

ESD 112

THERAPY/OFFICE TI

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ESD 112

THERAPY/OFFICE TI
 COVER SHEET & CODE SUMMARY

DATE	2026.04.27
REVISION SET	
MARK	
DESCRIPTION	

APPROVAL	
SUBMITTER DATE	
PRINT	2026.04.27
PROJECT NO.	2026.00

001 A0.0

LIST OF SHEETS

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GENERAL	
001 A0.0	COVER SHEET & CODE SUMMARY
002 A0.1	LIFE SAFETY PLAN AND ROOM SCHEDULE
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005 A1.0	EXISTING/DEMO FLOOR PLAN
006 A1.0	EXISTING/DEMO FLOOR PLAN ENLARGED
007 A2.0	PROPOSED FLOOR PLAN AND ASSEMBLIES
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009 A2.2	PROPOSED ENLARGED FLOOR PLANS & DETAILS
010 A2.3	EXISTING/DEMO REFLECTED CEILING PLAN
011 A2.4	PROPOSED REFLECTED CEILING PLAN
012 A4.0	INTERIOR ELEVATIONS
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MECHANICAL	
100 M001	COVERSHEET
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200 E001	COVERSHEET ELECTRICAL
201 E201D	DEMO FLOOR PLAN
202 E201	ELECTRICAL FLOOR PLAN
203 E301D	DEMO ELECTRICAL LIGHTING RCP
204 E301	ELECTRICAL LIGHTING RCP
PLUMBING	
300 P001	COVERSHEET PLUMBING
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302 P101D	DEMO FLOOR PLAN
303 P102D	DEMO ENLARGED FLOOR PLAN
304 P200	UNDERFLOOR PLAN
305 P201	FLOOR PLAN
306 P202	FLOOR PLAN ENLARGED
307 F501	DETAILS

CURRENT GOVERNING CODES

2021 INTERNATIONAL EXISTING BUILDING CODE WITH WA STATE AMENDMENTS (WACS1-50-480000)
 2021 INTERNATIONAL BUILDING CODE WITH WA STATE AMENDMENTS (WACS1-50)
 2021 UNIFORM PLUMBING CODE AND STANDARDS WITH WA STATE AMENDMENTS (WACS1-50-5)
 2021 INTERNATIONAL MECHANICAL CODE WITH WA STATE AMENDMENTS (WACS1-50-2)
 2023 NATIONAL ELECTRICAL CODE (NFPA70) WITH WA STATE AMENDMENTS
 2021 INTERNATIONAL FUEL GAS CODE WITH WA STATE AMENDMENTS (WACS1-50-21000)
 2021 INTERNATIONAL FIRE CODE WITH WA STATE AMENDMENTS (IF-104)
 2021 WA STATE ENERGY CODE (WACS1-11C)
 ICC/ANSI A117.1-2017 ACCESSIBILITY (WAC 51-60-101.2)
 ASCE/SEI 7-16 MINIMUM DESIGN LOADS & ASSOCIATED DESIGN CRITERIA

AUTHORITY HAVING JURISDICTION: CITY OF VANCOUVER

PARCEL #: 29474000
 ZONE: LI LIGHT INDUSTRIAL

SCOPE OF WORK

INTERIOR TENANT IMPROVEMENT IS NOT A CHANGE OF USE NOR A CHANGE IN SPACE CONDITIONING. DENTAL OFFICE EQUIPMENT AND INFRASTRUCTURE REMOVED, NEW WALLS AND RESTROOMS RECONFIGURED.
 REQUESTED EARLY START DUE TO THE LIMITED TIME BEFORE THE SCHOOL YEAR & SO THAT DEMOLITION OF INTERIOR WALLS & DENTAL OFFICE INFRASTRUCTURE COULD COMMENCE. THE THERAPY ROOMS ARE ENLARGED CLASSROOMS FOR CHILDREN WITH SPECIAL NEEDS. THE OCCUPANT LOAD IS BEING CALCULATED AT THE VOCATIONAL 60 NET RATE BECAUSE THIS IS SIMPLY A SPACE WHERE THEY CAN SPREAD OUT AND BE LESS OVERWHELMED BY THEIR ENVIRONMENT.

DEFERRED SUBMITTALS SEPARATE PERMITS

STRUCTURAL FIRE SPRINKLER & ALARM

BUILDING "CONSTRUCTION" DATA

602.2 TYPE OF CONSTRUCTION: V-B
 903.2 FIRE PROTECTION: SPRINKLERED
 907.8 NFPA 72 FIRE ALARM
 TABLE 906.3(1) TYPE 2-A EXTINGUISHERS LOCATED NOT MORE THAN 75' APART
304 OCCUPANCY: B (OFFICE), ACCESSORY OCCUPANCIES: A-2 (ASSEMBLY), S-1 (STORAGE)
 A SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS OR AREA LESS THAN 750 SQ FT SHALL BE CLASSIFIED AS AN ACCESSORY TO THE PRIMARY OCCUPANCY OF THAT BUILDING
504.3 BUILDING HEIGHT: 07' ALLOWED, EXISTING TO REMAIN: 24' STORES
504.4 ALLOWED STORES: 3-STORIES(B); A-2 & S-1 2 STORES, EXISTING TO REMAIN: 2 STORES
TABLE 506.2 ALLOWABLE BUILDING AREAS:
 B & S-1: 3M 27,000 SF
 A-2: 3M 18,000 SF
EXISTING BLDG: FIRST FLR: 17,762 SF, 2ND FLR: 7,809 SF
 COMPLES WITHOUT FRONTAGE INCREASE CALCULATION.
 ALLOWABLE AREA ALLOWS FOR COMPLIANCE WITH 506.3 NON-SEPARATED OCCUPANCIES

TABLE 601:

PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS	EXTERIOR 0 HOURS INTERIOR 0 HOURS
NON BEARING WALLS & PARTITIONS	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

TABLE 604 FIRE SEPARATION:

DISTANCE: NORTH: 0 HOURS SOUTH: 0 HOURS
 EAST: 0 HOURS WEST: 0 HOURS

EGRESS REQUIREMENTS

TABLE 1006.2.1 NUMBER OF EXITS 1ST FLOOR: 2 REQUIRED, 2 PROVIDED
 1008 ILLUMINATION: ALL OCCUPANCIES REQUIRE MEANS OF EGRESS ILLUMINATION UNDER NORMAL POWER, ILLUMINATION UNDER EMERGENCY POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES (1008.3) REQUIRED & PROVIDED.
 1009 TWO ACCESSIBLE MEANS OF EGRESS REQUIRED & PROVIDED.
 TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE: 250' MAX (S-1), 300' MAX (B)
 TABLE 1006.2.1 SPACES WITH ONE EXIT, COMMON PATH OF EGRESS TRAVEL DISTANCE: 100' MAX (B & S)
 1007.1.1 TWO EXITS, SEPARATION OF EXIT ACCESS NOT LESS THAN 1/3 LENGTH OF THE MAX OVERALL DIM OF THE AREA SERVED.
 1020.3 CORRIDOR WIDTH MIN 44" LESS THAN 50 OCC 36"
 1020.5 MAX ALLOWED DEAD END-CORRIDOR: 50'

HAZARDOUS MATERIALS

NOT APPLICABLE

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES PER TABLE 2902.1

2902.2 OCCUPANT LOAD: 157
 HIGH LOW DRINKING FOUNTAIN PROVIDED
 EXISTING FIXTURES: PROVIDED ADEQUATE.

FIXTURE	MALE 79		FEMALE 79		PROVIDED
	REQUIRED	REQUIRED	REQUIRED	REQUIRED	
WATER CLOSET 1 per 25 for first 50 and 1 per 50 for the remainder exceeding 50	(3)	(3)	(3)	(3)	IS NEWLY CONFIGURED SINGLE USER RESTROOMS + 1 EXISTING TO REMAIN.
LAV 1 per 40 for first 80 and 1 per 80 for the remainder exceeding 80	(3)	(3)	(3)	(3)	

WATTS PER SF NOT TO EXCEED TABLE C406.4.2(2) VALUES & OCCUPANCY SENSORS PROVIDED PER C406.2.1.

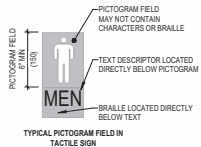
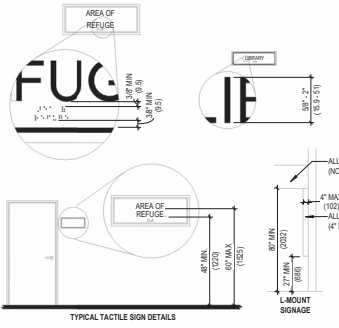
GENERAL PROJECT NOTES

- THESE DOCUMENTS AND NOTES ARE INTENDED TO BE SUPPLEMENTED BY AN OWNER/CONTRACTOR AGREEMENT. THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR THE LENGTH OF TIME SPECIFIED IN THE OWNER/CONTRACTOR AGREEMENT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION IN REGARDS TO FULL SCOPE OF PROJECT AND THEIR RESPECTIVE TRADES.
- EVERY EFFORT HAS BEEN MADE TO ENSURE THESE DOCUMENTS ARE CONCISE AND COORDINATED. KEEP IN MIND THAT AN INDIVIDUAL SUBCONTRACTOR, TRADER, SUPPLIER OR MANUFACTURERS SCOPE OF WORK MAY BE DEFINED IN VARIOUS PLACES THROUGH THESE AND OTHER DISCIPLINE DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AS WELL AS ALL SPECIFICATIONS AND CONTRACT DOCUMENTS TO UNDERSTAND THE FULL SCOPE OF WORK FOR THE PROJECT. ALL USERS OF THESE DRAWINGS SHOULD REVIEW THE DRAWINGS AND SPECIFICATIONS IN THEIR ENTIRETY.
- ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.
- CONFORM TO AGENCY INSPECTOR'S COMMENTS AND CORRECTIONS. NOTIFY THE ARCHITECT OF ALL CONFLICTS IMMEDIATELY AND BEFORE PROCEEDING, AND ESPECIALLY IF INSPECTOR REQUIREMENTS CHANGE OR ADD TO APPROVED PLANS AND CONTRACT DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING BUILDING CONDITIONS THAT MAY AFFECT THE COST OR SCHEDULING OF CONSTRUCTION ACTIVITIES. PRIOR TO SUBMITTING A BID OR COMMENCING WORK.
- VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, INCLUDING THOSE SHOWN ON ANY RECORD DRAWINGS PROVIDED, AND CONDITIONS RELATED TO THE LOCATION OF EXISTING UTILITIES AND SERVICES BEFORE BEGINNING WORK AND BE RESPONSIBLE FOR THE ABOVE. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL RESOLVE, AT NO COST TO THE OWNER AND TO THE SATISFACTION OF THE ARCHITECT, ANY AND ALL CONFLICTS BETWEEN THE WORK OF VARIOUS TRADES ARISING FROM ERRORS IN COORDINATION BETWEEN TRADES.
- DO NOT SCALE DRAWINGS OR DETAILS. USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS.
- THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY DETAILLED OR ARE OF SIMILAR CHARACTER TO OTHER DETAILS PROVIDED, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS PRIOR TO COMMENCING WORK.
- COORDINATE ALL CONSTRUCTION LOGISTICS AND OPERATIONS SUCH AS MATERIAL STORAGE AREAS, ACCESS TO AND FROM WORK, AND TRAFFIC OF WORK WITH THE ARCHITECT AND OWNER. THE GENERAL CONTRACTOR SHALL PREVENT INTERFERENCE WITH EXISTING OCCUPIED AREAS AND ADJACENT PROPERTIES DURING CONSTRUCTION. HOURS OF OPERATION AND CONSTRUCTION ARE TO BE IN COMPLIANCE WITH LOCAL CODES AND ORDINANCES AND TO BE COORDINATED WITH THE OWNER. COORDINATE WITH OWNER FOR REQUIRED PARKING AND BUILDING ACCESS.
- INSTALL DUST BARRIERS, BARRICADES, GUARDS AND OTHER PROTECTION AS REQUIRED TO PROTECT INSTALLED FINISHES AND FACILITIES. AS WELL AS HUMAN SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INJURY OF ANY KIND TO ALL PERSONS WHICH RESULTS FROM WORK ON OR RELATED TO THIS PROJECT.
- TAKE EVERY PRECAUTION TO PROTECT EXISTING PROPERTY FROM DAMAGE DUE DIRECTLY OR INDIRECTLY FROM THE CONTRACTORS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.
- ITEMS OR SYSTEMS INCLUDED IN THE CONSTRUCTION DOCUMENTS WHICH ARE TO BE "BIDDER DESIGNED" OR ARE PROVIDED BY OTHERS MUST BE SUBMITTED TO THE ARCHITECT AND ENGINEERS FOR REVIEW TO DETERMINE IF THE SUBMITTALS ARE IN CONFORMANCE WITH THE GENERAL DESIGN INTENT. THIS REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO CONFORM TO THE REQUIREMENTS OF ALL CODES AND THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF BIDDER DESIGNED ITEMS WITH THE STRUCTURAL SYSTEM AND FRAMING. CONFLICTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION OR INSTALLATION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ANY ADDITIONAL PERMITS REQUIRED BY THE JURISDICTION FOR THE INSTALLATION OF ELECTRICAL, MECHANICAL OR SPECIALTY EQUIPMENT OR SYSTEMS AND FOR ANY PERMITS REGARDING HEALTH, ENVIRONMENTAL OR OTHER PROJECT OR JOB SITE SAFETY CONCERNS.
- IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY WRITTEN NOTIFICATION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- PROVIDE TEMPORARY BRACING FOR STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED.
- THE DRAWINGS AND DETAILS HAVE BEEN PREPARED USING SPECIFIC PRODUCTS OR MANUFACTURERS AS THE BASIS OF DESIGN. NAMES, DIMENSIONS OR DETAILS FROM THESE MANUFACTURERS MAY CHANGE BETWEEN DESIGN AND ACTUAL CONSTRUCTION OR INSTALLATION. EQUIVALENT PRODUCTS FROM OTHER MANUFACTURERS WHICH MEET WITH THE DESIGN INTENT AND THE REQUIREMENTS OF THE SPECIFICATIONS ARE ALSO ACCEPTABLE. THEREFORE, ACTUAL DIMENSIONS AND DETAILS MAY DIFFER FROM THOSE SHOWN. CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED INTO THE WORK AND IS RESPONSIBLE FOR SUBMITTING DISCREPANCIES AND SUBSTITUTIONS TO THE ARCHITECT AND FOR ACCOMMODATING AND COORDINATING DETAIL ALTERATIONS RESULTING FROM THESE CHANGES.
- THESE DRAWINGS ARE TO SHOW DESIGN INTENT ONLY. MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL CLARIFICATIONS OF DESIGN INTENT ARE TO BE MADE IMMEDIATELY TO THE ARCHITECT OR ENGINEERS RESPONSIBLE FOR THE DESIGN DRAWINGS.

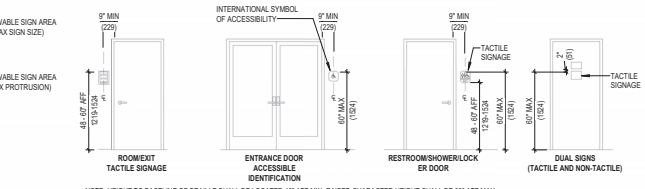
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<p>3 SIGNS - ACCESSIBILITY STANDARDS SCALE: 1/4" = 1'-0"</p> <p>7 KITCHEN SCALE: 1/4" = 1'-0"</p> <p>8 DINING & WORK SURFACES SCALE: 1/4" = 1'-0"</p>	<p>5 KNEE & TOE CLEARANCE SCALE: 1/4" = 1'-0"</p> <p>6 FLOOR OR GROUND SURFACES SCALE: 6" = 1'-0"</p> <p>4 PROTRUDING OBJECTS SCALE: 1/4" = 1'-0"</p> <p>2 MANEUVERING SPACES SCALE: 1/4" = 1'-0"</p>	<p>1 DOOR MANEUVERING CLEARANCES SCALE: 1/4" = 1'-0"</p>	<p>1 DOOR MANEUVERING CLEARANCES SCALE: 1/4" = 1'-0"</p>
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SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND BY EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

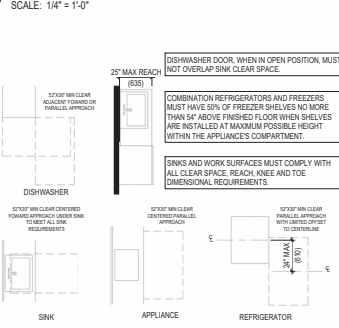


MOUNTING LOCATIONS
 SINGLE DOOR: WALL ADJACENT TO LATCH
 DOUBLE DOORS: WALL ON RIGHT SIDE OF DOOR
 IF NO WALL AVAILABLE, MOUNT ON NEAREST ADJACENT WALL

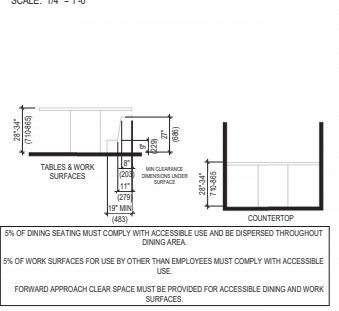


NOTE: HEIGHT TO BASELINE OF BRAILLE SHALL BE LOCATED 48" AFF MIN. RAISED CHARACTER HEIGHT SHALL BE 60" AFF MAX. MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

3 SIGNS - ACCESSIBILITY STANDARDS

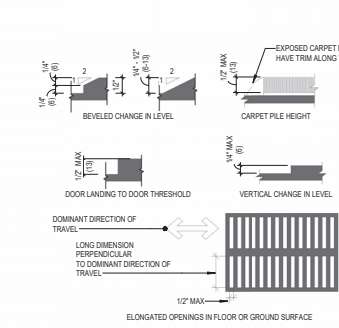


7 KITCHEN



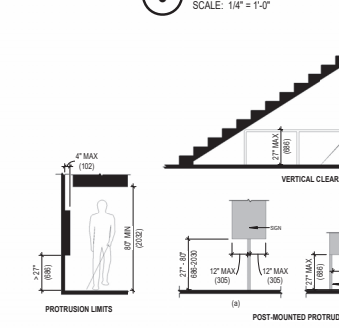
8 DINING & WORK SURFACES

5 KNEE & TOE CLEARANCE

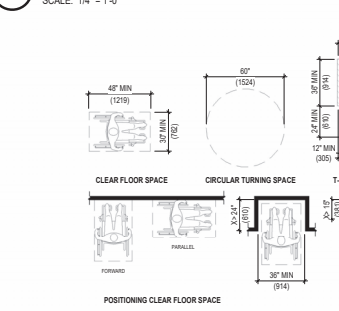


6 FLOOR OR GROUND SURFACES

4 PROTRUDING OBJECTS

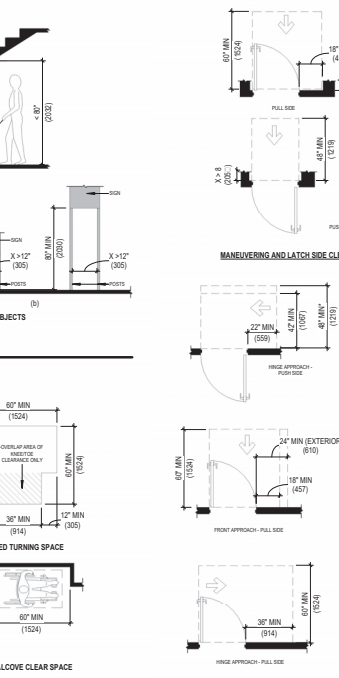


2 MANEUVERING SPACES



1 DOOR MANEUVERING CLEARANCES

1 DOOR MANEUVERING CLEARANCES



1 DOOR MANEUVERING CLEARANCES

ALL DOORS THAT ARE NOT AUTOMATIC DOORS OR SLIDING DOORS SHALL PROVIDE A SURFACE THAT ALLOWS FOR THE DOOR TO BE OPENED WITH A WHEELCHAIR FOOTREST WITHOUT CAUSING A TRAP OR HAZARD, AS FOLLOWS:

- THE BOTTOM 18" OF THE DOOR IS SMOOTH AND UNINTERRUPTED
- THE DOOR IS PROVIDED WITH A 1" HIGH SMOOTH PANEL ALONG THE ENTIRE BOTTOM EDGE OF THE PUSH SIDE OF THE DOOR

MINIMUM FORCE REQUIRED TO OPEN DOORS (RIGHT ANGLE TO HINGED DOORS AND CENTER PLANE TO FOLDING OR SLIDING DOORS)

- INTERIOR OR EXTERIOR - 5 LBS
- FIRE DOORS - MIN ALLOWABLE FORCE UP TO 15 LBS

DOOR AND GATE CLOSING SPEED SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 90 DEGREES TO A POSITION OF 12 DEGREES FROM THE LATCH IS A MINIMUM OF 5 SECONDS IN TIME.

SPRING HINGE CLOSING SPEED SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 70 DEGREES TO A FULLY CLOSED POSITION IS A MINIMUM OF 1.5 SECONDS IN TIME.

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 ESD 112
 THERAPY/OFFICE T1
 ADA ACCESSIBILITY

PREPARED SET MARK DESCRIPTION	2026.05.23 DATE
APPROVAL	DATE
PROJECT NO. 2026.04.27	PROJECT NO. 2026.00

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1 FIRST FLOOR PLAN EXIST/DEMO
SCALE: 1" = 10'-0"

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10144 REGISTERED ARCHITECT
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MICHELLE J. ANDERSON
STATE OF WASHINGTON
SEAL

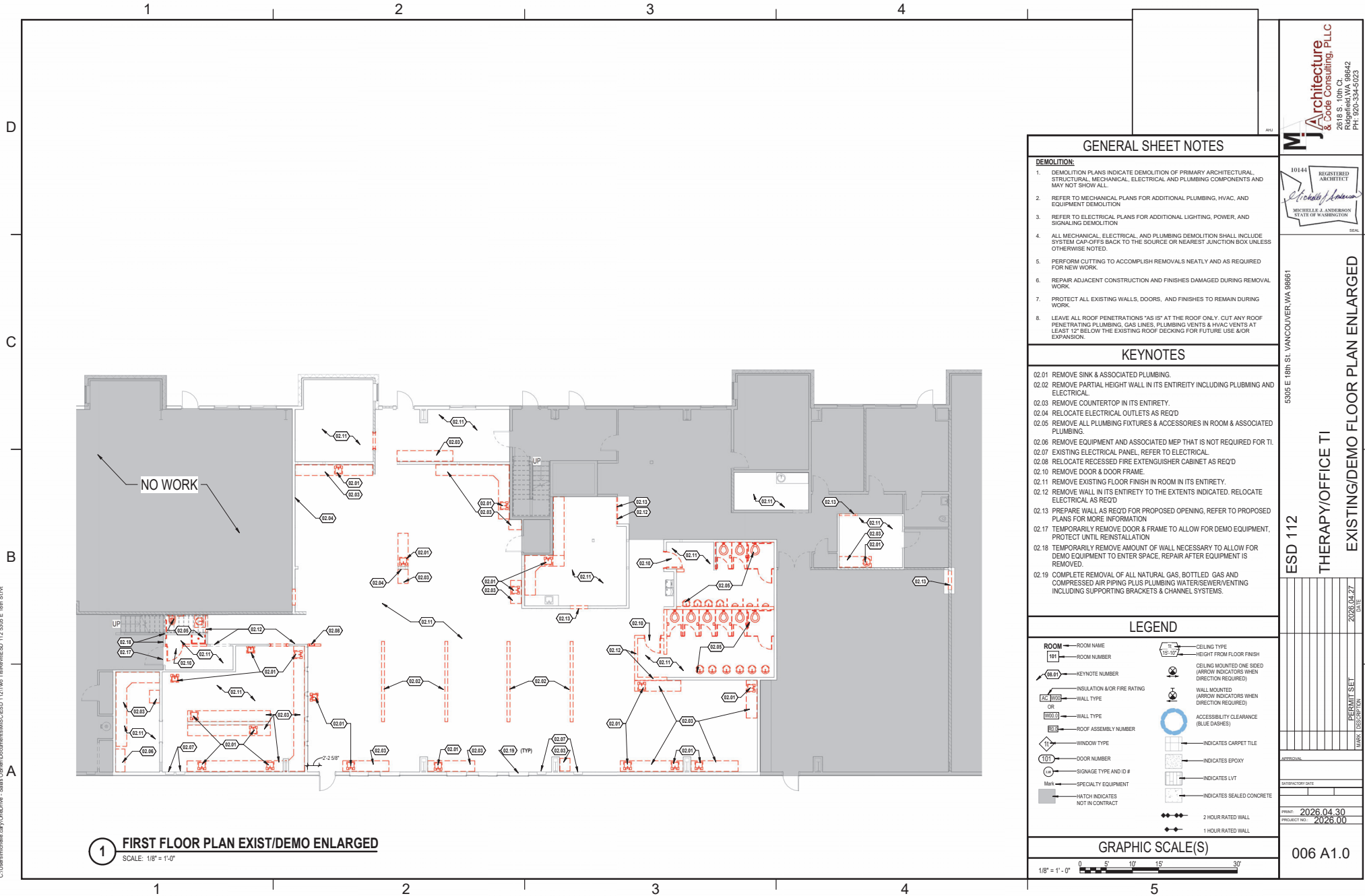
5305 E 18th St. VANCOUVER, WA 98661

ESD 112
THERAPY/OFFICE T1
EXISTING/DEMO FLOOR PLAN

REVISION	DATE	DESCRIPTION
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GENERAL SHEET NOTES

- DEMOLITION:**
DEMOLITION PLANS INDICATE DEMOLITION OF PRIMARY ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS AND MAY NOT SHOW ALL.
- REFER TO MECHANICAL PLANS FOR ADDITIONAL PLUMBING, HVAC, AND EQUIPMENT DEMOLITION.
- REFER TO ELECTRICAL PLANS FOR ADDITIONAL LIGHTING, POWER, AND SIGNALING DEMOLITION.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION SHALL INCLUDE SYSTEM CAP-OFFS BACK TO THE SOURCE OR NEAREST JUNCTION BOX UNLESS OTHERWISE NOTED.
- PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS REQUIRED FOR NEW WORK.
- REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
- PROTECT ALL EXISTING WALLS, DOORS, AND FINISHES TO REMAIN DURING WORK.
- LEAVE ALL ROOF PENETRATIONS "AS IS" AT THE ROOF ONLY. CUT ANY ROOF PENETRATING PLUMBING, GAS LINES, PLUMBING VENTS & HVAC VENTS AT LEAST 12" BELOW THE EXISTING ROOF DECKING FOR FUTURE USE &/OR EXPANSION.

KEYNOTES

- 02.01 REMOVE SINK & ASSOCIATED PLUMBING.
- 02.02 REMOVE PARTIAL HEIGHT WALL IN ITS ENTIRETY INCLUDING PLUMBING AND ELECTRICAL.
- 02.03 REMOVE COUNTERTOP IN ITS ENTIRETY.
- 02.04 RELOCATE ELECTRICAL OUTLETS AS REQ'D
- 02.05 REMOVE ALL PLUMBING FIXTURES & ACCESSORIES IN ROOM & ASSOCIATED PLUMBING.
- 02.06 REMOVE EQUIPMENT AND ASSOCIATED MEP THAT IS NOT REQUIRED FOR TI.
- 02.07 EXISTING ELECTRICAL PANEL. REFER TO ELECTRICAL.
- 02.08 RELOCATE RECESSED FIRE EXTINGUISHER CABINET AS REQ'D
- 02.10 REMOVE DOOR & DOOR FRAME.
- 02.11 REMOVE EXISTING FLOOR FINISH IN ROOM IN ITS ENTIRETY.
- 02.12 REMOVE WALL IN ITS ENTIRETY TO THE EXTENTS INDICATED. RELOCATE ELECTRICAL AS REQ'D
- 02.13 PREPARE WALL AS REQ'D FOR PROPOSED OPENING, REFER TO PROPOSED PLANS FOR MORE INFORMATION
- 02.17 TEMPORARILY REMOVE DOOR & FRAME TO ALLOW FOR DEMO EQUIPMENT. PROTECT UNTIL REINSTALLATION
- 02.18 TEMPORARILY REMOVE AMOUNT OF WALL NECESSARY TO ALLOW FOR DEMO EQUIPMENT TO ENTER SPACE. REPAIR AFTER EQUIPMENT IS REMOVED.
- 02.19 COMPLETE REMOVAL OF ALL NATURAL GAS, BOTTLED GAS AND COMPRESSED AIR PIPING PLUS PLUMBING WATER/SEWERVENTING INCLUDING SUPPORTING BRACKETS & CHANNEL SYSTEMS.

LEGEND

ROOM	ROOM NAME	CEILING TYPE	HEIGHT FROM FLOOR FINISH
ROOM NUMBER	ROOM NUMBER	CEILING MOUNTED ONE SIZED (ARROW INDICATORS WHEN DIRECTION REQUIRED)	WALL MOUNTED (ARROW INDICATORS WHEN DIRECTION REQUIRED)
KEYNOTE NUMBER	KEYNOTE NUMBER	ACCESSIBILITY CLEARANCE (BLUE DASHES)	INDICATES CARPET TILE
INSULATION &/OR FIRE RATING OR WALL TYPE	INSULATION &/OR FIRE RATING OR WALL TYPE	INDICATES EPOXY	INDICATES LVT
ROOF ASSEMBLY NUMBER	ROOF ASSEMBLY NUMBER	INDICATES SEALED CONCRETE	2 HOUR RATED WALL
WINDOW TYPE	WINDOW TYPE	1 HOUR RATED WALL	
DOOR NUMBER	DOOR NUMBER		
SIGNAGE TYPE AND ID #	SIGNAGE TYPE AND ID #		
SPECIALTY EQUIPMENT	SPECIALTY EQUIPMENT		
HATCH INDICATES NOT IN CONTRACT	HATCH INDICATES NOT IN CONTRACT		

GRAPHIC SCALE(S)



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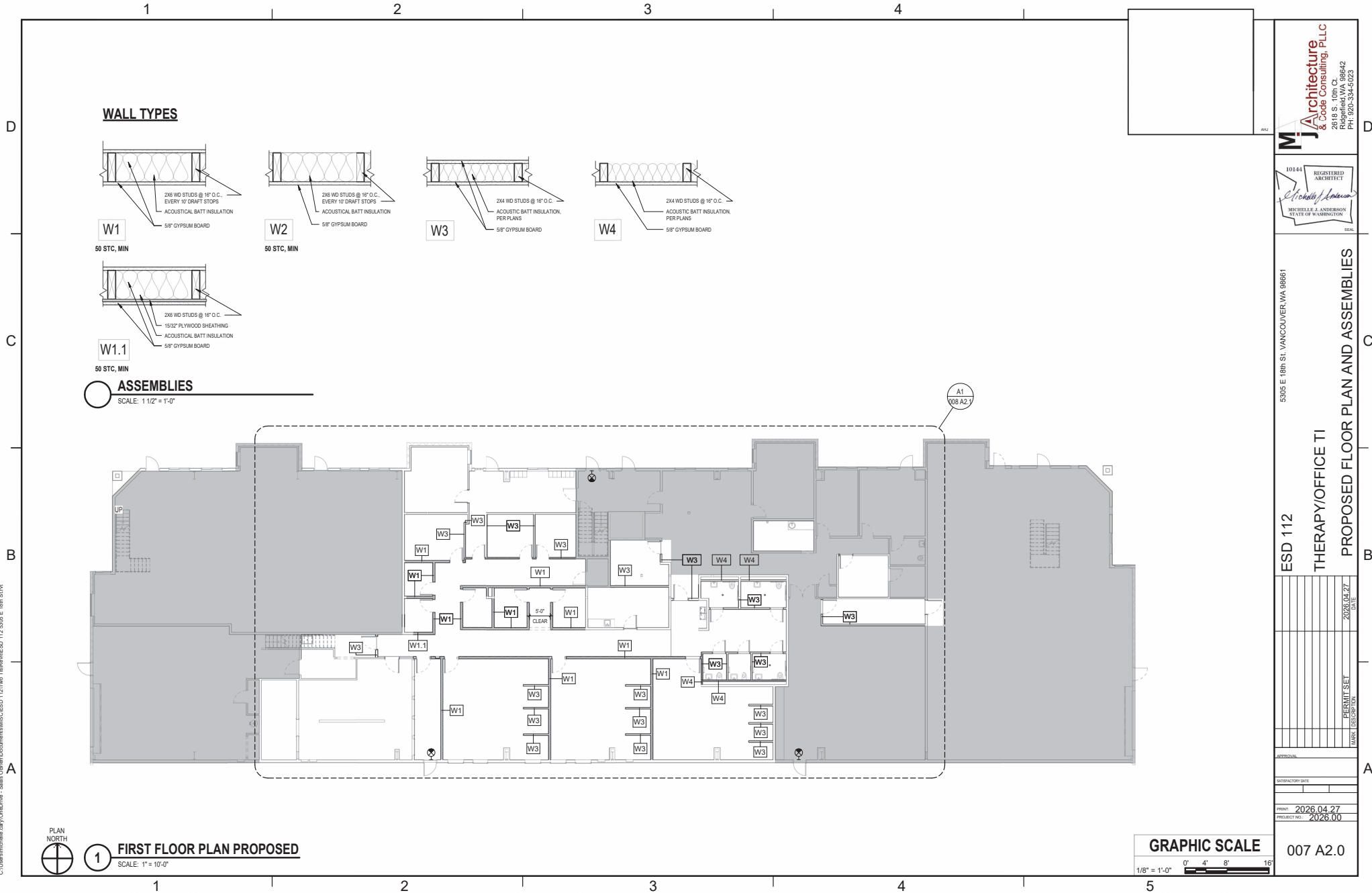
10144 REGISTERED ARCHITECT

 MICHELLE L. ANDERSON
 STATE OF WASHINGTON
 SEAL

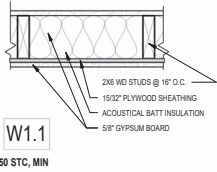
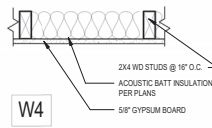
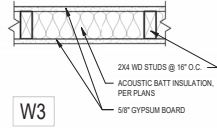
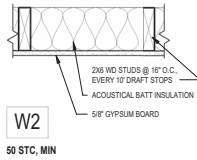
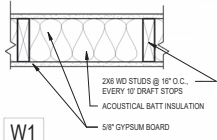
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 EXISTING/DEMO FLOOR PLAN ENLARGED

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WALL TYPES



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

1 FIRST FLOOR PLAN PROPOSED
SCALE: 1" = 10'-0"



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MICHELLE J. ANDERSON
STATE OF WASHINGTON

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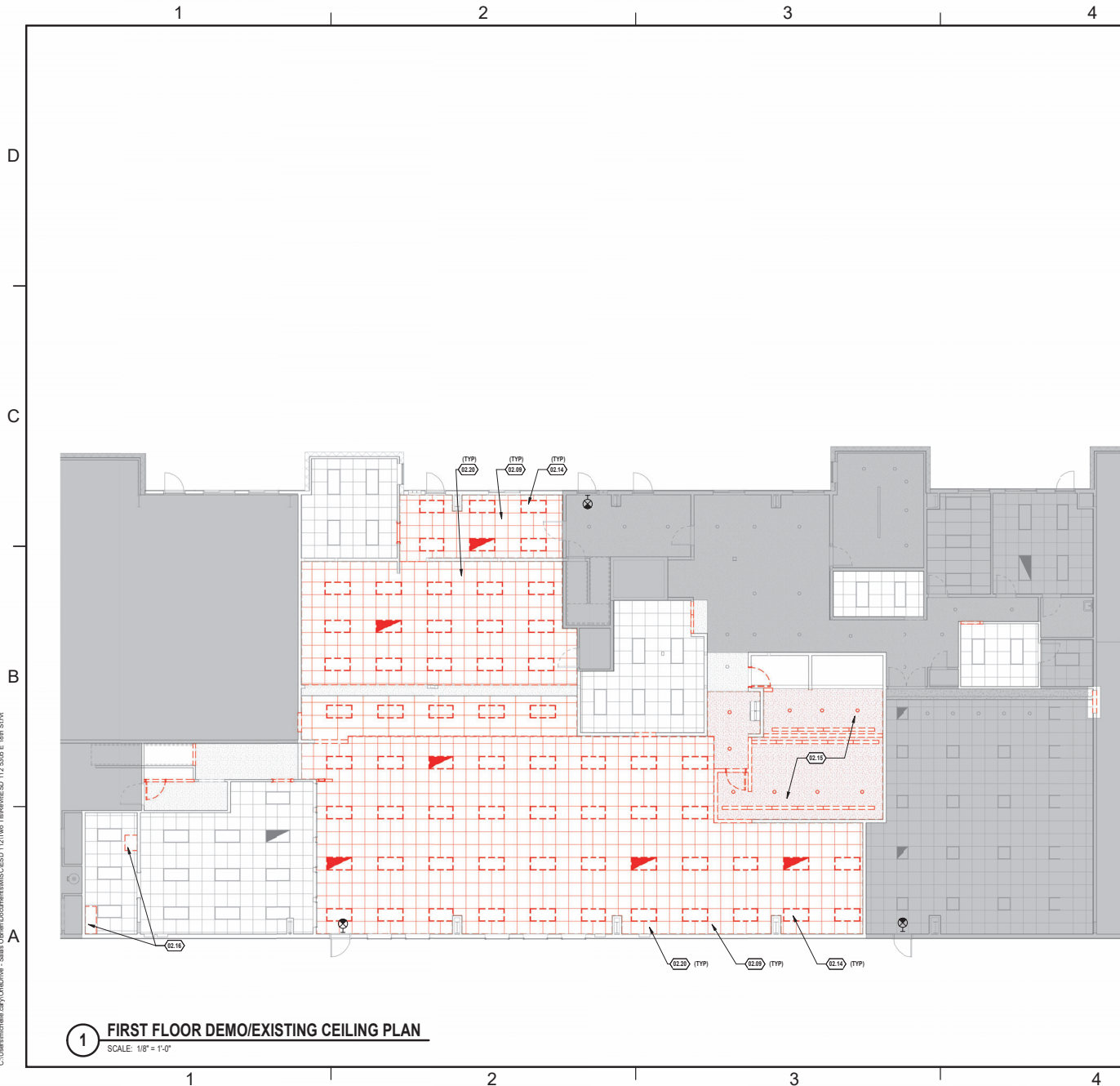
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PROPOSED FLOOR PLAN AND ASSEMBLIES

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1 FIRST FLOOR DEMO/EXISTING CEILING PLAN
 SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

- DEMOLITION:**
- DEMOLITION PLANS INDICATE DEMOLITION OF PRIMARY ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS AND MAY NOT SHOW ALL.
 - REFER TO MECHANICAL PLANS FOR ADDITIONAL PLUMBING, HVAC, AND EQUIPMENT DEMOLITION
 - REFER TO ELECTRICAL PLANS FOR ADDITIONAL LIGHTING, POWER, AND SIGNALING DEMOLITION
 - ALL MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION SHALL INCLUDE SYSTEM CAP-OFFS BACK TO THE SOURCE OR NEAREST JUNCTION BOX UNLESS OTHERWISE NOTED.
 - PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS REQUIRED FOR NEW WORK.
 - REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
 - PROTECT ALL EXISTING WALLS, DOORS, AND FINISHES TO REMAIN DURING WORK.
 - LEAVE ALL ROOF PENETRATIONS "AS IS" AT THE ROOF ONLY. CUT ANY ROOF PENETRATING PLUMBING, GAS LINES, PLUMBING VENTS & HVAC VENTS AT LEAST 12" BELOW THE EXISTING ROOF DECKING FOR FUTURE USE &/OR EXPANSION.

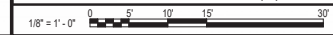
KEYNOTES

- REMOVE ACOUSTICAL TILE CEILING AND GRID AS NECESSARY FOR PROPOSED WALLS, TYP.
- REMOVE LIGHT FIXTURE TROFFERS, TO BE REPLACED W/ LED FIXTURES, TYP.
- REMOVE LIGHT FIXTURES & GYPSUM BOARD CEILING, TO BE REPLACED W/ LED FIXTURES & NEW GYPSUM BOARD AS NECESSARY FOR NEW LAYOUT, TYP.
- REPAIR ACOUSTICAL TILE CEILING/GRID AS NECESSARY AFTER EQUIPMENT REMOVAL, TYP.
- COMPLETE REMOVAL OF ALL NATURAL GAS, BOTTLED GAS AND COMPRESSED AIR PIPING PLUS PLUMBING WATER/SEWER/VENTING INCLUDING SUPPORTING BRACKETS & CHANNEL SYSTEMS ABOVE CEILING TO ALLOW FOR REINFORCEMENT OF THE EXISTING FLOOR &/OR ROOF FRAMING AND NEW FULL HEIGHT WALLS.

REFLECTED CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
[Grey Box]	AREA NOT IN CONTRACT
[Grid Lines]	ACOUSTICAL CEILING TILE CEILING TO REMAIN.
[Red Dashed Grid]	ACOUSTICAL CEILING TILE & GRID CEILING TO BE DEMOLISHED.
[Stippled Box]	GYPSUM BOARD CEILING TO REMAIN.
[Red Stippled Box]	GYPSUM BOARD CEILING TO BE DEMOLISHED.
(X'-X')	FINISHED CEILING HEIGHT ABOVE FINISHED FLOOR
[Light Fixture Symbol]	LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
[Emergency Light Symbol]	EMERGENCY LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
[Exit Sign Symbol]	EXIT SIGN, REFER TO ELECTRICAL DRAWINGS.

GRAPHIC SCALE(S)



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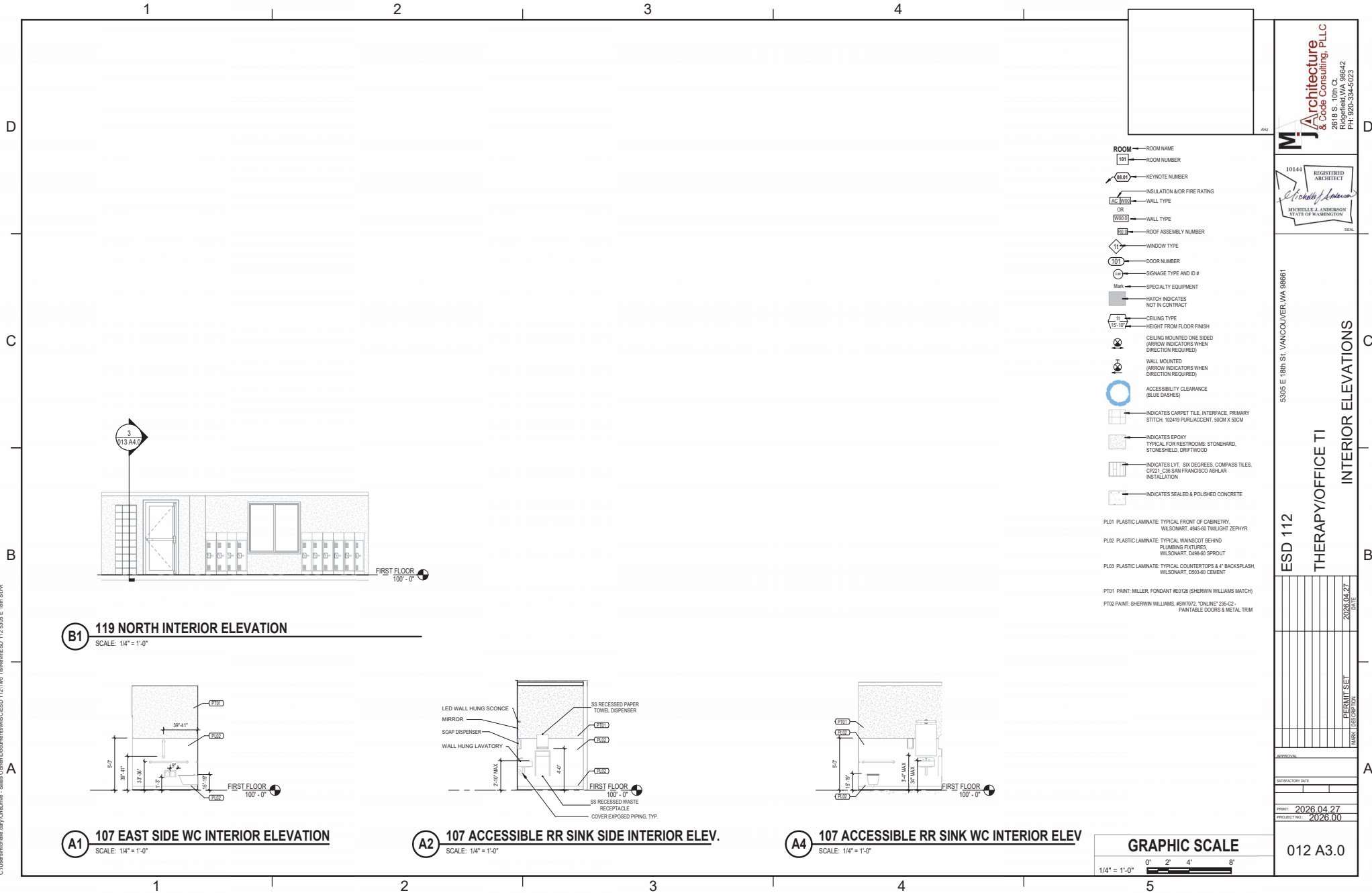
10144 REGISTERED ARCHITECT
Michelle J. Anderson
 MICHELLE J. ANDERSON
 STATE OF WASHINGTON
 SEAL

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 ESD 112
 THERAPY/OFFICE T1
 EXISTING/DEMO REFLECTED CEILING PLAN

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B1 119 NORTH INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A1 107 EAST SIDE WC INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A2 107 ACCESSIBLE RR SINK SIDE INTERIOR ELEV.
SCALE: 1/4" = 1'-0"

A4 107 ACCESSIBLE RR SINK WC INTERIOR ELEV
SCALE: 1/4" = 1'-0"

- ROOM** — ROOM NAME
- 101** — ROOM NUMBER
- 00M** — KEYNOTE NUMBER
- INS** — INSULATION &/OR FIRE RATING
- W** — WALL TYPE
- CR** — WALL TYPE
- W0.0** — WALL TYPE
- R0.0** — ROOF ASSEMBLY NUMBER
- W** — WINDOW TYPE
- D** — DOOR NUMBER
- S** — SIGNAGE TYPE AND ID #
- Eq** — SPECIALTY EQUIPMENT
- Hatch** — HATCH INDICATES NOT IN CONTRACT
- CEILING** — CEILING TYPE
- 15'-0"** — HEIGHT FROM FLOOR FINISH
- CEILING MOUNTED ONE SIDED** (ARROW INDICATORS WHEN DIRECTION REQUIRED)
- WALL MOUNTED** (ARROW INDICATORS WHEN DIRECTION REQUIRED)
- ACCESSIBILITY CLEARANCE** (BLUE DASHES)
- INDICATES CARPET TILE, INTERFACE, PRIMARY STITCH, 102419 PURLIACCENT, 500M X 500M**
- INDICATES EPOXY TYPICAL FOR RESTROOMS, STONEHARD, STONEHIELD, DRIFTWOOD**
- INDICATES LVT, SIX DEGREE, COMPASS TILES, CP21, L28 SAN FRANCISCO ASHLAR INSTALLATION**
- INDICATES SEALED & POLISHED CONCRETE**
- PL01 PLASTIC LAMINATE, TYPICAL FRONT OF CABINETRY, WILSONART, 4845-60 TWILIGHT ZEPHYR**
- PL02 PLASTIC LAMINATE, TYPICAL WAINSCOT BEHIND PLUMBING FIXTURES, WILSONART, 0583-60 SPROUT**
- PL03 PLASTIC LAMINATE, TYPICAL COUNTERTOPS & 4" BACKSPASH, WILSONART, 0583-60 CEMENT**
- PT01 PAINT: MILLER, FONDANT #E0126 (SHERWIN WILLIAMS MATCH)**
- PT02 PAINT: SHERWIN WILLIAMS, #SW7072, "ONLINE" 235-C2, PAINTABLE DOORS & METAL TRIM**



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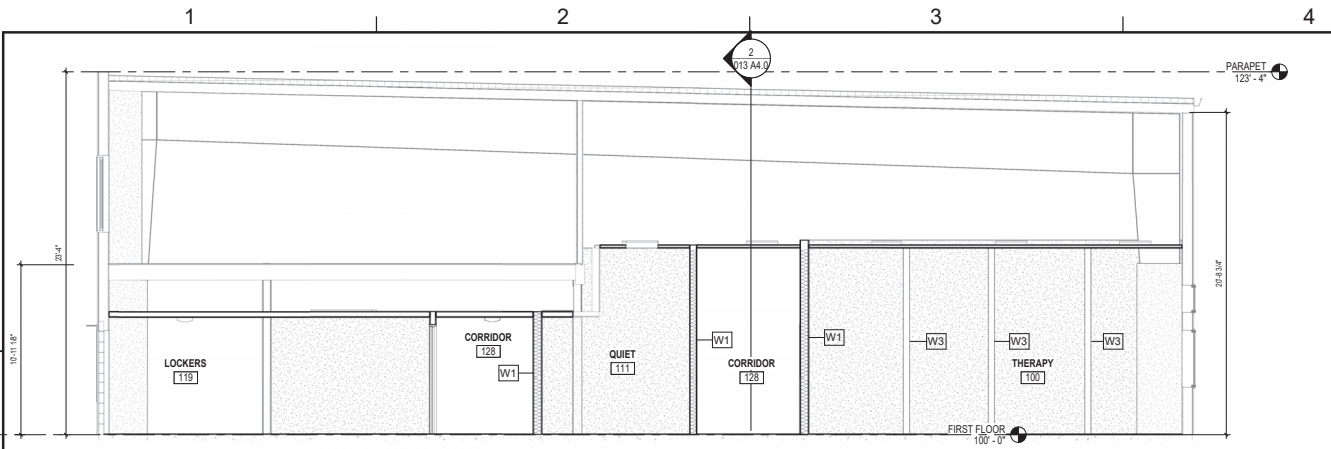
10144 REGISTERED ARCHITECT
Michelle J. Anderson
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 STATE OF WASHINGTON
 SEAL

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 THERAPY/OFFICE T1
 INTERIOR ELEVATIONS

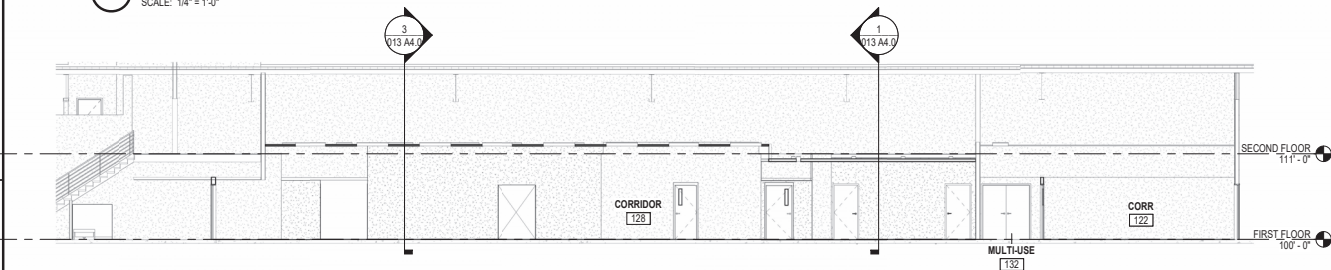
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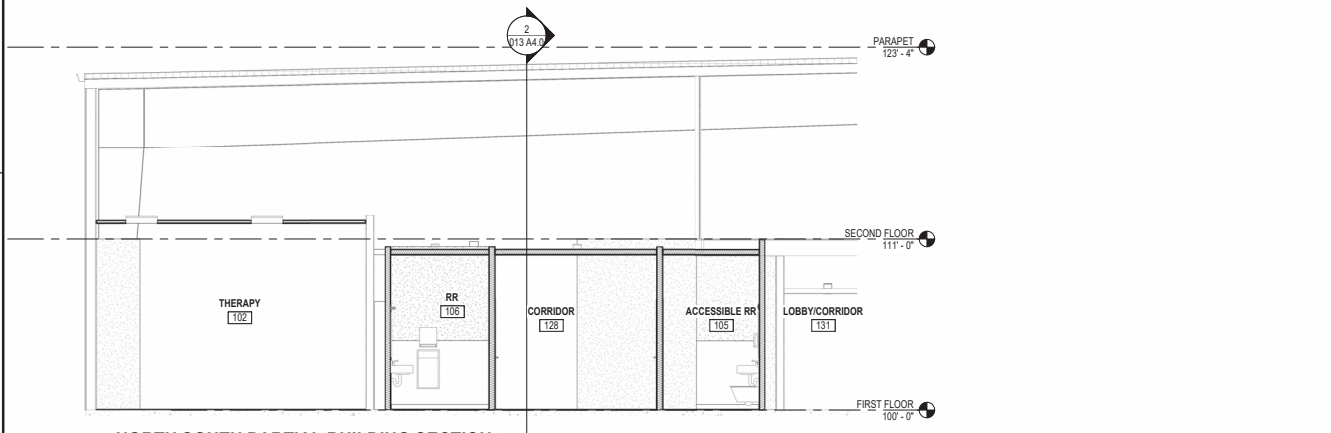
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3 NORTH SOUTH BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 EAST WEST PARTIAL BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 NORTH SOUTH PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

KEYNOTES

GRAPHIC SCALE(S)

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BUILDING SECTIONS

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