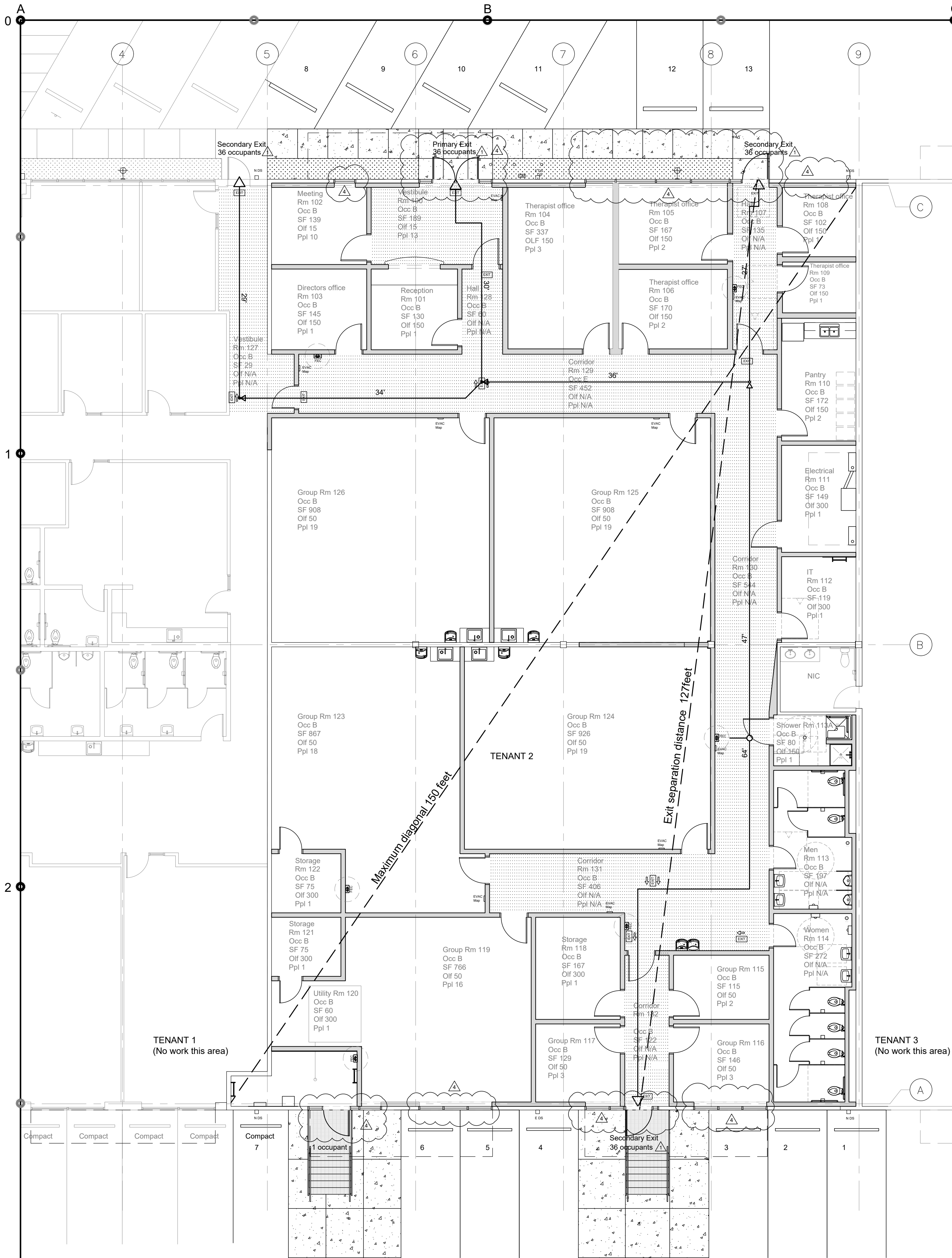




Scope of work
Conversion of an approximately 10,000 s.f. storage area into a District support services center providing specialized technical transition programs and health services for at risk young people.

Governing Applicable Building Codes:

2018 International Building Code
2018 Washington State Energy Code
2020 National Electrical Code
2018 International Fire Code
2018 International Mechanical Code
2018 Uniform Plumbing Code
2015 Washington State Existing Building Code
2017 ICC A117.1 / ANSI for Accessibility w/ WAC 51-50-1101.2

City Jurisdiction: Vancouver Washington

Site Info:

Address:
2400 NE 65th Avenue
Vancouver Washington, 98661

Parcel number:
29472011

Zone: IL – Light Industrial

Building info:

Lease Space	Business Name	Current Occupancy Group	Proposed Occupancy group	Size of space	Remarks
Tenant 01	ESD 112 Health Services	B	B	10,850 s.f.	
Tenant 02	ESD 112 Special Services	S-1	B	10,065 s.f.	Change of use
Tenant 03	360 Sheet Metal	F-1	-	19,739 s.f.	
Total:				40,654 s.f.	Building Footprint

Levels: One story
Fire alarm: Yes
Sprinkler System: Yes
Building Type: III-B
Occupancies: S-1 / B

Occupant Calculation

Current Condition spaces				
Room	Name	Occ Group	Occ Load	Size
100	Storage Area	S-1	300	4,730
101	Utility Room	S-1	300	168
102	Restroom	S-1	NA	92
103	Storage Area	S-1	300	4,346
104	Office	B	150	226
105	Office	B	150	160

Summary by occupancy				
	S-1		9,336	32
	B		386	4
Total			9,722	36

Proposed Condition spaces				
Room	Name	Occ Group	Occ Load	Size
100	Vestibule	B	15	189
101	Reception	B	150	130
102	Meeting	B	15	139
103	Director's office	B	150	145
104	Therapist office	B	150	337
105	Therapist office	B	150	167
106	Therapist office	B	150	170
107	Hall	B	NA	135
108	Therapist office	B	150	102
109	Therapist office	B	150	73
110	Pantry	B	150	172
111	Electrical Rm	B	300	149
112	Storage	B	300	119
113	Men	B	NA	197
113A	Shower	B	NA	80
114	Women	B	NA	272
115	Group Rm	B	50	115
116	Group Rm	B	50	146
117	Group Rm	B	50	129
118	Storage	B	300	167
119	Vocational	B	50	766
120	Utility Rm	B	300	60
121	Storage	B	300	75
122	Storage	B	300	75
123	Group Rm	B	50	867
124	Group Rm	B	50	926
125	Group Rm	B	50	908
126	Group Rm	B	50	908
127	Vestibule	B	NA	29
128	Hallway	B	NA	60
129	Corridor	B	NA	452
130	Corridor	B	NA	544
131	Corridor	B	NA	406
132	Corridor	B	NA	90
133	Vestibule	B	NA	32

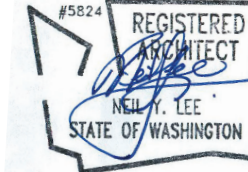
Summary by occupancy				
	B		9,331	141
Total			9,331	141

Change in occupancy / use			
Occupancy	Previous s.f.	Proposed s.f.	Change %
B	386	9,331	+8,945
S-1	9,331	0	-9,331
			100.0%

Fixture Calculation (Table 2902.01)					
Occupancy	Description	WC		Lavatories	
		Male	Female	Male	Female
B	Business	1:25 first 50		1:40 first 80	
		1:50 exceeding 50		1:80 exceeding 80	
	Required	3	3	1	1
	Proposed	2 WC / 2 UR	4	2	2
Calculation is made by using the occupant count. (141 divide by 2 = 70)					

Calculation is made by using the occupant count.
(141 divide by 2 = 70)

REVISED
3:56 pm, Oct 06, 2023



LEEKA Architecture and Planning
Creating Positive Impressions in the Built Environment
503.644.4222
info@leeka.com
www.leeka.com

Tenant Improvement
Educational Service District 112
Mental Health Facility Phase II
2400 NE 65th Ave. Vancouver, WA

Revised:	DATE: Aug. 10, 2023
APPLICANT EDITS	DATE: Aug. 17, 2023
APPLICANT EDITS	DATE: Sept. 22, 2023
APPLICANT EDITS	DATE: Oct. 03, 2023

Job No: 2246
Date: 3-Oct-23
File Size: 24x36
Permit Application
DRAWN: NYL
CHECKED: NYL
Sheet Title
Fire Life Safety Plan

Sheet Number
A0.15