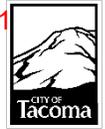


## Members

Kevin Bartoy, Chair  
Jennifer Mortensen, Vice Chair  
Jonathan Hart  
Sarah Hilsendeger  
Alex Morganroth  
Lysa Schloesser  
Jenny Sullivan  
Jeff Williams  
George Zeno  
Deborah Cade, North Slope Ex-Officio  
Leah Jaggars, Wedge Ex-Officio



# Agenda

## Landmarks Preservation Commission Planning and Development Services Department

**Date:** June 8, 2022  
**Time:** 5:30 p.m.  
**Location:** Virtual (see below)

## Staff

Reuben McKnight, Historic Preservation Officer  
Susan Johnson, Historic Preservation Coordinator  
Paige Rooney, Historic Preservation Intern  
Mary Crabtree, Administrative Assistant

### INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in regards to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://zoom.us/j/84794178334>, or by dialing +1 (253) 215-8782 and entering the meeting ID 847 9417 8334 when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on June 8th, or comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to [landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org), put in the subject line "LPC Meeting 6/8/22", and clearly indicate which agenda item(s) you are addressing.

	PAGE #	TIME
<b>1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS</b>		
<b>2. ROLL CALL</b>		
<b>3. CONSENT AGENDA</b>		
A. Excusal of Absences		
B. Approval of Minutes: N/A		
C. Administrative Review:		
i. 1001 N. I Street		
<b>4. DESIGN REVIEW</b>		
A. 811 N. Ainsworth <i>Revised plans for replacement dwelling</i>	Nick Holt, York Enterprises 7	15 m
<b>5. BOARD BUSINESS/COMMUNICATION ITEMS</b>		
A. Welcome to new intern Paige Rooney	Staff	5 m
B. Events & Activities	Staff	5 m
<b>6. CHAIR COMMENTS</b>		

This agenda is for public notice purposes only. Complete applications are posted online at [www.cityoftacoma.org/lpc-agenda](http://www.cityoftacoma.org/lpc-agenda).



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¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском?

ត្រូវការព័ត៌មានជាភាសាខ្មែរ? 📞 Contact TacomaFIRST 311 at (253) 591-5000



**STAFF REPORT**

June 8, 2022

**DESIGN REVIEW****AGENDA ITEM 4A: 811 N. Ainsworth***Nick Holt, York Enterprises***BACKGROUND**

Built in 1890, this was a contributing structure in the North Slope Historic District. The structure was demolished in 2019 without proper permits. The applicant is now proposing a design for a new residential structure to replace the demolished structure, based on the previous design and commission guidance. The property is currently under enforcement status and a work plan has been agreed upon to resolve the violation.

The Commission packet includes a plan set for the proposed new construction, along with photographs of the house that was demolished. The new design is for a two-story residence with a basement, occupying an approximate 1400 SF footprint. The overall ridge height for the proposed structure is 28' 6 ½". The exterior material palette includes wood clad windows in a predominant double hung configuration, and the siding will be cedar with a 5" reveal. The new design differs in several respects from the original house, including the front façade, which appeared to have had a porch added to the front over an enclosed original porch. The new design uses a flat front elevation with the entrance facing east. The primary roof pitch is 12:12, with the ell addition using a 6:12 pitch. The proposed structure is sited east of the original footprint due to setback requirements.

**PRIOR ACTIONS**

- On May 11, 2016, the Landmarks Preservation Commission approved a new addition to the former house, as well as a new garage.
- On May 4, 2017, staff approved an 18-month extension for the Certificate of Approval.
- On October 11, 2018, the Landmarks Preservation Commission approved a design amendment for the new garage.
- In March 2019, the house was demolished without proper permits. A violation was issued on March 14 for exceeding the approved permit scope for the partial demolition of the historic house. The property has been under enforcement since that time.
- On May 22, 2019, the applicant briefed the Commission on a proposed replacement design. The Commission commented that the proposal was too large and the design was out of context with what was previously approved, as well as the neighboring homes. The Commission advised that the applicant should design a structure consistent with the design for the previously approved remodel of the historic home. However, due to current development standards, specifically setbacks, some redesign would be required to meet code.
- On September 9, 2019, administrative approval was issued for the removal of the remaining partial front façade, due to safety and blight concerns.
- On September 25, 2019, the Commission was briefed on a proposed new design that reduced the overall size of the replacement structure. The Commission responded by referring back to the previous guidance, which was to base the design of the replacement structure on the demolished structure.
- On April 13, 2022, the Commission was presented with a proposed new design. The Commission voted to deny the application, finding that the new design did not match the accepted 2016 design set as previously directed by the Commission. Specifically, the discussion called out the location of the front entry (the new design showed the porch relocated from the front elevation to the side of the main structure, and the shed roof dormer pitch and roof height were inconsistent with the 2016 design).
- On May 25, 2022, the Commission was briefed with a revised design based on the feedback from April 2022. The entry was relocated to the front per Commission direction, and the porch was designed to be consistent with what was likely present originally (before the porch was enclosed as on the previous building). The roof form and dormer on the addition are configured to allow for head height and egress windows, according to the

applicant. There were no questions or concerns raised with the revised design presented on May 25. That same plan set has been brought forward at the June 8, 2022 meeting for final design review approval.

## **GUIDELINES**

The Design Guidelines for New Construction in the Wedge and North Slope Historic Districts apply, as follows:

### HEIGHT

Goal: Balance the overall height of new construction with that of nearby structures.

Guideline: New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.

### SCALE

Goal: Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood.

Guideline: Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.

### MASSING

Goal: Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts.

Guideline: Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing—the arrangement of facade details, such as projections and recesses—and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.

### SENSE OF ENTRY

Goal: Emphasize entrances to structures.

Guideline: Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

### ROOF SHAPES AND MATERIALS

Goal: Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

Guideline:

1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.
2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or “widow’s walks” to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

### WINDOWS AND RHYTHM OF OPENINGS

Goals: Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

Guideline:

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.
2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.
3. Window configuration and detail. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double

hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Muntins and grids should be true or simulated divided light. Grids sandwiched between thermal panes are not acceptable. Commonly, windows were also surrounded with substantial trim pieces or window head trim, and new window trim should utilize historic detail patterns. These may include crown molding, except where headers are engaged with a belly band or cornice, substantial projecting sills with aprons, and windows that are recessed or "punched in" so that the window sash and frame does not project beyond the wall plane. Design submittals for new structures shall include window trim details.

4. Window materials. Historically, windows were generally wood. New construction should use windows that are wood, or that mimic the appearance of wood (including clad or composite materials). Vinyl windows are generally not acceptable for new primary or detached accessory dwelling unit structures in the historic district.

## ANALYSIS

1. This property is within the North Slope Historic Special Review District, as such, new construction is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.040.
2. The residence formerly standing at 811 N Ainsworth was a contributing structure within the North Slope Historic District, and alterations, including demolition, to this structure also required approval by the Landmarks Preservation Commission pursuant to TMC 13.05.040.
3. The applicant had presented a design for an addition and garage to the Landmarks Preservation Commission in May 2016, which was approved. Subsequent review in October 2018 approved a change to the garage roof design.
4. Despite the approved plan set for the addition and garage, and issuance of building permits for the same, the applicant instead demolished the house in March 2019 without approval for demolition, in violation of City regulations and the approved permits.
5. In briefings that occurred in May and September 2019, the applicant presented designs for a replacement structure to the Commission. In both cases, the Commission directed the applicant to base the design of the replacement structure on the demolished structure.
6. The Wedge and North Slope Historic District Design Guidelines apply to this proposal.
7. The proposed structure is slightly over 28' in height. The original structure was 27'10" according to plans approved in 2016. The guidelines for height state, "New buildings should be comparable in height to adjacent structures." Although a height survey has not been requested or conducted, adjacent structures do not appear to be as tall as the proposed height or the original home, in part due to their different architectural eras (the home to the east is a craftsman bungalow, and the home to the west is an English Cottage). However, the proposed house appears to meet the height guideline, and the difference between the height of the proposed and original structure is negligible.
8. The guideline for scale states, "building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations." The proposed design appears to maintain the residential architectural scale and is set back consistent with current development standards. The footprint of the home on the lot was shifted east of the location of the original house due to current setback requirements.
9. The guideline for massing states in part, "Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing—the arrangement of facade details, such as projections and recesses—and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces." The proposed design includes massing typical of detached dwellings in the historic district and appears to meet this guideline.
10. The guideline for "sense of entry" states, "Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street." The proposed design includes a clearly defined porch located on the front elevation, thus appearing to meet this guideline.
11. The guideline for "roof shapes and materials" notes that roof pitches for new structures should be between 5:12 and 12:12, and should utilize elements such as dormers and cross gables to break up large blank surfaces. The proposed design includes a primary 12:12 pitch with a cross gable/shed dormer at 6:12, thus meeting this guideline.
12. The guidelines for windows state that windows should share header heights with other doors and windows, utilize configurations similar to those typically found in the district, and should be wood or have an appearance like wood (such as a clad material). The proposed windows are primarily double hung, with hopper/awning casement windows. The windows are proposed to be clad wood and appear to meet this guideline.

## ACTION REQUESTED

Approval of the above scope of work.

## RECOMMENDATION

Staff recommends approval of the design based on the applicable design guidelines and prior feedback from the Landmarks Commission.

Sample motion language for approval:

*I move that the Landmarks Preservation Commission find that the design for 811 N Ainsworth meets the applicable design guidelines and approve the proposed plan set, as submitted.*

Sample motion for denial:

*"I move that the Landmarks Preservation Commission deny the proposed design for 811 N Ainsworth, finding that it does not meet the following North Slope Historic District design guidelines [cite guidelines]."*

## BOARD BUSINESS/COMMUNICATION ITEMS

### AGENDA ITEM 5A: Events & Activities Update

Staff

1. Welcome to Paige Rooney, new Historic Preservation Intern.

#### 2022 Events

2. Lincoln Mixed-Use Center Historic Property Survey: public kickoff meeting June 9<sup>th</sup>, 5:30-6:30pm, on Zoom. Link for public:
  - **Link to join:** <https://www.zoom.us/j/82038318651>
  - **Or dial to join:** 253-215-8782
    - **Webinar ID** – 820 3831 8651

# Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

## APPLICATION FOR DESIGN REVIEW

Permit Number: HDR22-0020

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	Chavez Home Build
<b>Building/Property Address:</b>	811 N AINSWORTH AVE
<b>Historic/Conservation District:</b>	North Slope
<b>Applicant's Name:</b>	York Enterprises, LLC
<b>Applicant's Address:</b>	3517 S. 13th St. Tacoma, WA 98405
<b>Applicant's Phone:</b>	2537523189
<b>Applicant's Email:</b>	dannette@yorkenterprises.com
<b>Property Owner's Name:</b>	CHAVES JORGE

### PROJECT SCOPE AND DESCRIPTION

#### Project Details

<b>Application Type:</b>	Residential
<b>Type of Work:</b>	Other Major Work
<b>Estimated Valuation:</b>	500000

#### Application Checklist

##### Features to be Modified:

New home build. All trim, casing, windows, doors, siding, roofing, and remaining exterior features to align with LPC guidelines. See attached narrative for details.

**Program of Work:**

All remaining project work to align by LPC guidelines.

**Specifications of Materials and Finishes:**

All materials and finishes to align with LPC guidelines. See attached narrative for details.

**Building/Roofing Information**

9

**Roof Height:** 27  
**Roof Pitch:** 612  
**Roof Material:** Asphalt Shingles  
**Size of** 1350 Sq Ft (Footprint)

**Proposed Material:**  
Cedar Clapboard 5" OL

**Exterior Material:**  
All Wood Exterior Facades

**Window Information**

**Window Types:**  
Double-Hung Wood Clad

**Window Trim:**  
Same as Previous Structure

**Window Material:**  
Wood Clad Metal

**Window Locations:**  
See Elevations on Attached Plans

**Door Information**

**Door Types:**  
Same as Previous Structure

**Door Materials:**  
Wood and Metal

**Door Locations:**  
See Elevations on Attached Plans

**Existing Signage:**

**Sign Dimensions:**

**Sign Material:**

**Logo and Letter Size:**

**Lighting Specifications:**

**Removing or Relocating Signage:**

**Method of Attachment:**



# Submittal Information

Permit: HDR22-0020

*Applied: 06/01/2022*

## ADDITIONAL INFORMATION

<b>Door Locations</b>	See Elevations on Attached Plans
<b>Door Materials</b>	Wood and Metal
<b>Door Types</b>	Same as Previous Structure
<b>Exterior Material</b>	All Wood Exterior Facades
<b>Proposed Material</b>	Cedar Clapboard 5" OL
<b>Roof Height</b>	27
<b>Roof Material</b>	Asphalt Shingles
<b>Roof Pitch</b>	6:12
<b>Size of Construction</b>	1350 Sq Ft (Footprint)
<b>Window Locations</b>	See Elevations on Attached Plans
<b>Window Material</b>	Wood Clad Metal
<b>Window Trim</b>	Same as Previous Structure
<b>Window Types</b>	Double-Hung Wood Clad

## APPLICATION CHECKLIST

<b>Elevation Drawings</b>	CHECKED
<b>Features to be Modified</b>	New home build. All trim, casing, windows, doors, siding, roofing, and remaining exterior features to align with LPC guidelines. See attached narrative for details.
<b>Illustrations</b>	CHECKED
<b>Material Samples</b>	CHECKED
<b>Photographs</b>	CHECKED
<b>Program of Work</b>	All remaining project work to align by LPC guidelines.
<b>Site Plan</b>	CHECKED
<b>Specifications of Materials and Finishes</b>	All materials and finishes to align with LPC guidelines. See attached narrative for details.

## HISTORIC DISTRICT

<b>District</b>	North Slope
<b>Guideline Certification</b>	CHECKED

**PARCEL AND ZONING INFORMATION**

12

<b>Accessibility Index</b>	High
<b>BLDINSPAREA</b>	North
<b>City Council District</b>	2
<b>Code Violation Type</b>	Stop Work
<b>Economy Index</b>	Low
<b>Education Index</b>	Very High
<b>Enforcement Complaint Records</b>	60000208708
<b>Erosion Control Inspector</b>	Scott Haydon
<b>Historic District</b>	Y
<b>Land Use Designations</b>	Low-Scale Residential
<b>Liquefaction Susceptibility</b>	very low
<b>Livability Index</b>	Moderate
<b>Neighborhood Council District</b>	NORTH END
<b>Overall Equity Index</b>	High
<b>SITEINSPAREA</b>	North
<b>Wastewater Subbasin</b>	N04
<b>Wind Zone</b>	1.38
<b>Zoning District</b>	HMR-SRD-HIST

**PROJECT DETAILS**

<b>Estimated Valuation</b>	500000
----------------------------	--------

**REVIEW TYPE**

<b>Application Type</b>	Residential
<b>Type of Work</b>	Other Major Work

**Contacts:**

Contact Type	Name	Email
Applicant	York Enterprises, LLC	dannette@yorkenterprises.com
Contractor	Nick Holt	nholt@yorkenterprises.com
Owner	CHAVES JORGE	nholt@yorkenterprises.com

The currently proposed (and formerly approved) residence will feature new materials that match or closely resemble the previous residence and maintain the historic character of the neighborhood. The previous house featured cedarwood clapboard siding with a 5" exposure and shingled gable ends, and we have maintained that siding type, profile, and location on the new residence. Window and door trim sizes, shapes (1x3 jamb and sills with 1x6 head trim) and details have been incorporated into the new residence and maintain the character of the original house. 1x3 corner boards and a 5/4 x 8 baseboard (at the foundation) and bellyband detail are in keeping with the original residence as well. The new windows have been selected to maintain the character of the original house. All street facing windows are double hung while any of the awning style windows are placed on elevations not facing the street and should be unobtrusive. The windows have all been specified as wood clad windows with traditional style to maintain the character of the previous residence. The front porch has been designed to feature similar design language and materiality of the original residence. The new house utilizes the same comp shingle style roofing material the previous residence featured as well. All colors and finishes will be coordinated with the neighboring houses to maintain neighborhood cohesion.

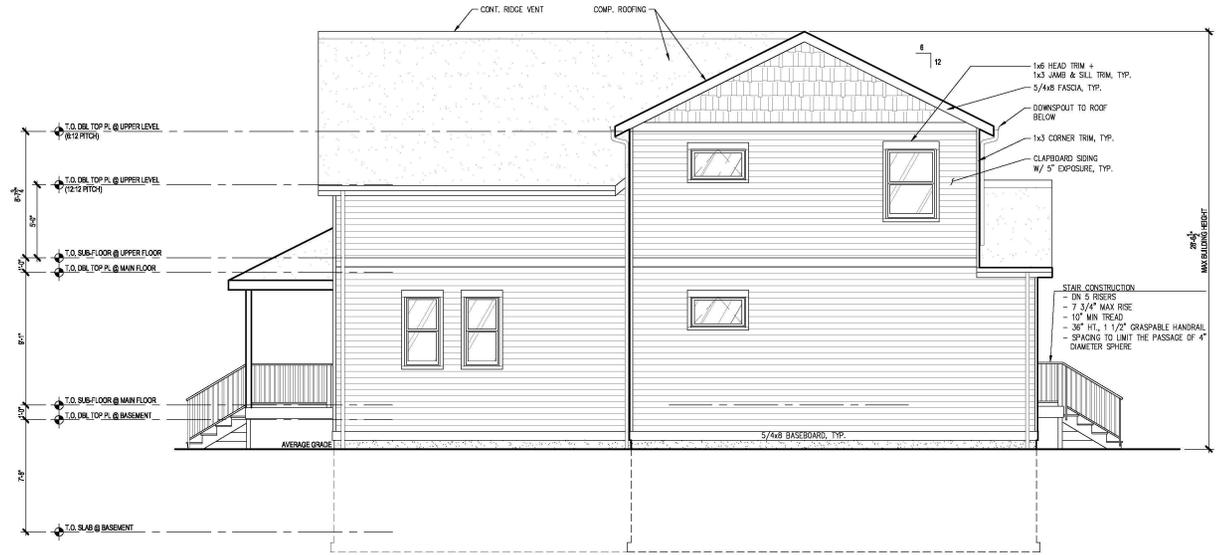
811 N Ainsworth Architectural Narrative for Façade Materials and Component Specifications

The currently proposed and formerly approved residence will feature new materials that match or closely resemble the previous residence and maintain the historic character of the neighborhood. The previous house featured cedarwood clapboard siding with a 5" exposure and we have maintained that exact siding in cedarwood on the new residence. Window and door trim sizes, shapes (1x3 jamb and sills with 1x6 head trim) and details have been incorporated into the new residence and maintain the character of the original house. 1x3 corner boards and a 5/4 x 8 baseboard at the foundation are in keeping with the original residence as well. The new windows have been selected to maintain the character of the original house. All street facing windows are double hung except the single square picture window which matches the previous residence while all of the awning style windows are placed on elevations not facing the street and should be unobtrusive. The windows have all been specified as wood clad windows with traditional style to maintain the character of the previous residence. The front porch has been designed to feature similar design language and materiality of the existing residence as well. The new house utilizes the same comp shingle style roofing material the previous residence featured as well. All colors and finishes will be coordinated with the neighboring houses to maintain neighborhood cohesion.









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



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

ANDY HARVEST, DESIGNER  
1115 YAKIMA AVE S #2  
SEATTLE, WA 98144  
360-259-7654

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811 N Ainsworth Ave.  
Tacoma, WA 98403

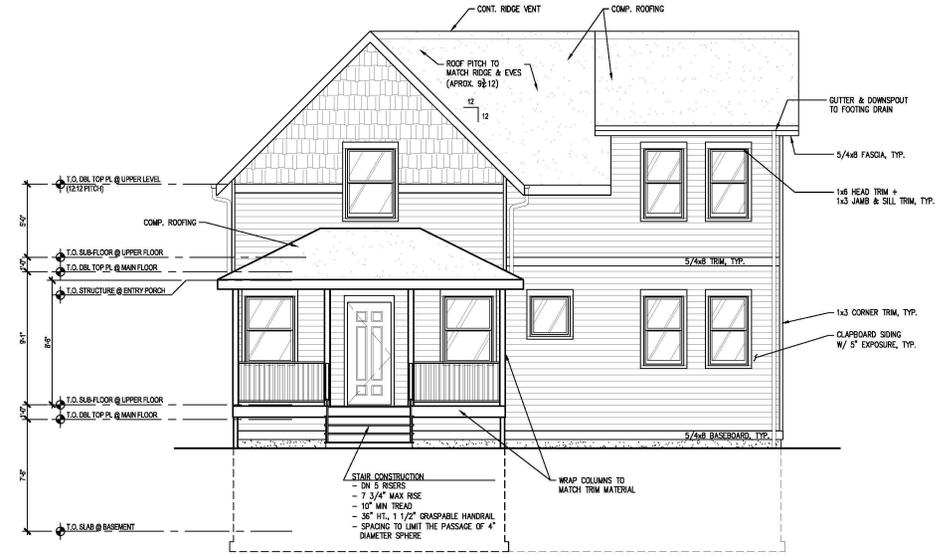
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**A-3.0**

BUILDING ELEVATIONS



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



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

ANDY HARFST, DESIGNER  
1115 YAKIMA AVE S #2  
SEATTLE, WA 98144  
360-299-7634

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811 N Ainsworth Ave.  
Tacoma, WA 98403

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SHEET	

**A-3.1**

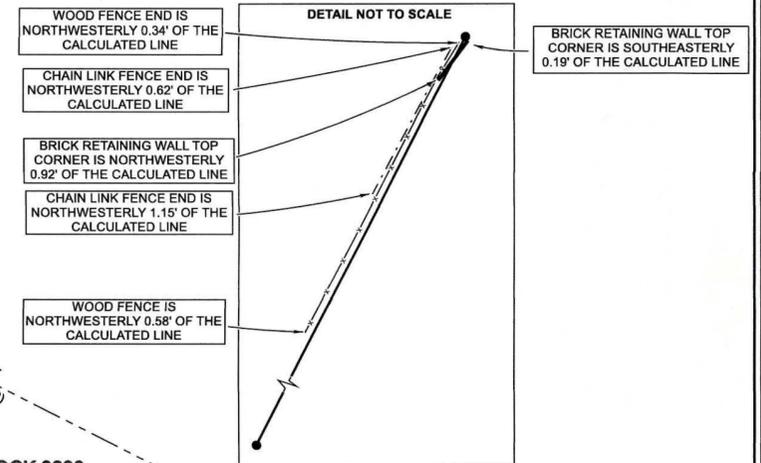
BUILDING ELEVATIONS



# RECORD OF SURVEY

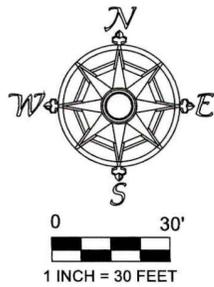
LOT 6 AND 7, BLOCK 3831, MAP OF NEW TACOMA, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TACOMA, STATE OF WASHINGTON

FOUND: ON 4-24-2019 A COPPER PIN IN LEAD, IN A CASE 0.35' DOWN AT THE INTERSECTION OF N. 9TH ST. AND N. CUSHMAN AVENUE



## BASIS OF BEARING

N 63°00'00" W ACCORDING TO A MAGNETIC COMPASS BEARING WITH A MAGNETIC DECLINATION OF 15°34' EAST, BETWEEN A FOUND COPPER PIN IN LEAD, IN A MONUMENT CASE 0.20' DOWN, AT THE INTERSECTION OF N. 8TH ST. AND N. AINSWORTH AVENUE, AND A FOUND 3" BRASS DISK AT THE SURFACE WITH A CROSS AND A PUNCH MARK, STAMPED 43143, AT THE INTERSECTION OF N. 9TH ST. AND N. AINSWORTH AVENUE; THERE IS EVIDENCE THAT THE ORIGINAL MONUMENT WAS REMOVED DURING THE CONSTRUCTION OF CITY OF TACOMA WATER LINE PROJECT, NO OTHER RECORD INFORMATION WAS FOUND.



FOUND: ON 4-24-2019 A 3" BRASS DISK IN CONCRETE WITH A CHISELED CROSS AND PUNCH MARK, AT THE ASPHALT SURFACE, STAMPED 43143, IN THE INTERSECTION OF N. 9TH ST. AND N. AINSWORTH AVENUE.

## LEGAL DESCRIPTION

LOT 6 AND 7, BLOCK 3831, MAP OF NEW TACOMA, W.T., ACCORDING TO PLAT RECORDED FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON; TOGETHER WITH THE SOUTHWESTERLY 10 FEET OF ALLEY ABUTTING THEREON, VACATED IN ORDINANCE NUMBER 7739 OF THE CITY OF TACOMA.

## SURVEYOR'S NOTES

- 1) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY (PARCEL NO. 2038310050) TO DETERMINE BOUNDARY LINE LOCATIONS ON THE GROUND DURING A HOUSE REMODEL
- 2) SURVEY INSTRUMENTS USED: 3" NIKON NPL-530 TOTAL STATION, TRIMBLE TSC2 DATA COLLECTOR.
- 3) FIELD METHODS USED: DIRECT FIELD TRAVERSE AND RADIAL OBSERVATIONS.
- 4) THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090 1 (b) & 2 (b).
- 5) THIS SURVEY COMPLIES WITH ALL STANDARDS & GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW & WAC 332-130; THIS SURVEY WAS NOT PERFORMED OR CERTIFIED TO MEET THE MINIMUM STANDARD DETAIL REQUIREMENTS OR ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEY. THEREFORE, THE USE OF THIS MAP FOR ISSUANCE OF AN ALTA/ACSM OWNERS EXTENDED COVERAGE POLICY IS STRICTLY PROHIBITED.
- 6) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESERVATIONS, RESTRICTIONS OR COVENANTS OF RECORD.

LEGEND	
●	SET A 1/2" REBAR WITH A PLASTIC CAP IMPRINTED WITH DLOSEY PLS 54755
⚡	MONUMENT AS NOTED
+	CALCULATED POSITION
---	CENTER LINE
---	RIGHT OF WAY
---	BRICK RETAINING WALL TOP
---	CHAIN LINK FENCE
---	WOOD FENCE

## REFERENCE MATERIAL

(P) MAP OF NEW TACOMA RECORDED FEBRUARY 3RD, 1875 COUNTY OF PIERCE WASHINGTON TERRITORY

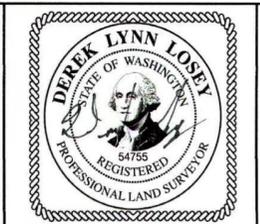
FOUND: ON 4-24-2019 A COPPER PIN IN LEAD, IN A CASE 0.20' DOWN AT THE INTERSECTION OF N. 8TH ST. AND N. AINSWORTH AVENUE

**INNOVATIVE GEOMATICS LLC**  
 1524 91st St. East  
 Tacoma, Washington 98445  
 Phone (253)250-1286

**AUDITOR'S CERTIFICATE**  
 FILED FOR **CONFORMED COPY** \_\_\_\_\_, 2019  
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 PAGE \_\_\_\_\_ 05/02/2019 01:17:04 PM \$183.00 ATICS LLC  
 AUDITOR, Pierce County, WASHINGTON

RECORDING NO. \_\_\_\_\_ COUNTY AUDITOR *For Julie Anderson*

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording act at the request of  
**TONY QUIDO**  
 in April, 2019  
 Derek L. Losey PLS 54755 Date **5-2-19**



**PREPARED FOR**  
 JORGE CHAVES  
 1602 AMETHYST ST SE  
 OLYMPIA, WA. 98501

Located in the SE 1/4 of the SE 1/4 of Section 31, T.21N., R.3 E., W.M.

FILE NAME TonyQuido.TRV	DRAWN BY: DLOSEY
SCALE 30 Ft/in	DATE 5-2-2019
JOB TonyQuido	CHECKED BY: ALOSEY
REVISION 1/1	SHEET 1/1

This map was drawn with TRAVERSE PC Software











1. ATTIC ACCESS - MINIMUM 22"x24" UBC SECTION 1005.1
2. BATHROOM WINDOWS - EVERY SLEEPING ROOM BELOW THE FOURTH FLOOR SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WITH 20" HEIGHT 24"). MINIMUM HEIGHT OF SILL TO FLOOR 44". UBC SECTION 1004.4
3. DRILLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALLS AND/OR CEILING AND SOLID CORE WOOD DOOR WITH CLOSER. DRILLING OVER GARAGE REQUIRES ONE HOUR FIRE-RESISTIVE CONSTRUCTION OR LOAD-BEARING WALLS. UBC SECTION 1004.4, DEPARTMENT 1.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE/ CITY CODE 1998. OVERHEAD PANEL MEMBERS REQUIRED BY EXTERIOR FRONT/REAR OUTLETS. ALSO, IN BATHROOM LAVATORIES, GARAGES AND ALL ELECTRICAL TRUNKS INSTALLED TO SERVE SHALL APPLIANCES AT STITCHED CORNER TOPS, INCLUDING OF ISLAND COUNTERTOPS. ELECTRICAL CONDUITS OUTLETS SERVING KITCHEN COUNTERTOPS SHALL COMPLY WITH THE SPECIFIC REQUIREMENTS OF ARTICLE 210-55(2) OF THE 1998 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB SHOWERS - NEC 430-14.1.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH UBC CHAPTER 23 FOR SPANS AND MEMBERS. ALSO FOR LOADS AND HEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SOON MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONFORMANCE WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FRIED LAYERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 5' OF THE FLOOR. THE CLEAR AREA OF THE LOWER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. UBC REQUIREMENTS SECTION 312.5.4
7. GLASS - SAFETY GLASS DESCRIBED IN BARRES AND ENCLOSURES FOR SLIDING DOORS, STAIR DOORS AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLASS IN ANY PORTION OF A BUILDING WALL INCLUDING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS LESS THAN 60" ABOVE A STAIRWAY SURFACE AND DRINK BUILT. GLASSING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF OTHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. UBC SECTION 2406.1. GLASSING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. UBC SECTION 2406.1(10)
8. QUADRANTS - 30" MINIMUM HEIGHT. OPEN QUADRANTS SHALL HAVE INTERMEDIATE BALLS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE OF 8" DIAMETER CANNOT PASS THROUGH UNCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMP, BALCONIES OR PORCHES WHICH ARE MORE THAN 20" ABOVE GRADE OR FLOOR LEVEL. SHALL BE PROTECTED BY A QUADRANT. UBC SECTION 508.
9. MASONRY TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24". AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 36". UBC SECTION 2105.2.3
10. MASONRY WALL WITH STUBS - NOT TO EXCEED 16" ON CENTER.
11. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 1998 UNIFORM PLUMBING CODE (UPC) AND LOCAL REQUIREMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDINGS. REQUIREMENTS SECTION 508. WATER HEATERS GENERATING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLASSING IN ANY PORTION OF A BUILDING WALL INCLUDING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS LESS THAN 60" ABOVE A STAIRWAY SURFACE AND DRINK BUILT. GLASSING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF OTHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. UBC SECTION 2406.1. GLASSING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. UBC SECTION 2406.1(10)
12. SMOKE DETECTORS - DRILLING HITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRAL LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DRILLING UNIT HAS MORE THAN ONE STORY AND IS DRILLING WITH BATTERIES, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EACH SMOKE TUBING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. UBC SECTION 508.01 AND 508.02(10)
13. STAIRS - STAIR RISERS 8" MINIMUM, MAXIMUM 4-1/2" AND LANDINGS TO COMPLY WITH UBC SECTION 1008.3

WINDOW SCHEDULE

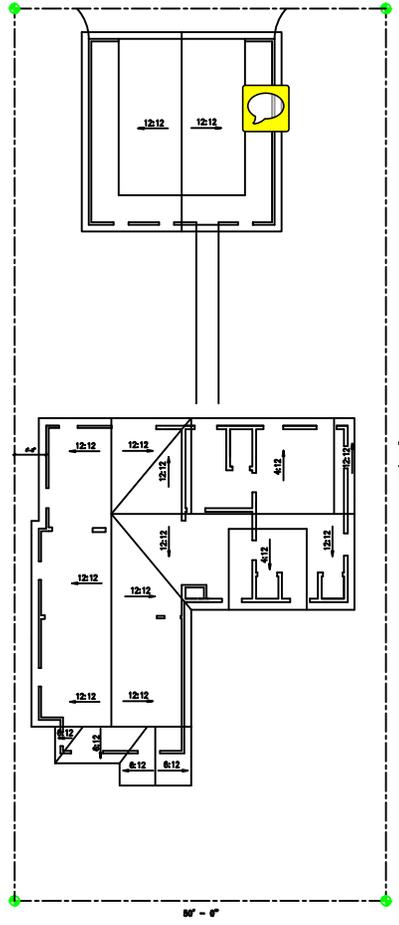
ID	SIZE	TYPE	HDR. HT.	REMARKS
A	10" X 70"	SHSL	80" A.F.F.	TEMPERED GLASS
B	20" X 60"	SHSL	80" A.F.F.	
C	20" X 70"	SHSL	80" A.F.F.	
D	24" RADIUS	FXDL	96" A.F.F.	RAD. ARCH TRANSOM
E	20" RADIUS	FXDL	110" A.F.F.	RAD. ARCH TRANSOM
F	24" RADIUS	FXDL	112" A.F.F.	RAD. ARCH TRANSOM
G	40" X 70"	SHSL	100" A.F.F.	
H	28" X 60"	SHSL	70" A.F.F.	2 MILLED TOGETHER
J	40" X 60"	SHSL	90" A.F.F.	2 MILLED TOGETHER
K	2-28" X 60"	SHSL	70" A.F.F.	1/2" INH. ARCH TRUSS MILLED @ 8" A.F.F.
L	2-28" X 70"	SHSL	80" A.F.F.	
M	28" X 70"	SHSL	80" A.F.F.	2 MILLED TOGETHER
N	28" X 60"	SHSL	70" A.F.F.	TEMPERED GLASS
P	30" X 18"	FXDL	70" A.F.F.	
Q	40" X 40"	GLAS BLK	60" A.F.F.	
R	40" X 60"	SHSL	70" A.F.F.	1/2" INH. ARCH TRUSS MILLED @ 8" A.F.F.
S	40" X 70"	SHSL	80" A.F.F.	
T	50" X 18"	FXDL	80" A.F.F.	
U	60" X 20"	FXDL	150" A.F.F.	1/2" INH. ARCH TRUSS MILLED @ 10" A.F.F.
V	60" X 30"	FXDL	120" A.F.F.	
W	60" X 40"	HSDL	70" A.F.F.	
X	20" RADIUS	FXDL	80" A.F.F.	
Y	40" X 40"	HSDL	80" A.F.F.	

DOOR SCHEDULE

NO.	SIZE	TYPE	REMARKS
1	30" X 60" X 1-3/4"	AS SELECTED	BUILDER / OWNER SELECTED
2	60" X 60" X 1-3/4"	SOLID CORE SLAB	ATRIUM, EXTERIOR - TEMPERED GLASS
3	28" X 60" X 1-3/4"	SOLID CORE SLAB	ATRIUM, EXTERIOR - TEMPERED GLASS
4	18" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
5	18" X 60" X 1-3/4" PR.	HOLLOW CORE SLAB	INTERIOR
6	20" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
7	24" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
8	28" X 60" X 1-3/4" PKGT.	HOLLOW CORE SLAB	INTERIOR
9	28" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
10	28" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR, W/CLOSER
11	28" X 60" X 1-3/4"	METAL	EXTERIOR
12	18" X 60" X 1-3/4" PR.	HOLLOW CORE SLAB	INTERIOR
13	24" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
14	28" X 60" X 1-3/4" PKGT.	HOLLOW CORE SLAB	INTERIOR
15	28" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
16	30" X 60" X 1-3/4" PR.	HOLLOW CORE SLAB	INTERIOR, FRENCH
17	20" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
18	80" X 70"	GARAGE DOOR	ALUM. AUTO. DOOR OPENER
19	160" X 70"	GARAGE DOOR	ALUM. AUTO. DOOR OPENER

LEGEND

⊕	STANDARD SWITCH	⊕	FLUORESCENT LIGHT RE: DIMS FOR SIZE	⊕	EXHAUST FAN (50 CFM)
⊕	3 WAY SWITCH	⊕	EXTERIOR FLOOD LIGHTS	⊕	EXHAUST FAN W/LIGHT (50 CFM)
⊕	4 WAY SWITCH	⊕	FLOORS	⊕	COLD WATER
⊕	STANDARD OUTLET 12" A.F.F. (U.L.O.)	⊕	TELEPHONE JACK	⊕	HOT WATER
⊕	220 OUTLET 36" A.F.F. @ UTIL.	⊕	T.V.	⊕	GAS
⊕	1/2" HOT	⊕	CABLE TV OUTLET	⊕	CHANGE IN FLOOR ELEVATION
⊕	GROUND FAULT INTERRUPTOR	⊕	CHIMES (DOOR BELL)	⊕	DISAPPEARING STAIRS RE: DIMS FOR SIZE
⊕	GROUND FAULT INTERRUPTOR WATER PROOFING	⊕	DOOR BELL	⊕	MEDICINE CABINET
⊕	RECESS CAN LIGHT	⊕	SMOKE DETECTOR	⊕	HOSE BIB
⊕	RECESS EYE BALL	⊕	GAS LIGHTER FOR FIREPLACE	⊕	CHANGE ON FLOOR MATERIAL
⊕	INCANDESCENT LIGHT	⊕	CEILING FAN W/LIGHT		
⊕	1X FLUORESCENT LIGHT RE: DIMS FOR LENGTH				



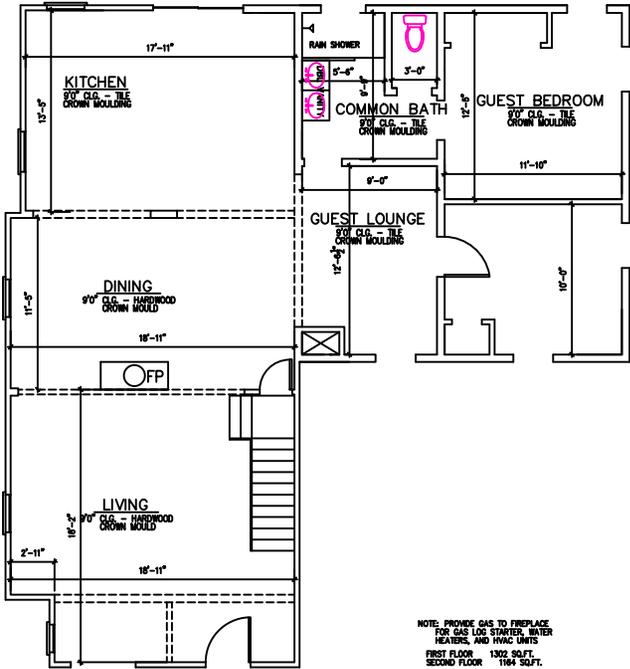
PROPOSED SITE PLAN  
SCALE: 1/8" = 10'

RED PYRAMID, LLC  
1802 ALBERTA ST SE  
TACOMA, WA 98401  
360-818-7545

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811 N Ainsworth Ave.  
Tacoma, WA 98403  
A Renovation by Red Pyramid, LLC  
PERMITTING PLAN SET

DRAWN	ASB
CHECKED	ASB
DATE	7/15/2015
SCALE	AS NOTED
JOB NO.	001
SHEET	1



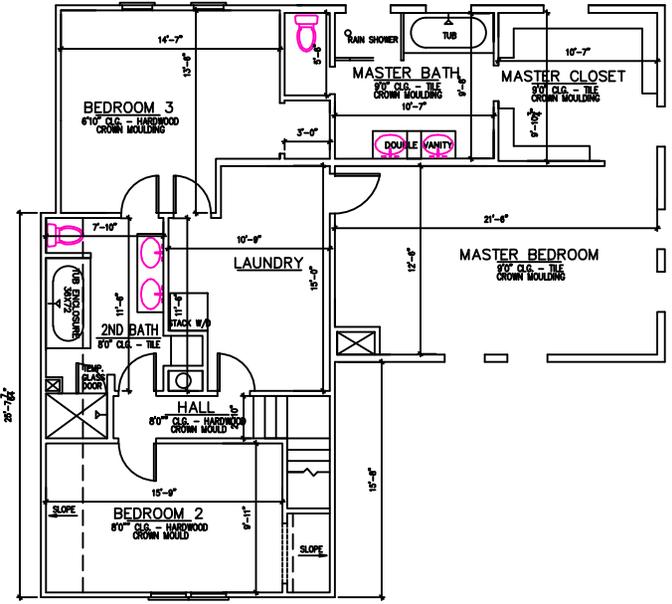
NOTE: PROVIDE GAS TO FIREPLACE FOR GAS LOG STOVE, WATER HEATERS, AND HVAC UNITS  
 FIRST FLOOR 1302 SQ.FT.  
 SECOND FLOOR 1194 SQ.FT.  
 TOTAL 2496 SQ.FT.

- THE FOLLOWING APPLY TO EVERY ROOM:  
 \*WALL INSULATION TO BE DENSE-PACK CELLULOSE AT MAXIMUM APPLICATION, WHERE POSSIBLE  
 \*CEILING INSULATION IS TO BE DENSE-PACK CELLULOSE AT MAXIMUM APPLICATION, WHERE POSSIBLE  
 \*ELECTRICAL AND PLUMBING BY OTHERS  
 \*NEW DRYWALL  
 \*NEW FLOORING  
 \*NEW TEXTURE/PAIN  
 \*REPLUMB WATER SOURCE/DRAINS WHERE NEEDED  
 \*NEW MILLWORK/FIXTURES

PROPOSED FIRST FLOOR  
 SCALE: 1/8" = 1'-0"

50' - 0"

120' - 0"



- THE FOLLOWING APPLY TO EVERY ROOM:  
 \*WALL INSULATION TO BE DENSE-PACK CELLULOSE AT MAXIMUM APPLICATION, WHERE POSSIBLE  
 \*CEILING INSULATION IS TO BE DENSE-PACK CELLULOSE AT MAXIMUM APPLICATION, WHERE POSSIBLE  
 \*ELECTRICAL AND PLUMBING BY OTHERS  
 \*NEW DRYWALL  
 \*NEW FLOORING  
 \*NEW TEXTURE/PAIN  
 \*REPLUMB WATER SOURCE/DRAINS WHERE NEEDED  
 \*NEW MILLWORK/FIXTURES

PROPOSED SECOND FLOOR  
 SCALE: 1/8" = 1'-0"

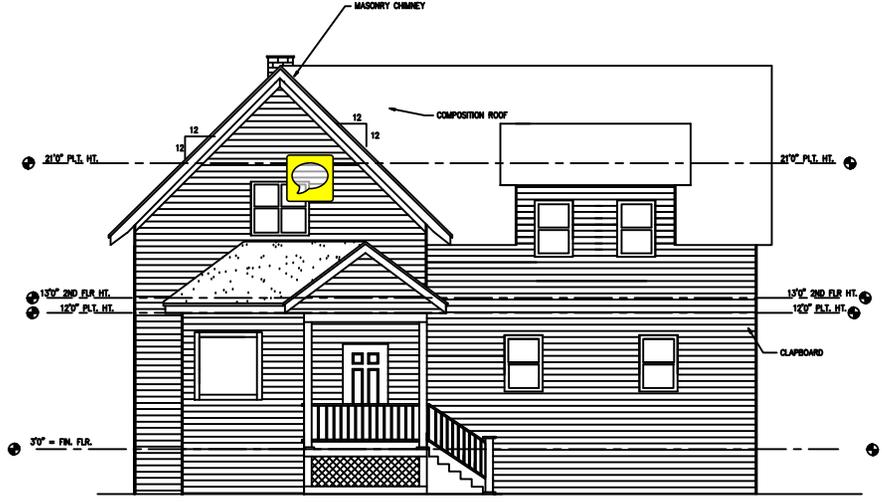
50' - 0"

RED PYRAMID, LLC  
 1027 ANNE WATSON ST SE  
 TACOMA, WA 98403  
 360-519-7245

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 Tacoma, WA 98403  
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 PERMITTING PLAN SET

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CHECKED	ASB
DATE	7/15/2015
SCALE	AS NOTED
JOB NO.	001
SHEET	5



\*NOTE ON WINDOWS: SIZE AND DESIGN TO BE CONSISTENT WITH OLDEST EXISTING WINDOWS, LEFT SIDE, 1ST FLOOR

SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

RED PYRAMID, LLC  
 1027 N. WYSLA ST SE  
 TACOMA, WA 98403  
 360-518-7245

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 PERMITTING PLAN SET

DRAWN  
 AND  
 CHECKED  
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 7/15/2015  
 SCALE  
 AS NOTED  
 JOB NO.  
 001  
 SHEET  
 5

OF 40 GDG SHEETS







Supplemental Historic Photos added by staff

(source: Tacoma Public Library, NW Room)

811 N AINSWORTH AVE, TACOMA BU-91 date 09-22-1977

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811 N AINSWORTH AVE, TACOMA BN-1228 date 1998