PORT OF TACOMA

2302 ROSS WAY
ROOF RE-COVER
PROJECT NO. 101540.01
CONTRACT NO. 071542

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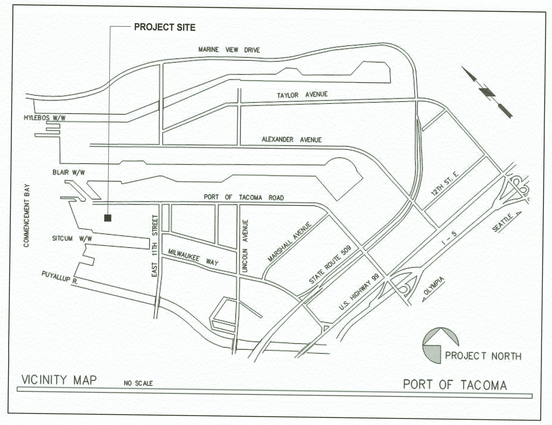

DRAWING LIST

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CONSULTANT:

OAI PS Architecture & Planning

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6273 REGISTERED ARCHITECT JERRY D. OSBORN STATE OF WASHINGTON

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PROJ. ENGR DATE
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TACOMA, WA 98401-1837

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PORT ADDRESS: 2302 ROSS WAY
TACOMA, WA 98401-1837
DRAWING SCALE: 12" = 1'-0"

2302 ROSS WAY WAREHOUSE
ROOF RE-COVER
-
COVER SHEET

CONT/CONS: 071542 | TOWNSHIP: 21 | RANGE: 03 | SECTION: 34
M. ID: 101540.01 | DAT-HRZ: WA83-SF | VERT:
PHASE: 100% BID SET | PARCEL:

6669
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SHT #1 OF 7

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ABBREVIATIONS

A	----------
A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABV	ABOVE
ACC	ACCESSIBLE
ACS DR	ACCESS DOOR
ACS PNL	ACCESS PANEL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASSY	ASSEMBLY
AVG	AVERAGE
B	----------
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BP	BUILDING PAPER
BRKT	BRACKET
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
C	----------
CFLSH	COUNTERFLASHING
CFMF	COLD-FORMED METAL FRAMING
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLR	COLOR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CTR	CENTER
CU FT	CUBIC FEET
D	----------
DBL	DOUBLE
DEMO	DEMOLISH
DET	DETAIL
DIA	DIAMETER
DIR	DIRECTION
DIST	DISTANCE
DS	DOWNSPOUT
E	----------
E	EXISTING
EA	EACH
EJ	EXPANSION JOINT
ELEV	ELEVATOR
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR

F	----------
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FF INSUL	FOIL FACED INSULATION
FFSAM	FOIL FACED SELF-ADHERED MEMBRANE
FIN	FINISH
FIN FLR	FINISH FLOOR
FLR	FLOOR
FM	FACTORY MUTUAL
FPA	FALL PROTECTION ANCHOR
FR	FIRE RESISTANT
FRMG	FRAMING
FSTNR	FASTENER
FT	FEET
FTG	FOOTING
FV	FIELD VERIFY
G	----------
GALV	GALVANIZED
GB	GRAB BAR
GFRG	GLASS-FIBER-REINFORCED GYPSUM
GLZ	GLAZING
GTR	GUTTER
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
GWB	GYPSUM WALL BOARD
H	----------
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HEPA	HIGH EFFICIENCY PARTICULATE AIR (FILTER)
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HTSAM	HIGH TEMP SELF-ADHERED MEMBRANE
I	----------
IBC	INTERNATIONAL BUILDING CODE
INSUL	INSULATION
INT	INTERIOR
K	----------
KIT	KITCHEN
KPL	KICKPLATE
L	----------
LAM	LAMINATE
LAV	LAVATORY
LBR	LUMBER
LBS	POUND
LF	LINEAR FEET (FOOT)
LIN	LINEAR
LT	LIGHT
LVR	LOUVER
M	----------
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MOD	MODIFY
MB	MOISTURE BARRIER
MTL	METAL
MWP	METAL WALL PANEL

N	----------
N	NEW
NA	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	----------
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
OPQ	OPAQUE
OPR	OPERABLE
ORD	OVERFLOW ROOF DRAIN
ORIG	ORIGINAL
P	----------
PAR	PARAPET
PAT	PATTERN
PCT	PERCENT
PERF	PERFORATED
PERIM	PERIMETER
PH	PHASE
PL	PROPERTY LINE
PL GL	PLATE GLASS
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PMMA	POLYMETHYL METHACRYLATE FLASHING
PNL	PANEL
PRCST	PRECAST
PREFIN	PREFINISHED
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
Q	----------
QTY	QUANTITY
R	----------
RB	RESILIENT BASE
RBM	REINFORCED BRICK MASONRY
RBR	RUBBER
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RDG INS	RIGID INSULATION, SOLID
REC	RECESSED
REF	REFERENCE
REM	REMOVE
REP	REPAIR
REPL	REPLACE
REQD	REQUIRED
REST	RESTROOM
RFG	ROOFING
RH	ROOF HATCH
RL	ROOF LEADER
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RSD	ROLLING STEEL DOOR
RTU	ROOFTOP UNIT
RV	ROOF VENT

S	----------
SAM	SELF-ADHERED MEMBRANE
SB	SPLASH BLOCK
SCHED	SCHEDULE
SF	SQUARE FOOT (FEET)
SFTWD	SOFTWOOD
SHT MTL	SHEET METAL (FLASHING)
SHTHG	SHEATHING
SIM	SIMILAR
SKLT	SKYLIGHT
SLNT	SEALANT
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SSMR	STANDING SEAM METAL ROOF
SST	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SUB FL	SUBFLOOR
SV	SHEET VINYL
SW	SIDEWALK
T	----------
T&G	TONGUE & GROOVE
TC	TERRA COTTA
TD	TRENCH DRAIN
TEMP	TEMPORARY
TFF	TOP OF FINISH FLOOR
THK	THICKNESS
THRU	THROUGH
TMPD GL	TEMPERED GLASS
TN	TRUE NORTH
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB
TOW	TOP OF WALL
TRANS	TRANSOM
TRTD	TREATED
TYP	TYPICAL
U	----------
UNO	UNLESS NOTED OTHERWISE
V	----------
VAR	VARIES
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W	----------
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WATERPROOFING
WRB	WEATHER RESISTIVE BARRIER

DRAWING LEGEND & SYMBOLS

1 TYP. — DEMOLITION KEYNOTE

1 — SHEET KEYNOTE

A — SUPPLEMENTAL KEYNOTE

S1 — ROOF/WALL ASSEMBLY

W1 — DOOR/WINDOW TAG

1 — REVISION TAG

Room
Rm_Occupancy
101
150 SF
— ROOM TAG
ROOM NAME, OCCUPANCY
ROOM NUMBER, ROOM AREA

0 — GRIDLINE AND GRID MARK

1 SIM / A101 — DETAIL MARK
DRAWING NUMBER, SHEET NUMBER

1 SIM / A101 — ELEVATION/SECTION MARK
DRAWING NUMBER, SHEET NUMBER

NORTH — PROJECT NORTH DIRECTION

1 / A3.0 — PHOTO REFERENCE
PHOTO NUMBER, SHEET NUMBER

Name / Elevation — ELEVATION/LEVEL MARK

DEMOLISH

(E) EXISTING WORK

(N) NEW WORK

EXISTING WORK TO BE DEMOLISHED

(N) SHEET METAL FLASHING

V.T.R. (E) VENT THROUGH ROOF

GENERAL NOTES

1. DRAWINGS HAVE BEEN PREPARED USING AVAILABLE RECORD DOCUMENTS AND OTHER INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THE INFORMATION USED IS BELIEVED TO BE RELIABLE, THE ENGINEER HAS NOT VERIFIED ACCURACY AND/OR COMPLETENESS OF THE INFORMATION, AND IS NOT RESPONSIBLE FOR ITS ACCURACY, NOR FOR ERRORS/OMISSIONS WHICH MAY BE INCORPORATED INTO THIS DOCUMENT AS A RESULT.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS, PROPERTY LINES, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

3. THE ENGINEER WILL HAVE A REPRESENTATIVE ON SITE, PART-TIME TO OBSERVE THE CONSTRUCTION FOR COMPLIANCE WITH THE DESIGN INTENT AND TO ASSIST THE CONTRACTOR IN RESOLVING VARIATIONS IN THE EXISTING CONSTRUCTION. THESE DOCUMENTS ADDRESS ALL KNOWN CONDITIONS, BUT IT IS ANTICIPATED THAT HIDDEN CONDITIONS WILL BE ENCOUNTERED DURING CONSTRUCTION. THE ENGINEER WILL OBSERVE ALL SUCH HIDDEN CONDITIONS AND ISSUE ADDITIONAL CLARIFICATIONS OR MODIFICATIONS TO THE DESIGN IN ORDER TO ADDRESS SUCH CONDITIONS, AND WILL DOCUMENT ALL CHANGES.

4. UNLESS OTHERWISE NOTED, ALL ANGLES TO BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED ARE TO BE CENTERED. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THAT ALL LINES TRUE, LEVEL, PLUMB AND SQUARE.

5. DETAILED AND/OR LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. POSTED DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY SCALED DIMENSIONS WITH ENGINEER BEFORE PROCEEDING WITH WORK.

6. ALL ATTACHMENTS, CONNECTIONS AND FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICES OF THE BUILDING INDUSTRY. DRAWINGS SHOW ONLY SPECIAL DETAILS OR REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT SHOW EVERY DETAIL.

7. DETAILS SHOWN IN THESE DRAWINGS ARE TYPICAL AND WILL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN ARE TO BE OF THE SAME NATURE AS THOSE DRAWN FOR SIMILAR CONDITIONS.

8. CONTRACTOR TO COORDINATE ALL OPERATIONS WITH ENGINEER, INCLUDING: SITE ACCESS, MATERIALS STORAGE AND STAGING, INTERRUPTION OF ELECTRICAL, MECHANICAL, FIRE-ALARM, LOW-VOLTAGE SERVICES AND TIMING OF NOISY OR DISRUPTIVE OPERATIONS. CONTRACTOR TO VERIFY SEQUENCE OF WORK WITH ENGINEER.

9. ALL LUMBER OR PLYWOOD IN CONTACT WITH CONCRETE OR LUMBER INSTALLED AS NAILERS (EXCEPT PLYWOOD DECK OR CRICKETS) SHALL BE PRESSURE-TREATED WITH WATER-BORNE PRESERVATIVES.

10. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE WORK.

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2302 ROSS WAY WAREHOUSE
ROOF RE-COVER
-
GEN. NOTES, SYMBOLS, & ABBREVIATIONS

SECTION: 34
RANGE: 03
TOWNSHIP: 21
VERT:
DAT-HRZ: WA83-SF
PARCEL:
DRAWING SCALE: As indicated

CONT/CONS: 071542
M. ID: T01540.01
PHASE: 100% BID SET

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SHT #2 OF 7

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NORTH

1 A0.1 SITE PLAN & STAGING LAYOUT
1" = 30'-0"

CODE SUMMARY:

PROJECT NAME:	2302 ROSS WAY WAREHOUSE - ROOF RE-COVER
PROJECT ADDRESS:	2302 ROSS WY TACOMA, WA 98421
PARCEL NUMBER:	6965000260
LEGAL DESCRIPTION:	Section 34 Township 21 Range 03 Quarter 13 PORT OF TAC INDUSTRIAL DEV DIST 1: PORT OF TAC INDUSTRIAL DEV DIST 1 L 6 THRU 9 B 6
SCOPE OF WORK:	EPDM ROOF RE-COVER
PROJECT DESCRIPTION:	ALTERATION/REPAIR
JURISDICTION:	CITY OF TACOMA PLANNING AND DEVELOPMENT SERVICES 747 MARKET STREET, 3RD FLOOR TACOMA, WA 98402 P. (253) 591-5030
BUILDING CODE EDITION:	2018 INTERNATIONAL BUILDING CODE WITH CITY OF TACOMA AMENDMENTS 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2018 WASHINGTON STATE ENERGY CODE (WSEC) - WAC 51-11C (COMMERCIAL)
CONSTRUCTION TYPE:	TYPE V, FULLY SPRINKLERED
NO. OF STORIES:	1 STORY
DATE BUILT:	1919
SQUARE FEET:	44,972 SF
OCCUPANCY:	(S-2) LOW HAZARD STORAGE

CONTACT INFORMATION:

OWNER: PORT OF TACOMA
ONE SITCUM PLAZA
TACOMA, WA 98421

BRETT OZOLIN, PROJECT MANAGER
P. (253) 888-4708
E. bozolin@portoftacoma.com

ARCHITECT: OAI, PS
1011 SW KLICKITAT WAY, SUITE 208
SEATTLE, WA 98134

JERRY OSBORN | AIA, NCARB, LEED AP

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2302 ROSS WAY WAREHOUSE
ROOF RE-COVER
-
SITE PLAN

CONT/CONS: 071542	TOWNSHIP: 21	SECTION: 34	PRINTED BY: JJM
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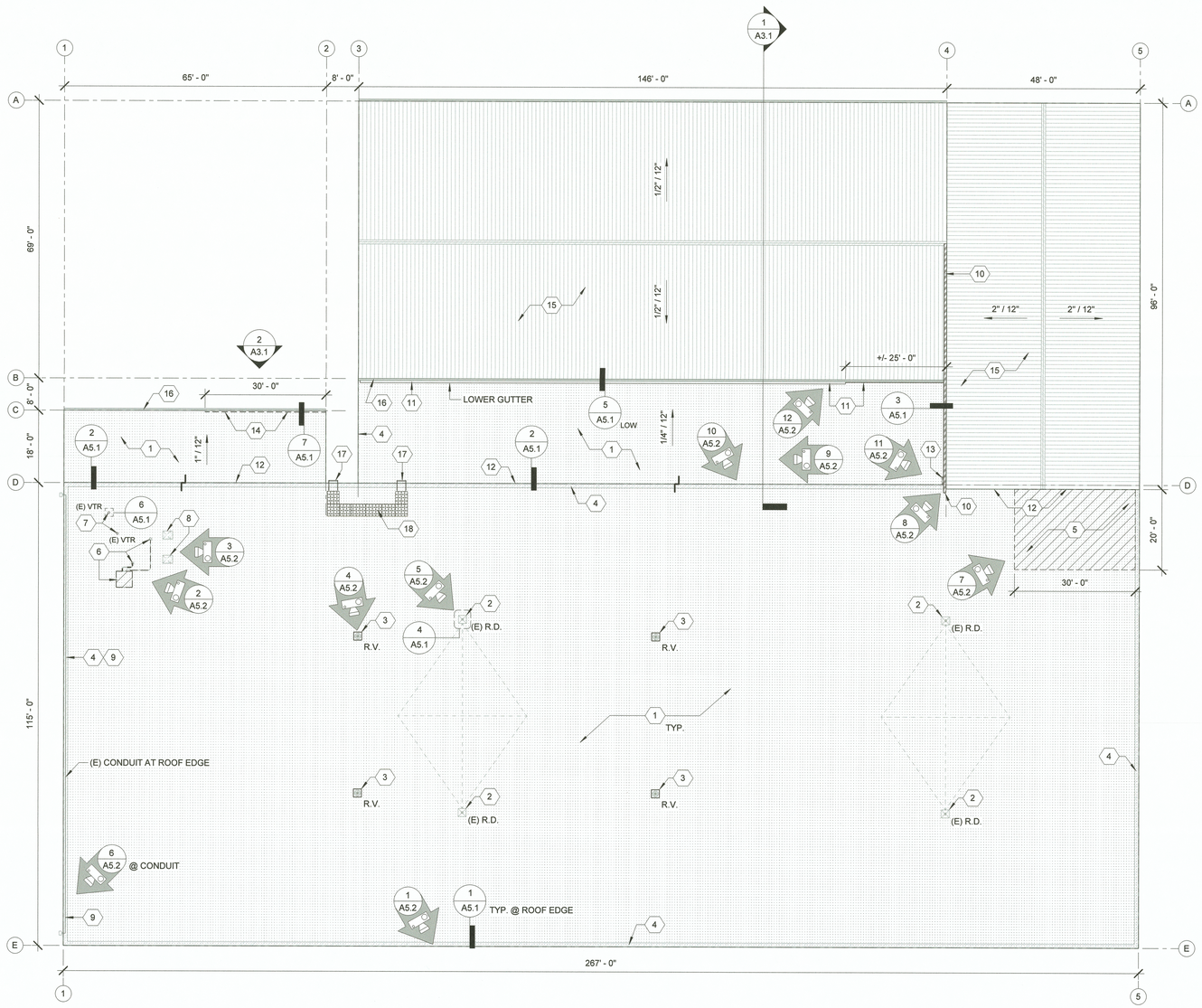

1 A1.1 ROOF RE-COVER PLAN

1/16" = 1'-0"

NORTH

ROOF RE-COVER KEYNOTES

1. (N) 45-MIL EPDM, FULLY ADHERED OVER (E) ROOF MEMBRANE
2. (E) ROOF DRAIN, CLEAN AND PROVIDE NEW CLAMPING RING AND STRAINER
3. (E) ROOF VENTILATOR, DEMOLISH AND PROVIDE NEW TO MATCH EXISTING
4. (E) METAL COPING TO REMAIN, CLEAN AND PREP FOR (N) EPDM MEMBRANE
5. REMOVE (E) ROOFING, INSTALL (N) 1/2" HD COVERBOARD AND 45-MIL EPDM
6. DEMO (E) CONDENSER UNIT, LINESET, AND CONDUIT. CAP PENETRATIONS
7. NEW EPDM BOOT FLASHING AT (E) VENT THROUGH ROOF (VTR)
8. (E) ROOF VENT TO REMAIN, PREP AND INSTALL (N) EPDM FLASHING
9. REMOVE AND RE-INSTALL (E) CONDUIT AT ROOF EDGE, TYP.
10. (N) SHEET METAL GUTTER, SLOPE TO DRAIN ONTO MAIN ROOF
11. (N) PMMA MEMBRANE AND COUNTERFLASHING AT (E) LOWER GUTTER
12. (N) ROOF TO WALL COUNTERFLASHING, MODIFY (E) METAL WALL PANEL
13. DEMO (E) FLASHING, INSTALL (N) CAP FLASHING AT WOOD COLUMN
14. DEMO (E) GRAVELSTOP TRIM, INSTALL (N) DRIP EDGE AT EAVE
15. (E) METAL ROOF PANELS TO REMAIN, TYP.
16. (E) GUTTER TO REMAIN, TYP.
17. (N) ROOF ACCESS LADDER PER DETAILS
18. (N) ROOFING WALKPAD

DRAWING LEGEND

- (N) 45-MIL EPDM MEMBRANE, FULLY ADHERED OVER (E) ROOF MEMBRANE
- REMOVE (E) BUILT-UP ROOF MEMBRANE, INSTALL (N) 1/2" HD COVERBOARD AND ROOF OVER WITH (N) 45-MIL EPDM MEMBRANE.
- (N) ROOFING WALK PAD PER ROOF PLAN
- X / A5.2 EXISTING CONDITION PHOTO REFERENCE
- (E) EXISTING CONSTRUCTION
- (N) NEW CONSTRUCTION

R.D. ROOF DRAIN
R.V. ROOF VENTILATOR
VTR VENT THROUGH ROOF

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DRAWING SCALE: As indicated

2302 ROSS WAY WAREHOUSE
ROOF RE-COVER
-
ROOF RE-COVER PLAN

TOWNSHIP: 21	RANGE: 03	SECTION: 34	
DAT-HRZ: WA83-SF	VERT:		
PARCEL:			

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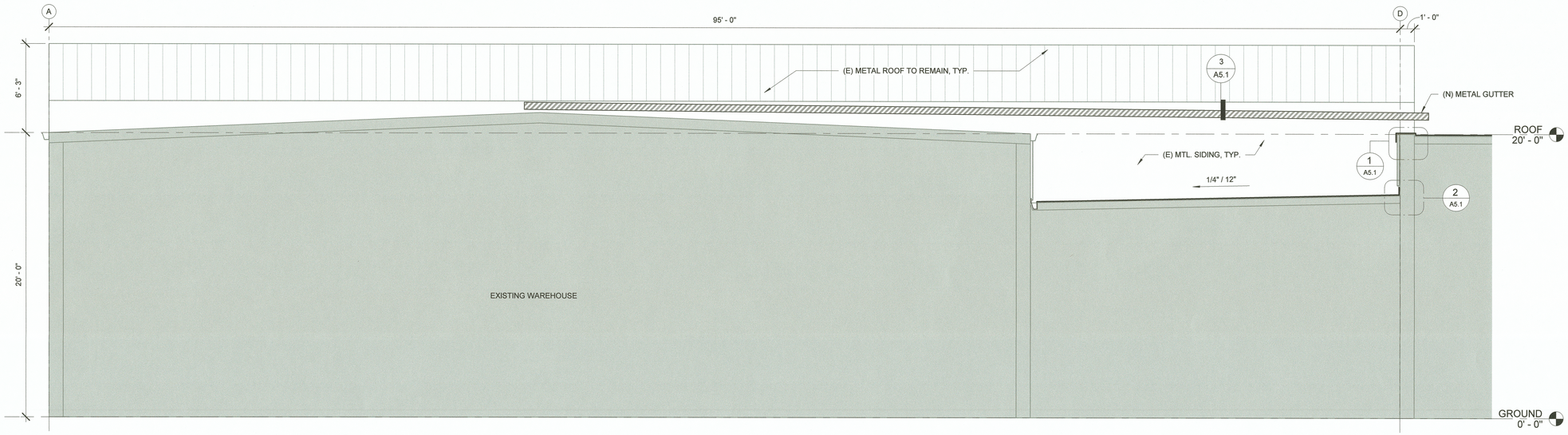
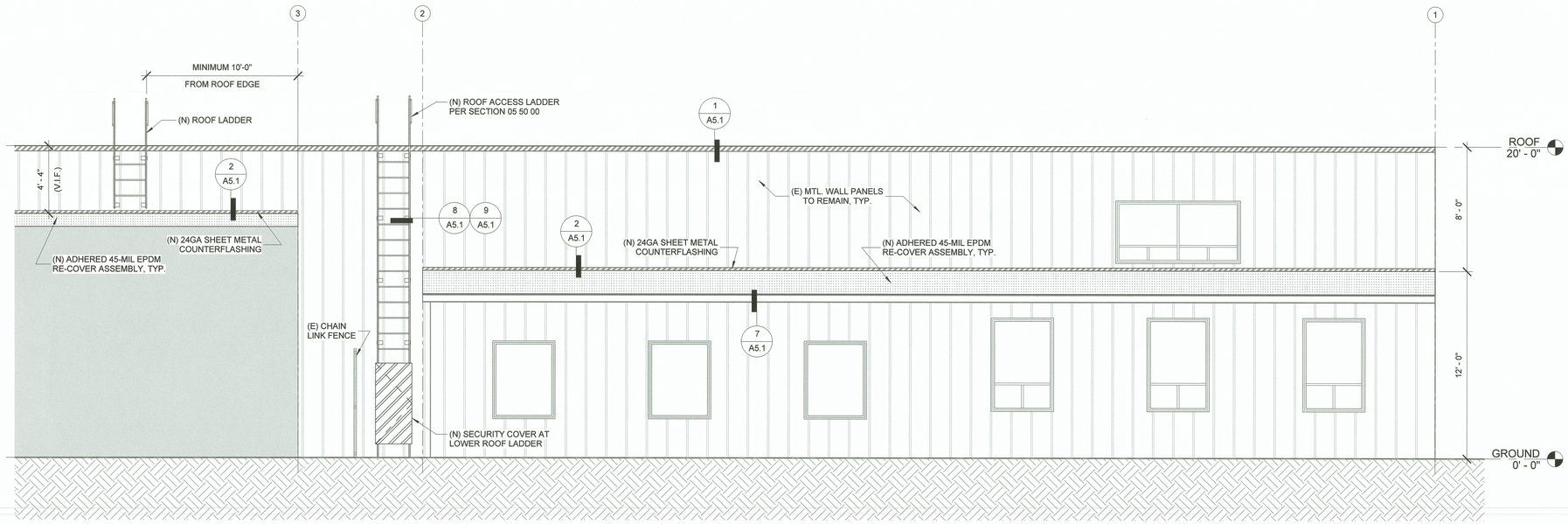


1 A3.1 **EAST/WEST BUILDING SECTION**

1/4" = 1'-0"



2 A3.1 **PARTIAL EAST ELEVATION**

1/4" = 1'-0"

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2302 ROSS WAY WAREHOUSE
ROOF RE-COVER
-
BUILDING SECTIONS

TOWNSHIP: 21	RANGE: 03	SECTION: 34	
DAT-HRZ: WA83-SF	VERT:	DRAWING SCALE: 1/4" = 1'-0"	
PARCEL:			

CONT/CONS: 071542
M. ID: 101540.01
PHASE: 100% BID SET

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A3.1
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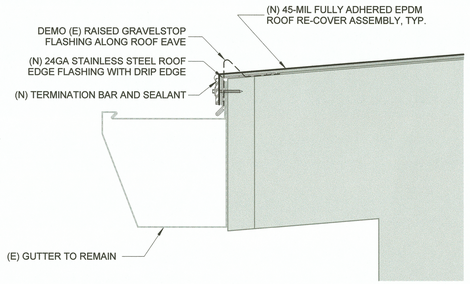
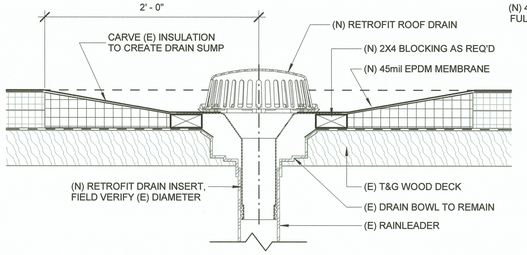


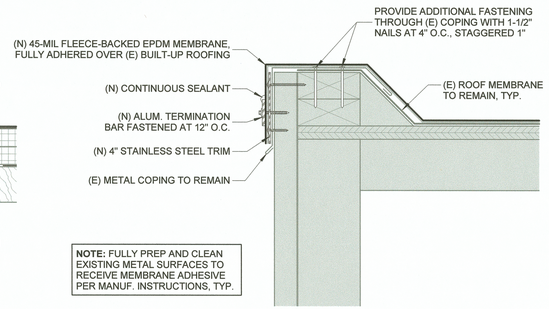
7 A5.1 (N) EAVE DRIP AT OFFICE

3" = 1'-0"



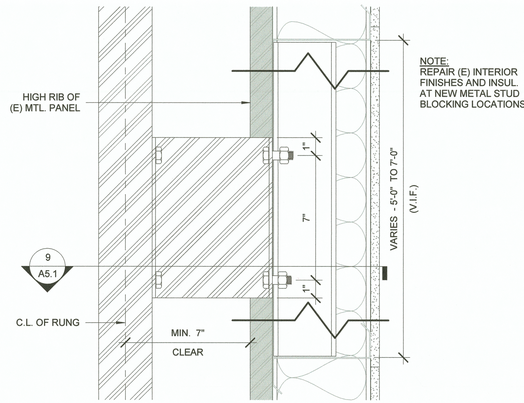
4 A5.1 (N) EPDM AT ROOF DRAIN

1 1/2" = 1'-0"



1 A5.1 (N) EPDM AT ROOF EDGE

3" = 1'-0"



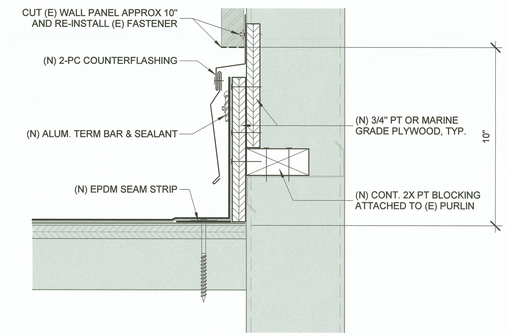
8 A5.1 (N) ROOF LADDER BRACKET

3" = 1'-0"



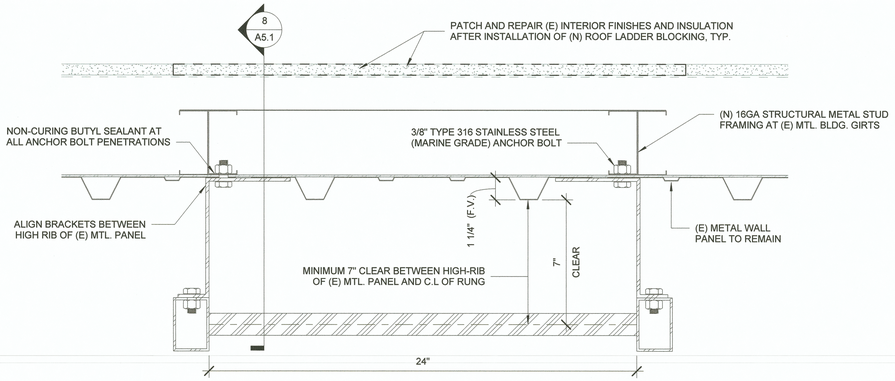
5 A5.1 (N) PMMA AT LOW GUTTER

3" = 1'-0"



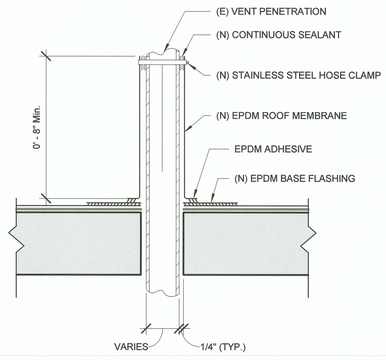
2 A5.1 (N) EPDM AT ROOF TO WALL

3" = 1'-0"



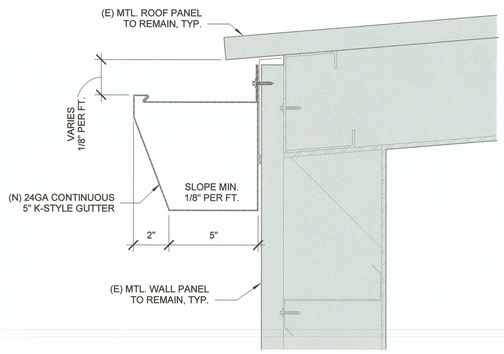
9 A5.1 (N) ROOF LADDER BRACKET - PLAN VIEW

3" = 1'-0"



6 A5.1 PENETRATION DETAIL

3" = 1'-0"



3 A5.1 (N) GUTTER AT METAL ROOF

3" = 1'-0"

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2302 ROSS WAY WAREHOUSE
ROOF RE-COVER
-
DETAILS

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A5.1
SHT #6 OF 7

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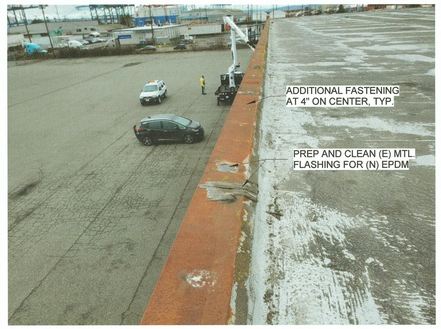
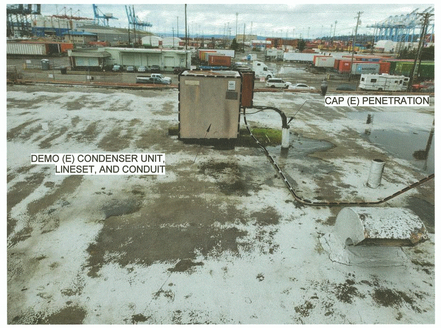


1 A5.2 TYPICAL ROOF EDGE
NTS



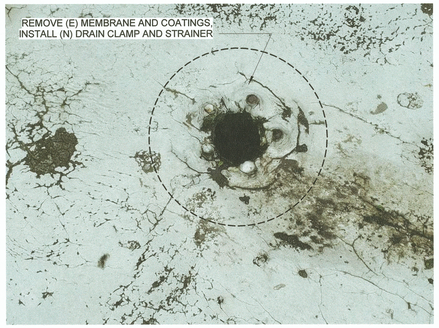
2 A5.2 (E) CONDENSER UNIT
NTS



3 A5.2 (E) ROOF VENTS
NTS



4 A5.2 (E) ROOF VENTILATOR
NTS



5 A5.2 (E) ROOF DRAIN
NTS



6 A5.2 (E) CONDUIT AT ROOF EDGE
NTS



7 A5.2 (E) DAMAGED ROOF ASSEMBLY
NTS



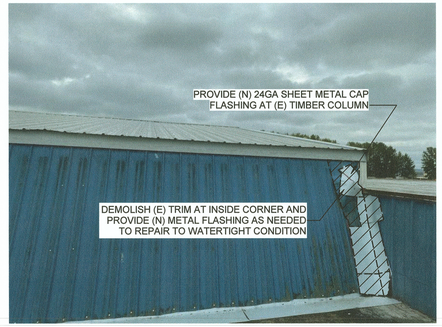
8 A5.2 UPPER ROOF TO WALL
NTS



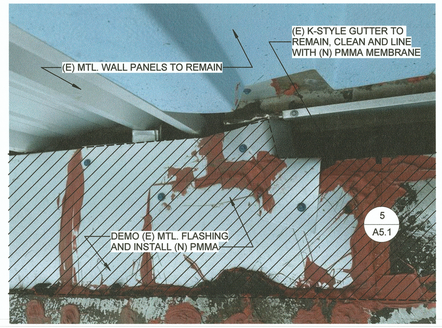
9 A5.2 LOWER ROOF
NTS



10 A5.2 LOWER ROOF TO WALL
NTS



11 A5.2 LOWER ROOF AT COLUMN
NTS



12 A5.2 (E) LOWER GUTTER
NTS

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6669
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