

Project Proposal

Project: 285 Clarendon St Apt 3 Central AC Installation

Applicants: Ian Connolly and Katherine Spriggs

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Summary

285 Clarendon St is a 5 unit condominium. We, as owners of unit #3, are seeking approval from the Back Bay Architectural Commission for the installation of a rooftop AC unit that would be installed in accordance with the process outlined in the condominium master deed.

Current Conditions

There are currently 3 rooftop AC units (Figure 1). One AC unit is on the end of the building that faces Beacon St. (Figure 1B and D). This unit is partially visible from the street (Figure 1F). The two other AC units are placed along the end of the building that faces Public Alley 420 (Figure 1B and E). One of these two units is visible from the street (Figure 1G).

Proposed Work

A new Trane XV18 Series variable speed outdoor air conditioner unit (Appendix BB) in the proposed location shown in Figure 1B. The dimensions of this AC unit are similar in size to the existing units that are currently on the roof. It measures 41" h x 33 " w x 30 " d. Industry standard noise mitigation will be utilized. A dampening pad will be installed underneath the unit.

Lines will be brought down from the roof into Apt #3 through an existing chase accessible via the roof that was utilized by the central AC system installed by Apt #4. No walls will need to be accessed in Apt #5. An air handler unit will be installed in the guest bedroom overhead closet of Apt #3 and will extend into the apartment hallway. In order to accommodate the air handler unit and associated ductwork, the ceilings of the the unit hallway and dining room will be dropped.

Visibility from the Street

We constructed a 1:1 scale mock up of our proposed AC unit and conducted a visibility study in the proposed location. Photographs of this study are shown in Figure 2.

Photographs were taken from locations 1- 5 (Figure 2A). The unit is not visible from locations 1, 2, and 3. Photographs from these locations with the mock up in position can be found in appendix AA. Photos from location 4 and 5 show minimal visibility of the unit from the back portion of the building (Figure 2F and G). The benefit of this location is that the proposed unit is only visible from the back portion of the building which already has one existing AC unit that is visible from the street (Figure 2F). As demonstrated by Figure 2E, visibility from location 4 is

minimal as only the top portion of the unit is seen next to the existing AC unit to the right. Although the proposed AC unit is more visible from location 5, this is considerably far away from the building on the other side of Marlborough St. making the unit small to the naked eye (see non-zoomed photo in Figure 2F).

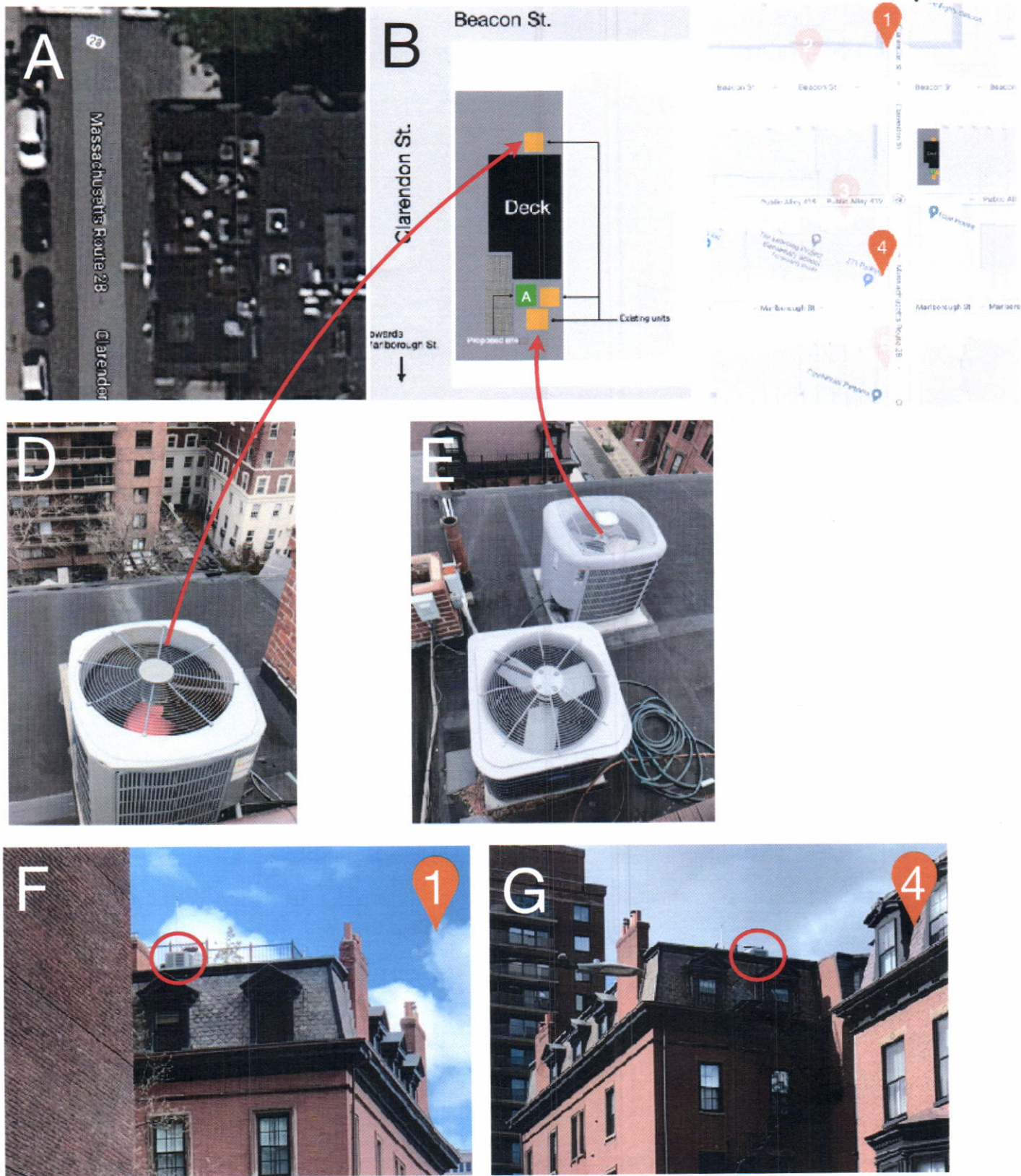


Figure 1: Current conditions. Diagram of rooftop (A and B) with current AC units in orange and proposed site in green. Map of where photos in panel F and G were taken (C). Current AC units (D and E). Front AC unit visible from location 1 (D). Back AC unit visible from location 4.

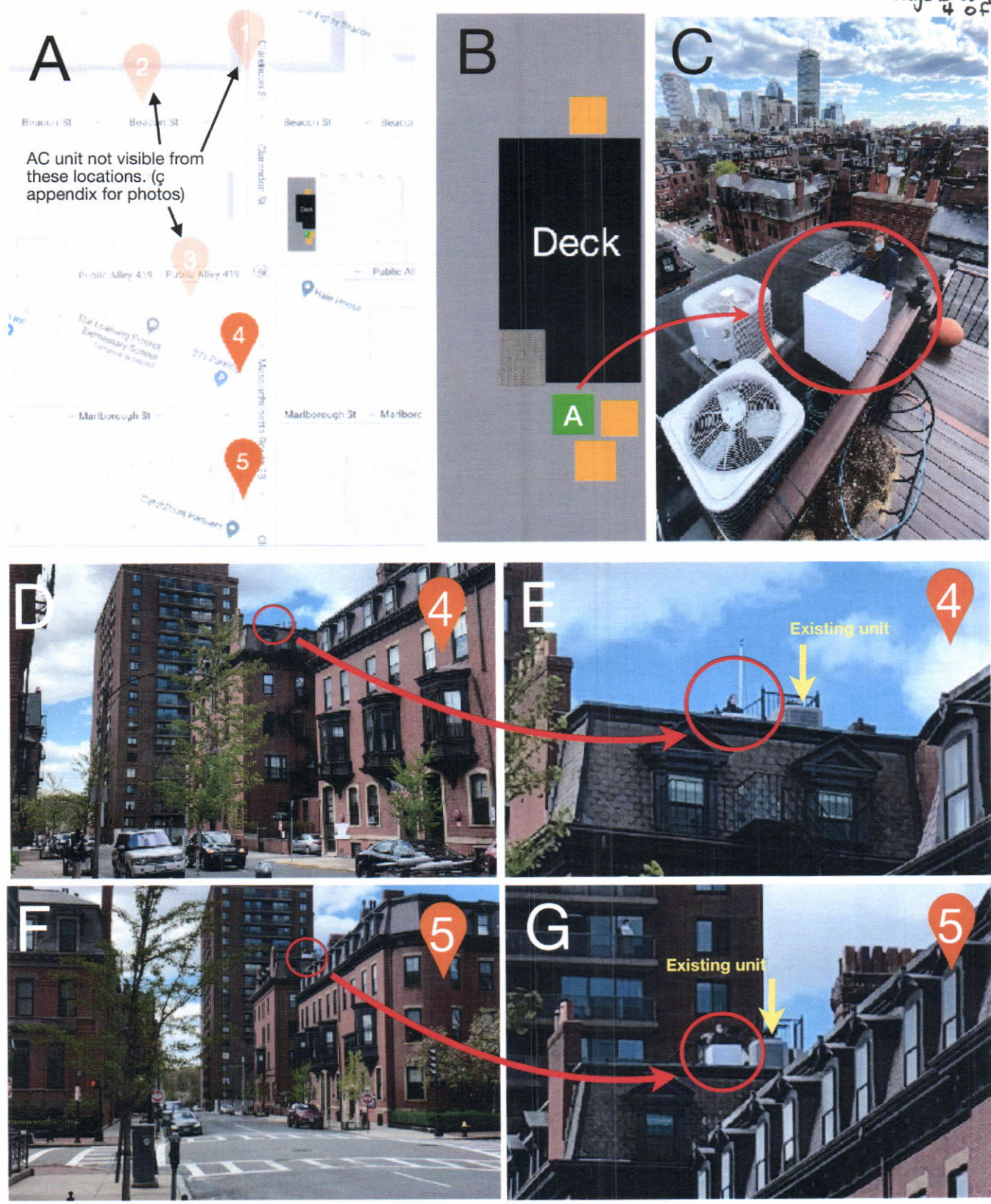
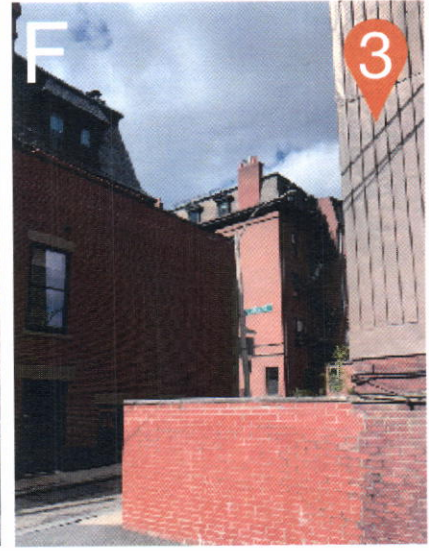
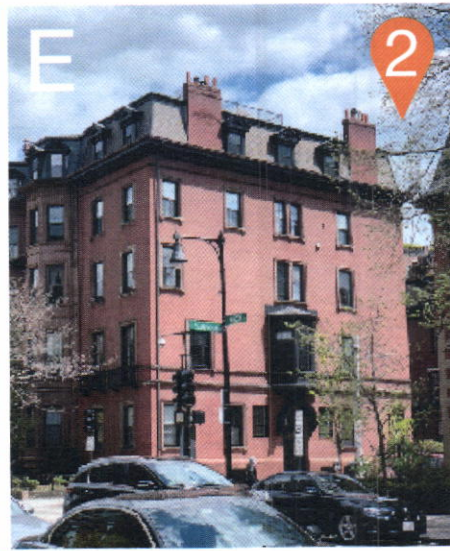
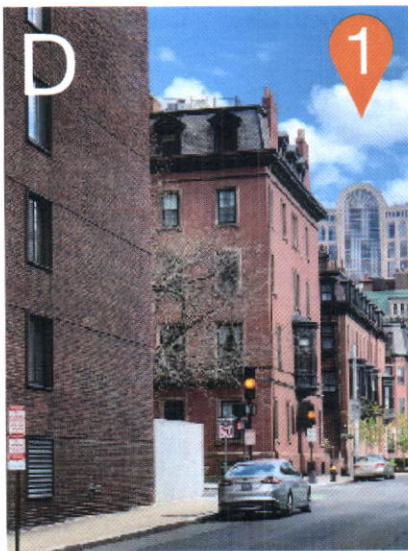
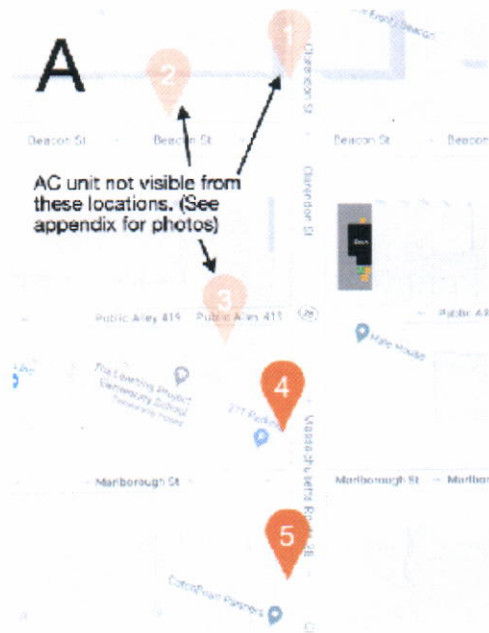


Figure 2: Schematic of where photographs were taken (A). Diagram of roof with proposed AC unit in green (B). Photo of proposed site with 1:1 scale mock up (C). Street photo from location 4 (D) with zoom (E) with existing AC unit with yellow arrow. Street photo from location 5 (F) with zoom (G) existing AC unit with yellow arrow.

APPENDIX AA



Appendix AA: Schematic of where photographs were taken for proposed AC unit (A). Diagram of roof showing proposed AC unit location in green (B). Photos from locations 1, 2, 3 that demonstrate that proposed AC unit is not visible from these locations (D-F). Scale mock up unit was in place at the time these photos were taken.