



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 in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:

Name: Jason Jordan, GM
 Company: Republic Services
 Mailing Address: 10925 SW Ridder Road
 City, State, Zip: Wilsonville, OR 97070
 Phone: 503-570-0626, Ext 228 Fax: _____
 E-mail: JJordan4@republicservices.com

Authorized Representative:

Name: Ben Altman
 Company: Pioneer Design Group
 Mailing Address: 9020 SW Washington Sq. Rd. #170
 City, State, Zip: Portland, OR 97223
 Phone: 971-708-6258 Fax: _____
 E-mail: baltman@pd-grp.com

Property Owner:

Name: WRI/ Republic Services, Same as Applicant
 Company: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone: _____ Fax: _____
 E-mail: _____

Property Owner's Signature:

(Signature)
 Printed Name: Jason Jordan Date: 3.3.20
Applicant's Signature: (If different from Property Owner)

 Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: 10925 SW Ridder Road Suite/Unit _____
 Project Location: NE quadrant Ridder/Garden Acres Road
 Tax Map #(s): T3S R1W 2C Tax Lot #(s): 1400 County: Washington Clackamas

Request:

Request for New Five-Year Temporary Use Permit, Modular Offices

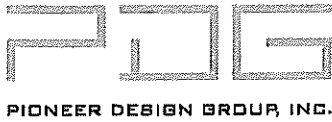
Project Type: Class I **Class II** **Class III**

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input checked="" type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Permit (B or C) | <input checked="" type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (describe) _____ |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |





CIVIL LAND USE PLANNING SURVEY
P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

March 11, 2020

Development Review Board
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: Republic Services – Request for New Five-Year Temporary Use Permit, Modular Office, (DB16-0012), with Updated 2020 Stage I Master Plan.

Pioneer Project No.: 999-158.B

Dear Chair and Board Members:

On behalf of Republic Services, this letter requests a new Five-Year Temporary Use Permit for the Modular Offices. The modular offices are located west of the Maintenance Shop.

The prior temporary use permit was approved in May 2016 (DB16-0012). Per DRB Resolution 350, an extension was approved April 10, 2018, which expires April 25, 2020.

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

In accordance with AR-16-0098, the temporary offices were relocated from south side of the 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.

The new structure meets current employee space needs. The new location continues to function very well. This new location offers better orientation and more efficient coordination of the operations, drivers and maintenance shop functions.

Section 4.163 provides for extension of a Temporary use Permit, as follows:

Section 4.163. General Regulations - Temporary Structures and Uses.

- (.01) *The Development Review Board after hearing as set forth in Section 4.012, may permit the temporary use of a structure or premises in any zone for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five (5) year period, subject to a showing of good cause and such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a permanent situation.*

(.02) Applications for Temporary Use Permits shall provide:

A. A clear description of the proposed temporary structure/use and the reasons why a temporary structure/use is necessary at this location for the requested time period.

B. A statement of the expected duration of the temporary use/structure, together with documentation supporting the proposed date for termination of the temporary use/structure

C. A site plan showing the location of the proposed use/structure, access, associated parking, pedestrian connections to the greater site if appropriate, lighting, signage and landscaping.

D. A plan for removal of the temporary use/structure and restoration of the site to pre TUP conditions or development of the site for approved permanent structures/uses.

RESPONSE: The description for the modular offices was originally provided for the May 2016 (DB16-0012) approval.

This request includes the description of the expected duration for the temporary use, which is 5-years and includes site plan details showing the location of the existing modular offices, access, associated parking, pedestrian connections.

Plans for removal of the temporary use/structure and restoration of the site to pre-TUP conditions will be provided at the time the application is submitted for the planned permanent offices.

(.03) Factors and considerations for "good cause" include, but are not limited to:

A. Availability of appropriately zoned land for the proposed use in the city.

B. Availability of and need for the subject property for allowed uses.

C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.

D. Due diligence of the applicant to site the use on appropriately zoned land,

E. Circumstances of the applicant bearing on the need for the temporary use permit.

Response: Availability of appropriately zoned land: Republic Services has vacant land, appropriately zoned PDI, to accommodate planned permanent operations offices, as shown on the Master Plan. However, there is currently not adequate corporate funding available to construct the offices.

Back in 2017 Republic Services (Corporate) experienced significant unanticipated costs related to various national disaster recovery events. These un-budgeted expenses, forced significant company-wide budget adjustments, including delaying many capital expansions plans for many facilities, including Wilsonville. While the Company has

made progress towards resuming planned projects, the Wilsonville facility remains low on the Company's priority list.

In addition to other Corporate priorities, over the past two years, the Wilsonville Facility has had to replace a significant amount of the major processing equipment used within the Material Recovery Facility (MRF). This equipment outlay has consumed the majority of the Corporate capital funds allocated to the Wilsonville facility.

Further, there is now a need to complete acquisition of additional CNG route trucks, and complete the planned additional fueling stations, previously identified as Phase 5 on the Master Plan. This action will be the subject of a future land use application.

Consequently, construction of the planned permanent Operations Offices, per the Stage I Master Plan, have been further delayed for, at least another 3-5 years. We have updated the Master Plan based on currently local priorities, see attached.

However, the need for the additional space provided by the modular offices for the operations staff has not changed. These temporary offices are essential to maintain current operations and operational efficiencies, and the current location is functioning well.

Never-the-less, construction of the permanent offices, together with added employee parking, and drop box storage remains a high priority for enhanced operations at the Wilsonville facility. It is the applicant's intent to continue to pursue the necessary corporate funding as soon as possible.

Availability of and need for the subject property for allowed uses: The applicant has an approved Master Plan, which outlines planned full-development of the company's entire ownership, including Tax Lots 600 and 1400. The last Master Plan was dated October 2016.

Included with this application is a proposed Updated 2020 Master Plan, which reflects Republic's local operational priorities.

Market conditions, construction costs and other obstructions: While Republic Services has an adopted Master Plan, there are constant market changes in waste management and recycling, as well as changes in government regulations, that periodically affect operations. Some of these factors affect the company's priorities, requiring adjustments to the order in which planned site improvements are completed, beyond the issue of corporate funding.

Due diligence of the applicant to site the use: As noted, Republic Services has prepared a Site Development Master Plan. The Master Plan has been implemented over time, but has also necessarily been modified from time to time to adjust to changing circumstances.

Circumstances of the applicant bearing on the need for the temporary use permit: The cumulative responses to the above criteria (.03) A-D summarize the fluid circumstances Republic faces, which have forced delay for construction of the permanent operations offices.

2020 Update to 2016 Stage I Master Plan, including Annexation

(.07) Preliminary Approval (Stage One):

- 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.*

RESPONSE: The applicant has a current approved Stage I Master Plan, date October 2016. However, with changing priorities, Republic is requesting approval of an Updated 2020 Master Plan.

This application is made by the owner of the property, and has been filed on forms provided by the City.

The applicant's Professional Design Team is led by Ben Altman, Pioneer Design Group. Pioneer Design Group provides Planning, Civil Engineering, Surveying, and Landscape Architecture services. Additional consulting firms are periodically added to the team and projects require.

The Republic Services Master Plan does not identify any mixed-uses.

- 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 (2) years of receiving Stage I approval, and to commence construction within two (2) 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 October 2016. Some waivers were previously addressed, such as modified perimeter screening along the public rights-of-way. However, the current and pending plans do not anticipate the need for waivers.

This application includes phasing updates to the Master Plan to reflect Republic Services current local Site Improvement Priorities, as summarized below.

The 2016 Master Plan reflected the following site details:

1. The Maintenance Shop;
2. The CNG conversion, including equipment and truck fuel stations;
3. The approved SORT Bioenergy, organic waste recovery (DB2016-0004, DB16-0005 & 0006), which failed to receive Metro Franchise approval;
4. The long-term permanent Operations Office, with associated parking, together with the interim Temporary Offices, west of the Maintenance Shop and Container Storage Area.

Based on current operational priorities, we are updating the Master Plan as follows:

The SORT facility, which the City approved as Phase 3, unfortunately failed to receive the required Metro Franchise, so that project has been dropped. However, Republic is retaining the SORT De-packaging Building as a Master Plan placeholder. Republic anticipates they will need for some similar facility in the near future for processing food waste. However, this facility is now listed as Phase 6.

With this application, the Master Plan is being revised to show the proposed covered tire storage area.

The updated Master Plan also reflects the Coffee Creek infrastructure improvements for Ridder and Garden Acres Roads. These street improvements are now under construction

as a City CIP project. Republic Services coordinated funding with the City relative to these improvements through their Development Agreement.

With the Garden Acres & Ridder Roads re-alignment a third access is shown on the Master Plan for access to the north annexed property (Tax Lot 600) from Garden Acres Road. The future access is located at the north end of the property, based on the approved SORT Development Plans.

The timing for phasing of anticipated site improvements continues to be somewhat of a guessing game, and, of course subject to corporate budget approval. The 2020 Master Plan update is based on Republic's (locally preferred) schedule, based on operational priorities.

The following summarizes the scope of planned future development, with the (locally preferred) phasing priorities and approximate timelines:

- Phase 2 - (2018-2020) Coordinated funding the City urban renewal schedule for improvements to Ridder and Garden Acres Roads. This work is now under construction by the City.
- Phase 3 Phase 3 was previously anticipated to be the SORT facility. The SORT facility was approved by the City, but failed to secure the required Metro Franchise. Therefore, SORT will not be built.

However, Republic is retaining the SORT De-packaging Building as a Master Plan placeholder. Republic anticipates they will need for some similar facility in the near future for processing food waste. However, given other priorities, this food waste facility is now listed as Phase 6.

New Phase 3 - (2021-22) Republic's current high priority is to complete the conversion of the truck fleet to CNG, adding 30 additional fueling stations.

However, in order to accommodate the needed expansion of the fueling stations it is necessary to provide a new space for interim storage of containers. The containers are currently being stored along the south edge of the truck parking area.

For an interim location, we are proposing to pave a portion of the former SORT site for container storage. This project would involve approximately 19,400 square feet of new paving, with storm drainage directed to the south to the existing on-site system.

- Phase 4 - (2021) As noted in Phase 3, Republic is now prioritizing full buildout of the truck fueling is designed for 60 stations. There are 30 existing stations, with the additional 30 stations previously scheduled as Phase 6.

However, current operational priorities have moved the fueling stations to the top of the list, rescheduled to Phase 4. As noted, in conjunction with the fueling stations, the new Phase 3 (interim container storage) is necessary to provide a new paved area for interim container storage, which frees-up the space for the first set of additional fueling stations.

This new Phase 4 is scheduled for a two-year buildout. Initially (2021) 16 fueling stations will be added along the south edge of the truck parking area west of the Shop. The final 14 fueling stations will be added along the north edge of the truck parking area, anticipated for installation in 2022.

Related to the fueling stations, the paved parking area will be expanded to the new west property line. Installing the fueling station will include approximately 10,600 square feet of new paving, southeast and northeast of the CNG facility.

- Phase 5 – (2023) Republic anticipates adding employee parking and container storage to the north on Tax Lot 601 (annexed area).

Phase 5 - (2025) Construction of the 3,960+/- square foot Operations Offices. As noted, the permanent office building is proposed to be moved to the north edge of the existing paved area, and will include employee parking and container storage area on the annexed property to the north.

- Phase 6 - (2026 >) Republic anticipates developing the former SORT area for food waste processing. However, no specific plans have been developed to date.
- Phase 7 – (TBD) At some time in the future, WRI anticipates a need to expand the MRF to the north, or add an advanced material recovery facility (AMR) in this area of Tax Lot 600. But no specific timeline is set for this addition at this time. There is also a possibility for adding additional truck wash bays associated with the Maintenance Shop, or the expansion of the MRF.

The 2016 Master Plan anticipated the operations office to be constructed in 2018. However, Corporate funding has yet to be approved. Republic has submitted for an extension of the Temporary Use Permit for the modular offices.

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.

Therefore, Republic Services, Wilsonville, is hereby requesting a Five-year Temporary Use Permit; together with an Updated 2020 Master Plan.

Sincerely,
Pioneer Design Group, Inc.

Ben Altman
Senior Planner/Project Manager

Attachments: Prior Decisions: DB16-0012 AR16-098, and DB18-0022
Stage I Master Plan October 2016; and
Update March 2020 Plan



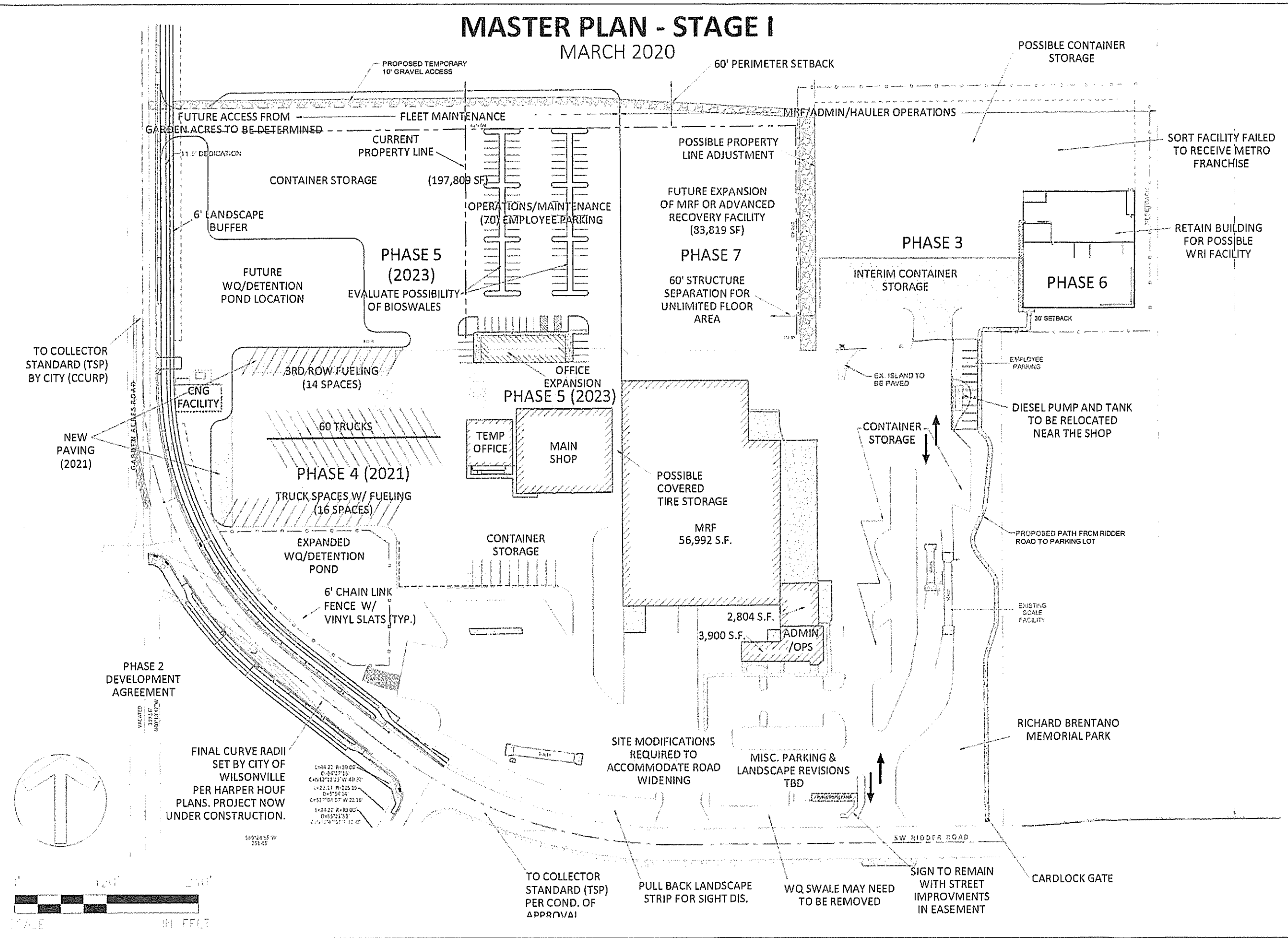
REPUBLIC
SERVICES
OPERATIONS

WE HAVE WORKED
63
Days
Without An Accident

DO NOT
ENTER

MASTER PLAN - STAGE I

MARCH 2020



PIONEER DESIGN GROUP
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 PORTLAND, OREGON | HONOLULU, HAWAII
 WWW.PD-GRP.COM

Designed by	BA	Date	03/2020
Drawn by	TCC	Date	03/2020
Reviewed by	BA	Date	03/2020
Project No.	999-158b	REF.	
Horiz. Scale: 1"=120'		Vert. Scale:	

999158b_MSTR_032020

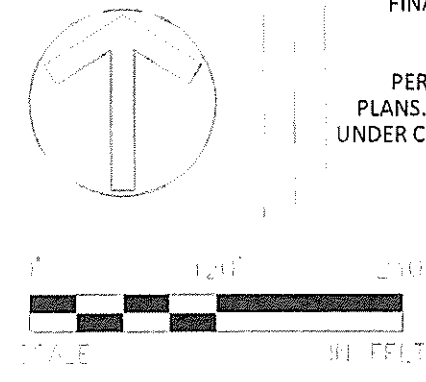
Project
REPUBLIC SERVICES

No.
999-158b

Type
PLANNING

Sheet
1 of **1**

B:\Land Projects 2004\999-158.bldwg\Engineering\999158b_MSTR_032020.dwg 3/10/2020 12:31:30 PM



FINAL CURVE RADII SET BY CITY OF WILSONVILLE PER HARPER HOUF PLANS. PROJECT NOW UNDER CONSTRUCTION.

- L=44.22' R=30.00'
- C=80.17' 16'
- C=119.12' 23' W 40.92'
- L=22.37' R=215.35'
- C=55.54' 14'
- C=53.77' 04' 07" W 22.36'
- L=88.22' R=32.00'
- C=103.21' 33'
- C=119.12' 23' 32.40'

899248.55 W
201.45'

TO COLLECTOR STANDARD (TSP) PER COND. OF APPROVAL

PULL BACK LANDSCAPE STRIP FOR SIGHT DIS.

WQ SWALE MAY NEED TO BE REMOVED

SIGN TO REMAIN WITH STREET IMPROVEMENTS IN EASEMENT

CARDLOCK GATE

RICHARD BRENTANO MEMORIAL PARK

EXISTING SCALE FACILITY

PROPOSED PATH FROM RIDDER ROAD TO PARKING LOT

DIESEL PUMP AND TANK TO BE RELOCATED NEAR THE SHOP

EMPLOYEE PARKING

30' SETBACK

RETAIN BUILDING FOR POSSIBLE WRI FACILITY

SORT FACILITY FAILED TO RECEIVE METRO FRANCHISE

POSSIBLE CONTAINER STORAGE

60' PERIMETER SETBACK

POSSIBLE PROPERTY LINE ADJUSTMENT

FUTURE EXPANSION OF MRF OR ADVANCED RECOVERY FACILITY (83,819 SF)

PHASE 7
60' STRUCTURE SEPARATION FOR UNLIMITED FLOOR AREA

PHASE 3
INTERIM CONTAINER STORAGE

PHASE 6

POSSIBLE COVERED TIRE STORAGE
MRF 56,992 S.F.

3,900 S.F.

2,804 S.F.

ADMIN / OPS

CONTAINER STORAGE

PHASE 5 (2023)
OFFICE EXPANSION
MAIN SHOP

TEMP OFFICE

60 TRUCKS

PHASE 4 (2021)
TRUCK SPACES W/ FUELING (16 SPACES)

EXPANDED WQ/DETENTION POND

6' CHAIN LINK FENCE W/ VINYL SLATS (TYP.)

FUTURE WQ/DETENTION POND LOCATION

PHASE 5 (2023)
EVALUATE POSSIBILITY OF BIOSWALES

6' LANDSCAPE BUFFER

CONTAINER STORAGE

CURRENT PROPERTY LINE (197,809 SF)

OPERATIONS/MAINTENANCE (70) EMPLOYEE PARKING

FLEET MAINTENANCE

FUTURE ACCESS FROM GARDEN ACRES TO BE DETERMINED

11' DEDICATION

PROPOSED TEMPORARY 10' GRAVEL ACCESS

TO COLLECTOR STANDARD (TSP) BY CITY (CCURP)

NEW PAVING (2021)

PHASE 2 DEVELOPMENT AGREEMENT

VACATED 330.54' 000.15' 2.0'

330.54' 000.15' 2.0'

000.15' 2.0'

000.15' 2.0'



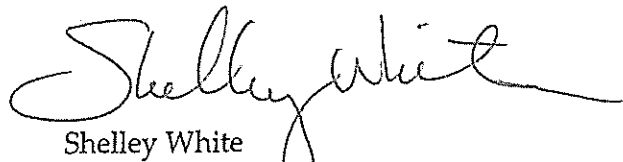
VIA: Certified Mail, Return Receipt Requested

April 10, 2018

Jason Jordan
Republic Services
10295 SW Ridder Rd
Wilsonville, OR 97070

Re: Case File DB18-0022

The Development Review Board's Decision and Resolution No. 350 are attached, granting approval on your request for a Class 3 2-year Temporary Use Permit for continued use of a modular office building adjacent to the maintenance facility at the center of the property along SW Ridder Road. Please note that your signature acknowledging receipt and acceptance of the Conditions of Approval is required to be returned to the Planning Division before the decision is effective. One copy is provided for this purpose. Please sign and return to the undersigned. Thank you.


Shelley White
Planning Administrative Assistant

CC: Ben Altman - Pioneer Design Group

April 10, 2018

DEVELOPMENT REVIEW BOARD PANEL A

NOTICE OF DECISION

Project Name: Republic Services TUP Renewal

Case File Nos.: DB18-0022 – Two (2) Year Temporary Use Permit Extension

Owner/Applicant: Jason Jordan, Republic Services

Applicant's Representative: Ben Altman, Pioneer Design Group

Property Description: Tax Lot 1400, Section 2C; T3S R1W; Washington County; Wilsonville, Oregon

Location: 10295 SW Ridder Road

On April 9, 2018, at the meeting of the Development Review Board the following action was granted on the above-referenced proposed development application:

Approved with Conditions of Approval

Any appeals by anyone who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of the Notice of Decision. *WC Sec. 4.022(.02)*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 10th day of April 2018 and is available for public inspection. This decision shall become effective on the fifteenth (15th) calendar day after the postmarked date of the written Notice of Decision, unless appealed or called up for review by the Council in accordance with this Section. *WC Sec. 4.022(.09)*.

Written decision is attached

This approval will expire on April 25, 2020.

For further information, please contact the Wilsonville Planning Division at Wilsonville City Hall, 29799 SW Town Center Loop E, Wilsonville Oregon 97070 or phone 503-682-4960.

Attachments: DRB Resolution No. 350 including adopted staff report with conditions of approval.

DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 350

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A CLASS 3 TEMPORARY USE PERMIT EXTENSION FOR UP TO 2 YEARS TO ALLOW REPUBLIC SERVICES TO CONTINUE THE USE OF A MODULAR OFFICE BUILDING ADJACENT TO THE MAINTENANCE FACILITY AT THE CENTER OF THE PROPERTY ALONG SW RIDDER ROAD. THE SITE IS LOCATED ON TAX LOT 1400, SECTION 2C, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, WASHINGTON COUNTY, OREGON. BEN ALTMAN, PIONEER DESIGN GROUP, LLC – REPRESENTATIVE FOR JASON JORDAN, REPUBLIC SERVICES – APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated April 2, 2018, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on April 9, 2018, at which time exhibits, together with findings and public testimony were entered into the public record, and

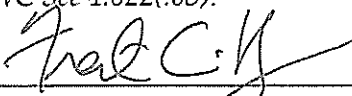
WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

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 adopt the staff report dated April 9, 2018, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB18-0022 Class 3 Temporary Use Permit extension for up to 2 years to allow Republic Services to continue the use of a modular office building.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9th day of April, 2018 and filed with the Planning Administrative Assistant on April 10, 2018. 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).


Fred Ruby, Chair Panel A
Wilsonville Development Review Board

Attest:

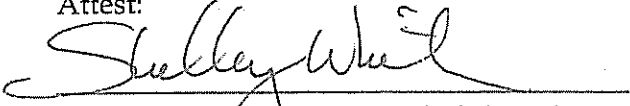

Shelley White, Planning Administrative Assistant



Exhibit A1
 Planning Division Staff Report
 Class III Temporary Use Permit Two-Year Extension – Republic Services

Development Review Board Panel 'A'
 Quasi-Judicial Public Hearing
 Adopted April 9, 2018

Hearing Date: April 9, 2018
Date of Report: April 2, 2018

Application No.: DB18-0022 Two-year Temporary Use Permit Extension

Request/Summary: The Development Review Board is being asked to review a Class 3 Temporary Use Permit Extension for Two Years.

Location: 10295 SW Ridder Road. Tax Lots 1400, Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon.

Owner: Jason Jordan, Republic Services

Applicant: Ben Altman, Pioneer Design Group

Comprehensive Plan Designation: Industrial

Zone Map Classification: PDI (Planned Development Industrial)

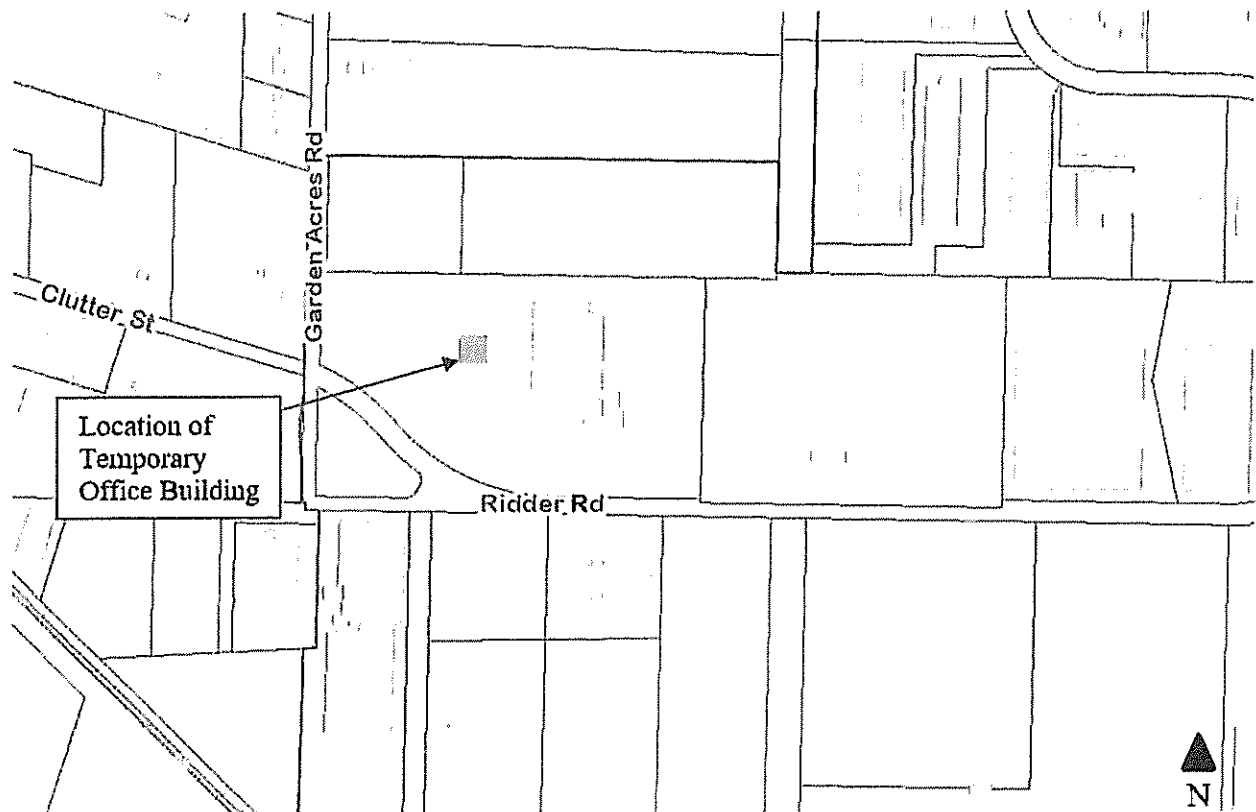
Staff Reviewer: Charles Tso, Assistant Planner

Staff Recommendation: Approve with conditions the requested Two-year Temporary Use Permit.

Applicable Review Criteria:

<u>Development Code:</u>	
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
Section 4.035	General Submission Requirements
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Sections 4.163	Temporary Structures and Uses
Sections 4.199.20 through 4.199.60	Outdoor Lighting

Vicinity Map



Background/Summary:

In May 2016, a two-year temporary use permit extension was approved by DRB (DB16-0012) for two temporary office trailers to provide needed office space until a permanent office can be constructed. In evaluating short- and long-term needs, Republic has determined that the permanent office would likely be better situated as a stand-alone building. As a result, Republic Services revised the DRB approval via a Class I Administrative Review (AR16-0098) to allow a temporary modular office unit to be located at the west side of the existing shop and remove the previous two existing temporary office units. The permit currently expires on May 28, 2018.

In 2017, Republic Services (Corporate) experienced significant unanticipated costs related to various national disaster recovery events. These un-budgeted expensive, have forced schedule shifts for planned site improvements for many facilities, including Wilsonville. Therefore, construction of the planned permanent Operations Offices, per the Stage I Master Plan, has been delayed for, at least two years. Thus, Republic Services is hereby requesting a two-year extension of the permit

Conclusion and Conditions of Approval:

Staff has 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 (DB18-0022) with the following conditions:

Planning Division Conditions:

DB18-0022 Class III Two-year Temporary Use Permit

PD 1. The Applicant/Owner of the property shall ensure that the approved temporary use is established, operated, removed and the property restored to its pre-temporary use permit state in substantial compliance with the plans approved by the Development Review Board. Minor revisions may be approved by the Planning Director under a Class I administrative review process.

Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB18-0022.

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. Application and supporting narrative, site plan, and other materials

Development Review Team Correspondence

None

Other Correspondence

None

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on February 20, 2018. On March 13, 2016, staff conducted a completeness review within the statutorily allowed 30-day review period. On March 13, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by June 20, 2018.

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDI	Vacant
East:	PF	BPA Substation
South:	PDI	Industrial
West:	FD-20	Rural

3. Previous Planning Approvals:

See Case File DB14-0032 et. seq.
DB14-0046 Original DRB Approval to establish the subject temporary use.
DB16-0012 Republic Service TUP Extension
AR16-0098 Class I Revision to Republic Service TUP

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 application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application
Section 4.009

The application has been submitted on behalf of the property owner, Republic Services. The application form is signed by Jason Jordan Republic Services.
Pre-Application Conference
Subsection 4.010 (.02)

No pre-application meeting was necessary for the application.

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 contained in this subsection.

Zoning-Generally
Section 4.110

This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

DB18-0022 Class III Temporary Use Permit Extension

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Pedestrian Access
Subsection 4.154 (.01)

- A1. A painted pedestrian pathway extends in front of the temporary office building to connect to existing pedestrian pathway system. Requirements from the Building Division has ensured ADA compliance for the pathway. In addition, the parking lot area is not being expanded; rather additional spaces have been striped within the existing parking area.

Parking and Loading
Subsection 4.155(.02) - 4.155 (.04)

- A2. For office use, the Development Code requires 2.7 spaces per 1000 square feet. At 3,600 square feet, the temporary modular office building requires 9.7 spaces rounded up to 10, which is the amount provided on site.

The applicant is not proposing changes to parking under the previous approval. All parking requirements are satisfied.

TABLE 5: PARKING STANDARDS			
USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
e. Commercial			
1. Retail store except supermarkets and stores selling bulky merchandise and grocery stores 1500 sq. ft. gross floor area or less	4.1 per 1000 sq. ft.	6.2 per 1000 sq. ft.	1 per 4000 sq. ft. Min. of 2
2. Commercial retail, 1501 sq. ft. or more	4.1 per 1000 sq. ft.	6.2 per 1000 sq. ft.	1 per 4000 sq. ft. Min. of 2
3. Service or repair shops	4.1 per 1000 sq. ft.	6.2 per 1000 sq. ft.	1 per 4000 sq. ft.
4. Retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major areas of the building	1.67 per 1000 sq. ft.	6.2 per 1000 sq. ft.	1 per 8000 sq. ft. Min. of 2
5. Office or flex space (except medical and dental)	2.7 per 1000 sq. ft.	4.1 per 1000 sq. ft.	1 per 5000 sq. ft. Min. of 2
Bank with drive-thru	4.3 per 1000 sq. ft.	6.5 per 1000 sq. ft.	

General Regulations for Temporary Structures and Uses
Subsection 4.163 (.01)

A3. The modular building does not constitute substantial structures, the permit is proposed for two years, good cause is shown as the applicant plans on constructing permanent office but have an immediate need for additional office space that precedes the ability to fund and construct additional office space. No additional renewal is requested, and the Stage I Plans show the office expansion to replace the temporary use, and funding is expected within the approved time frame preventing the temporary use from becoming permanent.

Temporary Use Permit Application Requirements
Subsection 4.163 (.02)

A4. The applicant has submitted the required information including a clear description of the planned use, a statement the duration is up to two years, a site plan (See Exhibit B1). A condition of approval will ensure restoration of the site to pre-TUP conditions.

"Just Cause Factors" for Temporary Use Permits
Subsection 4.163 (.03)

A5. The reason for the applicant's request is they plan on constructing permanent offices within the next 2 years, but have an immediate need for additional office space that precedes the ability to fund and construct additional office space.

Mixed Solid Waste and Recyclables Storage
Subsection 4.179

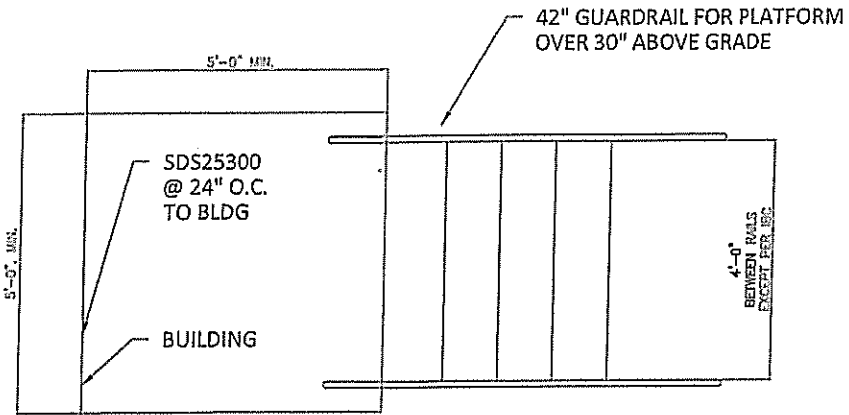
- A6. The nature of the site provides adequate facilities for disposal of solid waste and recyclables generated by the temporary office.

Outdoor Lighting
Section 4.199.20

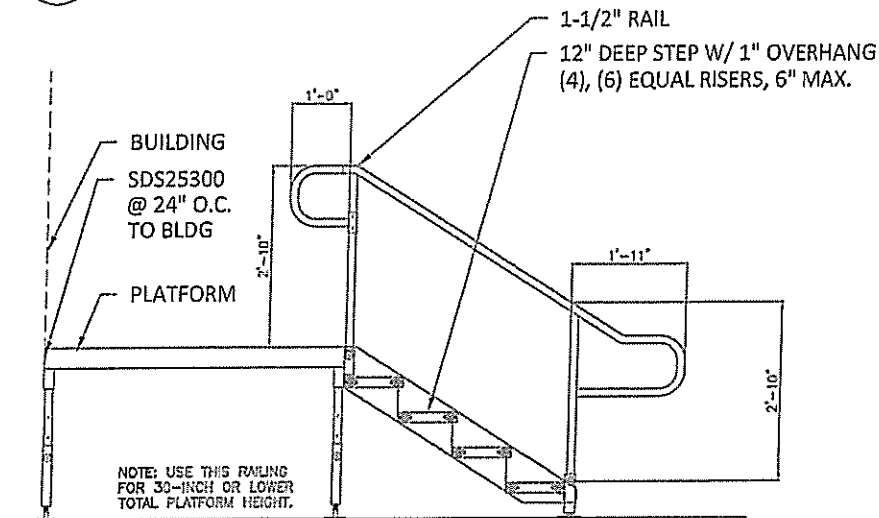
- A7. No additional outdoor lighting has been proposed. Certain pathway lighting and entry way lighting is exempt. If the applicant wishes to add anything but exempt lighting additional review by the City will be necessary.

Underground Installation of Utilities
Sections 4.300-4.320

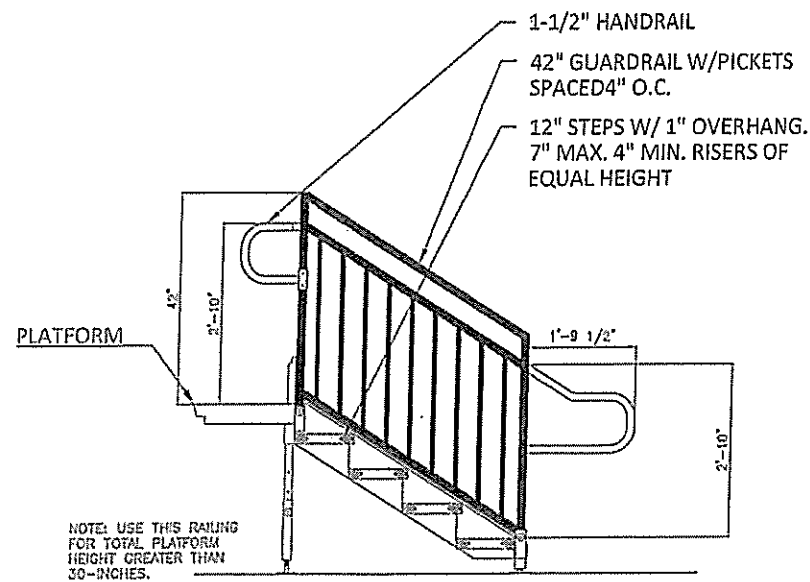
- A8. All utilities associated with the temporary use must be installed underground. No indication of overhead utilities is shown in the submitted materials.



A ADA STAIRWAY - PLAN
Scale: 1/2" = 1'-0"



B ADA STAIRWAY - PLAN & ELEVATION - 30" OR LESS
Scale: 1/2" = 1'-0"



C ADA STAIRWAY - ELEVATION - MORE THAN 30"
Scale: 1/2" = 1'-0"

DESIGN NOTES:

1. DESIGN AND CONSTRUCTION TO MEET IBC/ADA/ANSI STANDARDS
2. MATERIALS :
 - 2.1. PLATE 6061-T6, 35 KSI
 - 2.2. TUBING 6061-T6, 35 KSI
 - 2.3. RAILING 6063-T5, 16 KSI
 - 2.4. STEPS 6061-T6, 35 KSI
 - 2.5. FASTENERS ZINC PLATED
3. WELDING TO MEET REQUIREMENTS OF AMERICAN WELDING SOCIETY (AWS), AWS D.1.2M, "2014 STRUCTURAL WELDING CODE-ALUMINUM"

DESIGN LOADS:

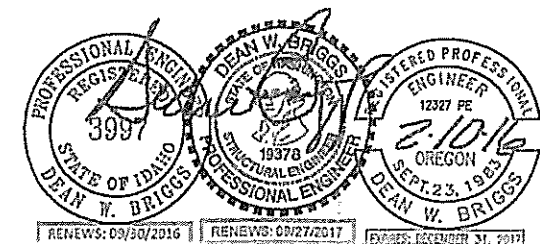
- LOADING TO MEET IBC 2012
- DEAD LOAD 10 PSF
- DECK LOADING 100 PSF
- STAIR LOADING 300# CONC.
- RAIL LOADING 50 PLF OR 200# CONC., LATERAL
- SOIL BEARING` 1,500 PSF (ASSUMED)

Pacific Mobile
Mobile & Modular Buildings

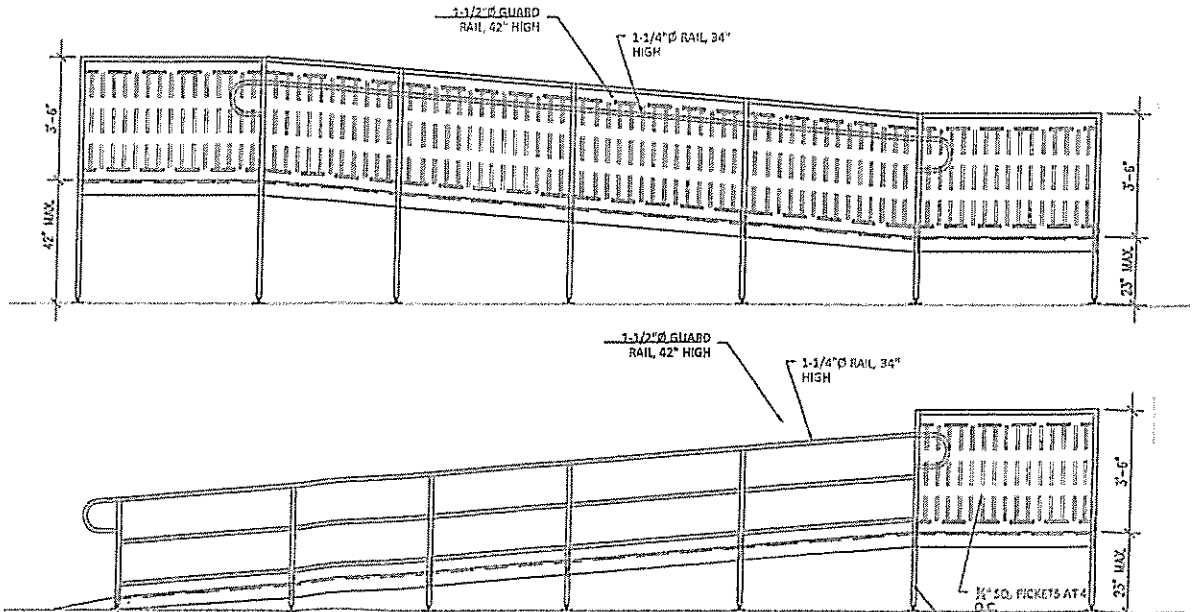
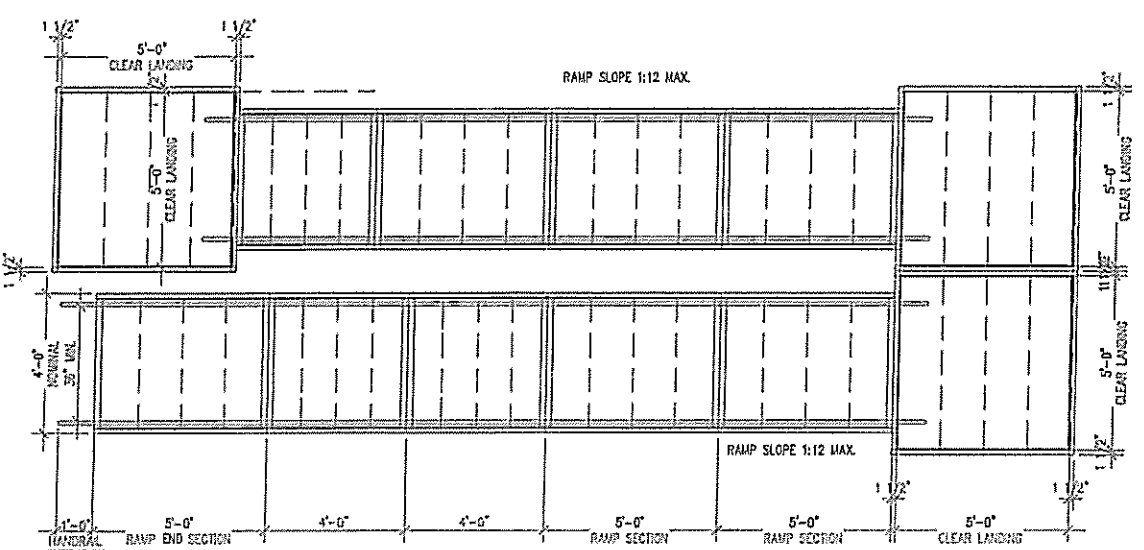
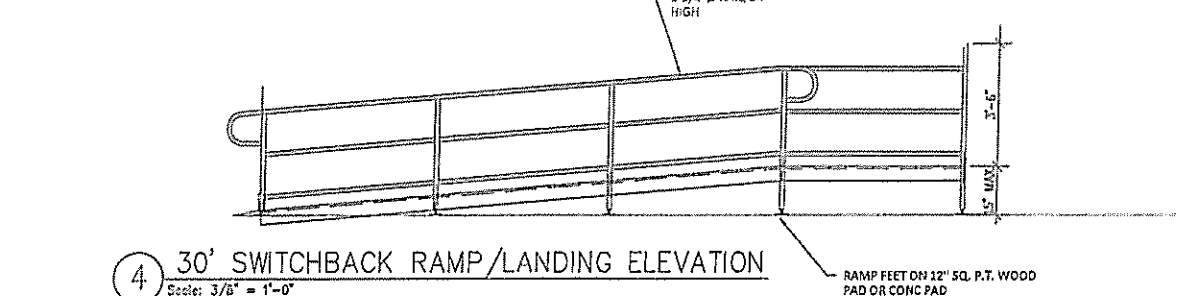
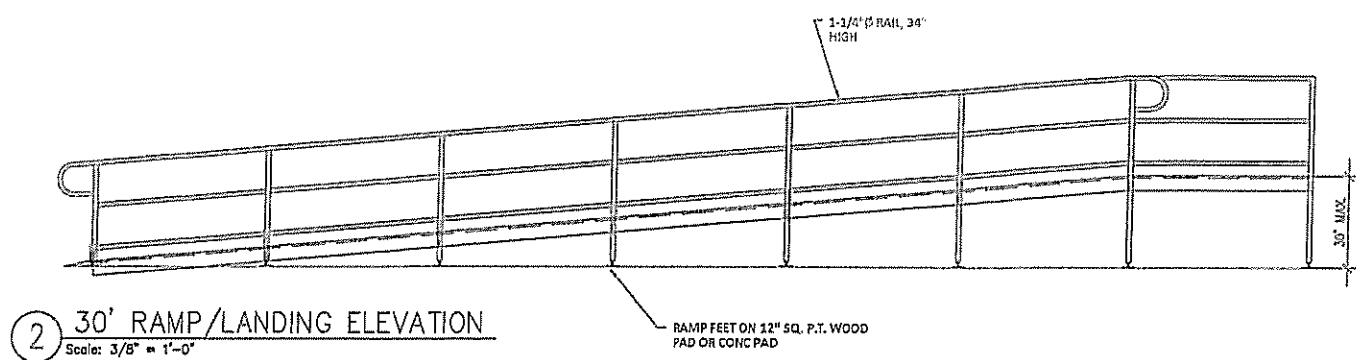
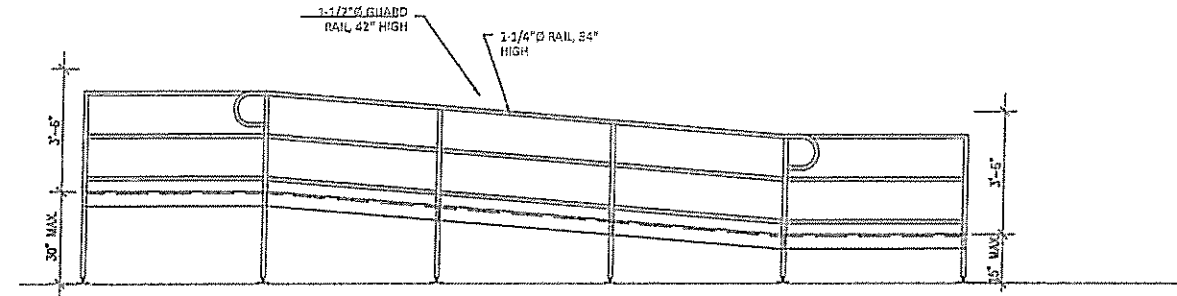
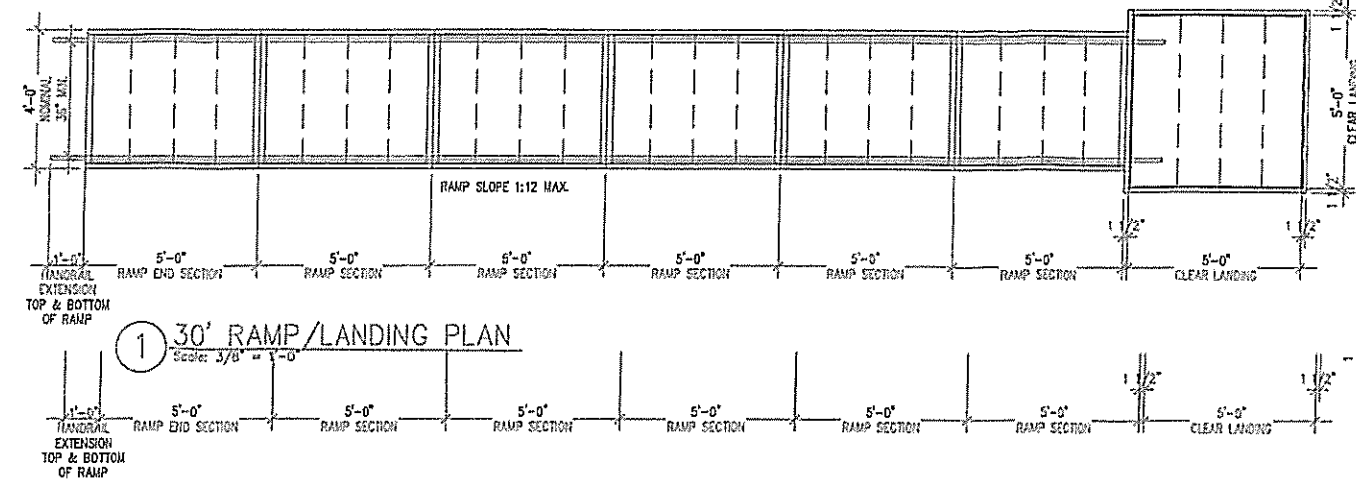
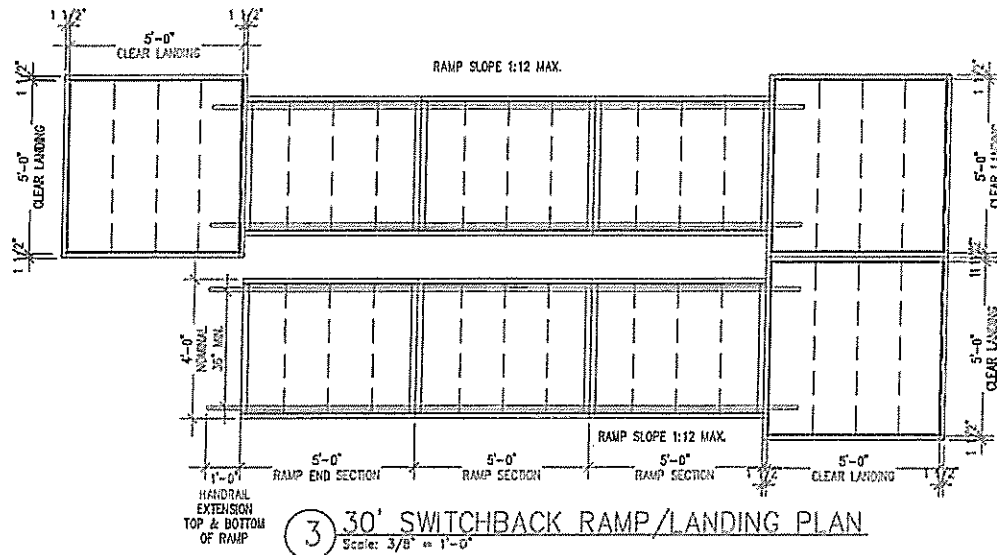
BRIGGS ENGINEERING, INC.
BRIGGS
ENGINEERS PLANNERS SURVEYORS
PO BOX 18817, GARDEN CITY, IDAHO - (208) 874-0200
PLEASE REFERENCE OUR ART NUMBER IN ALL CORRESPONDENCE. WE WILL BE GLAD TO ASSIST YOU IN ANY PROJECT OR OCCASION AT THE MOST AFFORDABLE PRICE.
FROM BRIGGS ENGINEERING, INC.

PACIFIC MOBILE STRUCTURES
STANDARD DETAIL
ADA-IBC STEPS
PLAN - ELEVATION - NOTES
DWG NO. 2016011.01-A-3
SCALE AS SHOWN

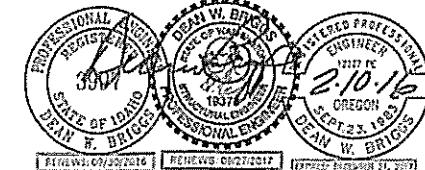
REVISION DATE: 02/10/2016
STAIRS
ADA-IBC
SHEET: 1 OF 1
SCOTT WILSON



RENEWS: 09/30/2016 | RENEWS: 09/27/2017 | EXPIRES: NOVEMBER 31, 2017



- DESIGN NOTES & DESIGN LOADING:**
- DESIGN AND CONSTRUCTION TO MEET OSHA STANDARDS & THE ALUMINUM ASSOCIATION, "ALUMINUM DESIGN MANUAL", 2015 EDITION.
 - FABRICATOR TO PROVIDE SUITABLE CALCULATIONS AND 'SHOP DRAWINGS' TO ADA/ANSI STANDARDS.
 - DESIGN LOAD CRITERIA:**
 - LOADING TO MEET IBC/ANSI
 - DEAD LOAD 10 PSF
 - DECK LOADING 100 PSF
 - STAIR LOADING 300# CONC.
 - RAIL LOADING 50 PLF OR 150# CONC., LATERAL
 - SOIL BEARING 2,000 PSF (ASSUMED)
 - MATERIALS (STEEL):**
 - PLATE A-36, Fy=36 KSI
 - TUBING A500, GRADE B, Fy=46 KSI
 - RAILING A513, Fy=35 KSI
 - ALUMINUM SHEET, 3003-H14, Fty=17 KSI, Fey=14 KSI OR 5052-H32, Fty=23KSI, Fcl=21 KSI
 - FASTENERS ZINC PLATED
 - MATERIALS (ALUMINUM):**
 - PLATE 6061-T6, 35 KSI
 - TUBING 6061-T6, 35 KSI
 - RAILING 6063-T5, 16 KSI
 - RAMP PLANKS & STEPS 6061-T6, 35 KSI
 - FASTENERS ZINC PLATED
 - STEEL WELDING TO MEET REQUIREMENTS OF AMERICAN WELDING SOCIETY (AWS), AWS D.1.1, "2010 STRUCTURAL WELDING CODE-STEEL" USING E70XX ELECTRODES
 - ALUMINUM WELDING TO MEET REQUIREMENTS OF AWS D.1.2, "2014 STRUCTURAL WELDING CODE-ALUMINUM"



Pacific Mobile
Mobile & Modular Buildings

BRIGGS ENGINEERING, INC.
BRIGGS ENGINEERS

PACIFIC MOBILE STRUCTURES
STANDARD DETAIL

ADA-IBC, METAL RAMPS-STAIRS
PLAN - ELEVATION - NOTES

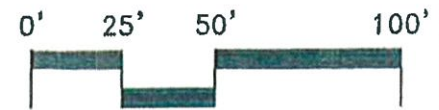
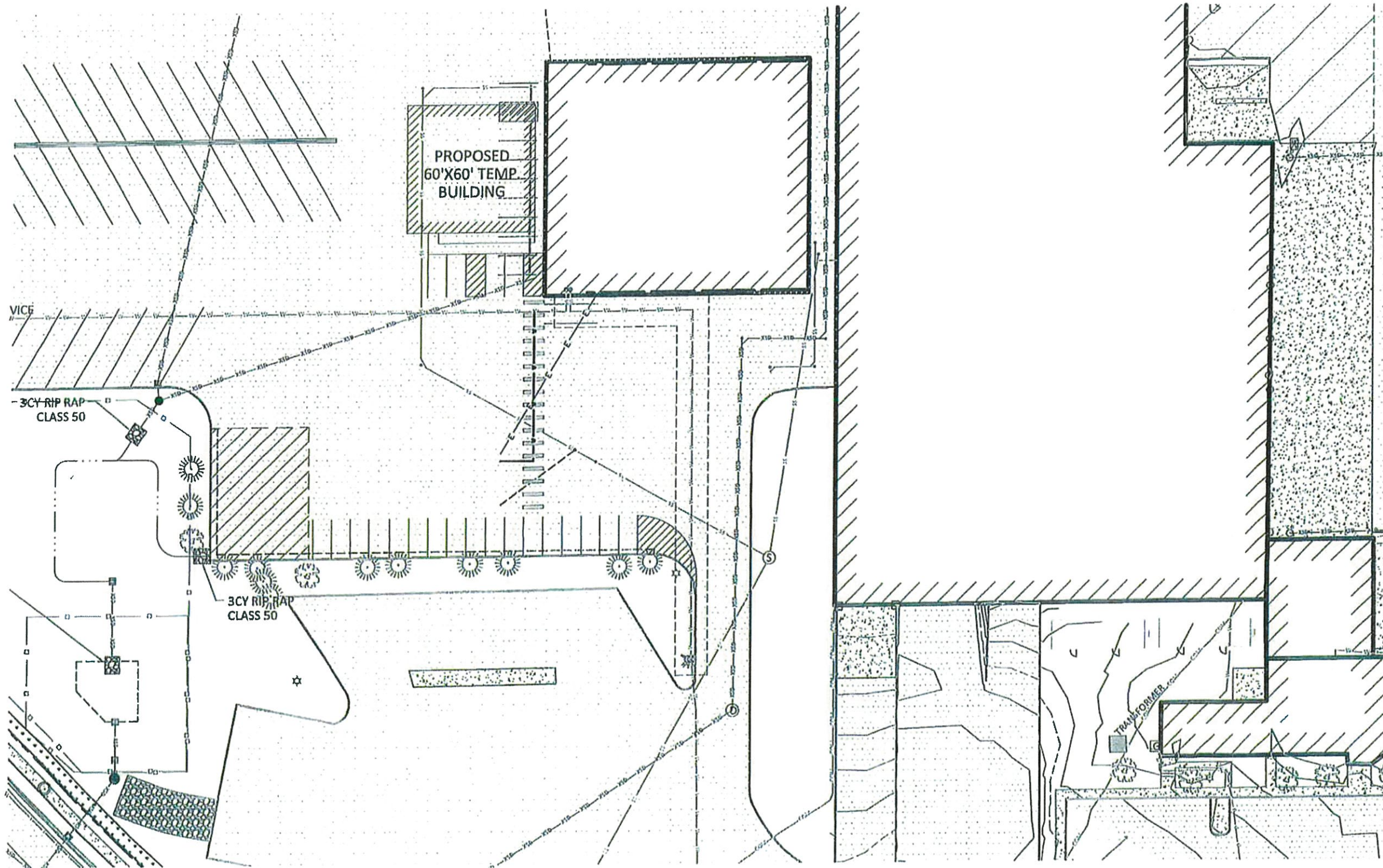
DATE: 02/10/2016
DRAWN BY: JWB/ML
CHECKED BY: JWB/ML
SCALE: AS SHOWN

REVISIONS: 02/10/2016
RAMP-STAIRS
ADA-IBC

PROFESSIONAL ENGINEER
STATE OF OREGON
DEAN W. BRIGGS
LICENSE NO. 21016
EXPIRES 02/10/2016

SITE PLAN

REPUBLIC SERVICES - TEMPORARY MODULAR OFFICES



Designed by	BA	Date	08/16
Drawn by	TCC	Date	08/16
Reviewed by	BA	Date	08/16
Project No.	999-158b	REF.	
Horiz. Scale:	1"=50'		
Vert. Scale:			

Project
REPUBLIC SERVICES

No.
999-158b

Type
PLANNING

Sheet

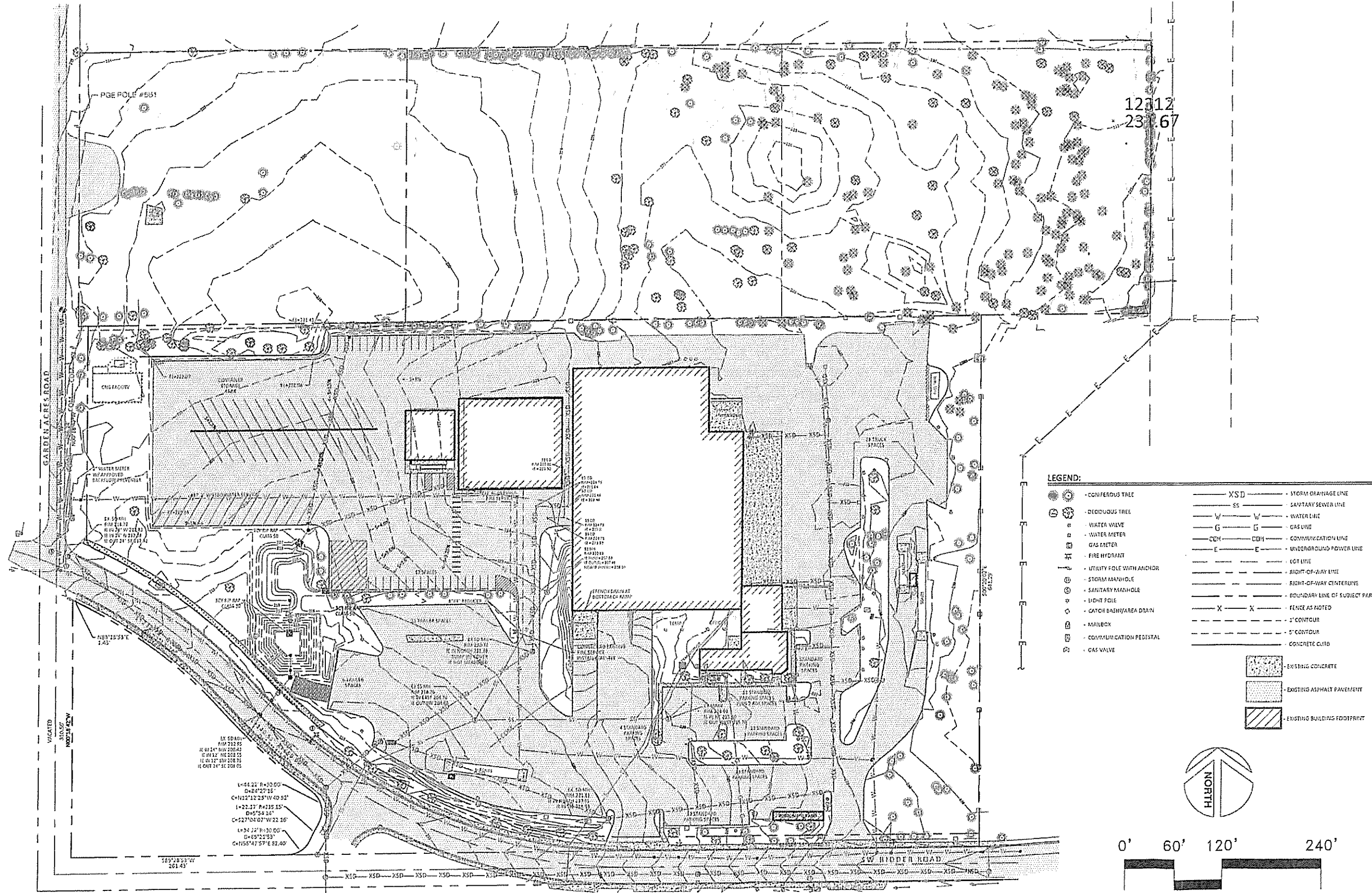
9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
p 503.643.8286
f 844.715.4743
www.pd-gdp.com

P.D.G.

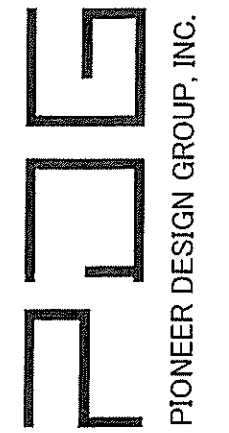
PIONEER DESIGN GROUP, INC.

EXISTING CONDITIONS

REPUBLIC SERVICES



9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 p 503.643.8286
 f 844.715.4743
 www.pd-grp.com



PIONEER DESIGN GROUP, INC.

Designed by	BA	Date	09/17
Drawn by	TCC	Date	09/17
Reviewed by	BA	Date	09/17
Project No.	999-158b	REF.	
Horiz. Scale:	1"=120'		
Vert. Scale:			

Project
 REPUBLIC SERVICES

No.
 999-158b

Type
 PLANNING

Sheet



CITY OF WILSONVILLE
Planning Division
 29799 S.W. Town Center Loop East
 Wilsonville, OR 97070
 Phone: 503.682.4960
 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

PLANNING AND SITE DEVELOPMENT PERMIT

Permit Application No. AR16-0098
 Permit Type. Planning Class I Review
 Parcel No: 3S1W02C_01400

Property Owner: <u>BY REPUBLIC SERVICES WILLAMETTE RESOURCES INC</u>	Authorized Agent: <u>REPUBLIC SERVICES</u>
Address: <u>PO BOX 29246</u> <u>PHOENIX AZ 85038-9246</u>	Address: <u>10295 SW RIDDER RD</u> <u>WILSONVILLE, OR 97070</u>
Property Address (if available): <u>10295 SW RIDDER RD WILSONVILLE OR 97070</u>	

Area of lot: 9.38 Area of existing building(s) _____

Request/Project Description: Modification of Temporary Use Permit granted in Case File DB16-0012

Class I Admin Review	<u>Y</u>
TIME EXTENSION?	<u>N</u>
Villebois Yes or No	<u>N</u>
Request for Time Ext. Class I	<u>N</u>
Final Plat Review: Partition	<u>N</u>
Final Plat Review: Subdivision	<u>N</u>
Assigned Planner	<u>Pauly, Daniel</u>
Staff Interpretation-No Notice	<u>N</u>
Property Owner Mailing Labels	<u>N</u>
Request for Special Meeting	<u>N</u>
Permit Action	<u>Approved with Conditions</u>

Fee Description	Amount
Administrative Class 1 Review	<u>190.00</u>

Assigned Planner: Pauly, Daniel

Permit Approval / Planner's Signature: Date: 11/7/16

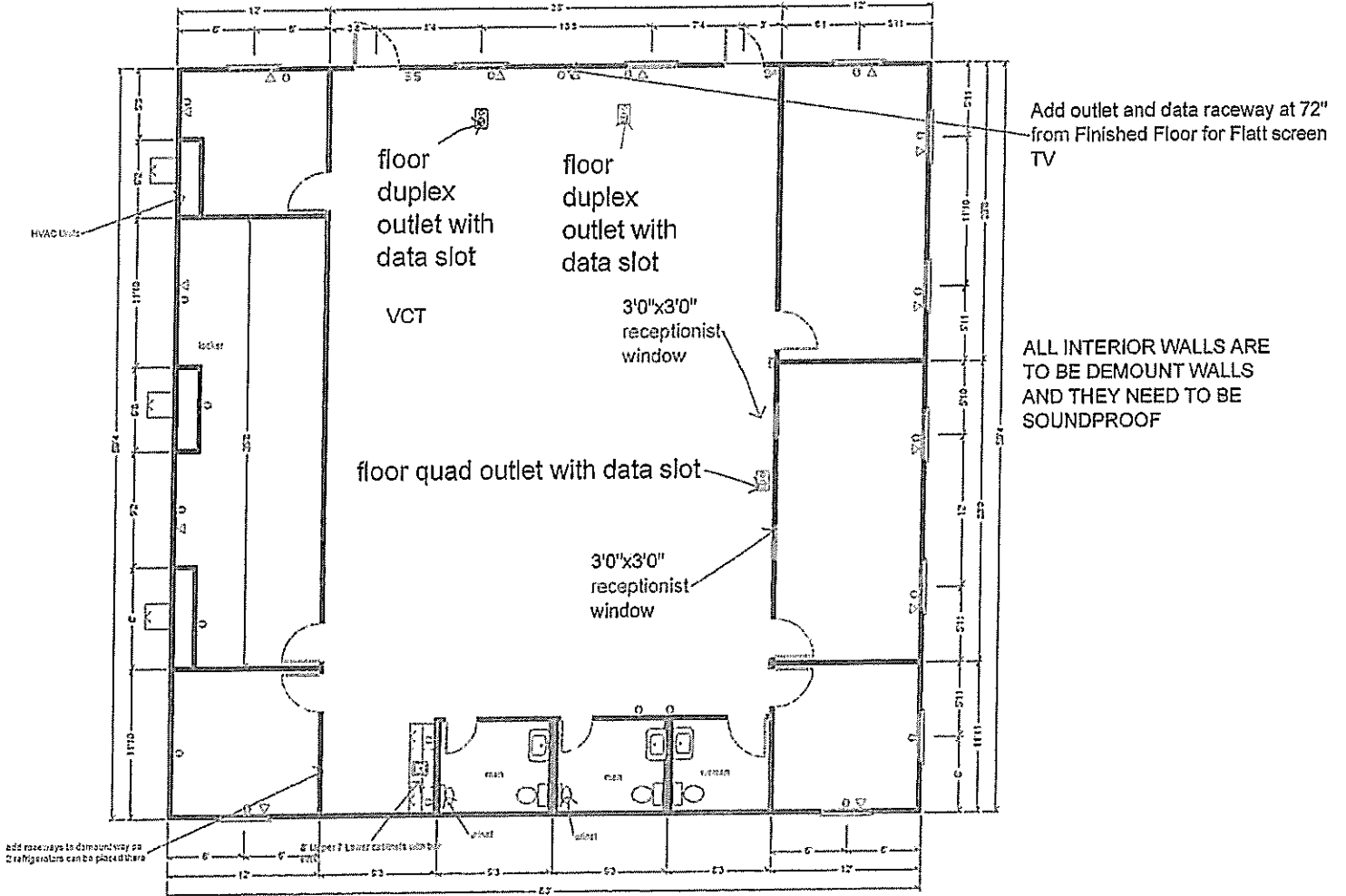
1. Approved : 2. Denied : 3. Approved with Conditions: X 4. Recommendation to Council:

CONDITIONS OF APPROVAL

1. The proposed revised temporary use shall expire the same date as approved in DB16-0012.
2. The area impacted by the temporary use shall be restored to its pre-temporary use state upon expiration or revocation of the temporary use permit.
3. Areas designated for parking for the temporary use permit (as highlighted on the approved plans) shall be kept clear for use of parking directly related to the temporary use and shall not be used for truck parking, container storage, or any similar purpose. Failure to meet this condition may result in the revocation of the temporary use permit.

Approval of this development permit, as submitted, is based on information submitted by the applicant as outlined. Any change of plans or incorrect information submitted may result in revocation of permit. This decision may be appealed in accordance with the provisions of the Wilsonville Development Code and ORS 227.180.

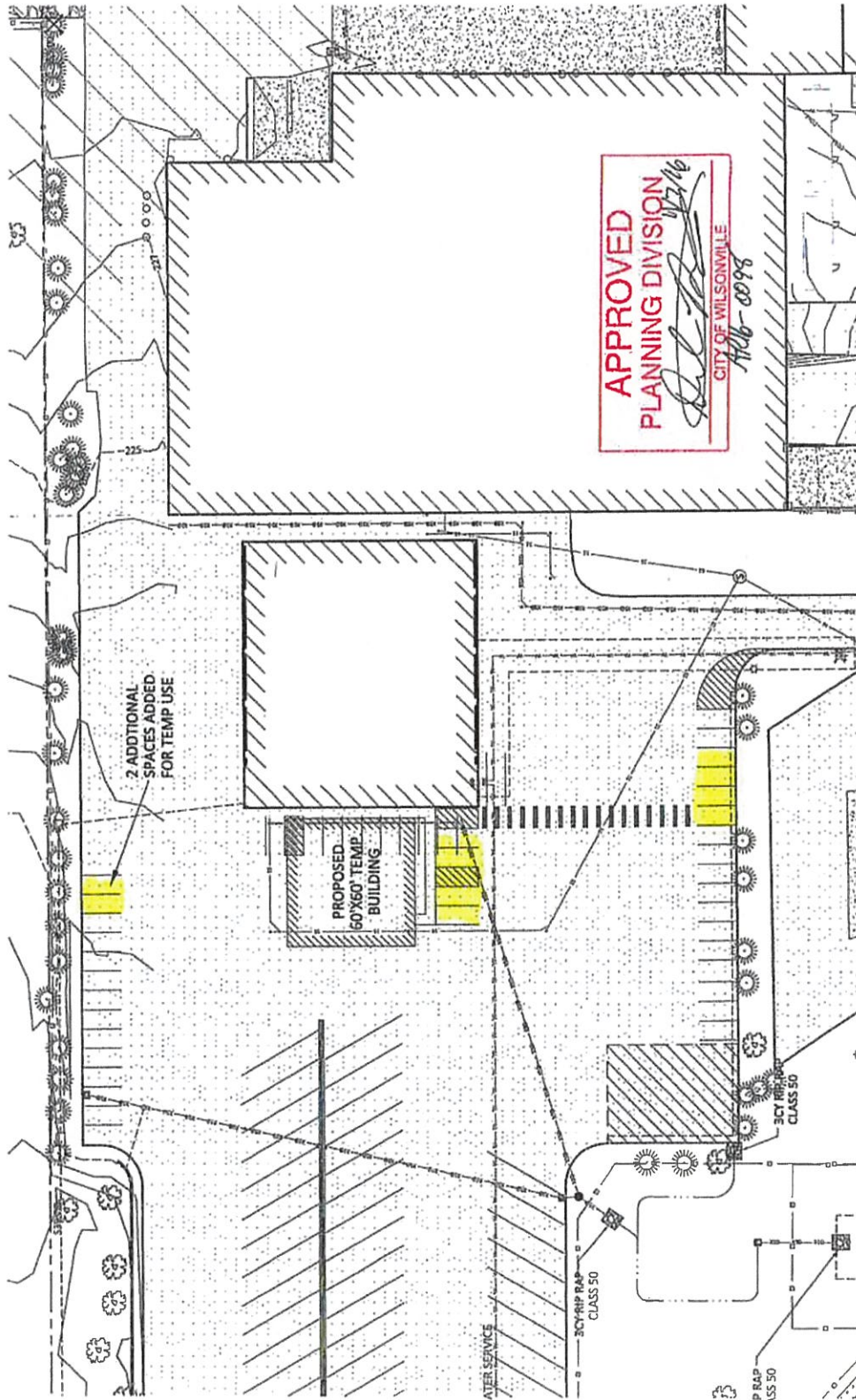
Option 2



I clarified with the factory and there would be (2) 200 amp panels needed to support this building

The outlets and data raceways I am showing are the approximate location. I will need you to indicate where you would want additional ones for the demount walls.

SITE PLAN
 REPUBLIC SERVICES - TEMPORARY MODULAR OFFICES

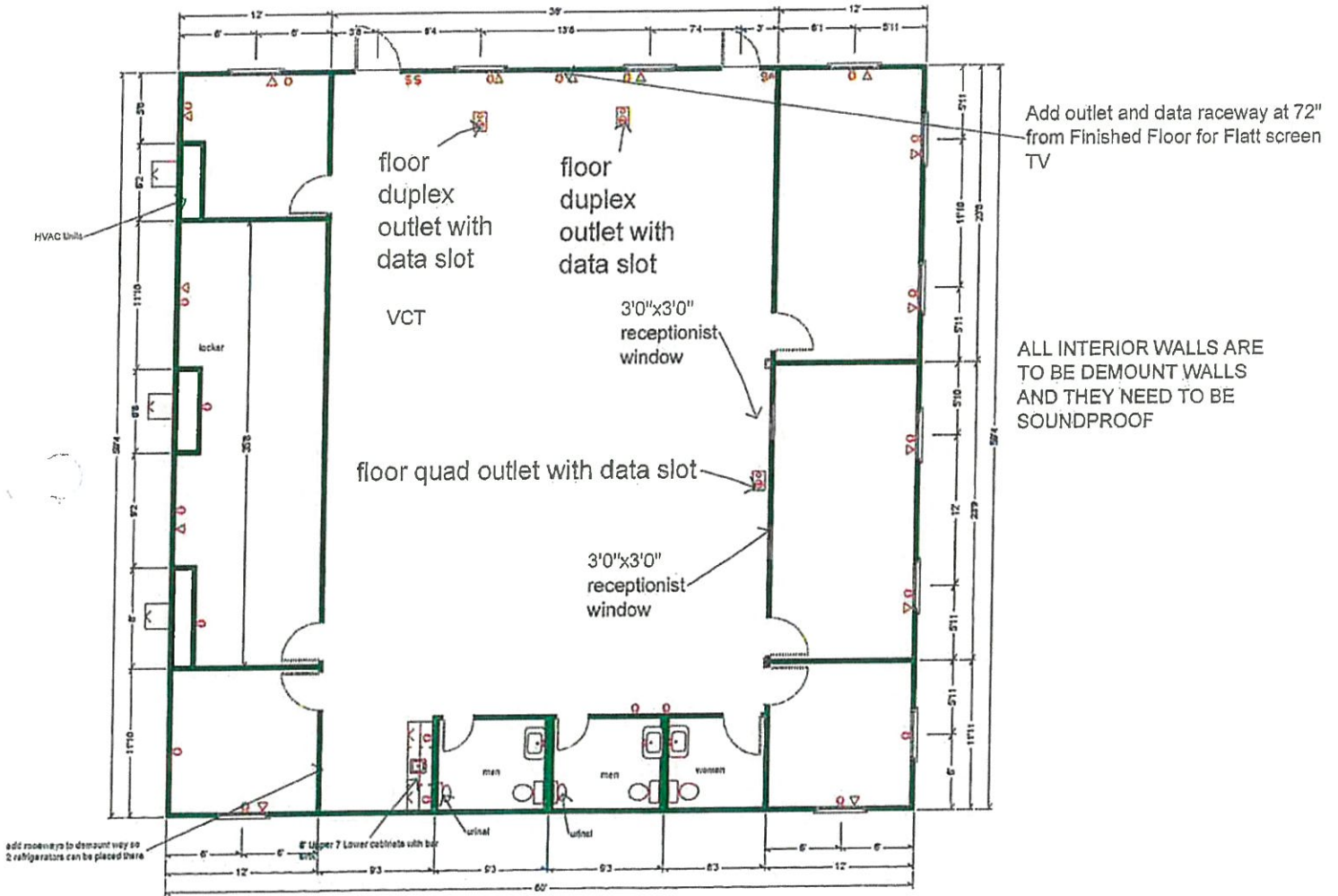


Project REPUBLIC SERVICES
 No. 999-158b
 Type PLANNING

Designed by BA Date 08/16
 Drawn by TCC Date 08/16
 Reviewed by BA Date 08/16
 Project No. 999-158b R.F.F.
 Horiz. Scale: 1"=50'
 Vert. Scale:

206
 PIONEER DESIGN GROUP, INC.
 9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 P 503.843.8288
 F 844.718.4743
 WWW.PD-GP.COM

Option 2



I clarified with the factory and there would be (2) 200 amp panels needed to support this building
 The outlets and data raceways I am showing are the approximate location. I will need you to indicate where you would want additional ones for the demount walls.



APPROVED
PLANNING DIVISION
[Signature] 8/17/16
CITY OF WILSONVILLE

AR16-0098



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

VIA: Certified Mail, Return Receipt Requested

May 10, 2016

Jason Jordan
Republic Services
10295 SW Ridder Rd
Wilsonville, OR 97070

Re: Case File DB16-0012

The Development Review Board's Decision and Resolution No. 326 are attached, granting approval on your request for a Class 3 2-year Temporary Use Permit for two modular office structures adjacent to the offices on the east side of the Republic Services property along Ridder Road. Please note that your signature acknowledging receipt and acceptance of the Conditions of Approval is required to be returned to the Planning Division before the decision is effective. One copy is provided for this purpose. Please sign and return to the undersigned. Thank you.

A handwritten signature in cursive script that reads "Shelley White".

Shelley White
Planning Administrative Assistant

CC: Ben Altman - Pioneer Design Group

May 10, 2016

DEVELOPMENT REVIEW BOARD PANEL A

NOTICE OF DECISION

Project Name: Republic Services TUP Renewal
Case File Nos.: DB16-0012 – Two (2) Year Temporary Use Permit
Owner/Applicant: Jason Jordan, Willamette Resources, Inc.
Applicant's Representative: Ben Altman, Pioneer Design Group
Property Description: Tax Lot 1400, Section 2C; T3S R1W; Washington County; Wilsonville, Oregon
Location: North side of Ridder Road, east of Garden Acres Road

On May 9, 2016, at the meeting of the Development Review Board the following action was granted on the above-referenced proposed development application:

Approved with Conditions of Approval

Any appeals by anyone who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of the Notice of Decision. *WC Sec. 4.022(.02)*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this **10th day of May 2016** and is available for public inspection. This decision shall become effective on the fifteenth (15th) calendar day after the postmarked date of the written Notice of Decision, unless appealed or called up for review by the Council in accordance with this Section. *WC Sec. 4.022(.09)*.

Written decision is attached

This approval will expire on **May 25, 2018**.

For further information, please contact the Wilsonville Planning Division at Wilsonville City Hall, 29799 SW Town Center Loop E, Wilsonville Oregon 97070 or phone 503-682-4960.

Attachments: DRB Resolution No. 326 including adopted staff report with conditions of approval.

Exhibit A1
STAFF REPORT
WILSONVILLE PLANNING DIVISION

Republic Services Two-year Temporary Use Permit

DEVELOPMENT REVIEW BOARD PANEL 'B'
QUASI-JUDICIAL PUBLIC HEARING
STAFF REPORT
ADOPTED MAY 9, 2016

HEARING DATE	May 9, 2016
DATE OF REPORT:	May 2, 2016

APPLICATION NOS.: DB16-0012 Two-year Temporary Use Permit

REQUEST/SUMMARY: The Development Review Board is being asked to review a Class 3 Temporary Use Permit for Two Years

LOCATION: North side of Ridder Road, east of Garden Acres Road The property is specifically known as Tax Lot 1400, Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon

OWNER/APPLICANT: Jason Jordan
Republic Services

APPLICANT'S REP.: Ben Altman
SFA Design Group, LLC

COMPREHENSIVE PLAN MAP DESIGNATION: Industrial

ZONE MAP CLASSIFICATION: PDI (Planned Development Industrial)

STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner

STAFF RECOMMENDATION: Approve with conditions the requested Two-year Temporary Use Permit

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 326**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING RENEWAL OF A CLASS 3 2-YEAR TEMPORARY USE PERMIT FOR 2 MODULAR OFFICE STRUCTURES ADJACENT TO THE OFFICES ON THE EAST SIDE OF THE PROPERTY ALONG RIDDER ROAD. THE SITE IS LOCATED ON TAX LOT 1400, SECTION 2C, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, WASHINGTON COUNTY, OREGON. BEN ALTMAN, PIONEER DESIGN GROUP, LLC – REPRESENTATIVE FOR JASON JORDAN, REPUBLIC SERVICES- APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated May 2, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on May 9, 2016, 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 adopt the staff report dated May 2, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB16-0012 Class 3 2-year Temporary Use Permit for modular offices.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9th day of May, 2016 and filed with the Planning Administrative Assistant on May 10, 2016. 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)*.


Kristin Akervall – Vice-Chair, Panel A
Wilsonville Development Review Board

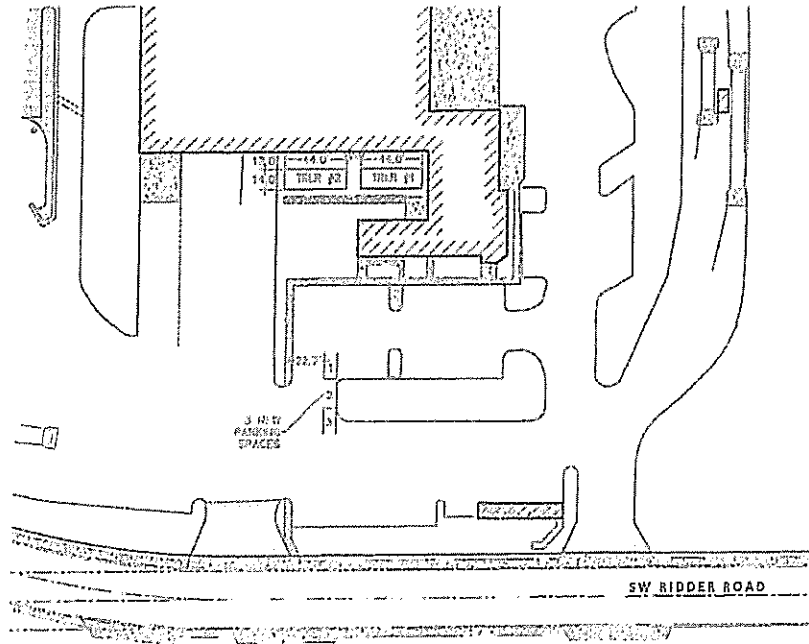
Attest:


Shelley White, Planning Administrative Assistant

APPLICABLE REVIEW CRITERIA

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
Section 4.135	Planned Development Industrial Zone (PDI)
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Sections 4.163	Temporary Structures and Uses
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Storm Water Masterplan	

Vicinity Map



BACKGROUND/SUMMARY:

In 2014 a two-year temporary use permit was approved by DRB for two temporary office trailers to provide needed office space until the permanent offices are able to be constructed. The temporary office trailers were placed in a grassy landscape area adjacent to the existing offices on the east side of the Republic Services site. Due to funding from corporate the planned office addition has not been completed. Republic Services is thus requesting additional time for

the temporary office trailers to be in place until funding becomes available to build the planned office addition.

CONCLUSION AND CONDITIONS OF APPROVAL:

Staff has 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 (DB16-0012) with the following conditions:

REQUEST : DB14-0046 Two-year Temporary Use Permit

Planning Division Conditions:

PD 1. The Applicant/Owner of the property shall ensure that the approved temporary use is established, operated, removed and the property restored to its pre-temporary use permit state in substantial compliance with the plans approved by the Development Review Board. Minor revisions may be approved by the Planning Director under a Class I administrative review process.

MASTER EXHIBIT LIST:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB16-0012.

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. Application and supporting narrative, drawings, and other materials (under separate cover)

DEVELOPMENT REVIEW TEAM CORRESPONDENCE

None

OTHER CORRESPONDENCE

- Correspondence in favor (none received)
- Correspondence opposed (none received)
- Correspondence neutral (none received)

PROCEDURAL INFORMATION AND BACKGROUND:

1. The statutory 120-day time limit applies to this application. The application was received on April 12, 2016. On April 19, 2016, staff conducted a completeness review within the

statutorily allowed 30-day review period. On April 19, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 17, 2016.

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	FD-20	Rural
East:	PF	BPA Substation
South:	PDI	Industrial
West:	FD-20	Rural

3. Prior land use actions include:

See Case File DB14-0032 et. seq.

DB14-0046 Original DRB Approval to establish the subject temporary use.

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 OF FACT:

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

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

Details of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Section 4.009 Who May Initiate Application

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, Republic Services. The application form is signed by Jason Jordan Republic Services.

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

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

REQUEST A: DB14-0046 TWO-YEAR TEMPORARY USE PERMIT

On-site Pedestrian Access and Circulation

Subsection 4.154 (.01) B. 1. Continuous Pathway System

A1. Review Criterion: "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."

Finding: This criterion is satisfied.

Explanation of Finding: A pedestrian pathway extends in front of the mobile offices to connect to existing pedestrian pathway system.

Subsection 4.154 (.01) B. 2. Safe, Direct, and Convenient Pathways

A2. Review Criteria: "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, which do not involve a significant amount of unnecessary out-of-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)."

Finding: These criteria are satisfied.

Explanation of Finding: No hazards are apparent for the proposed temporary pathway, it is a direct path in front of the temporary office to the existing pedestrian pathway,

requirements from the Building Division has ensured ADA compliance, the parking lot area is not being expanded, rather additional spaces have been striped within the existing parking area.

Subsection 4.154 (.01) B. 3. Vehicle/Pathway Separation

- A3. Review Criterion: "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."

Finding: This criterion is satisfied.

Explanation of Finding: The temporary pathway does not abut a driveway or street.

Subsection 4.154 (.01) B. 4. Crosswalks

- A4. Review Criterion: "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)."

Finding: This criterion does not apply.

Explanation of Finding: No crosswalks are associated with the temporary use.

Subsection 4.154 (.01) B. 5. Pathway Width and Surface

- A5. Review Criteria: "Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA."

Finding: These criteria will be satisfied

Explanation of Finding: The temporary pathway is not considered a primary pathway. The temporary pathway is proposed to be gravel, and the previous TUP approval ensured the surface meets ADA accessibility requirements.

Subsection 4.154 (.01) B. 6. Signs for Pathways

- A6. Review Criteria: "All pathways shall be clearly marked with appropriate standard signs."

Finding: These criteria do not apply.

Explanation of Finding: No signs are required in relation to the temporary pathway.

Parking and Loading

Subsection 4.155 (.02) General Parking Provisions

- A7. Review Criteria: This subsection lists a number of general provisions for parking.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 7.

Details of Finding: The applicant has provided sufficient information demonstrating compliance with the provisions in this subsection applicable to Stage II Final Plan review. Staff specifically notes the following:

- In relation to provision A. no waivers to parking standards have been requested
- In relation to provision B. the 3 parking spaces serving the temporary offices are accessible.
- In relation to provision C. current parking development standards are only being applied to parking areas associated with the temporary use.
- Provision E. is not relevant because the parking is not shared by multiple property owners.
- In relation to provisions D. and F. parking is calculated summing the requirements of different uses and considering existing parking.
- In relation to provision O. all planting areas that vehicles may overhang are 7 feet or greater in depth.

Subsection 4.155 (.03) A. Functional Design of Parking, Loading, and Delivery Areas

A8. Review Criteria: "Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:

1. Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.
2. To the greatest extent possible, separate vehicle and pedestrian traffic."

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 5.

Details of Finding: The parking serving the temporary offices are adjacent to the existing parking and have a similar level of access and maneuvering, which are adequate.

Subsection 4.155 (.03) B. 1.-3. Parking Area Landscaping

A9. Review Criteria: "Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:" Listed 1. through 3.

Finding: These criteria are satisfied.

Details of Finding: No additional parking area landscaping is required.

Subsection 4.155 (.03) C. Parking and Loading Areas-Safe and Convenient Access

A10. Review Criterion: "Be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every fifty (50) standard spaces, provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000."

Finding: This criterion is satisfied.

Details of Finding: No additional ADA parking spaces are being required, as existing ADA spaces are provided in the same parking area.

Subsection 4.155 (.03) D. Parking Connectivity and Efficient On-site Circulation

A11. Review Criteria: "Where possible, parking areas shall be designed to connect with parking areas on adjacent sites so as to eliminate the necessity of utilizing the public street for multiple accesses or cross movements. In addition, on-site parking shall be designed for efficient on-site circulation and parking."

Finding: These criteria are satisfied.

Details of Finding: The parking for the temporary offices are within an existing parking area and does not affect compliance with the criteria in this subsection.

Subsection 4.155 (.03) G. Parking Minimum and Maximum

A12. Review Criteria: "Tables 5, below, shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space."

Finding: These criteria are satisfied.

Details of Finding: For office uses Table 5 requires 2.7 spaces per 1000 square feet. At a combined 1008 square feet the temporary use requires 2.72 spaces rounded up to 3, which is the amount provided.

Subsection 4.155 (.03) H. Electric Vehicle Charging

A13. Review Criteria: "Electrical Vehicle Charging Stations:

1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards.
2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright."

Finding: These criteria are satisfied.

Details of Finding: No electric vehicle charging stations are proposed.

Subsection 4.155 (.03) I. Motorcycle Parking

A14. Review Criteria: "Motorcycle parking:

1. Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.
2. Each motorcycle space must be at least 4 feet wide and 8 feet deep. Existing parking may be converted to take advantage of this provision.

Finding: These criteria are satisfied.

Details of Finding: No motorcycle parking is proposed.

Subsection 4.155 (.04) Bicycle Parking

Subsection 4.155 (.04) A. Bicycle Parking-General Provisions

A15. Review Criteria: "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.
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.).

Finding: These criteria will be satisfied.

Details of Finding: Any bicycle parking, 2 required, not accommodated by existing facilities can be accommodated inside the temporary office structures.

Subsection 4.155 (.04) B. Bicycle Parking-Standards

A16. Review Criteria: "Standards for Required Bicycle Parking

1. Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.
2. An aisle at least 5 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."

Finding: These criteria will be satisfied.

Details of Finding: No exterior bicycle parking is required to meet this standard.

Subsection 4.155 (.04) C. 2. Long-term Bicycle Parking Requirements and Standards

A17. Review Criteria: "For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:

- a. All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.
- b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).

c. Spaces are not subject to the locational criterion of (B.)(5)."

Finding: These criteria will be satisfied.

Details of Finding: No long-term bicycle parking is required.

Subsection 4.163 (.01) Temporary Structures and Uses Generally

A18. **Review Criteria:** "The Development Review Board, after hearing as set forth in Section 4.012, may permit the temporary use of a structure or premises in any zone for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five (5) year period, subject to a showing of good cause and such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a permanent situation."

Finding: These criteria are satisfied.

Details of Finding: The modular buildings do not constitute substantial structures, the permit is proposed for two years, good cause is shown as the applicant plans on constructing permanent offices but have an immediate need for additional office space that proceeds the ability to fund and construct additional office space. No additional renewal is requested, and Stage I Plans show the office expansion to replace the temporary use, and funding is expected within the approved time frame preventing the temporary use from becoming permanent.

Subsection 4.163 (.02) Temporary Use Permit Application Requirements

A19. **Review Criteria:** "Applications for Temporary Use Permits shall provide:" Listed A through D"

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PD 1.

Details of Finding: The applicant has submitted the required information including a clear description of the planned use, a statement the duration is up to two years, a site plan (See Exhibit B2 and B3). A condition of approval will ensure restoration of the site to pre-TUP conditions.

Subsection 4.163 (.03) "Just Cause" Factors for Temporary Use Permits

A20. **Review Criteria:** Factors and considerations for "good cause" include, but are not limited to:

- A. Availability of appropriately zoned land for the proposed use in the city.
- B. Availability of and need for the subject property for allowed uses.
- C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.
- D. Due diligence of the applicant to site the use on appropriately zoned land,
- E. Circumstances of the applicant bearing on the need for the temporary use permit.

Finding: These criteria are satisfied.

Details of Finding: The reason for the applicant's request is they plan on constructing permanent offices within the next 2 years, but have an immediate need for additional office space the proceeds the ability to fund and construct additional office space.

Section 4.179 Mixed Solid Waste and Recyclables Storage

A21. Review Criteria: This section establishes standards for mixed solid waste and recyclables storage in new multi-family residential and non-residential buildings.

Finding: These criteria are satisfied.

Details of Finding: The nature of the site provides adequate facilities for disposal of solid waste and recyclables generated by the temporary offices.

Sections 4.199.20 Outdoor Lighting

A22. Review Criterion: This section states that the outdoor lighting ordinance is applicable to "Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas" and "Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas." In addition the exempt luminaires and lighting systems are listed.

Finding: These criteria are satisfied.

Details of Finding: No additional outdoor lighting has been proposed. Certain pathway lighting and entry way lighting is exempt. If the applicant wishes to add anything but exempt lighting additional review by the City will be necessary.

Sections 4.300-4.320 Underground Installation of Utilities

A23. Review Criteria: These sections list requirements regarding the underground installation of utilities.

Finding: These criteria are satisfied.

Details of Finding: All utilities associated with the temporary use must be installed underground. No indication of overhead utilities is shown in the submitted materials.



BUILDING DEPARTMENT
29799 SW Town Center Loop
503.682.4960
503.682.7025 FAX
HOURS: 8a.m. -5p.m.

FACSIMILE/E-MAIL TRANSMITTAL

DATE: 12/6/16
TO: REPUBLIC SERVICES
Attn: Chris Baker
PHONE: 503.404.4174
FAX: ---
E-MAIL: cbaker@republicservices.com
NUMBER: >>> B1 <<<
PAGE(S): 2 (Including this page)
FROM: DON WALTERS, Plans Examiner, City of Wilsonville
Direct line 503.570.1556 (walters@ci.wilsonville.or.us)

Project: HAULING DIVISION PRE-FAB OFFICES
Job Address: 10295 SW RIDDER RD
Building Permit: BB16-0729

WORD PROCESSING. For the sake of clarity, all replies to this document should repeat each comment or question. To save unnecessary keyboarding, it is perfectly acceptable to place your responses directly below the pertinent comment or question. Please do not change the numbering system.

CODE REFERENCES are from the 2014 Oregon Structural Specialty Code unless noted otherwise. Detail and/or plan page identification at the beginning of some comments are included for convenience only, and are not to be assumed the only place where the comment may apply.

The following items have been noted in the plan review process and must be addressed before the plan review process may proceed.

DATE of RESPONSE: 12-7-16

1. *CODE SUMMARY. Provide a code summary indicating how the placement of this building directly adjacent to an existing building will meet code requirements pertaining to building adjacency, or submit for a temporary approval. (Chapters 5, 6)*

RESPONSE: We have submitted, separately, a request for approval of a temporary alternative fire protection system, copy attached. A revised version of the request letter is attached, providing additional details. It is our understanding that based on our request you will prepare the necessary document for signature.

2. *SANITARY SEWER. An existing sanitary sewer line is shown running under the new pre-fab. This is not a plumbing review, but to expedite the overall plan review process show how this existing sewer line under the building will be addressed.*

RESPONSE: The sanitary sewer line will remain as is, with the building over-lapping the line by approximately 7 feet. The plumbing facilities within the modular unit will be connected to this line, via a tap.

Forbes Plumbing will do the tap, which will require a saw cut and trenching. The line is about 14 feet deep.

This sewer line currently serves the maintenance shop, and was located to serve the planned permanent office addition. We are currently anticipating that the permanent office building will actually be located at the north edge of TL 1400, north of the shop. But this existing sewer line will still ultimately serve the new building, so it is not proposed to be re-located.

3. *LANDINGS, RAMPS, STAIRS. Provide plans for the landings, stairs and ramp.*

RESPONSE: We have attached plan details showing the access ramp, landing, stairs, etc. The design is similar to that utilized for the existing temporary units adjacent to the MRF.

The main access to the unit will be from the south side. ADA parking, 3 stalls, is provided adjacent to the south side main entrance. The ADA access ramp will begin at the east end, closest to the shop, and extend back to the west, with a landing platform matching the height of the main deck platform, which will run between the two doors, see attached sketch. The maximum slope of the ramp is 8.33%, and the longest run, without a rest platform is 33 feet.

Please note, at this time, we can only estimate the ground clearance, based on known grades of the pavement. We will not know the exact elevation above grade for the deck, until the unit is installed and leveled. If necessary, at that time, we can provide more specific details reflecting the exact floor (door) elevation, ramp lengths, and slopes.

What we know, at this point, is the east end of the building, closest to the shop will be set with a minimum of 18 inches to the bottom of the floor joists, which puts the finished floor at approximately 27 inches above grade. The slope of the pavement to the west is about 3%, so the west end of the building, deck height, is expected to sit at approximately 48 inches above grade.

4. *ACCESSIBILITY. Please indicate, with enough detail to confirm that it meets code, a complete accessible pathway from the accessible parking spaces into the building. Show accessible parking space construction details on the plans.*

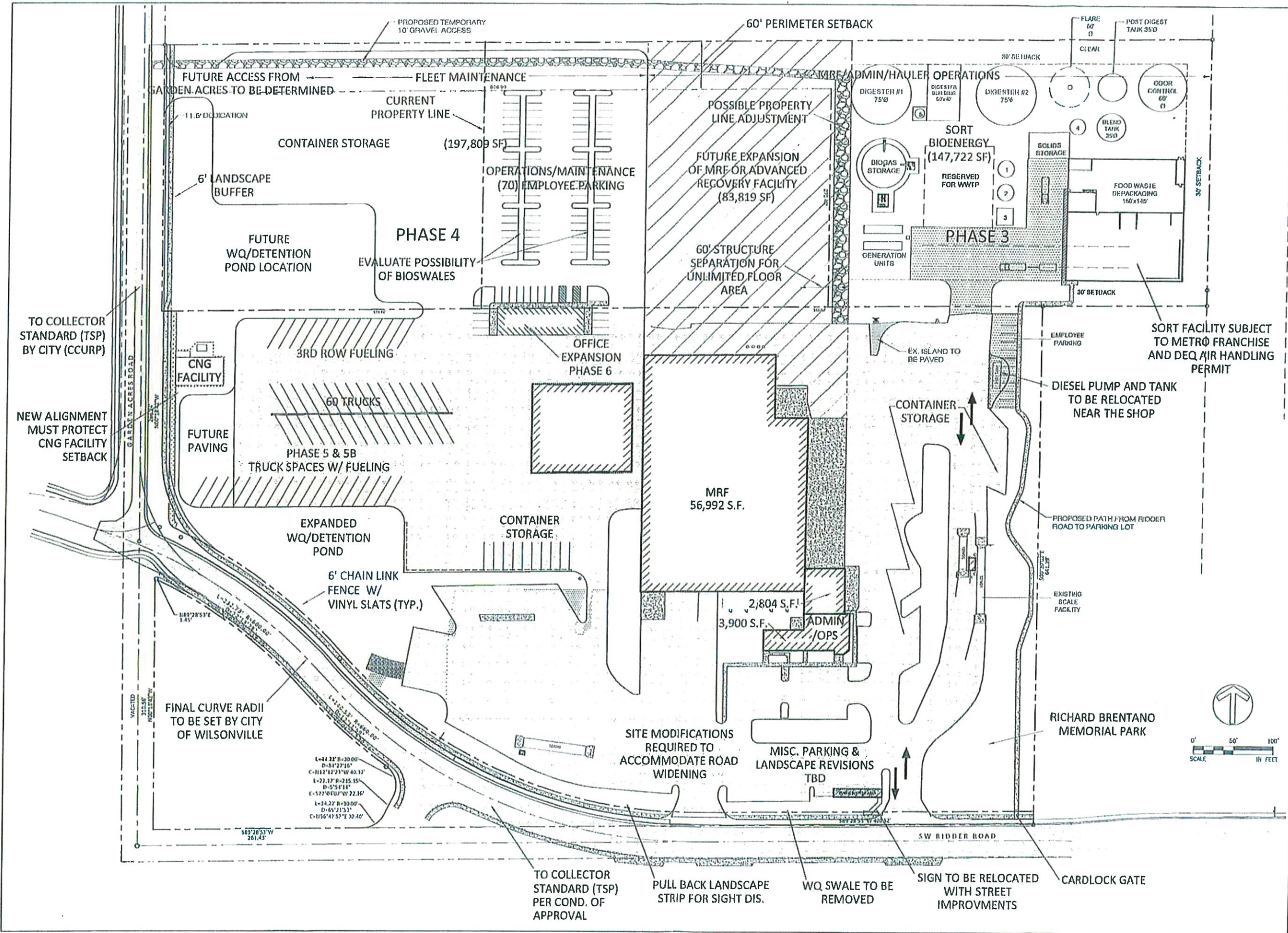
RESPONSE: ADA accessibility is provided, with three (3) ADA parking stalls immediately adjacent to the south side of the building. As described in response to #3, above, the ADA ramping is provided perpendicular to the parking stalls.


A stripped walkway will be provided along the front of the parking stalls to the ramp. Stripping around to the south man door for the shop will also be provided, as the existing ADA stalls (north end) will be eliminated, and moved to the south side of the modular unit.

5. *IMPERVIOUS SURFACE. Will the addition of the new 3600 sf office building and related parking, landings, ramps and stairs change the total amount of impervious surface on site?*

RESPONSE: No, the building is being placed over existing pavement. All proposed parking will also be stripped on existing pavement. Therefore there will be no net increase in impervious surface.

Strom drainage (surface sheeting) will be retained as is, with flows to the southwest directed to the WQ facility and detention pond.





PIONEER DESIGN GROUP, INC.
 5000 SW HUNTINGTON SQUARE RD.
 SUITE 110
 PORTLAND, OREGON 97223
 503.253.8200
 1544715@P206.COM
 WWW.P206.COM

MASTER PLAN - STAGE I
OCTOBER 2016

REPUBLIC SERVICES ANNEXATION/ZONE CHANGE
 CITY OF WILSONVILLE, OREGON

Designed by	Date	SA	Date
Drawn by	TC	TC	10/20/15
Reviewed by	SA	SA	10/20/15
Project No.	399-2586	REF.	
Horizontal Scale	AS NOTED		
Vertical Scale	AS NOTED		

Revision

No.	Date	Description	By
1	07/27/15	REVISED PER MEETING ON 07/27/15	TC

Project: REPUBLIC SERVICES
 No. 399-2586
 Type: PLANNING
 Sheet: 1 of 5

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 Amendments
 2015 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:
 2012 International Building Code with ID Amendments
 2012 International Mechanical Code with ID Amendments
 2009 Uniform Plumbing Code by IAPMO with ID Amendments
 2014 National Electrical Code (NEC)
 2012 International Energy Conservation Code (IECC.)

Type of Construction: VB
 Description: Office
 Occupancy: B
 Floor Area: 3439 square feet
 Gross Wall Area: 2242 square feet
 Occupant Load: 34
 Job Number: 18826
 Climate Zone: 6b

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

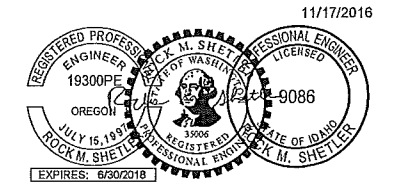
Roof 40 psf (Snow)
 Wind 120 mph Exposure "C" (V_{UL7})
 Floor 50 psf or 2000 lb.
 Seismic Site Class D, $S_{DS}=1.0$, $S_{DI}=0.6$
 Risk Category II

Index to Drawing

- T-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

- Electrical connection to service
- Plumbing connection to service
- On site electrical service grounding and bonding
- Available fault current field markings per NEC 110.24
- Installation of 400A MDP
- Feeders, raceways from 400A MDP to subpanels
- Water heater pressure relief valve terminating at the building exterior
- Insulation (i.e. modline 1/2") vapor barriers, and draftstops at modline installed on site
- Gutters and downspouts
- Removal of axles, drawbars, spring hangers and related running gear from the steel transporting frame
- Foundation plan review and inspection
- Fire extinguisher installed near door on site
- Air barrier test



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Blazer Industries, Inc.
 P.O. Box 429 • Aumsville, OR 97325-0429

MOBILE
 60 x 60
 OR, WA., ID. GOLD

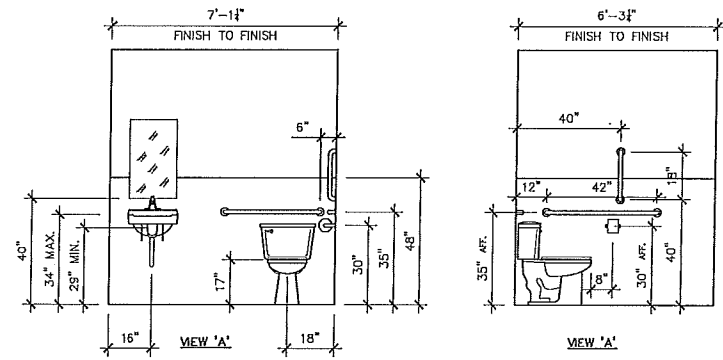
Office for:
Republic Services
 Pacific Mobile 16 BLMP-11

Approved for Const: _____ Job No: 18826
 File Copy: _____
 Drawn By: AJS
 Issue Date: 11-14-16

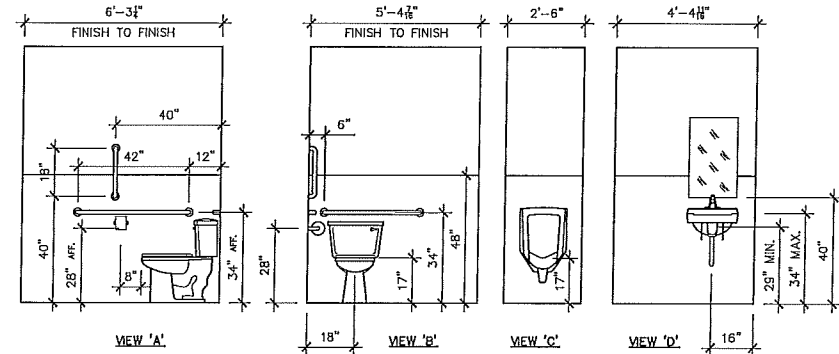
EXPIRES: 6/30/2018

DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY

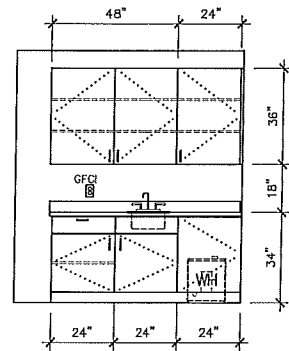
T-1



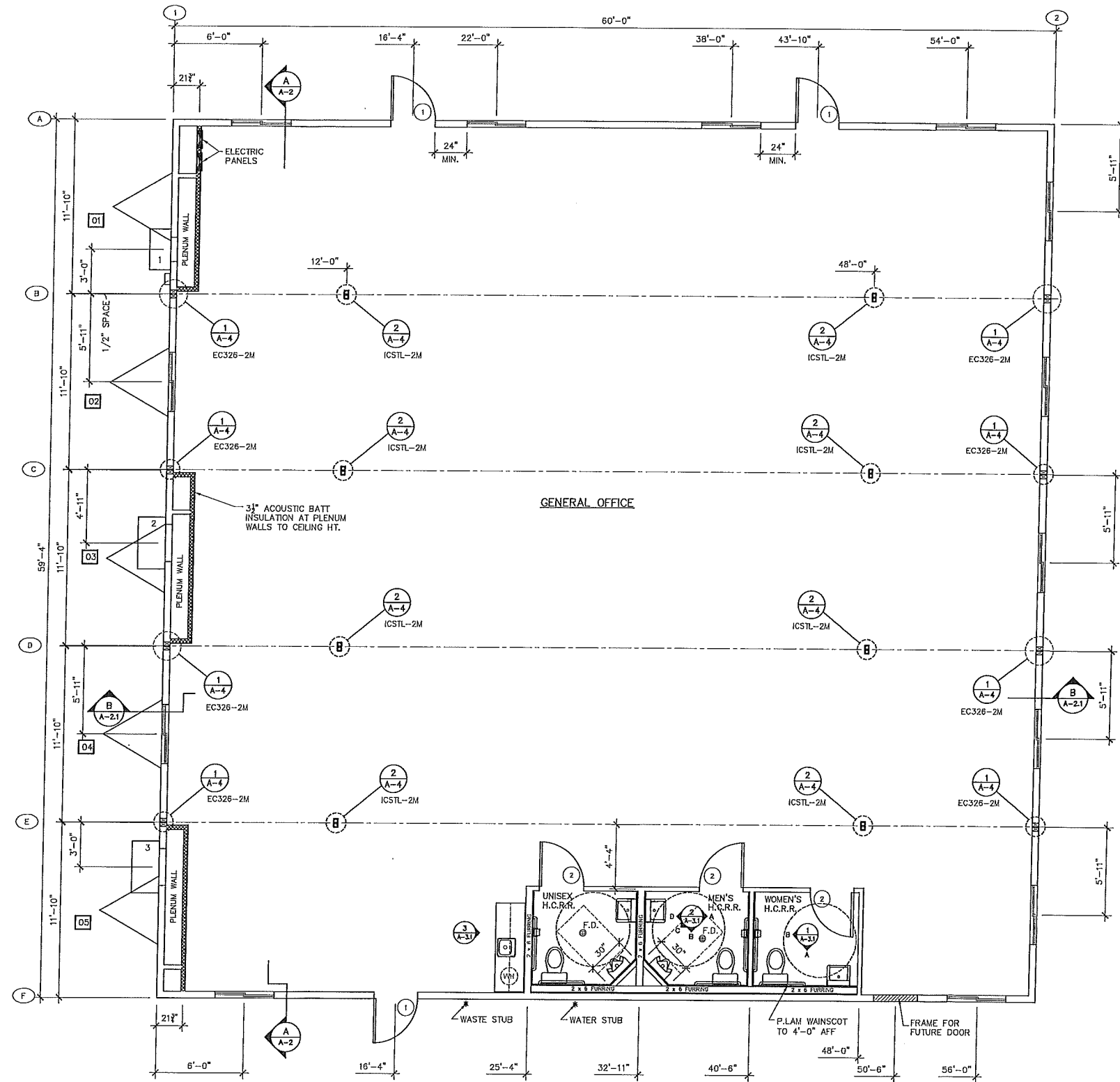
1 WOMENS H.C.R.R. ELEVATIONS
3/8" = 1'-0"



2 MEN'S H.C.R.R. ELEVATIONS
3/8" = 1'-0" (UNISEX R.R. SIMILAR)



3 CABINET ELEVATION
3/8" = 1'-0"



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

	QTY.	SIZE	DESCRIPTION	LOCK	REMARKS	
DOORS	①	3	3'0" x 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" x 6'8"	HOLLOWCORE VINYL WRAP w/ WOOD JAMB	PRIVACY LEVER	STANDARD HINGES VW OAK FINISH
NOTES:						
-ALL DOOR HARDWARE TO HAVE SATIN CHROME/ALUMINUM TYPE FINISH						
-SIGN ABOVE EXT. DOORS - *THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED*						
-PROVIDE WALL BUMPERS FOR INTERIOR DOORS						
-FRAME FOR (1) FUTURE EXTERIOR DOOR						
WINDOWS	13	48 x 36	ATRIUM- WHITE VINYL FINISH - ARGON GAS NFRC .300 U-FACTOR - S.H.G.C. = .38		HORIZONTAL SLIDER - DUAL GLAZE - LOW "E"	
NOTES:						
-GALV. FLASHING INSTALLED UNDER SIDING AND OVER TOP FLANGE OF WINDOWS UNDER TRIM						



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A-1

FASTENING SCHEDULE

ROOF:
 RIM-TO-TRUSSES 6- 0.131" x 3" NAILS (SENCO KC27 OR EQUAL) (3 TO EACH 2 x 6)
 TRUSS-TO-TOP PLATE AT ENDWALL 0.131" x 3" NAILS AT 8"oc (SENCO KC27 OR EQUAL)
 BOTTOM ROOF RIM-TO-TOP PLATE 0.131" x 3" NAILS AT 8"oc (SENCO KC27 OR EQUAL)
 SHEATHING-TO-ROOF MEMBERS INSTALL SHEATHING WITH SEAMS OFFSET 4'-0".
 FASTEN ROOF SHEATHING WITH 0.113 x 2 1/2" NAILS AS FOLLOWS: 6"oc EDGE, 12"oc FIELD, 4"oc AT BUILDING PERIMETER.
 2 x 4 FURRING-TO-TRUSS (3) 0.131" x 3" NAILS PER TRUSS

WALLS:
 PLATE-TO-STUD 0.131" x 3" NAILS (3 PER 2x6, 2 PER 2x4)
 VW SHEETROCK-TO-STUD @ INTERIOR SENCO P15 STAPLES & GLUE
 BOTTOM PLATE-TO-FLOOR 0.131" x 3" NAILS AT 8"oc (SENCO KC27 OR EQUAL)
 LP SMARTSIDE-TO-STUD AT SIDEWALL 0.113 x 2 1/2" LONG NAILS @ 6"oc EDGE, 12"oc IN FIELD AND @ 4"oc TO TOP AND BOTTOM. ALL PANEL EDGES SHALL BE SUPPORTED BY FRAMING OR BLOCKING
 LP SMARTSIDE-TO-STUD AT ENDWALL SEE ENDWALL FASTENING NOTES ON ELEVATIONS
 THREE STUD CORNER CONNECTION 0.131" x 3" NAILS AT 8" (SENCO KC27)

AIR BARRIER NOTES:
 THESE KEY AREAS SHALL BE SEALED BY CAULKING, GASKETS, TAPE OR WEATHER-STRIPPING:
 -JOINTS AROUND FENESTRATION (WINDOWS AND DOOR FRAMES): USE APPROPRIATELY SIZED BACKER ROD WITH MINIMUM 2" LAP AT ENDS.
 -JUNCTIONS BETWEEN WALLS AT:
 -BUILDING CORNERS: USE CAULKING
 -STRUCTURAL FLOORS: USE SILL SEAL OR CAULKING
 -ROOFS (AT RIM): USE SILL SEAL OR CAULKING
 -PENETRATIONS OF UTILITY SERVICES THRU THE AIR BARRIER @ ROOFS, WALLS, AND FLOORS: USE CAULKING, SPRAY FOAM, OR AIR BARRIER TAPE.
 -BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS: USE BACKER ROD, CAULK, SPRAY FOAM OR AIR BARRIER TAPE.
 -JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDANTS: USE CAULK OR APPROVED TAPE.
 -RECESSED LIGHTING FIXTURES: USE CAULK OR SPRAY FOAM

FLOOR:
 FLOOR JOIST-TO-RIM 5- 0.131" x 3" NAILS (SENCO KC27 OR EQUAL)
 CLASS "A" BOTTOM COVER-TO-JOIST 16 GA. x 3/8" WIDE CROWN STAPLES AT 12" MAX. EDGES ONLY
 FLOOR DECKING-TO-2x JOIST 0.113" x 2 1/2" RING SHANK NAILS (SENCO GE-24) AT 6" EDGE, 12" IN FIELD. USE CONSTRUCTION ADHESIVE (AFGG1) ON JOISTS.

FRAME FASTENING REQUIREMENTS:
 FLOOR JOIST TO I-BEAM...5/16" x 3" LAGS @ 32" oc (ALTERNATE SIDE TO SIDE OF EACH I-BEAM)
 END CROSSMEMBER CONNECTION TO END RIM JOIST... (7) 5/16" x 3" LAGS PER MOO.

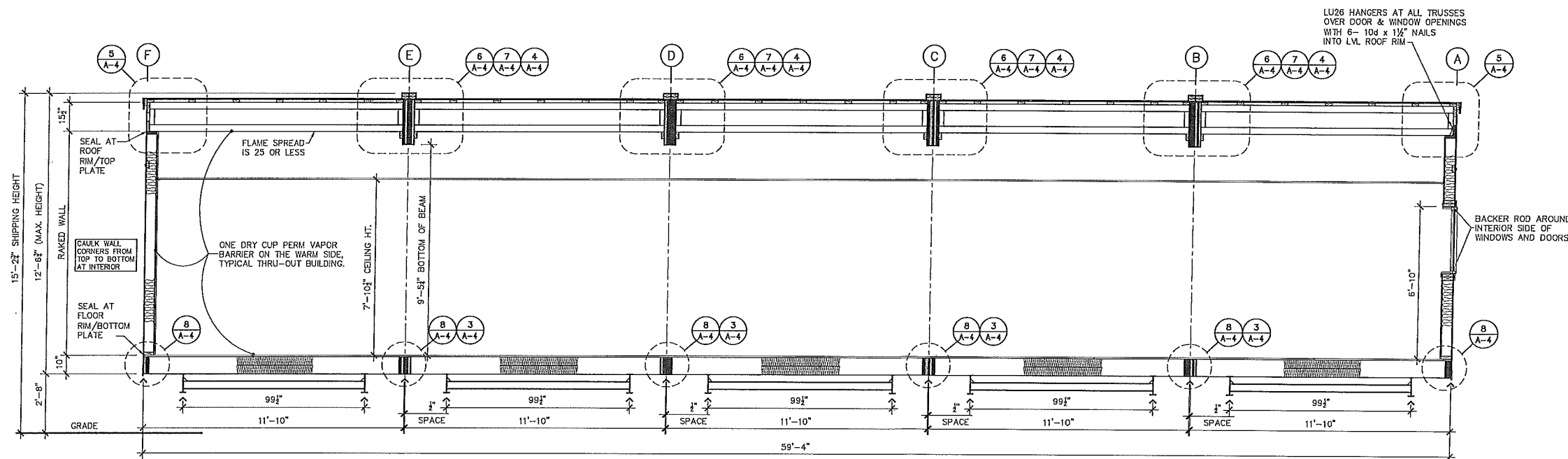
MARRIAGE LINE CONNECTION: NOTE: ALL MARRIAGE LINES (DEFINED AS THE SPACE BETWEEN ADJOINING MODULES) MUST BE INSULATED AT THE ROOF, FLOOR AND WALLS ON SITE.
 ROOF RIMS 1/2" BOLTS w/ 1 1/2" DIA. WASHERS @ 6'-0"oc AND 8" FROM EACH END
 RIM JOISTS 1/2" BOLTS w/ 1 1/2" DIA. WASHERS @ 5'-4"oc AND 8" FROM EACH END (MINIMUM 2" EDGE DISTANCE)

MATERIAL LIST

ROOF:
 ROOFING.....40 MIL MEMBRANE "DUROLAST" OVER CLASS C FR-10 SLIP SHEET - WHITE
 NOTE: METAL CAP FLASHING FOR MOD LINE CLOSE UP w/ TERMINATION BAR INSTALLED ON PERIMETER
 SHEATHING.....3/4" APA RATED
 FRAMING.....BOX TRUSSES @ 24"oc
 FURRING.....2 x 4 DF#2 @ 24"oc
 RIMS.....2 x 6 CONTINUOUS LVL 2.0E @ BOTTOM OF TRUSS 2 x 6 D.F. #2 @ TOP OF TRUSS
 MODLINE BEAMS.....TAPER-CUT DOUBLE 1 1/2" x 24" CONTINUOUS LVL 2.0E
 INSULATION.....R53 CELLULOSE BLOW-IN OVER CLASS "A" MATERIAL (AIR BARRIER COMPONENT)
 CEILING.....SUSPENDED T-BAR (PER IDC 808.1)
 VENTING.....JV14 ROOF VENTS - SHIP LOOSE

WALLS:
 SIDING.....3/4" LP SMARTSIDE PANEL T1-11 w/ GROOVES @ 8"oc
 MOIST. PROTECTION...WRAP LOWER 12" OF BUILDING AND CORNERS WITH MOIST-STOP. WRAP BUILDING w/ TYVEK BUILDING WRAP
 TRIM.....1 x 4 AT CORNERS, MODLINE, DOOR, AND WINDOW NOTE: 2" x 2" GALV. FLASHING OVER SIDING UNDER CORNERS
 FASCIA.....1 x 6 FURRED OUT 1 1/2" ON ALL FOUR SIDES
 FRAMING.....EXT: 2 x 6 @ 16"oc RAKE WALLS AT GRIDS A & F INT: 2 x 4 @ 24"oc EXCEPT 2 x 6 PLUMBING WALLS (SEE PLAN)
 TOP PLATE.....2 x 6 CONTINUOUS LVL 2.0E
 BOTTOM PLATE.....2 x 6 D.F.
 INSULATION.....EXT: R-21 UNFACED FIBERGLASS BATTIS (MIN.) INT: 3 1/2" ACOUSTIC BATT INSULATION AT PLENUM WALLS TO CEILING HEIGHT
 INTERIOR FINISH.....MATERIAL INSTALLED FROM STUDS OUT
 EXT. WALLS: LAYER 1: 3/8" VINYL WRAP SHEETROCK
 NOTE: INSTALL VINYL WRAP SHEETROCK FULL HEIGHT ON EXTERIOR WALLS (AIR BARRIER COMPONENT)
 INT. WALLS: LAYER 1: 3/8" VINYL WRAP SHEETROCK
 NOTE: INSTALL P.L. WAIRSCOT ON TWO WALLS OF RESTROOMS TO 4'-0" AFF (PER CODE REQ'T)
 BELT RAIL.....5/8" x 3/8" NO GROOVE LP SMART PANEL

FLOOR:
 COVERING.....RESTROOMS: SHEET VINYL ALL ELSE: PROVIDED AND INSTALLED ON SITE BY OTHERS
 DECKING.....1st: 3/4" APA RATED STURO-I-FLOOR T&G-GLUED AND NAILED (AIR BARRIER COMPONENT) 2nd: 3/4" ULTRAPLY XL IN RESTROOMS
 FRAMING.....2 x 10 D.F. #2 JOISTS @ 16"oc
 RIMS.....DOUBLE 2 x 10 LVL 2.0E (CONTINUOUS)
 INSULATION.....R30 UNFACED FIBERGLASS BATT
 BOTTOM COVER.....CLASS "A"
FRAME:
 TYPE.....CONVENTIONAL (NO OUTRIGGERS, BUT WITH FULL LENGTH FRONT & REAR C-CHANNEL CROSS MEMBERS)
 MAIN RAIL.....10" JR. I-BEAM
 AXLES.....4-BRAKE W/ 8:00 x 14.5 14-PLY TIRES
 HITCH.....DETACHABLE



SECTION - A-A
 SCALE: 3/8" = 1'-0"



11/17/2016

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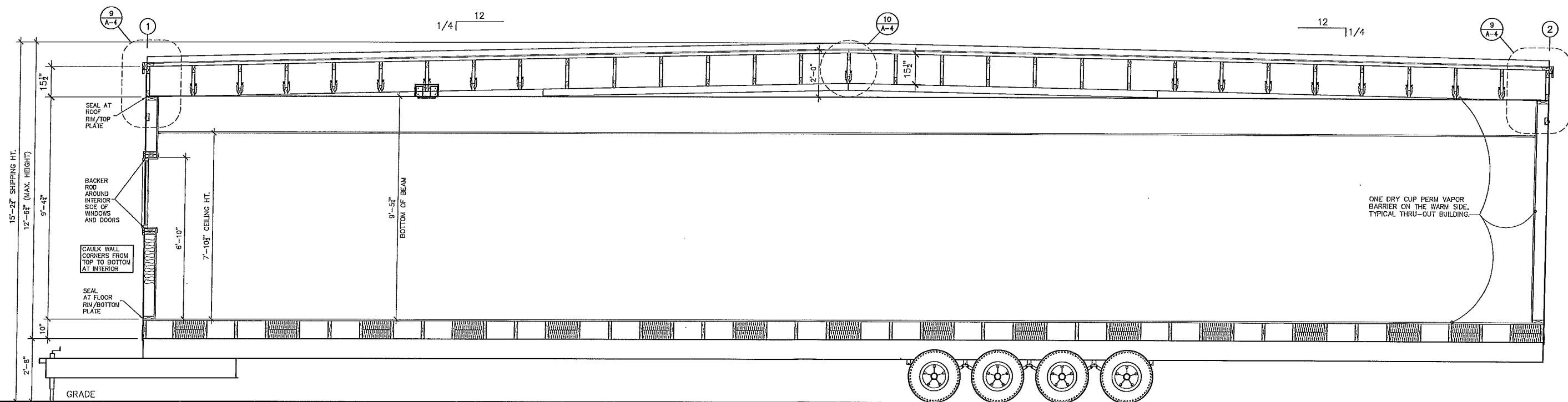


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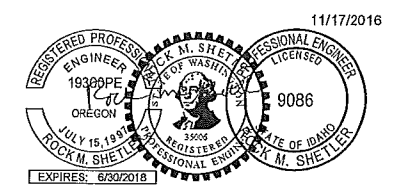
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A-2



SECTION - B → B
 SCALE: 1/2" = 1'-0"



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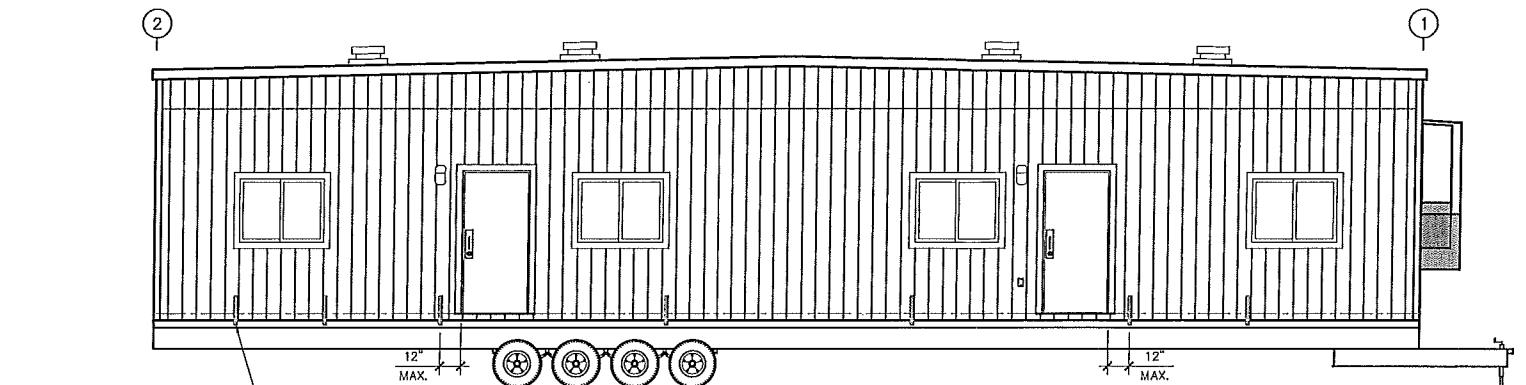


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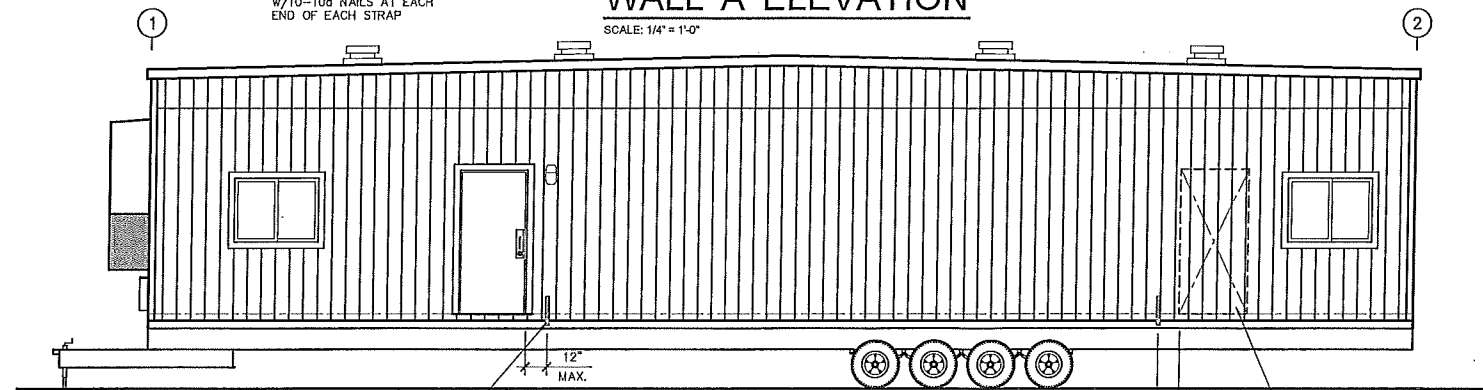
A-2.1



WALL 'A' ELEVATION

SIMPSON ST6224 STRAP
w/10-10d NAILS AT EACH
END OF EACH STRAP

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

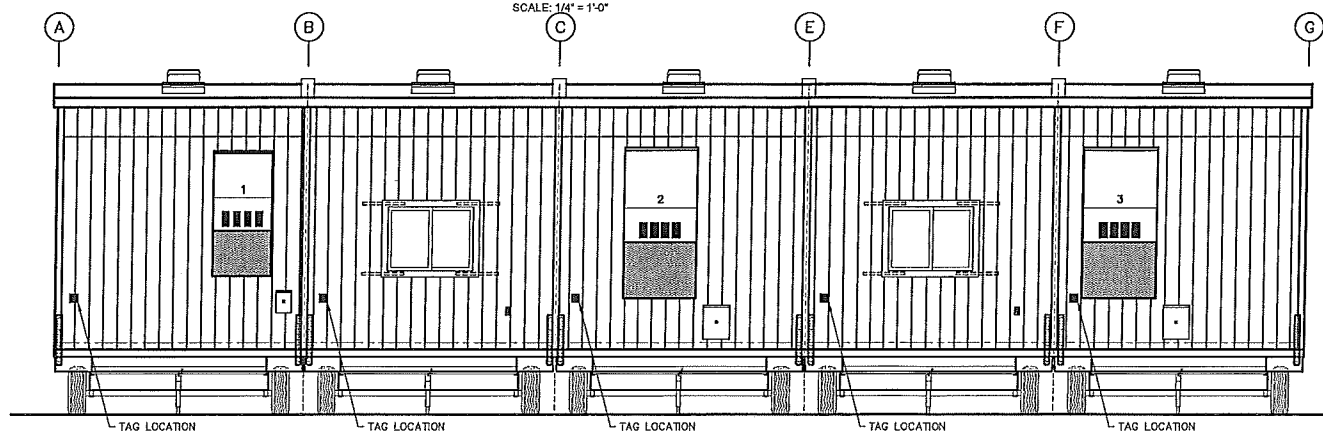


WALL 'F' ELEVATION

SIMPSON ST2215 STRAP
w/9-10d NAILS AT EACH
END OF EACH STRAP

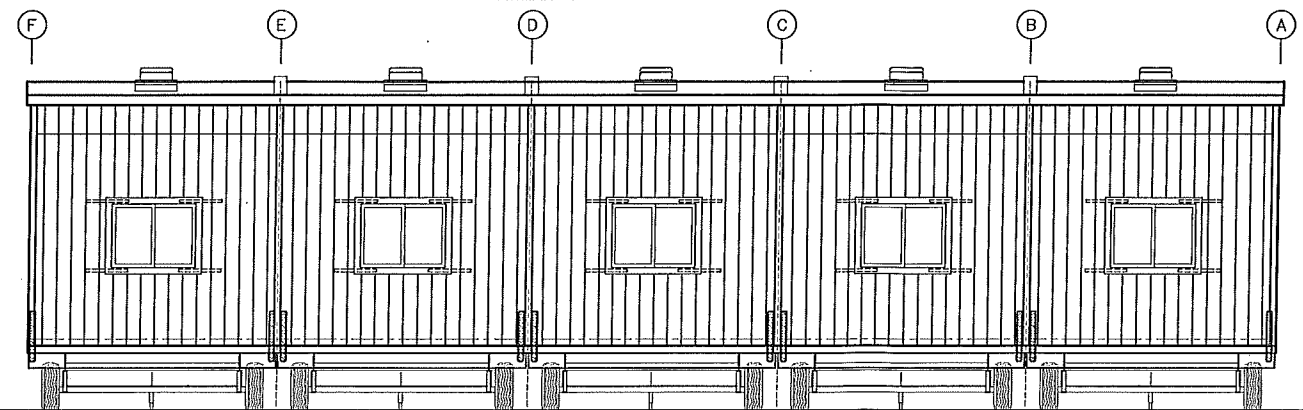
SCALE: 1/4" = 1'-0"

FRAME FOR FUTURE DOOR



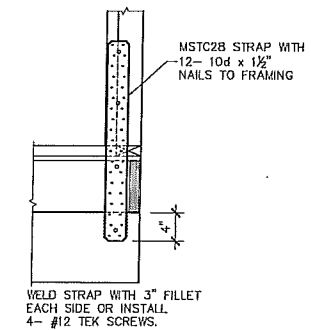
WALL '1' ELEVATION

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

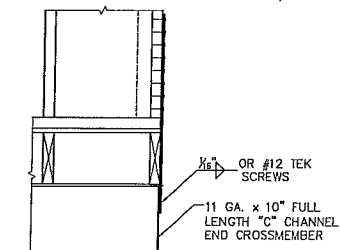


WALL '2' ELEVATION

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



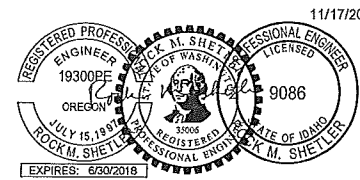
FRONT VIEW



SIDE VIEW

1 STRAPPING DETAIL
1" = 1'-0"

ENDWALLS 1 & 2 FASTENING:
 -INSTALL 7/8" LP SMARTSIDE PANEL SIDING w/ ALL EDGES SUPPORTED.
 FASTEN w/ 0.113"x 2 3/8" GALV. NAILS @ 4"oc EDGE, 12"oc FIELD
 -BLOCK WINDOWS AS SHOWN, AND STRAP CORNERS w/ 1 1/2" x 30 GA.
 x 24"± STRAPS w/ 6 - 16 GA. x 1" WIDE CROWN STAPLES EA. END
 -INSTALL MSTC28 STRAPS PER DETAIL 1/A-3



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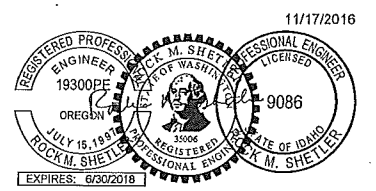
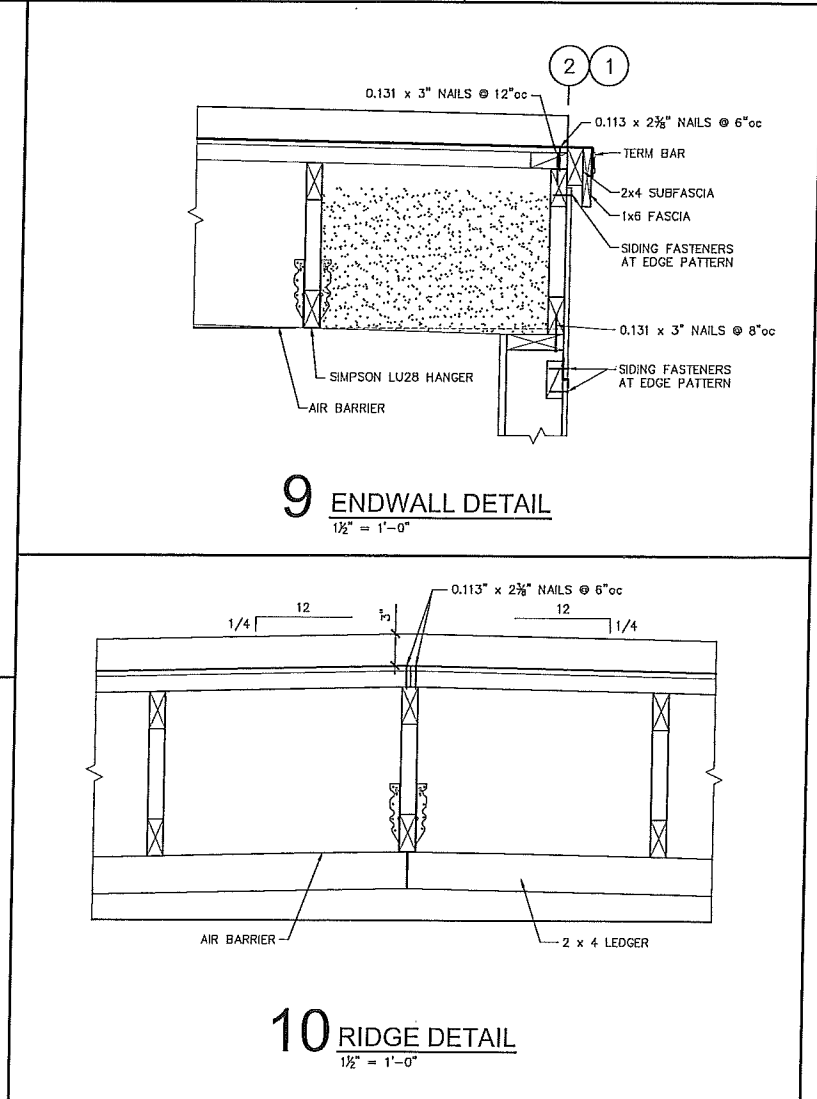
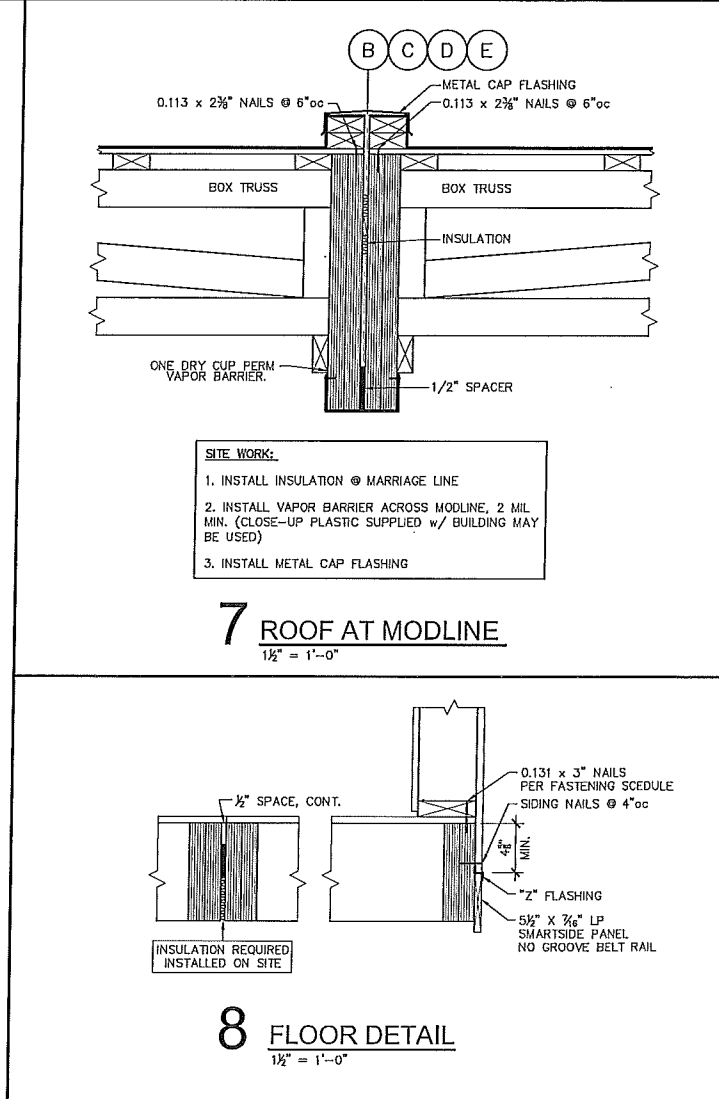
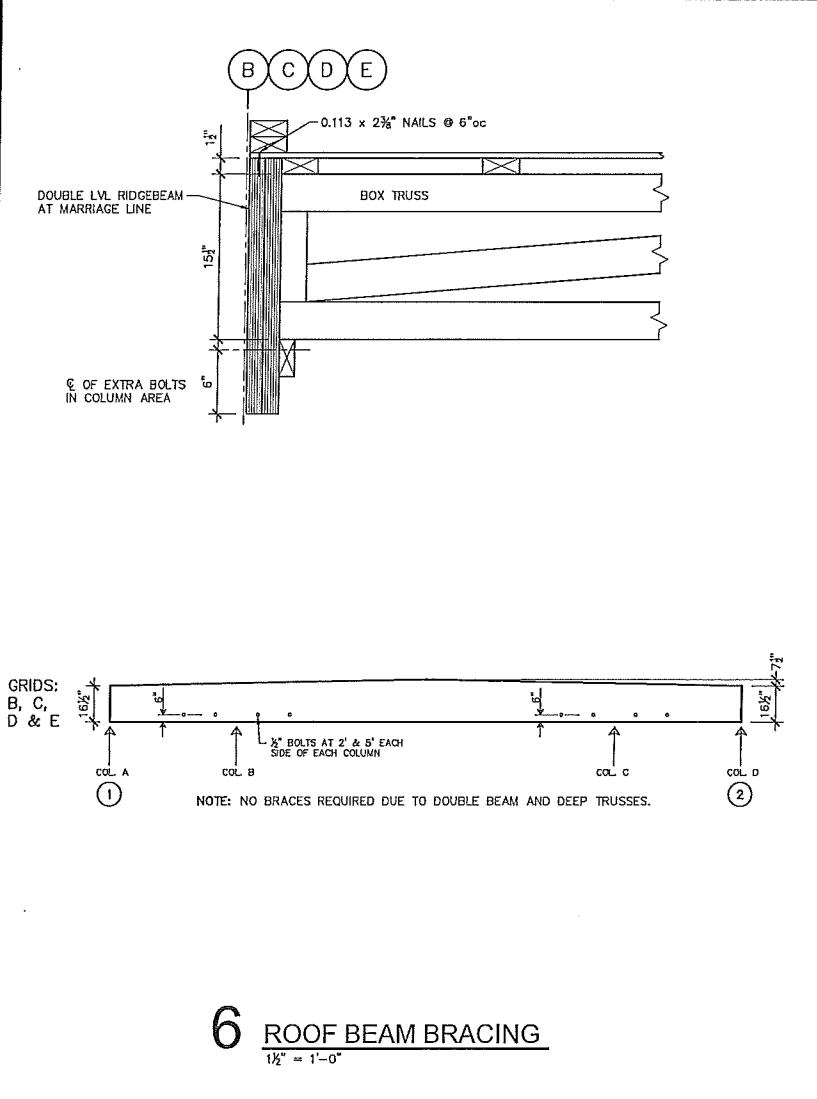
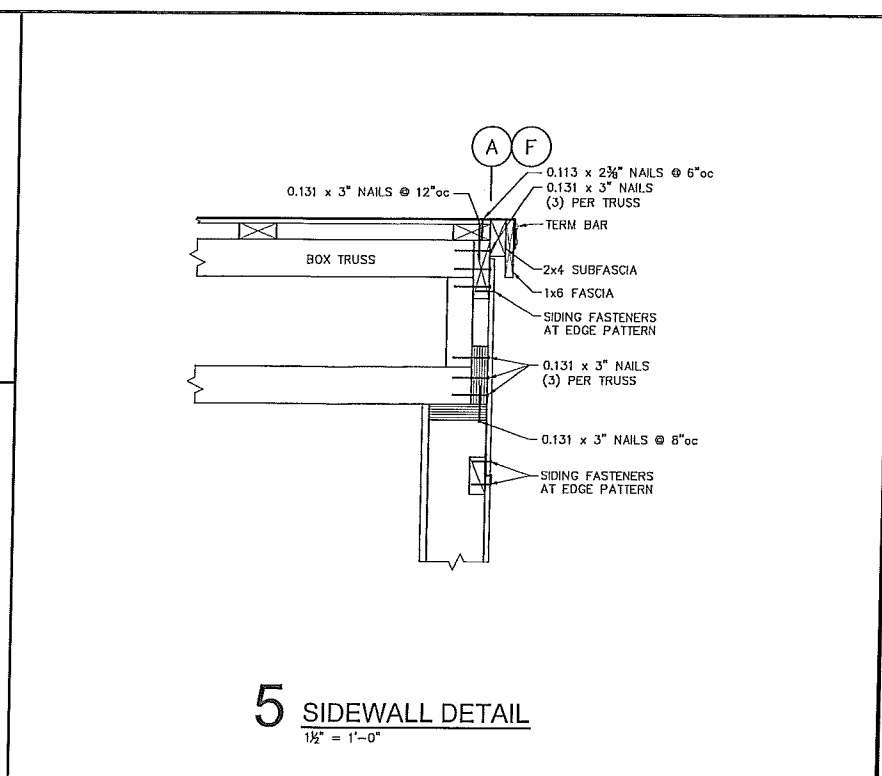
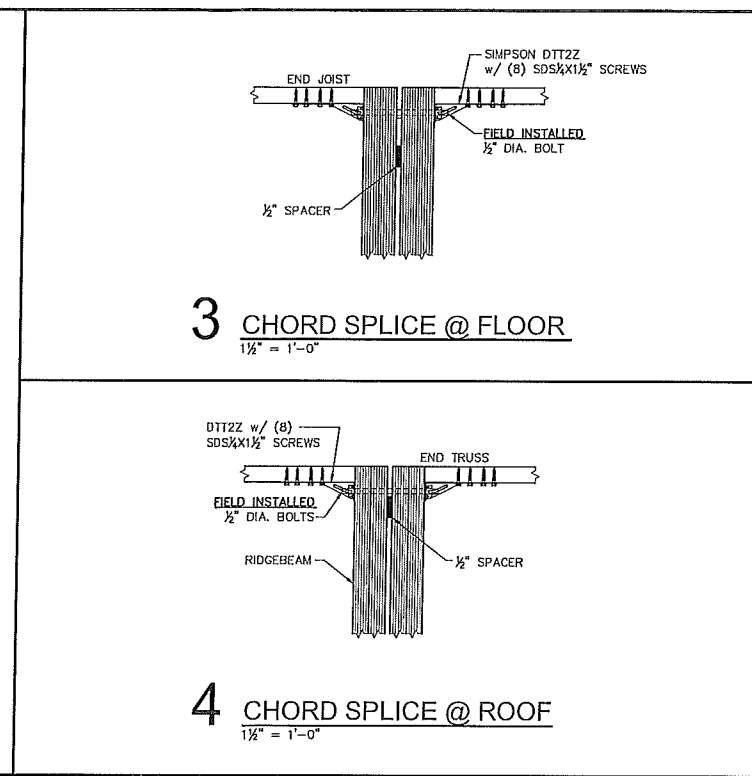
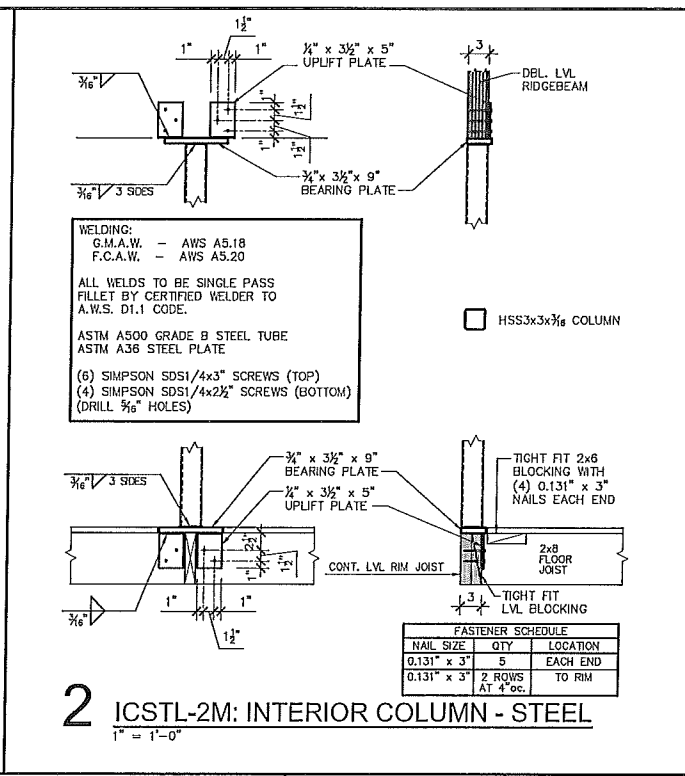
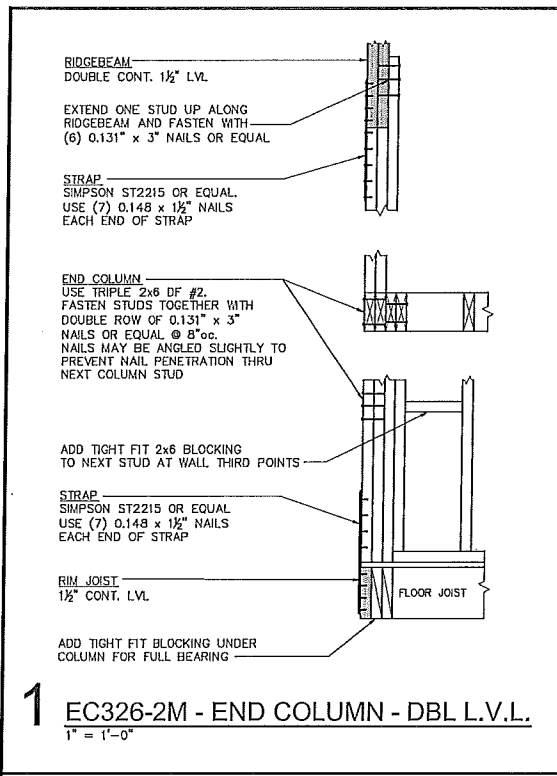
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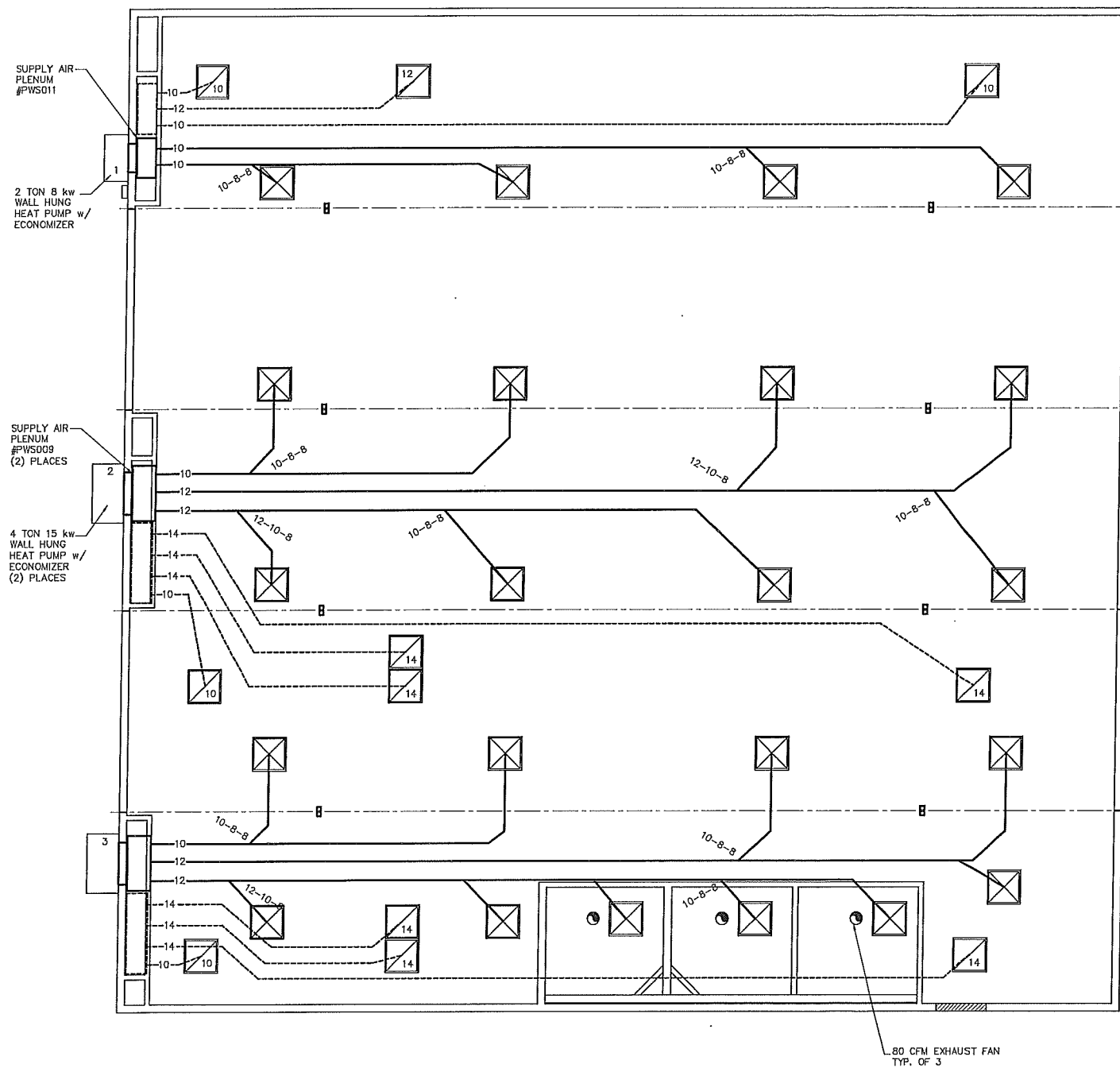
A-3



MINIMUM VENTILATION RATES PER IMC SECTION 403									
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 cfm
									278 cfm
Az = room area (sf)									
Occ. Dens = occupant density (from Table 403.3)									
Pz (calc) = zone population or occupant quantity (calculated)									
Pz (used) = zone population or occupant quantity (calculated)									
Rp = people outdoor airflow rate in breathing zone (cfm/person)									
Ra = area outdoor airflow rate in breathing zone (cfm/sf)									
Vbz = Breathing zone outdoor air flow rate per eq. 4-1 (Rp*Pz+Ra*Az)									

MECHANICAL NOTES:

- DUCT MATERIAL IS 26 GA. GALV. AND FLEX DUCT. DUCTWORK SHALL BE SUPPORTED PER IMC CHAPTER 6, SECTION 603.
- MATERIAL IN DUCTS SHALL HAVE A FLAME SPREAD INDEX OF LESS THAN 25, SMOKE DEVELOPMENT OF 50 PER IMC CHAPTER 6, SECTION 602.
- 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.
- WHEN ISOLATION SLEEVES ARE USED AT LINE CONNECTIONS TO PLENUMS, THEN THEY SHALL COMPLY WITH IMC CHAPTER 6.
- 8" DIFFUSERS TYPICAL. FLOW CONTROLS AT WYES.
- SEE VENTILATION SCHEDULE FOR MINIMUM OUTSIDE AIR REQUIRED.
- OUTSIDE AIR DAMPERS SHALL COMPLY WITH W5EC 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 #B403-060 w/ MICROPROCESSOR- 7 DAY PROGRAMMABLE AUTOMATIC SETBACK- DEADBAND CONTROL
OUTDOOR THERMOSTAT	1		CMH-28
	2		CMH-23

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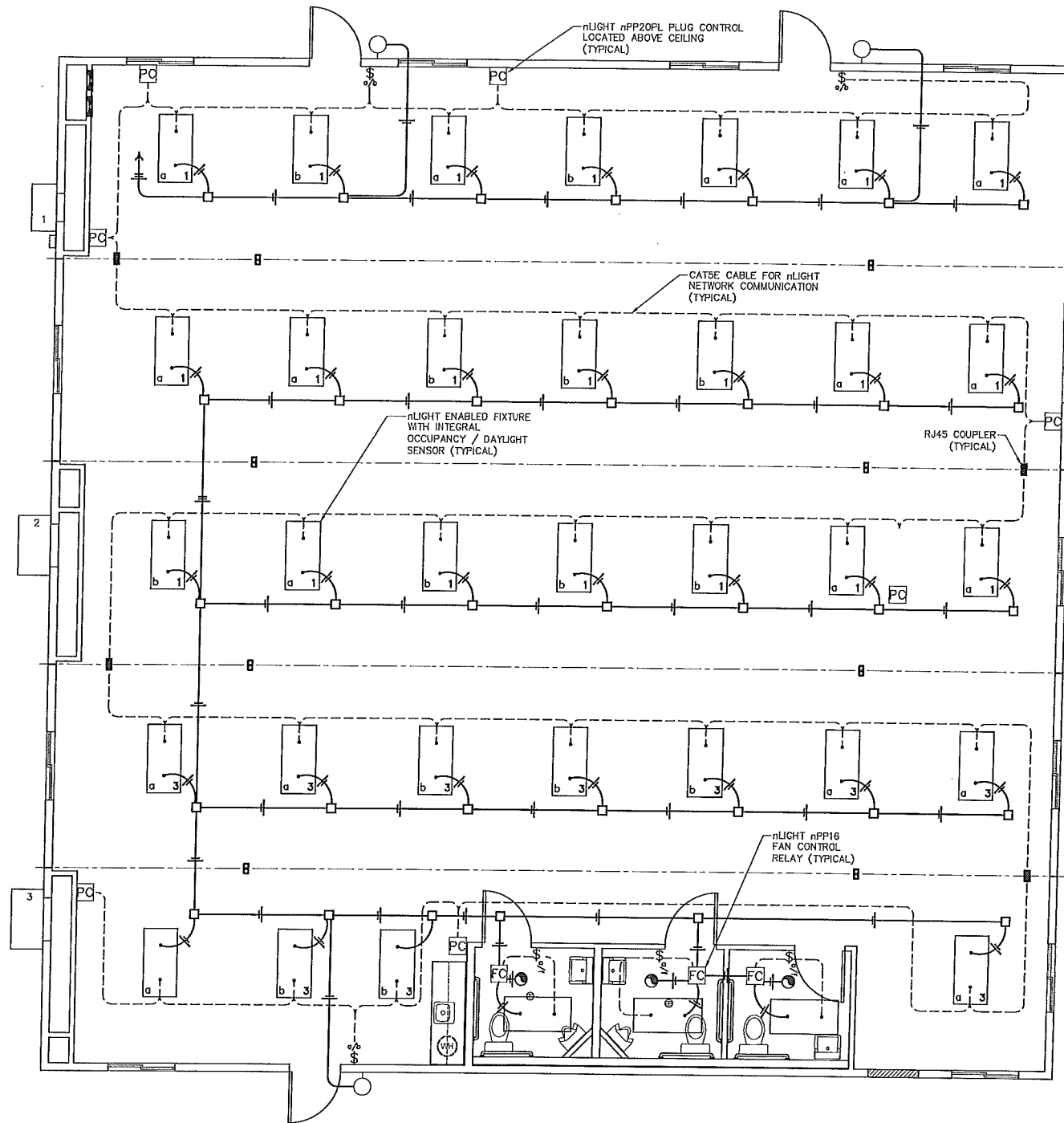


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51-11C WAC 2015 WSEC CHAPTER 4 NOTES:

- ALL LIGHTING SHALL CONFORM TO SECTION C405
- 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) x .75 = 2019 WATTS ALLOWED
 TOTAL WATTS ALLOWED = 2019 WATTS
 TOTAL WATTS INSTALLED = 1855 WATTS
 % OF ALLOWED INSTALLED = 92%
- 100% OF LIGHTING FIXTURES HAVE EMBEDDED OCCUPANCY AND DAYLIGHT SENSORS FOR INCREASED ENERGY SAVINGS, AND ARE INDIVIDUALLY ADDRESSABLE. (C406.4)
- 91% OF LIGHTING IS SET FOR CONTINUOUS DIMMING AND IS ADJUSTABLE BY OCCUPANTS, FOR OCCUPANT COMFORT, VIA WALL PODS. (C406.4)
- 50% OF RECEPTACLES ARE CONTROLLED BY LOCAL OCCUPANCY SENSORS (C405.10)

GENERAL NOTES:

- WHEN STRANDED WIRE IS USED, ALL TERMINATIONS ARE MADE BY A PRESSURE TERMINAL, BY TAILING OFF WITH SQUID CONDUCTORS OR OTHER APPROVED MEANS OF TERMINATION.
- ALL CONDUCTORS ARE COPPER: TYPE THHN / THWN
- RATING OF STANDARD PANEL IS 22,000 A.I.C.
- WIRING METHOD IN METALLIC CONDUIT OR M.C. CABLE
- HVAC DISCONNECTS SHALL BE LABELED WITH AN IDENTIFICATION PLATE SHOWING CIRCUIT NUMBER AND EQUIPMENT SERVED. WAC 296-468-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
- CONTROLLED RECEPTACLES SHALL BE LABELED PER 2014 NEC 406.3(E) WITH THE TEXT "CONTROLLED" AND THIS SYMBOL
- THIS PLAN IS NOT AN "AS-BUILT" CIRCUITS MAY BE RUN DIFFERENT THAN SHOWN BASED ON OBSTACLES ENCOUNTERED.

ELECTRICAL LIGHTING PLAN

SCALE: 1/4" = 1'-0" ARS 11/12/2016

	QTY.	SIZE	DESCRIPTION
ELECTRICAL PANEL	2	200 AMP	120/240V - SINGLE PHASE - NEMA 1 - METALLIC RACEWAY SYSTEM
LIGHTING	35	2 x 4	LED VOLUMETRIC TROFFER- nLIGHT ENABLED- 6000 LUMEN- 53 WATTS- 4000K WITH EMBEDDED OCCUPANCY AND DAYLIGHT SENSORS COMMUNICATING ON CAT5E LOCAL NETWORK LITHONIA -- ZBLT460ADPEZILP840N100NES7ADCX
	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
THERMOSTAT	1	BARD 8403-060	w/ MICROPROCESSOR- 7 DAY PROGRAMMABLE AUTOMATIC SETBACK- DEADBAND CONTROL
	2		REMOTE SENSORS
	3		CMH-23 OUTDOOR SENSOR

ELECTRICAL SYMBOLS			
SYMBOL	DESCRIPTION	AFF TO TOP	REMARKS
[Symbol]	nLIGHT nPDM2PDX CONTROL SWITCH	48"	CAT5E CONNECTED 2 ZONE DIMMING CONTROL
[Symbol]	nLIGHT nPDM CONTROL SWITCH	48"	CAT5E CONNECTED 1 ZONE CONTROL
[Symbol]	nLIGHT nPP20PL PLUG LOAD CONTROL RELAY	ABOVE CEILING	CONTROLLED BY nLIGHT ENABLED FIXTURE OCCUPANCY SENSORS
[Symbol]	nLIGHT nPP16 FAN CONTROL RELAY	ABOVE CEILING	CONTROLLED BY nLIGHT ENABLED FIXTURE OCCUPANCY SENSORS
[Symbol]	DUPLEX RECEPTACLE HALF CONTROLLED HALF HOT	20"	180 VA EACH
[Symbol]	STANDARD DUPLEX RECEPTACLE	20"	180 VA EACH
[Symbol]	GFCI RECEPTACLE	AS NOTED	180 VA EACH
[Symbol]	FLOOR RECEPTACLE / DATA ROUGH-IN	FLOOR	360 VA EACH STUB DOWN 3/4" MINIMUM FOR DATA
[Symbol]	FLOOR RECEPTACLE / DATA ROUGH-IN	FLOOR	180 VA EACH STUB DOWN 3/4" MINIMUM FOR DATA
[Symbol]	DEDICATED 1P RECEPTACLE FOR HEAT TRACE	UNDER FLOOR	500 VA EACH - GROUND FAULT EQUIPMENT PROTECTION DEVICE
[Symbol]	DATA OUTLET	20"	4" SQ BOX SINGLE GANG IUR WITH 3/4" CONDUIT UP AND DOWN
[Symbol]	80 CFM EXHAUST FAN	CEILING	44 VA EACH
[Symbol]	6 GALLON TANK TYPE WATER HEATER		1650 VA EACH PROVIDE BREAKER LOCK OUT DEVICE
[Symbol]	SIGN CIRCUIT ROUGH-IN	20"	1200 VA
[Symbol]	THERMOSTAT	48"	
[Symbol]	REMOTE SENSOR	48"	
[Symbol]	FLUORESCENT WALL PACK WITH INTEGRAL PHOTOCELL	84"	42 VA EACH
[Symbol]	nLIGHT ENABLED LED TROFFER w/ INTEGRAL SENSORS	CEILING	53 VA EACH
[Symbol]	ELECTRICAL PANEL	72"	

10-14-16	PRELIM REVIEW- SP	LDG									
DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY

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MOBILE 60 x 60 OR, WA., ID. GOLD

Office for: Republic Services Pacific Mobile 16 BLMP-11

Approved for Const: Job No: 18826
 File Copy: _____
 Drawn By: AJB
 Issue Date: 11-14-16

E-2

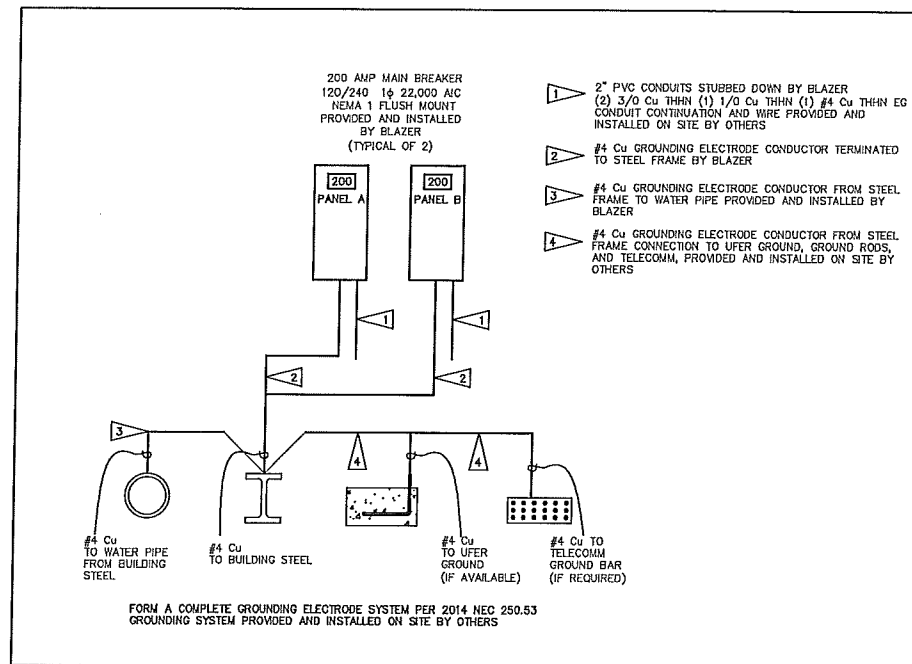
PANEL SCHEDULE "A"											
NOTE: ALL CONDUCTORS COPPER. 200 AMP 1φ 22,000 AIC											
CKT NO.	DESCRIPTION	TRIP AMPS	WIRE SIZE	VOLT AMPS	A	B	VOLT AMPS	WIRE SIZE	TRIP AMPS	DESCRIPTION	CKT NO.
1	LIGHTS	20	12	1197			7724	3	90	HVAC 3	2
3	LIGHTS	20	12	916			7724	/	/	/	4
5	SIGN	20	12	1200			1650	12	20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

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

PANEL SCHEDULE "B"											
NOTE: ALL CONDUCTORS COPPER. 200 AMP 1φ 22,000 AIC											
CKT NO.	DESCRIPTION	TRIP AMPS	WIRE SIZE	VOLT AMPS	A	B	VOLT AMPS	WIRE SIZE	TRIP AMPS	DESCRIPTION	CKT NO.
1	DC J-BOX	20	12	1500			7724	3	90	HVAC 2	4
3	DC J-BOX	20	12	1500			7724	/	/	/	4
5	DC J-BOX	20	12	1500			5512	4	70	HVAC 1	6
7	DC J-BOX	20	12	1500			5512	/	/	/	8
9	DC J-BOX	20	12	1500						SPACE	10
11	DC J-BOX	20	12	1500						SPACE	12
13	SPACE									SPACE	14
15	SPACE									SPACE	16
17	SPACE									SPACE	18
19	SPACE									SPACE	20

ELECTRICAL PLAN REVIEW LOAD CALCULATION PANEL "A"			
VOLTAGE: 120/208		PHASE: 1φ	
	CONNECTED LOAD	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	0 VA	x 50 % =	0 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 CONNECTED LOAD	KVA 25.77 AMPS 107.38	TOTAL CALCULATED LOAD	KVA 19.41 AMPS 93.31

ELECTRICAL PLAN REVIEW LOAD CALCULATION PANEL "B"			
VOLTAGE: 120/208		PHASE: 1φ	
	CONNECTED LOAD	CALC. LOAD	
LIGHTING			
EXTERIOR	0 VA	x 125 % =	0 VA
INTERIOR	0 VA	x 125 % =	0 VA
EXHAUST FANS	0 VA	x 125 % =	0 VA
RECEPTACLES			
THRU 10,000	0 VA	x 100 % =	0 VA
OVER 10,000	0 VA	x 50 % =	0 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 CONNECTED LOAD	KVA 35.47 AMPS 147.80	TOTAL CALCULATED LOAD	KVA 36.54 AMPS 152.25



GENERAL NOTES:

- 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.
- ALL CONDUCTORS ARE COPPER; TYPE THHN / THWN
- RATING OF STANDARD PANEL IS 22,000 A.I.C.
- WIRING METHOD IN METALLIC CONDUIT OR M.C. CABLE
- HVAC DISCONNECTS SHALL BE LABELED WITH AN IDENTIFICATION PLATE SHOWING CIRCUIT NUMBER AND EQUIPMENT SERVED, WAC 296-468-AA0 022
- EXTERIOR WEATHER PROOF GFCS 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
- CONTROLLED RECEPTACLES SHALL BE LABELED PER 2014 NEC 406.3(E) WITH THE TEXT "CONTROLLED" AND THIS SYMBOL
- THIS PLAN IS NOT AN "AS-BUILT" CIRCUITS MAY BE RUN DIFFERENT THAN SHOWN BASED ON OBSTACLES ENCOUNTERED.

2 TON - 8 KW (TYPICAL OF 1)

HVAC (MOTOR, COMPRESSOR, HEATER SIZES)		
OPERATION VOLTAGE	197 MIN.	253 MAX.
COMPRESSOR	10.4 RLA	64 LRA
OUTDOOR BLOWER FAN	1.2 FLA	1/5 HP
INDOOR BLOWER FAN	1.0 FLA	1/6 HP
HEAT STRIP *	8 KVA	240 VOLT
MINIMUM CIRCUIT AMPS	63 AMPS	
MAXIMUM OVERCURRENT PROTECTION	70 AMPS	

* 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 (MOTOR, COMPRESSOR, HEATER SIZES)		
OPERATION VOLTAGE	197 MIN.	253 MAX.
COMPRESSOR	17.8 RLA	117 LRA
OUTDOOR BLOWER FAN	2.6 FLA	1/3 HP
INDOOR BLOWER FAN	2.3 FLA	1/2 HP
HEAT STRIP *	15 KVA	240 VOLT
MINIMUM CIRCUIT AMPS	87 AMPS	
MAXIMUM OVERCURRENT PROTECTION	90 AMPS	

* 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 LOAD	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	0 VA	x 50 % =	0 VA
MOTORS, COMPR.			
TOTAL	13920 VA	x 100 % =	13920 VA
LARGEST	(4272) VA	x 25 % =	1068 VA
HEATING	28000 VA	x 100 % =	28000 VA
DC J-BOX (6)	9000 VA	x 100 % =	9000 VA
WATER HEATER	1650 VA	x 100 % =	1650 VA
HEAT TRACE	500 VA	x 100 % =	500 VA
TOTAL CONNECTED LOAD	KVA 61.24 AMPS 255.18	TOTAL CALCULATED LOAD	KVA 63.14 AMPS 263.08

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10-14-16	PRELIM REVIEW - SP	LDG						

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Republic Services
Pacific Mobile 16 BLMP-11

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E-3

