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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

SHEET NUMBER	SHEET TITLE
GENERAL	
001 A0.0	COVER SHEET & LIFE SAFETY
002 A0.1	ADA ACCESSIBILITY RFRS
003 A0.2	ADA ACCESSIBILITY
ARCHITECTURE	
004 A1.0	EXISTING/DEMO FLOOR PLAN
005 A2.0	PROPOSED FLOOR PLAN AND ASSEMBLIES
006 A2.1	PROPOSED FLOOR PLANS & DETAILS
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 THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF VANCOUVER IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.
CMI-385734
4/24/2026

M J Architecture & Consulting, PLLC
2645 S. 100th Ave.
Ridgeway, WA 98942
PH: 920-334-5023

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, TRADES, 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 SUBMITTALS 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 508.3.1(N) ON SEPARATED OCCUPANCIES

TABLE 601:

PRIMARY STRUCTURAL FRAME BEARING WALLS	EXTERIOR INTERIOR	0 HOURS 2 HOURS	NON COMBUSTIBLE MATERIALS
NON BEARING WALLS & PARTITIONS	FLOOR 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 & 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 + 4 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) + 5 UNISEX PROPOSED
LAV 1 per 40 for first 80 and 1 per 80 for the remainder exceeding 80	(3)	(2) + 1 UNISEX	(3)	(2) + 1 UNISEX + 5 UNISEX PROPOSED

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 51-50-1101.2)
ASCE/SEI 7-16 MINIMUM DESIGN LOADS & ASSOCIATED DESIGN CRITERIA

AUTHORITY HAVING JURISDICTION: CITY OF VANCOUVER

PARCEL #: 29472012
ZONE: LIGHT INDUSTRIAL

SCOPE OF WORK

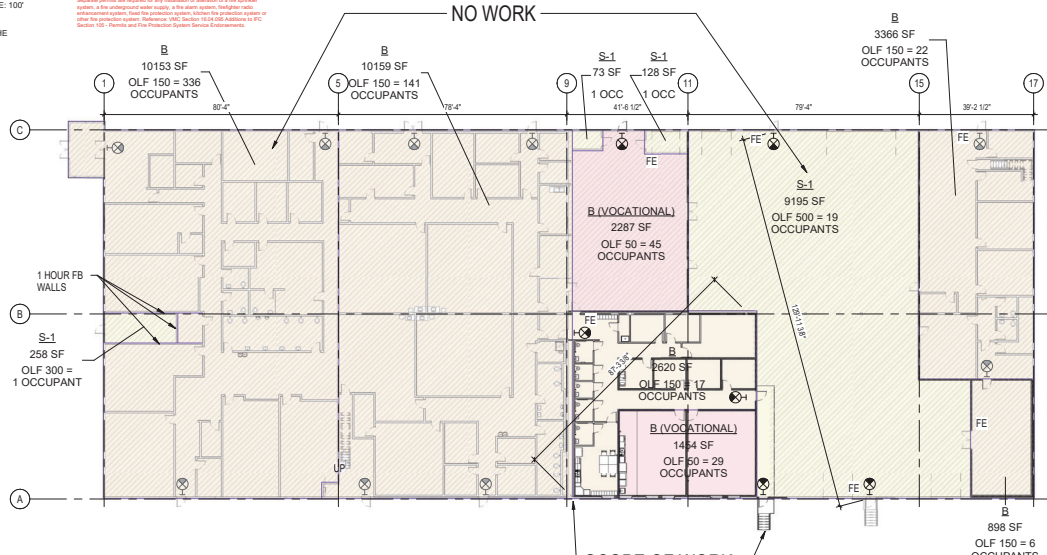
TENANT IMPROVEMENT CHANGE OF USE FROM S-1 TO B. THERAPEUTIC SENSORY ACTIVITIES ROOMS FOR CHILDREN WITH SPECIAL NEEDS & STAFF OFFICES. THE OCCUPANT LOAD OF THE 2 MAIN THERAPEUTIC ROOMS IS BEING CALCULATED AT THE OCCUPANCY 40 NET RATE BECAUSE THIS IS A SPACE WHERE THEY CAN SPREAD OUT AND BE LESS OVERWHELMED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

DEFERRED SUBMITTALS SEPARATE PERMITS

STRUCTURAL (KGA)	FIRE SPRINKLER & ALARM LOW VOLTAGE
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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 fire alarm control equipment. Refer to 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.



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

2400 NE 65TH AVE, VANCOUVER, WA 98661

ESD 112

THERAPY/OFFICE TI

DATE: 2026.03.31
MARK: []
DESCRIPTION: []

PRINT: 2026.03.30
PROJECT NO: 2026.01

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COVER SHEET & LIFE SAFETY

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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 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
 2645 S. 100th
 RISSINGTON, WA 98942
 PH: 920-334-5023

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

2400 NE 65TH AVE, VANCOUVER, WA 98661

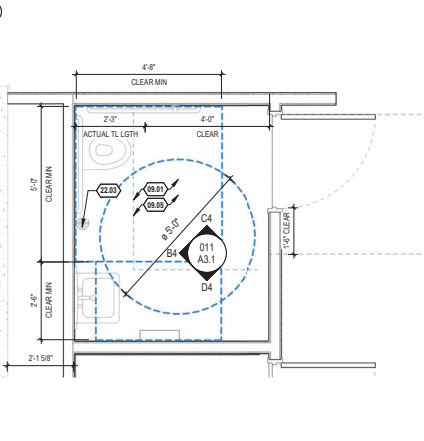
ESD 112
 THERAPY/OFFICE T1
 ENLARGED FLOOR PLANS & DETAILS

DATE	2026.03.31
REVISION SET	
MARK / DESCRIPTION	
APPROVAL	
SUBMITTAL DATE	
PRINT	2026.04.17
PROJECT NO.	2026.01

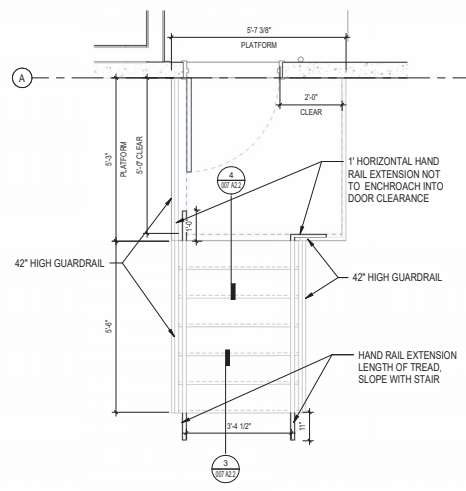
007 A2.2

KEYNOTES

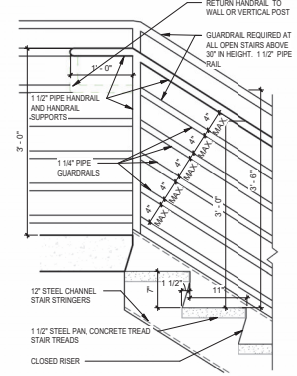
- 09.01 EPOXY FLOORING, TYPICAL FOR RESTROOMS: STONEHARD, STONESHIELD, DRIFTWOOD
- 09.05 6" RUBBER WALL BASE, TYPICAL RRs
- 22.03 FLOOR DRAIN, REFER TO PLUMBING.



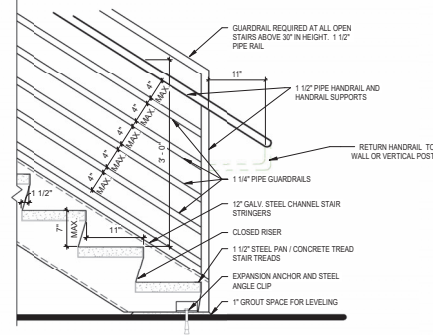
1 ENLARGED ACCESSIBLE RR PLAN
SCALE: 1/2" = 1'-0"



2 ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"



4 STEEL PAN STAIR TOP-RAIL
SCALE: 1" = 1'-0"



3 STEEL PAN STAIR BASE-RAIL
SCALE: 1" = 1'-0"

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GENERAL NOTES:

- SEE OTHER DISCIPLINES DRAWINGS FOR ALL WORK NOT SHOWN/NOTED ON REFLECTED CEILING PLANS AND REFERENCE DISCIPLINE SPECIFIC DRAWINGS FOR EQUIPMENT TYPES AND LOCATIONS.
- CENTER ALL LIGHT FIXTURES, MECHANICAL, SPRINKLER, ELECTRICAL ITEMS, INCLUDING BUT NOT LIMITED TO SENSORS, ANNUNCIATORS AND SMOKE DETECTORS IN GYPSUM BOARD CEILINGS, ACOUSTICAL TILE CEILINGS & SOFFITS.
- CENTER SUSPENDED ACOUSTICAL TILE GRID IN ROOMS UNLESS OTHERWISE NOTED.
- PROVIDE CONCEALED CONTROL AND EXPANSION JOINTS AS INDICATED IN THE DRAWINGS AND ADDITIONALLY AS REQUIRED BY ALL APPLICABLE CODES.
- PROVIDE EGRESS ILLUMINATION PER BUILDING CODE.
- PROVIDE LIGHTING CONTROLS PER WSEC C405.2.1 - C405.2.8.
- A MINIMUM OF 18" OF CLEARANCE IS REQUIRED BELOW EVERY SPRINKLER HEAD AND ALL PERMANENT AND MOVEABLE FIXTURES AND FURNISHINGS SHOULD BE LOCATED ACCORDINGLY.
- THE CONTRACTOR SHALL INSTALL ACCESS HATCHES IN CEILINGS AS REQUIRED BY CODE TO SERVICE MECHANICAL, ELECTRICAL AND FIRE PROTECTION EQUIPMENT AND SYSTEMS IN INACCESSIBLE SPACES.
- ALL RECESSED LIGHTING FIXTURES SHALL BE IC RATED & HAVE AN AIR LEAKAGE RATING NOT GREATER THAN 2 CFM PER ASTM E263 TEST.
- IBC 1621.1.2(ASCE 7-02) PARTITIONS THAT ARE TIED TO THE CEILING AND ALL PARTITIONS THAT ARE GREATER THAN 6' IN HEIGHT SHALL BE Laterally BRACED TO THE BUILDING STRUCTURE. SUCH BRACING SHALL BE INDEPENDENT OF ANY CEILING SPLAY BRACING.

GENERAL SUSPENDED CEILING NOTES BELOW BASED ON ASCE 7-02 SECTION 6.6, ASTM E 886-02, ASTM C 835-04 AND C 836-04 PLUS APPLICABLE CISCA STANDARDS. SYSTEMS SHALL BE STABILIZED AGAINST LATERAL SEISMIC MOVEMENT IN ACCORDANCE WITH THE CODE REQUIREMENTS.

- PERIMETER SUPPORTING CLOSURE ANGLE SHALL NOT BE LESS THAN 2" IN WIDTH & UTILIZE HEAVY DUTY T-BAR GRID SYSTEM.
- SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTER TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1".
- PROVIDE POSITIVE BRACING FOR CHANGES IN CEILING ELEVATIONS.
- SUPPORT CABLE TRAYS AND ELECTRICAL CONDUITS INDEPENDENTLY.
- LIGHTING FIXTURES, AIR TERMINALS, OR SERVICES WEIGHING LESS THAN 56 LBS. SHALL HAVE (2) #12 WIRES CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE (WIRES MAY BE SLACK). IF THEY MORE THAN 56 LBS. SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE WITH APPROVED HANGERS.
- DO NOT ATTACH CEILING MOUNTED LIGHT FIXTURES WITH RIGID CONDUIT

VERTICAL BRACING:

PROVIDE 3/16" 25 GA. METAL STUD WHEN LESS THAN 8 FEET AND PROVIDE DOUBLE 3/16" 25 METAL STUD WHEN GREATER THAN 8 FEET. AN APPROVED EQUIV SYSTEM MAY BE USED.

VERTICAL HANGERS:

SUSPENSION WIRES SHALL BE OF 12 GA. SPACED @ 4" O.C. ALONG EACH MAIN RUNNER. SUSPENSION WIRES SPACED AT GREATER THAN 4" O.C. SHALL BE OF 10 GAUGE.

EACH VERTICAL WIRE SHALL BE ATTACHED TO THE CLG SUSPENSION MEMBER WITH A MINIMUM OF THREE TURNS AND TO THE STRUCTURE ABOVE WITH A CONNECTION CABLE OF CARRYING NOT LESS THAN 100 POUND ALLOWABLE LOAD.

PERIMETER HANGERS:

AT ALL LOCATIONS THE TERMINAL ENDS OF EACH CROSS RUNNER SHALL BE SUPPORTED INDEPENDENTLY, A MAXIMUM OF 8" FROM EACH WALL WITH 12 GAUGE WIRE.

LATERAL FORCE BRACING:

HORIZONTAL RESTRAINT SHALL BE PROVIDED BY FOUR 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPACED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12" O.C. IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 4" FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED.

NOTE:

SUSPENSION GRID SYSTEM TO BE COMPATIBLE WITH SUSPENDED TILE SPECIFIED. SEE REFLECTED CEILING PLAN FOR SPECIFICATIONS.

B3 ACOUSTICAL CELING DETAILS

SCALE: 1" = 1'-0"

2-#12 HANGER WIRES TO STRUCTURE ABOVE AT DIAGONAL FIXTURE CORNERS WHEN FIXTURE WEIGHS LESS THAN 56 POUNDS (WIRES MAY BE SLACK).

FIXTURES WEIGHING 56 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY #12 HANGER WIRES FROM EACH CORNER.

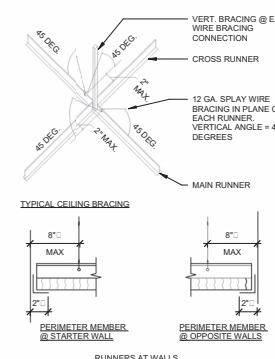
2-#12 HANGER WIRES TO STRUCTURE ABOVE FROM GRID MEMBERS WITHIN 3 INCHES OF EACH CORNER OF THE FIXTURE.

RECESSED FIXTURE - SCREW TO FIXTURE W/ (2) 3/4" X #6 SCREWS EACH END

T-BAR CROSS RUNNERS

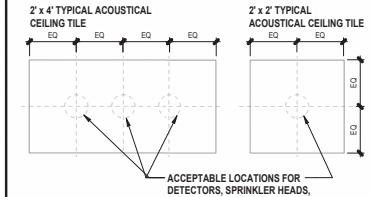
A3 SUSP CLG SYS FIXTURE SUPPORT

SCALE: N.T.S.



KEYED NOTES:

- 23.01 FCJ. REFER TO MECHANICAL
- 23.02 70 CFM INTERMITTENT OR 50 CFM CONTINUOUS EXHAUST REQUIRED AND SHALL BE PROVIDED WITH DAMPER IN ACCORDANCE WITH SECTION C403.7.9. REFER TO MECHANICAL
- 26.01 ILLUMINATED EXIT SIGN/ EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL, TYP.



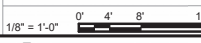
C5 ACT MOUNTING LOCATIONS

SCALE: 3/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

SYMBOL	DESCRIPTION
[Hatched Box]	AREA NOT IN CONTRACT
[Grid Pattern]	ACOUSTICAL CEILING TILE Armstrong Fine Fissured, Second Lock, angular regular, 15/16" grid, white, 24"x48", recessed T-bar GYPSUM BOARD CEILING.
(X'X')	FINISHED CEILING HEIGHT ABOVE FINISHED FLOOR
[Square]	LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
[Triangle]	EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
[Star]	EXIT SIGN. REFER TO ELECTRICAL DRAWINGS.
OS	OCCUPANCY SENSOR. REFER TO ELECTRICAL DRAWINGS.
[Speaker]	HORN/STROBE. REFER TO FIRE PROTECTION DRAWINGS.
[Square with X]	CEILING SUPPLY DIFFUSER. REFER TO MECHANICAL DRAWINGS.
[Square with Z]	CEILING RETURN OR EXHAUST. REFER TO MECHANICAL DRAWINGS.

GRAPHIC SCALE



CITY OF VANCOUVER
 THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH CITY ZONING ORDINANCES AND BUILDING DEPARTMENT CODES.
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 PURPOSES.
 CMI-385734
 4/24/2026

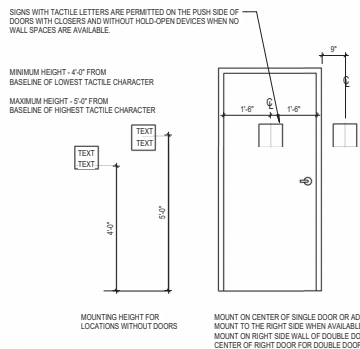
2400 NE 65TH AVE, VANCOUVER, WA 98661
MJ Architecture & Consulting, PLLC
 2645 S. 105th Street
 Ridgefield, WA 98642
 PH: 509-334-5023

10144 REGISTERED ARCHITECT

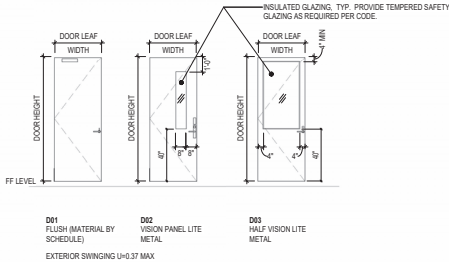
 MICHELLE J. ANDERSON
 STATE OF WASHINGTON

ESD 112
 THERAPY/OFFICE T1
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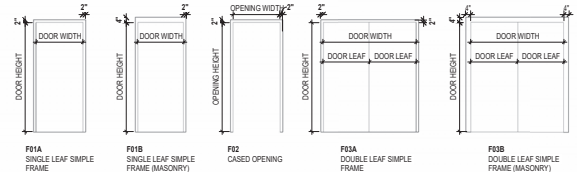
2026.03.31
 DATE
 REFLECT SET
 MARK DESCRIPTION
 APPROVAL
 DATE
 2026.03.30
 PROJECT NO. 2026.01
 008 A2.3



SIGNAGE LOCATIONS



DOOR LEAF TYPES



FRAME TYPES UNLESS NOTED OTHERWISE, INTERIOR FRAMES SHALL BE KNOCK DOWN FRAMES, FRAMES LOCATED IN MASONRY OR TILT WALLS TO BE WELDED HM FRAMES.

DOOR NO.	FIRE RATING	INSULATED	DOOR SIZE			FRAME			REMARKS
			TYPE	WIDTH	HEIGHT	THICKNESS	TYPE	HARDWARE	
100.1	50 STC MIN	D02	3'-4"	7'-0"	1 3/4"	K DWN		1	
101.1	50 STC MIN	D02	3'-4"	7'-0"	1 3/4"	K DWN		1	
102.1		D02	3'-4"	7'-0"	1 3/4"	K DWN		1	
103.1		D01	3'-0"	7'-0"	1 3/4"	K DWN			
104.1		D01	3'-0"	7'-0"	1 3/4"	K DWN			
105.1		D01	3'-0"	7'-0"	1 3/4"	K DWN			
106.1		D01	3'-0"	7'-0"	1 3/4"	K DWN			
107.1		D01	3'-0"	7'-0"	1 3/4"	K DWN			
108.1		D01	3'-4"	7'-0"	1 3/4"	K DWN			
108.3		D01	3'-0"	7'-0"	1 3/4"	K DWN			
109.1		D02	3'-0"	7'-0"	1 3/4"	K DWN			
110.1	50 STC MIN	D02	3'-0"	7'-0"	1 3/4"	K DWN		1	
111.1	50 STC MIN	D02	3'-0"	7'-0"	1 3/4"	K DWN		1	
112.1	50 STC MIN	D02	3'-0"	7'-0"	1 3/4"	K DWN		1	
113.1		D01	3'-4"	7'-0"	1 3/4"	K DWN			
114.1		D02	3'-0"	7'-0"	1 3/4"	K DWN			
115.1		D02	3'-0"	7'-0"	1 3/4"	K DWN			
116.1	U-0.37 MAX	D01	3'-0"	7'-0"	1 3/4"	WLD HM			

DOOR SCHEDULE REMARKS

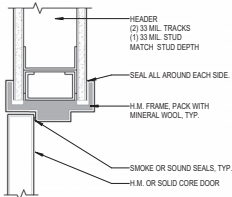
- FULL PERIMETER COMPRESSION SEALS, DOOR CORE: VT5550, HEAD/JAMB: ZERO 770, DOOR BOTTOM: ZERO 360. PACK FRAME W/ MINERAL WOOL
- CONDUIT AND PULL STRING WITHIN DOOR FRAME FOR ELECTRICAL LOCK. (BY SECURITY VENDOR)

HARDWARE

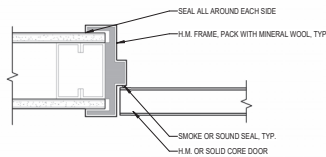
- HOW (X) EXT. ENTRY**
- 3 SPRINGS
 - THERMALLY BROKEN THRESHOLD
 - PANIC EGRESS
 - LOCKSET (W BUILDING SECURITY SYSTEM)
 - 1 DOOR CLOSER
 - 1 DOOR STOP
 - 2 KICKPLATES
 - 1 DOOR SWEEP
- HOW (X) INTERIOR OFFICE**
- 3 SPRINGS
 - 2 HANDLE LEVERS
 - KEYED LOCKSET
 - 1 DOOR STOP
- HOW (X) PRIVATE BR**
- 3 SPRINGS
 - 2 HANDLE LEVERS
 - LOCKSET W OCCUPANCY INDICATOR
 - 1 DOOR CLOSER
 - 1 DOOR STOP
 - 2 KICKPLATES
- HOW (X) STORAGE**
- 2 HANDLE LEVERS
 - 2 DOOR STOPS
- HOW (X) MAIN**
- 3 SPRINGS
 - 2 HANDLE LEVERS
 - KEYED LOCKSET
 - 1 DOOR STOP
 - 2 KICKPLATES

GENERAL DOOR NOTES:

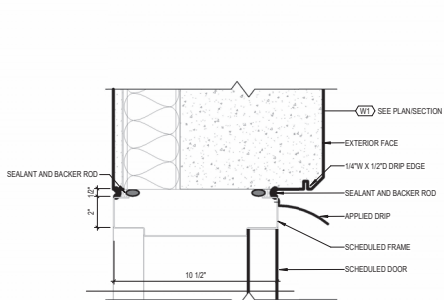
- ALL DOORS TO HAVE DOOR STOPS.
- ALL EXTERIOR DOORS SHALL HAVE BOTTOM SWEEPS & HEAD FLASHING INSTALLED.
- ALL DOORS NOT TO RECEIVE SMOKE SEALS, SOUND SEALS OR WEATHERSTRIPPING SHALL RECEIVE 3 SILENCERS.
- ALL PUBLIC DOORS SHALL HAVE ADA & ANSI APPROVED DOOR HARDWARE.
- ALL FRAMES TO HAVE A MINIMUM OF THREE ANCHORS AT EACH JAMB.
- DOOR INSTALLER TO INSTALL SEALANT INSIDE AND OUTSIDE OF DOOR FRAMES.
- IF APPLICABLE, PROTECT AND PRESERVE ALL EXISTING HM FRAMES, IF POSSIBLE TO BE SANDED SMOOTH AND PAINTED PER FINISH SCHEDULE.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW OF ALL DOOR HARDWARE.
- ALL DOORS SHALL BE INSTALLED PLUMB, LEVEL SO THAT THEY FUNCTION AND LATCH SECURELY.
- HARDWARE AND FRAMES INSTALLED FOR FIRE RATED DOORS SHALL BE RATED ACCORDINGLY.
- ELECTRONIC OPERATION, VALID CARD UNLOCKS OUTSIDE LEVER OR KEY RETRACTS LATCHBOLT. IN CASE OF POWER LOSS, DOOR REMAINS LOCKED & LATCHED. FREE EGRESS AT ALL TIMES.



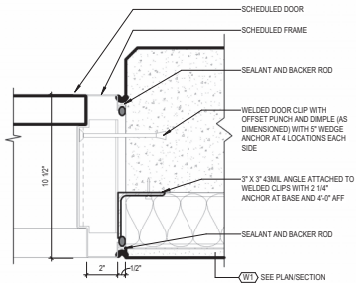
B1 METAL DOOR HEAD
SCALE: 3" = 1'-0"



B2 METAL DOOR JAMB
SCALE: 3" = 1'-0"



A1 EXTERIOR TILT HM DOOR HEAD
SCALE: 3" = 1'-0"



A2 EXTERIOR TILT HM DOOR JAMB
SCALE: 3" = 1'-0"

CITY OF VANCOUVER
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH CITY ZONING ORDINANCES AND BUILDING CODES.
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 REGISTERED PROFESSIONALS.
CMI-385734
4/24/2026

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Rogersfield, WA 98942
PH: 920-534-5023

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

2400 NE 65TH AVE, VANCOUVER, WA 98661

ESD 112

THERAPY/OFFICE T1

DOOR SCHEDULE AND DETAILS

DATE	2026.03.31
REVISION SET	
MARK DESCRIPTION	
APPROVAL	
SUBMITTER DATE	
PRINT	2026.03.30
PROJECT NO.	2026.01

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S2.1
 3/10/2026 2:35:19 PM
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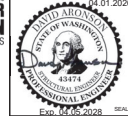


A
S2.1
FOUNDATION PLAN
 1/8" = 1'-0"

- NOTES**
- ALL STUD WALLS TO BE 3/6 DF-1 No.2 @ 24"oc OR 2/4 DF-4 No.2 @ 16"oc
REF ARCH DWGS FOR WALL TYPE AND SIZES
 - SEE SHEET S3.1 FOR TYPICAL FOUNDATION DETAILS

CITY OF VANCOUVER
 THESE PLANS HAVE BEEN REVIEWED FOR
 COMPLIANCE WITH CITY CODES, ORDINANCES
 AND POLICIES AND ARE
APPROVED
 THE APPROVAL OF THESE PLANS BY THE CITY OF
 VANCOUVER DOES NOT ASSURE ANY
 NONCOMPLIANCE WITH LOCAL ORDINANCE, CITY
 CODE OR STATE LAW.
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CMI-385734
4/24/2026

KGA
 KRAMER
 GENLEN
 ASSOCIATES



2400 NE 65TH AVE, VANCOUVER, WA 98661

ESD 112
THERAPY/OFFICE TI
FOUNDATION PLAN

MARK	DESCRIPTION	DATE

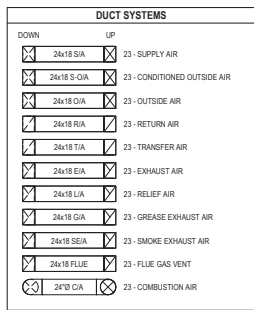
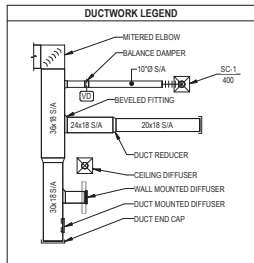
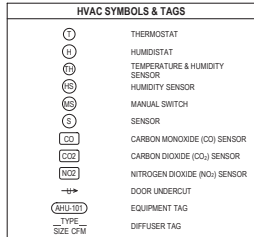
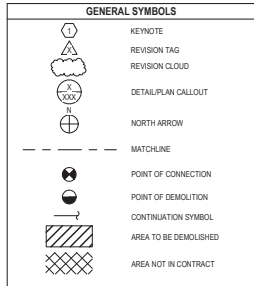
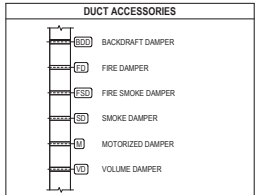
APPROVAL: _____
 SATISFACTORY DATE: _____
 PRINT: 2026.03.18
 PROJECT NO: 2026.01
S2.1

1

2

3

4



ABBREVIATIONS	
Ø	ROUND
AC	AIR CONDITIONING
ADD	ADDENDUM
AF	ABOVE FINISHED FLOOR
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
ALT	ALTERNATE
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
BFF	BELOW FINISHED FLOOR
BTU	BRITISH THERMAL UNITS
BTUH	BRITISH THERMAL UNITS PER HOUR
CAP	CAPACITY
CFM	CUBIC FEET PER MINUTE
CO	CLEAN OUT
D	DEGREE
DB	DRY BULB
DIA	DIAMETER
DN	DOWN
EAT	ENTERING AIR TEMPERATURE
ELEC	ELECTRICAL
EQUIP	EQUIPMENT
EWIC	ELECTRIC WATER COOLER
EWWT	ENTERING WATER TEMPERATURE
EIA	EXHAUST AIR
ELEC	ELECTRICAL
(F)	DEGREES FAHRENHEIT
FD	FIRE DAMPER
FL	FLOOR
FOV	FUEL OIL VENT
FR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
PPM	FEET PER MINUTE
FS	FLOOR SINK
FT	FOOT/FEET
GAL	GALLON
GC	GENERAL CONTRACTOR
SPM	GALLONS PER MINUTE
HP	HORSE POWER
ID	INDIRECT
IN	INCH
INV	INVERT
LB	POUND
LBHR	POUNDS PER HOUR
LAT	LEAVING AIR TEMPERATURE
LP	LOW PRESSURE
LPG	LIQUEFIED PETROLEUM GAS
LVR	LOUVER
WB	WEET BALL
M/A	MIXED AIR
MAX	MAXIMUM

- 2021 WSEC NOTES**
- C403.1.2 LOAD CALCULATIONS PERFORMED PER ASHRAE STD 183 OR EQUIVALENT, USING DESIGN PARAMETERS PER C302 AND APPENDIX C. INCLUDE LOAD ADJUSTMENTS TO ACCOUNT FOR ENERGY RECOVERY.
 - C403.3.1 EQUIPMENT AND SYSTEM SIZING: OUTPUT CAPACITIES OF HEATING AND COOLING EQUIPMENT AND SYSTEMS ARE NO GREATER THAN THE SMALLEST AVAILABLE EQUIPMENT SIZE THAT EXCEEDS THE CALCULATED LOADS. NO EXCEPTIONS APPLIED.
 - C403.3.2 ECONOMIZERS DO NOT INCREASE THE BUILDING HEATING ENERGY USAGE DURING NORMAL OPERATION.
 - C403.4.2: AUTOMATIC SETBACK AND SHUTDOWN. INDICATE ZONE THERMOSTATIC CONTROLS CONFIGURED WITH REQUIRED AUTOMATIC SETBACK AND MANUAL OVERRIDE FUNCTIONS. SETBACK TEMPERATURES AND CONTROL METHOD (AUTOMATIC TIME CLOCK OR DAY PROGRAMMABLE CONTROLS).
 - C403.4.2.3: OPTIMUM START AND STOP. INDICATE ALL HVAC SYSTEMS ARE PROVIDED WITH AUTOMATIC START AND STOP CONTROLS. INDICATE START CONTROLS ARE CONFIGURED TO ADJUST THE EQUIPMENT START TIME AS REQUIRED TO BRING EACH AREA SERVED UP TO DESIGN TEMPERATURE JUST PRIOR TO SCHEDULED OCCUPANCY. INDICATE STOP CONTROLS ARE CONFIGURED TO REDUCE HEATING SETPOINT AND INCREASE COOLING SETPOINT BY AT LEAST 2°F PRIOR TO SCHEDULED UNOCCUPIED PERIODS.

- CONTROL SEQUENCE OF OPERATION**
- HEAT PUMP UNIT/ENERGY RECOVERY UNIT SYSTEMS
 SYSTEMS COMPRISED OF HEAT PUMPS AND ENERGY RECOVERY VENTILATORS SHALL OPERATE AS FOLLOWS:
1. VENTILATION ENERGY RECOVERY VENTILATORS SHALL BE INTERLOCKED TO OPERATE IN CONJUNCTION WITH THE HEAT PUMP. HEAT PUMP THERMOSTAT SHALL BE CAPABLE OF OPERATING VIA OCCUPANCY SENSOR AND/OR TIME CLOCK. THE ERV SHALL PROVIDE CONTINUOUS VENTILATION DURING OCCUPIED TIMES AND SHALL REPEAT THE AIR IF THE DISCHARGE TEMPERATURE IS TOO LOW.
 2. CONDITIONING: CONDITIONING OF AIR TO BE ACCOMPLISHED VIA A ZONE THERMOSTAT. THERMOSTAT SHALL INCLUDE CODE REQUIRED DEAD BAND BETWEEN SETPOINTS. UPON A CALL FOR HEATING OR COOLING, THE HEAT PUMP WILL BE ENERGIZED AND OPERATE TO MAINTAIN SPACE TEMPERATURE SETPOINT.

- GENERAL NOTES**
1. REMOVE ALL UNUSED PIPING, DUCTWORK AND ACCESSORIES.
 2. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING, PRIOR TO FINAL BID, ALL EXISTING CONDITIONS FOR PLUMBING AND MECHANICAL SYSTEMS WITHIN TENANT SPACE AND WITHIN CLOSE PROXIMITY OF TENANT SPACE.
 3. THESE DRAWINGS ARE DIAGNOSTIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED. ALL DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMISSION.
 4. COORDINATE INSTALLATION OF PIPING, DUCTWORK, CONDUIT, LIGHTS, CABLE TRAY, STRUCTURE, AND EQUIPMENT TO PREVENT CONFLICTS.
 5. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS BOTH EXISTING AND THOSE ILLUSTRATED BY THESE PLANS AS WELL AS THOSE WHICH CAN BE REASONABLY ANTICIPATED INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, VENTILATION, PLUMBING, AND OTHER SYSTEMS INVOLVED ON THIS PROJECT.
 6. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.
 7. EQUIPMENT FOR OTHER DISCIPLINES MAY BE SHOWN FOR REFERENCE ONLY. REFER TO OTHER DISCIPLINE DRAWINGS FOR MORE DETAIL REGARDING EQUIPMENT SPECIFICATIONS AND INFORMATION.
 8. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOF.
 9. LOCATE DUCTWORK, PIPING AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
 10. PROVIDE FIRE PROOFING FOR ALL PENETRATIONS OF FIRE RATED ASSEMBLIES. FIRE PROOFING MUST BE EQUIVALENT OR HIGHER TO THAT OF THE PENETRATED ASSEMBLY. REFER TO ARCHITECTURAL PLANS.
 11. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS AND ROOF. CONSULT STRUCTURALLY ENGINEER OF RECORD FOR ALL STRUCTURAL PENETRATIONS. PROVIDE WATER PROOFING AS NEEDED FOR ALL EXTERIOR PENETRATIONS.
 12. ADJUST PIPING AND DUCTWORK SIZES TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
 13. PIPE AND DUCTWORK SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
 14. FOR DETAILS, EQUIPMENT CONNECTIONS, DUCT AND PIPE SIZES NOT SHOWN ON THE SEGMENTS, REFER TO DETAILS, SCHEDULES, AND SPECIFICATIONS.
 15. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
 16. LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWINGS, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
 17. INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
 18. THE MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT, WIRING, CONTROLS, AND APPURTENANCES FOR A COMPLETE AND OPERABLE HVAC SYSTEM.
 19. INSULATE DUCTWORK AND PIPING SYSTEMS TO MEET LOCAL ENERGY CODE REQUIREMENTS. INSULATION MATERIAL TO MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATING OF 2500 OR LESS. WHERE SYSTEMS ARE EXPOSED TO DAMAGE, THE INSULATION SHALL BE PROTECTED WITH A SHEET METAL OR PLASTIC COVER, WHERE DUCTWORK IS INSTALLED EXPOSED TO THE OUTSIDE, INSULATION IS TO BE EXECUTED USING LISTED DUCTWORK.
 20. SEISMIC ANCHORAGE AND RESTRAINTS MUST BE COORDINATED WITH STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.
 21. LOCATE THERMOSTATS AND TEMPERATURE SENSORS A MINIMUM OF 6" AWAY FROM LIGHT SWITCHES. MOUNTING HEIGHT SHALL BE PER ARCHITECT AND IN CONFORMANCE WITH ADA GUIDELINES.
 22. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONTROL WIRING.
 23. CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING AND GAS EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE SCHEDULE 40 PIPE.
 24. ALL SUPPLY, RETURN AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.
 25. CONTRACTOR SHALL BE REQUIRED TO REPLACE FILTERS ON HVAC EQUIPMENT AFTER ALL DUST PRODUCING CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO THE FINAL PUNCH.
 26. PROVIDE ACCESS PANELS FOR SERVICING, ADJUSTING, AND REPLACING EQUIPMENT, INCLUDING BUT NOT LIMITED TO DAMPERS AND VALVING.
 27. THERMOSTATS TO BE PROGRAMMABLE, HAVE 5°F DEADBAND, AUTOMATIC TIME-CLOCK, 2 HOUR OCCUPANT OVERRIDE, 10 HOUR BACKUP, SETBACKS TO 55°F (HEATING) AND 65°F (COOLING).
 28. CONTRACTOR TO PROVIDE OPERATION & MAINTENANCE MANUALS AND AS-BUILT DRAWINGS FOR NEW SYSTEMS AND EQUIPMENT WITHIN 90 DAYS OF COMPLETION.
 29. CONDENSATE DRAIN LINES SHALL BE CONFIGURED OR PROVIDED WITH CLEANOUT TO PERMIT THE CLEARING OF BLOCKAGES AND FOR MAINTENANCE WITHOUT REQUIRING THE DRAIN LINE TO BE CUT.
- NOTES:**
 ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET. THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

CITY OF VANCOUVER
 THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH CITY CODES, ORDINANCES AND STANDARDS.
APPROVED
 THE APPROVAL OF THESE PLANS BY THE CITY OF VANCOUVER DOES NOT AUTHORIZE ANY NONCONFORMANCE WITH LOCAL ORDINANCES, CODES OR STATE LAWS.
 THESE PLANS SHALL BE AVAILABLE FOR ALL REQUESTED INSPECTIONS.
 CMI-385734
 4/24/2026

MJ Architecture & Code Consulting, PLLC
 2618 S. 10th Ct.
 Ridgefield, WA 98642
 P.H. 920-334-5023



MECHANICAL BASIS OF DESIGN

BUILDING DESCRIPTION
 REMODEL CONSTRUCTION OF EXISTING COMMERCIAL BUILDING. THE PROJECT IS LOCATED IN VANCOUVER, WA.

NOTABLE MECHANICAL DESIGN APPROACHES
 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 • VENTILATION: HEAT RECOVERY VENTILATOR
 • HEATING AND COOLING: HEAT PUMP

AMENITY SPACES:
 • HEATING AND COOLING: HEAT PUMP

CODES AND STANDARDS
 BUILDING MECHANICAL SYSTEMS ARE DESIGN IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 • 2021 WASHINGTON STATE BUILDING CODE
 • 2021 WASHINGTON STATE MECHANICAL CODE
 • 2021 WASHINGTON STATE COMMERCIAL ENERGY CODE
 • 2021 WASHINGTON STATE PLUMBING CODE
 • 2021 WASHINGTON STATE FIRE CODE

HVAC DESIGN CRITERIA
 VANCOUVER PERSEON 227518

ASHRAE FUNDAMENTALS 2021
 ELEVATION: 30'
 LAT: 46.621 N
 LONG: 122.667 W

OUTDOOR DESIGN CONDITIONS
 WINTER: 24.4°F DB (69.6°F)
 SUMMER: 97.0°F DB (4.4%)
 66.8°F WB (0.4%)

INDOOR DESIGN CONDITIONS
 COOLING: 75°F → 2°F
 HEATING: 70°F → 2°F

VENTILATION CRITERIA
 COMPLY WITH 2021 WASHINGTON STATE MECHANICAL CODE CHAPTER 4.

EXHAUST CRITERIA (MINIMUM RATES)
 PUBLIC RESTROOMS: PER WATER CLOSET / URINAL AS PER IMC

BUILDING ENVELOPE
 EXISTING ROOF: R-38 (U=0.027)
 6" WOOD FRAMED WALLS: R-23 BATT (U=0.043)

DUCTWORK DESIGN CRITERIA
 DUCT STATIC PRESSURE FRICTION LOSS SHALL NOT EXCEED THE FOLLOWING:
 • LOW PRESSURE SUPPLY: 0.08" W.G. PER 100 FEET
 • MEDIUM PRESSURE SUPPLY: 0.1" W.G. PER 100 FEET
 • LOW PRESSURE RETURN AND EXHAUST: 0.08" W.G. PER 100 FEET
 • MECHANICAL ROOMS AND SHAFTS: 0.2" W.G. PER 100 FEET
 SUPPLY, RETURN AND EXHAUST DUCT AIRFLOW VELOCITIES SHALL NOT EXCEED THE FOLLOWING:
 • MAINS ABOVE CEILING: 1,750 FPM
 • MAINS ABOVE OPEN OCCUPIED SPACES: 1450 FPM
 • BRANCHES ABOVE OPEN OCCUPIED SPACES: 1150 FPM
 • RUN OUTS TO DIFFUSERS: 725 FPM
 • IN SHAFTS: 2,500 FPM
 • IN MECHANICAL ROOMS: 3,000 FPM

HVAC SHEET INDEX

NO.	DESCRIPTION
M001	COVER SHEET - MECHANICAL
M002	SCHEDULES - MECHANICAL
M101	FLOOR PLAN OVERALL - MECHANICAL
M102	ROOF PLAN OVERALL - MECHANICAL
M201	FLOOR PLAN ENLARGED - MECHANICAL
M202	ROOF PLAN ENLARGED - MECHANICAL
M301	DETAILS - MECHANICAL

2400 NE 65TH AVE, VANCOUVER, WA 98661

ESD 112

THERAPY/OFFICE T1

COVER SHEET

NO.	DESCRIPTION	DATE
1	PERMIT SET	2/28/20
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45	MARK	2/28/20
46	MARK	2/28/20
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