

The Sacramento Lofts

506-528 NE Sacramento St.
Portland, OR 97212



INTRODUCTION

The Sacramento Lofts is a high-end, sustainable community of eight homes located in the heart of downtown Northeast Portland. Designed with the highest standards of energy efficiency, indoor air quality and environmental responsibility in mind, our homes are guaranteed to help you live a cleaner, greener lifestyle. The Lofts have achieved an Earth Advantage Platinum Certification, and are constructed with a blend of the best sustainable building practices and materials on the market.

ECOROOF

The Ecoroofs at the Sacramento Lofts were not initially designed into the project, but were added near the end of the framing process. They were added for several reasons. First, our philosophy towards the project intended to promote the practice of social responsibility in every possible area of the build process. Secondly, we believed the additional cost would be offset by the marketing value and appeal to future clients. And Finally, the offset of some costs through city incentives helped to solidify our resolve to create and aesthetically appealing and socially responsible green roof space at the Lofts.

Additional framing at the lower six



roofs was necessary in order to bear the new amount of weight of the soils and plants in the ecoroof assembly. We achieved proper load bearing capacities by doubling of roof joists and adding a few additional straps to the existing engineered framing.

As for the soil and growing material, we opted to install the Liveroof system which is a modular roof system. All of the plants are pre-grown in trays which, upon maturity are placed upon the roof. The plants are drought resistant variations of sedum, and need little maintaining. The tray system of Liveroof alleviates the hassle of loose and erodible soils on the roof surface. Very little watering is necessary and the medial growth stages of the plants have already occurred before installation, so there is little risk of planting not taking or failing. After the modular trays were set, decorative rock was lifted to the roof to provide the finishing decorative touches.



ECOROOF BENEFITS



Environment: improved mental and physical health to exposure to natural environment.

Heat Island Mitigation: Helps Reduce reflective heat, and cools the air. Reduces pollution,

Storm water Reduction: Mitigates the amount of run-off on project. Water is used for plant growth, does not return to city waste water.

Insulation Value: Added insulation value for the residence upon which the roof exists, lower heating and cooling costs.

Acoustic Insulator: reduces amount of urban noise heard in residence

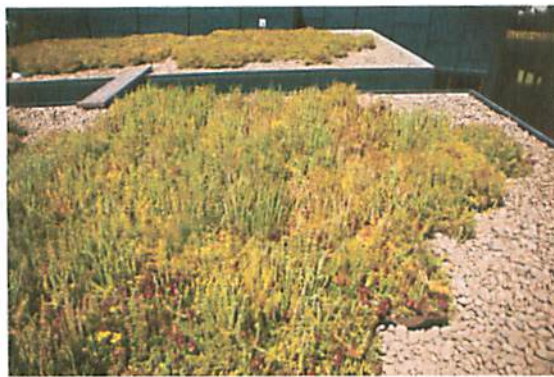
Habitat Recreation: creates habitat for birds/insects



SYSTEM REQUIREMENTS

Framing: Regular stick framing 2x10 doubled trusses. additional 2x lumber and metal capping was needed for the roof perimeter.

Membrane: Versico .060 mil TPO. One layer fastened in typical installation, a second layer for slip sheet/ root barrier.



Growing Medium: Liveroof engineered organic growing medium.

Vegetation: (all sedum var.) oreganum, album, Blue Spruce, Green Spruce, Immergrunchen, sexangulare, Angelina, spur. Voodoo.

Irrigation: none required

PROJECT SUMMARY

Project Type: 8 New Construction Urban Green Condominiums. (1850 sf of Ecoroof)

Technologies: Liveroof modular ecoroof system.

Costs: Total Project– 2.9 Million Build Cost

Ecoroofs–Approx. \$23,000

Incentives– (BES Grant) \$9,250

Constructed: March '07–August '09

Ecoroof– May '09–July '09

Developer: Urban Sky Development

General Contractor: Home One, LLC



