

**Members**

- Kevin Bartoy, Chair
- Jennifer Baersten, Vice Chair
- Sarah Hilsendeger
- Laurel McQuade
- Anahita Modrek
- Alex Morganroth
- Bryan Rousseau
- Lysa Schloesser
- Jenny Sullivan
- George Zeno
- Deborah Cade, North Slope Ex-Officio
- Gia Mugford, Wedge Ex-Officio



# Agenda

## Landmarks Preservation Commission Planning and Development Services Department

**Date:** May 8, 2024  
**Time:** 5:30 p.m.  
**Location:** Hybrid (see below)

**Staff**

- Reuben McKnight, Historic Preservation Officer
- Susan Johnson, Historic Preservation Coordinator
- Tina Nailor, Historic Preservation Intern
- Mary Crabtree, Administrative Assistant

**INFORMATION ABOUT VIRTUAL MEETINGS**

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building, 747 Market St., Room 243 and can also be attended at <https://zoom.us/j/89120046605>, or by dialing +1 (253) 215-8782 and entering the meeting ID 891 2004 6605 when prompted.

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

	PAGE #	TIME
<b>1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS</b>		
<b>2. ROLL CALL</b>		
<b>3. PUBLIC COMMENT</b>		
Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to <a href="mailto:landmarks@cityoftacoma.org">landmarks@cityoftacoma.org</a> , put in the subject line "LPC Meeting 5/8/24", and clearly indicate which agenda item(s) you are addressing.		
<b>4. CONSENT AGENDA</b>		
A. Excusal of Absences		
B. Approval of Minutes: 07/12/23		
C. Administrative Review:		
• 508 N. K St. – foundation stabilization		
• 914 N. M St. – foundation repair		
• 1005 N. M St. – porch repairs		
<b>5. DESIGN REVIEW</b>		
A. 715 Pacific Ave. (Old City Hall Historic District) <i>Security gate</i>	M. Gorman, Tacoma Iron Work	11 5 m
B. 3419 N. 27 <sup>th</sup> St. (Semple House) <i>Renovation with proposed additions</i>	G. Newton	27 10 m
<b>6. BOARD BUSINESS/COMMUNICATION ITEMS</b>		
A. Equity Committee updates	Commission	8 3 m
B. Staff updates	Staff	8 5 m
C. Events & Activities	Staff	8 5 m
<b>7. 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).*



The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Historic Preservation Office at (253) 591-5220 (voice) or (800) 833-6388 (TTY).  
 ¿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**





**Members**

- Kevin Bartoy, Chair
- Jennifer Baersten, Vice-Chair
- Sarah Hilsendeger
- Laurel McQuade
- Alex Morganroth
- Bryan Rousseau
- Lysa Schloesser
- Jenny Sullivan
- George Zeno
- Deborah Cade, North Slope Ex-Officio

# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

**Staff**

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

**Date:** July 12, 2023

**Location:** Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

**Commission Members in Attendance:**

- Kevin Bartoy, Chair
- Jennifer Baersten, Vice-Chair
- Sarah Hilsendeger
- Alex Morganroth
- Bryan Rousseau
- Lysa Schloesser
- Deborah Cade, North Slope Ex-Officio

**Staff Present:**

- Reuben McKnight
- Susan Johnson
- Paige Rooney
- Mary Crabtree

**Others Present:**

- John Almer
- Diane Sahlin

**Commissioner Members Excused:**

- Laurel McQuade
- Jenny Sullivan

**Commission Members Absent:**

- George Zeno

Chair Bartoy called the meeting to order at 5:30 p.m.

**1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

McKnight reported that no written comments were received for public comment.

**4. CONSENT AGENDA**

The agenda was approved as submitted.

**A. Excusal of Absences**

- Laurel McQuade
- Jenny Sullivan

**B. Approval of Minutes: N/A**

The were no minutes for approval.

**C. Administrative Review:**

- 423 N. G St. – ductless heat pump

## 5. DESIGN REVIEW

### A. 617 N. Cushman Ave (HDR23-0012) *New detached carport*

Johnson read the staff report as provided in the packet.

Commissioner Cade requested clarification on why they applicant chose a carport rather than a garage.

*Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the application for 617 North Cushman Avenue as submitted. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.*

### B. 1510 N. 9th St. (HDR23-0011) *New side porch, siding, window*

Johnson read the staff report as provided in the packet and noted an addition to the scope - the owner would like to remove the siding underneath the vinyl siding.

Commissioner Cade agreed that the porch is minimally visible from the street and the design appears to match the house.

Vice-Chair Baersten asked about the brick pattern shown on the front elevation site plan. Almer noted that it represents the brick wall that replaced an existing fence – which was a previous Historic Design Review (HDR) permit in 2022.

Several commissioners discussed the reveal pattern on the original siding and the proposed siding.

Vice Chair Baersten asked about the condition of the original siding under the vinyl siding. Almer indicated that the current state of the original siding is not usable due to past exterior remodeling and partial removal.

*Commissioner Rousseau moved that the Landmarks Preservation Commission adopt as findings the staff analysis and approve the application for 1510 N. 9th Street as submitted. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.*

## 6. BOARD BUSINESS/COMMUNICATION ITEMS

### A. Equity Committee updates

There was no Equity Committee update.

### B. Events & Activities

McKnight noted that this will be Paige Rooney's last meeting as the Historic Preservation Intern.

Commissioner Cade reported that a house is being built and the walls are up at 811 N Ainsworth.

## 7. CHAIR COMMENTS

The meeting was adjourned at 5:57 p.m.





**STAFF REPORT**

May 8, 2024

**DESIGN REVIEW**

**AGENDA ITEM 5A: 715-17 Pacific (Old City Hall Historic District)**

*Michael Gorman, Tacoma Iron Works*

**BACKGROUND**

Built ca. 1893, the Nelson Bennett Building is a contributing building in the Old City Hall Historic District. The current application is to install an ornamental iron security gate at the 715 Pacific entrance. The gate will be mounted within the entrance alcove using a combination of wedge anchors (mounted into the sidewalk) and wood lag bolts (attached to the storefront wall). The existing storefronts are non-historic and were constructed in the early 2000s during a restoration project.

**GUIDELINES**

Staff recommends the following Old City Hall Historic District Guidelines for this project (the relevant page of the guidelines is also included in the packet):

**5.24 Minimize the visual impact of security devices.**

- a. Locate a security device inside a storefront.
- b. Use an operable and transparent (simple bars with spacing are preferred) security device on a ground floor storefront.
- c. Do not use opaque, roll-down metal screens, as they obscure products on display and weaken pedestrian street interest when in a closed position.
- d. Where desired, design a decorative security device to complement the building's architectural style.
- e. Do not incorporate a security device above the second floor, unless there is a unique security condition.

**5.25 Do not damage the character of the historic building when installing a security device.**

- a. Do not damage or obscure significant architectural features of the historic building.
- b. Install a security device so that it can be removed in the future without damaging the historic building fabric and its integrity.

\*The full Old City Hall Guidelines are here:

[https://cityoftacoma.org/UserFiles/Servers/Server\\_6/File/cms/Planning/Historic-Preservation/Districts/OCH-Design%20Guidelines.pdf](https://cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Districts/OCH-Design%20Guidelines.pdf)

**ANALYSIS**

1. The property at 715 Pacific Avenue is a contributing property within the Old City Hall Historic District. As such it is subject to design review requirements per TMC 13.05.040, and requires Landmarks Commission approval prior to those alterations being made or permitted.
2. The existing storefront is modern, having been reconstructed in the late 2000s. The gate will be installed within an alcove, avoiding covering any significant architectural features. Thus the installation will not affect any historic materials, meeting Guideline 5.25.
3. The design is operable and transparent, thus meeting Guideline 5.24.

**ACTION REQUESTED**

Staff recommends approval as submitted.

SAMPLE LANGUAGE FOR APPROVAL MOTION:

*"I move that the Landmarks Preservation Commission approve the application for installation of a security gate at 715 Pacific Avenue [as presented, or with any specific conditions or amendments], finding that the proposal is consistent with the applicable design guidelines as included in the analysis."*

SAMPLE LANGUAGE FOR DENIAL MOTION:

*"I move that the Landmarks Preservation Commission deny the installation of a security gate at 715 Pacific Avenue finding that the proposal is does not meet the applicable design guidelines as follows; [cite applicable guidelines]."*

SAMPLE LANGUAGE FOR DEFERRAL MOTION (if additional information is needed to render a decision)

*"I move that the Landmarks Preservation Commission defer its decision on the installation of a security gate at 715 Pacific Avenue, pending the submittal of additional information including [state information needed to render decision]."*

<b>AGENDA ITEM 5B: 3419 N. 27th St. (Semple House)</b>
--

*Walter & Amy Manny*

## **BACKGROUND**

Constructed between 1890 and 1896, the residence at 3419 N. 27<sup>th</sup> Street is an individually listed Tacoma Landmark. It is a Shingle style residence facing south. This irregularly shaped house has a cross-gabled composition shingled roof. The walls are clad primarily with wood shingles. Windows appear to be wood-framed. A narrow, L-shaped porch extends along the front of the structure and features the entry door, located to the west. To their north is a small one-story addition, which projects from the main massing of the house. This addition has a shallow Craftsman roof pitch with wide eaves and no windows on the north or east side. The lower portion of the wall has clapboard siding.

The Semple House is a classic example of a modest dwelling constructed to house Tacoma's working-class families.

The proposed scope, as submitted in the historic design review permit, includes:

- Extension of covered rear deck addition in the backyard, which will not be visible from the right-of-way.
- Extension of existing living room to the east, with added gas fireplace; addition will be clad in Hardi shingles in the same texture and reveal pattern as that which exists on the house. The proposed addition's roof has a bell cast form to tie-in with historical architectural features of the home.
- Proposed unconditioned mudroom, which will enclose a portion of the existing porch in a manner commonly done historically to reduce drafts and increase the thermal stability of the living room. The original entry will remain.

The applicant proposes to salvage and re-use as much of the original siding as possible and will weave the new shingles into the existing ones. Anderson clad windows are proposed on the east facade addition, and a historically styled brick veneer will be used for the cladding of the fireplace box.

## **GUIDELINES**

Staff recommends the following Secretary of the Interior's Standards as applicable to this project:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

\*The full standards are listed here: [The Secretary of the Interior's Standards for Rehabilitation - Historic Preservation Tax Incentives \(U.S. National Park Service\) \(nps.gov\)](https://www.nps.gov/learn/standards-for-rehabilitation)

## ANALYSIS

1. The property at 3419 N. 27<sup>th</sup> Street is listed on the Tacoma Historic Register. As such it is subject to design review requirements per TMC 13.05.040, and requires Landmarks Commission approval prior to those alterations being made or permitted.
2. The existing entry door in the specified location is not historic. The enclosure of the porch alcove is consistent with historic patterns and does not significantly alter the porch or massing of the property, and is reversible, meeting Standard #10.
3. The extension with new walls will be replaced by materials and finished in keeping with current building style and appears to be compatible with the massing, scale, and architectural features of the existing home, consistent with Standard #9. The addition will not irreversibly alter the essential form and integrity of the house, also consistent with Standard #10.
4. The proposed new roofing will be consistent with current building and architectural style.
5. The proposed new windows will be Fixed Wood Stopped, Fixed, Single-Hung, and Casement with framing and trim material consistent with existing windows. The applicant has indicated Anderson wood clad windows in a configuration consistent with the historic house, consistent with Standard #9.
6. Historic material such as siding that is removed will be salvaged if possible and reused in the project.

## ACTION REQUESTED

Staff recommends approval as submitted.

### SAMPLE LANGUAGE FOR APPROVAL MOTION:

*"I move that the Landmarks Preservation Commission approve the application for addition and remodel at 3419 N. 27<sup>th</sup> Street [as presented, or with any specific conditions or amendments], finding that the proposal is consistent with the applicable Secretary of the Interior Standards for Rehabilitation design guidelines as included in the analysis."*

### SAMPLE LANGUAGE FOR DENIAL MOTION:

*"I move that the Landmarks Preservation Commission deny the application for door replacements at, 3419 N. 27<sup>th</sup> Street finding that the proposal is does not meet the applicable Secretary of the Interior Standards for Rehabilitation design guidelines as follows; [cite applicable guidelines]."*

### SAMPLE LANGUAGE FOR DEFERRAL MOTION (if additional information is needed to render a decision)

*"I move that the Landmarks Preservation Commission defer its decision on the application for door replacements at 3419 N. 27<sup>th</sup> Street, pending the submittal of additional information including [state information needed to render decision]."*

## BOARD BUSINESS/COMMUNICATIONS

### AGENDA ITEM 6A: Equity Committee Update

Commissioners

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

### AGENDA ITEM 6B: Staff Updates

Staff

This is a standing agenda items for general updates of interest to the Commission.

### AGENDA ITEM 6C: Events and Activities

Commission

1. May is Historic Preservation Month as well as Asian American and Pacific Islander Heritage Month and Bike Month. A busy calendar of history related events happening around Tacoma is online, at [Historic Preservation Events - City of Tacoma](#) Some of the events are listed below; check the online calendar for a full list and more details.



- **South Sound Japanese American Day of Remembrance**, May 16<sup>th</sup>, 3:30-8pm. Washington State History Museum. Free, all ages. This event will open with a resource fair to commemorate the eviction of Tacoma's Japanese Americans and place this event within a larger context. Educators will learn more about the various sites, events, organizations, and people in western Washington who are teaching the public about Japanese American history. Artists Yoshi Nakagawa and Yuka Petz will facilitate an interactive printing activity. Live performances by Fuji Taiko and Kabuki Academy before a brief procession from the Washington State History Museum's Remembrance exhibit to Union Station to remember the Japanese American community that was forced to report to the Tacoma train station. The programming will conclude with a panel conversation, "Making the Invisible Visible: "Righting" Asian American and Pacific Islander Histories," moderated by public historian Tamiko Nimura at "Scholarly Selections."
- Join Tacoma Public Library's Northwest Room and Community Archives Center for **Eastside Story Fest** on May 18th! This free, all-ages event will document, share, and celebrate the unique stories of the Eastside community. Come to the Eastside Community Center where you can:
  - a. Visit the oral history recording booth to record your memories.
  - b. Bring your family photos and recipes to digitize at our digitization station.
  - c. Kids of all ages can share their story through comic book making.
  - d. See performances from Kingpin X, Ballet Folklórico de Tacoma, Fearless Dance, DJ Press Play, storytellers, and more!
  - e. View an exhibit of historical materials related to the Eastside neighborhood.
  - f. This event is brought to you by Tacoma Public Library, Tacoma Arts Live, and Metro Parks with funding from Tacoma Creates and the Internet Archive.
- May 3: Walking tour of Fernhill with Pretty Gritty Tours, 6pm
- May 4: **Tacoma In Motion**: Free public screening of recently digitized audio and video files from the Northwest Room's local history collections, 4:30-6pm, Grand Cinema
- May 7: City Council Proclamation, annual program report
- May 11: **Summit on Black History and Preservation in Washington State**, 10am-4pm, Tacoma Evergreen campus, 1210 6<sup>th</sup> Ave. RSVPs encouraged. Free, public.
- May 15: Walk Tacoma – Old Town History Walk. Downtown on the Go and the Job Carr Cabin Museum are partnering on this walking tour, 6pm. Free. Pre-registration encouraged.
- May 23: Annual Tacoma **Historic Preservation Awards** ceremony, 6-8pm, Blue Mouse Theater, 2611 N. Proctor St. Free, all ages, open to the public.

**2. One Tacoma Plan:** Tacoma's Comprehensive Plan is an important tool that establishes the City's future vision and policy direction, as well as guiding growth and development over the next 25 years. It helps us decide how to use our land and water, improve our city streets and transportation, build variety of housing options that satisfy the needs of our citizens at every stage of life, and maintain public facilities and services like parks, libraries, utilities, and more.

You can be part of shaping these decisions during the once-in-a-decade update to Tacoma's Comprehensive Plan, which is happening now. The City's Transportation Master Plan is also being updated.

Sign up for project emails to receive updates on the Comprehensive Plan process and be the first to hear about opportunities to share your thoughts in upcoming surveys, events, focus groups, and community meetings. More information is here: [One Tacoma: Comprehensive Plan - City of Tacoma](#)

The following **One Tacoma Community Visioning Workshops** are scheduled for the public to learn and share:

- Thursday, May 16 - Silas High School at 6:00 p.m.
- Saturday, May 18 - Center at Norpoint at 12:00 p.m.
- Thursday, May 23 - Tacoma Armory at 6:00 p.m.
- Thursday, May 30 - Mason Middle School at 6:00 p.m.
- Thursday, June 6 - Virtual Workshop at 6:00 p.m.
- Monday, June 10 - Mt Tahoma High School at 6:00 p.m.
- Saturday, June 15 - Wapato Park Pavilion at 1:00 p.m.
- Thursday, June 27 - Salishan Family Investment Center at 6:00 p.m.



# 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: HDR24-0005

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	Security Gate
<b>Building/Property Address:</b>	715 PACIFIC AVE
<b>Historic/Conservation District:</b>	Old City Hall
<b>Applicant's Name:</b>	Tacoma Iron Work
<b>Applicant's Address:</b>	3129 South Lawrence St. Tacoma, WA 98409
<b>Applicant's Phone:</b>	253-539-8018
<b>Applicant's Email:</b>	michaelgorman@tacomaironwork.com
<b>Property Owner's Name:</b>	NIBLICK LLC

### PROJECT SCOPE AND DESCRIPTION

#### Project Details

<b>Application Type:</b>	Commercial
<b>Type of Work:</b>	Other Minor Work
<b>Estimated Valuation:</b>	15000.00

#### Application Checklist

**Features to be Modified:**  
Adding a Security slide gate

**Specifications of Materials and Finishes:**

Steel to be powder coated

## Building/Roofing Information

**Roof Height:**

**Roof Pitch:**

**Roof Material:** none

**Size of** 9'3" attachment to wall for a 6' 8" security fence and gate

**Proposed Material:**

**Exterior Material:**

Steel

## Window Information

**Window Types:**

none

**Window Trim:**

none

**Window Material:**

none

**Window Locations:**

none

## Door Information

**Door Types:**

Sliding pedestrian gate

**Door Materials:**

Steel

**Door Locations:**

front of property

**Sign/Awning Information**

**Existing Signage:**

**Sign Dimensions:**

**Sign Material:**

**Logo and Letter Size:**

**Lighting Specifications:**

**Removing or Relocating Signage:**

**Method of Attachment:**



# Submittal Information

Permit: HDR24-0005

Applied: 04/24/2024

15

Planning & Development Services

747 Market St.

Tacoma, WA 98402

## ACCOUNTING

SAP Cost Object

## ADDITIONAL INFORMATION

Door Locations	front of property
Door Materials	Steel
Door Types	Sliding pedestrian gate
Exterior Material	Steel
Roof Material	none
Size of Construction	9'3" attachment to wall for a 6' 8" security fence and gate
Window Locations	none
Window Material	none
Window Trim	none
Window Types	none

## APPLICATION CHECKLIST

Elevation Drawings	CHECKED
Features to be Modified	Adding a Security slide gate
Illustrations	CHECKED
Material Samples	UNCHECKED
Photographs	CHECKED
Site Plan	CHECKED
Specifications of Materials and Finishes	Steel to be powder coated

## HISTORIC DISTRICT

District	Old City Hall
Guideline Certification	CHECKED

**PARCEL AND ZONING INFORMATION**

16

<b>Accessibility Index</b>	Very High
<b>BLDINSPAREA</b>	Downtown
<b>City Council District</b>	2
<b>Easements</b>	ROCC18-0054
<b>Economy Index</b>	Moderate
<b>Education Index</b>	High
<b>Erosion Control Inspector</b>	Scott Haydon
<b>Historic District</b>	Y
<b>Land Use Designations</b>	Downtown Regional Growth Center
<b>Liquefaction Susceptibility</b>	very low
<b>Livability Index</b>	Very Low
<b>Mixed Use Center</b>	Downtown
<b>Mixed Use Center Type</b>	CBD
<b>Neighborhood Council District</b>	New Tacoma
<b>Overall Equity Index</b>	Low
<b>Reduced Parking Area</b>	4
<b>SITEINSPAREA</b>	Northeast
<b>Wastewater Subbasin</b>	C05
<b>Wind Zone</b>	71
<b>Zoning District</b>	DCC-HIST

**PROJECT DETAILS**

<b>Estimated Valuation</b>	15000.00
<b>Scope of Work</b>	Fabricate and install a custom security gate for 715 Pacific Ave. Our license number is 6041987560010001

**REVIEW TYPE**

<b>Application Type</b>	Commercial
<b>Type of Work</b>	Other Minor Work

**Contacts:**

Contact Type	Name	Email
Applicant	Michael Gorman	michaelgorman@tacomaironwork.com
Owner	Tacoma Iron Work	michaelgorman@tacomaironwork.com



715





A GOOD PLACE TO

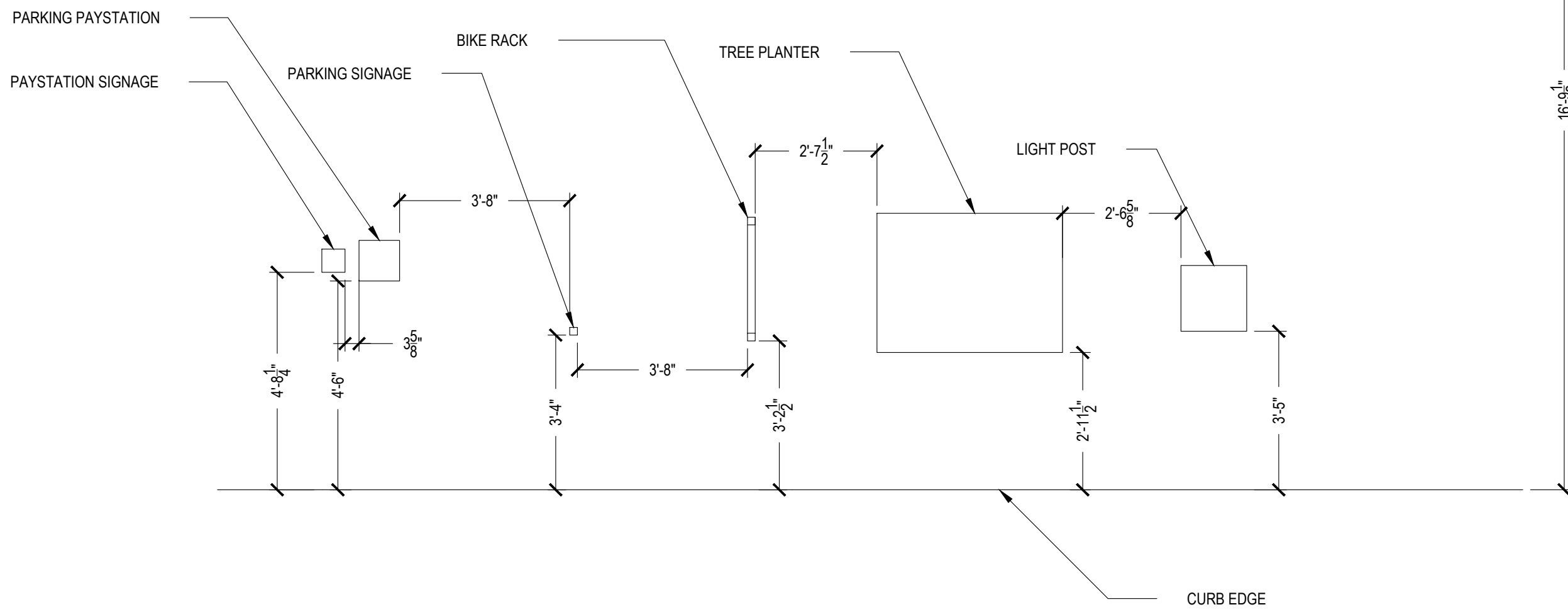
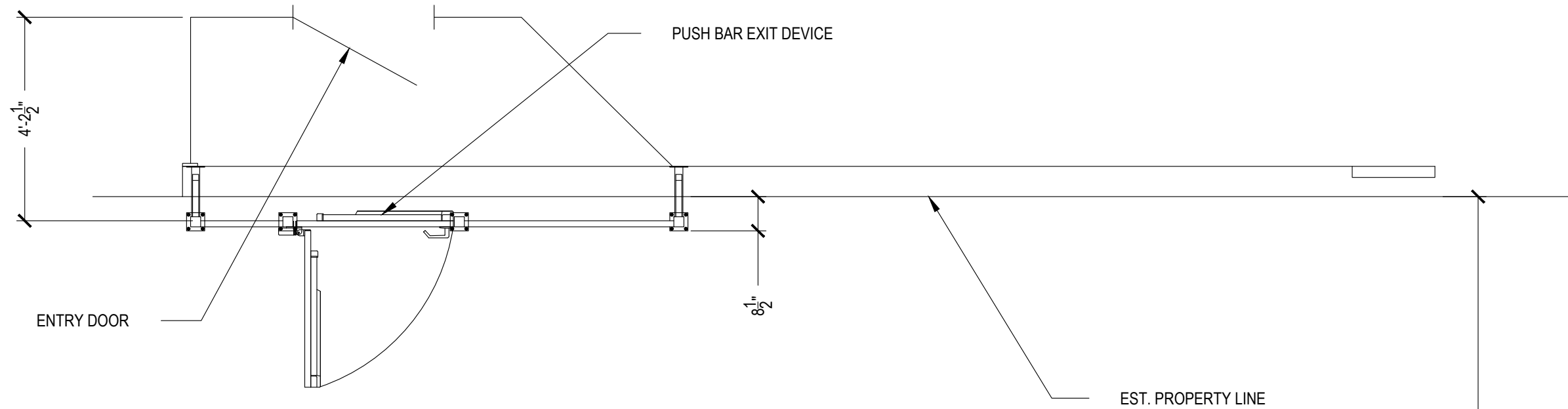
P  
PAY HERE TO PARK

MCGONIGLE'S  
Ice Cream Parlor

STOP

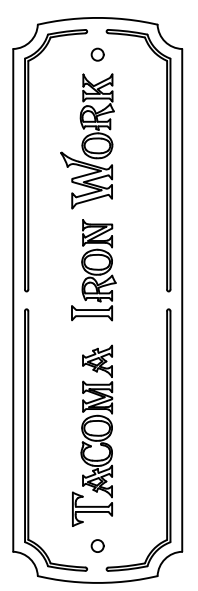
Old City Hall





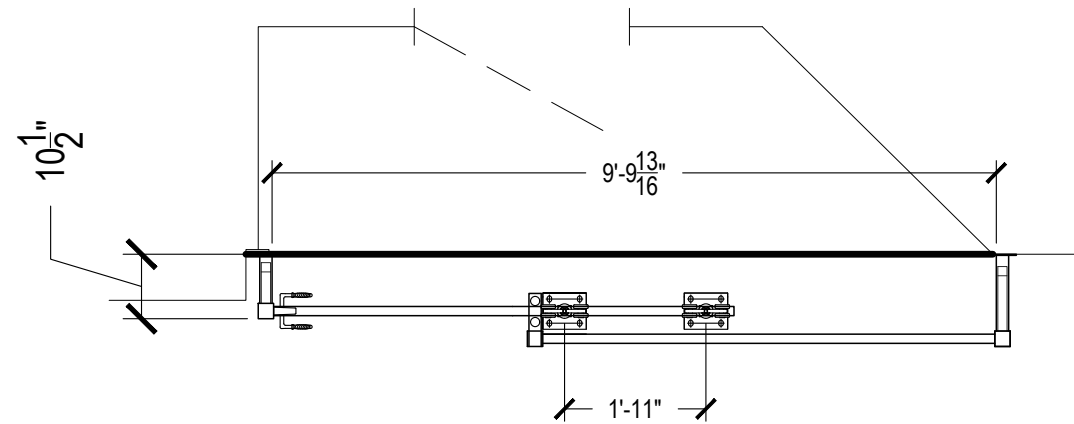
**1** **SITE PLAN**  
SCALE=3/8"=1'-0"

<b>DRAWN BY</b>	Michael Gorman
<b>DATE</b>	12/19/2023
<b>SCALE</b>	AS NOTED
<b>TITLE</b>	715 PACIFIC AVENUE TACOMA, WA
<b>LOCATION</b>	N/A
<b>CONTRACTOR</b>	HOLLIE XITCO
<b>JOB NAME</b>	2382B
<b>JOB NUMBER</b>	
<b>CHECKED BY</b>	
<b>FINISH</b>	AS NOTED
<b>SENT FOR APPROVAL DATE:</b>	**/**/**
<b>SENT TO FABRICATION DATE:</b>	**/**/**
TACOMA IRON WORK LLC. 3129 S LAWRENCE ST. TACOMA WA 98409 WWW.TACOMAIRONWORK.COM OFFICE: 253 539 8018	

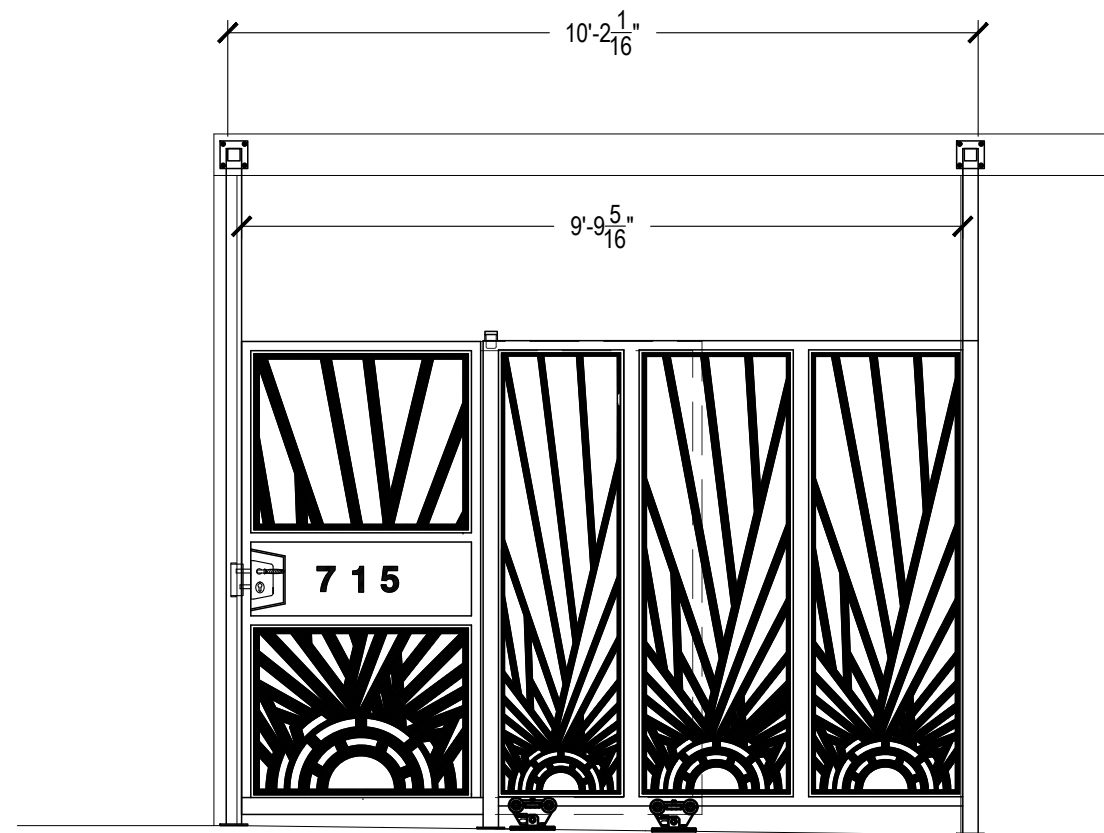


SHEET NUMBER

**SIT-1**



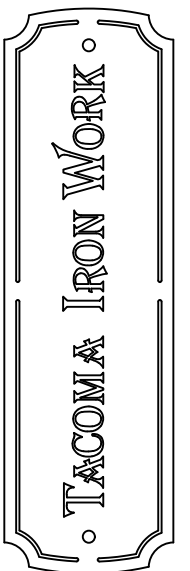
**1** PLAN VIEW OF CANTILEVER GATE  
SCALE=3/8"=1'-0"



**2** ELEVATION VIEW OF CANTILEVER GATE  
SCALE=3/8"=1'-0"

PLEASE EXAMINE DRAWING(S) CAREFULLY AS ALL WORK IS DONE TO PRINT. IF THERE ARE ANY QUESTIONS OR CONCERNS PLEASE ADDRESS THEM IMMEDIATELY. APPROVAL OF DRAWINGS IS NOTICE TO PROCEED WITH FABRICATION. ANY CHANGES AFTER APPROVAL OF DRAWINGS MAY BE SUBJECT TO COST IMPACTS AND SCHEDULE CHANGES.

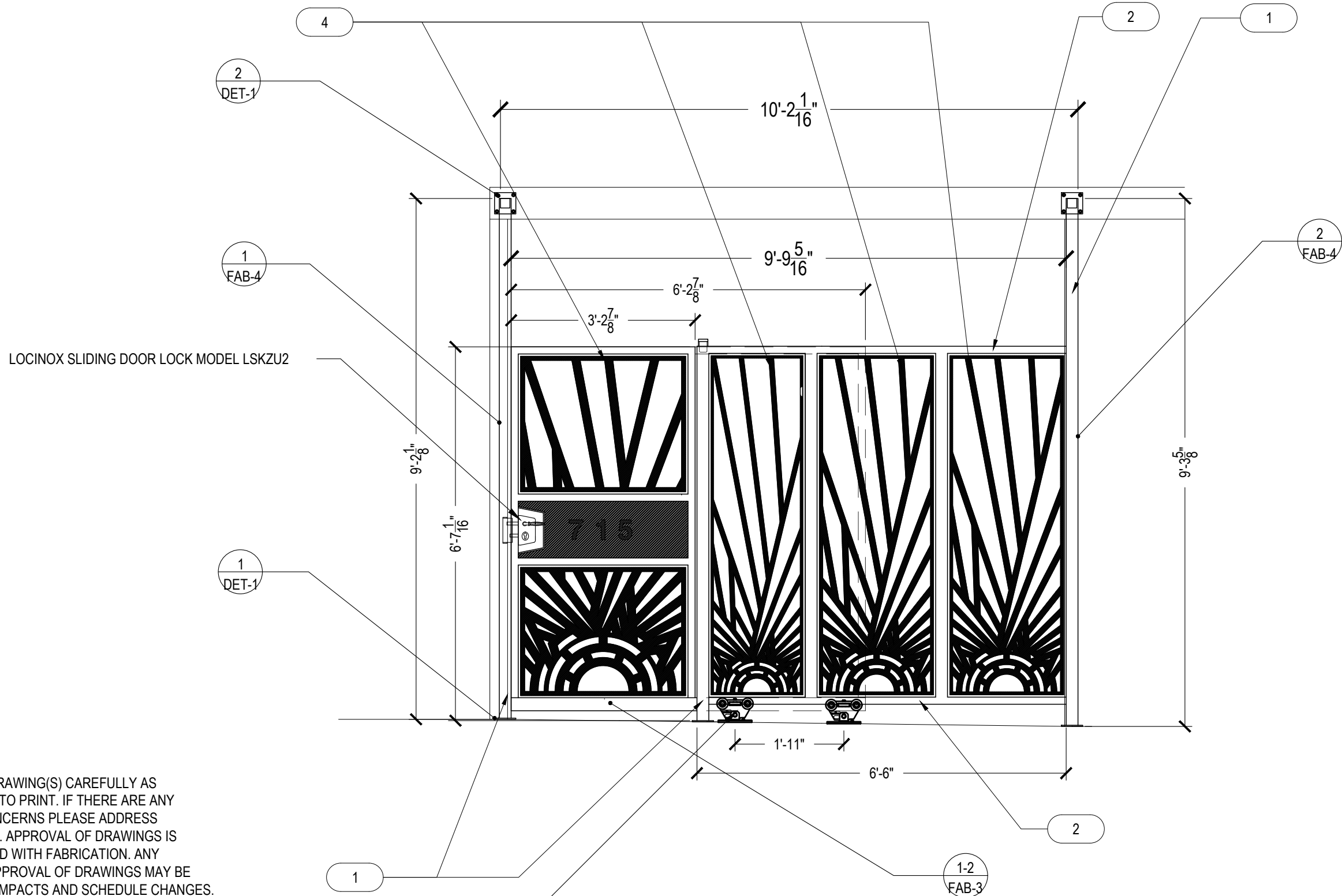
SENT FOR APPROVAL	DATE:	**/**/**	TITLE	715 PACIFIC AVENUE TACOMA, WA	DRAWN BY	Michael Gorman
SENT TO FABRICATION	DATE:	**/**/**	LOCATION	TACOMA, WA	DATE	12/19/2023
TACOMA IRON WORK LLC. 3129 S LAWRENCE ST. TACOMA WA 98409 WWW.TACOMAIRONWORK.COM OFFICE: 253 539 8018			CONTRACTOR	N/A	CHECKED BY	HOLLIE XITCO
			JOB NAME	HOLLIE XITCO	FINISH	AS NOTED
			JOB NUMBER	2382B	SCALE	AS NOTED



SHEET NUMBER  
**FAB-1**

**Bill of Material**

Piece Mark	Qty	Description	Feet	Inches	Notes
1	5	HSS 2 1/2" X 2 1/2" X .120"	25	0	
2	2	HSS 1 1/2" X 1 1/2" X .120	13	0	
3	2	HSS 2 1/2" X 1 1/2" X .120"	13	6	
4	3	LASER CUT PANELS	0	0	

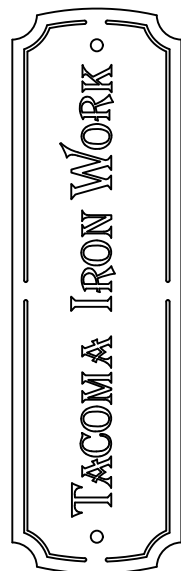


PLEASE EXAMINE DRAWING(S) CAREFULLY AS ALL WORK IS DONE TO PRINT. IF THERE ARE ANY QUESTIONS OR CONCERNS PLEASE ADDRESS THEM IMMEDIATELY. APPROVAL OF DRAWINGS IS NOTICE TO PROCEED WITH FABRICATION. ANY CHANGES AFTER APPROVAL OF DRAWINGS MAY BE SUBJECT TO COST IMPACTS AND SCHEDULE CHANGES.

DJA TROLLEY SYSTEM MODEL CA395S

**1** ELEVATION VIEW  
SCALE=1/2"=1'-0"

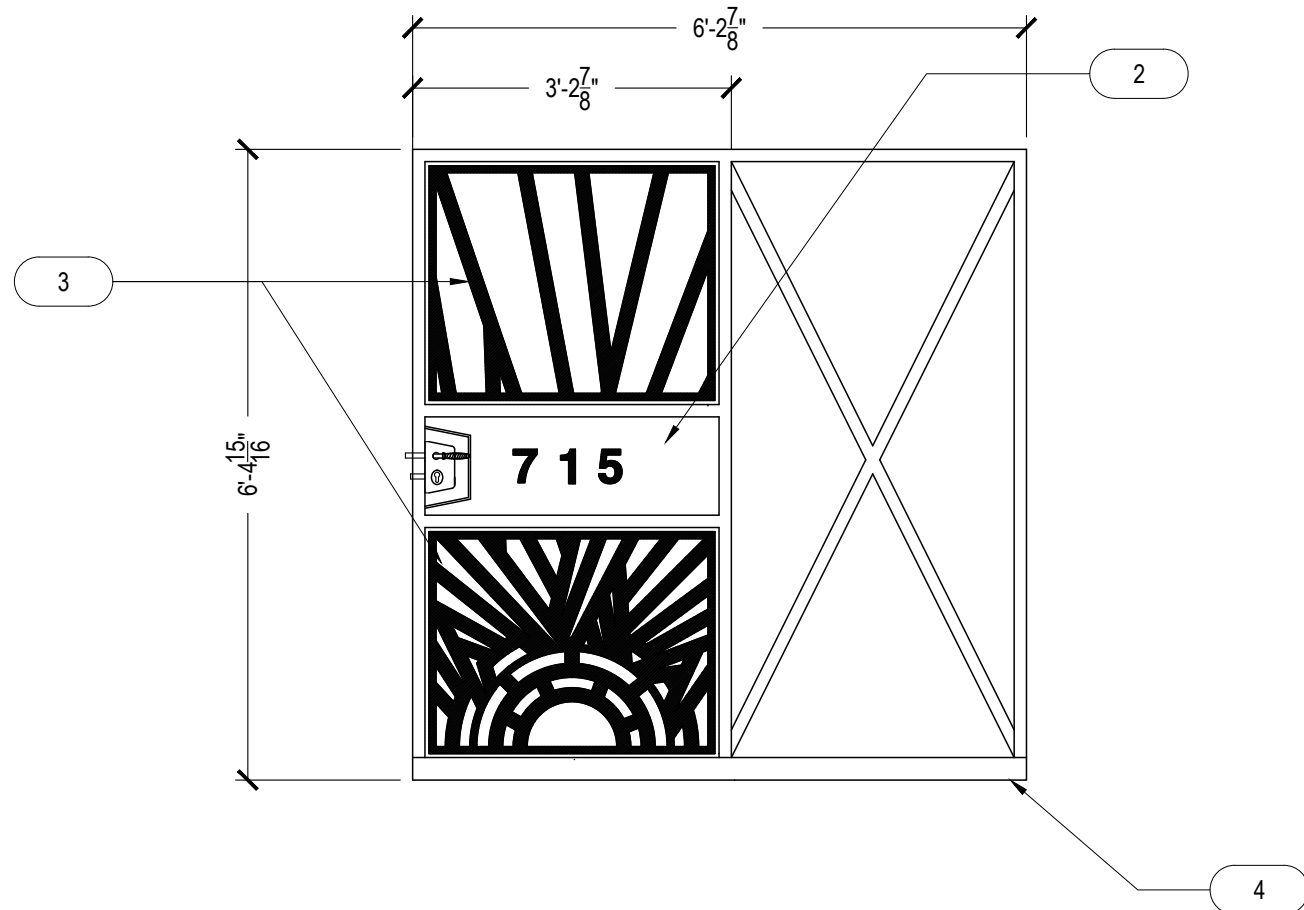
<b>DRAWN BY</b> Michael Gorman	<b>TITLE</b> 715 PACIFIC AVENUE TACOMA, WA
<b>DATE</b> 12/19/2023	<b>CONTRACTOR</b> N/A
<b>SCALE</b> AS NOTED	<b>JOB NAME</b> HOLLIE XITCO
<b>FINISH</b> AS NOTED	<b>CHECKED BY</b> 2382B
<b>SENT FOR APPROVAL</b> DATE: **/**/**	
<b>SENT TO FABRICATION</b> DATE: **/**/**	
TACOMA IRON WORK LLC. 3129 S LAWRENCE ST. TACOMA WA 98409 WWW.TACOMAIRONWORK.COM OFFICE: 253 539 8018	



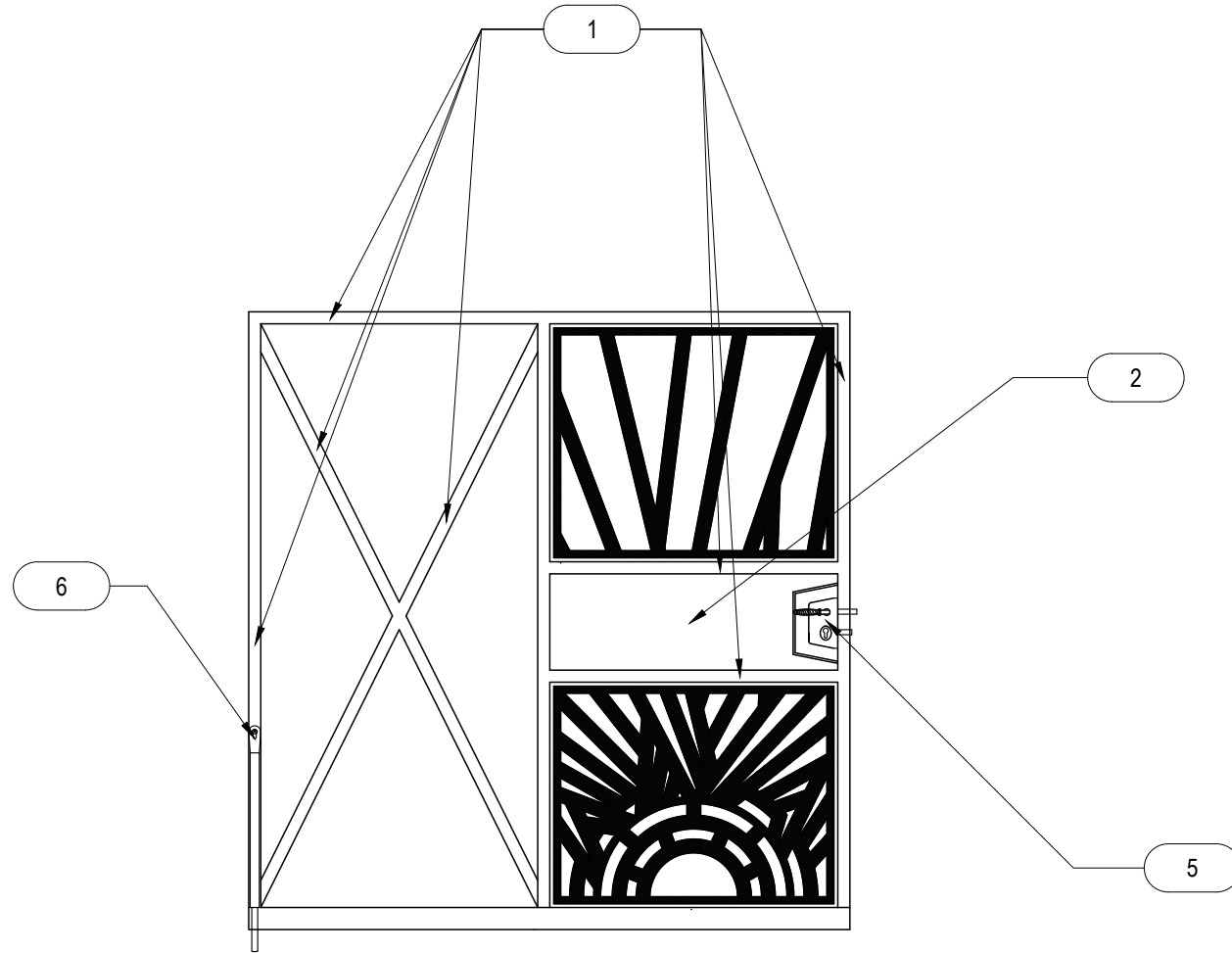
SHEET NUMBER  
**FAB-2**

**Bill of Material**

Piece Mark	Qty	Description	Feet	Inches	Notes
1	7	HSS 1 1/2" X 1 1/2" X .120"	46	6	
2	2	12" X 1/8" HR FLAT	6	6	
3	2	LASER CUT PANELS	0	0	
4	1	CANTILEVER TRACK	6	3	
5	1	LOCINOX SLIDING GATE LOCK MODEL LSKZU2	0	0	
6	1	LOCINOX DROP ROD MODEL P00006405 - KEYDROP	0	0	



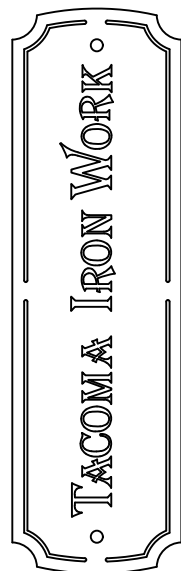
**1** ELEVATION VIEW (FRONT)  
SCALE=1/2"=1'-0"



**2** ELEVATION VIEW (REAR)  
SCALE=1/2"=1'-0"

PLEASE EXAMINE DRAWING(S) CAREFULLY AS ALL WORK IS DONE TO PRINT. IF THERE ARE ANY QUESTIONS OR CONCERNS PLEASE ADDRESS THEM IMMEDIATELY. APPROVAL OF DRAWINGS IS NOTICE TO PROCEED WITH FABRICATION. ANY CHANGES AFTER APPROVAL OF DRAWINGS MAY BE SUBJECT TO COST IMPACTS AND SCHEDULE CHANGES.

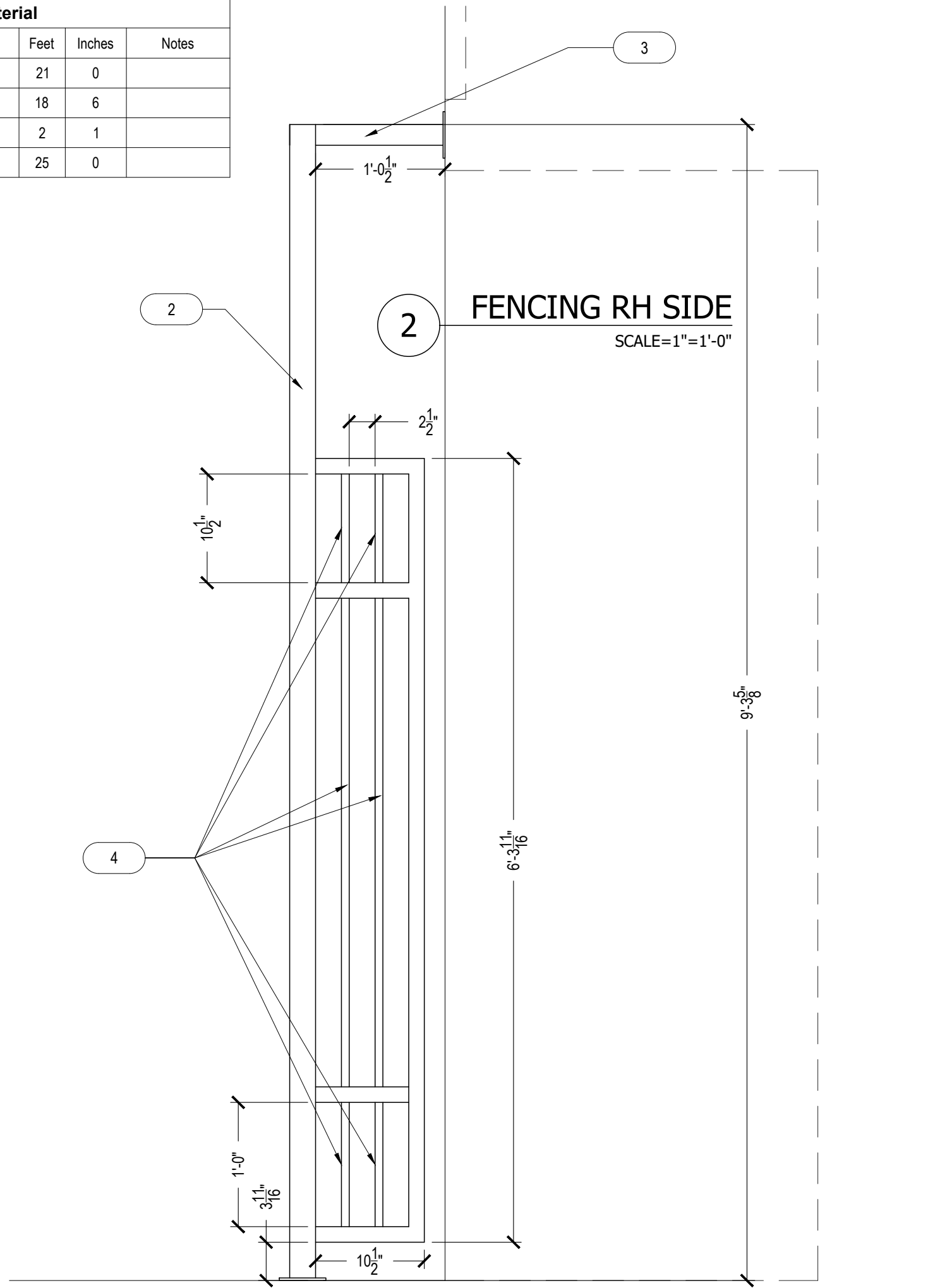
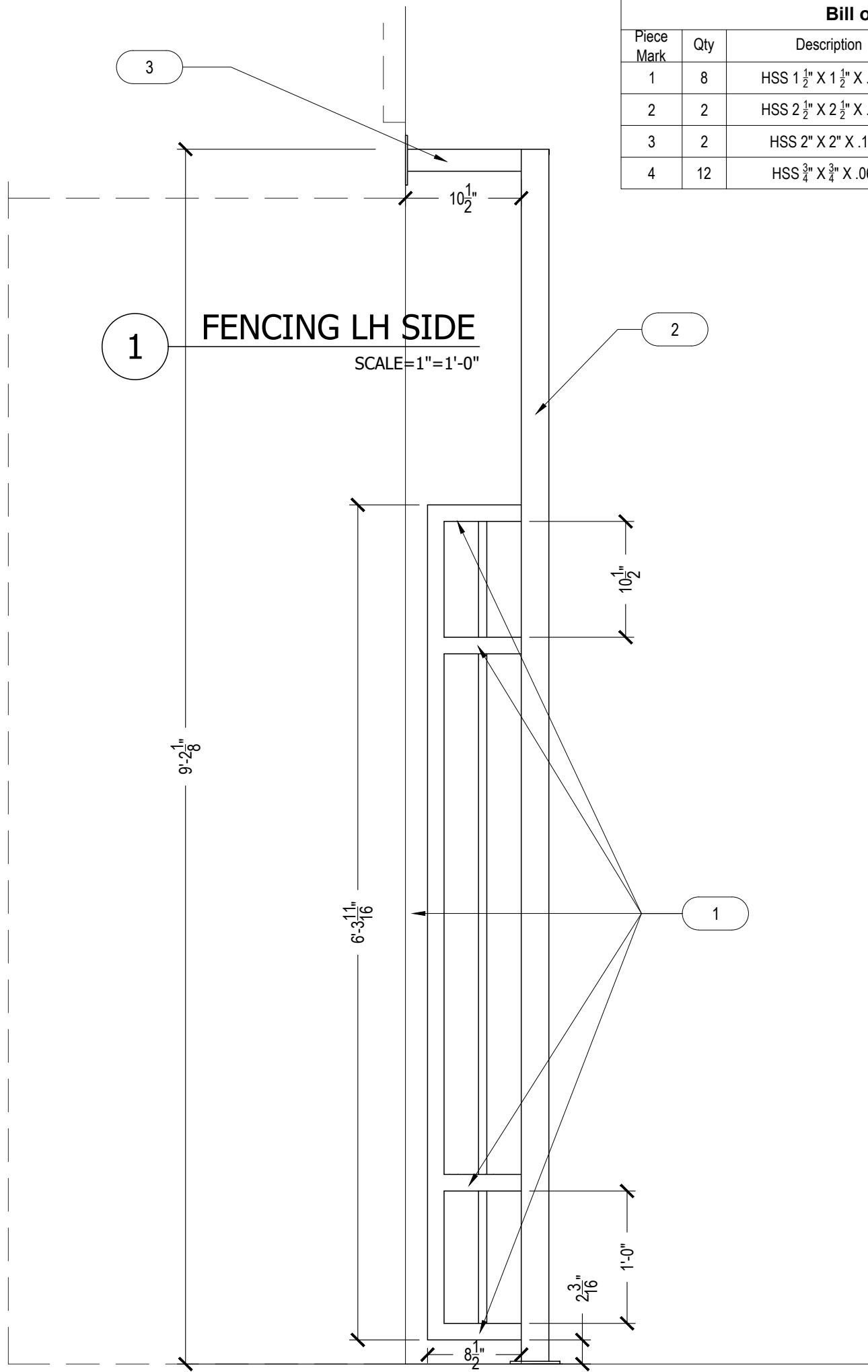
<b>DRAWN BY</b> Michael Gorman	<b>TITLE</b> 715 PACIFIC AVENUE TACOMA, WA
<b>DATE</b> 12/19/2023	<b>LOCATION</b> N/A
<b>SCALE</b> AS NOTED	<b>CONTRACTOR</b> HOLLIE XITCO
<b>FINISH</b> AS NOTED	<b>JOB NAME</b> TACOMA IRON WORK LLC.
<b>CHECKED BY</b>	<b>JOB NUMBER</b> 2382B
<b>SENT FOR APPROVAL DATE:</b> **/**/**	<b>3129 S LAWRENCE ST. TACOMA WA 98409</b>
<b>SENT TO FABRICATION DATE:</b> **/**/**	<b>WWW.TACOMAIRONWORK.COM</b>
	<b>OFFICE: 253 539 8018</b>



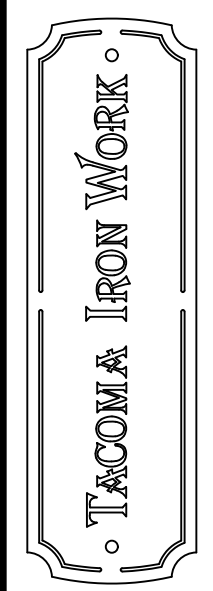
SHEET NUMBER

**FAB-3**

Bill of Material					
Piece Mark	Qty	Description	Feet	Inches	Notes
1	8	HSS 1 1/2" X 1 1/2" X .120"	21	0	
2	2	HSS 2 1/2" X 2 1/2" X .250"	18	6	
3	2	HSS 2" X 2" X .120"	2	1	
4	12	HSS 3/4" X 3/4" X .060"	25	0	

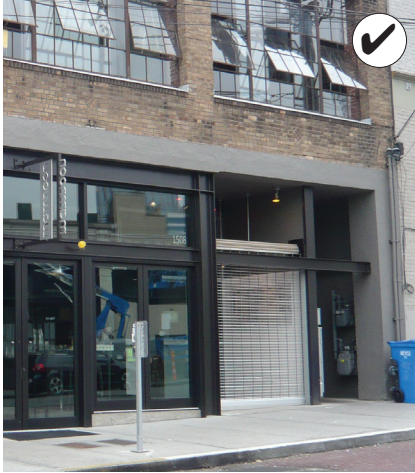


<b>DRAWN BY</b> Michael Gorman	<b>SECURITY GATE</b> 715 PACIFIC AVENUE TACOMA, WA	<b>TITLE</b> SECURITY GATE	<b>SENT FOR APPROVAL DATE:</b> **/**/**
<b>DATE</b> 12/19/2023	<b>CONTRACTOR</b> N/A	<b>LOCATION</b> TACOMA IRON WORK LLC.	<b>SENT TO FABRICATION DATE:</b> **/**/**
<b>SCALE</b> AS NOTED	<b>CHECKED BY</b> HOLLIE XITCO	<b>JOB NAME</b> 3129 S LAWRENCE ST. TACOMA WA 98409	<b>WWW.TACOMAIRONWORK.COM</b>
<b>FINISH</b> AS NOTED	<b>JOB NUMBER</b> 2382B	<b>OFFICE:</b> 253 539 8018	



SHEET NUMBER  
**FAB-4**





*Use operable and transparent security devices on ground floor storefronts.*

## SECURITY DEVICES

It may sometimes be necessary to provide a security device on a building. It shall be designed to be as inconspicuous as possible, and must not alter significant architectural features of the building. The use of interior, operable, transparent devices is preferred.

### 5.24 MINIMIZE THE VISUAL IMPACT OF SECURITY DEVICES.

- a. Locate a security device inside a storefront.
- b. Use an operable and transparent (simple bars with spacing are preferred) security device on a ground floor storefront.
- c. Do not use opaque, roll-down metal screens, as they obscure products on display and weaken pedestrian street interest when in a closed position.
- d. Where desired, design a decorative security device to complement the building's architectural style.
- e. Do not incorporate a security device above the second floor, unless there is a unique security condition.

### 5.25 DO NOT DAMAGE THE CHARACTER OF THE HISTORIC BUILDING WHEN INSTALLING A SECURITY DEVICE.

- a. Do not damage or obscure significant architectural features of the historic building.
- b. Install a security device so that it can be removed in the future without damaging the historic building fabric and its integrity.



*Minimize the visual impact of security devices.*



*Decorative security devices are permitted when they complement the architectural style.*



# 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: HDR24-0001

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	Manny Addition / Remodel
<b>Building/Property Address:</b>	3419 N 27TH ST
<b>Historic/Conservation District:</b>	N/A
<b>Applicant's Name:</b>	GR Visser Architecture, Inc
<b>Applicant's Address:</b>	4810 Pt Fosdick Dr NW, #244 Gig Harbor, WA 98335
<b>Applicant's Phone:</b>	2533127593
<b>Applicant's Email:</b>	massee@comcast.net
<b>Property Owner's Name:</b>	MANNY WALTER R & MANNY AMY W CO-TTEE

### PROJECT SCOPE AND DESCRIPTION

#### Project Details

<b>Application Type:</b>	Residential
<b>Type of Work:</b>	Addition
<b>Estimated Valuation:</b>	5000

#### Application Checklist

##### Features to be Modified:

Extension of covered deck and extension of existing living room with a gas fireplace.

**Program of Work:**

N/A

**Specifications of Materials and Finishes:**

Consistent with current building.

## Building/Roofing Information

**Roof Height:**

**Roof Pitch:**

**Roof Material:**

**Size of**

**Proposed Material:**

Consistent with current materials.

**Exterior Material:**

Consistent with current materials.

## Window Information

**Window Types:**

Fixed Wood Stopped, Fixed, Single-Hung, and Casement

**Window Trim:**

Framing and trim material consistent with existing windows.

**Window Material:**

Fenestration U-Value of 0.28. Tempered glazing as listed in plans.

**Window Locations:**

East and South walls towards the front and side of the property.

## Door Information

**Door Types:**

French door.

**Door Materials:**

Fenestration U-Value of 0.28. Tempered glazing as listed in plans.

**Door Locations:**

South side of building, facing the street.

**Sign/Awning Information**

<b>Existing Signage:</b>	No
<b>Sign Dimensions:</b>	N/A
<b>Sign Material:</b>	N/A
<b>Logo and Letter Size:</b>	N/A
<b>Lighting Specifications:</b>	N/A
<b>Removing or Relocating Signage:</b> N/A	
<b>Method of Attachment:</b> N/A	



# Submittal Information

Permit: HDR24-0001

Applied: 01/26/2024

31

Planning & Development Services

747 Market St.

Tacoma, WA 98402

## ACCOUNTING

SAP Cost Object

## ADDITIONAL INFORMATION

Door Locations	South side of building, facing the street.
Door Materials	Fenestration U-Value of 0.28. Tempered glazing as listed in plans.
Door Types	French door.
Exterior Material	Consistent with current materials.
Proposed Material	Consistent with current materials.
Window Locations	East and South walls towards the front and side of the property.
Window Material	Fenestration U-Value of 0.28. Tempered glazing as listed in plans.
Window Trim	Framing and trim material consistent with existing windows.
Window Types	Fixed Wood Stopped, Fixed, Single-Hung, and Casement

## APPLICATION CHECKLIST

Elevation Drawings	CHECKED
Features to be Modified	Extension of covered deck and extension of existing living room with a gas fireplace.
Illustrations	CHECKED
Material Samples	CHECKED
Photographs	CHECKED
Program of Work	N/A
Site Plan	CHECKED
Specifications of Materials and Finishes	Consistent with current building.

## HISTORIC DISTRICT

District	N/A
Guideline Certification	UNCHECKED

**PARCEL AND ZONING INFORMATION**

32

<b>BLDINSPAREA</b>	North
<b>City Council District</b>	2
<b>Erosion Control Inspector</b>	Scott Haydon
<b>Land Use Designations</b>	Low-Scale Residential
<b>Liquefaction Susceptibility</b>	very low
<b>Neighborhood Council District</b>	NORTH END
<b>SITEINSPAREA</b>	North
<b>Slopes - Steep and Stability</b>	15% to 25%
<b>Tacoma Register</b>	N
<b>Wastewater Subbasin</b>	N03
<b>Wind Zone</b>	52
<b>Zoning District</b>	R2

**PROJECT DETAILS**

<b>Estimated Valuation</b>	5000
<b>Scope of Work</b>	Single Family Dwelling remodel / addition.

**REVIEW TYPE**

<b>Application Type</b>	Residential
<b>Type of Work</b>	Addition

**SIGN/AWNING INFORMATION**

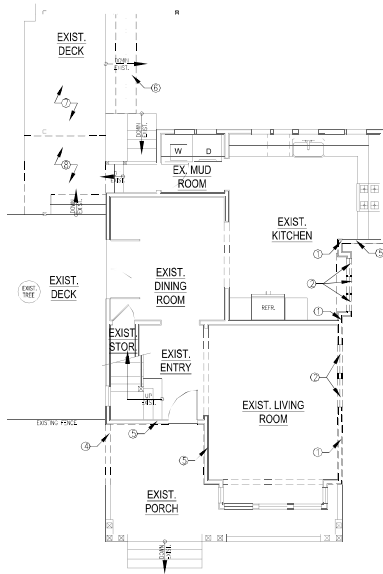
<b>Existing Signage</b>	No
<b>Lighting Specifications</b>	N/A
<b>Logo and Letter Size</b>	N/A
<b>Method of Attachment</b>	N/A
<b>Removing or Relocating Signage</b>	N/A
<b>Sign Dimensions</b>	N/A
<b>Sign Material</b>	N/A

**Contacts:**

Contact Type	Name	Email
Applicant	GR Visser Architecture, Inc	massee@comcast.net
Contact Person	Meaghan Perrine	meaghan@grvisser.com
Owner	Gretchen Visser Newton	gretchen@grvisser.com





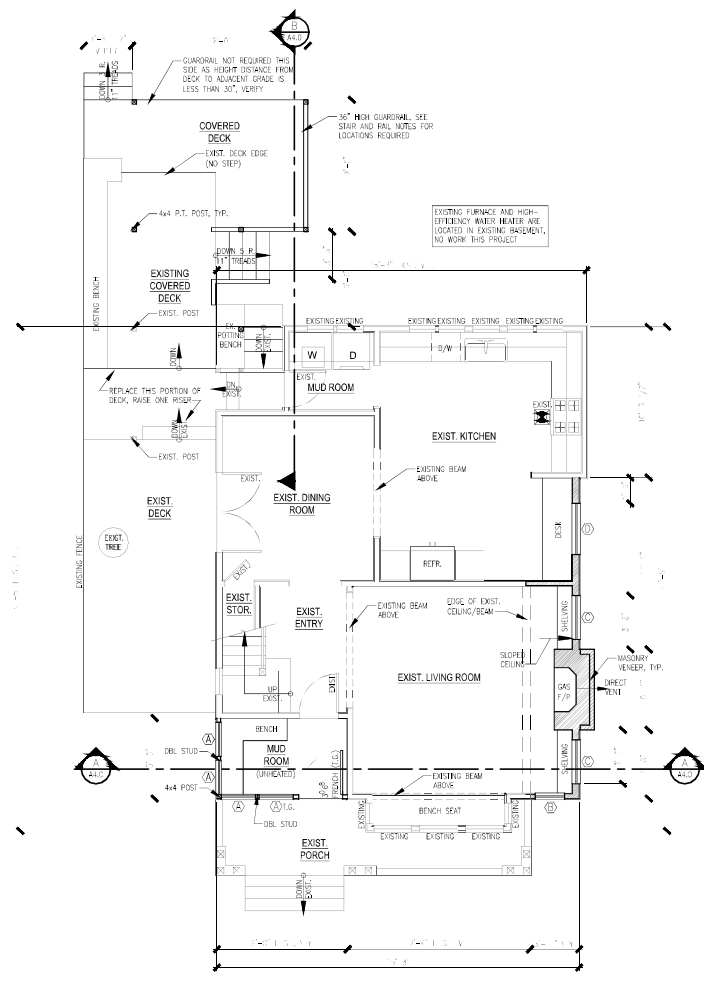
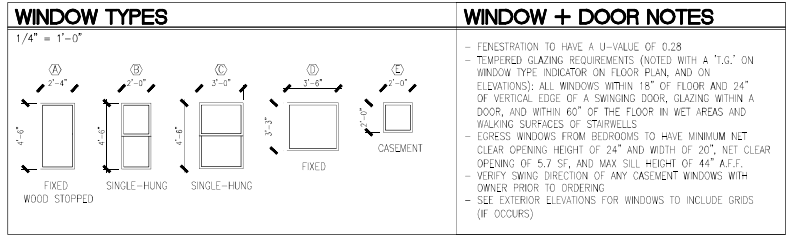
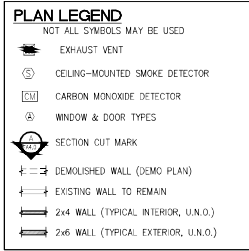


**MAIN FLOOR EXIST/DEMO PLAN**

3/16" = 1'-0"

**DEMOLITION KEYNOTES**

- ① DEMO ALL OR PORTION OF EXISTING WALL (SHOWN DASHED), INCLUDING ELECTRICAL AND PLUMBING (CAP), COORDINATE EXTENT WITH NEW WORK. CONTRACTOR TO NOTIFY ARCHITECT IF LOAD BEARING CONDITIONS ARE ENCOUNTERED PRIOR TO DEMO.
- ② REMOVE EXISTING WINDOW, PREPARE/MODIFY ROUGH OPENING FOR NEW WORK.
- ③ REMOVE EXISTING LAUNDRY MACHINES THIS ROOM, MODIFY PLUMBING LINES FOR NEW WORK.
- ④ DEMO EXIST. PORCH RAIL, PREP FOR NEW WORK.
- ⑤ REMOVE EXISTING SIDING, SHEATHING TO REMAIN, PREP FOR NEW WORK.
- ⑥ DEMO EXISTING FRAMED STAIR, PREP FOR NEW WORK.
- ⑦ REMOVE EXISTING PORCH ROOF AND FRAMING, PREP FOR NEW WORK.
- ⑧ REMOVE PORTION OF EXISTING DECKING AND FRAMING, COORD. EXTENT WITH NEW WORK.



**PROPOSED MAIN FLOOR PLAN**

1/4" = 1'-0"

NO. 001	DATE	DESCRIPTION



PROPOSED MAIN FLOOR PLAN, MAIN FLOOR EXIST/DEMO PLAN, DEMO NOTES, WINDOW TYPES, LEGEND

**MANNY RESIDENCE ADDITION/REMODEL**  
TACOMA, WASHINGTON 98407

**GR Visser Architecture, Inc.**  
TEL. 253.312.7563  
grvisser@grvisser.com  
4810 P.L. Fosdick Dr. NW #244 Gig Harbor, WA 98335

**A2.0**

**DEMOLITION KEYNOTES**

- ① DEMO ALL OR PORTION OF EXISTING WALL (SHOWN DASHED), INCLUDING ELECTRICAL AND PLUMBING (CAP), COORDINATE EXIST WITH NEW WORK. CONTRACTOR TO NOTIFY ARCHITECT IF LOAD BEARING CONDITIONS ARE ENCOUNTERED PRIOR TO DEMO.
- ② REMOVE EXISTING WINDOW, PREPARE/MODIFY ROUGH OPENING FOR NEW WORK.
- ③ REMOVE EXISTING LAUNDRY MACHINES THIS ROOM, MODIFY PLUMBING LINES FOR NEW WORK.
- ④ DEMO EXIST. PORCH, PREP FOR NEW WORK.
- ⑤ REMOVE EXISTING SIDING, SHEATHING TO REMAIN, PREP FOR NEW WORK.
- ⑥ DEMO EXISTING FENCE, PREP FOR NEW WORK.
- ⑦ REMOVE EXISTING PLUMBING FIXTURES THIS ROOM, MODIFY PLUMBING LINES FOR NEW WORK.
- ⑧ REMOVE EXISTING CABINETS AND APPLIANCES, AS APPLIES THIS ROOM, PREP FOR NEW WORK.



**UPPER FLOOR EXIST/DEMO PLAN**  
3/16" = 1'-0"

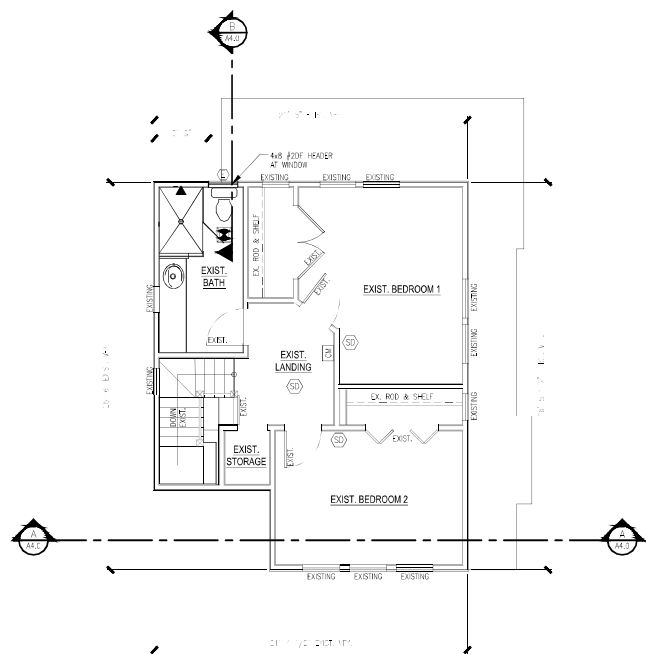
12/12/23

NO.	DATE	DESCRIPTION

PROPOSED UPPER FLOOR PLAN, UPPER FLOOR EXIST/DEMO PLAN, DEMO NOTES, LEGEND

**PLAN LEGEND**  
NOT ALL SYMBOLS MAY BE USED

	EXHAUST VENT
	CEILING-MOUNTED SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	WINDOW & DOOR TYPES
	SECTION CUT MARK
	DEMOLISHED WALL (DEMO PLAN)
	EXISTING WALL TO REMAIN
	2x4 WALL (TYPICAL INTERIOR, U.N.O.)
	2x6 WALL (TYPICAL EXTERIOR, U.N.O.)



**PROPOSED UPPER FLOOR PLAN**

1/4" = 1'-0"

PROJECT: **MANNY RESIDENCE ADDITION/REMODEL**  
3419 N. 27TH ST.  
TACOMA, WASHINGTON 98407

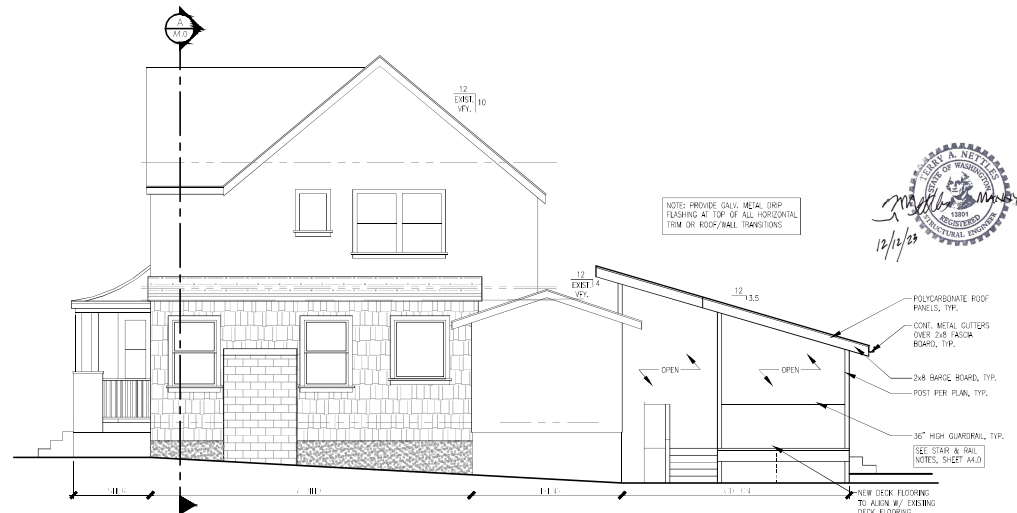
ARCHITECT: **GR Visser Architecture, Inc.**  
TEL: 253.312.7563  
gvisser@grvisser.com  
4810 Pl. Fossick, Dr. NW #244 Gig Harbor, WA 98335

SHEET: **A2.1**

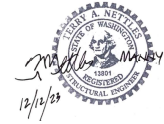


**SOUTH EXTERIOR ELEVATION**

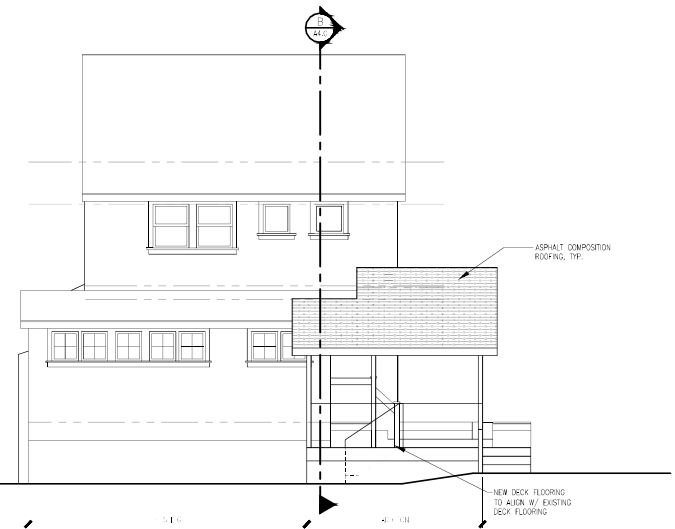
1/4" = 1'-0"



**EAST EXTERIOR ELEVATION**



FOR THE NEW & REVISED EXTERIOR WALLS & ROOFS USE A MINIMUM THICKNESS 5/8" APA RATED SHEATHING PANEL WITH ONE ROW OF 8d COMMON OR GALVANIZED BORN NAILS AT 6" O.C. ALL EDGES BECKETD AND 4" FROM FLANGE AND AT LEAST ONE ROW INTO EACH RIM JOIST.



**NORTH EXTERIOR ELEVATION**

1/4" = 1'-0"


REV. NO. 2023  
DATE: 12/12/23  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

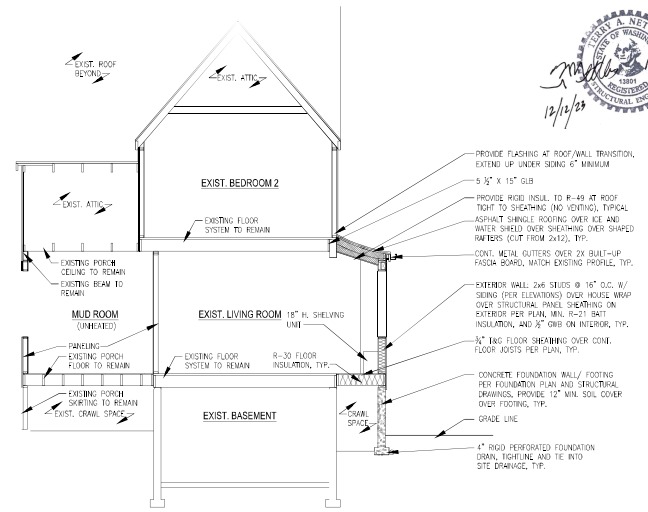


EXTERIOR ELEVATIONS

PROJECT: **MANNY RESIDENCE ADDITION/REMODEL**  
3419 N. 27TH ST.  
TACOMA, WASHINGTON 98407

ARCHITECT: **GR Visser Architecture, Inc.**  
TEL: 253.312.7503  
gvisser@grvisser.com  
4810 Pl., Freeseville Dr. NW #244 Gig Harbor, WA 98335

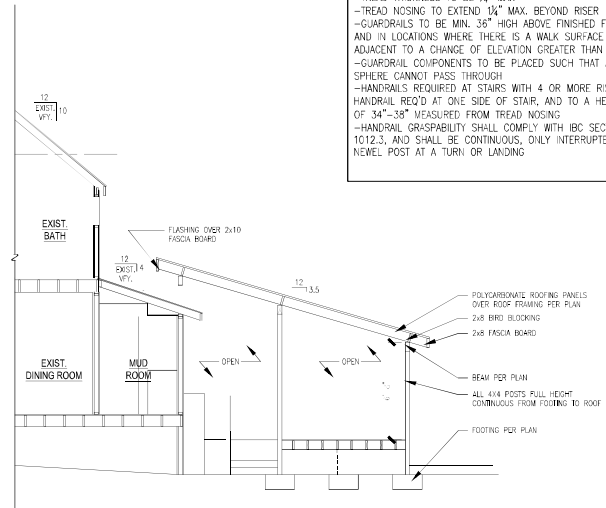
**A3.0**



**BUILDING SECTION A**

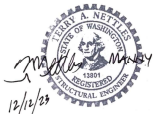
1/4" = 1'-0"

**STAIR/RAIL CALCULATIONS/NOTES:**  
 -STAIR, HANDRAIL AND GUARDRAILS TO BE DESIGNED AND INSTALLED TO MEET IRC SECTIONS R311.7 THROUGH R311.7.8.5. THE FOLLOWING IS A SUMMARY OF MAIN POINTS:  
 -TREAD HEIGHT TO BE MAX. 7 1/4" AND MIN. TO BE 4"  
 -TREAD DEPTH TO BE 11" MIN. (NOSE TO NOSE)  
 -TREAD THICKNESS TO BE 3/4" MAX  
 -TREAD NOSING TO EXTEND 1/4" MAX. BEYOND RISER  
 -GUARDRAILS TO BE MIN. 36" HIGH ABOVE FINISHED FLOOR AND IN LOCATIONS WHERE THERE IS A WALK SURFACE ADJACENT TO A CHANGE OF ELEVATION GREATER THAN 30".  
 -GUARDRAIL COMPONENTS TO BE PLACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH  
 -HANDRAILS REQUIRED AT STAIRS WITH 4 OR MORE RISERS, HANDRAIL REQ'D AT ONE SIDE OF STAIR, AND TO A HEIGHT OF 34"-38" MEASURED FROM TREAD NOSING  
 -HANDRAIL GRASPABILITY SHALL COMPLY WITH IRC SECTION 1012.3, AND SHALL BE CONTINUOUS, ONLY INTERRUPTED BY NEWEL POST AT A TURN OR LANDING



**BUILDING SECTION B**

1/4" = 1'-0"



NO.	DATE	DESCRIPTION

REV. 20 2023  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_

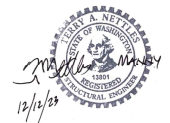
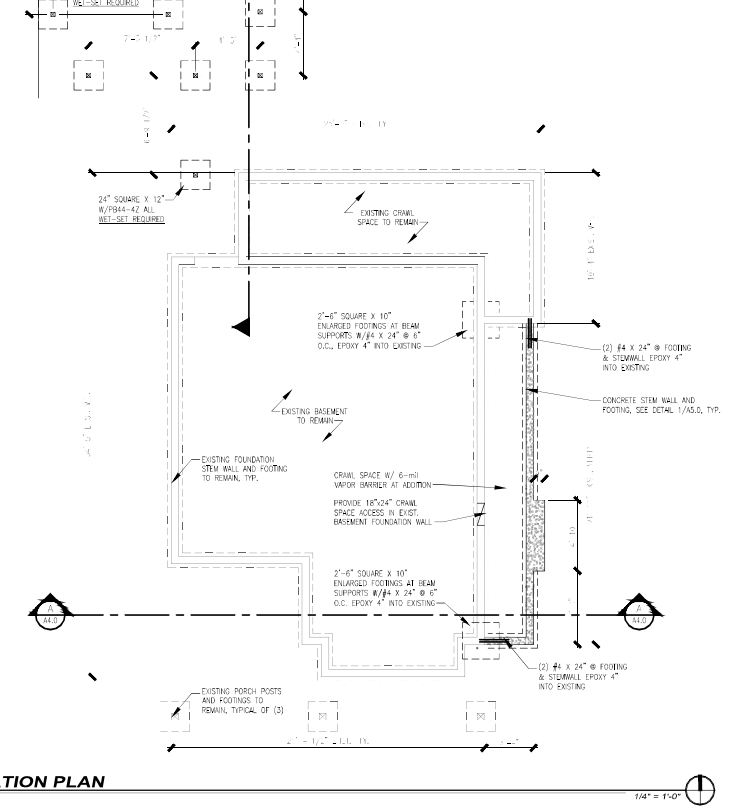
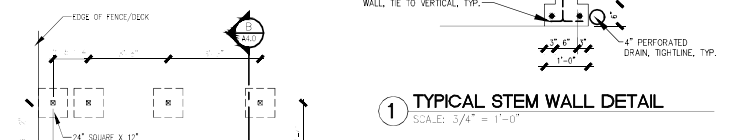
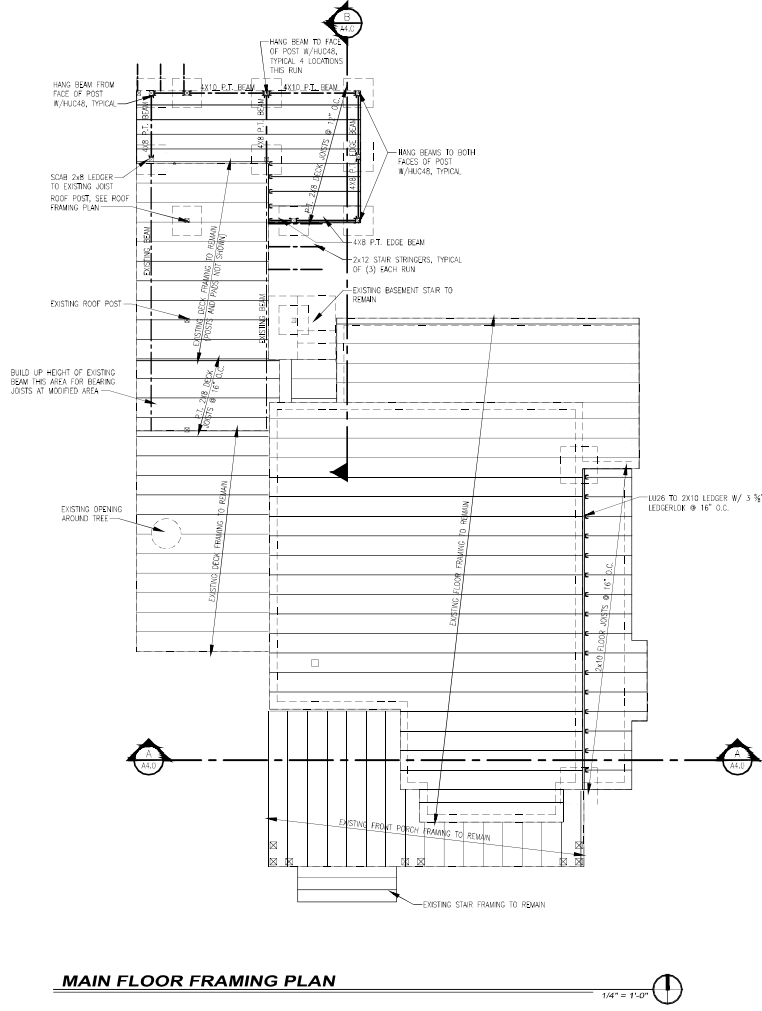


**BUILDING SECTIONS,  
 STAIRRAIL NOTES**

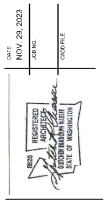
**MANNY RESIDENCE  
 ADDITION/REMODEL**  
 3419 N. 27TH ST.  
 TACOMA, WASHINGTON 98407

**GR Visser Architecture, Inc.**  
 TEL: 253.312.7593  
 gvisser@grvisser.com  
 4810 Pl. Fossick, Dr. NW, #244 Gig Harbor, WA 98935

**A4.0**



NO.	DATE	DESCRIPTION

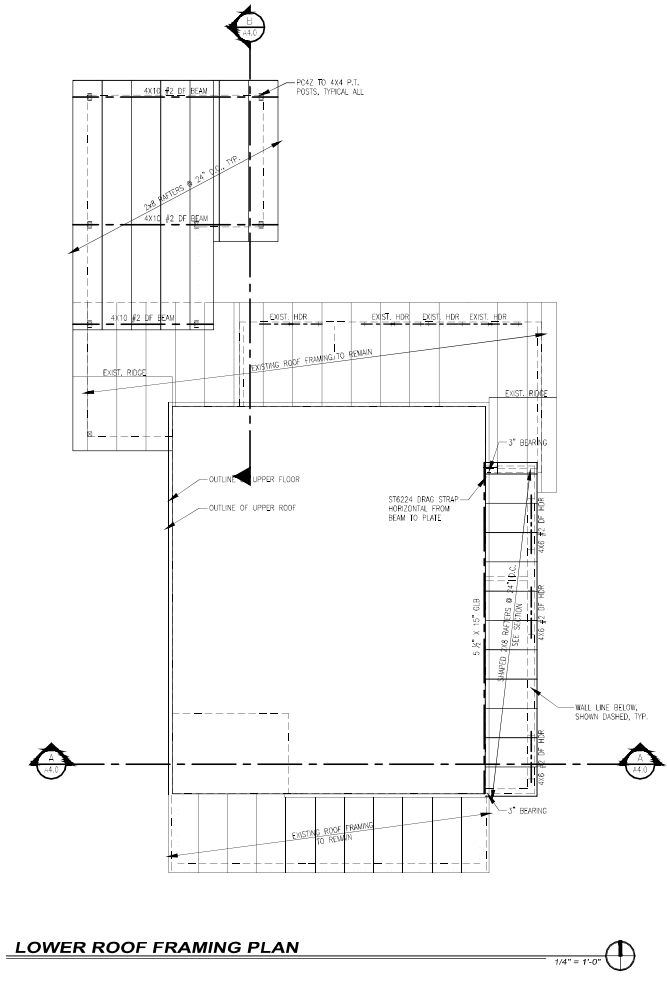


FOUNDATION PLAN,  
DETAIL, MAIN FLOOR  
FRAMING PLAN

**MANNY RESIDENCE  
ADDITION/REMODEL**  
3419 N. 27TH ST.  
TACOMA, WASHINGTON 98407

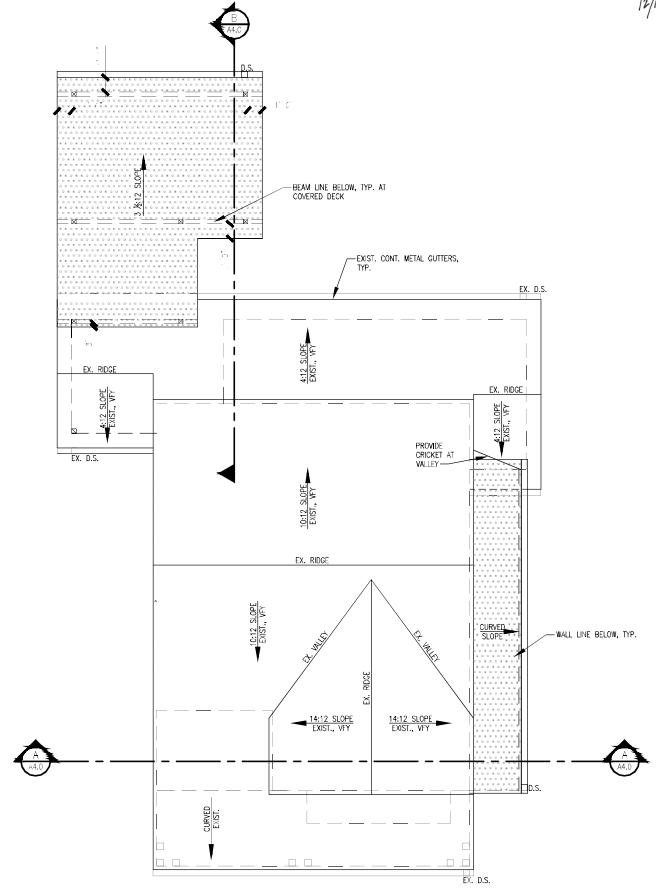
**GR Visser Architecture, Inc.**  
TEL: 253.312.7503  
gvisser@grvisser.com  
4810 Pl. Fossick Dr. NW #244 Gig Harbor, WA 98335

**A5.0**



**LOWER ROOF FRAMING PLAN**

1/4" = 1'-0"



**ROOF PLAN**

1/4" = 1'-0"



NO. 00000	DATE	BY	CHKD.

LOWER ROOF FRAMING  
PLAN, ROOF PLAN, VENT  
NOTES

PROJECT  
**MANNY RESIDENCE  
ADDITION/REMODEL**  
3419 N 27TH ST  
TACOMA, WASHINGTON 98407

ARCHITECT  
**GR Visser Architecture, Inc.**  
TEL. 253.312.7563  
gvisser@grvisser.com  
4810 Pl. Fossick Dr. NW #244 Gig Harbor, WA 98335

SHEET  
**A5.1**

## Manny Remodel and Addition



1. View of siding and window casement.



2. Siding and door trim.





3. Back view of dwelling.

4. Additional view of back, including window examples.



5. Example of windows and roofline from the back of the house.



6. Additional example of windows and roofline from the back of the house.



7. Backyard / surrounding area.



8. Backyard / surrounding area.





9. Side of house with view of front.

10. Additional view of side of house to be part of addition.



11. Another view of the side of the house to be part of the addition.



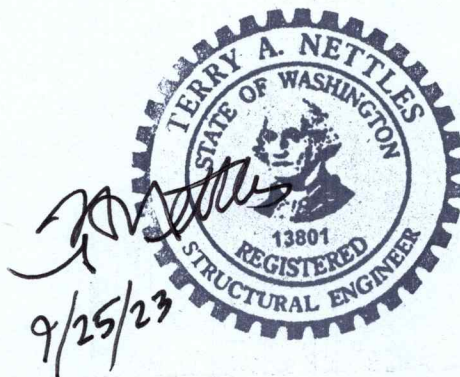
12. Roofline in the front corner of the home where the addition will take place.



 Terry A. Nettles, P.E.  
Consulting Engineer  
structural & residential engineering

**MANNY RESIDENCE REMODEL/ADDITION**  
**GR Visser, Architect**

**STRUCTURAL ENGINEERING**  
**CALCULATIONS REPORT**



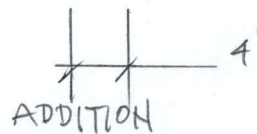
2018 International Building Code  
Seismic Zone D2, Importance II,  $S_S = 1.437g$   
130 mph Wind ( $V_{ult}$ ), Exposure B.  $K_{zt} = 1.38$   
Floor Live Load - 40 psf, Sleeping 30 psf  
Ground Snow Load, 25psf,  $C_D = 1.15$   
Soil Bearing Pressures – 1500 psf (prescriptive)

Site Address:  
3419 N 27<sup>th</sup> St.

MINOR ADDITIONS CHANGES TO EXTERIOR OF EXISTING HOUSE

WIND EXP. B  $V_{ULR} = 130$  mph  
 $V_{ASD} = 100$  mph

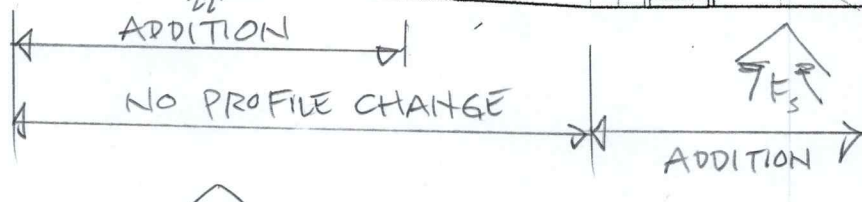
$p_s = 12.8$  psf



$F_+ = 5'(4')(12.8 \text{ psf}) = 256 \#$



$F_1 = 14'(6')(12.8 \text{ psf}) = 1075 \#$   
AGAINST ROOF



$F_s = 16'(2')(12 \text{ psf}) = 410 \#$

$F = \phi$  ADD'L WIND LOAD



9/2/23

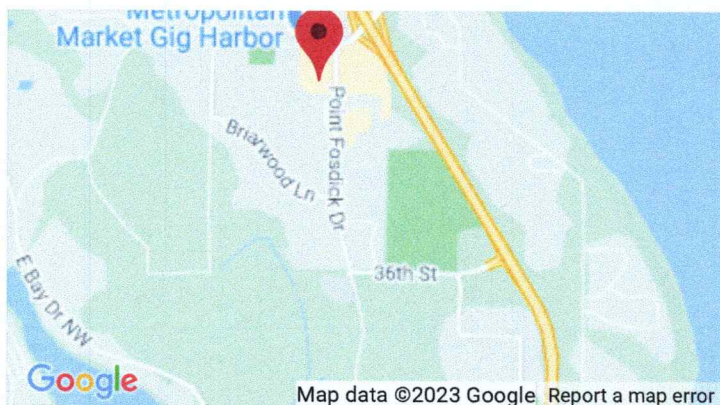
**⚠** This is a beta release of the new ATC Hazards by Location website. Please [contact us](#) with feedback.

**i** The ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

**ATC** Hazards by Location **WIND**

**Search Information**

**Address:** 4810 Pt. Fosdick Dr. NW, Gig Harbor, WA  
**Coordinates:** 47.3015662, -122.5807448  
**Elevation:** 284 ft  
**Timestamp:** 2023-09-21T17:49:17.759Z  
**Hazard Type:** Wind



**ASCE 7-16**

MRI 10-Year ..... 67 mph  
 MRI 25-Year ..... 73 mph  
 MRI 50-Year ..... 77 mph  
 MRI 100-Year ..... 82 mph  
 Risk Category I ..... 92 mph  
 Risk Category II ..... 97 mph  
 Risk Category III ..... 104 mph  
 Risk Category IV ..... 108 mph

**ASCE 7-10**

MRI 10-Year ..... 72 mph  
 MRI 25-Year ..... 79 mph  
 MRI 50-Year ..... 85 mph  
 MRI 100-Year ..... 91 mph  
 Risk Category I ..... 100 mph  
 Risk Category II ..... 110 mph  
 Risk Category III-IV ..... 115 mph

**ASCE 7-05**

ASCE 7-05 Wind Speed ..... 85 mph

*The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.*

*Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)*

**Disclaimer**

Hazard loads are interpolated from data provided in ASCE 7 and rounded up to the nearest whole integer. Per ASCE 7, islands and coastal areas outside the last contour should use the last wind speed contour of the coastal area – in some cases, this website will extrapolate past the last wind speed contour and therefore, provide a wind speed that is slightly higher. NOTE: For queries near wind-borne debris region boundaries, the resulting determination is sensitive to rounding which may affect whether or not it is considered to be within a wind-borne debris region.

Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.

P3/8

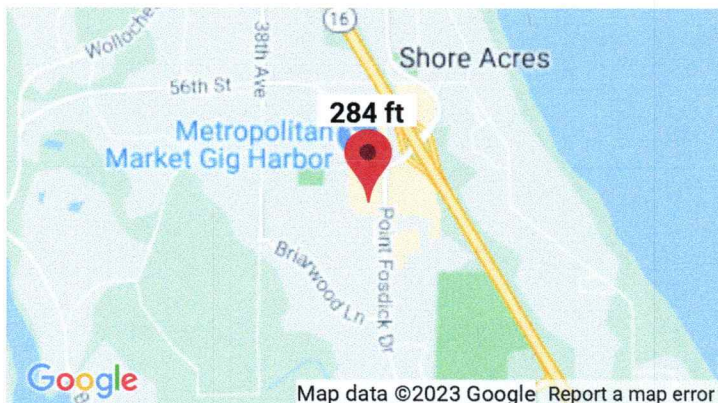
**⚠** This is a beta release of the new ATC Hazards by Location website. Please [contact us](#) with feedback.

**i** The ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

**ATC** Hazards by Location **SEISMIC**

**Search Information**

**Address:** 4810 Pt. Fosdick Dr. NW, Gig Harbor, WA  
**Coordinates:** 47.3015662, -122.5807448  
**Elevation:** 284 ft  
**Timestamp:** 2023-09-21T17:49:55.614Z  
**Hazard Type:** Seismic  
**Reference Document:** ASCE7-16  
**Risk Category:** II  
**Site Class:** D-default



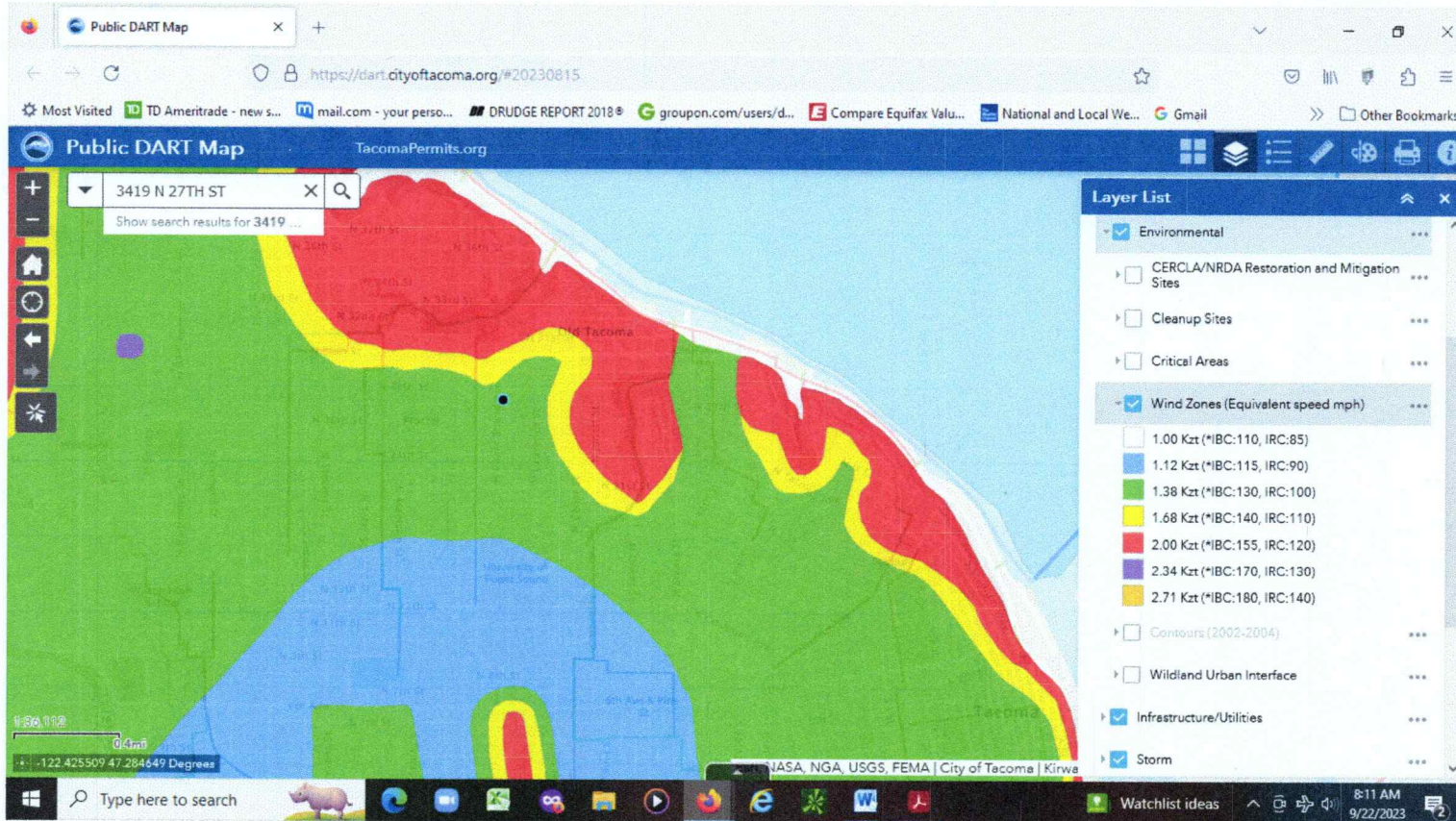
**Basic Parameters**

Name	Value	Description
S <sub>S</sub>	1.437	MCE <sub>R</sub> ground motion (period=0.2s)
S <sub>1</sub>	0.5	MCE <sub>R</sub> ground motion (period=1.0s)
S <sub>MS</sub>	1.724	Site-modified spectral acceleration value
S <sub>M1</sub>	* null	Site-modified spectral acceleration value
S <sub>DS</sub>	1.15	Numeric seismic design value at 0.2s SA
S <sub>D1</sub>	* null	Numeric seismic design value at 1.0s SA

\* See Section 11.4.8

**Additional Information**

Name	Value	Description
SDC	* null	Seismic design category
F <sub>a</sub>	1.2	Site amplification factor at 0.2s
F <sub>v</sub>	* null	Site amplification factor at 1.0s
CR <sub>S</sub>	0.905	Coefficient of risk (0.2s)
CR <sub>1</sub>	0.894	Coefficient of risk (1.0s)



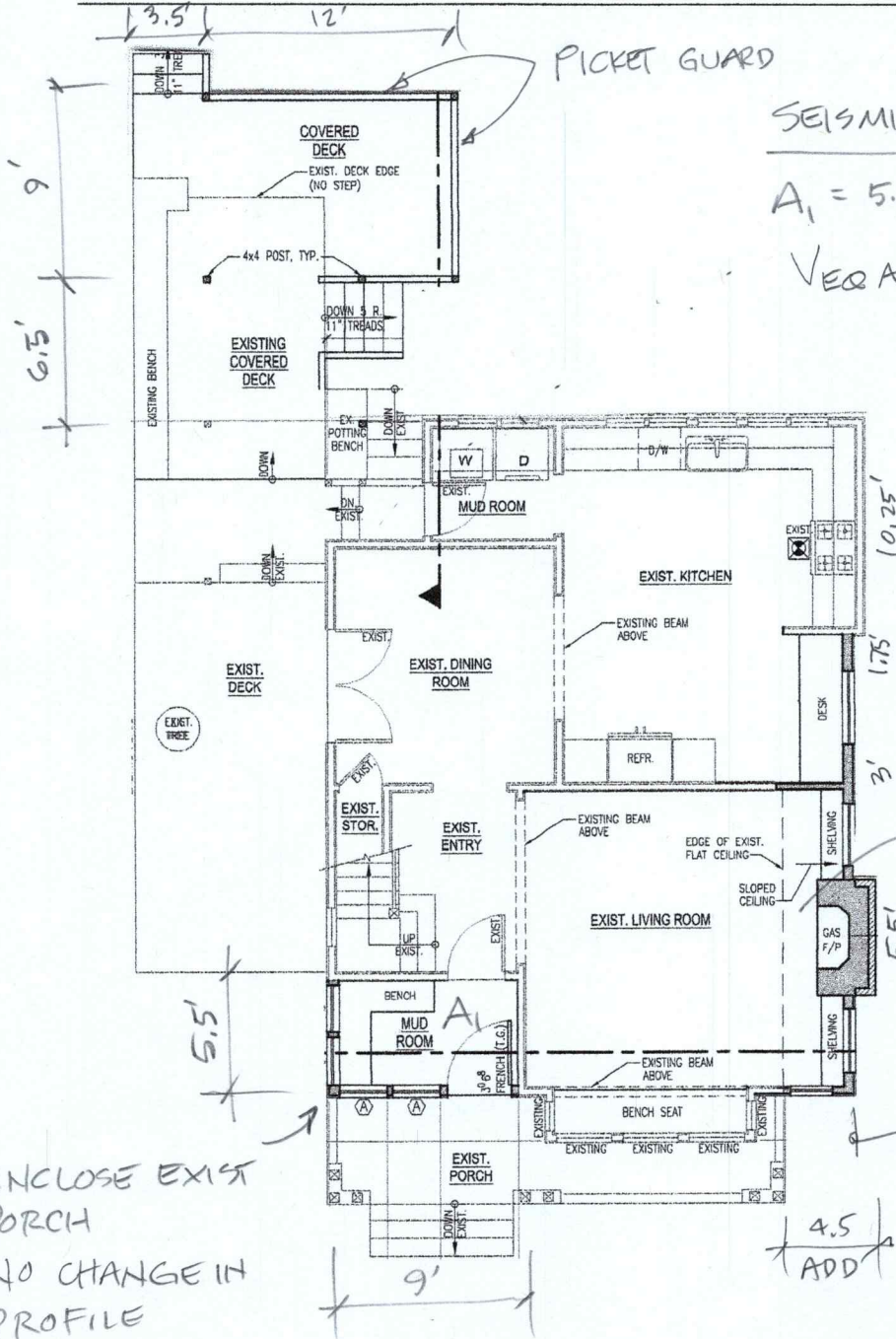
Lateral Forces Analysis in accordance with the IBC 2018, chapter 16  
 This lateral forces analysis is being performed for a site with 25 psf ground snow loads,  
 130 mph wind speeds ( $V_{ult}$ ), 100 mph (ASD), with an Exposure B,  $K_{zt} = 1.38$ ,  
 Seismic Risk Category D2 analysis shall use a site class D soil with site spectral  
 from **ATC Hazards by Location** program from the web,  $S_s = 1.437$   
 Seismic Category Use Group I, Importance factor 1.0, Importance factor 1.0

**WIND FORCES** Fastest Mile Method per IBC, Exposure B, 85 mph (ASD) wind speeds  
 $p_s = \lambda l_w p_{s30}$ ,  $l_w = 1.0$

**Wind** Fastest Mile Method per IBC, Exposure B, 100 mph wind speeds (ASD)  
 $p_s = l \lambda_w p_{s30}$ ,  $l = 1.0$

end strip a =  $0.1L(2) = 0.2L$  middle zone c =  $0.8L$

		Zone A, $p_s$	Zone C, $p_s$	average unit pressures
for $h < 15'$	$\lambda = 1.21$	$p_s = 17.4$ psf	$p_s = 11.6$ psf	12.8 psf
$15' < h < 20'$	$\lambda = 1.29$	$p_s = 18.6$ psf	$p_s = 12.4$ psf	13.6 psf



SEISMIC FORCES

$$A_1 = 5.5' (9') = 50 \text{ SF}$$

$$V_{EQ A_1} = [16' (90 \text{ pst}) + 15 \text{ pst} (50 \text{ SF})] 0.12$$

WALL                      ROOF

$$V_{EQ A_1} = 265 \#$$

WIND GOVERNS

$$A_2 = 4' (22') = 90 \text{ SF}$$

$$W_{A_2} = 90 \text{ pst} (15 \text{ pst}) + 34' (90 \text{ pst})$$

roof                      wall

$$= 4410 \#$$

$$V_{EQ A_2} = .12 (W) = 530 \#$$

SEISMIC GOVERNS

$$f_v = \frac{530 \#}{(3' + 1.75')} = 112 \text{ plf}$$

CONVENTIONAL CONST.  
IS ADEQUATE TO RESIST  
ALL LATERAL FORCES

USE MIN.  $\frac{3}{16}$ " APA rated  
sheathing w/ 8 d c 6" o.c.

ENCLOSE EXIST  
PORCH  
NO CHANGE IN  
PROFILE

LATERAL FORCES GO INTO EXIST'G STRUCTURE

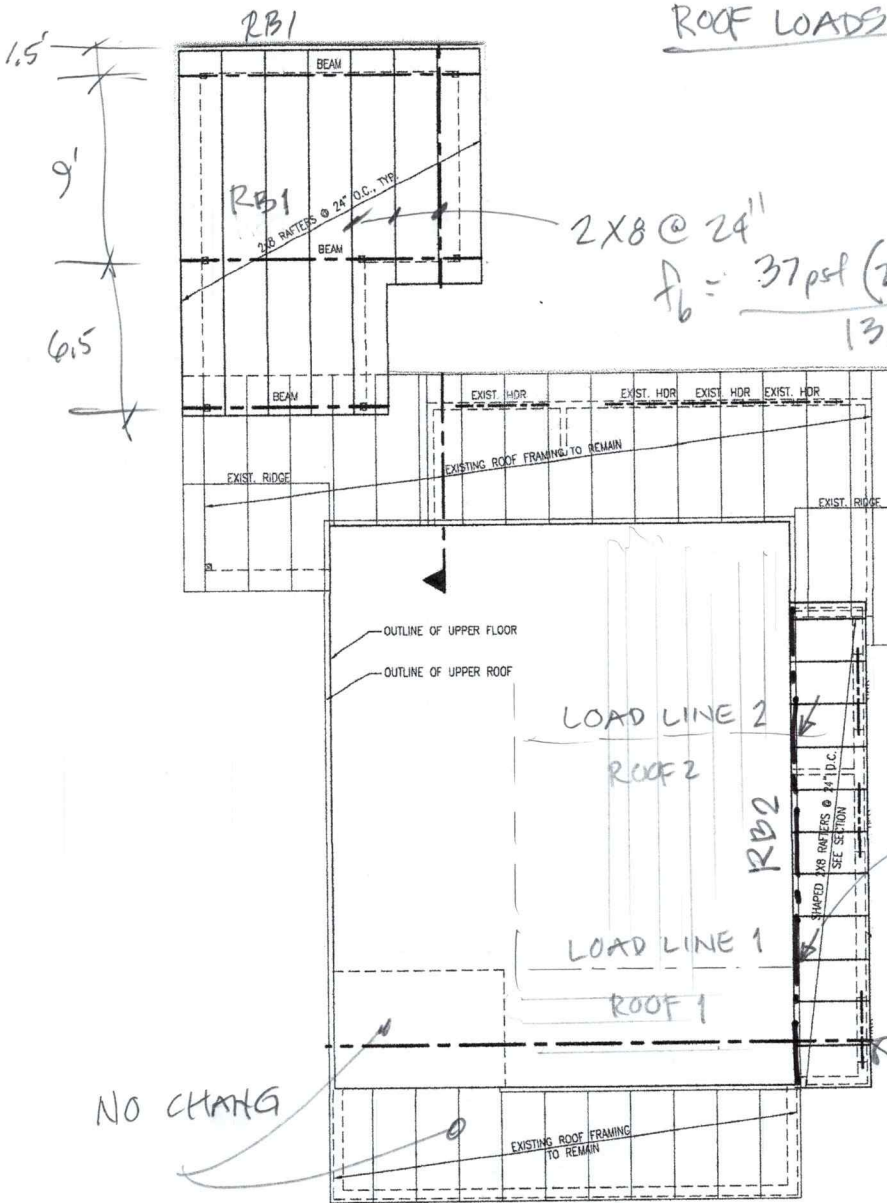
NEW PORCH ROOF

$$\frac{410 \#}{6 \text{ posts}} = 68 \# / \text{post}$$

$$H = 10' \text{ max}$$

$$M_{\text{MAX}} = 68 \# (120") = 8190 \#$$

$$\text{for } 4 \times 4 \text{ post } f_v = \frac{8190 \#}{7.15 \text{ m}^3} = 1145 \text{ plf} < F'_6 \text{ ✓ okay}$$



ROOF LOADS  
 $W_b = 12 \text{ psf}$   
 $W_L = 25 \text{ psf (snow)}$

$W_{TD} = 37 \text{ psf}$

$F_b = \frac{37 \text{ psf} (2' \times 9')^2 1.5}{13114 \text{ L}^3} = 0.95 \text{ psi} \checkmark$

EDGE BEAMS RB1

$L = 12' \quad w_{\text{max}} = \left(\frac{12'}{2}\right) 37 \text{ psf} = 225$

$S_{\text{reqd}} = \frac{225 (12')^2 1.5}{1050 \text{ psi}} = 46.3 \text{ in}^3$

4x10 #2DF FOR BOTH

NEW RAFTERS 2x10 @ 24" oc.  
 okay by inspection if ENERGY CODE IS SATISFIED BY INSULATION

HEADERS 4x6 BY INSPECTION

NEW BEAM RB2 - SUPPORTS UPPER FLOOR & ROOF  $L = 22'$

ROOF 1  $w_1 = \left(\frac{14' + 4'}{2}\right) 40 \text{ psf} + 80 = 440 \text{ plf}$   
roof wall

ROOF 2  $w = \left(\frac{4'}{2}\right) 40 = 80 + 80 = 160$

ROOF 2 PT. LOADS  
 LOAD LINE 1  $P_1 = \left(\frac{14'}{2}\right) \left(\frac{22'}{4}\right) 40 \text{ psf} = 1540 \# \rightarrow @ 6'$   
 LOAD LINE 2  $P_2 = \left(\frac{14'}{2}\right) \left(\frac{22'}{2}\right) 40 \text{ psf} = 3080 \# \rightarrow @ 17'$

FLOOR 2  $\left(\frac{14'}{2}\right) (10 \text{ psf} + 30 \text{ psf}) = 70, 210 \rightarrow \text{FULL LENGTH}$   
D L D L

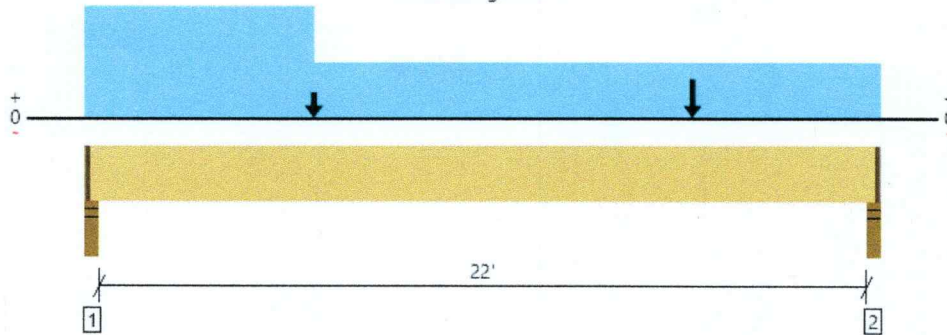
USE TJ-Pro see p6/

Roof, RB2

**1 piece(s) 5 1/2" x 15" 24F-V4 DF Glulam**

P7/8

Overall Length: 22' 7"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	6819 @ 2"	7734 (2.25")	Passed (88%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	5901 @ 1' 6 1/2"	16761	Passed (35%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Pos Moment (Ft-lbs)	33457 @ 11' 1 3/16"	45799	Passed (73%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.661 @ 11' 3 13/16"	1.112	Passed (L/404)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	1.118 @ 11' 3 5/16"	1.483	Passed (L/239)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

System : Roof  
 Member Type : Flush Beam  
 Building Use : Residential  
 Building Code : IBC 2018  
 Design Methodology : ASD  
 Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Critical positive moment adjusted by a volume/size factor of 0.97 that was calculated using length L = 22' 3".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Factored	
1 - Stud wall - DF	3.50"	2.25"	1.98"	3003	2371	2804	6884	1 1/4" Rim Board
2 - Stud wall - DF	3.50"	2.25"	1.79"	2467	2371	2588	6186	1 1/4" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	22' 5" o/c	
Bottom Edge (Lu)	22' 5" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1 1/4" to 22' 5 3/4"	N/A	20.0	--	--	
1 - Uniform (PLF)	0 to 6' 6" (Front)	N/A	215.0	-	235.0	forward Roof 1
2 - Uniform (PLF)	6' 6" to 22' 7" (Front)	N/A	30.0	-	50.0	side roof
3 - Point (lb)	6' 6" (Front)	N/A	520	-	1020	upper roof
4 - Point (lb)	17' 3" (Front)	N/A	1040	-	2040	upper roof
5 - Uniform (PLF)	0 to 22' 7" (Front)	N/A	70.0	210.0	-	upper floor

**Weyerhaeuser Notes**

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to [www.woyehaeuser.com/woodproducts/document-library](http://www.woyehaeuser.com/woodproducts/document-library).

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Terry A Nettles tanettles, p.e., s.e. (253) 225-8015 terrynetles@engineer.com	



DECK BEAMS

DB1, L = 5'

$$W_{max} = \left(\frac{15'}{2}\right) 70 \text{ psf} = 525 \text{ plf}$$

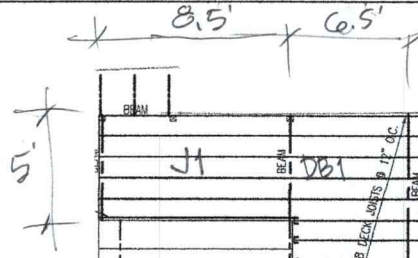
$$S_{reqd} = \frac{525(5')^2 1.5}{1105 \mu} = 17.8 \text{ in}^3$$

USE 4x8 #2HF, P.T.

FOOTINGS

$$P_{max} = \left(\frac{5'}{2}\right) 525 = 1315 \#$$

USE 2'  $\phi$  x 12" ALL

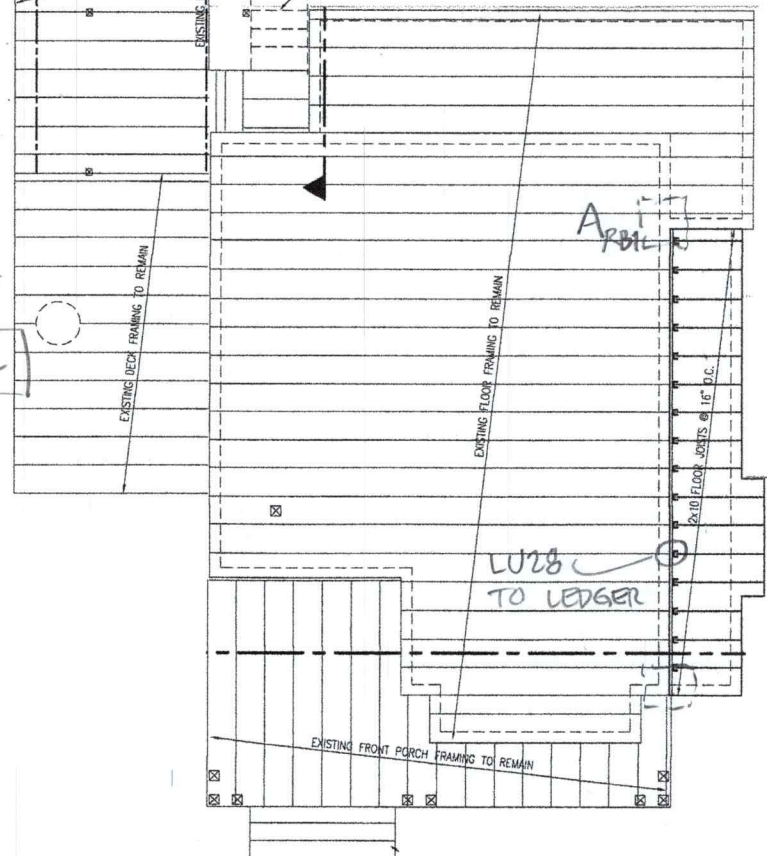
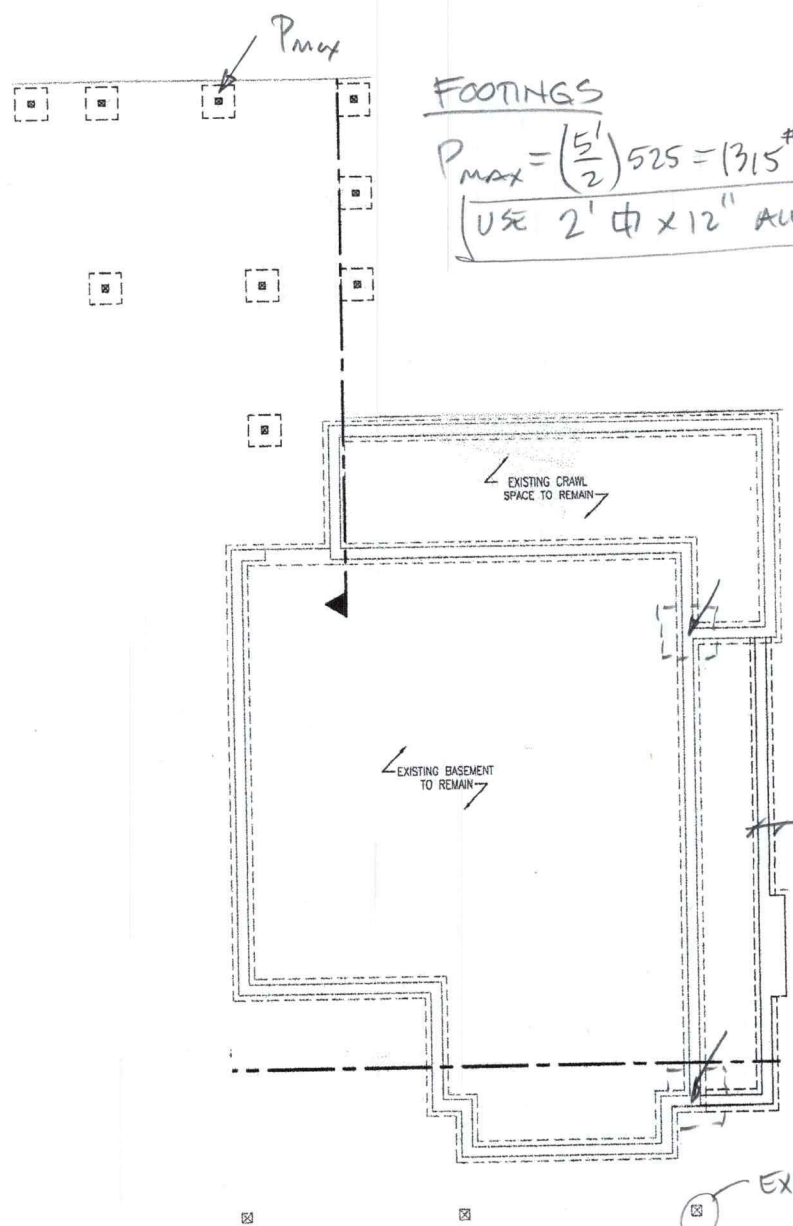


DECK JOISTS J1

2x8 @ 16"

L = 12'

$$f_{b_{max}} = \frac{93 \text{ plf} (9')^2 1.5}{13.14 \text{ in}^2} = 8600$$



FOOTINGS @ GLB

$$P = 6900 \#$$

$$A_{reqd} = \frac{P}{1500} = 4.6 \text{ sf}$$

MIN 2'-6"  $\phi$  x 10"

BOWEL IN 6" TO EXIST'G w/ #4 @ 6" o.c.

EXIST'G