

# PORT OF TACOMA

# EARLEY BUSINESS CENTER BUILDING 326 REPAIRS

101532.01  
071543

# PORT COMMISSIONERS:

**JOHN MCCARTHY  
DON MEYER  
DONALD C. JOHNSON  
RICHARD P. MARZANO  
CLARE PETRICH**

# PORT STAFF:

# **JOHN WOLFE**

## **Chief Executive Officer**

# DAKOTA CHAMBERLAIN, P.E.

## Director of Facilities

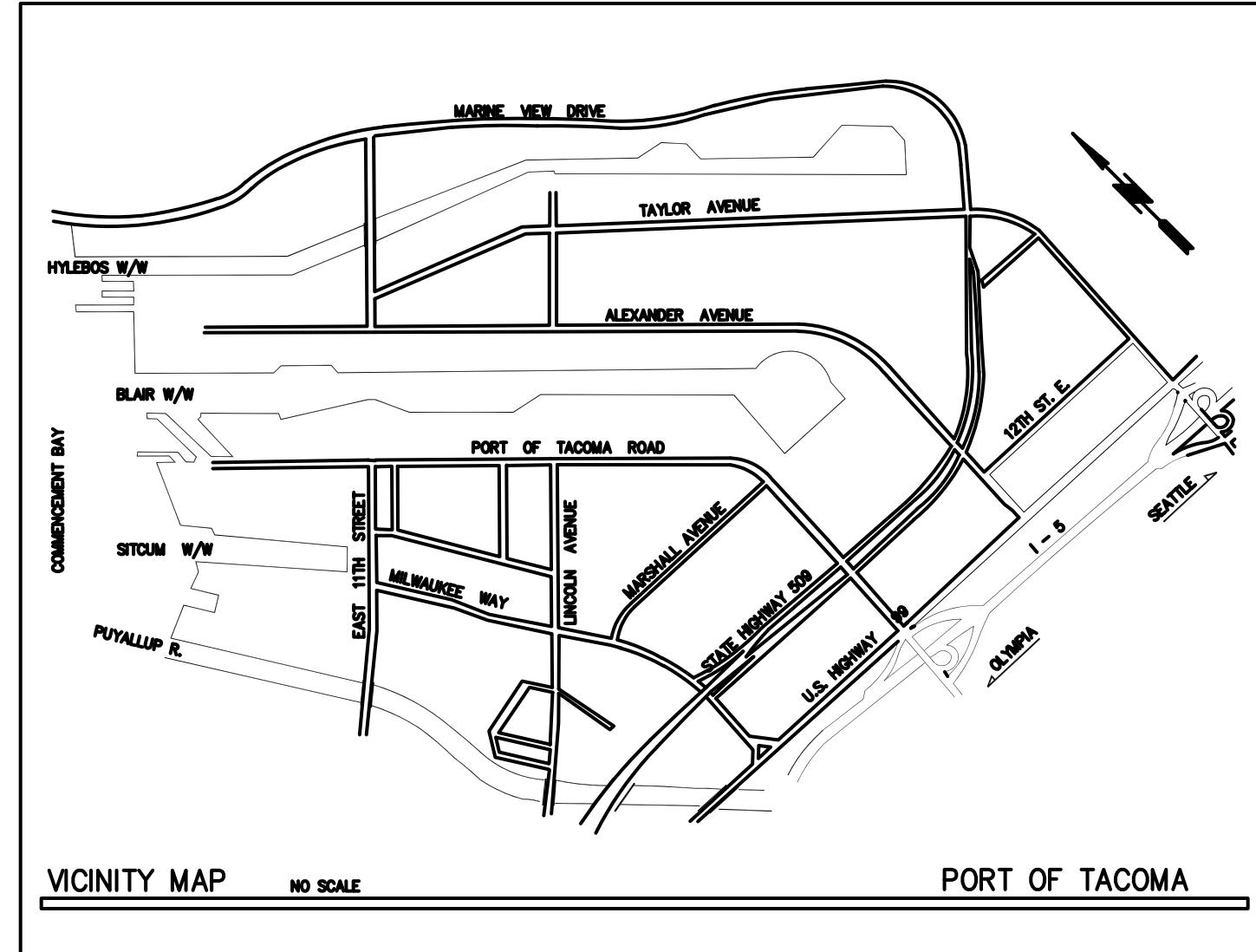
## Development

# **TREVOR THORNSLEY, P.E.**

## **Interim Director of Engineering**

# BRETT OZOLIN, P.E.

## Project Manager



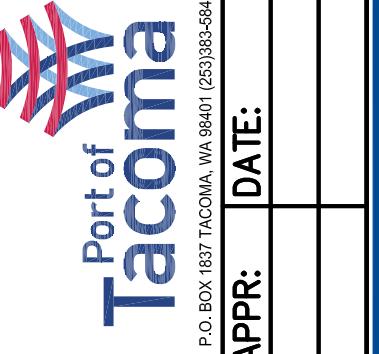
**CONSULTANT:**  
**ARCHITECT**  
**OSBORN ARCHITECTS INC., PS**  
**1011 SW KLICKITAT WAY, STE 208**  
**SEATTLE, WA 98134**  
**CONTACT: JERRY OSBORN**  
**PHONE: 206.920.6348**  
**EMAIL: JOSBORN@OAIPS.COM**

DRAWING LIST			
SHEET DESIGNATION	SHEET #	SHEET TITLE	REVISION
G1	1	COVERSHEET	0
G2	2	GENERAL INFORMATION	0
A1.1	3	OVERALL FLOOR PLAN	0
A1.2	4	COURTYARD DEMO PLAN	0
A1.3	5	COURTYARD FLOOR PLAN	0
A1.4	6	REFLECTED CEILING PLAN	0
A2.1	7	EXTERIOR ELEVATIONS - COURTYARD	0
A2.2	8	EXTERIOR ELEVATIONS	0
	9		0
	10		0
	11		0
	12		0
	13		0
	14		0
	15		0
	16		0
	17		0
	18		0
	19		0
	20		0

NSHIP:	RANGE:	SECTION:	PRINTED BY:	melissa forbes	Jan 07, 2022	MARK:	REVISION:
-HRZ: WA83-SF	VERT: MLLW 19.39' @ Tide 22 1933		PORT ADDRESS:ONE SITCUM PLAZA				
CEL:	DRAWING SCALE: AS NOTED			TACOMA, WA 98401-1837			

## GENERAL NOTES

- All new glazing shall meet WSEC requirements and safety glazing requirements of IBC.
1. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
  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 ARCHITECT IMMEDIATELY.
  3. THE ARCHITECT 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 ARCHITECT WILL OBSERVE ALL SUCH HIDDEN CONDITIONS AND ISSUE CLARIFICATIONS OR MODIFICATIONS OF THE DESIGN 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 TO BE RESPONSIBLE FOR MAINTAINING 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 ARCHITECT 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 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 OWNER, 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 OWNER.
  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. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DUST BARRIERS AT ALL WORK LOCATIONS AND DURING ALL PHASES OF THE WORK.



F.O.82001 (05/19/2019)

Port of  
Tacoma

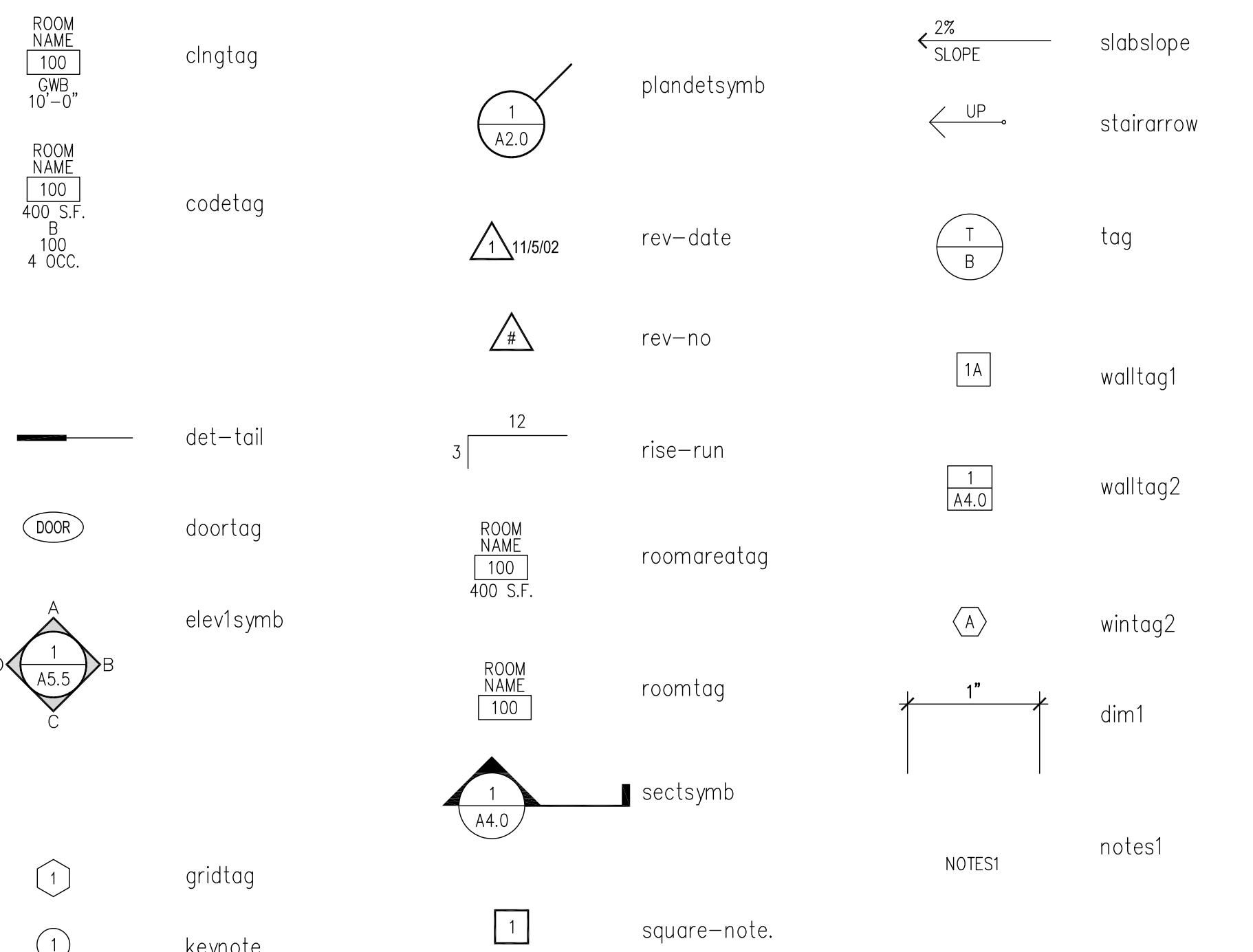
1000 12th Avenue, Seattle, WA 98101 (206) 467-5541

F.O.82001 (05/19/2019)

Port of  
Tacoma

1000 12th Avenue, Seattle, WA 98101 (206) 467-5541

## SYMBOLS



## ABBREVIATIONS

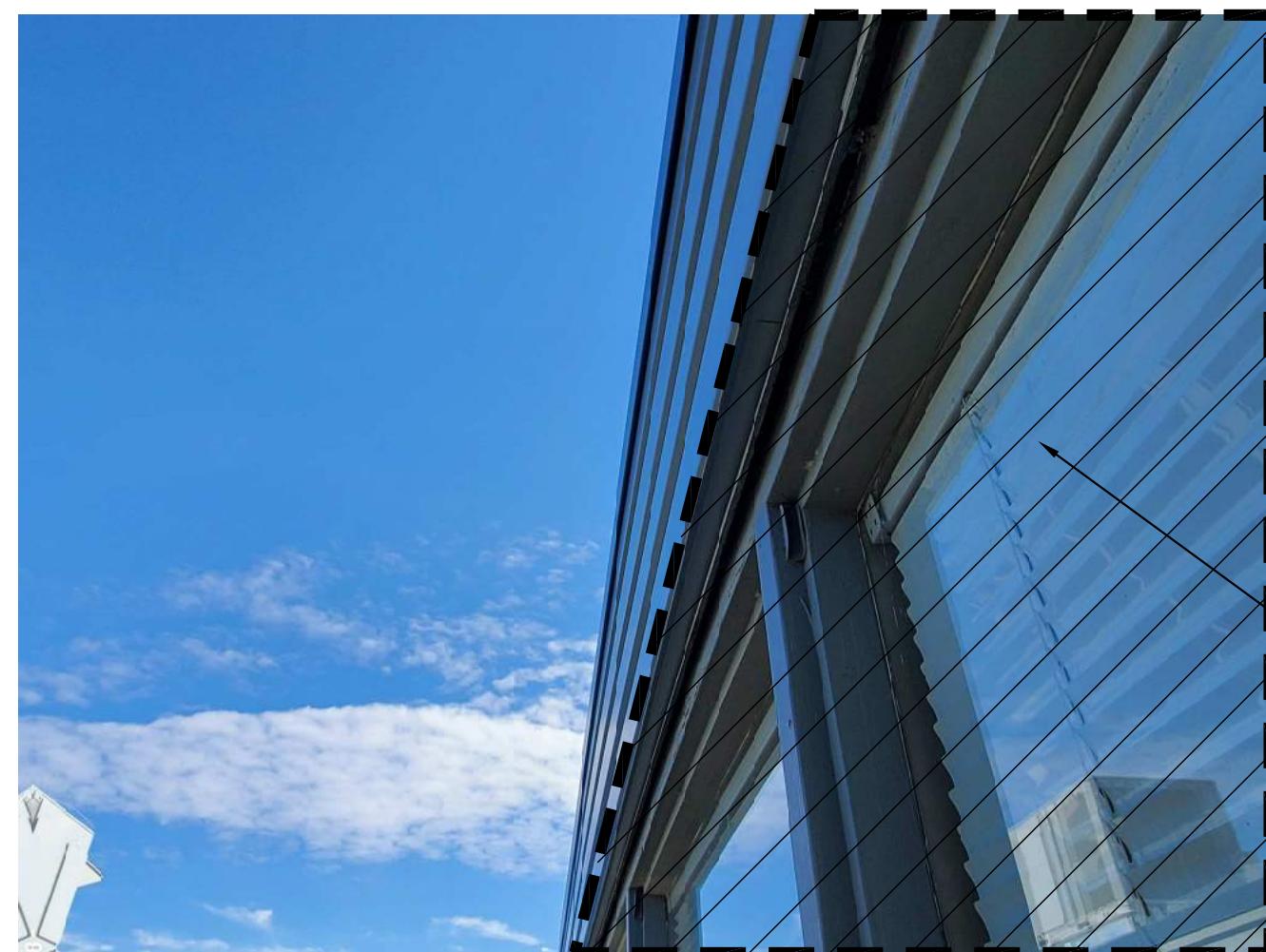
W	WDTH
WD	WOOD
MTL	METAL
MAX	MAXIMUM
MIN	MINIMUM
SGD	SLIDING GLASS DOOR
SAF	SELF ADHERED FLASHING
(E)	EXISTING
(N)	NEW
V.I.F.	VERIFY IN FEILD

**G2**  
SH 2 OF 8  
CONT/CONS: TOWNSHIP: RANGE: SECTION: PROJ. ENGR DATE  
M. ID: DAT-HRZ: WA83-SF VERT: MLW 19.39' @ Tide 22 1933 PRINTED BY: melissa forbes Jan 07, 2022  
PARCEL: DRAWING SCALE: AS NOTED PORT ADDRESS: ONE SIXCUM PLAZA  
Reviewed for Compliance

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MARK:	REVISION:	BY:	APPR:	DATE:



7 (E) WINDOW HEAD AT COURTYARD GLAZING  
A1.2

SCALE: NTS

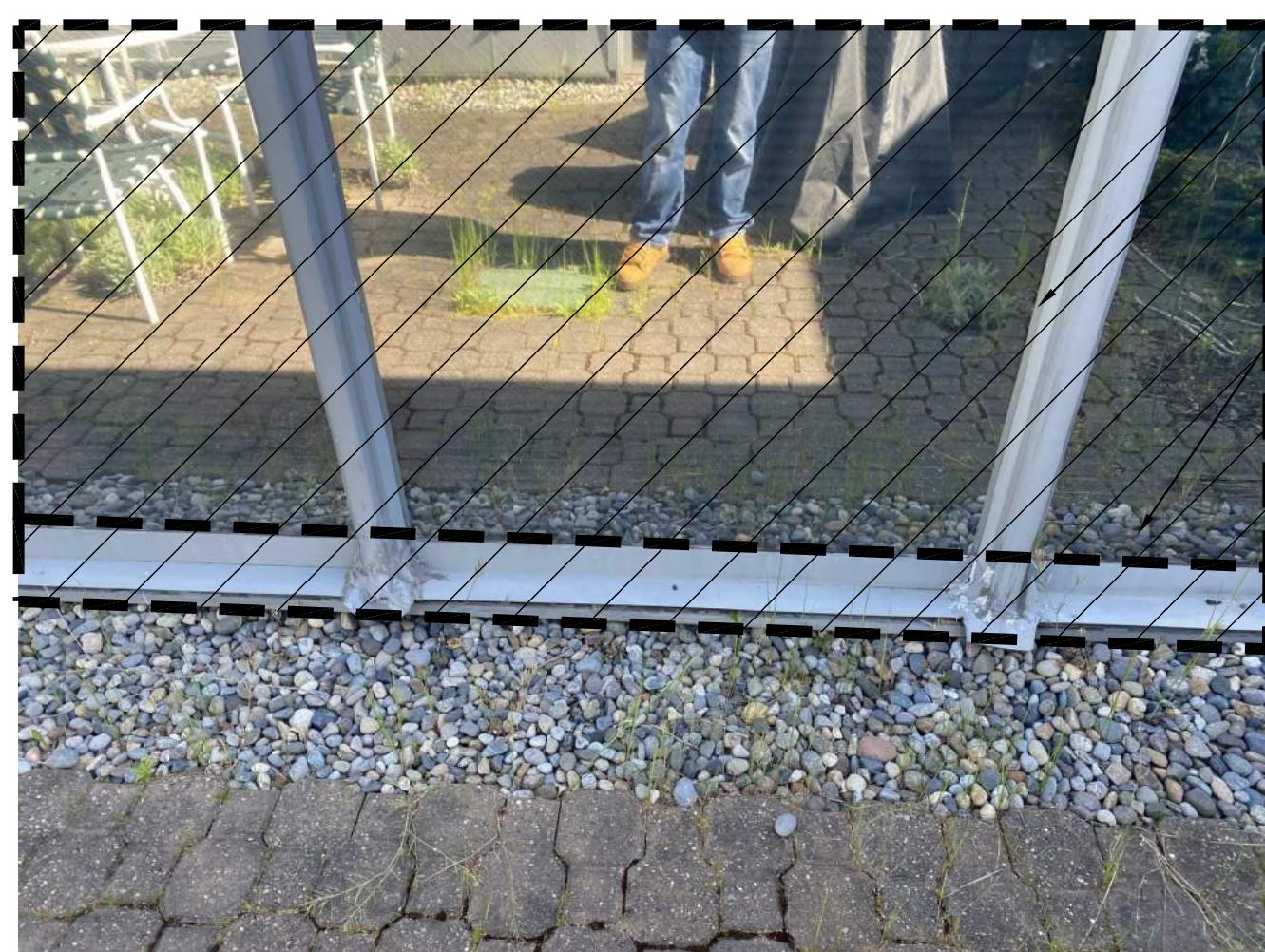
REMOVE AND DISPOSE OF  
(E) GLAZING AND WOOD  
FRAMING



4 (E) WINDOW SILL AT COURTYARD GLAZING  
A1.2

SCALE: NTS

DEMO (E) METAL FLASHING



6 (E) WINDOW SILL AT COURTYARD GLAZING  
A1.2

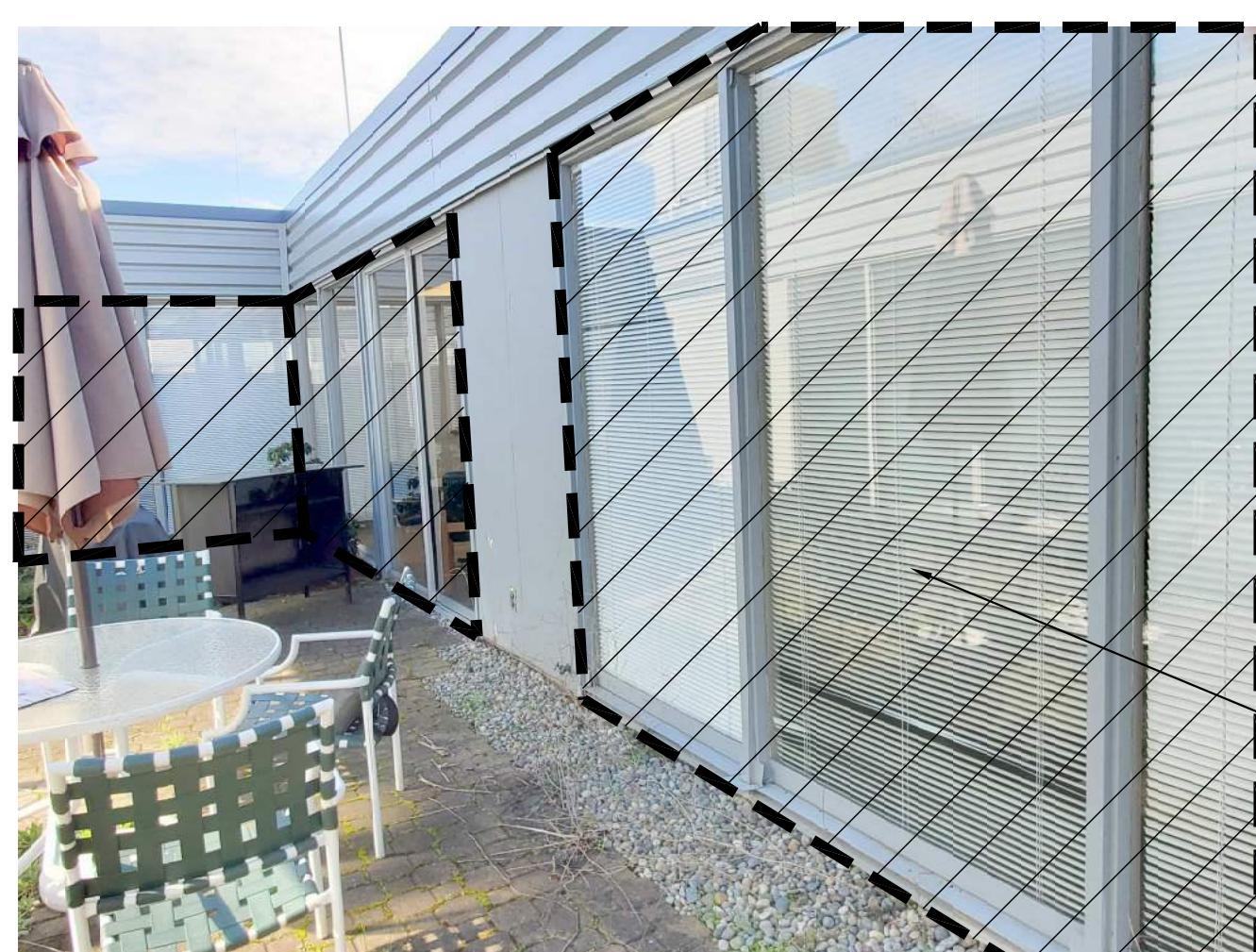
SCALE: NTS

REMOVE AND DISPOSE OF  
(E) GLAZING AND WOOD  
FRAMING  
DEMO (E) METAL  
FLASHING  
(E) PLYWOOD TO REMAIN



3 (E) DEMO GLAZING AND FRAME  
A1.2

SCALE: NTS



5 (E) DEMO GLAZING AND FRAME  
A1.2

SCALE: NTS

REMOVE AND DISPOSE OF  
(E) GLAZING AND WOOD  
FRAMING



2 (E) DEMO SLIDING GLASS DOOR  
A1.2

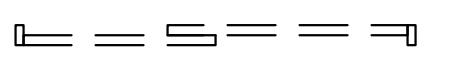
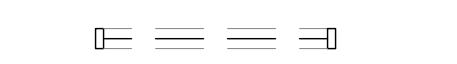
SCALE: NTS

REMOVE (E) METAL SIDING  
AS NEEDED TO REMOVE (E)  
GLAZING AND INSTALL (N)  
STOREFRONT

REMOVE AND DISPOSE OF  
(E) GLAZING AND WOOD  
FRAMING

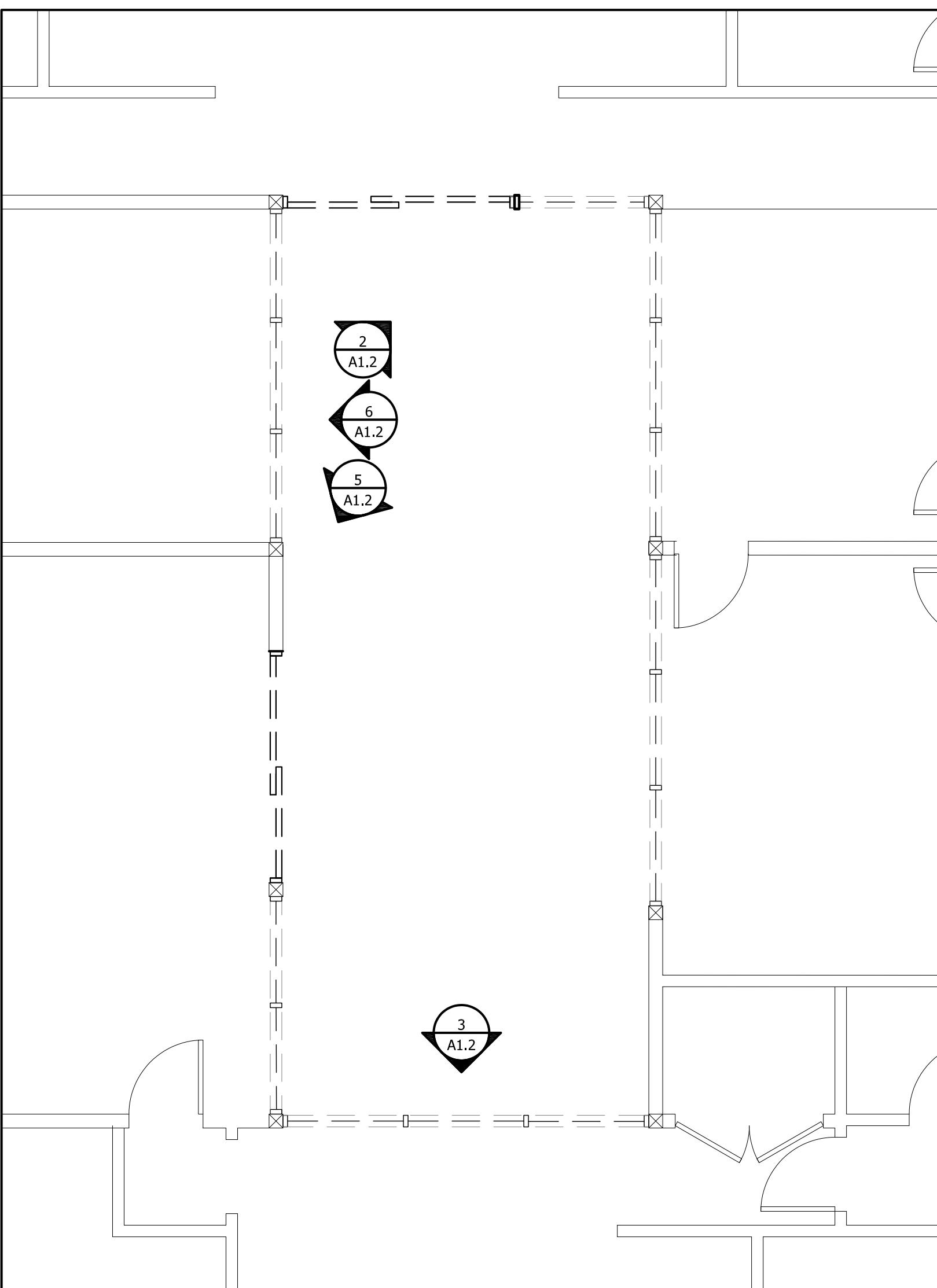
REMOVE AND DISPOSE OF  
(E) SLIDING GLASS DOOR

## LEGEND:

	DEMO AND DISPOSE OF (E) SLIDING GLASS DOOR
	DEMO AND DISPOSE OF (E) WOOD FRAMING AND GLAZING
	(E) DOOR TO REMAIN
	(E) WALL TO REMAIN
	(E) COLUMN TO REMAIN

## GENERAL NOTES:

1. THE DRYWALL AROUND THE (E) COURTYARD GLAZING CONTAINS ASBESTOS. REMOVE AND DISPOSE OF FOLLOWING LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.



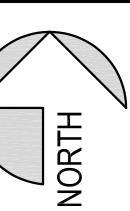
A1.2  
SH 4 OF 8  
CONT/CONS:  
M. ID:  
PARCEL:  
PHASE:

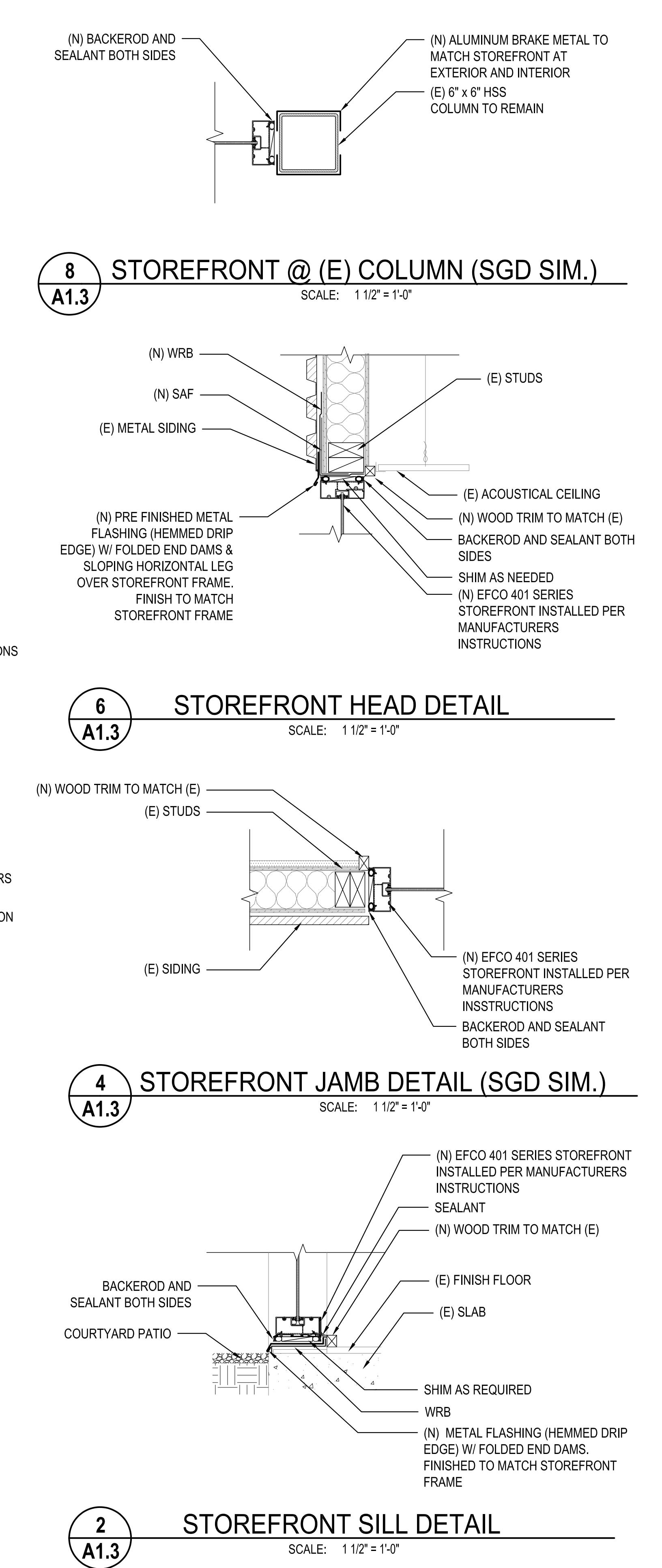
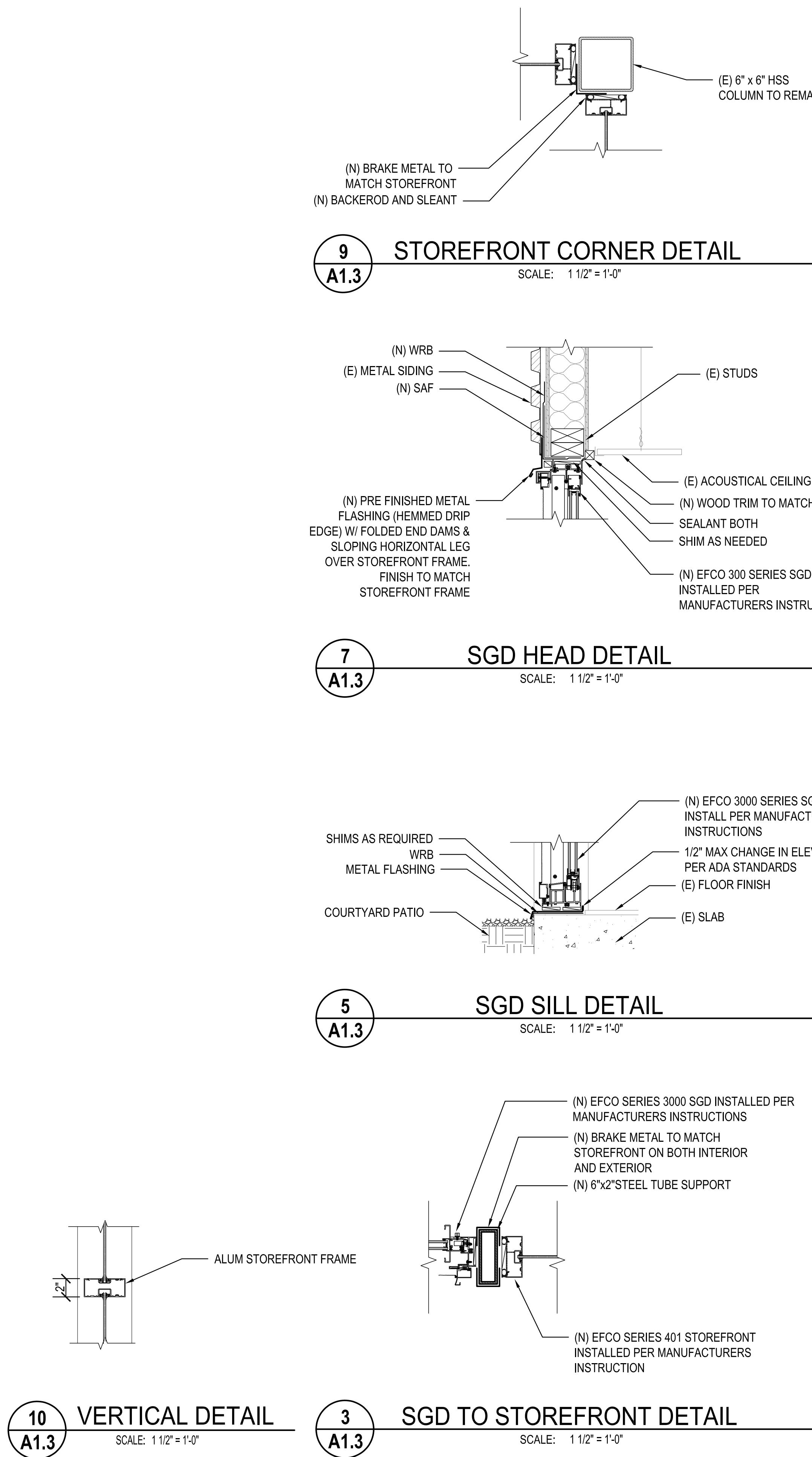
EARLEY BUSINESS CENTER  
BUILDING 326  
COURTYARD DEMO PLAN  
TOWNSHIP: DAT-HRZ: WA3-SF  
RANGE: VERT: MILW 19-39 @ Tie 22-1933  
SECTION: PORT ADDRESS: ONE SITCUM PLAZA  
PRINTED BY: melissa forbes Jan 07, 2022  
DRAWING SCALE: AS NOTED  
DRAWING DATE: 1/26/2022  
DIRECTOR ENG. DATE: PROJ. ENGR DATE  
PRINTED BY: melissa forbes Jan 07, 2022  
PORT ADDRESS: ONE SITCUM PLAZA  
DRAWING SCALE: AS NOTED  
DRAWING DATE: 1/26/2022

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Port of Tacoma

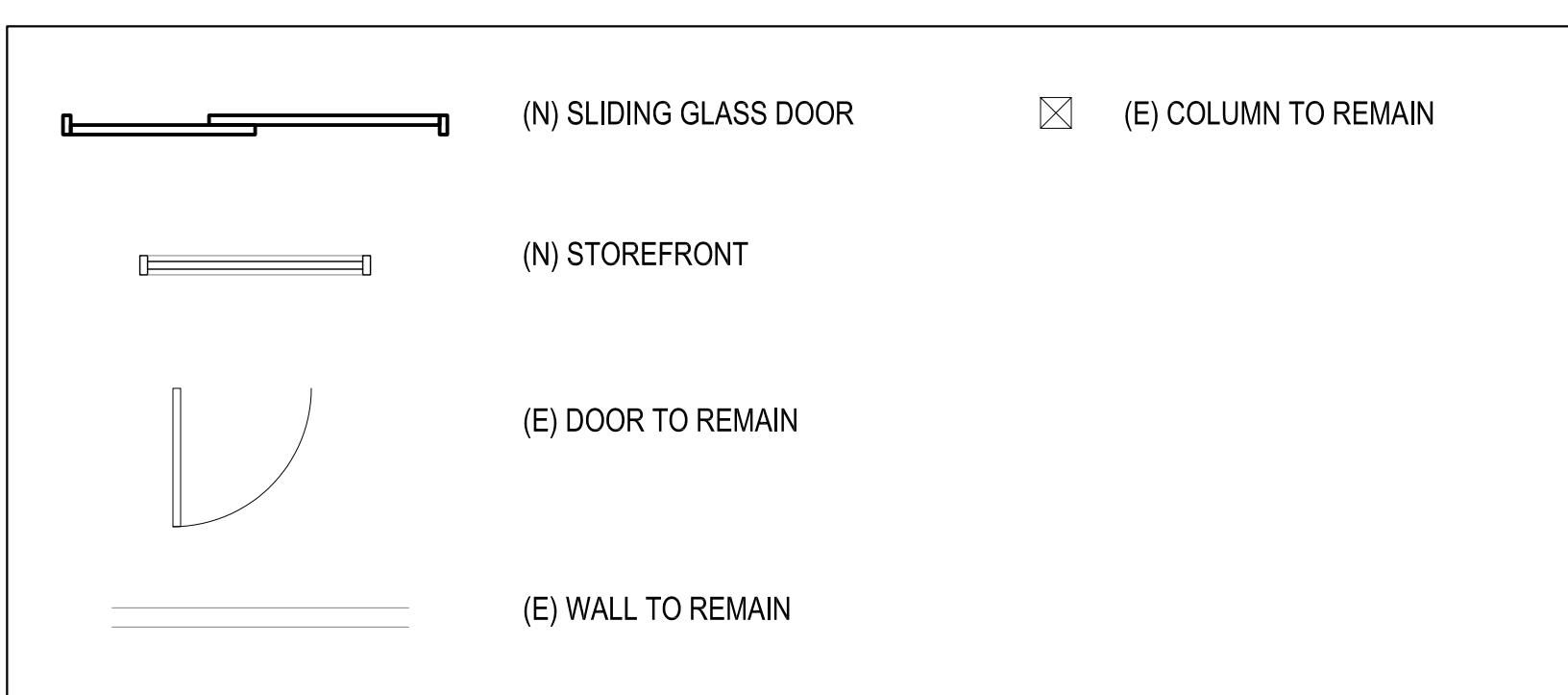
1 (E) COURTYARD DEMO PLAN  
A1.2

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



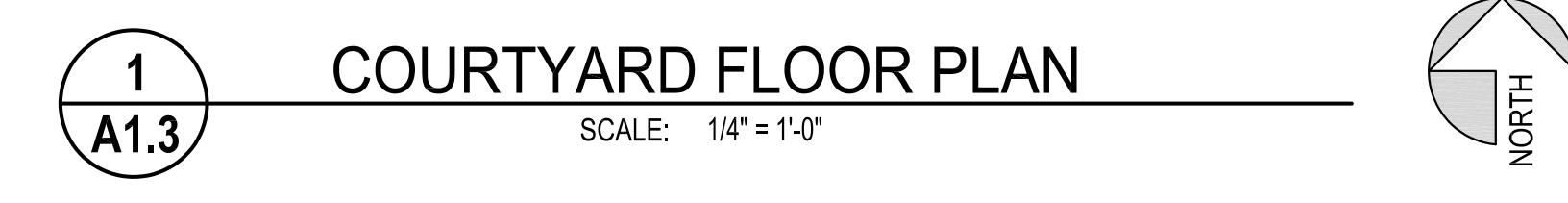
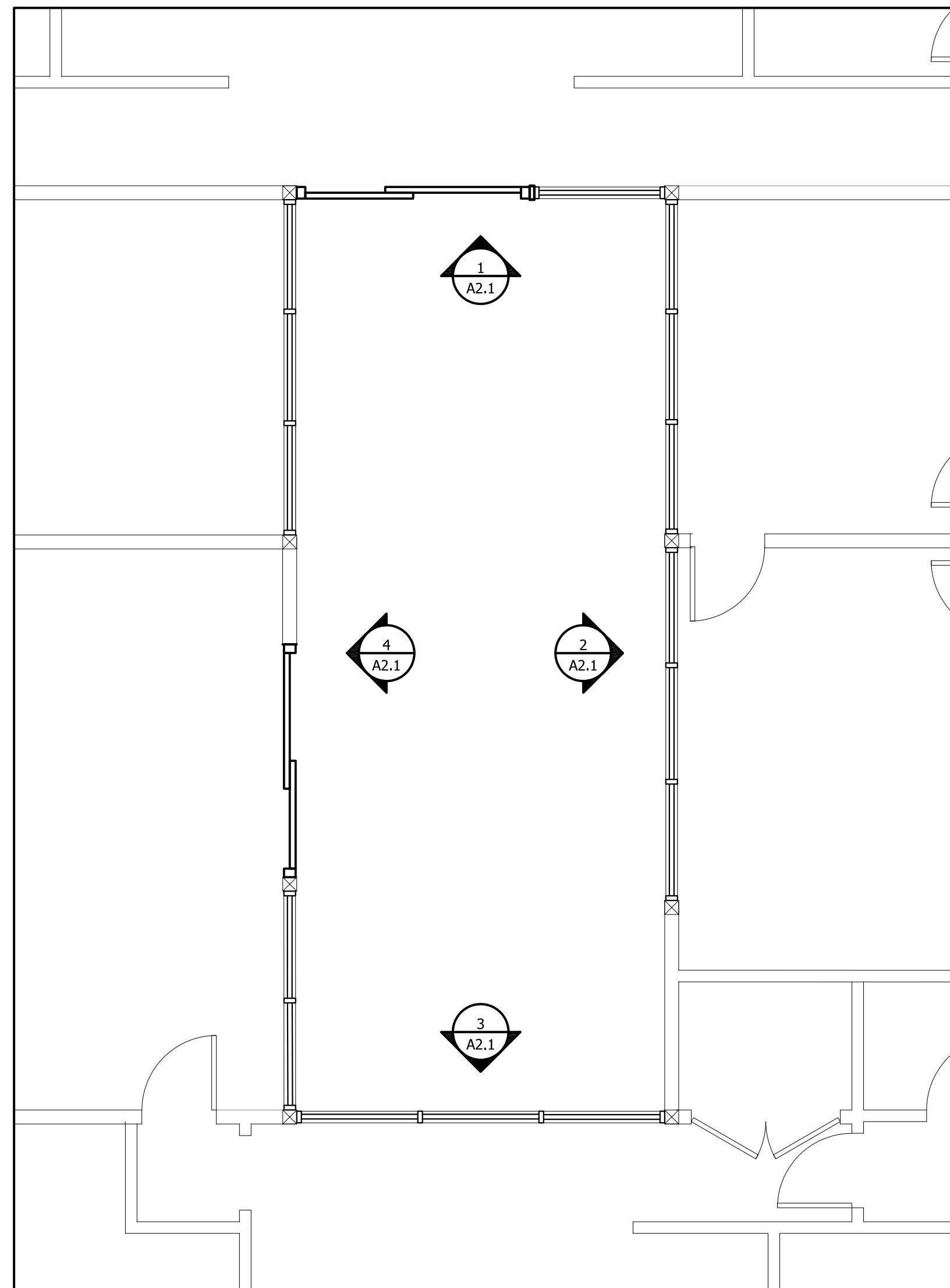


## LEGEND:



## GENERAL NOTES:

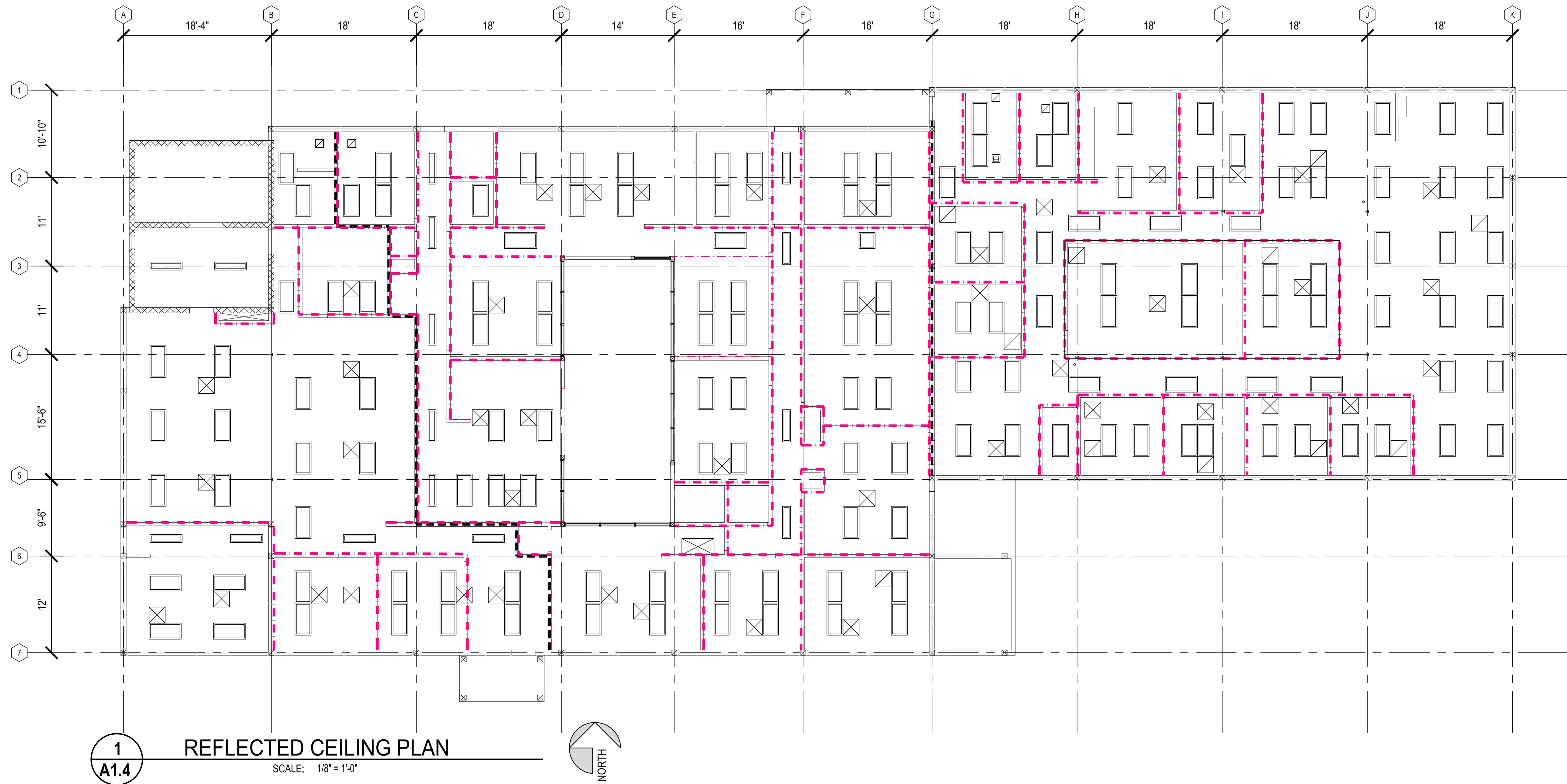
1. FIELD VERIFY ALL DIMENSIONS
2. PROPERLY PREPARE SUBSTRATE; CLEAN AND REMOVE ANY DUST AND DEBRIS BEFORE INSTALLATION



<b>A1.3</b>		<b>EARLY BUSINESS CENTER</b>		APPROVED:	CHECKED BY	DATE
		<b>BUILDING 326</b>				
		<b>COURTYARD FLOOR PLAN</b>				
SH 5	OF 8	TOWNSHIP:	RANGE:	SECTION:	PROJ. ENGR	DATE
CONT/CONS:		DAI-HRZ:	WAB3-SF	MLW 19.39' @ Title 22/1933	PRINTED BY:	FORBES, Jan 07, 2022
W. ID:		VERT:			PORT ADDRESS:	ONE SIXTH PLAZA
PARCEL:						TACOMA, WA 98401-1837
PHASE:						

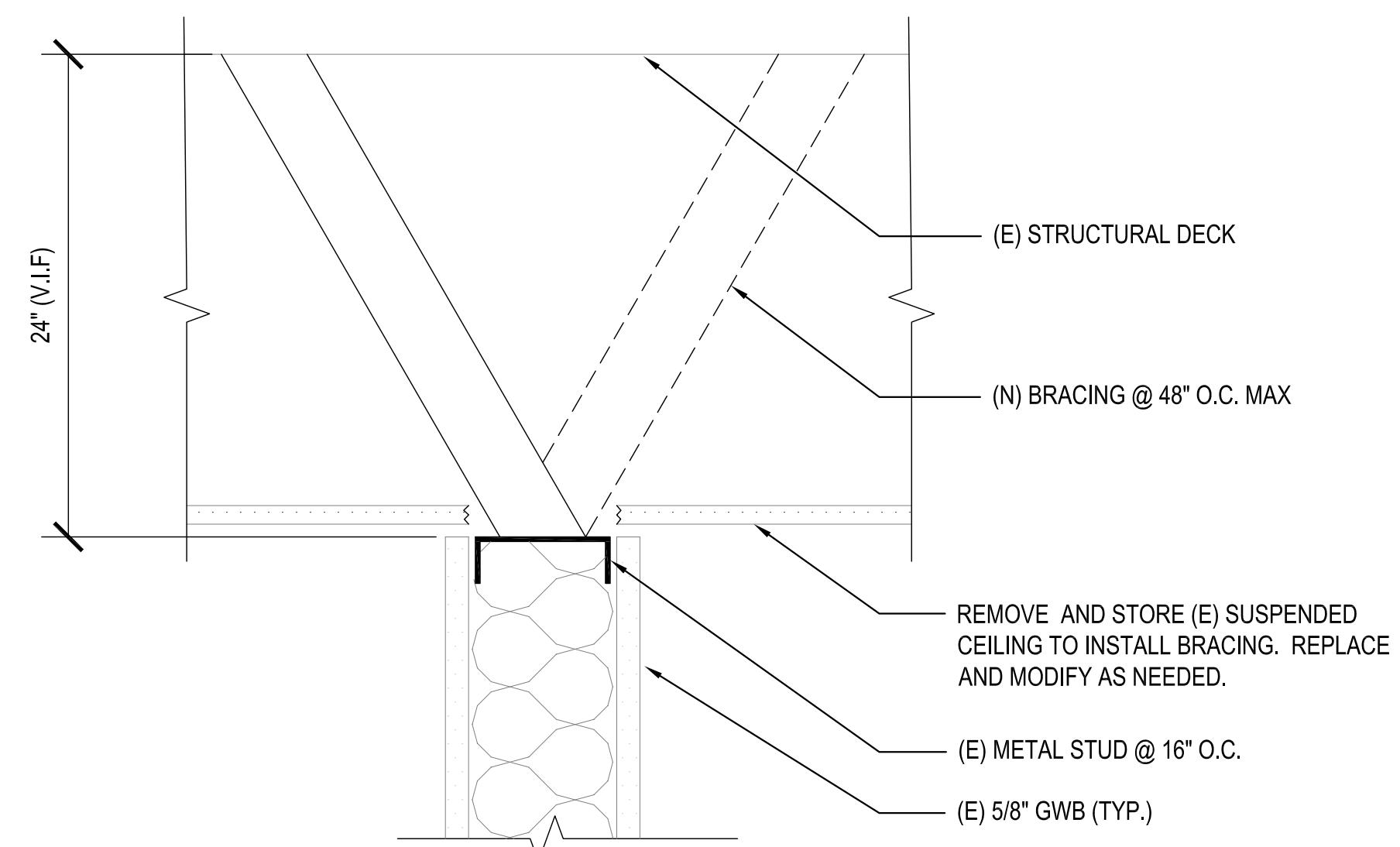
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3  
A1.1  
(E) CEILING CAVITY

SCALE: NTS



2  
A1.1  
WALL BRACING DETAIL

SCALE: 3" = 1'-0"

## LEGEND:

- (E) 2X4 LIGHT FIXTURE PER ELECTRICAL
- (E) SUPPLY DIFFUSER PER MECHANICAL
- (E) RETURN GRILL PER MECHANICAL
- (N) WALL BRACING @ 48" O.C. MAX
- - - DIVISION OF TENANT SPACES

## GENERAL NOTES

1. (E) SUSPENDED CEILING IS 2X4 ACOUSTICAL CEILING TILES.
2. REMOVE, REPLACE, AND MODIFY AS NEED TO INSTALL THE (N) STRUCTURAL WALL BRACING

A1.4

EARLEY BUSINESS CENTER  
BUILDING 326  
REFLECTED CEILING PLAN

SH 6 OF 8

CONT/CONS: DATE: 12/19/2021

M. ID: DATE: 12/19/2021

PHASE: DATE: 12/19/2021

Port of  
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F.O.

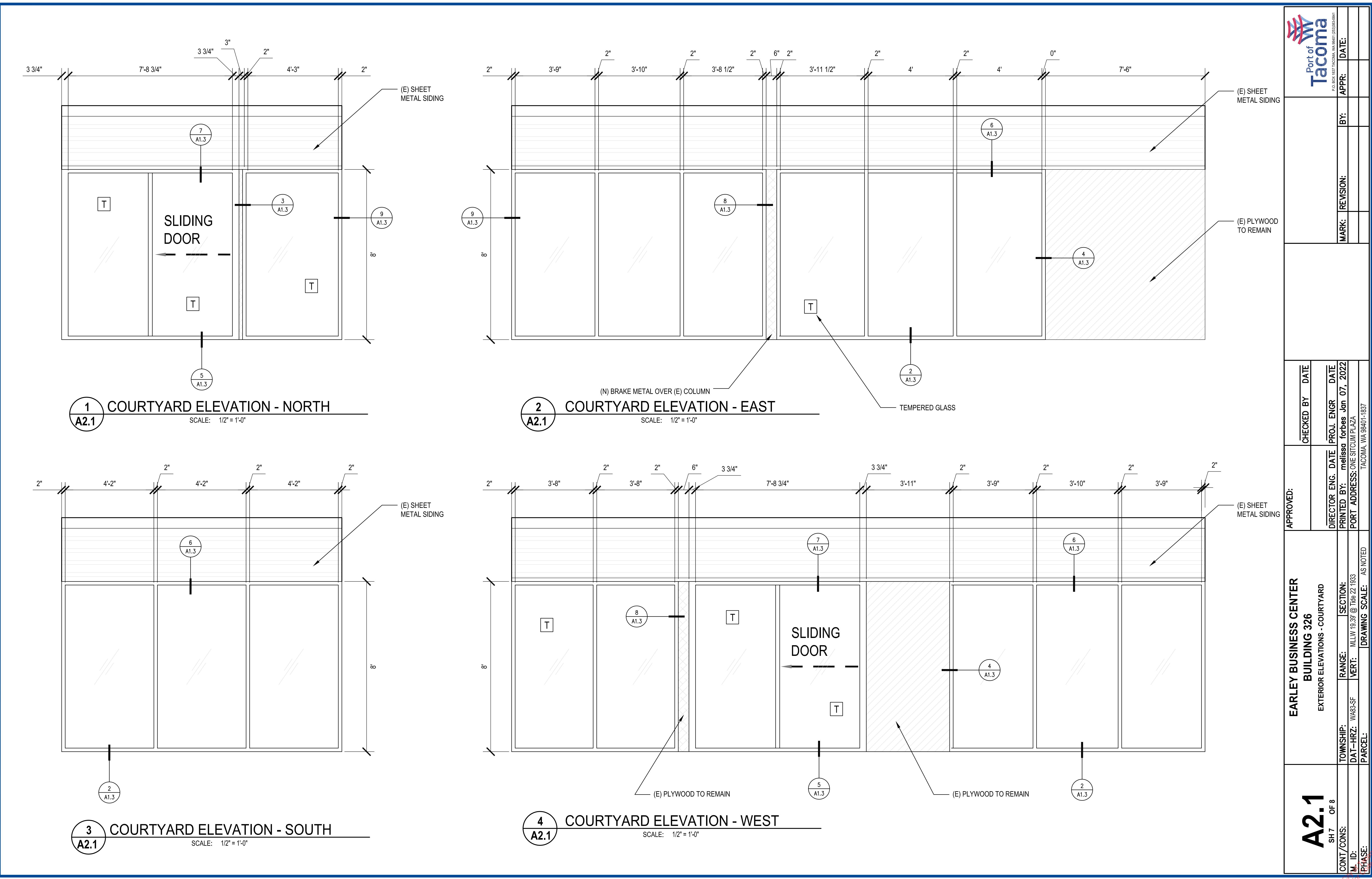
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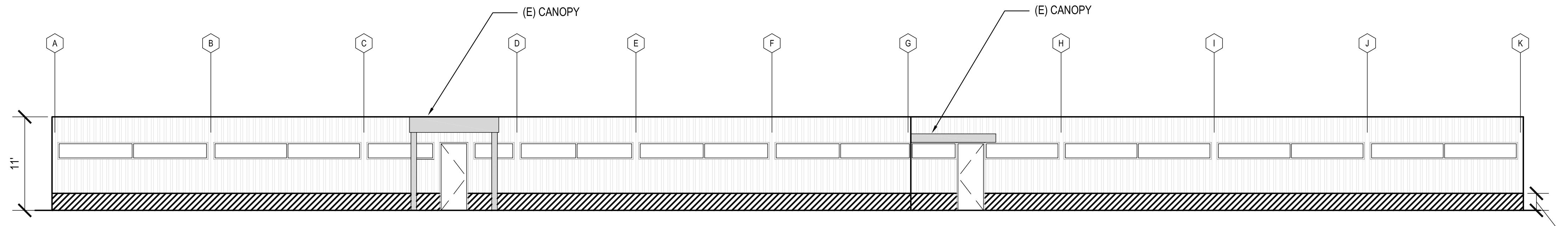
DATE:

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Compliance

MARK:	REVISION:	BY:	APPR:	DATE:
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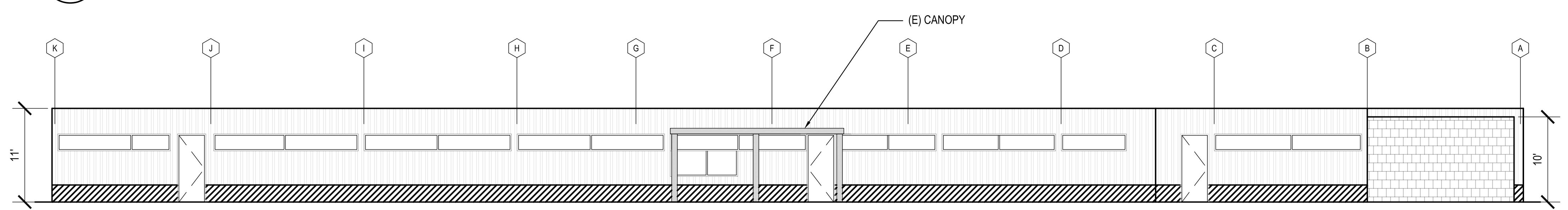
DIRECTOR ENG. DATE PROJ. ENGR DATE  
PRINTED BY: melissa forbes Jan 07, 2022  
PORT ADDRESS: ONE STCUM PLAZA  
TACOMA, WA 98401-1837  
DRAWING SCALE: AS-NOTED  
PARCEL: TACOMA, WA 98401-1837





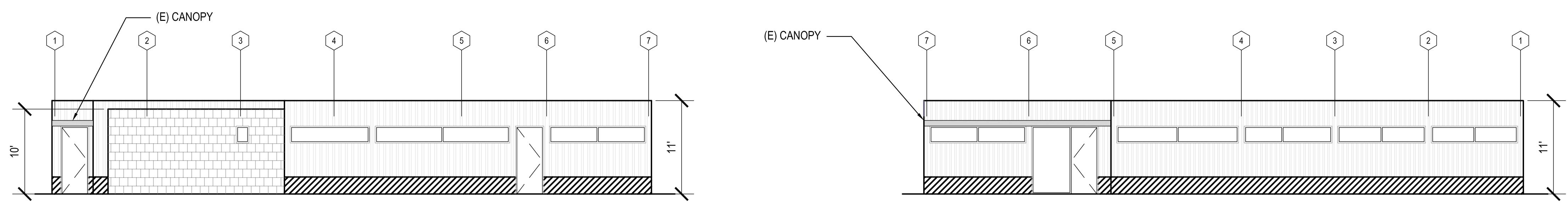
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1  
A2.2

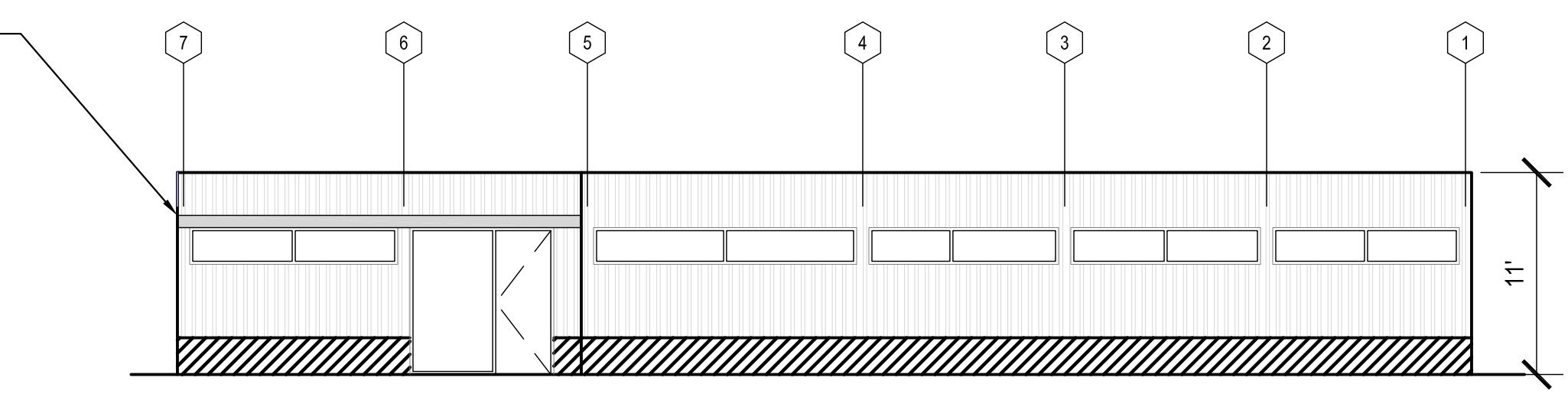
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2  
A2.2

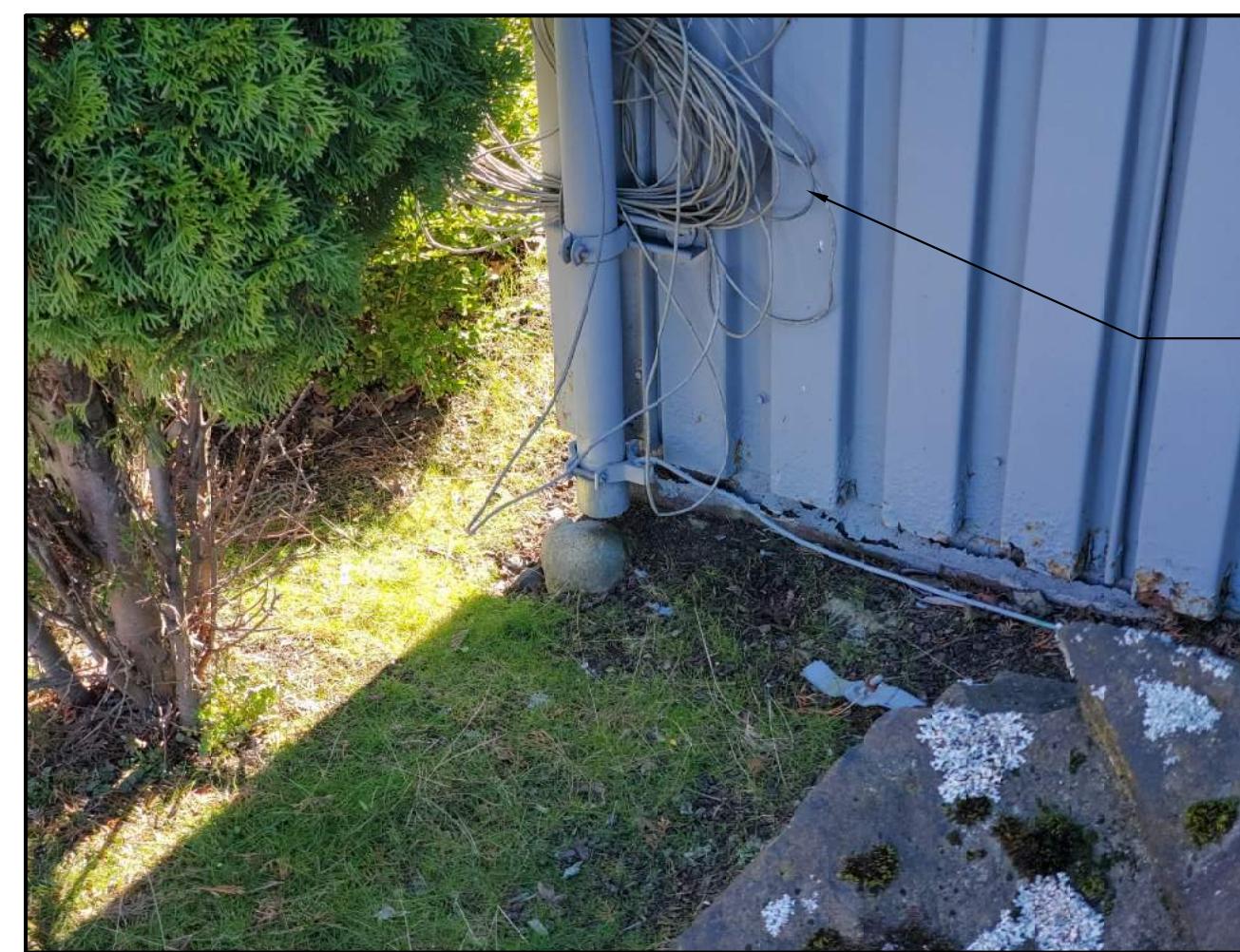
WEST ELEVATION

SCALE: 1/8" = 1'-0"

3  
A2.2

EAST ELEVATION

SCALE: 1/8" = 1'-0"

4  
A2.2CLEAN AND CLEAR (E)  
METAL PANELS IN  
PREPARATION FOR (N)  
COATING AND PAINT, TYP.REMOVE AND REINSTALL (E)  
CABLES AND WIRING AS  
NEEDED TO INSTALL (N)  
COATING AND PAINT, TYP.(E) VEGETATION TO REMAIN.  
PROTECT (E) TREES AND  
PLANTINGS(N) COATING AND PAINT TO  
MATCH (E) AT LOWER 24"  
CONTRACTOR TO CLEAR  
WEEDS AS NEEDED TO  
INSTALL (N) COATING AND  
PAINT

WEST ELEVATION

SCALE: 1/8" = 1'-0"

5  
A2.2

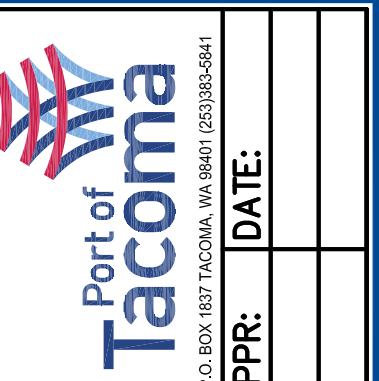
WEST ELEVATION

SCALE: 1/8" = 1'-0"

6  
A2.2

WEST ELEVATION

SCALE: 1/8" = 1'-0"

7  
A2.2

F.O. BOX 555555

ISBT TACOMA, WA 98401 (253)555-5451

## LEGEND:

(E) METAL PANEL

(E) CMU

(N) COLD-APPLIED GALVANIZED COATING  
AND EXTERIOR PAINT AT LOWER 2'-0" BAND  
OF METAL WALL PANELS, ENTIRE PERIMETER.

## GENERAL NOTES:

- PROPERLY PREPARE SUBSTRATE, CLEAN AND REMOVE ANY DUST OR DEBRIS BEFORE APPLYING.

DIRECTOR ENG. DATE	PROJ. ENGR DATE	PRINTED BY:	EXTERIOR ELEVATIONS	
			SECTION:	DATE:
			MLW 19.33 @ Tide 02/33	
			VERT: PARCEL: PORT ADDRESS: ONE STCUM PLAZA TACOMA, WA 98401-1837	
			DRAWING SCALE: AS-NOTED	

A2.2		EARLEY BUSINESS CENTER BUILDING 326		APPROVED:	CHECKED BY	DATE
SH 8	OF 8					
CONT./CONS:		TOWNSHIP:		RANGE:		
M. ID:		TAT-HRZ:	WA83-SF	SECTION:		
PHASE:		VERT:		DATE:		

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