

425 Sequoia Bellingham, WA

- **New Wood Frame Building**
- **Zoned Commercial/Industrial**
- **Base Rate sf/mo: \$0.80**
- **Size:**
 - **Site: 30,500 SF**
 - **Available 4,500 SF**
 - **Divisible to 4,500 SF**
- **Below and Above Grade Loading Docks**
- **LL Build to Suit Potential**
- **3-Phase Power and Sprinkler System**
- **Abundant Parking**



Contact



David Buckner
360-927-4992
David@SaratogaCom.com

**425 Sequoia
Bellingham, WA**



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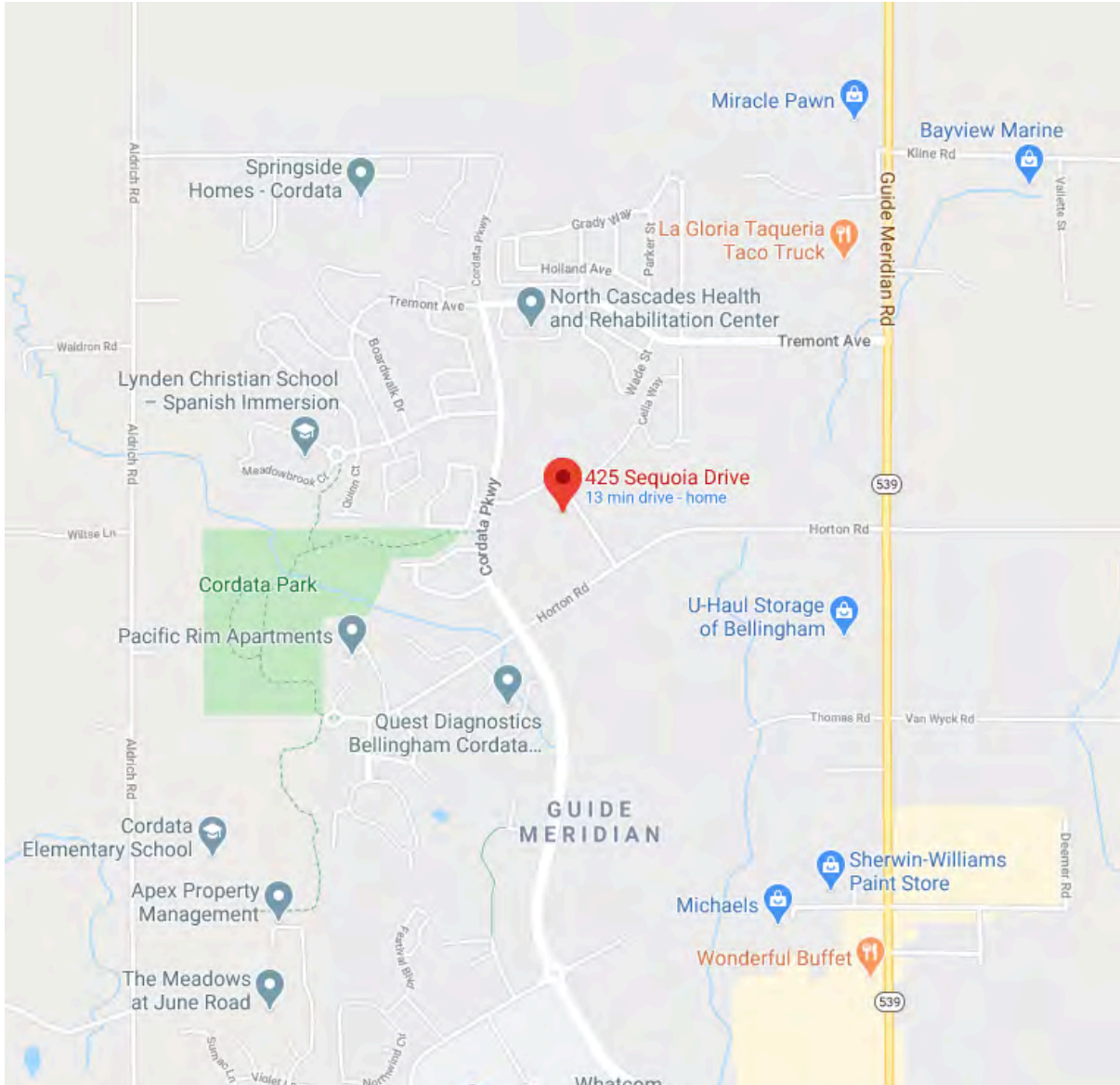


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425 Sequoia – Additional Information

30,500 Total SF
One 4500sf Unit Remaining
One Restroom built in
Unit has a grade level roll up door 14' Tall x 12' wide
Below grade loading dock is accessible for all tenants.

425 Sequoia Inside Height Measurements

Front of Building (west side - side of roll up doors)

- 18' 5" - Floor to ceiling along the front wall
- 16' 3" - Floor to bottom of 1st Cross beam
- 29' 2" Front Wall to First Cross Beam

Rear of Building (east side - opposite side from roll up doors)

- 20' 2" Floor to ceiling along the rear wall
- 16' 10" Floor to bottom of 2nd Cross beam (from front)
- 59' 8" Front Wall to Second Cross Beam

Last 2 units (approx. 10' shorter from front to back)

- 19' 2" Front Wall to First Cross Beam
- 49' 8" Front Wall to Second Cross Beam

Concrete Floor Thickness/Weight Capacity

Approximately 5.25 to 6.75 inches, with rebar at approximately 4 to 5 inches in depth (measured from the top of slab), spaced at approximately 6 inches on center, each way. Compression strength of the core samples ranged from a low of 5,140 psi to a high of 7,180 psi.

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NOTE: Due to the extraordinary hardships to this project and the circumstances (all replaced surfaces, building is expanding but area was impervious previously, therefore will not cause an increase in flow or pollutant export) the building permit can be issued prior to an engineered stormwater site plan that addresses BMC 15.42 mitigation requirements being approved by the City. BMPs for construction stormwater pollution prevention must be implemented prior to construction. Before building occupancy can be granted, including temporary, the applicant must meet all code requirements, including compliance with BMC 15.42. This will likely require an amendment to the building permit and/or additional permits. Based on the scope of replaced hard surfaces being greater than 10,000 square feet, this project is required to provide an engineered flow control facility meeting current code.

425 SEQUOIA DR REPLACED BUILDING FOR | S & S SEQUOIA LLC

PERMIT #: BLD2019-1085



GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE & THE BELLINGHAM & STATE AMENDMENTS. THE MORE STRINGENT CODE APPLIES.
- ALL MECHANICAL, ELECTRICAL & PLUMBING BID-DESIGN UNDER SEPARATE PERMIT TO COMPLY WITH ALL APPLICABLE LOCAL CODES. NREC ENERGY CALCULATIONS BY OTHERS.
- DO NOT SCALE DRAWINGS. CONSULT ARCHITECT AS SOON AS POSSIBLE FOR ANY DIMENSIONAL CLARIFICATIONS, ERRORS, OR CONFLICTS. GENERAL CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO PROCEEDING.
- GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COORDINATION OF WORK BETWEEN SUB-CONTRACTOR TRADES, & FOR PROVIDING WEATHER-TIGHT SEALS, FLASHING & CAULKING AT ALL CONNECTIONS & PENETRATIONS. REFER TO IBC MINIMUM WEATHER PROTECTION REQUIREMENTS. INCLUDING, BUT NOT LIMITED TO, HEAD FLASHING AT ALL OPENINGS.
- THESE DRAWINGS ARE BID-DESIGN DOCUMENTS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY, LIABILITY & INDEMNIFY THE ARCHITECT FOR COORDINATION OF BID-DESIGN WORK, INCLUDING, BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HEATING & VENTILATION. THE ARCHITECT IS NOT LIABLE FOR CHANGES/CORRECTIONS MADE BY ON SITE INSPECTIONS DURING THE COURSE OF CONSTRUCTION OR FOR DETAILS & SPECIFICATIONS NOT INCLUDED.
- THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES & PRACTICES STANDARD & ACCEPTABLE TO THE CONSTRUCTION INDUSTRY. THE ARCHITECT DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR THE METHODS OF CONSTRUCTION.
- THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR SUBCONTRACTORS, OR FOR ANY ACCESS, VISITS, USE, WORK, TRAVEL, OR COMPETITIVE BID SELECTION PROCESS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING & SITE SECURITY DURING CONSTRUCTION PERIODS.
- WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK. CONTACT ARCHITECT AS SOON AS POSSIBLE FOR ADDITIONAL INFORMATION REQUIRED.
- THE CONTRACTOR MUST VERIFY THE ROOF SYSTEM IS CONSTRUCTED PER MANUFACTURER'S REQUIREMENTS TO CREATE A WEATHERPROOF & WATERPROOF ROOF. VERIFY INSTALLATION OF ALL ROOF PENETRATIONS, CURBS, CANTS & FLASHING TO PROPERLY SHED WATER & STOP WIND DRIVEN RAIN & SNOW. VERIFY ENTIRE ROOF SYSTEM IS DESIGNED & CONSTRUCTED TO ALLOW FOR THE PROPER EXPANSION & CONTRACTION OF THE SUPPORTING STRUCTURE & THE ROOF SYSTEM. CONDENSATION WILL BE CREATED ON THE HEATED SIDE OF ALL ROOF SYSTEM SURFACES & PARTS. THEREFORE, CARE MUST BE TAKEN TO PROPERLY INSTALL THE CORRECTION INSULATION, VENTILATION, & VAPOR BARRIERS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION. WHERE THESE PLANS & SPECIFICATIONS DO NOT STATE SPECIFICALLY OTHERWISE, THE PROVISION OF I.B.C. SHALL APPLY.
- NEITHER THE ARCHITECT NOR THE ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT & MAINTAIN ALL SAFETY DEVICES, INCLUDING, BUT NOT LIMITED TO, ERECTION BRACING & SHORING TO REST VERTICAL & LATERAL LOADS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE & FEDERAL SAFETY & HEALTH STANDARDS & REGULATIONS.
- FOLLOW MANUFACTURER'S GUIDELINES OR GOVERNING BODY ON CONSTRUCTION & INSTALLATION OF BUILDING PARTS.

BUILDING DATA

PROJECT ADDRESS: 425 SEQUOIA DR
BELLINGHAM, WA 98226

PARCEL NUMBER: 3802013381470000

LEGAL DESCRIPTION: PARCEL 1 AM CORDATA SPECIFIC BINDING SITE PLAN NO 24 AS REC AF-1990300851

ZONING: COMMERCIAL/INDUSTRIAL/RES MULTI SUBAREA : 1 INDUSTRIAL SUBAREA: 5

NEIGHBORHOOD: CORDATA

BUILDING CODE: IBC 2015

SETBACKS:
FRONT -
SIDE -
REAR -

PARKING: NA

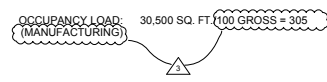
BUILDING HEIGHT: 21'-6" +/-

BUILDING SQ. FT. : 30,500 SQ. FT. (TOTAL)
ADDITION TO : 2,500 SQ. FT. (INCLUDED IN TOTAL ABOVE)
WAREHOUSE

LOT COVERAGE: 30,500/96,117= 32%

CONSTRUCTION TYPE: VB
SPRINKLERED W/ FIRE ALARM SYSTEM

OCCUPANCY GROUP: F-1



NOTE: This building is approved as a "shell only" building for an intended future F-1 occupancy. [Tenant improvement/permits will be required prior to construction or modification of interior elements in the structure proposed herein, and prior to the building being occupied by any tenant.]

DRAWING INDEX

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- A-1.1 DEMO PLAN
- A-2 SITE PLAN
- A-3 FLOOR PLAN
- A-4 ELEVATIONS
- A-5 BUILDING SECTIONS
- A-6 WALL SECTIONS
- A-7 NOT USED
- A-8 PARTIAL ELEVATIONS
- A-9 SCHEDULES
- A-10 ADA DETAILS
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- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE SPECIFICATIONS/DETAILS
- P-1 PHOTOMETRIC PLAN
- S-1 STRUCTURAL NOTES
- S-2 FOUNDATION & ROOF FRAMING PLAN
- S-3 SHEARWALL/FLOOR PLAN
- S-4 DETAILS
- S-5 WALLS SECTIONS

PROJECT PERSONNEL

OWNER / CONTACT: S&S SEQUOIA LLC
JEREMY ZUCKER & CLIVE PARDY
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EMAIL (JEREMY): Jeremy@MCBJ.com
EMAIL (CLIVE): 55clive@gmail.com

ARCHITECT: DOUGLAS LANDESEM ARCHITECT
1407 NORTH FOREST
BELLINGHAM, WA 98225
PH: (360) 733-2466
EMAIL: dia@landsemarch.net

CIVIL ENGINEER: CASCADE ENGINEERING GROUP
CRAIG R. PARKINSON, PE
119 GRAND AVENUE, SUITE D
BELLINGHAM, WA 98225
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EMAIL: Craig@CascadeCivil.com

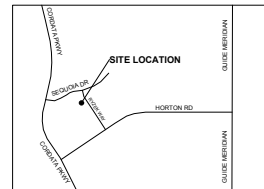
STRUCTURAL ENGINEER: LARRY JOHNSON
152 WEST SHORT STREET
BOZEMAN, MT. 59715
PH: (406) 585-2939
EMAIL: larry@johnsonengineer.com

LANDSCAPE ARCHITECT: CASCADE DESIGN GROUP
PAUL GEORGE
P.O. BOX 5938 BELLINGHAM, WA 98227
PH: (360) 715-2119
EMAIL: paul@cascaadedesigngroup.net

CONTRACTOR: T.B.D.

BLDG CODE CONSULTANT: JACK MOORE
502 BURROWS LANE
SEDRO WOOLLEY, WA 98284
buildingdesignservices@frontier.com

VICINITY MAP



ENERGY CODE

THIS PROJECT IS TO CONFORM TO A **PRESCRIPTIVE COMPLIANCE PATH** FOR BUILDING ENVELOPE ENERGY CODE REQUIREMENTS.

AIR BARRIER TEST: TO COMPLY WITH ADDITIONAL EFFICIENCY PACKAGE OPTION, AIR BARRIER TEST RESULTS SHALL NOT EXCEED 0.25 cfm/ft² (0.94 L/s/m²) AT 0.3 IN WG (75 Pa); AIR BARRIER TEST REPORT SHALL BE SUBMITTED TO THE JURISDICTION AND BUILDING OWNER ONCE TEST IS COMPLETED.

AIR BARRIER TEST METHOD IN ACCORDANCE WITH ASTM E779 OR APPROVED EQUIVALENT.

PROJECT CLOSE OUT DOCUMENTATION IS REQUIRED INCLUDING APPLICABLE WSEC ENVELOPE COMPLIANCE FORMS, CALCULATIONS, AND PENETRATION NFRC RATING CERTIFICATES, LIGHTING FORMS AND CALCULATIONS THAT DOCUMENT ALL INTERIOR AND EXTERIOR LIGHTING AREA AND/OR SURFACE TYPES, LIGHTING POWER ALLOWANCES AND INSTALLED DENSITIES.

DEFERRED SUBMITTALS

(SEPARATE PERMITS)

- MECHANICAL DRAWINGS AND CALCULATIONS
- ELECTRICAL DRAWINGS
- FIRE ALARM SYSTEM
- SPRINKLER DRAWINGS AND DESIGN
- PEDESTRIAN PROTECTION PLAN

- PLUMBING PERMIT
- FIRE MAIN PERMIT

NOTE: THIS PLAN SET IS FOR THE BUILDING SHELL ONLY.

REVISIONS AS OF 02-21-2020

- 1. PLUMBING PERMIT ADDED TO DEFERRED SUBMITTALS. FIRE MAIN PERMIT ADDED TO DEFERRED SUBMITTALS.
- 2. OCCUPANCY HAS BEEN CORRECTED TO MATCH F-1.
- 3. OCCUPANT LOAD FACTOR HAS BEEN REVISED TO REFLECT THE ACCURATE MANUFACTURING LOAD FACTOR TYPE OF 100, REVISING THE MAXIMUM OCCUPANCY LOAD TO BE 305.
- 4. THIS BUILDING PERMIT IS FOR A SHELL BUILDING ONLY! NO FURNISHINGS ARE TO BE PROPOSED UNDER THIS PERMIT.

PROJECT NARRATIVE: 425 SEQUOIA DRIVE WAS A TILT-UP CONCRETE BUILDING THAT WAS EXTENSIVELY DAMAGED BY A TWO-ALARM FIRE IN THE EARLY MORNING HOURS OF NOVEMBER 10, 2018. EMERGENCY MOBILIZATION AND SITE STABILIZATION WAS MANDATED BY THE FIRE MARSHALL, POLICE DEPARTMENT, AND ATF FIRE INSPECTOR BEFORE THE ORIGIN AND CAUSATION INVESTIGATION COULD BEGIN, REQUIRING: STRUCTURAL ENGINEERING; ECOLOGY BLOCK "ANCHORS"; STRUCTURAL STEEL PIPES; WALLBASE FLANGE ANCHORS; AND SPECIALIZED FABRICATED STEEL AND HARDWARE INSTALLED TO PREVENT THE TILT-UP WALL PANELS FROM COLLAPSING. ONCE THE AUTHORITIES WERE ALLOWED ON SITE TO INVESTIGATE, IT WAS DETERMINED THAT THE FIRE WAS AN ACT OF ARSON, AND THE BUILDING WAS SUBSEQUENTLY DETERMINED TO BE A TOTAL LOSS BY THE INSURANCE COMPANY.

S&S SEQUOIA LLC, WHICH HAS OWNED THE PROPERTY SINCE 2004, PROPOSES A REBUILD OF THE ORIGINAL 28,000 SF STRUCTURE, WITH AN ADDITIONAL 2,500 SF, FOR A TOTAL OF 30,500 SF. THE OVERALL DESIGN, USE, AND OCCUPANCY TYPES ARE FUNDAMENTALLY UNCHANGED. OCCUPANCY (TYPE F-1) THE BUILDING WILL BE FIRE SPRINKLERED WITH FIRE ALARM. THE DESIGN HAS RESULTED IN A 7,884 SF REDUCTION OF "POLLUTION GENERATING HARD SURFACE" (PGHS) AND OF "POLLUTION GENERATING IMPERVIOUS SURFACE" (PGIS), AND THE PROJECT MADE ADDITIONAL BMP CHANGES BY REPLACING 1,350 SF OF IMPERVIOUS (CONCRETE) SURFACE WITH PERVIOUS LANDSCAPING. NEW PLANTER LANDSCAPING WILL BE NECESSITATED IN THE PLANTERS NEXT TO THE BUILDING BECAUSE THE PREVIOUS LANDSCAPING WAS DAMAGED IN THE FIRE. THIS HAS BEEN DESIGNED BY A LICENSED LANDSCAPE ARCHITECT.



02-21-2020 REVISIONS
11-15-2019
11-15-2019
11-14-2019
10-21-2019
08-21-2019

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FOR | S & S SEQUOIA LLC

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN NARRATIVE

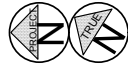
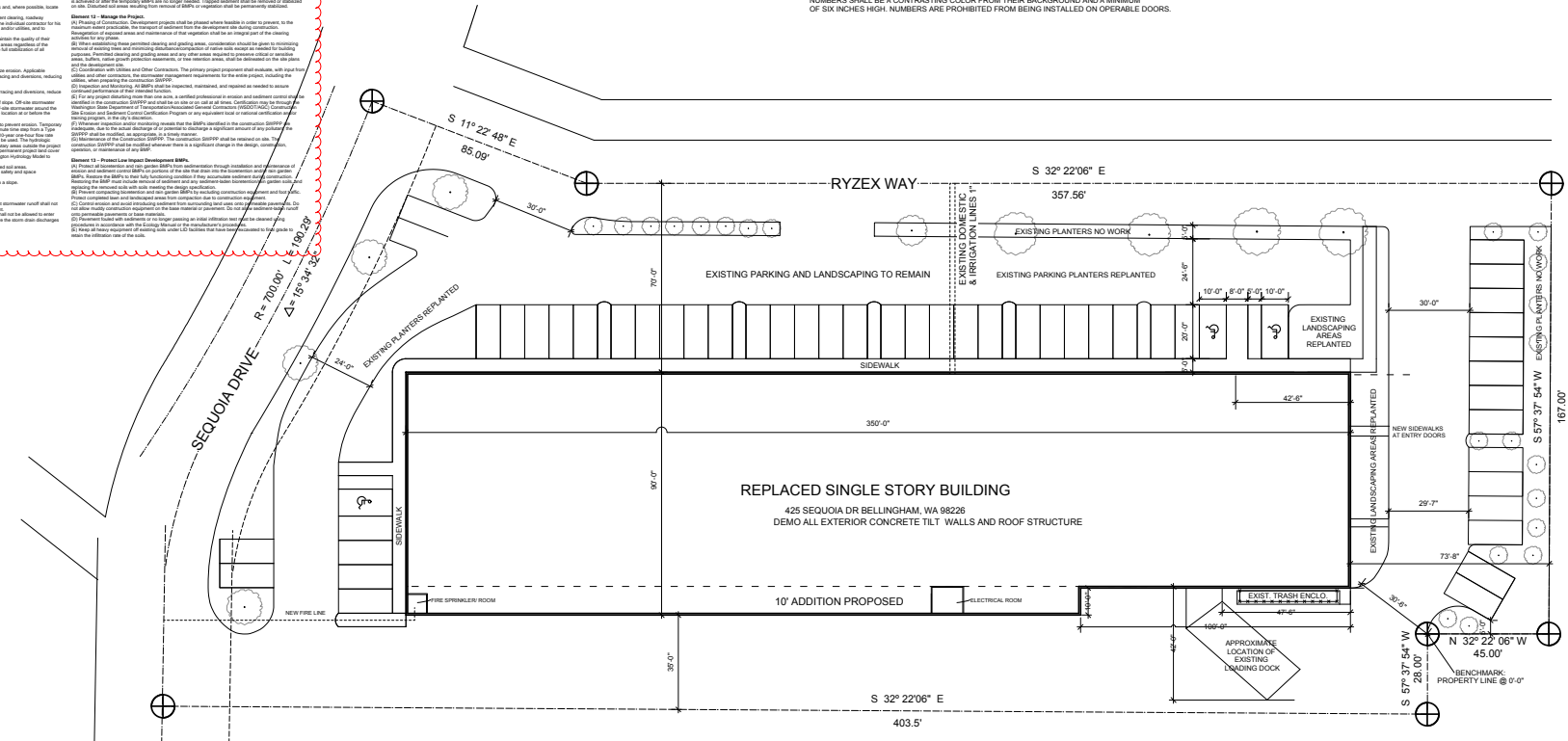
- Element 1 - Project Implementation Timing Table:** This table provides a schedule for all construction activities, including site preparation, site clearing, site grading, site paving, and site construction. It also includes a schedule for the construction of the stormwater management system. The table shall be updated as construction progresses and shall be submitted to the local authority for review and approval.
- Element 2 - Stormwater Management System:** The stormwater management system shall be designed, constructed, and maintained to prevent erosion, sedimentation, and other pollutants from entering the stormwater system. The system shall be designed to meet the requirements of the local authority and shall be constructed in accordance with the design specifications.
- Element 3 - Erosion Control Measures:** Erosion control measures shall be implemented to prevent soil erosion and sedimentation during construction. These measures shall include the installation of erosion control structures, such as silt fences, sediment basins, and check dams. The measures shall be installed and maintained in accordance with the design specifications.
- Element 4 - Sediment Control Measures:** Sediment control measures shall be implemented to prevent sediment from entering the stormwater system. These measures shall include the installation of sediment basins, sediment traps, and sediment filters. The measures shall be installed and maintained in accordance with the design specifications.
- Element 5 - Stormwater Quality Control Measures:** Stormwater quality control measures shall be implemented to prevent pollutants from entering the stormwater system. These measures shall include the installation of stormwater quality control structures, such as stormwater quality control basins, stormwater quality control filters, and stormwater quality control screens. The measures shall be installed and maintained in accordance with the design specifications.
- Element 6 - Stormwater Monitoring and Reporting:** Stormwater monitoring and reporting shall be implemented to ensure that the stormwater management system is functioning properly. This shall include the installation of monitoring stations and the submission of monitoring reports to the local authority.
- Element 7 - Stormwater Management System Maintenance:** The stormwater management system shall be maintained in accordance with the design specifications. This shall include the regular inspection, cleaning, and repair of the system.
- Element 8 - Stormwater Management System Decommissioning:** The stormwater management system shall be decommissioned in accordance with the design specifications. This shall include the removal of the system and the restoration of the site to its original condition.
- Element 9 - Stormwater Management System Record Keeping:** Records shall be kept of all construction activities related to the stormwater management system. These records shall include drawings, specifications, and reports.
- Element 10 - Stormwater Management System Training:** Training shall be provided to all construction workers on the stormwater management system. This shall include training on the design specifications, the installation and maintenance of the system, and the monitoring and reporting requirements.
- Element 11 - Stormwater Management System Compliance:** The stormwater management system shall be installed and maintained in accordance with all applicable laws, regulations, and standards.
- Element 12 - Stormwater Management System Approval:** The stormwater management system shall be approved by the local authority before construction begins.
- Element 13 - Stormwater Management System Inspection:** The stormwater management system shall be inspected by the local authority during construction and after completion.
- Element 14 - Stormwater Management System Acceptance:** The stormwater management system shall be accepted by the local authority upon completion of construction.
- Element 15 - Stormwater Management System Handover:** The stormwater management system shall be handed over to the owner upon completion of construction.

- Element 1 - Stormwater Management System Design:** The stormwater management system shall be designed in accordance with the design specifications. The design shall take into account the site conditions, the local authority requirements, and the best management practices.
- Element 2 - Stormwater Management System Construction:** The stormwater management system shall be constructed in accordance with the design specifications. The construction shall be completed within the specified time frame.
- Element 3 - Stormwater Management System Testing:** The stormwater management system shall be tested to ensure that it is functioning properly. The testing shall be conducted in accordance with the design specifications.
- Element 4 - Stormwater Management System Commissioning:** The stormwater management system shall be commissioned in accordance with the design specifications. This shall include the installation of monitoring stations and the submission of monitoring reports.
- Element 5 - Stormwater Management System Operation:** The stormwater management system shall be operated in accordance with the design specifications. This shall include the regular inspection, cleaning, and repair of the system.
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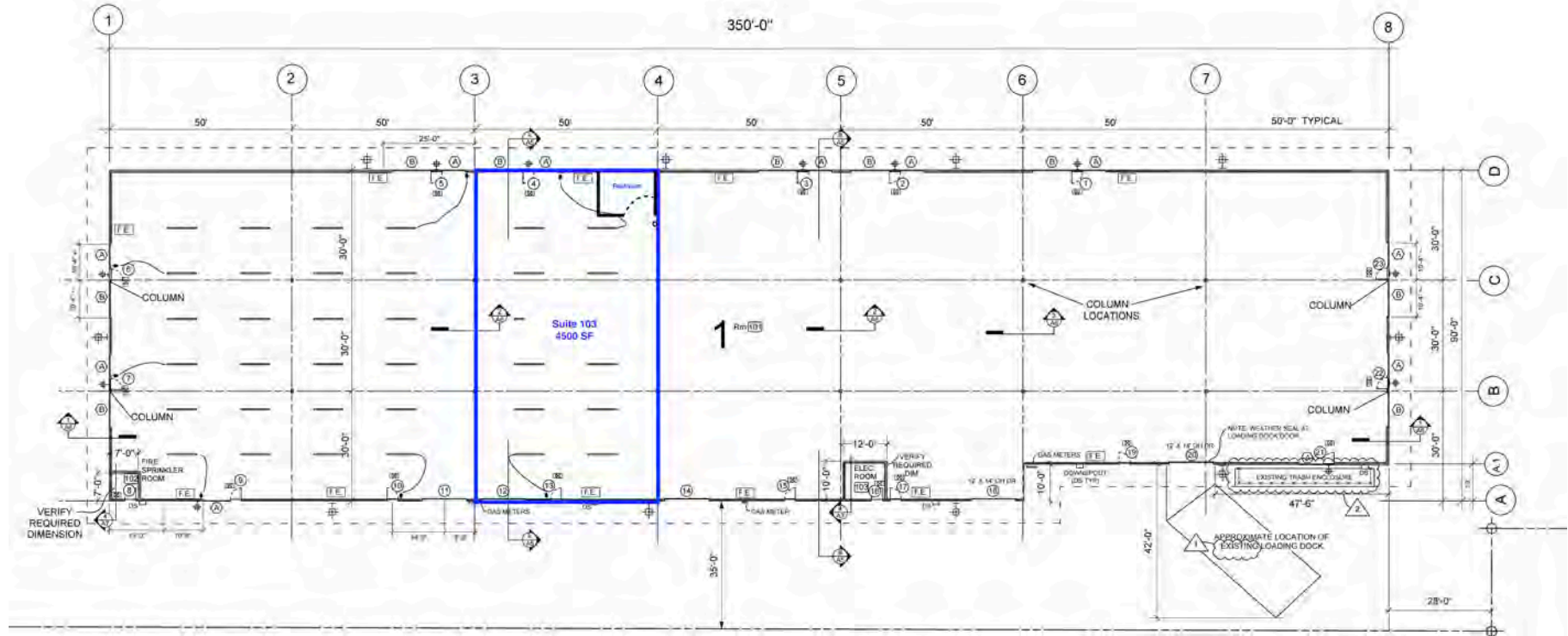
NOTE: ADDRESS SHALL BE PREDOMINATELY DISPLAYED CLEARLY VISIBLE FROM THE STREET. NUMBERS SHALL BE A CONTRASTING COLOR FROM THEIR BACKGROUND AND A MINIMUM OF SIX INCHES HIGH. NUMBERS ARE PROHIBITED FROM BEING INSTALLED ON OPERABLE DOORS.



DEMO / SITE PLAN
SCALE 1" = 20'

03-24-2020 10: ADDITION TO BUILDING
 09-24-2019
 03-20-2019
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FOR | S & S SEQUOIA LLC
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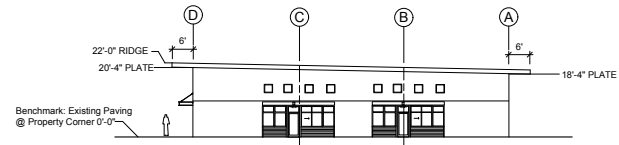




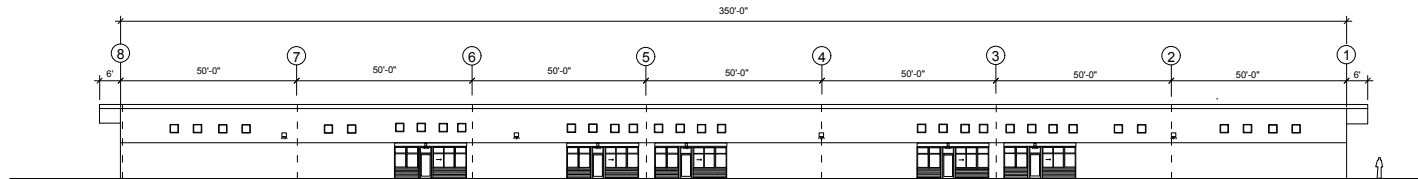
Total Bldg Height: 22'-0"
 Average Height of Highest Gable: 22'-0"
 Lowest Existing Grade: 0'-0"
 Building Height Def #1: 22'-0"
 Ridge Height: 22'-0"
 Benchmark: Existing Property Corner @ 0'-0"



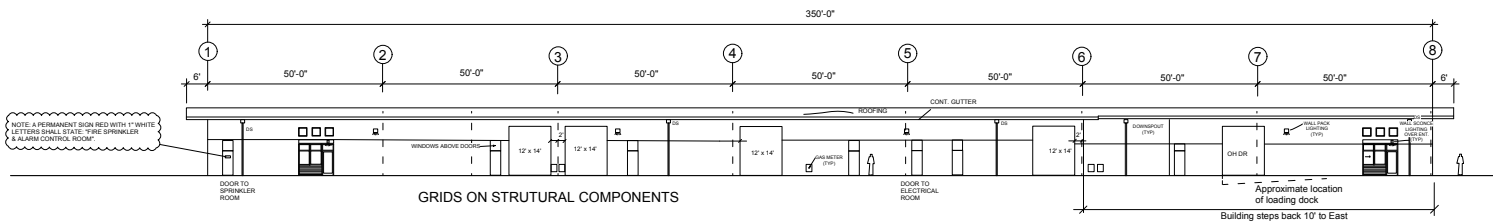
SOUTH ELEVATION
 SCALE 1/16" = 1'



NORTH ELEVATION
 SCALE 1/16" = 1'



EAST ELEVATION
 SCALE 1/16" = 1'



NOTE: A PERMANENT SIGN RED WITH WHITE LETTERS SHALL STATE: FIRE SPRINKLER & ALARM CONTROL ROOM

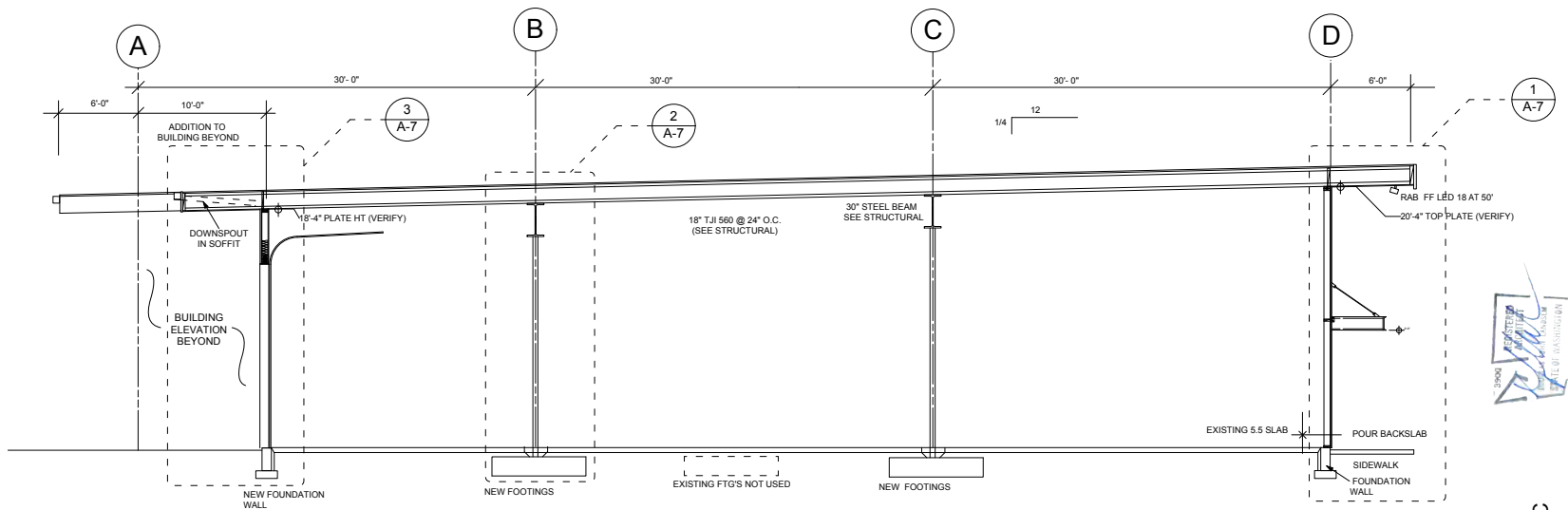
GRIDS ON STRUCTURAL COMPONENTS

WEST ELEVATION
 SCALE 1/16" = 1'

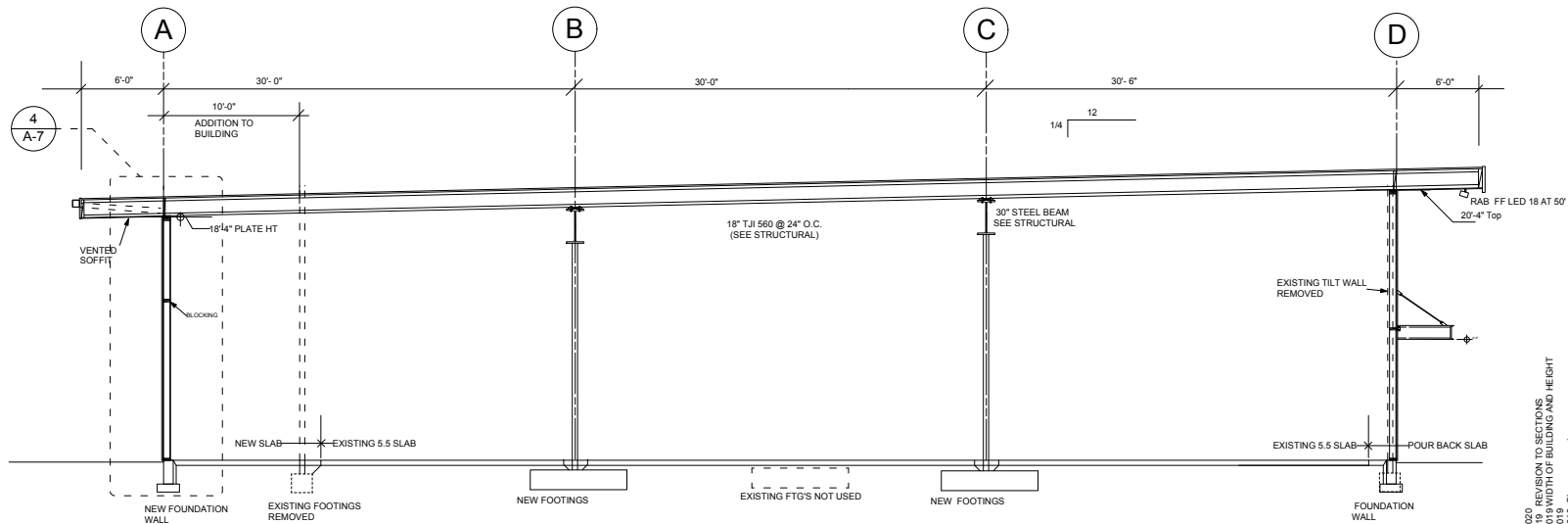
02-21-2020 WINDOW, DOOR & ROOF OUT DIMENSIONS
 10-12-2019 WINDOW, DOOR & ROOF OUT DIMENSIONS
 09-26-2019 MECHANICAL ELEVATION CHANGES
 08-29-2019 MECHANICAL ELEVATION CHANGES
 06-21-2019 revised elevations
 05-22-2019

FOR | S & S SEQUOIA LLC

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 dlan@landsemarchitect.com



A BUILDING SECTION
SCALE 1/4" = 1'-0"



B BUILDING SECTION
SCALE 1/4" = 1'-0"



FOR | S & S SEQUOIA LLC

02-2-2019 REVISION TO SECTIONS
05-25-2019 WIDTH OF BUILDING AND HEIGHT
08-11-2019 Changes per mtg
08-11-2019 Changes per mtg
08-27-2019

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