



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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**Date:** May 5, 2015  
**To:** Interested Person  
**From:** Puja Bhutani, Land Use Services  
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## **NOTICE OF A TYPE I 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, including the written response to the approval criteria and to public comments received on this application, 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 15-137476 HRM – MECHANICAL INSTALL**

#### **GENERAL INFORMATION**

**Applicant:** Brian Adams / Comfort Solutions  
Po Box 1233 / Clackamas OR 97015

**Owner:** Alistair Bahar  
2324 NW Hoyt St / Portland OR 97210

**Site Address:** 2324 NW HOYT ST

**Legal Description :** BLOCK 16 E 1/2 OF LOT 6, KINGS 2ND ADD  
**Tax Account No. :** R452302620  
**State ID No. :** 1N1E33BC 04200  
**Quarter Section :** 3027  
**Neighborhood :** Northwest District, contact John Bradley at 503-313-7574.  
**Business District :** Nob Hill, contact Mike Conklin at 503-226-6126.  
**District Coalition :** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Historic District :** Alphabet Historic District  
**Other Designation :** Contributing structure in the Alphabet Historic District  
**Zoning:** R1- Residential 1000, Multi Dwelling Residential Zone  
**Case Type:** HRM- Historic Resource Review with Modification Review  
**Procedure:** Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

#### **Proposal:**

The applicant seeks approval to install one new outdoor inverter ductless heat pump on the ground in the backyard. It is located near the southeast corner of the house and along the inside of the east boundary fence. It measures 35-7/16"x 30-5/6"x 12-5/8", and has a sound pressure level of 54dBA. A refrigerant line hide cover, 6"wide and 3"diameter, will exit the backyard and run 86" along the lower east façade before entering the basement. Another

refrigerant line hide cover is proposed on the west façade, where it exits the basement and rises 180” to enter the first floor. The line covers will be painted to match the house color.

The applicant is requesting a **Modification** to 33.120.280 c.1, to allow location of the proposed heat pump in the existing side yard setbacks.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with approval criteria of Title 33, Portland Zoning Code. The relevant approval criteria are:

- 33.846 Historic Resource Review
- 33.846.070 Modifications considered during Historic Review
- 33.846.060E Community Design Guidelines, Historic Alphabet District Community Design Guidelines Addendum

## ANALYSIS

**Site and Vicinity:** The 2500 SF subject site is a primary contributing residence to the Alphabet Historic District and is therefore significant as part of the larger grouping of residential development that occurred in the Northwest neighborhood. It fronts onto N.W Hoyt Street on an elevated lot and is located between a surface parking lot of a two story commercial building on the east and a single family residence on the west. The existing two story building was built in 1890 and is considered a fair example of a Vernacular Queen Anne Style residence. It is a wood frame, two-story building with a daylight basement and concrete foundation. The main entrance is on the north façade, with a small gabled porch, a boxed cornice pediment and a wooden rail. The west and east facades have a gabled dormer with projecting verges and casement windows.

The Alphabet Historic District is an area of Portland significant for its concentration of intact late 19<sup>th</sup> and early 20<sup>th</sup> Century middle class housing stock and small-scale commercial buildings. Of special note are the many mid-sized apartment and institutional buildings, of which the Roselyn Apartments is one. Many of these are in the various Period Revival styles, e.g. Tudor, Spanish Colonial, Byzantine, etc. The area is also characterized by narrower tree-lined residential streets crossed by occasional more robust commercial avenues.

**Zoning:** The Residential, 1000 R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. The current use of single family residential on this site is allowed by right in this zone.

The Historic Resource Protection overlay zone overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties

**Land Use History:** City records indicate there are no prior land use reviews for this site.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **April 16, 2015**. There with no issues or concerns about the proposal from any Bureau.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **April 16, 2015**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **Title 33.846, Historic Reviews**

#### **Purpose of Historic Design Review**

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

#### **Historic Design Review Approval Criteria**

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is located within the Alphabet Historic District. Therefore the proposal requires Historic Design Review approval. The applicable design guidelines are the Community Design Guidelines and the Historic Alphabet District Community Design Guidelines Addendum [33.846.060 E.1.c]

### **Historic Alphabet District - Community Design Guidelines Addendum**

These guidelines were adopted on September 5, 2000 and were developed to work with the Community Design Guidelines to provide a set of guidelines specific to the district.

### **Community Design Guidelines**

These guidelines provide the constitutional framework for all design review areas outside the Central City that are not covered by their own specific area design guidelines. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other transportation systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

*Staff has considered all guidelines and only has addressed those considered applicable to this proposal. Historic Alphabet District Guidelines and Community Design Guidelines are addressed concurrently.*

### **Historic Alphabet District Approval Criteria**

**1. Historic Changes.** Most properties change over time; those changes that have acquired historic significance will be preserved.

**Findings:** The subject building is classified as a contributing structure within the Historic Alphabet District. The proposed work is limited to the installation of a new outdoor inverter ductless heat pump on the ground in the backyard, and covered refrigerant lines on the east and west façade. The heat pump is not visible from the street or the adjacent property, and the refrigerant line covers have been painted to match the color of the house. The proposed installations retain the historically significant elements on the building, allowing the building's overall character to remain unchanged. *This criterion is therefore met.*

**2. Differentiate New from Old.** New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

**Findings:** Historically significant aspects of the building's architecture remain unaffected by the addition of the proposed mechanical unit and covered refrigerant

lines. Furthermore, the proposed equipment and materials are easily identified as modern additions due to their material composition and design. The equipment is either not visible from the street or has been painted to match the house color and will therefore have minimal visual impact on the building. *This criterion is therefore met.*

**3. Hierarchy of Compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

**Findings:** The scale and location of the proposed mechanical unit and refrigerant line covers are sensitive to the architectural character of the subject building, adjacent properties, and the wider historic district. The heat pumps location on the ground within the fenced rear backyard ensures that it is essentially not visible from the street or adjacent property. The refrigerant line covers are painted to blend in with the color of the house. *This criterion is therefore met.*

### **Community Design Guidelines**

**D6. Architectural Integrity.** Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

**D7. Blending into the Neighborhood.** Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

**D8. Interest, Quality, and Composition.** All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

**Findings for D6, D7 & D8:** The location and size of the proposed mechanical equipment ensure that the proposal retains the integrity and quality of the subject building, and that of the surrounding neighborhood. The location of the heat pump on the ground, in the fenced in rear yard ensures that it is essentially not visible from the street or adjacent property. The refrigerant line covers are painted to blend into the house and therefore minimize their visual impact on the building and the neighborhood. *This criterion is therefore met.*

### **33.846.070 Modifications Considered During Historic Resource Review**

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic resource review process. These modifications are done as part of historic resource review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through historic resource review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. **Purpose of the standard.**
  1. The resulting development will meet the purpose of the standard being modified; or
  2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

**Approval of the Modification request to allow location of the proposed heat pump in the existing side yard setbacks PZC 33.120.280 C.1.**

*Purpose Statement.* This section regulates structures that are incidental to primary buildings to prevent them from becoming the predominant element of the site. The standards provide for necessary access around structures, help maintain privacy to abutting lots, and maintain open front yard areas.

*Standard. 33.120.280 C.1.* Mechanical equipment. Mechanical equipment includes items such as heat pumps, air conditioners, emergency generators, and water pumps. Mechanical equipment is not allowed in required front, side, or rear setbacks.

- A. Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

**Findings:** The modification to locate the mechanical unit in the side setback will better meet the approval criteria for the historic resource review. The existing structure is non conforming with respect to its side setbacks- the east building line is only 16 inches from the property line, while its west building line is only 3 feet from the adjacent house. Furthermore, the backyard is almost entirely occupied by an in-ground swimming pool. In order to meet the side setback standard, the mechanical unit will have to be located in the front yard driveway rendering it entirely visible from the street as well as the neighboring structure. Alternatively, the mechanical unit would have to be bolted to the rear façade of the building, negatively impacting the exterior of this contributing residence. Therefore the proposed side yard setback modification better meets the Historic Alphabet District Approval Criteria 2&3 and Community Design Criteria D 6, 7& 8. *This criterion is therefore met.*

- B. Purpose of the standard.** *The resulting development will meet the purpose of the standard being modified.*

**Findings:** The modification to locate the mechanical unit in the side setback of the rear yard will meet the purpose of the standard being modified. The proposed location of the mechanical unit will maintain access around structures. Since it is screened by the rear yard fence it will help maintain privacy to abutting lots and also maintain open front yard areas. *This criterion is therefore met.*

*Therefore this Modification merits approval.*

## **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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. Locating the mechanical unit in the backyard, and painting all refrigerant line covers to match the house will have minimal impact on the historic character of the residence, and also retains the character of the Alphabet Historic District. The proposed side setback modification for the mechanical unit's location meets the purpose of the standard, and also better meets the historic resource approval criteria. This proposal, therefore, meets the applicable Historic Resource Review criteria and modification criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of Historic Design Review with a Modification Review for installation of the following equipment for 2324 NW Hoyt Street, a contributing structure in the Alphabet Historic District.

- One outdoor inverter ductless heat pump on the ground measuring 35-7/16"x 30-5/6"x 12-5/8", and with a sound pressure level of 54dBA.
- A refrigerant line hide cover, 6"wide and 3"diameter, to exit the backyard and run 86" along the lower east façade before entering the basement. The lines will be painted to match the house color.
- A refrigerant line hide cover on the west façade, exiting the basement and rising 180" to enter the first floor. The lines will be painted to match the house color.

Approved per the approved site plans, Exhibits C-1 through C-3 signed and dated 5/1/2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-137476 HRM."

**Staff Planner: Puja Bhutani**

**Decision rendered by:**  **on (5/1/2015.)**  
By authority of the Director of the Bureau of Development Services

**Decision mailed May 1<sup>st</sup> 2015.**

**Procedural Information.** The application for this land use review was submitted on March 20, 2015, and was determined to be complete on **April 9, 2015.**

*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 March 20, 2015.

*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.

**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.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Recording the final decision.**

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **May 6<sup>th</sup>, 2015**. The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder’s office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. 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 for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

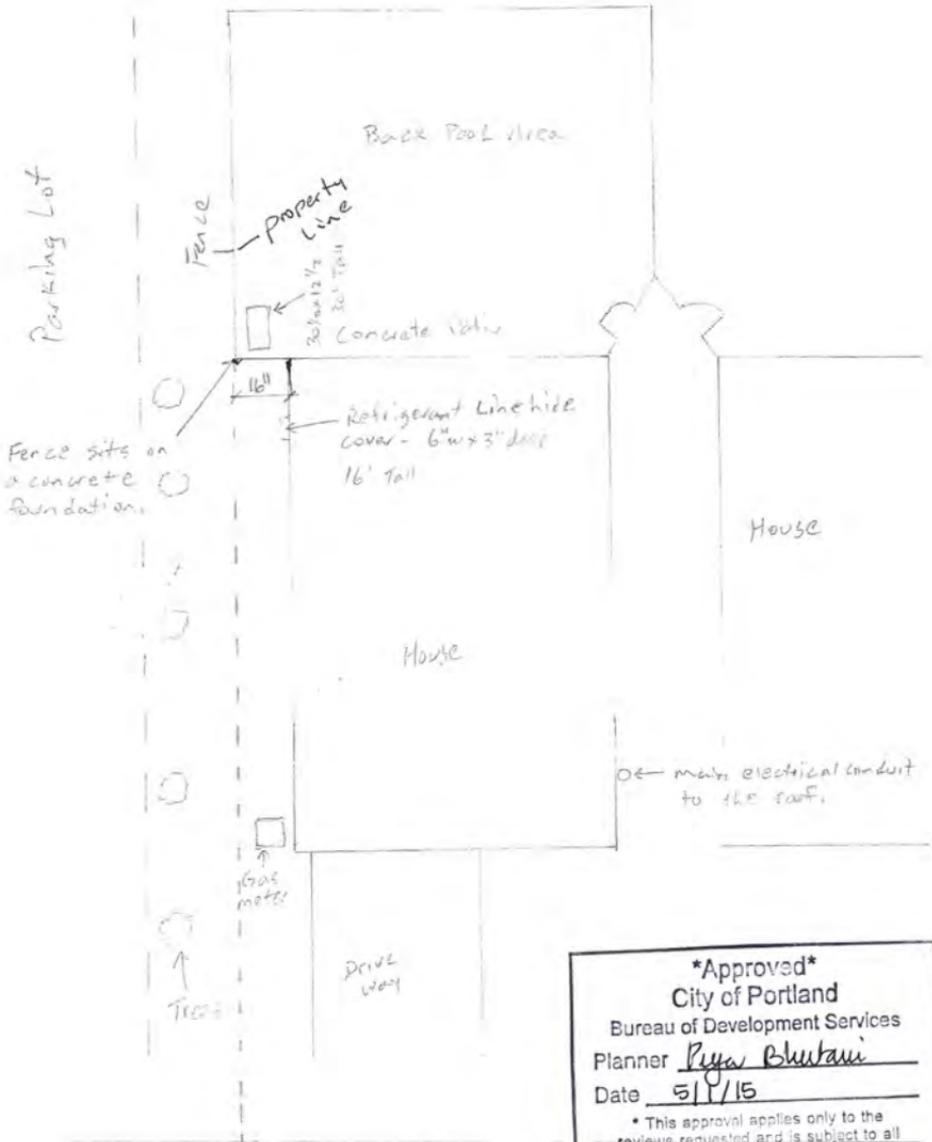
**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Elevations (attached)
    - 2.1 East Elevation (attached)
    - 2.2 West Elevation (attached)
    - 2.3 Heat pump location (attached)
  - 3. Daikin AC Data Sheet
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: none received
- F. Correspondence: none 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).**





**\*Approved\***  
 City of Portland  
 Bureau of Development Services  
 Planner Piya Bhutani  
 Date 5/1/15

• This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Hoyt St.

W 15 - 137476 HK

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 N  
 EXHIBIT C.1

2324 NW Hoyt Street: Basic to scale drawing of the east elevation of the house



\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner Piya Bhutani  
 Date 6/1/15

\* This approval applies only to the reviews requested and is subject to all conditions of approval.  
 Additional zoning requirements may apply.

Exact location of refrigerant line hide cover

The refrigerant line hide cover shall exit the backyard and travel 86 inches on the facade before entering the house near the existing dryer vent. It is 6" wide x 3" diameter and resembles a gutter pipe. It shall be painted to match the house color. The east side of the house sits by a parking lot's driveway and is completely bordered by very tall hedge plants obstructing view of the east elevation. The affected area is blocked by hedge but for sake of clarity the drawing does not show the hedge there.

2324 NW Hoyt  
West Elevation

To enter first  
floor refrigerant  
line branches off  
and travels 144  
inches to enter  
first floor

Gutter

Electric  
service

Refrigerant line  
exits basement &  
rises 180 inches  
to the top floor

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner Puja Bhutani  
Date 5/1/15

\* This approval applies only to the  
reviews requested and is subject to all  
conditions of approval.  
Additional zoning requirements may apply.

W 15-137476 HK EXHIBIT 2-2

2324 NW Hoyt St

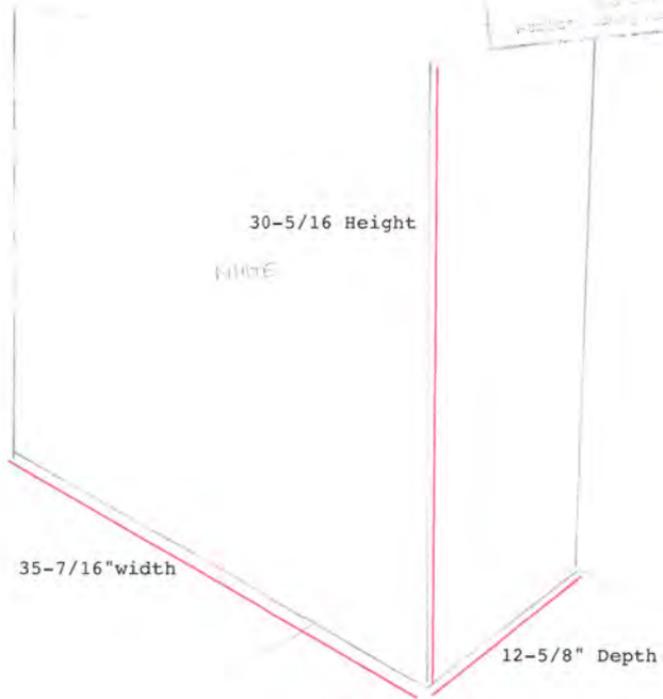
S.E. of backyard/fence showing the proposed heat pump placed inside the backyard by the boundary fence and not mounted to the facade of the house.

The heat pump (white colored) is fully invisible

from the outside as the entire backyard is surrounded by a tall double fence.

Driveway of a parking lot is on the other side of the fence.

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner Pujan Bhutani  
Date 5/1/15  
This approval applies only to the  
conditions stated and is subject to all  
regulatory requirements may apply.



W 15-137476 HK

Exhibit 2-3

Project Name: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Engineer: \_\_\_\_\_  
 Submitted to: \_\_\_\_\_  
 Submitted by: \_\_\_\_\_  
 Reference: \_\_\_\_\_

Approval: **\*Approved\***  
 City of Portland  
 Bureau of Development Services  
 Date: \_\_\_\_\_  
 Construction Planner: Puju Bhutani  
 Unit #: \_\_\_\_\_  
 Drawing #: \_\_\_\_\_ Date: 9/11/15

\* This approval applies only to the review requested and is subject to all conditions of approval. Additional requirements may apply.

### Performance

Indoor Unit Model No: \_\_\_\_\_ Mixed  
 Outdoor Unit Model No: 4MXS32GVJU  
 Cooling Capacity (Btu/hr): 32000  
 Sensible Capacity (Btu/hr): 0  
 Cooling Input Power (kW): \_\_\_\_\_  
 Cooling EER (Btu/hr / kW): 9.35  
 SEER: 15.25  
 Heating Capacity (Btu/hr): 34000  
 Heating Input Power (kW): \_\_\_\_\_  
 Heating COP (Btu/hr / Btu/hr): 3.2  
 HSPF: 8.6

Indoor Unit Type: \_\_\_\_\_  
 Condensing Unit Type: 4 Zone Multi Heat Pump  
 Cooling Nominal Conditions: Indoor: 80°F DB/67°F WB  
 Outdoor: 95°F DB/75°F WB  
 Water Cooled:  
 Heating Nominal Conditions: Indoor: 47°F DB/43°F WB  
 Outdoor: 47°F DB/43°F WB  
 Water Cooled:  
 Nominal Piping Length: 25  
 Nominal Height Separation: 0  
 Nominal Water Flow Rate: \_\_\_\_\_

### Indoor Unit Details

Power Supply (V/Hz/Ph): \_\_\_\_\_ N/A  
 Power Supply Connections: \_\_\_\_\_  
 Min. Circuit Amps MCA (A): \_\_\_\_\_  
 Max. Fusible Amps MFA (A): \_\_\_\_\_  
 Dimensions (HxWxD): \_\_\_\_\_ N/A  
 Panel (HxWxD): \_\_\_\_\_ N/A  
 Net Weight (lbs): \_\_\_\_\_  
 Weight with Panel (lbs): \_\_\_\_\_

Airflow Rate (CFM wet coil) \_\_\_\_\_ N/A  
 Moisture Removal (p/h): \_\_\_\_\_  
 Gas Pipe Connection (inch): \_\_\_\_\_  
 Liquid Pipe Connection (inch): \_\_\_\_\_  
 Condensate Connection (inch): \_\_\_\_\_  
 Sound Pressure Level (dBA): \_\_\_\_\_  
 Sound Power Level (dBA): \_\_\_\_\_  
 Nominal External Static Pressure (inH2O) \_\_\_\_\_  
 Max Ext Static Pressure (inH2O) \_\_\_\_\_

### Condensing Unit Details

Power Supply (V/Hz/Ph): 208-230/60/1ph  
 Power Supply Connections: L1, L2, Ground  
 Min. Circuit Amps MCA (A): 18  
 Max. Fusible Amps MFA (A): 20  
 Max. Starting Current MSC(A): 13.8  
 Rated Load Amps RLA (A): 12.1  
 Total Overcurrent Amps (A): \_\_\_\_\_  
 Dimensions (HxWxD): 30-5/16x35-7/16x12-5/8  
 Net Weight (lbs): 168  
 Compressor Type: Inverter  
 Capacity Control Range (%): \_\_\_\_\_  
 Capacity Index Limit: \_\_\_\_\_

Airflow Rate (CFM): 2062  
 Gas Pipe Connection (inch): data book  
 Liquid Pipe Connection (inch): 1/4 x4  
 H/L Pressure Connection (inch): \_\_\_\_\_  
 H/L Equalizing Connection (inch): \_\_\_\_\_  
 Water Inlet Connection (inch FPT): \_\_\_\_\_  
 Water Outlet Connection (inch FPT): \_\_\_\_\_  
 Condensate Drain Outlet (inch FPS): \_\_\_\_\_  
 Sound Pressure Level (dBA): 54  
 Sound Power Level (dBA): \_\_\_\_\_  
 Unit Heat Rejection (kW): \_\_\_\_\_  
 Max. No. of Indoor Units: 4

### System Details

Refrigerant Type: R-410A  
 Holding Refrigerant Charge (lbs): 6.83  
 Additional Charge (oz/ft): 0.22  
 Pre-charge Piping (Length ft): 131.6 ft  
 Max. Pipe Length (Total ft): 230/82 ft  
 Max. Pipe Length (Vertical ft): 49.2 ft

Cooling Operation Range (°F): 14 - 115  
 Cooling Range w/Baffle (°F): 14 - 115  
 Heating Operation Range (°F): 5 - 72  
 Heating Range w/Baffle (°F): 5 - 72  
 Cooling Inlet Water Temp (°F): \_\_\_\_\_  
 Heating Inlet Water Temp (°F): \_\_\_\_\_  
 Water Flow Range (GPM): \_\_\_\_\_