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Staff

Reuben McKnight, *Historic Preservation Officer*
Tonie Cook, *Landmarks Coordinator*



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: March 27, 2013
Location: 747 Market , Tacoma Municipal Bldg, Room 248
Time: 5:30 p.m.

Meeting Time
Change: 5:30 p.m.

LPC 22 /13

Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Summary of Administrative Approvals (March 6 – March 20)
 - i. 1501 N Division Avenue – windows, Type I (3/13/13)
 - ii. 805 N Grant Avenue – porch, Type II (3/20/13)

3. DESIGN REVIEW

- A. 1102 A Street (Federal Building) John Hunt 10 m
Signs and Plaza

4. CHAIR COMMENTS

5. BOARD BUSINESS/PRESERVATION PLANNING

- A. Historic Preservation Month
Updates and general discussion

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: April 10, 2013, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at <http://tacomaculture.org/historic/resources.asp>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please call the Community and Economic Development Department at 591-5200 (voice). TTY or speech to speech users please dial 711 to connect to Washington Relay Services, or email landmarks@cityoftacoma.org.



STAFF REPORT

LPC 21 /13
March 27, 2013

DESIGN REVIEW

AGENDA ITEM 3A: 1102 A Street (Federal Building)

BACKGROUND

Built in 1908-1910, the Tacoma Federal Building originally housed the U.S. Courthouse, Customs as well as the only remaining user, the US Post Office. The Federal Building is listed on the Tacoma, Washington and National Registers of Historic Places. The building is under new ownership and undergoing improvements for new tenants.

In October 2010, the Commission approved a design for proposed improvements to the property including an exterior plaza plan with one new door opening, ramps, steps, pavers, plantings, fencing, and railings. Prior to the approval, a series of meetings were held and one site visit was conducted by the Commission.

The current application includes two components:

1. A sign package for new tenants, including:
 - (2) monument signs
 - (1) sign to be mounted on the loading bay canopy
 - (2) tenant signs to be located on the 12th street elevation, and
 - (1) tenant directory to be mounted on the 12th street elevation.

2. Revisions to the 2010 plaza design. The approved 2010 design will be constructed in two phases using the same materials and specifications as those original approved, with some revisions, including:
 - South Plaza: an additional stair on the west side of the plaza, in order to access the loading bay area
 - South Plaza: removal of a portion of the proposed planter to allow for more usable space
 - North Plaza: the plaza will be built at street level versus the approved plan the approved design, which proposed the plaza to be at the same level as the main floor, and the addition of a stair with flanked by two granite plinths, to resemble a smaller version of the main entry. The previous design was several feet higher, necessitating the construction of raised planters/retaining wall. The revision is designed to fit better with the existing character of the building, relate better with the sidewalk, and to avoid obscuring the historic railing above the area ways.
 - Removal and replacement of the nonhistoric ADA ramp on the 11th street elevation with a new ramp in the same location, using a similar material palette as that which has been approved previously for the plazas.

Staff has requested additional information to be presented at the meeting regarding sign details (attachment method) as well as a plan set with the revisions clearly called out.

ACTION REQUESTED

Approval of the sign package and approval of the revisions to the approved plaza plan, including changes to the planter and stair on the south plaza, and the lowering of the north plaza and addition of entry stairs.

STANDARDS

Secretary of Interior's Standards

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS

1. The 1908-1910 constructed Federal Building is historically significant as noted in the nomination narrative, "...[it] is a fine example of the Second Renaissance Revival design style...", and "...the design reflects...the adherence of the Beaux-Arts design tradition as the appropriate mode for federal architecture". The property is listed on the Tacoma, Washington and National Registers of Historic Places.
2. Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this property per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. On October 13, 2010, the Commission approved plans for exterior enhancements to the property including an exterior plaza plan with one new door opening, replacement ADA ramp, steps, pavers, plantings, fencing, and railings.
4. The proposal to install three tenant signs and one awning sign on the 12th Street elevation, meets Secretary of Interior's Standard #9, for, "*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment*"
5. The Staff asked the applicant to provide, at the meeting, information on the attachment methods for the three signs on 11th Street elevation.
6. The proposal to install two concrete monument style signs appears to meet Secretary of Interior's Standard #9, for, "*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment*"
7. The revision to the North Plaza plan at the 11th Street elevation includes two concrete plinths matching the style of the historic front elevation plinths, however they appear to be reduced in size, and appears this new work is differentiated from the old, meeting Secretary of Interior's Standard #9, specifically, for, "*The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment*"
8. The revision also includes the addition of a west staircase on the South Plaza plan, which adds access to the plaza and tenants, along the 12th Street Elevation; the staircase appears to be minimally visible, thus, meeting Secretary of Interior's Standard #1, *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*"

RECOMMENDATION

Staff recommends approval of the above as findings and recommends approval of the proposal pending information presented at the Commission meeting.

PENDING AGENDA ITEMS

April 10, 2013

Nominations – Public Hearing

- Kellogg-Sicker/H.C. Pochert Buildings
- Historic Pavements
- Renaming a portion of 13th Street (pending)
- Boundary adjustment: East 54th Street – J.M. Hendrickson Homestead (pending)

Design Review

- Washington Elementary final review
- 811 N M Street

Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

APPLICATION FOR DESIGN REVIEW COMMERCIAL AND MULTIFAMILY

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic buildings and districts, please call the Historic Preservation Officer at 253.591.5220.

PART 1: PROPERTY INFORMATION

Building/Property Name	<u>Tacoma Post Office Building</u>
Building/Property Address	<u>1102 A Street</u>
Landmark or Conservation District	_____
Applicant's Name	<u>A Street Associates</u>
Applicant's Address (if different than above)	<u>31620 23rd Ave South, Suite 200, Federal Way, WA 98003</u>
Applicant's Phone	<u>253-214-2122</u>
Applicant's Email	<u>jhunt@pwrprop.com</u>
Property Owner's Name (printed)	<u>Patrick Rhodes</u>
Property Owner's Address	<u>Same as above</u>
Property Owner's Signature	_____

**Application must be signed by the property owner to be processed. By signing this application, owner confirms that the application has been reviewed and determined satisfactory by the owner.*

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: 100,000

Application fee enclosed (please make payable to City of Tacoma): 2,000

The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the Planning and Development Services Department (253) 591-5220 and on the city website. Information on standards and guidelines can be found in Tacoma Municipal Code 1.42 (Landmarks Preservation Commission) and 13.07 (Special Review Districts).

PART 2: INSTRUCTIONS**New Fee Schedule for 2013**

On December 18, 2012, City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost	Application Fee
\$0 – 5000	\$175
PROJECTS UNDER \$1 MILLION	
Each additional \$1000	\$30
Maximum fee per review	\$2000
Application for Demolition	\$1500
PROJECTS OVER \$1 MILLION	
Minimum fee	\$3000
Each additional \$10,000	\$10
Maximum fee	\$4000

General Tips for Modifications to Historic Buildings

- 1. First contact the proper permitting office to ensure your project is code compliant.** Presubmittal conferences with Commercial Plan Review may be required for major projects and should occur prior to Landmarks Commission review of your project. **If variances are required for your project, contact the Historic Preservation Officer before submitting your application.** Variances or conditional use approvals that may affect the exterior design of the project must be resolved prior to Landmarks Commission review.
- 2. For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Officer to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.
- 3. Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.tacomaculture.org.

General Steps for Submitting Applications

- 1. Begin the application consultation process with Buildings and Land Use (BLUS) to identify code-compliance issues and required permits.**
- 2. For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**
- 3. Submit completed application and APPLICATION FEE to:**

Historic Preservation Officer
747 Market Street, Room 1036
Tacoma, WA 98402-3793

OR

Email form to:
landmarks@cityoftacoma.org

PLEASE NOTE: The Landmarks Commission meets on the second and fourth Wednesdays of each month. Applications are due a MINIMUM of 2 weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

Please see attached sheet and map of signage locations.

PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements

- Twenty copies of the application and all supporting documents for distribution
- Property owner/manager consent

Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.

Check here to certify that there are NO PENDING APPLICATIONS FOR A VARIANCE related to this application. If there are any pending variances related to this application, you MUST notify the Historic Preservation Office.

Narrative Description Checklist

- General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)
- LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)
- Specification or product sheets for materials and finishes, if applicable
- Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.

- Site plan/locational map INCLUDING adjacent buildings and streets (for any additions or new construction). *Note that Building and Land Use Services also often requires a site plan for a Building Permit. See Information Sheet B1 Site Plans (available at the Permit Counter).*
- MEASURED floor plans, CLEARLY identifying new and existing features (if applicable)
- MEASURED elevations, CLEARLY identifying new and existing features
- Details of method(s) of attachment for signs, awnings and canopies (if applicable)
- COLOR photographs of existing conditions (digital is fine as long as it is clear)

Other Requirements

- Material and hardware samples (in some cases specification or cut sheets may suffice)
- True color paint and/or finish samples, where required by ordinance

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

Instructions for Signs and Awning Applicants

Please include the following with your application:

<input type="checkbox"/>	Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
<input type="checkbox"/>	Twenty copies of supporting attachments
<input type="checkbox"/>	Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
<input type="checkbox"/>	Photograph of existing building
<input type="checkbox"/>	Details of attachment
<input type="checkbox"/>	Single set of material samples (if necessary)

Please answer the following questions (if applicable):

1. Are there existing signs on the building?	<u>No</u>
2. If so, will they be removed or relocated?	No
3. Sign Material	_____
4. Sign Dimensions	_____
5. Logo or typeface and letter size	_____
6. Lighting Specifications	_____
7. Describe the method of attachment and underlying material	_____

Part 3: Project Scope and Description

General Overview of Project

We are resubmitting plans for the exterior plaza on A Street. This project was reviewed and approved by Landmarks Preservation Commission on October 13, 2010. The plan for the plaza has been reduced in scale. In 2010, the plaza was expected to run the length of A Street between the Building and the sidewalk. The current plan is to build out the corners at 11th and A Street and 12th (Phase one) and A Street with the plaza and leave some landscaped area until a later date (Phase two).

In addition to the plaza work, we have included a Building signage package. This package includes the following signage:

1. Concrete Monument w/ (4) Tenant Panels

Size: Approx. 4' Tall x 6' Wide x 12" Deep

Description: Concrete footing at sign location. Sign to be built using salvaged, repurposed and non-original materials from the building including granite, Carrera marble and terrazzo. Sign will have tenant panels w/ name and logo; flush mounted reading: **TACOMA POST OFFICE BUILDING 1102 A Street.**

2. Awning Cabinet Sign

Size: Approx. 2' Tall x 8' - 15' Wide x 2" Deep

Description: LED 3-D lettering; reading: **POST OFFICE COMMONS.** Mounted to existing canopy.

3. Tenant Panel – Tacoma Historical Society

Size: Approx. 24" Tall x 30" Wide

Description: Custom metal or stone material graphics reading: **Tacoma Historical Society.** Tenant logo to be included on a mounted background. Mounted to building exterior wall; installed appx. 5' AFG.

4. Tenant Panel – Infinite Soups

Size: Approx. 24" Tall x 30" Wide

Description: Custom metal or stone material graphics reading: **Infinite Soups.** Tenant logo to be included on a mounted background. Mounted to building exterior wall; installed appx. 5' AFG.

5. Tenant Directory Panel

Size: 36" Tall x 42" Wide

Description: Custom metal or stone material graphics reading: **Post Office Commons.** Tenant panels w/ custom metal or stone materials; Directory panel mounted to building exterior wall; installed appx. 5' AFG.

Some of the existing landscaping (grass, mulch bark, plants) will be removed for the plaza project. Plantings will also be included in the new plaza's as shown in the plans.

Signage at the south end of the building:

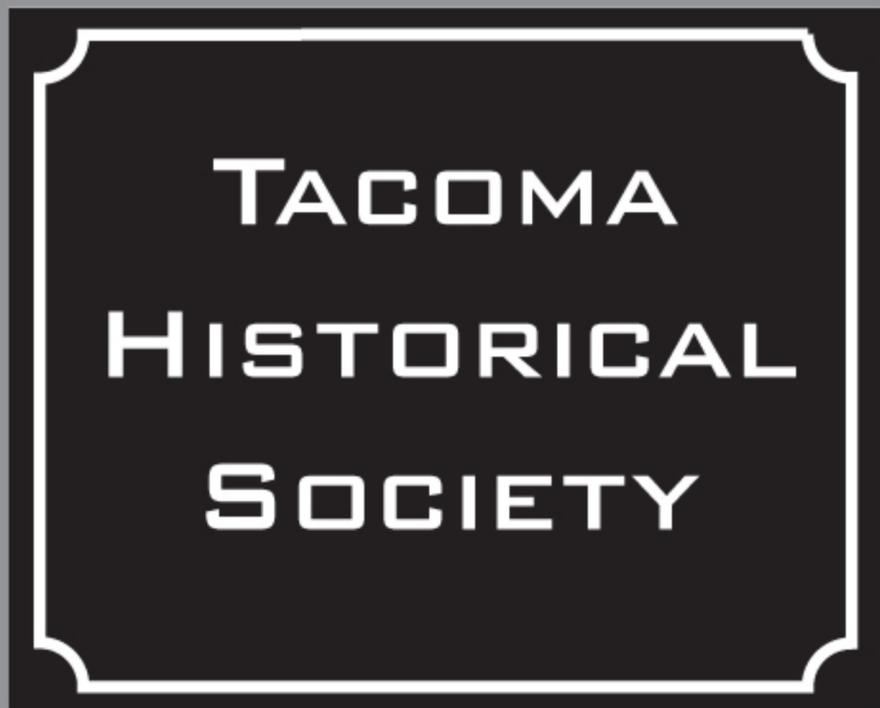
Awning Sign "POST OFFICE COMMONS" and smaller tenant identification signage





30"

24"

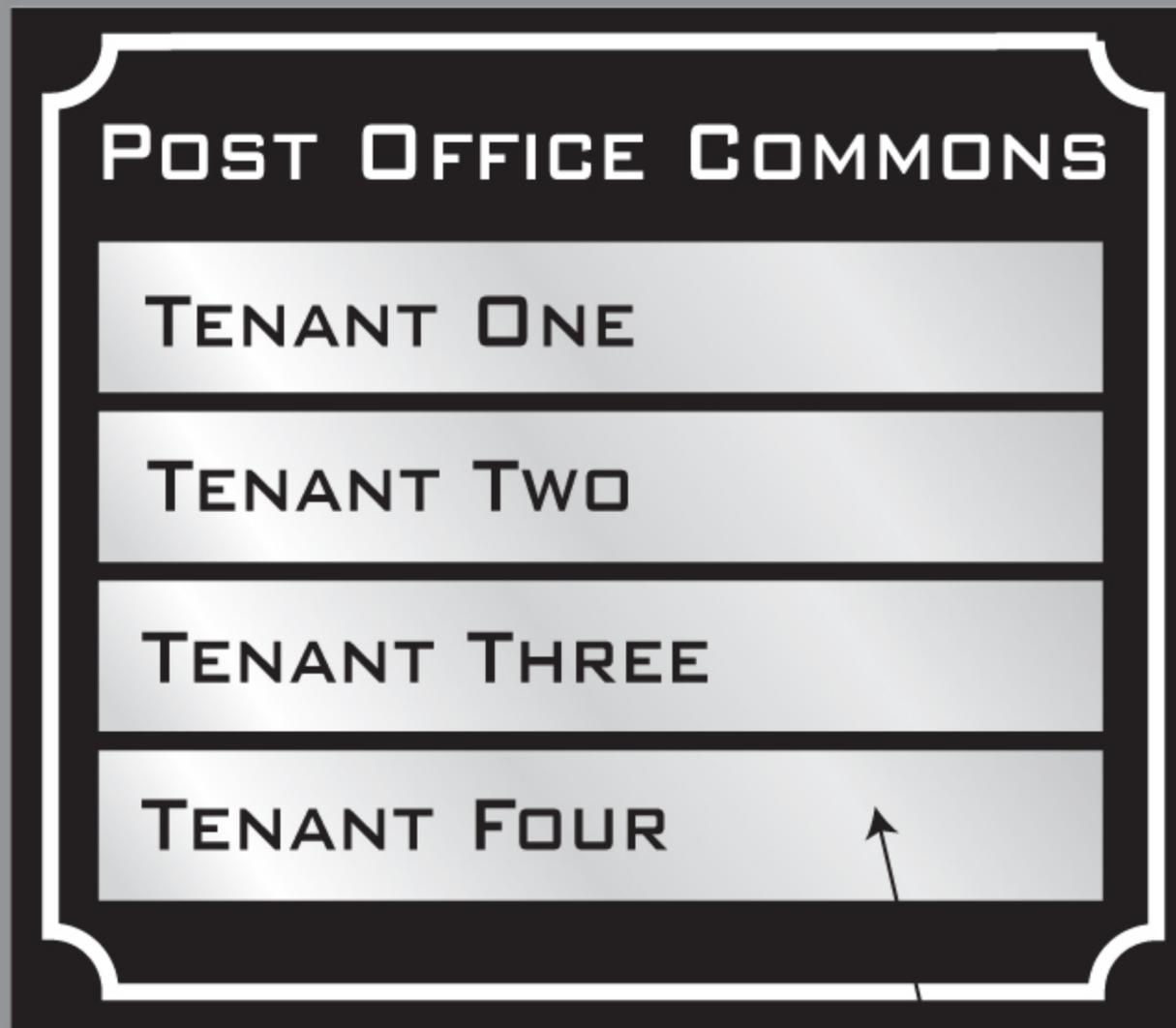


30"

24"

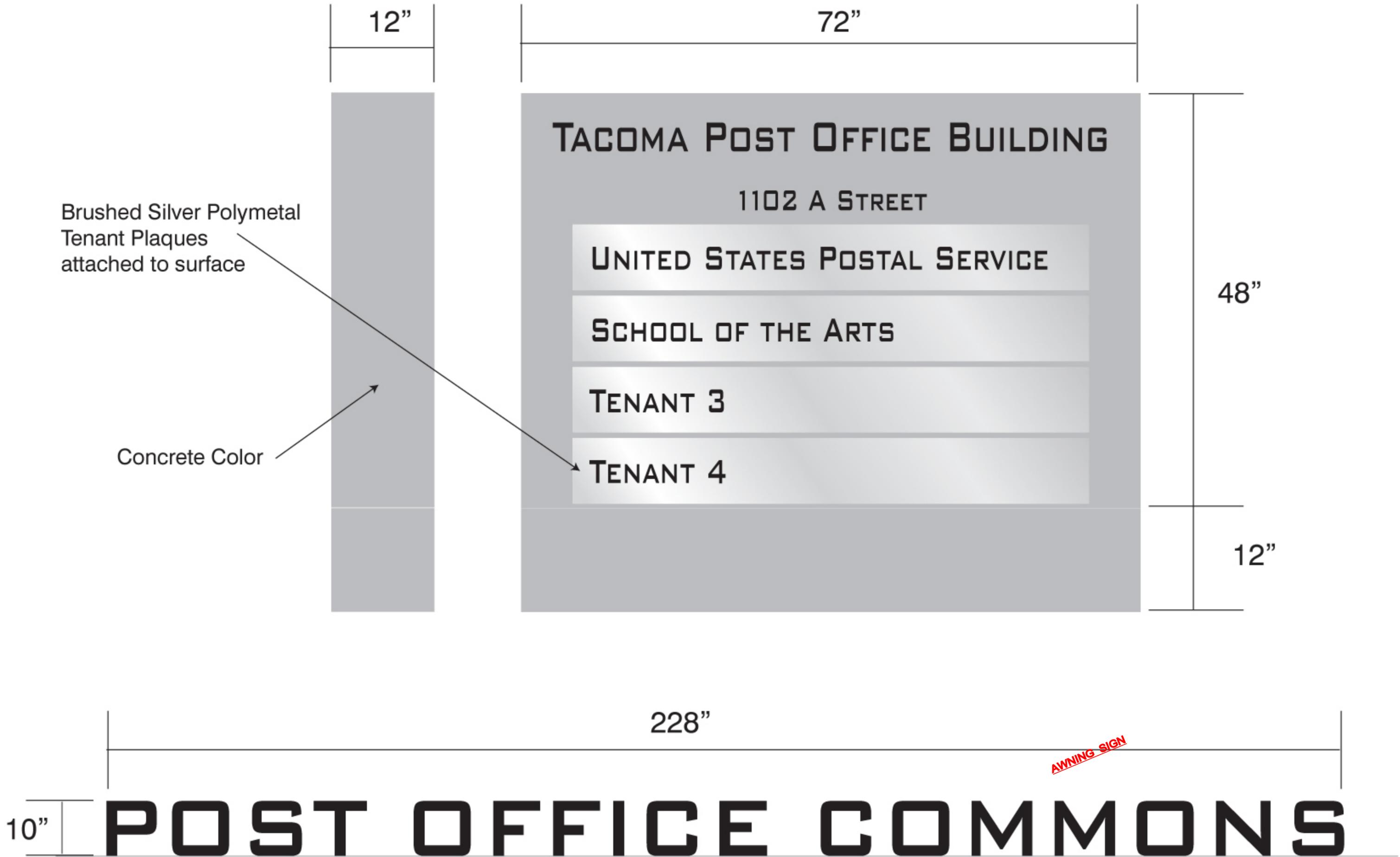


42"



36"

5.25" x 35.5"



A Street monument sign includes Building name, address and 4 tenant name plates



11th Street monument sign includes Building name, address and 4 tenant name plates



PREVIOUSLY APPROVED PLANS

OCTOBER 2010

**HISTORIC
TACOMA POST
OFFICE PLAZA
RENOVATION**

ARCHITECT

RR_d

RYAN RHODES DESIGNS

1936 FIRST AVENUE SOUTH
SEATTLE, WA 98134
P 206.632.1818
CONTACT: RYAN RHODES
RYAN@RYANRHODESDSIGN.COM

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2124 3RD AVE # 100
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(206) 443-6212

OWNER

A STREET ASSOCIATES,LLC
GEORGE HEIDGERKEN
420 EAST 18TH STREET
TACOMA, WA 98421

CONTRACTOR

A STREET ASSOCIATES,LLC
420 EAST 18TH STREET
TACOMA, WA 98421
253.272.5234
WA LIC.: OWNER OF BUILDING

PROJECT ADDRESS

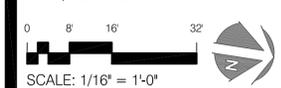
TACOMA POST OFFICE BUILDING
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TACOMA, WA 98402

ISSUE

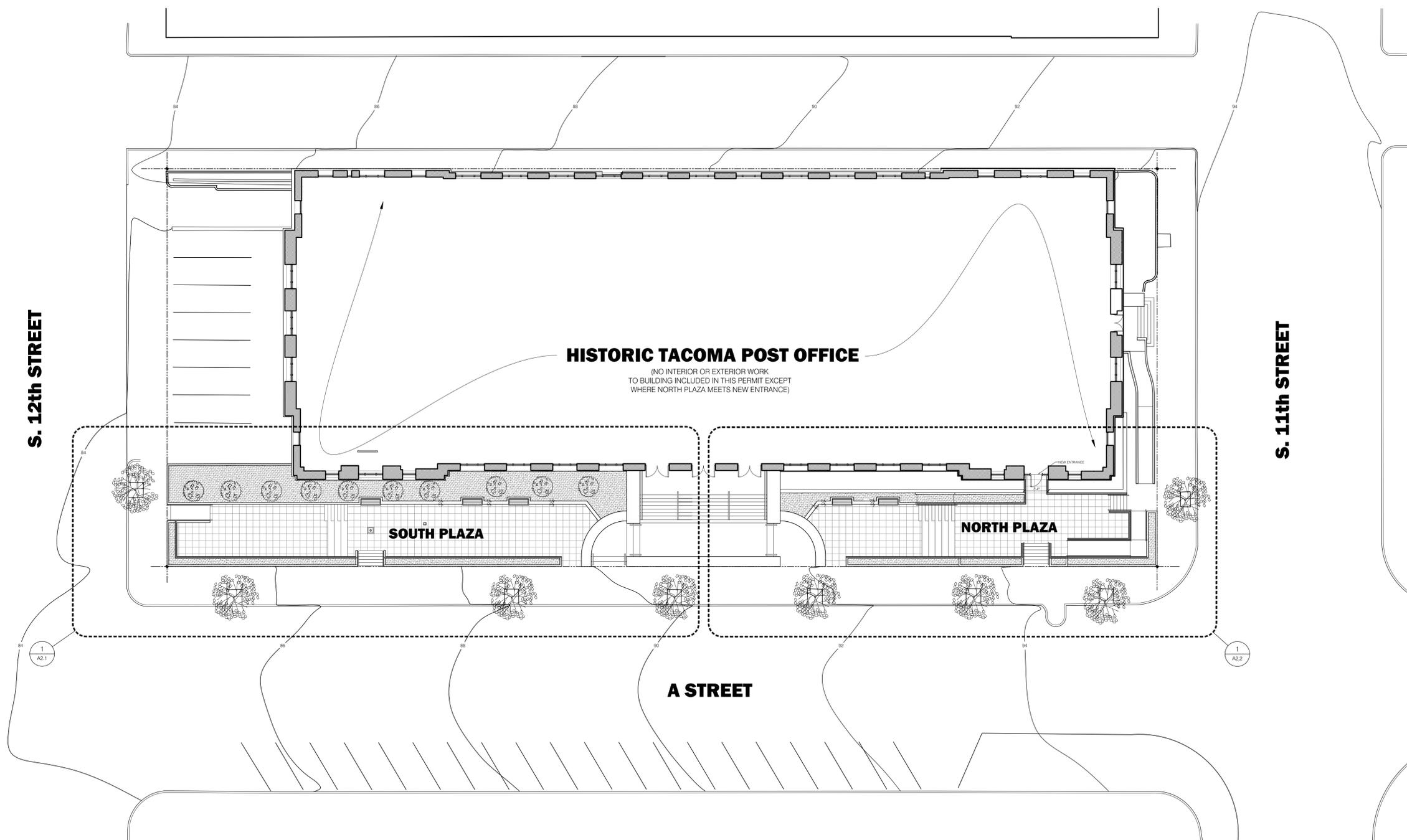
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SHEET

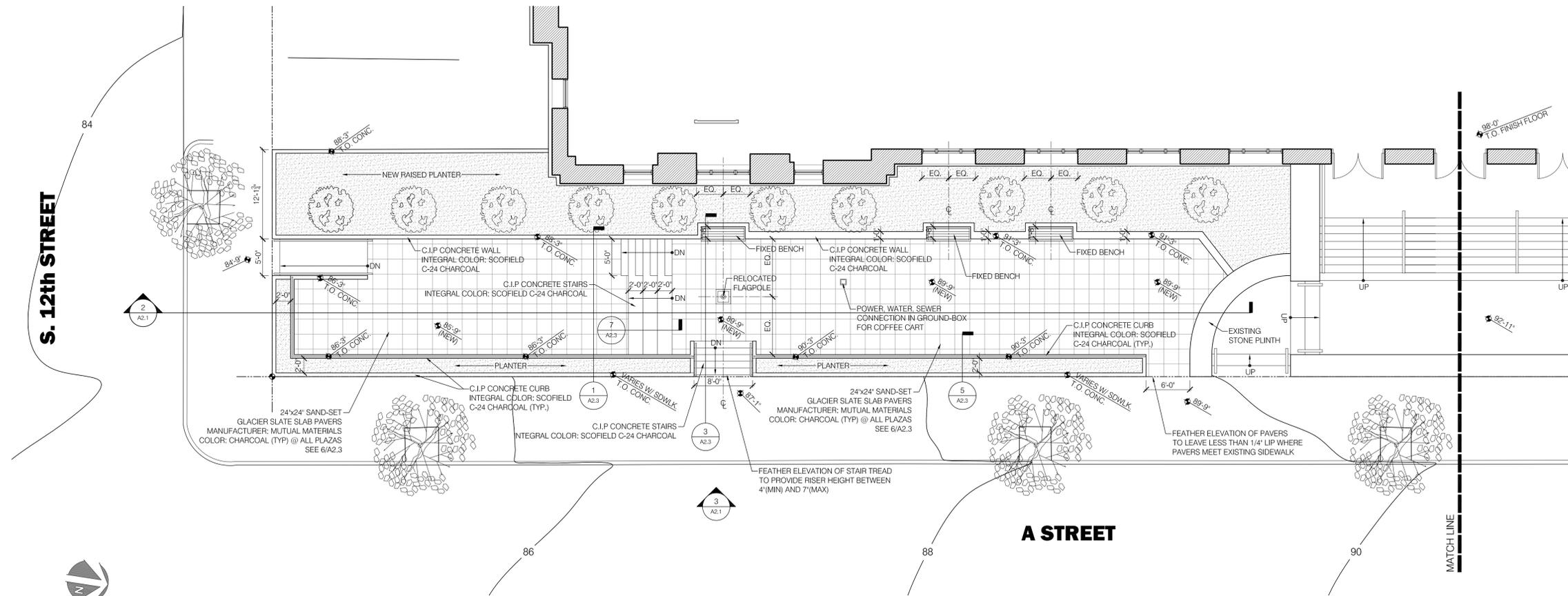
SITE/KEY PLAN



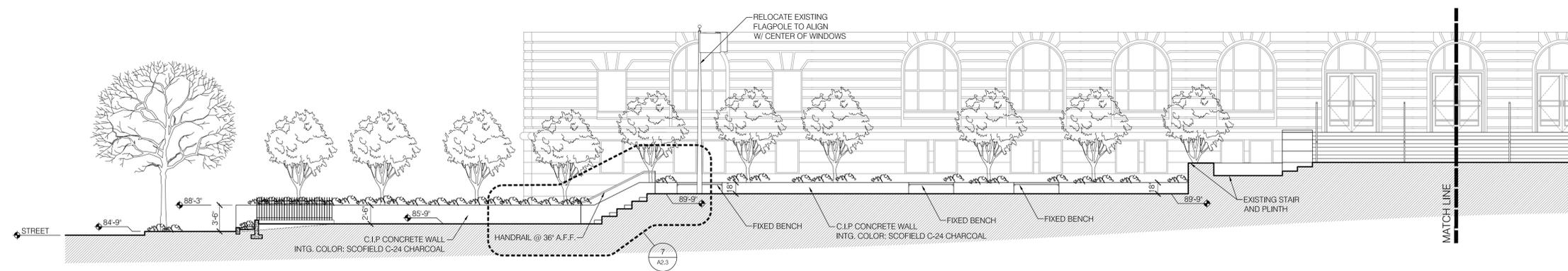
A1.0



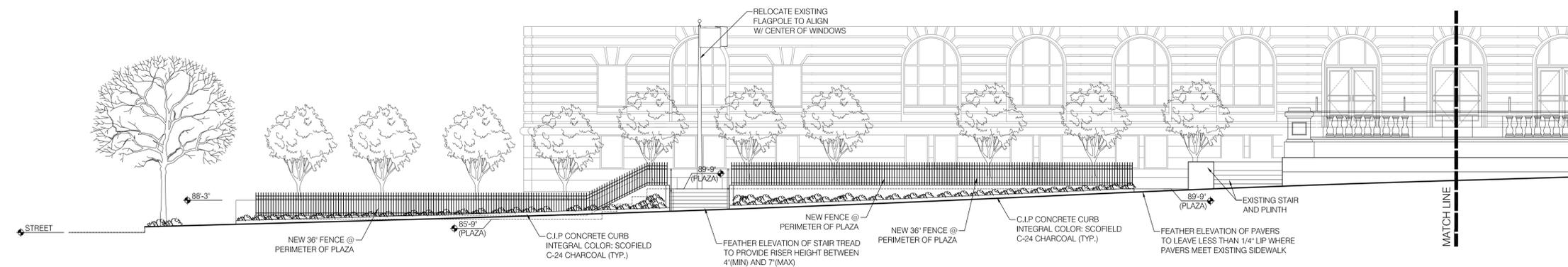
SITE / KEY PLAN
1/16" = 1'-0"



1 SOUTH PLAZA PLAN
1/8" = 1'-0"



2 SOUTH PLAZA SECTION
1/8" = 1'-0"



3 SOUTH PLAZA ELEVATION
1/8" = 1'-0"

HISTORIC TACOMA POST OFFICE PLAZA RENOVATION

ARCHITECT

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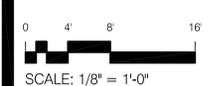
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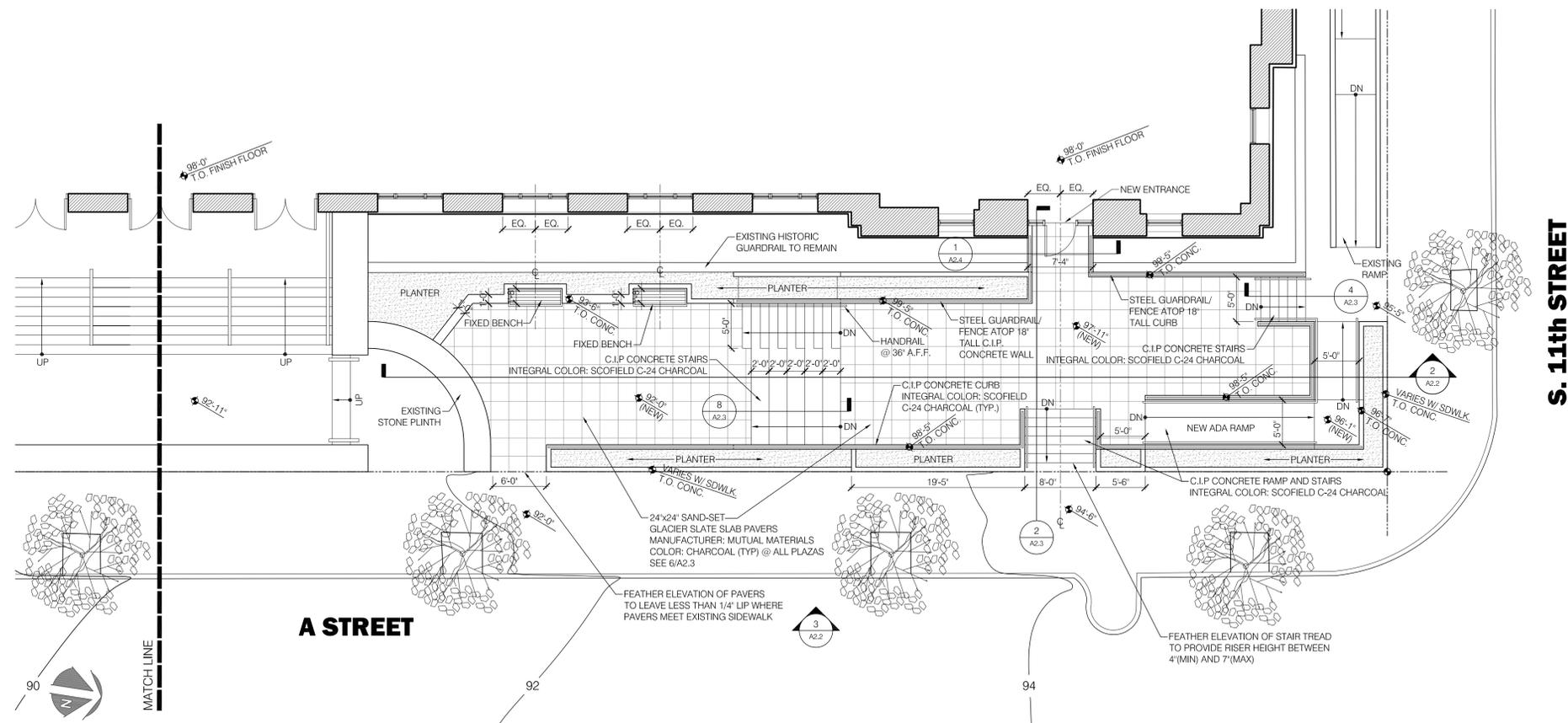
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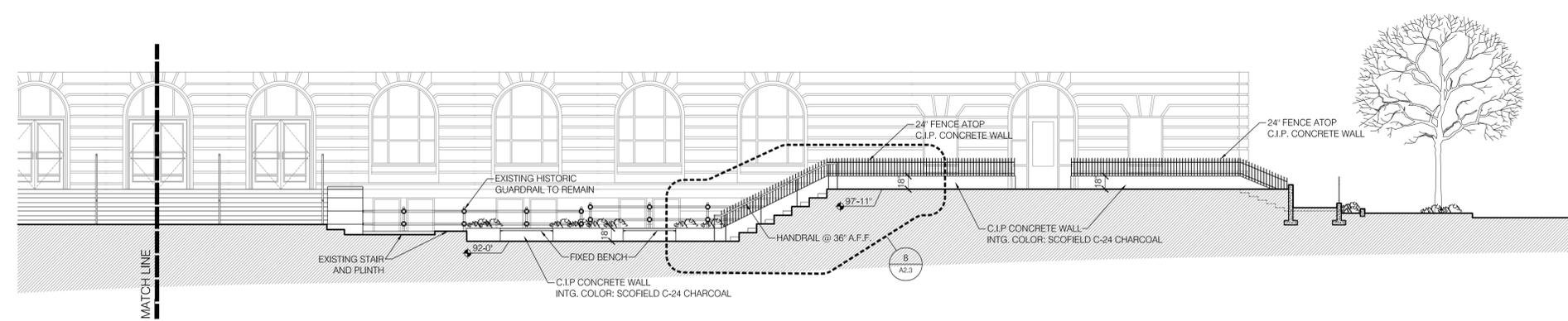
SOUTH PLAZA



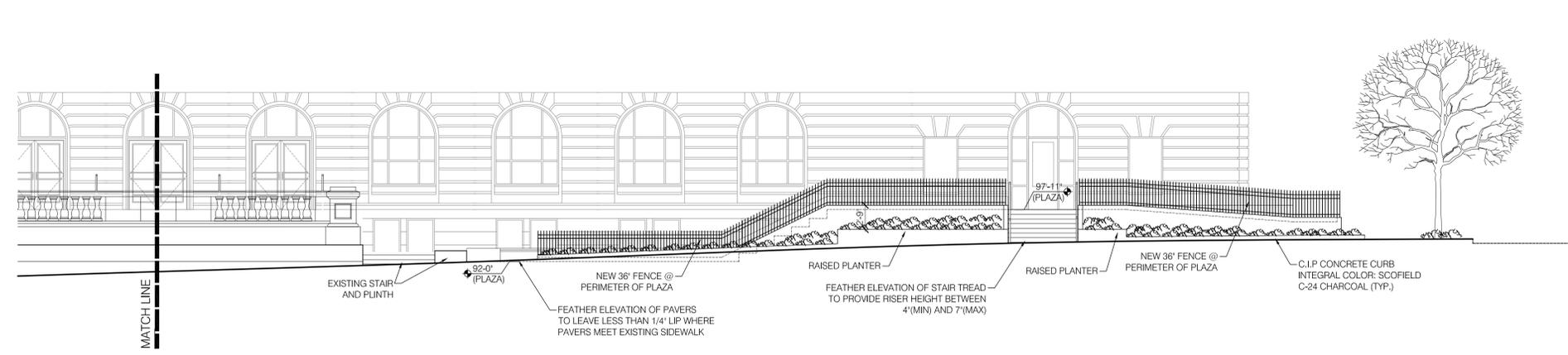
A2.1



1 NORTH PLAZA PLAN
1/8" = 1'-0"



2 NORTH PLAZA SECTION
1/8" = 1'-0"



3 NORTH PLAZA ELEVATION
1/8" = 1'-0"

HISTORIC TACOMA POST OFFICE PLAZA RENOVATION

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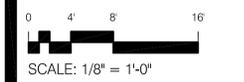
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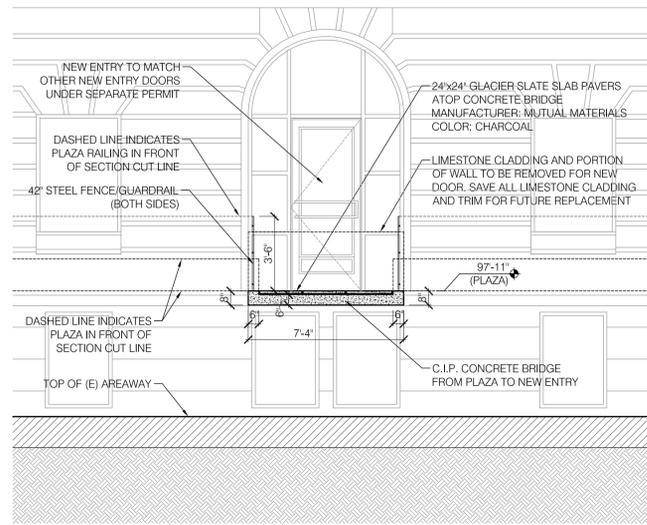
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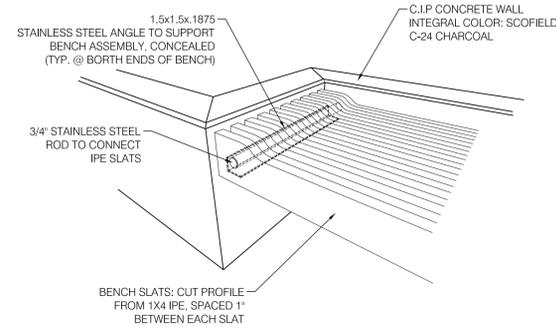
NORTH PLAZA



A2.2



1 SECTION AT NEW BRIDGE / ENTRY
1/4" = 1'-0"



2 (TYP.) DETAIL AT BENCH
N.T.S.

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1	DRAFT	02.14.2011

SHEET

SECTIONS & DETAILS

LEGAL DESCRIPTION
LOTS 1 TO 12, INCLUSIVE, BLOCK 1102, MAP OF NEW TACOMA, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1875, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON

BEARING MERIDIAN

A BEARING OF N08°38'12"W ON CENTERLINE OF A STREET, PER CONDOMINIUM SURVEY UNDER RECORDING NO. 200406025001, RECORDS OF PIERCE COUNTY, WA.

VERTICAL DATUM

(NAVD 88) PER GPS

SURVEYOR'S NOTES

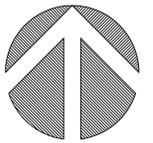
- 1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER 2010. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2) SUBJECT PROPERTY TAX PARCEL NO. 2011020010.
- 3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 35,998 SQ.FT. +/-.
- 4) A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.

METHOD OF SURVEY

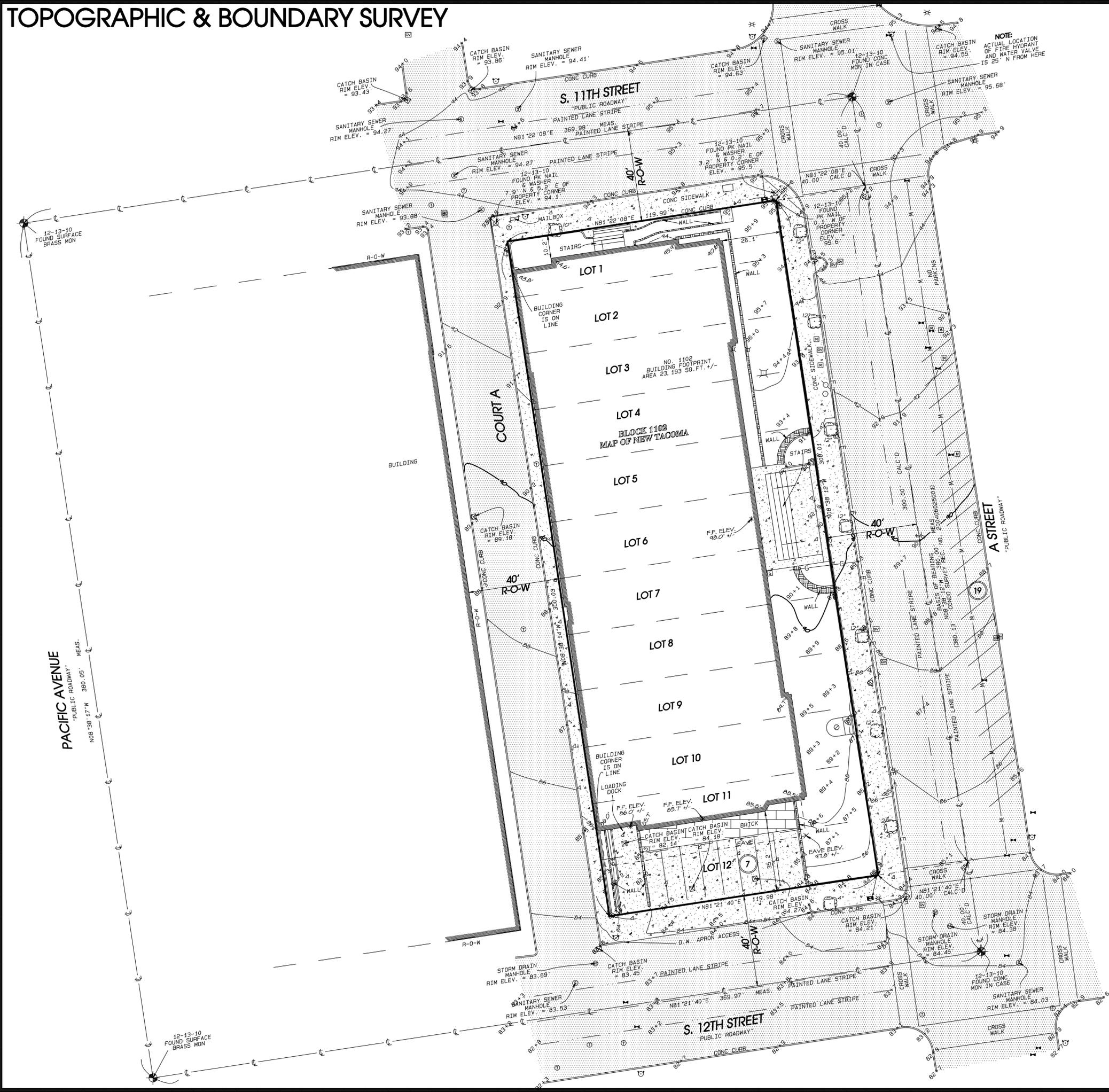
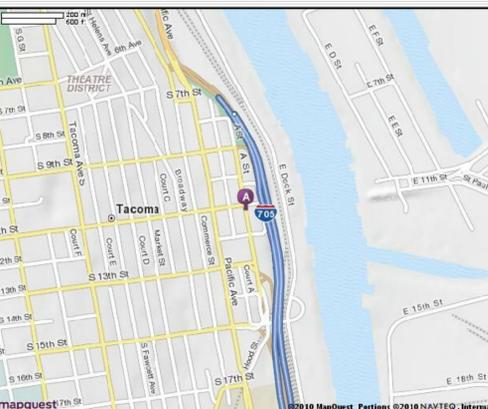
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PK NAIL AS NOTED
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- SPOT ELEVATION
- ALARM
- WATER METER
- PAY STATION
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTOR
- PIV POST INDICATOR VALVE
- GAS METER
- WATER VALVE
- GAS VALVE
- LIGHT STANDARD
- ELECTRIC VAULT
- FLAG POLE
- ELECTRIC TRANSFORMER ON CONC PAD
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- ASPHALT SURFACE
- RET. WALL
- CONC SURFACE
- STAIRS
- BRICK SURFACE
- D.W. APRON DRIVEWAY ACCESS
- CONC CONCRETE
- R-O-W RIGHT-OF-WAY
- () RECORD AS NOTED
- () NUMBER OF PARKING SPACES
- W BURIED WATER LINE
- PAINTED LANE STRIPE
- BUILDING LINE
- CENTERLINE OF ROAD
- BURIED POWER LINE
- BURIED GAS LINE
- EAVES
- DECIDUOUS TREE (NOT SHOWN TO SCALE)
- TRUNK DIA SHOWN IN INCHES.



VICINITY MAP N.T.S.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF THE NW 1/4 OF SEC. 4, T1P. 20N., R1E. 9E., CITY OF TACOMA, PIERCE COUNTY, WA.

A STREET ASSOCIATES LLC.
 1102 A STREET
 TACOMA, WA 98402



GeoDimensions
 GeoDimensions, Inc., 35402 SE Center Street, Snoqualmie, WA 98065
 phone 425.458.4488 support@geodimensions.net www.geodimensions.net

JOB NUMBER: 10497
 DATE: 12/17/2010
 DRAFTED BY: V.L.J.
 CHECKED BY: E.J.G.
 SCALE: 1" = 20'
 REVISION HISTORY

SHEET NUMBER
 1 OF 1

REVISED PLANS

MARCH 2013

**HISTORIC
TACOMA POST
OFFICE PLAZA
RENOVATION**

ARCHITECT

RR_d

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Urbanadd

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MWARD@URBANADD.COM

STRUCTURAL ENGINEER

SWENSON SAY FAGÉT
2124 3RD AVE # 100
SEATTLE, WA 98121-2384
(206) 443-6212

OWNER

A STREET ASSOCIATES,LLC
GEORGE HEIDGERKEN
420 EAST 18TH STREET
TACOMA, WA 98421

CONTRACTOR

A STREET ASSOCIATES,LLC
420 EAST 18TH STREET
TACOMA, WA 98421
253.272.5234
WA LIC.: OWNER OF BUILDING

PROJECT ADDRESS

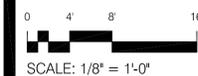
TACOMA POST OFFICE BUILDING
1102 A STREET
TACOMA, WA 98402

ISSUE

#	REVISION	DATE
1	DRAFT	02.14.2011
2	PERMIT INTAKE	05.16.2011
3	CITY COMMENTS	06.28.2011
4	PHASE ONE CONST.	02.20.2013

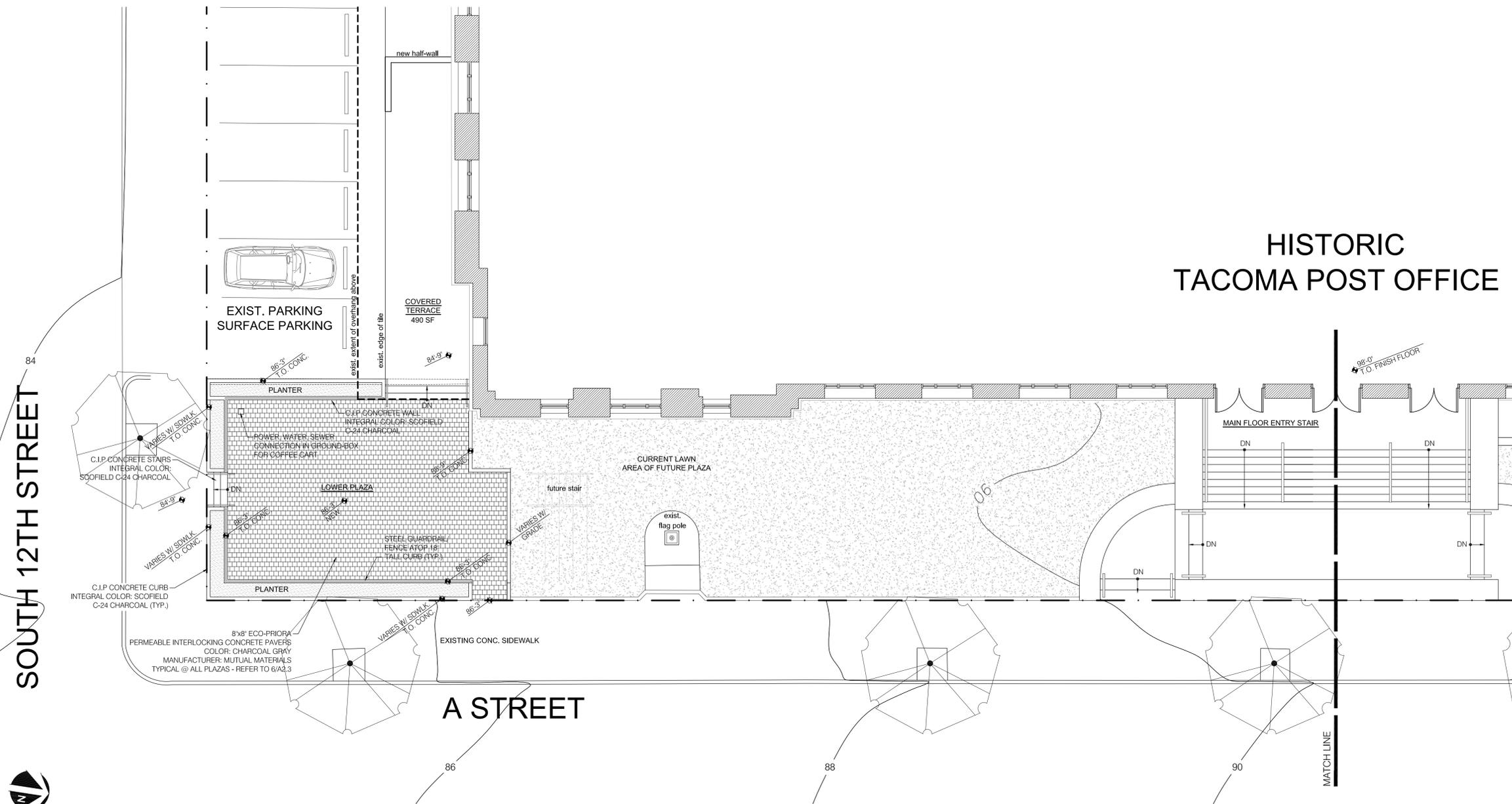
SHEET

SOUTH PLAZA



A2.1

**HISTORIC
TACOMA POST OFFICE**



1 SOUTH PLAZA PLAN - phase one
1/8" = 1'-0"



2 SOUTH PLAZA ELEVATION - phase one
1/8" = 1'-0"

