

April 21, 2026

TO: PLANHOLDERS

SUBJECT: EBC SILVERBACK TEMPORARY RELOCATION
PROJECT NO. 101686.01
CONTRACT NO. POT-PA-000000292

ADDENDUM NUMBER 02

This addendum is issued to amend the following:

SPECIFICATIONS.

**A. DIVISION 00 - Procurement and Contracting Requirements: SECTION 00 01 07 – Seals
Page, Add**

- 26 09 43 – Lighting Controls
- 26 50 00 – Lighting
- 28 30 00 – Fire Alarm Panel and Devices

**B. DIVISION 00 - Procurement and Contracting Requirements: SECTION 00 01 10 - Table of
Contents, Add**

- 26 09 43 – Lighting Controls
- 26 50 00 – Lighting
- 28 30 00 – Fire Alarm Panel and Devices

**C. DIVISION 00 - Procurement and Contracting Requirements: SECTION 00 01 15 - List of
Drawing Sheets,**

- Sheet Designation 5: Delete and Replace A1.0 with A0.1
- Sheet Designation 6: Delete and Replace A0.1 with A0.2
- Sheet Designation 16: Delete and Replace A3.1 with A5.0. Delete and Replace ROOF AND WALL ASSEMBLIES with DETAILS.
- Sheet Designation 33: Delete and Replace FIRST FLOOR PLAN – FIRE ALARM with FIRE ALARM PLAN.

**D. DIVISION 01 - General Requirements: section 01 14 00 - Work Restriction, 1.03 constraints
– General, Paragraph A-1-a is revised to read:**

- a. The contractor shall sawcut, excavate, and restore asphalt as necessary to connect the modular units to utilities, including power, sewer, water, and communication. All work must

be coordinated with Port maintenance and performed in compliance with applicable codes and standards. ~~Refer to Appendix H for photographs of existing site conditions.~~

E. DIVISION 01 - General Requirements: section 01 14 00 - Work Restriction, 1.03 constraints – General, Paragraph A-3 add the following paragraphs:

- b. Contractor to perform work in accordance with the City of Tacoma's noise restrictions found in Tacoma Municipal Code Chapter 8.122.
- c. The design team and the Port will need 7 calendar days to review shop drawings and provide the contractor comments.

F. DIVISION 13 - Special Construction: Section 13 34 19 - Metal Building Systems, 2.01 Manufacturer, Paragraph A:

- Add Pacific Building Systems: www.pbsbuildings.com
- Delete sentence A-5 and Replace it with Or Approved Equal.

G. DIVISION 13 - Special Construction: Section 13 34 19 - Metal Building Systems, 2.05 Materials - Framing, Paragraph G is revised to read:

- Primer: SSPC-Paint 20 Zinc Rich or SSPC-15

DRAWINGS

1. **Drawing G1.0** – Drawing list updated to reflect sheet naming on A5.0 and E5.0.
2. **Drawing A0.1** – Add SITE PLAN KEYNOTE 8 to read: Provide standard 2' x 6' x 2' ecology blocks, approximate weight of 3,160 lbs. Oldcastle or comparable.
3. **Drawing A2.1** - Delete the 12" address Identification sign shown on the east elevation of the pre-engineered metal building on Sheet A2.1 from the scope of work.
4. **Drawing A5.0** – Assemblies removed and replaced with typical paving details (addresses Question #6).
5. **Drawing E5.0** – Sheet reissued in its entirety.
6. **Drawing E10.0** – Sheet reissued with updated one-line diagram (addresses Question #10).

ATTACHMENTS

1. Specification 26 09 43 – Lighting Controls
2. Specification 26 50 00 – Lighting
3. Specification 28 30 00 – Fire Alarm Panel and Devices
4. Revised Drawing G1.0
5. Revised Drawing A0.1
6. Revised Drawing A2.1
7. Revised Drawing A5.0

- 8. Revised Drawing E5.0
- 9. Revised Drawing E10.0

END OF SECTION

PART 1 - GENERAL

1.01 REFERENCE STANDARDS

- A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- B. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- C. NFPA 101 - Life Safety Code; 2015.
- D. UL 916 - Energy Management Equipment; Current Edition, Including All Revisions.
- E. UL 924 - Emergency Lighting and Power Equipment; Current Edition, Including All Revisions.

1.02 WORK INCLUDED

- A. The extent and location of lighting control devices work is shown in the contract documents. This section includes the following:
 - 1. Lighting Occupancy Controls
 - 2. Lighting Time – based (Time Clock) controls
 - 3. System software interfaces
 - 4. System Backbone and Integration Equipment
 - 5. Wired Networked Devices
 - 6. Wireless Networked Devices

1.03 DEFINITIONS

- A. Data Bus: A wired interface used to communicate with connected devices.
- B. Device: A collective term for bus or wireless connected devices, including fluorescent ballasts, LED drivers, incandescent luminaires, manual switches, switching relays, sensors, and similar.
- C. Global: Communication between devices in otherwise separate spaces using a bridging device or system controller.
- D. Group: A set of devices that communicate together.
- E. Monitoring: Acquisition, processing, communication, and display of equipment status data, metered electrical parameter values, power quality evaluation data, event and alarm signals, tabulated reports, and event logs.
- F. Scene: Digital light level associated with a preset.
- G. System Backbone: Devices used to connect and manage otherwise separate spaces, including bridging devices and gateways or system controllers. Used to expose devices to software configuration via TCP/IP.

1.04 APPLICABLE CODES AND STANDARDS

- A. NFPA 70 (NEC) National Electrical Code, latest adopted version
- B. NFPA 101 Life Safety Code
- C. WSEC Washington State Energy Code, latest adopted version

1.05 SUBMITTALS

- A. Provide the following minimum data with lighting control system submittals for engineer review prior to purchase:
 - 1. Product Data
 - a. Bill of materials necessary to install the networked lighting control system.
 - b. Product specification sheets indicating general device descriptions, dimensions, electrical specifications, wiring details, and nomenclature.
 - c. Information Technology (IT) connection information pertaining to interconnection with facility IT networking equipment and third-party systems.
 - d. Other diagrams and operational descriptions – as needed to indicate system operation or interaction with other system(s).
 - 2. Shop Drawings:
 - a. Riser diagrams showing device wiring connections of system backbone and typical per room/area type.
 - 3. Warranty documentation
- B. Prior to system commissioning, submit:
 - 1. Contractor startup / commissioning worksheet.
 - 2. Service specification sheets indicating general service descriptions, including startup, training, post-startup support, and service contract terms.
 - 3. Field quality-control reports
- C. Provide equipment operation and maintenance manuals following installation and before substantial completion.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. LSI
- B. Lithonia/Acuity
- C. Legrand
- D. Approved Equal

2.02 SYSTEM COMPLIANCE

- A. System components shall be manufactured in accordance with UL 916 and UL 924 standards where applicable
- B. Listed and labeled in accordance with NFPA 70, by qualified electrical testing laboratory recognized by authorities having jurisdiction, and marked for intended location and application
- C. Control systems must be provided to comply with Washington State Energy Code (WSEC) as enforced by the AHJ.

2.03 SYSTEM REQUIREMENTS

- A. System architecture based upon the following concepts:
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1. Networkable intelligent lighting control devices.
 2. Standalone lighting control zones using distributed intelligence.
 3. Optional system backbone for remote, time-based, and global operation.
- B. Intelligent lighting control devices with individually addressable network communication capability and having one or more basic lighting control components including: occupancy sensor, photosensor, relay, dimming output, contact closure input, analog 0-10 V(dc) input, and manual wall station capable of indicating switching, dimming, and/or scene control. Combining one or more of these components into a single device enclosure permissible to minimize overall system device count.
- C. System capable of interfacing directly with networked luminaires such that either low-voltage network cabling or wireless RF communication is used to interconnect networked luminaires with control components such as sensors, switches, and system backbone.
- D. Networked luminaires and intelligent lighting control devices support individual (unique) configuration of device settings and properties, with such configuration residing within the networked luminaires and intelligent control devices.
- E. Lighting control zones consisting of one or more networked luminaires and intelligent lighting control devices capable of providing automatic control from sensors (occupancy and/or photosensor) and manual control from local wall stations without requiring connection to a higher-level system backbone.
- F. Networked luminaires and intelligent lighting control devices with distributed intelligence programming stored in non-volatile memory, such that following any loss of power the lighting control zones operate according to their defined default settings and sequence of operations.
- G. System to include one or more system controllers that provide time-based control.
- H. System controller provides means of connecting the lighting control system to a system software interface and building management systems via BACnet/IP or BACnet MS/TP protocol.
- I. System controller supports both low-voltage wired and wireless RF communication within a single controller device.
- J. System capable of reporting lighting system events and performance data to management software for display and analysis.
- K. Wireless network must be self-healing, such that the loss of backbone or local communication between devices does not result in the loss of local control of lights in the space.
- L. Communication of control signals from sensors and wall stations to networked luminaires and wireless load-control devices occur directly, without any communication, interpretation, or translation of information through a backbone device such as a wireless access point, communication bridge, or gateway.
- M. All wireless communication between lighting control components supports the following five tiers of security measures.
1. Data encryption.
 2. Firmware protection.
 3. Tamper-proof hardware.

4. Authenticated user access.
 5. Mutual device authentication.
- N. Supported Sequence of Operations
1. Control Zones:
 - a. Local Control Zones: Networked luminaires and intelligent lighting control devices installed in an area (also referred to as a group of devices) capable of transmitting and tracking occupancy sensor, photosensor, and manual switch information within unique control zones to support different and reconfigurable sequences of operation within area. These will also be referred to as local control zones.
 - b. Adjacent Control Zones: Networked luminaires and intelligent lighting control devices capable of tracking occupancy broadcasts from adjacent zones. When this feature is enabled, luminaire output for a vacant zone will reduce to a configurable dimmed state if one or more adjacent zones are occupied. Luminaires will turn off when both primary and adjacent zones are vacant.
 - c. Global Control Zones: Networked luminaires and intelligent lighting control devices located in different areas able to transmit and track information within system-wide control zones to support required sequences of operation that may span across multiple areas. Occupancy, photosensor inhibit, and switch commands available across multiple controllers.
 2. Wall Station Capabilities:
 - a. Wall stations support the following capabilities:
 - 1) On/Off of a local or global control zone.
 - 2) Continuous dimming control of light level of a local or global control zone.
 - b. Multi-Way Control: Multiple wall stations capable of controlling the same local or global control zones, to support "multi-way" switching and dimming control.
 - c. Wall station / switches intended for large area control (including high bay lighting) shall be minimum (4) zone. Wall station switches intended for single fixtures or smaller areas may be 1 or 2 zone.
 3. Occupancy Sensing Capabilities:
 - a. Occupancy sensors configurable to control a local or global zone.
 - b. Multiple occupancy sensors capable of controlling the same local or global zones. This capability combines occupancy sensing coverage from multiple sensors without consuming multiple control zones.
 - c. Occupancy sensing sequence of operation modes:
 - 1) On/Off Occupancy Sensing.
 - 2) Partial-On Occupancy Sensing.
 - 3) Partial-Off Occupancy Sensing.
 - 4) Vacancy Sensing (Manual-On / Automatic-Off).
 - d. On/Off, Partial-On, and Partial-Off Occupancy Sensing Modes Sequence of Operation:

- 1) Occupancy automatically turn lights on to a designated level when occupancy is detected.
 - 2) Occupancy sensors automatically turn lights off or to a dimmed state (Partial-Off) when vacancy occurs or if sufficient daylight is detected.
 - 3) System capable of combining Partial-Off and Full-Off operation by dimming lights to a designated level when vacant and turning the lights off completely after an additional time delay.
 - 4) Photosensor readings, if enabled in occupancy sensing control zone, automatically adjust light levels during occupied or unoccupied conditions as necessary.
 - 5) Wall station activation changes the dimming level or turn lights off as selected by the occupant. Lights optionally remain in this manually specified light level until the zone becomes vacant. Upon vacancy, normal sequence of operation resumes.
- e. Vacancy Sensing or Manual-On/Automatic-Off Mode Sequence of Operation:
- 1) Activation of a wall station is required to turn lights on.
 - 2) Occupancy sensors automatically turn lights off or to a dimmed state (Partial-Off) when vacancy occurs or if sufficient daylight is detected.
 - 3) System capable of dimming the lights when vacant and then turning the lights off completely after an additional time delay.
 - 4) System capable of an "automatic grace period" immediately following detection of vacancy, during which time any detected occupancy results in the lights reverting to the previous level. After the grace period has expired, the use of a wall station is required to turn lights on.
 - 5) Photosensor readings, if enabled in the Occupancy Sensing control zone, capable of automatically adjusting the light level during occupied or unoccupied conditions as necessary.
 - 6) Wall station interaction changes the dimming level or turn lights off as selected by occupant. Lights remain at manually specified light level until zone becomes vacant; normal sequence of operation resumes upon vacancy.
- f. Occupancy time delays before dimming or shutting off lights separately programmable for all control zones from 15 seconds to 2 hours.
4. Photosensor Sensing Capabilities (Automatic Daylight Sensing):
- a. Photosensor devices configurable to control a local zone.
 - b. Photosensor-Based Control:
 - 1) Continuous Dimming: Control zone automatically adjusts dimming output in response to photosensor readings, to maintain a minimum light level consisting of both electric light and daylight sources. Photosensor response configurable to adjust set point and dimming rates.
5. Schedule Capabilities:

- a. System capable of time schedules for time-of-day to override devices including offsets from dusk and dawn.
 - b. System capable of providing a visible "blink warning" five minutes prior to the end of the schedule.
 - c. Wall stations may be programmed to provide timed extensions/overrides that turn the lights on for an additional time period.
 - d. Daylight savings time adjustments capable of being performed automatically, if desired.
6. System supports automated demand response capabilities with automatic reduction of light level to at least three levels of demand response, configurable for each output device.

O. SYSTEMS SOFTWARE INTERFACES

1. Management Interface:
 - a. Web-based management interface for remote system control, live status monitoring, and configuration of lighting control settings and schedules.
 - b. Compatible with industry-standard web browser clients.
 - c. Management interface capable of displaying live status of a networked luminaire or intelligent control devices including:
 - 1) Luminaire on/off status.
 - 2) Dim level.
 - 3) Power consumption.
 - 4) Device temperature.
 - 5) PIR occupancy sensor status.
 - 6) Microphonic occupancy sensor status.
 - 7) Remaining occupancy time delay.
 - 8) Photosensor reading.
 - d. Management interface capable of displaying and modifying the current active settings of a networked luminaire or intelligent control device including:
 - 1) Dimming trim levels.
 - 2) Occupancy sensor and photosensor enable/disable.
 - 3) Occupancy sensor time delay and light level settings.
 - 4) Occupancy sensor response (normal or vacancy).
 - 5) Photosensor setpoints and transition time delays.
2. Visualization and Programming Interfaces:
 - a. System provides an optional web-based visualization interface that displays a graphical floorplan.
 - b. System provides an Interface for both Apple iOS and Android operating systems that allows configuration of lighting control settings.

- c. Programming capabilities through the interfaces will include the following:
 - 1) Switch, occupancy sensor, and photosensor zone configuration.
 - 2) Manual-on or automatic-on modes.
 - 3) Turn-on and dim to dimming levels.
 - 4) Occupancy sensor time delays and PIR sensitivity.
 - 5) Dual technology occupancy sensors sensitivity.
 - 6) Photosensor calibration adjustment and auto-setpoint.
 - 7) Multiple photosensor zone offset.
 - 8) Trim level settings.
 - 9) Preset scene creation and copy for scene-capable devices.
 - 10) Application of custom device labels to the Bluetooth Low-Energy Programming Devices and individual connected lighting control devices.
 - 11) Fade rate settings.

P. SYSTEM BACKBONE AND SYSTEM INTEGRATION EQUIPMENT

- 1. System Controller: Provide a system controller to allow time-based control of all lighting fixtures by zone.
- 2. System Controller Functions:
 - a. Time-based control of downstream wired and wireless network devices.
 - b. Linking into an Ethernet network.
 - c. Connection to various software interfaces, including management interface, historical database and analytics interface, and visualization interface.

Q. LAN Operations: System shall operate independently of building's network infrastructure and shall not rely on tenant supplied PCs for operation.

R. Re-Configurability: The assignment of individual fixtures to zones shall be centrally configurable by software such that physical rewiring will not be necessary when workspace reconfiguration is performed. Removal of covers, faceplates, ceiling tiles, etc. shall not be required.

2.04 EMERGENCY SHUNT DEVICES:

- A. Operation: Normally-closed electrically-held relay to be wired in parallel with control switch/relay. Relay automatically turns lamp on when power supply circuit voltage drops to 80 percent of nominal voltage or below.
- B. Test Push Button: Push-to-test type, in unit housing, simulates loss of normal power and demonstrates unit operability.
- C. LED Indicator Light: Indicates status of normal and emergency power.

2.05 EMERGENCY RESPONSE

- A. All emergency lighting shall be 'on' upon activation of the fire alarm system.
- B. Emergency lighting shall be controlled with a shunt to keep off based upon occupancy and emergency operation.

PART 3 – EXECUTION

3.01 SENSOR INSTALLATION

- A. Coordinate layout and installation of ceiling-mounted devices with other construction that penetrates ceilings or is supported by them, including light fixtures, HVAC equipment, smoke detectors, fire-suppression systems, and partition assemblies. Comply with device manufacturer's recommendations for distance from HVAC equipment.
- B. Install and aim sensors in locations to achieve not less than 90 percent coverage of areas indicated. Do not exceed coverage limits specified in manufacturer's written instructions.
- C. Outdoor Photoelectric Cells shall be oriented north and shall be directed to avoid detection of artificial light source.
- D. Installation shall comply with sensor manufacturer's recommendations.

3.02 WIRING INSTALLATION

- A. Install wiring as specified in Section 26 05 19 - 600 Volt or Less Wire and Cable for low-voltage connections.
- B. Wiring within Enclosures: Comply with NECA 1. Separate power-limited and non-power-limited conductors according to conductor manufacturer's written instructions. Wires in enclosures shall be neatly arranged and protected from damage.
- C. Size conductors according to lighting control device manufacturer's written instructions unless otherwise indicated.
- D. Splices, Taps, and Terminations: Make connections only on numbered terminal strips in junction, pull, and outlet boxes; terminal cabinets; and equipment enclosures.
- E. Connections: Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A.

3.03 SYSTEM STARTUP

- A. Engage a factory-authorized service representative to perform startup service.
 - 1. Complete installation and startup checks in accordance with manufacturer's published instructions.
 - 2. Activate luminaires and verify that all maximum output levels match output levels detailed in an Owner-approved and Washington State Energy Code compliant sequence of operations.
 - 3. Confirm correct communications wiring, initiate communications between control devices and controller/gateways, and program the lighting control system in accordance with approved configuration schedules, time-of-day schedules, and input override assignments.
 - 4. Program network devices to meet required sequence of operations.
 - 5. Program and verify all sequence of operations.
 - 6. Create backup of system programming.

END OF SECTION

PART 1 - GENERAL

1.01 REFERENCE STANDARDS

- A. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- B. NFPA 101 - Life Safety Code; 2015.
- C. UL 924 - Emergency Lighting and Power Equipment; Current Edition, Including All Revisions.

1.02 WORK INCLUDED

- A. Lighting materials
- B. Lamps (LED)
- C. Emergency Egress Lighting
- D. Emergency Power Exit Signs
- E. Site lighting poles.
- F. Lighting Controls

1.03 APPLICABLE CODES AND STANDARDS

- A. NFPA 70 (NEC) National Electrical Code, latest adopted version
- B. NFPA 101 Life Safety Code
- C. WSEC Washington State Energy Code, latest adopted version

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Ship Luminaires with louvers and lenses protected by a clear plastic bag. Handle with white gloves to prevent fingerprint damage.

1.05 SUBMITTALS

- A. Provide the following minimum data with lighting system submittals for engineer review prior to purchase:
 - 1. Luminaire datasheets with
 - a. Power requirements (Voltage, Watts & Current)
 - b. Photometric data including candlepower distribution curves in two or more planes
 - c. Color temperature
 - d. Lumen output
 - e. Luminaire dimensions
 - f. Luminaire lens material
 - g. Operation and maintenance information

2. Shop Drawings: show details of nonstandard or custom fixtures. Indicate dimensions, weights, method of field assembly, components, features, and accessories. For custom fixtures, modified fixtures, submit scaled drawings prepared by the manufacturer showing all details of construction, lengths of runs, pendant and power feed locations, accessories, finishes, and lists of materials. Contractors to provide the manufacturer with accurate field dimensions where required.
3. Wiring Diagrams: For power, signal and control wiring. Detailed wiring for fixtures with differentiation between manufacturer-installed and field installed wiring.
4. Coordination Drawings: Reflected ceiling plans and sections drawn to scale and coordinating fixture installation with ceiling grid, ceiling-mounted items, and other components in the vicinity. Include work of all trades that is to be installed near lighting equipment.

- B. Provide equipment operation and maintenance manuals following installation and before substantial completion.

1.06 PROGRAMMING

- A. Include cost for adjustment(s) of luminaires, programming, dimming settings, LV lighting control adjustment(s), etc. as a part of the project for a complete and operable lighting system in accordance with AHJ energy code requirements. Refer to lighting controls specification 26 09 43 for lighting control and programming requirements.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. LSI
- B. Lithonia/Acuity
- C. Signify/Philips
- D. Cree
- E. Cooper
- F. Approved Equal

2.02 FIXTURES AND FIXTURE COMPONENTS, GENERAL

- A. Provide minimum quality products as described in the luminaire schedule on project drawings.
- B. Suspended Luminaires: Fixture rigidity shall permit any suspension method without sag. Luminaires shall be suitable for individual or continuous mounting.
- C. Damp/Wet Luminaire Housing: Reinforced polyester fiberglass housing with pre-punched knockouts; shatter resistant acrylic diffuser lens; poured-in continuous seal gasketing between housing and diffuser; minimum of six captive, corrosion-resistant cam-action latches.
- D. Provide plaster frames for recessed lighting fixtures mounted in other than T-Bar ceilings.
- E. Metal Parts: Steel or aluminum with 300°F baked enamel finish, brushed aluminum with baked acrylic clear lacquer finish, or stainless steel with a brushed finish. Paint shall be water based with low VOC. Free from burrs, sharp corners, and edges.

- F. Sheet Metal Components: Steel, unless otherwise indicated. Form and support to prevent warping and sagging. Minimum 22-gauge, cold-rolled steel housing with pre-punched knockouts.
- G. Reflective surfaces, which are painted, shall be baked white enamel or manufacturer standard color, two coats minimum with an average reflectance of 90% or better.
- H. Lenses, Diffusers, Covers, and Globes: 100 percent virgin acrylic plastic or annealed crystal glass, unless otherwise indicated.
- I. Plastic: High resistance to yellowing and other changes due to aging, exposure to heat, and ultraviolet radiation.

2.03 LED DRIVERS

- A. Class 1, constant current.
- B. Power factor >90% at full load.
- C. THD <20%.
- D. Integral surge protection in accordance with ANSI C62.41.2.
- E. Minimum 5 year warranty.

2.04 EXIT SIGNS

- A. General Requirements: Comply with UL 924 for sign colors, visibility, luminance, and lettering size. Comply with AHJ requirements.
- B. Self-Powered Exit Signs (Battery Type): Integral automatic charger in a self-contained power pack.
 - 1. Battery: Sealed, maintenance-free.
 - 2. Charger: Fully automatic, solid-state type with sealed transfer relay.
 - 3. Operation: Relay automatically energizes lamp from unit when circuit voltage drops to 80 percent of nominal or below. When normal voltage is restored, relay disconnects lamps, and battery is automatically recharged and floated on charger.
 - 4. Test Push Button: Push-to-test type, in unit housing, simulates loss of normal power and demonstrates unit operability.
 - 5. LED Indicator Light: Indicates normal power on. Normal glow indicates trickle charge; bright glow indicates charging at end of discharge cycle.
 - 6. Integral Self-Test: Factory-installed electronic device automatically initiates code-required test of unit emergency operation at required intervals. Automatic test feature shall verify battery voltage and lamp continuity, and shall illuminate lamps and discharge battery for minimum 3 minutes every 30 days. Test failure is annunciated by an integral audible alarm and a flashing red LED.
 - 7. Self-diagnostic type with test switches and indicator lights.

2.05 EMERGENCY LIGHTING UNITS

- A. General Requirements: Self-contained units. Comply with UL 924. Units include the following features:
 - 1. Battery: Sealed, maintenance-free, with minimum 10-year nominal life.

2. Charger: Fully automatic, solid-state type with sealed transfer relay.
3. Operation: Relay automatically turns lamp on when supply circuit voltage drops to 80 percent of nominal voltage or below. Lamp automatically disconnects from battery when voltage approaches deep-discharge level. When normal voltage is restored, relay disconnects lamps, and battery is automatically recharged and floated on charger.
4. Wire Guard: Where indicated, heavy-chrome-plated wire guard arranged to protect lamp heads or fixtures.
5. Integral Time-Delay Relay: Arranged to hold unit on for fixed interval after restoring power after an outage.
6. Test Push Button: Push-to-test type, in unit housing, simulates loss of normal power and demonstrates unit operability.
7. LED Indicator Light: Indicates normal power on. Normal glow indicates trickle charge; bright glow indicates charging at end of discharge cycle.
8. Integral Self-Test: Factory-installed electronic device automatically initiates code-required test of unit emergency operation at required intervals. Automatic test feature shall verify battery voltage and lamp continuity, and shall illuminate lamps and discharge battery for minimum 3 minutes every 30 days. Test failure is annunciated by an integral audible alarm and a flashing red LED.
9. Self-diagnostic type with test switches and indicator lights.

2.06 UL/ETL LISTINGS

- A. Luminaires and Components: UL or ETL tested, listed and labeled.
- B. Provide luminaires installed under canopies, roofs, or similar damp or wet locations with UL/ETL listing and labeling as suitable for damp or wet locations.

2.07 IESNA PHOTOMETRICS

- A. Provide luminaires with illumination Engineering Society of North America (IESNA) formatted photometric files via a .ETL file for integration light lighting calculation software.

2.08 FINISHES

- A. Fixtures: Manufacturer's standard, unless otherwise indicated
 1. Paint Finish: Applied over corrosion resistant treatment or primer, free of defects.
 2. Metallic Finish: Corrosion resistant.

PART 3 – EXECUTION

3.01 INSTALLATION

- A. Verify ceiling types and coordinate with luminaires and accessories.
- B. Fixtures: Set level, plumb, and square with ceiling and walls, and secure according to manufacturer's written instructions and approved submittal materials. Install lamps in each fixture.
- C. Fixture installation shall comply with seismic requirements.

- D. Fixtures shall be supported by separate means such as wire or chains from the building structure and not from the ceiling system, ductwork, piping, or other systems, with the exception of fixture types to be installed in suspended ceilings. See NEC Article 314-23.
- E. Support for Fixtures in or on Grid-Type Suspended Ceilings: Use grid for support.
 - 1. Install a minimum of four ceiling support system rods or wires for each fixture. Locate not more than 6 inches (152.4 mm) from fixture corners.
 - 2. Support Clips: Fasten to fixtures and to ceiling grid members at or near each fixture corner with seismic clips that are UL listed for the application.
 - 3. Fixtures of Sizes Less Than Ceiling Grid: Arrange as indicated on reflected ceiling plans or center in acoustical panel, and support fixtures independently with at least two 3/4-inch metal channels spanning and secured to ceiling tees.
- F. Suspended Fixture Support: As follows:
 - 1. Pendants and Rods: Where longer than 48 inches (1219.2 mm), brace to limit swinging.
 - 2. Stem-Mounted, Single-Unit Fixtures: Suspend with twin-stem hangers.
- G. Connect wiring according to Section 26 05 19 - 600 Volt or Less Wire and Cable.
 - 1. Do not use fixtures as a raceway for circuit conductors except for the single branch circuit supplying the fixtures. Branch circuit wiring shall not pass through an outlet box that is an integral part of an incandescent fixture unless the fixture is identified for the purpose.
 - 2. Wiring within fixtures shall be neatly arranged and protected from damage.
- H. Flush and recessed fixtures without an integral outlet box shall have a tap connection conductor, with insulation rated for 90°C, run from fixture terminal connection to an outlet box at least 1-foot from the fixture.
- I. Fixture whips shall be between 4' and 6' long.
- J. Mount remote LED drivers in accessible ceiling space as close as possible to fixture.
 - 1. Where ceiling is not accessible, mount in nearest electrical closet or service space provided that manufacturer's distance requirements are not exceeded.
- K. Mount LED fixtures to allow adequate air circulation around fixture cooling fins. Do not mount in a location where ambient temperature will exceed 40°C.

3.02 FIELD QUALITY CONTROL

- A. Inspect each installed fixture for damage. Replace damaged fixtures and components.
- B. Advance Notice: Give dates and times for field tests.
- C. Provide instruments to make and record test results.
- D. Test as follows:
 - 1. Verify proper operation, switching and phasing of each fixture after installation according to their listing and the requirements in NFPA 101.
 - 2. Emergency Lighting: Interrupt electrical supply to demonstrate proper operation. Verify normal transfer to battery source and retransfer to normal.
 - 3. Report results in writing.

- E. Malfunctioning Fixtures and Components: Replace or repair, then retest. Repeat procedure until units operate properly.
- F. Corrosive Fixtures: Replace during warranty period.

3.03 CLEANING AND ADJUSTING

- A. Clean fixtures internally and externally after installation. Use methods and materials recommended by manufacturer.
- B. Adjust aimable fixtures to provide required light intensities.

END OF SECTION

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. General: Furnish and install new fire alarm panels, NAC power modules, signal and notification devices as required for fire marshal and jurisdictional approvals.
 - 1. The drawings provided are schematic; Contractor responsibility to determine device counts and layout as required by the City of Tacoma Fire Marshal
- B. Permitting: submit, secure and final permits and jurisdictional approvals from
 - 1. City of Tacoma
- C. Fire Alarm system
 - 1. Basis of Design – Silent Knight or approved equal
 - 2. Components: Industrial grade, Silent Knight or approved equal, compatible signal and notification devices:
 - a. Strobe Synchronization
 - b. Remote Equipment
 - c. Detection Devices
 - d. Manual Pull Stations
 - e. Annunciation Devices
 - f. Addressable Accessories
 - g. Cable
 - h. Pictogram

1.02 RELATED SECTIONS

- A. Division 01, General Requirements
- B. Division 26, Electrical

1.03 SUBMITTALS

- A. Shop drawings produced in AutoCAD with Fire Marshal's stamp of approval.
- B. Product data with wiring schematics.
- C. AutoCAD wiring diagrams of each type of device.
- D. AutoCAD riser diagram of the complete systems.
- E. Battery and voltage drop calculations based on intended routing and wiring.
- F. Fire alarm communication methodology, including:
 - 1. Primary and secondary communication paths
 - a. a. Network connection requirements and IP addressing needs
 - b. b. cellular carrier and signal strength confirmation (if applicable)
 - 2. Means of supervision and fault annunciation

- G. Prepare shop drawings of the system by the manufacturer in AutoCAD and submit to the Fire Marshal for approval. The approved shop drawings will be utilized as the installation drawings. The shop drawings show actual conduit routing and conductors as to be installed. Update drawings to include revisions and changes to the system during construction and installation.

1.04 QUALITY ASSURANCE

- A. Approve and install equipment in accordance with NFPA, ADA and IBC requirements and UL listed both in individual components and as a system. ISO 9000 certified; UL and FM listed and meet NFPA 72.
- B. Furnish evidence that there is an experienced and efficient service organization which carries stock of repair parts for the system to be furnished and that the organization is cable of providing repair services within 24 hours of a trouble call.
- C. Install system by an electrical contractor experienced in the installation of addressable fire alarm systems and certified by the national institute for certification in engineering technologies (NICET) for fire alarm systems. Control equipment factory representative services be obtained to provide engineered system floor plans and point-to-point drawings on AutoCAD. Representative to supervise the installation, system start-up, programming, make final adjustments and provide testing of the completed system. The factory representative provides a letter of system certification to the Architect.

1.05 CONTRACTOR DESIGN

- A. Provide a complete fire alarm system as needed to meet applicable codes and requirements under this section.
- B. Provide devices if needed to comply with the requirements of NFPA 72.
- C. Raceway, routing, and wiring for field devices are not shown on the drawings except for a few specific design requirements.
- D. Submit documents after design has been approved by Authority Having Jurisdiction (AHJ).
 - 1. The fire alarm system shall be designed by a NICET Fire Alarm Systems Level IV engineering technician.
 - 2. The designer is responsible for understanding the construction of the building to take into consideration ceiling heights, ceiling construction (flat or not flat), and other features of the building that will affect the layout of devices as required to provide a fire alarm system that is fully compliant with NFPA 72.
 - 3. If required by state regulations, a Professional Fire Protection Engineer shall seal drawings submitted to the AHJ.
- E. Field Quality Control:
 - 1. Manufacturer's field services: Provide service by a factory-authorized and certified service representative to supervise field assembly and connection of components and pre-testing, testing, and adjustment of system.
 - 2. Pre-testing: Determine, through pre-testing, conformance of system to requirements of drawings and specifications. Correct deficiencies observed in pre-testing. Replace malfunctioning or damaged items with new and retest until satisfactory performance and conditions are achieved.

- a. Inspect equipment installation, interconnection with system devices, mounting locations, and mounting methods.
 - b. Verify that units and controls are properly installed, connected, and labeled and that interconnecting wires and terminals are identified.
- F. Authority Having Jurisdiction (AHJ) review:
1. Concurrent or prior to submission to Engineer, submit shop drawing and product data to Authority Having Jurisdiction (AHJ).
 2. Upon receipt of comments from AHJ, make resubmissions, if required, to make clarifications or revisions to obtain approval.
 3. The AHJ shall witness final testing and inspection to obtain final approval for system
- G. Operate automatic fire detection systems in a local, supervised non-coded fashion. The system low voltage operates at 24V DC, fully addressable with analog technology for sensors. Signal circuits either class A or B without changing modules. Design system Class B. Load circuits to 75 percent capacity maximum.
- H. Signal, visual, and audible alarms, flow and tamper module circuits supervised for opens, shorts and grounds. Open, short or ground causes a trouble on the system, sounds the audible trouble sounder and annunciates at the control and remote annunciator: the device, location, and nature of the trouble condition.

1.06 SYSTEM OPERATION

- A. Operation of manual or automatic initiating device cause an audible and visual alarm to sound, activate the control-by-event program and perform auxiliary functions.
- B. Annunciate fault in the circuits at the control panel and the remote annunciators.
- C. Utilize a single pair of wires to power, transmit, and receive data from the addressable analog initiating devices and to transmit commands to the remote-control points.
- D. Basic Performance:
 1. Signal Line Circuits (SLC) shall be wired Class B (NFPA Style 4).
 2. Notification Appliance Circuits (NAC) shall be wired Class B.
 3. Each SLC and NAC shall be limited to only 80 PCT of its total capacity at the time of initial installation.
 4. Fire alarm system and all associated equipment and devices shall be suited to the environment in which it is installed, e.g. in a hazardous areas all equipment shall be appropriately rated as explosion-proof, intrinsically safe, etc.

1.07 SEQUENCE OF OPERATION

- A. The system alarm operation subsequent to the alarm activation of manual station or automatic initiating device,
 1. Audible alarm indicating appliances sound a digitized tone until silenced by the alarm silence switch at the control panel.
 2. Visual alarm indicating appliances (xenon strobes) display a continuous pattern until extinguished by the alarm silence switch.
 3. A supervised signal notifies an approved central station to activate.

4. Combination fire/smoke dampers de-energize to normally closed position.
- B. Control panel has a dedicated supervisory service indicator and a dedicated supervisory service acknowledge switch.
- C. Immediately display alarm and trouble conditions on the control panel front alphanumeric display and of remote annunciators. If more alarms or troubles are in the system the operator may scroll to display new alarms.
- D. Alarm list key that will allow the operator to display alarms, troubles, and supervisory service conditions with the time of occurrence.
- E. In normal operation, fire alarm system close combination fire/smoke dampers when corresponding fan system is OFF. Fire alarm system open combination fire/smoke dampers when corresponding fan system is ON.

1.08 WARRANTY

- A. Warrant all fire alarm products supplied and installed for a minimum of 12 months.

PART 2 - PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

- A. FACP: Silent Knight; SK-6820; or as required to meet coverage requirements and outlined in Division 1.
 1. Or approved equal
- B. Non-system fire alarm devices
 1. Heat Detectors: Edwards 302 Series
 - a. Or approved equal
 2. Pull Stations: Edwards 270A-SPO series (non-coded, single-action, die-cast metal station, wire leads)
 - a. Or approved equal
 3. Ceiling mount horn/strobes: Edwards Genesis Series (EGCF-HDVMH)
 - a. Or approved equal

2.02 GENERAL

- A. Furnish labor, materials, and equipment required for a complete and operating system of manual and automatic initiating devices, control panels, auxiliary relays, power supplies with batteries and accessories necessary to accomplish the desired sequence of events.
- B. Fully electronic and addressable systems as described below with monitoring and annunciation of system alarms and troubles.
- C. All detection and initiation devices compatible with specified manufacturer.
- D. Provide no fewer than (2) fire alarm system communication pathways in accordance with NFPA 72.
 1. Primary Path: IP-based communication utilizing the site's internet service.
 2. Secondary Path: Cellular communication independent of the site network.

- E. POTS (Plain Old Telephone Service) lines may not be available at the site. Contractor shall assume POTS is not available.
- F. All communication equipment shall be listed for fire alarm service and compatible with the fire alarm control panel.
 - 1. AES Radio may be used if compatible with the monitoring agency

2.03 STROBE SYNCHRONIZATION

- A. Synchronize strobes to 1Hz flash to comply with the Americans with Disabilities Act (ADA).

2.04 DETECTION DEVICES

- A. Analog thermal detectors consist of a dual thermistor sensing circuit for fast response. Sensor is continually monitored to measure changes in their sensitivity due to temperature. Advanced indication to the control panel of the need for maintenance and can be specific as to where the maintenance is needed. Mount on a two wire standard device base. Equip thermal detectors in elevator shafts and machine rooms with a set of auxiliary contacts for elevator equipment use. Rate thermal detectors located within elevator shaft for installation within a pressurized shaft.
- B. Provide addressable monitor modules an address for a single, normally open initiating device such as a waterflow switch, manual station, etc. UL approved to extend the sensor loop to lengths up to 2,500-feet.

2.05 MANUAL PULL STATIONS

- A. Single action, addressable, constructed of metal construction with a key reset switch for positive authorized resetting action. The unit to be keyed the same as the control unit.

2.06 ANNUNCIATION DEVICES

- A. Horn and Combination Horn/Strobe:
 - 1. Mount to a recessed box with an extension ring.
 - 2. Front of the unit allows for candela light levels as required by ADA for the spacing as installed.
 - 3. Horns provide a 100 dba peak sound output with field adjustable output level.
 - 4. Finish: Match existing finishes in the facility
- B. Strobe Lights:
 - 1. Triangular with FIRE on white plastic lens, polarized 24 VDC, mounting single gang on four square box.
 - 2. Front of the unit allows for candela light levels as required by ADA for the spacing as installed.
 - 3. Strobe candela level adjustable field from 15-110 CD.
 - 4. Mount at 80-inches or as shown on drawings.
 - 5. Finish: Match existing finishes in the facility
 - 6. The candela rating of each strobe installed apparent to the Fire Marshal and to qualified service personnel either as installed or with the removal of the faceplate. If faceplates are interchangeable between strobes of different ratings the indication of candela rating not on the faceplate.

2.07 ADDRESSABLE ACCESSORIES

A. Control Modules:

1. Connects to the same loop as the initiating devices and provides a form C relay contact.
2. Program module to transfer from either a trouble or alarm input from any or combination of any addressable device.

2.08 CABLE

- ### A. Plenum rated as recommended by System Manufacturer and the building construction methods.

2.09 PICTOGRAM

- ### A. Mounted and Glass-framed graphics card showing a one-line of the fire alarm system showing all fire alarm devices and connectivity to the FACP

PART 3 - EXECUTION

3.01 INSTALLATION

A. General:

1. Install in accordance with code, UFC, UBC, NFPA 72, 101 and the manufacturer's instructions.
2. Review proper installation of each type of device with manufacturer's agent.
3. Install wiring, raceway and outlet boxes required for a complete system as indicated in the Contract Documents.
4. Comply with applicable requirements of Section 28 05 13, Raceways and Boxes for Electrical Systems, for boxes and surface mounted raceways.

B. Typical Wiring:

1. Install manufacturer's recommended listed cable to connect devices as recommended by the manufacturer.
2. Run cable in conduit where exposed to physical damage.

C. Detectors:

1. Locate 48-inches clear of supply air vents and 12-inches clear of lights and sprinkler heads.
2. Install detector heads not more than two weeks prior to substantial completion. Verify the design locations shown conform to the actual construction.
3. Do not locate detectors in close proximity to air supply vents.
4. Bring cases of uncertain applicability to the attention of the Architect for resolution prior to roughing in.

D. Duct Smoke Detectors

1. Provide/maintain working access to duct smoke detectors.
2. Locate duct smoke detectors in accordance with code requirements. Locations must ensure adequate airflow within the duct housing.

3. Locate remote status/alarm LED indicator and keyswitch test station at readily accessible location out of general view directly below duct smoke detector location. Identify locations on fire alarm shop drawings prior to installation.
- E. Provide auxiliary power supplies as required and extend the 120V power to the power supply 's required and per NEC.
- F. Provide visual devices and alarm devices as required. Device locations are diagrammatic showing intent of area coverage. The exact placement, sound or light level is to be per the requirements and the listing of the manufacturer's equipment.
- G. Raceways and Boxes
 1. Install all wiring in raceways and all devices in boxes:
 2. In unfinished areas, exposed fire alarm conduit shall be red in color.
 3. All boxes are to be red in color (either painted or a manufacturer's red box).
- H. Install all components as indicated and in accordance with manufacturer's wiring diagrams, instructions, and recommendations.
- I. Make all fire alarm wiring continuous from terminal to terminal or from terminal to device pigtail lead.
 1. Circuit splices not permitted.
 2. Wiring joints, only when required at device pigtail leads shall utilize insulated conical spring connector.
- J. Color coding or other identification is required for all fire alarm wiring.

3.02 LABELING

- A. Label fire alarm control and NAC panels with 1/2-inch by 1-inch phenolic nameplates, indicating control panel point designation. Locate nameplates in the vicinity of the device as approved by the Owner.
- B. Provide Brady type wire markers to identify conductors at each junction or terminal. Use numbers indicated on the wiring diagrams.

3.03 TESTS

- A. Provide the service of a competent, factory-trained technician authorized by the manufacturer of the fire alarm equipment to technically supervise and participate during the programming, final connections, adjustments and tests for the system.
- B. When the system is complete and prior to the substantial completion, furnish testing equipment and perform the following tests:
- C. Before energizing system, check for correct wiring connections and test for short circuits, ground faults, continuity, and insulation.
- D. Test the insulation on installed wiring by standard methods as recommended by the equipment manufacturer.
- E. Open supervised circuits to see if the trouble signal activates.
- F. Ground supervised circuits and verify response of trouble signals.

- G. Check installation, supervision, operation, and sensitivity of smoke detectors as recommended by the manufacturer to ascertain that they will avoid false alarm signals yet provide the required automatic detection.
- H. Test each device for proper operation and auxiliary function.
- I. Submit a printout of the entire test procedure to the engineer with the letter of certification for the completed fire alarm system.
- J. When defects in the work are detected, make repairs and repeat the tests as required.
- K. Test system for NFPA standby and alarm runtime for the actual load on the system batteries and recharge time of system batteries.
- L. Perform required and necessary verification of the system operating functions with the Architect and Owner's facility staff prior to turnover of the complete system for final test observed by the Fire Department. Perform tests in the presence of the Owner or the Owner's Representative. A System Certification verifying the proper system operation is required prior to acceptance. Instruct Owner's personnel in system operation, maintenance and programming for a minimum of 20 hours. The cost of retesting as a result of the failure of the system to operate in accordance with these specifications, drawings, or applicable codes paid for by the contractor to the Owner

3.04 EXTRA STOCK/SPARE PARTS

- A. Provide the following equipment to be turned over to the owner with the operation and maintenance manuals.
 - 1. Two thermal heat detector heads
 - 2. Two addressable dry contact modules
 - 3. Two horns
 - 4. Two horns/strobes
 - 5. Two manual pull stations
 - 6. One complete set of fuses to match panel counts

3.05 TRAINING

- A. Provide operation and maintenance training for Owner's personnel.
- B. Conduct a minimum of one maintenance training sessions upon completion of the work. Maintenance training sessions include a walk-thru of the completed facilities identifying the location, address, and means of access to every device monitored by the fire alarm system.
- C. Training sessions with fully qualified, trained representative, of the equipment manufacturer who is thoroughly knowledgeable of the specific installation.

END OF SECTION

PORT OF TACOMA

EBC SILVERBACK TEMPORARY RELOCATION

PROJECT NO. 101686.01

CONTRACT NO. POT-PA-000000292

Port of Tacoma
 P.O. BOX 1827 TACOMA, WA 98422
 DATE: 04/20/2026
 APPR: JDO
IOAI ARCHITECTURE + PLANNING
 1001 SW KLUCKITAT WAY, STE 204
 SEATTLE, WA 98134 | (206) 631-8442
 BY: JDO
 REVISION: ADDENDUM #2
 MARK: /2

REGISTERED ARCHITECT
 JERRY D. OSBORN
 STATE OF WASHINGTON
 6273

APPROVED: [Signature]
 CHECKED BY: DATE: 03/10/2026
 DIRECTOR: ENG. DATE: JDO
 PRINTED BY: JDO
 PORT ADDRESS: 401 E. ALEXANDER AVE TACOMA, WA 98422

6710 OF 41
G1.0
 1 OF 41
 CONT/CONS: 000000292 TOWNSHIP: 21 RANGE: 03 SECTION: 27
 M. ID: 101686.01 DAT-HRZ: WA63-SF VERT:
 PHASE: BID_SET DRAWING SCALE: 3" = 1'-0"

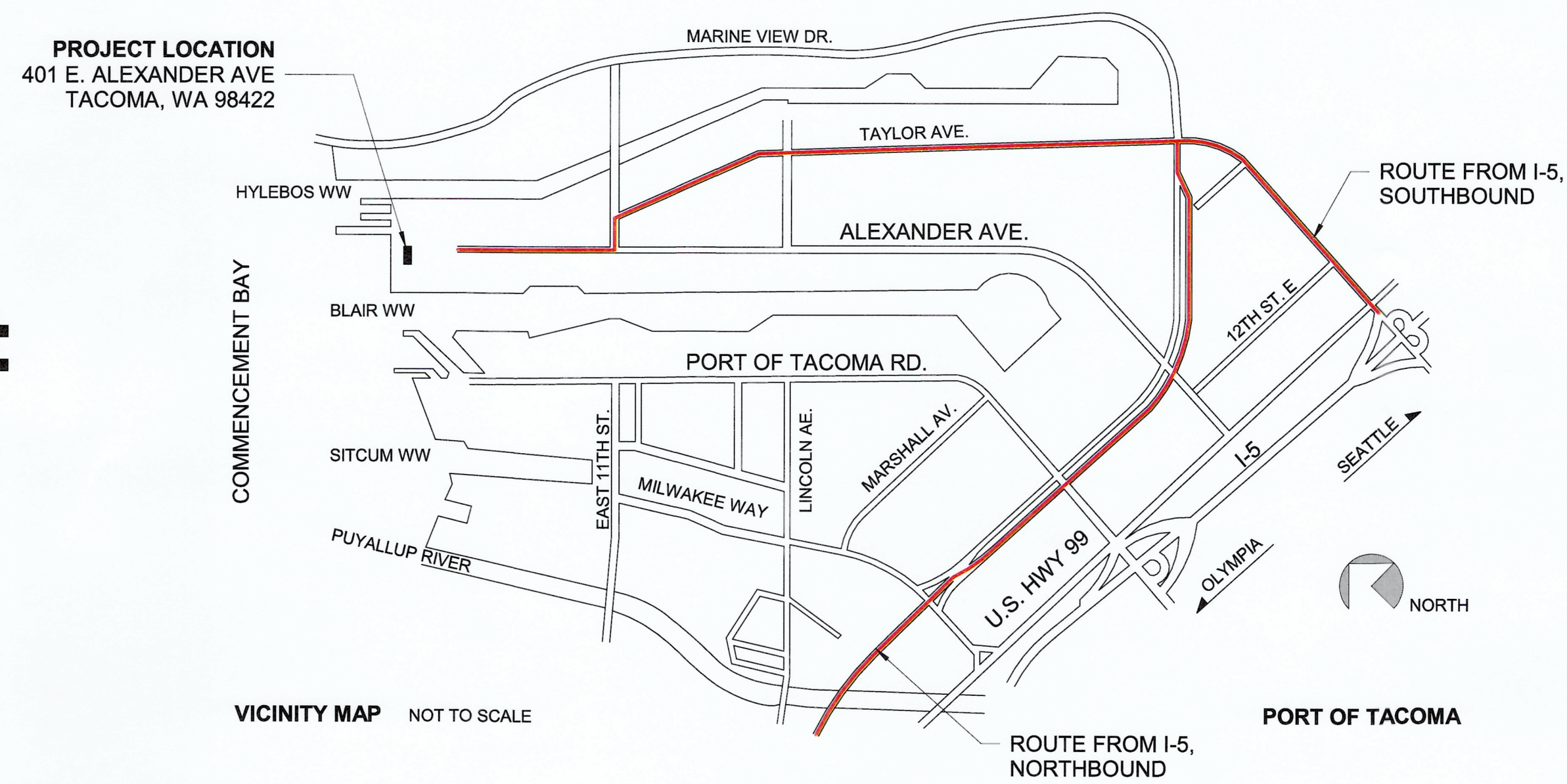
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PORT COMMISSIONERS:

- JOHN MCCARTHY
- JT WILCOX
- KRISTIN ANG
- RICHARD P. MARZANO
- DEANNA KELLER

PORT STAFF:

- ERIC JOHNSON
Port of Tacoma Executive Director
- THAIS HOWARD, P.E.
Sr. Director of Engineering
- ELLY BULEGA, P.E.
Project Manager



DEFERRED SUBMITTALS:

- PRE-ENGINEERED METAL BUILDING SYSTEM
- MODULAR OFFICE AND RESTROOM TRAILERS
- SITE FENCING
- SITE SAFETY PLAN

PRE-ENGINEERED METAL BUILDING SYSTEM:
 CONTRACTOR SHALL SUBMIT ALL REQUIRED DEFERRED PERMIT SUBMITTAL DOCUMENTS FOR PRE-ENGINEERED METAL BUILDING SYSTEMS, INCLUDING STRUCTURAL DETAILS AND CALCULATIONS. CALCULATIONS AND DETAILS SHALL BE STAMPED BY A WASHINGTON STATE LICENSED ENGINEER. REFER TO SPECIFICATION SECTION 13 34 19 - METAL BUILDING SYSTEMS.

WSEC BUILDING ENVELOPE COMPLIANCE:
 HEATING SYSTEMS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS FOR A LOW ENERGY BUILDING PER C402.1.1.1. THE BUILDING IS EXEMPT FROM THE ENERGY CODE PROVISIONS OF SECTION C402.

ADDRESS:
 401 E. ALEXANDER AVE,
 TACOMA, WA 98422

PROJECT DIRECTORY

 OWNER PORT OF TACOMA ELLY BULEGA, PE PROJECT MANAGER ONE SITCUM WAY TACOMA, WA 98401 TEL: 253-428-8638 ebulega@portoftacoma.com	 ARCHITECT OSBORN ARCHITECTS INC, PS JERRY OSBORN, AIA 1001 SW KLUCKITAT WAY, SUITE 204 SEATTLE, WA 98134 TEL: 206-631-8442 josborn@oaips.com	 MECHANICAL ENGINEER BOARD PASCUA ENGINEERS, PS LEE BOARD, PE 2111 SOUTH C STREET BOTHELL, WA 98201 TEL: 425-415-6100 lbogard@bp-eng.com
 ELECTRICAL ENGINEER CASNE ENGINEERING STEVEN GARRETT, PE 3545 FACTORIA BLVD SE STE 200 BELLEVUE, WA 98006 TEL: 760-359-8832 Steven.Garrett@casne.com	 STRUCTURAL ENGINEER PSM ENGINEERING DAVID STUBBS, PE, SE 2200 6TH AVENUE, SUITE #601 SEATTLE, WA 98121 TEL: 206-239-7712 mdstubbs@psm-engineers.com	

DRAWING LIST

GENERAL G1.0 COVER SHEET G1.1 GENERAL NOTES AND ABBREVIATIONS G1.2 CODE ANALYSIS G1.3 SITE PLAN ARCHITECTURAL A0.1 ARCHITECTURAL SITE PLAN A0.2 ENLARGED UTILITY CONNECTIONS A0.3 SITE DETAILS A1.1 METAL BUILDING FLOOR PLAN A1.2 METAL BUILDING ROOF PLAN A1.3 MODULAR OFFICE #1 - BASIS OF DESIGN A1.4 MODULAR OFFICE #2 - BASIS OF DESIGN A1.5 RESTROOM TRAILER - BASIS OF DESIGN A1.6 MODULAR BUILDING SCOPE MATRIX A2.1 METAL BUILDING EXTERIOR ELEVATIONS A2.2 METAL BUILDING SECTIONS A5.0 DETAILS A5.1 DETAILS A6.1 SCHEDULES AND DETAILS STRUCTURAL S1.0 GENERAL NOTES & SPECIAL INSPECTIONS S1.1 LOADING DIAGRAMS & DETAILS S1.2 REFERENCE RECORD DRAWING MECHANICAL M0.1 MECHANICAL LEGEND AND NOTES M0.2 MECHANICAL SCHEDULES M1.1 MECHANICAL FLOOR PLAN	ELECTRICAL E0.0 ELECTRICAL SYMBOLS E0.1 ABBREVIATIONS E1.0 SITE PLAN - POWER E2.0 FIRST FLOOR PLAN - POWER E3.0 FIRST FLOOR PLAN - LIGHTING E3.1 LIGHTING DETAILS E3.2 SILVERBACK BUILDING INTERIOR PHOTOMETRIC STUDY E3.3 SILVERBACK BUILDING EXTERIOR PHOTOMETRIC STUDY E5.0 FIRE ALARM PLAN E6.0 DETAILS E6.1 GROUNDING DETAILS E10.0 ONE-LINE DIAGRAM E10.1 PANEL SCHEDULES E10.2 PANEL SCHEDULES E10.3 PANEL SCHEDULES E10.4 TEMPORARY SERVICE MOUNTING DETAIL E10.5 WEATHERHEAD MAST AND MOUNTING DETAIL
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GENERAL NOTE:

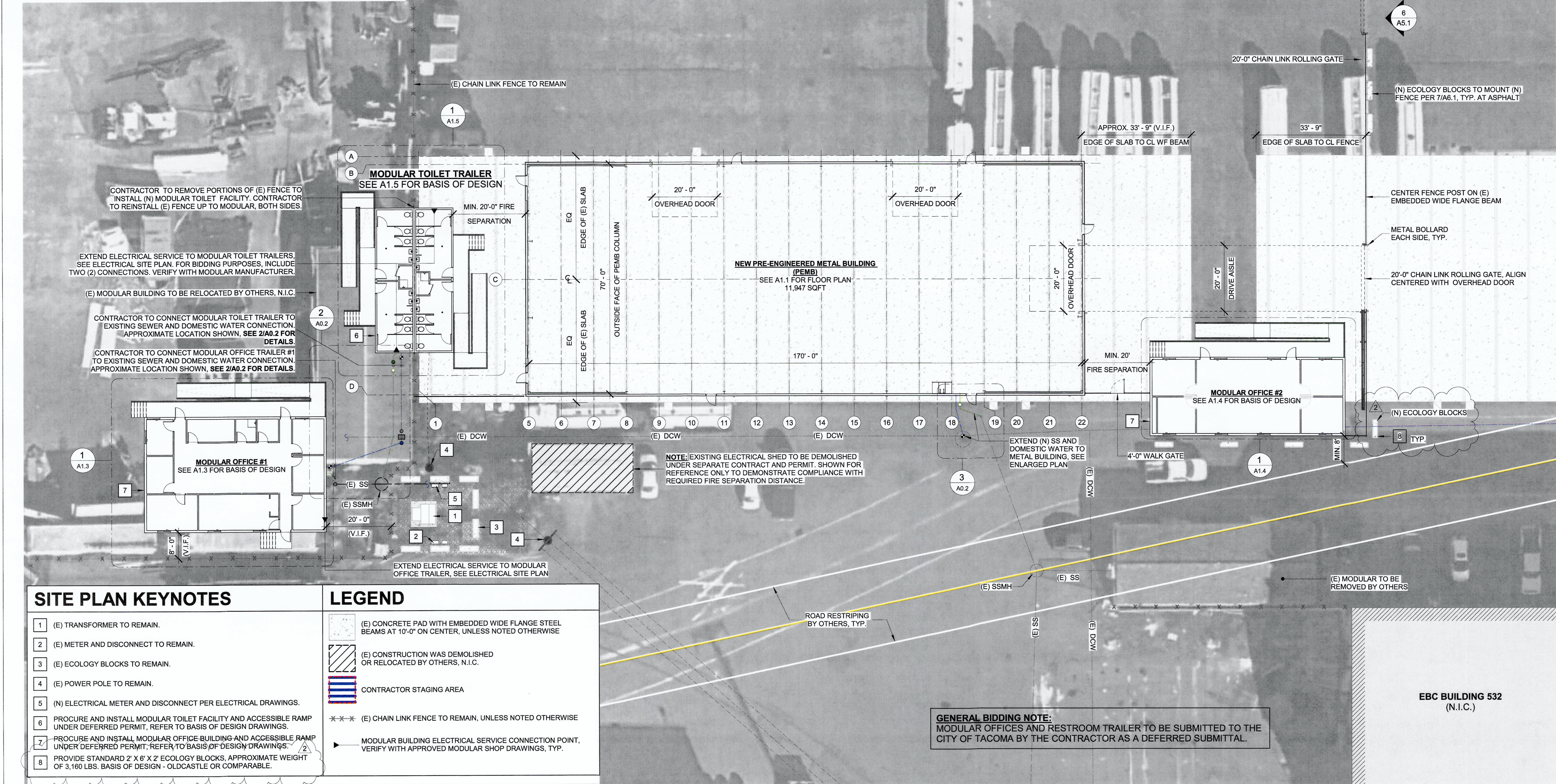
THE MODULAR OFFICES/TRAILERS AND PRE-ENGINEERED METAL BUILDING (PEMB) SHALL BE REFERRED TO BY THE FOLLOWING NAMES THROUGHOUT THE DRAWINGS FOR CONSISTENCY BETWEEN DISCIPLINES:

NEW PEMB: SILVERBACK MARINE BUILDING

MODULAR OFFICE #1: MOTIVE MARINE MODULAR OFFICE

MODULAR OFFICE #2: SILVERBACK MODULAR OFFICE

MODULAR TOILET TRAILER: SILVERBACK / MOTIVE MARINE MODULAR RESTROOM



SITE PLAN KEYNOTES

- 1 (E) TRANSFORMER TO REMAIN.
- 2 (E) METER AND DISCONNECT TO REMAIN.
- 3 (E) ECOLOGY BLOCKS TO REMAIN.
- 4 (E) POWER POLE TO REMAIN.
- 5 (N) ELECTRICAL METER AND DISCONNECT PER ELECTRICAL DRAWINGS.
- 6 PROCURE AND INSTALL MODULAR TOILET FACILITY AND ACCESSIBLE RAMP UNDER DEFERRED PERMIT, REFER TO BASIS OF DESIGN DRAWINGS.
- 7 PROCURE AND INSTALL MODULAR OFFICE BUILDING AND ACCESSIBLE RAMP UNDER DEFERRED PERMIT, REFER TO BASIS OF DESIGN DRAWINGS.
- 8 PROVIDE STANDARD 2' X 6' X 2' ECOLOGY BLOCKS, APPROXIMATE WEIGHT OF 3,160 LBS. BASIS OF DESIGN - OLDCASTLE OR COMPARABLE.

LEGEND

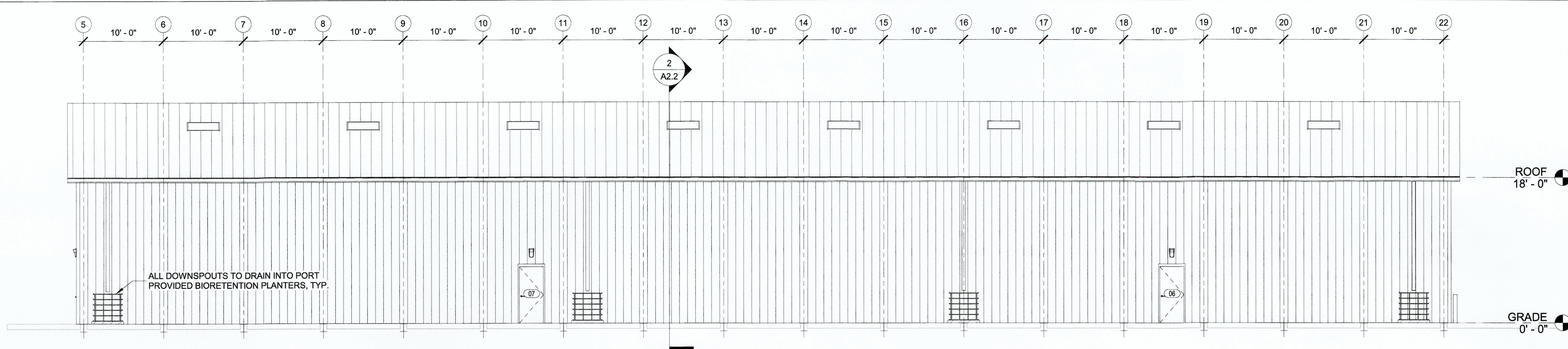
- (E) CONCRETE PAD WITH EMBEDDED WIDE FLANGE STEEL BEAMS AT 10'-0" ON CENTER, UNLESS NOTED OTHERWISE
- (E) CONSTRUCTION WAS DEMOLISHED OR RELOCATED BY OTHERS, N.I.C.
- CONTRACTOR STAGING AREA
- (E) CHAIN LINK FENCE TO REMAIN, UNLESS NOTED OTHERWISE
- MODULAR BUILDING ELECTRICAL SERVICE CONNECTION POINT, VERIFY WITH APPROVED MODULAR SHOP DRAWINGS, TYP.

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

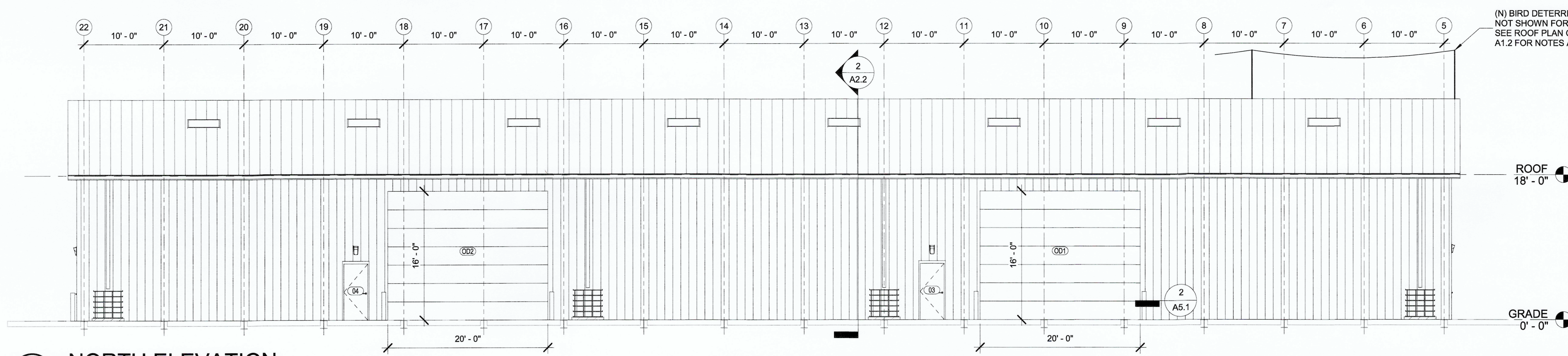
GENERAL BIDDING NOTE:
MODULAR OFFICES AND RESTROOM TRAILER TO BE SUBMITTED TO THE CITY OF TACOMA BY THE CONTRACTOR AS A DEFERRED SUBMITTAL.

	DATE: 04/20/2026
	APPR: JDO
	BY: JDO
	REVISION: ADDENDUM #2
	MARK: A
	REGISTERED ARCHITECT
03/10/2026 CHECKED BY: [Signature] DATE: 03/10/2026 PROJECT ENGR: JDO DATE: 03/10/2026	TACOMA, WA 98422 PORT ADDRESS: 401 E. ALEXANDER AVE
EBC SILVERBACK TEMPORARY RELOCATION ARCHITECTURAL SITE PLAN	SECTION: 27 RANGE: 03 TOWNSHIP: 21 DAT-HRZ: WA83-SF VERT: As indicated
6710 A0.1 OF	PHASE: BID SET

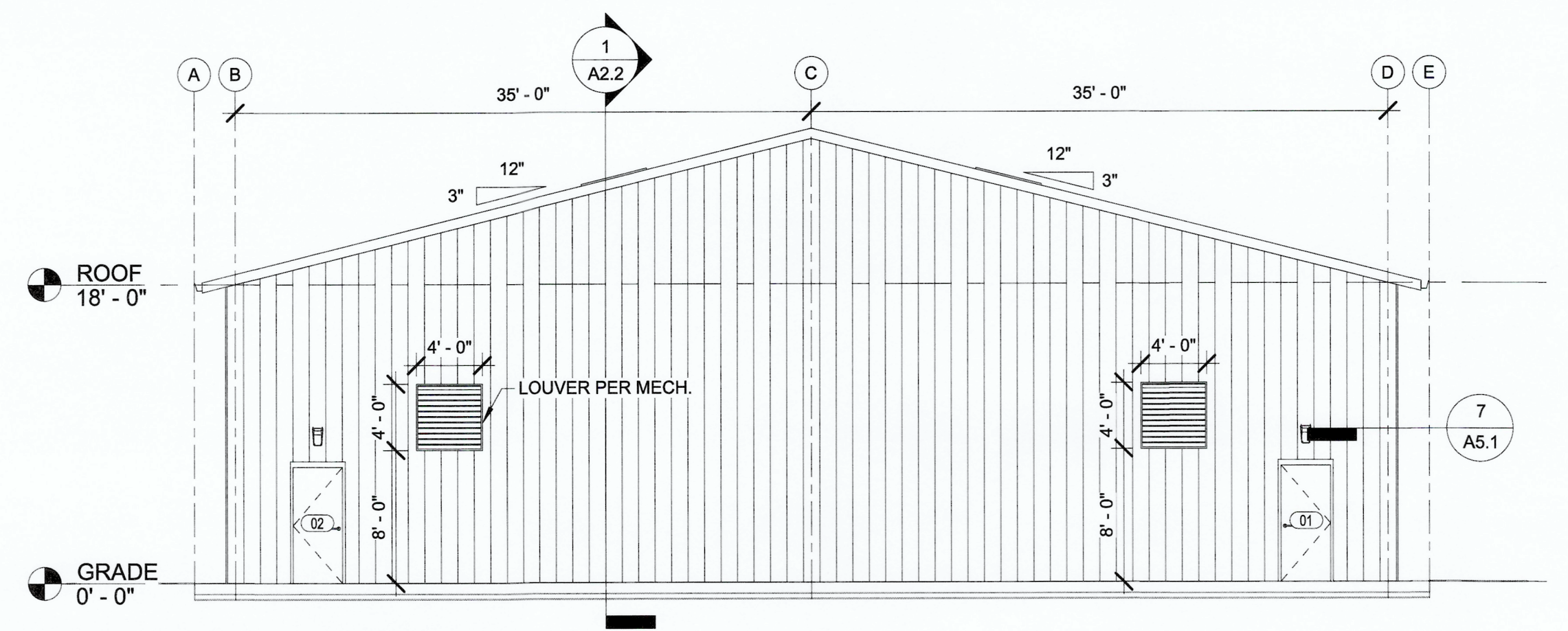
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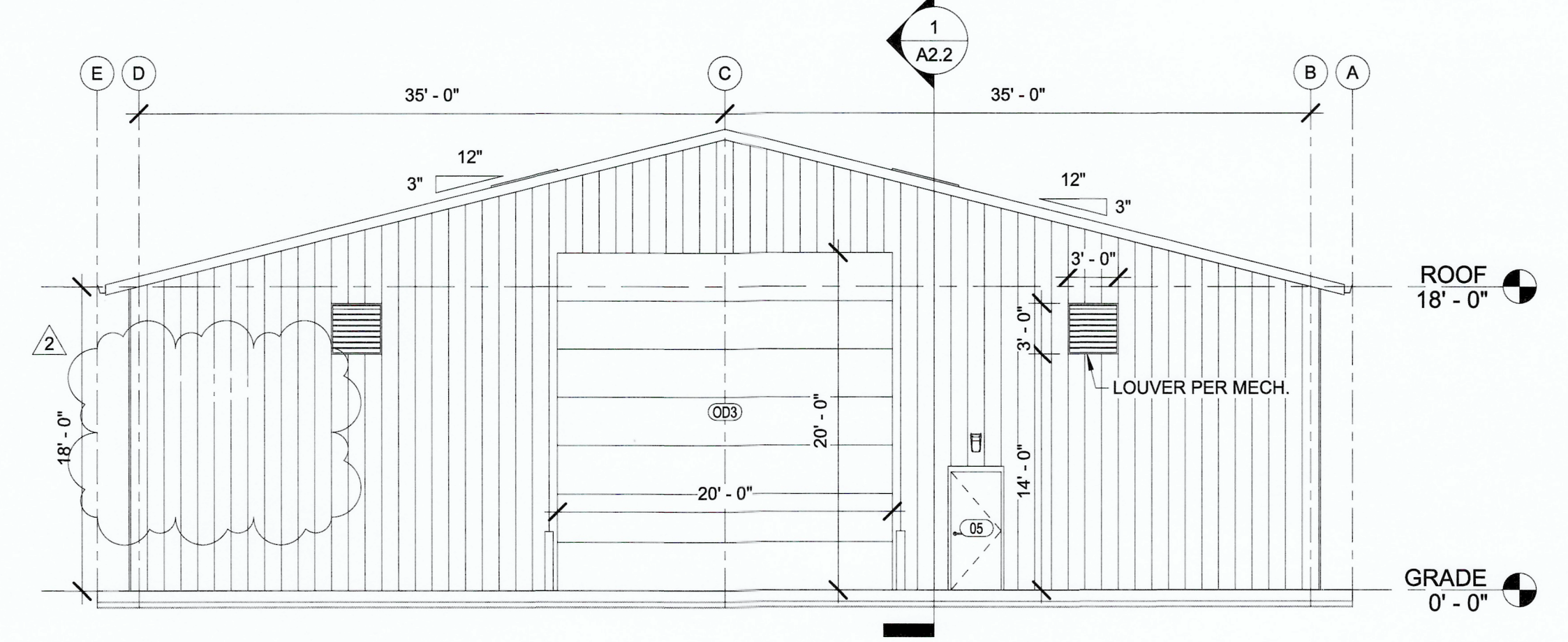
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

- ### GENERAL NOTES
- A. STRUCTURAL FRAMING AND CONNECTION DETAILS TO BE DESIGNED BY THE PRE-ENGINEERED METAL BUILDING MANUFACTURER. REFER TO STRUCTURAL DRAWINGS FOR DESIGN LOADS.
 - B. CONTRACTOR IS RESPONSIBLE FOR SUBMISSION OF ALL DEFERRED SUBMITTALS TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL.
 - C. COORDINATE AND VERIFY ALL DIMENSIONS WITH THE APPROVED PRE-ENGINEERED METAL BUILDING (PEMB) SHOP DRAWINGS.
 - D. PROVIDE SHEET METAL TRIM AT PERIMETER OF ALL EXTERIOR OPENINGS. STANDARD BASE, CORNER, AND J-TRIM PROFILES TO BE PROVIDED BY THE PEMB MANUFACTURER. INCLUDE ALL CLOSURES FOR A COMPLETE AND WEATHERTIGHT INSTALL.
 - E. REFER TO MECHANICAL AND ELECTRICAL SHEETS FOR ITEMS NOT SHOWN THIS SHEET INCLUDING BUT NOT LIMITED TO FIXTURES, POWER RECEPTACLES SWITCHES, ELECTRICAL EQUIPMENT, AND THE LIKE.
 - F. CONTRACTOR SHALL PROVIDE ALL BACKING AND FRAMING SUPPORTS AS NEEDED TO MOUNT AND INSTALL FIXTURES AND EQUIPMENT.

Port of Tacoma
P.O. BOX 1037 TACOMA, WA 98402-1037

IOAI ARCHITECTURE + PLANNING
1001 SW KLUCKITAT WAY, STE. 204
SEATTLE, WA 98134 | (206) 551-6442
MARK: REVISION: BY: JDO
APP: DATE: 04/20/2026

REGISTERED ARCHITECT
8273
STATE OF WASHINGTON

CHECKED BY: DATE: 03/10/2026
DIRECTOR: ENG. DATE: 4/2/26
PRINTED BY: JDO
PORT ADDRESS: 401 E. ALEXANDER AVE
TACOMA, WA 98422

APPROVED: [Signature]

EBC SILVERBACK
TEMPORARY RELOCATION
METAL BUILDING EXTERIOR ELEVATIONS
SECTION: 27
RANGE: 03
TOWNSHIP: 21
DATE-HRZ: WA83-SF
DRAWING SCALE: As indicated
As indicated

6710
A2.1
OF
CONT/CONS: 00000292
M. ID: 101686.01
PHASE: BID SET
PARCEL:

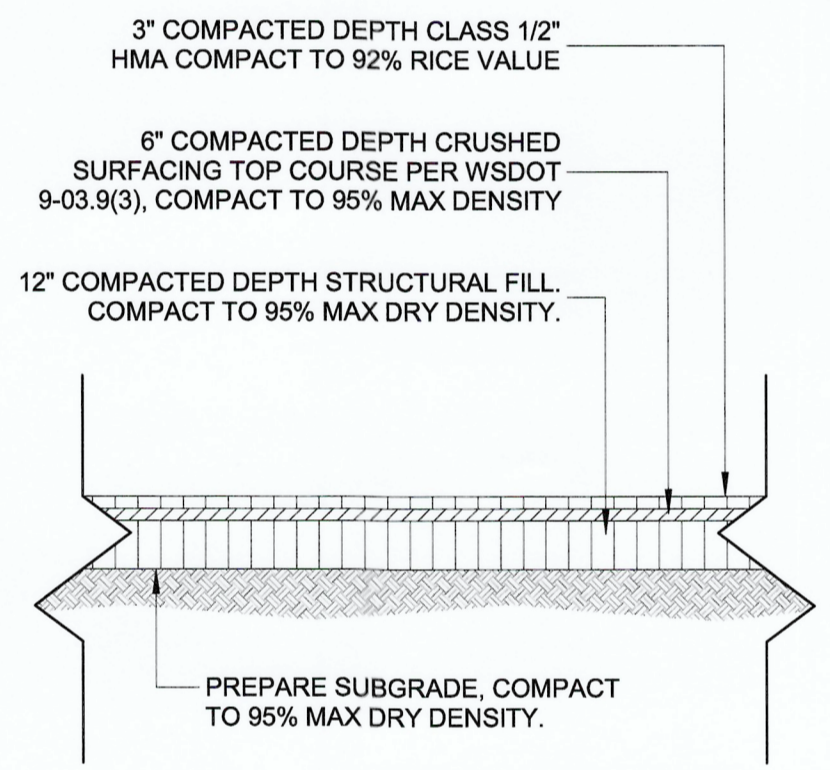
WSEC BUILDING ENVELOPE COMPLIANCE:
HEATING SYSTEMS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS FOR A LOW ENERGY BUILDING PER C402.1.1.1. THE BUILDING IS EXEMPT FROM THE ENERGY CODE PROVISIONS OF SECTION C402.

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A5.0

ASPHALT PAVEMENT SECTION

NTS



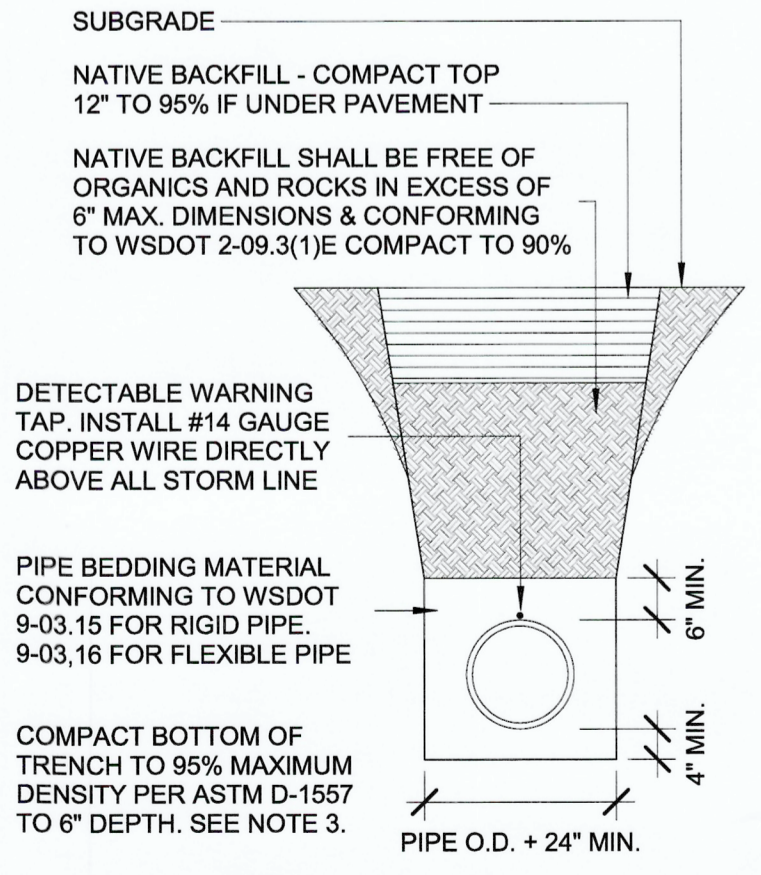
1
A5.0

TYPICAL PIPE BEDDING DETAIL

NTS

NOTES:

- THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK. ANY UTILITIES DAMAGED BY THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
CALL "ONE CALL" BURIED CABLE LOCATION SERVICE 1-800-424-5555 AT LEAST 2 DAYS BEFORE DIGGING.
- SANITARY SEWER & WATER UTILITY WORK SHALL CONFORM TO CITY OF TACOMA STANDARDS.
- SHOULD THE BOTTOM OF THE TRENCH NOT COMPACT TO 95% MAX. DENSITY, OVER-EXCAVATE PER ENGINEER'S FIELD RECOMMENDATIONS. INSTALL STRUCTURAL FILL & COMPACT IN 6" LIFTS TO ESTABLISH SUITABLE BOTTOM OF TRENCH.



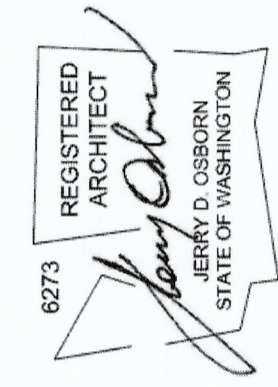
6710
A5.0
16 OF 41

**EBC SILVERBACK
TEMPORARY RELOCATION**

DETAILS

CONT./CONS:	000000292	TOWNSHIP:	21	SECTION:	27
M. ID:	101686.01	DAT-HRZ:	WA83-SF	VERT:	
PHASE:	BID SET	PARCEL:		DRAWING SCALE:	3" = 1'-0"

APPROVED:	03/10/2026	CHECKED BY:	DATE
DIRECTOR:	<i>[Signature]</i>	ENGR.	DATE
PRINTED BY:	JDO	ENGR.	DATE
PORT ADDRESS:	401 E. ALEXANDER AVE	ENGR.	DATE
	TACOMA, WA 98422		

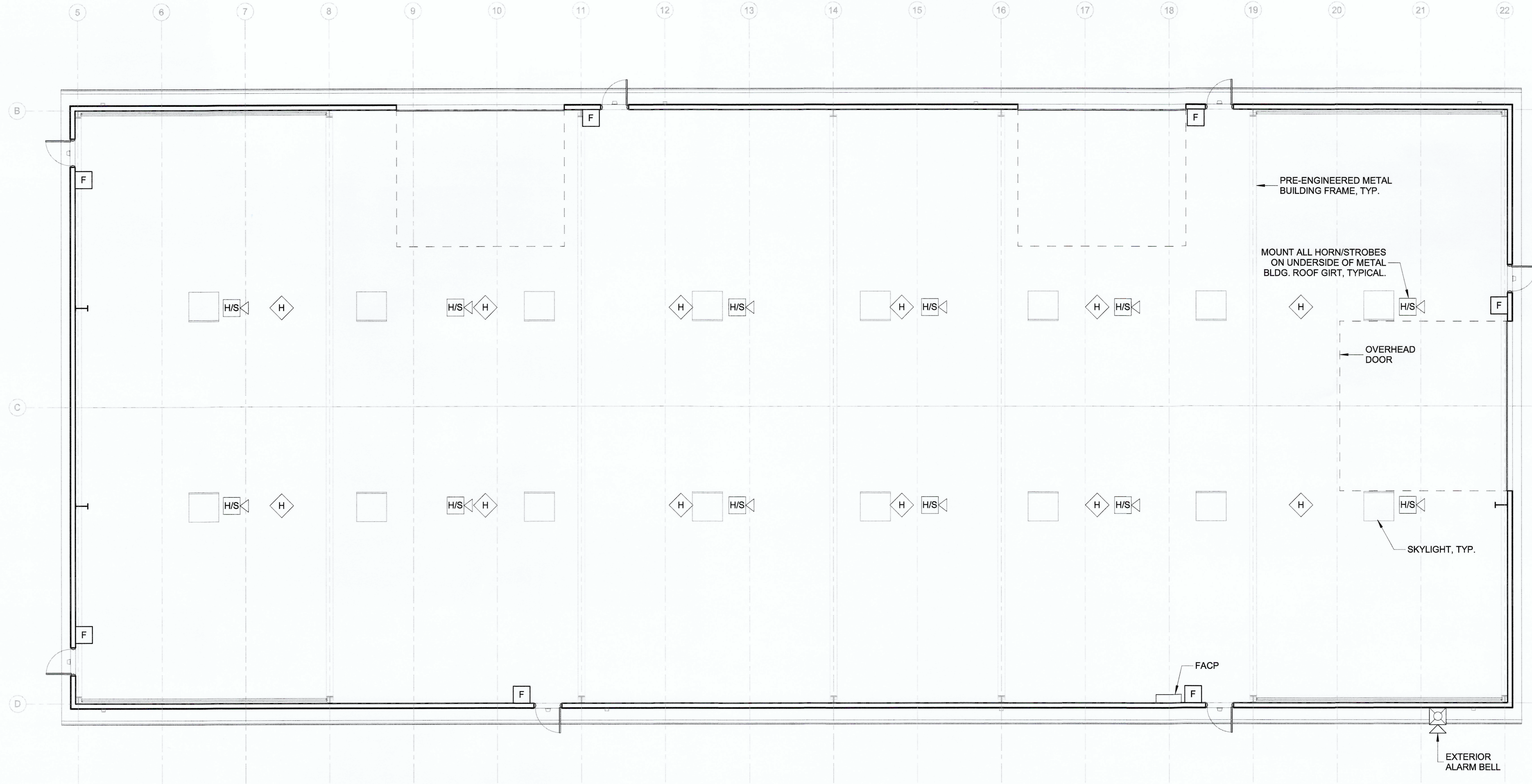


IOAI ARCHITECTURE
+ PLANNING
1001 SW KLUCKITTAT WAY, STE. 204
SEATTLE, WA 98134 | (206) 631-8442

Port of
Tacoma
P.O. BOX 1897 TACOMA, WASHINGTON 98501-1897
APPR: JDO DATE: 04/20/2026

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1
E5.0
FIRE ALARM PLAN
1/8" = 1'-0"



GENERAL NOTES:

FIRE ALARM SYSTEM:

- A. APPLICABLE CODES AND STANDARDS.
 1. IBC
 2. NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE
- B. SYSTEM REQUIREMENTS: COMPLY WITH ALL REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, INTERNATIONAL BUILDING CODE, AND LOCAL FIRE ALARM CODE AS ADOPTED AND SUPPLEMENTED BY THE AHJ AND APPLICABLE FOR THE BUILDING OCCUPANCY. REFER TO SPECIFICATION 28 30 00 FOR ADDITIONAL DETAIL.
- C. PROVIDING WIRING PER APPROVED SHOP DRAWINGS. INSTALL CONDUCTORS IN RACEWAY DESIGNATED FOR FIRE ALARM SYSTEM.

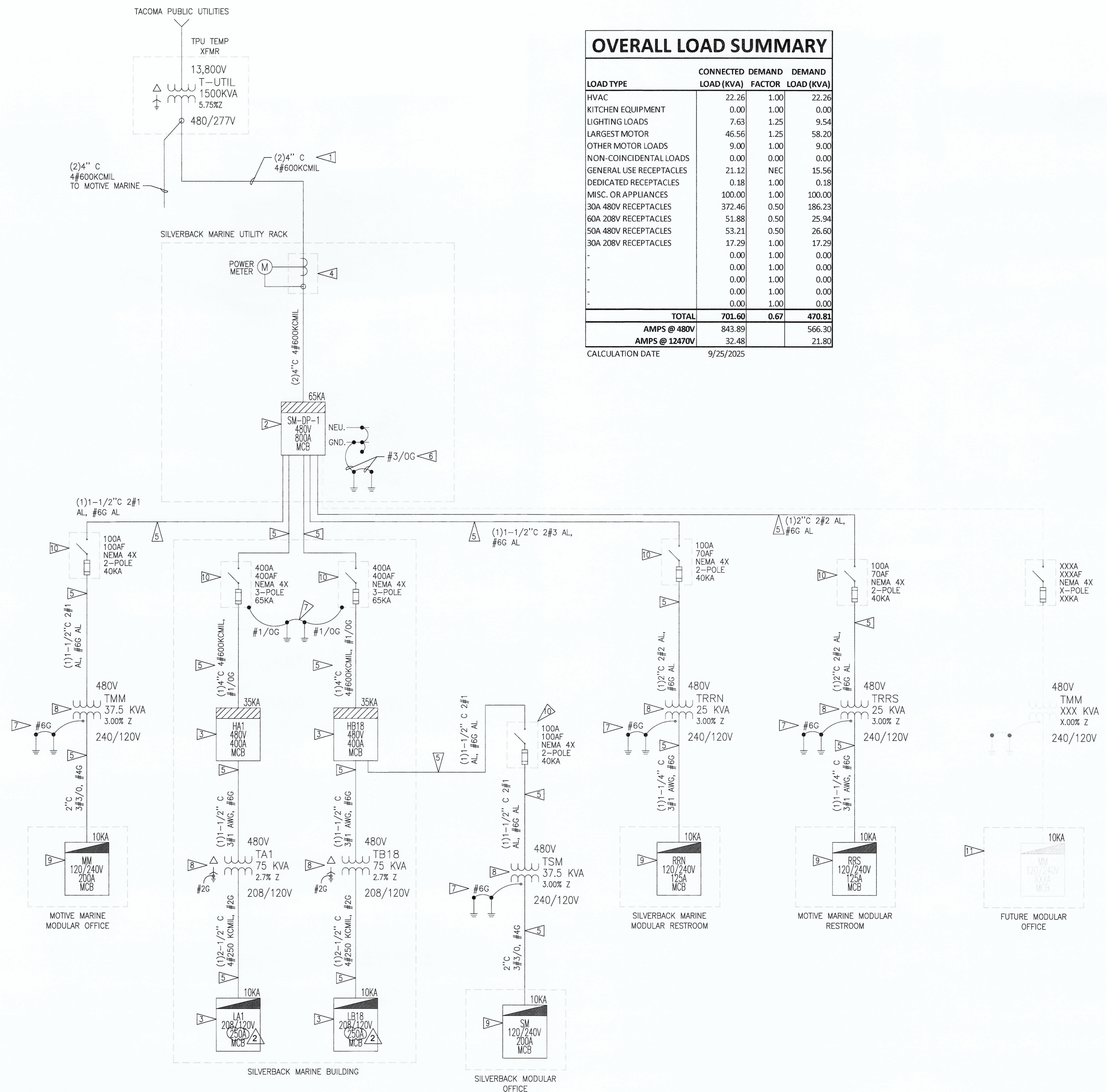
CONSTRUCTION NOTES:

- 1. DRAWINGS ARE PROVIDED AS A DESIGN BASIS FOR THE BUILDING FIRE ALARM SYSTEM. REFER TO SPECIFICATION SECTION 28 30 00 FOR FIRE ALARM REQUIREMENTS.

LEGEND:

- HORN WITH STROBE
- HEAT DETECTOR
- MANUAL PULL STATION

1 ONE LINE DIAGRAM
 E10.0 SCALE: NONE



OVERALL LOAD SUMMARY

LOAD TYPE	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
HVAC	22.26	1.00	22.26
KITCHEN EQUIPMENT	0.00	1.00	0.00
LIGHTING LOADS	7.63	1.25	9.54
LARGEST MOTOR	46.56	1.25	58.20
OTHER MOTOR LOADS	9.00	1.00	9.00
NON-COINCIDENTAL LOADS	0.00	0.00	0.00
GENERAL USE RECEPTACLES	21.12	NEC	15.56
DEDICATED RECEPTACLES	0.18	1.00	0.18
MISC. OR APPLIANCES	100.00	1.00	100.00
30A 480V RECEPTACLES	372.46	0.50	186.23
60A 208V RECEPTACLES	51.88	0.50	25.94
50A 480V RECEPTACLES	53.21	0.50	26.60
30A 208V RECEPTACLES	17.29	1.00	17.29
-	0.00	1.00	0.00
-	0.00	1.00	0.00
-	0.00	1.00	0.00
-	0.00	1.00	0.00
-	0.00	1.00	0.00
-	0.00	1.00	0.00
TOTAL	701.60	0.67	470.81
AMPS @ 480V	843.89		566.30
AMPS @ 12470V	32.48		21.80

9/25/2025

LEGEND:
 1. REFER TO DRAWING E0.0 FOR COMMON SYMBOLS AND E0.1 FOR ABBREVIATIONS

GENERAL NOTES:
 1. REFER TO SPECIFICATIONS FOR GENERAL PROJECT NOTES.

- CONSTRUCTION NOTES:**
- 1. PROVIDE CONDUCTORS IN CONDUIT PER TACOMA PUBLIC UTILITY STANDARDS. COORDINATE INSTALLATION WITH TACOMA PUBLIC UTILITIES.
 - 2. PROVIDE NEMA 4X SERVICE ENTRANCE RATED PANELBOARD PER SPECIFICATION 26-24-16.
 - 3. PROVIDE NEMA 1PANELBOARD WITH RATINGS AS SHOWN, PER SPECIFICATION 26-24-16. SEE PANEL SCHEDULE ON E10.2 FOR DETAILS.
 - 4. PROVIDE UTILITY INSTRUMENT METERING SOCKET AND 800A CT ENCLOSURE PER TACOMA PUBLIC UTILITIES STANDARD.
 - 5. PROVIDE CONDUCTORS, CONDUITS, FITTINGS, SUPPORTS AND ANCILLARY HARDWARE.
 - 6. PROVIDE SERVICE GROUND RODS, GROUNDING ELECTRODE CONDUCTOR, AND BONDING HARDWARE.
 - 7. PROVIDE GROUND RODS, GROUNDING ELECTRODE CONDUCTOR AND BONDING HARDWARE.
 - 8. PROVIDE TRANSFORMER AS PER SPECIFICATION 26-22-00. MOUNT TO MODULAR BUILDING WALL.
 - 9. PANEL PROVIDED BY OTHERS.
 - 10. PROVIDE NEMA 4X DISCONNECT SWITCH.
 - 11. PANEL SHOWN FOR FUTURE SERVICE. ALL EQUIPMENT REQUIRED TO SUPPLY THIS PANEL, INCLUDING SOURCE AND PROTECTIVE DEVICES, SHALL BE SPECIFIED AT THE TIME OF FUTURE INSTALLATION.

6710

E10.0

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PA: POT-PA-00000292 TOWNSHIP: 21 NORTH RANGE: 03 SECTION: 27
 PROJ. ID: 101686.01 DAT-HRZ: WAB3-SF VERT:
 PHASE: BID SET

EBC SILVERBACK TEMPORARY RELOCATION

ONE-LINE DIAGRAM

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

APPROVED: *Steven Garrett* DIRECTOR ENG. DATE: Apr 17, 2026
 PRINTED BY: steven.garrett

CHECKED BY: DATE: _____
 PROJ. ENGR DATE: _____

MARK: REVISION: BY: DATE: _____
 APPR: CASNE SHC 4/16/26
 ADDENDUM #2

Port of Tacoma
 P.O. BOX 1897 TACOMA, WA 98401 (206)303-0444