



*17A Chestnut Street  
Boston, MA 02108*

August 14, 2022

To: BHAC

Re: BHAC Application for Design Review Hearing on 8/18/2022

From: Rob Ferree, President, Ferree Group, Inc. (General Contractor)

Following is a description of the proposed project for design review by BHAC followed by supporting documents.

This application is for the installation of a Mitsubishi outdoor air conditioning condenser which will serve the Friends Of Public Garden offices at 69 Beacon Street.

Please see attached files:

- Mitsubishi spec sheet
- Mitsubishi pic showing color
- Existing conditions pics
- Proposed pic with mock-up of condenser unit (correct dimensions) at proposed installation location.

Outdoor condenser unit dimensions are: 37 ½" wide (left-to-right) x 31 ½" high x 16 ½" deep (front-to-back). The color of the unit is an off-white/light grey.

Proposed installation location is on the back elevation of 68 & 69 Beacon Street, 1 foot above the grade of the lower-level courtyard between Charles Street and River Street, underneath the existing stairs that descend down from the Charles Street sidewalk to the lower level courtyard. The condenser unit would be entirely covered by the existing stairs. Note: the courtyard is approximately 12 feet below the grade of Charles and River Streets sidewalks. Therefore, the visibility of the unit from any public way would be highly obscured. The unit would not be visible from Charles Street and only slightly visible from River Street.

The unit would be fastened to the building's brick back elevation with stainless steel angle iron behind the unit (not visible), and fasteners would be secured into mortar joints.

Supporting Docs and Photos:

- 1.) Pic below is of street view from Charles Street – showing back of 68 Beacon St with stairs descending into lower courtyard. Proposed unit installation location is below stairs fastened to back elevation of building.



2.) Pic below is of view looking down exterior stairs from Charles Street into lower courtyard. Unit proposed installation location is under the stairs.



3.) Pic below is of view into lower courtyard behind 68 Beacon St from River Street. Exterior stairs are seen at far back right corner. Unit would not protrude beyond left side of stairs in photo. It would be inside the left side of the stairs by approx. 30”.



- 4.) Pic below is of mock up of A/C condenser shown in proposed installation location below exterior stairs at back of 68 Beacon St. Unit stock color is "Sandstone."



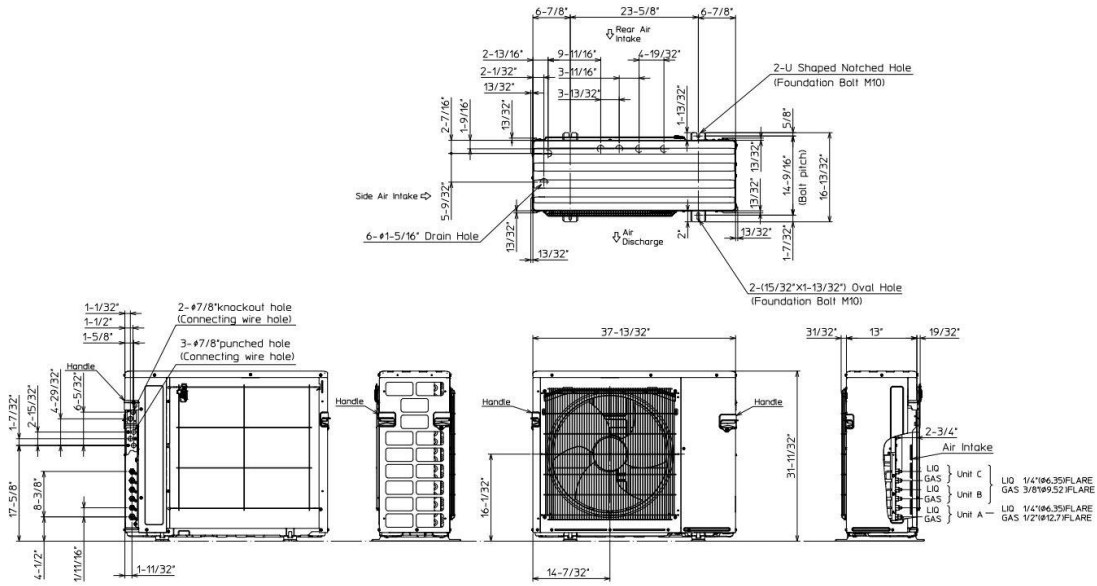
5.) Pic below is of proposed Mitsubishi condenser unit.



6.) Unit Spec Sheet – Dimensions

**OUTDOOR UNIT DIMENSIONS: MXZ-3C24NA2**

Unit: inch



1.FREE SPACE