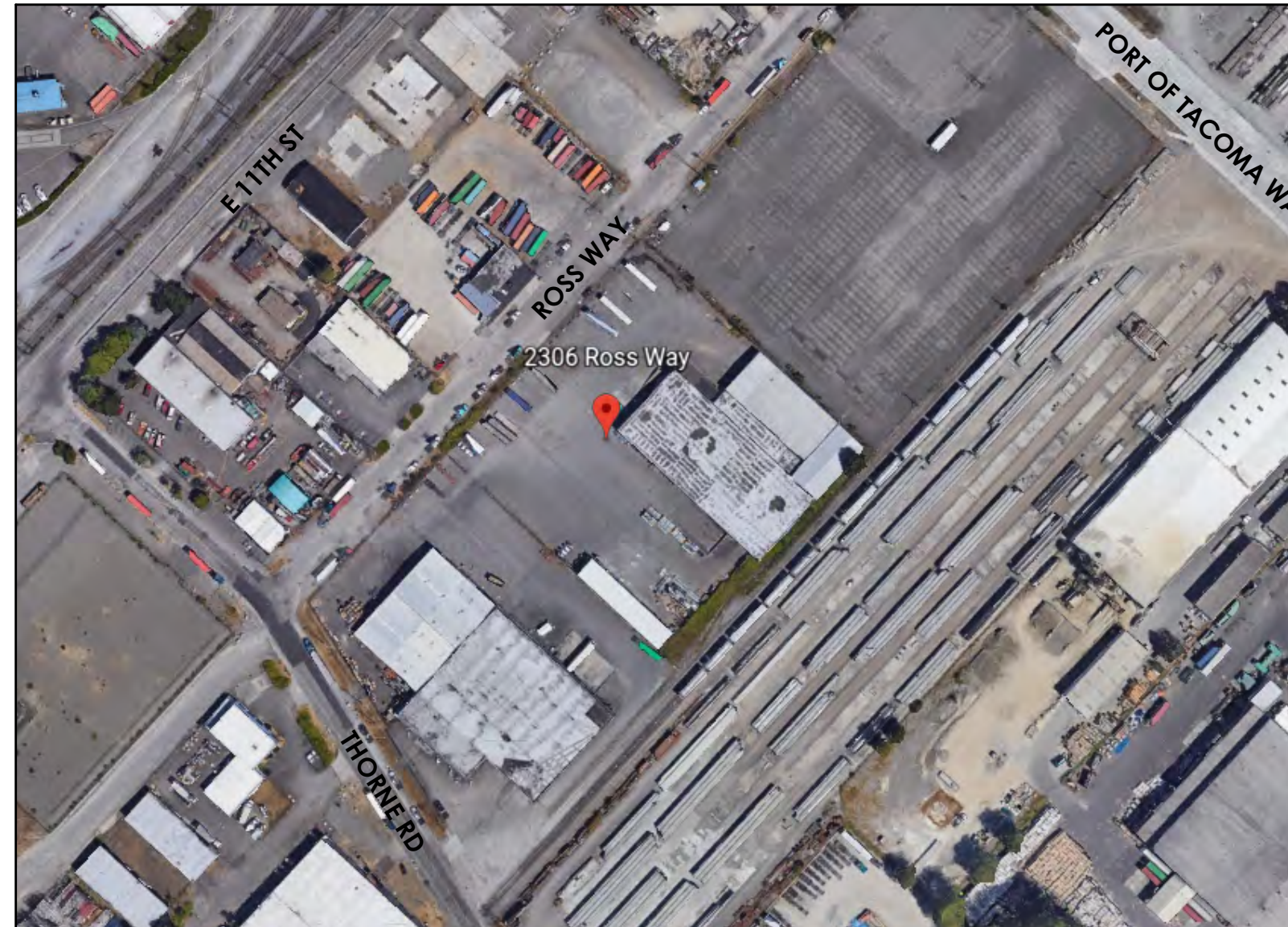


2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM
2302 ROSS WAY, TACOMA, WA
PERMIT SET

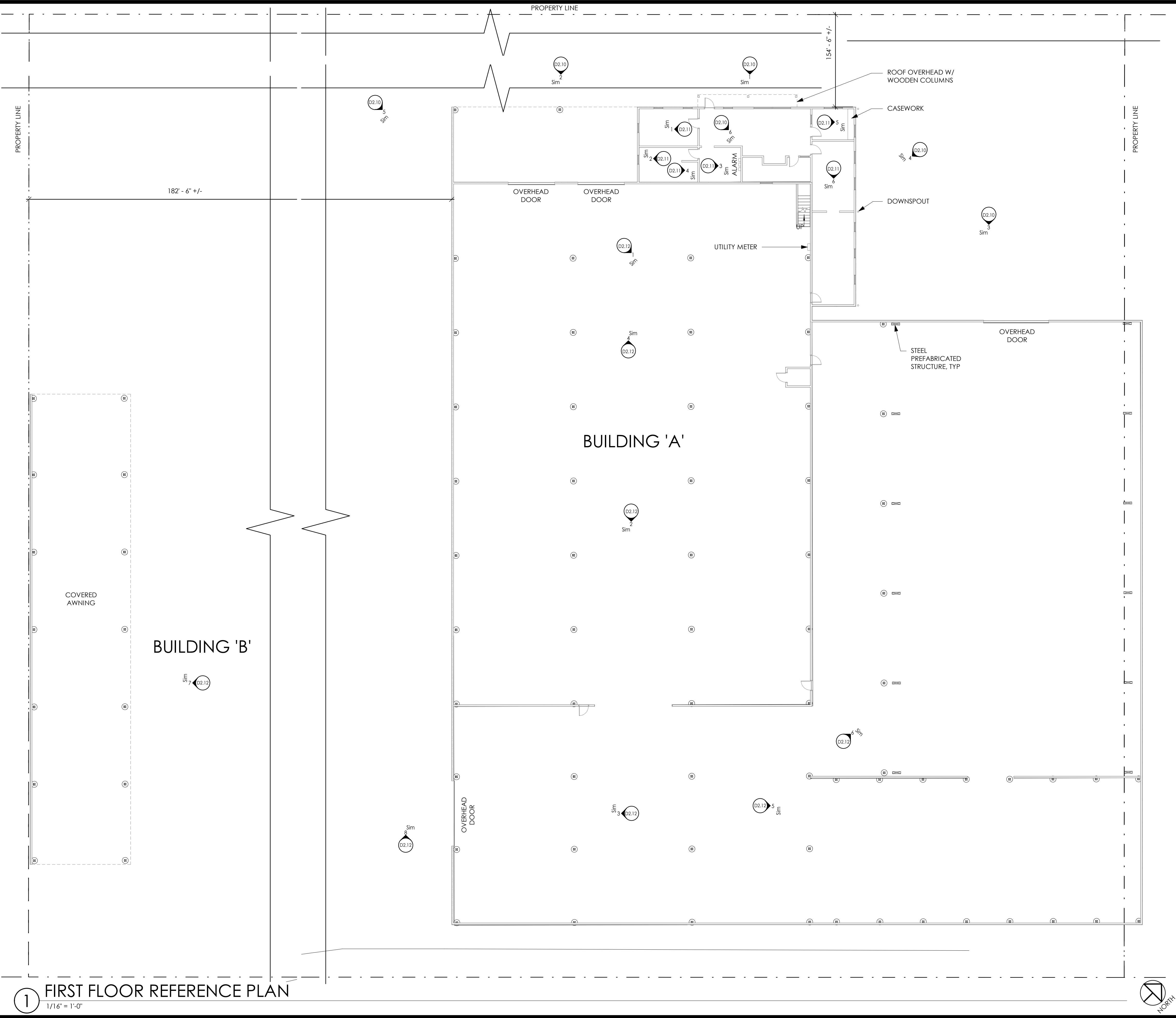


NTS

SHEET INDEX	
DEMOLITION	
D1.0	COVER SHEET
D2.02	FIRST FLOOR REFERENCE PLAN
D2.10	BUILDING PHOTOGRAPHS
D2.12	BUILDING PHOTOGRAPHS
D2.11	BUILDING PHOTOGRAPHS
D2.03	SECOND FLOOR REFERENCE PLAN
CIVIL	
C4.0	SITE PLAN
C4.1	PHOTO DETAILS
C4.2	PHOTO DETAILS
C4.3	PHOTO REFERENCE PLAN

[illegible]

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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.
- G. ALL COMPONENTS ARE REQUIRED TO BE RECYCLED OR DESPOSED OF ACCORDING TO AHJ.

NOTE: ORIGINAL CONSTRUCTION PLANS ARE NOT AVAILABLE. FIELD VERIFY ALL CONDITIONS PRIOR TO BID AND INCLUDE ALL REQUIRED SITE, BUILDING, AND MISCELLANEOUS DEMOLITION WORK IN THE BID. SEE SITE SURVEY, HAZARDOUS MATERIALS ABATEMENT, AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION AND SEE CIVIL FOR SITE DEMOLITION REQUIREMENTS. ALSO SEE THE PROJECT SPECIFICATIONS FOR DEMOLITION, SITE, AND HAZARDOUS MATERIALS ABATEMENT AND REMOVAL, AND ALL OTHER REQUIREMENTS. THE PROJECT INTENT IS TO FULLY ABATE AND DEMOLISH ONLY NOTED EXISTING BUILDINGS ON SITE, INCLUDING ALL FOUNDATIONS, UTILITIES (EXCEPT AS NOTED ON CIVIL) AND OTHER ITEMS AS INDICATED IN THE SPECIFICATIONS, IN ADDITION TO SITE DEMOLITION WORK AS INDICATED IN THE CIVIL DRAWINGS AND SPECIFICATIONS.

BUILDING 'A'			
SURFACE		MATERIAL	
FLOOR		EXPOSED CONC SLAB, SHEET VINYL	
EXT WALLS		CONC STEM WALL, METAL PANEL, EXPOSED WOOD FRAMING	
INT WALLS		PAINTED GYPSUM, WOOD PANEL	
CEILING		EXPOSED WOOD STRUCTURE, ACOUSTIC TILE	
ROOF		FLAT, MEMBRANE, APPROX 20'-0" HEIGHT	

BUILDING 'B'			
SURFACE		MATERIAL	
FLOOR		EXPOSED CONC SLAB	
EXT WALLS		METAL PANEL, EXPOSED WOOD COLUMN	
ROOF		FLAT, METAL, APPROX 20'-0" HEIGHT	

6674

D2.02

OF 6

2022 PORT OF TACOMA BUILDING
DEMOLITION PROGRAM
2302 ROSS WAY
COVER SHEET

APPROVED:

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09/21/2021

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DATE

DIRECTOR ENG.

DATE

PROJ. ENGR.

DATE

PRINTED BY:

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TACOMA, WA 98424

TOWNSHIP: P21
RANGE: 03
SECTION: 34

DAT-HRZ: WA-83 SF
VERT:

PARCEL: 6965000260
DRAWING SCALE: AS NOTED

CONTICONS: 071645

M. ID: 101529.02

PHASE: BID SET - 7/29/22

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Port of Tacoma

902 North Second Street, Tacoma, WA 98403
www.tcfarchitecture.com, P.253.572.3993

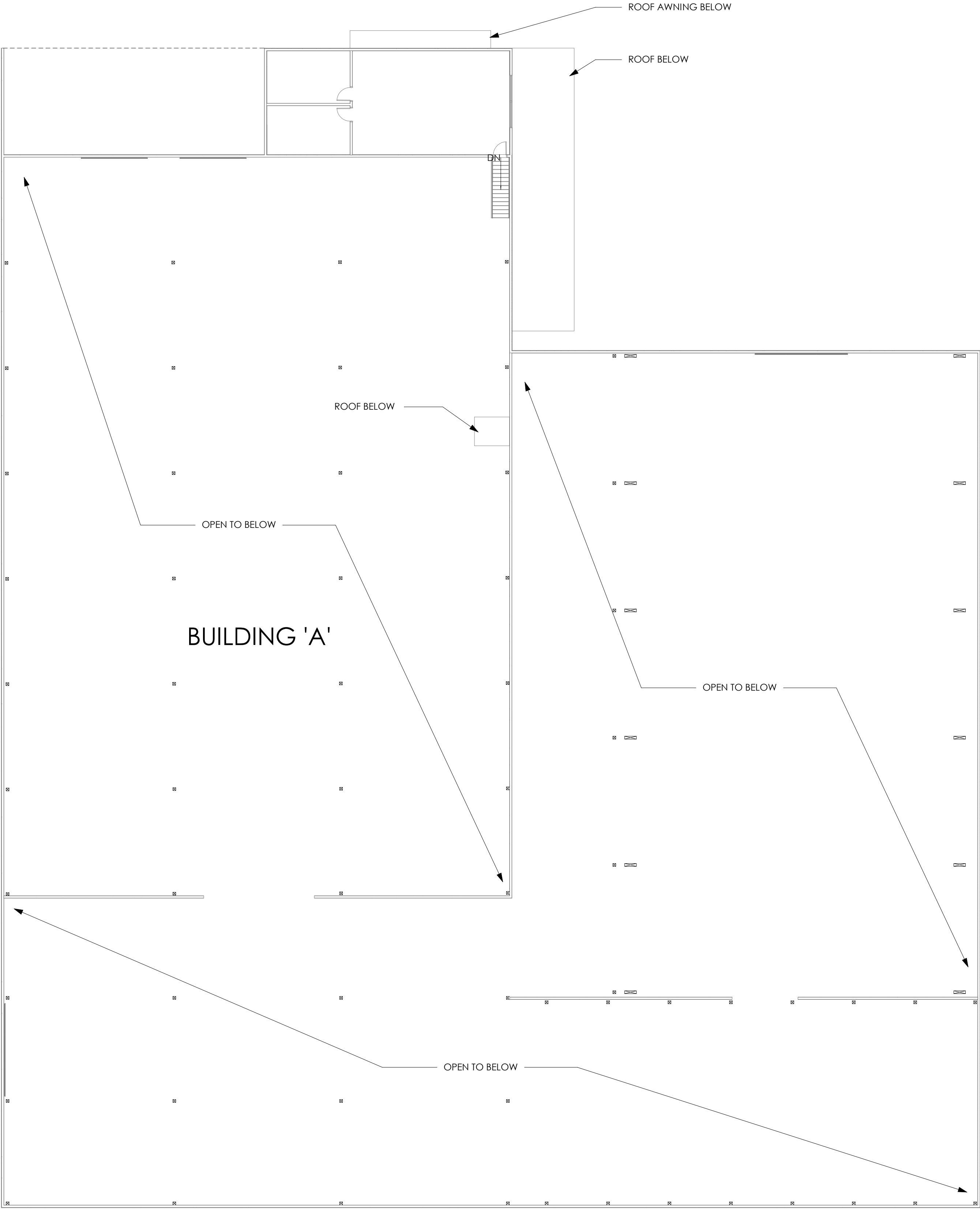
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1 SECOND FLOOR REFERENCE PLAN

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.
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- 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.
- G. ALL COMPONENTS ARE REQUIRED TO BE RECYCLED OR DESPOSED OF ACCORDING TO AHJ.

NOTE: ORIGINAL CONSTRUCTION PLANS ARE NOT AVAILABLE. FIELD VERIFY ALL CONDITIONS PRIOR TO BID AND INCLUDE ALL REQUIRED SITE, BUILDING, AND MISCELLANEOUS DEMOLITION WORK IN THE BID. SEE SITE SURVEY, HAZARDOUS MATERIALS ABATEMENT, AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION AND SEE CIVIL FOR SITE DEMOLITION REQUIREMENTS. ALSO SEE THE PROJECT SPECIFICATIONS FOR DEMOLITION, SITE, AND HAZARDOUS MATERIALS ABATEMENT AND REMOVAL, AND ALL OTHER REQUIREMENTS. THE PROJECT INTENT IS TO FULLY ABATE AND DEMOLISH ONLY NOTED EXISTING BUILDINGS ON SITE, INCLUDING ALL FOUNDATIONS, UTILITIES (EXCEPT AS NOTED ON CIVIL) AND OTHER ITEMS AS INDICATED IN THE SPECIFICATIONS. IN ADDITION TO SITE DEMOLITION WORK AS INDICATED IN THE CIVIL DRAWINGS AND SPECIFICATIONS.

BUILDING 'A'					
SURFACE			MATERIAL		
FLOOR			EXPOSED CONC SLAB, SHEET VINYL		
EXT WALLS			CONC STEM WALL, METAL PANEL, EXPOSED WOOD FRAMING		
INT WALLS			PAINTED GYPSUM, WOOD PANEL		
CEILING			EXPOSED WOOD STRUCTURE, ACOUSTIC TILE		
ROOF			FLAT, MEMBRANE, APPROX 20'-0" HEIGHT		

BUILDING 'B'					
SURFACE			MATERIAL		
FLOOR			EXPOSED CONC SLAB		
EXT WALLS			METAL PANEL, EXPOSED WOOD COLUMN		
ROOF			FLAT, METAL, APPROX 20'-0" HEIGHT		

6674
D2.03
OF 6

CONTICONS: 071645
M. ID: 101529.02
PHASE: BID SET - 7/29/22

TOWNSHIP: 21
DAT-HRZ: WA-83 SF
PARCEL: 6065000260

RANGE: 03
VERT: 34
SECTION: 34
DRAWING SCALE: AS NOTED

2022 PORT OF TACOMA BUILDING
DEMOLITION PROGRAM
2302 ROSS WAY
COVER SHEET

APPROVED: 09/21/2021
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PORT ADDRESS: TACOMA, WA 98424

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TCF Architecture LLC
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2 PHOTO - EXTERIOR ELEVATION
NTS



3 PHOTO - EXTERIOR ELEVATION
NTS



4 PHOTO - EXTERIOR ELEVATION S
NTS



5 PHOTO - EXTERIOR ELEVATION W
NTS



6 PHOTO - OFFICE INTERIOR
NTS

DEMOLITION PLAN
SHEET NOTES:

A.

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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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ALL COMPONENTS ARE REQUIRED TO BE RECYCLED OR DESPOSED OF ACCORDING TO AHJ.

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BUILDING 'A'			
SURFACE		MATERIAL	
FLOOR		EXPOSED CONC SLAB, SHEET VINYL	
EXT WALLS		CONC STEM WALL, METAL PANEL, EXPOSED WOOD FRAMING	
INT WALLS		PAINTED GYPSUM, WOOD PANEL	
CEILING		EXPOSED WOOD STRUCTURE, ACOUSTIC TILE	
ROOF		FLAT, MEMBRANE, APPROX 20'-0" HEIGHT	

BUILDING 'B'			
SURFACE		MATERIAL	
FLOOR		EXPOSED CONC SLAB	
EXT WALLS		METAL PANEL, EXPOSED WOOD COLUMN	
ROOF		FLAT, METAL, APPROX 20'-0" HEIGHT	

6674
D2.10
OF 6

2022 PORT OF TACOMA BUILDING
DEMOLITION PROGRAM
2302 ROSS WAY
COVER SHEET

CONT/CONS: 071645
M. ID: 101529.02
PHASE: BID SET - 7/29/22

APPROVED:

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DATE
PROJ. ENGR
DATE

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3600 PORT OF TACOMA RD
TACOMA, WA 98424

TOWNSHIP: 21
DATE: 10/15/2022
PARCEL: 69650000260

RANGE: 03
VERT: 1

SECTION: 34

DRAWING SCALE: AS NOTED

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

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APPR:
DATE:

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P.O. BOX 1837 TACOMA, WA 98401 (253) 883-1841



1 PHOTO - OFFICE INTERIOR
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2 PHOTO - OFFICE INTERIOR
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3 PHOTO - OFFICE INTERIOR
NTS



4 PHOTO - OFFICE INTERIOR
NTS



5 PHOTO - OFFICE INTERIOR
NTS



6 PHOTO - OFFICE INTERIOR
NTS

DEMOLITION PLAN
SHEET NOTES:

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BUILDING 'A'					
SURFACE		MATERIAL			
FLOOR		EXPOSED CONC SLAB, SHEET VINYL			
EXT WALLS		CONC STEM WALL, METAL PANEL, EXPOSED WOOD FRAMING			
INT WALLS		PAINTED GYPSUM, WOOD PANEL			
CEILING		EXPOSED WOOD STRUCTURE, ACOUSTIC TILE			
ROOF		FLAT, MEMBRANE, APPROX 20'-0" HEIGHT			

BUILDING 'B'					
SURFACE		MATERIAL			
FLOOR		EXPOSED CONC SLAB			
EXT WALLS		METAL PANEL, EXPOSED WOOD COLUMN			
ROOF		FLAT, METAL, APPROX 20'-0" HEIGHT			

6674
D2.11
OF 6

2022 PORT OF TACOMA BUILDING
DEMOLITION PROGRAM
2302 ROSS WAY
COVER SHEET

CON'TIONS: 071645
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PORT ADDRESS: TACOMA, WA 98424

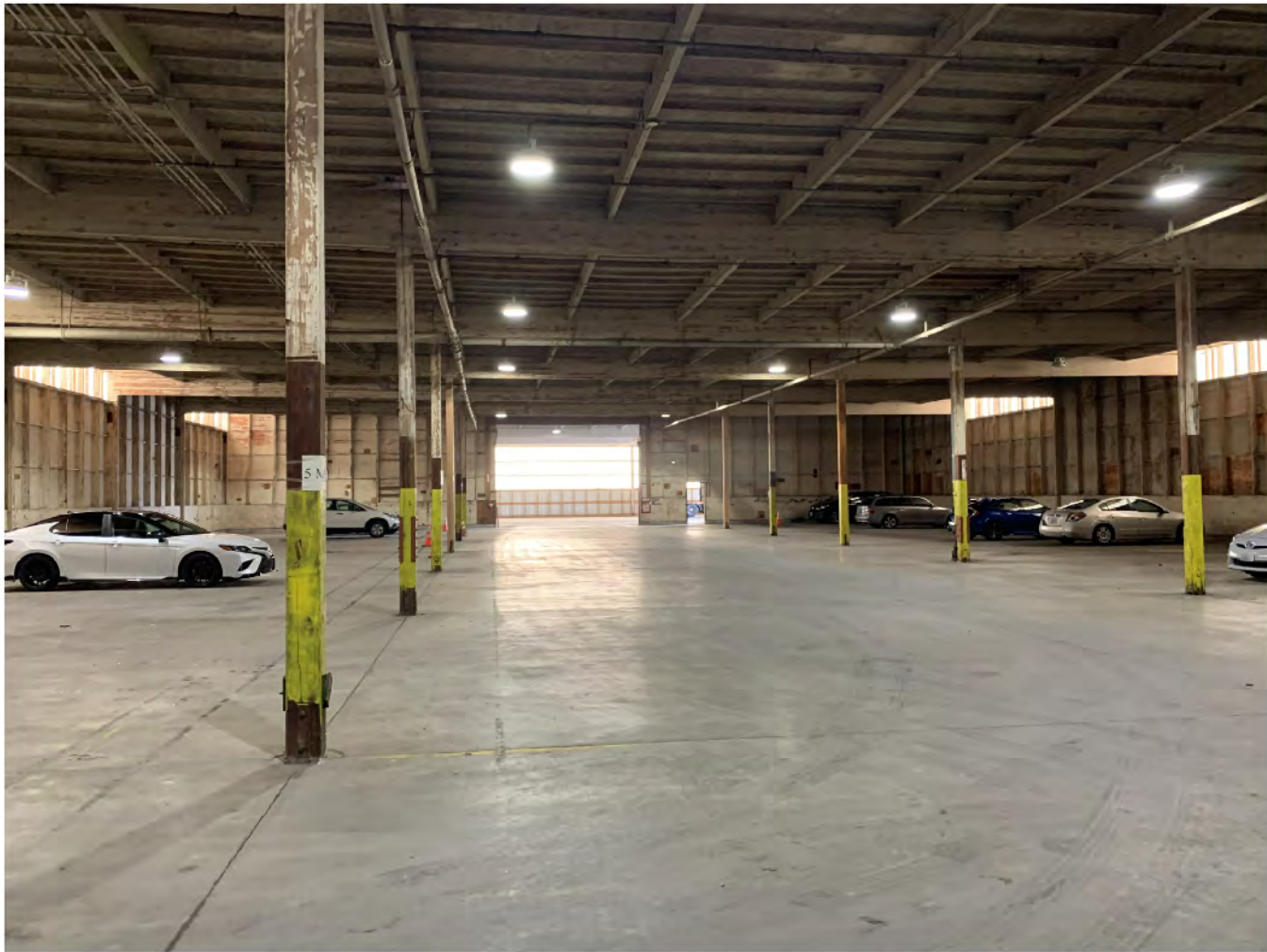
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3 PHOTO - WAREHOUSE INTERIOR
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4 PHOTO - WAREHOUSE INTERIOR
NTS



5 PHOTO - WAREHOUSE INTERIOR
NTS



6 PHOTO - WAREHOUSE INTERIOR
NTS



7 PHOTO - BUILDING 'B'
NTS



8 PHOTO - LOADING DOCK
NTS

DEMOLITION PLAN
SHEET NOTES:

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BUILDING 'A'			
SURFACE		MATERIAL	
FLOOR		EXPOSED CONC SLAB, SHEET VINYL	
EXT WALLS		CONC STEM WALL, METAL PANEL, EXPOSED WOOD FRAMING	
INT WALLS		PAINTED GYPSUM, WOOD PANEL	
CEILING		EXPOSED WOOD STRUCTURE, ACOUSTIC TILE	
ROOF		FLAT, MEMBRANE, APPROX 20'-0" HEIGHT	

BUILDING 'B'			
SURFACE		MATERIAL	
FLOOR		EXPOSED CONC SLAB	
EXT WALLS		METAL PANEL, EXPOSED WOOD COLUMN	
ROOF		FLAT, METAL, APPROX 20'-0" HEIGHT	

6674

D2.12

OF 6

CON/CONS: 07/6/5
M. ID: 101529.02
PHASE: BID SET - 7/29/22

2022 PORT OF TACOMA BUILDING
DEMOLITION PROGRAM
2302 ROSS WAY
COVER SHEET

TOWNSHIP: P-21
DATE: 10/15/2022
PARCEL: 60650000260

RANGE: 03
SECTION: 34
VERT: 1

DRAWING SCALE: AS NOTED

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P.O. BOX 1837 TACOMA, WA 98401 (253) 883-1841



1
S1.X **DEMOLITION PLAN**
SCALE: 1" = 20'

LEGEND

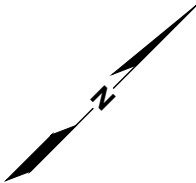
	PARCEL BOUNDARY
	PROJECT LIMITS OF WORK
	EX CATCH BASIN, PROVIDE INLET PROTECTION
	EX MANHOLE, PROTECT IN PLACE
	REMOVE BUILDING
	CLEAR AND GRUB VEGETATION
	GRAVEL FILL
	GRIND CONCRETE
	REMOVE CONCRETE FOOTING TO GRADE
	PROPOSED ASPHALT TRANSITION

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 EXITING 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.



1
S1.X **SITE PLAN**
SCALE: 1" = 20'



6674 C4.0 OF 25	2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2302 ROSS WAY SITE PLAN				APPROVED:	T.J.H.	
	CONTRACTOR: 071645	TOWNSHIP: WA-03 SF	RANGE: 101529.02	SECTION: 7/29/22		CHECKED BY:	DATE:
M. ID: 101529.02	DATE: 7/29/22	DATE: 7/29/22	DATE: 7/29/22	DATE: 7/29/22	DIRECTOR ENG. PRINTED BY:	PROJ. ENGR.	DATE:
PHASE: BID SET - 7/29/22	PARCEL:	PORT ADDRESS: 3600 PORT OF TACOMA RD TACOMA, WA 98424	AS NOTED	AS NOTED	PORT ADDRESS:	DATE:	DATE:
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kpff 2407 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 396-0150 Fax (253) 396-0162 P.O. BOX 1837 TACOMA, WA 98401 (253) 396-0841		Port of Tacoma		MARK:	REVISION:	BY:	DATE:
				APPR:	DATE:		



1
C4.1

PHOTO



2
C4.1

PHOTO



3
C4.1

PHOTO



4
C4.1

PHOTO



5
C4.1

PHOTO

6674 C4.1 OF 25	2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2302 ROSS WAY PHOTO DETAILS										APPROVED:		TJH		Port of Tacoma P.O. BOX 1897 TACOMA, WA 98401 (253)8358481	
	COUNTCONS: 071645		TOWNSHIP: 101529.02		RANGE: WA-83 SF		SECTION: VERT:		DATE: 10/15/2022		CHECKED BY: PROJ. ENGR		2407 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 396-0150 Fax (253) 396-0162		BY: APPR: DATE:	
	PHASE: BID SET - 7/29/22		PARCEL:		DRAWING SCALE: AS NOTED		DIRECTOR ENG. DATE		PRINTED BY: 3800 PORT OF TACOMA RD TACOMA, WA 98424		MARK: REVISION:		2531 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 396-0150 Fax (253) 396-0162		BY: APPR: DATE:	
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1
C4.2

PHOTO



2
C4.2

PHOTO

PROTECT EXISTING
UTILITY POLE

PROTECT FIRE WATER
UTILITIES AND LEAVE
ECOLOGY BLOCKS IN PLACE



3
C4.2

PHOTO

PROTECT FIRE WATER
UTILITIES



4
C4.2

PHOTO

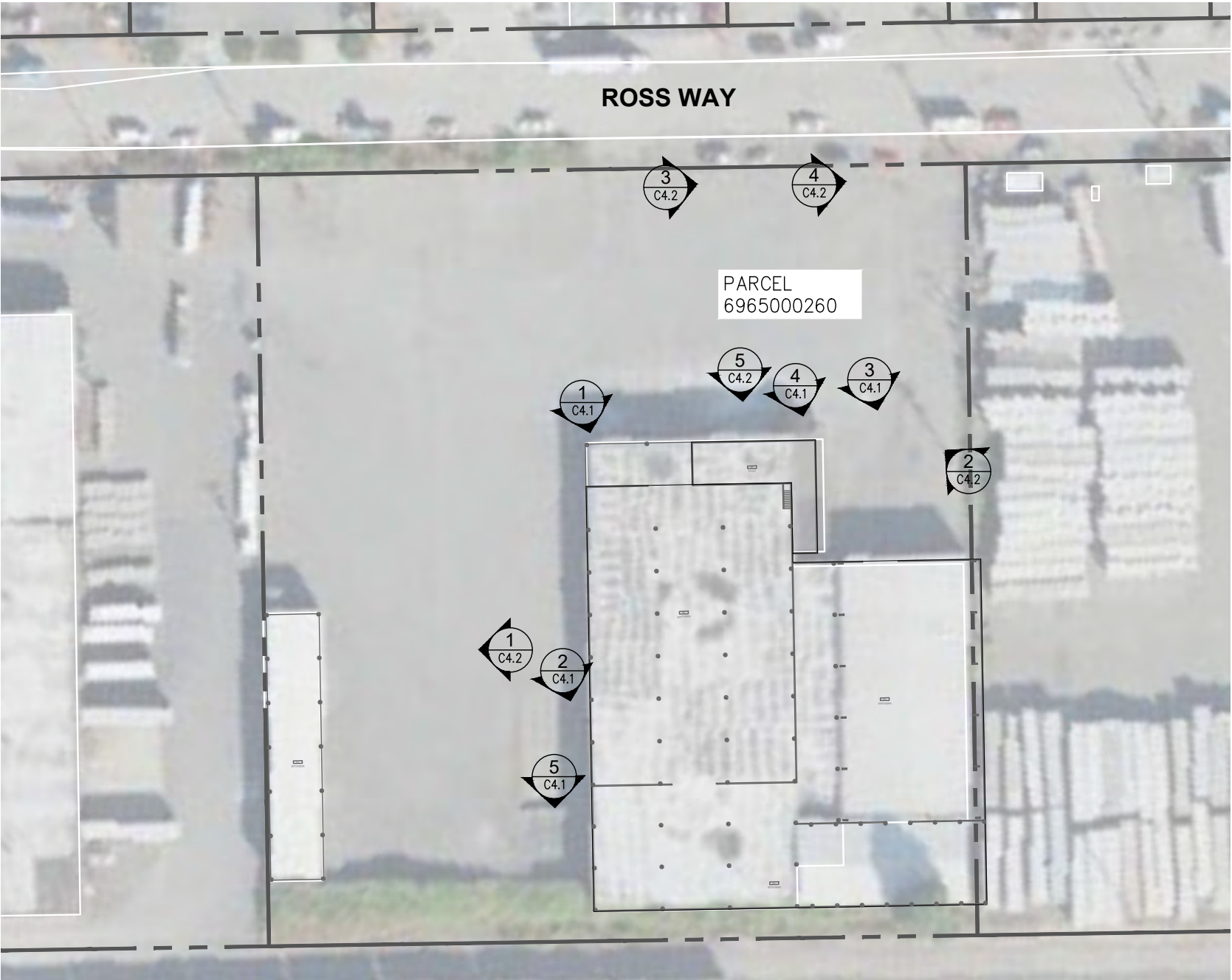
SEPTIC TANK TO BE
FILLED WITH CDF



5
C4.2

PHOTO

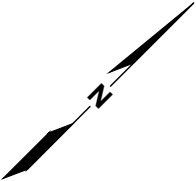
6674 C4.2 OF 25	2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2302 ROSS WAY PHOTO DETAILS				APPROVED:	TJH		Port of Tacoma P.O. BOX 1897 TACOMA, WA 98401 (253)8358481		
	CONTIGUOUS:	071645	TOWNSHIP:	WA-83 SF	RANGE:	SECTION:	CHECKED BY:	DATE:	2407 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 396-0150 Fax (253) 396-0162	
	M. ID:	101529.02	DAT+HRZ:	VERT:	DATE:	PROJ. ENGR	REVISION:	BY:		APPR:
	PHASE:	BID SET - 7/29/22	PARCEL:	DRAWING SCALE:	AS NOTED	PRINTED BY:	PORT ADDRESS:	3800 PORT OF TACOMA RD TACOMA, WA 98424		DATE:
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2302 ROSS WAY
SCALE: 1" = 40'

LEGEND

- PARCEL BOUNDARY
- RAILROAD TRACKS
- PHOTO LOCATION AND DIRECTION



6674 C4.3 OF 25		2022 PORT OF TACOMA BUILDING DEMOLITION PROGRAM 2302 ROSS WAY PHOTO REFERENCE PLAN				APPROVED:		TJH		<div>kpff</div> <div>2407 North 31st Street, Suite 100 Tacoma, Washington 98407 (253) 396-0150 Fax (253) 396-0162</div> <div>P.O. BOX 1837 TACOMA, WA 98401 (253) 856-8441</div> <div>Port of Tacoma</div>
CONT/CONS: 071645		TOWNSHIP:		RANGE:		SECTION:		CHECKED BY: DATE		
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