



# The Lofts at McKinley

Downtown redevelopment, 55+ housing



SKYWATER®



† barnabas kane & associates  
ENVIRONMENTAL DESIGN®

# The Lofts at McKinley Project Overview

*Campus core integrated with rainwater harvesting*

- **Industry/Sector:** Multi-family
- **Client:** Gorman & Company
- **Location:** Phoenix, Arizona
- **Completion:** 2012
- **Description:** We located the rainwater system storage for this downtown redevelopment housing project in the below-grade parking garage. We interrupted the roof, patio and planter drains, with variable water quality, with vortex pre-filters. A submersible pump connects to the irrigation system, and overflows into roof drains. The Lofts are the first senior housing development in Arizona to seek LEED Platinum certification.



# The Lofts at McKinley

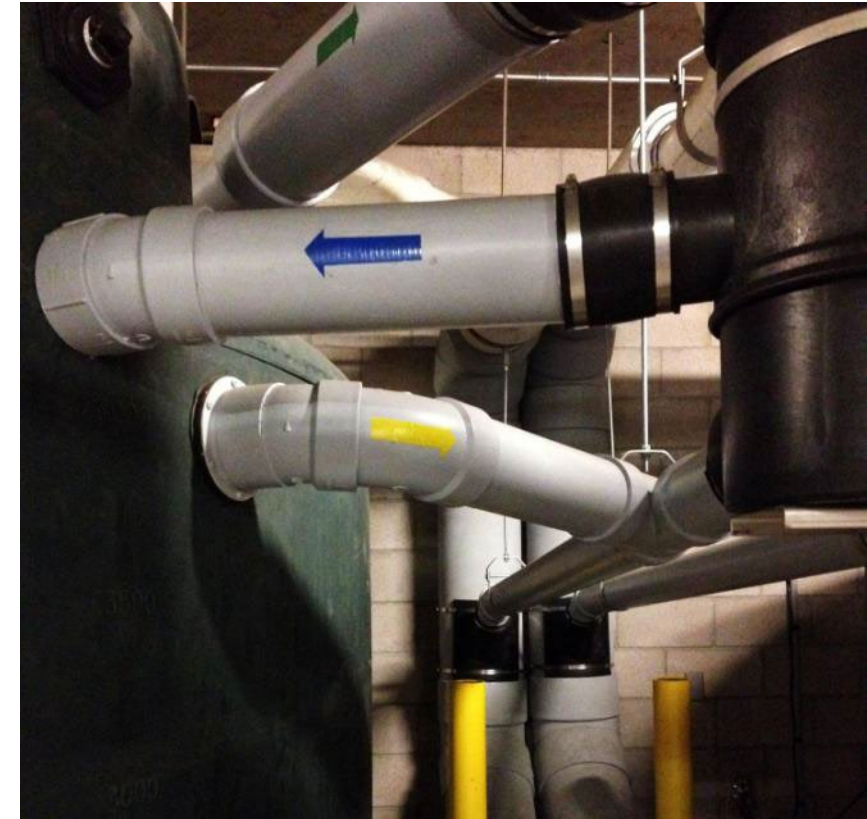
## Design Data

- **Water use:** landscape irrigation
- **Annual average rainfall:** 7 in. (historically 8.2 in.)
- **Available roof and hardscape area:** 19,260 sq. ft.;  
Condensate of undetermined volume
- **Roof material:** EPDM
- **Hardscape material:** pre-cast pavers



# The Lofts at McKinley Rainwater System

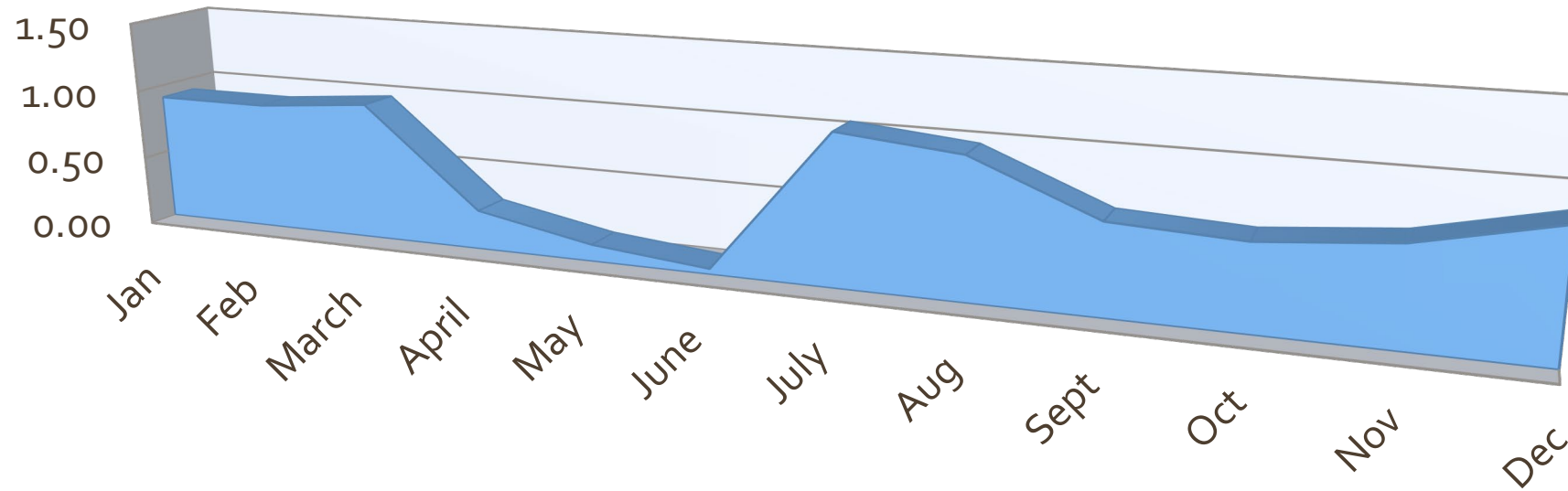
- **Storage:** 10,000 gal.
- **System:** 2, 5,000-gal. poly tanks; vortex pre-filters, float valve
- **Filtration:** pre-Filtration: 2 - WISY 150 vortex filters
- **Pump:** 1 hp. submersible, connected to irrigation
- **Roof and surface conveyance:** wet
- **Irrigation:** gravity
- **Overflow:** plumbed back into roof drains





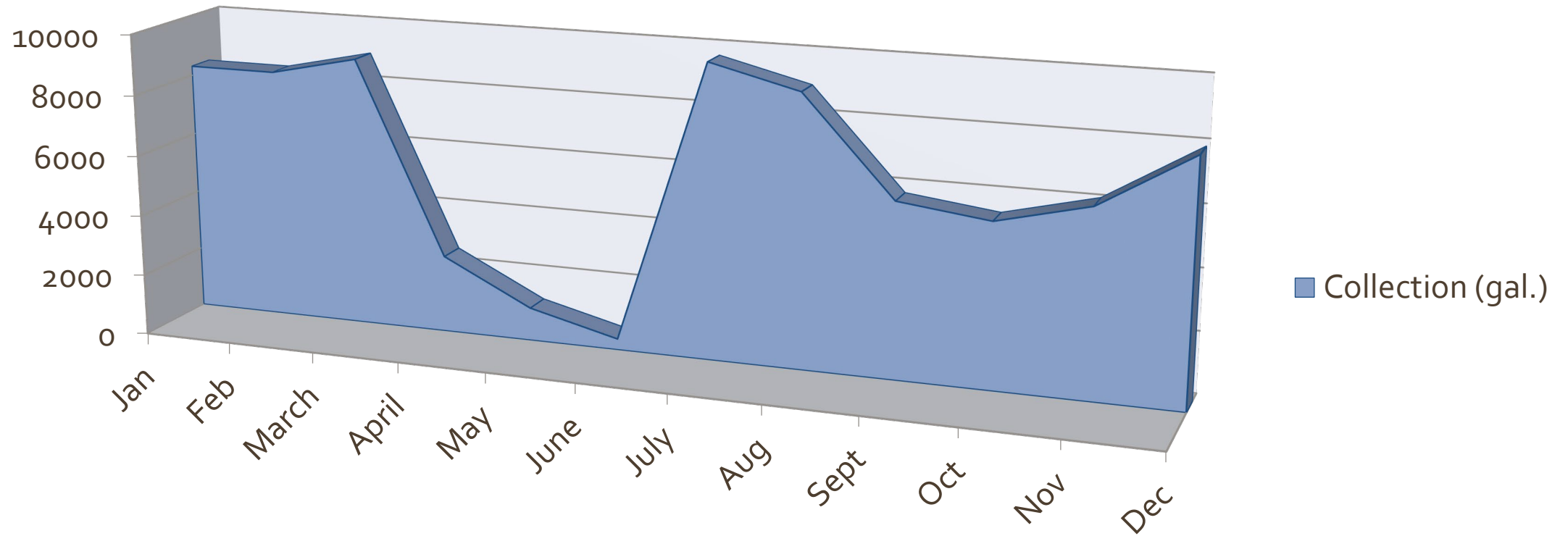
# The Lofts at McKinley

*Average Annual Precipitation (in.)*



# The Lofts at McKinley

## *Collection Potential (gal.)*









445-1211  
PRESCOTT  
FENCE CO.







120  
220  
320





101-110  
201-210  
301-309

WMA  
Waste Management  
Recycling











809

809

*The Wickanley*

5th Av

ONE WAY



# The Lofts at McKinley *Team*

- **Developer:** Gorman & Company
- **Architect:** Gorman & Company
- **Designer:** TBK Environmental Design
- **General Contractor:** Tofel Construction
- **Installer:** Skywater
- **Other Consultants:** ARCSA, Technicians for Sustainability, Arizona Bridge to Independent Living (ABIL)







# Skywater

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