

# PORT OF TACOMA

## W. SITCUM BLDGS 900, 700, 975, 575 AND 75 ROOF REPLACEMENTS

PROJECT NO. 201062.04  
CONTRACT NO. 071126

### PORT COMMISSIONERS:

JOHN McCARTHY  
DON MEYER  
KRISTIN ANG  
RICHARD P. MARZANO  
DEANNA KELLER

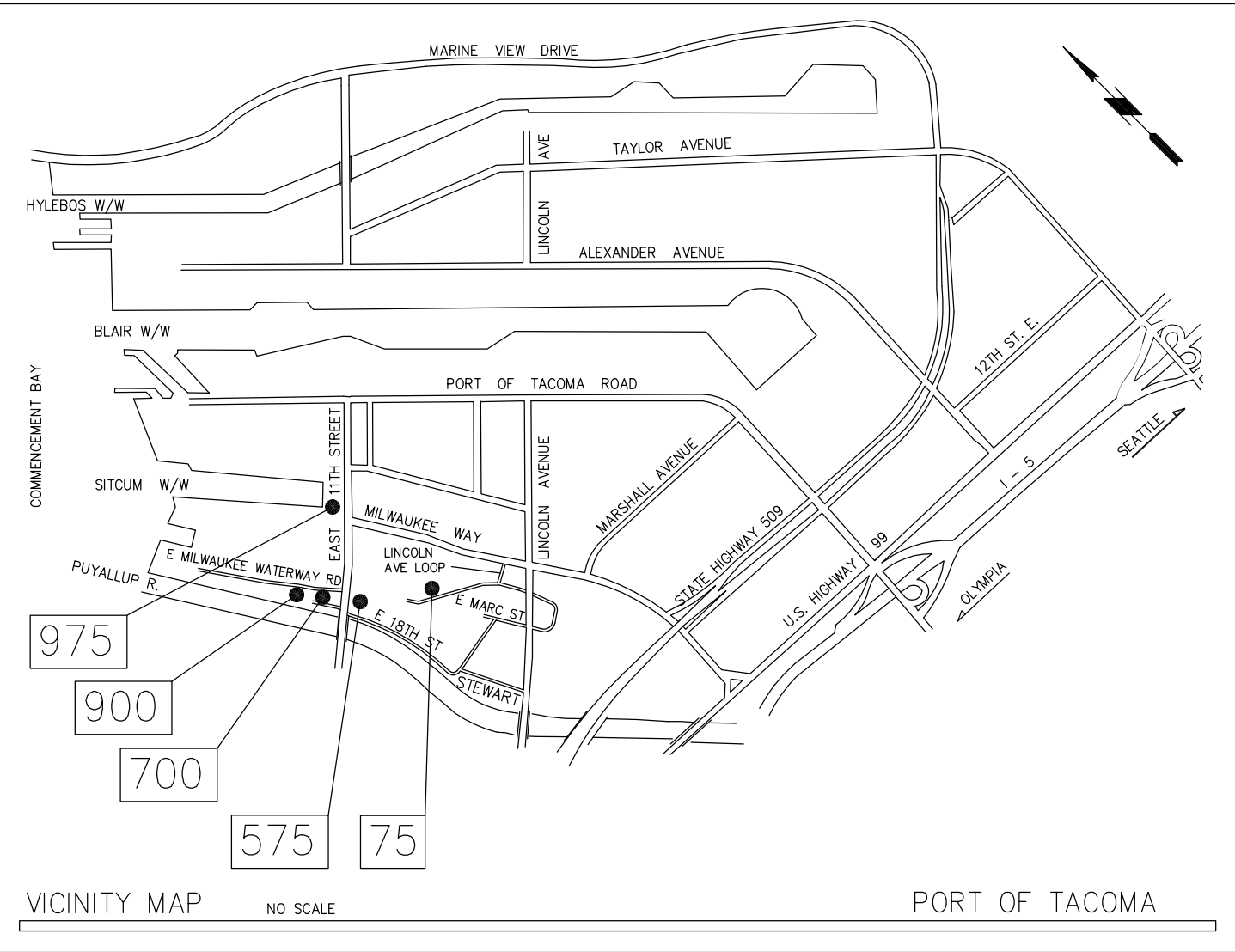
### PORT STAFF:

JOHN WOLFE  
Chief Executive Officer

DAKOTA CHAMBERLAIN  
Chief Facilities Development Officer

TREVOR THORNSLEY  
Director of Engineering

ELLY BULEGA  
Project Manager



### PROJECT CONTACT

CLIENT:	PORT OF TACOMA PO BOX 1837 TACOMA, WASHINGTON 98401 PROJECT MANAGER: ELLY BULEGA TEL: 253-428-8638 EMAIL: ebulega@portoftacoma.com
ARCHITECT:	INNOVA ARCHITECTS , INC. 950 PACIFIC AVENUE, SUITE 450 TACOMA, WASHINGTON 98402 PROJECT MANAGER: BRIAN LUDWIG TEL: 253-572-4903 EMAIL: bludwig@INNOVAArchitects.com
ELECTRICAL ENGINEER:	BCE ENGINEERS, INC. 6021 12TH ST E, SUITE 200 FIFE, WA 98424 TEL 253-922-0446 PROJECT MANAGER: MICHAEL COZART, P.E. EMAIL: michael.cozart@bceengineers.com

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A3.1C	DETAILS - BUILDING 700		
A3.2C	DETAILS - BUILDING 700		
A3.3C	DETAILS - BUILDING 700		
A4.0C	PHOTOS - BUILDING 700		
A4.1C	PHOTOS - BUILDING 700		

6607

G1

CONTRACT/CONS: 071126  
M. ID: 201062.04  
PHASE: 100%

GUARDHOUSES 75, 575, 975 / BLDGS 700, 900

MAINTENANCE AND ROOF REPAIRS

INNOVA architects

950 Pacific Avenue, Suite 450  
Tacoma, WA 98402  
253-572-4903

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TACOMA, WA 98401-1837

TITLE SHEET

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CONSTRUCTION STAGING AREAS - GUARDHOUSE 75

NOT TO SCALE

<div>6607</div> <div>A1.0A</div>	GUARDHOUSES 75, 575, 975 / BLDGS 700, 900 MAINTENANCE AND ROOF REPAIRS	APPROVED:	CHECKED BY	DATE
	CONSTRUCTION STAGING AREAS - GUARDHOUSE 75	DIRECTOR	ENG.	DATE
		PRINTED BY:	Charper	Feb 14, 2020
		PORT ADDRESS:	TACOMA, WA 98401-1837	
CONT./CONS:	071126	TOWNSHIP:	RANGE:	SECTION:
M. ID:	201062.04	DATE-HRZ:	**	**
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INNOVA architects

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Port of Tacoma

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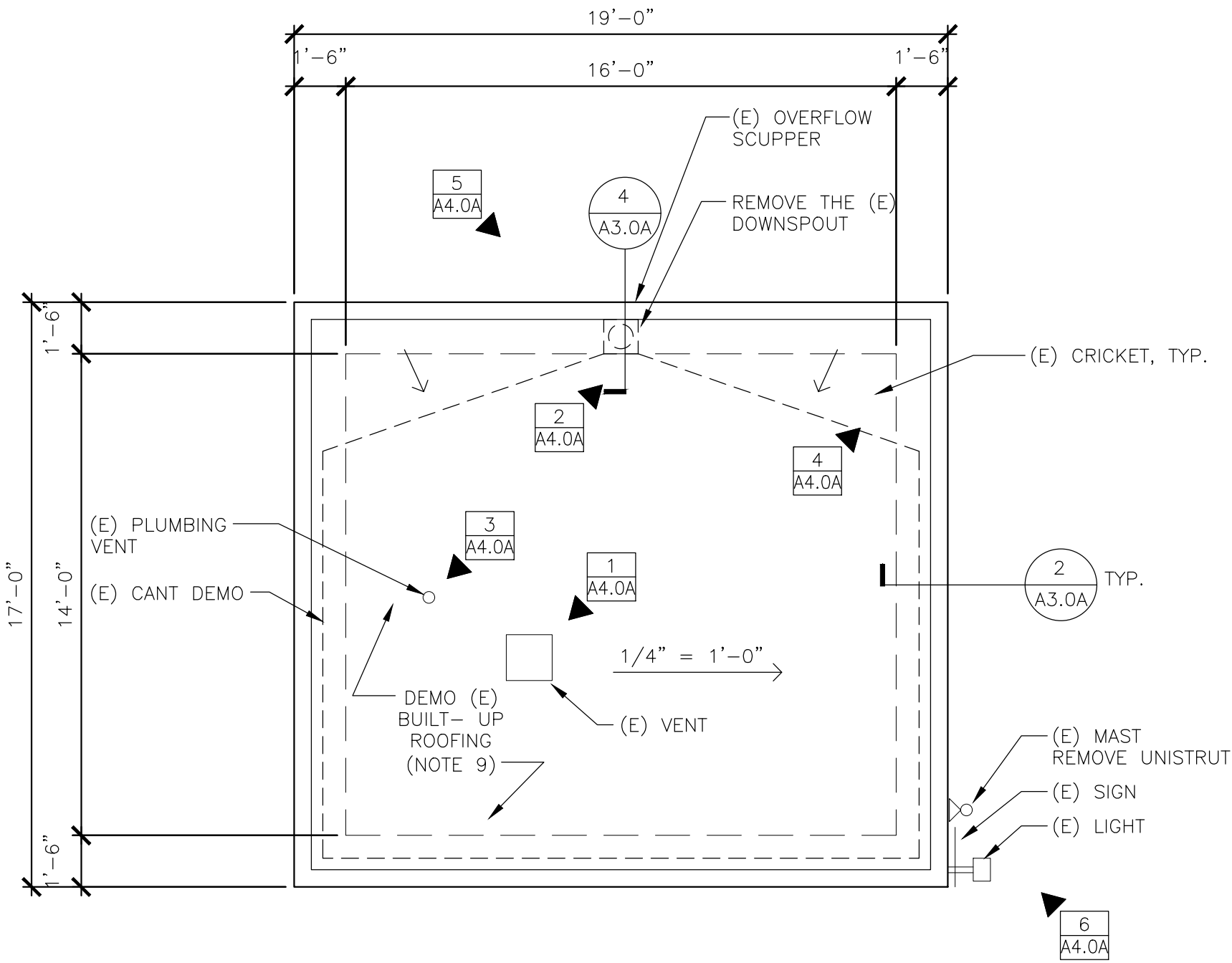
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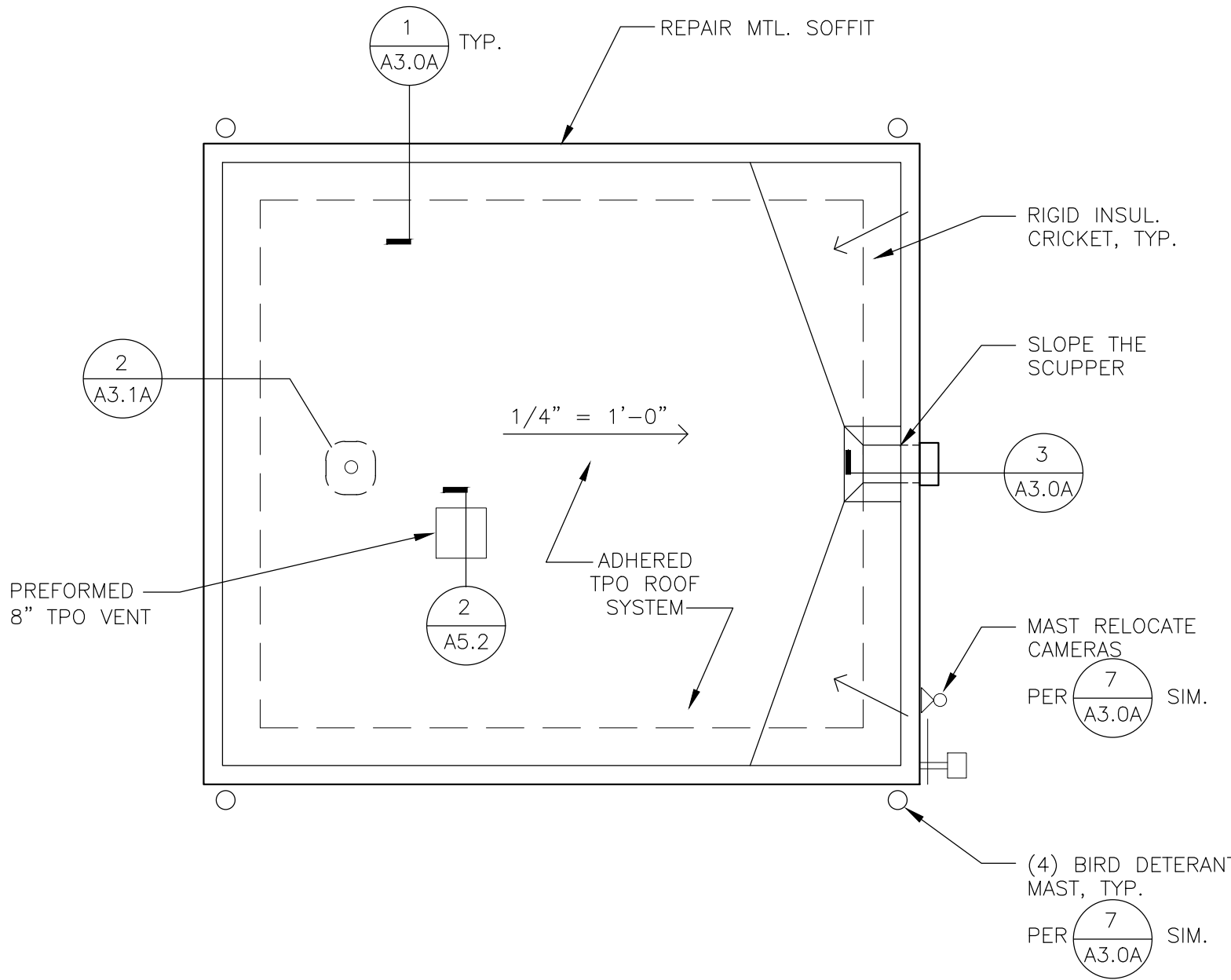
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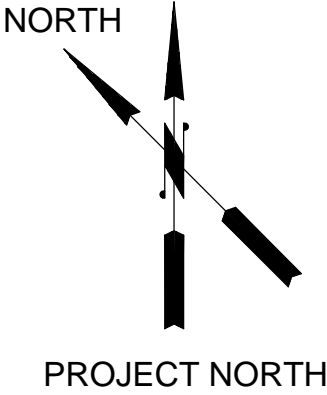




DEMO ROOF PLAN - GUARDHOUSE 75  
1/4" = 1'-0" 1



ROOF PLAN - GUARDHOUSE 75  
1/4" = 1'-0" 2



DEMO ROOF PLAN NOTES

- A. (E) ROOF SYSTEM:  
BUILT-UP ROOFING- W/ MINERAL CAP SHEET  
R-30 RIGID  
O/ COVER BRD  
O/ PLYWOOD  
O/ 2 x 8 @ 2'-0" O.C.

- B. ROOF SQUARE FOOTAGE: 323 S.F.

DEMOLITION SEQUENCE

- D1. REMOVE EXISTING ROOFING, DRY ROT, FLASHINGS.  
D2. LEAVE EXPOSED FOR OBSERVATION BY ARCHITECT FOR HIDDEN DAMAGE  
D3. DEMOLITION ADDITIONAL SHEATHING AND STRUCTURE AS DIRECTED.

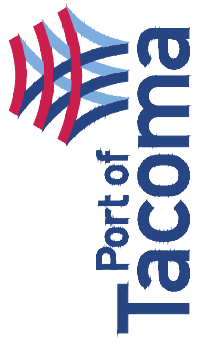
GENERAL NOTES

1. MAINTAIN FUNCTIONALITY OF ROOFTOP MECHANICAL EQUIPMENT OR RELATED ROOF PENETRATION TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT RE-ROOFING OPERATIONS.
2. FIELD VERIFY ALL EXISTING CONDITIONS AND CONNECTION POINTS PRIOR TO STARTING WORK. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND RELATIONS TO OTHER WORK. NOTIFY ENGINEER FOR RESOLUTION OF ALL DISCREPANCIES OR CONFLICTS PRIOR TO EXECUTION OF THE WORK.
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- 2015 INTERNATIONAL MECHANICAL CODE (IMC)  
- 2015 INTERNATIONAL FIRE CODE (IFC)  
- 2015 WASHINGTON STATE BUILDING CODE, FIRE CODE & ENERGY CODE INCLUDING AMENDMENTS

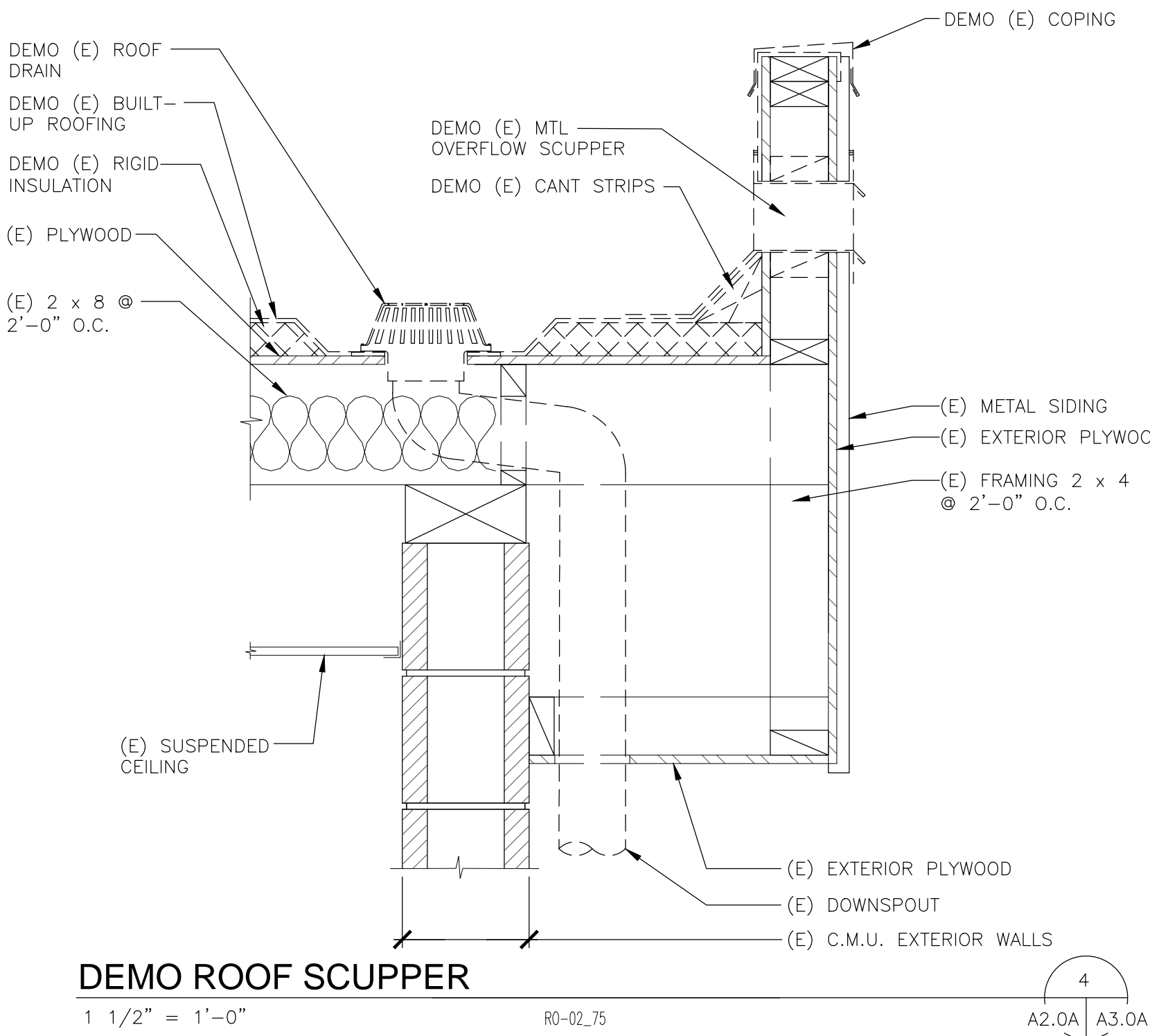
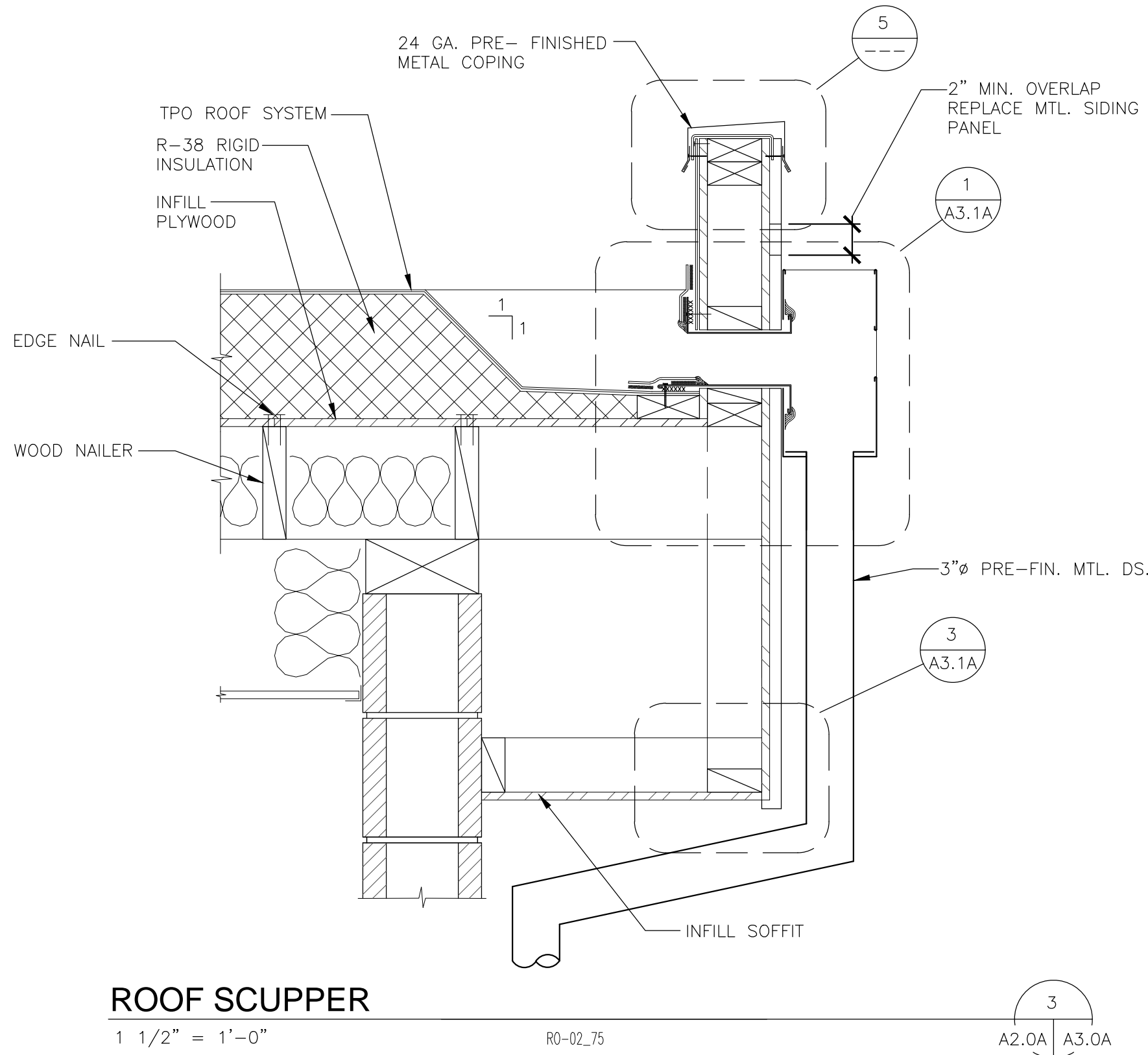
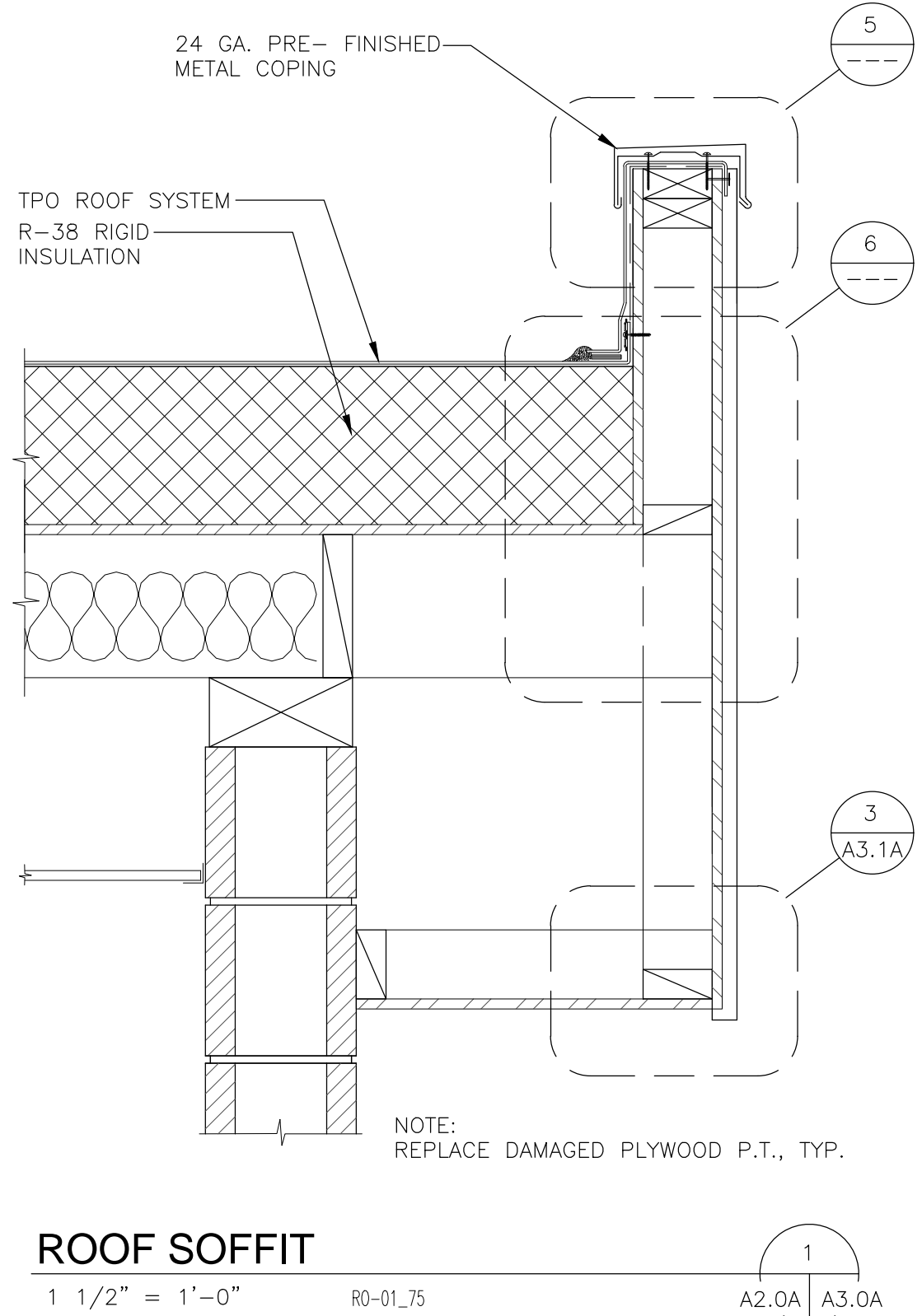
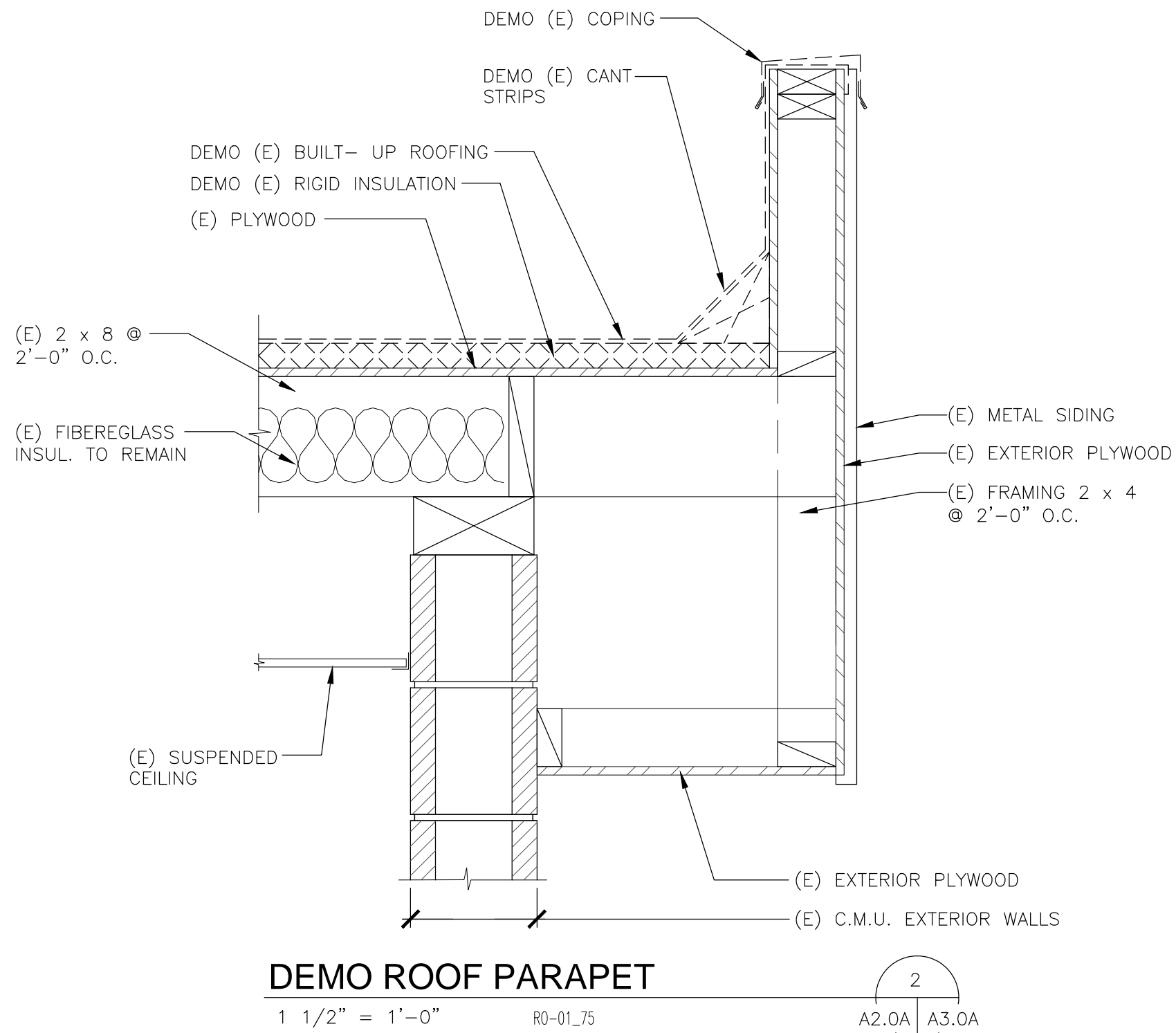
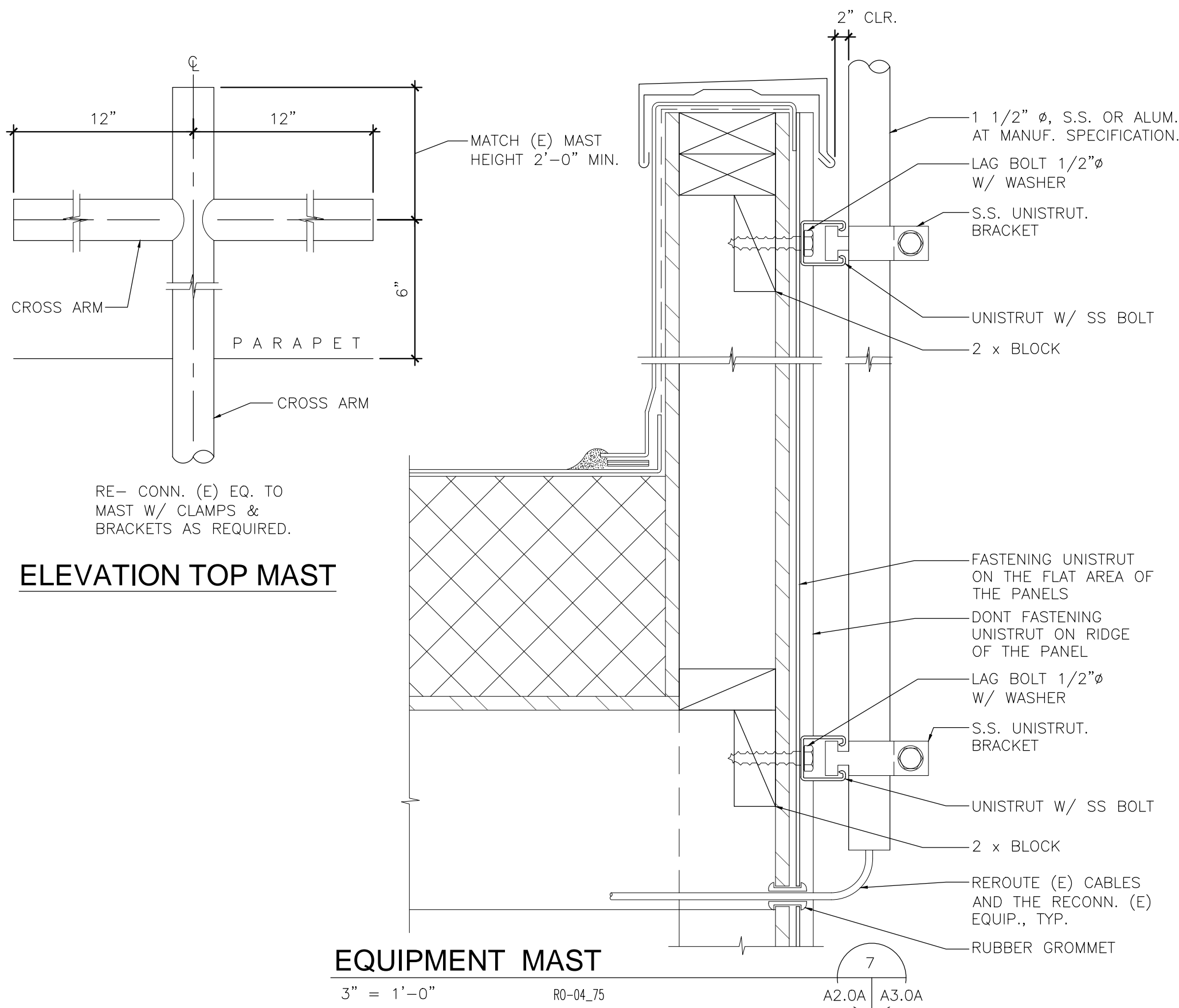
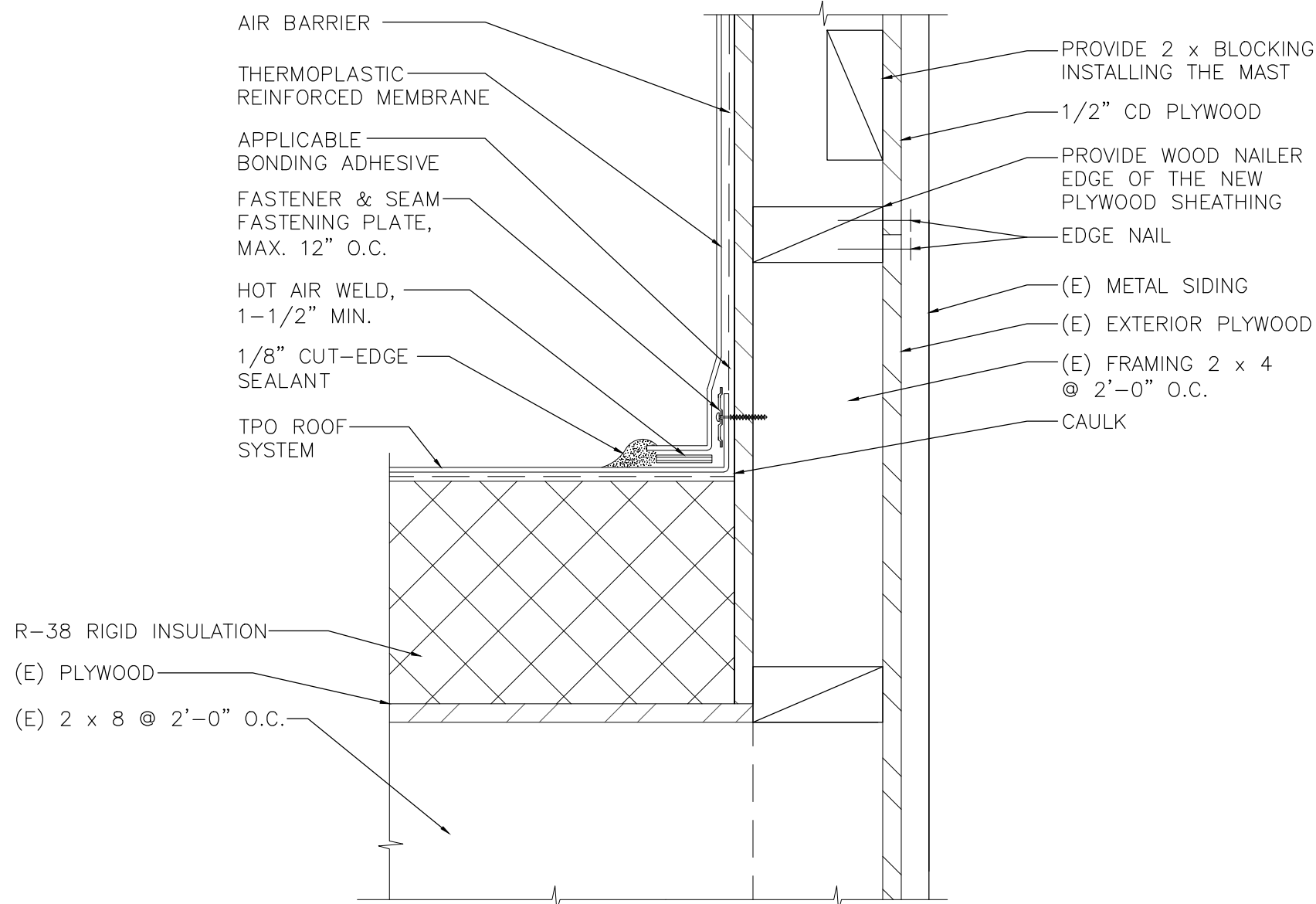
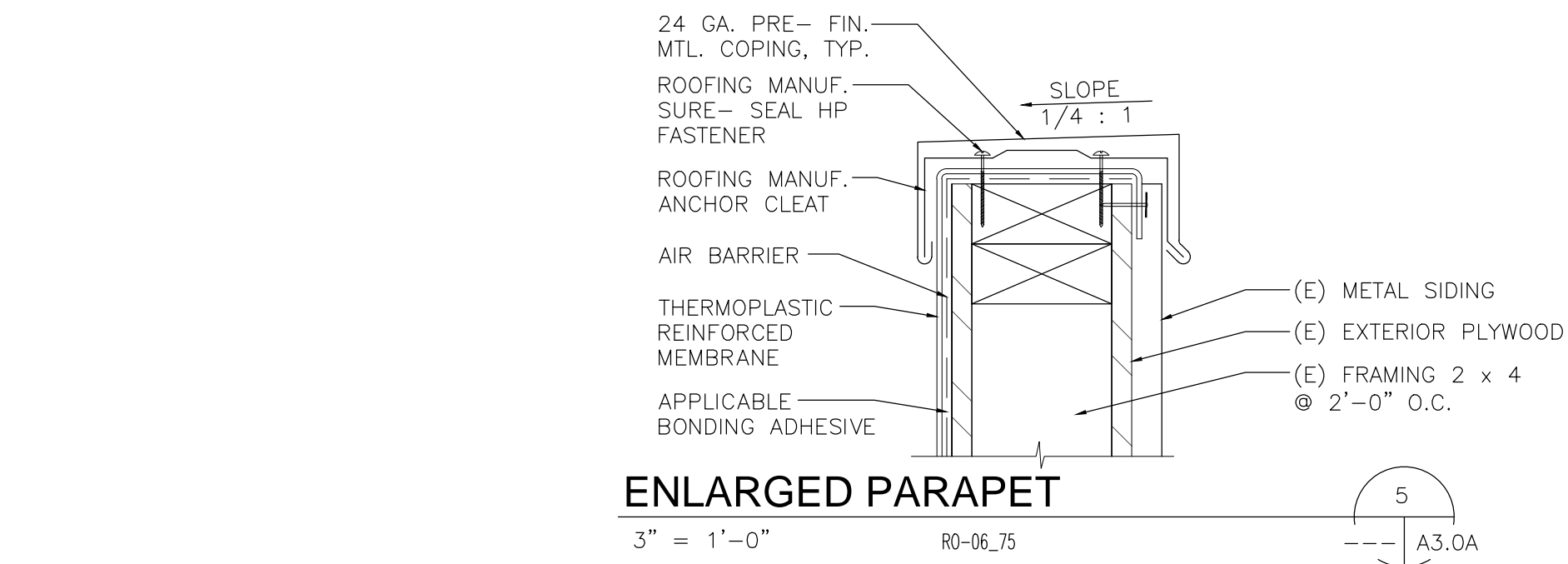
ALL REFERENCES TO OTHER STANDARDS AND CODES SHALL BE THE LATEST EDITION, UNO

PERMITS FOR THIS WORK WILL BE REQUIRED AND SHALL BE ACQUIRED FROM THE GOVERNING AGENCY(S) PRIOR TO START OF WORK

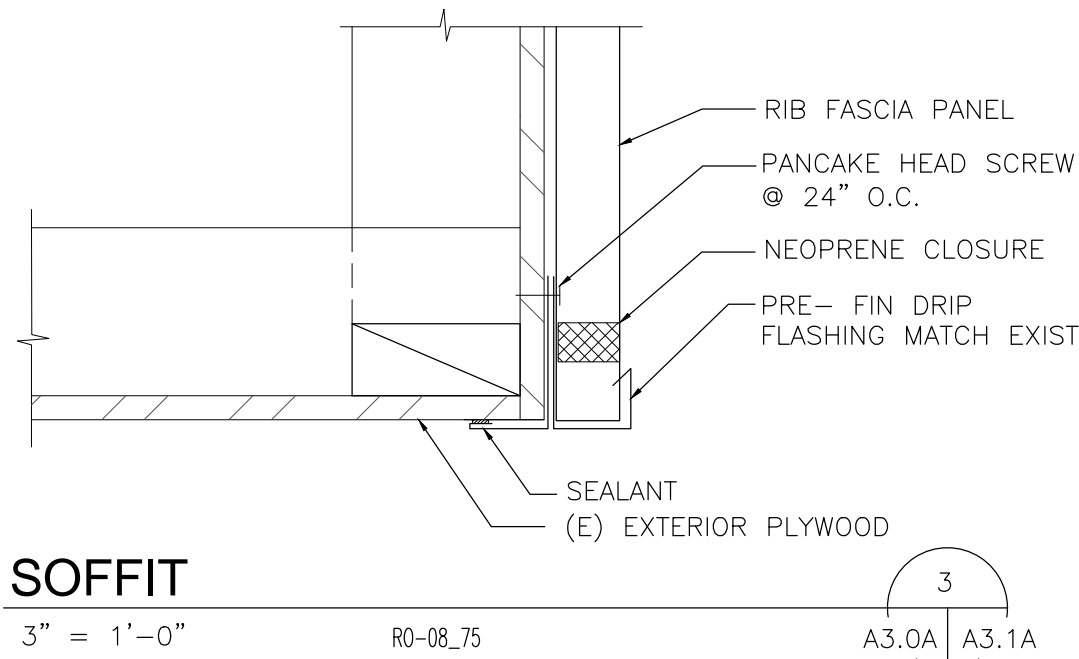
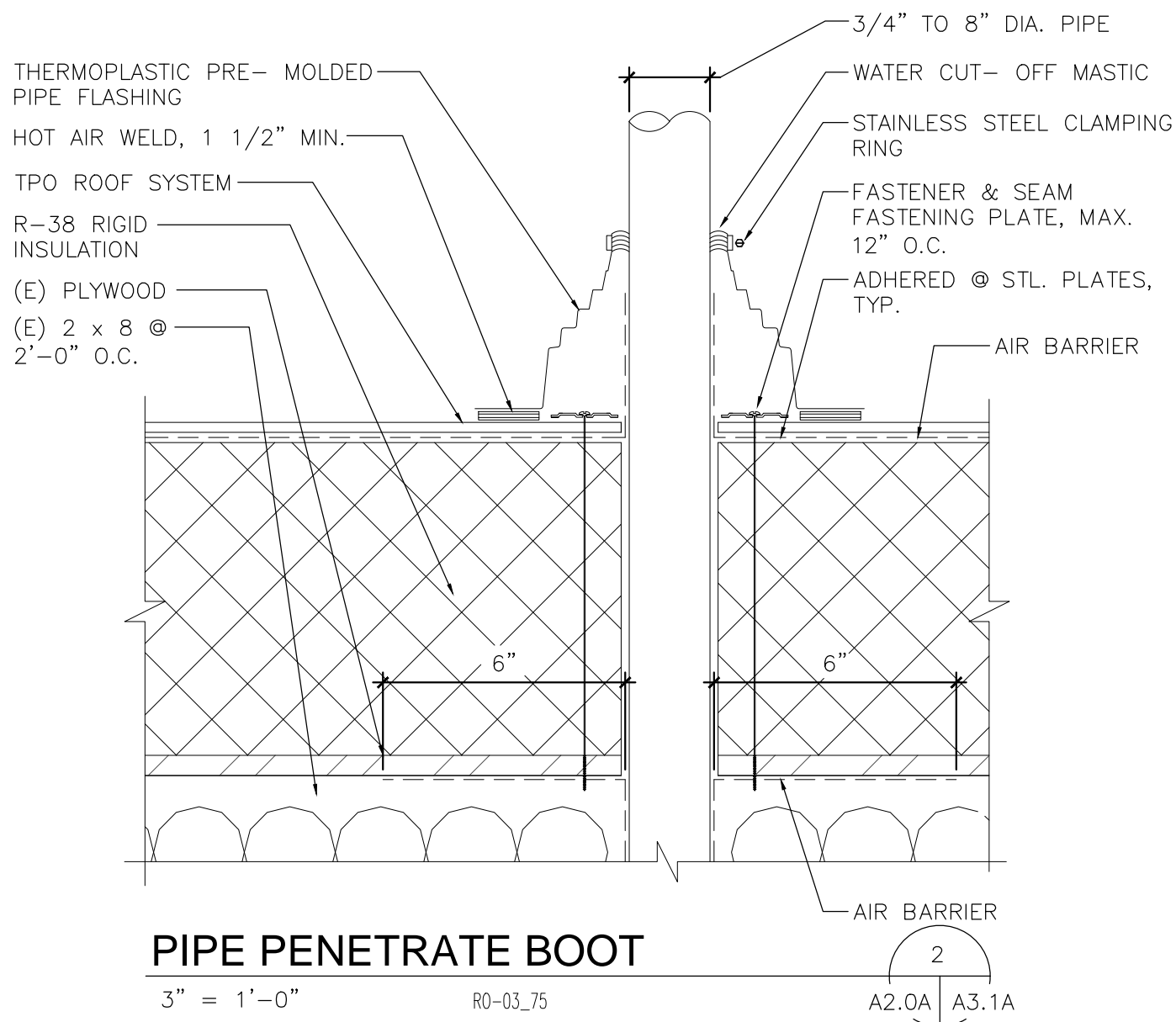
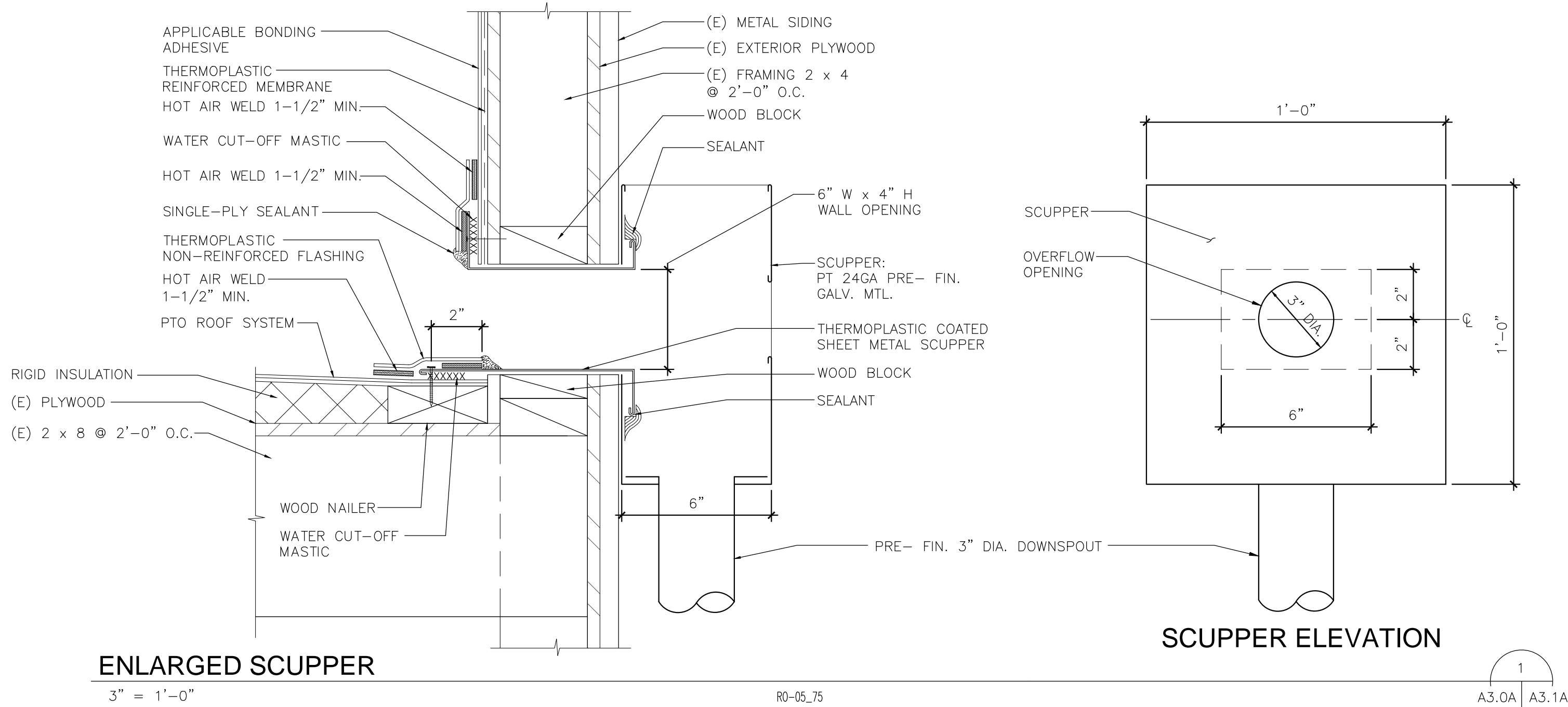
4. DO NOT SCALE DRAWINGS.
5. MAINTAIN CLEAR EXIT PATHS TO REQUIRED MEANS OF EGRESS.
6. PROTECT ALL WORK SCHEDULED TO REMAIN.
7. PROTECTION: PROTECT WORK THAT WILL BE OCCUPIED AND OPERATIONAL DURING THE CONTRACT PERIOD. CONTRACTOR IS RESPONSIBLE TO PROTECT PEOPLE AND PROPERTY. PROTECT BUILDING, EQUIPMENT, PAVING, VEHICLES, PEDESTRIANS AND TENANT OPERATIONS FROM ROOFING OPERATIONS INCLUDING DUST, DEBRIS, PAINT ETC. SEAL OFF OPENINGS, AND AREAS DURING OPERATIONS THAT WOULD ALLOW DUST, WATER INFILTRATION, FALLING OBJECTS, OR ANY OTHER ENVIRONMENTAL CONTAMINANT TO ENTER THE BUILDING OR EFFECT OUTDOOR OPERATIONS. CONTRACTOR TO USE ALL APPROPRIATE DUST CONTROL MEASURES. COORDINATE DUST CONTAINMENT MEASURES WITH ENGINEER PRIOR TO INITIATING WORK. PROTECT ADJACENT AREAS WHERE THERE IS NO WORK TO BE PERFORMED. PROTECT WORK IN PROGRESS OR FINISHED WORK DURING OTHER CONTRACT TASKS. LEAVE PROTECTION IN PLACE AS MUCH AS PRACTICABLE UNTIL PUNCH LIST. COORDINATE WITH ENGINEER FOR SAFETY NOTICES AND PROCEDURES THAT WOULD AFFECT THE TENANT.
8. EXISTING PAINTED METAL SOFFITS TO REMAIN. REPLACE DAMAGED/ CRUSHED AREAS WITH SAME SECTION PANELS AND FLASHINGS AND MATCH ADJ. COLOR AS CLOSE AS PRACTICABLE FROM MANUF. STANDARD KYNAR COLORS. SEE PHOTOS.
9. REMOVE ROOF, INSULATION COPINGS, DOWN TO SUBSTRATE, FLEXIBLE FLASHING TAPE, EXPOSED SEALANTS AND MASTICS, AND OTHER REPAIR SYSTEMS NOT LISTED, DOWN TO METAL ROOF PANEL. PREPARE THE METAL PANELS PER MANUFACTURERS RECOMMENDATIONS FOR LIQUID FLASHING OR FIELD COAT SYSTEM, REMOVING LOOSE DEBRIS, PAINT, RUST, AND CONTAMINANTS. CONTRACTOR IS RESPONSIBLE FOR THE SAFE COLLECTION AND LAWFUL DISPOSAL OF ALL DEBRIS, DUST, CLEANING AGENTS, METAL PREPARATION, AND WATER GENERATED DURING PREPARATION OF METAL SURFACES. DISCHARGE NOTHING TO ANY STORM OR SEWER SYSTEM ON SITE. PROVIDE ENGINEER WITH ANY REPORT, TESTING, OR CERTIFICATION SHOWING COMPLIANCE WITH LAWFULL DISPOSAL OF AFOREMENTIONED PRODUCTS AND BYPRODUCTS, PER PORT OF TACOMA STANDARDS.
10. FLASHINGS & COPINGS: ALL FLASHINGS AND COPINGS SHALL BE ASSEMBLED PER SMACNA. SHEET STOCK SHALL BE 24GA KYNAR PAINTED GALV. STEEL UNO. SIDING PANELS PER SPECIFICATIONS. ALL CUSTOM SHEET METAL AND IRONWORK WILL REQUIRE SHOP DRAWING SUBMITTALS.
11. FASTENERS: ALL FASTENERS SHALL BE GALVANIZED AND PAINTED, SELF-TAPPING TEK SCREWS, WITH UV STABILIZED EPDM WASHERS, AS RECOMMENDED BY THE MANUFACTURER, OR TRADE/INDUSTRY GUIDELINES, UNO. REPLACE EXISTING FASTENERS WITH THE SAME LENGTH, TWO SIZES IN WIDTH LARGER. FOR ALL OTHER TYPES OF FASTENERS, MEET SMACNA REQUIREMENTS.
12. REPLACE DAMAGED SHEATHING AND FRAMING AS REQUIRED PROVIDE UNIT PRICING AS SPECIFIED.

<b>6607</b> <b>A2.0A</b>	<b>GUARDHOUSES 75, 575, 975 / BLDGS 700, 900</b> <b>MAINTENANCE AND ROOF REPAIRS</b>				<b>NOVA architects</b> 950 Pacific Avenue, Suite 450 Tacoma, WA 98402 253-572-4903		 P.O. BOX 1837 TACOMA, WA 98401 (253)383-3841
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<b>6607</b> <b>A3.0A</b>	<b>GUARDBOUSES 75, 575, 975 / BLDGS 700, 900</b>				<b>DETAILS - GUARDBOUSE 75</b>		<b>MAINTENANCE AND ROOF REPAIRS</b>		<b>Port of Tacoma</b> P.O. BOX 1837 TACOMA, WA 98401 (253) 883-5841		
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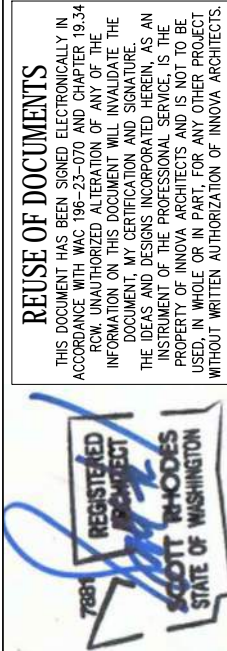
**GUARDHOUSES 75, 575, 975 / BLDGS 700, 900**  
**MAINTENANCE AND ROOF REPAIRS**

DETAILS - GUARDHOUSE 75			
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		RANGE:	
		VERT:	**
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**INNOVA**  
architects

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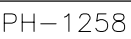
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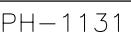




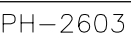
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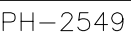
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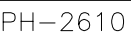
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CONSTRUCTION STAGING AREAS - GUARDHOUSE 575

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A1.0B

GUARDHOUSES 75, 575, 975 / BLDGS 700, 900  
MAINTENANCE AND ROOF REPAIRS

CONSTRUCTION STAGING AREAS - GUARDHOUSE 575

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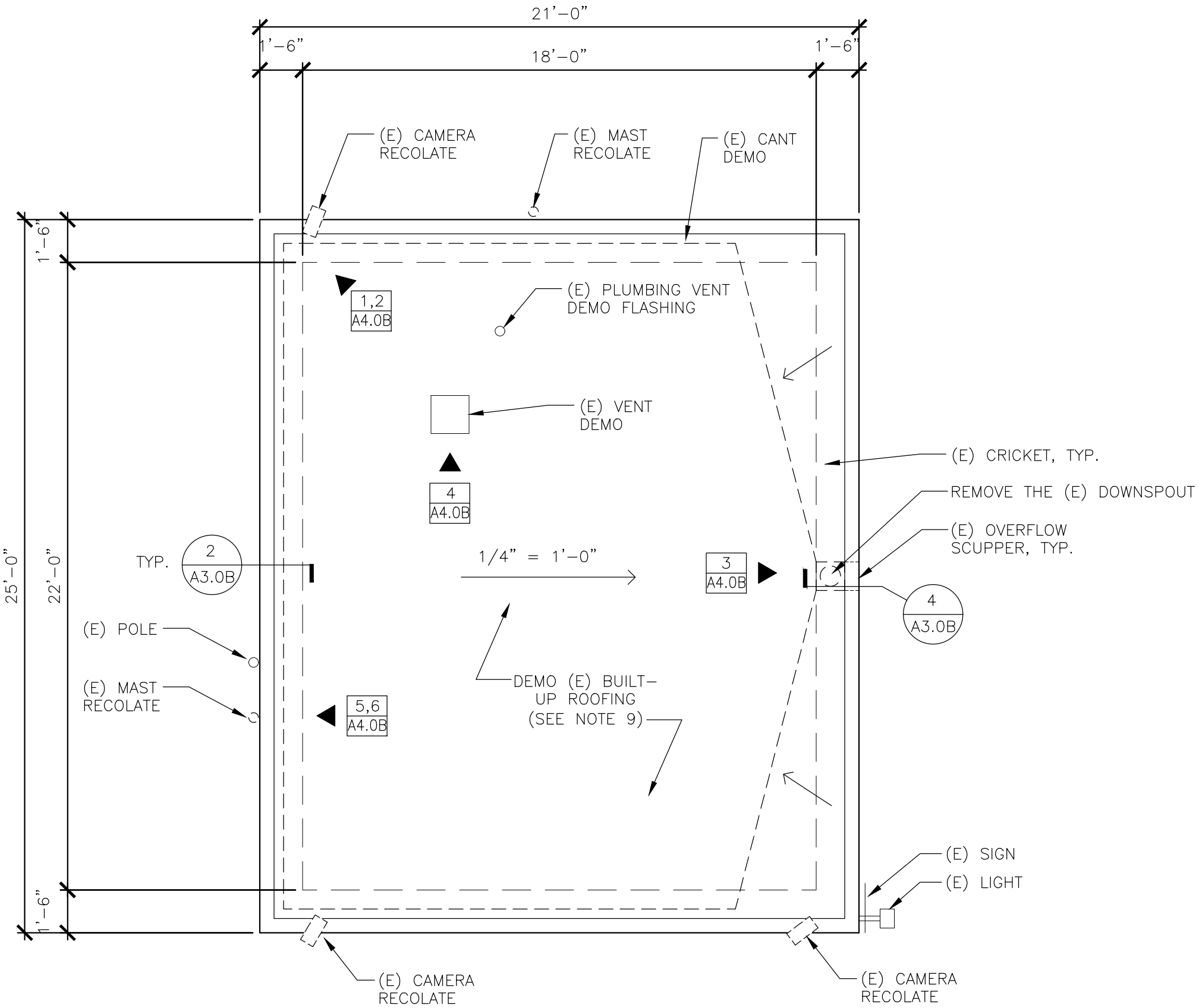
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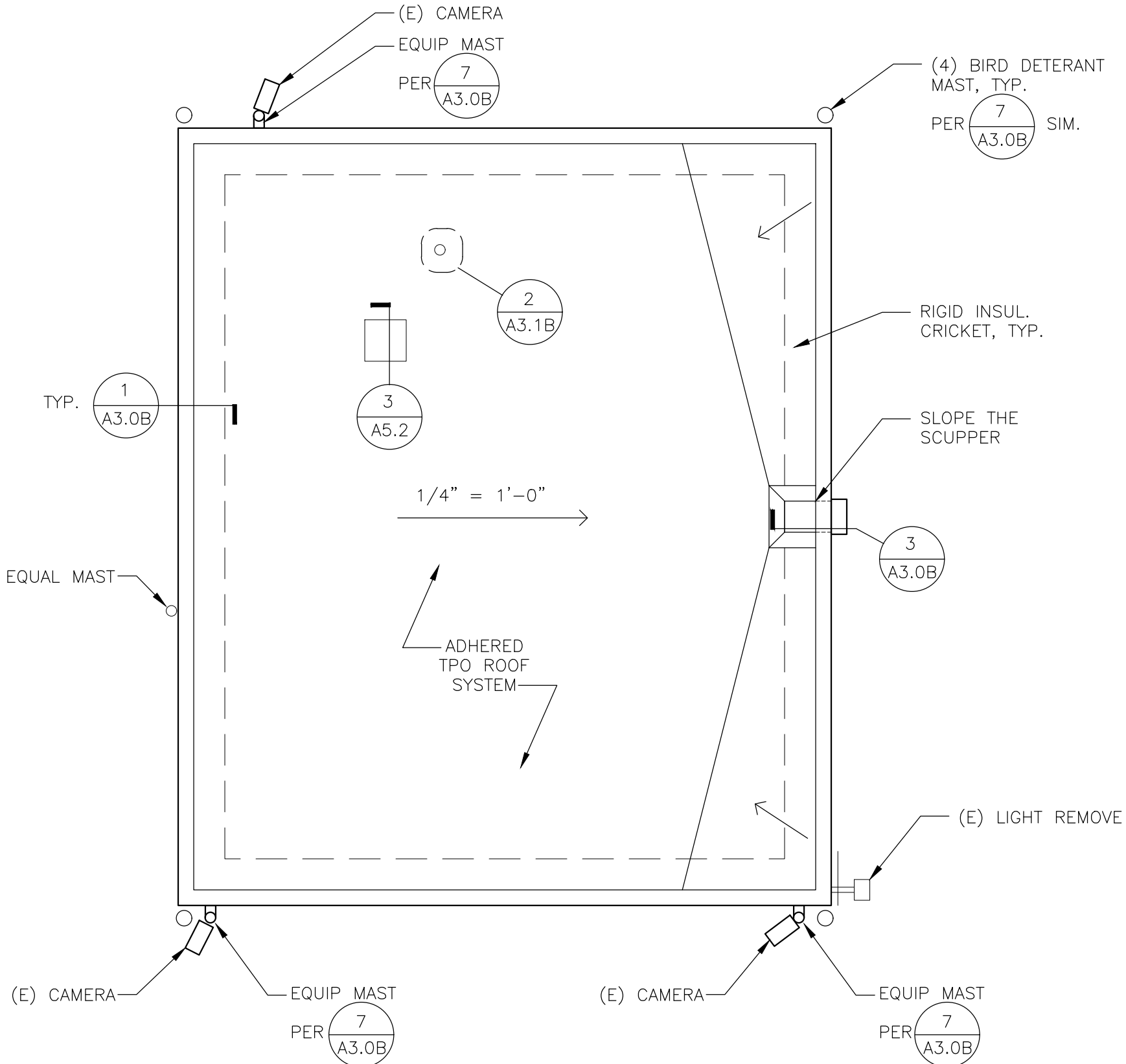
Port of Tacoma

P.O. BOX 1837 TACOMA, WA 98401 1203383-5841





DEMO ROOF PLAN - GUARDHOUSE 575  
1/4" = 1'-0" 1



ROOF PLAN - GUARDHOUSE 575  
1/4" = 1'-0" 2

DEMO ROOF PLAN NOTES

- A. (E) ROOF SYSTEM:  
BUILT-UP ROOFING- W/ MINERAL CAP SHEET  
R-30 RIGID  
O/ COVER BRD  
O/ PLYWOOD  
O/ 2 x 8 @ 2'-0" O.C.

B. ROOF SQUARE FOOTAGE: 525 S.F.

DEMOLITION SEQUENCE

- D1. REMOVE EXISTING ROOFING, DRY ROT, FLASHINGS.  
D2. LEAVE EXPOSED FOR OBSERVATION BY ARCHITECT FOR HIDDEN DAMAGE  
D3. DEMOLITION ADDITIONAL SHEATHING AND STRUCTURE AS DIRECTED.

GENERAL NOTES

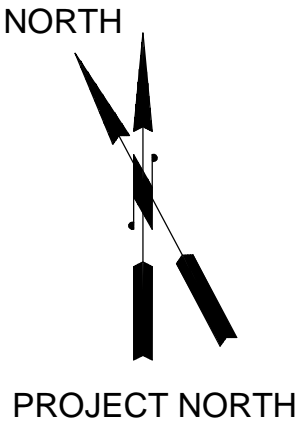
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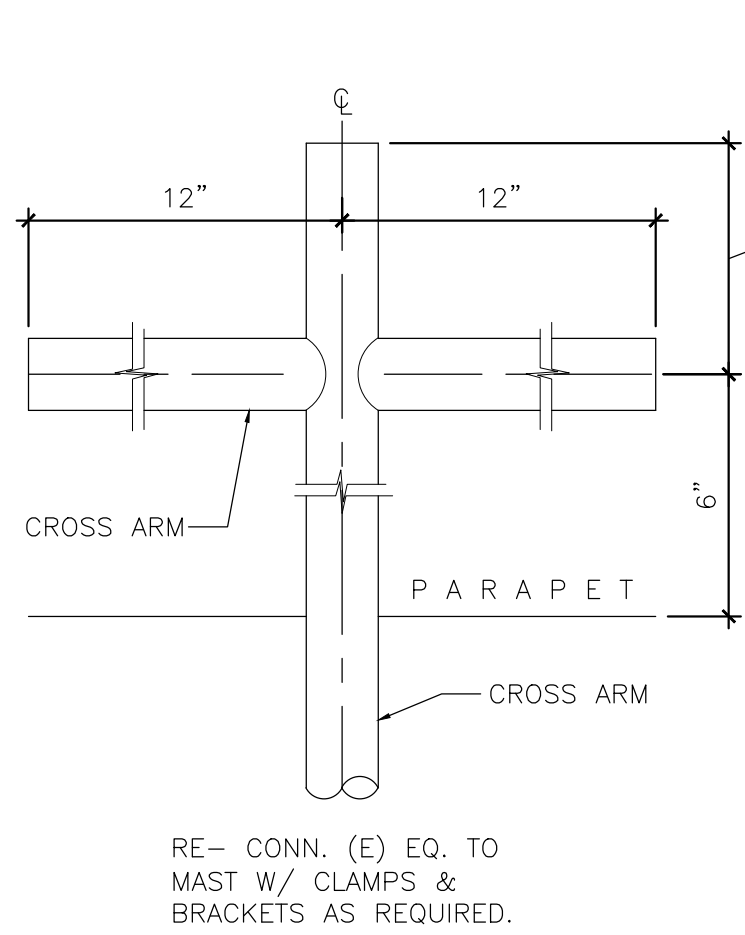
PERMITS FOR THIS WORK WILL BE REQUIRED AND SHALL BE ACQUIRED FROM THE GOVERNING AGENCY(S) PRIOR TO START OF WORK

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7. PROTECTION: PROTECT WORK THAT WILL BE OCCUPIED AND OPERATIONAL DURING THE CONTRACT PERIOD. CONTRACTOR IS RESPONSIBLE TO PROTECT PEOPLE AND PROPERTY. PROTECT BUILDING, EQUIPMENT, PAVING, VEHICLES, PEDESTRIANS AND TENANT OPERATIONS FROM ROOFING OPERATIONS INCLUDING DUST, DEBRIS, PAINT ETC. SEAL OFF OPENINGS, AND AREAS DURING OPERATIONS THAT WOULD ALLOW DUST, WATER INFILTRATION, FALLING OBJECTS, OR ANY OTHER ENVIRONMENTAL CONTAMINANT TO ENTER THE BUILDING OR EFFECT OUTDOOR OPERATIONS. CONTRACTOR TO USE ALL APPROPRIATE DUST CONTROL MEASURES. COORDINATE DUST CONTAINMENT MEASURES WITH ENGINEER PRIOR TO INITIATING WORK. PROTECT ADJACENT AREAS WHERE THERE IS NO WORK TO BE PERFORMED. PROTECT WORK IN PROGRESS OR FINISHED WORK DURING OTHER CONTRACT TASKS. LEAVE PROTECTION IN PLACE AS MUCH AS PRACTICABLE UNTIL PUNCH LIST. COORDINATE WITH ENGINEER FOR SAFETY NOTICES AND PROCEDURES THAT WOULD AFFECT THE TENANT.  
8. EXISTING PAINTED METAL SOFFITS TO REMAIN. REPLACE DAMAGED/ CRUSHED AREAS WITH SAME SECTION PANELS AND FLASHINGS AND MATCH ADJ. COLOR AS CLOSE AS PRACTICABLE FROM MANUF. STANDARD KYNAR COLORS. SEE PHOTOS.  
9. REMOVE ROOF, INSULATION COPINGS, DOWN TO SUBSTRATE, FLEXIBLE FLASHING TAPE, EXPOSED SEALANTS AND MASTICS, AND OTHER REPAIR SYSTEMS NOT LISTED, DOWN TO METAL ROOF PANEL. PREPARE THE METAL PANELS PER MANUFACTURERS RECOMMENDATIONS FOR LIQUID FLASHING OR FIELD COAT SYSTEM, REMOVING LOOSE DEBRIS, PAINT, RUST, AND CONTAMINANTS. CONTRACTOR IS RESPONSIBLE FOR THE SAFE COLLECTION AND LAWFUL DISPOSAL OF ALL DEBRIS, DUST, CLEANING AGENTS, METAL PREPARATION, AND WATER GENERATED DURING PREPARATION OF METAL SURFACES. DISCHARGE NOTHING TO ANY STORM OR SEWER SYSTEM ON SITE. PROVIDE ENGINEER WITH ANY REPORT, TESTING, OR CERTIFICATION SHOWING COMPLIANCE WITH LAWFULL DISPOSAL OF AFOREMENTIONED PRODUCTS AND BYPRODUCTS, PER PORT OF TACOMA STANDARDS.  
10. FLASHINGS & COPINGS: ALL FLASHINGS AND COPINGS SHALL BE ASSEMBLED PER SMACNA. SHEET STOCK SHALL BE 24GA KYNAR PAINTED GALV. STEEL UNO. SIDING PANELS PER SPECIFICATIONS. ALL CUSTOM SHEET METAL AND IRONWORK WILL REQUIRE SHOP DRAWING SUBMITTALS.  
11. FASTENERS: ALL FASTENERS SHALL BE GALVANIZED AND PAINTED, SELF-TAPPING TEK SCREWS, WITH UV STABILIZED EPDM WASHERS, AS RECOMMENDED BY THE MANUFACTURER, OR TRADE/INDUSTRY GUIDELINES, UNO. REPLACE EXISTING FASTENERS WITH THE SAME LENGTH, TWO SIZES IN WIDTH LARGER. FOR ALL OTHER TYPES OF FASTENERS, MEET SMACNA REQUIREMENTS.  
12. REPLACE DAMAGED SHEATHING AND FRAMING AS REQUIRED PROVIDE UNIT PRICING AS SPECIFIED.



<b>6607</b> <b>A2.0B</b>	<b>GUARDHOUSES 75, 575, 975 / BLDGS 700, 900</b> <b>MAINTENANCE AND ROOF REPAIRS</b>				<b>NOVA architects</b> 950 Pacific Avenue, Suite 450 Tacoma, WA 98402 253-572-4903		 P.O. BOX 1837 TACOMA, WA 98401 (253)383-5841
	CONT/CONS: 071126	TOWNSHIP:	RANGE:	SECTION:	ROOF PLAN / DETAIL - GUARDHOUSE 575	APPROVED:	REUSE OF DOCUMENTS
	M. ID: 201062.04	DAT-HRZ: **	VERT: **	PRINTED BY: Charper	PROJ. ENR: Feb 14, 2020	CHECKED BY: DATE	THIS DOCUMENT HAS BEEN SUBMITTED ELECTRONICALLY IN ACCORDANCE WITH THE PORT OF TACOMA'S POLICY. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE PORT OF TACOMA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN AUTHORIZATION OF INNOVA ARCHITECTS.
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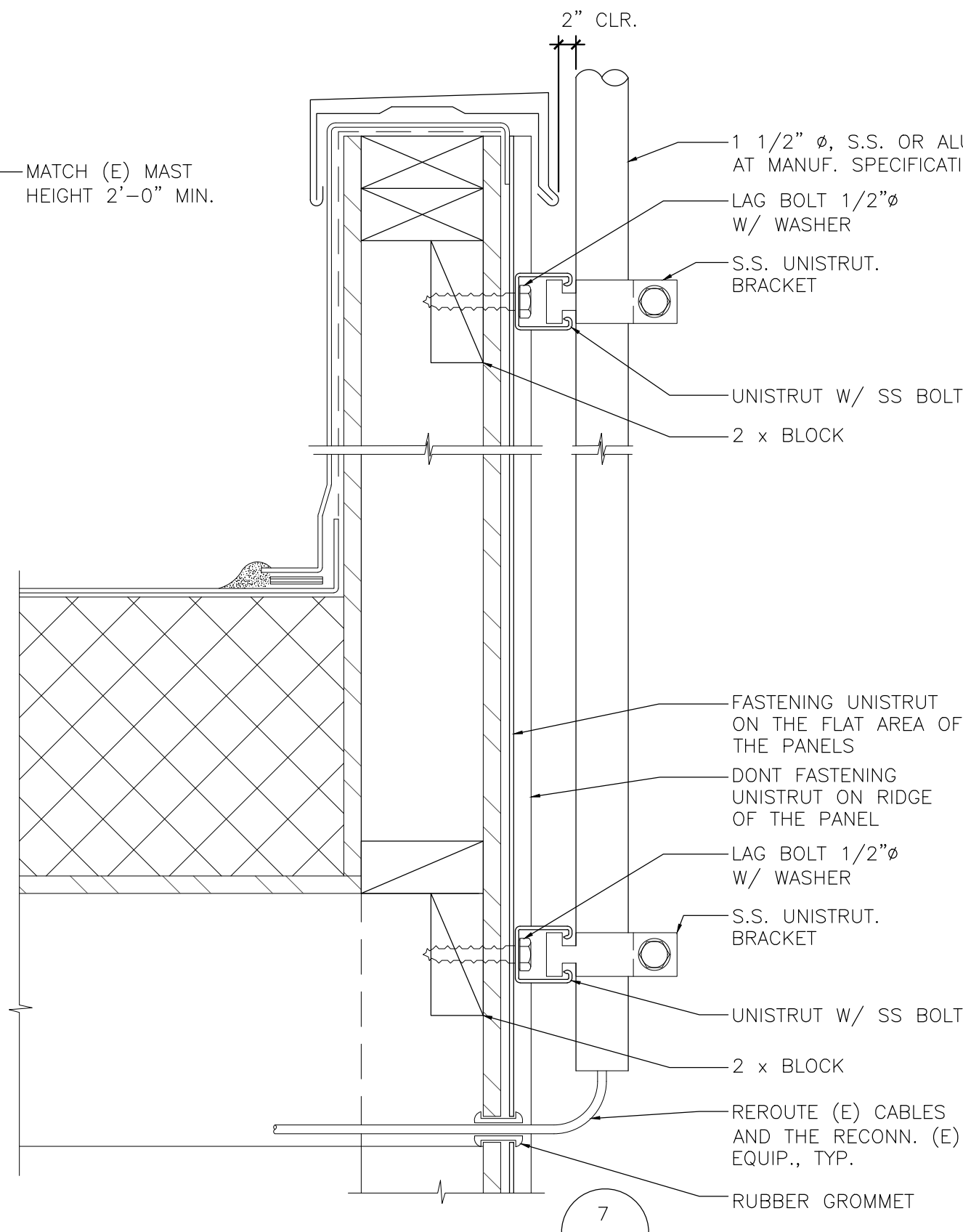




ELEVATION TOP MAST

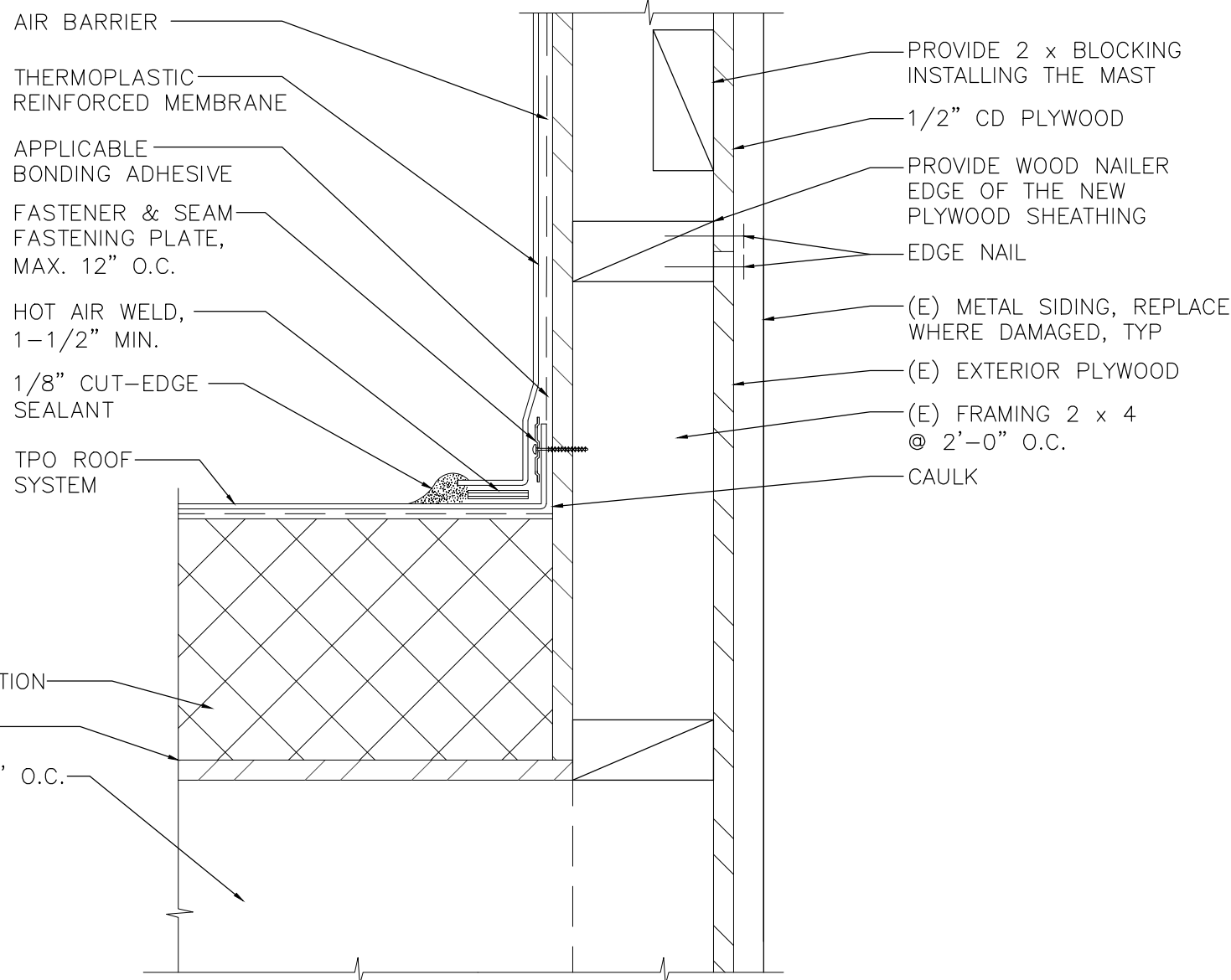
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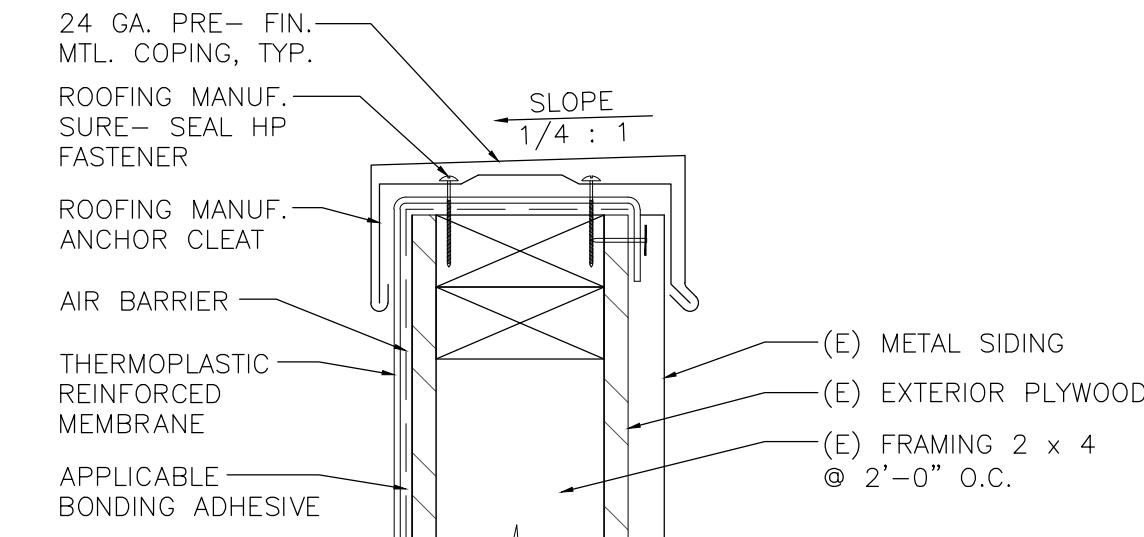
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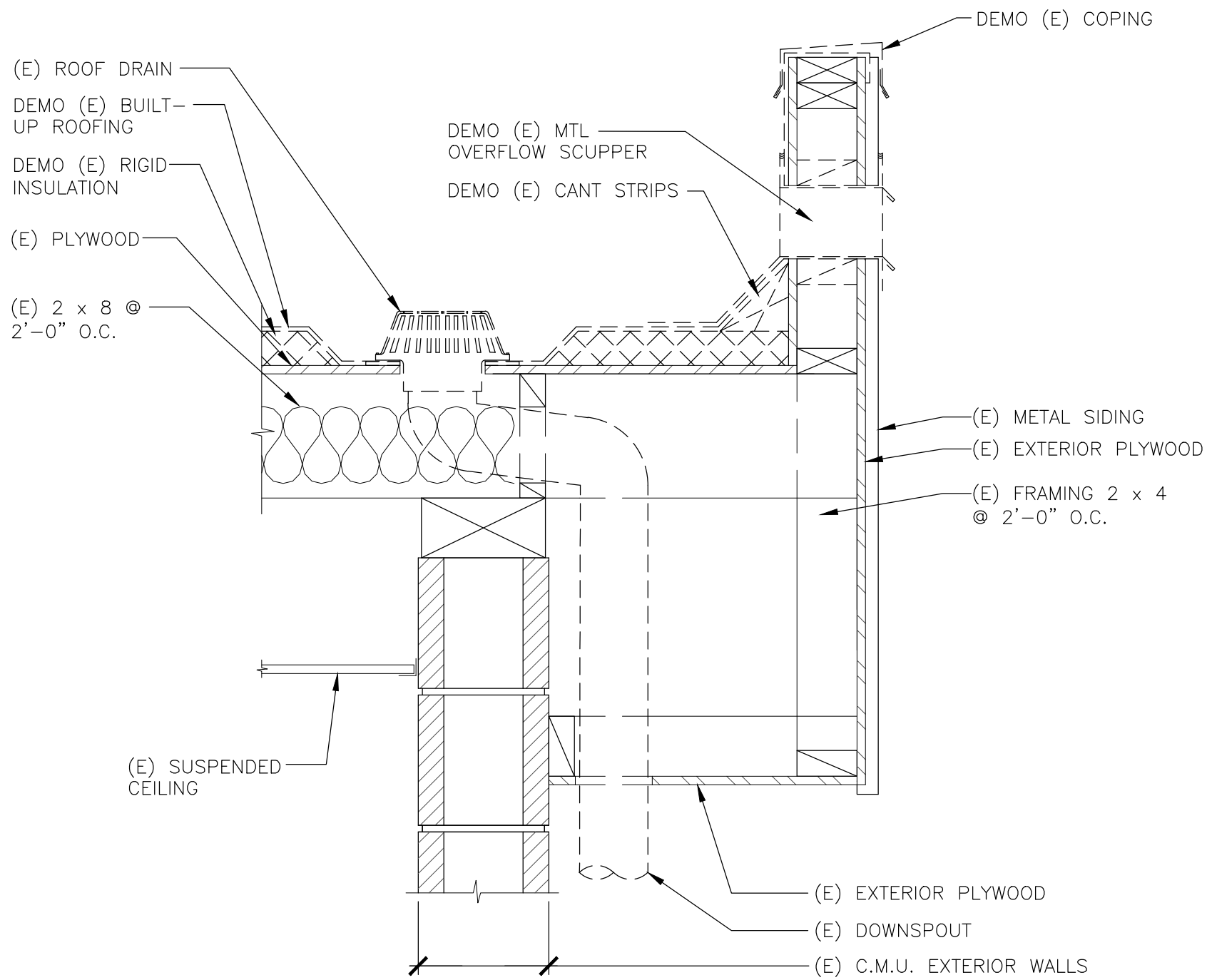
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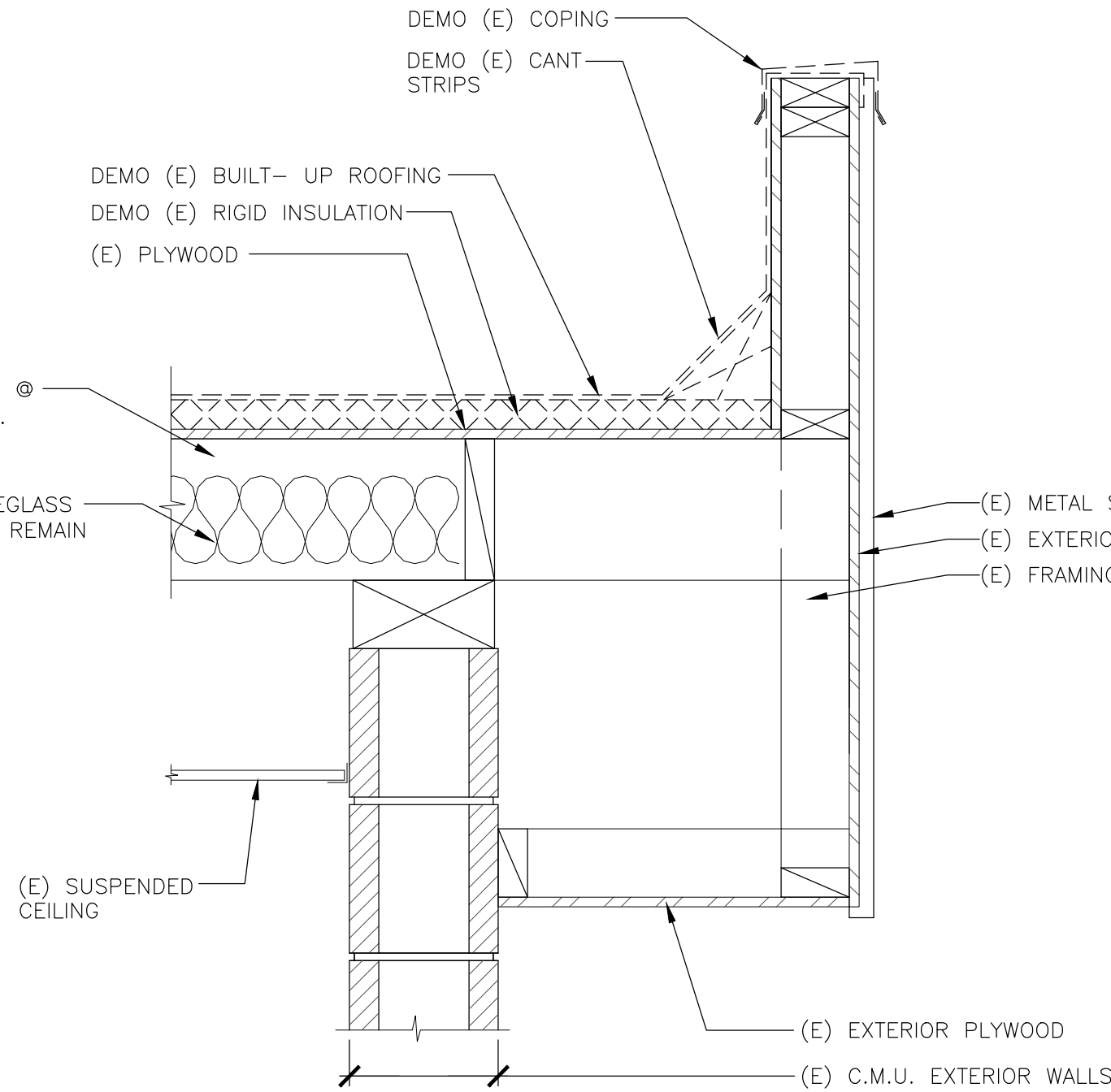
DEMO ROOF SCUPPER

1 1/2" = 1'-0" R0-02\_575



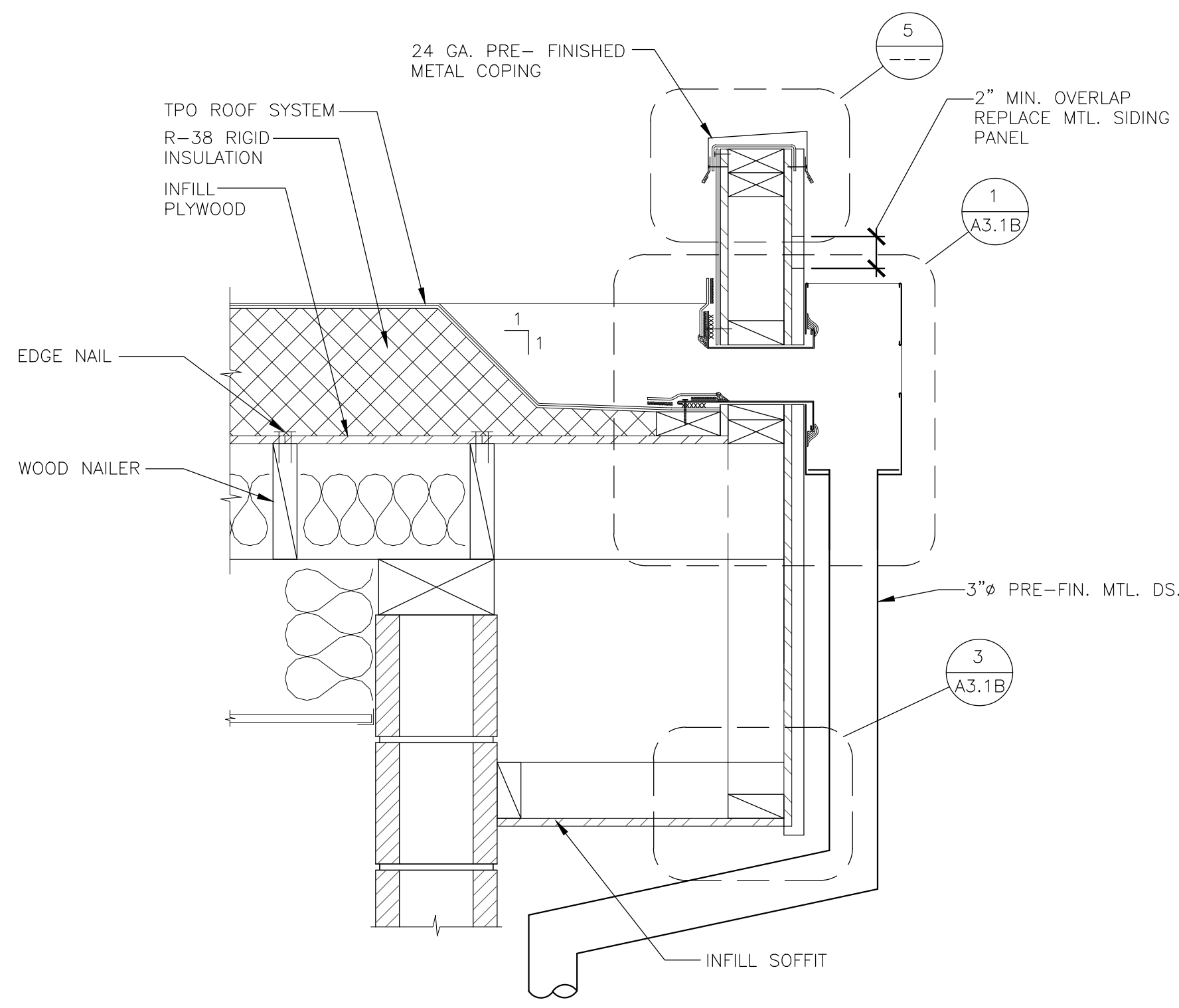
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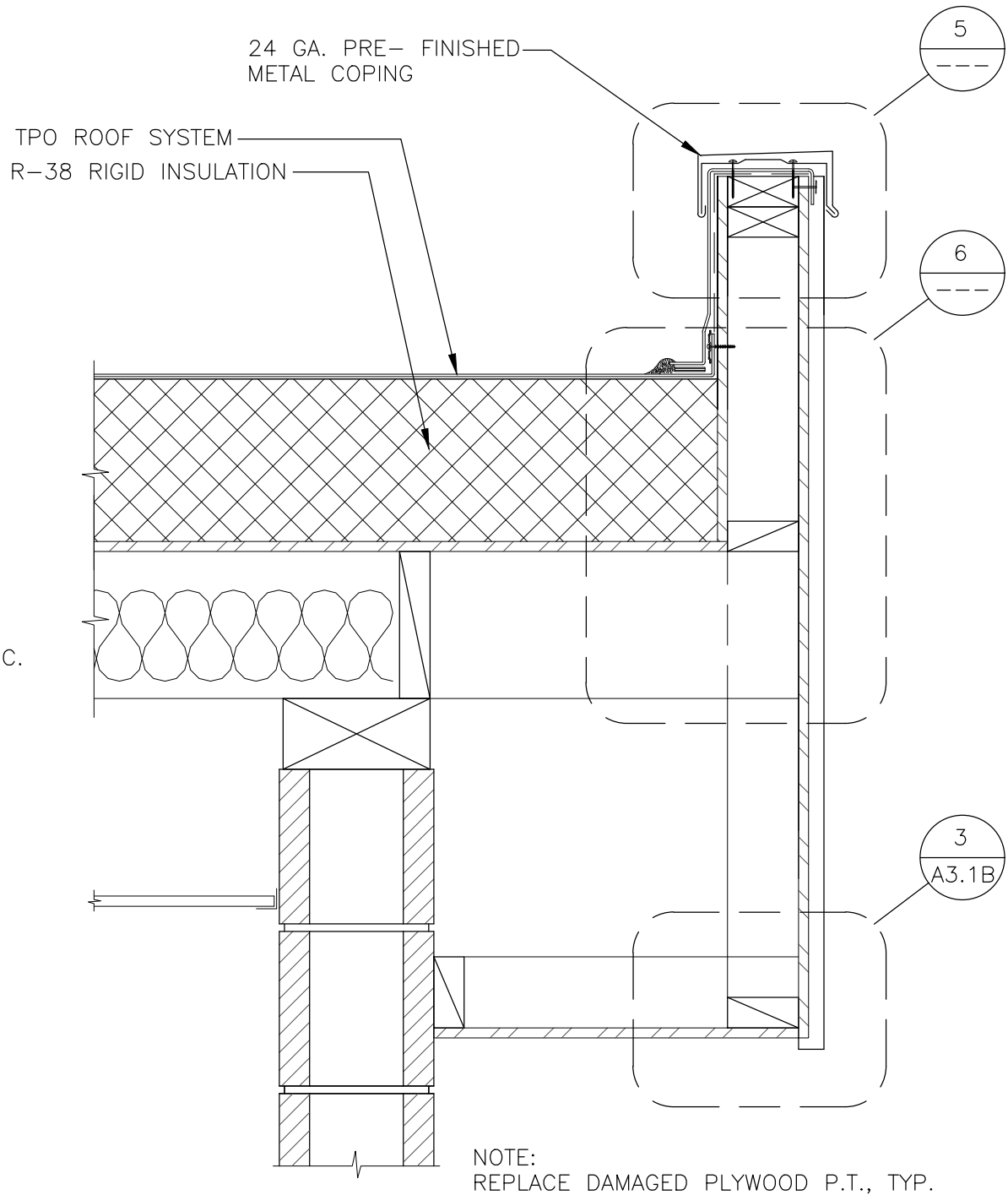
ROOF SCUPPER

1 1/2" = 1'-0" R0-02\_575



ROOF PARAPET

1 1/2" = 1'-0" R0-01\_575



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GUARDBOUSES 75, 575, 975 / BLDGS 700, 900  
MAINTENANCE AND ROOF REPAIRS

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**INNOVA**  
architects

950 Pacific Avenue, Suite 450  
Tacoma, WA 98402  
253-572-4903

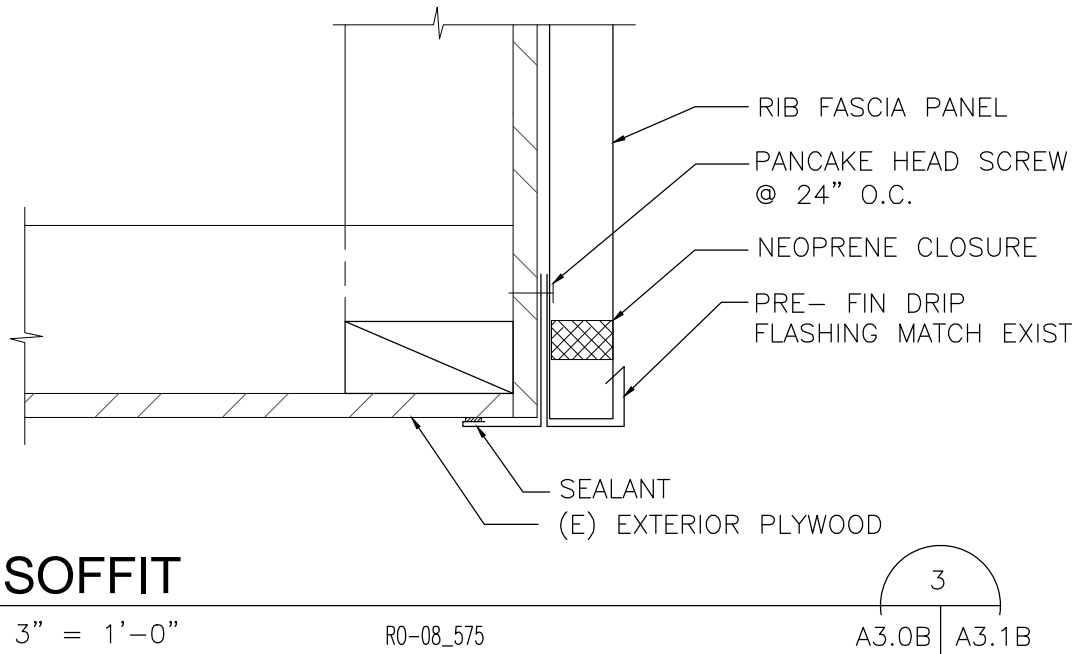
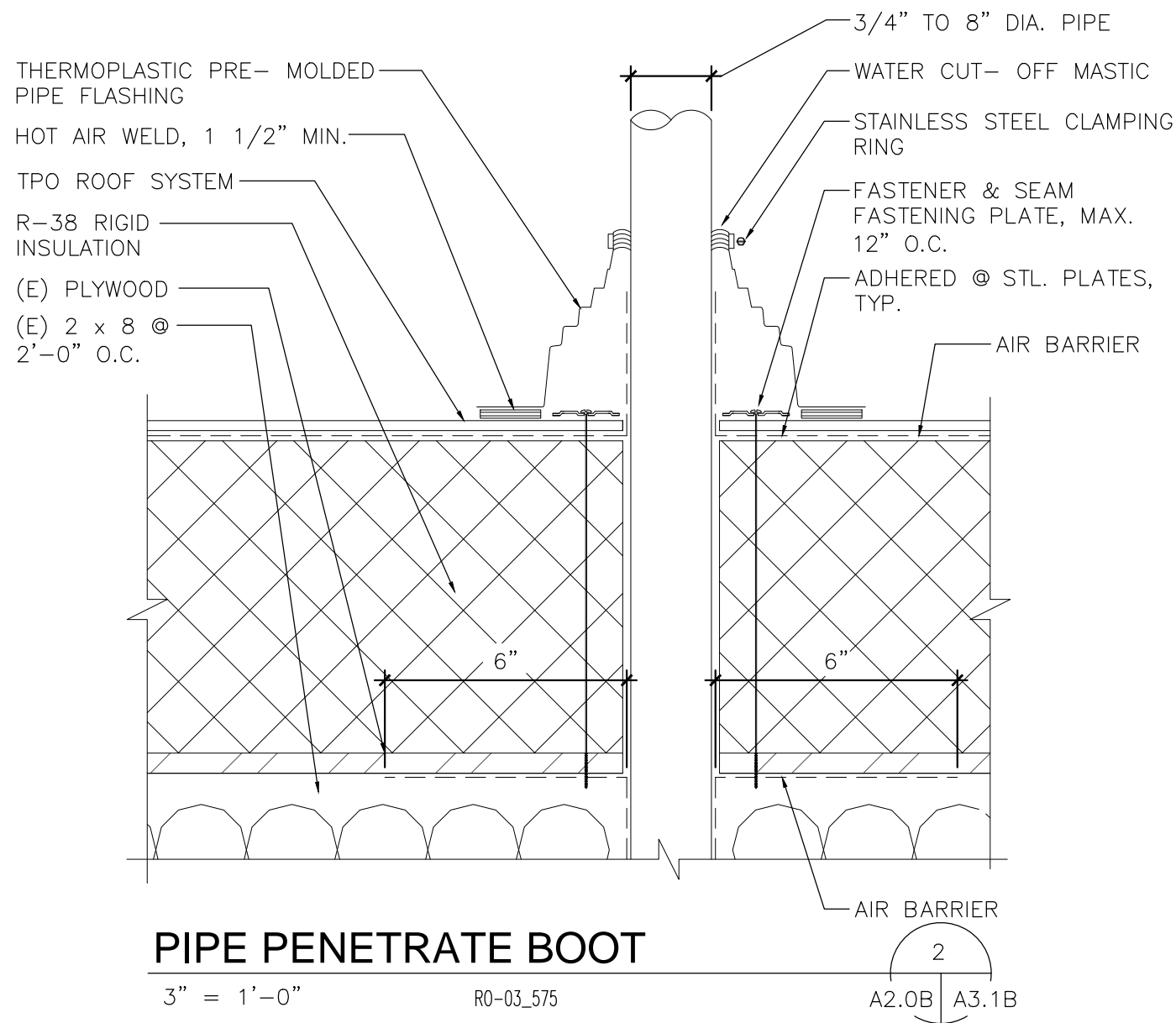
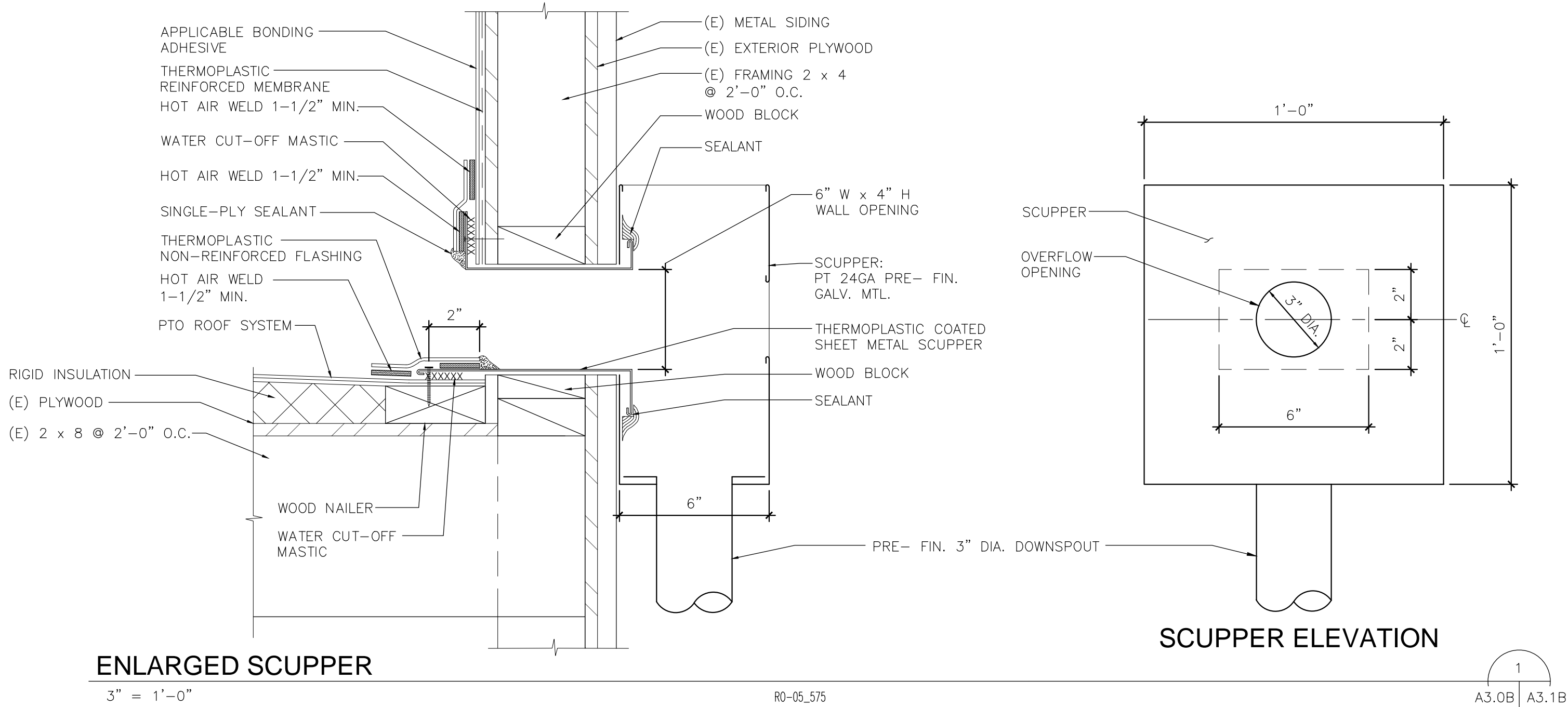
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GUARDHOUSES 75, 575, 975 / BLDGS 700, 900

MAINTENANCE AND ROOF REPAIRS

DETAILS - GUARDHOUSE 575

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SECTION: \*\*

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TACOMA, WA 98401-1837

NOVA architects

950 Pacific Avenue, Suite 450

Tacoma, WA 98402

253-572-4903

Port of Tacoma

P.O. BOX 1837 TACOMA, WA 98401 1203383-5841

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