

PORT OF TACOMA

TACOMA, WASHINGTON

REPAIRS TO BUILDINGS AT 2602 & 2608 PORT OF TACOMA ROAD

PROJECT NO. 091478

CONTRACT NO. 070119

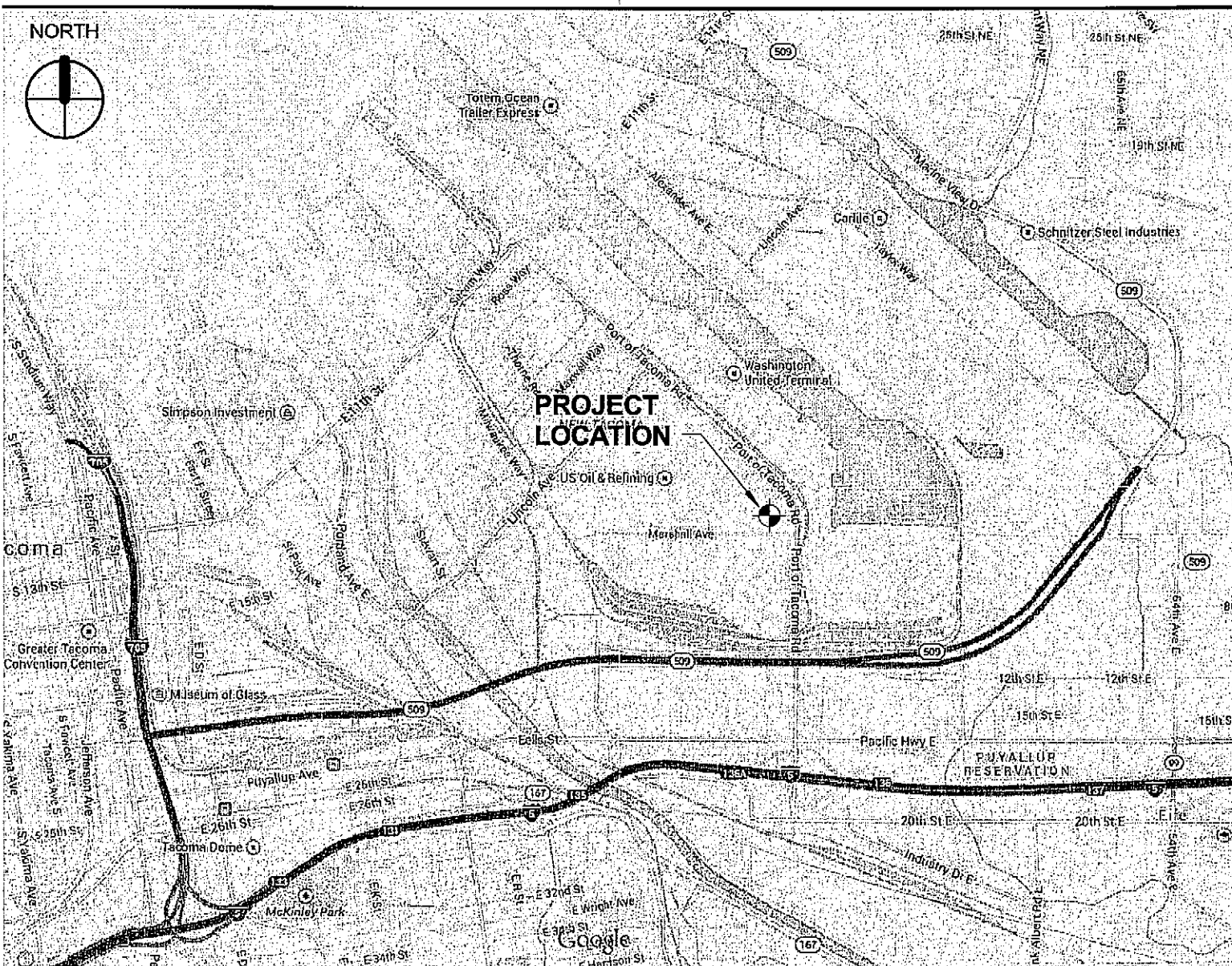
PORT COMMISSIONERS:

CONSTANCE T BACON
DONALD JOHNSON
RICHARD MARZANO
DON MEYER
CLARE PETRICH

PORT STAFF:

JOHN WOLFE
Chief Executive Officer
DAKOTA CHAMBERLAIN, PE
Chief Facilities Development Officer
THAIS HOWARD, PE
Director of Engineering
RICK UNRUH, PE
Project Manager

VICINITY MAP



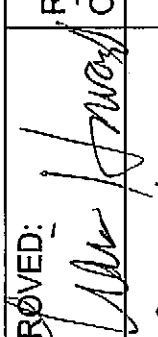
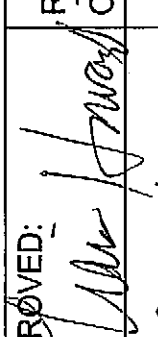
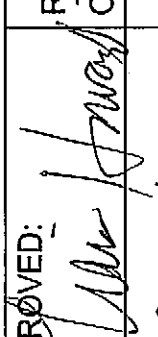
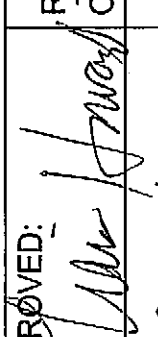
CONSULTANTS:

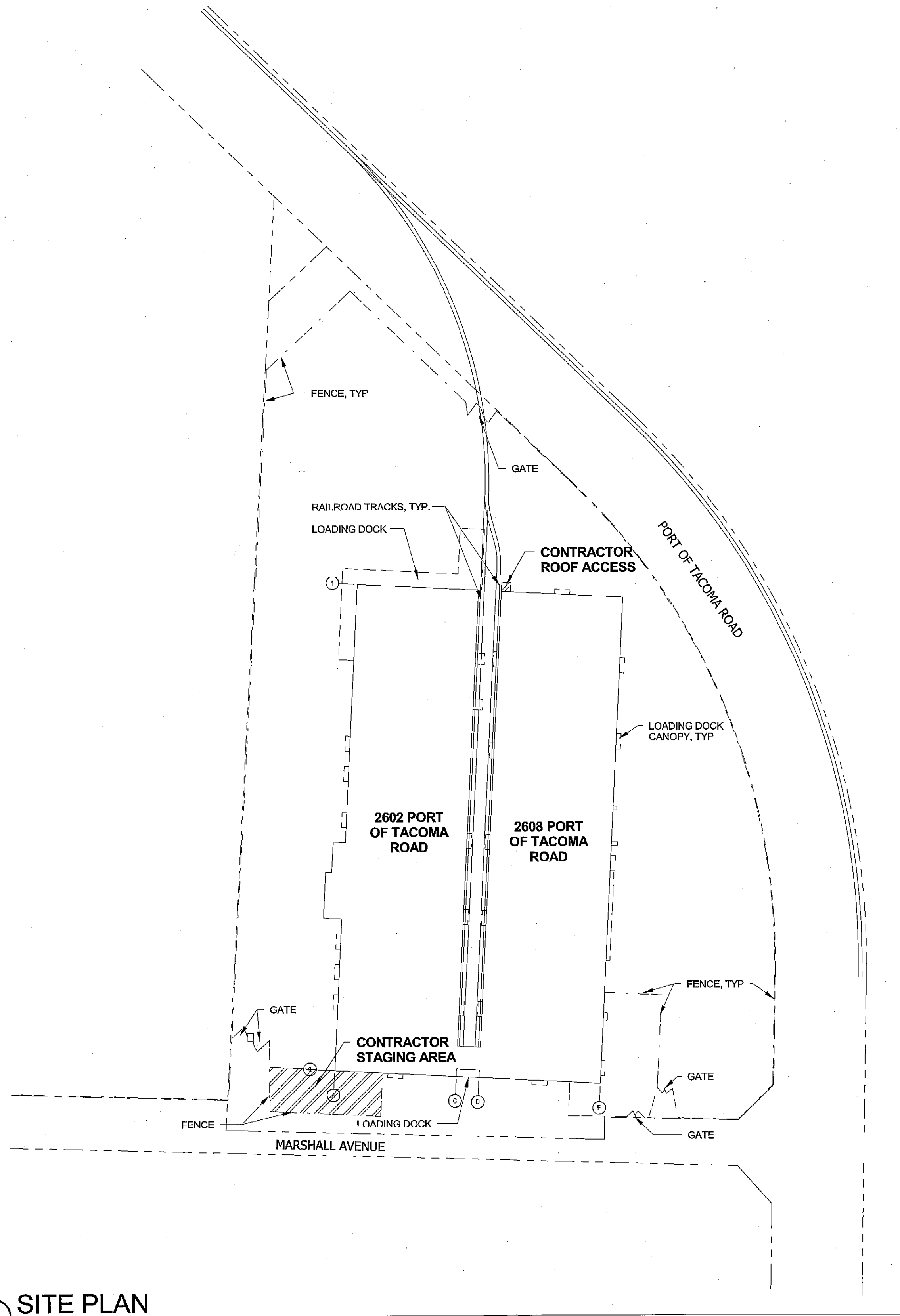
BergerABAM

T 33301 9th Avenue South, Suite 300
Federal Way, Washington 98003-2600
(206) 431-2300 Fax: (206) 431-2250



T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA. 98402

6548 G1.00 1 OF 7	REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD COVER SHEET				APPROVED:  8-20-15	RTV CHECKED BY: 	08.10.15 DATE:
	CONT/CONS: 070119	TOWNSHIP: 20	RANGE: 03	SECTION: 02	DIRECTOR:  8-20-15	PROJ. ENGR: 	DATE:
	M. ID. 091478	DAT-HRZ:	VERT:	PARCEL: 0320021002	PRINTED BY: RTV 08.20.15	PORT ADDRESS: 1 SITCUM PLAZA TACOMA, WA 98421	
	PHASE: 100% SET	DRAWING SCALE: AS NOTED					
BCRA 		T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM 2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA. 98402		MARK: REVISION:		BY:	DATE:
Part of Tacoma		P.O. BOX 1837 TACOMA, WA 98401 (206) 431-3441		APPR:			



SITE PLAN

1" = 100'-0"

SITE ACCESS

- CONTRACTOR TO STAGE WORK FROM THE SOUTH SIDE OF 2602 AND ACCESS ROOF FROM NORTH SIDE OF 2608, AS DEPICTED ON THE PLAN.
- CONTRACTOR TO MAINTAIN ACCESS TO ALL LOADING DOCKS DURING SCOPE OF WORK.
- CONTRACTOR TO NOTIFY ENGINEER OF ANY NEED TO BLOCK LOADING DOCKS A MINIMUM OF THREE DAYS PRIOR, TO ALLOW FOR COORDINATION OF TENANT OPERATIONS.

ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
AFF	ABOVE FINISH FLOOR
BO B.O.	BOTTOM OF
BOD	BOTTOM OF DECK
CL	CENTER LINE
CTR	CENTER
DS	DOWNSPOUT
DWG(S)	DRAWING(S)
EA	EACH
EJ	EXPANSION JOINT
EQ	EQUAL / EQUIVALENT
EQUIP	EQUIPMENT
EXIST (E)	EXISTING
FOS	FACE OF STUD
FT	FOOT
GA	GAUGE
GALV	GALVANIZED
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
IN	INCHES
LF	LINEAR FEET
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC (oc)	ON CENTER
OH	OVERHEAD
OPP	OPPOSITE
PPT	PRESERVATIVE PRESSURE TREATED
PT	PAINT
QTY	QUANTITY
REQ'D	REQUIRED
REV	REVISION
S	SOUTH
SF	SQUARE FOOT
SIM	SIMILAR
SQFT	SQUARE FEET
SS	STAINLESS STEEL
STRUCT	STRUCTURE / STRUCTURAL
TEMP	TEMPORARY
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
W/ (w/)	WITH

SYMBOL LEGEND

	DATUM POINT
	REVISION INDICATOR
	CENTER LINE INDICATOR
	CUT LINE
	DETAIL INDICATOR
	PLAN DETAIL INDICATOR
	NORTH ARROW
	SLOPE INDICATOR
	GRAPHIC SCALE

LEGAL DESCRIPTION

Section 02 Township 20 Range 03 Quarter 12: NE 1/4 OF SEC EXC RDS EXC FOLL BEG AT NE COR OF NW OF SEC TH SLY ALG E LI OF NW A DIST OF 212.20 FT TO A PT ON SWLY R/W LI OF PORT OF TACOMA RD AS NOW LAID OUT & POB TH CONT ON SD LI 130.95 FT TO A PT TH ON AN ANGLE TO L OF 130 DEG 53 MIN 52 SEC FOR A DIST OF 100 FT TO A PT ON SD SWLY R/W LI OF PORT OF TACOMA RD TH ON AN ANGLE TO L OF 98 DEG 12 MIN 16 SEC & ALG SD SWLY R/W LI OF PORT OF TACOMA RD FOR A DIST OF 100 FT TO POB EXC POR CYD TO ST OF WA FOR SR 509 PER ETN 1025757 SUBJ TO EASE SEG F 5556 DC6/27/00MA

PROJECT DESCRIPTION

2602 PORT OF TACOMA ROAD: REMOVE AND REPLACE (3) WOOD FRAMED CANOPIES (INCLUDING RECONFIGURATION OF SPRINKLER HEADS & LIGHTING). INSTALL NEW SIDING & WINDOWS @ (2) LOCATIONS ALONG WEST ELEVATION.
2608 PORT OF TACOMA ROAD: CLEAN & RE-COAT ROOFING. REMOVE & REPLACE (2) WOOD FRAMED CANOPIES.

PROJECT TEAM

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SHEET INDEX

SHEET	TITLE
01 - GENERAL	COVER SHEET
G1.00	COVER SHEET
G1.01	SHEET INDEX
04 - ARCHITECTURAL	ROOF PLAN
A6.01	DETAILS
A6.51	DETAILS
A6.52	DETAILS
05 - STRUCTURAL	ROOF FRAMING PLAN
S2.01	FRAMING DETAILS
S8.01	FRAMING DETAILS

6548

G1.01

2 OF 7

REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD

SHEET INDEX

CONTR/CONS: 070119
M. ID: 091478
PHASE: 100% SET

BCRA

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MARK: REVISION: BY: DATE: APPR: DATE:

6/29

REGISTERED PROJECT

James T. Wolch

STATE OF WASHINGTON

RTV 08.10.15

CHECKED BY: DATE:

PROJ. ENGR: DATE:

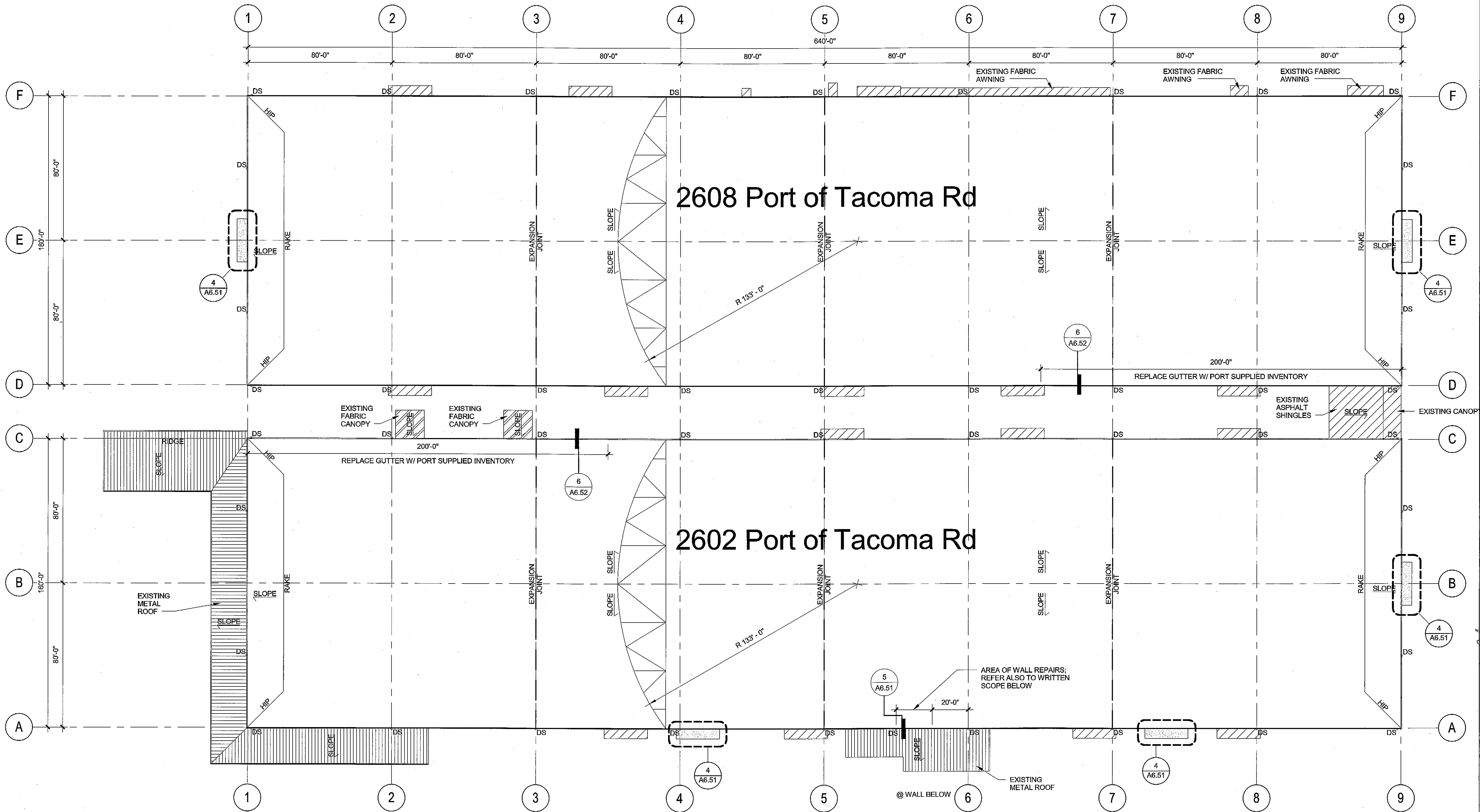
PRINTED BY: RTV 08.20.15

PORT ADDRESS: 1 SITCUM PLAZA

TACOMA, WA 98421

DRAWING SCALE: AS NOTED

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1 ROOF PLAN
1" = 30'-0"

ROOF PLAN LEGEND

- DS EXISTING GUTTER/DOWNSPOUT; REFER TO PLAN FOR LOCATIONS OF GUTTER TO BE REPLACED
- EXISTING WOOD CANOPY; DEMO & REPLACE
- EXISTING CANOPY/AWNING; NO SCOPE
- EXISTING FABRIC CANOPY; NO SCOPE

ROOF PLAN GENERAL NOTES

- CLEAN EXISTING ROOF PRIOR TO RE-COAT.
- NO SCOPE AT EXISTING STANDING SEAM METAL ROOF.
- NO SCOPE AT EXISTING ASPHALT SHINGLE ROOF.
- NO SCOPE AT EXISTING FABRIC AWNINGS.
- AT DOWNSPOUTS LOCATED AT CANOPIES TO BE REPLACED, ROUTE DOWNSPOUT AROUND EDGE OF CANOPY.
- PROVIDE FIRE-WATCH PLAN TO ENGINEER FOR CANOPIES WHERE SPRINKLER LINES ARE TO BE TEMPORARILY REMOVED. COORDINATE WORK TO MINIMIZE AMOUNT OF TIME THESE SPRINKLERS ARE OUT OF SERVICE.

ROOF & CANOPY SCOPE OF WORK

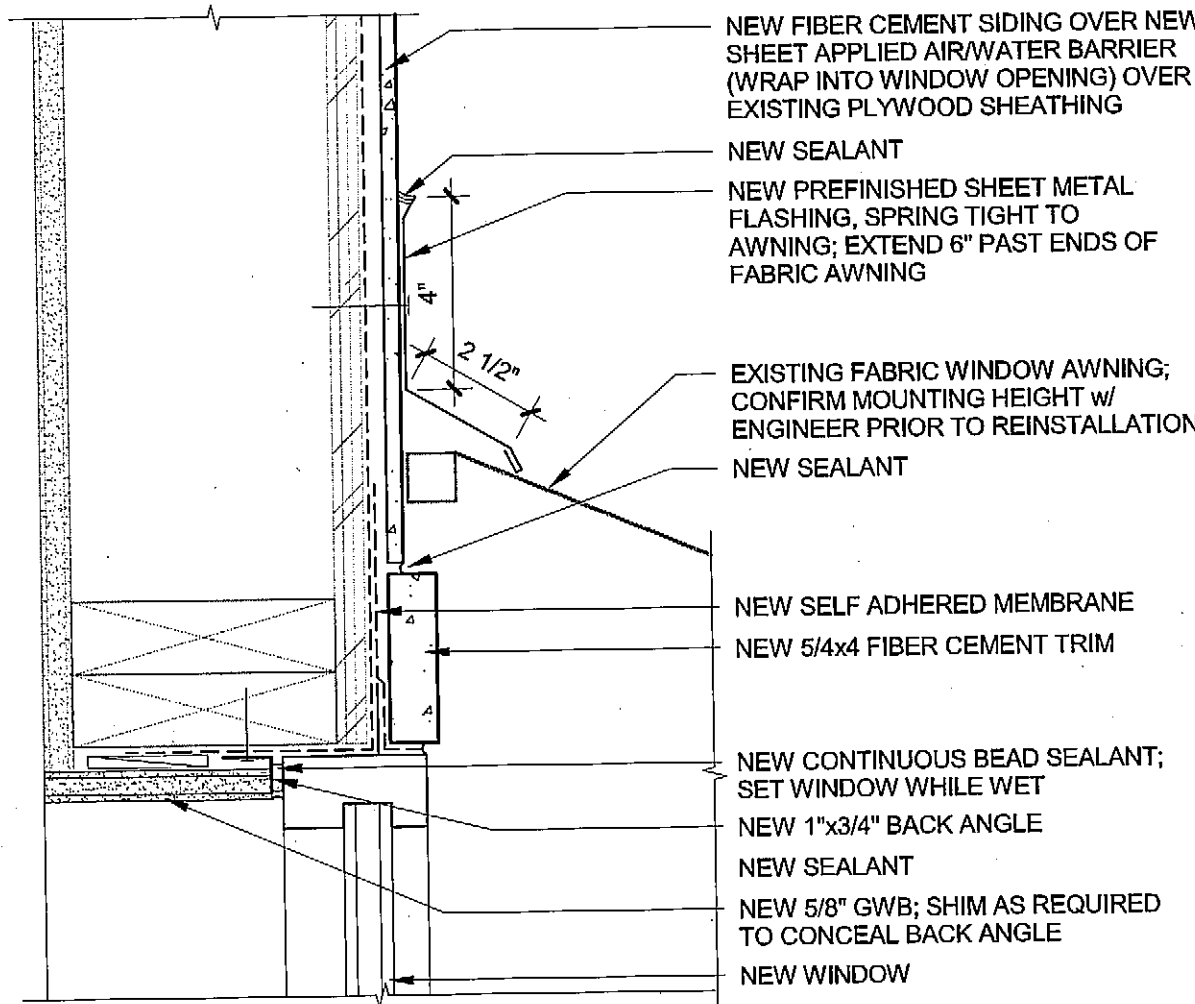
- Clean 2608 barrel roof
- Remove wood framed canopies at locations shown
 - Designated on plan (confirm w/ Engineer prior to work)
 - Uninstall canopy mounted sprinklers & lighting where required
 - Coordinate w/ Engineer for Port to turn off & drain sprinkler system, and lockout of affected electrical fixtures
 - Maintain fire-watch until sprinklers are replaced
- Remove gutter sections as called out on plan.
- Inspect existing gutters/flashings/downspouts (2602 & 2608) for damage
 - Notify Engineer of any in need of repair
- Install new wall framing at new canopy locations called out on plan
 - Refer to detailing per structural
- Install Port supplied gutter to locations called out on plan
 - Coordinate material procurement from Terminal 7 w/ Engineer
- Apply new roof coating to 2608 barrel roof
- Repair roof coating @ replaced gutters on 2602 roof
- Install new pre-engineered metal canopies at locations called out on plan
 - Re-route downspouts where there is a conflict
 - Re-install sprinklers and lighting to wall
- Install new wall mounted counterflashing @ new canopies

WALL REPAIR SCOPE OF WORK (2602 ONLY)

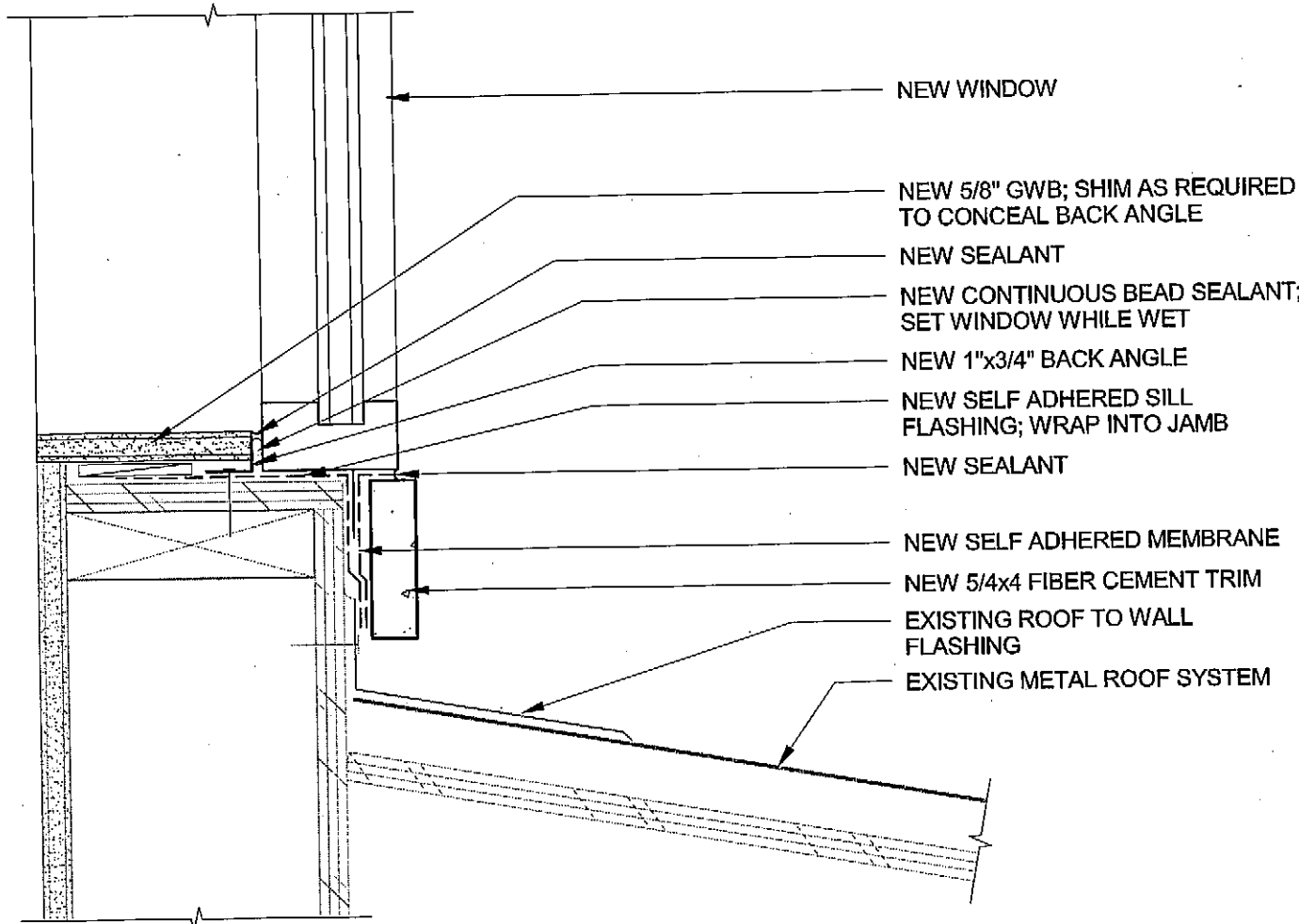
- | | |
|--|---|
| Exterior: <ol style="list-style-type: none">Remove gutter section along entire bay; Save for reinstallRemove existing fabric window awnings (2); Save for reinstallRemove existing window trim & windowsRemove existing A/C unit; Save for reinstallRemove existing vertical trim @ column lines (2) per planFrame & sheet new opening at north window (for AC unit)Install new air/water barrierInstall new flanged windows & flashings<ol style="list-style-type: none">Confirm existing dimensionsInstall new counterflash @ roof to wall flashingInstall new fiber cement trim & sidingInstall new fiber cement window trims & flashingRe-install gutter; replace damaged gutter section at joint<ol style="list-style-type: none">Patch roof coating as requiredInclude 4" PVC downspoutInstall new 1x4 vertical trim @ column lines<ol style="list-style-type: none">Set in 2 continuous beads of sealantPaint to match existingRe-install fabric window awnings (2)<ol style="list-style-type: none">Coordinate height w/ OwnerInstall new roof to wall flashing w/ counterflash @ (2) fabric canopies | Interior: <ol style="list-style-type: none">Remove existing window blinds (2); Save for reinstallRemove existing GWB from window jambs of (2) 3rd floor officesInspect wall & floor/ceiling framing for signs of water damage & notify EngineerInstall new 5/8" GWB @ window jambs of 3rd floor officesPaint 3rd floor offices (2)<ol style="list-style-type: none">Window walls & jambsReinstall window blinds |
|--|---|

6548 A6.01 3 OF 7	REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD ROOF PLAN				APPROVED: <i>[Signature]</i> RTV CHECKED BY: <i>[Signature]</i> DATE: 08.10.15		BCRA T 263.627.4367 F 263.627.4365 WWW.BCRADESIGN.COM 2108 PACIFIC AVENUE, SUITE 301, TACOMA, WA 98402		Port of Tacoma P.O. BOX 1857 TACOMA, WA 98401 206.253.5841	
	CONTRACT/CONS: 070119		TOWNSHIP: 20		PROJECT ENGR: <i>[Signature]</i> DATE: 08.20.15		MARK: <i>[Signature]</i> REVISION: <i>[Signature]</i> BY: <i>[Signature]</i> DATE: <i>[Signature]</i>		APPR. <i>[Signature]</i> DATE: <i>[Signature]</i>	
	M. ID: 091478		DAT-HRZ: 032002/1002		PRINTED BY: RTV 08.20.15		STATE OF WASHINGTON <i>[Signature]</i> JAMES T. WOLCH		6129 REGISTERED PROFESSIONAL	
	PHASE: 100% SET		DRAWING SCALE: AS NOTED		PORT ADDRESS: 1 SITCUM PLAZA		TACOMA, WA 98421			

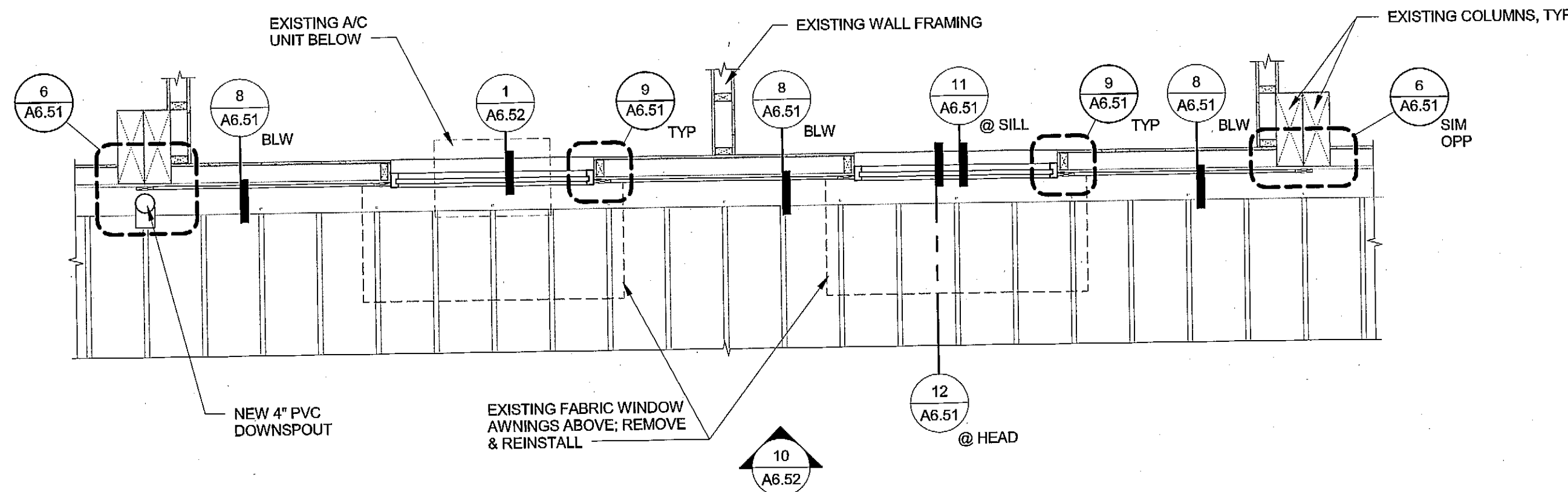
12 WINDOW HEAD
3" = 1'-0"



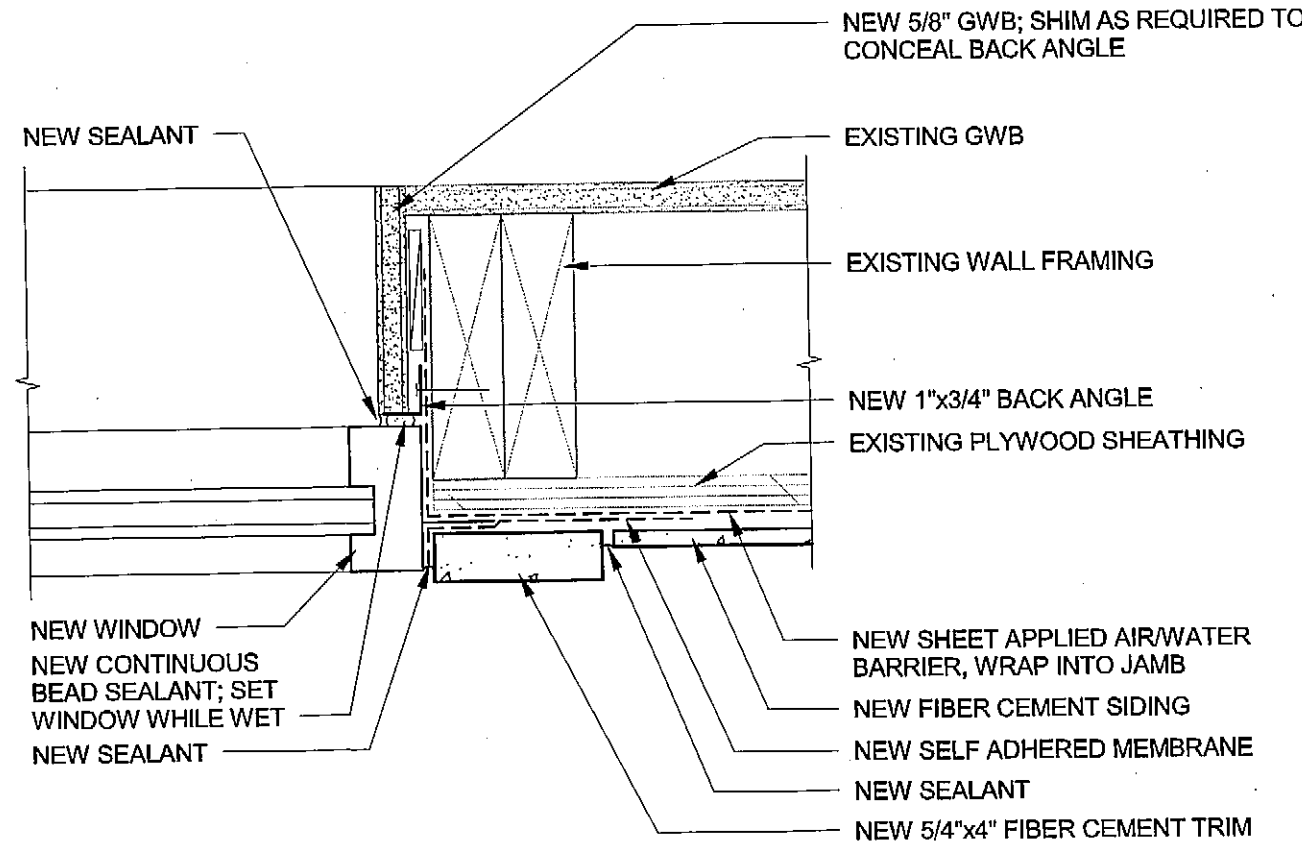
11 WINDOW SILL
3" = 1'-0"



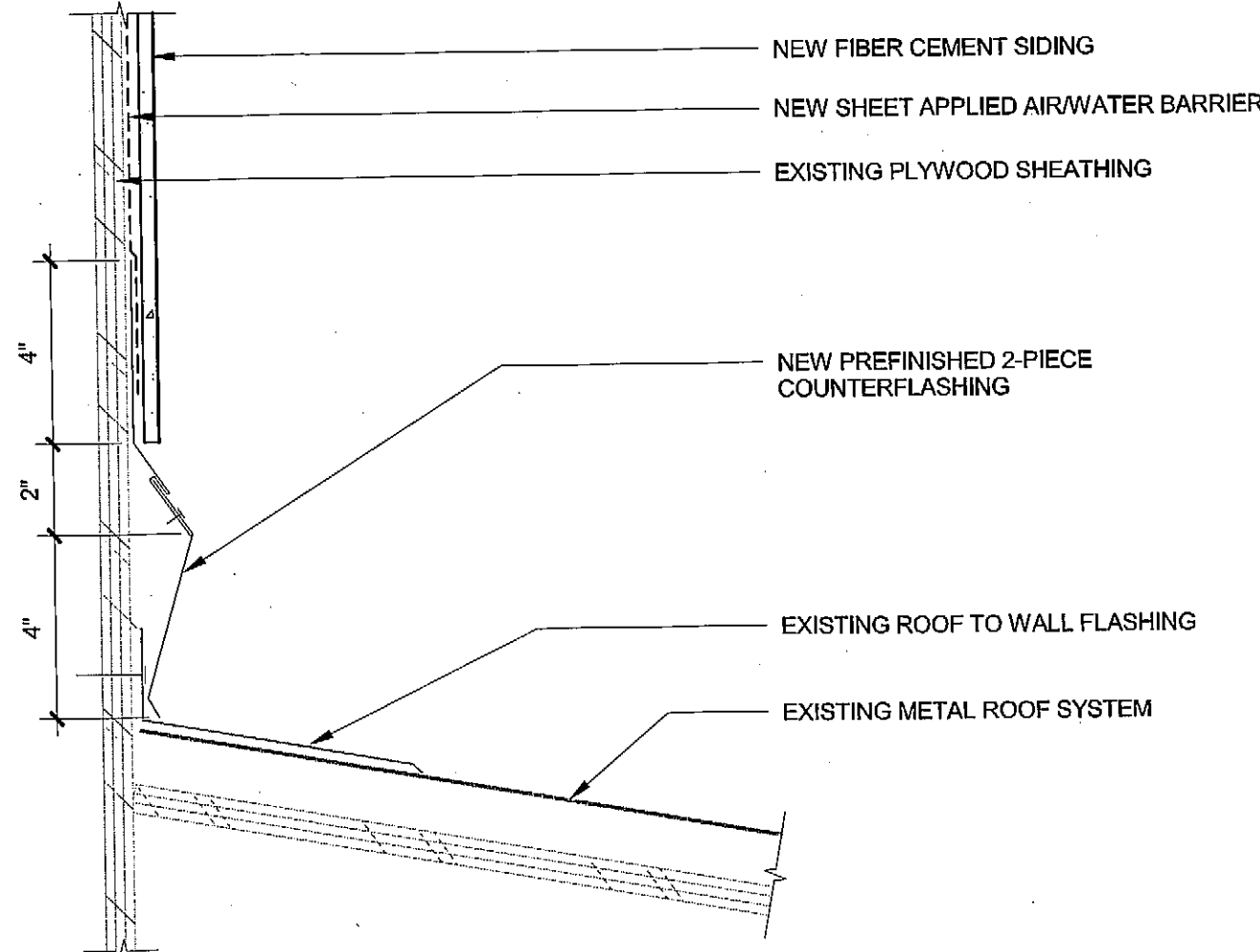
10 ENLARGED WALL PLAN
1/2" = 1'-0"



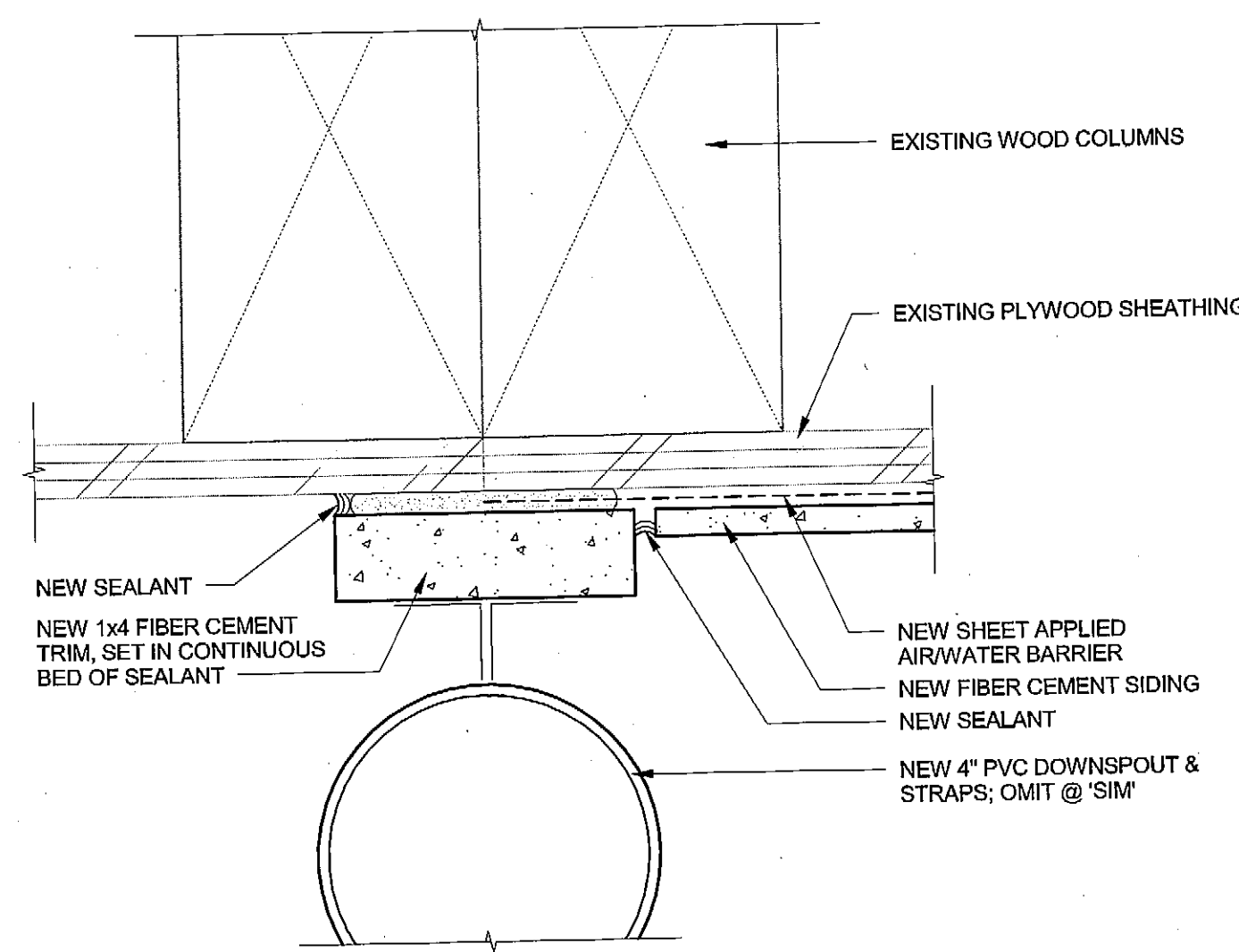
9 WINDOW JAMB
3" = 1'-0"



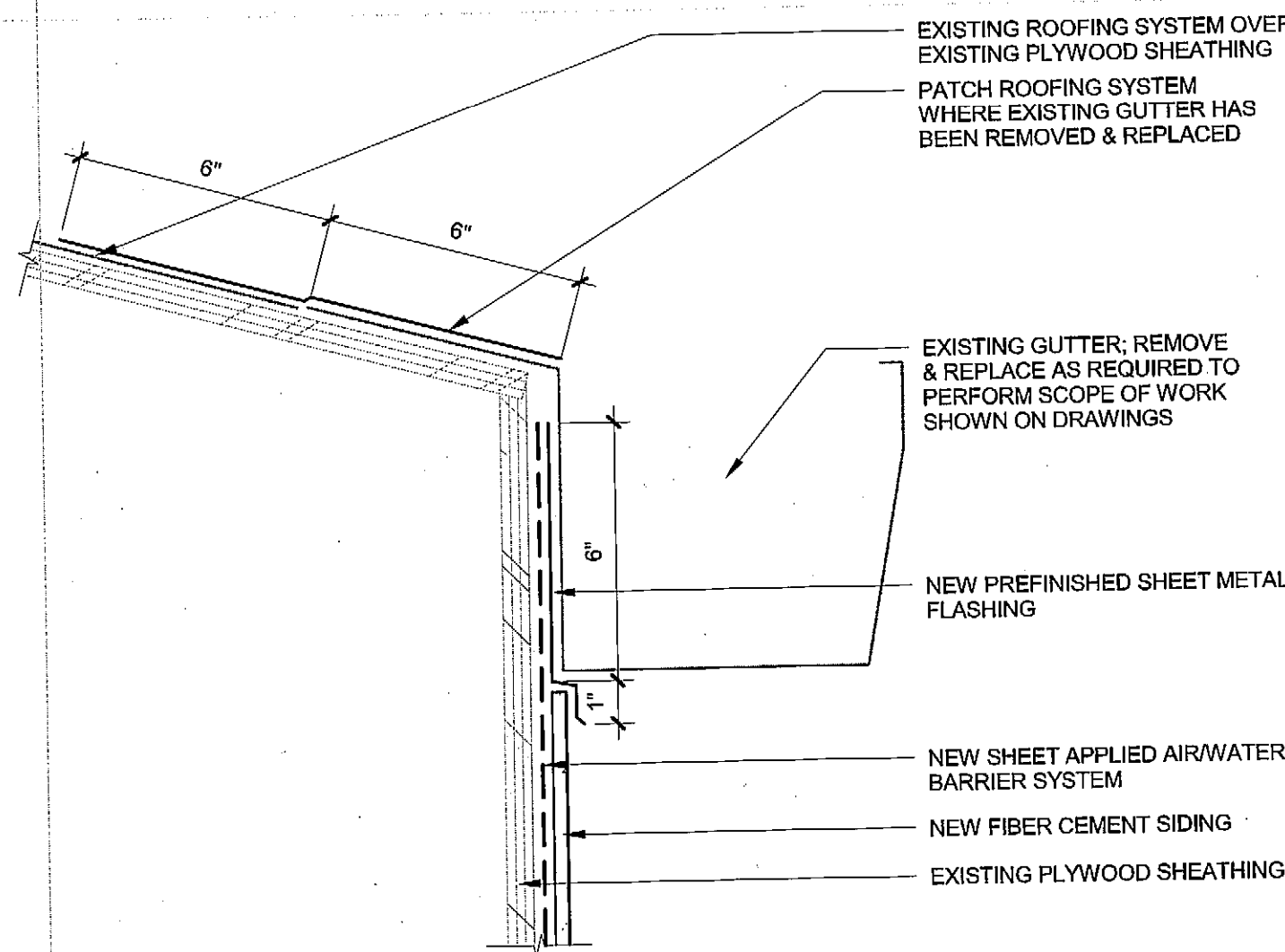
8 ROOF TO WALL FLASHING
3" = 1'-0"



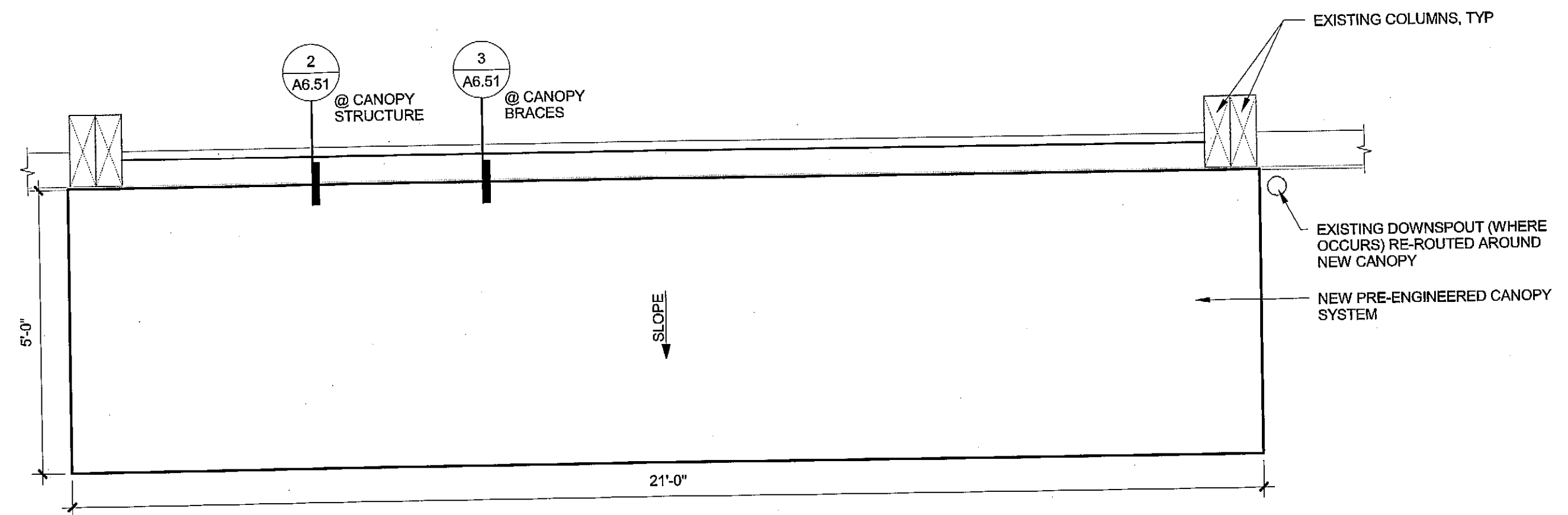
6 FIBER CEMENT TRIM
6" = 1'-0"



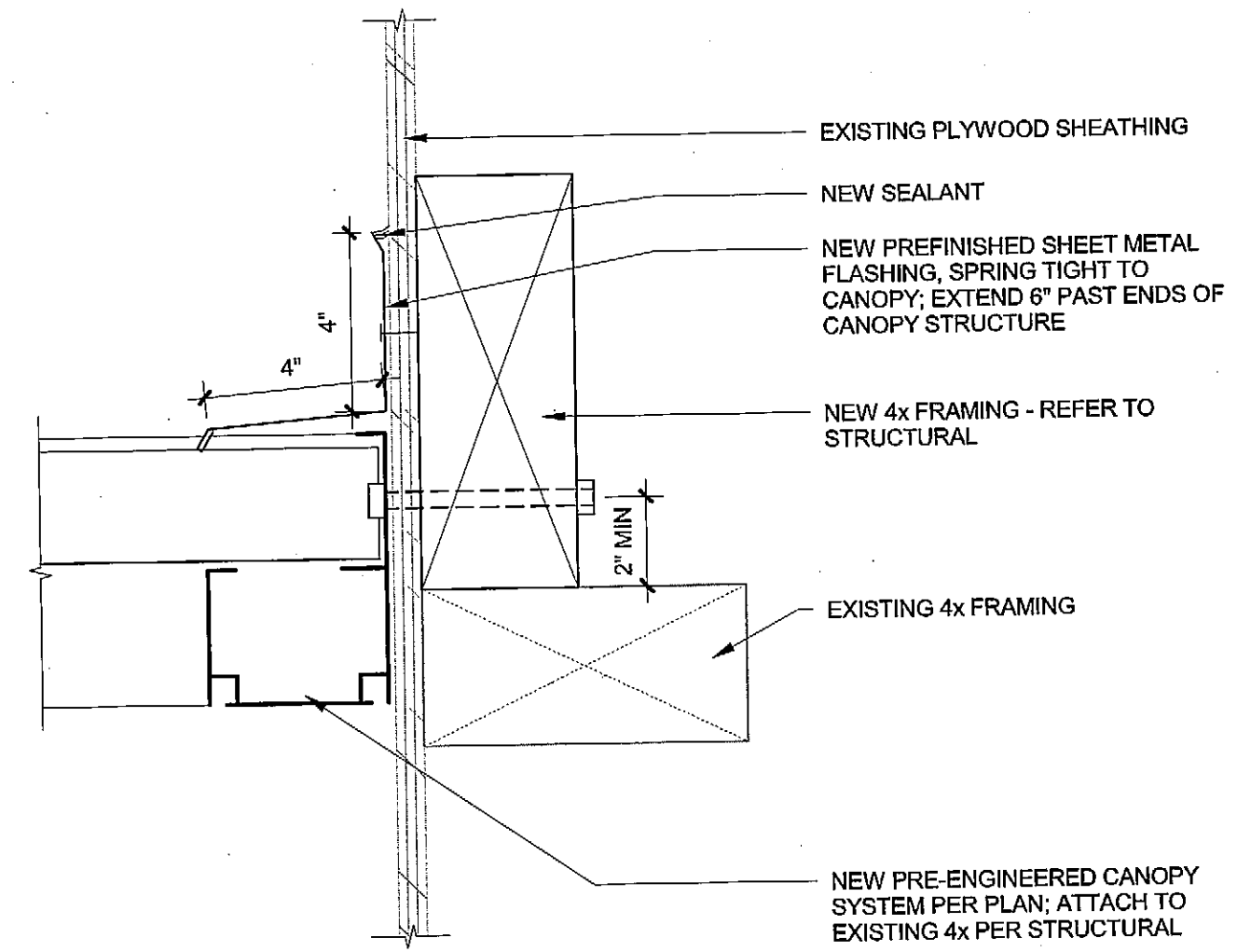
5 GUTTER DETAIL
3" = 1'-0"



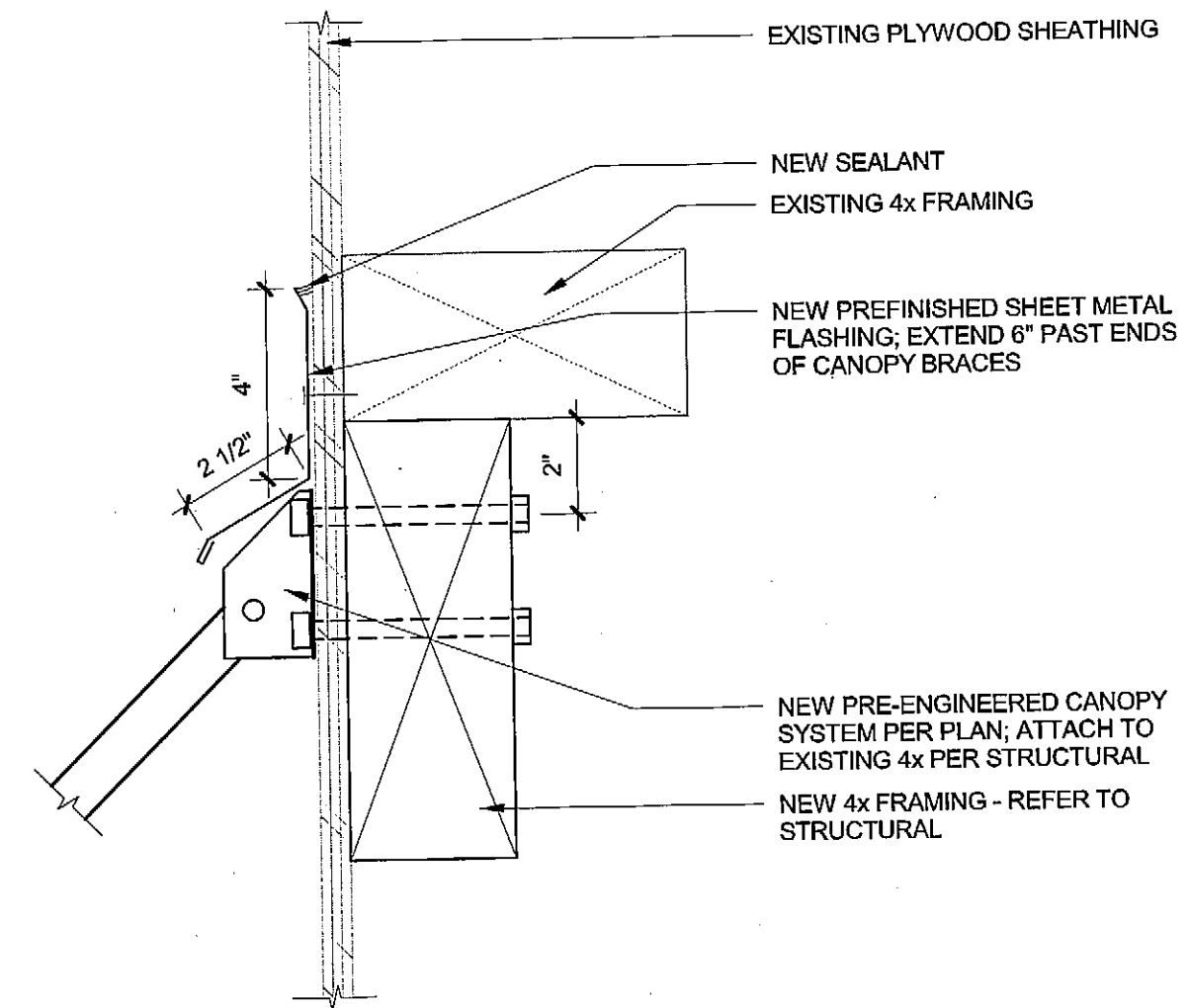
4 CANOPY PLAN
1/2" = 1'-0"



3 CANOPY DETAIL @ BRACES
3" = 1'-0"



2 CANOPY DETAIL
3" = 1'-0"



6548

A6.51
4 OF 7

REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD

DETAILS

CONT/CONS: 070119
M. ID. 091478
PHASE: 100% SET

TOWNSHIP: 20
DATE-HRZ:
PARCEL: 0320021002

RANGE: 03
SECTION: 02
VERT:

DRAWING SCALE: AS NOTED

RTV 08.10.15

CHECKED BY: DATE:

PROJ. ENGR: DATE:

PRINTED BY: RTV 08.20.15

PORT ADDRESS: 1 SITCUM PLAZA

TACOMA, WA 98421

6129

REGISTERED PROJECT

JAMES T. POLCH

STATE OF WASHINGTON

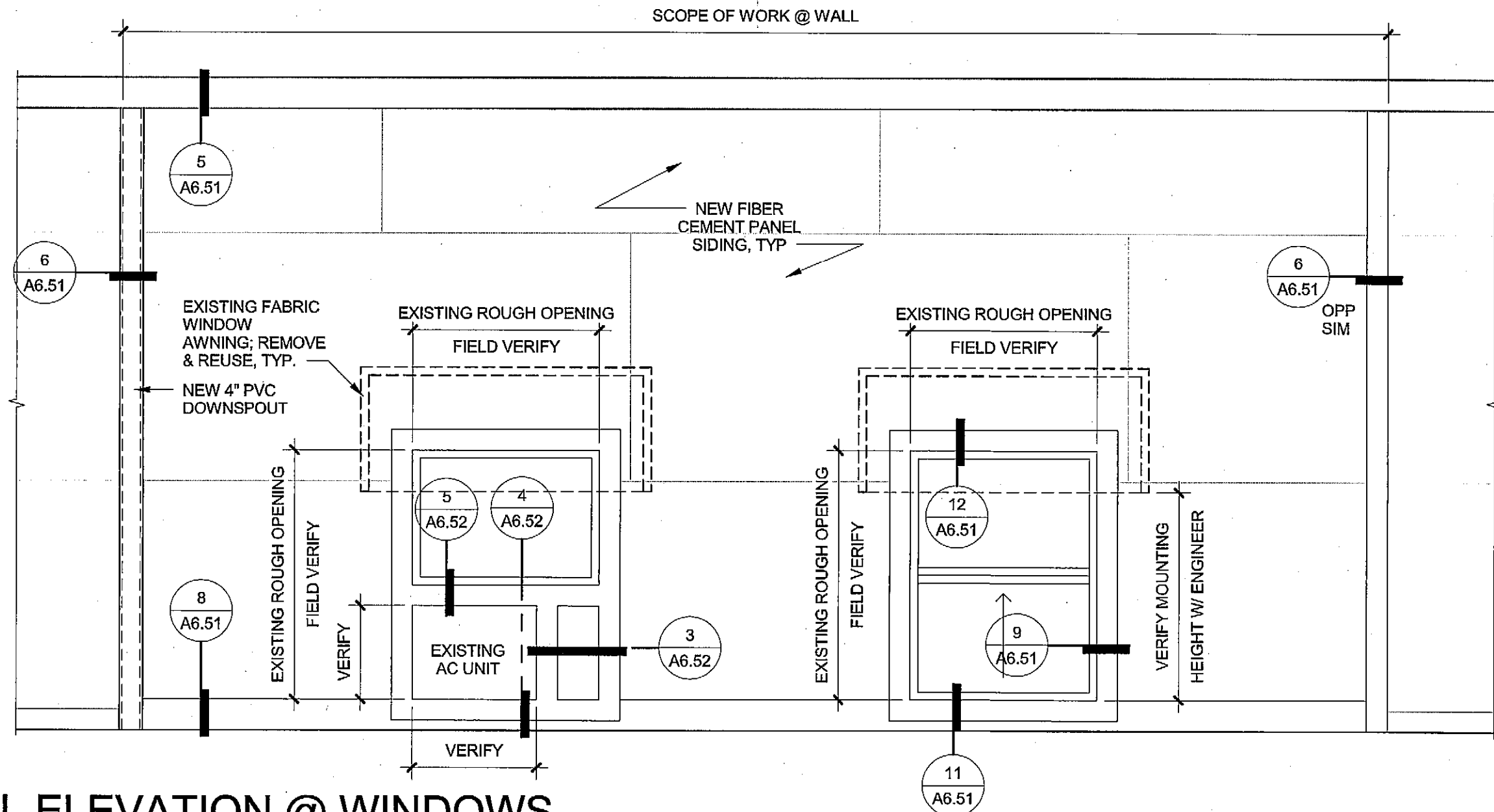
BCRA

Part of Tacoma

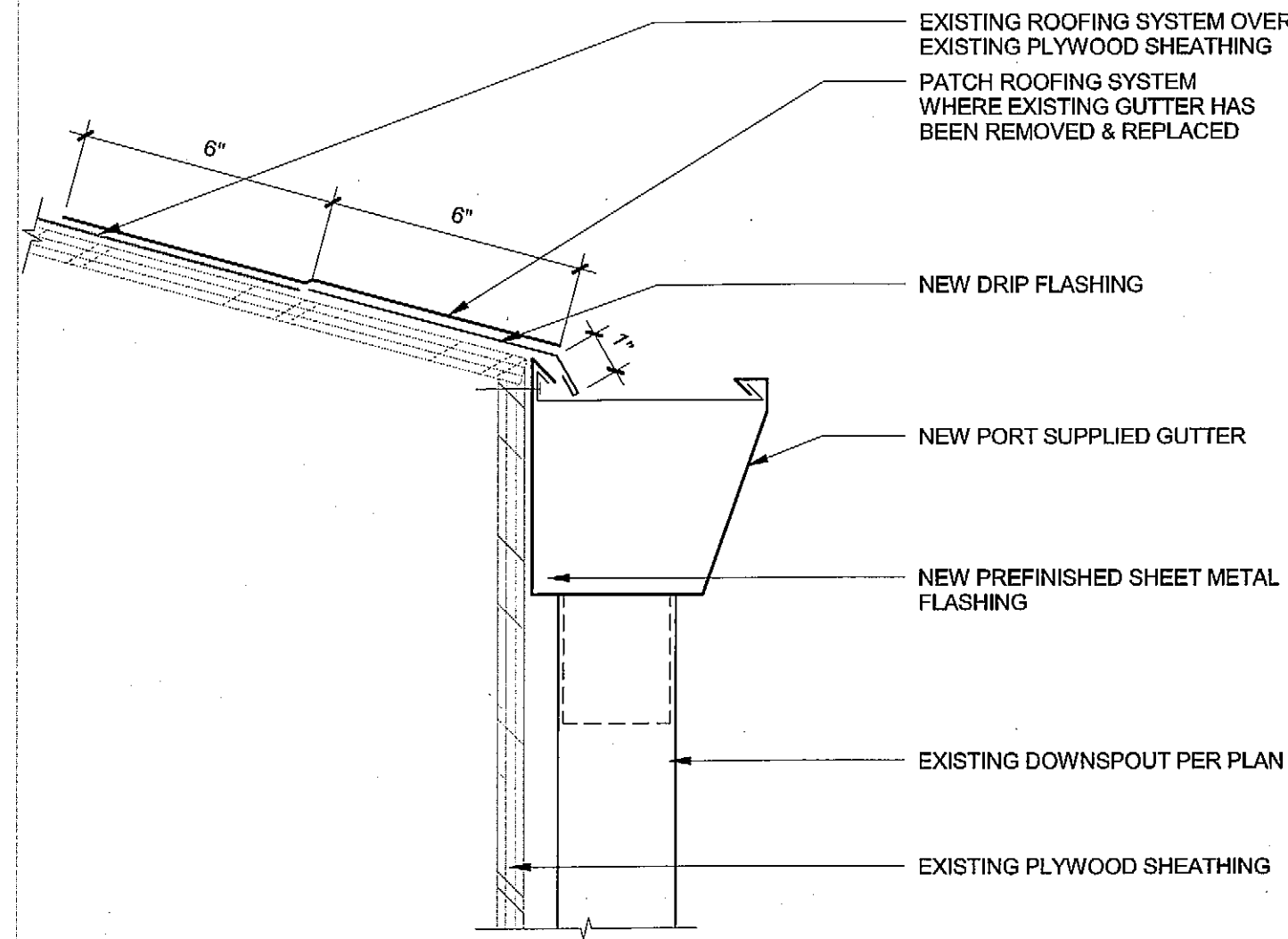
17253.827.687 F.253.827.435 WWW.BCRADISIGN.COM
2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

MARK: REVISION: BY: DATE:

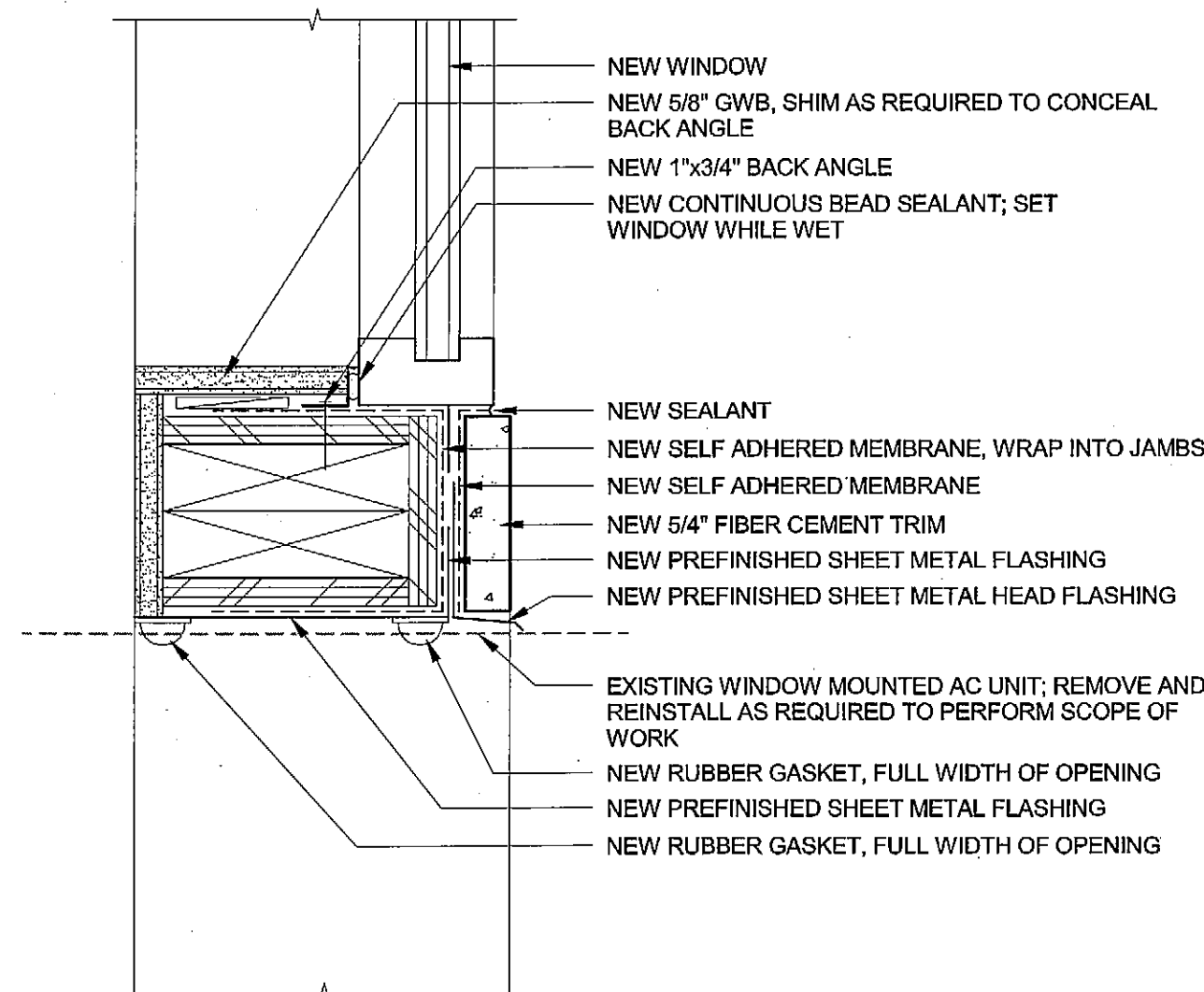
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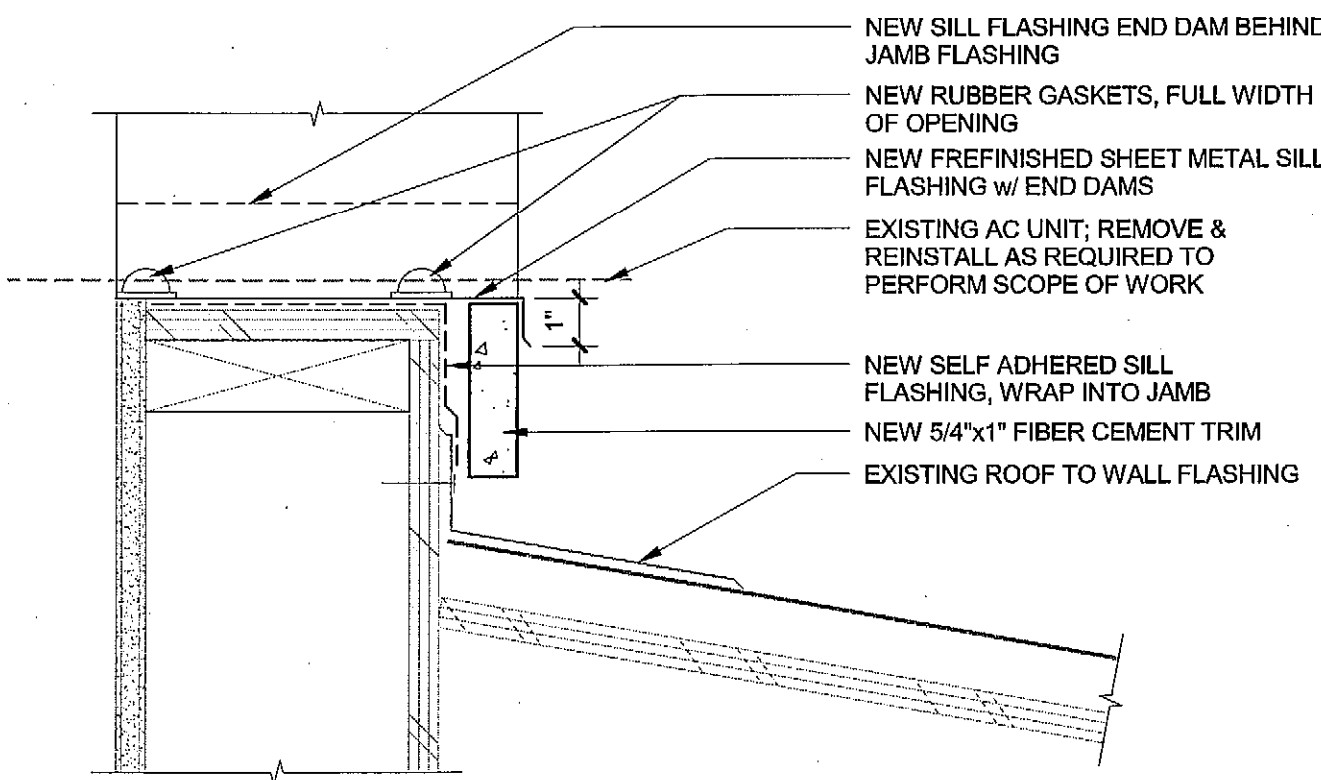
10 WALL ELEVATION @ WINDOWS
1/2" = 1'-0"



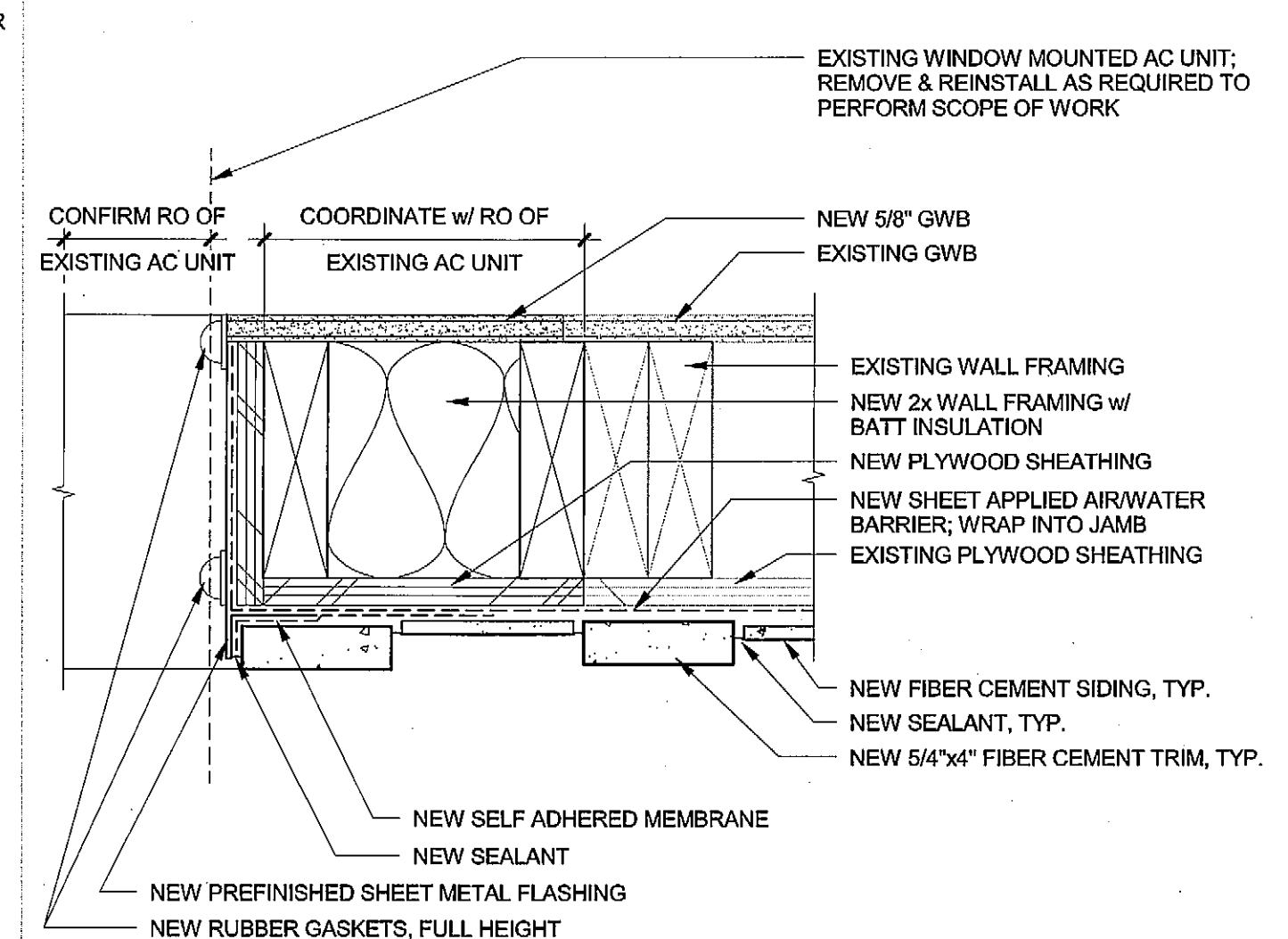
6 GUTTER DETAIL
3" = 1'-0"



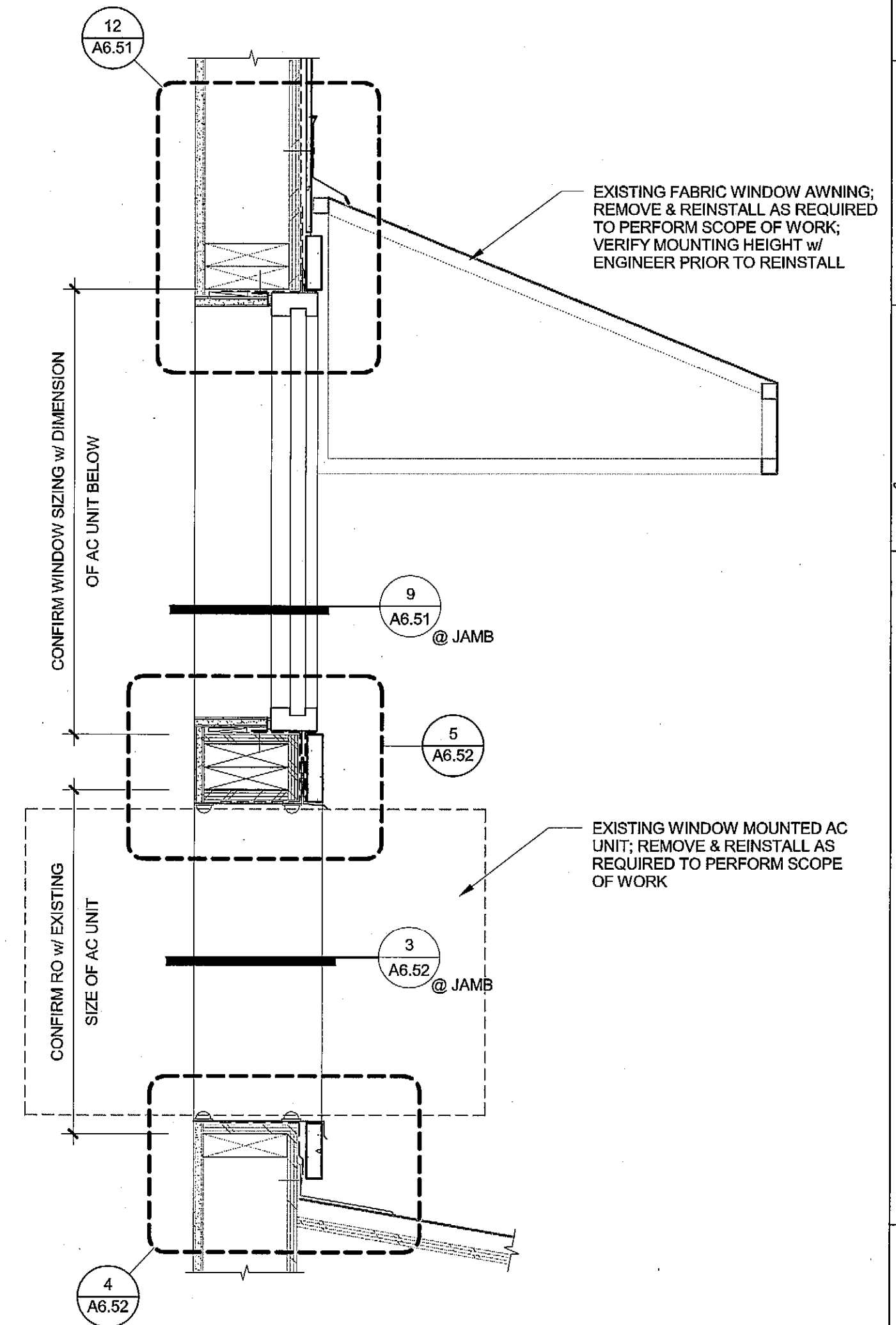
5 WINDOW SILL @ AC UNIT
3" = 1'-0"



4 SILL @ AC UNIT
3" = 1'-0"



3 AC JAMB
3" = 1'-0"



1 WINDOW SECTION @ AC UNIT
1 1/2" = 1'-0"

6548 A6.52 5 OF 7	REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD DETAILS				Part of Tacoma P.O. BOX 1897 TACOMA, WA 98401 T 252.627.4327 F 252.627.4328 WWW.BCRADESIGN.COM 2100 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402	
	CONTRACT/CONS: 070119	TOWNSHIP: 20	RANGE: 03	SECTION: 02	RTV CHECKED BY: 08.10.15	DATE: 08.10.15
M. ID. 091478	DAT-HRZ: 0320021002	VERT: 100% SET	PARCEL: 0320021002	APPROVED: [Signature]	DATE: 08.10.15	
PHASE: 100% SET			DRAWING SCALE: AS NOTED			
TACOMA, WA 98421			TACOMA, WA 98421			
BCRA			BCRA			
MARK: REVISION:			BY: [Signature]			
APPR. [Signature]			DATE: [Signature]			

WOOD
WOOD DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 23 OF THE IBC.

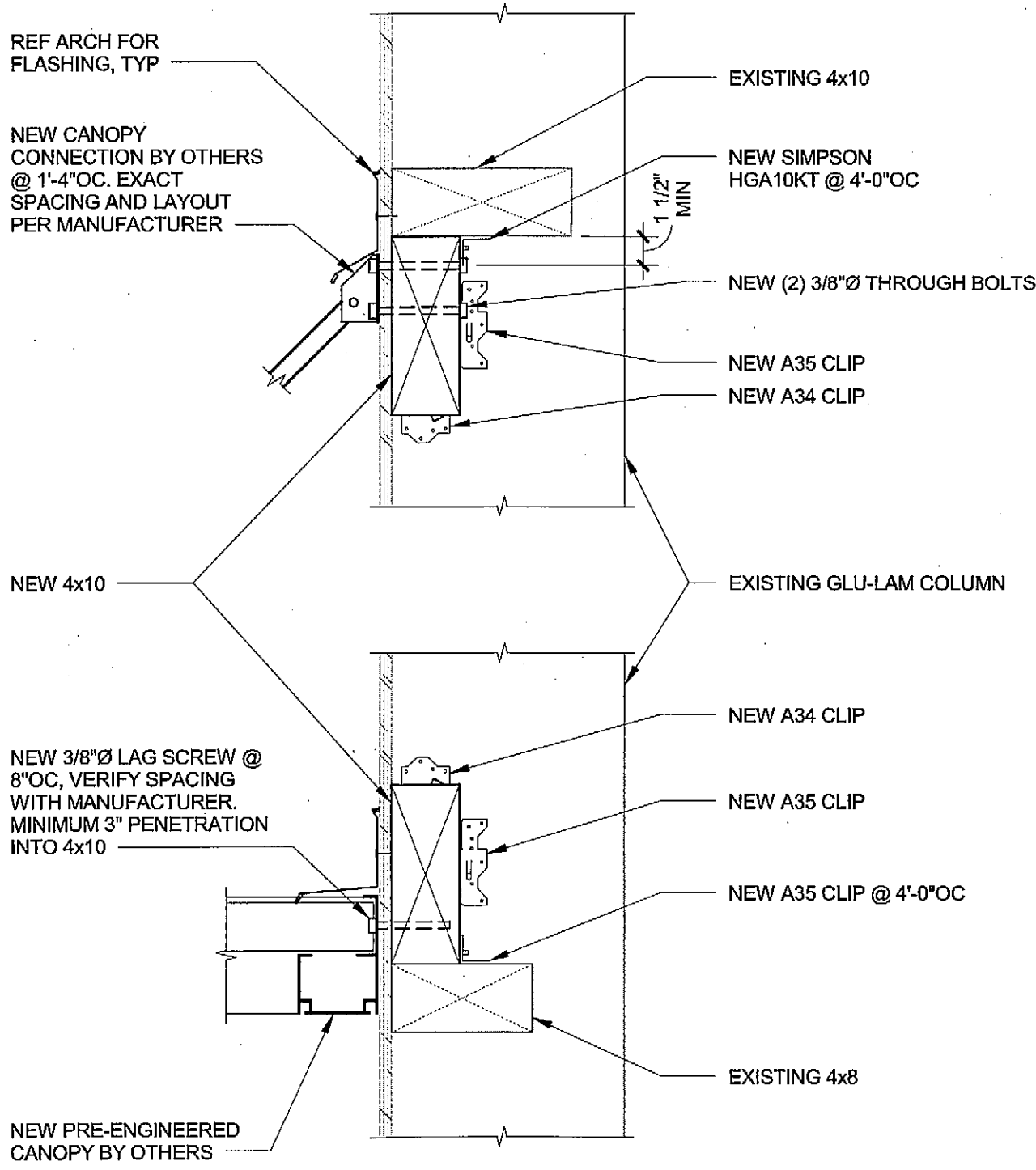
MATERIALS:
BEAMS DOUGLAS FIR-LARCH STRUCTURAL GRADE NO. 1

ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF EITHER WEST COAST LUMBER INSPECTION BUREAU (WWLIB) AND/OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) AND SHALL BE KILN DRIED.

METAL CONNECTORS / ANCHORS:
BOLTS SHALL BE ASTM A307, UNLESS OTHERWISE NOTED. NAILS SHALL BE ASTM F1667 COMMON. ANCHOR CONNECTIONS SHALL BE SIMPSON OR TECO OR ICBO APPROVED. ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNO. ALL STEEL CONNECTORS EXPOSED TO THE WEATHER OR IN UNHEATED PORTIONS OF THE BUILDING SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED, UNLESS NOTED OTHERWISE. CONNECTION HARDWARE AND ASSOCIATED FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE GALVANIZED OR HOT-DIPPED GALVANIZED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MINIMUM FASTENING SHALL BE PER IBC TABLE 2304.9.1.

MISCELLANEOUS:
WALL FRAMING LAYOUTS ARE PROVIDED TO ILLUSTRATE CONDITIONS OF CONSTRUCTION AND DO NOT NECESSARILY INDICATE SPECIFIC QUANTITIES OF MATERIALS OR COMPONENTS REQUIRED FOR CONSTRUCTION.

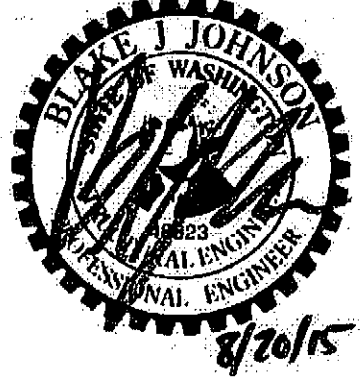
1 **NOTES**
12" = 1'-0"



2 **CANOPY CONNECTION**
1 1/2" = 1'-0"

DESIGN CRITERIA
IBC 2012 EDITION.
BASIC WIND SPEED: 130 mph (3-sec gust)
LIVE LOAD: 30 PSF
SNOW LOAD: 25 PSF
DEAD LOAD: SELF WEIGHT
SD_S: 0.857
SD_T: 0.499

3 **DESIGN CRITERIA**
12" = 1'-0"

6548 S8.01 7 OF 7	REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD FRAMING DETAILS	APPROVED:  8-20-15 RTV CHECKED BY: DATE: 08.10.15 DIRECTOR: PRINTED BY: RTV 08.20.15 PORT ADDRESS: 1 SITCUM PLAZA TACOMA, WA 98421	BCRA  T 253.627.4367 F 253.627.4395 WWW.BCRADESIGN.COM 2106 PACIFIC AVENUE, SUITE 301, TACOMA, WA 98402 MARK: REVISION: BY: DATE: APPR.	 8/20/15 Port of Tacoma  P.O. BOX 1837 TACOMA, WA 98401 (253)585-9841				