

Tenant Improvement Project

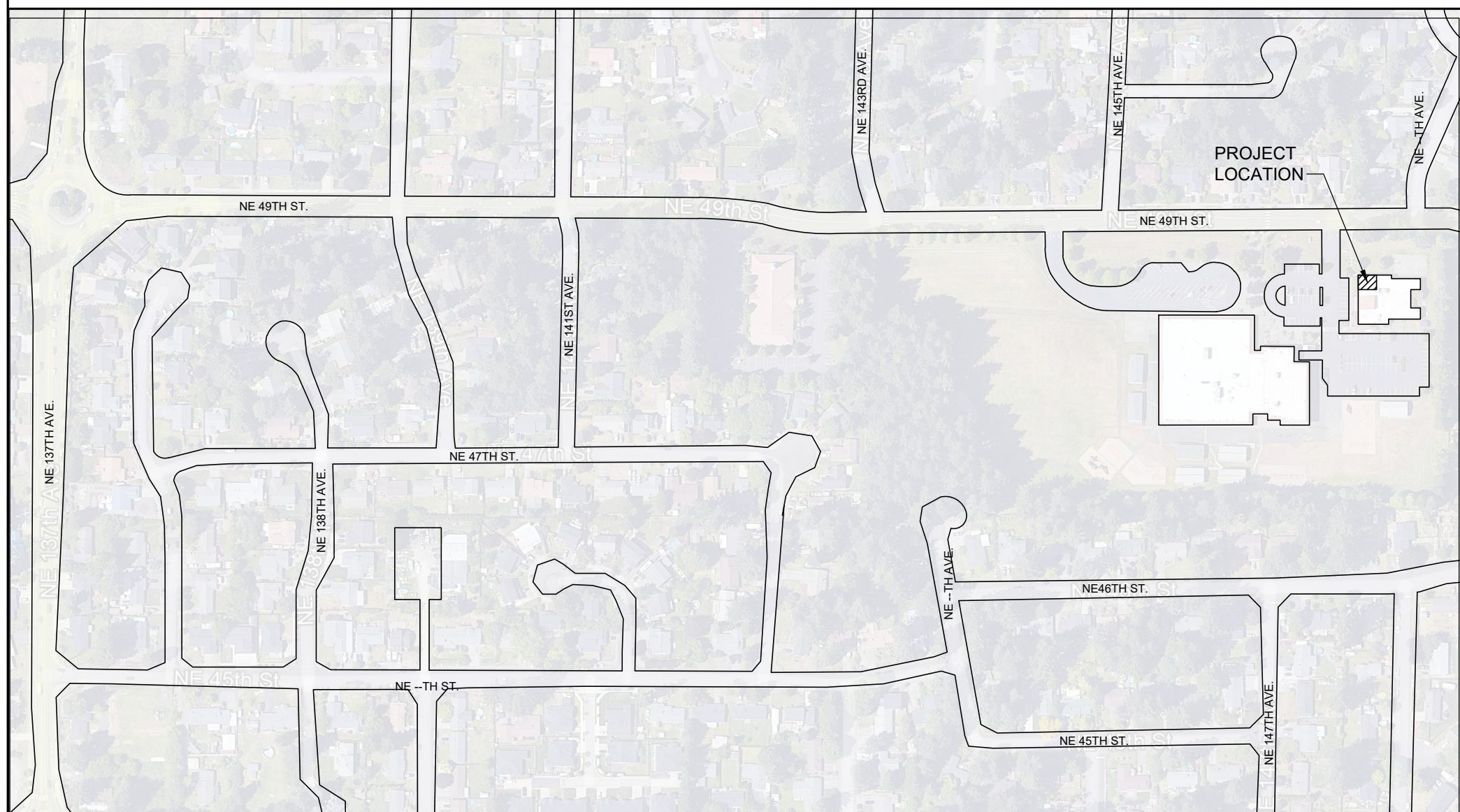
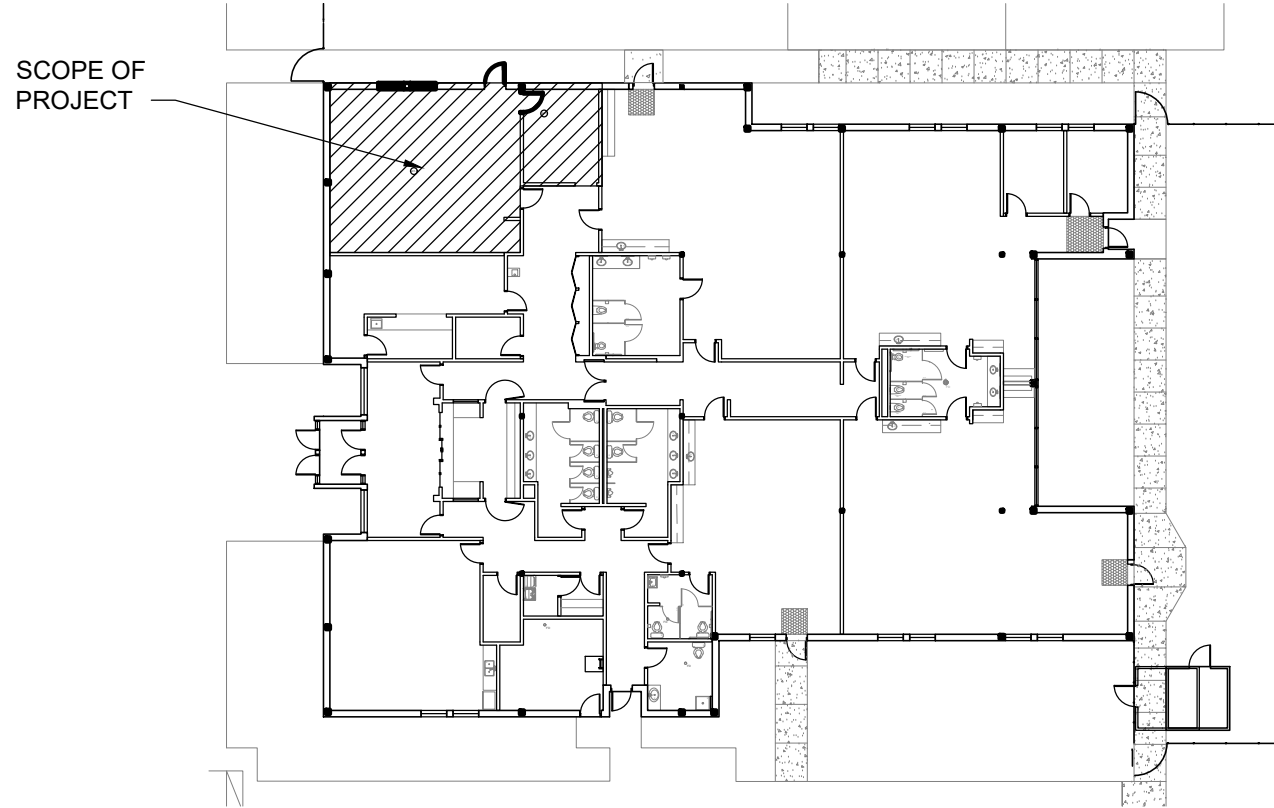
Educational Service District 112

49th St. Early Learning Center Phase II

PROJECT TEAM

CLIENT	Educational Service District 112 2500 NE 65th Avenue Vancouver, WA. 98661 360.952.3482 jeffrey.grimes@esd112.org
ARCHITECT OF RECORD	LEEKA Architecture and Planning 1001 SE Water Avenue Suite 175 Portland, Oregon 97214 503.644.4222 Succeed@leekainc.com
STRUCTURAL ENGINEER	Kramer Gehlen & Associates 805 Broadway St. Vancouver, WA 98660 360.693.1621 Bryan Green, P.E. bryang@kramer-gehlen.com
ELECTRICAL PLUMBING	System Design Consultants 333 SE Second Avenue Suite 100 Portland, Oregon 97214 503.248.0227 jeff@sdcpdx.com
CITY JURISDICTION	City of Vancouver Washington 415 W. 6th St. Vancouver, WA 98660 360.487.7800 permitcenter@cityofvancouver.us

KEY MAP



VICINITY MAP
NO SCALE

BUILDING DATA

Address:	49th Street Academy building 14619 NE 49th st. B, Vancouver Washington, 98682
Tax ID:	
Building Permit App#	(TBD)
Zoning District:	R-9 Low-density residential
Use:	Business, education
Land use: Operations	School Administration and Service
Gross Floor Area:	11,975 gsf Main Level
Existing Parcel site size:	118,048 s.f. / 2.71 acres
Scope of work Area:	1030 gsf
Net Area Added to Bldg:	0 s.f.
Previous use:	Pre-school
Proposed New use:	(unchanged)
Previous Occupancy:	A3 / B / E
Proposed Occupancy:	B / E
Previous occupant load:	376
Proposed occupant load:	362
Occupant load increase/decrease:	decrease of 14 occupants
Construction:	VB
Fire Protection:	
Fire Sprinklers:	NFPA 13 Sprinkler System required:
existing	
System Supervision:	required; existing
Standpipes:	existing
Fire Alarm:	required; existing
Fire Extinguishers:	required; existing

SEPARATE PERMITS:

- SIGNAGE
- FIRE SUPPRESSION
- FIRE ALARM / MONITORING

PROJECT SUMMARY:

CONVERSION OF CONFERENCE ROOM TO CLASS ROOM.
AS PART OF THE SCOPE OF THIS PROJECT, THIS REMODEL
WILL INVOLVE THE FOLLOWING:

- ADDITION OF AN ACCESSIBLE TEACHER'S BATHROOM
- CONSTRUCTION OF NON-BEARING WALL PARTITIONS
AND PLUMBING CHASE WALL.
- SWAPPING OUT EXISTING SOLID DOOR PANEL TO ONE
WITH GLAZING AND EMERGENCY EGRESS HARDWARE.
- INSTALL NEW SINK / CASEWORK IN THE CLASSROOM
- CREATE OPENINGS AND INSTALL (2) NEW WINDOWS IN
THE CLASSROOM
- NEW FINISHES TO MATCH EXISTING

APPLICABLE CODES:

FEDERAL REGULATIONS

- U.S. ENVIRONMENTAL PROTECTION AGENCY REGULA-
TIONS (EPA)
- 2010 AMERICAN WITH DISABILITIES ACT (ADA)
- 2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS
AND FACILITIES

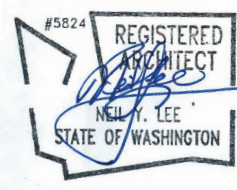
OREGON STATE BUILDING CODES:

- 2022 OREGON STRUCTURAL SPECIALTY CODE
- 2022 OREGON MECHANICAL SPECIALTY CODE
- 2021 OREGON ELECTRICAL SPECIALTY CODE
- 2021 OREGON PLUMBING SPECIALTY CODE
- 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- 2022 OREGON FIRE CODE

REFERENCE CODE SECTION FOR NFPA STANDARDS

- 2019 OSSC CHAPTER 35
- 2016 NFPA 13 AUTOMATIC SPRINKLER SYSTEMS
- 2016 NFPA 72 PRIVATE FIRE ALARM CODE

ARCHITECTURAL		
001	A0.00	COVER SHEET / CODE SUMMARY
002	A0.14	EGRESS PLAN / LIFE SAFETY
003	A0.21	ACCESSIBLE REACH / CLEARANCES
004	A2.40	FLOOR PLAN / DEMO PLAN
005	A4.40	CEILING PLAN / CEILING DEMO
006	A8.01	INTERIOR ELEVATIONS
007	A9.01	DETAILS / SPECIFICATIONS
MECHANICAL		
008	M0.10	MECHANICAL LEGEND & DETAILS
009	M1.10	FLOOR PLAN - POWER & SIGNAL
010	M9.00	MECHANICAL SPECIFICATIONS
011	M9.10	MECHANICAL SPECIFICATIONS
PLUMBING		
012	P0.10	PLUMBING SCHEDULES AND DETAILS
013	P1.10	PLUMBING FLOOR PLAN
014	P9.00	PLUMBING SPECIFICATIONS
015	P9.10	PLUMBING SPECIFICATIONS
016	P9.20	PLUMBING SPECIFICATIONS
ELECTRICAL		
017	E0.00	LEGEND & SCHEDULES
018	E3.40	FLOOR PLAN - LIGHTING
019	E3.41	FLOOR PLAN - POWER
020	E3.42	FLOOR PLAN - ELECTRICAL
021	E5.00	PANEL SCHEDULES
022	E6.00	LIGHTING CONTROLS
023	E9.00	ELECTRICAL SPECIFICATIONS
024	E9.10	ELECTRICAL SPECIFICATIONS
025	E9.20	ELECTRICAL SPECIFICATIONS



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Educational Service District 112
49th St. Early Learning Center
Tenant Improvement Project: Phase II
14619 NE 49th St. Suite B, Vancouver, WA 98682

CMI-350735

Revised: 2024-FEB-01

Job No: 2357

Date: Jan. 9, 2024

File Size: 24x36

Permit Application

DRAWN: NYL_SF

CHECKED: NYL

Sheet Title
COVER SHEET

Sheet Number

A0.00