

PORT OF TACOMA

TOTE MAINTENANCE BUILDINGS 9, 10

ROOF REPAIRS

PROJECT NO. 201064.01
CONTRACT NO. 071099

PORT COMMISSIONERS:

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DON MEYER
DONALD C. JOHNSON
RICHARD P. MARZANO
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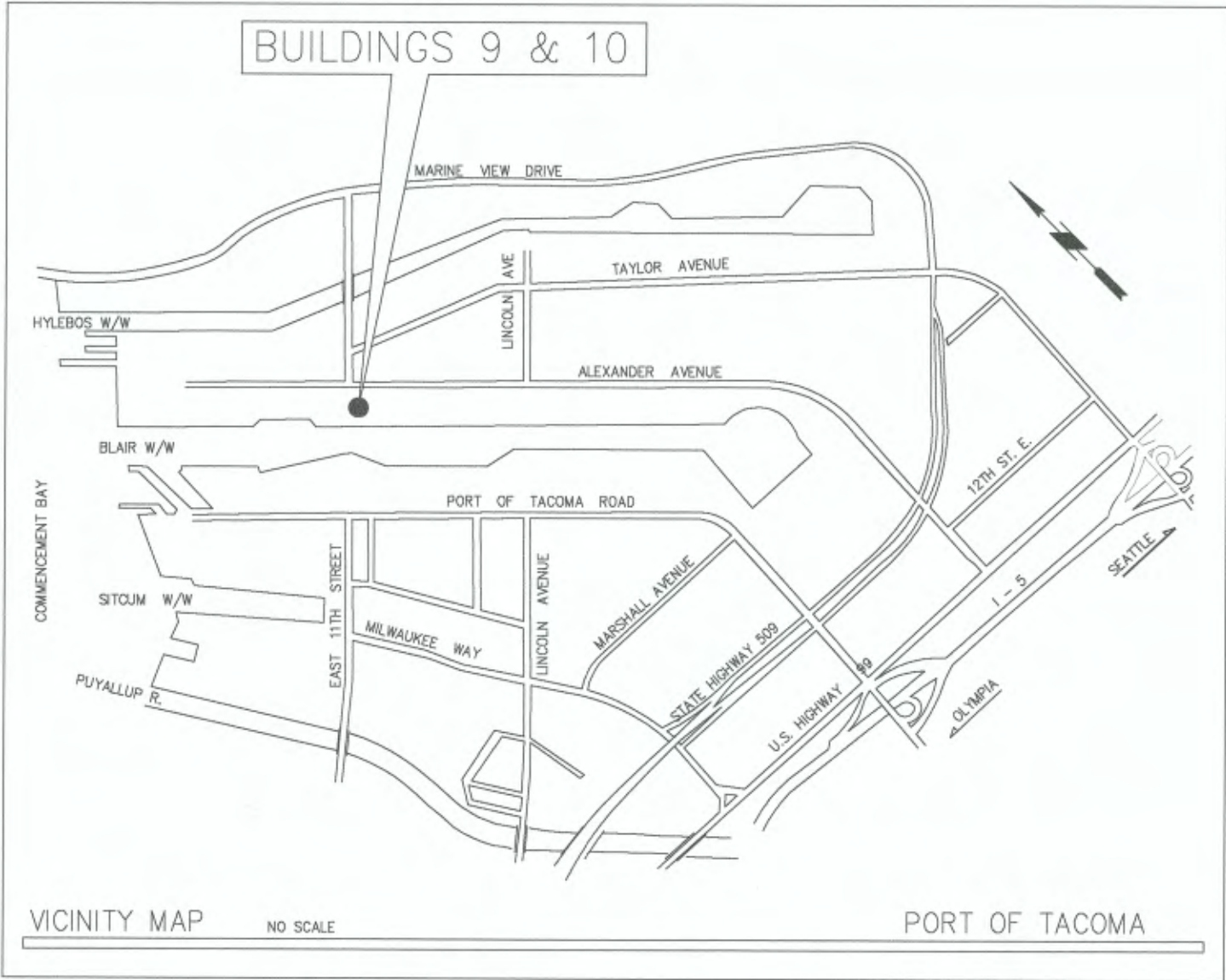
PORT STAFF:

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Chief Executive Officer

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Director of Engineering

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Project Manager



CONSULTANT:

INNOVA
architects

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

- PROJECT BUILDING 9 & 10:
- 1. ADDRESS: BLDG 9 & 10: 1102 ALEXANDER AVE., TACOMA, WA 98421
 - 2. ACCESSOR'S PARCEL: # 0320022003
 - 3. PARCEL NUMBERS: BLDG 9: 2275200322
BLDG 10: 2275200330
 - 4. USE: INDUSTRIAL MARINE
 - 5. OCCUPANCY: MIXED OCCUPANCY - FACTORY INDUSTRIAL F-1 (PRIMARY) & OFFICE B (ACCESSORY)
 - 6. CONSTRUCTION TYPE: II-B, SPRINKLERED
 - 7. ROOF AREA: BLDG 9: 8,450 SF
BLDG 10: 15,674 SF

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6605
G1.0

CONT./CONS: 071099
M. ID: 201064.01
PHASE: Rebid

TOTE MAINTENANCE BUILDINGS 9, 10
ROOF REPAIR

TITLE SHEET

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SECTION: **
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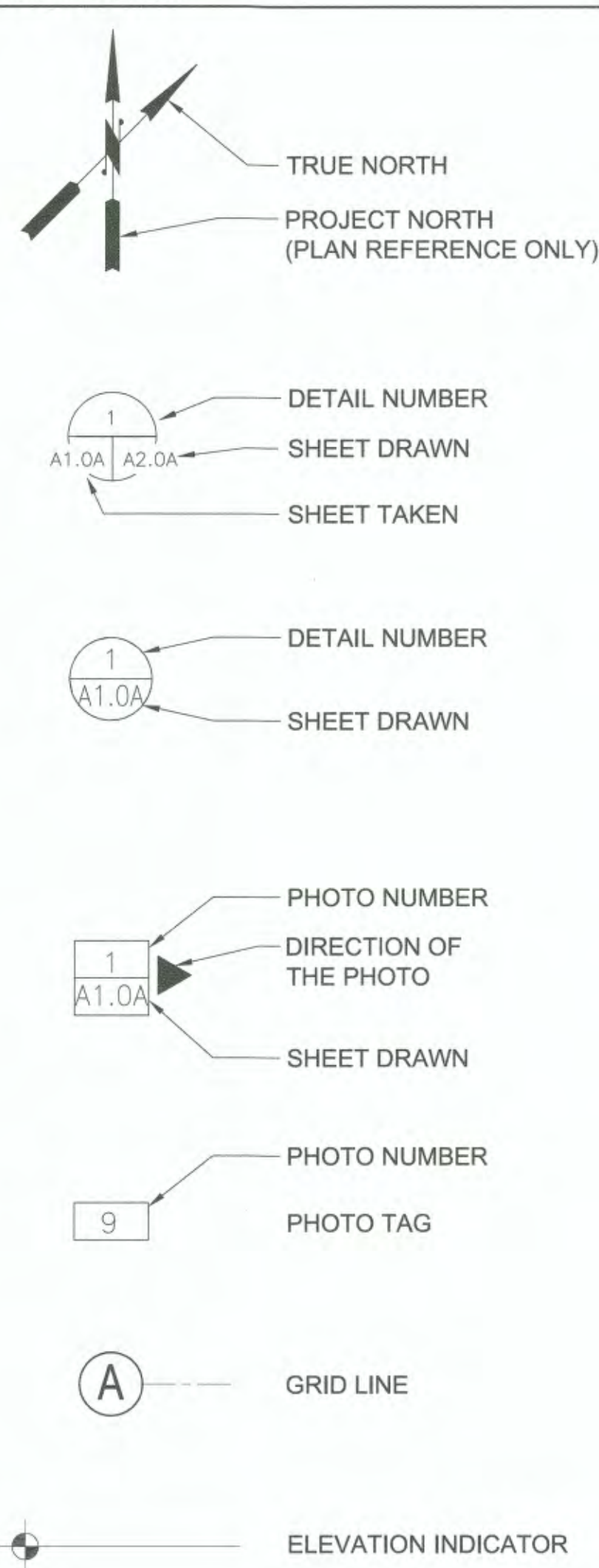
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ABBREVIATIONS

& @	AND ANGLE	DPR DR	DAMPER DOWNPOUT	HRC HRSF	HOSE REEL CABINET HIGH RATE SAND FILTER	PB PBD	PANIC BAR PARTICLEBOARD	SV S/V	SHEET VINYL STAIN & VARNISH
AB	ANCHOR BOLT	DV	DRYER VENT	HT	HEIGHT	PC	PRECAST, POINT OF CURVE	SWL	STATIC WATER LEVEL
AC	ACOUSTIC	DW	DISHWASHER	HVAC	HEATING/VENTILATION/AIR CONDITIONING	PERF	PAPER CUP DISPENSER PERFORATED	SWR	SEWER
A/C	AIR CONDITIONING	DWG	DRAWING	HW	HOT WATER	PERP	PERPENDICULAR	SYM	SYMMETRICAL
ACB	ACOUSTICAL CEILING BOARD	E	EAST	HWT	HOT WATER TANK	PF	PREFABRICATED	T, TR	TREAD
ACC	ACCESSIBLE	EA	EACH	HWD	HOT WATER DISPENSER	PI	POINT OF INTERSECTION	TB	TOWEL BAR
ACM	ASBESTOS CONTAINING MATERIAL	EB	EXPANSION BOLT	ID	INSIDE DIMENSION, INSIDE DIAMETER	PJ	PANEL JOINT	TAB	TOP & BOTTOM
ACOUS	ACOUSTICAL	EF	EACH FACE, EXHAUST FAN	IE	INVERT ELEVATION	PL	PLATE	TEL	TOWEL DISPENSER
ACP	ACOUSTICAL CEILING PANEL	EFS	EXTERIOR FINISH SYSTEM	IG	INSULATED GLASS	PLAM	PLASTIC LAMINATE	TER, TZ	TELEPHONE
ACT	ACOUSTICAL CEILING TILE	EXP	EXPANSION JOINT	INCH	INCLUDE (D, ING)	PLAS	PLASTER	TESC	TERRAZZO
ACU	AIR CONDITIONING UNIT	ELEC	ELECTRIC (AL)	INCL	INFORMATION	PLYWD	PLYWOOD	TE	TEMPORARY EROSION & SEDIMENTATION CONTROL
AD	AREA DRAIN, ACCESS DOOR	EL	ELEVATION	INSUL	INSULATE(D), (ION)	PNT	PANEL	TO	TENANT FURNISHED/ CONTRACTOR INSTALLED
ADD	ADDENDUM, ADDITIVE	EM	ELEVATOR, ELEVATION	INT	INTERIOR	POC	POINT OF CONNECTION	T&G	TONGUE & GROOVE
ADDL	ADDITIONAL	EN	ENAMEL	INV	INVERT	POL	POLISHED	TG	TEMPERED GLASS
ADJ	ADJACENT, ADJUSTABLE	ENCL	ENCLOSURE	IPS	IRON PIPE SIZE	POLY	POLYETHYLENE	THK	THICK (NESS)
AF	ACCESS FLOOR	EOS	EDGE OF SLAB	JAN	JANITOR	PP	POWER POLE	TKBD	TACKBOARD
AFC	ACOUSTICAL FABRIC COVER	EP	ELECTRICAL PANEL (BOARD)	JET	JOIST	PRCST	PRECAST	TO	TOP OF BEAM
AFF	ABOVE FINISH FLOOR	EPNT	EPOXY PAINT	JB	JOINT BOX	PREFAB	PREFABRICATED	TOB	TOP OF BEAM
AFG	ABOVE FINISH GRADE	EPX	EPOXY	K, KIT	KITCHEN	PROP	PROPERTY		
AGG	AGGREGATE	EQ	EQUAL, EQUALLY	KF	KITCHEN	PSF	POUNDS PER SQUARE FOOT		
ALUM	ALUMINUM	EQUIP	EQUIPMENT	KD	KILN DRIED	PSI	POUNDS PER SQUARE INCH		
ALT	ALTERNATE	ES	EACH SIDE	KDF	KNOCK DOWN FRAME	PT	POINT, PRESSURE TREAT (ED)		
ANOD	ANODIZED	EST	ESTIMATE (ED)	KW	EACH WAY	PTD	PAPER TOWEL DISPENSER		
AP	ACCESS PANEL	EW	ELECTRIC WATER COOLER	KXP	KICKPLATE	PTDWR	PTD & WASTE RECEPTACLE		
APC	ACOUSTICAL PANEL CEILING	EX	EXPANSION	KS	KNEE SPACE	PTN	PARTITION		
APPD	APPROVED	EXC	EXCAVATE	L	LONG, LENGTH, LEFT	PTR	PAPER TOWEL RECEPTACLE		
APPROX	APPROXIMATE (LY)	EXH	EXHAUST	LAM	LAMINATE	PVC	POLYVINYL CHLORIDE		
APT	APARTMENT UNIT	EXIST, (E)	EXISTING	LAV	LAVATORY	PVMT	POTABLE WATER		
ARCH	ARCHITECTURE (URAL)	EXT	EXTERIOR	LBS, #	LAG BOLT	PWT	PREFABRICATED WOOD TRUSS		
ASPH	ASPHALT	FA	FIRE ALARM	LBS	POUNDS	QUAN	QUANTITY		
AVE	AVENUE	FBD	FIBERBOARD	LF	LINEAL FOOT/FEET	QT	QUARRY TILE		
AWF	ACOUSTICAL WALL FABRIC	FBO	FURNISHED BY OTHERS	LG	LENGTH, LONG				
AWP	ACOUSTICAL WALL PANEL	FD	FLOOR DRAIN	LH	LEFT HAND	R	RISER, RADIUS, THERMAL RESISTANCE		
		FON	FOUNDATION	LHR	LEFT HAND REVERSE	RA	RETURN AIR		
B	BATH	FOT	FIRE EXTINGUISHER	LKR	LOCKER	RAD, R	RADIUS		
BBQ	BARBEQUE	FEC	FIRE EXTINGUISHER & CABINET	LL	LIVE LOAD	RBS	RUBBER BASE, RESILIENT BASE		
BD	BOARD	F/F	FACE TO FACE	LMS	LIQUID MOUNTING SURFACE	RD	ROOF DRAIN, ROAD		
BF	BOTH FACES	FF	FACTORY FINISH, FINISH FLOOR	LPT	LOW POINT	RDIO	ROOF DRAIN OVERFLOW		
BIT	BITUMEN	FF&E	FURNITURE, FIXTURES & EQUIPMENT	LRH	LIGHT REFLECTIVE HARDNER	REBAR	REINFORCING BAR		
BITUM	BITUMINOUS	FG	FIBERGLASS	LSD	LIQUID SOAP DISPENSER	REC	RECESSED		
BLDG	BUILDING	FH	FIRE HYDRANT	LT	LIGHTING	RECT	RECTANGULAR		
BLK(G)	BLOCK (ING)	FHC	FIREHOSE CABINET	LTG	LIGHT	REF	REFERENCE		
BM	BEAM, BENCH MARK	FIN	FINISH (ED)	LWC	LIGHTWEIGHT CONCRETE	REFR	REFRIGERATOR		
BO	BOTTOM OF	FL	FLOOR (ING)	MACH	MACHINE	REG	REGISTER		
BOT	BOTTOM OF WALL	FLUOR	FLUORESCENT	MAS	MASONRY	REINF	REINFORCE (ED, ING)		
BOW	BRICK, BEDROOM	FM	FACTORY MUTUAL	MAT	MATERIAL	REQD	REQUIRED		
BR	BRICK	FND	FEMININE NAPKIN DISPOSAL	MAT	MATERIAL	REQT	REQUIREMENT		
BRG	BEARING	FNV	FEMININE NAPKIN VENDOR	MAX	MAXIMUM	REIL	RESILIENT		
BS	BACKSPLASH	FO	FACE OF	MB	MACHINE BOLT	RET	RETAINING		
BSMT	BASEMENT	FOC	FACE OF CONCRETE OR CMU	MC	MEDICINE CABINET	REV	REVISION		
BTWN	BETWEEN	FOF	FACE OF FINISH	MDF	MEDIUM DENSITY FIBERBOARD	RFG	ROOFING		
BUR	BUILT-UP ROOFING	FOIC	FURNISHED BY OWNER/INSTALLED	MDO	MEDIUM DENSITY OVERLAY	RH	RIGHT HAND, RELATIVE HUMIDITY,		
		FOIO	FURNISHED BY OWNER/INSTALLED	MECH	MECHANICAL	RHR	RIGHT HAND REVERSE		
				MEMB	MEMBRANE	RL	RAIN LEADER		
				MET	METAL	RM	ROOM		
				MFR	MANUFACTURER	RO	ROUGH OPENING		
				MIN	MINIMUM	ROW	RIGHT OF WAY		
				MISC	MISCELLANEOUS	R&S	ROD & SHELF		
				MTL	METAL	R&R	REMOVE & REPLACE		
				MEZZ	MEZZANINE	RR	RAILROAD		
				MFR	MANUFACTURER	RS	ROUGH SAWN		
				MH	MANHOLE	RT	RESILIENT TILE		
				MIR	MIRROR	RUB	RUBBER		
				MJ	MACHINE JOLT	RV	RANGE VENT		
				MLD	MOLDING	RWL	RAIN WATER LEADER		
				MO	MASONRY OPENING				
				MOD	MODIFIED	S	SLOPE, SOUTH		
				MR	MOISTURE RESISTANT	SAN	SANITARY SEWER		
				MTD	MOUNTED	SC	SOLID CORE		
				MULL	MULLION	SCWD	SOLID CORE WOOD		
				MW	MICROWAVE OVEN	SCD	SEAT COVER DISPENSER		
						SCHED	SCHEDULE		
						SCR	SHOWER CURTAIN ROD		
						NIC	SOAP DISPENSER, STORM DRAIN,		
						SD	SMOKE DETECTOR		
						SECT	SECTION		
						SF	SQUARE FOOT/FEET		
						SG	SAFETY GLAZING		
						SH	SHOWER		
						SHT	SHEET		
						SHTG	SHEATHING		
						SIM	SIMILAR		
						SK	SINK		
						SLR	SEALER		
						SLV	SLEEVE		
						SM	SHEET METAL, SHOWER MODULE		
						SMHC	SHOWER MODULE HANDICAPPED		
						SIMH	SHELF/MOP HOLDER		
						SMR	SURFACE METAL RACEWAY		
						SND	SANITARY NAPKIN DISPENSER, SANITARY NAPKIN DISPOSAL		
						SOG	SLAB ON GRADE		
						SOV	SHUT OFF VALVE		
						SP	STANDPIPE, SOLID PLASTIC		
						SPEC	SPECIFICATION (S)		
						SR	SEMI-RECESSED		
						SS	SANITARY SEWER, STAINLESS STEEL		
						SSK	SERVICE SINK		
						SSM	SOLID SURFACE MATERIAL		
						SST	STAINLESS STEEL		
						SSV	SAND STAIN VARNISH		
						ST	STAIN, STONE, STREET		
						STC	SOUND TRANSMISSION CLASS		
						STD	STANDARD		
						STL	STEEL		
						STOR	STORAGE		
						STFT	STORE FRONT		
						STR	STRUCTURAL		
						SURF	SURFACE		

SYMBOLS



REFER TO INDIVIDUAL DISCIPLINE SHEETS FOR
ADDITIONAL SYMBOLS AND ABBREVIATIONS

MATERIAL DESIGNATION



PROJECT GENERAL NOTES

- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS SHOWN ARE:
 - FACE OF STUD
 - FACE OF CONCRETE OR MASONRY
 - CENTER OF STRUCTURAL COLUMNSUNLESS NOTED OTHERWISE
- ALL PHOTOS SHOW TYPICAL CONDITIONS AND SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE FOR WEATHER TIGHT ROOF.
- CONFLICTS: SHOULD ANY CONFLICTS ARISE WHEREIN THE METHODS OF STANDARDS OF INSTALLATION OR THE PRODUCT OR MATERIAL SPECIFIED DO NOT MEET OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR THE ORDINANCES GOVERN. NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES.
- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING OF WORK. SHOULD ANY DISCREPANCIES FROM THE DRAWINGS, CONTACT THE ENGINEER. DO NOT PROCEED WITH ANY DIRECT OR SUPPORT WORK RELATED TO THE DISCREPANCY UNTIL THE DISCREPANCY HAS BEEN RESOLVED AND APPROVED BY THE OWNER.
- EACH INSTALLER SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES AND INSTALLERS TO SECURE COMPLIANCE OF DRAWINGS, SPECIFICATIONS, EXISTING AND SUITABLE CONDITION FOR CONSTRUCTION / INSTALLATION OF THEIR EQUIPMENT AND / OR MATERIALS. SHOULD CONDITION NOT BE SUITABLE CONTACT THE ENGINEER. DO NO WORK UNTIL SUITABLE CONDITION FOR THE PROPER INSTALLATION OF EQUIPMENT OR MATERIALS EXIST.
- TAKE ALL PRECAUTIONS TO PREVENT GALVANIC ACTION BETWEEN DISSIMILAR MATERIALS.
- WHERE NOTES DIRECT CONTRACTOR TO INSTALL NEW MATERIAL, CONTRACTOR SHALL REMOVE EXISTING MATERIAL TO SUITABLE BASE SUBSTRATE PRIOR TO INSTALLATION OR CONSTRUCTION OF NEW MATERIAL UNLESS DIRECTED OTHERWISE.

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TOTE MAINTENANCE BUILDINGS 9, 10
ROOF REPAIR

SYMBOLS, ABBREVIATIONS & GENERAL NOTES

CONT/CONS: 071099	TOWNSHIP:	RANGE:	SECTION:	VERT:	SCALE:
M. ID: 201064.01	DAT-HRZ: **	**	**	**	AS NOTED
PHASE: Rebld	PARCEL: 2275200302/2275200303	DRAWING	DATE: May 21, 2019	PORT ADDRESS: ONE SITCUM PLAZA	TACOMA, WA 98401-1837

APPROVED:

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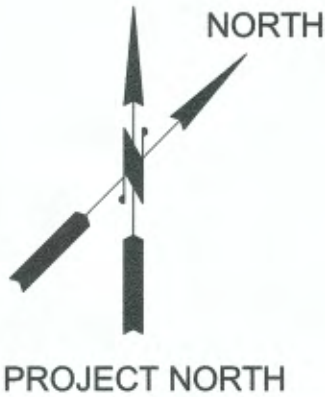
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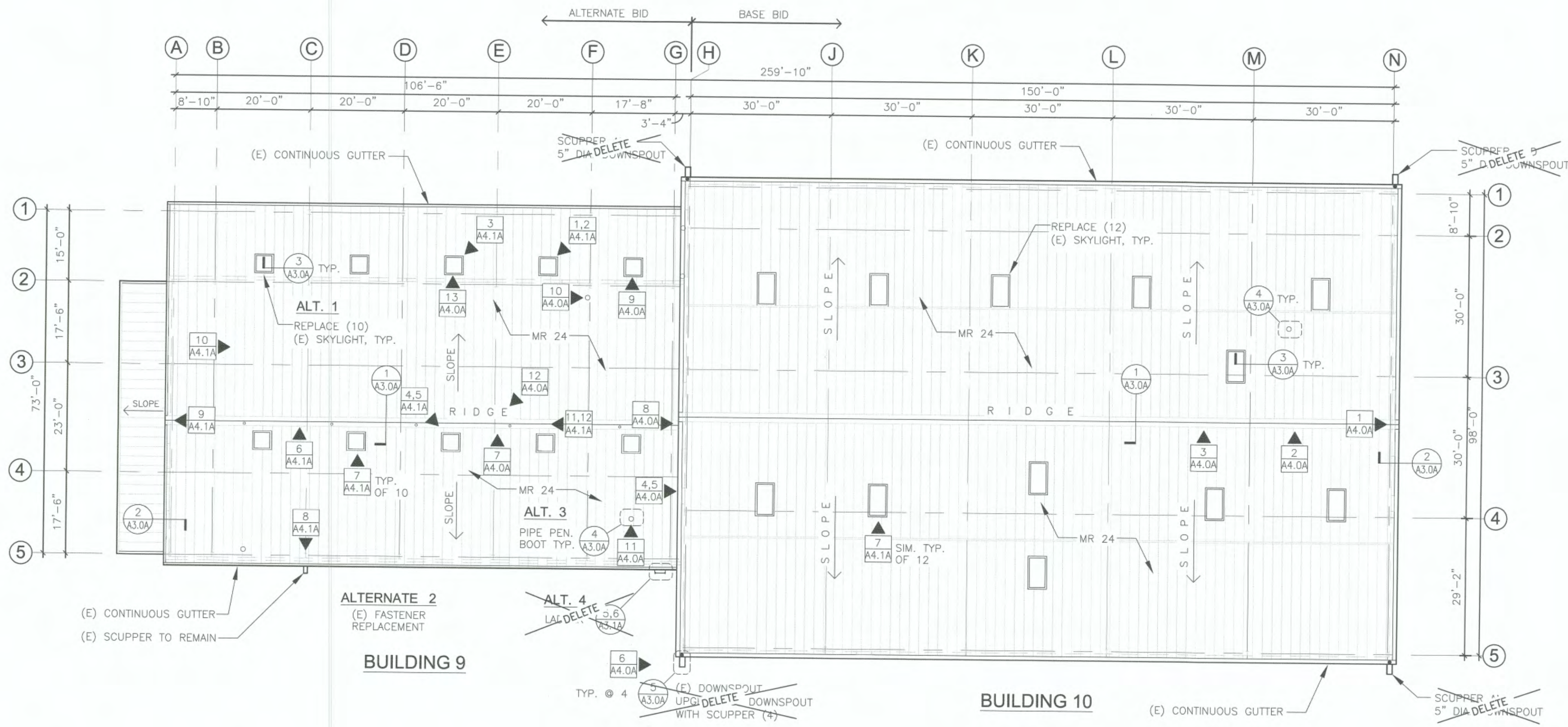
CONSTRUCTION STAGING AREAS - BUILDINGS 9, 10

SCALE: NOT TO SCALE



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	CONSTRUCTION STAGING AREAS - BUILDINGS 9, 10					PROJ. ENGR	DATE
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ROOF PLAN - BUILDINGS 9, 10

SCALE: 1/16" = 1'-0"

ROOF PLAN NOTES

1. CLEAN BUILDING 9 ROOF, ESTIMATED 15% AT 8,450 S.F.
2. CLEAN BUILDING 10 ROOF, ESTIMATED 15% AT 15,674 S.F.

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.
3. ALL WORK SHALL COMPLY WITH THE FOLLOWING INCLUDING CITY OF TACOMA AMENDMENTS AS APPLICABLE:
 - 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 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

NO PERMITS ARE ANTICIPATED, PROJECT IS FOR REPAIR AND MAINTENANCE REPLACING LIKE FOR LIKE, UNO

4. DO NOT SCALE DRAWINGS.
5. MAINTAIN CLEAR EXIT PATHS TO REQUIRED MEANS OF EGRESS.
6. PROTECT ALL WORK SCHEDULED TO REMAIN.
7. PROTECTION: PROJECT BUILDING 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. PROJECT 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. PROVIDE MAINTENANCE, CLEANING AND VERIFY INTEGRITY OF EXIST GUTTER, DOWN SPOUTS, AND STORM DRAIN/TIE LINE. USING A VACUUM TRUCK OR EQUIVALENT, REMOVE ANY FOREIGN DEBRIS, SILT, DIRT AND ROOTS TO RESTORE ORIGINAL FLOW. CAMERA TEST. IF DOWNSPOUTS ARE FLOWING FREE AND CLEAR, CONTACT WITH ENGINEER. IF COLLAPSED BETWEEN THE DOWNSPOUT AND EL ELEVATION, DETENTION OR DISCHARGE POINT. IF A AFOREMENTIONED STRUCTURE LIES PRIOR TO DISCHARGE, VISUALLY INSPECT AND INFORM ENGINEER OF ANY MAINTENANCE REQUIRED, NOT CAUSED BY ACTIVITIES ASSOCIATED WITH ROOF REPAIRS. & / OR MECHANICALLY REMOVE
9. REMOVE (E) SEALANT/PATCHING: REMOVE ALL FOREIGN DEBRIS, AND EXIST, ROOF REPAIRS, INCLUDING BUT NOT LIMITED TO: ASPHALTIC OR TAR BASED REPAIRS AND ASSOCIATED MEMBRANES, 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 STAINLESS STEEL UNO. ROOFING 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. ALL WOOD (IF ANY) USED IN THE WORK SHALL BE FIRE-TREATED.



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A2.0A

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ROOF PLAN - BUILDINGS 9, 10

TOWNSHIP: **
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PARCEL: 2275200302/2275200330

DRAWING SCALE: AS NOTED

APPROVED:

CHECKED BY:

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PROJECT: CHARTER

PRINTED BY: ONE SITCUM PLAZA

PORT ADDRESS: TACOMA, WA 98401-1837

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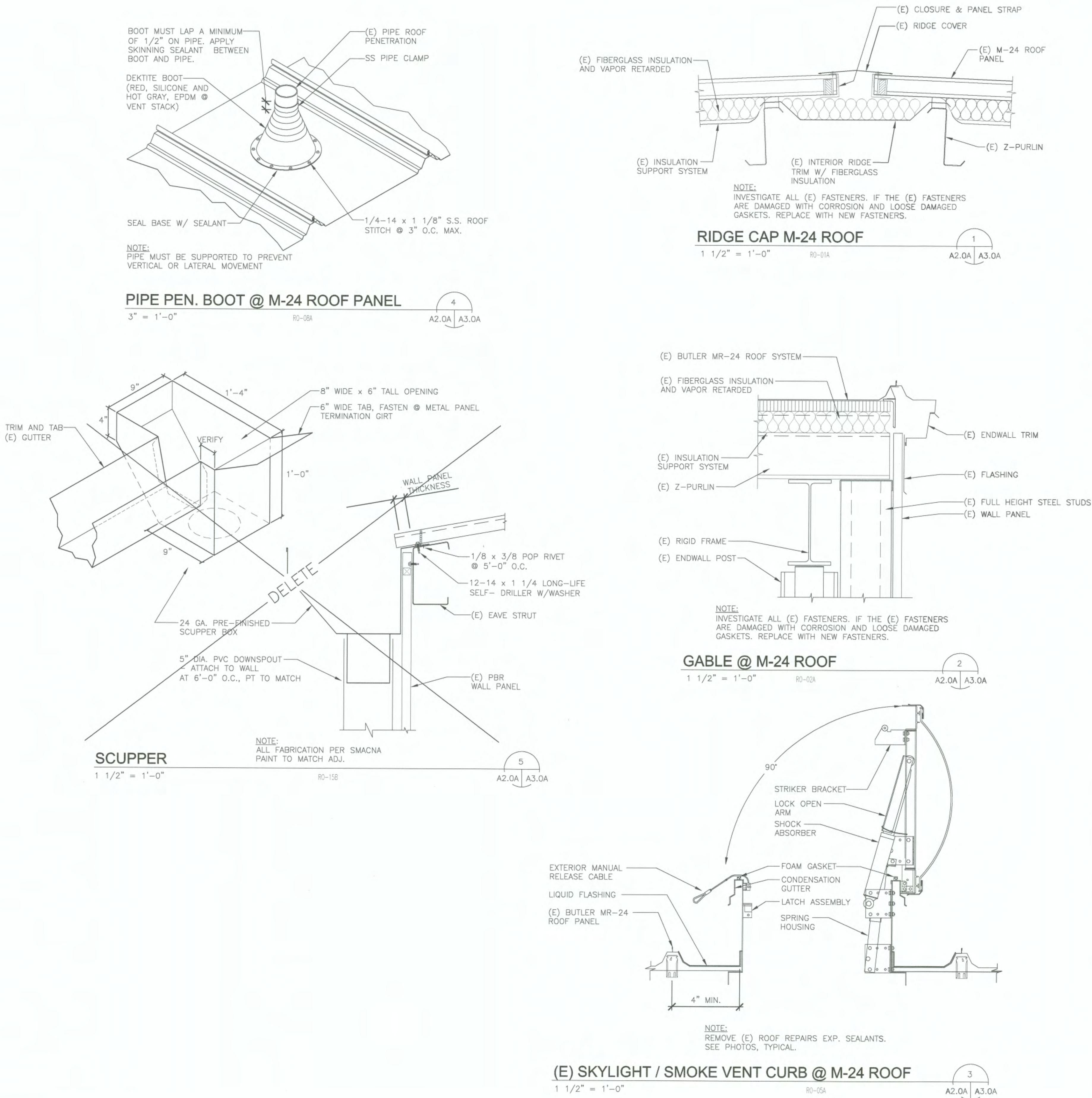
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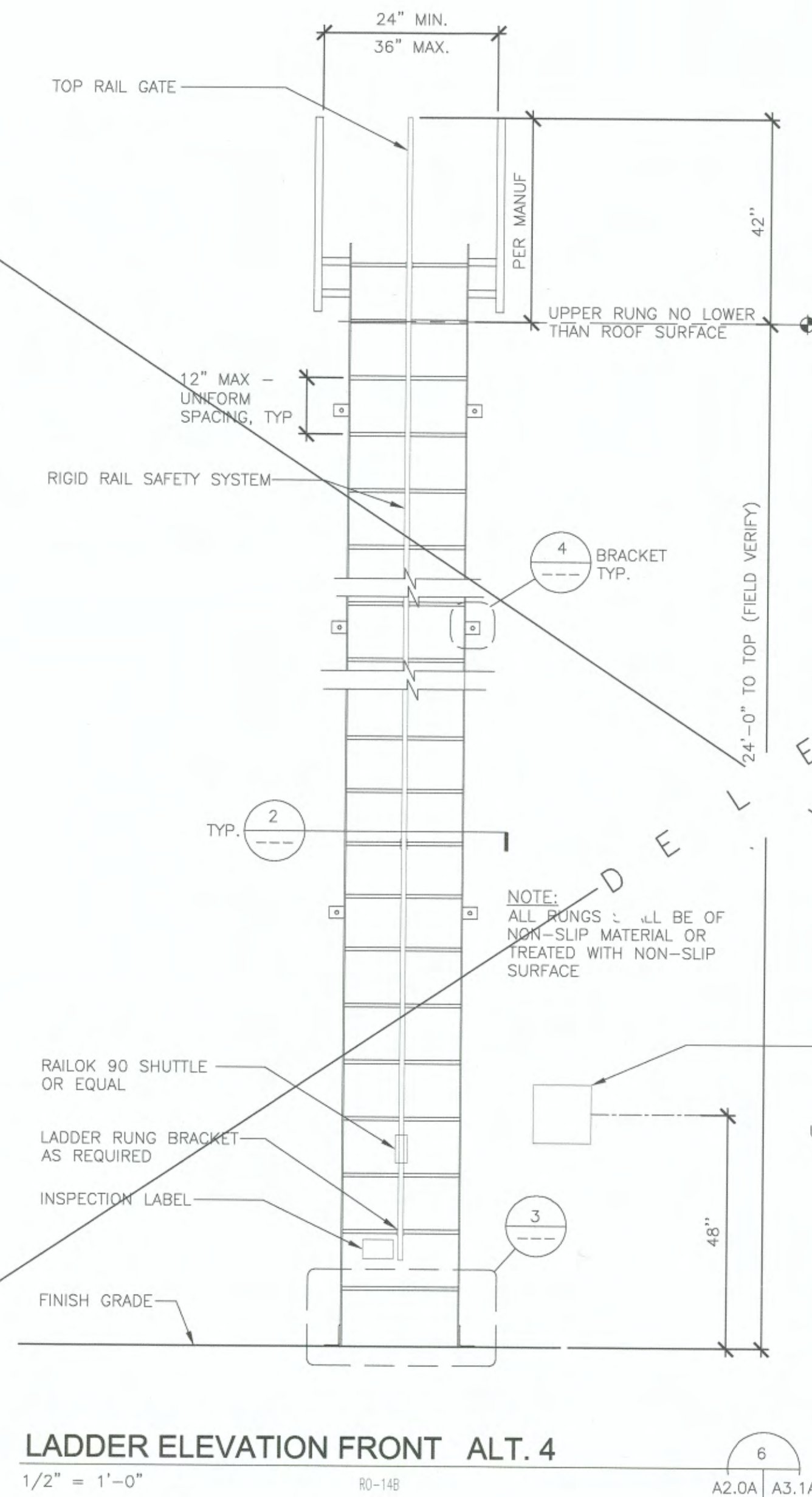
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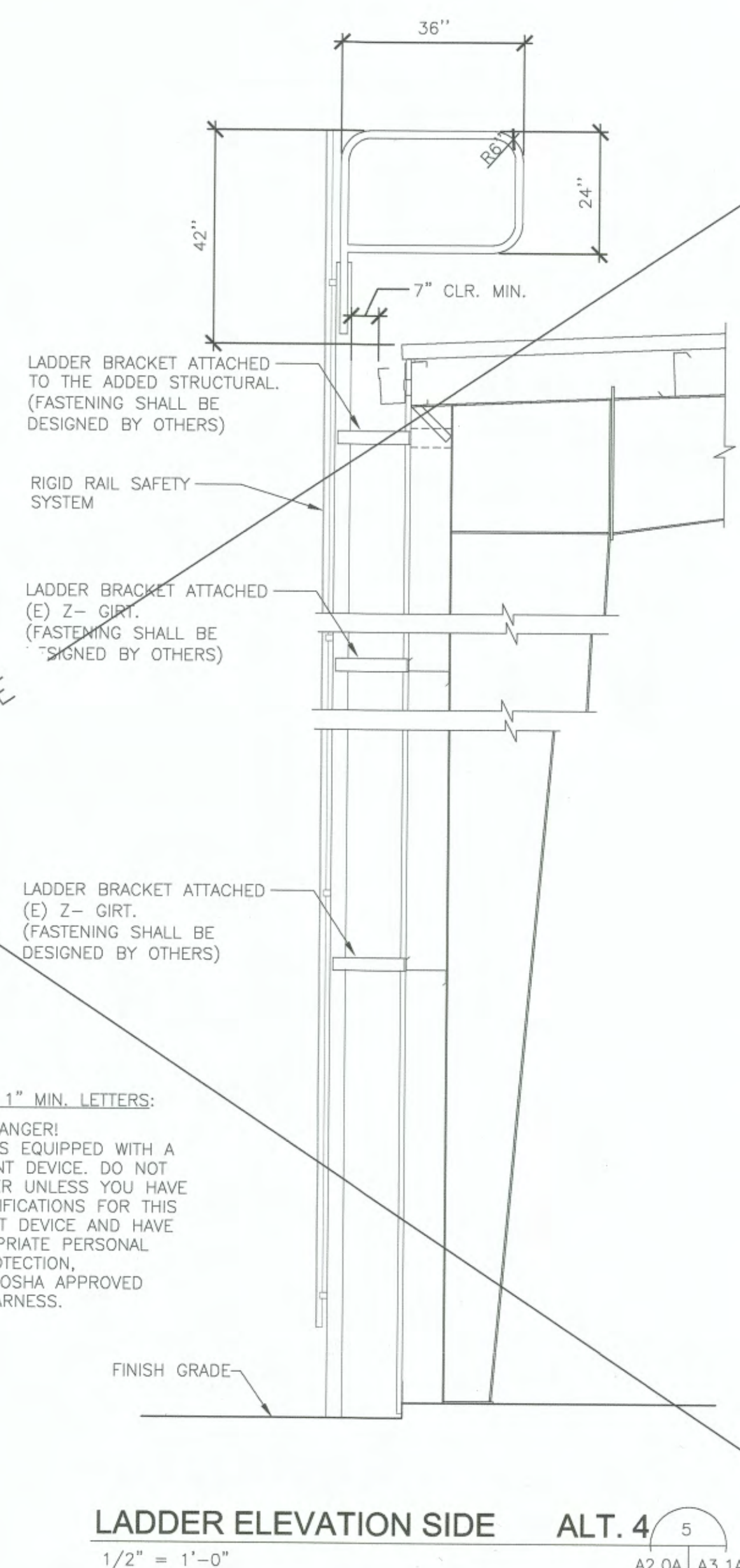
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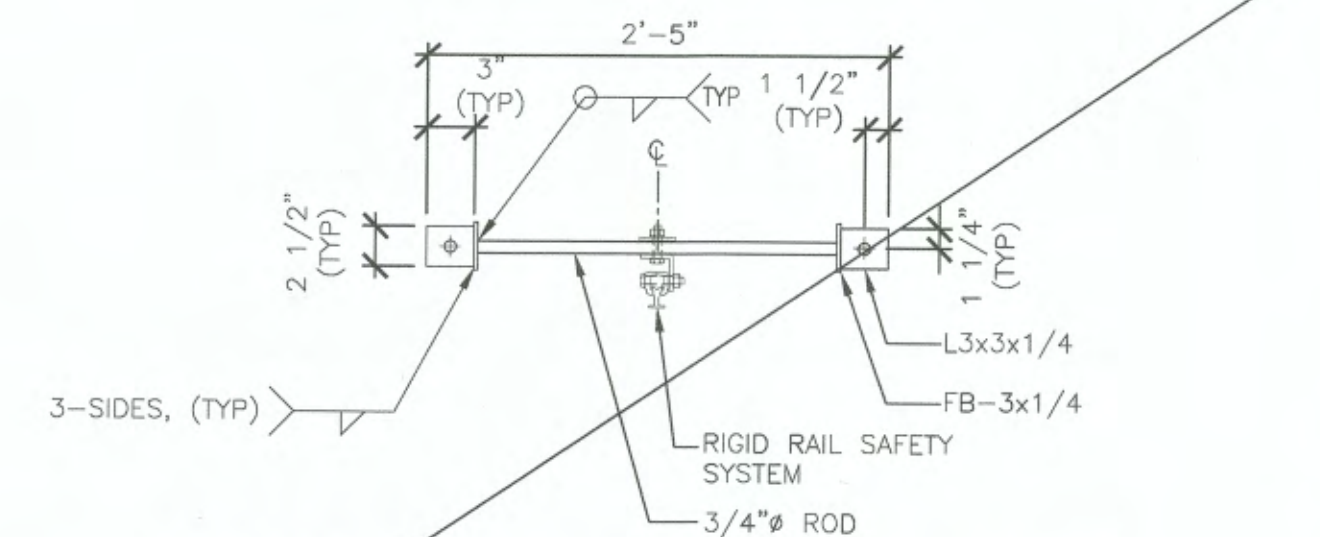
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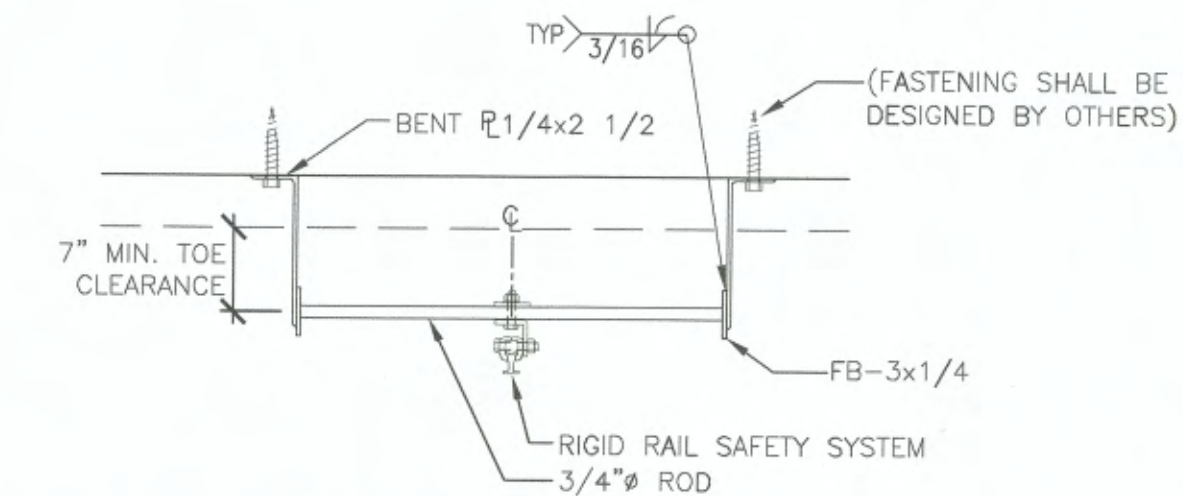
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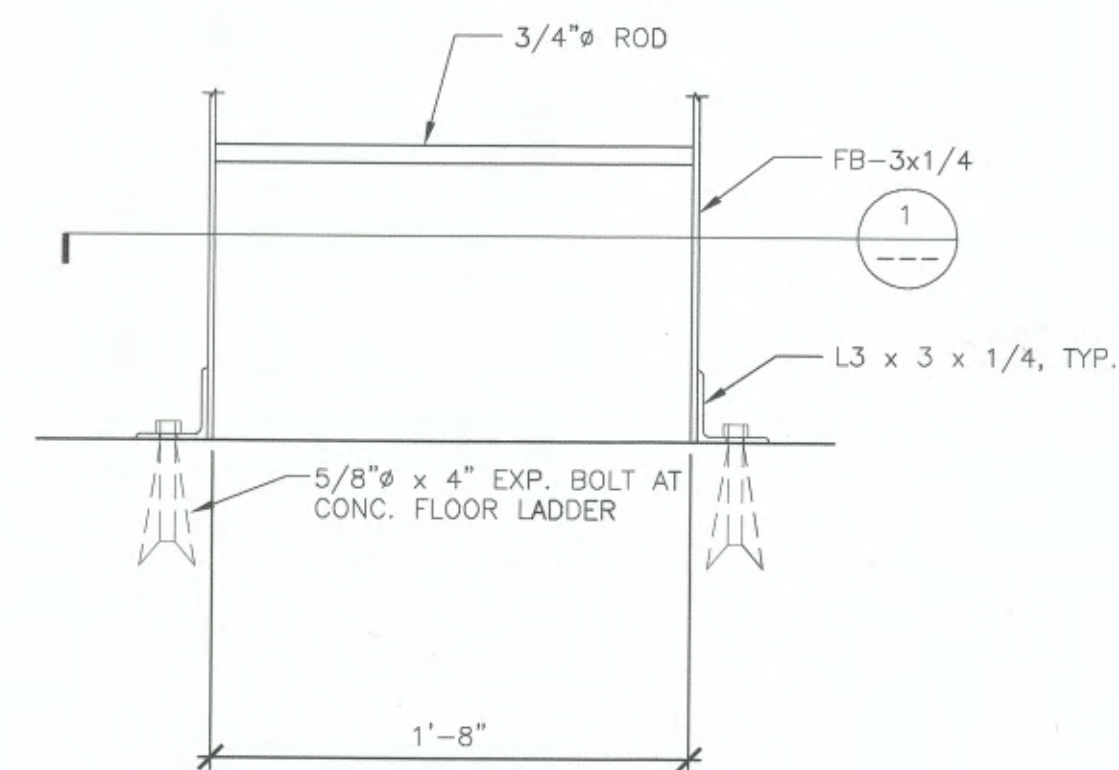
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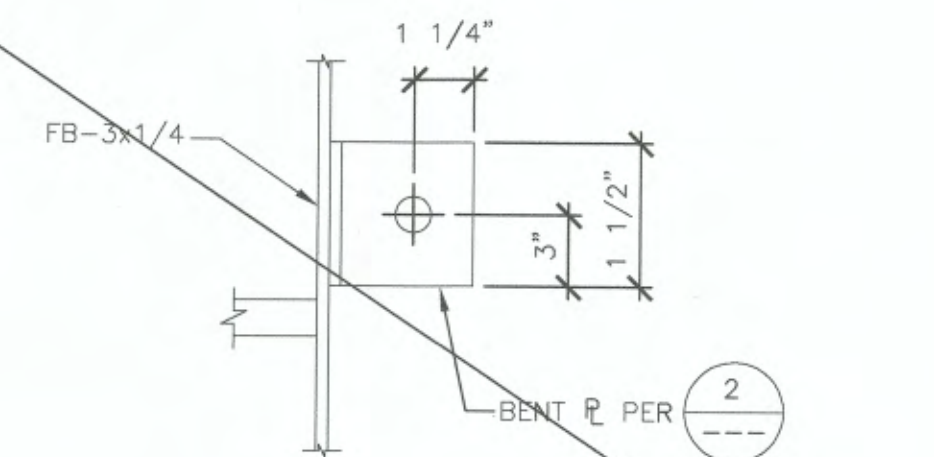
~~LADDER SECTION~~ A ALT. 4



LADDER SECTION B ALT. 4



LADDER BASE FASTENER ALT. 4



LADDER BRACKET ALT. 4

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**TOTE MAINTENANCE BUILDINGS 9, 10
ROOF REPAIR**

DETAILS - BUILDINGS 9, 10

INNOVA
architects

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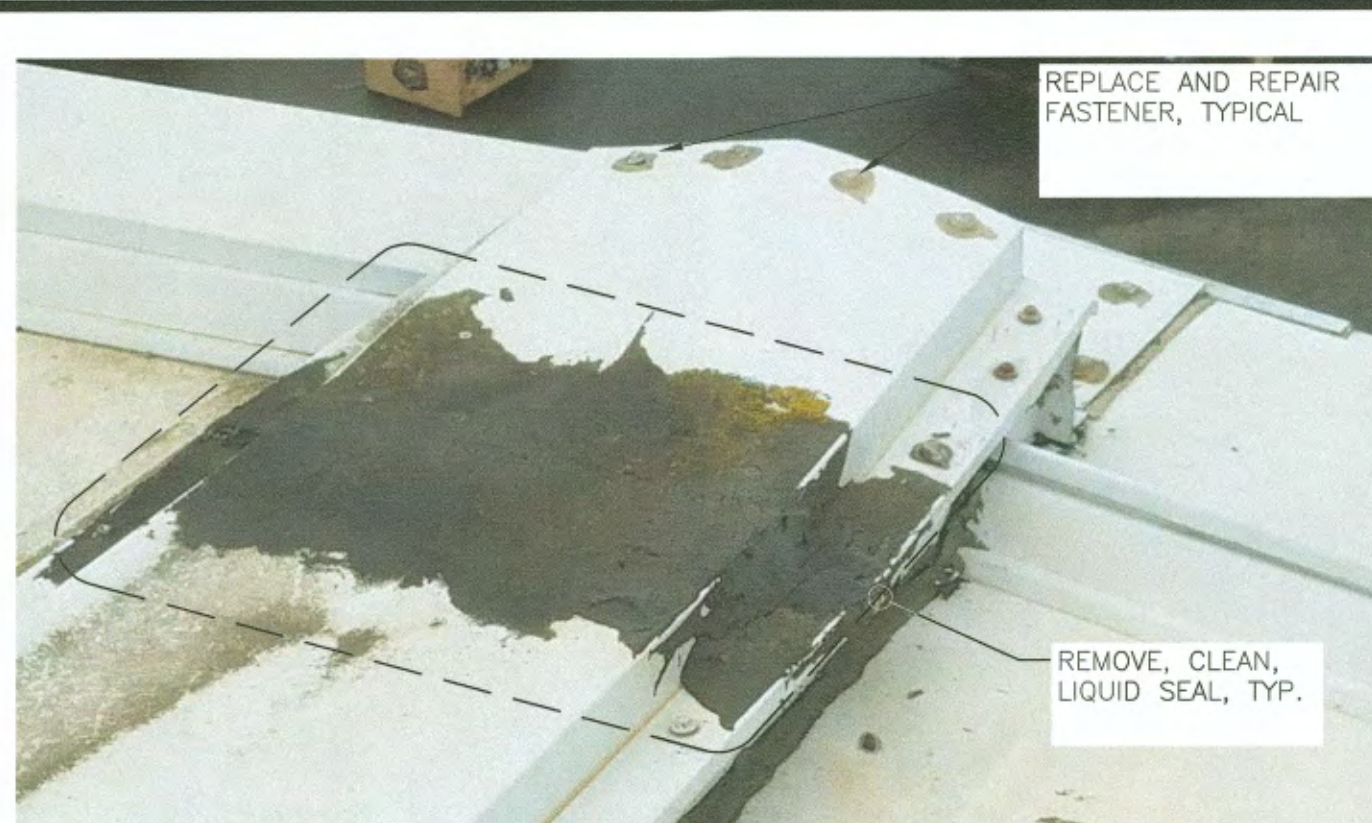
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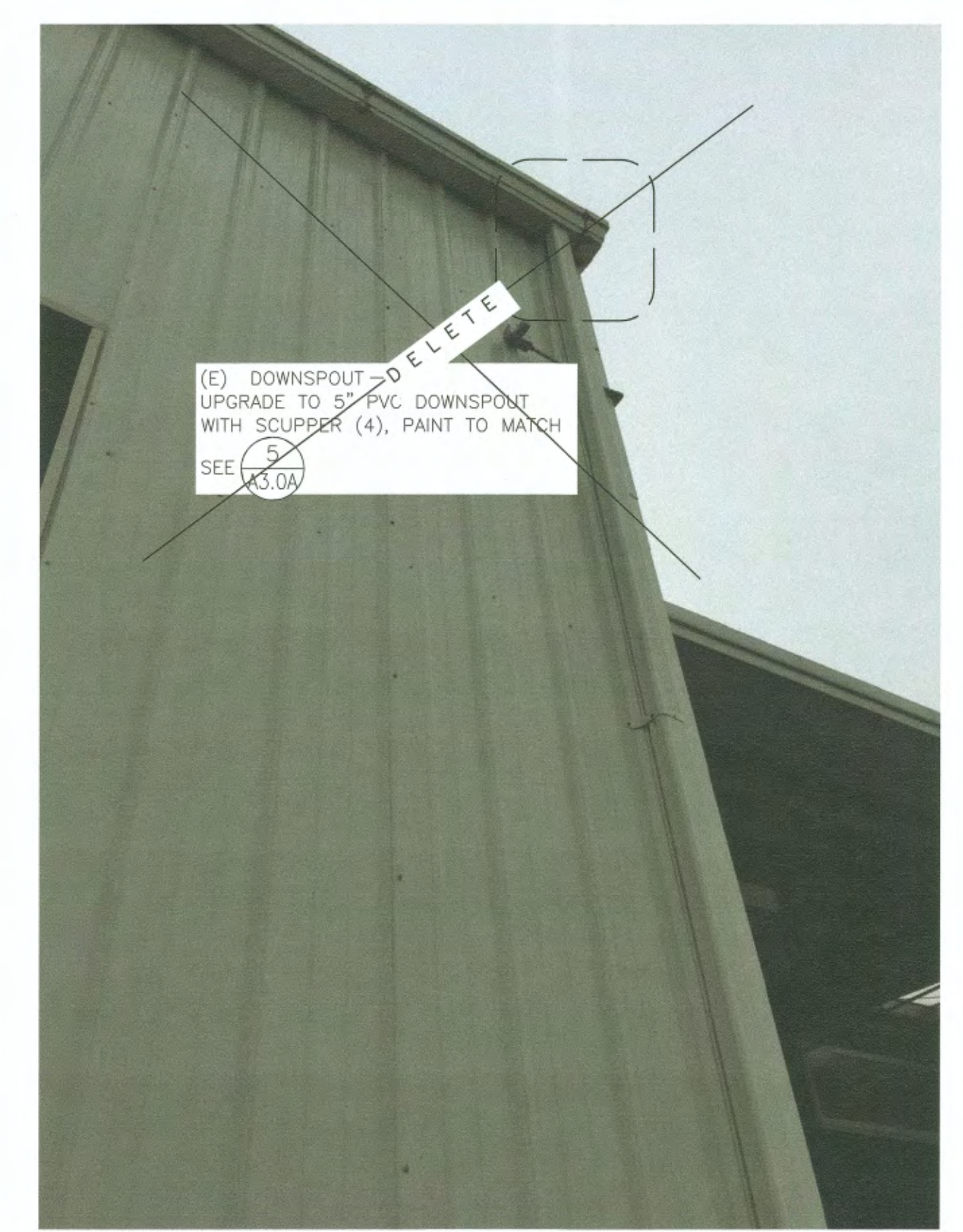
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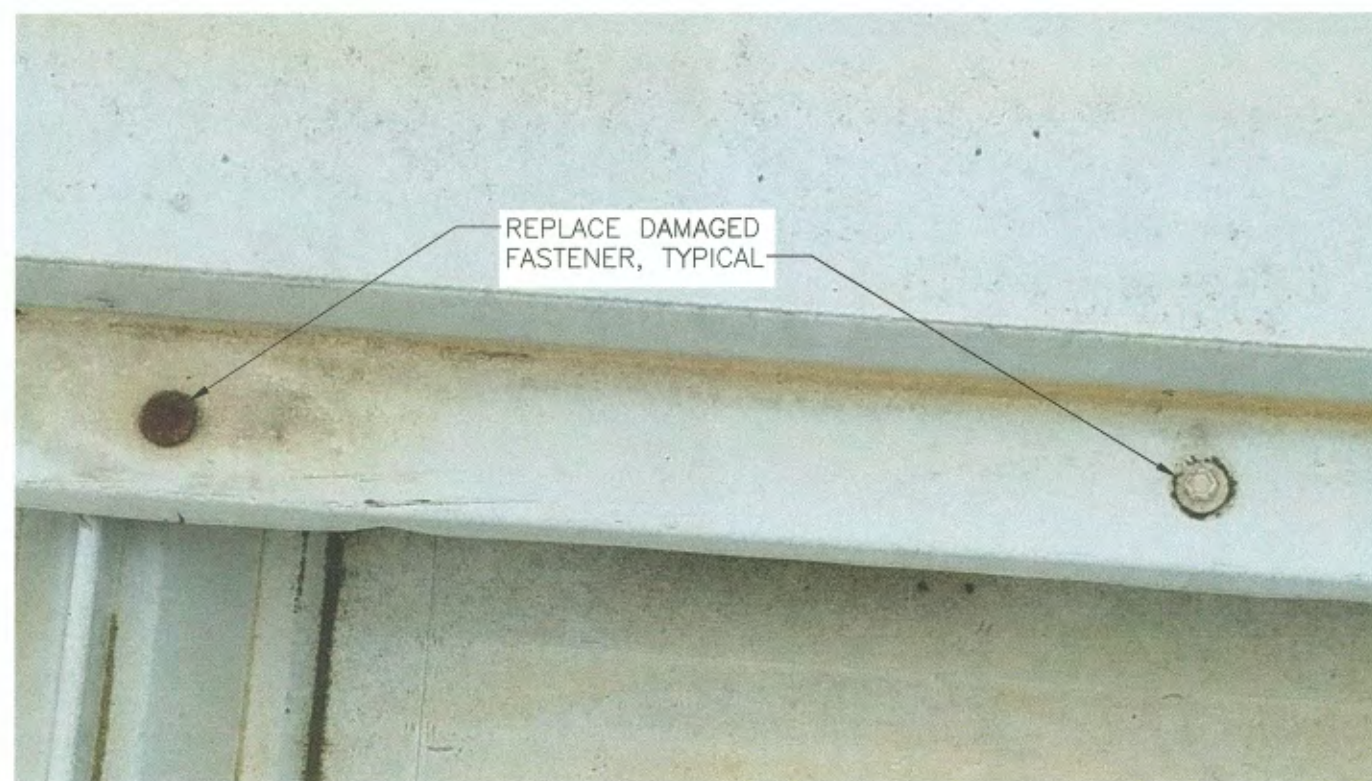
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TOTE MAINTENANCE BUILDINGS 9, 10

ROOF REPAIR

PHOTOS - BUILDINGS 9, 10

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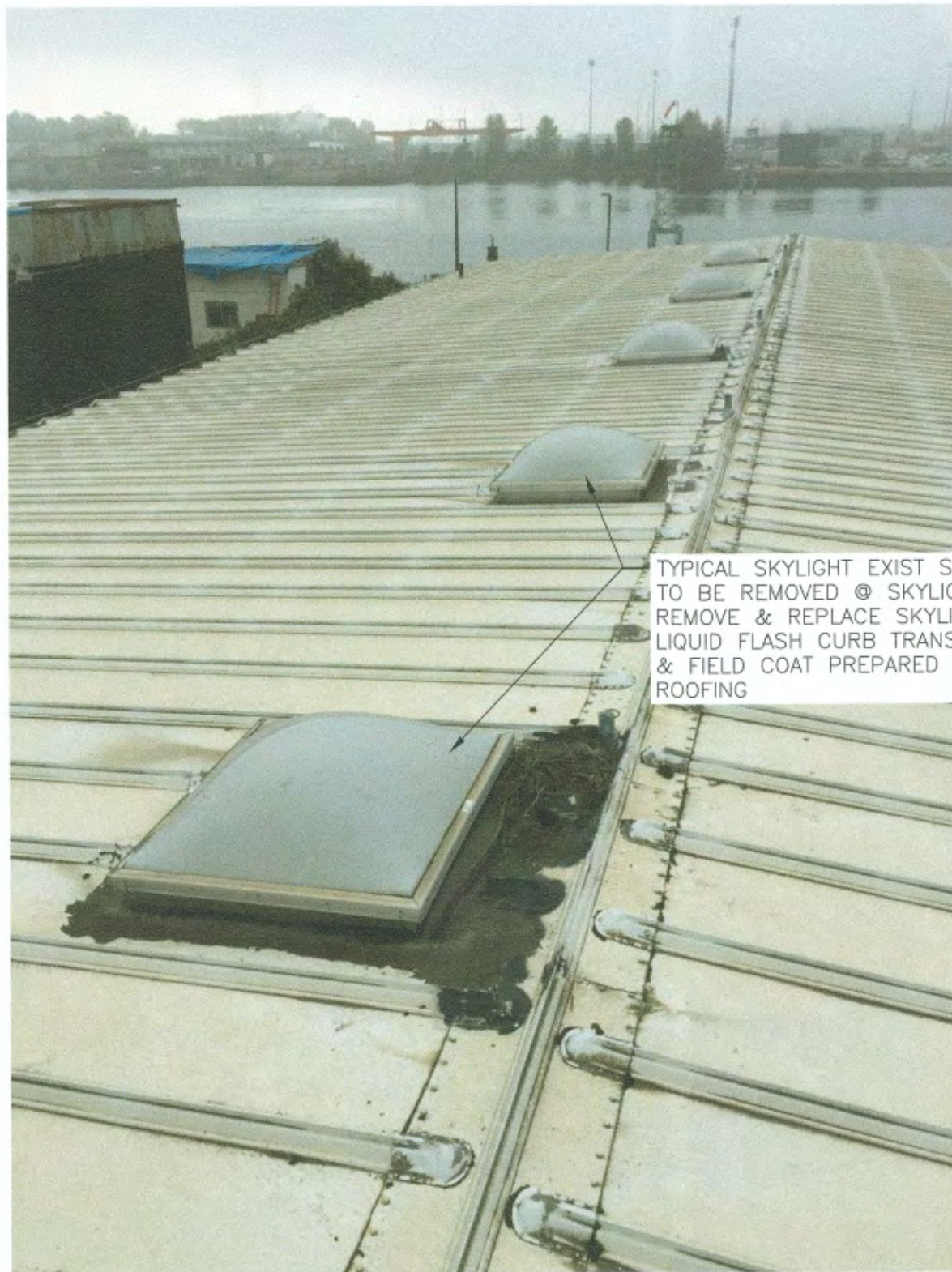
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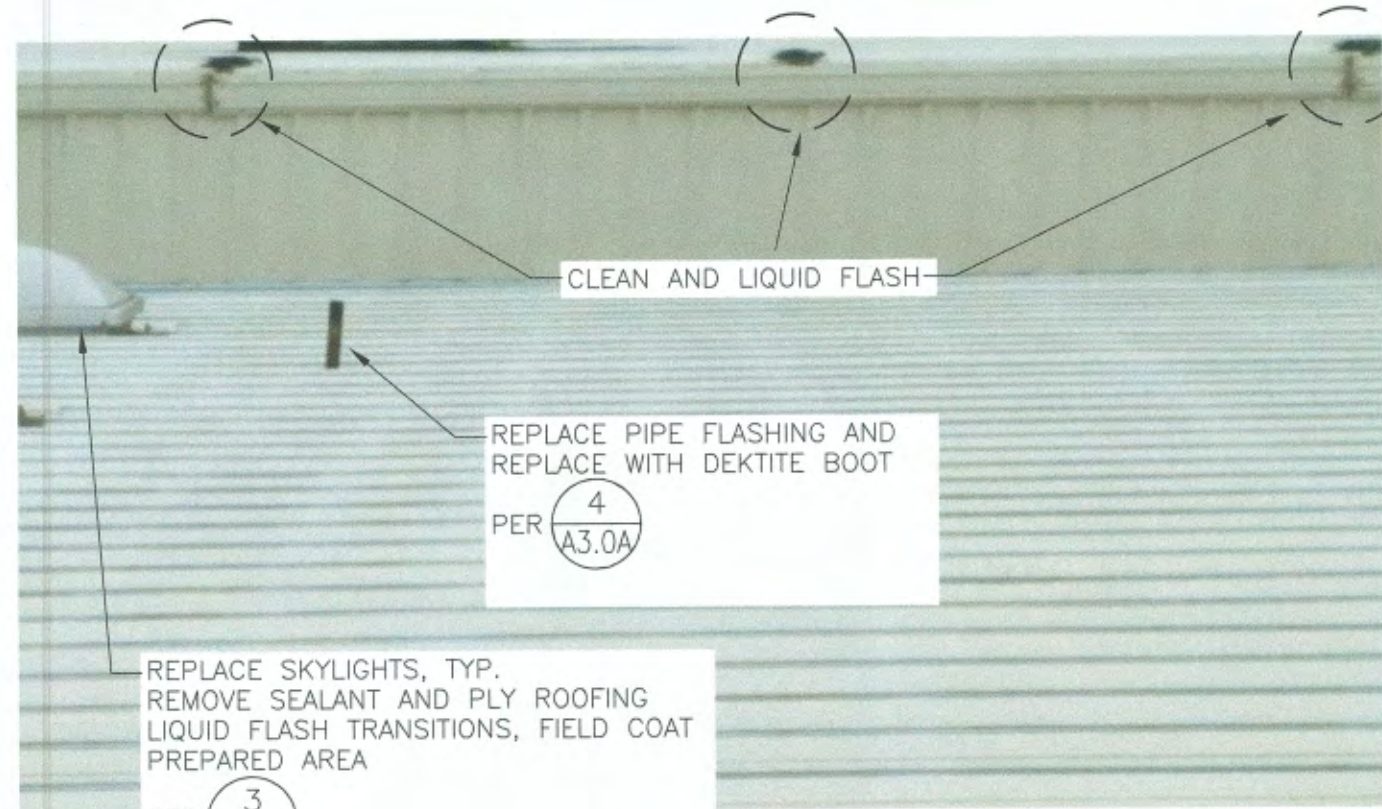
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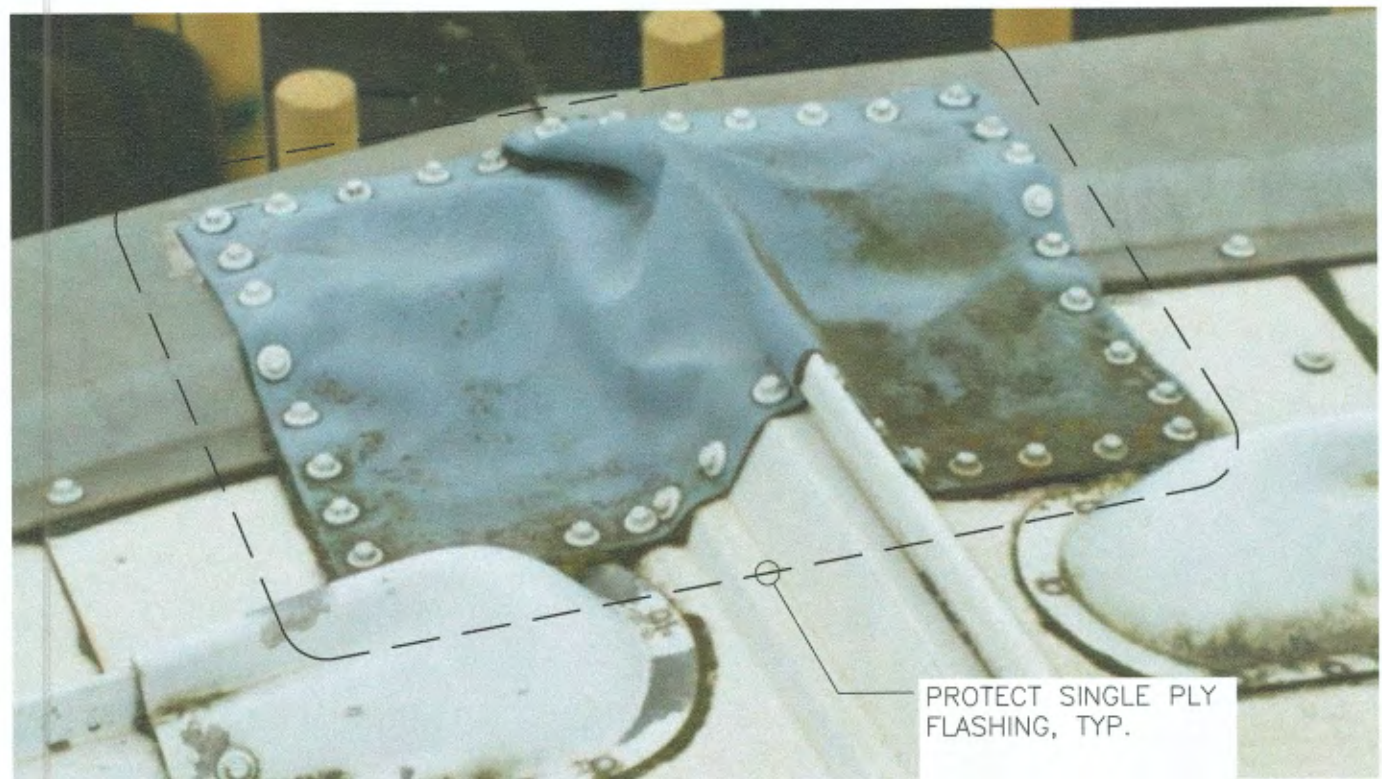
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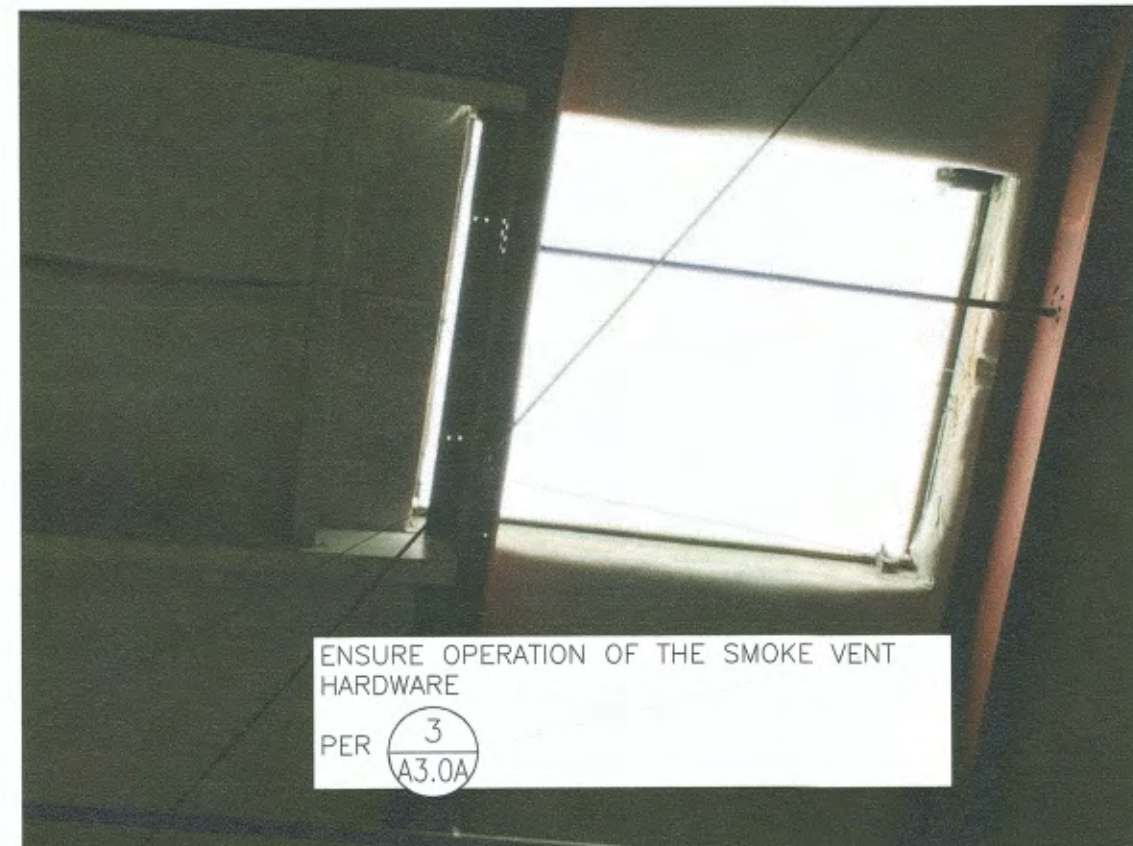
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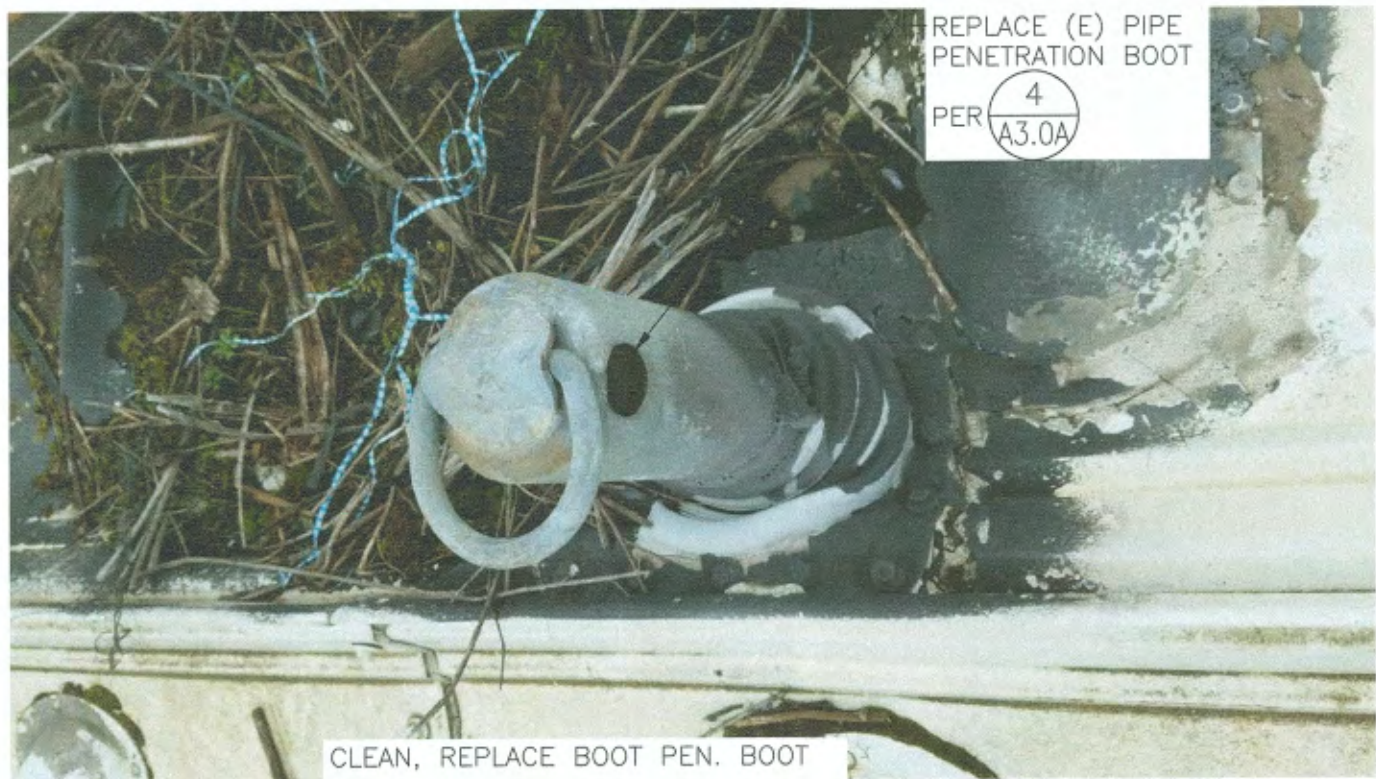
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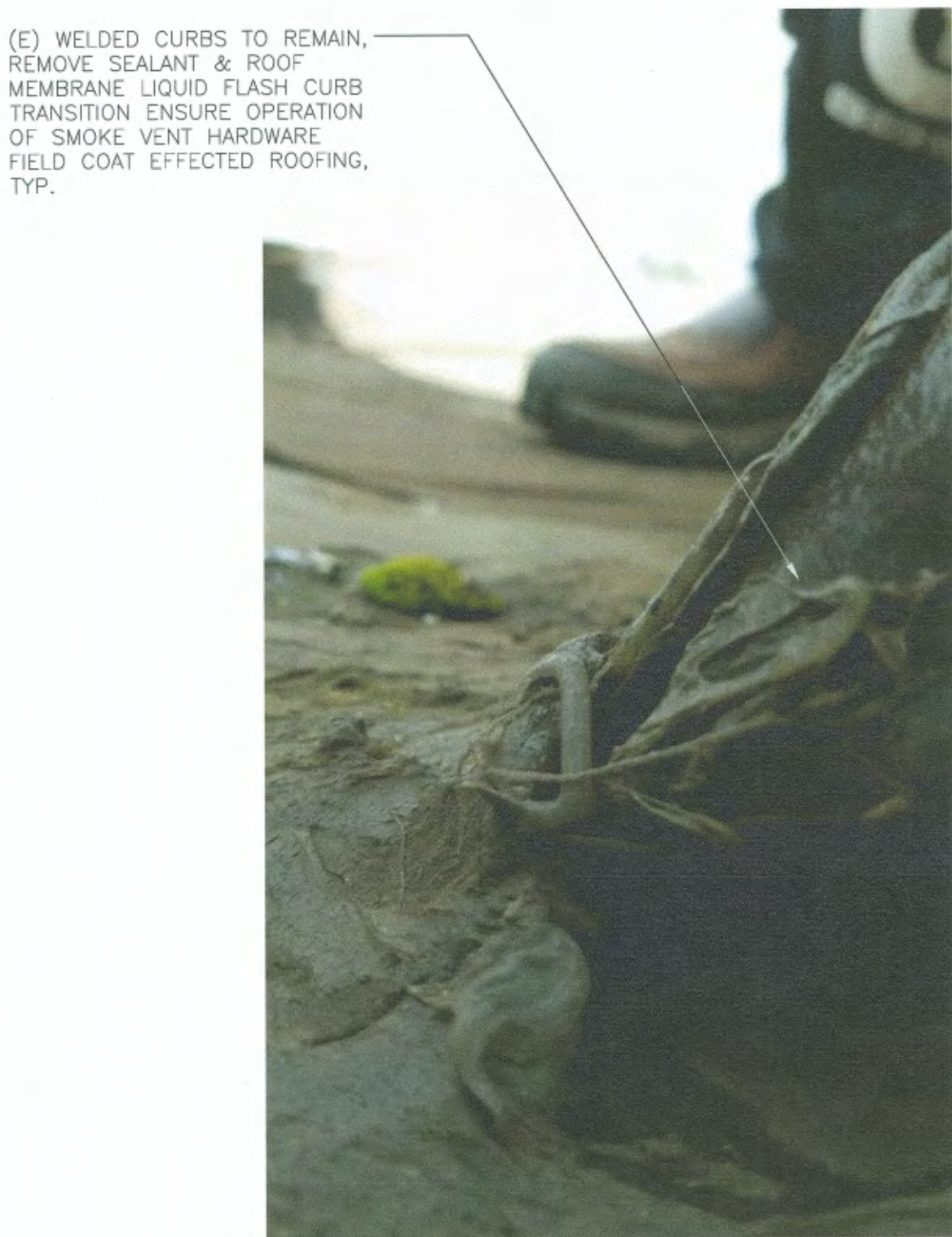
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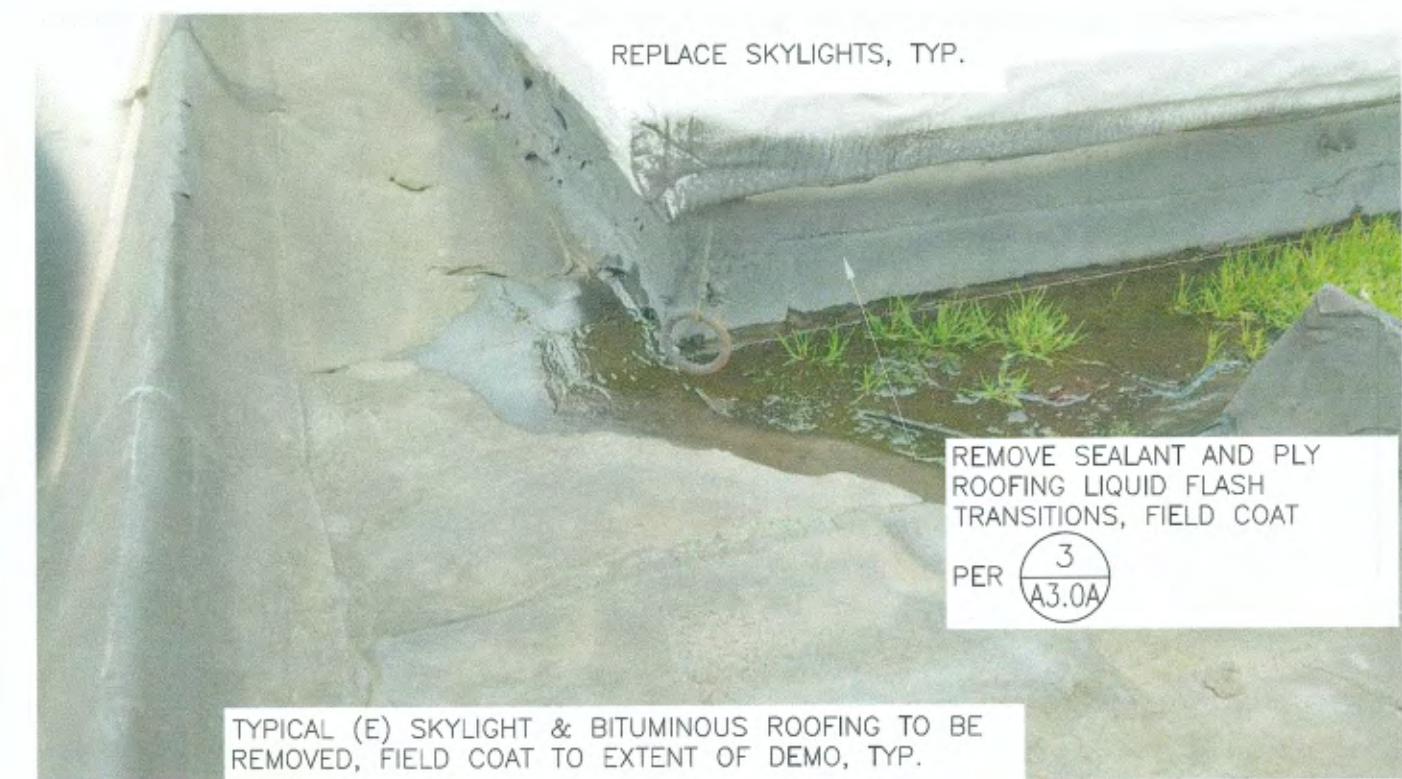
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