

Name	Residential Building	Docket #	V 25 -237
Address	16 Moreland Street	Docket #	C -
City	Somerville	Hearing	6/29/2026
Bldg Type		Time of hearing	11:00 AM
Complaint's Name		Plans on file?	
Complaint ?	Variance ?	Request for continuance?	
Jurisdiction:	3.2	The performance of any work which is governed by section 21 (Curb Cuts) of these Regulations shall be considered construction and, therefore, must fully comply with these Regulations, except that Section 3.3 shall apply.	
Building Permits:	Under design	Exhibit: 1 V25-237 AAB 1-88	
Assessed Value:			

Variances to be addressed:

Petitioner seeks relief from: 10.2: There shall be an accessible route at least 36 inches (36" = 914mm) wide connecting accessible parking, accessible entrances, public and common use spaces, and dwelling units.

22.2: Width of walkways shall be not less than 48 inches (48"= 1219mm), excluding curb stones.

23.2.2: One in every eight accessible spaces, but not less than one, shall be van accessible,

On December 18, 2025 the Board received an application for variance for the above referenced address and at the January 12, 2026 meeting the Board voted to Continue to request Petitioner provide the Board with: cost estimate for the lift at 16 Moreland Street,to Continue to request Petitioner provide the Board with: clarification on compliance with 521 CMR 22.2, and to Grant relief for Group 1 sink depths. (See AAB 61-88)

On February 5, 2026 the Board received an additional submission from the petitioner and at the March 9, 2026 meeting the Board voted to Grant relief as proposed for 9.5.4 on the condition that: appropriate wiring and structural support for later installation of a wheelchair lift is provided, information on the options of installation of the lift is included in advertising material, and language is included in any lease for the unit specifying that upon tenant request a vertical wheelchair lift shall be installed within a reasonable time at no cost to the tenant and to Schedule a hearing for the request for relief to 10.2. (See AAB 35-60)

On April 16, 2026 the Board received an additional submission from the petitioner and at the April 27, 2026 meeting the Board voted to Schedule a hearing for this request, and noted that some requests on the amended application were not discussed at the meeting (22.2 and 22.3.2). (See AAB 2-34)



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

SECOND AMENDED NOTICE OF ACTION

Docket Number V 25 237

RE: Residential Building , 16 Moreland Street , Somerville

On April 16, 2026 the Architectural Access Board received an additional submission from Petitioner
The additional documents were reviewed by the Board on April 27, 2026 At that meeting, the Board
voted as follows:

#	Section	Result
1	9.5.4	GRANTED as proposed on the condition that: 1) framing and wiring for later installation of a lift is provided, 2) language is included in any lease for the unit specifying that later installation of a wheelchair lift upon tenant request will be completed in a reasonable timeframe at no cost to the tenant, 3) information on future installation of a lift is included in advertising material
2	43.3.2	GRANTED as proposed on the condition that: Language is included in lease specifying a tenant may request installation of a complaint sink, that said installation shall be completed within 30 days, and that the installation shall be at no cost to the tenant, and when Group 2A units become available for rent proper notice is given to the Massachusetts Rehabilitation Commission pursuant to MGL Ch. 151b Sec. 4.
3	10.2	SCHEDULE a hearing for this request. See attached Notice of Hearing.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: April 28, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnello WT
Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 2

RE: Variance Amendment, 16 Moreland Street, Somerville V25-237 revised

From Anderson, Doug <douglas.anderson@rimkus.com>

Date Thu 4/16/2026 1:56 PM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Henning, Bill <bhenning@bostoncil.org>; Michael Muehe <Mmuehe@bostoncil.org>; isd@somervillema.gov <isd@somervillema.gov>; ada@somervillema.gov <ada@somervillema.gov>

 1 attachment (1 MB)

V25-237, Amendment, 16 Moreland, Somerville revised 4-16.pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello all,

Please find attached a (slightly) revised appeal package. The only change is to add the left side walkway of Building B into the "width" variance request. This needed to be narrowed due to the elec utility requirement for driveway width access to their transformer and related equipment.

Otherwise there are no other changes.



Doug Anderson

Code Advisory Practice Leader, Built Environment Solutions

[617-330-9390](tel:617-330-9390) | douglas.anderson@rimkus.com | rimkus.com

313 Congress St, 2nd Floor, Boston, MA 02210

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From: Anderson, Doug

Sent: Thursday, April 2, 2026 12:18 PM

To: Joyce, William (DPL) <william.joyce@mass.gov>; Griffin, Molly (DPL) <molly.griffin@mass.gov>

Cc: Henning, Bill <bhenning@bostoncil.org>; Michael Muehe <mmuehe@bostoncil.org>; isd@somervillema.gov; ada@somervillema.gov

Subject: Variance Amendment, 16 Moreland Street, Somerville V25-237

Will,

Please find attached an amended application for variance for the Board's consideration. Thank you.



Doug Anderson

Code Advisory Practice Leader, Built Environment Solutions

[617-330-9390](tel:617-330-9390) | douglas.anderson@rimkus.com | rimkus.com

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From: Anderson, Doug

Sent: Thursday, February 5, 2026 12:41 PM

To: 'Joyce, William (DPL)' <william.joyce@mass.gov>; 'Griffin, Molly (DPL)' <molly.griffin@mass.gov>

Cc: 'Henning, Bill' <bhenning@bostoncil.org>; 'Michael Muehe' <mmuehe@bostoncil.org>;

'isd@somervillema.gov' <isd@somervillema.gov>; 'ada@somervillema.gov' <ada@somervillema.gov>

Subject: Variance Application, 16 Moreland Street, Somerville V25-237

Please find attached the additional information as requested by the Board; and an additional variance request resulting from the Board's provisos. Thank you.



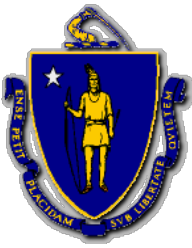
Doug Anderson

Code Advisory Practice Leader, Built Environment Solutions

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**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

AMENDED APPLICATION FOR VARIANCE

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 6.
- 4) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 5) Complete the Service Notice included with the Application and sign it.
- 6) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Amendment - <Docket Number>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),
 3. The completed and signed Service Notice.
 - ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

16 Moreland Street, Somerville

2. What is the docket number of the existing variance V 25 - 237

3. Briefly describe the extent and nature of the new work performed or to be performed since your original application (use additional sheets if necessary):

Please see attached.

4. a. Has the Board's Jurisdiction changed since your original application: Yes ☐ No ☐

b. If Yes, which section of the Board's Jurisdiction (see *Section 3 of the Board's Regulations*) has now been triggered?

2.6 ☐ 3.2 ☒ 3.3.1(a) ☐ 3.3.1(b) ☐ 3.3.2 ☐ 3.3.4 ☐ 3.4 ☐

5. List **all** building permits that have been applied for since the date of your original application or last amendment, include the issue date and the listed value of the work performed:

Permit #

Date of Issuance

Value of Work

(Use additional sheets if necessary.)

6. List the anticipated construction cost for any new work not yet permitted:

7. For existing buildings, state the current actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located:

Is the assessment at 100%? _____

If not, what is the town's current assessment ratio? 0.00%

8. State the phase of design or construction of the facility as of the date of this application:

Under Design

9.

Request #1

Section(s) for which you are seeking relief: 10.1

Are you seeking temporary relief ☐ Yes ☐ No

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Please see attached.

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #2

Section(s) for which you are seeking relief: 10.2

Are you seeking temporary relief ☐ Yes ☐ No

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #3

Section(s) for which you are seeking relief: 22.2

Are you seeking temporary relief ☐ Yes ☐ No

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #4

Section(s) for which you are seeking relief: 23.2.2

Are you seeking temporary relief ☐ Yes ☐ No

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT

Date: 3/31/26



Signature of owner or authorized agent (required)

PLEASE PRINT:

Doug Anderson

Name

C3/Rimkus

Organization (If Applicable)

313 Congress Street

Address

Address 2 (optional)

Boston, MA 02210

City/Town

State

Zip Code

danderson@c3boston.com

E-mail

617 330 9390

Telephone

SERVICE NOTICE

I, Doug Anderson, as Consultant
(Name) (Relationship to the applicant)

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Albert Bargoot 1 Franey Rd. Somerville, MA 02145	Email abargoot@somervillem a.gov	3/31/26
2 Local Commission on Disability (If Applicable)	Adrienne Pomeroy, ADA Coordinator Somerville Commission for Persons with Disabilities	email apomeroy@somerville ma.gov	3/31/26
3 Independent Living Center	Bill Henning, BCIL 60 Temple Place, 5th Floor, Boston, MA 02111	email bhenning@bostoncil.or g	3/31/26


Signature

3/31/26
Date

April 2, 2026 revised April 16, 2026
16 Moreland Street, Somerville, MA
Docket #V25-237

Building Overview

The project is new construction of two (2) three-story apartment buildings. Both buildings provide three (3) dwelling units each; the ground floor unit extends to a finished basement. All floors are connected by a single stairwell without an elevator.

This Amended application modifies the variance requests as follows:

1. Adds the building on Lot B, a similar (mirrored) design to the building on Lot A, to the requested relief for all noted provisions of 521 CMR.
2. Incorporates design changes to address issues raised by the Board. This has resulted in additional variance requests.

Requested Extended Variance #1: 521 CMR 9.5.4

On March 9, 2026 the Board granted relief from the provisions of 521 CMR 9.5.4 with provisos for the building on Lot A. We ask that this relief be granted to the building on Lot B, as the presented conditions are the same.

Requested Extended Variance #2: 521 CMR 43.3.2

On January 12, 2026 the Board granted relief from the provisions of 521 CMR 43.3.2 with provisos for the building on Lot A. We ask that this relief be granted to the building on Lot B, as the presented conditions are the same.

Additional Requested Variance #3: 521 CMR 10.1 PUBLIC USE AND COMMON USE SPACES IN MULTIPLE DWELLINGS

Requirement: 521 CMR 10.1 General ...*The public use and common use spaces of multiple dwellings in new construction consisting of three or more units shall comply with 521 CMR...*

Request: Due to the narrowness of the lot and zoning restrictions and requirements, it is not possible to provide an accessible route for the occupants of the building on Lot B to access the common trash and recycle bins behind the building.

Impracticability: It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for an accessible route to the common trash and recycle bins for Building B.

Mitigation: We propose that Unit #1 of Building B will have its own separate trash and recycle bins, both on an accessible route. The bins serving Building A are fully accessible.

Additional Requested Variance #4: 521 CMR 10.2 ACCESSIBLE ROUTES

Requirement: 521 CMR 10.1 General ...*There shall be an accessible route at least 36 inches (36" = 914mm) wide connecting accessible parking, accessible entrances, public and common use spaces, and dwelling units...*

Request: In lieu of a vertical lift, a separate accessible side entrance is proposed for Unit #1 of each building. Each side entrance, with a sloped walkway from the sidewalk, is proposed as the accessible entrance to the upper floor of each duplex unit.

Impracticability: There cannot be an accessible route into the front, main entrance due to the lack of space for a ramp; and the requirement that the first story be elevated above the sidewalk.

Mitigation: We propose that Unit #1 of Building B will have its own side entrances.

Additional Requested Variance #5: 521 CMR 22.2 Walkway Width

Requirement: 521 CMR 22.2 WIDTH *Width of walkways shall be not less than 48 inches (48"= 1219mm), excluding curb stones. An unobstructed path of travel shall be provided which is at least 36 inches (36" = 914mm) clear, excluding curb stones.*

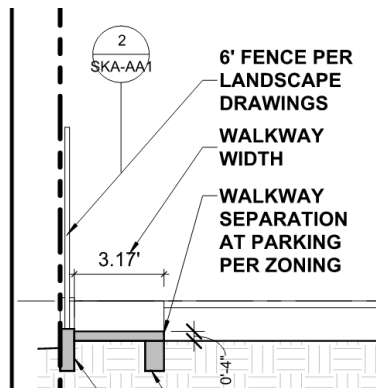
Request: Due to the narrowness of the lot and zoning restrictions and requirements, it is not possible to provide a walkway 48" in width for Building A or for Building B. It is the intent to provide walkways 36" in clear width for their entire length.

Impracticability:

It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for the width of a walkway. Building B's walkway cannot meet the minimum 48" width as the electric utility requires a minimum width of driveway to access their transformer and related equipment.

The wider lot is 40.75 feet in width; Minimum building width is 24 feet; Minimum side yard setback is five feet; and Minimum parking space width is eight feet. This leaves 3 feet 9 inches available for a walkway beside the dwelling; taking into account a small retaining wall, this leaves 36" clear for the walkway.

The narrower lot is 39.25 feet in width; Minimum building width is 24 feet; Minimum side yard setback is three feet; and driveway width is eight feet seven inches (to match the parking space minimum width). This leaves 3 feet 3 inches available for a walkway beside the dwelling; taking into account a small retaining wall, this leaves 36" clear for the walkway.



Impracticability:

It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for the width of a walkway.

Mitigation: We propose the following:

- As required by 521 CMR 22.2, the minimum clear width is 36" minimum to access Building A. As the slope is less than 5%, no handrails are needed so there are no projections into this clear width.

Additional Requested Variance #6: 521 CMR 23.2.2 Parking Access Aisle Width

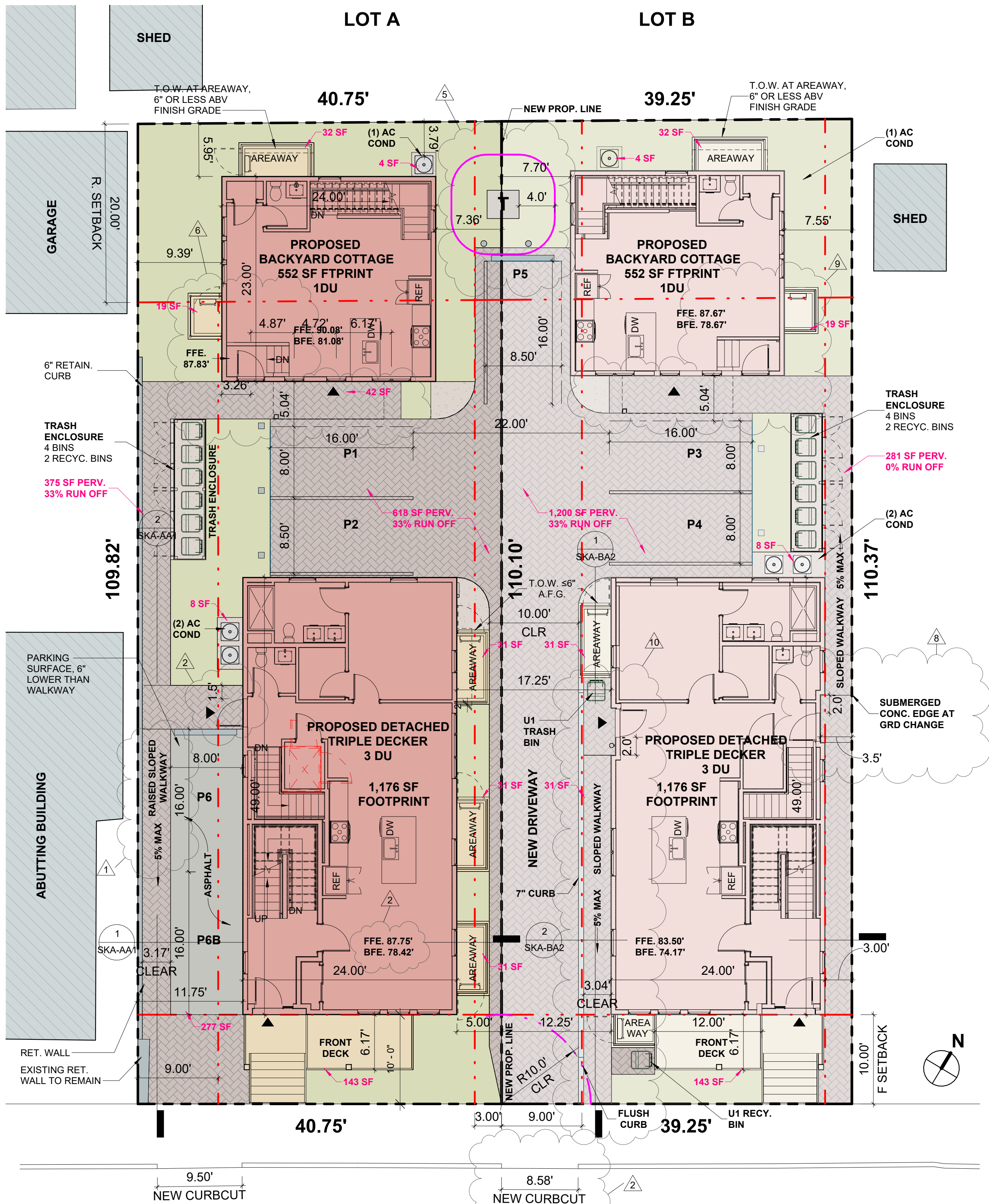
Requirement: 521 CMR 23.2.2 *One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7.*

Request: We request that the access aisle beside Spaces P1 and P3 be five feet in width. After reviewing comments from the Board, the entrance stairs into the cottages on both lots were

relocated inside the building so that an accessible route could be provided from the parking to each building.

Impracticability: Due to the relatively shallow depth of the lot; and zoning restrictions and requirements, it is not possible to provide an access aisle 8 feet (96") in width beside Space P1. It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for the width of the access aisle.

<https://rimkus.sharepoint.com/sites/100325593/Shared Documents/3 Deliverables/MAAB Variance/Resubmittal 4-1-26/16 Moreland, Somerville, MAAB Amd Attachment 4-16-26.docx>



1 SITE PLAN
1/8" = 1'-0"

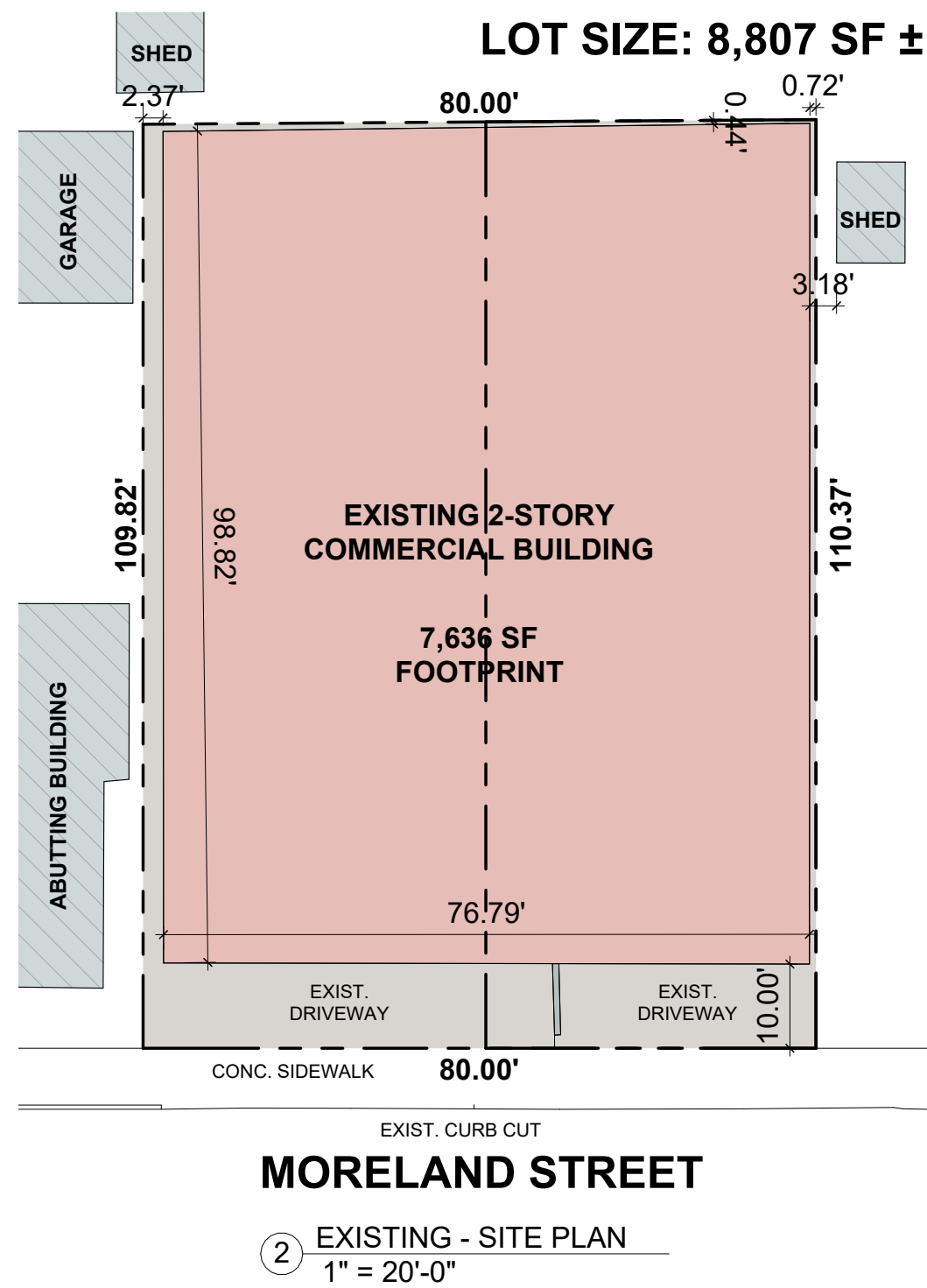
PROPOSED - LOT A		
IMPERV. SURFACES		
BUILDING FOOTPRINT	1,176 SF + 552 SF	1,728 SF
PORCHES & DECKS	143 SF + 42 SF	185 SF
AREAWAYS	32 SF + 31 SF + 31 SF + 31 SF + 19 SF	144 SF
CONCRETE SURFACES	8 SF + 4 SF + 261 SF	273 SF
RETAINING WALL	85 SF	85 SF
GRAND TOTAL: 2,415 SF		
PERVIOUS SURFACES		
PERV. PAVERS (33 RUN OFF)	326 SF + 618 SF	944 SF
	944 SF X 33% RUN OFF	312 SF IMPERV.
GRAND TOTAL: 2,549 SF		LOT SIZE: 4,480 SF

SITE PLAN LEGEND

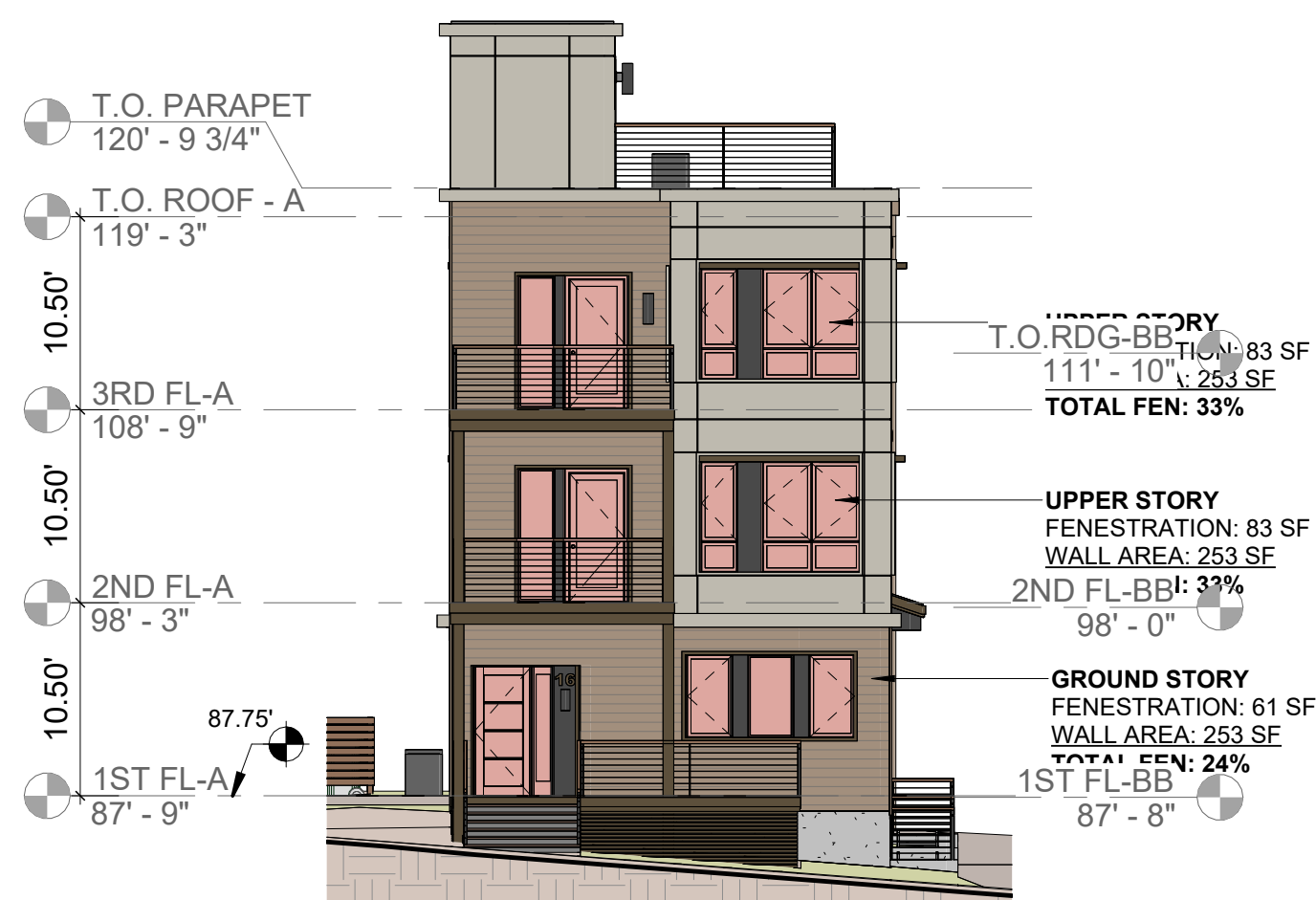
	EXISTING FOOTPRINT
	PROPOSED FOOTPRINT
	LANDSCAPE
	PAVERS
	REQUIRED SETBACKS
	10.0' BLDG. SEPARATION

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.



LOT A - ZONING TABLE (NR)		ALLOWED / REQUIRED	EXISTING LOT	LOT A PROPOSED	COMPLIANCE
BUILDING TYPE		DETACHED TRIPLE DECKER	COMMERCIAL BLDG	DETACHED TRIPLE DECKER	COMPLIES
LOT DIMENSIONS					
LOT SIZE			8,807± SF	4,480± SF	
LOT WIDTH (MIN.)	FRONT DRIVEWAY ACCESS	36.00 FT	80.00 FT	40.75 FT	COMPLIES
	SIDE OR REAR DRIVEWAY ACCESS				
LOT DEVELOPMENT					
LOT COVERAGE (MAX.)		60%	100% / 8,807 SF	57% / 2,480 ± SF	COMPLIES
GREEN SCORE **					
MINIMUM		0.35		0.350	COMPLIES
IDEAL		0.40			
BUILDING SETBACKS					
PRIMARY FRONT (MIN. / MAX.)		10 FT / 20 FT	10.00'	10.00' (MORELAND ST)	COMPLIES
SECONDARY FRONT (MIN. / MAX.)		10 FT / 20 FT	N/A	N/A	
SIDE SETBACK (MIN.)		- FT	N/A	N/A	
FRONT DRIVEWAY ACCESS		3 FT	2.37' L / 0.72' R	11.67' L / 5.08' R	COMPLIES
SUM OF SIDE SETBACK (MIN.)	FRONT DRIVEWAY ACCESS	12 FT	3.09'	16.75'	COMPLIES
	SIDE OR REAR DRIVEWAY ACCESS	N/A	N/A	N/A	
REAR SETBACK		20 FT	0.44'	50.89'	COMPLIES
BLDG SEPARATION (MIN.)		10 FT	3.18'	10.00'	COMPLIES
PARKING SETBACKS					
PRIMARY FRONT SETBACK (MIN.)		20 FT	N/A	20.0' FT	COMPLIES
SECONDARY FRONT SETBACK (MIN.)		10 FT	N/A	N/A	
MAIN MASSING					
FACADE BUILD OUT (MIN.)		60%	96%	60 %	COMPLIES
WIDTH (MIN. / MAX.)		24 FT / 30 FT	76.79'	24.00 FT	COMPLIES
DEPTH (MIN. / MAX.)		36 FT / 50 FT	98.92'	49.00 FT	COMPLIES
GROUND STORY ELEVATION (MIN.)		2 FT	0'	2 FT	COMPLIES
NUMBER OF STORIES (MAX.)		3 STORIES	1.5'	3 STORIES	COMPLIES
ROOF TYPE		FLAT	FLAT	FLAT	COMPLIES
USE & OCCUPANCY					
DWELLING UNITS (MAX.)		3 DU	N/A	3 DU	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)		1/DU	N/A	1 / DU	COMPLIES
FACADE COMPOSITION					
GROUND STORY FENESTRATION (MIN/MAX)		15% / 50%	N/A	24%	COMPLIES
UPPER STORY FENESTRATION (MIN/MAX)		15% / 50%	N/A	33%	COMPLIES



3 FRONT ELEVATION - DIAG
1" = 10'-0"

PROJECT NAME

MORELAND STREET RESIDENCES

PROJECT ADDRESS

16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT

SMT DEVELOPMENT

ARCHITECT



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

TELEPHONE: 617-591-8682

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION

Project number	25006
Date	4/2/2026
Drawn by	DM, KC
Checked by	TC
Scale	As indicated

REVISIONS

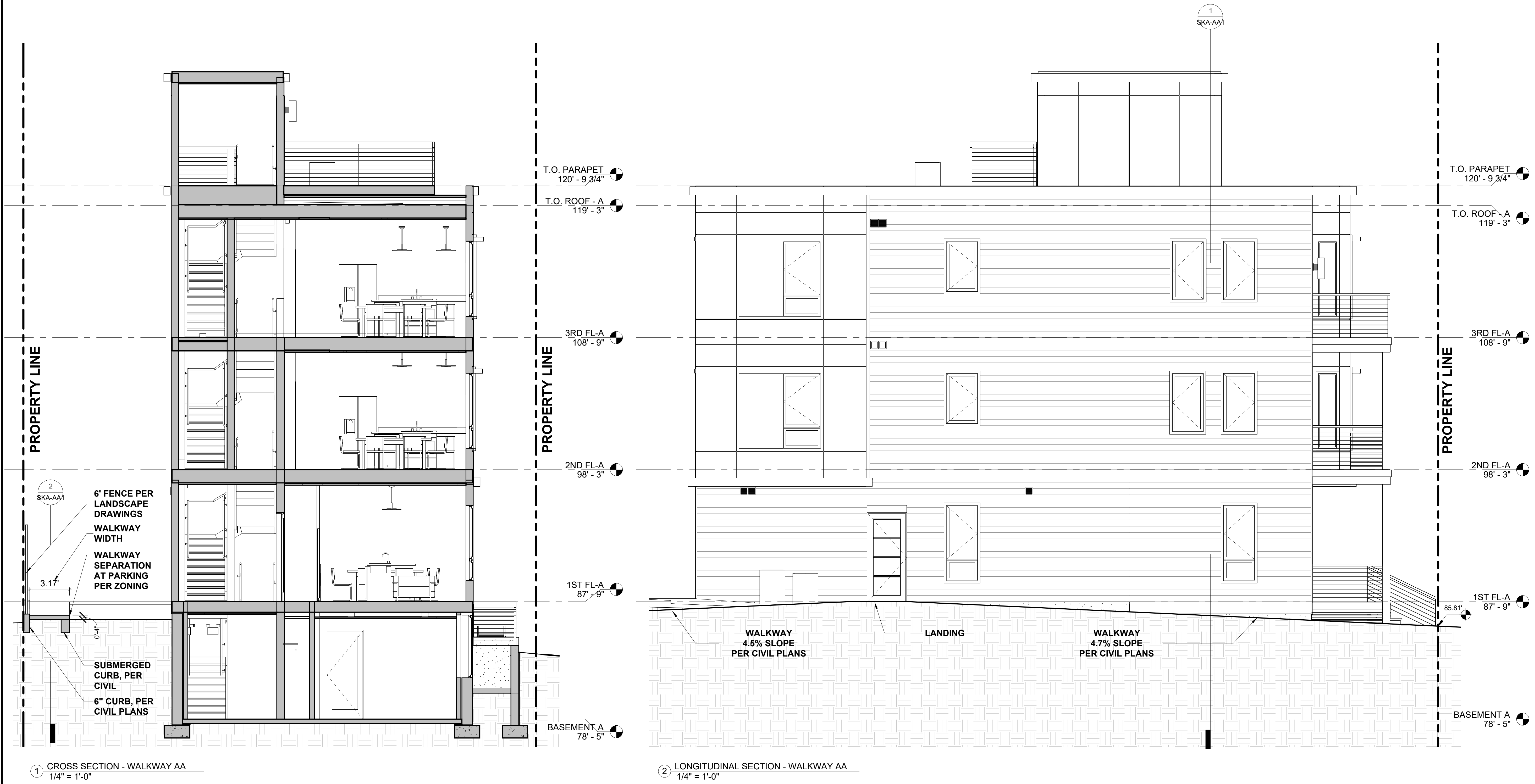
No.	Description	Date
1	ZONING REV	10/21/2025
2	ZONING REV 2	10/31/2025
5	TRANSFORMER LOC.	3/11/2026
6	COT ENTRY	3/20/2026
8	COT ENTRY	4/12/2026
9	COT ENTRY	4/12/2026
10	DRIVEWAY REV	4/9/2026

ARCHITECTURAL SITE PLAN

AA-020

MORELAND STREET RESIDENCES

BUILDING - LOT A



PROJECT NAME
MORELAND STREET RESIDENCES

PROJECT ADDRESS
16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT
SMT DEVELOPMENT

ARCHITECT



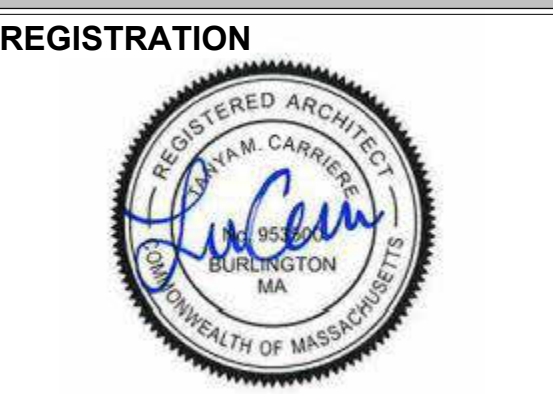
KDI
ARCHITECTURE

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

CONSULTANTS:

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Project number	25006
Date	4/2/2026
Drawn by	DM
Checked by	TC
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

WALKWAY SECTIONS

SKA-AA1

MORELAND STREET
RESIDENCES

LAB 16

BUILDING - LOT B



PROJECT NAME

MORELAND STREET
RESIDENCES

PROJECT ADDRESS

16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT

SMT DEVELOPMENT

ARCHITECT



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WALKWAY
SECTIONS

SKA-BA2

MORELAND STREET
RESIDENCES

4/16/2026 10:54:19 AM

Variance Amendment, 16 Moreland Street, Somerville V25-237

From Anderson, Doug <douglas.anderson@rimkus.com>

Date Thu 4/2/2026 12:26 PM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Henning, Bill <bhenning@bostoncil.org>; Michael Muehe <Mmuehe@bostoncil.org>; isd@somervillema.gov <isd@somervillema.gov>; ada@somervillema.gov <ada@somervillema.gov>

 1 attachment (1 MB)

V25-237, Amendment, 16 Moreland, Somerville.pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Will,

Please find attached an amended application for variance for the Board's consideration. Thank you.



Doug Anderson

Code Advisory Practice Leader, Built Environment Solutions

[617-330-9390](tel:617-330-9390) | douglas.anderson@rimkus.com | rimkus.com

313 Congress St, 2nd Floor, Boston, MA 02210

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From: Anderson, Doug

Sent: Thursday, February 5, 2026 12:41 PM

To: 'Joyce, William (DPL)' <william.joyce@mass.gov>; 'Griffin, Molly (DPL)' <molly.griffin@mass.gov>

Cc: 'Henning, Bill' <bhenning@bostoncil.org>; 'Michael Muehe' <mmuehe@bostoncil.org>; 'isd@somervillema.gov' <isd@somervillema.gov>; 'ada@somervillema.gov' <ada@somervillema.gov>

Subject: Variance Application, 16 Moreland Street, Somerville V25-237

Please find attached the additional information as requested by the Board; and an additional variance request resulting from the Board's provisos. Thank you.



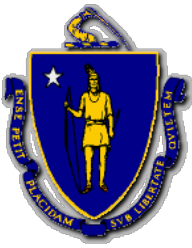
Doug Anderson

Code Advisory Practice Leader, Built Environment Solutions

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**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

AMENDED APPLICATION FOR VARIANCE

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 6.
- 4) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 5) Complete the Service Notice included with the Application and sign it.
- 6) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Amendment - <Docket Number>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),
 3. The completed and signed Service Notice.
 - ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

16 Moreland Street, Somerville

2. What is the docket number of the existing variance V 25 - 237

3. Briefly describe the extent and nature of the new work performed or to be performed since your original application (use additional sheets if necessary):

Please see attached.

4. a. Has the Board's Jurisdiction changed since your original application: Yes ☐ No ☐

b. If Yes, which section of the Board's Jurisdiction (see *Section 3 of the Board's Regulations*) has now been triggered?

2.6 ☐ 3.2 ☒ 3.3.1(a) ☐ 3.3.1(b) ☐ 3.3.2 ☐ 3.3.4 ☐ 3.4 ☐

5. List **all** building permits that have been applied for since the date of your original application or last amendment, include the issue date and the listed value of the work performed:

Permit #

Date of Issuance

Value of Work

(Use additional sheets if necessary.)

6. List the anticipated construction cost for any new work not yet permitted:

7. For existing buildings, state the current actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located:

Is the assessment at 100%? _____

If not, what is the town's current assessment ratio? 0.00%

8. State the phase of design or construction of the facility as of the date of this application:
Under Design

9.

Request #1 Section(s) for which you are seeking relief: <u>10.1</u> Are you seeking temporary relief ☐ Yes ☐ No If yes, when do you propose to be in compliance by: _____ Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of): Please see attached.	Types of Attachments for this Request: ☐ Floor/Site Plans, ☐ Cost Estimates, ☐ Photographs, ☐ Test Drawings, ☐ Other(s): _____
---	---

Request #2 Section(s) for which you are seeking relief: <u>10.2</u> Are you seeking temporary relief ☐ Yes ☐ No If yes, when do you propose to be in compliance by: _____ Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):	Types of Attachments for this Request: ☐ Floor/Site Plans, ☐ Cost Estimates, ☐ Photographs, ☐ Test Drawings, ☐ Other(s): _____
---	---

Request #3

Section(s) for which you are seeking relief: 22.2

Are you seeking temporary relief ☐ Yes ☐ No

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #4

Section(s) for which you are seeking relief: 23.2.2

Are you seeking temporary relief ☐ Yes ☐ No

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT

Date: 3/31/26



Signature of owner or authorized agent (required)

PLEASE PRINT:

Doug Anderson

Name

C3/Rimkus

Organization (If Applicable)

313 Congress Street

Address

Address 2 (optional)

Boston, MA 02210

City/Town

State

Zip Code

danderson@c3boston.com

E-mail

617 330 9390

Telephone

SERVICE NOTICE

I, Doug Anderson, as Consultant
(Name) (Relationship to the applicant)

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Albert Bargoot 1 Franey Rd. Somerville, MA 02145	Email abargoot@somervillem a.gov	3/31/26
2 Local Commission on Disability (If Applicable)	Adrienne Pomeroy, ADA Coordinator Somerville Commission for Persons with Disabilities	email apomeroy@somerville ma.gov	3/31/26
3 Independent Living Center	Bill Henning, BCIL 60 Temple Place, 5th Floor, Boston, MA 02111	email bhenning@bostoncil.or g	3/31/26


Signature

3/31/26
Date

April 2, 2026
16 Moreland Street, Somerville, MA
Docket #V25-237

Building Overview

The project is new construction of two (2) three-story apartment buildings. Both buildings provide three (3) dwelling units each; the ground floor unit extends to a finished basement. All floors are connected by a single stairwell without an elevator.

This Amended application modifies the variance requests as follows:

1. **Adds the building on Lot B, a similar (mirrored) design to the building on Lot A, to the requested relief for all noted provisions of 521 CMR.**
2. **Incorporates design changes to address issues raised by the Board. This has resulted in additional variance requests.**

Requested Extended Variance #1: 521 CMR 9.5.4

On March 9, 2026 the Board granted relief from the provisions of 521 CMR 9.5.4 with provisos for the building on Lot A. We ask that this relief be granted to the building on Lot B, as the presented conditions are the same.

Requested Extended Variance #2: 521 CMR 43.3.2

On January 12, 2026 the Board granted relief from the provisions of 521 CMR 43.3.2 with provisos for the building on Lot A. We ask that this relief be granted to the building on Lot B, as the presented conditions are the same.

Additional Requested Variance #3: 521 CMR 10.1 PUBLIC USE AND COMMON USE SPACES IN MULTIPLE DWELLINGS

Requirement: 521 CMR 10.1 General ...*The public use and common use spaces of multiple dwellings in new construction consisting of three or more units shall comply with 521 CMR...*

Request: Due to the narrowness of the lot and zoning restrictions and requirements, it is not possible to provide an accessible route for the occupants of the building on Lot B to access the common trash and recycle bins behind the building.

Impracticability: It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for an accessible route to the common trash and recycle bins for Building B.

Mitigation: We propose that Unit #1 of Building B will have its own separate trash and recycle bins, both on an accessible route. The bins serving Building A are fully accessible.

Additional Requested Variance #4: 521 CMR 10.2 ACCESSIBLE ROUTES

Requirement: 521 CMR 10.1 General ...*There shall be an accessible route at least 36 inches (36" = 914mm) wide connecting accessible parking, accessible entrances, public and common use spaces, and dwelling units...*

Request: In lieu of a vertical lift, a separate accessible side entrance is proposed for Unit #1 of each building. Each side entrance, with a sloped walkway from the sidewalk, is proposed as the accessible entrance to the upper floor of each duplex unit.

Impracticability: There cannot be an accessible route into the front, main entrance due to the lack of space for a ramp; and the requirement that the first story be elevated above the sidewalk.

Mitigation: We propose that Unit #1 of Building B will have its own side entrances.

Additional Requested Variance #5: 521 CMR 22.2 Walkway Width

Requirement: 521 CMR 22.2 WIDTH *Width of walkways shall be not less than 48 inches (48"= 1219mm), excluding curb stones. An unobstructed path of travel shall be provided which is at least 36 inches (36" = 914mm) clear, excluding curb stones.*

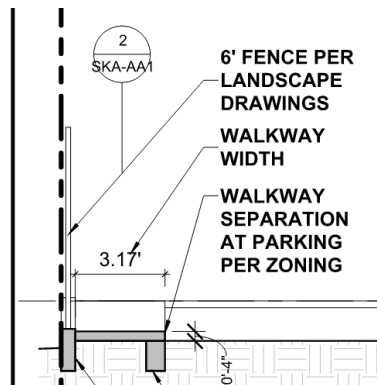
Request: Due to the narrowness of the lot and zoning restrictions and requirements, it is not possible to provide a walkway 48" in width for Building A. It is the intent to provide walkways 36" in clear width for their entire length.

Impracticability:

It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for the width of a walkway.

The wider lot is 40.75 feet in width; Minimum building width is 24 feet; Minimum side yard setback is five feet; and Minimum parking space width is eight feet. This leaves 3 feet 9 inches available for a walkway beside the dwelling; taking into account a small retaining wall, this leaves 36" clear for the walkway.

The narrower lot is 39.25 feet in width; Minimum building width is 24 feet; Minimum side yard setback is three feet; and driveway width is eight feet seven inches (to match the parking space minimum width). This leaves 3 feet 3 inches available for a walkway beside the dwelling; taking into account a small retaining wall, this leaves 36" clear for the walkway.



Impracticability:

It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for the width of a walkway.

Mitigation: We propose the following:

- As required by 521 CMR 22.2, the minimum clear width is 36" minimum to access Building A. As the slope is less than 5%, no handrails are needed so there are no projections into this clear width.

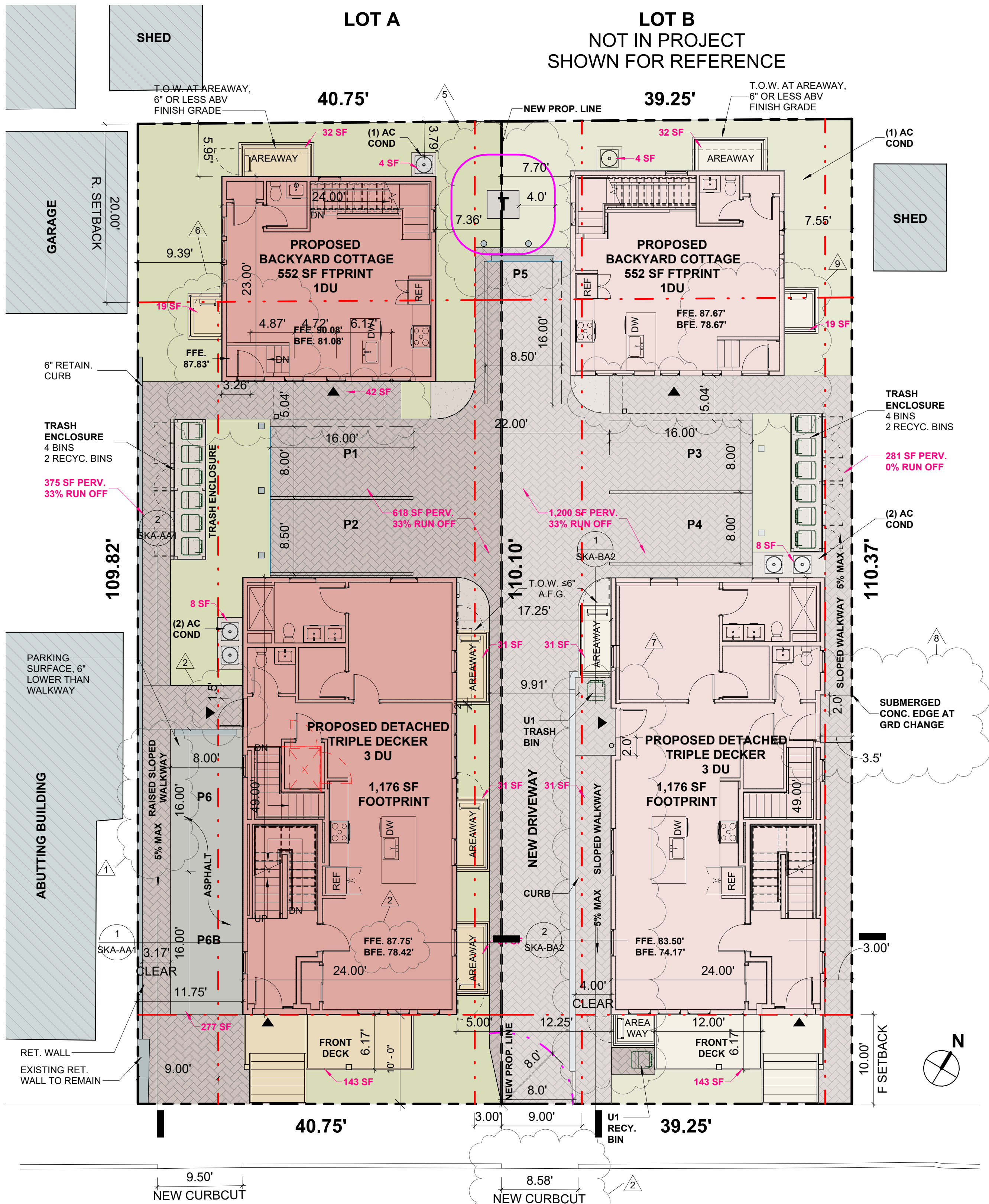
Additional Requested Variance #6: 521 CMR 23.2.2 Parking Access Aisle Width

Requirement: 521 CMR 23.2.2 *One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7.*

Request: We request that the access aisle beside Spaces P1 and P3 be five feet in width. After reviewing comments from the Board, the entrance stairs into the cottages on both lots were relocated inside the building so that an accessible route could be provided from the parking to each building.

Impracticability: Due to the relatively shallow depth of the lot; and zoning restrictions and requirements, it is not possible to provide an access aisle 8 feet (96") in width beside Space P1. It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for the width of the access aisle.

<https://rimkus.sharepoint.com/sites/100325593/Shared Documents/3 Deliverables/MAAB Variance/Resubmittal 4-1-26/16 Moreland, Somerville, MAAB Amd Attachment 4-1-26.docx>



1 SITE PLAN
1/8" = 1'-0"

PROPOSED - LOT A		
IMPERV. SURFACES		
BUILDING FOOTPRINT	1,176 SF + 552 SF	1,728 SF
PORCHES & DECKS	143 SF + 42 SF	185 SF
AREAWAYS	32 SF + 31 SF + 31 SF + 31 SF + 19 SF	144 SF
CONCRETE SURFACES	8 SF + 4 SF + 261 SF	273 SF
RETAINING WALL	85 SF	85 SF
GRAND TOTAL: 2,415 SF		
PERVIOUS SURFACES		
PERV. PAVERS (33 RUN OFF)	326 SF + 618 SF	944 SF
	944 SF X 33% RUN OFF	312 SF IMPERV.
GRAND TOTAL: 2,549 SF		

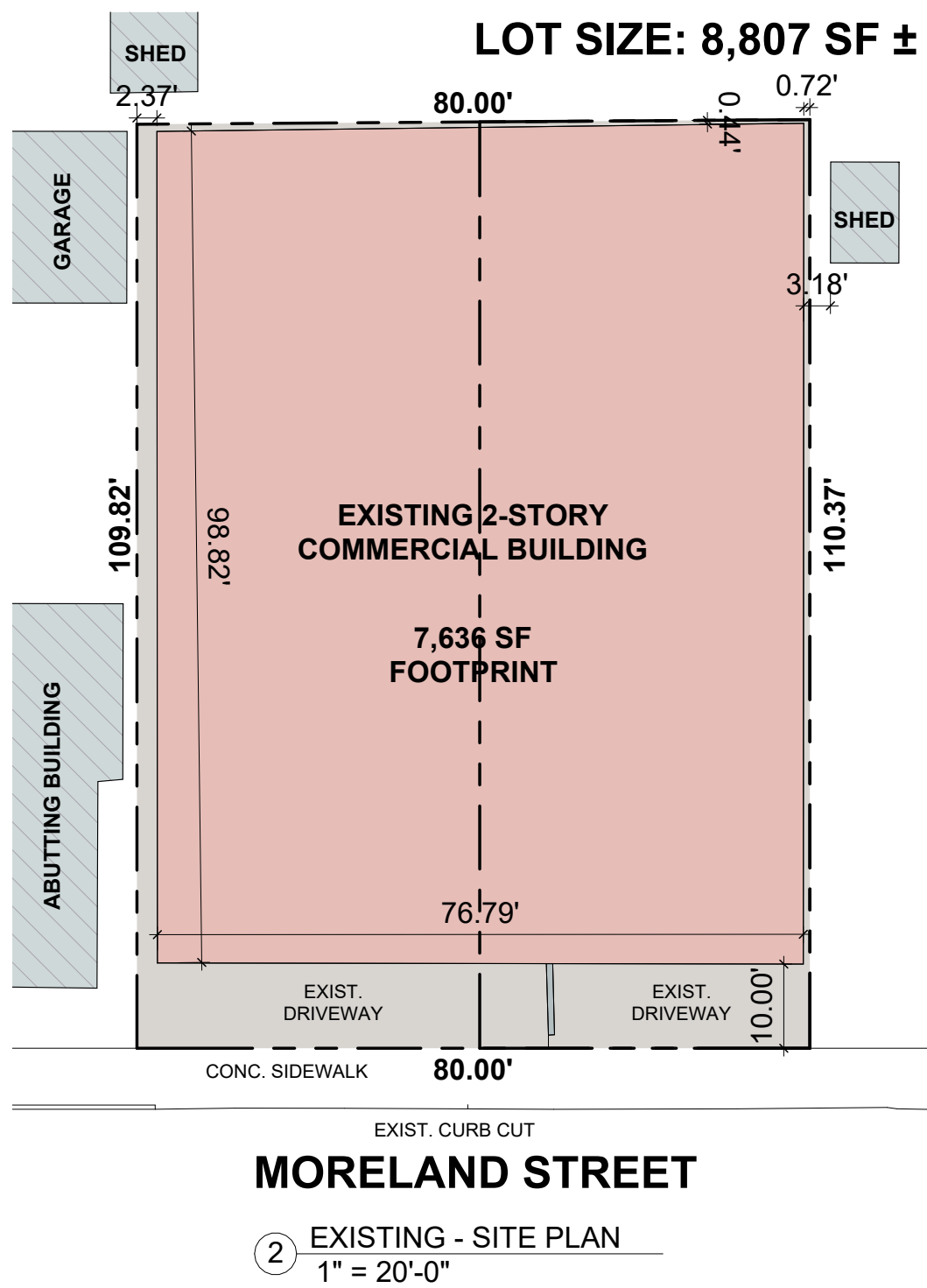
IMPERV. TOTAL: 2,549 SF
PERV. TOTAL: 2,000 SF
LOT SIZE: 4,480 SF

SITE PLAN LEGEND

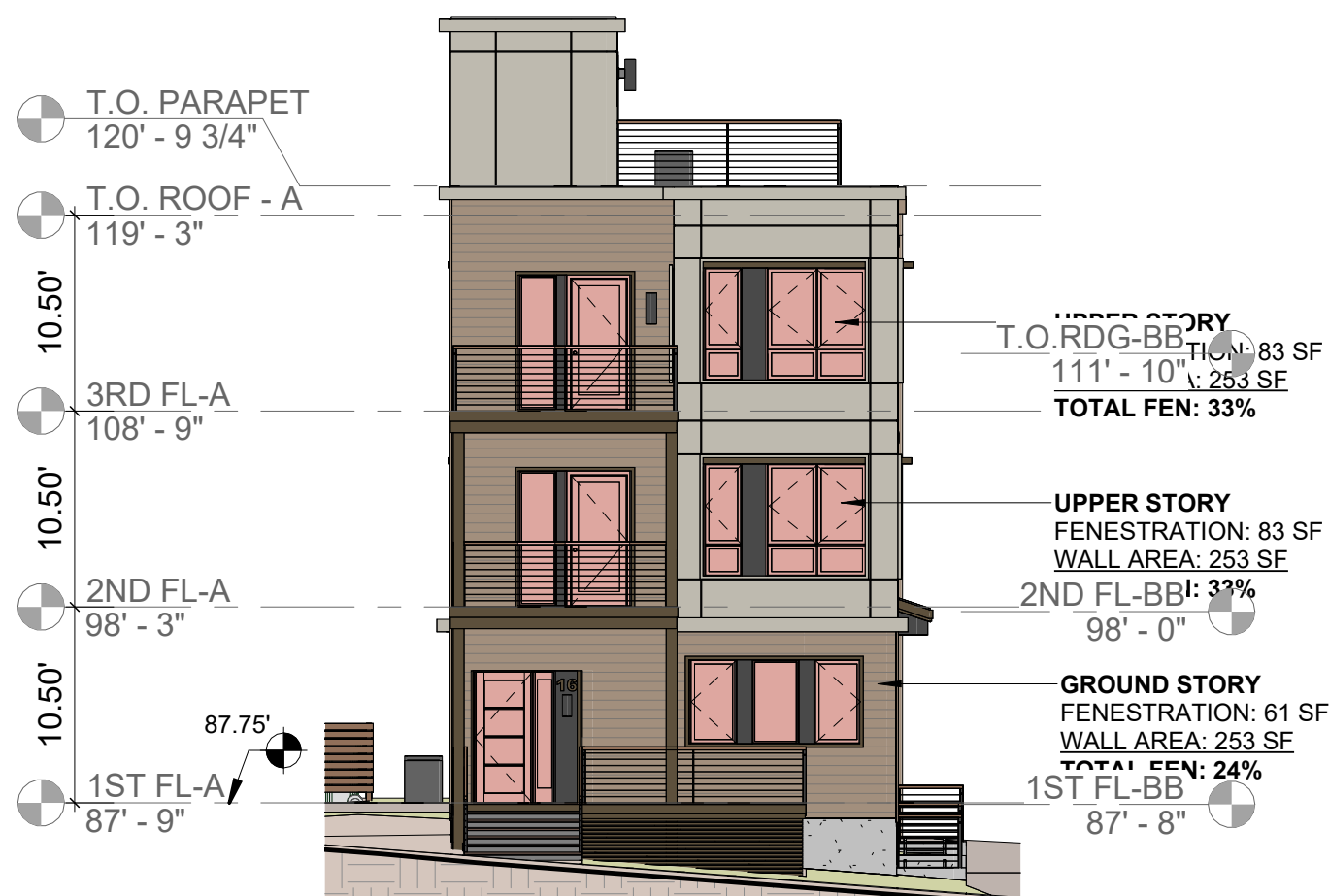
	EXISTING FOOTPRINT
	PROPOSED FOOTPRINT
	LANDSCAPE
	PAVERS
	REQUIRED SETBACKS
	10.0' BLDG. SEPARATION

NOTE:

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LOT A - ZONING TABLE (NR)		ALLOWED / REQUIRED	EXISTING LOT	LOT A PROPOSED	COMPLIANCE
BUILDING TYPE		DETACHED TRIPLE DECKER	COMMERCIAL BLDG	DETACHED TRIPLE DECKER	COMPLIES
LOT DIMENSIONS					
LOT SIZE			8,807± SF	4,480± SF	
LOT WIDTH (MIN.)	FRONT DRIVEWAY ACCESS	36.00 FT	80.00 FT	40.75 FT	COMPLIES
	SIDE OR REAR DRIVEWAY ACCESS				
LOT DEVELOPMENT					
LOT COVERAGE (MAX.)		60%	100% / 8,807 SF	57% / 2,480 ± SF	COMPLIES
GREEN SCORE **					
MINIMUM		0.35		0.350	COMPLIES
IDEAL		0.40			
BUILDING SETBACKS					
PRIMARY FRONT (MIN. / MAX.)		10 FT / 20 FT	10.00'	10.00' (MORELAND ST)	COMPLIES
SECONDARY FRONT (MIN. / MAX.)		10 FT / 20 FT	N/A	N/A	
SIDE SETBACK (MIN.)		- FT	N/A	N/A	
FRONT DRIVEWAY ACCESS		3 FT	2.37' L / 0.72' R	11.67' L / 5.08' R	COMPLIES
SUM OF SIDE SETBACK (MIN.)	FRONT DRIVEWAY ACCESS	12 FT	3.09'	16.75'	COMPLIES
	SIDE OR REAR DRIVEWAY ACCESS	N/A	N/A	N/A	
REAR SETBACK		20 FT	0.44'	50.89'	COMPLIES
BLDG SEPARATION (MIN.)		10 FT	3.18'	10.00'	COMPLIES
PARKING SETBACKS					
PRIMARY FRONT SETBACK (MIN.)		20 FT	N/A	20.0' FT	COMPLIES
SECONDARY FRONT SETBACK (MIN.)		10 FT	N/A	N/A	
MAIN MASSING					
FACADE BUILD OUT (MIN.)		60%	96%	60 %	COMPLIES
WIDTH (MIN. / MAX.)		24 FT / 30 FT	76.79'	24.00 FT	COMPLIES
DEPTH (MIN. / MAX.)		36 FT / 50 FT	98.92'	49.00 FT	COMPLIES
GROUND STORY ELEVATION (MIN.)		2 FT	0'	2 FT	COMPLIES
NUMBER OF STORIES (MAX.)		3 STORIES	1.5'	3 STORIES	COMPLIES
ROOF TYPE		FLAT	FLAT	FLAT	COMPLIES
USE & OCCUPANCY					
DWELLING UNITS (MAX.)		3 DU	N/A	3 DU	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)		1/DU	N/A	1 / DU	COMPLIES
FACADE COMPOSITION					
GROUND STORY FENESTRATION (MIN/MAX)		15% / 50%	N/A	24%	COMPLIES
UPPER STORY FENESTRATION (MIN/MAX)		15% / 50%	N/A	33%	COMPLIES



3 FRONT ELEVATION - DIAG
1" = 10'-0"

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ARCHITECT



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Scale	As indicated

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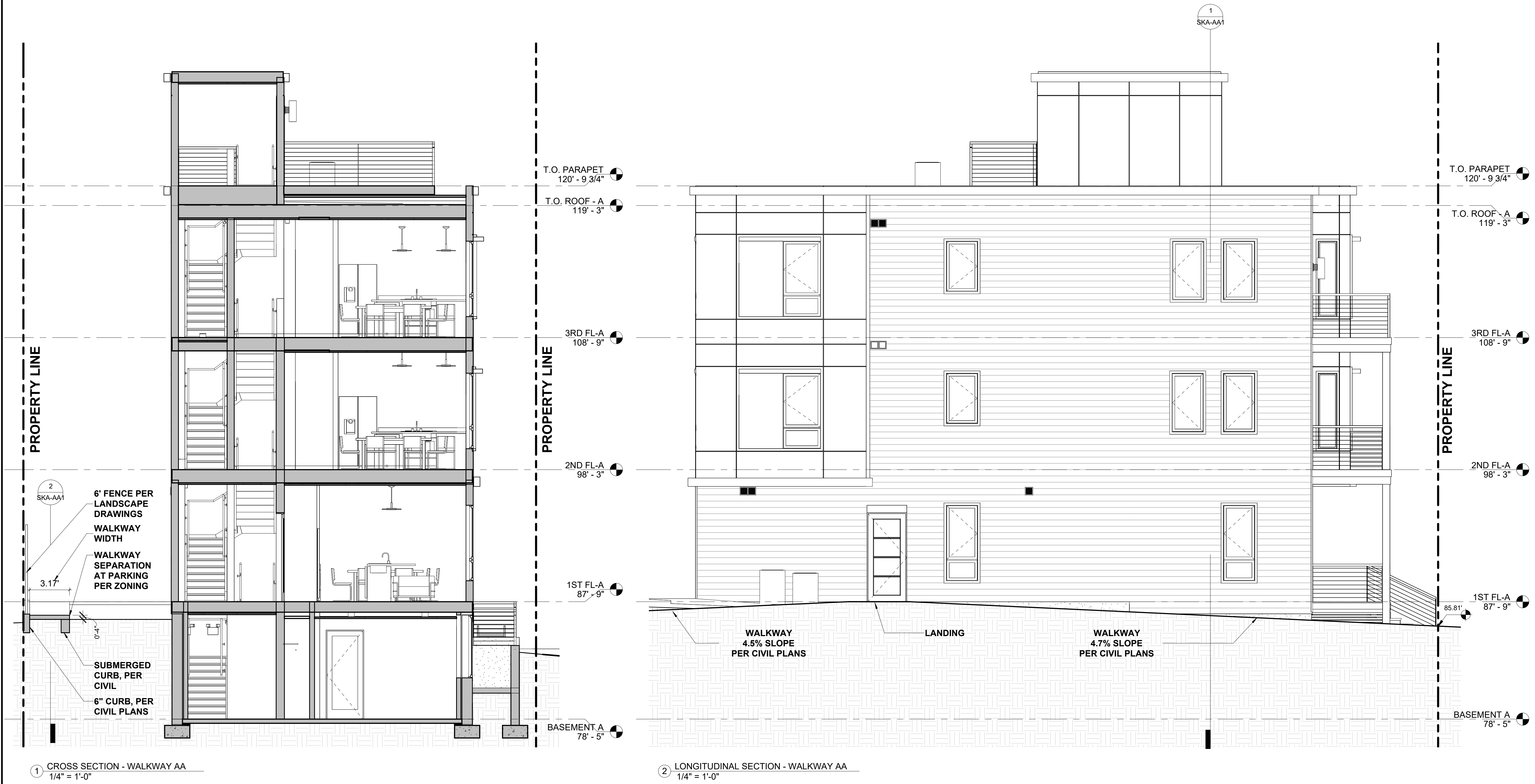
No.	Description	Date
1	ZONING REV	10/21/2025
2	ZONING REV 2	10/31/2025
5	TRANSFORMER LOC.	3/11/2026
6	COT. ENTRY	3/20/2026
7	LOT B WALKWAY	3/20/2026
8	LOT B ENTRY	4/1/2026
9	COT. ENTRY	4/1/2026

ARCHITECTURAL SITE PLAN

AA-020

MORELAND STREET RESIDENCES

BUILDING - LOT A



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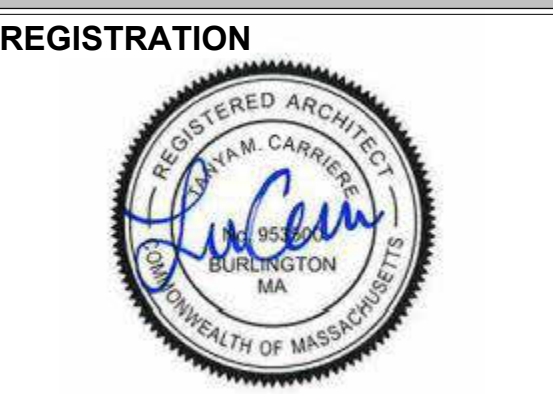
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WALKWAY SECTIONS

SKA-AA1

MORELAND STREET
RESIDENCES

AB-31

BUILDING - LOT B



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REGISTRATION



Project number	25006
Date	4/2/2026
Drawn by	DM
Checked by	TC
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

WALKWAY SECTIONS

SKA-BA2

MORELAND STREET
RESIDENCES

4/2/2026 9:46:55 AM

Re: 16 Moreland Street, Somerville

From Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Date Wed 3/18/2026 9:22 AM
To Anderson, Doug <douglas.anderson@rimkus.com>
Cc Joyce, William (DPL) <William.Joyce@mass.gov>

 2 attachments (12 MB)

Admin, V25-237, Residential Building, 16 Moreland Street, Somerville.pdf; Notice of Hearing.pdf;

Hi Doug,

Here is what the Board reviewed on 3/9 I believe it includes the submission from 2/5. I also included the scheduled date in the Notice email, I attached it here again.

Please let me know if you have any questions.

Thanks!
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

From: Anderson, Doug <douglas.anderson@rimkus.com>
Sent: Wednesday, March 18, 2026 8:21 AM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Cc: Joyce, William (DPL) <William.Joyce@mass.gov>
Subject: RE: 16 Moreland Street, Somerville

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Molly,

I sent this on Feb 5, was it not scheduled?



Doug Anderson

Code Advisory Practice Leader, Built Environment Solutions

[617-330-9390](tel:617-330-9390) | douglas.anderson@rimkus.com | rimkus.com

313 Congress St, 2nd Floor, Boston, MA 02210

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From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Sent: Wednesday, March 11, 2026 10:26 AM

Subject: 16 Moreland Street, Somerville

CAUTION: This email originated from outside of the Rimkus organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please find attached the Notice or Decisions for the above referenced case.

If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

If you wish to appeal the decision made in this case, you can fill out and send in an Adjudicatory Hearing Request form available [here](#).

If you have any questions, please do not hesitate to get in touch with the Board's staff.

Thank you,
Molly

Molly Griffin

Program Coordinator

She/Her/Hers

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

1 Federal Street, 6th Floor

Boston, MA 02110-2012

www.mass.gov/AAB

617-727-0660



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

VARIANCE HEARING

Docket Number **V 25 237**

RE: Residential Building , 16 Moreland Street, Somerville

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **June 29, 2026** at **11:00 AM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Doug Anderson for modification of or substitution of the following Rules and Regulations: 10.2. A copy of the request is available for public inspection during regular business hours.

You should be aware that the burden of proof is upon the applicant requesting a variance to prove that compliance is either: 1. technologically infeasible or; 2. the cost of compliance is excessive without substantial benefit to a person with a disability.

This hearing will be conducted in accordance with the procedures set forth in M.G.L., c. 30A, and 801 CMR 1.02, the Informal/Fair Hearings Rules. At the hearing, each party may be represented by counsel, may present evidence and may cross examine opposing witnesses.

PLEASE NOTE: Requests for the continuance of a hearing must be received no later than fourteen (14) days prior to the scheduled hearing date. Continuances are granted at the Board's discretion only.

ARCHITECTURAL ACCESS BOARD

Chairperson

Date: March 11, 2026

cc: Local Building Inspector
Independent Living Center
Local Disability Commission

AAB 35



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Federal St., 6th Floor
Boston, Massachusetts 02118

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UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

FIRST AMENDED NOTICE OF ACTION

Docket Number V 25 237

RE: Residential Building , 16 Moreland Street , Somerville

On February 5, 2026 the Architectural Access Board received an additional submission from Petitioner
The additional documents were reviewed by the Board on March 9, 2026 At that meeting, the Board
voted as follows:

#	Section	Result
1	9.5.4	GRANTED as proposed on the condition that: appropriate wiring and structural support for late installation of a wheelchair lift is provided, information on the options of installation of the lift included in advertising material, and language is included in any lease for the unit specifying that upon tenant request a vertical wheelchair lift shall be installed within a reasonable time at no cost to the tenant
2	10.2	SCHEDULE a hearing for this request. See attached Notice of Hearing.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: March 10, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnello WT
Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 36

Variance Application, 16 Moreland Street, Somerville V25-237

From Anderson, Doug <douglas.anderson@rimkus.com>

Date Thu 2/5/2026 12:48 PM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Henning, Bill <bhenning@bostoncil.org>; Michael Muehe <Mmuehe@bostoncil.org>; isd@somervillema.gov <isd@somervillema.gov>; ada@somervillema.gov <ada@somervillema.gov>

 1 attachment (4 MB)

Variance Amendment, V25-237, 16 Moreland Somerville, 2-6-26.pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Please find attached the additional information as requested by the Board; and an additional variance request resulting from the Board's provisos. Thank you.



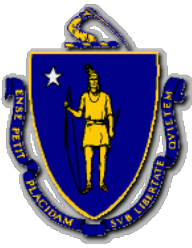
Doug Anderson

Code Advisory Practice Leader, Built Environment Solutions

[617-330-9390](tel:617-330-9390) | douglas.anderson@rimkus.com | rimkus.com

313 Congress St, 2nd Floor, Boston, MA 02210

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**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1 Federal St., Suite 0600 • Boston • MA • 02110-2012
V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

AMENDED APPLICATION FOR VARIANCE

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 6.
- 4) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 5) Complete the Service Notice included with the Application and sign it.
- 6) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Amendment - <Docket Number>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),
 3. The completed and signed Service Notice.
 - ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

16 Moreland Street, Somerville

2. What is the docket number of the existing variance v 25-237

3. Briefly describe the extent and nature of the new work performed or to be performed since your original application (use additional sheets if necessary):

Please see attached.

4. a. Has the Board's Jurisdiction changed since your original application: Yes ☐ No ☐

b. If Yes, which section of the Board's Jurisdiction (see *Section 3 of the Board's Regulations*) has now been triggered?

2.6 ☐ 3.2 ☒ 3.3.1(a) ☐ 3.3.1(b) ☐ 3.3.2 ☐ 3.3.4 ☐ 3.4 ☐

5. List **all** building permits that have been applied for since the date of your original application or last amendment, include the issue date and the listed value of the work performed:

Permit #

Date of Issuance

Value of Work

(Use additional sheets if necessary.)

6. List the anticipated construction cost for any new work not yet permitted:

7. For existing buildings, state the current actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located:

Is the assessment at 100%? _____

If not, what is the town's current assessment ratio? 0.00%

8. State the phase of design or construction of the facility as of the date of this application:
Under Design

9.

Request #1 Section(s) for which you are seeking relief: <u>10.1</u> Are you seeking temporary relief ☐ Yes ☐ No If yes, when do you propose to be in compliance by: _____ Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of): Please see attached.	Types of Attachments for this Request: ☐ Floor/Site Plans, ☐ Cost Estimates, ☐ Photographs, ☐ Test Drawings, ☐ Other(s): _____
---	---

Request #2 Section(s) for which you are seeking relief: <u>10.2</u> Are you seeking temporary relief ☐ Yes ☐ No If yes, when do you propose to be in compliance by: _____ Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):	Types of Attachments for this Request: ☐ Floor/Site Plans, ☐ Cost Estimates, ☐ Photographs, ☐ Test Drawings, ☐ Other(s): _____
---	---

Request #3

Section(s) for which you are seeking relief: 22.2

Are you seeking temporary relief ☐ Yes ☐ No

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #4

Section(s) for which you are seeking relief: 23.2.2

Are you seeking temporary relief ☐ Yes ☐ No

If yes, when do you propose to be in compliance by: _____

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Types of Attachments for this Request:

☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT

Date: 3/31/26



Signature of owner or authorized agent (required)

PLEASE PRINT:

Doug Anderson

Name

C3/Rimkus

Organization (If Applicable)

313 Congress Street

Address

Address 2 (optional)

Boston, MA 02210

City/Town

State

Zip Code

danderson@c3boston.com

E-mail

617 330 9390

Telephone

SERVICE NOTICE

I, Doug Anderson, as Consultant
(Name) (Relationship to the applicant)

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Albert Bargoot 1 Franey Rd. Somerville, MA 02145	Email abargoot@somervillem a.gov	3/31/26
2 Local Commission on Disability (If Applicable)	Adrienne Pomeroy, ADA Coordinator Somerville Commission for Persons with Disabilities	email apomeroy@somerville ma.gov	3/31/26
3 Independent Living Center	Bill Henning, BCIL 60 Temple Place, 5th Floor, Boston, MA 02111	email bhenning@bostoncil.or g	3/31/26


Signature

3/31/26
Date

To: Architectural Access Board

From: Doug Anderson, Code Advisory Practice Leader

Date: February 6, 2026

Re: 16 Moreland Street, Somerville V25-237

This memorandum addresses a request for an additional variance; the issue was raised by this Board at the hearing on January 12, 2026.

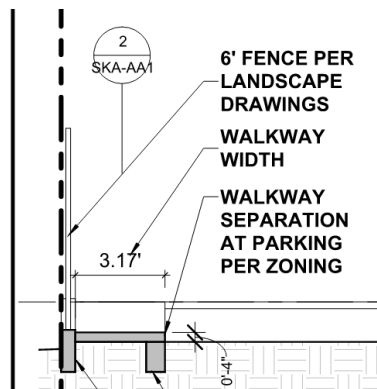
Requested Variance: 521 CMR 22.2 Walkway Width

Requirement: 521 CMR 22.2 WIDTH *Width of walkways shall be not less than 48 inches (48"= 1219mm), excluding curb stones. An unobstructed path of travel shall be provided which is at least 36 inches (36" = 914mm) clear, excluding curb stones.*

Request: Due to the narrowness of the lot and zoning restrictions and requirements, it is not possible to provide a walkway 48" in width. It is the intent to provide walkways 36" in clear width for their entire length.

The wider lot is 40.75 feet in width; Minimum building width is 24 feet; Minimum side yard setback is five feet; and Minimum parking space width is eight feet. This leaves 3 feet 9 inches available for a walkway beside the dwelling; taking into account a small retaining wall, this leaves 36" clear for the walkway.

The narrower lot is 39.25 feet in width; Minimum building width is 24 feet; Minimum side yard setback is three feet; and driveway width is eight feet seven inches (to match the parking space minimum width). This leaves 3 feet 3 inches available for a walkway beside the dwelling; taking into account a small retaining wall, this leaves 36" clear for the walkway.

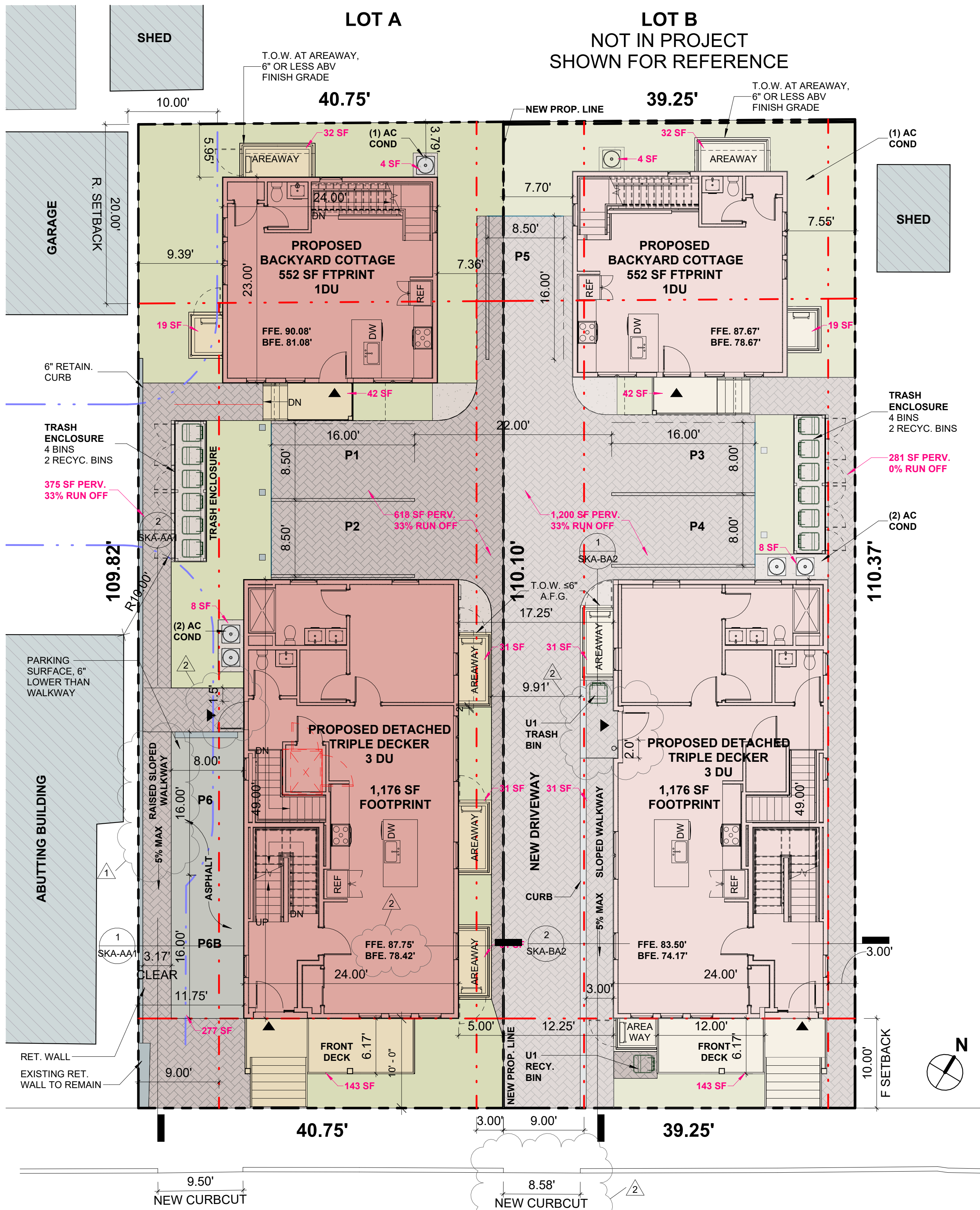


Impracticability:

It is technologically infeasible to meet the zoning requirements AND meet the requirements of 521 CMR for the width of a walkway.

Mitigation: We propose the following:

- As required by 521 CMR 22.2, the minimum clear width is 36" minimum. As the slope is less than 5%, no handrails are needed so there are no projections into this clear width.



1 SITE PLAN
1/8" = 1'-0"

PROPOSED - LOT A		
IMPERV. SURFACES		
BUILDING FOOTPRINT	1,176 SF + 552 SF	1,728 SF
PORCHES & DECKS	143 SF + 42 SF	185 SF
AREAWAYS	32 SF + 31 SF + 31 SF + 31 SF + 19 SF	144 SF
CONCRETE SURFACES	8 SF + 4 SF + 261 SF	273 SF
RETAINING WALL	85 SF	85 SF
GRAND TOTAL: 2,415 SF		
PERVIOUS SURFACES		
PERV. PAVERS (33 RUN OFF)	326 SF + 618 SF	944 SF
	944 SF X 33% RUN OFF	312 SF IMPERV.
GRAND TOTAL: 2,549 SF		

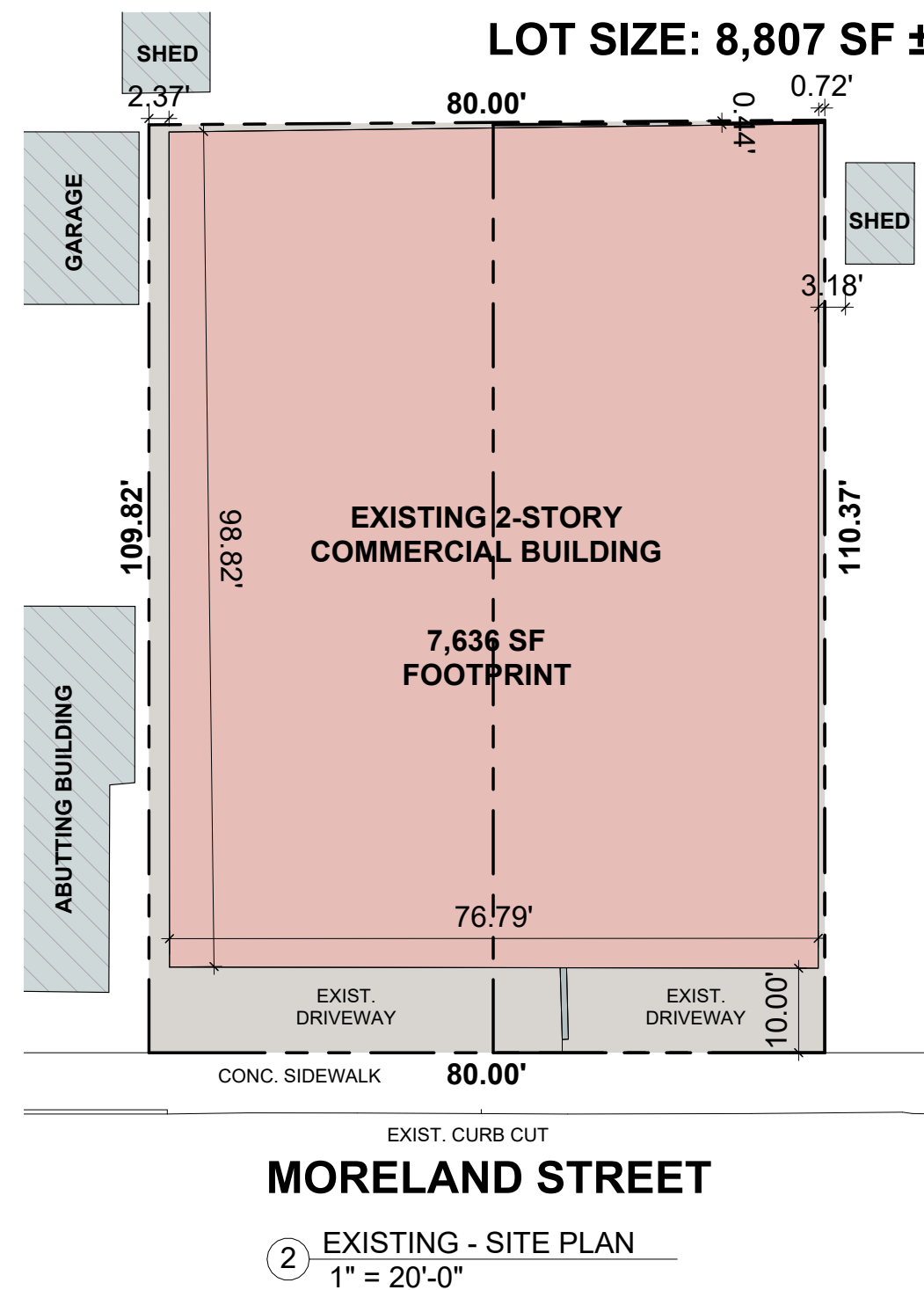
IMPERV. TOTAL: 2,549 SF
PERV. TOTAL: 2,000 SF
LOT SIZE: 4,480 SF

SITE PLAN LEGEND

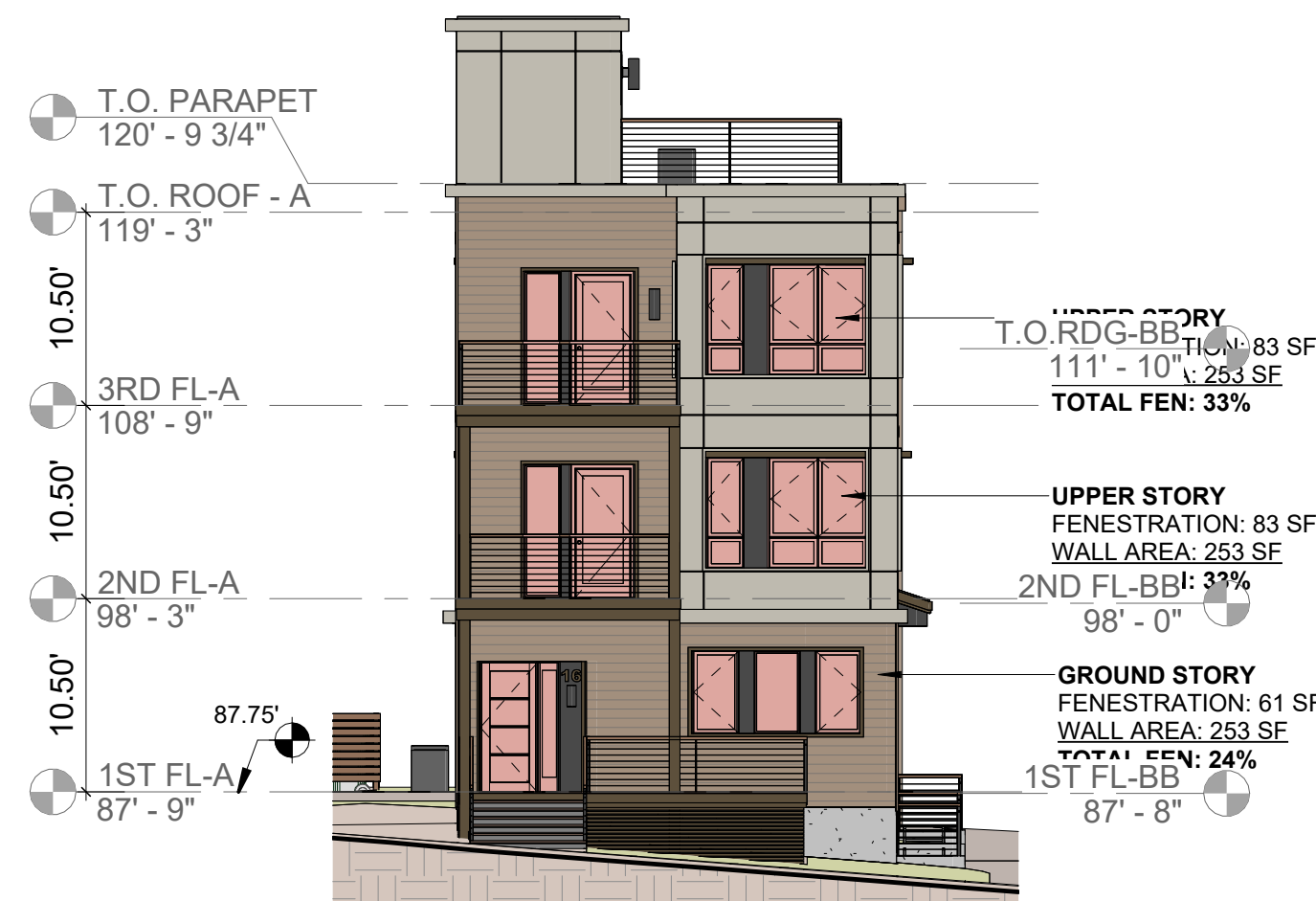
	EXISTING FOOTPRINT
	PROPOSED FOOTPRINT
	LANDSCAPE
	PAVERS
	REQUIRED SETBACKS
	10.0' BLDG. SEPARATION

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.



LOT A - ZONING TABLE (NR)		ALLOWED / REQUIRED	EXISTING LOT	LOT A PROPOSED	COMPLIANCE
BUILDING TYPE		DETACHED TRIPLE DECKER	COMMERCIAL BLDG	DETACHED TRIPLE DECKER	COMPLIES
LOT DIMENSIONS					
LOT SIZE			8,807± SF	4,480± SF	
LOT WIDTH (MIN.)	FRONT DRIVEWAY ACCESS	36.00 FT	80.00 FT	40.75 FT	COMPLIES
	SIDE OR REAR DRIVEWAY ACCESS				
LOT DEVELOPMENT					
LOT COVERAGE (MAX.)		60%	100% / 8,807 SF	57% / 2,480 ± SF	COMPLIES
GREEN SCORE **					
MINIMUM		0.35		0.350	COMPLIES
IDEAL		0.40			
BUILDING SETBACKS					
PRIMARY FRONT (MIN. / MAX.)		10 FT / 20 FT	10.00'	10.00' (MORELAND ST)	COMPLIES
SECONDARY FRONT (MIN. / MAX.)		10 FT / 20 FT	N/A	N/A	
SIDE SETBACK (MIN.)		- FT	N/A	N/A	
FRONT DRIVEWAY ACCESS		3 FT	2.37' L / 0.72' R	11.67' L / 5.08' R	COMPLIES
SUM OF SIDE SETBACK (MIN.)	FRONT DRIVEWAY ACCESS	12 FT	3.09'	16.75'	COMPLIES
	SIDE OR REAR DRIVEWAY ACCESS	N/A	N/A	N/A	
REAR SETBACK		20 FT	0.44'	50.89'	COMPLIES
BLDG SEPARATION (MIN.)		10 FT	3.18'	10.00'	COMPLIES
PARKING SETBACKS					
PRIMARY FRONT SETBACK (MIN.)		20 FT	N/A	20.0' FT	COMPLIES
SECONDARY FRONT SETBACK (MIN.)		10 FT	N/A	N/A	
MAIN MASSING					
FACADE BUILD OUT (MIN.)		60%	96%	60 %	COMPLIES
WIDTH (MIN. / MAX.)		24 FT / 30 FT	76.79'	24.00 FT	COMPLIES
DEPTH (MIN. / MAX.)		36 FT / 50 FT	98.92'	49.00 FT	COMPLIES
GROUND STORY ELEVATION (MIN.)		2 FT	0'	2 FT	COMPLIES
NUMBER OF STORIES (MAX.)		3 STORIES	1.5'	3 STORIES	COMPLIES
ROOF TYPE		FLAT	FLAT	FLAT	COMPLIES
USE & OCCUPANCY					
DWELLING UNITS (MAX.)		3 DU	N/A	3 DU	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)		1/DU	N/A	1 / DU	COMPLIES
FACADE COMPOSITION					
GROUND STORY FENESTRATION (MIN/MAX)		15% / 50%	N/A	24%	COMPLIES
UPPER STORY FENESTRATION (MIN/MAX)		15% / 50%	N/A	33%	COMPLIES



3 FRONT ELEVATION - DIAG
1" = 10'-0"

PROJECT NAME

MORELAND STREET RESIDENCES

PROJECT ADDRESS

16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT

SMT DEVELOPMENT

ARCHITECT



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

CONSULTANTS:

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SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

Project number	25006
Date	1/5/2026
Drawn by	DM, KC
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date
1	ZONING REV	10/21/2025
2	ZONING REV 2	10/31/2025

ARCHITECTURAL SITE PLAN

AA-020

MORELAND STREET RESIDENCES

GENERAL NOTES:

- 1) THIS PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION WHICH MAY DISCLOSE ENCUMBRANCES, EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT SHOWN HEREON.
- 2) PARCEL BOUNDARIES ARE BASED ON AN INSTRUMENT SURVEY PERFORMED BY MARCHIONDA & ASSOCIATES, LP IN NOVEMBER OF 2024. SEE LOT SPLIT PLAN FOR MORE DETAILED INFORMATION.
- 3) ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED BY GPS OBSERVATIONS.
- 4) BENCHMARK 1: MAG NAIL IN UP 36/3 ELEV=81.94.
- 5) BENCHMARK 2: TOP STONE BOUND AT HEATH ST & MORELAND ST ELEV=89.01.
- 6) THE LOCATION OF EXISTING PIPES, CONDUITS, AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE CORRECT AND ARE SHOWN BASED ON CONTRACTOR'S RECORDS, INFORMATION AVAILABLE AT THE MUNICIPAL ENGINEERING DEPARTMENT, AND THE BEST APPROXIMATION OF THE ACTUAL LOCATION FROM A FIELD SURVEY.
- 7) CONTRACTORS SHALL VERIFY ALL UNDERGROUND UTILITIES, CONDUITS, PIPES, ETC, AND NOTIFY DIGSAFE PRIOR TO ANY EXCAVATIONS.
- 8) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 25017C0438E WITH AN EFFECTIVE DATE OF JUNE 4, 2010, THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- 9) THE LOCATIONS AND ELEVATIONS OF THE WATER AND SEWER SERVICES ARE UNKNOWN. THE SERVICES SHOWN HEREON ARE APPROXIMATED FROM CITY RECORDS. PRIOR TO ANY EXCAVATIONS, THESE LOCATIONS SHOULD BE VERIFIED IN THE FIELD.
- 10) THE EXISTING WATER, SEWER AND GAS SERVICES ARE TO BE CUT AND CAPPED TO THE CITY OF SOMERVILLE AND/OR UTILITY PROVIDER SPECIFICATIONS EDOOR TO ANY DEADENDS.
- 11) WHERE A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES CANNOT BE MAINTAINED AND THE INVERT OF THE WATER CANNOT BE A MINIMUM OF 18" ABOVE THE CROWN OF THE SEWER, THE SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM OF 10' BEYOND THE POINT WHERE THE REQUIRED SEPARATION IS ACHIEVED. SEE DETAIL SHEET FOR MORE INFORMATION.
- 12) THE EXISTING OVERHEAD WIRES ARE TO BE REMOVED AND NEW POWER AND TELECOMMUNICATIONS TO BE INSTALLED UNDER THE DIRECTION OF THE UTILITY PROVIDER. UNDERGROUND ELECTRIC INFRASTRUCTURE SHOWN IS SCHEMATIC ONLY AND SHALL BE INSTALLED PER ANY APPLICABLE SERVICE PROVIDER AND OR BUILDING CODE REQUIREMENTS.
- 13) PERMEABLE PAVERS IN THE DRIVEWAY AND PARKING AREAS ARE TO BE INSTALLED TO WITHSTAND THE APPROPRIATE VEHICLE LOAD BEARING REQUIREMENTS.
- 14) THE BUILDING AREAWAYS ARE TO BE EXCAVATED TO AN ELEVATION BELOW THE PROPOSED BASEMENT FLOOR ELEVATION AND FILLED WITH GRAVEL TO PERMIT INFILTRATION OF WATER.
- 15) WALK & DRIVEWAY SLOPES AND ELEVATIONS SHOWN HEREON ARE SHOWN FOR GRADING PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT COMPLIANCE WITH ANY ADA REGULATIONS OR REQUIREMENTS. PROJEC COMPLIANCE TO BE DETERMINED BY OTHERS.

CONSTRUCTION PERIOD EROSION POLLUTION PREVENTION/EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE CONSTRUCTION PERIOD EROSION AND SEDIMENTATION CONTROL MEASURES AND FOR ENSURING COMPLIANCE ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO THE PREVENTION OF STORMWATER RUNOFF CONTAMINATION.
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ZONING CHART

ZONING DISTRICT - NR NEIGHBORHOOD RESIDENCE DISTRICT

LOT AREA (SF)	REQ.	PROP. LOT A	PROP. LOT B
LOT COV.(MAX.%)	60%	60%	59%
MIN. LOT WIDTH (FRONT DRIVEWAY)	34'/36'	40'	40'

DETACHED TRIPLE DECKER

FRONT YARD (MIN./MAX.)	10'/20'	3.8'	3.8'
SIDE YARD-LEAST WIDTH (FRONT DRIVEWAY ACCESS)	3'	1.2'R/11.7'L	3.0'R/8.6'L
SIDE YARD SUM	10'	13.1'	11.6'
REAR YARD	20'	>20'	<20'
BUILDING SEPARATION	10'	13.4'	17.3'

BACKGROUND COTTAGE

	<u>REQ.</u>	<u>PROP. LOT A</u>	<u>PROP. LOT B</u>
FRONT YARD (MIN.)	60'	80.9'	81.6'
SIDE YARD	3'	5.6'	3.8'
REAR YARD	3'	2.3'	1.9'
BUILDING SEPARATION	10'	10.6'	10.0'

ZONING NOTE:

ZONING REQUIREMENTS SHOWN IN THIS CHART ARE FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS MADE TO COMPLIANCE WITH ZONING REGULATIONS. A ZONING EXPERT SHOULD BE CONSULTED TO ENSURE COMPLIANCE WITH APPLICABLE ZONING REGULATIONS.

LOT COVERAGE CALCULATIONS

LOT A

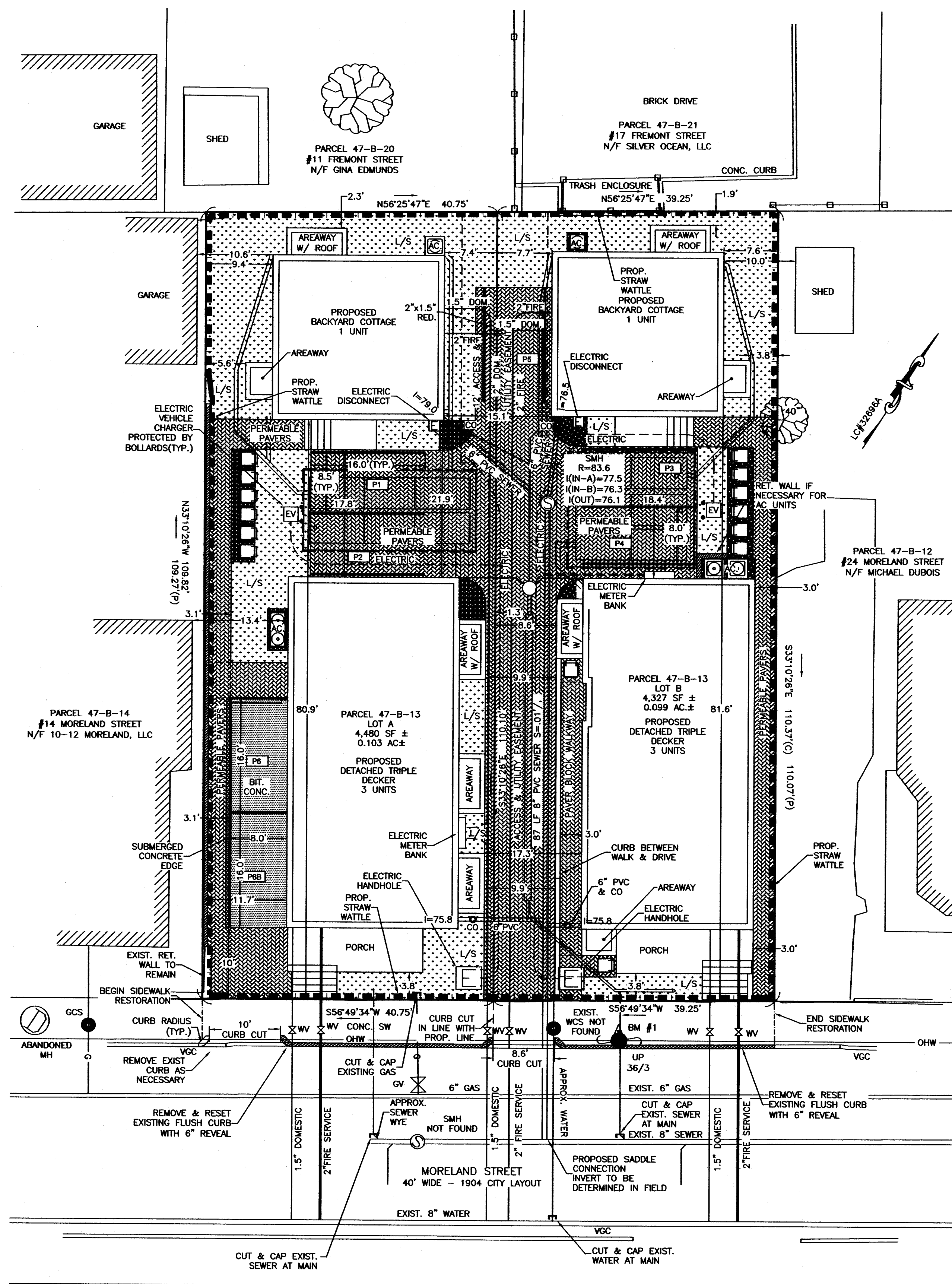
EXISTING LOT COVERAGE
BLDG & DRIVEWAY = 4,121± SF

PROPOSED LOT COVERAGE
PROP. BLDG=2,058 SF
PROP. IMPERVIOUS=286 SF
PROP. PERVIOUS PAVERS=984± SF(0.33)=325± SF
TOTAL=2,669± SF
NET IMPERVIOUS DECREASE=1,452± SF

LOT B

EXISTING LOT COVERAGE
BLDG & DRIVEWAY = 4,307± SF

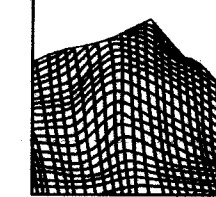
PROPOSED LOT COVERAGE
PROP. BLDG=2,058 SF
PROP. IMPERVIOUS PAVEMENT=0 SF
PROP. PERVIOUS PAVERS=1,485± SF(0.33)=490± SF
TOTAL=2,548± SF
NET IMPERVIOUS DECREASE=1,759± SF



CIVIL PLANS LAYOUT & UTILITIES

16 MORELAND STREET
in
SOMERVILLE, MA

Marchionda
& Associates, L.P.



Engineering and
Planning Consultants

62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Email: engineering@marchionda.com
Website: www.marchionda.com

DATE: 6/13/2025

M. & A. NO.: 1042-03 SCALE: 1"=10'

SHEET 2 OF 6

H:\PROJECTS\1042-03 16 MORELAND ST\PLANS\SITE PLAN.DWG

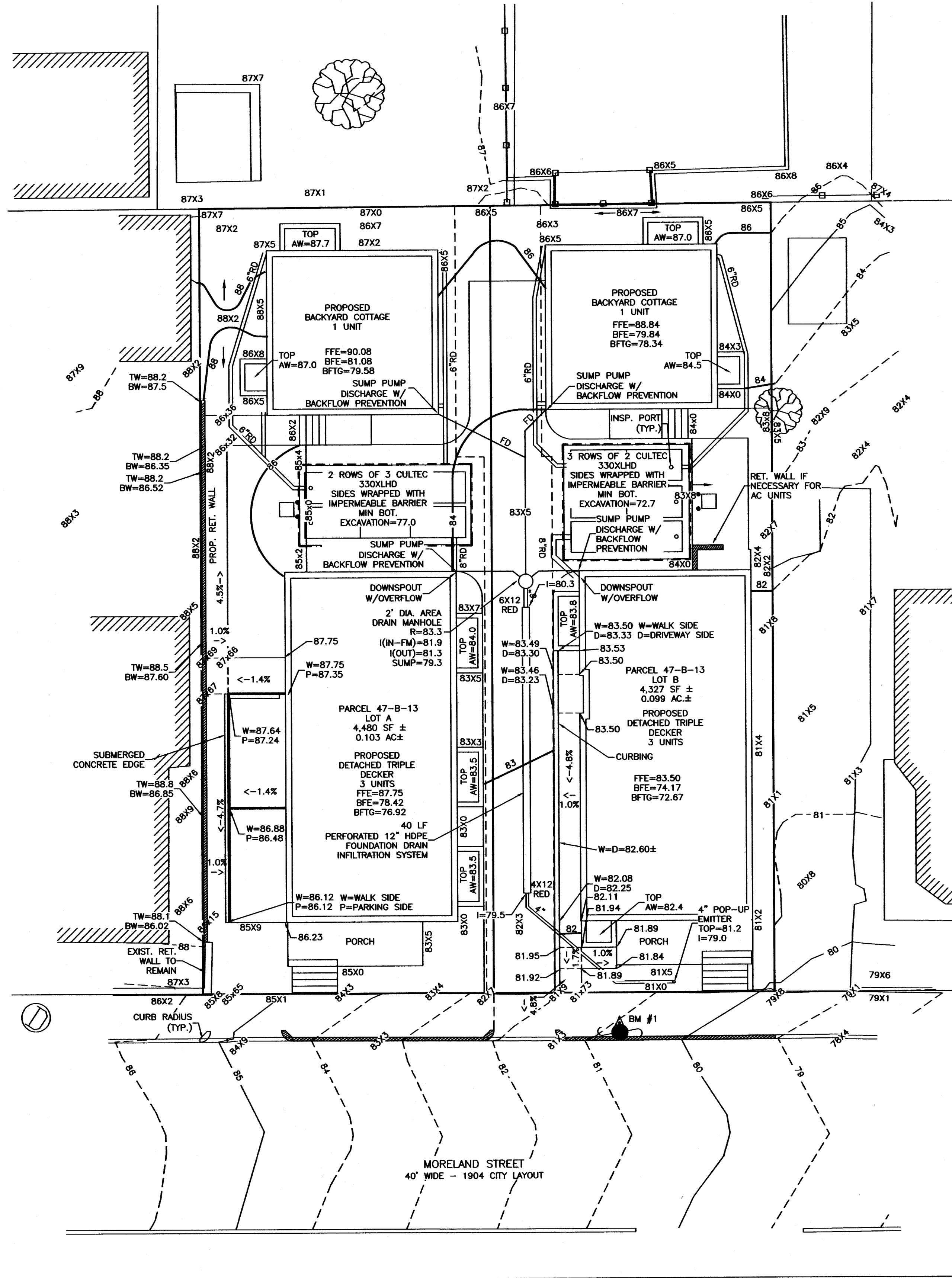
AAB 47

GENERAL NOTES:

- 1) THIS PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION WHICH MAY DISCLOSE ENCUMBRANCES, EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT SHOWN HEREON.
- 2) PARCEL BOUNDARIES ARE BASED ON AN INSTRUMENT SURVEY PERFORMED BY MARCHIONDA & ASSOCIATES, LP IN NOVEMBER OF 2024. SEE LOT SPLIT PLAN FOR MORE DETAILED INFORMATION.
- 3) ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED BY GPS OBSERVATIONS.
- 4) THE LOCATION OF EXISTING PIPES, CONDUITS, AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE CORRECT AND ARE SHOWN BASED ON CONTRACTOR'S RECORDS, INFORMATION AVAILABLE AT THE MUNICIPAL ENGINEERING DEPARTMENT, AND THE BEST APPROXIMATION OF THE ACTUAL LOCATION FROM A FIELD SURVEY.
- 5) CONTRACTORS SHALL VERIFY ALL UNDERGROUND UTILITIES, CONDUITS, PIPES, ETC., AND NOTIFY DGS/SAFE PRIOR TO ANY EXCAVATIONS.
- 6) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 2501700438E WITH AN EFFECTIVE DATE OF JUNE 4, 2010, THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- 7) THE LOCATIONS AND ELEVATIONS OF THE WATER AND SEWER SERVICES ARE UNKNOWN. THE SERVICES SHOWN HEREON ARE APPROXIMATED FROM CITY RECORDS. PRIOR TO ANY EXCAVATIONS, THESE LOCATIONS SHOULD BE VERIFIED IN THE FIELD.
- 8) THE EXISTING WATER, SEWER AND GAS SERVICES ARE TO BE CUT AND CAPPED TO THE CITY OF SOMERVILLE AND/OR UTILITY PROVIDER SPECIFICATIONS PRIOR TO ANY DEMOLITION.
- 9) WHERE A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES CANNOT BE MAINTAINED AND THE INVERT OF THE WATER CANNOT BE A MINIMUM OF 18" ABOVE THE CROWN OF THE SEWER, THE SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM OF 10' BEYOND THE POINT WHERE THE REQUIRED SEPARATION IS ACHIEVED. SEE DETAIL SHEET FOR MORE INFORMATION.
- 10) THE EXISTING OVERHEAD WIRES ARE TO BE REMOVED AND NEW POWER AND TELECOMMUNICATIONS TO BE INSTALLED UNDER THE DIRECTION OF THE UTILITY PROVIDER. UNDERGROUND ELECTRIC INFRASTRUCTURE SHOWN IS SCHEMATIC ONLY AND SHALL BE INSTALLED PER ANY APPLICABLE SERVICE PROVIDER AND OR BUILDING CODE REQUIREMENTS.
- 11) PERMEABLE PAVERS IN THE DRIVEWAY AND PARKING AREAS ARE TO BE INSTALLED TO WITHSTAND THE APPROPRIATE VEHICLE LOAD BEARING REQUIREMENTS.
- 12) THE BUILDING AREAWAYS ARE TO BE EXCAVATED TO AN ELEVATION BELOW THE PROPOSED BASEMENT FLOOR ELEVATION AND FILLED WITH GRAVEL TO PERMIT INFILTRATION OF WATER.
13. WALK & DRIVEWAY SLOPES AND ELEVATIONS SHOWN HEREON ARE SHOWN FOR GRADING PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT COMPLIANCE WITH ANY ADA REGULATIONS OR REQUIREMENTS. PROJECT COMPLIANCE TO BE DETERMINED BY OTHERS.

CONSTRUCTION PERIOD EROSION POLLUTION PREVENTION/EROSION AND SEDIMENTATION CONTROL MEASURES AND FOR ENSURING COMPLIANCE ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO THE PREVENTION OF STORMWATER RUNOFF CONTAMINATION.

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REV	DESCRIPTION	DATE
1.	ADD DEMO/ECON NOTES & DETAILS	7/23/25
2.	REV. RECHARGE, ADD ELEC. & EASEMENT	8/15/25
3.	REMOVE PROP. SEWER MANHOLE	10/9/25
4.	REVISE CURB CUT	10/29/25
5.	GRADING & DRAINAGE REVISIONS	12/11/25
6.	GRADING & ELECTRIC REVISIONS	12/23/25
7.	GRADING, WATER & RECHARGE REVISIONS	1/15/26

CIVIL PLANS GRADING & DRAINAGE PLAN

#16 MORELAND STREET
in
SOMERVILLE, MA

Marchionda
& Associates, L.P.

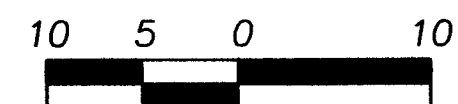
Engineering and
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62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Email: engineering@marchionda.com
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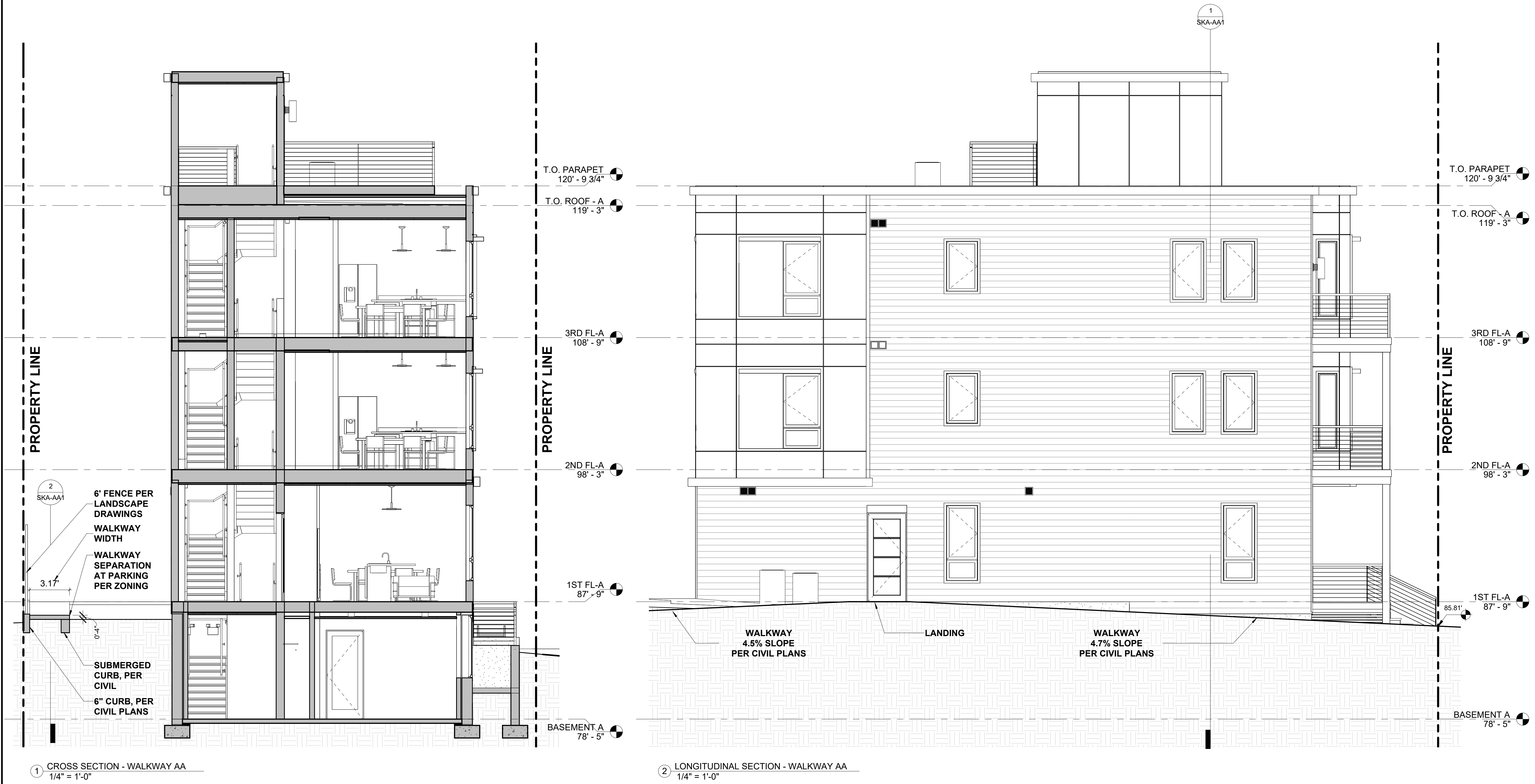
DATE: 6/13/2025

M. & A. NO.: 1042-03 SCALE: 1"=10'

SHEET 3 OF 6



BUILDING - LOT A



PROJECT NAME
MORELAND STREET RESIDENCES

PROJECT ADDRESS
16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT
SMT DEVELOPMENT

ARCHITECT



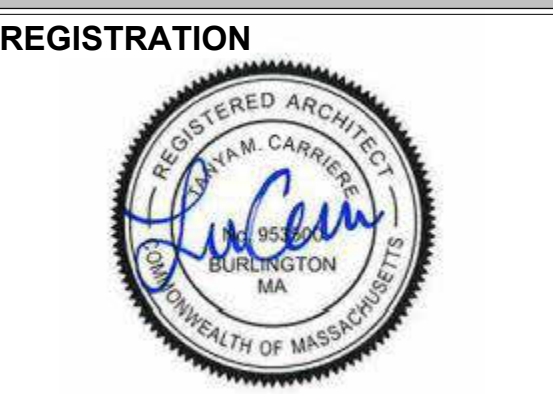
KDI
ARCHITECTURE

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

CONSULTANTS:

THIS PROJECT IS CONTROLLED CONSTRUCTION: G.C. TO CONTACT ARCHITECT AT COMMENCEMENT OF WORK TO COORDINATE CONSTRUCTION OBSERVATIONS.

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Project number	25006
Date	1/5/2026
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

WALKWAY SECTIONS

SKA-AA1

MORELAND STREET
RESIDENCES

2/4/2026 1:27:45 PM

BUILDING - LOT B



PROJECT NAME
MORELAND STREET RESIDENCES

PROJECT ADDRESS
16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT
SMT DEVELOPMENT

ARCHITECT

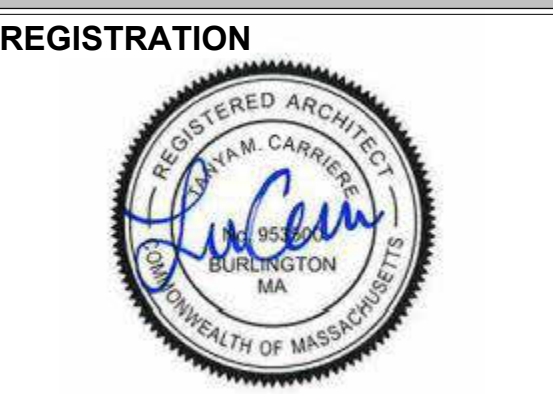
KDI ARCHITECTURE

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

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Project number	25006
Date	1/5/2026
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

No.	Description	Date

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

Quotation/Agreement

Vertical Wheelchair Lift - Shaftway Type

I. Summary:

This Quotation/Agreement represents our offer to supply and install the equipment and scope of work outlined in the following material and equipment descriptions or the complete scope of work described in section n/a of the project plans and specifications. Compliance with plans, specifications and drawings is agreed, with exceptions, if any, as listed in paragraph IX below.

II. Location In Building:

building interior

III. Materials To Be Provided:

One (1) Garaventa "Genesis" Vertical Wheelchair Lift for barrier free access only, according to the following equipment specifications.

Equipment Specification

Model	GVL-SW-120	Depth of Pit	3 1/2" Pit
Capacity	750 lbs	Safety Devices	As Required by Code
Speed	17 FPM (Hydraulic Drive)	Keyed Car Controls	Not Included
Drive Mechanism	2:1 Chain-Hydraulic	Keyed Landings Control	Not Included
Total Vertical Travel	max travel 120"	Platform Courtesy Lighting	Standard
Platform Size	40 x 54	Phone	Included
Platform Type	Ninety Degree Type	Car Grab Rail	Standard
Number of Stops	Two Stop	Warranty	Three months labor, two years parts
Battery Backup (Up and Down)	Included	Preventative Maintenance Plan	Quotation available upon request
Manual Lowering	Standard		
Emergency Stop/Alarm	Standard		
Lower Landing Entrance	3'6" x 6'8" Fire Door Assembly (frame, closer, hardware) w/ Vision Panel		
Mid Landing Entrance	No Mid Landing		
Upper Landing Entrance	3'0" x 6'8" Fire Door Assembly (frame, closer, hardware) w/ Vision Pane		

Please see Addendum A for optional items if included in this quotation/agreement.

IV. Labor To Be Provided:

All labor and incidental materials necessary for the delivery, set-up, installation, adjusting, inspecting, testing and delivery to the owner of the complete lift system at a location in the building prepared by others.

V. Quotation Amount: **\$50,447.00**

If applicable, state sales tax has been included in the quotation amount.

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

VI. Terms:

For a description of the schedule of values/payments, please see Addendum A.

Materials which are not accepted upon an attempt to deliver will be stored and scheduled for re-delivery at the owner's expense. Invoices are payable upon presentation. Title to all equipment shall remain with Garaventa USA, Inc. until all invoices are paid in full.

Customer agrees to bear all costs of collection of overdue invoiced amounts, including any agent/attorney's fees incident thereto.

Upon acceptance of this quotation/agreement, and unless otherwise specified in contract documents, a cancellation fee will apply if this agreement is canceled by the customer prior to the fabrication of the equipment. The amount of the cancellation fee will be (10) percent of the proposal price (less installation, taxes and freight charges) or actual costs, whichever is greater. Cancellation after the equipment has been fabricated and offered for delivery will be subject to a cancellation fee equal to the full contract value less installation labor.

Quoted price includes installation by qualified and licensed technicians during normal working hours as scheduled with the owner in advance. 'Open Shop' labor rules apply.

Garaventa USA, Inc. is referred hereinafter as "Elevator Contractor".

1. WORK SCHEDULE:

- 1.1 Elevator Contractor shall perform the installation in accordance with a schedule provided by the Customer at the time of signing this contract or in accordance with a schedule mutually agreed upon if provided by the Customer after the signing of this contract. During the progress of the work the Customer will furnish supplemental instructions and site confirmations to Elevator Contractor with reasonable promptness or in accordance with the schedule for such instructions agreed to by the Customer and Elevator Contractor. Elevator Contractor may reasonably adjust any schedule or specified timing during the course of the work after consulting with the Customer.
- 1.2 Work will be completed during regular business hours (Mon-Fri 8 am-5 pm). If after-hour work is required due to site constraints or availabilities, extra charges will apply and must be agreed upon explicitly and will be part of this Contract (as defined hereunder).
- 1.3 Warranty or Planned Maintenance work will only be performed during regular working hours
- 1.4 Delay in delivery: It is intended that the delivery and installation take place within the agreed timeline in this Contract. However, since the product is custom-made, a backlog at the manufacturer's factory among other factors including but not limited to permits, inspections, site conditions and weather, may cause delays in completion of the Project and therefore, Elevator Contractor assumes no responsibility for delays nor for failure to deliver work to Customer on a particular date. Customer hereby waives any rights it may have for such factors that are out of Elevator Contractor's control.
- 1.5 If the installation cannot be completed due to job site delays that are beyond the control of Elevator Contractor, Customer shall be required to pay the full amount of the order within sixty (60) days of the work stoppage.
- 1.6 Permitting: When explicitly part of the Contract, the Elevator Contractor will use its customary and normal efforts to obtain the required state or municipality permit for the elevator company's scope of work but in no way shall be liable for delays or denial of such permits or for the permits required for work by others.

2. CONSTRUCTION BY COMPANY/OWNER:

- 2.1 Elevator Contractor is a non-unionized company and may use a subcontractor to perform portion or the entirety of the work at its sole discretion. Scale/prevaling wages other than if explicitly detailed in the Contract is not included.

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

- 2.2 ~~When~~ separate subcontracts are awarded for other parts of the project, or when work is performed by the Customers' own forces, the Customer shall afford Elevator Contractor reasonable opportunity to introduce and store their products. Where part of the work is affected by, or depends upon, the work of other subcontractors the Customer will promptly report to Elevator Contractor, in writing and prior to proceeding, any apparent deficiencies in such work.
- 2.3 Elevator Contractor reserves the right to cancel this contract should the physical conditions or application be inappropriate. Elevator Contractor shall not assume any liability for such occurrences. The equipment shall remain the property of Elevator Contractor until this contract is completed and the equipment turned over to the Owner.
- 2.4 A structural engineer or architect must approve location and support structure of the lift for the Project.
- 2.5 Shaft/hoist way and electrical work will be built "by others" holding the necessary permits and certifications to do the work and will be at Customer's entire costs and under his responsibility
- 2.6 All elevators and lifts equipped with a phone must have an active phone line available prior to the lift being available for turnover. The phone line is to be done by the owner or others. Work will be at Customer's entire costs and under his/her responsibility.
- 2.7 All necessary permits for the Project such as with municipalities or Authority Having Jurisdiction (AHJ) is the sole responsibility of Customer if not explicitly included in this proposal.
- 2.8 Customer or his representative is responsible for securing the hoistway on all levels at all times during the project. The Elevator Contractor will make sure his labor uses best practice to perform work and keep the hoistway safe while on site, however the responsibility remains with the Customer or his representative.
- 2.9 It is the responsibility of the building owner and/or architect to verify that the product specifications for the Project, along with intended use are in accordance with all current state/province and local laws and applicable code requirements.

3. CHANGE ORDERS:

- 3.1 ~~When~~ a change in the work is required as a result of the co-ordination and interface of the work by the Customers' own forces, Elevator Contractor may request an authorized Change Order mutually agreed upon for any increase (if any) to the contract value. When a change in the work is requested by the Customer, Elevator Contractor will request an authorized Change Order for any increase (if any) to the contract value.
- 3.2 This Contract is limited only to the aforementioned items, any extra work related to an unknown site situation will be done at extra cost, subject to Customer's prior approval and signed change order.
- 3.3 Payment of change order shall be invoiced and due upon approval of the change order. All changes to the work or scope of work describe in your configuration on page 3 of this quotation must be agreed to in writing by the Elevator Contractor and Customer in order to be binding and an agreed purchase order or payment adjustment shall be made as applicable.

4. DELAYS:

- 4.1 If Elevator Contractor is delayed in the performance of the work by an action or omission of the Customer, or anyone employed or engaged by them directly or indirectly, then the work schedule shall be extended for such reasonable time as Elevator Contractor and the Customer shall agree that the work was delayed and a reasonable time to allow for rescheduling. Elevator Contractor reserves the right to be reimbursed by the Customer for reasonable costs incurred (if any) as a result of such delay. Elevator Contractor will not accept any liability or liquidated damages for delays beyond its control.
- 4.2 Price escalation: The execution of this contract and paid deposit will guarantee the pricing for a period of twelve (12) months. After this period the Contract price may be increased by three percent (3%) annually depending on the factory price increase. If the project has not been turned over twelve (12) months after the equipment installation has occurred, additional mobilisation charge of \$1000 annually will apply.

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

- 4.3 Additional fees of \$1,000 will be charged to Customers in the event an installation team has to leave the job site because a payment due is not available upon arrival or the job site isn't ready to receive the product or installation crew as per the agreed schedule with the project management team of Customer. This additional fee will have to be paid before a new delivery and installation date is scheduled.
- 4.4 Customer acknowledges and agrees that no Act of God, including death or sickness, shall release Customer (or his successors) from fulfilling Customer's obligations hereunder and take delivery of the product. Customer shall accept delivery of product within ninety (90) days of receiving confirmation from Elevator Contractor that the product is ready for delivery. Passed this delay, Elevator Contractor may apply additional charges.

5. TERMINATION OF CONTRACT

- 5.1 This quotation can be modified or canceled by the Elevator Contractor at any time without prior notice before it is accepted by written confirmation from Customer. Customer hereby waives any right he may have (by law or otherwise) which could prevent the Elevator Contractor from cancelling this quotation or which could give Customer rights to cancel this quotation, once accepted by the Elevator Contractor.
- 5.2 In the event of a cancellation by Customer, minimum fees equal to forty percent (40%) of the total value of the Contract will be due and payable to the Elevator Contractor. No cancellation will be accepted if the ordered product has been released for production. All payments shall become property of the Elevator Contractor upon receipt.
- 5.3 Customer default: Customer acknowledges that the unit is custom-made for the Project. If Customer fails or refuses to make payment of the amount due at any time as per the payment schedule, Customer shall be deemed to be in default of this Contract. The Elevator Contractor shall be entitled to stop work and withhold further performance pending the receipt of any past due balance. Elevator Contractor shall be entitled to all remedies provided under the laws of the state.
- 5.4 Elevator Contractor at its own discretion may reimburse all money paid by Customer and cancel this Contract at any time. Any shaft/hoistway construction or site preparation work done by Customer will be considered as generic and no back charge will be accepted.
- 5.5 Deposit will be considered Elevator Contractor property and the Project cancelled if the Project has been inactive for more than eighteen (18) months and Customer has not been in communication with Elevator Contractor. Elevator Contractor will send three (3) time email notices and one (1) registered mail notice prior to exercise its right to cancel the

6. INSURANCE:

- 6.1 Elevator Contractor fully complies with all rules and regulations set by the state's Elevator Contractor's Safety Policy and is available upon request.
- 6.2 Risk of Loss and Title to work: Elevator Contractor shall bear all risk of loss and damage to the Project due to fire, windstorm, accident, theft, vandalism, etc., prior to the delivery of the product at the Customer's Project address. Customer shall bear all risk of loss and damages to the work and product thereafter.
- 6.3 Elevator Contractor holds standard liability coverage and, if required, can obtain additional coverage; the cost of additional coverage will be quoted and added to the Contract and at the sole costs and expenses of Customer.
- 6.4 No project bonding is included in Elevator Contractor's quotation unless expressly indicated and detailed.
- 6.5 Elevator Contractor is neither responsible nor will not accept any liquidated damages.

7. WARRANTY:

- 7.1 The standard 2 YEAR manufacturer's limited warranty shall apply for all parts unless otherwise specified in quote. Elevator Contractor shall provide a limited labour warranty for a period of 1 year for defective workmanship unless otherwise specified in quote. (Extended labour and/or parts Warranty and Preventative Maintenance Agreements are available upon request at an additional cost). Warranty provisions do not go into effect until the Elevator Contractor has been paid in full and Warranty work will only be performed during regular working hours.

A Preventative Maintenance Agreement must be in place for all warranty claims.

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

8. ASSIGNMENT:

8.1 This Contract shall be freely assignable by Elevator Contractor

9. SEVERABILITY:

9.1 If any provision of the terms and conditions is held to be invalid in this Contract, then the remaining provisions shall nevertheless remain in full force and effect, and the invalid or unenforceable provision shall be replaced by a term or provision that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term or provision.

10. APPLICABLE LAW:

10.1 This Contract shall be governed in accordance with the laws of the state in which this elevator is installed.

11. TITLE AND OWNERSHIP:

11.1 Elevator Contractor retains title to all equipment it supplied until all payment terms under this Contract have been complied with. In the event of default by Customer in any payment, Elevator Contractor may take immediate possession, at its discretion, of the product where, it is located (without legal process) and remove such product or components irrespective of the manner of its attachment to the real estate. In the event it becomes necessary for Elevator Contractor to retain legal counsel or undertake litigation or to otherwise protect its rights under this Contract or to defend Elevator Contractor against claims which are Customers responsibility, Customer shall pay all reasonable attorneys' fees and related costs.

VII. Delivery:

In accordance with the project phasing schedule, but not earlier than 7 weeks from approval of submittals or shop drawings. Shop drawings may be expected within 2 weeks of acceptance by all parties of this proposal or other form of contract/purchase order. These time estimates are provided for planning purposes only and do not represent a contractual obligation or commitment.

VIII. Comments/Conditions:

Please see Garaventa USA work required by other forces included in this agreement. All modifications, electrical support and construction required to facilitate the installation of the lift is the responsibility of other forces. Approval for variances are the responsibility of the building owner or the owner's authorized representative.

IX. Project Exceptions:

For project exceptions specific to this quotation/agreement, please see Addendum A. Exterior installations may be subject to increased maintenance, service and repairs frequencies due to exposure to changing seasonal weather conditions and extreme or intrusive elements.

X. Changes in Law:

If any local, state, or federal governmental entity imposes any change in regulations, building codes, tariffs, taxes (excluding income taxes), or duties that increases the cost of the goods, services, or materials provided under this Agreement, Garaventa USA, Inc. reserves the right to adjust the Purchase Price to reflect the increased cost. Any such change will be communicated to the Customer in writing and shall be due upon notification.

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

Thank you for your interest in the Garaventa line of products and services. Please contact me directly if you have any questions or concerns.

Submitted by Garaventa USA, Inc.

Kevin Swansen

Kevin Swansen
Sales Engineer

1-23-26

Date

Purchaser:

Legal Name of Purchaser or Company/Corporation:

Full Address:

Acceptance:

This quotation/agreement, inclusive of all addenda pages, is formally accepted by:

- ☐ Owner of Project
☐ Office/Manager/Agent duly and legally authorized to act as signing authority

Authorized Signature

Please Print Name and Title

Date

Signature constitutes agreement to purchase as per terms and conditions of this agreement.

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

Addendum A

Schedule of Values

30% deposit, 20% upon provision of approval drawings and before manufacturing can be ordered, 40% upon delivery of lift/equipment, 10% at installation. No third party payment contingencies are accepted.

Equipment Specification - Additional Items

power door operators - 2	Included
Split Mast Kit	Included (requires additional wall support by others - see approval drawings)
wall mounted calls - 2	included

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

PROVISION BY OTHERS (Genesis Shaftway Model Vertical Lift)

The following is a summary of the work that will be required by other forces in order to properly furnish and install this unit in a manner that meets or exceeds applicable codes and is common industry standard for lifts/elevators of this type and design.

Our Sales Engineers, Lift Project Managers and Installation Management team will work with the construction project staff and management towards the successful completion of your project. Please feel free to contact our staff should you have any questions or require clarification.

PART I: WORK TO BE COMPLETED BEFORE SCHEDULING OF LIFT INSTALLATION

1. Provide clear and direct access to the location of the lift - to allow for delivery in place.
2. Provide permanent dedicated power to lift. Locate as coordinated by approved shop drawings and/or Garaventa Project Manager.
3. Unless noted as "Supplied by Garaventa" on drawings, provide a Fused, Lockable, Heavy-Duty Disconnect by others, located as coordinated by Garaventa's Project Manager. Provide auxiliary contact switch inside the disconnect for drive systems which utilize battery power. Power to disconnects and wiring to lift hoistway or elevator controller are the responsibility of the General contractor or project contractor.
4. Provide a smooth finished pit. The pit must be dry, square, and level of size as indicated on approved shop drawings. Design and construction to bear all floor reaction loads as shown. Note - For Lifts using Hydraulic Drive systems, pit floor surface shall be non-porous material only.
5. Door sill supports that are plumb and in line from floor to floor.
6. Hoistway of sufficient height to allow for 6'-8" headroom clearance above lift platform surface when at the top landing.
7. Hoistway machine tower wall supports as necessary to bear the "tie-back" loads shown and located on the drawings. This support will be designed and approved by the architect, structural engineer, or owner's representative to proper engineering principles and standards. Garaventa bears NO RESPONSIBILITY for the design, construction or placement of rail wall blocking or supports.
8. Provide a clear area within the pit or "footprint" of the lift including additional space as required for the assembly of the equipment. The clear area must extend vertically for the entire height of the lift and clear headroom area above the lift.
9. Complete all walls and any finish patching and painting in areas surrounding the lift equipment which would not be accessible after lift assembly.
10. Provide lifting beam or bracket - where required.

PART II: GENERAL REQUIREMENTS

1. All wall patching, finishing or refinishing made necessary by the installation of any device or fixture in any wall, floor or ceiling surface.
2. Provide hoistway lighting with guard - to satisfy all applicable building codes. 5 FTC or 54 LUX minimum required throughout hoistway.
3. Installations without optional "in-fill" panels will require a small wall section to be built to fill open space between upper landing gates or doors and the building wall - after lift is in place.
4. Per code, sprinkler systems are not authorized in Lift/Elevator hoistways or pits. If contract drawings or the local authority requires sprinkler installation, DO NOT approve the lift shop drawings until this issue is resolved.

Quote #: 17695 - 01
Date: 1/23/2026
Expiration Date: 3/24/2026



Project Name: 16 Moreland St - Lot A
Address: 16 Moreland St
Somerville, MA 02145

5. Where power door openers are used, provide concealed wiring to remote located lift landing control stations. Coordinate location of remote call stations with Garaventa.
6. Placement of lift and doors to be situated in relation to other adjacent building elements to allow for full compliance with ADA and other national and state codes regulations. Garaventa bears no responsibility for building structures not associated with the lift or hoistway which may impede on clear floor space required for accessing the lift.
7. Provide for any and all items identified as "by others" on lift shop drawings.
8. Lift installation, and ALL associated construction items and accessories must be complete before lift inspection with state officials may be scheduled.
9. Provide attendant call system to obtain assistance for key operated lifts where required.
10. Some local and state jurisdictions may require two way communication to be installed on the lift platform. Any wiring for dedicated phone lines or intercoms to be provided by others.

PART III: ADDITIONAL ITEMS APPLICABLE TO LIFTS INSTALLED IN EXTERIOR AREAS

1. Lighting of lift area during all times of potential use.
2. Provide design and construction of pit or slab to include all drainage as needed to assure a dry pit under all conditions.
3. Support slab and area at entrances to be designed in compliance to applicable local building codes (extend below frost line to ensure slab will remain level and stable through all seasons).
4. Exterior rated, fused, lockable, heavy-duty electrical disconnect. Location to be coordinated with Garaventa's Project Manager, and shall be within sight of lift.
5. Attendant call system as required.
6. Provide wiring for any additional emergency signaling devices as required (telephone, intercom, additional alarm) to ensure that passengers inside the platform may signal for assistance at all times if needed. Consult Garaventa's sales staff for options and availability.
7. Provide additional electrical lines separate from main lift power source for ventilation equipment and lift mast heating.



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Federal St., 6th Floor
Boston, Massachusetts 02118

LAYLA R. D'EMILIA
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

NOTICE OF ACTION

Docket Number **V 25 237**

RE: Residential Building , 16 Moreland Street , Somerville

On December 18, 2025 the Architectural Access Board received an application submitted by Doug Anderson. This application and all attached documentation were reviewed by the Board on January 12, 2026. At that meeting, the Board voted as follows:

#	Section	Result
1	9.5.4	CONTINUED to request Petitioner provide the Board with: cost estimate for the lift at 16 Moreland Street
2	10.2	CONTINUED to request Petitioner provide the Board with: clarification on compliance with 521 CMR 22.2
3	43.3.2	GRANTED as proposed Language is included in lease specifying a tenant may request installation of a complaint sink, that said installation shall be completed within 30 days, and that the installation shall be at no cost to the tenant, and when Group 2A units become available for rent proper notice is given to the Massachusetts Rehabilitation Commission pursuant to MGL Ch. 151b Sec. 4..

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: January 14, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnello WT

Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 61

FOR MONDAY - January 12th HEARING - 16 Moreland Street Somerville V25-237 - response from Somerville Disability Commission

From Holly Simione <hsimione@mac.com>

Date Sun 1/11/2026 10:16 PM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

Cc Henning, Bill <bhenning@bostoncil.org>; kcomo@somervillema.gov <kcomo@somervillema.gov>; Michael Muehe <Mmuehe@bostoncil.org>; douglas.anderson@rimkus.com <douglas.anderson@rimkus.com>

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Dear Members of the Architectural Access Board,

On behalf of the Somerville Disability Commission, we are writing to provide comment on the variance application submitted for 16 Moreland Street in Somerville.

After reviewing the materials, the Commission does not believe that the applicant has met the standard required to justify a variance under the current Massachusetts Architectural Access Regulations (521 CMR).

First, the applicant has not demonstrated that compliance with the existing building code is technically infeasible. The application relies heavily on cost, market preference, and design choice, but it does not show that compliance with current 521 CMR requirements cannot be achieved. Economic considerations and reduced market value are not, by themselves, proof of technical infeasibility.

Second, the application repeatedly cites proposed or future changes to 521 CMR as justification for the design. These proposed changes are not currently in effect and therefore cannot be relied upon to justify noncompliance. The Architectural Access Board must evaluate this application using the building code that is currently adopted and enforceable, not draft or anticipated regulations.

Third, the application references compliance with the Fair Housing Act as support for the requested variances. The Commission would like to clarify that Fair Housing laws are not the Massachusetts building code. While federal Fair Housing requirements establish minimum standards, they do not replace or override Massachusetts accessibility requirements. Compliance with the Fair Housing Act does not demonstrate compliance with 521 CMR, nor does it establish impracticability under state law.

In addition, the Commission notes that the unit in question is a two-floor dwelling with almost identical square footage on each level. By stating that a person with a disability only needs access to what the applicant calls the "basic living spaces" on the accessible level, the application implicitly suggests that

people with disabilities are not entitled to access or live in all areas of a Group 1 unit. This framing is inconsistent with the intent of 521 CMR, which is to ensure equal access, dignity, and usability—not partial or conditional access.

The Commission also notes that the petitioner has not submitted compliant alternative designs. We respectfully request that the petitioner be required to provide revised drawings that fully comply with current 521 CMR and clearly demonstrate accessibility, including but not limited to:

- Interior dimensions,
- Required turning radii,
- Reach ranges,
- Under-cabinet sink plumbing projections and
- Other features required in all Group 1 units.

The Commission further observes that the architectural plans state “kitchen design by owner.” This language does not ensure that the kitchen will meet the Group 1 adaptable kitchen requirements under 521 CMR. Accessibility requirements cannot be deferred or left to future owner decisions; they must be designed, shown, and enforceable at the time of permitting and review.

Additionally, the washer and dryer are shown on the basement level. In a Group 1 unit, laundry facilities must be accessible on the accessible level. This includes not only location, but also clear floor space, required reach ranges, and the direction in which appliance doors open and close. Locating laundry facilities in an inaccessible basement level does not meet current 521 CMR requirements.

At present, the Commission does not see designs that include a compliant exterior ramp, a clearly identified and feasible location for a vertical lift or elevator, or other code-compliant means of providing full access between levels. In addition, the proposed side entrance that is cited as an alternative accessible route does not include drawings showing the required width, slope, landings, or other dimensional information necessary to determine whether it complies with 521 CMR. Without this information, the Board cannot evaluate whether the proposed entrance is accessible.

In summary, the Somerville Disability Commission finds that:

- The applicant has not proven technical infeasibility under current 521 CMR;
- The application improperly relies on future or proposed code language that is not in effect;
- References to Fair Housing Act compliance do not substitute for compliance with Massachusetts accessibility regulations; and
- The submitted design does not demonstrate full, dignified, and code-compliant accessibility for people with disabilities.

For these reasons, the Commission urges the Architectural Access Board to apply the current Massachusetts Architectural Access Regulations as written and to require revised, fully compliant designs.

Thank you for the opportunity to submit these comments.

Sincerely,
Somerville Disability Commission

Variance application - 16 Moreland Street, Somerville

From Stolt, Sarah <sarah.stolt@rimkus.com>

Date Thu 12/18/2025 2:27 PM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>;
isd@somervillema.gov <isd@somervillema.gov>; ada@somervillema.gov <ada@somervillema.gov>; Henning,
Bill <bhenning@bostoncil.org>

Cc Anderson, Doug <douglas.anderson@rimkus.com>

 1 attachment (9 MB)

16 Moreland, MAAB Submittal 20251218.pdf;

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Please find the MAAB variance application for 16 Moreland Street in Somerville attached. The \$50 application fee is being mailed.

Thank you,
Sarah



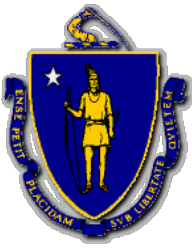
Sarah Stolt

Associate II

sarah.stolt@rimkus.com | rimkus.com

313 Congress St, 2nd Floor, Boston, MA 02210

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**Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board**

1000 Washington St., Suite 710 • Boston • MA • 02118
V: 617-727-0660 • www.mass.gov/aab

Docket Number

(Office Use Only)

APPLICATION FOR VARIANCE

INSTRUCTIONS:

- 1) Answer all questions on this application to the best of your ability.
 - a. Information on the Variance Process can be found at:
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
 - a. Compliance is technologically infeasible, or
 - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
 - a. Local Building Department,
 - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
 - c. The Independent Living Center (ILC) for your area.
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
 - a. Electronic:
 - i. Applications should be sent via email to william.joyce@mass.gov & molly.griffin@mass.gov.
 - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
 - iii. The application and all attachments must be in .pdf format
 - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
 - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
 - b. Physical
 - i. Applications should be sent to the mailing address listed above and must include:
 1. The completed application and all attachments.
 2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

3. The completed and signed Service Notice.
 4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
 - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

16 Moreland Street, Somerville, MA

2. State the name and address of the owner of the building/facility:

Elan Sassoon
SMT Development
PO Box 610312
Newton, MA 02461

E-mail: sassoonelan@yahoo.com

Telephone: (305) 206-2971

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

Please see attached.

4. Total square footage of the building/facility: 4,700

Per floor: 1,175

a. Total square footage of tenant space (if applicable): _____

5. What was the original year of construction for the building/facility: _____?

6. Check the nature of the work performed or to be performed:

☒

New Construction

☐

Addition

☐

Reconstruction/Remodeling/Alteration

☐

Change of Use

7. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

Please see attached.

8. Is the building or facility historically significant? ☐ Yes ☐ No

a. If yes, check one of the following and indicate date of listing:

☐

National Historic Landmark

☐

Listed individually on the National Register of Historic Places

☐

Located in a Registered Historic District

☐

Listed in the State Register of Historic Places

☐

Eligible for listing

(In which registry?)

b. If you checked any of the above **and** your variance request is primarily based upon the historical significance of the building, you *must* complete the ADA Consultation Process of the [Massachusetts Historical Commission](#), located at 220 Morrissey Boulevard, Boston, MA 02125.

9. Which section(s) of the Board's Jurisdiction (see *Section 3 of the Board's Regulations*) has been triggered?

2.6 ☐ 3.2 ☒ 3.3.1(a) ☐ 3.3.1(b) ☐ 3.3.2 ☐ 3.3.4 ☐ 3.4 ☐

10. List **all** building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(Use additional sheets if necessary.)

11. List the anticipated construction cost for any work not yet permitted or for any relevant work which does not require a permit:

\$ 1,200,000.00

12. Has a certificate of occupancy been issued for the facility? ☐ Yes ☐ No

If yes, state the date it was issued: _____

13. To the best of your knowledge, has a complaint ever been filed with the AAB on this building or facility relative to accessibility? ☐ Yes ☐ No

a. If so, list the AAB docket number of the complaint _____

14. For existing buildings or facilities, state the actual assessed valuation of the **BUILDING/IMPROVEMENTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located: _____

Is the assessment at 100%? ☐ Yes ☐ No

If not, what is the town's current assessment ratio? 0.00%

15. State the phase of design or construction of the facility as of the date of this application:
Under Design

Please list specific technical sections, not 521 CMR 3.

Request #1

Section(s) for which you are seeking relief: 9.5.4Are you seeking temporary relief: ☐ Yes ☐ No

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Please see attached.

Types of Attachments for this Request:

- ☒ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #2

Section(s) for which you are seeking relief: 10.2Are you seeking temporary relief: ☐ Yes ☐ No

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Please see attached.

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #3

Section(s) for which you are seeking relief: 28.12.1

Are you seeking temporary relief: ☐ Yes ☐ No

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Please see attached.

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

Request #4

Section(s) for which you are seeking relief: 43.3.2

Are you seeking temporary relief: ☐ Yes ☐ No

If yes, what date do you propose to be in compliance by: _____?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

Types of Attachments for this Request:

- ☐ Floor/Site Plans, ☐ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☐ Other(s): _____

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

Daniel Martinez
KDI Architecture
17 Ivaloo Street #400
Somerville, MA 02143

E-mail: dmartinez@kdiarch.com

Telephone: (617) 591-8682

18. State the name and address of the building inspector responsible for overseeing this project:

Nicholas Antanavica, Director of ISD
1 Franey Road
Somerville, MA 02145

E-mail: isd@somervillema.gov

Telephone: (617) 625-6600

I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT

Date: 12/18/25



Signature of owner or authorized agent *(required)*

PLEASE PRINT:

Doug Anderson

Name

C3/Rimkus

Organization *(If Applicable)*

313 Congress Street

Address

Address 2 *(optional)*

Boston, MA 02210

City/Town

State

Zip Code

danderson@c3boston.com

E-mail

(617) 330-9390

Telephone

SERVICE NOTICE

I, Doug Anderson, as Consultant
(Name) (Relationship to the applicant)

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Albert Bargoot 1 Franey Rd. Somerville, MA 02145	Email abargoot@somervill ema.gov	12/18/25
2 Local Commission on Disability (If Applicable)	Adrienne Pomeroy, ADA Coordinator Somerville Commission for Persons with Disabilities	email apomeroy@somervi llema.gov	3/31/26
3 Independent Living Center	Bill Henning, BCIL 60 Temple Place, 5th Floor, Boston, MA 02111	email bhenning@bostonci l.org	3/31/26


Signature

3/31/26
Date

December 18, 2025
16 Moreland Street, Somerville, MA

Building Overview

The project is new construction of two (2) three-story apartment buildings. Both buildings provide three (3) dwelling units each; the ground floor unit extends to a finished basement. All floors are connected by a single stairwell without an elevator.



Requested Variance #1: 521 CMR 9.5.4 Accessible Route

Requirement: 521 CMR 9.5.4: *A continuous accessible route shall be provided to all spaces within a dwelling unit.*

Request:

We are requesting approval of a variance to not initially provide an accessible route between the lower and upper levels of the Group 1 multi-story Unit 1 (split between the basement and first floor). The upper level of the multi-story unit is on an accessible route, served by an accessible entrance to the building.

The adapted design includes all basic living spaces on the entry/accessible level; kitchen, living room, a bedroom and a bathroom.

The configuration of the multi-story unit complies with proposed MAAB changes. Per the proposed change of 521 CMR 34.3, an accessible route is not required to connect the stories of a multi-level dwelling unit provided that accessible features such as a bathroom, bedroom, and kitchen are provided on the entry level.

521 CMR 34.3 (PROPOSED) TYPE B DWELLING UNITS *In new and existing buildings, that are for rent, hire, lease or sale and that are equipped with an elevator, all dwelling units must be constructed as Type B Dwelling Units, except those covered in 521 CMR 34.4, Type A and Accessible Dwelling Units. Type B dwelling units must comply with 521 CMR 34.5, Dwelling Unit Interiors, and 521 CMR 42.00: TYPE B BATHROOMS, 521 CMR 43.00: TYPE B KITCHENS, and 521 CMR 46.00: TYPE B BEDROOMS.*

Exception: Townhouses and Multi-Story Units: An accessible route shall not be required to connect stories if the accessible features, per 521 CMR 34.3, Type B Dwelling Units, are provided at the entry level of the unit. (emphasis added).

The proposed configuration is also compliant with FHA requirements.

Impracticability:

It would be an excessive cost without substantial benefit to persons with disabilities to initially provide vertical transportation within the dwelling unit. The construction cost is approximately \$600,000 for each building (total \$1.2 mil); three vertical lifts would cost approximately \$100,000 to install.

Installing the vertical lift would also reduce the available floor space in the unit, reducing the market value and desirability.

There is no substantial benefit to providing a lift because all main living areas (living room, kitchen, bedrooms, bathrooms) are located on the upper level, on an accessible route.

Mitigation:

We propose the following:

- Other than the lower level not being on an accessible route, both levels of the duplex unit will comply with 521 CMR Group 1 requirements.
- The upper level of the duplex units will be on an accessible route and will contain a kitchen, living room, bedroom, and a bathroom.
- If a lift were to be installed, the unit is each designed to facilitate installation of the lift with removable floor framing.

This proposed mitigation would be in compliance with the proposed updates to MAAB Section 34.3. The proposed configuration is also compliant with the requirements of the Fair Housing Act.

Requested Variance #2: 521 CMR 10.2

Requirement:

521 CMR 10.2 Accessible Routes: *There shall be an accessible route at least 36 inches (36" = 914mm) wide connecting accessible parking, accessible entrances, public and common use spaces, and dwelling units.*

Impracticability:

In lieu of an interior vertical lift, a separate accessible side entrance is proposed to provide direct access to Unit 1. While the front entrance is accessible, there will not be an accessible route once inside the building; an interior ramp is not feasible due to lost square footage of floor area and resultant loss of income; a variance is warranted excessive cost without substantial benefit to persons with disabilities. The side entrance, with a sloped walkway to this new side entrance from the sidewalk, is proposed as the accessible entrance into Unit 1, the only unit required to be accessible.

Requested Variance #3: 521 CMR 43.3.2, Group 1 Sink Depth

Requirement:

521 CMR 43.3.2: *Kitchen sinks shall not exceed 6.5" in depth.*

Request:

We are requesting approval of a variance to allow a sink depth up to 8" (total depth from top of counter is 9") in both Group 1-unit types. Building management will have the ability to adapt the sink depth at the request of residents in both units.

Marketing Advantage of a Deeper Sink:

Owner and marketing experience demonstrate that deeper sinks are preferred by buyers. The increased depth provides for more comfortable cleaning and washing up, is capable of holding more items, and better facilitates the filling of bottles, vases, and other tall containers. When presented with a choice, most buyers would prefer the deeper sink, and would want their sink replaced if a shallow sink is initially installed. Providing 6.5" deep sinks would affect the marketability of the unit.

Modification of a 6.5" Deep Sink to a Deeper Sink:

If 6.5" deep sinks are initially installed in both Group 1 units, this will become a significant marketing challenge. Most buyers would want to change the sinks to a deeper sink. In this case, most of the shallower sinks will have to be removed and discarded. Alternatively, if deeper sinks are installed initially, fewer sinks would be replaced causing less waste.

Estimated Cost of Sinks:

Initial construction cost for the sinks:

- 5.5" deep sink \$300 (before labor)
- 8" deep sink \$500 (before labor)

The initial construction cost is not the reason for this variance request. It is the developer's desire to be responsive to market demand that drives this request.

Estimated Cost to Replace Sinks:

The cost difference per sink unit is \$200. However, the replacement of an 8" deep sink with a 5.5" deep sink (or vice versa) is estimated at \$1,000 when labor and other materials are included. The

cost may increase due to the replacement of the countertop if the two sinks do not share the same countertop undermount cutout profile. A majority would prefer the deeper sink.

Mitigation:

By following the adaptability intent stated in 523 CMR 43.1, we propose the following adaptability procedure:

- Deeper kitchen sinks will be initially installed in the Group 1 unit.
- Plumbing is installed to facilitate installation of shallow or deep sinks that will allow them to be replaced by shallower sinks if desired. Upon request, management will install a compliant 6.5" deep sink at no cost to the occupant.

<https://rimkus.sharepoint.com/sites/100325593/Shared Documents/3 Deliverables/MAAB Variance/16 Moreland, Somerville, Variance Attachment.docx>

ARCHITECTURAL DRAWING LIST (PRIMARY - A)		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
AA-000	COVER SHEET	12/4/2025
1-Civil		
C-1	EXISTING CONDITIONS PLAN	06/13/25
C-2	SITE PLAN	06/13/25
C-3	DETAIL SHEET	06/13/25
C-4	DETAIL SHEET	06/13/25
C-5	LOT SPLIT PLAN OF LAND	04/17/25
2-Landscape		
L-1	LANDSCAPE PLAN	06/27/25
3-Architectural		
A-001	GENERAL NOTES & ABBREVIATIONS	12/4/2025
AA-010	CODE REVIEW & EGRESS CALCULATIONS	12/4/2025
AA-011	HOME ENERGY RATING CERTIFICATE	12/4/2025
A-012	ADDRESS PLAN DIAGRAM	12/4/2025
AA-020	ARCHITECTURAL SITE PLAN	12/4/2025
AA-021	AREA PLANS	12/4/2025
AA-100	FOUNDATION PLAN	12/4/2025
AA-101	BASEMENT & FIRST FLOOR PLAN	12/4/2025
AA-102	SECOND,THIRD & ROOF FLOOR PLAN	12/4/2025
AA-200	REFLECTED CEILING PLANS	12/4/2025
AA-300	BUILDING ELEVATIONS	12/4/2025
AA-400	LOT A - TRIPLE DECKER - LONGTUDINAL SECTION	12/4/2025
A-500	SECTION DETAILS	12/4/2025
A-520	TYPICAL SLOPED ROOF DETAILS	12/4/2025
A-630	TYPICAL ROOF DETAILS	12/4/2025
AA-700	STAIR PLANS AND SECTIONS	12/4/2025
A-710	STAIR DETAILS	12/4/2025
AA-900	DOOR & WINDOW SCHEDULE - LOT A	12/4/2025
A-910	PARTITION TYPES	12/4/2025
4-Structural		
SA-000	GENERAL NOTES / SCHEDULES	06/23/25
SA-100	FOUNDATION PLAN	06/23/25
SA-101	FIRST / SECOND FLOOR FRAMING PLANS	06/23/25
SA-102	THIRD FLOOR / ROOF FRAMING PLANS	06/23/25
SA-103	STAIR ROOF / ROOF DECK FRAMING PLANS	06/23/25
SA-200	FOUNDATION DETAILS	06/23/25
SA-201	FOUNDATION DETAILS	06/23/25
SA-202	FRAMING DETAILS	06/23/25
SA-203	FRAMING DETAILS	06/23/25
SA-300	SHEAR WALL PLANS	06/23/25
SA-301	SHEAR WALL DETAIL / ELEVATION	06/23/25

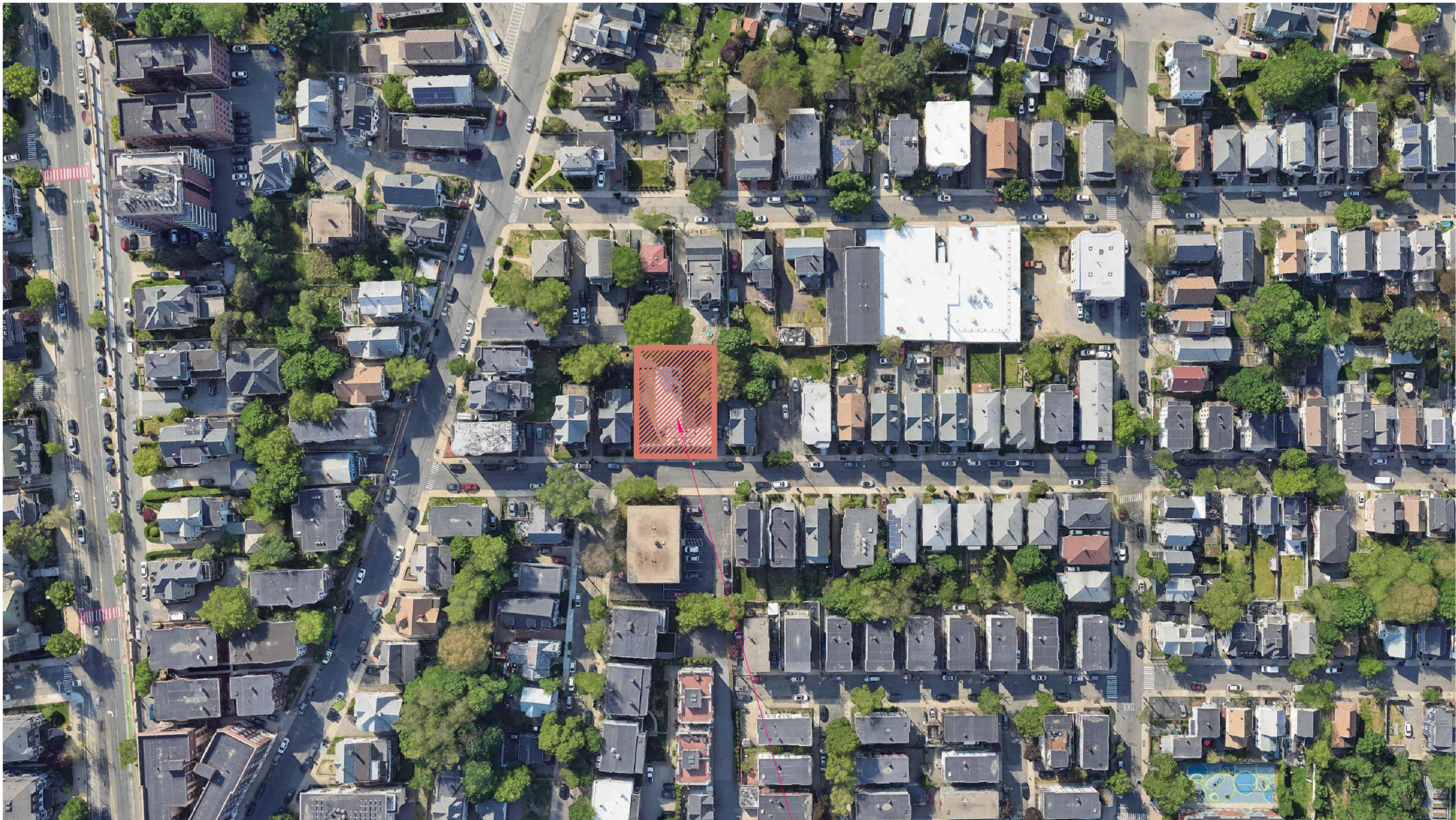
ARCHITECTURAL DRAWING LIST (PRIMARY - A)		
Sheet Number	Sheet Name	Sheet Issue Date
5-Mechanical		
H1	BASEMENT, 1ST & 2ND FLOOR AA HVAC PLANS	06/23/25
H2	3RD FLOOR & ROOF AA HVAC PLANS	06/23/25
H7	HVAC NOTES	06/23/25
H8	HVAC SCHEDULES	06/23/25
H9	HVAC DETAILS	06/23/25
H10	HVAC DETAILS	06/23/25
H11	HVAC DETAILS	06/23/25
6-Electrical		
E-1	BASEMENT, 1ST & 2ND FLOOR AA POWER PLANS	06/23/25
E-2	3RD FLOOR & ROOF AA POWER PLANS	06/23/25
E-7	BASEMENT, 1ST & 2ND FLOOR AA LIGHTING PLANS	06/23/25
E-8	3RD FLOOR & ROOF AA LIGHTING PLANS	06/23/25
E-13	ELECTRICAL LEGEND / NOTES	06/23/25
E-14	ELECTRICAL RISER / NOTES	06/23/25
E-15	ELECTRICAL SCHEDULES & CALCS	06/23/25
7-Plumbing		
P-0	UNDERGROUND & RADON AA PLUMBING FLOOR PLANS	06/23/25
P-1	BASEMENT, 1ST & 2ND FLOOR AA PLUMBING PLANS	06/23/25
P-2	3RD FLOOR & ROOF AA PLUMBING PLANS	06/23/25
P-8	PLUMBING NOTES	06/23/25
P-9	PLUMBING SCHEDULES	06/23/25
P-10	PLUMBING DETAILS	06/23/25
P-11	PLUMBING DETAILS	06/23/25
P-12	PLUMBING RISERS	06/23/25
8-Fire Protection		
FP-1	AA FIRE PROTECTION FLOOR PLANS	06/23/25
FP-2	AA FIRE PROTECTION FLOOR PLANS	06/23/25
FP-3	AA FIRE PROTECTION NOTES	06/23/25
FP-4	AA FIRE PROTECTION DETAILS	06/23/25
9-Fire Alarm		
FA-1	BASEMENT, 1ST & 2ND FLOOR AA FIRE ALARM PLANS	06/23/25
FA-2	3RD FLOOR & ROOF AA FIRE ALARM PLANS	06/23/25
FA-7	FIRE ALARM RISER / NOTES	06/23/25



PROJECT: MORELAND STREET RESIDENCES

PROJECT ADDRESS:
16 MORELAND STREET
SOMERVILLE, MASSACHUSETTS 02145

LOCUS MAP



PROJECT LOCATION



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

LANDSCAPE ARCHITECT
MARC MAZZARELLI
ASSOCIATES LLC
ADDRESS:
284 CONCORD AVENUE
CAMBRIDGE, MA 02138

HERS RATER
HOME ENERGY
EFFICIENCY CONSULTANTS
ADDRESS:
68 SOUTH ST.
FRAMINGHAM, MA 01702

OWNER
SMT DEVELOPMENT
ADDRESS:
P.O. BOX 610312
NEWTON, MA 02461

CIVIL ENGINEER
MARCHIONDA
& ASSOCIATES , L.P.
ADDRESS:
162 MONTVALE AVENUE, SUITE 1
STONEHAM, MA 02180

MEP / FA / FP ENGINEER
ZADE ENGINEERING LLC.
ADDRESS:
1 BILLINGS ROAD, SUITE 306
QUINCY, MA 02171

SURVEYOR
MARCHIONDA
& ASSOCIATES, LP
ADDRESS:
62 MONTVALE AVENUE, SUITE 1
STONEHAM, MA 02180

STRUCTURAL ENGINEER
TLH CONSULTING, INC.
ADDRESS:
3 SURVEY CIRCLE, UNIT 2
BILLERICA, MA 01862

PROJECT NAME
**MORELAND STREET
RESIDENCES**
PROJECT ADDRESS
16 MORELAND ST,
SOMERVILLE MA 02145
CLIENT
SMT DEVELOPMENT

ARCHITECT



KDI
ARCHITECTURE

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

CONSULTANTS:

THIS PROJECT IS CONTROLLED
CONSTRUCTION: G.C. TO CONTACT
ARCHITECT AT COMMENCEMENT OF
WORK TO COORDINATE
CONSTRUCTION OBSERVATIONS.

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REGISTRATION



Project number	25006
Date	12/4/2025
Drawn by	DM, KC
Checked by	TC
Scale	

REVISIONS		
No.	Description	Date

COVER SHEET

AA-000

MORELAND STREET
RESIDENCES

AB-78

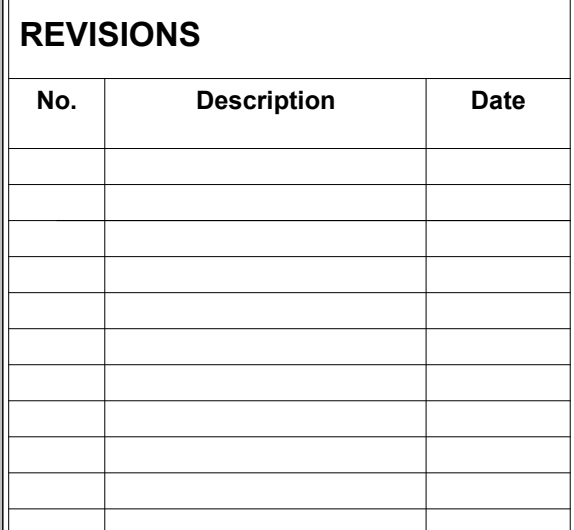
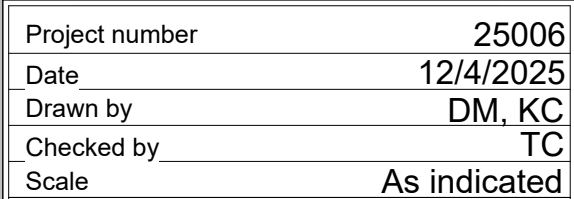
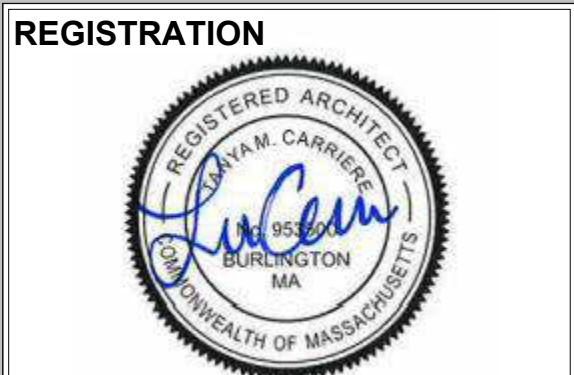
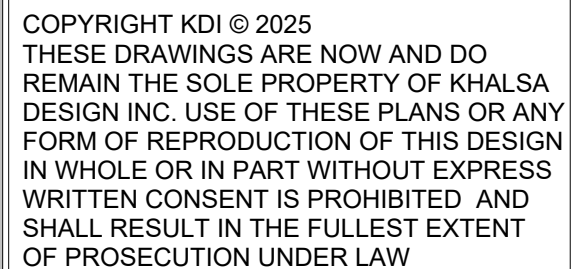
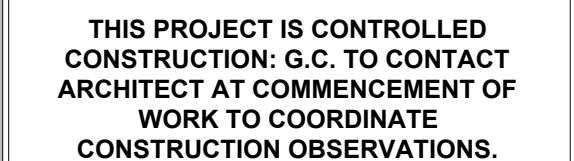
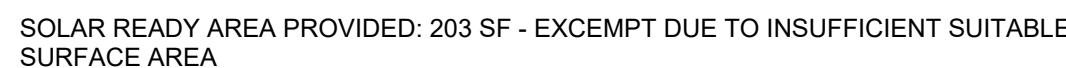
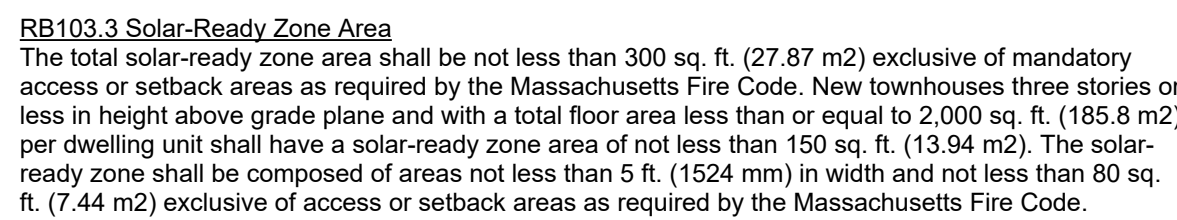
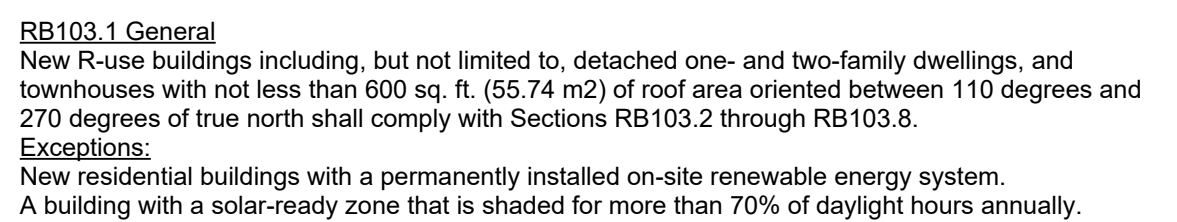
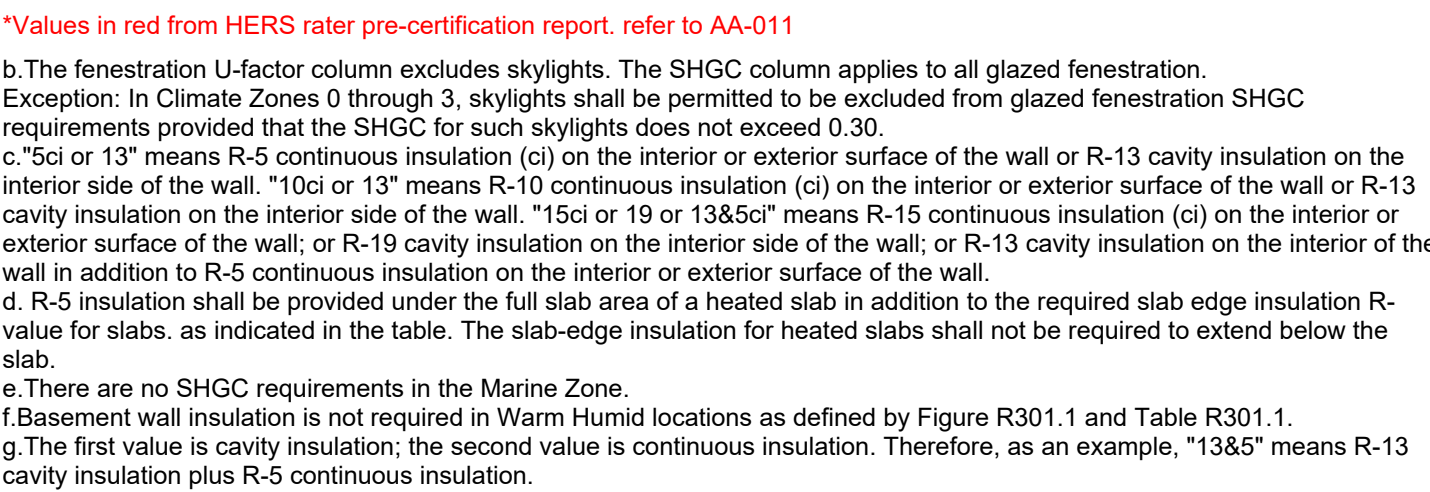
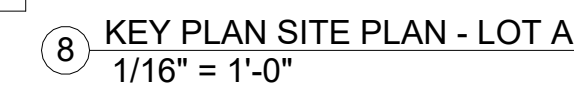
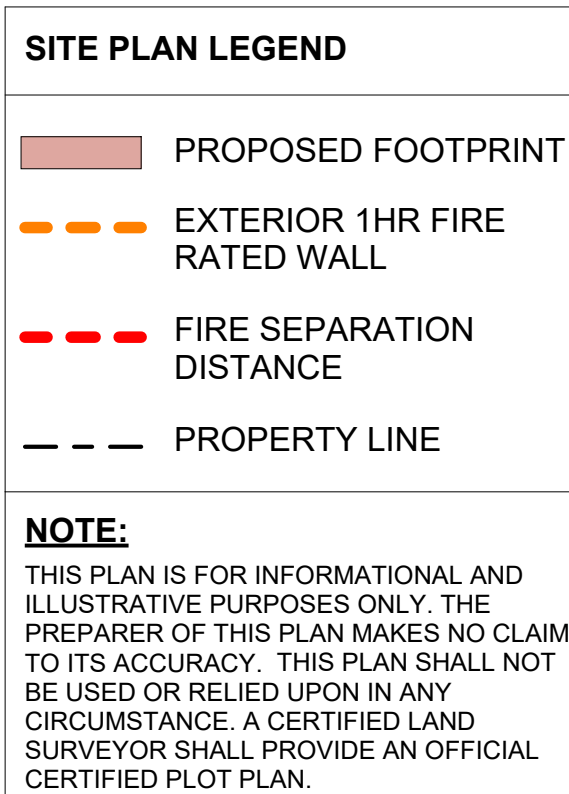
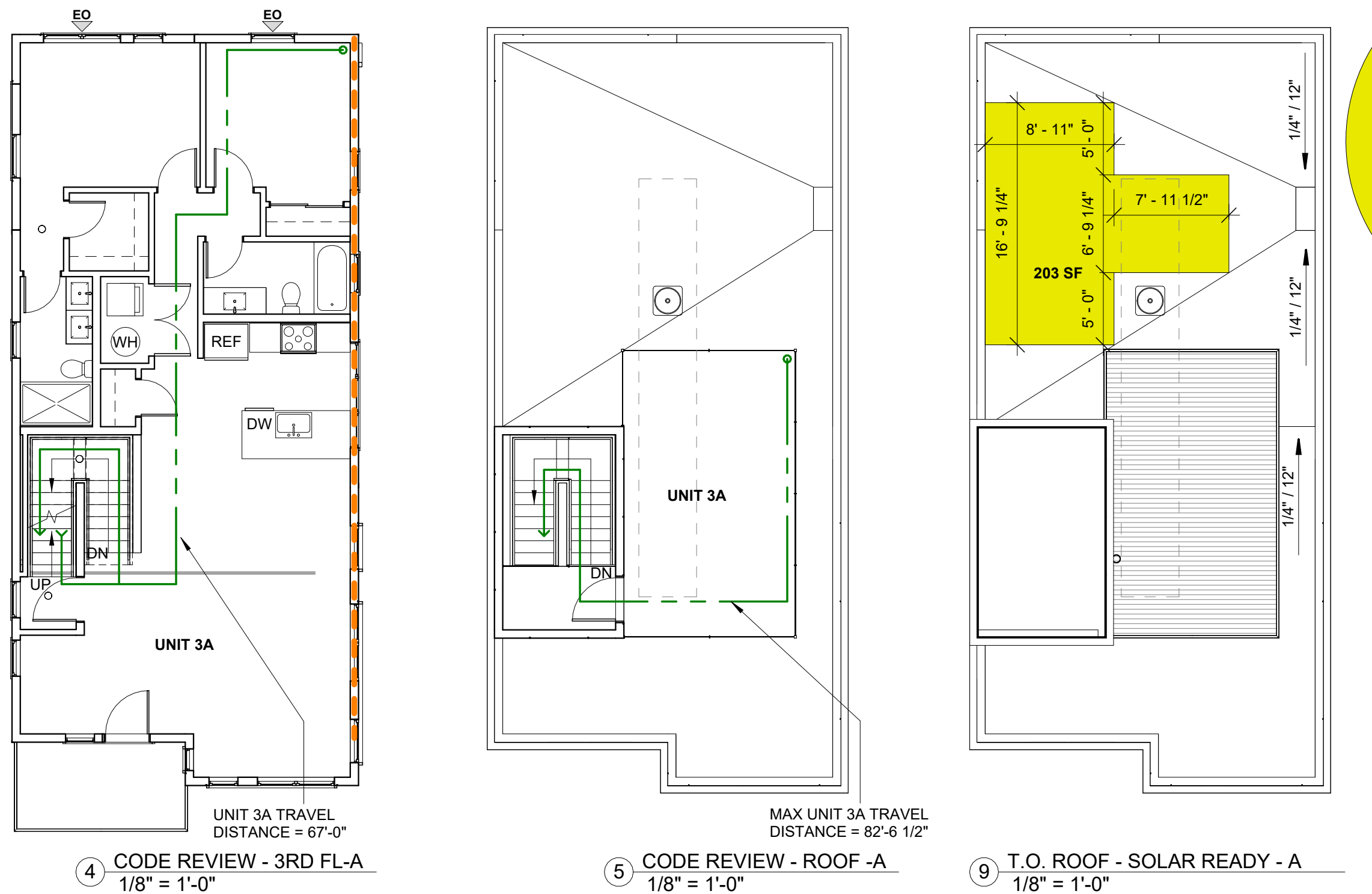
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			CL	CLASS	EMERG	EMERGENCY	FTSTOP	FIRE STOPPING											
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			CLM	CLEAR	ENTR	ENTRANCE	FTT	FOOTING											
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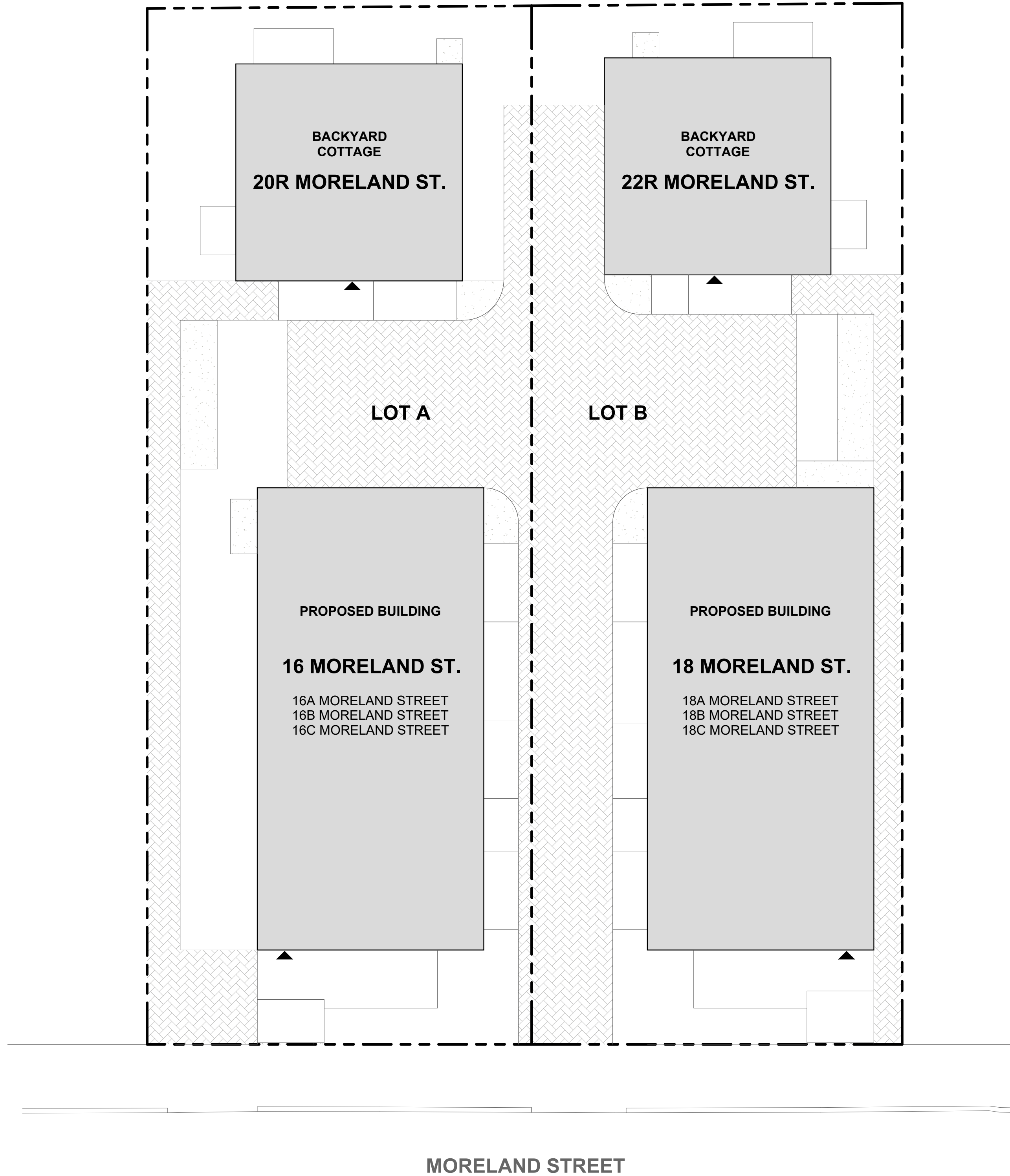
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	REVISION NUMBER		EXTERIOR ELEVATION NUMBER
	PARTITION TYPE		INTERIOR ELEVATION KEY
	CASEWORK TYPE		ROOM/SPACE NUMBER
	INTERIOR WINDOW TYPE		DOOR NUMBER
	WINDOW TYPE		SEALANT AND BACKER ROD JOINT
	COLUMN REFERENCE GRID		DASH AND DOT CENTER LINE
	BUILDING SECTION REFERENCE DRAWING NUMBER		DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES
	WALL SECTION REFERENCE DRAWING NUMBER		
	SECTION DETAIL REFERENCE DRAWING NUMBER		
	DIMENSION LINE		
	BREAK LINE TO BREAK OFF PARTS OF A DRAWING		
	DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND		

EARTH		EARTH/ COMPACT FILL		POROUS FILL/ GRAVEL
CONCRETE		CONCRETE		SAND MORTAR
MASONRY		BRICK		CONCRETE MASONRY UNIT
STONE		RUBBLE		MARBLE
METAL		STEEL/IRON		ALUMINUM
WOOD		WOOD SHIM		CONTINUOUS BLOCKING
		PLYWOOD		FINISH
GLASS		GLASS		GLASS BLOCK
INSULATION		BATT/ LOOSE FILL		RIGID
		FIRE SAFING		
FINISHES		GYPSUM WALL BOARD		ACOUSTICAL TILE

1. GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
3. CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY : WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS : THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES /DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT. TILE, WOOD TRIM, VWC, OR PANELING.
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E. : TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1in WITH A FLAME SPREAD RATING OF 0 TO .25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

MORELAND STREET
RESIDENCES





1 ADDRESS PLAN DIAGRAM
1/8" = 1'-0"

PROJECT NAME

MORELAND STREET
RESIDENCES

PROJECT ADDRESS

16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT

SMT DEVELOPMENT

ARCHITECT



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

TELEPHONE: 617-591-8682

CONSULTANTS:

THIS PROJECT IS CONTROLLED
CONSTRUCTION: G.C. TO CONTACT
ARCHITECT AT COMMENCEMENT OF
WORK TO COORDINATE
CONSTRUCTION OBSERVATIONS.

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REGISTRATION



Project number 25006
Date 12/4/2025
Drawn by DM, KC
Checked by TC
Scale 1/8" = 1'-0"

REVISIONS

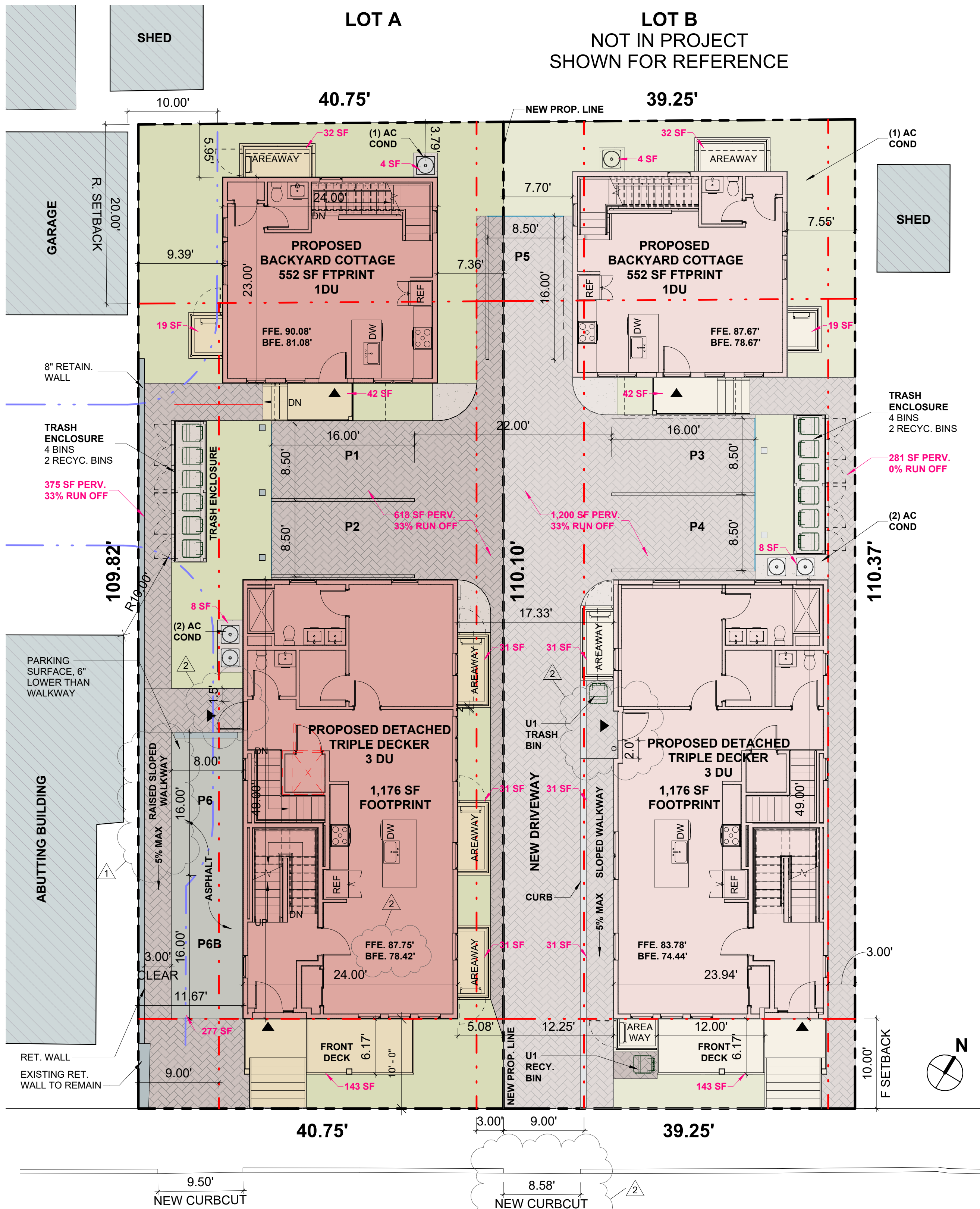
No.	Description	Date

ADDRESS PLAN
DIAGRAM

A-012

MORELAND STREET
RESIDENCES

KAB-81



1 SITE PLAN
1/8" = 1'-0"

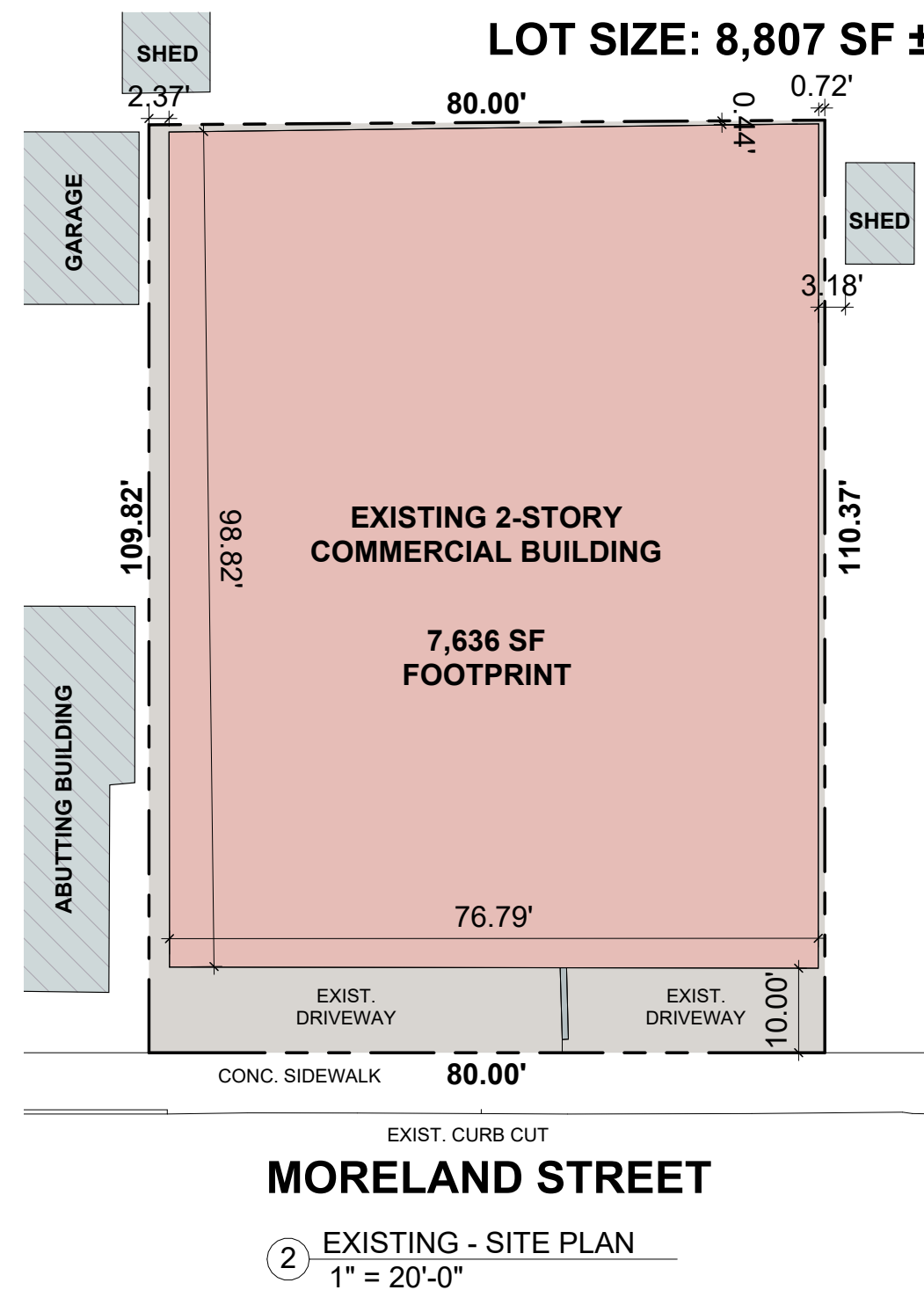
PROPOSED - LOT A		
IMPERV. SURFACES		
BUILDING FOOTPRINT	1,176 SF + 552 SF	1,728 SF
PORCHES & DECKS	143 SF + 42 SF	185 SF
AREAWAYS	32 SF + 31 SF + 31 SF + 31 SF + 19 SF	144 SF
CONCRETE SURFACES	8 SF + 4 SF + 261 SF	273 SF
RETAINING WALL	85 SF	85 SF
GRAND TOTAL: 2,415 SF		
PERVIOUS SURFACES		
PERV. PAVERS (33 RUN OFF)	326 SF + 618 SF	944 SF
	944 SF X 33% RUN OFF	312 SF IMPERV.
GRAND TOTAL: 2,549 SF		LOT SIZE: 4,480 SF

SITE PLAN LEGEND

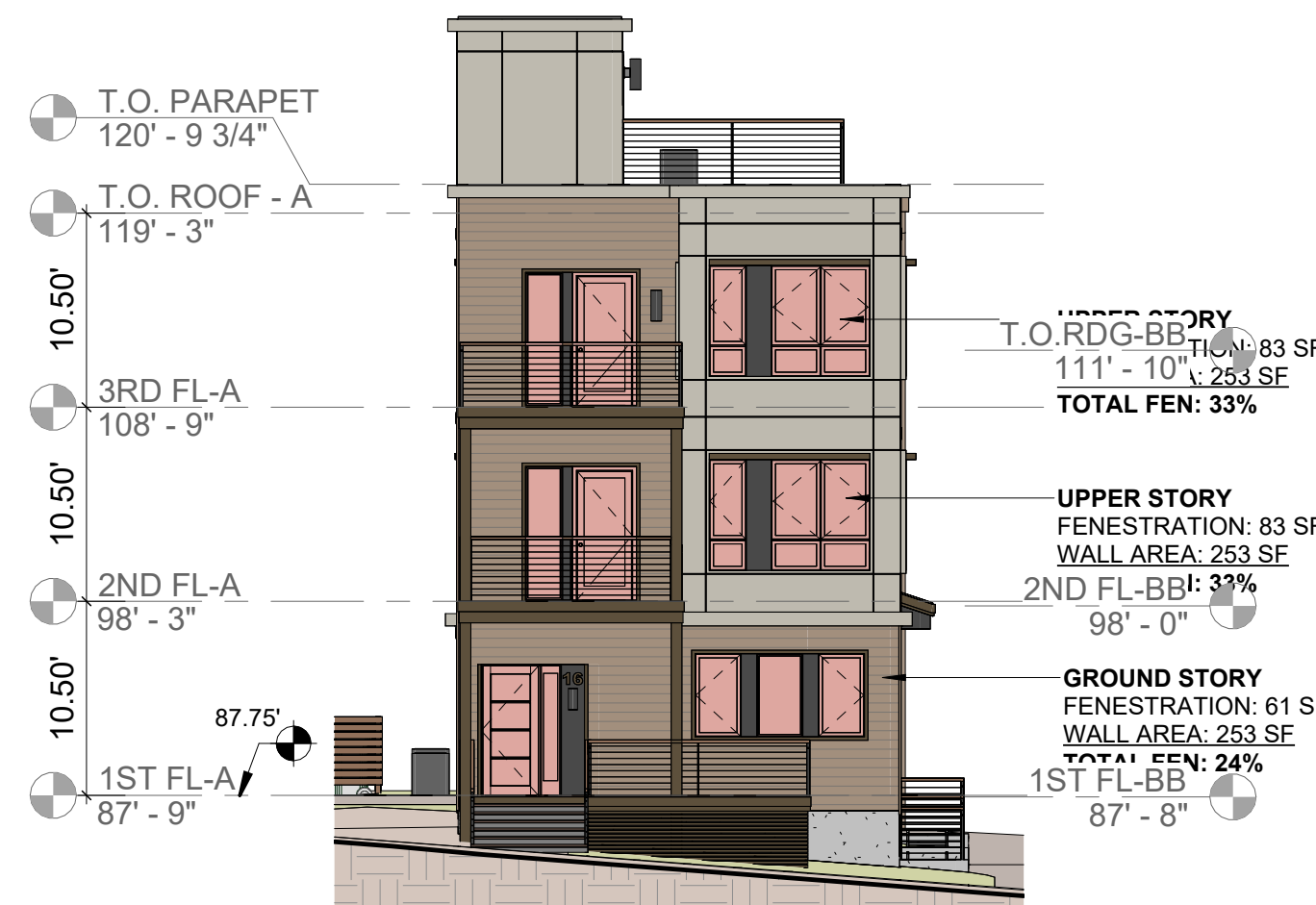
- EXISTING FOOTPRINT
- PROPOSED FOOTPRINT
- LANDSCAPE
- PAVERS
- REQUIRED SETBACKS
- 10.0' BLDG. SEPARATION

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.



LOT A - ZONING TABLE (NR)		ALLOWED / REQUIRED	EXISTING LOT	LOT A PROPOSED	COMPLIANCE
BUILDING TYPE		DETACHED TRIPLE DECKER	COMMERCIAL BLDG	DETACHED TRIPLE DECKER	COMPLIES
LOT DIMENSIONS					
LOT SIZE			8,807± SF	4,480± SF	
LOT WIDTH (MIN.)	FRONT DRIVEWAY ACCESS	36.00 FT	80.00 FT	40.75 FT	COMPLIES
	SIDE OR REAR DRIVEWAY ACCESS				
LOT DEVELOPMENT					
LOT COVERAGE (MAX.)		60%	100% / 8,807 SF	57% / 2,480 ± SF	COMPLIES
GREEN SCORE **					
MINIMUM		0.35		0.350	COMPLIES
IDEAL		0.40			
BUILDING SETBACKS					
PRIMARY FRONT (MIN. / MAX.)		10 FT / 20 FT	10.00'	10.00' (MORELAND ST)	COMPLIES
SECONDARY FRONT (MIN. / MAX.)		10 FT / 20 FT	N/A	N/A	
SIDE SETBACK (MIN.)		- FT	N/A	N/A	
FRONT DRIVEWAY ACCESS		3 FT	2.37' L / 0.72' R	11.67' L / 5.08' R	COMPLIES
SUM OF SIDE SETBACK (MIN.)	FRONT DRIVEWAY ACCESS	12 FT	3.09'	16.75'	COMPLIES
	SIDE OR REAR DRIVEWAY ACCESS	N/A	N/A	N/A	
REAR SETBACK		20 FT	0.44'	50.89'	COMPLIES
BLDG SEPARATION (MIN.)		10 FT	3.18'	10.00'	COMPLIES
PARKING SETBACKS					
PRIMARY FRONT SETBACK (MIN.)		20 FT	N/A	20.0' FT	COMPLIES
SECONDARY FRONT SETBACK (MIN.)		10 FT	N/A	N/A	
MAIN MASSING					
FACADE BUILD OUT (MIN.)		60%	96%	60 %	COMPLIES
WIDTH (MIN. / MAX.)		24 FT / 30 FT	76.79'	24.00 FT	COMPLIES
DEPTH (MIN. / MAX.)		36 FT / 50 FT	98.92'	49.00 FT	COMPLIES
GROUND STORY ELEVATION (MIN.)		2 FT	0'	2 FT	COMPLIES
NUMBER OF STORIES (MAX.)		3 STORIES	1.5'	3 STORIES	COMPLIES
ROOF TYPE		FLAT	FLAT	FLAT	COMPLIES
USE & OCCUPANCY					
DWELLING UNITS (MAX.)		3 DU	N/A	3 DU	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)		1/DU	N/A	1 / DU	COMPLIES
FACADE COMPOSITION					
GROUND STORY FENESTRATION (MIN/MAX)		15% / 50%	N/A	24%	COMPLIES
UPPER STORY FENESTRATION (MIN/MAX)		15% / 50%	N/A	33%	COMPLIES



3 FRONT ELEVATION - DIAG
1" = 10'-0"

PROJECT NAME
MORELAND STREET RESIDENCES

PROJECT ADDRESS
16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT
SMT DEVELOPMENT

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

CONSULTANTS:

REGISTRATION

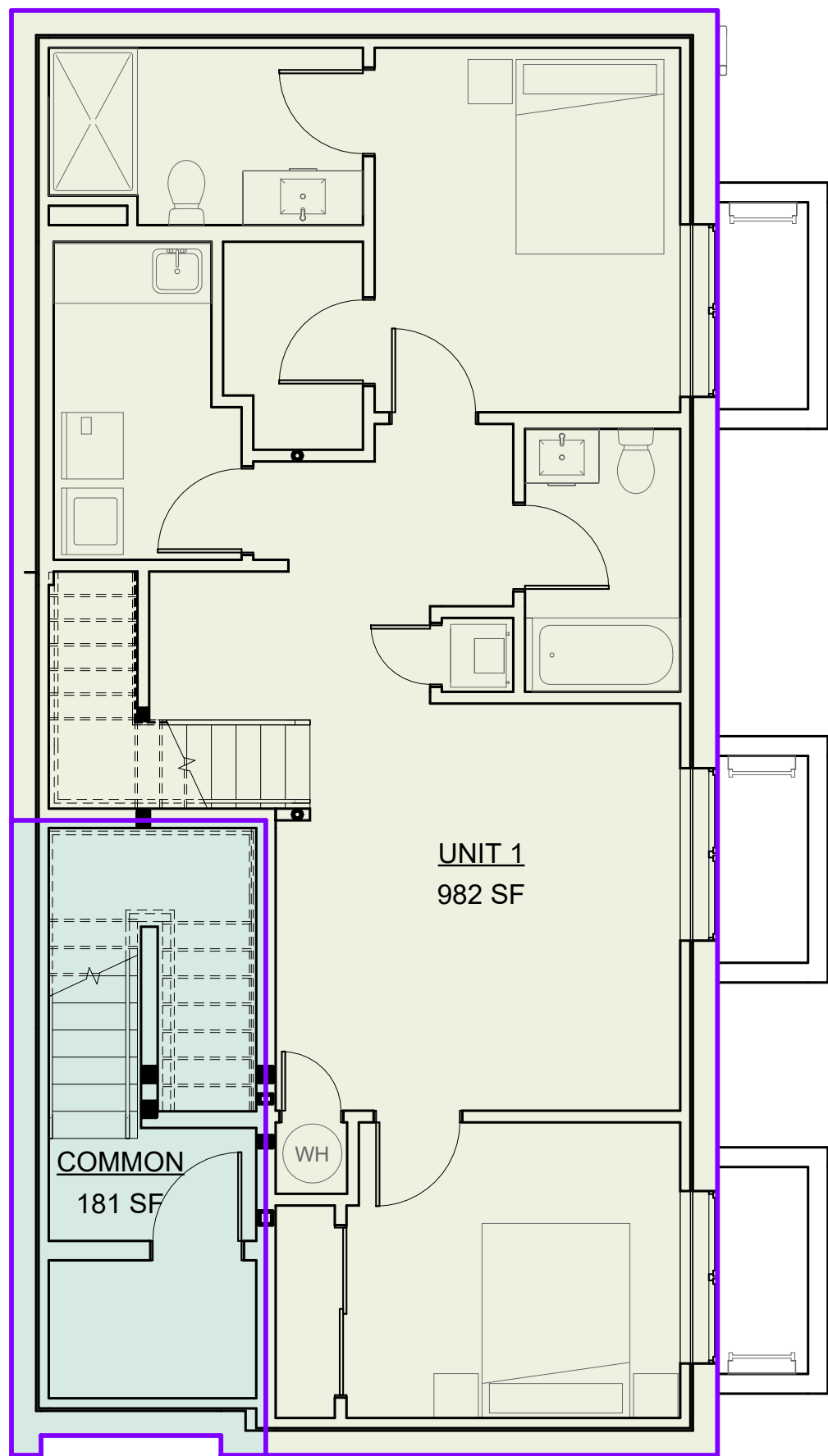
Project number	25006
Date	12/4/2025
Drawn by	DM, KC
Checked by	TC
Scale	As indicated

REVISIONS

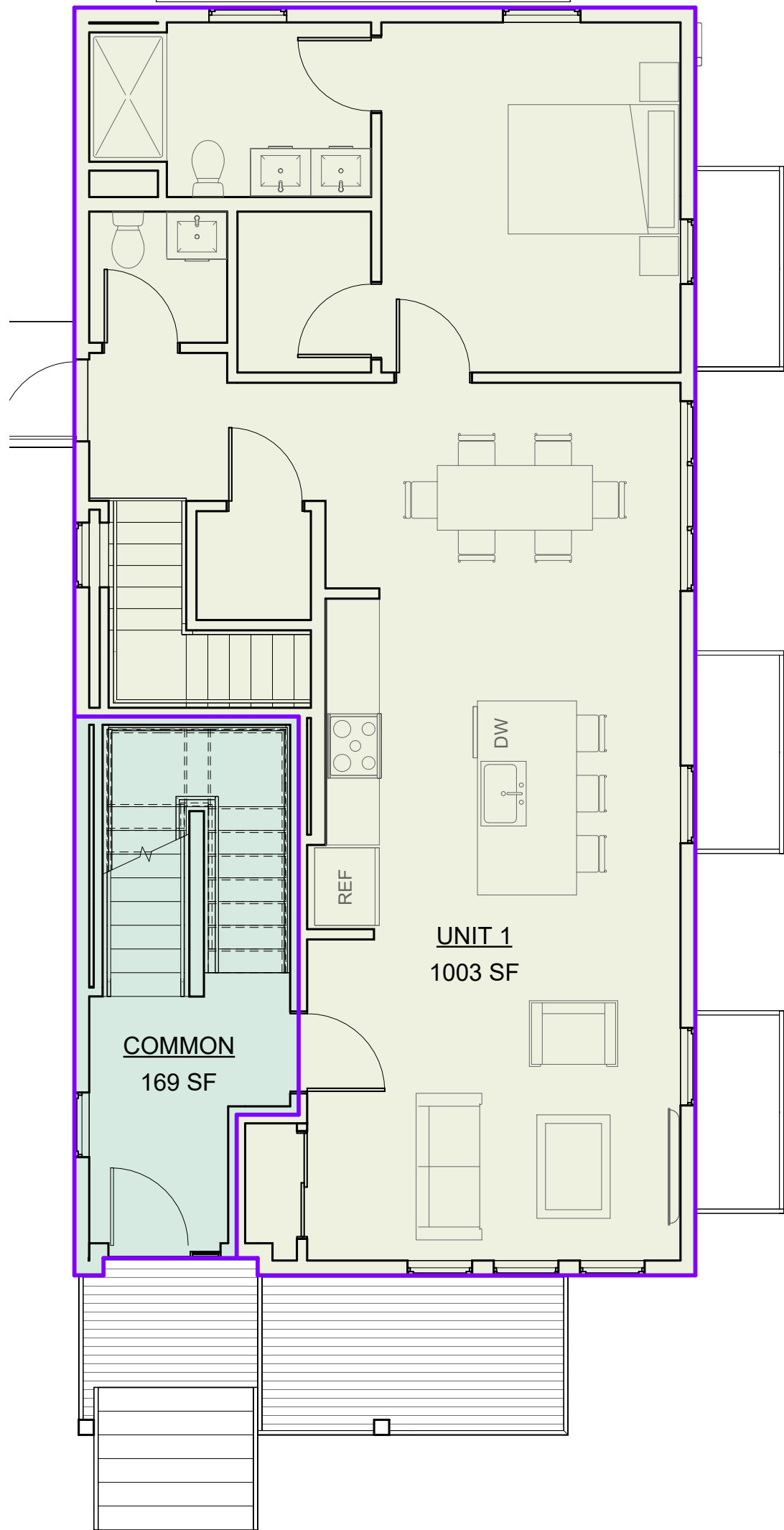
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2	ZONING REV 2	10/31/2025

ARCHITECTURAL SITE PLAN

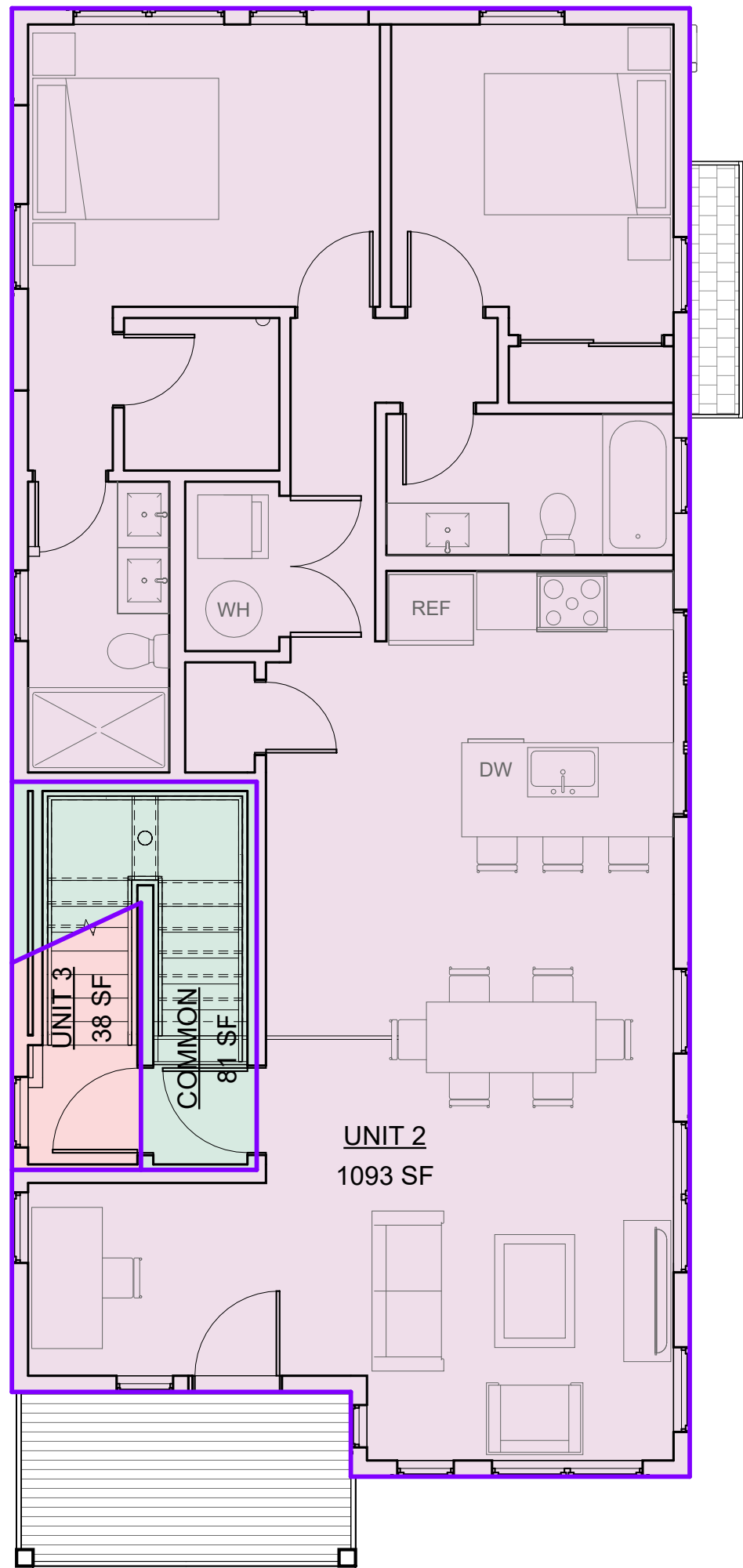
AA-020
MORELAND STREET RESIDENCES



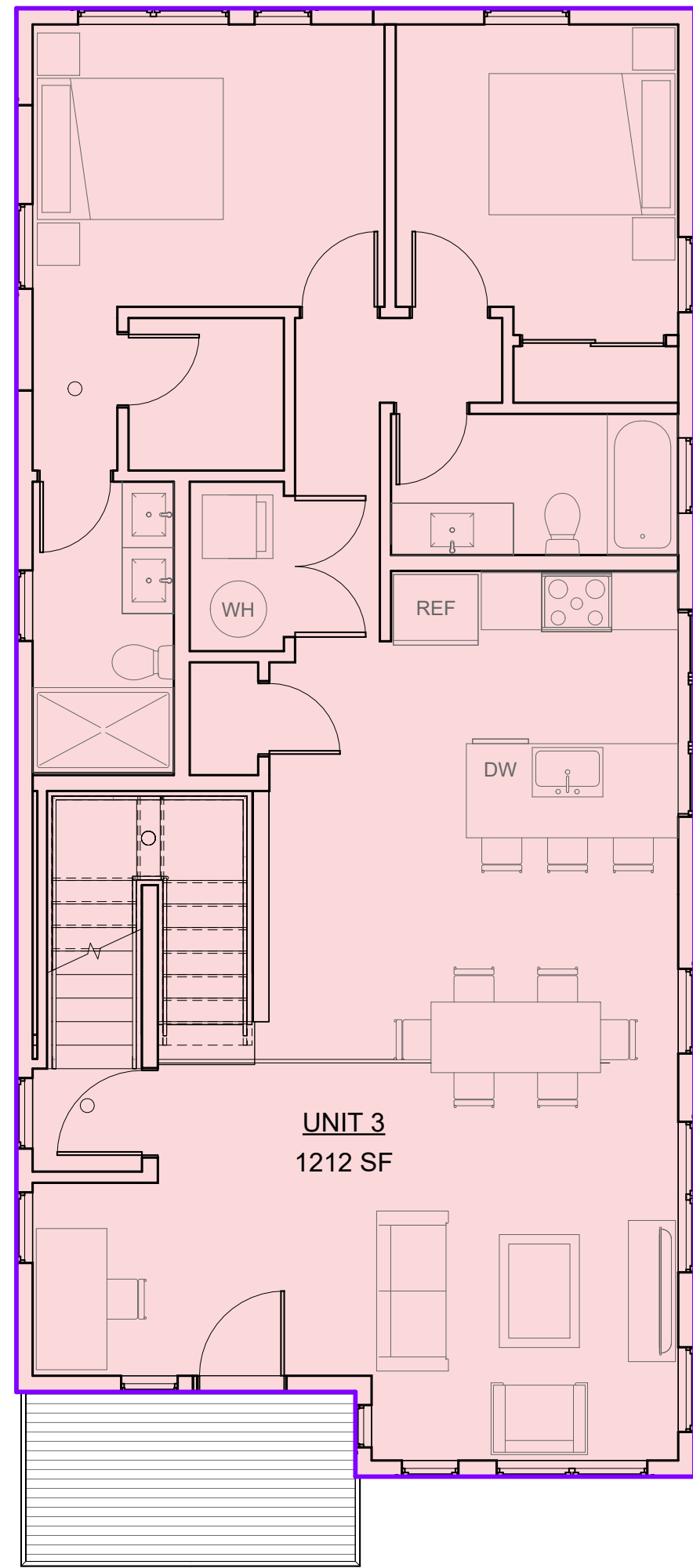
① BASEMENT
3/16" = 1'-0"



② 1ST FL-A
3/16" = 1'-0"



③ 2ND FL-A
3/16" = 1'-0"



④ 3RD FL-A
3/16" = 1'-0"

AREA SCHEDULE (UNIT AREA) PRIMARY A	
Name	Area
COMMON	
COMMON	430 SF
UNIT 1	
UNIT 1	1985 SF
UNIT 2	
UNIT 2	1093 SF
UNIT 3	
UNIT 3	1250 SF
	4759 SF

PROJECT NAME

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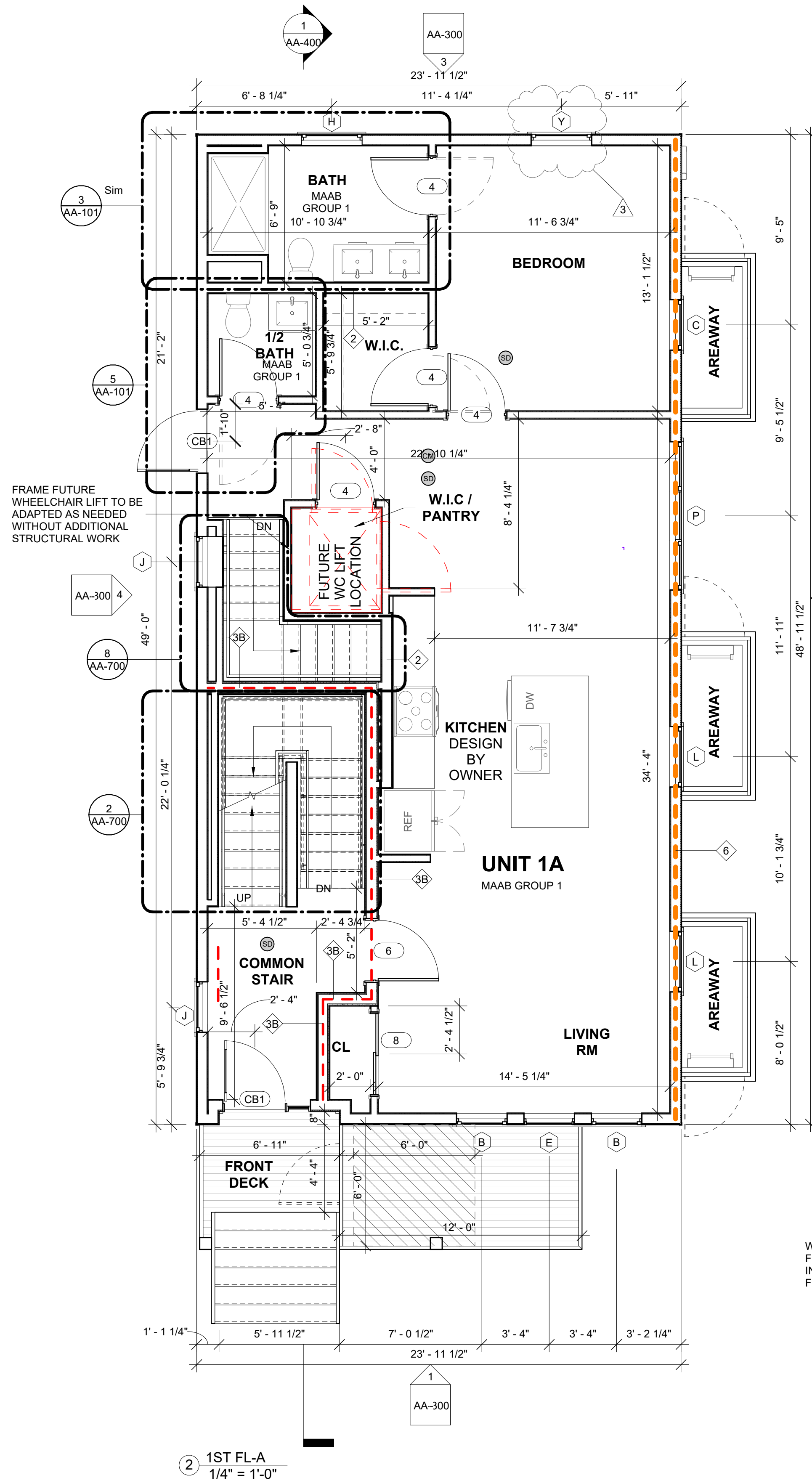
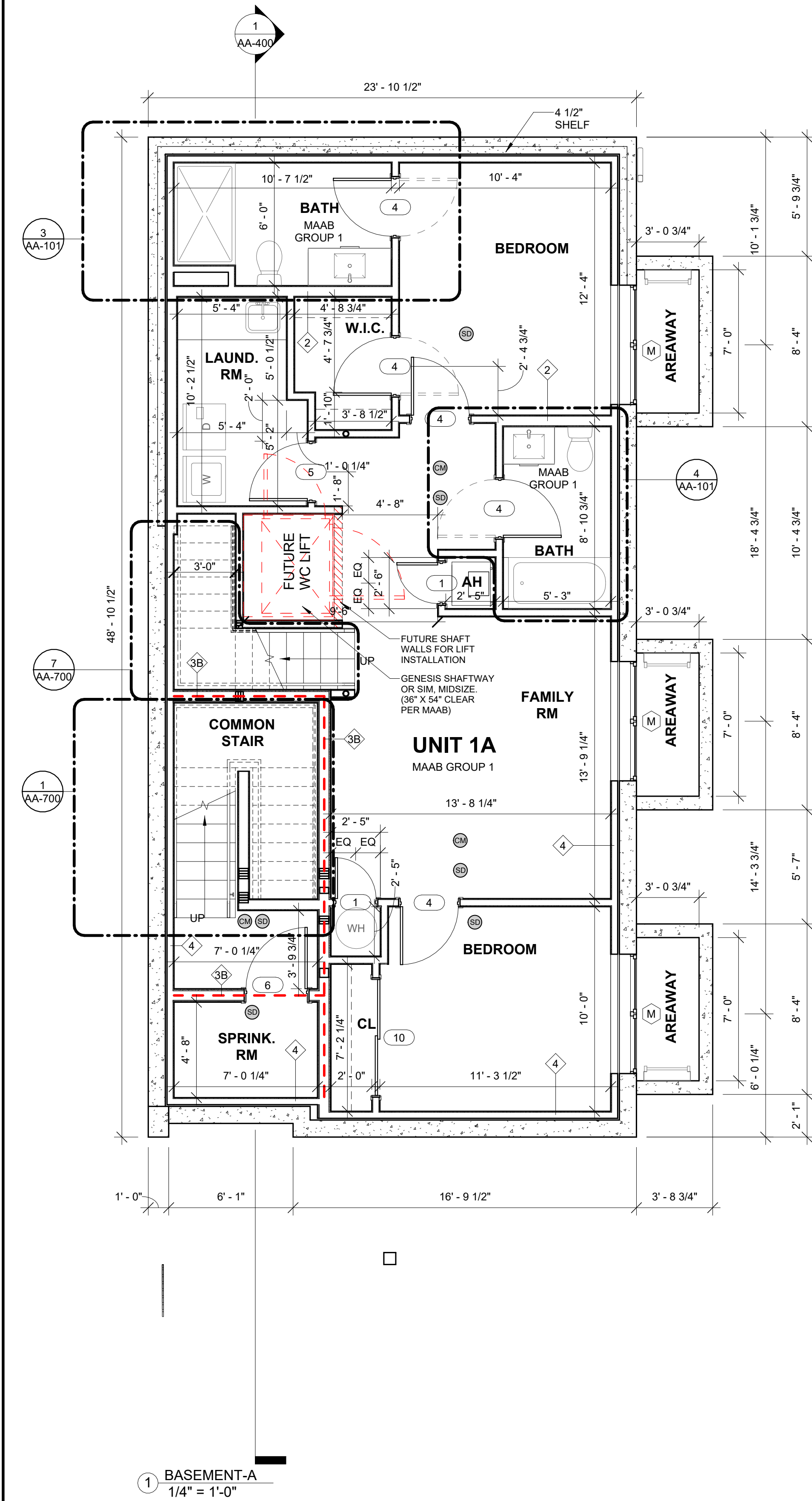
No.	Description	Date

AREA PLANS

AA-021

MORELAND STREET
RESIDENCES

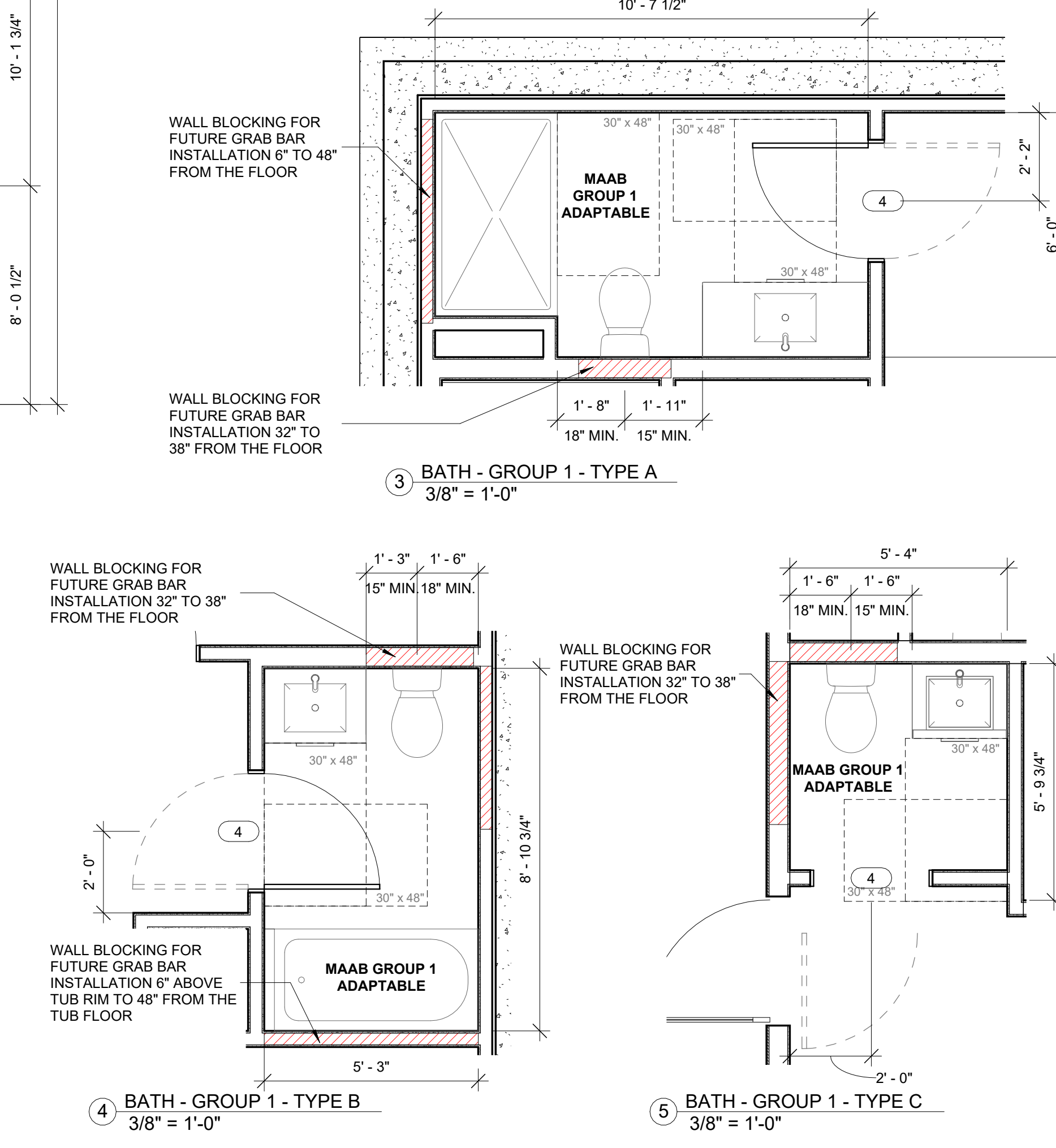
AB-83



LEGEND			
	NEW WALL		CARBON MONOXIDE DETECTOR
	WALL TYPE		SMOKE DETECTOR

- GENERAL FLOOR PLAN NOTES**
1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
 2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
 3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
 4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
 5. UNLESS OTHERWISE NOTED ALL EXTERIOR NEW WALLS SHALL BE TYPE "5"
 6. SEE A-910 FOR PARTITION TYPES.
 7. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
 8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
 9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
 10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
 11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
 12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
 13. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, CIVIL, LANDSCAPE & HERS PLAN FOR ADDITIONAL INFORMATION
 14. UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET.
 15. UNLESS OTHERWISE NOTED, HINGE SIDE OF DOOR TO BE 6" FROM ADJACENT PERPENDICULAR WALL.

- GENERAL GROUP 1 BATHROOM NOTES**
1. WALLS ADJACENT TO AND BEHIND THE TOILET SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 32" A.F.F. THE BACK WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO A DISTANCE OF 6" BEYOND THE WIDEST PART OF THE TOILET. THE SIDE WALL SHALL HAVE REINFORCEMENT FROM THE INTERIOR CORNER TO DISTANCE OF 6" BEYOND THE FRONT EDGE OF THE TOILET, UNLESS INTERRUPTED BY A DOOR OR OTHER FIXTURE. THEN REINFORCEMENT SHALL BE INSTALLED AS FAR AS POSSIBLE WHEN THE TOILET IS LOCATED BETWEEN TWO FIXTURES, THE WALL REINFORCEMENT BEHIND THE TOILET SHALL BE EXTENDED 6" BEYOND THE WIDEST PART OF THE TOILET
 2. ALL TUB & SHOWER WALLS SHALL BE CAPABLE OF STRUCTURALLY SUPPORTING THE FUTURE INSTALLATION OF GRAB BARS FROM 6" ABOVE THE RIM TO A HEIGHT OF 48" ABOVE THE TUB BOTTOM AND SHALL EXTEND THE LENGTH AND WIDTH OF THE TUB.
 3. SEE SHEET A-021 FOR ADDITIONAL AAB GROUP 1 REQUIREMENTS
 4. ALL INTERIOR FINISHES TBD BY OWNER
- NOTE: BATHROOM FIXTURE LOCATIONS NOT INTERCHANGABLE FOR ACCESSIBILITY**



PROJECT NAME

MORELAND STREET RESIDENCES

PROJECT ADDRESS

16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT

SMT DEVELOPMENT

ARCHITECT

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

CONSULTANTS:

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REGISTRATION

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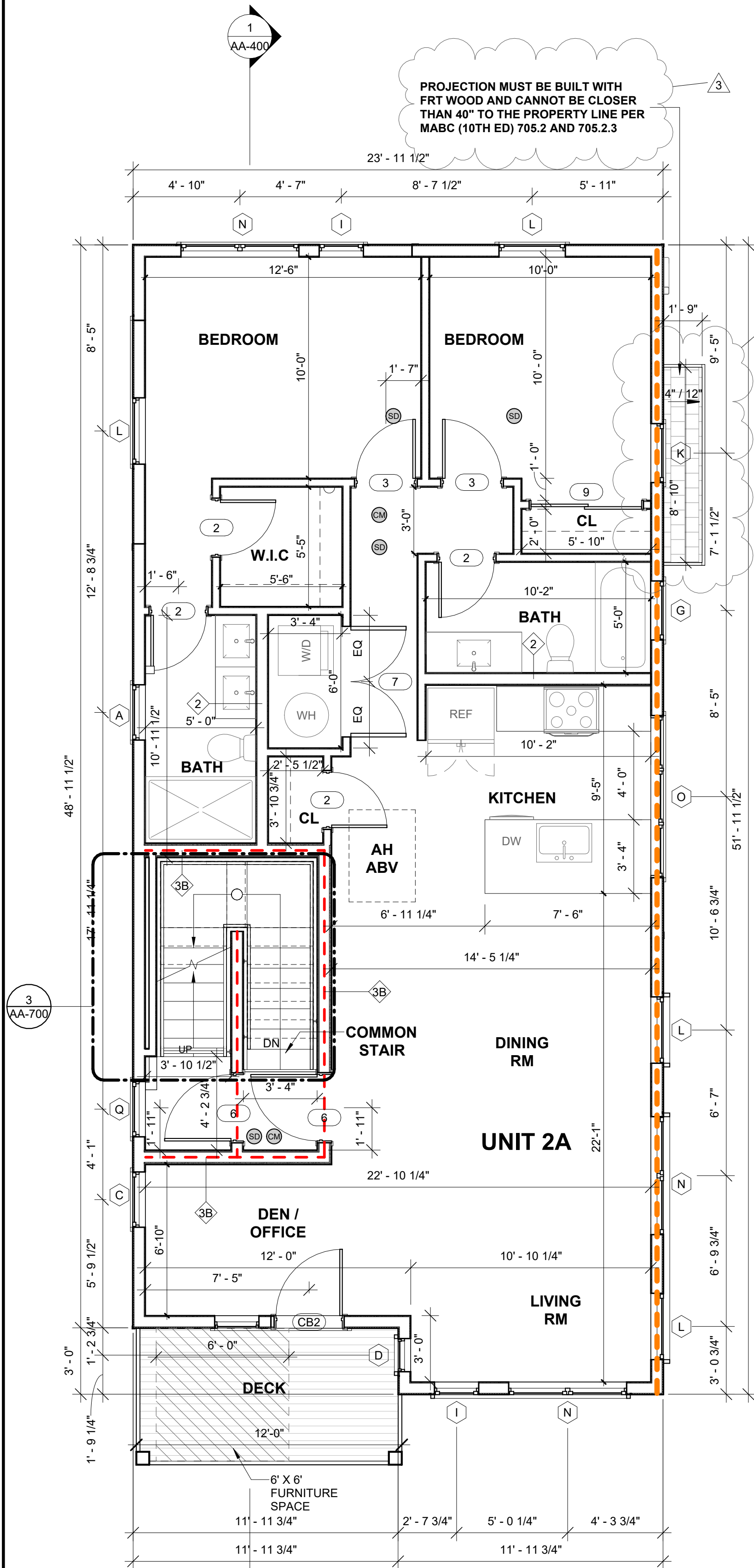
REVISIONS

No.	Description	Date
3	CD REVISION	12/3/2025

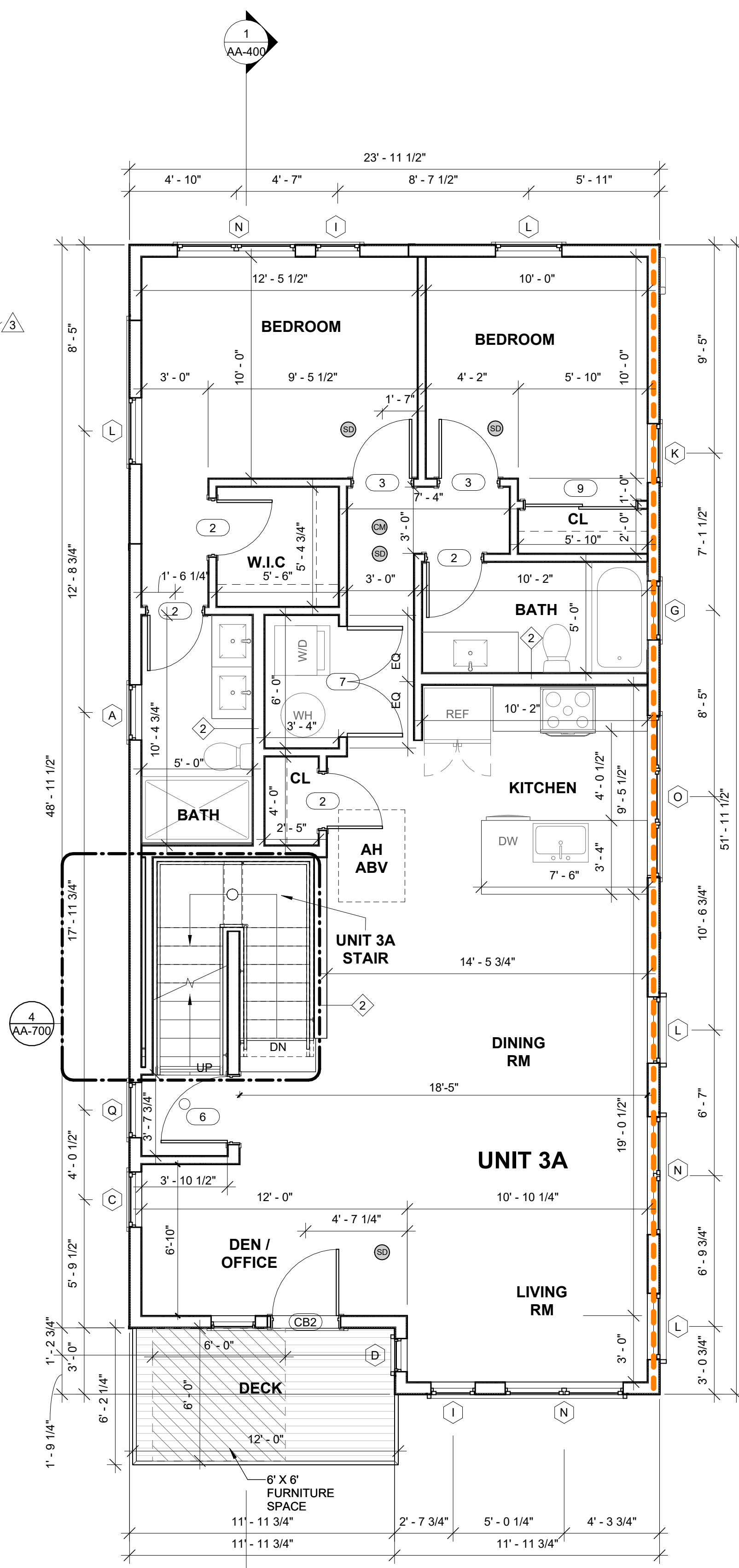
BASEMENT & FIRST FLOOR PLAN

AA-101

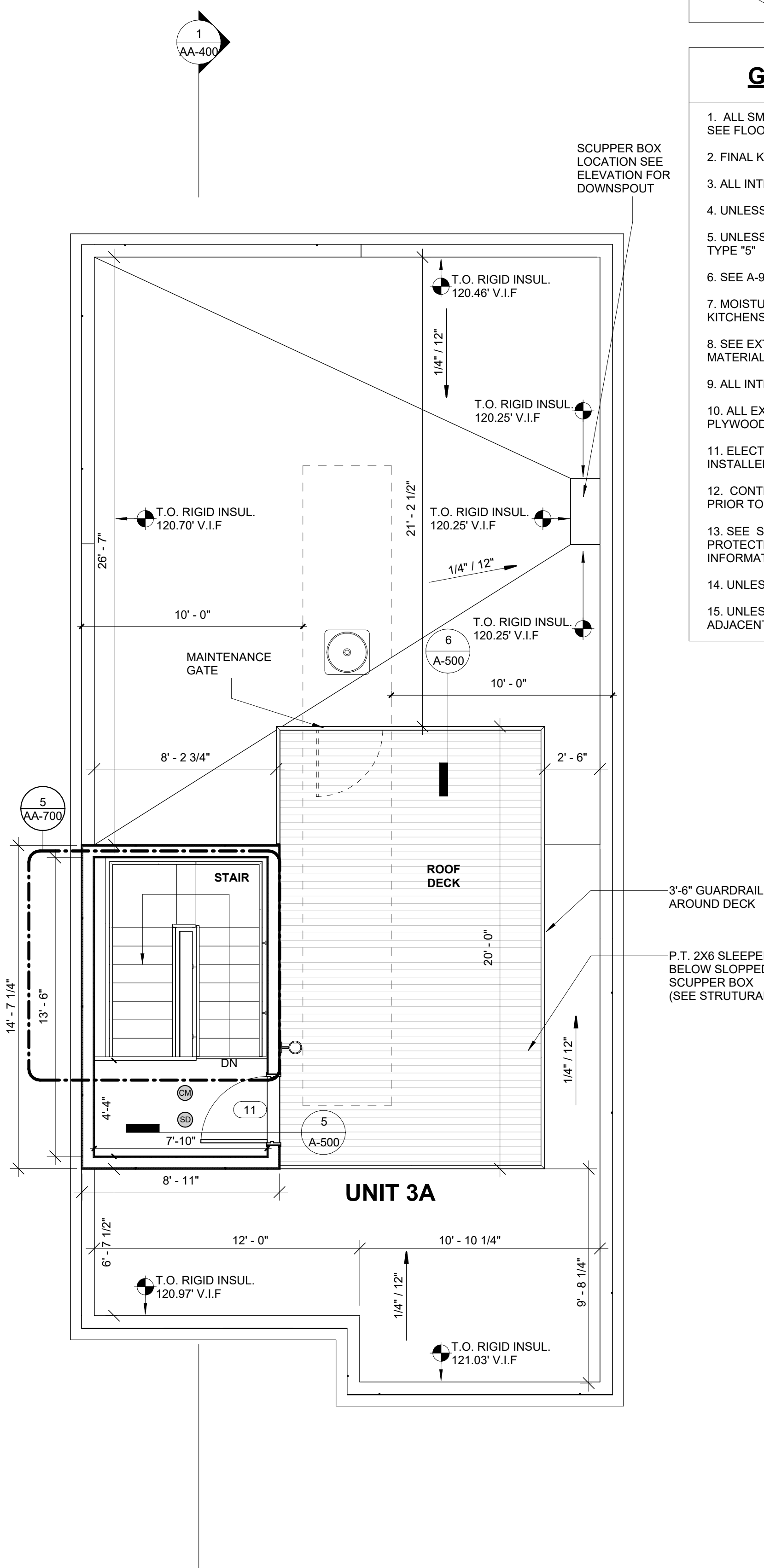
MORELAND STREET RESIDENCES



① 2ND FL-A
1/4" = 1'-0"



② 3RD FL-A
1/4" = 1'-0"



③ T.O. ROOF - A
1/4" = 1'-0"

LEGEND

	NEW WALL		CARBON MONOXIDE DETECTOR
	WALL TYPE		SMOKE DETECTOR

GENERAL FLOOR PLAN NOTES

1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1".
5. UNLESS OTHERWISE NOTED ALL EXTERIOR NEW WALLS SHALL BE TYPE "5".
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7. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
9. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
10. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
13. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, CIVIL, LANDSCAPE & HERS PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET.
15. UNLESS OTHERWISE NOTED, HINGE SIDE OF DOOR TO BE 6" FROM ADJACENT PERPENDICULAR WALL.

PROJECT NAME

**MORELAND STREET
RESIDENCES**

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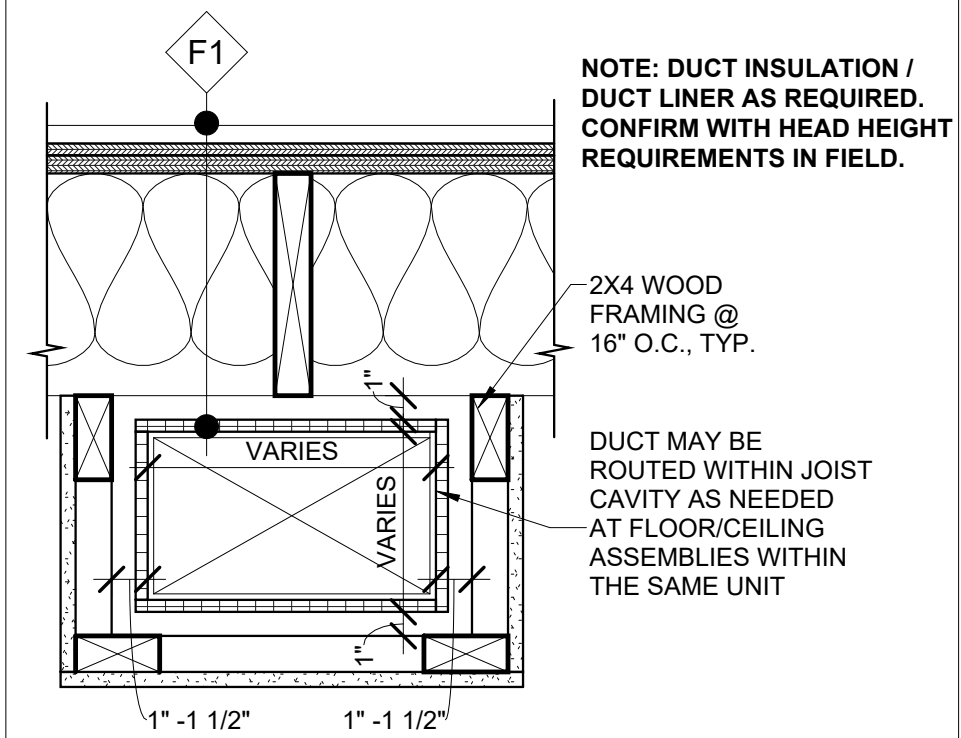
**SECOND, THIRD
& ROOF FLOOR
PLAN**

AA-102

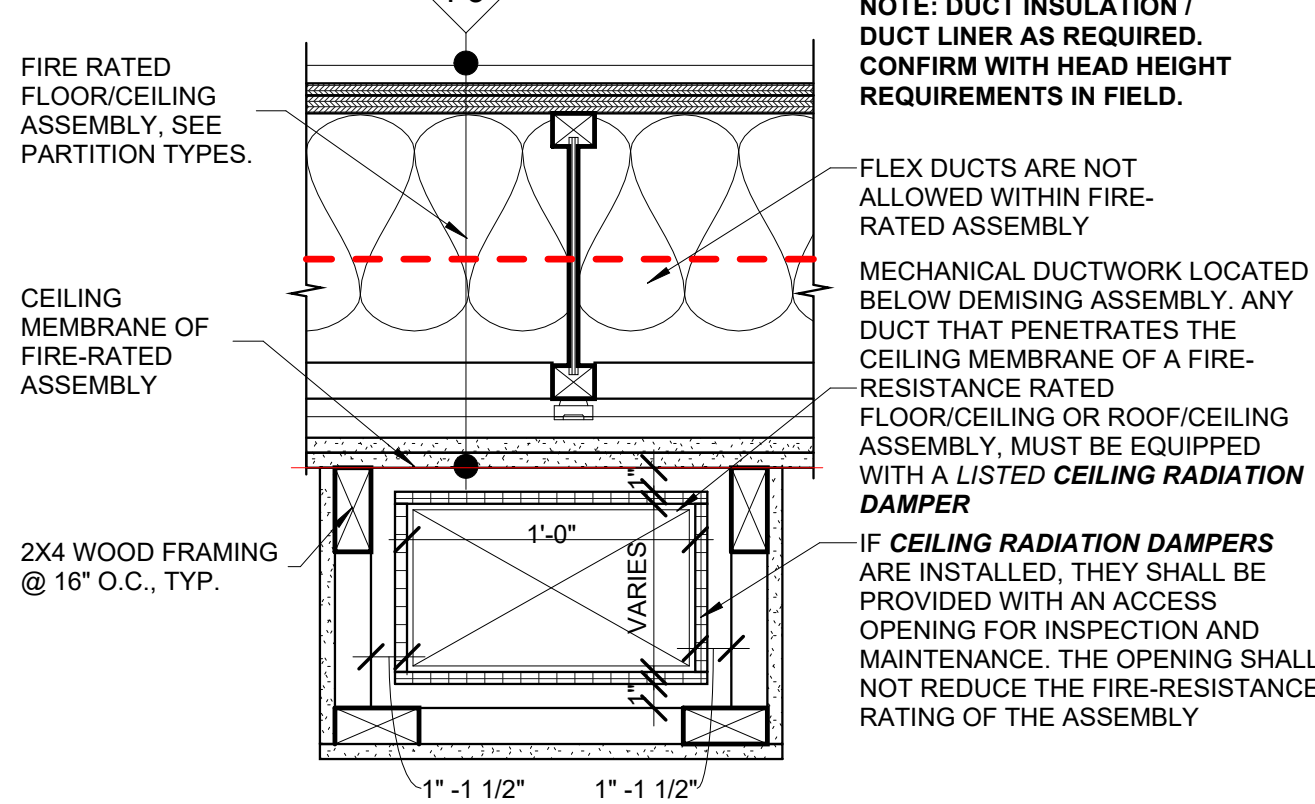
MORELAND STREET
RESIDENCES

AB-85

SOFFIT CONDITION WITHIN SAME UNIT



SOFFIT CONDITION AT DEMISING ASSEMBLIES



DWELLING UNIT LIGHT FIXTURE LEGEND

○	U1	GENERAL ENTRY / HALL DOWNLIGHT, SEE MEP FOR FIXTURE SPECS
○	U2	KITCHEN CEILING DOWNLIGHT, SEE MEP FOR FIXTURE SPECS
⊙	U3	KITCHEN PENDANT, SEE MEP FOR FIXTURE SPECS
○	U4	LIVING / DINING ROOM, SEE MEP FOR FIXTURE SPECS
○	U5	BEDROOM CAN FIXTURE, SEE MEP FOR FIXTURE SPECS
○	U6	BATHROOM VANITY, SEE MEP FOR FIXTURE SPECS
○	U7	SHOWER FIXTURE, SEE MEP FOR FIXTURE SPECS
○	U8	EXTERIOR SCONCE, SEE MEP FOR FIXTURE SPECS
○	U9	BEDROOM RECESSED FIXTURE, SEE MEP FOR FIXTURE SPECS
○	U10	CLOSET LINEAR LED, SEE MEP FOR FIXTURE SPECS
○	U11	EXTERIOR RECESSED CAN FIXTURE, SEE MEP FOR FIXTURE SPECS

COMMON AREA LIGHT FIXTURE LEGEND

○	C1	COMMON AREA DOWNLIGHT, SEE MEP FOR FIXTURE SPECS
○	C2	EXTERIOR RECESSED CAN FIXTURE, SEE MEP FOR FIXTURE SPECS
○	EX1	EXTERIOR SCONCE, SEE MEP FOR FIXTURE SPECS
□	E1	EXIT SIGN - UNIVERSAL MOUNTING LED TYPE WITH BATTERY BACKUP, SEE MEP FOR FIXTURE SPECS
□	E2	BATTERY POWERED EMERGENCY LIGHTING UNIT WITH TWO LIGHTING HEADS AND SPARE BATTERY CAPACITY FOR REMOTE LIGHTING HEADS, SEE MEP FOR FIXTURE SPECS
□	E3	TWIN REMOTE LIGHTING HEADS FOR BATTERY POWERED EMERGENCY LIGHTING UNIT, SEE MEP FOR FIXTURE SPECS

REFLECTED CEILING PLAN LEGEND

	1 HR FIRE RATED FLOOR / CEILING ASSEMBLY- GWB CEILING ATTACHED TO GENIECLIP, SEE BUILDING / WALL SECTIONS FOR CEILING ASSEMBLY
	HEIGHT AS SPECIFIED AND GWB CEILING ATTACHED TO JOIST ABOVE TO MAINTAIN FIRE RATING, SEE BUILDING SECTION FOR CEILING ASSEMBLY
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR

NOTES:

RECESSED CANS IN DEMISING FLOOR/CEILING ASSEMBLIES MUST BE FITTED WITH FIRE-RATED HAT TO MATCH RATING PROTECTION OF ASSEMBLY

SMOKE DETECTORS TO BE INTERCONNECTED & HARD WIRED.

REFER TO ELECTRICAL PLANS FOR LIGHTING.

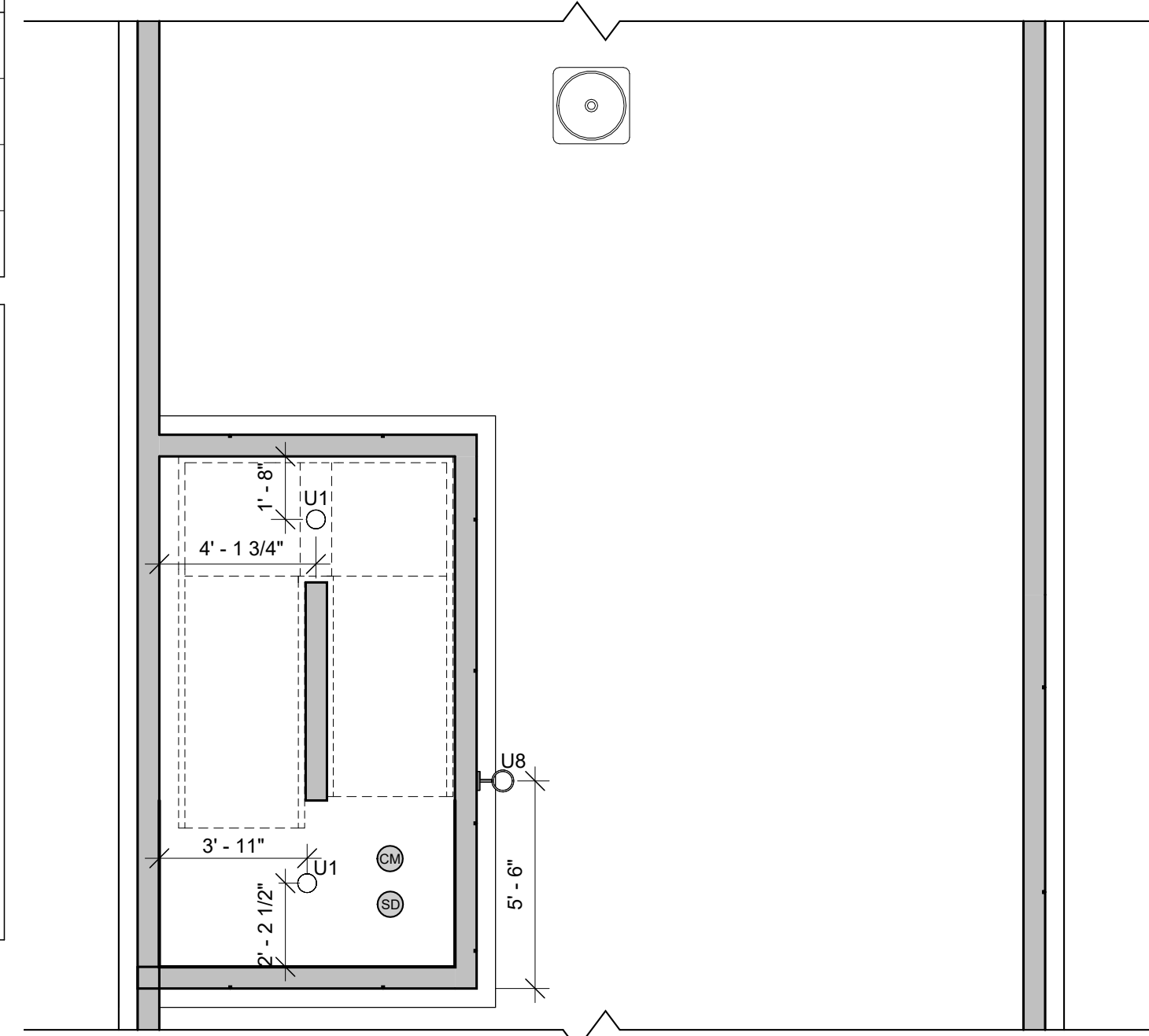
COORDINATE INTAKE AND EXHAUSTS WITH BUILDING ELEVATIONS AND IN-FIELD CONDITIONS

SEE BUILDING SECTIONS FOR FLOOR/ CEILING ASSEMBLY; MAINTAIN 1 HR FIRE RATING ABOVE ALL SOFFITS AND SUSPENDED CEILINGS BY PROVIDING 2 LAYER 1/2" TYPE 'X' GWB ON 1/2" RESILIENT CHANNELS (RC-1) ATTACHED TO FLOOR JOISTS.

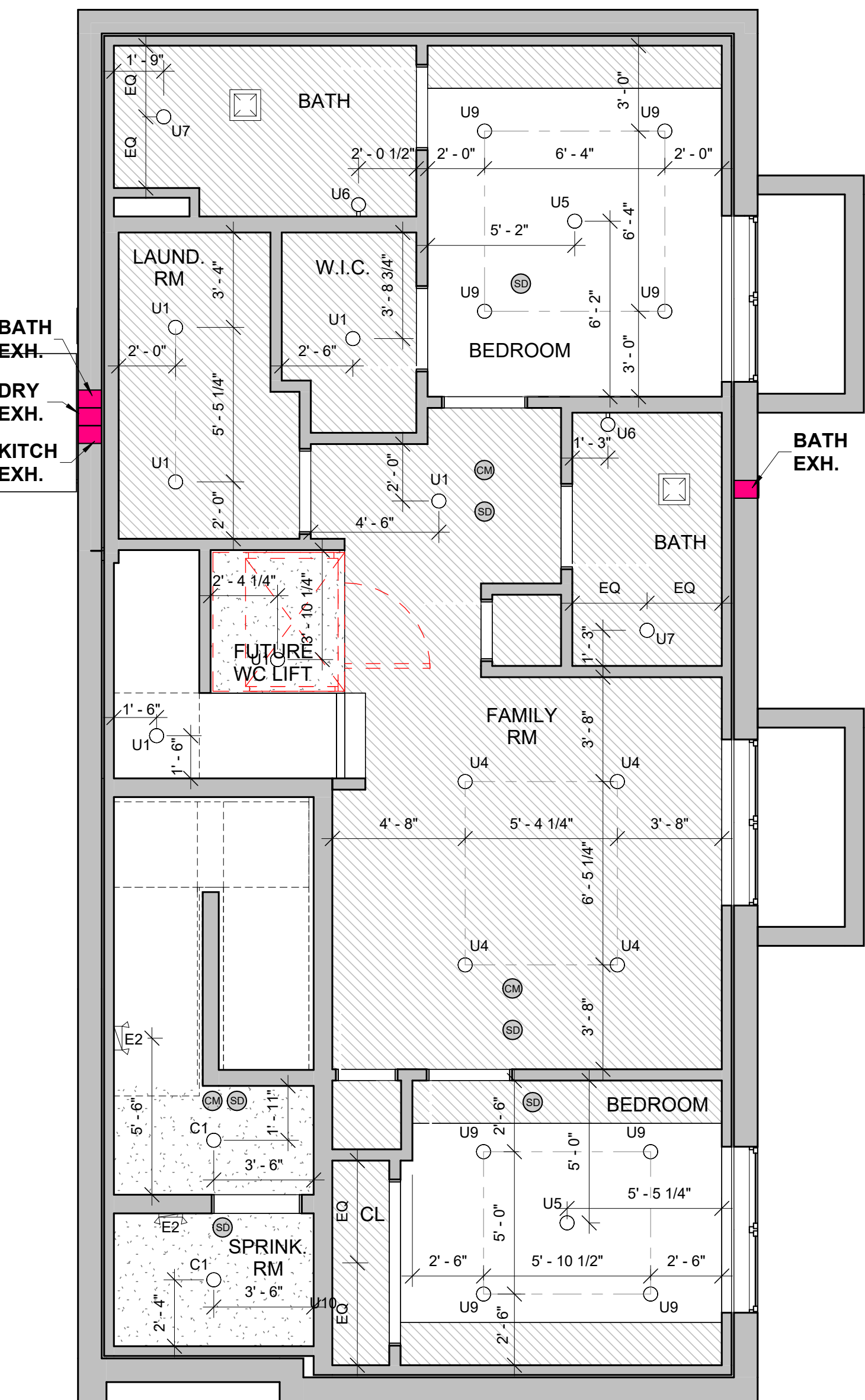
CONTRACTOR TO COORDINATE ALL INTERIOR ACCESSORIES WITH OWNER AND TO SUPPLY ADEQUATE BLOCKING.

CONTRACTOR TO REVIEW STRUCTURAL DRAWINGS WITH ARCHITECTURAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT ERRORS TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK.

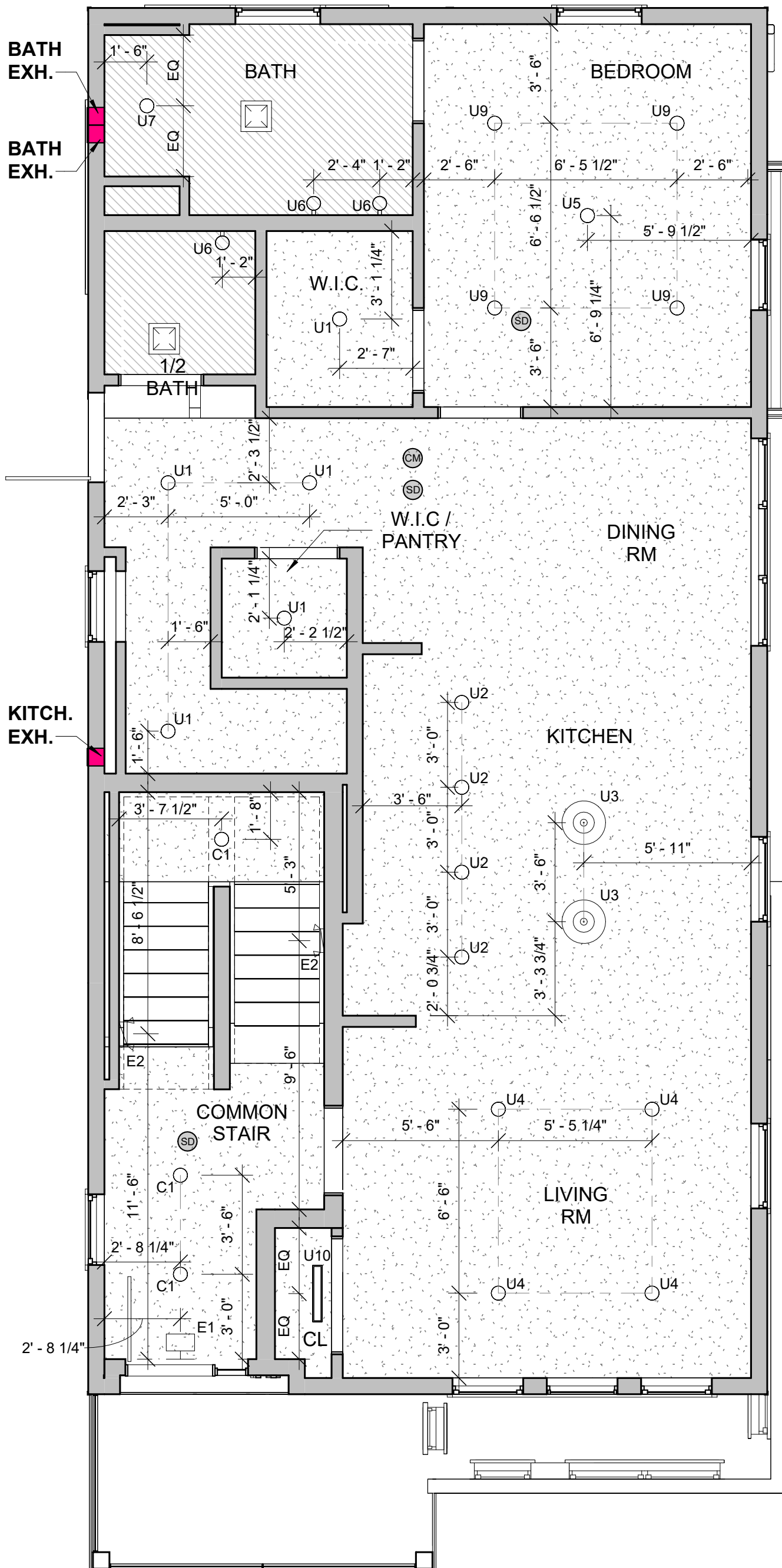
VERIFY AND COORDINATE MECHANICAL AND MAKE FLUSH TO DUCTWORK, ETC. SPOT ELEVATION ON RCP TO BE ADJUSTED AS REQUIRED. CONTRACTOR TO REVIEW AND DETERMINE HEIGHT POINT PRIOR TO CONSTRUCTION AND INSTALLATION. KEEP SOFFITS AS HIGH AS POSSIBLE BELOW DUCTWORK. 7'-6" MINIMUM.



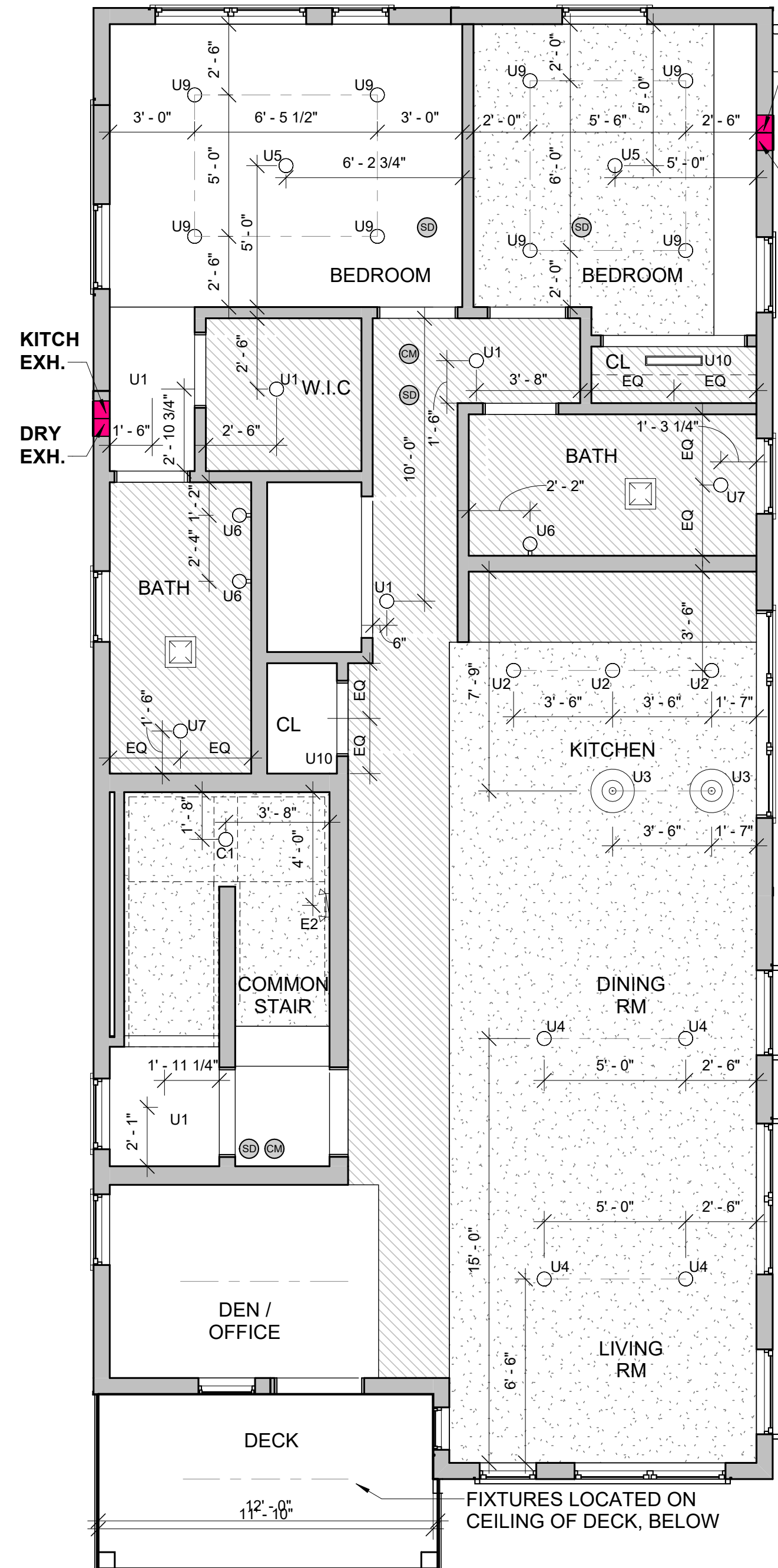
⑤ RCP - T.O. ROOF A
1/4" = 1'-0"



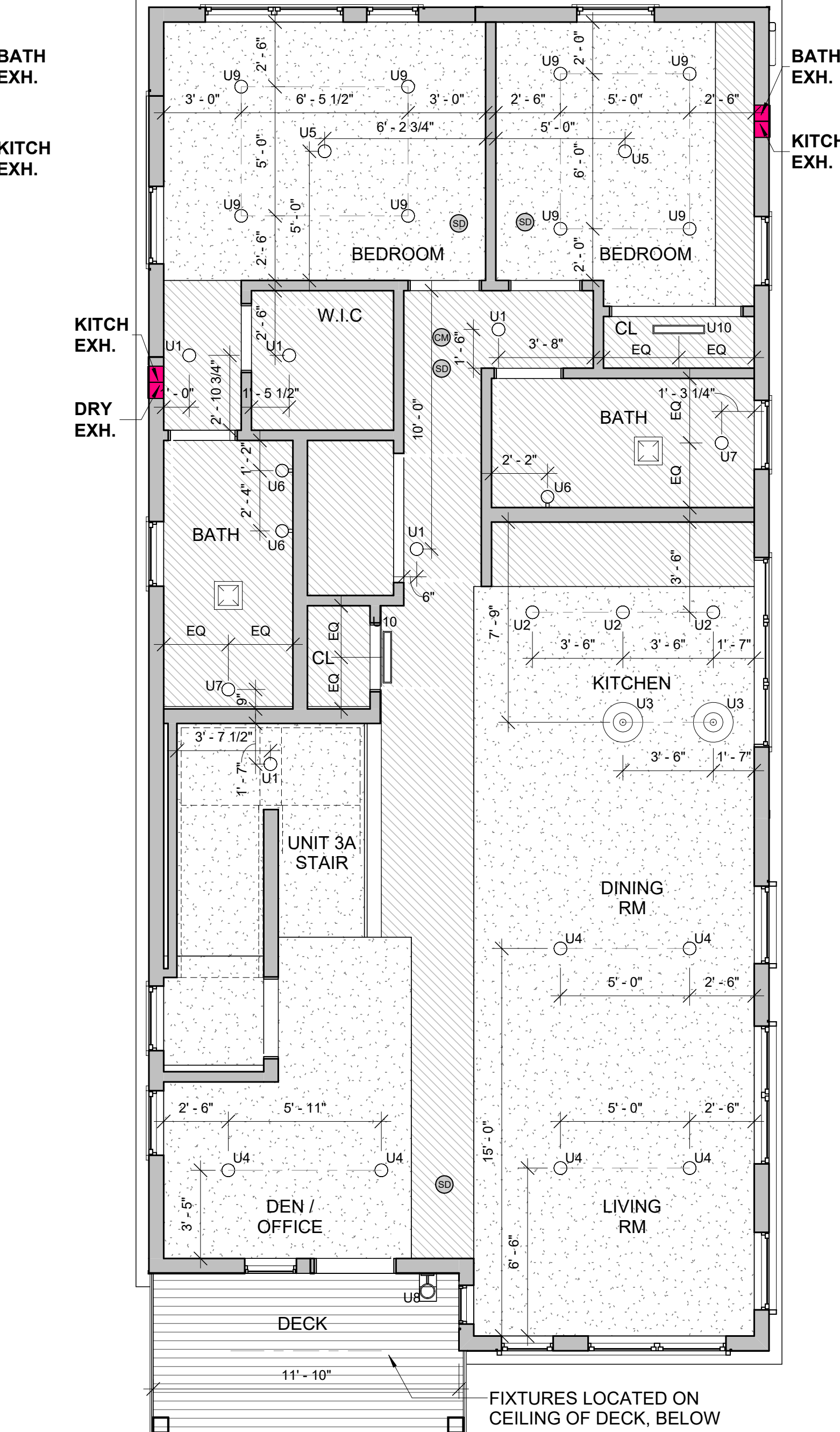
① RCP - BASEMENT A
1/4" = 1'-0"



② RCP - 1ST FLOOR A
1/4" = 1'-0"



③ RCP - 2ND FLOOR A
1/4" = 1'-0"



④ RCP - 3RD FLOOR A
1/4" = 1'-0"

PROJECT NAME

MORELAND STREET
RESIDENCES

PROJECT ADDRESS

16 MORELAND ST,
SOMERVILLE MA 02145

CLIENT

SMT DEVELOPMENT

ARCHITECT



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

TELEPHONE: 617-591-8682

CONSULTANTS:

THIS PROJECT IS CONTROLLED
CONSTRUCTION: G.C. TO CONTACT
ARCHITECT AT COMMENCEMENT OF
WORK TO COORDINATE
CONSTRUCTION OBSERVATIONS.

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REGISTRATION



Project number 25006
Date 12/4/2025
Drawn by DM, KC
Checked by TC
Scale As indicated

REVISIONS

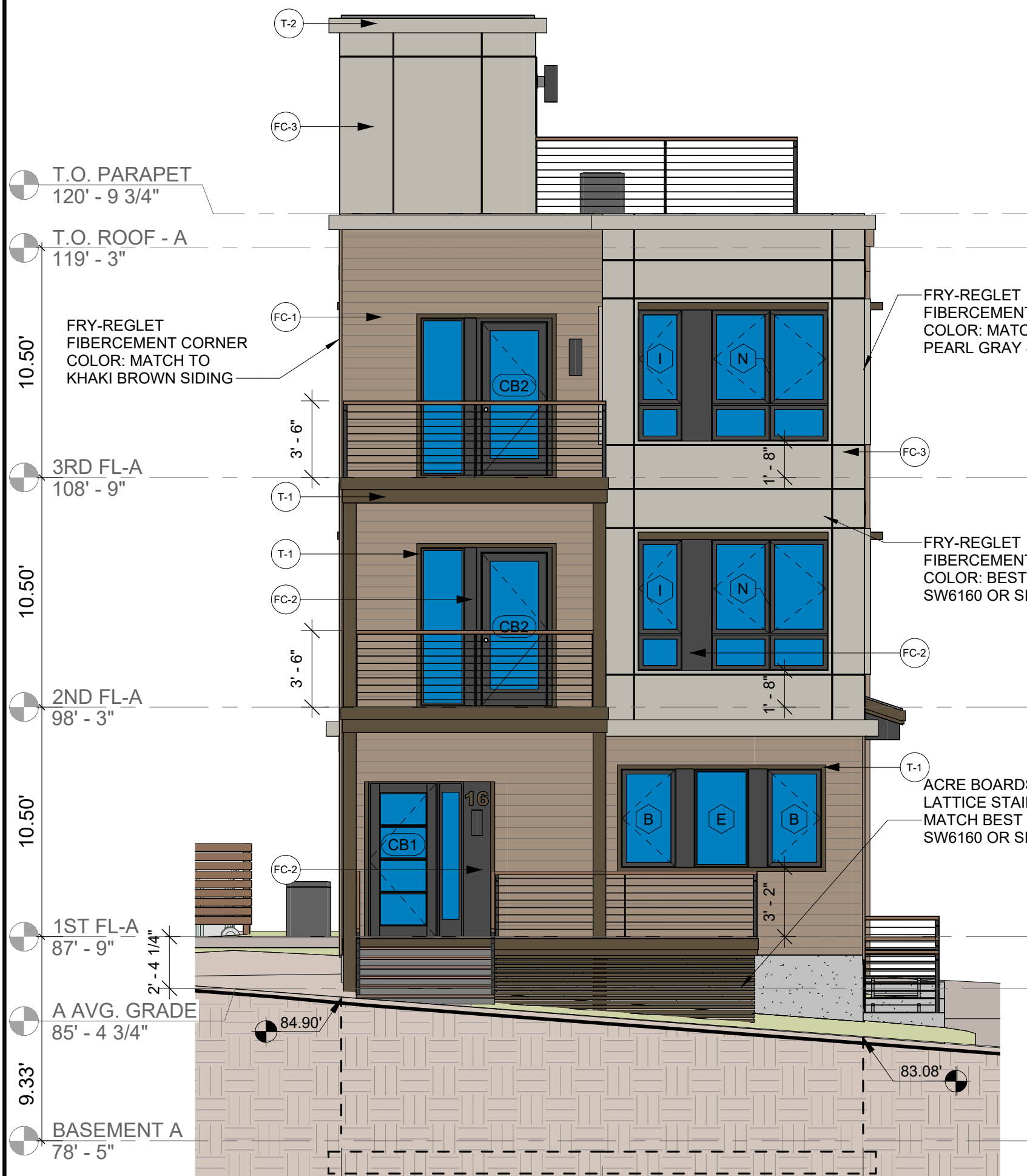
No.	Description	Date

REFLECTED
CEILING PLANS

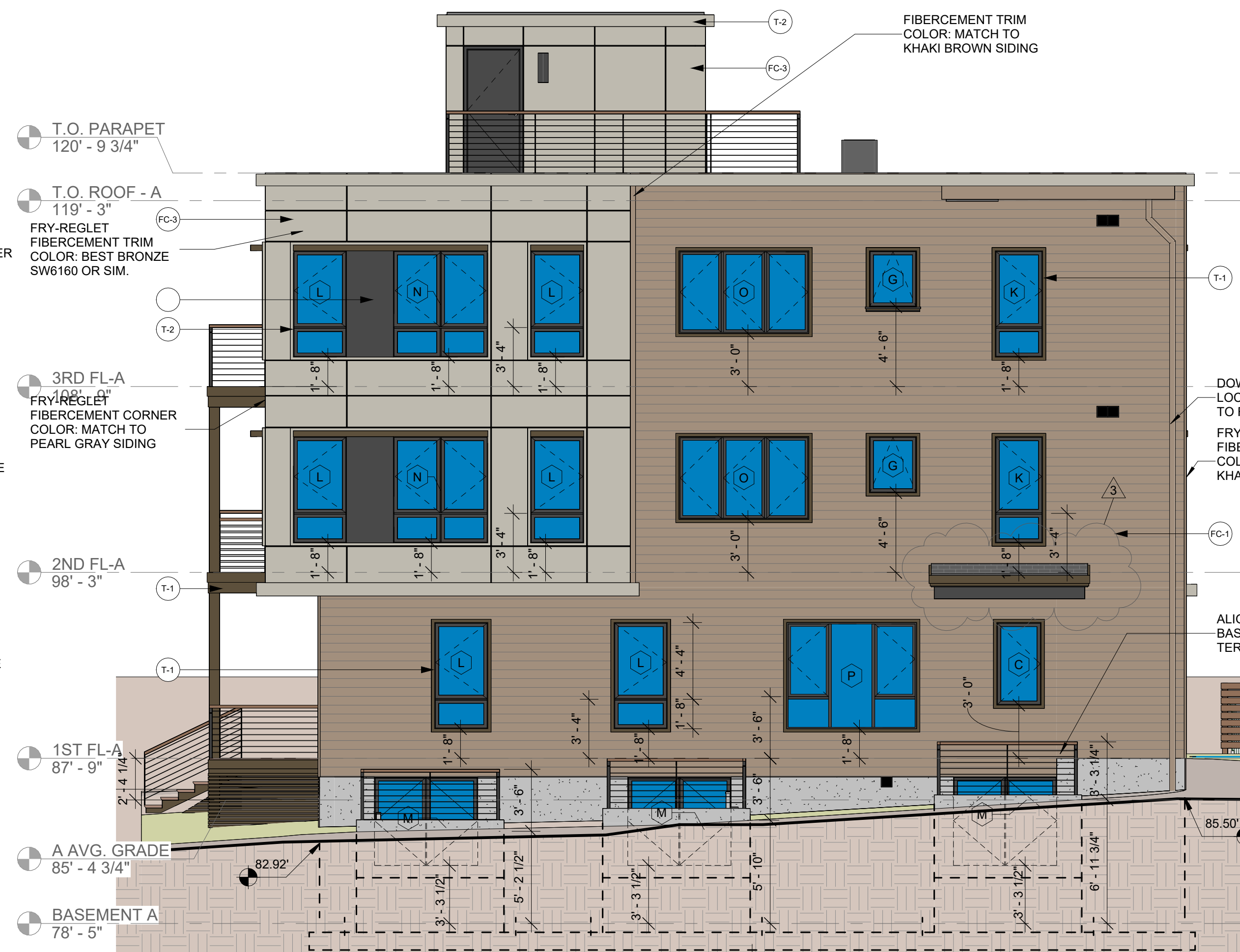
AA-200

MORELAND STREET
RESIDENCES

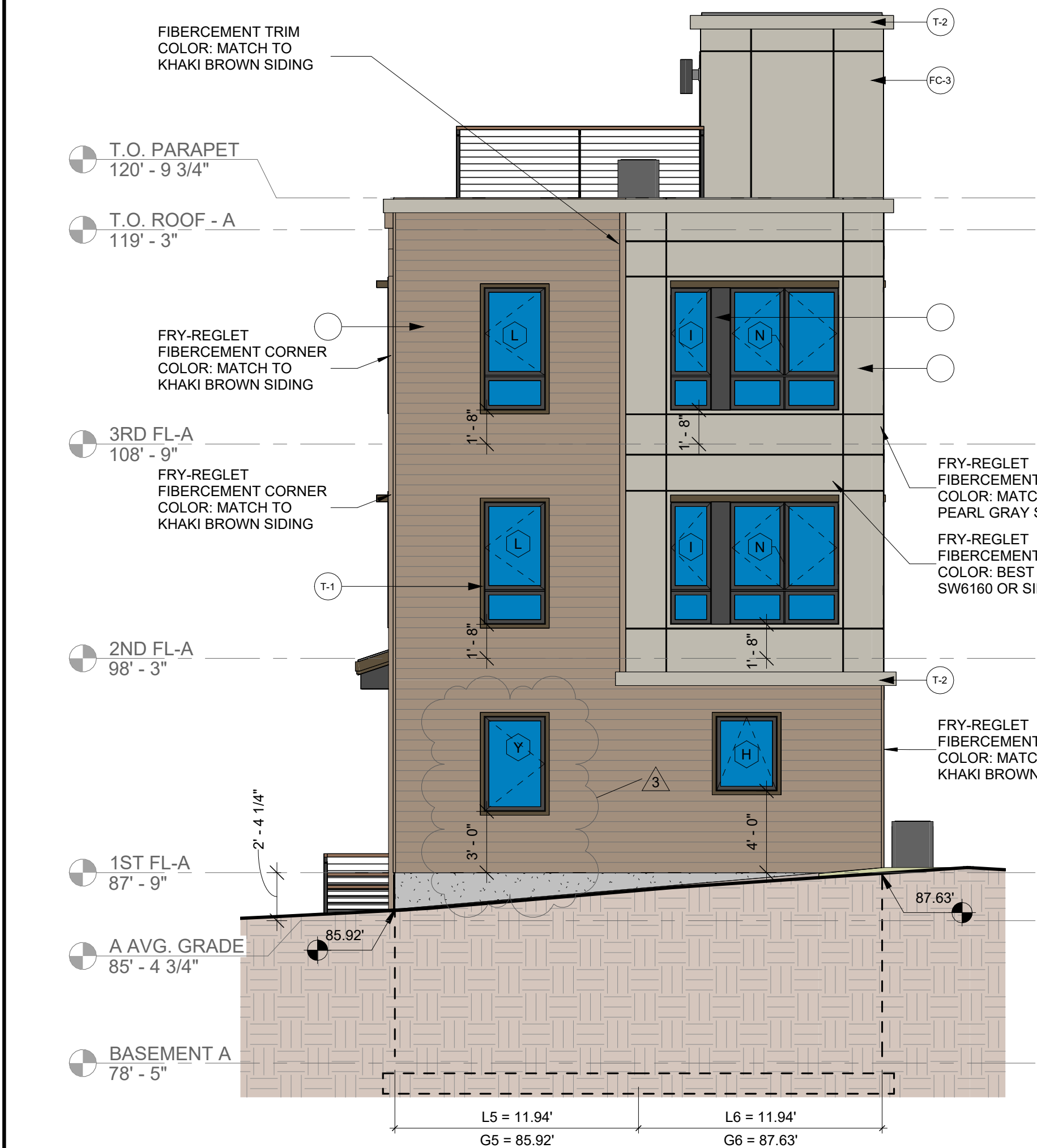
AA-86



1 FRONT ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



4 LEFT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND			
TAG	MATERIAL DESCRIPTION	KEY	COLOR
FC-1	8" EXPOSURE FIBERCEMENT SIDING		HARDIE KHAKI BROWN
FC-2	FIBERCEMENT PANEL		HARDIE MIDNIGHT BLACK
FC-3	FIBERCEMENT PANEL FRY-REGLET V3/V4 OR SIM. PROFILE PREFERRED		HARDIE PEARL GRAY
T-1	FIBERCEMENT TRIM		PAINTED BEST BRONZE SW 6160
T-2	FIBERCEMENT TRIM		PAINTED TO MATCHING SIDING: PEARL GRAY

NOTE: PANEL CUT SIZES SHOWN FOR ILLUSTRATIVE PURPOSES, GC TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CUTTING AND INSTALLING

LOT A- PRIMARY BUILDING				
Reference Number	Length (ft)	Grade (ft)	Length X Grade	
1	11.94	84.9	1013.7	
2	11.94	83.08	992.0	
3	25.02	82.92	2074.7	
4	25.02	85.5	2139.2	
5	11.94	85.92	1025.9	
6	11.94	87.63	1046.3	
7	24.44	87.92	2148.8	
8	24.44	85.42	2087.7	
Total	146.68		12528.2	
Average Grade			85.4 Feet	

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REGISTRATION

Project number 25006
Date 12/4/2025
Drawn by DM, KC
Checked by TC
Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date
3	CD REVISION	12/3/2025

BUILDING
ELEVATIONS

AA-300

MORELAND STREET
RESIDENCES

AB-87

\\kg-nas1527Data\25006_Elan Sasseon_16 Moreland St_Somerville\03_DRAWINGS\00_ARCH\03_CD\25006_16 Moreland St_CD_REV B.rvt 12/4/2025 10:30:22 AM

PROJECT NAME

**MORELAND STREET
RESIDENCES**

PROJECT ADDRESS

16 MORELAND ST,
SOMERVILLE MA 02145

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REGISTRATION



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Date 12/4/2025
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Scale 3/8" = 1'-0"

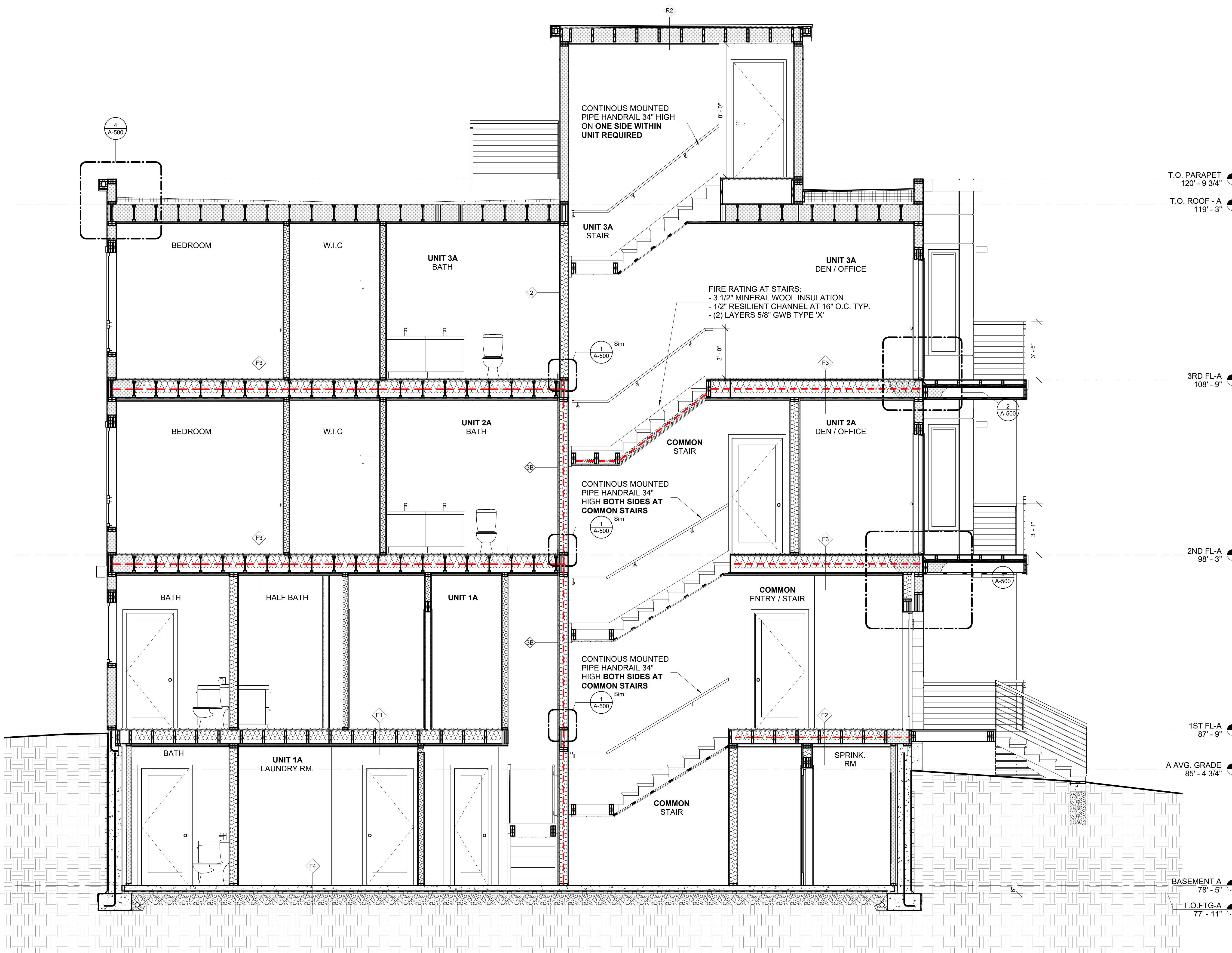
REVISIONS

No.	Description	Date

**LOT A - TRIPLE
DECKER -
LONGTUDINAL
SECTION**

AA-400

MORELAND STREET
RESIDENCES



1 LOT A - LONGTUDINAL SECTION
3/8" = 1'-0"