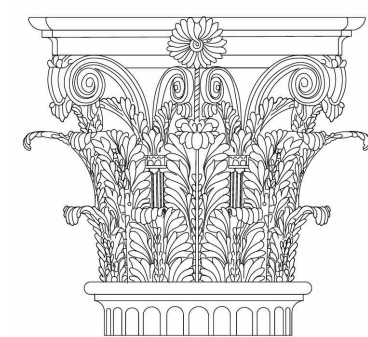


9 WALNUT STREET

BOSTON, MA 02108

BHAC APPLICATION

09/22/2026



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LIST OF DRAWINGS

SHEET NO.	TITLE	ISSUE DATE
A0.00b	TITLE SHEET - BHAC	08/19/2026
AD1.00s	EXISTING SITE PLAN	08/19/2026
AD1.06	EXISTING ROOF PLAN	08/19/2026
A1.06	ROOF PLAN	08/19/2026
A2.02	EAST ELEVATION	08/19/2026
A2.03	WEST ELEVATION	08/19/2026
A2.04	NORTH ELEVATION	08/19/2026
A3.03	LONGITUDINAL SITE SECTION	08/19/2026
A4.61b	ROOF DECK ACCESS PENTHOUSE	08/19/2026
A9.01	PENTHOUSE MOCKUP	08/19/2026
A9.02	VISIBILITY FROM PUBLIC WAY	08/19/2026
A9.03	CHIMNEY OCCLUSION DIAGRAM	08/19/2026
A9.04	STREET VIEW - MOUNT VERNON STREET	08/19/2026
A9.05	STREET VIEW - WALNUT STREET	08/19/2026
A9.06	STREET VIEW FROM OTHER VANTAGE POINTS	08/19/2026

PROJECT DESCRIPTION:

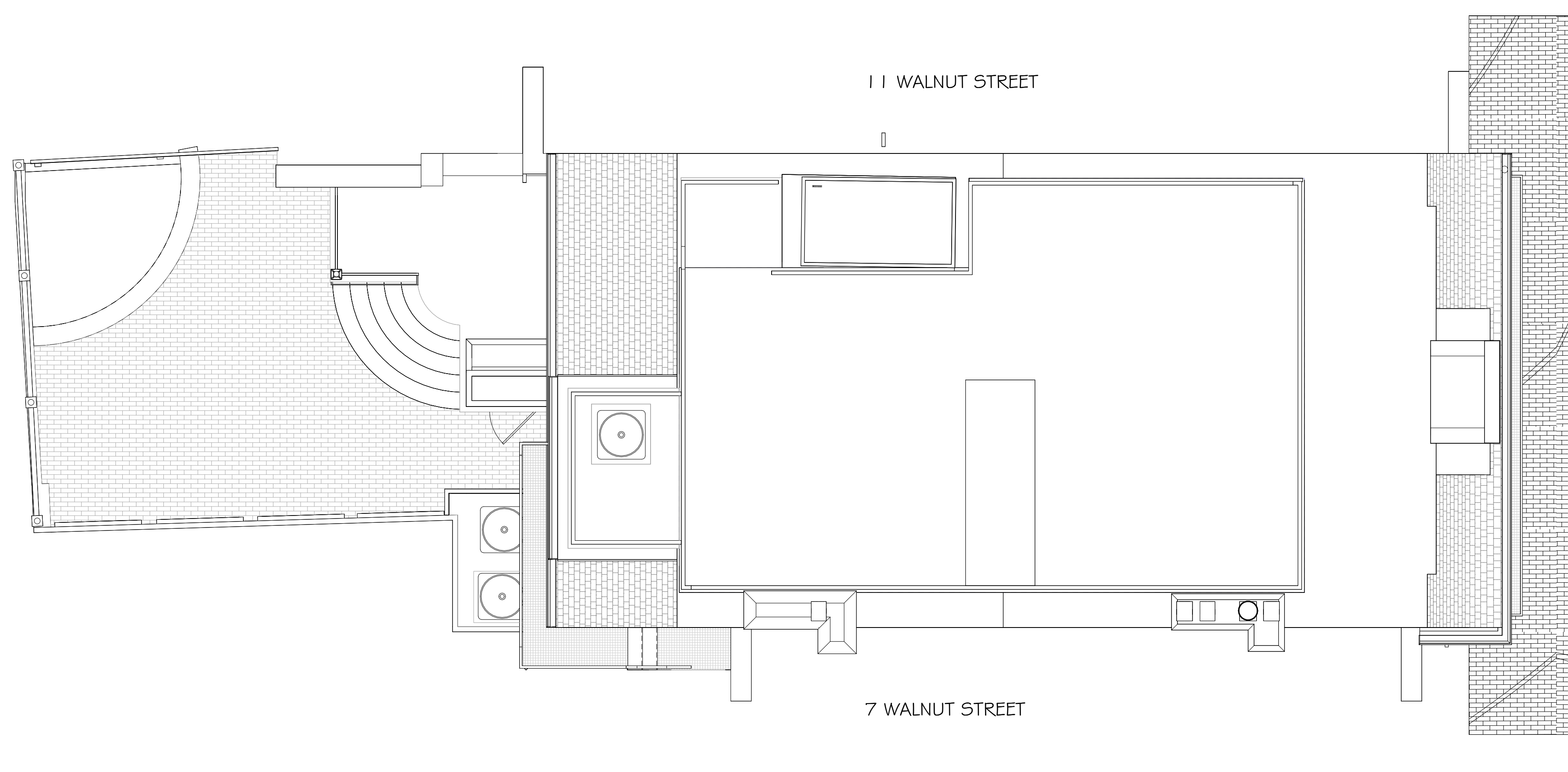
THIS APPLICATION SEEKS APPROVAL FOR THE ADDITION OF A NEW PENTHOUSE STRUCTURE, WITH STANDING SEAM COPPER SIDING, TO REPLACE THE EXISTING UNSAFE AND UNRELIABLE ROOF HATCH, FOR SAFER AND BETTER ACCESS TO THE EXISTING ROOF DECK.

THE PENTHOUSE IS MARGINALLY VISIBLE ALONG A LIMITED STRETCH AT THE INTERSECTION OF MOUNT VERNON STREET AND WALNUT STREET, THOUGH IT IS LARGELY OCCLUDED FROM VIEW BY THE CHIMNEY OF ANOTHER PROPERTY, THAT OF 2 CHESTNUT STREET. THE STRUCTURE IS NOT VISIBLE FROM ANY OTHER PUBLIC WAY.

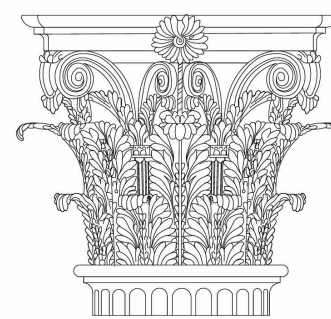
THE PENTHOUSE AND THE ASSOCIATED LEVEL WILL BE SUNKEN, SO THAT THE PENTHOUSE STRUCTURE IS ALWAYS SEEN AGAINST THE BACKDROP OF THE EXISTING ROOF DECK RAILING, AND FROM NO VANTAGE POINT IS SEEN TO PROTRUDE OUT INTO THE SKYLINE.

MOREOVER, AN EXISTING MASS ON THE ROOF DECK, CURRENTLY VISIBLE FROM MOUNT VERNON STREET THROUGH THE EXISTING RAILING, WILL BE REMOVED. THEREFORE, THE OVERALL CONTRIBUTION OF 9 WALNUT STREET TO THE BEACON HILL SKYLINE WILL REMAIN LARGELY UNCHANGED.





① EXISTING SITE PLAN
1/4" = 1'-0"



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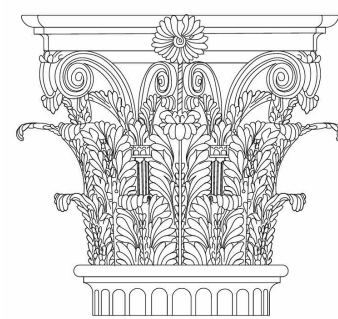
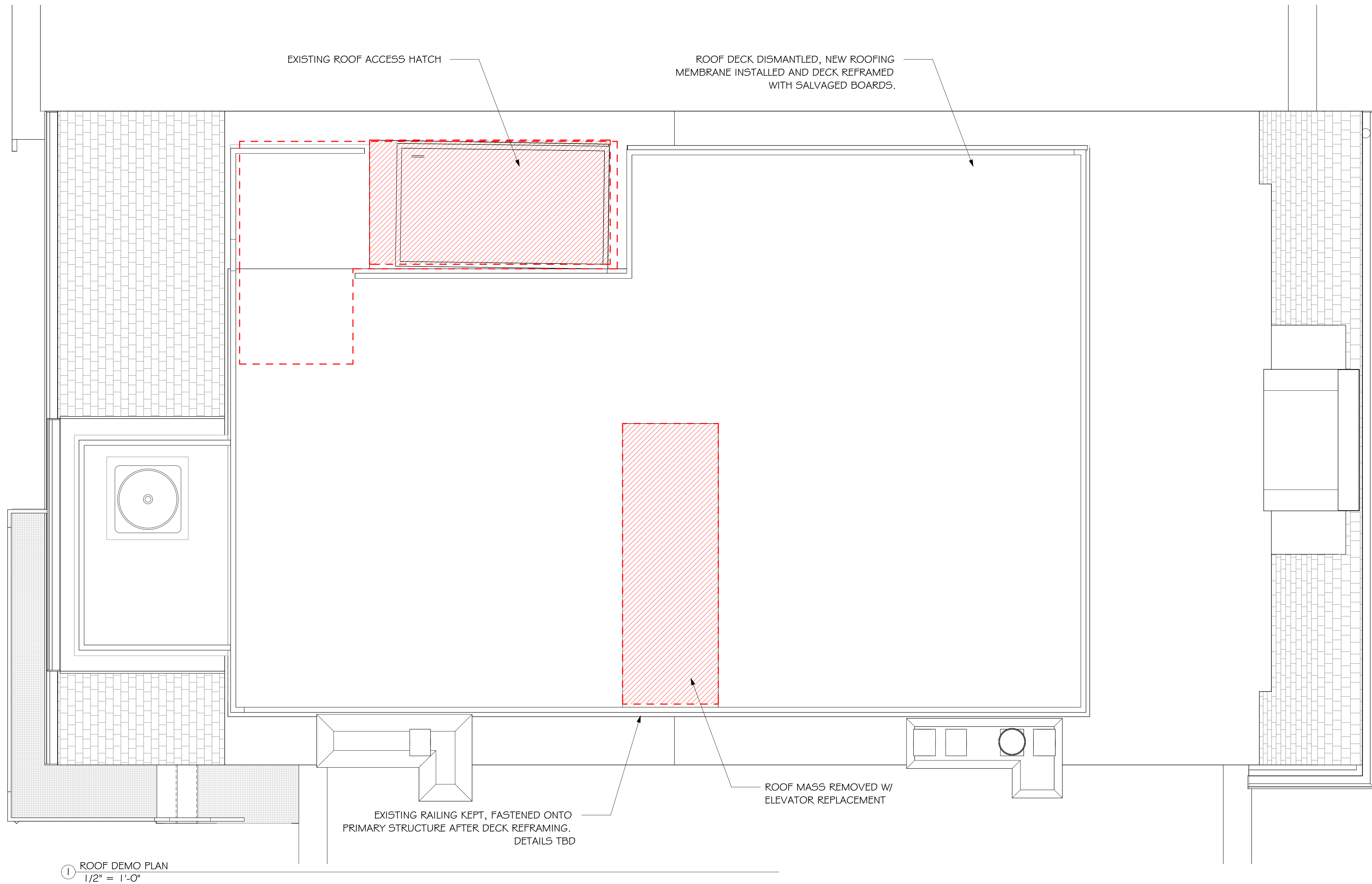
9 WALNUT STREET
BOSTON, MA 02108

SHEET TITLE:
EXISTING SITE PLAN

DATE: 09/22/2026
SCALE:
DRAWN: EE # TL
CHECKED: JGUR # MZP

SHEET NO.

AD 1.005



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9 WALNUT STREET

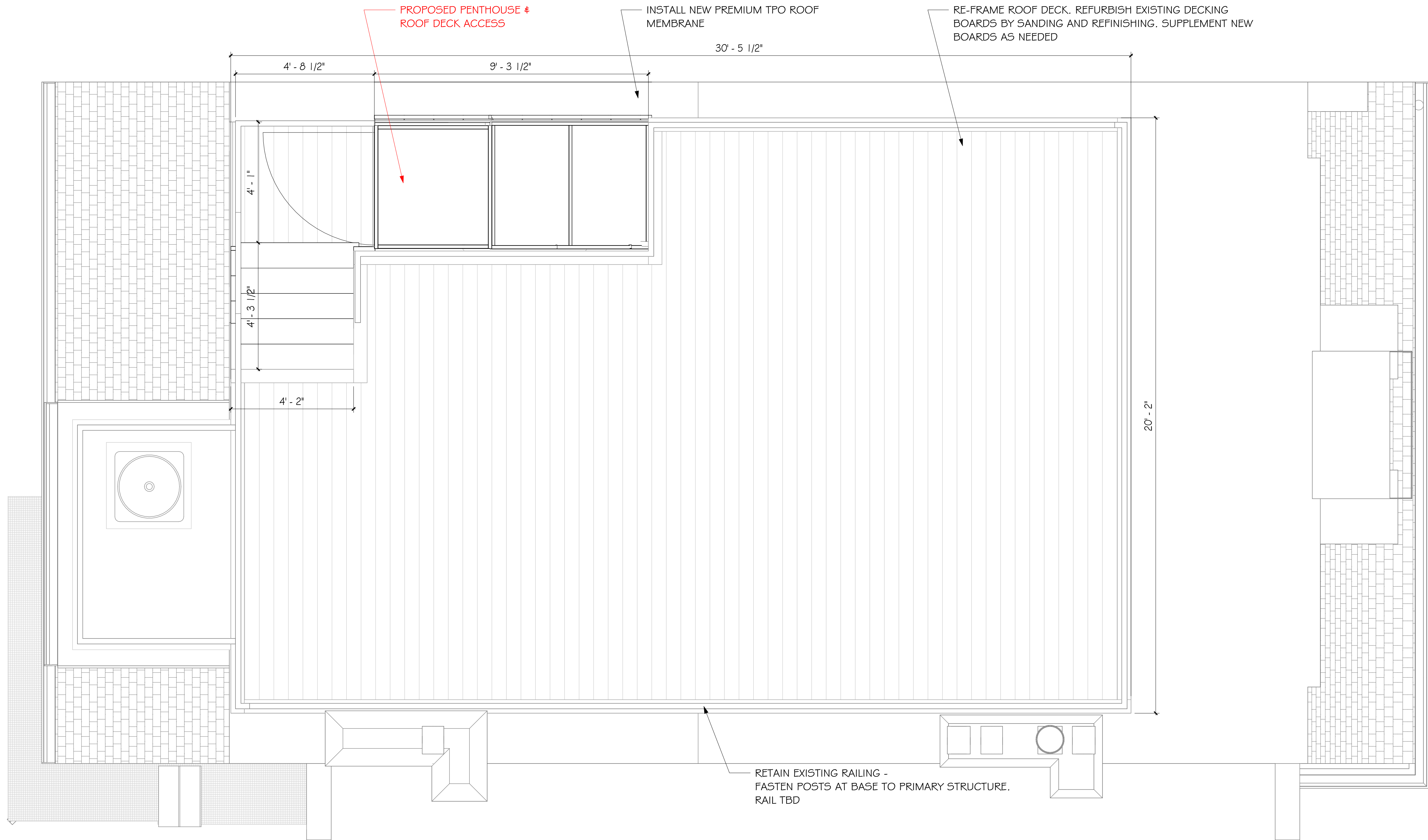
BOSTON, MA 02108

SHEET TITLE:
EXISTING ROOF PLAN

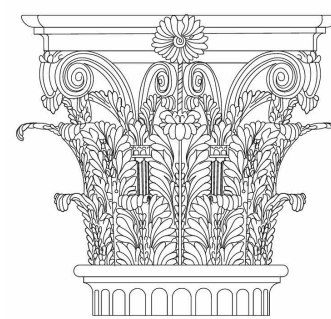
DATE: 09/22/2026
SCALE:
DRAWN: EE # TL
CHECKED: JGUR # MZP

SHEET NO.

AD1.06



① ROOF PLAN
1/2" = 1'-0"



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9 WALNUT STREET

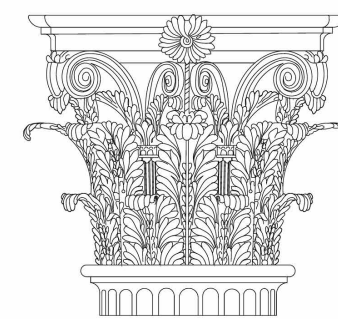
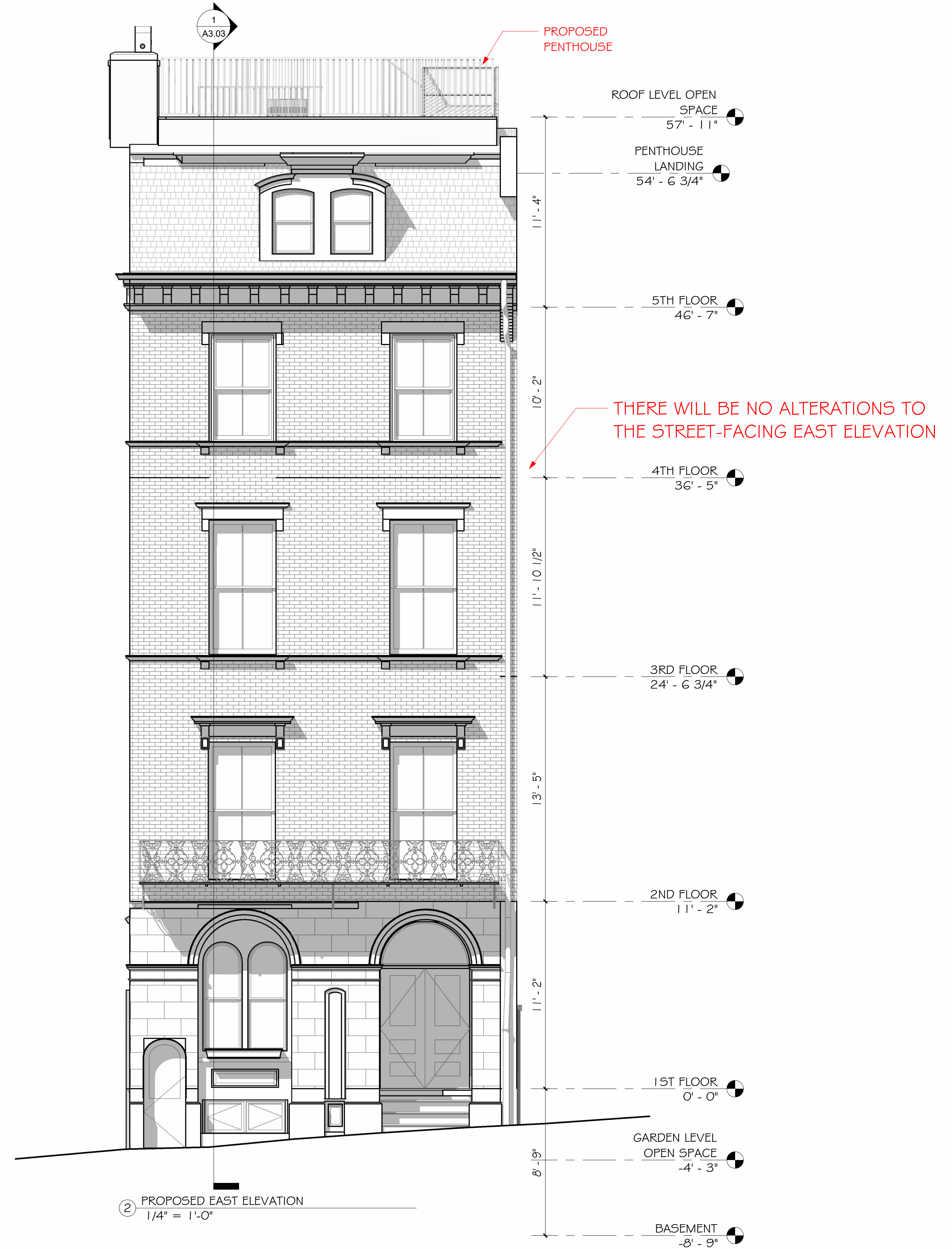
BOSTON, MA 02108

SHEET TITLE:
ROOF PLAN

DATE: 09/22/2026
SCALE:
DRAWN: EE & TL
CHECKED: JGUR & MZP

SHEET NO.

A1.06



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SHEET TITLE:
EAST ELEVATION

DATE: 09/22/2026
SCALE:
DRAWN: EE # TL
CHECKED: JGUR # MZP

SHEET NO.

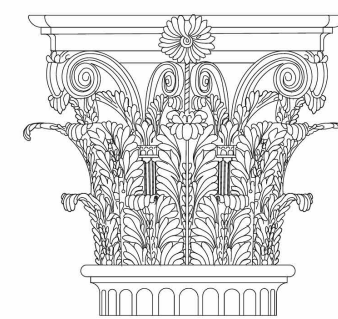
A2.02



① EXISTING WEST ELEVATION
1/4" = 1'-0"



② PROPOSED WEST ELEVATION
1/4" = 1'-0"



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9 WALNUT STREET

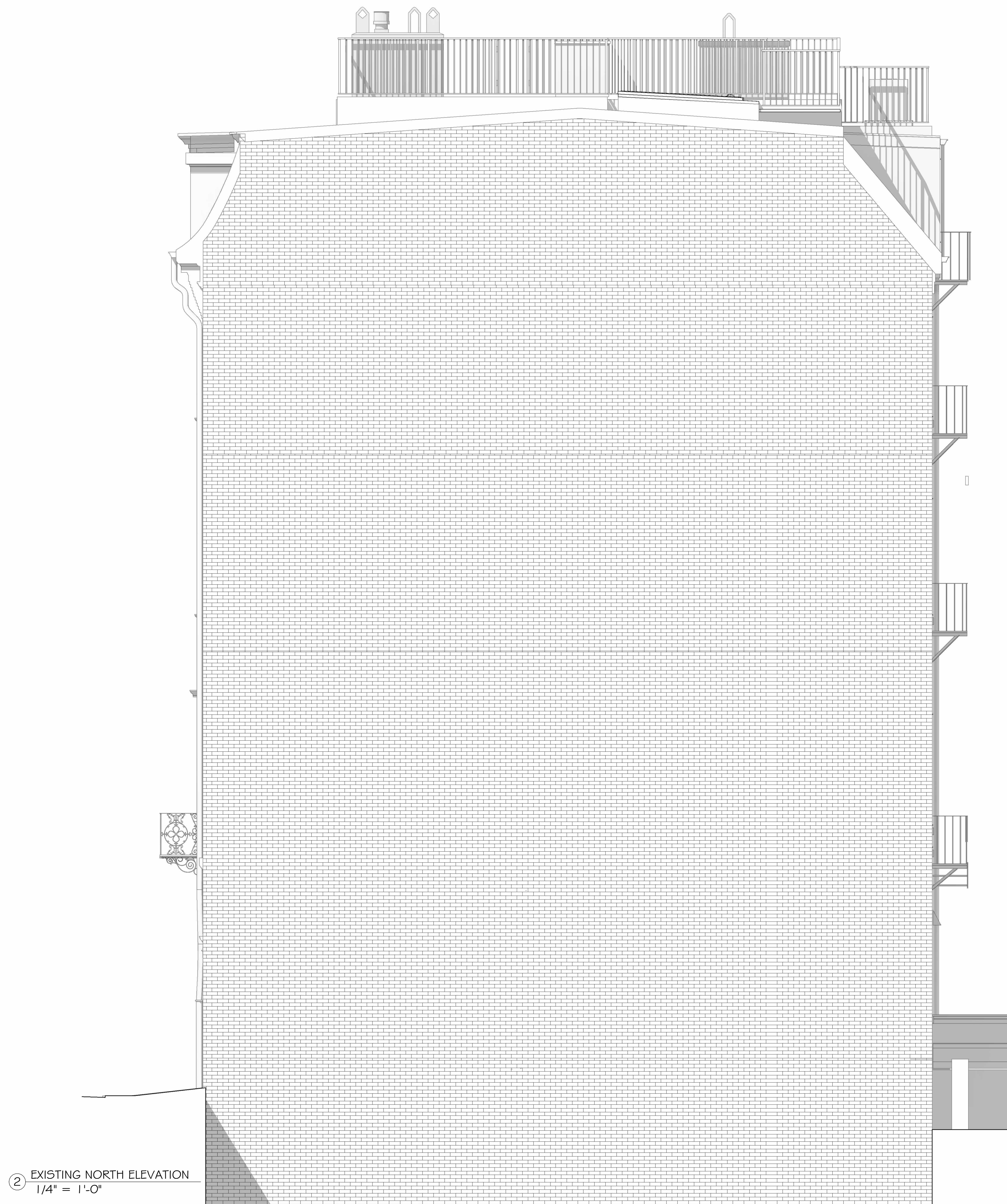
BOSTON, MA 02108

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WEST ELEVATION

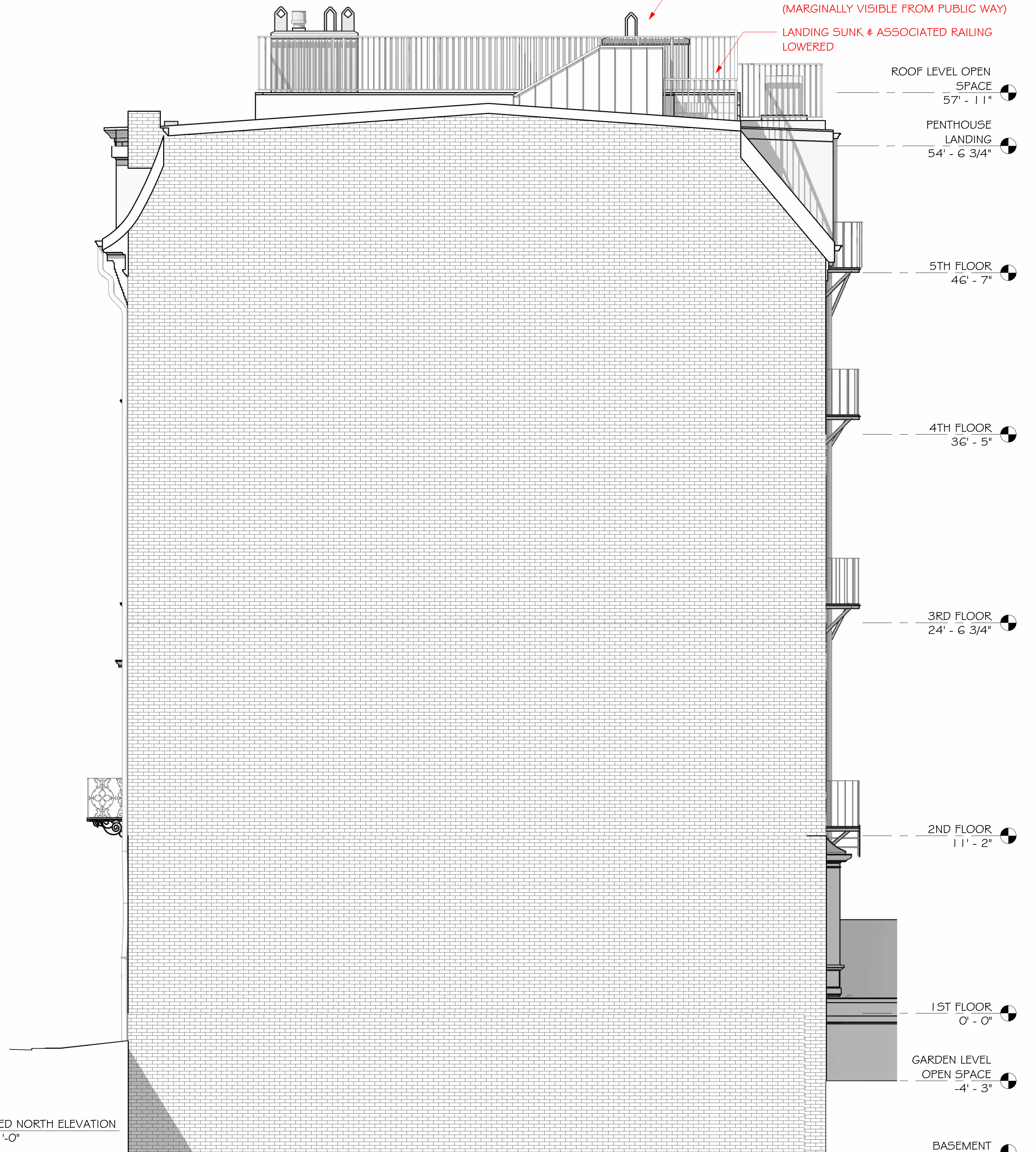
DATE: 09/22/2026
SCALE:
DRAWN: EE & TL
CHECKED: JGUR & MZP

SHEET NO.

A2.03



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROPOSED PENTHOUSE W/ STANDING SEAM COPPER SIDING (MARGINALLY VISIBLE FROM PUBLIC WAY)
LANDING SUNK & ASSOCIATED RAILING LOWERED

ROOF LEVEL OPEN SPACE
57' - 11"

PENTHOUSE LANDING
54' - 6 3/4"

5TH FLOOR
46' - 7"

4TH FLOOR
36' - 5"

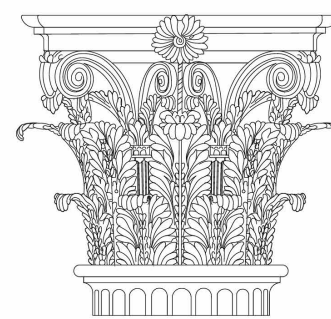
3RD FLOOR
24' - 6 3/4"

2ND FLOOR
11' - 2"

1ST FLOOR
0' - 0"

GARDEN LEVEL OPEN SPACE
-4' - 3"

BASEMENT
-8' - 9"



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9 WALNUT STREET

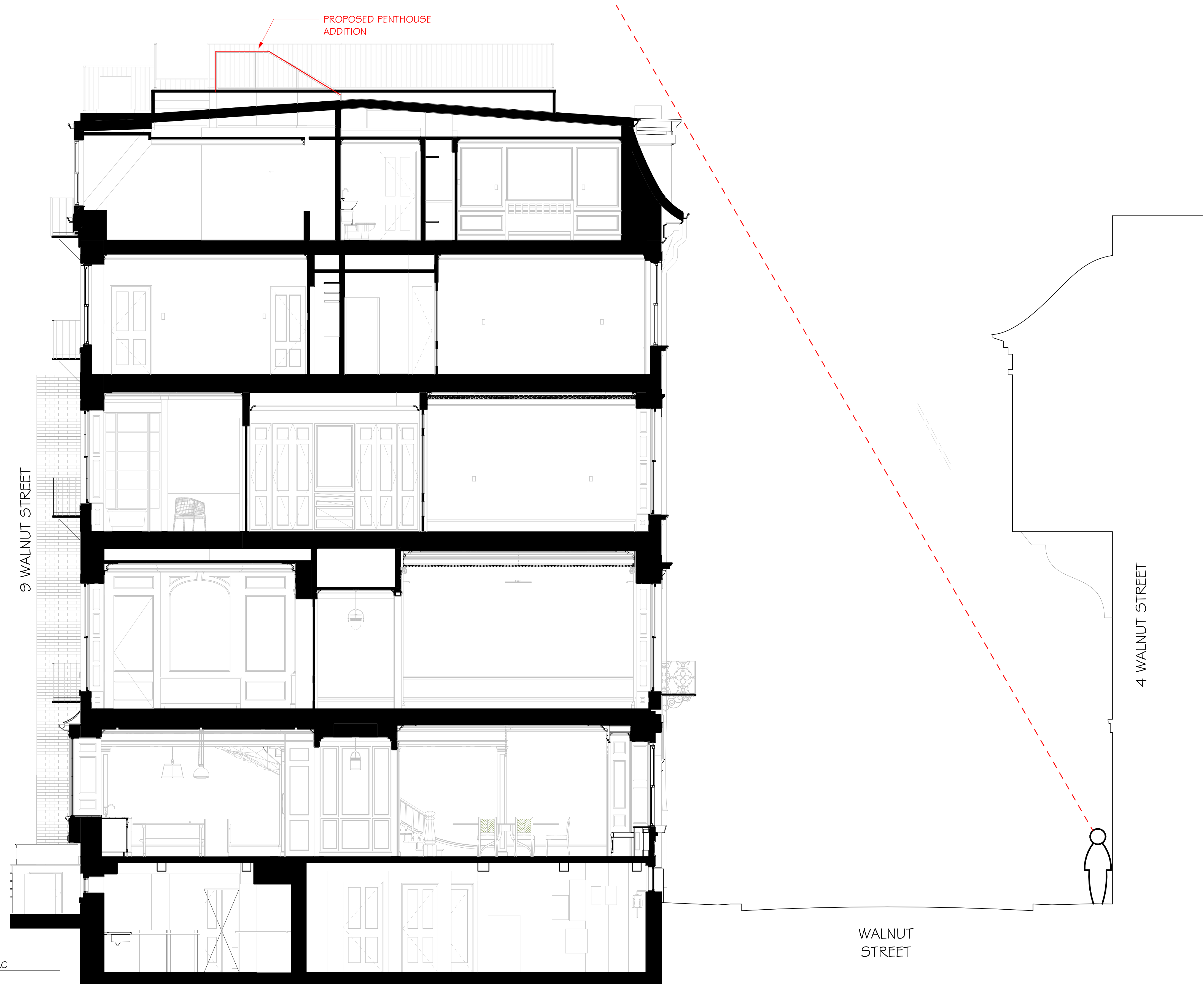
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NORTH ELEVATION

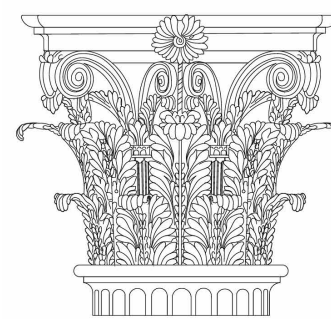
DATE: 09/22/2026
SCALE:
DRAWN: EE & TL
CHECKED: JGUR & MZP

SHEET NO.

A2.04



① LONGITUDINAL SECTION - BHAC
1/4" = 1'-0"



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9 WALNUT STREET

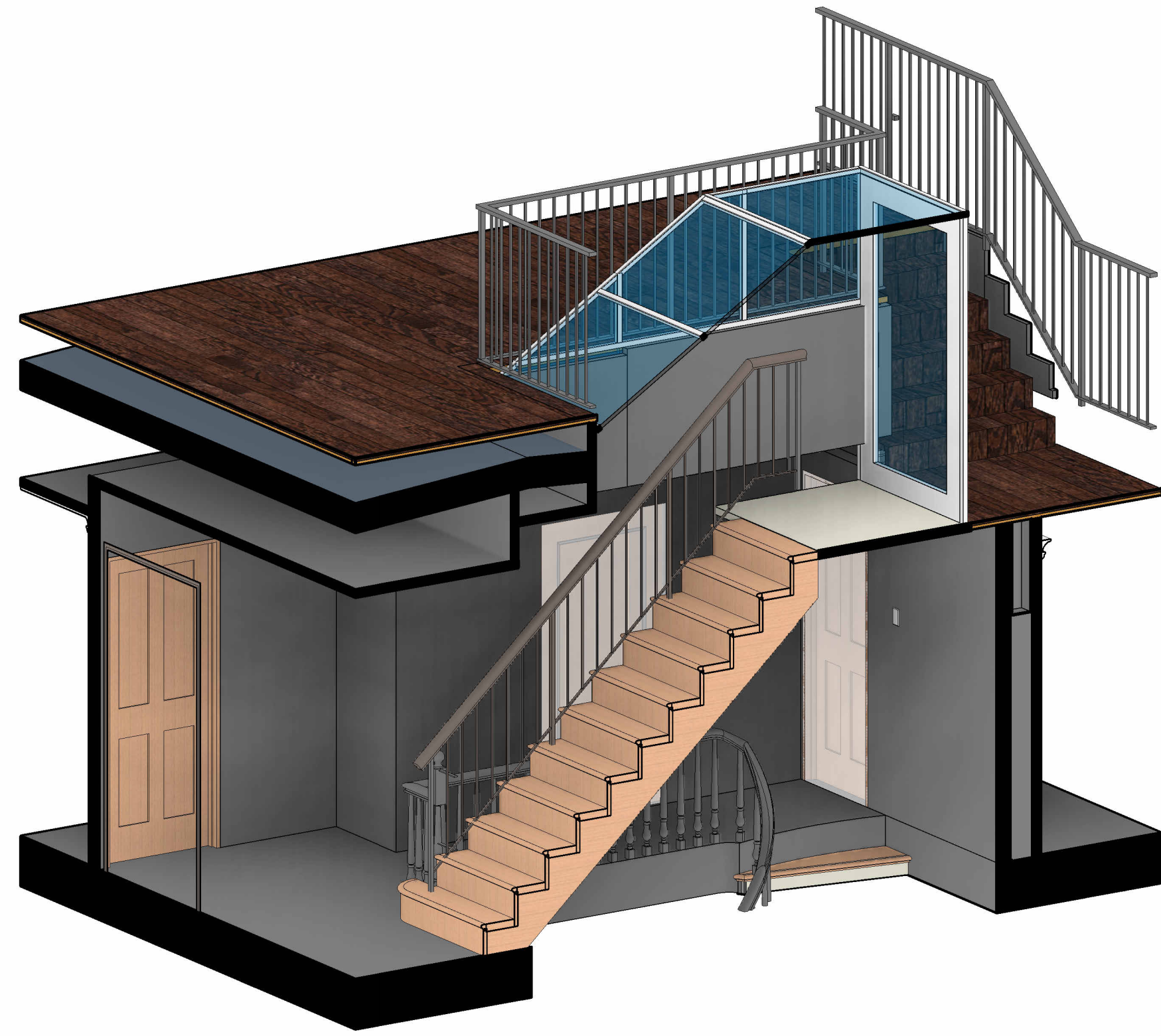
BOSTON, MA 02108

SHEET TITLE:
LONGITUDINAL SITE SECTION

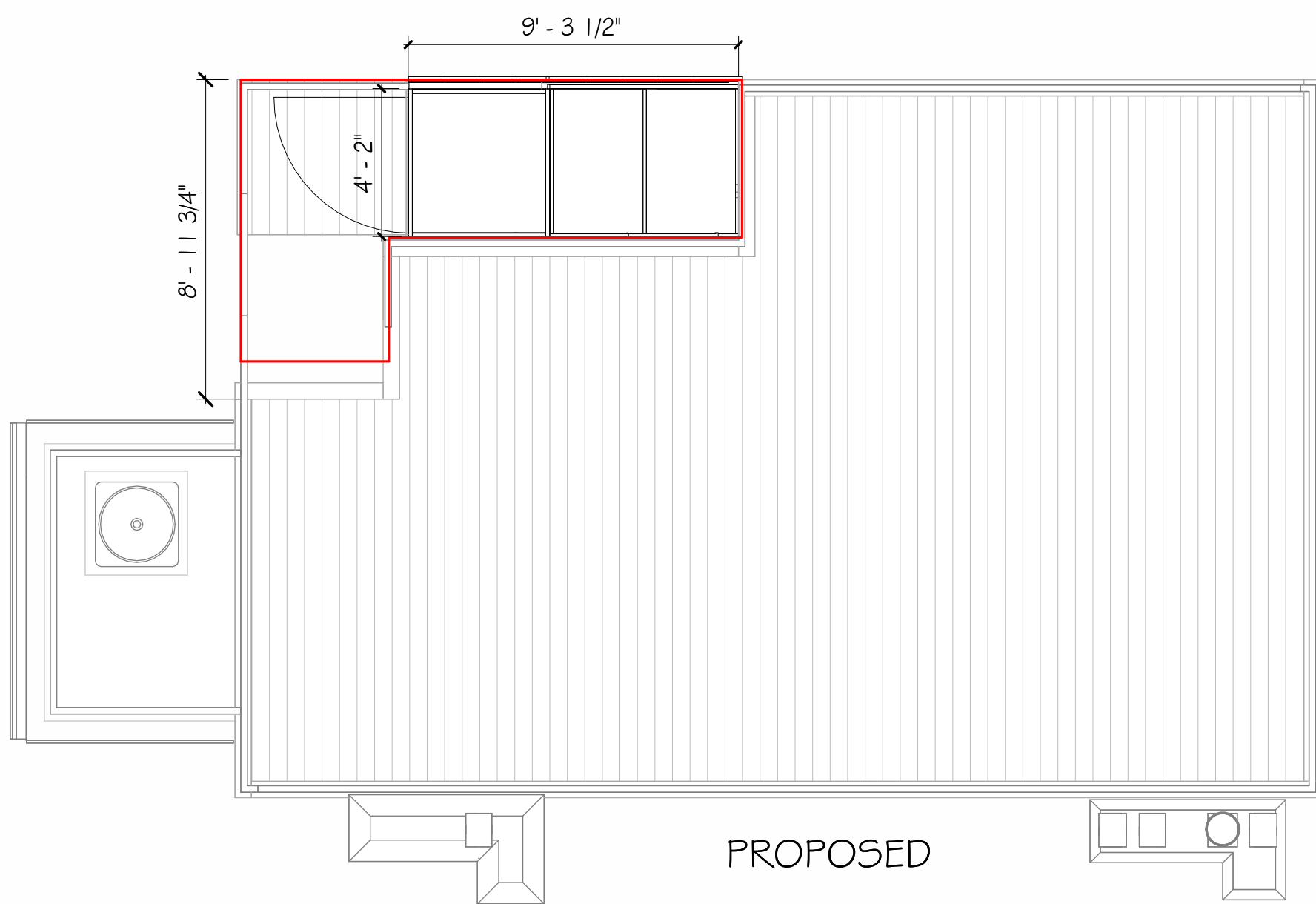
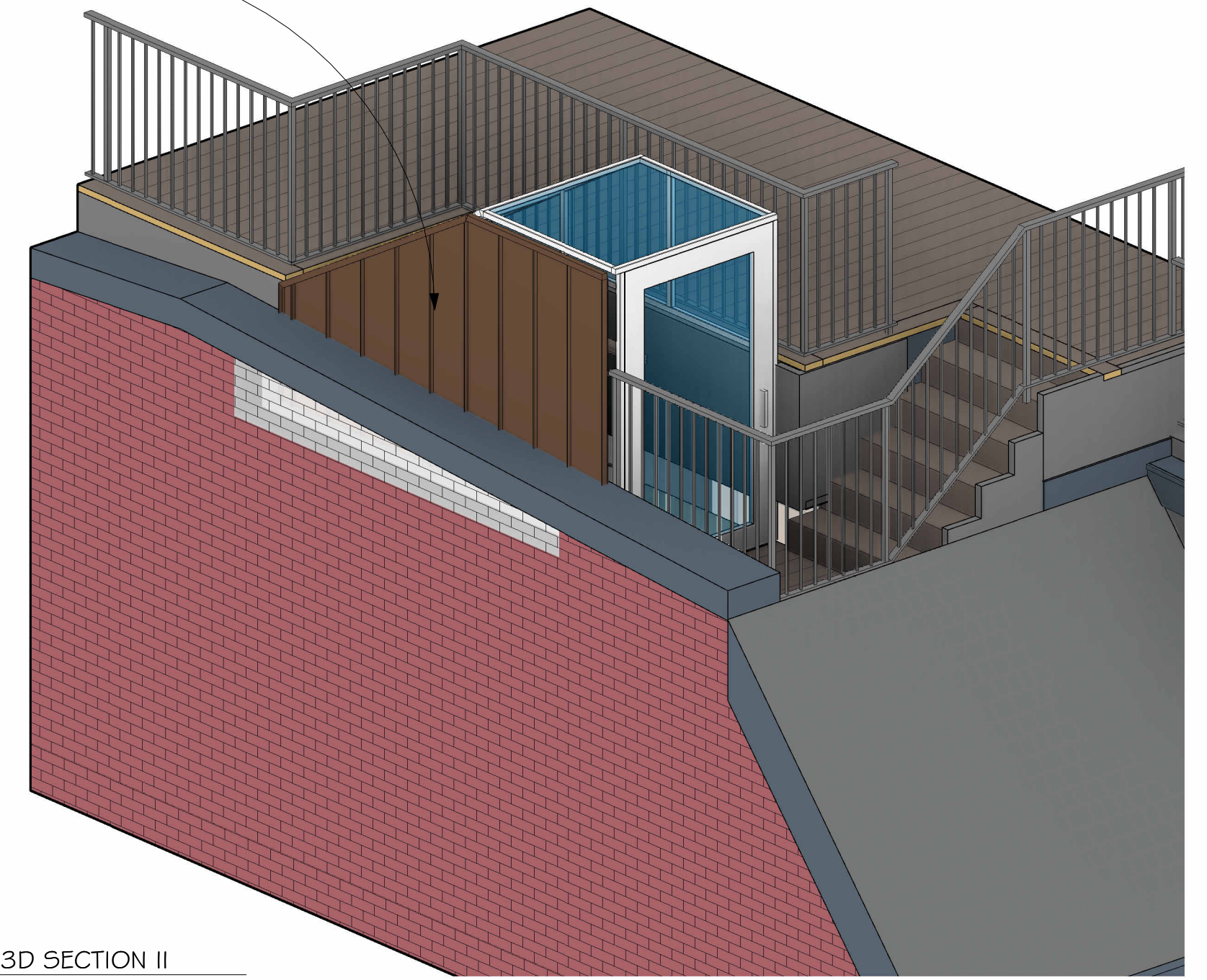
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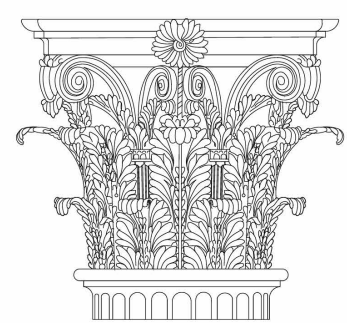
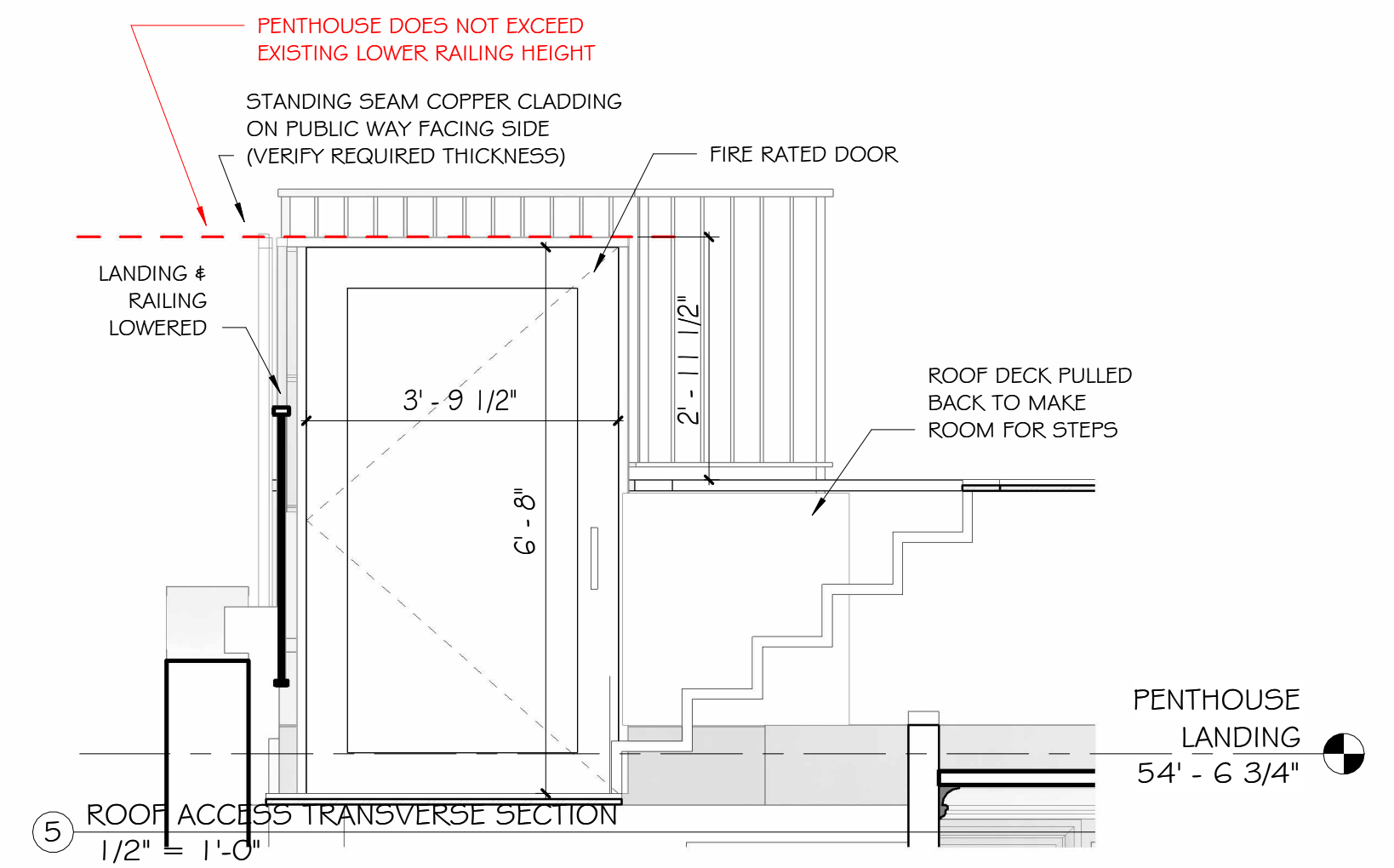
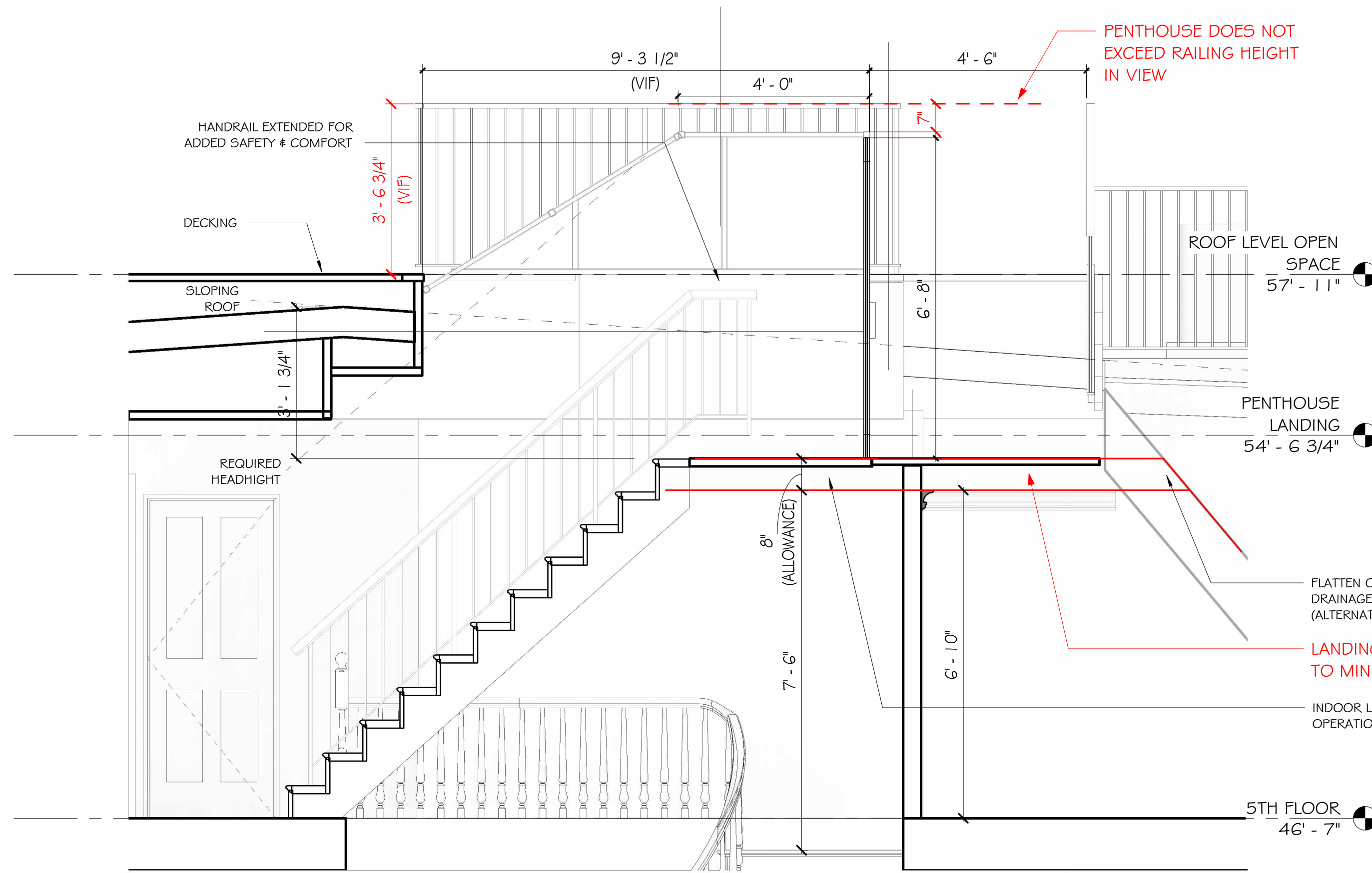
A3.03



PRICE WITH & WITHOUT
COPPER CLAD SIDE WALL



ROOF PLAN - PROPOSED PENTHOUSE &
STAIRS
1/4" = 1'-0"

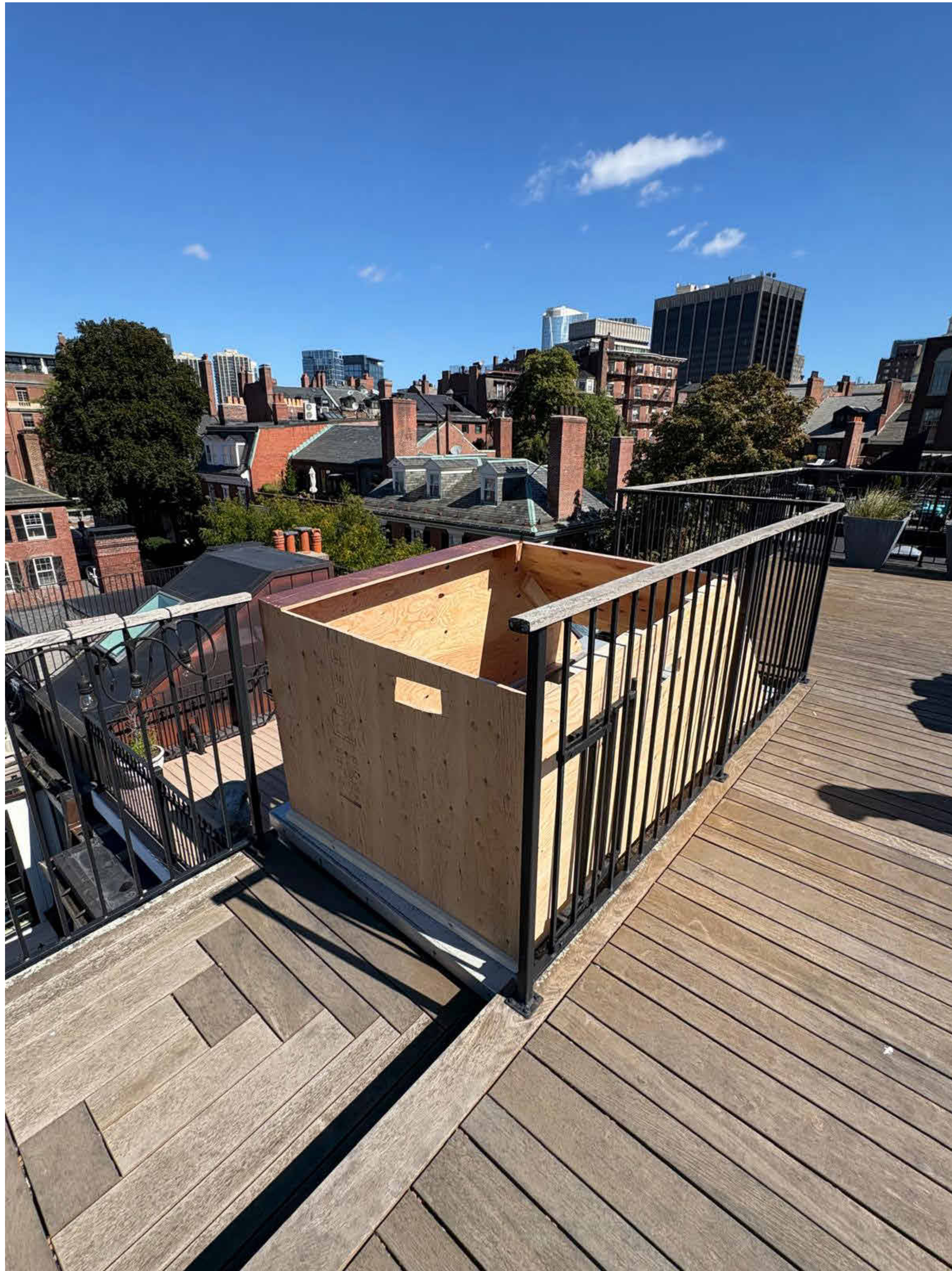


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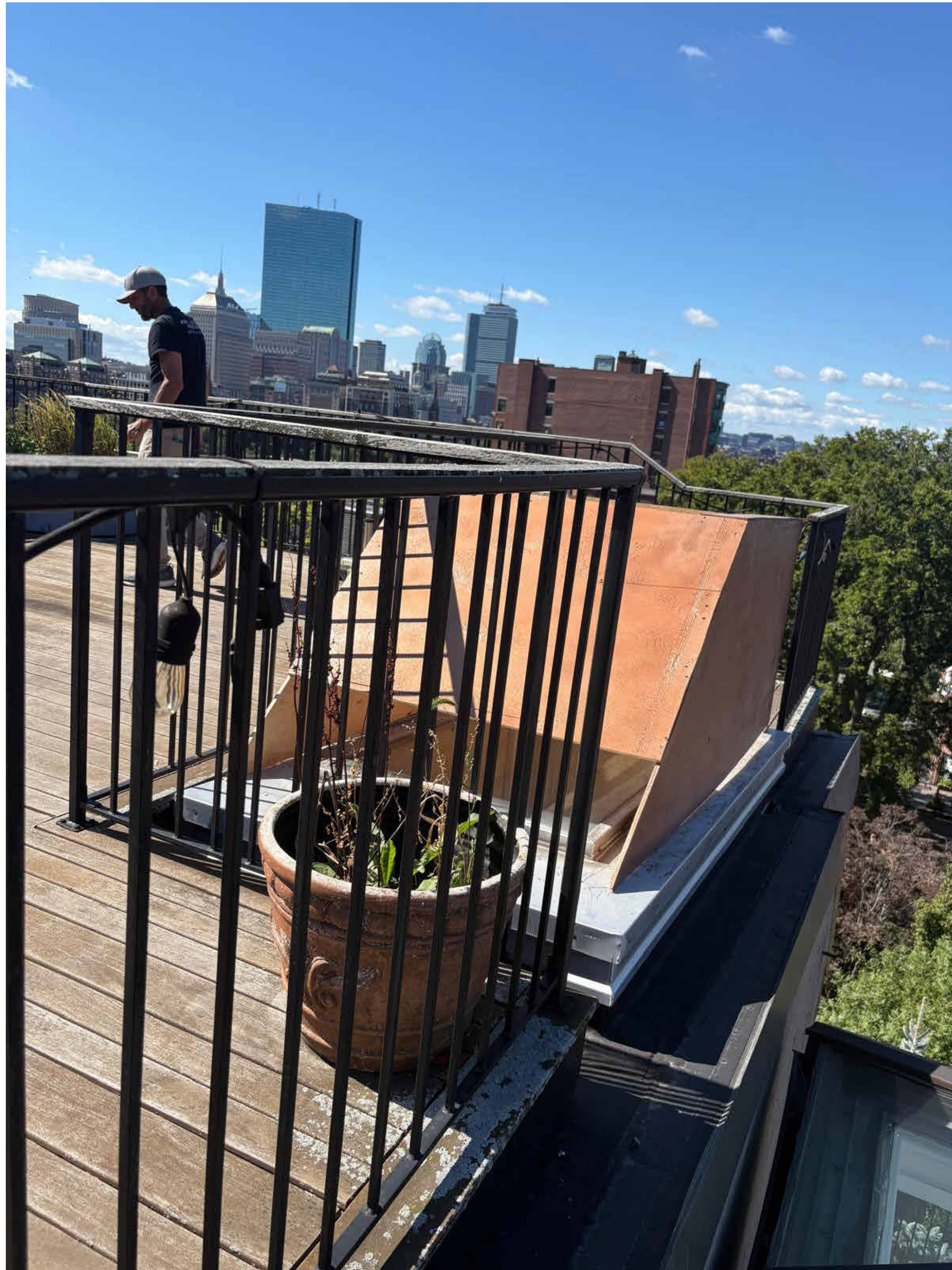
9 WALNUT STREET
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SHEET TITLE:
ROOF DECK ACCESS
PENTHOUSE
DATE: 09/22/2026
SCALE:
DRAWN: EE & TL
CHECKED: JGUR & MZP

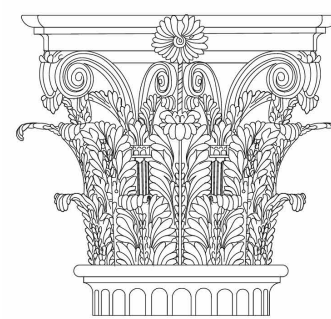
SHEET NO.
A4.61b



PENTHOUSE MOCKUP IN PLACE ON 09/18/2026. NOTE THAT THE PENTHOUSE HEIGHT DOES NOT EXCEED THE HEIGHT OF THE EXISTING UPPER OR LOWER RAILING, AND DOES NOT EXCEED THE HEIGHT OF THE UPPER RAILING AS SEEN FROM STREET LEVEL (SEE STREET-LEVEL PHOTOS).



THE STREET FACING SIDE OF THE MOCKUP HAS BEEN PAINTED WITH COPPER PAINT TO APPROXIMATE THE FINISHED PRODUCT. THE NEIGHBORING PENTHOUSE SEEN IN THE BACKGROUND OF THE LEFT-HAND IMAGE IS A CLOSE APPROXIMATION OF THE APPEARANCE OF THE FINAL PRODUCT.



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9 WALNUT STREET

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SHEET TITLE: PENTHOUSE MOCKUP		SHEET NO. A9.01
DATE:	09/22/2026	
SCALE:		
DRAWN:	EE # TL	
CHECKED:	JGUR # MZP	

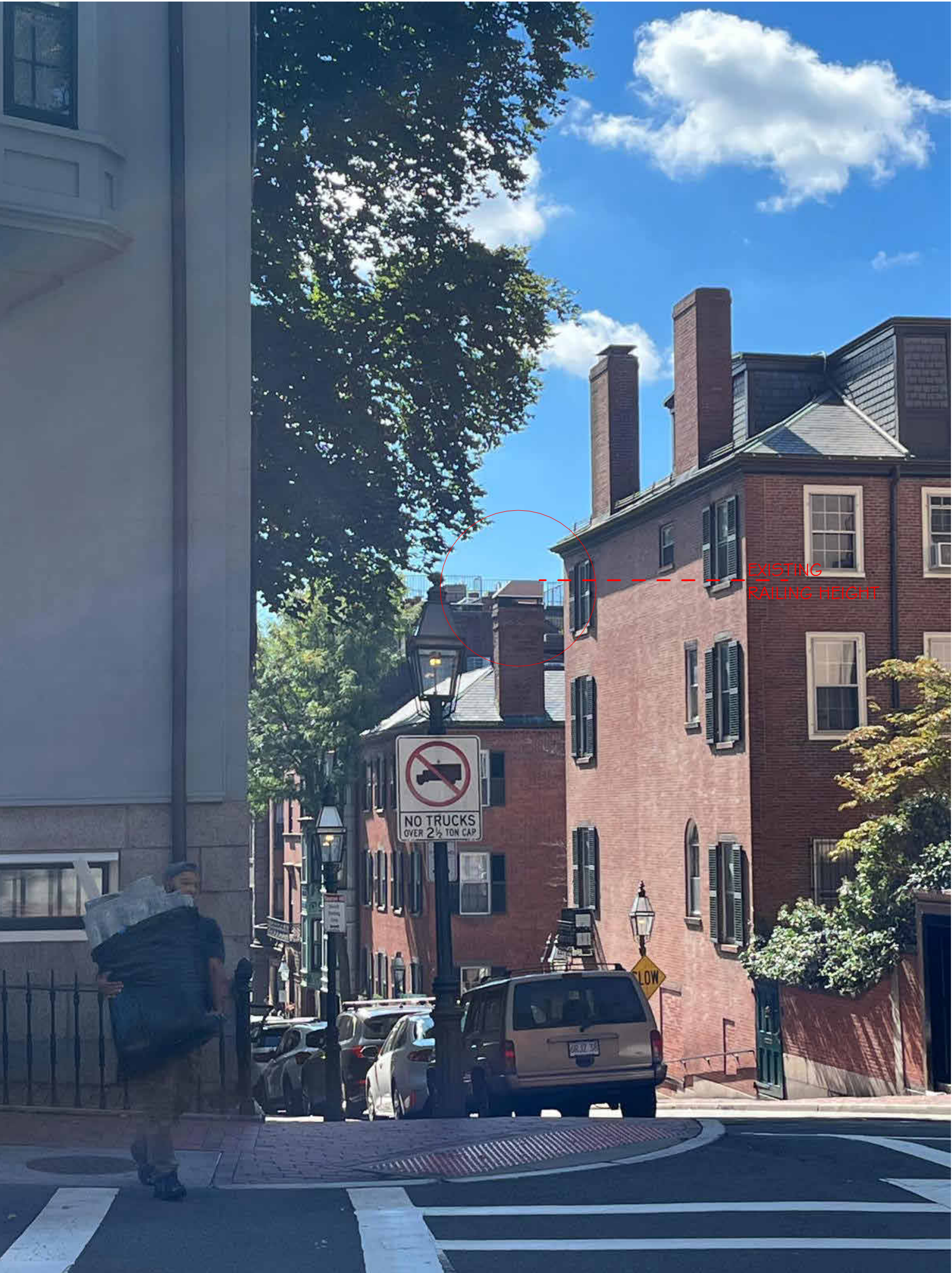
THE PENTHOUSE IS MARGINALLY VISIBLE FROM A SHORT STRETCH ON THE NEAR SIDE OF MOUNT VERNON STREET AND THE TOP OF WALNUT STREET.

HOWEVER, IT IS OCCLUDED FROM VIEW BY 70 WALNUT STREET ON THE LEFT, 1 CHESTNUT STREET ON THE RIGHT, AND BY 11 WALNUT STREET AS THE VIEWER APPROACHES THE BUILDING.

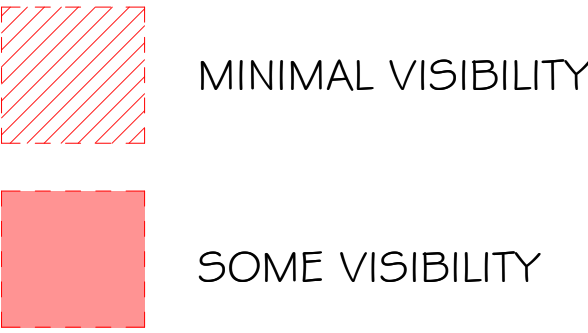
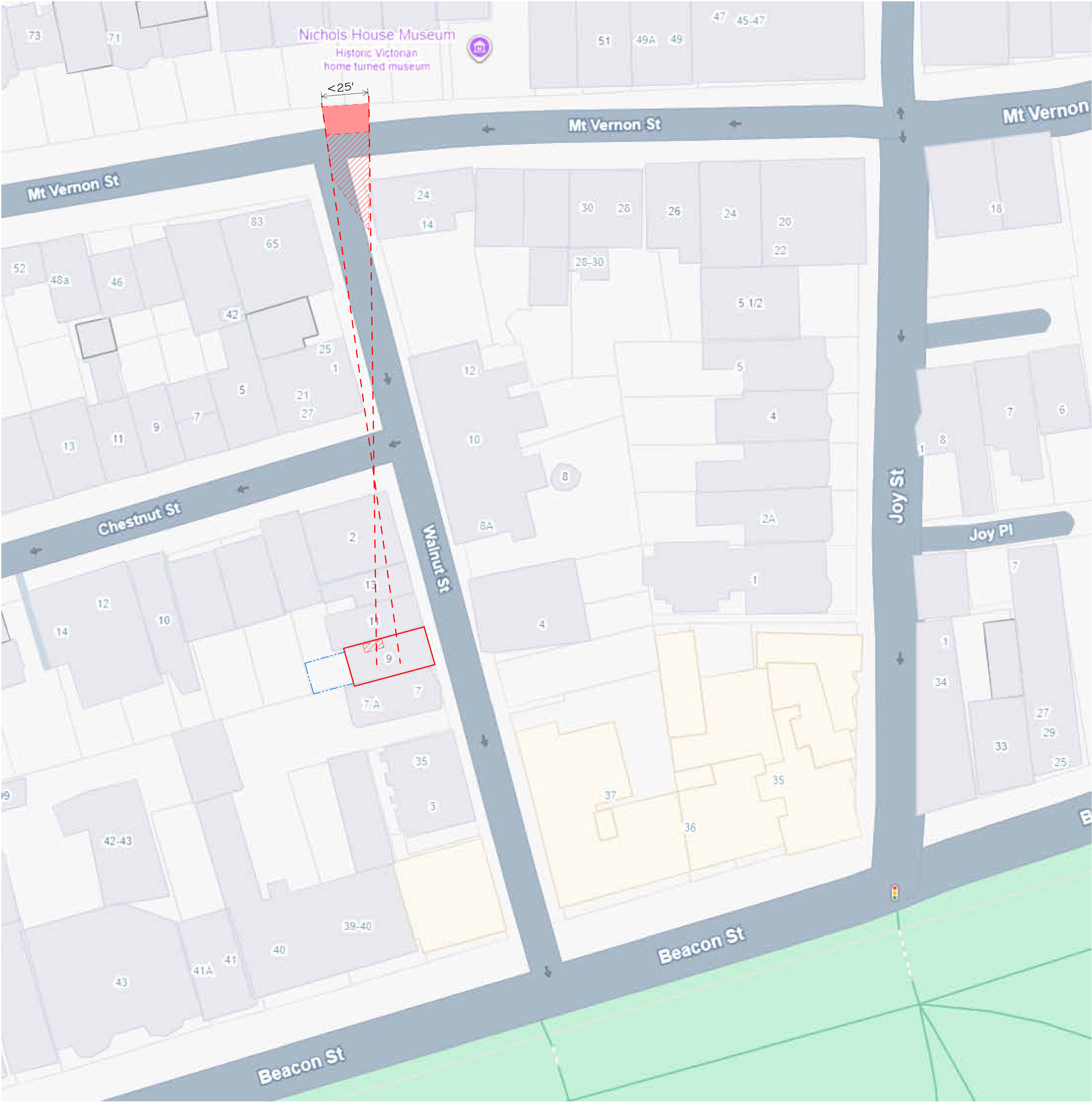
VISIBILITY IS OTHERWISE LARGELY BLOCKED BY THE CHIMNEY OF 2 CHESTNUT STREET.

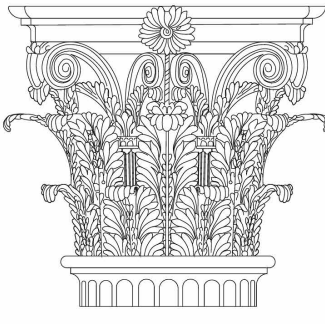
THE PENTHOUSE IS SOMEWHAT VISIBLE ALONG A SHORT STRETCH ON THE FAR SIDE OF MOUNT VERNON STREET.

HOWEVER, THE PENTHOUSE IS ALWAYS SEEN AGAINST THE BACKDROP OF THE EXISTING RAILING, AND NEVER PROTRUDES INTO THE SKYLINE. THUS THE SILHOUETTE OF THE BUILDING WILL REMAIN UNCHANGED.



PICTURE A - VIEW FROM THE FAR SIDE OF MOUNT VERNON STREET





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9 WALNUT STREET

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SHEET TITLE: VISIBILITY FROM PUBLIC WAY		SHEET NO. A9.02
DATE:	09/22/2026	
SCALE:		
DRAWN:	EE & TL	
CHECKED:	JGUR & MZP	

ON THE NEAR SIDE OF MOUNT VERNON STREET, EVEN ALONG THE SHORT STRETCH OF MARGINAL VISIBILITY ALONG MOUNT VERNON STREET, THE PENTHOUSE IS NEVERTHELESS BLOCKED FROM VIEW BY THE EXISTING CHIMNEY OF 2 CHESTNUT STREET.

THE ADDITION OF THE COPPER-CLAD PENTHOUSE SEEN AGAINST THE EXISTING RAILING WILL ALSO BE MITIGATED BY THE REMOVAL OF THE EXISTING BULK ON THE ROOF DECK, ALSO VISIBLE FROM STREET LEVEL THROUGH THE EXISTING RAILING.

AS A RESULT, THE PROMINENCE OF 9 WALNUT STREET ALONG THE BEACON HILL SKYLINE WILL REMAIN APPROXIMATELY THE SAME



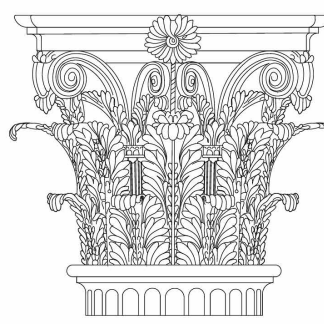
PICTURE A - VIEW OF LEFTMOST VANTAGE POINT, PENTHOUSE MARGINALLY VISIBLE BEHIND CHIMNEY



PICTURE B - VIEW OF RIGHTMOST VANTAGE POINT, PENTHOUSE MARGINALLY VISIBLE BEHIND CHIMNEY



KEY MAP SHOWING THE CHIMNEY OF 2 CHESTNUT STREET BLOCKING THE PENTHOUSE MOCKUP FROM VIEW ON THE NEAR SIDE OF MOUNT VERNON STREET



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9 WALNUT STREET

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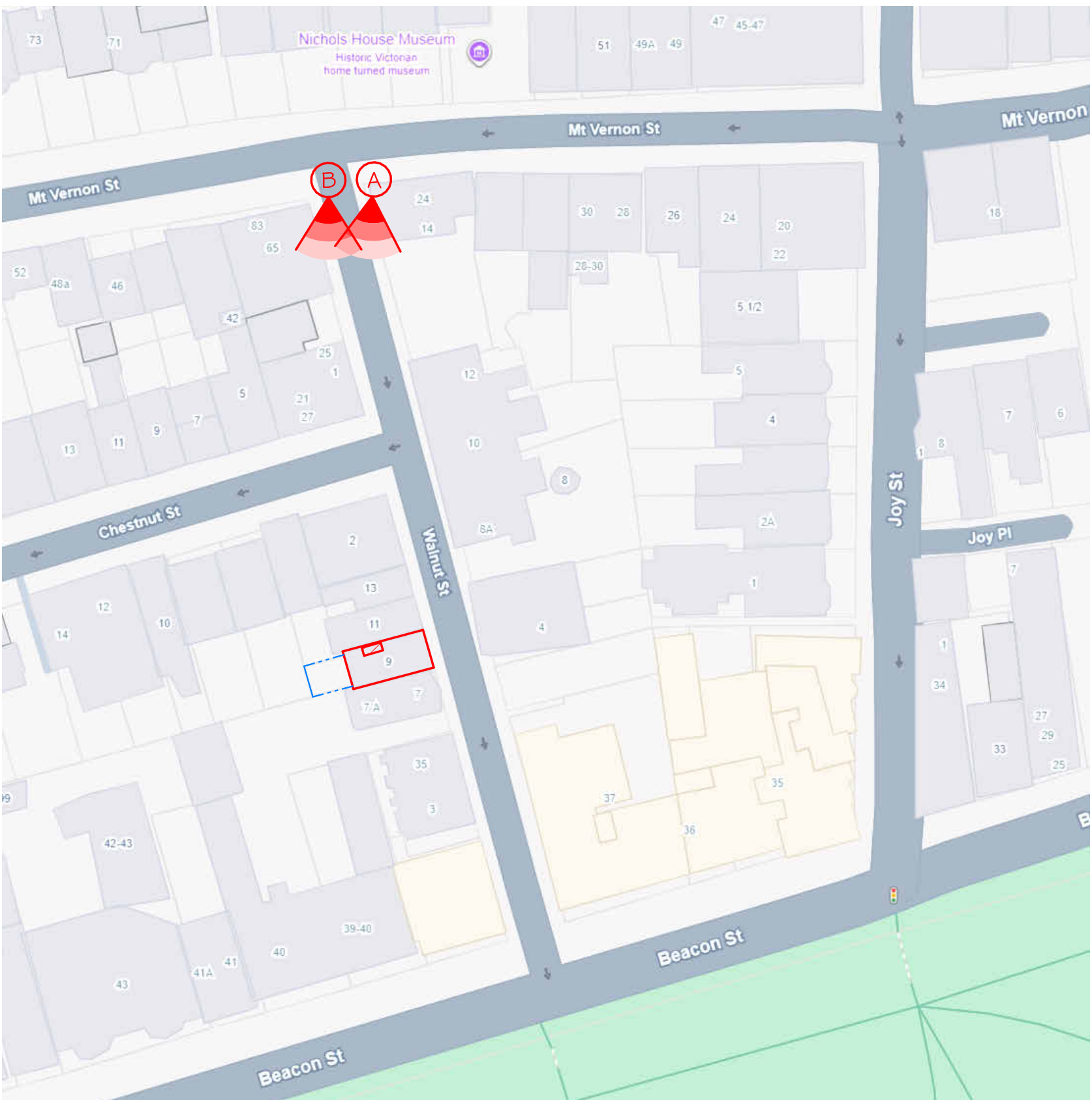
SHEET TITLE: CHIMNEY OCCLUSION DIAGRAM		SHEET NO. A9.03
DATE:	09/22/2026	
SCALE:		
DRAWN:	EE & TL	
CHECKED:	JGUR & MZP	



PICTURE A - VIEW FROM LEFTMOST VANTAGE POINT, PENTHOUSE SEEN AGAINST THE BACKDROP OF THE EXISTING RAILING



PICTURE B - VIEW FROM RIGHTMOST VANTAGE POINT, PENTHOUSE SEEN AGAINST THE BACKDROP OF THE EXISTING RAILING, CURRENTLY VISIBLE ROOF BULK WILL BE REMOVED



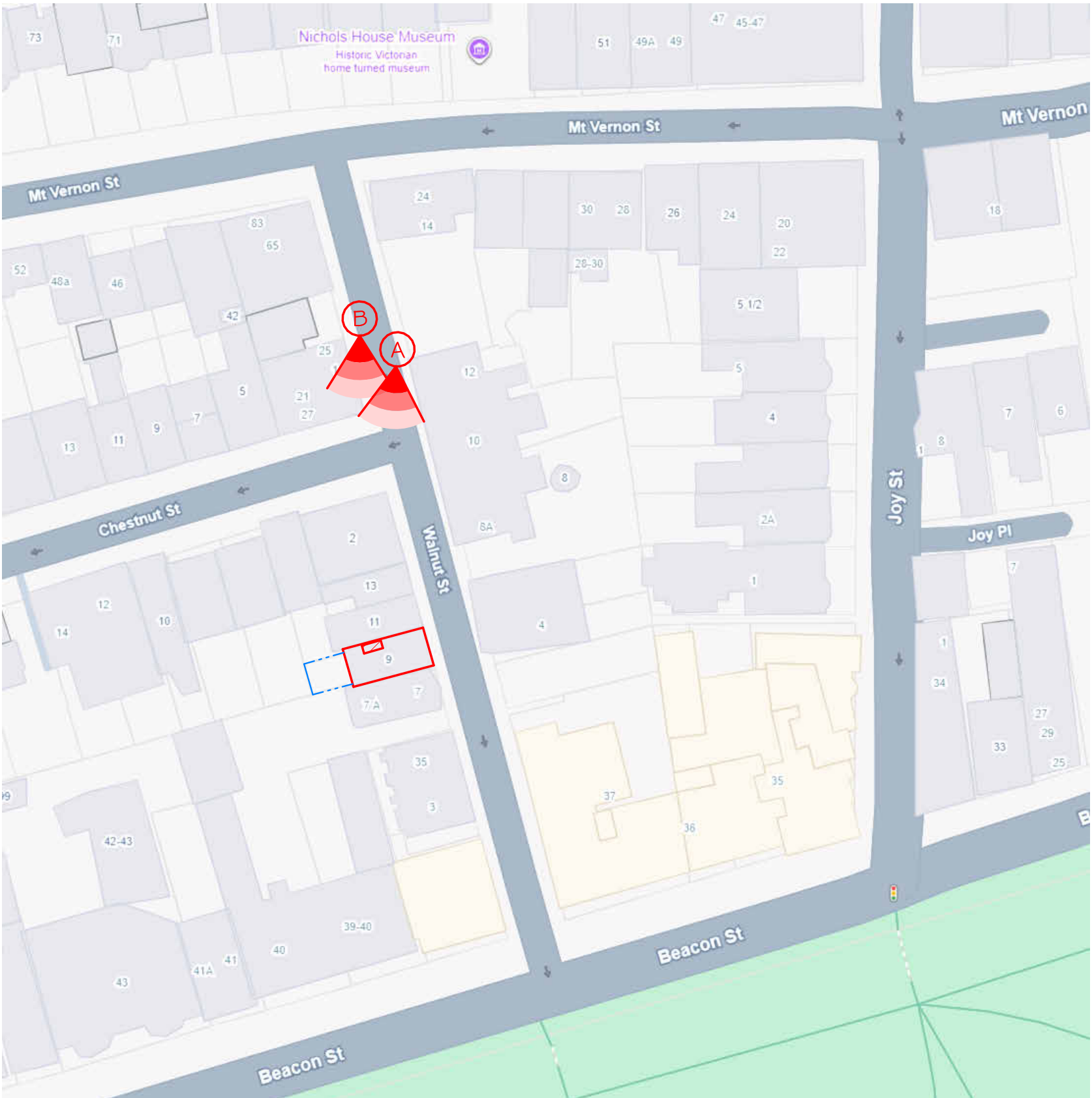
KEY MAP



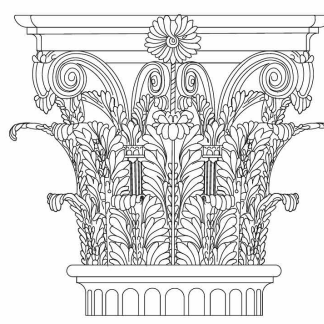
PICTURE A - PENTHOUSE IS BLOCKED FROM VIEW BY THE ROOF STRUCTURE OF 13 WALNUT STREET ON THE LEFT AND BY THE CHIMNEY OF 7 CHESTNUT IN FRONT, AND IS GENERALLY NOT VISIBLE FROM MOST OF WALNUT STREET



PICTURE B - PENTHOUSE IS BLOCKED FROM VIEW BY THE CHIMNEY OF 7 CHESTNUT STREET IN FRONT AND BY 1 CHESTNUT STREET ON THE RIGHT, AND IS GENERALLY NOT VISIBLE FROM MOST OF WALNUT STREET



KEY MAP



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9 WALNUT STREET

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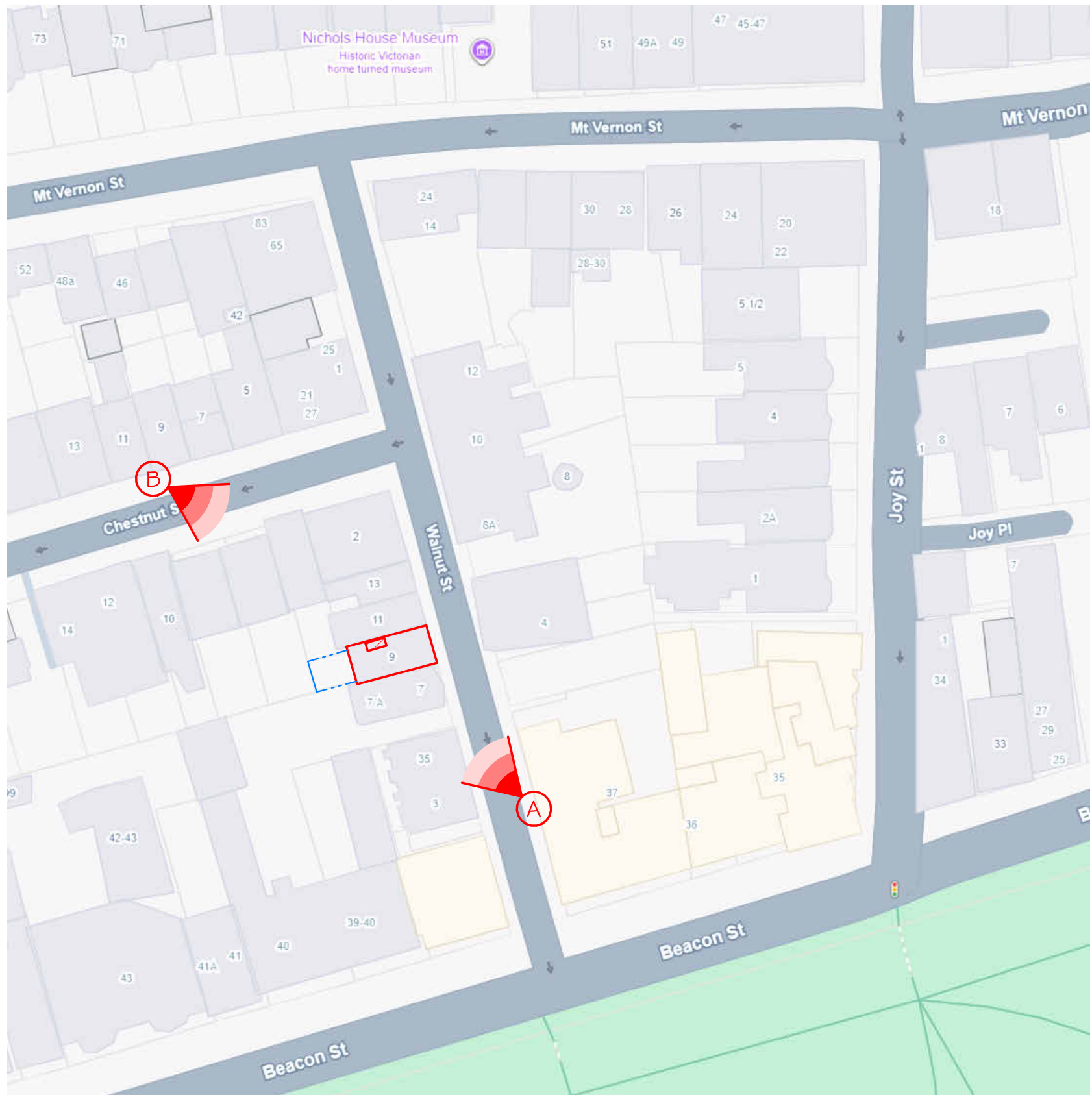
SHEET TITLE: STREET VIEW - WALNUT STREET		SHEET NO. A9.05
DATE:	09/22/2026	
SCALE:		
DRAWN:	EE # TL	
CHECKED:	JGUR # MZP	



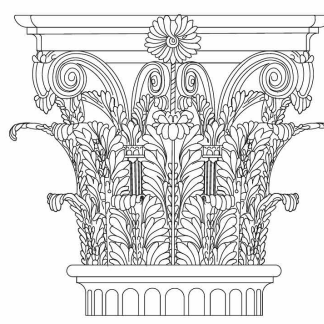
PICTURE A - PENTHOUSE IS NOT VISIBLE FROM ANY OTHER POINT ALONG WALNUT STREET



PICTURE B - PENTHOUSE IS NOT VISIBLE FROM ANY POINT ALONG CHESTNUT STREET



KEY MAP



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9 WALNUT STREET

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SHEET TITLE:
STREET VIEW FROM OTHER
VANTAGE POINTS
DATE: 09/22/2026
SCALE:
DRAWN: EE # TL
CHECKED: JGUR # MZP

SHEET NO.
A9.06