



## 95 - 97 Broadway - Second Floor & Penthouse Addition

95 BROADWAY, BOSTON, MA 02116

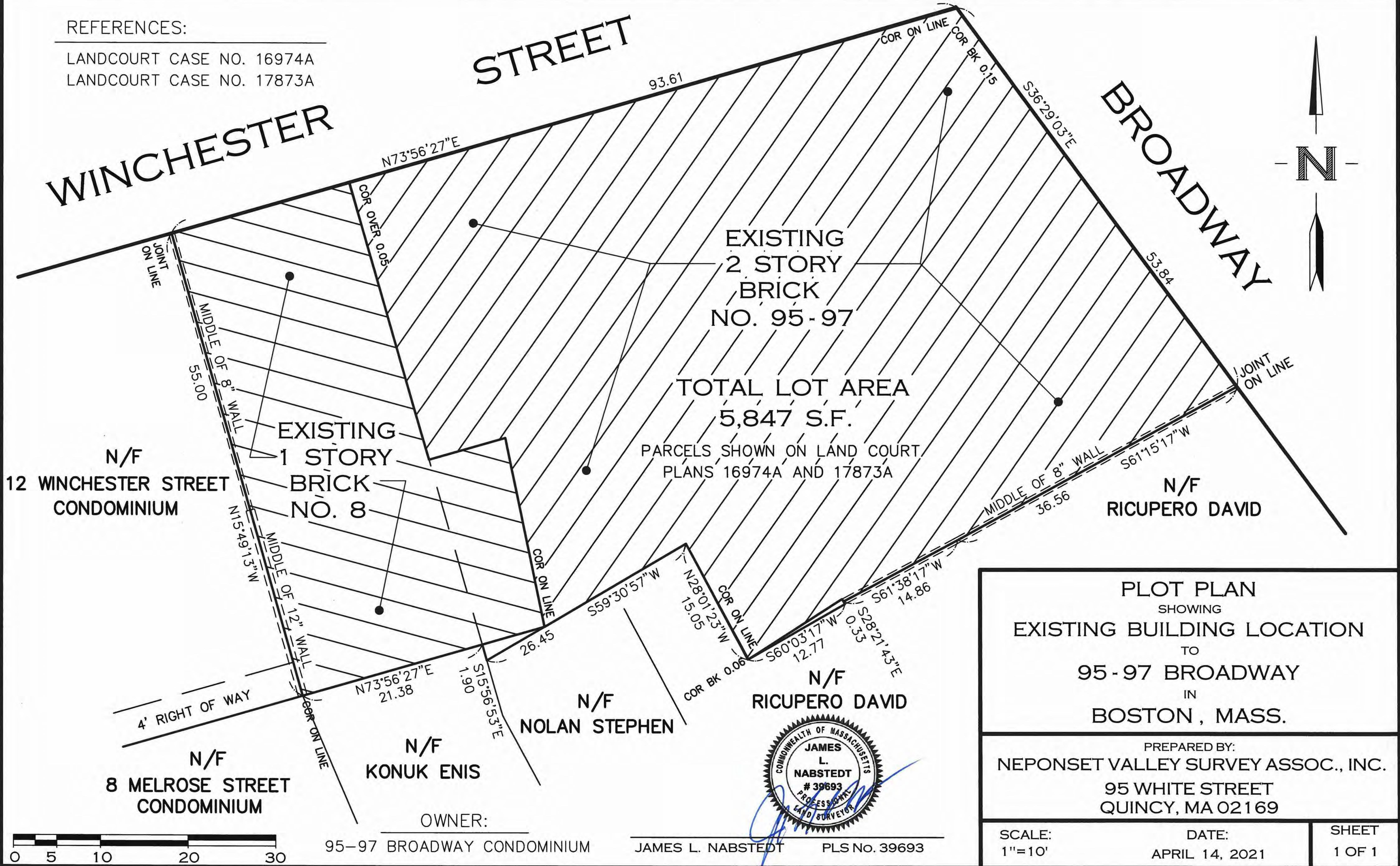
MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021



REFERENCES:

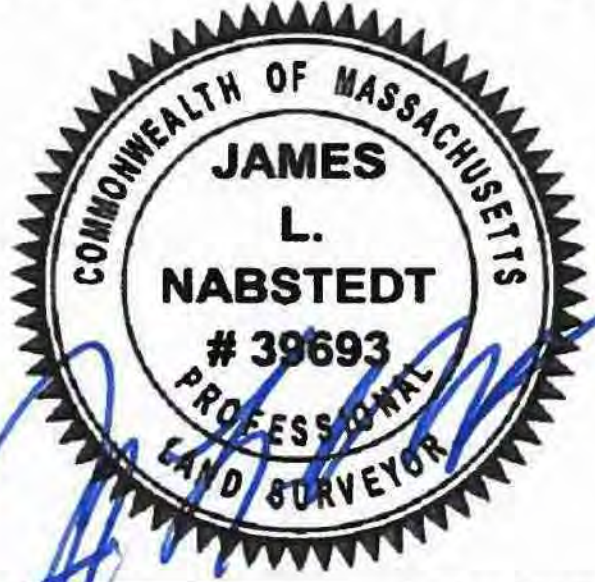
LANDCOURT CASE NO. 16974A  
 LANDCOURT CASE NO. 17873A



PLOT PLAN  
 SHOWING  
 EXISTING BUILDING LOCATION  
 TO  
 95 - 97 BROADWAY  
 IN  
 BOSTON , MASS.

PREPARED BY:  
 NEPONSET VALLEY SURVEY ASSOC., INC.  
 95 WHITE STREET  
 QUINCY, MA 02169

SCALE: 1"=10'	DATE: APRIL 14, 2021	SHEET 1 OF 1
------------------	-------------------------	-----------------



OWNER:  
 95-97 BROADWAY CONDOMINIUM  
 JAMES L. NABSTEDT PLS No. 39693

# 95 - 97 Broadway - Survey Plot Plan

TMF (21-027)





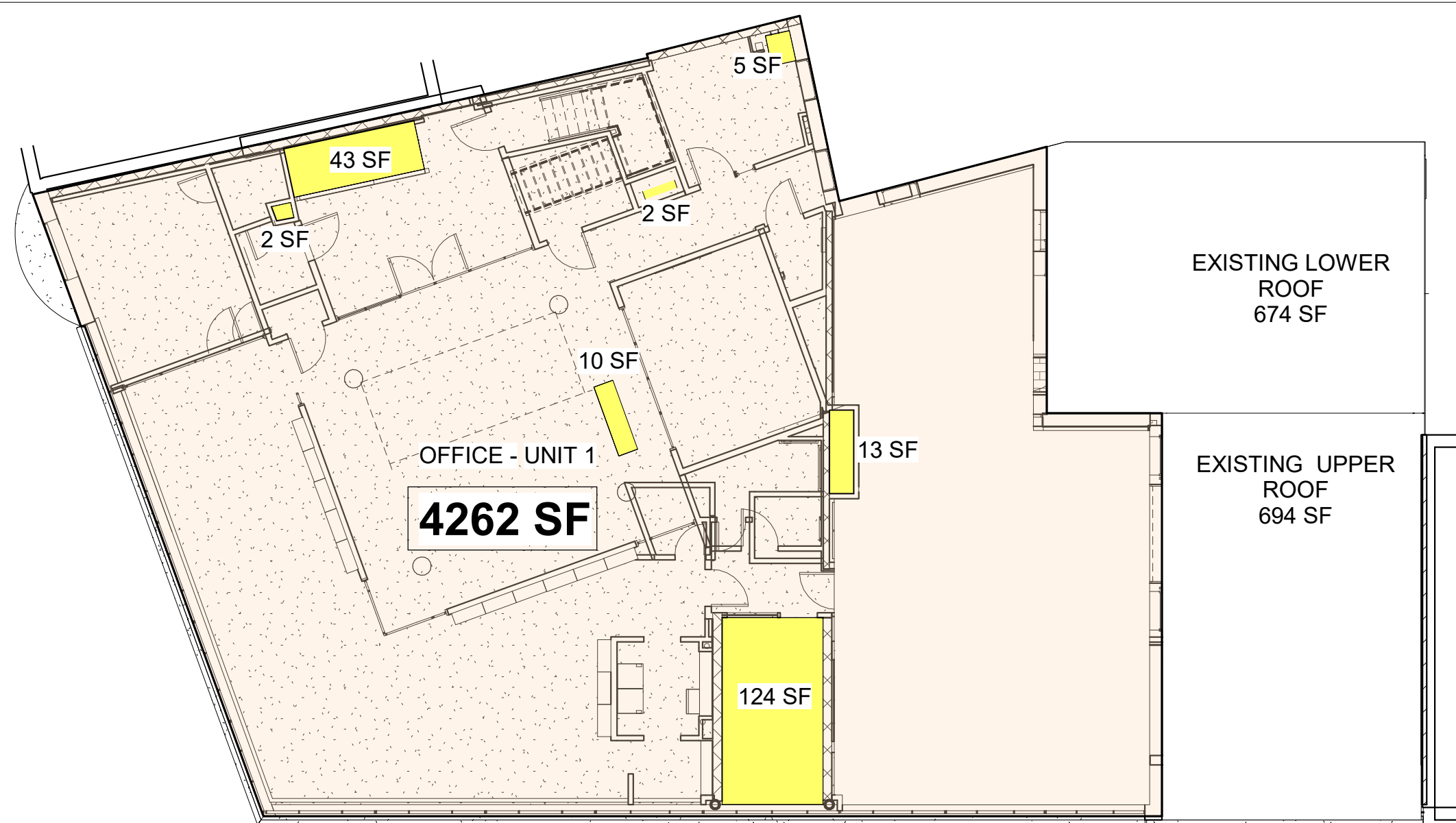
## 95 - 97 Broadway - Existing Site Photos

95 BROADWAY, BOSTON, MA 02116

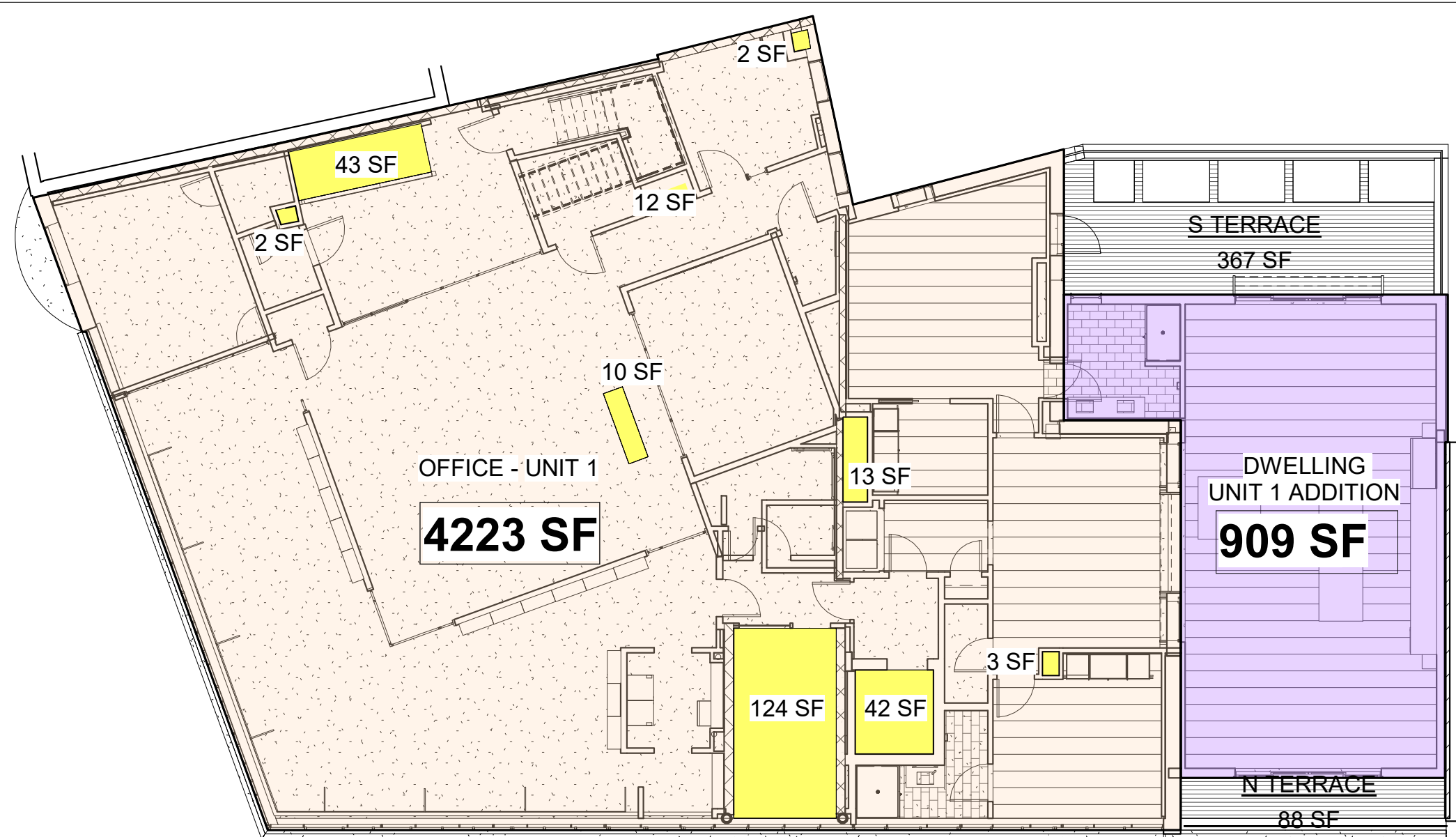
MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021

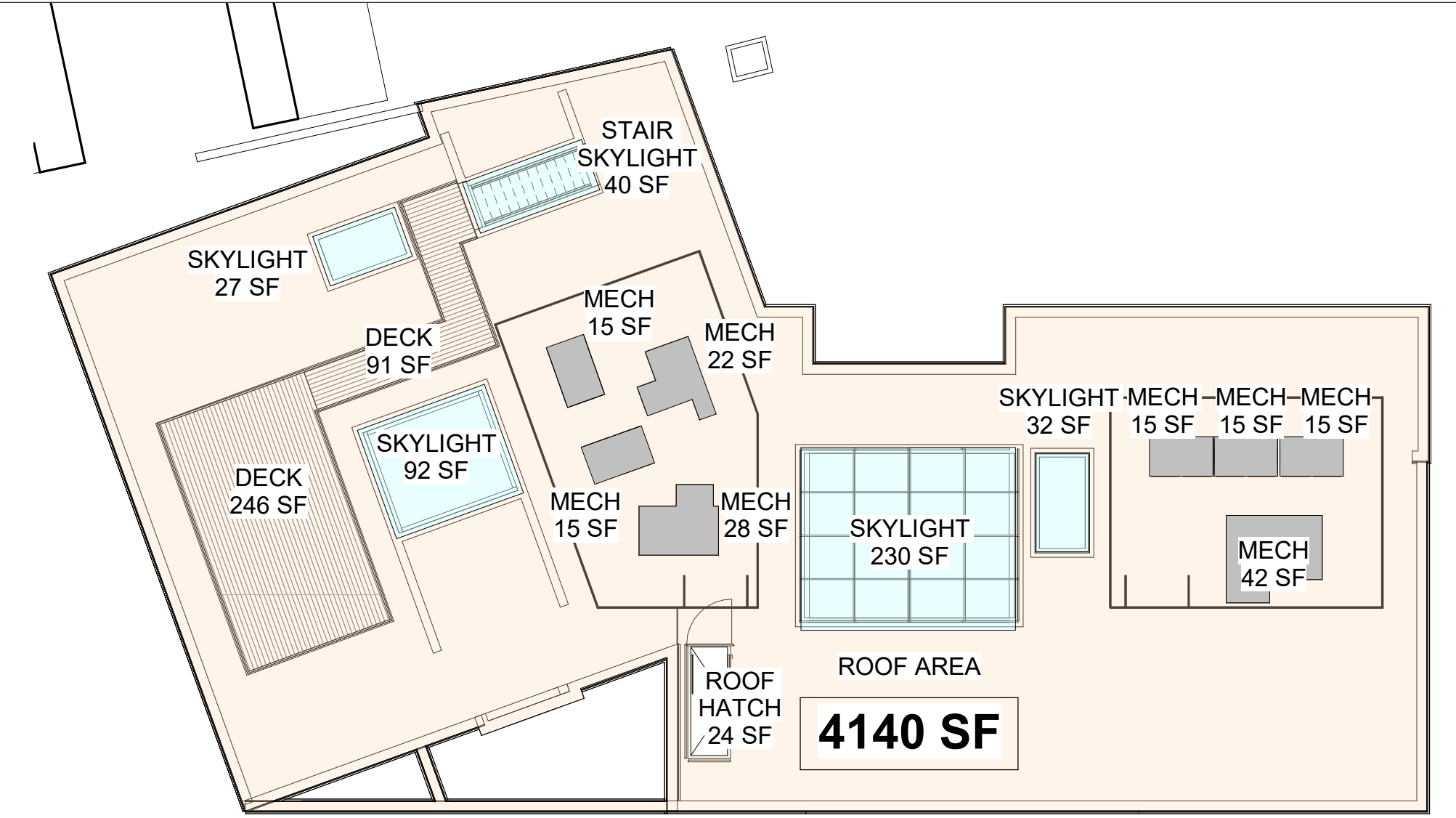




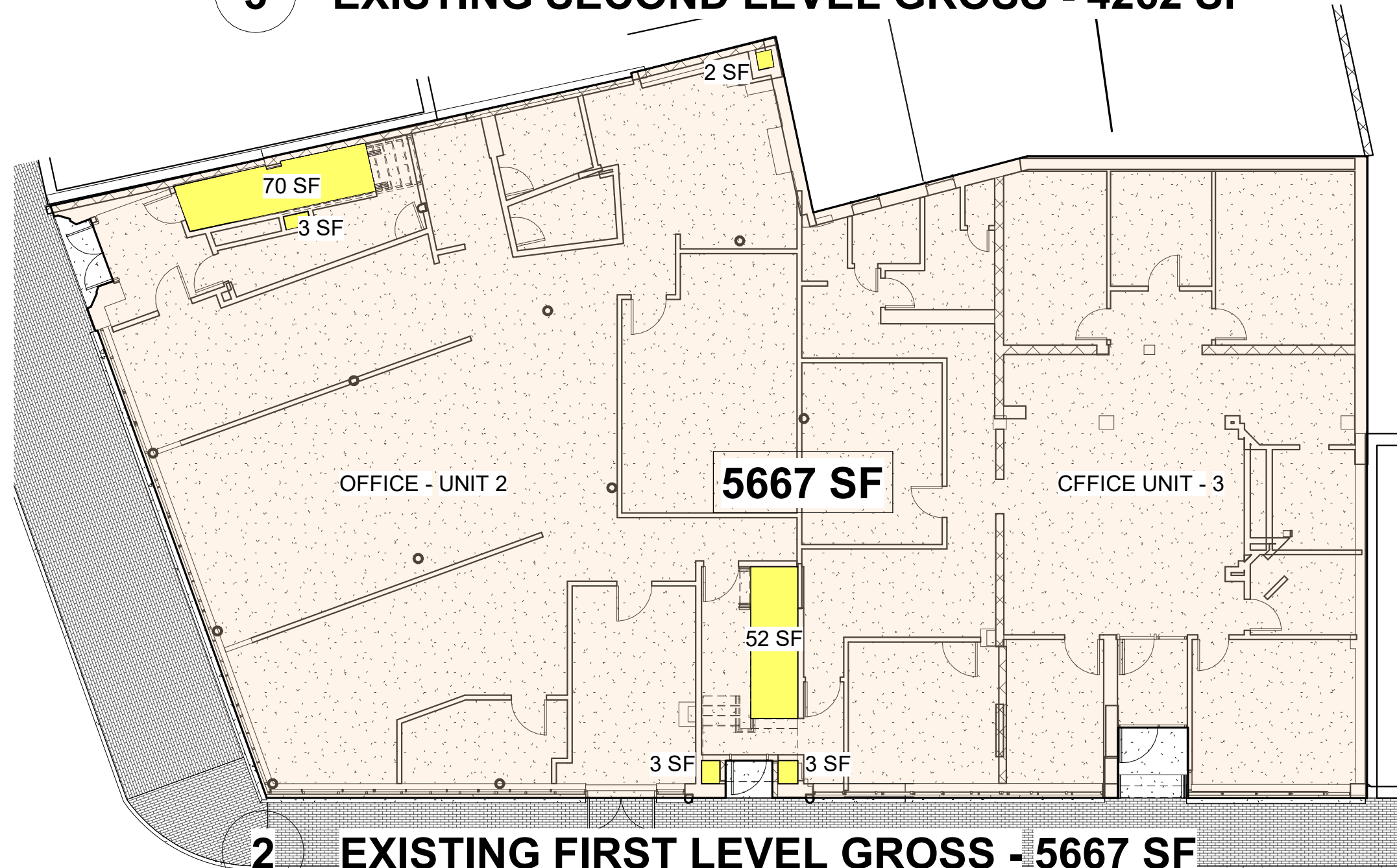
3 EXISTING SECOND LEVEL GROSS - 4262 SF



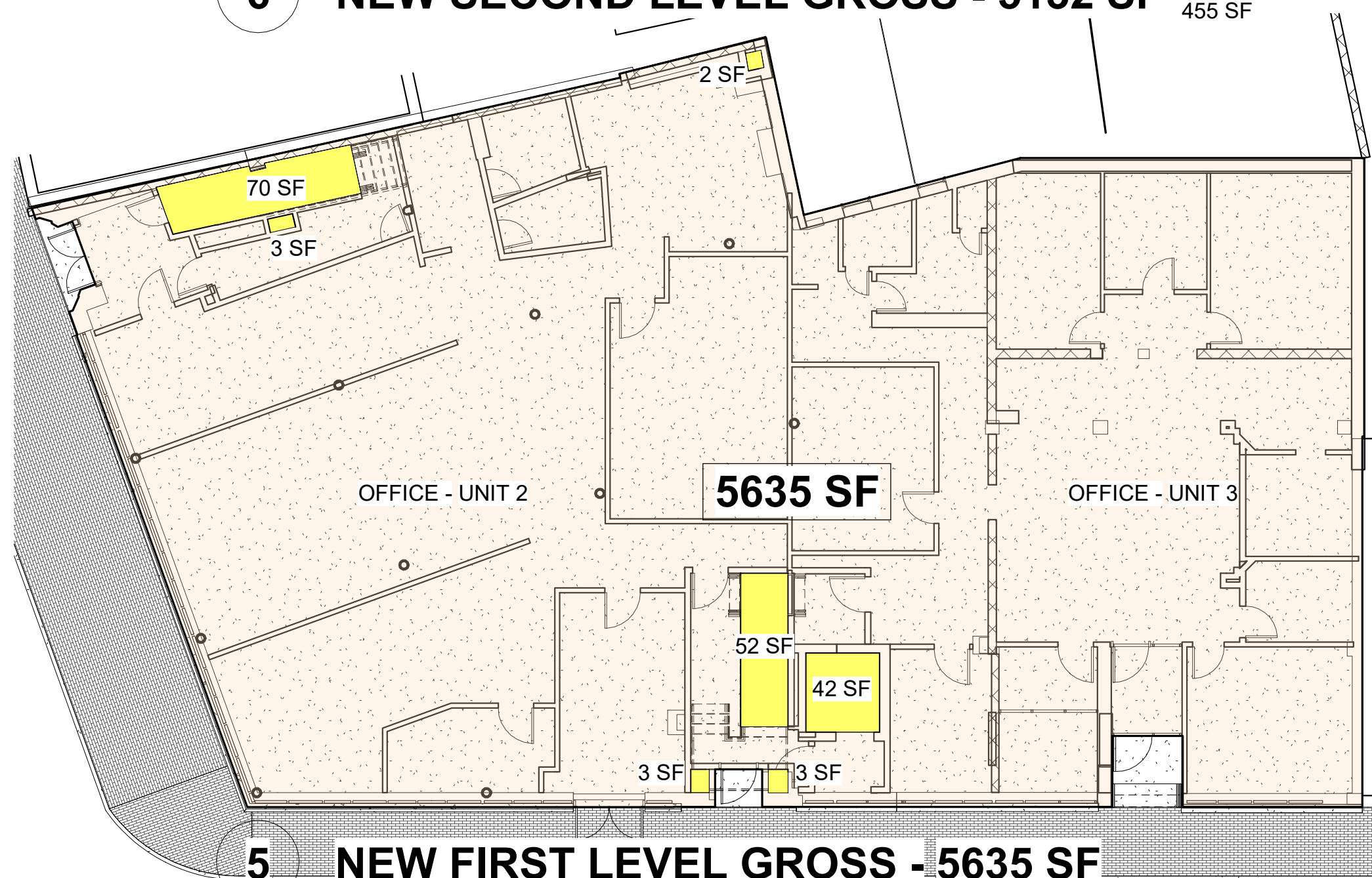
6 NEW SECOND LEVEL GROSS - 5132 SF EXTERIOR SPACE - 455 SF



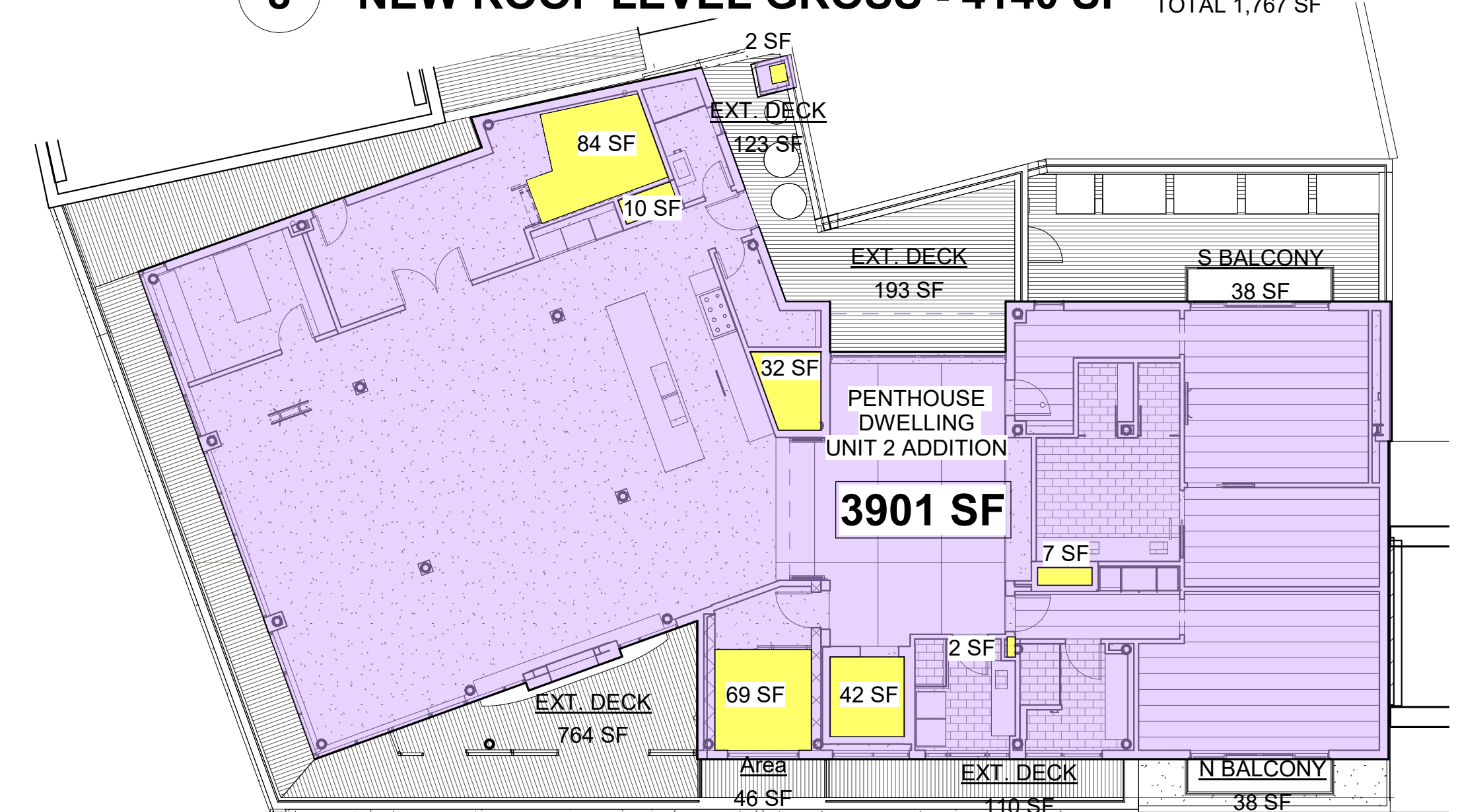
8 NEW ROOF LEVEL GROSS - 4140 SF LOWER EXTERIOR AREAS TOTAL 1,767 SF



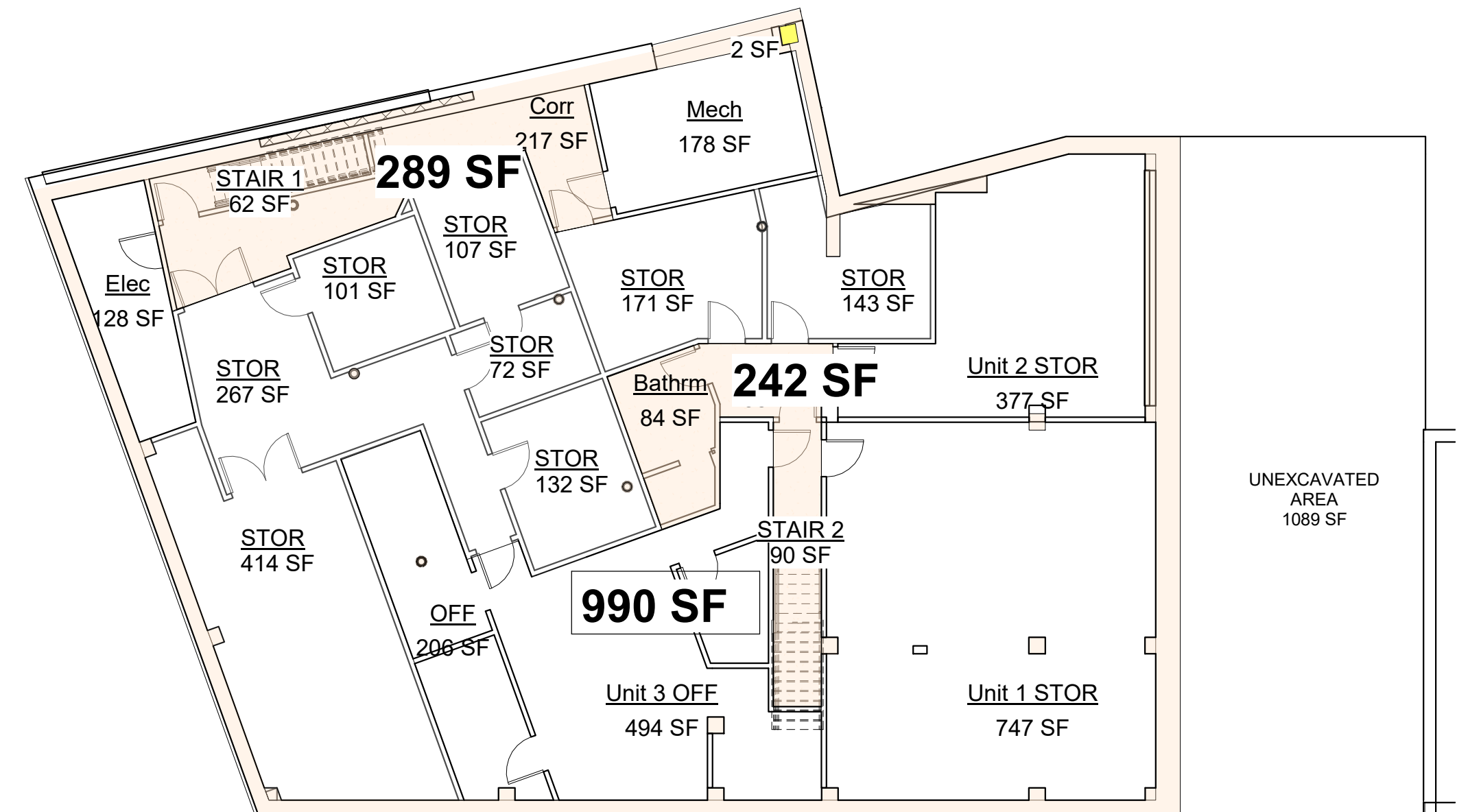
2 EXISTING FIRST LEVEL GROSS - 5667 SF



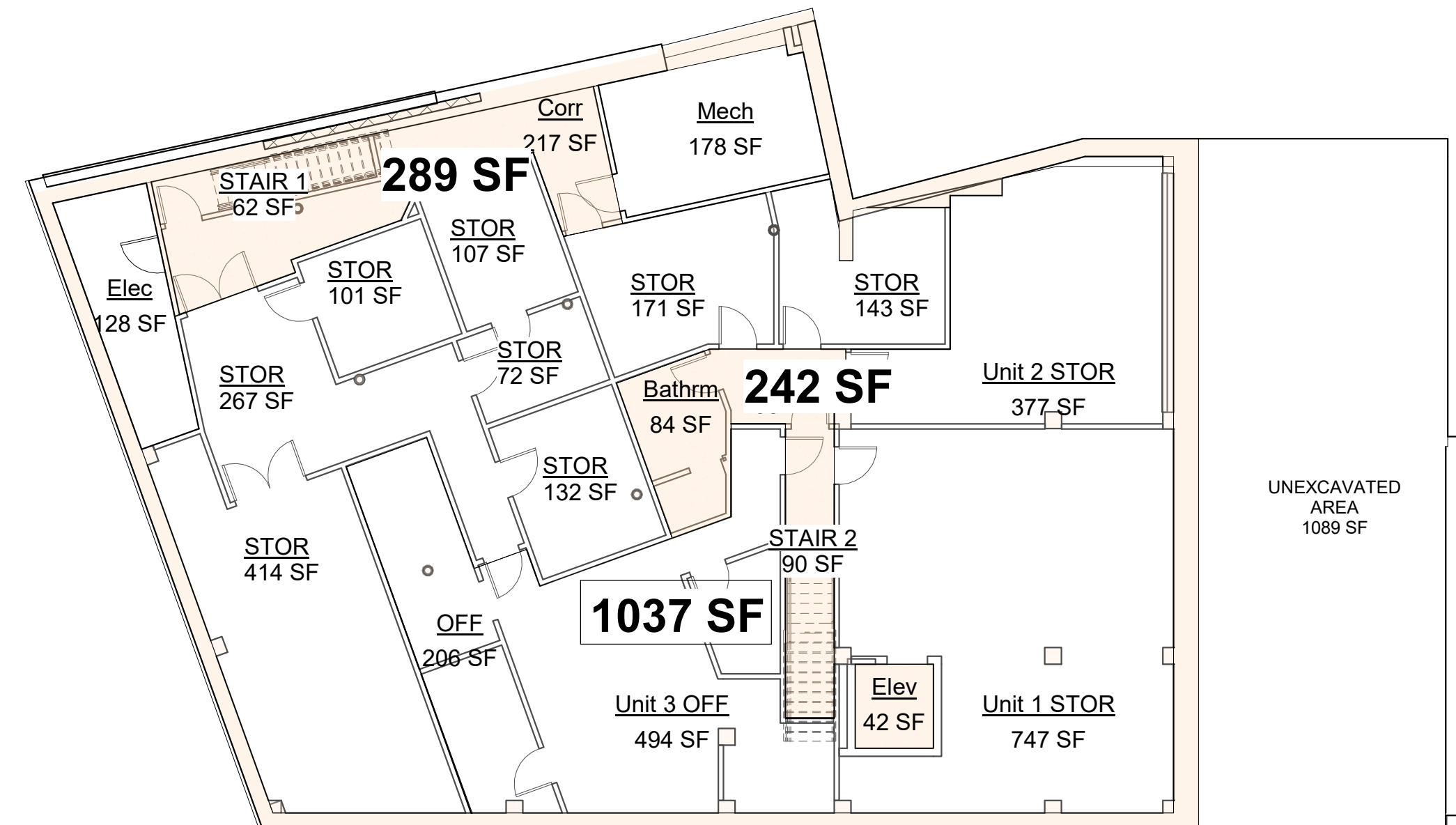
5 NEW FIRST LEVEL GROSS - 5635 SF



7 NEW 3RD LEVEL GROSS - 3901 SF EXTERIOR SPACE - 1312 SF



1 EXISTING BASEMENT GROSS - 990 SF

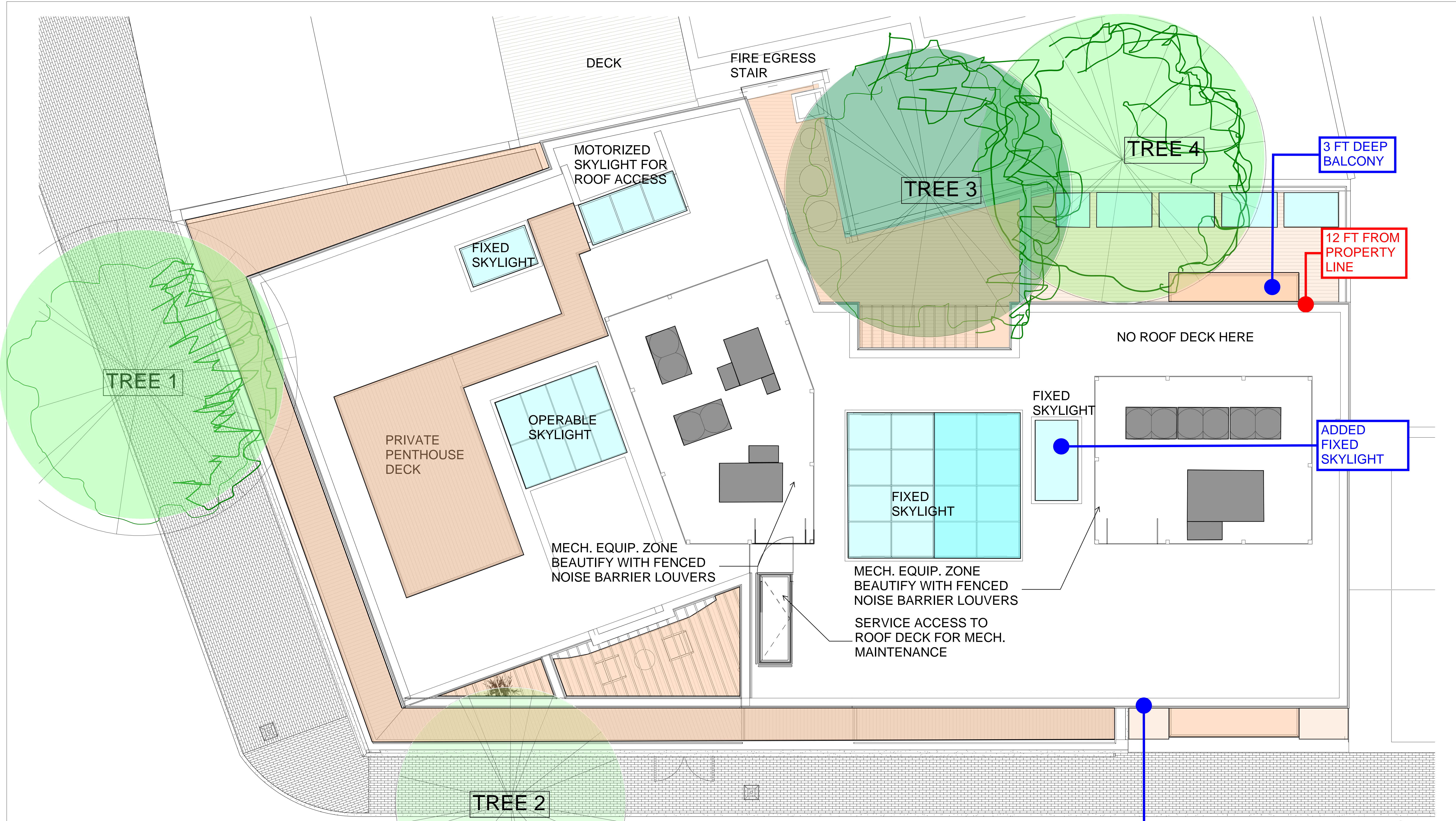


4 NEW BASEMENT GROSS - 1037 SF

Gross Area Calculations for FAR						
FAR = Gross Floor Area of Building / Total Buildable area of the land						
Lot allowable FAR = 2 and build up to 35 FT						
Property Lot Size - 5847 SF						
	Existing Gross Area (SF)	Existing Storage (SF)	Un-excavated Area (SF)	New Addition Gross Area (SF)	New Exterior Addition Gross Area (SF)	Gross Area after Addition (SF)
Basement	990	3462	1089			1037
First Level	5667					5635
Second Level	4262			909	455	5132
Third Level				3897	1312	3901
Roof Level					337	
Total Gross Area	10919	3462	1089	4806	2104	15705
FAR	1.9					2.7

# 95 - 97 Broadway - Second Floor & Penthouse Addition - Floor Area Calculation





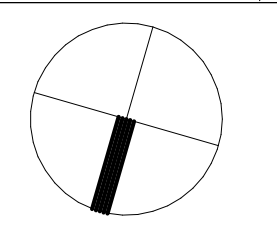
# 95 - 97 Broadway - Landscape Site Plan

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021

SET BACK EXTERIOR WALL FROM PROPERTY LINE  
 RESPONSE TO POTENTIAL INTEREST FROM LANDMARK COMMISSION







# 95 - 97 Broadway - Second Floor & Penthouse Addition - Axonometric

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





SET BACK EXTERIOR WALL FROM PROPERTY LINE

ADDED FIXED SKYLIGHT

3 FT DEEP GLAZED BALCONY

10 - 12 WINCHESTER

99 BROADWAY

2 MELROSE

4 MELROSE

10 - 12 WINCHESTER

6 MELROSE

8 MELROSE

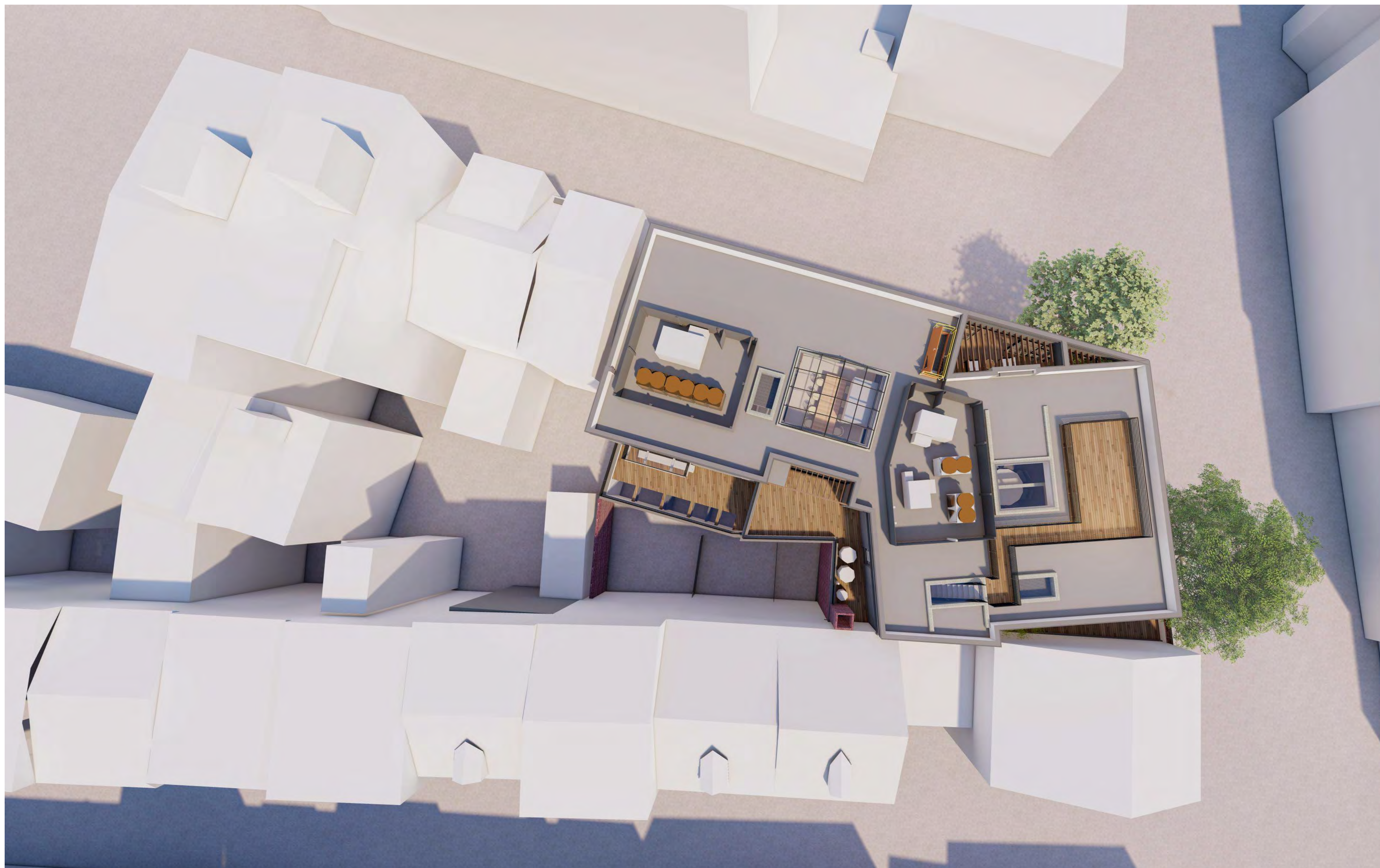
# 95 - 97 Broadway - Second Floor & Penthouse Addition - Back Axonometric

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





## 95 - 97 Broadway - Second Floor & Penthouse Addition - Aerial Views

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





SOUTH EAST AERIAL VIEW



SOUTH EAST AERIAL VIEW WITH TREES

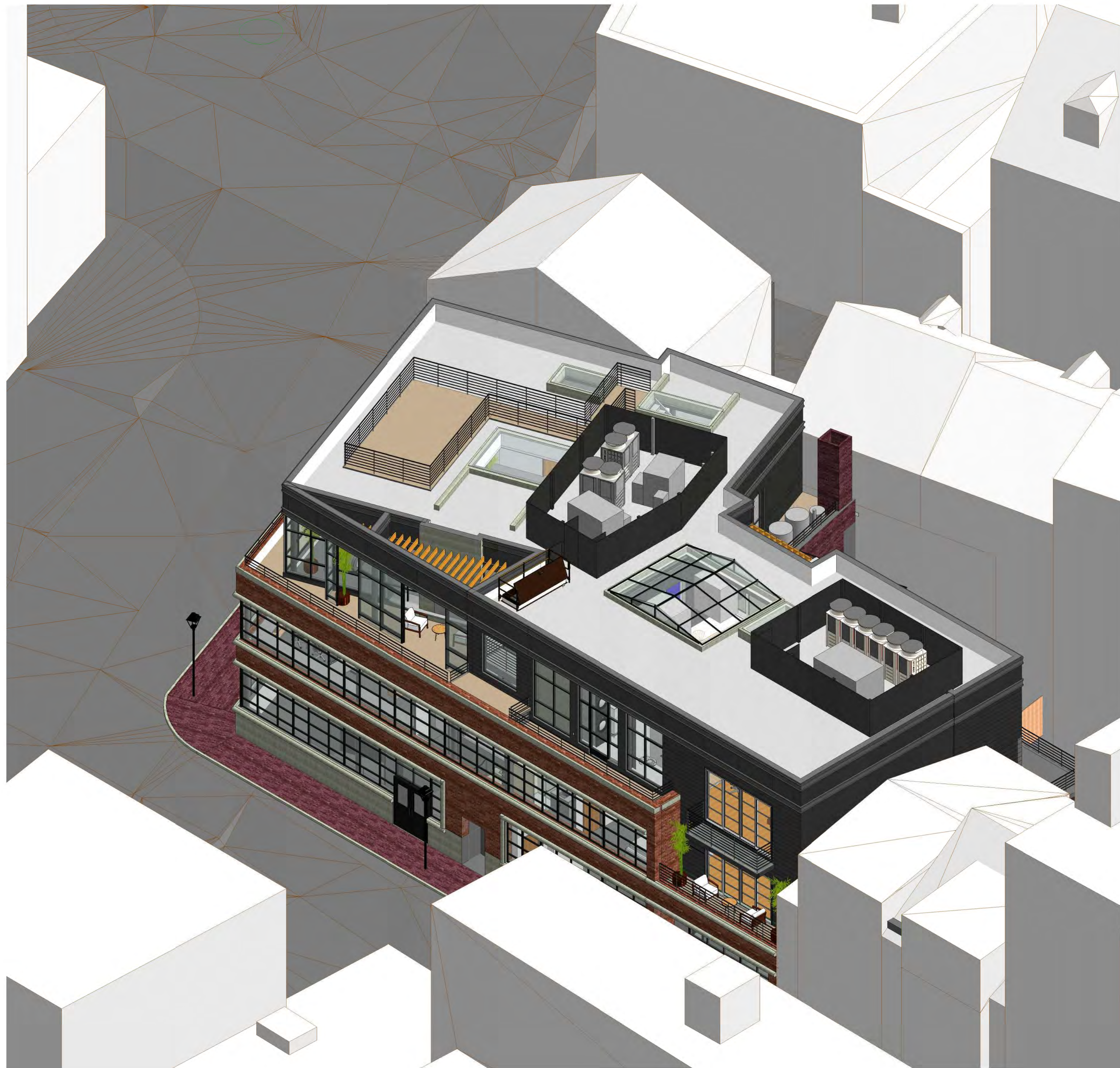
## 95 - 97 Broadway - Second Floor & Penthouse Addition - Aerial Views

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





NORTH WEST AERIAL VIEW



NORTH WEST AERIAL VIEW WITH TREES

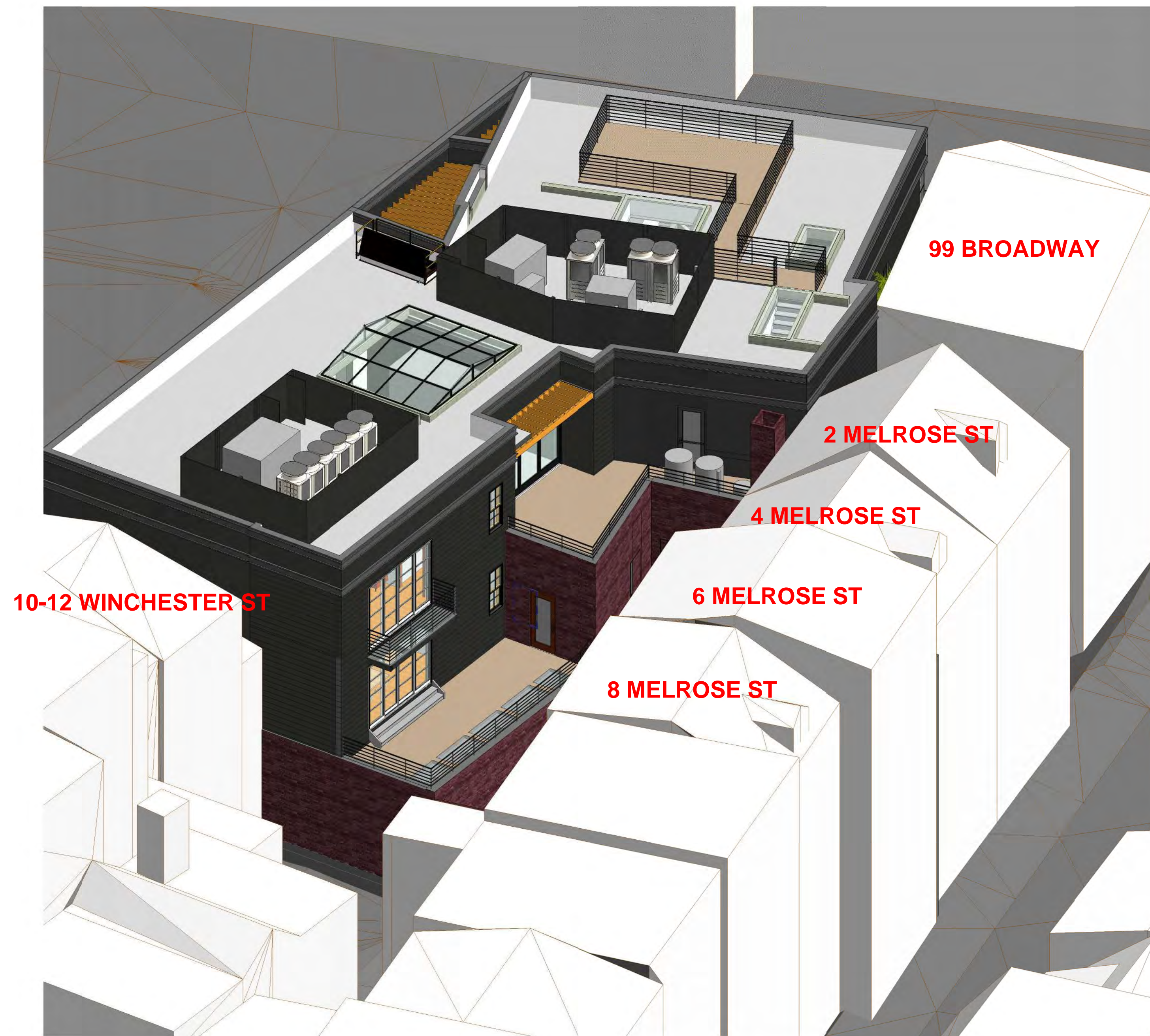
## 95 - 97 Broadway - Second Floor & Penthouse Addition - Aerial Views

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





SOUTH WEST AERIAL VIEW



SOUTH WEST AERIAL VIEW WITH TREES

# 95 - 97 Broadway - Second Floor & Penthouse Addition - Aerial Views

95 BROADWAY, BOSTON, MA 02116

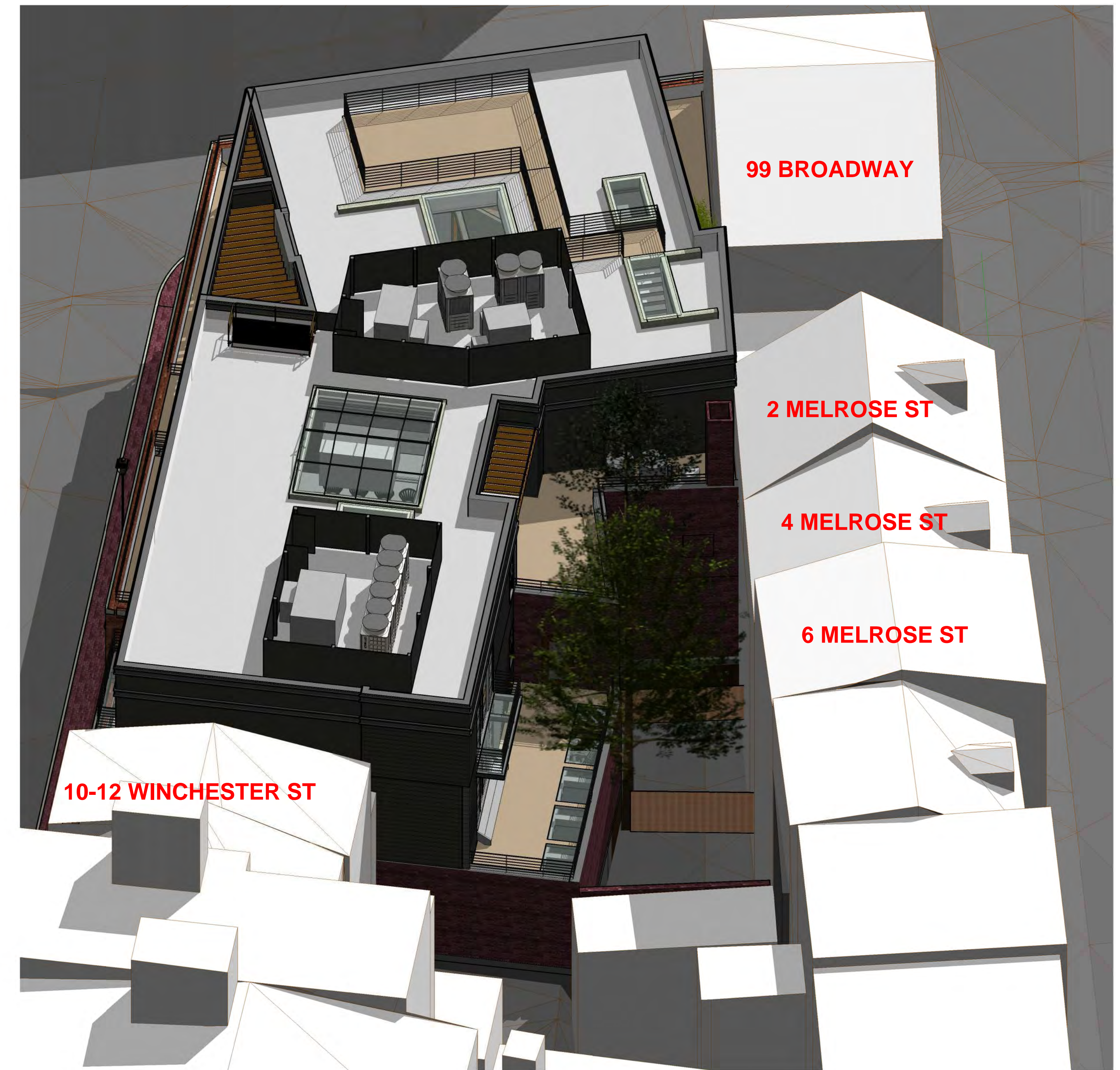
MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





WEST AERIAL VIEW - HIGHER



WEST AERIAL VIEW WITH TREES - HIGHER

## 95 - 97 Broadway - Second Floor & Penthouse Addition - Aerial Views

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





NEW PROPOSED BROADWAY FRONTAL PERSPECTIVE

# 95 - 97 Broadway - Second Floor & Penthouse Addition - Perspectives

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





EXISTING BROADWAY PERSPECTIVE



NEW BROADWAY PERSPECTIVE

# 95 - 97 Broadway - Second Floor & Penthouse Addition - Perspectives

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





EXISTING BROADWAY PERSPECTIVE



NEW BROADWAY PERSPECTIVE

## 95 - 97 Broadway - Second Floor & Penthouse Addition - Perspectives

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





EXISTING WINCHESTER STREET PERSPECTIVE



NEW WINCHESTER STREET PERSPECTIVE

# 95 - 97 Broadway - Second Floor & Penthouse Addition - Perspectives

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





# 95 - 97 Broadway - Second Floor & Penthouse Addition - Axonometric

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021



POWDER  
COATED STEEL  
RAILINGS, TYP.

IPE WOOD DECKING  
OR ENGINEERED  
WOOD DECKING, TYP.

IPE WOOD TRELLIS,  
TYP.

ALUMINUM CLADDED  
DOUBLE INSULATED  
SKYLIGHT SYSTEM

ALUMINUM LOUVERED  
FENCE SYSTEM

ATAS OPALINE  
METAL PANEL  
SYSTEMS



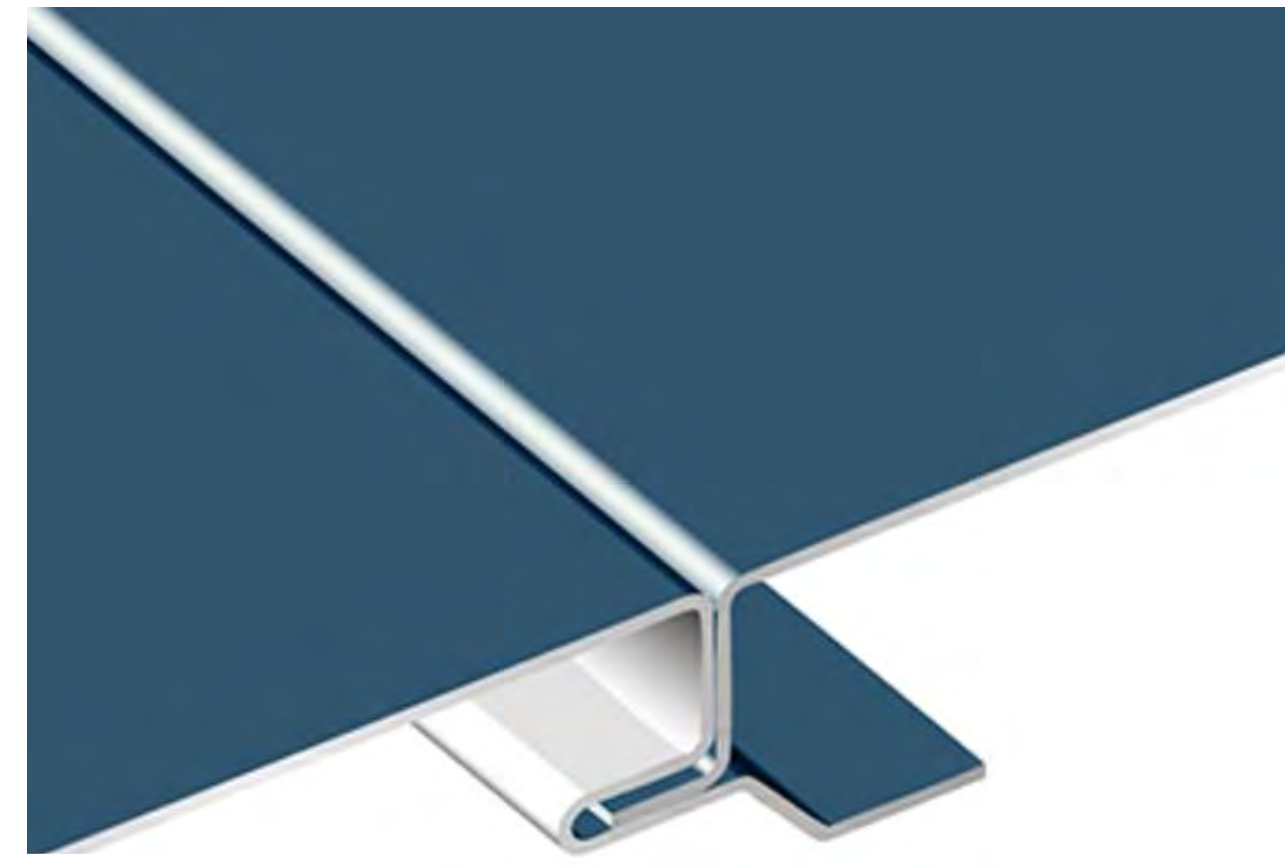
# 95 - 97 Broadway - Second Floor & Penthouse Addition - Back Axonometric

95 BROADWAY, BOSTON, MA 02116

MEICHI PENG DESIGN STUDIO

SEPTEMBER 14, 2021





MATT BLACK OPALINE



CHARCOAL GREY OPALINE

METAL PANELS



METAL PANEL



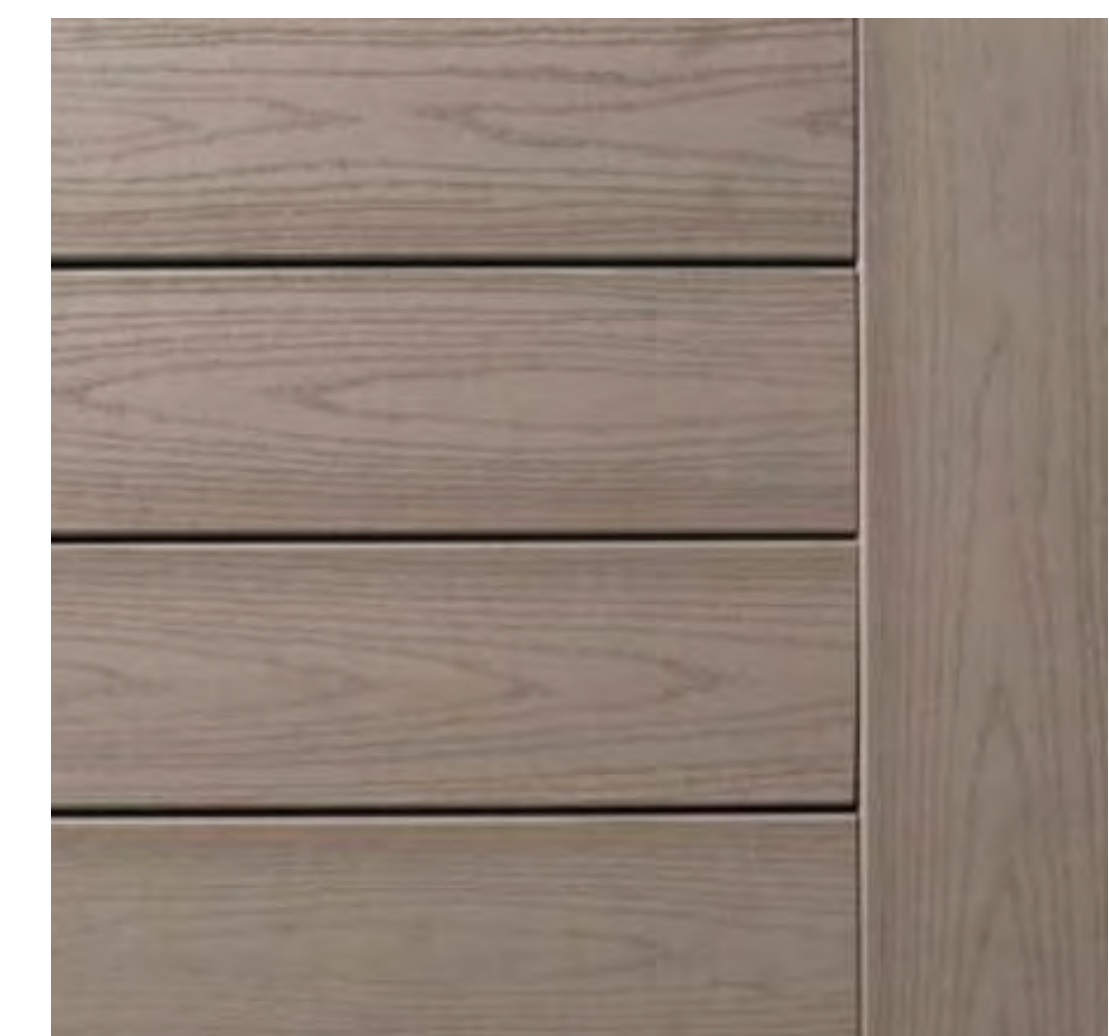
EXISTING BRICKS & PRECAST CONCRETE



ALUMINIUM CLADDED WINDOW SYSTEMS



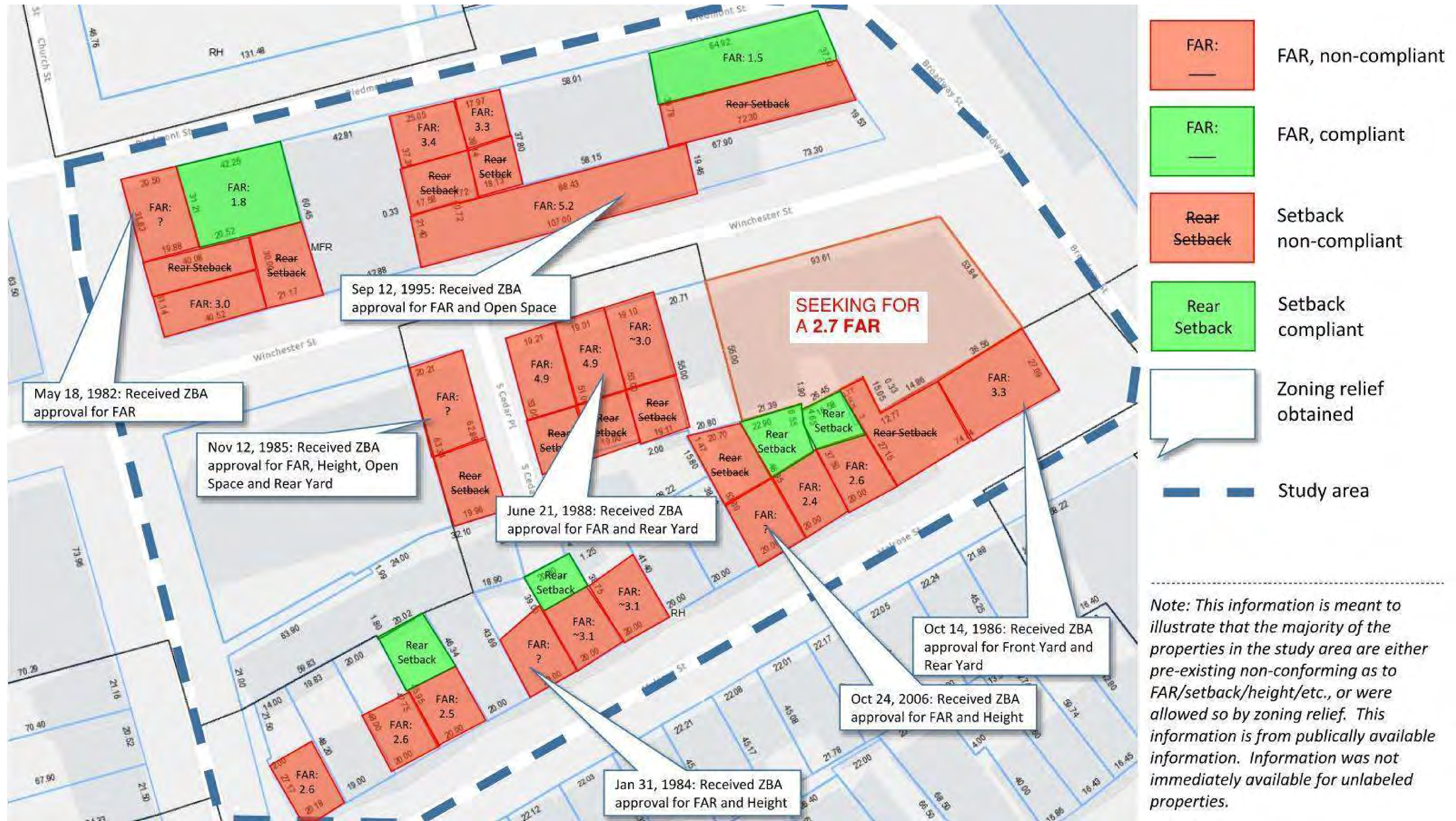
POWDER COATED STEEL RAILINGS



SLATE GRAY DECK

# 95 - 97 Broadway - Exterior Materials





# 95 - 97 Broadway - Second Floor & Penthouse Addition - FAR Comparisons

*Note: This information is meant to illustrate that the majority of the properties in the study area are either pre-existing non-conforming as to FAR/setback/height/etc., or were allowed so by zoning relief. This information is from publicly available information. Information was not immediately available for unlabeled properties.*