PORT OF TACOMA

BUILDING 326 WINDOW REPLACEMENT, PARTITION BRACING & ISOLATED SIDING PAINTING
PROJECT No. 101532.01
CONTRACT No. 071543

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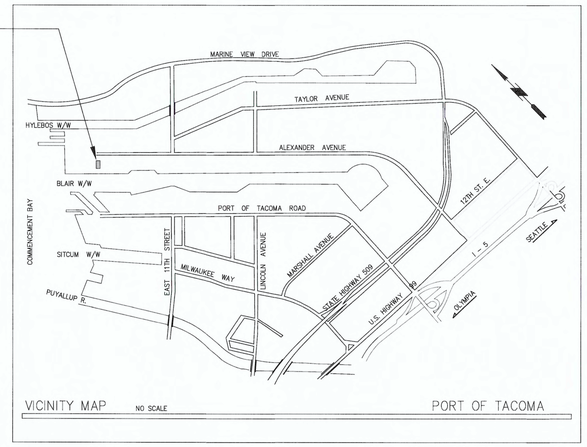

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DRAWING LIST

SHEET DESIGNATION	SHEET #	SHEET TITLE	REVISION
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G2	2	GENERAL INFORMATION	0
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A1.2	4	COURTYARD DEMO PLAN	0
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EARLEY BUSINESS CENTER
BUILDING 326
COVERSHEET

6677
G1
SH 1 OF 8

CONT./CONS: 071543	TOWNSHIP: N21	RANGE: E3	SECTION: 27
M. ID: 101532.01	DAT-HRZ: WA83-SF	VERT: MLLW 19.39' @ Tide 22 1933	
PHASE:	PARCEL:	DRAWING SCALE: AS NOTED	

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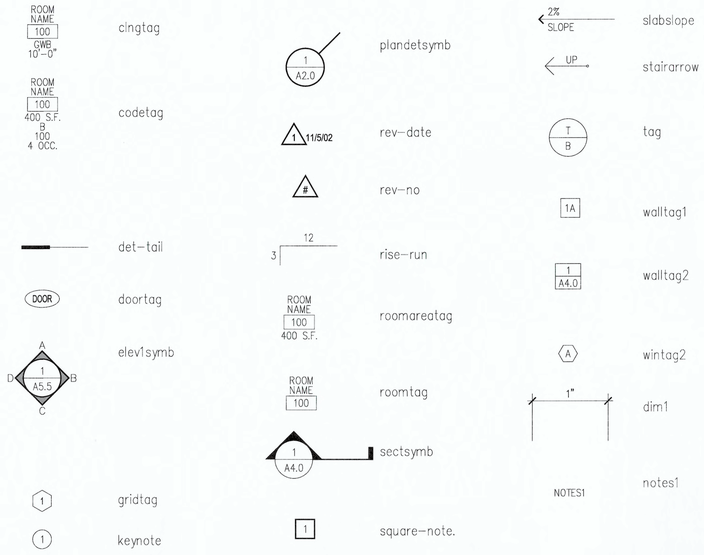
GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS, PROPERTY LINES, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
3. THE ENGINEER WILL HAVE A REPRESENTATIVE ON SITE, PART-TIME TO OBSERVE THE CONSTRUCTION FOR COMPLIANCE WITH THE DESIGN INTENT AND TO ASSIST THE CONTRACTOR IN RESOLVING VARIATIONS IN THE EXISTING CONSTRUCTION. THESE DOCUMENTS ADDRESS ALL KNOWN CONDITIONS, BUT IT IS ANTICIPATED THAT HIDDEN CONDITIONS WILL BE ENCOUNTERED DURING CONSTRUCTION. THE ARCHITECT WILL OBSERVE ALL SUCH HIDDEN CONDITIONS AND ISSUE CLARIFICATIONS OR MODIFICATIONS OF THE DESIGN TO ADDRESS SUCH CONDITIONS AND WILL DOCUMENT ALL CHANGES.
4. UNLESS OTHERWISE NOTED, ALL ANGLES TO BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED ARE TO BE CENTERED. CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE, LEVEL, PLUMB AND SQUARE.
5. DETAILED AND/OR LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. POSTED DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY SCALED DIMENSIONS WITH ENGINEER BEFORE PROCEEDING WITH WORK.
6. ALL ATTACHMENTS, CONNECTIONS AND FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICES OF THE BUILDING INDUSTRY. DRAWINGS SHOW ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT SHOW EVERY DETAIL.
7. DETAILS SHOWN IN THESE DRAWINGS ARE TYPICAL AND WILL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN ARE TO BE OF THE SAME NATURE AS THOSE DRAWN FOR SIMILAR CONDITIONS.
8. CONTRACTOR TO COORDINATE ALL OPERATIONS WITH ENGINEER, INCLUDING: SITE ACCESS, MATERIALS STORAGE AND STAGING, INTERRUPTION OF ELECTRICAL, MECHANICAL, FIRE-ALARM, LOW-VOLTAGE SERVICES AND TIMING OF NOISY OR DISRUPTIVE OPERATIONS. CONTRACTOR TO VERIFY SEQUENCE OF WORK WITH ENGINEER.
9. ALL LUMBER OR PLYWOOD IN CONTACT WITH CONCRETE OR LUMBER INSTALLED AS NAILERS (EXCEPT PLYWOOD DECK OR CRICKETS) SHALL BE PRESSURE-TREATED WITH WATER-BORNE PRESERVATIVES.
10. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DUST BARRIERS AT ALL WORK LOCATIONS AND DURING ALL PHASES OF THE WORK.

SYMBOLS



ABREVIATIONS

W	WIDTH
WD	WOOD
MTL	METAL
MAX	MAXIMUM
MIN	MINIMUM
SGD	SLIDING GLASS DOOR
SAF	SELF ADHERED FLASHING
(E)	EXISTING
(N)	NEW
V.I.F.	VERIFY IN FEILD

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EARLEY BUSINESS CENTER
BUILDING 326
GENERAL INFROMATION

6677
G2
SH 2 OF 8

CONT/CONS: 071543	TOWNSHIP: N21	RANGE:E3	SECTION: 27
M. ID: 101532.01	DAT-HRZ: WA83-SF	VERT: MLLW 19.39' @ Tide 22 1933	
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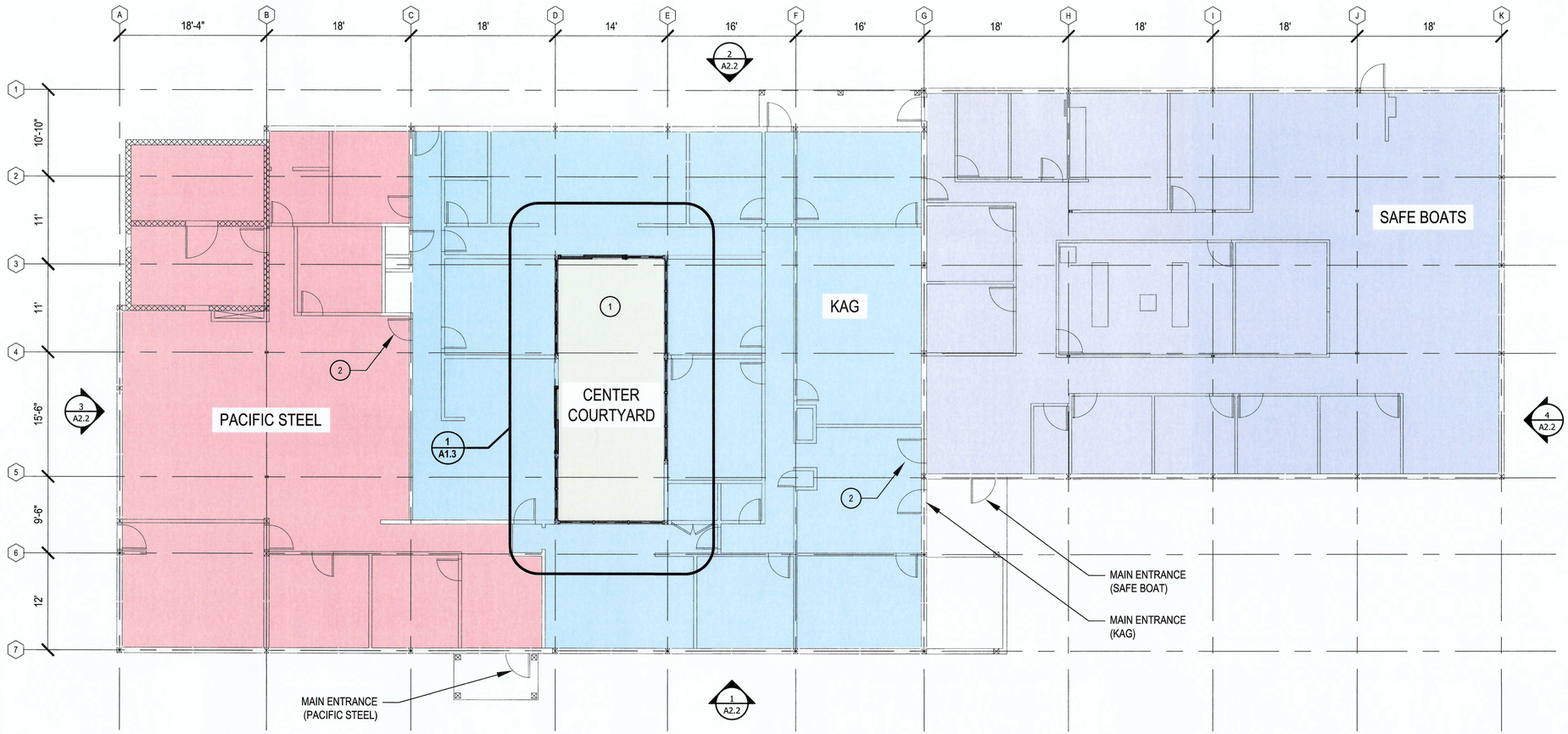

1 A1.1 OVERALL FLOOR PLAN

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

NORTH

KEY NOTES:

1. STOREFRONT WINDOW WORK AREA, SEE SPEC SECTION 01 14 00 - WORK RESTRICTION
2. DOORS BETWEEN BUILDING AREAS AND TENANT ARE LOCKED. COORDINATE ACCESS THROUGH THE ENGINEER AS REQUIRED

LEGEND:

- DIVISION OF TENANT SPACES
- WEST AREA - PACIFIC STEEL
- CENTRAL AREA - KEENAN ADVANTAGE GROUP (KAG)
- CENTER COURTYARD (KAG)
- EAST AREA - SAFE BOATS

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EARLEY BUSINESS CENTER
BUILDING 326
FLOOR PLAN

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6677
A1.1
SH 3 OF 8

REMOVE AND DISPOSE OF (E) GLAZING AND WOOD FRAMING

7 A1.2 (E) WINDOW HEAD AT COURTYARD GLAZING

SCALE: NTS

DEMO (E) METAL FLASHING

4 A1.2 (E) WINDOW SILL AT COURTYARD GLAZING

SCALE: NTS

LEGEND:

- DEMO AND DISPOSE OF (E) SLIDING GLASS DOOR
- DEMO AND DISPOSE OF (E) WOOD FRAMING AND GLAZING
- (E) DOOR TO REMAIN
- (E) WALL TO REMAIN
- (E) COLUMN TO REMAIN

GENERAL NOTES:

1. IF REQUIRED BY INSTALLATION MEANS AND METHODS THE DRYWALL AROUND THE (E) COURTYARD GLAZING CONTAINS ASBESTOS. REMOVE AND DISPOSE OF FOLLOWING LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.

REMOVE AND DISPOSE OF (E) GLAZING AND WOOD FRAMING

DEMO (E) METAL FLASHING

(E) PLYWOOD TO REMAIN

6 A1.2 (E) WINDOW SILL AT COURTYARD GLAZING

SCALE: NTS

DEMO (E) VERTICAL WOOD MULLIONS AND STOPS, (E) STRUCTURAL COLUMN TO REMAIN, TYP.

REMOVE AND DISPOSE OF (E) GLAZING AND WOOD FRAMING

3 A1.2 DEMO GLAZING AND FRAME

SCALE: NTS

REMOVE AND DISPOSE OF (E) GLAZING AND WOOD FRAMING

5 A1.2 DEMO GLAZING AND FRAME

SCALE: NTS

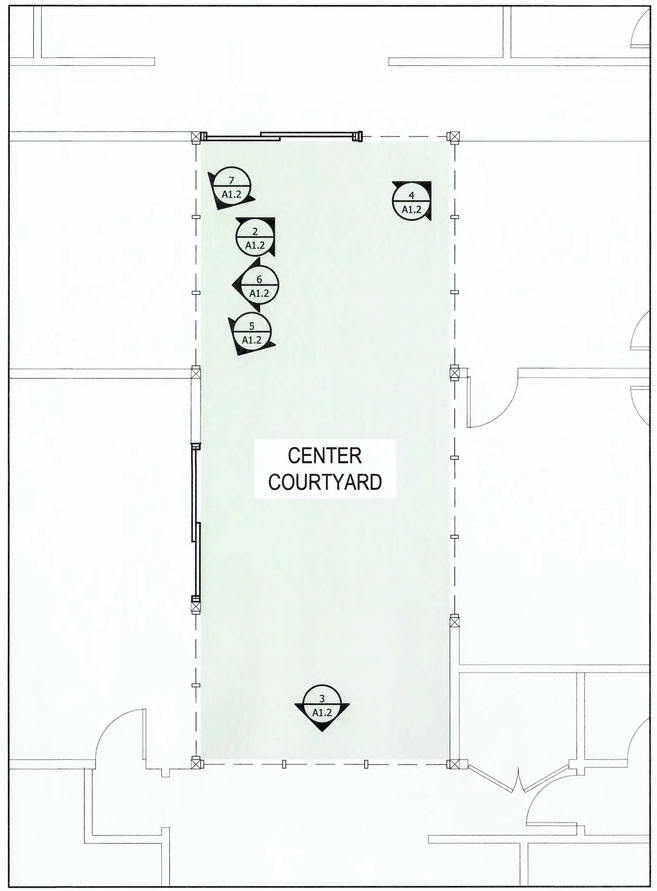
REMOVE (E) METAL SIDING AS NEEDED TO REMOVE (E) GLAZING AND INSTALL (N) STOREFRONT

REMOVE AND DISPOSE OF (E) GLAZING AND WOOD FRAMING

REMOVE AND DISPOSE OF (E) SLIDING GLASS DOOR

2 A1.2 DEMO SLIDING GLASS DOOR

SCALE: NTS



1 A1.2 COURTYARD DEMO PLAN

SCALE: 1/4" = 1'-0"

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EARLEY BUSINESS CENTER
BUILDING 326
COURTYARD DEMO PLAN

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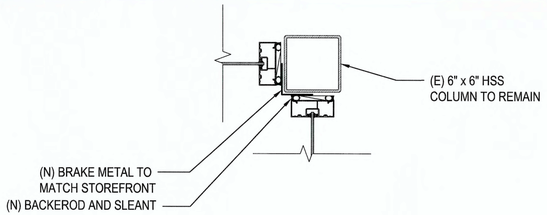
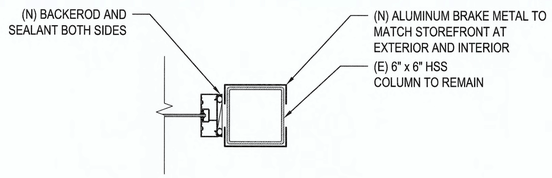
A1.2
SH 4 OF 8



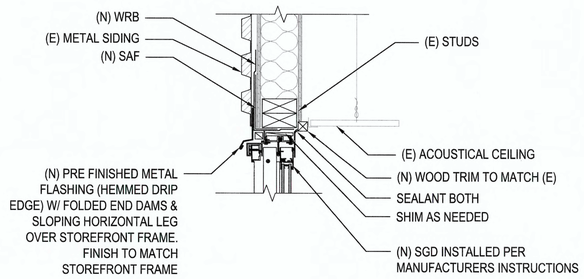
9 A1.3 STOREFRONT CORNER DETAIL

SCALE: 1 1/2" = 1'-0"



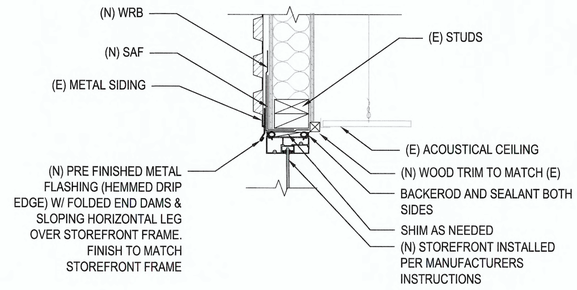
8 A1.3 STOREFRONT @ (E) COLUMN (SGD SIM.)

SCALE: 1 1/2" = 1'-0"



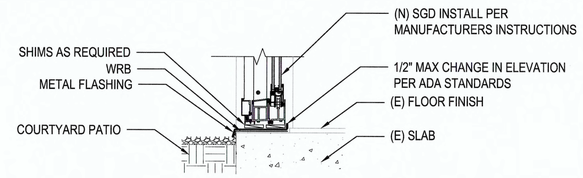
7 A1.3 SGD HEAD DETAIL

SCALE: 1 1/2" = 1'-0"



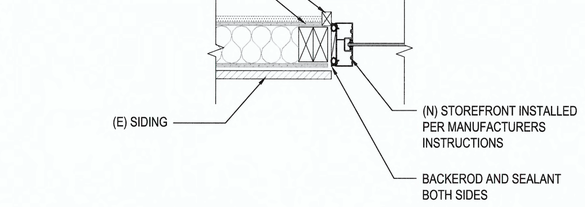
6 A1.3 STOREFRONT HEAD DETAIL

SCALE: 1 1/2" = 1'-0"



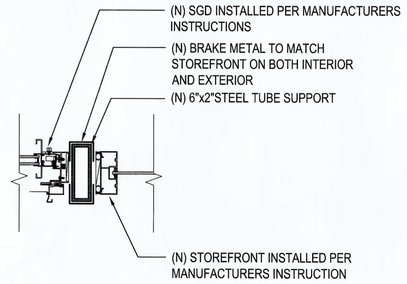
5 A1.3 SGD SILL DETAIL

SCALE: 1 1/2" = 1'-0"



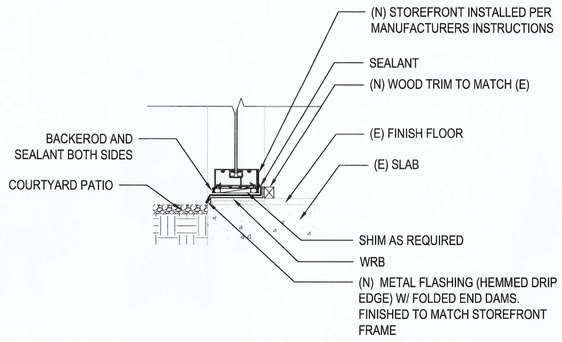
4 A1.3 STOREFRONT JAMB DETAIL (SGD SIM.)

SCALE: 1 1/2" = 1'-0"



3 A1.3 SGD TO STOREFRONT DETAIL

SCALE: 1 1/2" = 1'-0"



2 A1.3 STOREFRONT SILL DETAIL

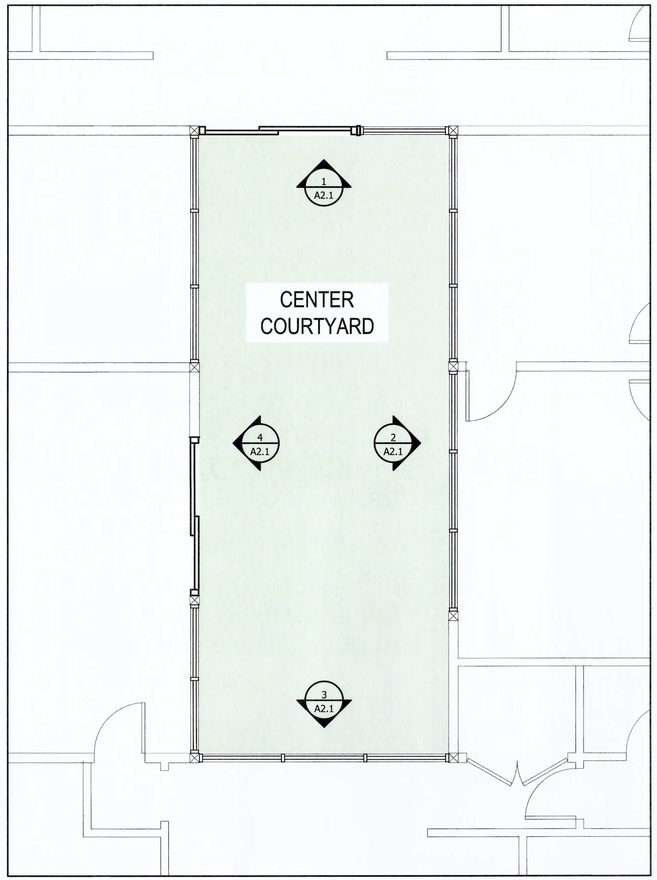
SCALE: 1 1/2" = 1'-0"

LEGEND:

(N) SLIDING GLASS DOOR	(E) COLUMN TO REMAIN
(N) STOREFRONT	
(E) DOOR TO REMAIN	
(E) WALL TO REMAIN	

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS
2. PROPERLY PREPARE SUBSTRATE; CLEAN AND REMOVE ANY DUST AND DEBRIS BEFORE INSTALLATION



1 A1.3 COURTYARD FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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EARLEY BUSINESS CENTER
BUILDING 326
COURTYARD FLOOR PLAN

TOWNSHIP: N21	RANGE: E3
SECTION: 27	
VERT: MLLW 19.39' @ Title 22: 1933	
DAT–HRZ: WA83-SF	
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6677
A1.3
SH 5 OF 8

CONT/CONS: 071543
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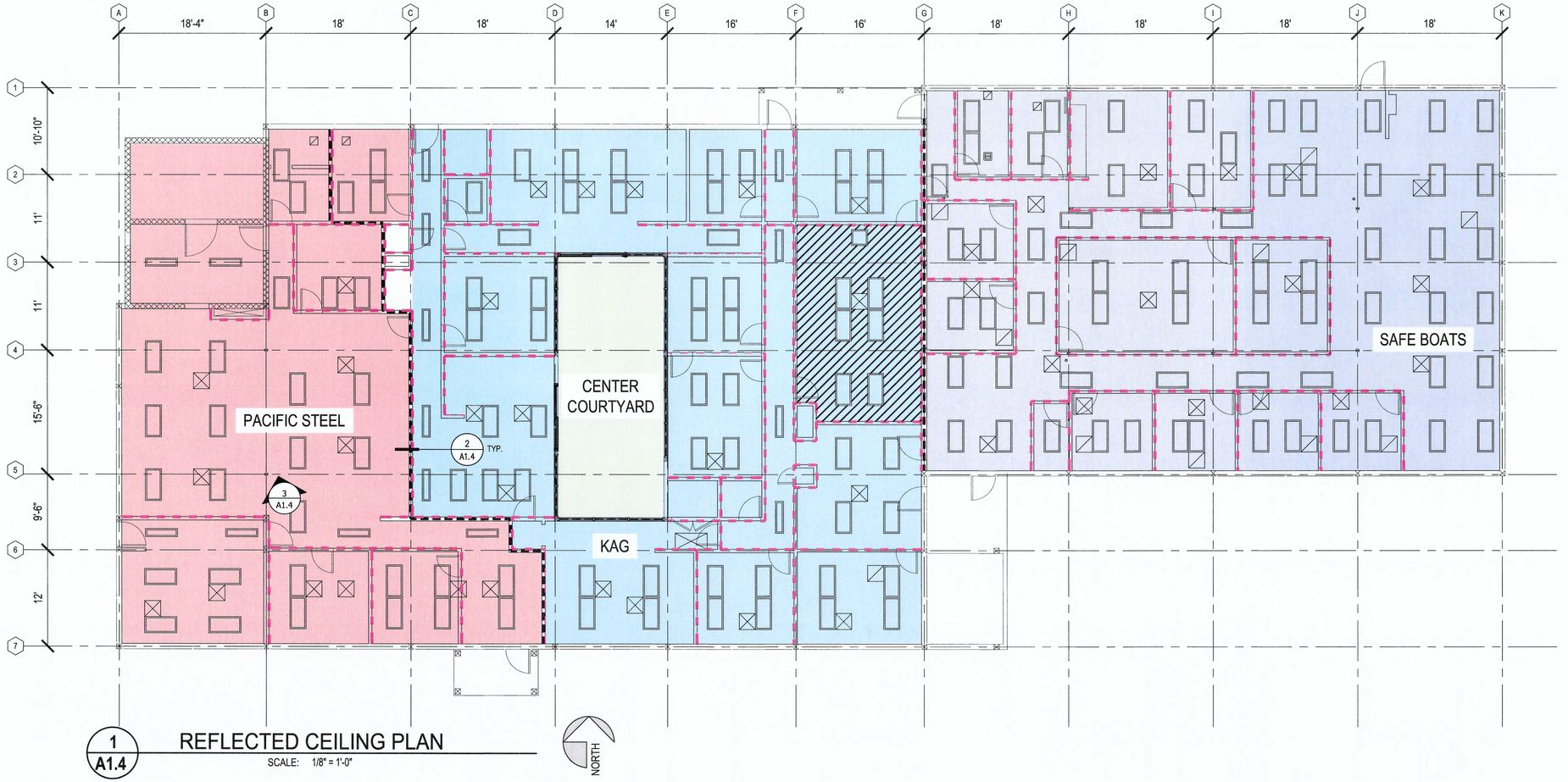
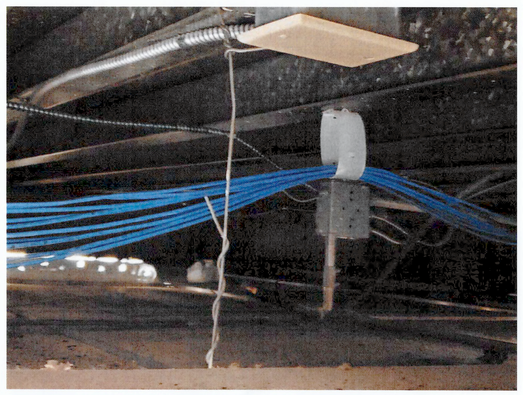


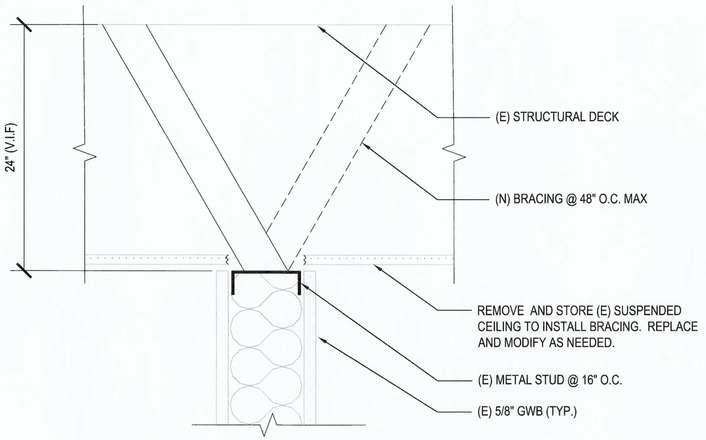
1 A1.4 REFLECTED CEILING PLAN

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



3 A1.4 (E) CEILING CAVITY

SCALE: NTS



2 A1.4 WALL BRACING DETAIL

SCALE: 3" = 1'-0"

LEGEND:

- (E) 2X4 LIGHT FIXTURE PER ELECTRICAL
- (E) SUPPLY DIFFUSER PER MECHANICAL
- (E) RETURN GRILL PER MECHANICAL
- (N) WALL BRACING @ 48" O.C. MAX
- DIVISION OF TENANT SPACES
- OPERATIONAL CONTROL ROOM. SEE SPECIFICATION SECTION 01 14 00 - WORK RESTRICTIONS FOR ACCESS COORDINATION
- WEST AREA - PACIFIC STEEL
- CENTRAL AREA - KAG
- CENTER COURTYARD (KAG)
- EAST AREA - SAFE BOATS

GENERAL NOTES

1. (E) SUSPENDED CEILING IS 2X4 ACOUSTICAL CEILING TILES.
2. REMOVE, REPLACE, AND MODIFY AS NEED TO INSTALL THE (N) STRUCTURAL WALL BRACING

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A1.4

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EARLEY BUSINESS CENTER
BUILDING 326
REFLECTED CEILING PLAN

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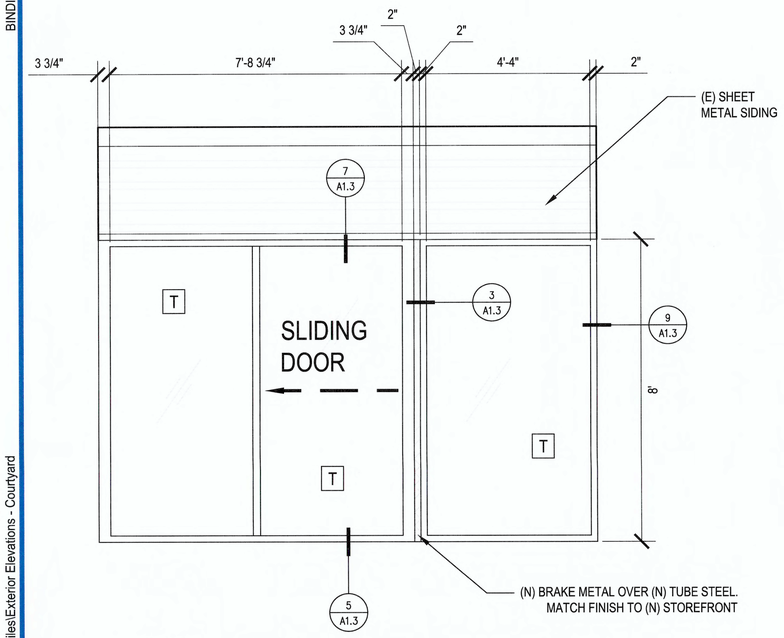
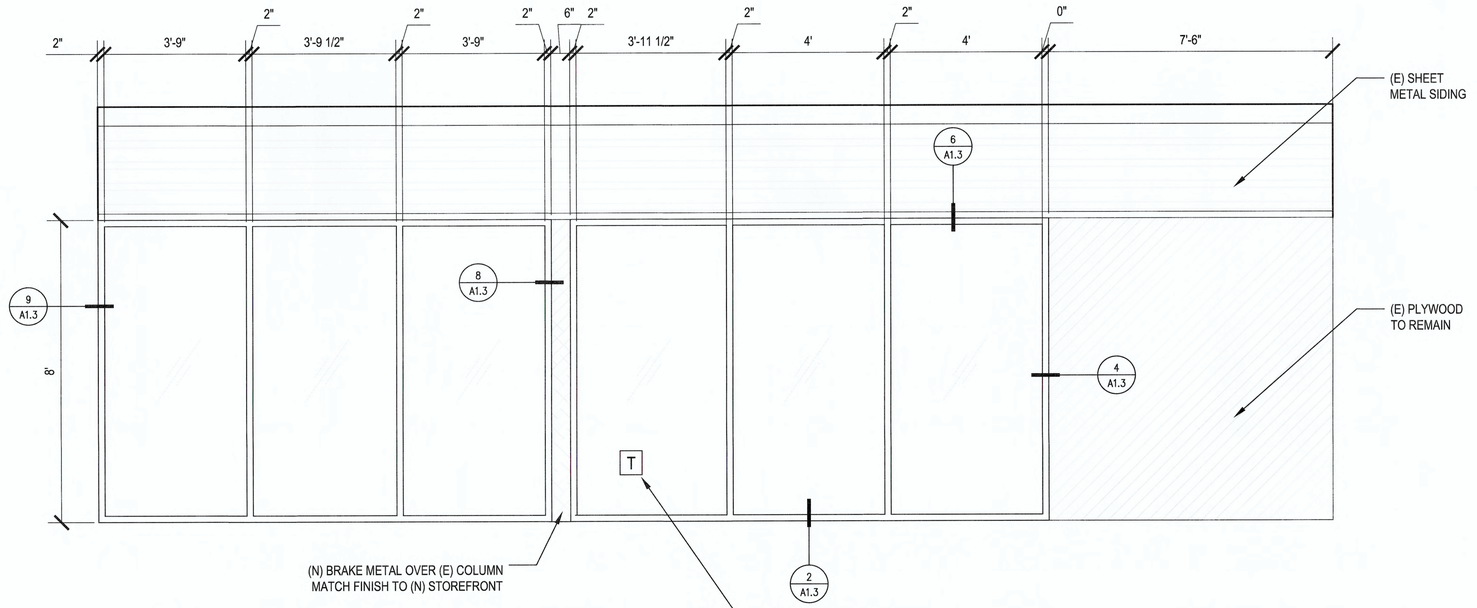


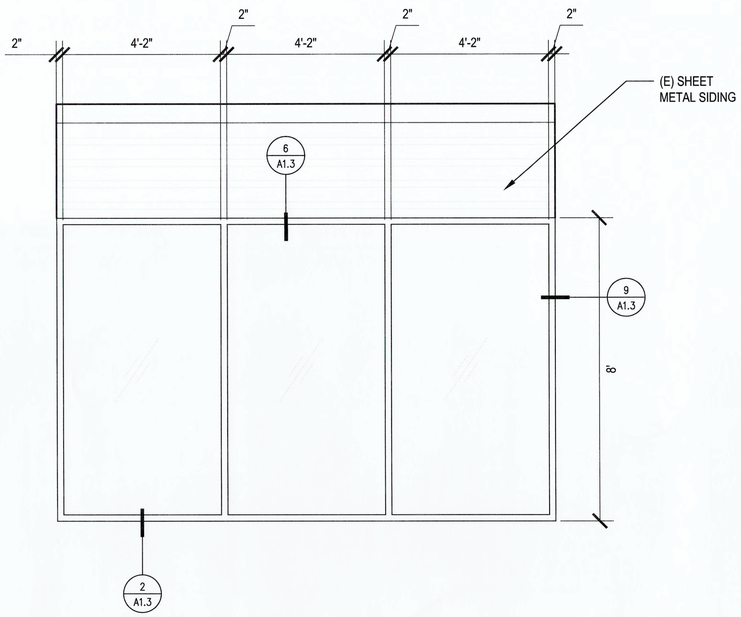
1 A2.1 COURTYARD ELEVATION - NORTH

SCALE: 1/2" = 1'-0"



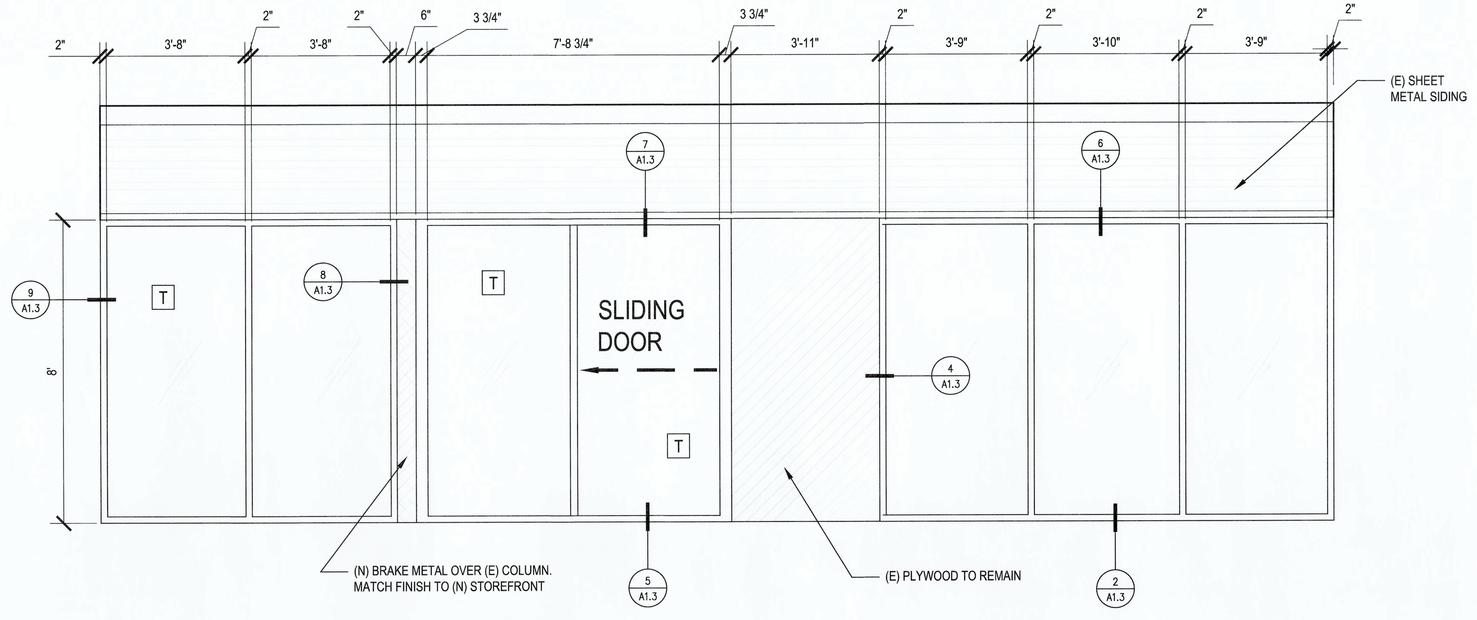
2 A2.1 COURTYARD ELEVATION - EAST

SCALE: 1/2" = 1'-0"



3 A2.1 COURTYARD ELEVATION - SOUTH

SCALE: 1/2" = 1'-0"



4 A2.1 COURTYARD ELEVATION - WEST

SCALE: 1/2" = 1'-0"

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EARLEY BUSINESS CENTER
BUILDING 326
EXTERIOR ELEVATIONS - COURTYARD

6677
A2.1
SH 7 OF 8

CONT./CONS: 071543	TOWNSHIP: N21	RANGE: E3	SECTION: 27
M. ID: 101532.01	DAT–HRZ: WA83-SF	VERT: MLLW 19.39' @ Tide 22 1933	
PHASE:	PARCEL:		

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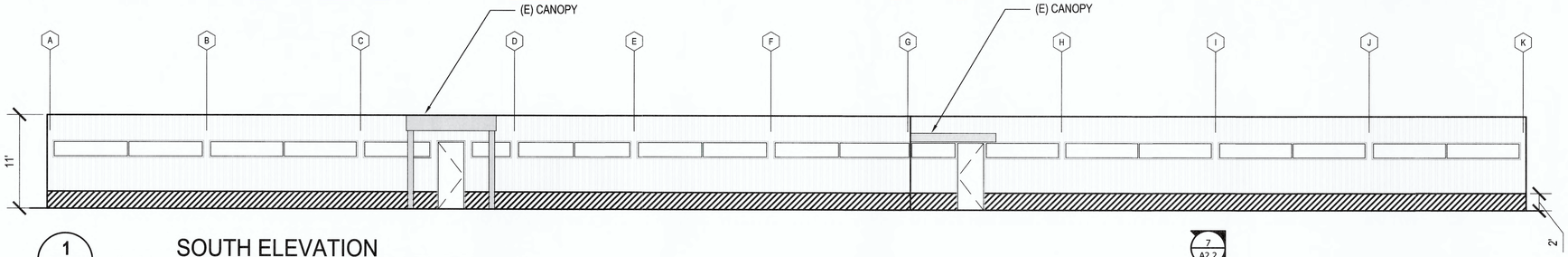
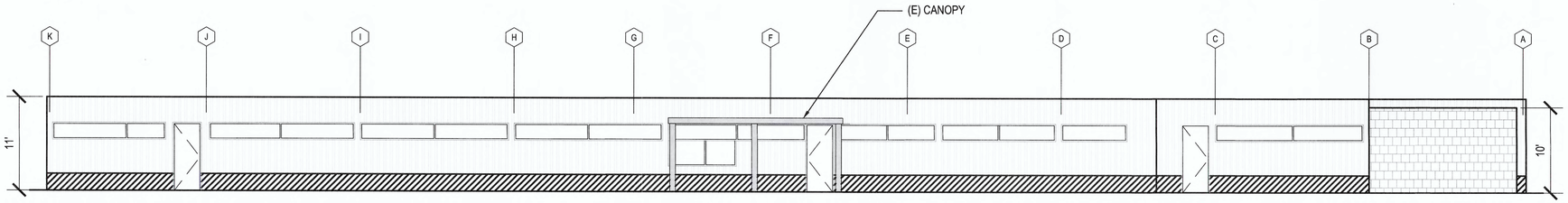


1 A2.2 SOUTH ELEVATION

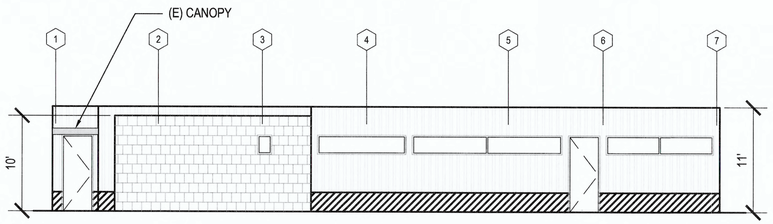
SCALE: 1/8" = 1'-0"

7 A2.2



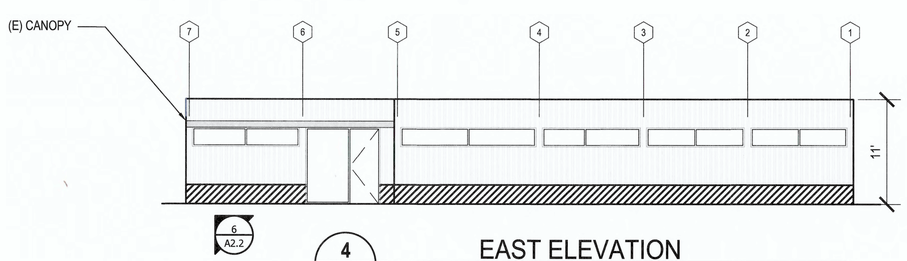
5 A2.2 2 A2.2 NORTH ELEVATION

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



3 A2.2 WEST ELEVATION

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



6 A2.2

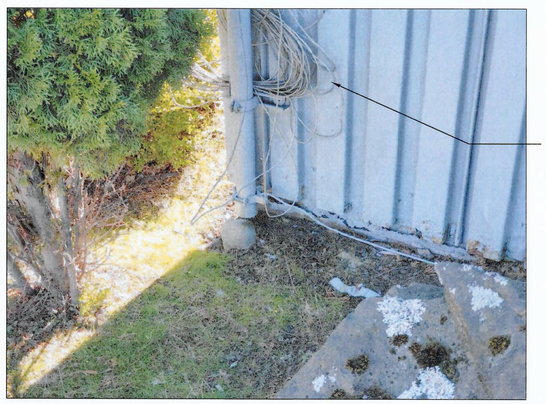
4 A2.2 EAST ELEVATION

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

CLEAN AND CLEAR (E) METAL PANELS IN PREPARATION FOR (N) COATING AND PAINT, TYP.

5 A2.2 WEST ELEVATION

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



REMOVE AND REINSTALL (E) CABLES AND WIRING AS NEEDED TO INSTALL (N) COATING AND PAINT, TYP.

6 A2.2 WEST ELEVATION

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

(E) VEGETATION TO REMAIN. PROTECT (E) TREES AND PLANTINGS

(N) COATING AND PAINT TO MATCH (E) AT LOWER 24"

NOT IN CONTRACT

7 A2.2 WEST ELEVATION

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

LEGEND:

- (E) METAL PANEL
- (E) CMU
- (N) COLD-APPLIED GALVANIZED COATING AND EXTERIOR PAINT AT LOWER 2'-0" BAND OF METAL WALL PANELS, ENTIRE PERIMETER. PREP EXISTING MATERIALS AND APPLY COATING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

GENERAL NOTES:

1. PROPERLY PREPARE SUBSTRATE, CLEAN AND REMOVE ANY RUST, DUST OR DEBRIS BEFORE APPLYING.
2. THE COATING APPLICATION - ROLLED OR HAND PAINTED ONLY. **SPRAY APPLICATION IS NOT ALLOWED AT THE PORT OF TACOMA.**

Port of Tacoma
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MARK:	REVISION:	BY:	APPR:	DATE:

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JERRY D. OSBORN
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8273

APPROVED:
DIRECTOR ENG. DATE 3/10/22

CHECKED BY

PROJ. ENGR
PRINTED BY: melissa forbes Mar 09, 2022
PORT ADDRESS: ONE SITCUM PLAZA
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DRAWING SCALE: AS NOTED

EARLEY BUSINESS CENTER
BUILDING 326
EXTERIOR ELEVATIONS

TOWNSHIP: N21	RANGE: E3	SECTION: 27	
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6677
A2.2
SHEET OF

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BINDING EDGE

PORT OF TACOMA FILE: G:\My Drive\OAI JP shared projects\Seattle\19 Port of Tacoma\2021\2119.03 Earley Business Center - Bldg 326\Drawings\CAD\Sheet Files\Exterior Elevations