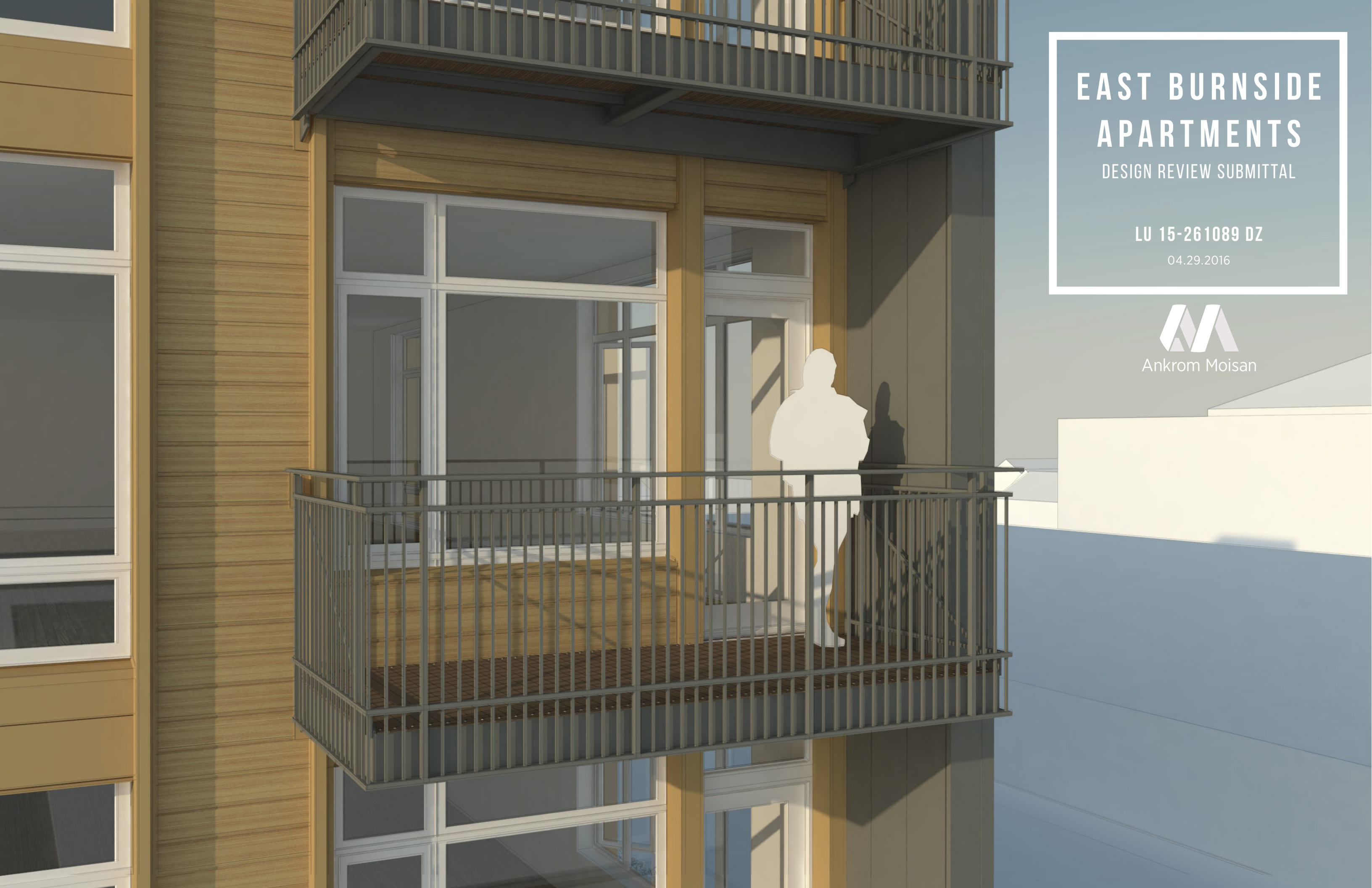




EAST BURNSIDE APARTMENTS

DESIGN REVIEW SUBMITTAL

LU 15-261089 DZ

04.29.2016



Ankrom Moisan

EASTGATE PLACE

10506

EAST BURNSIDE APARTMENTS

DESIGN REVIEW SUBMITTAL

LU 15-261089 DZ

04.29.2016



Ankrom Moisan



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EAST BURNSIDE | 4 OVER 1 | APARTMENTS

FLOOR TO FLOOR	ELEVATION ABOVE GRADE	TOTALS		PAVED AREA				NON-REVENUE		RESIDENTIAL				UNIT MIX		
		FLOOR	TOTAL GROSS AREA PER FLOOR	PARKING AREA	AVG. AREA PER STALL	APT STALLS	SIDEWALK	LOBBY/ BIKE STORAGE\	LONG TERM BIKE PARKING	GROSS RESIDENTIAL AREA	RENTABLE RES. AREA	EFFICIENCY	UNIT COUNT	STUDIO	1 BED	2 BED
		ROOF														
10'	+64'	LEVEL 5	10020 SF						10	10020 SF	8640 SF	86.2%	12	1	5	6
10'	+54'	LEVEL 4	10020 SF						10	10020 SF	8640 SF	86.2%	12	1	5	6
10'	+44'	LEVEL 3	10020 SF						10	10020 SF	8640 SF	86.2%	12	1	5	6
10'	+34'	LEVEL 2	10020 SF						10	10020 SF	8640 SF	86.2%	12	1	5	6
10'	+24'	GROUND FLOOR/PARKING/BIKE STORAGE	4480 SF	9616 SF		15	2470 SF	1595 SF	18	1700 SF	1640 SF	96.5%	4	4		
14'	+14'	TOTAL	44560 SF	9616 SF	641 SF	15 STALLS	2470 SF	1595 SF	58 STALLS	41780 SF	36200 SF	86.6%	52	8	20	24

PROJECT TOTALS	
GROSS PARKING AREA	9616 SF
GROSS RESIDENTIAL AREA	41780 SF
TOTAL GROSS AREA	44560 SF
TOTAL UNITS	52 UNITS
TOTAL PARKING	641 SF/STALL
AVG APARTMENT SIZE	696 NSF
APARTMENT PARKING RATIO	0.3 PER UNIT

SITE AREA	18500 SF	
GATEWAY P.D. FAR	4 to 1	74000 SF
ACTUAL FAR	2.4 to 1	44560 SF

	WALL SF	WINDOW SF	GLAZING %
EAST	8776 SF	2462 SF	28%
WEST	8776 SF	2494 SF	28%
NORTH	3600 SF	1408 SF	39%
SOUTH	3600 SF	720 SF	20%
TOTAL	24752 SF	7084 SF	29%

*NOTE: Net unit areas calculated, referencing BOMA 2010 STANDARD METHODS OF MEASUREMENT: 'Method B Net Area'

SITE:

THE 18,500 SQUARE FOOT PROJECT SITE IS LOCATED NEARER TO THE NORTHEASTERN BOUNDARY OF THE GATEWAY REGIONAL CENTER, AND IS BOUND TO THE NORTH BY E. BURNSIDE STREET. TO THE SOUTH, EAST AND WEST, THERE IS NO STREET FRONTAGE, BUT RATHER ADJACENT PROPERTIES WHICH CONTAIN TOWNHOMES AND MULTI-FAMILY STRUCTURES. THE BUILDING SITE PREVIOUSLY HOSTED A SINGLE FAMILY HOME, WHICH HAS SINCE BEEN REMOVED AND THE LOT NOW SITS WITHOUT A PRIMARY STRUCTURE.

DESCRIPTION:

EAST BURNSIDE APARTMENTS, WILL BE A 52-UNIT, MARKET-RATE APARTMENT PROJECT CONFIGURED AS A 5 STORY STRUCTURE. THE GROUND FLOOR HOUSES A LOBBY, LEASING OFFICE, SHARED BUILDING SERVICES (BIKE ROOM & DOG WASH), AN AMENITY ROOM, ALONG WITH 4 DWELLING UNITS. ALL OF THIS IS ADJACENT TO 15 EXTERIOR PARKING SPACES CONFIGURED OUTSIDE THE BUILDING ENVELOPE, AS 'TUCK-UNDER' PARKING BELOW THE 2ND LEVEL. THE UPPER 4 LEVELS OF DWELLING UNITS WILL BE CONSTRUCTED IN WOOD WITH METAL PANEL CLADDING AND HIGH PERFORMANCE VINYL WINDOWS.

ADDITIONAL PROGRAM SPECIFICS:

THE PROJECT WILL FEATURE A TOTAL OF APPROXIMATELY 44,560 GROSS SQUARE FEET WITH 36,200 NET SQUARE FEET OF LIVING IN 52 TOTAL UNITS, AND APPROXIMATELY 500

SQUARE FEET OF AMENITY AREA. MANY UNITS WILL HAVE 2 BEDROOMS. IN ADDITION, THE PROJECT INCLUDES A PRIVATE PARKING AREA WITH 14 STANDARD PARKING STALLS AND ONE STANDARD LOADING STALL. REQUIRED BIKE PARKING IS PROVIDED WITHIN MOST UNITS, AND THE REMAINDER ARE LOCATED ON THE GROUND LEVEL IN A DEDICATED BIKE ROOM. ALL UNITS WILL BE ACCESSED FROM INTERNAL DOUBLE LOADED CORRIDORS.

THE GROUND FLOOR WILL BE SLAB ON GRADE, SUPPORTING A CONCRETE 1ST LEVEL. THIS WILL BE CAPPED BY A POURED IN PLACE, POST TENSIONED CONCRETE SLAB SUPPORTED BY CONCRETE COLUMNS. THE UPPER 4 LEVELS WILL BE FRAMED WITH WOOD.

THE MAIN LOBBY IS LOCATED FACING EAST BURNSIDE, WITH DIRECT ACCESS FROM THE SIDEWALK INTO THE MAIN LOBBY AND APARTMENT LEASING OFFICES. THE PARKING AND SERVICE ENTRY IS ALSO ACCESSED FROM EAST BURNSIDE VIA A CURB CUT. NO OTHER VEHICLE ACCESS POINTS TO THE DEVELOPMENT SITE ARE AVAILABLE.

ARCHITECTURE:

THE PROJECT IS BEING DESIGNED TO COMPLEMENT THE ESTABLISHED NEIGHBORHOOD CONTEXT, WHILE BEING BALANCED WITH THE CONSIDERATION OF FUTURE DEVELOPMENT GOALS FOR GATEWAY. THE EXISTING STOCK OF BUILDINGS IS AN ECLECTIC ONE. THE FACADES ARE COMPOSED SIMPLY, AND THE MATERIAL PALATE CONSISTS OF AN EXPOSED CONCRETE

BASE, 1' X 10' VERTICAL METAL PANELS AND A 6" PREFINISHED TONGUE IN GROOVE ALUMINUM EXTRUSION CLADDING INSTALLED HORIZONTALLY, THAT CLOSELY MIMICS THE LOOK OF WOOD WHILE PROVIDING A LONGER LASTING MATERIAL. PLANTERS ARE PLANNED TO SCREEN THE 4 STUDIO UNITS ON THE GROUND FLOOR, WHILE STILL ALLOWING THOSE UNITS A VIEW OUT.

EFFICIENT FIXTURES WILL BE USED THROUGHOUT THE RESIDENTIAL UNITS, INCLUDING APPLIANCES AND PLUMBING, AS WELL AS EFFICIENT MECHANICAL SYSTEMS. THE INTENT FOR MECHANICAL VENTING IS THROUGH VERTICAL EXHAUST SHAFT VENTS WHICH WILL BE GROUPED STRATEGICALLY ON THE ROOF WHEREVER POSSIBLE. THERE ARE 4 GROUND LEVEL UNITS WHICH WILL BE HORIZONTALLY VENTED. THE DESIGN INTENT FOR THESE 4 UNITS IS FOR SIMPLE BOX SHAPED COVERS, WHICH APPEAR MADE FROM THE SAME MATERIAL AND COLOR AS THE PRIMARY BUILDING SKIN.

SITework:

A LUSHLY LANDSCAPED PERIMETER AND 6' WOOD FENCE WILL PROVIDE SCREENING FOR THE GROUND FLOOR USES THAT SHARE A PROPERTY LINE WITH AN ADJACENT LOT WHERE AN EXISTING HEDGE IS NOT PRESENT. STORMWATER ON SITE WILL BE TREATED THROUGH A FILTRATION PLANTER AT THE SOUTH EAST CORNER OF THE SITE, AND IT HAS BEEN DETERMINED THAT THE PERCOLATION RATE OF THE SOIL WILL ALLOW FOR NO STORM WATER RUNOFF TO BE DIRECTLY CONNECTED TO THE CITY SEWER SYSTEM.

SITE & VICINITY



EAST BURNSIDE LOOKING WEST



EAST BURNSIDE LOOKING EAST



EAST BURNSIDE LOOKING SOUTH



10506 E. BURNSIDE STREET

SITE AREA: 18,500' GSF

DEVELOPMENT STANDARDS:

ZONING: HIGH DENSITY RESIDENTIAL (RHD)
PLAN DISTRICT: GATEWAY REGIONAL CENTER
DESIGN REVIEW: TYPE 3 REQUIRED
USES ALLOWED: RESIDENTIAL, RETAIL SALES (UP TO 5,000SF),
FAR: 4:1 WITH 1:1 MINIMUM (GATEWAY DISTRICT OVERLAY)
MAXIMUM HEIGHT: 100' (GATEWAY DISTRICT OVERLAY)
RESIDENTIAL PARKING REQ'D: NONE
BIKE PARKING REQUIRED: 1.1/UNIT
SETBACKS REQUIRED:

FRONT – 0'
SIDE AND REAR - 14' (FOR FAÇADE AREA PROPOSED)

LANDSCAPE REQUIRED:

L1 STANDARD AT PERIMETER, 5' MINIMUM
L3 STANDARD (6' SCREENING), 5' MINIMUM AT PARKING

ALONG BURNSIDE FRONTAGE:

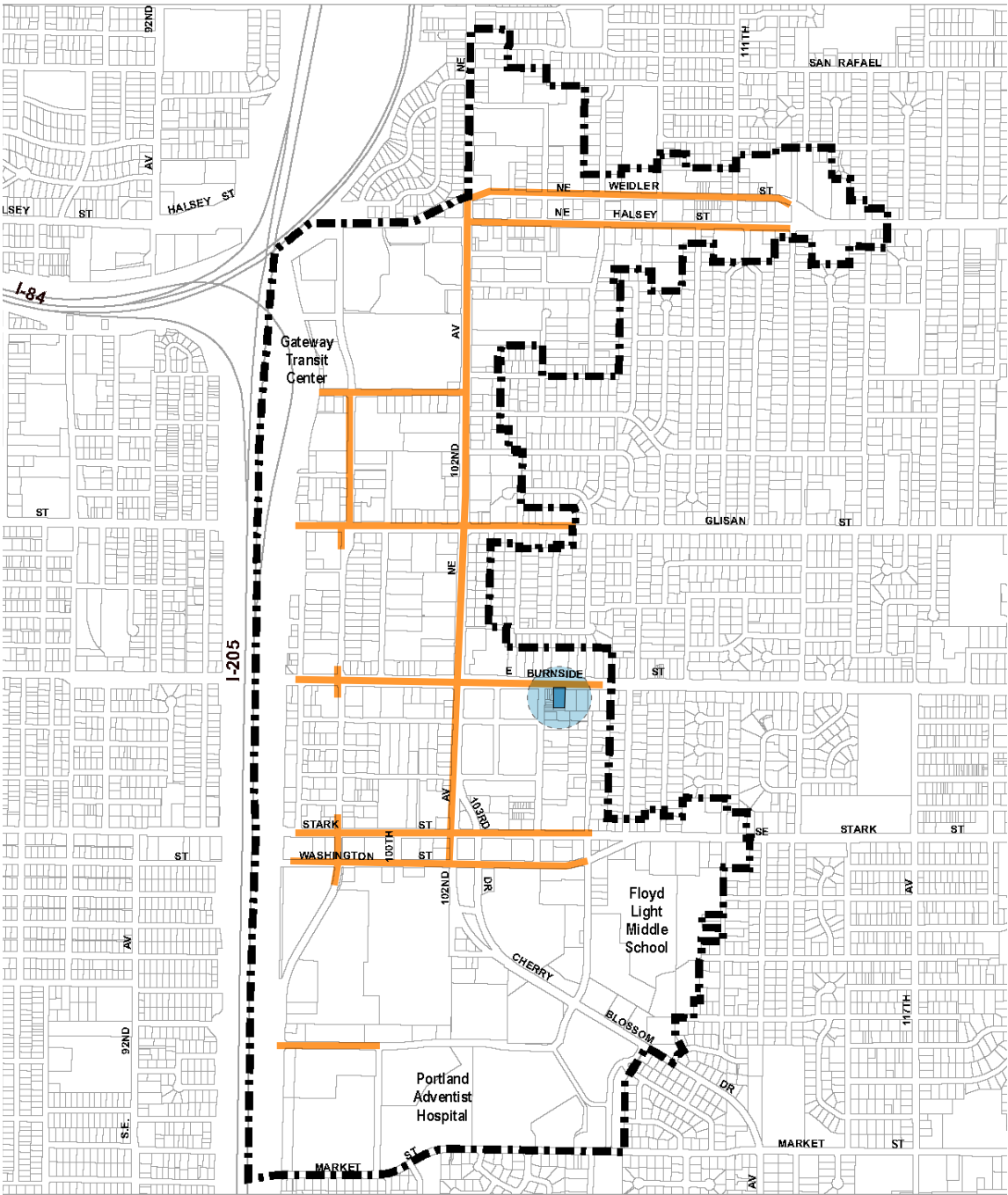
MAX SETBACK = 75% OF STREET FRONTAGE WITHIN 12'
ENHANCED PEDESTRIAN STREET REQUIREMENT
GROUND FLOOR 'ACTIVE USE' STANDARD
GROUND FLOOR WINDOW STANDARD
PEDESTRIAN CONNECTIVITY STANDARD
HARD SURFACED WITH AMENITIES

PROPOSED DEVELOPMENT:

5 TOTAL LEVELS
TYPE V CONSTRUCTION
4 LEVELS WOOD OVER 1 LEVEL PT CONCRETE

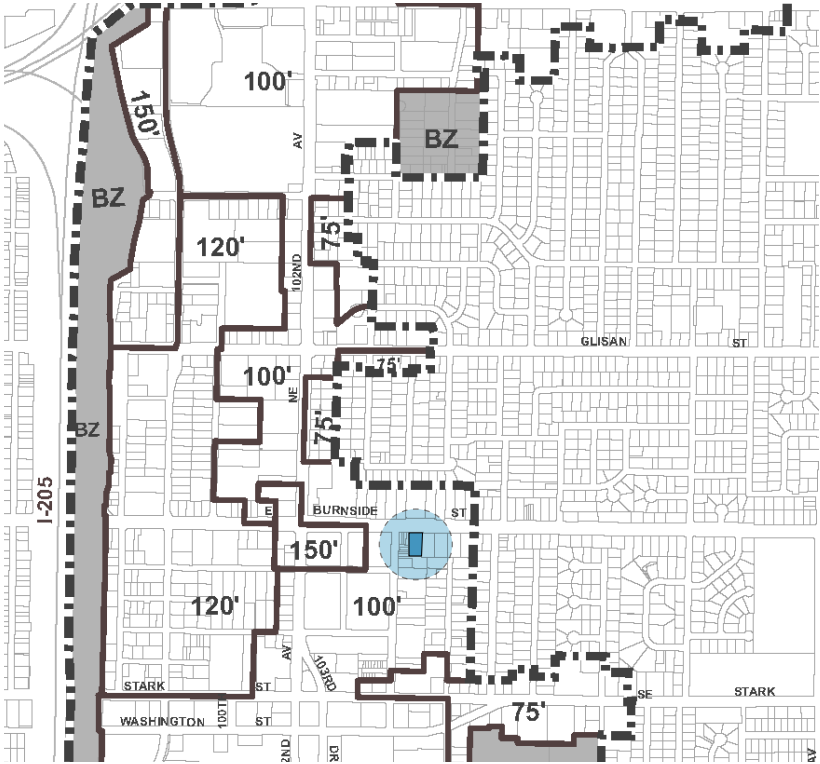
AREAS:

PARKING AREA:	9,616 SF
LOBBY/RETAIL:	1,595 SF
RESIDENTIAL AREA:	41,780 SF
TOTAL BUILDING AREA:	44,560 SF (2.4:1 FAR)
UNITS:	52 @ 696 NSF AVG.
PARKING STALLS:	15 (NONE REQUIRED)
LONG TERM BIKE PARKING:	58 (18 STANDARD STALLS (40 IN UNIT, WALL MOUNTED)
SHORT TERM BIKE PARKING:	3 STALLS (REQUIRED)

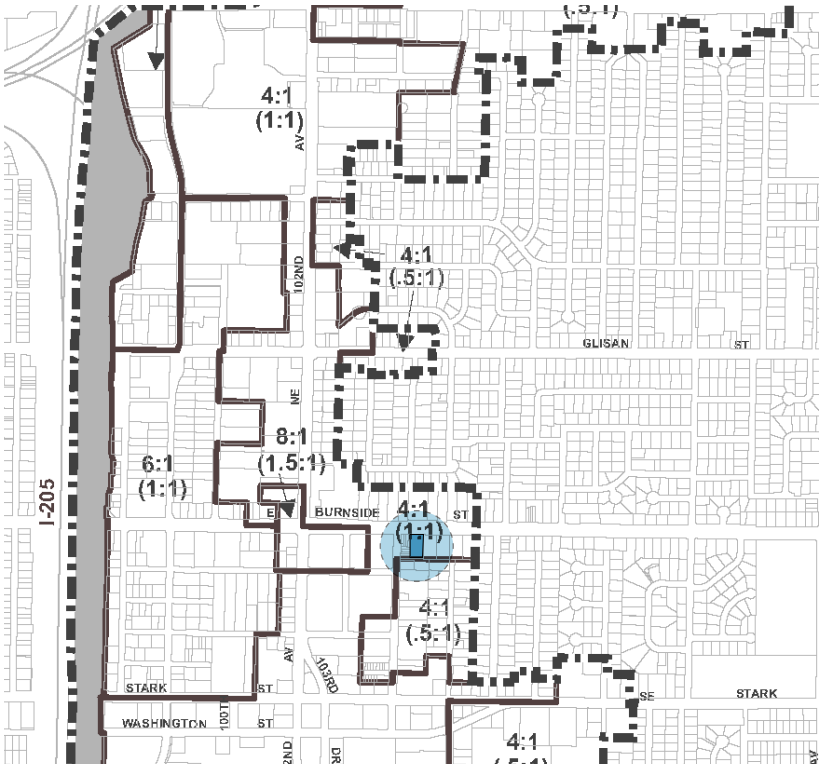


GATEWAY PLAN DISTRICT BOUNDARY - MAP 526-1
GATEWAY PLAN DISTRICT ENHANCED PEDESTRIAN STREETS - MAP 526-4

ZONING & DEVELOPMENT STANDARDS

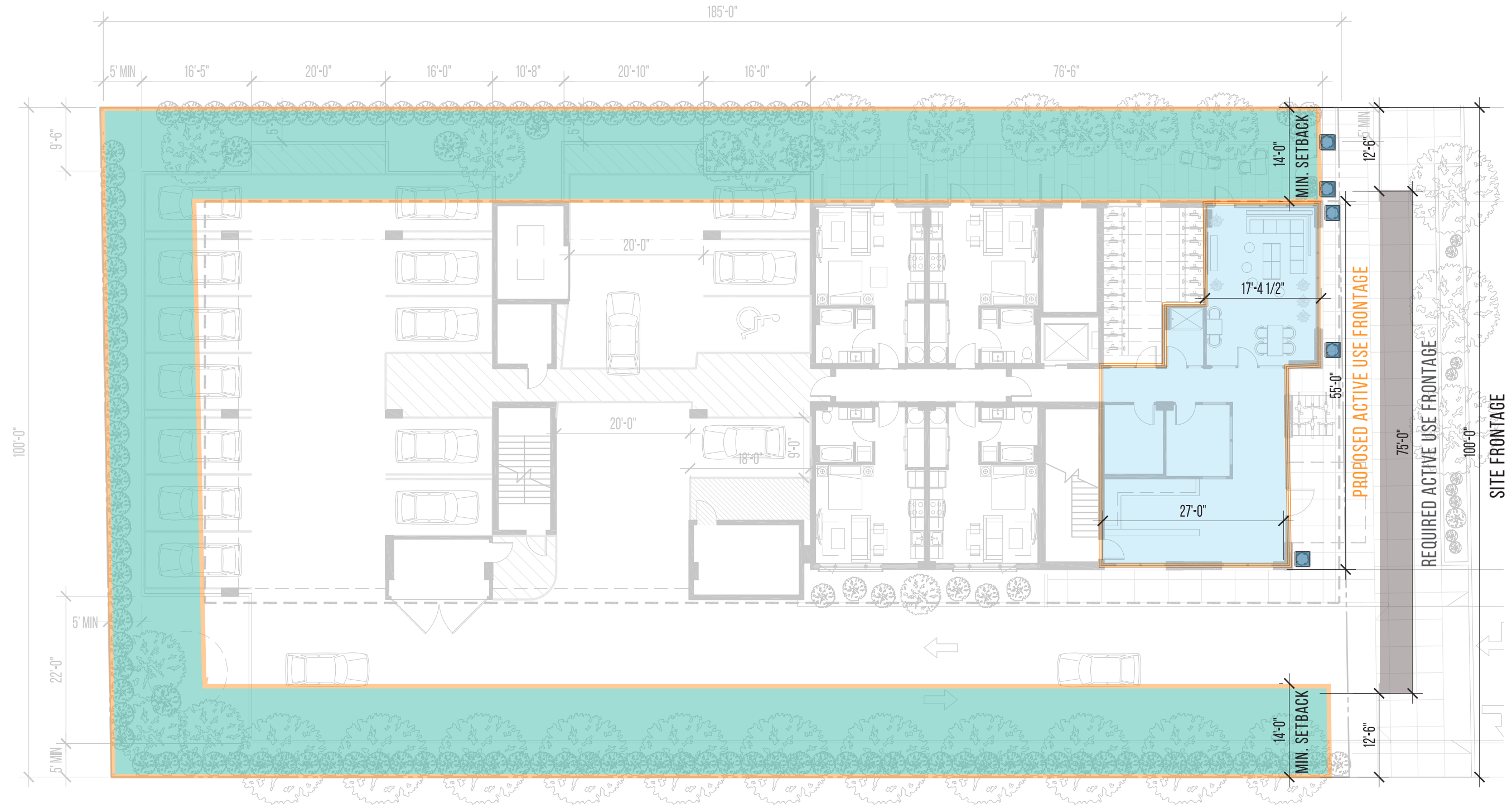


GATEWAY PLAN DISTRICT MAXIMUM HEIGHTS - MAP 526-2



GATEWAY PLAN DISTRICT FLOOR AREA RATIOS - MAP 526-3

DEVELOPMENT STANDARDS - ACTIVE USE / PEDESTRIAN REQUIREMENTS / BUILDING SETBACK DIAGRAM



(33.526.280.C & D) ENHANCED PEDESTRIAN STREET STANDARDS ARE NOT MET WITH THIS PROPOSAL. A MODIFICATION IS BEING REQUESTED. AFTER ADVISEMENT FROM BDS STAFF, THEY HAVE BEEN CONSIDERED A SINGLE MODIFICATION (SINCE THEY SHARE THE SAME PURPOSE STATEMENT IN THE ZONING CODE). REFER TO PROJECT NARRATIVE FOR EXPLANATION AS TO HOW THE INTENT OF THE STANDARD IS MET.

PROPOSED ACTIVE USE

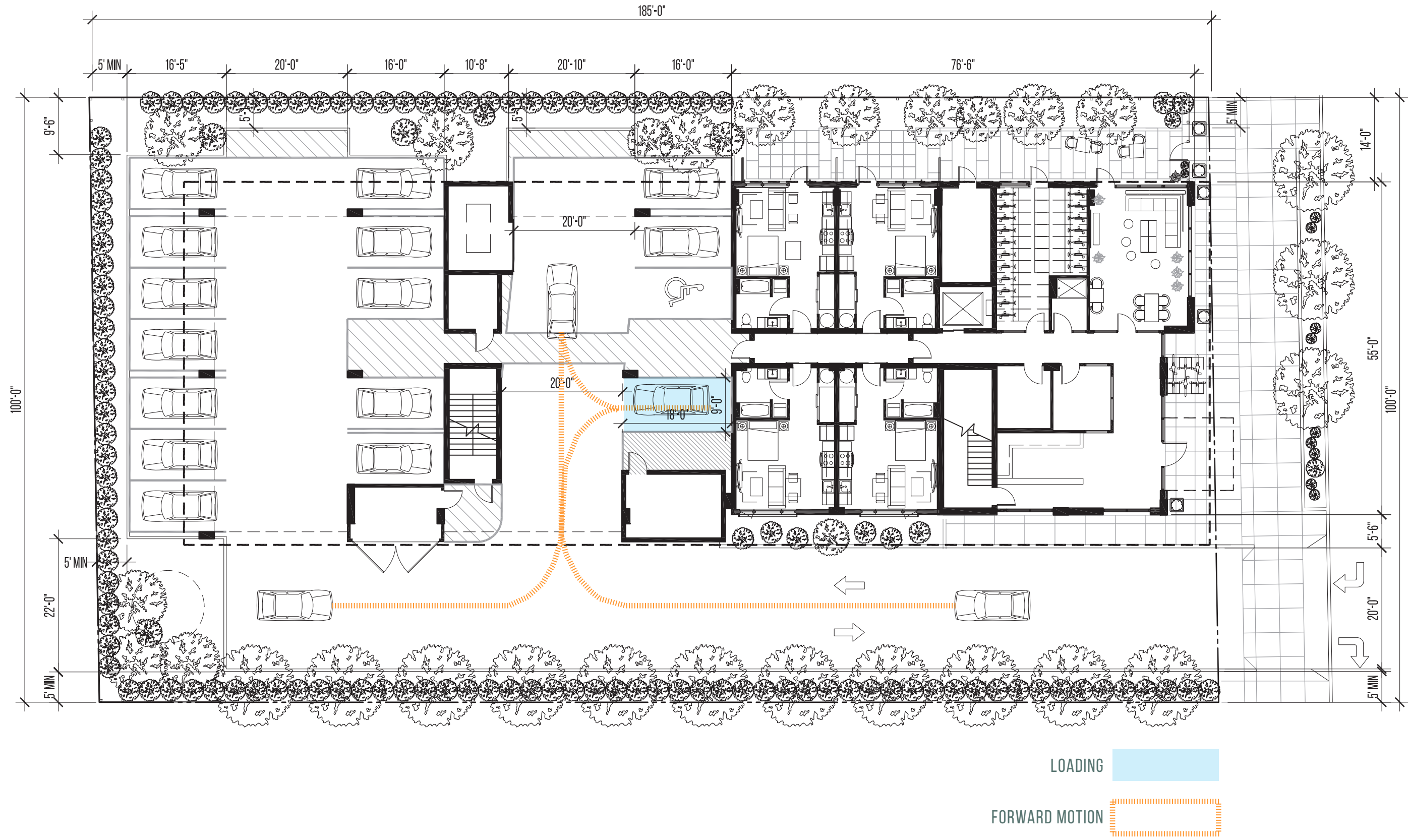
MOVABLE PLANTERS PER 33.526.260.B.2.B

14' SIDE AND REAR SETBACK ZONE FOR FACADE AREA ABOVE 3,500SF

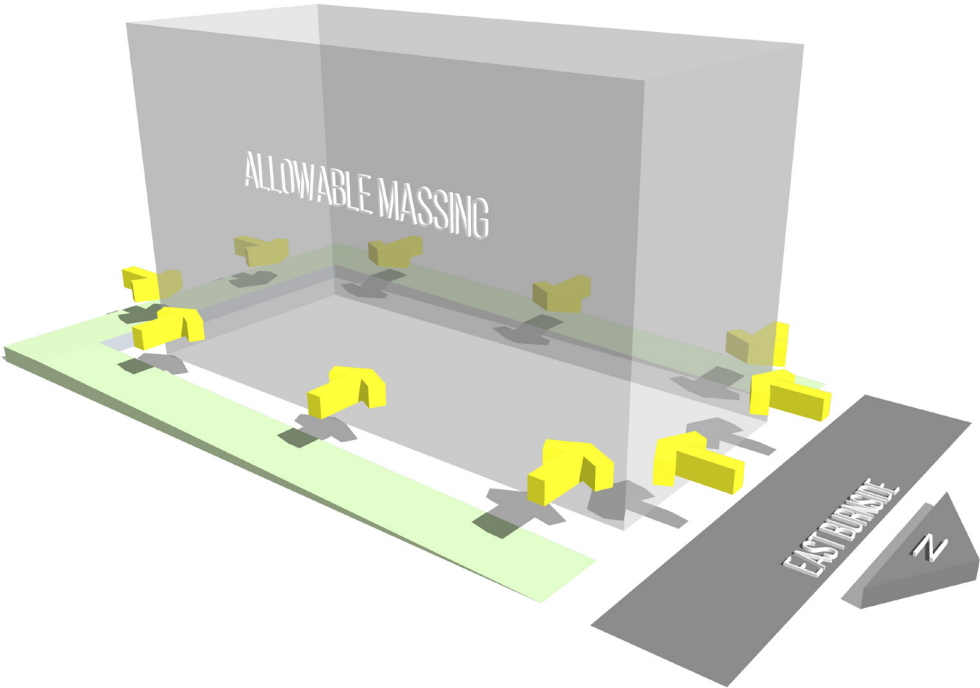
REQUIRED ACTIVE USE FRONTAGE



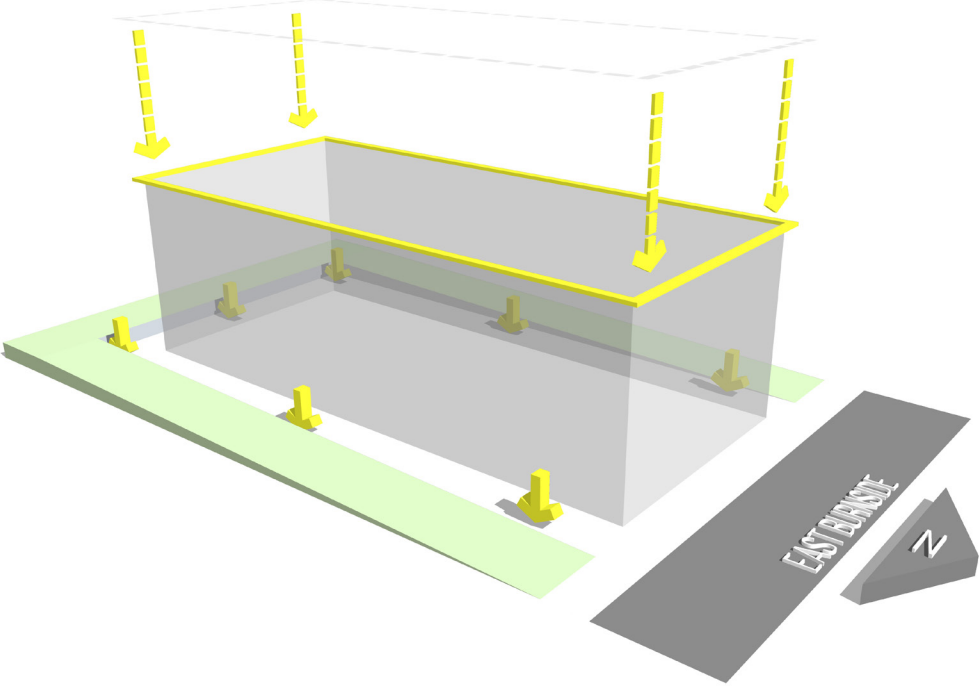
DEVELOPMENT STANDARDS - FORWARD MOTION/LOADING DIAGRAM



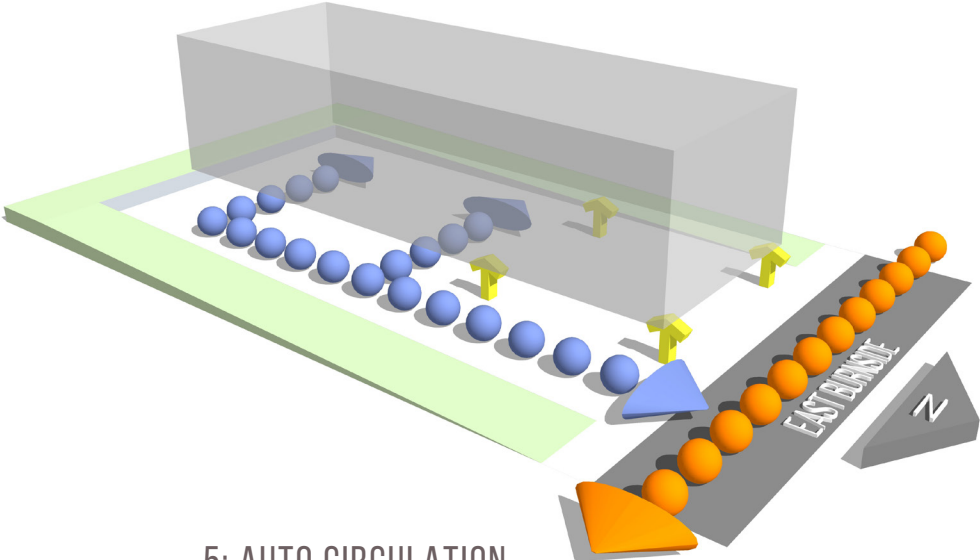
THIS SHEET
INTENTIONALLY LEFT
BLANK



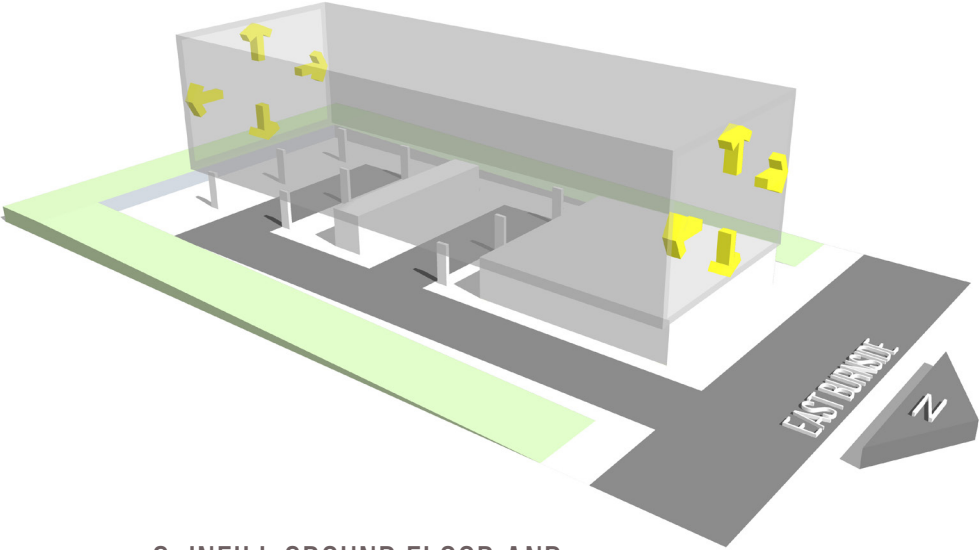
1: DEFINE MASSING ENVELOPE



2: ADJUST MASSING/HEIGHT TO
FIT CURRENT NEIGHBORHOOD

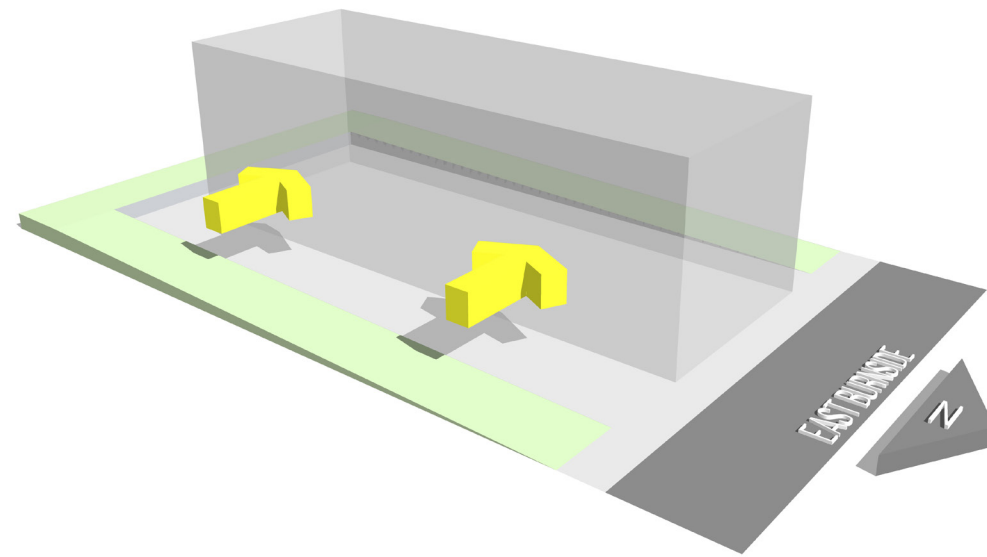


5: AUTO CIRCULATION

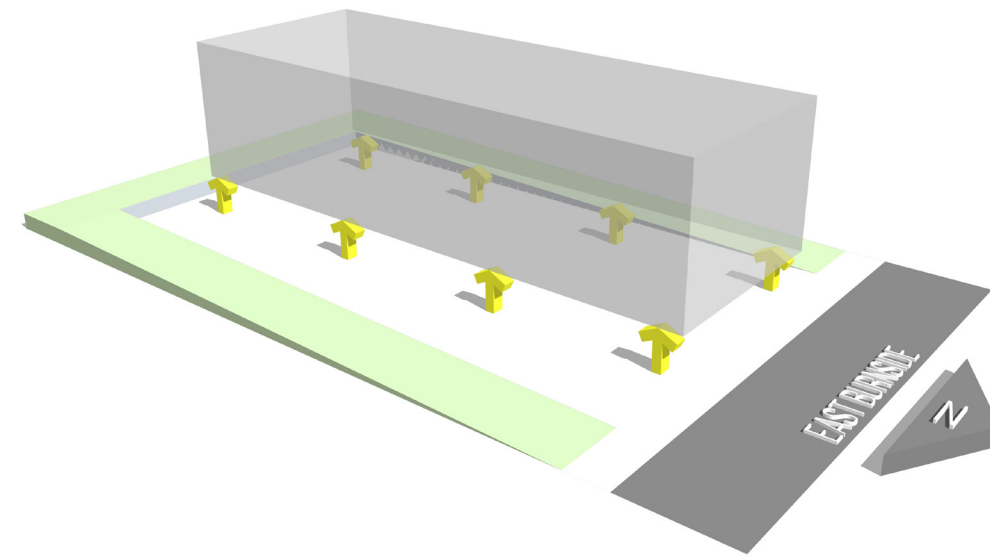


6: INFILL GROUND FLOOR AND
ARTICULATE STREET FACADE
FEATURE

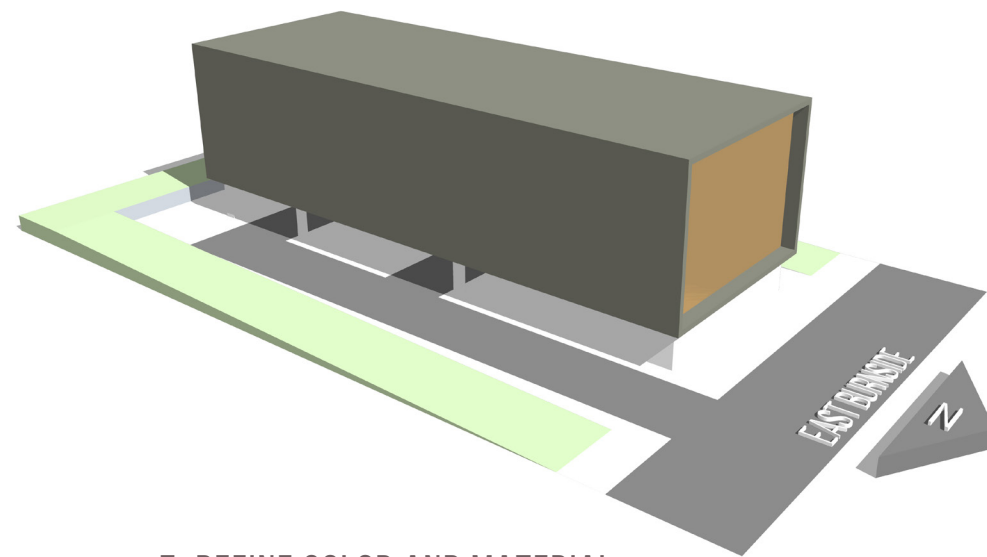




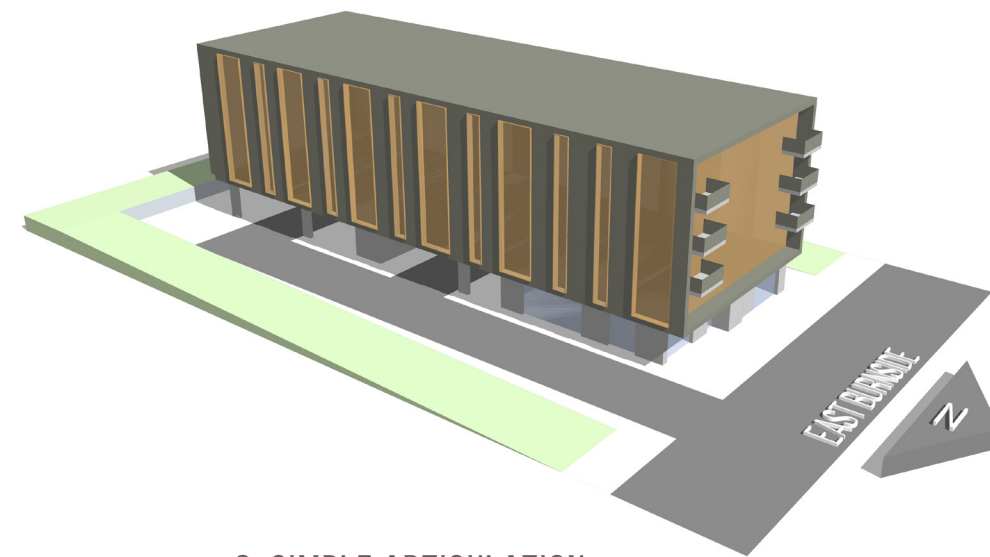
3: CREATE RESIDENT AUTO
ACCESS TO INFILL SITE



4: LIFT PRIMARY HOUSING
MASS TO 'FLOAT' ABOVE LOBBY,
AMENITY AND PARKING



7: DEFINE COLOR AND MATERIAL



8: SIMPLE ARTICULATION

PROJECT DESIGN - PRECEDENT IMAGES



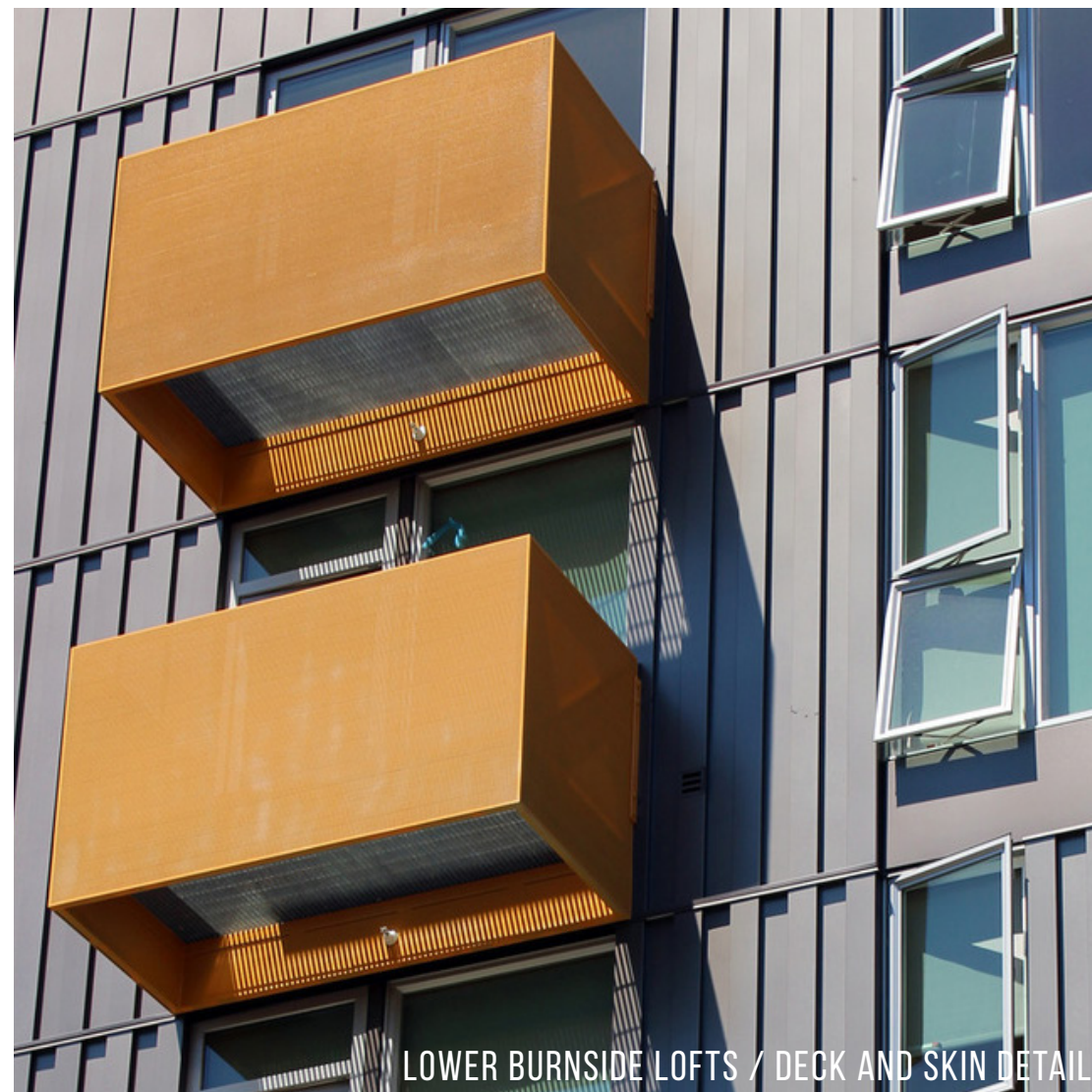
BOLTWOOD PLACE / WOOD AESTHETIC / FACADE VARIES



CLINTON ST. CONDOS/ AUSTERE / ENHANCED STREET FACADE



THE PATTON / EXTRUDED LOOK FRAME AT WINDOWS



LOWER BURNSIDE LOFTS / DECK AND SKIN DETAIL



LOWER BURNSIDE LOFTS / SMOOTH METAL PANEL

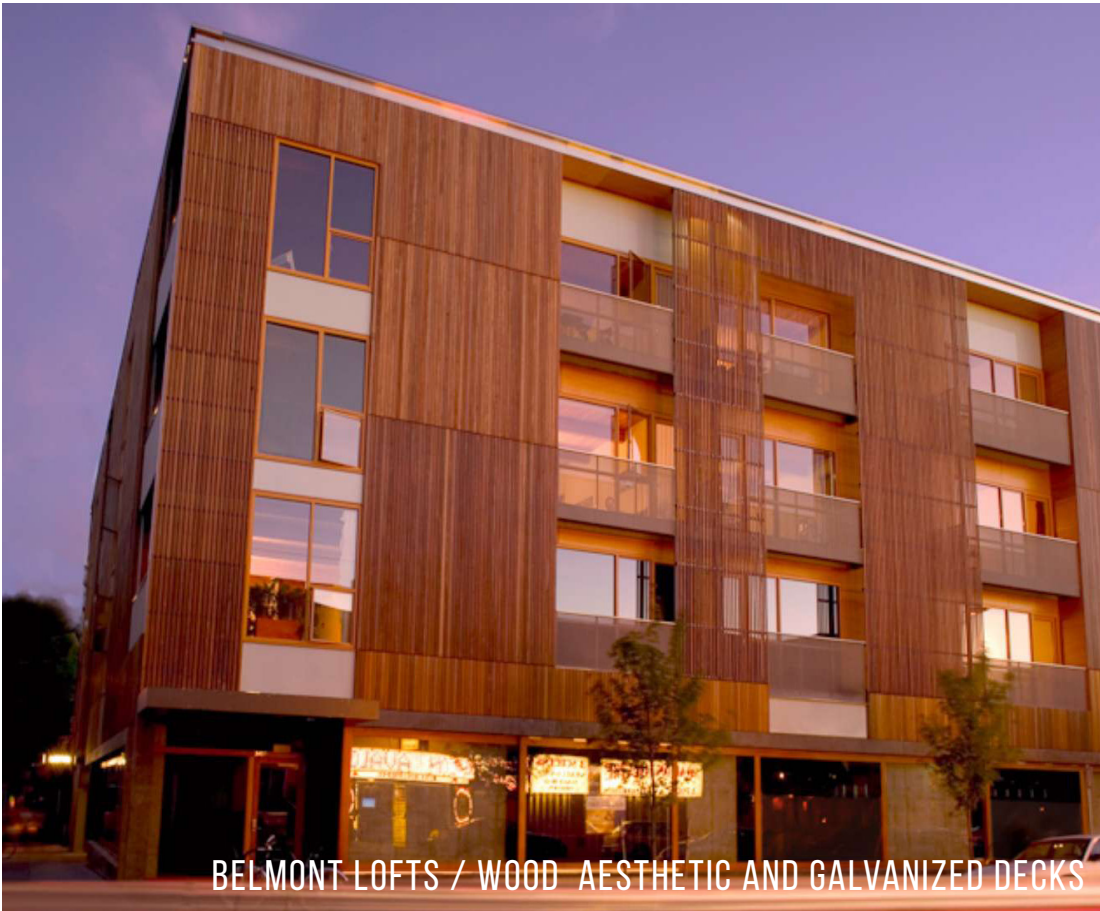




BELMONT LOFTS DETAIL / VERTICAL GROUPED WINDOWS / WOOD AESTHETIC



BURNSIDE 26 / FRAMED ELEMENT ANCHORING COMPOSITION



BELMONT LOFTS / WOOD AESTHETIC AND GALVANIZED DECKS



UNKNOWN / FRAMED ELEMENT AT FACADE



SAWYERS ROW / SIMPLE SKIN

MATERIAL PALETTE



'LONGBOARD'- PREFINISHED 6" EXTRUDED ALUMINUM TONGUE & GROOVE CLADDING, LIGHT FIR WOODGRAIN APPEARANCE (OR EQUIVALENT)



6" CHANNEL PROFILE INSTALLED LOOK



'AERATIS' - 3" PVC INTEGRAL COLOR DECKING OR EQUIVALENT



TONGUE & GROOVE INSTALLATION



PREFINISHED 'AEP SPAN'
"FLEX" & "PRESTIGE" SERIES
12" METAL PANEL WALL SYSTEM
20 GA.
DURA TECH 5000 FINISH
COOL ZINC GRAY



PANEL PROFILES: 2" REVEAL & 1/2" REVEAL



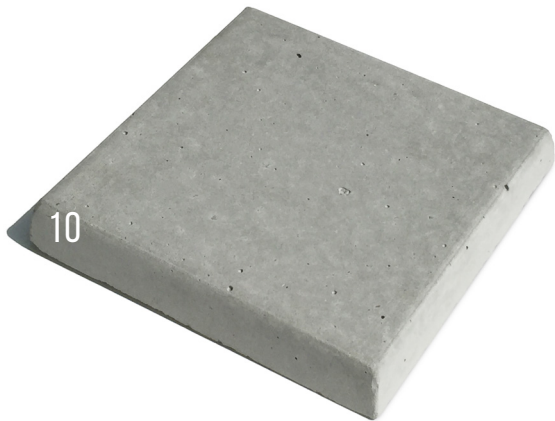
22 GA. METAL TRIM - PAINT TO MATCH WALL SYSTEMS WHERE NOTED



EFS STUCCO PAINT MATCHED TO METAL WALL PANEL



'VPI ENDURANCE SERIES' -
VINYL WINDOWS - WHITE



POURED IN PLACE CONCRETE -
ARCHITECTURAL FINISH



SOLARBAN 60 OR EQUIVALENT
LOW E GLAZING



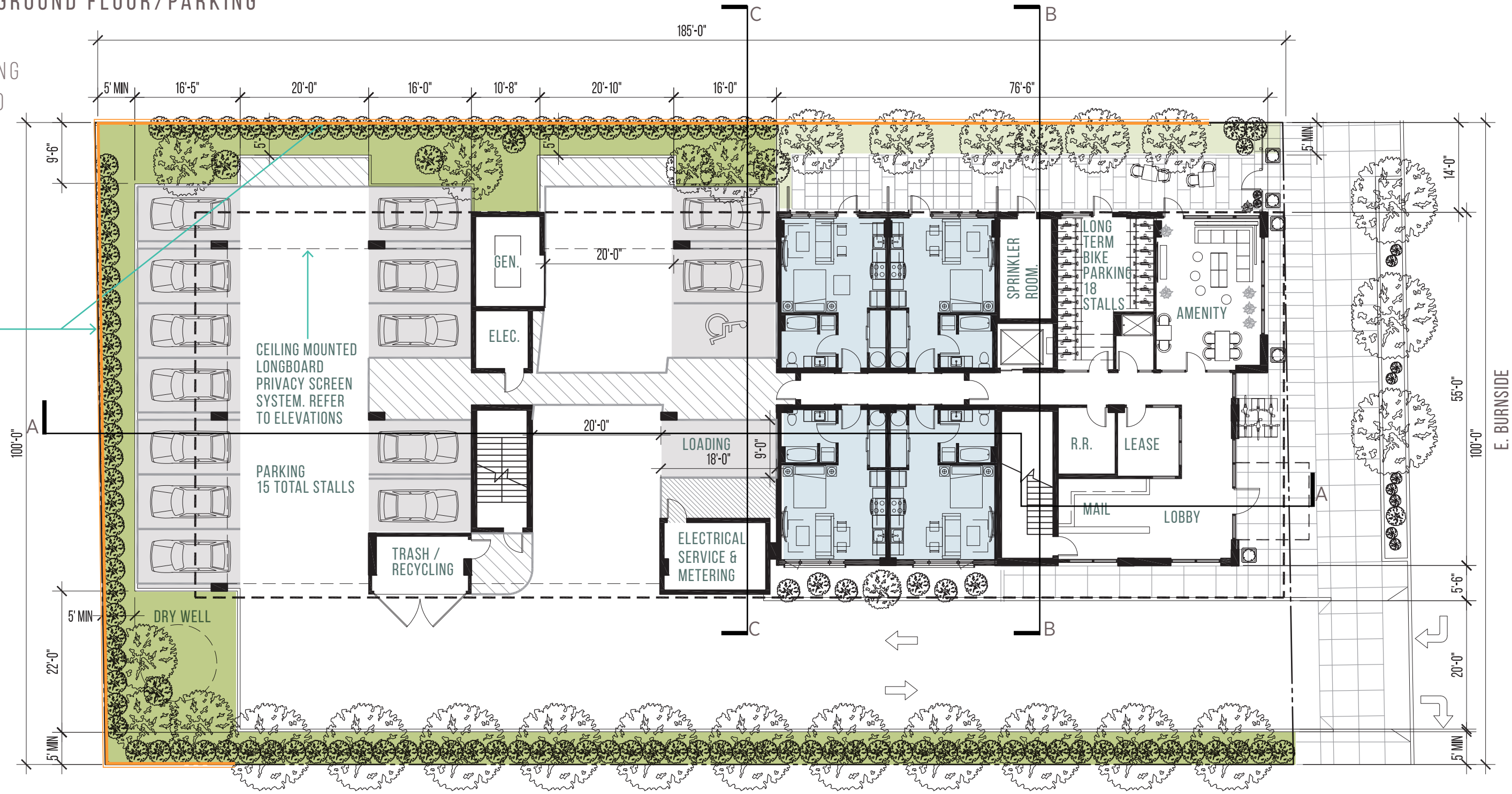
CLEAR ANODIZED STOREFRONT
WINDOW SYSTEM - KAWNEER
451T OR EQUIVALENT



PLANS - GROUND FLOOR/PARKING

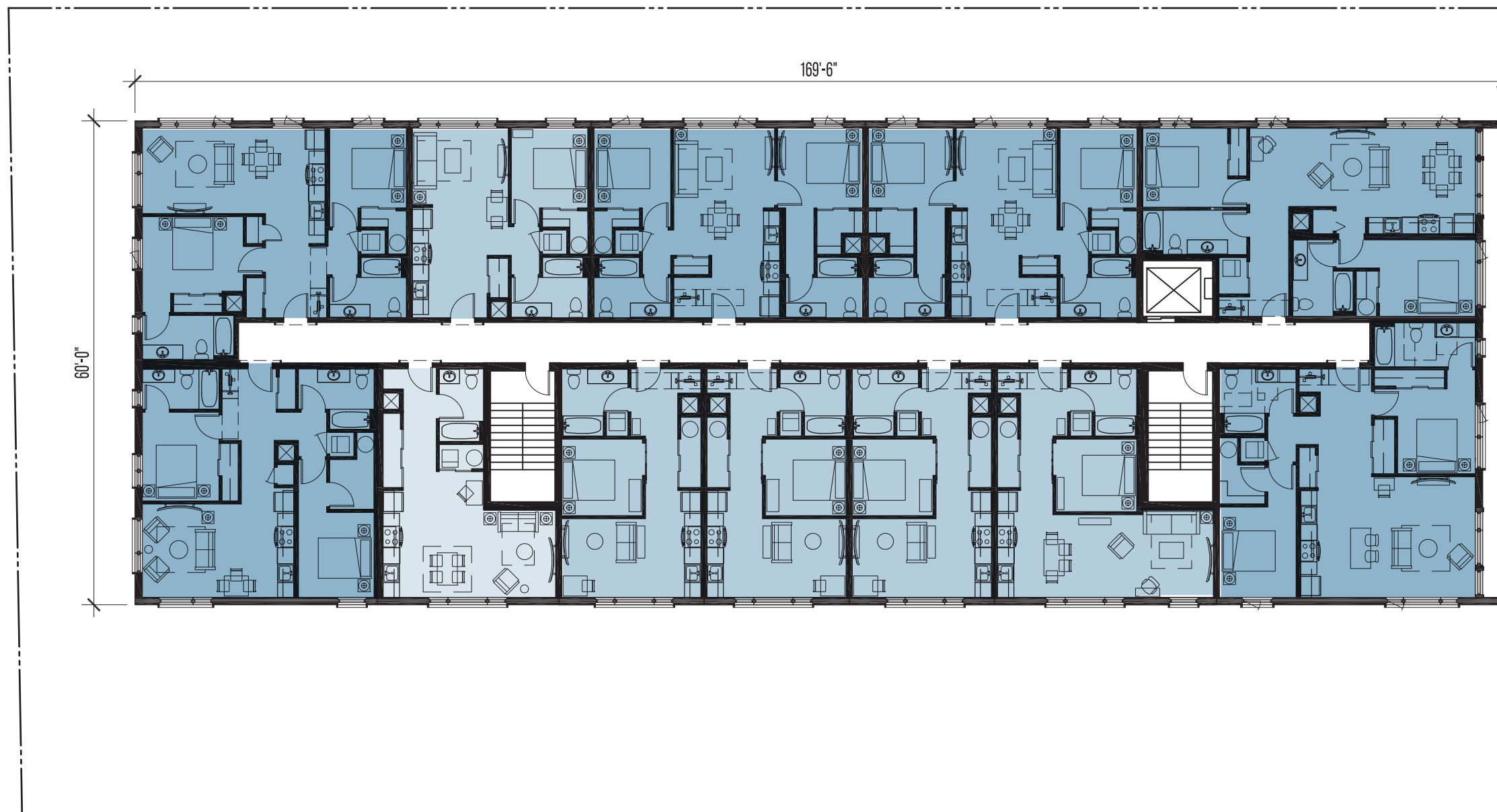
- PARKING
- STUDIO
- L3
- L1

6 FOOT TALL
PRIVACY FENCE.
REFER TO
LANDSCAPE.



NOTE: REFER TO CITY OF PORTLAND ZONING CODE: 33.248.020 (A AND C)
FOR SPECIFIC L1 AND L3 LANDSCAPING MINIMUM STANDARDS.

- STUDIO
- 1 BD
- 2 BD



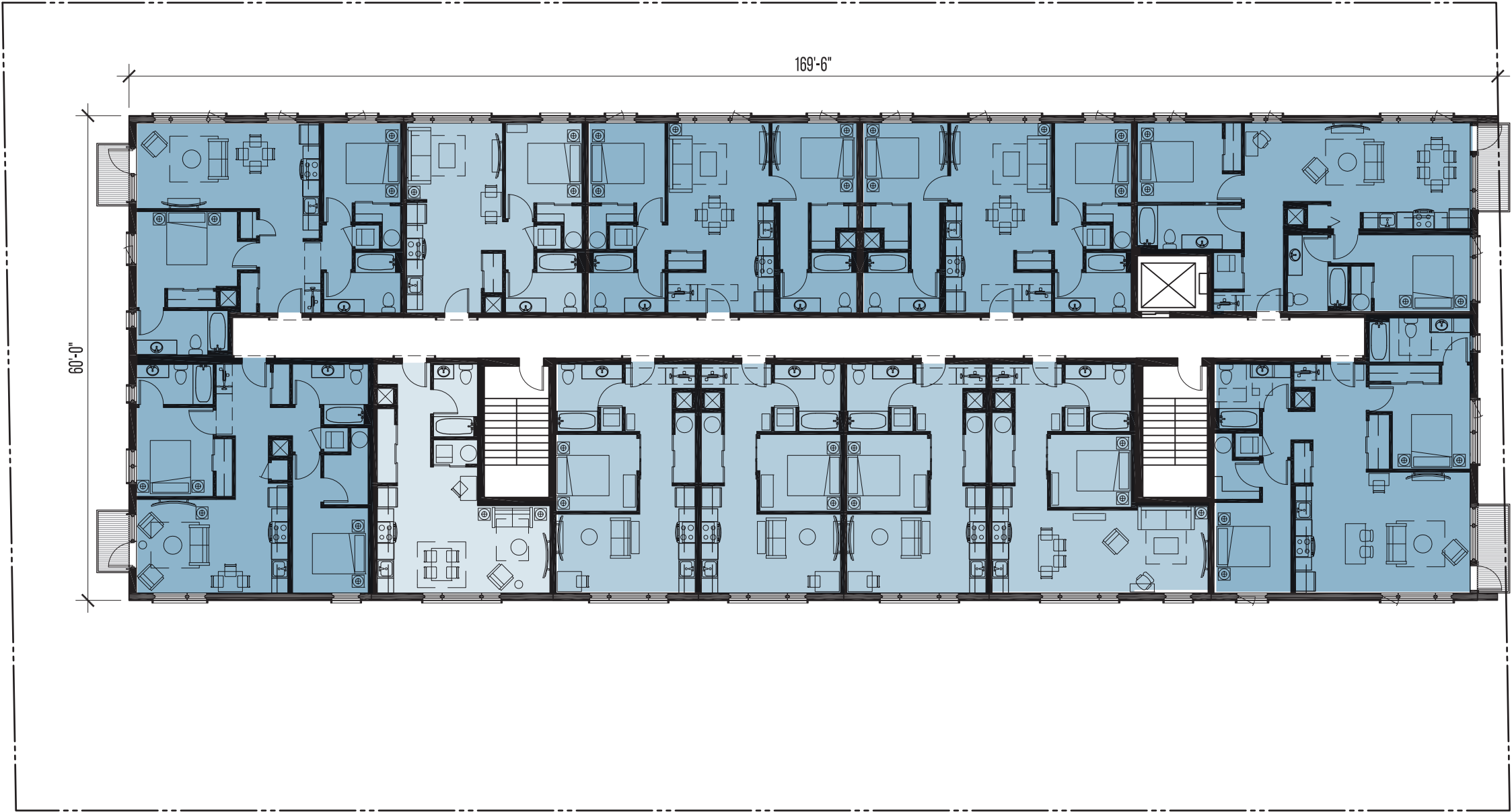
SCALE: 1/16" = 1'-0"



NOTE: ALL UNIT S.F. MEASUREMENTS ARE CALCULATED TO THE INSIDE FACE OF FINISH FOR UNIT DEMISING WALLS

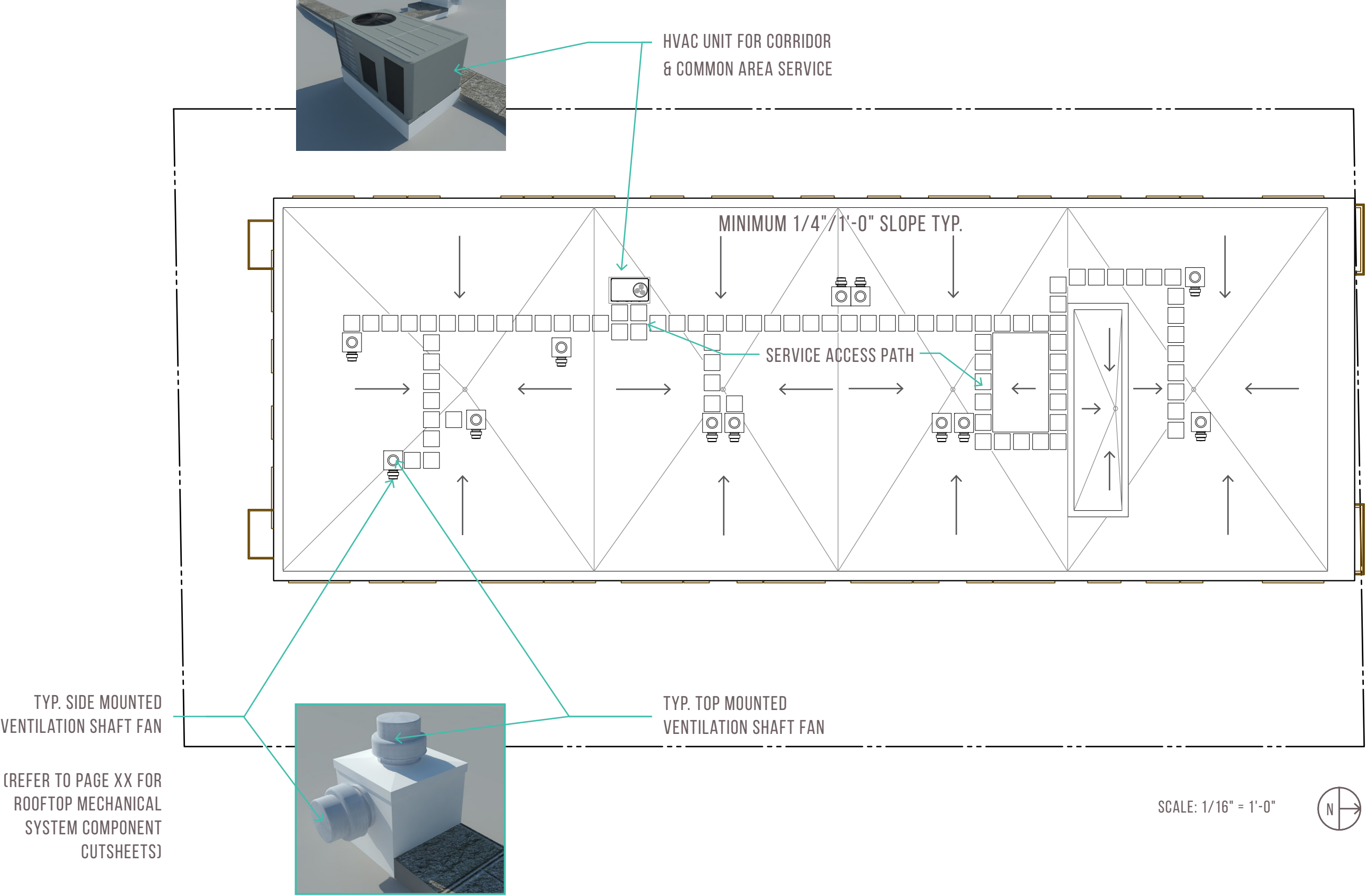
PLANS - TYPICAL LEVELS 3,4,5

- STUDIO
- 1 BD
- 2 BD

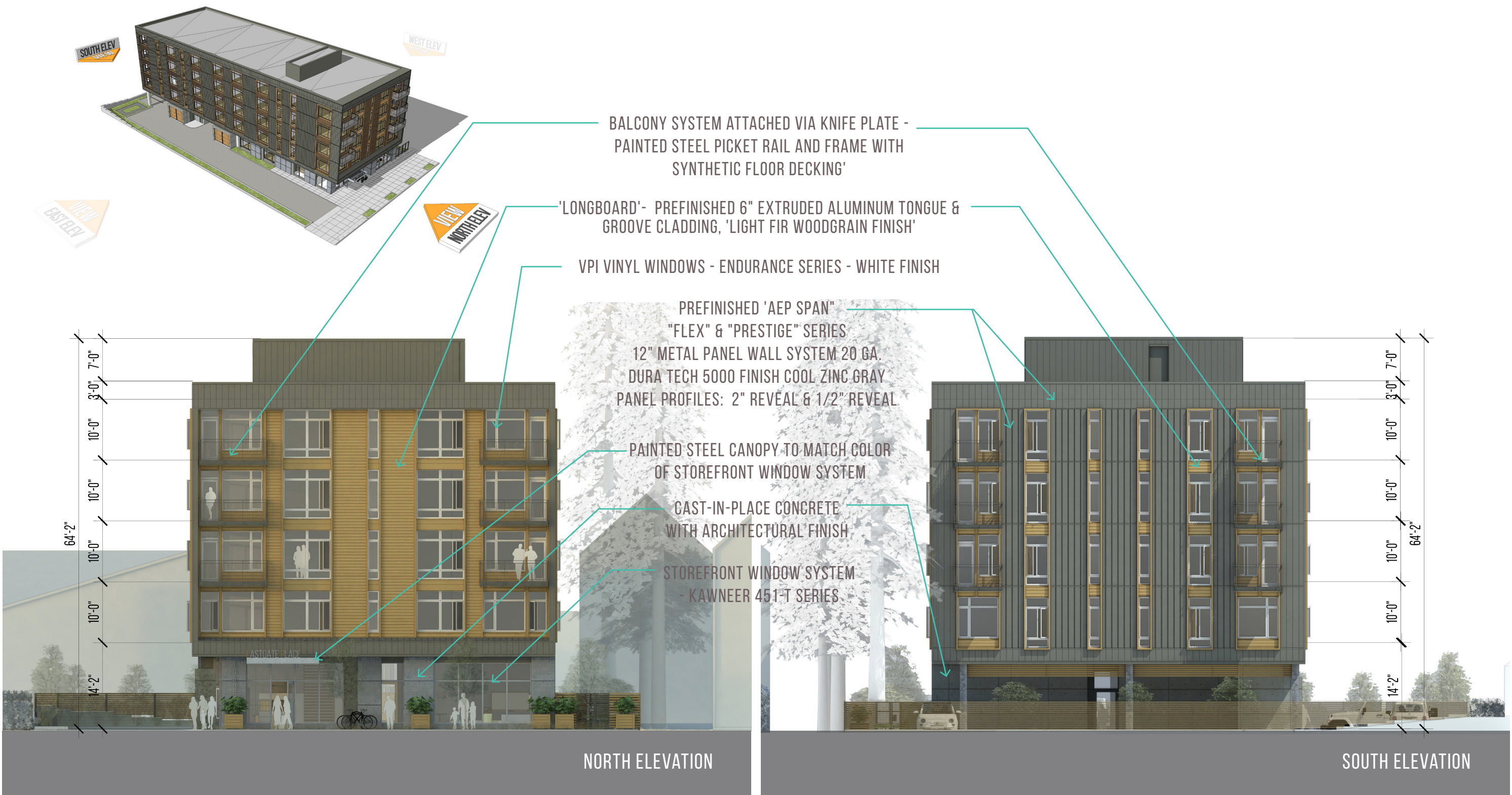


SCALE: 1/16" = 1'-0"





ELEVATIONS - NORTH AND SOUTH

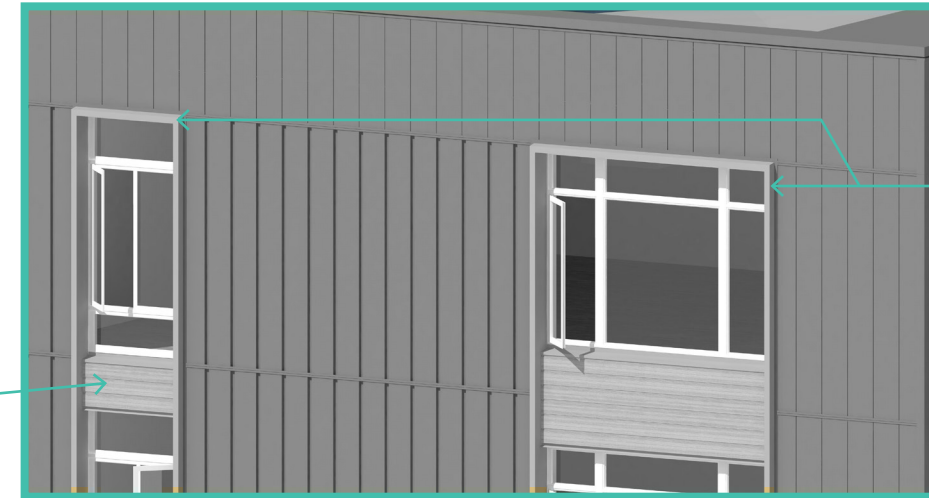
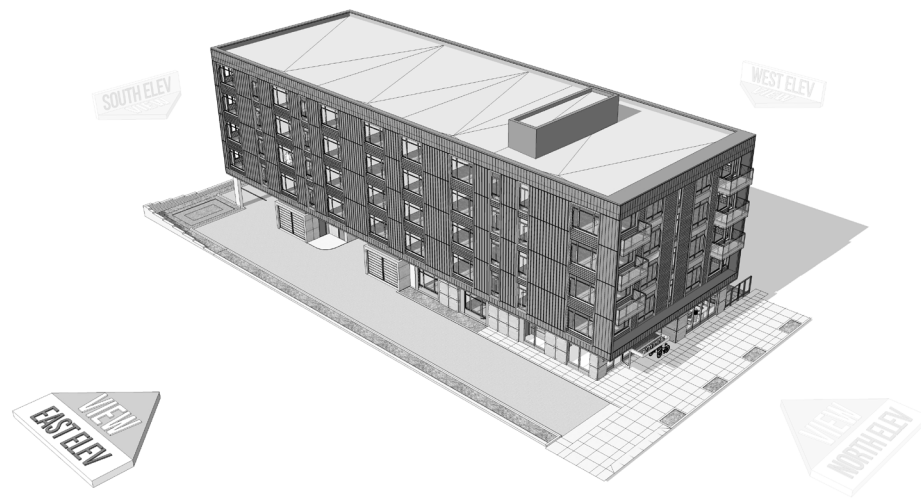


SCALE: 1/16" = 1'-0"

ELEVATIONS - EAST



ELEVATIONS - EAST - B&W



DECORATIVE 22 GA. PREFINISHED METAL 'FRAME' TRIM, SET OFF FACADE 4" WITH 2" FACE PROFILE

'LONGBOARD'- PREFINISHED 6" EXTRUDED ALUMINUM TONGUE & GROOVE CLADDING, 'LIGHT FIR WOODGRAIN FINISH'

VPI VINYL WINDOWS - ENDURANCE SERIES - WHITE FINISH

PAINTED STEEL GATE WITH 'LONGBOARD'- PREFINISHED 6" EXTRUDED ALUMINUM PRIVACY SCREEN SYSTEM, 'LIGHT FIR WOODGRAIN FINISH'

'LONGBOARD'- PREFINISHED 3" EXTRUDED ALUMINUM PRIVACY SCREEN SYSTEM, 'LIGHT FIR WOODGRAIN FINISH'



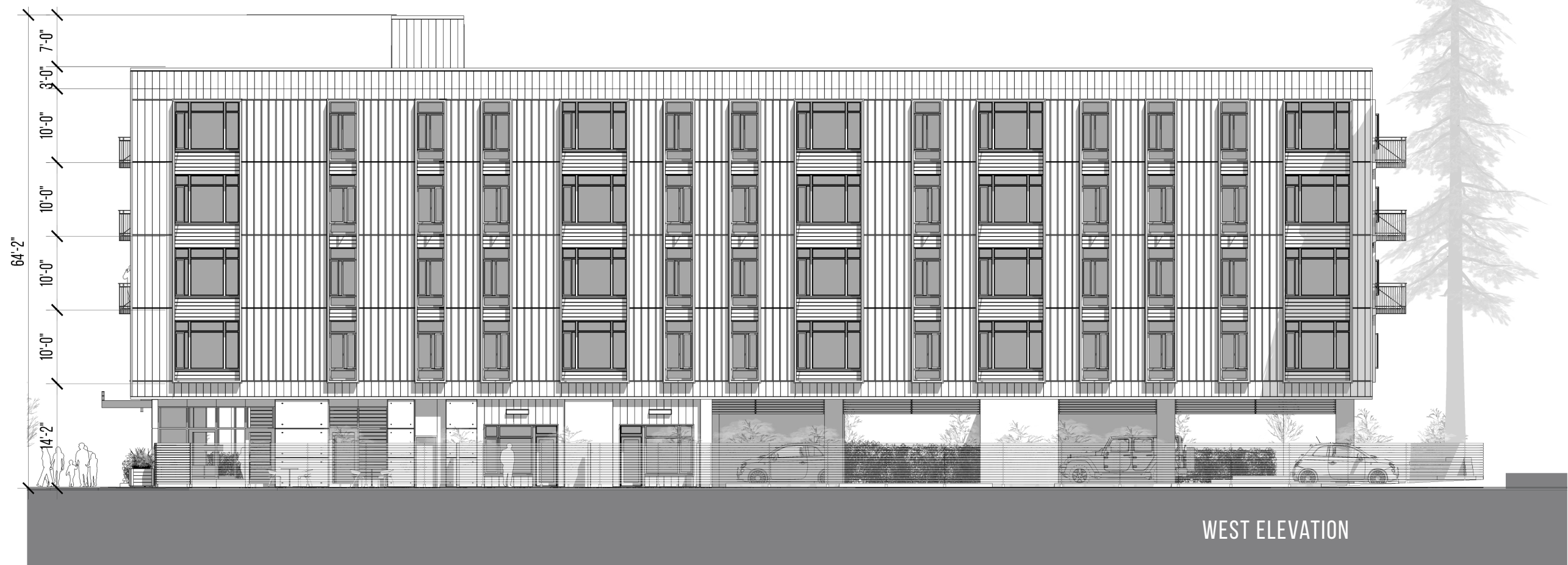
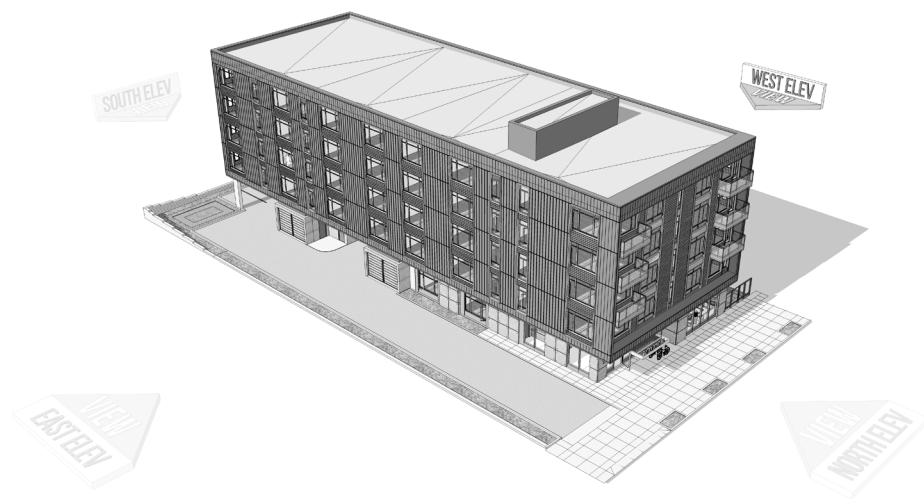
EAST ELEVATION

SCALE: 1/16" = 1'-0"

ELEVATIONS - WEST



SCALE: 1/16" = 1'-0"

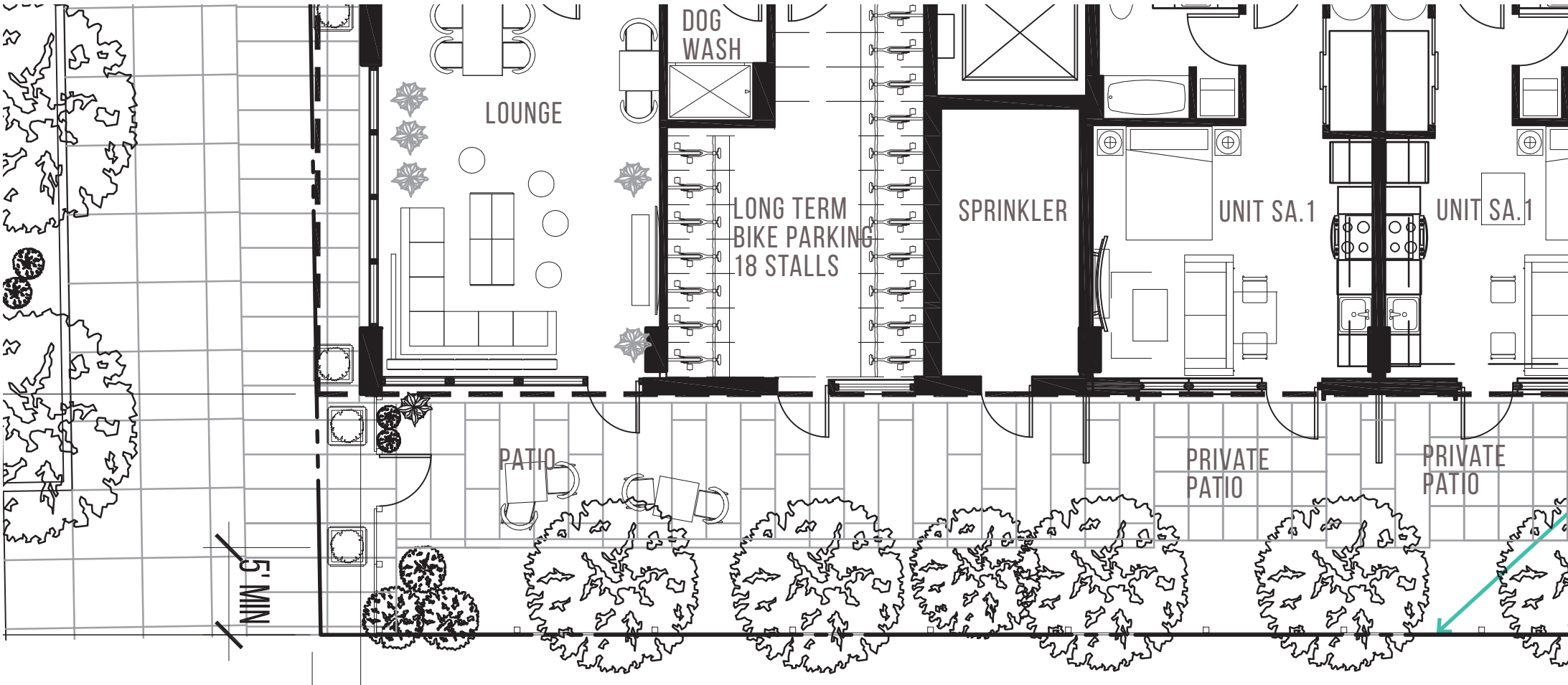


SCALE: 1/16" = 1'-0"

ENLARGED VIGNETTES - WEST - AMENITY AND BIKE ENTRANCE

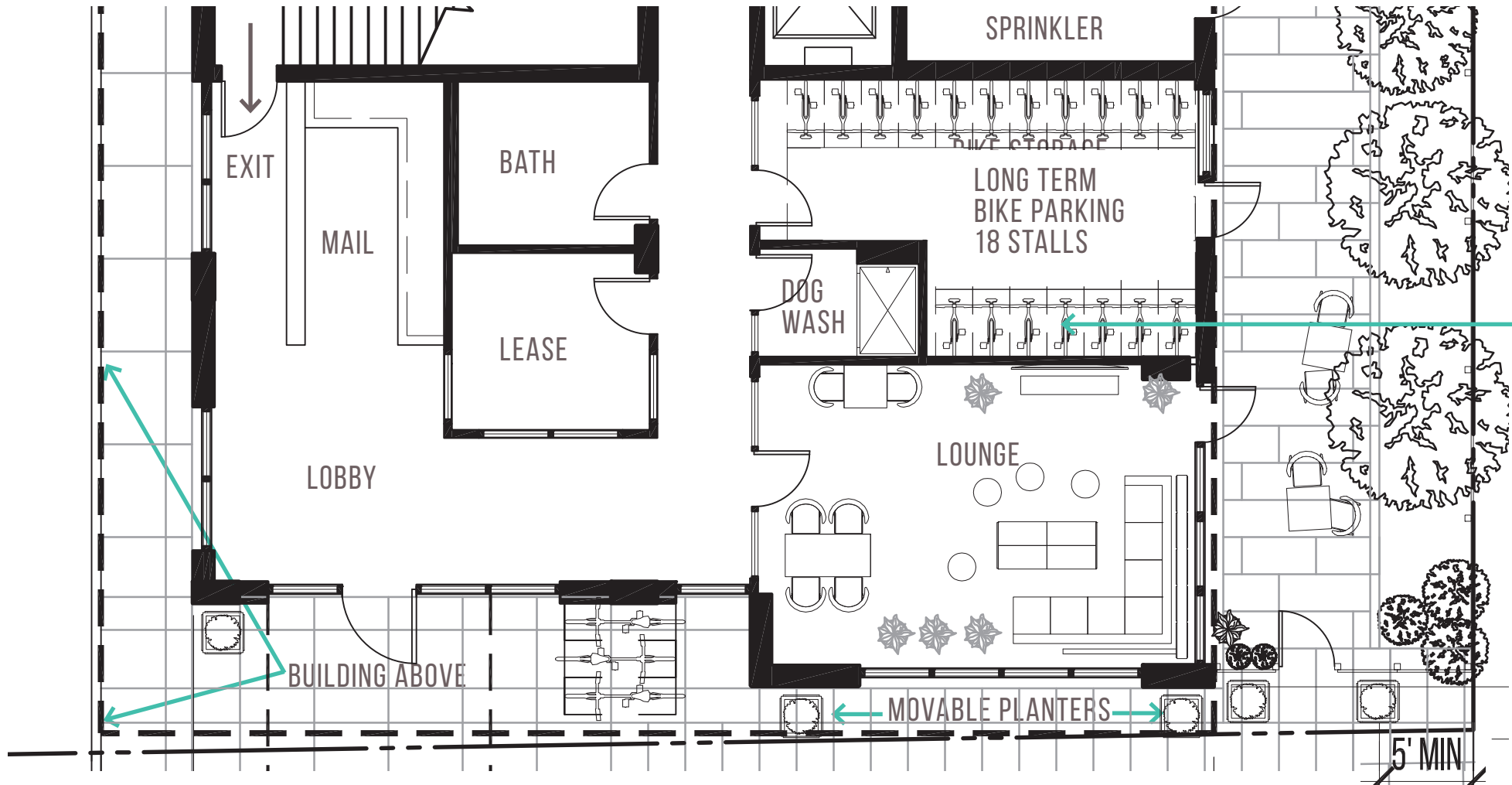


NEW 6' TALL PRIVACY FENCE AT
PROPERTY LINE HIDDEN FOR CLARITY

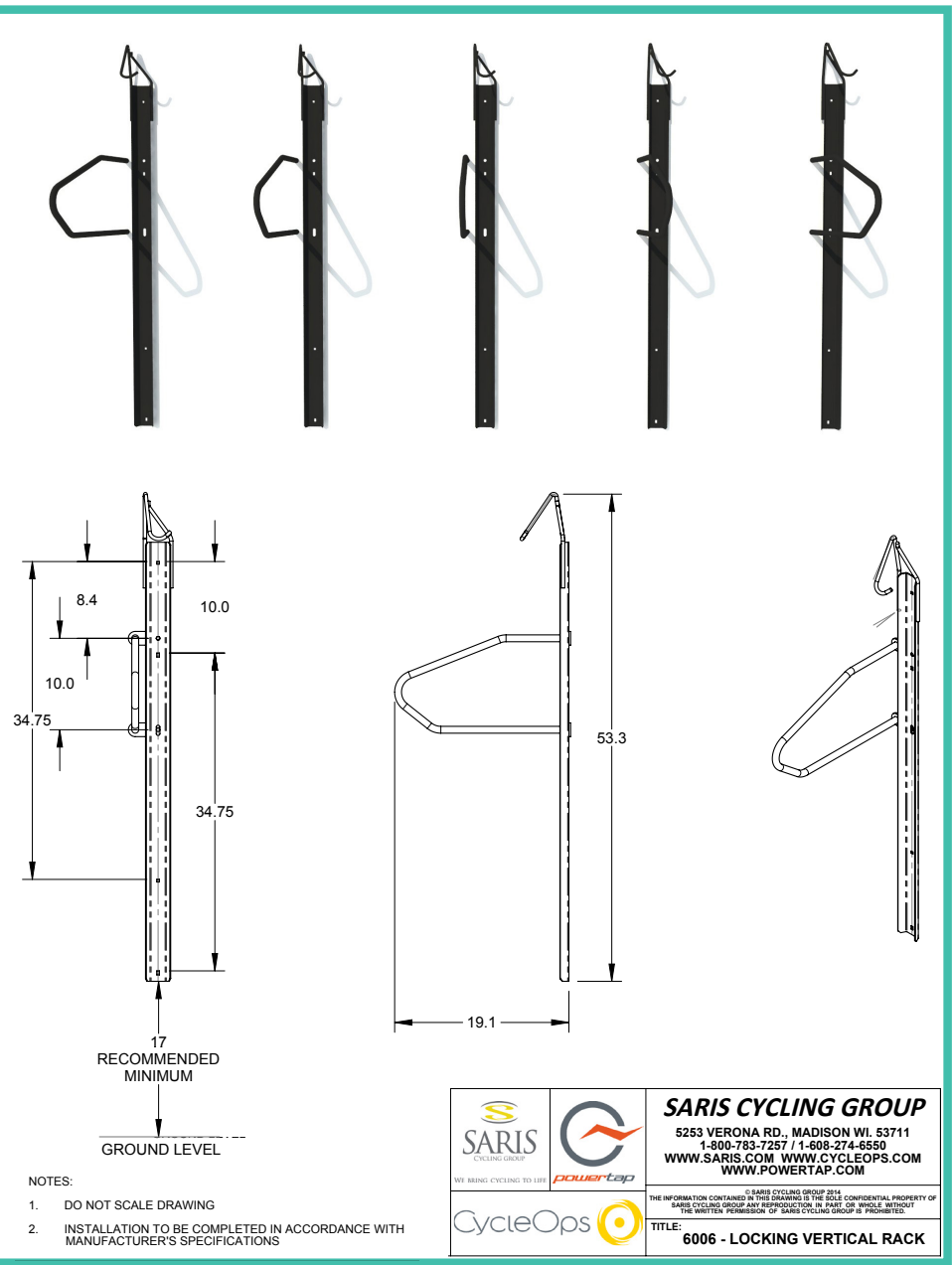


WEST

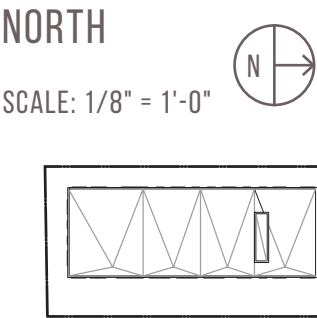
SCALE: 1/8" = 1'-0"



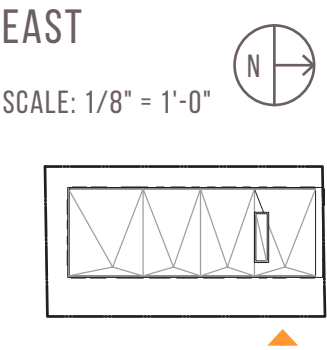
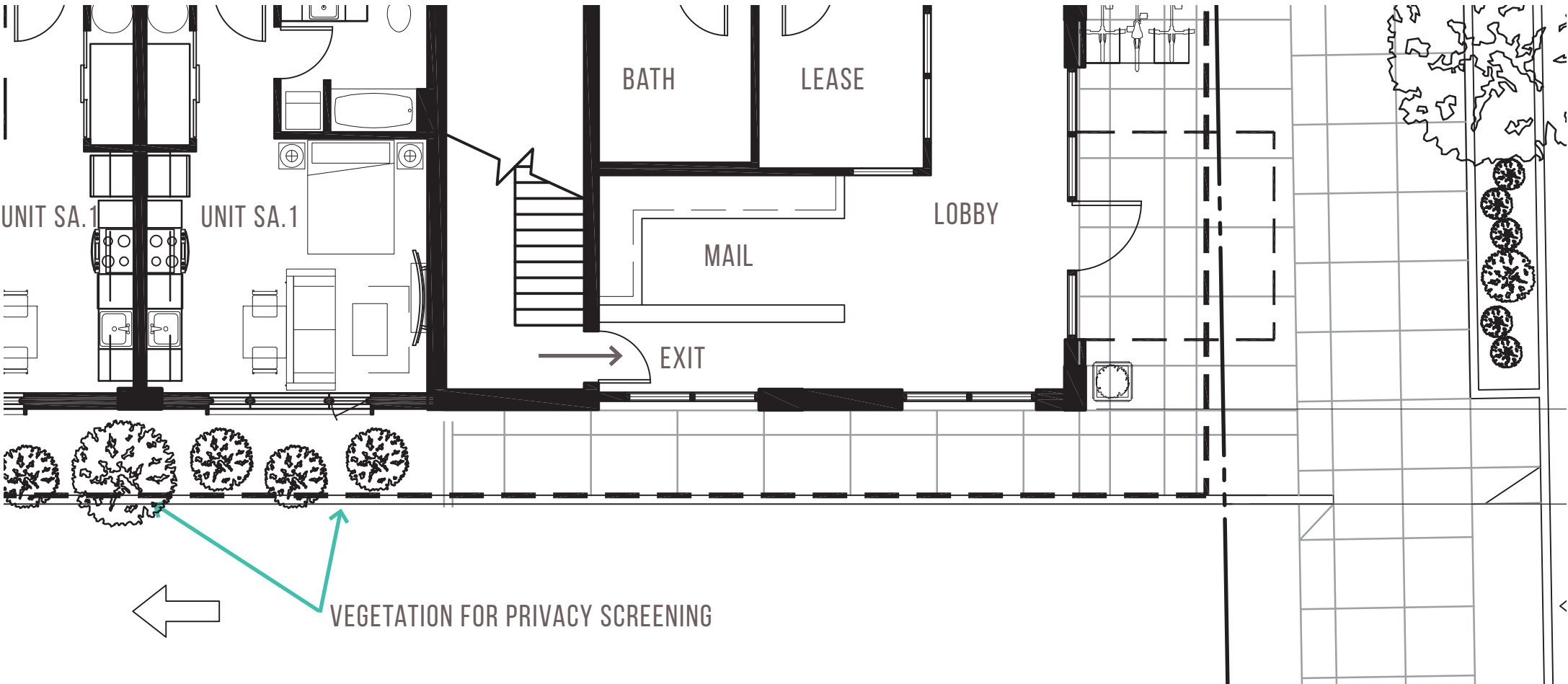
ENLARGED VIGNETTES - NORTH - MAIN ENTRY



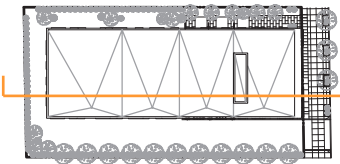
WALL MOUNT SYSTEM PER PBOT HANDBOOK OF APPROVED BICYCLE RACKS. INSTALLED 2' O.C. TO MANUFACTURER SPECIFICATION. MAINTAIN 3'-8" STALL DEPTH & 5' CLEAR MANEUVERING SPACE.



ENLARGED VIGNETTES - EAST - LOBBY AND MAIN ENTRY



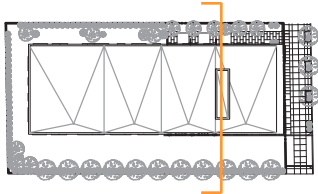
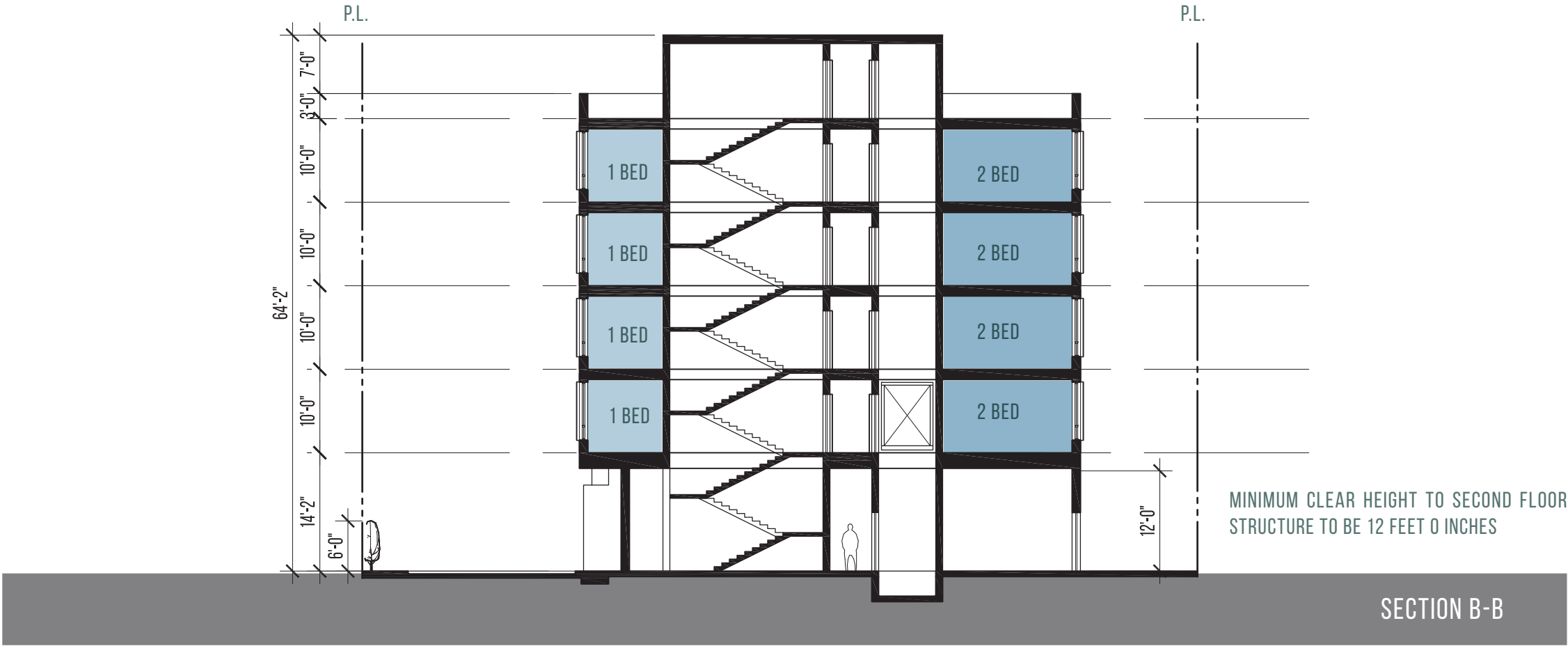
- STUDIO
- 1 BD
- 2 BD



SCALE: 1/16" = 1'-0"

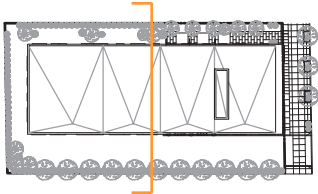
BUILDING SECTIONS

- STUDIO
- 1 BD
- 2 BD



SCALE: 1/16" = 1'-0"

- STUDIO
- 1 BD
- 2 BD



SCALE: 1/16" = 1'-0"





VIEW OF SOUTHEAST CORNER





ADJACENT
PROPERTIES AND
VEGETATION HIDDEN
FOR CLARITY

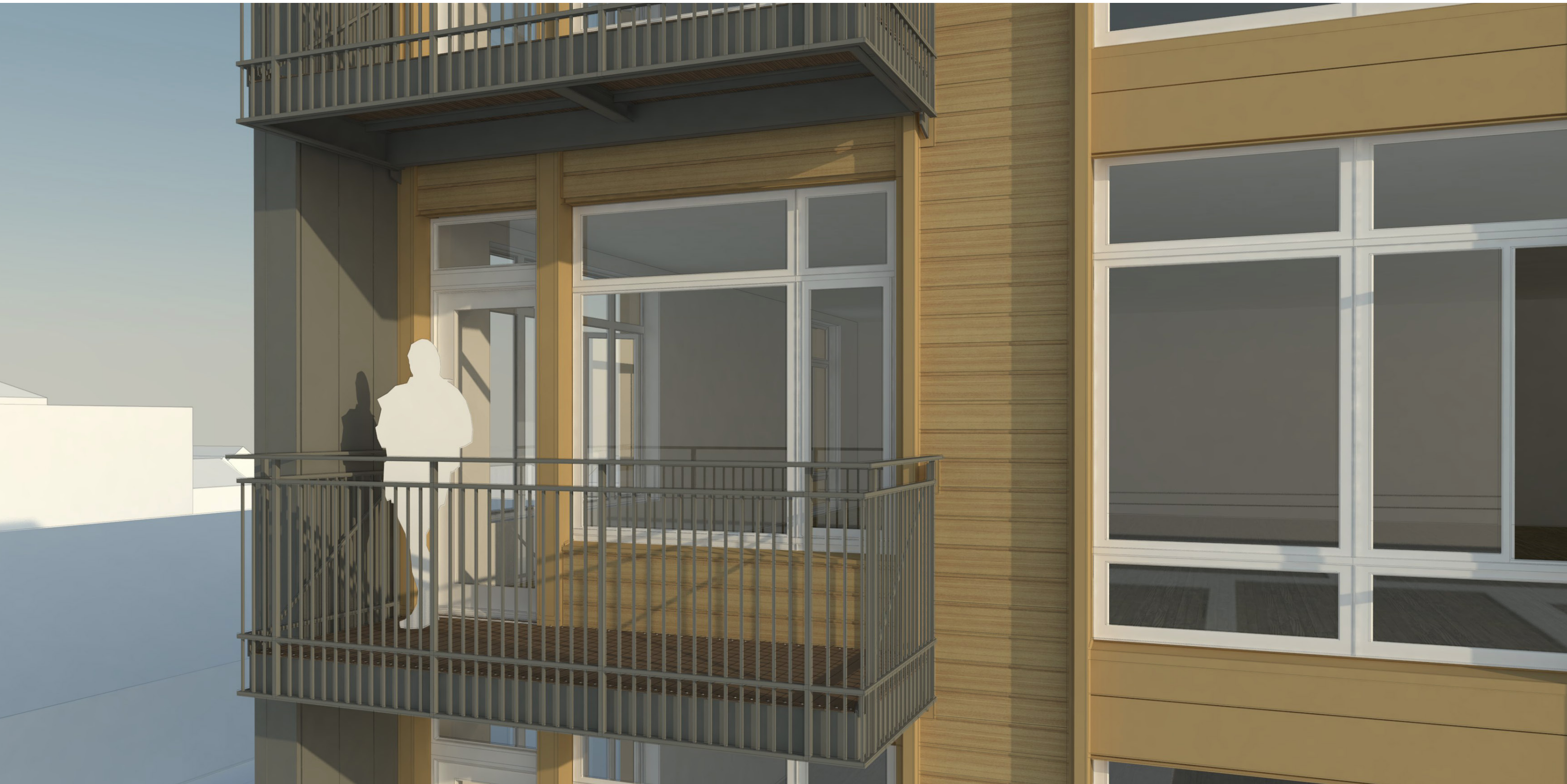
GROUND LEVEL AT ACTIVE USE & AMENITY ENTRY



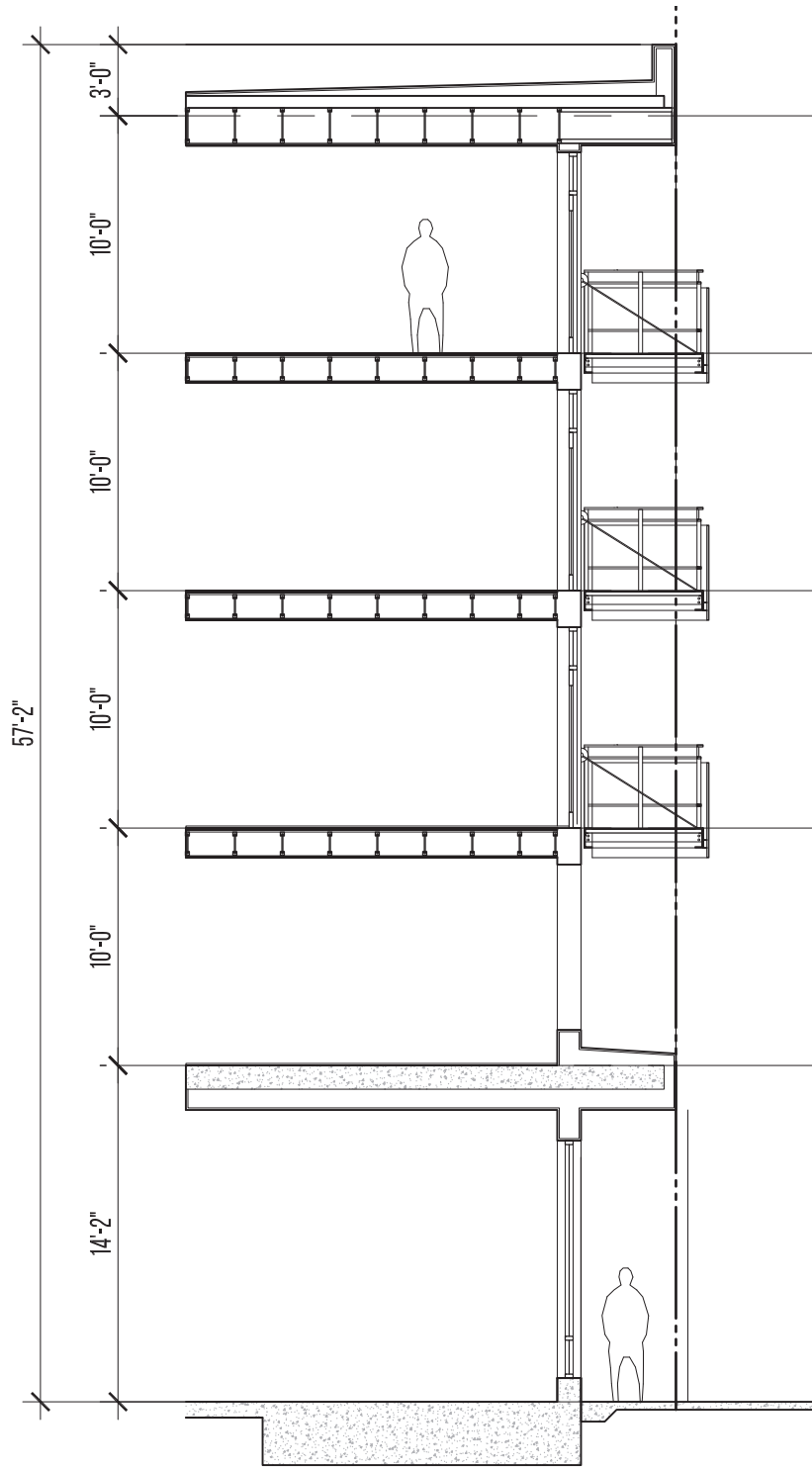


GROUND LEVEL AT MAIN ENTRY & PARKING ACCESS





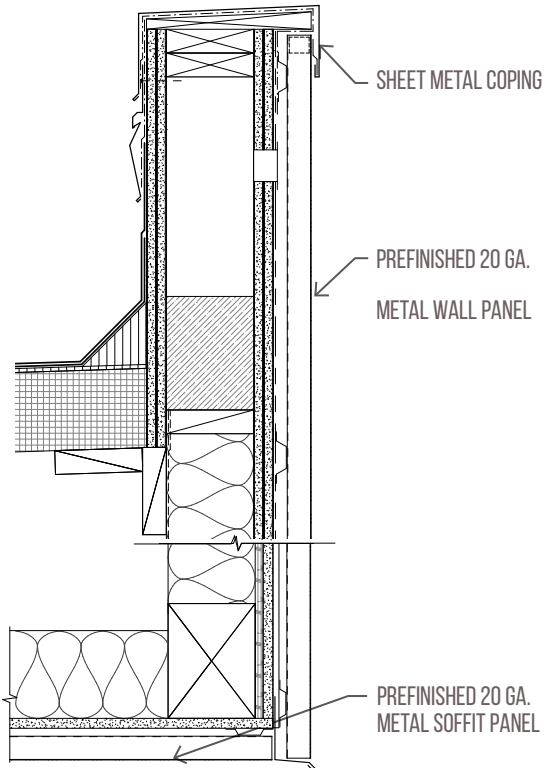
WALL SECTION AND DETAIL VIGNETTES



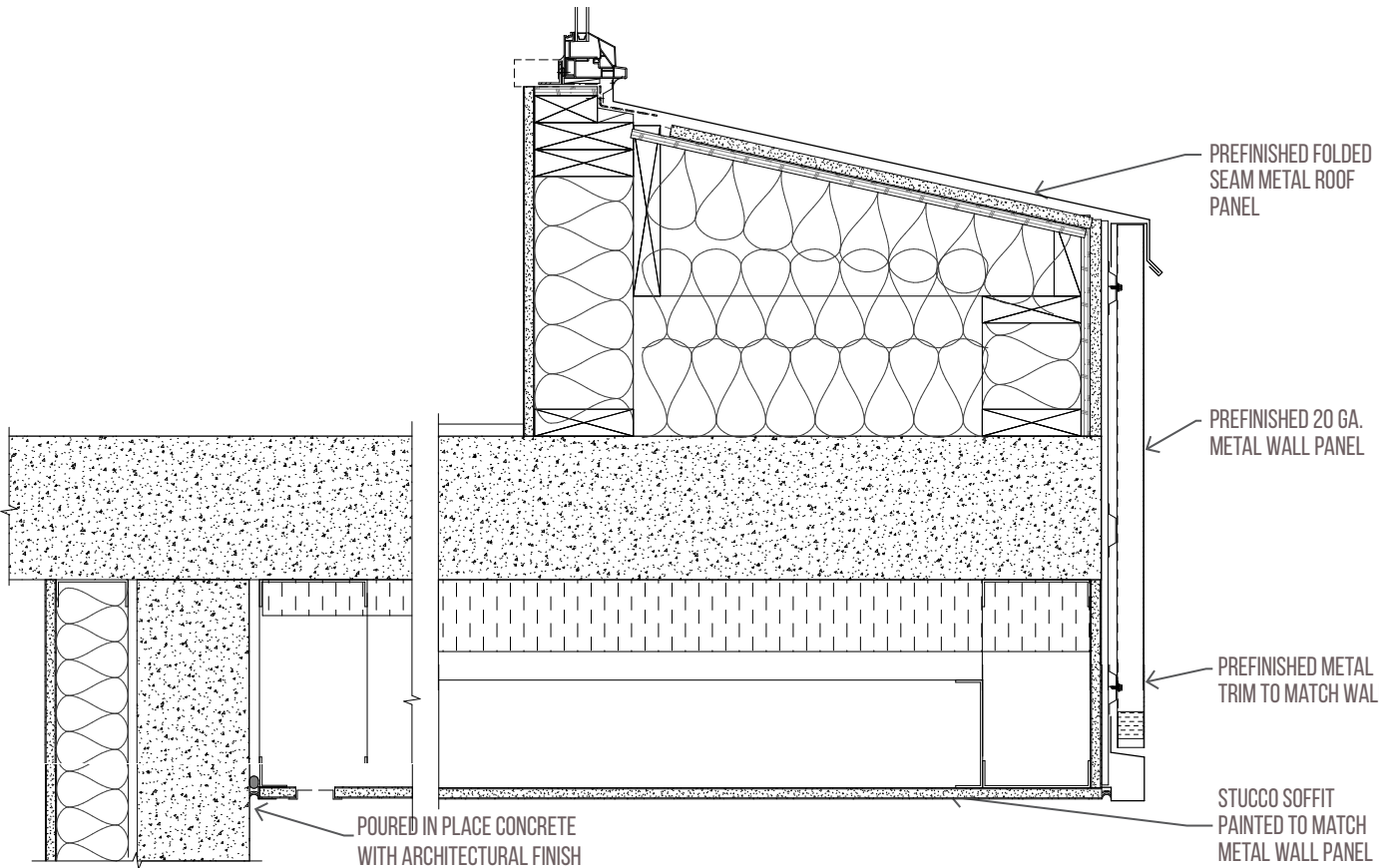
WALL SECTION A - 1/8" = 1'-0"



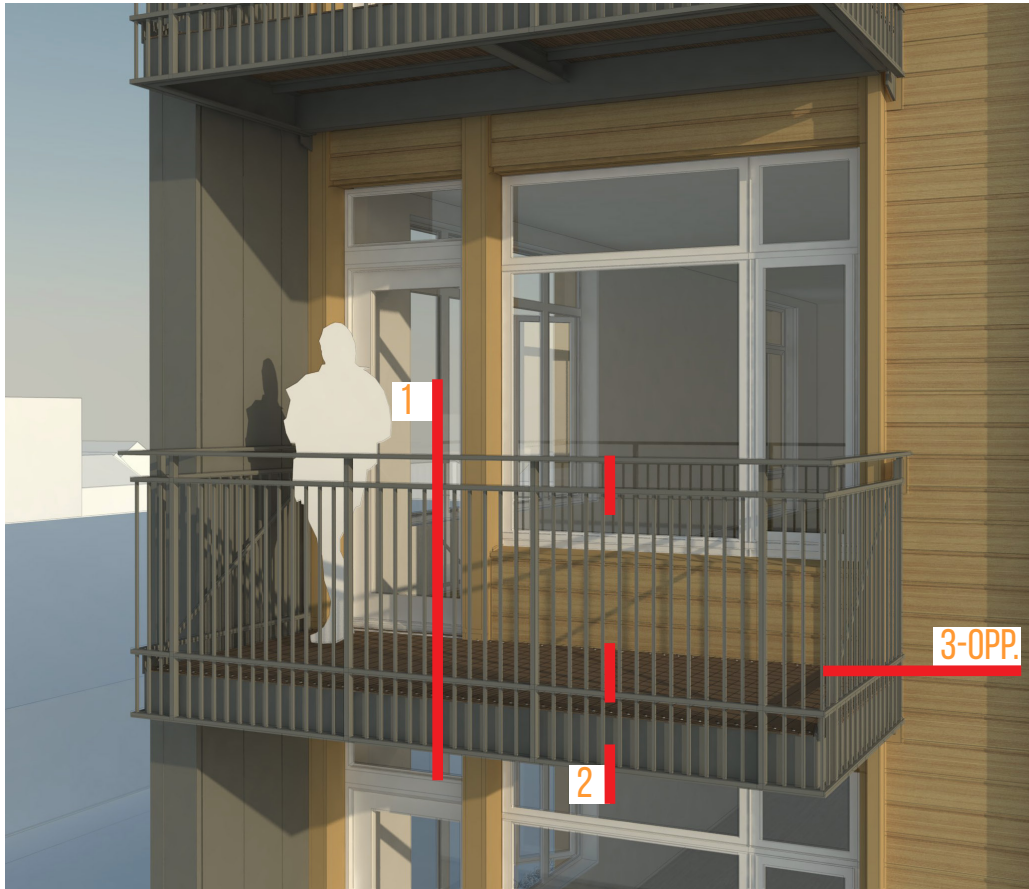
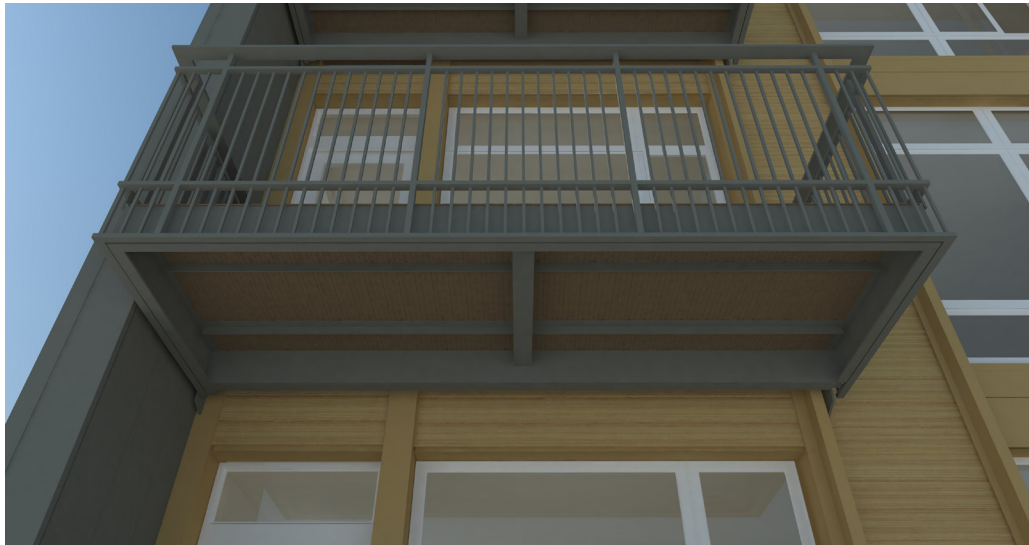
PERSPECTIVE VIGNETTE



1 - PARAPET & SOFFIT @ NORTH FEATURE FRAME - 2" = 1'-0"



2 - SILL & SOFFIT AT NORTH FEATURE FRAME - 2" = 1'-0"

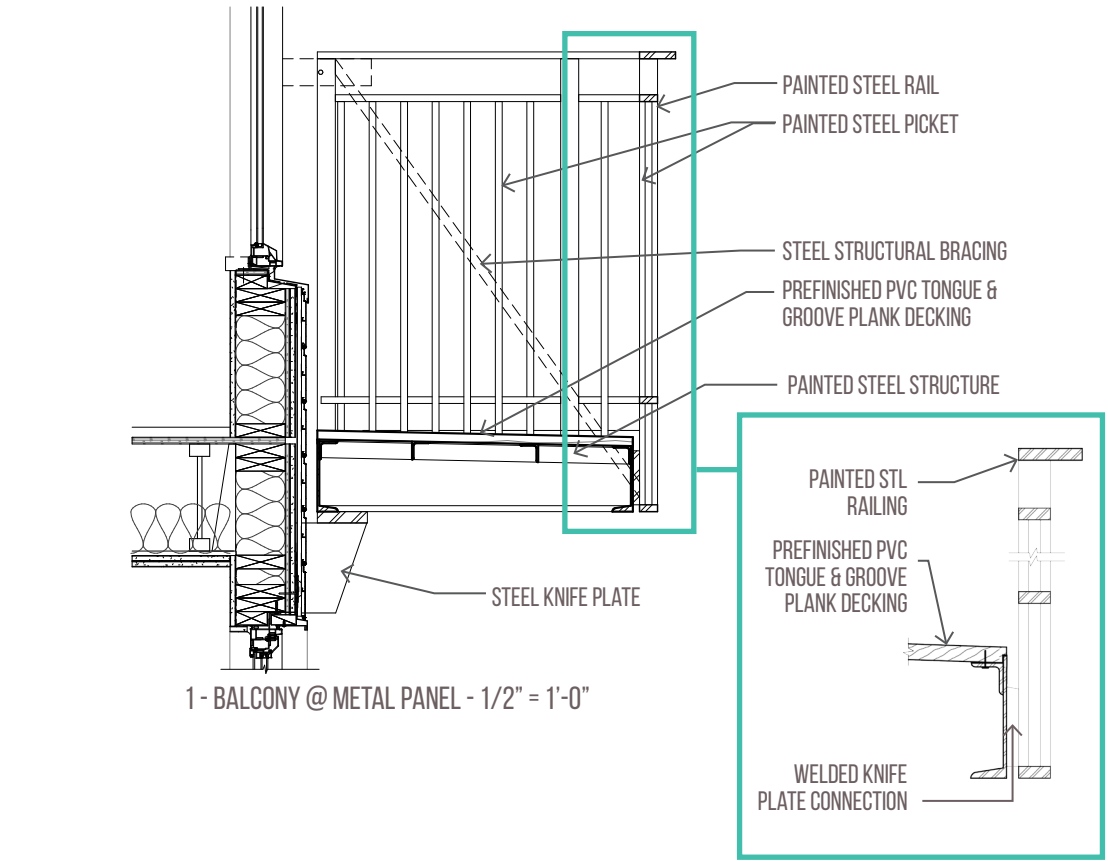


WALL SECTION B - 1/8" = 1'-0"



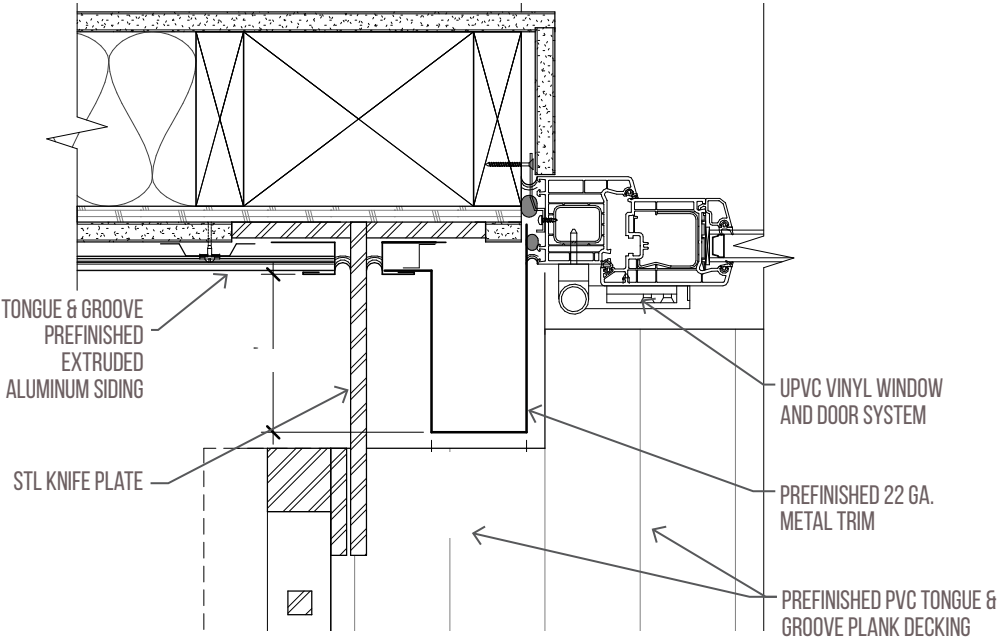
PERSPECTIVE VIGNETTE

WALL SECTION AND DETAIL VIGNETTES



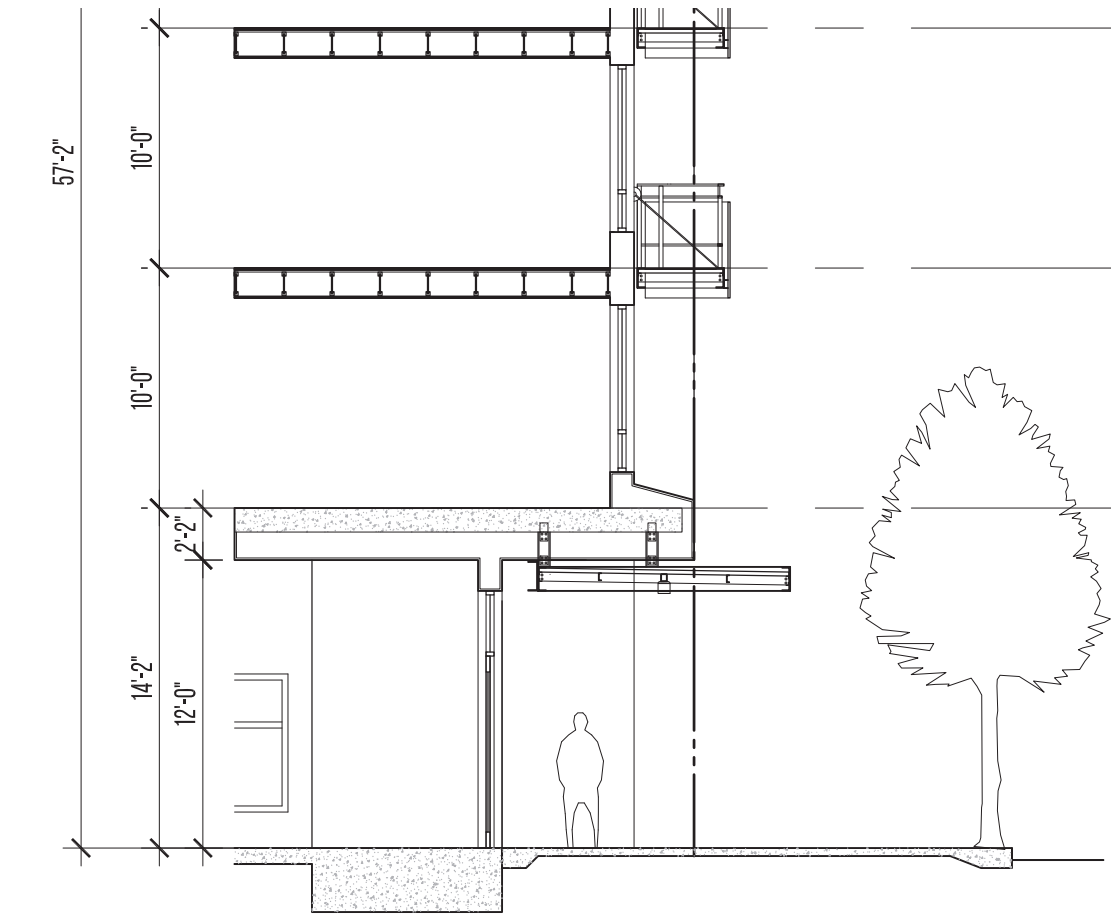
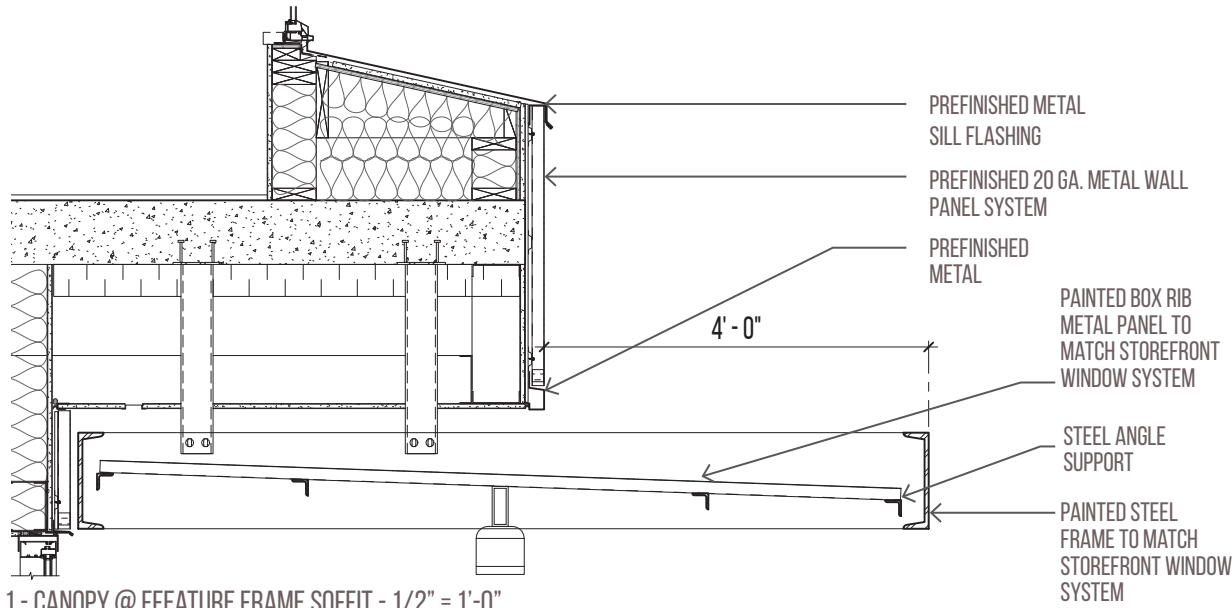
1 - BALCONY @ METAL PANEL - 1/2" = 1'-0"

2 - BALCONY EDGE - 1" = 1'-0"

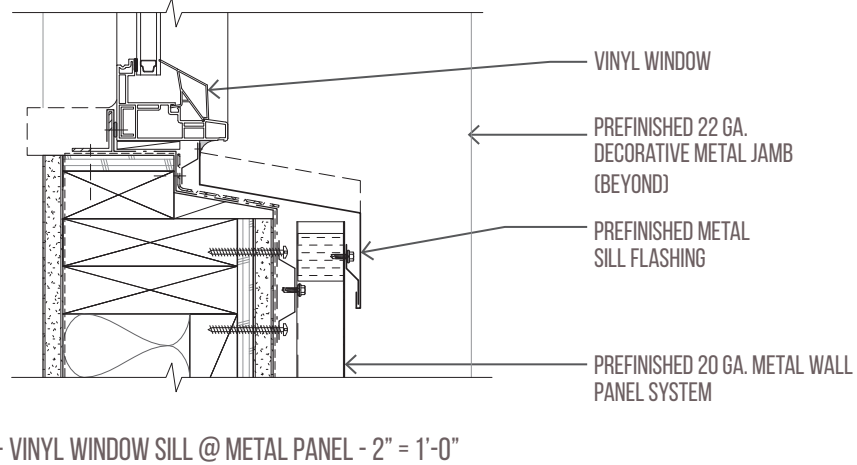
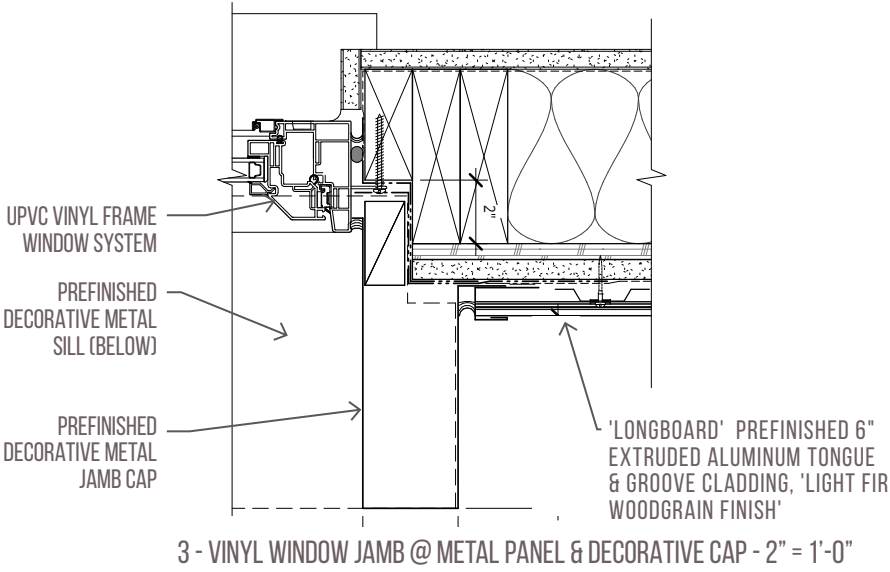
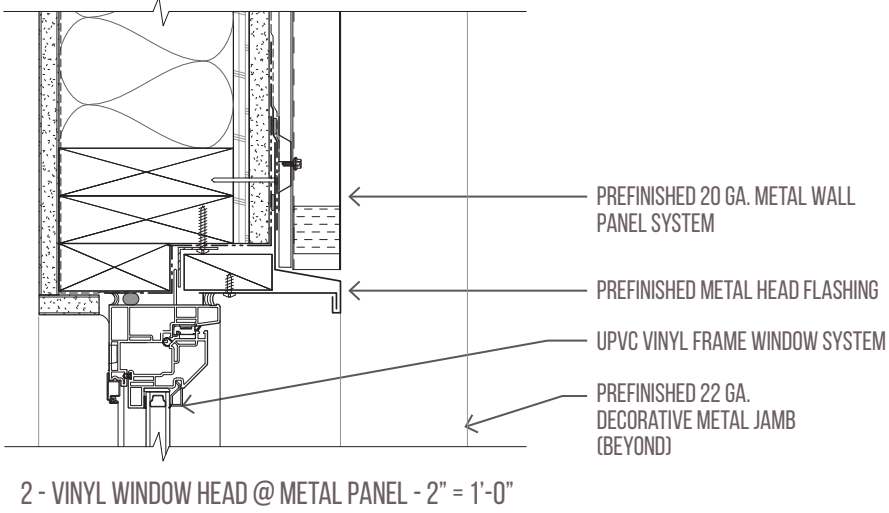
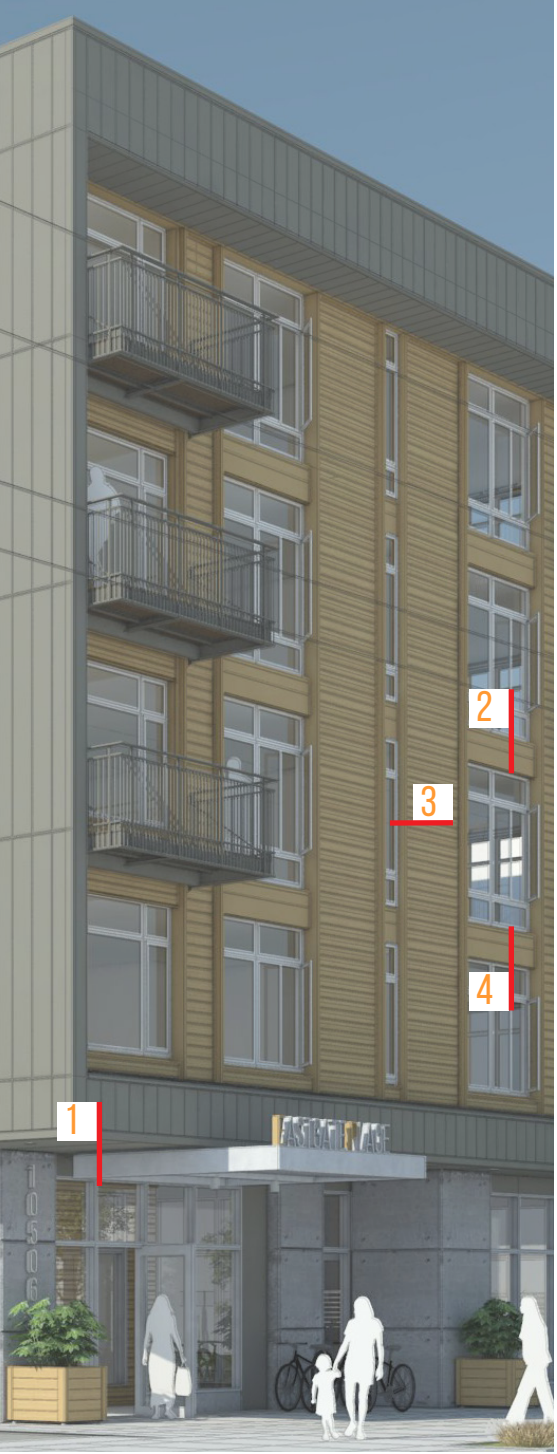


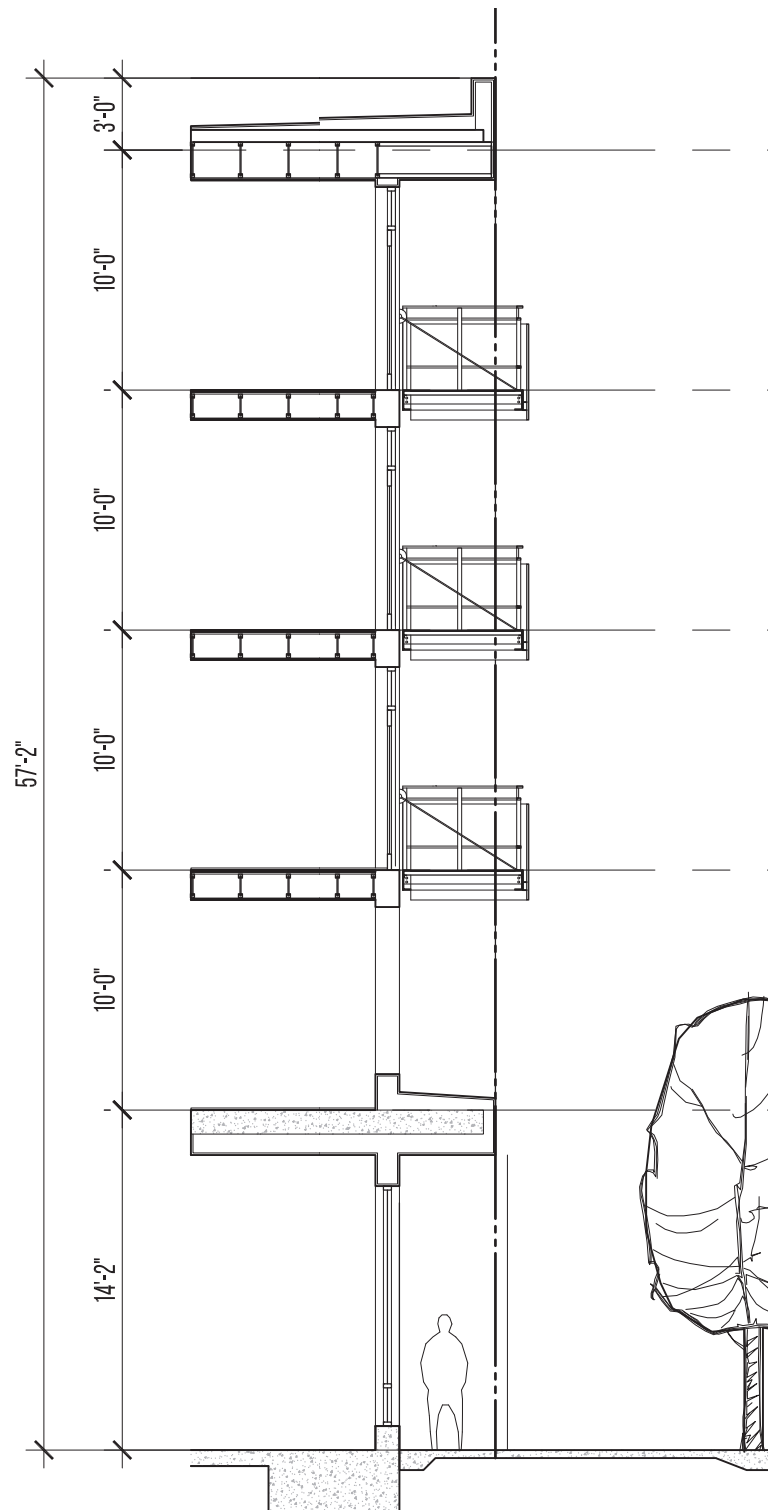
3 - BALCONY CONNECTION @ METAL PANEL - 2" = 1'-0"

WALL SECTION AND DETAIL VIGNETTES



WALL SECTION A - 1/8" = 1'-0"



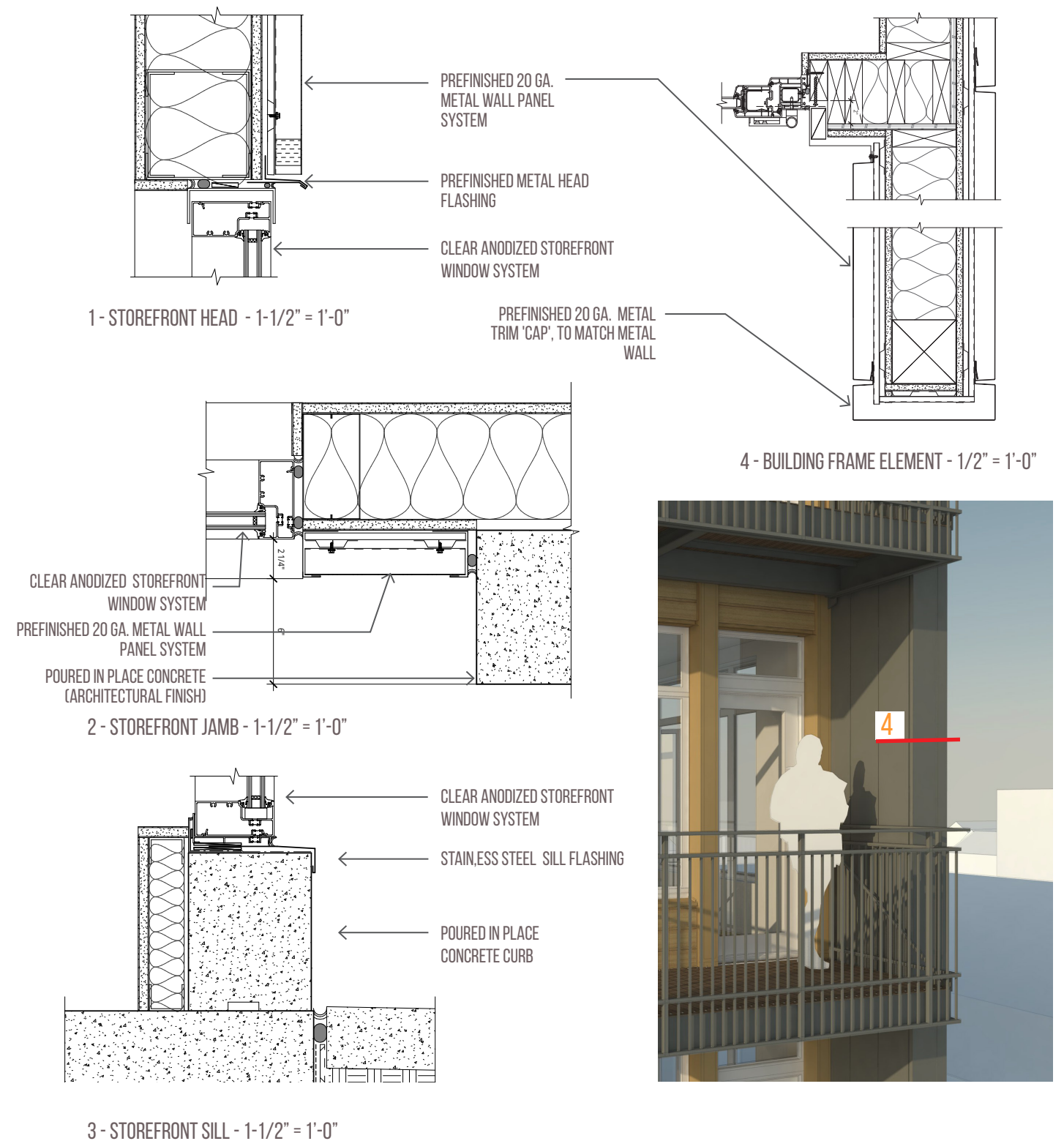


WALL SECTION B - 1/8" = 1'-0"

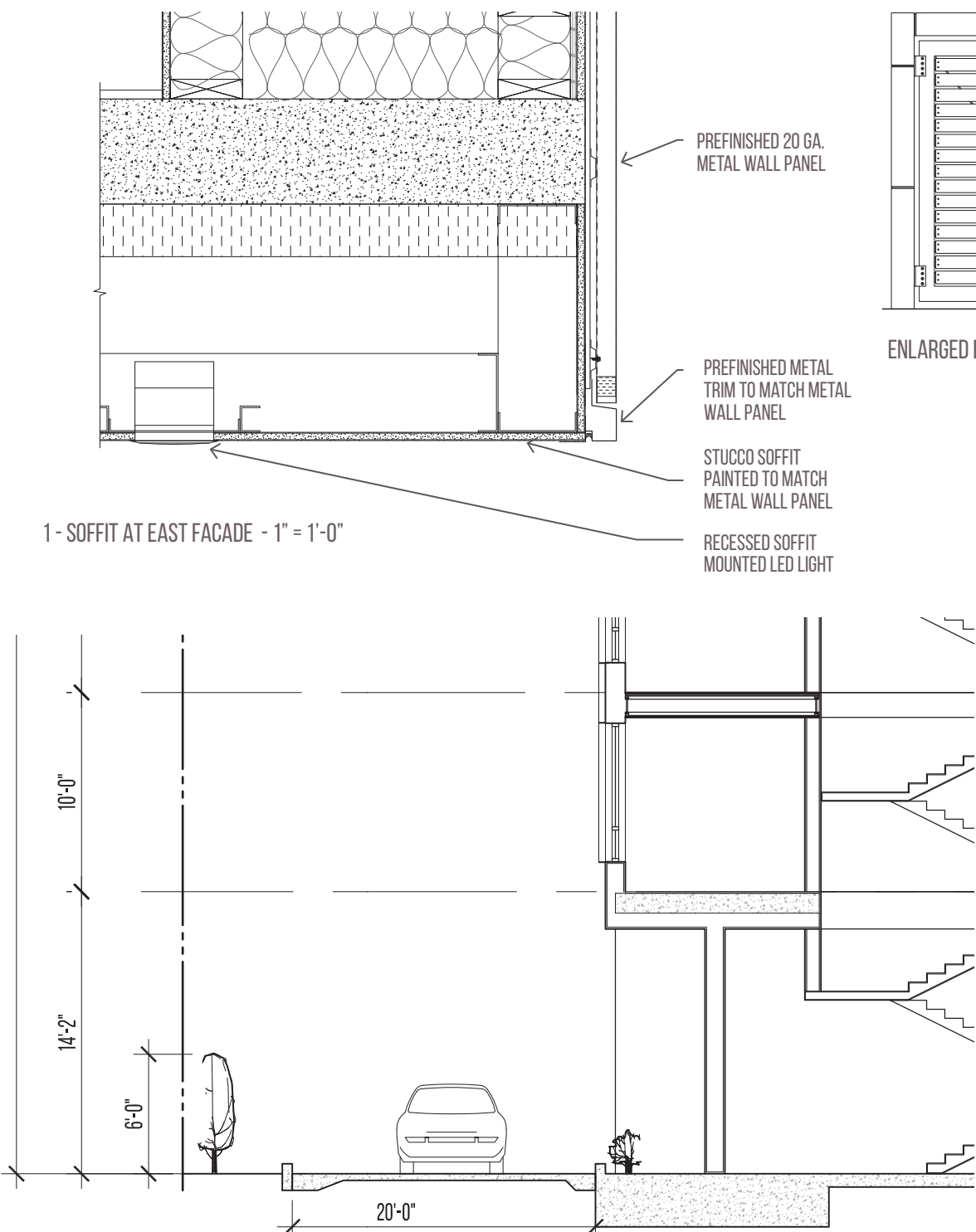


PERSPECTIVE VIGNETTE

WALL SECTION AND DETAIL VIGNETTES



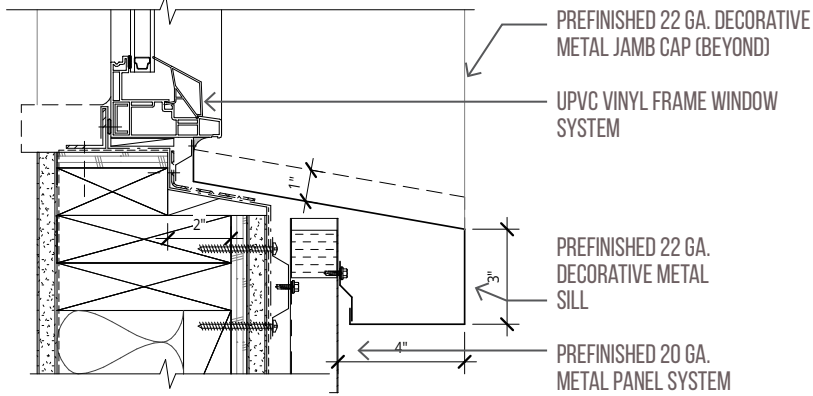
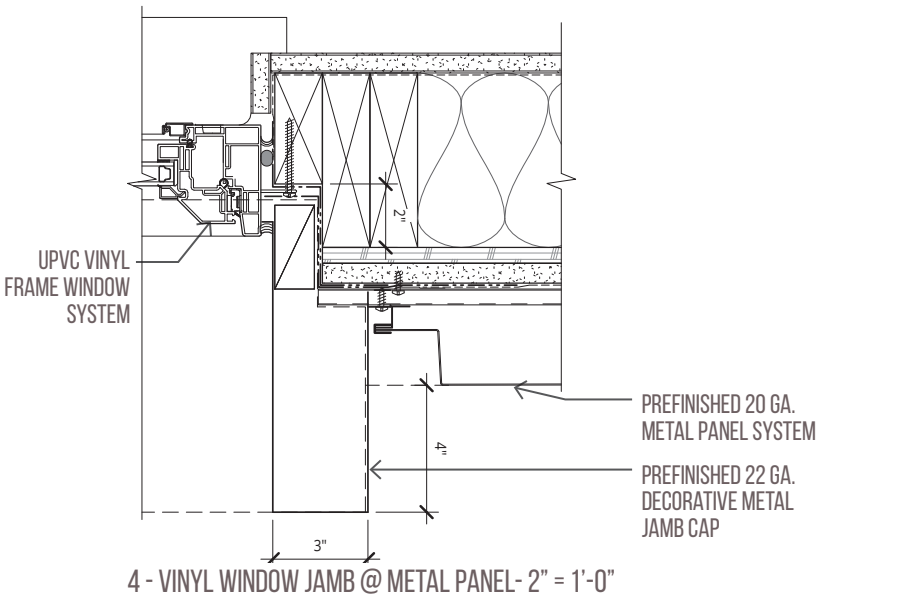
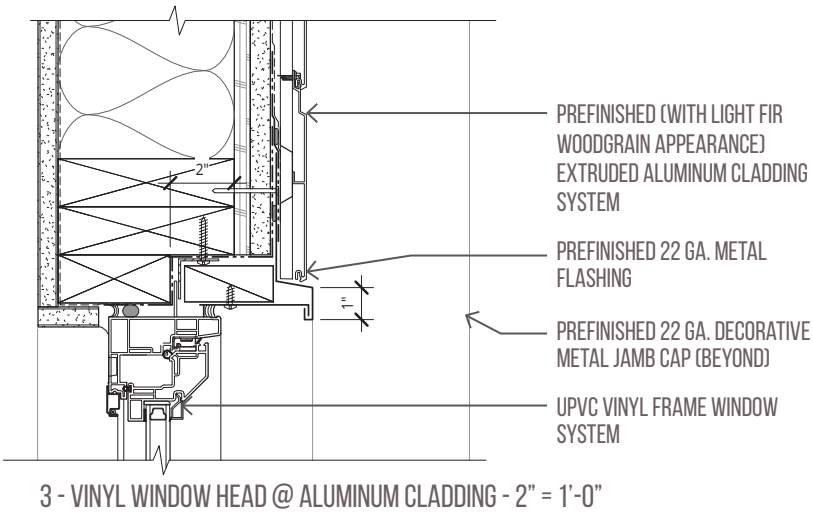
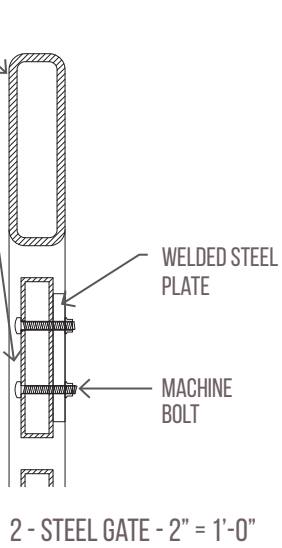
WALL SECTION AND DETAIL VIGNETTES



WALL SECTION C - 1/8" = 1'-0"

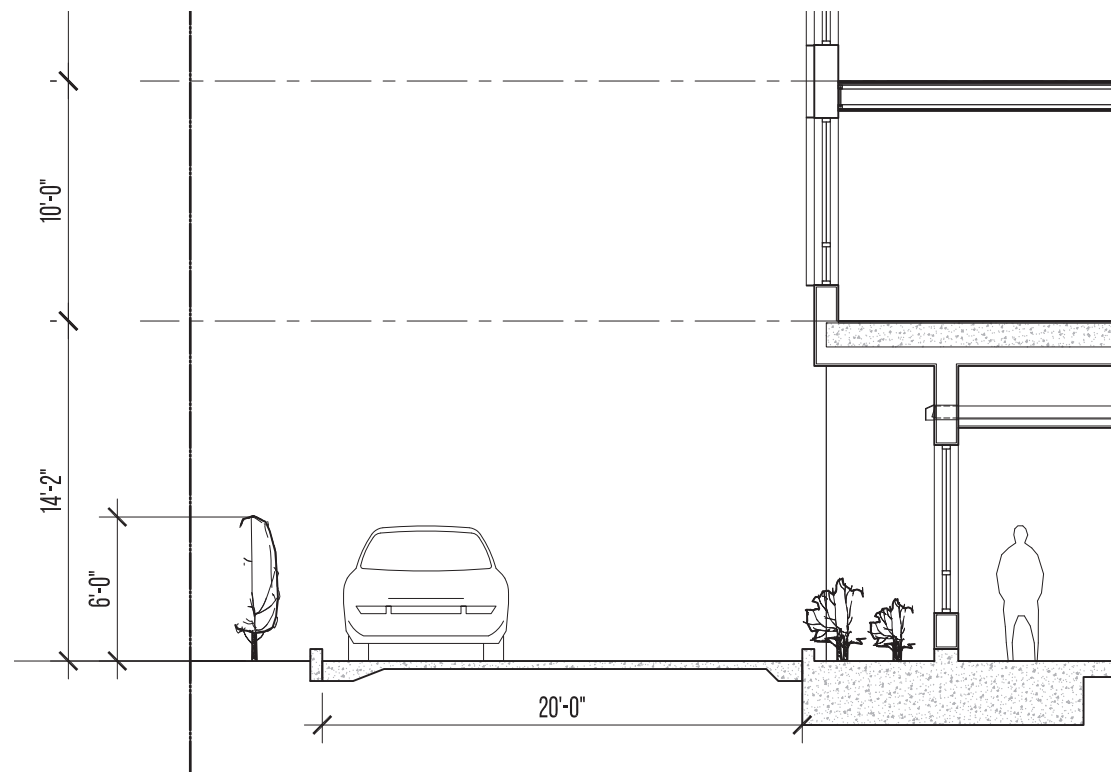


PERSPECTIVE VIGNETTE

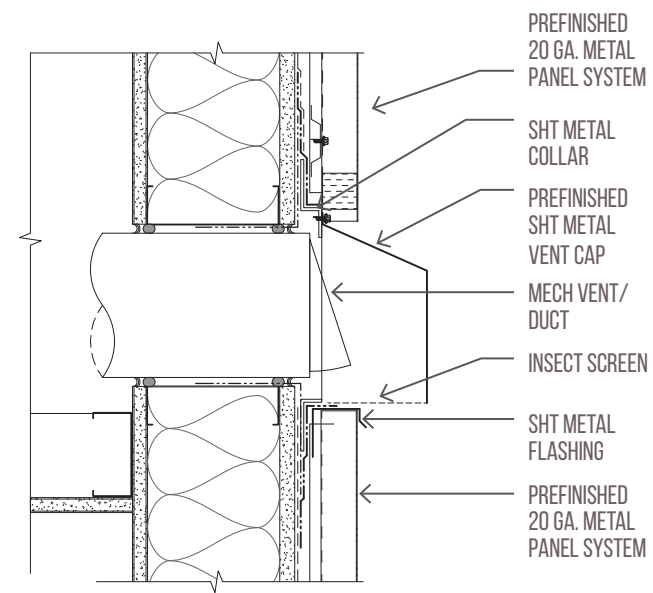




PERSPECTIVE VIGNETTE AT EAST FACING GROUND LEVEL UNIT



WALL SECTION D - 1/8" = 1'-0"

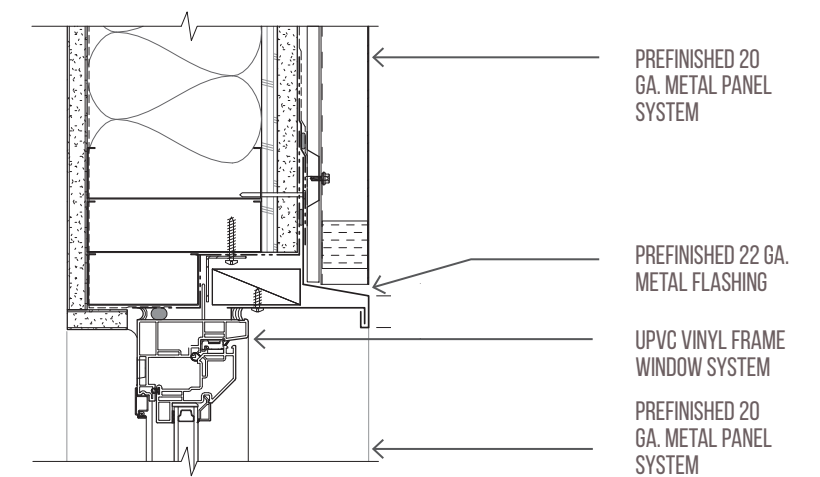


1 - VENT CAP- 1-1/2" = 1'-0"

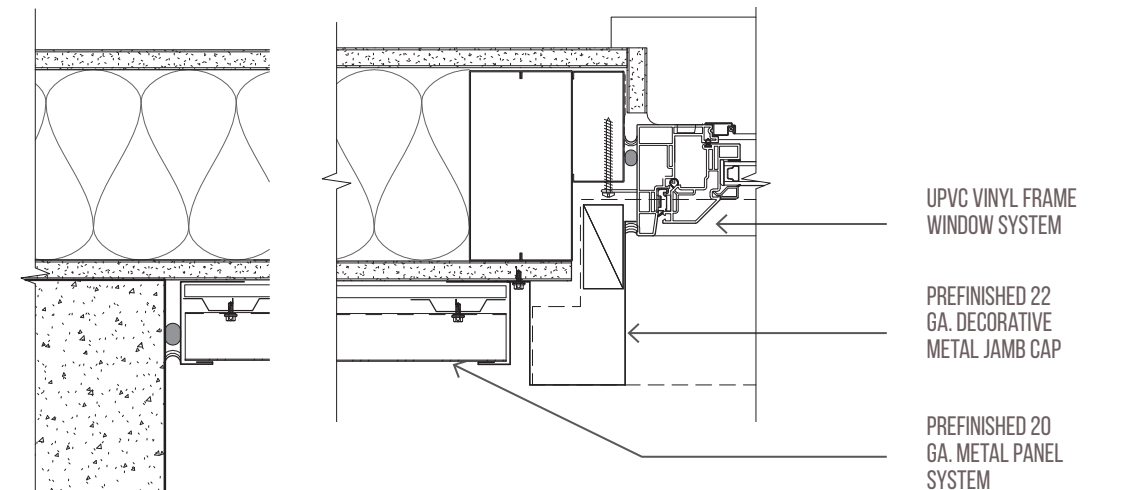


PERSPECTIVE VIGNETTE

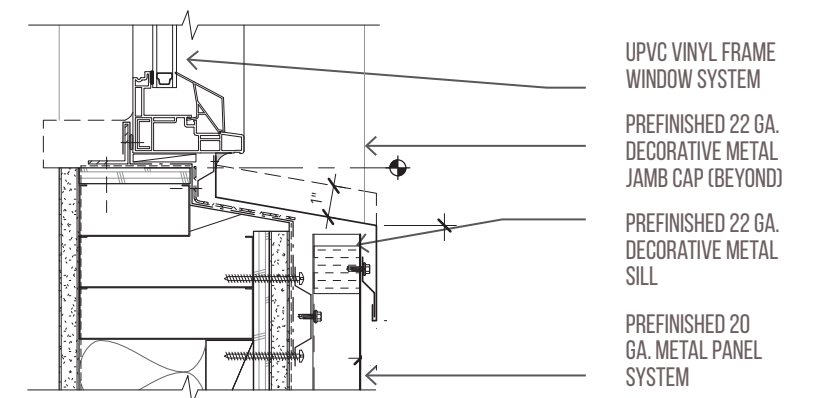
WALL SECTION AND DETAIL VIGNETTES



2 - VINYL WINDOW HEAD @ METAL PANEL - 2" = 1'-0"

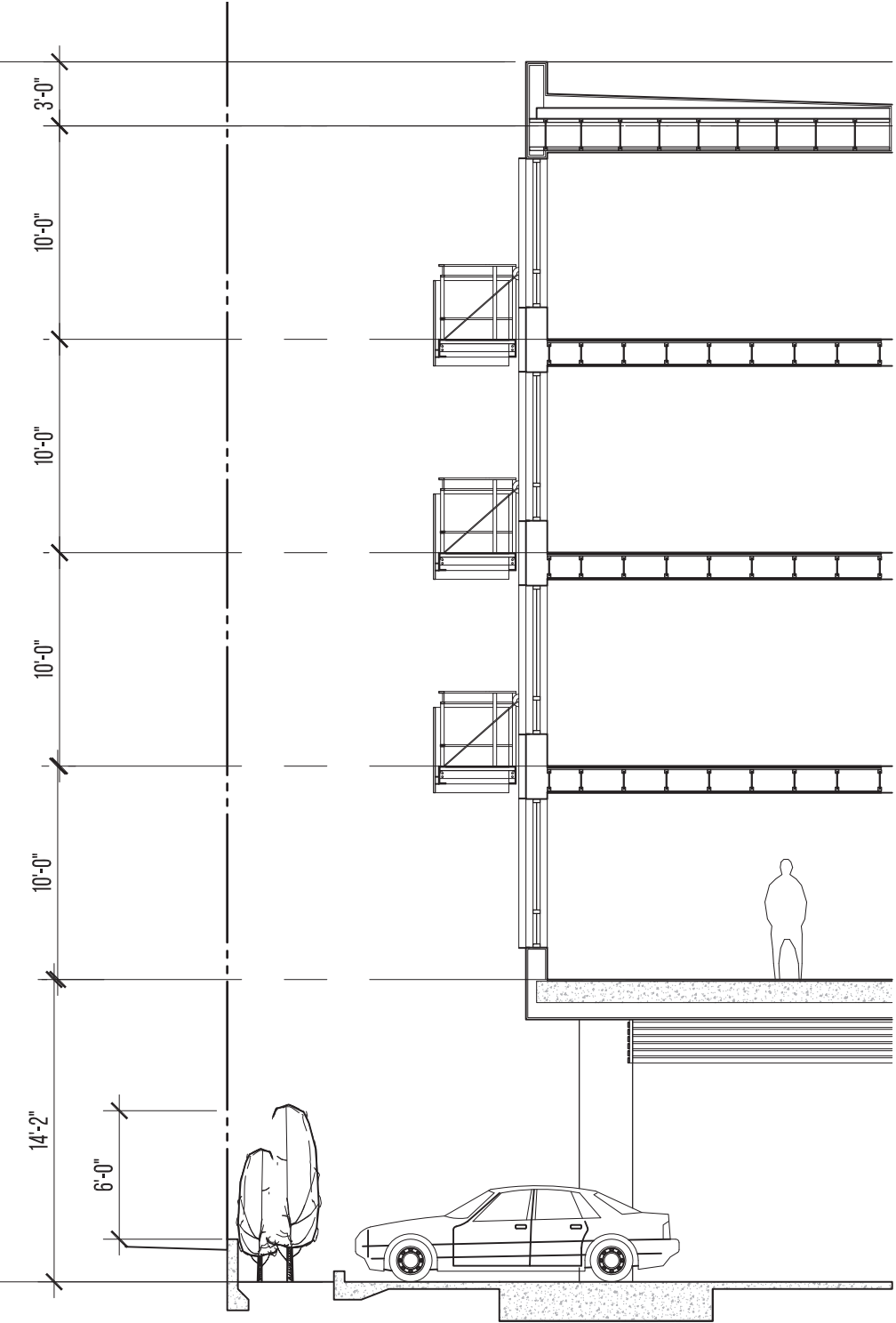


3 - VINYL WINDOW JAMB @ METAL PANEL - 2" = 1'-0"

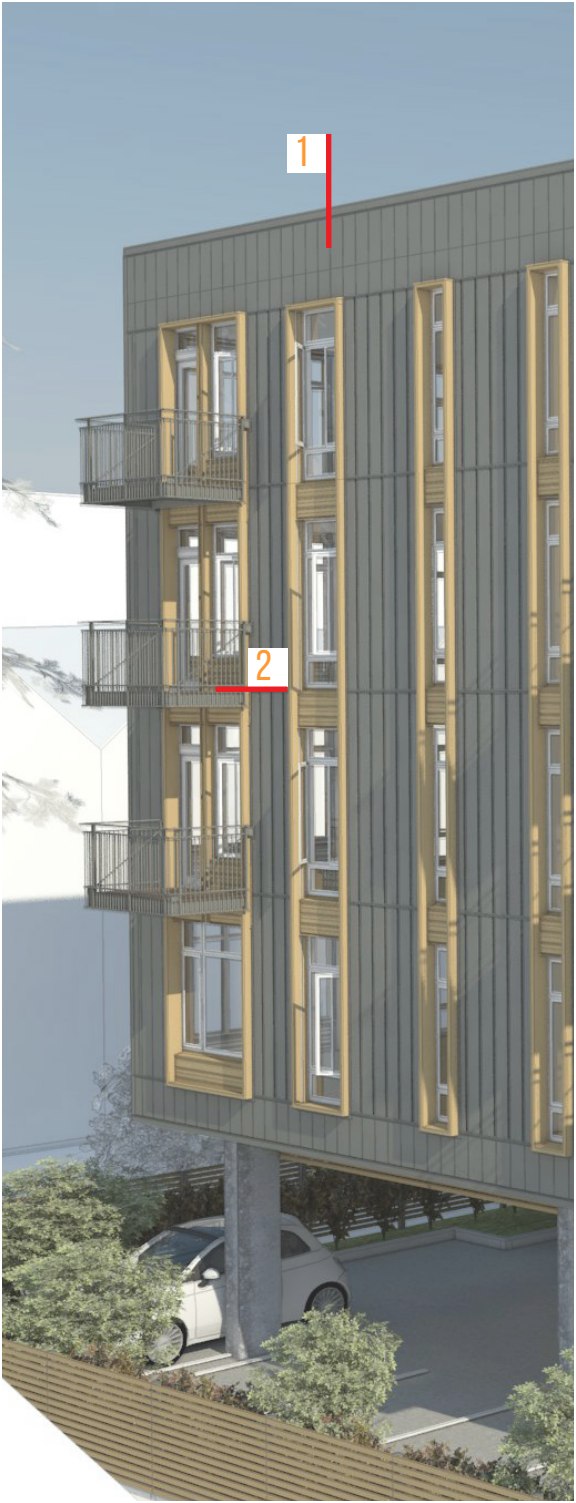


4 - VINYL WINDOW SILL @ METAL PANEL - 2" = 1'-0"

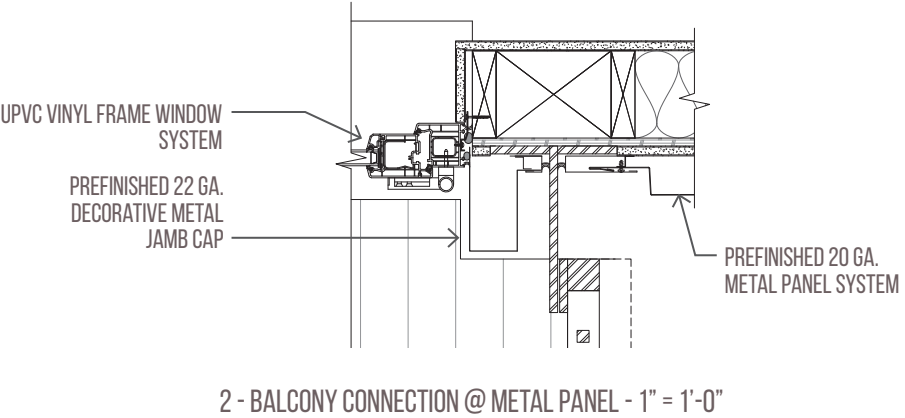
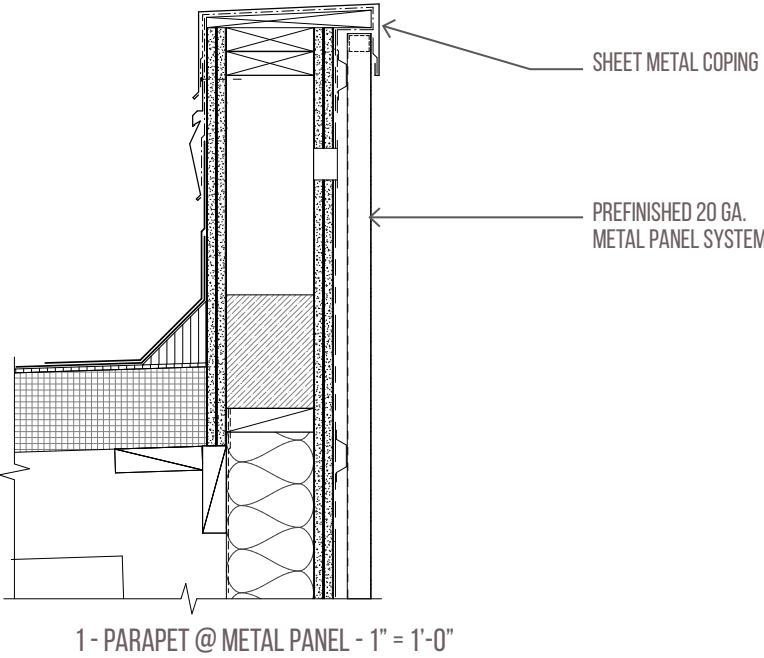
WALL SECTION AND DETAIL VIGNETTES



WALL SECTION E - 1/8" = 1'-0"

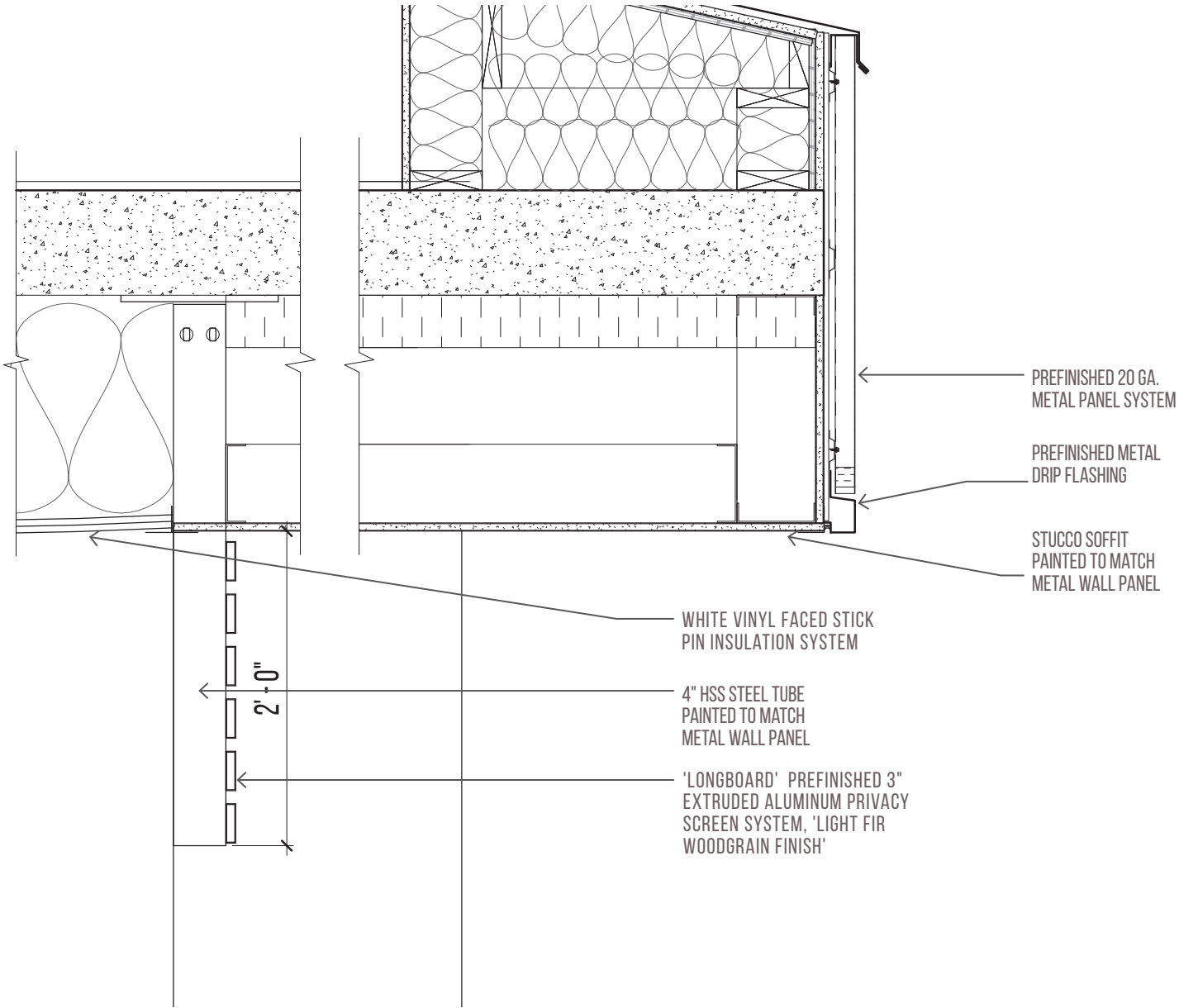


PERSPECTIVE VIGNETTE



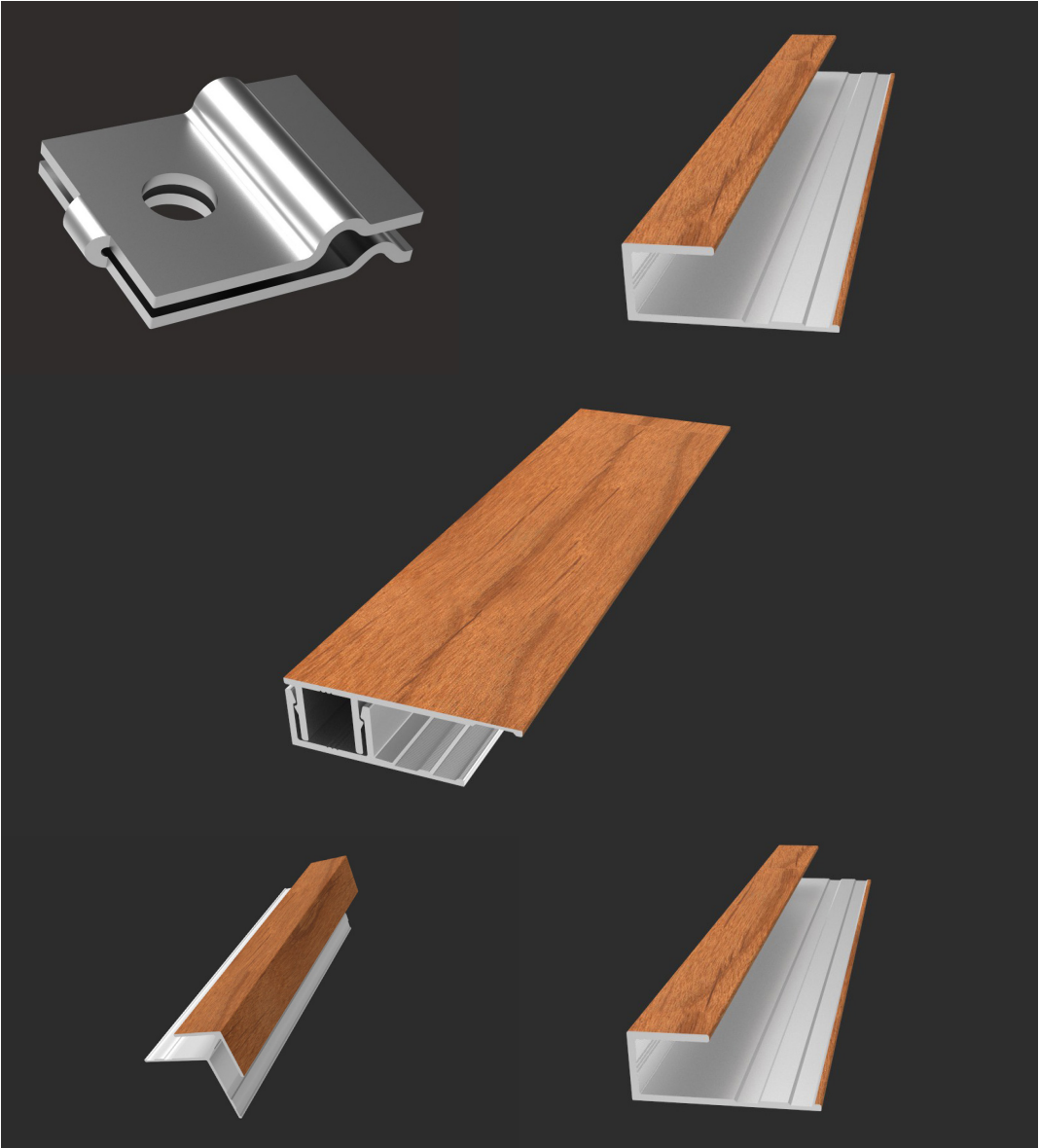


PERSPECTIVE VIGNETTE AT SOUTHWEST CORNER FACING PARKING

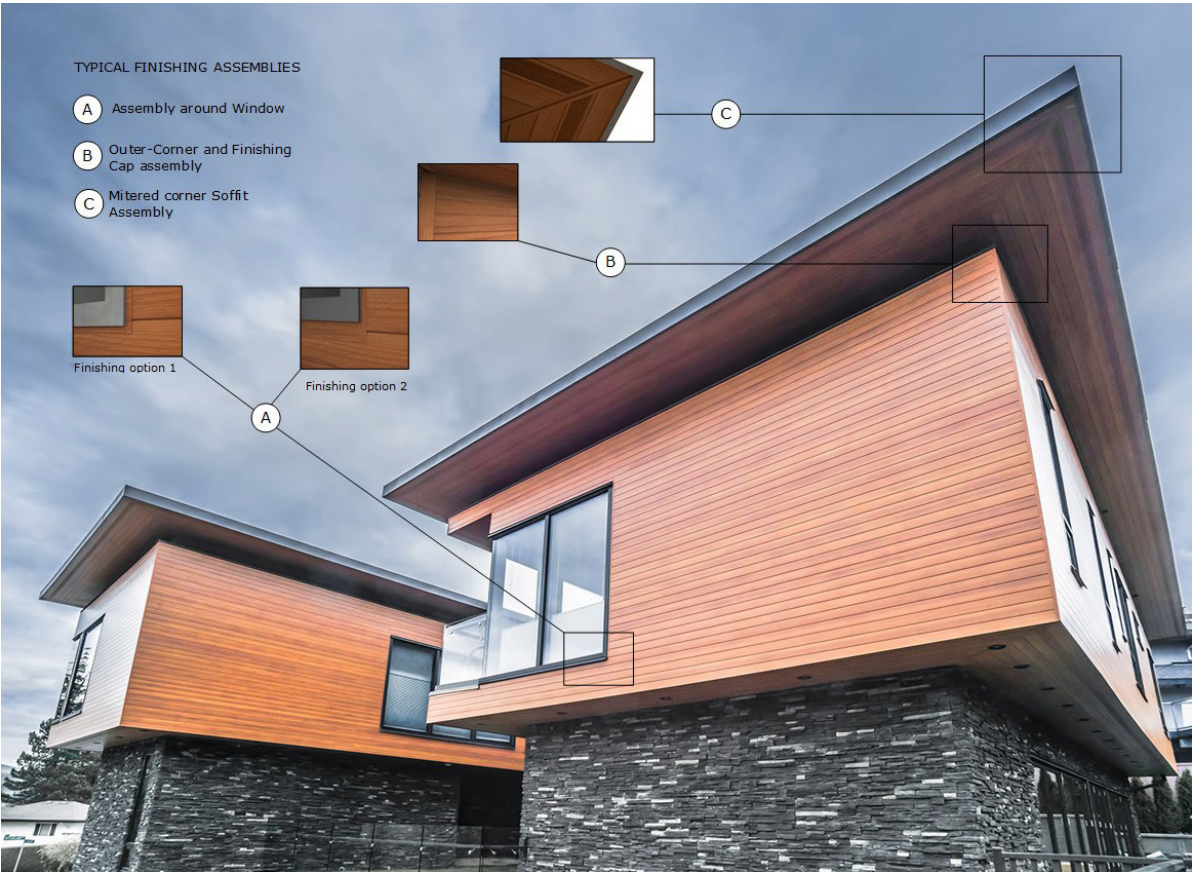
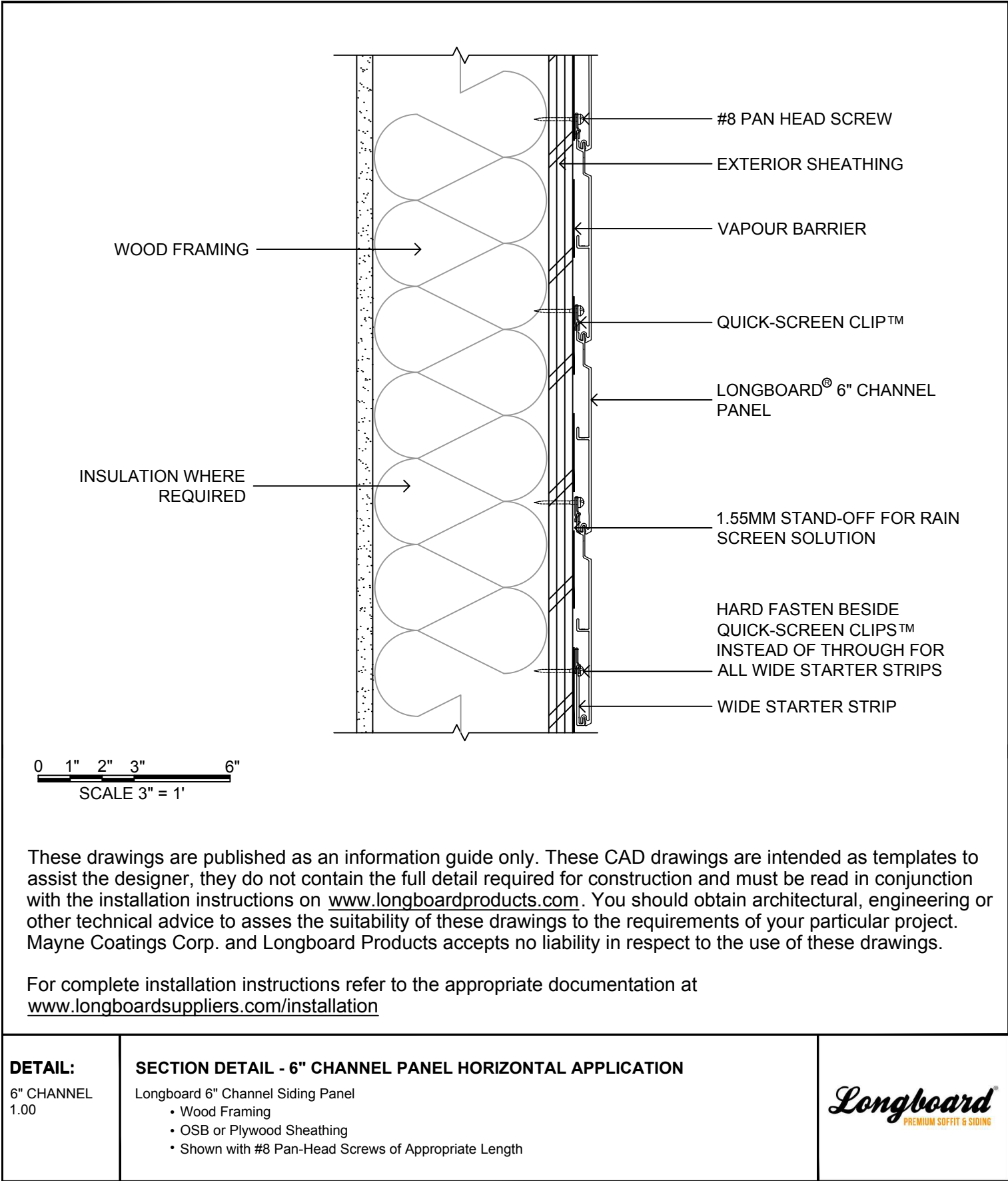


3- SOFFIT AND PRIVACY SCREEN AT SOUTH PARKING - 1" = 1'-0"

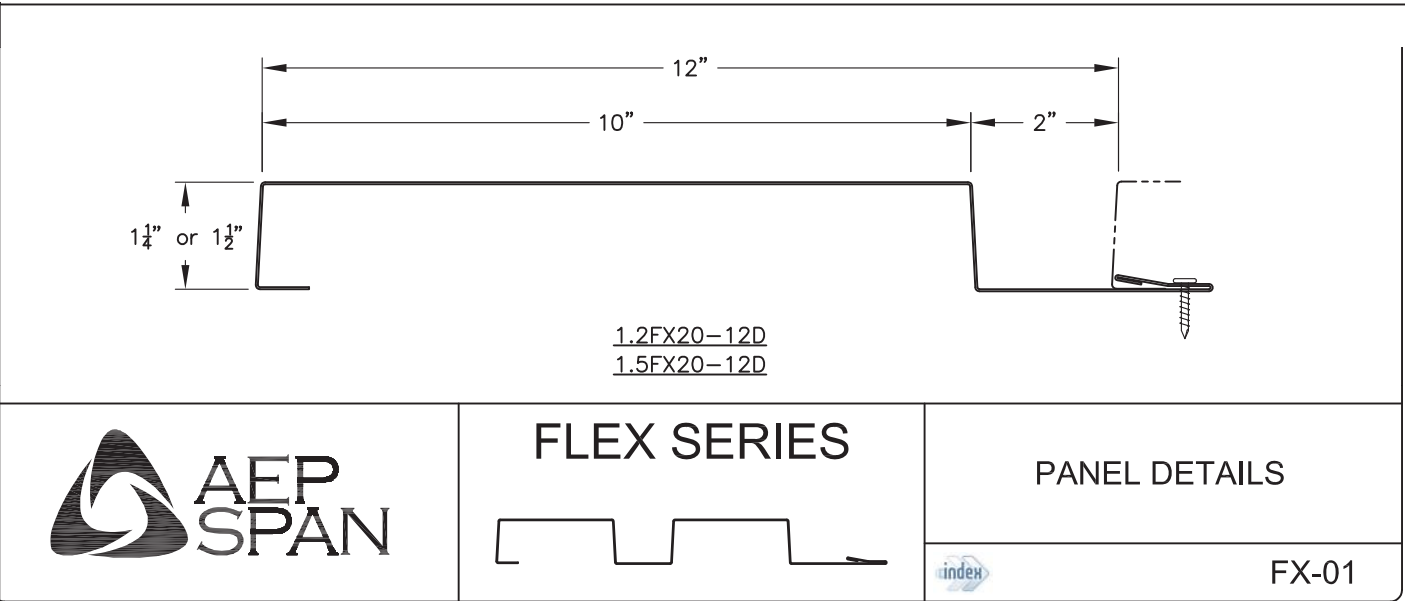
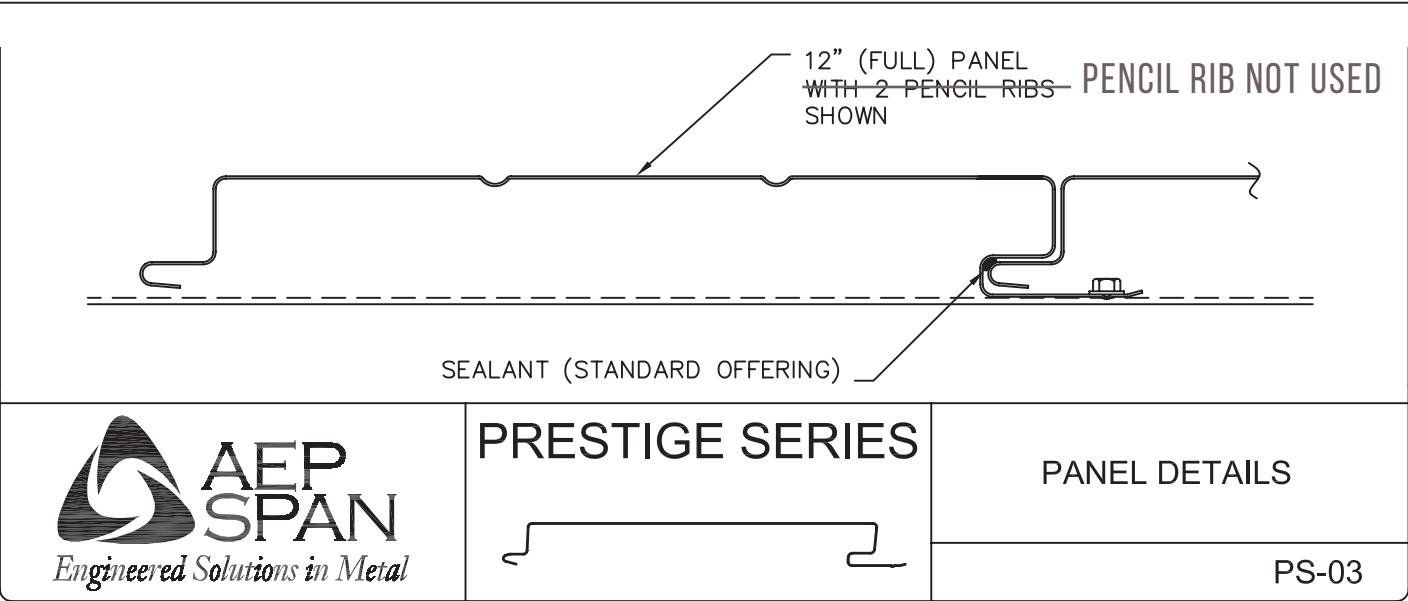
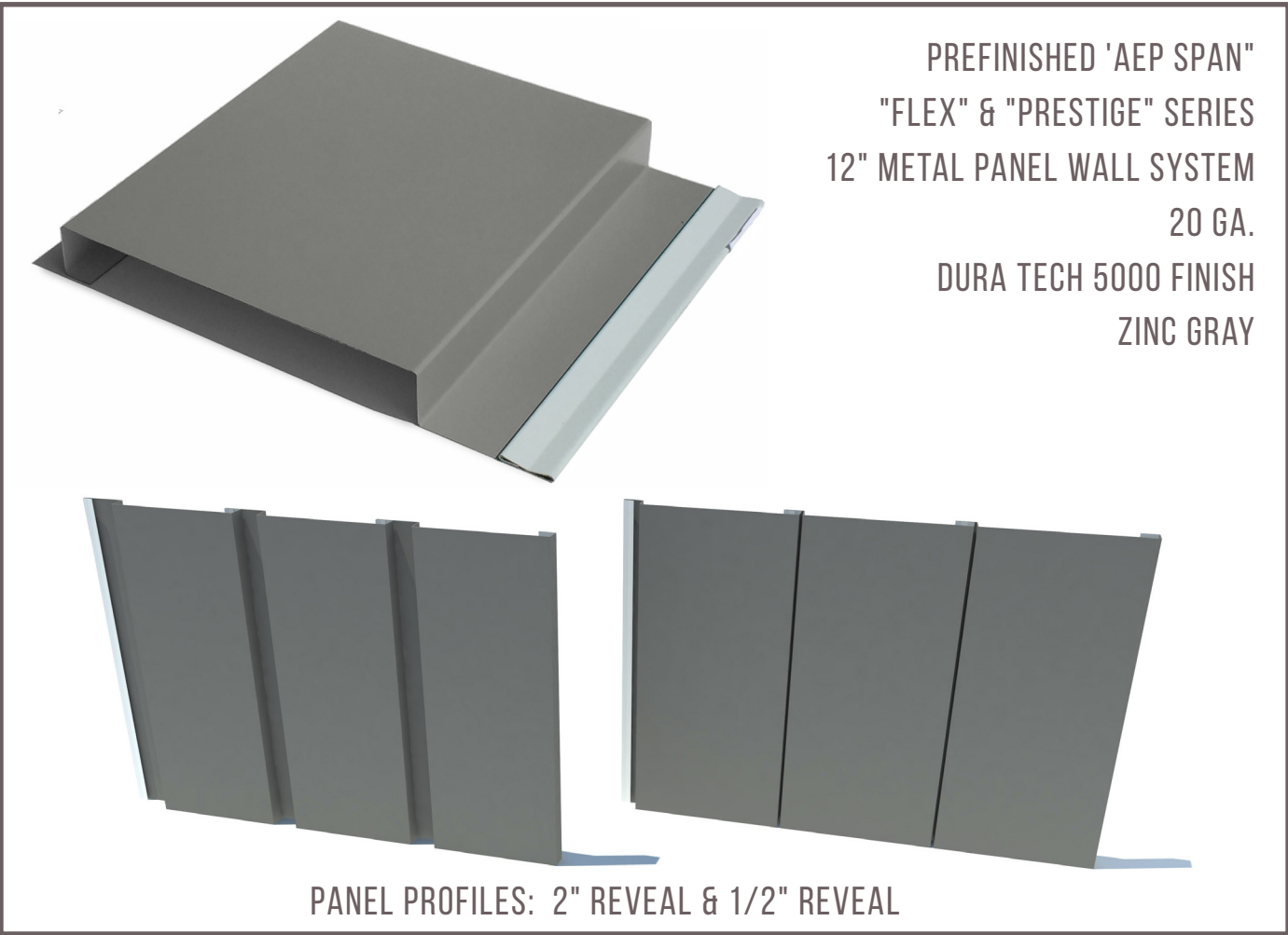
CUTSHEETS - PREFINISHED ALUMINUM CLADDING



DETAIL: 6" Channel 1.002	PROFILE DETAIL - 6" Channel • Profile Dimensions of Longboard 6" Channel Siding & Soffit Panel	



CUTSHEETS - PREFINISHED METAL PANEL SYSTEM



Flex Series



Properties									Standard Finishes	
Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft²)	I+ (in⁴/ft)	S+ (in³/ft)	I- (in⁴/ft)	S- (in³/ft)	Metallic Coating	Paint System
24	0.0232	50	65	1.52	0.1121	0.0642	0.1553	0.1234	AZ50	Cool Dura Tech® 5000 (polyvinylidene fluoride) or Cool Dura Tech® <i>mx</i> (metallic polyvinylidene)
22	0.0294	50	65	1.91	0.1479	0.0919	0.2044	0.1702	AZ50	
20	0.0354	40	55	2.29	0.1897	0.1313	0.2583	0.2280	G90	

NOTES: The moments of inertia, I⁺ and I⁻, presented for determining deflection are: (2I_{Effective} + I_{Gross})/3

Prestige Series®

Prestige 12-up (0” Reveal)

Properties									Standard Finishes	
Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft²)	I+ (in⁴/ft)	S+ (in³/ft)	I- (in⁴/ft)	S- (in³/ft)	Metallic Coating	Paint System
24	0.0232	50	65	1.51	0.0824	0.0605	0.1048	0.0721	AZ50	Cool DuraTech® 5000 or DuraTech <i>mx</i>
22	0.0294	50	65	1.89	0.1064	0.0853	0.1338	0.0954	AZ50	
20	0.0354	40	55	2.27	0.1337	0.1203	0.1643	0.1221	AZ50	
18	0.0459	40	55	2.93	0.1770	0.1799	0.2130	0.1649	AZ50	

NOTES: The moments of inertia, I⁺ and I⁻, presented for determining deflection are: (2I_{Effective} + I_{Gross})/3



LOWER BURNSIDE LOFTS



Product Catalog

Packaged Rooftop Air Conditioners
Precedent™ — Cooling and Gas/Electric
3 to 10Tons – 60 Hz



Dimensional Data

Figure 1. Cooling and gas/electric - 3 to 5 tons standard efficiency

- Notes:
- 1. All dimensions are in inches/millimeters.
 - 2. 1/2 NPT Gas Connection = (Y_C Models only); 2" Electrical Connection: Single Point Power When Heat Installed (T_C Models only.)

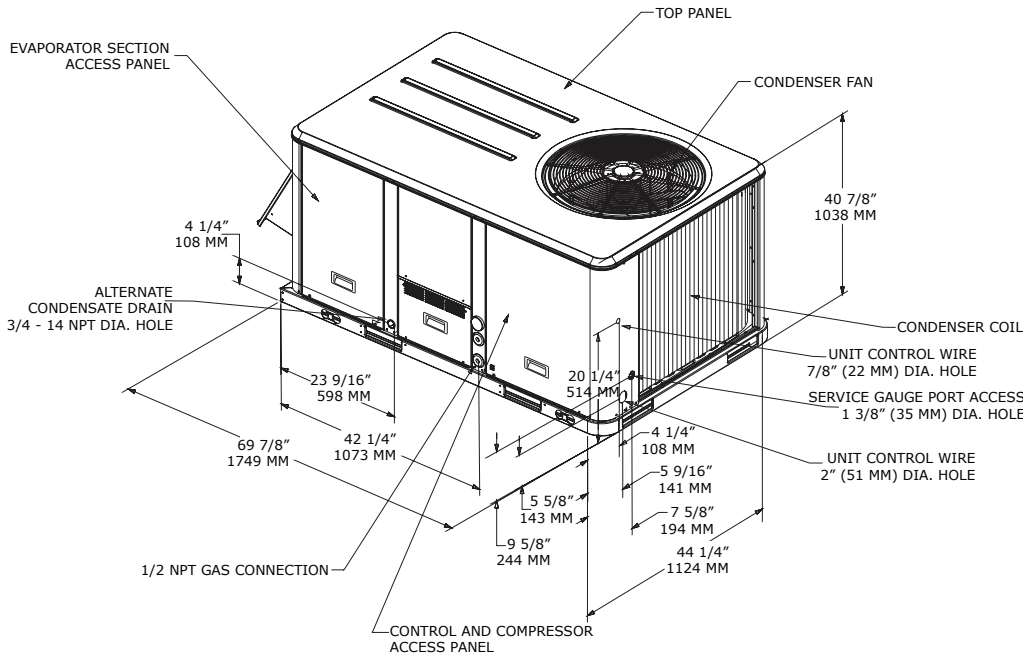


Figure 2. Cooling and gas/electric - 3 tons high efficiency

- Notes:
- 1. All dimensions are in inches/millimeters.
 - 2. 1/2 NPT Gas Connection = (Y_C Models only); 2" Electrical Connection: Single Point Power When Heat Installed (T_C Models only.)

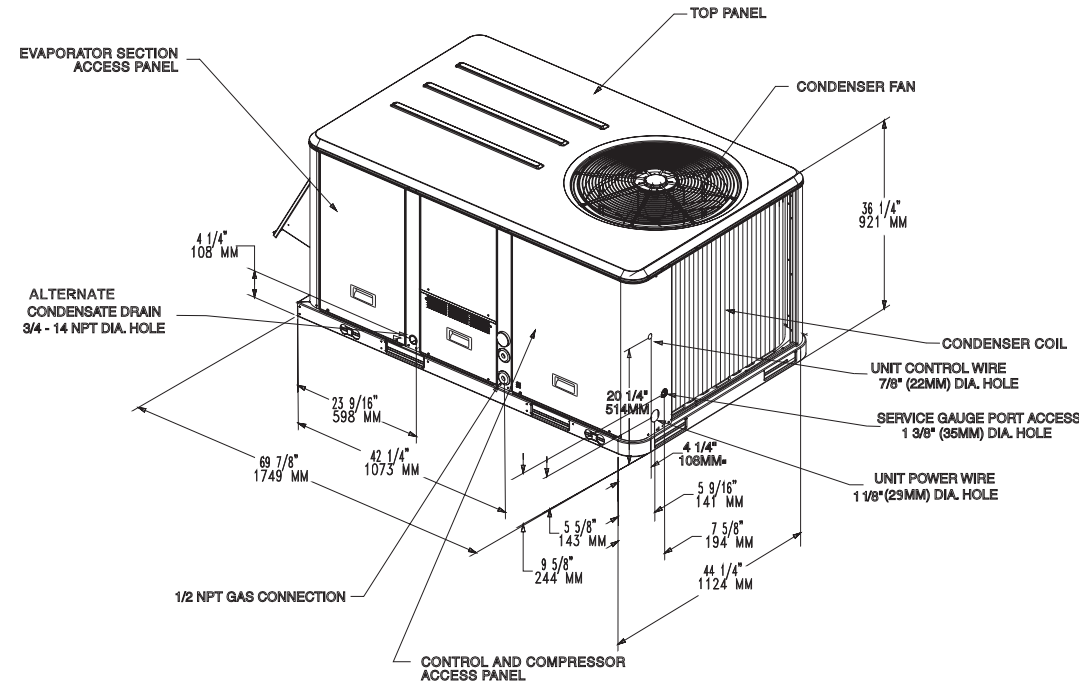
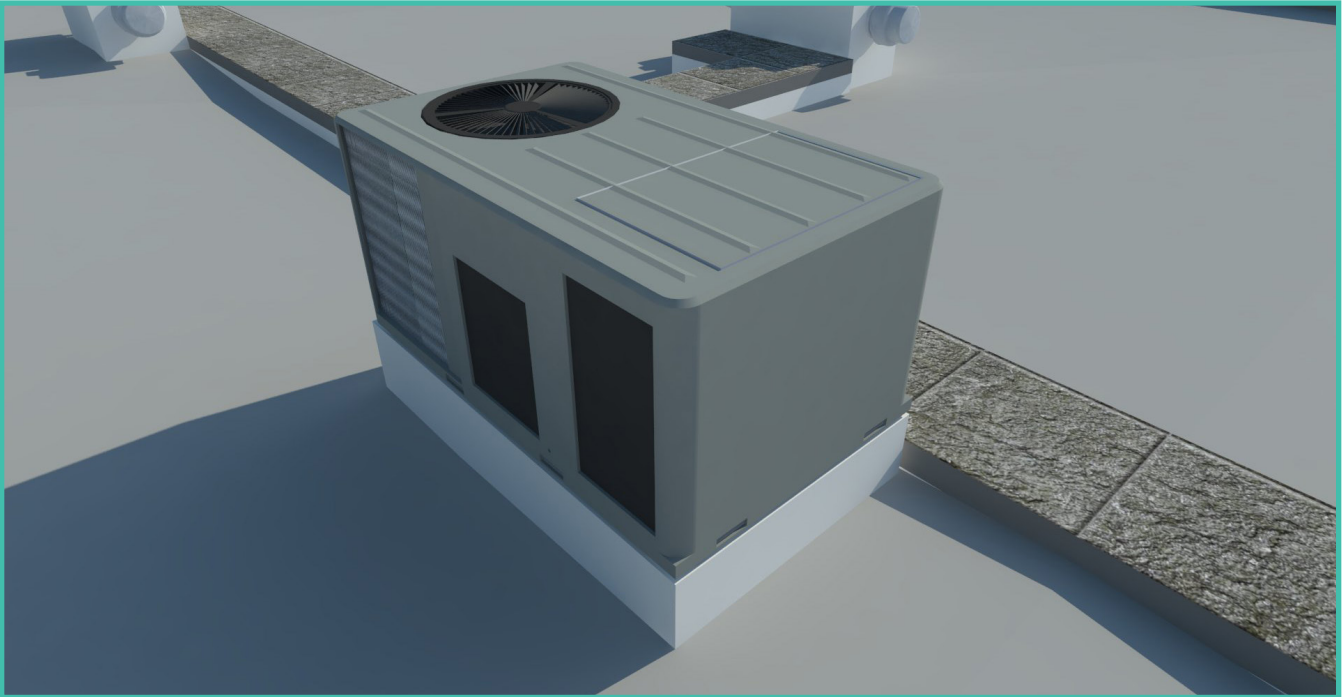
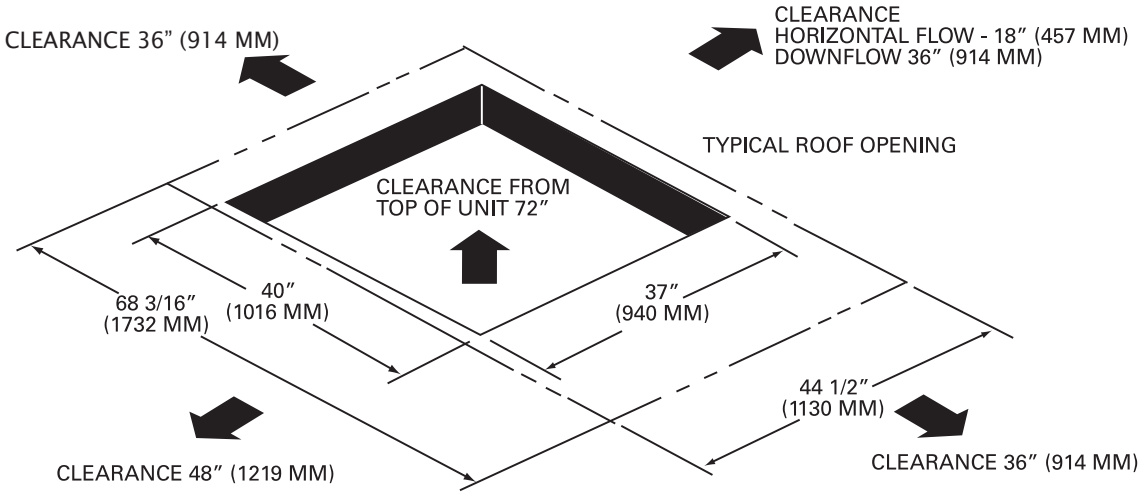


Figure 5. Cooling and gas/electric - 3 to 5 tons standard efficiency, 3 tons high efficiency unit clearance and roof opening

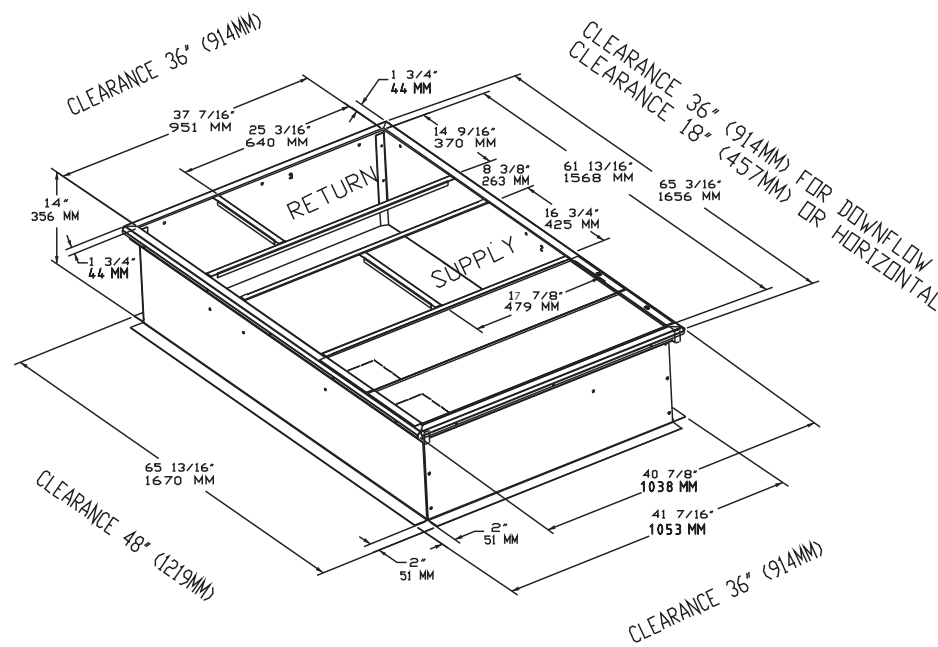
Note: All dimensions are in inches/millimeters.



SHOWN WITH REQUIRED 18" CURB FOR DAMPER

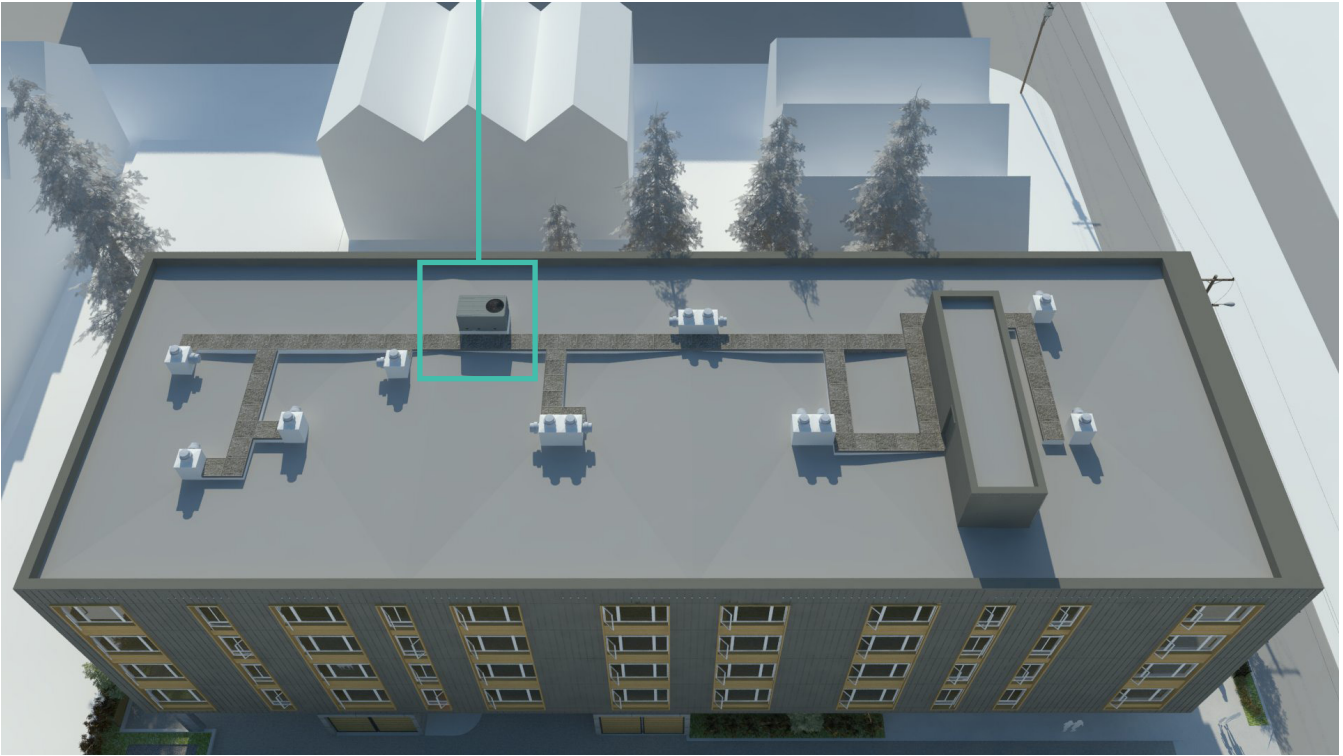
Figure 6. Cooling and gas/electric - 3 to 5 tons standard efficiency, 3 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.



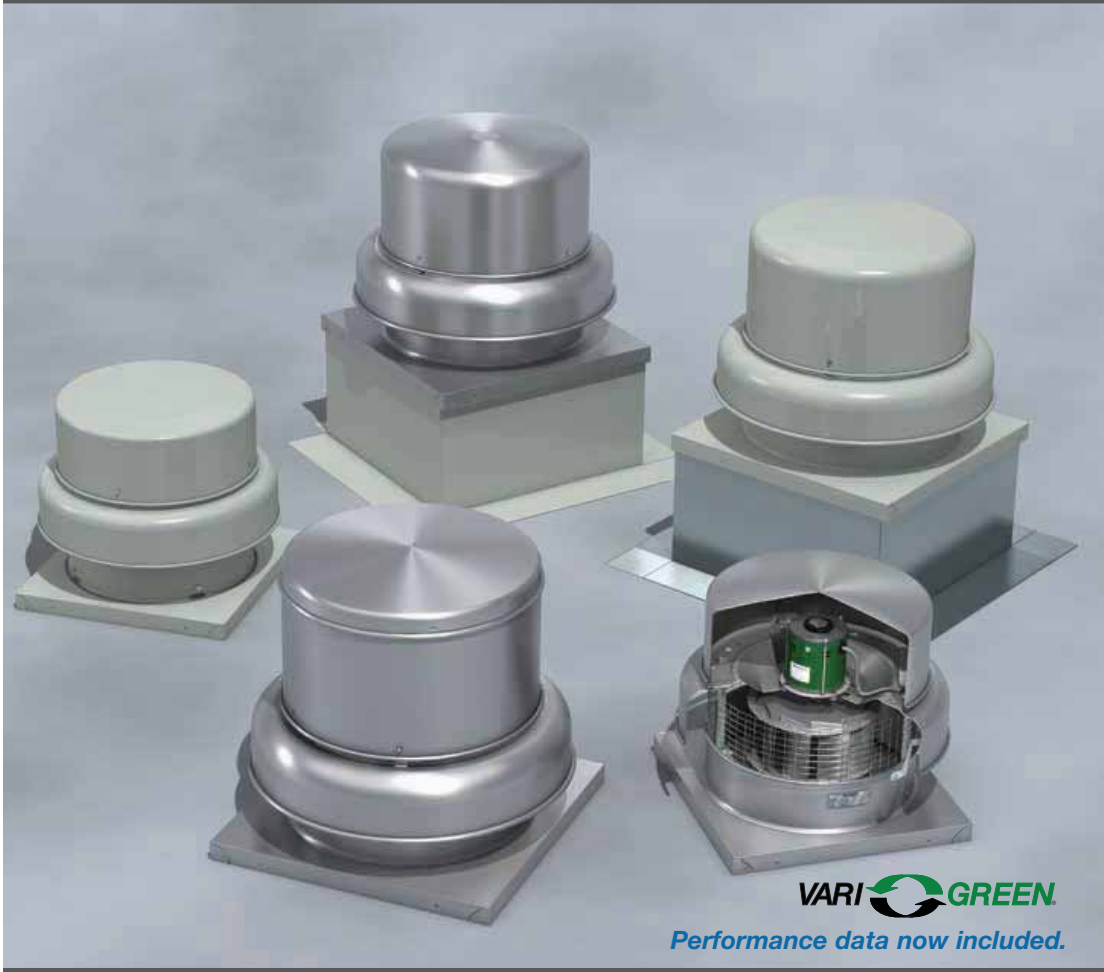
Dimensional Data

ROOF PLACEMENT ABOVE SHAFT



Centrifugal Roof Downblast Exhaust Fans Models G and GB

- General Clean Air • Light Contaminants
- Seismic • High Wind • Variable Volume



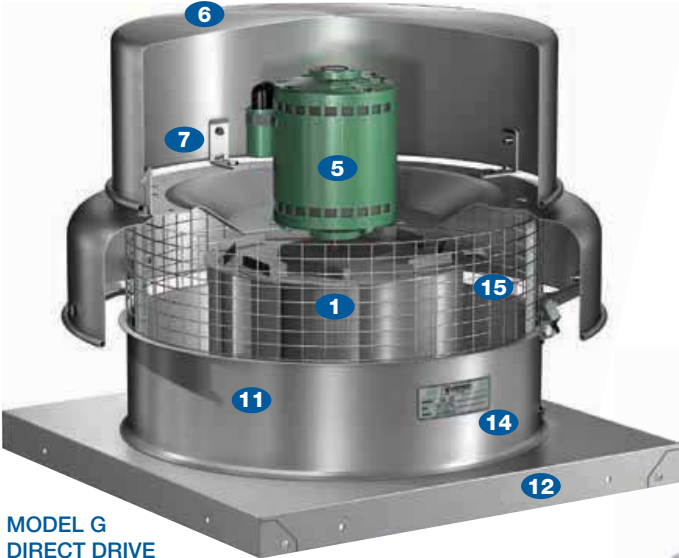
VARI GREEN
Performance data now included.



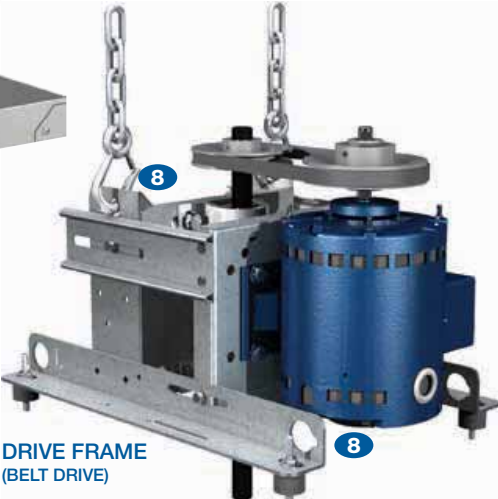
March 2013

Construction Features Models G and GB

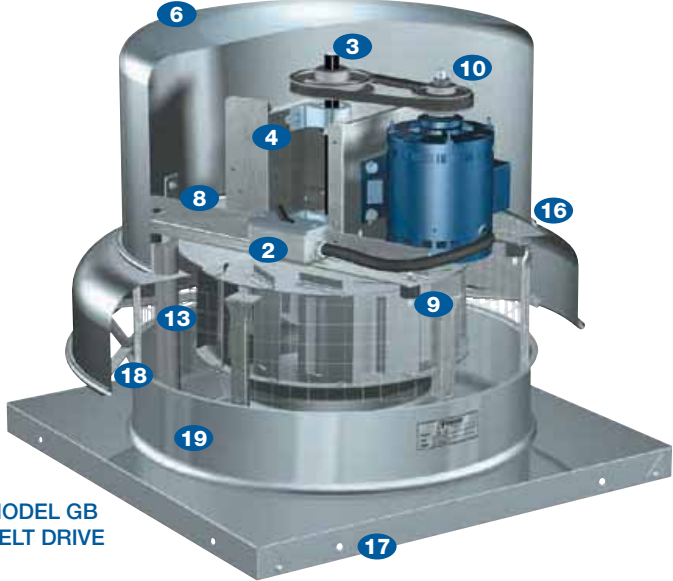




MODEL G
DIRECT DRIVE

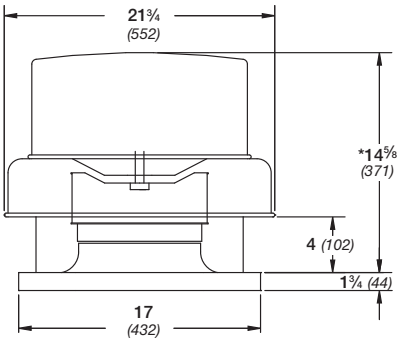


DRIVE FRAME
(BELT DRIVE)

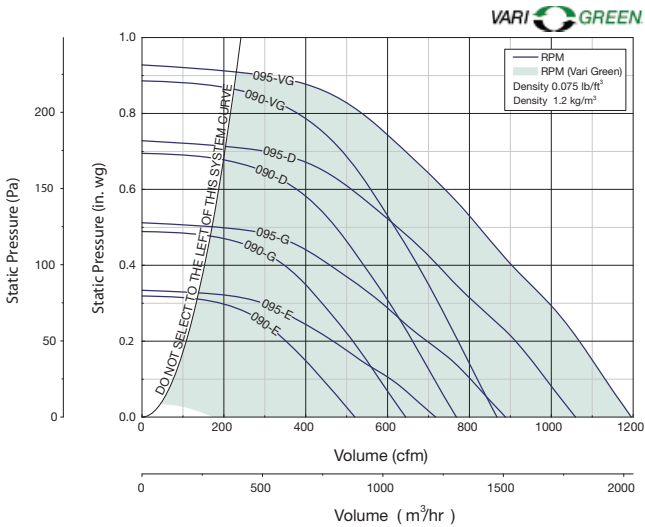


MODEL GB
BELT DRIVE

Roof Downblast - Exhaust
Direct Drive
G-090 • G-095



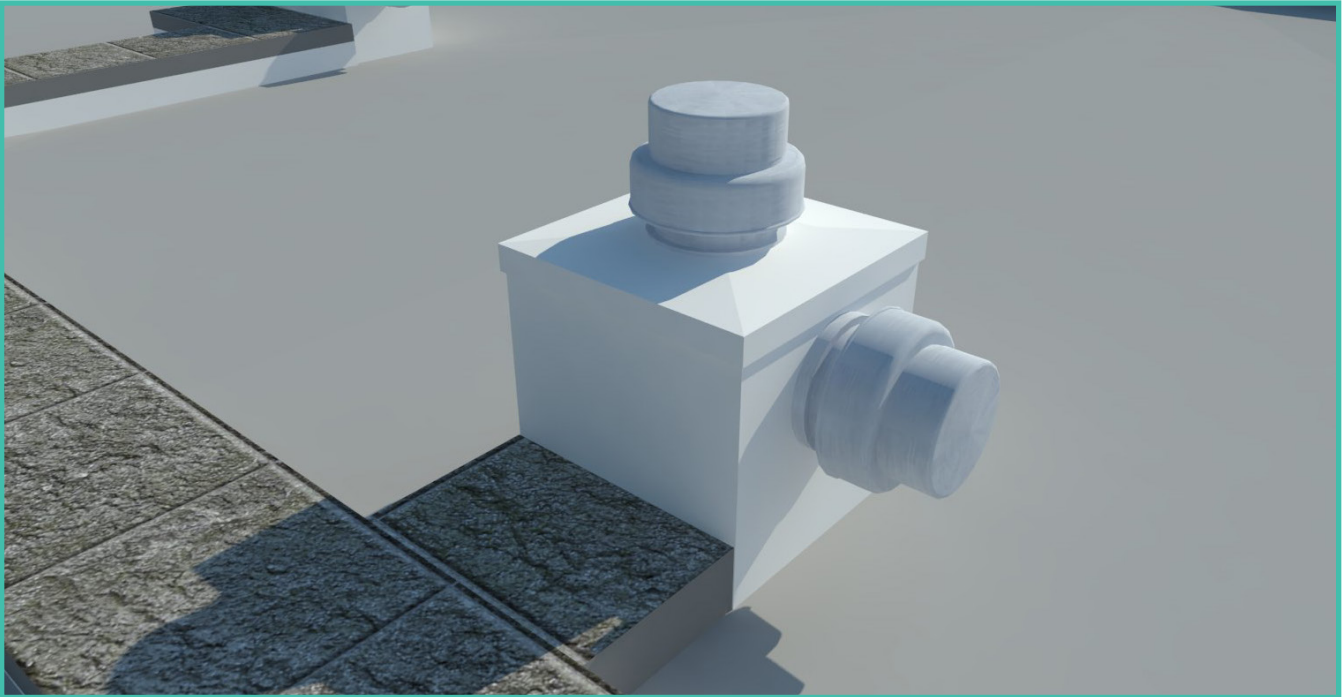
Damper Size = 10 x 10 (254 x 254)
Roof Opening = 12 1/2 x 12 1/2 (318 x 318)
Shroud Thickness = 0.064 (1.6)
Motor Cover Thickness = 0.040 (1.0)
Curb Cap Thickness = 0.064 (1.6)
^Approximate Unit Weight = 22 lbs. (10 kg)
All dimensions in inches (millimeters). *May be greater depending on motor.
^Weight shown is largest cataloged Open Drip-Proof motor.



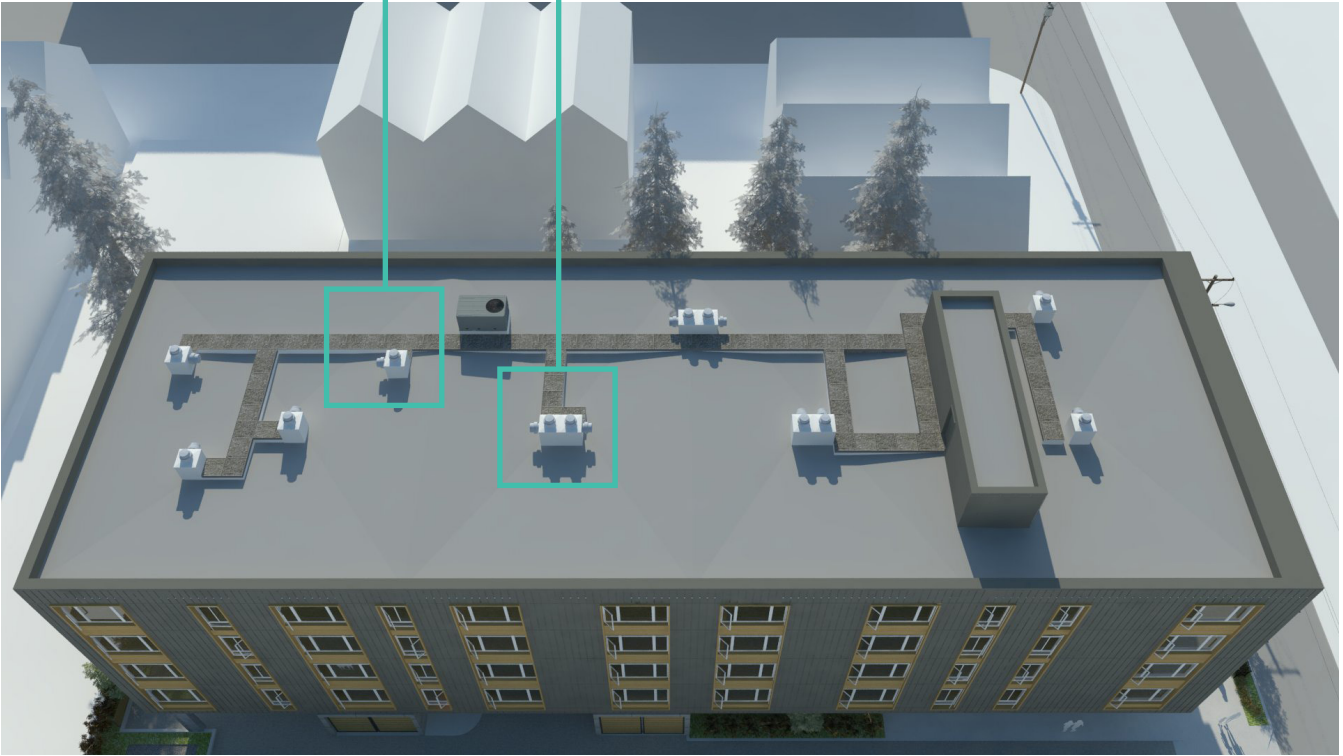
Direct Drive RPM			
E-1050 RPM	G-1300 RPM	D-1550 RPM	VG-1725 RPM

Direct Drive	Motor HP	Fan RPM	Static Pressure in Inches wg											
				0	0.1	0.125	0.15	0.2	0.25	0.3	0.375	0.5	0.625	
090														
VG-1/6 or 1/4 	E-1/40	1050	CFM	520	441	420	398	351	293					
			BHP	0.01	0.02	0.02	0.02	0.02	0.02					
			Sones	4	3.9	3.9	4	4.1	4.2					
	G-1/25	1300	CFM	644	580	565	549	515	478	440	373			
			BHP	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.05			
			Sones	5.4	5.4	5.4	5.4	5.4	5.5	5.5	5.6			
	D-1/15	1550	CFM	768	714	701	688	662	633	605	557	473	338	
			BHP	0.05	0.05	0.06	0.06	0.06	0.06	0.07	0.07	0.08	0.07	
			Sones	7.6	7.5	7.5	7.5	7.5	7.4	7.4	7.4	7.4	7.8	
		1725	CFM	855	806	794	782	759	735	709	671	600	522	
			BHP	0.06	0.07	0.07	0.08	0.08	0.08	0.09	0.09	0.10	0.11	
			Sones	9.7	9.5	9.5	9.5	9.5	9.4	9.4	9.4	9.2	9.1	9.1
095														
VG-1/6 or 1/4 	E-1/30	1050	CFM	717	606	570	534	468	389	290				
			BHP	0.03	0.03	0.04	0.04	0.04	0.04	0.03				
			Sones	5.4	4.5	4.5	4.5	4.4	4.5	4.6				
	G-1/12	1300	CFM	888	802	780	754	695	640	586	493	184		
			BHP	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07	0.05		
			Sones	7.6	6.8	6.7	6.6	6.5	6.4	6.4	6.4	6.8		
	D-1/8	1550	CFM	1059	987	969	950	912	863	814	745	623	474	
			BHP	0.10	0.10	0.10	0.11	0.11	0.11	0.11	0.12	0.12	0.11	
			Sones	9.6	9.4	9.3	9.2	9	8.8	8.7	8.7	8.7	8.7	
		1725	CFM	1179	1114	1098	1081	1048	1013	969	903	800	688	
			BHP	0.13	0.14	0.14	0.14	0.15	0.15	0.15	0.16	0.16	0.16	
			Sones	11.4	11.4	11.4	11.5	11.4	11.2	11	10.9	11.3	11.3	

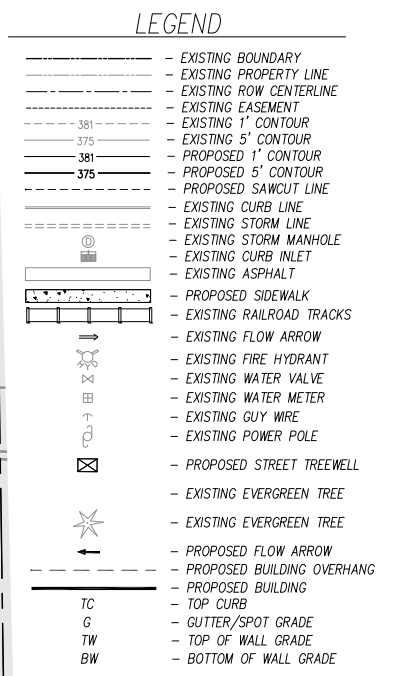
Performance certified for installation type A: Free inlet, Free outlet. Power rating (BHP) does not include transmission losses. Performance ratings include the effects of a birdscreen. The sound ratings shown are loudness values in hemispherical sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels.



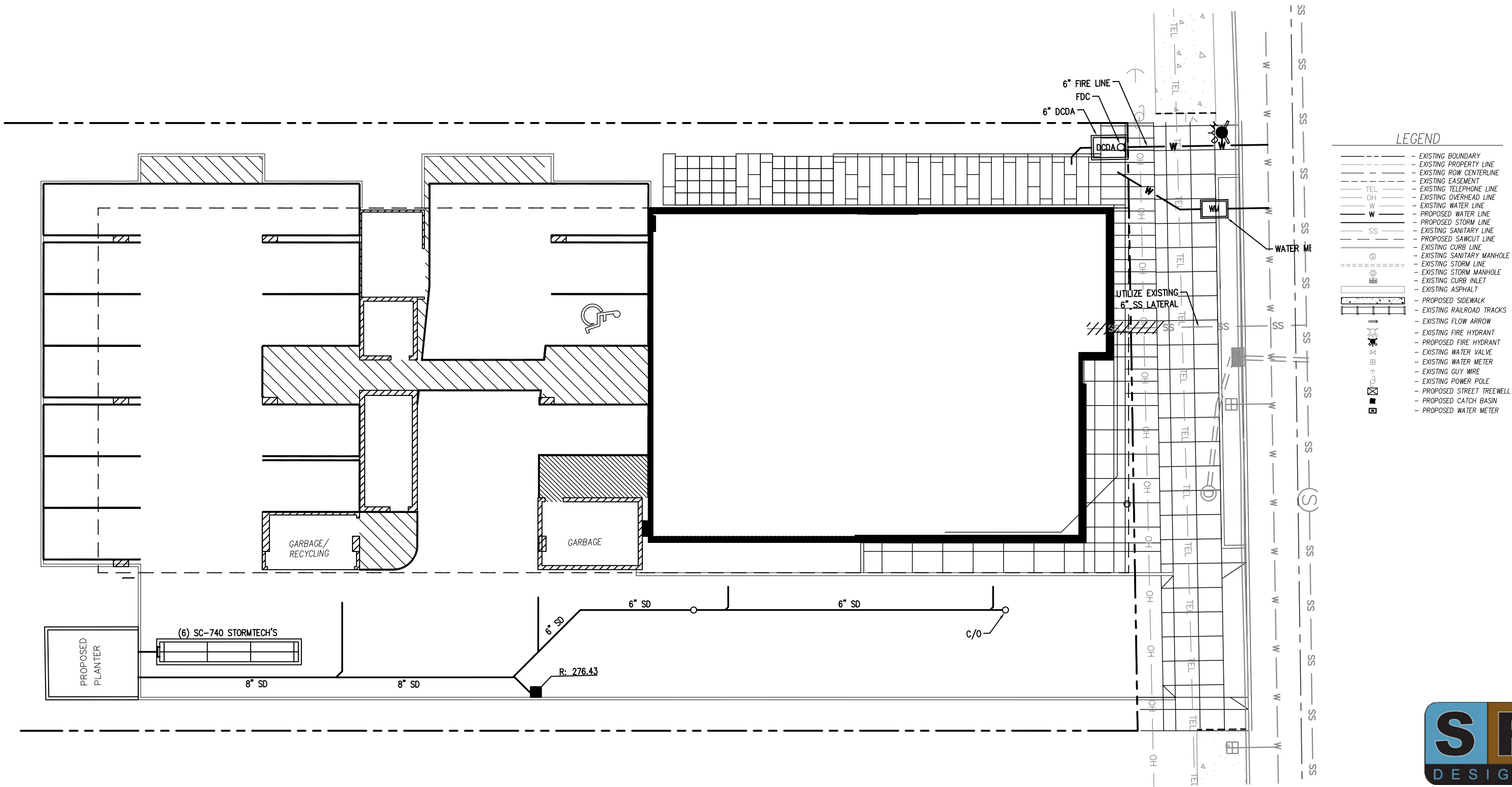
SIDE MOUNT FAN SHOWN WITH REQUIRED 18" ROOF CLEARANCE FOR SNOW DRIFTS



ROOF PLACEMENT REQUIRED DIRECTLY ABOVE UNIT VENTILATION SHAFTS GROUPED & PLACED AS CLOSE TO BUILDING CENTERLINE AS POSSIBLE

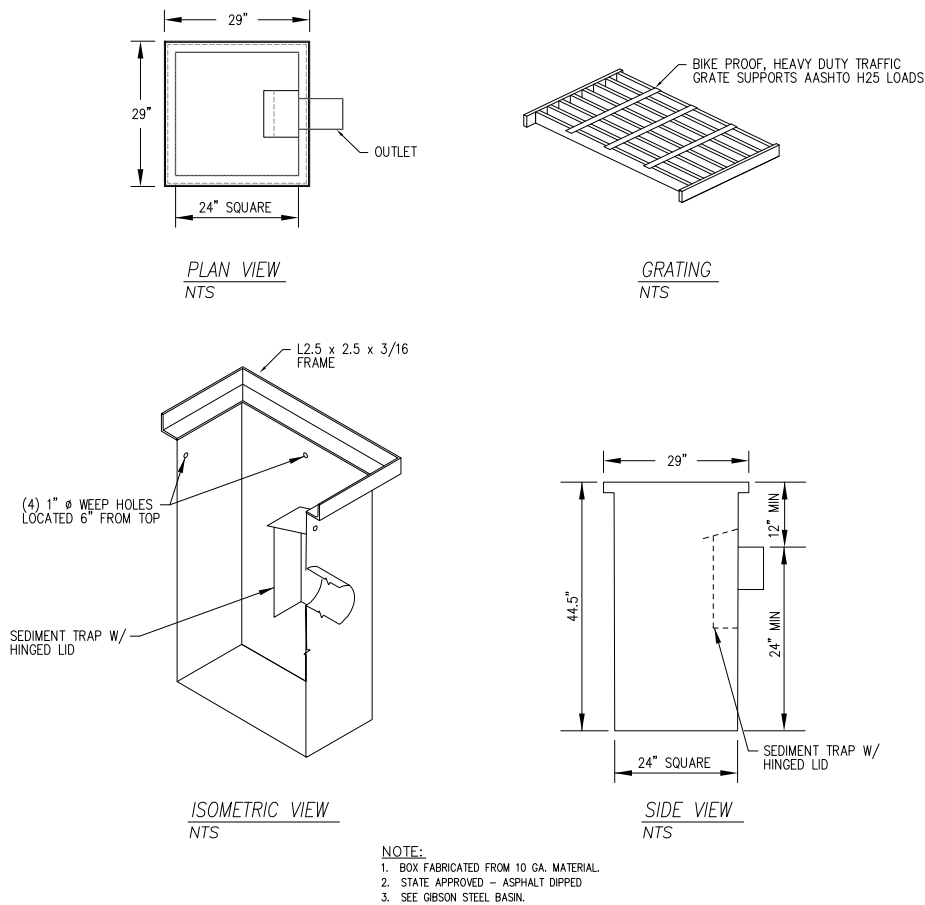


CIVIL - STORMWATER MANAGEMENT AND SITE UTILITY PLAN

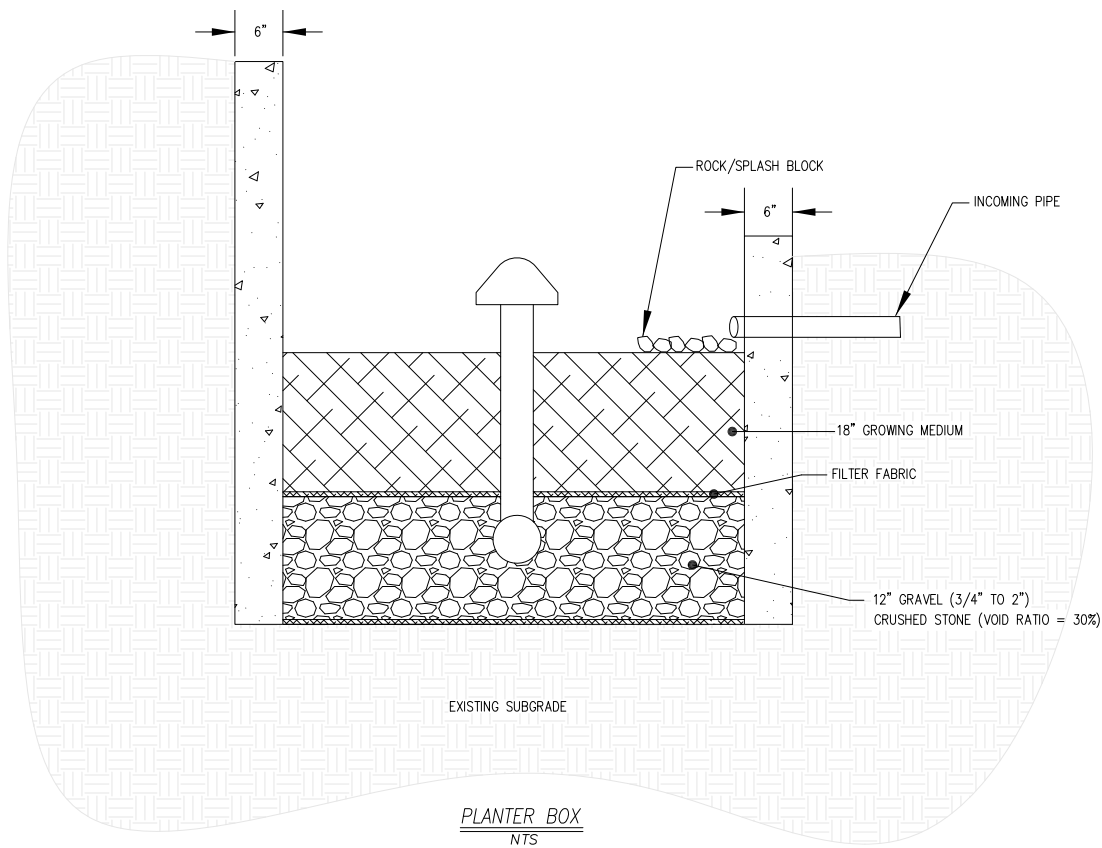
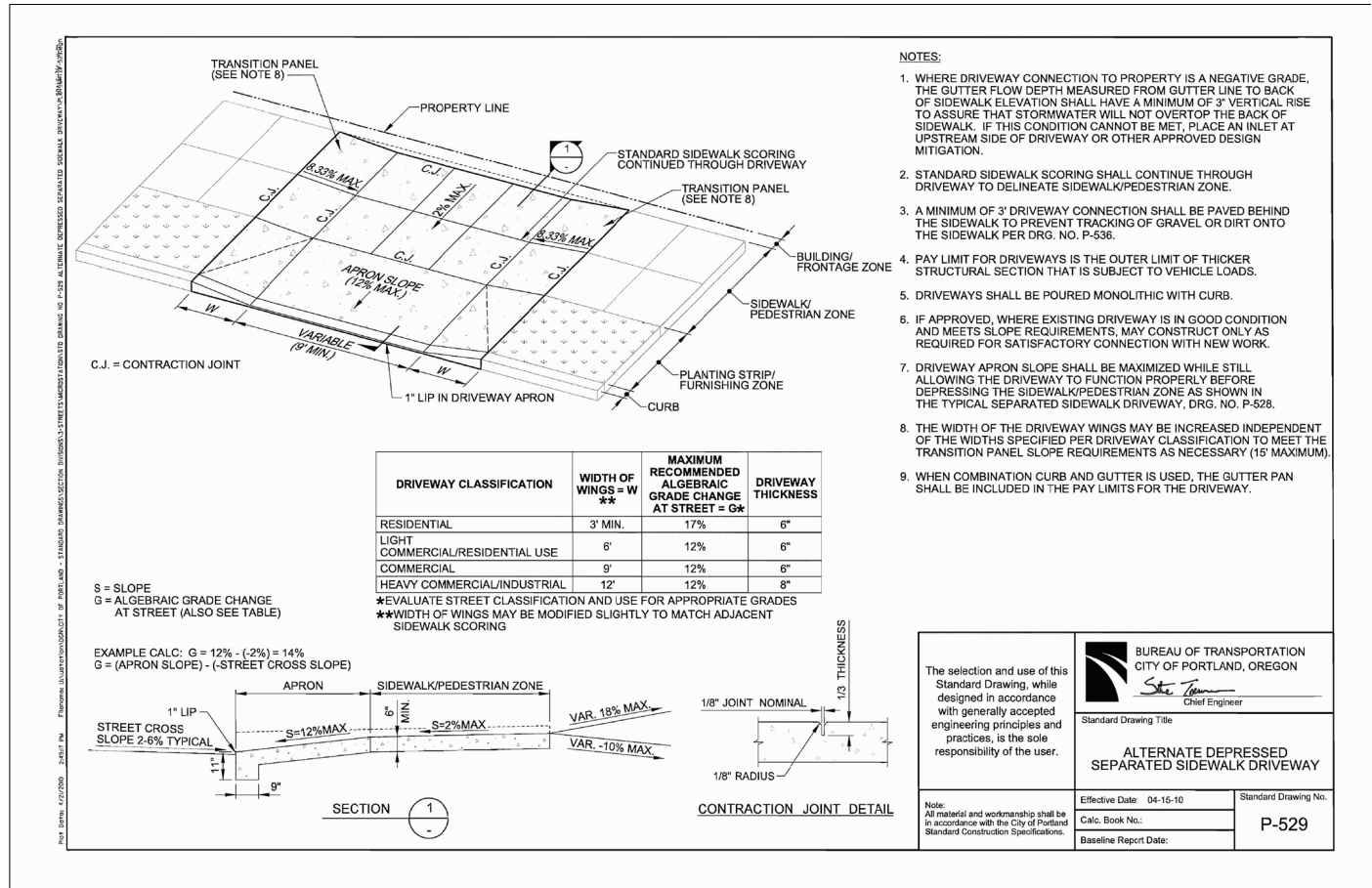
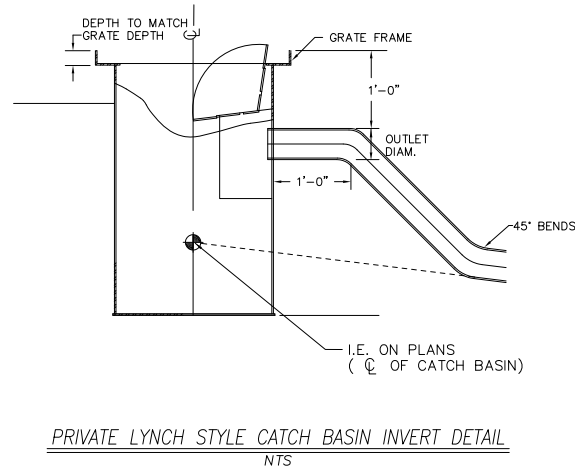


SCALE: 1/16" = 1'-0"

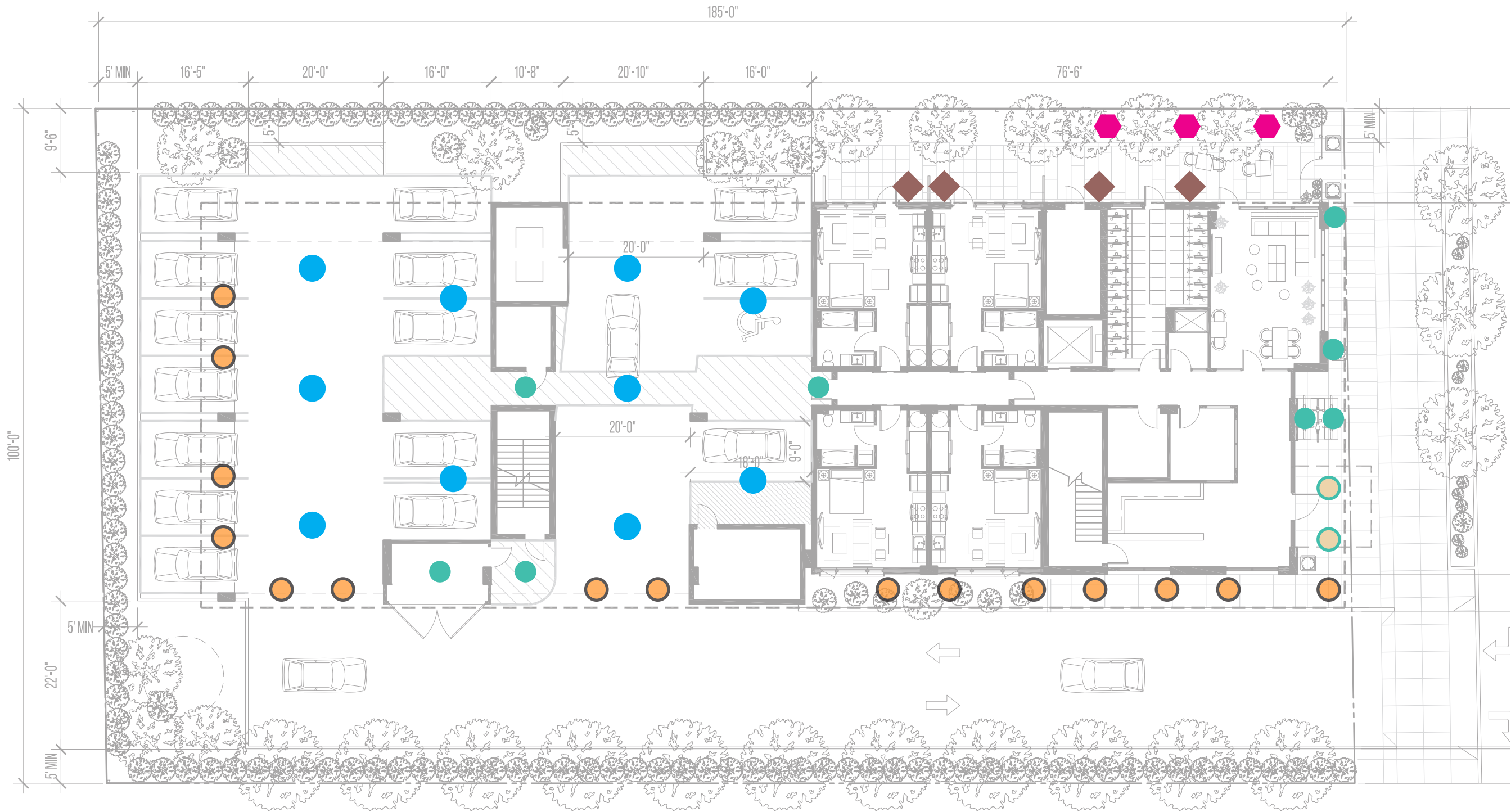




24" SQUARE - 6"Ø OR 8"Ø OUTLET
NTS



ELECTRICAL - SITE LIGHTING PLAN



- | | | | |
|-----------------------------------|---|----------------------|---|
| RECESSED DRIVEWAY LIGHT |  | PARKING AREA LIGHT |  |
| RECESSED AMBIENT PEDESTRIAN LIGHT |  | EXTERIOR WALL SCONCE |  |
| SURFACE MOUNT ENTRY CANOPY LIGHT |  | ACCENT LIGHT |  |

ELECTRICAL - SITE LIGHTING FIXTURES



ENTRY CANOPY:
6" DIAMETER SURFACE MOUNT LED CYLINDER



AMBIENT PEDESTRIAN LIGHT:
6" RECESSED LED DOWN LIGHT WITH LENS.



AMBIENT & ACCENT LIGHT:
8" X 3" WALL MOUNT RECTANGLE WITH LED



ACCENT LIGHT:
LED STEM MOUNT LOCATED IN LANDSCAPE



PARKING AREA LIGHT:
18" LENSED AND GASKETED LED PARKING
GARAGE LOW-BAY LUMINAIRE.



RECESSED DRIVEWAY ILLUMINATION
6" RECESSED LED/ ASYMETTRICAL LENS

LANDSCAPE SITE PLAN





MAGNOLIA KOBUS - ALONG DRIVEWAY



MAGNOLIA STELLATA



PARROTIA 'VANESSA'



ACER GRISEUM - IN AMENITY AREA



RHAMNUS PURSHIANA - STREET TREES



CHAMAECYPARIS NOOTKATENSIS

LANDSCAPE - STORMWATER FACILITY



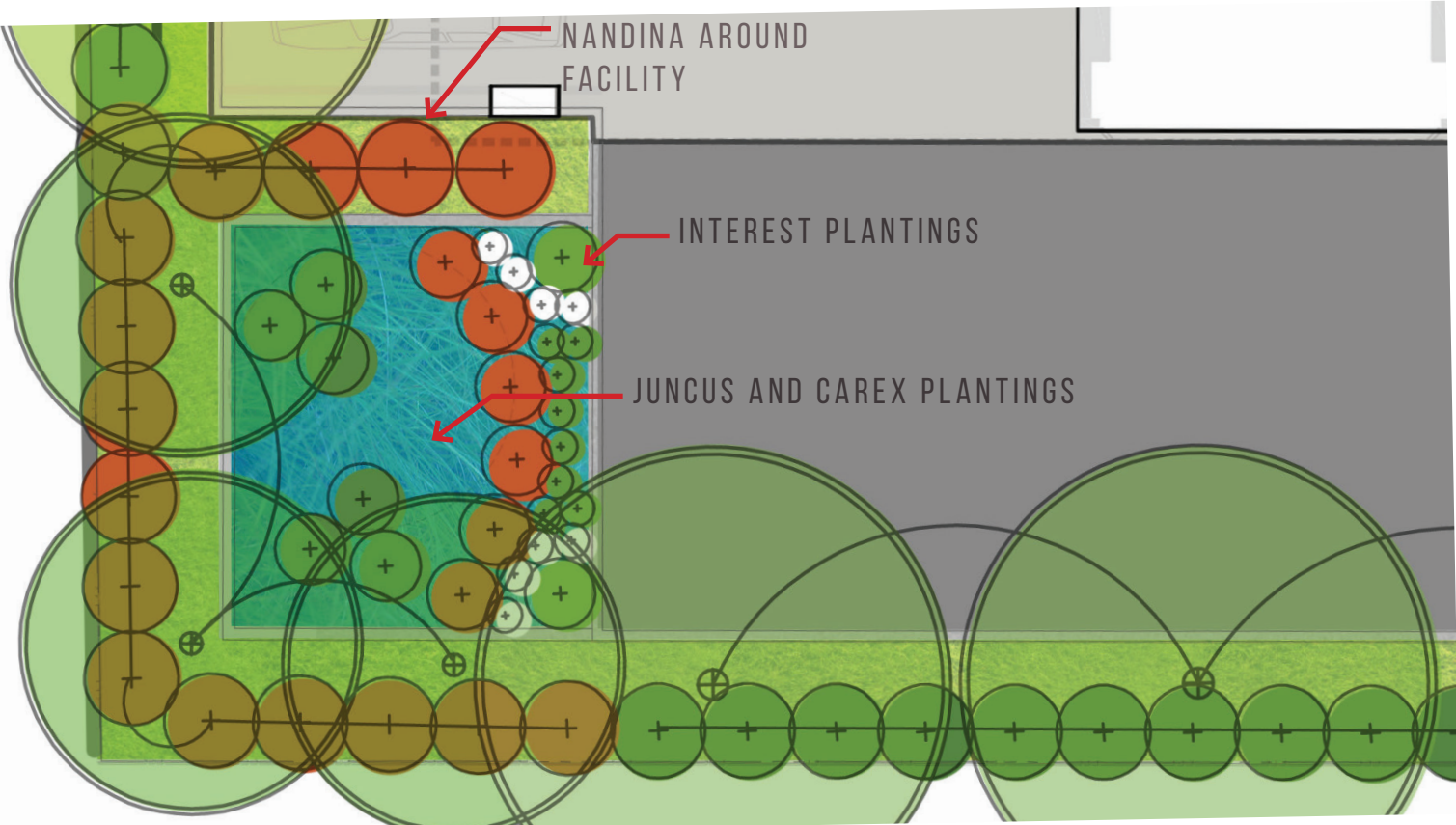
CAREX OBNUPTA



JUNCUS PATENS 'ELK'S BLUE'



NANDINA 'MOYER'S RED'



STORMWATER FACILITY PLANTINGS





MYRICA CALIFORNICA - L3 EVERGREEN SCREEN



6' WOOD FENCE AROUND PARKING AREA - HEDGE SHOWN IN IMMATURE CONDITION

- SITE PLAN SHOWS THE REQUIRED NUMBER OF TREES TO MEET LANDSCAPE REQUIREMENTS REGARDLESS OF IF LARGE EXISTING DOUGLAS FIR CAN BE PRESERVED.
- ADDITIONAL HEADLIGHT SCREENS ALONG THE SOUTH PORTION OF THE SITE IS TO MITIGATE IMPACTS TO THE NEIGHBORING PARCEL UNTIL THE L3 HEDGE REACHES AN ACCPTABLE HEIGHT.
- ALL L3 SCREEN PLANTINGS WILL BE MAINTAINED AS HEDGES AND ARE EVERGREEN PLANTS LISTED IN THE PORTLAND TREE AND LANDSCAPING MANUAL.
- ALL LANDSCAPE PLANTINGS ON SITE ARE INTENDED TO BE LOW WATER USE AND WILL BE IRRIGATED WITH AN AUTOMATIC IN-GROUND IRRIGATION SYSTEM. STREETSCAPE PLANTINGS WILL BE HAND WATERED.
- 3,194 S.F. OF LANDSCAPED AREA WITHIN LOT BOUNDARIES - 3,194 S.F. LANDSCAPE AREA /18,500 S.F. TOTAL SITE AREA = 17% PLANTED LANDSCAPE AREA (NUMBER DOES NOT INCLUDE DRIVEWAYS AND OTHER HARDCAPED AREAS)



OSMANTHUS DELAVYI - L3 EVERGREEN SCREEN - HEDGE

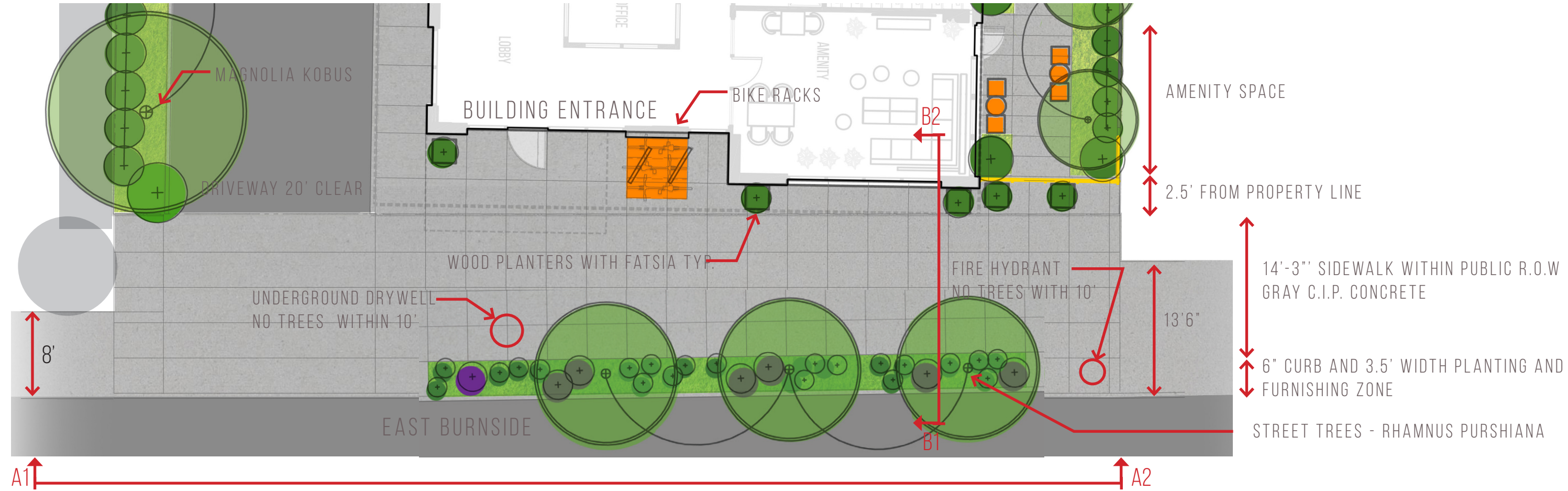
LANDSCAPE -STREETSCAPE PLANS - ELEVATIONS



STREETSCAPE ELEVATION A - LOOKING SOUTH FROM BURNSIDE



STREETSCAPE SECTION B





RHAMNUS PURSHIANA - STREETSCAPE TREE - PLANTED BELOW POWER LINES



MAGNOLIA KOBUS - VISIBLE FROM STREETSCAPE - FLOWERING TREE



STREETSCAPE PLANTINGS:

- HAND WATERED

- NO AUTOMATIC IRRIGATION SYSTEM

- POWERLINES PLANNED OVERHEAD

- SMALL TREES ONLY ALONG STREETSCAPE

- WOOD BOX PLANTERS WITH EVERGREEN

PLANTS NEAR BUILDING FRONT



RHAMNUS FOLIAGE AND BERRY



FATSIA 'SPIDER'S WEB' AND OPHIOPOGON 'NIGRESCENS' PLANTER PALLETE



LANDSCAPE - STREETScape MATERIALS



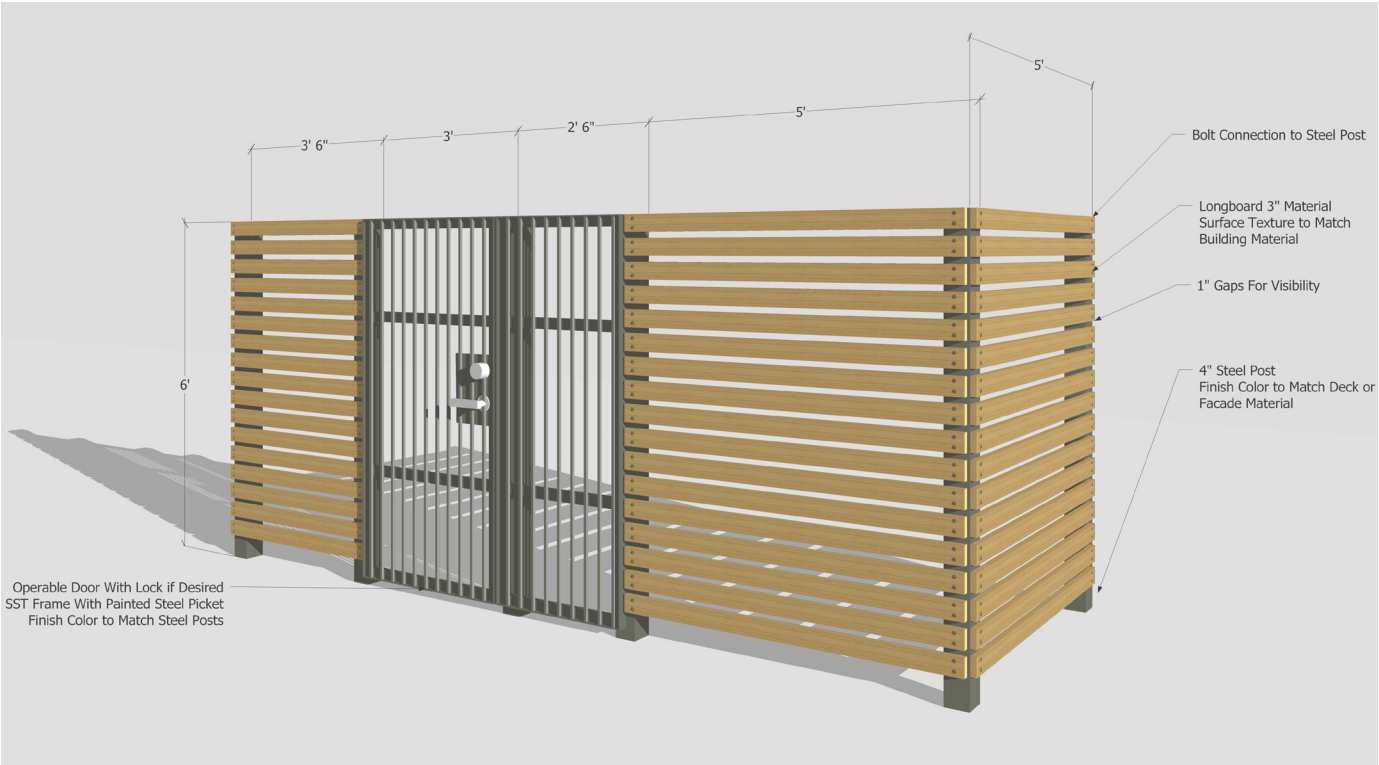
LANDSCAPE FORMS - MULTIPLICITY BIKE RACK



EQUIPARC - EP 4890 WOOD PLANTER



LONGBOARD MATERIAL FOR PRIVACY SCREEN



6' TALL PRIVACY SCREEN AND GATE ASSEMBLY ALONG STREET

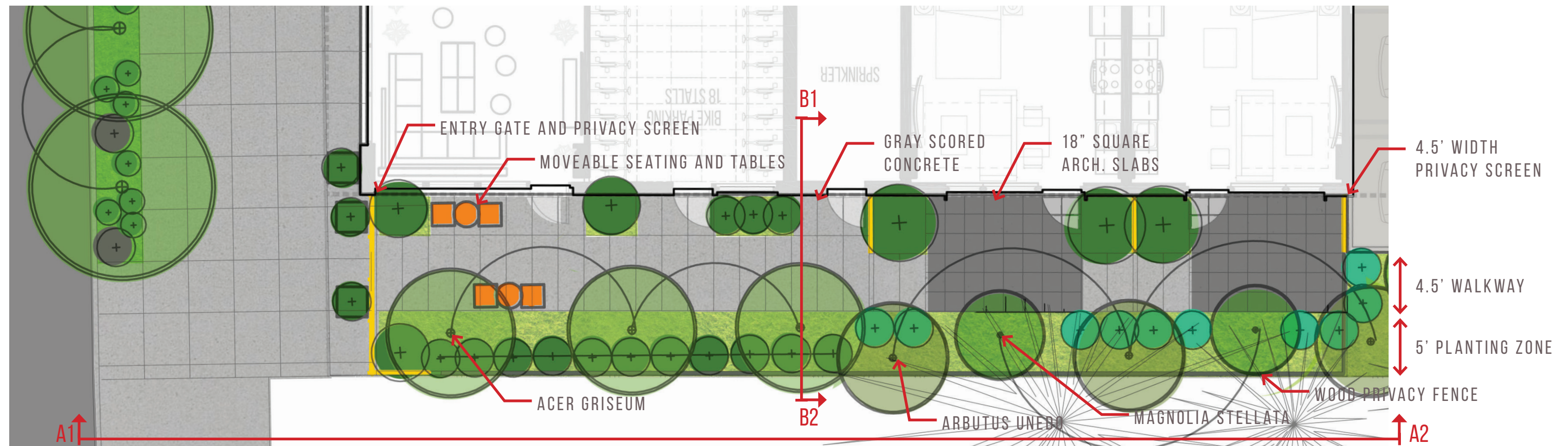
LANDSCAPE - AMENITY SPACE PLAN & ELEVATIONS



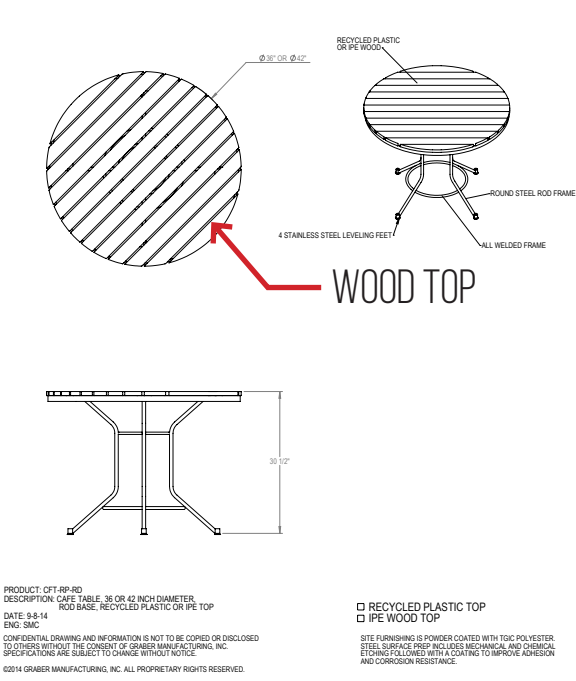
AMENITY SPACE ELEVATION A



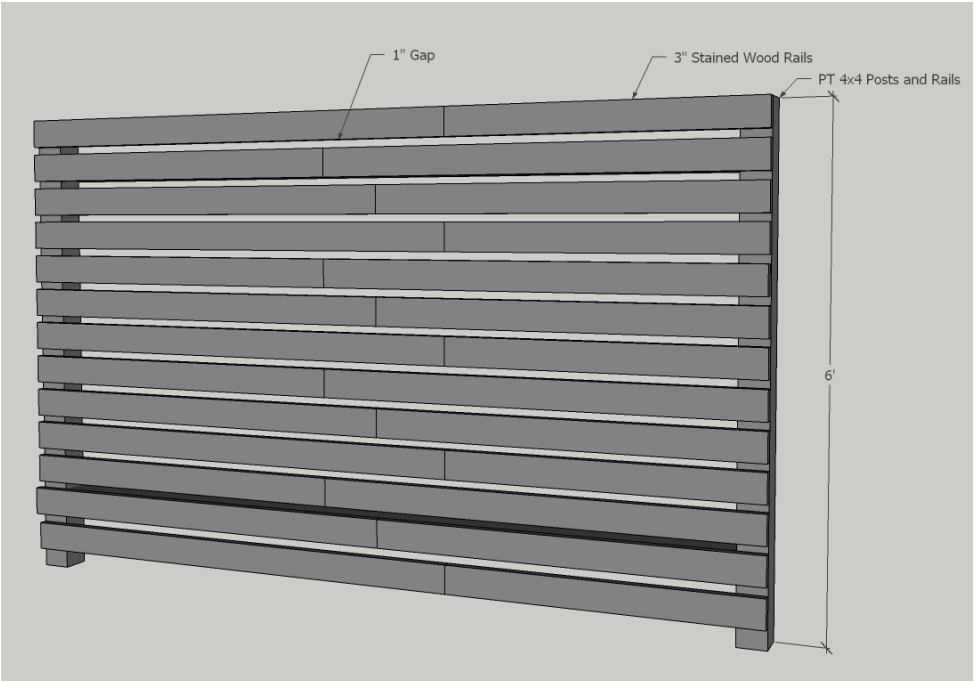
STREETSCAPE ELEVATION B



LANDSCAPE - AMENITY SPACE FURNISHINGS & MATERIALS



THOMAS STEELE - FRESCO CHAIR AND CAFE TABLE IN CHARCOAL



6' FENCE AROUND AMENITY AREA



LONGBOARD MATERIAL



MUTUAL MATERIALS PAVER - VANCOUVER BAY
18" X 18" - CHARCOAL COLOR



4.5' X 6' PRIVACY SCREENS



6' TALL PRIVACY SCREEN AND GATE ASSEMBLY AT ENTRANCE



ACER GRISEUM - PAPERBARK MAPLE - DECIDUOUS



ARBUTUS UNEDO - EVERGREEN



GROUNDCOVER MIX - FERNS, HELLEBORES,



MAGNOLIA STELLATA - DECIDUOUS



CAMELLIA - EVERGREEN



SARCOCOCCA - EVERGREEN