

PORT OF TACOMA

2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM

2202 PORT OF TACOMA RD, TACOMA, WA

PERMIT SET

PROJECT DIRECTORY

PORT COMMISSIONERS:

JOHN MCCARTHY  
DICK MARZANO  
DEANNA KELLER  
DON MEYER  
KRISTIN ANG

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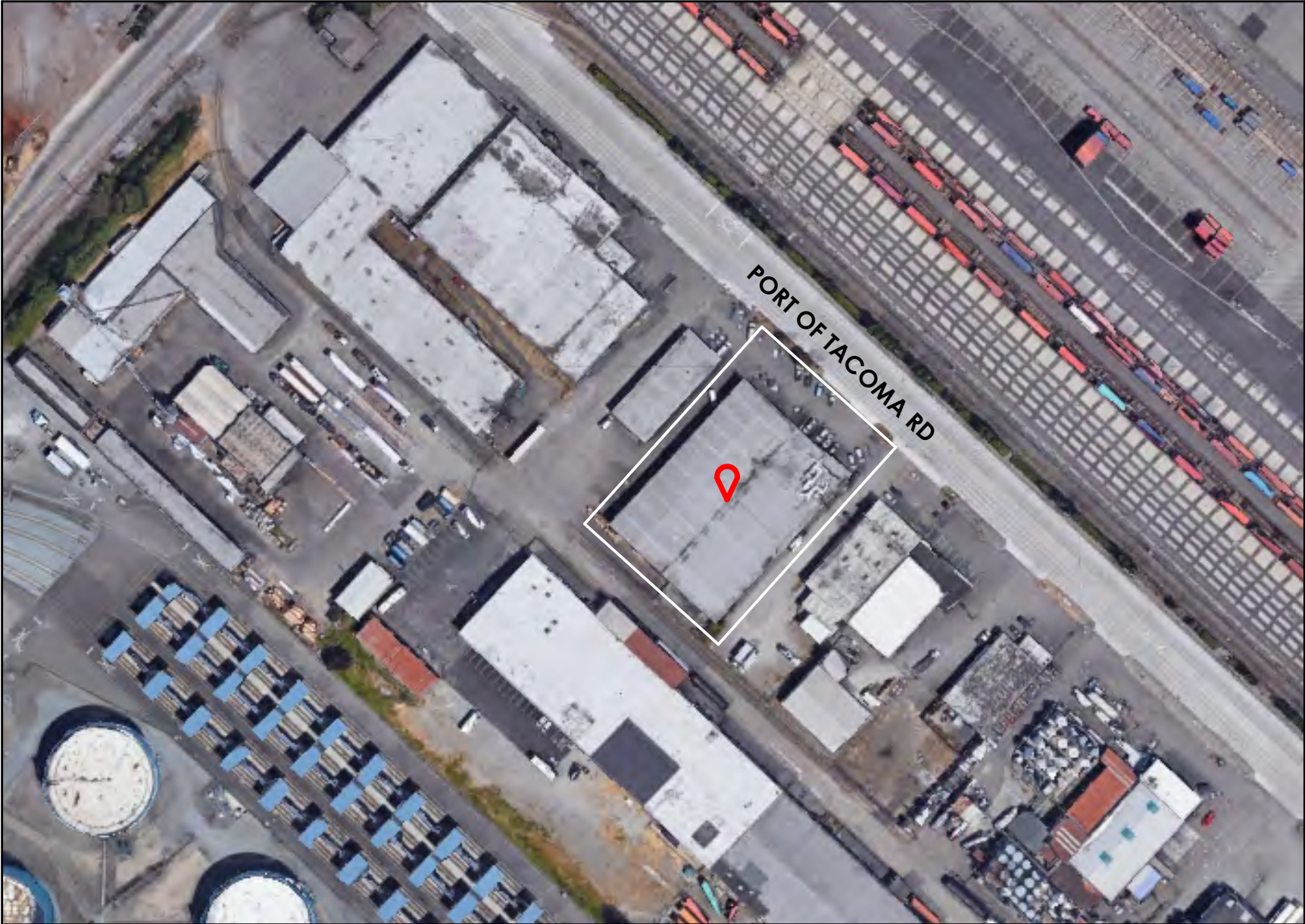
TCF Architecture PLLC  
902 North Second Street  
Tacoma, WA 98403  
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CIVIL ENGINEER

KPPF ENGINEERS  
2407 North 31st Street, Suite 100  
Tacoma, WA 98407  
Phone: 253-396-0150

Associate Engineer: Bill Armour, PE LEED AP  
Email: bill.armour@kppf.com



SITE VICINITY MAP

NTS

SHEET INDEX			
DEMOLITION			
D1.0	COVER SHEET	CHECKED BY	DATE
D2.02	FIRST FLOOR REFERENCE PLAN	PROJ. ENGR	DATE
D2.10	BUILDING PHOTOGRAPHS		
D2.12	BUILDING PHOTOGRAPHS		
D2.11	BUILDING PHOTOGRAPHS		
D2.03	SECOND FLOOR REFERENCE PLAN		
CIVIL			
C2.0	SITE PLAN		
C2.1	PHOTO DETAILS		
C2.2	PHOTO DETAILS		
C2.3	PHOTO DETAILS		
C2.4	PHOTO DETAILS		
C2.5	PHOTO REFERENCE PLAN		

6674  
D1.0  
OF 6

CONT/CONS: 071645  
M.ID: 101629.02  
PHASE: BID SET - 7/29/22

2022 PORT OF TACOMA BUILDING  
DEMOLITION PROGRAM  
2202 PORT OF TACOMA RD  
COVER SHEET

TOWNSHIP: 21  
DAT-HRZ: WA-83 SF  
PARCEL: 0321353027

RANGE: 03  
VERT: 35

DRAWING SCALE: AS NOTED

APPROVED:

Checker  
09/21/2021

CHECKED BY  
DATE

DIRECTOR ENG.  
DATE

PROJ. ENGR  
DATE

PRINTED BY:  
3600 PORT OF TACOMA RD  
TACOMA, WA 98424

PORT ADDRESS:

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TCF Architecture LLC  
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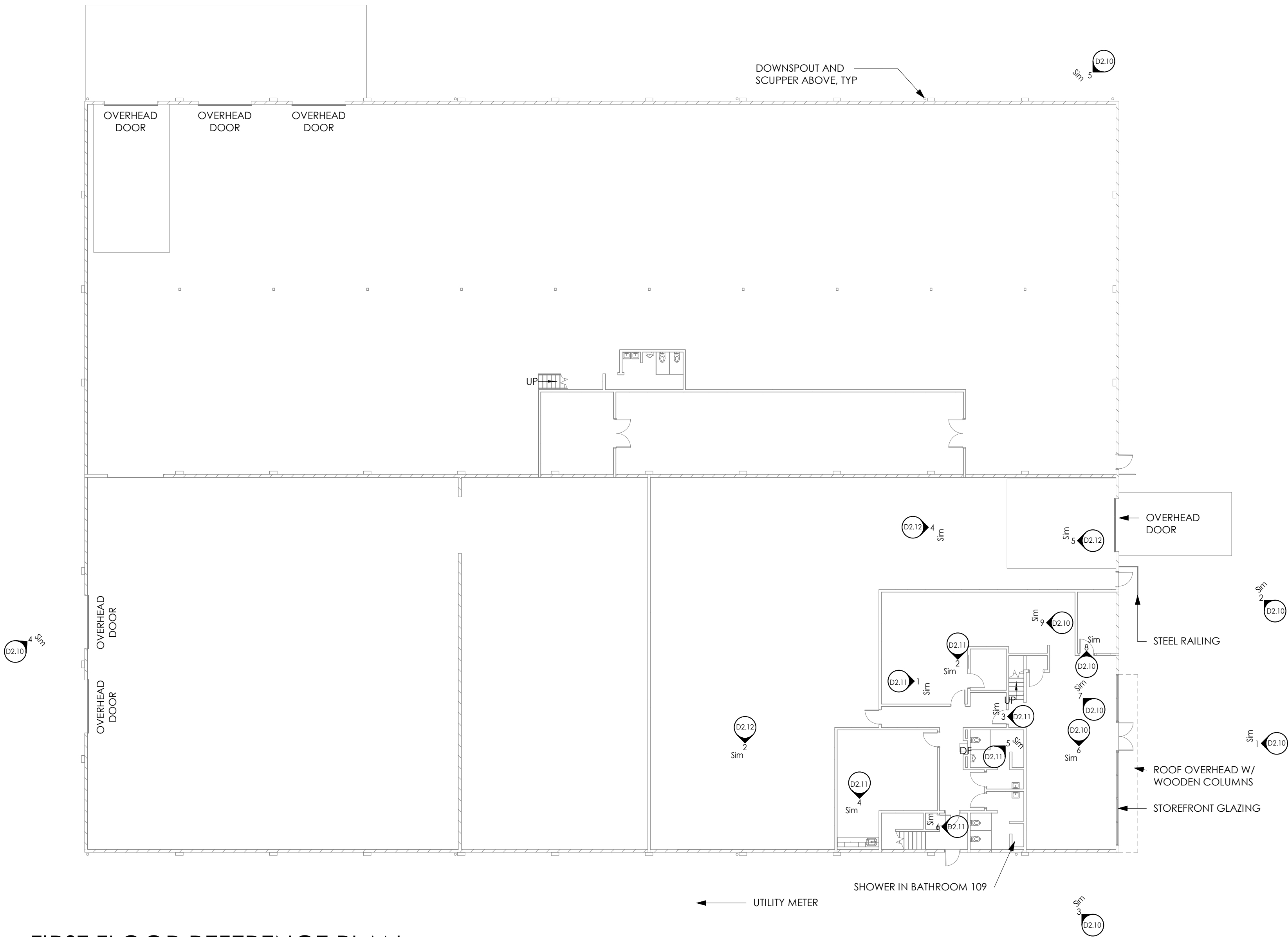
APPR:  
DATE:



1

FIRST FLOOR REFERENCE PLAN

1/16" = 1'-0"



DEMOLITION PLAN  
SHEET NOTES:

- A. GENERAL REQUIREMENTS: REMOVED DESIGNATED BUILDINGS, SHEDS, CANOPIES, AND ALL OTHER SITE COMPONENTS WITHIN THE WORK AREA LIMITS UNLESS NOTED OTHERWISE.
- B. EXISTING DRAWINGS AND PHOTOS ARE PROVIDED FOR REFERENCE ONLY. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
- C. SEE CIVIL AND HAZARDOUS DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE REQUIREMENTS.
- D. SEE HAZARDOUS MATERIALS ABATEMENT DRAWINGS FOR ADDITIONAL ABATEMENT REQUIREMENTS.
- E. DEMOLISH, DECONSTRUCT ALL PORTIONS OF BUILDINGS SHOWN ONLY AFTER ABATEMENT AND SALVAGE OPERATIONS ARE COMPLETE.
- F. LOOSE FURNISHINGS AND FIXTURES ON SITE SHOULD BE REMOVED BY THE OWNER PRIOR TO NOTICE TO PROCEED TO THE CONTRACTOR.
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SURFACE	MATERIAL
FLOOR	VCT, SHEET CARPET, EXPOSED CONC SLAB
EXT WALLS	PAINTED CONC, STUCCO
INT WALLS	PAINTED GYPSUM, FRAMED
CEILING	EXPOSED WOOD STRUCTURE, ACOUSTIC TILE
ROOF	FLAT, MEMBRANE, APPROX 18'-0" HEIGHT

6674

D2.02

OF 6

CONTICONS: 071645

M. ID: 101620.02

PHASE: BID SET - 7/29/22

TOWNSHIP: 21

DAT-HRZ: WA-83 SF

PARCEL: 0321363027

RANGE: 03

SECTION: 35

VERT: AS NOTED

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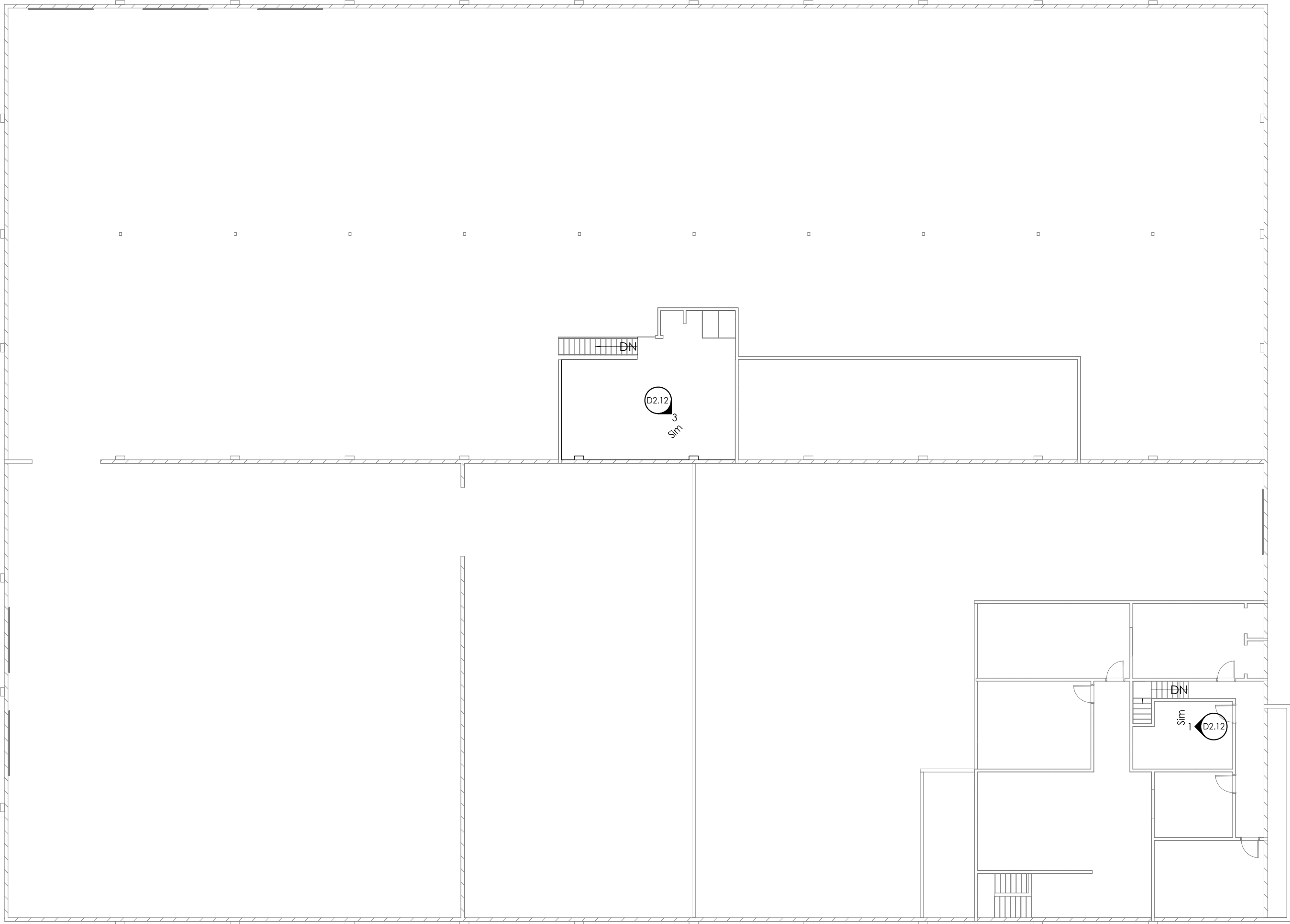
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1

T.O. SECOND LEVEL

1/16" = 1'-0"



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EXT WALLS	PAINTED CONC, STUCCO
INT WALLS	PAINTED GYPSUM, FRAMED
CEILING	EXPOSED WOOD STRUCTURE, ACOUSTIC TILE
ROOF	FLAT, MEMBRANE, APPROX 18'-0" HEIGHT

6674  
D2.03  
OF 6

CONTICONS: 071645  
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2 PHOTO - EXTERIOR ELEVATION N  
NTS



3 PHOTO - EXTERIOR ELEVATION E  
NTS



4 PHOTO - EXTERIOR ELEVATION S  
NTS



5 PHOTO - EXTERIOR ELEVATION W  
NTS



6 PHOTO - OFFICE INTERIOR  
NTS



7 PHOTO - OFFICE INTERIOR  
NTS



8 PHOTO - CORRIDOR INTERIOR  
NTS



9 PHOTO - LOCKER RM INTERIOR  
NTS

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6674  
D2.10  
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CONTIGUOUS: 071645  
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PHASE: BID SET - 7/29/22

TCF Architecture  
TCF Architecture LLC  
902 North Second Street, Tacoma, WA 98403  
www.tcfarchitecture.com P:253.572.3993

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TOWNSHIP: 21  
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PARCEL: 0321353027

RANGE: 03 SECTION: 35  
VERT: DRAWING SCALE: AS NOTED

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1 PHOTO - LOCKER RM INTERIOR  
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2 PHOTO - STORAGE INTERIOR  
NTS



4 PHOTO - BATHROOM INTERIOR  
NTS



3 PHOTO - CORRIDOR INTERIOR  
NTS



5 PHOTO - STOR AREA INTERIOR  
NTS



6 PHOTO - STOR AREA INTERIOR  
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6674  
D2.11  
OF 6

2022 PORT OF TACOMA BUILDING  
DEMOLITION PROGRAM  
2202 PORT OF TACOMA RD  
COVER SHEET

CONTRACT NO: 071645  
M. ID: 101529.02  
PHASE: BID SET - 7/29/22

APPROVED:

CHECKER: 09/21/2021  
DATE: 09/21/2021

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PORT ADDRESS: TACOMA, WA 98424

TOWNSHIP: 21  
DATE: 10/15/2022  
PARCEL: 0321353027

RANGE: 03  
SECTION: 35  
VERT: 1

DRAWING SCALE: AS NOTED

TCF Architecture  
TCF Architecture LLC  
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1 PHOTO - OFFICE INTERIOR  
NTS



2 PHOTO - STOR AREA INTERIOR  
NTS



3 PHOTO - STOR AREA INTERIOR  
NTS



4 PHOTO - LOADING DOCK  
NTS



5 PHOTO - LOADING DOCK  
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ROOF	FLAT, MEMBRANE, APPROX 18'-0" HEIGHT

6674  
D2.12  
OF 6

CONTICONS: 071645  
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RANGE: 03  
SECTION: 35  
TOWNSHIP: 21  
DAT-HRZ: WA-83 SF  
PARCEL: 0321353027

APPROVED:

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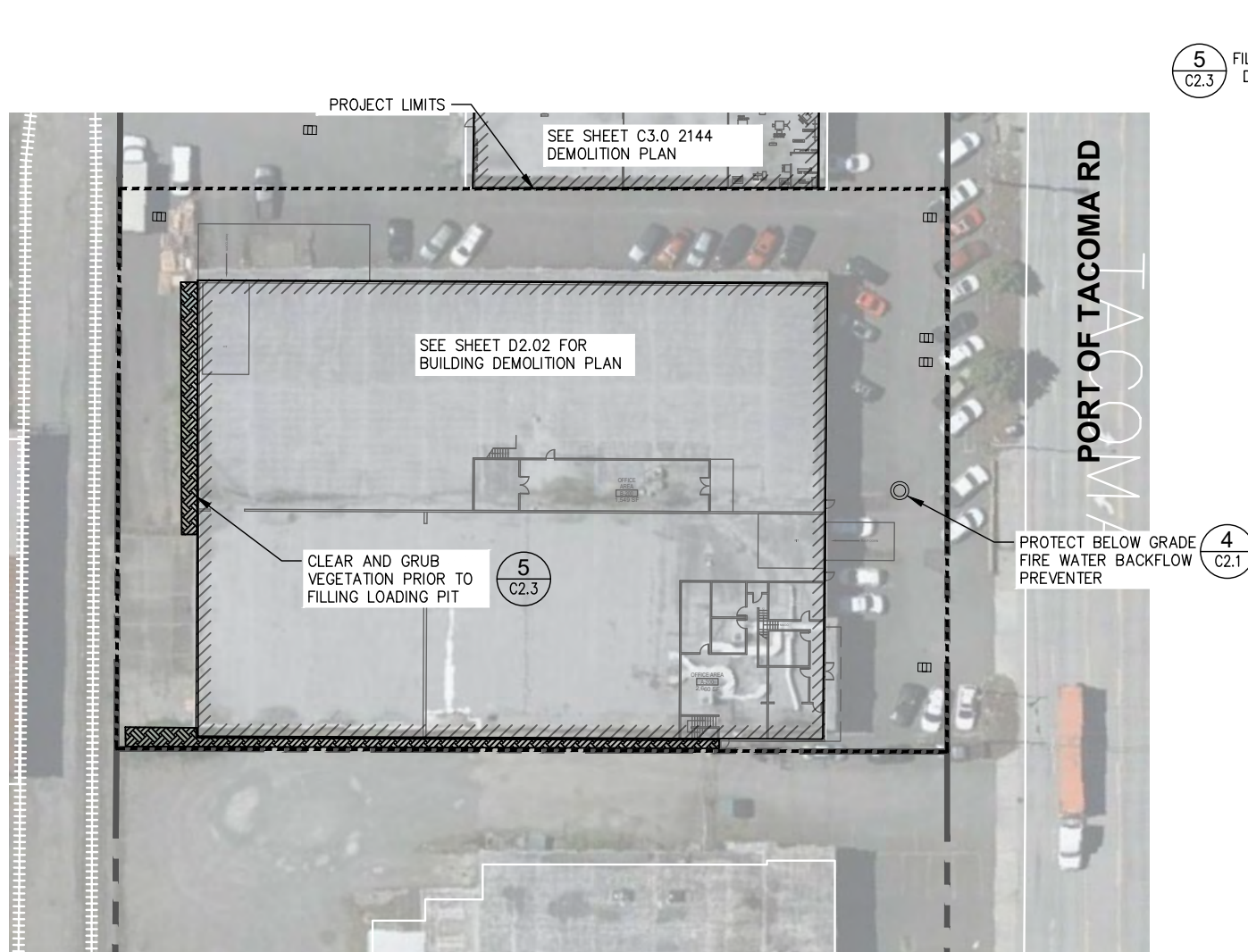
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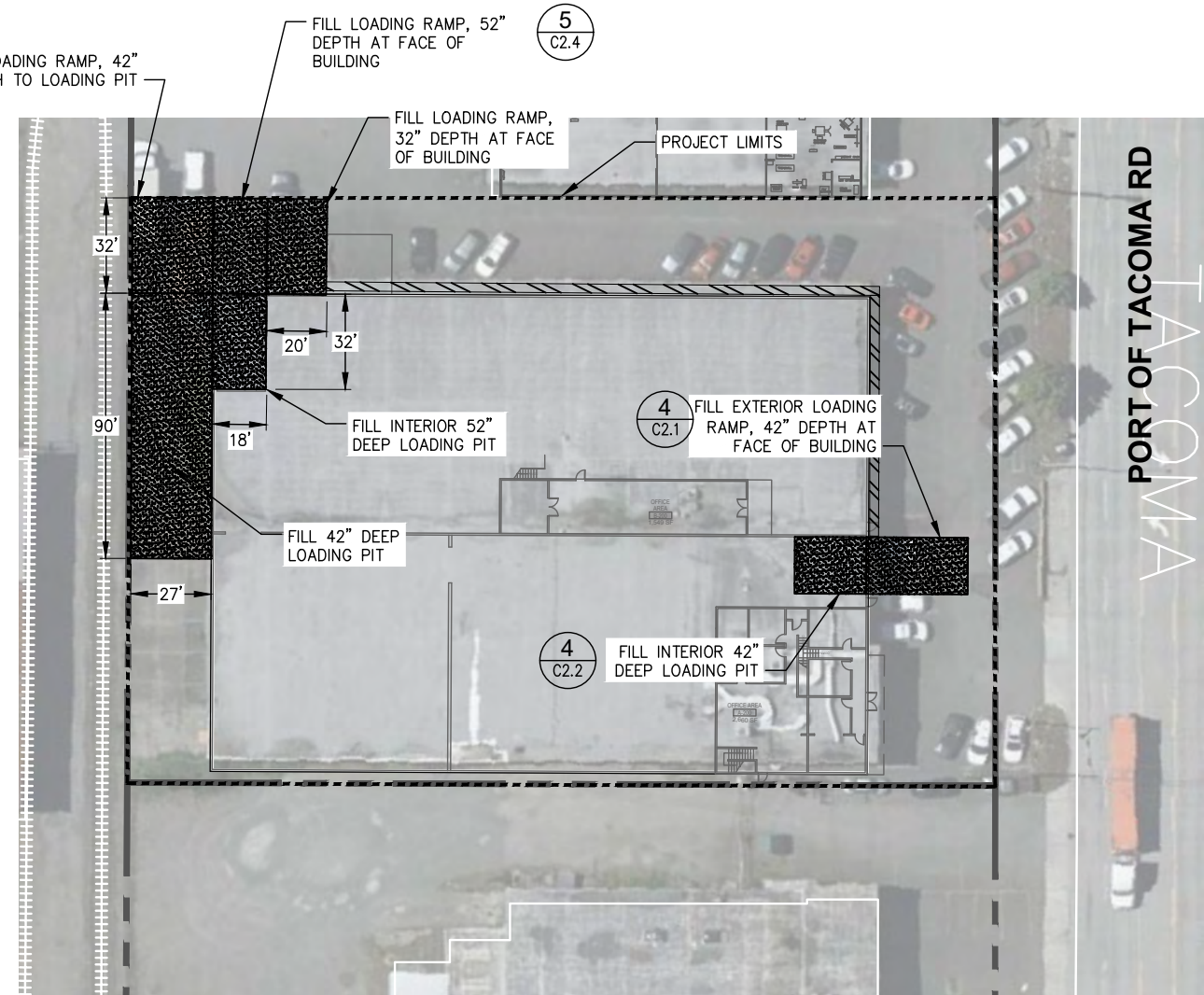




**1**  
S1.X








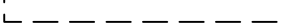

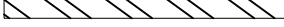

**DEMOLITION PLAN**

SCALE: 1" = 30'



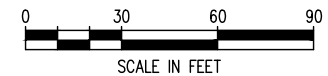
**1 SITE PLAN**  
S1.X SCALE: 1" = 30'



## LEGEND

- |   |  |
|---|--|
|  | PARCEL BOUNDARY                          |
|  | PROJECT LIMITS OF WORK                   |
|  | EX CATCH BASIN, PROVIDE INLET PROTECTION |
|  | EX MANHOLE, PROTECT IN PLACE             |
|  | REMOVE BUILDING                          |
|  | CLEAR AND GRUB VEGETATION                |
|  | GRAVEL FILL                              |
|  | GRIND CONCRETE                           |
|  | REMOVE CONCRETE FOOTING TO GRADE         |
|  | PROPOSED ASPHALT TRANSITION              |
|  | PROPOSED ECOLOGY BLOCKS                  |

## GENERAL NOTES

1. PARCEL LINES ARE IMPORTED FROM PIERCE COUNTY GIS AND ARE APPROXIMATE.
2. ALL LOCATIONS OF EXISTING IMPROVEMENTS SHOWN ARE FROM AVAILABLE RECORDS PROVIDED BY THE PORT AND SHOULD BE CONSIDERED APPROXIMATE AND NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL FIELD VERIFY ALL IMPROVEMENTS AND EXISTING UTILITIES.
3. CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY THE ENGINEER IF UNKNOWN UTILITIES ARE DISCOVERED OR DAMAGED DURING CONSTRUCTION. WORK SHALL RESUME AT THE DIRECTION OF THE ENGINEER.
4. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL SITE IMPROVEMENTS NOT OTHERWISE NOTED FOR DEMOLITION. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONSTRUCTION AT NO ADDITIONAL COST TO THE PORT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING THE NECESSARY BMPs AS NEEDED TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE OR ENTERING THE STORM DRAIN SYSTEM.



6674 <b>C2.0</b> OF 25	2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2202 PORT OF TACOMA RD SITE PLAN				APPROVED:	T.U.H _____ CHECKED BY      DATE		 2407 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 316-6150 Fax (253) 396-0162	 P.O. BOX 487 TACOMA, WA 98401 (253)395-9641
	CONTIGUOUS: 07/645 M. ID: 101529.02 PHASE: BID SET - 7/29/22	TOWNSHIP: _____ DAT-HRZ: WA-48 SF PARCEL: _____	RANGE: _____ VERT: _____	SECTION: _____	DIRECTOR ENG.      DATE _____ PROJ. ENGR      DATE	MARK: _____ REVISION: _____ BY: _____ APPR: _____ DATE: _____			





1  
C2.1

PHOTO



2  
C2.1

PHOTO



3  
C2.1

PHOTO



4  
C2.1

PHOTO



5  
C2.1

PHOTO



6  
C2.1

PHOTO

6674 <b>C2.1</b> OF 25	2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2202 PORT OF TACOMA RD PHOTO DETAILS				APPROVED:	TJH	Port of Tacoma P.O. BOX 1807 TACOMA, WA 98401 (253)835844	
	CONTRACT NO:	071645	TOWNSHIP:	WA-43 SF	RANGE:	SECTION:	DATE:	DATE:
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CUT AND CAP  
FIRE WATER AT  
GRADE



1  
C2.2

PHOTO



2  
C2.2

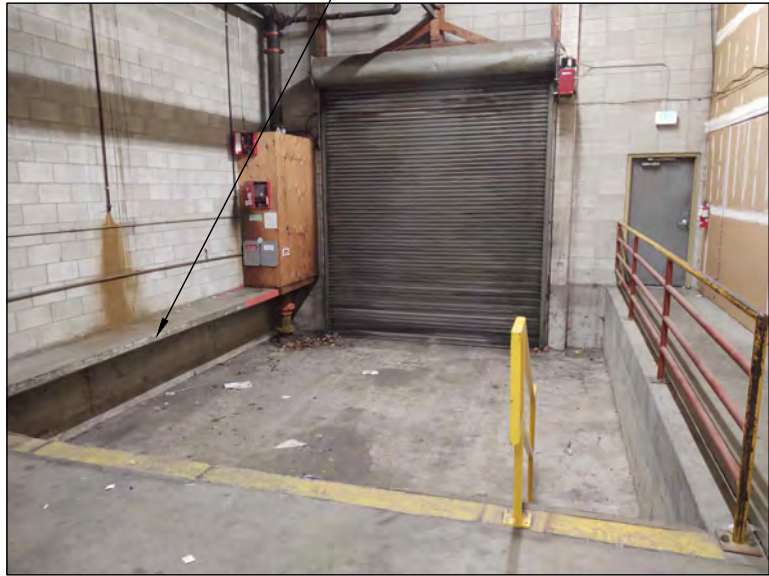
PHOTO



PROTECT  
EXISTING CATCH  
BASIN

3  
C2.2

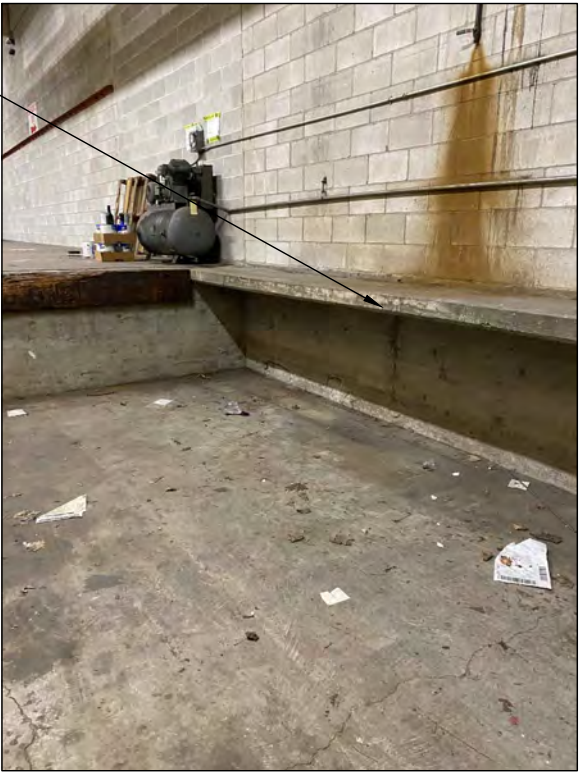
PHOTO



BREAK CONCRETE LIP  
PRIOR TO FILLING  
LOADING DOCK

4  
C2.2

PHOTO



BREAK CONCRETE LIP  
PRIOR TO FILLING  
LOADING DOCK

5  
C2.2

PHOTO

REMOVE TRENCH  
DRAIN, CAP PIPE  
AT END OF  
TRENCH DRAIN



6  
C2.2

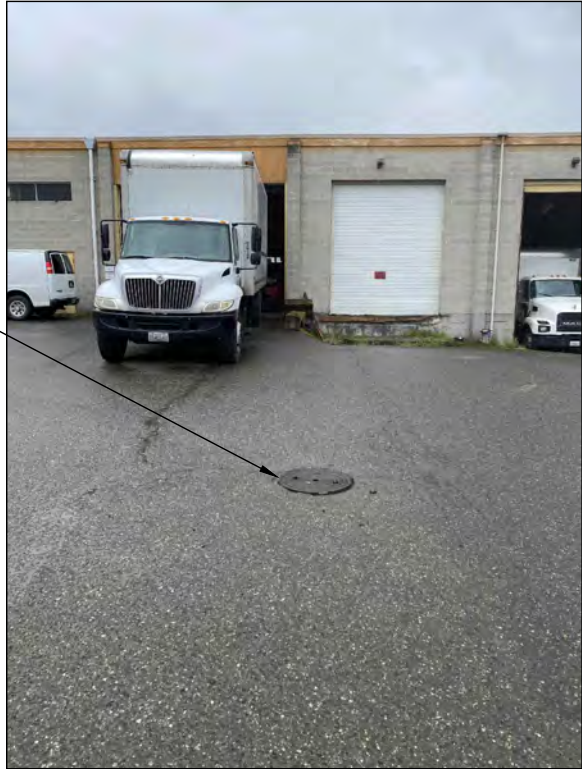
PHOTO

6674	2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2202 PORT OF TACOMA RD PHOTO DETAILS	APPROVED:		TJH		Port of Tacoma P.O. BOX 1837 TACOMA, WA 98401 (253) 885-8441	
		CHECKED BY:	DATE:	REVISION:	BY:	APPR:	DATE:
CONTRACTS:	071645	TOWNSHIP:	RANGE:	SECTION:	PRINTED BY:	DIRECTOR ENG.	DATE:
M. ID:	101529.02	DAT-HRZ:	WA-43 SF	VERT:	PORT ADDRESS:	3800 PORT OF TACOMA RD	TACOMA, WA 98424
PHASE:	BID SET - 7/29/22	PARCEL:	DRAWING SCALE:		AS NOTED		

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PROTECT EXISTING  
CATCH BASIN



1  
C2.3

PHOTO



2  
C2.3

PHOTO



3  
C2.3

PHOTO

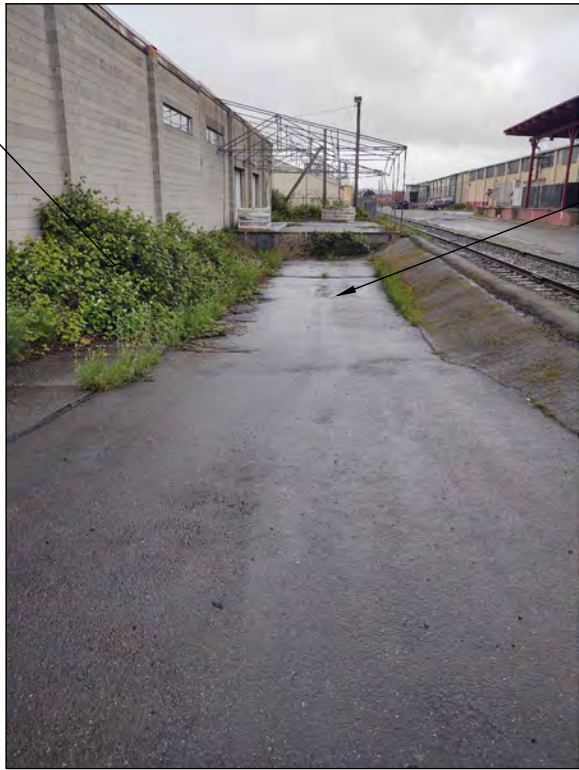
PROTECT EXISTING  
MANHOLE



4  
C2.3

PHOTO

CLEAR AND GRUB  
VEGETATION



5  
C2.3

PHOTO

FILL DEPRESSED  
LOADING DOCK

REMOVE CATCH BASIN  
LID AND INSTALL RISER  
PIPE WITH NEW LID AT  
SURFACE OF FILLED  
LOADING DOCK



6  
C2.3

PHOTO

6674 <b>C2.3</b> OF 25	2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2202 PORT OF TACOMA RD PHOTO DETAILS				APPROVED:	TJH		Port of Tacoma P.O. BOX 1807 TACOMA, WA 98401 (253) 853-5847		
	CONTRACT NO.: 071645	TOWNSHIP: WA-43 SF	RANGE: 101529.02	SECTION: AS NOTED	CHECKED BY: DATE	PROJ. ENGR: DATE	MARK: REVISION: BY: APPR: DATE	2407 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 396-0150 Fax (253) 396-0162		
PHASE: BID SET - 7/29/22	DAT-HRZ: 101529.02	DAT-HRZ: 101529.02	DAT-HRZ: 101529.02	DAT-HRZ: 101529.02	DIRECTOR ENG. DATE		PRINTED BY: 3600 PORT OF TACOMA RD TACOMA, WA 98424		THIS DRAWING IS THE PROPERTY OF THE PORT OF TACOMA AND SHALL NOT BE USED ON OTHER WORK, DISCLOSED, COPIED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION	





PROTECT UTILITY POLE  
IN PLACE



REMOVE CATCH BASIN  
LID AND INSTALL RISER  
PIPE WITH NEW LID AT  
SURFACE OF FILLED  
LOADING DOCK



1  
C2.4

PHOTO

2  
C2.4

PHOTO

3  
C2.4

PHOTO

REMOVE TRENCH  
DRAIN, CAP PIPE  
AT END OF  
TRENCH DRAIN



4  
C2.4

PHOTO

FILL DEPRESSED  
LOADING DOCK

FILL DEPRESSED LOADING  
DOCK INSIDE AND  
OUTSIDE OF BUILDING



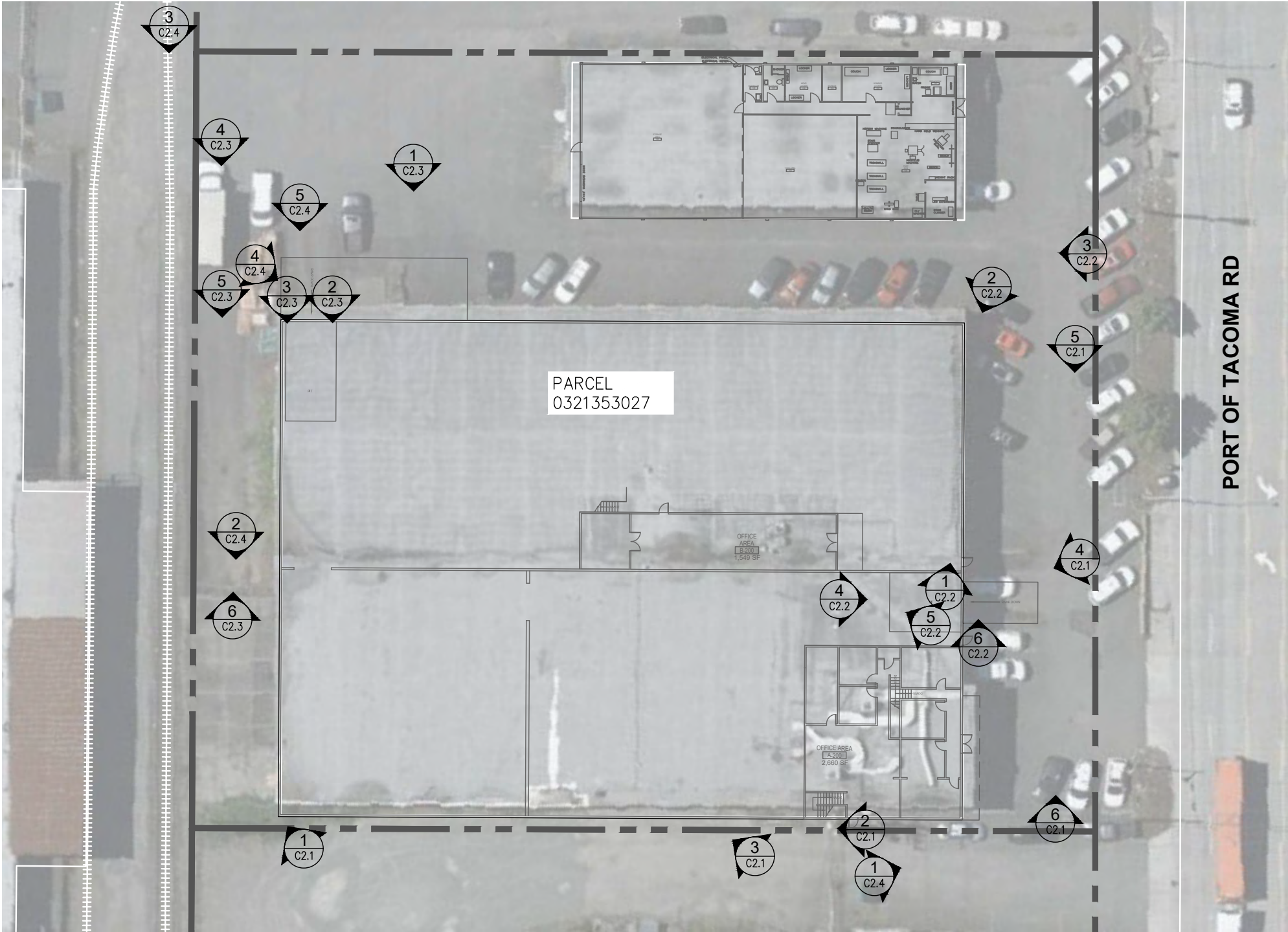
5  
C2.4

PHOTO

6674 <b>C2.4</b> OF 25	2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2202 PORT OF TACOMA RD PHOTO DETAILS				APPROVED:	TJH	Port of Tacoma 2407 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 396-0150 Fax (253) 396-0162 P.O. BOX 1807 TACOMA, WA 98401 (253) 383-8441						
	CONTRACTS:	071645	TOWNSHIP:	SECTION:	DIRECTOR ENG.	DATE	PROJ. ENGR	DATE	MARK:	REVISION:	BY:	APPR:	DATE:
	M. ID:	101529.02	DAT-HRZ:	WA-43 SF	PRINTED BY:	3600 PORT OF TACOMA RD	TACOMA, WA 98424						
	PHASE:	BID SET - 7/29/22	PARCEL:		DRAWING SCALE:	AS NOTED							

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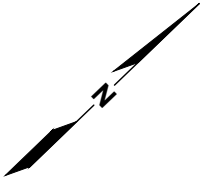




**2202 PORT OF TACOMA ROAD**  
SCALE: 1" = 20'

**LEGEND**

- PARCEL BOUNDARY
- X  
XXXXX PHOTO LOCATION AND DIRECTION



6674 <b>C2.5</b> OF 25		2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2202 PORT OF TACOMA RD PHOTO REFERENCE PLAN				APPROVED:		TJH		<div><div><div>kpff</div><div>Port of Tacoma</div><div>P.O. BOX 1837 TACOMA, WA 98401 (253) 396-8441</div></div><div>2407 North 31st Street, Suite 100 Tacoma, WA 98407 (253) 396-0150 Fax (253) 396-0162</div></div>					
CONTRACT/CONS:	071645	TOWNSHIP:	RANGE:	SECTION:	DRAWING SCALE: AS NOTED	DIRECTOR ENG.:		DATE	PROJ. ENGR	DATE	MARK:	REVISION:	BY:	APPR.	DATE:
M. ID:	101529.02	DAT-HRZ:	WA-93 SF	VERT:		PRINTED BY:		3600 PORT OF TACOMA RD							
PHASE:	BID SET - 7/29/22	PARCEL:				PORT ADDRESS:		TACOMA, WA 98424							