Attachment A

Permit Center
210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382
Email: permits@cob.org Web: www.cob.org/permits

Land Use Application

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding permit application packet(s) and application fee payment.

☒ Accessory Dwelling Unit	☐ Parking Adjustment Application	**Office Use Only**
☐ Binding Site Plan	☐ Planned Development	Date Rcvd:
☐ Clearing Permit	☐ Rezone	Case #:
☐ Conditional Use Permit	☐ SEPA	Process Type:
☐ Critical Area Permit	☐ Shoreline Permit	Neighborhood:
☐ Minor Critical Area Permit	☐ Shoreline Exemption	Area Number:
☐ Design Review	☐ Short Term Rental	Zone:
☐ Grading Permit	☐ Subdivision-Short Plat/Lot Line	Pre-Ap. Meeting:
☐ Home Occupation	☐ Adjustment	Concurrency:
☐ Institutional	☐ Subdivision-Preliminary Plat	
☐ Interpretation	☐ Subdivision-Final Plat	
☐ Landmark – Historic Certificate of Alteration	☐ Variance	
	☐ Wireless Communication	
☐ Legal Lot Determination	☐ Zoning Compliance Letter	
☐ Nonconforming Use Certificate	☐ Other:	

Project Information

Project Address 2404 H St. Zip Code 98225

Tax Assessor Parcel Number (s)

Project Description ADU

Applicant / Agent ☒ Primary Contact for Applicant

Name Lora Finnigan

Mailing Address 2404 H St.

City Bellingham State WA Zip Code 98225

Phone 360-739-8441 Email LFinnigan53@gmail.com

Owner (s) ☒ Applicant ☐ Primary Contact for Applicant

Name

Mailing Address

City State Zip Code

Phone Email

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent Lora Finnigan Date 1-23-2025

City and State where this application is signed: Bellingham (City), WA (State)

Project Data Worksheet:

1. Zoning Data:
   Neighborhood: Lettered streets Subarea: _____ Zoning: _____

2. ADU Type:
   - [x] **Attached ADU (A-ADU)**
   - [ ] **Detached ADU (D-ADU)**
   - [ ] **Detached ADU (D-ADU) within/attached to Detached Accessory Building**

3. Primary residence is:
   - [x] Single Family in a Residential Single zone
   - [ ] Single Family in a Residential Multi zone
   - [ ] Infill Toolkit housing unit

4. Owner occupancy is required. [x] Yes [ ] No

   The property owner is required to live on site if the ADU is in a residential-single zone. An affidavit of owner occupancy is required to be submitted to PCDD prior to issuance of building permit. Templates are available at the Permit Center or through the PCDD Permit Portal.

5. Floor area of:
   - [ ] Primary residence: _____ sq. ft.
   - [ ] ADU: 309 sq. ft.
   - [ ] Combined floor area of ADU/accessory bldg.: 719 sq. ft.

6. Height of D-ADU: _____

7. Number of bedrooms (BRs) in the proposed ADU:
   [ ] Studio [x] 1-Bedroom [ ] 2-Bedrooms [ ] _____-Bedrooms

8. Open space provided: _____ Sq. ft; _____ Percent of lot

9. Number of parking spaces provided:
   - [x] Primary residence: 1 on site _____ on street
   - [x] ADU: 0 on site 0 on street
   - [x] None provided. The ADU is located within one-half mile walking distance to a **major transit route**
   - [ ] Waiver with minor modification requested.

10. Minor modification(s) requested for ADU? Y / (N)
    - [ ] If yes, provide a separate sheet explaining how each requested modification individually satisfies the minor modification criteria in BMC 20.10.036(B)(3).

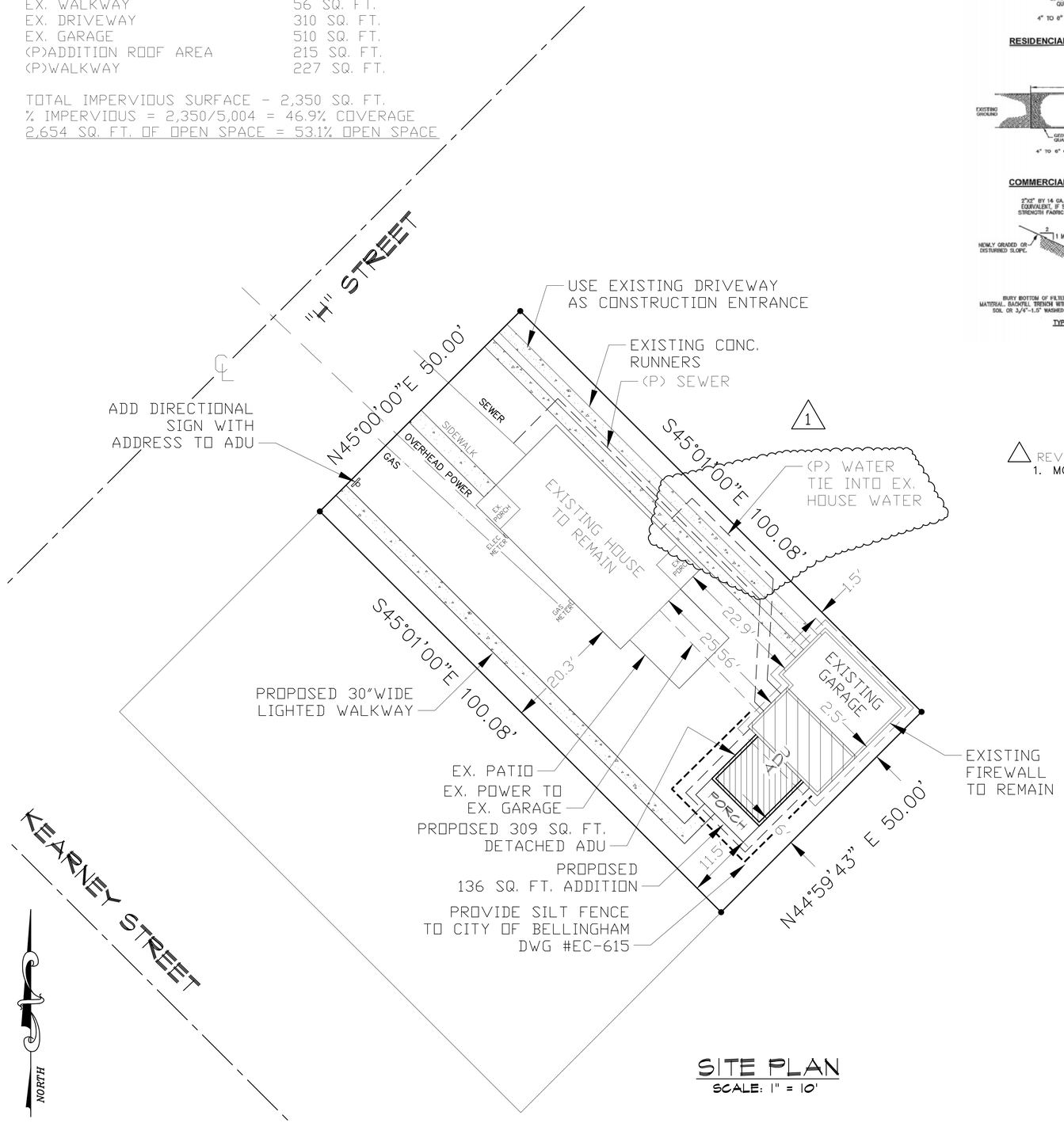
Attachment B

SITE AREAS

OPEN SPACE CALCULATIONS
LOT AREA - 5,004 SQ. FT.

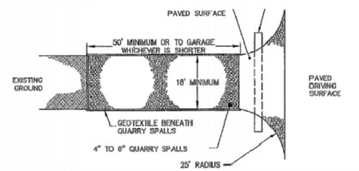
EX. HOUSE ROOF/PATIO AREA	1,032 SQ. FT.
EX. WALKWAY	56 SQ. FT.
EX. DRIVEWAY	310 SQ. FT.
EX. GARAGE	510 SQ. FT.
(P)ADDITION ROOF AREA	215 SQ. FT.
(P)WALKWAY	227 SQ. FT.

TOTAL IMPERVIOUS SURFACE - 2,350 SQ. FT.
% IMPERVIOUS = 2,350/5,004 = 46.9% COVERAGE
2,654 SQ. FT. OF OPEN SPACE = 53.1% OPEN SPACE

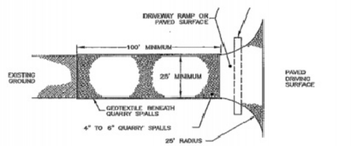


SITE PLAN
SCALE: 1" = 10'

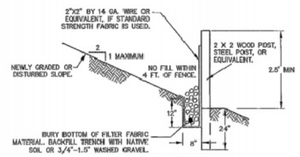
CONSTRUCTION ENTRANCES AND SILT FENCE STANDARD PLAN



RESIDENCIAL TEMPORARY CONTRUCTION ENTRANCE



COMMERCIAL TEMPORARY CONTRUCTION ENTRANCE



TYPICAL CROSS SECTION
NTS
SILT FENCE

Stormwater Pollution Prevention Plan (SWPPP)

Purpose: To prevent the discharge of sediment and other pollutants to the maximum extent practicable from small construction projects.

Design and installation: Plan and implement proper clearing and grading of the site. It is most important only to clear the areas needed, keeping exposed areas to a minimum. Phase clearing so that only those areas that are actively being worked are uncovered.

Note: Clearing limits shall be flagged on the lot or project area prior to initiating clearing.

- From October 1 through April 30, no soils shall remain exposed and unworked for more than two days. From May 1 to September 30, no soils shall remain exposed and unworked for more than seven days.
- Soils shall be managed in a manner that does not permanently compact or deteriorate the final soil and landscape system. If disturbance and/or compaction occur the impact must be corrected at the end of the construction activity. This shall include restoration of soil depth, soil quality, permeability and percent organic matter. Construction practices must not cause damage to or compromise the depth of permanent landscape or infiltration areas.
- Locate any soil piles away from drainage systems. Soil piles should be tarped or mulched until the soil is either used or removed. Piles should be situated so that sediment does not run into the street or adjoining yards.
- Backfill foundation walls as soon as possible after backfilling. This will eliminate any sediment loss from surplus fill.
- The construction entrance shall be stabilized where traffic will be leaving the construction site and traveling on paved roads or other paved surfaces.
- Provide for periodic street cleaning to remove any sediment that may have been tracked out. Sediment should be removed by shoveling or sweeping and carefully removed to a suitable disposal area where it will not be re-eroded. Street washing is prohibited without special permission from the SSW utility, call (360) 778-7900.

△ REVISION SCHEDULE - 01-17-25
1. MOVED WATER LINE TO TIE IN WITH EXISTING HOUSE WATER LINE.

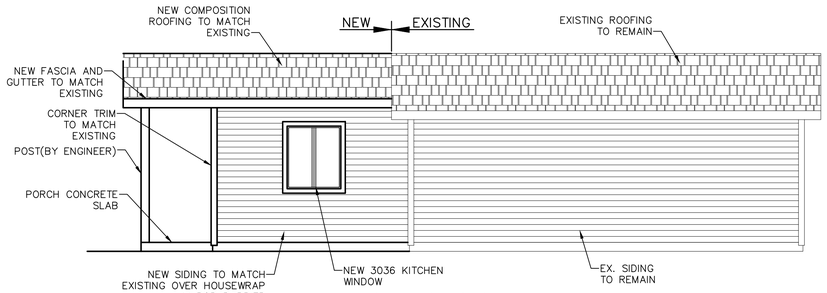
RECEIVED
01/21/2025
CITY OF BELLINGHAM
PERMIT CENTER
BLD2025-0047
2404 H ST

PRECISION DESIGN
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

SITE PLAN

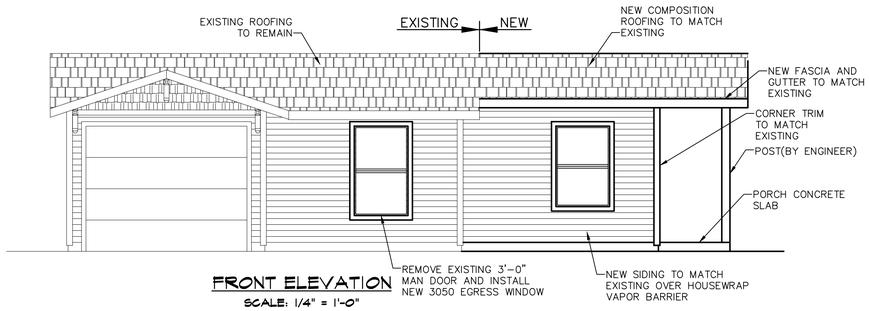
LORA FINNIGAN D-ADU
2404 H Street
BELLINGHAM, WA 98225

DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	11-23-24
CLIENT NO.	
DRAWING NO.	REV.
C1	



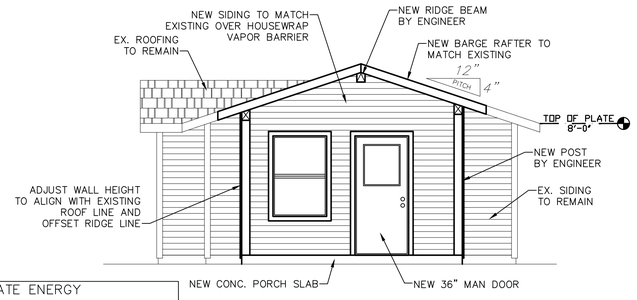
REAR ELEVATION

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



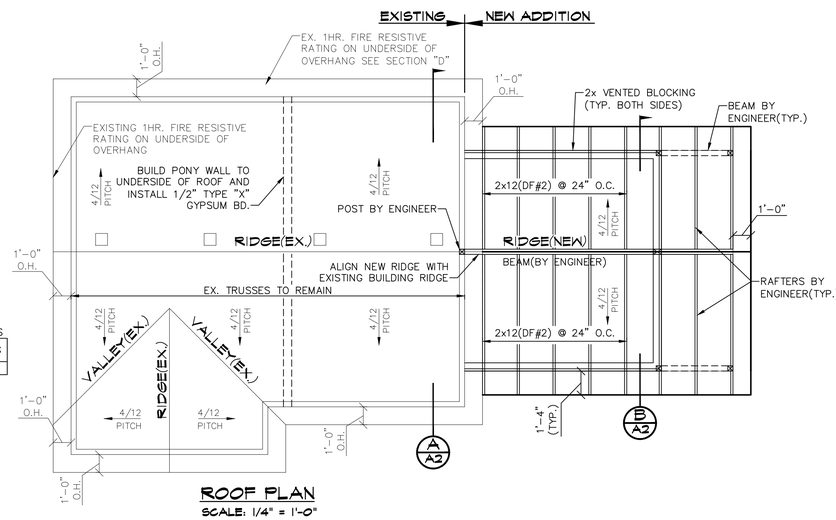
FRONT ELEVATION

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



RIGHT ELEVATION

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



ROOF PLAN

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

2021 WASHINGTON STATE ENERGY CODE COMPLIANCE
SMALL DWELLING UNIT – 5.0 CREDITS REQUIRED

TABLE R406.2 ENERGY EQUALIZATION CREDITS
SYSTEM TYPE – 5 – 2.0 CREDITS – for heating system based on electric resistance with:
1. inverter–driven ductless mini–split heat pump system installed in the largest zone in the dwelling.

ENERGY CREDIT OPTIONS
HIGH EFFICIENCY HVAC
OPTION 3.5 – 2.0 CREDITS
Ductless mini–split heat pump system, zonal control: In homes where the primary space heating system is zonal electric heating, a ductless mini–split heat pump system with a minimum HSPF 2 of 9 (HSPF of 10.0) shall be installed and provide heating to the largest zone of the housing unit.

EFFICIENT WATER HEATING OPTIONS
OPTION 5.5 – 1.5 CREDITS
Water heating system shall include one of the following: Gas–fired heat pump water heater meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas–Fueled Residential storage Water Heaters Version 1.0

TOTAL CREDITS – 5.0 CREDITS

WASHINGTON STATE ENERGY CODE
TABLE R402.1.1
ALL CLIMATE ZONES

	R–VALUE	U–FACTOR
FENESTRATION U–FACTOR	N/A	0.30
SKYLIGHT U–FACTOR	N/A	0.50
CEILING	60	N/A
WOOD FRAME WALL	20+5 PR 13+10	N/A
FLOOR	30	N/A
BELOW GRADE WALL	10/15/21 INT + 5TB	N/A
SLAB R–VALUE & DEPTH	10,4FT.	N/A

SYSTEM COEFFICIENT

SYSTEM TYPE	DISTRUBUTED	NOT DISTRUBUTED
BALANCED	1.0	1.25
NOT BALANCED	1.25	1.5

TABLE M1505.4.3(3)

INTERMITTENT OFF WHOLE–HOUSE MECHANICAL VENTAILATION RATE FACTORS

RUN–TIME % IN EACH 4–HOUR SEGMENT	50%	66%	75%	100%
FACTOR	2.0	1.5	1.3	1.0

MECHANICAL VENTILATION CALCULATION
PER M1505.4.3 – ventilation rate in cubic feet per minute = (0.01xtotal square foot area of house) + (7.5 x (number of bedrooms +1))

ADU – (0.01 x 309sq. ft.) + (7.5 x (1 bedroom + 1)) = 18.09 cfm
per table M1505.4.3(1), 30 CFM minimum is required.

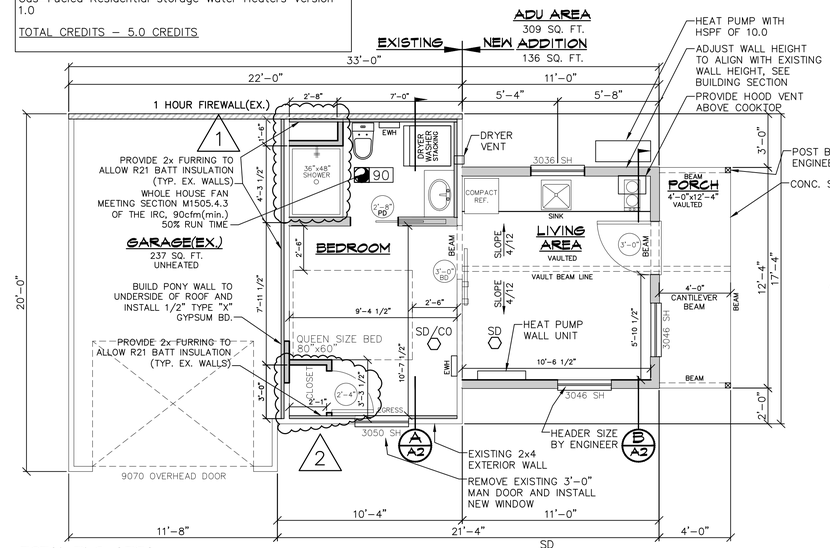
Ventilation system shall be unbalanced and not distributed

System Coefficient for not balanced, not distrubuted – 1.5

30(airflow rate) X 1.5(system coefficient) = 45CFM minimum

45 x 2 (50% minimum run time in 4–hour segment) = 90 at 50%

90 cfm fan meets minimum requirements with a minimum 50% min. run time for 4–hour segment



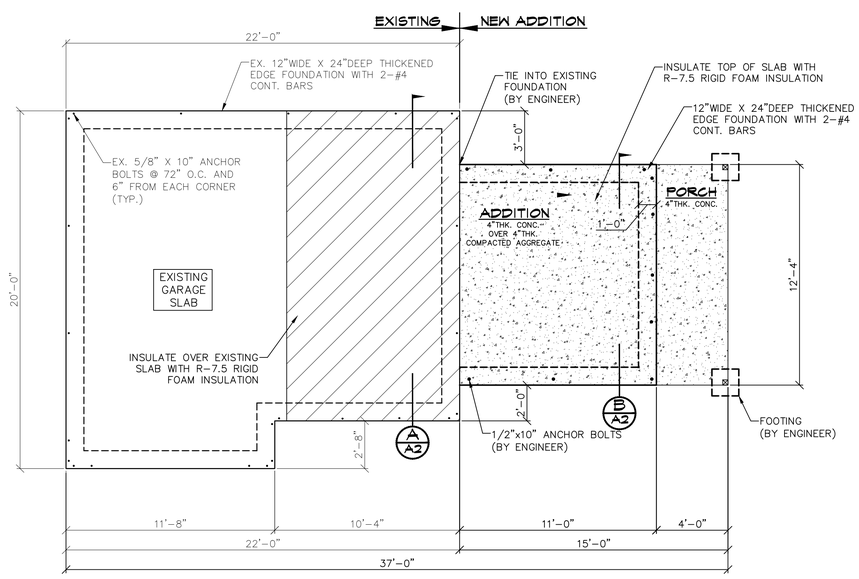
TOTAL BLG. AREA
EX. BLG. AREA – 412 SQ. FT.
NEW BLG. AREA – 548 SQ. FT.

FLOOR PLAN

SCALE: 1/4" = 1'-0"
VTO VENT TO OPENING

SD INTERCONNECTED SMOKE DETECTOR
SD/CO INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
50 VENTILATION FAN – CFM NOTED
ALL VENT FANS VENTED TO OPENING
EWH ELECTRIC WALL HEATER

REVISION SCHEDULE – 01–17–25
1. CHANGED BATH TUB TO SHOWER.
2. ADDED CLOSET TO BEDROOM.



FOUNDATION PLAN

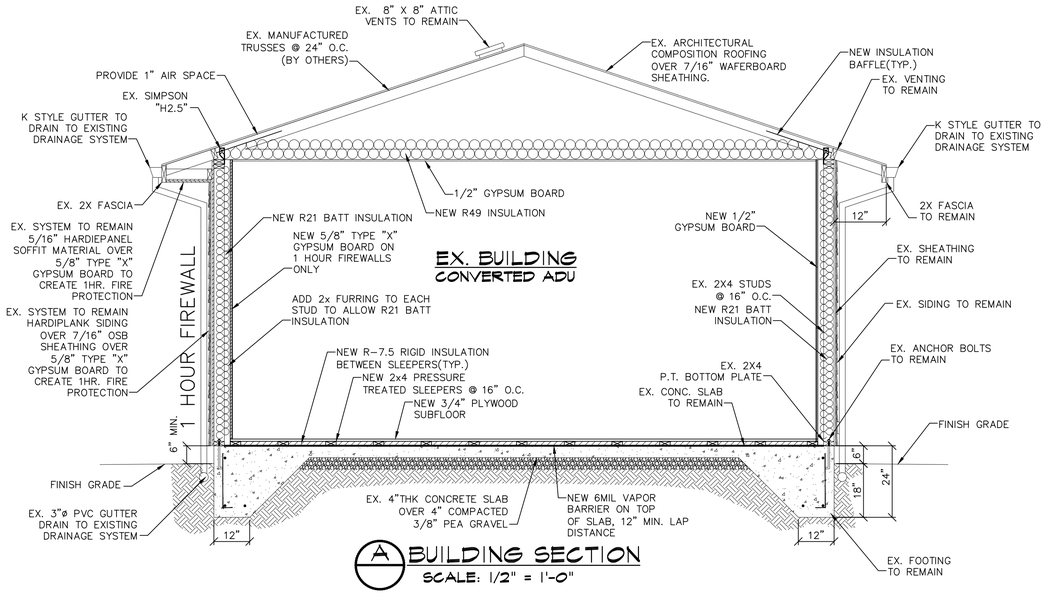
SCALE: 1/4" = 1'-0"

PRECISION DESIGN
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

ELEVATIONS, FLOOR FOUNDATION AND ROOF PLANS

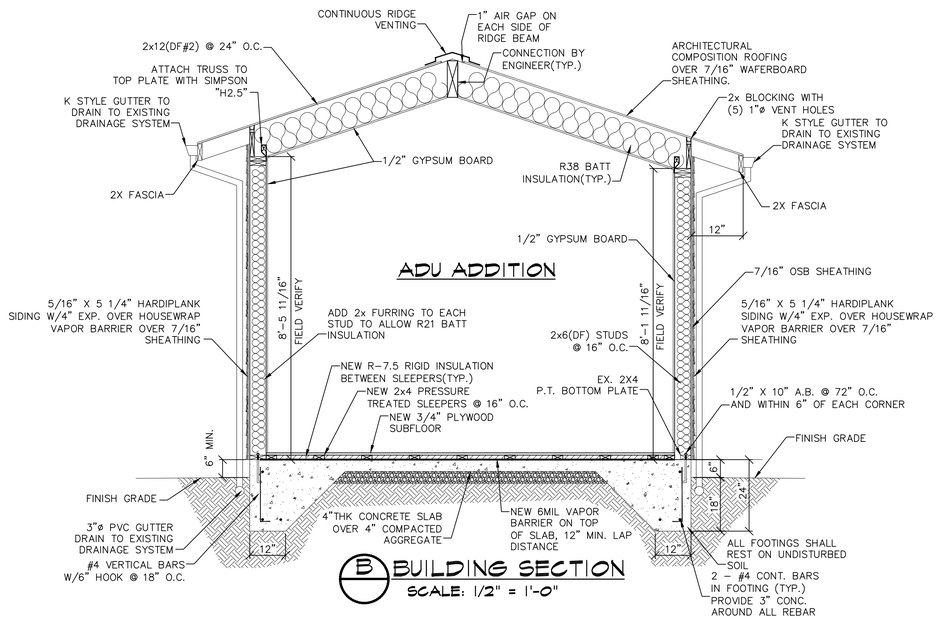
LORA FINIGAN D-ADU
2404 H Street
BELLINGHAM, WA 98225

DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	11–23–24
CLIENT NO.	
DRAWING NO.	REV.
A1	



A BUILDING SECTION
SCALE: 1/2" = 1'-0"

SEE ENGINEERING DRAWINGS FOR STRUCTURAL MEMBERS, SPACING AND SIZING.



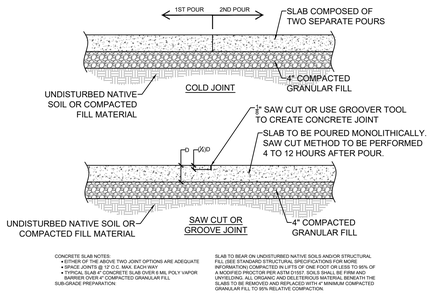
B BUILDING SECTION
SCALE: 1/2" = 1'-0"

PRECISION DESIGN
MATT FAWCETT
7 PARKVIEW CIRCLE
BELLINGHAM, WA 98229
503-569-2338

ELEVATIONS, FLOOR FOUNDATION AND ROOF PLANS

LORA FINNIGAN D-ADU
2404 H Street
BELLINGHAM, WA 98225

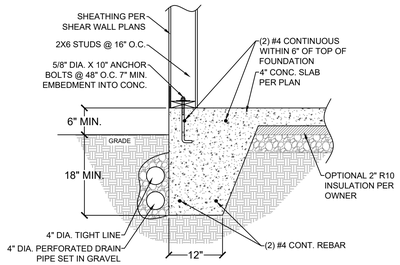
DESIGNED BY:	MCF
DRAWN BY:	MCF
DATE:	01-10-25
CLIENT NO.	
DRAWING NO.	A2
REV.	



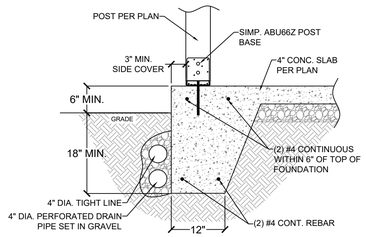
CONCRETE SLAB NOTES:
- EITHER OF THE ABOVE TWO JOINT OPTIONS ARE ADEQUATE
- SPACE JOINTS @ 12' O.C. MAX. EACH WAY
- TYPICAL SLAB 4" CONCRETE SLAB OVER 6 MIL POLY VAPOR BARRIER OVER 4" COMPACTED GRANULAR FILL SUB-GRADE PREPARATION:

SLAB TO BEAR ON UNDISTURBED NATIVE SOILS AND/OR STRUCTURAL FILL (SEE STANDARD STRUCTURAL SPECIFICATIONS FOR MORE INFORMATION) COMPACTED IN LIFTS OF ONE FOOT OR LESS TO 95% OF A MODIFIED PROCTOR PER ASTM D1557. SOILS SHALL BE FIRM AND UNYIELDING. ALL ORGANIC AND DELETERIOUS MATERIAL BENEATH THE SLAB SHALL BE REMOVED. PROVIDE A MINIMUM 4" MINIMUM COMPACTED GRANULAR FILL TO 95% RELATIVE COMPACTION.

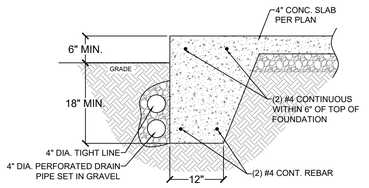
1 CONCRETE SLAB JOINTS
SCALE: 1" = 1'-0" — AT SLAB



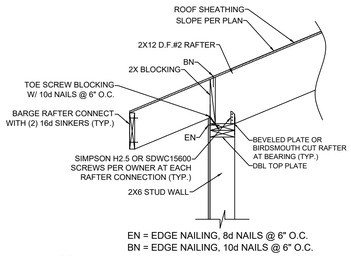
2 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0" — AT CONC. SLAB



3 POST BASE AT EDGE OF SLAB
SCALE: 3/4" = 1'-0"

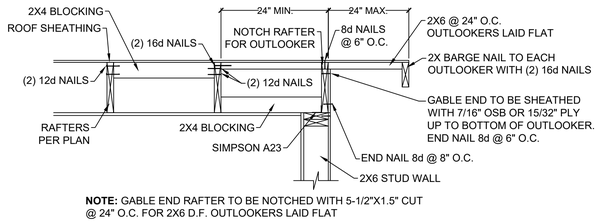


4 THICKENED SLAB EDGE
SCALE: 3/4" = 1'-0"



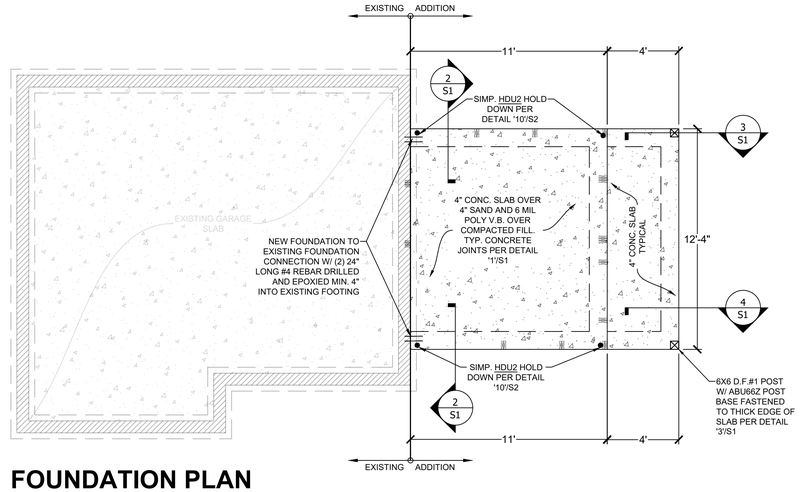
EN = EDGE NAILING, 8d NAILS @ 6" O.C.
BN = EDGE NAILING, 10d NAILS @ 6" O.C.

5 WALL TO RAFTER CONN.
SCALE: 3/4" = 1'-0"



NOTE: GABLE END RAFTER TO BE NOTCHED WITH 5-1/2"X1.5" CUT @ 24" O.C. FOR 2X6 D.F. OUTLOOKERS LAID FLAT

6 OUTLOOKER FRAMING
SCALE: 3/4" = 1' - 0" — NOTCHED END RAFTER



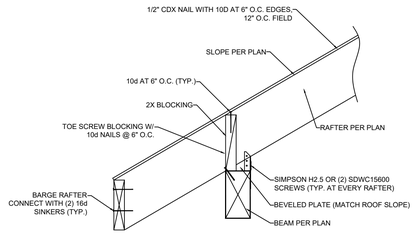
FOUNDATION PLAN
SCALE: 1/4" = 1' - 0"

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

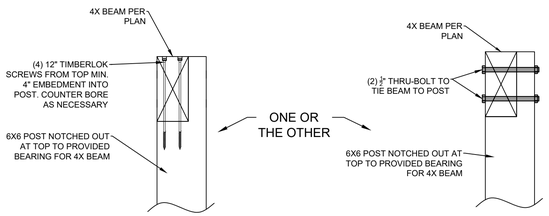
REFER TO THE PROPOSED ARCHITECTURAL DRAWINGS PROVIDED BY MCF AND DATED 11-23-24 FOR THE PROPOSED DESIGN. THIS ARCHITECTURAL DRAWING SET IS THE BASIS OF STRUCTURAL DESIGN. ENGINEER TO BE NOTIFIED OF ANY DESIGN CHANGES THAT AFFECT THE STRUCTURE FRAME (I.E. FOUNDATION, EXTERIOR WALLS, INTERIOR BEARING WALLS, ROOF FRAMING, ETC.). CONTACT THE ENGINEER IF CONFLICTS ARE FOUND BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS OR OTHER RELATED DOCUMENTATION (E.G. CIVIL, GEOTECH, ETC.)

LEGEND
- FOUNDATION WALL
- FOOTING LINE PER PLAN
- HEADER (TYP. 4X10 D.F.#2 MIN. UNLESS NOTED ON PLANS)
- BEAM PER PLAN
- RAFTERS PER PLAN
- LOAD BEARING STUD WALL
- EXISTING EXTERIOR WALLS
- EXISTING FOOTER LINE PER PLAN
- 2X STUD WITHIN WALL
- POINT LOADS FROM ABOVE

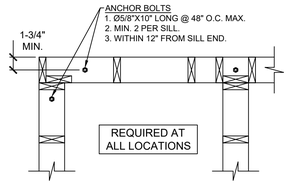
7 RIDGE BEAM CONNECTION
SCALE: N.T.S. — HELD UP



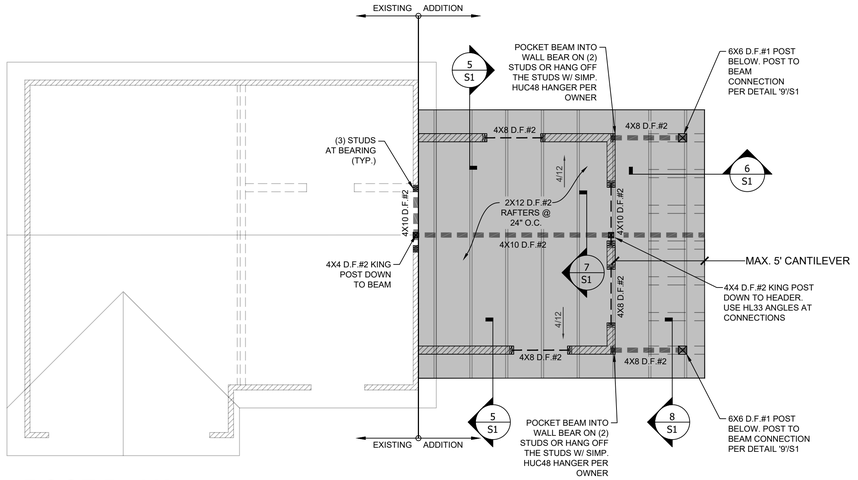
8 RAFTER TO BEAM CONN.
SCALE: 3/4" = 1' - 0"



9 BEAM TO POST CONNECTION
SCALE: N.T.S.



ANCHOR BOLTS



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

ROOF FRAMING NOTES
- LOAD BEARING HEADERS TO BE 4X10 D.F.2 WITH (2) STUDS UNLESS NOTED OTHERWISE.
- SIMPSON H2.5 OR (2) SDWC15600 SCREWS REQUIRED AT EVERY RAFTER
- ALL EXTERIOR WALLS ASSUMED TO BE LOAD BEARING
- INTERIOR BEARING IS NOT PERMISSIBLE UNLESS THE INTERIOR WALL IS SPECIFICALLY DESIGNATED AS A BEARING WALL

SOLAR PANEL NOTE:
- ROOF FRAMING CAN STRUCTURALLY ACCOMMODATE THE DEAD LOAD ASSOCIATED WITH SOLAR PANELS.
- WIND FORCES AND ASSOCIATED CONNECTION TO ROOF IS OUTSIDE OF SCOPE OF WORK AND RESPONSIBILITY.

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

DAVID C. BRADLEY — STATE OF WASHINGTON — 37964 — REGISTERED PROFESSIONAL ENGINEER — 01/14/2025

VERSION	DATE	REVISIONS
1	1/9/2025	ORIGINAL
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----	----	----
----	----	----

DATE	1/9/2025
VER	1
ENGINEERED BY	D. BRADLEY
CHECKED BY	D. BRADLEY
APPROVED BY	D. BRADLEY
SCALE	N.T.S.
SIZE	

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

FOR QUESTIONS & CHANGES PERTAINING TO THIS PROJECT, CALL D. BRADLEY AT 360-935-0604 OR EMAIL DAVID@BRADLEYENGINEERINGINC.COM

STRUCTURAL PLANS AND DETAILS

LORA FINNIGAN ADU ADDITION
2404 H ST,
BELLINGHAM, WASHINGTON 98225

SHEAR WALL TABLE - REF. 2021 SDPWS SECTION 4.3									
SHEAR WALL	PANEL SHEATHING	SHEATHING ON ONE OR BOTH SIDES OF WALL	EDGES BLOCKED OR UNBLOCKED	NAIL SIZE	EDGE / FIELD NAILING DISTANCE ②	LOAD TRANSFER	MIN. THICKNESS ③ OF EDGE MEMBERS & SILL PLATE	DESIGN ALLOWABLE UNIT SHEAR CAPACITY (PLF) SEE LATERAL ANALYSIS	
								WIND	SEISMIC
SW1	7/16" OSB OR 7/16" PLY ①	ONE	BLOCKED	8d	6" / 12" O.C.	YES	2X (NOMINAL)	332	237

① PANEL SHEATHING MATERIAL SHALL BE STRUCTURAL I WOOD STRUCTURAL PANELS, TYP. UNO
② NAILS SHALL BE COMMON OR GALVANIZED BOX, UNLESS NOTED OTHERWISE.
③ FOR WALLS DESIGNED TO HAVE LOADS TRANSFERED AROUND THE WINDOW OPENINGS, DOUBLE STUDS MUST BE PLACED ON EITHER SIDE OF EACH WINDOW WITH EDGE NAILING ALONG BOTH STUDS.
④ NO HOLD-DOWNS ARE REQUIRED FOR THIS SHEARWALL
⑮ FOR DOUBLE SIDE SHEAR WALLS, 12" MIN DISTANCE BETWEEN SHEATHING JOINTS ON OPPOSITE SIDE , I.E. USE 2 PIECES OF BLOCKING

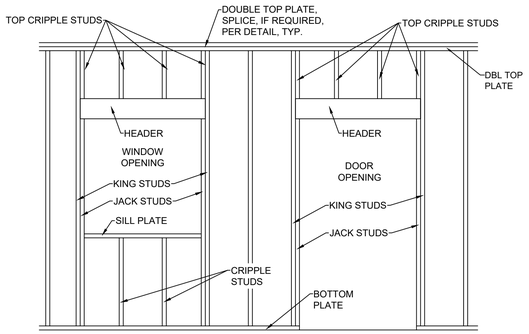
NOTES:
(1) AS AN ALTERNATIVE TO THE SSTB20 HOLD-DOWN ANCHOR BOLTS, USE 5/8" ALL-THREAD/THREADED ROD A-307 WITH A MINIMUM EMBED OF 10". USE SIMPSON EPOXY-TIE BOLT SYSTEM WITH "SET" HIGH STRENGTH EPOXY. CONCRETE MUST BE AT LEAST 7 DAYS OLD.
(2) UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PW (PRESCRIPTIVE WALL).
(3) ALL CONNECTIONS NOT SHOWN ABOVE, SHALL CONFORM TO IBC TABLE 2304.10.1.

FASTENING SCHEDULE - IBC TABLE 2304.10.2: The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.2

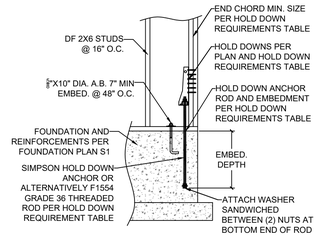
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8D COMMON (2½" × 0.131"); OR 3-10D BOX (3" × 0.128")	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8D COMMON (2½".131")	EACH END, TOENAIL
	2-16 D COMMON (3½" × 0.162")	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16D COMMON (3½" × 0.162") @ 6" O.C.	FACE NAIL
2. CEILING JOISTS TO TOP PLATE	3-8D COMMON (2½" × 0.131"); OR 3-10D BOX (3" × 0.128")	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	3-16D COMMON (3½" × 0.162"); OR 4-10D BOX (3" × 0.128")	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10D COMMON (3" × 0.148"); OR 4-10D BOX (3"× 0.128")	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	3-10 COMMON (3" × 0.148"); OR 3-16D BOX (3½" × 0.135"); OR 4-10D BOX (3" × 0.128")	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	3-10D COMMON (3" × 0.148"); OR 4-16D BOX (3½" × 0.135"); OR 4-10D BOX (3" × 0.128")	TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3½" × 0.162");	24" O.C. FACE NAIL
	10D BOX (3" × 0.128")	16" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D COMMON (3½" × 0.162"); OR	16" O.C. FACE NAIL
	16D BOX (3½" × 0.135"); OR	12" O.C. FACE NAIL
	3" × 0.131" NAILS	12" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16D COMMON (3 ½" × 0.162"); OR	16" O.C. EACH EDGE, FACE NAIL
	16D BOX (3½" × 0.135")	12" O.C. EACH EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8D COMMON (2½" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOENAIL
12. TOP PLATE TO TOP PLATE	16D COMMON (3½" × 0.162"); OR	16" O.C. FACE NAIL
	10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16D COMMON (3½" × 0.162"); OR 12-10D BOX (3" × 0.128")	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS	16D COMMON (3½" × 0.162"); OR	16" O.C. FACE NAIL
	16D BOX (3½" × 0.135")	12" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16D COMMON (3½"× 0.162"); OR 3-16D BOX (3½" × 0.135")	16" O.C. FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8D COMMON (2½" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOENAIL
	2-16D COMMON (3½" × 0.162"); OR 3-10D BOX (3" × 0.128")	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16D COMMON (3½" × 0.162"); OR 3-10D BOX (3" × 0.128")	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE	2-8D COMMON (2½" × 0.131"); OR 2-10D BOX (3" × 0.128")	FACE NAIL
19. 1" × 6" SHEATHING TO EACH BEARING	2-8D COMMON (2½" × 0.131"); OR 2-10D BOX (3" × 0.128")	FACE NAIL
20. 1" × 8" AND WIDER SHEATHING TO EACH BEARING	3-8D COMMON (2½" × 0.131"); OR 3-10D BOX (3" × 0.128")	FACE NAIL
FLOOR		
21. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8D COMMON (2½" × 0.131"); OR 3-10D BOX (3" × 0.128")	TOENAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8D COMMON (2½" × 0.131"); OR 10D BOX (3" × 0.128")	6" O.C., TOENAIL
23. 1" × 6" SUBFLOOR OR LESS TO EACH JOIST	2-8D COMMON (2½" × 0.131"); OR 2-10D BOX (3" × 0.128"	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	2-16D COMMON (3½" × 0.162")	FACE NAIL
25. 2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	2-16D COMMON (3½" × 0.162")	EACH BEARING, FACE NAIL
26. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D COMMON (4" × 0.192")	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10D BOX (3" × 0.128")	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	AND: 2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128")	ENDS AND AT EACH SPLICE, FACE NAIL
27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16D COMMON (3½" × 0.162"); OR 4-10D BOX (3" × 0.128")	EACH JOIST OR RAFTER, FACE NAIL
28. JOIST TO BAND JOIST OR RIM JOIST	3-16D COMMON (3½" × 0.162"); OR 4-10D BOX (3" × 0.128")	END NAIL
29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8D COMMON (2½" × 0.131"); OR 2-10D BOX (3" × 0.128")	EACH END, TOENAIL

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING			
SHEATHING THICKNESS	FASTENER	EDGE (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
30. ⅜"–½"	6D COMMON OR DEFORMED (2" × 0.113") (SUBFLOOR AND WALL)	6	12
	8D COMMON OR DEFORMED (2½" × 0.131") (ROOF)	6	12
	2⅜" × 0.113" NAIL (SUBFLOOR AND WALL)	6	12
31. ⁹⁄₃₂" – ¾"	8D COMMON (2½" × 0.131"); OR 6D DEFORMED (2" × 0.113") (SUBFLOOR AND WALL)	6	12
	8D COMMON OR DEFORMED (2½" × 0.131") (ROOF)	6	12
32. ⅞" – 1¼"	10D COMMON (3" × 0.148"); OR 8D DEFORMED (2½" × 0.131")	6	12
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
35. ¾" AND LESS	8D COMMON (2½" × 0.131"); OR 6D DEFORMED (2" × 0.113")	6	12
36. ⅞" – 1"	8D COMMON (2½" × 0.131"); OR 8D DEFORMED (2½" × 0.131")	6	12
37. 1⅛" – 1¼"	10D COMMON (3" × 0.148"); OR 8D DEFORMED (2½" × 0.131")	6	12

OPENING FRAMING REQUIREMENTS, UNLESS NOTED OTHERWISE:
- TYPICAL OPENINGS TO HAVE (1) KING AND (1) JACK STUDS MIN.
- TYPICAL HEADER TO BE 4X8 D.F.2 MIN.
- TYPICAL EXTERIOR WALL TO HAVE 7/16" PLY OR OSB MIN.
- TYPICAL EXTERIOR WALL TO HAVE 2X6 STUDS AT 16" O.C. MIN.
- FASTEN MEMBERS PER IBC TABLE 2304.10.2 (FASTENING SCHEDULE)



TYP. OPENING IN EXTERIOR WALL
SCALE: N.T.S.

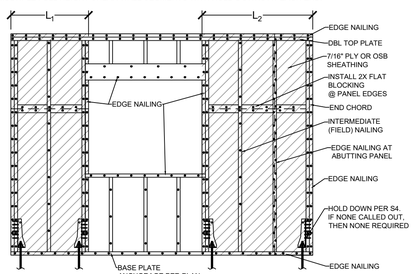


HOLD DOWN REQUIREMENT TABLE				
HOLD DOWN	MIN. END CHORD	SIMPSON HOLD DOWN ANCHOR	② THREADED ROD ALTERNATIVE	EMBEDMENT DEPTH
HDU2	3"X3-1/2"	SSTB20	5/8"	16"

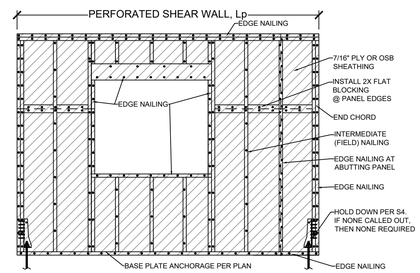
① ANCHOR BOLTS ⅞" OR LARGER REQUIRE 8" MINIMUM STEM WALL.

10 TYPICAL HDU ATTACHMENT DETAIL
SCALE: 1/2" = 1'-0"

A SEGMENTED SHEAR WALL CONSISTS OF A FULL HEIGHT WALL SEGMENT WITH HOLD DOWNS AT EACH END. WALLS WITH OPENINGS (SHOWN) CONSIST OF MULTIPLE FULL HEIGHT SHEAR WALL SEGMENTS WITH HOLD DOWNS AT EACH END.



SEGMENTED SHEAR WALL DETAIL
SCALE: N.T.S.

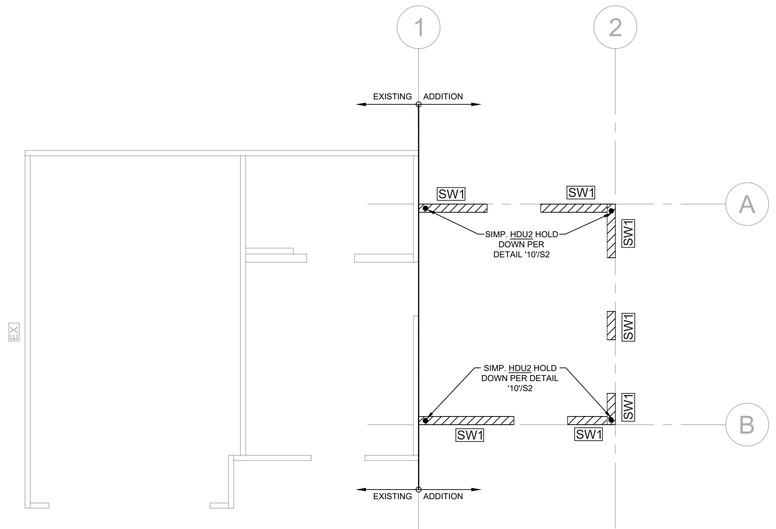


PERFORATED SHEAR WALL DETAIL
SCALE: N.T.S.

SHEAR WALL LEGEND
PER SHEAR WALL TABLE ON SHEET S2

SW1 = **SW1** SHEAR WALL, PANEL EDGES BLOCKED WITH 7/16" OSB OR 7/16" PLY SHEATHING ON ONE SIDE AND NAIL WITH 8d AT 6" O.C. ALONG PANEL EDGES, 12" O.C. IN THE FIELD.

● = HOLD DOWN PER DETAIL '10'/S2



MAIN FLOOR SHEAR WALL PLAN - ADDITION ONLY
SCALE: 1/4" = 1' - 0"

REFER TO THE PROPOSED ARCHITECTURAL DRAWINGS PROVIDED BY MCF AND DATED 11-23-24 FOR THE PROPOSED DESIGN. THIS ARCHITECTURAL DRAWING SET IS THE BASIS OF STRUCTURAL DESIGN. ENGINEER TO BE NOTIFIED OF ANY DESIGN CHANGES THAT AFFECT THE STRUCTURE FRAME (I.E. FOUNDATION, EXTERIOR WALLS, INTERIOR BEARING WALLS, ROOF FRAMING, ETC.). CONTACT THE ENGINEER IF CONFLICTS ARE FOUND BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS OR OTHER RELATED DOCUMENTATION (E.G. CIVIL, GEOTECH, ETC.)

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

DAVID C. BRADLEY — STATE OF WASHINGTON — 37964 — REGISTERED PROFESSIONAL ENGINEER — 01/14/2025

REVISIONS	DATE	VERSION
ORIGINAL	1/9/2025	1
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DATE	VER
1/9/2025	1
ENGINEERED BY D. BRADLEY	
CHECKED BY D. BRADLEY	
APPROVED BY D. BRADLEY	
SCALE N.T.S.	SIZE

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FOR QUESTIONS & CHANGES PERTAINING TO THIS PROJECT, CALL D. BRADLEY AT 360-935-0604 OR EMAIL DAVID@BRADLEYENGINEERINGINC.COM

SHEAR WALL PLAN, TABLE & DETAILS

LORA FINNIGAN ADU ADDITION
2404 H ST,
BELLINGHAM, WASHINGTON 98225

STANDARD STRUCTURAL SPECIFICATIONS - 2021 IRC

INTRODUCTION

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

DESIGN CRITERIA			
	DESIGN PARAMETER	VALUE	SOURCE
LATERAL	Seismic Design Category	'D1'	IBC 1613.2.5(1)
	Risk Category	'II'	IBC Table 1604.5
	Wind Exposure Category	'B'	IBC 1609.4.3
	Basic Wind Speed (3-second gust)	110 MPH	SEAW WEC #3-2023
	Design Wind Load	16.00 PSF	ASCE 7-16 28.6-1
	LOAD SOURCE	LIVE LOAD	DEAD LOAD
VERTICAL	Roofs	20 psf	15 psf
	Floors	40 psf	12 psf
	Decks & Balconies	40 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 2021 IRC Table R301.5

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

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

REFERENCE CODES & STANDARDS

- International Residential Code, IRC 2021
- Washington State Building Code, SBC 2021
- National Design Specification for Wood Construction with 2018 Supplement, AWC NDS 2018
- Special Design Provisions for Wind and Seismic, AWC SDPWS 2021
- Wood Frame Construction Manual, WFCM 2018
- Building Code Requirements for Structural Concrete, ACI 318-19,
- Minimum Design Loads for Buildings and Other Structures, ASCE 7-16
- Specification for Structural Steel Buildings, 15th Edition, AISC 360-16

GENERAL REQUIREMENTS

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

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

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

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

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

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

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

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

Changes: Written approval from the engineer of record is required for any structural changes to the provided drawings. Changes may be made 'in the field' with consent of Bradley Engineering. Please provide a red-lined drawing or sketch of desired change(s) to provide context and applicable information prior to contacting engineer. Please contact the engineer who performed the engineering for your project as noted on this drawing. The engineering for this project was completed by D. BRADLEY whose phone number is 360-935-0604.

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

Member Size: The member dimensions (e.g. depth and width of beams, columns, etc.) specified in these drawings are structural minimums. It is acceptable to increase the size above what is specified.

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

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

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

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

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

STRUCTURAL STEEL

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

- Wide flange (W)..... ASTM A992 Steel Fy = 50 ksi Fu = 65 ksi
- HSS Tube (HSS)..... ASTM A500, Grade B or better. Fy = 46 ksi Fu = 58 ksi
- Channels, plates, angles..... ASTM A36, Fy = 36 ksi Fu = 58 ksi.
- Bolts ..... ASTM A325 or better
- Anchor bolts ..... ASTM F1554 or better
- #4 Rebar & Smaller ..... Grade 40 (Fy = 40 ksi or better)
- #5 Rebar & Larger ..... Grade 60 (Fy = 60 ksi or better)

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

Welding: Steel welding to be done using E70 electrodes, and conform to AWS D1.1, latest edition.

Washers: Provide standard washers under all nuts and anchor bolts

FOUNDATION

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

Code: Cast-in-place concrete sizing, placing, and testing shall conform to ACI 318-19 and ACI 301-16

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

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

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

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

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

Footing Drains: Providing adequate drainage to retaining and basement walls is imperative. Footing drains shall be provided at the base of all footings and retaining walls which will have earth placed against them. Washed drain rock must extend to within one foot of finished grade. Footing drains shall be 4" perforated pipe routed down gradient to daylight, unless otherwise specified.

Concrete: Mix and 28 day strength unless noted otherwise:

- Concrete compressive strength, f'c = 3,000 psi (f'c shall be evaluated at 28 days or 56 days for fly ash/slag)
- Concrete exposed to weather shall have air entrainment of 6% (+/-1.5%)
- Maximum water / cement ratio = 0.50
- 25% max fly ash... 50% max slag

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

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

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

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

Adhesive Anchors: Unless noted otherwise, epoxy anchors in concrete with Simpson SET-3G or Hilti HIT-HY 200-R or equivalent epoxy, installed per manufacturer's guidelines.

Waterproofing: Waterproof all basement walls and slabs on grade. It is highly recommended to use asphalt waterproofing sealer or Eucon Vandex AM-10 crystalline admixture. These waterproofing agents shall be installed per the manufacturer's recommendations. At cold-joints, water-stops are highly recommended.

SLAB ON GRADE

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

Garage Slabs: Unless noted otherwise, garage slab shall be 4" concrete slab over 10 mil poly vapor barrier over 4" compacted granular fill. Rebar or woven wire mesh is optional unless specifically required: OK to use #3 rebar at 24" O.C. each way or 6x6$\frac{W1.4}{W1.4}$ woven wire mesh.

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

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

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

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

Concrete Topping: Concrete topping can not be installed on floors unless specifically detailed on the structural drawings. The concrete topping shall be installed per manufacturer's specifications. The topping shall not exceed 1-1/2" in thickness and shall be less than or equal to 18 psf (i.e. ≥12 psf per inch).

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

CRAWL SPACE

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

Access: Access shall be provided to all under-floor spaces. Access openings through the floor shall be a min 18 inches by 24 inches. Openings through a perimeter wall shall be min 16 inches by 24 inches.

Foundation Ventilation: Provide min 1 square foot of crawl space ventilation per 150 square feet of crawl space area. Space vents evenly to provide cross ventilation. Cover with $\frac{1}{8}$" corrosion resistant mesh screen.

ALLOWABLE HOLES - I-Joists & I-Rafters

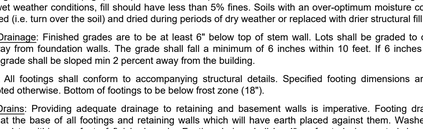


Table A - Minimum Hole Distance From Support

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

- DO NOT, under any circumstances, cut or notch joist flanges (don't even think about it)
- Leave ¼" of web (minimum) at top and bottom of hole (i.e. do not cut within 1/8" of flange)
- Round or rectangular holes allowed according to Table A
- 1-1/2" max hole size in cantilever
- Ok to cut web in a similar fashion for any manufacturer's I-Joists. For Table A, Use Flange Width instead of TJI Rating May want to refer to joist manufacturer's specifications and requirements

JOIST CONVERSION CHART

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

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

WOOD FRAMING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Roof Sheathing: 1/2" CDX (plywood with moisture resistant glue - highly recommended), CD (plywood), or 7/16" OSB (oriented strand board), with ply clips or T&G (tongue and groove). Nail with 10d nails at 6" O.C. along edges, 12" O.C. in the field, no blocking required
- Typical Exterior Wall Sheathing unless noted otherwise: 7/16" OSB or 7/16" PLS, 8d nails at 6" O.C. along edges, 12" O.C. in the field, no blocking required.
- Prescriptive Interior Wall Sheathing: 1/2" Drywall (Gypsum Wall Board - GWB), screwed with 1-1/4" Type W or S screws at 7" O.C. along edges, 7" O.C. in the field
- Floor Sheathing: 3/4" CD or OSB, nailed with 8d nails at 6" O.C. along edges, 12" O.C. in the field. glued with construction adhesive prior to nailing, no blocking required (unless noted otherwise)

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

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

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

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

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

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

Wood Stud Holes & Notching: For wood studs 12' and less, it is permissible to cut notches and holes per the following requirements. Notch/hole size shall not exceed the following max percentage of stud width:

- Bearing walls: Hole - 40% of total stud width, Notch - 25% of total stud width
- Non-bearing walls: Hole - 60% of total stud width, Notch - 40% of total stud width
- In all cases, hole edges must be at least 5/8" from edge of the stud
- OK to drill up to 1" diameter hole for studs up to 16' tall. Hole to be 5/8" from edge of stud.
- See IRC Figure R602.6(1) for visual description of stud holes & notching

DECKS & BALCONIES

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

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

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

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

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

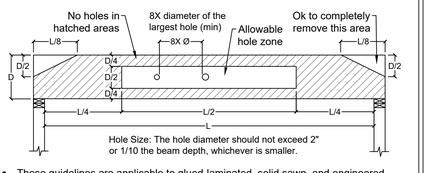
Waterproofing: Bradley Engineering is not responsible for adequacy of waterproof membranes on decks which cover living space.

STAIRWAYS

Stairs: Refer to R311.7 for stairway requirements

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

ALLOWABLE HOLES - Solid or Eng. Lumber



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

ABBREVIATIONS (Used throughout structural drawings)

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

ROOFS

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

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

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

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

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

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

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

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

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

FRAMING CONNECTORS

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

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

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

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

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

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

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

SPAN TABLES

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

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

ENGINEERED I-JOIST (TJI) SIZING

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

Assuming $\frac{3}{4}$" Plywood glued and nailed to top surface. Gypsum and no gypsum bottom surface option is given above
Loading conditions: Live load = 40 psf; dead load = 10 psf; L/480; TJ Pro Rating = 42, Dry-use; 16" O.C. spacing

SOLID SAWN JOIST SIZING

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

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

DECK JOIST SIZING

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

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

ROOF RAFTER SIZING

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

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

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

DAVID C. BRADLEY — STATE OF WASHINGTON — 37964 — REGISTERED PROFESSIONAL ENGINEER — 01/14/2025

REVISIONS	DATE	VERSION
ORIGINAL	1/9/2025	1
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DATE	VER
1/9/2025	1
ENGINEERED BY D. BRADLEY	
CHECKED BY D. BRADLEY	
APPROVED BY D. BRADLEY	
SCALE N.T.S.	

BRADLEY ENGINEERING

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

FOR QUESTIONS & CHANGES PERTAINING TO THIS PROJECT, CALL D. BRADLEY AT 360-935-0604 OR EMAIL DAVID@BRADLEYENGINEERINGINC.COM

STANDARD STRUCTURAL SPECIFICATIONS

LORA FINNIGAN ADU ADDITION
2404 H ST,
BELLINGHAM, WASHINGTON 98225

Attachment C

Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)
Email: planning@cob.org Web: www.cob.org

TYPE I

NOTICE OF COMPLETE APPLICATION

Date of Notice: 2/3/2025

Applicant: Lora Finnigan, 2404 H Street, Bellingham, WA 98225, 360-739-8441, lfinnigan53@gmail.com

Application Type: ADU2025-0006

Project Location: 2404 H Street Lettered Streets Neighborhood, Area 1, Zoned Residential Single, with a 5,000 SF detached lot size

The application listed above has been determined to be sufficiently complete to begin review. This determination does not preclude the City from requesting additional information or studies at a future date if new information is required.

The following additional government approvals or permits may be required for the project:

- Approval of BLD2025-0047

It is your responsibility to identify and obtain all necessary permits and approvals. The information listed above is offered as assistance but does not necessarily represent all of the approvals required.

Please contact the following staff member if you have any questions.

Name: Emy Scherrer, Planner E-mail / Phone: erscherrer@cob.org or 360-778-8350

Attachment D

Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

REQUEST FOR INFORMATION

ADU2025-0006

Date of Notice: February 4, 2025

Date of Notice of Complete Application: 2/3/2025

Project Location: 2404 H Street Lettered Streets Neighborhood, Area 1, Zoned Residential Single, with a 5,000 SF detached lot size

Applicant: Lora Finnigan, 2404 H Street, Bellingham, WA 98225, 360-739-8441, lfinnigan53@gmail.com

Property Owner: Lora Finnigan, 2404 H Street, Bellingham, WA 98225, 360-739-8441, lfinnigan53@gmail.com

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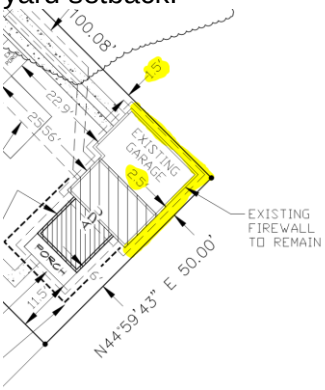
The Planning and Community Development Department (PCDD) has reviewed the application(s) referenced above. It has been determined that these application(s) do not supply sufficient information to prepare a permit decision compliant with applicable regulations of the Bellingham Municipal Code (BMC) and Comprehensive Plan.

Required Actions:

To continue review of the above application(s), please submit the following information electronically to the permit center (permits@cob.org) and the staff planner listed below.

1. Although existing, proposed DADU is located within the rear 5' setback and the 5' side yard setback.



Per BMC 20.10.036.B.7.b.ii, the following applies:

(A) If a D-ADU is to be located less than five feet from any common property line, a joint agreement with the adjoining property owner(s) must be executed and recorded with the Whatcom County auditor's office and thereafter filed with the city prior to issuance of building permit

- OR -

If the applicant prefers not to record an agreement with the neighbors, then the applicant may request a minor modification under BMC 20.10.036.B.7.b.ii.(5):

> (5) Any minor modification from standard development regulations requested pursuant to this subsection (B)(7)(b)(ii) shall be processed as a request for minor modification pursuant to subsection (B)(3) of this section.

- If the applicant would prefer to request a minor modification rather than record an agreement, it would require public notice under the Type II process. The applicant would also have to provide a narrative on how the following criteria is met per BMC 20.10.036.B.3:

  The site is physically constrained due to, but not limited to, unusual shape, topography, easements, existing development on site, or critical areas; or
  b. The granting of the modification will not result in a development that is less compatible with adjacent neighborhood land uses; and
  c. The granting of the modification will not be materially detrimental to the public welfare or injurious to other land or improvements in the vicinity and district in which the property is situated; and
  d. The granting of the modification is consistent with the purpose and intent of this section; and
  e. All reasonable mitigation measures for the modification have been implemented or assured.

Action Item: Either record a joint agreement with 2410 H Street and 2405 G Street or request a minor modification under a Type II process.

Review of these application(s) cannot continue until this information is received and determined to be sufficient. Within 14 days of submitting the above information, the City will either determine that the information is sufficient or specify in writing what additional information is required. If the information is sufficient, processing of the application(s) will resume in accordance with BMC 21.10. This request for additional information is accordance with BMC 21.10.190 B. (4).

Pursuant to BMC 21.10.190 (C), the application(s) will expire and become null and void if all of the requested information is not submitted within 120 days from the date of this notice for request for information. At the applicant's request, the PCDD director may extend this 120-day period in accordance with BMC 21.10.080(A). No further notice will be sent concerning this 120-day expiration timeline.

Please contact the staff member below if you have any questions regarding this notice:

Name: Emy Scherrer, Planner E-mail / Phone: erscherrer@cob.org or 360-778-8350

Attachment E

Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)
Email: planning@cob.org Web: www.cob.org

TYPE II
NOTICE OF APPLICATION
ADU2025-0006

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for an Accessory Dwelling Unit for the following project:

Project Description: Land use approval for a single-story, one-bedroom, approximately 719 square foot (building total) detached accessory dwelling unit (DADU) in and attached to the existing garage on the northeast corner (rear) of the property. The existing garage portion of the proposed DADU is within the side yard setback and is 1.5' from the side property line and is within the rear yard setback and is 2.5' from the rear property line. Public notice is required under a type II process because the existing portion of the garage which is attached to the proposed DADU is within the required 5' side and rear yard setbacks.

Project Location: 2404 H Street., Bellingham WA 98225**.** Lettered Streets Neighborhood, Area 1, Zoned Residential Single with a 5,000 square foot (sq. ft.) minimum detached lot size.

Applicant: Lora Finnigan, 2404 H Street. Bellingham, WA 98225, (360) 739-8441, lfinnigan53@gmail.com

Comments Due By: 3/13/2025

A site plan is printed on the reverse of this notice. The full application and all associated documents are available for viewing in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on March 13, 2025.

The final decision on this proposal may be appealed in accordance with Bellingham Municipal Code 21.10.250.

Date Application Received: 1/23/2025

Date of Complete Application: 2/21/2025

Date of Notice of Application: 2/27/2025

Other Known Required Permits: Building and Construction Permits

Send written comments and requests for information to:
Name: Emy Scherrer, Planner E-mail / Phone: erscherrer@cob.org or 360-778-8350

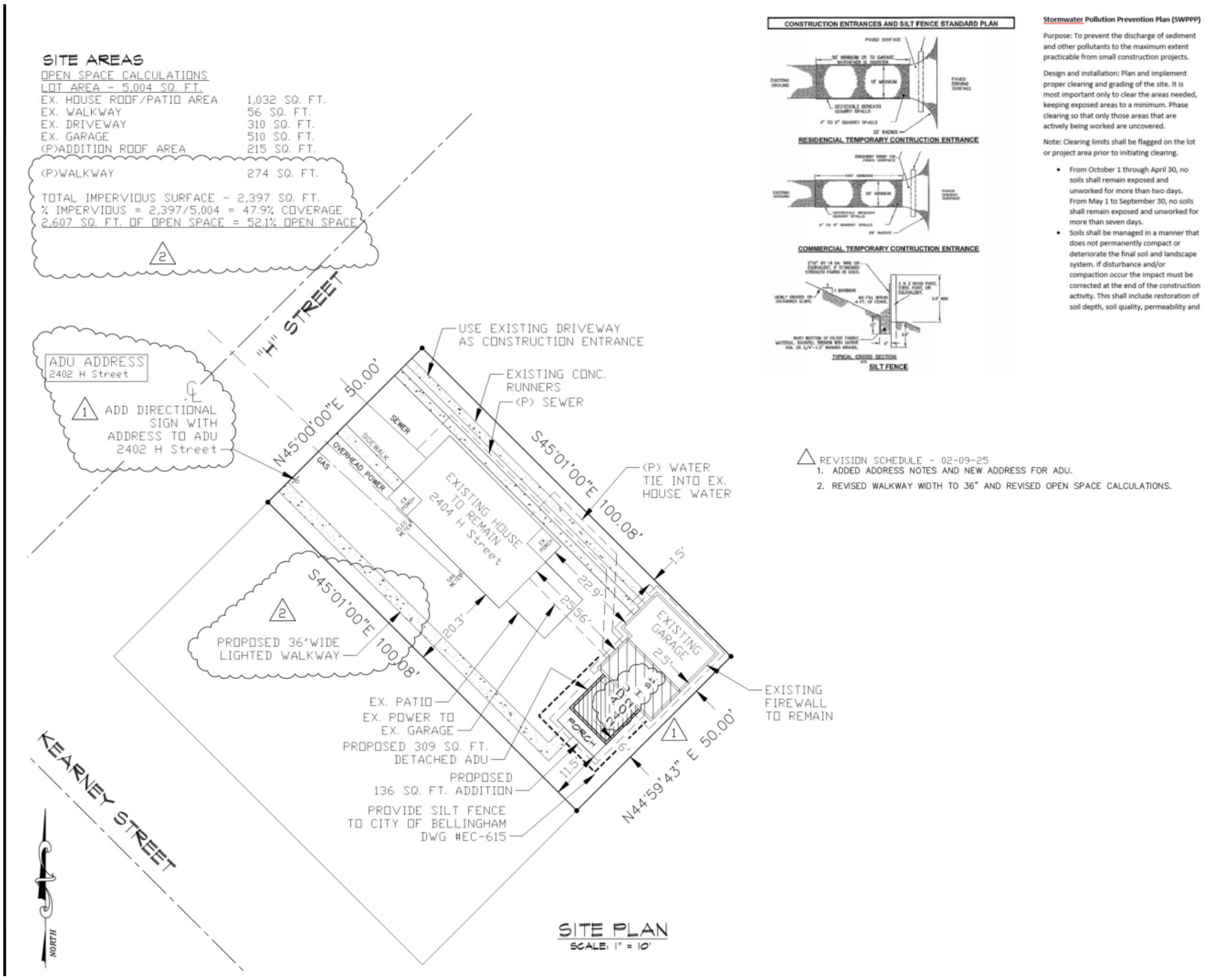
2404 H Street
ADU2025-0006

A decision will be made on the project following the comment period. If you want to receive notification of the action, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Emy Scherrer, Planner **Yes, I would like to know the action taken.**

Name _____

Address _____
(including City, Zip)


SITE AREAS
OPEN SPACE CALCULATIONS
LOT AREA - 5,004 SQ. FT.
EX. HOUSE ROOF/PATIO AREA 1,032 SQ. FT.
EX. WALKWAY 56 SQ. FT.
EX. DRIVEWAY 310 SQ. FT.
EX. GARAGE 510 SQ. FT.
(P)ADDITION ROOF AREA 215 SQ. FT.
(P)WALKWAY 274 SQ. FT.
TOTAL IMPERVIOUS SURFACE - 2,397 SQ. FT.
% IMPERVIOUS = 2,397/5,004 = 47.9% COVERAGE
2,607 SQ. FT. OF OPEN SPACE = 52.1% OPEN SPACE
"H" STREET
ADU ADDRESS
2402 H Street
ADD DIRECTIONAL SIGN WITH ADDRESS TO ADU 2402 H Street
USE EXISTING DRIVEWAY AS CONSTRUCTION ENTRANCE
EXISTING CONC. RUNNERS
(P) SEWER
(P) WATER TIE INTO EX. HOUSE WATER
N45°00'00"E 50.00'
S45°01'00"E 100.08'
SEWER
SIDEWALK
OVERHEAD POWER
GAS
EXISTING HOUSE TO REMAIN 2404 H Street
EXISTING GARAGE
PORCH
PROPOSED 36"WIDE LIGHTED WALKWAY
EX. PATIO
EX. POWER TO EX. GARAGE
PROPOSED 309 SQ. FT. DETACHED ADU
PROPOSED 136 SQ. FT. ADDITION
PROVIDE SILT FENCE TO CITY OF BELLINGHAM DWG #EC-615
EXISTING FIREWALL TO REMAIN
N44°59'43" E 50.00'
KEARNEY STREET
NORTH
SITE PLAN
SCALE: 1" = 10'
CONSTRUCTION ENTRANCES AND SILT FENCE STANDARD PLAN
RESIDENCIAL TEMPORARY CONTRUCTION ENTRANCE
COMMERCIAL TEMPORARY CONTRUCTION ENTRANCE
TYPICAL CROSS SECTION
SILT FENCE
Stormwater Pollution Prevention Plan (SWPPP)
Purpose: To prevent the discharge of sediment and other pollutants to the maximum extent practicable from small construction projects.
Design and installation: Plan and implement proper clearing and grading of the site. It is most important only to clear the areas needed, keeping exposed areas to a minimum. Phase clearing so that only those areas that are actively being worked are uncovered.
Note: Clearing limits shall be flagged on the lot or project area prior to initiating clearing.
• From October 1 through April 30, no soils shall remain exposed and unworked for more than two days. From May 1 to September 30, no soils shall remain exposed and unworked for more than seven days.
• Soils shall be managed in a manner that does not permanently compact or deteriorate the final soil and landscape system. If disturbance and/or compaction occur the impact must be corrected at the end of the construction activity. This shall include restoration of soil depth, soil quality, permeability and
REVISION SCHEDULE - 02-09-25
1. ADDED ADDRESS NOTES AND NEW ADDRESS FOR ADU.
2. REVISED WALKWAY WIDTH TO 36" AND REVISED OPEN SPACE CALCULATIONS.

Site Plan

POSTING NOTICE

NOTICE OF APPLICATION
ADU2025-0006

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for an Accessory Dwelling Unit for the following project:

Project Description: Land use approval for a single-story, one-bedroom, approximately 719 square foot (building total) detached accessory dwelling unit (DADU) in and attached to the existing garage on the northeast corner (rear) of the property. The existing garage portion of the proposed DADU is within the side yard setback and is 1.5' from the side property line and is within the rear yard setback and is 2.5' from the rear property line. Public notice is required under a type II process because the existing portion of the garage which is attached to the proposed DADU is within the required 5' side and rear yard setbacks. .

Project Location: 2404 H Street., Bellingham WA 98225**.** Lettered Streets Neighborhood, Area 1, Zoned Residential Single with a 5,000 square foot (sq. ft.) minimum detached lot size.

Applicant: Lora Finnigan, 2404 H Street. Bellingham, WA 98225, (360) 739-8441, lfinnigan53@gmail.com

Comments Due By: 3/13/2025

The full application and all associated documents are available for viewing in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on March 23, 2025

The final decision on this proposal may be appealed in accordance with Bellingham Municipal Code 21.10.250

Date Application Received:	1/23/2025
Date of Complete Application:	2/21/2025
Date of Notice of Application:	2/27/2025
Other Known Required Permits:	Building and Construction Permits

Send written comments and requests for information to:

Name: **Emy Scherrer, Planner** E-mail / Phone: **erscherrer@cob.org or 360-778-8350**

Planning and Community Development Department - City Hall
210 Lottie Street - Bellingham, WA 98225 Fax: 360-778-8300

Attachment F

Emy R Scherrer

From: Eric Hull <erichull4@gmail.com>
Sent: Tuesday, March 4, 2025 2:24 PM
To: Emy R Scherrer
Subject: Re: ADU2025-0006 Opposition

I am emailing in opposition to the Type II Application in the subject line.

The site plans indicate impervious area will exceed the maximum listed in 16.80.090. The site plan does not make any stormwater improvements.

Please indicate how a 47.9% impervious surface is allowed based on current city codes.

I would like to be notified of the action taken.

Thanks,

--
Eric Hull
Mobile: (208) 576-9487
erichull4@gmail.com