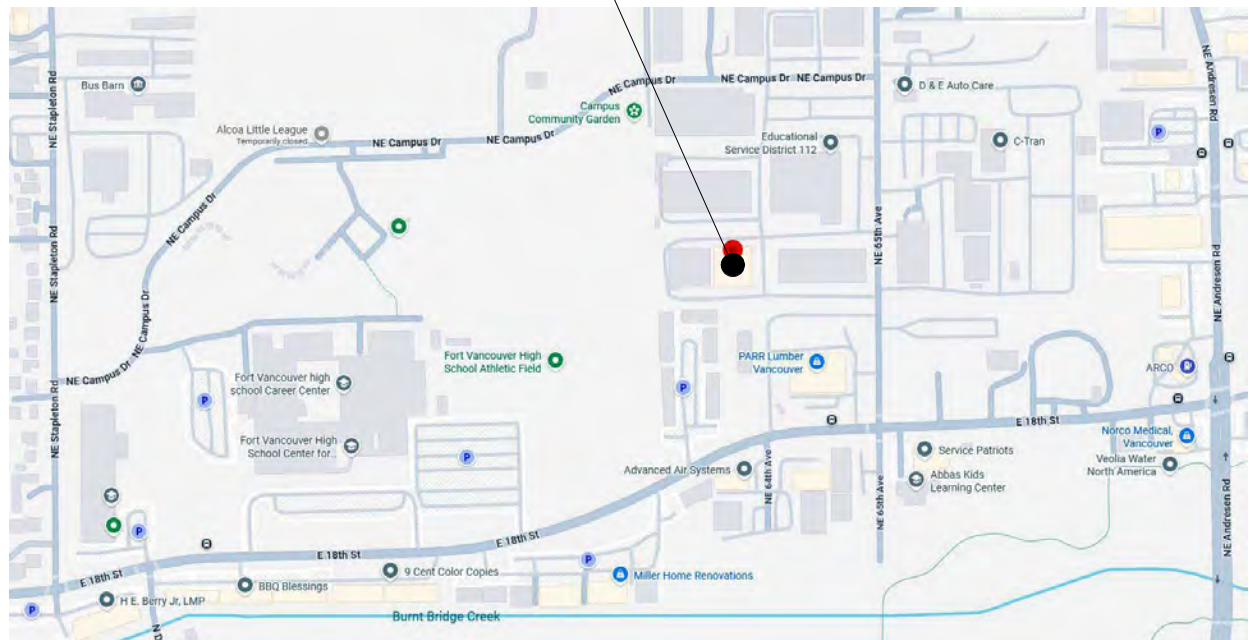


VICINITY MAP

2200 NE 65th Ave.
Vancouver, WA 98661



DEFERRED SUBMITTALS

MECHANICAL DESIGN
ELECTRICAL DESIGN
PLUMBING DESIGN

SEPARATE PERMITS TO BE OBTAINED
FROM FIRE MARSHALL'S OFFICE

FIRE SPRINKLER DESIGN
FIRE ALARMS

ESD 112 - 2200 Building
Education Facility Renovation
2200 NE 65th Ave.
Vancouver, WA 98661

PROJECT TEAM

OWNER

Educational Services District 112
2500 NE 65th Ave.
Vancouver, WA 98661

Jeff Strunk
+1 503 xxx xxxx
jeff.strunk@esd112.org

CONTRACTOR

TBD
Address
City, State Zip

TBD
+1 503 xxx xxxx
email@email.com

ARCHITECT

Koble Creative Architecture LLC
2117 NE Oregon Street, Suite 301
Portland, OR 97232

Terry Amundson, Architect
+1 503 539 4300
terry@koblecreative.com

CIVIL

MacKay
18405 SE Mill Plain Blvd, Ste. 100
Vancouver, WA 98683

Taylor Wilson, PE
+1 360 823 1344
twilson@gomackay.com

STRUCTURAL

Kramer Gehlen & Associates
805 Broadway, Ste. 415
Vancouver, WA 98660

Bryan Green
+1 360 693 1621
bryang@kramer-gehlen.com

MECH / PLUMB

MKE & Associates, Inc.
6915 S. Macadam Ave. Suite 200
Portland, OR 97219

Steve Ku, PE
+1 503 892 1188
stevek@mke-inc.com

ELECTRICAL

MKE & Associates, Inc.
6915 S. Macadam Ave. Suite 200
Portland, OR 97219

Mark Garand
+1 503 892 1188
markg@mke-inc.com

client
logo here

DRAWING INDEX

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00 GENERAL				
CS	COVER SHEET	08.07.2026		
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G102	ENERGY CODE INFORMATION	08.07.2026		
G103	ENERGY CODE INFORMATION	08.07.2026		
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C002	DEMO & EROSION CONTROL PLAN	08.07.2026		
C003	SITE IMPROVEMENTS PLAN	08.07.2026		
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03 DEMOLITION				
AD201	DEMO FLOOR PLAN	08.07.2026		
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04 ARCHITECTURE				
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A601	BUILDING SECTIONS	08.07.2026		
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A702	DOOR HARDWARE	08.07.2026		
A810	DETAILS	08.07.2026		
A900	FINISH SCHEDULE & LEGENDS	08.07.2026		
A901	FINISH FLOOR PLAN	08.07.2026		
A910	INTERIOR ELEVATIONS	08.07.2026		
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S100	STRUCTURAL NOTES	08.07.2026		
S101	STRUCTURAL NOTES	08.07.2026		
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S201	MEZZANINE FRAMING PLAN	08.07.2026		
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S301	FOUNDATION DETAILS	08.07.2026		
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06 MECHANICAL				
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M101	HVAC SCHEDULES	08.07.2026		
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07 PLUMBING				
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08 ELECTRICAL				
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E202	POWER AND SIGNAL PLAN - MECH PLATFORM	08.07.2026		
E203	POWER AND SIGNAL PLAN - PARAPET	08.07.2026		
E301	LIGHTING PLAN - LEVEL 1	08.07.2026		
E401	ENLARGED PLAN - KITCHEN	08.07.2026		
E501	ELECTRICAL DETAILS	08.07.2026		
Grand total: 70				

NOTE: MECHANICAL, ELECTRICAL AND PLUMBING ARE DEFERRED SUBMITTALS



PROJECT INFORMATION

PROJECT DESCRIPTION:	INTERIOR RENOVATION OF AN EXISTING, 17,325 SF TILT-UP CONCRETE BUILDING FOR AN EARLY LEARNING CENTER. EXISTING OFFICES AND CONFERENCE ROOMS IN BUSINESS OCCUPANCY WILL BE DEMOLISHED FOR THE NEW PLAN. AFFECTED PLAN AREA TOTALS APPROXIMATELY 7,875 SF. EXISTING WAREHOUSE AREA IS TO REMAIN UNALTERED. BUILDING TYPE IS III-B, FULLY SPRINKLERED, WITH NON-SEPARATED OCCUPANCIES. EXTERIOR IMPROVEMENTS ARE LIMITED TO NEW AND REPLACEMENT STOREFRONT WINDOWS AND ENTRIES, AND MINOR GRADING AND STAIRS FOR ACCESS.
BUILDING ADDRESS:	2200 NE 65TH AVE VANCOUVER, WA 98661
LOT SIZE:	7.94 ACRES
COUNTY:	CLARK COUNTY
PROPERTY ACCOUNT:	29472012
JURISDICTION:	CITY OF VANCOUVER
APPLICABLE CODES:	2021 WASHINGTON STATE BUILDING CODE 2021 WASHINGTON STATE MECHANICAL CODE 2021 WASHINGTON STATE PLUMBING CODE 2021 WASHINGTON STATE ENERGY CODE - COMMERCIAL PROVISIONS 2017 WASHINGTON ACCESSIBILITY CODE - ICC/ANSI A117.1 2017 2021 WASHINGTON STATE FIRE CODE

	EXISTING	PROPOSED
CONSTRUCTION TYPE	III-B	III-B
SPRINKLERED	Y	Y
BUILDING STORIES ABOVE GRADE	1	1
BUILDING STORIES BELOW GRADE	N/A	N/A
BUILDING OCCUPANCY	B, S-1	E, B, S-1
EXISTING BUILDING AREA	17,325 SF	17,325 SF
AREA OF WORK	7,875 SF	7,875 SF
OCCUPANT LOAD	SEE SHEET G200	SEE SHEET G201

ZONING INFORMATION

ZONING DESIGNATION:	IL - LIGHT INDUSTRIAL
OVERLAY:	FOURTH PLAIN CORRIDOR
COMP PLAN:	IND
NEIGHBORHOOD:	MEADOW HOMES
PLAN DISTRICT:	CC - CENTRAL CITY, CENTRAL EASTSIDE
BUILDING HEIGHT (BASE): MAXIMUM PROPOSED	45' 22'-2" +/- (EXISTING)
SETBACKS: MINIMUM PROPOSED	5' W/ L1 BUFFER PER TABLE 20.925.030-1 EXISTING - NO CHANGE
BUILDING COVERAGE: MAXIMUM PROPOSED	75% VARIOUS EXISTING BUILDINGS - NO CHANGE
LANDSCAPE AREA: MINIMUM PROPOSED	10% EXISTING - NO CHANGE
VEHICLE PARKING: MINIMUM	2.0 PER PRESCHOOL CLASSROOM 2 x 5 = 10 1.0 PER 5,000 SF WAREHOUSE 9,450 / 5,000 = 2 TOTAL 12
PROVIDED	18+

CHAPTER 3: USE & OCUPANCY

1. OCCUPANCY CLASSIFICATION GROUPS (NON-SEPARATED):

E (EDUCATIONAL)
B (BUSINESS)
S-1 (MODERATE-HAZARD STORAGE)

2. STORY OCCUPANCY CLASSIFICATION GROUP(S):

PROPOSED OCCUPANCIES			
OCCUPANCY CLASS	AREA	OLF	TOTAL OCCUPANTS
LEVEL 1			
B	508 SF	15 SF	36
B	815 SF	150 SF	10
B	331 SF	200 SF	2
B	119 SF	300 SF	2
E	4,039 SF	20 SF	206
S-1	183 SF	300 SF	3
S-1	9,114 SF	500 SF	19
	15,111 SF		278

3. OCCUPANCY CLASSIFICATION PER ROOM / SPACE:

(IN ACCORDANCE WITH WSBC SECTION 508.1)

REFER TO SHEET G201

CHAPTER 5: BUILDING HEIGHTS & AREAS

1. TYPE OF CONSTRUCTION:	III-B (FULLY SPRINKLERED) (IN ACCORDANCE WITH WSBC SECTION 602.1)
2. BASE ALLOWABLE BUILDING HEIGHT:	75 FEET (IN ACCORDANCE WITH WSBC TABLE 504.3)
3. ACTUAL BUILDING HEIGHT:	22 FEET, 2 INCHES +/-
4. BASE ALLOWABLE MAXIMUM NUMBER OF STORIES / ALLOWABLE AREA:	III-B / E OCCUPANCY 3 STORIES / 58,000 SF III-B / B OCCUPANCY 4 STORIES / 76,000 SF III-B / S-1 OCCUPANCY 4 STORIES / 70,000 SF NOTE: E IS THE MOST RESTRICTIVE OCCUPANCY
5. ACTUAL BUILDING AREA PER STORY:	1 STORY / 17,325 SF
6. MIXED USE AND OCCUPANCY:	NON-SEPARATED USES (IN ACCORDANCE WITH WSBC SECTION 508.3) LIMITED TO MOST RESTRICTIVE REQUIREMENTS OF WSBC CHAPTER 5, CHAPTER 9, AND SECTION 705
7. ACCESSORY AND INCIDENTAL USE SPACES:	NOT APPLICABLE

CHAPTER 6: TYPES OF CONSTRUCTION

1. REQUIRED FIRE RESISTANCE OF STRUCTURAL ELEMENTS:	III-B (IN ACCORDANCE WITH WSBC TABLE 601)
STRUCTURAL FRAMES:	0-HR
EXTERIOR BEARING WALLS:	2-HR
INTERIOR BEARING WALLS:	0-HR
EXTERIOR NON-BEARING WALLS:	SEE ITEM 2 & 3 BELOW
INTERIOR NON-BEARING WALLS:	0-HR
FLOOR CONSTRUCTION:	0-HR
ROOF CONSTRUCTION:	0-HR
2. III-B: E AND B OCCUPANCIES FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (IN ACCORDANCE WITH WSBC TABLE 705.5)	0 - < 5 FEET 1-HR 5 ≤ FEET - 10 FEET 1-HR 10 ≤ FEET - < 30 FEET 1-HR ≥ 30 FEET 0-HR
3. III-B: S-1 OCCUPANCY FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (IN ACCORDANCE WITH WSBC TABLE 705.5)	0 - < 5 FEET 2-HR 5 ≤ FEET - 10 FEET 1-HR 10 ≤ FEET - < 30 FEET 1-HR ≥ 30 FEET 0-HR

CHAPTER 7: FIRE & SMOKE PROTECTION

1. REQUIRED EXTERIOR OPENING PROTECTION:	UNPROTECTED, SPRINKLERED (IN ACCORDANCE WITH WSBC TABLE 705.8)
0 - < 3 FEET	0 %
3 FEET - < 5 FEET	15 %
5 FEET - < 10 FEET	25 %
10 FEET - < 15 FEET	45 %
15 FEET - < 20 FEET	75 %
20 FEET OR MORE	NO LIMIT

CHAPTER 9: FIRE PROTECTION SYSTEMS

1. AUTOMATIC SPRINKLER SYSTEM:	FULLY SPRINKLERED PER NFPA 13 (IN ACCORDANCE WITH WSBC SECTION 903)
2. FIRE ALARMS:	REQUIRED (IN ACCORDANCE WITH WSBC SECTION 907)
3. SMOKE DETECTION:	REQUIRED (IN ACCORDANCE WITH WSBC SECTION 907)
4. MINIMUM 2A-10BC RATED PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED EVERY 75 FEET TRAVEL DISTANCE:	PER NFPA 10
5. ROOMS CONTAINING FIRE PROTECTION EQUIPMENT:	(IN ACCORDANCE WITH FIRE CODE SECTION 509.1)
SHALL BE IDENTIFIED WITH SIGNAGE APPROVED BY FIRE MARSHAL'S OFFICE PRIOR TO OCCUPANCY. SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.	

CHAPTER 10: MEANS OF EGRESS

MEANS OF EGRESS ILLUMINATION (SECTION 1008)

THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL. THE POWER LEVEL FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY.

IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

1. 1008.3.1. WITHIN ROOMS OR SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS:
 - A. AISLES, CORRIDORS, AND EXIT ACCESS STAIRWAYS & RAMPS
2. 1008.3.2. WITHIN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS:
 - A. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
 - B. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS
 - C. EXIT PASSAGEWAYS
 - D. VESTIBULES AND AREAS USED FOR EXIT DISCHARGE (WSBC 1028.1)
3. 1008.3.3. WITHIN THE FOLLOWING ROOMS AND SPACES:
 - A. ELECTRICAL EQUIPMENT ROOMS
 - B. FIRE COMMAND CENTERS
 - C. FIRE PUMP ROOMS
 - D. GENERATOR ROOMS
 - E. PUBLIC RESTROOMS WITH AN AREA >300 SF

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90-MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL COMPLY WITH SECTION 2702.

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

2. COMMON PATH OF EGRESS TRAVEL DISTANCE:	(IN ACCORDANCE WITH WSBC TABLE 1006.2.1)
E OCCUPANCY	75 FEET
B OCCUPANCY	100 FEET
S-1 OCCUPANCY	100 FEET
3. EXIT ACCESS TRAVEL DISTANCE	(IN ACCORDANCE WITH WSBC TABLE 1017.2)
E OCCUPANCY	250 FEET
B OCCUPANCY	300 FEET
S-1 OCCUPANCY	250 FEET

CHAPTER 11: ACCESSIBILITY

1. SEE G120 FOR ACCESSIBLE ROUTE DETAILS
2. SEE G121 FOR ACCESSIBILITY FOR PUBLIC AREAS

CHAPTER 12: INTERIOR ENVIRONMENT

1. TEMPERATURE CONTROL (IN ACCORDANCE WITH WSBC SECTION 1203)
SEE MECHANICAL DRAWINGS AND SHEET G110 FOR ASSEMBLIES.

CHAPTER 13: ENERGY EFFICIENCY

2021 WASHINGTON STATE ENERGY CODE SECTION C503 - ALTERATIONS COMMERCIAL PROVISIONS ALTERATIONS TO EXISTING BUILDINGS
CLARK COUNTY, CLIMATE ZONE 4C
THE 7,875 SF ALTERATION IS CONSIDERED AS A STAND-ALONE PROJECT WITHIN THE 17,325 SF TOTAL EXISTING BUILDING AREA, WITHOUT INCLUDING EXISTING WAREHOUSE AREAS.
EXISTING FULLY-CONDITIONED OFFICES IN BUSINESS USE ARE REPLACED WITH FULLY CONDITIONED SPACES IN EDUCATION AND BUSINESS USE.
PROJECT CLOSE OUT DOCUMENTATION IS REQUIRED INCLUDING ENVELOPE RECORD CONSTRUCTION DOCUMENTS, APPLICABLE CALCULATIONS, WSEC ENVELOPE COMPLIANCE REPORTS, AND FENESTRATION NFRC RATING CERTIFICATES.
A THERMAL ENVELOPE CERTIFICATE IS REQUIRED AT PROJECT CLOSE OUT. INFORMATION ON THIS CERTIFICATE SHALL INCLUDE THE RATED R-VALUES OF ALL OPAQUE ASSEMBLY INSULATION, U-FACTORS & SHGCs FOR ALL FENESTRATION ASSEMBLIES AND GLAZED DOORS.

1. BUILDING ENVELOPE COMPONENT PERFORMANCE PATH
ALTERATIONS TO AN EXISTING BUILDING SHALL CONFORM TO THE PROVISIONS OF THE CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING TO COMPLY WITH THE CODE. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THE CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.
REFERENCE ENVELOPE COMPLIANCE SUMMARY SHEET G102.
REFERENCE SHEET G110 - ASSEMBLIES & A701 - DOOR & WINDOW TYPES.
2. ADDITIONAL ENERGY EFFICIENCY CREDIT MEASURES (WSEC SECTION 406)
PER C503.1, THE ADDITIONAL ENERGY EFFICIENCY CREDIT REQUIREMENTS OF SECTION C406.1 AND THE RENEWABLE ENERGY REQUIREMENTS IN SECTION C411 DO NOT APPLY TO ALTERATIONS.
PER C406.2.12, ENHANCED ENVELOPE PERFORMANCE, THE PROJECT ACHIEVES A PROPOSED TOTAL UA 15% LOWER THAN THE ALLOWABLE TOTAL UA. WHILE ENERGY CREDIT POINTS ARE NOT REQUIRED FOR ADDITIONS, THE ENHANCED ENVELOPE PERFORMANCE IS DOCUMENTED FOR ACHIEVING WASHINGTON SUSTAINABLE SCHOOL PROTOCOL (WSSP) POINTS, WHICH IS NOT A PART OF THIS PERMIT SUBMITTAL.

CHAPTER 29: PLUMBING

OCCUPANCY CLASS	TOTAL OCCUPANTS				MALE		FEMALE		
EDUCATIONAL	206				103		103		
BUSINESS	50				25		25		
STORAGE	3				2		2		
NOTE: THE 19 WAREHOUSE OCCUPANTS ARE SERVED BY SEPARATE RESTROOMS NOT IN SCOPE									
OCC. CLASS	REQUIRED RATIOS				REQUIRED NO. OF FIXTURES				DF
	WATER CLOSETS		LAVATORIES		WATER CLOSETS		LAVATORIES		
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	REQ'D
E	1:35	1:25	1:85	1:50	2.94	4.12	1.21	2.06	0
B	1:25	1:25	1:40	1:40	1.00	1.00	0.63	0.63	0
S-1	1:100	1:100	1:100	1:100	0.02	0.02	0.02	0.02	0
TOTAL					3.96	5.14	1.86	2.71	0
REQUIRED					4	6	2	3	0
PROVIDED					10 UNISEX		12 UNISEX		2



ENVELOPE COMPLIANCE SUMMARY						
2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1				Administered by: ©2026 NEEA. All rights reserved.		
Project & Applicant Information	Project Title	ESD-112 2200 Building Education Facility Renovation - 2021 WSEC		For Building Department Use:		Date: Aug 06, 2026
	Project Address	2200 NE 65th Ave Vancouver, WA 98661				
	Applicant Name	Karl Kobi				
	Applicant Phone	503-750-5584				
	Applicant Email	karl@koblecreative.com				
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com						
General Occupancy	All Commercial	General Building Use Type(s)	Education, Preschool/Daycare	Building Cond. Floor Area	7,875	
Project Scope	Alteration	Space Conditioning Categories	Fully Conditioned	Project Cond. Floor Area	7,875	
Envelope Project Description	Interior renovation of an existing, 17,325 sf roll-up concrete building for an early learning center. Existing offices and conference rooms in business occupancy will be demolished for the new plan. Affected plan area totals 7,875 sf. Existing warehouse area is to remain unaltered. Exterior improvements are limited to new and replacement storefront windows and entries.			Floors Above Grade	1	
				Compliance Method	General Prescriptive	
Envelope Compliance Scope and Method	Scope	Space Conditioning Category	Compliance Method	WWR/SRR per Category	U/A Calculation Adjustment	Fenestration Alternates
	Alteration	Fully Conditioned	Component performance	20.10% / 0%	No Calculation Adjustments allowed	No alternates selected COMPLIES
Additional Energy Efficiency (AEC) Measures Included		Enhanced envelope performance - 15% lower UA		Load Management (LDM) Measures Included		No envelope load management measure credits included in project
Air Barrier Testing		Air barrier testing not included		Air Barrier Comments		No change in space conditioning or qualifying change in occupancy

Project Title						ESD-112 2200 Building Education Facility Renovation - 2021 WSEC		Date		Aug 06, 2026	
Scope & Space Conditioning		ALTERATION - FULLY CONDITIONED				Compliance Verification		COMPLIES			
Window-to-wall Ratio		20.10%		Skylight-to-roof-ratio		0%		Vertical Fenestration Alternate		No alternates selected	
Opaque Envelope Assemblies											
Roof/Ceiling		Location in Documents	Assembly ID	Assembly Location	Insulation R-Values						
Joist or single rafter		G110	New Ceilings	Interior partition	Cavity	Continuous (% penetration)	2nd Layer (MB Roof)	U-Factor	Net Area (SF)		
U-Factor Source: WSEC Appendix A Default					U-Factor Source Description:						
Roof Framing Type: Standard					Roof Framing Depth (Inches):						
Roof Framing Spacing (OC):					Roof Framing Material: Wood-framed						
Ceiling/Attic Venting: Vented					New, upgraded or unaltered existing?: New assembly						
Walls		Location in Documents	Assembly ID	Assembly Location	Cavity	Continuous (% penetration)	Insulated Wall Furring	U-Factor	Net Area (SF)		
Mass (precast concrete) - Commercial		G110	East Exterior Wall	Exterior & above grade	R-21	R-0 (< 0.04%)	Yes	U-0.057	2.346		
Energy Code Edition: 2021 WSEC					Does assembly include insulated interior wall furring?: Yes						
Wall Furring Material: Wood-frame					Framing Depth: 2x4						
Other Framing Depth:					Framing Spacing (OC):						
U-Factor Source:					U-Factor Source Description:						
New, upgraded or unaltered existing?: Upgraded existing assembly											
Mass (precast concrete) - Commercial		G110	North & South Exterior Walls	Exterior & above grade	R-15	R-0 (< 0.04%)	Yes	U-0.079	2.099		
Energy Code Edition: 2021 WSEC					Does assembly include insulated interior wall furring?: Yes						
Wall Furring Material: Wood-frame					Framing Depth: 2x4						

	Other Framing Depth:			Framing Spacing (OC):				
	U-Factor Source: WSEC Appendix A Default:			U-Factor Source Description:				
New, upgraded or unaltered existing?: Upgraded existing assembly								
Fenestration & Opaque Door Assemblies								
Vertical Fenestration	Location in Documents	Assembly ID	Assembly Location	Insulation R-Values				
				Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Fenestration U-Factor	Rough Opening (SF)
	Fixed - Class AW or site built	A501, A701	New Storefront Windows	Exterior	PF < 0.2	SHGC-0.38	U-0.34	624
U-Factor & SHGC Source:				U-Factor Source Description:				
New, upgraded or unaltered existing?: New assembly								
Glazed Doors	Location in Documents	Assembly ID	Assembly Location		Shading (PF)	Fenestration SHGC	Fenestration U-Factor	Rough Opening (SF)
	Swinging entrance door	A501, A701	New Storefront Door (North Entrance)	Exterior	PF < 0.2	SHGC-0.33	U-0.60	27
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this a public entrance door?: Yes				Door enclosed within a vestibule?: Yes				
New, upgraded or unaltered existing?: New assembly								
Swinging entrance door	A201, A501, A701	New Storefront Doors (Egress)	Exterior	PF < 0.2	SHGC-0.33	U-0.60	187	
U-Factor & SHGC Source:				U-Factor Source Description:				
Is this a public entrance door?: No				New, upgraded or unaltered existing?: New assembly				

Project Title	ESD-112 2200 Building Education Facility Renovation - 2021 WSEC						Date	Aug 06, 2026	
U x A Calculation			ALTERATION - FULLY CONDITIONED				COMPLIES		
Opaque Envelope Assemblies			PROPOSED			TARGET			
Roof/Ceiling	Assembly ID		Roof/Ceiling Assembly U-Factor	Net Area (SF)	U x A	Roof/Ceiling Assembly U-Factor	Net Area (SF)	U x A	
Joist or single rafter	New Ceilings		0.027	7,875.0	212.6	0.027	7,875.0 (1)	212.6	
U-Factor Source: WSEC Appendix A Default			U-Factor Source Description:						
New, upgraded or unaltered existing?: New assembly									
Walls	Assembly ID		Wall Assembly U-Factor	Net Area (SF)	U x A	Wall Assembly U-Factor	Net Area (SF)	U x A	
Mass (precast concrete) - Commercial	East Exterior Wall		0.057	2,346.0	133.7	0.104	2,346.0 (1)	244.0	
Mass (precast concrete) - Commercial	North & South Exterior Walls		0.079	2,099.0	165.8	0.104	2,099.0 (1)	218.3	
Fenestration Assemblies			PROPOSED			TARGET			
Vertical Fenestration	Assembly ID		Fenestration U-Factor	Assembly Rough Opening (SF)	U x A	Fenestration U-Factor	Assembly Rough Opening (SF)	U x A	
Fixed - Class AW or site built	New Storefront Windows		0.34	624.0	212.2	0.34	624.0 (1)	212.2	
U-Factor Source: WSEC Appendix A Default			U-Factor Source Description:						
New, upgraded or unaltered existing?: New assembly									
Glazed Doors	Assembly ID		Glazed Door U-Factor	Assembly Rough Opening (SF)	U x A	Glazed Door U-Factor	Assembly Rough Opening (SF)	U x A	
Swinging entrance door	New Storefront Door (North Entrance)		0.60	27.0	16.2	0.60	27.0 (1)	16.2	
Swinging entrance door	New Storefront Doors (Egress)		0.60	187.0	112.2	0.60	187.0 (1)	112.2	
U-Factor Source: WSEC Appendix A Default			U-Factor Source Description:						
New, upgraded or unaltered existing?: New assembly									
Project Totals			Proposed Area		Proposed Ux A		Target Ux A		
			13,158		853		13,158		

Project Title	ESD-112 2200 Building Education Facility Renovation - 2021 WSEC					Date	Aug 06, 2026	
SHGC x A Calculation		ALTERATION - FULLY CONDITIONED				COMPLIES		
Fenestration Assemblies			PROPOSED			TARGET		
Glazed Doors	Assembly ID	PF	Glazed Door SHGC	Assembly Rough Opening (SF)	SHGC x A	Glazed Door SHGC	Assembly Rough Opening (SF)	SHGC x A
Swinging entrance door	New Storefront Doors (Egress)	PF < 0.2	0.33	187.0	61.7	0.33	187.0 (1)	61.7
Swinging entrance door	New Storefront Door (North Entrance)	PF < 0.2	0.33	27.0	8.9	0.33	27.0 (1)	8.9
U-Factor Source: WSEC Appendix A Default								
New, upgraded or unaltered existing?: New assembly								
Vertical Fenestration	Assembly ID	PF	Fenestration SHGC	Assembly Rough Opening (SF)	SHGC x A	Fenestration SHGC	Assembly Rough Opening (SF)	SHGC x A
Fixed - Class AW or site built	New Storefront Windows	PF < 0.2	0.38	624.0	237.1	0.38	624.0 (1)	237.1
U-Factor Source: WSEC Appendix A Default								
New, upgraded or unaltered existing?: New assembly								
Project Totals		Proposed Area		Proposed SHGC x A		Target Area		Target SHGC x A
		838		308		838		308

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Project: ESD-112 2200 Building Education Facility Renovation - 2021 WSEC 2200 NE 65th Ave. Vancouver, WA 98661					
Date: 2026-08-06					
Applies	Code Section	Component	Compliance Information Required In Permit Documentation	Location in Documents	Building Department Notes
SCOPE					
NA	C103	Construction documents - General	For a stand-alone project, indicate if there is no envelope scope included in the project.		
YES	C103	Construction documents - General	For an alteration project, indicate if there is no envelope scope included in the project.	G101, G102, A501	
NA	C402.1.4.1	Low energy spaces	Identify low energy enclosed spaces on plans; include calculations if applicable that demonstrate eligibility for envelope provisions exemption.		
NA	C402.1.4.2	Semi-heated spaces	Identify semi-heated spaces on plans; include mechanical heating system type and capacity calculations that demonstrate eligibility for envelope provisions exemption.		
NA	C402.1.4.3	Greenhouse spaces	Identify greenhouse spaces on plans; include vertical fenestration and glazed roof / skylight assembly information and mechanical heating system type if applicable that demonstrates eligibility for envelope provisions exemption.		
NA	C402.1.2	Equipment buildings	Provide building of area, average wall and roof U-factor, installed electric equipment power (W/sf), mechanical equipment type and capacity (btuh/sf) and heating setpoint restriction (≤ 50°F) to demonstrate eligibility for envelope provisions exempt.		
NA	C402.1.2.1	Standalone elevator hoistways	Identify elevator hoistway on plans and indicate it does not serve or open into conditioned or semi-heated space; indicate dedicated HVAC system includes heating and cooling setpoints restrictions (≤ 40°F/°F and ≥ 95°F/°F, respectively) to demonstrate		
NA	C410.1	Walk-in cooler and freezer spaces	Identify locations and floor area of each walk-in cooler and freezer space on plans including site assembled, site constructed and prefabricated units.		
NA	C410.4.1	Mixed residential & commercial building	Identify locations and floor area of warehouse cooler and freezer spaces on plans.		
YES	C502.1	Building additions	Indicate whether the building addition complies as a stand-alone project or if the addition and the existing building is combined into a single building to demonstrate compliance.	G101	

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NA	C505.2	Change in space conditioning alterations	Identify on plans existing unconditional space category to comply with conditioned space and existing semi-heated space; changing to conditioned spaces provide load calculations per Section C501.2.2 for new and existing in volume (if applicable) meet	
YES	C505.1	Change in space conditioning alterations	Indicate whether the area under-going a change in space conditioning complies as a stand-alone project or if the alteration area is combined with all existing equivalent space conditioning areas in the building to demonstrate compliance.	G101
NA	C505.3	Change in occupancy alterations	Identify on plans existing U-Factor and U-occupancy spaces undergoing a change in occupancy and final occupancy type.	
NA	C505.3	Change in occupancy alterations	Identify on plans existing Group R space-permitted prior to July 1, 2012 that are undergoing a change to a commercial occupancy.	
NA	C505.3	Change in occupancy alterations	Identify on plans existing commercial (non-Group R) occupancy spaces undergoing a change to a Group R occupancy.	
YES	C505.1	Change in occupancy alterations	Indicate whether the area under-going a change in occupancy complies as a stand-alone project or if the alteration area is combined with all existing equivalent occupancy areas in the building (as defined per Section C505.3) to demonstrate compliance.	G101
ENVELOPE ASSEMBLIES				
YES	C103.6.3	Thermal envelope compliance path	Indicate envelope thermal performance compliance path taken (prescriptive or component performance) and provide corresponding WSEC envelope compliance reports in project documentation	G101, G102
NA			If complying prescriptively, demonstrate that each opaque envelope assembly complies via either the minimum prescriptive R-value per Table C402.1.3 or the maximum prescriptive U-factor/R-factor per Table C402.1.2; include U-factor/R-factor source in compl	
YES			If complying via component performance, demonstrate that the Proposed Total Ux/A is equal to or less than the Allowable Total Ux/A; also demonstrate that the Proposed Total SHGCx/A is equal to or less than the Allowable SHGCx/A.	G102
NA			If complying via total building performance, provide a list of all proposed envelope component types, areas and U-values in energy model documentation.	

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NA	C103.2 C303.1.3 C402.4.4 Tabl	Garage doors	For garage doors with ≤ 50% integral glazed area, indicate glazing configuration (single or multiple row), percentage of glazed area and rated U-factor (per NFRC 100, ANSI/DASMA 105 or eligibility for exception) on wall sections or in door schedules, an	
NA	C103.1 C303.1.1	Floor assembly over outdoor or conditioned space insulation	Indicate R-value(s) of assembly and/or continuous insulation on floor sections and WSEC envelope compliance reports	
NA			For floor joists, indicate framing material and framing depth on floor sections.	
NA			For mass floors, indicate thermal mass category (mass, medium, or lightweight) and reports.	

NA	C402.2.8	Above-grade exterior concrete slabs	Indicate on plans the locations of all decks, balconies and other above-grade concrete slabs that generate the building thermal envelope; indicate the total sf area (slab thickness multiplied by the perimeter length) is accounted for as a separate above	
NA	C402.2.8	Above-grade exterior concrete slabs	For prescriptive compliance, indicate a minimum R-10 thermal break at all above-grade exterior concrete slab locations (or applicable exception); for component performance compliance, indicate code target U-factor for a mass wall and proposed U-factor as	
NA			Indicate R-value of continuous insulation on wall section or foundation detail and WSEC envelope compliance reports	
NA			Indicate method of protection of exposed exterior slab edge insulation	
NA			For un-heated slab-on-grade floors, to comply prescriptively indicate insulation extends down vertically and / or horizontally the required distance from top of slab, for component performance provide effective F-factor.	
NA			For heated slab-on-grade floors, to comply prescriptively indicate insulation extends down vertically from top of slab and then horizontally under the entire slab, for component performance provide effective F-factor for a heated slab.	
NA			Indicate on plans the locations and configuration of all mass transfer deck slabs; indicate the total sf area (slab thickness multiplied by the length of the edge condition) is accounted for as a separate above grade wall assembly; indicate compliance is	

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NA	C402.2.6	Radiant heating system panels insulation	Indicate on plans the insulation R-value (account for vertical fenestration and/or bottom surface of radiantly heated floors (other than heated slab-on-grade).	
YES	C402.4 C303.1.3	Vertical fenestration assembly performance factors	Indicate U-factors, SHGC and VT values in fenestration schedules and WSEC envelope compliance reports	G102, A701
NA			Indicate if an area-weighted U-factor is used for multiple fenestration types within the same fenestration category per Table C402.4; provide area-weighted U-factor calculation	
YES			Indicate if U-factor, SHGC and VT values are NFRC or default; if default then specify frame type, glazing layers, gap width, low-e coatings, gas-fill.	A701
NA	C402.4.3.3	Dynamic glazing performance factors	Indicate U-factors, variable SHGCs and VT values for dynamic glazing products in fenestration schedules and WSEC envelope compliance reports; indicate automatic controls that modulate solar gain in multiple steps; dynamic glazing cannot be area-weighted w	
NA	C402.4.3	Permanent shading projection factor (PF)	For vertical fenestration shaded by building element overhangs or permanent external shading devices, provide projection factor calculations per Equation 4-6 for each fixed and operable vertical fenestration type with similar permanent shading geometry.	
NA	C402.2.9	Vertical fenestration intersection with opaque walls _{1/2}	For vertical fenestration within wall assemblies with continuous insulation (CI), indicate in wall sections that the exterior glazing layer and thermal break are aligned laterally within 2-inches of the CI layer.	
NA	C402.2.9	Vertical fenestration intersection with opaque walls _{1/2}	For vertical fenestration within wall assemblies without continuous insulation, indicate in wall sections that the exterior glazing layer and thermal break are aligned laterally within 2-inches of the exterior face of the outermost insulation layer.	
NA	C402.2.9	Vertical fenestration intersection with opaque walls _{1/2}	*For vertical fenestration that is inset from the exterior face of the opaque wall rough opening, indicate in wall sections that the exposed exterior portion of the rough opening is covered with a material with an R-value of at least R-3 (insulation, 1-1/	
YES	C402.4.1 C502.2.1	Vertical fenestration maximum area	For window-to-wall ratio (WWR) calculation, provide total net sf area of all above grade wall assemblies and total rough opening sf area of all vertical fenestration assemblies in the building; each space conditioning category in the building shall be cal	G102

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NA	C402.4.1 C502.2.1	Vertical fenestration maximum area	If WWR exceeds the prescriptive maximum allowed, indicate alternate compliance method applied (component performance calculation with target area adjustment, vertical fenestration high performance prescriptive alternate, or both).	
NA	C402.1.5	Vertical fenestration maximum area	If component performance with target area adjustment (TAA) will be used to account for vertical fenestration area in excess of the prescriptive maximum allowed, include TAA calculation in WSEC envelope compliance reports.	
NA	C402.4.1.1 C402.4.1.1.1 C502.	Vertical fenestration prescriptive alternate - Optimized daylighting	Provide calculations that demonstrate at least 50% of the total conditioned floor area is within a daylight zone; demonstrate compliance for each space conditioning category in the building separately	
NA			Indicate in project plans that all lighting fixtures located within daylight zones shall be provided with daylight responsive controls per Section C405.2.4.1	
NA			Indicate that the visible transmittance (VT) of all vertical fenestration in the building is at least 1-1 times the required SHGC per Table C402.4 or no less than VT-0.50, whichever is greater.	
NA	C402.4.1.1 C402.4.1.1.2 C502.	Vertical fenestration prescriptive alternate - High performance fenestration	Indicate high performance U-factors and SHGC values in fenestration schedules and WSEC envelope compliance reports	
NA			Indicate if an area-weighted U-factor is used for multiple high performance fenestration elements within the same fenestration category per Table C402.4; provide area-weighted U-factor calculation.	
NA	C402.4 C303.1.3	Skylight (horizontal fenestration) assembly performance factors	Indicate U-factors, SHGC and VT values in fenestration schedules and WSEC envelope compliance reports; indicate if values are NFRC or default	
NA	C402.4.3.4	Skylight (horizontal fenestration) assembly performance factors	Indicate if an area-weighted U-factor is used for multiple skylight types; provide area-weighted U-factor calculation.	
NA	C402.4.1 C502.2.2	Skylight maximum area	For skylight-to-roof ratio (SRR) calculation, provide total net sf area of roof and total rough opening sf area of all skylight assemblies in the building; each space conditioning category in the building shall be calculated separately; include SRR in WSE	
NA	C102.4.1 C402.1.5 C502.2.2	Skylight maximum area	If SRR exceeds the prescriptive maximum allowed, indicate compliance method applied (component performance calculation with target area adjustment).	

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NA	C402.1.5	Wall / vertical fenestration and roof / skylight target area adjustment	If target area adjustment (TAA) will be used behind radiant panels, U-bend/headers and bottom surface of radiantly heated floors (other than heated slab-on-grade).	
NA	C402.1.2	Single-story spaces requiring skylights	Provide list of enclosed, single story spaces located directly under a roof that exceed 2,500 sf floor area and have a ceiling height ≥ 15 ft for at least 75% of the ceiling area within the space; for each space identify the space use, floor area, floor	
NA			For each space required to comply with the skylight provision, provide calculations for percentage of conditioned floor area located within a toplit daylight zone (minimum is 50%); if exception is taken for spaces where the total floor area minus the side	
NA			Indicate compliance method applied to each space (minimum ratio of skylight area to toplit daylight zone area is ≥ 3%, OR minimum skylight effective aperture is ≥ 1% per Equation C4-5); provide compliance method calculations for each space	
NA			Indicate haze factor of skylight glazing material or diffuser.	
NA	C410.2	Walk-in and warehouse cooler and freezer envelope	Indicate insulation R-values for cooler and freezer wall and ceiling assemblies in plans and WSEC envelope compliance reports	
NA			Indicate cooler and freezer door insulation R-values in plans and WSEC envelope compliance reports; indicate method of minimizing air infiltration (strip doors, curtains, spring-hinged doors, etc.); provide automatic door closure (or note exception taken)	
NA			For transparent reach-in doors and fixed windows, indicate number of glass panes (double or triple pane); indicate whether the interstitial spaces between panes is filled with inert gas or if panes are heat-reflective treated glass.	

ENVELOPE ASSEMBLIES - ADDITIONAL ENERGY EFFICIENCY MEASURE				
YES	C406.2.1.2	Enhanced thermal envelope performance	To comply with this additional efficiency measure, indicate thermal envelope compliance is via component performance; provide WSEC envelope compliance reports that demonstrate Proposed Total UxA is 15% lower than the Allowable (Code Target) Total UxA	G102
ENVELOPE ASSEMBLIES - LOAD MANAGEMENT MEASURES				

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NA	C406.3.3	Automated shading	To comply with this additional efficiency measure, provide calculations that demonstrate window-to-wall ratio (WWR) on south & west facing exposures exceed 20%; indicate method of shading (movable exterior shading or dynamic glazing) on plans for all sunl	
NA	C406.3.3	Automated shading	Indicate automatic controls are connected to a central DDC system having digital input capable of being activated by an external utility signal; where utility real-time demand or pricing program exists, indicate system configured to utilize this signal; o	
NA	C406.3.7	Building thermal mass	To comply with this additional efficiency measure, indicate building includes mass wall and floor assemblies with indoor facing mass surfaces that communicate directly with the conditioned indoor air wall board and hard surface flooring are permitted wit	
NA	C406.3.7	Building thermal mass	Indicate HVAC systems serving areas with building thermal mass are configured with summer mode night flush sequence control of air economizers to pre-cool the building during unoccupied periods	
NA	C406.3.7	Building thermal mass	Indicate automatic controls are connected to a central DDC system having digital input capable of being activated by an external utility signal; where utility real-time demand or pricing program exists, indicate system configured to utilize this signal; o	
AIR BARRIER & AIR LEAKAGE TEST				
YES	C402.5.1.1	Air barrier construction and sealing	Identify location and provide diagram of continuous air barrier in plans and sections	A810
YES			Provide details for all joints, transitions in materials, penetrations in air barrier and note method of sealing (caulked, gasketed, or other approved method)	A810
NA	C402.5.5 C402.5.1.1	Rooms containing fuel burning space conditioning appliances	For room(s) located within the conditioned space that contain non-direct vent fuel-burning appliances that require outdoor air for combustion, indicate method of isolation from the conditioned space; include sealing of walls, floor and ceiling of room, do	
NA			Indicate walls, floor and ceiling of the room envelope are insulated to the same level required for an exterior envelope; indicate combustion air ductwork that passes through conditioned space is provided with at minimum R-16 insulation.	
NA	C402.5.6	Doors and access openings to shafts, chutes, stairways and elevator lobbies	Indicate locations of all doors and access openings to shafts, chutes, stairways and elevator lobbies on plans	

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NA			Indicate method of sealing of these openings (gasketing, weatherstripping, other sealing method); or exception taken.	
YES	C402.5.7	Outdoor air intakes, exhaust and relief openings	Indicate locations of all stairway enclosure, elevator shaft and building pressurization relief openings, outside air intakes and exhaust openings on plans	M203
YES			Indicate in air barrier documentation and mechanical plans that all relief, outside air intake and exhaust openings shall be provided with dampers in accordance with Mechanical Section C403.7.8.	M sheets
NA	C402.5.10	Recessed lighting in building envelope	Indicate method of sealing between light fixture housing and wall or ceiling	
NA			Indicate in air barrier documentation and lighting fixture schedules that all recessed lighting fixtures shall be IC rated and have an air leakage rating not greater than 2 cfm per ASTM E283 test.	
NA	C102.5.1.2C 402.5.1.2.1	Building enclosure air leakage test	Indicate in project documents that building enclosure air leakage testing is required for WSEC compliance	
NA			Provide area calculations that account for all six sides of the air barrier boundaries	
NA			For commercial buildings, indicate that building enclosure air leakage testing shall be performed per ASTM C779 (or equivalent method approved by the code official) and the target leakage rate is 0.25 cfm/ft ² (1.5 L/s*m ²) at 0.3 in. wg (75 Pa)	

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NA			For a commercial or Group R occupancy area weighted test, indicate that tested portions of the building shall include all spaces directly under the roof, all spaces that have a building entrance, exposed floor, loading dock or are below grade plane, and representative above-grade areas that total ≥ 25% of the building total above-grade wall area; indicate in project documents that the weighted average air leakage rate of the building thermal envelope shall not exceed 0.25 cfm/f12 (1.27 L/s*m2) when measured at a pressure differential of 0.3 in. wg (75 Pa).
NA			For a Group R occupancy building where dwelling units, sleeping units or other condition spaces are accessed directly from the outdoors, indicate that each testing unit, or a representative sampling of units, shall be tested separately via an un-guarded blower door test; indicate in project documents that the weighted average air leakage rate of all testing units combined shall not exceed 0.25 cfm/f12 (1.27 L/s*m2) when measured at a pressure differential of 0.2 in. wg (50 Pa).
NA			If the building is mixed residential / commercial and three stories or less above grade plane, indicate which building enclosure air leakage test procedure will be used for the Group R-2 / R-3 areas (Section R402.4.1.2 or C402.5.1.2); if per R402.4.1.2, i
NA			Include the following requirements in project documents: (1) Submit building enclosure air leakage test reports to jurisdiction and owner; (2) If initial test result exceeds 0.25 cfm/f12 (1.5 L/s*m2), indicate that inspection and all practical corrective
AIR LEAKAGE TEST - ADDITIONAL ENERGY EFFICIENCY MEASURES			
NA	C406.2.13 C406.2.13.2	Enhanced reduced air leakage	To comply with this additional efficiency credit, indicate in project documents that the building enclosure air leakage test results shall not exceed 0.13 cfm/f12 or 0.7 L/s*m2. All documentation requirements per C103.2, and C402.5.1.3 apply.
NA	C406.2.13 C406.2.13.2	Enhanced reduced air leakage	To comply with this additional efficiency measure, indicate in project documents that the measured air leakage rate of the building thermal envelope for the total conditioned floor area of the whole building or fully isolated building addition or tenant space, shall not exceed 0.0825 cfm/f12 (0.419 L/s*m2) when measured at a pressure differential of 0.3 in. wg (75 Pa); all documentation requirements per C103.2 and C402.5.1.2 apply.
ELEVATORS - ADDITIONAL ENERGY EFFICIENCY MEASURE			

NA	C406.2.18	Efficient elevator equipment	For buildings ≥ 3 stories above grade, to comply with this additional efficiency measure identify on plans which floors are served by elevators that are rated ISO 25745-2 Energy Efficiency Class A; if not all floors are served by this elevator class, p
KITCHEN & LAUNDRY - ADDITIONAL ENERGY EFFICIENCY MEASURES			
NA	C406.2.14	ENERGY STAR commercial kitchen equipment½	Indicate building area that this additional efficiency measure is being applied to is Group A-2 or other occupancy where the primary business requires the use of commercial kitchen equipment; include kitchen equipment schedule on plans; indicate project i
NA	C406.2.15	ENERGY STAR kitchen appliances serving Group R-1 & R-2	For Group R-1 & R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all residential dishwashers, refrigerators and freezers specified are ENERGY STAR Most Efficient qualified models; include kitchen equipment schedule o
NA	C406.2.16	ENERGY STAR in-unit laundry appliances serving Group R-2	For Group R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all in-unit residential clothes washers and dryers specified are ENERGY STAR Most Efficient qualified models; include laundry equipment schedule on plans; if
NA	C406.2.17	ENERGY STAR heat pump clothes dryers serving Group R-1 & R-2	For Group R-1 & R-2 occupancies, to comply with this additional efficiency measure indicate ≥ 90% of all clothes dryers specified are ENERGY STAR qualified heat pump dryers; includes dryers located in-unit and within central multi-family use laundry ro
ENVELOPE ALTERATIONS			
NA	C503.1	Roof alteration - insulation	For a roof alteration where existing ceiling cavities are exposed, indicate cavities are insulated to full depth at a minimum nominal value of R-3.0 per inch.
NA			For a roof covering replacement where insulation is installed entirely above the roof deck, or the existing roof contains no insulation, indicate insulation complies with requirements for new construction per Tables C402.1.3 or C402.1.4.
NA	C503.1	Wall and floor alteration - insulation	For a wall or floor alteration (floor over outdoor or unconditioned space) where existing envelope cavities are exposed, indicate cavities are insulated to full depth at a minimum nominal value of R-3.0 per inch.

NA	C503.3-2	Addition of vertical fenestration	Where the addition of new vertical fenestration results in a window-to-wall ratio (WWR) exceeding the prescriptive maximum allowed per C402.4.1, demonstrate method of compliance (prescriptive vertical fenestration alterations; component performance with tar
NA	C501.3.3	Addition of skylights	Where the addition of new skylights results in a skylight-to-roof ratio (SRR) exceeding the prescriptive maximum allowed per C402.4.1, demonstrate method of compliance (component performance compliance with target area adjustment for the alteration area a
NA	C103.2 C103.6.3 C505.1 C503.4	Change in space conditioning or occupancy envelope compliance path	For areas undergoing a change in space conditioning or occupancy, indicate envelope thermal performance compliance path applied to the building alteration area (prescriptive compliance or component performance with 10% target UFA allowance) provide coo
NA	C103.2 C103.6.3 C505.1 C505.4	Change in space conditioning or occupancy envelope compliance path	If complying via total building performance with 10% allowance, provide a list of all proposed envelope component types, areas, and U-values in energy model documentation.
PROJECT CLOSE OUT			
YES	C103.6	Documentation and submittal requirements	Indicate in plans that project close out documentation is required including envelope record construction documents, applicable calculations, WSEC envelope compliance reports, and fenestration NFRC rating certificates. G101
YES	C401.4	Thermal envelope certificate	Indicate in plans that a thermal envelope certificate is required at project close out; indicate that information on this certificate shall include the rated R-values of all opaque assembly insulation, U-factors & SHGCs for all fenestration assemblies and G101
If "no" is selected for any question, provide explanation.			

WALL TYPE LEGEND

STUD SIZE
1 = METAL CHANNEL
2 = 2x2 wd stud, 2.5" mtl stud
4 = 2x4 wd stud, 3.5" mtl stud
6 = 2x6 wd stud, 6" mtl stud
8 = 2x8 wd stud, 8" mtl stud
O = OTHER SEE WALL TYPE.

WALL COMPOSITION
No. = EXTERIOR WALL
LETTER = INTERIOR WALL

FIRE RESISTANCE RATING
N = NON RATED
1 = 1 HOUR
2 = 2 HOUR
3 = 3 HOUR
4 = 4 HOUR
S = SMOKE
* SEE WALL TYPE

A4T
1S

WALL INSULATION
A = ACOUSTICAL PROVIDE
PER STC/ICC RATING
SEE WALL TYPES

T = THERMAL
PROVIDE VAPOR BARRIER
PROVIDE VALUE REQUIRED PER
LOCAL / STATE ENERGY CODE

- = NONE
*SEE WALL TYPES FOR THERMAL
INSULATION R-VALUE & THICKNESS.

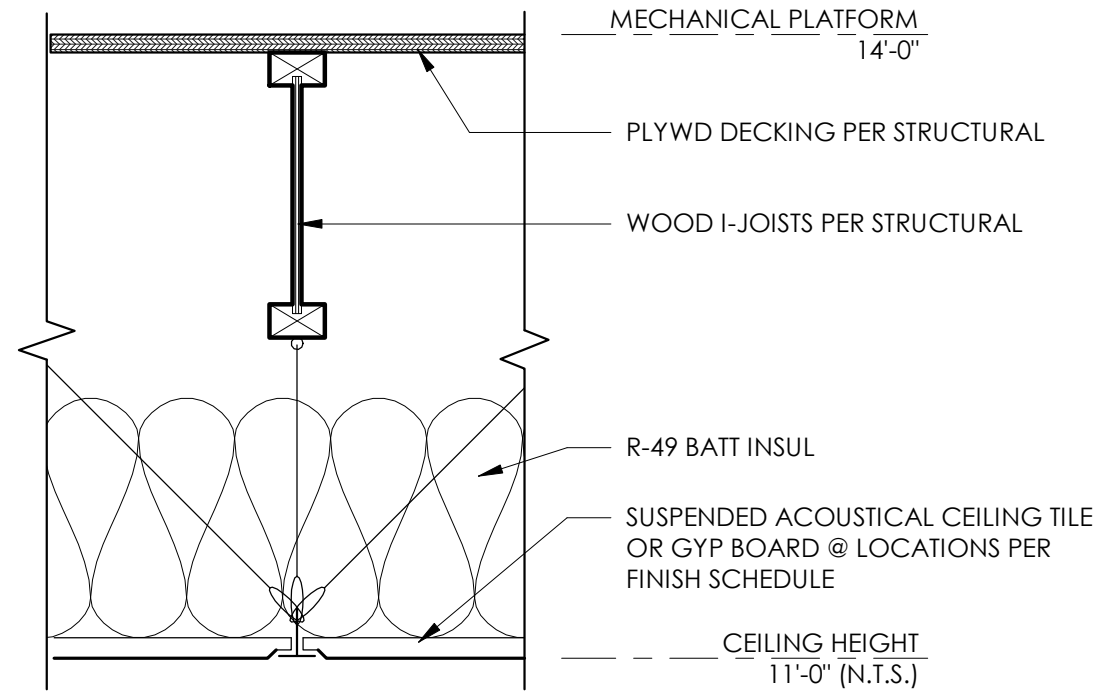
WALL STUD & FINISH HEIGHT
E = EXTERIOR (SEE SECTIONS)
X = SHAFT (SEE SECTIONS)
S = TO STRUCTURE ABOVE
M = MEMBRANE TO STRUCTURE
C = TO CEILING
P = PARTIAL (SEE PLANS)

GENERAL ASSEMBLY NOTES:

INSULATION MATERIALS THAT ARE PROVIDED WITH A MANUFACTURER'S R-VALUE IDENTIFICATION MARK SHALL BE INSTALLED SUCH THAT THE MARK IS READILY OBSERVABLE DURING INSPECTION.

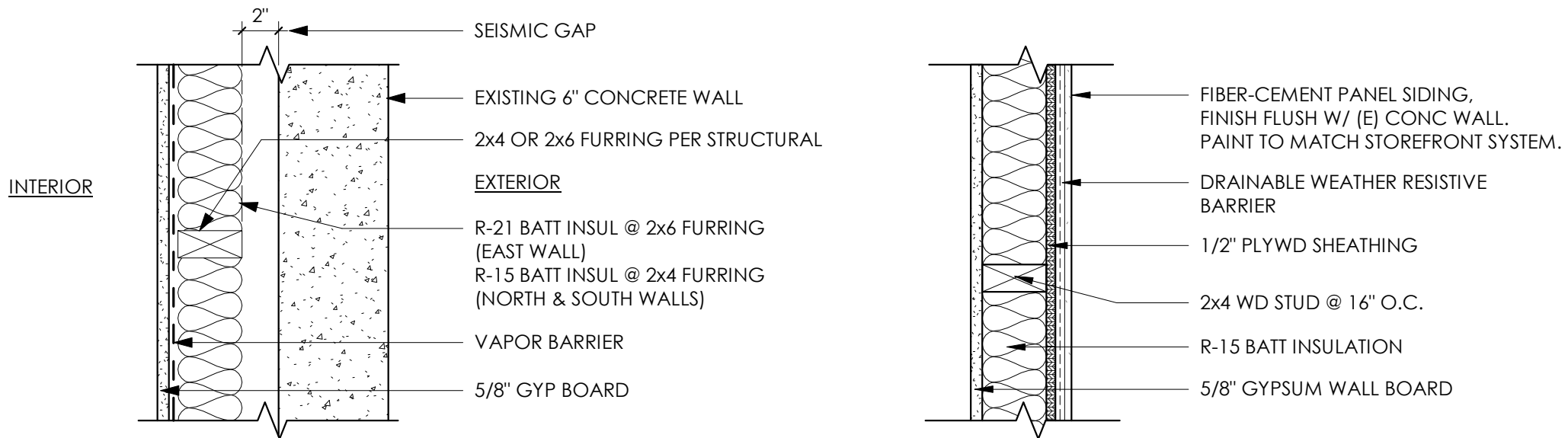
FOR INSULATION MATERIALS THAT ARE **NOT** INSTALLED WITH AN R-VALUE IDENTIFICATION MARK, PROVIDE AN INSULATION CERTIFICATE PER SECTION C303.1.1 AFTER INSTALLATION IN A CONSPICUOUS LOCATION SO IT IS READILY OBSERVABLE DURING INSPECTION.

HORIZONTAL ASSEMBLIES



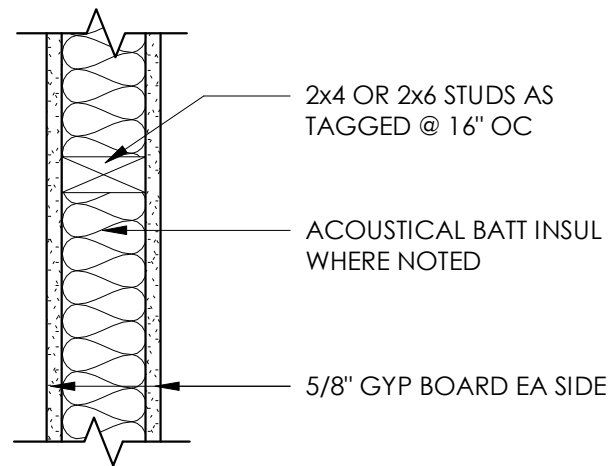
C1 MECHANICAL PLATFORM FLOOR / CEILING ASSEMBLY

WALL TYPES

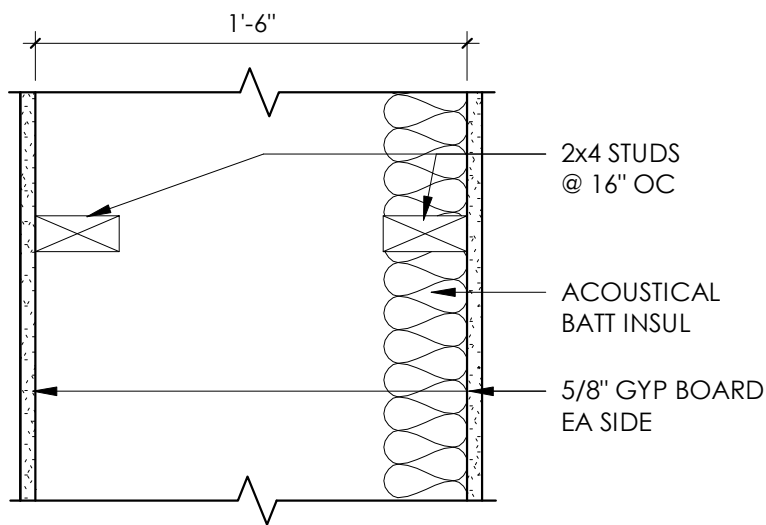


1 # T
2 E
CONCRETE WALL + FURRING (2-HOUR)
(EXISTING BUILDING)
PER TABLE 721.1 (2) ITEM 4, EXISTING 6" CONCRETE WALLS PROVIDE A 2-HR+ FIRE RATING.

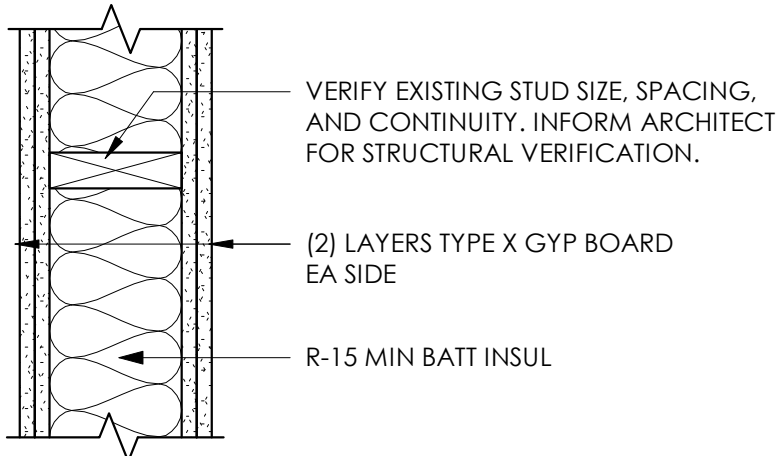
2 6 T
N E
NON-RATED EXTERIOR INFILL WALL



A # -
N S
TYPICAL INTERIOR WALL

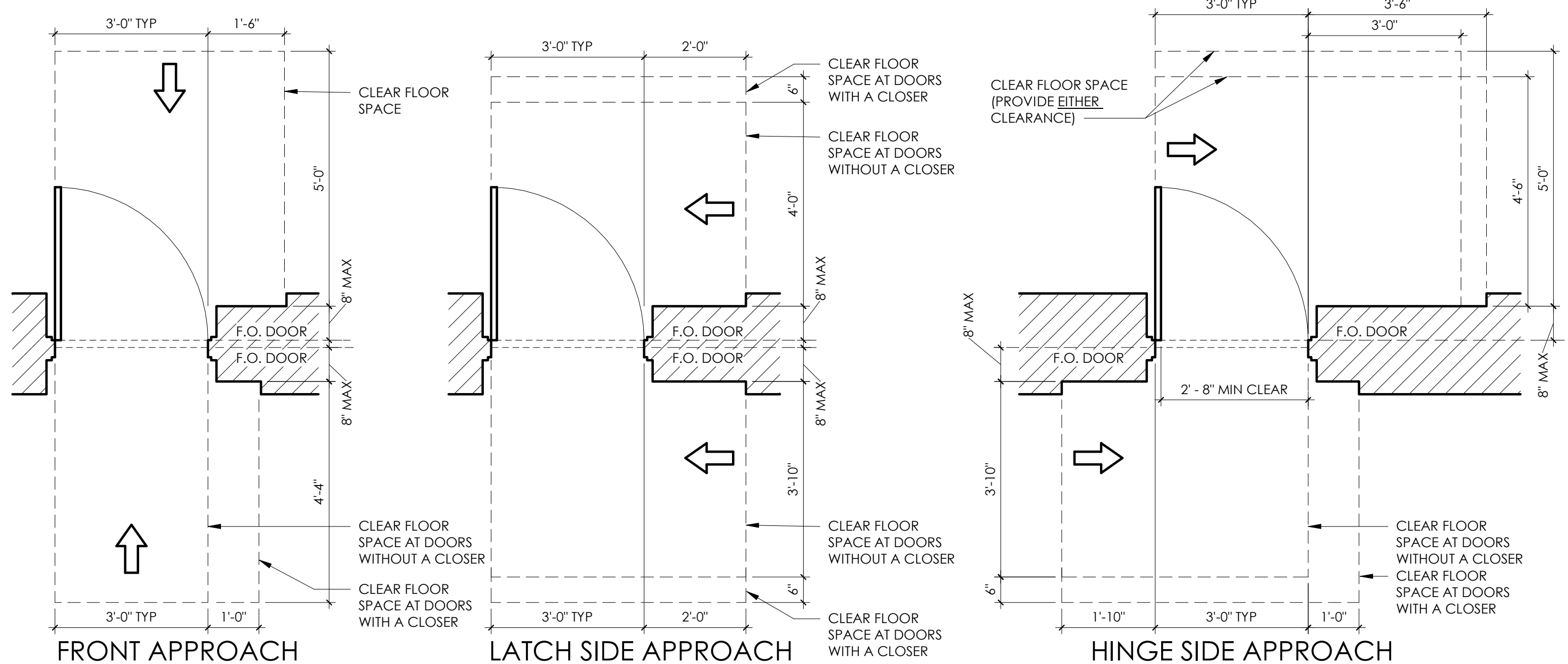
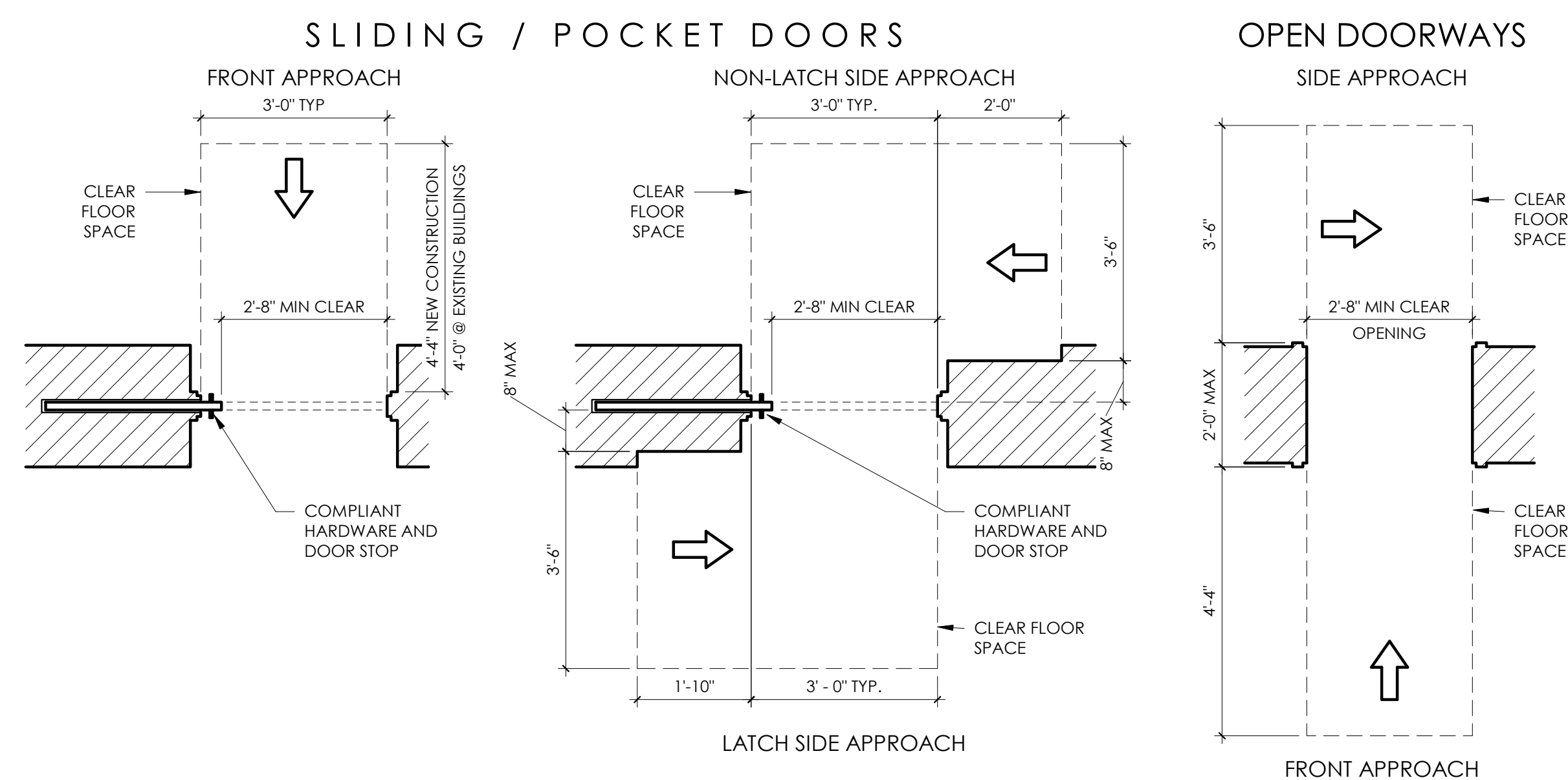
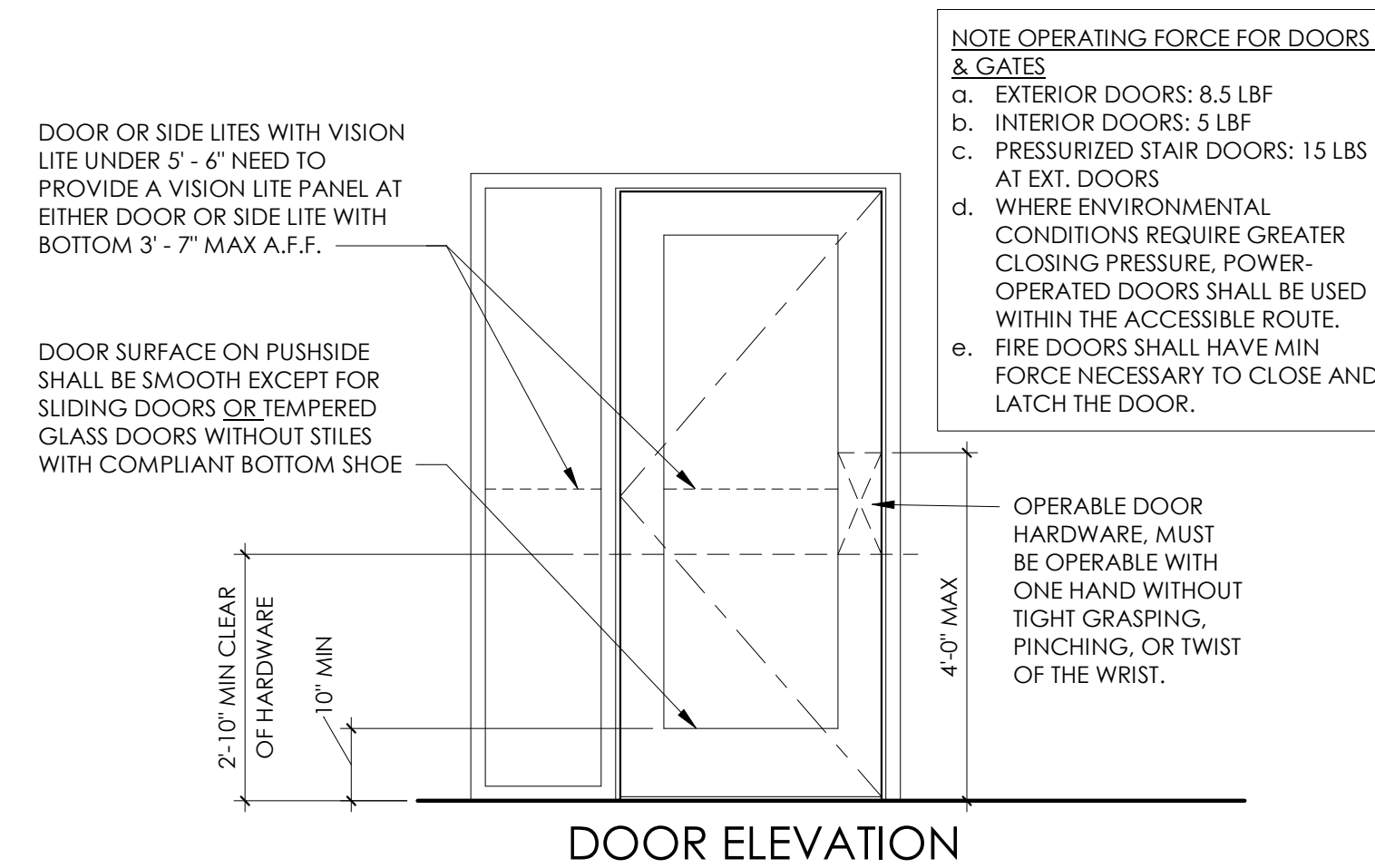
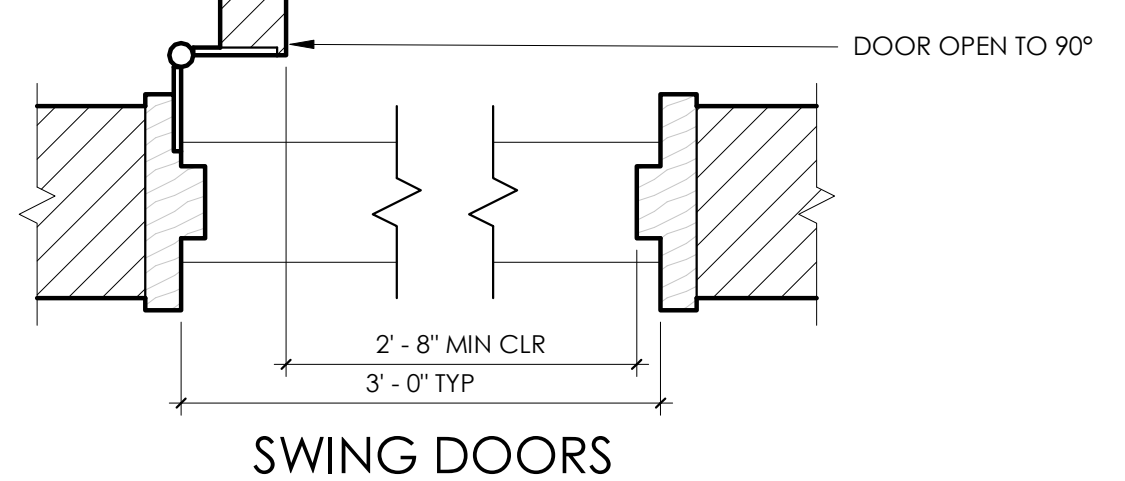
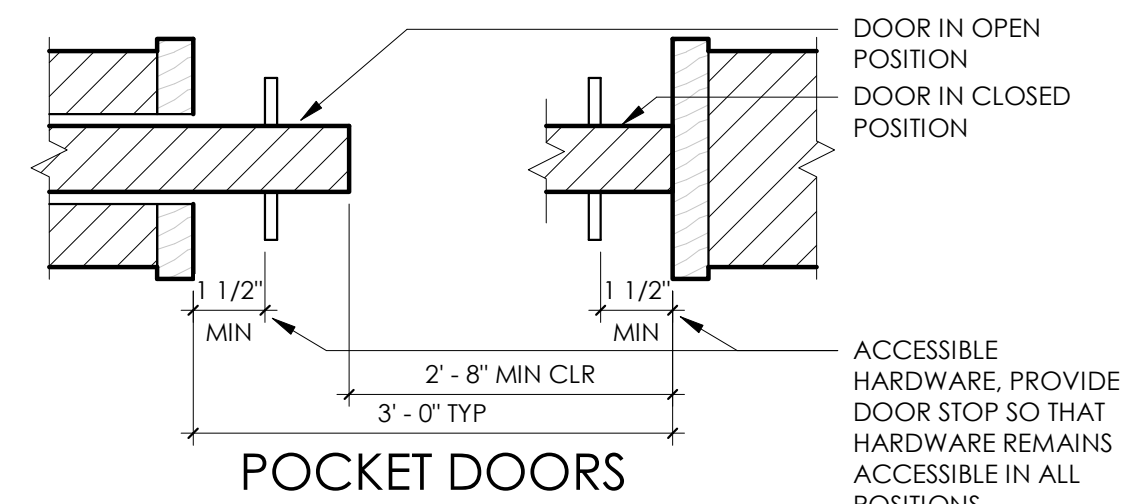
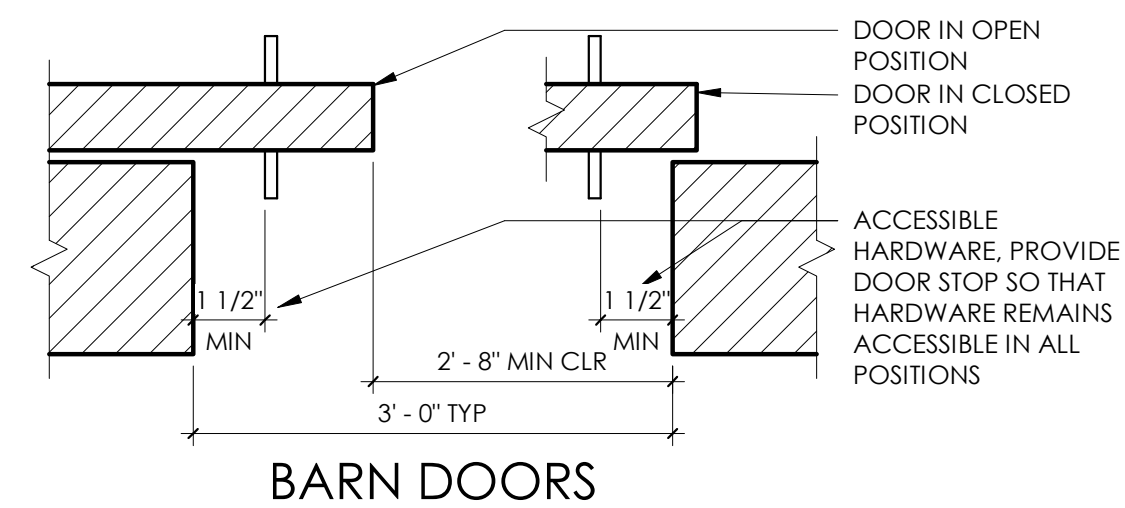
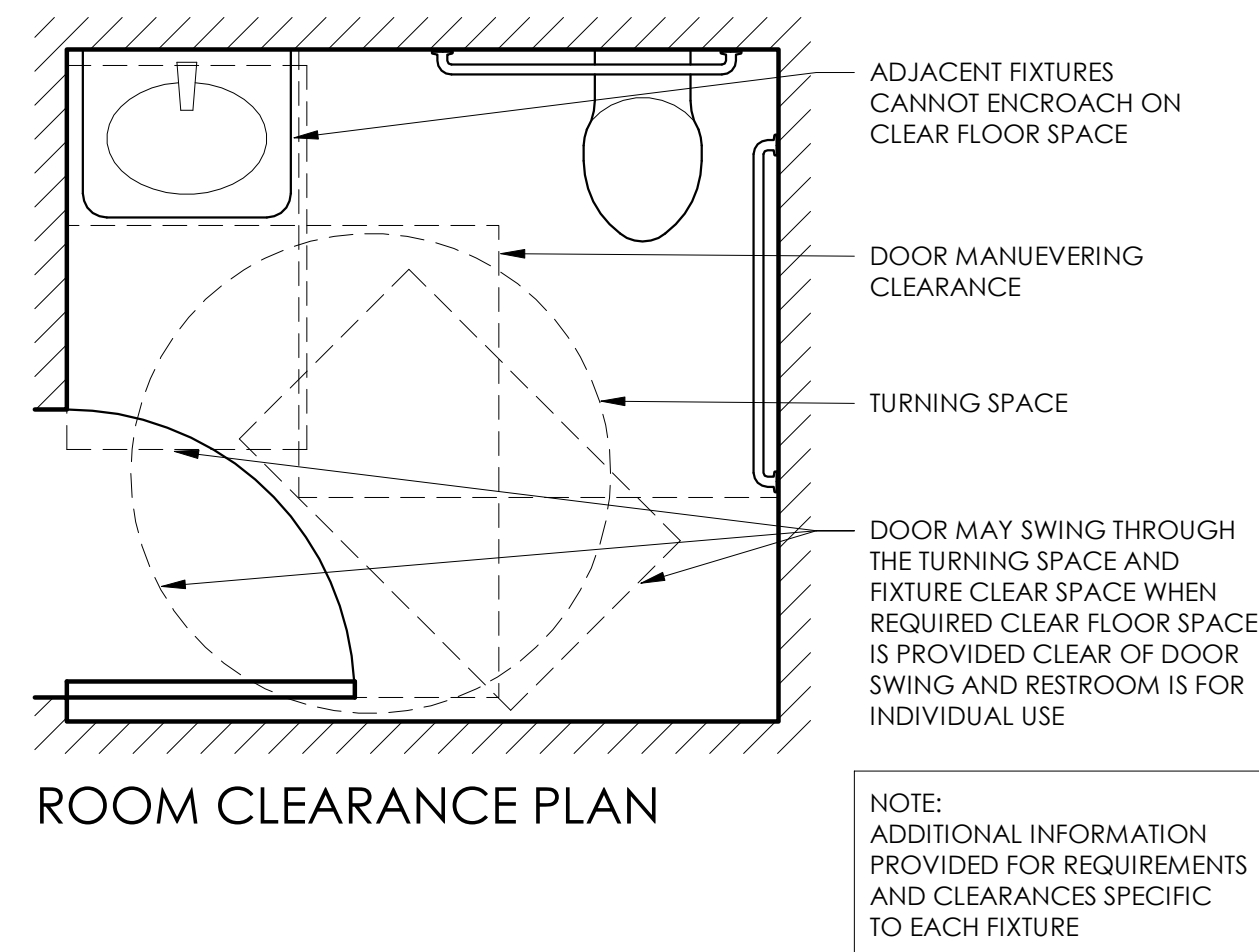
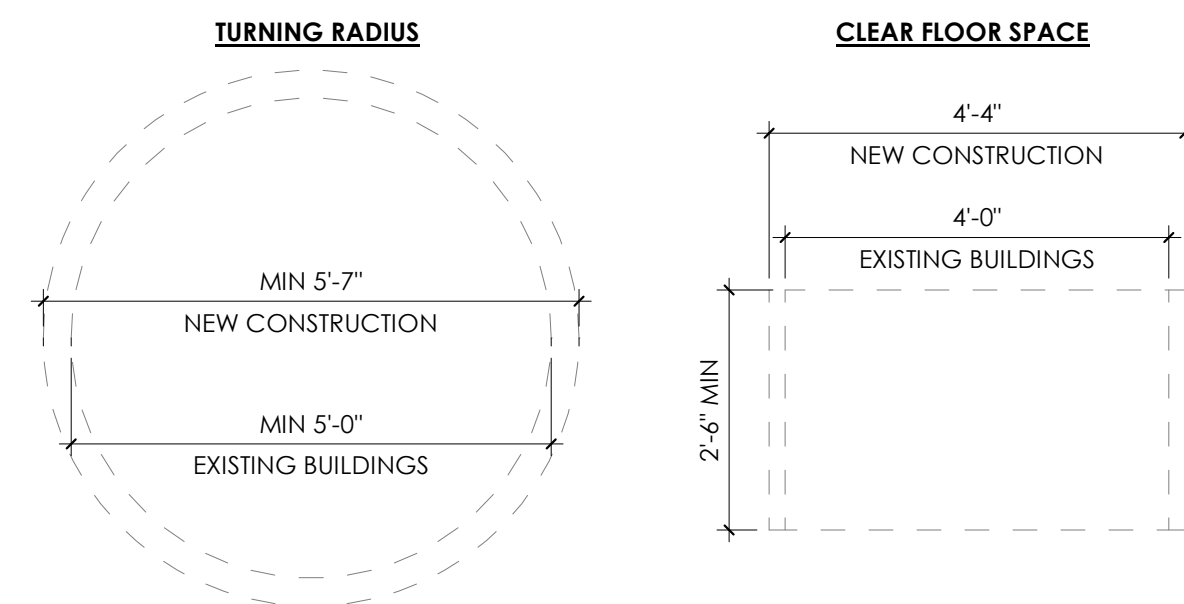
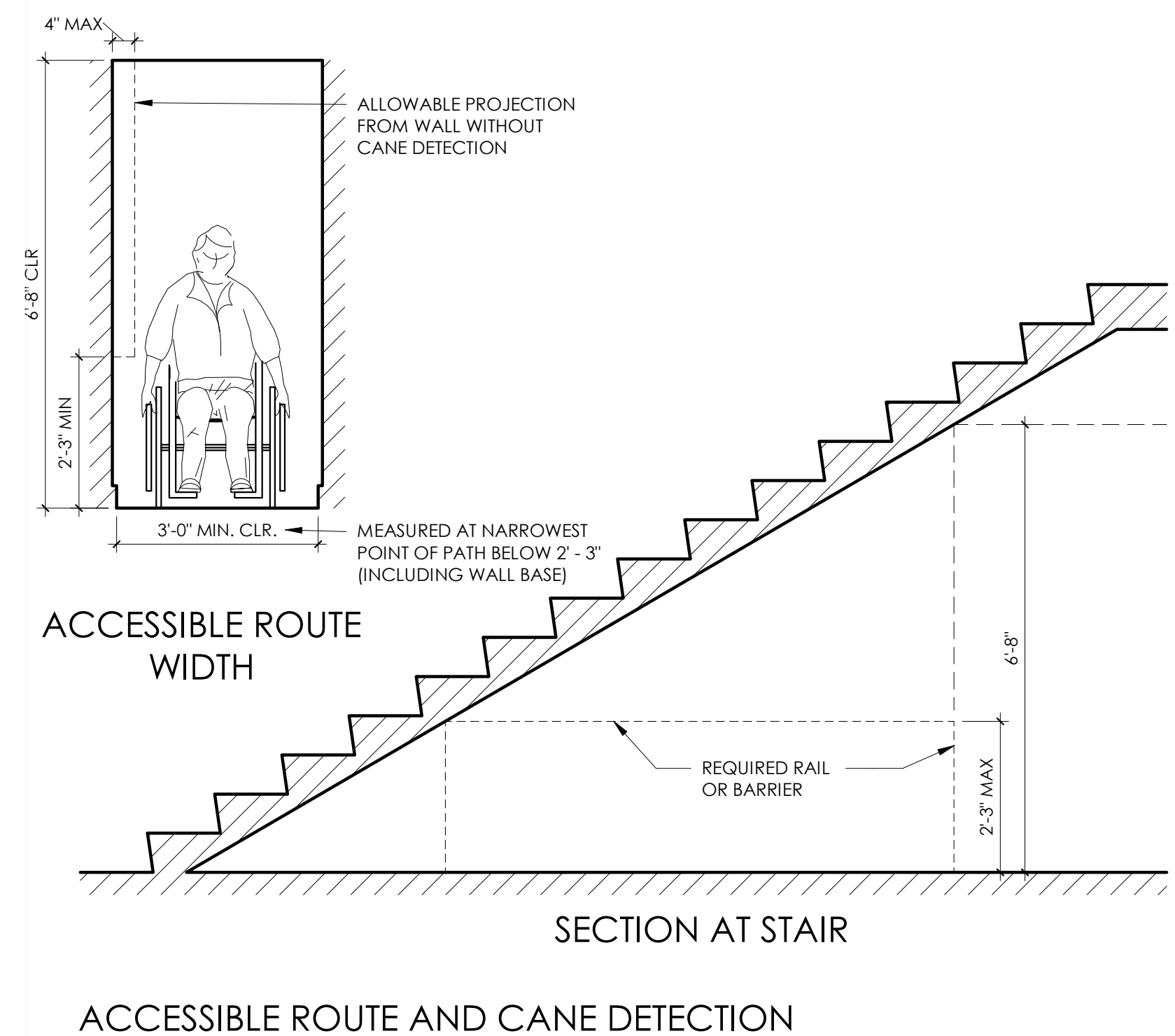
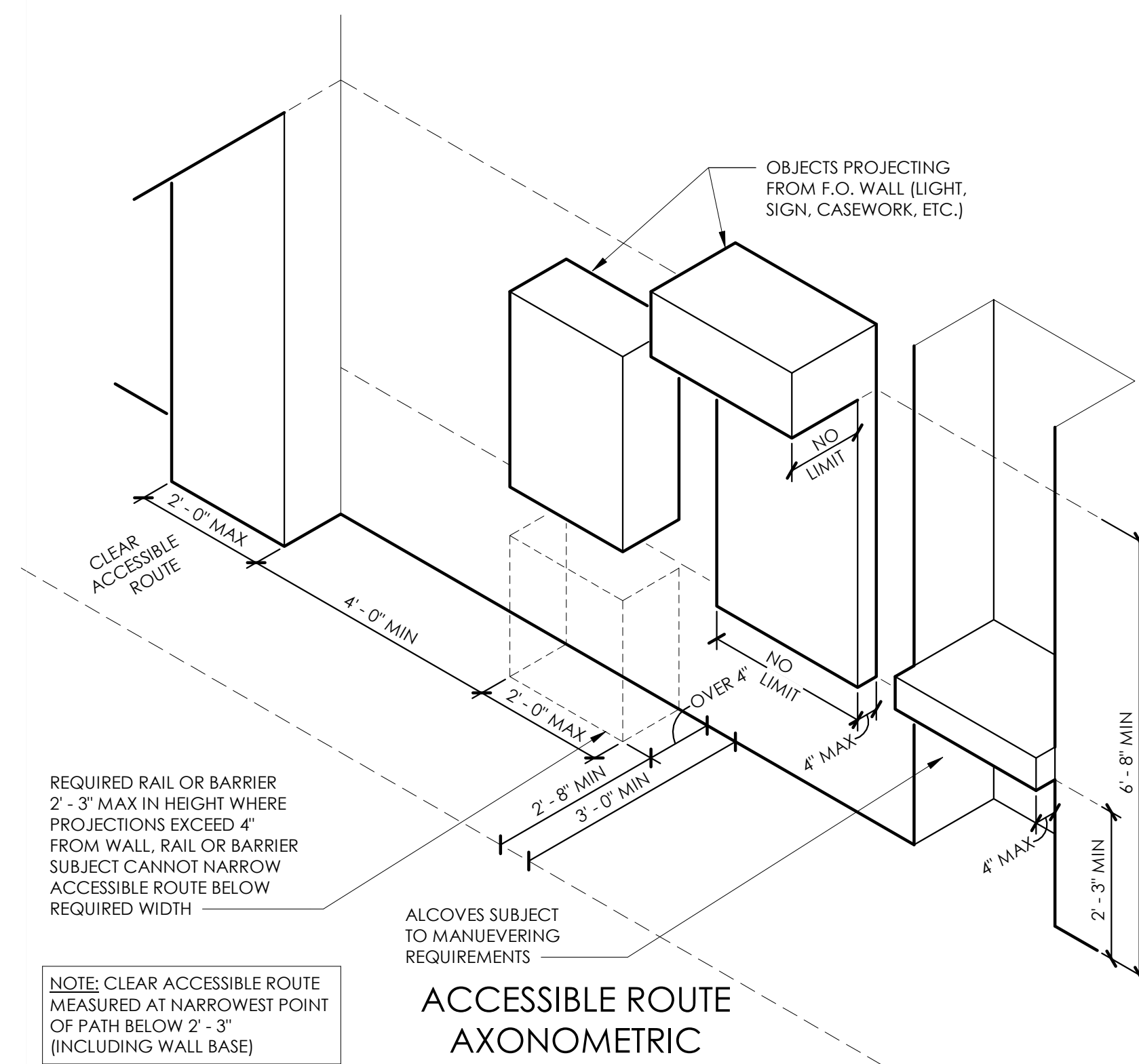


B # -
N S
INTERIOR CHASE WALL



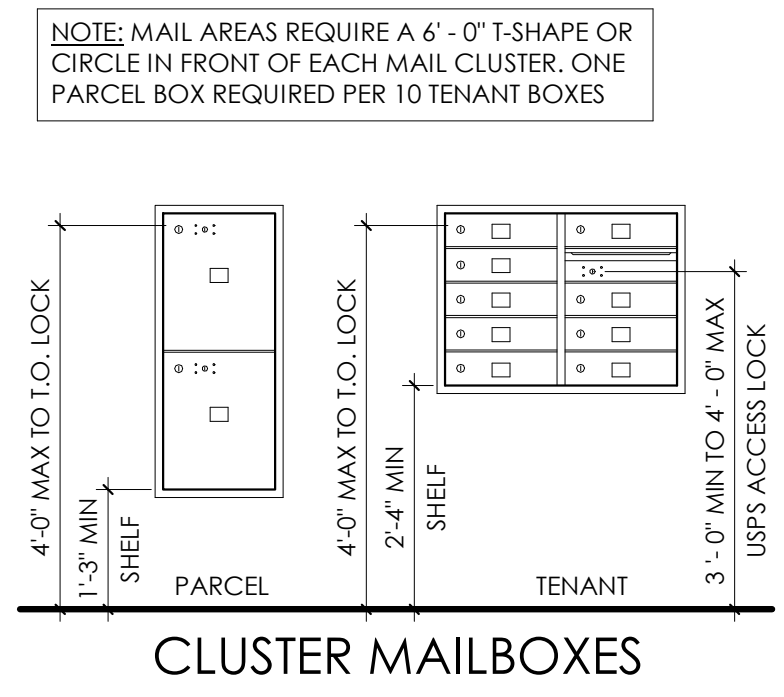
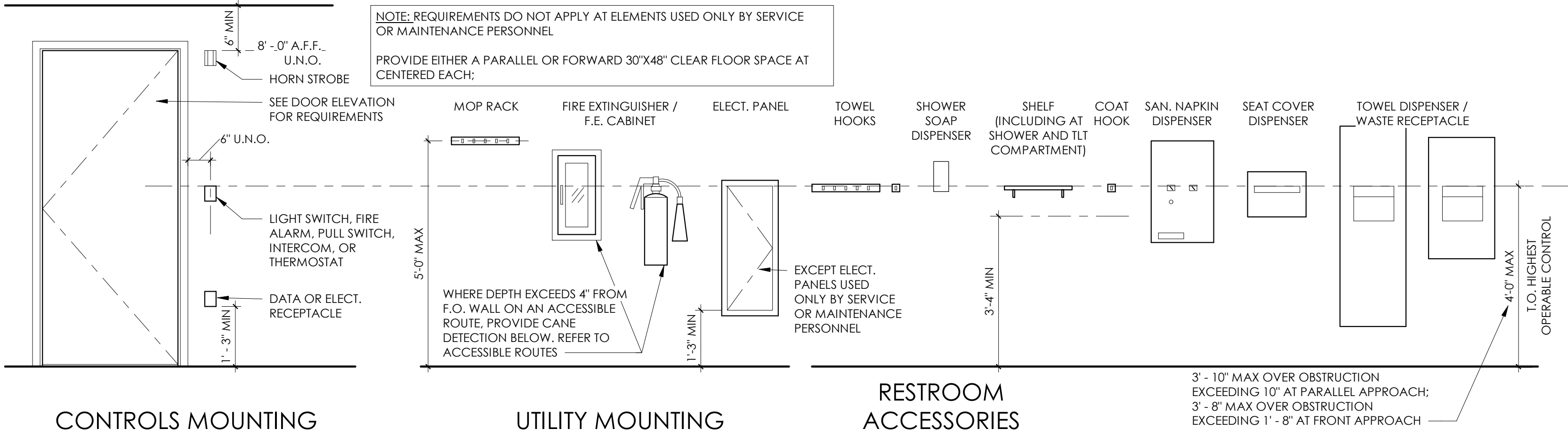
C 6 -
2 S
2-HR INTERIOR PARTITION
GA FILE NO. WP 4136

NOTE: THIS RATED WALL ASSEMBLY IS NOT REQUIRED BY WASHINGTON STATE BUILDING CODE, BUT INCLUDED TO MEET STATE SCHOOL FIRE INSPECTOR REQUIREMENTS FOR SEPARATION FROM WAREHOUSE.



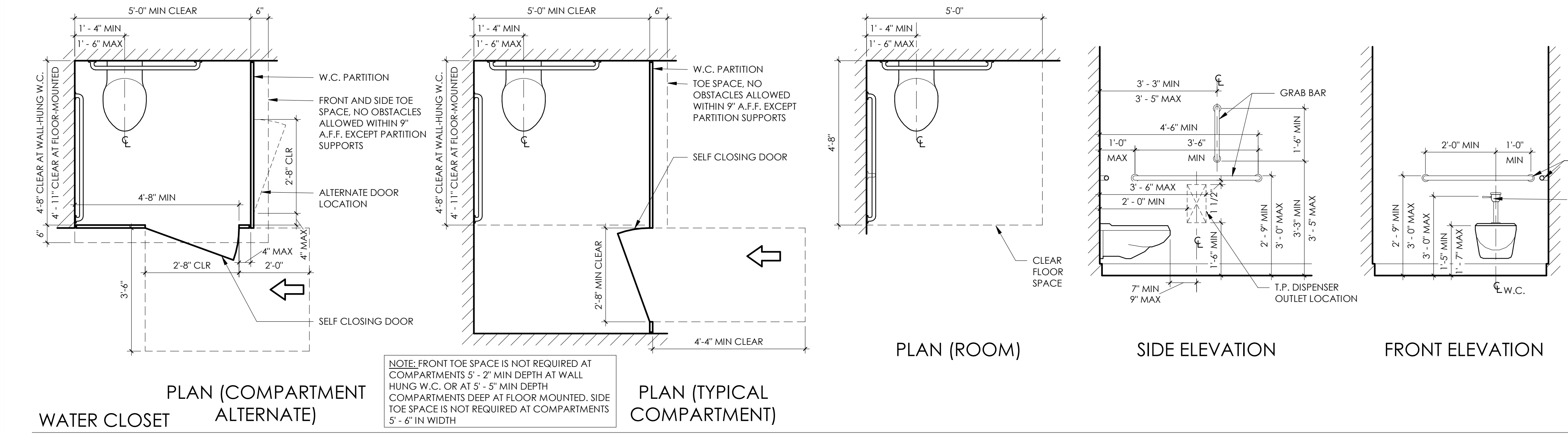
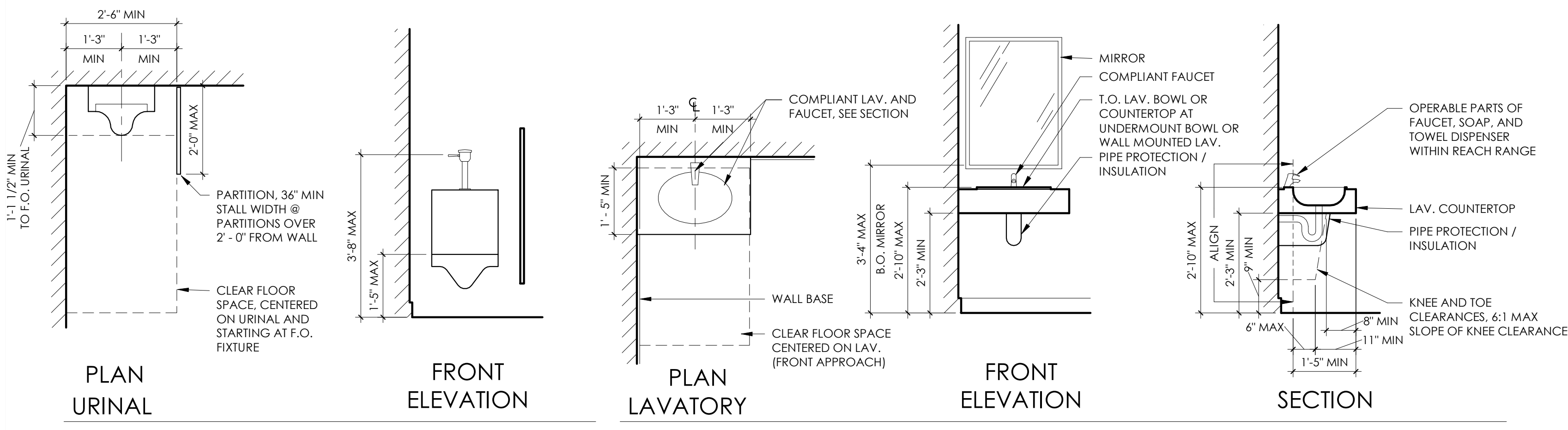
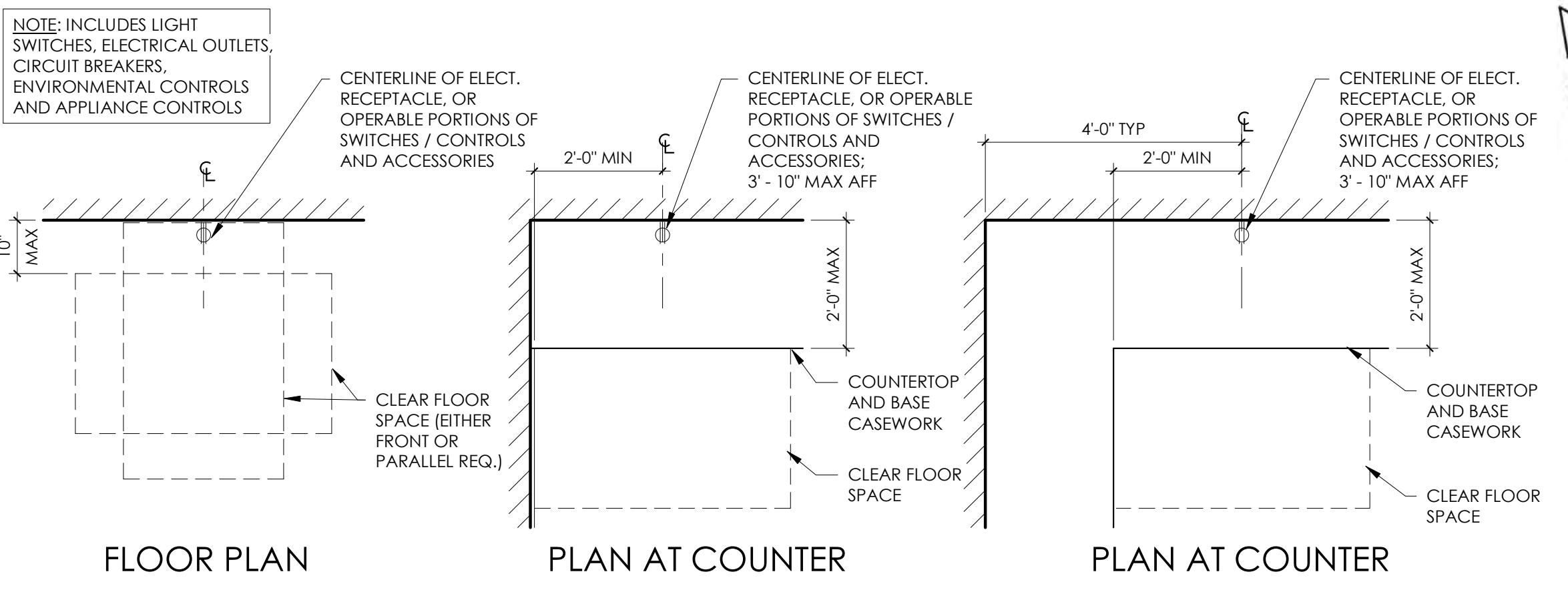
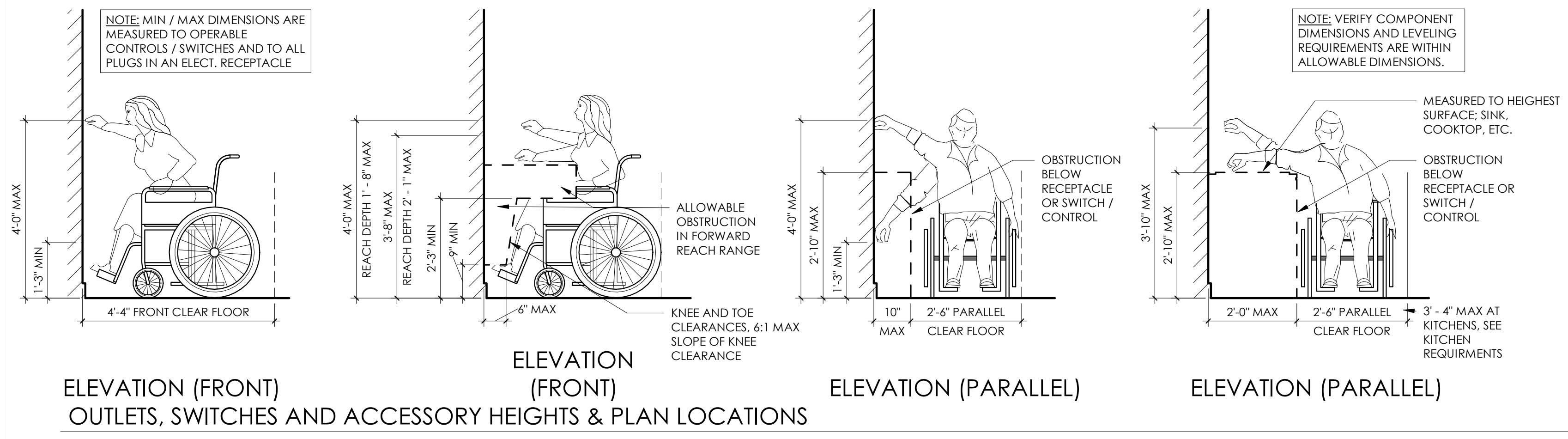
- ## ACCESSIBILITY GENERAL NOTES

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THIS SHEET ARE MEASURED FROM FACE OF FINISH, CLEAR DIMENSIONS SHOULD BE MEASURED FROM THE FACE OF BASE BOARDS, CHAIR RAILS, WAINSCOT, ETC. DIMENSIONS NOT ON THIS SHEET MAY BE MEASURED DIFFERENTLY.
2. MOUNTING HEIGHTS ARE MEASURED ON THIS SHEET FROM FINISH FLOOR. ELEVATIONS NOT ON THIS SHEET MAY BE MEASURED DIFFERENTLY.
3. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DIMENSIONS THAT VARY FROM THIS SHEET.
4. VERIFY CLEARANCES WITH MANUFACTURER'S PRODUCT SIZES AND REQUIREMENTS TO ENSURE ACCESSIBLE CLEARANCES ARE MET.
5. PROVIDE BACKING AS INDICATED FOR INSTALLED OR FUTURE GRAB BARS SHALL WITHSTAND MINIMUM 250 LBS. OF FORCE.



ACCESSIBILITY GENERAL NOTES

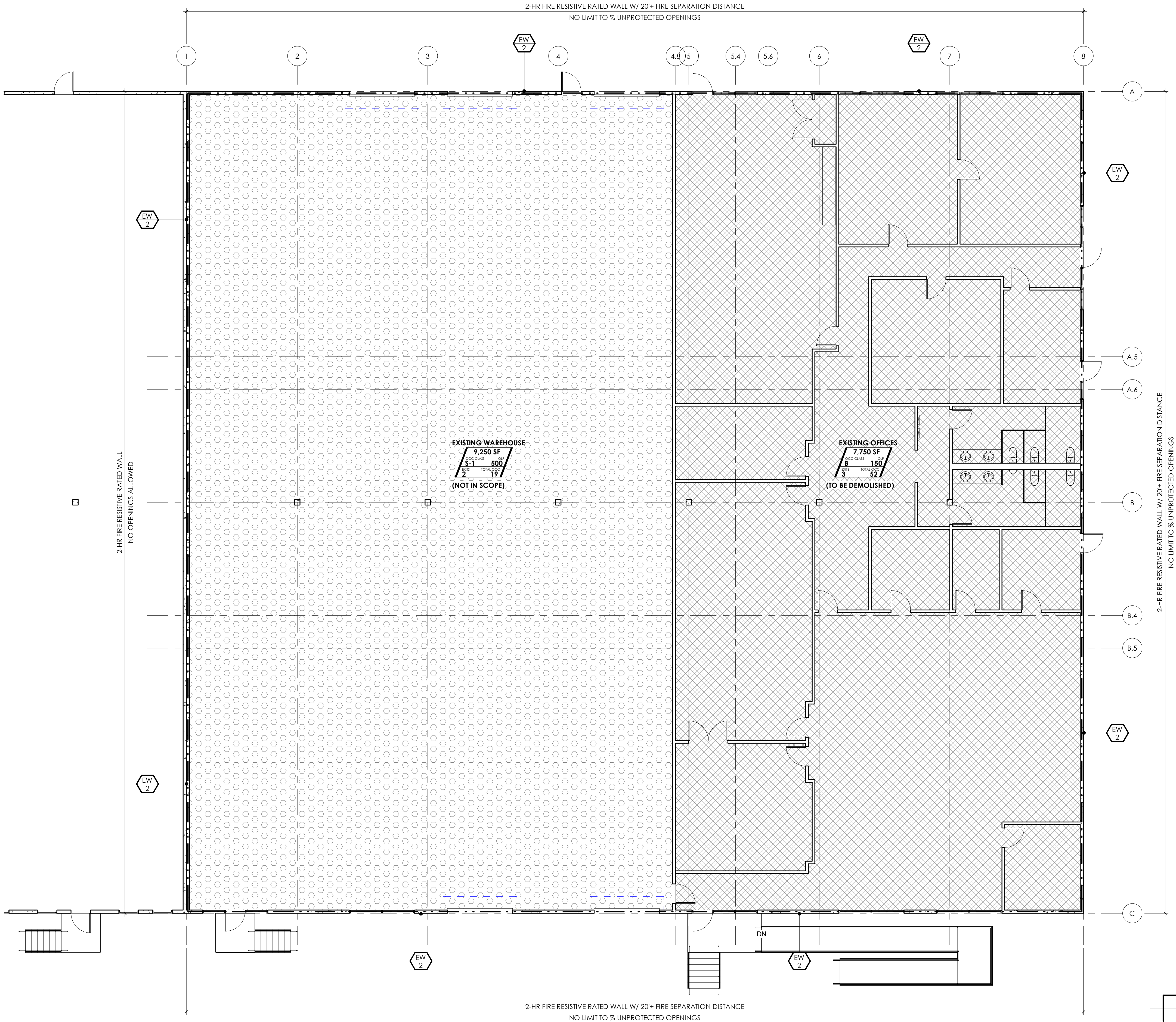
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ESD 112 - 2200 Building
Education Facility Renovation
2200 NE 65th Ave.
Vancouver, WA 98661

DATE: 08.07.2026
DRAWN BY: KR
JOB NO: 26-004
REV NO:

ACCESSIBILITY DETAILS

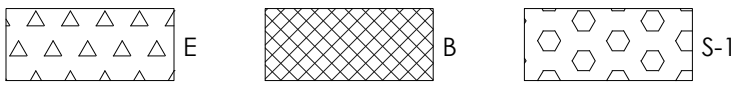


LIFE-SAFETY GENERAL NOTES

1. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION.
2. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
3. SEE ASSEMBLIES/CODE SHEET FOR CODE SUMMARY AND AREA CALCULATIONS BOTH ALLOWABLE AND PROPOSED.
4. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
5. EGRESS LIGHTING BY SEPARATE PERMIT. AT MEANS OF EGRESS, PROVIDE MINIMUM 1 FOOTCANDLE OF LIGHTING AT WALKING SURFACE OF PATH - BATTERY POWERED BACK-UP LIGHTING TO BE PROVIDED.

OCCUPANCY LEGEND

Room name	ROOM NAME
150 SF A3 100 1	ROOM AREA SF OCCUPANCY CLASS / OCCUPANT LOAD FACTOR EXITS / TOTAL OCCUPANCY



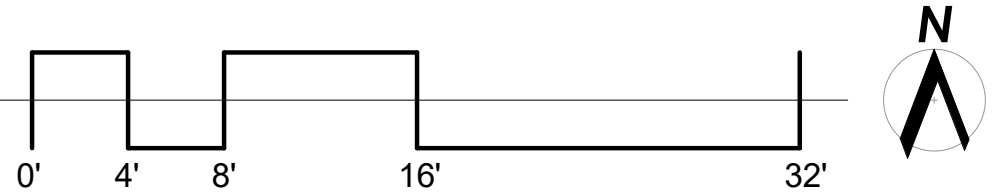
EXISTING OCCUPANCIES			
OCCUPANCY CLASS	AREA	OLF	TOTAL OCCUPANTS
LEVEL 1			
B	7,750 SF	150 SF	52
S-1	9,250 SF	500 SF	19
	17,000 SF		71

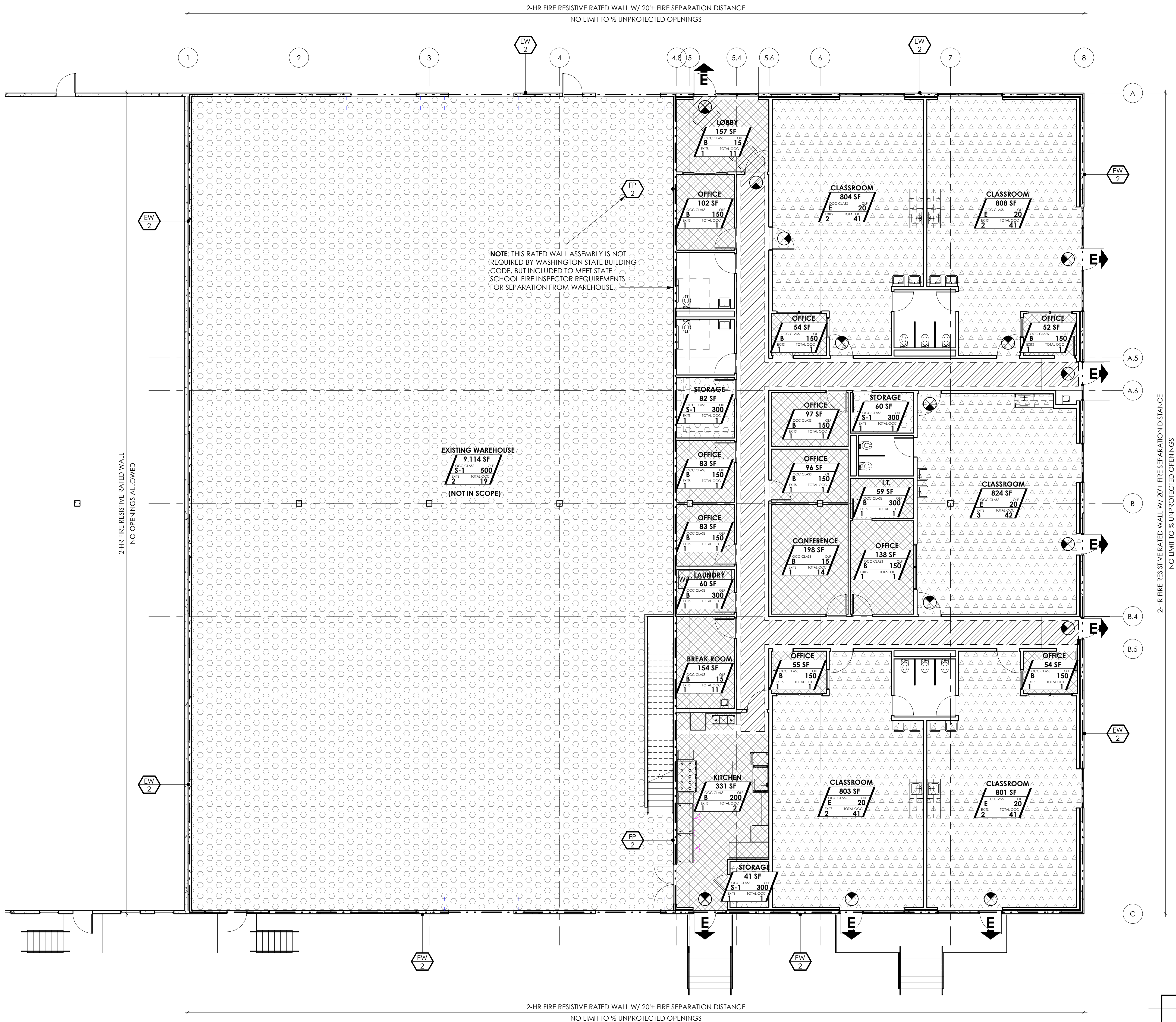
MEANS OF EGRESS

- EXIT SIGN WITH INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, & IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1006. (W/ POCHÉ INDICATING "EXIT" TEXT SIDE OF SIGN.)
- REQUIRED EXIT & EGRESS LOCATION
- ACCUMULATIVE NUMBER OF OCCUPANTS SERVED W/ EGRESS DIRECTION AT ARROW LOCATION.
- EXIT ACCESS TRAVEL DISTANCE: COMPARES ACTUAL DISTANCE WITH MAXIMUM DISTANCE ALLOWED PER TABLE 1017.2.
- COMMON PATH OF EGRESS TRAVEL: PER TABLE 1006.2.1
- 44" WIDE EXIT ACCESS PATH W/ EGRESS LIGHTING & EMERGENCY POWER. MINIMUM 1-FOOTCANDLE AT WALKING SURFACE.

FIRE & SMOKE PROTECTION

- 2-HOUR EXTERIOR WALL OR FIRE PARTITION
PER SECTION TABLE 602 AND SECTION 705, WITH RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
- NONRATED WALL: AT NON-BEARING INTERIOR WALLS PER TABLE 601 W/ NO OPENING PROTECTION REQ'D AT DOORS, WINDOWS, DUCTS, PENETRATIONS, AND JOINTS UON. SEE WALL TYPES. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
- FIRE RESISTIVE RATED (FRR) EXTERIOR WALLS W/ (%) OF UNPROTECTED OPENINGS (UPO) PER TABLE 705.5 AND 705.8.
- FIRE RESISTIVE RATED (FRR) EXTERIOR WALLS WITH NO OPENINGS ALLOWED (NOA) PER TABLE 705.5 AND 705.8.
- EXTERIOR WALL (EW)
PER TABLE 602 & SECTION 705 (RATING IN HOURS)
- FIRE PARTITION (FP)
(RATING IN HOURS)
- PORTABLE FIRE EXTINGUISHER
WALL-MOUNTED IN CABINET. 2A:10BC RATING W/ MAX. TRAVEL DISTANCE TO EXTINGUISHER SHALL NOT EXCEED 75'. MAX. FLOOR AREA PER EXTINGUISHER NOT TO EXCEED 6,000 SF PER PFC SECTION 906





LIFE-SAFETY GENERAL NOTES

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OCCUPANCY LEGEND

Room name 150 SF
A3 CLASS 100
EXITS 1 TOTAL OCC 77

ROOM NAME
ROOM AREA SF
OCCUPANCY CLASS / OCCUPANT LOAD FACTOR
EXITS / TOTAL OCCUPANCY

E B S-1

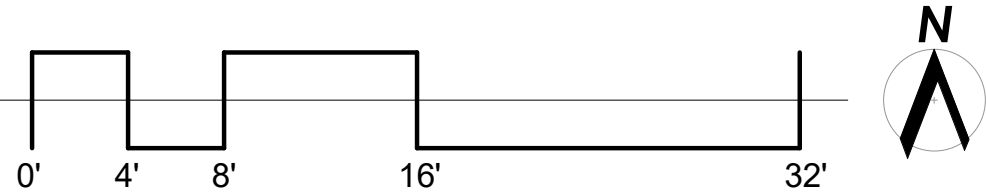
PROPOSED OCCUPANCIES			
OCCUPANCY CLASS	AREA	OLF	TOTAL OCCUPANTS
LEVEL 1			
B	508 SF	15 SF	36
B	815 SF	150 SF	10
B	331 SF	200 SF	2
B	119 SF	300 SF	2
E	4,039 SF	20 SF	206
S-1	183 SF	300 SF	3
S-1	9,114 SF	500 SF	19
	15,111 SF		278

MEANS OF EGRESS

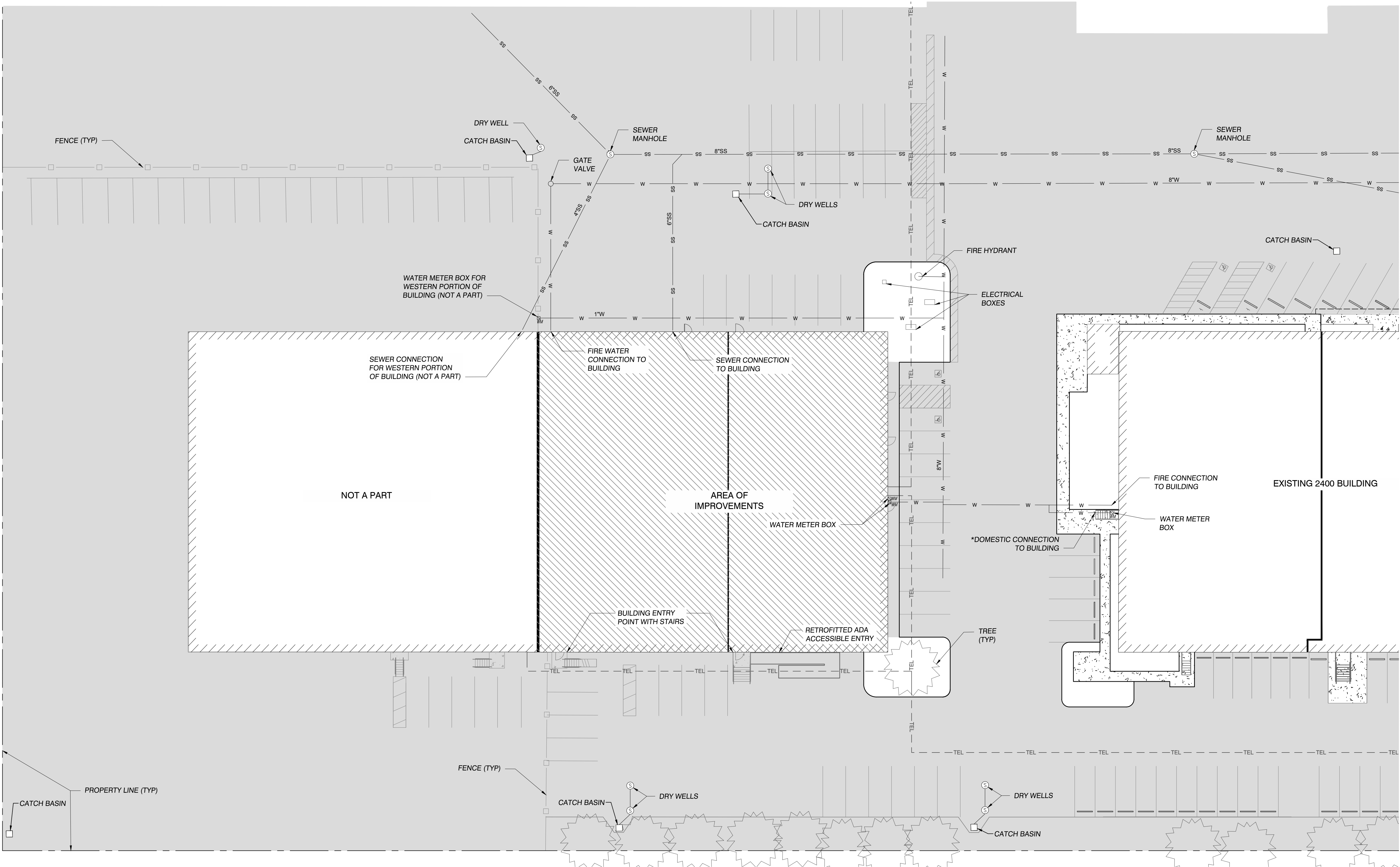
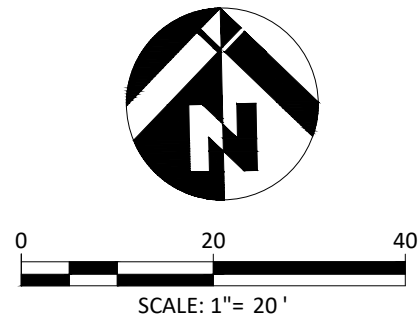
- EXIT SIGN WITH INTEGRATED DIRECTIONAL ARROW WHERE OCCURS AT ALL EXITS, EVERY 100' IN CORRIDORS, & IN SPACES WHERE 2 MORE ARE REQUIRED PER SECTION 1006. (W/ POCHÉ INDICATING "EXIT" TEXT SIDE OF SIGN.)
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- - - COMMON PATH OF EGRESS TRAVEL: PER TABLE 1006.2.1
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- X'-X" FRR % UPO FIRE RESISTIVE RATED (FRR) EXTERIOR WALLS W/ (%) OF UNPROTECTED OPENINGS (UPO) PER TABLE 705.5 AND 705.8.
- X'-X" FRR NOA FIRE RESISTIVE RATED (FRR) EXTERIOR WALLS WITH NO OPENINGS ALLOWED (NOA) PER TABLE 705.5 AND 705.8.
- EW # EXTERIOR WALL (EW) PER TABLE 602 & SECTION 705 (RATING IN HOURS)
- FP # FIRE PARTITION (FP) (RATING IN HOURS)
- FE PORTABLE FIRE EXTINGUISHER WALL-MOUNTED IN CABINET. 2A:10BC RATING W/ MAX. TRAVEL DISTANCE TO EXTINGUISHER SHALL NOT EXCEED 75'. MAX. FLOOR AREA PER EXTINGUISHER NOT TO EXCEED 6,000 SF PER PFC SECTION 906



NOTE:
THIS EXISTING CONDITIONS PLAN WAS COMPILED BASED ON AN EXISTING CONDITIONS PLAN FROM A PREVIOUSLY APPROVED PROJECT, CITY AS-BUILTS, AND AERIAL IMAGERY. NO NEW SURVEY WORK WAS COMPLETED AS PART OF THIS PROJECT.



ESD 112 - 2200 Building
Education Facility Renovation
2200 NE 65th Ave.
Vancouver, WA 98661

DATE: 8/7/2026
DRAWN BY: PK
JOB NO: 10678
REV NO: N/A

EXISTING
CONDITIONS PLAN

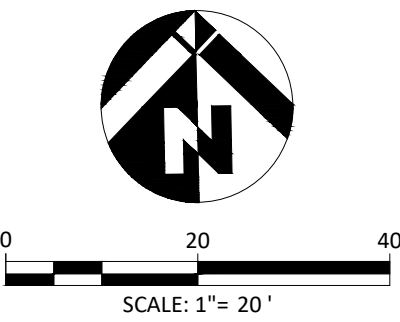
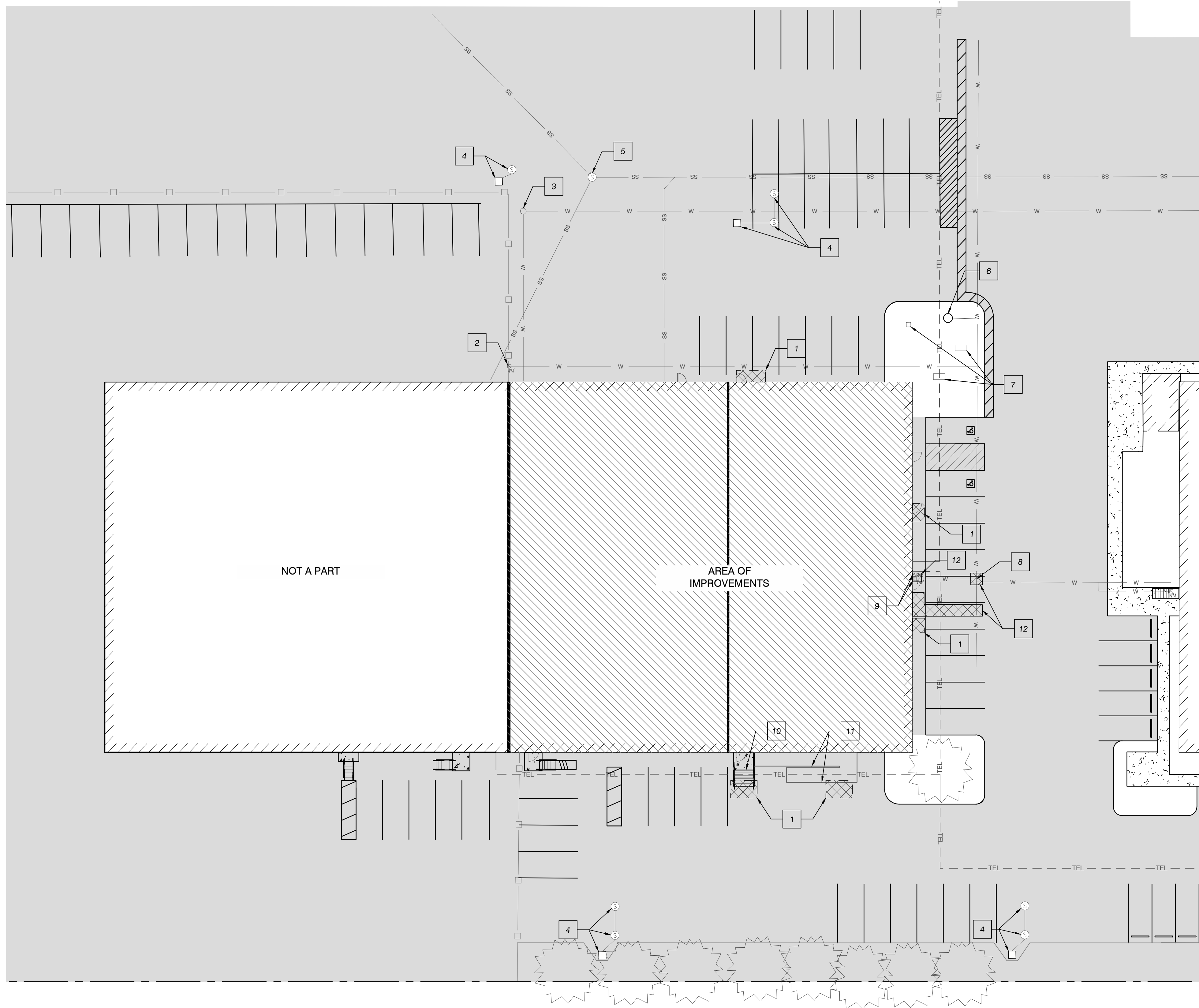
C001

PERMIT SET

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/koble/CREATIVE

Koble Creative Architecture LLC
Portland, Oregon / koblecreative.com



DEMOLITION NOTES

- 1 SAW CUT LINE. DEMOLISH AND REMOVE EXISTING ASPHALT. MINIMUM DIMENSIONS TO MATCH PROPOSED CONCRETE LANDINGS SHOWN ON ARCHITECT'S PLAN AND INCREASED AS NECESSARY TO ACCOMMODATE TRANSITIONS.
- 2 PROTECT EXISTING WATER METER IN PLACE.
- 3 PROTECT EXISTING GATE VALVE IN PLACE.
- 4 PROTECT EXISTING CATCH BASIN IN PLACE AND PROVIDE INLET PROTECTION PER C.O.V STANDARD DETAIL E-2.20A AND B. PROTECT DRYWELL MANHOLES IN PLACE.
- 5 PROTECT EXISTING SEWER MANHOLE IN PLACE.
- 6 PROTECT EXISTING FIRE HYDRANT IN PLACE.
- 7 PROTECT EXISTING ELECTRICAL IN PLACE.
- 8 POTHOLE TO EXPOSE SERVICE SADDLE ON EXISTING SERVICE. CLOSE CORP STOP AND DISCONNECT SERVICE LINE. ABANDON SERVICE IN PLACE.
- 9 METER BOX TO BE REMOVED.
- 10 DEMOLISH EXISTING BUILDING ENTRY STRUCTURE PER ARCHITECT'S PLAN.
- 11 DEMOLISH EXISTING BUILDING ADA ENTRY RAMP PER ARCHITECT'S PLAN.
- 12 SAW CUT LINE. DEMOLISH AND REMOVE EXISTING ASPHALT.

GENERAL EROSION CONTROL NOTES:

- 1) ALL EROSION CONTROL DEVICES PROPOSED SHALL CONFORM WITH CITY OF VANCOUVER STANDARDS. REFER TO C.O.V. STANDARD DETAIL E-1.00A AND B FOR ADDITIONAL NOTES.
- 2) CONTRACTOR TO CONSTRUCT EQUIPMENT AND PARKING AREA AT A SUITABLE LOCATION PRIOR TO BEGINNING GRADING ACTIVITIES. LOCATION TO BE DETERMINED PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
- 3) CONTRACTOR SHALL MAINTAIN PROJECT EROSION CONTROL IN CONFORMANCE WITH CITY OF VANCOUVER REQUIREMENTS. IF THE CONTRACTOR'S EROSION CONTROL EFFORTS DO NOT PREVENT TRACKING OFF-SITE, THE INSPECTOR'S MAY REQUIRE A WHEEL WASH OR OTHER ADDITIONAL BMPs, AT THE CONTRACTOR'S EXPENSE.
- 4) ALL DISTURBED AREA SHALL BE RESTORED TO PREVIOUS OR BETTER CONDITIONS UPON PROJECT COMPLETION.
- 5) CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING BMP T5.13.
- 6) EROSION CONTROL INSPECTION REQUIRED BEFORE YOU BEGIN ANY SITEWORK.

LEGEND	
	ASPHALT REMOVAL
	SAW CUT LINE

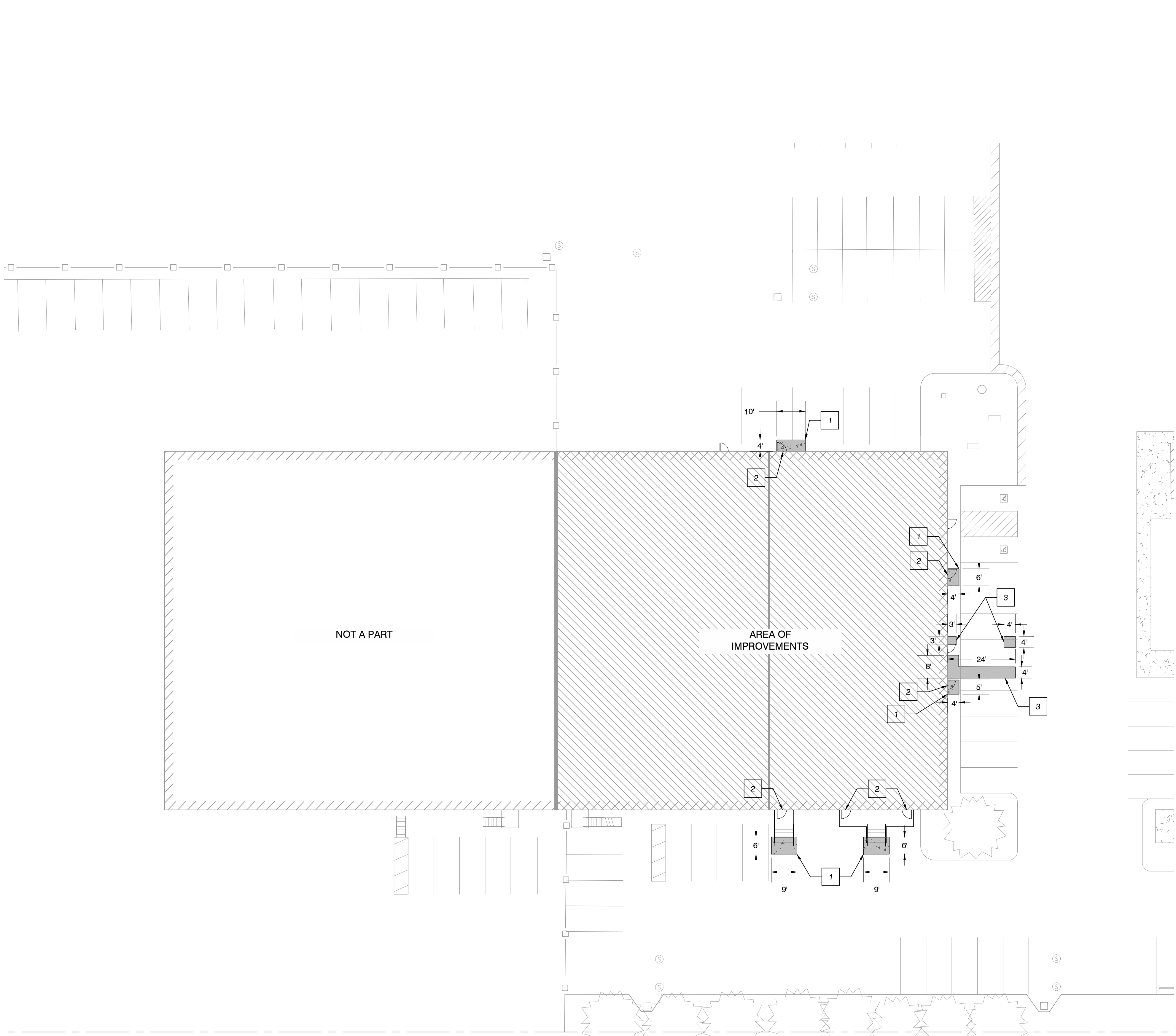


ESD 112 - 2200 Building
Education Facility Renovation
2200 NE 65th Ave.
Vancouver, WA 98661

DATE: 8/7/2024
DRAWN BY: PK
JOB NO: 10478
REV NO: N/A

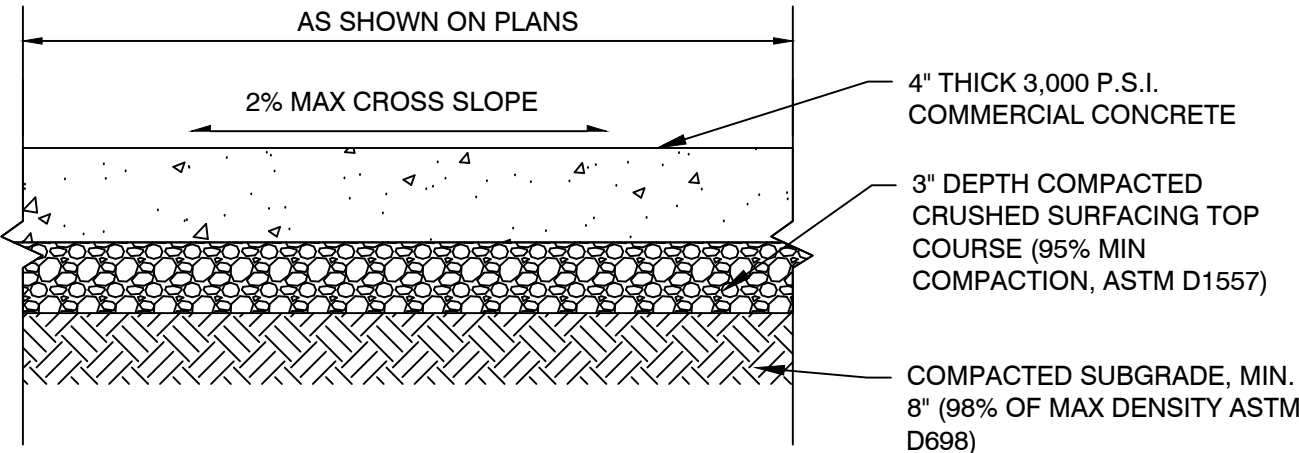
DEMO & EROSION
CONTROL PLAN

C002

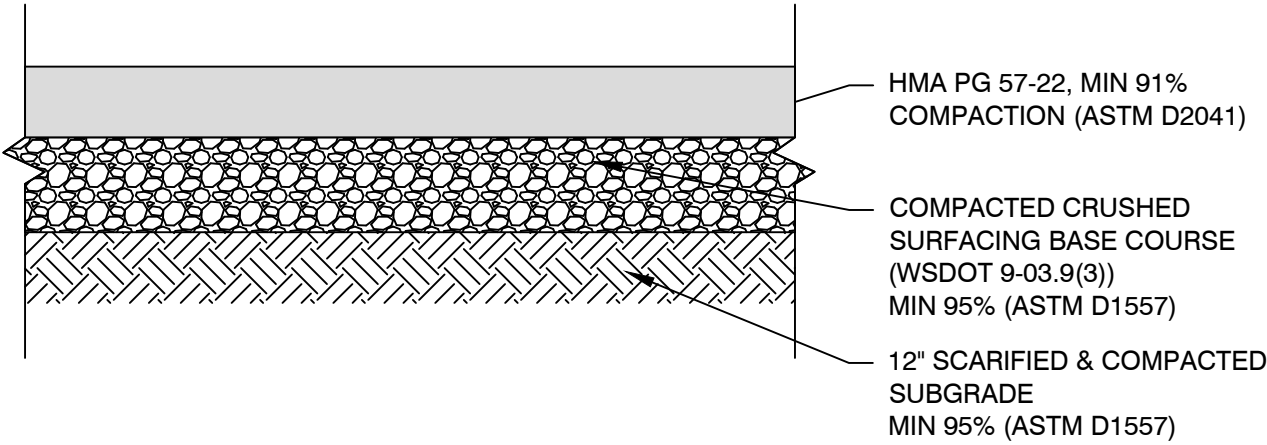


SITE KEYNOTES

- 1
- CONSTRUCT CONCRETE LANDING PER DETAIL 1, HEREON.
- 2
- NEW BUILDING ENTRY POINT PER ARCHITECT'S PLAN.
- 3
- CONSTRUCT ASPHALT PAVEMENT PER DETAIL 2, HEREON.



1 TYPICAL CONCRETE PAD SECTION
NO SCALE



	STANDARD SECTION
H.M.A. THICKNESS	3"
# OF H.M.A. LIFTS	1
ASPHALT CLASS	CL. ½"
BASE COURSE DEPTH	8"

2 H.M.A SECTION
NO SCALE

CONSTRUCTION NOTES

- 1.) ALL IMPACTED PARKING LOT STRIPING TO BE REPLACED IN KIND.
- 2.) CONTRACTOR TO VERIFY THAT LANDINGS AT STAIRWAYS ARE ADA ACCESSIBLE. IF EXISTING GRADES DO NOT ALLOW FOR ADA-COMPLIANT LANDINGS, ADDITIONAL PAVEMENT REMOVAL AND REPLACEMENT MAY BE NEEDED TO CREATE TRANSITIONAL AREAS. CONTRACTOR TO CONFIRM APPROACH WITH ARCHITECT OR ENGINEER PRIOR TO PROCEEDING WITH WORK.



ESD 112 - 2200 Building
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Vancouver, WA 98661

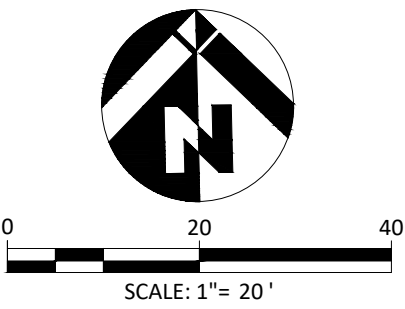
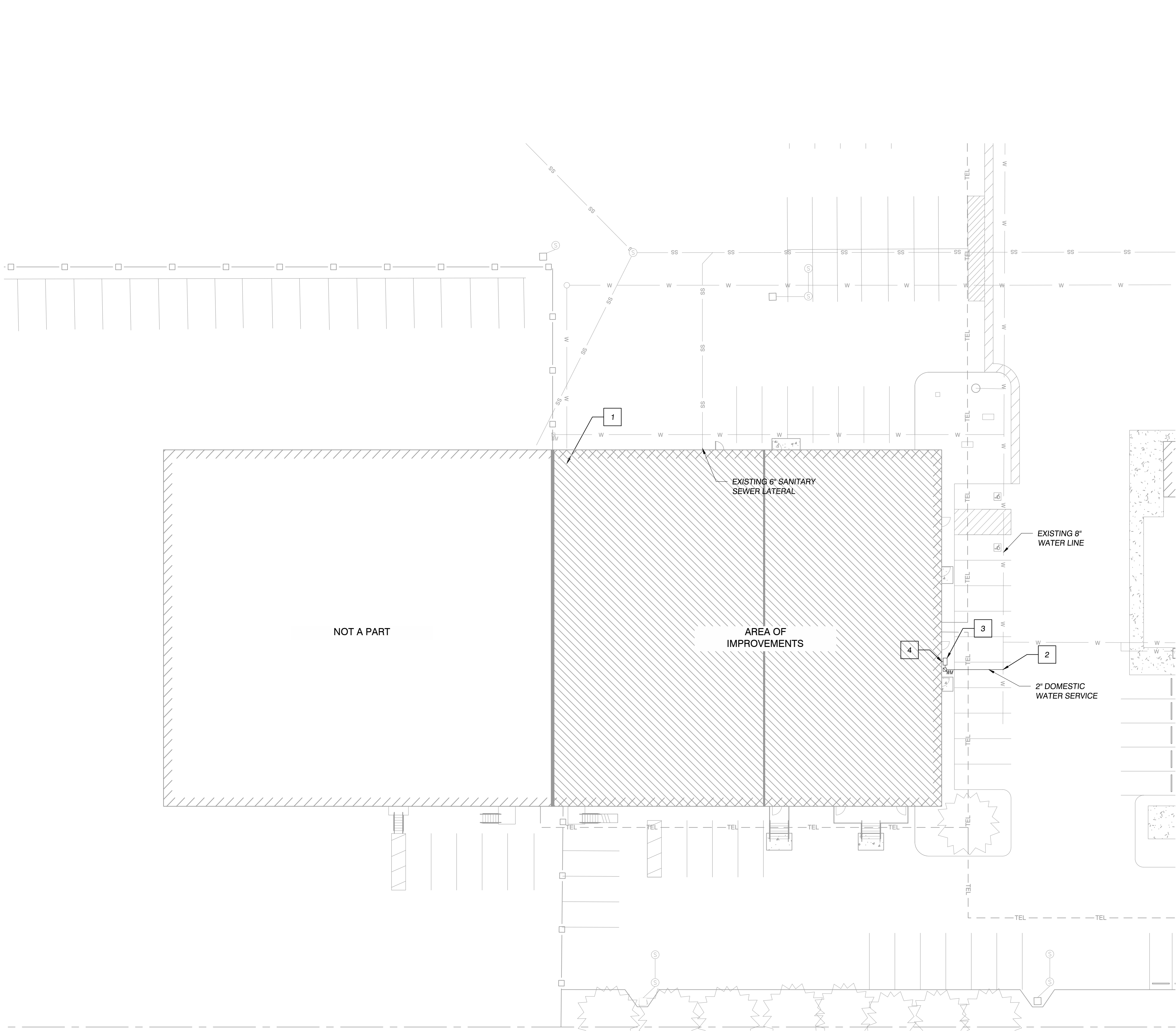
DATE: 8/7/2026
DRAWN BY: PK
JOB NO: 10678
REV NO: N/A

SITE IMPROVEMENTS
PLAN

C003

PERMIT SET

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SITE UTILITY KEYNOTES

- 1

PROPOSED FIRE PROTECTION BACKFLOW DEVICE TO BE CONSTRUCTED INSIDE THE BUILDING AS PART OF THE RISER ASSEMBLY. REFER TO PLUMBING PLANS.
- 2

AFTER TESTING AND APPROVAL BY THE CITY OF VANCOUVER
INSTALL:
(1) 2" SERVICE SADDLE W/ MEGALUG RESTRAINTS
(1) 2" WATER METER ASSEMBLY WITH RAVEN RMB METER BOX AND LID
(21 LF) 2" PVC SCH. 40 (MAIN TO METER)
- 3

INSTALL:
(1) 2" DOUBLE CHECK VALVE ASSEMBLY (C.O.V. STD DETAIL W-21)
- 4

NEW WATER SERVICE CONNECTION POINT. REFER TO PLUMBING PLANS.

