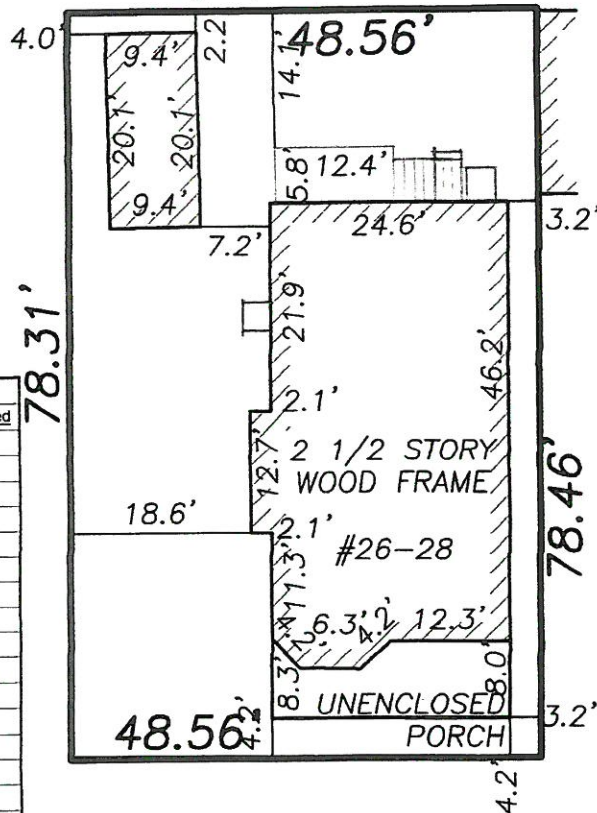
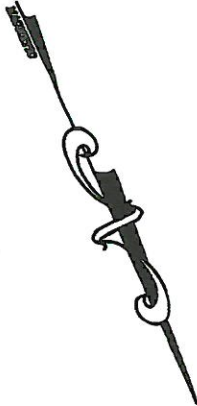


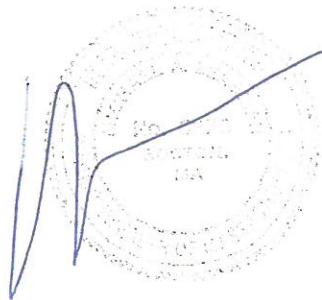
3,806 SF



Art. 8 Dimensional Requirements		26-28 Upland Road		
District	RA	Allowable	Existing	Proposed
Dwelling Units	2			
Gross Floor Area	sf		4766	4766
A. Minimum Lot Size	sf	10000	3806	3806
B. Minimum Lot Area- per Dwelling Unit		2250	1903	1903
C. Ground Coverage	%	50%	38%	38%
max % coverage	sf	1903	1432	1432
D. Landscape Area	%	25%	18%	18%
min % lot	sf	952	668	668
E. Floor Area Ratio	ratio	0.75	0.83	1.06
Net Floor Area	sf	2855	3175	4036
F. Maximum Height	stories	2 1/2	2 1/2	2 1/2
	feet	35	28	28
G. Front Yard- Minimum	lf	15	4.2	4.2
H. Side Yard- Left Minimum	lf	8	18.6	18.6
Side Yard- Right Minimum	lf	8	3.2	3.2
Side Yard- Comb. Minimum	lf	17	21.8	21.8
I. Rear Yard	lf	20	n/a	n/a
Minimum	(per 8.6.13)	14.75	14.1	14.1
J. Frontage- Minimum	lf	50	48.56	48.56
K. Pervious Area	%	35%	18%	18%
Minimum %	sf	1332	668	668
			Existing	Proposed
NFA (Net Floor Area)			3175	4036
	Basement		0	861
	First Floor		1191	1191
	Upper Story		1227	1227
	Half Story		758	758

UPLAND ROAD

EXISTING CONDITIONS  
#26-28 UPLAND ROAD  
SOMERVILLE, MASS.



Field Resources, Inc.  
LAND SURVEYORS

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