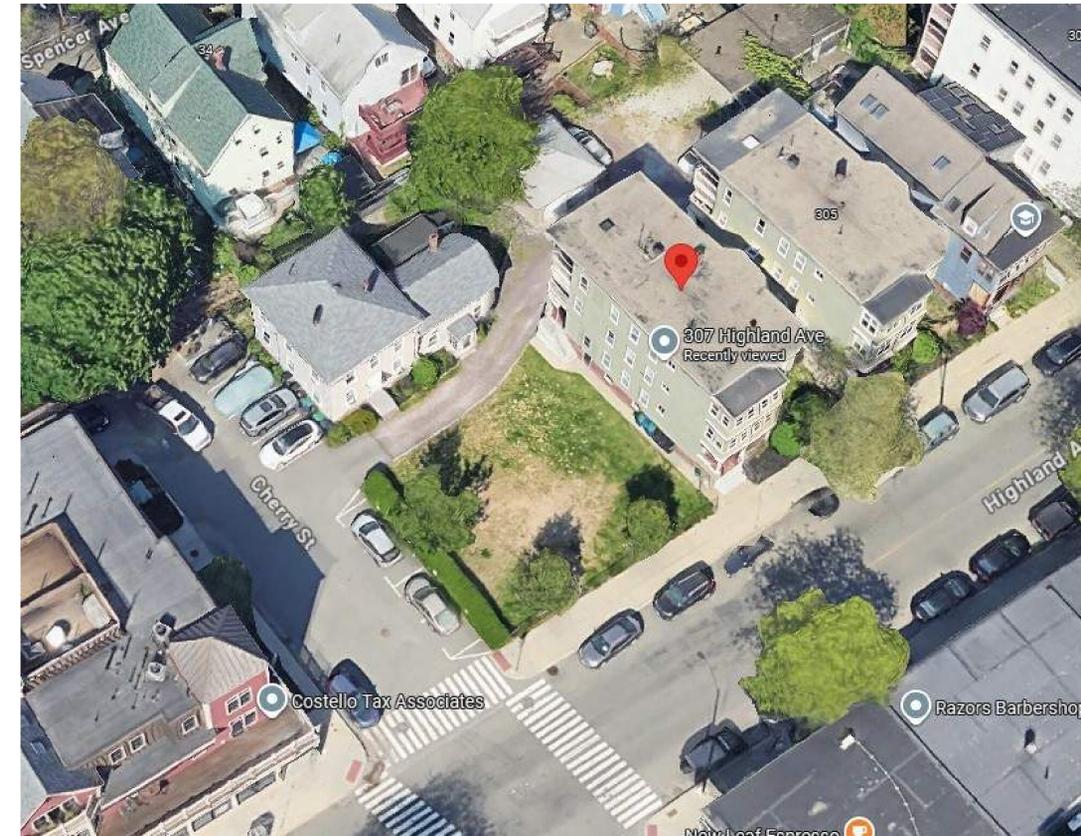


DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
O-Cover		
A-000	COVER SHEET	11/25/2025
I-CIVIL		
C-1	CERTIFIED PLOT PLAN	11/25/2025
C-2	LOT SPLIT LAND PLAT	11/25/2025
3-Architectural		
A-020A	EXISTING ZONING -307 HIGHLAND AVE	11/25/2025
A-020B	EXISTING ZONING -309 HIGHLAND AVE.	11/25/2025
A-020C	PROPOSED ZONING PLAN 307 & 309 HIGHLAND AVE.	11/25/2025
A-020D	ZONING SKETCH-307 HIGHLAND AVE.	11/25/2025
A-020E	ZONING SKETCH- 309 HIGHLAND AVE	11/25/2025
A-020F	ZONING SKETCH- 309R HIGHLAND AVE COTTAGE	11/25/2025
A-020G	ZONING SKETCH- 309.5 HIGHLAND AVE.	11/25/2025
A-020H	ZONING SKETCH- 309.75 HIGHLAND AVE.	11/25/2025
A-020I	EXISTING PHOTOS	11/25/2025



PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
 307 & 309 HIGHLAND AVE
 SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT



KDI ARCHITECTURE
 KHALSA DESIGN, INC.
 17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682

CONSULTANTS:

PROJECT: 307-309 HIGHLAND AVE. RESIDENCES

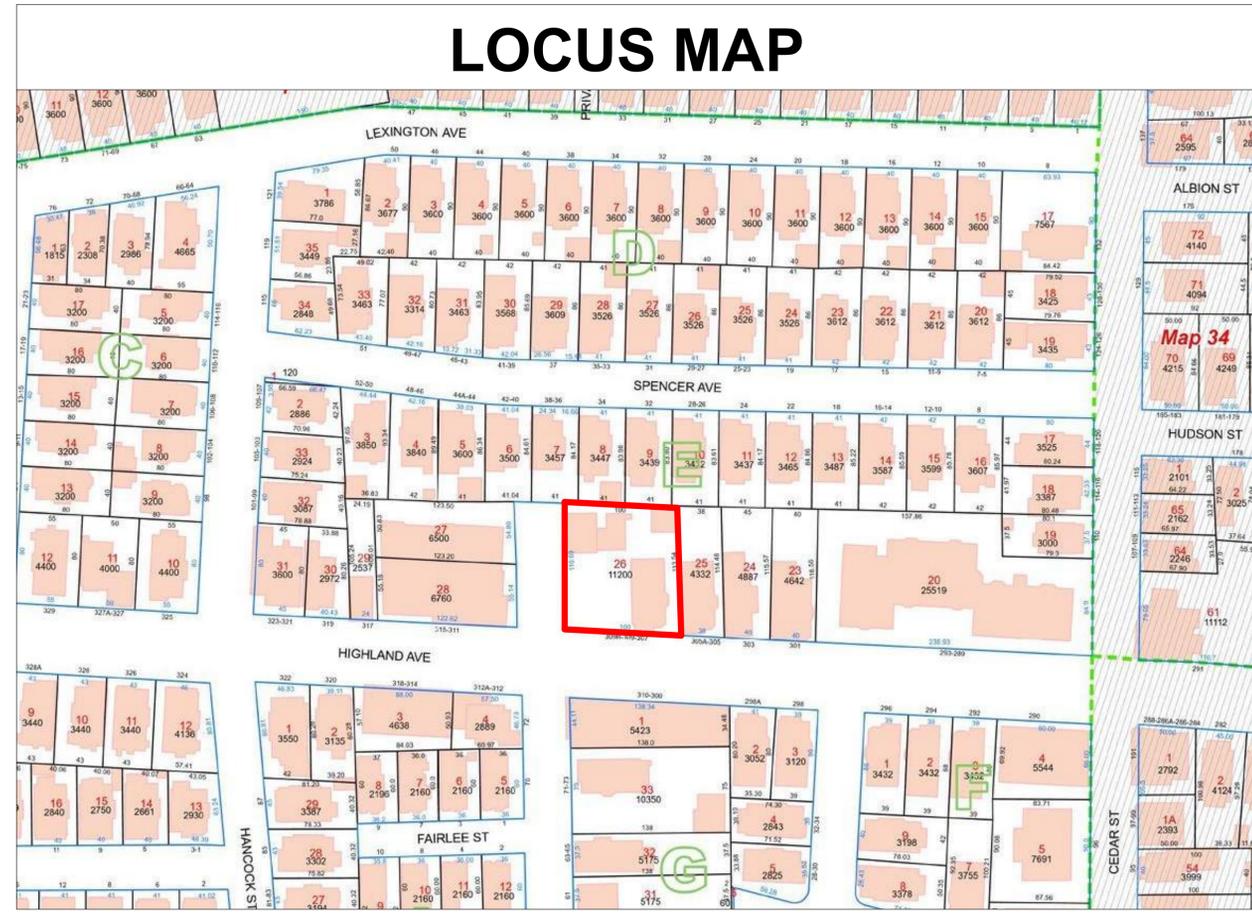
PROJECT ADDRESS:
 307-309 HIGHLAND AVENUE
 SOMERVILLE, MASSACHUSETTS

ARCHITECT
 KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143

OWNER
 SILVA REALTY TRUST, LLC.
 ADDRESS:
 206 HOLLAND STREET
 SOMERVILLE, MA 02144

SURVEYOR
 HOGAN SURVEYING
 ADDRESS:
 NATICK, MA

ZBA SUBMISSION
11/25/2025



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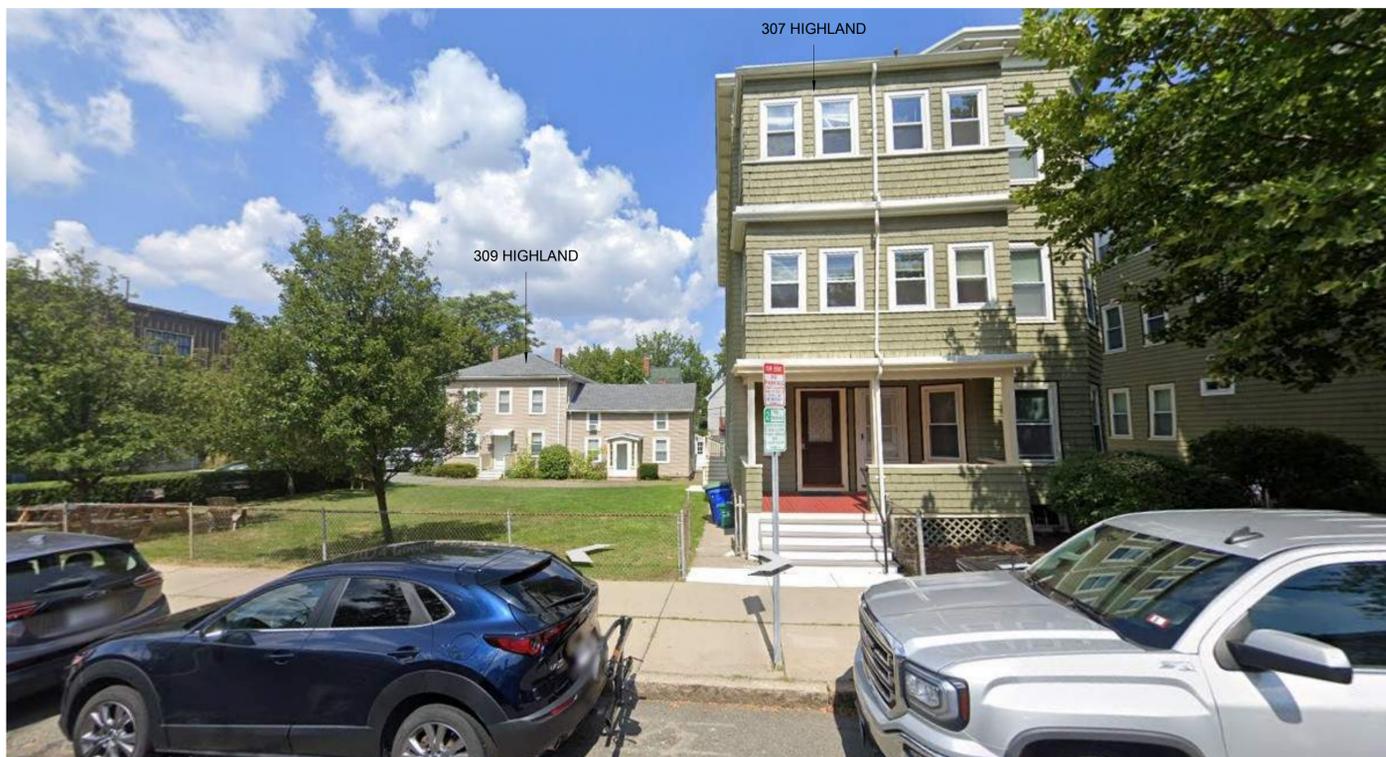
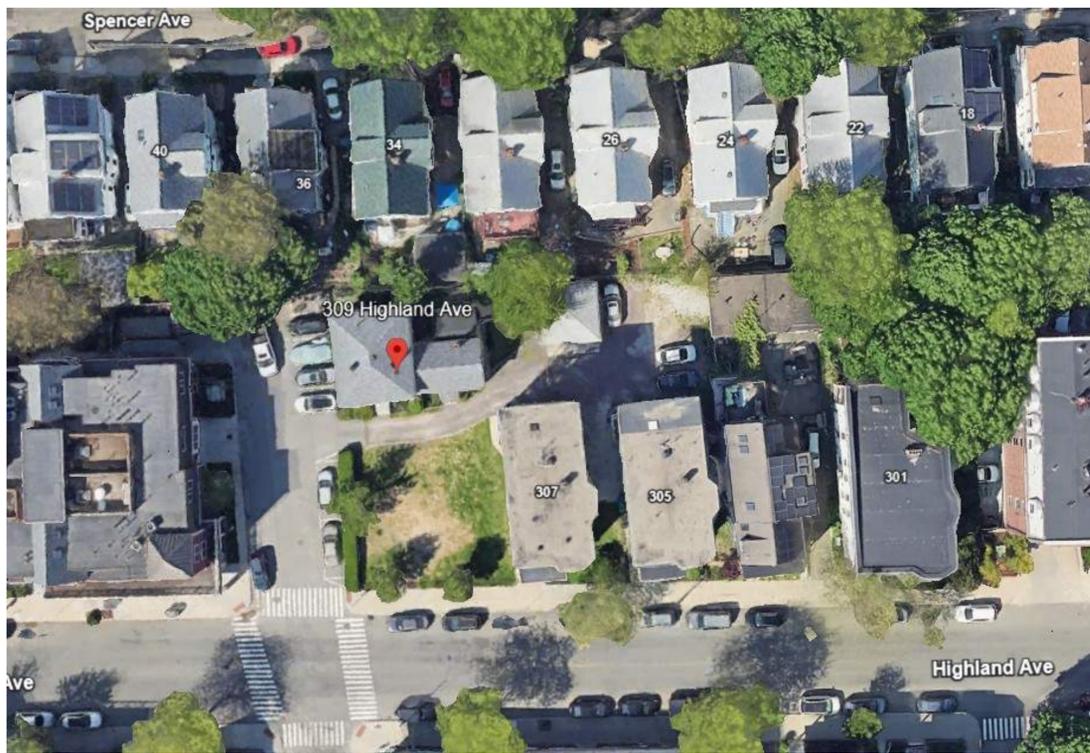
Project number	25087
Date	11/25/2025
Drawn by	TC
Checked by	TC
Scale	

REVISIONS		
No.	Description	Date

COVER SHEET

A-000

307 & 309 HIGHLAND AVE.



PROJECT NAME

307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT

TED & MARK SILVA

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION



Project number 25087
Date 11/25/2025
Drawn by RR
Checked by TC
Scale

REVISIONS

No.	Description	Date

EXISTING
PHOTOS
A-0201
307 & 309 HIGHLAND AVE.



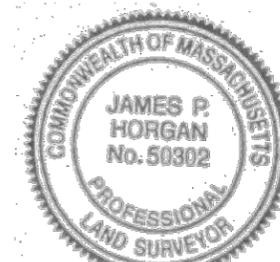
NATICK, MASSACHUSETTS
www.horgansurveying.com
508.318.6200

NOTES

1. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON MARCH 3-7, 2024.
2. THIS PLAN IS REFERENCED HORIZONTALLY TO A PLAN OF LAND BY B/M ENGINEERS SURVEYORS INC. ENTITLED "PLAN OF LAND IN SOMERVILLE, MA" DATED NOVEMBER 7, 1986 REVISED DECEMBER 3, 1987 AND RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN 1780 OF 1987.
3. THIS PLAN IS REFERENCED VERTICALLY TO SOMERVILLE SEWER BASE PER A PLAN OF LAND BY EVERETT M. BROOKS CO. ENTITLED "SITE PLAN OF LAND IN SOMERVILLE, MA." DATED JANUARY 5, 2015 REVISED MAY 26, 2015 AND FILED AT THE CITY OF SOMERVILLE ENGINEERING DEPARTMENT.
4. UNDERGROUND UTILITIES SHOWN ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
5. THE CURRENT RECORD OWNER IS SILVA REALTY 9, LLC. SEE DEED BOOK 80056 PAGE 446 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
6. THE SUBJECT PARCEL IS IDENTIFIED AS MAP 29 BLOCK E LOT 26 AT THE CITY OF SOMERVILLE ASSESSORS.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

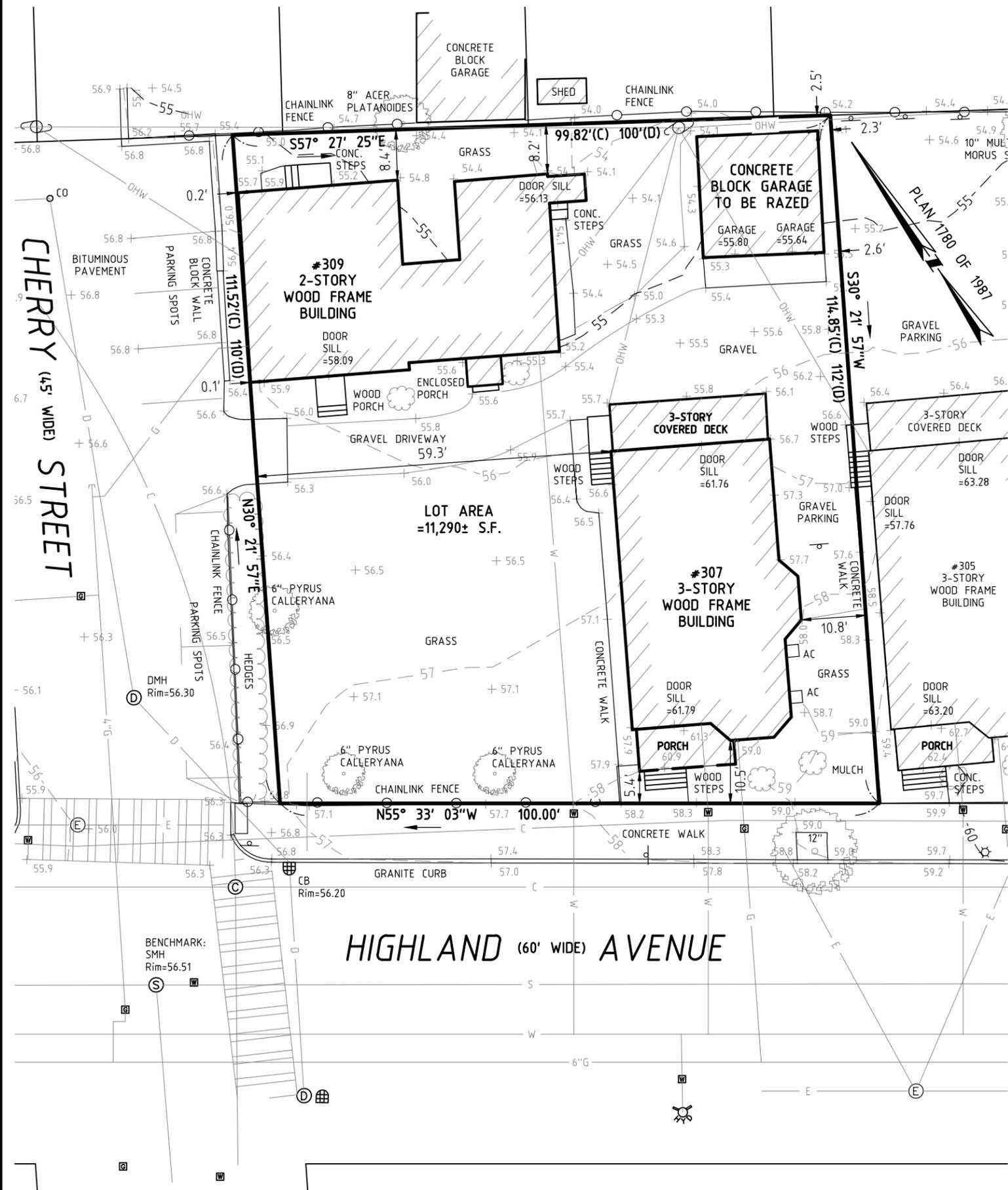
LEGEND

- AC AIR CONDITIONER
- DMH DRAIN MANHOLE
- EM ELECTRIC METER
- SMH GAS GATE
- SEWER MANHOLE
- UTILITY POLE
- WATER GATE
- DRAIN LINE
- GAS LINE
- OVERHEAD WIRE
- SEWER LINE
- WATER LINE
- D DECIDUOUS TREE
- G HEDGE/BUSH LINE
- (C) CALCULATED DISTANCE
- (D) DEED DISTANCE



James P. Horgan
JAMES P. HORGAN ~ P.L.S. No. 50302

ZONING TABLE		
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)		
	REQUIRED	EXISTING
MIN. LOT WIDTH	34 FT.	100.0 S.F.
MIN. LOT DEPTH	36 FT.	111.2 FT.
MIN. FRONT YARD	10 FT.	5.4 FT.
MIN. SUM SIDE YARD	10 FT.	2.4 FT.
MIN. REAR YARD	20 FT.	2.5 FT.
MAX. BLDG. STORIES	3 STORIES	3 STORIES
MAX. LOT COVERAGE	60%	36.1%



CERTIFIED PLOT PLAN
307 & 309 HIGHLAND AVENUE ~ SOMERVILLE, MASSACHUSETTS

SCALE: 1"=20'		
FIELD: JPH	CALCULATED: JPH	CHECKED: JPH
FILE PATH (H:/PROJ): .../25-374 307-309 HIGHLAND AVENUE SOMERVILLE CPP.DWG		
FIELD BOOK/PAGE: FB 14 PG 20	JOB NO.: 25-374	DATE: 11.25.2025

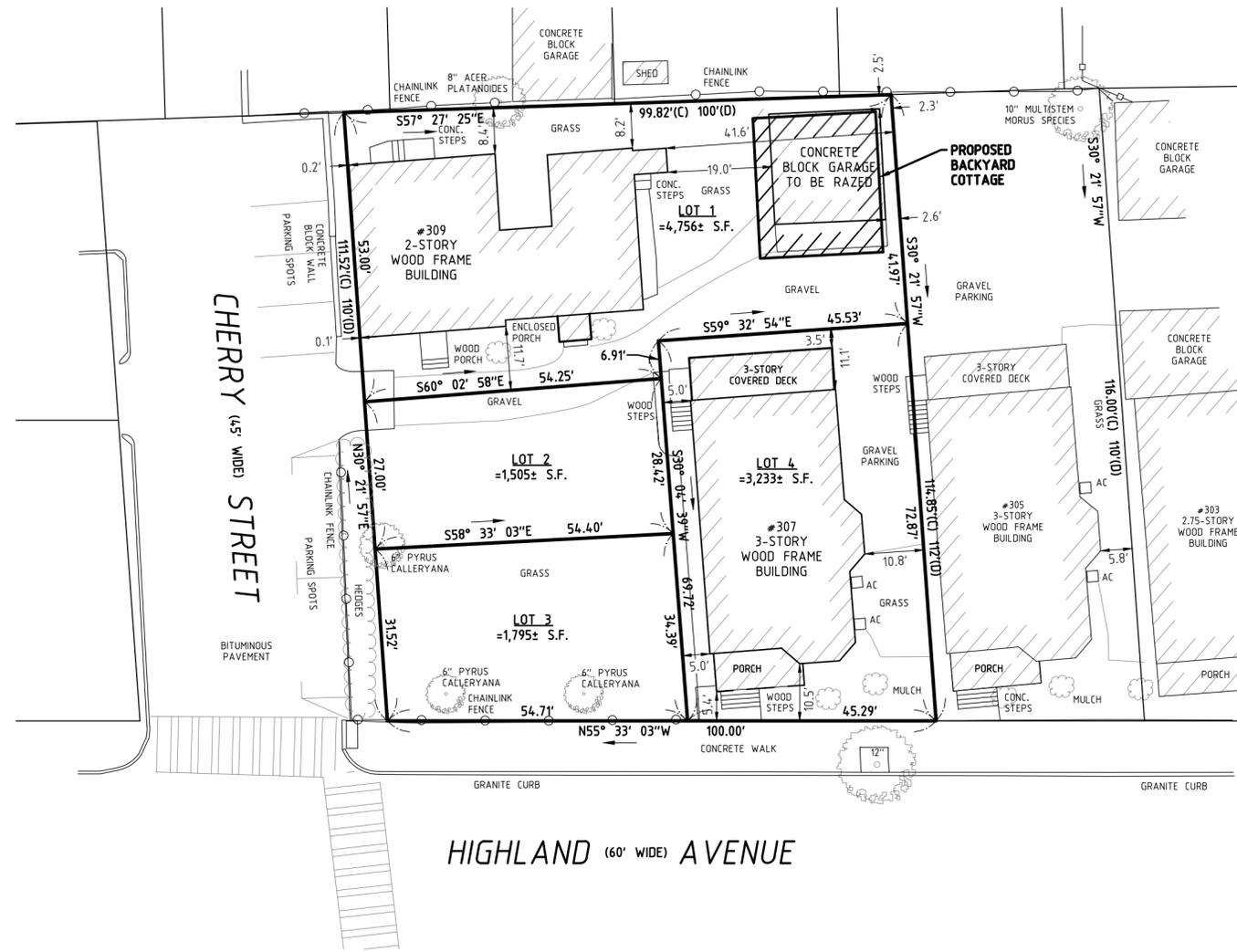


APPROVED PER ARTICLES 10.1 AND 15 OF THE SOMERVILLE ZONING ORDINANCE.

DANIEL BARTMAN, DIRECTOR OF PLANNING ON BEHALF OF THE SOMERVILLE ZONING BOARD OF APPEALS.

SIGNATURE

DATE:



FOR REGISTRY USE ONLY

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE CITY OF SOMERVILLE MBLU 29/E/26 INTO FOUR NEW LOTS TO BE KNOWN AS LOT 1, LOT 2, LOT 3 AND LOT 4.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON MARCH 3-7, 2024.
3. THIS PLAN IS REFERENCED HORIZONTALLY TO A PLAN OF LAND BY B/M ENGINEERS SURVEYORS INC. ENTITLED "PLAN OF LAND IN SOMERVILLE, MA" DATED NOVEMBER 7, 1986 REVISED DECEMBER 3, 1987 AND RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN 1780 OF 1987.
4. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AND THE MASSACHUSETTS LAND COURT..
 - PLAN 1780 OF 1987
 - PLAN BOOK 121 PLAN 27
 - LAND COURT CASE 4771

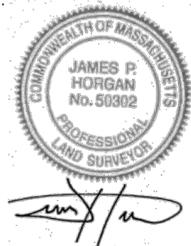
5. THE CURRENT RECORD OWNER IS SILVA REALTY 9, LLC. SEE DEED BOOK 80056 PAGE 446 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
6. THE SUBJECT PARCEL IS IDENTIFIED AS MAP 29 BLOCK E LOT 26 AT THE CITY OF SOMERVILLE ASSESSORS.
7. THE SUBJECT PARCEL LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS INDICATED ON PANEL 438F FOR THE CITY OF SOMERVILLE, COMMUNITY NO. 250214, HAVING AN EFFECTIVE DATE OF JULY 8, 2025.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON THE REFERENCED PLANS.

THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.



JAMES P. HORGAN ~ P.L.S. No. 50302

× AS USED IN THIS CERTIFICATION, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

ZONING TABLE - LOT 1			
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)			
BUILDING TYPE: SEMI-DETACHED HOUSE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	27 FT.	99.8 FT.	53.0 FT.
MAX. LOT COVERAGE	60%	42%	48%
PRIMARY FRONT (MIN/MAX)	10/20 FT.	70.8 FT.	70.8 FT.
SECONDARY FRONT (MIN/MAX)	10/20 FT.	0.1 FT.	0.1 FT.
MIN. SIDE SETBACK	5 FT.	8.2 FT.	8.2 FT.
MIN. SUM OF SIDE SETBACK	5 FT.	49.8 FT.	19.9 FT.
MIN. REAR SETBACK	20 FT.	N/A	N/A
BUILDING TYPE: DETACHED GARAGE (EX.) BACKYARD COTTAGE (PROP.)			
MIN. SIDE SETBACK	3 FT.	2.3 FT.	3.1 FT.
MIN. REAR SETBACK	3 FT.	N/A	N/A

ZONING TABLE - LOT 2			
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)			
BUILDING TYPE: SEMI-DETACHED HOUSE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	27 FT.	99.8 FT.	27.0 FT.
MAX. LOT COVERAGE	60%	42%	58%
PRIMARY FRONT (MIN/MAX)	10/20 FT.	70.8 FT.	10.1 FT.
SECONDARY FRONT (MIN/MAX)	10/20 FT.	0.1 FT.	10.1 FT.
MIN. SIDE SETBACK	5 FT.	8.2 FT.	5.2 FT.
MIN. SUM OF SIDE SETBACK	10 FT.	49.8 FT.	10.4 FT.
MIN. REAR SETBACK	20 FT.	N/A	N/A

ZONING TABLE - LOT 3			
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)			
BUILDING TYPE: SEMI-DETACHED HOUSE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	27 FT.	99.8 FT.	31.5 FT.
MAX. LOT COVERAGE	60%	42%	48%
PRIMARY FRONT (MIN/MAX)	10/20 FT.	70.8 FT.	10.3 FT.
SECONDARY FRONT (MIN/MAX)	10/20 FT.	0.1 FT.	10.1 FT.
MIN. SIDE SETBACK	5 FT.	8.2 FT.	5.1 FT.
MIN. SUM OF SIDE SETBACK	10 FT.	49.8 FT.	10.3 FT.
MIN. REAR SETBACK	20 FT.	N/A	N/A

ZONING TABLE - LOT 4			
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)			
BUILDING TYPE: DETACHED TRIPLE DECKER			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	34 FT.	100.00 FT.	45.3 FT.
MAX. LOT COVERAGE	60%	42%	56%
PRIMARY FRONT (MIN/MAX)	10/20 FT.	10.5 FT.	10.5 FT.
SECONDARY FRONT (MIN/MAX)	10/20 FT.	59.3 FT.	N/A
MIN. SIDE SETBACK	5 FT.	10.8 FT.	5.0 FT.
MIN. SUM OF SIDE SETBACK	10 FT.	56.8 FT.	15.8 FT.
MIN. REAR SETBACK	20 FT.	N/A	N/A

THE DATA SHOWN HEREON WAS TAKEN FROM A ZONING ANALYSIS PACKAGE BY KDI ARCHITECTURE DATED OCTOBER 22, 2025 AND RECEIVED VIA EMAIL ON OCTOBER 23, 2025.



NATICK, MASSACHUSETTS
www.horgansurveying.com
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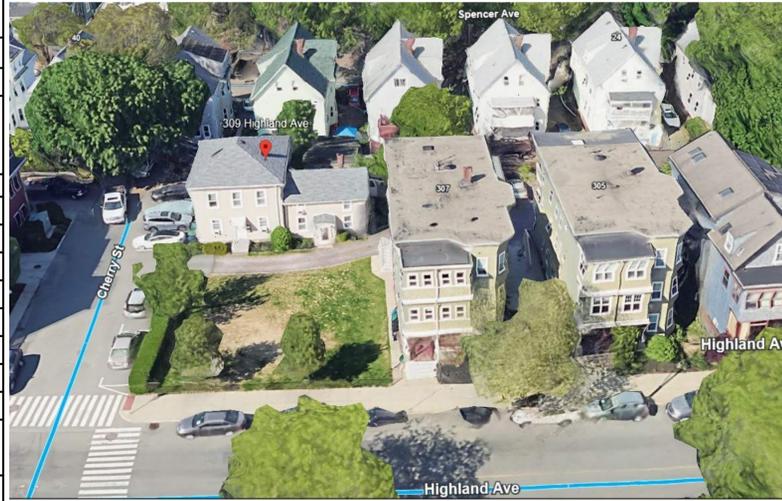
LOT SPLIT LAND PLAT
307-309 HIGHLAND AVENUE ~ SOMERVILLE, MASSACHUSETTS

SCALE: 1"=20'		
FIELD: JPH	CALCULATED: JPH	CHECKED: JPH
FILE PATH (H:/PROJ): .../25-374 307-309 HIGHLAND AVENUE SOMERVILLE PLAT.DWG		
FIELD BOOK/PAGE: FB 14 PG 20	JOB NO.: 25-374	DATE: 11.25.2025

ZONING DIMENSIONAL TABLE

LOT SIZE= 11,290 SF +/-	ALLOWED / REQUIRED	EXISTING	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE (BUILDING 1)	DETACHED TRIPLE DECKER	DETACHED TRIPLE DECKER	
BUILDING TYPE (BUILDING 2) - SEE SHEET A-020B	DETACHED HOUSE	DETACHED HOUSE	
LOT SIZE			
LOT DIMENSIONS		11,290 SF ±	
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60% / 6,774 SF	55% / 6,155 SF	COMPLIES
GREEN SCORE			
MINIMUM	0.35	UNKNOWN	UNKNOWN
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN. / MAX.)	10 FT / 20 FT	10'-6" (HIGHLAND AVE.)	COMPLIES
SECONDARY FRONT (MIN. / MAX.)	10 FT / 20 FT	59'-3" (CHERRY ST.)	PRE- EXISTING
SIDE SETBACK (MIN.)			
SIDE DRIVEWAY ACCESS	5 FT	10'-9" (RIGHT)	COMPLIES
SUM OF SIDE SETBACK (MIN.)			
SIDE DRIVEWAY ACCESS	10 FT	10'-9"	COMPLIES
REAR SETBACK (MIN.)	20 FT	53'-7"	COMPLIES
BUILDING SEPARATION (MIN.)	10 FT	17'-3"	COMPLIES
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	77'-4"	COMPLIES
MAIN MASSING			
FACADE BUILD OUT (MIN.)	60% / 60'-0"	26'-7" / 26.6%	PRE- EXISTING
WIDTH (MIN. / MAX.)	24 FT / 30 FT	26'-7"	COMPLIES
DEPTH (MIN./MAX.)	36 FT / 50 FT	46'-6"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	+/- 2'-4"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	UNKNOWN	UNKNOWN
NUMBER OF STORIES (MAX.)	3 STORIES	3 STORIES	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	
USE & OCCUPANCY			
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	6	PRE- EXISTING
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	1 / DU
PARKING REQUIREMENTS (OUTSIDE A TRANSIT ZONE)			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	3 SPACE (EXISTING DRIVEWAY& GARAGE)	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE



SITE PLAN LEGEND	LOT COVERAGE CALC.
--- PROPERTY LINE- EXISTING TO REMAIN	
--- PROPERTY LINE- PROPOSED	
--- REQUIRED SETBACKS	
 EXISTING FOOTPRINT (IMPERVIOUS)	3,393 SF
 PROPOSED FOOTPRINT (IMPERVIOUS)	0 SF
 LANDSCAPE AREA (PERVIOUS)	5,136 SF
 PAVER WALKWAY (PERVIOUS)	0 SF
 GRAVEL (PERVIOUS)	(33% RUNOFF COEFFICIENT) (2097 X .33) = 692 SF
 CONC. WALK (IMPERVIOUS)	381 SF
 BUILDING COMPONENTS	286 SF
NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. ALL ZONING INTERPRETATIONS TO BE REVIEWED WITH CITY AS THEY MAY HAVE DIFFERENT INTERPRETATIONS.	TOTAL LOT COVERAGE 4,752 SF = 42%



PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT

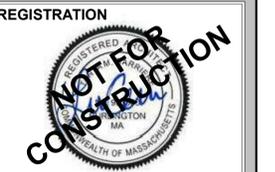
KDI

ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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CONSULTANTS:

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REGISTRATION

Project number	25087
Date	11/25/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date

EXISTING ZONING -307 HIGHLAND AVE

A-020A

307 & 309 HIGHLAND AVE.

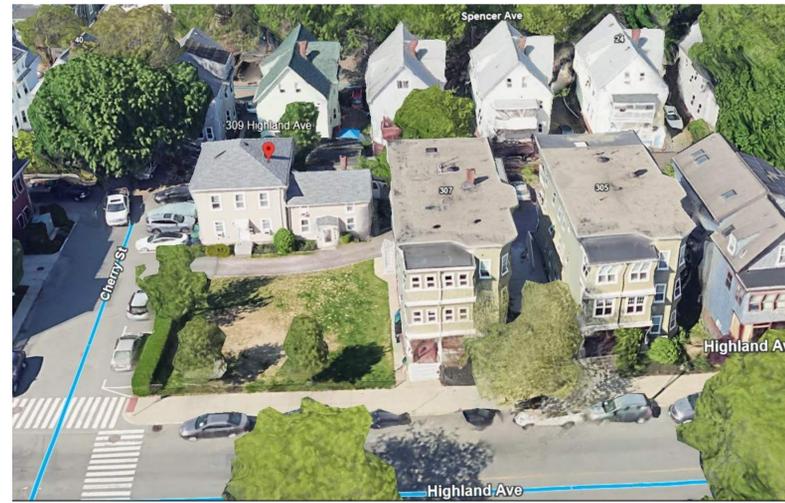
① 307 & 309 EXISTING - SITE PLAN
1/8" = 1'-0"

I:\wg-nas1522\Draws\25087_Silva Realty_307-309 Highland Ave_Somerville\03_DRAWINGS\00_ARCH\01_SD\307_309 Highland Ave_Zoning Analysis.vrt 12/1/2025 10:22:38 AM

ZONING DIMENSIONAL TABLE

ZONE	ALLOWED / REQUIRED	EXISTING	COMPLIANCE
BUILDING TYPE (BUILDING 2)	NR ZONE		
BUILDING TYPE (BUILDING 1) - SEE SHEET A-020A	DETACHED HOUSE	DETACHED HOUSE DETACHED TRIPLE DECKER	COMPLIES
LOT SIZE		11,290 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
SIDE DRIVEWAY ACCESS	32 FT	99' - 9"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60% / 1,485 SF	42% / 4,752 SF	COMPLIES
GREEN SCORE			
MINIMUM	0.35		
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN. / MAX.)	10 FT / 20 FT	70'-1" (HIGHLAND AVE.)	PRE- EXISTING
SECONDARY FRONT (MIN. / MAX.)	10 FT / 20 FT	0'-1" (CHERRY ST.)	PRE- EXISTING
SIDE SETBACK (MIN.)			
SIDE DRIVEWAY ACCESS	5 FT	41'-7"	COMPLIES
SUM OF SIDE SETBACK (MIN.)			
SIDE DRIVEWAY ACCESS	10 FT	41'-7"	COMPLIES
REAR SETBACK (MIN.)	20 FT	8'-2"	PRE- EXISTING
BUILDING SEPARATION (MIN.)	10 FT	19'-2"	COMPLIES
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	77'-4"	COMPLIES
MAIN MASSING			
FACADE BUILD OUT (MIN.)	50% / 49'-11"	51'-9" / 52%	COMPLIES
WIDTH (MIN. / MAX.)	22 FT / 28 FT	51'-9"	PRE- EXISTING
DEPTH (MIN./MAX.)	28 FT / 48 FT	31'-7"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	+/- 2'-3"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	+/- 10'-0"	COMPLIES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	GABLE	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	
USE & OCCUPANCY			
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	6	PRE- EXISTING
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	+/- 3 SPACE (EXISTING DRIVEWAY & GARAGE)	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE



SITE PLAN LEGEND	LOT COVERAGE CALC.
PROPERTY LINE- EXISTING TO REMAIN	
PROPERTY LINE- PROPOSED	
REQUIRED SETBACKS	
EXISTING FOOTPRINT (IMPERVIOUS)	3,393 SF
PROPOSED FOOTPRINT (IMPERVIOUS)	0 SF
LANDSCAPE AREA (PERVIOUS)	5,136 SF
PAVER WALKWAY (PERVIOUS)	0 SF
GRAVEL (PERVIOUS)	(33% RUNOFF COEFFICIENT) (2097 X .33) = 692 SF
CONC. WALK (IMPERVIOUS)	381 SF
BUILDING COMPONENTS	286 SF
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① 307 & 309 EXISTING - SITE PLAN
1/8" = 1'-0"

PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
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SOMERVILLE, MA 02144

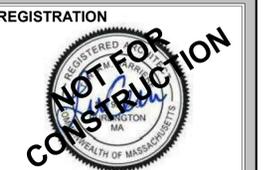
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CONSULTANTS:

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REGISTRATION

Project number	25087
Date	11/25/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date

EXISTING ZONING -309 HIGHLAND AVE.

A-020B

307 & 309 HIGHLAND AVE.

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PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
 307 & 309 HIGHLAND AVE
 SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT



KDI ARCHITECTURE
 KHALSA DESIGN, INC.
 17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682

CONSULTANTS:

SITE PLAN LEGEND

-  PROPERTY LINE- EXISTING TO REMAIN
-  PROPERTY LINE- PROPOSED
-  REQUIRED SETBACKS
-  EXISTING FOOTPRINT (IMPERVIOUS)
-  PROPOSED FOOTPRINT (IMPERVIOUS)
-  LANDSCAPE AREA (PERVIOUS)
-  PAVER WALKWAY (PERVIOUS)
-  GRAVEL (PERVIOUS)
-  CONC. WALK (IMPERVIOUS)
-  BUILDING COMPONENTS

NOTE:
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REFER TO SHEET A-020D THROUGH A-020H FOR ALL ZONING ANALYSIS DIAGRAMS

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

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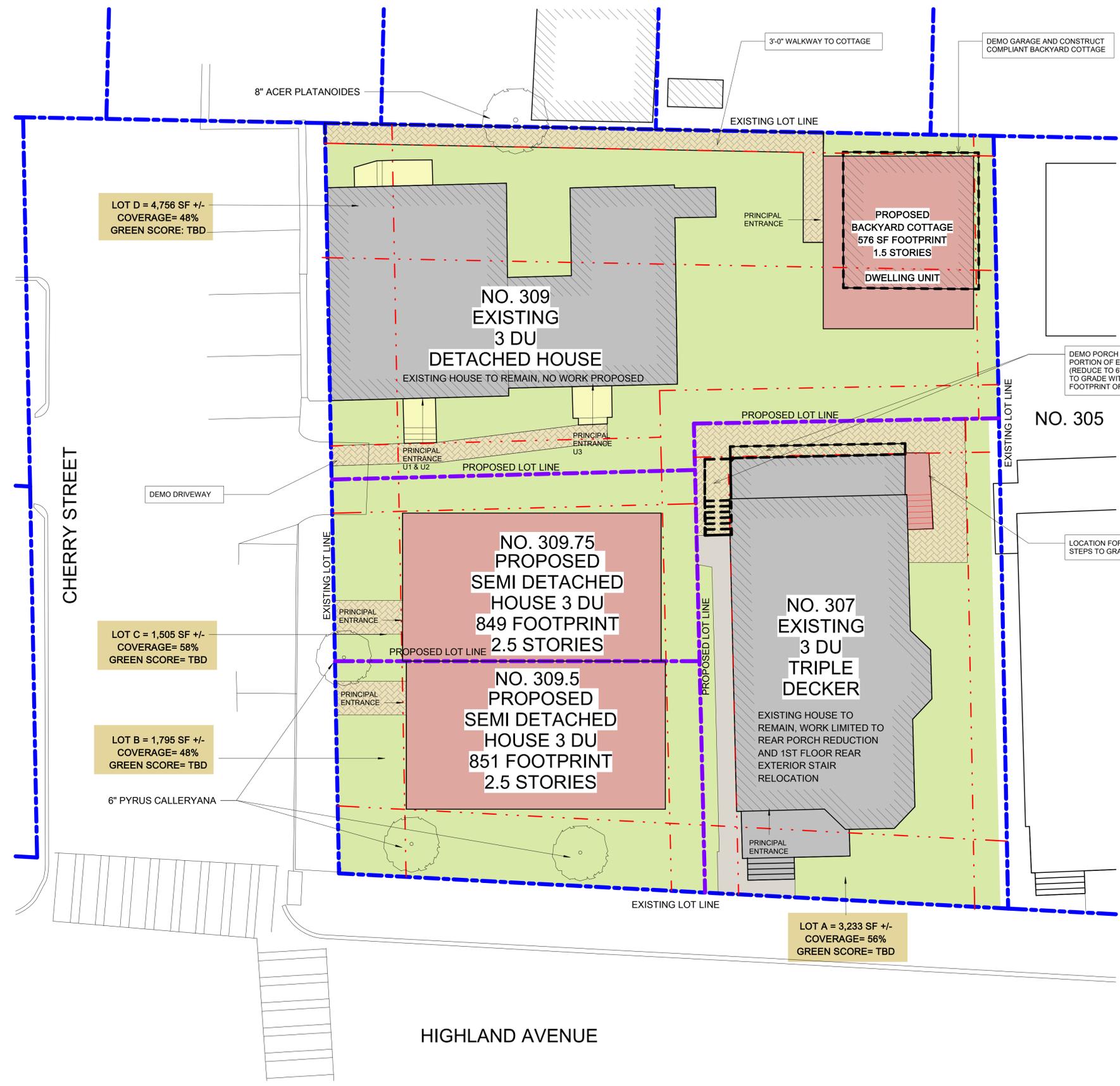
REGISTRATION

Project number 25087
 Date 11/25/2025
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 Checked by TC
 Scale As indicated

REVISIONS

No.	Description	Date

PROPOSED ZONING PLAN
 307 & 309 HIGHLAND AVE.
A-020C
 307 & 309 HIGHLAND AVE.

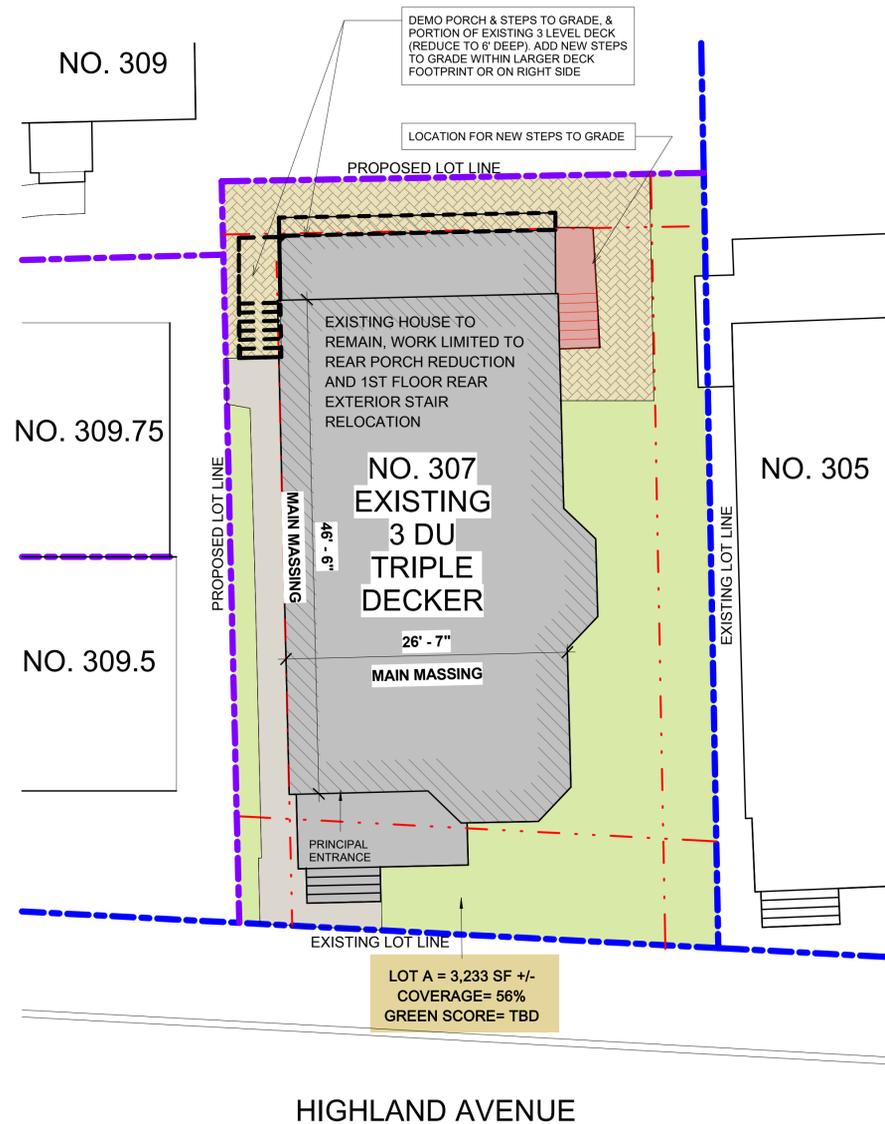


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ZONING DIMENSIONAL TABLE				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	NR ZONE			
BUILDING TYPE	DETACHED TRIPLE DECKER	DETACHED TRIPLE DECKER	DETACHED TRIPLE DECKER	COMPLIES
LOT SIZE		11,290 SF ±	4,755 SF ±	
LOT DIMENSIONS				
LOT WIDTH (MIN.)				
NO DRIVEWAY ACCESS	34 FT	100' - 0"	45' - 2"	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	60% / 1,940 SF	42% / 4,752 SF	56% / 1,807 SF	COMPLIES
GREEN SCORE				
MINIMUM	0.35			
IDEAL	0.40			
BUILDING SETBACKS				
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	10'-6" (HIGHLAND AVE.)	10'-6" (HIGHLAND AVE.)	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	59'-3" (CHERRY ST.)	N/A	COMPLIES
SIDE SETBACK (MIN.)				
NO DRIVEWAY ACCESS	5 FT	10'-9" (RIGHT)	10'-9" (RIGHT) 5'-0" (LEFT)	COMPLIES
SUM OF SIDE SETBACK (MIN.)				
NO DRIVEWAY ACCESS	10 FT	10'-9"	15'-9"	COMPLIES
REAR SETBACK (MIN.)	20 FT	53'-7"	N/A	COMPLIES
BUILDING SEPARATION (MIN.)	10 FT	17'-3"	N/A	N/A
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	77'-4"	N/A	N/A
MAIN MASSING				
FACADE BUILD OUT (MIN.)	60% / 27'-2"	26'-7" / 26.6%	26'-7" / 26.6%	COMPLIES
WIDTH (MIN./ MAX.)	24 FT / 30 FT	26'-7"	26'-7"	COMPLIES
DEPTH (MIN./MAX.)	36 FT / 50 FT	46'-6"	38'-7"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	+/- 2'-4"	+/- 2'-4"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	UNKNOWN	UNKNOWN	COMPLIES
NUMBER OF STORIES (MAX.)	3 STORIES	3 STORIES	3 STORIES	COMPLIES
ROOF TYPE	FLAT	FLAT	FLAT	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN		
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN		
USE & OCCUPANCY				
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	6	3	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	1 / DU	COMPLIES
REQUIRED ADU'S				
0 TO 2 UNITS	NONE	NONE	NONE	COMPLIES
PARKING REQUIREMENTS				
BICYCLE				
SHORT-TERM	NONE	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	+/- 3 SPACE (EXISTING DRIVEWAY & GARAGE)	NONE	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

SITE PLAN LEGEND	LOT COVERAGE CALC.
PROPERTY LINE- EXISTING TO REMAIN	
PROPERTY LINE- PROPOSED	
REQUIRED SETBACKS	
EXISTING FOOTPRINT (IMPERVIOUS)	1,582 SF
PROPOSED FOOTPRINT (IMPERVIOUS)	42 SF
LANDSCAPE AREA (PERVIOUS)	1,057 SF
PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) (366 X .33) = 121 SF
GRAVEL (PERVIOUS)	(33% RUNOFF COEFFICIENT) (189 X .33) = 62 SF
CONC. WALK (IMPERVIOUS)	0 SF
BUILDING COMPONENTS	0 SF
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PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT



ARCHITECT
KHALSA DESIGN, INC.
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CONSULTANTS:

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Project number	25087
Date	11/25/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

REVISIONS		
No.	Description	Date

ZONING SKETCH-307 HIGHLAND AVE.

A-020D

307 & 309 HIGHLAND AVE.

ZONING DIMENSIONAL TABLE

4,756 +/- SF	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	NR ZONE			
BUILDING TYPE	DETACHED HOUSE	DETACHED HOUSE	DETACHED HOUSE	
LOT SIZE		11,290 SF ±	4,756 SF ±	
LOT DIMENSIONS				
LOT WIDTH (MIN.)				
SIDE DRIVEWAY ACCESS	32 FT	99' - 9"	N/A	COMPLIES
NO DRIVEWAY ACCESS	32 FT	N/A	53' - 0"	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	60% / 1,485 SF	42% / 4,752 SF	48% / 2,298 SF	COMPLIES
GREEN SCORE				
MINIMUM	0.35			COMPLIES
IDEAL	0.40			
BUILDING SETBACKS				
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	0'-1" (CHERRY ST)	0'-1" (CHERRY ST.)	PRE- EXISTING
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	N/A	N/A	
SIDE SETBACK (MIN.)				
SIDE DRIVEWAY ACCESS	5 FT	41'-7"	N/A	COMPLIES
NO DRIVEWAY ACCESS	5 FT	N/A	41'-7" 8'-2" 5'-11"	COMPLIES
SUM OF SIDE SETBACK (MIN.)				
SIDE DRIVEWAY ACCESS	10 FT	41'-7"	N/A	COMPLIES
NO DRIVEWAY ACCESS	10 FT	N/A	> 10'	COMPLIES
REAR SETBACK (MIN.)	20 FT	8'-2"	N/A	N/A
BUILDING SEPARATION (MIN.)	10 FT	19'-0"	16'-0"	COMPLIES
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	77'-4"	N/A	N/A

MAIN MASSING	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
FACADE BUILD OUT (MIN.)	50% / 21.5'	51'-9" / 52%	51'-9" / 52%	EXISTING / NO CHANGES
WIDTH (MIN./ MAX.)	22 FT / 28 FT	51'-9"	51'-9"	EXISTING / NO CHANGES
DEPTH (MIN./MAX.)	28 FT / 48 FT	31'-7"	31'-7"	EXISTING / NO CHANGES
GROUND STORY ELEVATION (MIN.)	2 FT	+/- 2'-3"	+/- 2'-3"	EXISTING / NO CHANGES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	UNKNOWN	UNKNOWN	EXISTING / NO CHANGES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2 STORIES	2 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	GABLE	GABLE	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	UNKNOWN	EXISTING / NO CHANGES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	UNKNOWN	EXISTING / NO CHANGES
USE & OCCUPANCY				
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	6	3 + 1 BACKYARD COTTAGE	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	2	2	EXISTING / NO CHANGES
PARKING REQUIREMENTS				
BICYCLE				
SHORT-TERM	NONE	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	+/- 3 SPACE (EXISTING DRIVEWAY & GARAGE)	NONE	COMPLIES

PROJECT NAME

307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT

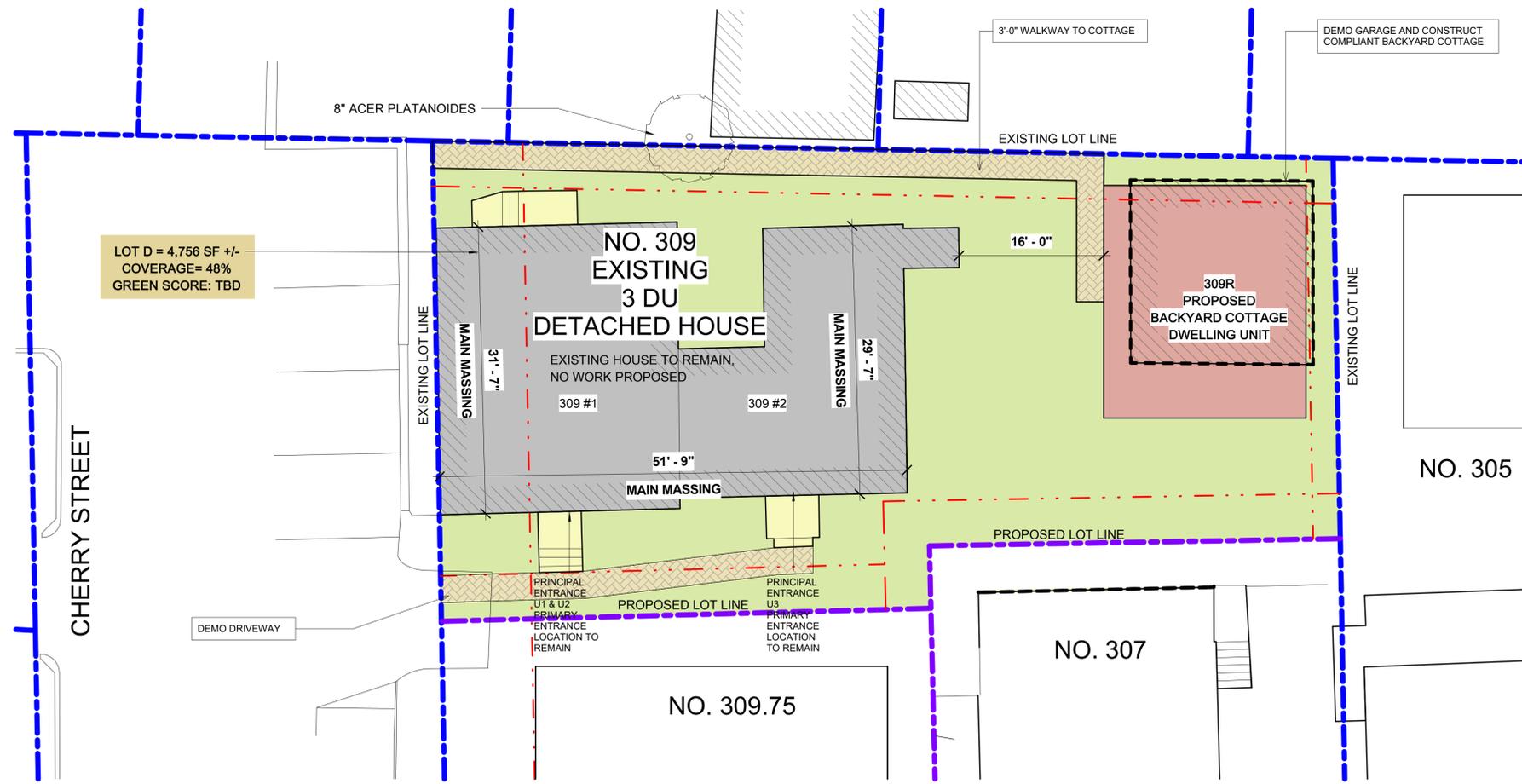
TED & MARK SILVA

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:



SITE PLAN LEGEND	LOT COVERAGE CALC.
--- PROPERTY LINE- EXISTING TO REMAIN	
--- PROPERTY LINE- PROPOSED	
--- REQUIRED SETBACKS	
 EXISTING FOOTPRINT (IMPERVIOUS)	1,487 SF
 PROPOSED FOOTPRINT (IMPERVIOUS)	576 SF
 LANDSCAPE AREA (PERVIOUS)	2,257 SF
 PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) (387 X .33) = 128 SF
 GRAVEL (PERVIOUS)	0 SF
 CONC. WALK (IMPERVIOUS)	0 SF
 BUILDING COMPONENTS	107 SF
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REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

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Project number	25087
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Drawn by	RR
Checked by	TC
Scale	As indicated

No.	Description	Date

ZONING SKETCH- 309 HIGHLAND AVE

A-020E

307 & 309 HIGHLAND AVE.

309 PROPOSED ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE

	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE	BACKYARD COTTAGE	BACKYARD COTTAGE	
LOT SIZE		4,756 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
NO DRIVEWAY ACCESS	32 FT	53' - 0"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	PER PRIMARY BUILDING	48% / 2,298 SF	COMPLIES
GREEN SCORE			
MINIMUM	PER PRIMARY BUILDING	DESIGN TO COMPLY	COMPLIES
IDEAL	PER PRIMARY BUILDING		
BUILDING SETBACKS			
PRIMARY FRONT (MIN./ MAX.)	60 FT	74'-5" (CHERRY ST.)	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT	N/A	N/A
SIDE SETBACK (MIN.)	3 FT	3'-1" (RIGHT) 8'-4" (LEFT)	COMPLIES
REAR SETBACK (MIN.)	3 FT	3'-1"	COMPLIES
BUILDING SEPARATION (MIN.)	10 FT	16'-2"	COMPLIES
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A

	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
MAIN MASSING			
WIDTH (MIN./ MAX.)	24 FT	22'-5"	COMPLIES
DEPTH (MIN./MAX.)	32 FT	25'-8"	COMPLIES
FLOOR PLATE (MAX.)	576 SF	576 SF	COMPLIES
STORY HEIGHT (MIN. / MAX.)	12 FT	12'-0"	COMPLIES
NUMBER OF STORIES (MAX.)	1.5 STORIES	1.5 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE	GABLE	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
VEHICULAR PARKING	NONE	NONE	COMPLIES

PROJECT NAME

307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT

TED & MARK SILVA

ARCHITECT

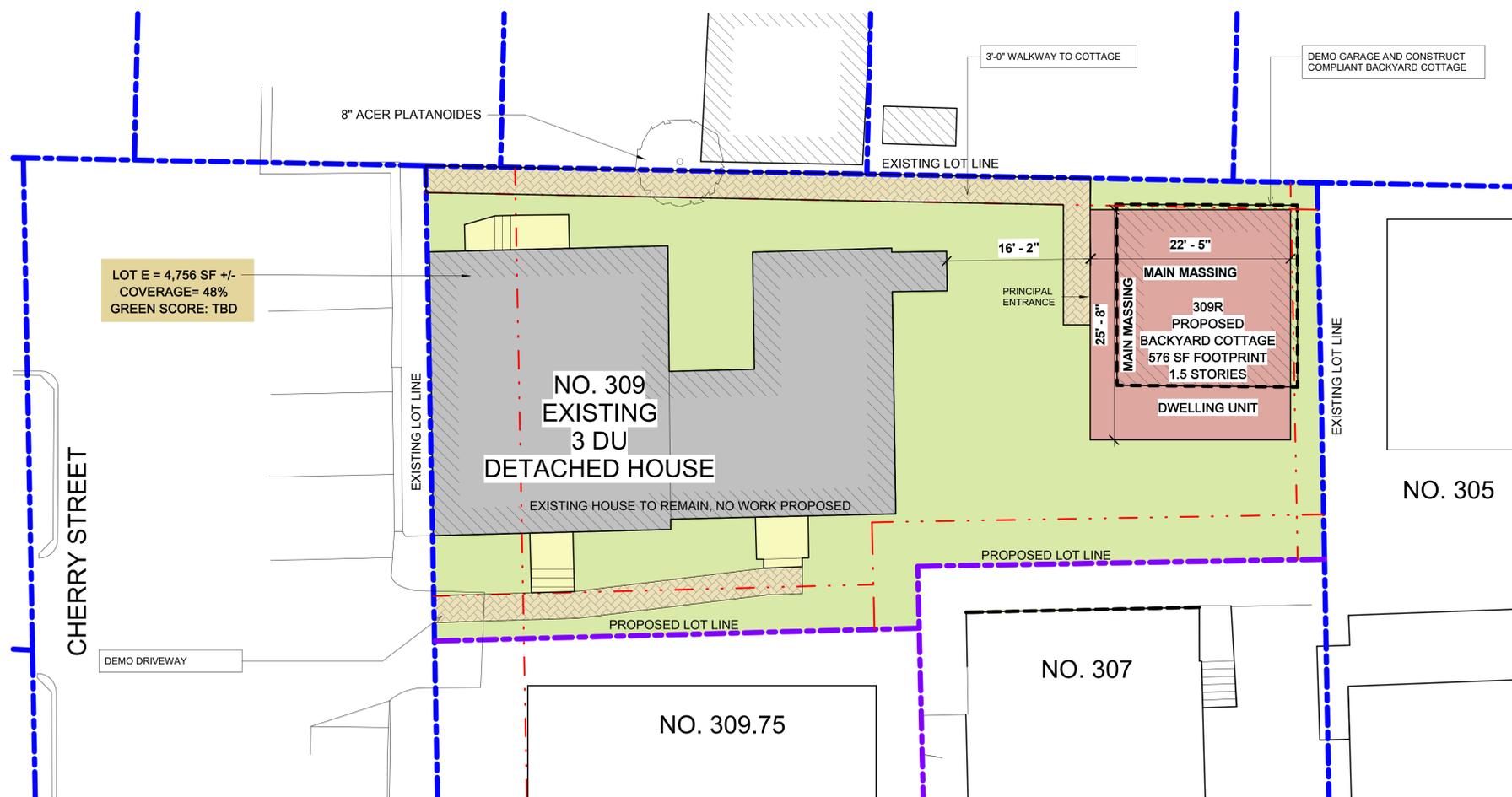


ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:



SITE PLAN LEGEND	LOT COVERAGE CALC.
PROPERTY LINE- EXISTING TO REMAIN	
PROPERTY LINE- PROPOSED	
REQUIRED SETBACKS	
EXISTING FOOTPRINT (IMPERVIOUS)	1,487 SF
PROPOSED FOOTPRINT (IMPERVIOUS)	576 SF
LANDSCAPE AREA (PERVIOUS)	2,257 SF
PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) (387 X .33) = 128 SF
GRAVEL (PERVIOUS)	0 SF
CONC. WALK (IMPERVIOUS)	0 SF
BUILDING COMPONENTS	107 SF
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REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

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REGISTRATION



Project number	25087
Date	11/25/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date

ZONING
SKETCH- 309R
HIGHLAND AVE
COTTAGE

A-020F

307 & 309 HIGHLAND AVE.

309 PROPOSED ARCHITECTURAL SITE
PLAN Copy 2
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE

	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE	SEMI-DETACHED HOUSE	SEMI-DETACHED HOUSE	COMPLIES
LOT SIZE		1,795 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
NO DRIVEWAY ACCESS	27 FT	31' - 7"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60% / 905 SF	49% / 867 SF	COMPLIES
GREEN SCORE			
MINIMUM	0.35	DESIGN TO COMPLY	COMPLIES
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN. / MAX.)	10 FT / 20 FT	10'-3 (CHERRY ST.)	COMPLIES
SECONDARY FRONT (MIN. / MAX.)	10 FT / 20 FT	10'-1" (HIGHLAND AVE.)	COMPLIES
SIDE SETBACK (MIN.)			
NO DRIVEWAY ACCESS	5 FT	5'-1" (RIGHT)	COMPLIES
REAR SETBACK (MIN.)	20 FT	N/A	N/A
BUILDING SEPARATION (MIN.)	10 FT	N/A	N/A
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A
MAIN MASSING			
FACADE BUILD OUT (MIN.)	50% / 15'-9"	22'-0"	COMPLIES
WIDTH (MIN. / MAX.)	22 FT / 28 FT	22'-0"	COMPLIES
DEPTH (MIN. / MAX.)	24 FT / 48 FT	38'-7"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	2'-0"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	11'-0"	COMPLIES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2.5 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	MANSARD	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
USE & OCCUPANCY			
DWELLING UNITS PER LOT (MAX.)	3 IN PRIMARY STRUCTURE	3	COMPLIES
DWELLING UNITS (MAX.)	3	3	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG-TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE			
	NONE	NONE	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

SITE PLAN LEGEND	LOT COVERAGE CALC.
PROPERTY LINE- EXISTING TO REMAIN	
PROPERTY LINE- PROPOSED	
REQUIRED SETBACKS	
EXISTING FOOTPRINT (IMPERVIOUS)	0 SF
PROPOSED FOOTPRINT (IMPERVIOUS)	849 SF
LANDSCAPE AREA (PERVIOUS)	895 SF
PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) (53 X .33) = 18 SF
GRAVEL (PERVIOUS)	0 SF
CONC. WALK (IMPERVIOUS)	0 SF
BUILDING COMPONENTS	0 SF
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LOT B = 1,795 SF +/-
COVERAGE = 48%
GREEN SCORE = TBD

PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
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Project number	25087
Date	11/25/2025
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Scale	As indicated

REVISIONS		
No.	Description	Date

ZONING SKETCH- 309.5 HIGHLAND AVE.

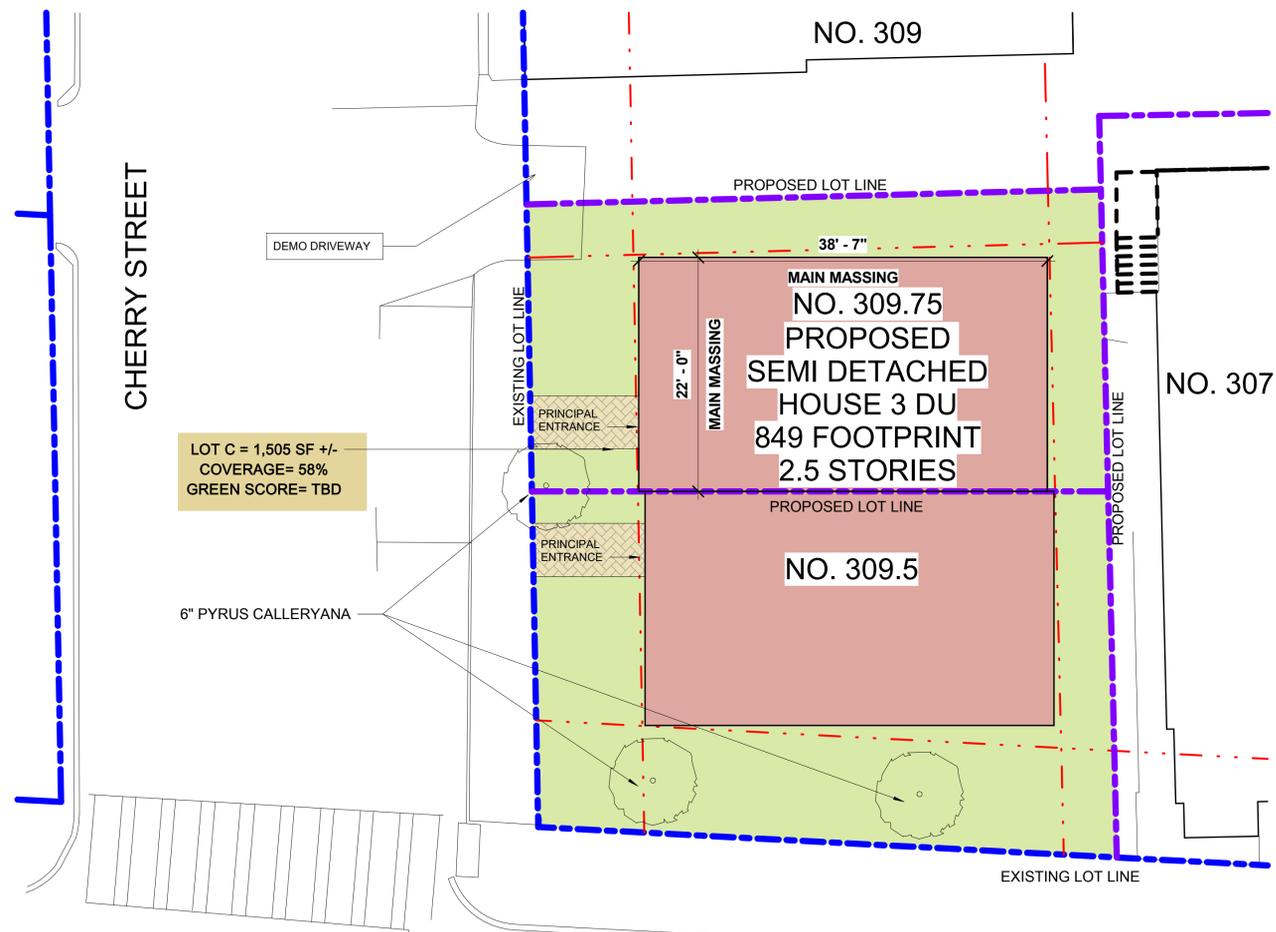
A-020G

307 & 309 HIGHLAND AVE.

ZONING DIMENSIONAL TABLE			
	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE	SEMI-DETACHED HOUSE	SEMI-DETACHED HOUSE	COMPLIES
LOT SIZE		1,505 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
NO DRIVEWAY ACCESS	27 FT	27' - 0"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60% / 905 SF	58% / 866 SF	COMPLIES
GREEN SCORE			
MINIMUM	0.35	DESIGN TO COMPLY	COMPLIES
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	10'-1" (CHERRY ST.)	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	N/A	COMPLIES
SIDE SETBACK (MIN.)			
NO DRIVEWAY ACCESS	5 FT	5'-3"	COMPLIES
REAR SETBACK (MIN.)	20 FT	N/A	N/A
BUILDING SEPARATION (MIN.)	10 FT	N/A	N/A
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A
MAIN MASSING			
FACADE BUILD OUT (MIN.)	50% / 13'-6"	22'-0"	COMPLIES
WIDTH (MIN./ MAX.)	22 FT / 28 FT	22'-0"	COMPLIES
DEPTH (MIN./MAX.)	24 FT / 48 FT	38'-7"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	2'-0"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	11'-0"	COMPLIES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2.5 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	MANSARD	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
USE & OCCUPANCY			
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	3	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	NONE	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

SITE PLAN LEGEND	LOT COVERAGE CALC.
PROPERTY LINE- EXISTING TO REMAIN	
PROPERTY LINE- PROPOSED	
REQUIRED SETBACKS	
EXISTING FOOTPRINT (IMPERVIOUS)	0 SF
PROPOSED FOOTPRINT (IMPERVIOUS)	849 SF
LANDSCAPE AREA (PERVIOUS)	895 SF
PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) 53 X .33 = 18 SF
GRAVEL (PERVIOUS)	0 SF
CONC. WALK (IMPERVIOUS)	0 SF
BUILDING COMPONENTS	0 SF
NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. ALL ZONING INTERPRETATIONS TO BE REVIEWED WITH CITY AS THEY MAY HAVE DIFFERENT INTERPRETATIONS.	TOTAL LOT COVERAGE 867 SF = 49%



PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT



ARCHITECTURE

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REGISTRATION

Project number 25087
Date 11/25/2025
Drawn by RR
Checked by TC
Scale As indicated

REVISIONS

No.	Description	Date

ZONING SKETCH- 309.75 HIGHLAND AVE.

A-020H

307 & 309 HIGHLAND AVE.