

PORT OF TACOMA

TACOMA, WASHINGTON

REPAIRS TO BUILDINGS AT 2602 & 2608 PORT OF TACOMA ROAD

PROJECT NO. 091478

CONTRACT #070119

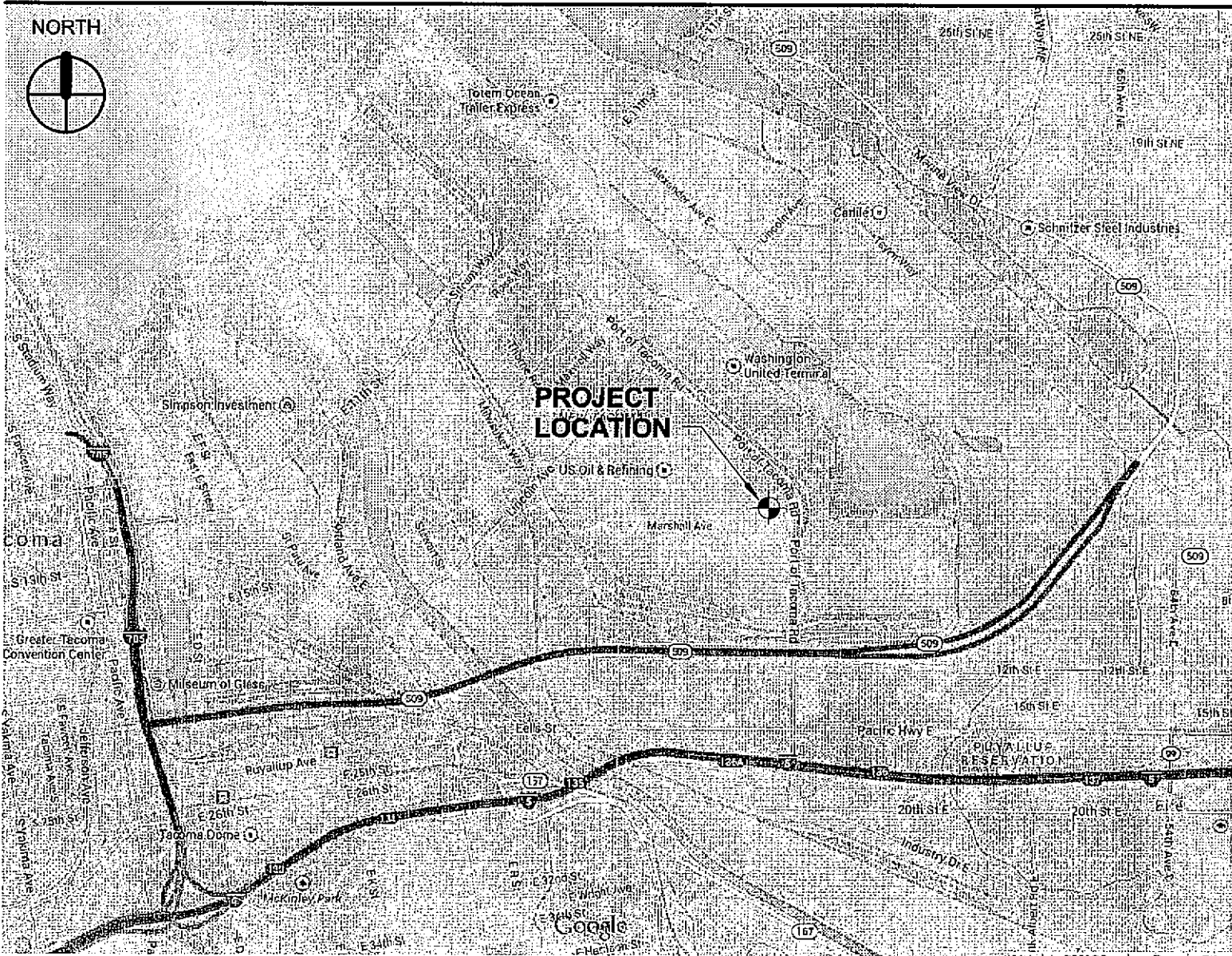
PORT COMMISSIONERS:

CONSTANCE T BACON
DONALD JOHNSON
RICHARD MARZANO
DON MEYER
CLARE PETRICH

PORT STAFF:

JOHN WOLFE
Chief Executive Officer
DAKOTA CHAMBERLAIN, PE
Chief Facilities Development Officer
THAIS HOWARD, PE
Director of Engineering
RICK UNRUH, PE
Project Manager

VICINITY MAP



CONSULTANTS:



BergerABAM

33301 9th Avenue South, Suite 300
Federal Way, Washington 98003-2600
(206) 431-2300 Fax: (206) 431-2250

BCRA

T 253.627.4367 F 253.627.4395 WWW.BCRADDESIGN.COM
2108 PACIFIC AVENUE, SUITE 300, TACOMA, WA. 98402

G1.00
1 OF 6

CONT/CONS: 070119
M. ID: 091478
PHASE: 100% SET

REPAIRS TO BUILDINGS @ 2602
& 2608 PORT OF TACOMA ROAD
COVER SHEET

TOWNSHIP: 20
RANGE: 03
SECTION: 02
DATE-HRZ:
PARCEL: 0320021002
DRAWING SCALE: AS NOTED

RTV 05.21.15

CHECKED BY: DATE:

PROJ. ENGR: DATE:

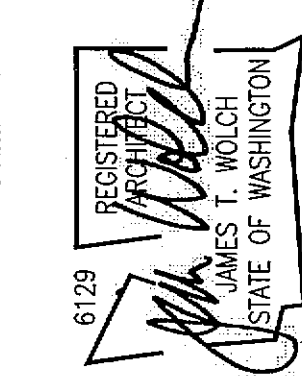
PRINTED BY: RTV 06.05.15
PORT ADDRESS: 1 SITCUM PLAZA
TACOMA, WA 98421

APPROVED:

DIRECTOR:

6-24-15

6/24/15



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BY:

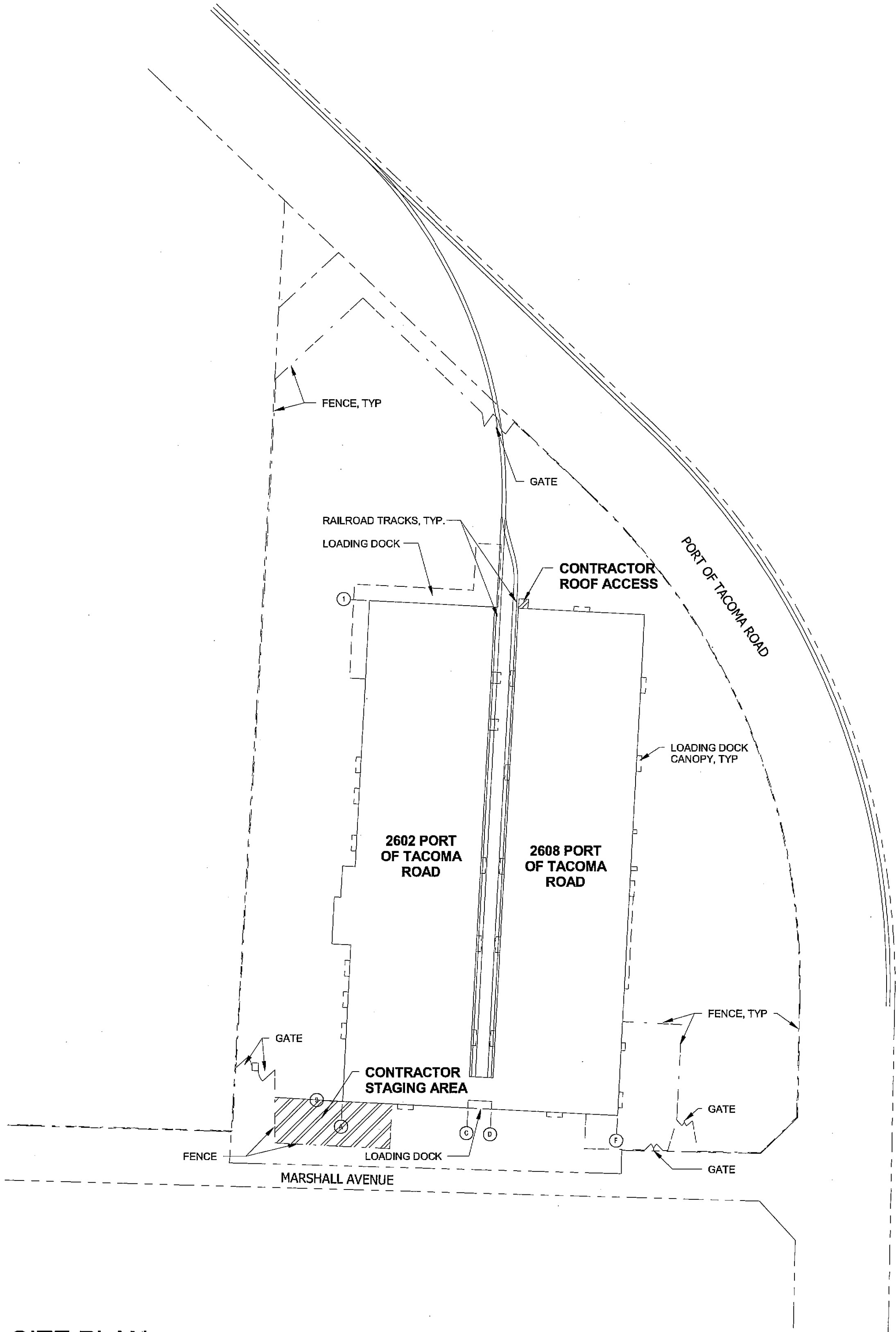
DATE:

Port of Tacoma
P.O. BOX 487 TACOMA, WA 98402

NORTH
1 SITE PLAN
1" = 100'-0"

SITE ACCESS

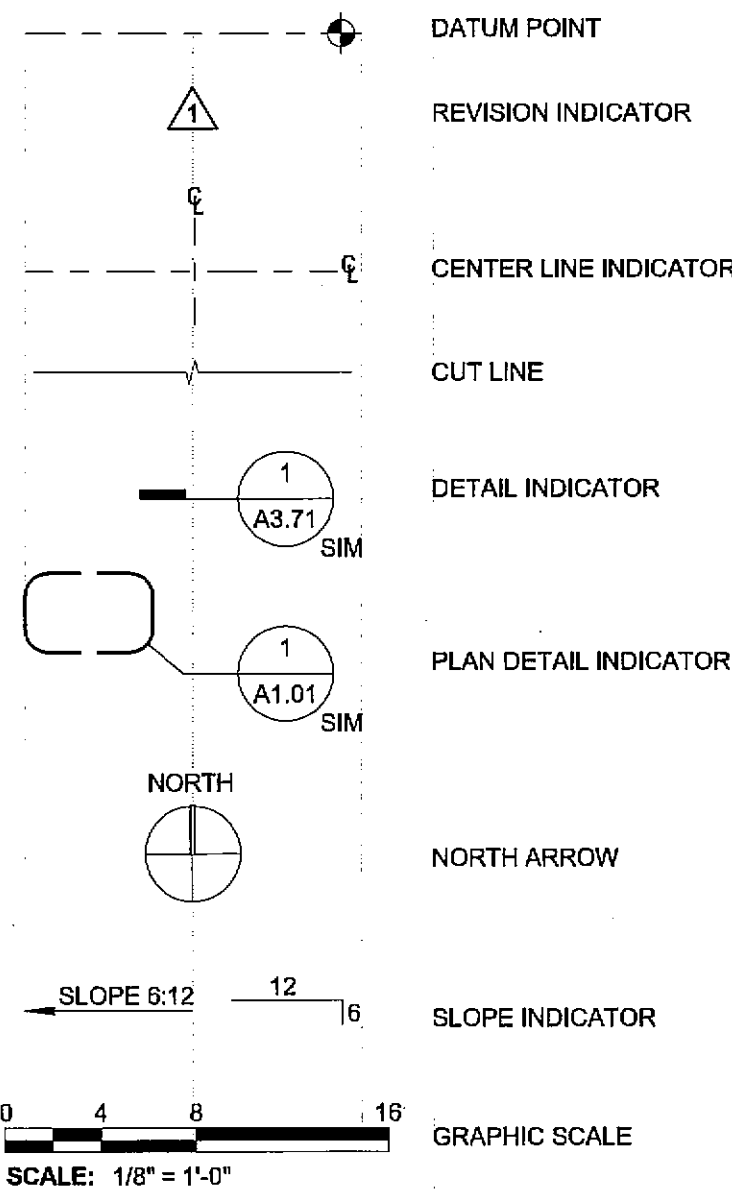
1. CONTRACTOR TO STAGE WORK AND ACCESS ROOF FROM SOUTH SIDE OF 2608, AS DEPICTED ON THE PLAN.
2. CONTRACTOR TO MAINTAIN ACCESS TO ALL LOADING DOCKS DURING SCOPE OF WORK.
3. CONTRACTOR TO NOTIFY ENGINEER OF ANY NEED TO BLOCK LOADING DOCKS A MINIMUM OF THREE DAYS PRIOR, TO ALLOW FOR COORDINATION OF TENANT OPERATIONS.



ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
AFF	ABOVE FINISH FLOOR
BO B.O.	BOTTOM OF
BOD	BOTTOM OF DECK
CL	CENTER LINE
CTR	CENTER
DS	DOWNSPOUT
DWG(S)	DRAWING(S)
EA	EACH
EJ	EXPANSION JOINT
EQ	EQUAL / EQUIVALENT
EQUIP	EQUIPMENT
EXIST (E)	EXISTING
FOS	FACE OF STUD
FT	FOOT
GA	GAUGE
GALV	GALVANIZED
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
IN	INCHES
LF	LINEAR FEET
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC (oc)	ON CENTER
OH	OVERHEAD
OPP	OPPOSITE
PPT	PRESERVATIVE PRESSURE TREATED
PT	PAINT
QTY	QUANTITY
REQ'D	REQUIRED
REV	REVISION
S	SOUTH
SF	SQUARE FOOT
SIM	SIMILAR
SQFT	SQUARE FEET
SS	STAINLESS STEEL
STRUCT	STRUCTURE / STRUCTURAL
TEMP	TEMPORARY
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
W/ (w/)	WITH

SYMBOL LEGEND



LEGAL DESCRIPTION

Section 02 Township 20 Range 03 Quarter 12 : NE 1/4 OF SEC EXC RDS EXC FOLL BEG AT NE COR OF NW OF SEC TH SLY ALG E LI OF NW A DIST OF 212.20 FT TO A PT ON SWLY R/W LI OF PORT OF TACOMA RD AS NOW LAID OUT & POB TH CONT ON SD LI 130.95 FT TO A PT TH ON AN ANGLE TO L OF 130 DEG 53 MIN 52 SEC FOR A DIST OF 100 FT TO A PT ON SD SWLY R/W LI OF PORT OF TACOMA RD TH ON AN ANGLE TO L OF 98 DEG 12 MIN 16 SEC & ALG SD SWLY R/W LI OF PORT OF TACOMA RD FOR A DIST OF 100 FT TO POB EXC FOR CYD TO ST OF WA FOR SR 508 PER ETN 1025757 SUBJ TO EASE SEG F 5656 DC6/27/00MA

PROJECT DESCRIPTION

2602 PORT OF TACOMA ROAD: REMOVE AND REPLACE (6) WOOD FRAMED CANOPIES (INCLUDING RECONFIGURATION OF SPRINKLER HEADS & LIGHTING), INSTALL NEW SIDING & WINDOWS @ (2) LOCATIONS ALONG WEST ELEVATION.

2608 PORT OF TACOMA ROAD: CLEAN & RE-COAT ROOFING.

PROJECT TEAM

OWNER
PORT OF TACOMA
ONE SITCUM PLAZA
TACOMA, WA 98421
PHONE: (253) 383-5841
CONTACT: RICK UNRUH
EMAIL: runruh@portoftacoma.com

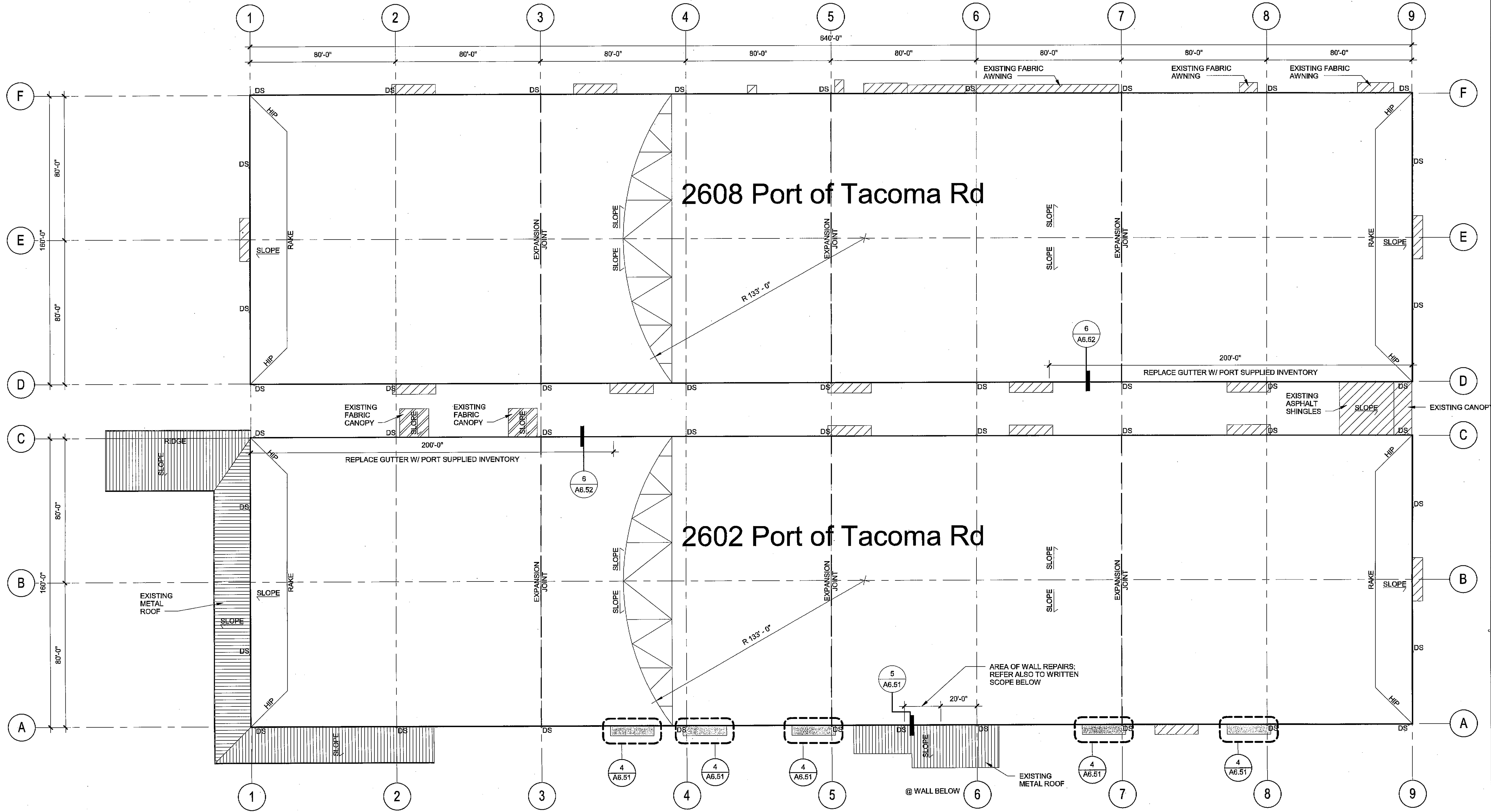
ARCHITECT
BCRA
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TACOMA, WA 98402
PHONE: (253) 627-4367
CONTACT: JIM WOLCH
EMAIL: jwolch@bcraengineering.com

STRUCTURAL ENGINEER
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PHONE: (253) 627-4367
CONTACT: BLAKE JOHNSON
EMAIL: bjohnson@bcraengineering.com

SHEET INDEX

SHEET	TITLE
01 - GENERAL	
G1.00	COVER SHEET
G1.01	SHEET INDEX
04 - ARCHITECTURAL	
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A6.51	DETAILS
A6.52	DETAILS
05 - STRUCTURAL	
S2.01	ROOF FRAMING PLAN
S8.01	FRAMING DETAILS

 BCRA 2106 PACIFIC AVE, SUITE 300 TACOMA, WA 98402 PHONE: (253) 627-4367 CONTACT: JIM WOLCH EMAIL: jwolch@bcraengineering.com	 Port of Tacoma P.O. BOX 1857 TACOMA, WA 98402	APPROVED: RTV: 05.21.15 CHECKED BY: DATE: 6-24-15	PROJ. ENGR: DATE: 6-24-15 PRINTED BY: RTV 06.05.15 PORT ADDRESS: 1 SITCUM PLAZA TACOMA, WA 98421	REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD SHEET INDEX	CONTRACT/CONS: 070119 M. ID: 091478 PHASE: 100% SET		
		MARK: REVISION: <table><tr><td>BY:</td><td>DATE:</td></tr><tr><td></td><td></td></tr></table>	BY:	DATE:			
BY:	DATE:						



1 ROOF PLAN
1" = 30'-0"

ROOF PLAN LEGEND

- DS EXISTING GUTTER/DOWNSPOUT: REFER TO PLAN FOR LOCATIONS OF GUTTER TO BE REPLACED
- EXISTING WOOD CANOPY; DEMO & REPLACE
- EXISTING CANOPY/AWNING; NO SCOPE
- EXISTING FABRIC CANOPY; NO SCOPE

ROOF PLAN GENERAL NOTES

- 1 CLEAN EXISTING ROOF PRIOR TO RE-COAT.
- 2 NO SCOPE AT EXISTING STANDING SEAM METAL ROOF.
- 3 NO SCOPE AT EXISTING ASPHALT SHINGLE ROOF.
- 4 NO SCOPE AT EXISTING FABRIC AWNING.
- 5 AT DOWNSPOUTS LOCATED AT CANOPIES TO BE REPLACED, ROUTE DOWNSPOUT AROUND EDGE OF CANOPY.
- 6 PROVIDE FIRE-WATCH PLAN TO ENGINEER FOR CANOPIES WHERE SPRINKLER LINES ARE TO BE TEMPORARILY REMOVED. COORDINATE WORK TO MINIMIZE AMOUNT OF TIME THESE SPRINKLERS ARE OUT OF SERVICE.

ROOF & CANOPY SCOPE OF WORK

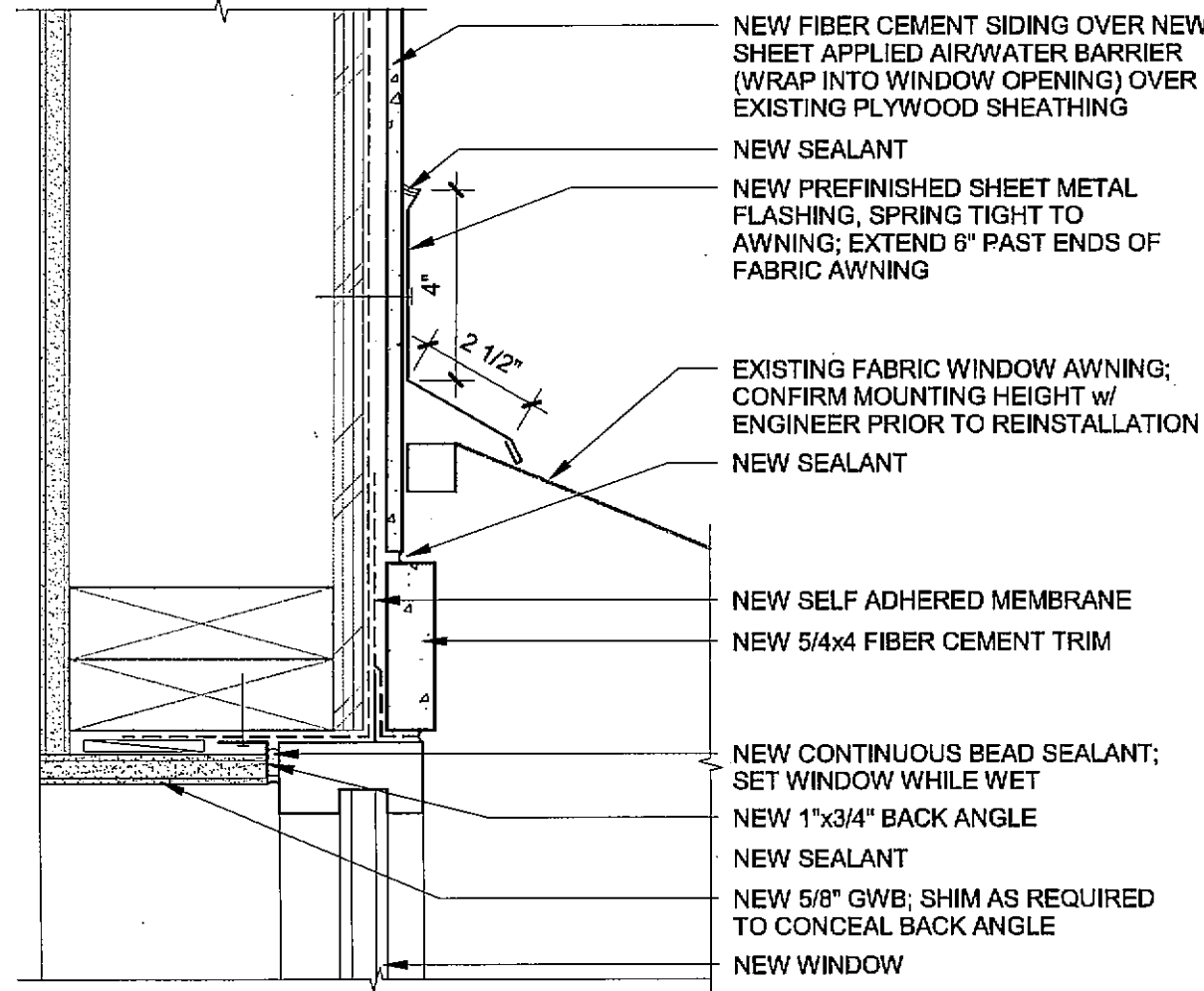
1. Clean 2608 barrel roof
2. Remove wood framed canopies at locations shown:
 - a. Designated on plan (confirm w/ Engineer prior to work)
 - b. Uninstall canopy mounted sprinklers & lighting where required
3. Coordinate w/ Engineer for Port to turn off & drain sprinkler system, and lookout of affected electrical fixtures
4. Maintain fire-watch until sprinklers are replaced
5. Remove gutter sections as called out on plan.
6. Inspect existing gutters/flashing/downspouts (2602 & 2608) for damage
 - a. Notify Engineer of any in need of repair
 - b. Coordinate material procurement from Terminal 7 w/ Engineer
7. Apply new roof coating to 2608 barrel roof
8. Repair roof coating @ replaced gutters on 2602 roof
9. Install new pre-engineered metal canopies at locations called out on plan
 - a. Re-route downspouts where there is a conflict
 - b. Re-install sprinklers and lighting to wall
10. Install new wall mounted counterflashing @ new canopies

WALL REPAIR SCOPE OF WORK (2602 ONLY)

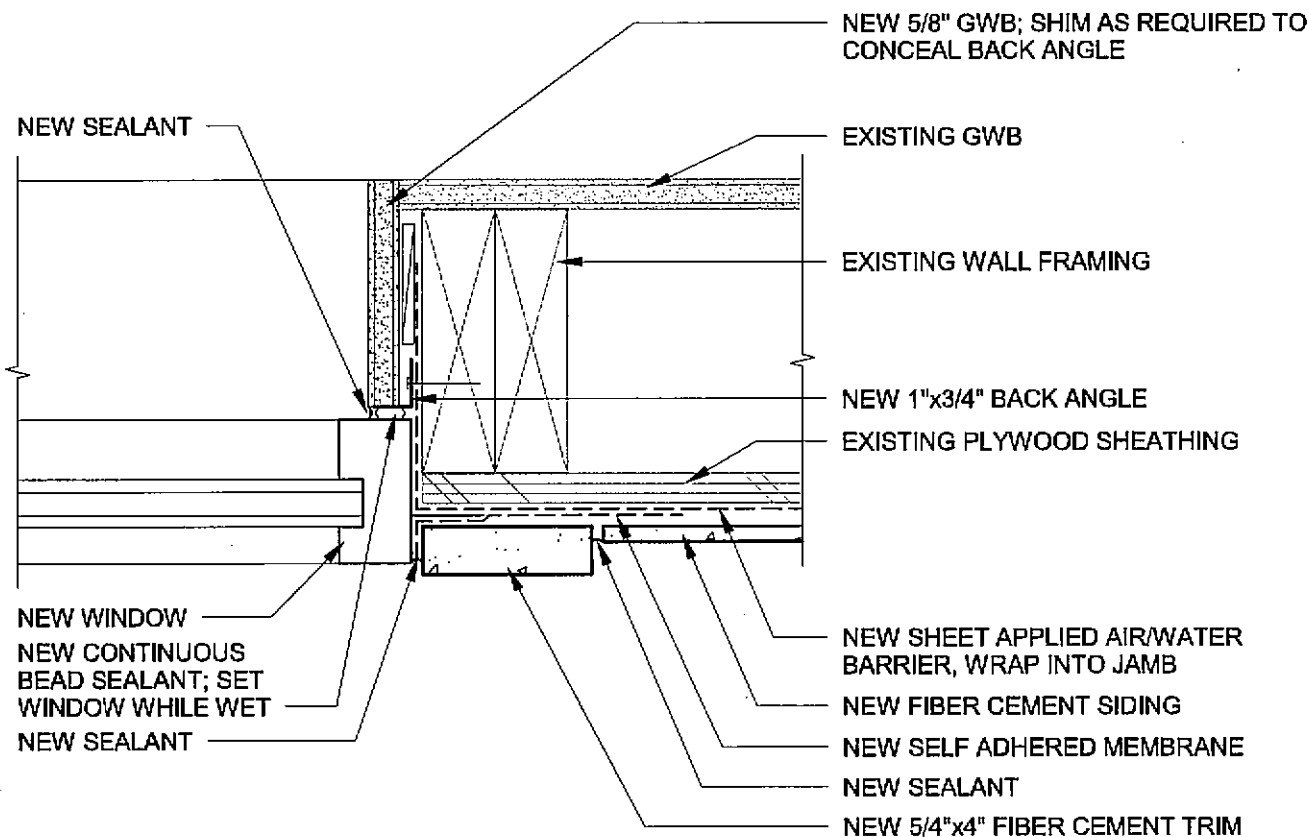
- Exterior:
1. Remove gutter section along entire bay; Save for reinstall
 2. Remove existing fabric window awnings (2); Save for reinstall
 3. Remove existing window trim & windows
 4. Remove existing A/C unit; Save for reinstall
 5. Remove existing vertical trim @ column lines (2) per plan
 6. Frame & sheet new opening at north window (for AC unit)
 7. Install new air/water barrier
 8. Install new flanged windows & flashings
 - a. Confirm existing dimensions
 9. Install new counterflash @ roof to wall flashing
 10. Install new fiber cement trim & siding
 11. Install new fiber cement window trims & flashing
 12. Re-install gutter; replace damaged gutter section at joint
 - a. Patch roof coating as required
 - b. Include 4" PVC downspout
 13. Install new 1x4 vertical trim @ column lines
 - a. Set in 2 continuous beads of sealant
 14. Paint to match existing
 15. Re-install fabric window awnings (2)
 - a. Coordinate height w/ Owner
 16. Install new roof to wall flashing w/ counterflash @ (2) fabric canopies
- Interior:
1. Remove existing window blinds (2); Save for reinstall
 2. Remove existing GWB from window jambs of (2) 3rd floor offices
 3. Inspect wall & floor/ceiling framing for signs of water damage & notify Engineer
 4. Install new 5/8" GWB @ window jambs of 3rd floor offices
 5. Paint 3rd floor offices (2)
 - a. Window walls & jambs
 6. Reinstall window blinds

T: 253.627.4387 F: 253.627.4388 WWW.BCRADSGN.COM 2108 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402		6129 JAMES T. WOLCH STATE OF WASHINGTON		05.21.15 DATE:	
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RTV		CHECKED BY:		DATE:	
APPROVED:		DIRECTOR:		PRINTED BY:	
10-24-15		RTV 06.05.15		TACOMA, WA 98421	
PORT ADDRESS: 1 SITCUM PLAZA		SECTION: 02		AS NOTED	
TOWNSHIP: 20		RANGE: 03		DRAWING SCALE:	
M. ID. 091478		DAT-HRZ:		PARCEL: 032021002	
PHASE: 100% SET		TOWN: 070119		DATE: 091478	

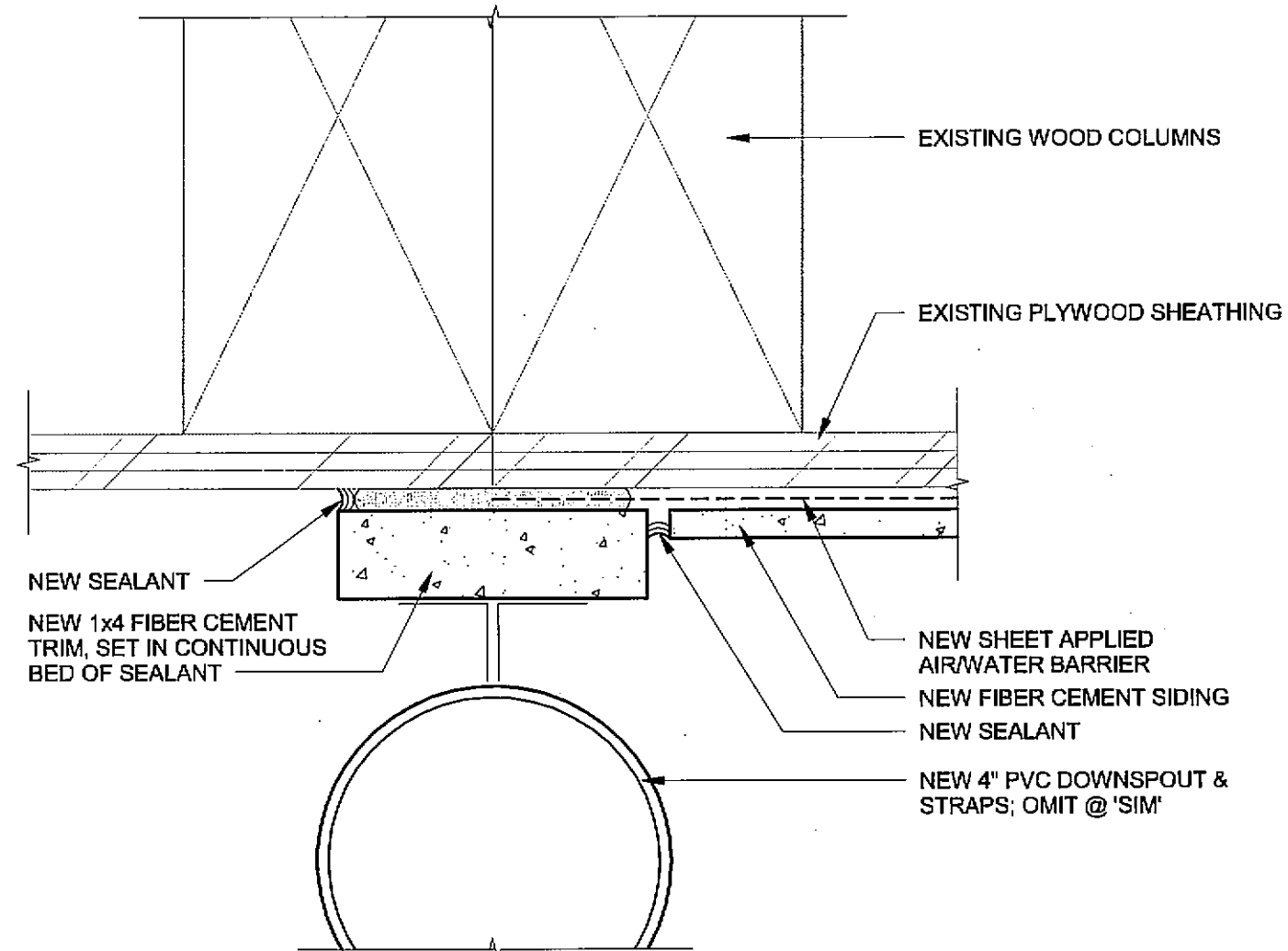
A6.01
3 OF 6



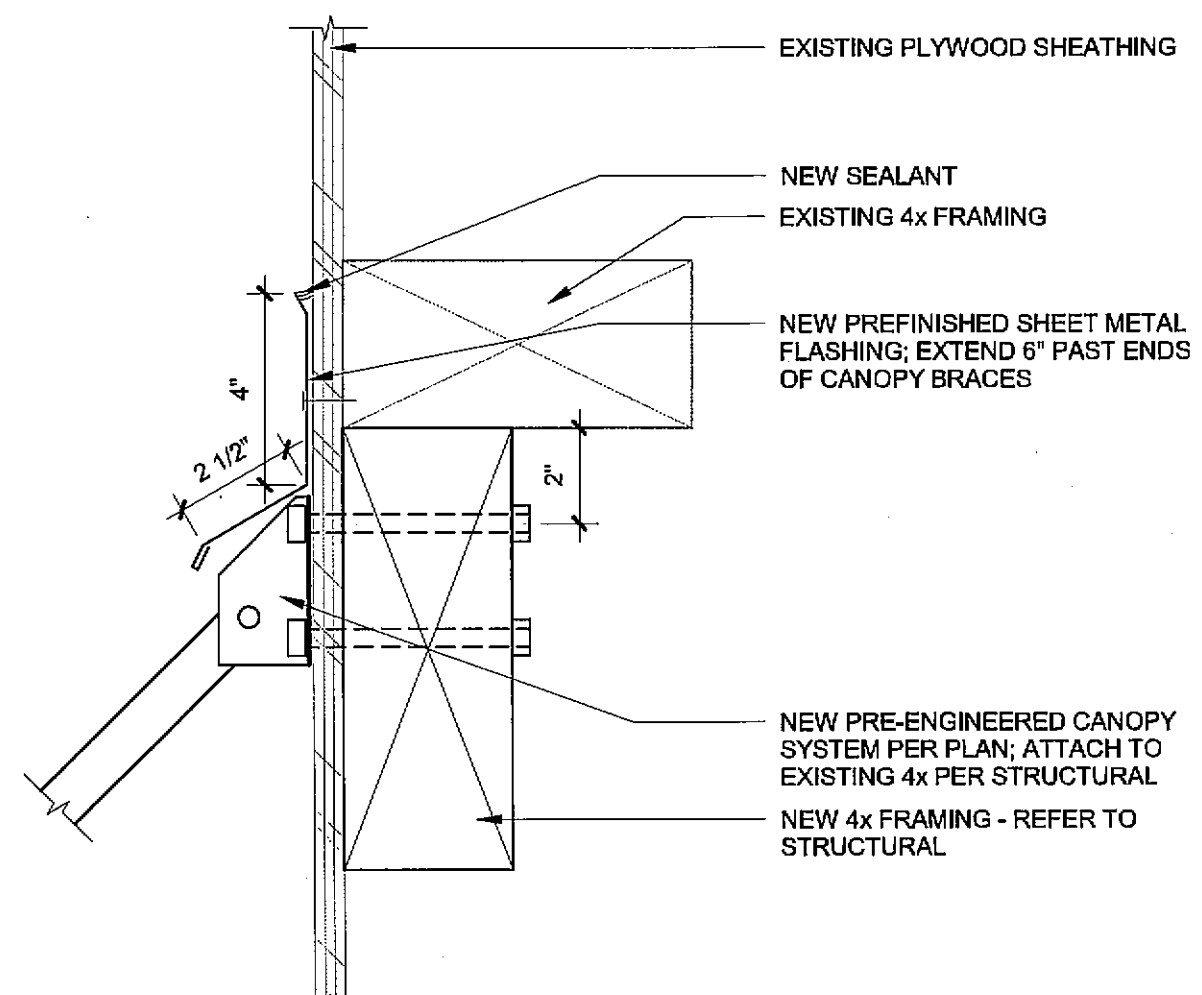
12 WINDOW HEAD
3" = 1'-0"



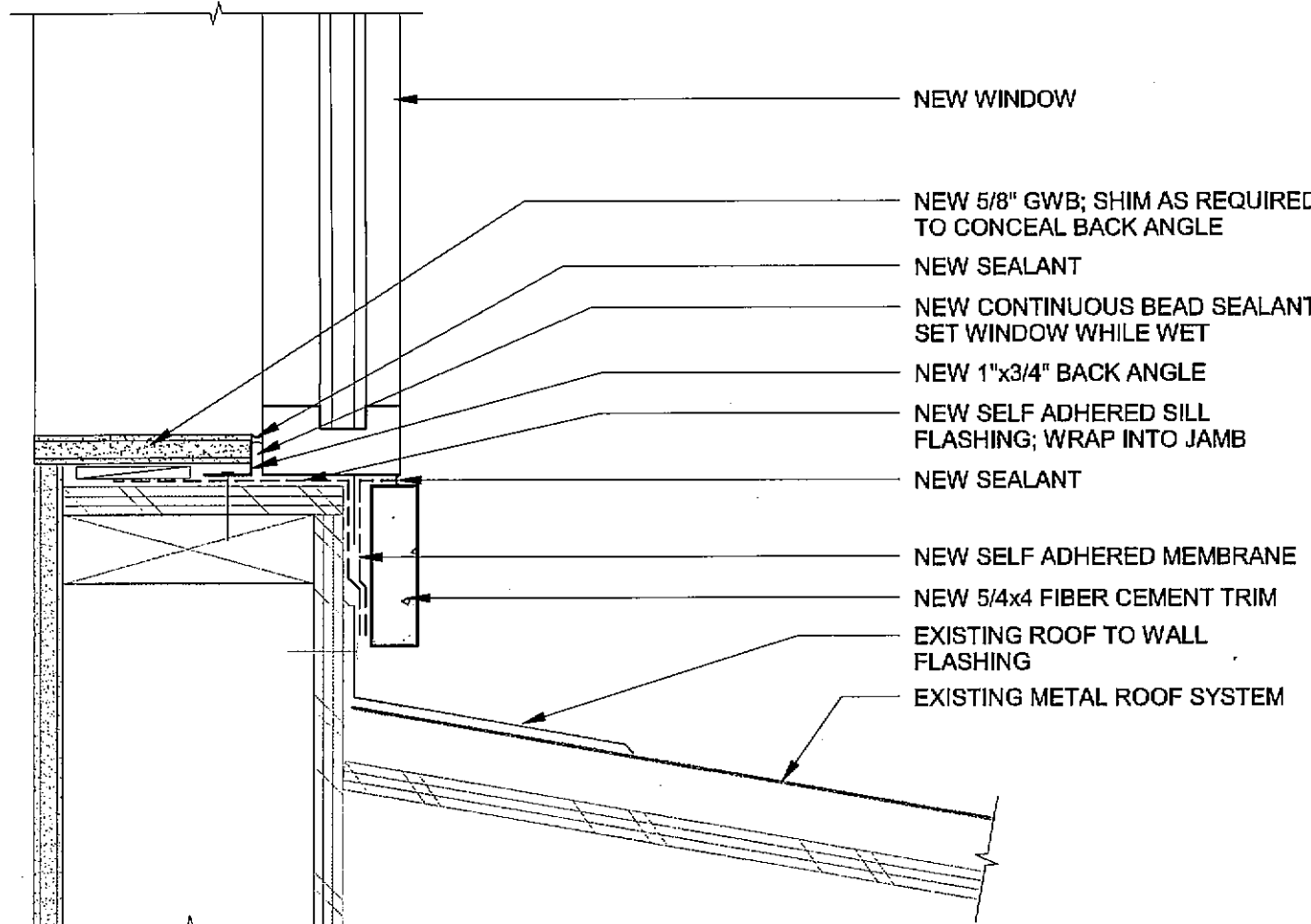
9 WINDOW JAMB
3" = 1'-0"



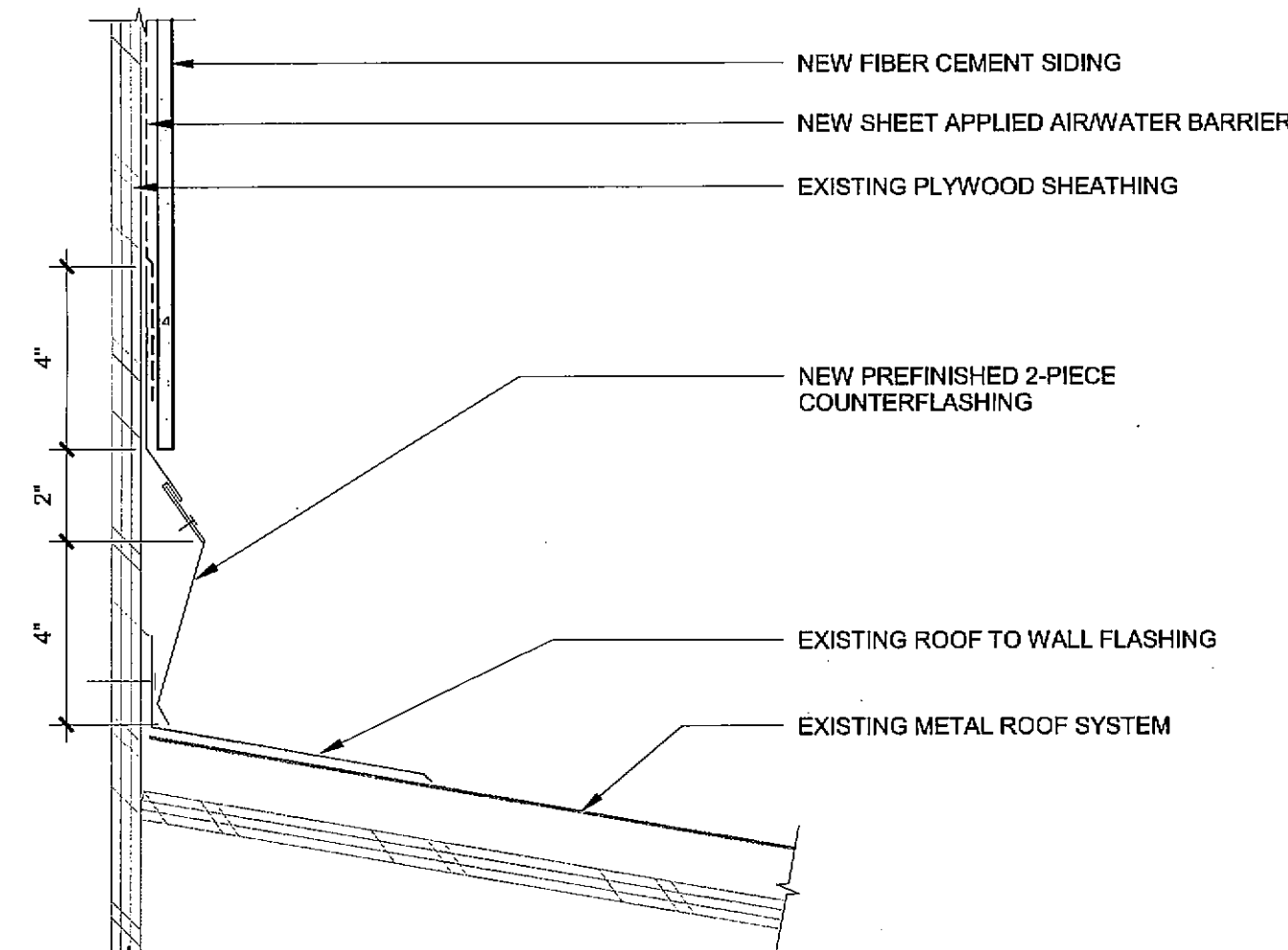
6 FIBER CEMENT TRIM
6" = 1'-0"



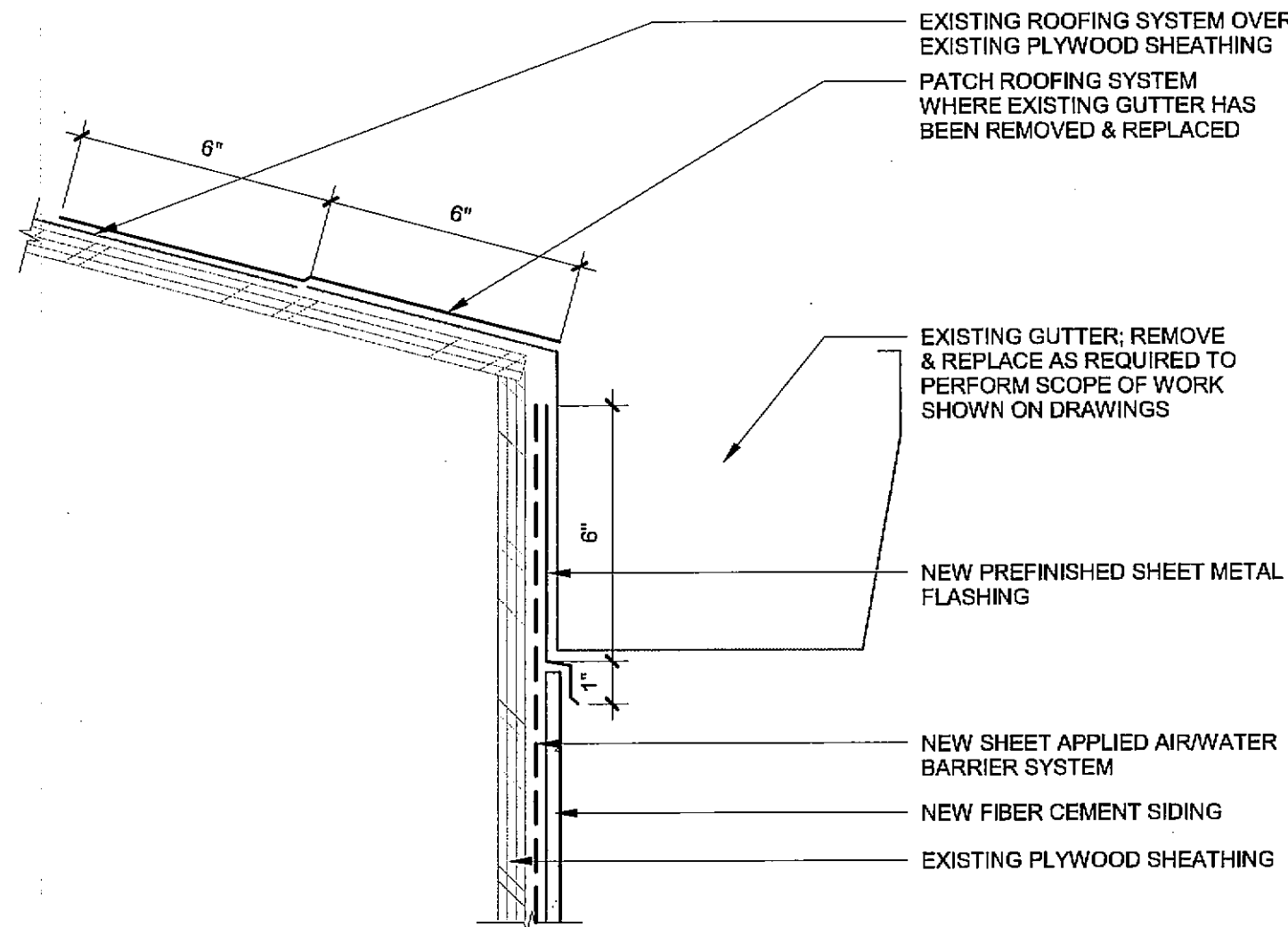
3 CANOPY DETAIL @ BRACES
3" = 1'-0"



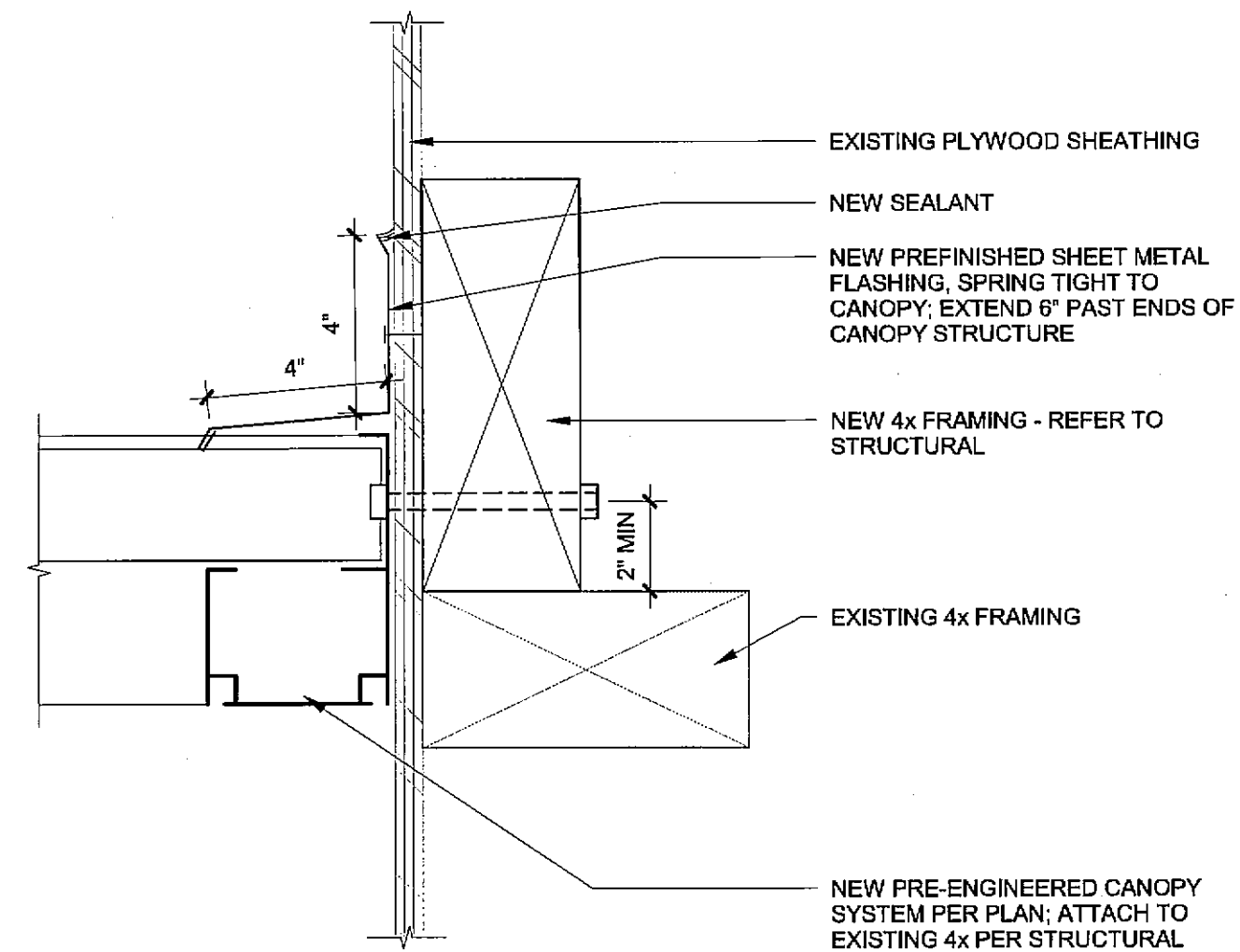
11 WINDOW SILL
3" = 1'-0"



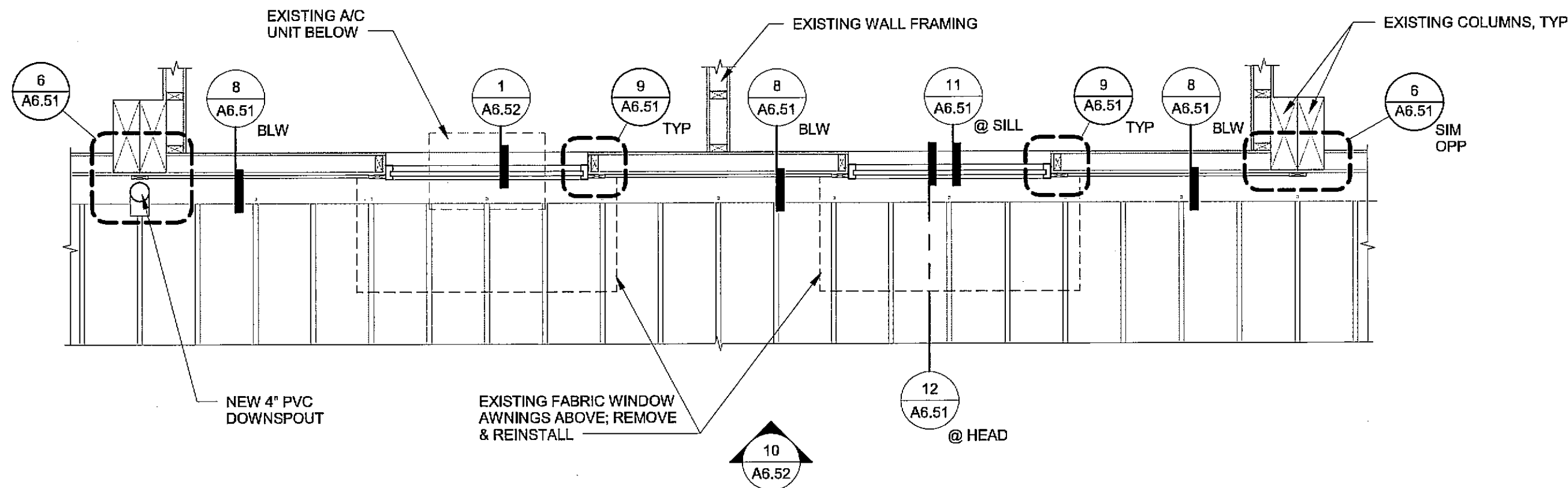
8 ROOF TO WALL FLASHING
3" = 1'-0"



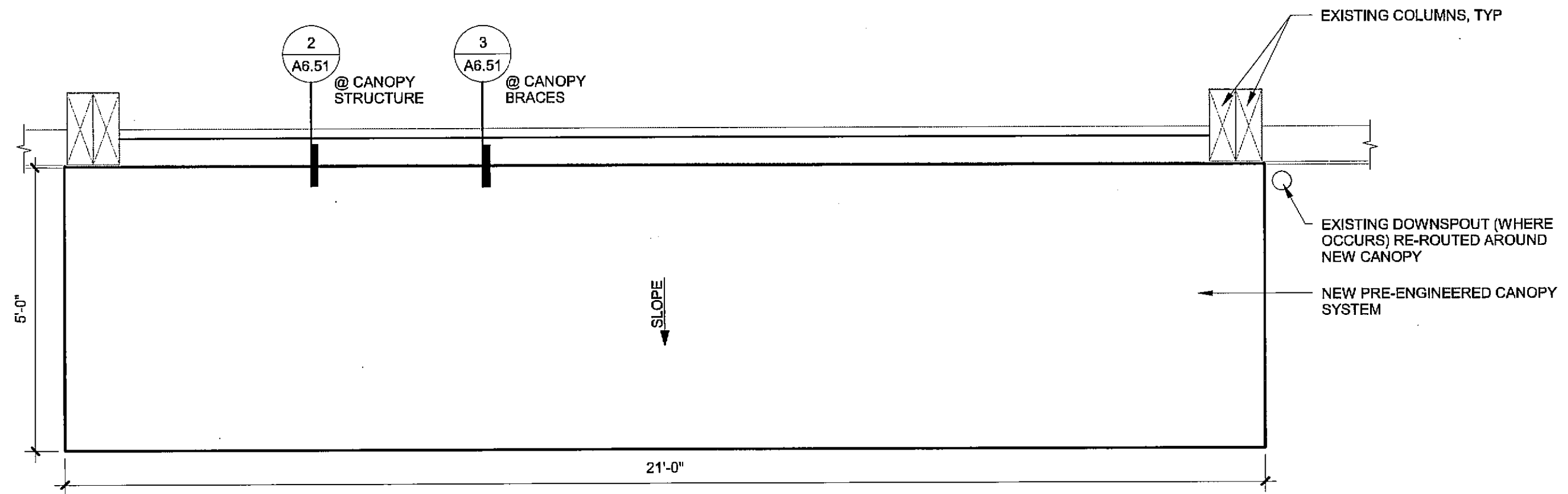
5 GUTTER DETAIL
3" = 1'-0"



2 CANOPY DETAIL
3" = 1'-0"



10 ENLARGED WALL PLAN
1/2" = 1'-0"

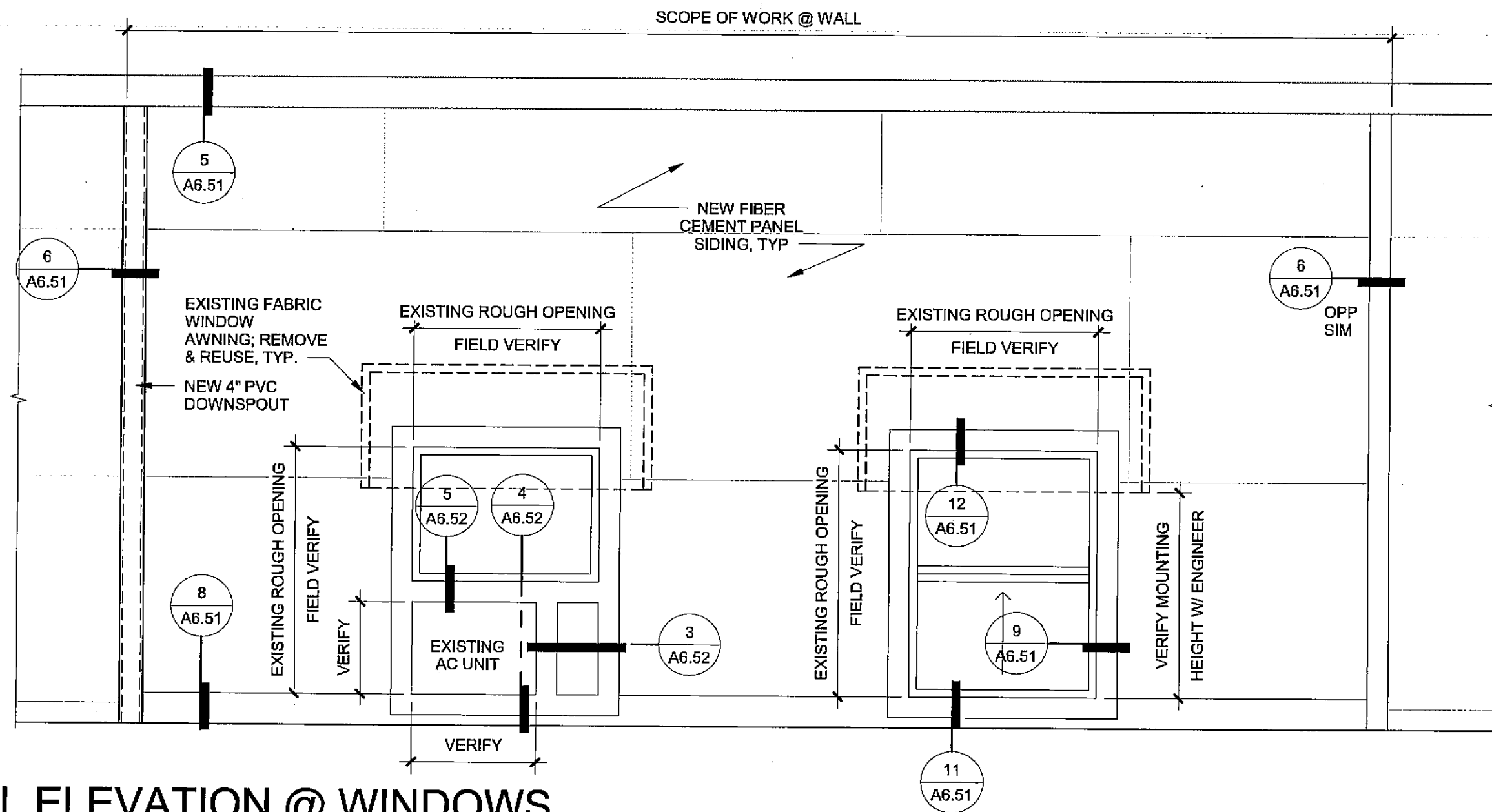


4 CANOPY PLAN
1/2" = 1'-0"

A6.51 4 OF 6	REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD DETAILS				BCRA 1255.67 A67 F 23.827 435 WWW.BCRADESIGN.COM 2108 PACIFIC AVENUE SUITE 300, TACOMA, WA 98402 P.O. BOX 487 TACOMA, WA 98402 (206)385-6441		Port of Tacoma	
	CONT/CONS: 070119	TOWNSHIP: 20	RANGE: 03	SECTION: 02	DATE: 05.21.15	RTV: 05.21.15	APPROVED: <i>[Signature]</i>	6/29
	M. ID: 091478	DAT-HRZ: PARCEL: 0320021002	VERT: 100% SET	DRAWING SCALE: AS NOTED	DATE: 06.05.15	PROJ. ENGR: 15	DATE: 06.05.15	STATE OF WASHINGTON
	PHASE: 100% SET	DAT-HRZ: PARCEL: 0320021002	VERT: 100% SET	DRAWING SCALE: AS NOTED	DATE: 06.05.15	PROJ. ENGR: 15	DATE: 06.05.15	STATE OF WASHINGTON

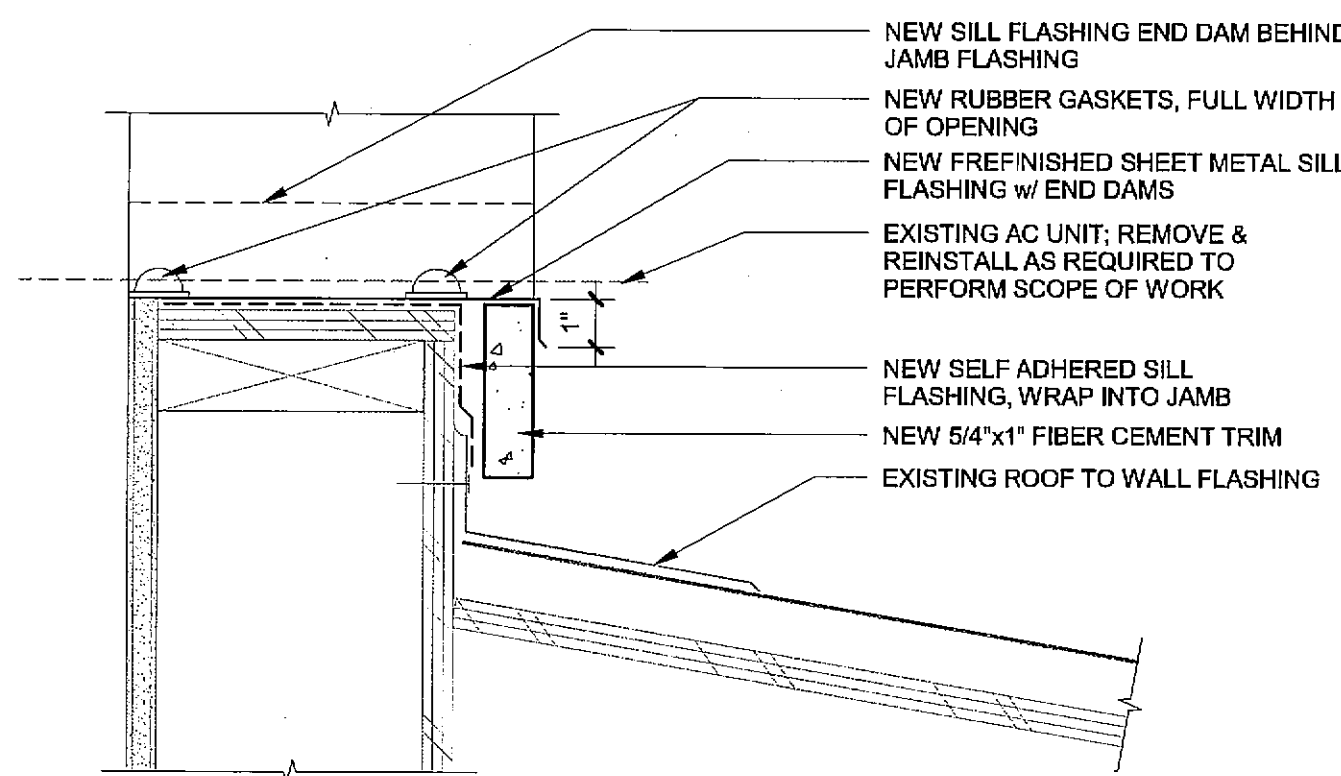
10 WALL ELEVATION @ WINDOWS

1/2" = 1'-0"



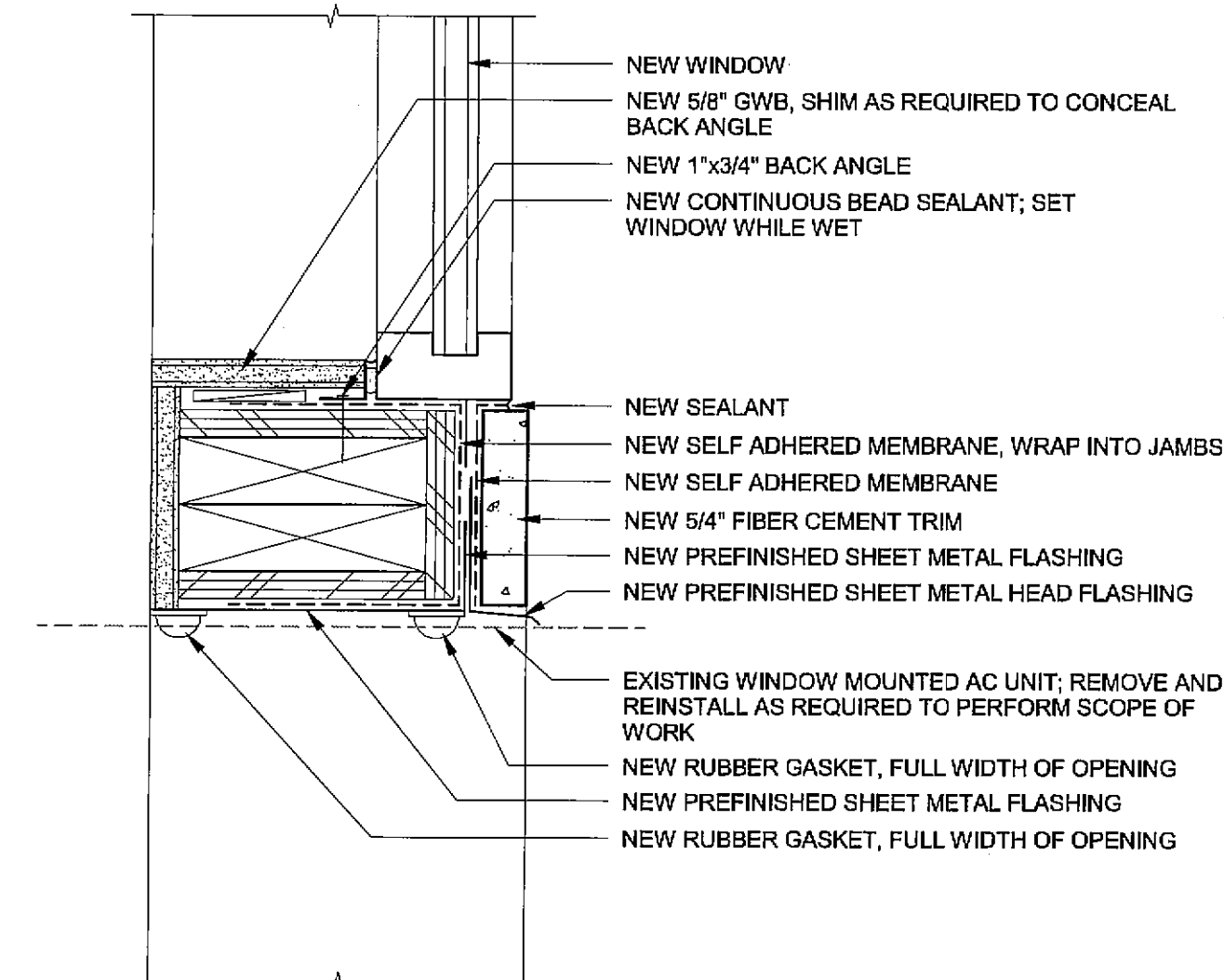
4 SILL @ AC UNIT

3" = 1'-0"



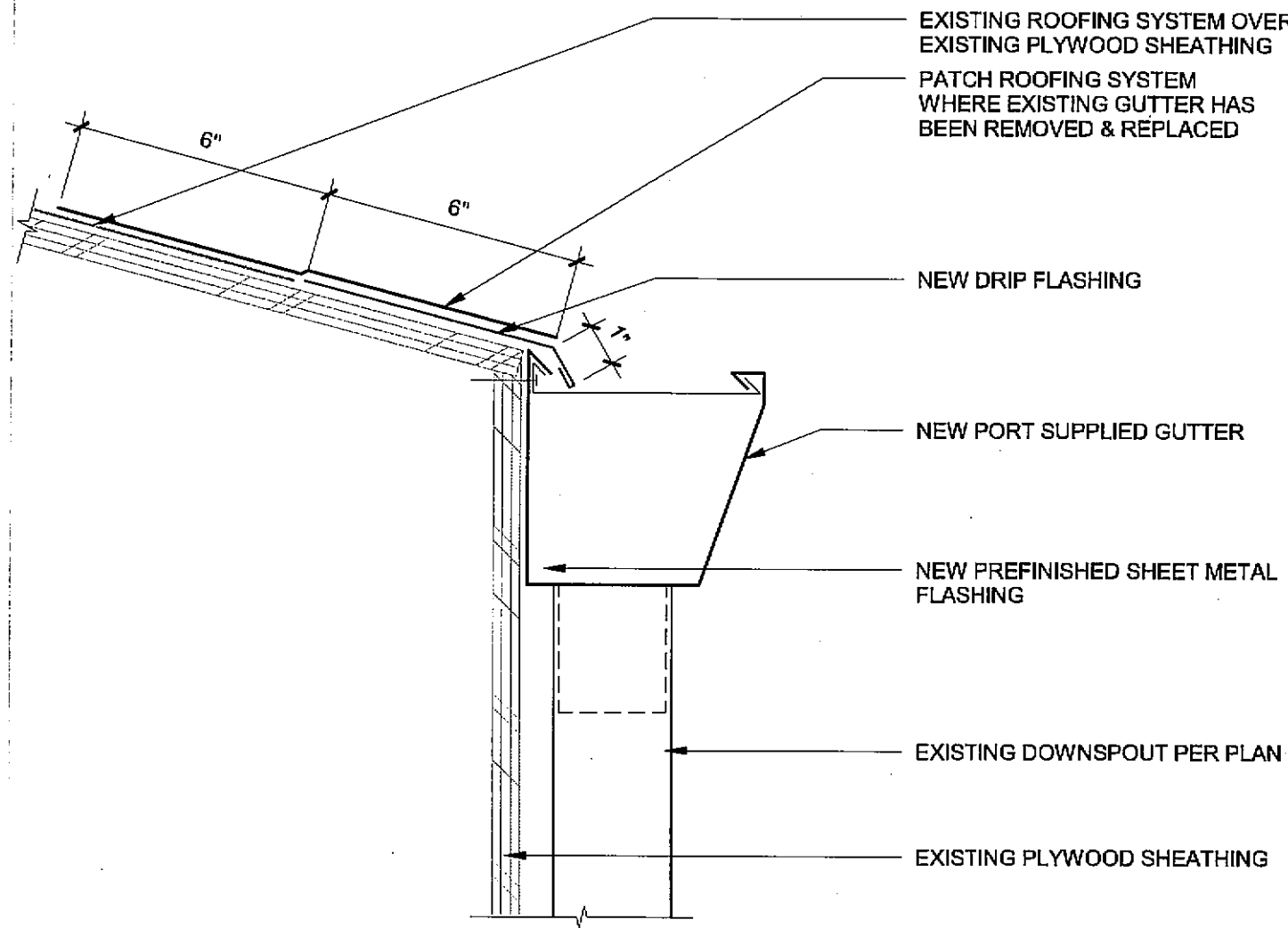
5 WINDOW SILL @ AC UNIT

3" = 1'-0"



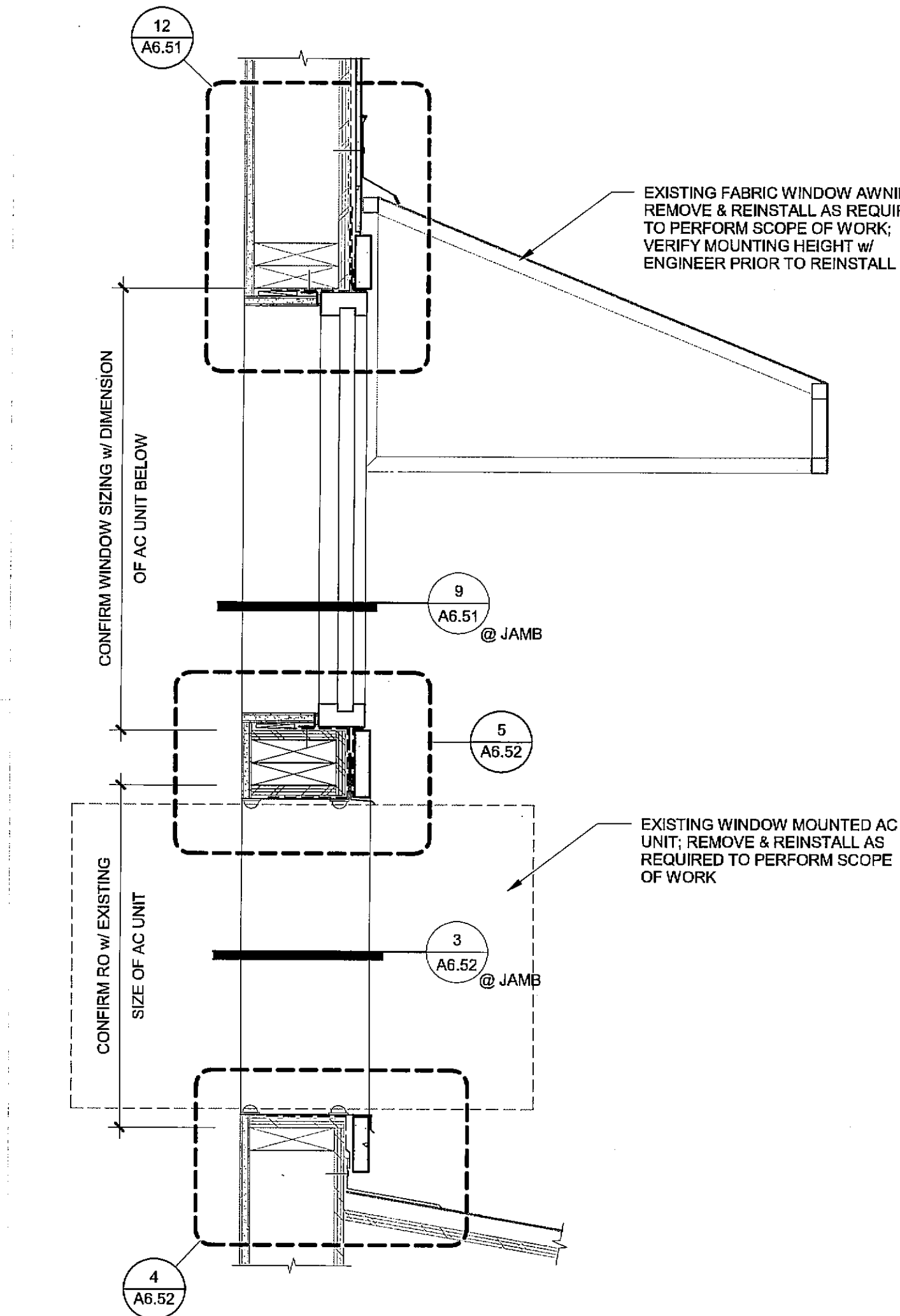
6 GUTTER DETAIL

3" = 1'-0"



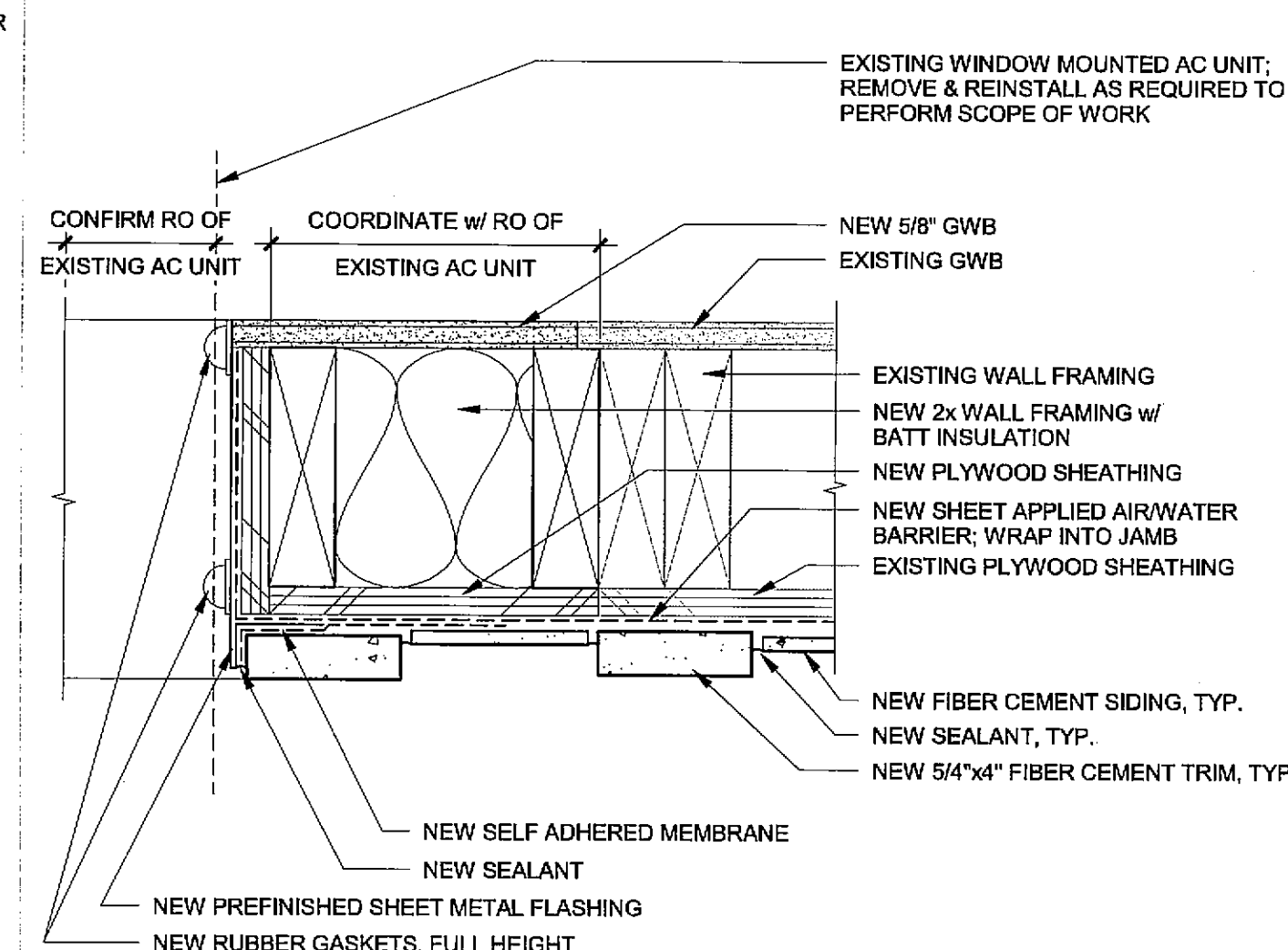
1 WINDOW SECTION @ AC UNIT

1 1/2" = 1'-0"



3 AC JAMB

3" = 1'-0"



A6.52

REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD

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RTV 05.21.15
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PROJ. ENGR: [Signature]
DATE: [Signature]

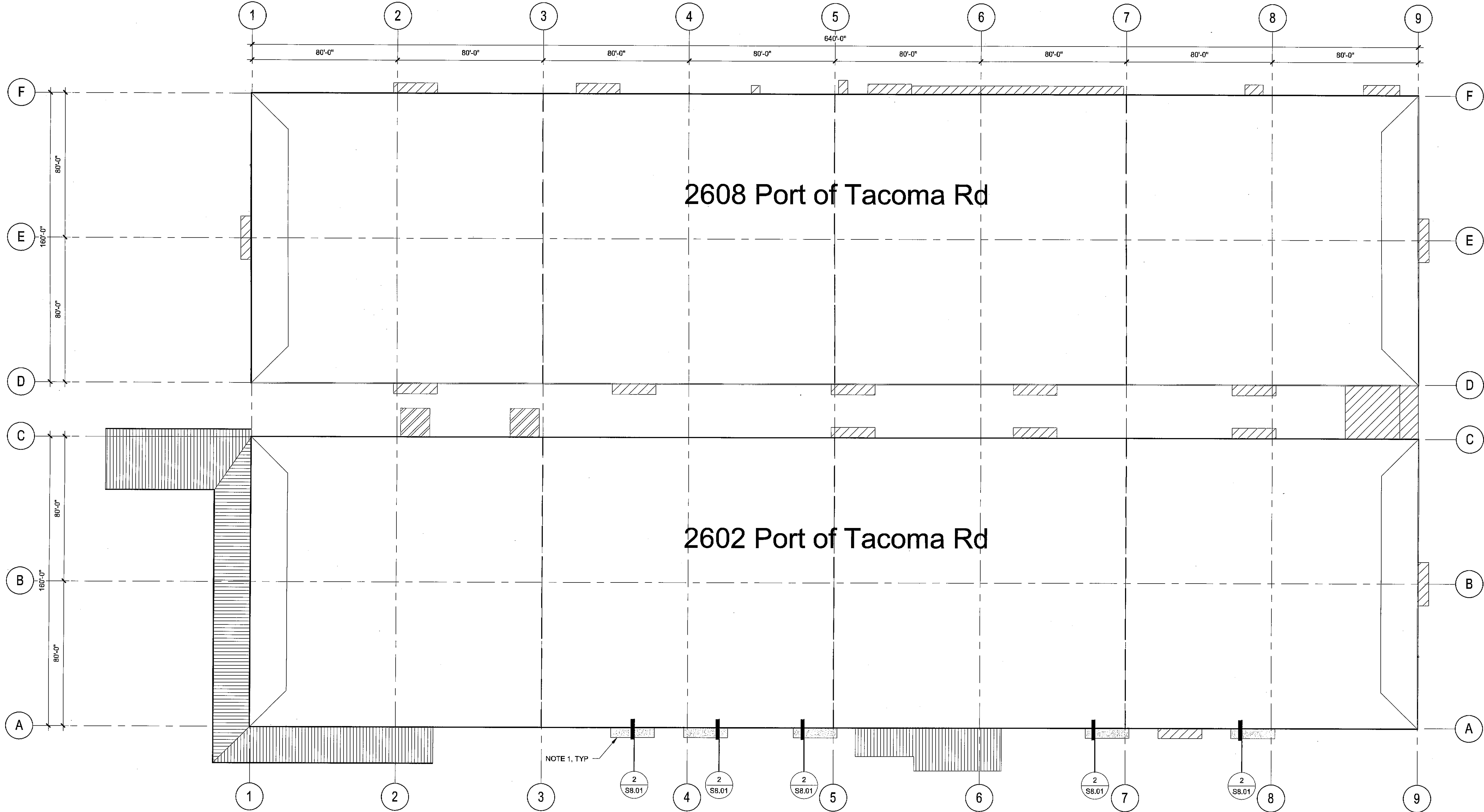
REGISTERED ARCHITECT
JAMES T. WOLCH
STATE OF WASHINGTON
6129

BCRA

Port of Tacoma
P.O. BOX 887 TACOMA, WA 98401 (206) 835-8841

CONTRACT/CONS: 070119 TOWNSHIP: 20 RANGE: 03 SECTION: 02
M. ID. 091478 DAT-HRZ: VERT:
PHASE: 100% SET
PARCEL: 0320021002
DRAWING SCALE: AS NOTED

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1 ROOF PLAN
1" = 30'-0"

NOTES:
1. CONTRACTOR TO VERIFY CANOPY LOCATIONS WITH TENANT / OWNER.

S2.01 5 OF 6	REPAIRS TO BUILDINGS @ 2602 & 2608 PORT OF TACOMA ROAD ROOF FRAMING PLAN				BCRA T 253.827.4387 F 253.827.4385 WWW.BCRADESIGN.COM 2108 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402		Port of Tacoma P.O. BOX 4337 TACOMA, WA 98403-5347	
	CONT/CONS: 070119 M. ID: 091478 PHASE: 100% SET	TOWNSHIP: 20 DATE: 091478	RANGE: 03 VERT: 0320021002	SECTION: 02	DIRECTOR: [Signature] DATE: 6-24-15	RTV: 05.21.15 CHECKED BY: [Signature] DATE: 6-24-15	PROJ. ENGR: [Signature] DATE: 6-24-15	PRINTED BY: RTV 06.05.15 PORT ADDRESS: 1 SITCUM PLAZA TACOMA, WA 98421
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WOOD
WOOD DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 23 OF THE IBC.

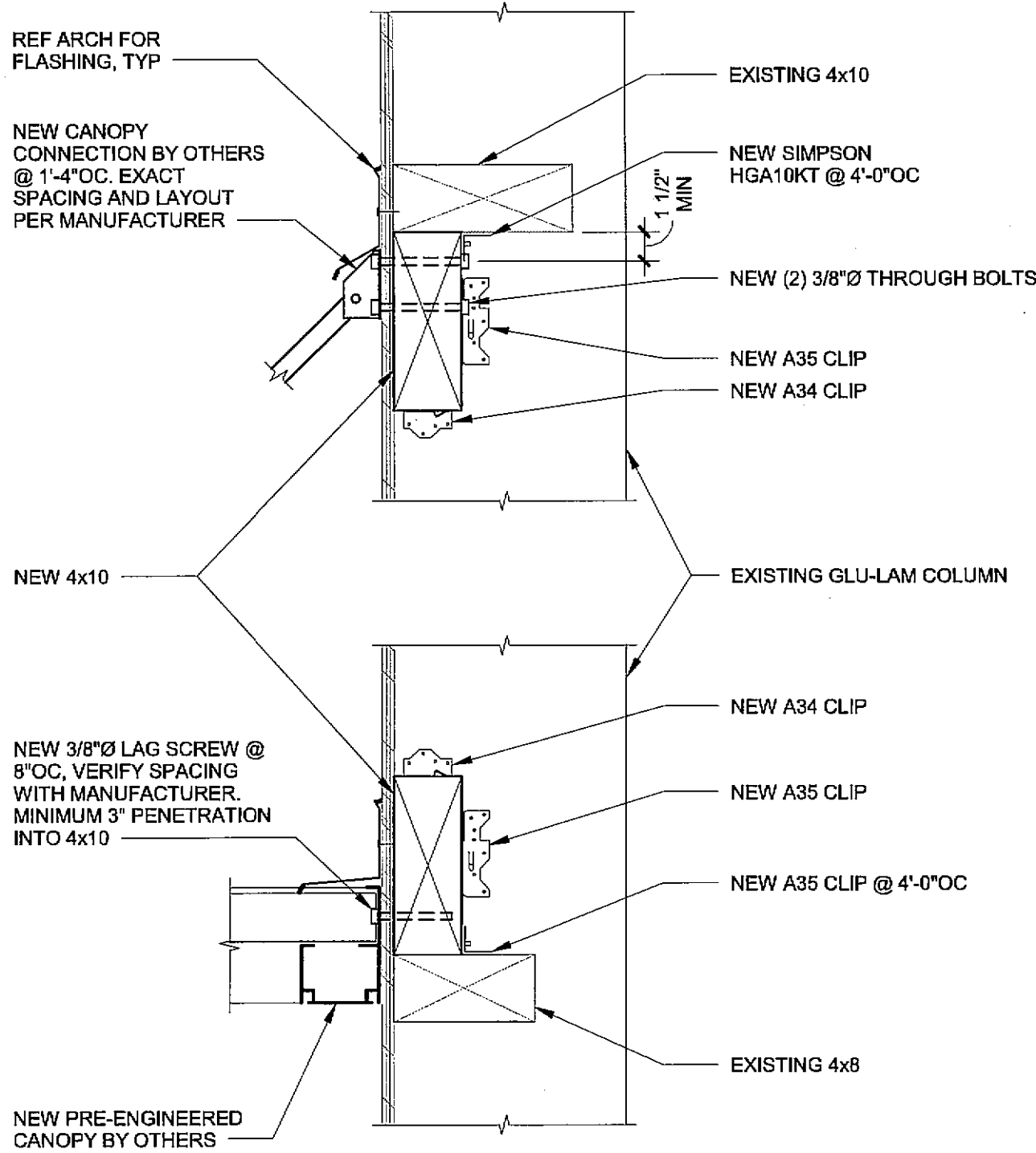
MATERIALS:
BEAMS DOUGLAS FIR-LARCH STRUCTURAL GRADE NO. 1

ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF EITHER WEST COAST LUMBER INSPECTION BUREAU (WWLIB) AND/OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) AND SHALL BE KILN DRIED.

METAL CONNECTORS / ANCHORS:
BOLTS SHALL BE ASTM A307, UNLESS OTHERWISE NOTED. NAILS SHALL BE ASTM F1667 COMMON. ANCHOR CONNECTIONS SHALL BE SIMPSON OR TECO OR ICBO APPROVED. ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNO. ALL STEEL CONNECTORS EXPOSED TO THE WEATHER OR IN UNHEATED PORTIONS OF THE BUILDING SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED, UNLESS NOTED OTHERWISE. CONNECTION HARDWARE AND ASSOCIATED FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE GALVANIZED OR HOT-DIPPED GALVANIZED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MINIMUM FASTENING SHALL BE PER IBC TABLE 2304.9.1.

MISCELLANEOUS:
WALL FRAMING LAYOUTS ARE PROVIDED TO ILLUSTRATE CONDITIONS OF CONSTRUCTION AND DO NOT NECESSARILY INDICATE SPECIFIC QUANTITIES OF MATERIALS OR COMPONENTS REQUIRED FOR CONSTRUCTION.

1 **NOTES**
12" = 1'-0"



2 **CANOPY CONNECTION**
1 1/2" = 1'-0"

DESIGN CRITERIA
IBC 2012 EDITION.

BASIC WIND SPEED: 130 mph (3-sec gust)
LIVE LOAD: 30 PSF
SNOW LOAD: 25 PSF
DEAD LOAD: SELF WEIGHT
SDs 0.857
SD1 0.499

3 **DESIGN CRITERIA**
12" = 1'-0"

S8.01
6 OF 6

CONT/CONS: 070119
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PHASE: 100% SET

**REPAIRS TO BUILDINGS @ 2602
& 2608 PORT OF TACOMA ROAD**
FRAMING DETAILS

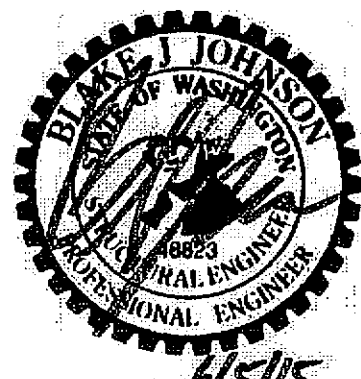
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Tacoma**
P.O. BOX 487 TACOMA, WA 98401 (253)355-5841