

ESD 112 THERAPY/OFFICE TI

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]

LIST OF SHEETS

SHEET NUMBER	SHEET TITLE
GENERAL	
001 A0.0	COVER SHEET & LIFE SAFETY
002 A0.1	AJIA ACCESSIBILITY RFRS
003 A0.2	AJIA ACCESSIBILITY
ARCHITECTURE	
004 A1.0	EXISTING/DEMO FLOOR PLAN
005 A2.0	PROPOSED FLOOR PLAN AND ASSEMBLIES
006 A2.1	PROPOSED FLOOR PLANS ENLARGED
007 A2.2	ENLARGED FLOOR PLANS & DETAILS
008 A2.3	REFLECTED CEILING PLAN
009 A2.4	MEZZ AND ROOF PLAN
010 A3.0	EXTERIOR ELEVATIONS
011 A3.1	INTERIOR ELEVATIONS
012 A4.0	BUILDING SECTIONS
013 A500	DOOR SCHEDULE AND DETAILS

CITY OF VANCOUVER
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH CITY CODES, ORDINANCES AND REGULATIONS.
APPROVED
THE APPROVAL OF THESE PLANS BY THE CITY OF VANCOUVER DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF ACCURACY OR COMPLIANCE WITH LOCAL ORDINANCES, CODES OR STATE LAWS.
THESE PLANS SHALL BE AVAILABLE FOR ALL REQUESTED INSPECTIONS.
CMI-385734
4/24/2026

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2645 S. 100th Ave.
Ridgeway, WA 98942
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10144 REGISTERED ARCHITECT
Michelle J. Anderson
STATE OF WASHINGTON

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 INDIVIDUAL SUBCONTRACTORS, TRADERS, SUPPLIERS 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, REFER TO 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 INSPECTORS' 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 COMMENCING 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 DETAILED BUT 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 IS TO MAINTAIN AND 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 CONTRACTOR'S 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 COMPLIANCE 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 SYSTEMS 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 ENGINEERS' OR OTHER SUBMITTANT 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 IN WRITING TO THE ARCHITECT OR ENGINEERS RESPONSIBLE FOR THE DESIGN DRAWINGS.

BUILDING "CONSTRUCTION" DATA

602.5 TYPE OF CONSTRUCTION: III-B
903.2 FIRE PROTECTION: SPRINKLERED
907 & NFPA 72 FIRE ALARM
TABLE 906.3(1) TYPE 2-A EXTINGUISHERS LOCATED NOT MORE THAN 75' APART
304 OCCUPANCY: B (OFFICE), S-1 (STORAGE)
A SPACE USED FOR ASSEMBLY 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

501.3 BUILDING HEIGHT: 75' ALLOWING, EXISTING TO REMAIN: 25'

501.4 ALLOWED STORIES: 4-STORIES, EXISTING TO REMAIN: 1 STORY W/ MEZZ

TABLE 506.2 ALLOWABLE BUILDING AREAS:

B: NS 19,000, S1 76,000
S-1: NS 17,500, S1 70,000
E: NS 14,500, S1 58,000
EXISTING BLDG TOTAL: 48,464 SF. COMPLIES WITHOUT FRONTAGE INCREASE CALCULATION.
ALLOWABLE AREA ALLOWS FOR COMPLIANCE WITH 508.3.2(NON-SEPARATED OCCUPANCIES)

TABLE 601:

PRIMARY STRUCTURAL FRAME BEARING WALLS	EXTERIOR INTERIOR	NON COMBUSTIBLE (HOURS)	NON MATERIALS (HOURS)
NON BEARING WALLS & PARTITIONS	FLOOR CONSTRUCTION	0 HOURS	0 HOURS
FLOOR CONSTRUCTION	ROOF CONSTRUCTION	0 HOURS	0 HOURS

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.

FIXTURE	MALE 140		FEMALE 140	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET 1 per 25 for first 50 and 1 per 50 for the remainder exceeding 50	(4)	(2 + 2 URINALS)	(4)	(4)
LAV 1 per 40 for first 80 and 1 per 80 for the remainder exceeding 80	(3)	(2) + 1 UNISEX	(3)	(2) + 1 UNISEX

WATTS PER SF NOT TO EXCEED TABLE C406.4.2(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)

Before/After Hours City inspection is required for this occupancy.

(Submit scheduling request to inspection@cityofvancouver.us)

Contractor may self-certify testing.

(Submit verification form to planreview@cityofvancouver.us)

PRIOR TO FINAL INSPECTION CONDITION:

Submit Special Inspection final summary letter to:

planreview@cityofvancouver.us

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 (WACS1-50-550)
2021 INTERNATIONAL PLUMBING CODE AND STANDARDS WITH WA STATE AMENDMENTS (WACS1-50-550)
2021 INTERNATIONAL ELECTRICAL CODE (NFPA70) WITH WA STATE AMENDMENTS (WACS1-50-550)
2021 INTERNATIONAL FUEL GAS CODE WITH WA STATE AMENDMENTS (WACS1-50-550)
2021 INTERNATIONAL FIRE CODE WITH WA STATE AMENDMENTS (WACS1-50-550)
2021 WA STATE ENERGY CODE (WACS1-11C)
ICC ANS A117.1-2017 ACCESSIBILITY (WAC 51-60-1101.2)
ASCE/SEI 7-16 MINIMUM DESIGN LOADS & ASSOCIATED DESIGN CRITERIA

AUTHORITY HAVING JURISDICTION: CITY OF VANCOUVER

PARCEL #: 29472012
ZONE: LIGHT INDUSTRIAL

SCOPE OF WORK

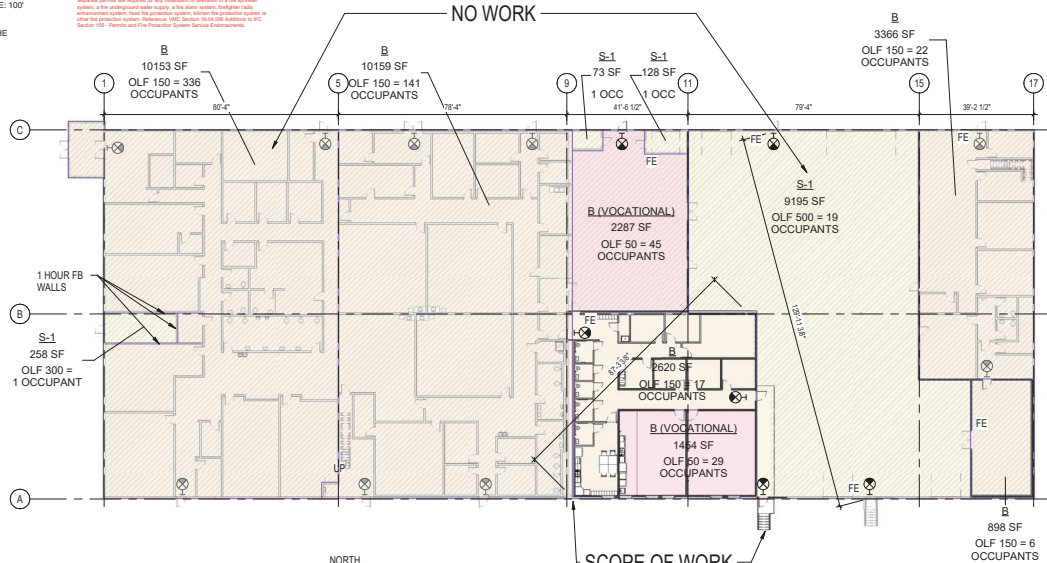
TENANT IMPROVEMENT CHANGE OF USE FROM S-1 TO B. THERAPEUTIC SENSORY ACTIVITIES ROOMS FOR CHILDREN WITH SPECIAL NEEDS & STAFF OFFICES. THE OCCUPANT LOAD OF THE 2 MAIN THERAPEUTIC ROOMS IS BEING CALCULATED AT THE OCCUPANCY 40 NET RATE BECAUSE THIS IS A SPACE WHERE THEY CAN SPREAD OUT AND BE LESS OVERWHELMED BY THEIR ENVIRONMENT, SIMILAR TO T1 SPACE NORTHADJACENT TO IT.

DEFERRED SUBMITTALS SEPARATE PERMITS

STRUCTURAL (KGA) FIRE SPRINKLER & ALARM LOW VOLTAGE

This project has been reviewed in accordance with the 2021 International Fire Code as adopted and amended by the Vancouver Electrical Code, Section 10.2. The applicant will be required to comply with all applicable codes and ordinances even in the absence of fire review comments.

Separate permits are required for any installation or alteration of a gas piping system, an underground water supply, a storm system, fire alarm, fire alarm control equipment or system, based on the provisions of the Vancouver Building Code or other applicable codes and ordinances. Refer to the Vancouver Building Code, Section 10.2. The applicant will be required to comply with all applicable codes and ordinances even in the absence of fire review comments.



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

STRUCTURAL

- 050 S1 COVER
- 051 S1 STRUCTURAL NOTES
- 052 S2 FOUNDATION PLAN
- 053 S2 CEILING FRAMING PLAN
- 054 S3 MEZZANINE FRAMING PL
- 055 S4 ROOF FRAMING PLAN
- 056 S3 FOUNDATION DETAILS
- 057 S4 FRAMING DETAILS

PLUMBING

- 101 P001 COVER
- 101 P002 SCHEDULES
- 102 P003 SCHEDULES
- 103 P101 PLUMBING OVERALL PLAN
- 104 P200 UNDERFLOOR PLAN
- 105 P201 ENLARGED PLUMBING PLAN
- 106 P501 DETAILS
- 107 P502 DETAILS

MECHANICAL

- 200 M001 COVER
- 201 M002 SCHEDULES
- 202 M101 MECHANICAL OVERALL PLAN
- 203 M102 ROOF PLAN
- 204 M201 ENLARGED MECHANICAL PLAN
- 205 M202 ENLARGED ROOF PLAN
- 206 M501 DETAILS

ELECTRICAL

- 300 E001 COVER
- 301 E002 SCHEDULES
- 302 E101 ELECTRICAL OVERALL PLAN
- 303 E102 ROOF PLAN
- 304 E201 ENLARGED ELECTRICAL FLOOR PLAN
- 305 E301 LIGHTING RCP
- 306 E601 ONE LINE DIAGRAM

2400 NE 65TH AVE, VANCOUVER, WA 98661

ESD 112
THERAPY/OFFICE TI

REVISION SET
DATE: 2026.03.31
MARK: []
DESCRIPTION: []

PRINT: 2026.03.30
PROJECT NO: 2026.01

001 A0.0

COVER SHEET & LIFE SAFETY

