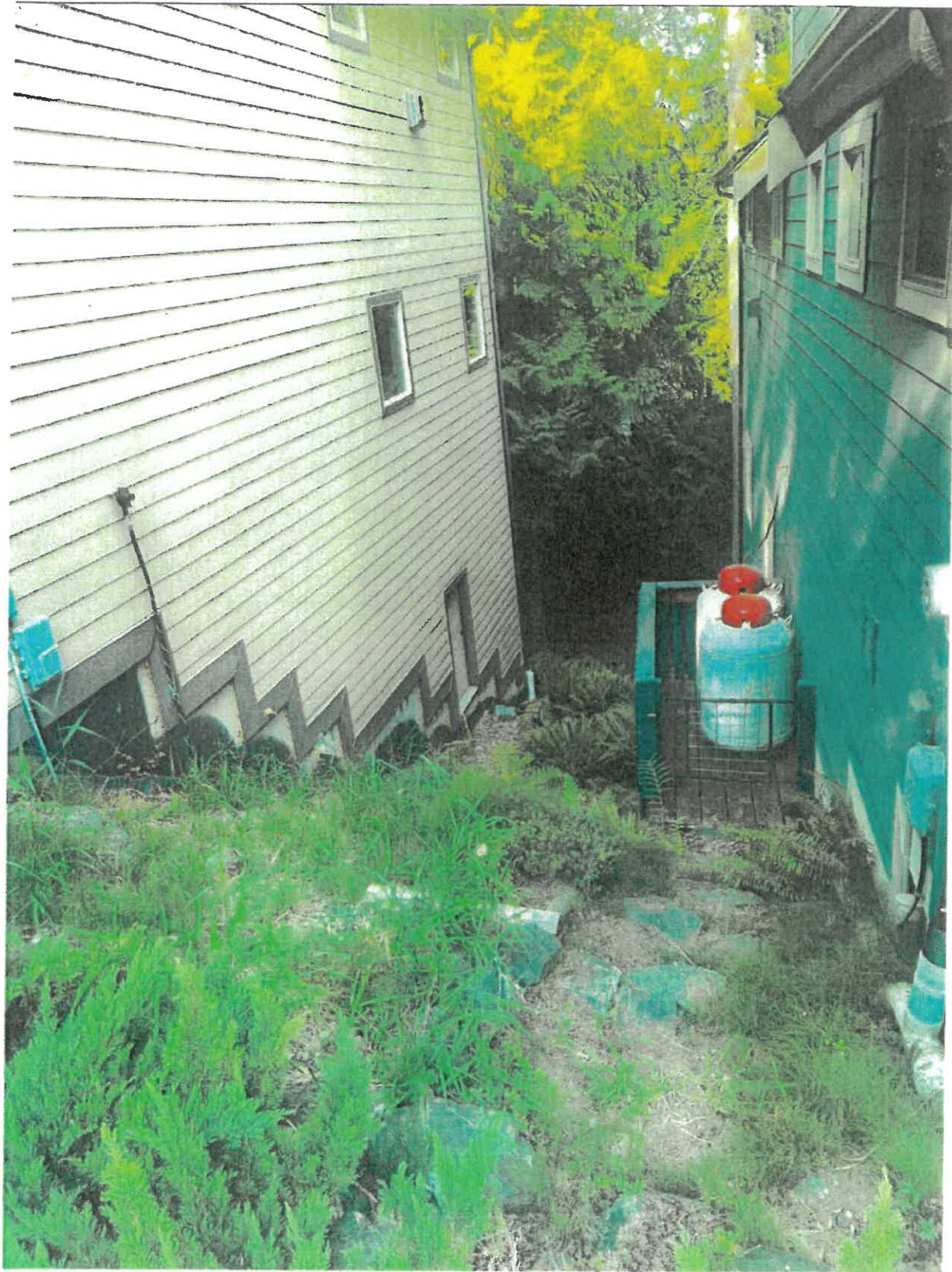
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

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

Owner Signature: [Signature]

Date: 8/18/26









Rec'd 08/19/2026
In Person drop off

Sudden Valley Community Association Variance Request

Item 14
Pg 1 of 1
G13

Street Address: 33 Kinglet Ct. Bellingham 98229 Div 22 Lot 101-102
Owner: Amanda Charleto
Mailing Address: 33 Kinglet Ct. Bellingham 98229
Phone: ~~360-552-1111~~ Email: ~~amandacharletto@gmail.com~~

Requests will not be considered
Please note that in the week(s) following

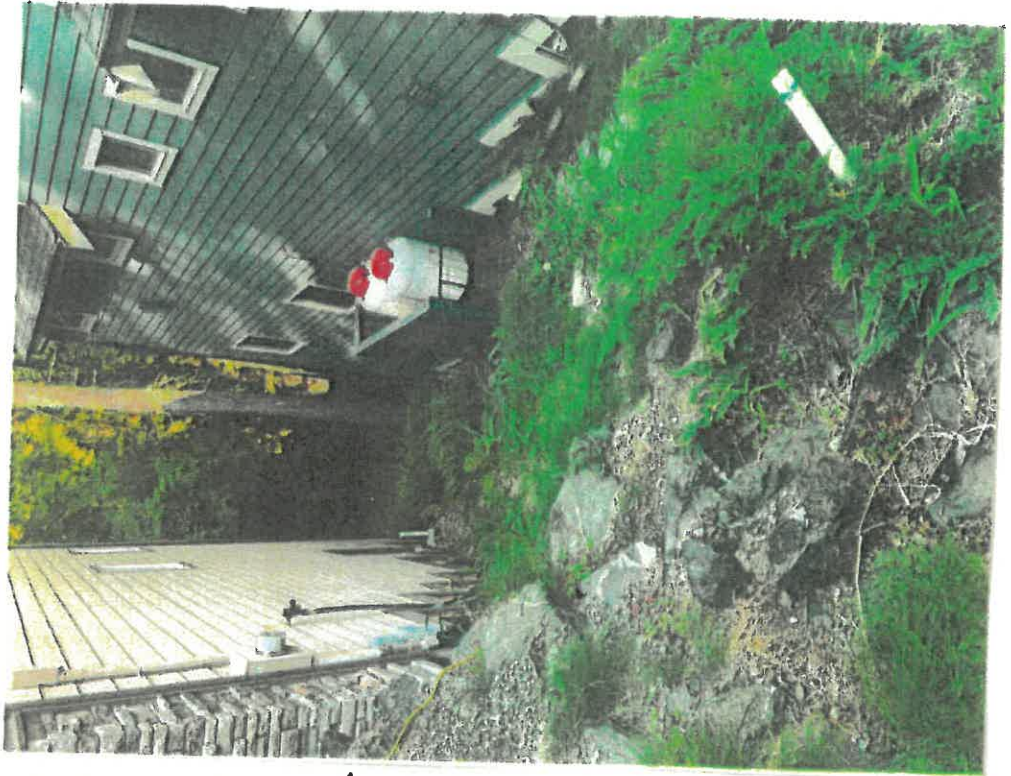
Requested for:

- ☐ New construction
- ☒ Existing home
- ☐ Other

The variance would affect:

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

Please refer to ACC
Guideline 14.8.12 for
more information.



Give a full description of the request and need for the variance: The proposed project includes
21 pressure-treated 4x6 timber landings between properties 3A & 3B
Kinglet Ct: 5 new landings on the 3B side where there is currently only a
dirt slope & 5 landings on the 3A side where there is currently deteriorated
wooden stairs. A variance is requested because the shared stairs will
cross/bridge the property line & encroach within the required setback.
The project will provide a safer, more stable means of navigating
the hillside to access the crawlspaces & propane tanks & is being
completed w/ the agreement of both property owners.

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

Owner Signature: Amanda Charleto

Date: 8/19/26

AC Staff Comments: _____

Rec'd 08/19/2026
In Person drop off

Sudden Valley Community Association Exterior Alteration Request

Item 15
Pg 1 of 5
G13

Street Address: 3B Kinglet Ct., Bellingham 98229 Div 22 Lot 101-102
Owner: Amanda Charleston
Mailing Address: 3B Kinglet Ct., Bellingham 98229
Phone: ~~206-888-1444~~ Email: ~~amanda.charleston@accgovernors.com~~

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

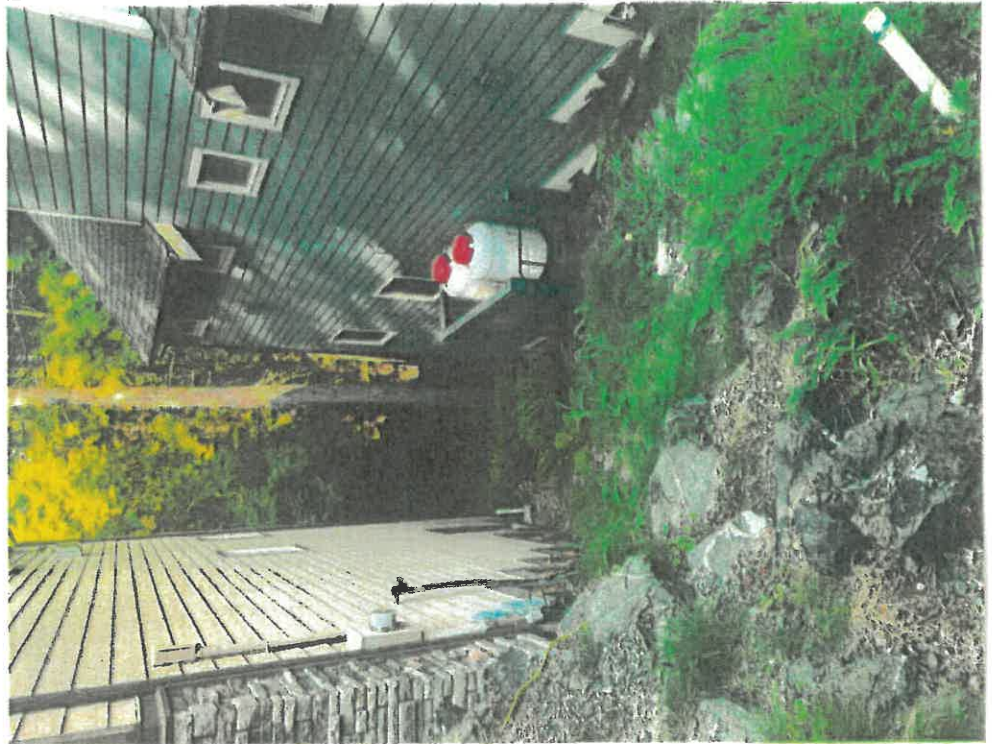
Requested for:

- ☒ Existing home
☐ New construction

The change would affect:

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

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



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

Installation of 21 pressure-treated 4x6 timber landings between properties 3A
& 3B Kinglet Ct. The project will consist of 5 new landings on the 3B side (where no stairs
currently exist), 11 shared landings in the middle, & 5 landings on the 3A side, replacing the
existing deteriorated wooden stairs. Each landing will be approx. 4ft wide w/a 2-foot return &
secured w/ a 1/2" rebar. Installation will include excavation, gravel placement & compaction,
w/ a 5/8" siper Quarry added to each landing. The shared middle landings will —>

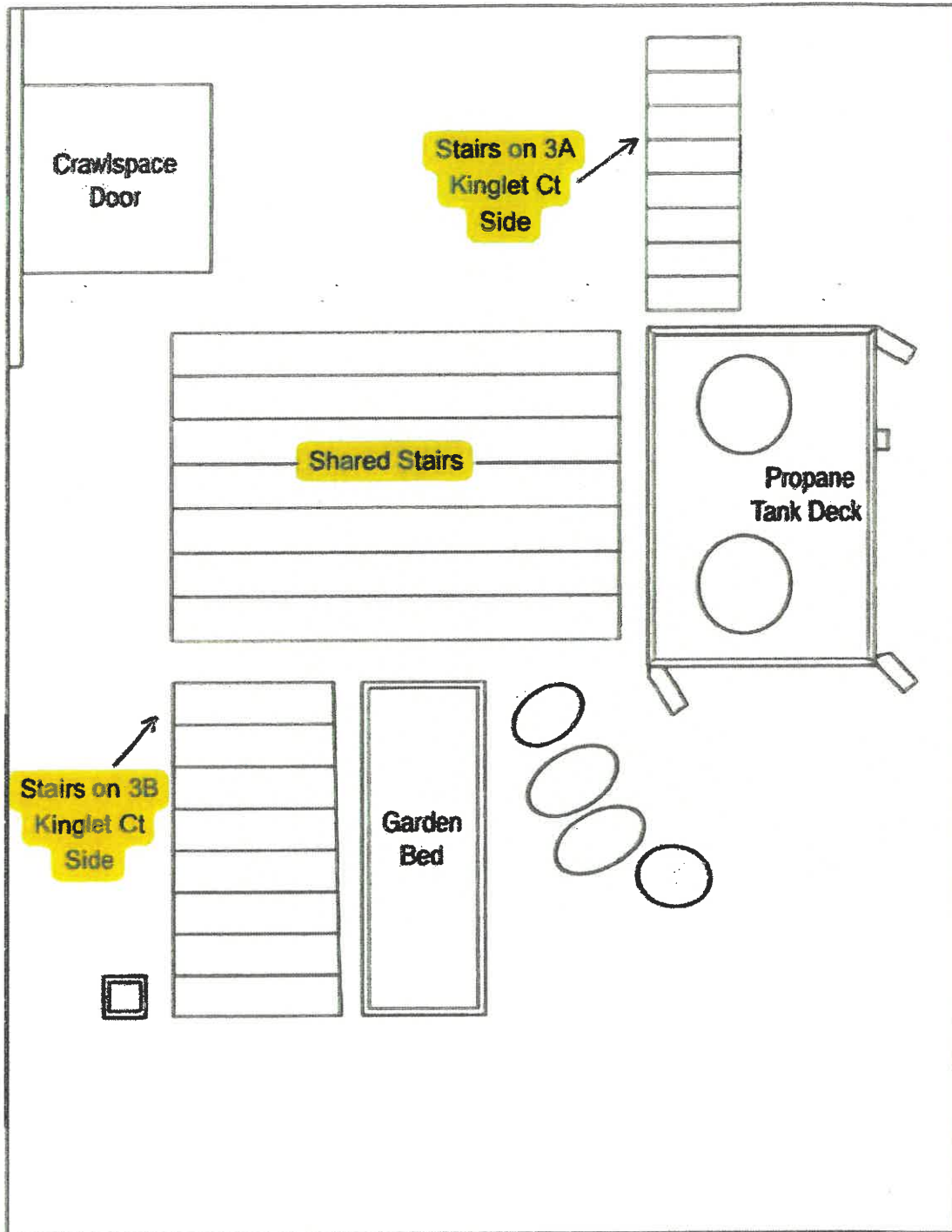
This request form in no way constitutes an approval from ACC. You MUST receive written approval before commencing any alterations.

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

Owner Signature:

Date: 8/19/26

... Connect the stair access between properties 3A + 3B. A utility locate will be completed prior to excavation in accordance w/ HOP requirements.







Rec'd 08/19/2026
In Person drop off

Sudden Valley Community Association Variance Request

Item 16
Pg 1 of 1
G13

Street Address: 3A Kinglet Ct Div 22 Lot 100
Owner: Levi Heeringa, Mackenzie Beckhom, Andrea Guzman, Dustin Heeringa
Mailing Address: 3A Kinglet Ct, Bellingham, WA 98229
Phone: (360) 738-7000 Email: levi.heeringa@suddenvalleycc.org

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.

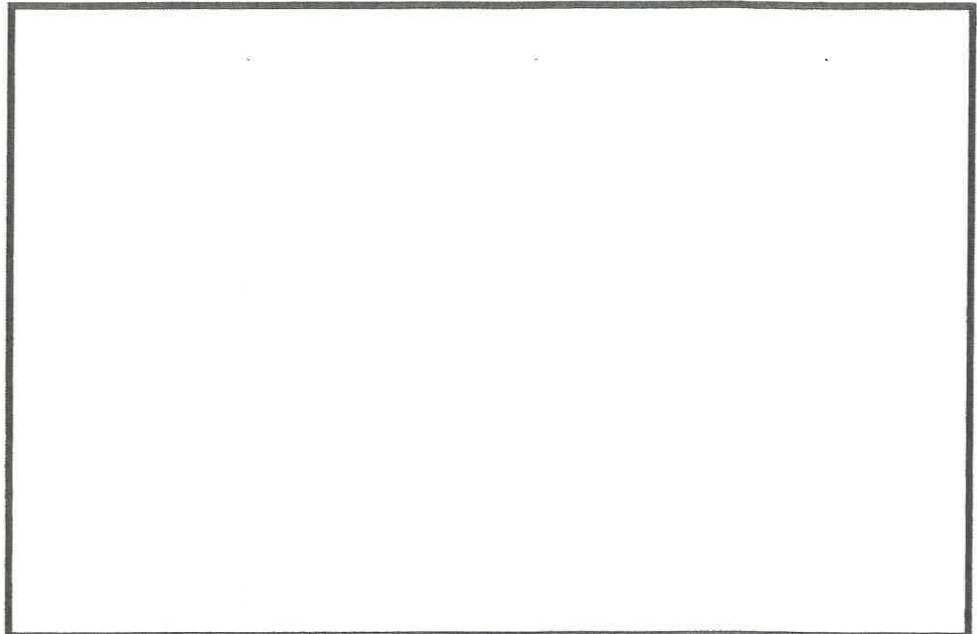
Requested for:

- ☐ 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 14.8.13
Guideline 14.8.12 for
more information.



Give a full description of the request and need for the variance: Replacing existing, deteriorated wooden stairs
between properties 3A & 3B Kinglet Ct, and adding new stairs to 3B, extending existing
stairs from 3A to 3B to have shared stairs between properties. Will use 21 pressure
treated railroad ties as steps, each 4 feet in length & returning 1 foot. Secured with
1/2" rebar, including excavation, addition of gravel, & compaction of each landing.
Also install 5/8" super quarry for each landing. Shared stairs will cross/bridge property
lines, which is the reason for the variance. A utility locate will be completed
prior to excavation in accordance with ACC Guideline 14.8.12. The project is agreed
upon by both property owners & will provide a more safe & stable means of accessing both
crawlspaces.

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

Owner Signature: [Signature]

Date: 8/18/26

AC Staff Comments: _____

Rec'd 08/15/2026

5:49 PM

Sudden Valley Community Association

Item 17

Pg 1 of 3

Tree/Vegetation Trimming and/or Removal Request **G13**Street Address: 4 Sunnyside Ln Div 29 Lot 55Owner: Kristian ToivolaMailing Address: 4 Sunnyside Ln Bellingham, WA 98229Phone: [redacted] Email: [redacted]**All trees must be clearly flagged (no spray paint) before applying.**Requests will **not be considered** if flagging is missing OR if street address isn't clearly displayed on residence.

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

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

3 Number of trees/shrubs
3 # Removal # Limbing

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

Type:

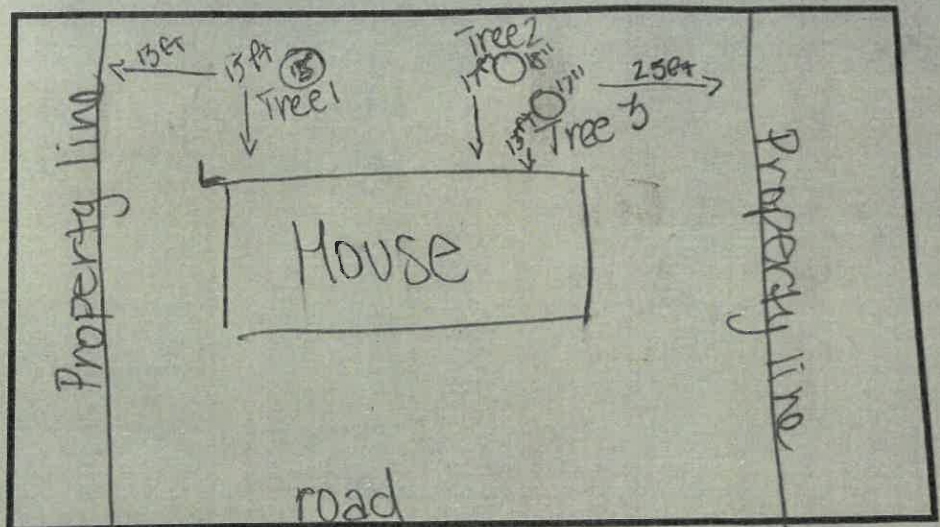
 Fir Cedar ☒ Hemlock
 Alder Maple Other

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

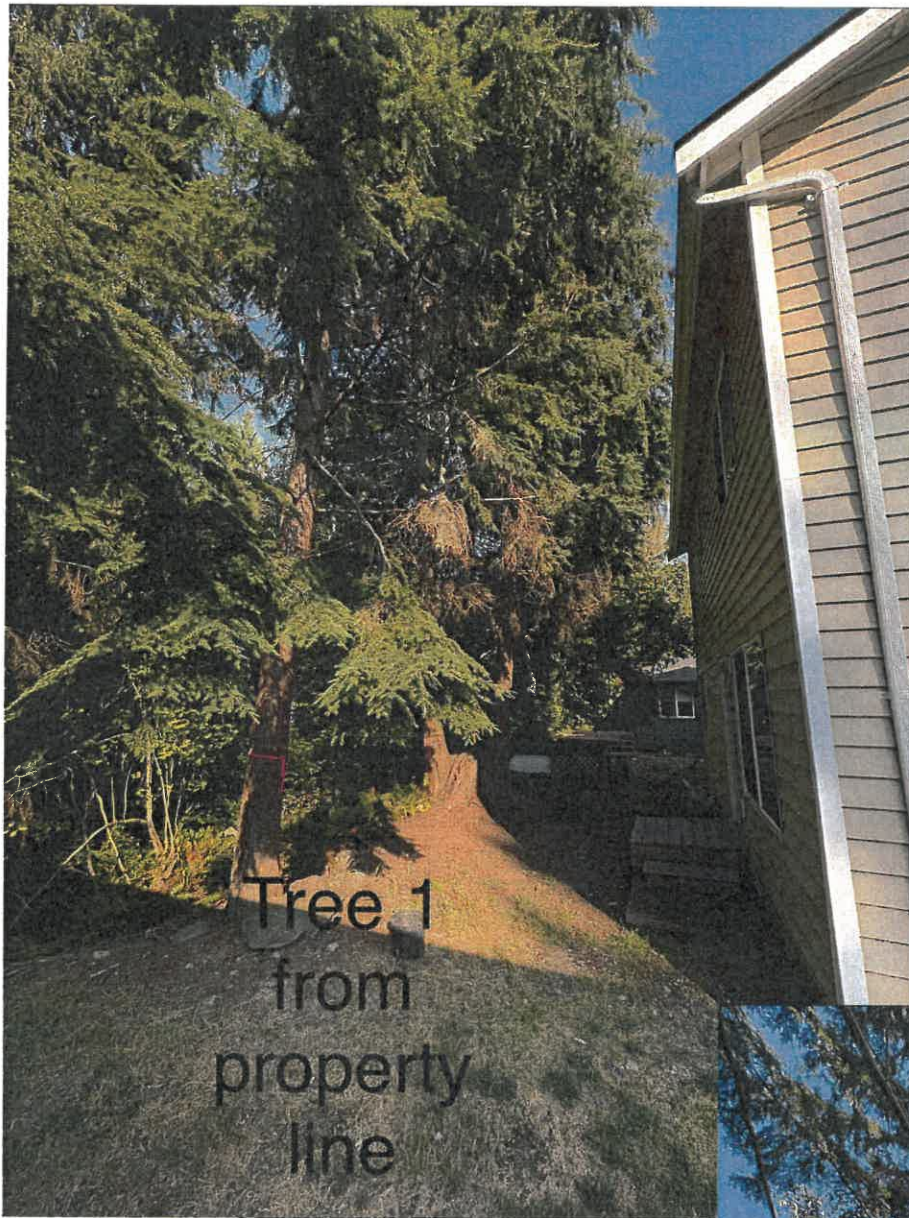
Give a full description, the reason for the requested action and diameter on each tree, and attach any additional information if needed:

- Tree #1 leaning toward house, many large branches over roof, exposed roots.
 - Trees 2 & 3 are growing out of a rotten stump, both have branches over roof. Tree 2 is leaning away from house, tree #3 is leaning toward house, has woodpecker damage & a couple splits in the bark.

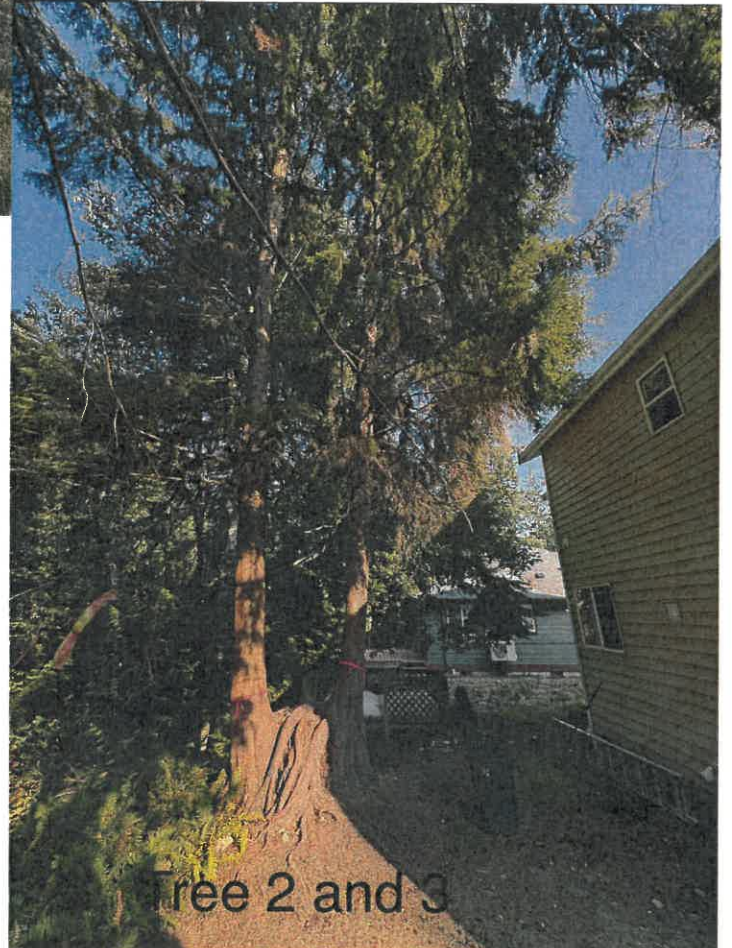
This request form in no way constitutes an approval from the ACC or Whatcom County. You **MUST** receive written approval and an SVCA permit before commencing any work.

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

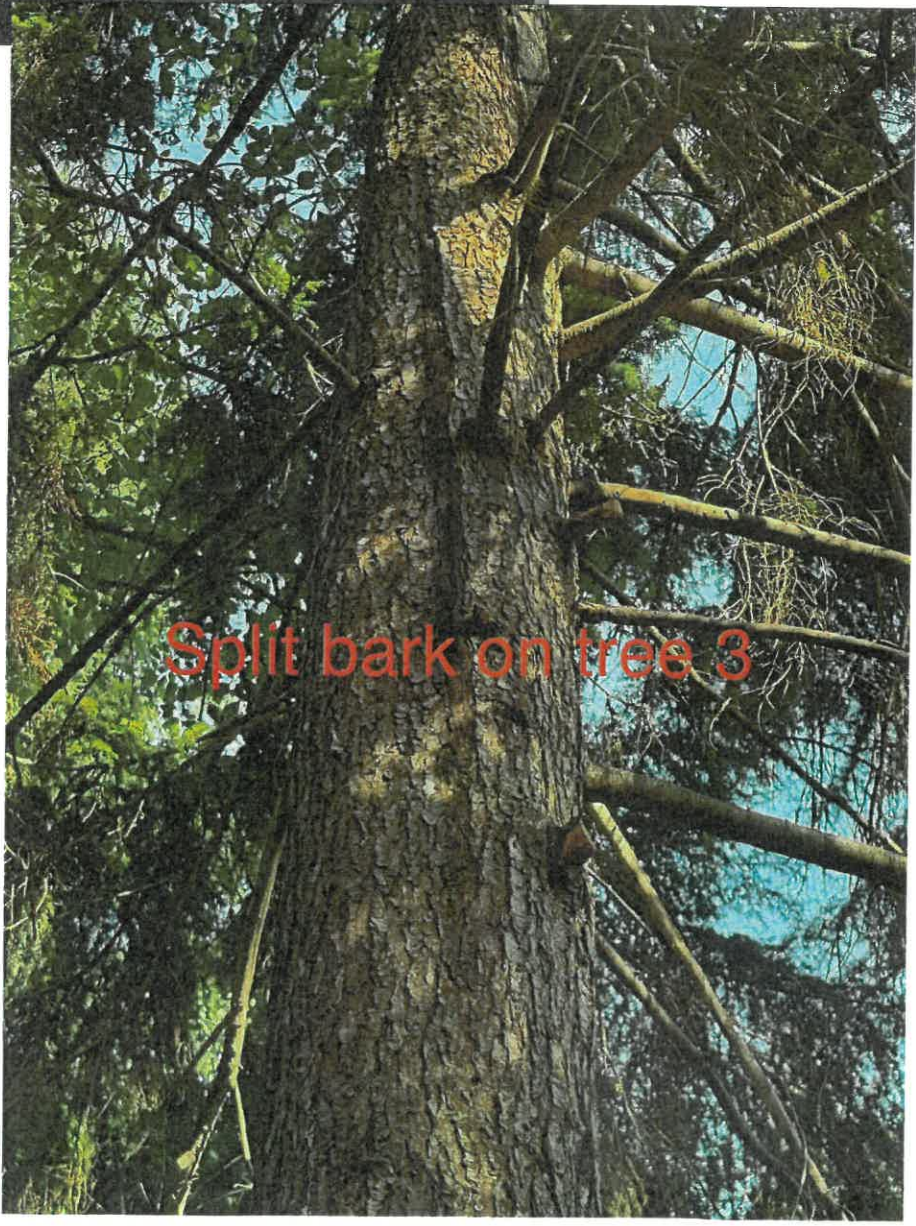
Owner Signature: Kristian ToivolaDate: 8/15/2026



Tree 1
from
property
line



Tree 2 and 3



Rec'd 08/19/2026
9:16 AM

Sudden Valley Community Association Fence Request

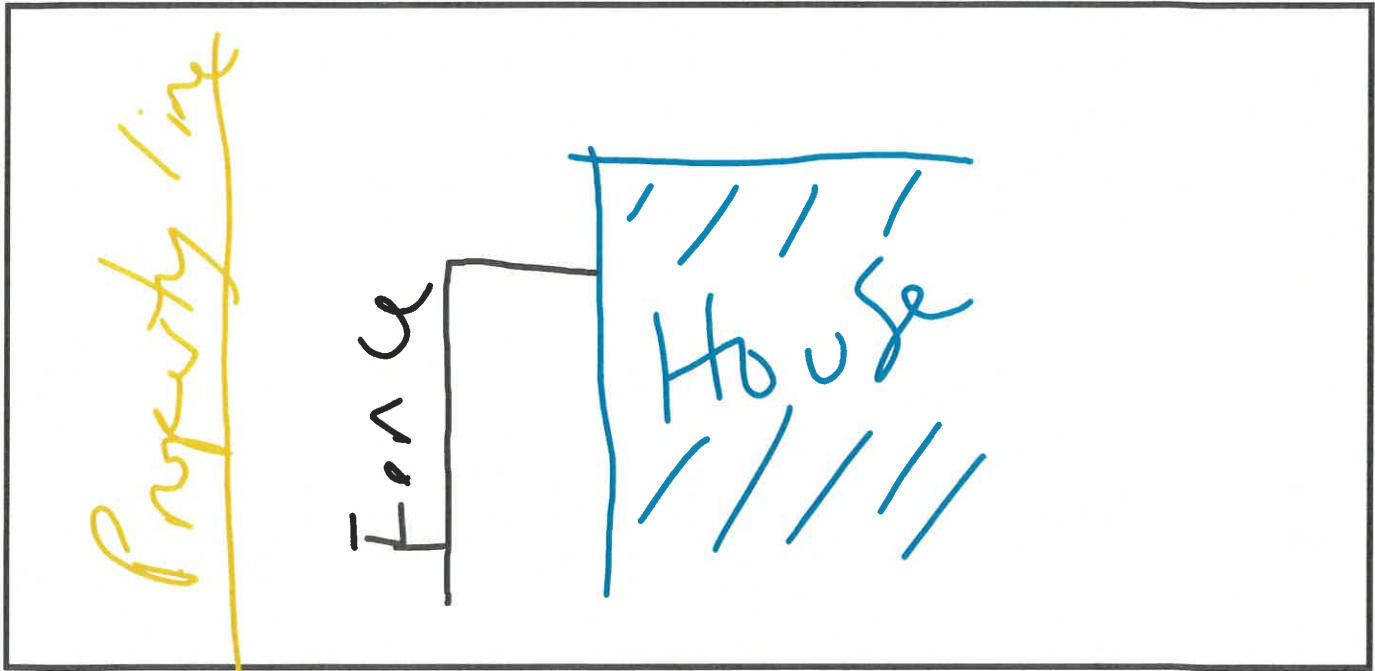
Item 19
Pg 1 of 2
G13

Street Address: 1 Sunnyside Lane Div 29 Lot 080
Owner: Jared Greenwood
Mailing Address: 1 Sunnyside Ln 98229
Phone: 509-510-0371 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:

The fence's purpose is to hid my garbage cans. I would like to build a "L" shape fence line (bird's eye) to tuck my garbage and recycle can away. In the photo, it will replace the generator shed next to the house. The fence is cedar wood, natural or painted blue and around 5 feet tall. Not on property line.

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: Jared Greenwood

Date: 8-19-26

AC Staff Comments: _____



Rec'd 08/27/2026
12:27 PM

Sudden Valley Community Association
Exterior Alteration Request

Item 20
Pg 1 of 23
G3

Street Address: 40 Rocky Ridge Drive Div 2 Lot 163
Owner: Kenneth Rutz
Mailing Address: Same
Phone: 500-200-1300 Email: RutzKenneth@gmail.com

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

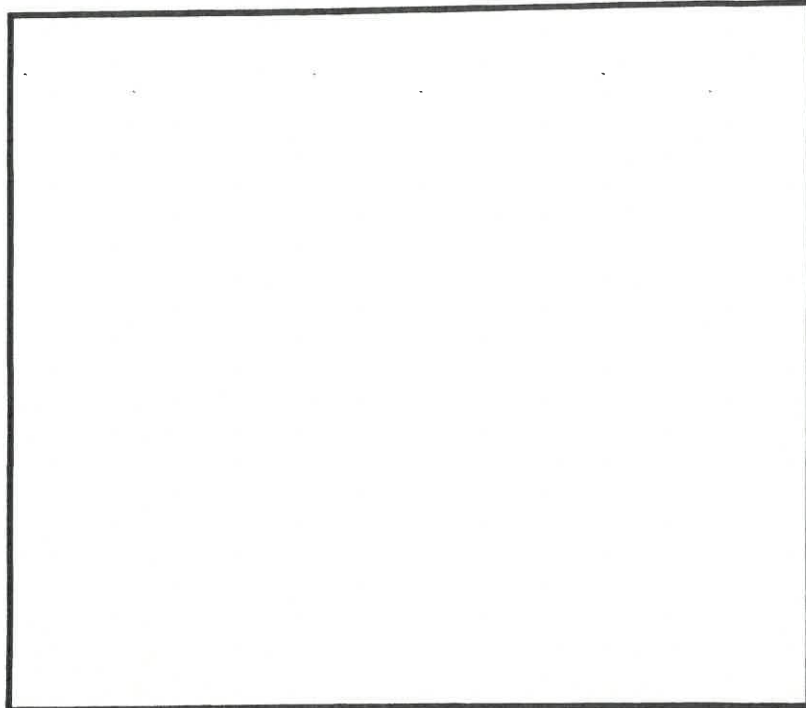
Requested for:

- ☒ Existing home
☐ New construction

The change would affect:

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

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



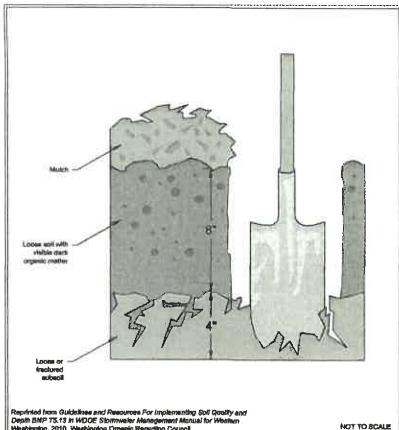
Give a full description of the request and attach any additional information if needed:

Replace existing Driveway and retaining wall.
Current Driveway, retaining wall and drainage are failing
Attached is the recently issued county permit and
files that detail the total scope of the project.

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: 8/27/2026



Planting Bed Cross-Section

Revised June 2010

NOT TO SCALE

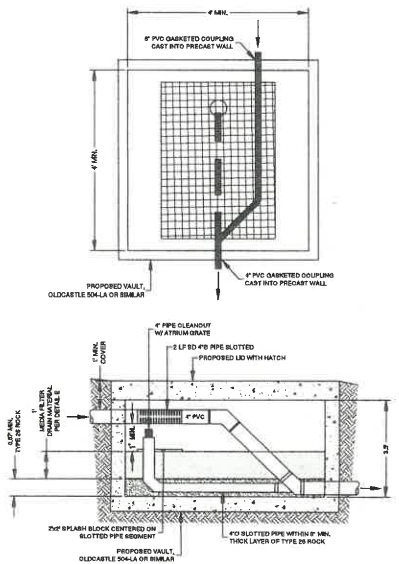
Please see <http://www.ecy.wa.gov/copyright.html> for copyright notice including permission, limitation of liability, and disclaimer.

Revised from Guidelines and Resources for Implementing BMP T5.13 and Depth BMP T5.13 in HOGE Stormwater Management Manual for Western Washington, 2010, Washington Organic Recycling Council



A BMP T5.13 SOIL AMENDMENTS

nts



C STORMWATER FILTRATION

nts

GENERAL NOTES

ESTABLISHING 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 CHANGING MATTER CAN BE ACHIEVED THROUGH NUMEROUS MATERIALS SUCH AS COMPOST, COMPOSTED WOODY MATERIAL, BIODEGRADABLE, AND FERTILIZER PRODUCT RESIDUES. 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. OTHERWISE, IT IS IMPORTANT THAT IMPORTED TOPSOILS IMPROVE SOIL CONDITIONS AND DO NOT HAVE AN EXCESSIVE PERCENT OF CLAY FINES. THE BMP CAN BE CONSIDERED INFEASIBLE ON FILL SOIL SLOPES GREATER THAN 3% PERCENT.

DESIGN GUIDELINES

SOIL RETENTION: RETAIN, IN AN UNDISTURBED STATE, THE CLIFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVAL AND STOCKPILE THE CLIFF 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.

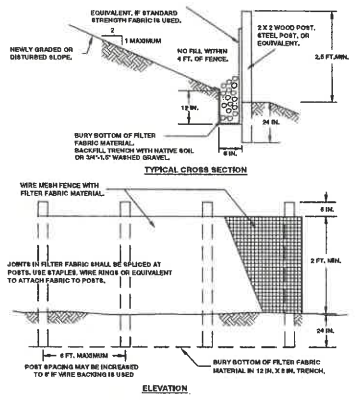
SOIL QUALITY: ALL AREAS SUBJECT TO CLEANING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPROVED SURFACING, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AN STRUCTURAL FILL OR SLOPE WALL, AT PROJECT COMPLETION, CONSTITUTE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 1% DRY WEIGHT IN PLANTING BEDS, AND 2% ORGANIC MATTER CONTENT IN LUSH AREAS, AND A P H FROM 5.5 TO 8.0 OR MATCHING THE P H 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. LARGE PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
4. THE ORGANIC CONTENT FOR THE APPROVED AMENDMENT FILTER CAN BE MET ONLY BY COMPOST MEETING THE COMPOST SPECIFICATION FOR REDISTRIBUTION BMP T5.13, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 10% BIODEGRADABLE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 4% TO 10% AND A CARBON TO NITROGEN RATIO BELOW 20:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 30:1 FOR PLANTING COMPOST EXCEPT FOR PLANTING NATIVE TO THE PLANT ROUND LOCATIONS REGION.
5. CALCULATED AMENDMENT MATTER MAY BE MET THROUGH USE OF COMPOSTED MATERIALS MEETING (A) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENT, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.
6. SHORT TOPSOIL LAYERS OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS, 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.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

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, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. PROTECT EXISTING TOPSOIL DURING GRADING, AND REPLACE IF PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED. IT IS NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. SHORT TOPSOIL LAYERS OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

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.



NOTES

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 4 INCHES AT PORT.
3. USE STAPLES, WIRE DRINK, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
4. REACTIVE SEDIMENT WHEN IT REACHES 1/2 FENCE HEIGHT.

B SILT FENCE

nts

TEMPORARY EROSION/SEDIMENTATION CONTROL

1. A COPY OF THE APPROVED TERC PLAN MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
2. APPROVAL OF THIS TEMPORARY EROSION & SEDIMENTATION CONTROL (TERC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STRUCTURES, OR DRAINAGE DITCHES (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THIS TERC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADES OF THESE TERC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND LANDSCAPING IS ESTABLISHED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE PLAN SHALL BE CLEARLY FLAGGED BY THE FIELD PRIOR TO CONSTRUCTION. DURING CONSTRUCTION, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION.
5. TERC FACILITIES SHOWN ON THE PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES. UNLESS INDICATED BY A CONTROLLED EROSION AND SEDIMENT CONTROL LEAD, TERC FACILITIES SHALL BE INSTALLED IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER ENTER DRAINAGE SYSTEMS OR LOCALLY APPLICABLE WATER STANDARDS.
6. THE TERC FACILITIES SHOWN ON THE PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. CLAIMS THE CONSTRUCTION PERIOD, THESE TERC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SLUMPS, RELOCATION OF STORMS AND SLOPES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
7. THE TERC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR OR CONTROLLED EROSION AND SEDIMENTATION CONTROL LEAD (ECSL), IF AVAILABLE, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
8. ANY AREA NEEDING TERC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN TWO (2) DAYS.
9. THE TERC FACILITIES ON EXISTING SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT THAT PRODUCES RUNOFF FROM THE SITE.
10. AT NO TIME SHALL MORE THAN 6 INCHES OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN, ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEARED PRIOR TO RAINFALL. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM STORM DRAINAGE SYSTEM.
11. WASH PADS MAY BE NECESSARY TO ENSURE PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. THE TRACKING OF MUD AND DEBRIS ONTO COUNTY ROADS IS PROHIBITED. ALL CONSTRUCTION TRAFFIC THAT WILL ROUTINELY LEAVE THE SITE (E.G., WORK TRUCKS, PERSONAL VEHICLES, ETC.) SHALL REMAIN ON PAVED OR STABILIZED SURFACES TO THE MAXIMUM EXTENT PRACTICABLE. OTHER VEHICLES THAT WILL REMAIN ON SITE, SUCH AS EXCAVATORS OR BACKHOES, MAY WORK WITHIN AREAS OF EXPOSED SOIL.
13. MACHINERY OF ANY TYPE SHALL BE INSTALLED PER THE RATES AND STANDARDS PRESENTED IN VOL. 6, TABLE 4.1.4 OF THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, 2010 EDITION BY THE DEPARTMENT OF ECOLOGY.
14. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
15. EROSION & SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE PLAN LOCATIONS MAY BE MOVED TO MEET FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE CONTRACTOR'S ECSL OR ENGINEER OF RECORD.
16. COVER ALL EXISTING UTILITY PIPES WITH PLASTIC SHEETING BMP C11.05 DURING CONSTRUCTION WHEN NOT IN USE.
17. NETS AND/OR SEDIMENTATION FACILITIES (BMP C11.02) MAY BE USED IN LIEU OF TEMPORARY SLUMPS.
18. CONSTRUCTION SCHEDULED: PENDING APPROVAL OF PLANS FROM WASHINGTON COUNTY.
19. ADDITIONAL BMPs MAY BE USED OR REQUIRED AS CONDITION WARRANT. BMPs SHALL BE INSTALLED PER RECOMMENDATIONS IN THE DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, CURRENT EDITION.

D TEMPORARY EROSION & SEDIMENT CONTROL (ESC) NOTES

nts

TERC CONTRACTOR RESPONSIBILITY

TEMPORARY EROSION CONTROL (BMPs) SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR PERMIT APPROVAL. ADDITIONAL BMPs MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ADDITIONAL BMPs OR BMP MAINTENANCE THAT MAY BE REQUIRED DURING CONSTRUCTION.

CONSTRUCTION SCHEDULING NOTE

CONTRACTOR SHALL MONITOR WEATHER CONDITIONS AND FORECASTS DURING CONSTRUCTION. THE AMOUNT OF SOIL THAT MAY BE EXPOSED AT ANY TIME DEPENDS ON THE CONTRACTOR'S AVAILABLE CREW, MATERIALS, AND EQUIPMENT. CONTRACTOR SHALL SCHEDULE WORK SO THAT ALL EXPOSED SOIL (INCLUDING TRENCHES AND STOCKPILES) CAN BE COMPLETELY COVERED AND STABILIZED PRIOR TO ANY SIGNIFICANT RAINFALL EVENT ON SITE. WETTER WORK SHOULD BE AVOIDED IF POSSIBLE.

Item 20
Pg 3 of 23



FREELAND CIVIL ENGINEERS

200 Duane Drive Suite 1, Bellingham, WA 98225

360.201.1400 • www.freelandcivil.com

PROJECT LOCATION:

CLIENT:

REVISIONS:

DATE:

BY:

DESCRIPTION:

CALL BEFORE YOU DIG

FOR BURIED UTILITY LOCATIONS

1-800-544-4555

CALL BEFORE YOU DIG

FOR BURIED UTILITY LOCATIONS

1-800-544-4555

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CALL BEFORE YOU DIG

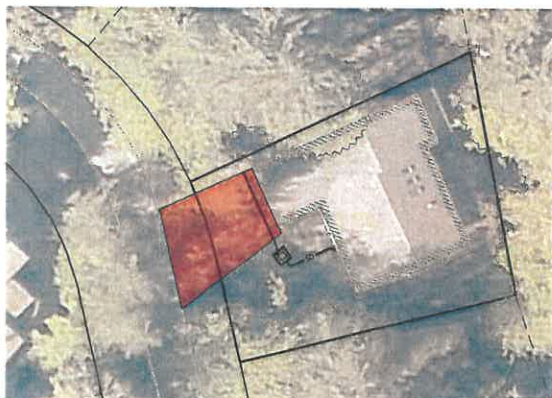
FOR BURIED UTILITY LOCATIONS

1-800-544-4555

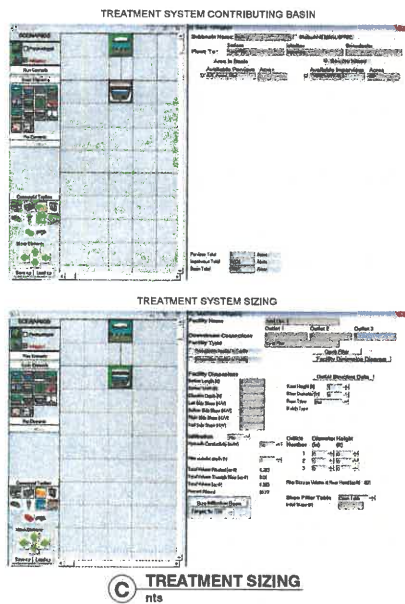
CALL BEFORE YOU DIG

FOR BURIED UTILITY LOCATIONS

1-800-544-4555



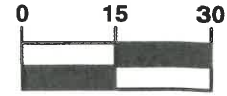
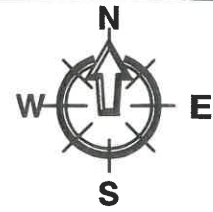
DEPARTMENT OF ECOLOGY MINIMUM REQUIREMENTS



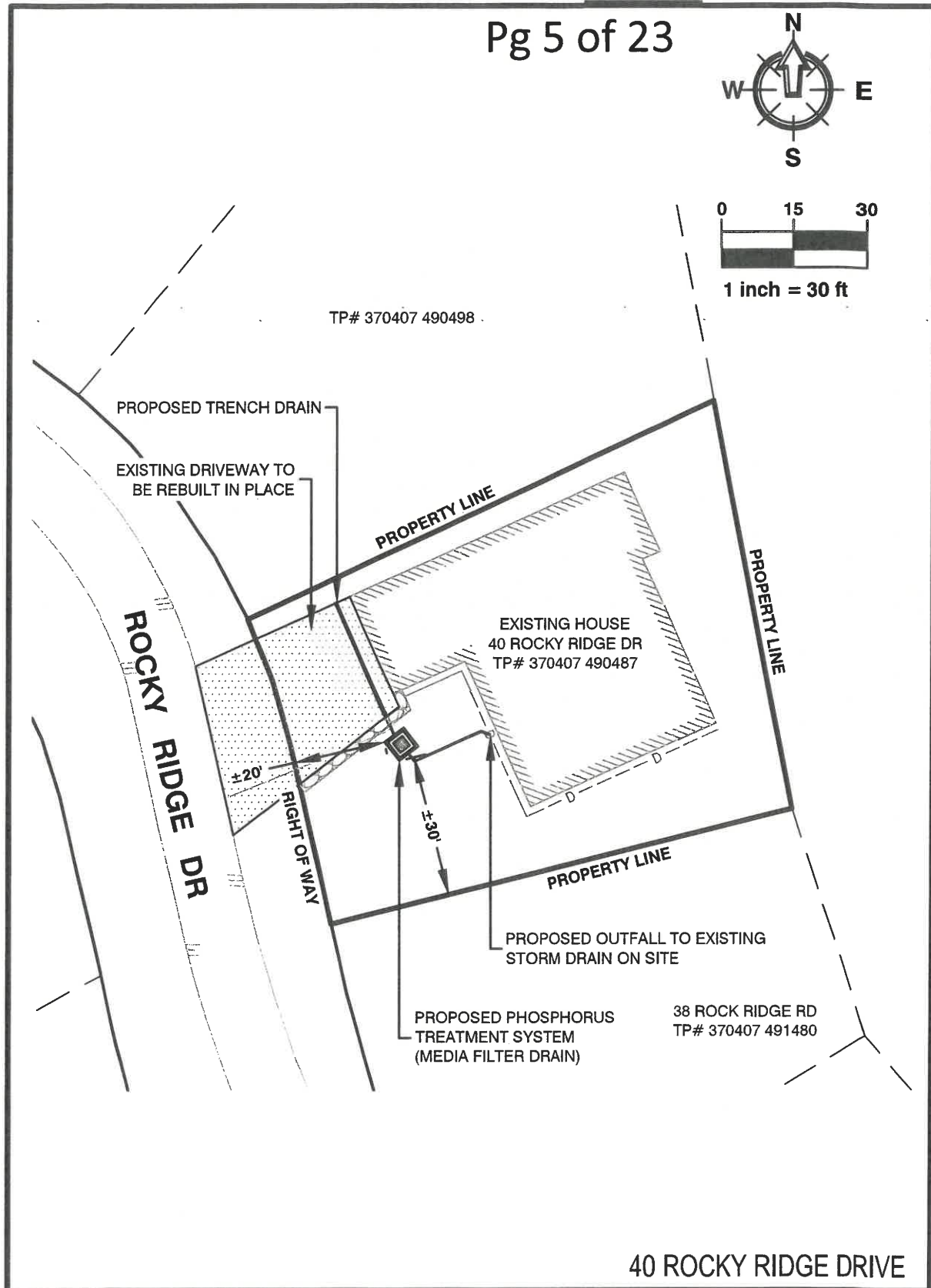
PHOSPHORUS MITIGATION REQUIREMENTS

Item 20

Pg 5 of 23

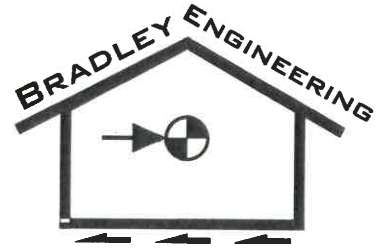


1 inch = 30 ft



BRADLEY ENGINEERING INC.

21 BELLWETHER WAY, SUITE 110
BELLINGHAM WA, 98229
PH: (360) 935-0604



TO: CITY OF BELLINGHAM
DATE: 7/16/2026

SUBJECT:
Ken Rutz - Retaining Wall

**REVIEWED FOR
COMPLIANCE**

ADDRESS:
40 Rocky Ridge Dr.
Bellingham, WA 98226

Item 20
Pg 6 of 23

Bradley Engineering provided structural designs for the subject property at 40 Rocky Ridge in 2022 per IRC 2018 building code. As the retaining wall is designed now, it also adheres to the IRC 2021 building code. No changes from the existing drawings are required.

If you have any questions, please contact the EOR via email or phone call.

A handwritten signature in blue ink, appearing to read "David Bradley", is positioned above a horizontal line.

DAVID BRADLEY P.E.

REVIEWED FOR COMPLIANCE

EXISTING STRUCTURE TO REMAIN AS IS

NEW FOUNDATION TO EXISTING FOUNDATION CONNECTION W/ 24" LONG #4 REBAR EPOXIED MIN. 4" INTO EXISTING FOOTING AS WELL AS EXISTING STEM PER DETAIL 'B' ON THIS SHEET

4" TIGHT LINE TO DOWNHILL SIDE OF HOUSE (TYP.)

EXISTING DRIVEWAY

COUNTERFORT HERE PER DETAIL 'A' ON THIS SHEET

BETWEEN 1' AND 5' FROM END OF NEW RETAINING WALL

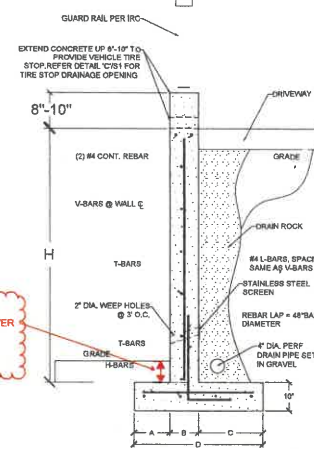
ROCKY RIDGE DRIVE

SITE PLAN FOR CONCRETE RETAINING WALL

SCALE: N.T.S.

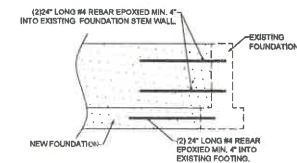
FOUNDATION DIMENSIONS:- REFER TO THE ARCH DRAWINGS PROVIDED FOR DIMENSIONS. THE DIMENSIONS ON THIS SHEET FOR ANALYSIS AND REFERENCE PURPOSES ONLY. BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION WITH THE OWNER PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ACCURACY OF FOUNDATION DIMENSIONS.

PROVIDE MINIMUM 18" COVER OVER TOE AS SHOWN

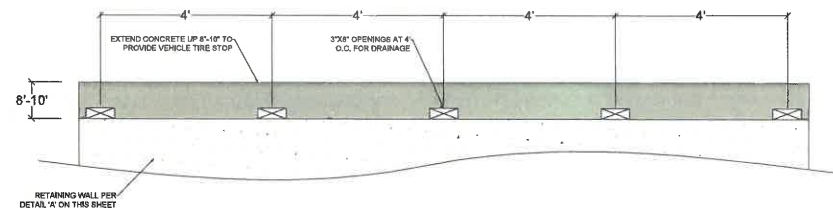


- NOTES:
- 1. CONCRETE $FC > 2500$ PSI
- 2. VIBRATE ALL CONCRETE
- 3. REINP STEEL: GR. 60 FOR #5 AND LARGER, GR. 40 FOR #4
- 4. CONTROL JOINTS TO BE INSTALLED @ 20' O.C. MAX JOINT DEPTH TO BE 25% OF WALL THICKNESS.

A TYP. RETAINING WALL
SCALE: 3/4" = 1'-0"



B EXISTING TO NEW FOUNDATION
SCALE: 1" = 1'-0"

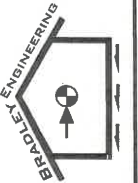


C TYP. TIRE STOP OPENING DETAIL
SCALE: 3/4" = 1'-0"

Whatcom County Planning and Development Services
Received
By: schamber
Date: 08/24/2023



DATE	REVISIONS	DATE	VERSION	VER	DATE	REVISIONS	DATE	VERSION	VER
8/16/2022	1	8/16/2022	1	1	8/16/2022	1	8/16/2022	1	1
ENGINEERED BY	BRADLEY	ENGINEERED BY	BRADLEY	ENGINEERED BY	BRADLEY	ENGINEERED BY	BRADLEY	ENGINEERED BY	BRADLEY
CHECKED BY	C. BRADLEY	CHECKED BY	C. BRADLEY	CHECKED BY	C. BRADLEY	CHECKED BY	C. BRADLEY	CHECKED BY	C. BRADLEY
APPROVED BY	D. BRADLEY	APPROVED BY	D. BRADLEY	APPROVED BY	D. BRADLEY	APPROVED BY	D. BRADLEY	APPROVED BY	D. BRADLEY
SCALE	N.T.S.	SCALE	N.T.S.	SCALE	N.T.S.	SCALE	N.T.S.	SCALE	N.T.S.



BRADLEY ENGINEERING
WWW.BRADLEYENGINEERINGINC.COM
DAVID BRADLEY, P.E.
1711 BELLINGHAM, WA 98229
(360) 752-5795
DAVID@BRADLEYENGINEERINGINC.COM
FOR QUESTIONS & CHANGES PERTAINING TO THIS PROJECT, CALL D. BRADLEY AT (360) 752-5795 OR EMAIL DAVID@BRADLEYENGINEERINGINC.COM

RETAINING WALL PLAN & DETAILS
KEN RUTZ - RETAINING WALL
40 ROCKY RIDGE DRIVE,
BELLINGHAM, WA 98229

Item 20
Pg 7 of 23

STANDARD STRUCTURAL SPECIFICATIONS - 2018 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	
Seismic Design Category	D1	IBC 1613	
Risk Category	II	IBC Table 1604.5	
Wind Exposure Category	III	IBC 1609.4.3	
Basic Wind Speed (3-second gust)	MPH	IBC Figure 1609.3(1)	
Design Wind Load	PSF	ASCE 7-16 28.6-1	
LOAD SOURCE			
	LIVE LOAD	DEAD LOAD	
Roofs	20 psf	15 psf	
Floors	40 psf	12 psf	
Decks & Balconies	60 psf	10 psf	
Ground Snow Load	25 psf		
Exterior Wall	12 psf		
Interior Wall	10 psf		
Interior Partition	8 psf		

Minimum uniform live loads come from 2018 IRC Table R301.5

DEFLECTION LIMITS	
STRUCTURAL MEMBER	LIVE+DEAD
Roof (with flexible ceiling)	L/240
Roof (with brittle ceiling)	L/360
Rafter with spans 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 2018 IRC Table R301.7. Higher limits (less deflection) may be used at the engineer's discretion.

REFERENCE CODES & STANDARDS

- International Residential Code, IRC 2018
- Washington State Building Code, SBC 2018
- National Design Specification for Wood Construction, NDS 2018
- 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
- Steel Construction Manual, 15th Edition, AISC 2015

GENERAL REQUIREMENTS

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, 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 contractor. 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 indicated within this design package are required unless specifically noted otherwise.

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

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

Notes: Notes and details on the structural drawings take precedence over the Standard Structural Specifications and typical details. Within 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 the drawing. The engineering for this project was completed by O.BRADLEY whose phone number is (360) 732-6795.

Substitutions: If contractor or owner product substitution is required, 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.

Splice: Splice: 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, glued-laminated members, or joists are prohibited except when 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 other documents.

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

STRUCTURAL STEEL

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

- Wide Flange (W).....ASTM A992 Steel Fy = 50 ksi Fy = 65 ksi
- HSS Tube (HSS).....ASTM A500, Grade B or better, Fy = 48 ksi Fy = 58 ksi
- Channels, plates, angles.....ASTM A588, Fy = 36 ksi Fy = 58 ksi
- Bolts.....ASTM A325 or better
- Anchor bolts.....ASTM F1554 or better
- #4 Rebar & Larger.....Grade 40 (Fy = 40 ksi or better)
- #5 Rebar & Smaller.....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.

Weather: 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 slabs, joists, and footing shall conform to ACI 318-19 and ACI 305-18.

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

Callouts: Call before you dig! Call 811. Locate and protect underground conduit, plumbing, and utilities where work is performed. Footings shall be on undisturbed native soils and/or structural fill compacted in lifts of one foot or less to 90% of a modified proctor per ASTM D1557. Soils shall be firm and unyielding. All organic and deleterious materials beneath the footings, foundations, and slabs to be removed and replaced with 4" min. compacted granular fill to 95% relative compaction.

Standard E2: 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-granulated material should be scarified (i.e. turn over the soil) and/or drier during periods of dry weather or replaced with other 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 8 inches of fall is not possible, grade shall be sloped into 2 percent away from the building.

Footing: 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 placed 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 (to 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
- 28K max fly ash, 50% max slag

Slab: Concrete shall be placed and finished within 90 minutes of the previous lift.

Temperature: Pour concrete at temperatures of 40 degrees and above.

Reinforced Concrete: Place all reinforcing per plans, details, and applicable code requirements. Lap all configurations less than 48" diameter minimum bars with 12" lap. For 20" bars, lap shall be equal to 48" or 1.1 times the bar diameter, whichever is greater. 20" minimum. Reinforcing bars, mesh, or equal to 18" per foot in position prior to concrete placement. Reinforcing shall be tied and not cuttings.

Anchor Bolts: Provide 3/8" diameter x 12" long threaded or expansion anchor bolts @ 4" O.C. and within 8" of 4" O.C. and within 8" of 4" O.C. square washers. 7" minimum anchor bolt embedment required.

Adhesive: Adhesive: Unless noted otherwise, epoxy anchors in concrete with Simpson SET-UP or Hilti HIT-400 or equivalent, epoxy must meet manufacturer's guidelines. For extreme temperature applications, when long-term temperature exceeds 110°F or less than 0°F, use Simpson SET-30.

Waterproofing: Waterproof all basement walls and slabs on grade. It is highly recommended to use a liquid waterproofing system or Sani-Seal Vastar 400 to penetrate slabs. These waterproofing systems shall be installed per the manufacturer's recommendations. All cold joints, water-stop are highly recommended.

Rebar: Rebar: Provide 3/8" diameter x 12" long threaded or expansion anchor bolts @ 4" O.C. and within 8" of 4" O.C. and within 8" of 4" O.C. square washers. 7" minimum anchor bolt embedment required.

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WOOD FRAMING

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

- Beams, Posts, & Saw Joists.....Douglas Fir #2 (D.F.2)
- Studs & Plates.....Hem-Fir #2 or Douglas Fir #2 (D.F.2)
- Blocking.....Any solid 2x or 4x or min joist
- Rim Joists.....Douglas Fir #2 (D.F.2) for solid sawn, manufactured rim joists
- Glue-Laminated (ply-wood).....D.F. 24F-V4 (GLB)
- Exposed Structural Members.....Pressure Treated (P.T.)
- Glue-Laminated (wet-use).....Treat with H-Clear II by Permaset Products Co. in Hillsboro, OR

Moisture Content: The moist 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 hydrocarbon or exposed to the elements shall be pressure treated or preservative treated (P.T.). Colorless and sealer shall be applied immediately to the ends of members after fabrication and field trimming. Glulam beams (GLB) which are exposed to the elements shall be treated with H-Clear II by Permaset 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 H-joints shall be supported laterally as required by the manufacturer's recommendations.

Beams: 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 2x8 D.F.2

Slated 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 Joists: Used extensively in floor and roof framing (Tus Joist T.A. typically specified)
- Laminated Veneer Lumber (LVL): Minimum modulus of elasticity E = 2.0x10⁶ psi
- Parallel Strand Lumber (PSL): Minimum modulus of elasticity E = 2.0x10⁶ psi
- Laminated Strand Lumber (LSL): Minimum modulus of elasticity E = 2.0x10⁶ psi

LVL: LVL to be GLB and PSL. Multi-LVL beams may be used in lieu of PSL or GLB, provided that they are installed according to International Building Technical Bulletin TBH-VL-10

Multi-LVL: LVL shall be installed together with min 2x10 full self-supporting spans @ 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 multiple LVL beams must be equal or greater than the corresponding dimensions called out for the respective GLB or PSL beam.

Sawn Lumber: Sawn Lumber to be LVL. Solid sawn lumber may be preferred over LVLs due to cost or other reasons. LVL shall be installed per the aforementioned codes and relevant manufacturer's installation guides for each type.

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 glue or 1/4" (moisture and glue)). Nail with 10d nails at 6" O.C. along edges, 12" O.C. in the field, no blocking required.

Prescriptive Exterior Wall Sheathing: 7/16" OSB or 1/2" CDX ply, 8d nails at 6" O.C. along edges, 12" O.C. in the field, no blocking required. All exterior walls to be sheathed per prescriptive requirements noted above unless specified otherwise as a shear wall.

Roof Sheathing: 3/4" CDX 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 R311.1 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.woodsource.com).

Studs at Opening: Refer to Table R602.3(1) to determine the number of jack and king studs required at each end of an opening. Refer to Table R602.3(1) for connection requirements.

Stud Size: Use 2x6 studs @ 16" O.C. unless noted otherwise. 2x8 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 plumbability reasons.

Wood Studs & Notching: For wood studs 12" and less, it is permissible to not notches and holes per the following minimum percentages of stud width:

- Bearing walls: Hole - 40% of total stud width. Notch - 25% of total stud width
- Non-bearing walls: Hole - 40% of total stud width. Notch - 40% of total stud width
- In all cases, hole edges must be at least 5/8" from end of hole

OK to drill: OK to drill 1/2" diameter hole for studs up to 16" tall. Hole to be 5/8" from end 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 shall be installed on the top rail and shall be designed to withstand a uniform load of 50 lb/ft applied horizontally to the top rail. Contractors/owners responsible 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 ties are required:

- DTT22 - (1) at each end and the deck (2 total)
- DTT12 - (6) 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 spaces.

STAIRWAYS

Stairs: Refer to R311.7 for stairway requirements

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

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ABBREVIATIONS (Used throughout structural drawings)

(E) Existing	C.S. Clear Span	INT. Interior	STD. Standard
(N) New	DRL Double	MAX. Maximum	STR. Structural
A.S. Anchor Bolt	EA. Each	MANUF. Manufacturer	S.S. Steel Structural
ARCH. Architectural	ELEV. Elevation	MIN. Minimum	T.O. Top Of
B.LDG. Building	EXT. Exterior	N/A Not Applicable	T.J. True Joint, L-Shape
BLDG. Building	FIN. Finish	O.C. On Center	TYP. Typical
BLDG. Building	CON. Construction	O.C. On Center	TYP. Typical
BM. Beam	FTD. Footing	OPP. Opposite	U.L.O. Upper Level Opening
BTM. Bottom	GLV. Glued Laminated	PLY. Plywood	U.L.O. Upper Level Opening
C. Column (Steel)	GA. Grade	P.T. Pressure Treated	V.B. Vapor Barrier
CL. Center Line	HDR. Header	REINR. Reinforced	VERT. Vertical
CMU. Concrete Masonry Unit	HORIZ. Horizontal	REQD. Required	W. With
CONC. Concrete	HSS. Heavy Structural Steel	SIM. Simpler	W/O. Without
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Structural Calculations

Ken Rutz. - Retaining Wall

40 Rocky Ridge Drive,

Bellingham, WA 98229

June 22nd, 2022

Whatcom County Planning and
Development Services

Received

By: L Thompson

Date: 05/15/26

<u>Page(s)</u>	<u>Contents</u>
2	Reference Codes & Standards
3-11	Structural Analysis

Item 20
Pg 9 of 23

**REVIEWED FOR
COMPLIANCE**



The engineers seal and signature above indicates that the engineer of record assumes full responsibility for the subject structure. Structural drawings S1 and S2 have been signed and sealed by the engineer of record and represents a required element of the building specifications. This structure was engineered per the 2018 IBC/IRC requirements.

Notes, Disclaimers:

- Bradley Engineering, Inc. takes no responsibility for items not specifically addressed within this report set.
- This report is valid only for the specific project shown above and herein.

BRADLEY
ENGINEERING, INC.
811 Yew St.
Bellingham, WA 98229
Ph. (360) 752-5795

REFERENCE CODES & STANDARDS

- International Residential Code, IRC 2018
- Washington State Building Code, SBC 2018
- National Design Specification for Wood Construction, NDS 2018
- Building Code Requirements for Structural Concrete, ACI 318-19
- Minimum Design Loads for Buildings and Other Structures, ASCE 7-16
- Steel Construction Manual, 15th Edition, AISC 2015
- North American Standard for Cold-Formed Steel Structural Framing, AISI 2015 Ed.

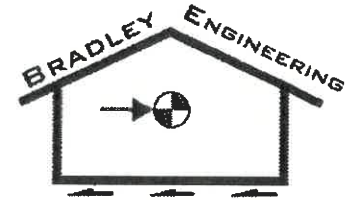


TABLE 1: LATERAL DESIGN CRITERIA

Design Parameter	Value	Source
Seismic Design Category	D1	IBC 1613
Risk Category	II	IBC Table 1604.5
Wind Exposure Category	B	IBC 1609.4.3
Basic Wind Speed	110 mph	IBC Figure 1609.3(1)
Design Wind Load	16.00 psf	ASCE 7-10 28.6-1

TABLE 2: VERTICAL DESIGN CRITERIA

Load Source	Live Load	Dead Load
Roof Diaphragm	20 psf	15 psf
Floor Diaphragm	40 psf	12 psf
Decks & Balconies	60 psf	10 psf
Ground Snow Load	25 psf	-
Roof Snow Load	25 psf	-
Exterior Wall	-	12 psf
Interior Wall	-	10 psf
Interior Partition	-	8 psf

Item 20
Pg 10 of 23

TABLE 3: DEFLECTION LIMITS

Structural Member	Live	Snow	Live + Dead
Roof (plaster ceiling)	L/360	L/360	L/240
Roof (non-plaster ceiling)	L/240	L/240	L/180
Roof (not supporting ceiling)	L/180	L/180	L/120
Floor Members	L/360	-	L/240
Horizontal Deflection (any case)	-	-	L/200
Farm Buildings & Greenhouses	-	-	L/180
Long Spans (>20 feet)	-	-	L/480
Sliding Glass Doors	-	-	L/600

Note: The above minimum deflection limits are based on the 2018 IRC Table R301.7.
Higher deflection values may be used at the engineer's discretion to improve performance



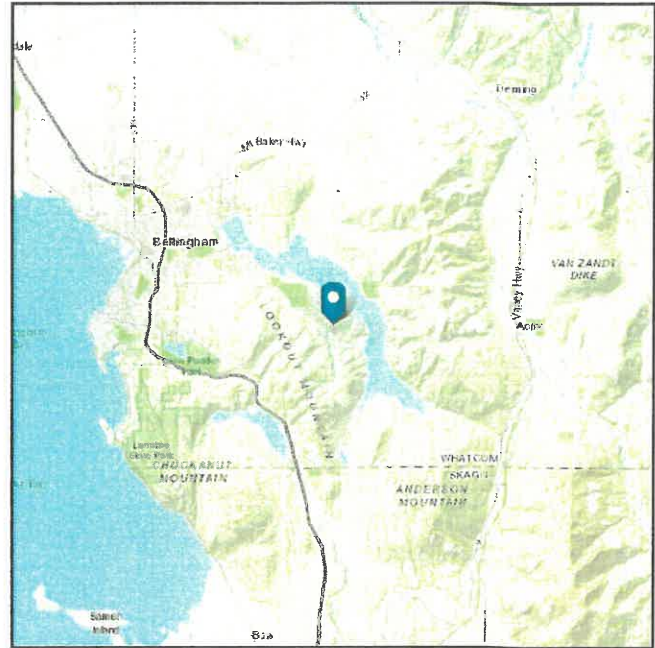
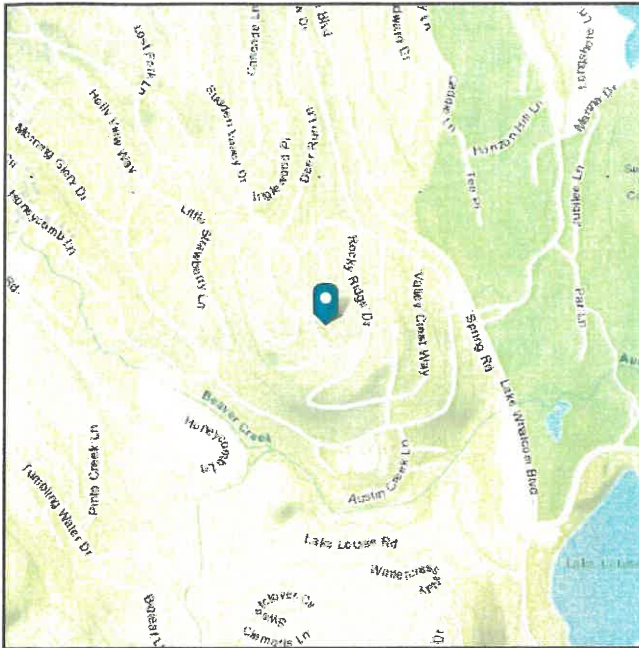
ASCE 7 Hazards Report

Address:
40 Rocky Ridge Dr
Bellingham, Washington
98229

Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: D - Stiff Soil

Elevation: 599.3 ft (NAVD 88)
Latitude: 48.714919
Longitude: -122.338186

Item 20
Pg 11 of 23



Wind

Results:

Wind Speed	98 Vmph
10-year MRI	67 Vmph
25-year MRI	74 Vmph
50-year MRI	79 Vmph
100-year MRI	84 Vmph
10,000-year MRI	118 Vmph
100,000-year MRI	136 Vmph
1,000,000-year MRI	154 Vmph

Data Source: ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Thu Jun 16 2022

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-22 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years). Values for 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service Level wind speeds, all other wind speeds are Ultimate wind speeds.

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2.

<https://asce7hazardtool.online/>

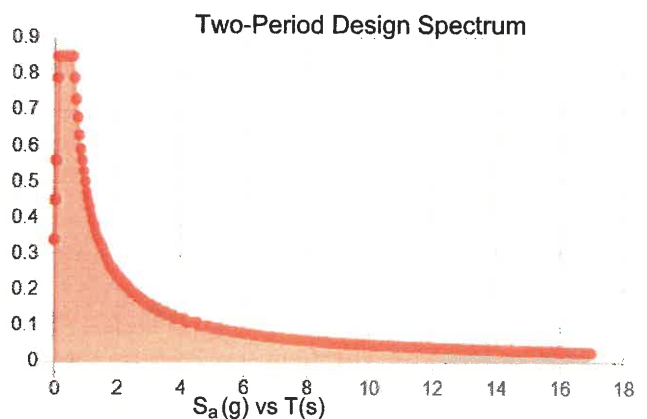
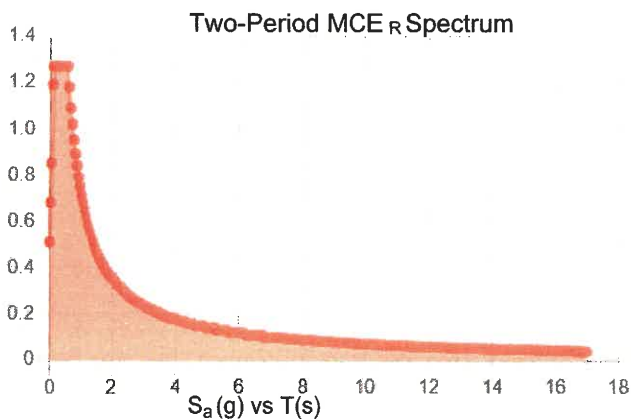
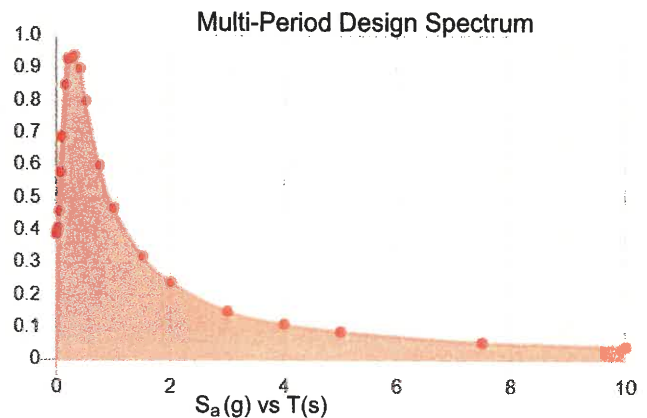
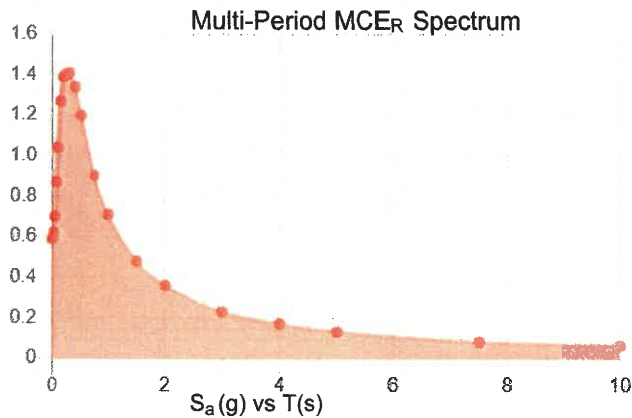


Site Soil Class:

Results:

PGA _M :	0.53	T _L :	16
S _{MS} :	1.27	S _S :	1.08
S _{M1} :	0.71	S ₁ :	0.31
S _{DS} :	0.85	S _{DC} :	
S _{D1} :	0.47	V _{S30} :	260

Item 20
Pg 12 of 23



MCE_R Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.



Item 20
Pg 13 of 23

Data Accessed: Thu Jun 16 2022

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.



Item 20
Pg 14 of 23

Results:

Ground Snow Load, p_g :	79 lb/ft ²
Allowable Stress Design Ground Snow Load:	55.3 lb/ft ²
20-year MRI Value:	25.93 lb/ft ²
Winter Wind Parameter:	35
Elevation:	599.3 ft
Data Source:	ASCE/SEI 7-22, Figures 7.6-1 and 7.6-2 A-D
Date Accessed:	Thu Jun 16 2022

Values provided are ground snow loads. In areas designated "case study required," extreme local variations in ground snow loads preclude mapping at this scale. Site-specific case studies are required to establish ground snow loads at elevations not covered.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

Project Title:
Engineer:
Project ID:
Project Descr:Item **20**
Pg 15 of 23**Restrained Retaining Wall**

LIC#: KW-06013604, Build: 20.22.3.31

Bradley Engineering, Inc.

(c) ENERCALC INC 1983-2022

DESCRIPTION: 8 ft Retaining wall**Code Reference:**

Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

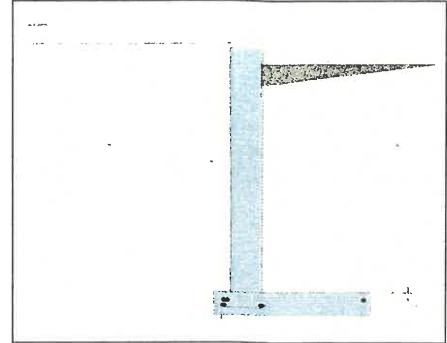
Criteria

Retained Height	=	7.50 ft
Wall height above soil	=	0.50 ft
Total Wall Height	=	8.0 ft

Top Support Height	=	8.0 ft
Slope Behind Wall	=	0
Height of Soil over Toe	=	in

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
At-Rest Heel Pressure	=	32.0 psf/ft
	=	0.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density	=	110 pcf
Footing Soil Frictior	=	0.40 psf
Soil height to ignore for passive pressure	=	9.0 in

**Surcharge Loads**

Surcharge Over Heel	=	psf
>>>Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	lbs
Axial Live Load	=	lbs
Axial Load Eccentricity	=	in

Earth Pressure Seismic Load**Uniform Lateral Load Applied to Stem**

Lateral Load	=	#/ft
...Height to Top	=	ft
...Height to Bottom	=	ft
Load Type	=	Earth (H)
		(Service Level)
Wind on Exposed Stem	=	0.00 psf
		(Strength Level)
Wind acts left-to-right toward retention side.		
K _h Soil Density Multiplier	=	0.2 g

Adjacent Footing Load

Adjacent Footing Load	=	lbs
Footing Width	=	ft
Eccentricity	=	in
Wall to Ftg CL Dist	=	ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	ft
Poisson's Ratio	=	0.3
Added seismic per unit area	=	0.0 psf

Design Summary

Total Bearing Load	=	3,587.50 lbs
...resultant ecc.	=	0.0 in
Soil Pressure @ Toe	=	896.88 psf OK
Soil Pressure @ Heel	=	896.88 psf OK
Allowable	=	psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	1,076.25 psf
ACI Factored @ Heel	=	1,076.25 psf
Footing Shear @ Toe	=	0.5942 psi OK
Footing Shear @ Heel	=	-1.771 psi OK
Allowable	=	82.158 psi
Reaction at Top	=	159.673 lbs
Reaction at Bottom	=	928.33 lbs

Sliding Calcs

Lateral Sliding Force	=	928.33 lbs
-----------------------	---	------------

Concrete Stem Construction

Thickness	=	8.00 in
Wall Weight	=	100.0 psf
Stem is FIXED to top of footing		

	@ Top Support	Mmax Between Top & Base	@ Base of Wall
Design Height Above Ftg	8.0 ft	4.369 ft	0.00 ft
Rebar Size	# 4	# 4	# 4
Rebar Spacing	10.00 in	10.00 in	10.00 in
Rebar Placed at	Center	Center	Center
Rebar Depth 'd'	4.0 in	4.0 in	4.0 in
Design Data			
fb/FB + fa/Fa	=		
Moment....Actual	=	0.0 ft-#	671.66 ft-#
Moment.....Allowable	=	4,014.14 ft-#	4,014.14 ft-#
Shear Force @ this height	=	257.076 lbs	1,182.92 lbs
Shear.....Actual	=	5.356 psi	24.644 psi
Shear.....Allowable	=	75.0 psi	75.0 psi

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing

Load Factors

Building Code	
Dead Load	0.000
Live Load	0.000
Earth, H	0.000
Wind, W	0.000
Seismic, E	0.000

Project Title:
Engineer:
Project ID:
Project Descr:**Restrained Retaining Wall**

LIC#: KW-06013604, Build: 20.22.3.31

Bradley Engineering, Inc.

(c) ENERCALC INC 1983-2022

DESCRIPTION: 8 ft Retaining wall**Footing Strengths & Dimensions**

Toe Width	=	0.50 ft
Heel Width	=	3.50
Total Footing Width	=	4.0
Footing Thickness	=	9.0 in
Key Width	=	in
Key Depth	=	in
Key Distance from Toe	=	ft
f'c =	3,000 psi	Fy = 60,000 psi
Footing Concrete Density	=	150 pcf
Min. As %	=	0.00180
Cover @ Top	=	2.0 in @ Btm. = 3.0 in

Footing Design Results

	<u>Toe</u>	<u>Heel</u>
Factored Pressure	= 1,076.25	1,076.25 psf
Mu' : Upward	= 134.531	ft-#
Mu' : Downward	= 16.875	ft-#
Mu: Design	= 118	196 ft-#
Actual 1-Way Shear	= 0.5942	psi
Allow 1-Way Shear	= 82.158	82.158 psi

Item 20
Pg 16 of 23**Other Acceptable Sizes & Spacings:**

Toe: # 4 @ 12.00 in	-or-	#4@ 12.34 in, #5@ 19.13 in, #6@ 27.16 in, #7@ 37
Heel: # 4 @ 12.00 in	-or-	#4@ 12.34 in, #5@ 19.13 in, #6@ 27.16 in, #7@ 37
Key: # 0 @ 0.00 in	-or-	No key defined
Min footing T&S reinf Area		0.86 in ²
Min footing T&S reinf Area per foot		0.22 in ² /ft
If one layer of horizontal bars:		
#4@ 11.11 in		#4@ 22.22 in
#5@ 17.22 in		#5@ 34.44 in
#6@ 24.44 in		#6@ 48.89 in
If two layers of horizontal bars:		

Summary of Forces on Footing : Slab is NOT providing sliding, stem is FIXED at footing**Forces acting on footing for sliding & soil pressure....****Sliding Forces**

Stem Shear @ Top of Footing	=	739.33 lbs
Heel Active Pressure	=	189.0
Sliding Force	=	928.33 lbs

Load & Moment Summary For Footing : For Soil Pressure Calcs

Moment @ Top of Footing Applied from Stem	=	-964.62 ft-#
Surcharge Over Heel	0.0	0.0
Adjacent Footing Load	= 0.0 lbs	0.0 ft
Axial Dead Load on Stem	= 0.0 lbs	0.0 ft
Soil Over Toe	= 0.0 lbs	0.0 ft
Surcharge Over Toe	= 0.0 lbs	0.0 ft
Stem Weight	= 800.0 lbs	0.8333 ft
Soil Over Heel	= 2,337.50 lbs	2.583 ft
Footing Weight	= 450.0 lbs	2.0 ft
Total Vertical Force	= 3,587.50 lbs	Base Moment = 6,640.59 ft-#

Stem is specified to be fixed to footing, and top restraint is assumed to react out any tendency for moment at the footing/soil interface, so uniform soil pressure is assumed.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Project Title:
Engineer:
Project ID:
Project Descr:

Restrained Retaining Wall

LIC# : KW-06013604, Build:20.22.3.31

Bradley Engineering, Inc.

(c) ENERCALC INC 1983-2022

DESCRIPTION: 8 ft Retaining wall

Rebar Lap & Embedment Lengths Information

Item 20
Pg 17 of 23

Project Title:
Engineer:
Project ID:
Project Descr:

Item 20
Pg 19 of 23

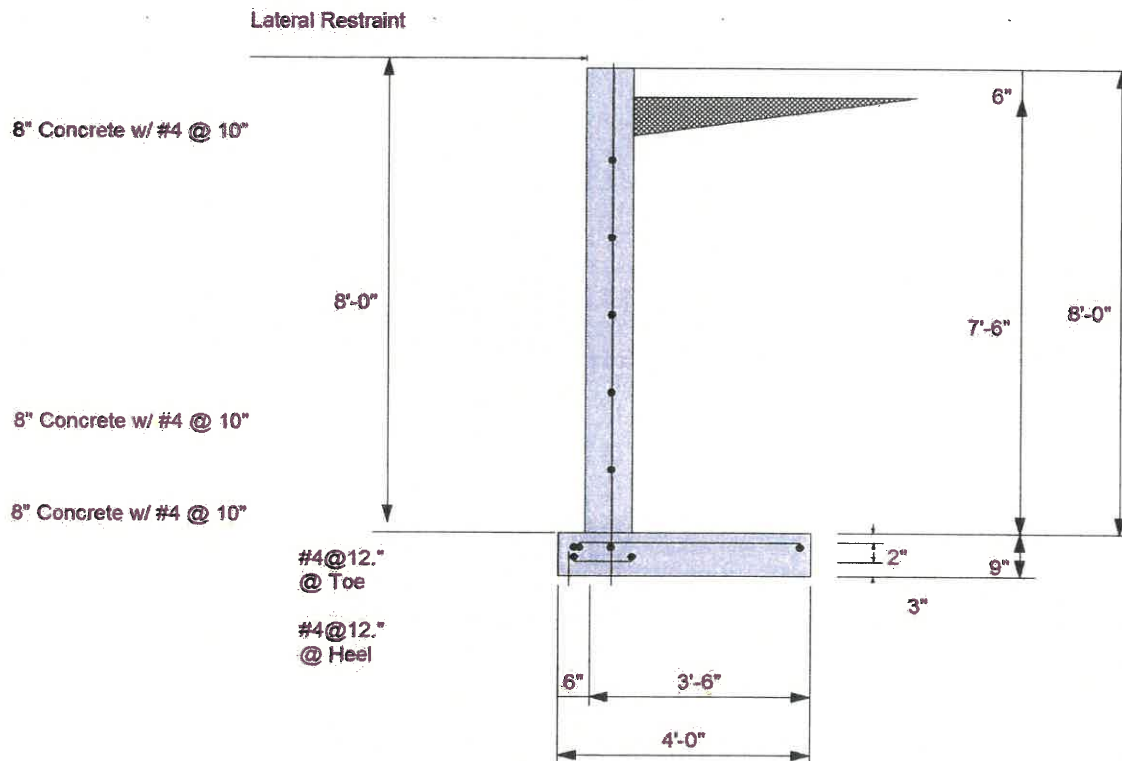
Restrained Retaining Wall

LIC# : KW-06013604, Build:20.22.3.31

Bradley Engineering, Inc.

(c) ENERCALC INC 1983-2022

DESCRIPTION: 8 ft Retaining wall



Project Title:
Engineer:
Project ID:
Project Descr:

Item 20
Pg 19 of 23

Restrained Retaining Wall

LIC# : KW-06013604, Build:20.22.3.31

Bradley Engineering, Inc.

(c) ENERCALC INC 1983-2022

DESCRIPTION: 8 ft Retaining wall

Lateral Restraint

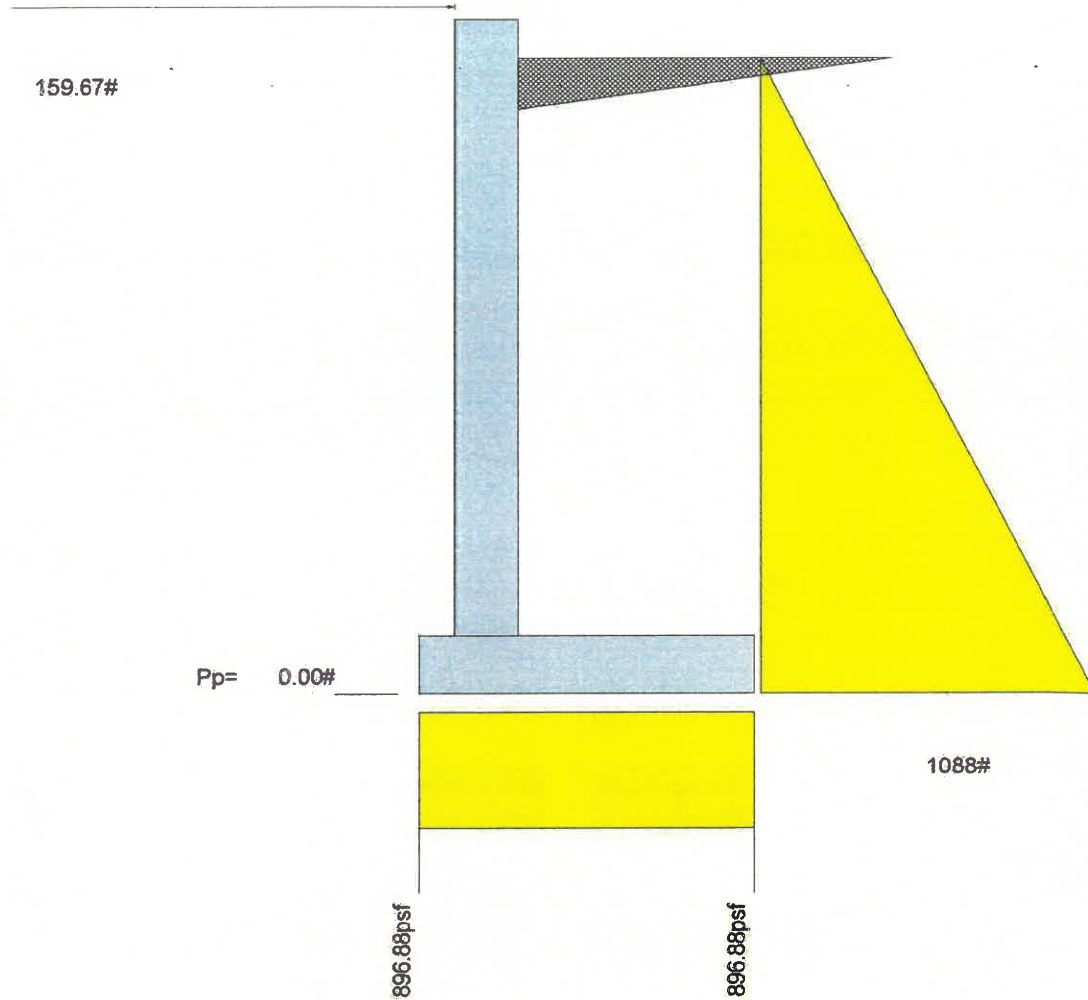
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Whatcom County
Planning and Development Services
5280 Northwest Drive
Bellingham, WA 98226
Phone 360-778-5900
Inspection 360-778-5902
epermits@co.whatcom.wa.us

Permit

Permit Status: **Issued**
Issue Date: **08/27/2026**

Permit Number: **SFR2026-00211**
Permit Type: **Building (Residential) SFR**
Single Family Residential Permit
Work Classification: **Alteration, Remodel, Repair**
Expire Date: **08/26/2028**

Location Address

40 ROCKY RIDGE DR, Bellingham, WA 98229

Parcel Number

3704074904870000

Contacts

Kenneth Rutz 5810 Charleston lane, Cumming, GA 30041 (530)306-1360 rutzkenneth@gmail.com Owner	Kenneth Rutz 5810 Charleston lane, Cumming, GA 30041 (530)306-1360 rutzkenneth@gmail.com Applicant
MOREY HAMILTON 3022 EDENS AVE, BELLINGHAM, WA 98225 morey.hamilton@yahoo.com MOREYHC904LT Contractor 12/09/2026	Item 20 Pg 20 of 23

Construction Permit Details

Proposed Work: Replace existing attached retaining wall, driveway. 42 Feet of retaining wall.

Bldg. SQ. FT.		
New Sq. Footage	60	Original SF 1206
Total Sq. Footage	60	
Building Info		
Basement	No	Census Code A-201 Replace/Repair
Foundation	Footing with Stem Wall	No. of Stories 1
Number of Bathrooms	0	Number of Bedrooms 0
Number of Units	0	Occupancy Group: U
Sprinklered	No	Type of Construction: VB
Type of Use:	Res	
Set Back		
Setback Front Ft.	Maintain Existing	Setback Rear Ft. Maintain Existing
Setback Side1 Ft.	Maintain Existing	Setback Side2 Ft. Maintain Existing
Site or Approval Info		
Capital Facilities Fee	No	Comp Plan Designation RURAL COMMUNITY
Fire District	South Whatcom Fire Authority	New Well Constructed after 1/19/2018 No
School District	Bellingham School District 501	Shoreline No
Urban Growth Area	N/A	Watershed/Phase II NPDES Yes
Zoning	RR3	

POST THIS PERMIT ONSITE WITH THE APPROVED PLANS
COMPLIANCE WITH ALL INSPECTIONS AND CONDITIONS REQUIRED PRIOR TO OCCUPANCY

ALL INSPECTIONS SHOULD BE SCHEDULED A MINIMUM OF 1 BUSINESS DAY IN ADVANCE

Please schedule Inspections on the County's Permitting Portal

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Permit

Permit Status: **Issued**

Issue Date: **08/27/2026**

Permit Number: **SFR2026-00211**

Permit Type: **Building (Residential) SFR**

Single Family Residential Permit

Work Classification: **Alteration, Remodel, Repair**

Expire Date: **08/26/2028**

Pursuant to WCC 15.04, this permit will expire by limitation and become null and void if the work authorized under this permit is not completed in accordance with the permitted requirements within two (2) years of the date of issuance of this permit. A single, one (1) year extension may be granted to complete the authorized work under this permit if a written request is submitted to the Building Official prior to the original expiration date. An extension will only be granted if the permit holder has documented circumstances beyond their control have prevented the authorized work from being completed. A new permit may be required if the authorized work has not been completed in the timeframes specified in WCC 15.04.

Inspections

Inspection Type	Inspection Card (call inspections in the order they appear below)
Standard Inspections	Contractors, please call or schedule your inspection in this order
Erosion Control (PLBS)	
Pre-Construction (Res)	
Footings	
Setback & Yard	
Stemwall	
Stormwater Facility	
Final Building	

Item 20
Pg 21 of 23

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Permit Type: **Building (Residential) SFR**

Single Family Residential Permit

Work Classification: **Alteration, Remodel, Repair**

Expire Date: **08/26/2028**

Condition Name

- 1 **PL-LU LU- TOE EDGE OF FILL SLOPE** The toe edge of fill slopes shall be made not nearer to the site boundary line than 1/2 (one-half) the height of the slope with a minimum of 2 (two) feet and a maximum of 20 feet.
- 2 **BS - IRC/IBC APPV TO CONSTRUCT** IRC/IBC - Approved to construct, subject to field inspections, special inspections, corrections and provisions of plan review.
- 3 **PL-NR - Right to Farm** The subject property may be within or near designated agriculture lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and application of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Whatcom County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state, and federal laws. WCC Section 14.02.
- 4 **PL-NR-General-Natural Resources-Archaeology** If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.
- 5 **PL-BS - ZONE - EAVES** Eaves shall not extend beyond 18 (eighteen) inches into side or rear yard setbacks.
- 6 **PL-BS - IRC/IBC Temporary Structures** Temporary structures are structures which are erected or placed for a period not exceeding 180 days per IBC Sections 108 & 3103. Any structure which is not temporary, and which is not exempt from permit per IBC Section 105.2 / IRC Section R105.2 is considered permanent and requires a building permit.
- 7 **RS - NATURAL DRAINAGE PATTERNS** Natural drainage patterns shall be maintained and discharges from the site shall occur at the natural location, unless it can be shown that relocation will have no significant adverse impact to either built or natural systems as a result of the relocation.
- 8 **RS - WATERSHED / CANOPY AREAS** Existing tree canopy areas, as defined by the dripline of the tree(s), may be removed for purposes of a building site, driveways, parking areas, and areas to be landscaped, but such areas shall not exceed a cumulative total of 5,000 square feet or 35 percent of the existing tree canopy area, whichever is greater.
- 9 **RS - Documentation of Design** Prior to final inspection and occupancy, the permittee shall submit a certified stormwater as-built record drawing prepared, signed, and stamped by the Engineer of Record (or other licensed professional authorized under state law). The as-built documentation shall verify that all stormwater facilities have been installed in substantial conformance with the approved construction plans and applicable permit requirements, including all elevations, pipe sizes, invert elevations, slopes, structures, detention facilities, treatment systems, and other stormwater infrastructure.
 - The permittee and contractor shall engage the Engineer of Record throughout the installation of the stormwater system to provide construction observation, verify conformance with the approved design, address unforeseen field conditions, and approve any necessary design modifications prior to construction. Stormwater components shall not be installed without appropriate engineering oversight. Any deviations from the approved plans shall be documented and incorporated into the certified as-built drawings. If deviations from the approved plan occur, then they shall be addressed by the engineer of record and demonstrated to conform with the applicable codes, or the deviations shall be modified to meet the previously approved design.
 - Failure to provide the required stormwater as-built document that certifies that all aspects of the stormwater system either meet current codes, or are consistent with the previously approved stormwater design may result in withholding of final inspection approval or certificate of occupancy until compliance is achieved.
- 10 **PL-NR-Land Disturbance LDP - EXCAVATION WASTE** Any excess excavation waste or waste volume of any origin exported off site must be exported to a site with an ACTIVE LAND FILL AND GRADE PERMIT for the approved fill volume or a site with a current Washington State approved Reclamation Plan. Whatcom County Planning and Development Services will require documentation regarding the site location and current approval status.
- 11 **PL-Fire Marshall FM - Address Visibility** Address shall be placed on all new buildings and be plainly visible from the street or road. These numbers shall contrast with their background and be a minimum 4 inches in height. If address cannot be seen on the building from the road, an address post shall be placed at the road and along the driveway as necessary to easily identify the location of the building.

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Item **20**
Pg 22 of 23



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Phone 360-778-5900
Inspection 360-778-5902
epermits@co.whatcom.wa.us

Permit

Permit Number: **SFR2026-00211**

Permit Type: **Building (Residential) SFR**

Single Family Residential Permit

Permit Status: **Issued**

Work Classification: **Alteration, Remodel, Repair**

Issue Date: **08/27/2026**

Expire Date: **08/26/2028**

- 12 RS - ESC Installed** Erosion and Sediment Control is required to be installed at the time of or immediately after clearing activity occurs and maintained for the duration of the project. Periodic inspections will occur. For structures, initial ESC inspection shall occur prior to footings inspection. Footings inspection will be denied until ESC is signed off on Inspection Record.
- 13 BS - IRC/IBC ANY DEVIATION** IRC/IBC - Any deviation in construction from approved plans requires prior review and approval by Whatcom County Planning and Development Building Services and Land Use Departments.
- 14 BS - IRC/IBC SURVEY CONDITION** At the Public Service Inspector's request the owner/applicant shall provide an accurate boundary line survey of the proposed site, at the owner/applicant's expense, and as authorized by IRC Section R106.2 and IBC Section 107.2.5. The survey shall be prepared by a Washington State licensed surveyor.
- 15 PL-BS - ZONE - STRUCTURAL COMPLIANCE** All structures constructed on the lot(s) are required to comply with all Whatcom County Planning and Development Services Zoning Regulations, Setback Requirements, Lot Coverage, and Height Restrictions.
- 16 PL-NR-Land Disturbance LDP - CONFORMANCE WITH SITE PLAN** All activity on site shall be done in accordance with the site plan approved by the Whatcom County Planning and Development Natural Resources Division. Any alterations from the approved site plan will require further review by Planning and Development Services.
- 17 BS - IRC/IBC PLANS & INSP RECORD** Approved plans shall be kept on the building or work site at all times during which the work authorized thereby is in progress. Work requiring a permit shall not be commenced until the Inspection Record Card is posted or otherwise made available in a convenient location. (IRC Sections R105.7 & R106.3.1 / IBC Sections 105.7 & 107.3.1)
- 18 PL-LU LU- RESEEDING** Reseeding of the area affected by the work detailed in this permit is required. Erosion and sediment shall be controlled and contained within the work area through best management practices until stabilization through revegetation can occur. Within regulated Critical Areas the seed source shall be native to the Pacific Northwest.
- 19 RS - Seasonal Exposed Soil** Commencement of earthwork associated with this project is only authorized from June 1st through September 30th. Projects in which the total amount of exposed soils exceeds 500 square feet shall not be permitted from October 1st through May 31st. Phased work shall not be permitted from October 1st through May 31st without a written determination from Whatcom County.
- 20 LU Notify of add fill/grade** Notify Whatcom County Planning and Development Services, Natural Resources Division - Inspector at (360) 778-5900 of any additional Fill and / or Grading to be included.
- 21 BS - IRC/IBC OCC CERT REQUIRED** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. (IRC Section R110 / IBC Section 111)
- 22 PL-NR - Right to Mineral Resource** The subject property may be on or within five hundred feet of designated Mineral Resource Land upon which a variety of mining related activities may occur that are not compatible with residential development for certain periods of limited duration. Within a Mineral Resource Land designation, an application may be submitted for mining and mining-related activities, including extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. Whatcom County has determined that the use of real property for mineral operations is a priority use in designated Mineral Resource Lands and will not consider to be a nuisance those inconveniences or discomforts arising from mine operations, if such operations are consistent with commonly accepted best management practices and otherwise comply with local, state, and federal laws. WCC Section 14.06.
- 23 RS - On-Site Storm Installation** On-site stormwater facilities shall be installed per approved plans. A stormwater facility inspection must be called in to the inspection hotline at the time of installation. Any revisions or deviation require additional review and approval. Final inspection will be denied until stormwater system is signed off on Inspection Record.
- 24 RS - DEWATERING OF FOUNDATION EXC** Water from foundation excavation area shall not be pumped or directed offsite to any stormdrain, ditch, or regulated Critical Area.
- 25 PL-LU LU- TOP OF CUT SLOPE** The top of cut slopes shall not be made nearer to a site boundary line than 1/5 (one fifth) of the vertical height of cut with a minimum of 2 (two) feet and a maximum of 10 (ten) feet.
- 26 PL-NR - Right to Practice Forestry** The subject property may be within or near designated FORESTRY lands on which a variety of commercial activities may occur. The legally permissible amounts of noise, dust, smoke, traffic and fumes which may be generated by activities on forest land may exceed those levels conducive to a tranquil residential environment. While the application by spraying or other means of forest chemicals may be legally permitted on forest lands, the persons making such applications and the owners of properties where such applications are being made, may be liable for loss and damages which are caused by the migration of forest chemicals from the site of the approved application. Whatcom County has determined that the use of real property for forestry operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from legally permitted forest practices, if such operations are consistent with commonly accepted best management practices and otherwise comply with local, state and federal laws. WCC Section 14.04.
- PL-NR-Land Disturbance LDP - OTHER AGENCY CONDITION** Obtaining a County permit does not supersede other local, state or federal statutes and regulations that may apply to this permit.

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Item **20**
Pg 23 of 23