IBC Requirements

(B) - BUSINESS GROUP (IBC Section 304)

Includes buildings for offices.

(F-1) - MODERATE HAZARD FACTORY INDUSTRIAL GROUP (IBC Section 306.1)

Includes buildings occupied for shop use.

OCCUPANT LOAD (IBC Table 1004.1.1)

Office Areas: 1 occupant per 100 SF gross
First Floor: 2,000 / 100 = 20 occupants
Second Floor: 1,635 / 100 = 17 occupants

Shop Areas: 1 occupant per 100 SF gross
West Space: 4,000 / 100 = 40 occupants
East Space: 4,000 / 100 = 40 occupants

EGRESS (IBC Table 1015.1):

(B) - 1 Exit allowed w/ 49 occupants
37 > 49 = 2 Exits required
(F-1) - 1 Exit allowed w/ 49 occupants
West: 40 < 49 = 1 Exit required
East: 40 < 49 = 1 Exit required

TYPE OF CONSTRUCTION (IBC Table 601)

Type V-B (No requirements)

AUTOMATIC SPRINKLER SYSTEM (IBC 903)

Approved Automatic Sprinkler System required throughout

ALLOWABLE AREA (IBC Table 503)

(B) 9,000 SF
(S-1) 8,500 SF

ALLOWABLE AREA INCREASE (IBC Section 504.2)

Allowable Area Increase = 200% (IBC Section 506.3)
8,500 SF + (2) 8,500 SF = 25,500 SF
10,000 SF < 25,500 SF = OK

ALLOWABLE HEIGHT (IBC Table 503)

(B) 40.0 feet (2 story)
32.5 feet < 40 feet = OK
(F-1) 40.0 feet (1 story)
32.5 feet < 40 feet = OK

OCCUPANCY SEPARATIONS (IBC Table 508.4)

(B/F-1) Not Required

FIRE RESISTANCE OF EXTERIOR WALL (IBC Table 602)

Not Required > 30 feet

UNPROTECTED OPENINGS (IBC Table 705.8)

No Limit with Fire Protection Distance > 30 feet

Project Information

PROJECT DESCRIPTION

New Pre-Engineered Metal Building with wood-framed interior for Offices, Shop, and Warehouse.

OWNER

Setters Lane Investment Building
1010 - 34th Street
Anacortes, Washington 98221

PROJECT ADDRESS

12375 Reservation Road
Anacortes, Washington 98221

BUILDING AREAS

10,000 SF Pre-Engineered Metal Building
2,000 SF First Floor Offices
1,635 SF Second Floor Offices
8,000 SF Warehouse / Shop

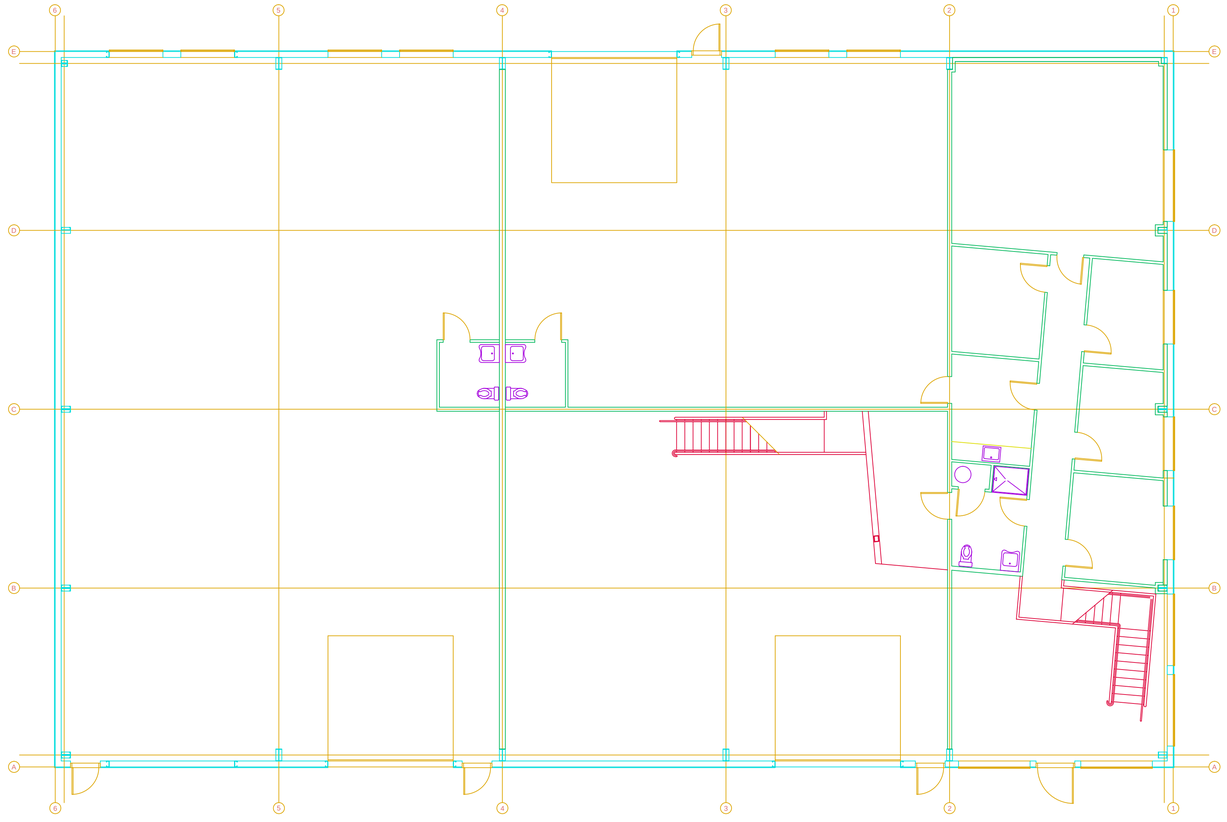
CODES

2012 International Building Code (IBC)
Washington State Non-Residential Energy Code (NREC)
ICC/ANSI A117.1-03 Accessible and Useable Buildings
International Mechanical Code (IMC)
International Fire Code (IFC)
Uniform Plumbing Code (UPC)
National Electrical Code (NEC)

First Floor Plan Notes

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. See Mechanical and Electrical Plans for heating, ventilating, plumbing and electrical requirements.
4. Provide accessible routes of travel to all portions of the building. Maintain 32" clear aisle width in areas serving only employees. Maintain 36" wide minimum clear aisle width in public areas where tables, furnishings, or other similar obstructions are placed on one side of the aisle only, and 44" when such obstructions are placed on both sides of the aisle.
5. The floor of landings at doors shall be not more than 1/2" lower than the threshold of the doorway. Landings shall be level except for exterior andings which may slope not to exceed 1/4" per foot. Landings shall have a width of not less than the width of the door. Landings shall have a length measured in the direction of travel not less than 44" except that within the accessible route of travel, the length shall not be less than 60" on the swing aside.
6. All doors which have a latch set or lock shall have lever type operating hardware. Locking mechanism to comply with IBC Sections 1008.1.8.3 and 1008.1.8.3. Flush or surface bolts and not permitted. Door must unlock with one operation.
7. Provide identifying sign for Toilet Room installed on the latch side of door, centered at 60" above finish floor, with International Symbols of Access, raised character, and Braille.
8. An unobstructed floor space shall be provided in Toilet Room of sufficient size to inscribe a circle with a diameter of 60". Doors in any position may encroach into this space no more than 12 inches. See Interior Elevations, Sheet A10, for Toilet Room accessibility and finish requirements.
9. See Electrical and Lighting Plans for Exit and Emergency lighting.
10. Provide exhaust fans (EF) in Toilet Rooms. See Mechanical, Ventilation and Reflected Ceiling Plans for additional requirements.
11. See Door, Window, and Room Finish Schedules for additional requirements.
12. Provide accessible route to the building with a slope not steeper than 1:20. Comply with 2009 IBC and ICC/ANSI A117.1-2003 for accessibility requirements.
13. Architectural Site Plan is drawn from field measurement and information provided by the owner, and is not a survey. Verify dimensions with existing conditions.

Drawing Index



N

First Floor Plan

0 5 10 20

SCALE: 1/8" = 1'-0"

Drawn by	RS
Checked by	
Date	06 Jun 2014
Rev.	

2695 REGISTERED ARCHITECT
RONALD R SMITH
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New Pre-Engineered Metal Building
SETTERS LANE INVESTMENT BUILDING
12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A1
of	sheets

Door Schedule

Mark	(W x H) Opening Size	Pairs	Thickness	Type	Const.	Finish	Glass	Remarks
1.	4'-0" x 8'-0"	--	--	Entry	AA	--	X	(1)
2.	3'-0" x 7'-0"	--	1-3/4"	X	HMI	--	X	(1)
3.	8'-0" x 7'-0"	1	--	SGD		--	X	(1)
4.	14'-0" x 14'-0"	--	--	OH	HM	--	X	--
5.	3'-0" x 7'-0"	--	--	Interior	X	--	--	(1)

LEGEND "X" shown on schedule indicates typical.

Pairs: Number of doors in muti-component unit.

Construction:
- Typical = Hollow core, hardboard or wood door and frame.
- AA = Anodized aluminum door and frame.
- HMI = Hollow metal door and frame, insulated.
- HM = Overhead segmented metal door, insulated.
- WD = Solid core, hardboard or wood door and frame.

Glass: Typical = Clear, tempered, insulated glass. (Glazing U-Factor = 0.40 or better)

Remarks:

1. All doors which have a latch set or lock shall have lever type operating hardware. Locking mechanism to comply with IBC Sections 1008.1.8.3 and 1008.1.8.3. Flush or surface bolts and not permitted. Door must unlock with one operation.

Room Finish Schedule

Room Name --------- Office
Mark ---------- 1 A 1

Description ---------- Floor/Walls/Ceiling

Mark	Surface/Substrate	Finish	Remarks
FLOOR			
1.	Concrete	Sealed	--
2.	Carpet and pad	--	--
3.	Resilient (Sheet vinyl)	--	--
WALLS			
A.	Gypsum wallboard (GWB)	Paint	(1)
B.	Oriented strand board (OSB)	--	--
C.	Exposed steel wall framing with interior reinforced fabric-faced building insulation.	--	--
D.	Plastic laminate or FRP walls panel with 6" high coved base.		
CEILING			
1.	Gypsum wallboard (GWB)	Paint	(1)
2.	Exposed steel roof framing with interior reinforced fabric-faced building insulation.	--	--
3.	Exposed wood ceiling or floor framing.	--	--

First Floor Plan Notes

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2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. See Mechanical and Electrical Plans for heating, ventilating, plumbing and electrical requirements.
4. Provide accessible routes of travel to all portions of the building. Maintain 32" clear aisle width in areas serving only employees. Maintain 36" wide minimum clear aisle width in public areas where tables, furnishings, or other similar obstructions are placed on one side of the aisle only, and 44" when such obstructions are placed on both sides of the aisle.
5. The floor of landings at doors shall be not more than 1/2" lower than the threshold of the doorway. Landings shall be level except for exterior andings which may slope not to exceed 1/4" per foot. Landings shall have a width of not less than the width of the door. Landings shall have a length measured in the direction of travel not less than 44" except that within the accessible route of travel, the length shall not be less than 60" on the swing aside.
6. All doors which have a latch set or lock shall have lever type operating hardware. Locking mechanism to comply with IBC Sections 1008.1.8.3 and 1008.1.8.3. Flush or surface bolts and not permitted. Door must unlock with one operation.
7. Provide identifying sign for Toilet Room installed on the latch side of door, centered at 60" above finish floor, with International Symbols of Access, raised character, and Braille.
8. An unobstructed floor space shall be provided in Toilet Room of sufficient size to inscribe a circle with a diameter of 60". Doors in any position may encroach into this space no more than 12 inches. See Interior Elevations, Sheet A10, for Toilet Room accessibility and finish requirements.
9. See Electrical and Lighting Plans for Exit and Emergency lighting.
10. Provide exhaust fans (EF) in Toilet Rooms. See Mechanical, Ventilation and Reflected Ceiling Plans for additional requirements.
11. See Door, Window, and Room Finish Schedules for additional requirements.

Window Schedule

Mark	(W x H) Opening Size	Sash/ Finish	Type	Glass	Exit	Screen	Remarks
A.	6'-0" x 3'-0"	X	X	X	--	--	--
B.	8'-0" x 5'-0"	X	X	X	--	--	(1)
C.	8'-0" x 5'-0"	X	X	X	--	--	--
D.	6'-0" x 4'-0"	X	SL	X	--	--	--
E.	0'-0" x 0'-0"	--	--	--	--	--	--

LEGEND: "X" shown on schedule indicates typical.

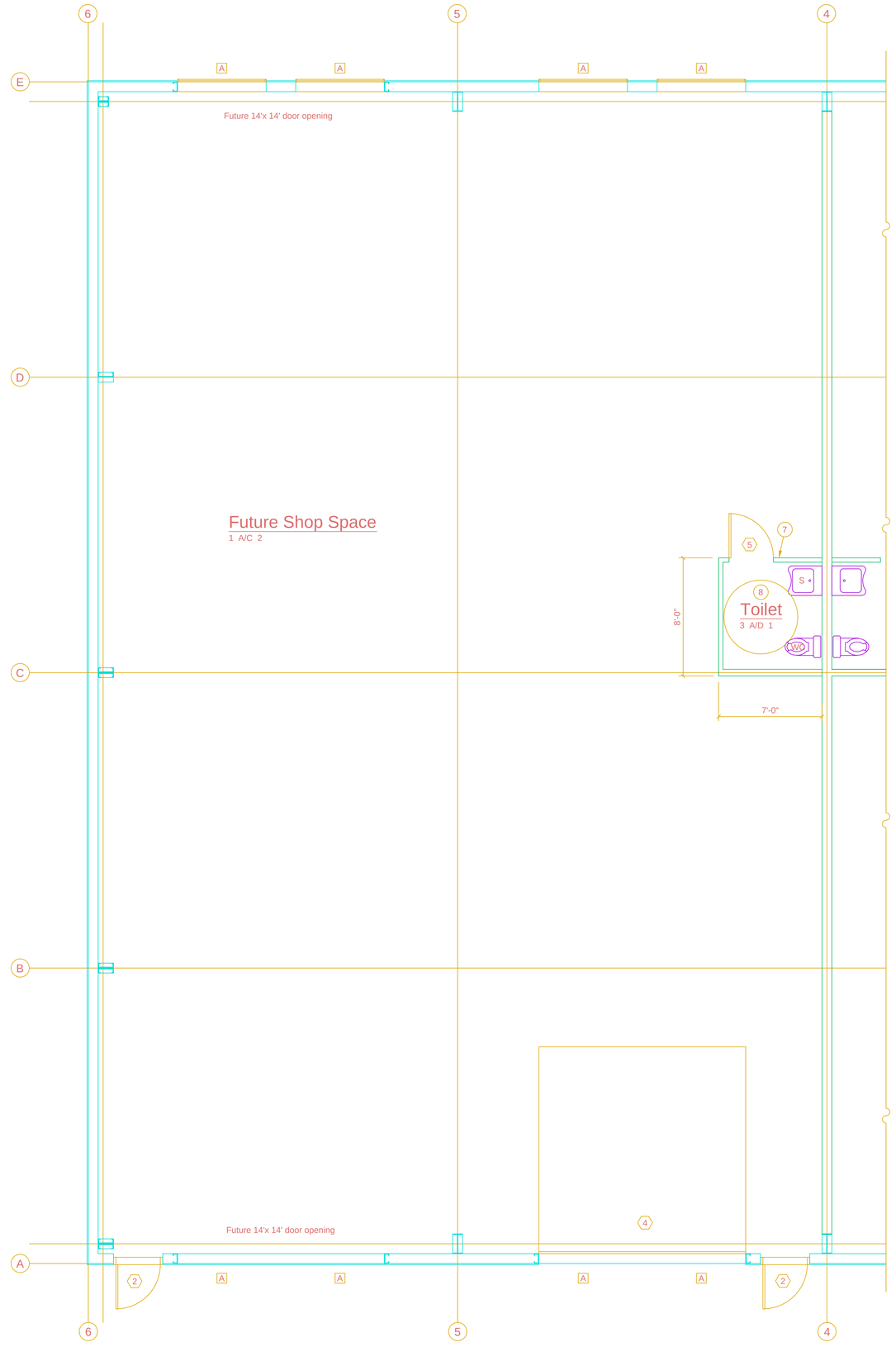
Sash/Finish: Typical = Vinyl sash and frame, white. Manufactured by Pella.

Type: Typical = Fixed; SL = Horizontal slider

Glass: Typical = Clear, Low-E, argon gas-filled, insulated glass. (Glazing U-Factor = 0.40 or better)

Remarks:

(1) Provide safety glazing as required by location. Verify requirements.



N

Partial First Floor Plan - West

0 1 5 10

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

Drawn by	RS
Checked by	
Date	06 Jun 2014
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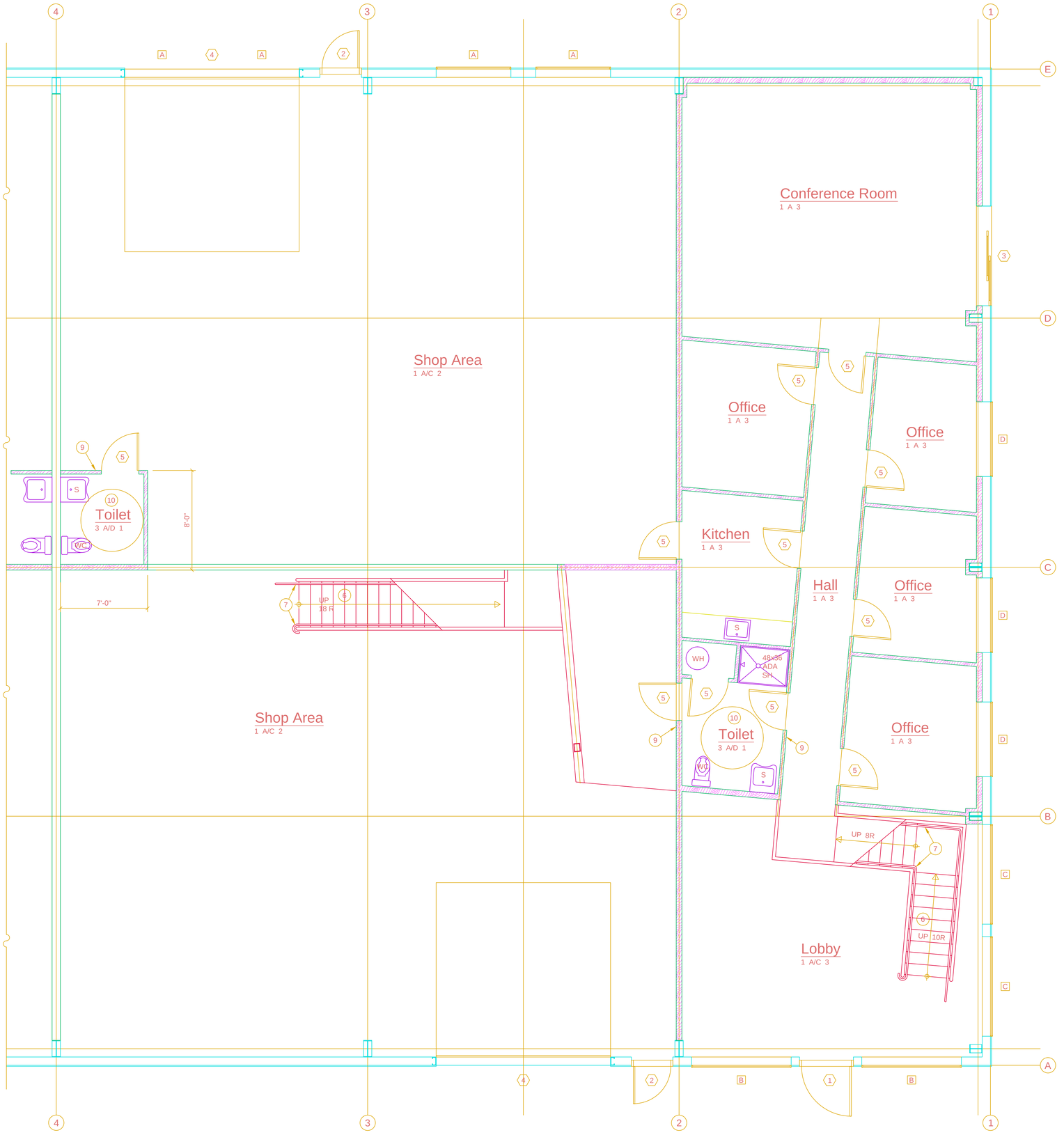
New Pre-Engineered Metal Building
SETTERS LANE INVESTMENT BUILDING
12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A2
of	sheets

First Floor Plan Notes

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. See Mechanical and Electrical Plans for heating, ventilating, plumbing and electrical requirements.
4. Provide accessible routes of travel to all portions of the building. Maintain 32" clear aisle width in areas serving only employees. Maintain 36" wide minimum clear aisle width in public areas where tables, furnishings, or other similar obstructions are placed on one side of the aisle only, and 44" when such obstructions are placed on both sides of the aisle.
5. The floor of landings at doors shall be not more than 1/2" lower than the threshold of the doorway. Landings shall be level except for exterior andings which may slope not to exceed 1/4" per foot. Landings shall have a width of not less than the width of the door. Landings shall have a length measured in the direction of travel not less than 44" except that within the accessible route of travel, the length shall not be less than 60" on the swing aside.
6. Stairs to be 36" minimum width with 11" minimum length run and 7" maximum height rise. Treads and risers shall not vary more than 3/8" from one another. Maintain a minimum of 6'-8" high headroom. See Shop Drawings for stairs and landings prepared by North Coast Iron Corporation for additional requirements.
7. Provide continuous handrail on each side full-length of stairs with returns at each end. Top of handrail shall be not less than 34" or more than 38" above the nosing of the stairs from one another. One handrail shall extend in the direction of stair run not less than 12" beyond the top riser and not less than a length equal to one stair depth plus 12" beyond the bottom riser.
8. All doors which have a latch set or lock shall have lever type operating hardware. Locking mechanism to comply with IBC Sections 1008.1.8.3 and 1008.1.8.3. Flush or surface bolts and not permitted. Door must unlock with one operation.
9. Provide identifying sign for Toilet Room installed on the latch side of door, centered at 60" above finish floor, with International Symbols of Access, raised character, and Braille.
10. An unobstructed floor space shall be provided in Toilet Room of sufficient size to inscribe a circle with a diameter of 60". Doors in any position may encroach into this space no more than 12 inches. See Interior Elevations, Sheet A10, for Toilet Room accessibility and finish requirements.
11. See Electrical and Lighting Plans for Exit and Emergency lighting.
12. Provide exhaust fans (EF) in Toilet Rooms. See Mechanical, Ventilation and Reflected Ceiling Plans for additional requirements.
13. See Door, Window, and Room Finish Schedules for additional requirements.



N

Partial First Floor Plan - East

0 1 5 10

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

Drawn by	RS
Checked by	
Date	06 Jun 2014
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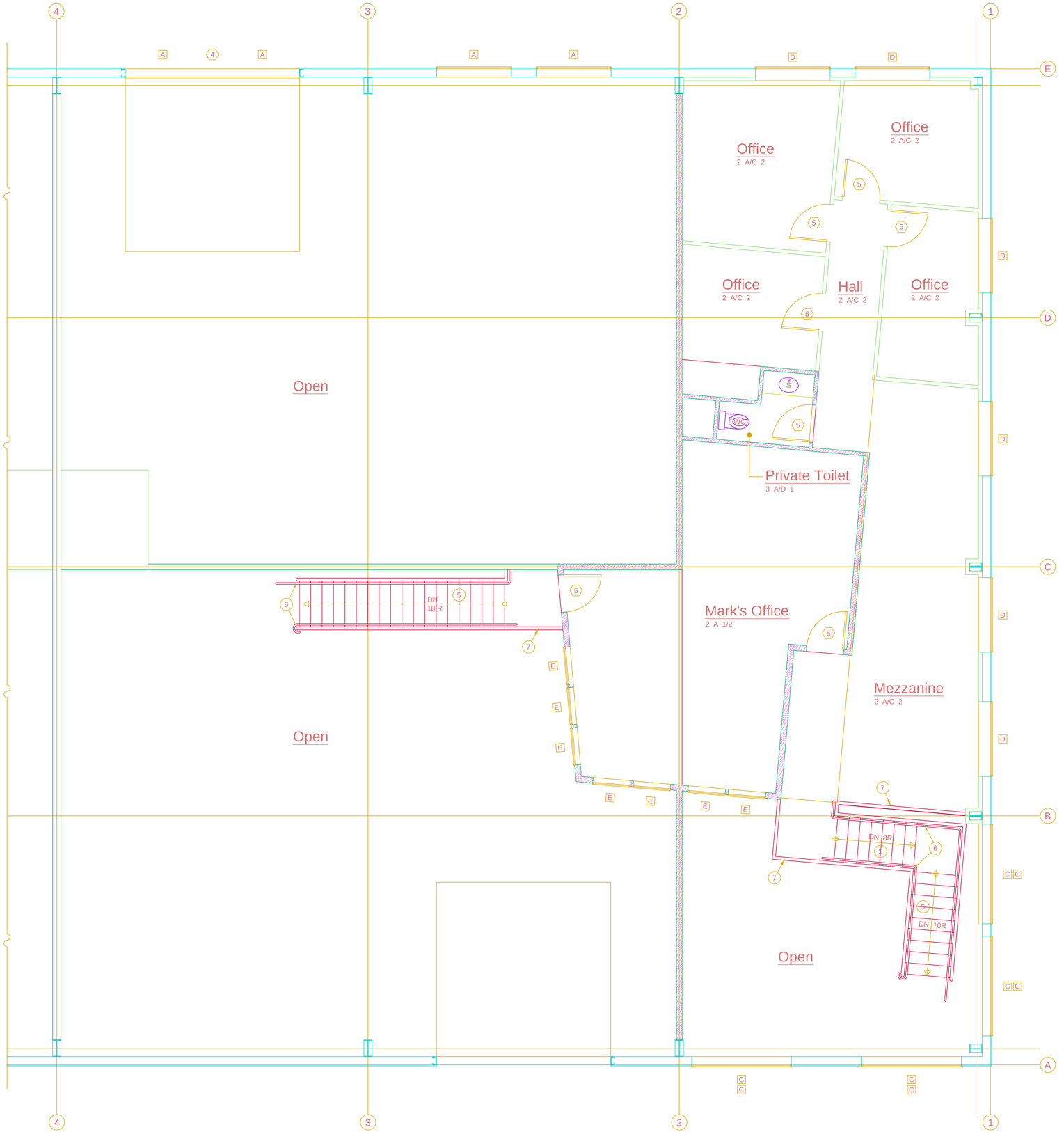
New Pre-Engineered Metal Building
SETTERS LANE INVESTMENT BUILDING
12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A3
of	sheets

Second Floor Plan Notes

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. See Mechanical and Electrical Plans for heating, ventilating, plumbing and electrical requirements.
4. Provide accessible routes of travel to all portions of the building. Maintain 32" clear aisle width in areas serving only employees. Maintain 36" wide minimum clear aisle width in public areas where tables, furnishings, or other similar obstructions are placed on one side of the aisle only, and 44" when such obstructions are placed on both sides of the aisle.
5. Stairs to be 36" minimum width with 11" minimum length run and 7" maximum height rise. Treads and risers shall not vary more than 3/8" from one another. Maintain a minimum of 6'-8" high headroom. See Shop Drawings for stairs and landings prepared by North Coast Iron Corporation for additional requirements.
6. Provide continuous handrail on each side full-length of stairs with returns at each end. Top of handrail shall be not less than 34" or more than 38" above the nosing of the stairs from one another. One handrail shall extend in the direction of stair run not less than 12" beyond the top riser and not less than a length equal to one stair depth plus 12" beyond the bottom riser.
7. Guard rails (railings) shall be not less that 42" high with intermediate rails or balusters such that a sphere with a diameter of 4" will not pass through.
8. See Electrical and Lighting Plans for Exit and Emergency lighting.
9. See Door, Window, and Room Finish Schedules for additional requirements.



N

Second Floor Plan - East

0 1 5 10

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

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New Pre-Engineered Metal Building
SETTERS LANE INVESTMENT BUILDING
12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A4
of	sheets

Foundation Plan Notes

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. See Foundation Plan, Sections and Details provided by ?? for perimeter foundation, footings, and concrete slab-on-grade design.
4. Continuous perimeter reinforced concrete footing provided by others.
5. Continuous 16" wide 8" thick reinforced concrete footing integral with 5-1/2" thick concrete slab-on-grade. (5 / A10)
6. 2x6 perimeter stud wall framing (hatched) spaced at 16" on center (shaded) with treated sill and double top plate. Provide 7/16" thick oriented strand board (OSB) sheathing and 5/8" diameter anchor bolts spaced at 48" on center with 3" x 3" x 1/4" thick plate washers. Anchor bolts may be installed with 5/8" diameter A307 threaded rod and Simpson AT adhesive with 2-1/2" embedment. (7 / A10) (8 / A10)
7. 2x6 interior stud wall framing spaced at 16" on center with treated sill and double top plate. Provide 5/8" thick gypsum wallboard (GWB) or 7/16" thick oriented strand board (OSB) sheathing and Simpson PHNW-72 powder actuated anchors spaced at 36" on center. (9 / A10)
8. Reinforced concrete footing integral with concrete slab-on-grade. See Concrete Footing Schedule for additional requirements. (6 / A10)

Concrete Footing Schedule

Mark	Width	Lateral Rebar	Length	Longitudinal Rebar	Depth	Details	Column/ Post Base	Remarks
A.	24"	(4) - #4	24"	(4) - #4	8"	??/A10	--	--
B.	30"	(5) - #4	30"	(5) - #4	8"	??/A10	--	--

Remarks:

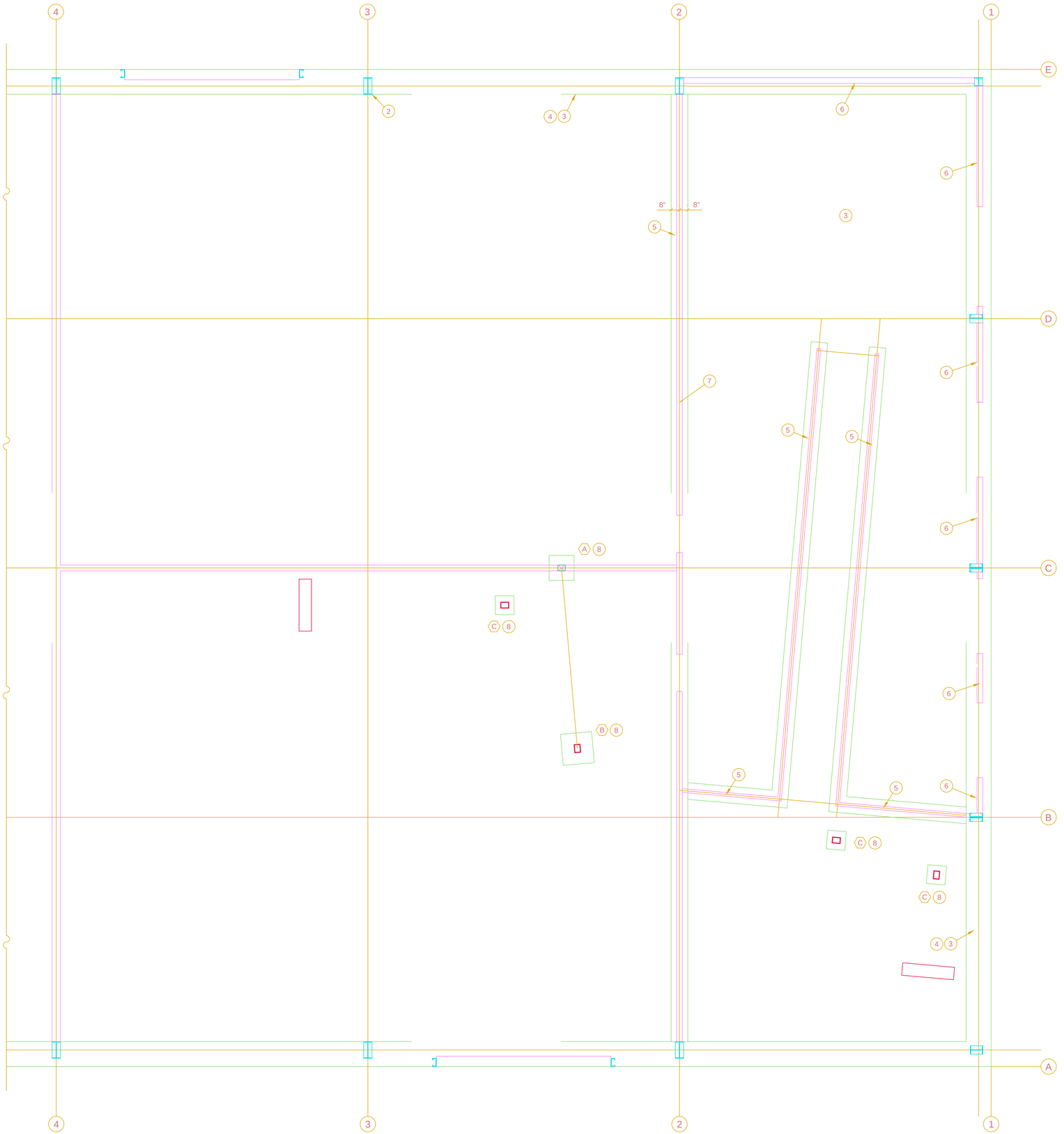
(1) See typical Concrete Foundation Wall Details and Structural Notes for additional requirements.
(2) See Foundation Plan, Sections and Details provided by ?? for perimeter foundation, footings, and concrete slab-on-grade design.

N

Partial Foundation Plan - East

0 1 5 10

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



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New Pre-Engineered Metal Building
SETTERS LANE INVESTMENT BUILDING
12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A5
of	sheets

Second Floor Framing Plan Notes

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. 2x6 perimeter stud wall framing (hatched) spaced at 16" on center (shaded) with treated sill and double top plate. Provide 7/16" thick oriented strand board (OSB) sheathing and 5/8" diameter anchor bolts spaced at 48" on center with 3" x 3" x 1/4" thick plate washers. Anchor bolts may be installed with 5/8" diameter A307 threaded rod and Simpson AT adhesive with 2-1/2" embedment.
4. 2x6 stud wall framing spaced at 16" on center with treated sill and double top plate. Provide 5/8" thick gypsum wallboard (GWB) sheathing and Simpson PHNW-72 powder actuated anchors spaced at 36" on center.
5. 18" deep Trust-Joist TJI-360 floor joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise. Provide web stiffeners, fillers, backer blocks and blocking panels recommended by manufacturer. See Diaphragm Nailing Schedule for additional requirements.
6. 11-7/8" deep Trust-Joist TJI-210 floor joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise. Provide web stiffeners, fillers, backer blocks and blocking panels recommended by manufacturer. See Diaphragm Nailing Schedule for additional requirements.
7. Provide full-height TimberStrand (LSL) continuous floor joist rim board at perimeter.
8. 4x, 6x or solid built-up 2x wood by indicated height headers (HDR) unless indicated otherwise. Provide end bearing continuous to plate below: 1-1/2" minimum for span of 6' or less, (3" for 10' or less, and 4-1/2" for 10' or more).
9. 8" x 1-3/8" flange x 18 ga. steel C-shaped studs spaced at 16" on center with 5/8" thick gypsum wallboard (GWB) at each side. Provide horizontal blocking at 10'-0" on center.
10. 6" x 1-3/8" flange x 18 ga. steel C-shaped studs spaced at 16" on center with 5/8" thick gypsum wallboard (GWB) at each side. Provide horizontal blocking at 10'-0" on center.
11. WF steel beam.
12. Structural steel tube column.

Shear Wall Schedule

Shear Wall/V	Sheathing	Field Nailing/ Edge Nailing	Stud Size/ Sill Plate	Edge Blocking	Plate Nailing/ Anchor Bolts	Remarks
SW-1	7/16" OSB	8d @ 12" o.c. 8d @ 6" o.c.	2x 2x	2x	5/8" @ 48" o.c.	--

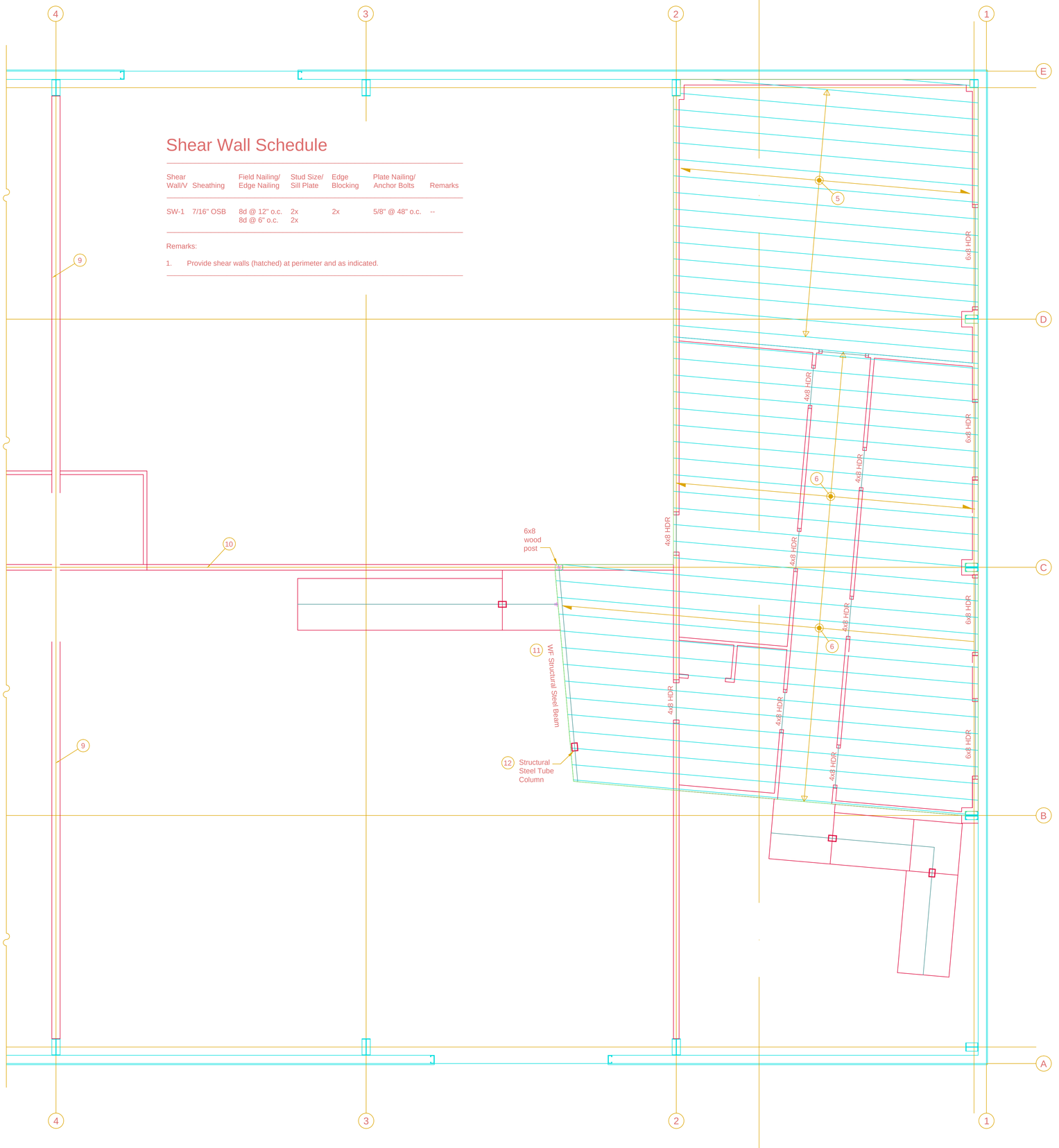
Remarks:

1. Provide shear walls (hatched) at perimeter and as indicated.

2nd Floor Diaphragm Nailing Schedule

Floor Sheathing	Edge Nailing/ Field Nailing	Joist Size/ Edge Blocking	Boundary Nailing/ Boundary Blocking
3/4" T&G plywood	10d @ 12" o.c. 10d @ 6" o.c.	2x --	10d @ 6" o.c. 2x

1. Nailing per IBC Table 2306.3.1 (Case 1) blocked or un-blocked as indicated.



N

Second Floor Framing Plan - East

0 1 5 10

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

Drawn by	RS
Checked by	
Date	06 Jun 2014
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New Pre-Engineered Metal Building
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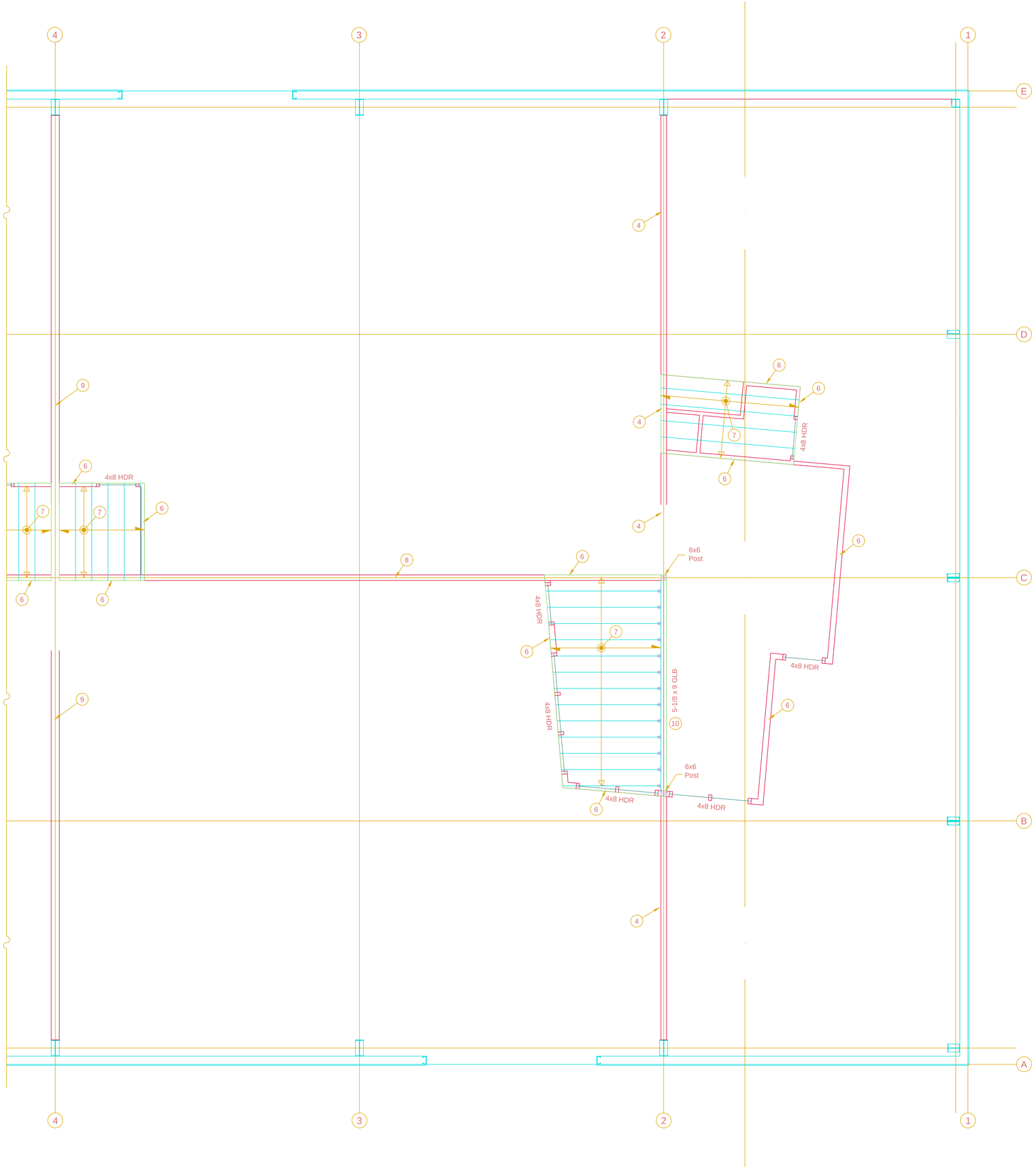
12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A6
of	sheets

Second Floor Framing Plan Notes

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. 2x6 perimeter stud wall framing (hatched) spaced at 16" on center (shaded) with treated sill and double top plate. Provide 7/16" thick oriented strand board (OSB) sheathing and 5/8" diameter anchor bolts spaced at 48" on center with 3" x 3" x 1/4" thick plate washers. Anchor bolts may be installed with 5/8" diameter A307 threaded rod and Simpson AT adhesive with 2-1/2" embedment.
4. 2x6 stud wall framing spaced at 16" on center with treated sill and double top plate. Provide 5/8" thick gypsum wallboard (GWB) sheathing and Simpson PHNW-72 powder actuated anchors spaced at 36" on center.
5. 4x, 6x or solid built-up 2x wood by indicated height headers (HDR) unless indicated otherwise. Provide end bearing continuous to plate below: 1-1/2" minimum for span of 6' or less, (3" for 10' or less, and 4-1/2" for 10' or more).
6. 2x4 or 2x6 stud wall framing spaced at 16" on center with double top plate. Provide 2x solid horizontal blocking at 10'-0" on center. Provide 2x treated sill as required.
7. 2x8 ceiling joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise.
8. 6" x 1-3/8" flange x 18 ga. steel C-shaped studs spaced at 16" on center with 5/8" thick gypsum wallboard (GWB) at each side. Provide horizontal blocking at 10'-0" on center.
9. 8" x 1-3/8" flange x 18 ga. steel C-shaped studs spaced at 16" on center with 5/8" thick gypsum wallboard (GWB) at each side. Provide horizontal blocking at 10'-0" on center.
10. 5-1/8" glued-laminated beam (GLB). Provide Simpson U-Series joist hangers for intersecting joists.



N

Ceiling Framing Plan - East

0 1 5 10

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

Drawn by	RS
Checked by	
Date	06 Jun 2014
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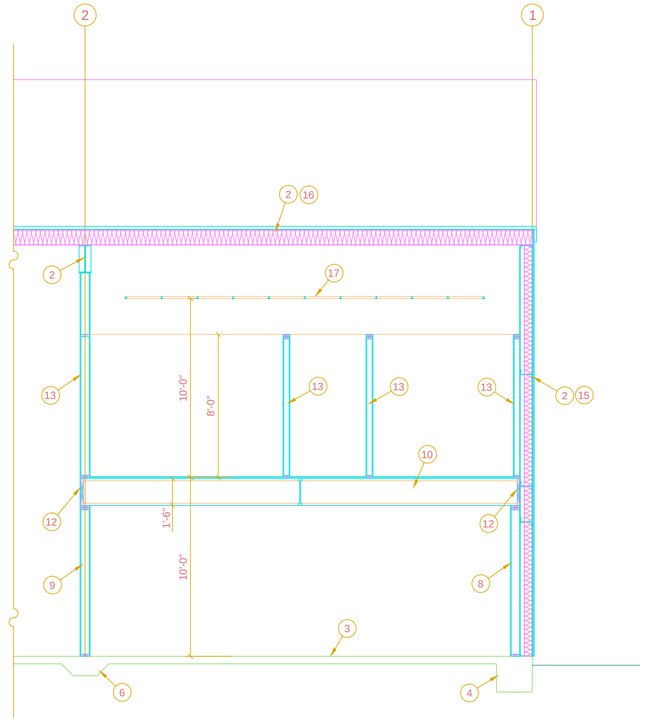
New Pre-Engineered Metal Building
SETTERS LANE INVESTMENT BUILDING
12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A7
of	sheets

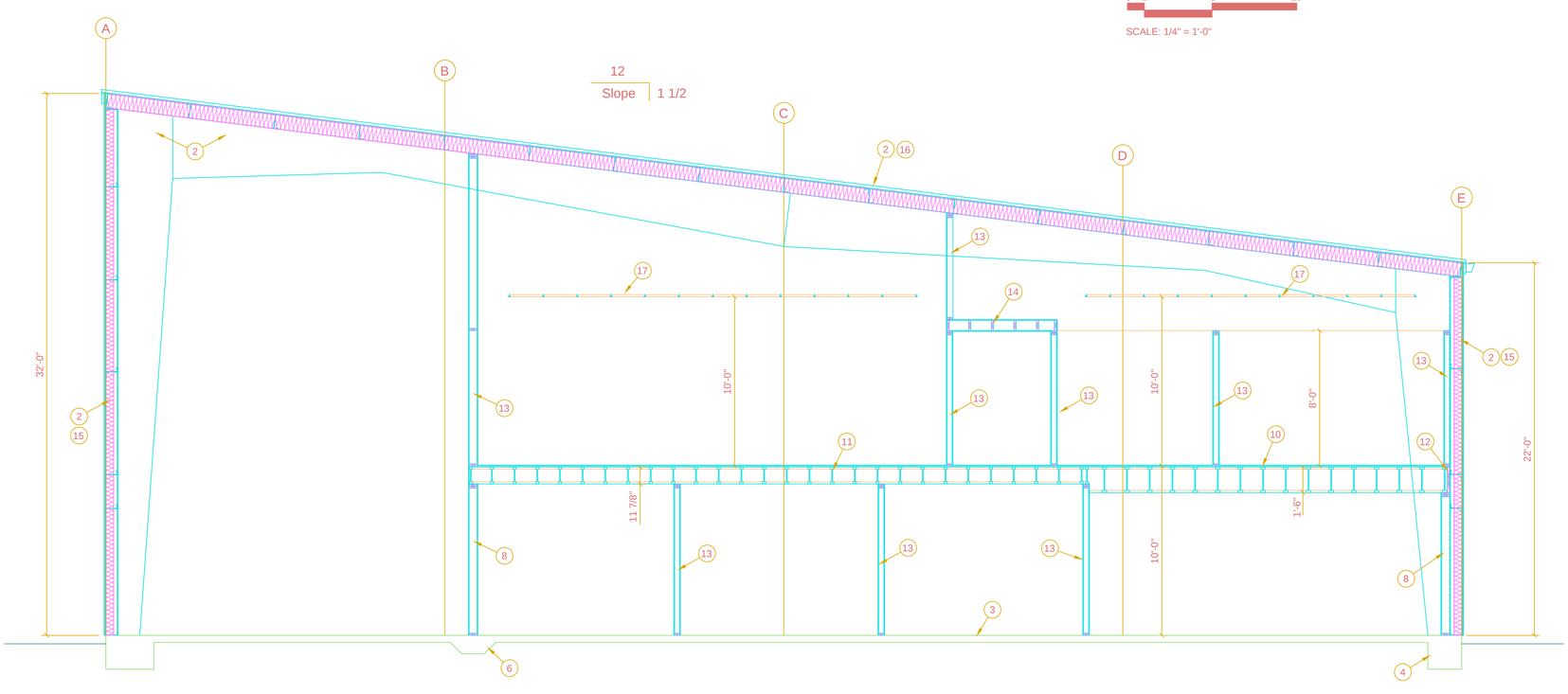
Building Section Notes

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. See Foundation Plan, Sections and Details provided by others for perimeter foundation, footings, and concrete slab-on-grade design.
4. Continuous perimeter reinforced concrete footing design provided by others.
5. Provide fire-stopping and draft-stopping to cut off all concealed draft openings both horizontally and vertically between floors, walls and roofs, and attic spaces.
6. Continuous 16" wide 8" thick reinforced concrete footing integral with 5-1/2" thick concrete slab-on-grade.
7. Reinforced concrete footing integral with concrete slab-on-grade. See Concrete Footing Schedule for additional requirements.
8. 2x6 perimeter stud wall framing spaced at 16" on center (shaded) with treated sill and double top plate. Provide 7/16" thick oriented strand board (OSB) sheathing and 5/8" diameter anchor bolts spaced at 48" on center with 3" x 3" x 1/4" thick plate washers. Anchor bolts may be installed with 5/8" diameter A307 threaded rod and Simpson AT adhesive with 2-1/2" embedment.
9. 2x6 stud wall framing spaced at 16" on center with treated sill and double top plate. Provide 5/8" thick gypsum wallboard (GWB) sheathing and Simpson PHNW-72 powder actuated anchors spaced at 36" on center.
10. 18" deep Trust-Joist TJI-360 floor joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise. Provide web stiffeners, fillers, backer blocks and blocking panels recommended by manufacturer. See Diaphragm Nailing Schedule for additional requirements.
11. 11-7/8" deep Trust-Joist TJI-210 floor joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise. Provide web stiffeners, fillers, backer blocks and blocking panels recommended by manufacturer. See Diaphragm Nailing Schedule for additional requirements.
12. Provide full height TimberStrand (LSL) continuous floor joist rim board at perimeter.
13. 2x4 or 2x6 stud wall framing spaced at 16" on center with double top plate. Provide 2x solid horizontal blocking at 10'-0" on center. Provide 2x treated sill as required.
14. 2x8 ceiling joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise.
15. R-30 mineral-fiber, blanket or batt wall insulation with vapor retarder at interior side of insulation.
16. R-36 mineral-fiber, blanket or batt ceiling insulation with fabric-faced vapor retarder at interior side of insulation.
17. Decorative 2'x2' suspended ceiling grid at 10'-0" above Finish Floor Elevation.
18. 8" x 1-3/8" flange x 18 ga. steel C-shaped studs spaced at 16" on center with 5/8" thick gypsum wallboard (GWB) at each side. Provide horizontal blocking at 10'-0" on center.
19. WF steel beam.
20. Structural steel tube column.



Building Section A-A

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



Building Section B-B

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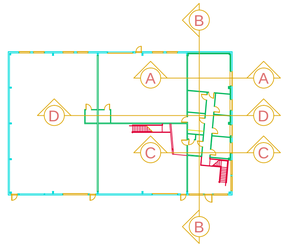

N

Building Section Plan

NO SCALE

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2695 REGISTERED ARCHITECT

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New Pre-Engineered Metal Building

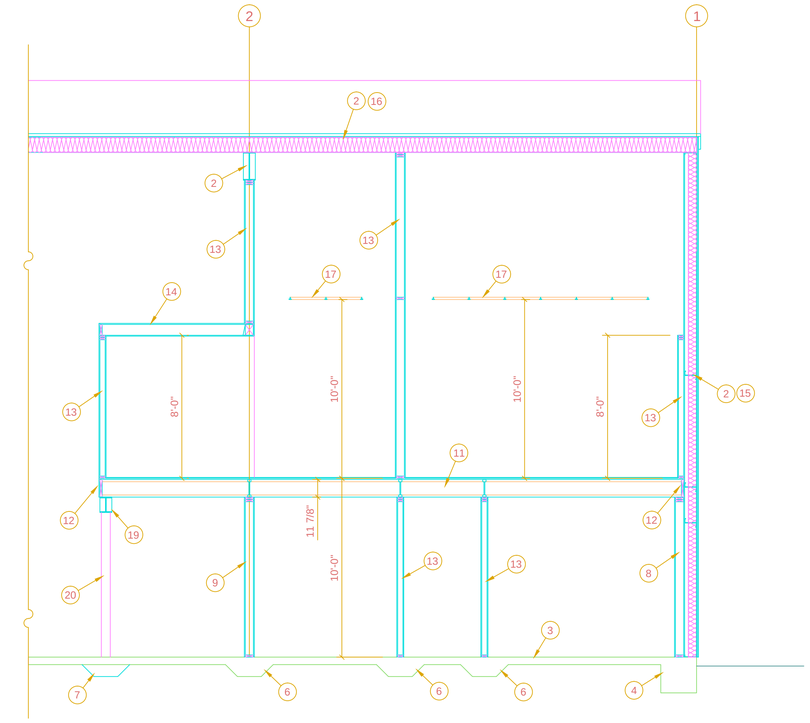
SETTERS LANE INVESTMENT BUILDING

12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A8
of	sheets

Building Section Notes

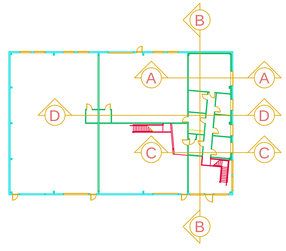
1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. See Foundation Plan, Sections and Details provided by others for perimeter foundation, footings, and concrete slab-on-grade design.
4. Continuous perimeter reinforced concrete footing design provided by others.
5. Provide fire-stopping and draft-stopping to cut off all concealed draft openings both horizontally and vertically between floors, walls and roofs, and attic spaces.
6. Continuous 16" wide 8" thick reinforced concrete footing integral with 5-1/2" thick concrete slab-on-grade.
7. Reinforced concrete footing integral with concrete slab-on-grade. See Concrete Footing Schedule for additional requirements.
8. 2x6 perimeter stud wall framing spaced at 16" on center (shaded) with treated sill and double top plate. Provide 7/16" thick oriented strand board (OSB) sheathing and 5/8" diameter anchor bolts spaced at 48" on center with 3" x 3" x 1/4" thick plate washers. Anchor bolts may be installed with 5/8" diameter A307 threaded rod and Simpson AT adhesive with 2-1/2" embedment.
9. 2x6 stud wall framing spaced at 16" on center with treated sill and double top plate. Provide 5/8" thick gypsum wallboard (GWB) sheathing and Simpson PHNW-72 powder actuated anchors spaced at 36" on center.
10. 18" deep Trust-Joist TJI-360 floor joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise. Provide web stiffeners, fillers, backer blocks and blocking panels recommended by manufacturer. See Diaphragm Nailing Schedule for additional requirements.
11. 11-7/8" deep Trust-Joist TJI-210 floor joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise. Provide web stiffeners, fillers, backer blocks and blocking panels recommended by manufacturer. See Diaphragm Nailing Schedule for additional requirements.
12. Provide full height TimberStrand (LSL) continuous floor joist rim board at perimeter.
13. 2x4 or 2x6 stud wall framing spaced at 16" on center with double top plate. Provide 2x solid horizontal blocking at 10'-0" on center. Provide 2x treated sill as required.
14. 2x8 ceiling joists spaced at 16" on center with 3/4" thick T&G plywood sub-floor, unless indicated otherwise.
15. R-30 mineral-fiber, blanket or batt wall insulation with vapor retarder at interior side of insulation.
16. R-36 mineral-fiber, blanket or batt ceiling insulation with fabric-faced vapor retarder at interior side of insulation.
17. Decorative 2'x2' suspended ceiling grid at 10'-0" above Finish Floor Elevation.
18. 8" x 1-3/8" flange x 18 ga. steel C-shaped studs spaced at 16" on center with 5/8" thick gypsum wallboard (GWB) at each side. Provide horizontal blocking at 10'-0" on center.
19. WF steel beam.
20. Structural steel tube column.



Building Section C-C

0 1 5 10

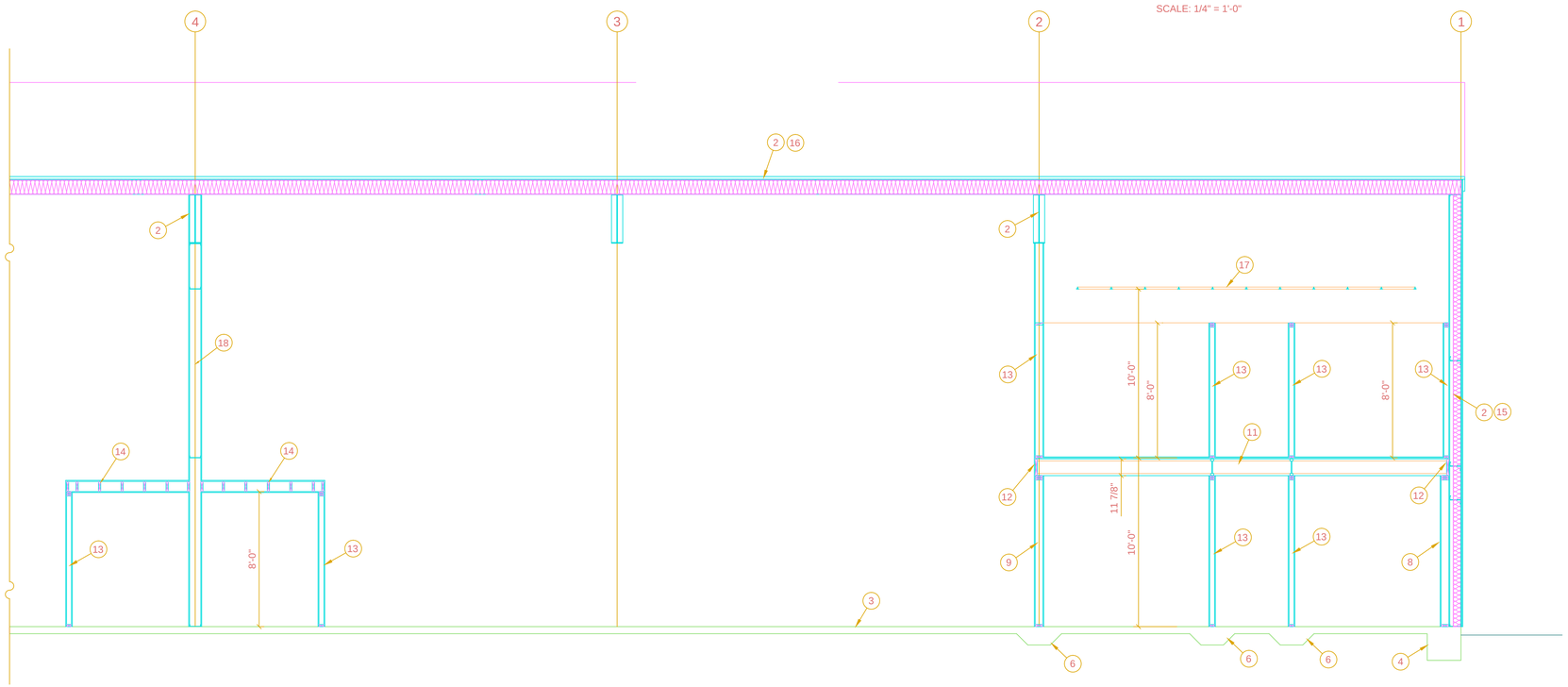
SCALE: 1/4" = 1'-0"



N

Building Section Plan

NO SCALE



Building Section D-D

0 1 5 10

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

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Date	06 Jun 2014
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New Pre-Engineered Metal Building

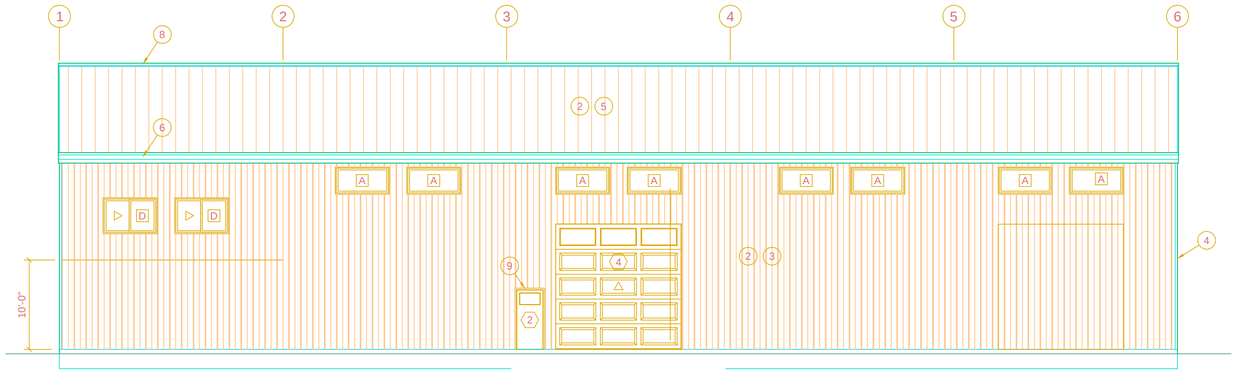
SETTERS LANE INVESTMENT BUILDING

12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A9
of	sheets

Exterior Elevation Notes

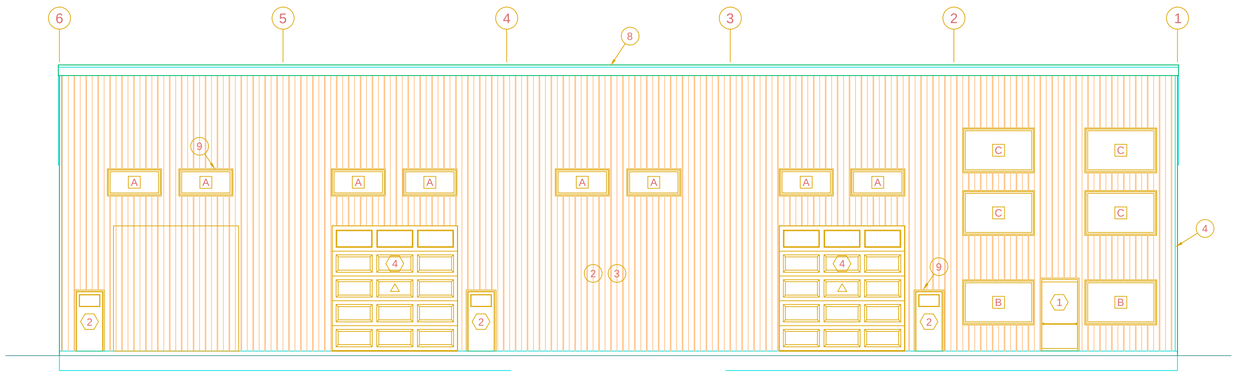
1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. Ribbed metal wall panels
4. Metal corner trim.
5. Interlocking metal roof panels.
6. Metal roof/wall eave trim with continuous metal gutter.
7. Metal gable-end roof/wall rake trim.
8. Metal ridge wall cap.
9. Door and window openings with metal head and jamb trim. See Door and Window Schedules for additional requirements.



North Exterior Elevation

0 5 10 20

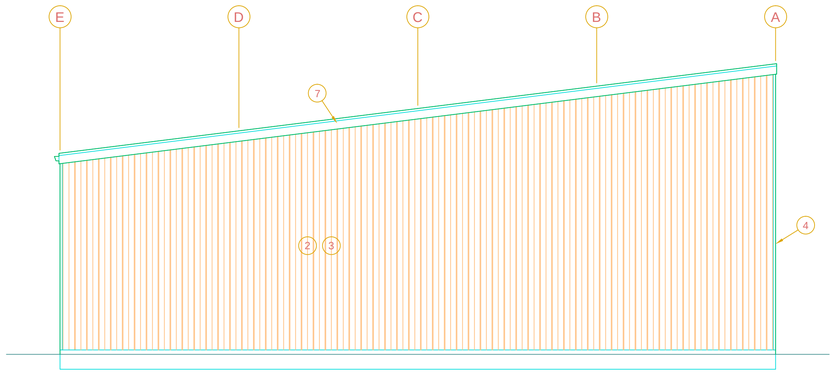
SCALE: 1/8" = 1'-0"



South Exterior Elevation

0 5 10 20

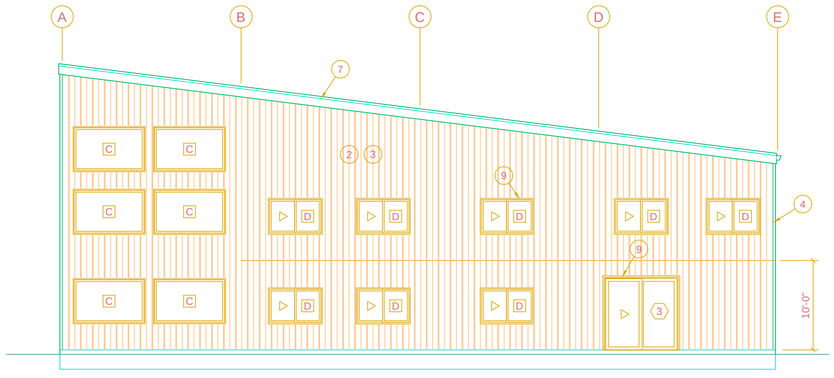
SCALE: 1/8" = 1'-0"



West Exterior Elevation

0 5 10 20

SCALE: 1/8" = 1'-0"



East Exterior Elevation

0 5 10 20

SCALE: 1/8" = 1'-0"

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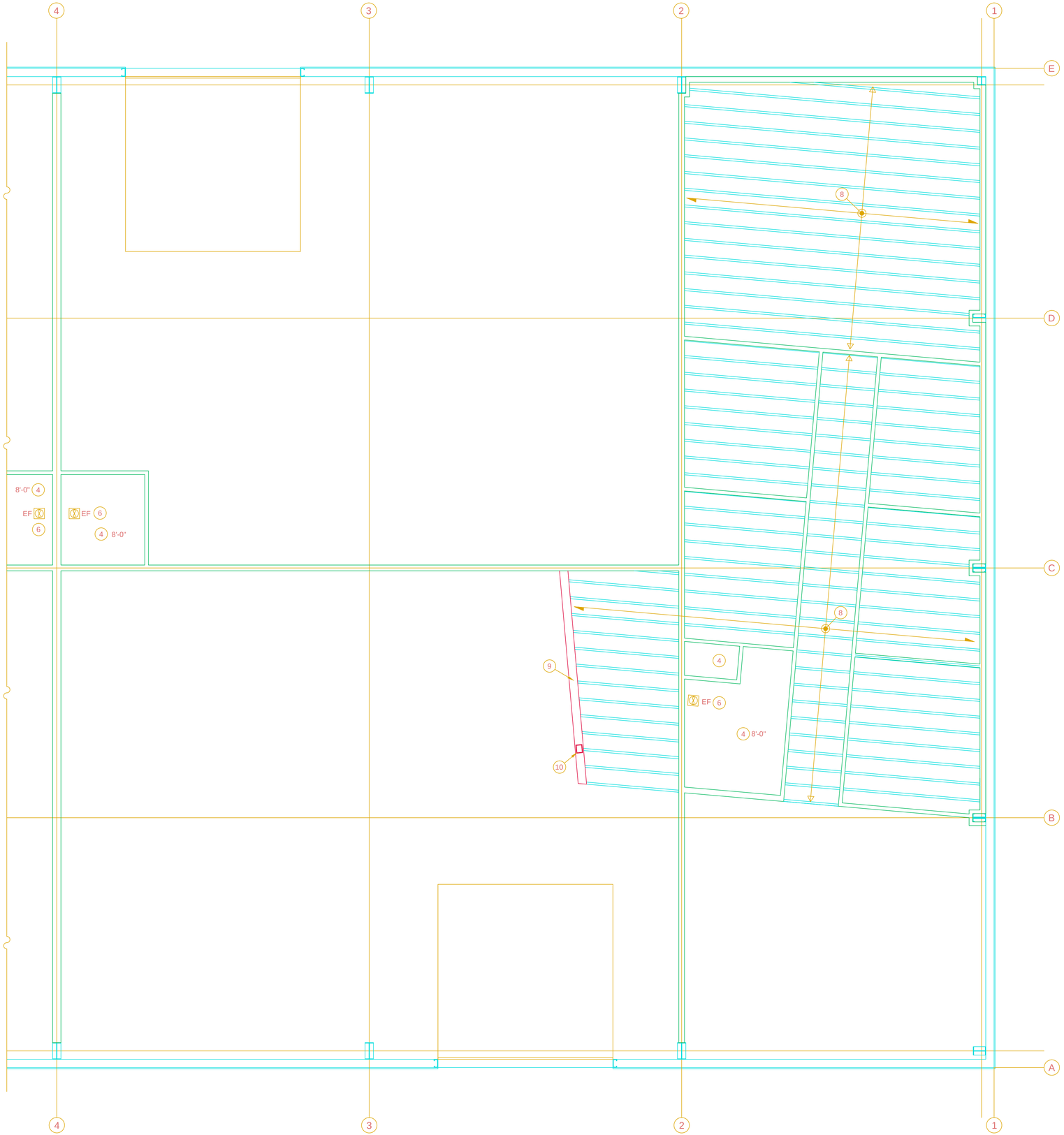
New Pre-Engineered Metal Building
SETTERS LANE INVESTMENT BUILDING
12375 Reservatioin Road, Anacortes, Washington

Project Number	1405
Sheet Number	A10
of	sheets

Partial First Floor Reflected Ceiling Plan Notes - East

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. Reflected Ceiling Plans do not show all heating, ventilation or electrical items. See Mechanical and Electrical Plans for additional requirements.
4. Gypsum wallboard (GWB) ceilings or soffits at indicated height above Finish Floor Elevation.
5. Gypsum wallboard (GWB) wrapped beam.
6. Provide exhaust fans (EF) in Toilet Rooms. See Mechanical and Ventilation Plans for additional requirements.
7. See Electrical and Lighting Plans for Exit and Emergency lighting.
8. Exposed TJI Floor Joists and plywood subfloor.
9. Stuctural Steel WF beam.
10. Rectangular Structural Steel tube column.



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New Pre-Engineered Metal Building
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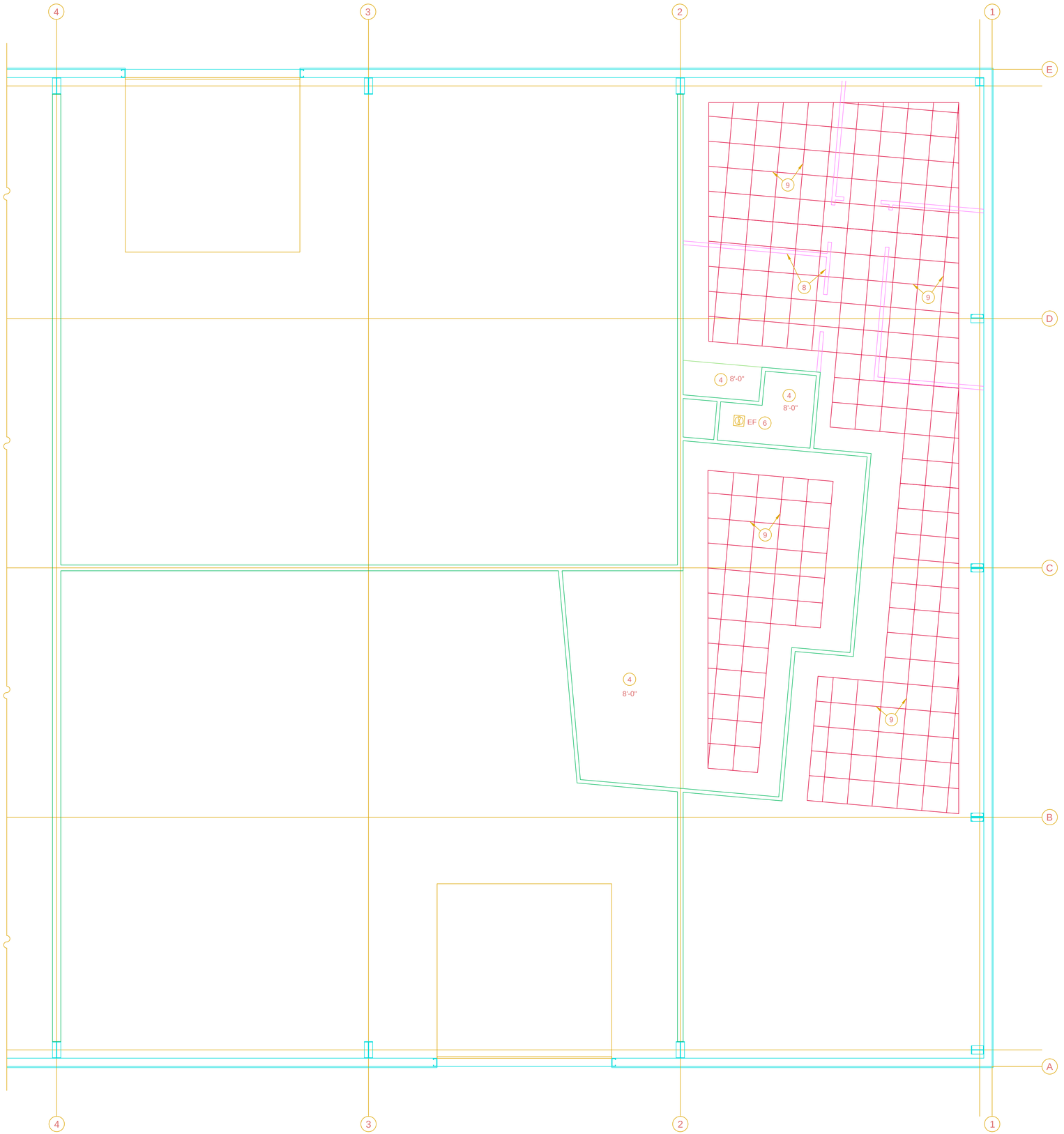
Project Number	1405
Sheet Number	A11
of	sheets

Partial Second Floor Reflected Ceiling Plan Notes - East

1. Dimensions are to centerline or face of concrete, steel and wood framing members unless indicated otherwise.
2. New Pre-Engineered Metal Building. See Building Drawing Package, prepared by Nucor Building Systems for additional requirements.
3. Reflected Ceiling Plans do not show all heating, ventilation or electrical items. See Mechanical and Electrical Plans for additional requirements.
4. Gypsum wallboard (GWB) ceilings or soffits typical at 9'-0 above Finish Floor Elevation.
5. Gypsum wallboard (GWB) wrapped beam.
6. Provide exhaust fans (EF) in Toilet Rooms. See Mechanical and Ventilation Plans for additional requirements.
7. See Electrical and Lighting Plans for Exit and Emergency lighting.
8. 8'-0" high walls below.
9. Decorative 2'x2' suspended ceiling grid at 10'-0" above Finish Floor Elevation.



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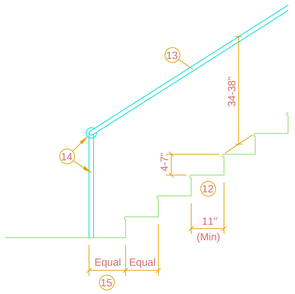
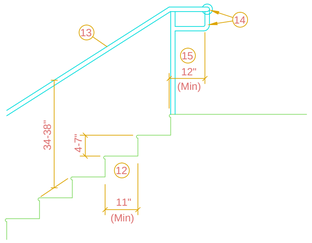
of	sheets

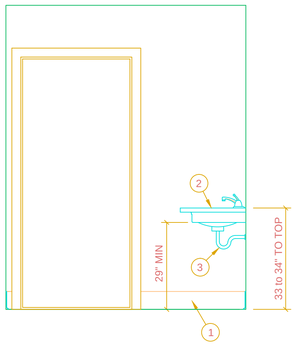


Bottom of Run

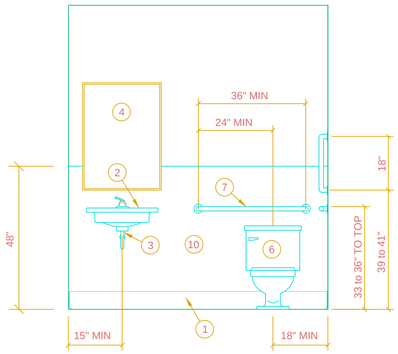


Top of Run

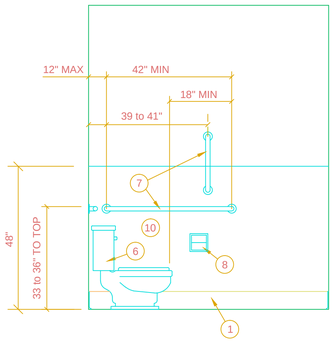
Typical Stair Layout



North



East



South

West Shop Toilet Room (Reverse for East Toilet Room)

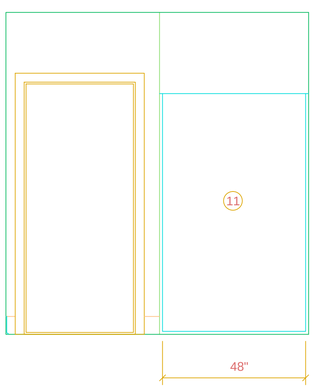
Interior Elevation Notes

1. 6" high coved resilient base. See Room Finish Schedule for additional requirements.
2. Provide lavatory with rim height of 33" to 34" and 29" minimum clearance from the bottom of apron to the floor. An unobstructed floor space 30" wide by 60" long shall be provided at each accesible lavatory. Faucets shall be lever type and shall be no more than 17" from the front edge of the lavatory or counter.
3. Provide insulation or guards for exposed pipes and drains under accesible lavatories.
4. Install mirror so the bottom edge of the mirror is within 40" of the finish floor.
5. Install drying equipment, towel or other dispenser and disposal fixtures so as not to exceed 40" above the finish floor to any rack, operating controls, receptacle or dispenser.
6. Water closet bowl for public use shall be elongated bowls equipped with open front seats. Accessible water closet seat heights shall be a minimum of 17" and maximum 19" above the finish floor. Flush controls for accessible water closet shall be mounted for use from the wide side of the water closet compartment and mounted not more than 44" above the finish floor.
7. Provide grab bars at one side and back of water closet securely attached at a height to the top of the bar 34" above finish floor. Grab bars shall have an outside diameter of not less than 1-1/4", nor more than 1-1/2" and shall provide a clearance of 1-1/2" between the bar and the wall.
8. Mount toilet paper dispenser within reach, a minimum of 19" from the floor.
9. Comply with ICC/ANSI Section 604.3.1.
10. 48" high plastic laminate or fiberglass reinforced panels (FRP) over gypsum wallboard unless indicated otherwise. See Room Finish Schedule.
11. One-piece ADA and ANSI 117 compliant shower stall with grab bars and bench.
12. Stairs to be 36" minimum width with 11" minimum length run and 7" maximum height rise. Treads and risers shall not vary more than 3/8" from one another. Maintain a minimum of 6'-8" high headroom.
13. Provide continuous handrail on each side full-length of stairs. Top of handrail gripping surface shall be not less than 34" or more than 38" above the nosing of the stairs from one another. Handrails with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Clearance between handrail gripping surface and adjacent surfaces shall be 1-1/2" minimum.
14. Handrail extentions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
15. Handrails shall extend in the direction of stair run not less than 12" beyond the top riser and not less than a length equal to one stair depth beyond the bottom riser.

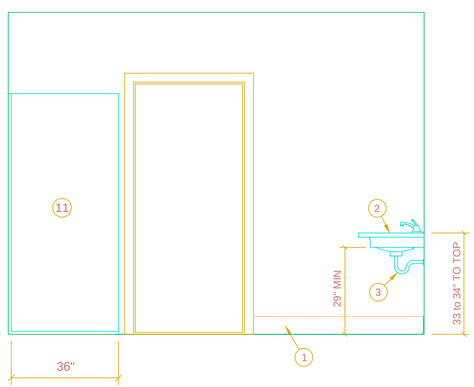
Interior Elevations

0 1 2 5

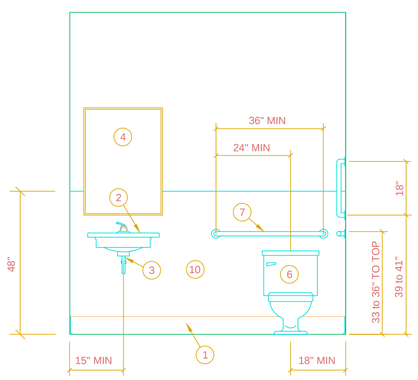
SCALE: 1/2" = 1'-0"



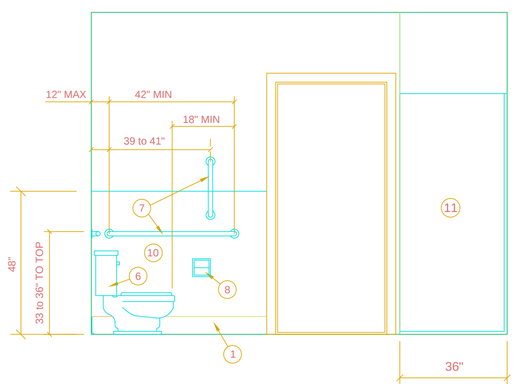
North



East



South



West

First Floor Toilet Room

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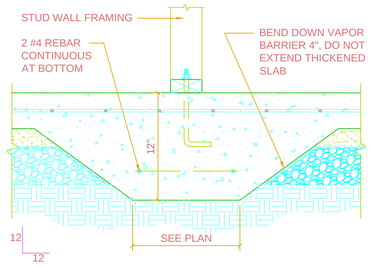
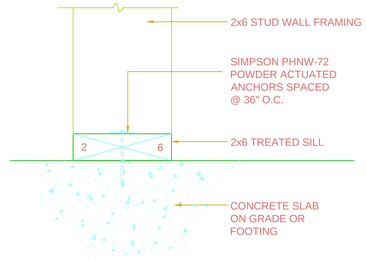
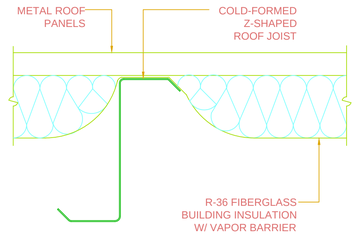


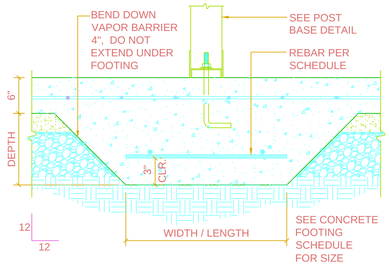
5 THICKENED SLAB
SCALE: 1-1/2" = 1'-0"



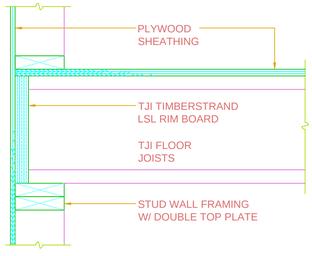
9 TREATED SILL
SCALE: 3" = 1'-0"



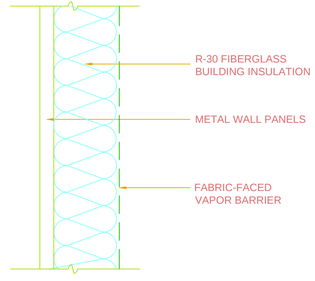
17 ROOF INSULATION
SCALE: 3" = 1'-0"



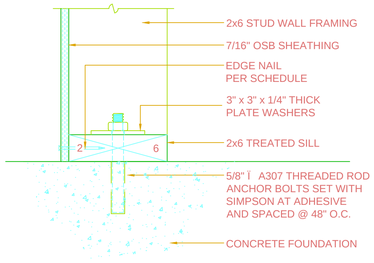
6 CONCRETE FOOTING
SCALE: 1-1/2" = 1'-0"



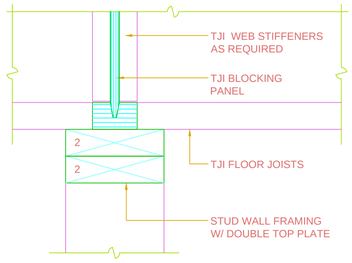
10 TJI / WALL FRAMING
SCALE: 1-1/2" = 1'-0"



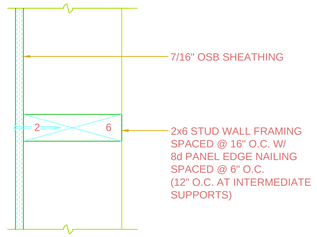
18 WALL INSULATION
SCALE: 3" = 1'-0"



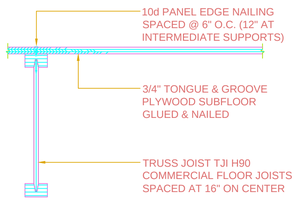
7 TREATED SILL
SCALE: 3" = 1'-0"



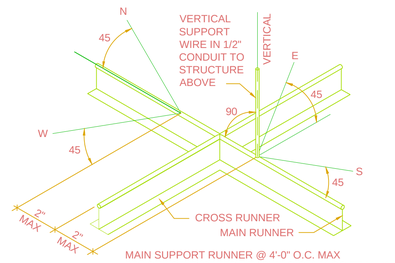
11 TJI / WALL FRAMING
SCALE: 3" = 1'-0"



8 WALL FRAMING
SCALE: 3" = 1'-0"



12 TJI FLOOR JOISTS
SCALE: 1-1/2" = 1'-0"



MAIN SUPPORT RUNNER @ 4'-0" O.C. MAX
BRACE AS INDICATED AT 12'-0" O.C, 144 SQ FT MAX

20 SUSPENDED CEILING
NO SCALE

Drawing by	RS
Checked by	
Date	06 Jun 2014
Rev.	

2695 REGISTERED ARCHITECT
RONALD R SMITH
STATE OF WASHINGTON

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New Pre-Engineered Metal Building
SETTERS LANE INVESTMENT BUILDING
12375 Reservation Road, Anacortes, Washington

Project Number	1405
Sheet Number	A14
of	sheets