#### 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: February 12, 2025

Time: 5:30 p.m.

Location: Hybrid (see below)

#### Staff

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

#### INFORMATION ABOUT HYBRID MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building at 747 Market St., Room 243, and can also be attended at <a href="https://zoom.us/j/89120046605">https://zoom.us/j/89120046605</a> 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 attendees during the meeting, except for the Commissioners and presenters.

#### 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

PAGE# TIME

7

5 m

2. ROLL CALL

#### 3. PUBLIC COMMENT

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 02/12/25", and clearly indicate which agenda item(s) you are addressing.

#### 4. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: N/A
- C. Administrative Review:
  - 408 N. K St. rear doorway relocation

#### 5. DESIGN REVIEW

	A.	1622 N. 8th St. (North Slope Historic District) Side porch updates	R. Noonan	9	10 m
	В.	1101 N. 5 <sup>th</sup> St. (North Slope Historic District)  Partial siding, trim replacement	R. Rose	23	10 m
6.	во	ARD BRIEFINGS			
	A.	808 N. Sheridan Ave. (North Slope Historic District) New DADU with garage	Presenter/Owner	37	10 m
7.	во	ARD BUSINESS/COMMUNICATION ITEMS			
	A.	Equity Committee updates	Commission	7	5 m

Staff

#### 8. CHAIR COMMENTS

B. Events & Activities

This agenda is for public notice purposes only. Complete applications are posted online at 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 усском? ក្រូវការព័ត៌មានជាភាសាខ្មែរ? Contact **TacomaFIRST 311** at **(253) 591-5000** 

### **Landmarks Preservation Commission**

#### **Planning & Development Services Department**



STAFF REPORT February 12, 2025

#### **DESIGN REVIEW**

#### AGENDA ITEM 5A: 1622 N 8th St (North Slope Historic District)

R. Noonan

#### **BACKGROUND**

Built in 1918, this house is a contributing structure in the North Slope Historic District. This is an application for retroactive approval of unpermitted alterations at the side entry porch on the north side, along the driveway. The front of the house faces west onto North 8<sup>th</sup> Street. The condition of the side porch (prior to the 2024 work) was reported as being unsafe. The wooden decking and steps were deteriorated (loose, unstable). The wood balustrade did not extend down the steps; there was no handrail.

The entire house was resided in 1953, according to permit history. There is no available permit history for the side porch but photos show tongue-and-groove wood decking over a CMU block structure; the porch appears to be either added or a replacement of an original portico. The wood balustrade was non-historic. Porticos of that size from the early 1900s typically did not have balustrades or railings.

The scope of work completed includes:

- Removal of non-historic wood steps and decking.
- Installation of new composite decking and steps.
- Replaced non-historic wood balustrade with new metal posts and cable balustrade.
- Addition of handrail/balustrade at the steps.

#### **GUIDELINES**

The North Slope/Wedge Neighborhood Design Guidelines apply to this proposal, as follows:

#### **Porches**

- 1. Retain existing porches and porch details. The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.
- 4. In certain cases, building code may trump preservation guidelines. For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

#### **ANALYSIS**

- The property at 1622 N. 8th Street is a contributing structure in the North Slope 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 alterations to the side entry porch did not change the location or size of the previous porch.
- 3. The condition of the previous decking and steps was a life safety issue and a potential code violation; the new decking, balustrade and steps have met current code requirements, thus meeting Porches guideline #4.
- 4. Replacement of wood decking and treads with composite boards closely matches the visual appearance of what was there previously.
- 5. No historic material was impacted.

#### 4

#### **ACTION REQUESTED**

Staff recommends approval as submitted.

#### SAMPLE LANGUAGE FOR APPROVAL MOTION:

"I move that the Landmarks Preservation Commission approve the application at 1622 N 8th [as presented, or with any specific conditions or amendments], finding that the proposal is consistent with the applicable North Slope Historic District Design Guidelines as included in the analysis."

#### SAMPLE LANGUAGE FOR DENIAL MOTION:

"I move that the Landmarks Preservation Commission deny the application at 1622 N 8th, finding that the proposal is does not meet the applicable North Slope Historic District 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 at 1622 N 8th, pending the submittal of additional information including [state information needed to render decision]."

#### AGENDA ITEM 5B: 1101 N 5th St (North Slope Historic District)

R. Rose

#### **BACKGROUND**

Built in 1905, this house is a contributing structure in the North Slope Historic District. This is an application for retroactive approval of unpermitted alterations, specifically removal of existing cladding on the south side. The front of the house faces east onto North 5<sup>th</sup> Street. The condition of the south elevation cladding was reported as being unfeasible for spot repair, due to extent of deterioration and high cost of piecemeal in-kind replacement.

- South side of house, facing side yard, had horizontal wood lap cladding of unknown age, similar to other elevations.
- Condition issues included rotten/missing areas, breaks/cracks, general fragility.
- Existing cladding appears to be wood lap, with no bevel or special features.
- Smooth, non-textured Hardiplank installed to match the reveal of other elevations is proposed, for cost and sustainability reasons.
- Window trim: proposed for in-kind (wood) replacement on the south elevation, matching the existing trim.

#### **GUIDELINES**

The North Slope/Wedge Neighborhood Design Guidelines apply to this proposal, as follows:

#### Siding

- 1. Avoid removal of large amounts of original siding.
- 2. Repair small areas of failure before replacing all siding. It is rarely advisable to replace all of the existing siding on a home, both for conservation reasons and for cost reasons. Where there are areas of siding failure, it is most appropriate to spot repair as needed with small amounts of matching material. Where extensive damage, including rot or other failure, has occurred, siding should be replaced with as close a material and visual match as is feasible, including matching reveals, widths, configuration, patterns and detailing.
- 3. Other materials/configurations. It is not historically appropriate to replace deteriorated siding with substitute materials, unless it can be demonstrated that:
  - the replacement material is a close visual match to the historic material and can be installed in a manner in which the historically character defining details may be reproduced (mitered corners, dentil molding, etc); and
  - replacement of the existing historic material is necessary, or the original material is no longer present; and
  - there is no feasible alternative to using a substitute material due to cost or availability.
- 4. Avoid changing the appearance, pattern or configuration of original siding. The siding type, configuration, reveal, and shingle pattern all are important elements of a home's historic character.

**Separately**, the guidelines for Administrative Review, Type 2 (at the discretion of the Historic Preservation Officer with no advance notice to the Commission required), applies to the proposed window trim in-kind replacement.

- 4. Typical Items appropriate for Type II Administrative Review
  - a) In kind repair and replacement that does not require structural modifications

#### **ANALYSIS**

- The property at 1101 N. 5th Street is a contributing structure in the North Slope 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 condition of the south elevation cladding was reported as being unfeasible for spot repair, due to extent of deterioration and high cost of piecemeal in-kind replacement; using a close material and visual match such as smooth Hardiplank in this case appears to meet Siding guideline #6, as long as the new cladding is installed in a manner that matches the reveal and configuration of the previous.
- 3. The in-kind replacement of exterior window trim, matching the existing trim, would appear to meet the guidelines and does not generally require Landmarks Commission review.

#### **ACTION REQUESTED**

Staff recommends approval as submitted.

#### SAMPLE LANGUAGE FOR APPROVAL MOTION:

"I move that the Landmarks Preservation Commission approve the application at 1101 N 5th [as presented, or with any specific conditions or amendments], finding that the proposal is consistent with the applicable North Slope Historic District Design Guidelines as included in the analysis."

#### SAMPLE LANGUAGE FOR DENIAL MOTION:

"I move that the Landmarks Preservation Commission deny the application at 1101 N 5th, finding that the proposal is does not meet the applicable North Slope Historic District 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 at 1101 N 5th, pending the submittal of additional information including [state information needed to render decision]."

#### **BOARD BRIEFING**

#### AGENDA ITEM 6A: 808 N Sheridan Ave: New DADU with Garage

G. Dunayski

#### **BACKGROUND**

The residence at 808 N. Sheridan Ave was built in 1889 and is listed on the Tacoma Registers of Historic Places as a contributing property in the North Slope Historic District. The owners are proposing to build a 2-car garage with residential unit overhead, as a Detached Accessory Dwelling Unit (DADU). The DADU will be a wood frame, 2 story building with a gable roof. The footprint measures 28 feet by 31 feet (alternately shown as 28 by 26 feet; final numbers will be corrected). Garage doors will face the alley.

Smooth cementitious bevel lap siding and asphalt/composition roofing shingles are proposed. White vinyl windows with Prairie Style grids in a variety of operation types (single hung sash, casement and fixed) are listed in the permit documents; casement windows are required for egress in some locations. The roof pitch is 4:12, proposed to match the pitch of the primary residence.

Staff has noted that there may be concerns with the specification for the windows, including whether the grids will be sandwiched between the thermal panes, noting that these are not typical for the historic district. Other questions for the Commission to consider are the roof pitch, which is proposed to be shallower than the 5:12 to 12:12 indicated in the

design guidelines, as well as the overall height, which is taller than the primary house but not inconsistent with the neighborhood overall.

#### **STANDARDS**

The North Slope Design Guidelines apply to this project, including those for accessory structures, roof shapes and massing, and exterior materials:

#### **HEIGHT**

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

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.

#### **ROOF SHAPES and MATERIALS**

- 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.

#### **EXTERIOR MATERIALS**

- 1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.
- 2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.
- 3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.
- 4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.
- 5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).
- 6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible

#### WINDOWS AND RHYTHYM OF OPENINGS

- 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.

#### **ACTION REQUESTED**

This is an informational briefing only; no action is requested.

#### **BOARD BUSINESS/COMMUNICATION ITEMS**

#### AGENDA ITEM 7A: Diversity, Equity and Inclusion Committee

Commissioners

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

#### **AGENDA ITEM 7B: Events and Activities Update**

Staff

- 1. February will have many programs and events around Tacoma to celebrate Black History Month. This is not a comprehensive list, but some of the events include:
  - a. Evergreen Tacoma will have special African American Studies presentations with LaToya Johnson from 2:30-4:00pm on February 8, 15 and 22. Free and open to the public. 1210 6<sup>th</sup> Avenue.
  - b. Evergreen Tacoma will also have special workshops and seminars throughout the month. See the packet from January 22 for flyer with details on topics and presenters.
  - c. Washington State Historical Society will have a program on February 20<sup>th</sup> from 5:30-8:00pm at the State History Museum, 1911 Pacific Avenue. All ages, free with advance registration. We the People and the American Dream Washington State Historical Society
- 2. A site visit for the Commission has been proposed for 4:00pm on Wednesday, March 5<sup>th</sup> to Stadium High School. Upcoming exterior rehabilitation and repair work will be the subject of a future briefing; this site visit is a chance for Commissioners to see some of the condition issues in person.
- 3. A site visit for the Commission has tentatively been scheduled for 4pm on Wednesday, April 30<sup>th</sup> with Fort Nisqually. Please mark your calendars. (The Clerk's House project may require postponing public access; confirmation will be given closer to the date.)
- 4. Tacoma Historical Society has announced the return of their Historic Homes Tour, set for May 3 and 4, 2025. More information at <u>Historic Homes of Tacoma Tour</u>.

# **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: HDR25-0001

#### PROPERTY INFORMATION

**Building/Property Name:** 1622 N 8th Stairs

1622 N 8TH ST **Building/Property Address:** 

**Historic/Conservation District:** North Slope

Chamberlain Construction **Applicant's Name:** 

9300 86th Ave NW Gig Harbor, WA 98332 Applicant's Address:

253-625-4944 **Applicant's Phone:** 

garychamberlain82@gmail.com Applicant's Email:

NOONAN ROBERT W III & ALEXIS L **Property Owner's Name:** 

#### PROJECT SCOPE AND DESCRIPTION

#### **Project Details**

**Application Type:** Residential

Type of Work: Deck **Estimated Valuation:** 500

Application Checklist
Features to be Modified:



# Submittal Information Permit: HDR25-0001

Applied: 01/16/2025

Planning & Development Services 747 Market St. Tacoma, WA 98402

ACCOUNTING
SAP Cost Object

APPLICATION CHECKLIST

Elevation Drawings UNCHECKED

Illustrations UNCHECKED

Material Samples UNCHECKED

Photographs UNCHECKED

Site Plan UNCHECKED

HISTORIC DISTRICT

District
North Slope
Guideline Certification
CHECKED

#### PARCEL AND ZONING INFORMATION

Accessibility IndexHighBLDINSPAREANorthCity Council District2Economy IndexLowEducation IndexVery HighErosion Control InspectorJenna Warner

Historic District Y

Land Use Designations Low-Scale Residential

Liquefaction Susceptibilityvery lowLivability IndexModerateNeighborhood Council DistrictNorth EndOverall Equity IndexHighSITEINSPAREANorthWastewater SubbasinN04Wind Zone52

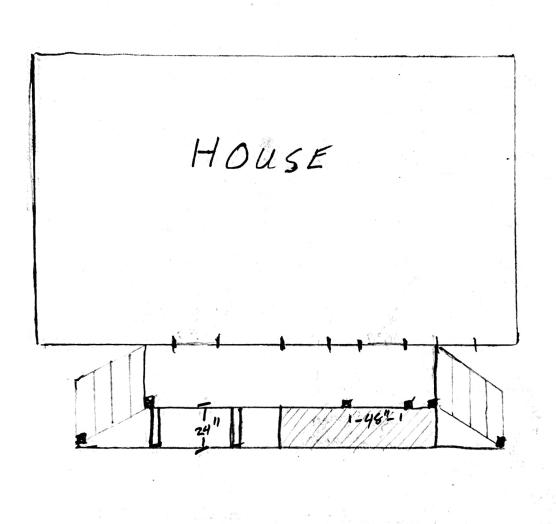
Zoning District HMR-SRD-HIST

# PROJECT DETAILS Estimated Valuation 500 Scope of Work Remove and replace stairs and railings

REVIEW TYPE		11
Application Type	Residential	
Application Type  Type of Work	Deck	

Contacts:		
Contact Type	Name	Email
Applicant	Gary Chamberlain	garychamberlain82@gmail.com
Owner	NOONAN ROBERT W III & ALEXIS L	noonan11@gmail.com

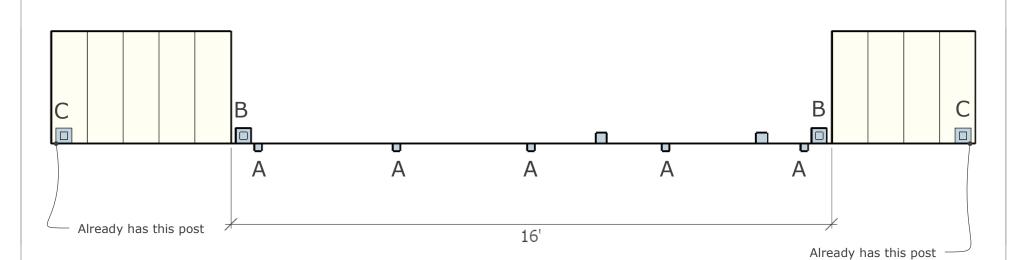
1622 N. 8th St



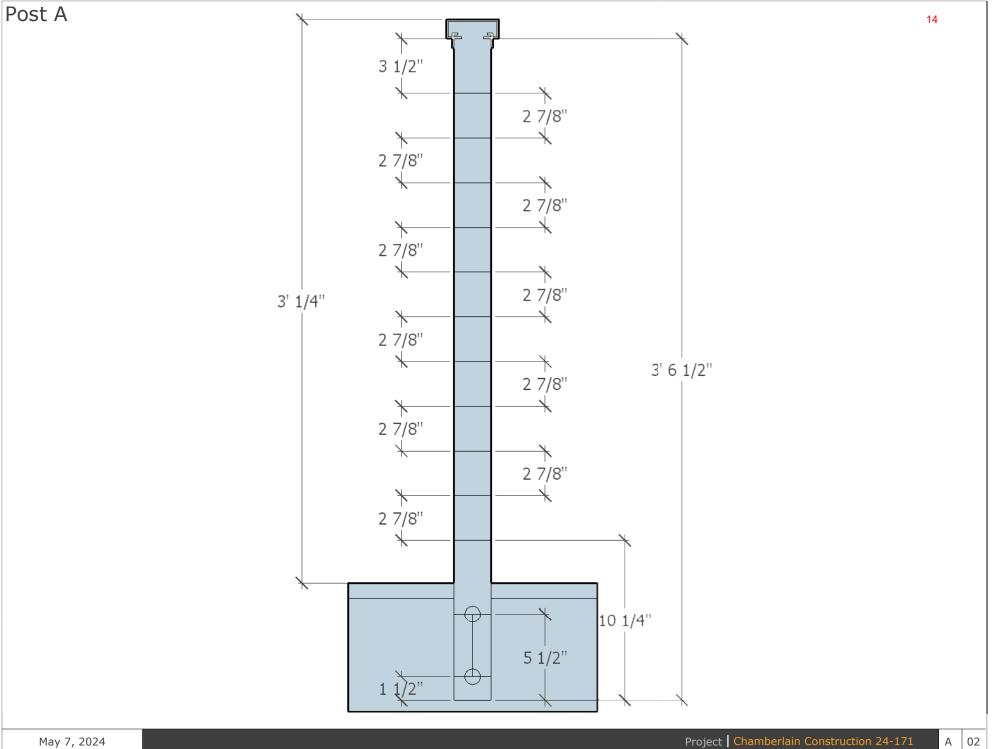
Deck Framing Detail 34 '-

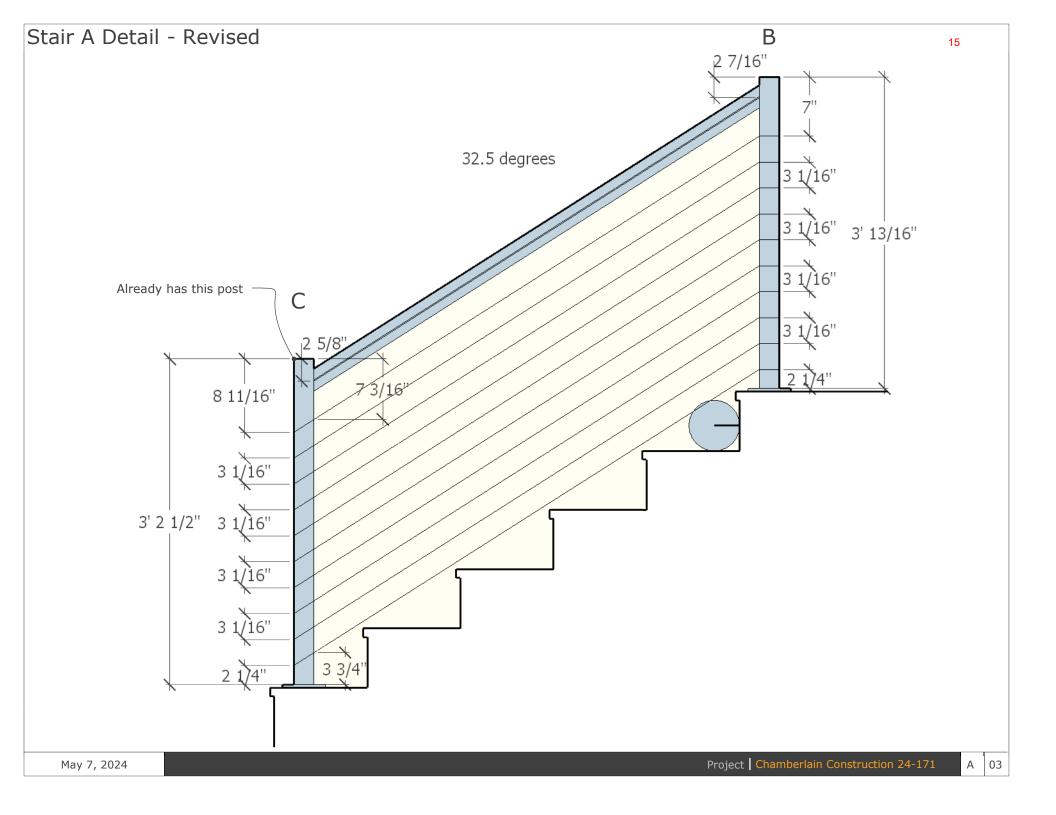
7"-

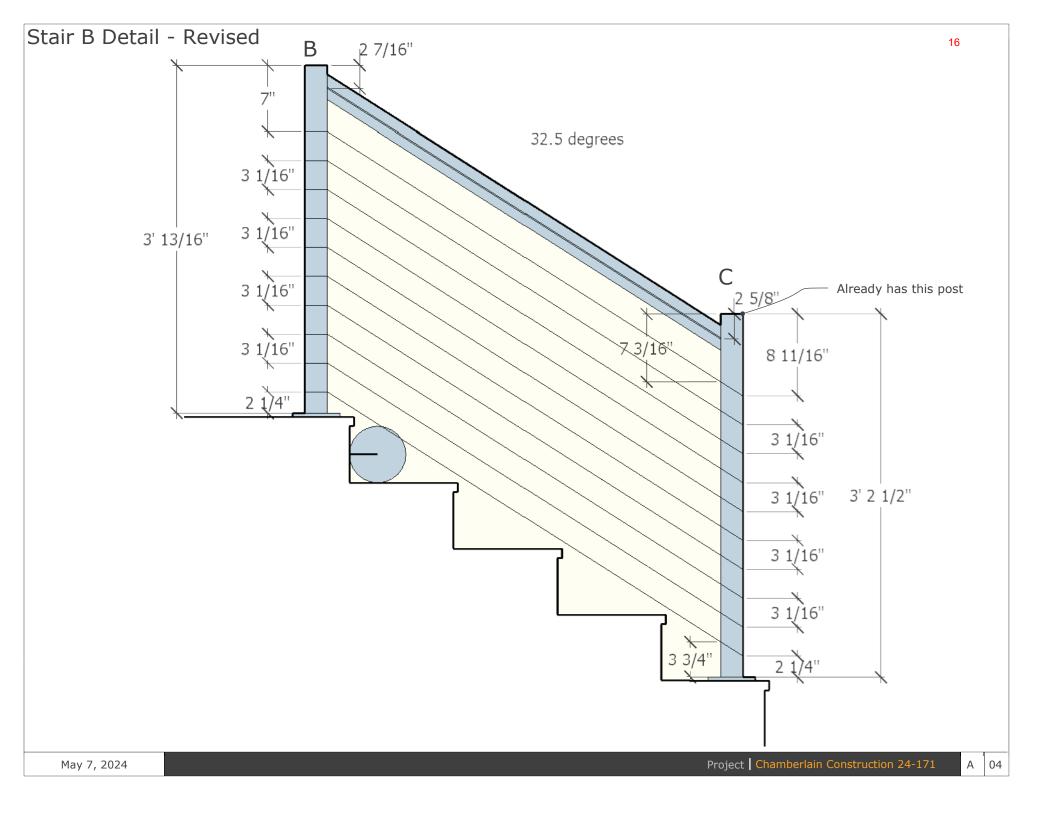
Post Layout



13

















# **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: HDR25-0004

#### PROPERTY INFORMATION

**Building/Property Name:** 1101 N 5th

Building/Property Address: 1101 N 5TH ST

Historic/Conservation District: North Slope

Applicant's Name: Robert Rose

**Applicant's Address:** 1101 N 5th St Tacoma, WA 98403

**Applicant's Phone:** 

Applicant's Email: rjrose8@gmail.com

Property Owner's Name: ROSE ROBERT J & BRITTANY A

#### PROJECT SCOPE AND DESCRIPTION

#### **Project Details**

Application Type:ResidentialType of Work:SidingEstimated Valuation:2000

Application Checklist			
Features to be Modified	:		

Program of Work:	24
Specifications of Materials and Finishes:	

Building/Roofing Information	5
Roof Height:	T
Roof Pitch:	
Roof Material:	
Size of Construction:	
Proposed Material:	
wood trim	
smooth hardi plank siding	
Exterior Material:	$\dashv$
wood siding	
Window Information	
Window Types:	
, , , , , , , , , , , , , , , , , , ,	
Window Trim:	-
wood	
Window Material:	$\dashv$
Window Locations:	$\dashv$
Door Information	
Door Types:	
2001.13600.	
	$\dashv$
Door Materials:	
Door Locations:	٦

26



# Submittal Information Permit: HDR25-0004

Applied: 02/05/2025

Planning & Development Services 747 Market St. Tacoma, WA 98402

ACCOUNTING

**SAP Cost Object** 

**ADDITIONAL INFORMATION** 

Exterior Material wood siding
Proposed Material wood trim

smooth hardi plank siding

Window Trim wood

**APPLICATION CHECKLIST** 

Elevation DrawingsUNCHECKEDIllustrationsUNCHECKEDMaterial SamplesUNCHECKEDPhotographsUNCHECKEDSite PlanUNCHECKED

HISTORIC DISTRICT

DistrictNorth SlopeGuideline CertificationCHECKED

PARCEL AND ZONING INFORMATION

Accessibility Index Low
BLDINSPAREA North
City Council District 2

Economy IndexModerateEducation IndexVery HighErosion Control InspectorJenna Warner

Historic District

Land Use Designations Low-Scale Residential

Liquefaction Susceptibilityvery lowLivability IndexHighNeighborhood Council DistrictNorth EndOverall Equity IndexHighSITEINSPAREANorthWastewater SubbasinN05Wind Zone52

Zoning District HMR-SRD-HIST

PROJECT DETAILS	28
Estimated Valuation	2000
Scope of Work	Replace the existing wood lap siding with smooth hardi plank lap siding. The siding faces a southern exposure and is in need for replacement because it no longer keeps out the elements. Spot replacement of the siding is prohibitively expensive and given the number of issue areas would not make sense. Also, replace the wood trim with exterior wood trim. The new lap siding would have the same reveal as the original and the trim would be the same width and style as the original.

REVIEW TYPE		
Application Type	Residential	
Application Type Type of Work	Siding	

Contacts:		
Contact Type	Name	Email
Applicant	Robert Rose	rjrose8@gmail.com
Owner	Robert Rose	rjrose8@gmail.com















# **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: HDR25-0002

# PROPERTY INFORMATION

Building/Property Name: 808 N Sheridan DADU

Building/Property Address: 808 N SHERIDAN AVE

Historic/Conservation District: North Slope

Applicant's Name: CHRIS DUNAYSKI

**Applicant's Address:** 7416 133RD ST CT E PUYALLUP, WA 98373

Applicant's Phone: 2532301176

Applicant's Email: ADMIN@GORDONTJACOB.COM

Property Owner's Name: ENG WHITNEY A & COLIN R

# PROJECT SCOPE AND DESCRIPTION

# **Project Details**

Application Type: Residential

Type of Work: Detached Garage

Estimated Valuation: 225000

# **Application Checklist**

# Features to be Modified:

Adding a detached garage with an ADU that complies with all the design elements of that neighborhood. Our client plans to paint the existing house and the new garage/DADU to match.

Program of Work:	38
Specifications of Materials and Finishes:	
Composition roofing	

Building/Roofing Informat	ion
Roof Height:	22.3
Roof Pitch:	4.12
Roof Material:	Composition
Size of Construction:	28'x31'
Proposed Material:	
Lap siding	
Exterior Material:	
Smooth finish lap s	ding
Window Information	
Window Types:	
White vinyl with grids to fixed all with grids to	ds to match existing, single hung casement, single hung and o match existing
Window Trim: Window trim to mat	ch existing house
Window Material: White vinyl with grid	ds to match existing
Window Locations:	
Door Information	
Door Types:	
	door to match match main house style.
Door Materials:	
Fiberglass exterior	door

Door location on the side of detached garage, matches existing house front door

**Door Locations:** 

location.



# Submittal Information Permit: HDR25-0002

Planning & Development Services 747 Market St. Tacoma, WA 98402

Applied: 01/21/2025

# **ACCOUNTING**

**SAP Cost Object** 

# **ADDITIONAL INFORMATION**

**Door Locations**Door location on the side of detached garage, matches existing

house front door location.

**Door Materials** Fiberglass exterior door

**Door Types** Fiberglass exterior door to match match main house style.

Exterior Material Smooth finish lap siding

Proposed MaterialLap sidingRoof Height22.3Roof MaterialComposition

Roof Pitch 4.12 Size of Construction 28'x31'

Window MaterialWhite vinyl with grids to match existingWindow TrimWindow trim to match existing house

Window Types White vinyl with grids to match existing, single hung casement,

single hung and fixed all with grids to match existing

# **APPLICATION CHECKLIST**

Elevation Drawings CHECKED

Features to be Modified Adding a detached garage with an ADU that complies with all the

design elements of that neighborhood. Our client plans to paint the

existing house and the new garage/DADU to match.

IllustrationsCHECKEDMaterial SamplesUNCHECKEDPhotographsCHECKEDSite PlanCHECKED

Specifications of Materials and Finishes Composition roofing

# HISTORIC DISTRICT

DistrictNorth SlopeGuideline CertificationCHECKED

PARCEL AND ZONING INFORMATION

High North

**BLDINSPAREA City Council District** 

**Accessibility Index** 

**Economy Index Education Index** 

Very High High

**Erosion Control Inspector** 

Jenna Warner

**Historic District** 

**Land Use Designations** 

Low-Scale Residential

**Liquefaction Susceptibility Livability Index Neighborhood Council District**  very low Very High North End High

**SITEINSPAREA** Wastewater Subbasin

**Overall Equity Index** 

North N04

Wind Zone

52

**Zoning District** 

HMR-SRD-HIST

# **PROJECT DETAILS**

**Estimated Valuation** 

225000

Scope of Work

Our clients want to build a Detached garage with a ADU above it on their property. We have gone through one building review so far and are now submitting our plans for historic review after incorporating

and correcting everything called out in the redlines.

# **REVIEW TYPE**

**Application Type** Type of Work

Residential

**Detached Garage** 

**Contacts:** 

Contact Type Applicant

Owner

Name

CHRIS DUNAYSKI

Email

ADMIN@GORDONTJACOB.COM

41

Colin and Whitney Eng colin.eng12@gmail.com

# LEVEL DESIGN LLC



Tacoma Landmarks
Preservation Commission Planning and Development Services
City of Tacoma
747 Market Street

To Whom it May Concern,

The new accessory structure meets the guidelines for new construction exterior materials, windows and roof form and shape. The garage door is oriented to the alley and the structure maintains a simple roof plan.

The new detached accessory dwelling unit with a 2-car garage below utilizes a similar material palette and configuration to historic primary structures on the lot. The design elements are noted on the exterior elevation page 4/4.

Sincerely,

John Kilbourne President

# THE ENG RESIDENCE

# 808 N SHERIDAN AVE TACOMA, WA PN# 2038280060

# LOT INFO.

LOT AREA = 6,000 SQ. FT.

EXISTING SFR BUILDING = 933 SQ, FT. (85% OF 933 SQ, FT. = 793 SQ, FT. ALLOWABLE) PROPOSED DADU = 728 SQ, FT

DADU COVERED ENTRY PORCH = 50 SQ. FT. 933 SO. FT. / 778 SO. FT. = .833 OR 83%

EXISTING PATIO = 263 SQ. FT.

EXISTING WALKWAY & DRIVEWAY = 297 SQ. FT.
PROPOSED WALKWAY & DRIVEWAY = 416 SQ. FT.

TOTAL LOT COVERAGE = 1711 SQ.FT.

1711 / 6,000 = .285 OR 29%

.....

SEWER

SIDE SEWERS SHALL TIE-IN TO A PRIVATE COMMON SERVICE LINE AT THE EXTERIOR OF EACH BUILDING AND MEET UNIFORM PLUMBING CODE REQUIREMENTS CONSISTENT WITH SECTION 718.3 FOR PROTECTION FROM DAMAGE. IN ADDITION, CLEANOUT ACCESS FOR MAINTENANCE OF THE COMMON LINE SHALL NOT BE DEPENDENT ON ACCESS WITHIN EACH STRUCTURE AND RESULTING IN THE REQUIREMENTS FOR EXTERIOR CLEANOUTS NEAR EACH DWELLING CONNECTION.

WATER

BRANCH LINE AND SHARED CONNECTIONS ARE PERMITTED WITH THE FOLLOWING REQUIREMENTS: "SHUT OFF VALVES MUST BE INSTALLED ON ALL BRANCH SERVICES WITHIN TWO FEET OF THE TEE. THIS MEANS THE CONNECTIONS MUST OCCUR OUTSIDE EACH BUILDING ENVELOPE WITH EACH DWELLING HAVING DIRECT CONNECTION TO THE COMMON SERVICE LINE AND SEPARATE SHUT OF VALVES ALSO LOCATED OUTSIDE OF EACH BUILDING, AND WHEN ACTIVATED THE VALVE SHALL NOT STOP SERVICE TO THE OTHER, DWELLING UNIT, SERVICED.

-10' EXISTING CITY EXISTING GARAGE -TO BE DEMO SEWER DRIVEWAYO COVERED ENTRY PORCH — 50 SQ. FT. WALKWAY HEAT PUMP PROPOSED (%) X | 28 26' 728 SQ. FT. EXISTING PATIO OPEN SPACE 600 SQ. FT. REQ'D EXISTING SFR I TO REMAIN HABITABLE AREA = 889 SQ. FT EXTERIOR BLDG COVERAGE = 933 SQ FT 20'-BSBL EXISTING WALKWAY 50.00 -EXISTING CITY WATER LINE N SHERIDAN AVE SCALE 1" = 201

SITE PLAN

### © 2024 LEVEL DESIGN, LLC

NOTE: THIS IS NOT A SURVEY

ALL PROPERTY LINES AND DIMENSIONS AS SHOWN ON THIS DRAWING ARE BASED ON CLIENT—PROVIDED INFORMATION REPRESENTED TO BE ACCURATE AND RELIABLE. ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE ACTUAL SITE CONDITIONS ARE THE SOLE RESPONSIBILITY OF THE CLIENT.

WE ASSUME NO LIABILITY FOR VARIATIONS ASCERTAINED BY ACTUAL SURVEY.



FAX: 253,284,3183

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DRAWING DATE: IN	PROJECT 1	1/21
12/04/2024	PROPOSED	

# THE ENG RESIDENCE FILTER FABRIC MATERIAL IN CONTINUOUS ROLLS — USE STAPLES OR WIRE RING TO ATTACH FABRIC TO WIRE \_\_\_\_\_ WIRE MESS WIRE MESS SUPPORT FENCE FOR FILTER FABRIC NOTE: GEOTEXTILE FABRIC MUST BE PLACE BENEATH QUARRY SPALLS \_GROUND TRENCH 6' MAX. -2" X 2" WOOD POSTS, STANDARD OR BETTER, OR EQUIVALENT WIRE MESH SUPPORT SECTION FENCE (TO BE LOCATED ON THE DOWNHILL SIDE OF THE FILTER FABRIC R = 25' MIN.FILTER FABRIC MATERIAL -12" MIN. DEPTH -(6"MIN. FOR RESIDENTIAL SINGLE FAMILY LOTS) 4" TO 8" QUARRY SPALLS (4" TO 6" FOR RESIDENTIAL SINGLE FAMILY LOTS) PROVIDE FULL WIDTH OF INGRESS/EGRESS AREA CONSTRUCTION ENTRANCE ROCK PAD LINE FILTER MATERIAL — IN 6" X 8" TRENCH AND LEAVE MIN. 2" EXPOSED 6" **SECTION** FILTER FABRIC FENCE EROSION CONTROL DETAILS © 2024 LEVEL DESIGN, LLC 611 S Yakima Ave. Tacoma, WA 98405 PHONE: 253.284.3170 FAX: 253.284.3183 DRAWING DATE: INIT: PROJECT 1. 12/04/2024

GENERAL NOTES

<u>BUILDING CODE:</u>
THE 2021 INTERNATIONAL REGIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION. THE WIT INTERNATIONAL RESIDENTIAL CODE (IRC) AS ATENCED !
ROOF LIVE LOAD = 25 PSF (SNOW)
ROOF DEAD LOAD = 16 PSF
FLOOR LIVE LOAD = 40 PSF (REDUCIBLE)
FLOOR DEAD LOAD = 16 PSF

FLOOR DEAD LOAD = 15 PSF WIND LOAD = 85 MPH WIND SPEED, EXPOSURE 'B' WIND LOAD = 110 MPH WIND SPEED, EXPOSURE 'B' PER 18C

SOIL SITE CLASS 'D CONSTRUCTION TYPE: VB

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS 4 CONDITIONS PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL OHISSIONS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK, DIMENSIONS TAKE PRECEDENT OVER SCALED DRAWINGS DEFERRED SUBMITTAL ITEMS

DETENDED SUCCIONAL LIETTO THAT ARE NOT INCLUDED IN THIS PLAN AND SHOULD BE THE POLICIANS BY A LIST OF TIMES THAT ARE NOT INCLUDED IN THIS PLAN AND SHOULD BE THE POLICIANS OF THE POLICIAN PROPERTY OF AS A DETERMED SUBTITIAL TIES.

- ALL TERNATIVE IN-LOST OF BEAM THAN PLANTAGE PLANS.

- HAVAC SYSTEMS DESIGNED AND LAYOUTS

- HAVAC SYSTEMS DESIGNED.

- HAVAC SYSTEMS DESIGNED.

### SITE WORK

### INSULATION AND MOISTURE PROTECTION

GENERÁ
MANTAN I CLEARANCE ABOVE INBULATION FOR FREE AIR FLOUI
NBULATION BARFLES TO EXTEND S' ABOVE BATT INBULATION
INBULATION BARFLES TO EXTEND S' ABOVE BATT INBULATION
INBULATE BALFLEN TUBBON-LOLES, FARTITIONS AND CORNERS
FACE-9TAP-LE FACED BATTS
FACE-9TAP-LE FACED BATTS
FACE-9TAP-LE FACED BATTS
USE 4 FILL POLY VAROOR RETARDER AT EXTERIOR WALLS
R-10 INBULATON WHOER ELECTRIC WATER HEATERS.

### INSULATION MATERIALS

INDULATION THE INDULAS. BUILDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERFEABLE MIDITARIAS INSTALLED WITHIN FLOOR-CELLING ASSEMBLIES, MILLIAMS AND STALLED WITHIN FLOOR-CELLING ASSEMBLIES, MILLIAMS A RANGE AND STALLED WITHIN STANDARD AND ATTICS SHALL HAVE & RATHE-SPREAD NOTEX NOT TO EXCEED 78 WITH AN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 480 WIEN TESTED IN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 480 WIEN TESTED IN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 480 WIEN TESTED IN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 480 WIEN TESTED IN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 480 WIEN TESTED IN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 480 WIEN TESTED IN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 500 WIEN TESTED IN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 500 WIEN TESTED IN ACCOMPLAYING STAYCE-DEVELOMED INDEX NOT TO EXCEED 500 WIEN TESTED TO THE TOTAL THE TOTAL

### EXCEPTIONS:

EXCEPTIONS: LESS AND THE PROPERTY OF THE PROPE

### INFILTRATION CONTROL

EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS AND WALLS
AND ALL SMILAR OPENINGS SHALL BE SEALED, CALLIED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE. YAPOR BARRIERS / GROUND COVERS

VAPOR PLANEIRS / GROAD COVERS
AN APPROVOUS VAPOR BARNERS HALL BE PROPERLY NOTALLED IN ROCF DECKS, IN
EXCURSIO CELLING SPACES AND AT EXTENDR WILLS.
A GROUND COVER OF a HILL (GROAD) SILACE, FOL, TETHYLENE OR EQUIVALENT SHALL BE
LAID OVER THE GROAND IN ALL CRAWL SPACES. THE GROAND COVER SHALL BE
CARD OVER LAPTED ONE FOOL AT EACH OWN AND SHALL EXTEND TO THE FORDATION WALL.

VALUE LABING

AND THE LABING

AND THE EXTERIOR

WALL BE REQUIDED IN THE EXTERIOR

WALL BE REQUIDED IN THE EXTERIOR

WALL BY THE WASHER AS TO PRESENT BY WATER YOU MATER NITO THE WASH

CAUTT OR REPERIANCH OF WASHER TO THE BULLOW STRUCTURE, WASHING COPPOSITION

OF THE WASHING OF THE WASHINGTON OF THE TO THE BULLOW STRUCTURE, WASHING COPPOSITION

TO PREVENT WASHINGTON THE DESTREAM THE EXTERNAL BY WASHINGTON WALL BY WASHINGTON WASHINGTON WASHINGTON THE PROPER CORPORATION OF THE PROPERTY OF THE

A TIPO OF THE DETENOR MENDOU AND DOOR OFFININGS IN SUCH A MANER AS TO BE LEAVINGOUS.

EXCEPT THAT SELF-FLASHING MINCOUS HAVING A CONTINUOUS LAP OR NOT LESS THAN I HAVING A CONTINUOUS LAP OR NOT LESS THAN I HAVING A CONTINUOUS LAP OR NOT LESS THAN I HAVING A CONTINUOUS LAP OR NOT LESS THAN I HAVING A CONTINUOUS CORNERS, DOOR NOT RECOURSE ADDITIONAL FLASHINGS HAVING FLASHINGS HAVING A LAP OR NOT RECOURSE ADDITIONAL FLASHINGS HAVING FLASHINGS HAVINGS AND SELF OR THE OPENINGS HAVINGS HAVING

OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL. 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO OPENINGS. 3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.

4. CONTINUOUSLY ABOVE ALLPROJECTING WOOD TRIM 5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD CONSTRUCTION.

6 AT IIIALL AND ROOF INTERSECTIONS

1. AT BUILT-IN GUTTERS.

FOUNDATION WATERPROOFING & DAMPROOFING

DAMPR TO THE FNISHED GRADE. MASONRY WALLS SHALL HAVE NOT LASS THAN IP PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL PARGING SHALL BE DAMPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING

- . BITUMNOUS COATING 2. 3 POUNDS PER SQ. YD. OF ACRYLIC MODIFIED CEMENT

2.5 POWDED FER AN ILLE BOUNDE CEPTURE OF LINES WITH ASTN C 881
4. ANY METRICAL PROPOSED FOR MATERIAL OFF, LINES WITH ASTN C 881
4. ANY METRICAL PROPOSED FOR MATERIAL ASTN C 8862
5. ANY METRICAL PROPOSED FOR MATERIAL SITE OF STATEMENT OF STATEMENT OF STATEMENT OF STATEMENT OF STATEMENT OF STATEMENT WILLS IS NOT REQUIRED METRICA A MATERIAL IS APPROVED FOR DIFFER APPLICATION TO THE MEMORY WILLS IS NOT REQUIRED METRICAL A MATERIAL IS APPROVED FOR DIFFER APPLICATION TO THE MEMORY WILLS IS NOT REQUIRED METRICAL AMERICAN FOR STATEMENT OF S

### FOUNDATION WATERPROOFING 4 DAMPROOFING (CONTINUED)

### WATERPROOFING

MILESPOCENS

A RESIDENCE MOS MILES TABLE OR OTHER SEVERE SOIL MATER CONDITIONS ARE INCOM TO DISST, EXTERIOR ROADATION MALES THAT RETAIN EARTH OR INCLORE INTRIORS PRACES AND INCOME BELOUI GRACE SHALL BE MILESPROCOPED TO THE OFF OF FOR TABLE OF THE OFF OFF OFF OLD MALES AND THE OFF OFF OLD MALES AS THE OLD THAT THE OL

DRAFTSTOPPING & FIRE BLOCKING

### **DRAFTSTOPPING**

DANTIONATION MALE PAICE BOTH ABOUT I BELOW THE CONCRUID PRICE OF A TOMOGRAM NAME PAICE OF A TOMOGRAM OF A CONCRUID AND ARRESTED, PROPRIOR SHALL BE INVESTIGATED FOR ANY OF RECORDED OF ANY DEEP KIND APPROXIMATELY LOAD AND ARREST PRICE PRICE PRICE PRODUCTIONATELY CONCRUID ANY OF A CONCRUID SHALL BE PROVIDED IN LOCKETURE ASSESSMENT OF A CONCRUID ANY OF A C

DRAFTSTOPPING SHALL CONSIST OF MATERIALS LISTED IN 2021 IRC R302.12

PREPLICATION
FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL
MAY DISCOVERY AND TO FORM AN EFFECTINE BARRER BETILED STORES, AD BETILED A TOP STORT AND THE
ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN IDDO-PRIME CONSTRUCTION IN THE DIJLOUING LOCATION.

A CAUCE, PREDECORA SHALL DE PROCEDE IN BLOCAME CONSTITUTION, BY INFORMATION OF STATE OF ACCES AND PARTITIONS, BY CLUDING FURRED SPACES AND PARALLEL, ROUS OF STUDG OR STAGGERED STUDG AS FOLLOUS.

12. HORIZOTIALLY AT THE CELLING AND FLOOR LEVELS.

12. HORIZOTIALLY AT INTERVALS NOT EXCEEDING WITH.

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH 2021 IRC R302.T ETHALOGUE DIFFACE DIFFACE OF A THO-FAMILY DIRECTION INC RESPECT.

A. AT O'PRINNER AROUND VIRIN'S PIPES, AND DUTOTA OF CIELLING AND FRODUCTS OF COPULATION.

A PROPORTED MATERIAL TO RESIST THE PREE PASSAGE OF FLAVE AND PRODUCTS OF COPULATION.

5. FOR THE FIREDLOCKING OF CORNICES OF A THO-FAMILY DIRECTION.

6. FIREDLOCKING OF CORNICES OF A THO-FAMILY DIRECTION IN REQUIRED AT THE LINE OF DIRECTION.

FIREBLOCKINS SHALL CONSIST OF MATERIALS LISTED IN 2021 IRC SECTION R302313 LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTERDED. THE MITEORY AND MANNER SHALL BE MANTAMED.

### LIGHTING

2021 USEC SECTION R404- LIGHTING EQUIPMENT ANA MINIC DECIDING NAMEL LIGHTING EQUIPMENT
RIVED LIGHTING FOURSES,
EXCLUDING KITCHEN APPLIANCE LIGHTING FRUMES,
EXCLUDING KITCHEN APPLIANCE LIGHTING FRUMES,
EXCLUDING KITCHEN APPLIANCE
LIGHTING STUMES,
EXPANSE SHALL CONTAIN ONLY
RIVED LIGHTING SOURCES,
RIVED LIGHTING SOURCES,
EXPANSE LIGHTING SPORTER
CONTINUOUSLY PRIMING PLOTI LIGHTIS.

DRILLING AND NOTCHING STUDS.

R6026 DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

THE FOLLOWING:

NOTCHING, ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF 115 WIDTH

2. DRILING. AMY SILD SHALL BE FERRITTED TO BE BORRED OR DRILL.
PROVIDED THAT THE DIAMETER OF THE RESILTING HOLE IS NOT FORCE THAN
THAN BO SHOW (IN IN IT) THE ELECT OF THE RESILTING HOLE IS NOT FORCE
THAN BO SHOW (IN IN IT) THE ELECT OF THE RIVE. BUT THE HOLE IS NOT
LOCATED IN THE SAME SECTION AS A CUT OR NOTICE STUDS LOCATED IN
DIFFERENT MULL OF BEARING PARTITIONS DRILLED OWER AD PRECENT AND
UP TO OF THE ROT HOLE OF THE HO -EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S

602.6.] DRILLING AND NOTCHING OF TOP PLATE. WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR

WHERE PIPMS OR DICTURES IS PLACED IN OR PARTY. IN A UTERIOR WILL, OR NETGEN CAUCHES, DEVELOP CAUCHES, DEVELO

-<u>EXCEPTION:</u> WHERE THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY UDOD STRUCTURAL PANEL SHEATHING.

### DOORS, WINDOWS AND SKYLIGHTS

RECOMMENDATIONS.

GENERAL ALL SKYLIGHTS AND SKY WALLS TO BE LAMINATED GLASS UNLESS NOTED OTHERWISE. BEDROOM EMERGENCY EGRESS WINDOWS SHALL HAVE HINNAM NET CLEAR OFFENNS HEIGHT OF 3.1 SO, FT, MINHAM NET CLEAR OFFENNS HEIGHT OF 3.2" AND HINNAM NET CLEAR OFFENNS HEIGHT OF 3.2" AND HINNAM NET CLEAR OFFENNS HEIGHT OF 3.2". THERE DIL HICH HALL HE WINNAM 4.4 SHORE HORN FERN HEIGHT OF 3.2". THE SHORE DIL HE SHORE DIL HEIGHT OF 3.2". THE SHORE DIL HE 3.2". THE SHORE DIL HEIGHT OF 3.2". THE SHORE DIL

SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OR AS OTHERWISE REQUIRED PER 2001 IRC R308.43 :

SIDE HINGED DOORS EXCEPT JALOUSIES SLIDING GLASS DOORS AND PANELS IN SLIDING 4 BI-FOLD CLOSET DOOR ASSEMBLIES OF A DOOR IN THE CLOSED POSITION 4 BOTTOM EDGE 16 LESS THAN 60° ABOVE OF A DOOR IN THE CUCHED POSITION IS DIVINE LIVED TO LEAST AND SATH TUB. WHIRE POOL, SAINA, SHATE IS CLOUNTED STORM TO DOOR OF THE WILLIAM TO SATH TO SAIN A SATH THAN 9 9.F. AND LEGG THAN 19' ABOVE FINISHED FLOOR, GLAZING MICHARDRAILE SAIN AND LEGG THAN 19' ABOVE FINISHED FLOOR, GLAZING AND GLARDRAILE SAIN ASSAIN ASSAIN A SAIN ASSAIN ASSAIN A SAIN ASSAIN AS

GLAZING LESS THAN IS! ABOVE FINISHED FLOOR

8. STAIRS AND RAMPS ADJACENT UHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF ADJACENT WALKWAY SUFFACE OF STAIRWAYS LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSISTED A HAZARDOUS LOCATION. FER 2011 IREC 2008.46

### MECHANICAL

INSTITUTION.

WHEN ALL BULLACED UND E-HOUSE VENTILLITION SYSTEM A BULLACED UND, E-HOUSE VENTILLITION SYSTEM SHALL BULLDE SOON SERVEY, AND DEMANDS THAN THE REFERST AND DEMANDS THAN SHALL HAVE ARREST BHAT IS BITHIN OF PRESENT OF ACCORDING THE RESENTED AND DEMANDS THAN THE MEMBRACED PARKED ARREST BEST BITHIN OF PRESENTED AND POSTED AND DEMANDS THAN THE MEMBRACED ARREST BASED AND BEST BOTH A POSTED AND ACCORDING THE MEMBRACED ARREST BASED AND BEST BOTH A POSTED AND ACCORDING THE MEMBRACED ARREST BASED AND BEST BOTH A POSTED AND ACCORDING THE MEMBRACED ARREST BASED AND AND ACCORDING THE MEMBRACED ARREST THAN THE SHALLS THAN SHALL THE SHALL THAN SHALL

ARROGATION COLLIGATION OF A PROPERTY OF A STATE SHALL BE TISSED, DALLAGED, AND AGREED TO STATE A STATE AND A STATE A STATE AND A STATE AND

WIT FIRE SECTION HOBBAST.

WHOLE-HOUSE SYSTEM COMPONENT REQUIREMENTS, BHOLE-HOUSE VENTILATION SUPPLY AND
EXHAUST FAMS SPECIFIED IN THIS SECTION SHALL HAVE A NINIMAL SPECACY AS PRESCRIBED IN THE BURSHINGTON
STATE DENERY CODE. DESIGN AND STALLATION OF HE OFFSTEM OR BURSHINGTON SHALL BE CARRIED OUT IN ACCORDANCE
WITH HAMPACTURERS INSTALLATION INSTRUCTIONS, BUOLE-HOUSE VENTILATION FAMS SHALL BE RATED FOR SOAD AT NO
LESS THAN THE HOUSE AND SHALL BE RATED FOR SOAD AT NO
LESS THAN THE HOUSE AND SHALL SHALL

EXCEPTION: HVAC AIR HANDLERS, ERV/HRY UNITS, AND REMOTE MOUNTED FANS NEED NOT MEET THE SOUND REQUIREMENTS. TO BE CONSIDERED FOR THIS EXCEPTION, A REMOTE MOUNTED FAN MUST BE MOUNTED OUTSIDE THE HABITABLE SPACES, BATHROOMS, TOILETS, AND HALLWAYS, AND THERE MUST BE AT LEAST 4 FEET ( 13 M) OF DUCTIONIC BETWEEN THE FAN AND

CONTROLS FOR THE WHOLE HOME VENTILATION SYSTEM SHALL COMPLY WITH THE FOLLOUNG.

THE WHOLE-HOME VENTILATION SYSTEM SHALL BE CONTROLLED WITH HANALA, SUITCHES, THERE OR OTHER TEAMS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT HAVE READY ACCESS FOR THE COCUPANT.

2. THE BHOLE-HOUSE MECHANICAL VENTILATION 619/EPI SHALL BE PROVIDED WITH CONTROLS THAT EMBLE MANUAL CHERRIDE OF ACTUE ENSIGHT BY THE COCUPANT DURING FERCOS OF POOR CUTDOOR ARE QUALITY. CONTROLS SHALL CHEEP REPVAINS THE OFF A 3 19/END, INOCIATION THER PROTON RECOMPRISED CONTROL PREVAINST LIJOURN STORM SHALL ON THICA SHALL SHALL SHALL SHALL CONTROLS SHALL CHEEP AS TO WAIT POOR! "VALIAL CONTROLS SHALL HAVE RECENT ACCESSED FOR THE COCCUPANT.

FACTORY: BUILT INTAKE EXHAUST COMBINATION TERMINATIONS
FER 2017 INC. 407-43, TEM 3 EXCENTION, SEPARATION IS NOT REQUIRED SETNED NITAKE, AIR
FER 2017 INC. 407-43, TEM 3 EXCENTION, SEPARATION IS NOT REQUIRED SETNED NITAKE, UNIT.
OR RESERVES UNIT. NOT TO INCLUDE COMPON ABEGO OUTSIDE OF THE DIRELLING OR RESERVES UNIT.
UNERSE A PACTORY: BUILT NITAKE EXHAUST COMBINATION TERMINATION FITTING, LISTED AND INSTALLED
IN ACCORDANCE UNIT THE MANE/ACTUREN'S NITACIONS, IS USED TO SEPARATE THE AIR STEAM'A
A MINIMA OF 5 PEET MORECONTAL SEPARATION SETUREN OTHER ENVIRONMENTAL AIR DOMAINS OUTLETS
AND OTHERS DIRECTLING OR SEEDING UNIT PACTORY POLITY INTAKE VERYALIST COMBINATION TERMINATION.

WHOLE HOUSE VENTILATION REGUIREMENTS.
EACH DUELLING INT OR SLEEPING INT SHALL BE EQUIPPED WITH A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM THAT COMPLES WITH SECTIONS MISSISSIA THROUGH MISSISSIAN.

### 2021 IRC TABLE MI505.4.4

AREA TO BE EXHAUSTED	NTERMITTENT	CONTINUOUS
KITCHENS	100 CFM	25 CFM
BATHROOMS- TOILET ROOMS	BØ CRM	2Ø CFM

BUILDING AIR LEAKAGE TESTING 2021 WSEC R402.4.12

TABLE MIS(643(1)

< 500

UHOLE-HOUSE MECHANICAL VENTILATION AIR FLOW RATE NUMBER OF BEDROOMS Ø-1 2 3 4 5 OR MORE

30 30 35 45

60

501-1,000 30 35 40 50 55 1,001-1500 30 40 45 55 1501-2,000 35 45 50 60

\$2,001-3500 50 60 65 15 80 3501-4,000 55 65 10 80 85 4,001-4500 60 10 15 85 90

2,001-2,500 40 50 55 65 2,501-3,000 45 55 60 10

4,500-5,000 65 T5 80 90

### POSTING OF CERTIFICATE

2001 USEC RADIS A FERNIARMIT CERTIFICATE SHALL BE COMPLETED BY THE BULDER OR OTHER APPROVED PARTY AND POSTED ON A ULL. IN THE SPACE USERS THE RIPACKE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION AND THE THE PLOUDES, USEN LOCATION ON ALL ELECTROCATION SHOED. THE BUILDING WISE HEAVING ON ALL ELECTROCATION SHOED THE SECRETARY OF THE CREATED DIRECTORY LAVEL, SPRINGE DISCONNECT LABEL, SPRINGE DISCONNECT LABEL, OR OTHER SCALINES CALLED NOT LABEL SPRINGE DISCONNECT LABEL, OR OTHER SCALINES CALLED NOT LABEL SPRINGE DISCONNECT LABEL, OR OTHER SCALINES CALLED NOT LABEL SPRINGER SHALL NO LOCATE THE OFLICIANTS.

I, THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CELLINGROOF, WALLS, FOUNDATION (SLAB, BELOWERFADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES.

2. U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHIGC) OF FENESTRATION, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL INDICATE THE AREA WEIGHTED AVERAGE VALUE.

3. THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.

4. THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST.

S. THE TITES ACTOR AND EPICENCES OF BATHAL COLLARS, MICHEL HOUSEAULA, MORTHALTON, AND SERVICE MUTTER BATHAL SERVICE AND SERVICE MUTTER BATHAL SERVICE MATERIAL SERVICE MUST BE SERVICE MUST BE SERVICE MUST BE SERVICE MUST BE SERVICED. THE SERVICE MUST BE MUST BE SERVICED TO SERVICE OF BASIC MUST BE SERVICE MUST BE SERVICED. SHALL HOT SELVICE OF SANGEAGOR BECKING LARGEY & AMPROPORTION OF SERVICE MUST BE SERVICE OF SANGEAGOR BECKING LARGEY & AMPROPORTION OF SERVICE MUST BE SERV

6. WHERE ON-SITE PHOTOVOLTAIC PANEL SYSTEMS HAVE BEEN INSTALLED, THE ARRAY CAPACITY, INVERTER EFFICIENCY, PANEL TILT, ORIENTATION AND ESTIMATED ANNUAL ELECTRICAL GENERATION SHALL BE NOTED ON

1. THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED, AND THE COMPLIANCE PATH USED.

THE CODE OFFICIAL MAY REQUIRE THAT DOCUMENTATION FOR ANY REQUIRED TEST RESULTS INCLUDE AN ELECTRONIC RECORD OF THE TIPE, DATE AND LOCATION OF THE TEST, A DATE-STAMPED START PHONE PHOTO OR ARE LEAKAGE TESTING SOFTWARE MAY BE USED TO SATISFY THIS REQUIREMENT.

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REVISION DATE: NIT: PROJECT " DATE: IVØ6/2024 1

4

PLEASE REFER TO SHEET E-I FOR ENERGY U-FACTOR COMPLIANCE PATH

201 IRC R2015 DIELLING-GARAGE OPENING AND PENETRATION PROTECTION.
OPENING AND PENETRATIONS THROUGH THE UALLS OR CELLINGS
SEPARATING THE DIELLING FROM THE GARAGE SHALL BE IN ACCORDANCE
UITH SECTIONS (78015) THROUGH (78015).

ADD INC DOUBLE OF DESTRUCTION CONTINUES IN DRIVATE NOVALE AND ADDRESS OF THE OFFICE OFFICE OF THE OFFICE OF

2001 IRC RE0253 DUCT PENETRATIONS, DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEIL NAS SEPARATING THE DUELLING PROVIN THE GARAGE SHALL BE CONSTRUCTED OF A THINTING THE GAGE (6/46 PM) SHEET STEEL OR OTHER APPROVED MATERIAL, AND SHALL NOT HAVE O'PENINGS INTO THE GARAGE.

2021 IRC R30253 OTHER PENETRATIONS, PENETRATIONS THROUGH THE SEPARATION REGUINED IN SECTION R3026 SHALL, BE PROTECTED AS REGUINED BY SECTION R3021, ITEM 4

2011 NC R2016 DIELLING-GARAGE PIRE REPARATION THE GARAGE SHALL BE SEPRANTED AS REQUIRED BY TABLE R2016 OPPONGS IN GARAGE BULLS BAULL COPPLY WITH FECTION R2015 ATTACHMENT OF GYPBAT BOARD SHALL COPPLY WITH TABLE R20135. THE WILL SEPARATION PROVISION OF TABLE R2016 SHALL MOTHER! TO GARAGE WILLD THAT ARE PERPENDICULAR THE THE ADJACENT DIELLING UNIT BULL.

2021 IRC R302.1 UNDER-STAIR PROTECTION, ENCLOSED SPACE UNDER STAIRS THAT IS ACCES BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER STAIR SUFFACE AND ANY SOFTER PROTECTED ON THE ENCLOSED BIDE WITH IV-NICH (IZ.1 14Y) GYPSMI BOARD.

NOTE: BUILDING AIR LEAKAGE TEST REGUIRED AS PER 2021 USEC

DUCTS
-DUCTS SHALL BE LEAK TESTED N
ACCORDANCE WITH WAI RS-33
FER 2021 USEC R403.35
-DUCTS, AIR HANDLERS, FILTER
BOXES SHALL BE GEALED AS
FER MIGOLAI-R403.4 1001 USEC

2021 IRC R313 FLOOR AND LANDINGS AT EXTERIOR DOORS, THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOORS THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIPENSION OF NOT LESS THAN 35 "CHAPT HEAQUISED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXCITED CREATING SHALL NOT EXCEED IA WITH VERTICAL IN 2 WITH HORIZONTAL (2 PRESCRIATION).

2001 RC ROB3.1 NIEROR \$1ARILAYS SHALL BE PROVIDED UITH AN ARTIFICAL LIGHT SOURCE TO LUMINATE HE ROADNOS AND TRESO, THE LIGHT SOURCE SHALL BE CAPABLE OF LLUMINATION FREEDOM FOR THE CONTROL OF CAPABLE OF LUMINATION FREEDOM THE CONTROL OF CAPABLE OF LUMINOS THE CONTROL THE LIGHT OF CAPABLE OF LUMINOS THE SHALL BE A MULL SHALL BE A FAMILY HAS SIX OF TOME CONTROL THE LIGHT SOURCE SHERE THE STARRILLY HAS SIX OR HOME ROBERS.

2021 IRC R 31(1.9 ILLUMINATION STAIRMAY SHALL BE PROVIDED WITH IN ACCORDANCE WITH SECTION R303.1 4 R303.8

# SMOKE DETECTORS

INSTALL SMOKE DETECTORS WHERE INDICATED ALL SMOKE DETECTOR RECEIVE THERE POWER FROM THE PRIMARY AND INTERCONNECTED PER IRC R314.4 4 R314.6

## CARBON MONOXIDE ALARMS

IRC RUBS FOUR SOURCE, CARBON MONOXIDE ALARTS SHALL RECEIVE THEIR FRRMARY FOUR FRONT THE BUILDING WINNS WERE BUCH WINNS IS BERZIEF FROM A COMPRECIAL SOURCE AND, WERE FORWARY FOUR IRS INTERPRECIAL SOURCE AND WERE FOUR IRS INTERPRECIAL SHALL RECEIVE FOURER ROAD A BUTTERY WINNS WALL BEF BERT-WENT AND WITHOUT A DISCONNECTING SWITCH, OTHER THAN THOSE REQUIRED FOR OPERCURNENT MONITORISCHIO. 0C/M

PREMINERAL PROMOTE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE NSTALLED IN BUILDINGS WITHOUT CONFERCIAL POWER.

### WASHITNGTON STATE BUILDING CODE TABLE MISØS.4.4.1 MINMUM LOCAL EXHAUST RATES

I	AREA TO BE	EXHAUST RATES	
ı	EXHAUSTED	NTERMITTENT	CONTINUOUS
	OPEN KITCHEN -	IN ACCORDANCE WITH SECTION MISIOS.4.43	NOT PERMITTED
	ENCLOSED KITCHEN -	IN ACCORDANCE WITH SECTION MISIOS.4.43	5 ACH BASED ON KITCHEN VOLUME
ı	BATHROOMS-TOILET ROOMS -	5Ø CRM	20 CFM

TABLE MB65.4.4.3
KITCHEN RANGE HOOD AIRPLOU RATES (CPY) AND ASTM E3661 CAPTURE
EFFICIENCY (CE) RATINGS ACCORDING TO KITCHEN RANGE FUEL TYPE HOOD OVER ELECTRIC RANGE 65% CE OR 160 CFM HOOD OVER COMBUSTION RANGE 80% CE OR 250 CPM

VENTILATION RATE FOR WHOLE HOUSE FAN TO BE 35 CFM PER WISBC TABLE MISØ5.4.3(1) INDOOR AIR QUALITY YAC CONTRACTOR TO SPECIFY LOCATION

PRIVATE RESIDENTIAL GARAGES ATTACHED TO A DIELLING INIT SHALL BE REPARATED TROOT THE DIELLING INIT SHALL DES REPARATED TROOT THE DIELLING INIT SHALL DES REPARATED TROOT THE DIELLING INIT SHALL DES REPARATED TROOT THE GARAGE SHALL DIELING INIT SHALL BELLING INI

PSTACK WD (VTO)

## TABLE 3026 (2021 IRC) SEPARATION MATERIAL NOT LESS 1/2 INCH GYPSUM OR EQUIVALEN APPLIED TO THE GARAGE SIDE FROM THE RESIDENCE AND ATTICS NOT LESS 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERN WALLS THAT ARE WITHIN THIS AREA

5'-0"

9 2

4-0-

BEDROOM 2

BLDG LINE BELOW

BLDG LINE

FOR SI - 1 INCH = 25.4 MM | FOOT =3/048 MM

12'-0'

27:00 mic

6Ø'x32' T/8

3'-2"

GREAT ROOM

OCM OF

5068 BI-PASS

3'-2'

1'-10'

BEDROOM I

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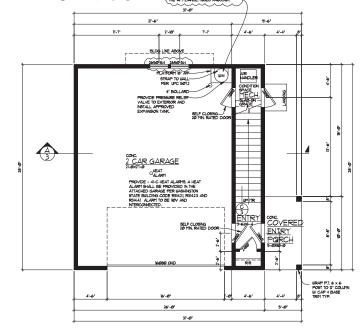
201 LIBEC RIGHS INTERIOR LIGHTING CONTROLS. PERMANENTLY NOTALED INTERIOR LIGHTING FIXTHER SHALL BE CONTROLLED THE BITHER A DIPHER AND COUPANT SENDIOR CONTROL OR OTHER CONTROL. THAT IS NOTALLED OR BUILT INTO THE FIXTHER CONTROL. THAT IS NOTALLED OR BUILT INTO THE FIXTHER CONTROL. THAT IS NOTALLED OR BUILT INTO THE FIXTHER CONTROL THAT INTO THE FIXTHER COUNTY.

RMG/AH ELECTRICAL AND COMMINICATION COTHET BOXES (ARR-SEALED BOXES) ELECTRICAL, AND COMMINICATION COTHET BOXES) EXPERIENCE IN THE BOXES ENGLISHED IN THE BOXES E

IPC 5015 DRANAGE PAN

IMERE A MUTER HEATER SI LOCATED N AN ATTIC N OR.
ON AN ATTIC CHIEF ASSESSMENT OF A STATE OF A STATE

ALL TAKE-TYPE BATER FEATERS N NACONDITIONED SPACES, OR OH CONCRETE FLOORS IN CONDITIONED SPACES, SHALL BE FLACED ON AN INSULATED SUPFACE BITH A THINTY THERMAL RESISTANCE OF R-10, AND A INNIVIATION COMPRESSION STRENGTH OF 40 PBI OR BYSINEERED TO SUPPORT THE APPLIANCE, (USEC R403.56).



# **UPPER FLOOR PLAN**

### © 2024 Level Design, LLC.

TOTAL:

FRONT PORCH

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

156 SF. IS MAX ALLOWABLE LIVING AREA

- PROVIDE FIREBLOCKING. AS REQUIRED (SEE NOTES ON SHEET I) WINDOW HEADERS AT 6'-8'  $\circ$  1'- $\circ$ ' PLATE 18'- $\circ$ ' HDR  $\circ$  9'- $\circ$ ' PLATE ABOVE SUB FLOOR, W.N.O. EXTERIOR WALLS TO BE 2'86 AT 16'-0'C, UNC).
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 # PLUMBING WALLS) UNIO.

50

- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (UN.C.)

### AREA SUMMARY EXISTING PRIMARY FOOTPRINT: 933 SF. EXISTING PRIMARY STRUCTURE: HABITABLE AREA 85% HABITABLE LIVING AREA ALLOWABLE 889 SF. MAIN FLOOR LIVING AREA UPPER FLOOR LIVING AREA: 652 SF. 747

# MAIN FLOOR PLAN

### © 2024 Level Design, LLC.

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

- ALL DOOR/UNDOW HEADERS TO BE 4x/0 DF7; AT 2x6 BEARING WALLS , UNO, 6'-0' MAX, SPAN ALL DOOR/UNDOW HEADERS TO BE 4x/0 DF7; AT 2x4 BEARING WALLS, UNO, 6'-0' MAX, SPAN UNDOW HEADERS AT 6'-8' -8'-0' PLATE 4'-8'-0' HOR -9'-0' PLATE ABOYE BUS FLOOR; UNO.
- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET I)
- EXTERIOR WALLS TO BE 2X6 AT 16" (MAX.) O.C. UNO.
- INTERIOR PARTITIONS TO BE 2x4 AT 16" O.C. (2x6 & PLUMBING WALLS, UN.O.)
- DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE MIN. 26 GAGE STEEL
- . NO DUCT OPENINGS IN GARAGE
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (UN.O.)

UPC AND DRANKEE CONSCITOR
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PLEASE REFER TO SHEET E-I FOR ENERGY U-FACTOR COMPLIANCE PATH

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REVISION DATE: PROJECT 5 DATE: IV**06/20**24 2 NIT: MEY

