

149 NEWBURY STREET

BBAC Presentation - July 2023

AGENDA

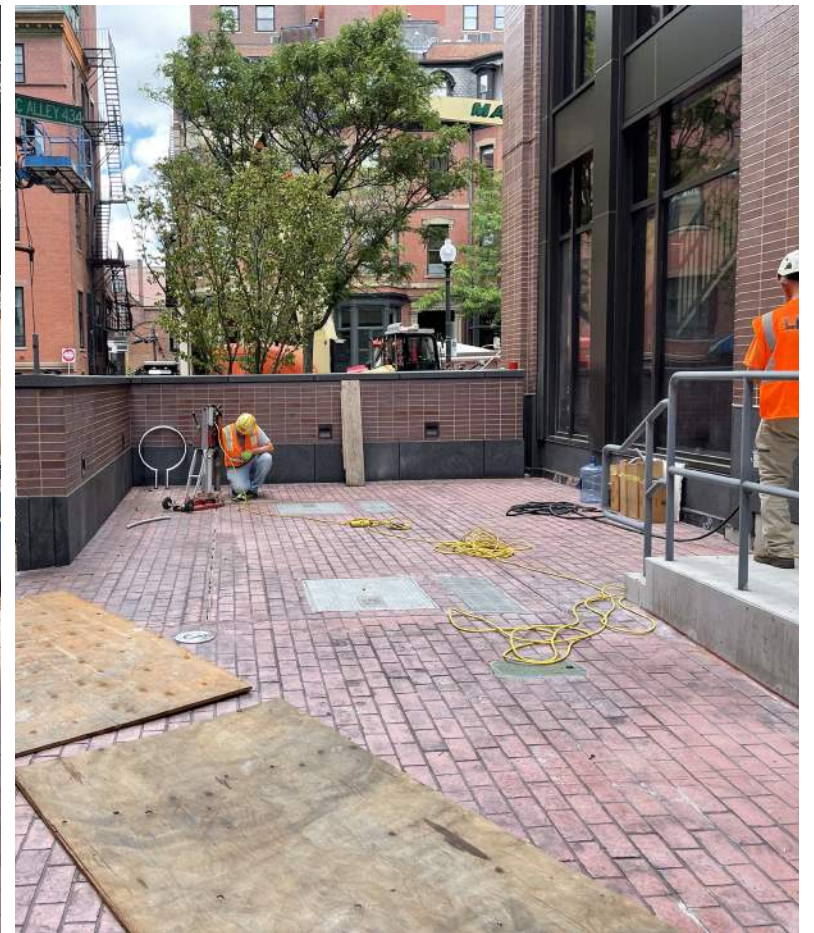
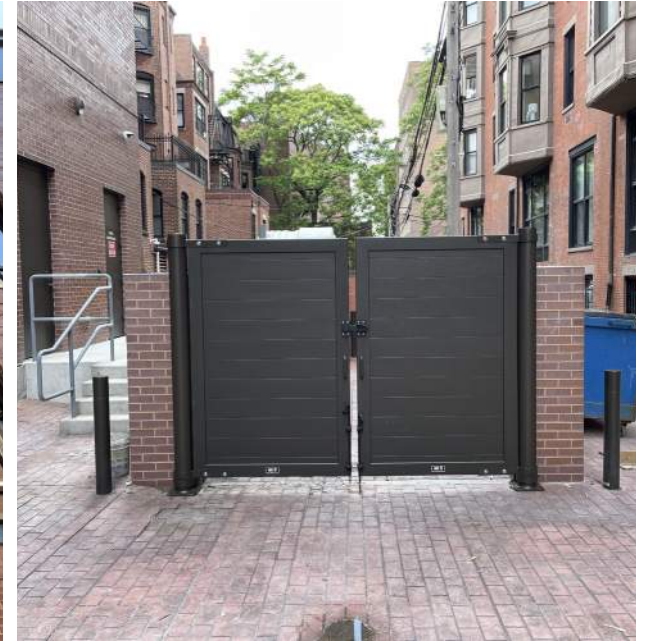
1. PUBLIC ALLEY

- Current Conditions w/ Painted Units

2. ALTERNATE DESIGN OPTION

- Mechanical Screening

PUBLIC ALLEY - CURRENT CONDITIONS



PUBLIC ALLEY - CURRENT CONDITIONS



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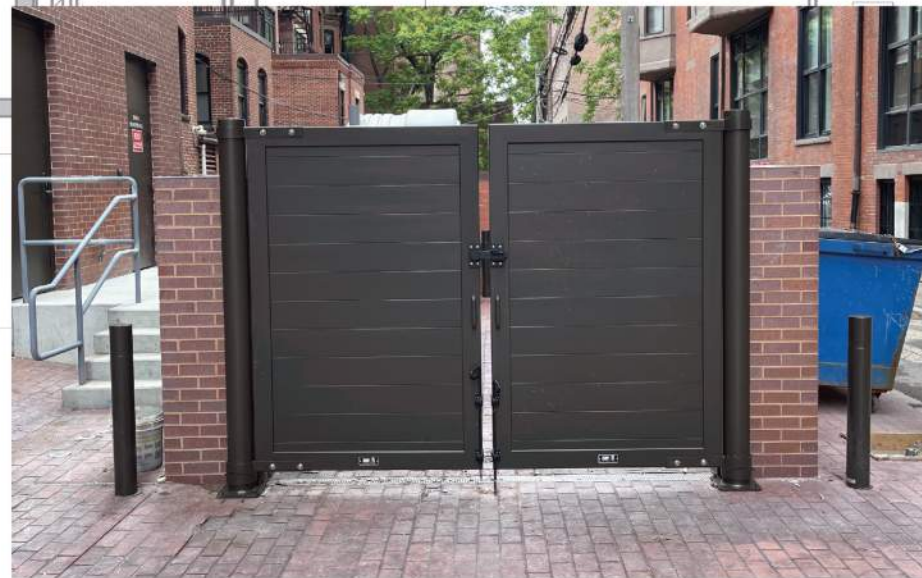
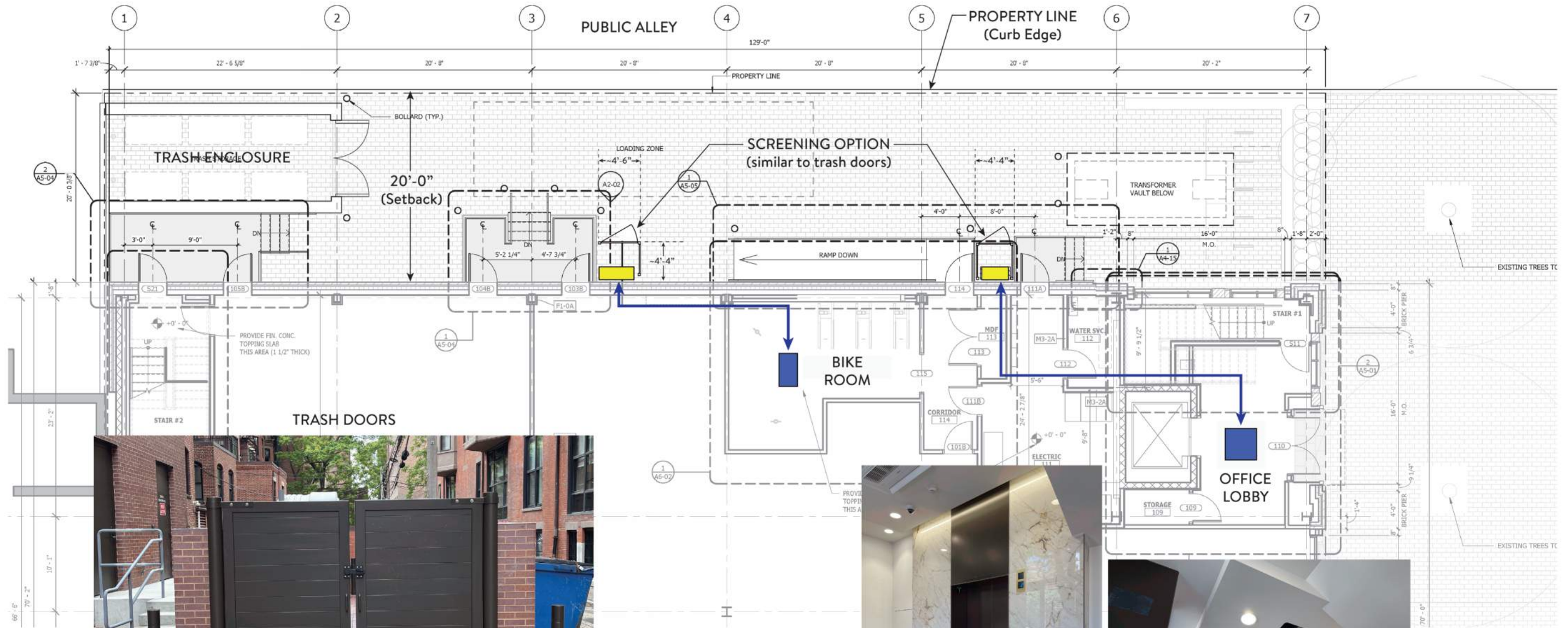


ALTERNATIVE DESIGN

GROUND FLOOR PLAN - ALTERNATE DESIGN - MECHANICAL UNIT SCREENING

MECHANICAL SPECS

Pipe Connections	Indoor & Outdoor	High side (flare)	1/4"
		Low side (flare)	3/8"
	Maximum (ft.)	65.6	
	Maximum Vertical Separation (ft.)	49.2	
	Condensate Connection	1 1/4" OD, 1" ID	



MECH. SCREENS TO MATCH TRASH ENCLOSURE DOOR FINISH



PUBLIC ALLEY PEDESTRIAN VIEW - ALTERNATE DESIGN - MECHANICAL UNIT SCREENING



PUBLIC ALLEY PEDESTRIAN VIEW - ALTERNATE DESIGN - MECHANICAL UNIT SCREENING



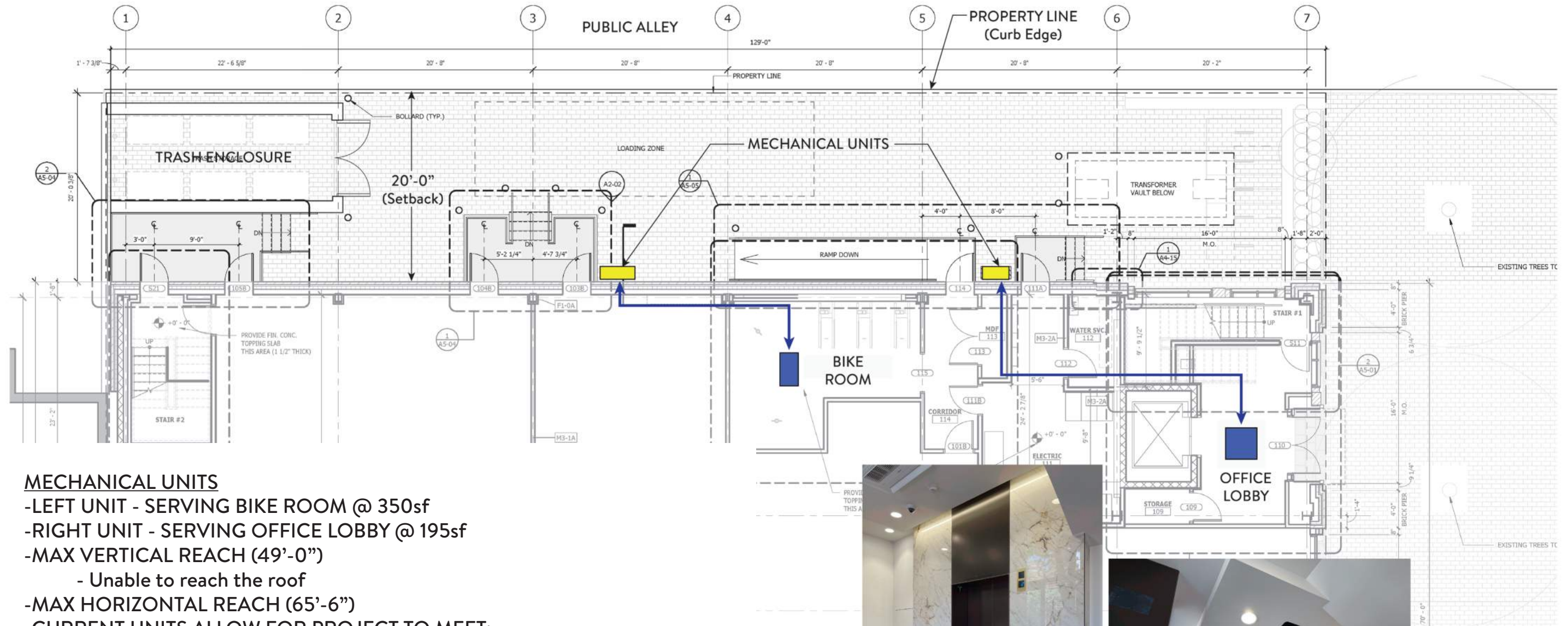
PUBLIC ALLEY PEDESTRIAN VIEW - ALTERNATE DESIGN - MECHANICAL UNIT SCREENING



GROUND FLOOR PLAN - MECHANICAL UNITS

MECHANICAL SPECS

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MECHANICAL UNITS

- LEFT UNIT - SERVING BIKE ROOM @ 350sf
- RIGHT UNIT - SERVING OFFICE LOBBY @ 195sf
- MAX VERTICAL REACH (49'-0")
 - Unable to reach the roof
- MAX HORIZONTAL REACH (65'-6")
- CURRENT UNITS ALLOW FOR PROJECT TO MEET:
 - Energy Codes
 - LEED Accreditation
 - Class A Office Lobby Space

