

Proposal:

Installation of single, wall-mounted split duct heat exchange (HVAC) Unit

188 Columbia Heights – Third Floor
Brooklyn, NY 11201

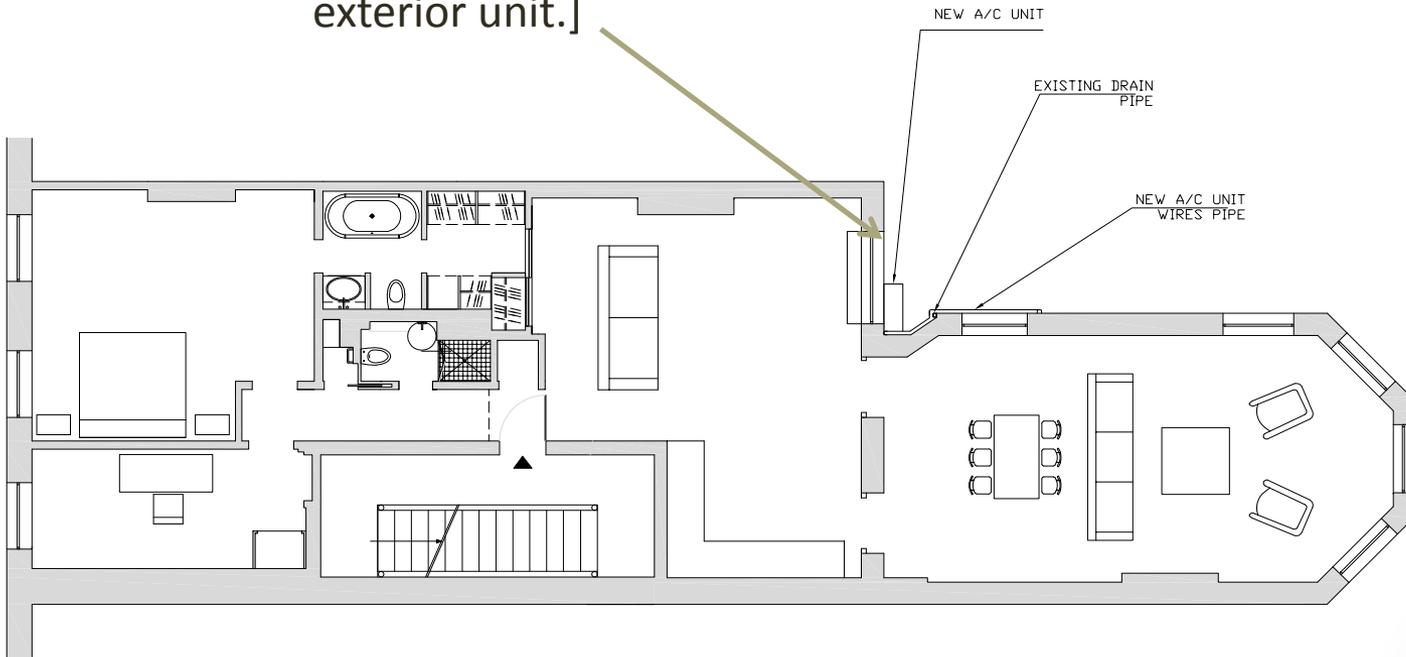
Board 2

Presented to
Brooklyn Community

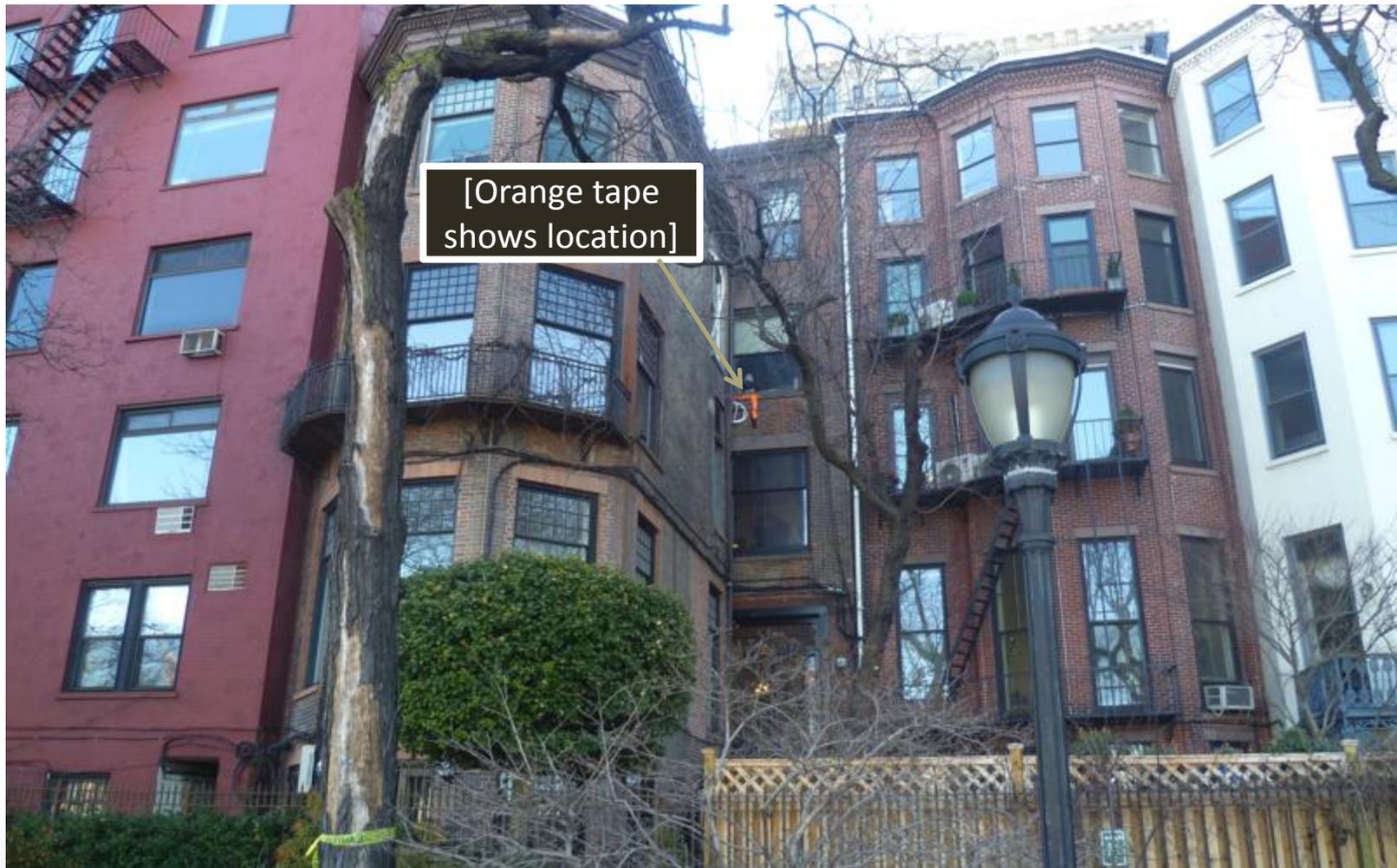
Ellis T. Prince
Sharon L. Berardi-Prince
March 18, 2015

188 Columbia Heights, 3rd Floor

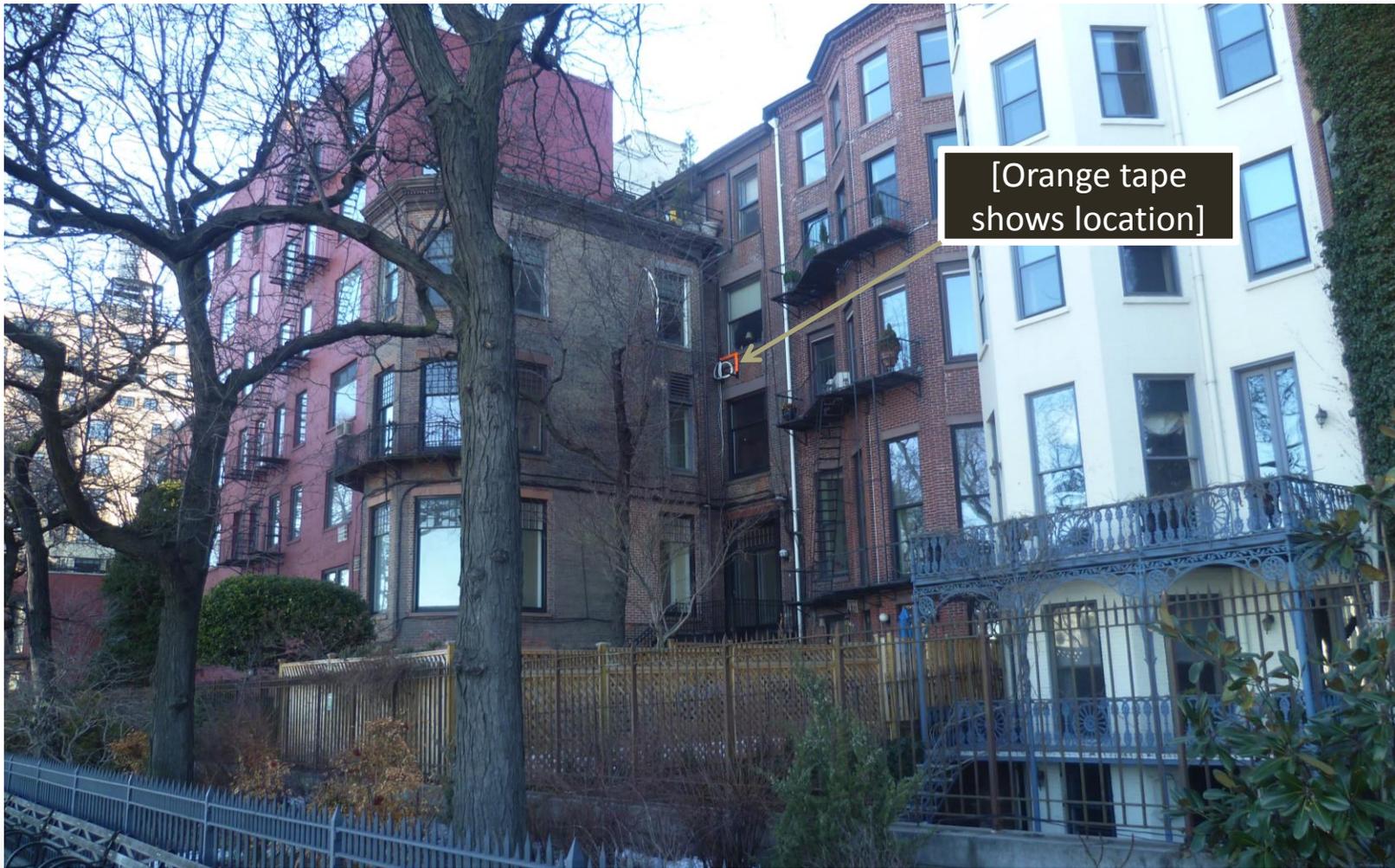
[Proposed placement of exterior unit.]



188 Columbia Heights, 3rd Floor (rear view)

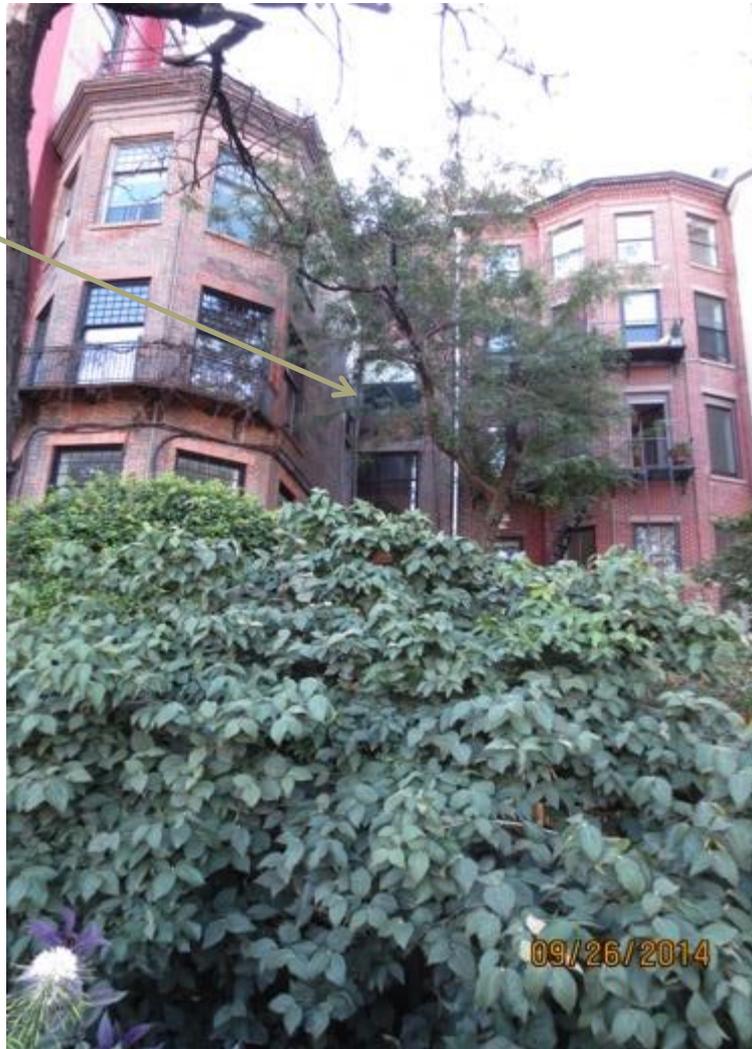


188 Columbia Heights, 3rd Floor (rear view)



188 Columbia Heights, 3rd Floor (rear view)

Third floor window area (hidden by foliage spring/summer/fall).

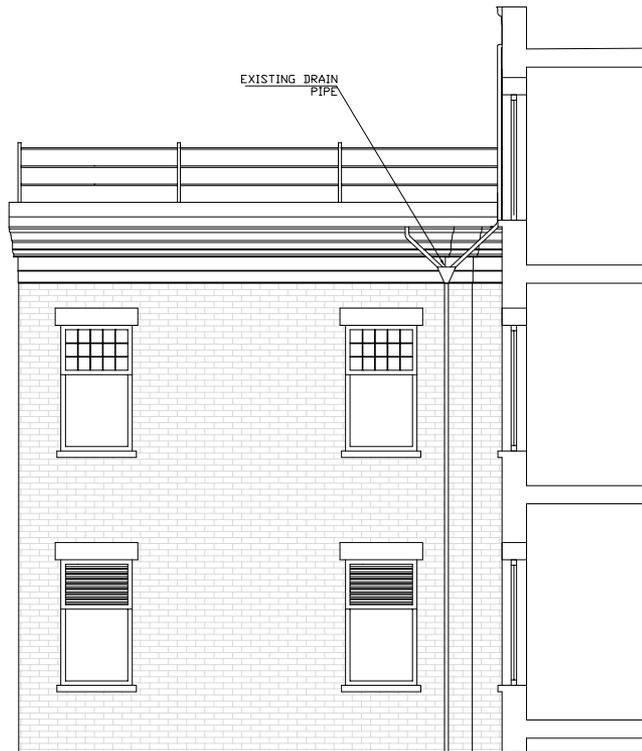


188 Columbia Heights (rear view)

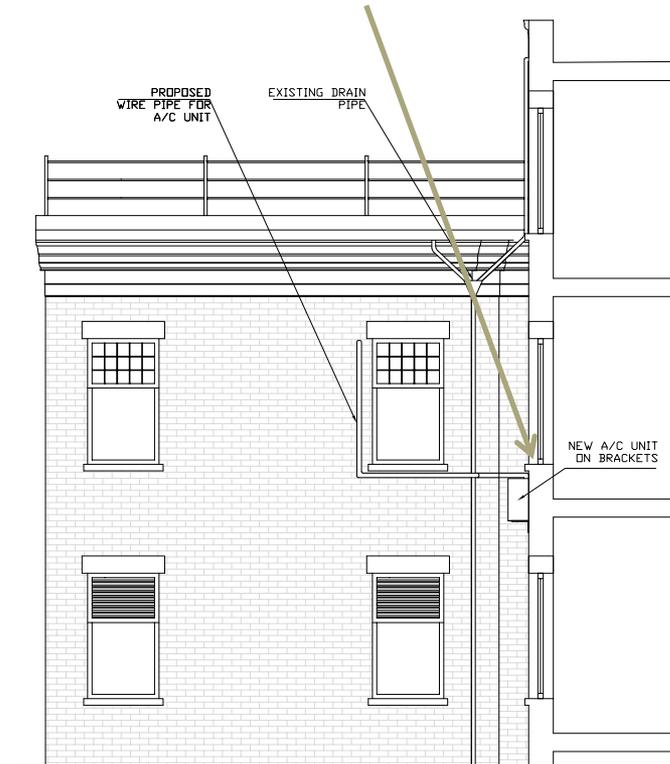
Telephoto view of
proposed
installation area
(brown towel
indicates HVAC
placement)



Third Floor – Proposed Elevation



[Proposed placement of exterior unit.]



GENERAL NOTES:

SHARON BERARDI

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Issue:	Date:	Description:
1	08.31.14	ISSUES
2	06.05.19	ISSUES

PROPOSED A/C UNIT
FLOOR PLAN



Proposal: Installation of Wall-Mounted
Split-Duct HVAC System
188 Columbia Heights, Brooklyn 11201

- Installation of a compact Fujitsu “mini-split” HVAC unit for 1,400 square foot third floor cooperative unit at 188 Columbia Heights.
- Unit is top-rated unit in industry:
 - Minimal noise
 - Energy-efficient
 - Non-obtrusive silhouette and small size (35-7/16” x 27-9/16”) – preferable to large traditional in-window/ through-wall ac units.
- Installation proposed in nook/crevice below a recessed third-floor window on the building’s recessed west-facing rear wall. Approximately 11-1/2” of unit will be visible from certain Promenade pedestrian angles.
- Unit has been painted the color of exterior brick wall to camouflage appearance. Visible from some Promenade angles, but largely obscured by placement, distance and foliage.

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(Continued)

- Work to be performed by a bonded and certified Brooklyn company (Atlantida HVAC Corporation) w/ significant experience in this technology.
- Installation designed to minimize visibility exterior unit, and shortest use of cladded hosing, to comply with LPC regulations for a building that has no *totally* non-visible wall areas for installation, and cannot be placed on roof or ground area because of distance issues.
- Proposed system includes two elements requiring LPC review:
 - Installation of camouflaged exterior HVAC unit still partially visible from some Promenade walkway angles
 - Installation of camouflaged exterior cladded 1/4-3/8" hosing to connect interior and exterior units.

Arguments to Support Installation

- Exterior HVAC unit is only partially visible, and only from certain angles due to: (i) compact unit size; (ii) placement in notch/crevice of building; (iii) camouflage coloration of unit; and (iv) distance from the Promenade laterally (almost 75 feet) and horizontally (40 feet).
- Design maintains integrity of building exterior – no need for large wall-through AC unit. Only penetration of wall is two re-bricked ½” holes for cladded hosing, re-bricked. Virtually no damage to aesthetics of building, and improvement over wall-through units.
- Interior heater/cooler units and exterior HVAC unit designed to be placed as close as possible to each other - minimizes exterior hosing, further reduces visibility.
- No other practical alternative placement for exterior HVAC unit:
 - Cannot be placed on roof – (i) unsafe; (ii) distance to interior units too great (should be less than 40 feet); and (iii) placement above interior units requires too much upward pumping.
 - Cannot be placed on property ground floor – distance from unit to interior is almost 80 feet.