DEVELOPMENT REVIEW BOARD MEETING

MONDAY, OCTOBER 13, 2025 6:30 PM

Public Hearing:

2. **Resolution No. 442. Republic Services Modular Offices**. The applicant is requesting approval of a Stage 2 Final Plan Modification and Site Design Review request to keep modular office buildings on the Republic Services site long-term.

Case Files:

DB25-0003 Republic Services Modular Offices

- -Stage 2 Final Plan Modification (STG225-0002)
- -Site Design Review (SDR25-0003)

DEVELOPMENT REVIEW BOARD RESOLUTION NO. 442

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, AND APPROVING A STAGE 2 FINAL PLAN MODIFICATION AND SITE DESIGN REVIEW REQUEST TO KEEP MODULAR OFFICE BUILDINGS ON THE REPUBLIC SERVICES SITE LONG-TERM.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by the Republic Services – Owner/Applicant, in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code; and

WHEREAS, the subject site is located at 10299 SW Ridder Road on Tax Lot 1400, Section 02C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon; and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated October 6, 2025; and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on October 13, 2025, at which time exhibits, together with findings and public testimony were entered into the public record; and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB25-0003 Republic Services Modular Offices: Stage 2 Final Plan Modification (STG225-0002), and Site Design Review (SDR25-0003).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13th day of October, 2025, and filed with the Planning Administrative Assistant on ______. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec* 4.022(.09) unless appealed per *WC Sec* 4.022(.02) or called up for review by the Council in accordance with *WC Sec* 4.022(.03).

	Rob Candrian, Chair - Panel A
	Wilsonville Development Review Board
Attest:	
Shelley White, Planning	Administrative Assistant

...



Exhibit A1 Staff Report Wilsonville Planning Division Republic Services Modular Office Units

Development Review Board Panel 'A'

Quasi-Judicial Public Hearing

Hearing Date: October 13, 2025

Date of Report: October 6, 2025

Application No.: DB25-0003 Republic Services Modular Offices

Request/Summary: The requests before the Development Review Board include a Stage

2 Final Plan Modification and Site Design Review.

Location: 10299 SW Ridder Road, Tax Lot 1400, Section 02C, Township 3

South, Range 1 West, Willamette Meridian, City of Wilsonville,

Washington County, Oregon

Owner/Applicant: Republic Services (Contact: Matt Ketchem)

Authorized

Representative: Pioneer Design Group (Contact: Wayne Hayson)

Comprehensive Plan

Designation: Industrial

Zone Map Classification: PDI (Planned Development Industrial)

Staff Reviewers: Georgia McAlister, Associate Planner

Daniel Pauly AICP, Planning Manager

Amy Pepper, Development Engineering Manager

Staff Recommendation: Approve with conditions the requested Stage 2 Final Plan

Modification, and Site Design Review.

Applicable Review Criteria:

Development Code:			
Section 4.001	Definitions		
Section 4.008	Application Procedures-In General		
Section 4.009	Who May Initiate Application		
Section 4.010	How to Apply		
Section 4.011	How Applications are Processed		
Section 4.014	Burden of Proof		
Section 4.031	Authority of the Development Review Board		
Subsection 4.035 (.04)	Site Development Permit Application		
Subsection 4.035 (.05)	Complete Submittal Requirement		
Section 4.110	Zones		
Section 4.117	Standards Applying to Industrial Development in All		
	Zones		
Section 4.118	Standards Applying to Planned Development Zones		
Section 4.135	Planned Development Industrial (PDI) Zone		
Section 4.140	Planned Development Regulations		
Section 4.154	On-site Pedestrian Access and Circulation		
Section 4.155	Parking, Loading, and Bicycle Parking		
Section 4.156.01 through 4.156.11	Signs		
Section 4.167	Access, Ingress, and Egress		
Section 4.171	Protection of Natural Features and Other Resources		
Section 4.175	Public Safety and Crime Prevention		
Section 4.176	Landscaping, Screening, and Buffering		
Section 4.177	Street Improvement Standards		
Section 4.179	Mixed Solid Waste and Recycling		
Sections 4.199.20 through 4.199.60	Outdoor Lighting		
Sections 4.200 through 4.290	Land Divisions		
Sections 4.300 through 4.320	Underground Utilities		
Sections 4.400 through 4.440 as	Site Design Review		
applicable			
Sections 4.600 through 4.640.20	Tree Preservation and Protection		
Other Planning Documents:			
Wilsonville Comprehensive Plan			
Previous Land Use Approvals			

Vicinity Map:



Background:

Republic Services established their Solid Waste Transfer Center and Recycling Center in the early 1990s. In 2014 the need to expand the center was identified and the City of Wilsonville approved a Master Plan for the expansion of the site as a part of Case Files DB14-0032 et al. which included the addition of a 13,750 sq. ft. maintenance building as a part of Phase 1 and a 3,960 sq. ft. office space as a part of Phase 2, along with associated site improvements. The expansion plan assumed development would occur within 1-3 years of the 2014 approval. Following the 2014 approval of the expansion, the City approved a two-year temporary use permit for Modular Office Units, scheduled to expire in 2016, at which point Republic Services planned to move forward with Phase 2 of the expansion. In 2016 the two-year temporary use permit was renewed for an additional two years as construction of the office had not been initiated. In 2018, the temporary use permit was renewed for another two years. When the temporary use permit expired in 2020, Republic Services applied for a five-year temporary use permit due to economic uncertainty making it difficult to determine a timeline for the construction of the office space. After applying to renew the temporary use permit for an additional five-years in 2025 the City determined the modular office units no longer met the criteria for a temporary use permit due to the fact it had

been over ten years since the first temporary use permit had been granted and there was still no certainty regarding the timeline for constructing the permanent office space. This application will approve the modular office units are a permanent use and structure which will allow Republic Services to continue to use the office space while the timeline for construction is not yet determined, without needing to periodically renew a temporary use permit.

Summary:

Stage 2 Plan Modifications

The applicant proposes updating the Stage 2 plans to reflect the modular office buildings as a permanent use. The proposed uses of the development are consistent with the Planned Development Industrial (PDI) Zone. All necessary services are available for the site. The site includes parking, circulation areas, pedestrian connection, and landscaping meeting or exceeding City standards.

Site Design Review

The modular buildings have minimal visibility from off-site locations and are painted to match the surrounding development. No changes to materials or design have been identified to better meet City standards.

Public Comments and Responses:

No public comments were received during the comment period for the project.

Discussion Points

Approving Permanent Use, Still Need to Meet Building Code

The applicant is requesting land use approval to utilize modular office buildings on the site for an indefinite period, pending a future corporate decision and funding for a permanent structure. While this request pertains solely to land use approval for the long-term placement of modular buildings, it does not address building code compliance. The applicant has been informed that, in addition to securing land use approval, they must also ensure full compliance with all applicable building code requirements for long-term occupancy.

Conclusion and Conditions of Approval:

Staff reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB25-0003) with the following conditions:

Planning Division Conditions:

Request A: Stage 2 Final Plan Modification (STG225-0002)

- PDA 1. General: The approved modified final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Any modification to the approved plan, including development that does not align with the plan, must receive additional land use approval consistent with Wilsonville Code. See Finding A13.
- **PDA 2. Prior to Non-Grading Building Permit Issuance:** All bicycle parking spaces will comply with the 2' width and 6' length requirement and include 5 feet of maneuvering space behind each space.

Request B: Site Design Review (SDR25-0003)

PDB 1. General: Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Any development not in substantial accord with the approval must receive additional land use approval consistent with Wilsonville Code. See Finding C15.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PF 1. With the building permit submittal: Submit plans showing all outdoor trash enclosures shall be covered and hydraulically isolated in accordance with Chapter 3 of the Public Works Construction Standards.

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB25-0003. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any

inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- **A1.** Staff report and findings (this document)
- **A2**. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- **B1.** Signed Development Application
- B2. Applicant's Narrative
- **B3.** Site Plan
- **B4.** Existing Modular Offices Information
- **B5.** Tax Map and Plat
- **B6.** Applicant's Incomplete Application Response

Procedural Statements and Background Information:

- 1. The statutory 120-day time limit applies to this application. The application for the Stage 2 Final Plan Modification and Site Design review was received on May 20, 2025. Based on the information submitted City staff determined the application to be incomplete on June 12, 2025. A second submittal was received on July 21, 2025. Based on the information submitted the application was deemed complete on August 12, 2025. The City must rendered a final decision on the application, including any appeals, by December 10, 2025.
- 2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:	
North:	PDI-RSIA	Greenfield	
East:	PF	BPA Substation	
South:	PDI	Sunbelt Rentals	
West:	PDI/N/A	Jubitz Gas Station/Washington County	

3. Previous Planning Approvals:

91PC33 – Stage I Master Plan

94DR18 – Site Design Review

99DB03 – Site Design Review

DB14-0032 et al. – Stage I Master Plan, Stage II Final Plan, Site Design Review, Type C Tree Plan

DB14-0046 – Two-year Temporary Use Permit

DB16-0012 – Two-year Temporary Use Permit Extension

AR16-0098 – Class I Revision to Temporary Use Permit

DB18-0022 – Two-year Temporary Use Permit Extension

DB20-0026 and DB20-0027 – Stage I Master Plan Revision, Five-Year Temporary Use Permit Extension

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The application has the signature of Matt Ketchem, General Manager for Republic Services, an authorized signer for the property owner, Republic Services.

Pre-Application Conference Subsection 4.010 (.02)

The City determined a Pre-application conference on was not necessary for this project.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

Zoning-Generally Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

Request A: Stage 2 Final Plan Modification (STG225-0002)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations

Planned Development Purpose & Lot Qualifications Subsection 4.140 (.01) and (.02)

A1. The proposed Stage 2 Final Plan Modification to permanently approve the formally temporary approved modular offices is consistent with the Planned Development Regulations purpose statement.

Ownership Requirements Subsection 4.140 (.03)

A2. The subject parcels are under the ownership of the Republic Services, for whom an authorized signer, Matt Ketchem, General Manager, signed the application.

Professional Design Team Subsection 4.140 (.04)

A3. The applicant has utilized a professional design team, Pioneer Design Group and Pacific Mobile Structures, in accordance with this subsection. Planning and civil engineering services were provided by Pioneer Design Group with Wayne Hayson as Project Manager and Senior Planner.

Development Review Board Role Subsection 4.140 (.09) B.

A4. The Development Review Board review considers all applicable permit criteria set forth in the Planning and Land Development Code and staff recommends the Development Review Board approve the application with conditions of approval.

Conformance with Comprehensive Plan and other Applicable Plans and Ordinances Subsection 4.140 (.09) J. 1.

A5. The proposal does not change the site's consistency with the Comprehensive plan's Industrial designating of the site or other applicable plans. The site's use, which includes a waste Material Recovery Facility, storage, and office space, is allowed in the Planned Development Industrial zone. The Transportation Systems Plan calls for no additional frontage or road improvements along Ridder Road.

Expiration of Approval Subsection 4.140 (.09) I. and Section 4.023

A6. The Stage 2 approval, along with associated applications, is subject to expiration two (2) years from the date of approval unless an extension is granted pursuant to applicable provisions. However, the modular offices subject to this application have already been placed on the site under a previously approved temporary use permit. As such, substantial development has occurred, thereby vesting the proposed modified Stage 2 Development Plan.

Traffic Concurrency Subsection 4.140 (.09) J. 2.

A7. The application is a request to modify a previously approved Stage 2 Final Plan by making a temporary use a permanent use. The Traffic Impact Analysis conducted as a part of the original approval, DB14-0032 through DB14-0035, considered the impact of the addition of 3,960 sq. ft. of office space and therefore a traffic study was not required as a part of the application as there in no expected impact to traffic as assessed with the original approval.

Facilities and Services Concurrency Subsection 4.140 (.09) J. 3.

A8. Facilities and services are available and sufficient to serve the proposed development.

Adherence to Approved Plan and Modification Thereof Subsection 4.140 (.10) A. and 4.030 (.01) B. 1.

A9. Condition of Approval PDB 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying to Industrial Development in Any Zone

Development Standards Applicability Subsection 4.117

A10. The subject property is an approved industrial use in the PDI zone that meets the standards of this Section. The modifications to the Stage 2 Final Plan will continue to support the industrial use of the site with 10% of the site including office use and 90% continuing as industrial use.

Standards Applying in All Planned Development Zones

Underground Utilities Subsection 4.118 (.02)

A11. The applicant's plans show all utilities underground.

Waivers Subsection 4.118 (.03)

A12. The applicant does not request any waivers.

Development Review Board Panel 'A' Staff Report October 13, 2025 DB25-0003 Republic Services Modular Offices

Other Requirements or Restrictions Subsection 4.118 (.03) E.

A13. Staff does not recommend any additional requirements or restrictions pursuant to this subsection.

Impact on Development Cost Subsection 4.118 (.04)

A14. Implementation of standards and imposing conditions beyond minimum standards and requirements do not unnecessarily increase the cost of development. No parties have raised such concerns.

Habitat Friendly Development Practices Subsection 4.118 (.09)

A15. No grading, vegetation removal, or additional impervious surfaces are included as a part of this application.

Planned Development Industrial (PDI) Zone

Purpose of PDI Zone Subsection 4.135 (.01)

A16. The stated purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses. The proposed development includes a waste disposal complex containing a variety of industrial operations and associated uses consistent with the purpose stated in this subsection.

Typically Permitted Uses Subsection 4.135 (.03)

A17. The proposal to modify the Stage 2 Final Plan to make the 3,600 sq. ft. modular offices a permanent use and structure is consistent with the approved Stage 1 Master Plan and PDI Zone. The site includes a variety of industrial and associated uses, including the 56,992 sq. ft. Materials Recovery Facility, 13,754 sq. ft. shop, 3,900 administrative office, and storage areas. The addition of the 3,600 sq. ft. office space will support the main industrial uses of the site. The combination of the administrative office space and staff office space will comprise 10% of the use on site, which is below the 30% office space maximum. These uses are consistent with the uses typically permitted and are allowed outright within the PDI zone.

Block and Access Standards Subsections 4.131.05 (.07) and 4.131 (.03)

A18. The proposal requests no changes to blocks or access spacing.

Development Review Board Panel 'A' Staff Report October 13, 2025 DB25-0003 Republic Services Modular Offices

Industrial Performance Standards

Industrial Performance Standards Subsection 4.135 (.05)

A19. The proposed project meets the performance standards of this subsection as follows:

- Pursuant to standard A (enclosure of uses and activities), no changes to site activity are proposed with this application and all activities associated with the office space will occur within the modular structure.
- Pursuant to standard B (vibrations), there is no indication that approving the modular offices as a permanent use and structure will produce vibrations detectable off site without instruments.
- Pursuant to standard C (emissions), there is no indication the proposed use would produce the odorous gas or other odorous matter.
- Pursuant to standard D (open storage), no changes to open storage are proposed with this application.
- Pursuant to standard E (night operations and residential areas), no changes to operations are proposed with this application.
- Pursuant to standard F (heat and glare), the applicant proposes no exterior operations creating heat and glare.
- Pursuant to standard G (dangerous substances), there are no prohibited dangerous substances associated with the proposed office use.
- Pursuant to standard H (liquid and solid wastes), staff has no evidence that the operations would violated standards defined for liquid and solid waste.
- Pursuant to standard I (noise), staff has no evidence that noise generated from the proposed operations would violate the City's Noise Ordinance and noises produced in violation of the Noise Ordinance would be subject to the enforcement procedures established in WC Chapter 6 for such violations.
- Pursuant to standard J (electrical disturbances), staff has no evidence that the proposed use would have any prohibited electrical disturbances.
- Pursuant to standard K (discharge of air pollutants), staff has no evidence that the proposed use would produce any prohibited discharge.
- Pursuant to standard L (open burning), the applicant proposes no open burning.
- Pursuant to standard M (outdoor storage), no changes to open storage are proposed with this use.
- Pursuant to standard N (unused area landscaping), no unused areas will be bare.

On-site Pedestrian Access and Circulation

Site Circulation and Pathways

Subsection 4.154 (.01) B.

A20. No changes to site circulation are proposed under this application. The modular office buildings are centrally located within an active industrial operation where established

Development Review Board Panel 'A' Staff Report October 13, 2025 DB25-0003 Republic Services Modular Offices

safety protocols govern employee and visitor movement. The buildings serve as operational and maintenance offices for Republic Services and are not accessible to the general public or pedestrians who are not following industrial safety procedures. Public pedestrian access areas within the broader site remain unchanged and continue to operate under previously approved circulation plans.

Parking and Loading

Parking Standards Section 4.155 (.02) and (.03)

A21. No changes to vehicle parking are proposed or required with this application.

Bicycle Parking

Required Bicycle Parking Section 4.155 (.04) A. 1.

A22. Office uses require one bicycle parking space per 5,000 square feet or a minimum of two (2) bicycle parking spaces. The applicant proposes two (2) bicycle parking spaces within the modular offices.

Bicycle Parking Standards Section 4.155 (.04) B.

A23. The applicant's plans show two (2) internal bicycle parking spaces. A Condition of Approval will ensure adequate maneuvering space is provided prior to issuance of Certificate of Occupancy.

Other Development Standards

Access, Ingress, and Egress Section 4.167

A24. The site takes access from SW Ridder Road. No changes to the access are proposed with this project.

Natural Features and Other Resources Section 4.171

A25. No natural resources or features will be impacted by the proposal to make the modular offices a permanent use.

Access Drives and Travel Lanes Subsection 4.177 (.08)

A26. The design of the access drives provides clear travel lanes, free from obstructions. The design shows all drive aisles as asphalt. No changes to access and travel lanes are proposed with this project.

Development Review Board Panel 'A' Staff Report October 13, 2025 DB25-0003 Republic Services Modular Offices

Outdoor Lighting Sections 4.199.20 through 4.199.60

A27. No changes to outdoor lighting are proposed with this project. This standard will continue to be met.

Underground Installation of Utilities Sections 4.300-4.320

A28. All utilities on site are existing and underground, no new utilities are proposed.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access Subsections 4.175 (.01) and (.03)

A29. The proposed development is designed to a reasonable extent to deter crime and ensure public safety. The proposed development includes a perimeter fence for security around the operations yard, security cameras, electronic controlled access gates, and separated staff and visitor parking areas.

Lighting to Discourage Crime Subsection 4.175 (.04)

A30. No changes to outdoor lighting are proposed or required in connection to this application.

Landscaping Standards

Landscaping Standards Purpose Subsection 4.176 (.01)

A31. No changes to landscaping are proposed with this application.

Mixed Solid Waste and Recyclables Storage

DRB Review of Adequate Storage Area, Minimum Storage Area Subsections 4.179 (.01)

A32. By virtue of having the regional material recovery facility (MRF) onsite the site far exceeds any solid waste storage area requirements.

Review by Franchise Garbage Hauler Subsection 4.179 (.07).

A33. The applicant is the franchised hauler and will handle solid waste consistent with their standards.

Request B: Site Design Review (SDR25-0003)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriateness Design Subsection 4.400 (.01) and Subsection 4.421 (.03)

B1. Staff summarizes the compliance with this subsection as follows:

Excessive Uniformity: The proposed development is unique to the particular development context and does not create excessive uniformity.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The proposed modular buildings are designed and finished in a manner that minimizes visual impact and promotes compatibility with the existing built environment. Although the structures have limited off-site visibility, they are painted to match the primary color palette of existing buildings on the site. This design choice reflects a thoughtful adaptation of standard modular construction to the site context, contributing to visual cohesion and maintaining the aesthetic character of the area.

Inappropriate or Poor Design of Signs: No signs are proposed.

Lack of Proper Attention to Site Development: The applicant employed the skills of the appropriate professional services to design the site, demonstrating appropriate attention to site development. Painting the modular buildings to match the color palette of the site and placing them in a manner that supports operations and circulation on the site demonstrates proper attention to site development.

Lack of Proper Attention to Landscaping: No impacts to landscaping are proposed.

Objectives of Site Design Review

Objectives of Site Design Review Subsection 4.400 (.02) and Subsection 4.421 (.03)

B2. The professionally designed site demonstrates adequate thought to ensure proper functioning of the site. This includes placing the modular offices in a manner that supports operations and circulation on the site demonstrates proper attention to site development.

High Quality Visual Environment Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

B3. The thoughtful placement of the modular offices as well as painting the buildings to match the color palette of the site supports a quality visual environment.

Proper Relationships with Site and Surroundings Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

B4. The applicant prepared a professional site-specific design that carefully considers the relationship of the modular offices with other improvements with other improvements on the site.

Regard to Natural Aesthetics

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

B5. The proposal does not impact the site's natural aesthetic, including preserved trees and existing screening landscaping.

Attention to Exterior Appearances

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

B6. The applicant used painted the exterior of the standard modular offices to match the color palette of the broader campus demonstrating appropriate attention to exterior appearance.



Protect and Enhance City's Appeal and Environment Subsection 4.400 (.02) E.-F., H.-J. and Subsection 4.421 (.03)

B7. The limited visibility of the modular office units, located on an industrial site, will not significantly affect the City's visual character, overall appeal, or surrounding property values, nor will it contribute to visual blight.

Adequate Public Facilities

Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

B8. As found in the Stage 2 Final Plan modifications, see Request A, adequate public facilities serve the site.

Jurisdiction and Power of the DRB for Site Design Review

Development Must Follow DRB Approved Plans Section 4.420

B9. Condition of Approval PDC 1 ensures construction, site development, and landscaping are carried out in substantial accord with the approved plans, drawings, sketches, and other documents. The City will not issue any building permits for portions of the improvements prior to land use approval.

Design Standards

Preservation of Landscaping Subsection 4.421 (.01) A.

B10. No changes to landscaping or existing natural resources are proposed with this application.

Harmony of Proposed Buildings to Environment Subsection 4.421 (.01) B.

B11. The proposed modular offices sits appropriately next to the operation areas of a large industrial site to provide office space to support operations creating. It does not negatively impact the overall site's harmony with the surrounding natural environment.

Special Attention to Drives, Parking, and Circulation Subsection 4.421 (.01) C.

B12. No changes to drives, parking, and circulation are proposed or required with this application. Special attention is demonstrated by meeting the various related standards, including in Sections 4.154 and 4.155 as reviewed as part of Request A.

Special Attention to Surface Water Drainage Subsection 4.421 (.01) D.

B13. The review process is paying special attention to storm drainage as required by the Public Works Standards.

Harmonious Above Ground Utility Installations Subsection 4.421 (.01) E.

B14. No above ground utility installations are proposed.

Indication of Sewage Disposal Subsection 4.421 (.01) E.

B15. No changes to sewage disposal are proposed with this application.

Screening and Buffering of Special Features Subsection 4.421 (.01) G.

B16. The applicant does not propose any special features requiring additional screening or buffering.

Design Standards Apply to All Buildings, Structures, Signs, and Features Subsection 4.421 (.02)

B17. No exempt buildings, structures, signs, or features are proposed that are not being reviewed under the Site Design Review standards.

Color or Materials Requirements Subsection 4.421 (.06)

B18. The existing modular offices are painted blue to match the color of the other existing buildings on the Republic Services campus and have very limited off-site visibility. The materials used are typical for modular buildings. Staff does not recommend any additional requirements or conditions related to colors and materials.

Standards for Mixed Solid Waste and Recycling Areas

Mixed Solid Waste and Recycling Areas Colocation Subsection 4.430 (.02) A.

B19. By virtue of sharing the site with a regional materials recovery facility (MRF), the proposal provides far above the required storage area for both solid waste and recyclables.

Site Design Review Submission Requirements

Submission Requirements Section 4.440

B20. The applicant submitted a site plan drawn to scale.

Outdoor Lighting

Applicability of Outdoor Lighting Standards Sections 4.199.20 and 4.199.60

B21. No changes to outdoor lighting are proposed as a part of this application and the Outdoor Lighting Standards will continue to be met.



29799 SW Town Center Loop E, Wilsonville, OR 97070 Phone: 503.682.4960 Fax: 503.682.7025 Web: www.ci.wilsonville.or.us

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

		•	t the required materials are submitted.		
Applicant:		Authorized Representative:			
Name: Matt Ketchem, GM		Name: Wayne Hayson			
Company: Republic Services		Company: Pioneer Design Group			
Mailing Address: 10925 SW Ridder Rd		Mailing Address: 9020 SW Washington Sq. Rd, #170			
City, State, Zip: Wisonvill		City, State, Zip: Portland, OR 97223			
•		•			
Phone: 503-404-4176		Phone: 503-643-8286 Fax:			
E-mail: MKetchem@republicservices.com E-mail: whayso		E-mail: whayson@p	a-grp.com		
Property Owner: Name: WRI/Republic Services (same as applicant)		Property Owner's Signatu	re:		
		711 44 5 4-1			
		Matthew D Ketchem			
Company:		Printed Name: Matthew Ketchem Date: 5/13/2025			
Mailing Address:		Applicant's Signature: (if different from Property Owner)			
City, State, Zip:					
Phone:	Fax:				
E-mail:		Printed Name:	Date:		
Site Location and Descript	ion:				
Project Address if Available: 10925 SW Ridder RoadSuite/Unit					
Project Location: NE qudr	ant Ridder/Gard	en Acres Road			
Tax Map #(s): T3S R1W			try • Washington = Claskemas		
		Coun	ty: ■ Washington □ Clackamas		
Request: Site Design Review and Stage II Final Plan for changing temporary office building into a					
permanent structure.					
Project Type: Class I	Class II 🛛 Class III 📱				
□ Residential	□ Commercial	■ Industrial	□ Other:		
Application Type(s):					
□ Annexation	□ Appeal	□ Comp Plan Map Amend	□ Parks Plan Review		
□ Final Plat	□ Major Partition	□ Minor Partition	□ Request to Modify		
□ Plan Amendment	□ Planned Development	□ Preliminary Plat	Conditions		
□ Request for Special Meeting	□ Request for Time Extension	□ Signs	Site Design Review		
□ SROZ/SRIR Review	□ Staff Interpretation	□ Stage I Master Plan	Stage II Final Plan		
□ Type C Tree Removal Plan	□ Tree Permit (B or C)	□ Temporary Use	□ Variance		
□ Villebois SAP	- Willahaia DDD	□ Villebois FDP	□ Other (describe)		
- VINCOOLS STAT	□ Villebois PDP	U VIIIEDOIS I DI	= calci (accelled)		
☐ Zone Map Amendment	□ Waiver(s)	□ Conditional Use	City of Wilsonville		

Land Use Application City of Wilsonville

Class III Stage 2 Final Plan Modification and Site Design Review Modular Office Building

Republic Services

Updated July 18, 2025

APPLICANT/OWNER:

Republic Services - Willamette Resources Inc. (WRI) 10295 SW Ridder Road Wilsonville, OR 97070 Contact: Matt Ketchem MKetchem@republicservices.com 503-404-4176

APPLICANT'S REPRESENTATIVES:

Pioneer Design Group – Planning, Civil Engineering, Surveying 9020 SW Washington Square Dr., Suite 170 Portland, OR 97223 Contact: Wayne Hayson whayson@pd-grp.com

503-643-8286

FACT SHEET:

Project Name: Republic Services Modular Buildings

Type of Application: Site Design Review and Stage II Final Plan Revision

Site Location: 10295 SW Ridder Road

Tax Lots: T3S R1W, Map 2C, Lot 1400, Washington County

Land Area: Portion of 16.84 acres

Comp. Plan/Zoning: Industrial/PDI, Planned Development Industrial

Property Owner: Willamette Resources, Inc., Wholly-owned subsidiary of

Republic Services, Inc.

Design Team:

Planning and Civil Engineering
Pioneer Design Group
Wayne Hayson, Senior Planner/Project Manager
whayson@pd-grp.com

Pacific Mobile Structures 13970 Fir St Oregon City, OR 97045 (503) 722-2998

I. INTRODUCTION

The applicant seeks approval for the permanent use of the Modular Offices located west of the Maintenance Shop through a Type II Site Design Review and Stage II Final Plan. The Modular Offices had been previously approved as a temporary structure through a Temporary Use Permit, originally approved in May 2016 (DB16-0012). Per DRB Resolution No. 378, a 5-Year Temporary Use Permit Extension was approved in May 2020 (DB20-0027), along with an update to the original Master Plan. The current Temporary Use Permit expires May, 27 2025.

Republic Services is located at 10925 SW Ridder Road, also identified as Tax Lot 1400, Map 3S1W 02C, City of Wilsonville, Washington County, Oregon.

As per AR-16-0098, the temporary offices were relocated from south side of the Materials Recovery Facility (MRF) to west of the Maintenance Shop in November 2016. The previous two single-wide units were replaced with one larger (triple-wide) modular office structure. Plans for the existing office building are included with this submittal.

While Republic desires construction of the permanent offices as soon as possible, corporate funding is not easily secured, given competition of other facilities throughout the United States. Additionally, the existing office structure continues to meet current employee space needs and the current location is functioning very well. This location offers good orientation and efficient coordination of the operations, drivers, and maintenance shop functions.

The current zoning of the primary site is PDI, Planned Development Industrial. The site is currently developed with:

- Administrative Offices;
- Solid Waste Material Recovery Facility (MRF) (94DR18 and 99DB03);
- Fleet Maintenance Shop (DB14-0032-0035); and
- CNG Fueling facilities (DB15-0051-0053 & DB15-0057)

However, the north annexed property (Tax Lot 600) is zoned PDI-RSIA, consistent with the Coffee Creek Industrial Area Master Plan.

Surrounding Development

To the north and west of the Material Recovery Facility is undeveloped industrial land, which is currently not within the City Limits, but is within the urban growth boundary.

To the east is a BPA Substation.

To the south is the Tarr Oil Card-lock fuel station, Hartung (Oregon) Glass and Interstate Trucking.

Republic Services May 2025 PDG 999-158.B 3

Existing Access and Road Improvements

The subject site has excellent collector street access via Ridder Road, which intersects with 95th Avenue, approximately one-half mile to the east. 95th Avenue intersects with SW Boones Ferry Road (arterial) just under a half mile to the north, and with Boeckman Road (arterial) about one mile to the south. The existing facility has two access drives off of Ridder Road.

As part of the 2014 land use approvals, Republic dedicated 6.5 feet for additional right-of-way along the site frontage of Ridder and 11.5 feet along their frontage on Garden Acres Roads. Frontage improvements along Ridder and Garden Acres Roads were constructed by the City.

Proposed – Site Design Review & Stage II Final Plan Revision

The existing modular office structure is to remain in place as constructed and become a permanent building on site. The location is shown on the updated Master Plan, which will now show the office building as a permanent structure.

The applicant has also included the building design plans and elevations with this submittal.

Traffic Impact Assessment

The current traffic impacts for Republic's operations have been considered as part of all the prior approvals for the maintenance shop and accounted for the existing 60 truck fleet. The approval of the existing office structure will not have any net effect on the existing trip generation. Therefore, a traffic impact assessment is not required.

II. Comprehensive Plan Compliance

The subject property is designated for industrial use on the Comprehensive Plan Map. Consistent with the Industrial Plan designation, the property is zoned Planned Development Industrial (PDI).

There are no identified flood plains, natural hazards or significant natural resource areas associated with this property. The property is also not within a designated Area of Special Concern.

Industrial Development

Wilsonville is basically a compact City, for this reason all industrial development should be compatible with adjacent or nearby commercial and/or residential areas. Therefore, there is little need for more than one industrial designation. For all practical purposes, all development should be guided by the same general standards dealing with intensity, etc.

RESPONSE

The current and proposed uses for the property are industrial; and they are consistent with the prior land use approvals, thereby being consistent with the Industrial Plan and Zone designations. The original planning approvals confirmed that the MRF is an appropriate industrial use, consistent with Wilsonville's goals and design objectives.

The company's waste hauling and material recovery activities are an essential function within an urban environment.

Conclusion – Urban Services

All necessary primary urban services are available and serving the existing buildings with adequate capacities.

CONCLUSION – Comprehensive Plan Compliance

Although the phasing schedule has changed, the Stage I Master Plan has previously been approved as being consistent with the Comprehensive Plan and PDI zoning.

Based on the findings above, the application demonstrates that the proposed Development Plans will be in full compliance with the applicable policies, objectives, and implementing measures of the Comprehensive Plan, Transportation System Plan, and Coffee Creek Industrial Area Master Plan.

III. Development Code Compliance

Consistent with the Industrial designation in the Comprehensive Plan, the current developed portion of the subject property is zoned PDI, Planned Development Industrial.

To simplify the format, Code provisions are generally addressed in the order in which they appear in the Code.

Chapter 4 - Planning and Land Development

Administration

4.008 Application Procedures - In General

- (.02) Unique features of Wilsonville's development review processes. The Wilsonville Land Development and Planning Ordinance is structured and implemented differently than the Codes of most other cities. These differences are summarized below:
 - F. For a Planned Development there are four phases of project approval. Some of the phases may be combined, but generally the approvals

move from the conceptual stage through to detailed architecture, landscape, and site plan review in stages:

- 1. Rezoning
- 2. Stage 1 Preliminary Plan;
- 3. Stage 2 Final Plan; and
- 4. Site Design Review.

RESPONSE: In order to permit the modular office building, the applicant is submitting a Site Design Review and Stage II Final Plan. These steps are part of the Planned Development Process as described above.

4.035 Site Development Permits

- (.01) Procedures for Processing Site Development Permit.
 - A. Unless the matter is subject to a public hearing process for a land development permit, an application for a Site Development Permit shall be processed through a Class I or II procedure as set forth below.
 - B. When an application and proposed development plan is submitted, the Planning Director shall determine the appropriate procedure specified by the Code, together with the determination of affected departments, public agencies and property owners. Where there is a question as to the appropriate type of procedure, the Director may elect to process the application as a Class II Administrative Review item.
 - C. The Planning Director shall be responsible for the coordination of the Development Permit application and decision-making procedure and shall only issue a Development Permit to an applicant whose application and proposed development are found to be in compliance with all of the applicable provisions set forth in the Comprehensive Plan and Chapter 4 of this Code. Before issuing the Development Permit, the Director shall be provided with the detail required to establish full compliance with the requirements of this Code.

RESPONSE: The applicant is aware of the procedures as listed above for the submitted Site Development Permit application and has provided the necessary documentation per the following sections.

- (.02) Class I Administrative Review
- (.03) Class II Administrative Review
- (.04) Site Development Permit Application.
 - A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.
 - 1. A completed Permit application form, including identification of the project coordinator, or professional design team.

2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.

RESPONSE: The applicant has provided a completed application form and the information required of this section within this narrative and other materials submitted. This criterion is met.

- 3. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.
- 4. Legal description of the property affected by the application.

RESPONSE: The applicant has provided a partition plat of the property with this submittal. This criterion is met.

- 5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent properties; and except as otherwise specified in this Code, shall be accompanied by the following information,
- 6. Unless specifically waived by the Director, the submittal shall include: ten copies folded to 9" × 12" or (one set of full-sized scaled drawings and nine 8½" × 11" reductions of larger drawings) of the proposed Site Development Plan, including a small-scale vicinity map and showing:
 - a. Streets, private drives, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles.
 - b. The Site Plan shall indicate how utility service, including sanitary sewer, water and storm drainage, are to be provided. The Site Plan shall also show the following off-

site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets, private drives, or driveways on adjacent properties.

RESPONSE: The applicant seeks permanent approval for modular office building that was previously permitted as a temporary structure. As such, the Site Plan includes the existing site conditions and features. The applicant does not propose any changes to the existing site with this submittal.

c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.

RESPONSE: The locations of the modular office building are shown on the Existing Site Plan and the dimensions and building details are included with the building elevation sheets.

- d. Major existing landscaping features including trees to be saved, and existing and proposed contours.
- e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets, private drives, and open space.

RESPONSE: The applicant has included the relevant building plans and elevations for the existing modular buildings. This criterion is met.

f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown...

RESPONSE: The applicant has provided the current topographic conditions in existing site plan and the updated Master Plan. Contours are shown on the existing conditions sheet. Additionally, the site grading was approved at the time of building and no major changes have occurred to the slopes or drainage patterns of the site. This criterion is met.

g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.

RESPONSE: Land areas and the corresponding uses are shown on the updated Master Plan. This development is industrial; therefore the average residential density is zero.

h. An application fee as set by the City Council.

RESPONSE: The applicant has provided the application fee of \$6,257 (\$2,685 for the Site Design Review and \$3,572 for the Stage 2 Final Plan Modification), per the current City of Wilsonville Development fee schedule.

i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

RESPONSE: There are no trees in the development area, therefore an arborist's report was not included and this criterion does not apply.

j. A list of all owners of property within 250 feet of the subject property, printed on label format. The list is to be based on the latest available information from the County Assessor.

RESPONSE: Public notice for the proposed development is not required for this Site Development permit. This criterion does not apply.

Section 4.117. Standards Applying to Industrial Developments in any Zone

(.01) All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4.135 (.07) (PDI Zone).

Section 4.118. Standards applying to all Planned Development Zones:

- (.01) Height Guidelines: In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:
 - A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
 - B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.
 - C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.

RESPONSE: The City has not adopted an "S" Overlay zone for the area of Republic's facility.

The height of each modular office building is approximately 15.25 feet from grade to the maximum building height and is consistent with adequate provisions for fire protection and fire-fighting height limitations.

There is limited nearby rural residential development. However, screening and buffering has already been provided from the developed portion of the property.

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

RESPONSE: All existing utilities have been undergrounded consistent with code requirements. No new utilities are necessary for the conversion from a temporary to a permanent structure. This criterion does not apply.

- (.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:
 - A. Waive the following typical development standards:
 - 1. minimum lot area;
 - 2. *lot width and frontage;*
 - 3. height and yard requirements;
 - 4. lot coverage;
 - 5. *lot depth*;...

RESPONSE: The applicant is not requesting any waivers from code provisions listed in this Section. This criterion does not apply.

Section 4.135 PDI - Planned Development Industrial Zone.

- (.01) Purpose. The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.
- (.02) The PDI Zone shall be governed by Section 4.140, Planned Developments Regulations and as otherwise set forth in this Code
- (.03) Uses that are typically permitted:
 - A. Warehouses and other buildings for storage of wholesale goods, including cold storage plants.

- B. Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.
- C. Assembly and packing of products for wholesale shipment
- D. Manufacturing and processing

...

RESPONSE: As stated, "the purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses". The MRF and General Solid Waste Disposal operations conducted at this site have previously been approved as allowable industrial uses in the PDI Zone. The prior approved truck maintenance operations and the CNG fueling are a normal and customary accessory uses to the current permitted operations.

There is no retail use associated with this development or the campus in general. Therefore, the proposed development and uses are allowed uses consistent with the purpose of the PDI Zone.

(.04) <u>Block and access standards</u>: The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).

The existing development, lot pattern and abutting road network establish the block spacing. No new blocks or points of access are proposed in the current site plan.

Therefore, we conclude that the proposed design complies with the PDI zoning provisions in this section.

- (.05) <u>Performance Standards</u>. The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.
 - A. All uses and operations except storage, off-street parking, loading, and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.

RESPONSE: Republic Services provides trash and recycling service to the surrounding area. All operations and use of the modular office building are contained within the building. All existing uses and activities conducted on the site maintain compliance with (.05)A. This criterion is met.

- B. Vibration...
- C. Emission of odorous gases...
- D. Any open storage...
- E. No building customarily used for night operations...
- F. Heat and Glare...
- G. Dangerous Substances...
- H. Liquid and Solid Wastes
- I. Noise...
- J. Electrical Disturbances...
- K. Discharge Standards...
- L. Open Burning...
- M. Storage...
- N. Landscaping...

RESPONSE: The modular office building exists on site and is currently in use. This application seeks to approve the current modular office building as a permanent structure. Consistent with prior approvals, all existing building and operations comply with the above performance standards.

This is an existing operation, so no additional parking is needed.

ZONING On-site Pedestrian Access and Circulation

4.140 - Planned Development Regulations

- (.04) Professional Design.
 - A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.
 - B. Appropriate professionals shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:
 - 1. An architect licensed by the State of Oregon;
 - 2. A landscape architect registered by the State of Oregon;
 - 3. An urban planner holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or
 - 4. A registered engineer or a land surveyor licensed by the State of Oregon.

- C. One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.
- D. The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.

RESPONSE: The Planned Development Regulations require a Design Team. The Professional Design Team for this project is listed on pages 6 this report. The team meets the qualifications of this section.

(.07) <u>Preliminary Approval (Stage One):</u>

- A. Applications for preliminary approval for planned developments shall:
 - 1. Be made by the owner of all affected property or the owner's authorized agent; and
 - 2. Be filed on a form prescribed by the City Planning Department and filed with said Department.
 - 3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.
 - 4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.
- B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:
 - 1. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.
 - 2. Topographic information as set forth in Section 4.035
 - 3. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.
 - 4. A stage development schedule demonstrating that the developer intends receive Stage II approval within two years of receiving Stage I approval, and to commence construction within two years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.
 - 5. A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.

- 6. If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.
- 7. Statement of anticipated waivers from any of the applicable site development standards.

RESPONSE: The current Master Plan was approved in March 2020. This application includes phasing updates to the Master Plan to reflect the permanent modular office building, and current local Site Improvement Priorities.

PDC Stage II, Final Development Plan

(.09) Final Approval (Stage II).

- A. Unless an extension has been granted by the Planning Director, within two years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submissions in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013. As provided in Section 4.134, an application for a Stage II approval within the Coffee Creek Industrial Design Overlay District may be considered by the Planning Director without a public hearing as a Class II Administrative Review as provided in Section 4.035(.03).
- B. The Development Review Board or Planning Director, as applicable shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approved, or disapprove the application.
- C. The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:
 - 1. The location of water, sewerage and drainage facilities;
 - 2. Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;
 - 3. The general type and location of signs;
 - 4. Topographic information as set forth in Section 4.035;
 - 5. A map indicating the types and locations of all proposed uses; and
 - 6. A grading plan.
- D. The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is separate and more detailed review of proposed design features, subject to the standards of Section 4.400.

E. Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for creation of non-profit homeowner's association, shall also be submitted.

RESPONSE:

This application includes a request for an updated Stage I Master Plan and Administrative approval for the existing modular office buildings in order for them to be utilized as permanent structures.

The two-year time line for submitting a Stage II application has previously been met and in no longer applicable for this development.

GENERAL DEVELOPMENT REGULATIONS

4.154 - On-site Pedestrian Access and Circulation

- (.01) On-site Pedestrian Access and Circulation:
- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.
- B. Standards. Development shall conform to all of the following standards:
 - 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable

RESPONSE: A pedestrian pathway extends in front of the modular office to connect to the existing pedestrian pathway system. This pathway system is shown on the Site Plan, as provided.

- 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that

- does not involve a significant amount of unnecessary outof-direction travel.
- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)B.3.d.

RESPONSE: No hazards are apparent for the pedestrian pathway and it is a direct path in front of the modular office to the striped pedestrian pathway. Requirements from the Building Division have ensured ADA compliance.

3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

RESPONSE: The pedestrian pathway does not abut a driveway or street.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).

RESPONSE: No crosswalks are associated with the pedestrian pathway for the modular building.

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA

RESPONSE: Primary pedestrian pathways are constructed out of concrete and asphalt. There is a concrete sidewalk near the site entrance and the remainder of the primary pathway to the modular building is clearly striped onto the asphalt.

6. All pathways shall be clearly marked with appropriate standard signs.

RESPONSE: No signs are required in relation to the pedestrian pathway.

4.155 – General Regulations – Parking, Loading and Bicycle Parking.

(0.4) Bicycle Parking:

- A. Required Bicycle Parking—General Provisions:
 - 1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.

RESPONSE: See below for a section from Table 5 which specifies the minimum number of bicycle parking spaces. Based on this standard, the minimum number of spaces is 2.

f. Industrial	
Manufacturing establishment	1 per 10,000 sq. ft. Min. of 6
Storage warehouse, wholesale establishment, rail or trucking freight terminal	1 per 20,000 sq. ft. Min. of 2
g. Park & Ride or Transit Parking	10 per acre, with 50% in lockable enclosures

- 2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.
- 3. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.
- 4. Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)A.9. and 10.

RESPONSE: Any bicycle parking, 2 required, not accommodated by existing facilities can be accommodated inside of the modular office building.

- B. Standards for Required Bicycle Parking:
 - 1. Each space must be at least two feet by six feet in area and be accessible without moving another bicycle.
 - 2. An aisle at least five feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.
 - 3. When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.
 - 4. Bicycle lockers or racks, when provided, shall be securely anchored.
 - 5. Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with

- multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.
- 6. With Planning Director approval, on street vehicle parking can also be used for bicycle parking.

RESPONSE: No exterior bicycle parking is required to meet this standards.

4.179 – Mixed Solid Waste and Recyclables Storage in New Multi-family and Non-Residential Building.

- (0.1) All site plans for multi-family residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall include adequate storage space for mixed solid waste and source separated recyclables.
- (0.2) The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.
- (0.3) The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.
- (0.4) Storage areas for multiple uses on a single site may be combined and shared
- (0.5) The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.
- (0.6) The specific requirements for storage area are as follows:
 - A. multi-family residential buildings containing five-ten units shall provide a minimum storage area of 50 square feet.

 Buildings containing more than ten residential units shall provide an additional five square feet per unit for each unit above ten.
 - B. Non-residential buildings shall provide a minimum storage area of ten square feet, plus:
 - 1. Office: Four square feet per 1,000 square feet gross floor area (GFA);

RESPONSE: The GFA of the modular office building is approximately 3,500 sq ft. Therefore, the required storage space is 24 square feet as shown on the included site plan. This criterion is met.

- (0.7) The applicant shall work with the City's franchised garbage hauler to ensure that site plans provide adequate access for the hauler's equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.
- (0.8) Existing multi-family residential and non-residential developments wishing to retrofit their structures to include storage areas for mixed solid waste and recycling may have their site plans reviewed and approved through the Class I Administrative Review process, according to the provisions of Section 4.035. Site plans for retrofitting existing developments must conform to all requirements of this Section, "Mixed Solid Waste and Recyclables Storage In New Multi-Family Residential and Non-Residential Buildings," and 4.430, "Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas," of the Wilsonville City Code.
- (0.9) When applicable, the applicant must comply with Wilsonville Code Section 8.010.

Conclusion – Planned Development Permit and PDI Zoning

Based on the above findings the proposed development is found to comply with the applicable provisions of Section 4.140(.09). The above findings demonstrate that the location, design, size, and uses, both separately and as a whole, are consistent with the Comprehensive Plan and prior approved Stage II Development Plans.

The findings within this report, together with the previous DKS Traffic Impact Study, demonstrate that the traffic generated by the current operations, will not be affected by this proposed site improvement.

The modular office building is currently in use. Therefore, site generated traffic is accommodated safely and without congestion in excess of level of service "D" on existing arterial and collector streets.

The above findings also demonstrate that the proposed development will continue to be adequately served by all primary public facilities and services. No new City services are required by the existing modular office building.

Therefore, Administrative Approval should be granted, as requested.

IV. SITE DESIGN REVIEW

4.400. Purpose

(.01) Excessive uniformity, inappropriate or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services thereof.

RESPONSE: The modular office building is located west of the main shop and the MRF. This location is easily accessible and allows for vehicular access and circulation through the site. The building has been well maintained throughout its use and the design matches the other buildings on the site.

4.421. Criteria and Application of Design Standards.

- (.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural style is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)
 - A. Preservation of Landscape. The landscape shall be preserved in it natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
 - B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of

- such relationship may include enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.
- C. Drives, Parking, and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.
- D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.
- E. Utility Service. Any utility installations above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.
- F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.
- G. Special Features. Exposed storage area, exposed mechanical installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.
- (.02) The standards of review outlined in Sections (a) through (g) shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.
- (.03) The Board shall also be guided by the purposes of Section 4.400 and such objectives shall serve as additional criteria and standards.

RESPONSE:

<u>Preservation of Landscape</u>. This Republic site is surrounded on all four sides by other industrially designated properties including developed and undeveloped land. The undeveloped or under-developed properties are generally to the north, which includes Republic's Tax Lots 600, which was recently annexed to the City; and to the west, where there are currently a few rural residential uses.

Approximately 98% of the subject property (Lot 1400), which fronts on Ridder Road has been developed. The modular office building is within the existing paved area on the west side of the MRF, just west of the main shop building. Therefore, no existing landscaping is affected by this site improvement, and the development remains in compliance with landscaping standards.

<u>Relation of Proposed Buildings to Environment</u>. Within the development site, there are no naturally sensitive areas or wildlife habitats that require protection or buffering (SROZ). The only more sensitive uses are some rural residential properties along Garden Acres Road. These residential properties are well screened from the modular office building by existing trees and other perimeter landscaping.

The existing structure has been located and designed to assure reasonable harmony with the natural environment, including protection of vegetation and to provide appropriate buffering from less intensive uses to the north in accordance with Sections 4.139 and 4.139.5.

Site buffering has been achieved through retention and planting of trees along the perimeter (north) and by minimizing building openings, to the degree practicable on the north side. Perimeter buffer landscaping has also been provided along the two street frontages, consistent with high screen standards. As such, the modular office building is not visible from SW Riddler Road.

<u>Drives, Parking, and Circulation</u>. Access for the modular office building will continue to be via existing paved circulation around the buildings. There will not be any alteration of existing off-site traffic patterns or volumes.

Appropriate attention has previously been given to location and number of access points, general interior circulation, and the separation of pedestrian and vehicular traffic, to the degree practicable given the site operations. Existing employee parking has been located in front of and to the east side of the administrative offices, and parking is available along the south end of the modular office building. Appropriate ADA access is also provided consistent with code requirements.

To the degree practicable, the existing parking configuration provides safe, convenient and direct access and circulation throughout the site. It does not detract from the design of the existing or proposed structure nor neighboring properties.

<u>Surface Water Drainage</u>. Special attention has been given to proper site surface drainage so that removal of surface waters does not adversely affect neighboring properties or the public storm drainage system. Necessary water quality treatment and quantity control has been designed into the system consistent with City standards.

The modular office building area is already paved and there will be no net change in impervious cover or grading of the site.

<u>Utility Service</u>. All utility serving the site have been undergrounded. The proposed method of sanitary and storm sewage disposal from all buildings has been indicated.

<u>Advertising Features</u>. There is an existing entry sign at the east entrance. The applicant is not proposing any changes to existing signage at this time. Therefore, this design criterion is not applicable to this application.

Special Features. Appropriate screening and buffering of exposed storage area, exposed mechanical installations, surface areas, truck loading areas, and utility buildings and structures has been provided as approved for the existing site improvements. Screen plantings have been provided along the site frontage, as previously approved. The applicant believes this existing screening remains adequate for the Phase 4 improvements.

Existing access points from public streets will be retained and unaltered. All access for the storage areas will remain from Ridder Road at the two existing driveways, and via existing on-site paved circulation.

4.400 - Purpose.

- (.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.
- (.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:
 - A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

RESPONSE: The proposed site development plan allows for the continued use of the modular office building which allows for the proper functioning of the Republic Services Waste Management site.

B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development.

RESPONSE: The proposed use of the modular office building encourages flexibility in the site planning process by allowing the previously temporary building to continue to be used as a permanent building.

C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

RESPONSE: The design of the modular office building is harmonious with the other buildings on site. The building is painted blue which matches the Republic Service sign but it is different than the blue siding of the adjacent building, which prevents the design of the buildings from becoming monotonous.

D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

RESPONSE: As mentioned, the modular office building is painted to match the Republic Services sign and contrast with the adjacent building. The natural terrain of the surrounding area is not impacted by this site design, as it is located near the center of the Republic Services Site.

- E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;
- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

RESPONSE: This application seeks to keep the existing modular office building as a permanent structure which would maintain the current value of the property. This design element is met.

G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site

planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.

RESPONSE: The modular office building has been served by the existing public facilities and services for the duration of the temporary building permits. This design element is met.

H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior—particularly crime;

RESPONSE: The modular office building is not for residential use. This design element is not applicable.

I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;

RESPONSE: The proposed site development does not involve citizen participation in local government or community growth. This design element is not applicable.

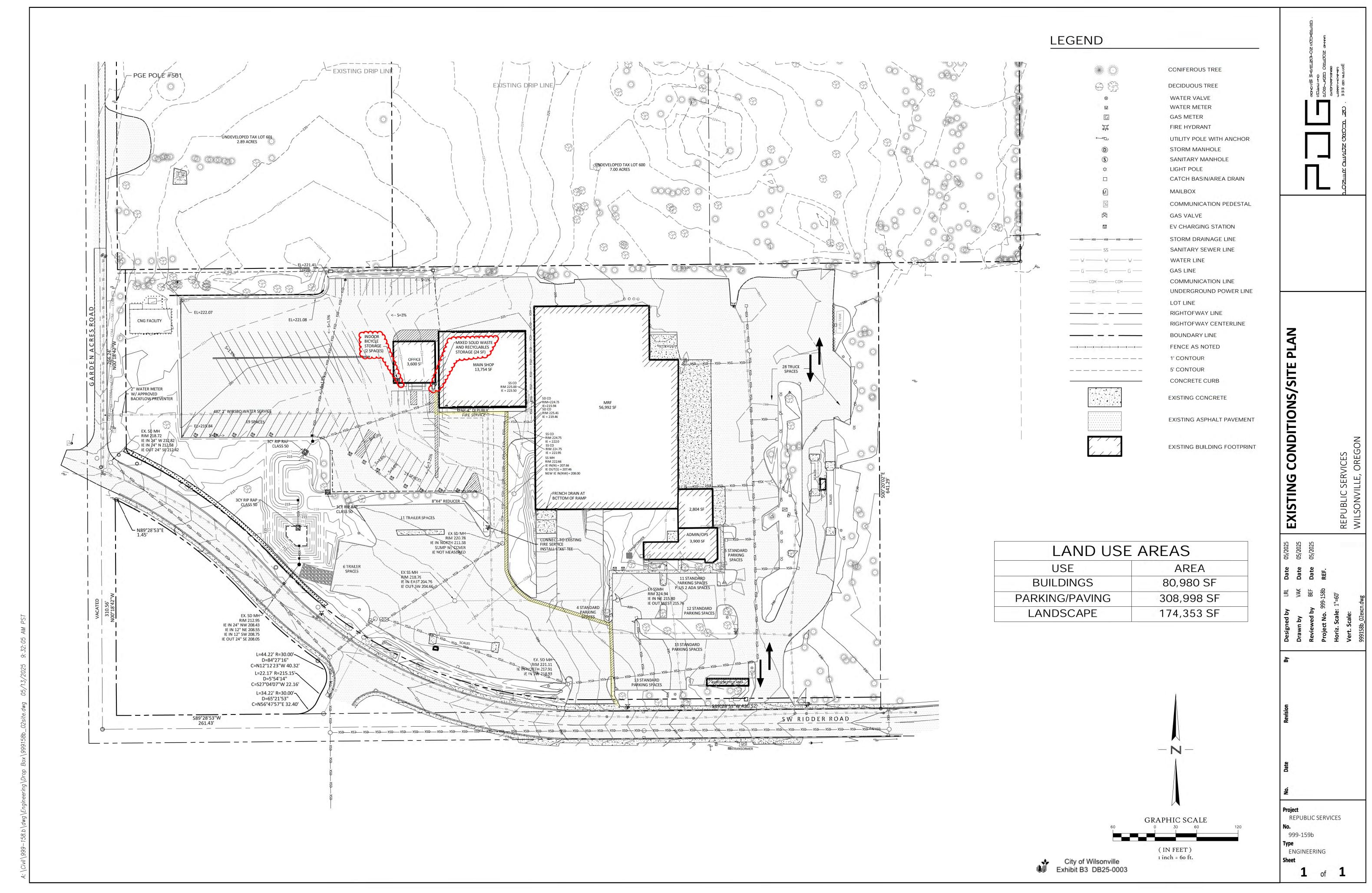
J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.

RESPONSE: The proposed site development is in an industrial planned unit development and therefore does not impact the residents of area. This design element is not applicable.

V. FINAL CONCLUSION

Based on the findings presented herein, the applicant has demonstrated substantial compliance with the applicable PDI and Design Review Code Criteria for the proposed Stage 2 Final Plan modification and Site Design Review.

Therefore, Republic Services respectfully requests approval for the modular office building as a permanent structure.





New Office Building for

Republic Services

Wilsonville, Oregon

Code Compliance

Applicable Codes:

WASHINGTON

2015 International Building Code with WA Amendments

2015 International Mechanical Code with WA Amendments2015 Uniform Plumbing Code by IAPMO with WA Amendments

2014 National Electrical Code (NEC) with WA Amendments
2015 Washington State Energy Code (Based on the 2015 IECC)

OREGON:

2014 Oregon Structural Specialty Code (Based on 2012 IBC)

2014 Oregon Mechanical Specialty Code (Based on 2012 IMC)

2014 Oregon Plumbing Specialty Code (Based on 2011 UPC by IAPMO)
 2014 Oregon Electrical Specialty Code (Based on 2014 NEC)

2014 Oregon Energy Efficiency Specialty Code (Based on 2009 IECC)

IDAHO:

VB

2012 International Building Code with ID Amendments

2012 International Mechanical Code with ID Amendments2009 Uniform Plumbing Code by IAPMO with ID Amendments

2014 National Electrical Code (NEC)

2012 International Energy Conservation Code (IECC.)

Type of Construction:

Description: Office

Occupancy:

Floor Area: 3439 square feet

Gross Wall Area: 2242 square feet

Occupant Load:

Job Number: 18826

Climate Zone:

General Notes

- The Structural Design Details Herein are Specific to the Building Size and Module Configuration Shown on the Floor Plan of These Drawings.
- No Authorization is Given or Implied for use of the Modules in the Initial or Subsequent Installation Which Results in a Building Size or Installed Module Configuration Different Than Shown on These Drawings.
- This Building will be sited a minimum of 10 feet from all Property Lines and 10 feet from any assumed Property Lines between existing structures on this site.
- Site contractor bears responsibility for providing handicap accessibility to this structure in conformance with appropriate codes.

Project Information

Site Address:

Republic Services 10295 SW Ridder Rd.

Wilsonville, OR 97070

Dealer:

Pacific Mobile 13970 Fir St.

Oregon City, OR 97045

Builder:

Blazer Industries, Inc. PO Box 489 Aumsville, OR 97325 Contact: John Roth Phone: (503) 749-1900

Fax: (503) 749-3969 E-mail: johnr@blazerind.com

Design Loads

Roof 40 psf (Snow)

Wind120 mph Exposure "C" (V_{ULT})

Floor 50 psf or 2000 lb.

Seismic Site Class D, S_{DS}=1.0, S_{D1}=0.6

Risk Category II

Index to Drawing

Γ-1 Title Sheet

A-1 Floor Plan, Door & Window Schedule and Interior Elevations

A-2 Section A-A, Material List & Fastening Schedule

A-2.1 Section B-B

A-3 Exterior Elevations

A-4 Details

A-5 Reflected Ceiling Plan

M-1 Mechanical Plan

P-1 Plumbing Schematics

E-1 Electrical Power Schematic

E-2 Electrical Lighting Plan

E-3 Electrical Schedules and Load Calculations

S-1 Foundation Plan and Details

N.L.E.A.'S

1. Electrical connection to service

2. Plumbing connection to service

3. On site electrical service grounding and bonding

4. Available fault current field markings per NEC 110.24

5. Installation of 400A MDP

6. Feeders, raceways from 400A MDP to subpanels

7. Water heater pressure relief valve terminating at the building exterior

8. Insulation (i.e. modline ½") vapor barriers, and draftstops at modline installed on site

9. Gutters and downspouts

10. Removal of axles, drawbars, spring hangers and related running gear from the steel transporting frame

11. Foundation plan review and inspection

12. Fire extinguisher installed near door on site

13. Air barrier test

11/17/2016

PROFESSONAL ENGINEER

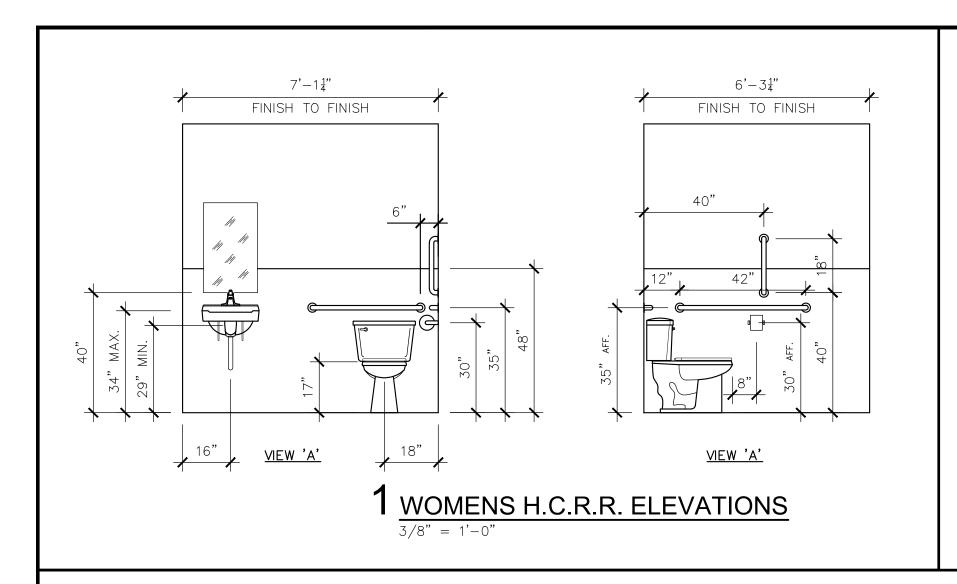
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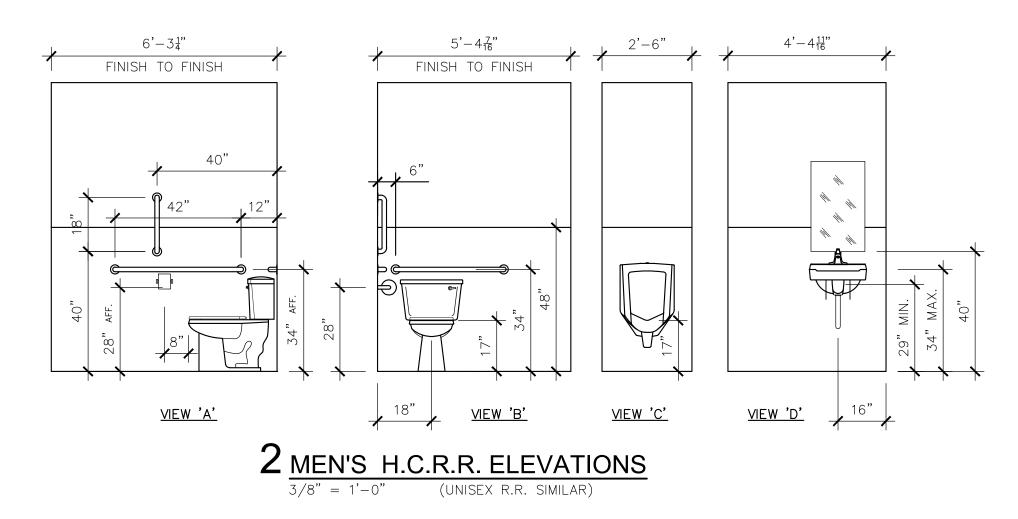
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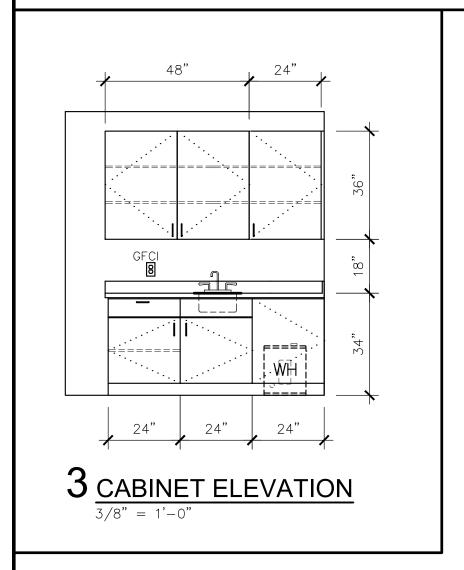
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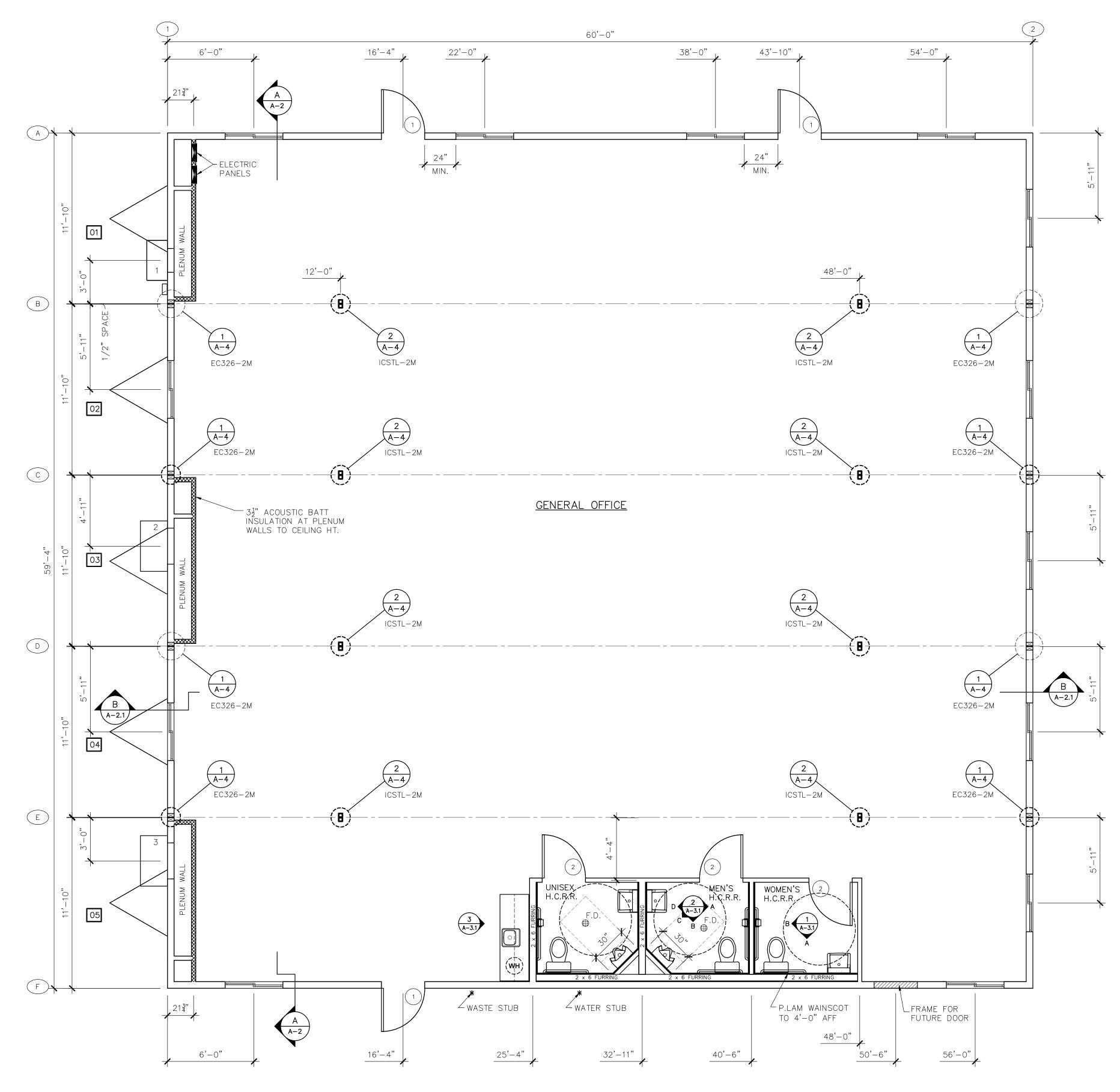
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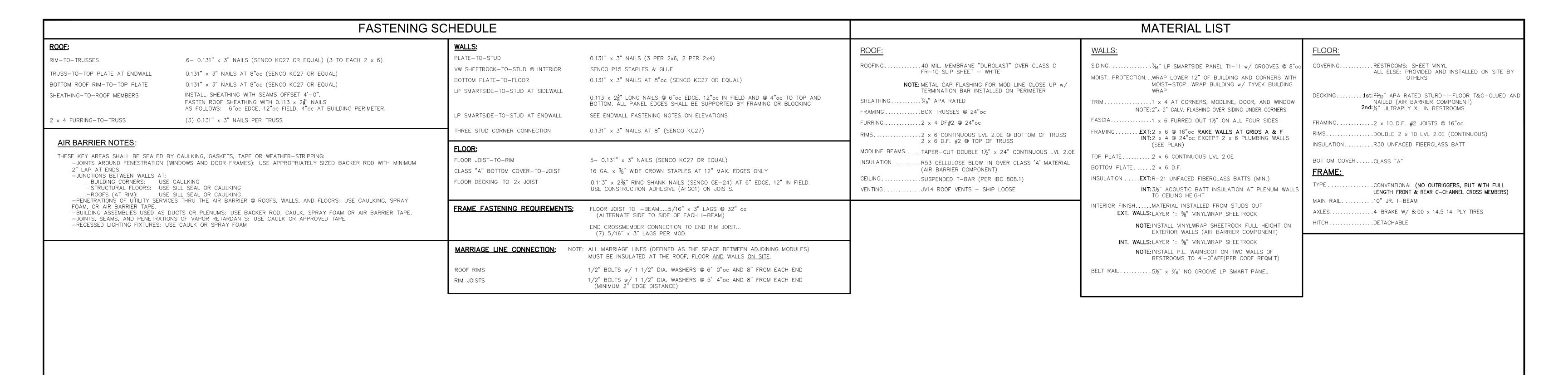
		QTY.	SIZE	DESCRIPTION	LOCK	REMARKS				
DOORS	1	3	3 ⁰ 6 ⁸	INSULATED GALV. STEEL w/ WELDED STEEL JAMB AND WEATHERSTRIPPING DEFAULT .37 U-FACTOR	DEADBOLT	SS BBH NRP HINGES TEXTURED PAINT FINISH CLOSER PULL/PULL				
	2	3	3 ⁰ 6 ⁸	HOLLOWCORE VINYLWRAP w/ WOOD JAMB	PRIVACY LEVER	STANDARD HINGES VW OAK FINISH				
		-ALL DOOR HARDWARE TO HAVE SATIN CHROME/ALUMINUM TYPE FINISH -SIGN ABOVE EXT. DOORS - "THIS DOOR TO REMAIN UNLOCKED WHEN BUIL OCCUPIED" -PROVIDE WALL BUMPERS FOR INTERIOR DOORS -FRAME FOR (1) FUTURE EXTERIOR DOOR								
WINDOWS		13	48 x 36	HORIZONTAL SLIDER — DUAL GLAZE — LOW "E" ATRIUM— WHITE VINYL FINISH — ARGON GAS NFRC .300 U—FACTOR — S.H.G.C. = .38						
		NOTES: -GALV. F	LASHING IN	NSTALLED UNDER SIDING AN	D OVER TOF	P FLANGE OF WINDOWS UNDER TRIM				

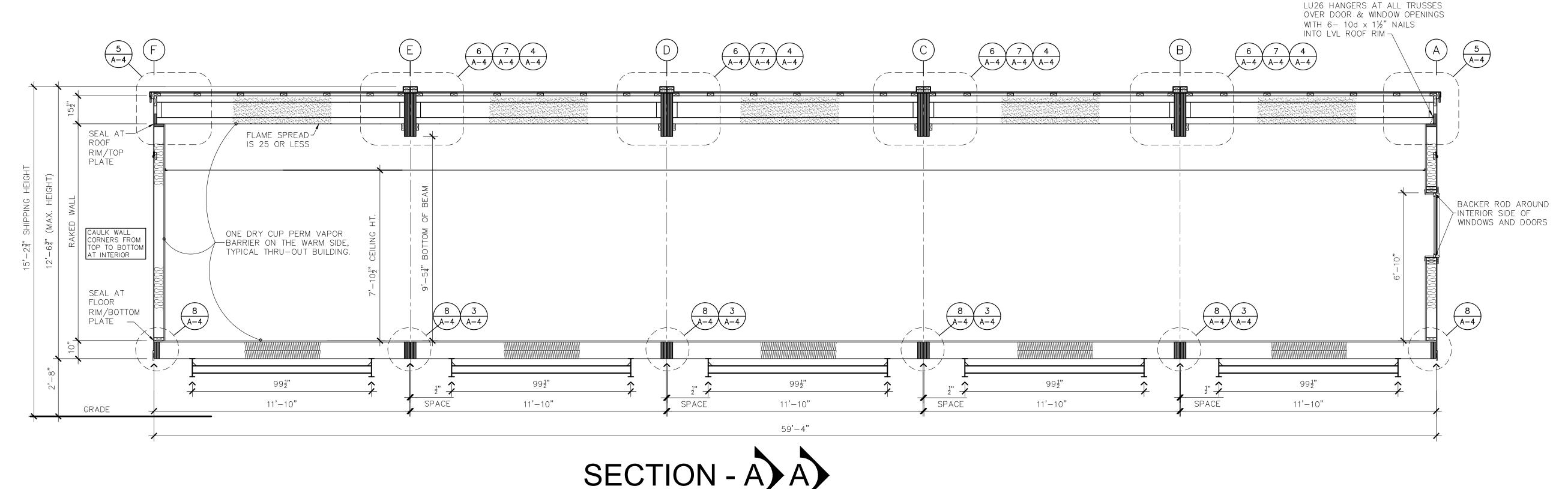


FLOOR PLAN SCALE: 1/4" = 1'-0"



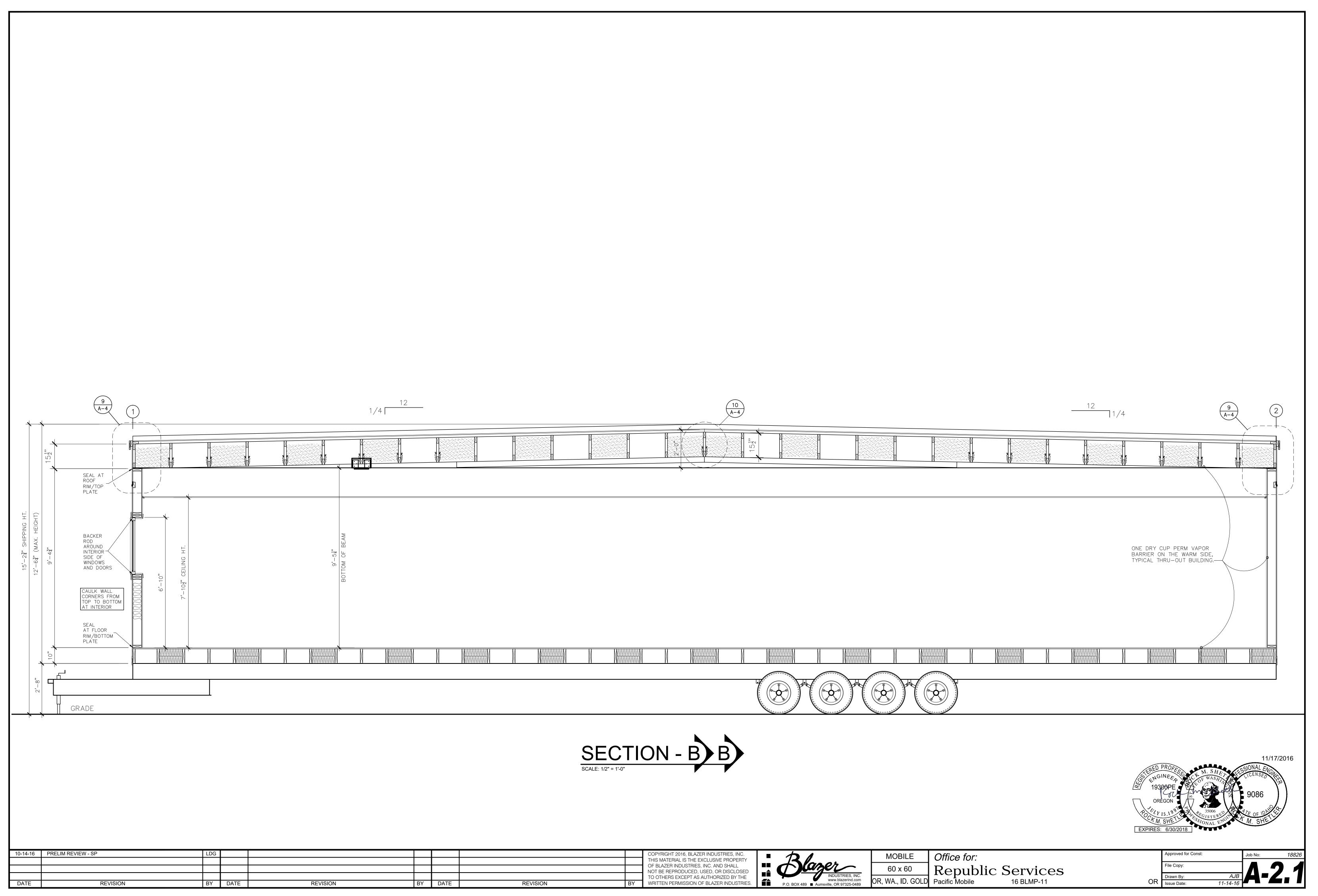
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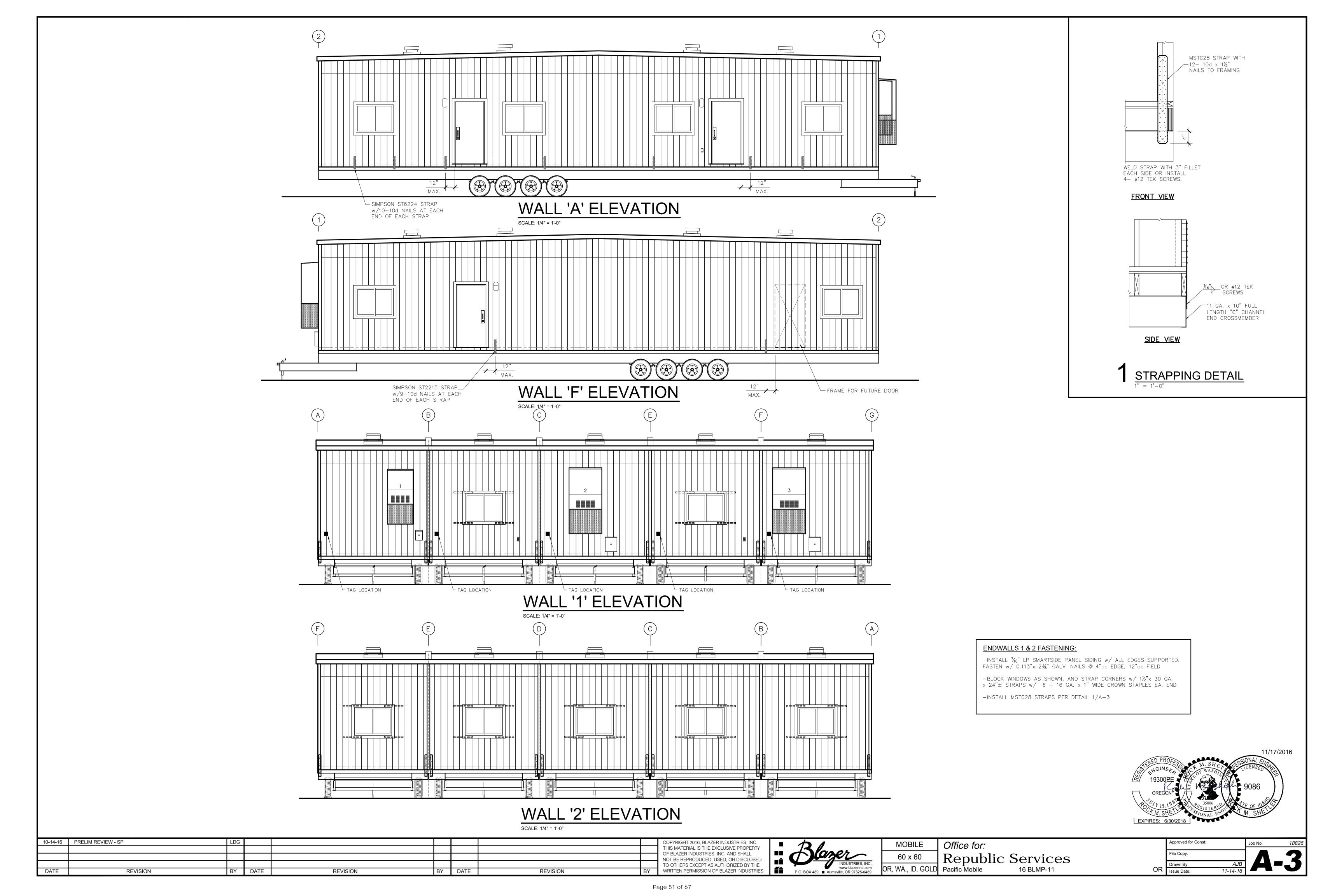


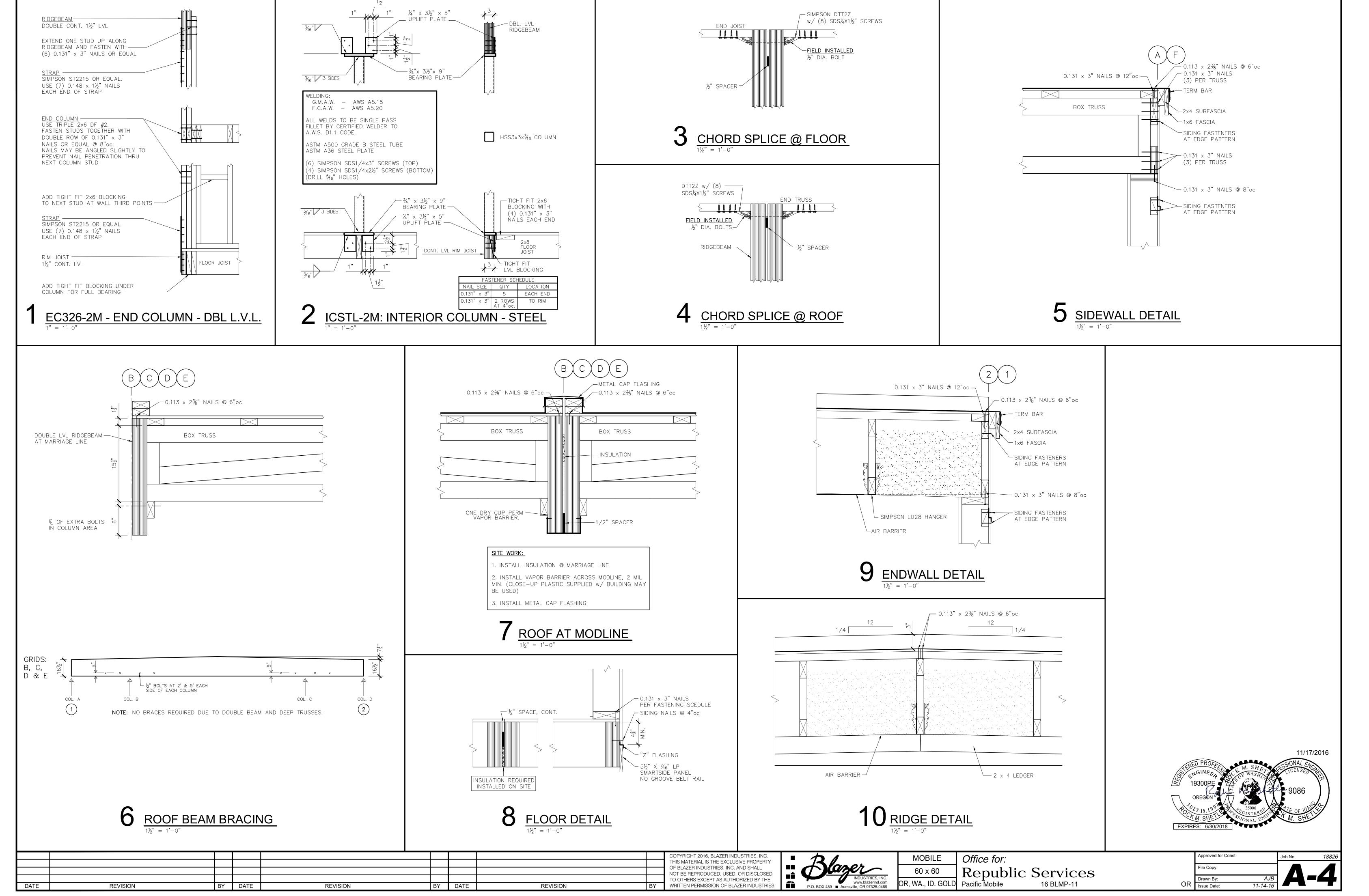


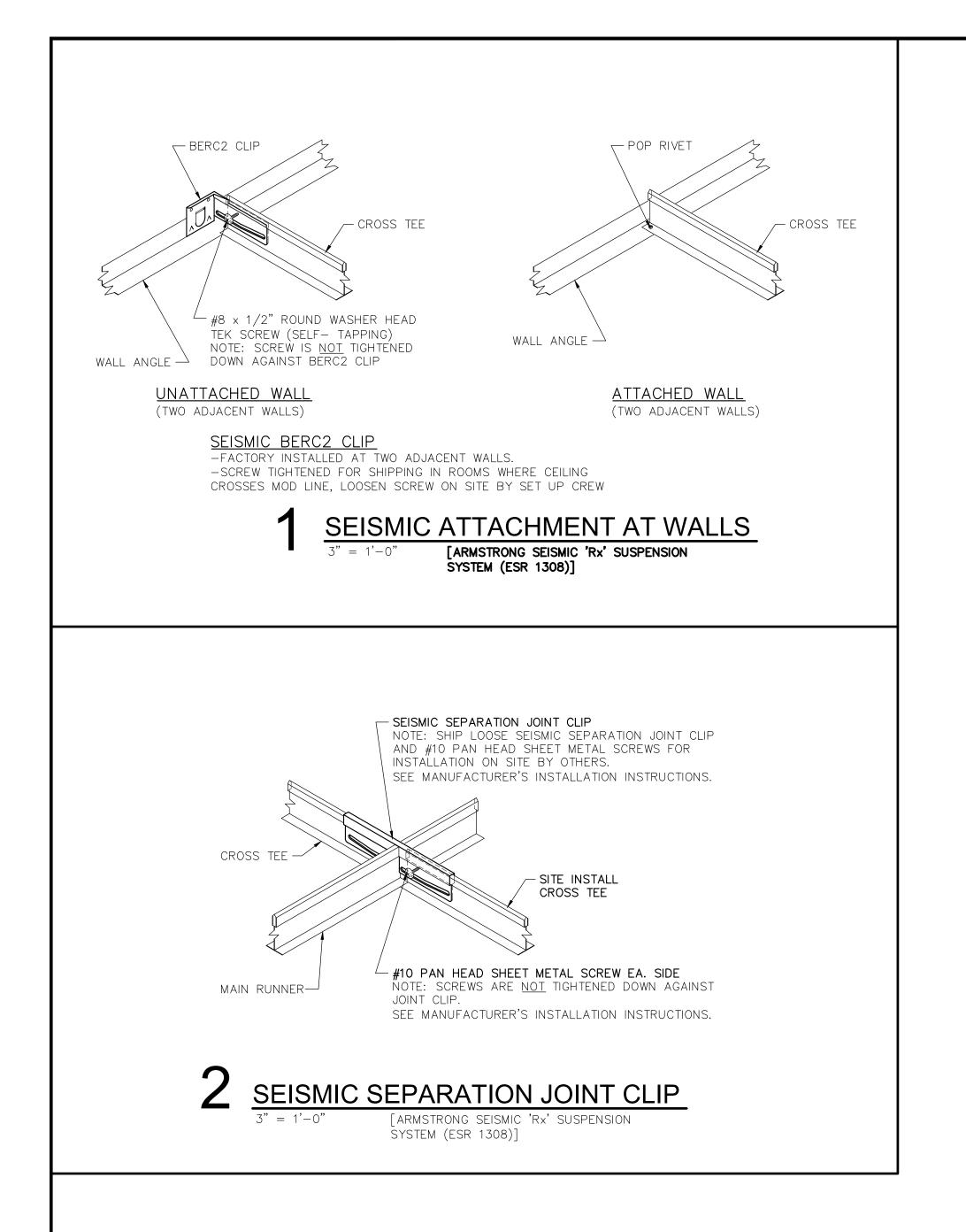


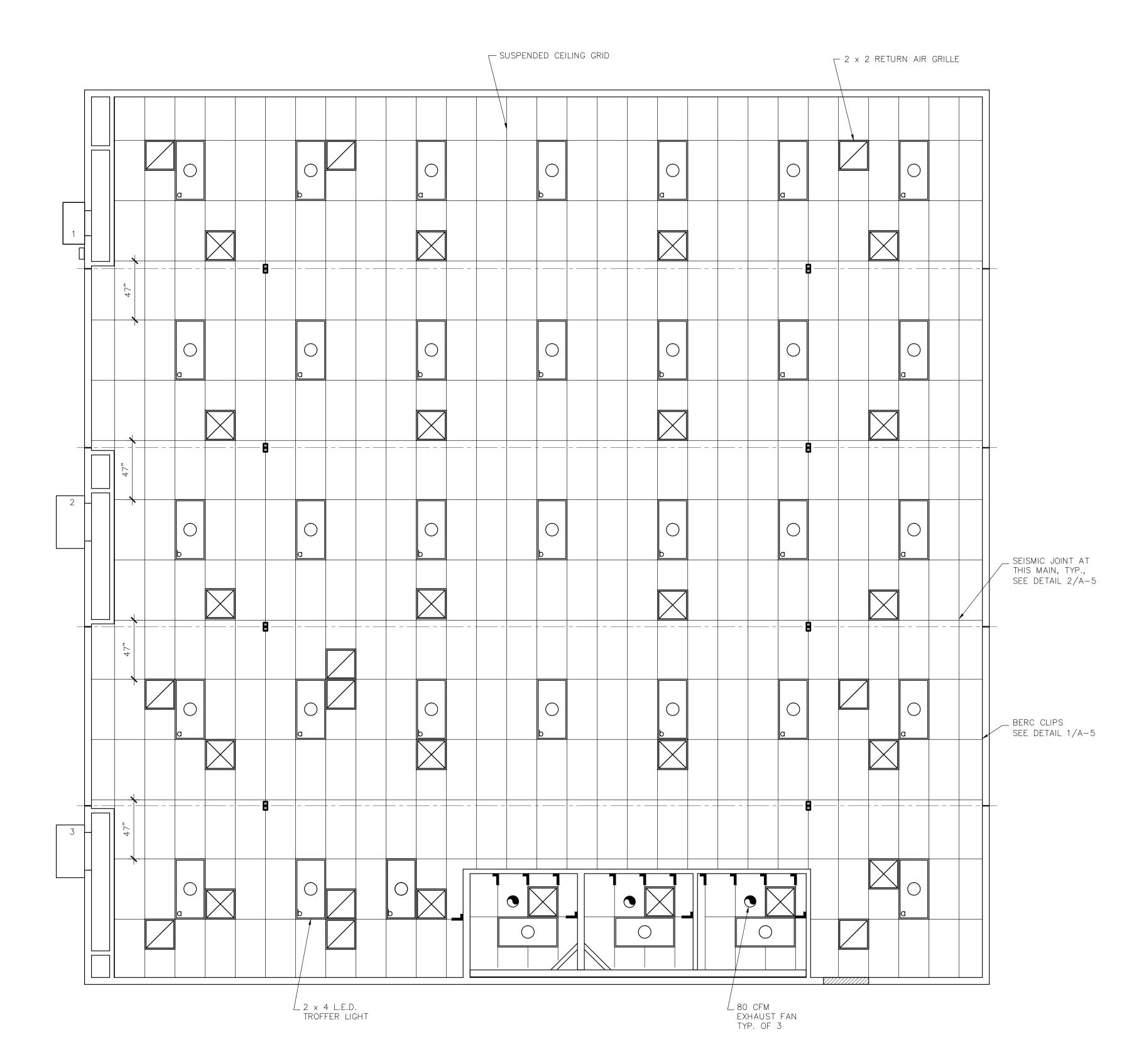
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REFLECTED CEILING PLAN

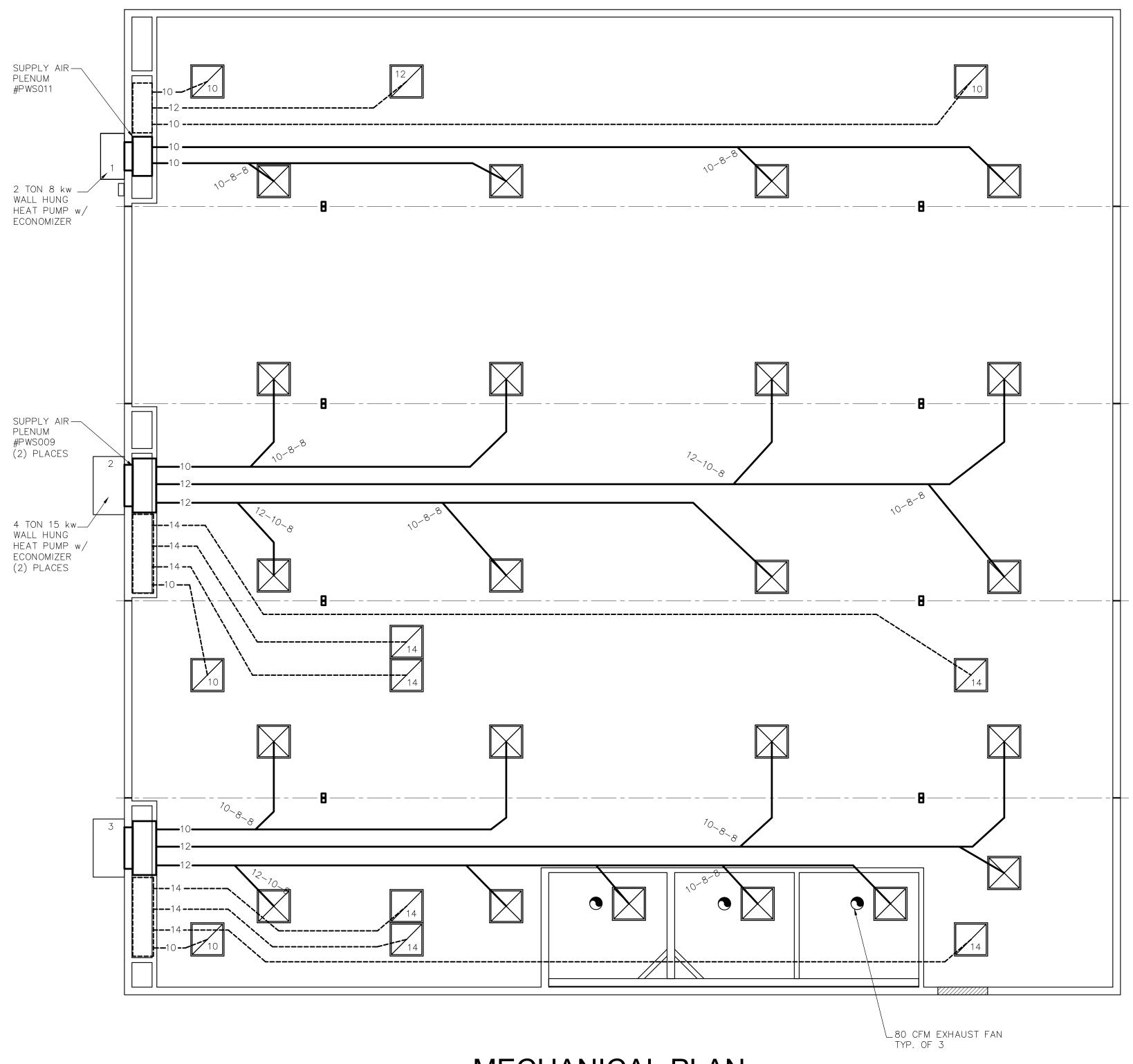
SCALE: 1/4" = 1'-0"

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room#	name	Az (sf)	sf/1000	Occ. Dens	Pz (calc)	Pz (used)	Rp (cfm/person)	Ra (cfm/sf)	Vbz (cfm)
5	UNISEX H.C.R.R.	43	0.043	n/a	n/a	n/a	5	0.06	n/a
5	WOMENS H.C.R.R.	45	0.045	n/a	n/a	n/a	5	0.06	n/a
5	MENS H.C.R.R.	43	0.043	n/a	n/a	n/a	5	0.06	n/a
6	GENERAL OFFICE	3222	3.222	5	17	17	5	0.06	278
									278 cfm
	Az = room area (sf)								
	Occ. Dens = occupant de	ensity (from T	able 403.3	3)					
	Pz (calc) = zone populati	ion or occupa	nt quantit	y (calculate	ed)				
	Pz (calc) = zone populati	ion or occupa	nt quantit	y (calculate	ed)				
	Rp = people outdoor air	flow rate in b	reathing	zone (cfm/p	erson)				
	Ra = area outdoor airflo	w rate in brea	athing zon	e (cfm/sf)					
	Vbz = Breathing zone ou	tdoor air flo	w rate per	eq. 4-1(Rp	*Pz+Ra*Az)				

MECHANICAL NOTES:

- 1. DUCT MATERIAL IS 26 GA. GALV. AND FLEX DUCT. DUCTWORK SHALL BE SUPPORTED PER IMC CHAPTER 6, SECTION 603.
- TERM IN BUSTO CHARLES A FLAME ORDER NOTE A FOR
- 2. MATERIAL IN DUCTS SHALL HAVE A FLAME SPREAD INDEX OF LESS THAN 25, SMOKE DEVELOPMENT OF 50 PER IMC CHAPTER 6, SECTION 602.
- 3. LOW PRESSURE DUCT SYSTEMS SHALL HAVE LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS OF SUPPLY AND RETURN DUCTS AND PLENUMS SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC—PLUS EMBEDDED—FABRIC SYSTEMS OR APPROVED TAPES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 4. WHEN ISOLATION SLEEVES ARE USED AT LINE CONNECTIONS TO PLENUMS, THEN THEY SHALL COMPLY WITH IMC CHAPTER 6.
- 5. 8" DIFFUSERS TYPICAL. FLOW CONTROLS AT WYES.
- 6. SEE VENTILATION SCHEDULE FOR MINIMUM OUTSIDE AIR REQUIRED.
- 7. OUTSIDE AIR DAMPERS SHALL COMPLY WITH WSEC 1412.4.1.



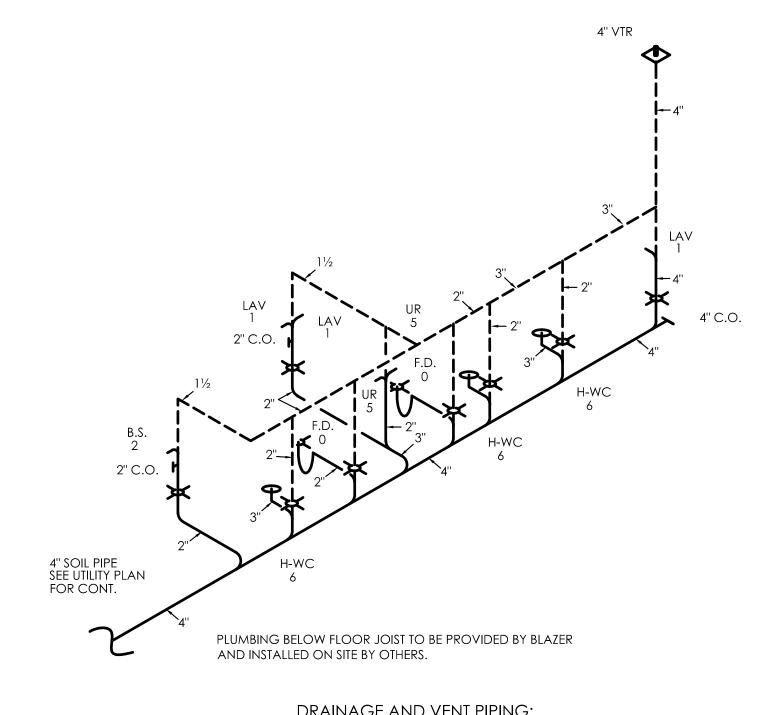
MECHANICAL PLAN SCALE: 1/4" = 1'-0"

	QTY.	SIZE	DESCRIPTION
H.V.A.C. #1, #2,	2	4 TON	15 kW BARD WALL HUNG HEAT PUMP w/ ECONOMIZER
H.V.A.C. #3	1	2 TON	8 kW BARD WALL HUNG HEAT PUMP w/ ECONOMIZER
INDOOR THERMOSTAT	3		BARD #8403-060 w/ MICROPROCESSOR- 7 DAY PROGRAMMABLE AUTOMATIC SETBACK- DEADBAND CONTROL
OUTDOOR THERMOSTAT	1		CMH-28
	2		CMH-23

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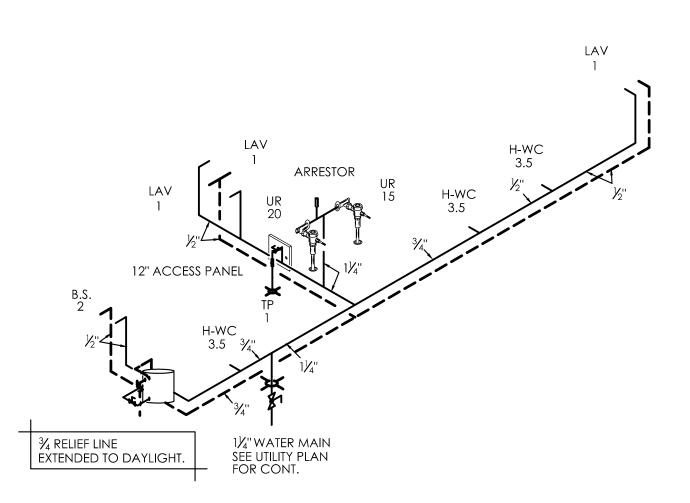
DRAINAGE AND VENT PIPING:

- FIXTURE UNITS_______ 33 - SIZE OF BUILDING DRAIN _____ 4" - AGGREGATE AREA ______ 12.566

GENERAL NOTES:

- OREGON: SIZED TO UPC 2014 OREGON PLUMBING SPECIALTY CODE. WASHINGTON: SIZED TO UPC 2015
- D.W.V. MATERIAL P.V.C.
- P-TRAPS ON ACCESSIBLE FIXTURES INSULATED.
- CONTINUATION OF WASTE LINE DONE ON SITE BY OTHERS.

	PLUMBING FIXTU	JRE SCHEDULE
QTY	FIXTURE	DESCRIPTION
1	HC-PATT FLUSH-Right	GERBER 21-318-R 1.6 GPF
2	HC-PATT FLUSH-left	GERBER 21-318 1.6 GPF
2	URINALS	GERBER 27-750 1.0 GPF
3	LAVATORY SINK-wall	GERBER 12-314
1	BAR SINK 15 x 15	MOEN G224562
3	FAUCET- H-Lav	A/S 7385.004 2.2 GPM
1	FAUCET- H-bar	A/S 7500.170.002 2.2 GPM
1	WATER HEATER - 6 GALLON	AO SMITH EJC-6 1650 WATT
2	FLOOR DRAINS 2-4	SIOUX CHIEF 8222PNR
1	TRAP PRIMER / Access Panel	PROFLO PF2500 ANSI/ASME Rated
1	HAMMER ARRESTOR	SIOUX CHIEF



WATER PIPING:

- FIXTURE UNITS	51.5
- DEVELOPED LENGTH	20'
- ELEVATION DIFFERENCE	0'
- STREET PRESSURE	46 to 60
- meter size	1"
- BUILDING SUPPLY SIZE	1 1/4"

GENERAL NOTES:

- OREGON: SIZED TO UPC 2014 OREGON PLUMBING SPECIALTY CODE. WASHINGTON: SIZED TO UPC 2015

- POTABLE WATER MATERIAL - COPPER AND AQUAPEX

- ANGLE STOP AND SUPPLY ON ACCESSIBLE FIXTURES SHALL BE INSULATED.

- HAMMER ARRESTORS INSTALLED TO UPC 609.10.

- CONTINUATION OF WATER MAIN DONE ON SITE BY OTHERS.

- AS PER UPC 608.3, A TEE WITH A PLUG WILL BE PROVIDED FOR A THERMAL EXPANSION DEVICE TO BE INSTALLED ON SITE BY OTHERS IF NEEDED.

-3/4" RELIEF LINE EXTENDED TO DAYLIGHT.

- WATER HEATERS SHALL BE ANCHORED OR STRAPPED PER CODE UPC 507.2.

- WATER HEATER ENERGY FACTOR SHALL BE 97% MINIMUM.

-WATER HEATER SHALL HAVE HEAT TRAP NIPPLES -INSULATE FIRST 8' ON WATER HEATER PIPING.

PLUMBING SCHEMATICS & DATA

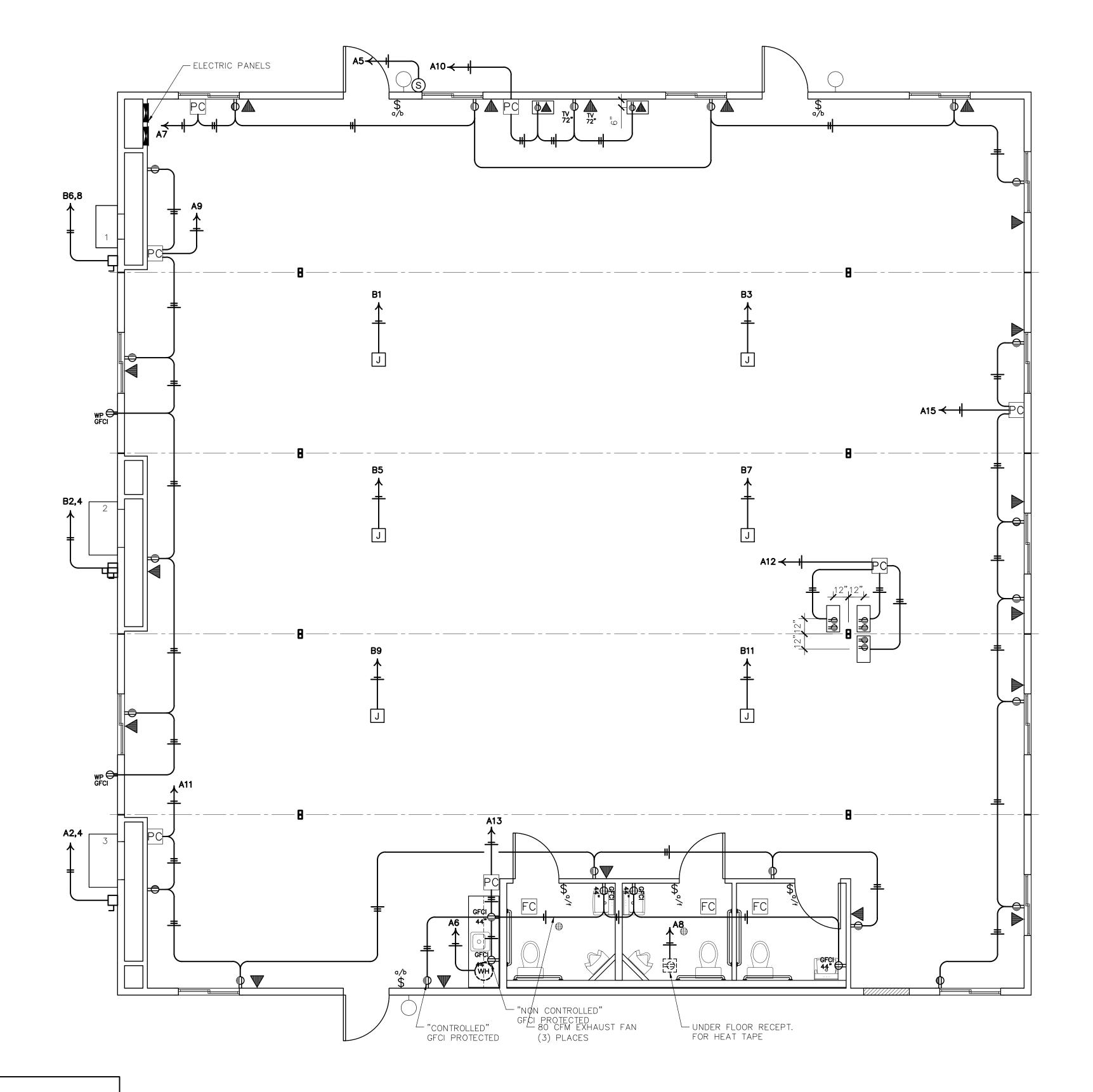
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OR	Issue Date:	11-14-16	



GENERAL NOTES:

- 1. WHEN STRANDED WIRE IS USED, ALL TERMINATIONS ARE MADE BY A PRESSURE TERMINAL, BY TAILING OFF WITH SOLID CONDUCTORS OR OTHER APPROVED MEANS OF TERMINATION.
- 2. ALL CONDUCTORS ARE COPPER; TYPE THHN / THWN
- 3. RATING OF STANDARD PANEL IS 22,000 A.I.C.
- 4. WIRING METHOD IN METALLIC CONDUIT OR M.C. CABLE.
- 5. HVAC DISCONNECTS SHALL BE LABELED WITH AN IDENTIFICATION PLATE SHOWING CIRCUIT NUMBER AND EQUIPMENT SERVED. WAC 296-46B-AA0 022
- EXTERIOR WEATHER PROOF GFCI SHALL HAVE A "HEAVY DUTY" WEATHER PROOF "IN USE" COVER. 2014 NEC 406.9(B)(1)
- WATER HEATER BRANCH CIRCUIT BREAKER SHALL BE CAPABLE OF BEING LOCKED OUT IN THE "OFF" POSITION. 2014 NEC 422.31(B)
- HEAT TRACE RECEPTACLE SHALL BE PROTECTED BY A GROUND FAULT EQUIPMENT PROTECTION DEVICE. 2014 NEC 426.28
- 9. CONTROLLED RECEPTACLES SHALL BE LABELED PER 2014 NEC 406.3(E) WITH THE TEXT "CONTROLLED" AND THIS SYMBOL

QTY. SIZE

THERMOSTAT

10. THIS PLAN IS NOT AN "AS-BUILT" CIRCUITS MAY BE RUN DIFFERENT THAN SHOWN BASED ON OBSTACLES ENCOUNTERED.

DESCRIPTION

BARD 8403-060

REMOTE SENSORS

ELECTRICAL PANEL	2	200 AMP	120/240V - SINGLE PHASE - NEMA 1 - METALLIC RACEWAY SYSTEM
LIGHTING	35	2 × 4	LED VOLUMETRIC TROFFER— nLIGHT ENABLED— 6000 LUMEN— 53 WATTS— 4000K WITH EMBEDDED OCCUPANCY AND DAYLIGHT SENSORS COMMUNICATING ON CAT5E LOCAL NETWORK LITHONIA — 2BLT460LADPEZ1LP840N100NES7ADCX
	3	40 WATT	LED WALL PACK- 4000 LUMEN- 4000K COLOR- INTEGRAL PHOTOCELL
EXHAUST FANS	3	80 CFM	LOCATED IN RESTROOMS CONTROLLED BY nLIGHT OCCUPANCY SENSOR
HVAC	2	4 TON	15 KW BARD WALL HUNG HEAT PUMP w/ ECONOMIZER- 10 EER RATED
	1	2 TON	8 KW BARD WALL HUNG HEAT PUMP w/ ECONOMIZER- 10 EER RATED

BY DATE

CMH-23 OUTDOOR SENSOR

REVISION

BY DATE

REVISION

w/ MICROPROCESSOR- 7 DAY PROGRAMMABLE
AUTOMATIC SETBACK- DEADBAND CONTROL

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ELECTRICAL SYMBOLS

CATSE CONNECTED 2 ZONE DIMMING CONTROL

STUB DOWN 3/4" MINIMUM FOR DATA

STUB DOWN 3/4" MINIMUM FOR DATA

4" SQ BOX SINGLE GANG MR WITH 3/4" CONDUIT UP AND DOWN

1650 VA EACH PROVIDE BREAKER LOCK OUT DEVICE

48" CAT5E CONNECTED 1 ZONE CONTROL

ABOVE CONTROLLED BY NLIGHT ENABLED CEILING FIXTURE OCCUPANCY SENSORS

ABOVE CONTROLLED BY NLIGHT ENABLED CEILING FIXTURE OCCUPANCY SENSORS

20" | 180 VA EACH

20" | 180 VA EACH

CEILING 44 VA EACH

20" 1200 VA

84" 42 VA EACH

CEILING 53 VA EACH

180 VA EACH

180 VA EACH

UNDER 500 VA EACH —GROUND FAULT FLOOR EQUIPMENT PROTECTION DEVICE

DESCRIPTION

nLIGHT nPP20PL PLUG LOAD CONTROL RELAY

DUPLEX RECEPTACLE
HALF CONTROLLED HALF HOT

FLOOR RECEPTACLE / DATA

DEDICATED WP RECEPTACLE FOR HEAT TRACE

80 CFM EXHAUST FAN

SIGN CIRCUIT ROUGH-IN

FLUORESCENT WALL PACK WITH INTEGRAL PHOTOCELL

w/ INTEGRAL SENSORS

(WH) 6 GALLON TANK TYPE WATER HEATER

THERMOSTAT

ELECTRICAL PANEL

REMOTE SENSOR

mLIGHT nPODM2PDX control switch

CONTROL SWITCH

nLIGHT nPP16

FAN CONTROL RELAY

STANDARD DUPLEX RECEPTACLE

GFCI RECEPTACLE

FLOOR RECEPTACLE / DATA ROUGH—IN

ROUGH-IN

DATA OUTLET

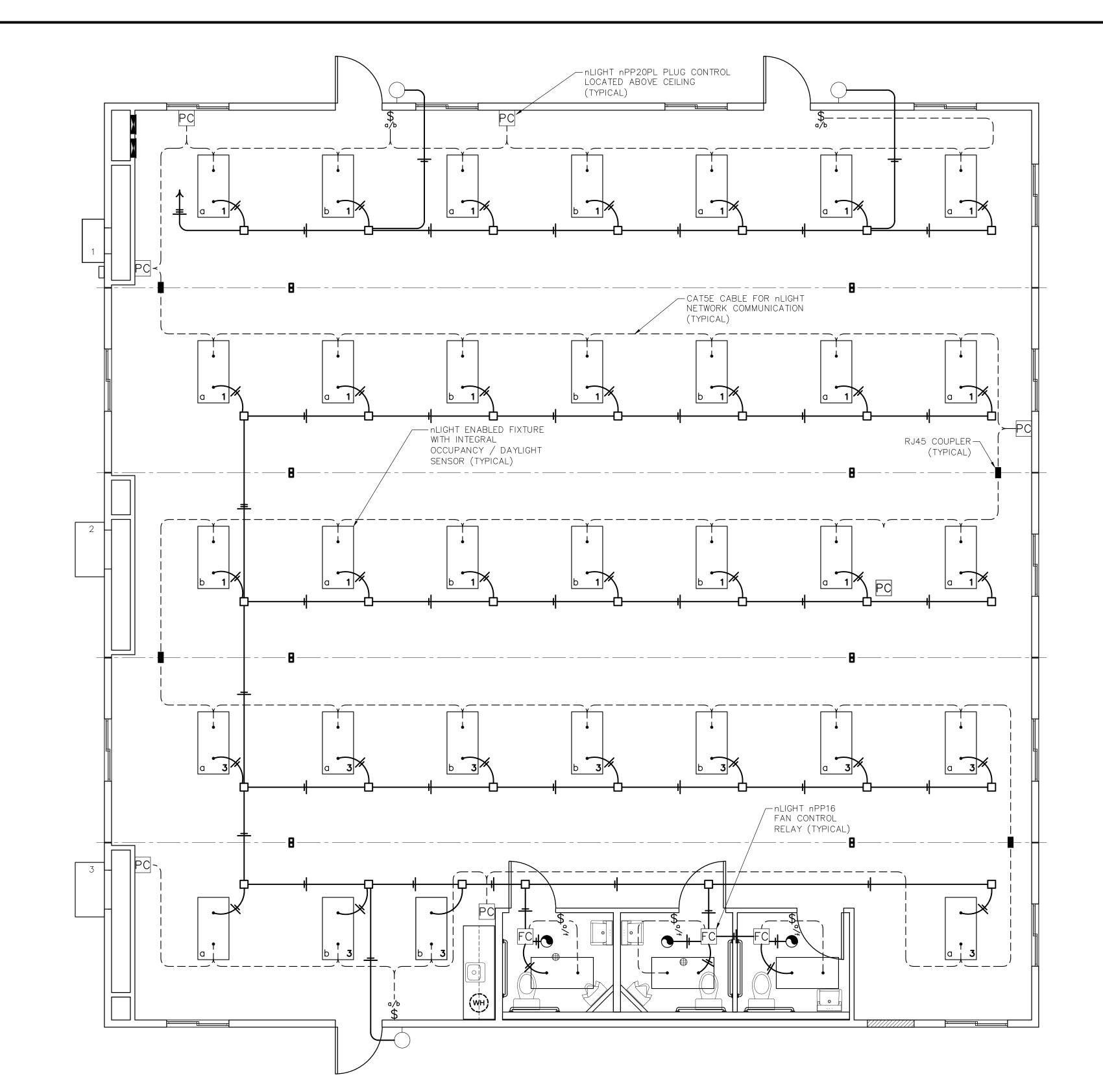
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ELECTRICAL POWER PLAN



ELECTRICAL LIGHTING PLAN

SYMBOL	DESCRIPTION	AFF TO TOP	REMARKS
⊘ a/b	nLIGHT nPODM2PDX CONTROL SWITCH	48"	CAT5E CONNECTED 2 ZONE DIMMING CONTROL
(∫ a/f	nLIGHT nPODM CONTROL SWITCH	48"	CAT5E CONNECTED 1 ZONE CONTROL
PC	nLIGHT nPP20PL PLUG LOAD CONTROL RELAY	ABOVE CEILING	CONTROLLED BY NLIGHT ENABLED FIXTURE OCCUPANCY SENSORS
FC	nLIGHT nPP16 FAN CONTROL RELAY	ABOVE CEILING	CONTROLLED BY NLIGHT ENABLED FIXTURE OCCUPANCY SENSORS
\oplus	DUPLEX RECEPTACLE HALF CONTROLLED HALF HOT	20"	180 VA EACH
\oplus	STANDARD DUPLEX RECEPTACLE	20"	180 VA EACH
GFCI	GFCI RECEPTACLE	AS NOTED	180 VA EACH
T	FLOOR RECEPTACLE / DATA ROUGH-IN	FLOOR	360 VA EACH STUB DOWN 3/4" MINIMUM FOR DATA
$ abla \Phi$	FLOOR RECEPTACLE / DATA ROUGH-IN	FLOOR	180 VA EACH STUB DOWN 3/4" MINIMUM FOR DATA
\oplus	DEDICATED WP RECEPTACLE FOR HEAT TRACE	UNDER FLOOR	500 VA EACH —GROUND FAULT EQUIPMENT PROTECTION DEVICE
•	DATA OUTLET	20"	4" SQ BOX SINGLE GANG MR WITH 3/4" CONDUIT UP AND DOWN
•	80 CFM EXHAUST FAN	CEILING	44 VA EACH
(WH)	6 GALLON TANK TYPE WATER HEATER		1650 VA EACH PROVIDE BREAKER LOCK OUT DEVICE
S	SIGN CIRCUIT ROUGH-IN	20"	1200 VA
T	THERMOSTAT	48"	
RS	REMOTE SENSOR	48"	
Ю	FLUORESCENT WALL PACK WITH INTEGRAL PHOTOCELL	84"	42 VA EACH
	nLIGHT ENABLED LED TROFFER w/ INTEGRAL SENSORS	CEILING	53 VA EACH
\blacksquare	ELECTRICAL PANEL	72"	

ELECTRICAL SYMBOLS

1. ALL LIGHTING SHALL CONFORM TO SECTION C405

51-11C WAC 2015 WSEC CHAPTER 4 NOTES:

- 2. BASE OPEN OFFICE LIGHTING POWER DENSITY (C405.4.2.1) 3310 SQ. FT. x .78 WATTS PER SQUARE FOOT = 2582 WATTS ALLOWED

BASE RESTROOM LIGHTING POWER DENSITY (C405.4.2.1) 141 SQ. FT. x .78 WATTS PER SQUARE FOOT = 110 WATTS ALLOWED

ADDITIONAL REDUCTION IN LIGHTING POWER DENSITY (C406.3.1) 2692 WATTS ALLOWED (BASE) $\times .75 = 2019$ WATTS ALLOWED

TOTAL WATTS ALLOWED = 2019 WATTS TOTAL WATTS INSTALLED = 1855 WATTS % OF ALLOWED INSTALLED = 92%

- 3. 100% OF LIGHTING FIXTURES HAVE EMBEDDED OCCUPANCY AND DAYLIGHT SENSORS FOR INCREASED ENERGY SAVINGS, AND ARE INDIVIDUALLY ADDRESSABLE. (C406.4)
- 4. 91% OF LIGHTING IS SET FOR CONTINUOUS DIMMING AND IS ADJUSTABLE BY OCCUPANTS, FOR OCCUPANT COMFORT, VIA WALL PODS. (C406.4)
- 5. 50% OF RECEPTACLES ARE CONTROLLED BY LOCAL OCCUPANCY SENSORS (C405.10)

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- 5. HVAC DISCONNECTS SHALL BE LABELED WITH AN IDENTIFICATION PLATE SHOWING CIRCUIT NUMBER AND EQUIPMENT SERVED. WAC 296-46B-AA0 022
- 6. EXTERIOR WEATHER PROOF GFCI SHALL HAVE A "HEAVY DUTY" WEATHER PROOF "IN USE" COVER. 2014 NEC 406.9(B)(1)
- 7. WATER HEATER BRANCH CIRCUIT BREAKER SHALL BE CAPABLE OF BEING LOCKED OUT IN THE "OFF" POSITION. 2014 NEC 422.31(B)
- 8. HEAT TRACE RECEPTACLE SHALL BE PROTECTED BY A GROUND FAULT EQUIPMENT PROTECTION DEVICE. 2014 NEC 426.28
- 9. CONTROLLED RECEPTACLES SHALL BE LABELED PER 2014 NEC 406.3(E) WITH THE TEXT "CONTROLLED" AND THIS SYMBOL
- 10. THIS PLAN IS NOT AN "AS-BUILT" CIRCUITS MAY BE RUN DIFFERENT THAN SHOWN BASED ON OBSTACLES ENCOUNTERED.

	QTY.	SIZE	DESCRIPTION		
ELECTRICAL PANEL	2	200 AMP	120/240V - SINGLE PHASE - NEMA 1 - METALLIC RACEWAY SYSTEM		
LIGHTING	35	2 × 4	LED VOLUMETRIC TROFFER— nLIGHT ENABLED— 6000 LUMEN— 53 WATTS— 4000K WITH EMBEDDED OCCUPANCY AND DAYLIGHT SENSORS COMMUNICATING ON CATSE LOCAL NETWORK LITHONIA — 2BLT460LADPEZ1LP840N100NES7ADCX		
	3	40 WATT	LED WALL PACK- 4000 LUMEN- 4000K COLOR- INTEGRAL PHOTOCELL		
EXHAUST FANS	ST FANS 3 80 CFM LOCATED IN RESTROOMS CONTROLLED BY nLIGHT OCCUPANCY SENS				
HVAC	2	4 TON	15 KW BARD WALL HUNG HEAT PUMP w/ ECONOMIZER- 10 EER RATED		
	1	2 TON	8 KW BARD WALL HUNG HEAT PUMP w/ ECONOMIZER- 10 EER RATED		
THERMOSTAT	1		BARD 8403-060 w/ MICROPROCESSOR- 7 DAY PROGRAMMABLE AUTOMATIC SETBACK- DEADBAND CONTROL		
	2		REMOTE SENSORS		
	3		CMH-23 OUTDOOR SENSOR		

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	PANEL SCHEDULE "A"													
NOTE: ALL CONDUCTORS COPPER.						200 AMP			1ф		22,000 A	22,000 AIC		
CKT NO.	DESCRIPTION	TRIP AMPS	WIRE SIZE	VOLT AMPS		20	00 B			VOLT AMPS	WIRE SIZE	TRIP AMPS	DESCRIPTION	CKT NO.
1	LIGHTS	20	12	1197		-	\dashv			7724	3	90	HVAC 3	2
3	LIGHTS	20	12	916		+	+			7724	/	/	/	4
5	SIGN	20	12	1200		\	+			1650	12	20	WATER HEATER*	6
7	RECEPTACLES	20	12	900		+	+			500	12	20	HEAT TRACE**	8
9	RECEPTACLES	20	12	1080		\	+			540	12	20	FLOOR RECEPTS	10
11	RECEPTACLES	20	12	900		+	+			1080	12	20	FLOOR RECEPTS	12
13	RECEPTACLES	20	12	900		\	\dashv			_	_	_	SPACE	14
15	RECEPTACLES	20	12	1080		+	+			_	_	_	SPACE	16
17	SPACE	_	_	_		\	+			_	_	_	SPACE	18
19	SPACE	_	_	_		\vdash	•			_	_	_	SPACE	20

200 AMP MAIN BREAKER

120/240 1¢ 22,000 AIC

PROVIDED AND INSTALLED

BY BLAZER

(TYPICAL OF 2)

PANEL B

TO UFER

GROUND

PANEL A

TO WATER PIPE

FROM BUILDING

STEEL

TO BUILDING STEEL

FORM A COMPLETE GROUNDING ELECTRODE SYSTEM PER 2014 NEC 250.53 GROUNDING SYSTEM PROVIDED AND INSTALLED ON SITE BY OTHERS

NEMA 1 FLUSH MOUNT

*PROVIDE BREAKER LOCK OUT DEVICE **PROVIDE GROUND FAULT EQUIPMENT PROTECTION DEVICE

TELECOMM

(IF AVAILABLE) (IF REQUIRED)

GROUND BAR

2" PVC CONDUITS STUBBED DOWN BY BLAZER

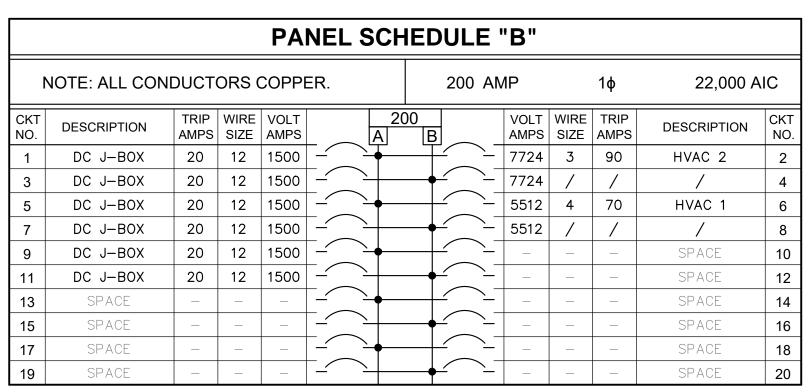
INSTALLED ON SITE BY OTHERS

(2) 3/0 Cu THHN (1) 1/0 Cu THHN (1) #4 Cu THHN EG CONDUIT CONTINUATION AND WIRE PROVIDED AND

#4 Cu GROUNDING ELECTRODE CONDUCTOR TERMINATED TO STEEL FRAME BY BLAZER

#4 Cu GROUNDING ELECTRODE CONDUCTOR FROM STEEL FRAME TO WATER PIPE PROVIDED AND INSTALLED BY

#4 Cu GROUNDING ELECTRODE CONDUCTOR FROM STEEL FRAME CONNECTION TO UFER GROUND, GROUND RODS, AND TELECOMM, PROVIDED AND INSTALLED ON SITE BY OTHERS



- 1. WHEN STRANDED WIRE IS USED, ALL TERMINATIONS ARE MADE BY OR OTHER APPROVED MEANS OF TERMINATION.

- 5. HVAC DISCONNECTS SHALL BE LABELED WITH AN IDENTIFICATION
- 6. EXTERIOR WEATHER PROOF GFCI SHALL HAVE A "HEAVY DUTY"
- 7. WATER HEATER BRANCH CIRCUIT BREAKER SHALL BE CAPABLE OF
- 9. CONTROLLED RECEPTACLES SHALL BE LABELED PER 2014 NEC
- 10. THIS PLAN IS NOT AN "AS-BUILT" CIRCUITS MAY BE RUN DIFFERENT THAN SHOWN BASED ON OBSTACLES ENCOUNTERED.

GENERAL NOTES:

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- 2. ALL CONDUCTORS ARE COPPER; TYPE THHN / THWN
- 3. RATING OF STANDARD PANEL IS 22,000 A.I.C.
- 4. WIRING METHOD IN METALLIC CONDUIT OR M.C. CABLE.
- PLATE SHOWING CIRCUIT NUMBER AND EQUIPMENT SERVED. WAC 296-46B-AA0 022
- WEATHER PROOF "IN USE" COVER. 2014 NEC 406.9(B)(1)
- BEING LOCKED OUT IN THE "OFF" POSITION. 2014 NEC 422.31(B)
- 8. HEAT TRACE RECEPTACLE SHALL BE PROTECTED BY A GROUND FAULT EQUIPMENT PROTECTION DEVICE. 2014 NEC 426.28
- 406.3(E) WITH THE TEXT "CONTROLLED" AND THIS SYMBOL

ELECTRICAL PLAN REVIEW LOAD CALCULATION PANEL "A"

VOLTAGE	120/208	PHASE:	1φ	
	CONNECTED I	_OAD	CALC. LOAD	
LIGHTING				
EXTERIOR	126 VA	x 125 % =	158 VA	
INTERIOR	1855 VA	x 125 % =	2319 VA	
EXHAUST FANS	132 VA	x 125 % =	165 VA	
SIGN CIRCUIT	1200 VA	x 125 % =	1500 VA	
RECEPTACLES				
THRU 10,000	4860 VA	x 100 % =	4860 VA	
OVER 10,000	O VA	x 50 % =	O VA	
MOTORS, COMPR.				
TOTAL	5448 VA	x 100 % =	5448 VA	
LARGEST	(4272) VA	x 25 % =	1068 VA	
HEATING	10000 VA	x 100 % =	10000 VA	
WATER HEATER	1650 VA	x 100 % =	1650 VA	
HEAT TRACE	500 VA	x 100 % =	500 VA	
TOTAL KVA	25.77	TOTAL KVA	19.41	
CONNECTED LOAD AMPS	107.38	CALCULATED LOAD AMPS	93.31	

	CONNECTED	LOAD	CALC. LOAD
LIGHTING			
EXTERIOR	O VA	x 125 % =	O VA
INTERIOR	O VA	x 125 % =	O VA
EXHAUST FANS	O VA	x 125 % =	O VA
RECEPTACLES			
THRU 10,000	O VA	x 100 % =	O VA
OVER 10,000	O VA	x 50 % =	O VA
MOTORS, COMPR.			
TOTAL	8472 VA	x 100 % =	8472 VA
LARGEST	(4272) VA	x 25 % =	1068 VA
HEATING	18000 VA	x 100 % =	18000 VA
DC J-BOX (6)	9000 VA	x 100 % =	9000 VA
TOTAL KVA	35.47	TOTAL KVA	36.54
CONNECTED LOAD AMPS	147.80	CALCULATED LOAD AMPS	152.25
		DI AN DEVIE	' \ A /

ELECTRICAL PLAN REVIEW

LOAD CALCULATION PANEL "B"

VOLTAGE: 120/208

PHASE: 1¢

2 TON - 8 KW (TYPICAL OF 1)

HVAC (M	MOTOR, (COMPRES	SOR, HEA	TER SIZI	ES)
OPERATION VOLTA	\GE	197	MIN.	253	MAX.
COMPRESSOR		10.4	RLA	64	LRA
OUTDOOR BLOWER	FAN	1.2	FLA	1/5	HP
INDOOR BLOWER F	AN	1.0	FLA	1/6	HP
HEAT STRIP *		8	KVA	240 V	/OLT
MINIMUM CIRCUIT	63	AMPS			
MAXIMUM OVERCU	70	AMPS			
OVERCURRENT PROTECTION SHALL BE DUAL ELEMENT TIME DELAY FUSE OR HACR CIRCUIT BREAKER					

* ACTUAL KW RATING SHALL BE BASED ON APPLIED VOLTAGE. A MAXIMUM OF 10 KW CAN OPERATE IN CONJUNCTION WITH THE HEAT PUMP.

4 TON - 15 KW (TYPICAL OF 2)

HVAC (MO	ΓOR, (COMPRES	SOR, HEA	ATER SIZ	ES)	
OPERATION VOLTAGE		197	MIN.	253	MAX.	
COMPRESSOR	17.8	RLA	117	LRA		
OUTDOOR BLOWER F	2.6	FLA	1/3	HP		
INDOOR BLOWER FAN	2.3	FLA	1/2	HP		
HEAT STRIP *		15	KVA	240 \	/OLT	
MINIMUM CIRCUIT AM	IPS			87	AMPS	
MAXIMUM OVERCURR	90	AMPS				
OVERCURRENT PROTECTION SHALL BE DUAL ELEMENT TIME DELAY FUSE OR HACR CIRCUIT BREAKER						

* ACTUAL KW RATING SHALL BE BASED ON APPLIED VOLTAGE. A MAXIMUM OF 10 KW CAN OPERATE IN CONJUNCTION WITH THE HEAT PUMP.

ELECTRICAL PLAN REVIEW LOAD CALCULATIONS TOTAL

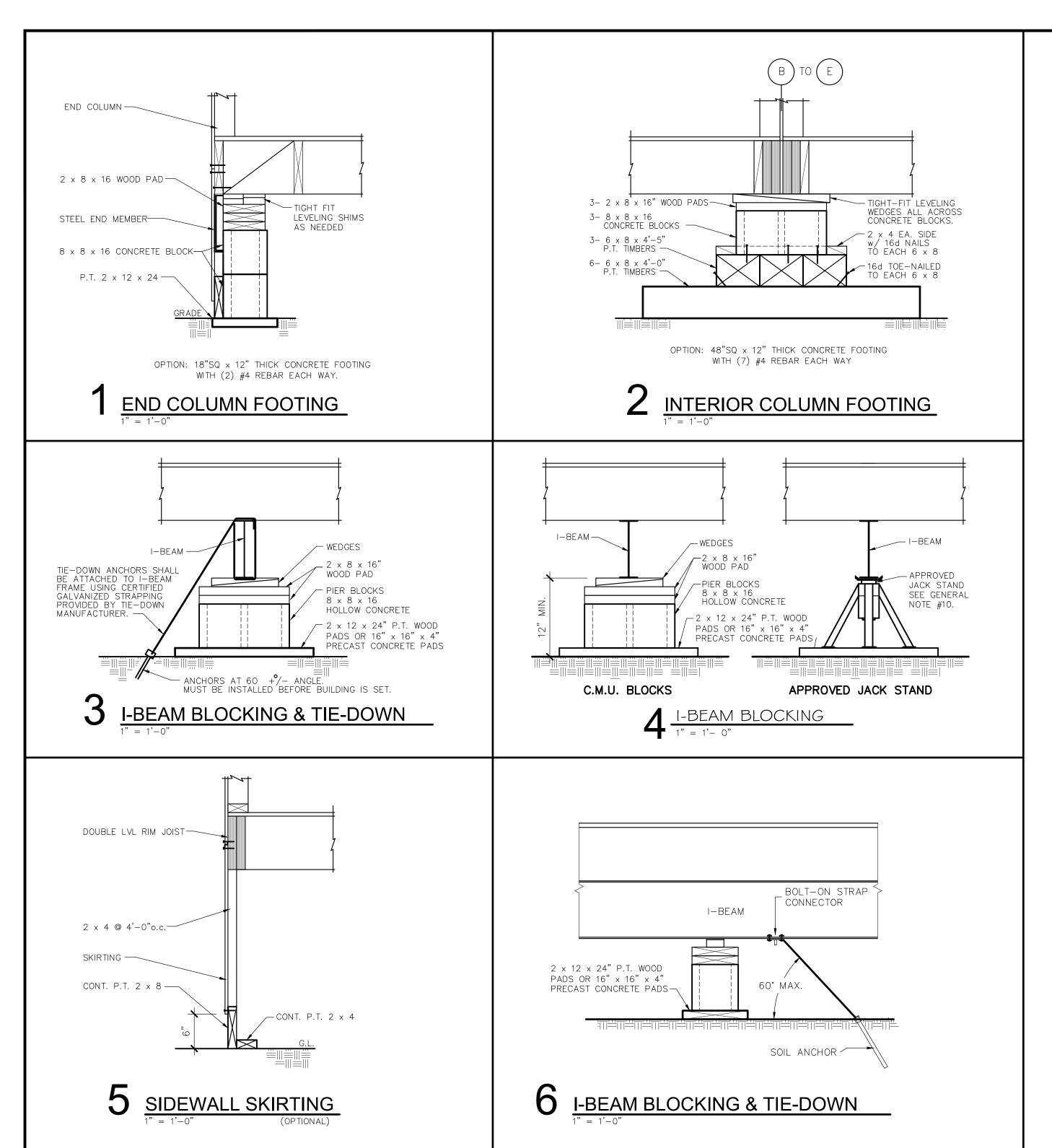
VOLTAGE	: 120/208	PHASE:	1φ
	CONNECTED I	_OAD	CALC. LOAD
IGHTING			
EXTERIOR	126 VA	x 125 % =	158 VA
INTERIOR	1855 VA	x 125 % =	2319 VA
EXHAUST FANS	132 VA	x 125 % =	165 VA
SIGN CIRCUIT	1200 VA	x 125 % =	1500 VA
RECEPTACLES			
THRU 10,000	4860 VA	x 100 % =	4860 VA
OVER 10,000	O VA	x 50 % =	O VA
MOTORS, COMPR.			
TOTAL	13920 VA	x 100 % =	13920 VA
LARGEST	(4272) VA	× 25 % =	1068 VA
HEATING	28000 VA	x 100 % =	28000 VA
OC J-BOX (6)	9000 VA	x 100 % =	9000 VA
VATER HEATER	1650 VA	x 100 % =	1650 VA
HEAT TRACE	500 VA	x 100 % =	500 VA
OTAL KVA	61.24	TOTAL KVA	63.14
CONNECTED OAD AMPS	255.18	CALCULATED LOAD AMPS	263.08

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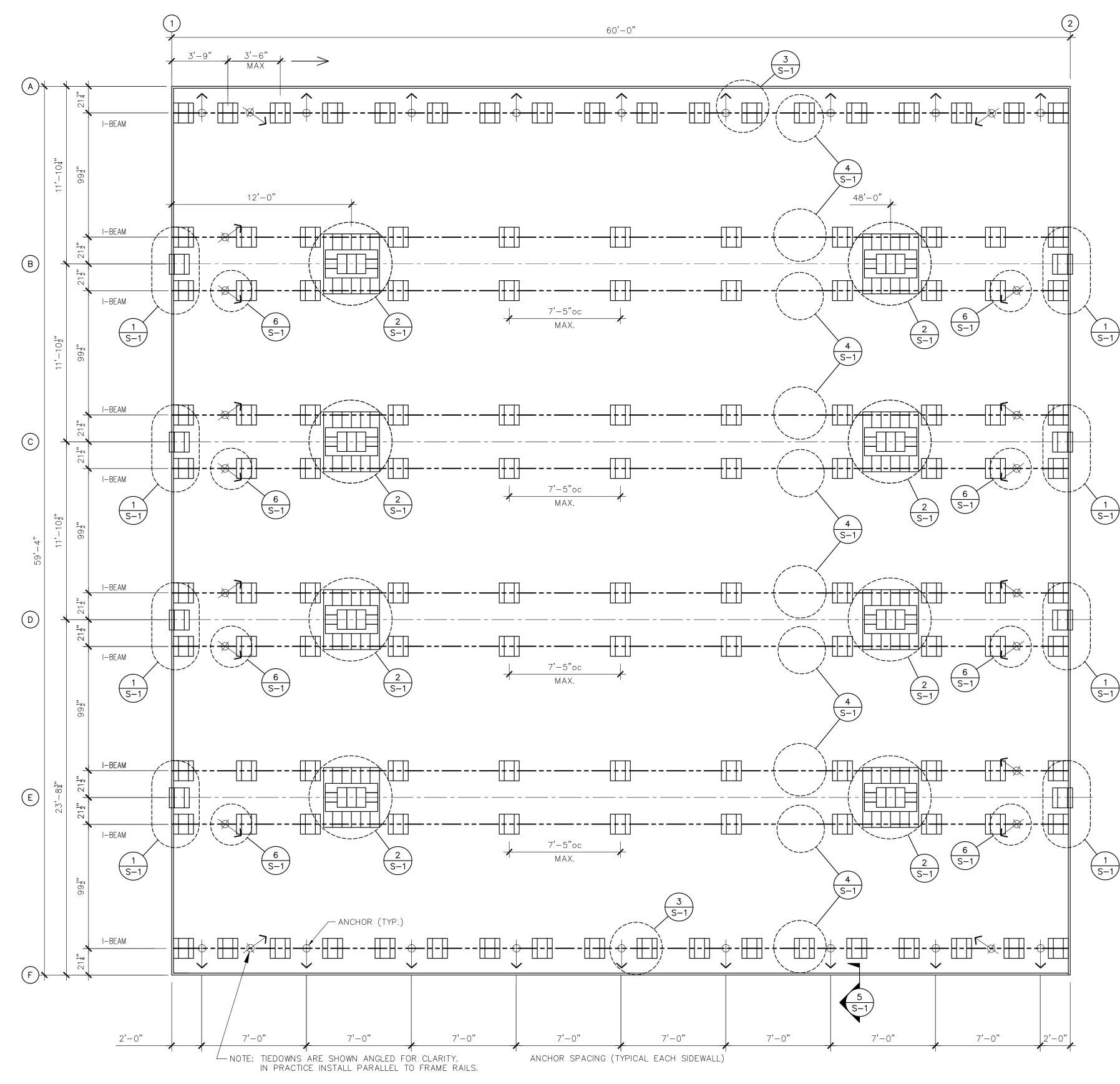
GENERAL NOTES:

- 1. FOUNDATION SYSTEM IS ENGINEERED ONLY FOR USE WITH RELOCATABLE BUILDINGS MANUFACTURED BY BLAZER INDUSTRIES, INC. PERIODIC INSPECTIONS FOR STRUCTURAL INTEGRITY ARE REQUIRED (LOOSE OR SETTLED PIERS, P.T. TIMBER DETERIORATION, LOOSE TIE-DOWNS, ETC.)
- 2. MINIMUM PROPERTY LINE SETBACK IS 10'.
- 3. BUILDING DESIGN LOADS:
- ROOF......40 P.S.F. (SNOW) WIND......120 M.P.H. EXPOSURE 'C' (V_{ULT}) FLOOR......50 P.S.F. OR 2000 lbs. SEISMIC.....SITE CLASS D, SDS=1.0, SD1=0.6
- 4. ASSUMED SOIL ALLOWABLE BEARING PRESSURE TO BE 1500 P.S.F. (VERIFY WITH LOCAL BUILDING OFFICIAL).
- 5. AT GRADE PERIMETER FOOTINGS TO BE ACCEPTABLE TO LOCAL BUILDING OFFICIAL.
- 6. OVERALL DIMENSIONS ARE FROM OUTSIDE OF 2 \times 8 SKIRTING RIM TO 2 \times 8 SKIRTING RIM.
- 7. USE 6 MIL. BLACK POLYETHYLENE UNDER ENTIRE BUILDING WITH JOINTS OVERLAPPED 12".
- ALL WOOD SHALL BE H.F. or D.F.
- ALL P.T. WOOD SHALL BE MARKED "SUITABLE FOR GROUND CONTACT". - 2 x 12 x 24" P.T. WOOD FOOTINGS TO BE CUT TO LENGTH BEFORE PRESSURE TREATING.
- 9. MINIMUM CLEARANCE FROM BOTTOM OF FLOOR JOISTS TO GROUND TO BE 18".

GENERAL NOTES: (cont.)

- 10. CONCRETE MASONRY UNIT (C.M.U.) MINIMUM NET COMPRESSIVE STRENGTH = 1350 P.S.I.
- BLOCKS SHALL BE 8 x 8 x 16 C.M.U. - ALL BLOCKS SHALL BE SET WITH CORES PLACED VERTICALLY. - A SINGLE STACK OF BLOCKS SHALL BE INSTALLED AT RIGHT ANGLES TO MARRIAGE LINE AND MIDSPAN BEAM. - HEIGHT OF STACK SHALL NOT EXCEED 3 BLOCKS.
- 12. TIE-DOWN SYSTEM MUST BE INSTALLED BEFORE THE BUILDING MODULES ARE SET IN PLACE.
- ANCHORS SHALL BE AUGER TYPE UNLESS NOTED OTHERWISE.
- USE ANCHORS, STRAPS & CONNECTORS WHICH INDIVIDUALLY HAVE MIN. ULTIMATE CAPACITY OF 4725 lbs. AND MIN. INSTALLED WORKING CAPACITY OF 3150 lbs.
- INSTALL ANCHORS PER MANUFACTURER'S INSTRUCTIONS. - ANCHORS MUST BE PERIODICALLY TIGHTENED TO ASSURE CORRECT TENSION.
- 14. THE AMOUNT OF VENTING REQUIRED IS DETERMINED BY DIVIDING THE SQUARE FOOTAGE OF THE BUILDING BY 1500. THE RESULT EQUALS THE NET SQUARE FOOTAGE OF VENTING REQUIRED. THE AMOUNT OF VENTING REQUIRED IS DETERMINED BY DIVIDING THE SQUARE FOOTAGE OF THE BUILDING BY 1500. THE RESULT EQUALS THE NET SQUARE FOOTAGE OF VENTING REQUIRED. THE GROUND SURFACE MUST BE TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED VENT OPENINGS PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE. DON'T

PLACE VENTS UNDER DOORS OR WHERE THEY MIGHT BE COVERED BY PORCHES, OR DECKS.



FOUNDATION PLAN

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



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FOUNDATION PLAN 12'-0" MULTI-WIDE MOBILE OFFICE SCALE: 1/8" = 1'-0'

MOBILE MODULE RAIL PIER/PAD & LATERAL RESISTING ASSEMBLY SPACING

- INSTALL PIER/PADS UNDER EACH CHASSIS SUPPORT RAIL, SPACED EQUALLY BETWEEN END PIERS. SEE DETAILS SHEET D1S
- INSTALL LATERAL RESISTING ASSEMBLIES ON EACH OF FOUR WALLS, SPACED EQUALLY BETWEEN END ASSEMBLIES. SEE DETAILS SHEET D1S & D2S

WIDTH	LENGTH	# PADS		#AUGER	<u>ANCHORS</u>		
OF UNIT	OF UNIT	ROOF	LOAD	<u>110/1</u>	20 MPH WI	ND, C EXPO	<u>SURE</u>
		OUTSIDE RAILS	/INSIDE RAILS	<u>EA.S</u>	SIDE	<u>EA.I</u>	<u>END</u>
		30 PSF	40PSF	110	120	110	120
24'-0"	36'-0"	9/6	9/6	3	4	3	3
24'-0"	40'-0"	10/7	10/7	3	4	3	3
24'-0"	50'-0"	12/8	13/8	4	5	4	4
24'-0"	60'-0"	14/10	15/10	5	6	5	5
24'-0"	64'-0"	15/10	16/10	5	6	5	5
24'-0"	70'-0"	16/11	18/11	6	7	5	5
36'-0"	60'-0"	14/10	15/10	6	6	6	6
48'-0"	60'-0"	14/10	15/10	8	8	8	8
60'-0"	60'-0"	14/10	15/10	10	10	10	10
72'-0"	60'-0"	14/10	15/10	11	11	11	11

STRUCTURAL NOTES:

GENERAL:

2.8.

- VERIFY MODULAR BUILDING DIMENSIONS PRIOR TO PREPARATION FOR FOUNDATION INSTALLATION. 1.1.
- BUILDING MODULE DIMENSIONS FROM THE MODULAR BUILDING MANUFACTURER MAY VARY AND 1.2. INSIGNIFICANT ADJUSTMENTS MAY BE MADE IN THE FIELD.
- A GEOTECHNICAL REPORT WAS NOT SUPPLIED BY THE OWNER FOR THE DESIGN OF THESE 1.3. FOUNDATIONS. THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE STABLE SUBGRADE FOR THE BUILDING FOUNDATION.
- DECICAL INFORMATION & LOADING

۷. ا	JESIGN INFORMATION & LUADING.	
2.1.	BUILDING CODE	IBC 2021,ASCE 7-16,0SSC-22,51-50WAC
2.2.	ROOF LIVE LOAD	30/40 PSF, SNOW
2.3.	FLOOR LIVE LOAD	50 PSF OR 2,000# CONC.
2.4.	WIND CRITERION	110/120 MPH, EXP C, Kzt=1.0
2.5.	SEISMIC CRITERION	SDS=1.2, le=1.0, SEISMIC CATEGORY D
2.6.	ASSUMED SOIL BEARING	1,500 PSF, SOIL CLASS D
2.7.	WALL PLATE HEIGHT	9'-0"

2:12 OR FLATTER ROOF SLOPE

3. CONCRETE: 3.1. DESIGN COMP.STRENGTH 2.500 PSI 3.2. REINFORCING STEEL YIELD 60 KSI MASONRY:

4. 4.1. 8X16 UNITS, 4" OR 8" UNITS ASTM C-90, GRADE N

4.2. SET UNITS W/CORES VERTICAL, PER PLAN.

4.3. STACKS OF 24-INCHES OR LESS TO BE SINGLE UNIT DRY-STACKED.

STACKS OF 24"-48" UNITS TO BE DOUBLED UNIT, 16" SQUARE, DRY-STACKED W/EACH 4.4. COURSE ROTATED 90 * FROM COURSE BELOW.

4.5. STACKS OF 48"-72" UNITS TO BE DOUBLE UNITS, 16" SQUARE, STACKED W/EACH COURSE ROTATED 90 * FROM COURSE BELOW, GROUTED FULL WITH (1) #4 IN EACH OF THE (4)

4.6. STACKS OVER 72" REQUIRE SPECIAL ENGINEERING.

SPECIALTY ITEMS: AUGER ANCHORS "MINUTE MAN ANCHORS, INC." (800) 438-7277, OR EQUIVALENT. SHOULD AN ALTERNATE MANUFACTURER BE USED FOR ANY ANCHOR OR ASSEMBLY, MANUFACTURER DOCUMENTATION OF ANCHOR ALLOWABLE LOADS SHALL BE SUBMITTED AND ANCHOR SPACING MODIFIED PER ALLOWABLE LOADS FOR THE ANCHOR USED.

METAL PIERS TO BE CAPABLE OF SUPPORTING 6,000#

HOLD-DOWNS SET IN SOIL AND LOOSE GRAVEL SHALL BE MMA-92 OR GW-2 SOIL AUGER W/STABILIZER HEAD SET VERTICAL W/ ALLOWABLE LOAD CAPACITY OF 3150#. NUMBER OF ANCHORS AS INDICATED ON TABLE, ALTERNATE: (2) MMA-35 DRIVEN ANCHORS W/ MMASD2 STABILIZER PLATE OR AZTEX ANCHORS PER ANCHÓRS SHOWN ON TABLE.

5.2. HOLD-DOWNS SET IN STABLE ASPHALT SHALL BE (2) MMA-35 DRIVEN ANCHORS PER ANCHORS SHOWN ON TABLE W/AN ALLOWABLE DESIGN LOAD CAPACITY OF 1800# FOR EACH ANCHOR

5.3. TIE-DOWNS TO STABLE CONCRETE SHALL BE EITHER A MMA-21 ANCHOR FOR PRE-POURED CONCRETE OR MMA-18 ANCHOR SET PRIOR TO INSTALLING POURED IN PLACE CONCRETE. NUMBER OF ANCHORS TO BE DOUBLE SHOWN ON TABLE.

INSTALL GROUND PORTION OF THE ANCHOR PRIOR TO SETTING THE BUILDING. CONNECT ANCHOR TIES TO BUILDING ONLY AFTER BUILDING IS FULLY BLOCKED AND LEVELED.

5.5. INSTALL ALL SPECIALTY ITEMS PER THE MANUFACTURER'S RECOMMENDATIONS. SEE MANUFACTURER'S INSTALLATION INSTRUCTION MANUAL ON THE WEB SITE.

6. VENTING:

- 6.1. PROVIDE UNDER FLOOR VENTILATION PER IBC CODE AND LOCAL REQUIREMENTS AT 1 NET SF OF VENTILATION PER 150 SF OF FLOOR AREA.
- IF A CLASS I VAPOR RETARDER IS INSTALLED THE RATIO MAY BE INCREASED TO 1500. 6.2. ACCESS: 7.

7.1. PROVIDE ACCESS TO THE UNDER FLOOR AREA PER THE CODE.

7.2. PROVIDE 18" MIN. CLEARANCE FROM SOIL TO UNDERSIDE OF ANY UNTREATED WOOD MEMBER 7.3. PROVIDE 12" MIN. CLEARANCE FROM SOIL TO UNDERSIDE OF ALL BUILDING MEMBERS.

SITE CONDITIONS: 8.

8.1. FOUNDATION SUBGRADE TO BE UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY PER ASTM D-698; ASPHALT OVER COMPACTED, ROADMIX GRAVEL BASE: OR CONCRETE

8.2. ALL WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CONSTRUCTION, ENVIRONMENTAL AND SAFETY STANDARDS.

ENGINEERING, BRIGGS

Buildings Modular ೦ಶ Φ Mobil

ARD MOBILE OFFICE PIER FOUNDATION AND NOTES OFFICE MULTI STANDARD MOBIL

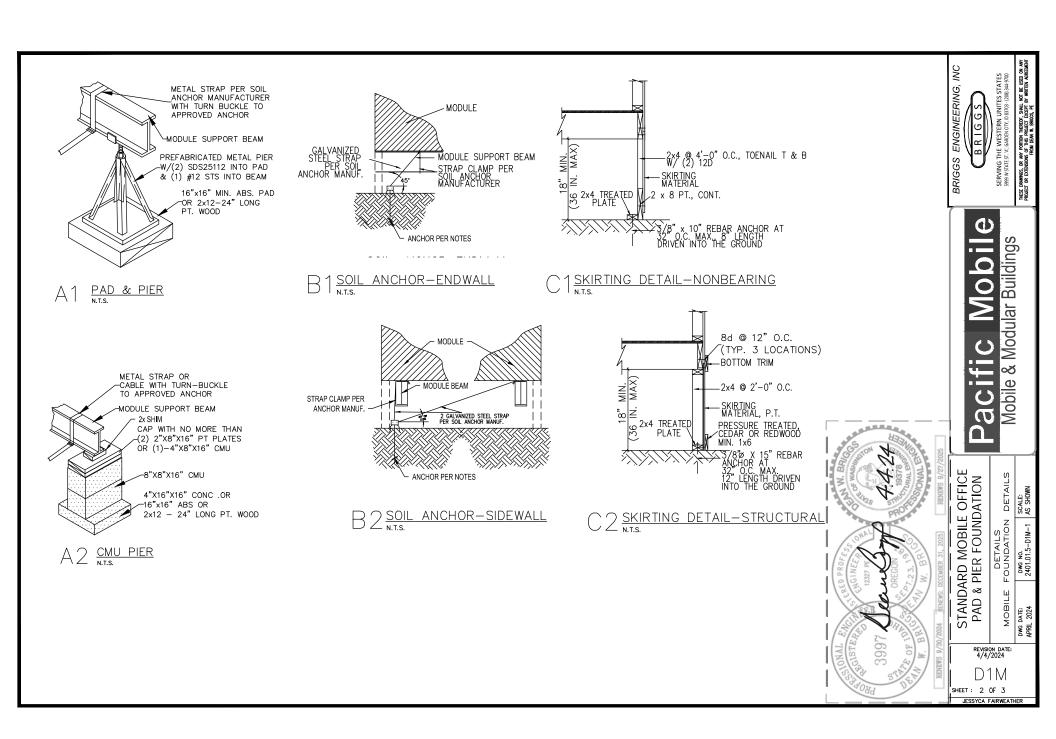
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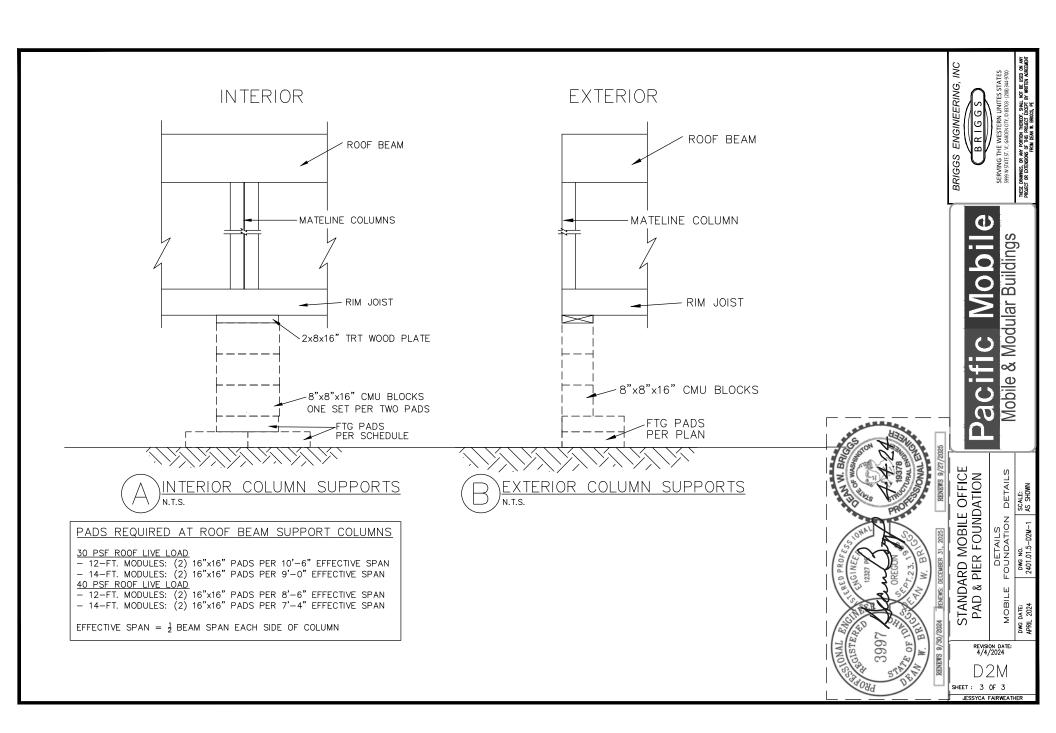
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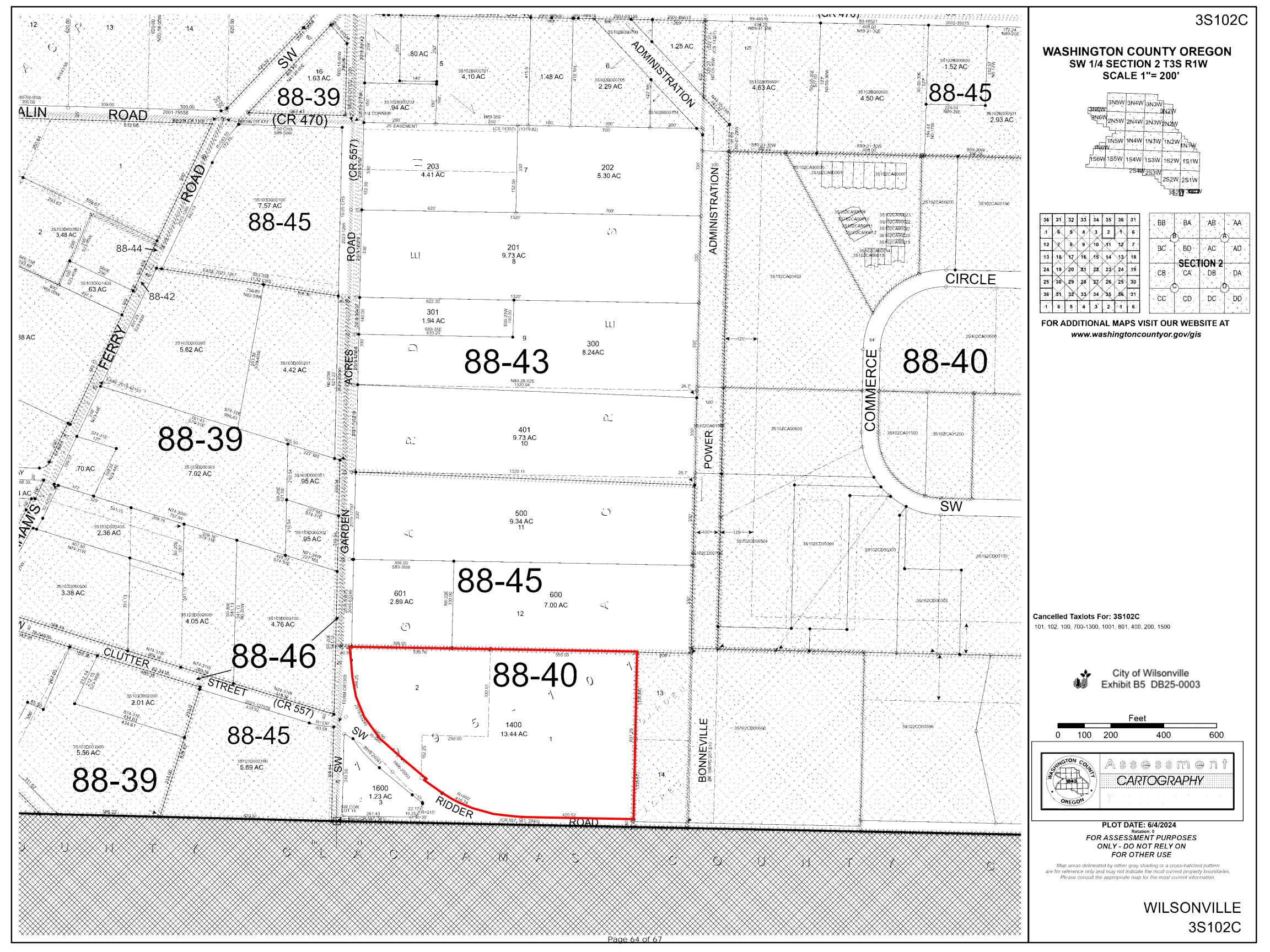
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PARTITION PLAT Partition Plat No. 1995-101 Prepared by: DEHAAS & ASSOC, INC. SUITE 300 - A.G.C. CENTER A Replat in a portion of Lots 13 and 14, Garden Recorded as Document No. 95065676 9450 S.W. COMMERCE CIRCLE Acres, Page 37, Book 4 in the Southwest One-WILSONVILLE, OREGON 97070 quarter of Section 2, Township 3 South, Range 1 PHONE: (503) 682-2450 Sheet 1 of 2 West, Willamette Meridian, City of Wilsonville, FAX: 682-4018 N41°11'19"E Washington County, Oregon. 10.00' Prepared for: May 5, 1995 WILLAMETTE RESOURCES, INC. 1/4 Corner 2215 NORTH FRONT STREET 10' Public Utility Easement: WOODBURN, OREGON 97071 Found 2 inch iron pipe, 9 inches deep, 8" inches PHONE: (503) 222-6565 West of centerline stripe S28'27'23"E 10.00' LEGEND Found 5/8" Iron Rod, No Cap DETAIL A S 89"41' W. 0.07' Found 5/8" iron rod unless otherwise noted. Set 5/8" x 30" iron rod with a yellow plastic cap marked: "DEHAAS & ASSOC., INC." Set on May 5, 1995. CURVE TABLE 20'-Detail A Chord Chord Bearing C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 660.00 280.91 278.79 S5425'37"E Computed Position - Not Monumented 1212'00 660.00 140.53 140.27 548'20'02"E 88.82 829'21" 600.00 546'28'43"E Centerline 394744" 600.00 416.74 403.41 Found 5/8" Iron Rod No Cap, S 13"04" W, 0.25° 570'37'15"E Found 5/8" Iron Rod, No Cap N89'28'53"E 221327 600.00 232.73 231.27 553'20'45"E S 89°03' W, 0.11' 44.22 34.22 254.92 842716 40.32 32.40 Right of way 5121224 30.00 630.00 S56"47"56" 2311'01' 253.18 553'49'32"E Property line 22.16 366.30 55414" 22.17 527'04'07 *33748′33*″ 630.00 371.75 S59"08"18"E Public Land Survey Corner 63439 *600.00* 68.88 68.84 54531'21"E 12'43'55" 1243'55" Survey Number GARDEN ACRES Record Data DETAIL B Book 4, Page 37, Plat Records County Road Scale: 1"=100" N89°28°40"E 1094.76° 539.76 555.00 HNITIAL POINT -Portland General Electric Found 3 1/2 inch Aluminum disk, on a 2 inch iron pipe, Company Easement. State of Oregon Book 356, Page 187 projecting 2 1/2 inches. County of Washington I do hereby certify that this tracing is a copy certified to me by the Surveyor of this Partition Plat, to be a true and exact copy of the original and that was recorded on the 15 day of September 1995 at 10:50 O'Clock A M and recorded in the County Clerk Records. Parcel 2 Parcel 1 Detail B 4.32 Acres 9.38 Acres Found 1/2" iron rod in an Lot 13 S89°28'53"W unmarked monument case, 0.22' S 89'41'18" W 250.00' Lot 14 of Section Line. Held as Expires 12/31/95 187. B. centerline of SW Clutter Found 3 1/2 inch Aluminum 189, 647 REGISTERED Street. 10' Public Utility Easement: disk, on a 2 inch iron pipe, **PROFESSIONAL** projecting 2 1/2 inches. Book Page LAND SURVEYOR Tract A 1.09 Acres Malela M. Clark New alignment of S. W. Kidder Road and Found 2" Brass Disk in an Roadway Dedication OREGON un-marked moument case. JULY 12, 1963 Parcel 3 MALCOLM N. CLARK USBT Book 3, Page 131, 1.37 Acres Also being Washingtion County 601 Geodetic Monument No. 303 of Survey GC-14 416.74. Found 1/2" iron pipe, N 85°28' E, 0.15' (N 77°49' E, 0.18' - 5 89° 28° 53° Wi --OCS Datum NAD (1991) N: 615,325.3285 E: 7,617,231.5896 I hereby certify that this tracing is a true and exact copy of the original Partition Plat. 19.25 International Feet. ____ 261.43' --Maleka M. Clarke Found a 4" Aluminum Disk, 7/17/95 WASHINGTON COUNTY CR#561 577.97 THE STATE AND STATE SHAPE SHAP 7" deep in a Clackamas CLACKAMAS COUNTY CR#779 589°28'53"W 1100.01' ---Malcolm N. Clark P.L.S. 601 County monument case. USBT Book 10, Page 204 SW. RIDDEK ROAD 1/4 Corner SECTION CORNER (Clackamas County) S89'28'53"W 2640.78' (N89°28'53"E 2640.78') Job No. 91.118.600 Bearing Base S.N. 24461



July 15, 2025

Planning Division Community Development Division City of Wilsonville Attn: Georgia McAlister 29799 SW Town Center Loop Drive E Wilsonville, OR 97070

RE: Completeness Review Letter for a Type III Final Site Modification and Site Design Review for the Modular Office Building at Republic Services.

Dear Georgia,

This letter is intended to address the Notice of Incomplete Application dated June 12, 2025 for Planning Case File No. DB25-0003. Please find responses to specific completeness items below.

1. Narrative lacks information addressing how pedestrian access and connectivity standards included in Section 4.154(.01)B.1-6 will be met. Site plans indicate pedestrian access is provided to the modular office unit via a concrete sidewalk, However aerial images show pedestrian access is paved with asphalt. If a new concrete pedestrian access is proposed, indicate the proposed changes within the narrative. If the pedestrian access will remain, asphalt indicate how compliance with Section 4.154(.01)B.1-6 will be met.

RESPONSE: Pedestrian access is provided via painted asphalt instead of the concrete sidewalk around the building as previously shown. The updated plan set is included with this submittal. The narrative and plan set have been updated as described and are included with this submittal.

- 2. Insufficient detail in submitted plans and drawings. While some information is provided, the following is specific information still missing:
- Site plans do not include landscape area calculations as part of the land area use tabulation. Update site plans to include landscape area to demonstrate compliance with Section 4.035(.04)S.6.g.

RESPONSE: The plans have been updated to include landscape areas and demonstrate compliance with Section 4.035(0.4)S.6.g.

• Modular office elevations do not indicate color and materials of the building. Update plans to include a materials board and colored elevations or photos of the unit to address Section 4.440(.01)C and Section 4.440(.01)D.

Page 1

RESPONSE: A color image of the modular building indicating the color and materials of the building is included in the updated submittal packet. The materials are also listed on sheet A-2 of the building plans provided.

O Site plans indicate pedestrian access is provided to the modular office unit via a concrete sidewalk. However, aerial images show pedestrian access is paved with asphalt. Plans need to be updated for consistency to demonstrate conformance with Section 4.154(.01)B1-6. If a new concrete pedestrian access is proposed indicate the proposed changes on the site plan.

RESPONSE: The existing site plan has been updated to reflect the current conditions of the site. Pedestrian access to the modular office and other locations on site is via the striped painting on the asphalt.

• Site plans do not include the location and number of bicycle parking spaces. Update plans to show location and number of bicycle parking spaces to demonstrate compliance with Section 4.155(.04).

RESPONSE: The site plan has been updated to show the location and number of bicycle parking spaces. The proposed bicycle parking will be located within the modular building as shown on the site plan.

 Site plans do not indicate the location of the solid waste storage area. Update site plans to include location of solid waste storage area to demonstrate compliance with Section 4.430.

RESPONSE: The site plan has been updated to show the location of the solid waste storage area.

3. To demonstrate the modular building can continue to be used as a permanent structure the applicant needs to provide plans or a statement describing how the Modular Office Units will meet Building Code requirements for a permanent structure.

RESPONSE: The building and foundation plans for the modular building are included in the submittal. The original structure was approved by the State Department of Labor and Industries, based on the Rules and Regulations of factory-built housing. The applicant has provided images of the building indicating that the modular office units meet the building code requirements, and showing the Modular building seals remain attached to the structure.

I trust that with this information, the application can be accepted as complete for review.

Sincerely,

Pioneer Design Group, Inc.

Wayne Hayson Planning Manager

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