SEARS LOTS 4 & 5, LEW'S INDUSTRIAL PARK
ARCHITECTURAL DRAWINGS

(PARCEL RPP39490010040A & RPP39490010050A / LEW'S INDUSTRIAL PARK, BLK 1, LOT 4 & 5)
SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

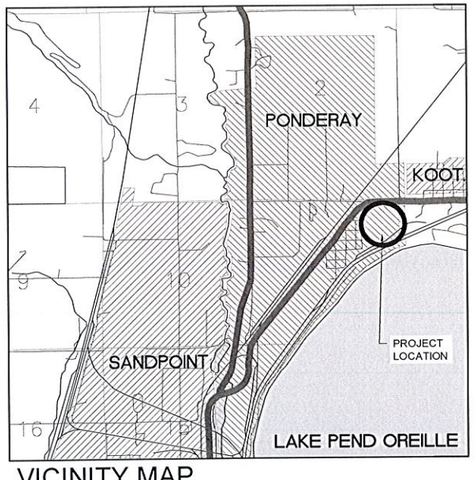
SHEET INDEX	
SHEET NO.	TITLE
S1	NOTES, CODE ANALYSIS, AND STRUCTURAL SPECIFICATIONS
S2	OVERALL ARCHITECTURAL FLOOR PLAN
S3	DETAILED UNIT FLOOR PLANS
S4	SCHEMATIC BUILDING ELEVATIONS

1 SHEET INDEX
SCALE: NO SCALE

ADDITIONAL NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PLAN DISCREPANCIES.
2. CONTRACTOR MAY PROPOSE ALTERNATE CONNECTION DETAILS FOR REVIEW AND APPROVAL BY THE ENGINEER.
3. CONTRACTOR MAY PROPOSE ALTERNATE FRAMING MATERIALS AND SIZES FOR REVIEW AND APPROVAL BY THE ENGINEER BASED ON LOCAL AVAILABILITY AND MATERIAL COST.
4. NOT ALL BUILDING CONNECTIONS AND ELEMENTS ARE DETAILED OR SHOWN WITHIN THIS PLAN SET. CONTRACTOR IS RESPONSIBLE FOR THE FIELD FITTING AND DESIGN OF TYPICAL CONSTRUCTION CONNECTIONS THAT ARE NOT SHOWN. ANY CONNECTION NOT SPECIFICALLY REFERRED TO OR SHOWN IN THIS PLAN SET SHALL BE DESIGNED BY OTHERS.
5. REFER TO PEMB DRAWINGS FOR EXTERIOR WALL, WINDOW AND EXTERIOR WINDOW CONFIGURATIONS.
6. ALL EXTERIOR FINISHES TO BE DETERMINED BY OTHERS.
7. ALL FLASHING, WEATHERPROOFING, AND RELATED DETAILS SHALL BE DETERMINED BY OTHERS.

2 ADDITIONAL NOTES
SCALE: NO SCALE



3 VICINITY MAP
SCALE: AS SHOWN

CODE ANALYSIS PER 2018 INTERNATIONAL BUILDING CODE (IBC)

OCCUPANCY CLASSIFICATION:	S-1 (STORAGE)
CONSTRUCTION TYPE:	V-B, NON-SPRINKLERED
OCCUPANT LOAD (PER UNIT):	3 (1 PER 500 SF)
EXITS REQUIRED:	1 PER UNIT
PROVIDED:	*1 PER UNIT*
MAXIMUM TRAVEL DISTANCE TO EXIT:	100 FT
PROVIDED:	*58 FT*
BUILDING HEIGHT AND AREAS:	
MAXIMUM BUILDING HEIGHT IN FEET:	*40 FT (TABLE 504.3, TYPE II-B, NS)*
STORIES ABOVE GRADE PLANE:	*1 (TABLE 504.4)*
MEZZANINES:	*ALLOWED, LESS THAN 1/3 OF AREA, 7 FT CEILING HEIGHTS (IBC 505) (NONE PLANNED)*
MAX. BUILDING AREA:	*17,500 SF (TABLE 506.2, TYPE II-B, NS)*

FIRE PROTECTION:
NOT REQUIRED FOR BUILDINGS LESS THAN 9,000 SF

RESTROOMS:
DUE TO OCCUPANT LOAD OF LESS THAN 15, ONLY ONE RESTROOM IS REQUIRED PER UNIT.

INTERIOR WALLS AND CEILINGS CAN BE FRAMED WITH WOOD (DETAILS PENDING)

4 CODE ANALYSIS
SCALE: NO SCALE

GENERAL: ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, AS WELL AS ALL OTHER STATE AND LOCAL BUILDING CODES. IN THE EVENT OF A CODE CONFLICT THE MORE RESTRICTIVE CODE SHALL APPLY.

THE PROPOSED CONSTRUCTION HAS BEEN DESIGNED AS A STABLE STRUCTURE TO RESIST THE DESIGN LOADS LISTED BELOW. THE CONTRACTOR IS RESPONSIBLE FOR SUCH MEASURES AS ARE NECESSARY TO TEMPORARILY SUPPORT PARTIAL AND INCOMPLETE PORTIONS OF THE WORK UNTIL SUCH TIME THAT THE ENTIRE STRUCTURE IS COMPLETE. ALL STRUCTURAL MEMBERS SHALL BE CONTINUOUS UNLESS SPECIFICALLY DETAILED AND/OR APPROVED BY THE ENGINEER.

THESE PLANS ARE DESIGNED TO BE USED WITH PLANS PROVIDED BY A PRE-ENGINEERED METAL BUILDING (PEMB) PROVIDED BY AMERICAN BUILDINGS, THE MANUFACTURER OF THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS PLANS WITH THE PEMB PLANS.

ANY ITEM NOT SPECIFICALLY DETAILED IN THESE PLANS SHALL BE DESIGNED BY OTHERS.

CONTRACTOR TO VERIFY EXISTING AND PROPOSED BUILDING DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

DESIGN LOADS:

BUILDING RISK CATEGORY II		
ROOF DEAD LOAD	=	4.0 PSF (DESIGN LOAD FROM PEMB)
ROOF LIVE LOAD	=	20 PSF (DESIGN LOAD FROM PEMB)
GROUND SNOW LOAD	=	60 PSF (DESIGN LOAD FROM PEMB)
ROOF SNOW LOAD	=	42 PSF (DESIGN LOAD FROM PEMB)
CEILING DEAD LOAD	=	15 PSF
CEILING LIVE LOAD	=	50 PSF
BASIC WIND SPEED	=	104 MPH (DESIGN LOAD FROM PEMB)
WIND EXPOSURE	=	B (FROM PEMB)

REFER TO PEMB DRAWINGS FOR ALL OTHER LOADS.

REINFORCEMENT STEEL - REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. MINIMUM COVER OF REINFORCING STEEL SHALL BE 3" FROM SOIL, 2" FROM FORMS AND 1-1/2" ELSEWHERE. REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH THE CSRI MANUAL OF STANDARD PRACTICE. REINFORCEMENT SHALL CONFORM TO ACI 318-14, CHAPTER 25.

BOLTS - ALL STRUCTURAL BOLTS SHALL BE A325N BOLTS UNLESS OTHERWISE NOTED. ALL BOLTS SHALL BE EQUIPPED WITH A NUT AND WASHER. BOLT HOLES SHALL BE STANDARD SIZE HOLES AND BOLTS SHALL BE INSTALLED SNUG TIGHT UNLESS OTHERWISE NOTED. ALL ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36 BOLTS. ALL ANCHOR BOLTS IN CONTACT WITH CONCRETE SHALL BE GALVANIZED. ALL POST INSTALLED CONCRETE ANCHOR BOLTS (I.E. EPOXY SET, WEDGE, OR TITEN) SHALL BE INSTALLED PER THE MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS.

WOOD MEMBERS - ALL WOOD MEMBERS SHALL BE DOUGLAS FIR-LARCH NO. 2 GRADE MEMBERS OR BETTER UNLESS OTHERWISE NOTED. ALL GLULAM BEAMS SHALL BE 24F-V4 GRADE GLULAM BEAMS. ALL LVL MEMBERS SHALL BE BCI VERSALAM 2.0 2800 OR EQUIVALENT. MAXIMUM MOISTURE CONTENT SHALL BE 19% BY WEIGHT. ALL WOOD IN CONTACT WITH CONCRETE OR SOIL SHALL BE PRESSURE TREATED. PRESSURE TREATED WOOD MEMBERS SHALL BE HEM-FIR NO. 2 OR BETTER. TREATED WOOD SHALL CONFORM TO THE REQUIREMENTS OF AWPB LB-22.

MECHANICAL CONNECTORS - PREFABRICATED FASTENERS SHALL BE USED AT ALL WOOD POST BASES, WOOD BEAM/COLUMN CONNECTIONS, WOOD JOIST/WALL CONNECTIONS, WOOD RAFTER/SUPPORT CONNECTIONS, ETC UNLESS OTHERWISE SPECIFIED. TO PROVIDE ANCHORAGE FOR LIVE AND DEAD LOADS AND UPLIFT FORCES. ALL PRE-FAB FASTENERS TO BE SIMPSON, MITEK USP, OR APPROVED EQUAL. FASTENER FINISHES AND MATERIAL SHALL CONFORM TO THE RECOMMENDATIONS OF SIMPSON FOR THE TYPE OF WOOD MATERIAL THAT IS IN CONTACT WITH THE FASTENERS.

STRUCTURAL STEEL - STEEL CONSTRUCTION SHALL CONFORM TO THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS. STRUCTURAL STEEL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36. ALL W-SHAPES SHALL BE ASTM A992 STEEL WITH A 50KSI YIELD STRENGTH. HSS SECTIONS SHALL BE ASTM A-500 GRADE C MEMBERS. ALL MEMBERS SHALL BE SHOP PRIMED WITH RED OR WHITE RUST INHIBITIVE METAL PRIMER. AFTER ERECTION, STEEL MEMBERS AND WELDS SHALL BE TOUCH-UP PRIMED AND PAINTED PER THE OWNER. ALL STRUCTURAL STEEL THAT WILL BE ENCASED IN CONCRETE SHALL BE COVERED WITH A MINIMUM OF TWO COATS OF EPOXY BASED PAINT PER THE MANUFACTURERS RECOMMENDATIONS PRIOR TO ENCASEMENT IN CONCRETE. WELDING SHALL BE COMPLETED IN ACCORDANCE WITH THE A.W.S STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. ALL WELDING SHALL BE COMPLETED BY CERTIFIED WELDERS. WELDING ELECTRODES SHALL BE AWS A5.1 OR A5.6, TYPE E-70 UNLESS OTHERWISE NOTED. ALL WELDS SHALL HAVE A MINIMUM SIZE OF 3/16".

COLD-FORMED STEEL - ALL COLD FORMED STEEL MEMBERS SHALL BE MANUFACTURED BY SCAFCO OR ENGINEER APPROVED EQUIVALENT. MINIMUM THICKNESS SHALL BE 54 MILS AND ALL CONNECTIONS SHALL BE PER MANUFACTURER. MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS.

FASTENERS - COLD FORMED STEEL MEMBERS SHALL BE ATTACHED USING #10 X 1" SELF TAPPING SCREWS.

ELECTRICAL - ALL ELECTRICAL INSTALLATION SHALL BE PER APPLICABLE CODE REQUIREMENTS AND DESIGNED BY OTHERS. AN ELECTRICAL PERMIT WILL BE REQUIRED FROM THE IDAHO DEPARTMENT OF BUILDING SAFETY.

PLUMBING - ALL INTERNAL AND EXTERNAL PLUMBING FOR THE BUILDING SHALL BE DESIGNED AND INSTALLED BY OTHERS. A PLUMBING PERMIT WILL BE REQUIRED FROM THE IDAHO DEPARTMENT OF BUILDING SAFETY.

INSULATION AND HVAC - BUILDING SHALL BE INSULATED PER APPLICABLE BUILDING CODE REQUIREMENTS AND THE HVAC SYSTEM SHALL BE DESIGNED BY OTHERS.

5 STRUCTURAL SPECIFICATIONS
SCALE: NO SCALE

PROFESSIONAL ENGINEER LICENSED 14031 STATE OF IDAHO JEFF JENSEN
11-21-2023

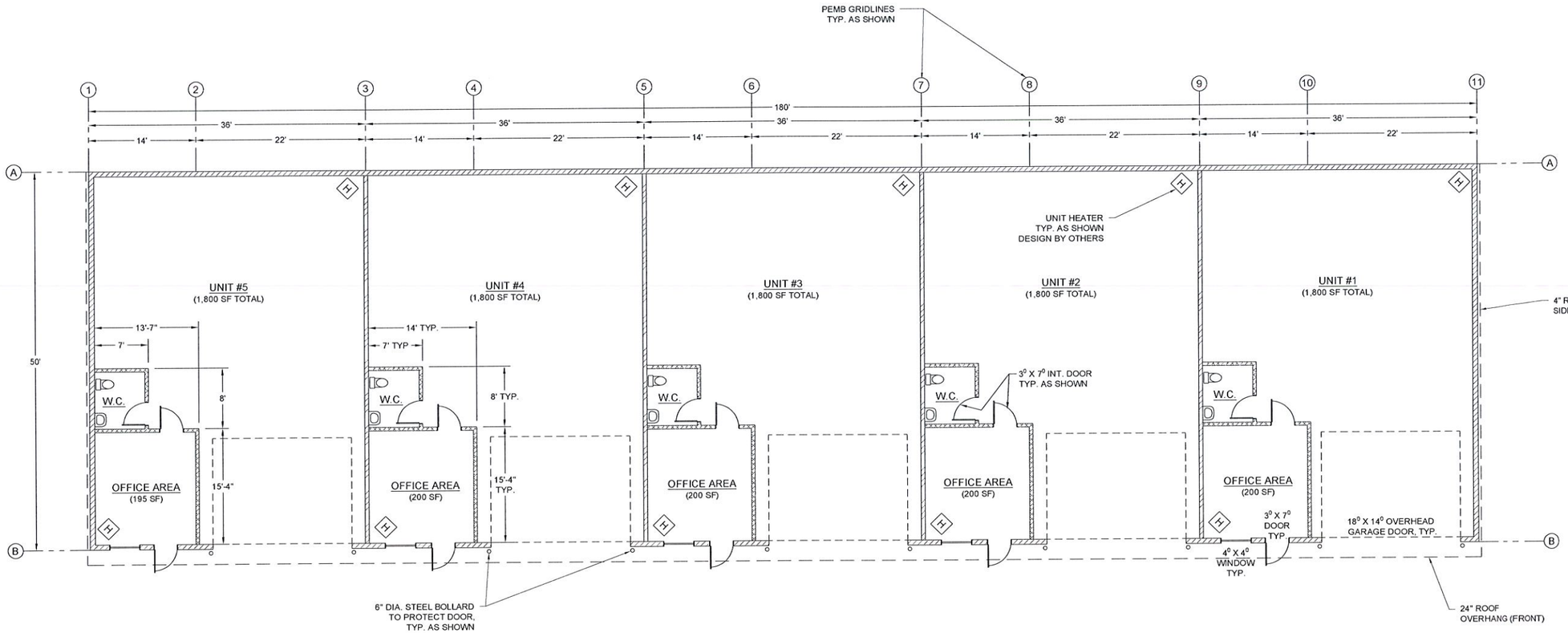
No.	DATE	REVISION	DRN/CHK

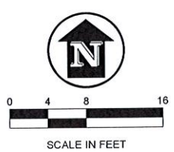
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

SHEET TITLE: NOTES, CODE ANALYSIS, AND STRUCTURAL SPECIFICATIONS
PROJECT: SEARS LOTS 4 & 5 - LEW'S INDUST. ARCHITECTURAL DRAWINGS BONNER COUNTY, IDAHO

DATE	11-21-2023
SCALE	AS SHOWN
DESIGNED	JPJ
DRAWN	JPJ
CHECKED	PJG
PROJ.NO.	19579-23-001
CAD FILE	E-SEARS L4&L5
SHEET	S1

NOTE: PLUMBING FIXTURES SHALL BE DETERMINED BY OTHERS AND SHALL COMPLY WITH REQUIRED ADA PROVISIONS.





1 OVERALL ARCHITECTURAL FLOOR PLAN
SCALE: AS SHOWN

PROFESSIONAL ENGINEER — 14031 — STATE OF IDAHO — JEFF JENSEN
11-21-2023

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SANDPOINT, IDAHO 83864
(208) 263-4160

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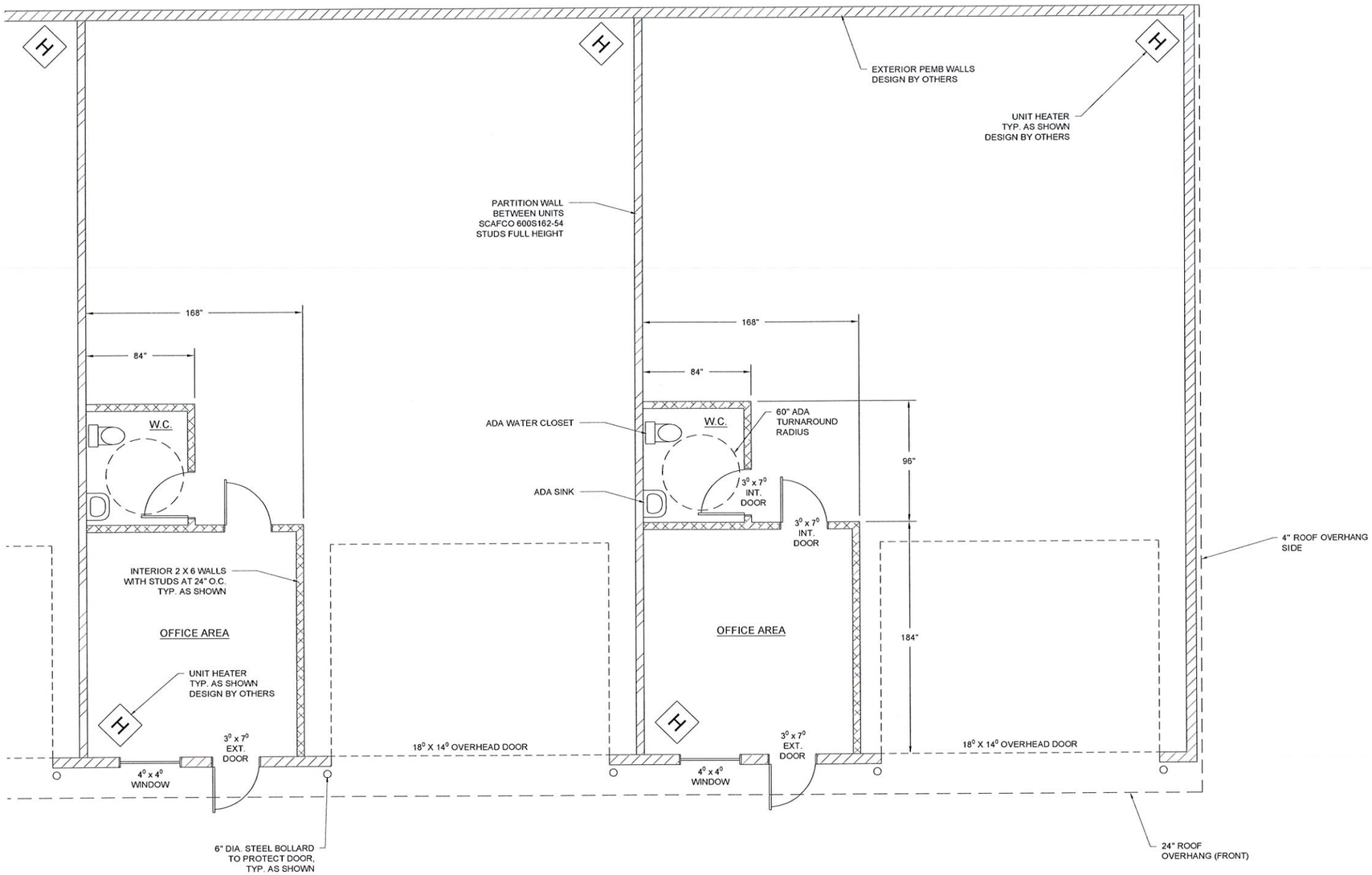
CAD FILE:	E-SEARS L4&L5

SHEET S2

NOTE: PLUMBING FIXTURES SHALL BE DETERMINED BY OTHERS AND SHALL COMPLY WITH REQUIRED ADA PROVISIONS.



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SCALE IN FEET

1 DETAILED UNIT FLOOR PLANS

SCALE: AS SHOWN

PROFESSIONAL ENGINEER
STATE OF IDAHO
JEFF JENSEN
14031
11-21-2023

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James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

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ARCHITECTURAL DRAWINGS
BONNER COUNTY, IDAHO

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CAD FILE:	E-SEARS L4&L5

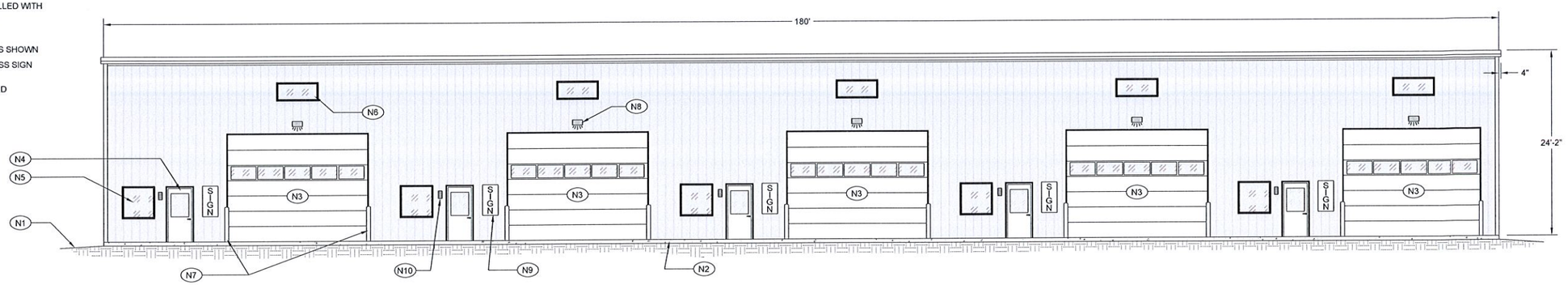
SHEET S3

SCHEMATIC BUILDING ELEVATION NOTES

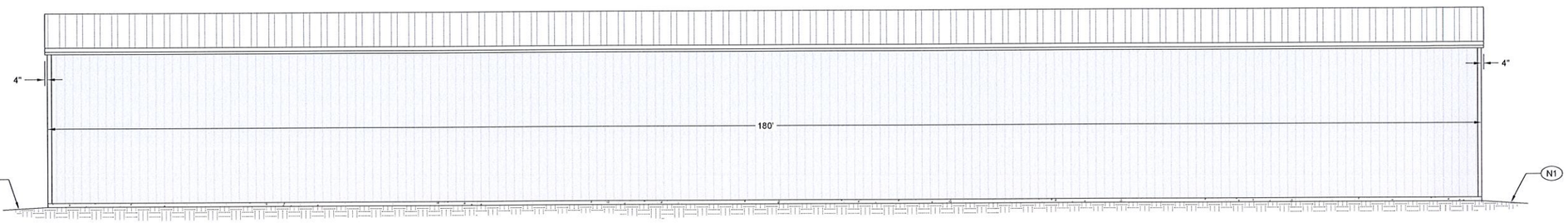
- (N1) EXTERIOR GRADE, SEE SITE PLAN
- (N2) PROPOSED 4.75' WIDE SIDEWALK
- (N3) 18^0 X 14^0 OVERHEAD DOOR WITH GLASS STYLE BY OWNER
- (N4) 3^0 X 7^0 EXTERIOR DOOR, TYP. AS SHOWN STYLE BY OWNER
- (N5) 4^0 X 4^0 WINDOW, TYP. AS SHOWN COLOR AND OPENING CONFIGURATION BY OWNER
- (N6) 5^0 X 2^0 TRANSOM WINDOW, TYP. AS SHOWN COLOR BY OWNER
- (N7) 6" DIAMETER STEEL BOLLARD FILLED WITH CONCRETE, DESIGN BY OTHERS TYP. AS SHOWN
- (N8) WALL MOUNT EXTERIOR LIGHT ONE ABOVE OVERHEAD DOOR AS SHOWN
- (N9) OPTIONAL WALL MOUNT BUSINESS SIGN TYP. AS SHOWN
- (N10) ADDRESS/UNIT NUMBER PLACARD OPTIONAL LOCATION TYP. AS SHOWN

ADDITIONAL NOTES:

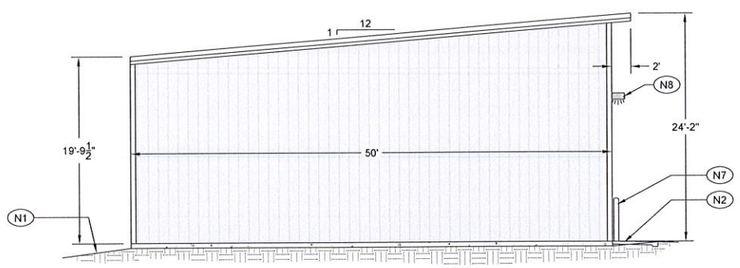
1. METAL SIDING PATTERN AND COLOR BY OWNER AS SUPPLIED BY PEMB MANUFACTURER.
2. BUILDING TO HAVE A METAL ROOF AS SUPPLIED BY PEMB MANUFACTURER.
3. ALL TRIM STYLES SHALL BE DETERMINED BY OTHERS.



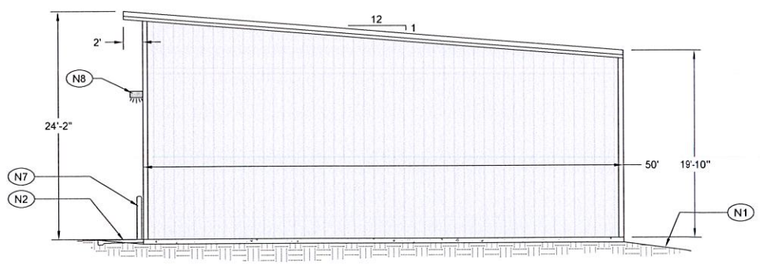
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

0 2 4 8

SCALE IN FEET

1 SCHEMATIC BUILDING ELEVATIONS

SCALE: AS SHOWN

PROFESSIONAL ENGINEER LICENSED 14031 STATE OF IDAHO JEFF JENSEN

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