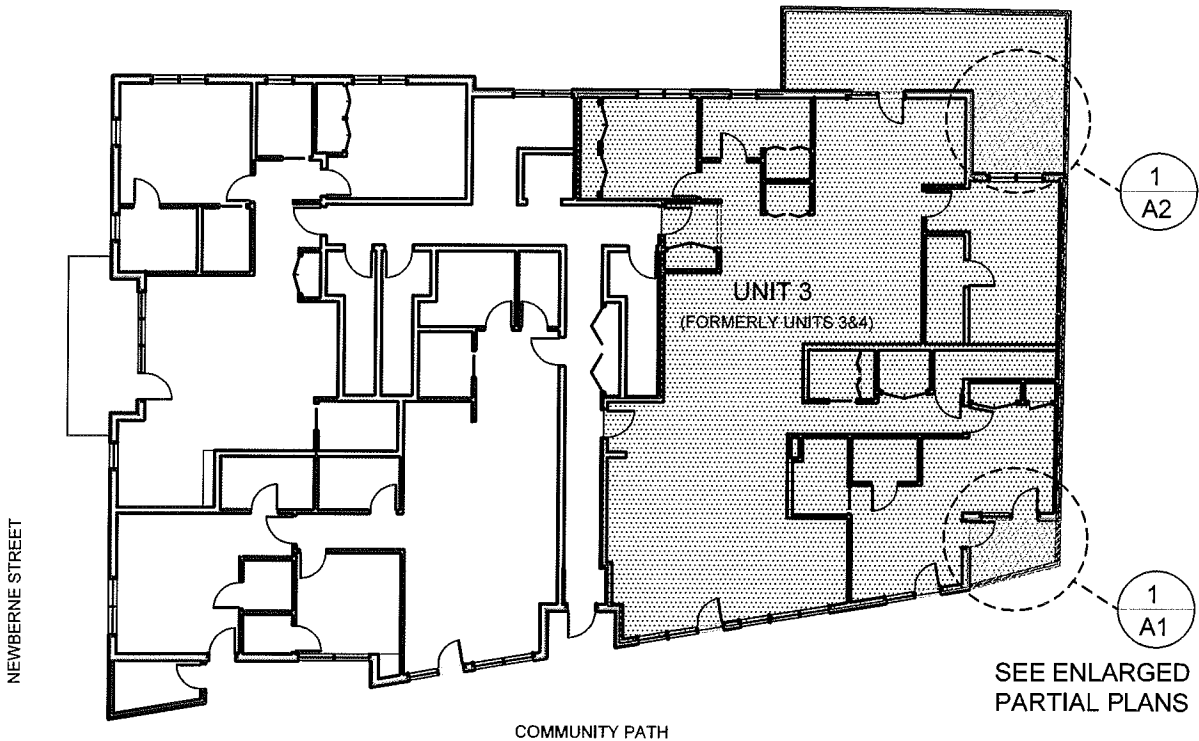


DATE PRINTED: Monday, September 10, 2012

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1 ORIENTATION PLAN
NOT TO SCALE

28-30 NEWBERNE ST
DIMENSIONAL TABLE - RESIDENTIAL - C ZONING

ITEM		ALLOWED/ REQUIRED	existing	PROPOSED	compliance
MIN LOT SIZE		7,500 sf	15,737 sf	15,737 sf	complies
MIN LOT AREA / UNIT		875 SF/UNIT MIN	-	2,248 SF/UNIT	complies
TOTAL ALLOWABLE BLDG AREA (see calculation)		lot area x 2.0 = 31,474-sf	-	15,790 sf 15,927 sf	complies
MAX FLR AREA RATIO		2.0 (MAX ALWD)	-	1.0	complies
GROUND COVERAGE		70.0% (MAX ALWD)	-	52.8%	complies
MIN LANDSCAPED AREA		25.0% (min reqd)	-	41.8%	complies
MAX HT FT - STORIES		40.0'/ 3-STY	20.0'/ 1-STY	39.9'/ 3-STY	complies
MIN FRONT YD		15.0'	0.0'	ext'g 0.0' new 15.0'	ext'g non-conform- no change complies
MIN SIDE YD	left yd	10.0' (3-sty)	0.6'	ext'g 0.6' new 10.0'	ext'g non-conform- no change complies
	right yd	10.0' (3-sty)	0.0'	ext'g 0.0' new 26.3'	ext'g non-conform- no change complies
MIN REAR YD		20.0'	0.0'	ext'g 0.0' new 20.0'	ext'g non-conform- no change complies
MIN frontage		50.0'	107.29'	107.29	complies
PARKING REQUIREMENTS		UNITS 1-4 - 2 BDRM = 1.5 SPACES REQ'D/per unit UNITS 5-7 - 3 BDRM = 2 SPACES REQ'D/per unit visitor spaces @ 1 per 6 units office / studio use = 1 space req'd/per 500sf TOTAL spaces REQUIRED	= 6 spaces = 6 spaces = 1 space = 2 spaces = 15 spaces	19 spaces incl. 1 hc space	complies

SP APPLICATION FOR MODIFICATION OF
EXISTING SP APPROVED BUILDING

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

28-30 NEWBERNE ST
UNIT 3 CHANGE
128 WILLOW AVE
SOMERVILLE, MA 02144

PREPARED FOR

ANDY KIM
128 WILLOW AVE, UNIT 3
SOMERVILLE, MA 02144

DRAWING TITLE

ORIENTATION
PLAN AND
ZONING TABLE

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV1 10 SEP 2012

SP APPL 18 JULY 2012

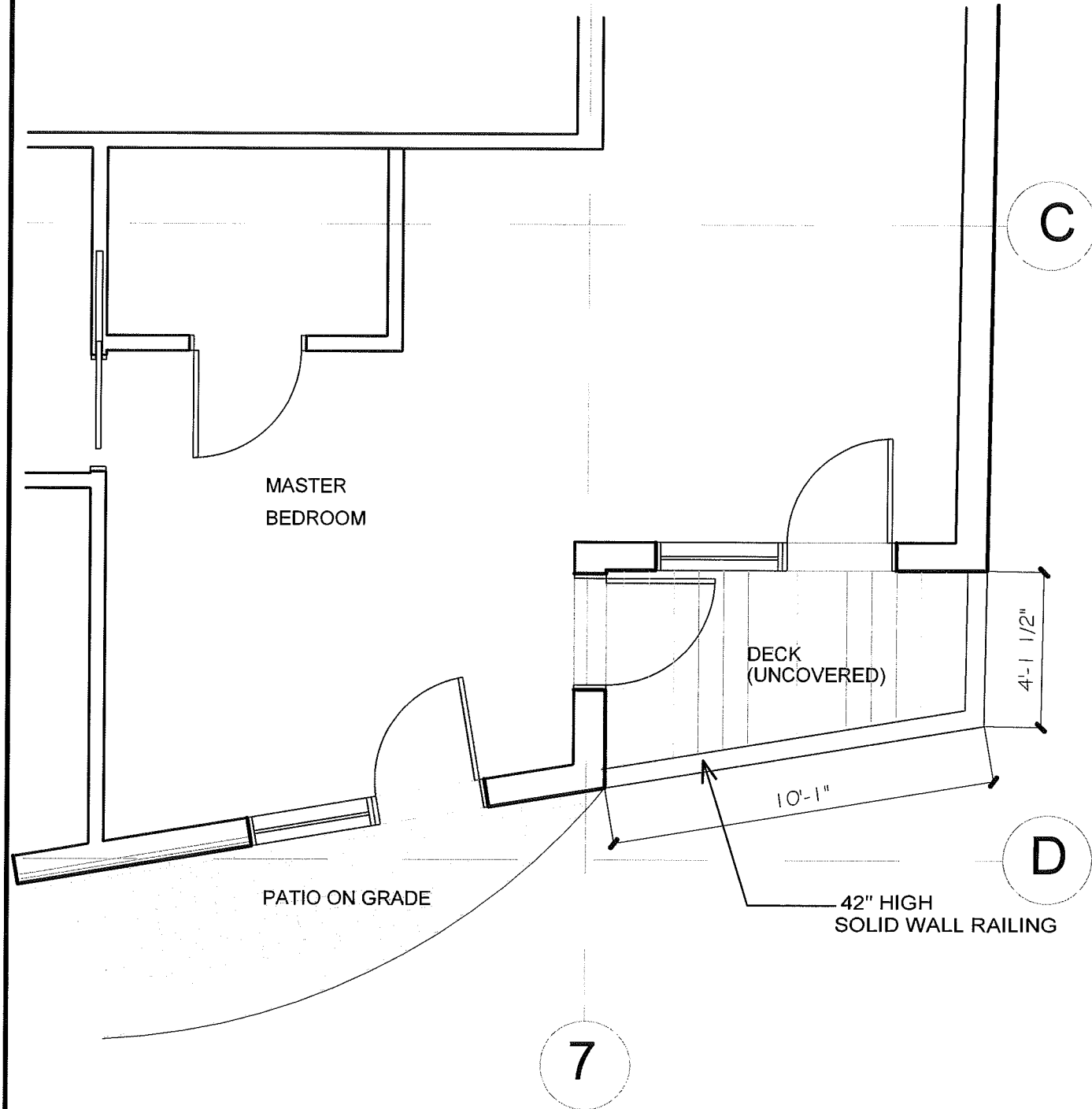
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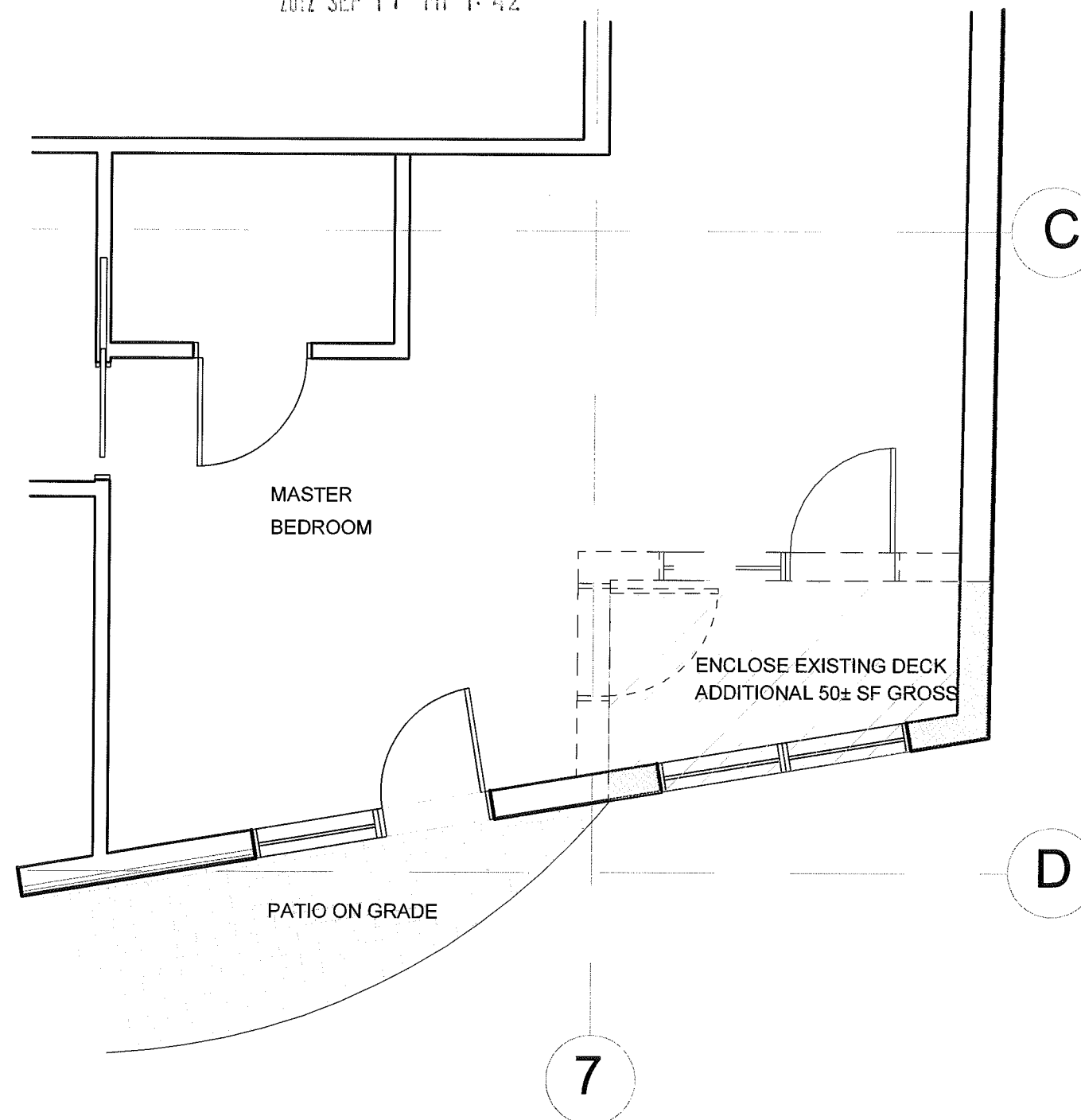
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1 EXISTING PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
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PROJECT

28-30 NEWBERNE ST

UNIT 3 CHANGE
128 WILLOW AVE
SOMERVILLE, MA 02144

PREPARED FOR

ANDY KIM
128 WILLOW AVE, UNIT 3
SOMERVILLE, MA 02144

DRAWING TITLE

SOUTH DECK
ENCLOSURE

SCALE AS NOTED

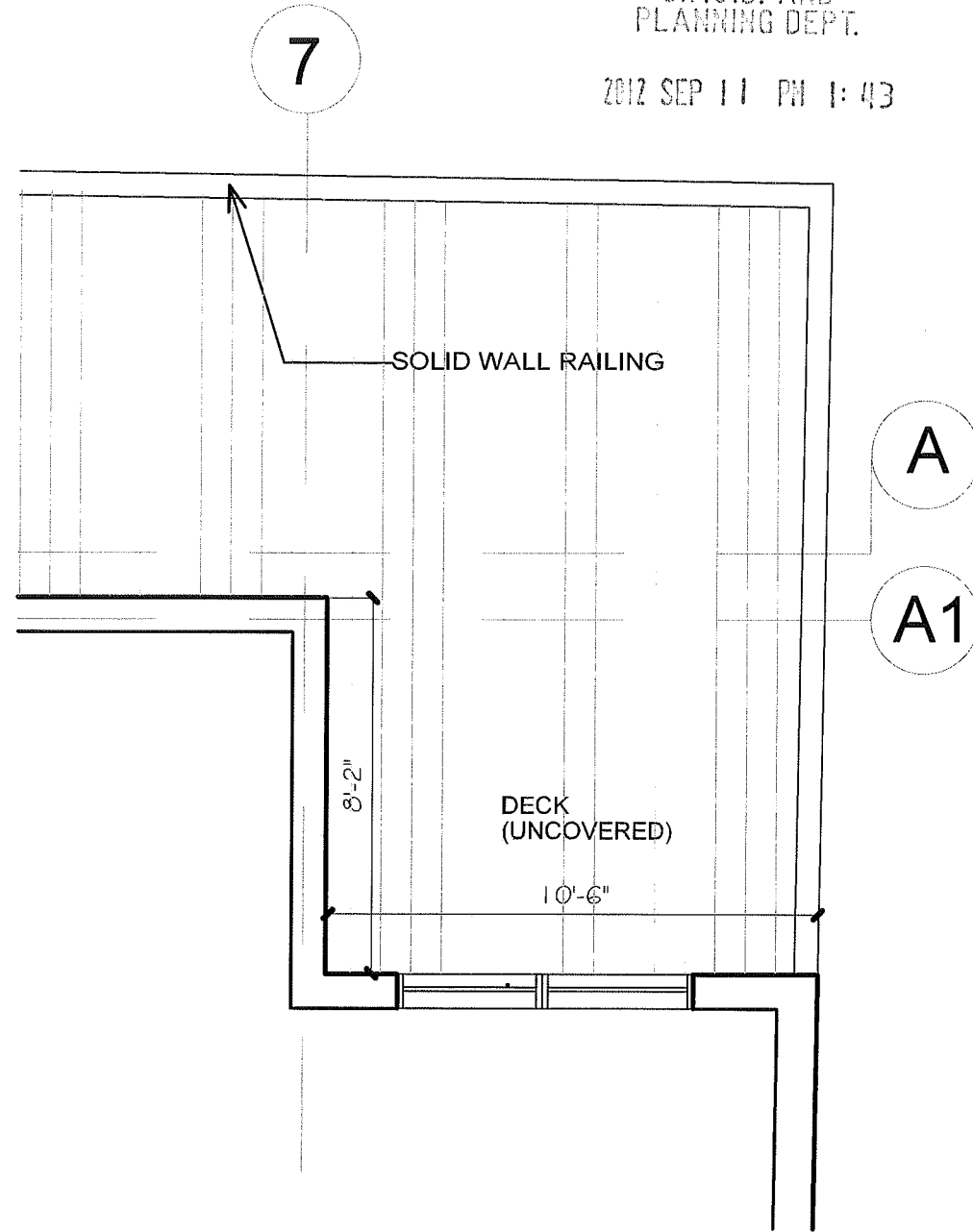
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SP REV 1	10 SEP 2012
SP APPL	18 JUL 2012
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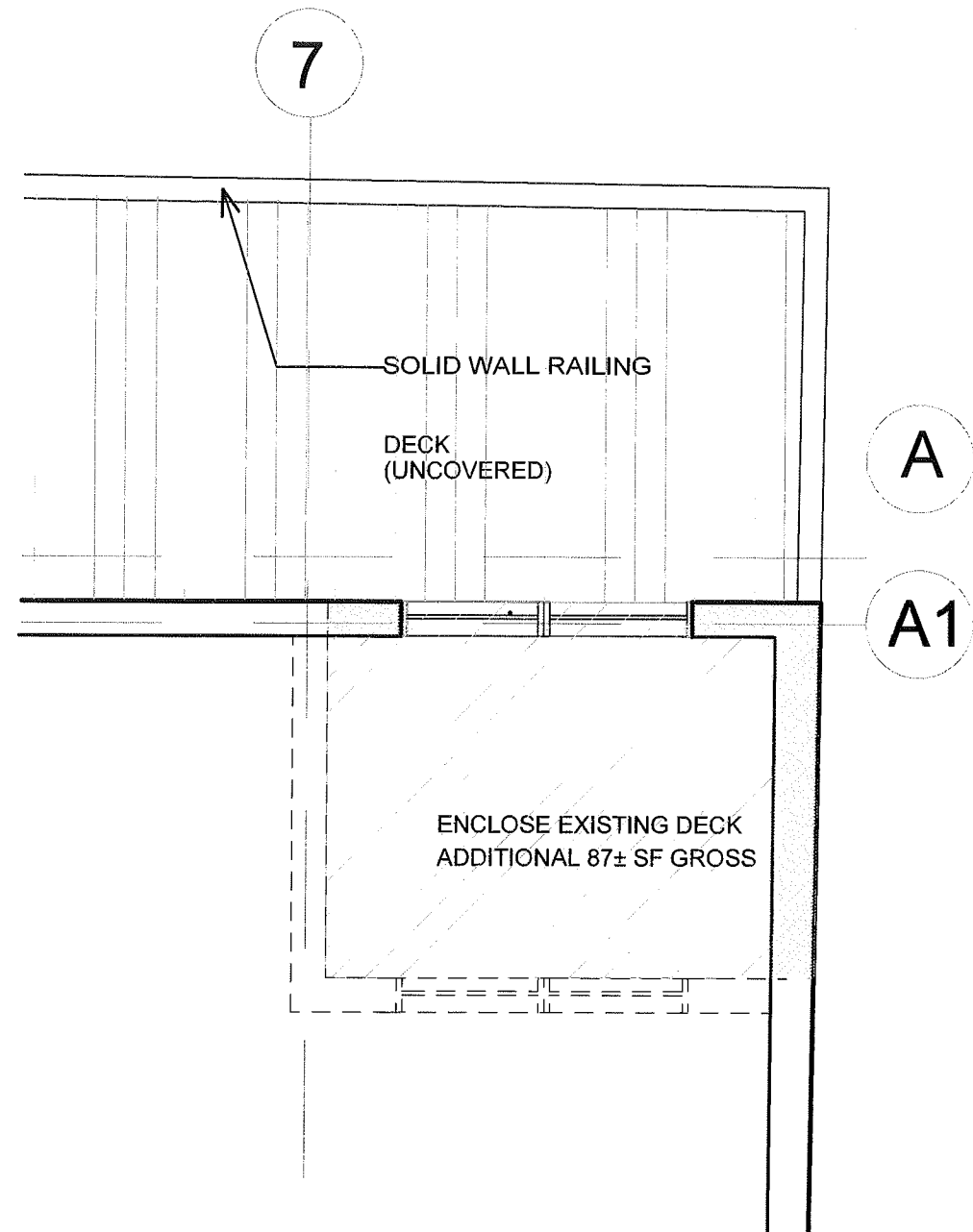
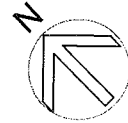
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1 EXISTING PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

28-30 NEWBERNE ST
UNIT 3 CHANGE
128 WILLOW AVE
SOMERVILLE, MA 02144

PREPARED FOR

ANDY KIM
128 WILLOW AVE, UNIT 3
SOMERVILLE, MA 02144

DRAWING TITLE

NORTH DECK
ENCLOSURE

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV 1 10 SEP 2012

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**EXISTING SOUTH ELEVATION (BIKE PATH)**

SCALE 1/8" = 1'-0"

**PROPOSED SOUTH ELEVATION (BIKE PATH)**

SCALE 1/8" = 1'-0"

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1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3889 FAX 617-868-0280

PROJECT

28-30 NEWBERNE STUNIT 3 CHANGE
128 WILLOW AVE
SOMERVILLE, MA 02144

PREPARED FOR

ANDY KIM
128 WILLOW AVE, UNIT 3
SOMERVILLE, MA 02144

DRAWING TITLE

**EXISTING
AND
PROPOSED
SOUTH
ELEVATION**

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV 1 10 SEP 2012

SP APPL 18 JUL 2012

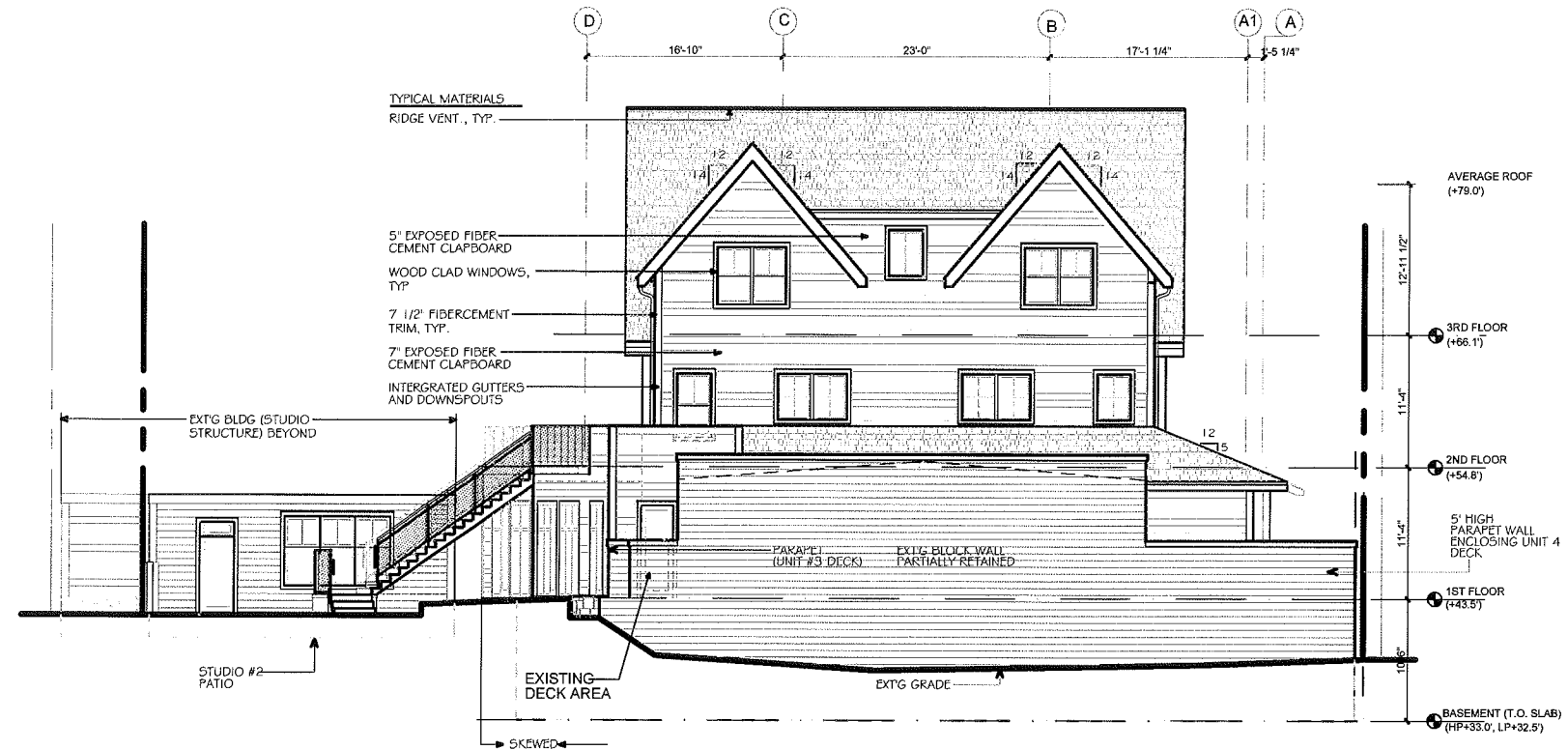
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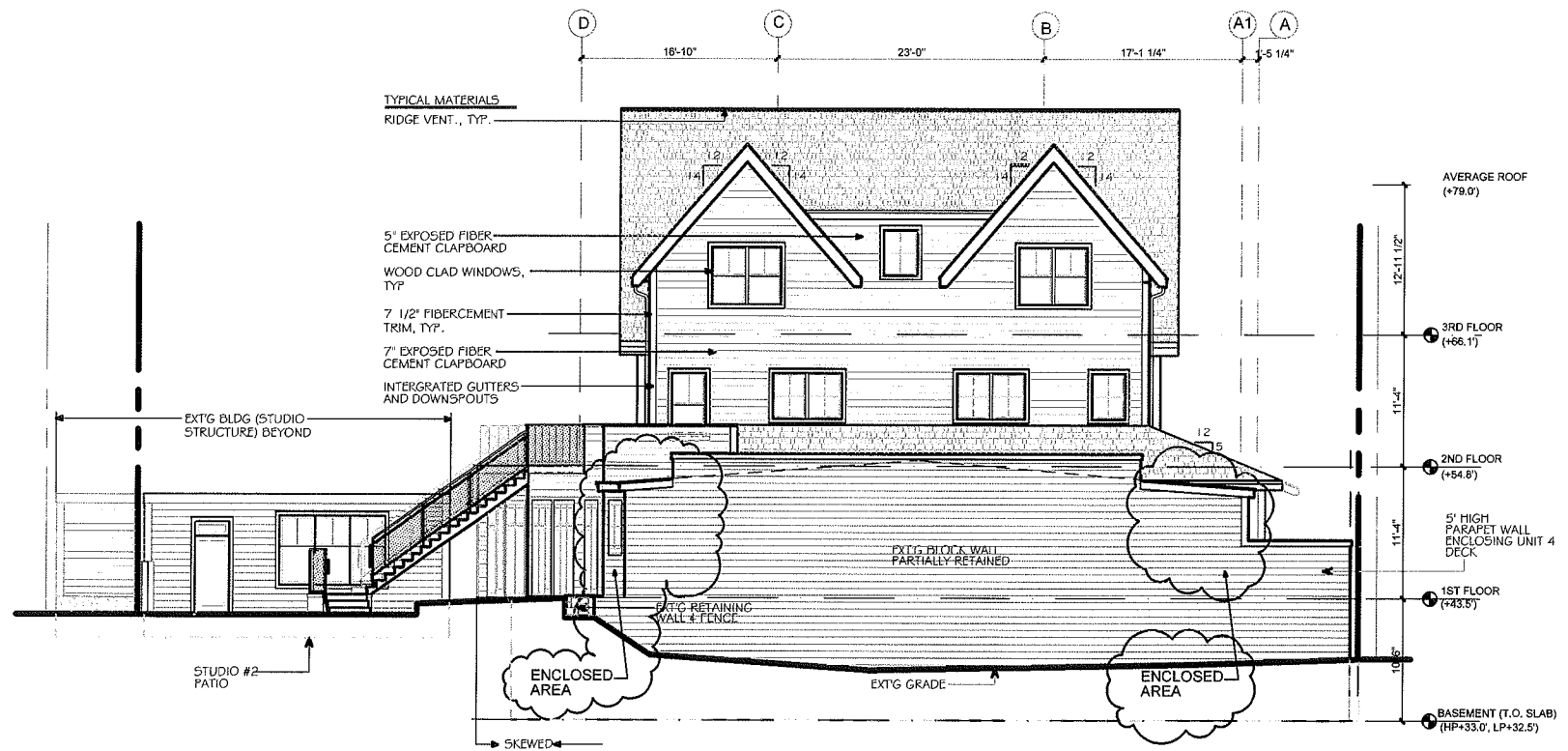
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EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"

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1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

28-30 NEWBERNE ST
UNIT 3 CHANGE
128 WILLOW AVE
SOMERVILLE, MA 02144

PREPARED FOR

ANDY KIM
128 WILLOW AVE, UNIT 3
SOMERVILLE, MA 02144

DRAWING TITLE

EXISTING
AND
PROPOSED
EAST
ELEVATION

SCALE AS NOTED

REVISION / ISSUE DATE

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SP APPL 18 JUL 2012

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EXISTING NORTH ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/8" = 1'-0"

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PETER QUINN ARCHITECTS LLC
1904 MASS AVE, 2ND FLOOR
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

PROJECT

28-30 NEWBERNE ST

UNIT 3 CHANGE
128 WILLOW AVE
SOMERVILLE, MA 02144

PREPARED FOR

ANDY KIM
128 WILLOW AVE, UNIT 3
SOMERVILLE, MA 02144

DRAWING TITLE

EXISTING
AND
PROPOSED
NORTH
ELEVATION

SCALE AS NOTED

REVISION / ISSUE DATE

SP REV 1	10 SEP 2012
REV SP APPL	16 AUG 2012
SP APPL	18 JUL 2012
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PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-898-0280

PROJECT

MIXED-USE
DEVELOPMENT
28-30 NEWBERNE ST.
128 WILLOW ST
SOMERVILLE, MA

PREPARED FOR

THE 128 WILLOW ST, LLC
30 EVERETT AVE
SOMERVILLE, MA 02145

DRAWING TITLE

ARCHITECTURAL
SITE PLAN

SCALE AS NOTED

REVISION / ISSUE DATE

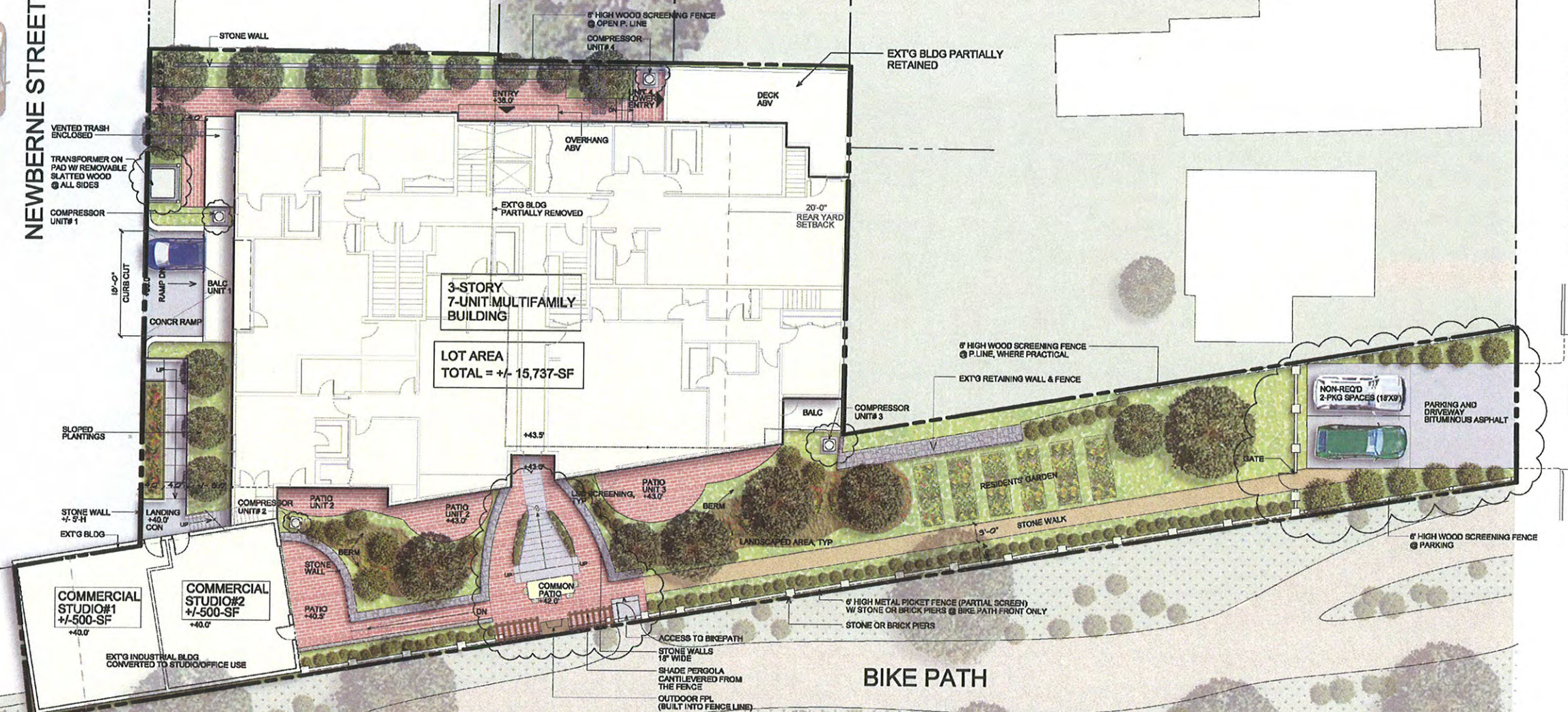
SP REV'S #1	16 JUN 09
SCHEMATIC	21 NOV 08
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A-1

NEWBERNE STREET

WILLOW AVENUE



NOTE - THIS DRAWING IS MEANT TO SHOW
GENERAL INTENT FOR LANDSCAPING.
A LANDSCAPE PLANTING PLAN WILL BE PROVIDED
PRIOR TO BUILDING PERMIT.

ARCHITECTURAL SITE PLAN
SCALE 1:10