

PORT OF TACOMA FILE: G:\My Drive\OAI JP shared projects\Seattle\19 Port of Tacoma\2021\12\19.03 Earley Business Center - Bldg 326\Drawings\CAD\Sheet Files\PTac TB 22x34 P-cover

BINDING EDGE

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

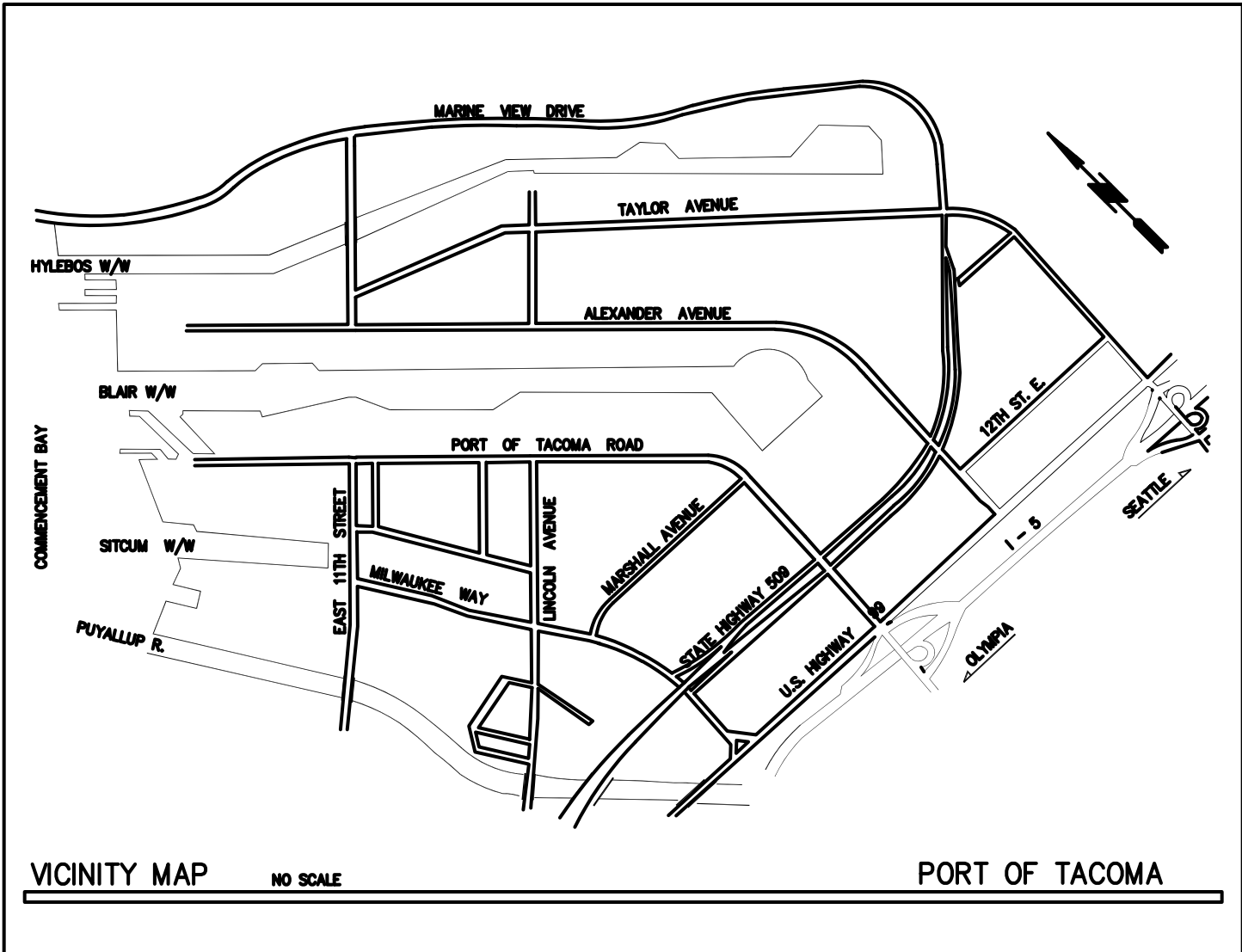
PORT STAFF:

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
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DRAWING LIST			
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	20		0

G1	SH 1 OF 8	CONT/CONS:	TOWNSHIP:	RANGE:	SECTION:	DATE-HRZ:	DATE:	PHASE:	DRAWING SCALE:	AS NOTED	DIRECTOR:	PROJ. ENGR:	DATE:	APPROVED:	CHECKED BY:	DATE:	MARK:	REVISION:	BY:	DATE:	APPR:	DATE:	P.O. BOX 1837 TACOMA, WA 98401 (206)585-5441	Part of Tacoma

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All new glazing shall meet WSEC requirements and safety glazing requirements of IBC.

GENERAL NOTES

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.

SYMBOLS

ROOM NAME
100
CWB
10'-0"

clngtag

ROOM NAME
100
400 S.F.
B
100
4 OCC.

codetag

det-tail

DOOR

doortag

A
1
A5.5
B
C

elevlsymb

ROOM NAME
100
400 S.F.

roomareatag

ROOM NAME
100

roomtag

1

gridtag

1

keynote

1
A2.0

plandetsymb

1
11/5/02

rev-date

#

rev-no

3
12

rise-run

ROOM NAME
100
400 S.F.

roomareatag

ROOM NAME
100

roomtag

1
A4.0

sectsymb

1

square-note.

2%
SLOPE

slabslope

UP

stairarrow

T
B

tag

1A

walltag1

1
A4.0

walltag2

A

wintag2

1"

dim1

NOTES1

notes1

ABBREVIATIONS

W	WIDTH
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

Part of Tacoma

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BY:

APPR:

DATE:

APPROVED:

CHECKED BY

DATE

EARLEY BUSINESS CENTER
BUILDING 326
GENERAL INFORMATION

CONT/CONS:

SH 2 OF 8

G2

TOWNSHIP:

RANGE:

SECTION:

DAT-HRZ:

WA83-SF

VERT:

MLLW 19.39' @ Tide

22 1933

PARCEL:

DRAWING SCALE:

AS NOTED

PRINTED BY:

melissa forbes

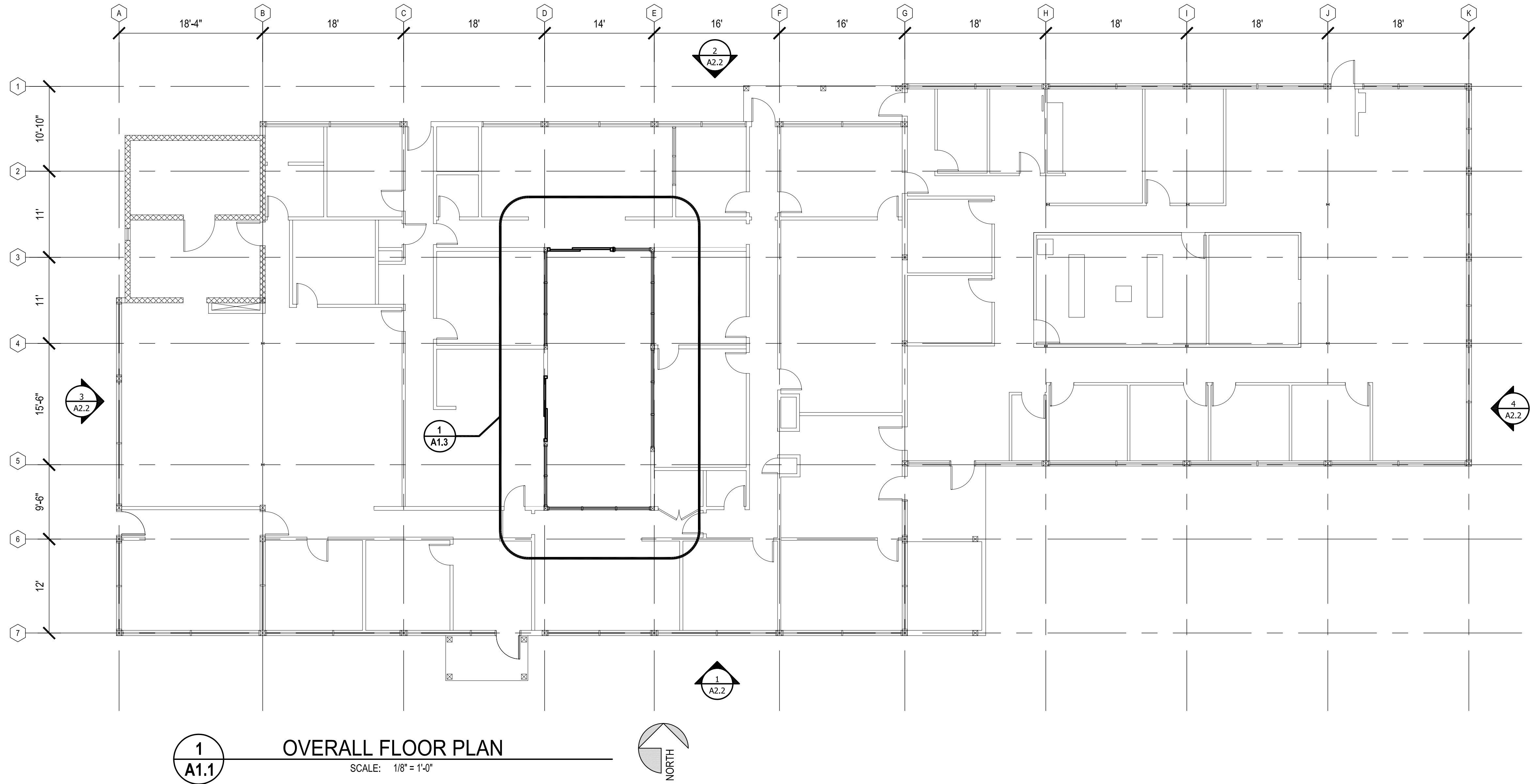
Jan 07, 2022

PORT ADDRESS:ONE SITCUM PLAZA

TACOMA, WA 98401-1837

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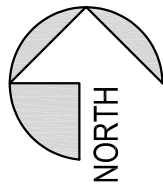
Reviewed for Compliance



1
A1.1

OVERALL FLOOR PLAN

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



A1.1
SH 3
OF 8

EARLEY BUSINESS CENTER
BUILDING 326
FLOOR PLAN

APPROVED:

CHECKED BY DATE

DIRECTOR ENG. DATE PROJ. ENGR DATE

PRINTED BY: melissa forbes Jan 07, 2022

PORT ADDRESS: ONE SITCUM PLAZA

TACOMA, WA 98407-1837

RANGE: MLW 19.39' @ Tide 22 1933

VERT: WA83-SF

SECTION: AS NOTED

DRAWING SCALE:

CONTR/CONS:

M. ID:

PHASE:

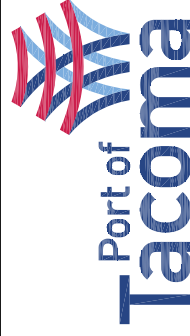
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BY:

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DATE:



P.O. BOX 1837 TACOMA, WA 98407-1837



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



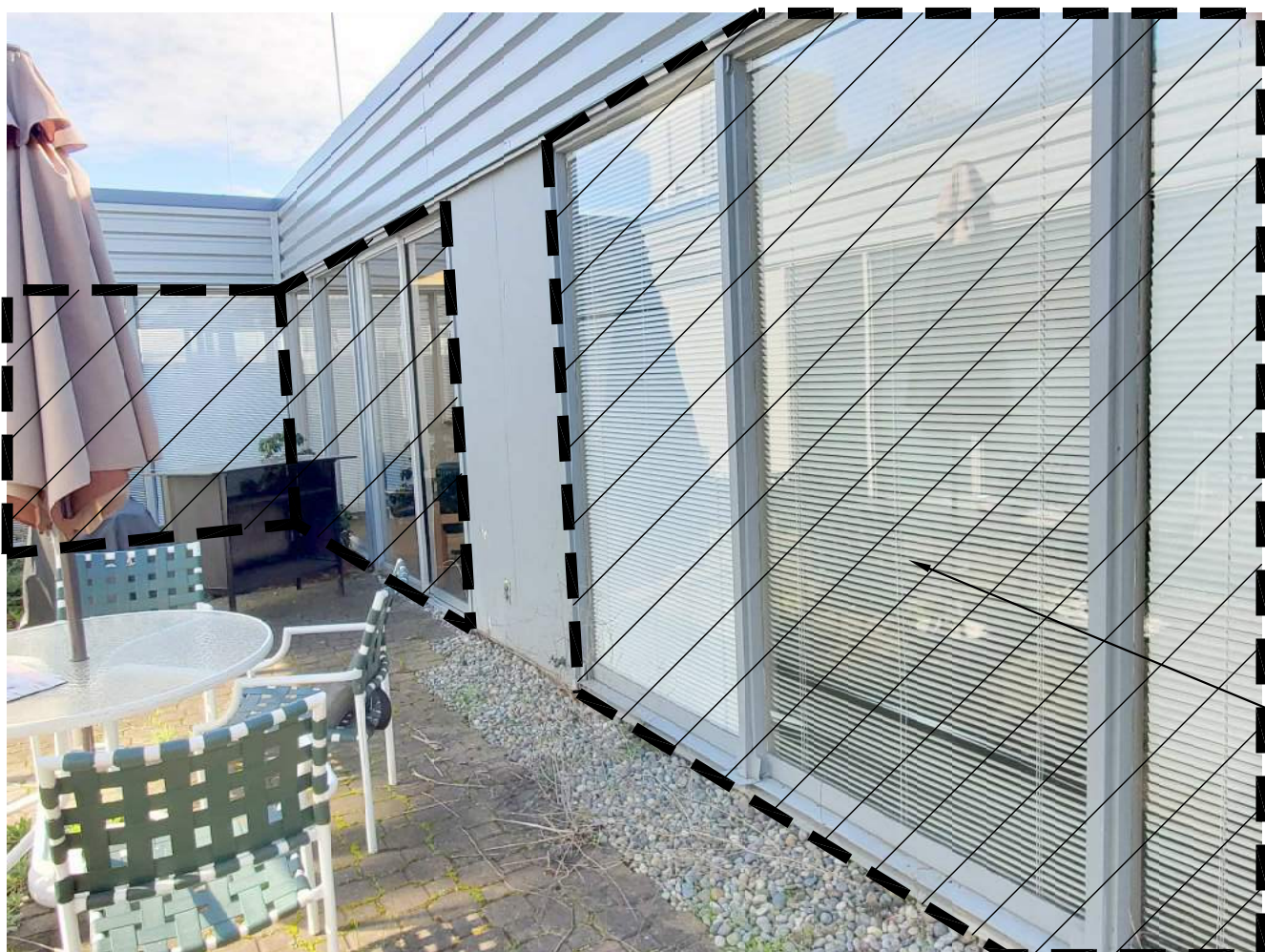
4 (E) WINDOW SILL AT COURTYARD GLAZING
A1.2 SCALE: NTS



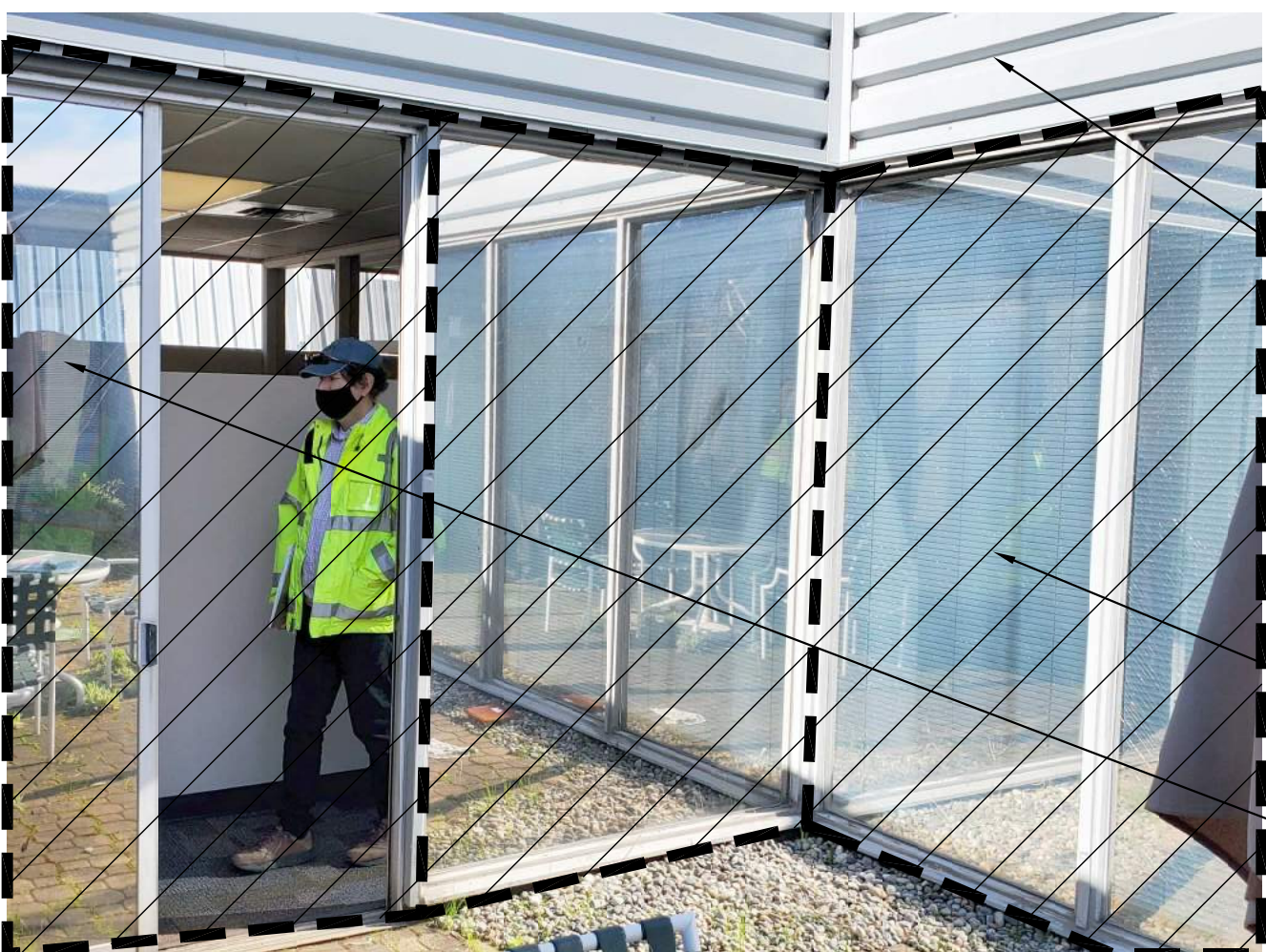
6 (E) WINDOW SILL AT COURTYARD GLAZING
A1.2 SCALE: NTS



3 DEMO GLAZING AND FRAME
A1.2 SCALE: NTS



5 DEMO GLAZING AND FRAME
A1.2 SCALE: NTS



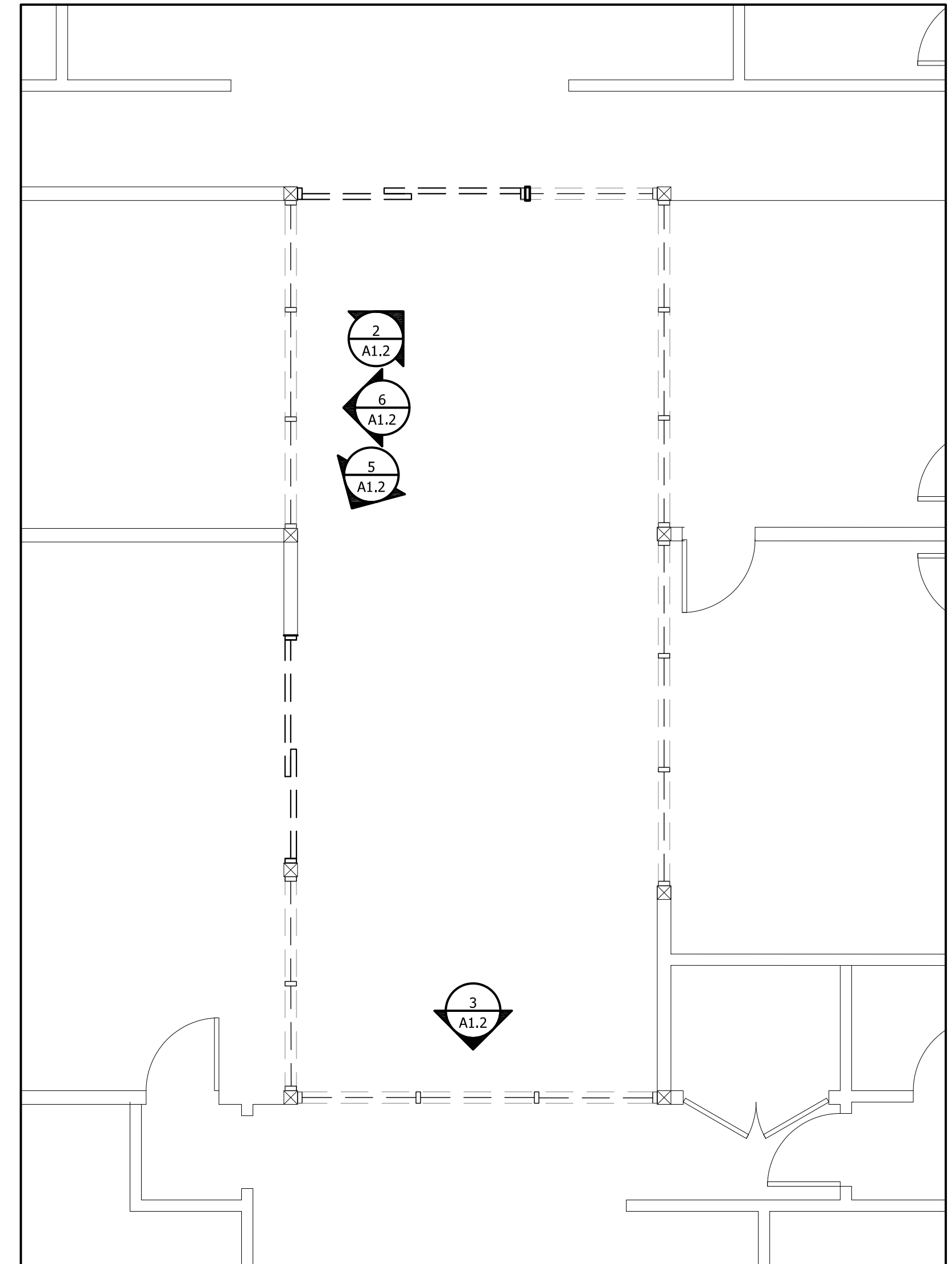
2 DEMO SLIDING GLASS DOOR
A1.2 SCALE: NTS

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

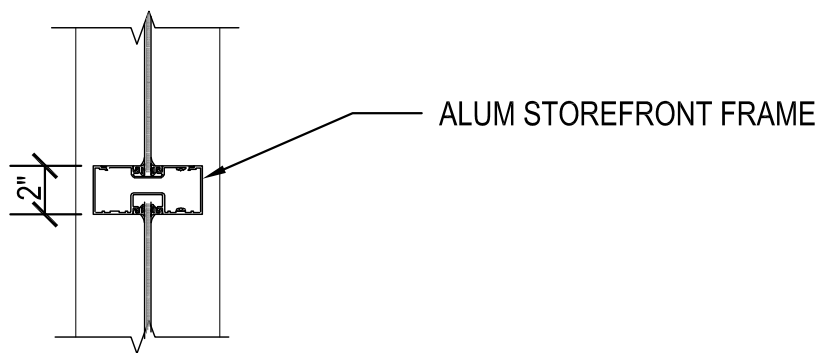
GENERAL NOTES:

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



1 COURTYARD DEMO PLAN
A1.2 SCALE: 1/4" = 1'-0"

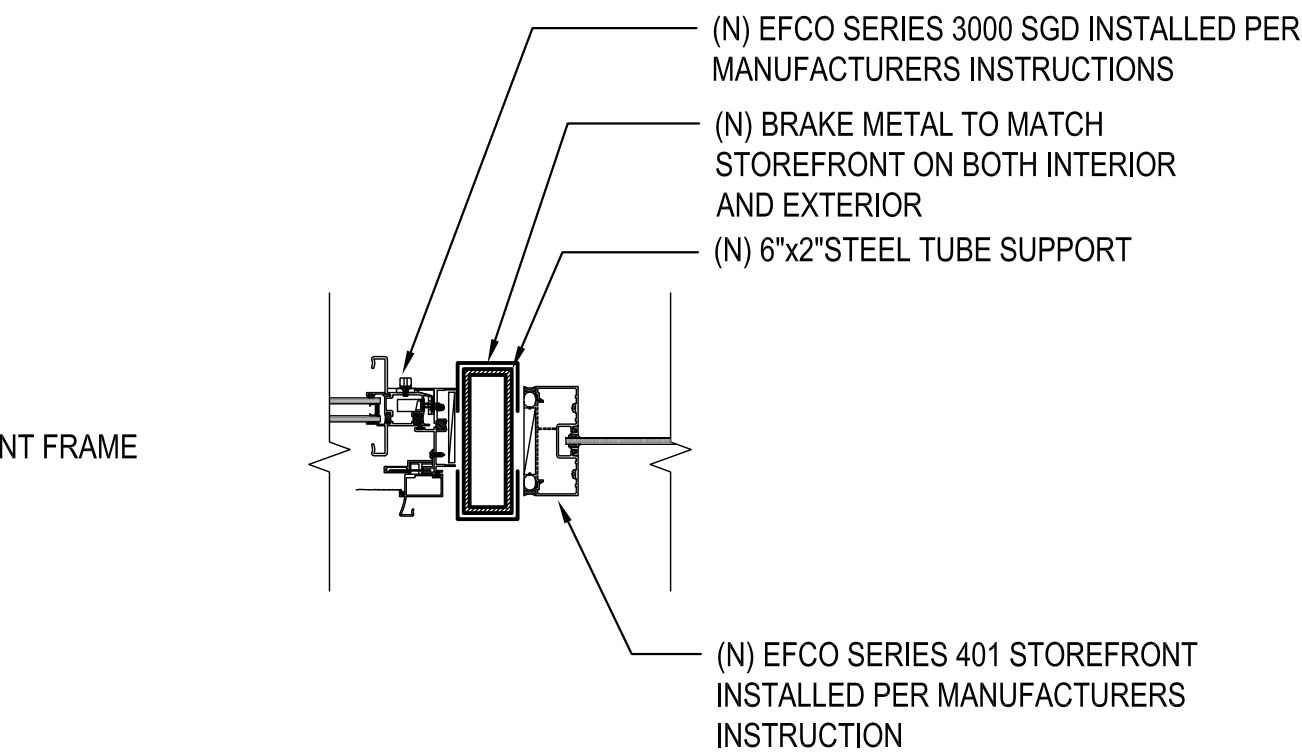
Port of Tacoma P.O. BOX 1837 TACOMA, WA 98401-1837		MARK:	REVISION:	BY:	APPR:	DATE:
EARLEY BUSINESS CENTER BUILDING 326 COURTYARD DEMO PLAN		APPROVED:		CHECKED BY:	DATE:	
A1.2 SH 4 OF 8		CONTRACTOR:	TOWNSHIP:	RANGE:	SECTION:	
PHASE:		M. ID:	DAT-HRZ:	VERT:	MLW 19.39' @ Tide 22 1933	
		PARCEL:	DRAWING SCALE:	AS NOTED	PRINTED BY: melissa forbes Jan 07, 2022	
				PORT ADDRESS: ONE SITCUM PLAZA TACOMA, WA 98401-1837		



10
A1.3

VERTICAL DETAIL

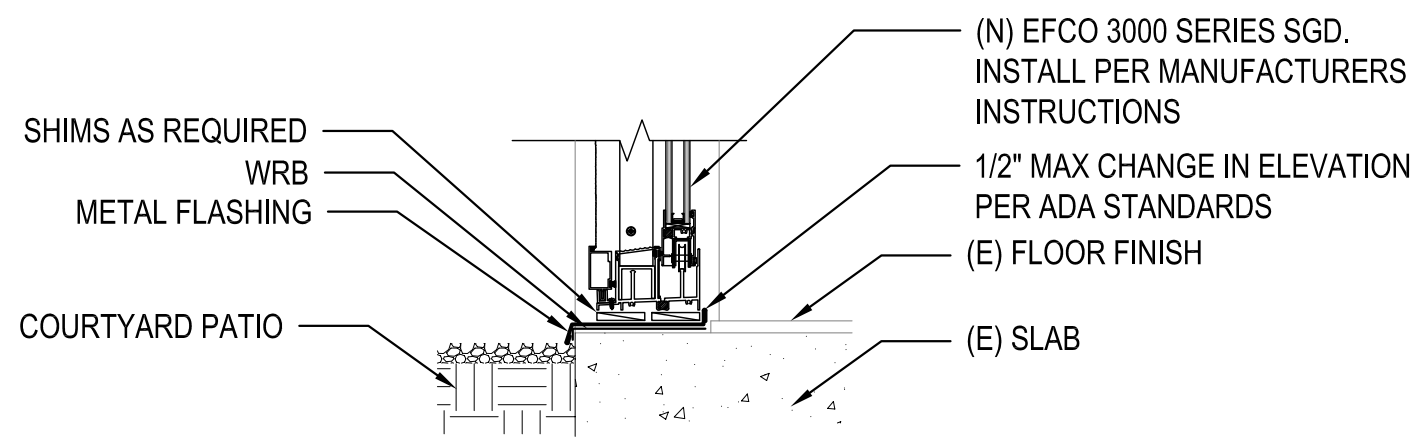
SCALE: 1 1/2" = 1'-0"



3
A1.3

SGD TO STOREFRONT DETAIL

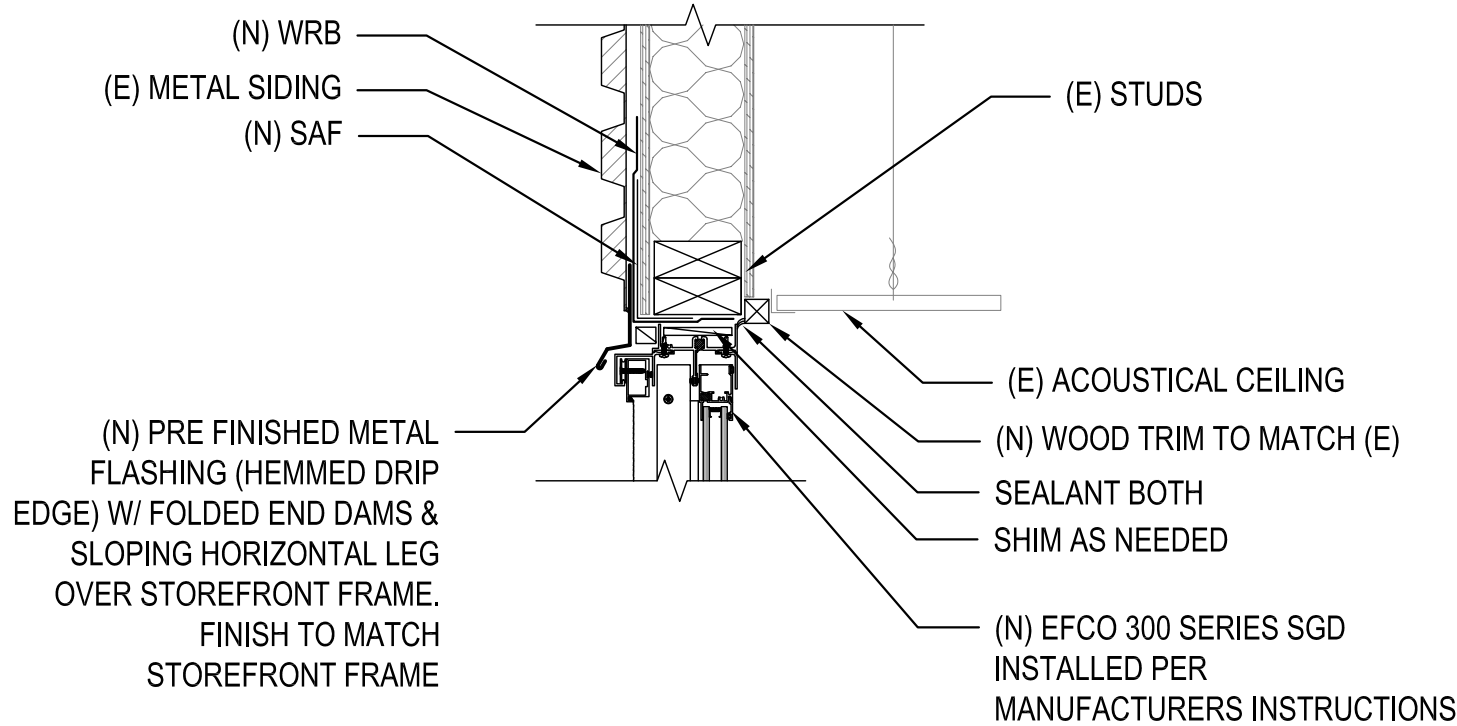
SCALE: 1 1/2" = 1'-0"



5
A1.3

SGD SILL DETAIL

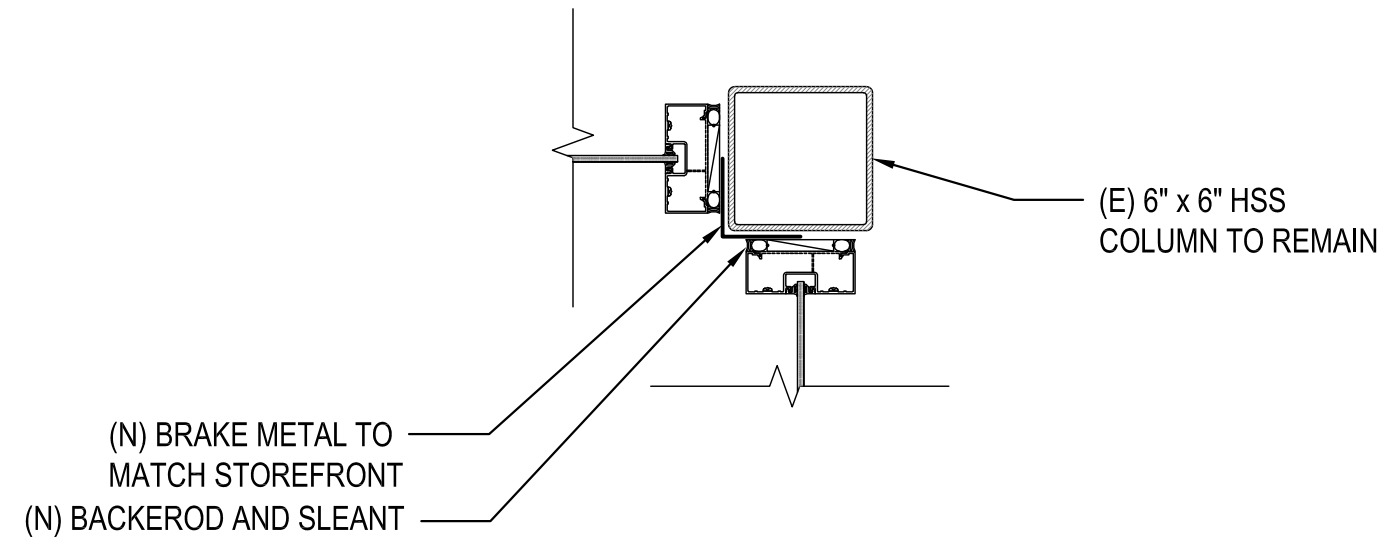
SCALE: 1 1/2" = 1'-0"



7
A1.3

SGD HEAD DETAIL

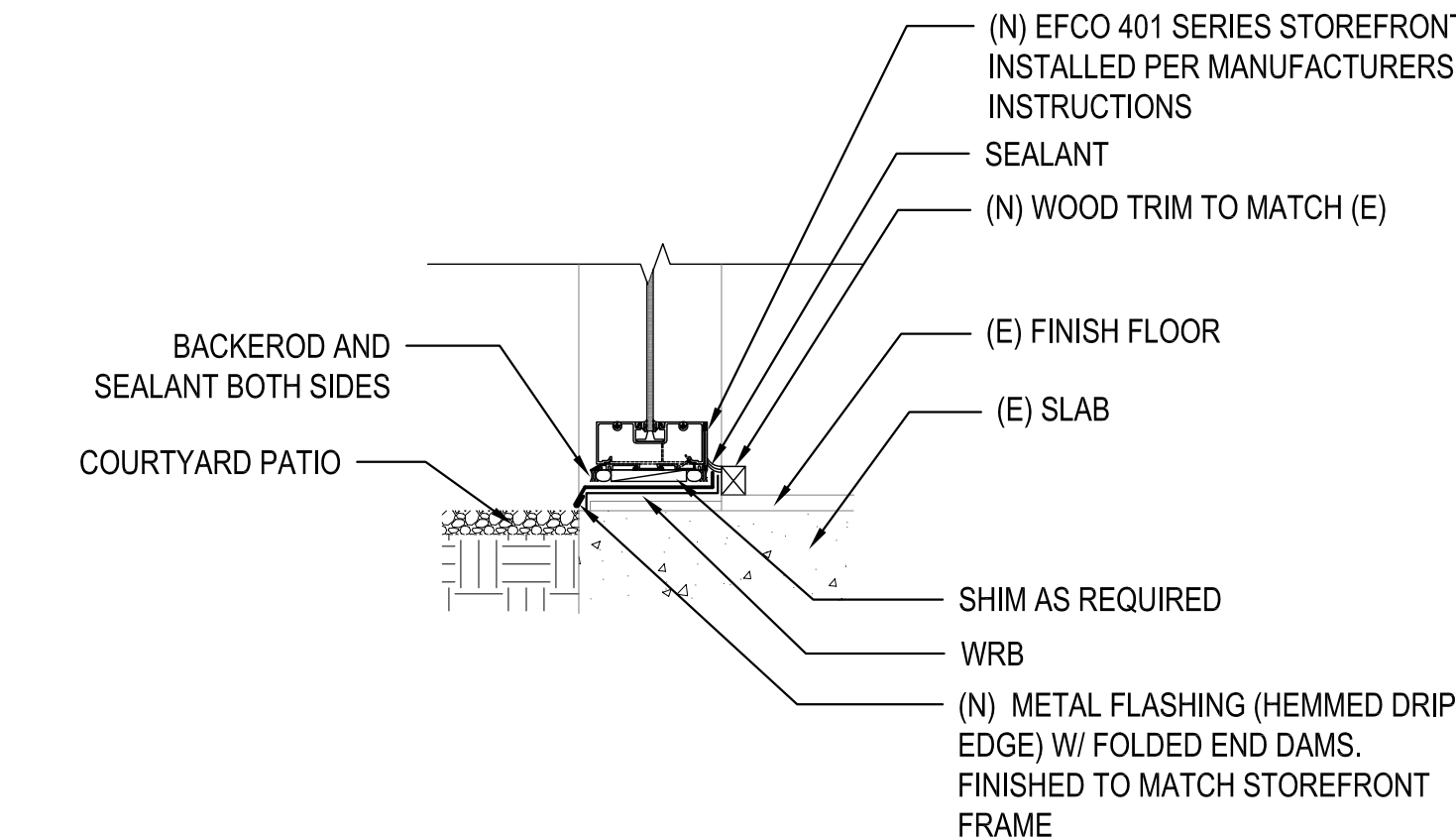
SCALE: 1 1/2" = 1'-0"



9
A1.3

STOREFRONT CORNER DETAIL

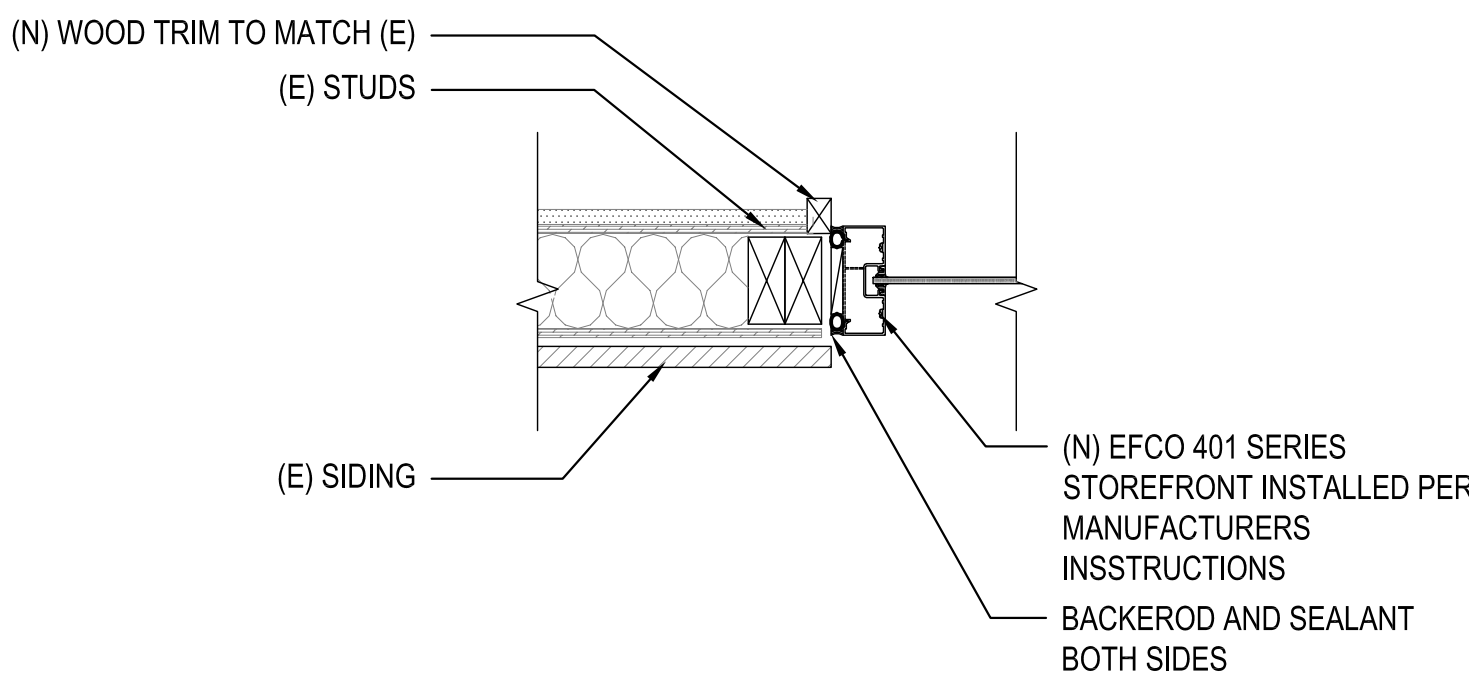
SCALE: 1 1/2" = 1'-0"



2
A1.3

STOREFRONT SILL DETAIL

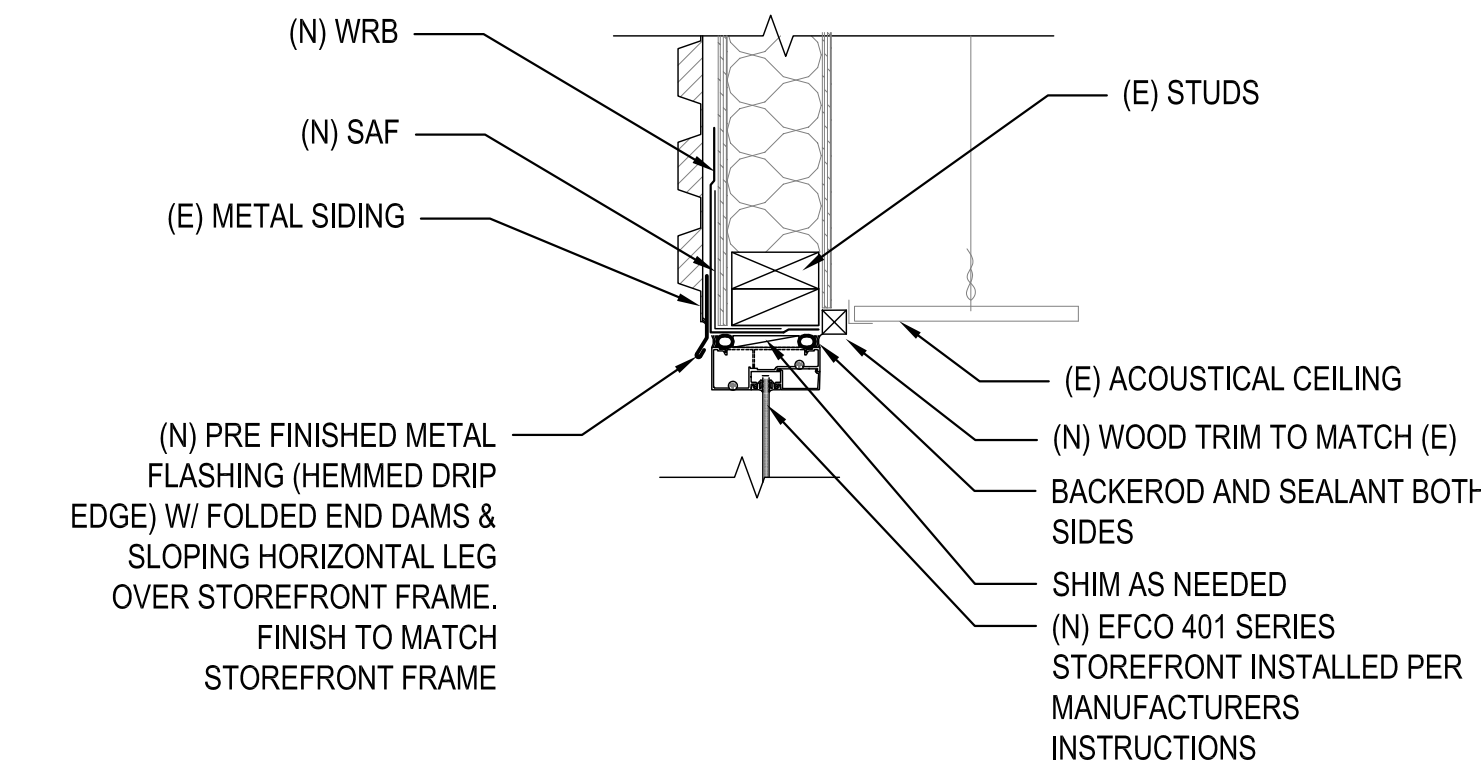
SCALE: 1 1/2" = 1'-0"



4
A1.3

STOREFRONT JAMB DETAIL (SGD SIM.)

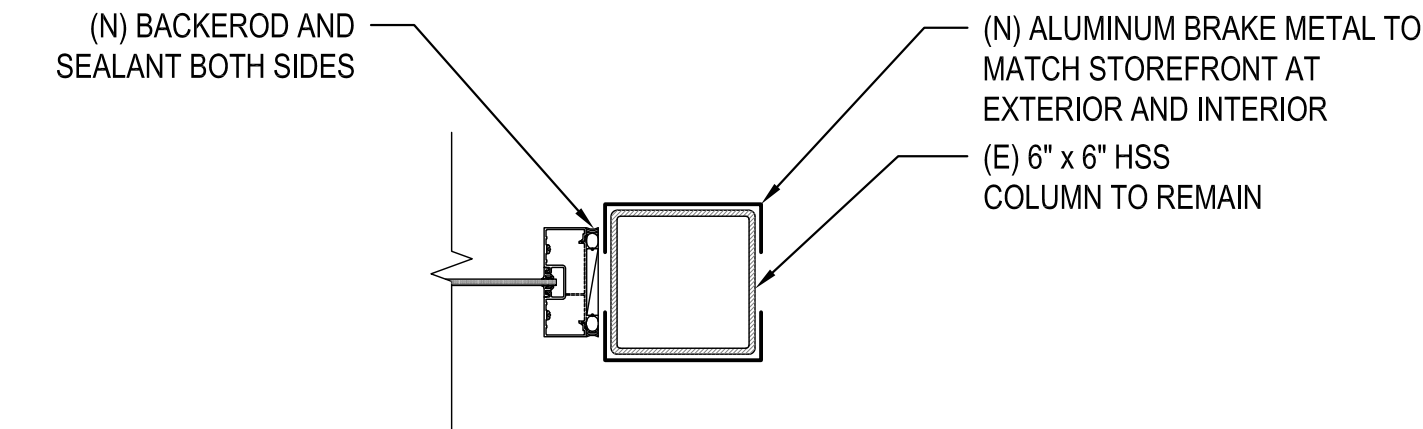
SCALE: 1 1/2" = 1'-0"



6
A1.3

STOREFRONT HEAD DETAIL

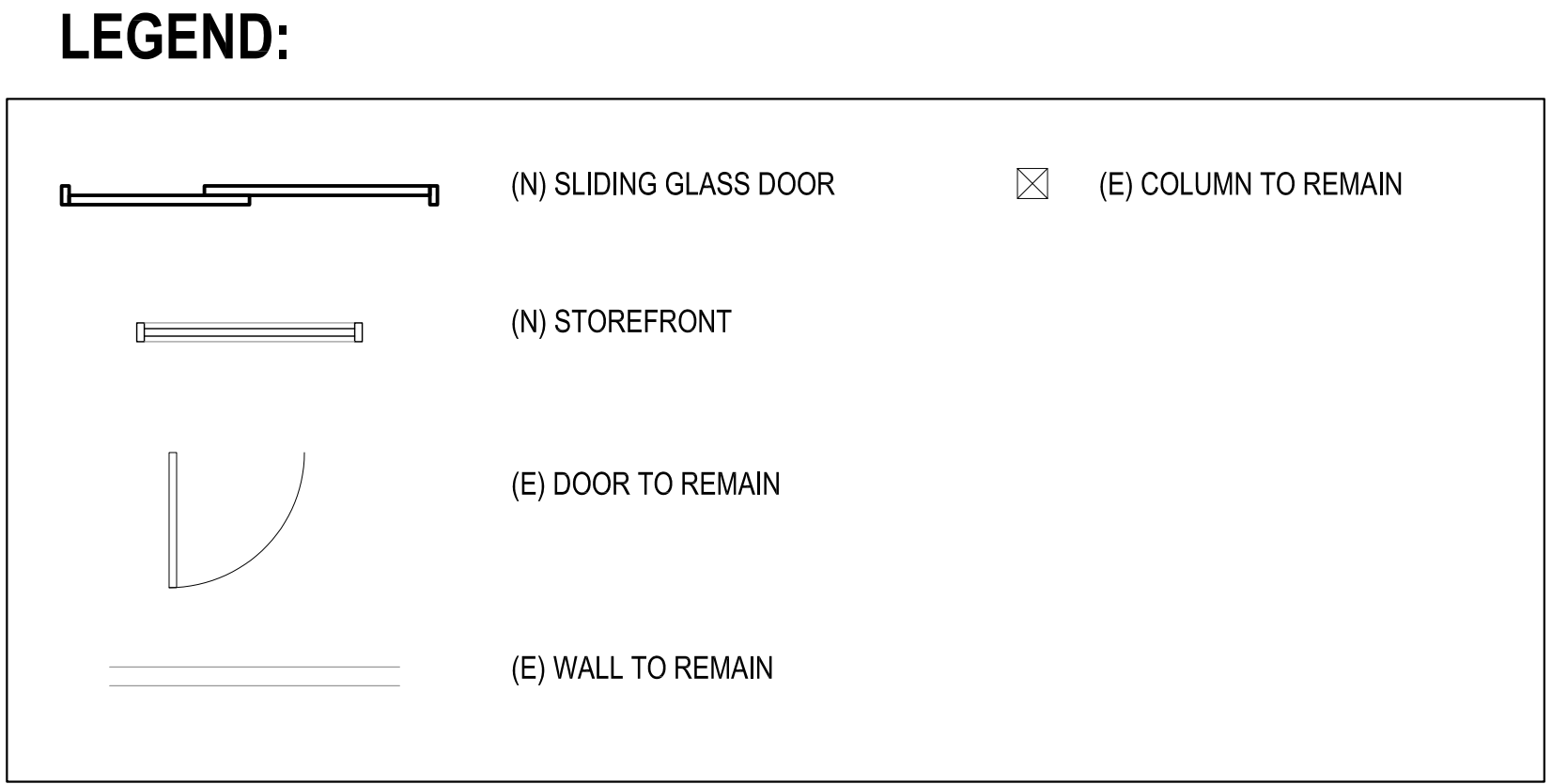
SCALE: 1 1/2" = 1'-0"



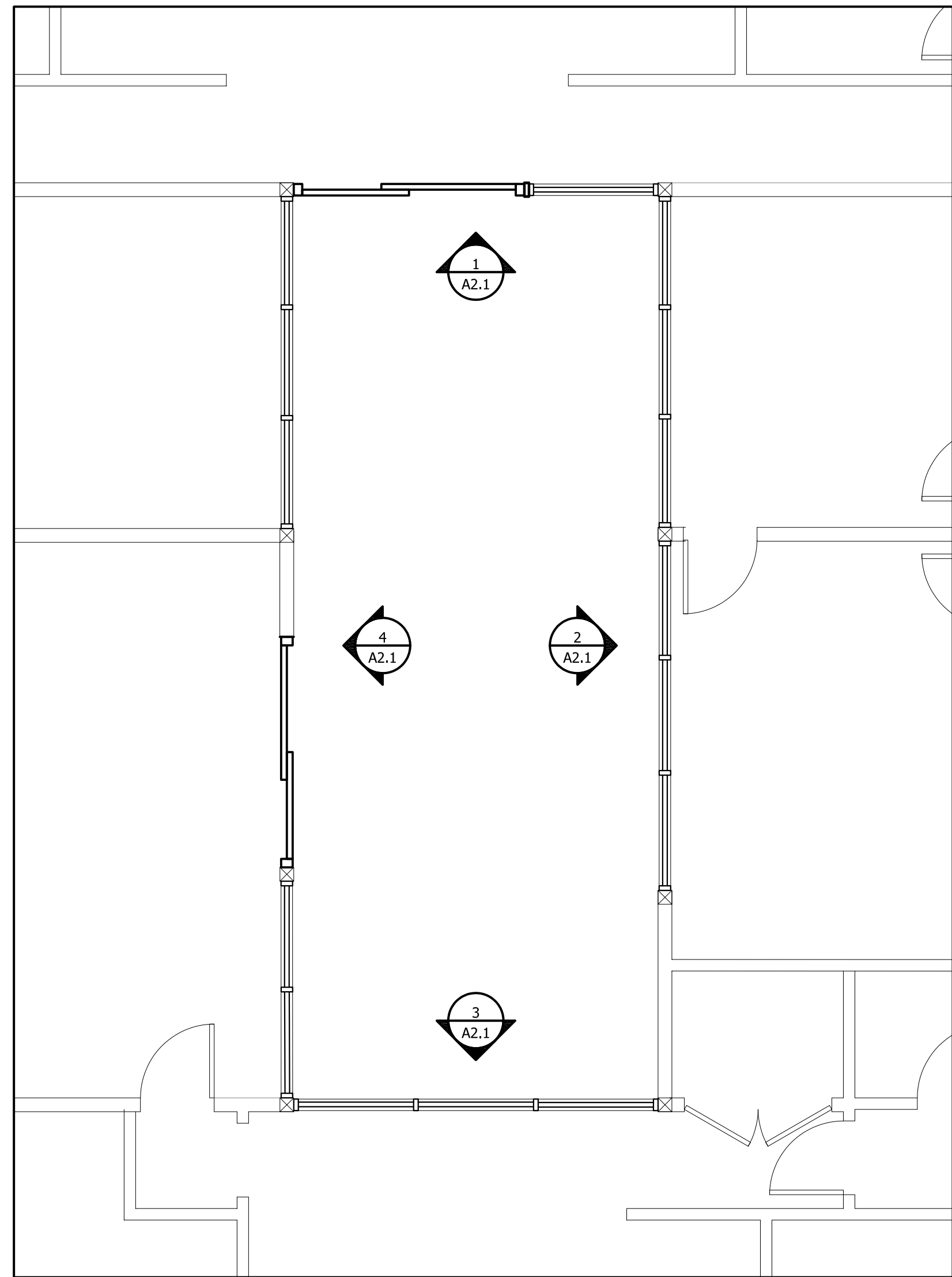
8
A1.3

STOREFRONT @ (E) COLUMN (SGD SIM.)

SCALE: 1 1/2" = 1'-0"



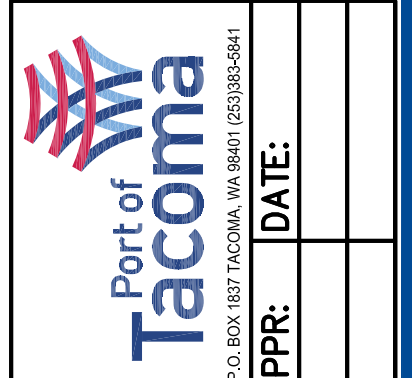
- GENERAL NOTES:
- FIELD VERIFY ALL DIMENSIONS
 - PROPERLY PREPARE SUBSTRATE; CLEAN AND REMOVE ANY DUST AND DEBRIS BEFORE INSTALLATION

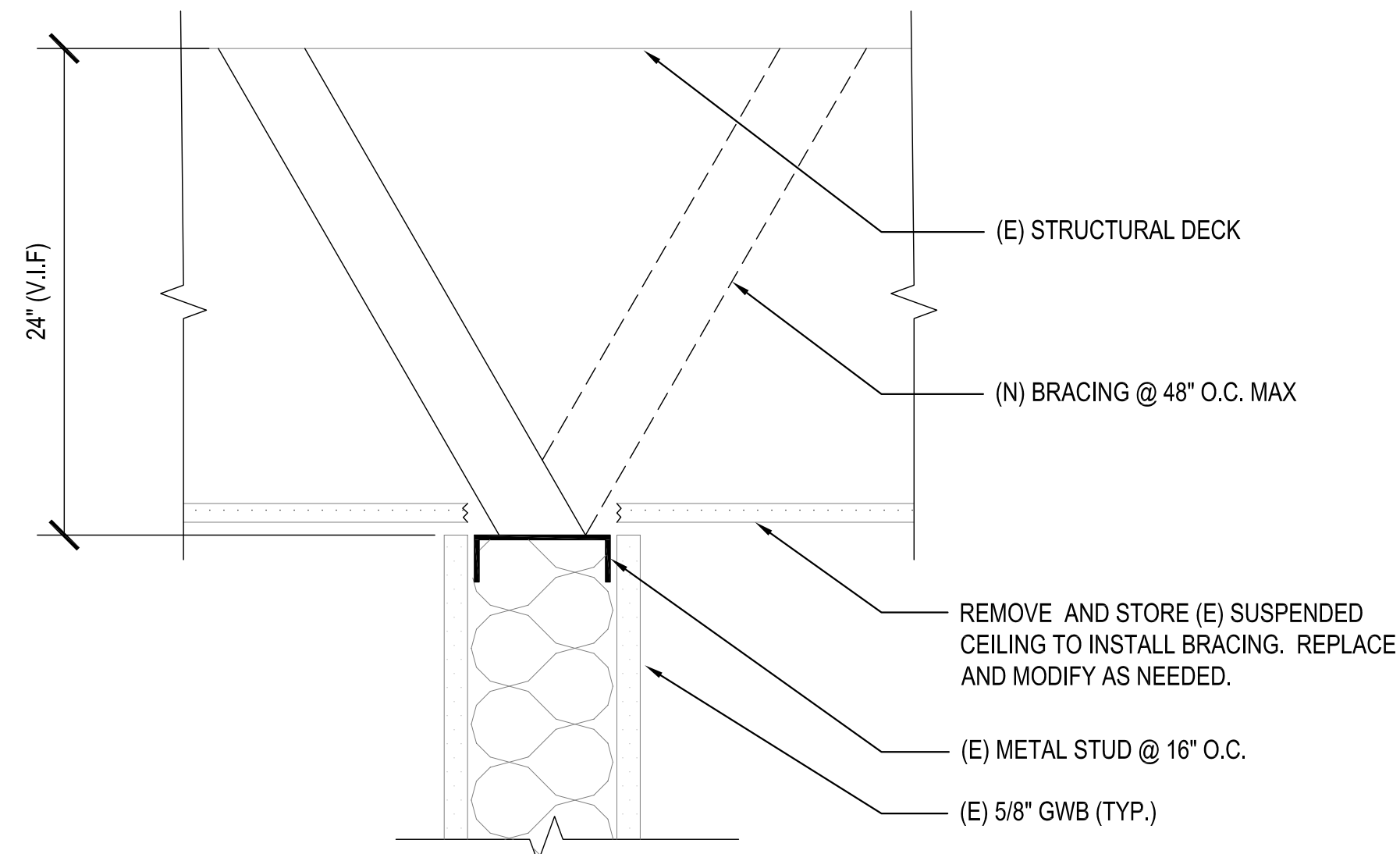
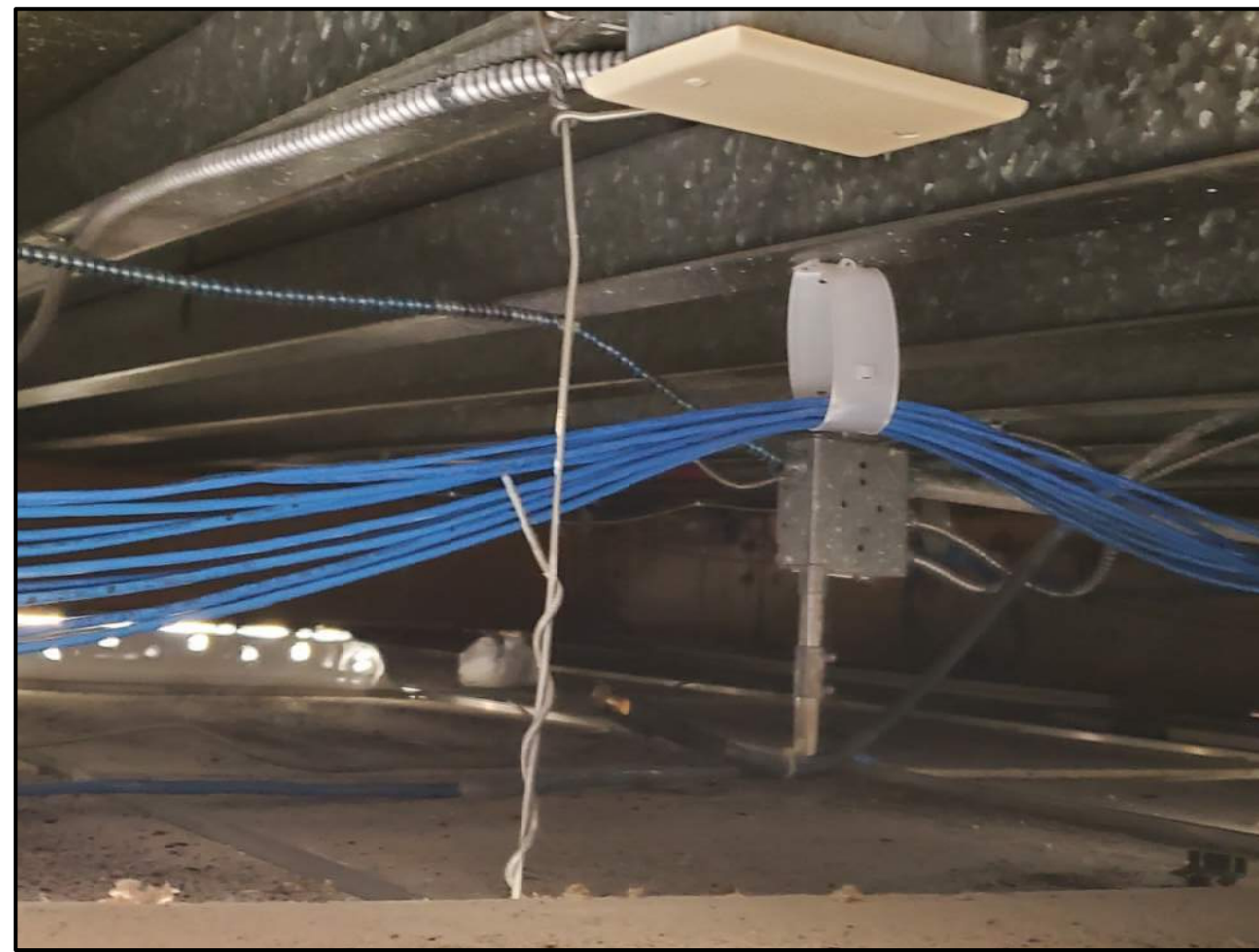
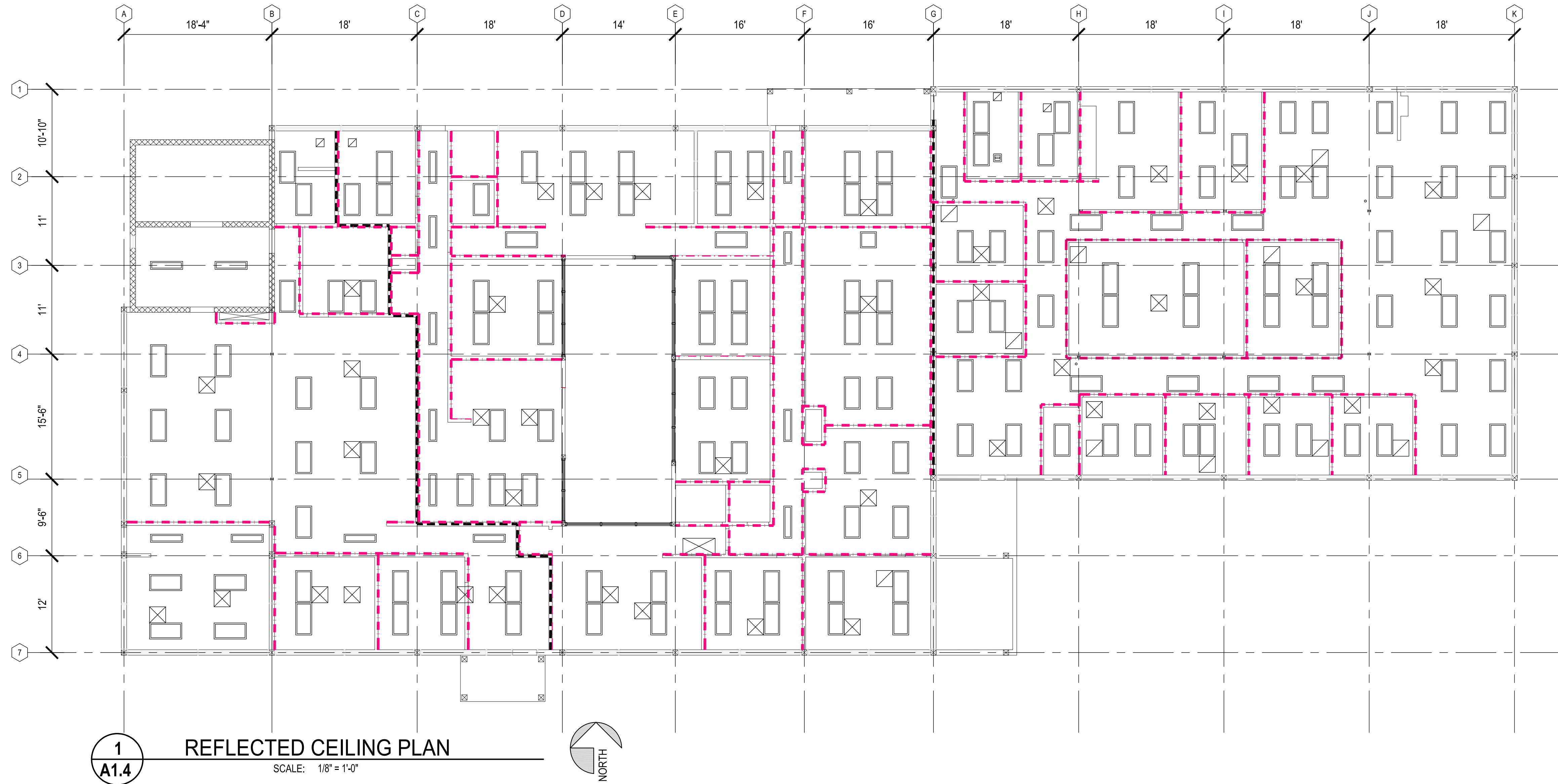


1
A1.3






COURTYARD FLOOR PLAN

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

A1.3 OF 8 SH 5	EARLEY BUSINESS CENTER BUILDING 326 COURTYARD FLOOR PLAN				APPROVED:		CHECKED BY		DATE	
	CONTR/CONS:	TOWNSHIP:	RANGE:	SECTION:	DIRECTOR	ENG.	DATE	PROJ.	ENGR	DATE
	M. ID:	DAT-HRZ:	WA83-SF	VERT:	PRINTED BY:	melissa forbes	Jan 07, 2022			
	PHASE:	PARCEL:			PORT ADDRESS:	ONE SITCUM PLAZA TACOMA, WA 98401-1837				
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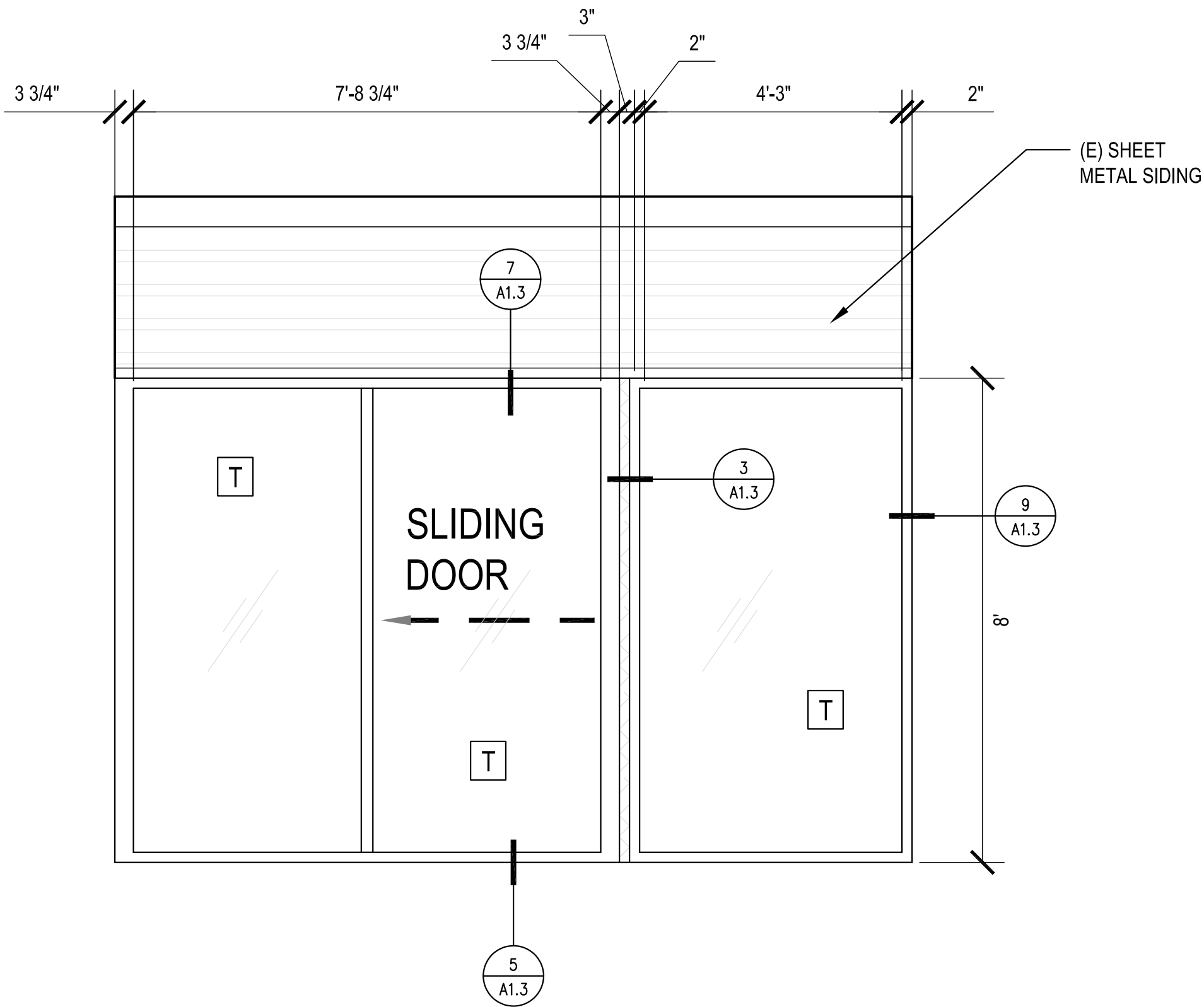


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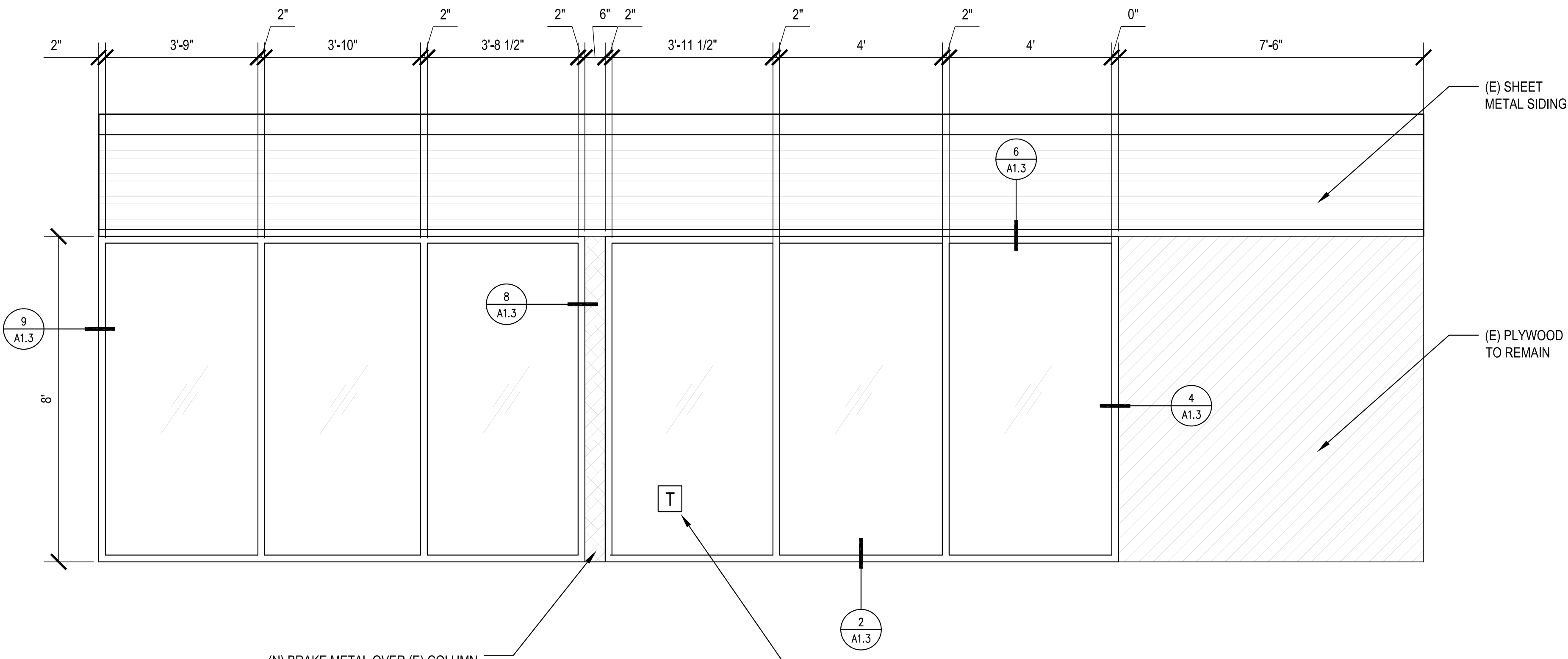
- | | |
|---|--------------------------------------|
|  | (E) 2X4 LIGHT FIXTURE PER ELECTRICAL |
|  | (E) SUPPLY DIFFUSER PER MECHANICAL |
|  | (E) RETURN GRILL PER MECHANICAL |
|  | (N) WALL BRACING @ 48" O.C. MAX |
|  | DIVISION OF TENANT SPACES |

GENERAL NOTES

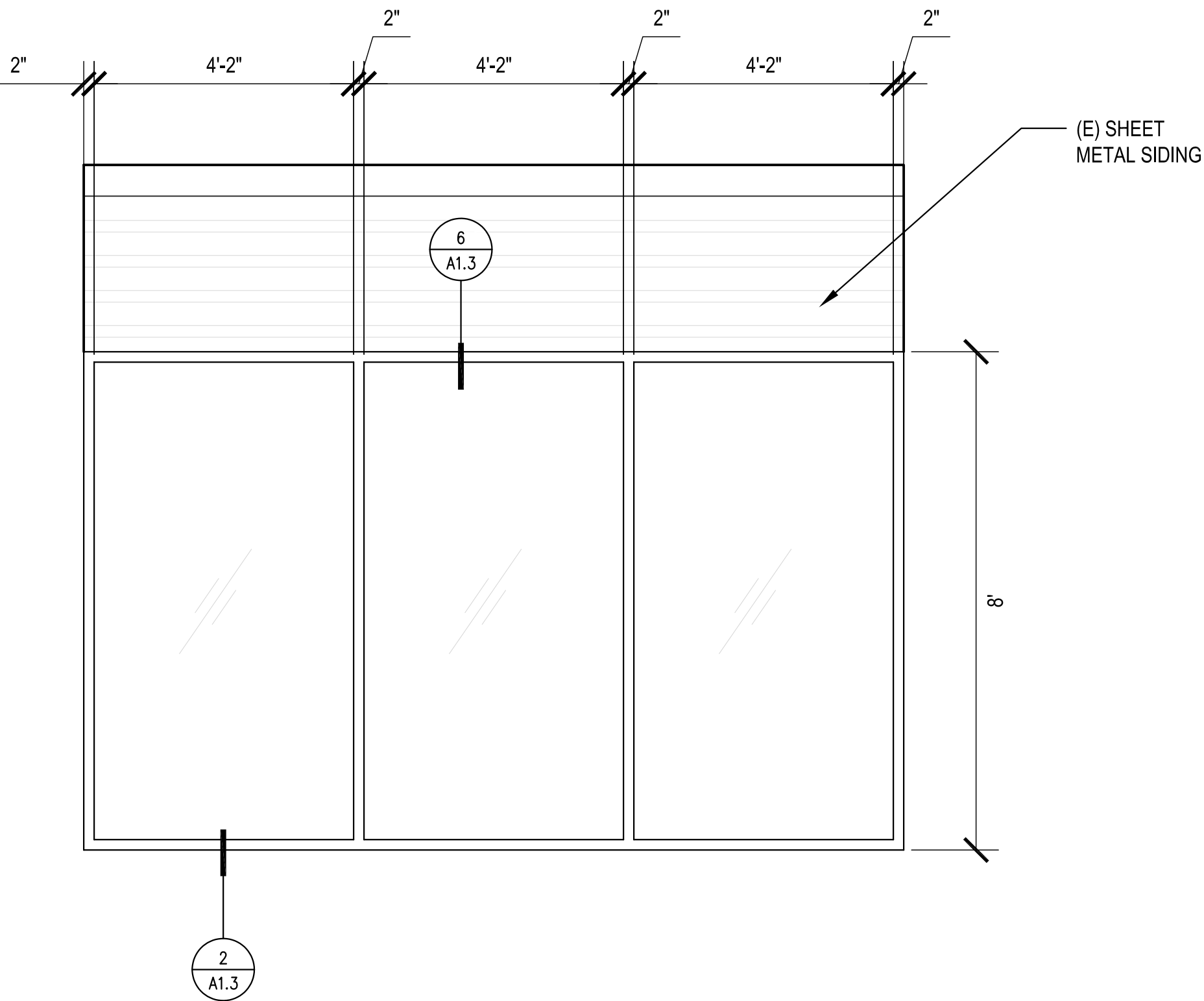
1. (E) SUSPENDED CEILING IS 2X4 ACOUSTICAL CEILING TILES.
2. REMOVE, REPLACE, AND MODIFY AS NEED TO INSTALL THE (N) STRUCTURAL WALL BRACING



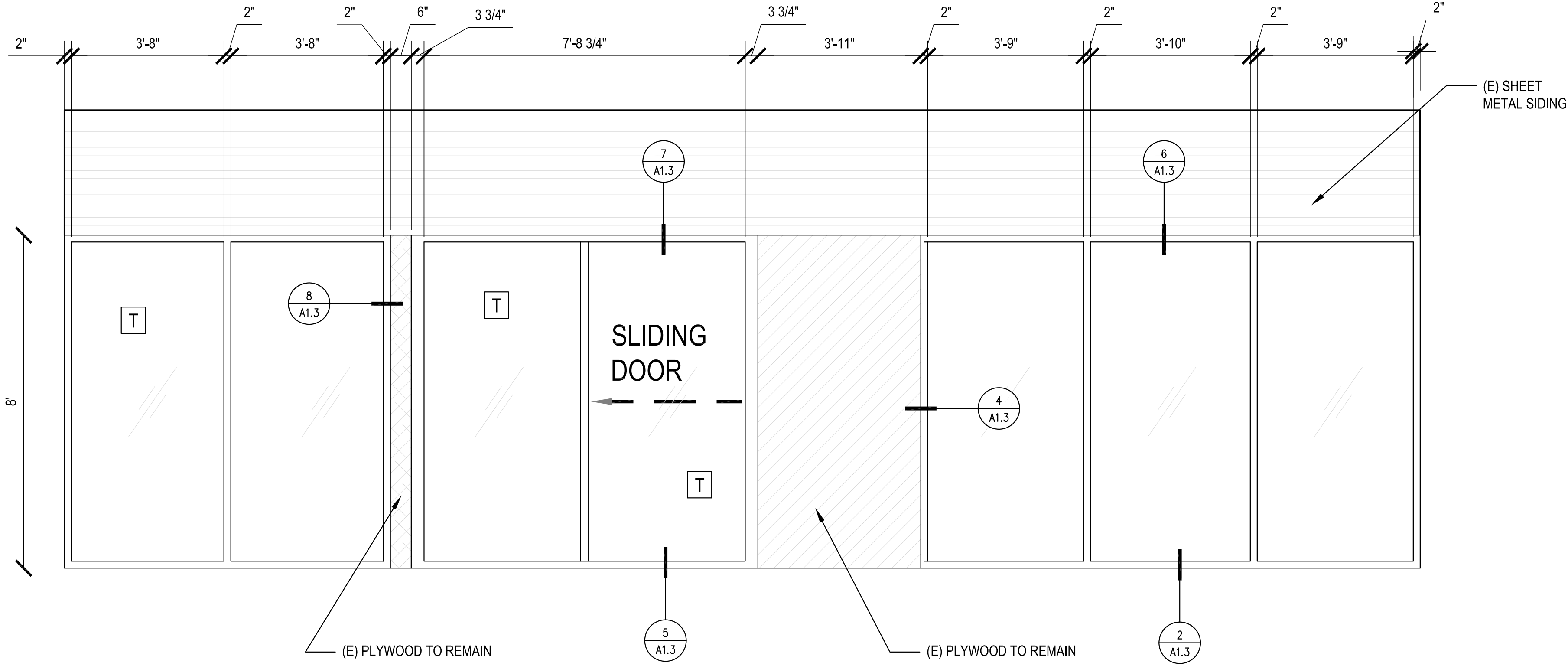
1
A2.1 COURTYARD ELEVATION - NORTH
SCALE: 1/2" = 1'-0"




2
A2.1 COURTYARD ELEVATION - EAST
SCALE: 1/2" = 1'-0"



3
A2.1 COURTYARD ELEVATION - SOUTH
SCALE: 1/2" = 1'-0"



4
A2.1 COURTYARD ELEVATION - WEST
SCALE: 1/2" = 1'-0"



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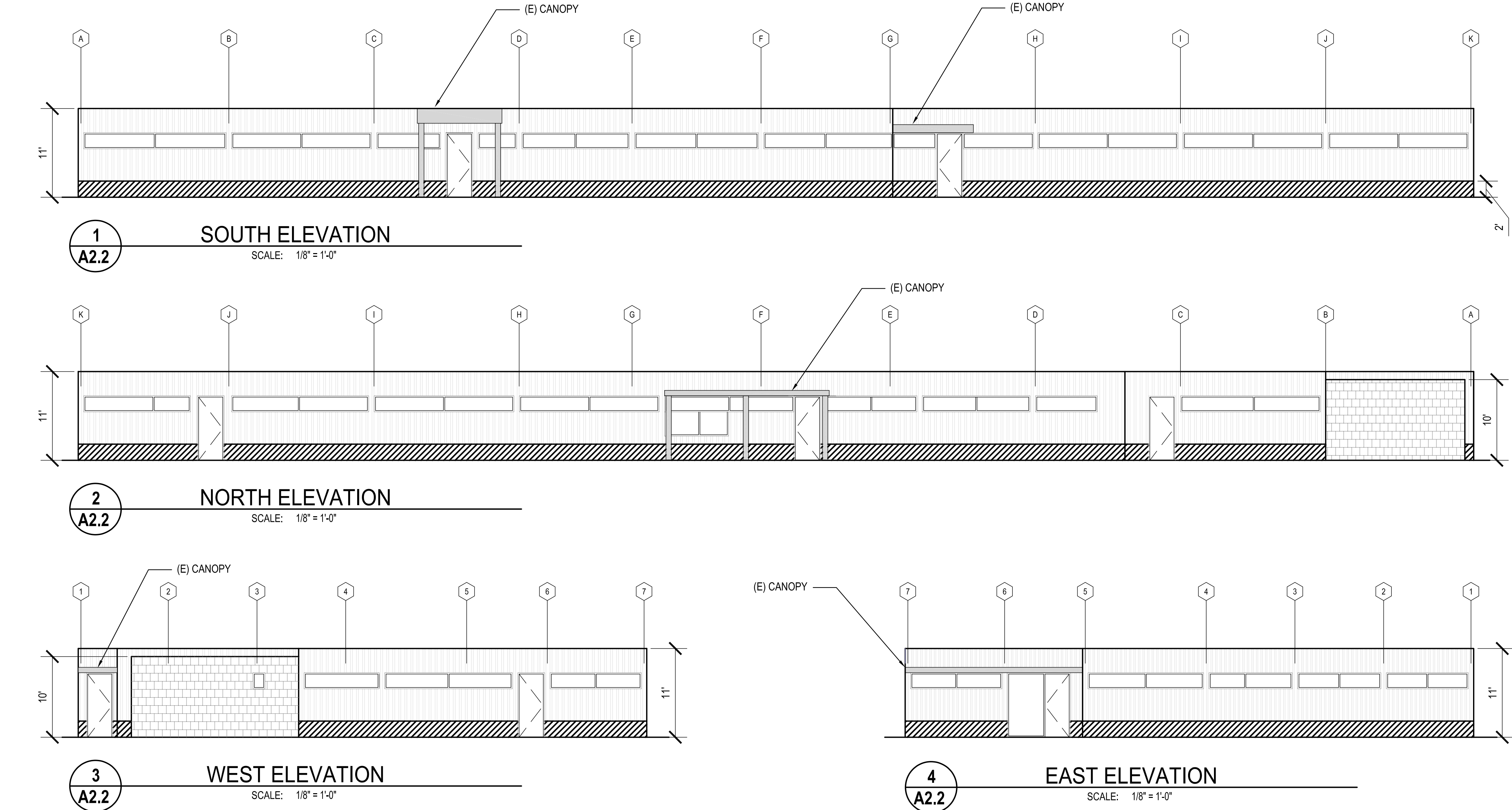
A2.1
SH 7 OF 8

EARLEY BUSINESS CENTER
BUILDING 326
EXTERIOR ELEVATIONS - COURTYARD

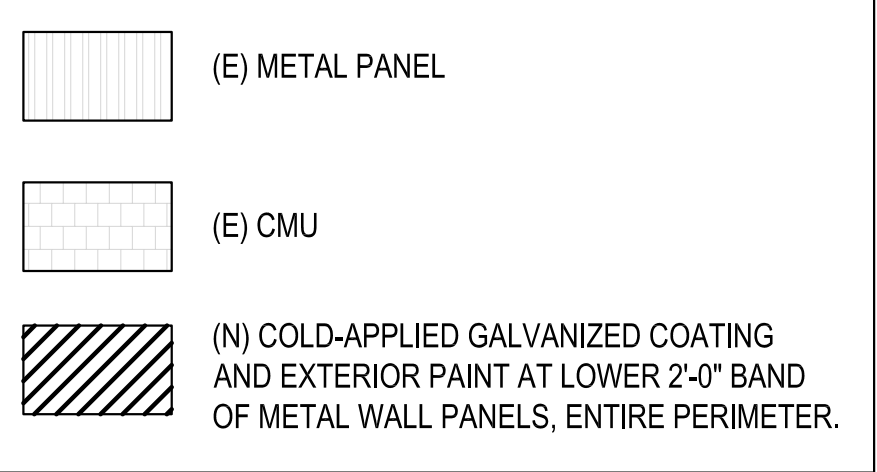
CONT/CONS:	TOWNSHIP:	RANGE:	SECTION:
DATE:	DAT-HRZ:	VERT:	PARCEL:

APPROVED:	CHECKED BY:	DATE:
DIRECTOR:	PROJ. ENGR:	DATE:
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PORT ADDRESS:	ONE SITUUM PLAZA	

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LEGEND:

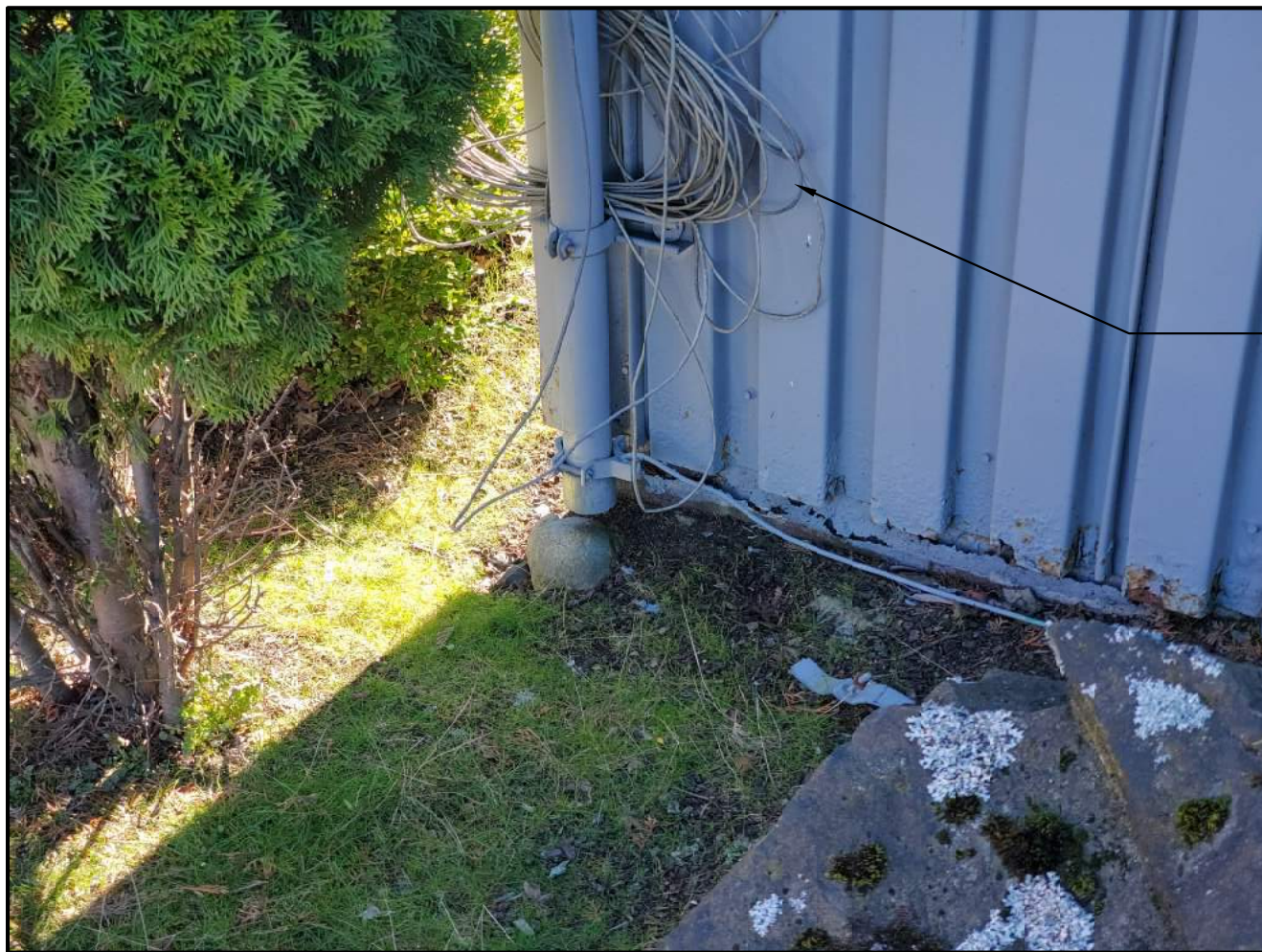


GENERAL NOTES:

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



CLEAN 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

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		MARK:	REVISION:	BY:	DATE:
EARLEY BUSINESS CENTER BUILDING 326 EXTERIOR ELEVATIONS		DIRECTOR ENG. DATE		PROJ. ENGR DATE	
		PRINTED BY: melissa forbes Jan 07, 2022		TACOMA, WA 98401-1837	
A2.2 SH 8 OF 8		TOWNSHIP: RANGE: SECTION:		MILLW/19.39' @ THE 22'1933	
		DAT-HRZ: WAB3-SF		DRAWING SCALE: AS NOTED	
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