

## 425 Sequoia Bellingham, WA

- **New Wood Frame Building**
- **Zoned Commercial/Industrial**
- **Blended Rate sf/mo:**
  - **Warehouse: \$0.66**
  - **Office: \$1.25**
- **NNN: \$0.18/sf/mo**
- **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



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360-927-4992  
David@SaratogaCom.com



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Bellingham, WA**

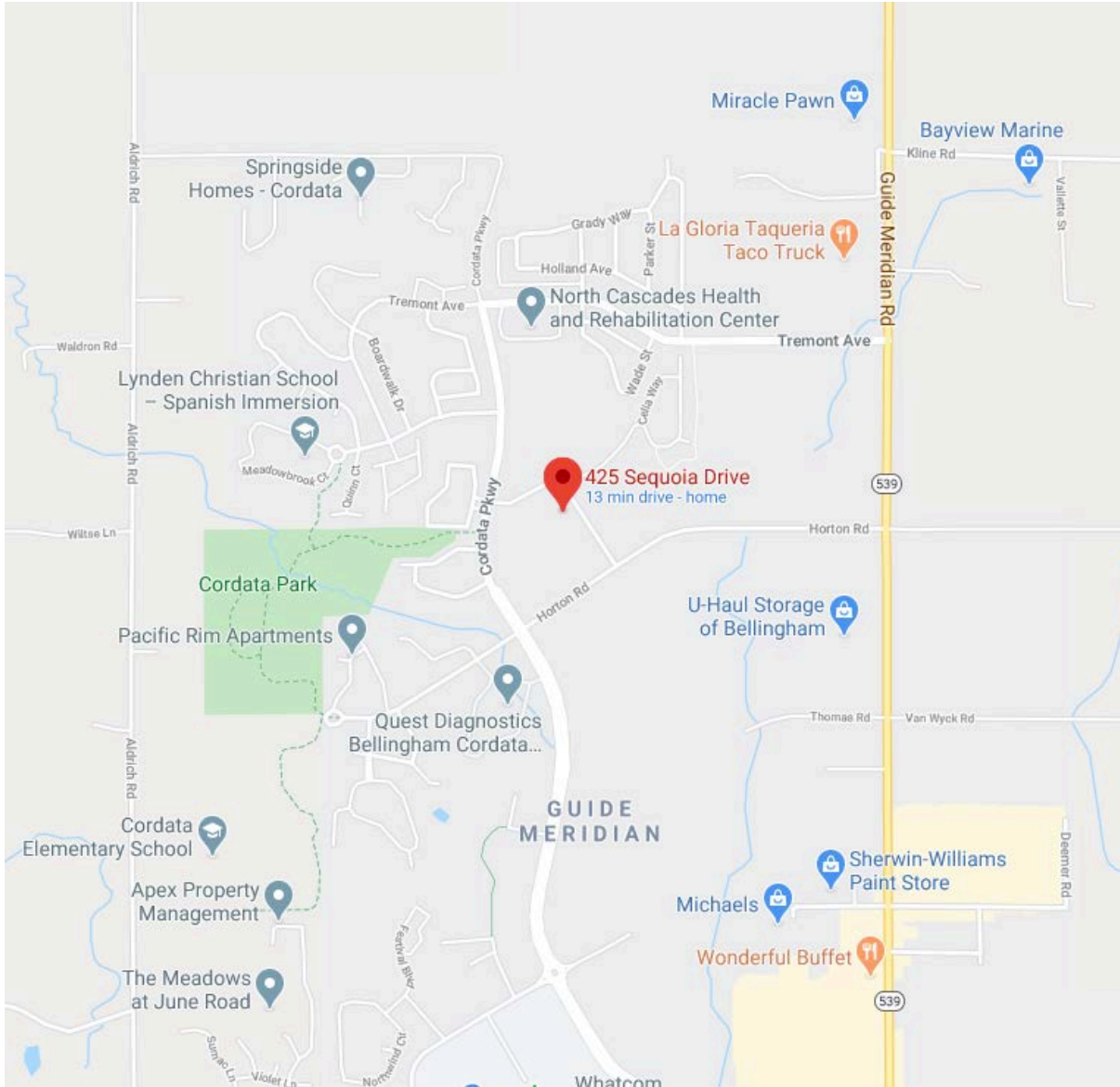


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**425 Sequoia – Additional Information**

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.

**Contact**

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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

- A-1 COVER SHEET
- 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  
1920 4TH AVE. #1003 SEATTLE, WA 98101  
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EMAIL(CLIVE): 55clive@gmail.com

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EMAIL: dlan@landsemarch.net

CIVIL ENGINEER: CASCADE ENGINEERING GROUP  
CRAIG R. PARKINSON, PE  
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EMAIL: Craig@CascadeCivil.com

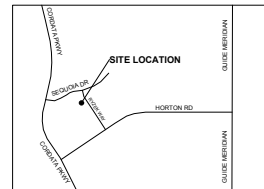
STRUCTURAL ENGINEER: LARRY JOHNSON  
152 WEST SHORT STREET  
BOZEMAN, MT. 59715  
PH: (406) 585-2939  
EMAIL: larry@johnsonengineer.com

LANDSCAPE ARCHITECT: CASCADE DESIGN GROUP  
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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/ft<sup>2</sup> (0.94 L/s/m<sup>2</sup>) 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 SHOULD 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" (PIS), 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.

APPROVED  
Subject to Field  
Inspection  
City of Bellingham  
Permit Center

RECEIVED  
02/20/20  
CITY OF BELLINGHAM  
PERMIT CENTER  
BLD2019-1085  
425 SEQUOIA DR

FOR | S & S SEQUOIA LLC

DOUGLAS LANDESEM ARCHITECT AIA  
LICENSED ARCHITECT IN WASHINGTON, IDAHO, ALASKA, HAWAII  
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02-21-2020 REVISIONS  
11-15-2019  
11-15-2019  
11-15-2019  
10-21-2019  
08-21-2019





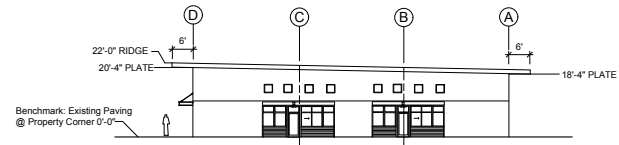




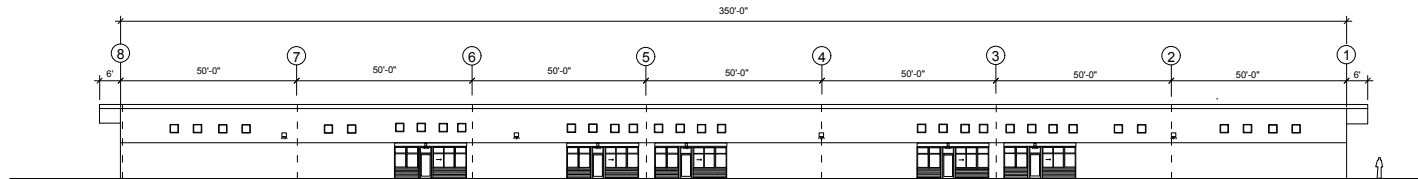
Total Bldg Height: 22'-0"  
 Average Height of Highest Gable: 22'-0"  
 Lowest Existing Grade: 0'-0"  
 Building Height Def #1: 22'-0"  
 Ridge Height: 22'-0"  
 Benchmark: Existing Property Corner @ 0'-0"



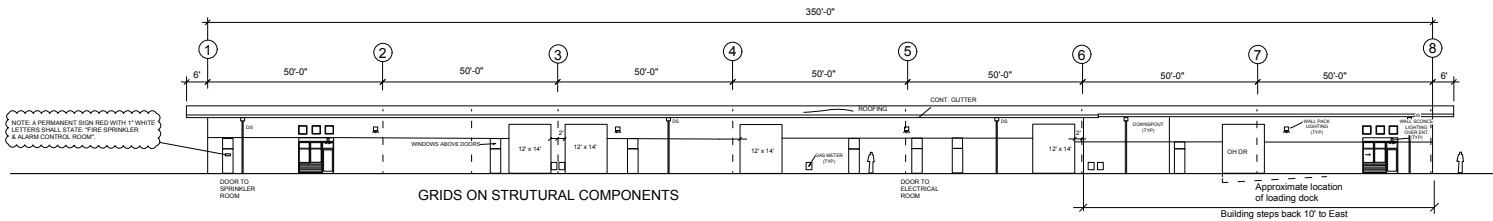
**SOUTH ELEVATION**  
 SCALE 1/16" = 1'



**NORTH ELEVATION**  
 SCALE 1/16" = 1'



**EAST ELEVATION**  
 SCALE 1/16" = 1'

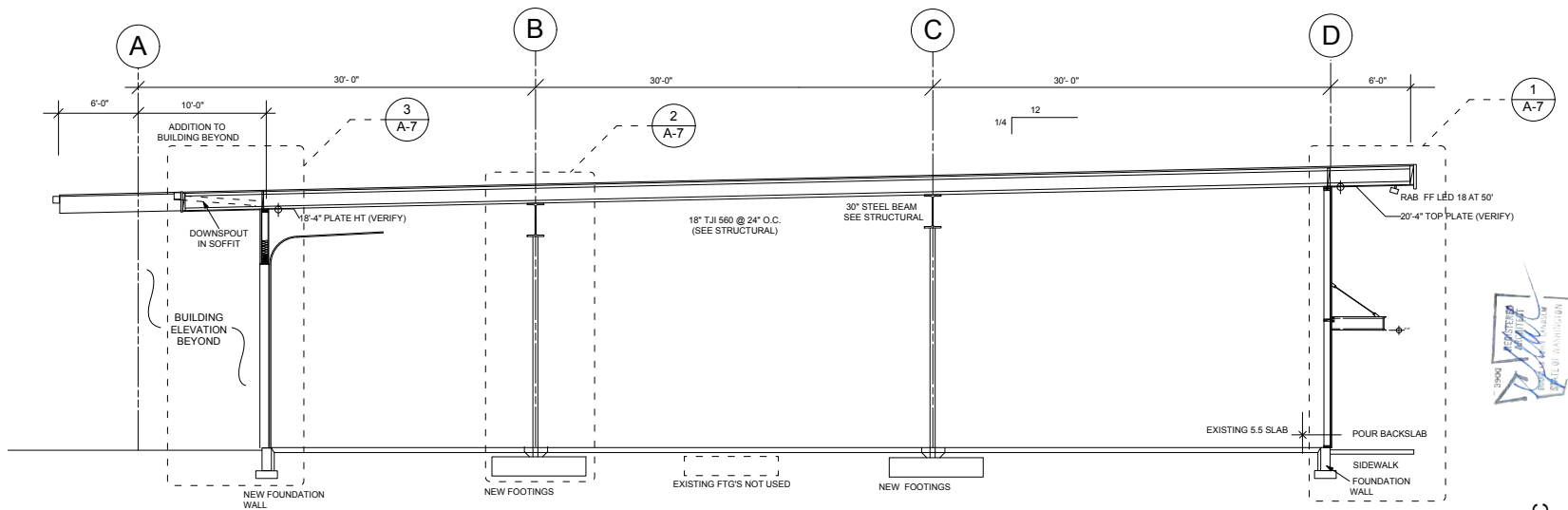


**WEST ELEVATION**  
 SCALE 1/16" = 1'

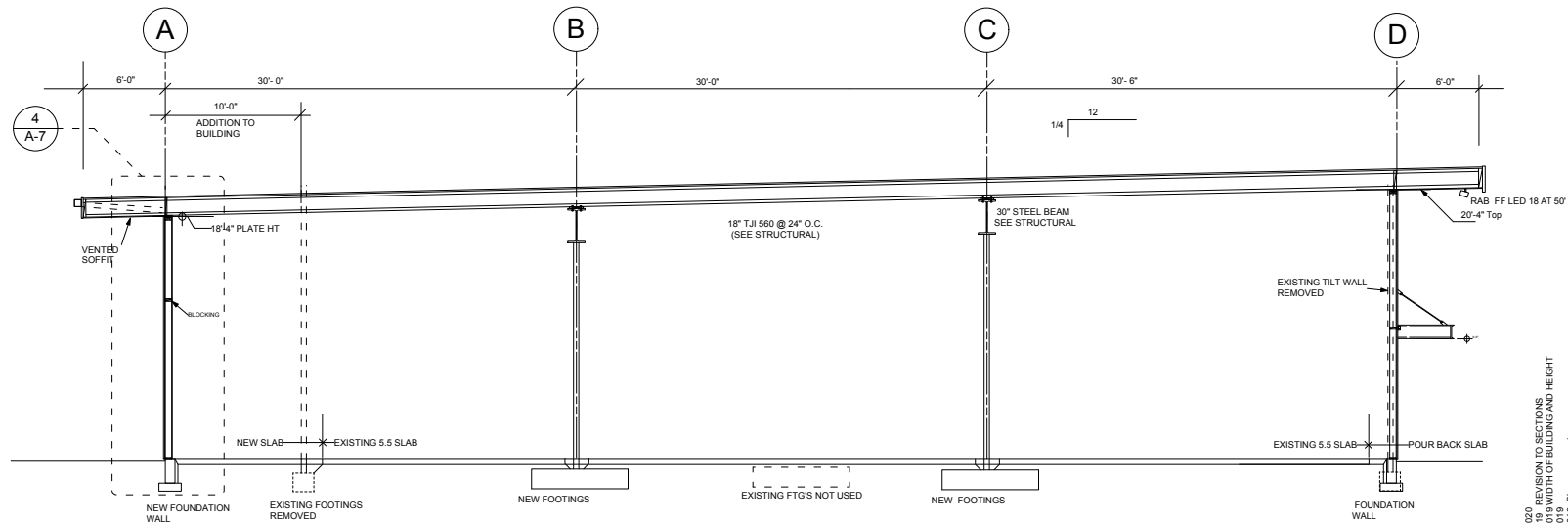
02-21-2020 WINDOW, DOOR, & ROOF OUT DIMENSIONS  
 10-12-2019 WINDOW, DOOR, & ROOF OUT DIMENSIONS  
 09-26-2019 MECHANICAL ELEVATION CHANGES  
 08-29-2019 MECHANICAL ELEVATION CHANGES  
 06-21-2019 revised elevations  
 05-22-2019

FOR | S & S SEQUOIA LLC

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



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



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02-2-2019 REVISION TO SECTIONS  
05-25-2019 WIDTH OF BUILDING AND HEIGHT  
08-11-2019 Changes per mtg  
08-14-2019 Changes per mtg  
08-27-2019