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ANY CHANGES FROM APPROVED PLANS REQUIRES RE-REVIEW AND APPROVAL BY CITY BLDG. DIV.

ALL WORK SUBJECT TO FIELD INSPECTION. Do not cover work prior to city inspection.

Mechanical/Electrical/Plumbing work is included in the City of Vancouver single CMI building permit. Separate trade permits are NOT required. Electrical contractors shall obtain a permit of record (MPE) for electrical installations covered under a single permit. [VMC 17.08.090 J]

ESD 112 THERAPY/OFFICE TI

LIST OF SHEETS

Table with columns SHEET NUMBER and SHEET TITLE. Includes GENERAL, ARCHITECTURE, PLUMBING, MECHANICAL, ELECTRICAL, and STRUCTURAL sections.

CITY OF VANCOUVER APPROVED stamp with date 4/24/2026 and project number CMI-385734.

MJ Architecture & Consulting, PLLC logo and contact information.

GENERAL PROJECT NOTES

- A. THESE DOCUMENTS AND NOTES ARE INTENDED TO BE SUPPLEMENTED BY AN OWNER/CONTRACTOR AGREEMENT... B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION IN REGARDS TO FULL SCOPE OF PROJECT... C. EVERY EFFORT HAS BEEN MADE TO ENSURE THESE DOCUMENTS ARE CONCISE AND COORDINATED... D. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES... E. CONFORM TO AGENCY INSPECTORS' COMMENTS AND CORRECTIONS... F. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING BUILDING CONDITIONS... G. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE... H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL RESOLVE... I. DO NOT SCALE DRAWINGS OR DETAILS... J. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION... K. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED... L. COORDINATE ALL CONSTRUCTION LOGISTICS AND OPERATIONS... M. INSTALL DUST BARRIERS, BARRICADES, GUARDS AND OTHER PROTECTION... N. TAKE EVERY PRECAUTION TO PROTECT EXISTING PROPERTY... O. ITEMS OR SYSTEMS INCLUDED IN THE CONSTRUCTION DOCUMENTS... P. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ANY ADDITIONAL PERMITS... Q. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS... R. PROVIDE TEMPORARY BRACING FOR STRUCTURE AND STRUCTURAL COMPONENTS... S. THE DRAWINGS AND DETAILS HAVE BEEN PREPARED USING SPECIFIC PRODUCTS...

BUILDING "CONSTRUCTION" DATA

602.5 TYPE OF CONSTRUCTION, III-B
903.2 FIRE PROTECTION, SPRINKLERED
907 & NFA 72 FIRE ALARM
TABLE 906.3(1) TYPE 2-A EXTINGUISHERS LOCATED NOT MORE THAN 75' APART

CURRENT GOVERNING CODES

2021 INTERNATIONAL EXISTING BUILDING CODE WITH WA STATE AMENDMENTS (WACS1-50-480)
2021 INTERNATIONAL BUILDING CODE WITH WA STATE AMENDMENTS (WACS1-50-550)
2021 INTERNATIONAL MECHANICAL CODE WITH WA STATE AMENDMENTS (WACS1-51-52)
2021 NATIONAL ELECTRICAL CODE (NFA70) WITH WA STATE AMENDMENTS
2021 INTERNATIONAL FUEL GAS CODE WITH WA STATE AMENDMENTS (WACS1-52-21000)
2021 INTERNATIONAL FIRE CODE WITH WA STATE AMENDMENTS (IF-64)
2021 WA STATE ENERGY CODE (WACS1-11C)
2021 IBCS A1711-2017 ACCESSIBILITY (WAC 51-50-1101.2)
ASCE/SEI 7-16 MINIMUM DESIGN LOADS & ASSOCIATED DESIGN CRITERIA

AUTHORITY HAVING JURISDICTION: CITY OF VANCOUVER

PARCEL #: 29472012
ZONE: L1001 INDUSTRIAL

SCOPE OF WORK

TENANT IMPROVEMENT CHANGE OF USE FROM S-1 TO B. THERAPEUTIC SENSORY ACTIVITIES ROOMS FOR CHILDREN WITH SPECIAL NEEDS & STAFF OFFICES. THE OCCUPANT LOAD OF THE 2 MAIN THERAPEUTIC ROOMS IS BEING CALCULATED AT THE OCCUPANCY RATE BECAUSE THIS IS A SPACE WHERE THEY CAN SPREAD OUT AND BE LESS OVERWHELMED BY THEIR ENVIRONMENT, SIMILAR TO T1 SPACE NORTHADJACENT TO IT.

DEFERRED SUBMITTALS SEPARATE PERMITS

STRUCTURAL (KGA) FIRE SPRINKLER & ALARM LOW VOLTAGE

TABLE 601:

Table with columns: PRIMARY STRUCTURAL FRAME BEARING WALLS, EXTERIOR INTERIOR, NON BEARING WALLS & PARTITIONS, FLOOR CONSTRUCTION, ROOF CONSTRUCTION. Includes hours and material types.

TABLE 602 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 & 1 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"

1020.3 MAX ALLOWED DEAD END-CORRIDOR: 50'

HAZARDOUS MATERIALS

NOT APPLICABLE

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES PER TABLE 2902.1

2902.2 OCCUPANT LOAD, TOTAL BLDG 574, TOTAL OCC LOAD 6810 (4-17, 281 HIGH LOW DRINKING FOUNTAIN PROVIDED + 1 SINGLE DRINKING FOUNTAINS EXISTING FIXTURES PROVIDED ADEQUATE.

Table with columns: FIXTURE, REQUIRED, PROVIDED, MALE 140, FEMALE 140. Includes rows for WATER CLOSET and LAV.

WATTS PER SF NOT TO EXCEED TABLE C406.4(2) VALUES & OCCUPANCY SENSORS PROVIDED PER C406.2.1.

PRIOR TO FINAL INSPECTION CONDITION:

Means of Egress Illumination (emergency lighting) verification is required for Illumination Level (1008.2.1), Performance (1008.3) & Emergency Power (1008.3.5)

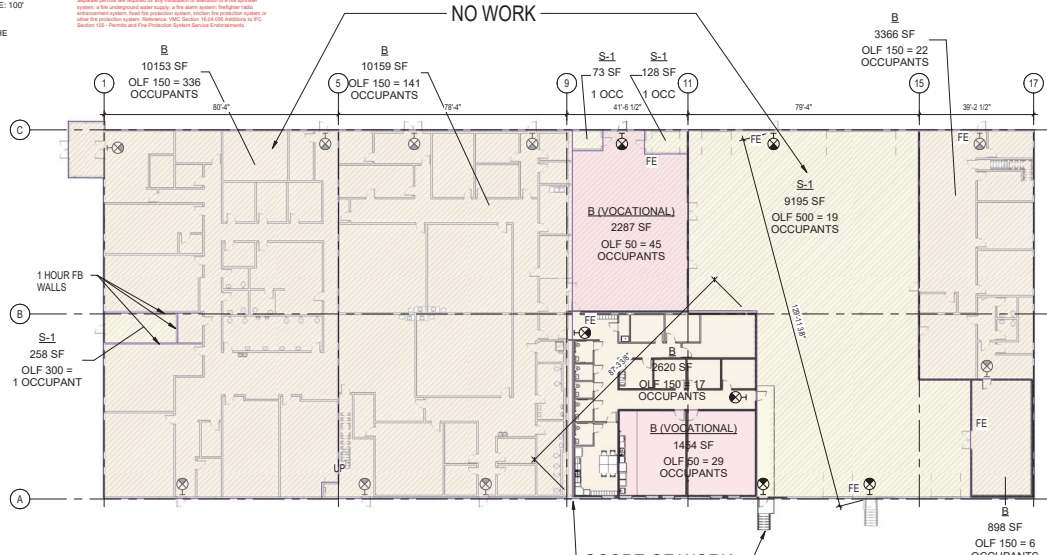
Submit scheduling request to Inspection@cityofvancouver.ca

Contractor may self-certify testing

Submit verification form to planreview@cityofvancouver.ca

PRIOR TO FINAL INSPECTION CONDITION:

Submit Special Inspection final summary letter to: planreview@cityofvancouver.ca



1 OVERALL AREA FLOOR PLAN SCALE: 3/8" = 1'-0"

2400 NE 65TH AVE, VANCOUVER WA 98661

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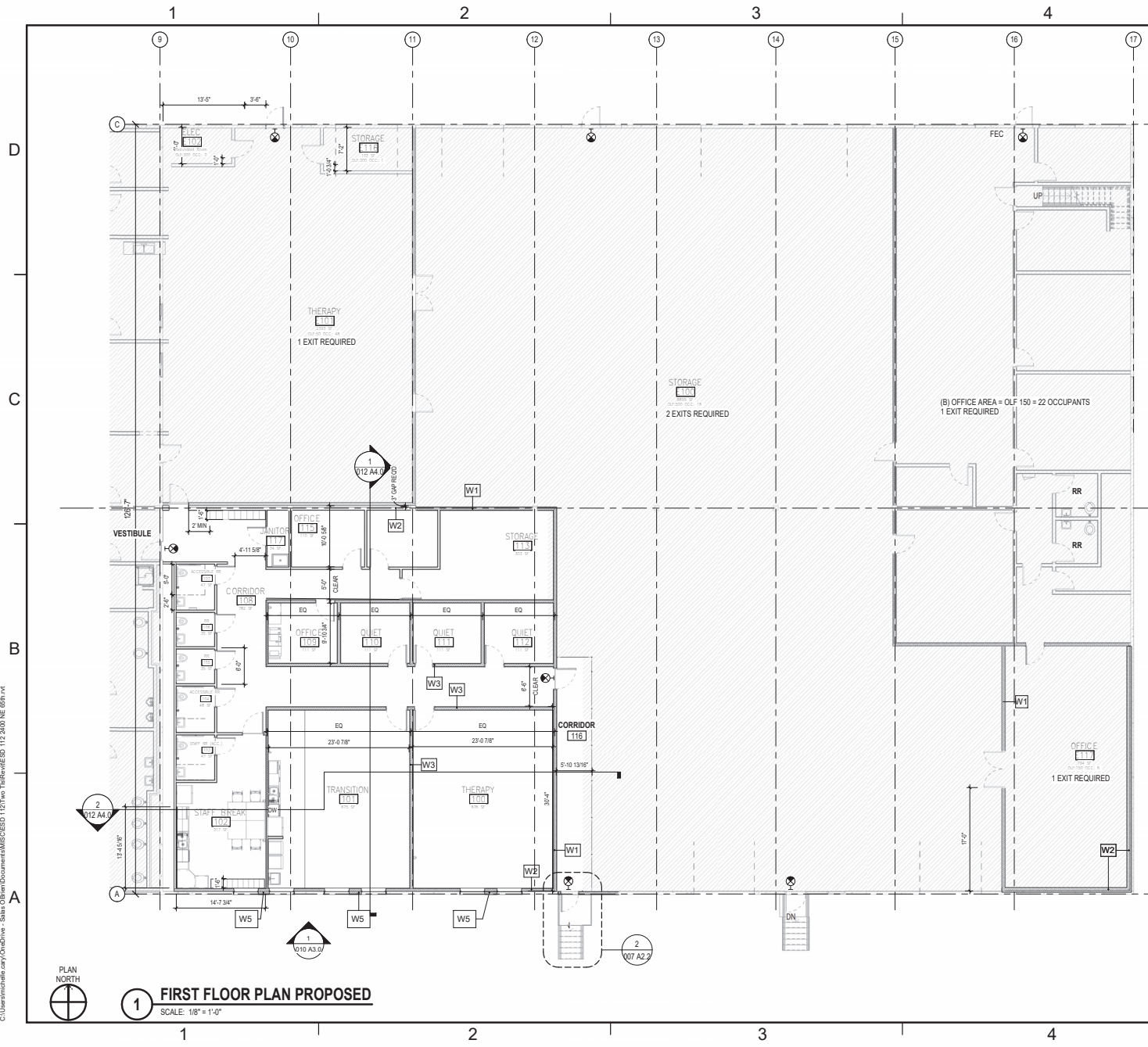
REVISION SET 2026.03.31 MARK (DESCRIPTION)

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COVER SHEET & LIFE SAFETY

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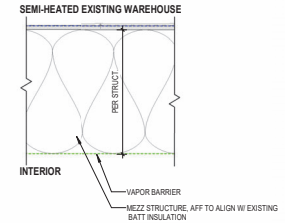
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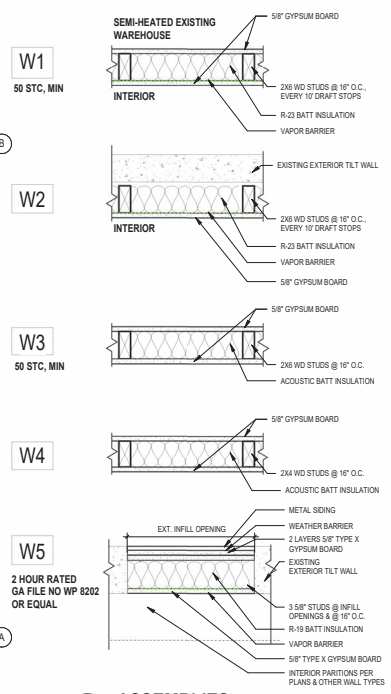
**CITY OF VANCOUVER**  
 THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH CITY ZONING ORDINANCES.  
**APPROVED**  
 THE APPROVAL OF THESE PLANS BY THE CITY OF VANCOUVER DOES NOT ADDRESS ANY NON-COMPLIANCE WITH LOCAL ORDINANCES, CODE OR STATE LAW.  
 THESE PLANS SHALL BE AVAILABLE FOR ALL REGISTERED INSPECTIONS.  
 CMI-385734  
 4/24/2026

**MJ Architecture & Code Consulting, PLLC**  
 26416 S. 109th  
 Ridgefield, WA 98642  
 PH: 920-334-5023  
 10144 REGISTERED ARCHITECT  
 MICHELLE J. ANDERSON  
 STATE OF WASHINGTON

**FLR/CEILING TYPES**



**WALL TYPES**



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



**1 FIRST FLOOR PLAN PROPOSED**  
 SCALE: 1/8" = 1'-0"

2400 NE 65TH AVE, VANCOUVER, WA 98661

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THERAPY/OFFICE T1

PROPOSED FLOOR PLAN AND ASSEMBLIES

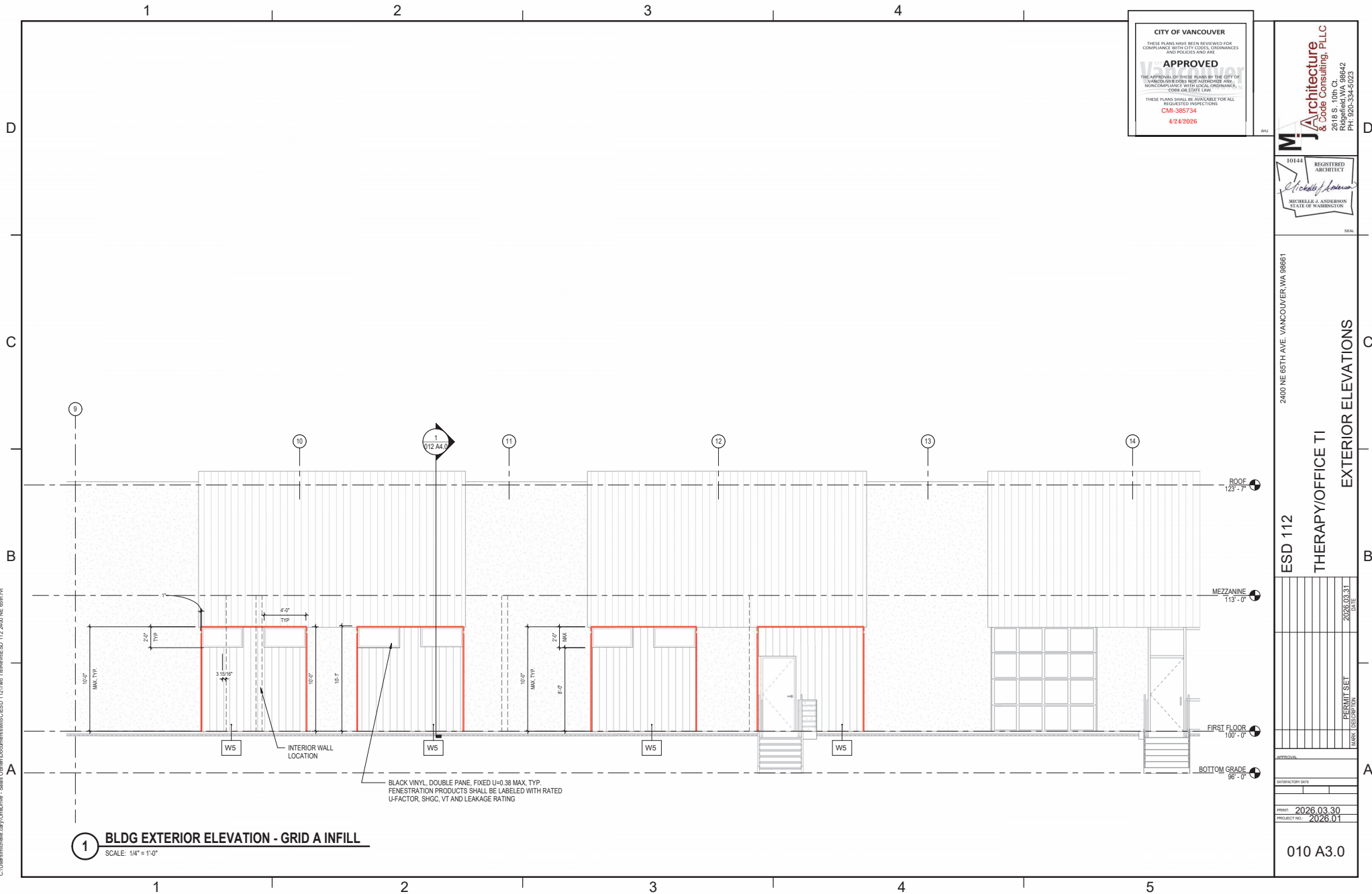
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1	2026.03.31	PERMIT SET
2	2026.03.31	MARK DESCRIPTION

APPROVAL: \_\_\_\_\_  
 CONTRACTOR DATE: \_\_\_\_\_  
 PRINT: 2026.03.30  
 PROJECT NO: 2026.01  
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CITY OF VANCOUVER  
 THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH CITY ZONING ORDINANCES AND FEES AS APPLICABLE.  
**APPROVED**  
 THE APPROVAL OF THESE PLANS BY THE CITY OF VANCOUVER DOES NOT ASSURE ANY NON-COMPLIANCE WITH LOCAL ORDINANCES, CODE OR STATE LAW.  
 THESE PLANS SHALL BE AVAILABLE FOR ALL REQUESTED INSPECTIONS.  
 CMI-385734  
 4/24/2026

**MJ Architecture & Code Consulting, PLLC**  
 2649 S. 10TH  
 RAINIER, WA 98142  
 PH: 920-334-5023

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

2400 NE 65TH AVE, VANCOUVER, WA 98661

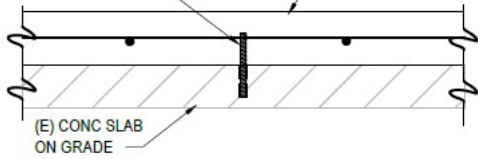
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DATE	2026.03.31
REVISION SET	
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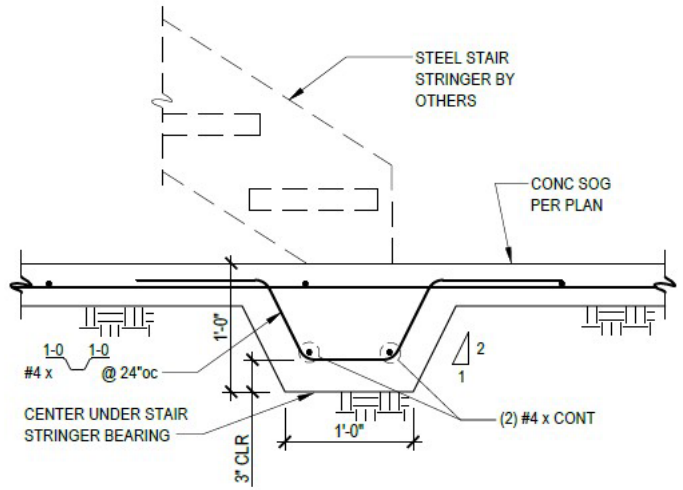
DATE	2026.03.30
PROJECT NO.	2026.01
PRINT	010 A3.0

1/2" DIA THRD ROD OR #4 REBAR x 0'-6" EMBED 3" INTO (E) CONC SLAB ON GRADE @ 24"oc AROUND PERIMETER OF HOUSE KEEPING PAD

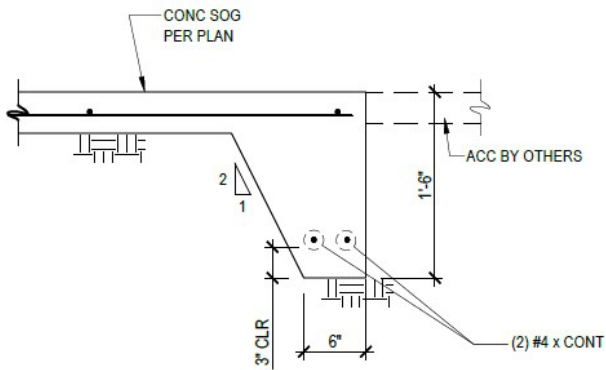
(N) 4" CONC HOUSE KEEPING PAD W/ #4 @ 24"oc EW TYP



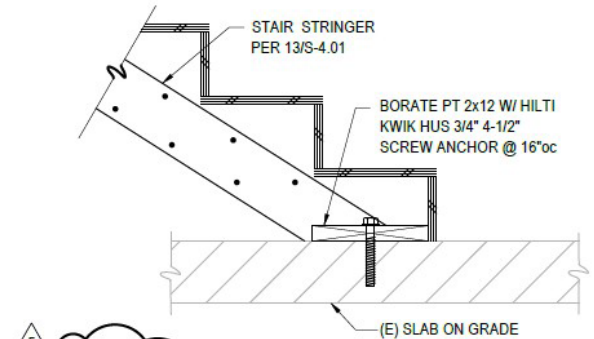
9 SECTION  
S3.01 1"=1'-0"



10 SECTION  
S3.01 1"=1'-0"



13 SECTION  
S3.01 1"=1'-0"



14 SECTION  
S3.01 1"=1'-0"