City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: April 9, 2021

To: Interested Person

From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision.
The reasons for the decision are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 21-010600 DZ – *NEW ROOFTOP MECHANICAL UNITS AND FANS*

GENERAL INFORMATION

Applicant/ Representative: Jeff Sanchez, Oregon Heating & AC
6950 SW 111th Ave, Beaverton, OR 97008
jsanchez@oregonheating.com, (503) 572-6984

Owner on Record: 602 SE 11th LLC
819 SE Morrison St #110, Portland, OR 97214-6308

Site Address: 602 SE 11TH AVE

Legal Description: BLOCK 243 LOT 1-3, EAST PORTLAND
Tax Account No.: R226516270
State ID No.: 1S1E02BA 07200
Quarter Section: 3131

Neighborhood: Buckman, contact Josh Baker or Nick Olson at buckmanlandusepdx@gmail.com
Business District: Central Eastside Industrial Council, contact at ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313

Plan District: Central City - Central Eastside
Zoning: EXd – Central Employment with Design Overlay
Case Type: DZ – Design Review
Procedure: Type II – an administrative decision with appeal to the Design Commission.

Proposal:
The applicant requests Design Review approval to install new mechanical equipment on the rooftop of an existing building in the Central Eastside Subdistrict of the Central City Plan

District, including one new rooftop gas pack unit (RTU) on a new curb, three new outside air dampers, five new air conditioning condenser units, and three new exhaust fans.

Design Review approval is required for non-exempt exterior alterations in the Design Overlay zone of the Central City Plan District.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

ANALYSIS

Site and Vicinity: The 15,300-square-foot site is developed with a one-story warehouse-style building totaling approximately 9,750 square feet. The original building, roughly 6,550 square feet, was constructed in 1958 of cast-in-place concrete walls with a wood bowstring truss roof. An addition to the south of the building was constructed in the early 1990s, which added roughly 3,200 square feet with similar concrete walls, but a simple, flat wood roof. The original building had three large overhead doors that were filled in at the same time as the addition, reducing these openings to smaller storefront windows.

SE 11th Ave is classified as a Traffic Access Street, Transit Access Street, Major Emergency Response Street, City Bikeway, Major City Walkway, and a Major Truck Street. SE Washington St north of the site is classified as Local Service for Traffic, Transit, Bikes, and Pedestrian ways. It is a Minor Emergency Response Street and a Freight District Street.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Central Eastside Subdistrict of this plan district.

Land Use History: City records indicate the following land use reviews on this site:

- *LUR 91-00075 DZ AD:* Approval for a Design Review for an addition to the south end of the building, with Adjustments to allow for a parking lot between the building and SE 11th Ave in the area of the addition, and to reduce the required perimeter parking lot landscaping from 5 feet to 3 feet along SE 11th Ave. The conditions of approval placed on the site in this review are at issue in the current review.

- *LU 20-113629 DZM AD:* Approval of restoring the original larger openings with overhead doors in the existing storefronts; adding a new larger opening to the south matching the three being restored; adding a pair of steel canopies along the length of the west façade; and replacing existing windows and doors.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 25, 2021**. No written responses were received.

Neighborhood Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 25, 2021**. No written responses were received from any notified neighbors in response to the proposal.

ZONING CODE APPROVAL CRITERIA

DESIGN REVIEW (33.825)

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055, Design Review Approval Criteria
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

> **Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality,** addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis,** addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design,** addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas,** provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals
The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals
This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous**;**
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole**.**

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.
C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.
C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings: The new mechanical units are modest in size at less than 48" above the roof surface and include one gas pack unit (RTU) on a new curb, three new outside air dampers, five new air conditioning condenser units, and three new exhaust fans. The previously approved 3.5-foot concrete parapet is proposed to wrap much of the building to provide screening for new roof-mounted mechanical equipment. The parapet will extend the entire length of the building on the east and south façades, and on the west façade the parapet will run the length of the building addition at the south end of the building. This parapet, plus the arrangement of the mechanical equipment, will prevent views of most of the new equipment.

The new mechanical units are modest in size and will have a negligible impact on views from outside of the site, due to the height and placement of the units back from the edge of the roof and back from adjacent rights-of-way. *Therefore, these guidelines are met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval**.**

ADMINISTRATIVE DECISION

Approval for new rooftop gas pack unit (RTU) on a new curb, three new outside air dampers, five new air conditioning condenser units, and three new exhaust fans on an existing building in the Central Eastside Subdistrict of the Central City Plan District.

Approval per the approved site plans, Exhibits C-1 through C-12, signed and dated April 7, 2021, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 21-010600 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design Review decision and approved exhibits.

C. No field changes allowed.

Staff Planner: Tim Heron

Decision rendered by: _____ **on April 7, 2021**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 9, 2021

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 2, 2021, and was determined to be complete on **February 18, 2021**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 2, 2021.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: June 18, 2021.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, and if appealed a hearing will be held. The appeal application form can be accessed at https://www.portlandoregon.gov/bds/45477. Appeals must be received **by 4:30 PM on April 23, 2021. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of $250 will be charged**. Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIx decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at https://www.portland.gov. A digital copy of the Portland Zoning Code is available online at https://www.portlandoregon.gov/zoningcode.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on

that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.
If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed,* the final decision will be recorded after **April 24, 2021** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

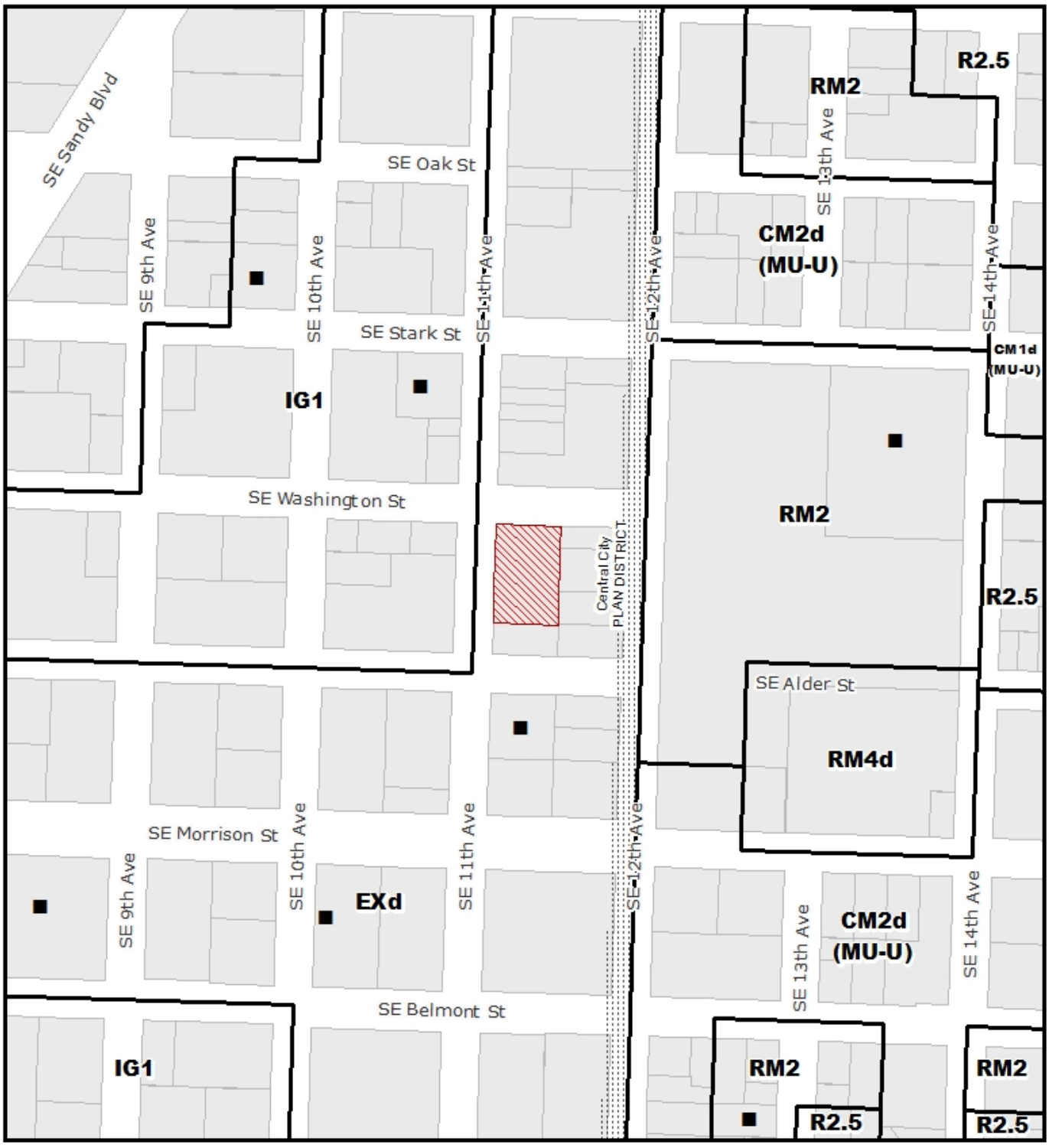
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. Original submittal
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Site Plan and Roof Section (attached)
   2. Floor Plan and Roof Section (attached)
   3. Mechanical Unit Specs 1 of 10
   4. Mechanical Unit Specs 2 of 10
   5. Mechanical Unit Specs 3 of 10
   6. Mechanical Unit Specs 4 of 10
   7. Mechanical Unit Specs 5 of 10
   8. Mechanical Unit Specs 6 of 10
   9. Mechanical Unit Specs 7 of 10
   10. Mechanical Unit Specs 8 of 10
   11. Mechanical Unit Specs 9 of 10
   12. Mechanical Unit Specs 10 of 10
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses: No responses were received.

F. Correspondence: No responses were received.
G. Other:
   1. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

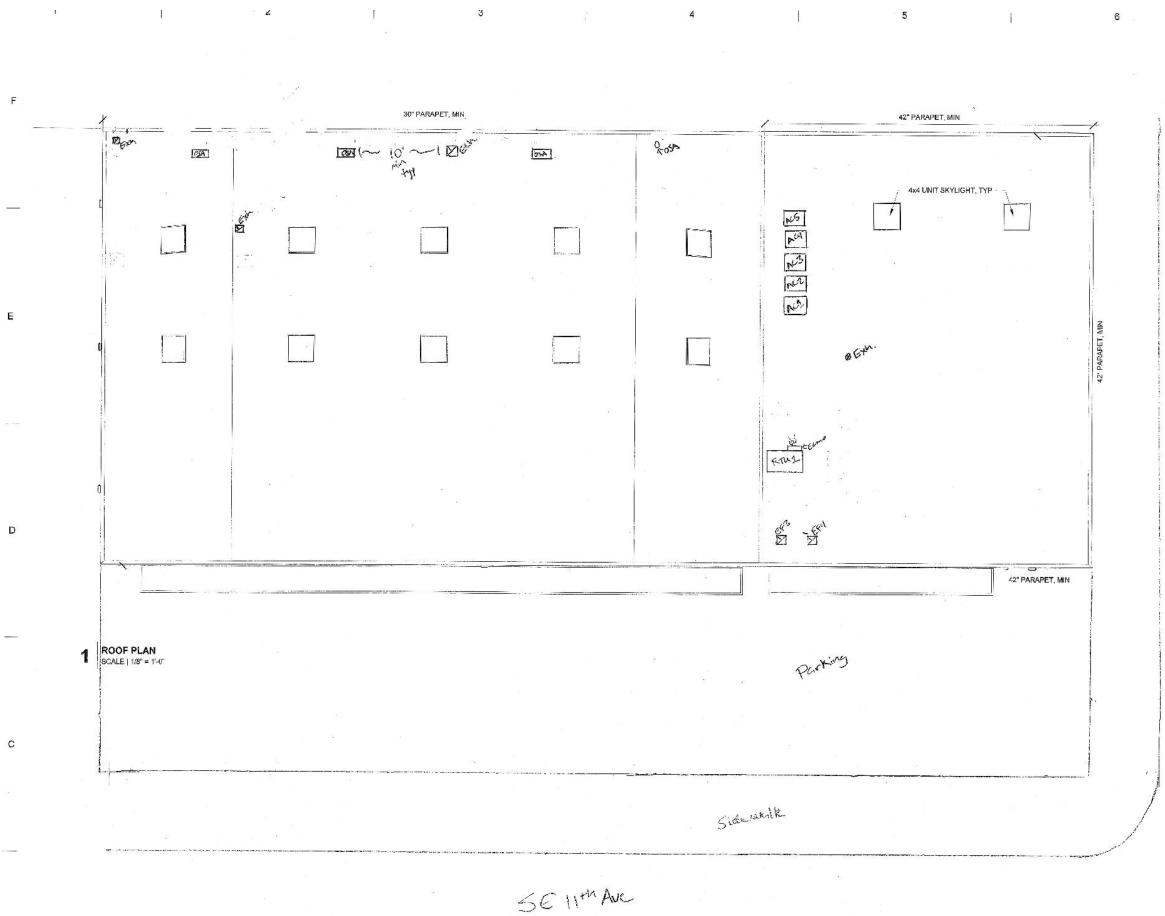
NORTH

CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT

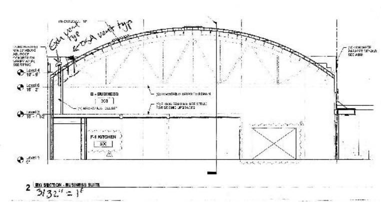
Site

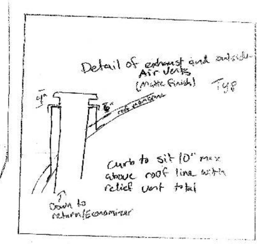
Historic Landmark

File No.	LU 21 - 010600 DZ
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BA 7200
Exhibit	B Feb 03, 2021



1 ROOF PLAN
SCALE | 1/8" = 1'-0"





Oregon Heating
& Air Conditioning

Scope of Work

Oregon Heating and Air Conditioning will perform the following scope of work:

1. Provide and install new rooftop gaspack unit on new curb. Use curb clips.
2. Provide and install (5) new gas furnaces for building as shell.
3. Provide and install (5) new AC's for building as shell.
4. Provide and install (3) ceiling mount exhaust fan for restroom.
5. Provide and install (2) roof mount exhaust fans.
6. Ducting and air distribution as drawn.
7. Gas piping final connection at new RTU and gas furnaces.

Equipment Schedule
RTU1-. Carrier 48TCED08A2A5- 7.5 ton. 208/3/60, 43MCA, 50MOCP. 92,000 BTU cooling, 14.1 seer. 180,000 Btu input gas, 80% AFUE. 885#. Economizer.
F1-. Trane S9X1C080UP4PSBA- 4 ton max capacity 115/1/60, 10.3 MCA, 15 MOCP 80,000 BTU gas input 96% AFUE. Motorized OSA damper 127#
F2-. Trane S9X1C060UP4PSBA- 3 ton max capacity 115/1/60, 10.3 MCA, 15 MOCP 60,000 BTU gas input 96% AFUE Motorized OSA damper 114#
F3-. Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
F4-. Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
F5-. Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
AC1-. Trane 4TTR3043A1000A- 3.5 ton 208/1/60, 22MCA, 35MOCP. 42,000 BTU cooling, 14 SEER. 184#
AC2-. Trane 4TTR3024A1000A- 2. ton 208/1/60, 18MCA, 30MOCP. 24,000 BTU cooling, 14 SEER. 130#
AC3-. Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
AC4-. Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
AC5-. Trane 4TTA3060D3000D- 5 ton. 208/3/60. 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
EF1- Existing.
EF2- Nutone AEN110- 90 cfm @ 0.25sp. On switch.
EF3- Greenheck GB-80-D- 350 cfm @ 0.25sp on cooling stat.
EF4- Greenheck GB-85-D- 450 cfm @0.25sp continuous run.

Matte finish on all mechanical equipment (typ)

Approved
City of Portland
Bureau of Development Services
Planner T.
Date 4-7-2021
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

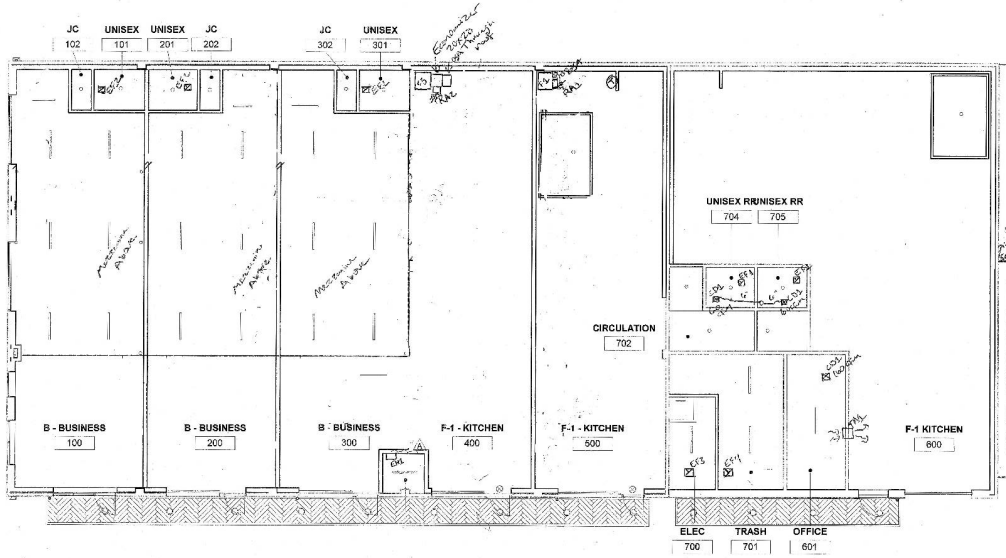
MOUNT WHITNEY BLDG REMODEL
802 SE 11TH AVE PORTLAND, OR 97214

PERMIT ISSUE

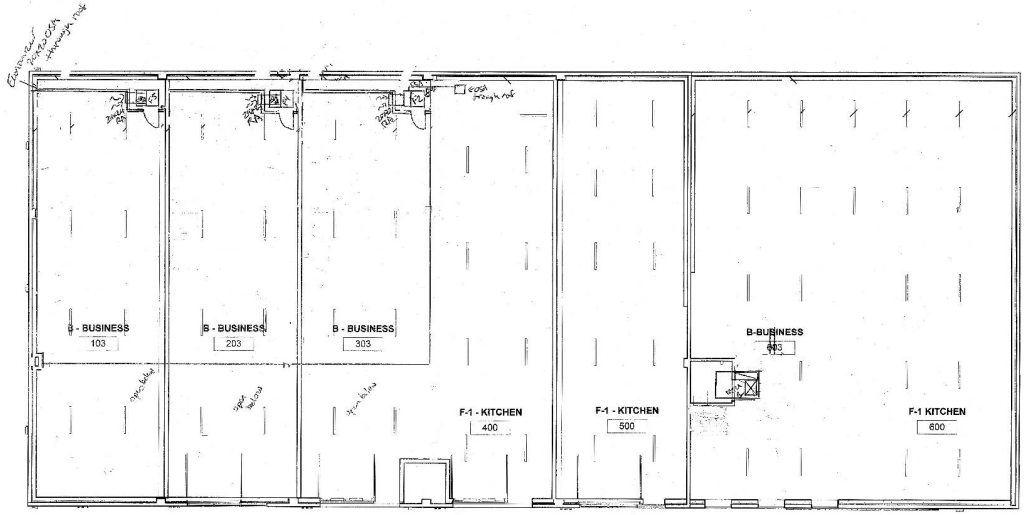
OHAC
CCB # 137653

ROOF/SITE PLAN
M1.0

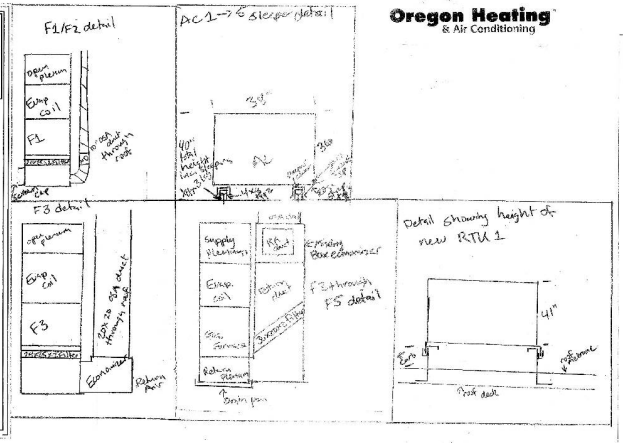
LU 21-010600 DZ Exhibit C.1



1 LEVEL 1 MECHANICAL PLAN
SCALE | 1/8" = 1'-0"



2 LEVEL 2 MECHANICAL PLAN (ABOVE MEZZ)
SCALE | 1/8" = 1'-0"



Oregon Heating & Air Conditioning

Mechanical General Notes:

1. Cooling equipment does not exceed the load of the calculated requirement
2. All steel ducting will be 26 ga minimum galvanized. Flex per Mfg.
3. Heating and cooling ducting to be designed to not exceed 0.5 wc positive (supply) and 0.5 wc negative (return).
4. Provide programmable thermostat. 5 degree deadband minimum. 7 day. Microprocessor. Set program for night energy savings.
5. Seal ducting with UL listed mastic or mastic tape.
6. Fan motor does not exceed allowable, first available above BHP.
7. Max leakage rate of OSA or exhaust dampers to be 4 cfm/sft @ 1.0 sp.
8. Provide O and M to building owner.

Ventilation Requirements- based on 2019 OMSC table 403.3

RTU1 single zone food prep
3000 sft breathable zone
Persons- 5 cfm X 10p/1000sft = 150 cfm
Area- 0.6 cfm/sft = 180 cfm
Voz = 330 cfm
Ez = 0.8 (supply and return in ceiling)
Voz= 412.5 cfm

RTU1-
SA = 3000 cfm
RA = 2550 cfm
OSA = 450 cfm

Tag	Model number	Module	Neck size
CD1	MAO	Surface mount	10x10
SD1	504-O	Surface mount	16x8
SWD1	904-O	Surface mount	16x8
RG1	905	Surface mount	30x20
RG2	905	Surface mount	36x24

Approved
City of Portland
Bureau of Development Services
Planner
Date 4-7-2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

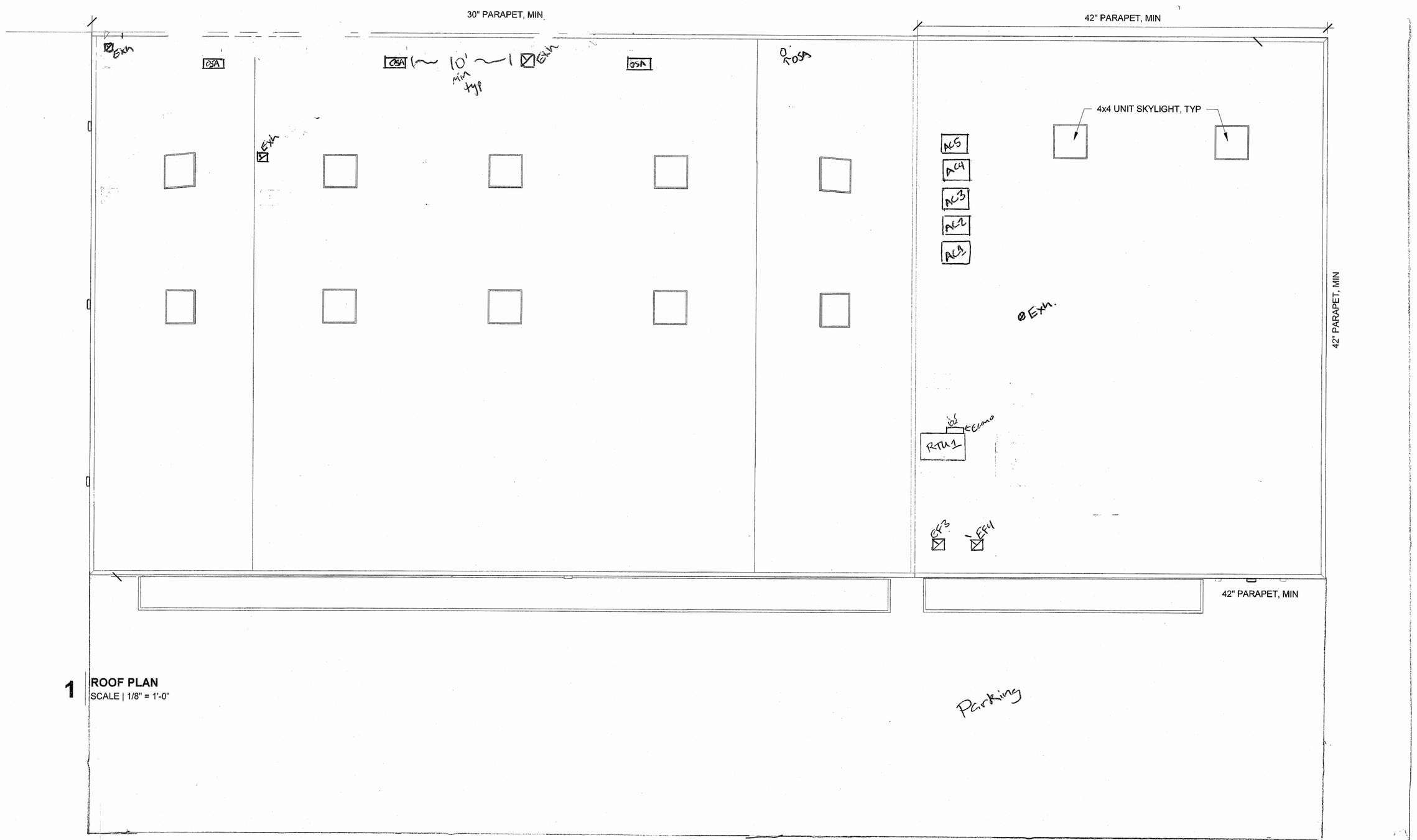
MOUNT WHITNEY BLDG
REMODEL
602 SE 11TH AVE PORTLAND, OR 97214

PERMIT ISSUE

OHAC
CCB # 137653

M1.1

LU 21-010600 DZ Exhibit C.2



1 **ROOF PLAN**
SCALE | 1/8" = 1'-0"

SE Alder St

Oregon Heating & Air Conditioning

Scope of Work

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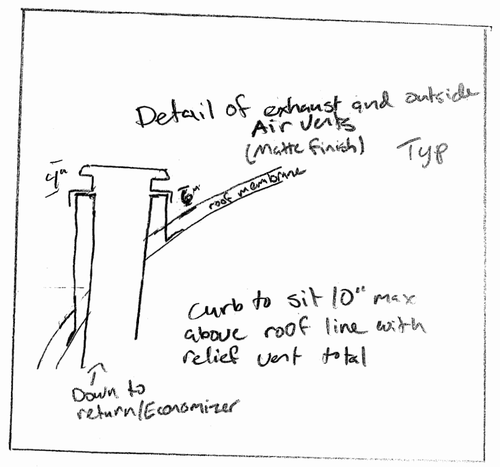
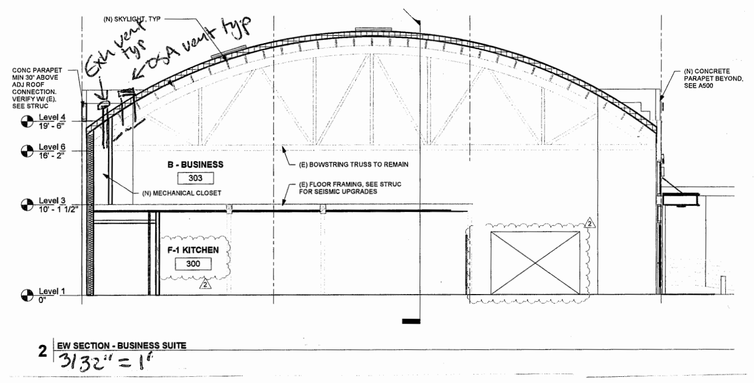
4. Provide and install (3) ceiling mount exhaust fan for restroom.
5. Provide and install (2) roof mount exhaust fans.
6. Ducting and air distribution as drawn.
7. Gas piping final connection at new RTU and gas furnaces.

Equipment Schedule

RTU1- Carrier 48TCED08A2A5- 7.5 ton. 208/3/60, 43MCA, 50MOCP. 92,000 BTU cooling, 14.1 seer. 180,000 Btu input gas, 80% AFUE. 885#. Economizer.
F1- Trane S9X1C080UP4PSBA- 4 ton max capacity 115/1/60, 10.3 MCA, 15 MOCP 80,000 BTU gas input 96% AFUE. Motorized OSA damper 127#
F2- Trane S9X1C060UP4PSBA- 3 ton max capacity 115/1/60, 10.3 MCA, 15 MOCP 60,000 BTU gas input 96% AFUE Motorized OSA damper 114#
F3- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
F4- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
F5- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
AC1- Trane 4TTR3043A1000A- 3.5 ton 208/1/60, 22MCA, 35MOCP. 42,000 BTU cooling, 14 SEER. 184#
AC2- Trane 4TTR3024A1000A-2. ton 208/1/60, 18MCA, 30MOCP. 24,000 BTU cooling, 14 SEER. 130#
AC3- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
AC4- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
AC5- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
EF1- Existing.
EF2- Nutone AEN110- 90 cfm @ 0.25sp. On switch.
EF3- Greenheck GB-80-D- 350 cfm @ 0.25sp on cooling stat.
EF4- Greenheck GB-85-D- 450 cfm @0.25sp continuous run.

Matte finish on all mechanical equipment (typ)





2 **EW SECTION - BUSINESS SUITE**
3/32" = 1'

MOUNT WHITNEY BLDG
REMODEL
602 SE 11TH AVE PORTLAND, OR 97214

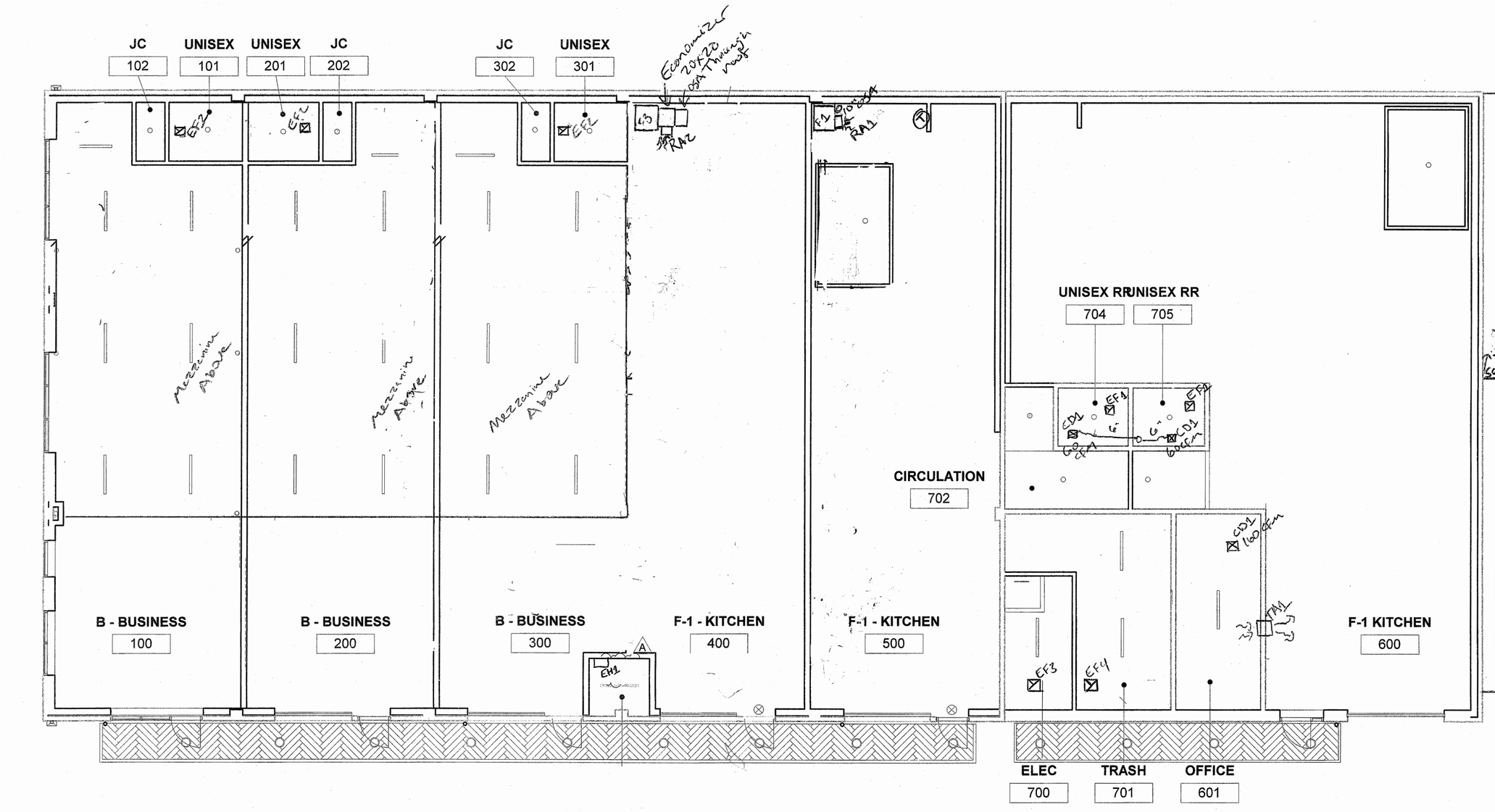
PERMIT ISSUE

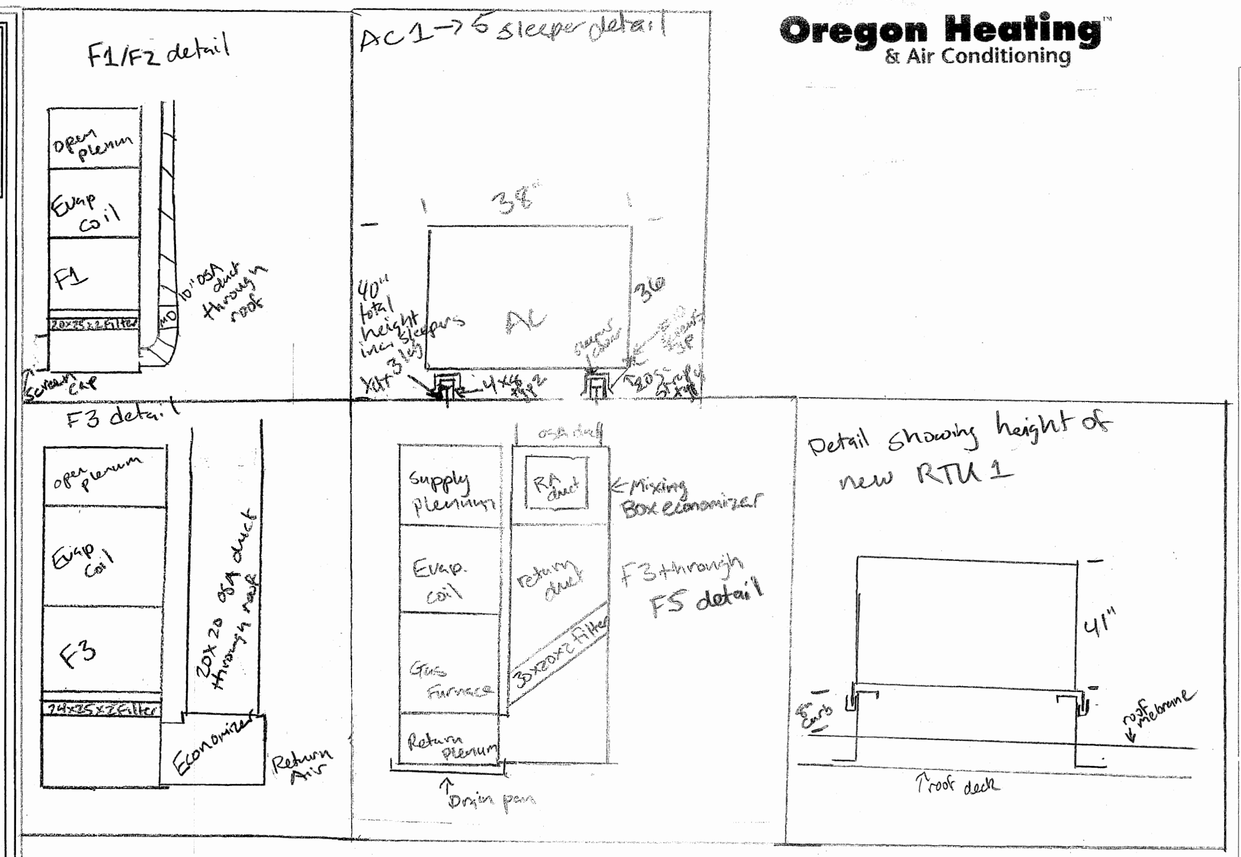
	DESCRIPTION	DATE
A	PERMIT REV#1	Date 1

OHAC
CCB # 137653

ROOF/SITE PLAN
M1.0

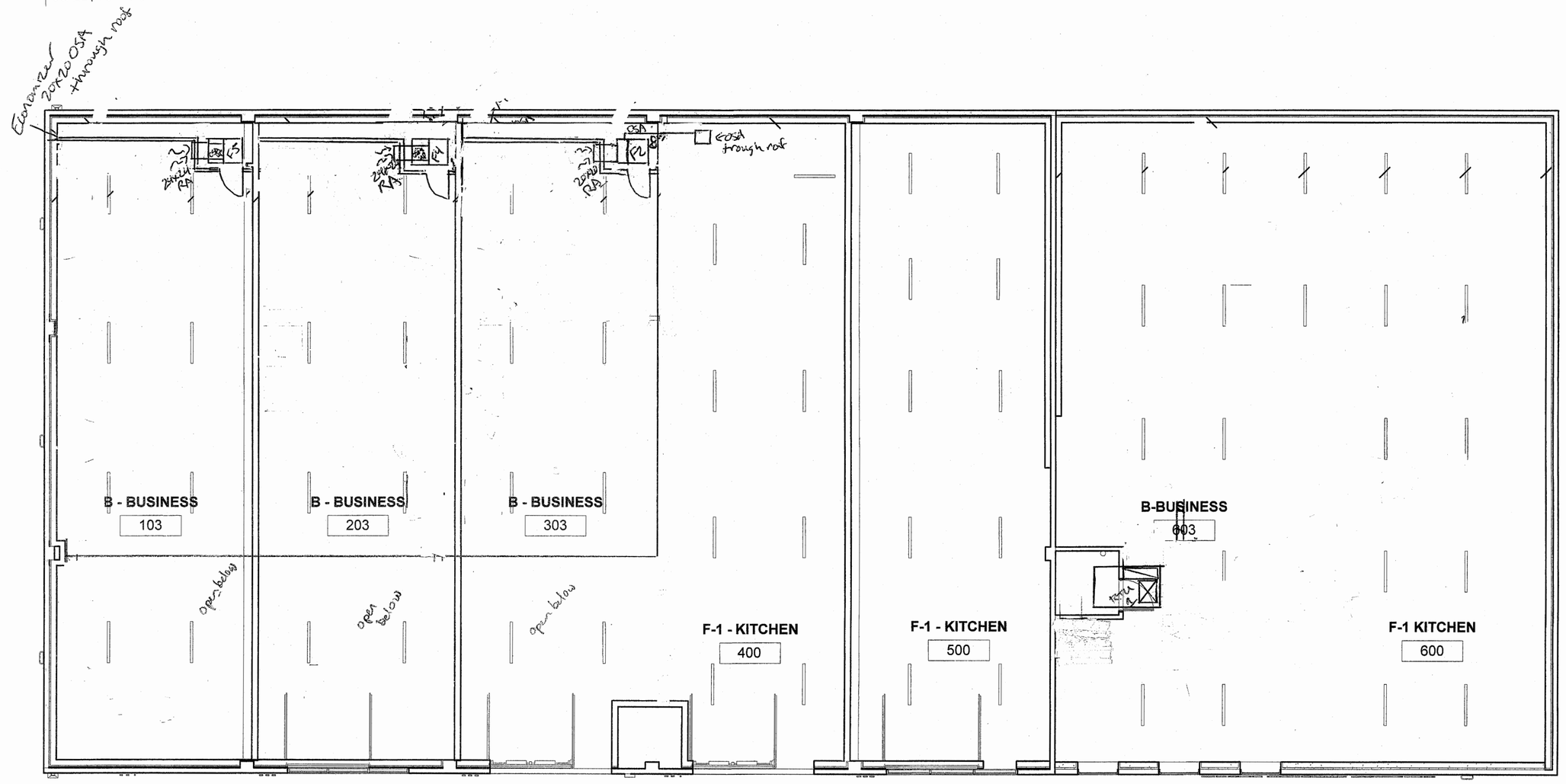
LU 21-010600 DZ Exh A1
LU 21-010600 DZ





Oregon Heating
& Air Conditioning

1 LEVEL 1 MECHANICAL PLAN
SCALE | 1/8" = 1'-0"



2 LEVEL 2 MECHANICAL PLAN (ABOVE MEZZ)
SCALE | 1/8" = 1'-0"

Mechanical General Notes:

1. Cooling equipment does not exceed the load of the calculated requirement.
2. All steel ducting will be 26 ga minimum galvanized. Flex per Mfg.
3. Heating and cooling ducting to be designed to not exceed 0.5 wc positive (supply) and 0.5 wc negative (return).
4. Provide programmable thermostat. 5 degree deadband minimum. 7 day. Microprocessor. Set program for night energy savings.
5. Seal ducting with UL listed mastic or mastic tape.
6. Fan motor does not exceed allowable, first available above BHP.
7. Max leakage rate of OSA or exhaust dampers to be 4 cfm/sft @ 1.0 sp.
8. Provide O and M to building owner.

Ventilation Requirements- based on 2019 OMSC table 403.3

RTU1 single zone food prep
3000 sft breathable zone
Persons- 5 cfm X 10p/1000sft = 150 cfm
Area- 0.6 cfm/sft = 180 cfm
Vbz = 330 cfm
Ez = 0.8 (supply and return in ceiling)
Voz= 412.5 cfm

RTU1-
SA = 3000 cfm
RA = 2550 cfm
OSA = 450 cfm

Tag	Model number	Module	Neck size	
CD1	MAO	Surface mount	10x10	
SD1	SD34-O	Surface mount	16x8	
SWD1	904-O	Surface mount	16x8	
RG1	905	Surface mount	30x20	
RG2	905	Surface mount	36x24	

MOUNT WHITNEY BLDG
REMODEL
602 SE 11TH AVE PORTLAND, OR 97214

PERMIT ISSUE

	DESCRIPTION	DATE
A	PERMIT REVI#	Date 1
	Rev2	

OHAC
CCB # 137653

M1.1

LU 21-010600 DZ Exh A1
LU 21-010600 DZ

Unit Report For 48TC-7.5T-E-3PH

Project: Stock Units 2019 02/22/2019
Prepared By: 04:16PM

Unit Parameters

Unit Model: **48TCED08A2A5-0A0G0**
Unit Size: **08 (7.5 Tons)**
Volts-Phase-Hertz: **208-3-60**
Heating Type: **Gas**
Duct Cfg: **Vertical Supply / Vertical Return**
Medium Heat
Round Tube Plate Fin Coils

Dimensions (ft. in.) & Weight (lb.) ***

Unit Length: **7' 4.125"**
Unit Width: **4' 11.5"**
Unit Height: **3' 5.25"**
*** Total Operating Weight: **885** lb

*** Weights and Dimensions are approximate. Weight does not include unit packaging. Approximate dimensions are provided primarily for shipping purposes. For exact dimensions and weights, refer to appropriate product data catalog.

Lines and Filters

Gas Line Size: **3/4**
Condensate Drain Line Size: **3/4**
Return Air Filter Type: **Throwaway**
Return Air Filter Quantity: **4**
Return Air Filter Size: **16 x 20 x 2**

Unit Configuration

Medium Static Option (Belt Drive)
Al/Cu - Al/Cu
Base Electromechanical Controls
Standard Packaging
2-Speed indoor fan motor controlled by VFD

Warranty Information

1-Year parts(std.)
5-Year compressor parts(std.)
10-Year heat exchanger - Aluminized(std.)
15-Year heat exchanger - Stainless Steel(std.)

No optional warranties were selected.

NOTE: Please see Warranty Catalog 500-089 for explanation of policies and ordering methods.

Ordering Information

Part Number	Description	Quantity
48TCED08A2A5-0A0G0	Rooftop Unit	1
	Base Unit	
	Medium Static Option (Belt Drive)	
	Electromechanical control, No intake or exhaust option.	
	2 Speed Fan Controller (VFD)	

NOTES:

1. DIMENSIONS ARE IN INCHES, DIMENSIONS IN [ ] ARE IN MILLIMETERS.
2. CENTER OF GRAVITY
3. DIRECTION OF AIR FLOW

UNIT	OUTDOOR COIL TYPE	J	K	H
48TC-A08	RTPF	41 1/4 [1048]	33 [658]	15 7/8 [403]
48TC-A09	RTPF	49 3/8 [1253]	37 1/4 [946]	27 7/8 [708]
48TC-A12	RTPF	49 3/8 [1253]	37 1/4 [946]	15 7/8 [403]
48TC-D08	RTPF	41 1/4 [1048]	33 [658]	15 7/8 [403]
48TC-D09	RTPF	49 3/8 [1253]	37 1/4 [946]	15 7/8 [403]
48TC-D12	RTPF	49 3/8 [1253]	37 1/4 [946]	15 7/8 [403]
48TC-D08	MCHX	41 1/4 [1048]	33 [658]	23 [584.2]
48TC-D12	MCHX	49 3/8 [1253]	37 1/4 [946]	11 [279.4]

RTPF - ROUND TUBE, PLATE FIN (COPPER/ALUM)
MCHX - NOVATION (ALUM/ALUM)

UNITED TECHNOLOGIES CARRIER P.O. BOX 4808 SYRACUSE. NY 13221

	CONNECTION SIZES
A	1 3/8" [35] DIA FIELD POWER SUPPLY HOLE
B	2 1/2" [64] DIA POWER SUPPLY KNOCKOUT
C	1 3/4" [51] DIA GAUGE ACCESS PLUG
D	7/8" [22] DIA FIELD CONTROL WIRING HOLE
E	3/4"-14 NPT CONDENSATE DRAIN
F	1/2"-14 NPT GAS CONNECTION 3/4"-14 NPT GAS CONNECTION
G	2 * [51] DIA POWER SUPPLY KNOCK-OUT

THRU-THE-BASE CHART (FIELD INST)

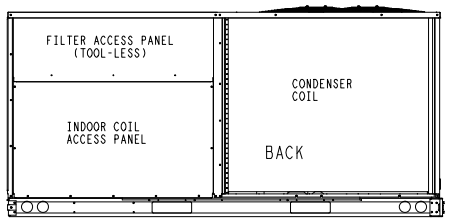
THESE HOLES REQUIRED FOR USE WITH ACCY KITS:
CRBTMPWR002A01: GAS THRU CURB
CRBTMPWR004A01: GAS THRU BASEPAN

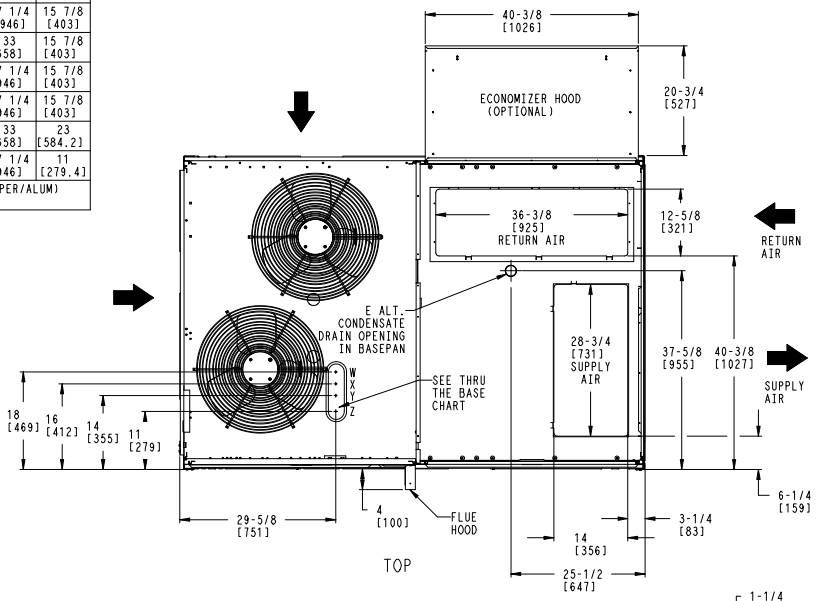
	THREADED CONDUIT SIZE	WIRE USE	REQ'D HOLE SIZES (MAX.)
W	1/2"	ACC.	7/8" [22.2]
X	1/2"	24V	7/8" [22.2]
Y	1 1/4" (002,004)	POWER	1 3/4" [44.4]
Z *	(004) 3/4" FPT	GAS	1 3/4" [44.4]
*	(002) PROVIDES 3/4" FPT THRU CURB FLANGE & FITTING. HOLE SIZE: 2" [50.8]		

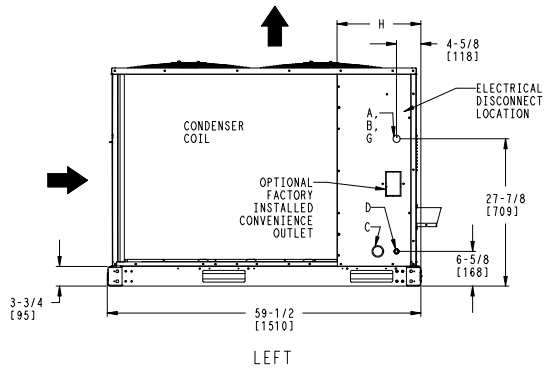
THRU-THE-BASE CHART (FIOP)

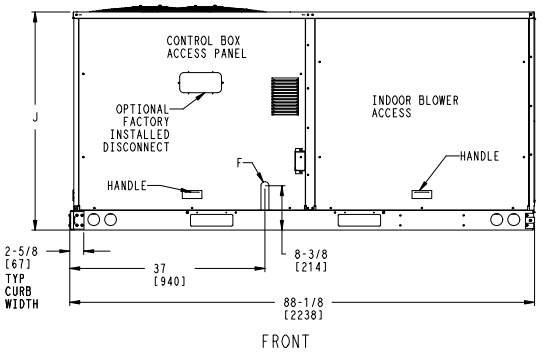
FOR "THRU-THE-BASEPAN" FACTORY OPTION, FITTINGS FOR ONLY X, Y, & Z ARE PROVIDED. **

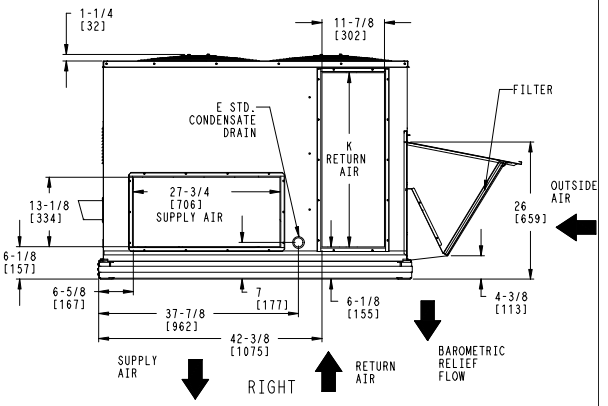
**	FOR BELOW LISTED MODELS, A FIELD SUPPLIED 1/2" ADAPTER IS REQUIRED BETWEEN BASE PAN FITTING AND GAS VALVE: 48HCD,S*08









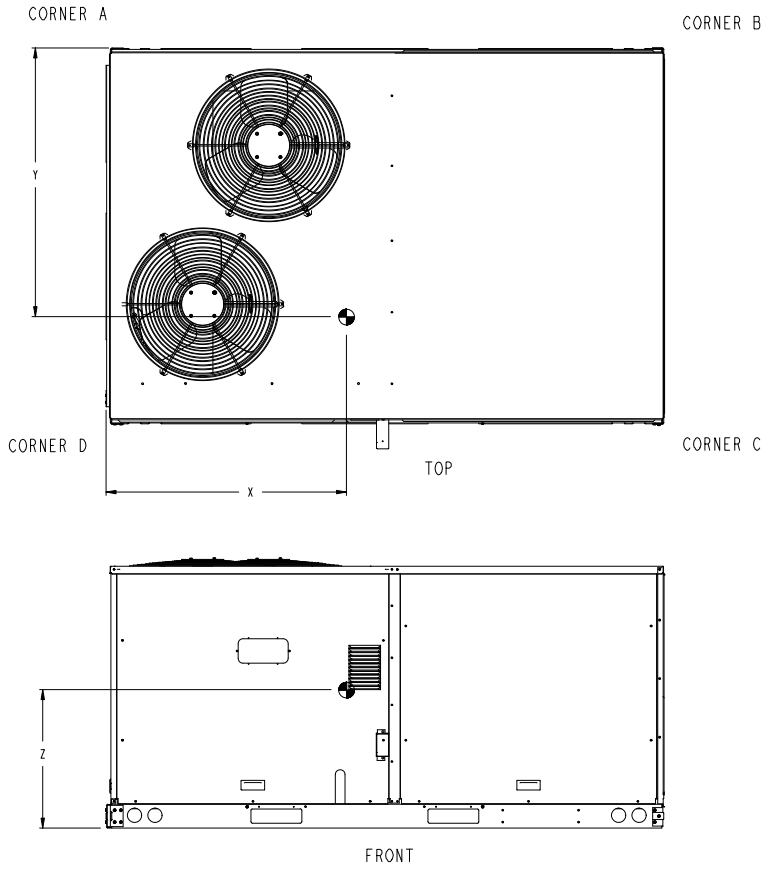


SHEET	DATE	SUPERCEDES			REV
1 OF 2	03-08-10	11-24-08	48TC 08-12 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT	48TM500985	F

UNIT	OUTDOOR COIL TYPE	STD. UNIT WEIGHT ***		CORNER WEIGHT (A)		CORNER WEIGHT (B)		CORNER WEIGHT (C)		CORNER WEIGHT (D)		C.G.		
		LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	X	Y	Z
48TC-A08	RTPF	780	354	178	81	158	72	209	95	236	107	41 1/2 [1054]	33 7/8 [860]	20 1/2 [521]
48TC-A09	RTPF	920	418	212	96	183	83	243	110	282	128	40 7/8 [1038]	34 [864]	23 1/8 [587]
48TC-A12	RTPF	930	422	216	98	196	89	247	112	272	123.5	42 [1067]	33 1/8 [841]	24 1/4 [616]
48TC-D08	RTPF	835	379	164	74.5	170	77.2	255	115.8	246	111.7	44 7/8 [1140]	35 5/8 [905]	19 3/8 [492]
48TC-D09	RTPF	930	422	228	103.5	187	85	232	105.3	283	128.5	39 3/4 [1010]	32 7/8 [835]	18 5/8 [473]
48TC-D12	RTPF	940	427	231	104.9	189	85.8	234	106.2	286	129.8	39 3/4 [1010]	33 [838]	18 1/2 [470]
48TC-D08	MCHX	805	365.5	160	72.6	153	69.5	240	109	260	118	43 [1092]	36 3/8 [924]	20 3/8 [517.7]
48TC-D12	MCHX	895	406.3	185	84	176	79.9	260	118	274	124.4	42 7/8 [1089]	35 1/2 [902]	22 7/8 [581]

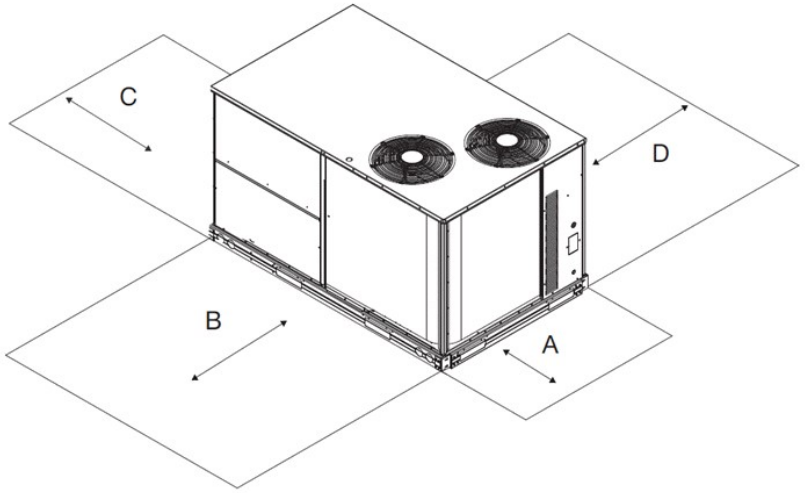
RTPF - ROUND TUBE, PLATE FIN (COPPER/ALUM)
MCHX - NOVATION (ALUM/ALUM)

*** STANDARD UNIT WEIGHT IS WITH LOW GAS HEAT AND WITHOUT PACKAGING.
FOR OTHER OPTIONS AND ACCESSORIES, REFER TO THE PRODUCT DATA CATALOG.



SHEET	DATE	SUPERCEDES			REV
2 OF 2	03-08-10	11-24-08	48TC 08-12 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT	48TM500985	F

Service Clearance



C11247

LOCATION	DIMENSION	CONDITION
A	48-in (1219 mm)	• Unit disconnect is mounted on panel
	36-in (914 mm)	• If dimension-B is 12-in (305 mm)
	18-in (457 mm)	• No disconnect, convenience outlet option • Recommended service clearance (use electric screwdriver)
	12-in (305 mm)	• Minimum clearance (use manual ratchet screwdriver)
B	36-in (914 mm)	• Unit has economizer
	12-in (305 mm)	• If dimension-A is 36-in (914 mm)
	Special	• Check for sources of flue products within 10-ft of unit fresh air intake hood
C	36-in (914 mm)	• Side condensate drain is used
	18-in (457 mm)	• Minimum clearance
D	48-in (1219 mm)	• No flue discharge accessory installed, surface is combustible material
	42-in (1067 mm)	• Surface behind servicer is grounded (e.g., metal, masonry wall, another unit)
	36-in (914 mm)	• Surface behind servicer is electrically non-conductive (e.g., wood, fiberglass)
	Special	• Check for adjacent units or building fresh air intakes within 10-ft of this unit's flue outlet

NOTE: Unit not designed to have overhead obstruction. Contact Application Engineering for guidance on any application planning overhead obstruction or vertical clearances.

Chassis 3-4a

Performance Summary For 48TC-7.5T-E-3PH

Project: Stock Units 2019 02/22/2019
Prepared By: 04:16PM

Part Number:48TCED08A2A5-0A0G0

ARI EER:	**11.00**	
IEER:	**12.8**	

Base Unit Dimensions

Unit Length:	**88.1**	in
Unit Width:	**59.5**	in
Unit Height:	**41.3**	in

Operating Weight

Base Unit Weight:	**835**	lb
Medium Heat:	**15**	lb
Medium Static Option (Belt Drive):	**15**	lb
2 Speed Fan Controller (VFD):	**20**	lb
Total Operating Weight:	**885**	lb

Unit

Unit Voltage-Phase-Hertz:	**208-3-60**	
Air Discharge:	**Vertical**	
Fan Drive Type:	**Belt**	
Actual Airflow:	**3000**	CFM
Site Altitude:	**39**	ft

Cooling Performance

Condenser Entering Air DB:	**90.0**	F
Evaporator Entering Air DB:	**78.0**	F
Evaporator Entering Air WB:	**64.4**	F
Entering Air Enthalpy:	**29.49**	BTU/lb
Evaporator Leaving Air DB:	**56.2**	F
Evaporator Leaving Air WB:	**54.6**	F
Evaporator Leaving Air Enthalpy:	**22.93**	BTU/lb
Gross Cooling Capacity:	**88.40**	MBH
Gross Sensible Capacity:	**70.45**	MBH
Compressor Power Input:	**5.97**	kW
Coil Bypass Factor:	**0.104**	

Mixed Air

Outdoor Air Airflow:	**420**	CFM
Outdoor Air DB:	**90.0**	F
Outdoor Air WB:	**67.0**	F
Outdoor Air Htg. Temp.:	**22.0**	F
Return Air DB:	**76.0**	F
Return Air WB:	**64.0**	F
Return Air Htg. Temp.:	**70.0**	F

Heating Performance

Heating Airflow:	**3000**	CFM
Entering Air Temp:	**63.3**	F
Leaving Air Temp:	**109.0**	F
Gas Heating Input Capacity:	**120.0 / 180.0**	MBH
Gas Heating Output Capacity:	**98.0 / 148.0**	MBH
Temperature Rise:	**45.7**	F
Thermal Efficiency (%):	**82.0**	

Supply Fan

External Static Pressure:	**0.60**	in wg
Fan RPM:	**761**	
Fan Power:	**1.64**	BHP
NOTE:	**Selected IFM RPM Range: 733 - 949**	

Electrical Data

Voltage Range:	**187 - 253**
Compressor #1 RLA:	**13.6**
Compressor #1 LRA:	**83**
Compressor #2 RLA:	**13.6**
Compressor #2 LRA:	**83**
Indoor Fan Motor Type:	**MED**
Indoor Fan Motor FLA:	**8.4**
Combustion Fan Motor FLA (ea):	**0.48**
Power Supply MCA:	**43**
Power Supply MOCP (Fuse or HACR):	**50**
Disconnect Size FLA:	**45**
Disconnect Size LRA:	**227**
Electrical Convenience Outlet:	**None**
Outdoor Fan [Qty / FLA (ea)]:	**2 / 1.5**

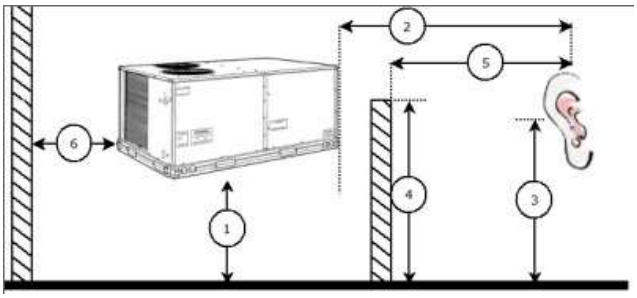
Control Panel SCCR: 5kA RMS at Rated Symmetrical Voltage

Acoustics

Sound Power Levels, db re 10E-12 Watts

	Discharge	Inlet	Outdoor
63 Hz	98.2	95.2	85.8
125 Hz	91.4	86.0	84.3
250 Hz	77.9	73.0	80.5
500 Hz	70.7	66.3	78.7
1000 Hz	67.1	63.3	76.4
2000 Hz	65.7	58.5	72.7
4000 Hz	67.1	57.8	68.3
8000 Hz	69.3	57.4	65.1
A-Weighted	79.4	74.3	82.0

Advanced Acoustics



Advanced Accoustics Parameters

1. Unit height above ground:	**30.0**	ft
2. Horizontal distance from unit to receiver:	**50.0**	ft
3. Receiver height above ground:	**5.7**	ft
4. Height of obstruction:	**0.0**	ft
5. Horizontal distance from obstruction to receiver:	**0.0**	ft
6. Horizontal distance from unit to obstruction:	**0.0**	ft

Detailed Acoustics Information

Performance Summary For 48TC-7.5T-E-3PH

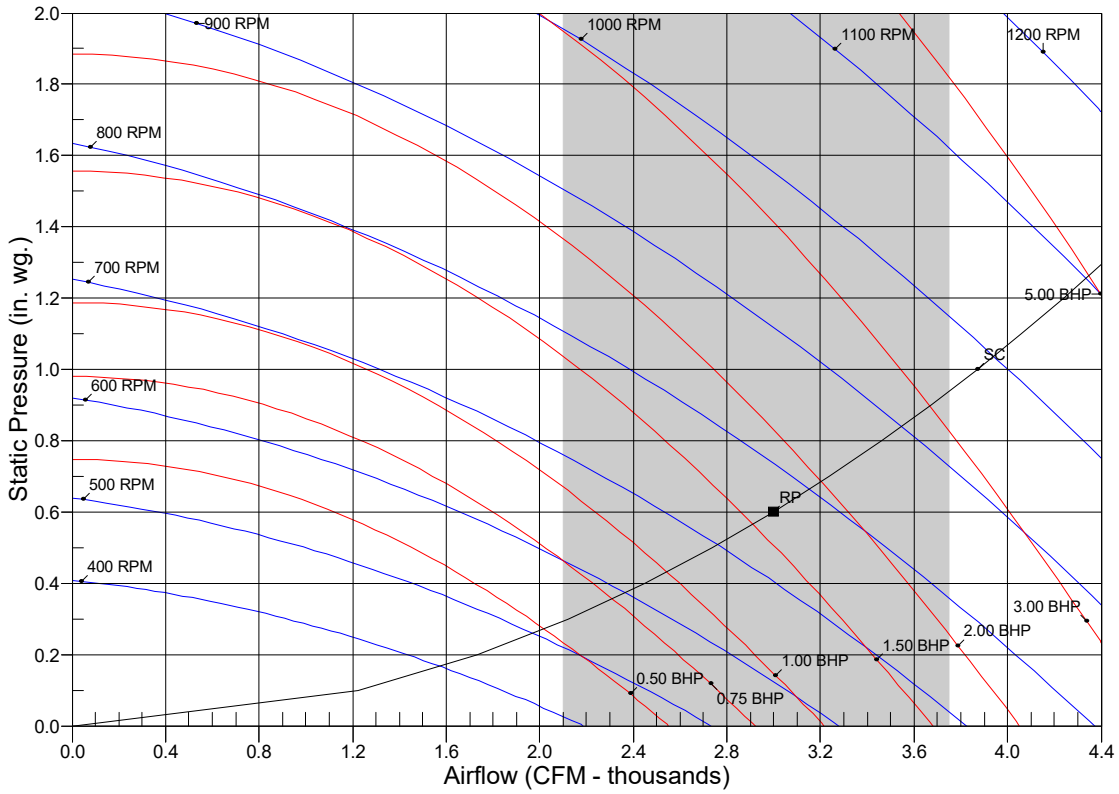
Project: Stock Units 2019 02/22/2019
Prepared By: 04:16PM

Octave Band Center Freq. Hz	63	125	250	500	1k	2k	4k	8k	Overall
A	85.8	84.3	80.5	78.7	76.4	72.7	68.3	65.1	89.6 Lw
B	59.6	68.2	71.9	75.5	76.4	73.9	69.3	64.0	81.4 LwA
C	53.4	51.9	48.1	46.3	44.0	40.3	35.9	32.7	57.2 Lp
D	27.2	35.8	39.5	43.1	44.0	41.5	36.9	31.6	49.0 LpA

Legend
A Sound Power Levels at Unit's Acoustic Center, Lw
B A-Weighted Sound Power Levels at Unit's Acoustic Center, LwA
C Sound Pressure Levels at Specific Distance from Unit, Lp
D A-Weighted Sound Pressure Levels at Specific Distance from Unit, LpA

Calculation methods used in this program are patterned after the ASHRAE Guide; other ASHRAE Publications and the AHRI Acoustical Standards. While a very significant effort has been made to insure the technical accuracy of this program, it is assumed that the user is knowledgeable in the art of system sound estimation and is aware of the tolerances involved in real world acoustical estimation. This program makes certain assumptions as to the dominant sound sources and sound paths which may not always be appropriate to the real system being estimated. Because of this, no assurances can be offered that this software will always generate an accurate sound prediction from user supplied input data. If in doubt about the estimation of expected sound levels in a space, an Acoustical Engineer or a person with sound prediction expertise should be consulted.

Fan Curve

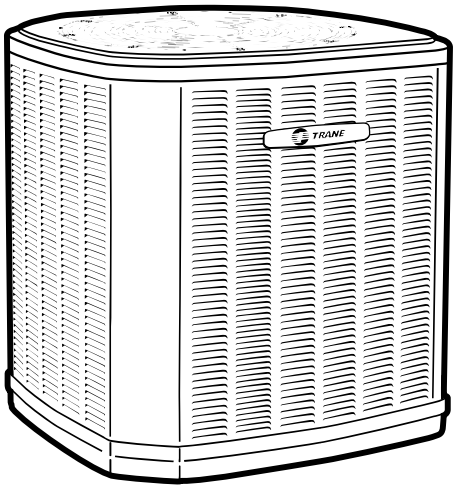


RPM = 761 BHP = 1.64 Maximum RPM = 1400 Maximum BHP = 4.70
Note: Please contact application engineering for selections outside the shaded region.
SC - System Curve RP - Rated Point

Submittal

Split System Cooling
2.0 Ton

4TTR3024H1000N



TAG:_____

⚠ SAFETY WARNING

Only qualified personnel should install and service the equipment. The installation, starting up, and servicing of heating, ventilating, and air-conditioning equipment can be hazardous and requires specific knowledge and training. Improperly installed, adjusted or altered equipment by an unqualified person could result in death or serious injury. When working on the equipment, observe all precautions in the literature and on the tags, stickers, and labels that are attached to the equipment.

December 2014

4TTR3024H-SUB-1A-EN

LU 21-010600 DZ Exh A1

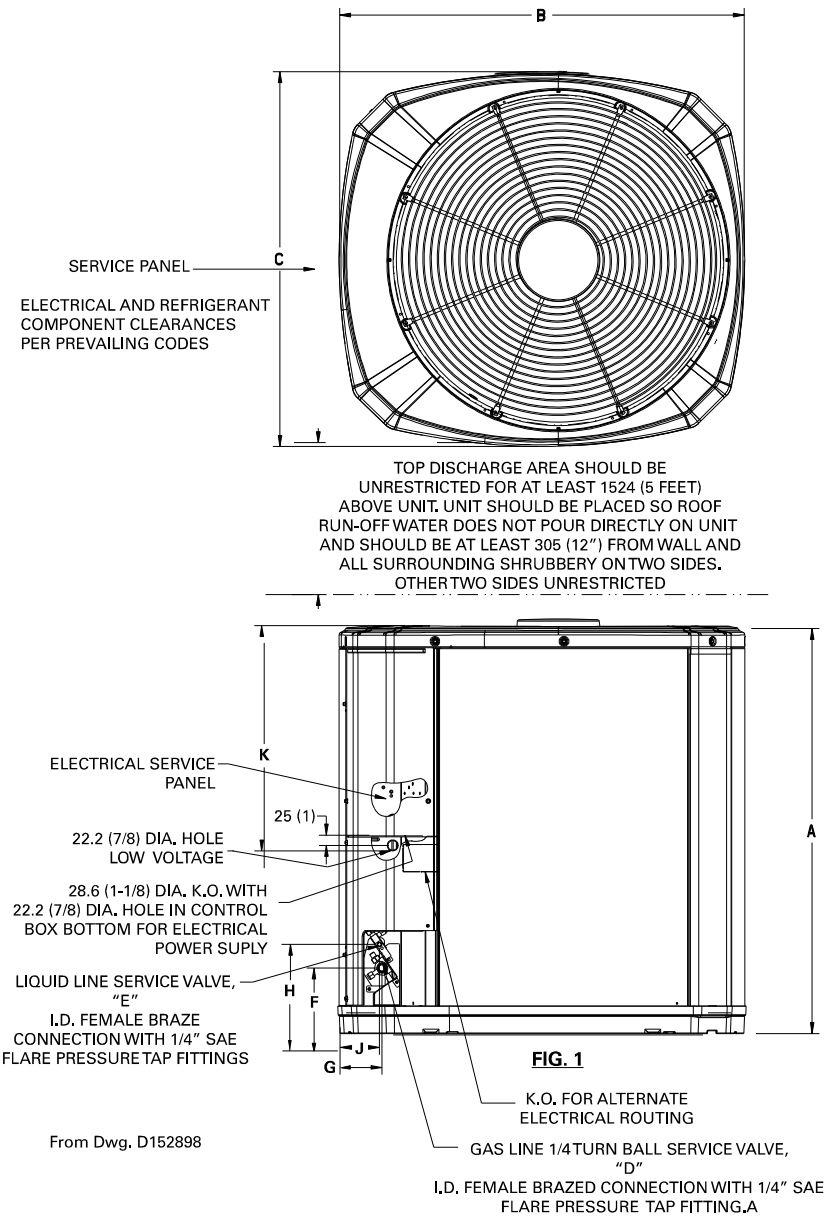


FIG. 1

From Dwg. D152898

Model	Base	A	B	C	D	E	F	G	H	J	K
4TTR3024H	2	730 (28–3/4)	724 (28–1/2)	651 (25–5/8)	3/4	3/8	137 (5–3/8)	65 (2–5/8)	210 (8–1/4)	57 (2–1/4)	457 (18)

SOUND POWER LEVEL									
Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
		63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TTR3024H	74	47.9	60.5	64.1	71.2	71.2	69.0	58.2	51.5
Note: Rated in accordance with AHRI Standard 270–2008									

Product Specifications

OUTDOOR UNIT [a] [b]	4TTR3024H1000N
POWER CONNS. — V/PH/HZ [c]	208/230/1/60
MIN. BRCH. CIR. AMPACITY	18
BR. CIR. PROT. RTG. — MAX. (AMPS)	30
COMPRESSOR	CLIMATUFF®- SCROLL
NO. USED — NO. STAGES	1 — 1
VOLTS/PH/HZ	208/230/1/60
R.L. AMPS [d] — L.R. AMPS	13.5 — 58.3
FACTORY INSTALLED	
START COMPONENTS [e]	NO
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	NO
OUTDOOR FAN	PROPELLER
DIA. (IN.) — NO. USED	18.2 — 1
TYPE DRIVE — NO. SPEEDS	DIRECT — 1
CFM @ 0.0 IN. W.G. [f]	2450
NO. MOTORS — HP	1 — 1/8
MOTOR SPEED R.P.M.	1075
VOLTS/PH/HZ	200/230/1/60
F.L. AMPS	0.90
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS — F.P.I.	1 — 24
FACE AREA (SQ. FT.)	12.89
TUBE SIZE (IN.)	3/8
REFRIGERANT	
LBS. — R-410A (O.D. UNIT) [g]	4 LBS., 11 OZ
FACTORY SUPPLIED	YES
LINE SIZE — IN. O.D. GAS [h]	3/4
LINE SIZE — IN. O.D. LIQ.	3/8
CHARGING SPECIFICATIONS	
SUBCOOLING	10°F
DIMENSIONS	H X W X D
CRATED (IN.)	30.1 x 26.7 x 30
WEIGHT	
SHIPPING (LBS.)	150
NET (LBS.)	130

[a] Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.
[b] Rated in accordance with AHRI standard 270.
[c] Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
[d] This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
[e] No means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter.
[f] Standard Air — Dry Coil — Outdoor
[g] This value approximate. For more precise value see unit nameplate.
[h] Max. linear length 60 ft.; Max. lift — Suction 60 ft.; Max. lift — Liquid 60 ft. For greater length consult refrigerant piping software Pub. No. 32-3312-0* (* denotes latest revision).

Mechanical Specification Options

General

The Outdoor Units are fully charged from the factory for up to 15 feet of piping. This unit is designed to operate at outdoor ambient temperatures as high as 115°F. Cooling capacities are matched with a wide selection of air handlers and furnace coils that are AHRI certified. The unit is certified to UL 1995. Exterior is designed for outdoor application.

Casing

Unit casing is constructed of heavy gauge, G60 galvanized steel and painted with a weather-resistant powder paint on all louvered panels and prepaint on all other panels. Corrosion and weatherproof CMBP-G30 base.

Refrigerant Controls

Refrigeration system controls include condenser fan, compressor contactor and high pressure switch. High and low pressure controls are inherent to the compressor. A factory supplied liquid line drier is standard. Some models may require field installation.

Compressor

The compressor features internal over temperature, pressure protection and total dipped hermetic motor. Other features include: Centrifugal oil pump and low vibration and noise.

Condenser Coil

The outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by louvered panels.

Low Ambient Cooling

As manufactured, this system has a cooling capacity to 55°F. The addition of an evaporator defrost control permits operation to 40°F. The addition of an evaporator defrost control with TXV permits low ambient cooling to 30°F.

Thermostats—Cooling only and heat/cooling (manual and automatic change over). Sub-base to match thermostat and locking thermostat cover.

Evaporator Defrost Control — See Low Ambient Cooling.

Trane optimizes the performance of homes and buildings around the world. A business of Ingersoll Rand, the leader in creating and sustaining safe, comfortable and energy efficient environments, Trane offers a broad portfolio of advanced controls and HVAC systems, comprehensive building services, and parts. For more information, visit www.Trane.com.

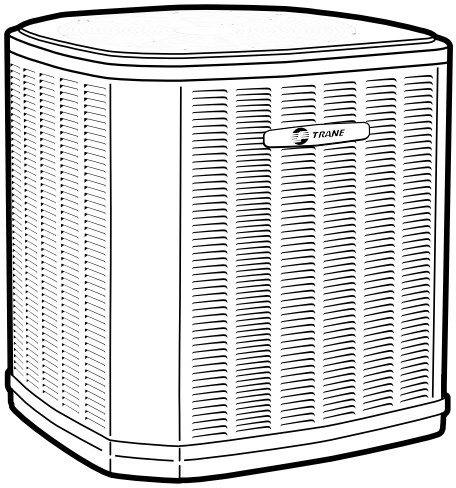
4TTR3024H-SUB-1A-EN 19 Dec 2014

Supersedes (New)

Submittal

Split System Cooling

4TTR3043A1000N



Note: *"Graphics in this document are for representation only. Actual model may differ in appearance."*

TAG:_____

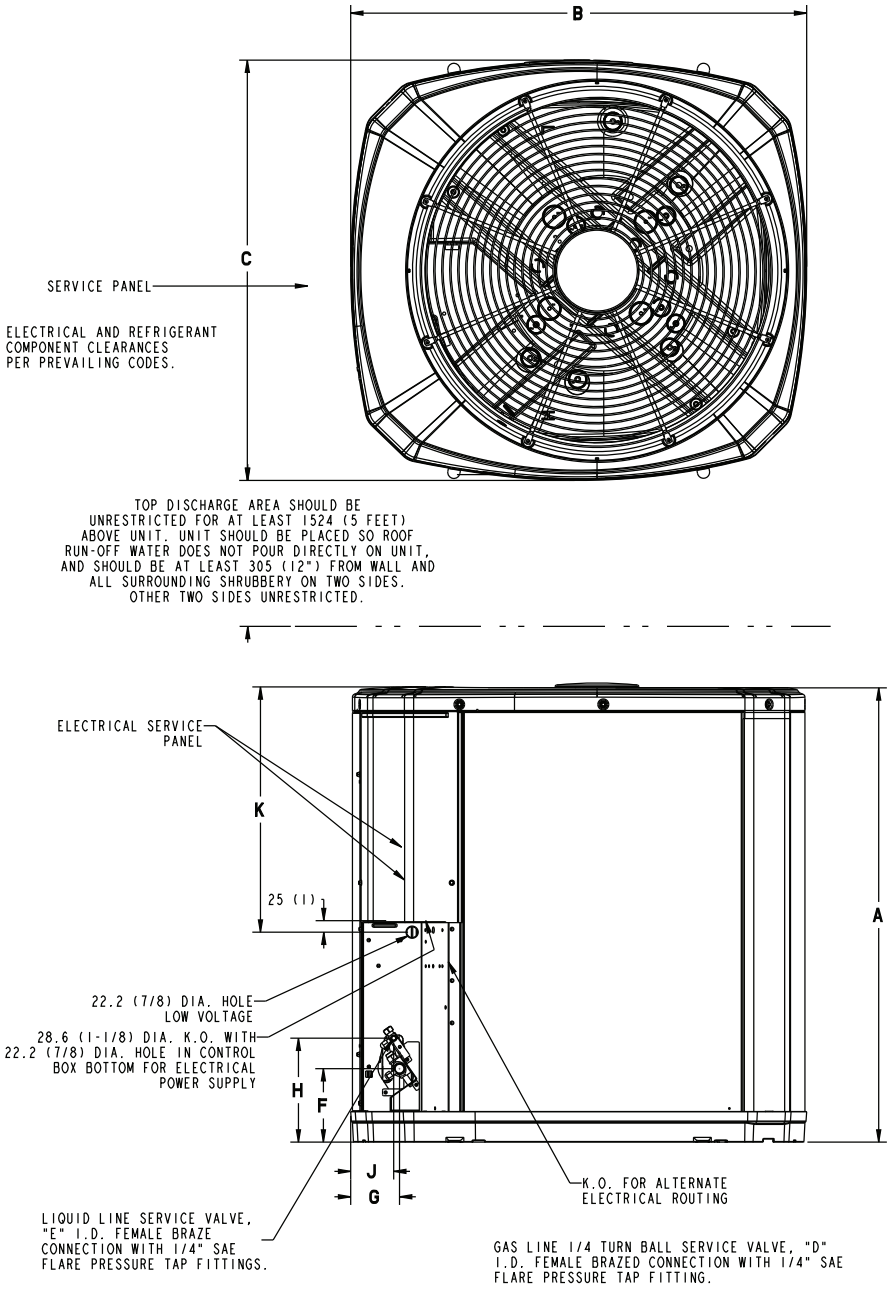
⚠ SAFETY WARNING

Only qualified personnel should install and service the equipment. The installation, starting up, and servicing of heating, ventilating, and air-conditioning equipment can be hazardous and requires specific knowledge and training. Improperly installed, adjusted or altered equipment by an unqualified person could result in death or serious injury. When working on the equipment, observe all precautions in the literature and on the tags, stickers, and labels that are attached to the equipment.

March 2017

4TTR3043A-SUB-1B-EN

LU 21-010600 DZ Exh A1



Model	Base	A	B	C	D	E	F	G	H	J	K
4TTR3043A	4	741 (29–1/8)	946 (37–1/4)	870 (34–1/4)	7/8	3/8	143 (5–5/8)	83 (3–1–4)	206 (8–1/8)	70 (2–3/4)	508 (20)

Sound Power Level

MODEL	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power(dB)							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TTR3043A1	72	77.6	68.3	67.4	65.6	67.4	58.2	54.1	47.6

Note: Rated in accordance with AHRI Standard 270–2008

*For Reference Only

Product Specifications

OUTDOOR UNIT [a] [b]	4TTR3043A1000N
POWER CONNS. — V/PH/HZ [c]	208/230/1/60
MIN. BRCH. CIR. AMPACITY	22
BR. CIR. PROT. RTG. — MAX. (AMPS)	35
COMPRESSOR	CLIMATUFF®-SCROLL
NO. USED — NO. STAGES	1 — 1
VOLTS/PH/HZ	208/230/1/60
R.L. AMPS [d] — L.R. AMPS	16.7— 109
FACTORY INSTALLED	
START COMPONENTS [e]	NO (Uses BAYKSKT263)
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	NO
OUTDOOR FAN	PROPELLER
DIA. (IN.) — NO. USED	27.5 — 1
TYPE DRIVE — NO. SPEEDS	DIRECT — 1
CFM @ 0.0 IN. W.G. [f]	4171
NO. MOTORS — HP	1 — 1/5
MOTOR SPEED R.P.M.	835
VOLTS/PH/HZ	200/230/1/60
F.L. AMPS	1.05
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS — F.P.I.	1 — 24
FACE AREA (SQ. FT.)	19.07
TUBE SIZE (IN.)	3/8
REFRIGERANT	
LBS. — R-410A (O.D. UNIT) [g]	6 LBS., 7 OZ
FACTORY SUPPLIED	YES
LINE SIZE — IN. O.D. GAS [h]	7/8
LINE SIZE — IN. O.D. LIQ.	3/8
CHARGING SPECIFICATIONS	
SUBCOOLING	12°F
DIMENSIONS	H X W X D
CRATED (IN.)	34.4 x 35.1 x 38.7
WEIGHT	
SHIPPING (LBS.)	216
NET (LBS.)	184
Optional Accessories:	
Anti-short Cycle Timer	TAYASCT501A
Evaporator Defrost Control	AY28X079
Rubber Isolator Kit	BAYISLT101
Extreme Condition Mount Kit	BAYECMT004
Start Kit	BAYKSKT263
Crankcase Heater Kit	BAYCCHT301
Seacoast Kit	BAYSEAC001
Low Ambient Kit	BAYLOAM103
Refrigerant Lineset [i]	TAYREFLN3*
Service Valve Panel Cover	TAYSVPANL3343AA

[a] Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.
[b] Rated in accordance with AHRI standard 270.
[c] Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
[d] This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
[e] No means no start components. Yes means quick start kit components. Optional kit shown.
[f] Standard Air — Dry Coil — Outdoor
[g] This value approximate. For more precise value see unit nameplate.
[h] Max. linear length 60 ft.; Max. lift — Suction 60 ft.; Max. lift — Liquid 60 ft. For greater length consult refrigerant piping software Pub. No. 32–3312–0* (* denotes latest revision).
[i] * = 15, 20, 25, 30, 40 and 50 foot lineset available.

Mechanical Specification Options

General

The Outdoor Units are fully charged from the factory for up to 15 feet of piping. This unit is designed to operate at outdoor ambient temperatures as high as 115°F. Cooling capacities are matched with a wide selection of air handlers and furnace coils that are AHRI certified. The unit is certified to UL 1995. Exterior is designed for outdoor application.

Casing

Unit casing is constructed of heavy gauge, galvanized steel and painted with a weather-resistant powder paint finish on all louvered panels and the fan top panel. The corner panels are prepainted. All panels are subjected to our 1,000 hour salt spray test . The base is made of a CMBP-G30 weatherproof material to resist corrosion.

Refrigerant Controls

Refrigeration system controls include condenser fan, compressor contactor and high pressure switch. High and low pressure controls are inherent to the compressor. A factory supplied liquid line drier is standard. Some models may require field installation.

Compressor

The compressor features internal over temperature, pressure protection and total dipped hermetic motor. Other features include: Centrifugal oil pump and low vibration and noise.

Condenser Coil

The outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by louvered panels.

Low Ambient Cooling

As manufactured, this system has a cooling capacity to 55°F. The addition of an evaporator defrost control permits operation to 40°F. The addition of an evaporator defrost control with TXV permits low ambient cooling to 30°F.

Thermostats—Cooling only and heat/cooling (manual and automatic change over). Sub-base to match thermostat and locking thermostat cover.

Evaporator Defrost Control — See Low Ambient Cooling.

Accessory Description and Usage

Anti-Short Cycle Timer — Solid state timing device that prevents compressor recycling until five (5) minutes have elapsed after satisfying call or power interruptions. Use in area with questionable power delivery, commercial applications, long lineset, etc.

Evaporation Defrost Control — SPST Temperature actuated switch that cycles the condenser off as indoor coil reaches freeze-up conditions. Used for low ambient cooling to 30°F with TXV.

Rubber Isolators — Five (5) large rubber donuts to isolate condensing unit from transmitting energy into mounting frame or pad. Use on any application where sound transmission needs to be minimized.

Hard Start Kit — Start capacitor and relay to assist compressor motor startup. Use in areas with marginal power supply, on long linesets, low ambient conditions, etc.

Extreme Condition Mount Kit — Bracket kits to securely mount condensing unit to a frame or pad without removing any panels. Use in areas with high winds, or on commercial roof tops, etc.

AHRI Standard Capacity Rating Conditions

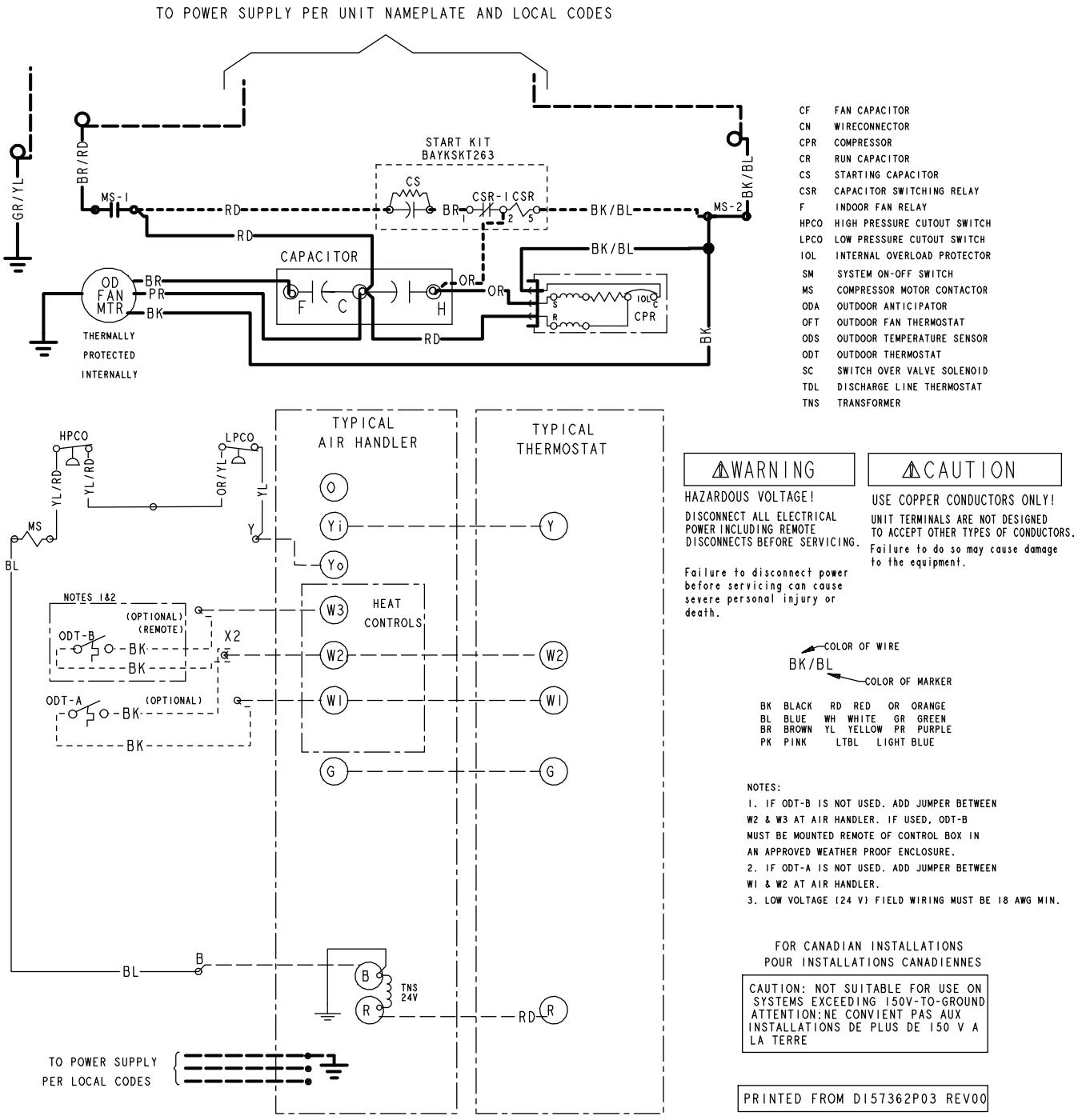
AHRI Standard 210/240 Rating Conditions

1. Cooling 80°F DB, 67°F WB air entering indoor coil, 95°F DB air entering outdoor coil.
2. High Temperature Heating 47°F DB, 43°F WB air entering outdoor coil, 70°F DB air entering indoor coil.
3. Low Temperature Heating 17°F DB air entering indoor coil.
4. Rated indoor airflow for heating is the same as for cooling.

AHRI Standard 270 Rating Conditions — (Noise rating numbers are determiend with the unit in cooling operations.) Standard Noise Rating number is at 95°F outdoor air.

Schematic Diagrams

Figure 1. 3.5 and 4.0 Ton Model



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ingersollrand.com

Intertek

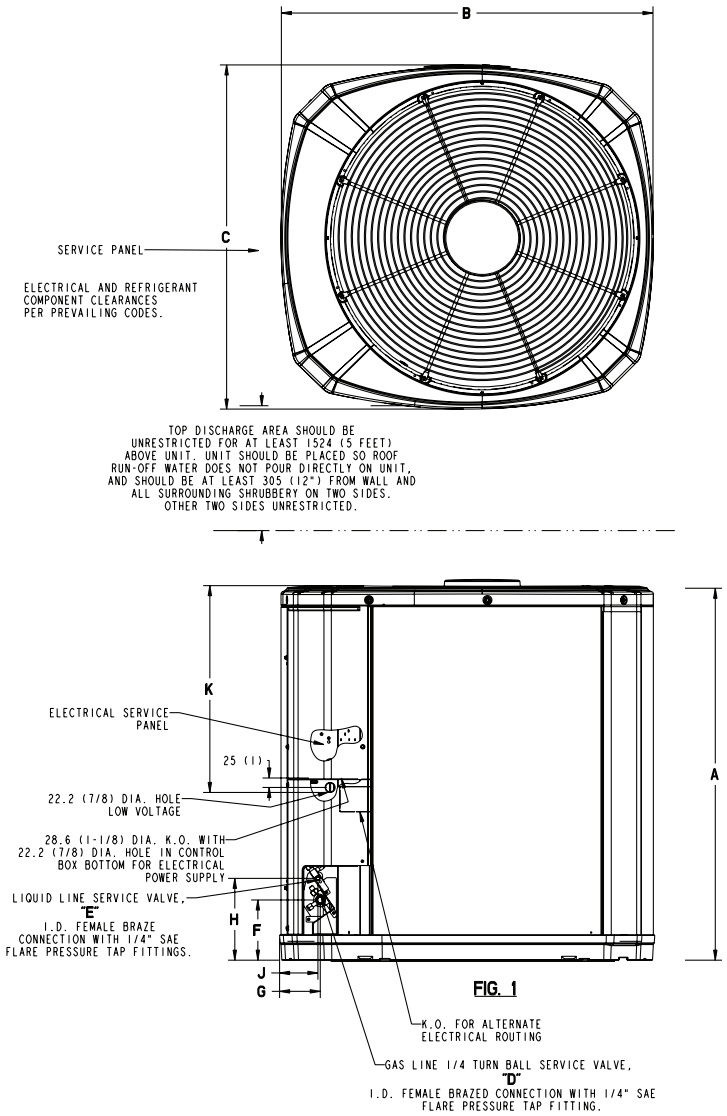
Ingersoll Rand has a policy of continuous product and product data improvements and reserves the right to change design and specifications without notice.
We are committed to using environmentally conscious print practices.

4TTR3043A-SUB-1B — EN 03 Mar 2017
Supersedes 4TTR3043A-SUB-1A-EN (February 2017)

TAG: _____

SUBMITTAL

NOTE: All dimensions are in mm/inches.



From Dwg. D152898

5 Ton Split System Cooling — 3 Phase

4TTA3060D

Product Specifications

OUTDOOR UNIT ①②	4TTA3060D3000D	4TTA3060D4000D
POWER CONNS. — V/PH/HZ ③	208/230/3/60	460/3/60
MIN. BRCH. CIR. AMPACITY	20	10.3
BR. CIR. PROT. RTG. - MAX. (AMPS)	35	15
COMPRESSOR	SCROLL	SCROLL
NO. USED - NO. SPEEDS	1 - 1	1 - 1
VOLTS/PH/HZ	200/230/3/60	460/3/60
R.L. AMPS ⑦ - L.R. AMPS	15.6 - 110	7.8 - 52
FACTORY INSTALLED		
START COMPONENTS ⑧	NO	NO
INSULATION/SOUND BLANKET	NO	NO
COMPRESSOR HEAT	YES	YES
OUTDOOR FAN	PROPELLER	PROPELLER
DIA. (IN.) - NO. USED	27.6 - 1	27.6 - 1
TYPE DRIVE - NO. SPEEDS	DIRECT - 1	DIRECT - 1
CFM @ 0.0 IN. W.G. ④	4320	4320
NO. MOTORS - HP	1 - 1/5	1 - 1/5
MOTOR SPEED R.P.M.	825	825
VOLTS/PH/HZ	200/230/1/60	460/1/60
F.L. AMPS	.93	0.6
OUTDOOR COIL — TYPE	SPINE FIN™	SPINE FIN™
ROWS - F.P.I.	1 - 24	1 - 24
FACE AREA (SQ. FT.)	24.93	24.93
TUBE SIZE (IN.)	3/8	3/8
REFRIGERANT		
LBS. — R-410A (O.D. UNIT) ⑤	8 LBS., 8 OZ.	8 LBS., 8 OZ.
FACTORY SUPPLIED	YES	YES
LINE SIZE - IN. O.D. GAS ⑥	7/8	7/8
LINE SIZE - IN. O.D. LIQ. ⑥	3/8	3/8
CHARGING SPECIFICATION		
SUBCOOLING	10°F	10°F
DIMENSIONS	H X W X D	H X W X D
CRATED (IN.)	42.4 x 35.1 x 38.7	42.4 x 35.1 x 38.7
WEIGHT		
SHIPPING (LBS.)	261	261
NET (LBS.)	226	226

① Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.
② Rated in accordance with AHRI standard 270.
③ Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
④ Standard Air — Dry Coil — Outdoor
⑤ This value approximate. For more precise value see unit nameplate.
⑥ Max. linear length 60 ft.; Max. lift - Suction 60 ft.; Max lift - Liquid 60 ft. For greater length consult refrigerant piping software Pub. No. 32-3312-0* (* denotes latest revision).
⑦ This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
⑧ No means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter.

MODELS	BASE	FIG.	A	B	C	D	E	F	G	H	J	K
4TTA3060D	4	1	943 (37-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	508 (20)

A-WEIGHTED SOUND POWER LOVEL [dB(A)]									
MODELS	SOUND POWER LEVEL [dB(A)]	A-WEIGHTED FULL OCTOAVE SOUND POWER LEVEL Db - [dB(A)]							
		63	125	250	500	1000	2000	4000	8000
4TTA3060D3	75	80	73	70	72	71	65	63	59
4TTA3060D4	80	47.3	55.7	69	72.7	75.8	69.4	62.2	53.3

Note: Rated in accordance with AHRI Standard 270-2008

Mechanical Specification Options

General
The 4TTA3 - D model is fully charged from the factory for up to 15 feet of piping. This unit is designed to operate at outdoor ambient temperatures as high as 115°F. Cooling capacities are matched with a wide selection of air handlers and furnace coils that are AHRI certified. The unit is certified to UL 1995. Exterior is designed for outdoor application.

Casing
Unit casing is constructed of heavy gauge, G90 galvanized steel and painted with a weather-resistant powder paint on all louvers, panels, prepaint on all other panels. Corrosion and weather-proof CMBP-G30 DuraTuff™ base.

Refrigerant Controls
Refrigeration system controls include condenser fan, compressor contactor and high pressure switch. High and low pressure controls are inherent to the compressor. A factory installed liquid line drier is standard.

Compressor
The Climatuff® compressor features internal over temperature and pressure protection and total dipped hermetic motor. Other features include: roto lock suction and discharge refrigerant connections, centrifugal oil pump and low vibration and noise.

Condenser Coil
The Spine Fin™ coil shall be continuously wrapped, corrosion resistant all aluminum with minimum brazed joints. This coil is 5/16 inch O.D. seamless aluminum glued to a continuous aluminum fin. Coils are lab tested to withstand 2,000 pounds of pressure per square inch. The outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by louvered panels.

Low Ambient Cooling
As manufactured, this unit has a cooling capability to 55°F. The addition of an evaporator defrost control permits operation to 40°F. The addition of an evaporator defrost control with TXV permits low ambient cooling to 30°F.

Accessories
Thermostats — Heating/Cooling (manual and automatic changeover). Sub-base to match thermostat and locking thermostat cover.

Evaporator Defrost Control — See Low Ambient Cooling.

Outdoor Thermostat — Supplemental heat outdoor ambient lockout from 46 to –10°F.

AHRI CERTIFIED™ www.ahridirectory.org
Unitary Small AC
AHRI Standard 210/240
Certification applies only when the complete system is listed with AHRI.

C ETL LISTED US
Intertek

05/19

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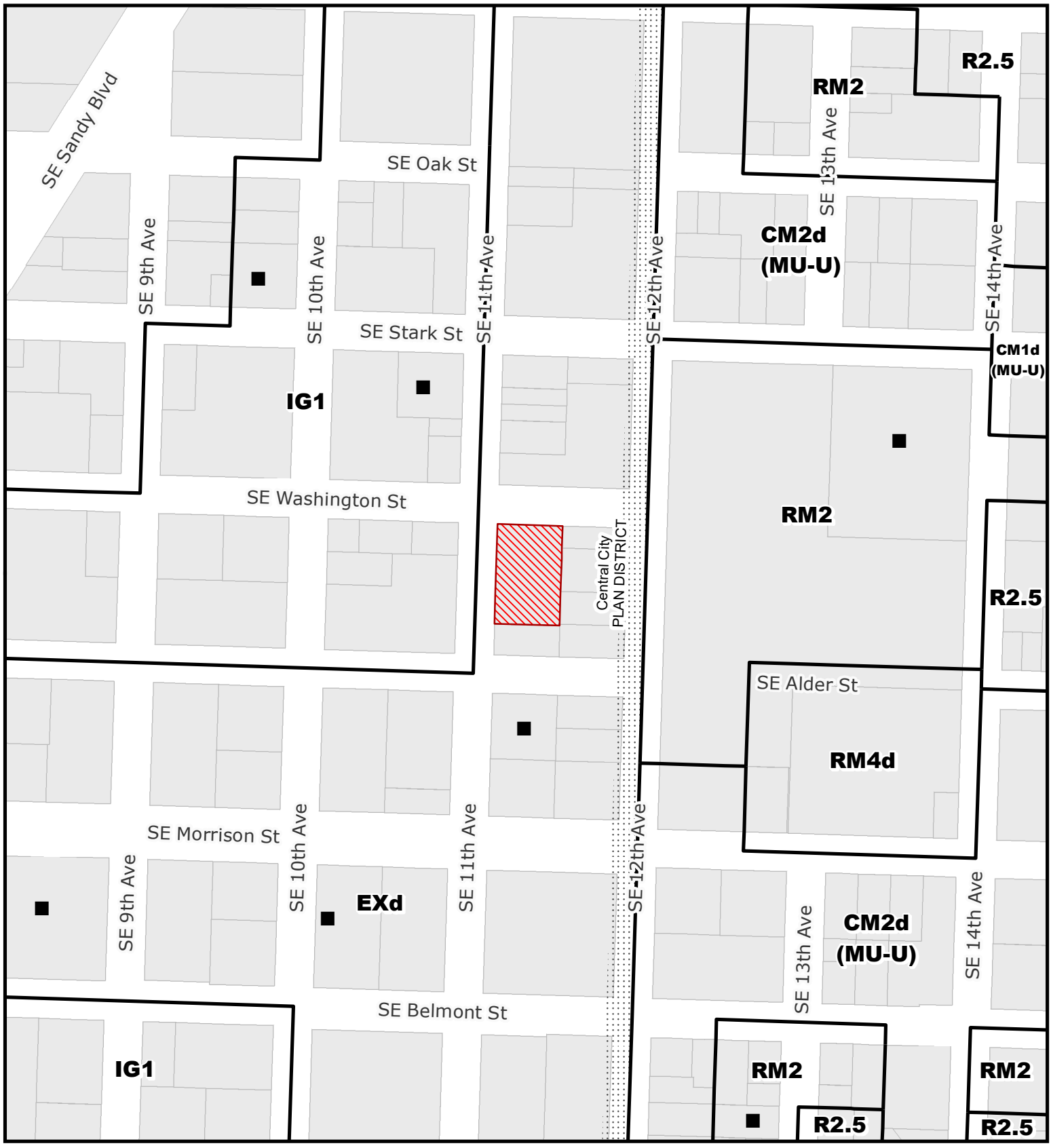


ZONING

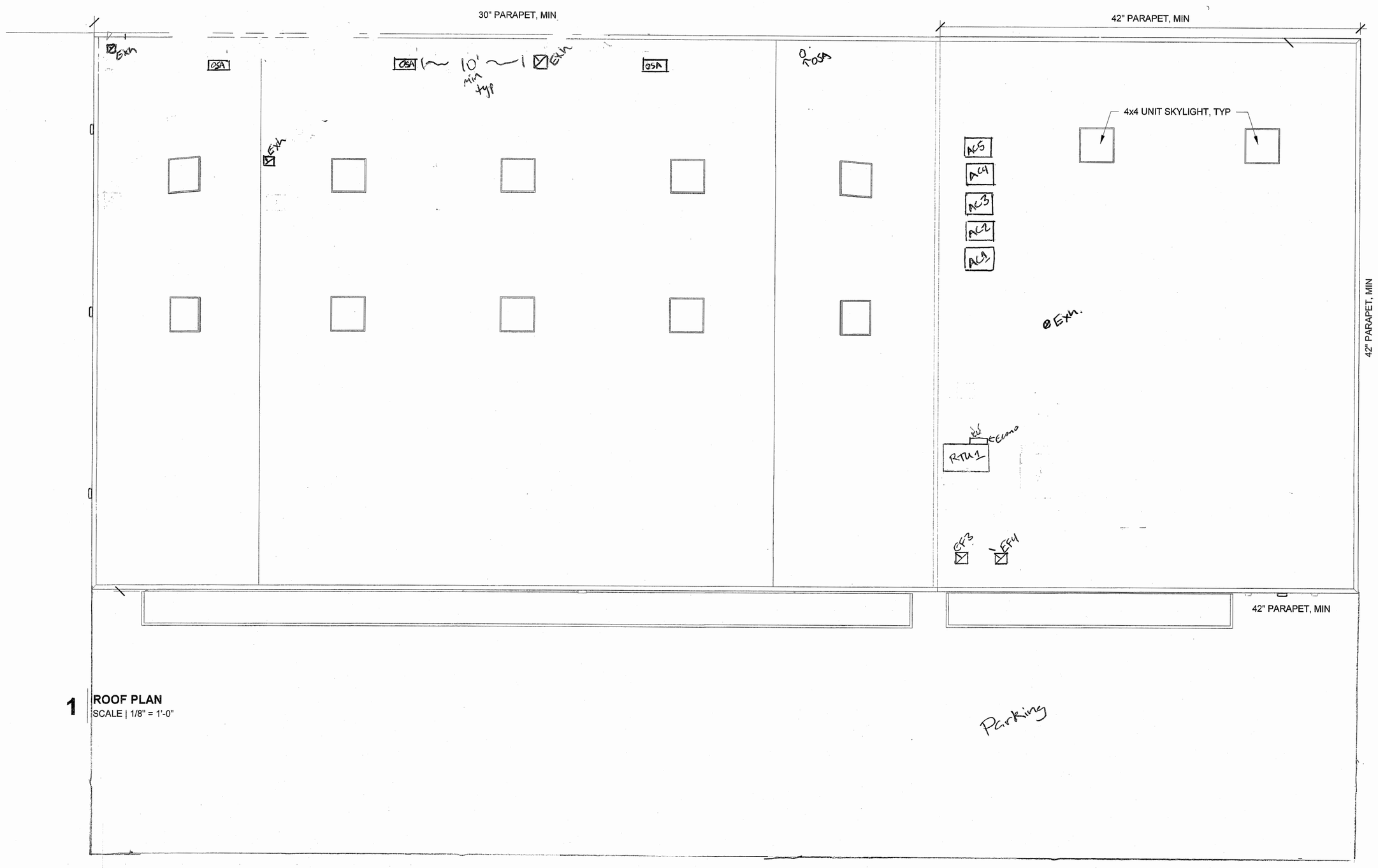
NORTH

CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT

Site

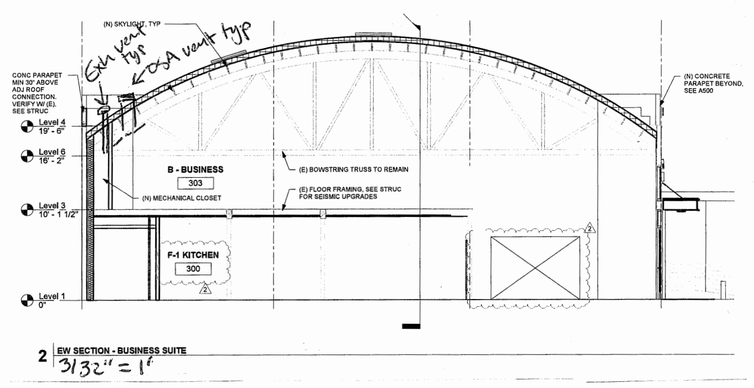
Historic Landmark

File No.	LU 21 - 010600 DZ
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BA 7200
Exhibit	B Feb 03, 2021



1 **ROOF PLAN**
SCALE | 1/8" = 1'-0"

SE 11th Ave



2 **EW SECTION - BUSINESS SUITE**
3/32" = 1'

SE Alder St

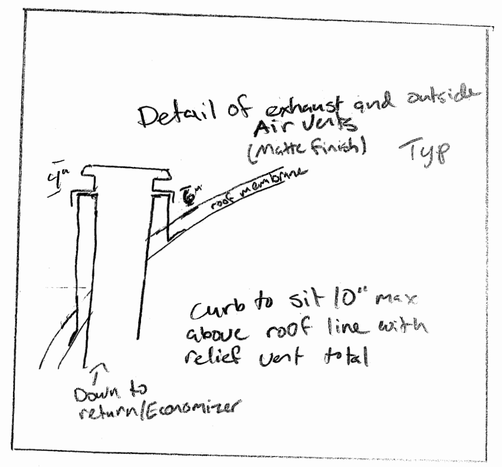
Oregon Heating
& Air Conditioning

Scope of Work

Oregon Heating and Air Conditioning will perform the following scope of work:
1. Provide and install new rooftop gaspack unit on new curb. Use curb clips.
2. Provide and install (5) new gas furnaces for building as shell.
3. Provide and install (5) new AC's for building as shell.
4. Provide and install (3) ceiling mount exhaust fan for restroom.
5. Provide and install (2) roof mount exhaust fans.
6. Ducting and air distribution as drawn.
7. Gas piping final connection at new RTU and gas furnaces.

Equipment Schedule
RTU1- Carrier 48TCED08A2A5- 7.5 ton. 208/3/60, 43MCA, 50MOCP. 92,000 BTU cooling, 14.1 seer. 180,000 Btu input gas, 80% AFUE. 885#. Economizer.
F1- Trane S9X1C080UP4PSBA- 4 ton max capacity 115/1/60, 10.3 MCA, 15 MOCP 80,000 BTU gas input 96% AFUE. Motorized OSA damper 127#
F2- Trane S9X1C060UP4PSBA- 3 ton max capacity 115/1/60, 10.3 MCA, 15 MOCP 60,000 BTU gas input 96% AFUE Motorized OSA damper 114#
F3- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
F4- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
F5- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
AC1- Trane 4TTR3043A1000A- 3.5 ton 208/1/60, 22MCA, 35MOCP. 42,000 BTU cooling, 14 SEER. 184#
AC2- Trane 4TTR3024A1000A-2. ton 208/1/60, 18MCA, 30MOCP. 24,000 BTU cooling, 14 SEER. 130#
AC3- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
AC4- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
AC5- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
EF1- Existing.
EF2- Nutone AEN110- 90 cfm @ 0.25sp. On switch.
EF3- Greenheck GB-80-D- 350 cfm @ 0.25sp on cooling stat.
EF4- Greenheck GB-85-D- 450 cfm @0.25sp continuous run.

Matte finish on all mechanical equipment (typ)



Approved
City of Portland
Bureau of Development Services
Planner T.
Date 4-7-2021
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

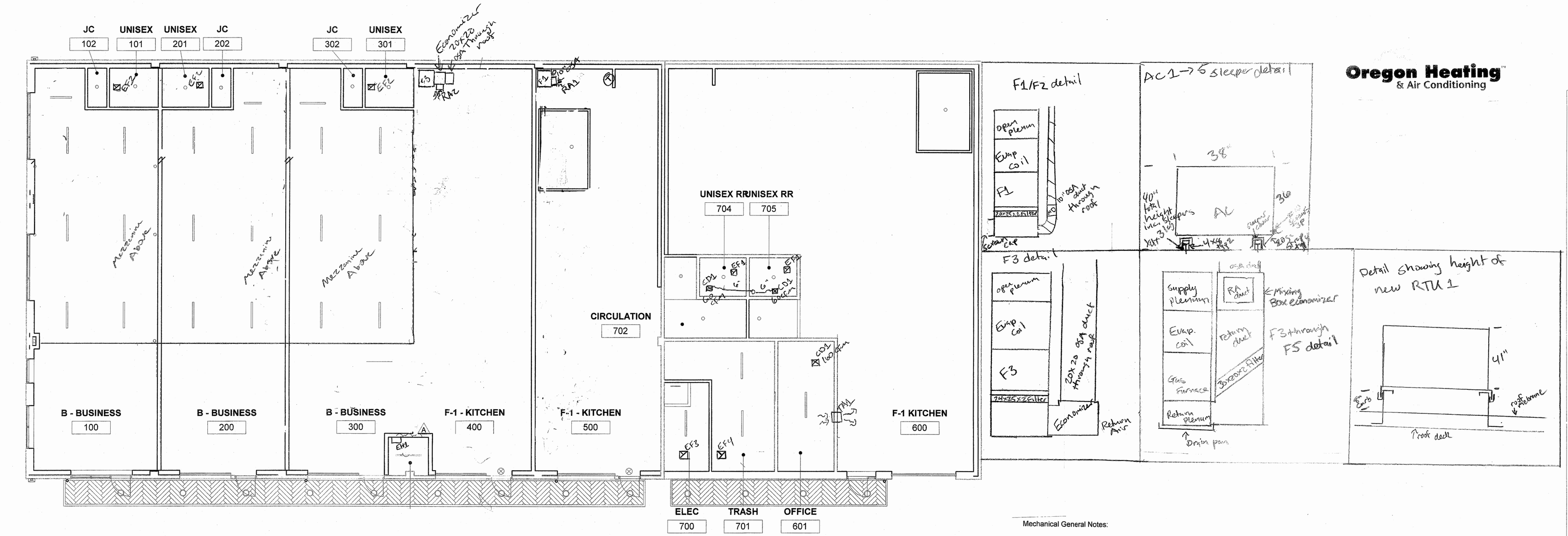
MOUNT WHITNEY BLDG
REMODEL
602 SE 11TH AVE PORTLAND, OR 97214

PERMIT ISSUE

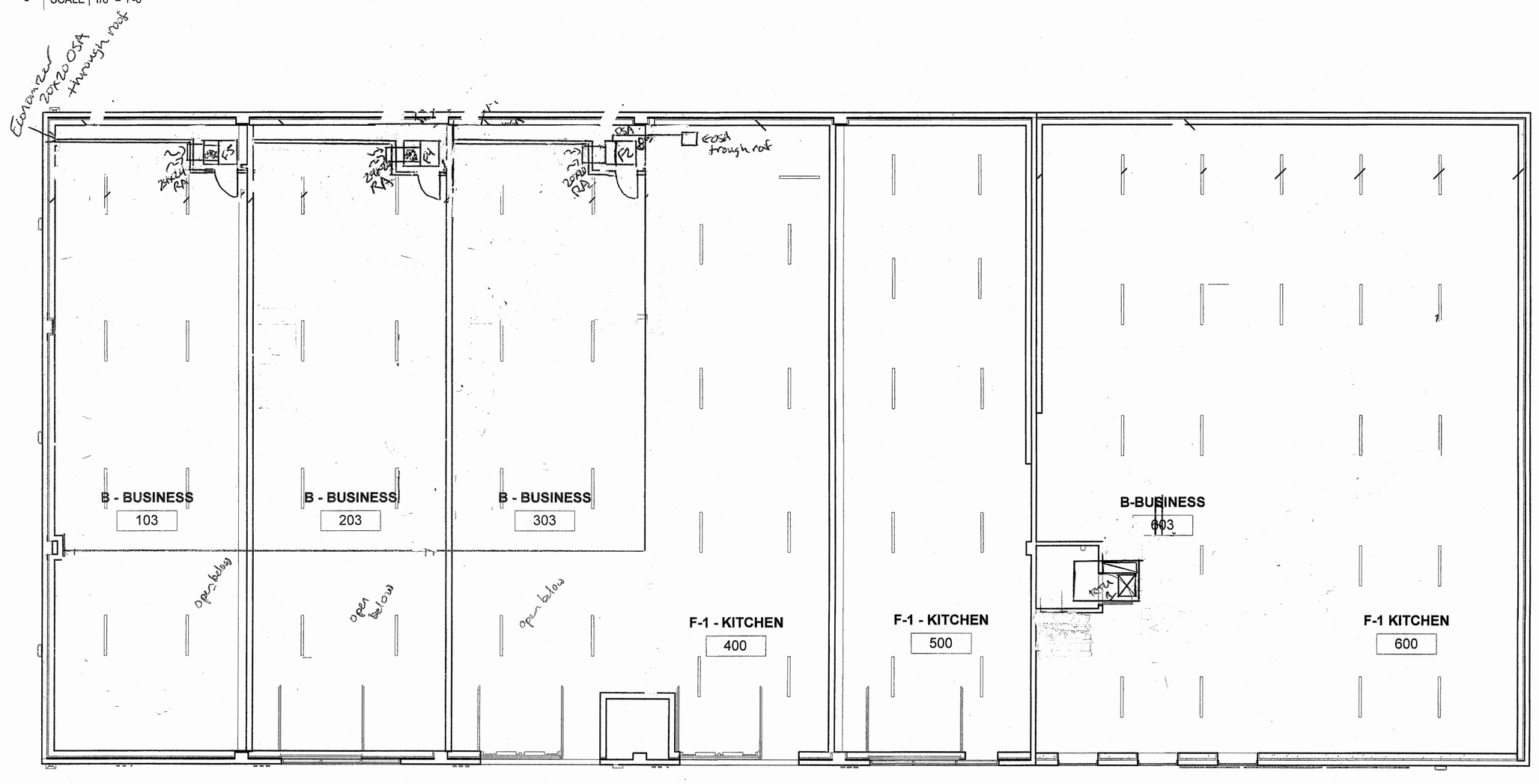
△	DESCRIPTION	DATE
A	PERMIT REV#1	Date 1

OHAC
CCB # 137653

ROOF/SITE PLAN
M1.0



1 **LEVEL 1 MECHANICAL PLAN**
SCALE | 1/8" = 1'-0"



2 **LEVEL 2 MECHANICAL PLAN (ABOVE MEZZ)**
SCALE | 1/8" = 1'-0"

Mechanical General Notes:

1. Cooling equipment does not exceed the load of the calculated requirement.
2. All steel ducting will be 26 ga minimum galvanized. Flex per Mfg.
3. Heating and cooling ducting to be designed to not exceed 0.5 wc positive (supply) and 0.5 wc negative (return).
4. Provide programmable thermostat. 5 degree deadband minimum. 7 day. Microprocessor. Set program for night energy savings.
5. Seal ducting with UL listed mastic or mastic tape.
6. Fan motor does not exceed allowable, first available above BHP.
7. Max leakage rate of OSA or exhaust dampers to be 4 cfm/sft @ 1.0 sp.
8. Provide O and M to building owner.

Ventilation Requirements- based on 2019 OMSC table 403.3

RTU1 single zone food prep
3000 sft breathable zone
Persons- 5 cfm X 10p/1000sft = 150 cfm
Area- 0.6 cfm/sft = 180 cfm
Vbz = 330 cfm
Ez = 0.8 (supply and return in ceiling)
Voz= 412.5 cfm

RTU1-
SA = 3000 cfm
RA = 2550 cfm
OSA = 450 cfm

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City of Portland
Bureau of Development Services
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Date 4-7-2021
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Tag	Model number	Module	Neck size	
CD1	MAO	Surface mount	10x10	
SD1	SD34-O	Surface mount	16x8	
SWD1	904-O	Surface mount	16x8	
RG1	905	Surface mount	30x20	
RG2	905	Surface mount	36x24	

Oregon Heating
& Air Conditioning

MOUNT WHITNEY BLDG
REMODEL
602 SE 11TH AVE PORTLAND, OR 97214

PERMIT ISSUE

	DESCRIPTION: PERMIT REVI	DATE
A	Rev 2	Date 1

OHAC
CCB # 137653

M1.1

LU 21-010600 DZ Exhibit C.2
LU 21-010600 DZ

Unit Report For 48TC-7.5T-E-3PH

Project: Stock Units 2019 02/22/2019
Prepared By: 04:16PM

Unit Parameters

Unit Model: **48TCED08A2A5-0A0G0**
Unit Size: **08 (7.5 Tons)**
Volts-Phase-Hertz: **208-3-60**
Heating Type: **Gas**
Duct Cfg: **Vertical Supply / Vertical Return**
Medium Heat
Round Tube Plate Fin Coils

Dimensions (ft. in.) & Weight (lb.) ***

Unit Length: **7' 4.125"**
Unit Width: **4' 11.5"**
Unit Height: **3' 5.25"**
*** Total Operating Weight: **885** lb

*** Weights and Dimensions are approximate. Weight does not include unit packaging. Approximate dimensions are provided primarily for shipping purposes. For exact dimensions and weights, refer to appropriate product data catalog.

Lines and Filters

Gas Line Size: **3/4**
Condensate Drain Line Size: **3/4**
Return Air Filter Type: **Throwaway**
Return Air Filter Quantity: **4**
Return Air Filter Size: **16 x 20 x 2**

Unit Configuration

Medium Static Option (Belt Drive)
Al/Cu - Al/Cu
Base Electromechanical Controls
Standard Packaging
2-Speed indoor fan motor controlled by VFD

Warranty Information

1-Year parts(std.)
5-Year compressor parts(std.)
10-Year heat exchanger - Aluminized(std.)
15-Year heat exchanger - Stainless Steel(std.)

No optional warranties were selected.

NOTE: Please see Warranty Catalog 500-089 for explanation of policies and ordering methods.

Ordering Information

Part Number	Description	Quantity
48TCED08A2A5-0A0G0	Rooftop Unit	1
	Base Unit	
	Medium Static Option (Belt Drive)	
	Electromechanical control, No intake or exhaust option.	
	2 Speed Fan Controller (VFD)	

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Certified Drawing for 48TC-7.5T-F-3PH

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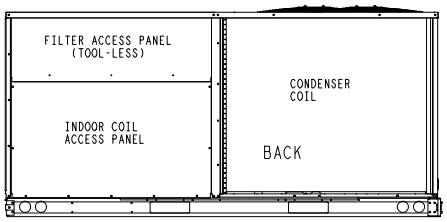
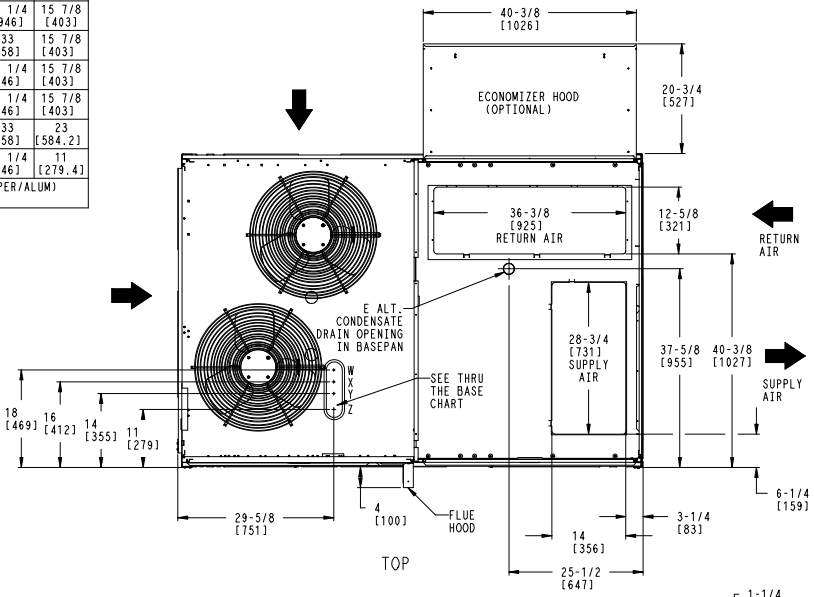
NOTES:
1. DIMENSIONS ARE IN INCHES, DIMENSIONS IN [ ] ARE IN MILLIMETERS.
2. CENTER OF GRAVITY
3. DIRECTION OF AIR FLOW

UNIT	OUTDOOR COIL TYPE	J	K	H
48TC-A08	RTPF	41 1/4 [1048]	33 [658]	15 7/8 [403]
48TC-A09	RTPF	49 3/8 [1253]	37 1/4 [946]	27 7/8 [708]
48TC-A12	RTPF	49 3/8 [1253]	37 1/4 [946]	15 7/8 [403]
48TC-D08	RTPF	41 1/4 [1048]	33 [658]	15 7/8 [403]
48TC-D09	RTPF	49 3/8 [1253]	37 1/4 [946]	15 7/8 [403]
48TC-D12	RTPF	49 3/8 [1253]	37 1/4 [946]	15 7/8 [403]
48TC-D08	MCHX	41 1/4 [1048]	33 [658]	23 [584.2]
48TC-D12	MCHX	49 3/8 [1253]	37 1/4 [946]	11 [279.4]

RTPF - ROUND TUBE, PLATE FIN (COPPER/ALUM)
MCHX - NOVATION (ALUM/ALUM)





	CONNECTION SIZES
A	1 3/8" [35] DIA FIELD POWER SUPPLY HOLE
B	2 1/2" [64] DIA POWER SUPPLY KNOCKOUT
C	1 3/4" [51] DIA GAUGE ACCESS PLUG
D	7/8" [22] DIA FIELD CONTROL WIRING HOLE
E	3/4"-14 NPT CONDENSATE DRAIN
F	1/2"-14 NPT GAS CONNECTION 3/4"-14 NPT GAS CONNECTION
G	2 * [51] DIA POWER SUPPLY KNOCK-OUT

THRU-THE-BASE CHART (FIELD INST)

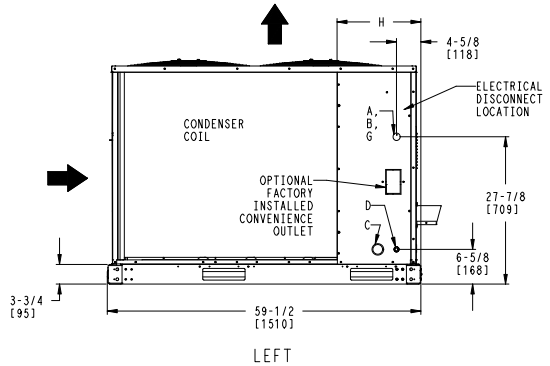
THESE HOLES REQUIRED FOR USE WITH ACCY KITS:
CRBTMPWR002A01: GAS THRU CURB
CRBTMPWR004A01: GAS THRU BASEPAN

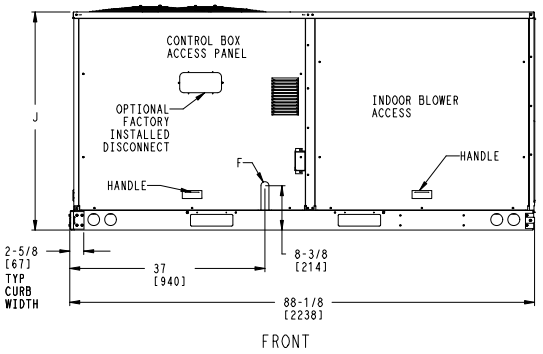
	THREADED CONDUIT SIZE	WIRE USE	REQ'D HOLE SIZES (MAX.)
W	1/2"	ACC.	7/8" [22.2]
X	1/2"	24V	7/8" [22.2]
Y	1 1/4" (002,004)	POWER	1 3/4" [44.4]
Z *	(004) 3/4" FPT	GAS	1 3/4" [44.4]
*	(002) PROVIDES 3/4" FPT THRU CURB FLANGE & FITTING. HOLE SIZE: 2" [50.8]		

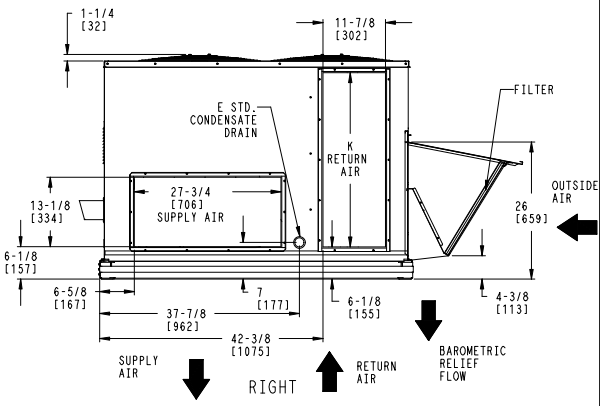
THRU-THE-BASE CHART (FIOP)

FOR "THRU-THE-BASEPAN" FACTORY OPTION, FITTINGS FOR ONLY X, Y, & Z ARE PROVIDED. **

**	FOR BELOW LISTED MODELS, A FIELD SUPPLIED 1/2" ADAPTER IS REQUIRED BETWEEN BASE PAN FITTING AND GAS VALVE: 48HCD,S*08





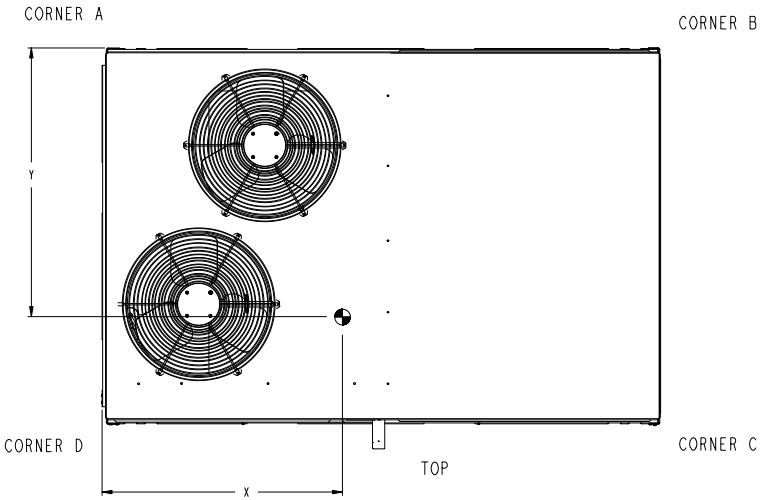


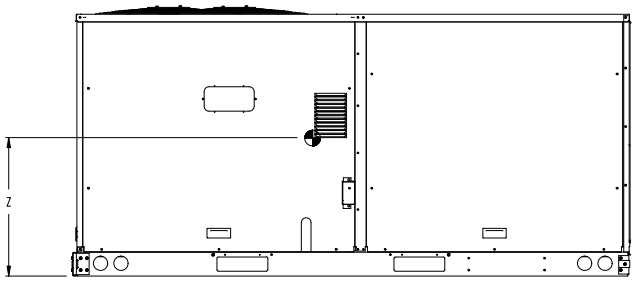
SHEET	DATE	SUPERCEDES			REV
1 OF 2	03-08-10	11-24-08	48TC 08-12 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT	48TM500985	F

UNIT	OUTDOOR COIL TYPE	STD. UNIT WEIGHT ***		CORNER WEIGHT (A)		CORNER WEIGHT (B)		CORNER WEIGHT (C)		CORNER WEIGHT (D)		C.G.		
		LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	X	Y	Z
48TC-A08	RTPF	780	354	178	81	158	72	209	95	236	107	41 1/2 [1054]	33 7/8 [860]	20 1/2 [521]
48TC-A09	RTPF	920	418	212	96	183	83	243	110	282	128	40 7/8 [1038]	34 [864]	23 1/8 [587]
48TC-A12	RTPF	930	422	216	98	196	89	247	112	272	123.5	42 [1067]	33 1/8 [841]	24 1/4 [616]
48TC-D08	RTPF	835	379	164	74.5	170	77.2	255	115.8	246	111.7	44 7/8 [1140]	35 5/8 [905]	19 3/8 [492]
48TC-D09	RTPF	930	422	228	103.5	187	85	232	105.3	283	128.5	39 3/4 [1010]	32 7/8 [835]	18 5/8 [473]
48TC-D12	RTPF	940	427	231	104.9	189	85.8	234	106.2	286	129.8	39 3/4 [1010]	33 [838]	18 1/2 [470]
48TC-D08	MCHX	805	365.5	160	72.6	153	69.5	240	109	260	118	43 [1092]	36 3/8 [924]	20 3/8 [517.7]
48TC-D12	MCHX	895	406.3	185	84	176	79.9	260	118	274	124.4	42 7/8 [1089]	35 1/2 [902]	22 7/8 [581]

RTPF - ROUND TUBE, PLATE FIN (COPPER/ALUM)
MCHX - NOVATION (ALUM/ALUM)

*** STANDARD UNIT WEIGHT IS WITH LOW GAS HEAT AND WITHOUT PACKAGING.
FOR OTHER OPTIONS AND ACCESSORIES, REFER TO THE PRODUCT DATA CATALOG.





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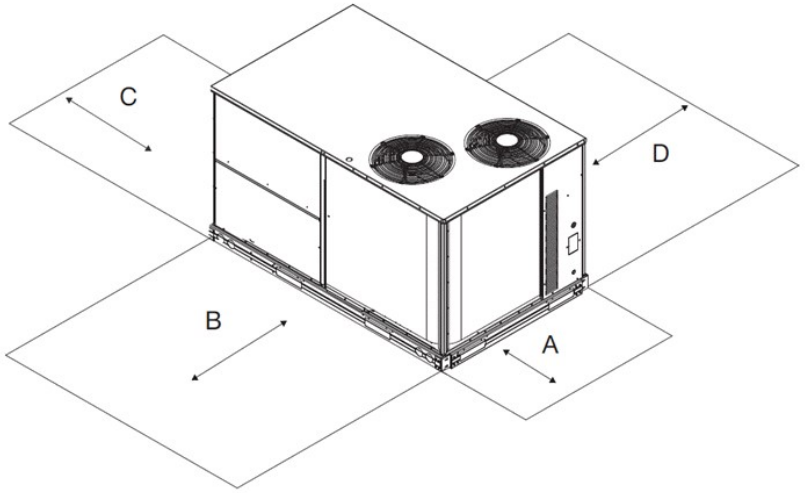
SHEET	DATE	SUPERCEDES			REV
2 OF 2	03-08-10	11-24-08	48TC 08-12 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT	48TM500985	F

Certified Drawing for 48TC-7.5T-E-3PH

Service Clearance



C11247

LOCATION	DIMENSION	CONDITION
A	48-in (1219 mm)	• Unit disconnect is mounted on panel
	36-in (914 mm)	• If dimension-B is 12-in (305 mm)
	18-in (457 mm)	• No disconnect, convenience outlet option • Recommended service clearance (use electric screwdriver)
	12-in (305 mm)	• Minimum clearance (use manual ratchet screwdriver)
B	36-in (914 mm)	• Unit has economizer
	12-in (305 mm)	• If dimension-A is 36-in (914 mm)
	Special	• Check for sources of flue products within 10-ft of unit fresh air intake hood
C	36-in (914 mm)	• Side condensate drain is used
	18-in (457 mm)	• Minimum clearance
D	48-in (1219 mm)	• No flue discharge accessory installed, surface is combustible material
	42-in (1067 mm)	• Surface behind servicer is grounded (e.g., metal, masonry wall, another unit)
	36-in (914 mm)	• Surface behind servicer is electrically non-conductive (e.g., wood, fiberglass)
	Special	• Check for adjacent units or building fresh air intakes within 10-ft of this unit's flue outlet

NOTE: Unit not designed to have overhead obstruction. Contact Application Engineering for guidance on any application planning overhead obstruction or vertical clearances.

Chassis 3-4a

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Performance Summary For 48TC-7.5T-E-3PH

Project: Stock Units 2019 02/22/2019
Prepared By: 04:16PM

Electrical Data

Voltage Range:	**187 - 253**
Compressor #1 RLA:	**13.6**
Compressor #1 LRA:	**83**
Compressor #2 RLA:	**13.6**
Compressor #2 LRA:	**83**
Indoor Fan Motor Type:	**MED**
Indoor Fan Motor FLA:	**8.4**
Combustion Fan Motor FLA (ea):	**0.48**
Power Supply MCA:	**43**
Power Supply MOCP (Fuse or HACR):	**50**
Disconnect Size FLA:	**45**
Disconnect Size LRA:	**227**
Electrical Convenience Outlet:	**None**
Outdoor Fan [Qty / FLA (ea)]:	**2 / 1.5**

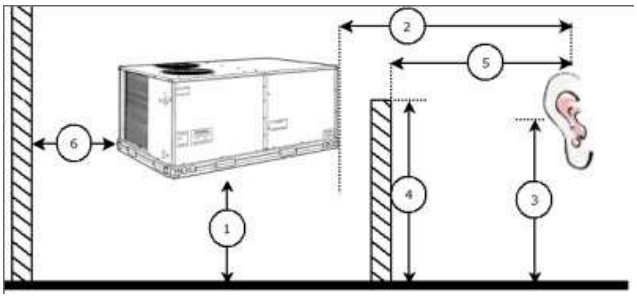
Control Panel SCCR: 5kA RMS at Rated Symmetrical Voltage

Acoustics

Sound Power Levels, db re 10E-12 Watts

	Discharge	Inlet	Outdoor
63 Hz	98.2	95.2	85.8
125 Hz	91.4	86.0	84.3
250 Hz	77.9	73.0	80.5
500 Hz	70.7	66.3	78.7
1000 Hz	67.1	63.3	76.4
2000 Hz	65.7	58.5	72.7
4000 Hz	67.1	57.8	68.3
8000 Hz	69.3	57.4	65.1
A-Weighted	79.4	74.3	82.0

Advanced Acoustics



Advanced Accoustics Parameters

1. Unit height above ground:	**30.0**	ft
2. Horizontal distance from unit to receiver:	**50.0**	ft
3. Receiver height above ground:	**5.7**	ft
4. Height of obstruction:	**0.0**	ft
5. Horizontal distance from obstruction to receiver:	**0.0**	ft
6. Horizontal distance from unit to obstruction:	**0.0**	ft

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Detailed Acoustics Information

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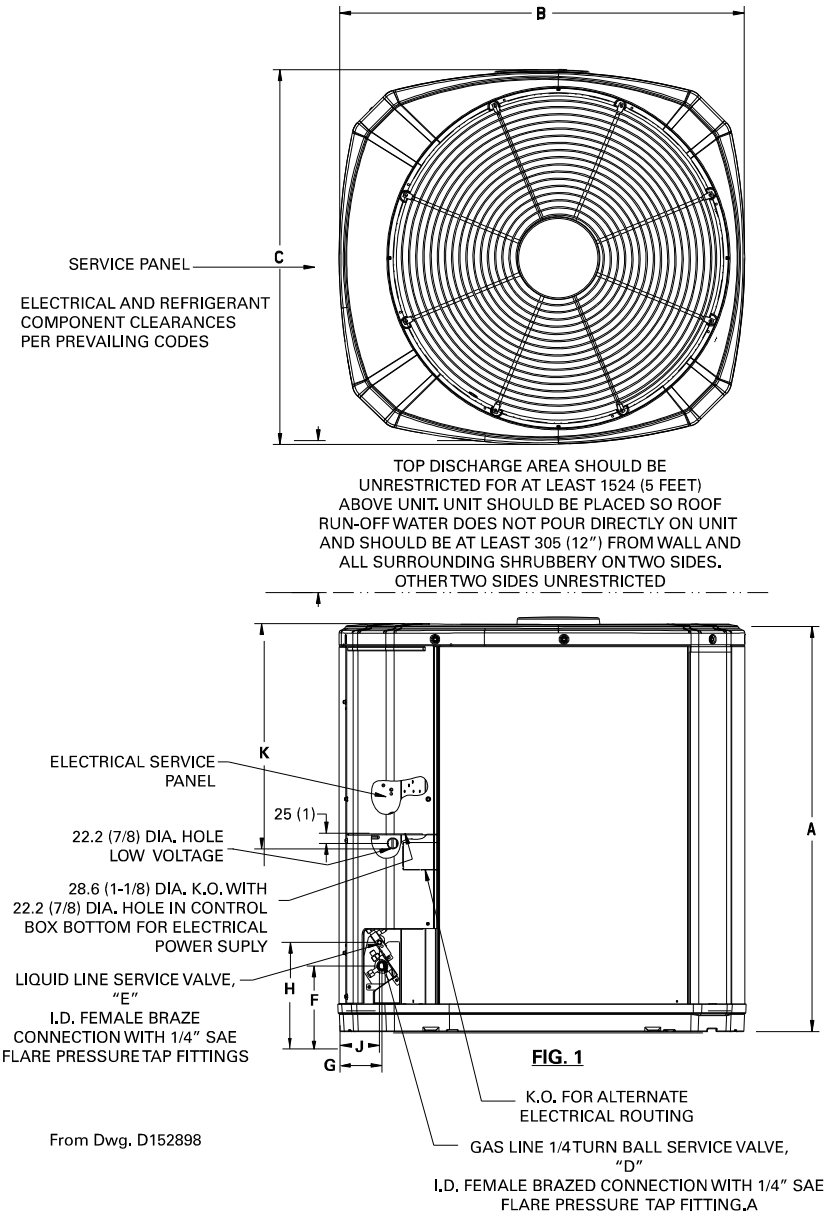

From Dwg. D152898

FIG. 1

Model	Base	A	B	C	D	E	F	G	H	J	K
4TTR3024H	2	730 (28–3/4)	724 (28–1/2)	651 (25–5/8)	3/4	3/8	137 (5–3/8)	65 (2–5/8)	210 (8–1/4)	57 (2–1/4)	457 (18)

SOUND POWER LEVEL									
Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
		63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TTR3024H	74	47.9	60.5	64.1	71.2	71.2	69.0	58.2	51.5
Note: Rated in accordance with AHRI Standard 270–2008									

Product Specifications

OUTDOOR UNIT (a) (b)	4TTR3024H1000N
POWER CONNS. — V/PH/HZ (c)	208/230/1/60
MIN. BRCH. CIR. AMPACITY	18
BR. CIR. PROT. RTG. — MAX. (AMPS)	30
COMPRESSOR	CLIMATUFF®- SCROLL
NO. USED — NO. STAGES	1 — 1
VOLTS/PH/HZ	208/230/1/60
R.L. AMPS (d) — L.R. AMPS	13.5 — 58.3
FACTORY INSTALLED	
START COMPONENTS (e)	NO
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	NO
OUTDOOR FAN	PROPELLER
DIA. (IN.) — NO. USED	18.2 — 1
TYPE DRIVE — NO. SPEEDS	DIRECT — 1
CFM @ 0.0 IN. W.G. (f)	2450
NO. MOTORS — HP	1 — 1/8
MOTOR SPEED R.P.M.	1075
VOLTS/PH/HZ	200/230/1/60
F.L. AMPS	0.90
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS — F.P.I.	1 — 24
FACE AREA (SQ. FT.)	12.89
TUBE SIZE (IN.)	3/8
REFRIGERANT	
LBS. — R-410A (O.D. UNIT) (g)	4 LBS., 11 OZ
FACTORY SUPPLIED	YES
LINE SIZE — IN. O.D. GAS (h)	3/4
LINE SIZE — IN. O.D. LIQ.	3/8
CHARGING SPECIFICATIONS	
SUBCOOLING	10°F
DIMENSIONS	H X W X D
CRATED (IN.)	30.1 x 26.7 x 30
WEIGHT	
SHIPPING (LBS.)	150
NET (LBS.)	130

(a) Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.
(b) Rated in accordance with AHRI standard 270.
(c) Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
(d) This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
(e) No means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter.
(f) Standard Air — Dry Coil — Outdoor
(g) This value approximate. For more precise value see unit nameplate.
(h) Max. linear length 60 ft.; Max. lift — Suction 60 ft.; Max. lift — Liquid 60 ft. For greater length consult refrigerant piping software Pub. No. 32-3312-0* (* denotes latest revision).

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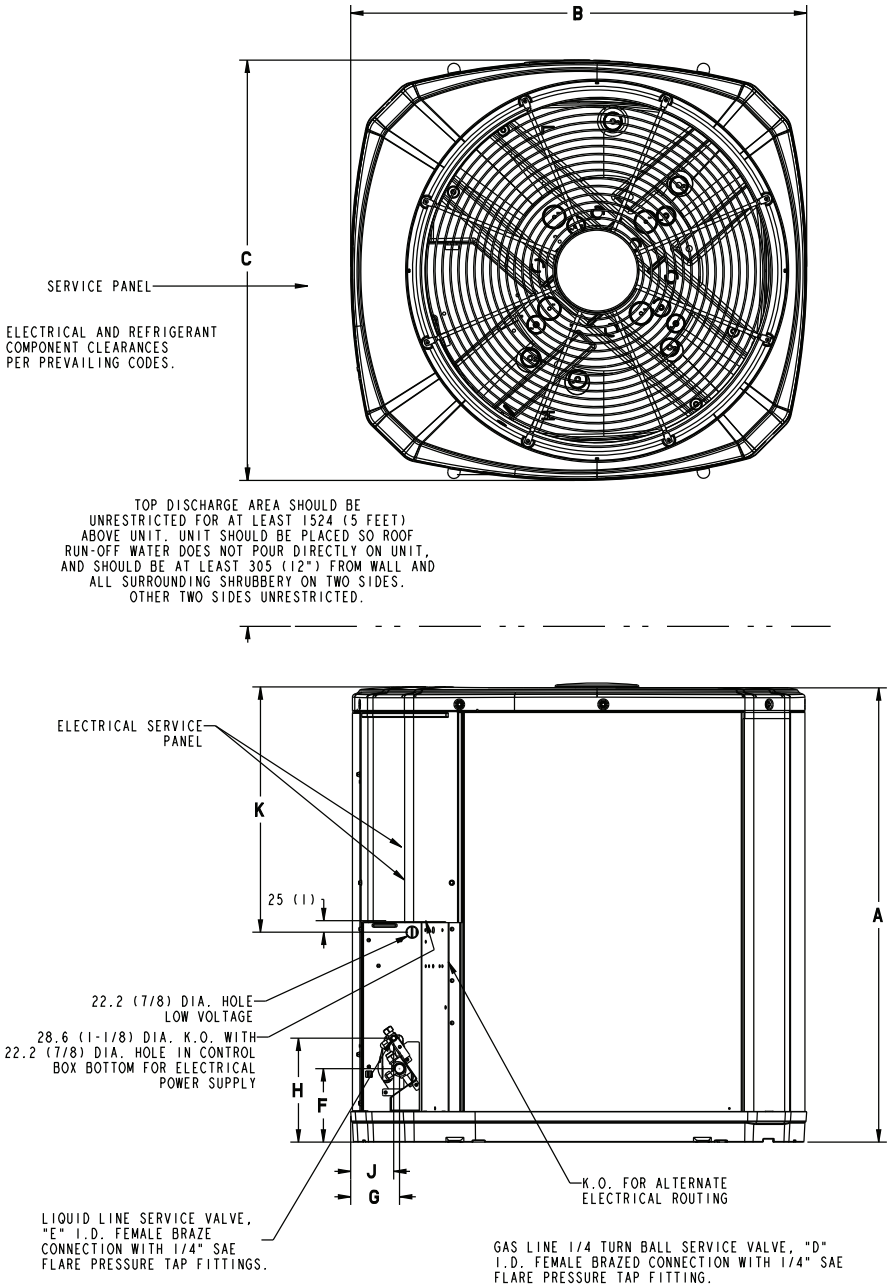

Model	Base	A	B	C	D	E	F	G	H	J	K
4TTR3043A	4	741 (29–1/8)	946 (37–1/4)	870 (34–1/4)	7/8	3/8	143 (5–5/8)	83 (3–1–4)	206 (8–1/8)	70 (2–3/4)	508 (20)

Sound Power Level

MODEL	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power(dB)							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TTR3043A1	72	77.6	68.3	67.4	65.6	67.4	58.2	54.1	47.6

Note: Rated in accordance with AHRI Standard 270–2008 *For Reference Only

Product Specifications

OUTDOOR UNIT [a] [b]	4TTR3043A1000N
POWER CONNS. — V/PH/HZ [c]	208/230/1/60
MIN. BRCH. CIR. AMPACITY	22
BR. CIR. PROT. RTG. — MAX. (AMPS)	35
COMPRESSOR	CLIMATUFF®-SCROLL
NO. USED — NO. STAGES	1 — 1
VOLTS/PH/HZ	208/230/1/60
R.L. AMPS [d] — L.R. AMPS	16.7— 109
FACTORY INSTALLED	
START COMPONENTS [e]	NO (Uses BAYKSKT263)
INSULATION/SOUND BLANKET	NO
COMPRESSOR HEAT	NO
OUTDOOR FAN	PROPELLER
DIA. (IN.) — NO. USED	27.5 — 1
TYPE DRIVE — NO. SPEEDS	DIRECT — 1
CFM @ 0.0 IN. W.G. [f]	4171
NO. MOTORS — HP	1 — 1/5
MOTOR SPEED R.P.M.	835
VOLTS/PH/HZ	200/230/1/60
F.L. AMPS	1.05
OUTDOOR COIL — TYPE	SPINE FIN™
ROWS — F.P.I.	1 — 24
FACE AREA (SQ. FT.)	19.07
TUBE SIZE (IN.)	3/8
REFRIGERANT	
LBS. — R-410A (O.D. UNIT) [g]	6 LBS., 7 OZ
FACTORY SUPPLIED	YES
LINE SIZE — IN. O.D. GAS [h]	7/8
LINE SIZE — IN. O.D. LIQ.	3/8
CHARGING SPECIFICATIONS	
SUBCOOLING	12°F
DIMENSIONS	H X W X D
CRATED (IN.)	34.4 x 35.1 x 38.7
WEIGHT	
SHIPPING (LBS.)	216
NET (LBS.)	184
Optional Accessories:	
Anti-short Cycle Timer	TAYASCT501A
Evaporator Defrost Control	AY28X079
Rubber Isolator Kit	BAYISLT101
Extreme Condition Mount Kit	BAYECMT004
Start Kit	BAYKSKT263
Crankcase Heater Kit	BAYCCHT301
Seacoast Kit	BAYSEAC001
Low Ambient Kit	BAYLOAM103
Refrigerant Lineset [i]	TAYREFLN3*
Service Valve Panel Cover	TAYSVPANL3343AA

[a] Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.
[b] Rated in accordance with AHRI standard 270.
[c] Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
[d] This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
[e] No means no start components. Yes means quick start kit components. Optional kit shown.
[f] Standard Air — Dry Coil — Outdoor
[g] This value approximate. For more precise value see unit nameplate.
[h] Max. linear length 60 ft.; Max. lift — Suction 60 ft.; Max. lift — Liquid 60 ft. For greater length consult refrigerant piping software Pub. No. 32–3312–0* (* denotes latest revision).
[i] * = 15, 20, 25, 30, 40 and 50 foot lineset available.

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City of Portland
Bureau of Development Services
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TRANE®

4TTA3060D-SUB3-1B-EN

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City of Portland
Bureau of Development Services
Planner T
Date 4-7-2021
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SUBMITTAL

5 Ton Split System Cooling — 3 Phase

4TTA3060D

NOTE: All dimensions are in mm/inches.

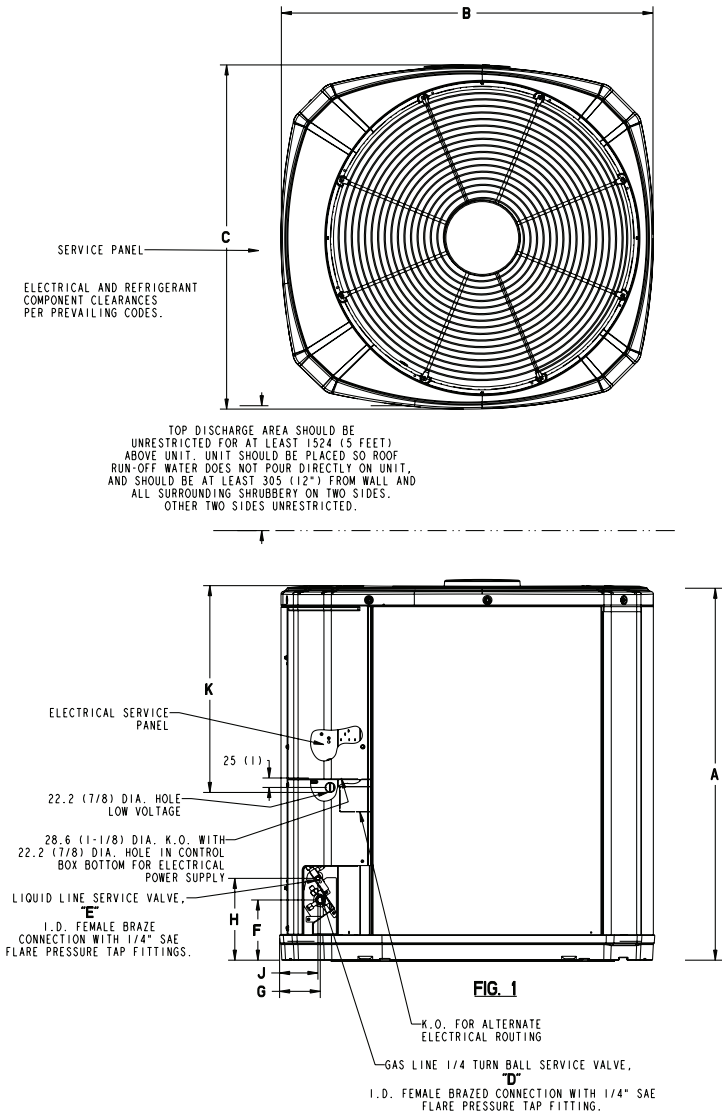


FIG. 1

From Dwg. D152898

Product Specifications

OUTDOOR UNIT ①②	4TTA3060D3000D	4TTA3060D4000D
POWER CONNS. — V/PH/HZ ③	208/230/3/60	460/3/60
MIN. BRCH. CIR. AMPACITY	20	10.3
BR. CIR. PROT. RTG. - MAX. (AMPS)	35	15
COMPRESSOR	SCROLL	SCROLL
NO. USED - NO. SPEEDS	1 - 1	1 - 1
VOLTS/PH/HZ	200/230/3/60	460/3/60
R.L. AMPS ⑦ - L.R. AMPS	15.6 - 110	7.8 - 52
FACTORY INSTALLED		
START COMPONENTS ⑧	NO	NO
INSULATION/SOUND BLANKET	NO	NO
COMPRESSOR HEAT	YES	YES
OUTDOOR FAN	PROPELLER	PROPELLER
DIA. (IN.) - NO. USED	27.6 - 1	27.6 - 1
TYPE DRIVE - NO. SPEEDS	DIRECT - 1	DIRECT - 1
CFM @ 0.0 IN. W.G. ④	4320	4320
NO. MOTORS - HP	1 - 1/5	1 - 1/5
MOTOR SPEED R.P.M.	825	825
VOLTS/PH/HZ	200/230/1/60	460/1/60
F.L. AMPS	.93	0.6
OUTDOOR COIL — TYPE	SPINE FIN™	SPINE FIN™
ROWS - F.P.I.	1 - 24	1 - 24
FACE AREA (SQ. FT.)	24.93	24.93
TUBE SIZE (IN.)	3/8	3/8
REFRIGERANT		
LBS. — R-410A (O.D. UNIT) ⑤	8 LBS., 8 OZ.	8 LBS., 8 OZ.
FACTORY SUPPLIED	YES	YES
LINE SIZE - IN. O.D. GAS ⑥	7/8	7/8
LINE SIZE - IN. O.D. LIQ. ⑥	3/8	3/8
CHARGING SPECIFICATION		
SUBCOOLING	10°F	10°F
DIMENSIONS	H X W X D	H X W X D
CRATED (IN.)	42.4 x 35.1 x 38.7	42.4 x 35.1 x 38.7
WEIGHT		
SHIPPING (LBS.)	261	261
NET (LBS.)	226	226

① Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.
② Rated in accordance with AHRI standard 270.
③ Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
④ Standard Air — Dry Coil — Outdoor
⑤ This value approximate. For more precise value see unit nameplate.
⑥ Max. linear length 60 ft.; Max. lift - Suction 60 ft.; Max lift - Liquid 60 ft. For greater length consult refrigerant piping software Pub. No. 32-3312-0* (* denotes latest revision).
⑦ This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
⑧ No means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter.

MODELS	BASE	FIG.	A	B	C	D	E	F	G	H	J	K
4TTA3060D	4	1	943 (37-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	508 (20)

A-WEIGHTED SOUND POWER LOVEL [dB(A)]									
MODELS	SOUND POWER LEVEL [dB(A)]	A-WEIGHTED FULL OCTOAVE SOUND POWER LEVEL Db - [dB(A)]							
		63	125	250	500	1000	2000	4000	8000
4TTA3060D3	75	80	73	70	72	71	65	63	59
4TTA3060D4	80	47.3	55.7	69	72.7	75.8	69.4	62.2	53.3

Note: Rated in accordance with AHRI Standard 270-2008

LU 21-010600 DZ Exhibit C.12

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1S1E02BA 5400	CABLE GUDRUN	707 SE 12TH AVE	PORTLAND OR 97214
3	RETURN SERVICE REQUESTED		1S1E02BA 5400	GUDRON M CABLE LIV TRUST	6156 SW 67TH PL	PORTLAND OR 97223
4	RETURN SERVICE REQUESTED		1S1E02BA 5500	1110 SE ALDER OZ LLC	210 SE MADISON ST #19	PORTLAND OR 97214
5	RETURN SERVICE REQUESTED		1S1E02BA 5500	JLA PUBLIC INVOLVEMENT INC	921 SW WASHINGTON ST STE 570	PORTLAND OR 97205
6	RETURN SERVICE REQUESTED		1S1E02BA 5500	PORTLAND FEDERATION OF SCHOOL PROF	1110 SE ALDER ST #205	PORTLAND OR 97214
7	RETURN SERVICE REQUESTED		1S1E02BA 5500	SHAWNTE YATES ND LAC LLC	1110 SE ALDER ST STE 201	PORTLAND OR 97214
8	RETURN SERVICE REQUESTED		1S1E02BA 5900	MELCLIFF ASSOCIATES LLC	530 1/2 NW 23RD AVE	PORTLAND OR 97210
9	RETURN SERVICE REQUESTED		1S1E02BA 6800	SPADA PROPERTIES INC	8448 NE 33RD DR SUITE 200	PORTLAND OR 97211-2163
10	RETURN SERVICE REQUESTED		1S1E02BA 7000	WORLDPAC INC	PO BOX 56607	ATLANTA GA 30343
11	RETURN SERVICE REQUESTED		1S1E02BA 7100	STROMME MARK R	2300 SW BROADWAY DR	PORTLAND OR 97201-1607
12	RETURN SERVICE REQUESTED		1S1E02BA 7500	NORCO INC	PO BOX 908	VANCOUVER WA 98666
13	RETURN SERVICE REQUESTED		1S1E02BA 7600	DEE-TEE INC	203 SE ALDER ST STE 206	PORTLAND OR 97214-2156
14	RETURN SERVICE REQUESTED		1S1E02BA 7600	WINGNUT INVESTMENTS LLC	2525 NE 21ST AVE	PORTLAND OR 97212
15	RETURN SERVICE REQUESTED		1S1E02BA 7800	JR INVESTMENT ASSOC LLC	2525 NE 21ST AVE	PORTLAND OR 97212
16	RETURN SERVICE REQUESTED		1S1E02BA 8000	JAMES SCHROEDER	603 SE 12TH AVE	PORTLAND OR 97214-2409
17	RETURN SERVICE REQUESTED	1S1E02BA 8500	OR STATE OF(DEPT OF GENERAL SVCS	OR COMMISSION FOR THE BLIND	1225 FERRY ST SE	SALEM OR 97310-0001
18	RETURN SERVICE REQUESTED		1S1E02BA 8600	STATE OF OREGON	535 SE 12TH AVE	PORTLAND OR 97214
19	RETURN SERVICE REQUESTED		1S1E02BA 8700	JAX EPV LLC	155 NW MILLER RD	PORTLAND OR 97229
20	RETURN SERVICE REQUESTED		1S1E02BA 9000	NORTHWEST MEDICAL INC	1010 SE STARK ST	PORTLAND OR 97214
21				CURRENT RESIDENT	1005 SE WASHINGTON ST	PORTLAND OR 97214
22				CURRENT RESIDENT	1034 SE WASHINGTON ST #1	PORTLAND OR 97214
23				CURRENT RESIDENT	1034 SE WASHINGTON ST #2	PORTLAND OR 97214
24				CURRENT RESIDENT	1034 SE WASHINGTON ST #3	PORTLAND OR 97214
25				CURRENT RESIDENT	1034 SE WASHINGTON ST #4	PORTLAND OR 97214
26				CURRENT RESIDENT	1034 SE WASHINGTON ST #5	PORTLAND OR 97214
27				CURRENT RESIDENT	1035 SE WASHINGTON ST	PORTLAND OR 97214
28				CURRENT RESIDENT	1110 SE ALDER ST #201	PORTLAND OR 97214
29				CURRENT RESIDENT	1110 SE ALDER ST #203	PORTLAND OR 97214
30				CURRENT RESIDENT	1110 SE ALDER ST #204	PORTLAND OR 97214
31				CURRENT RESIDENT	1110 SE ALDER ST #301	PORTLAND OR 97214
32				CURRENT RESIDENT	1110 SE ALDER ST #302	PORTLAND OR 97214
33				CURRENT RESIDENT	602 SE 11TH AVE	PORTLAND OR 97214
34				CURRENT RESIDENT	621 SE 12TH AVE	PORTLAND OR 97214
35				CURRENT RESIDENT	623 SE 12TH AVE	PORTLAND OR 97214
36				CURRENT RESIDENT	633 SE 12TH AVE	PORTLAND OR 97214
37				CURRENT RESIDENT	636 SE 11TH AVE	PORTLAND OR 97214
38				CURRENT RESIDENT	711 SE 11TH AVE #1	PORTLAND OR 97214
39				CURRENT RESIDENT	711 SE 11TH AVE #101	PORTLAND OR 97214
40				CURRENT RESIDENT	711 SE 11TH AVE #102	PORTLAND OR 97214
41				CURRENT RESIDENT	711 SE 11TH AVE #103	PORTLAND OR 97214
42				CURRENT RESIDENT	711 SE 11TH AVE #104	PORTLAND OR 97214
43				CURRENT RESIDENT	711 SE 11TH AVE #105	PORTLAND OR 97214
44				CURRENT RESIDENT	711 SE 11TH AVE #106	PORTLAND OR 97214
45				CURRENT RESIDENT	711 SE 11TH AVE #2	PORTLAND OR 97214
46				CURRENT RESIDENT	711 SE 11TH AVE #201	PORTLAND OR 97214
47				CURRENT RESIDENT	711 SE 11TH AVE #202	PORTLAND OR 97214
48				CURRENT RESIDENT	711 SE 11TH AVE #203	PORTLAND OR 97214
49				CURRENT RESIDENT	711 SE 11TH AVE #204	PORTLAND OR 97214
50				CURRENT RESIDENT	711 SE 11TH AVE #205	PORTLAND OR 97214
51				CURRENT RESIDENT	711 SE 11TH AVE #206	PORTLAND OR 97214
52				CURRENT RESIDENT	711 SE 11TH AVE #21	PORTLAND OR 97214
53				CURRENT RESIDENT	711 SE 11TH AVE #22	PORTLAND OR 97214
54				CURRENT RESIDENT	711 SE 11TH AVE #23	PORTLAND OR 97214
55				CURRENT RESIDENT	711 SE 11TH AVE #24	PORTLAND OR 97214
56				CURRENT RESIDENT	711 SE 11TH AVE #25	PORTLAND OR 97214
57				CURRENT RESIDENT	711 SE 11TH AVE #26	PORTLAND OR 97214
58				CURRENT RESIDENT	711 SE 11TH AVE #27	PORTLAND OR 97214
59				CURRENT RESIDENT	711 SE 11TH AVE #3	PORTLAND OR 97214
60				CURRENT RESIDENT	711 SE 11TH AVE #301	PORTLAND OR 97214
61				CURRENT RESIDENT	711 SE 11TH AVE #302	PORTLAND OR 97214
62				CURRENT RESIDENT	711 SE 11TH AVE #303	PORTLAND OR 97214
63				CURRENT RESIDENT	711 SE 11TH AVE #304	PORTLAND OR 97214
64				CURRENT RESIDENT	711 SE 11TH AVE #305	PORTLAND OR 97214
65				CURRENT RESIDENT	711 SE 11TH AVE #306	PORTLAND OR 97214
66				CURRENT RESIDENT	711 SE 11TH AVE #31	PORTLAND OR 97214

	A	B	C	D	E	F
67				CURRENT RESIDENT	711 SE 11TH AVE #32	PORTLAND OR 97214
68				CURRENT RESIDENT	711 SE 11TH AVE #33	PORTLAND OR 97214
69				CURRENT RESIDENT	711 SE 11TH AVE #34	PORTLAND OR 97214
70				CURRENT RESIDENT	711 SE 11TH AVE #35	PORTLAND OR 97214
71				CURRENT RESIDENT	711 SE 11TH AVE #36	PORTLAND OR 97214
72				CURRENT RESIDENT	711 SE 11TH AVE #37	PORTLAND OR 97214
73				CURRENT RESIDENT	711 SE 11TH AVE #403	PORTLAND OR 97214
74				CURRENT RESIDENT	711 SE 11TH AVE #405	PORTLAND OR 97214
75				CURRENT RESIDENT	711 SE 11TH AVE #406	PORTLAND OR 97214
76				CURRENT RESIDENT	711 SE 11TH AVE #41	PORTLAND OR 97214
77				CURRENT RESIDENT	711 SE 11TH AVE #42	PORTLAND OR 97214
78				CURRENT RESIDENT	711 SE 11TH AVE #43	PORTLAND OR 97214
79				CURRENT RESIDENT	711 SE 11TH AVE #44	PORTLAND OR 97214
80				CURRENT RESIDENT	711 SE 11TH AVE #45	PORTLAND OR 97214
81				CURRENT RESIDENT	711 SE 11TH AVE #46	PORTLAND OR 97214
82				CURRENT RESIDENT	711 SE 11TH AVE #47	PORTLAND OR 97214
83				CURRENT RESIDENT	711 SE 11TH AVE #5	PORTLAND OR 97214
84				CURRENT RESIDENT	711 SE 11TH AVE #6	PORTLAND OR 97214
85				CURRENT RESIDENT	711 SE 11TH AVE #7	PORTLAND OR 97214
86				CURRENT RESIDENT	711 SE 11TH AVE #A	PORTLAND OR 97214
87				CURRENT RESIDENT	711 SE 11TH AVE #B	PORTLAND OR 97214
88				CURRENT RESIDENT	711 SE 11TH AVE #C	PORTLAND OR 97214
89				CURRENT RESIDENT	711 SE 11TH AVE #D	PORTLAND OR 97214
90	RETURN SERVICE REQUESTED	OWNER	1S1E02BA 7200	602 SE 11TH LLC	819 SE MORRISON ST #110	PORTLAND OR 97214-6308
91	RETURN SERVICE REQUESTED	APPLICANT	OREGON HEATING & AC	SANCHEZ JEFF	6950 SW 111TH AVE	BEAVERTON OR 97008
92	RETURN SERVICE REQUESTED		SOUTHEAST UPLIFT	FISHER LEAH	3534 SE MAIN ST	PORTLAND OR 97214
93	RETURN SERVICE REQUESTED		BELMONT AREA BUSINESS ASSOCIATION	C/O SEUL	3534 SE MAIN ST	PORTLAND OR 97214
94	RETURN SERVICE REQUESTED		BUCKMAN COMMUNITY ASSOCIATION	OLSON NICK AND BAKER JOSH	3534 SE MAIN ST	PORTLAND OR 97214
95	RETURN SERVICE REQUESTED		CENTRAL CITY PLAN DISTRICT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
96	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL EASTSIDE INDUSTRIAL COUNCIL	PO BOX 14251	PORTLAND OR 97293
97	RETURN SERVICE REQUESTED		CENTRAL EASTSIDE INDUSTRIAL COUNCIL	DAN YATES	110 SE CARUTHERS ST	PORTLAND OR 97214
98	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97209
99	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
100	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
101	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
102	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
103	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
104					DAWN KRANTZ	B299/R5000
105					PROSPER PORTLAND	129/PROSPER
106	RETURN SERVICE REQUESTED		21-010600 PROP 2-25-21	CASE FILE NIELSEN	1900 SW 4TH AVE #5000	PORTLAND OR 97201

City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: February 25, 2021

To: Interested Person

From: Benjamin Nielsen, Land Use Services
503-865-6519/Benjamin.Nielsen@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on March 18, 2021**. **Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-010600 DZ, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-010600 DZ
NEW ROOFTOP MECHANICAL UNITS AND FANS

Applicant/ Representative: Jeff Sanchez, Oregon Heating & AC
6950 SW 111th Ave, Beaverton, OR 97008
jsanchez@oregonheating.com, (503) 572-6984

Owner on Record: 602 SE 11th LLC
819 SE Morrison St #110, Portland, OR 97214-6308

Site Address: 602 SE 11TH AVE

Legal Description: BLOCK 243 LOT 1-3, EAST PORTLAND
Tax Account No.: R226516270
State ID No.: 1S1E02BA 07200
Quarter Section: 3131

Neighborhood: Buckman, contact Josh Baker and Nick Olson at buckmanlandusepdx@gmail.com
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313

Plan District: Central City - Central Eastside
Zoning: EXd – Central Employment with Design Overlay

Case Type: DZ – Design Review

Procedure: Type II – an administrative decision with appeal to the Design Commission.

Proposal:
The applicant requests Design Review approval to install new mechanical equipment on the rooftop of an existing building in the Central Eastside Subdistrict of the Central City Plan District, including one new rooftop gaspack unit (RTU) on a new curb, three new outside air dampers, five new air conditioning condenser units, and three new exhaust fans.

Design Review approval is required for non-exempt exterior alterations in the Design Overlay zone of the Central City Plan District.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on February 2, 2021 and determined to be complete on February 18, 2021.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at https://www.portland.gov. A digital copy of the Portland Zoning Code is available online at https://www.portlandoregon.gov/zoningcode.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the

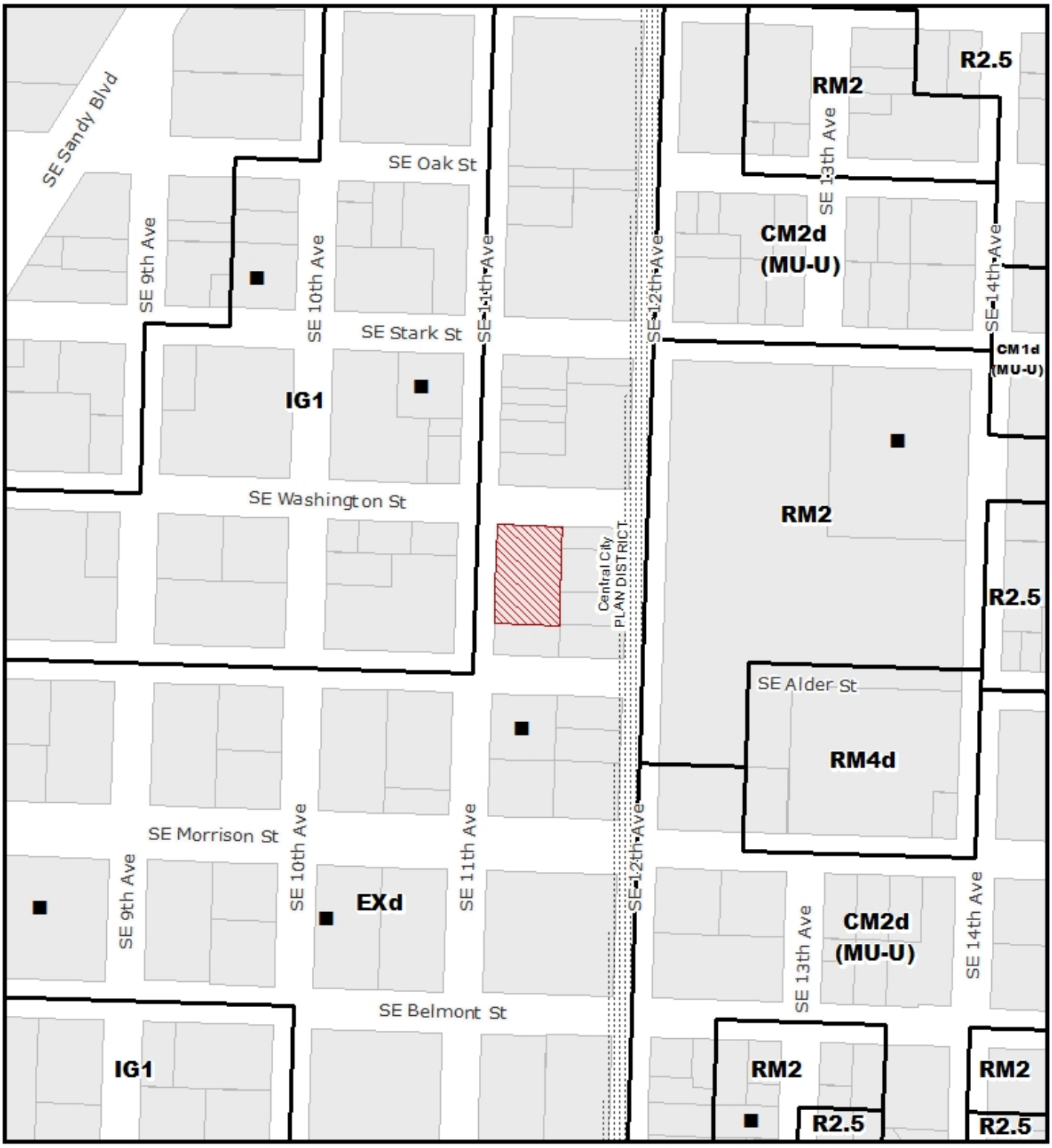
review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:
Zoning Map
Roof/Site Plan



ZONING

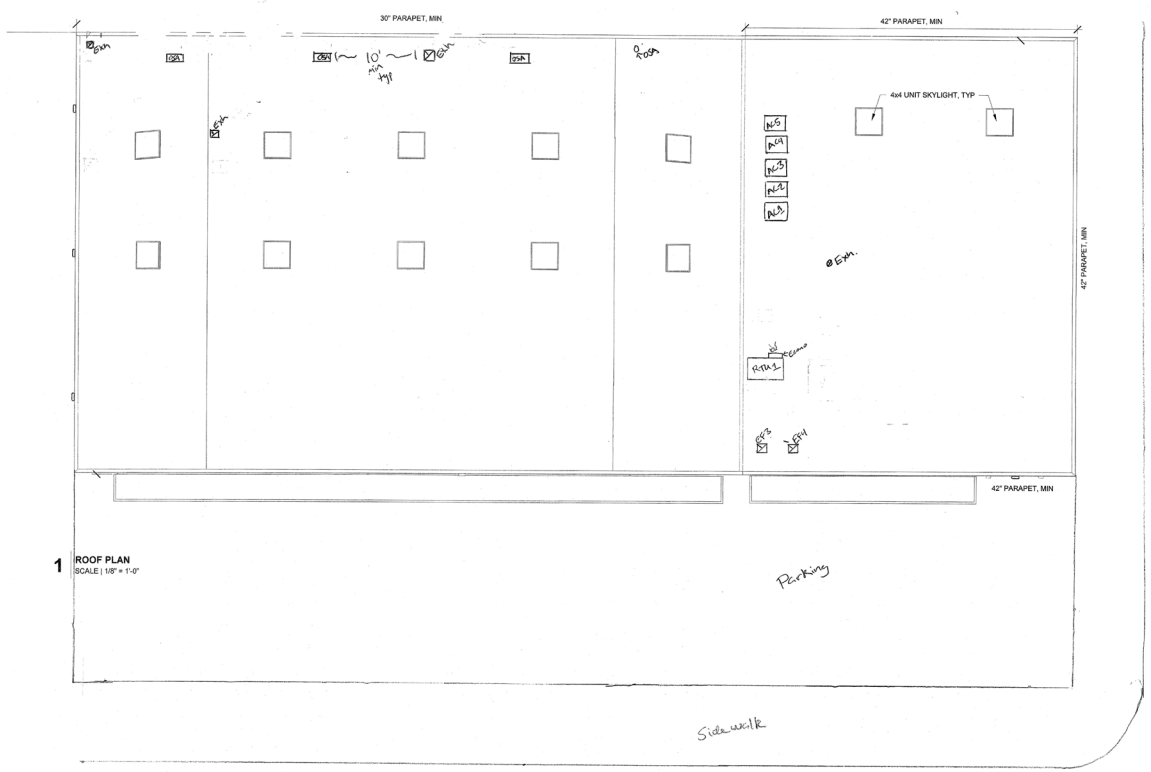
NORTH

CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT

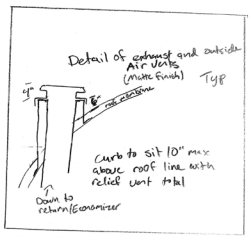
Site

Historic Landmark

File No.	LU 21 - 010600 DZ
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BA 7200
Exhibit	B Feb 03, 2021



1 ROOF PLAN
SCALE | 1/8" = 1'-0"



Oregon Heating
& Air Conditioning

Scope of Work

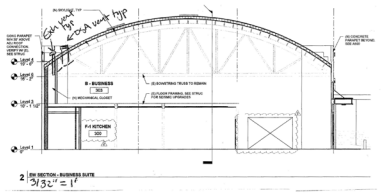
Oregon Heating and Air Conditioning will perform the following scope of work:

1. Provide and install new rooftop gaspack unit on new curb. Use curb clips.
2. Provide and install (5) new gas furnaces for building as shell.
3. Provide and install (5) new AC's for building as shell.
4. Provide and install (3) ceiling mount exhaust fan for restroom.
5. Provide and install (2) roof mount exhaust fans.
6. Ducting and air distribution as drawn.
7. Gas piping final connection at new RTU and gas furnaces.

Equipment Schedule

RTU1- Carrier 48TCED08A2A5- 7.5 ton. 208/3/60, 43MCA, 50MOCP. 92,000 BTU cooling, 14.1 seer. 180,000 Btu input gas, 80% AFUE. 885#. Economizer.
F1- Trane S9X1C080UP4PSBA- 4 ton max capacity 115/1/60, 10.3 MCA, 15 MOCP 80,000 BTU gas input 96% AFUE. Motorized OSA damper 127#
F2- Trane S9X1C060UP4PSBA- 3 ton max capacity 115/1/60, 10.3 MCA, 15 MOCP 60,000 BTU gas input 96% AFUE Motorized OSA damper 114#
F3- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
F4- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
F5- Trane S9X1C100UP5PSBA- 5 ton max capacity 115/1/60, 13.3 MCA, 15 MOCP 100,000 BTU gas input 96% AFUE Mixing box economizer 215#
AC1- Trane 4TTR3043A1000A- 3.5 ton 208/1/60, 22MCA, 35MOCP. 42,000 BTU cooling, 14 SEER. 184#
AC2- Trane 4TTR3024A1000A-2. ton 208/1/60, 18MCA, 30MOCP. 24,000 BTU cooling, 14 SEER. 130#
AC3- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
AC4- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
AC5- Trane 4TTA3060D3000D- 5 ton. 208/3/60, 20MCA, 35 MOCP. 60,000 BTU cooling, 14 SEER. 226#
EF1- Existing.
EF2- Nutone AEN110- 90 cfm @ 0.25sp. On switch.
EF3- Greenheck GB-80-D- 350 cfm @ 0.25sp on cooling stat.
EF4- Greenheck GB-85-D- 450 cfm @0.25sp continuous run.

Matte finish on all mechanical equipment (typ)



2 SECTION - BUSINESS SUITE
3/32" = 1'

MOUNT WHITNEY BLDG REMODEL
602 SE 11TH AVE PORTLAND, OR 97214

PERMIT ISSUE

△	DESCRIPTION	DATE
A	PERMIT REVIEW	Date 1

OHAC
CCB # 137653

ROOF/SITE PLAN
M1.0

LU 21-010600 DZ

LU 21-010600 DZ Exh D2

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds

Land Use Review Application

File Number: LU 21-010600 DZ

FOR INTAKE, STAFF USE ONLY

Date Rec 2/2/21 by ejd

☐ Type I ☐ Type Ix ☒ Type II ☐ Type IIx ☐ Type III ☐ Type IV

LU Reviews DZ

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] 100-year Flood Plain [Y] [N] DOGAMI

Qtr Sec Map(s) 3131 Zoning EXd

Plan District CC-CENTRAL EASTSIDE

Historic and/or Design District CC-CENTRAL EASTSIDE

Neighborhood BUCKMAN

District Coalition SEU

Business Assoc CENTRAL EASTSIDE INDUSTRIAL

Related File # MT 21-002658

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly. Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site Address or Location 602 SE 11th Ave

Cross Street _____ **Sq. ft./Acreage** _____

Site tax account number(s)

R R150552 **R** _____ **R** _____

R _____ **R** _____ **R** _____

Adjacent property (in same ownership) tax account number(s)

R _____ **R** _____ **R** _____

Describe project (attach additional page if necessary)

We are adding new mechanical exhaust and fresh air penetrations on existing barrel roof. Existing mechanical unit has been demo'd.

Describe proposed stormwater disposal methods

NA

Identify requested land use reviews

Design for renovation.
Tier E

- **Design & Historic Reviews -** For **new development**, provide project valuation. $ _____
  For **renovation**, provide exterior alteration value. $ 2,000.00
  AND provide total project valuation. $ _____
- **Land Divisions -** Identify number of lots (include lots for existing development). _____
  New street (public or private)? ☐ yes ☑ no
- **Affordable Housing -** For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater? ☐ yes ☑ no ☐ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name Jeff Sanchez ☑ I acknowledge this typed name as my signature

Company/Organization Oregon Heating & AC

Mailing Address 6950 SW 111th Ave

City Beaverton State OR Zip Code 97008

Day Phone 503-572-6984 FAX email Jsanchez@oregonheating.com

Check all that apply ☒ Applicant ☐ Owner ☐ Other

Typed Full Name ☐ I acknowledge this typed name as my signature

Company/Organization

Mailing Address

City State Zip Code

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Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my under-standing and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Jeff Sanchez Date: 02/02/21

Phone number: 503-572-6984

Email this application and supporting documents to LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application.