

ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name **Residential Building**
Address **44 White Street**
City **Somerville**

Docket # V 26 - 013

Docket # C -

Hearing 7/27/2026

Bldg Type
Time of hearing **2:00 PM**

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: Anticipated construction cost: \$3,000,000

Assessed Value:

Exhibit: 1

V26-013

AAB 1-78

Variances to be addressed:

Petitioner seeks relief from: 28.12: Platform lift devices, shall comply with the following:

On February 4, 2026 the Board received an application for variance for the above referenced address and at the February 23, 2026 meeting the Board voted to continue for more information regarding 9.5.4 and 28.12 and to grant relief for 43.3.2. (See AAB 51-78)

On March 30, 2026 the Board received a response from the petitioner and at the April 6, 2026 meeting the Board voted to grant relief to 28.12 on the condition that the lift is installed prior to occupation of the building. (See AAB 41-50)

On April 14, 2026 the Board received a request for an adjudicatory hearing and the notice was sent to all appropriate parties the same day. (See AAB 38-40)

On July 7, 2026 the Board received an amended application for variance for the above mentioned address and at the July 13, 2026 meeting the Board voted to grant relief to 28.12 on the condition an accessible route is provided to the primary level of the unit. (See AAB 2-37)

Variance Amendment V26-013

From Joseph, Mary <mary.joseph@rimkus.com>

Date Tue 7/7/2026 3:06 PM

To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Nicholas Antanavica <isd@somervillema.gov>; kwells@somervillema.gov <kwells@somervillema.gov>; Michael Muehe <Mmuehe@bostoncil.org>

Cc jacobmeyerssimmons@gmail.com <jacobmeyerssimmons@gmail.com>

 1 attachment (3 MB)

AAB Amendment 44 White Street, Somerville v26-013.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 All,

Kindly find the attached amended application for 44 White Street, Somerville (V26-013)

Please feel free to let me know if you have any questions.

Thank you!

Mary



Mary Joseph
Consultant

[857-372-0606](tel:857-372-0606) | mary.joseph@rimkus.com | rimkus.com
313 Congress St, 2nd Floor, Boston, MA 02210

Notice: This email and any attachments are confidential and may be privileged, and are intended exclusively for the addressee(s). All unauthorized use, such as disclosure, copying, and alteration is prohibited. If you received this email in error, please notify the sender by replying, then immediately delete it from your system along with all copies and attachments.



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

1 Federal Street, Suite 600 · Boston · MA · 02110
V: 617-727-0660 · www.mass.gov/aab

AMENDMENT APPLICATION FOR VARIANCE

Before You Begin

A variance amendment is a formal request to modify an existing AAB variance application after submission. File this form if material information has changed · such as new work performed, revised costs, new building permits, or a change in project category.

What you will need:

- The docket number from your original variance application (format: V##-###).
- A description of any new work performed or planned since your last submission.
- Copies of any new building permits applied for since your last submission.
- Supporting evidence for each amendment request (floor plans, photos, cost estimates).

How to submit:

1. Save this form as a PDF before submitting.
2. Email the completed application and all attachments to:
william.joyce@mass.gov and molly.griffin@mass.gov
3. Use the subject line: Variance Amendment - <Docket Number>
4. If your email with attachments exceeds 15 MB, send multiple emails.
5. Complete and sign the Service Notice at the end of this form.

An incomplete Service Notice will result in your application being rejected.

Before you submit, you must also serve copies on:

- Your Local Building Department
- Your Local Commission on Disability (find yours at: mass.gov/commissions-on-disability)
- Your Regional Independent Living Center (find yours at: masilc.org/findacenter)

Need help? More information on the variance process is at:
mass.gov/guides/applying-for-an-aab-variance

Section 1 · About Your Building & Original Application

Name of building or facility (if applicable)

Street address *

City / Town *

State *

ZIP Code *

AAB Docket Number *

The docket number assigned to your original application, in the format V##-### (e.g. V25-001)

Section 2 · Changes Since Original Application

Complete only the sections below where something has changed since your most recent submission. Leave any unchanged sections blank.

1. New work performed or planned since your most recent application.

Leave blank if no new work. Attach additional sheets if needed.

2. Project category, if changed since your most recent application.

Leave blank if unchanged.

☐ 2.6 · Maintenance of Access Features (maintaining existing accessible features)
☐ 3.2 · New Construction (building a new structure from the ground up)
☐ 3.3.1(a) · Renovation / Addition costing less than \$100,000 AND less than 30% of the building's assessed value
☐ 3.3.1(b) · Renovation / Addition costing \$100,000 or more, but less than 30% of the building's assessed value
☐ 3.3.2 · Renovation / Addition costing 30% or more of the building's assessed value
☐ 3.3.4 · Reduction of Existing Access (work that reduces current accessibility)
☐ 3.4 · Opening part or all of the building to the public for the first time

3. Additional construction costs since your most recent application.

Leave blank if costs are unchanged.

--

4. New building permits applied for since your most recent application.

Leave blank if no new permits.

Permit Number	Date of Issuance	Value of Work (\$)

5. Assessed valuation, if changed since your most recent application.

Leave blank if unchanged. Building and improvements only · do not include land.

Assessed value of the building and improvements only (not land)

Is the assessment at 100% of market value?

☐ Yes
☐ No

If no · what is the town's current assessment ratio?

Leave blank if 100%.

6. Current phase of design or construction, if changed.

Leave blank if unchanged.

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

Are you asking for temporary relief only? *

☐ Yes — I need temporary relief
☐ No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

☐ Compliance is technologically unfeasible
☐ Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

Are you asking for temporary relief only? *

☐ Yes — I need temporary relief
☐ No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

☐ Compliance is technologically unfeasible
☐ Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

Are you asking for temporary relief only? *

☐ Yes — I need temporary relief
☐ No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

☐ Compliance is technologically unfeasible
☐ Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

Are you asking for temporary relief only? *

☐ Yes — I need temporary relief
☐ No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

☐ Compliance is technologically unfeasible
☐ Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

Section 5 — Professional and Inspection Contacts

Architect or Engineer (if applicable)

Provide contact details for any architectural or engineering firm that has prepared drawings or plans for this project, including the name of the registered architect or professional engineer responsible.

Firm name

Individual architect / engineer name

Address

Email address

Phone number

Local Building Inspector

Name of building inspector overseeing this project *

Building inspector's address *

Email address

Phone number

Section 6 — Certification and Signature

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

Signature of owner or authorized agent *



Date *

Printed name *

Organization (if applicable)

Address *

City / Town *

State *

ZIP Code *

Email address *

Phone number *

Service Notice

Before submitting to the AAB, serve a complete copy of this application and all attachments on each of the three parties below. An incomplete Service Notice will result in your application being rejected.

I, _____, hereby certify under the pains and penalties of perjury that I served or caused to be served a copy of this Variance Application and all attachments on the following parties:

1. Local Building Department

Contact your local town or city hall to confirm the correct address and preferred delivery method.

Name of contact / department

Address

Method of service

☐ Mail	☐ Email	☐ Hand Delivery	☐ Fax
----------------------------	-----------------------------	-------------------------------------	---------------------------

Date served *

2. Local Commission on Disability

Find yours at mass.gov/commissions-on-disability — enter N/A if none exists in your municipality.

Name of contact / department

Address

Method of service

☐ Mail	☐ Email	☐ Hand Delivery	☐ Fax
----------------------------	-----------------------------	-------------------------------------	---------------------------

Date served *

3. Regional Independent Living Center (ILC)

Find yours at masilc.org/findacenter

Name of contact / department

Address

Method of service

☐ Mail	☐ Email	☐ Hand Delivery	☐ Fax
----------------------------	-----------------------------	-------------------------------------	---------------------------

Date served *

Signature ***Date ***



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 26 013**

RE: Residential Building , 44 White Street , Somerville

On February 4, 2026 the Architectural Access Board received an application submitted by Doug Anderson .
This application and all attached documentation were reviewed by the Board on February 23, 2026 .
At that meeting, the Board voted as follows:

#	Section	Result
1	9.5.4	CONTINUED to request Petitioner provide the Board with: test drawings and cost estimate for an accessible entrance into the unit FINDS the bathrooms do not comply with 521 CMR 42.7.1(b) and the kitchen does not comply with 521 CMR 43.2
3	28.12	CONTINUED to request Petitioner provide the Board with: test drawings and cost estimate for an accessible entrance into the unit
4	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

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: February 25, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Palmaria Mendez WS

Chairperson
ARCHITECTURAL ACCESS BOARD **AAB 19**



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

FIRST AMENDED NOTICE OF ACTION

Docket Number V 26 013

RE: Residential Building , 44 White Street , Somerville

On March 30, 2026 the Architectural Access Board received an additional submission from Petitioner
The additional documents were reviewed by the Board on April 6, 2026 At that meeting, the Board
voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	28.12	GRANTED as proposed the lift is installed prior to occupation of the building.

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 14, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnello WT
Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 20

Exhibit 1

Justin Efron
33 Sleeper St #606
Boston, MA 02210
(781) 502-8838 | justinge98@gmail.com

June 29, 2026

Re: 44 White Street, Unit 1, Somerville, MA - Buyer request to forgo the required handicap lift

To Whom It May Concern:

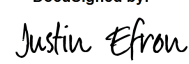
I have a signed offer to purchase Unit 1 at 44 White Street in Somerville. I'm writing in support of the amended application for this property and to put my request in writing.

I'm requesting that the handicap lift be removed and not installed prior to closing. I don't want the lift in the unit I'm buying, and my offer to purchase is conditioned on it being removed before I take title.

I understand and accept that by having the lift removed at my request, the cost and responsibility to provide a handicap lift at this property in the future will rest with the owner of the property for the life of the property. I also understand this obligation runs with the property and will carry over to any future owner if I sell.

I'm available to speak at a hearing on this matter if that would be helpful.

Sincerely,

DocuSigned by:

2059BD98AEE34A3...

Justin Efron
Buyer, 44 White Street, Unit 1

Date: 6/29/2026

(BINDING CONTRACT. IF LEGAL ADVICE IS DESIRED, CONSULT AN ATTORNEY.)

Exhibit 2

From: BUYER(S):

Name(s): Justin Efron

Address:

To:

OWNER OF RECORD ("SELLER"):

Name(s):

44 White St, Unit #1 Somerville MA

Address:

A Massachusetts licensed real estate broker, Efron Property Group, is operating in this transaction, pursuant to a separate agreement as: ☒ BUYER's Agent ☐ SELLER's Agent ☐ Facilitator ☐ Dual Agent on behalf of _____.

(This provision does not eliminate the requirement to have a signed Massachusetts Mandatory Real Estate Licensee-Consumer Relationship Disclosure, but acts to satisfy Standard of Practice 16-10 in the REALTOR® Code of Ethics.)

The BUYER offers to purchase the real property described as 44 White St #1, Somerville MA

_____ together with all buildings and improvements thereon (the "Premises") to which BUYER has been introduced by _____ upon the following terms and conditions:

1. **Purchase Price:** The BUYER agrees to pay the sum of \$ \$1,850,000 to the SELLER for the purchase of the Premises (the "Offer"), due as follows:
 - i. \$ \$1,000 as a deposit to bind this Offer
☐ and delivered herewith to the Seller or Seller's agent
☒ or to be delivered forthwith upon receipt of written acceptance
 - ii. \$ \$91,500 as an additional deposit upon executing the Purchase and Sale Agreement;
 - iii. Balance by bank's, cashier's, treasurer's or certified check or wire transfer at time for closing.
2. **Compensation to Buyer Broker.** *(Delete if Waived)* the BUYER's obligations under this agreement are subject to SELLER'S agreement to pay ☒ 2% % of the (☐ net/☒ gross) selling price of the Premises or ☐ a flat fee of \$ _____ dollars to _____, the "BUYER's BROKER" at the time of closing. This compensation is independent of and in addition to any offer of compensation made by the LISTING BROKER to the BUYER's BROKER.
3. **Duration of Offer.** This Offer is valid until 5pm ☐ a.m./☐ p.m. on June 8th 2026 by which time a copy of this Offer and attached Addenda, if any, shall be signed by the SELLER, accepting this Offer, and returned to the BUYER, otherwise this Offer shall be deemed rejected and the money tendered herewith shall be returned to the BUYER. Upon written notice to the BUYER or BUYER'S agent of the SELLER'S acceptance, the accepted Offer shall form a binding agreement.
Time is of the essence as to each provision.
4. **Purchase and Sale Agreement.** The SELLER and the BUYER shall, on or before 5pm ☐ a.m./☐ p.m. on June 22nd 2026 execute the Standard Purchase and Sale Agreement of the MASSACHUSETTS ASSOCIATION OF REALTORS® or substantial equivalent which, when executed, shall become the entire agreement between the parties and this Offer shall have no further force and effect.
5. **Closing.** The SELLER agrees to deliver a good and sufficient deed conveying good and clear record and marketable title at 5pm ☐ a.m./☐ p.m. on Novemeber 1st 2027 at the _____ Registry of Deeds or such other time or place as may be mutually agreed upon by the parties.

6. **Escrow.** The deposit shall be held by Sellers attorney, as escrow agent, subject to the terms hereof. Endorsement or negotiation of this deposit by the real estate broker shall not be deemed acceptance of the terms of the Offer. In the event of any disagreement between the parties concerning to whom escrowed funds should be paid, the escrow agent may retain said deposit pending written instructions mutually given by the BUYER and SELLER. The escrow agent shall abide by any Court decision concerning to whom the funds shall be paid and shall not be made a party to a pending lawsuit solely as a result of holding escrowed funds. Should the escrow agent be made a party in violation of this paragraph, the escrow agent shall be dismissed and the party asserting a claim against the escrow agent shall pay the agent's reasonable attorneys' fees and costs.
7. **Contingencies.** It is agreed that the BUYER'S obligations under this Offer and any Purchase and Sale Agreement signed pursuant to this Offer are expressly conditioned upon the following terms and conditions:

a. Mortgage. (*Delete if Waived*) The BUYER'S obligation to purchase is conditioned upon obtaining a written commitment for financing in the amount of \$ _____ at prevailing rates, terms and conditions by _____. The BUYER shall have an obligation to act reasonably diligently to satisfy any condition within the BUYER'S control. If, despite reasonable efforts, the BUYER has been unable to obtain such written commitment the BUYER may terminate this agreement by giving written notice that is received by 5:00 p.m. on the calendar day after the date set forth above. In the event that notice has not been received, this condition is deemed waived. In the event that due notice has been received, the obligations of the parties shall cease, and this agreement shall be void; and all monies deposited by the BUYER shall be returned. In no event shall the BUYER be deemed to have used reasonable efforts to obtain financing unless the BUYER has submitted one application by 90 days prior to closing and acted reasonably promptly in providing additional information requested by the mortgage lender.

b. Inspections. (*Delete if Waived*) The BUYER'S obligations under this agreement are subject to the right to obtain inspection(s) of the Premises or any aspect thereof, including, but not limited to, home, pest, radon, lead paint, energy usage/efficiency, septic/sewer, water quality, and water drainage by consultant(s) regularly in the business of conducting said inspections, of BUYER'S own choosing, and at BUYER'S sole cost by 30 days prior to closing. If the results are not satisfactory to BUYER, in BUYER'S sole discretion, BUYER shall have the right to give written notice received by the SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above, terminating this agreement. Upon receipt of such notice this agreement shall be void and all monies deposited by the BUYER shall be returned. Failure to provide timely notice of termination shall constitute a waiver. In the event that the BUYER does not exercise the right to have such inspection(s) or to so terminate, the SELLER and the listing broker are each released from claims relating to the condition of the Premises that the BUYER or the BUYER'S consultants could reasonably have discovered.

8. **Representations/Acknowledgments.** The BUYER acknowledges receipt of a **Massachusetts Mandatory Real Estate Licensee-Consumer Agency Disclosure, Property Transfer Lead Paint Notification and Certification** (for residences built before 1978) and **Home Inspectors Facts for Consumers** brochure (prepared by the Office of Consumer Affairs). The BUYER is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality. In addition, the BUYER acknowledges that there are no warranties or representations made by the SELLER or any broker on which BUYER relies in making this Offer, except those previously made in writing and the following: _____

(if none, write "NONE")

9. **Buyer's Default.** If the BUYER defaults in BUYER'S obligations, all monies tendered as a deposit shall be paid to the SELLER as liquidated damages and this may be SELLER'S sole remedy.

10. **Additional Terms.**

Subject to seller removing lift prior to closing or warranting lift may be removed by buyer

DocuSigned by:

Justin Efron

6/5/2026

BUYER 2059BD98AEE34A3...

Date

BUYER

Date



SELLER'S REPLY

SELLER(S): (check one and sign below)

☐ ☐

☐ (a) ACCEPT(S) the Offer as set forth above at _____ a.m./p.m. on this _____ day of _____.

☐ (b) REJECT(S) the Offer.

☐ (c) Reject(s) the Offer and MAKE(S) A COUNTEROFFER on the following terms:

This Counteroffer shall expire at _____ a.m./p.m. on _____ if not withdrawn earlier.

SELLER, or spouse	SELLER
Date	Date

(IF COUNTEROFFER FROM SELLER) BUYER'S REPLY

The BUYER: (check one and sign below):

☐ ☐

☐ (a) ACCEPT(S) the Counteroffer as set forth above at _____ a.m./p.m. on this _____ day of _____.

☐ (b) REJECT(S) the Counteroffer.

DocuSigned by:

	6/5/2026
BUYER	BUYER
Date	Date

RECEIPT FOR DEPOSIT

I hereby acknowledge receipt of a deposit in the amount of\$ _____ from the BUYER this _____ day of _____.

Escrow Agent or Authorized Representative





Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

<http://www.mass.gov/ocabr/licensee/dpl-boards/re/>

MASSACHUSETTS MANDATORY LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific residential property. If there is no personal meeting between you and the licensee, this form must be presented electronically or through some other means before the licensee enters into a contract with a consumer. Residential property is defined as land with a building intended for use as a one to four-unit residential dwelling or the purchase or sale of land on which a building is intended to be constructed for use as a one- or two-unit residential dwelling. In the event this relationship changes an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a licensee to provide advice, assistance and representation to you as your agent. The licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent) or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance or land survey matters it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☒ Seller's agent ☐ Buyer's agent ☐ Facilitator

If seller's or buyer's agent is checked above, the licensee must complete the following section:

Check one: ☐ Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the

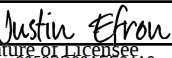
☐ Seller ☐ Buyer

☐ Designated Agency

Only the licensee named herein represents the

☐ Seller ☐ Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

 Signature of Licensee		Printed name of Licensee Justin Efron	License # 2099BD88AEE34A3...	☐ Broker ☐ Salesperson	Today's Date
Name Real Estate Brokerage Firm Disclosed by:		Brokerage Firm License # 			
 Signature of consumer		Printed name of consumer Justin Efron	☐ Buyer ☐ Seller	Today's Date 	
Signature of consumer 		Printed name of consumer 	☐ Buyer ☐ Seller	Today's Date 	

☐ Check here if the consumer declines to sign this notice.

TYPES OF AGENCY REPRESENTATION

SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

(NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at www.mass.gov/dpl/re.

DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at www.mass.gov/dpl/re.



The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617) 624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either deleaded or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit deleaded. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

What is lead poisoning? How do children become lead poisoned?

Lead poisoning is caused by exposure to lead in the environment. It is most dangerous for children under six years old. In young children, too much lead in the body can cause permanent harm to the brain, kidneys, nervous system and red blood cells. Even at low levels, lead in children's bodies can slow growth and cause learning and behavioral problems. The main way children get lead poisoned is by swallowing lead paint dust. They do not have to chew on leaded surfaces or eat paint chips to become poisoned. Most childhood lead poisoning is caused by children's normal behavior of putting their hands or other things, such as toys, in their mouths. If their hands or these objects have touched lead dust, this may add lead to their bodies. Children can also be exposed to lead from such other sources as lead-contaminated soil or water, but these sources alone rarely cause lead poisoning. Lead can be found in soil near old, lead-painted houses. If children play in bare, leaded soil, or eat vegetables or fruit grown in such soil, or if leaded soil is tracked into the home and gets on children's hands or toys, lead may enter their bodies.

What are the symptoms of lead poisoning? How is it detected?

Most lead poisoned children have no special symptoms. The only way to find out if a child is lead poisoned is to have his or her blood tested. The Massachusetts Lead Law requires all children between 9 months and 3 years old to be screened annually for lead, and again at age 4 if living in a high-risk community. If your child has been exposed to lead, or if you do not know if your child under age six has been screened for lead, ask your child's doctor, other health care provider or your local board of health for a simple screening test of your child.

What is the treatment for lead poisoning?

Treatment of a lead poisoned child starts with finding and removing the lead hazards to which the child is exposed. This will include a lead inspection of the child's home, and if lead hazards are identified, deleading of the home. Medical treatment depends on the child's blood lead level and the child's response to the removal of the lead source. Parents will be taught about protecting their child from lead exposure. They will need to watch the child's progress through frequent blood tests. If necessary, the child may receive special drugs to help rid his body of excess lead. With this treatment, drugs are given daily for as long as several weeks. Sometimes this must be done more than once. A child who has been lead poisoned will need a lot of blood tests for a year or more. He or she should be tested for learning problems before starting school.

Are children under six years old the only ones at risk of lead poisoning?

No. Young children are usually more easily and seriously poisoned than older children or adults, but lead is harmful to everyone. Lead in the body of a pregnant woman can hurt her baby before birth. Older children and adults who live in older housing with lead paint hazards may become exposed to lead and could potentially develop lead poisoning through home renovation. Most lead poisoning in adults is caused by work-related exposure or home renovation. Even hobby supplies, such as stained glass, bullets and fishing sinkers, can expose people to lead. Lead poisoning in adults can cause high blood pressure, problems having children for both men and women, digestive problems, nerve disorders, memory loss and problems concentrating, and muscle and joint pain. Adults who have any of these symptoms and who have been exposed to lead should consider being screened for lead. Those who are regularly exposed to lead through their work are required by law to have their blood tested once a year for lead.

What are the dangers of lead paint in homes, and when was it used?

Lead paint in homes causes almost all childhood lead poisoning. Lead is so harmful that even a small amount of fine lead dust that cannot be seen can poison a child. Lead paint covered by layers of nonleaded paint can still poison children, especially when it is disturbed, such as through normal wear and tear, or home repair work. When such lead paint is on moving surfaces, such as windows, fine lead dust is released through normal use. This dust settles, where it can be easily picked up on children's toys and fingers. Household paint with poisonous (now illegal) levels of lead was in use in Massachusetts from the 1690s until 1978. In 1978, the U.S. government banned lead from house paint. Lead can be found in all types of pre-1978 homes: homes in cities, suburbs or the countryside; private housing and state or federal public housing; single-family and multi-family homes. The older the house, the more likely it is to contain lead paint. The older the paint, the higher the likely lead content.

Can routine home repairs cause lead poisoning?

There can be a danger of lead poisoning whenever painted surfaces inside or outside the home are scraped for repainting, or woodwork is stripped or removed, or windows or walls are removed. This is because lead paint is found in almost all Massachusetts homes built before 1978, and so many of Massachusetts' homes are old. Do not use power sanders, propane torches or heat guns to remove lead paint, as these methods create a lot of lead dust and fumes. Temporarily move your family (especially children and pregnant women) out of the home while the work is being done and cleaned up, or at a minimum, tape up plastic sheets to completely seal off the work area. Get a lead inspection done, so that you will know which surfaces have lead paint and need extra care when preparing for and doing home repair work, and during cleanup afterwards. Do not do repairs in older homes without learning about safe ways to do the work to reduce the danger of lead dust. Hundreds of cases of childhood and adult lead poisoning result each year from do-it-yourself home projects.

How does the owner of a home built before 1978 in which a child under six years old lives meet the requirements of the Massachusetts Lead Law?

The first step is to have a lead inspection or risk assessment done. A licensed lead inspector will test the surfaces of the home for lead and give the owner a written report that states where there is lead in amounts considered a violation by state law, and record any lead hazards that must be corrected. A risk assessor, who is a specially licensed lead inspector, will do a lead inspection plus a risk assessment, during which he or she checks the home for the most serious lead hazards that must be fixed for interim control. (See question about interim control, below.) Only a licensed deleader may do high-risk work, such as removing lead paint or repairing chipping and peeling lead paint. Either a deleader, the owner or someone who works for the owner (an agent) can do certain other deleading and interim control tasks. (See next question.) An owner or agent must get special training to perform the deleading tasks they may do. After the work is done, the lead inspector or risk assessor returns to check the home. He or she may take dust samples to test for lead and makes sure the home has been properly cleaned up. If everything is fine, he or she gives the owner a Letter of Compliance or a Letter of Interim Control. After getting one of these letters, the owner must take reasonable care of the property, mainly by making sure there is no peeling lead paint.

Can I do some of the deleading myself?

In Massachusetts, the owner or someone who works for the owner (an agent) can do certain deleading activities. These include covering surfaces with certain materials; removing certain building parts; capping baseboards; installing vinyl siding on the exterior, and applying encapsulants. Encapsulants are special liquid coatings made to be long-lasting barriers over lead paint. Before any of these deleading tasks are done, the owner must first have a lead inspection done and whoever is going to do the work must get special training. Contact CLPPP for information about this training. In addition, owners or their agents can perform structural repairs and lead dust cleaning for interim control. Before doing this work, owners and agents should get and read CLPPP's interim control booklet.

Is there financial help for deleading?

There is a state income tax credit of up to \$1,500 per unit for full deleading. A credit of up to \$500 per unit is available for interim control work that also contributes to full deleading. There are also grants and no-interest, deferred loans, or low-interest loans available to eligible property owners. These funds are available through the U.S. Department of Housing and Urban Development, the Massachusetts Executive Office of Communities and Development, the Massachusetts Housing Finance Authority, local city and town community development planning departments, and banks.

Does deleading improve the value of my property?

Many homeowners have found that the benefits of deleading are not unlike the benefits of other home improvement projects. Replacement windows and doors can save the homeowner money because they are more energy efficient. Having a legally delead home, whether it is a single-family or multi-family, owner-occupied or rental unit, can make it easier to sell or rent, often at a better price.

What surfaces must be delead for full compliance with the Massachusetts Lead Law?

Owners of homes built before 1978 where children under six years of age live must have the following lead hazards corrected to get a Letter of Compliance:

- * any peeling, chipping or flaking lead paint, plaster or putty;
- * intact lead paint, other coating or putty on moveable parts of windows with sills five feet or less from the floor or ground and those surfaces that come in contact with moveable parts;
- * intact lead paint or other coating on "accessible mouthable surfaces." These surfaces generally include woodwork, such as doors, door jambs, stairs and stair rails, and window casings.

What is interim control?

Interim control is a set of temporary measures that property owners can take to correct urgent lead hazards, especially peeling or chipping lead paint and lead dust. These steps protect residents from lead poisoning until the home is fully delead. Homes in good condition may need little or no work to get interim control status. Owners then have up to two years before they have to fully delead the home. For that period, they are protected from strict liability under the state Lead Law should a child become lead poisoned in the home, as long as the home is maintained and the conditions for interim control are met. In addition to the repair of peeling and chipping lead paint and the cleaning of lead dust, other work may be necessary for interim control. This includes fixing water leaks or other damage that makes lead paint peel and chip; making window wells smooth and easy to clean; making windows work properly and deleading any badly chipping and peeling lead-painted surfaces.

Property owners interested in interim control must hire a licensed risk assessor. He or she will then decide what work, if any, needs to be done to get a Letter of Interim Control. The original Letter of Interim Control is good for one year. The property owner can have the home reinspected before the end of that year, and if all conditions are met, the home can be recertified for another year. By the end of the second year, the home must be deleaded, if a child under six still lives there, for the owner to remain free of strict liability.

Does my family have to be out of the house during deleading or interim control work?

Residents must be out of the house for the entire time that a deleader is doing deleading work inside a home, and for some of the deleading work by owners and their agents. Residents may stay at home, but out of the work area, while a deleader, property owner or owner's agent without a deleader's license does certain other deleading tasks, or such interim control work as structural repairs or lead dust cleaning. Residents who have been out of the house may not return until the deleading work that made it necessary for them to leave is complete, the home is cleaned up, and a lead inspector or risk assessor has checked and found this work has been properly done and dust samples have passed. For complete details, contact CLPPP.

Are there any exemptions to the Massachusetts Lead Law?

The Lead Law applies only to homes built before 1978 in which a child under six lives. Any home or apartment having fewer than 250 square feet of living space, or which is in a rooming house, is exempt, as long as no child under age six is living there. Finally, homes rented for 31 days or less for vacation or recreational purposes are also exempt, as long as there is no chipping or peeling lead paint in the home and the renter has received the Short-Term Vacation Rental Notification.

What are the requirements of the state Lead Law if there is a lease with an option to buy?

When there is a lease with an option to buy a home built before 1978 in effect, the owner of the property must have it deleaded or brought under interim control if a child under six lives there. If the tenant with an option to buy such a home proceeds to purchase it, he or she becomes responsible for meeting the requirements of the Lead Law if a child under six lives there after the purchase.

How can I find out about how lead inspections, risk assessments and deleading should be done?

All lead inspections, risk assessments and deleading must be done according to the Regulations for Lead Poisoning Prevention and Control, 105 Code of Massachusetts Regulations 460.000 and the Deleading Regulations, 454 CMR 22.00. For full information, homeowners may get these regulations at the State House Book Store, State House, Boston, MA 02133. The phone number is (617) 727-2834.

Lead inspectors and risk assessors licensed by the Department of Public Health have been trained and are experienced in using the state-approved methods for testing for lead paint. These methods are the following: use of a solution of sodium sulfide, a portable x-ray fluorescence machine or lab tests of paint samples removed from the home. Deleaders licensed by the Department of Labor and Workforce Development have been trained to use safe methods to prepare for and do deleading work, and clean up afterwards. They may delead using any of the following methods: removing paint, removing building parts, covering and encapsulating. When removing paint, they cannot use certain very dangerous methods, such as open flame burning, dry abrasive blasting or power sanding without a special vacuum attachment.

How do I get a lead inspection or risk assessment?

Included as part of this notification package is a listing of private licensed lead inspectors organized alphabetically, and private licensed risk assessors, similarly organized. Ask to see the inspector or risk assessor's license, to make sure it is current. You should arrange for the inspection or risk assessment as quickly as possible after deciding you want one. If you do have an inspection or risk assessment, you must give the seller a copy of the report.

What is the best time to delead or undertake interim control?

The best time to delead a home or bring it under interim control is when the home is vacant, so that residents will not be exposed to lead and household furnishings will not be contaminated with lead. In addition, it often is efficient, and reduces costs, to combine deleading with other repair work being done to a vacant home.

What is a Letter of Compliance and a Letter of Interim Control?

Under the state Lead Law, a Letter of Compliance is a legal letter that says either that there are no lead paint hazards or that the home has been delead. The letter is signed and dated by a licensed lead inspector. A Letter of Interim Control is a legal letter that says work necessary to make a home temporarily safe from lead hazards has been done. It is signed and dated by a licensed risk assessor. A Letter of Interim Control is good for one year, but can be renewed for one more year. The owner must fully delead the home and get a Letter of Compliance by the end of the second year if a child under six still lives there. The Lead Law does not require the removal of all lead paint from a home. An owner who gets a Letter of Compliance or Letter of Interim Control must take reasonable care to keep up the home, mainly by making sure there is no chipping or peeling lead paint. If an owner fails to take reasonable steps to maintain the home, he or she may become liable for damages to a child lead poisoned as a result of the owner's breach of that duty of reasonable care.

RENTAL PROPERTY INFORMATION

What liability do rental property owners have if they don't comply with the state Lead Law?

If a property owner of a home built before 1978 in which a child under six lives fails to delead or bring the home under interim control, and a child is lead poisoned as a result, the property owner is strictly liable for all damages. An owner is not strictly liable for lead poisoning if a Letter of Compliance or Letter of Interim Control is in effect. Strict liability means owners may be liable even if they did not know lead paint was in the home. Since harm to the kidneys and blood cells, delays in growth, learning disabilities and emotional and behavioral disturbances resulting from lead poisoning can have life-long effects, monetary damages awarded against an owner responsible for a child's lead poisoning can be substantial. Failing to delead or bring under interim control a home to which the Lead Law applies is also an emergency public health matter, and can carry criminal penalties. An owner who is notified by a public agency of Lead Law violation in a property he or she owns, and who willfully fails to correct the dangerous conditions, is also subject to punitive damages, which are three times the actual damages found. These provisions are in addition to any other legal rights the lead-poisoned child may have.

Can I avoid state Lead Law requirements by not renting to a family with children under six?

The Massachusetts Lead Law makes it illegal to refuse to rent to families with children under six, or evicting or refusing to renew the lease of families with children under six, because of lead paint. Discrimination against families with young children is also a violation of the U.S. Fair Housing Act and the Massachusetts anti-discrimination statute. Parents cannot waive the rights of their children to live in lead-safe housing or agree to assume the risks of lead exposure. Owners who violate these laws face heavy penalties. The Massachusetts Commission Against Discrimination investigates and prosecutes cases of discrimination against families with children because of lead paint.

It is also illegal for lenders to deny financing because a home has lead paint, or because financing could trigger future duties under the Lead Law. This does not restrict the right of a lender to process or deny a mortgage application in accordance with accepted underwriting practices and criteria.

If I am considering buying a pre-1978 house to rent out, and a child under six lives in one of the apartments, should I have at least that unit and common areas inspected for lead now?

Yes. If there are children under six living in such an apartment and the apartment does not have a Letter of Compliance or Letter of Interim Control, buyers should find out whether or not the apartment has lead hazards and will have to be brought into compliance with the state Lead Law. This information will be important in deciding whether to buy the property and at what price. As noted above, new owners have 90 days from the date of taking title to have such an apartment deleaded or brought under interim control. Therefore, they should arrange deleading or interim control work to begin as soon as possible after taking title, to be sure the work is done within 90 days.

Can a landlord delay a tenancy to bring a home into compliance with the state Lead Law?

A landlord who will be deleading a home or bringing it under interim control may delay the start of the tenancy up to 30 days. This can be done as long as a lease between the landlord and the new tenant does not exist. During this delay period, the new tenants are responsible for their living expenses. If there is a signed lease, however, the landlord is responsible for temporary housing during relocation necessary for deleading work.

Must a landlord arrange temporary housing for a tenant while a rental home is being deleaded?

Under the state Lead Law, tenants have to be relocated for the time that certain deleading work is taking place inside the home. They may not return until that work is done, the home is cleaned up, and a licensed lead inspector or risk assessor checks and finds it is fine for residents to move back in.

The landlord and tenant are responsible for working out an acceptable plan for alternative housing if it is necessary. The landlord may move the tenant to another place to live, which may be another house, apartment, motel or hotel. The landlord is responsible for paying the tenant's reasonable moving costs and any temporary housing costs over and above the rent of the home being deleaded. During the time the home is being deleaded, the tenant remains responsible for paying the normal rent they would pay for this period as their share of the cost of temporary housing. The Lead Law states the temporary housing must not cause undue economic or personal hardship to the tenant.

What is tenant notification?

The goal of the federal and state requirements for tenant notification is to help reduce lead poisoning by giving all tenants of homes built before 1978 information about lead in their home. The program also educates tenants and landlords about the dangers of lead poisoning, its prevention, and the Massachusetts Lead Law. Tenant notification applies to all tenants, whether or not they have a child under six living with them.

Before renting a home, landlords, managing agents or any real estate agent involved in the rental must give new tenants copies of any existing lead forms for the home. These include lead inspection reports, risk assessment reports, a Letter of Compliance (no matter how old) or a Letter of Interim Control. If the landlord or agent does not have any or all of these forms for the home, he or she simply does not give them. In addition, the landlord or agent must give new tenants the Tenant Lead Law Notification. This form addresses lead poisoning, specific prevention tips for parents, the requirements of the Lead Law and an explanation of the lead forms. Attached to the Tenant Lead Law Notification is the Tenant Certification form. This is to be filled out and signed by both the tenant and the landlord or agent. Each party gets a copy to keep. **These forms have been approved to satisfy both state and federal lead notification requirements.** Landlords or agents may choose to include the Tenant Lead Law Notification/Tenant Certification form in a written lease, instead of using a separate form.

Landlords and agents who fail to carry out their tenant notification obligations are liable for all damages caused by their failure to do so, and are subject to a fine of up to \$1,000.

INSURANCE INFORMATION

How can an owner of rental housing in Massachusetts built before 1978 get insurance to cover potential lead liability?

The answer depends on the number of units that the property owner wishes to insure, and whether the property owner lives in the building for which insurance is sought. An owner-occupant who insures four or fewer units may be covered by homeowners insurance. Generally, the property owner who is not an owner-occupant will need to get commercial liability insurance, as will an owner-occupant who wishes to insure more than four units.

Homeowners insurance may be available from several different sources: the regular, "admitted" market, the FAIR Plan or the "surplus lines" market. The regular, "admitted" market is the usual market for insurance. The FAIR Plan offers homeowners insurance to property owners unable to find coverage in the regular market. The "surplus lines" market is a less regulated, and generally more expensive market. It provides insurance to those who cannot find coverage elsewhere.

Under state Division of Insurance regulations, if an insurer in the regular market decides to write homeowners insurance on rental housing for which a Letter of Compliance or Letter of Interim Control is in effect, the insurer must provide coverage of lead paint liability arising from those premises. **Neither the state Lead Law nor the insurance regulations require a regular market insurer to write liability insurance, including homeowners insurance, on a particular property.** If a Letter of Compliance or Letter of Interim Control is in effect for only part of a property, the coverage for lead liability will extend to only that part of the property. Such insurance will also apply to any common areas covered by the Letter of Compliance or Letter of Interim Control. It will not, however, extend to injuries resulting from gross or willful negligence. The FAIR Plan's coverage of lead liability is subject to the same regulations that apply to the regular market.

An insurer in the regular market, or the FAIR Plan, may ask the property owner to prove that there is a Letter of Compliance or a Letter of Interim Control for the home sought to be insured. Once the proof is provided, coverage for lead liability will apply as of the date of the Letter. If the Fair Plan determines that a given property is eligible for insurance, or if a regular market insurer elects to insure certain premises, either may exclude lead liability coverage on any part of the property it ensures to which no Letter of Compliance or Letter of Interim Control applies. If either the Fair Plan or a regular market insurer uses such an exclusion, it must offer the owner of the premises the chance to buy back the excluded coverage. There is an additional charge for the lead liability "buyback" coverage. The amount of this charge is regulated by the Division of Insurance.

In the surplus lines market, there is no requirement to cover lead liability arising from premises to which a Letter of Compliance or Letter of Interim Control applies. Surplus lines insurers generally exclude coverage of lead liability, do not offer the buyback coverage, and charge higher prices than the regular market.

Since the FAIR Plan does not provide commercial liability insurance, property owners who need to get such coverage (as opposed to homeowners insurance) must get it from either the regular market or the surplus lines market. Commercial liability insurance from the surplus lines market, like homeowners insurance from that market, usually will exclude coverage of lead liability, will not include the buyback option, and will cost more than regular market coverage.

While a regular market insurer can decline to write commercial liability insurance on a given property, once such an insurer decides to write such coverage, it must then insure lead liability arising from any part of the property covered by a Letter of Compliance or Letter of Interim Control. If such an insurer chooses to insure a property, it may exclude coverage of lead liability on any part of the premises for which no Letter of Compliance or Letter of Interim Control is in effect. If such insurer applies such an exclusion, it must offer the property owner the opportunity to buy back the excluded coverage. The lead liability insurance regulations described above as applicable to regular market homeowners insurance also apply to commercial liability insurance from the regular market.

Owners of rental housing should try to get coverage for lead liability, whether they have met the requirements of the Lead Law or not, by seeking regular market coverage through insurance agents, or by contacting direct writing companies that are listed in the telephone directory, before resorting either to the FAIR Plan or the surplus lines market.

If I own and occupy a single-family house, does my homeowners insurance cover lead liability?

Under the state lead liability insurance regulations, coverage of lead liability cannot be excluded from regular market and FAIR Plan homeowners insurance policies on single-family owner-occupied homes. Instead, lead liability coverage is included in such policies. However, a family member covered by a homeowners policy cannot make a lead liability claim against another family member covered by the same policy. The requirements of the lead liability insurance regulations do not apply to homeowners coverage from the surplus lines market.

How are new owners affected by the lead liability insurance regulations?

If a buyer of rental housing built before 1978 meets the state Lead Law's requirements and gets a Letter of Compliance or Letter of Interim Control within 90 days after becoming the owner, then, under certain conditions, they will be able to get coverage for lead liability for the period they owned the property before they deleaded or brought it under interim control. This will happen if a regular market insurer chooses to provide liability coverage on the property. Such an insurer is required to provide lead liability coverage to a new owner who obtains a Letter of Compliance or Letter of Interim Control within 90 days after becoming the owner of the property. Such coverage will go back to the time that the new owner took title to the property, unless the liability insurance went into effect some time

after the taking of title. In the latter case, the coverage of lead liability will extend back to the time that the liability insurance held by the new owner first went into effect on the premises. The rule for new owner lead liability insurance coverage for the FAIR Plan is the same as for the regular market. These special rules for lead liability insurance for new owners do not apply to insurance from the surplus lines market.

What happens next?

That's up to you. At this point, you should be well informed about lead poisoning, the effects of lead hazards in the home, and your responsibilities under the Massachusetts Lead Law. In the past, the Department of Public Health has had to devote its childhood lead poisoning resources to provide services to the thousands of Massachusetts children who were poisoned, as well as to providing services to children whose blood lead levels are elevated, to prevent them from becoming lead poisoned. Between the Department's work and the preventive deleading carried out by property owners, we have been successful at reducing the number of lead poisonings among young children in Massachusetts. All of us at the Department are hopeful that we will continue that partnership, in which the correction of lead hazards in the homes of young children *before* those children are lead poisoned is so important.

Where can I get more information on lead poisoning?

Massachusetts Department of Public Health
Childhood Lead Poisoning Prevention Program (CLPPP)
(For more copies of this form, and full range of
information on owners' and tenants' rights and
responsibilities under the state Lead Law, financial help
for owners, safe renovation work, and soil testing)
www.mass.gov/dph/clppp
(781)-774-6611, 1-800-532-9571

Massachusetts Department of Labor/
Division of Occupational Safety
(List of licensed deleaders)
www.mass.gov/dos
(617)-626-6962

Massachusetts Housing Finance Agency
(Get the Lead Out loan program information)
www.masshousing.com
(617)-854-1000

U.S. Environmental Protection Agency
Region 1 (New England)
(Information about federal laws on lead)
<http://www.epa.gov/region1>
(617)-918-1524

National Lead Information Center
(lead poisoning information or lead in
consumer products)
www.epa.gov/lead or 1-800-424-LEAD

U.S. Consumer Product Safety
Commission (Info about lead in
consumer products)
www.cpsc.gov or 1-800-638-2772

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

☐ Lead Inspection Report; ☐ Risk Assessment Report; ☐ Letter of Interim Control; ☐ Letter of Compliance

(ii) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) ☐ Purchaser or lessee purchaser has received copies of all documents checked above.

(d) ☒ Purchaser or lessee purchaser has received no documents.

(e) ☐ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) ☐ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) ☐ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) ☐ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Date

DocuSigned by:

Purchaser Date

Agent Date

Seller Date

Purchaser Date

Agent Date

Address of Property

RE: 44 White Street, Somerville

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

Date Tue 4/14/2026 11:36 AM

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

Cc Jacob Simmons <jacobmeyerssimmons@gmail.com>

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,

We wish to formally apply to appeal the Board's decision in this matter. Pls schedule a hearing. 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

Notice: This email and any attachments are confidential and may be privileged, and are intended exclusively for the addressee(s). All unauthorized use, such as disclosure, copying, and alteration is prohibited. If you received this email in error, please notify the sender by replying, then immediately delete it from your system along with all copies and attachments.

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

Sent: Tuesday, April 14, 2026 11:08 AM

Subject: 44 White 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 26 013**

RE: Residential Building , 44 White 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, **July 27, 2026** at **2:00 PM**. 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: 28.12
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: April 14, 2026

cc: Local Building Inspector
Independent Living Center
Local Disability Commission

AAB 40



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

FIRST AMENDED NOTICE OF ACTION

Docket Number V 26 013

RE: Residential Building , 44 White Street , Somerville

On March 30, 2026 the Architectural Access Board received an additional submission from Petitioner
The additional documents were reviewed by the Board on April 6, 2026 At that meeting, the Board
voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	28.12	GRANTED as proposed the lift is installed prior to occupation of the building.

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 14, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnello WT
Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 41

RE: Variance Application, 44 White Street, Somerville V26-013

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

Date Mon 3/30/2026 8:26 AM

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>

 2 attachments (2 MB)

24025_44 White st_MAAB Miniset 3.12.2026-3.pdf; 44 White Lift.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 additional information as requested by the Board. 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

Notice: This email and any attachments are confidential and may be privileged, and are intended exclusively for the addressee(s). All unauthorized use, such as disclosure, copying, and alteration is prohibited. If you received this email in error, please notify the sender by replying, then immediately delete it from your system along with all copies and attachments.

From: Anderson, Doug

Sent: Wednesday, February 4, 2026 9:10 AM

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, 44 White Street, Somerville

Will,

Please find attached our request for variance. Check has been mailed. 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

Notice: This email and any attachments are confidential and may be privileged, and are intended exclusively for the addressee(s). All unauthorized use, such as disclosure, copying, and alteration is prohibited. If you received this email in error, please notify the sender by replying, then immediately delete it from your system along with all copies and attachments.

To Whom It May Concern:

Cost Estimate for lift in Unit 1 at 44 White St Somerville:

Lift: \$50,000

Framing: 8,500

Finish carpentry: \$6,000

Electric: \$5,500

Thank You,

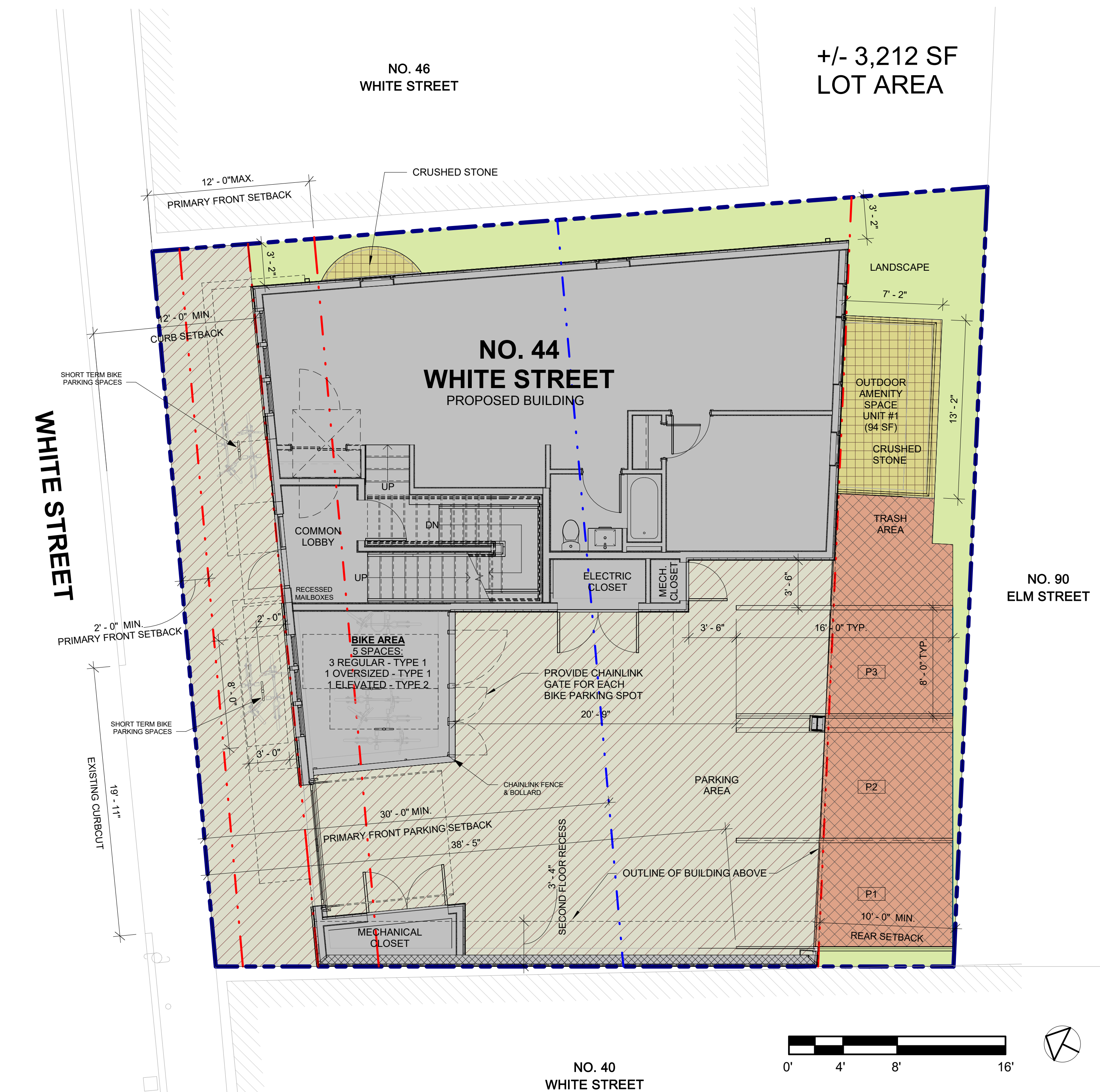
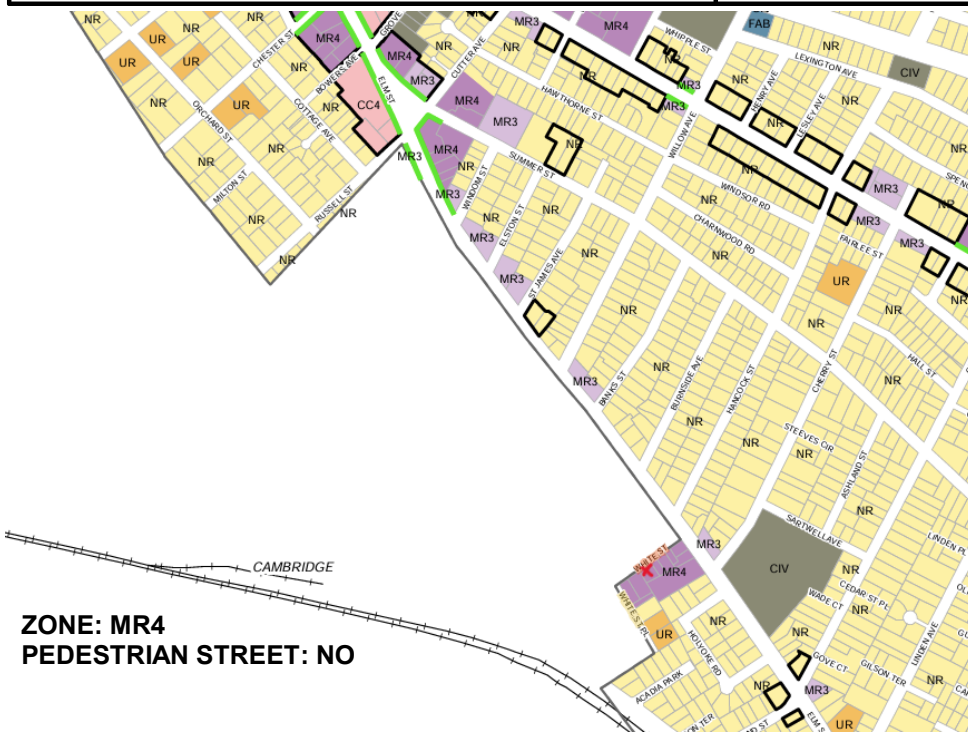
-Jacob Simmons

White 44 Investments, LLC

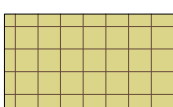
857-264-1803

Jacobmeyerssimmons@gmail.com

ZONING DIMENSIONAL TABLE				
ZONE: MR4 ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE		3,212 SF ±	3,212 SF ±	
BUILDING TYPE				
	APARTMENT BUILDING	COTTAGE BUNGALOW	APARTMENT BUILDING	COMPLIES
LOT DIMENSIONS				
LOT WIDTH (MIN.)	30 FT	53' - 5 1/2"	53' - 5 1/2"	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	90% / 2,891 SF	31% / 966 SF	87% / 2,804 SF	COMPLIES
GREEN SCORE				
MINIMUM	0.25		0.25	COMPLIES
IDEAL	0.30			SEE LANDSCAPE ARCH SET
OPEN SPACE (MIN.)	15% / 482 SF	38% / 1,199 SF	17% / (408 SF GROUND + 140 GREEN ROOF)	COMPLIES
BUILDING SETBACKS				
CURB SETBACK (MIN.)	12 FT	4' - 7 1/4"	12' - 0"	COMPLIES
PRIMARY FRONT (MIN./ MAX.)	2 FT / 12 FT	5' - 3 1/4"	7' - 3"	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	2 FT / 12 FT	N/A	N/A	COMPLIES
SIDE SETBACK (MIN.)				
ABUTTING ANY NON-NR OR -LDH	0 FT	23'-8 3/4" (RIGHT) 2'-3 3/4" (LEFT)	0" (RIGHT) 3'-2" (LEFT)	COMPLIES
REAR SETBACK (MIN.)				
ABUTTING AND NON-NR OR -LDH	10 FT	0' - 9 1/4"	10' - 1"	COMPLIES
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	30 FT	N/A	38' - 5"	COMPLIES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A	COMPLIES
MAIN MASSING				
BUILDING WIDTH (MAX.)	200 FT	20'-4 1/2"	50'-6"	COMPLIES
FACADE BUILD OUT (MIN.)				
PRIMARY FRONT	80% / 42'-9"	35% / 20'-4 1/2"	95% / 50'-6"	COMPLIES
SECONDARY FRONT	65% / 34'-8"	N/A	N/A	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	966 SF	2,106 SF	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	0 FT	2'-3"	COMPLIES
STORY HEIGHT (MIN.)	10 FT		10.5 FT	COMPLIES
NUMBER OF STORIES (MIN./MAX.)	3 STORIES / 4 STORIES	2.5 STORIES	3 STORIES	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	50 FT		42' - 9"	COMPLIES
ROOF TYPE	FLAT	GABLE	FLAT	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%			COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%			COMPLIES
BLANK WALL (MAX.)	20 FT			COMPLIES
USE & OCCUPANCY				
DENSITY FACTOR (MIN.)	-			
LOT AREA <5,500 SF	1,500/ 4 DU MAX		3 PROPOSED	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU		3 PROVIDED: UNIT #1: 94 SF; UNIT #2: 58 SF; UNIT #3: 501 SF	COMPLIES
ROOF-MOUNTED MECHANICALS				
MECHANICAL EQUIPMENT, SCREENING, PENTHOUSE HEIGHT (MAX)	10 FT MAX	NONE	9'-10"	COMPLIES
REQUIRED ADU'S				
0 TO 3 UNITS	NONE	N/A	NONE	
PARKING REQUIREMENTS (WITHIN A TRANSIT ZONE)				
BICYCLE				
SHORT-TERM	0.1/DU	NONE	4 SPACES (2 RACKS)	COMPLIES
LONG -TERM	1.0/ DU	NONE	5 (3 REGULAR + 1 OVERSIZED + 1 HANGER)	COMPLIES
MOTOR VEHICLE	0.5/ DU MAX. (1.5=1 MAX.)	1 SPACE (EXISTING DRIVEWAY)	3 PROVIDED	DOES NOT COMPLY NEED SPECIAL PERMIT



1 PROPOSED SITE PLAN
3/16" = 1'-0"

SITE PLAN LEGEND		
	PAVERS	314 SF
	GROUND COVERAGE: BUILDING	1,262 SF
		1,228 SF
GROUND COVERAGE TOTAL:		2,804 SF
	OPEN SPACE	443 SF (303 SF GROUND FLOOR + 140 SF GREEN ROOF)
	GROUND COVERAGE: PORCH, AREAWAY, COURT (CRUSHED STONE)	105 SF
	PROPERTY LINE	
	REQUIRED SETBACK LINE	
	PARKING SETBACK LINE	
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. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A POTENTIAL PROJECT BASED ON THE CURRENT ZONING PARAMETERS; VERIFICATION BY THE CITY OF SOMERVILLE IS REQUIRED.		

44 WHITE STREET RESIDENCES

PROJECT NAME

44 WHITE STREET
RESIDENCES

PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

Project number 24025
Date 08/06/2025
Drawn by NB
Checked by TMC
Scale 1/8" = 1'-0"

REVISIONS

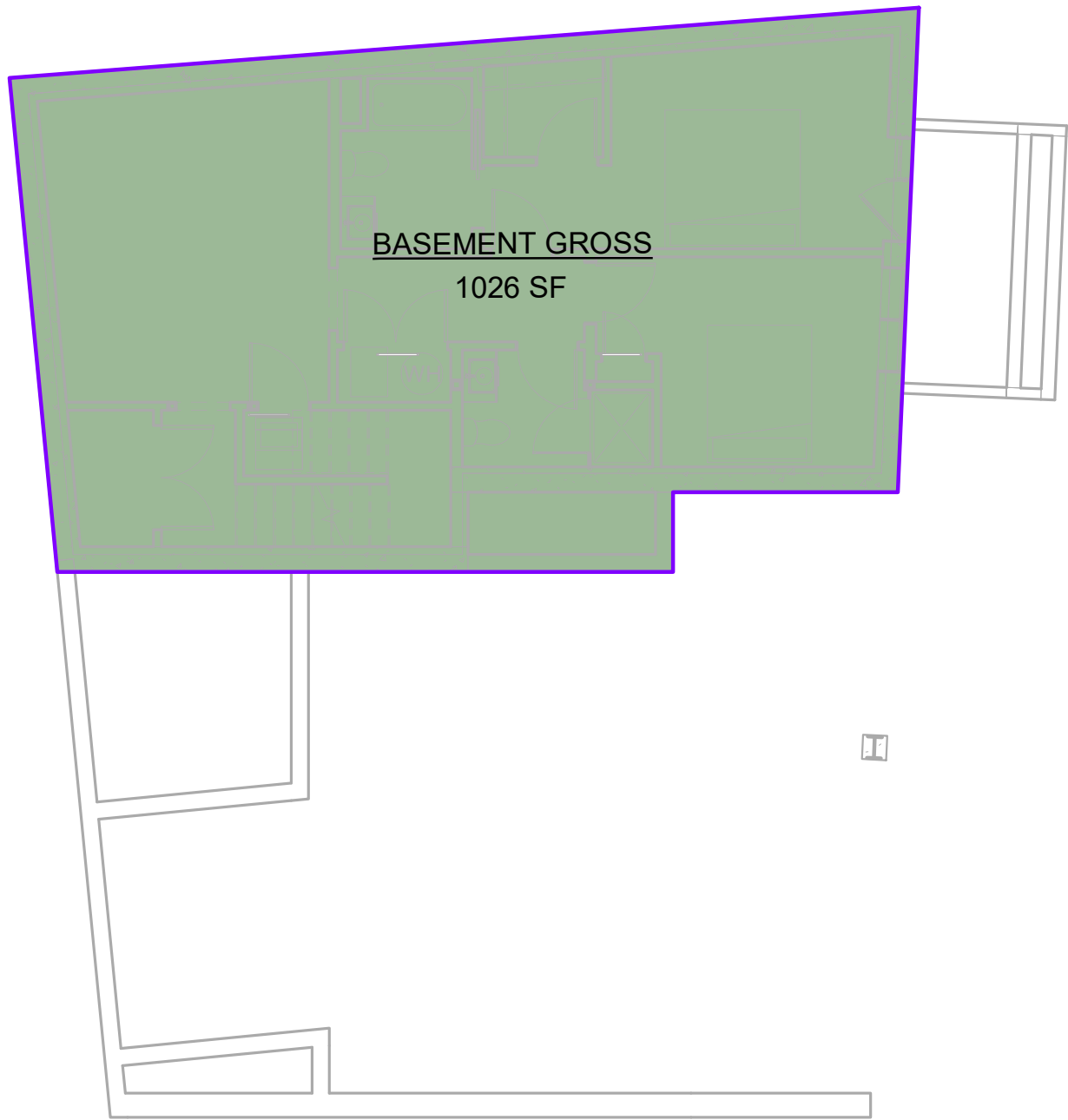
No.	Description	Date

AREA PLANS

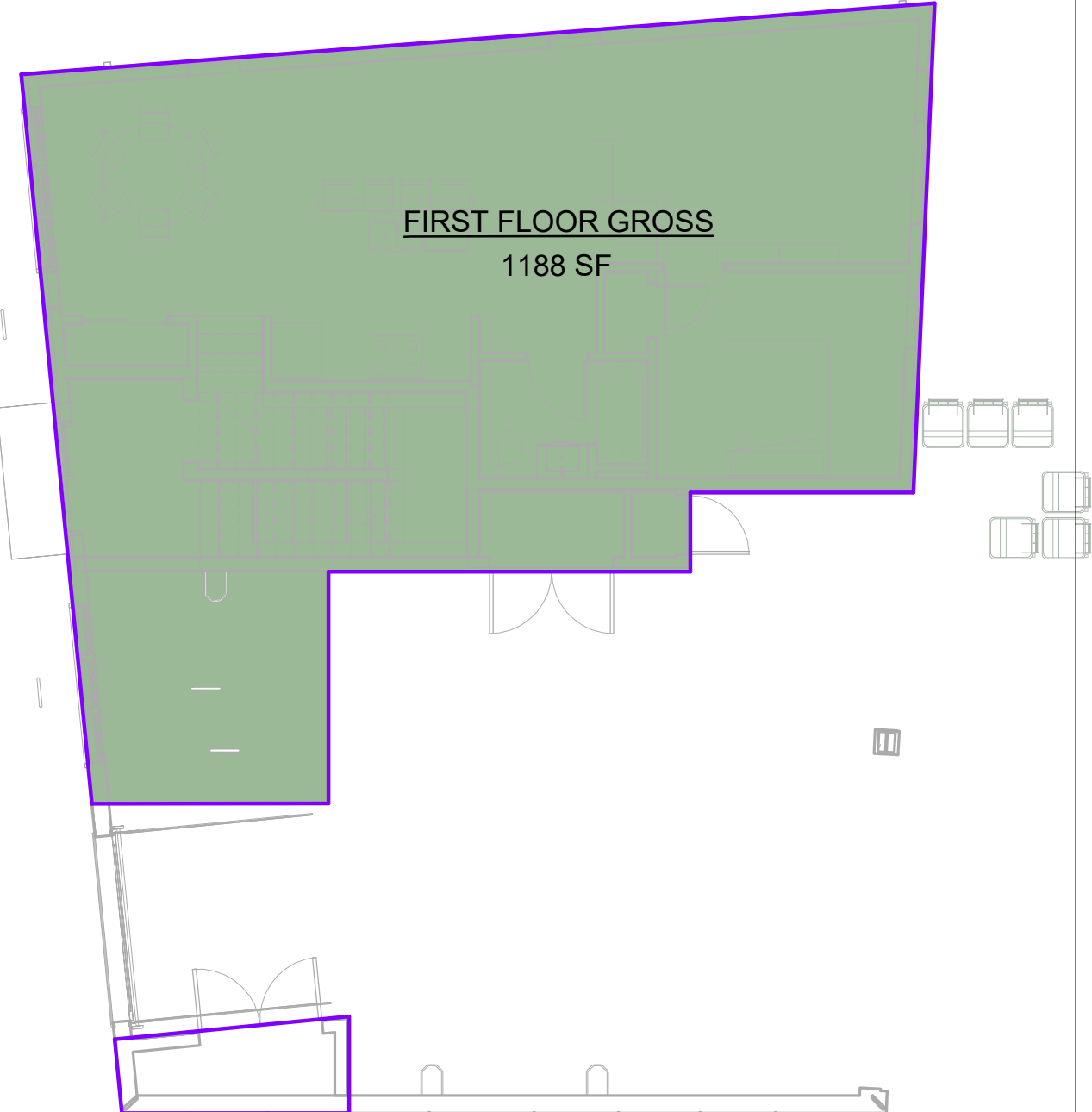
A-022

44 WHITE STREET RESIDENCES

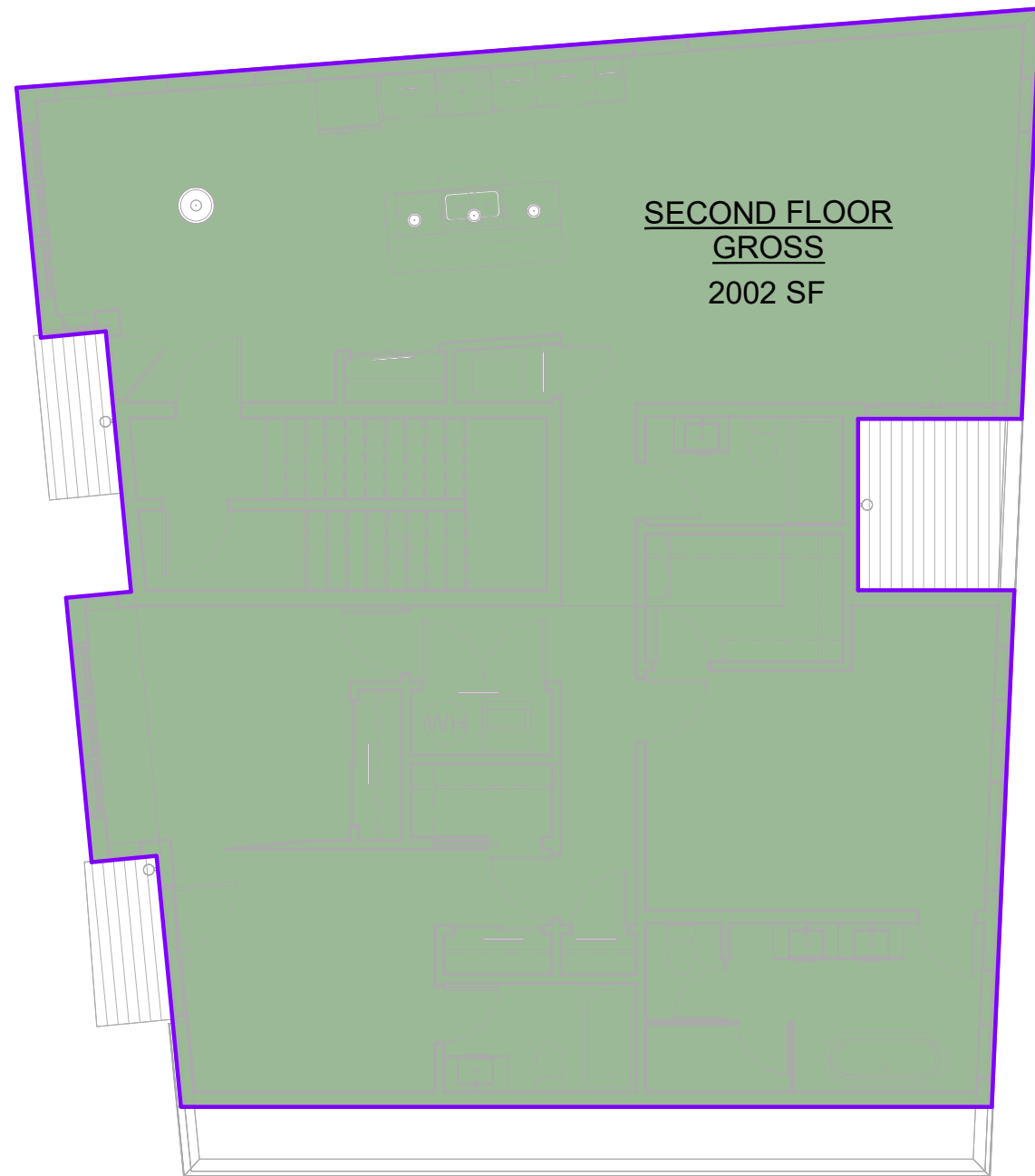
AAB 46



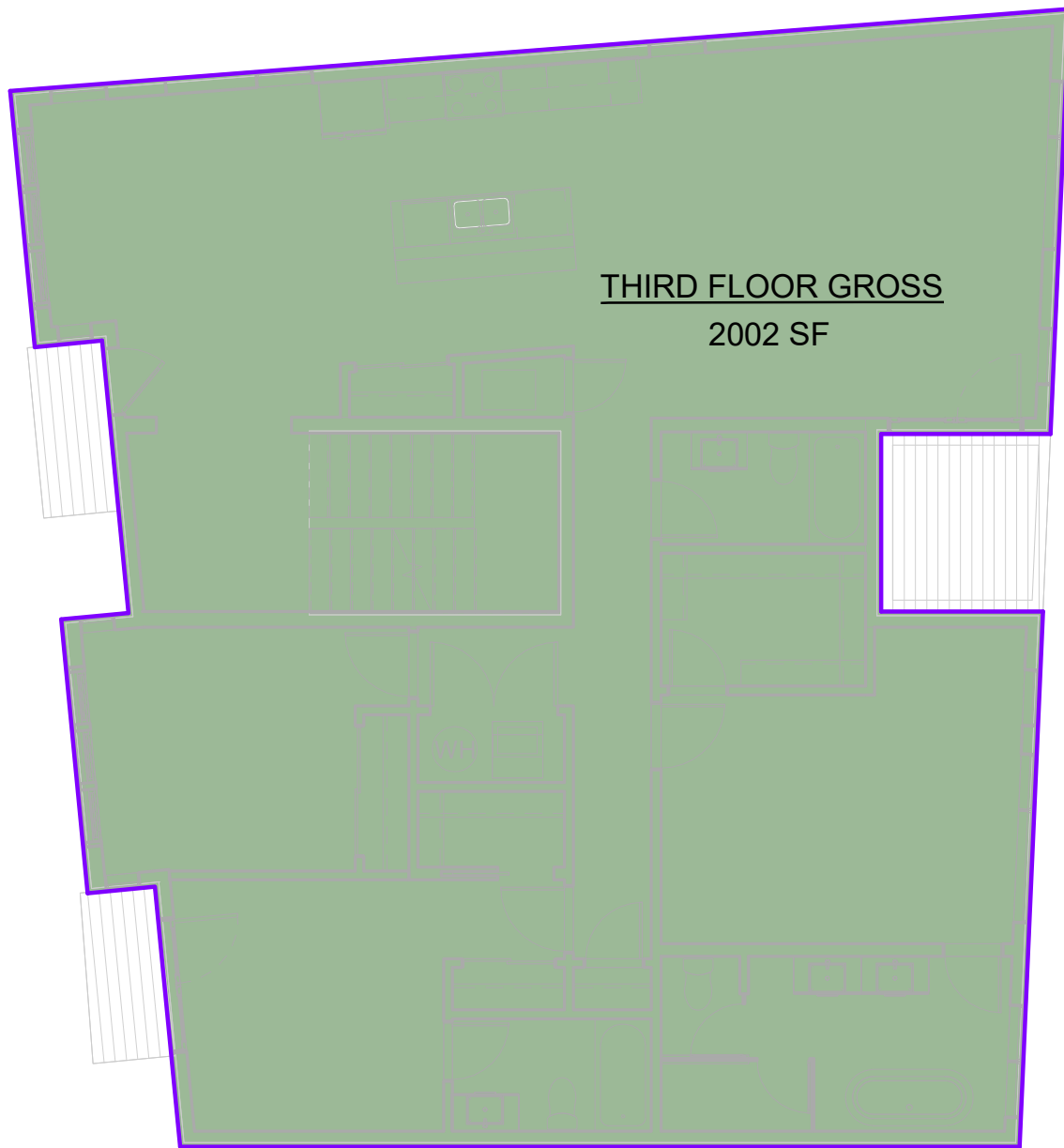
⑥ 0 BASEMENT
1/8" = 1'-0"



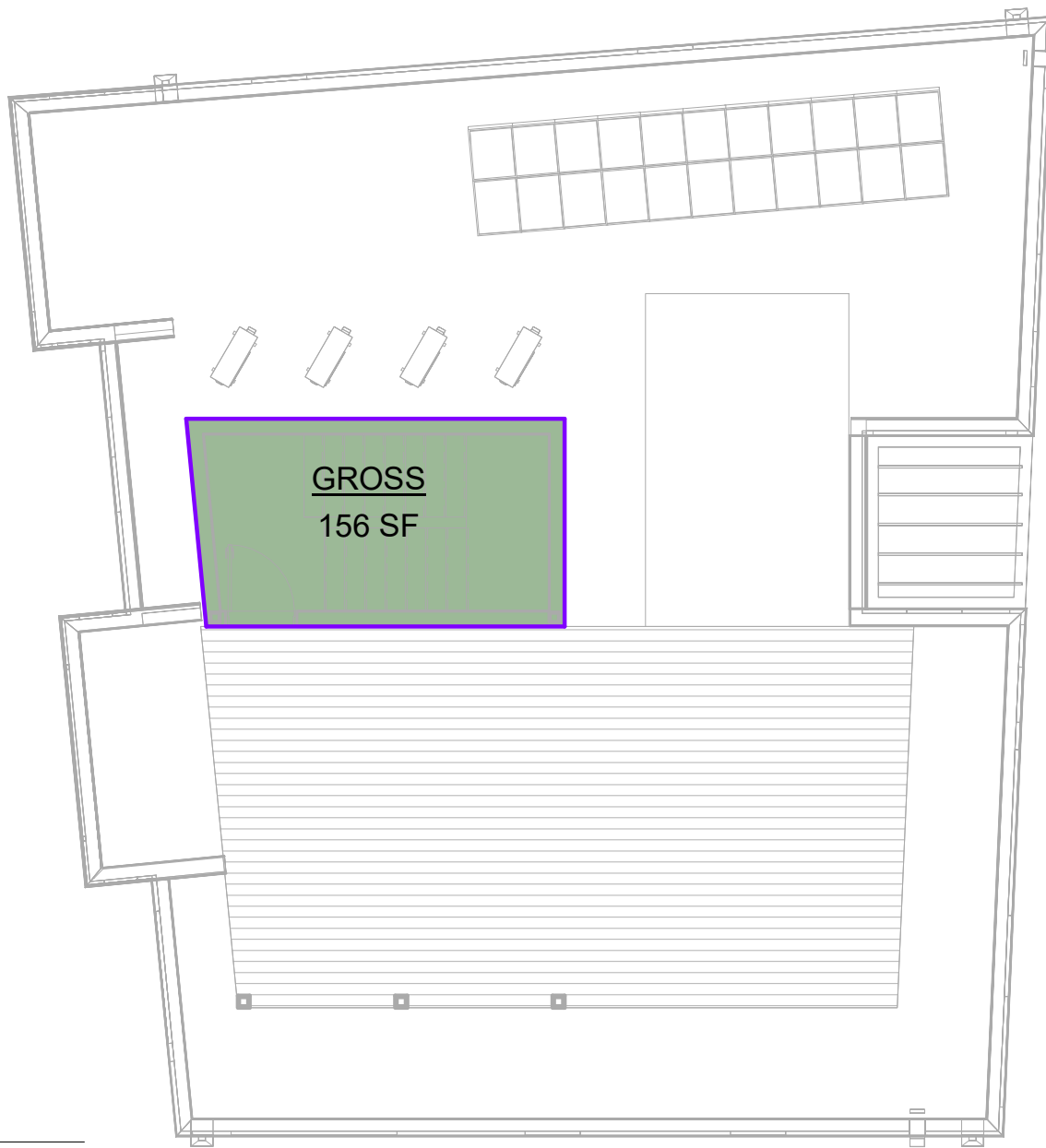
⑤ 1ST FLOOR
1/8" = 1'-0"



⑦ 2ND FLOOR
1/8" = 1'-0"

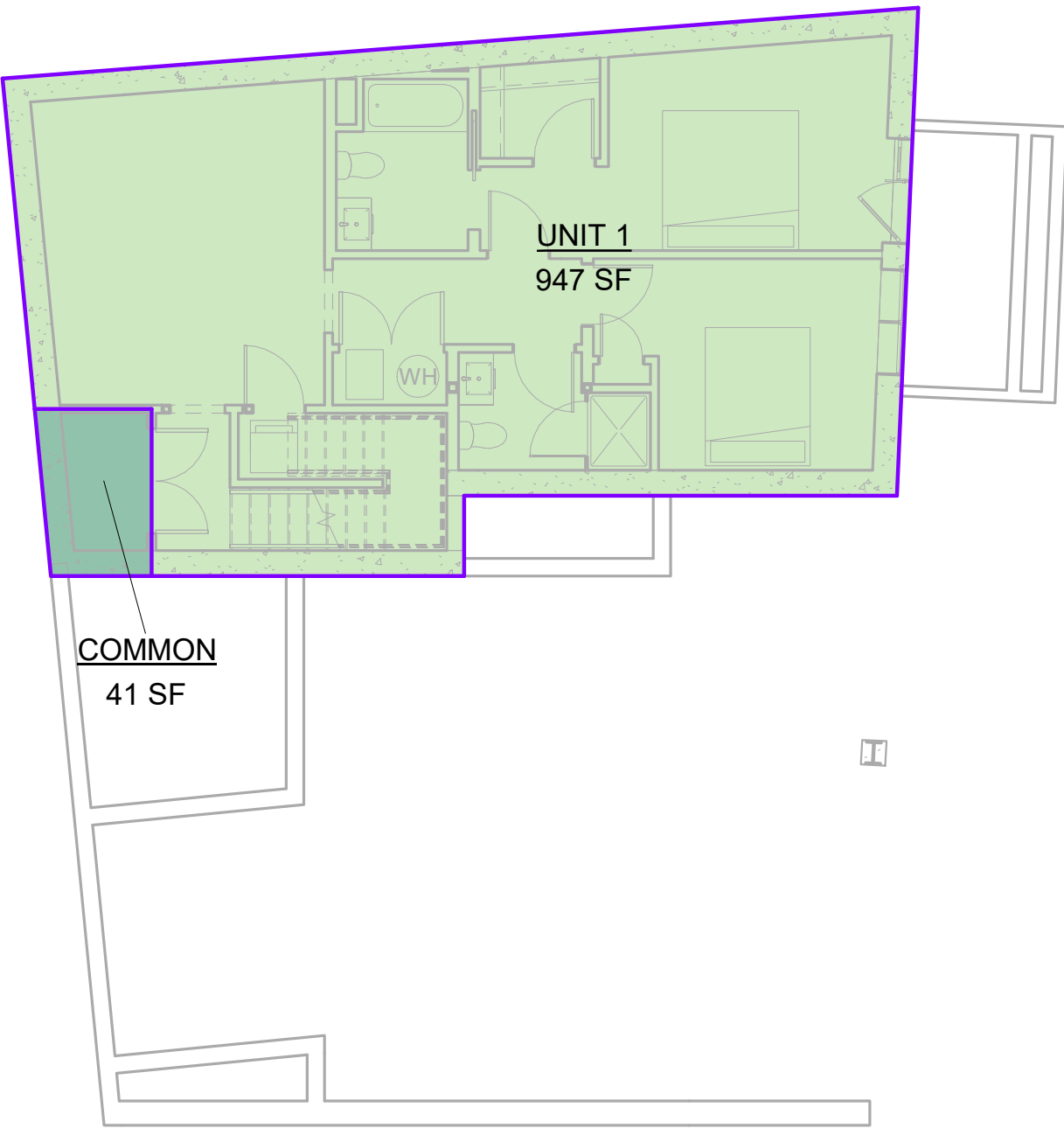


⑧ 3RD FLOOR
1/8" = 1'-0"

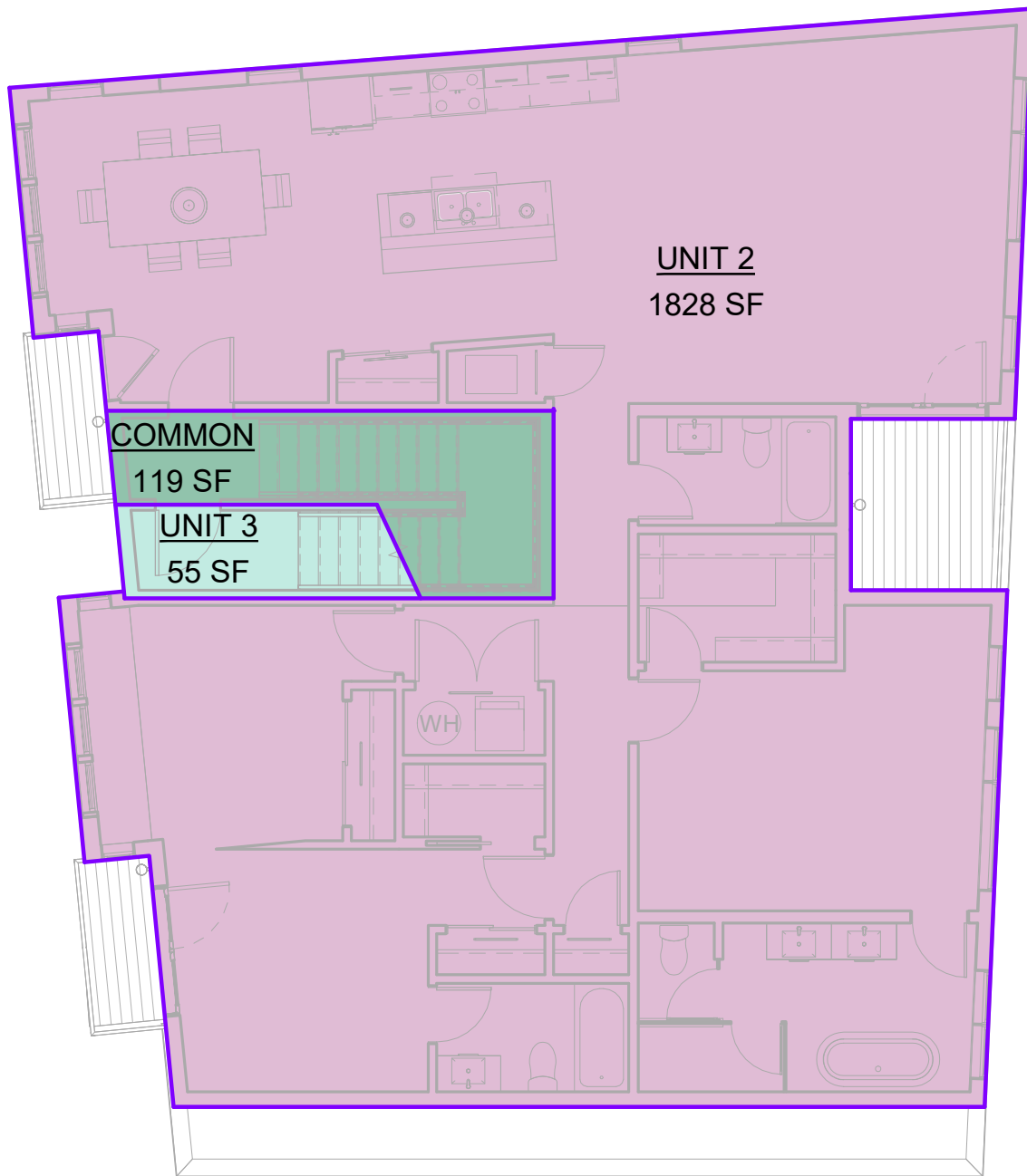


⑨ ROOF
1/8" = 1'-0"

GROSS BUILDING	
LEVEL	AREA
0 BASEMENT	1026 SF
1ST FLOOR	1188 SF
2ND FLOOR	2002 SF
3RD FLOOR	2002 SF
ROOF	156 SF
Grand total: 5	6375 SF

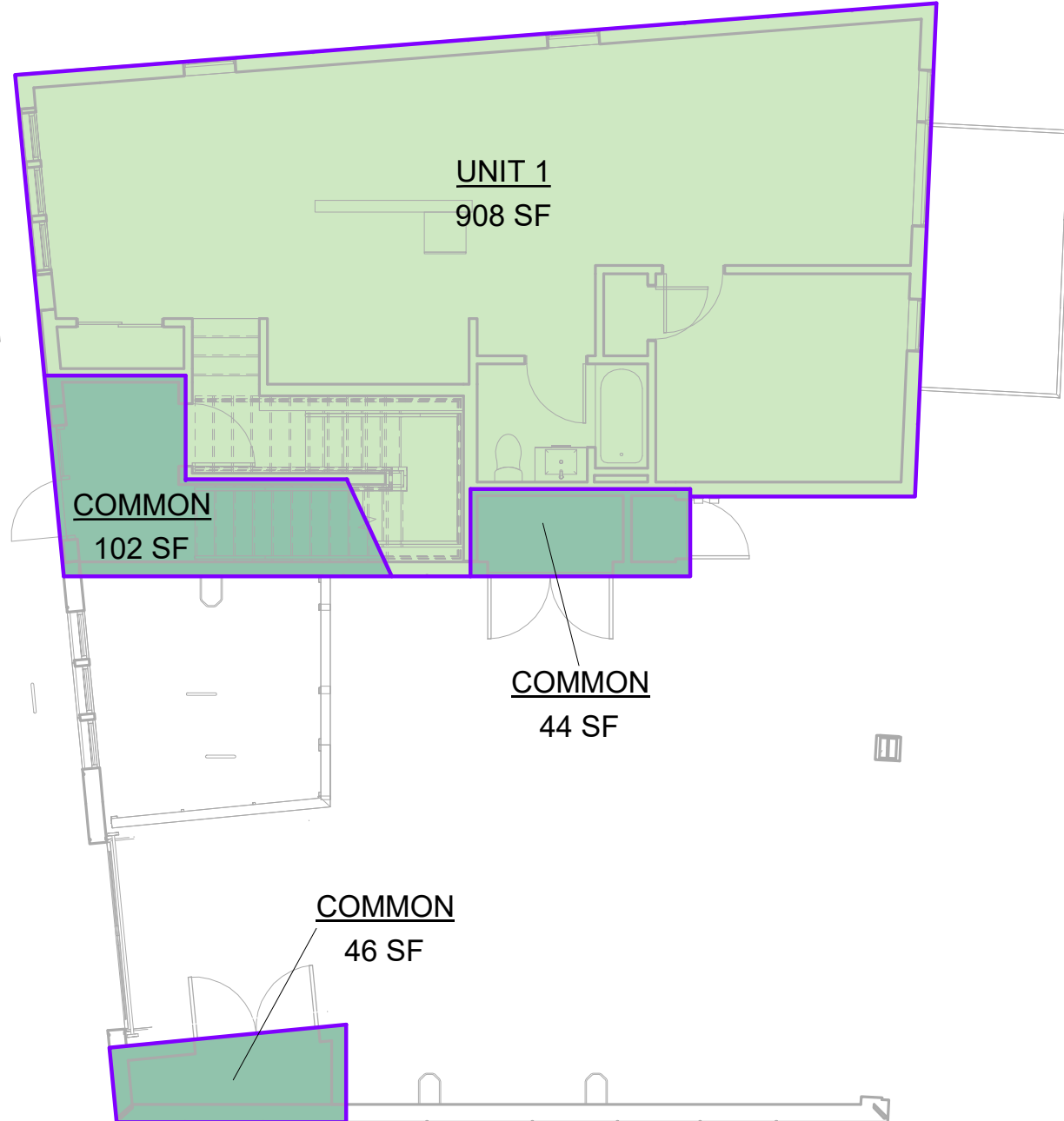


① 0 BASEMENT
1/8" = 1'-0"

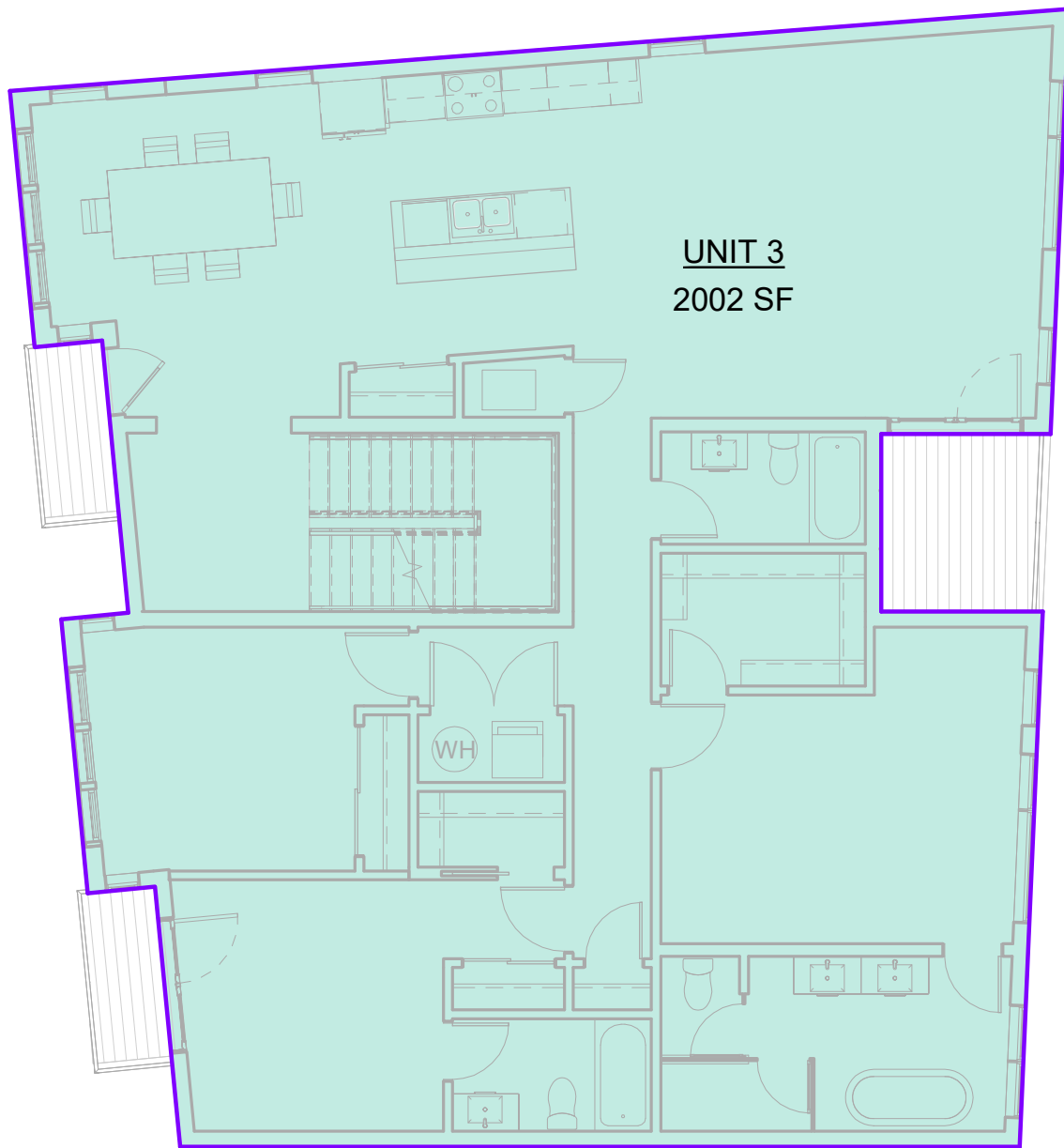


③ 2ND FLOOR
1/8" = 1'-0"

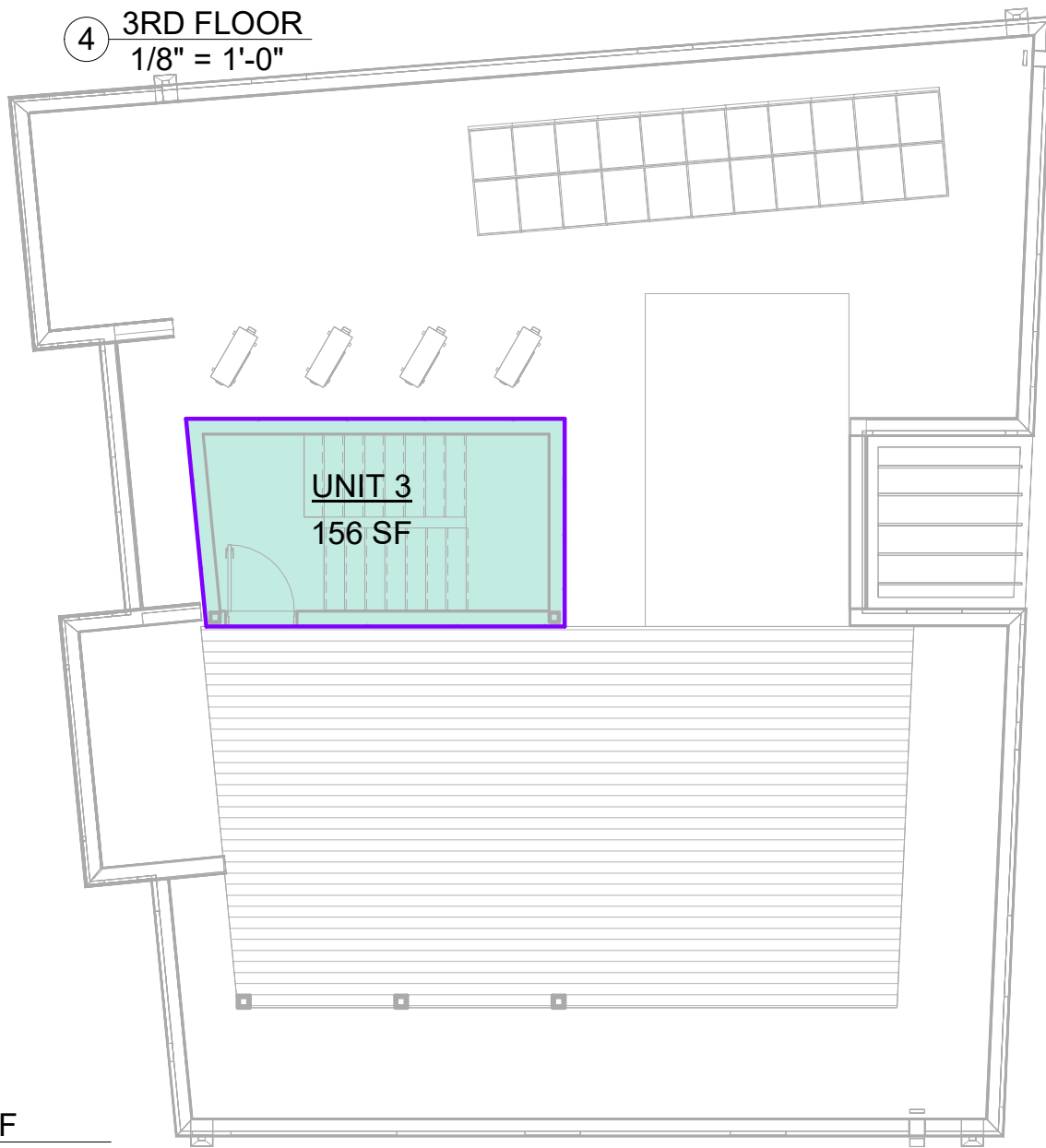
UNIT AREAS	
NAME	AREA
COMMON	352 SF
UNIT 1	1854 SF
UNIT 2	1828 SF
UNIT 3	2214 SF
	6249 SF



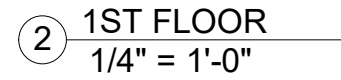
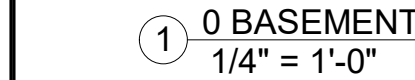
② 1ST FLOOR
1/8" = 1'-0"

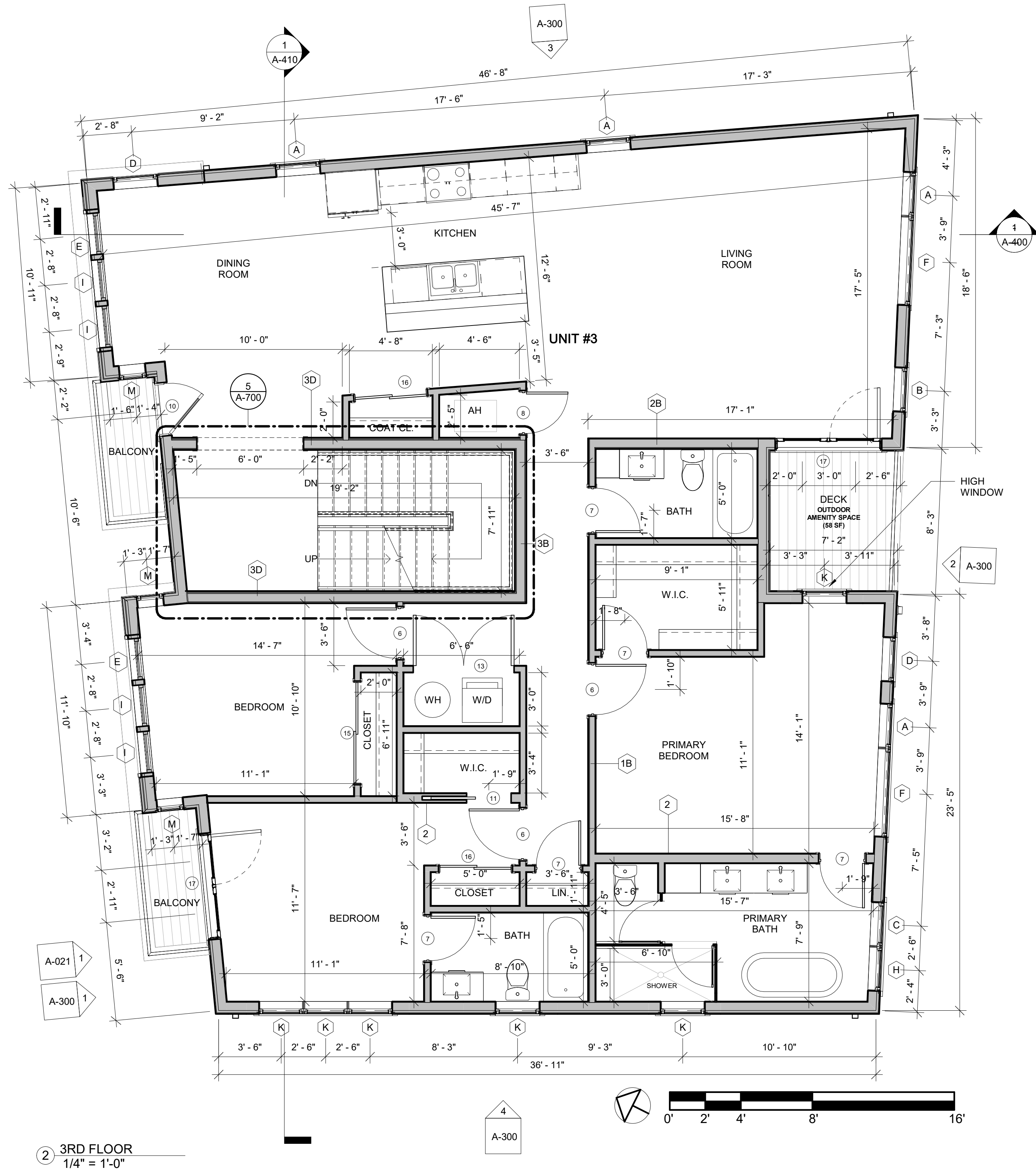
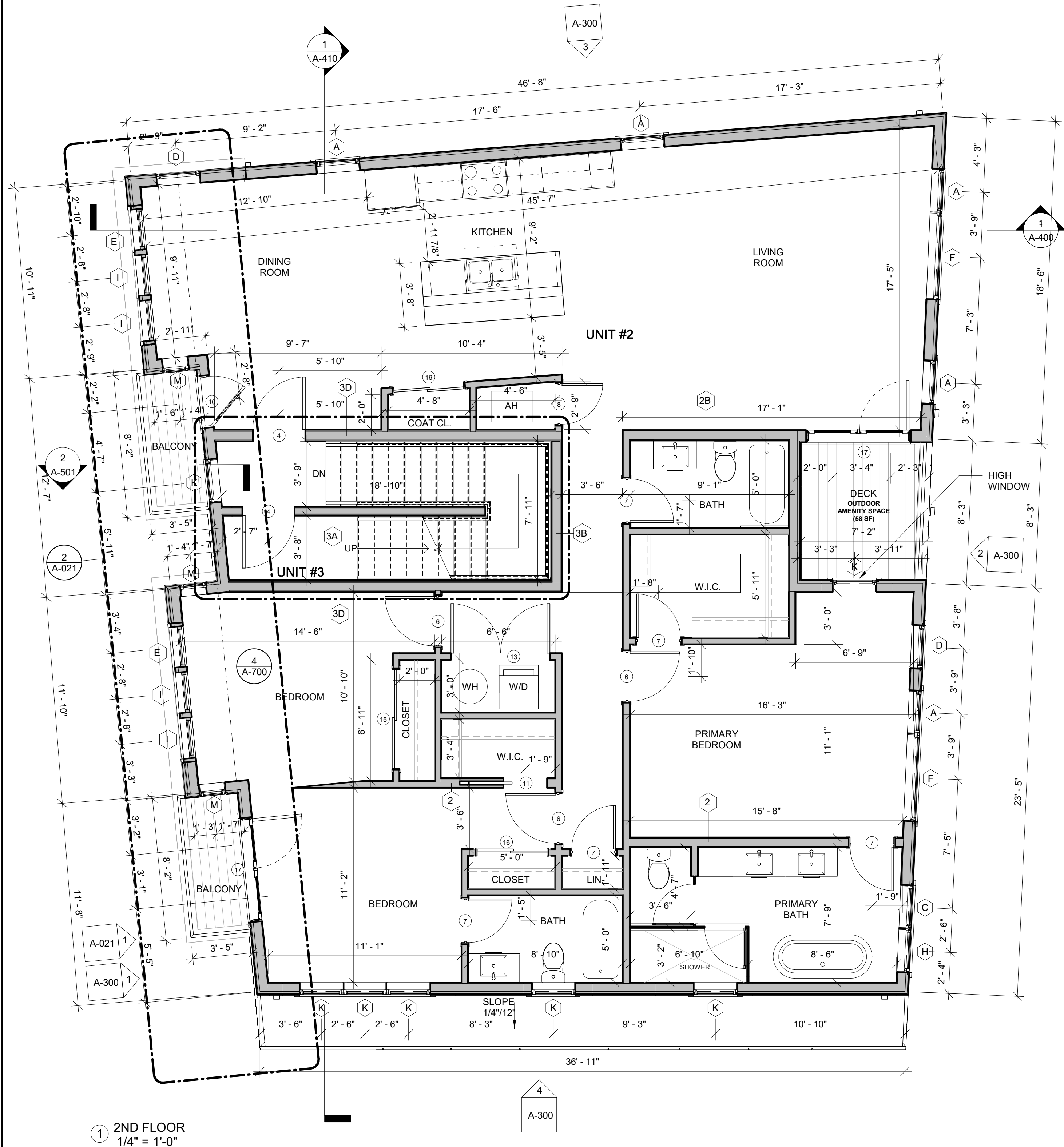


④ 3RD FLOOR
1/8" = 1'-0"



⑩ ROOF
1/8" = 1'-0"





LEGEND

	NEW WALL		WINDOW TYPE
	WALL TYPE		DOOR TYPE

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 STUD. 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 PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED, CENTER CLOSET DOOR ON CLOSET.

PROJECT NAME

**44 WHITE STREET
RESIDENCES**

PROJECT ADDRESS

**44 WHITE STREET,
SOMERVILLE, MA**

CLIENT

JACOB SIMMONS

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-9682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

Project number 24025
Date 08/06/2025
Drawn by NB, RR
Checked by TMC
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

**SECOND &
THIRD FLOOR
PLAN**

A-102

44 WHITE STREET RESIDENCES

AAB 46

 NEW WALL
 WINDOW TYPE
 WALL TYPE
 DOOR TYPE

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 STUD, 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 PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED CENTER CLOSET DOOR ON CLOSET

44 WHITE STREET RESIDENCES

3/12/2026 4:52:04 PM



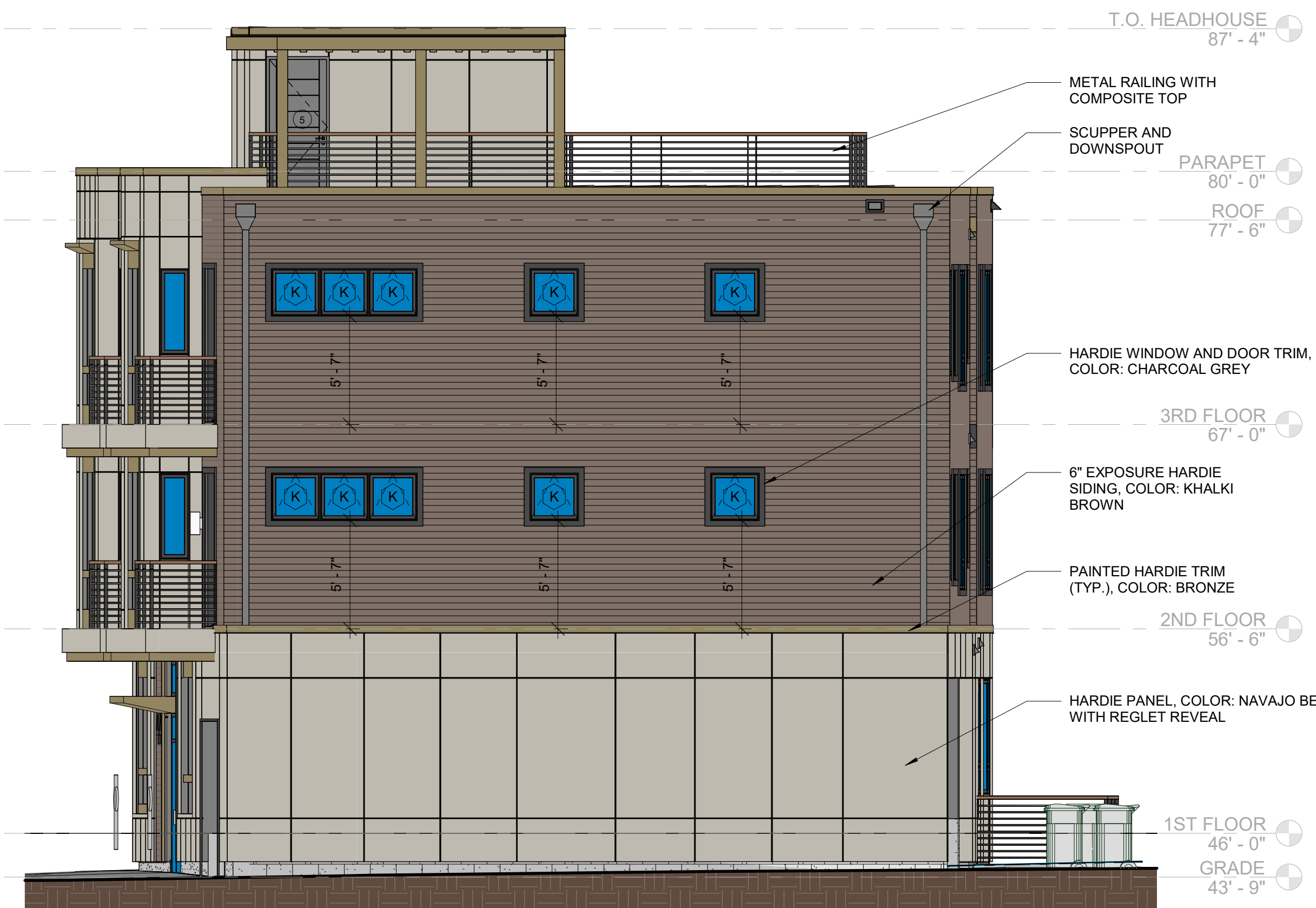
① FRONT ELEVATION
3/16" = 1'-0"



② REAR ELEVATION
3/16" = 1'-0"



③ SIDE ELEVATION-LEFT
3/16" = 1'-0"



④ SIDE ELEVATION-RIGHT
3/16" = 1'-0"

PROJECT NAME

**44 WHITE STREET
RESIDENCES**

PROJECT ADDRESS

**44 WHITE STREET,
SOMERVILLE, MA**

CLIENT

JACOB SIMMONS

ARCHITECT



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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

Project number	24025
Date	08/06/2025
Drawn by	NB
Checked by	TMC
Scale	3/16" = 1'-0"

REVISIONS

No.	Description	Date

ELEVATIONS

A-300

44 WHITE STREET RESIDENCES

AAB 50

\\TKG-NAS1522\Draws\44 White St_Somerville\03 Drawings\01_ARCH_CD\24025_44 White st_CD Set-central_nububnelis.rvt

3/12/2026 4:52:07 PM



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 26 013**

RE: Residential Building , 44 White Street , Somerville

On February 4, 2026 the Architectural Access Board received an application submitted by Doug Anderson .
This application and all attached documentation were reviewed by the Board on February 23, 2026 .
At that meeting, the Board voted as follows:

#	Section	Result
1	9.5.4	CONTINUED to request Petitioner provide the Board with: test drawings and cost estimate for an accessible entrance into the unit FINDS the bathrooms do not comply with 521 CMR 42.7.1(b) and the kitchen does not comply with 521 CMR 43.2
3	28.12	CONTINUED to request Petitioner provide the Board with: test drawings and cost estimate for an accessible entrance into the unit
4	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

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.

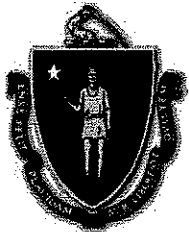
Date: February 25, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Palmaria Mendez WS

Chairperson
ARCHITECTURAL ACCESS BOARD **AAB 51**

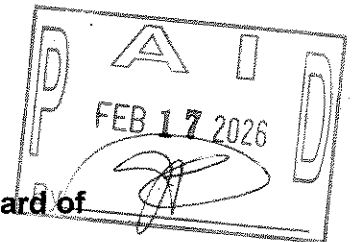
Chk# 22230

	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 <u>V26-013</u> (Office Use Only) <u>R-0315710</u>
---	---	--

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:

44 White Street, Somerville, MA

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

Jacob Simmons
White 44 Investments LLC
11 John Street
Newton MA 02459

E-mail: Jacob Simmons <jacobmeyerssimmons@gmail.com>

Telephone: (857) 207 1664

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

Please see attached.

Variance Application, 44 White Street, Somerville

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

Date Wed 2/4/2026 9:17 AM

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 (8 MB)

44 White Somerville, MAAB submittal 2-4-26.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.

Will,

Please find attached our request for variance. Check has been mailed. Thank you.



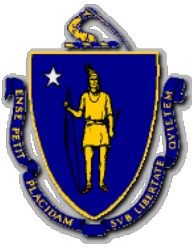
Doug Anderson

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

Notice: This email and any attachments are confidential and may be privileged, and are intended exclusively for the addressee(s). All unauthorized use, such as disclosure, copying, and alteration is prohibited. If you received this email in error, please notify the sender by replying, then immediately delete it from your system along with all copies and attachments.



**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:

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

E-mail:

Telephone:

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

4. Total square footage of the building/facility: _____

Per floor: _____

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):

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:

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? _____

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

16.

Please list specific technical sections, not 521 CMR 3.

Request #1

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

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): _____

Request #2

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

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): _____

Request #3

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

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): _____

Request #4

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

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:

E-mail: _____

Telephone: _____

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

E-mail: _____

Telephone: _____

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

Date: _____

_____  _____

Signature of owner or authorized agent *(required)*

PLEASE PRINT:

Name

Organization (If Applicable)

Address

Address 2 (optional)

City/Town

State

Zip Code

E-mail

Telephone

SERVICE NOTICE

I, _____, as _____
(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			
2 Local Commission on Disability (If Applicable)			
3 Independent Living Center			



Signature

Date

February 4, 2026

44 White Street, Somerville, MA

Building Overview

The project is new construction of a three-story apartment building with three rental units.



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 served by the accessible entrance to the building.

The adapted design includes all basic living spaces on the upper 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 as long as accessible features such as a bathroom, bedroom, washer/dryer 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 total construction cost is approximately \$3.00M, a vertical lift would cost approximately \$50,000 to install.

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

Mitigation: We propose the following:

- Other than the upper 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 unit will contain a kitchen, living room, and a bathroom.
- If a lift were to be installed, the unit is 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 28.12

Requirement: 521 CMR 28.12.1 General: *Vertical wheelchair lift devices and Limited use elevators may be used as a part of an accessible route of travel in lieu of an elevator under any of the following circumstances.*

- e. To provide vertical access where the distance between floors is less than a full story and where a ramp is not feasible*

Request:

We request approval to provide as an adaptive feature a compliant wheelchair lift with 521 CMR to enter the first floor unit as a ramp is not feasible.

Impracticability:

The first floor is elevated to a height of approx. 24" above the sidewalk. For a slope of 1:12 the ramp length with compliant landings would be approximately 34' including landings. This would occupy a large portion of the lobby/foyer space; and there is insufficient space on the lot for ramps of this size. Given the size of the lot and the zoning restrictions limiting the size of the building above grade to under 10,000 Sq ft, providing a ramp is technically infeasible. See attached test drawings.

Mitigation: We propose a future vertical wheelchair lift at the front entrance of the duplex unit.

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 all Group 1 units. Building management will have the ability to adapt the sink depth at the request of residents in all 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 units.
- 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, a compliant 6.5" deep sink can be provided at no cost to the buyers.

<https://rimkus.sharepoint.com/sites/100330301/Shared Documents/3 Deliverables/44 White Somerville, Variance Attachment.docx>

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	08/06/2025
1-Civil		
C-1	PLAN OF PROPOSED CONSTRUCTION	05/30/2024
2-Landscape		
L-1	TREE REMOVAL PLAN	03/12/2025
L-2	SITE LANDSCAPE PLAN	03/12/2025
L-3	GREEN ROOF DETAIL & SPECIFICATIONS	03/12/2025
3-Architectural		
A-001	GENERAL NOTES & ABBREVIATIONS	08/06/2025
A-010	CODE REVIEW & EGRESS CALCULATIONS	08/06/2025
A-011	HERS	08/06/2025
A-020	SITE PLAN & ZONING	08/06/2025
A-021	ZONING- FACADE FENESTRATION DIAGRAMS	08/06/2025
A-022	AREA PLANS	08/06/2025
A-100	FOUNDATION PLAN & DETAILS	08/06/2025
A-101	BASEMENT & FIRST FLOOR PLAN	08/06/2025
A-102	SECOND & THIRD FLOOR PLAN	08/06/2025
A-103	ROOF PLAN	08/06/2025
A-200	REFLECTED CEILING PLANS	08/06/2025
A-201	REFLECTED CEILING PLANS	08/06/2025
A-300	ELEVATIONS	08/06/2025
A-400	LONGITUDINAL SECTION	08/06/2025
A-410	CROSS SECTION	08/06/2025
A-500	SECTION DETAILS	08/06/2025
A-501	SECTION DETAILS	08/06/2025
A-630	TYPICAL ROOF DETAILS	08/06/2025
A-700	STAIR PLANS AND SECTION	08/06/2025
A-710	STAIR DETAILS	08/06/2025
A-900	DOOR & WINDOW SCHEDULE	08/06/2025
A-901	DOOR, WINDOW & FINISH FLOOR DETAILS	08/06/2025
A-910	PARTITION TYPES	08/06/2025
4-Structural		
S0.0	GENERAL NOTES	05/07/2025
S1.0	FOUNDATION PLAN & FIRST FLOOR FRAMING	05/07/2025
S1.1	FOUNDATION DETAILS	05/07/2025
S2.0	FRAMING PLANS	05/07/2025
S3.0	FRAMING PLANS	05/07/2025
S4.0	FRAMING DETAILS	05/07/2025
S5.0	SHEAR WALL PLANS	05/07/2025
S6.0	SHEAR WALL PLAN AND DETAILS	05/07/2025
5-HVAC		
H-001	LEGEND AND NOTES	07/22/2025
H-002	SCHEDULES	07/22/2025
H-003	DETAILS	07/22/2025
H-004	CONTROL SEQUENCES	07/22/2025
H-100	BASEMENT & FIRST FLOOR DUCTWORK	07/22/2025
H-101	SECOND & THIRD FLOOR DUCTWORK	07/22/2025
H-102	ROOF & HEADHOUSE DUCTWORK	07/22/2025
6-Fire Protection		
FA-001	LEGEND & RISER DIAGRAM	07/22/2025
FA-002	DETAILS	07/22/2025
FA-100	BASEMENT & FIRST FLOOR FIRE ALARM	07/22/2025
FA-101	SECOND & THIRD FLOOR FIRE ALARM	07/22/2025
FA-102	ROOF & HEADHOUSE FIRE ALARM	07/22/2025
FP-001	FIRE PROTECTION SPECIFICATION, LEGEND AND NOTES	07/22/2025
FP-002	FIRE PROTECTION DETAILS	07/22/2025
FP-003	FIRE PROTECTION DETAILS	07/22/2025
FP-100	BASEMENT & FIRST FLOOR	07/22/2025
FP-101	SECOND & THIRD FLOOR	07/22/2025
FP-102	ROOF & HEADHOUSE	07/22/2025

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
7-Electrical		
E-001	LEGEND & NOTES	07/22/2025
E-002	SITE PLAN	07/22/2025
E-003	POWER RISER DIAGRAM	07/22/2025
E-004	LOW-VOLTAGE RISER DIAGRAMS	07/22/2025
E-005	SCHEDULES	07/22/2025
E-006	DETAILS	07/22/2025
E-100	BASEMENT & GROUND LEVEL LIGHTING	07/22/2025
E-101	SECOND & THIRD FLOOR LIGHTING	07/22/2025
E-102	ROOF & HEADHOUSE LIGHTING	07/22/2025
E-200	BASEMENT & FIRST FLOOR POWER	07/22/2025
E-201	SECOND & THIRD FLOOR POWER	07/22/2025
E-202	ROOF & HEADHOUSE POWER	07/22/2025
8-Plumbing		
P-001	PLUMBING GENERAL NOTES, SPECS, LEGEND & ABBREVIATIONS	07/22/2025
P-002	PLUMBING SCHEDULE	07/22/2025
P-003	PLUMBING DETAILS	07/22/2025
P-004	PLUMBING DETAILS	07/22/2025
P-005	PLUMBING DETAILS	07/22/2025
P-006	PLUMBING RISER DIAGRAMS	07/22/2025
P-100	PLUMBING BASEMENT & FIRST FLOOR	07/22/2025
P-101	PLUMBING SECOND & THIRD FLOOR	07/22/2025
P-102	PLUMBING ROOF PLAN	07/22/2025
P-200	PLUMBING TYPICAL UNIT PLAN	07/22/2025



PROJECT: 44 WHITE STREET RESIDENCES

PROJECT ADDRESS:
44 WHITE STREET
SOMERVILLE MASSACHUSETTS

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

OWNER
JACOB SIMMONS
ADDRESS:
44 WHITE STREET
SOMERVILLE MA 02144

STRUCTURAL
DAVIDSON ENGINEERING
ASSOCIATES, INC.
ADDRESS:
377 SOMERVILLE AVE.
SOMERVILLE, MA 02143

LANDSCAPE ARCHITECT
MARC MAZZARELLI ASSOC., LLC
ADDRESS:
284 CONCORD AVE.
CAMBRIDGE, MA 02138

CIVIL
GREATER BOSTON
SURVEY & ENGINEERING
ADDRESS:
19 FREDITH RD.
WEYMOUTH MA 02189

MEP
BLW ENGINEERS, INC.
ADDRESS:
311 GREAT ROAD, POST
OFFICE BOX 1551
LITTLETON, MA 01460

HERS
ADDRESS:

DRAFT
DD SET
08/29/2025



1 LOCUS
1" = 80'-0"

PROJECT NAME

44 WHITE STREET
RESIDENCES

PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR
CONSTRUCTION

Project number 24025
Date 08/06/2025
Drawn by NB,RR
Checked by TMC
Scale 1" = 80'-0"

REVISIONS

No.	Description	Date

COVER SHEET

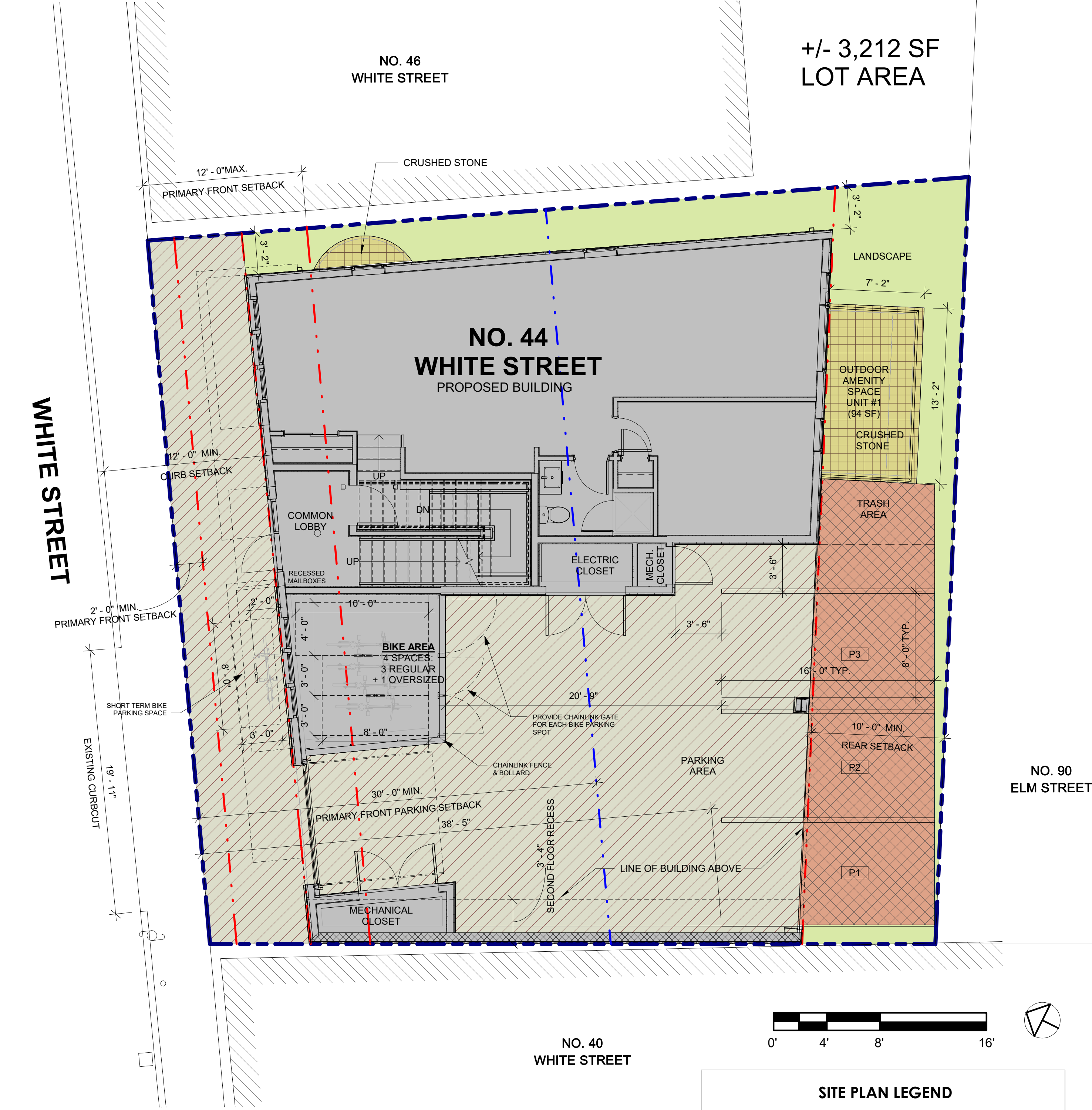
A-000

44 WHITE STREET RESIDENCES

\\TKG-NAS1522\Draws\24\24025_Jacob Simmons_44 White St_Somerville\03 Drawings\01_ARCH_CDarchive\24025_44 White st_CD Set-central_dashed.rvt

8/29/2025 1:30:29 PM

ZONING DIMENSIONAL TABLE				
ZONE: MR4 ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE		3,212 SF ±	3,212 SF ±	
BUILDING TYPE				
	APARTMENT BUILDING	COTTAGE BUNGALOW	APARTMENT BUILDING	COMPLIES
LOT DIMENSIONS				
LOT WIDTH (MIN.)	30 FT	53' - 5 1/2"	53' - 5 1/2"	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	90% / 2,891 SF	31% / 966 SF	87% / 2,804 SF	COMPLIES
GREEN SCORE				COMPLIES SEE LANDSCAPE ARCH SET
MINIMUM	0.25			
IDEAL	0.30			
OPEN SPACE (MIN.)	15% / 482 SF	38% / 1,199 SF	17% / (408 SF GROUND + 140 GREEN ROOF)	COMPLIES
BUILDING SETBACKS				
CURB SETBACK (MIN.)	12 FT	4' - 7 1/4"	12' - 0"	COMPLIES
PRIMARY FRONT (MIN./ MAX.)	2 FT / 12 FT	5' - 3 1/4"	7' - 3"	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	2 FT / 12 FT	N/A	N/A	COMPLIES
SIDE SETBACK (MIN.)				
ABUTTING ANY NON-NR OR -LDH	0 FT	23'-8 3/4" (RIGHT) 2'-3 3/4" (LEFT)	0" (RIGHT) 3'-2" (LEFT)	COMPLIES
REAR SETBACK (MIN.)				
ABUTTING AND NON-NR OR -LDH	10 FT	0' - 9 1/4"	10' - 1"	COMPLIES
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	30 FT	N/A	38' - 5"	COMPLIES
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A	COMPLIES
MAIN MASSING				
BUILDING WIDTH (MAX.)	200 FT	20'-4 1/2"	50'-6"	COMPLIES
FACADE BUILD OUT (MIN.)				
PRIMARY FRONT	80% / 42'-9"	35% / 20'-4 1/2"	95% / 50'-6"	COMPLIES
SECONDARY FRONT	65% / 34'-8"	N/A	N/A	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	966 SF	2,106 SF	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	0 FT	2'-3"	COMPLIES
STORY HEIGHT (MIN.)	10 FT		10.5 FT	COMPLIES
NUMBER OF STORIES (MIN./MAX.)	3 STORIES / 4 STORIES	2.5 STORIES	3 STORIES	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	50 FT		42' - 9"	COMPLIES
ROOF TYPE	FLAT	GABLE	FLAT	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%			COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%			COMPLIES
BLANK WALL (MAX.)	20 FT			COMPLIES
USE & OCCUPANCY				
DENSITY FACTOR (MIN.)	-			
LOT AREA <5,500 SF	1,500/ 4 DU MAX		3 PROPOSED	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU		3 PROVIDED: UNIT #1: 94 SF; UNIT #2: 58 SF; UNIT #3: 501 SF	COMPLIES
ROOF-MOUNTED MECHANICALS				
MECHANICAL EQUIPMENT, SCREENING, PENTHOUSE HEIGHT (MAX)	10 FT MAX	NONE	9'-10"	COMPLIES
REQUIRED ADU'S				
0 TO 3 UNITS	NONE	N/A	NONE	
PARKING REQUIREMENTS (WITHIN A TRANSIT ZONE)				
BICYCLE				
SHORT-TERM	0.1/DU	NONE	1 RACK	COMPLIES
LONG -TERM	1.0/ DU	NONE	4 (3 REGULAR + 1 OVERSIZED)	COMPLIES
MOTOR VEHICLE	0.5/ DU MAX. (1.5=1 MAX.)	1 SPACE (EXISTING DRIVEWAY)	3 PROVIDED	DOES NOT COMPLY NEED SPECIAL PERMIT



① PROPOSED SITE PLAN
3/16" = 1'-0"

SITE PLAN LEGEND		
	PAVERS	314 SF
	GROUND COVERAGE: BUILDING	1,262 SF
	GROUND COVERAGE: PORCH, AREAWAY, COURT (CRUSHED STONE)	1,228 SF
GROUND COVERAGE TOTAL:		2,804 SF
	OPEN SPACE	443 SF (303 SF GROUND FLOOR + 140 SF GREEN ROOF)
	GROUND COVERAGE: PORCH, AREAWAY, COURT (CRUSHED STONE)	105 SF
---	PROPERTY LINE	
- - -	REQUIRED SETBACK LINE	
- . - .	PARKING SETBACK LINE	
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. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A POTENTIAL PROJECT BASED ON THE CURRENT ZONING PARAMETERS. VERIFICATION BY THE CITY OF SOMERVILLE IS REQUIRED.		

PROJECT NAME

44 WHITE STREET RESIDENCES

PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT

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

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR
CONSTRUCTION

Project number	24025
Date	08/06/2025
Drawn by	NB_RR
Checked by	TMC
Scale	As indicated

REVISIONS		
No.	Description	Date

SITE PLAN &
ZONING

A-020

44 WHITE STREET RESIDENCES

AAB 68

PROJECT NAME

44 WHITE STREET
RESIDENCES

PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR
CONSTRUCTION

Project number 24025
Date 08/06/2025
Drawn by NB
Checked by TMC
Scale 1/8" = 1'-0"

REVISIONS

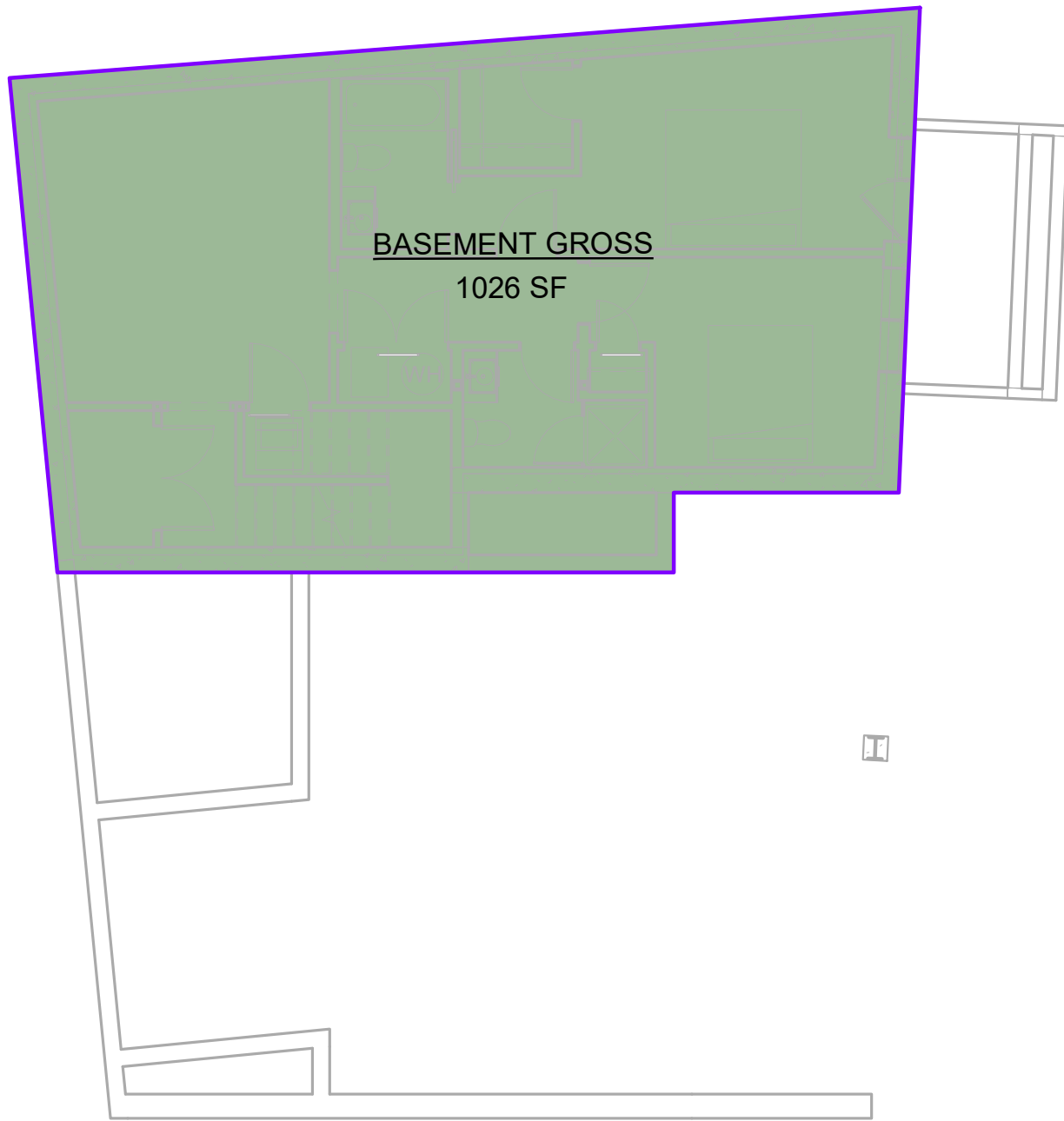
No.	Description	Date

AREA PLANS

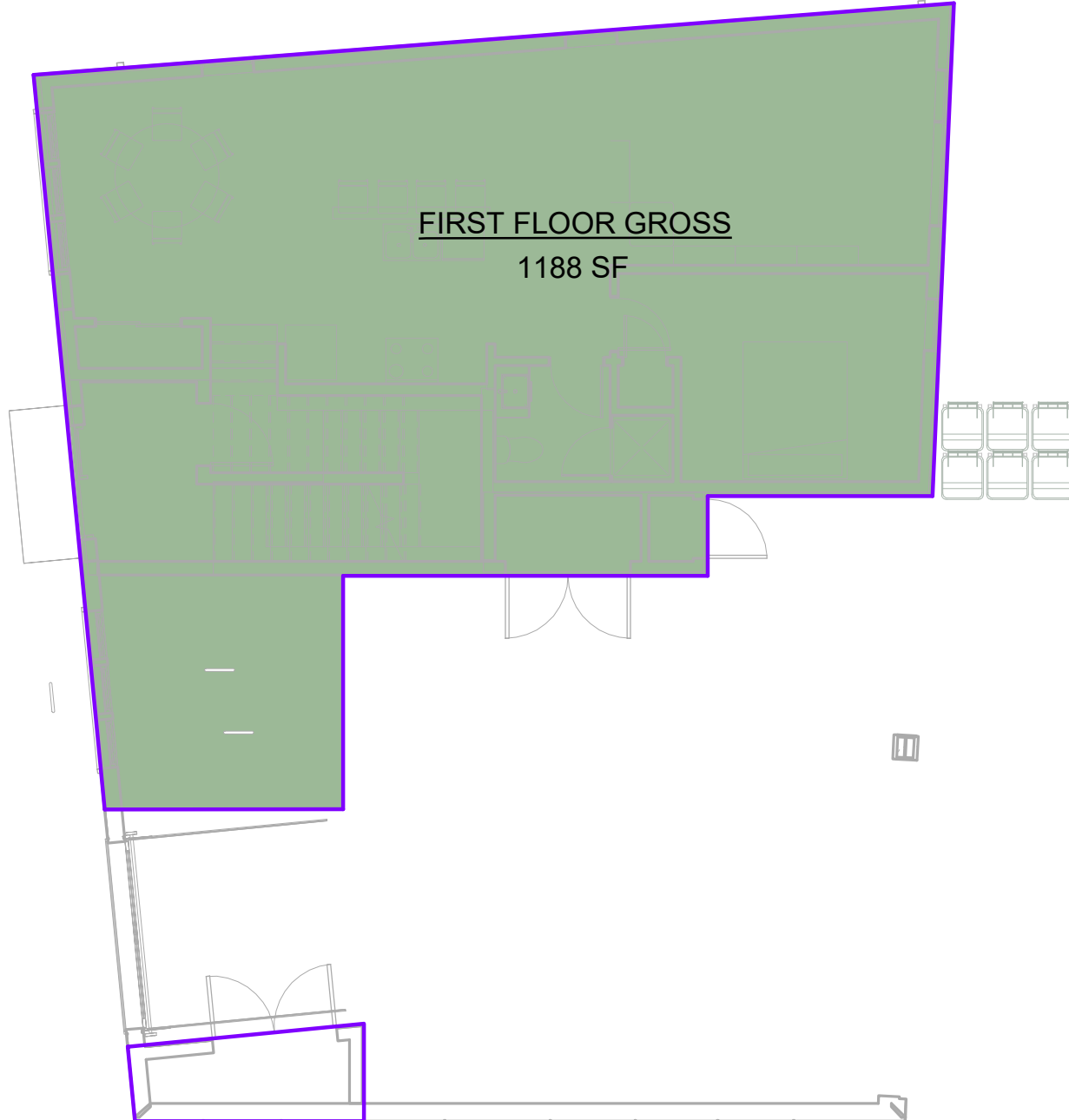
A-022

44 WHITE STREET RESIDENCES

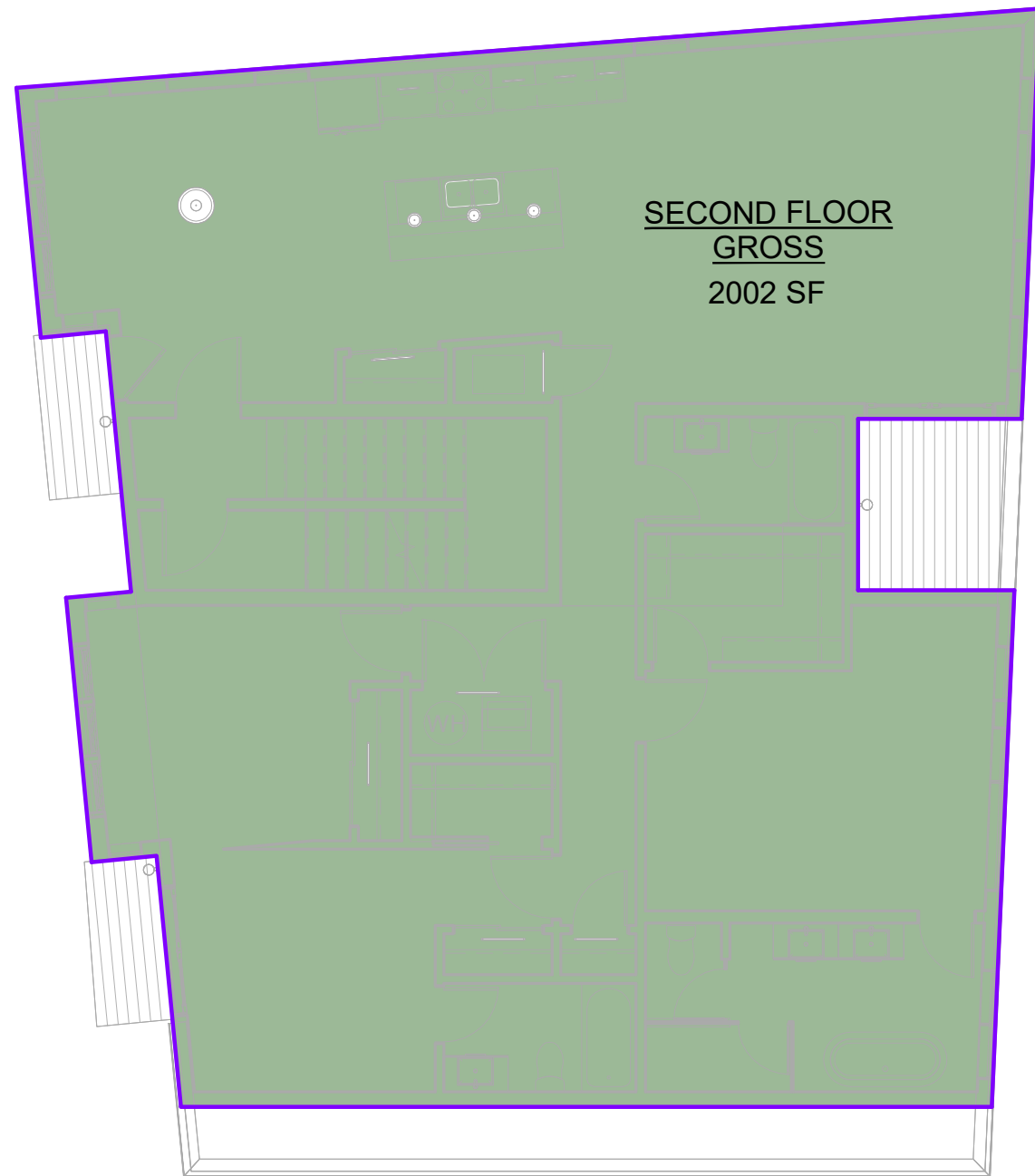
AAB 69



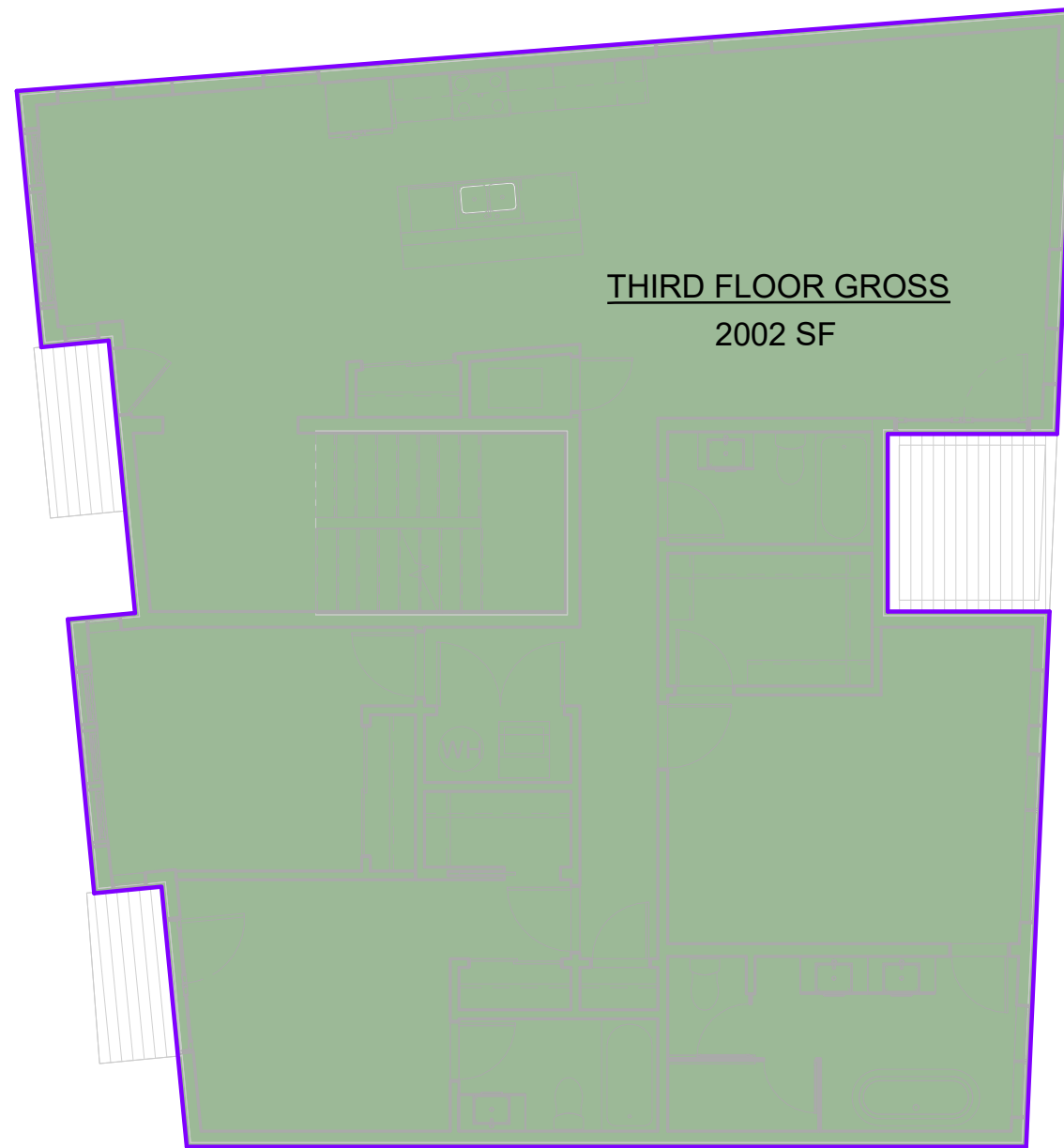
⑥ 0 BASEMENT
1/8" = 1'-0"



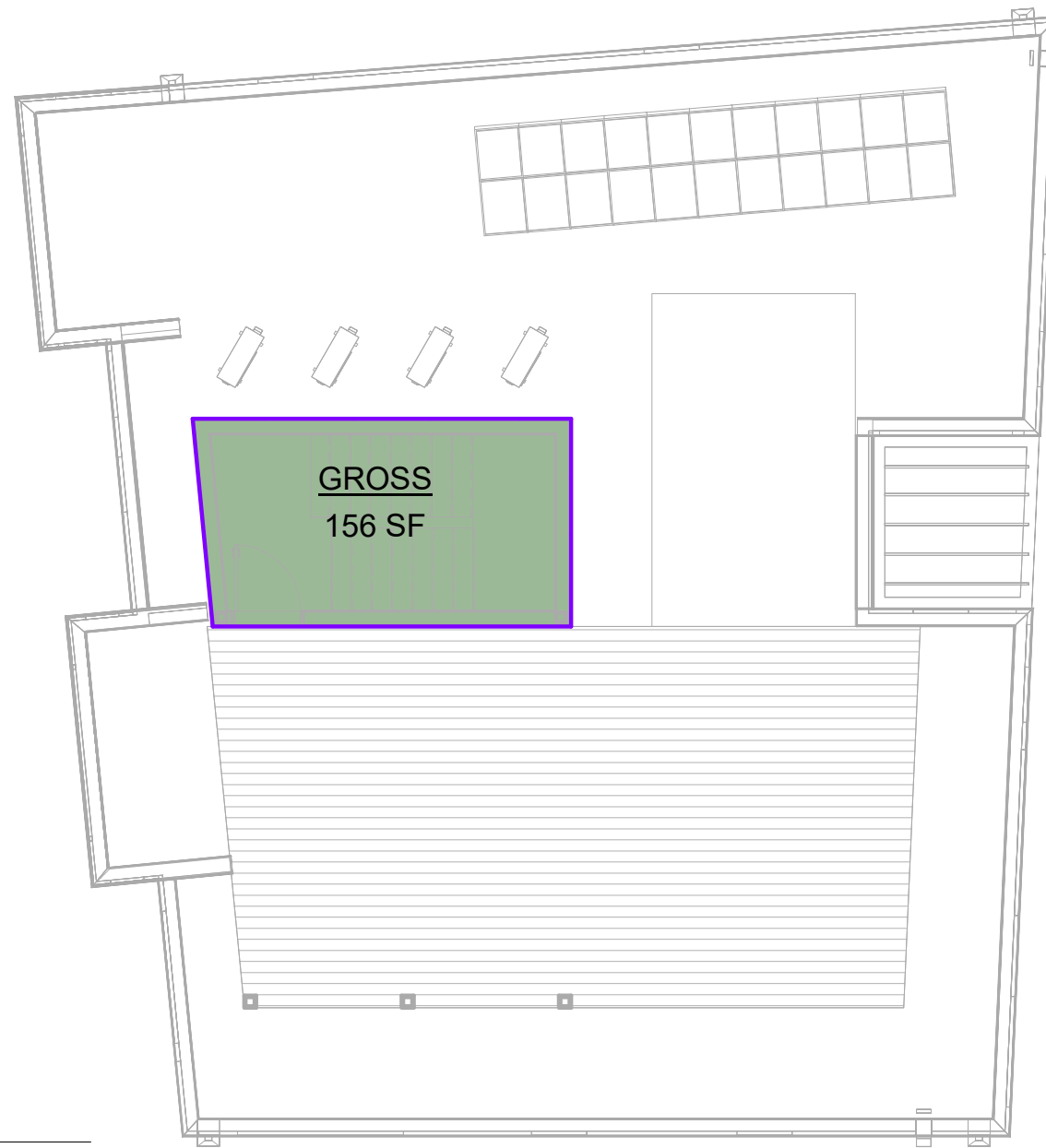
⑤ 1ST FLOOR
1/8" = 1'-0"



⑦ 2ND FLOOR
1/8" = 1'-0"

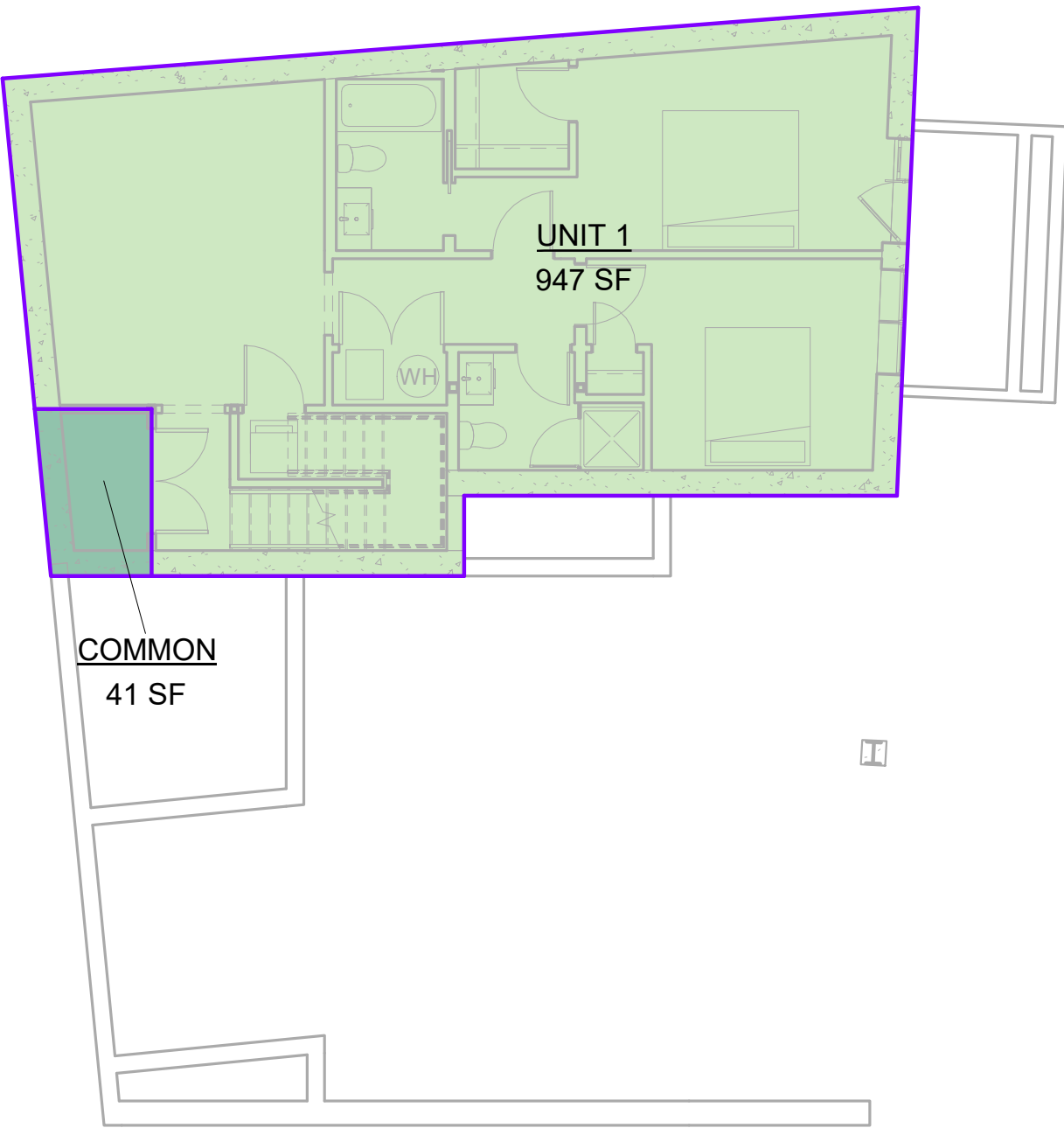


⑧ 3RD FLOOR
1/8" = 1'-0"

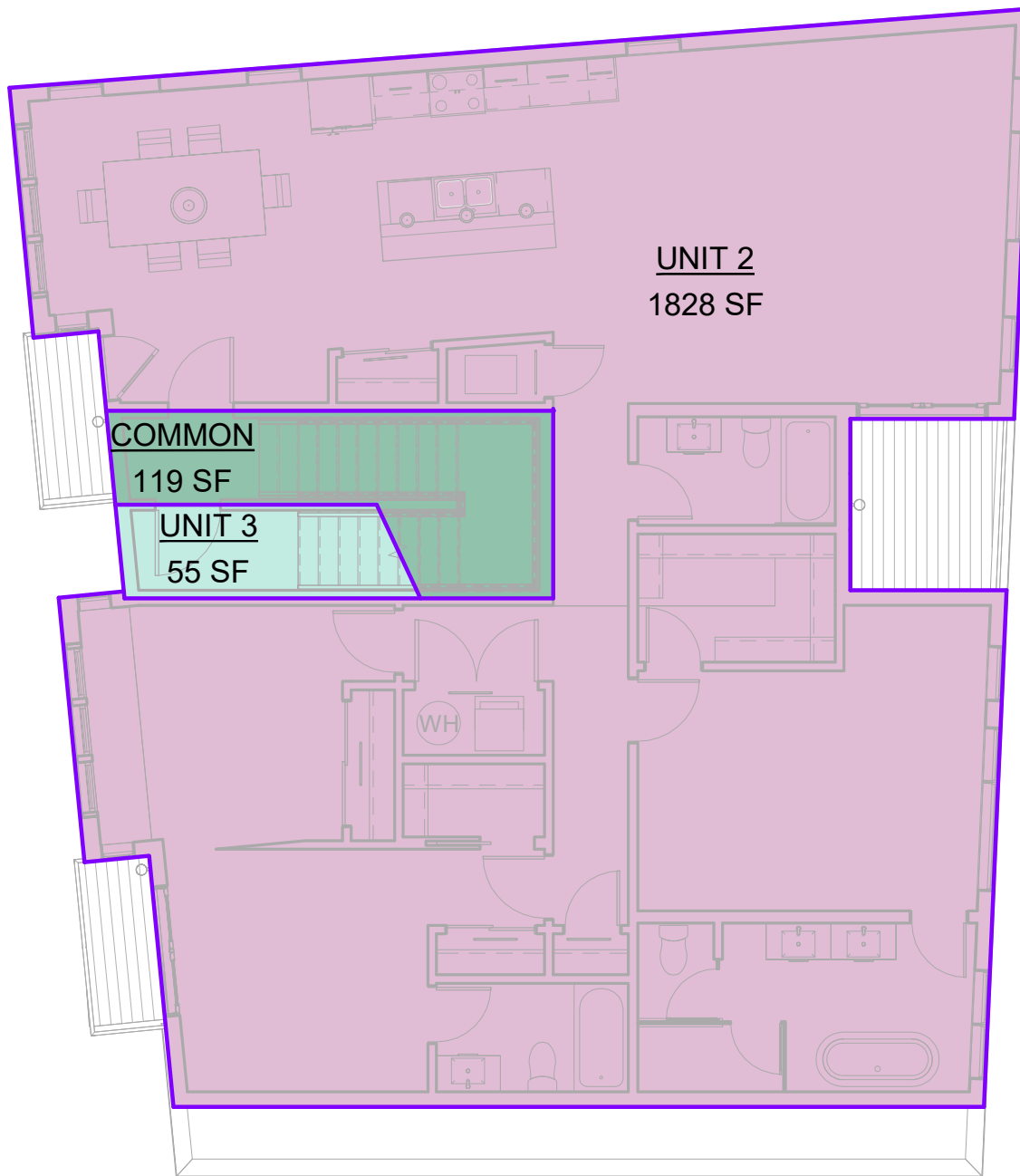


⑨ ROOF
1/8" = 1'-0"

GROSS BUILDING	
LEVEL	AREA
0 BASEMENT	1026 SF
1ST FLOOR	1188 SF
2ND FLOOR	2002 SF
3RD FLOOR	2002 SF
ROOF	156 SF
Grand total: 5	6375 SF

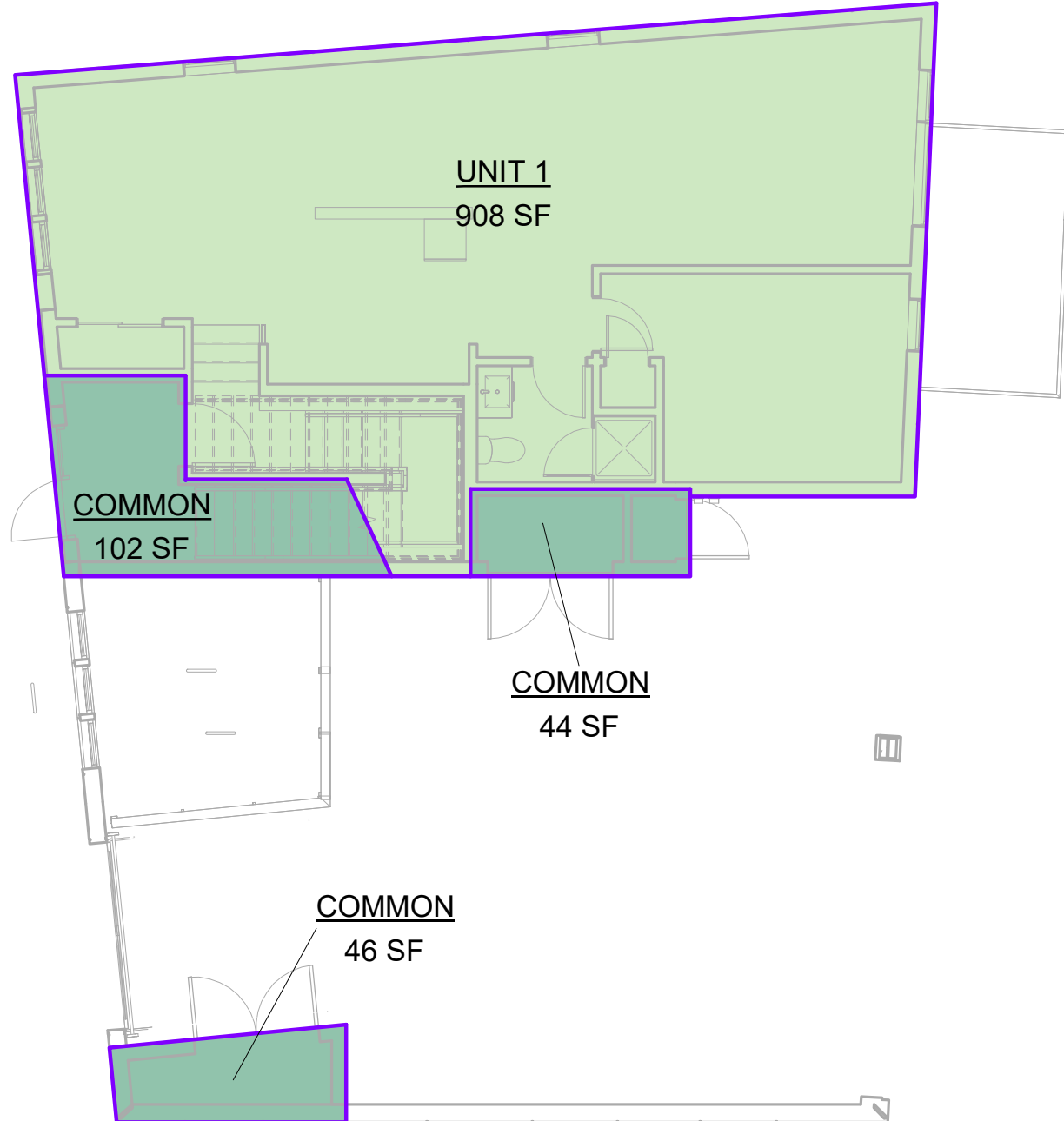


① 0 BASEMENT
1/8" = 1'-0"

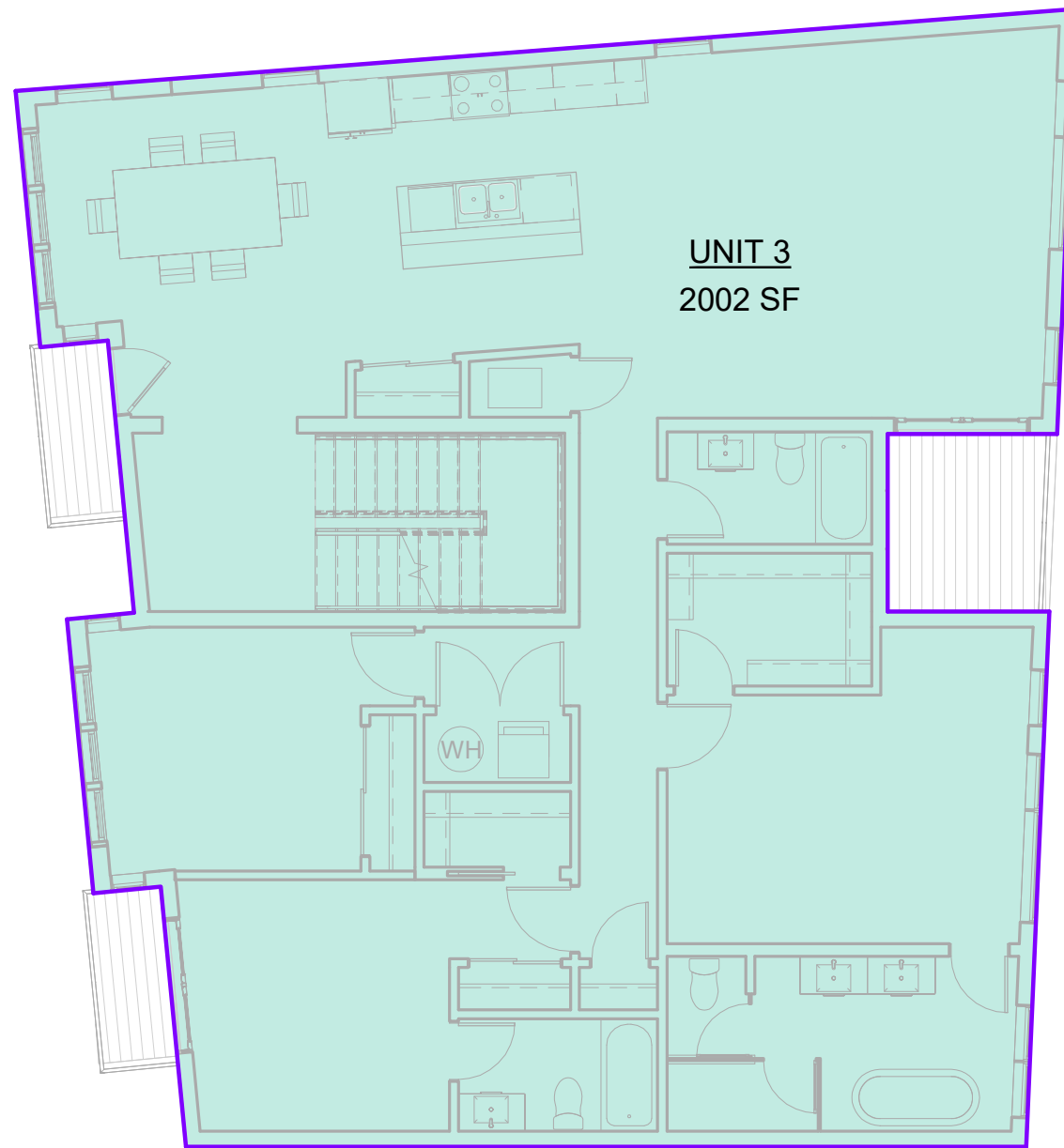


③ 2ND FLOOR
1/8" = 1'-0"

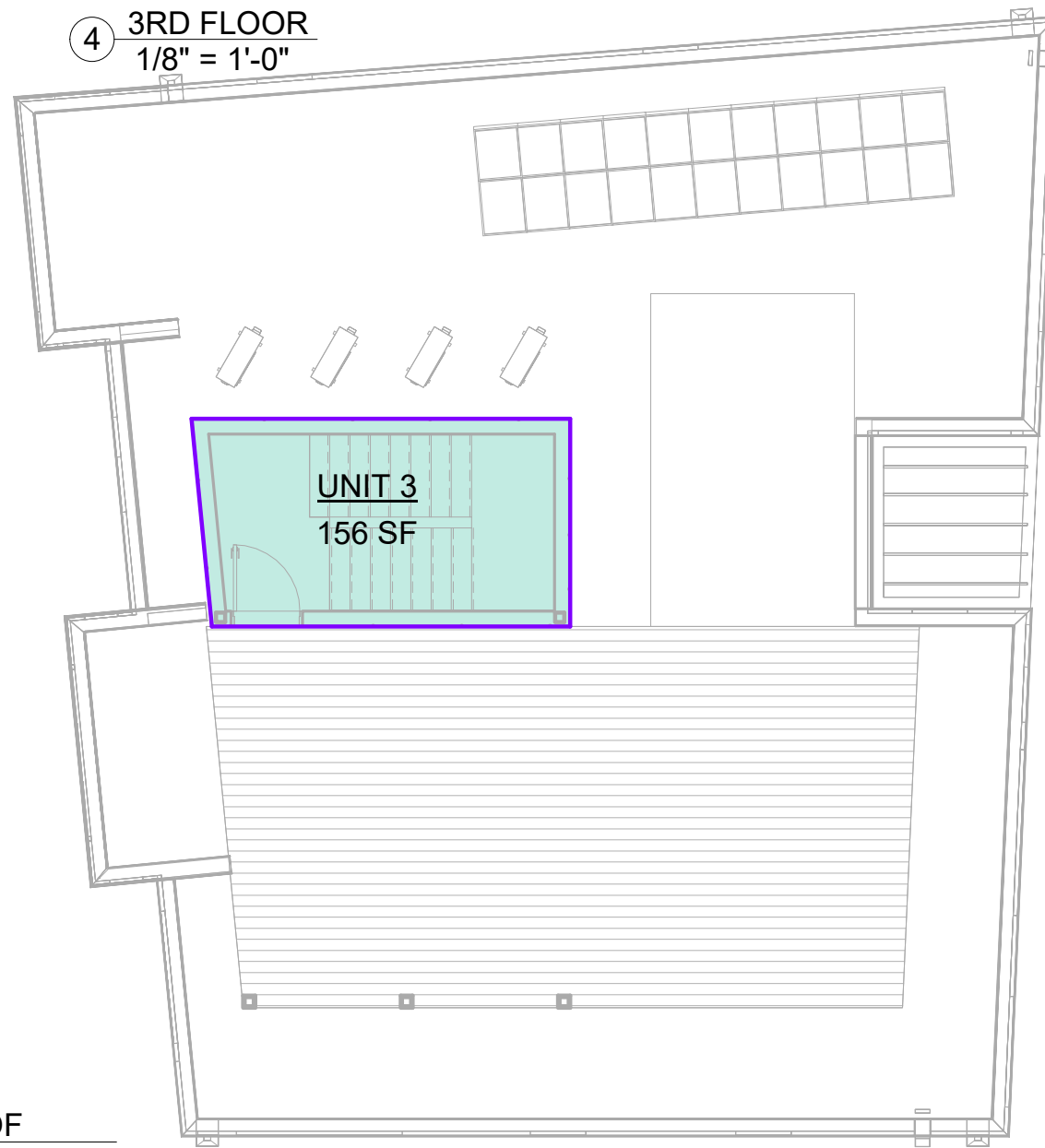
UNIT AREAS	
NAME	AREA
COMMON	352 SF
UNIT 1	1854 SF
UNIT 2	1828 SF
UNIT 3	2214 SF
	6249 SF



② 1ST FLOOR
1/8" = 1'-0"



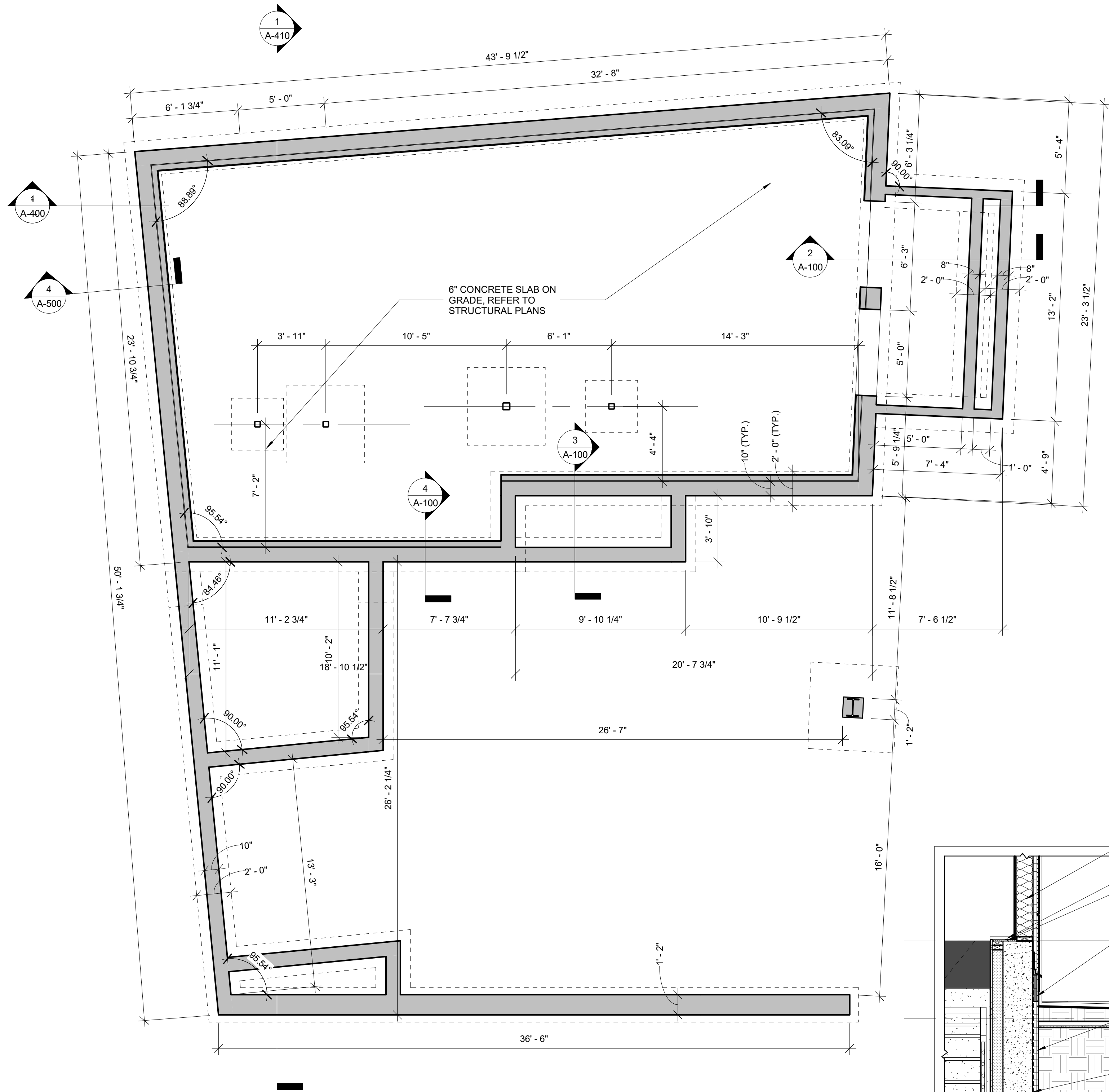
④ 3RD FLOOR
1/8" = 1'-0"



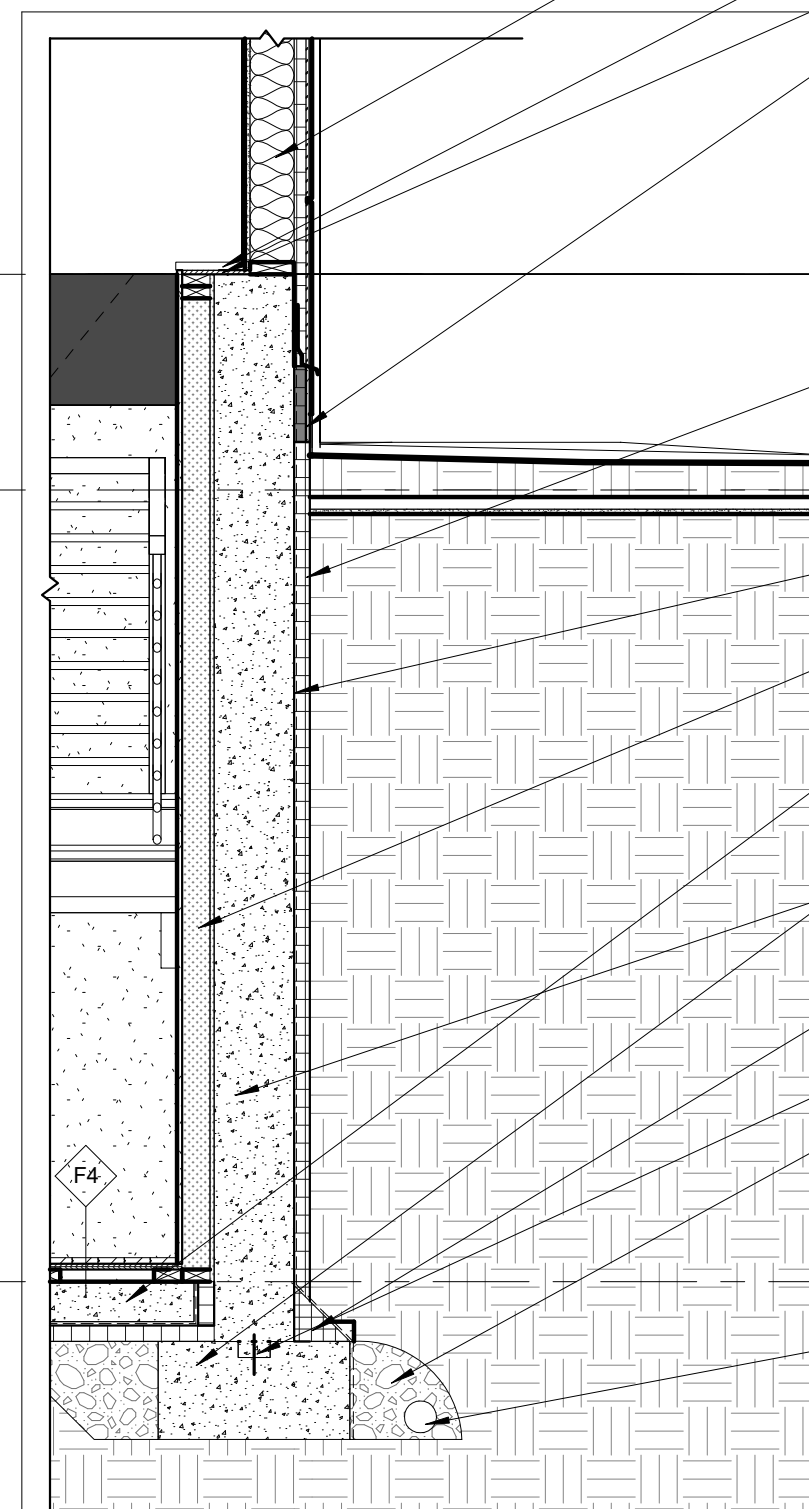
⑩ ROOF
1/8" = 1'-0"

\\TKG-NAS1522\Draws\44 White St_Somerville\03 Drawings\01_ARCH_CD\archive\24025_44 White st_CD Set-central_detached.rvt

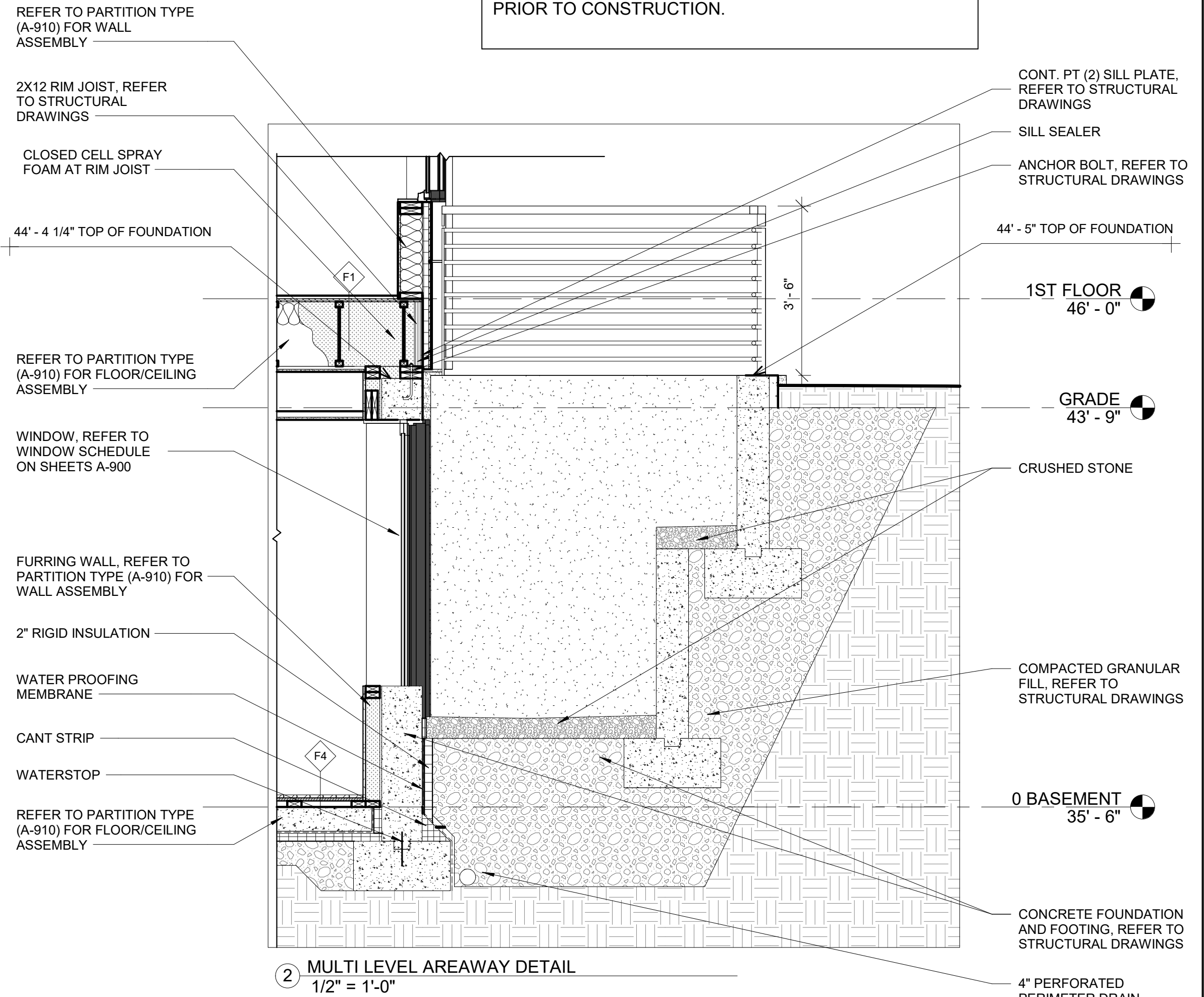
8/29/2025 1:30:35 PM



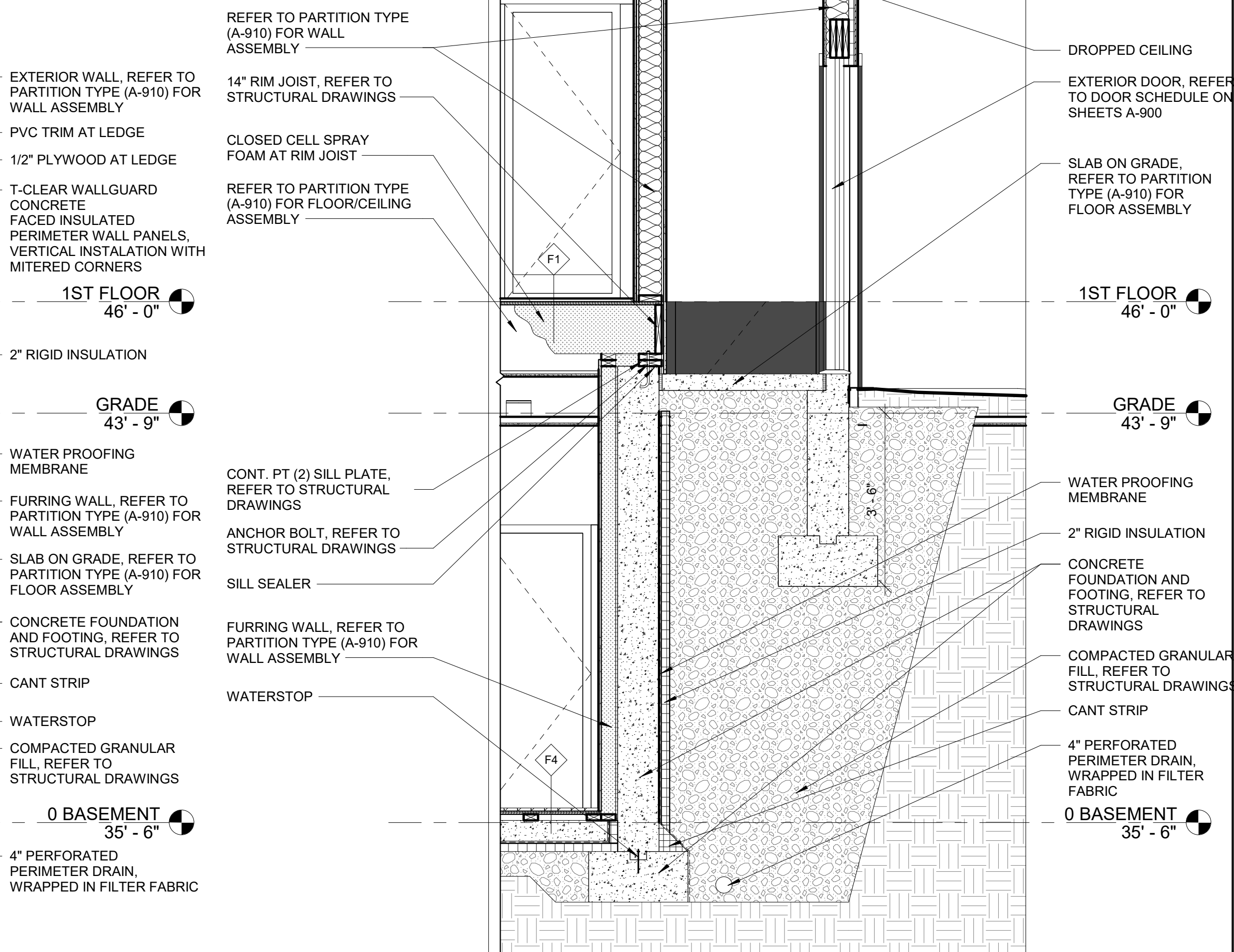
1 FOUNDATION PLAN
1/4" = 1'-0"



4 TYPICAL FOUNDATION DETAIL
1/2" = 1'-0"



2 MULTI LEVEL AREAWAY DETAIL
1/2" = 1'-0"



3 ELECTRIC ROOM SLAB DETAIL
1/2" = 1'-0"

GENERAL FOUNDATION PLAN NOTES:

1. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURE. FOUNDATION LAYOUT PLAN IS FOR REFERENCE ONLY.
2. COORDINATE ALL DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION.

PROJECT NAME

44 WHITE STREET
RESIDENCES

PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR
CONSTRUCTION

Project number 24025
Date 08/06/2025
Drawn by NB
Checked by TMC
Scale As indicated

REVISIONS

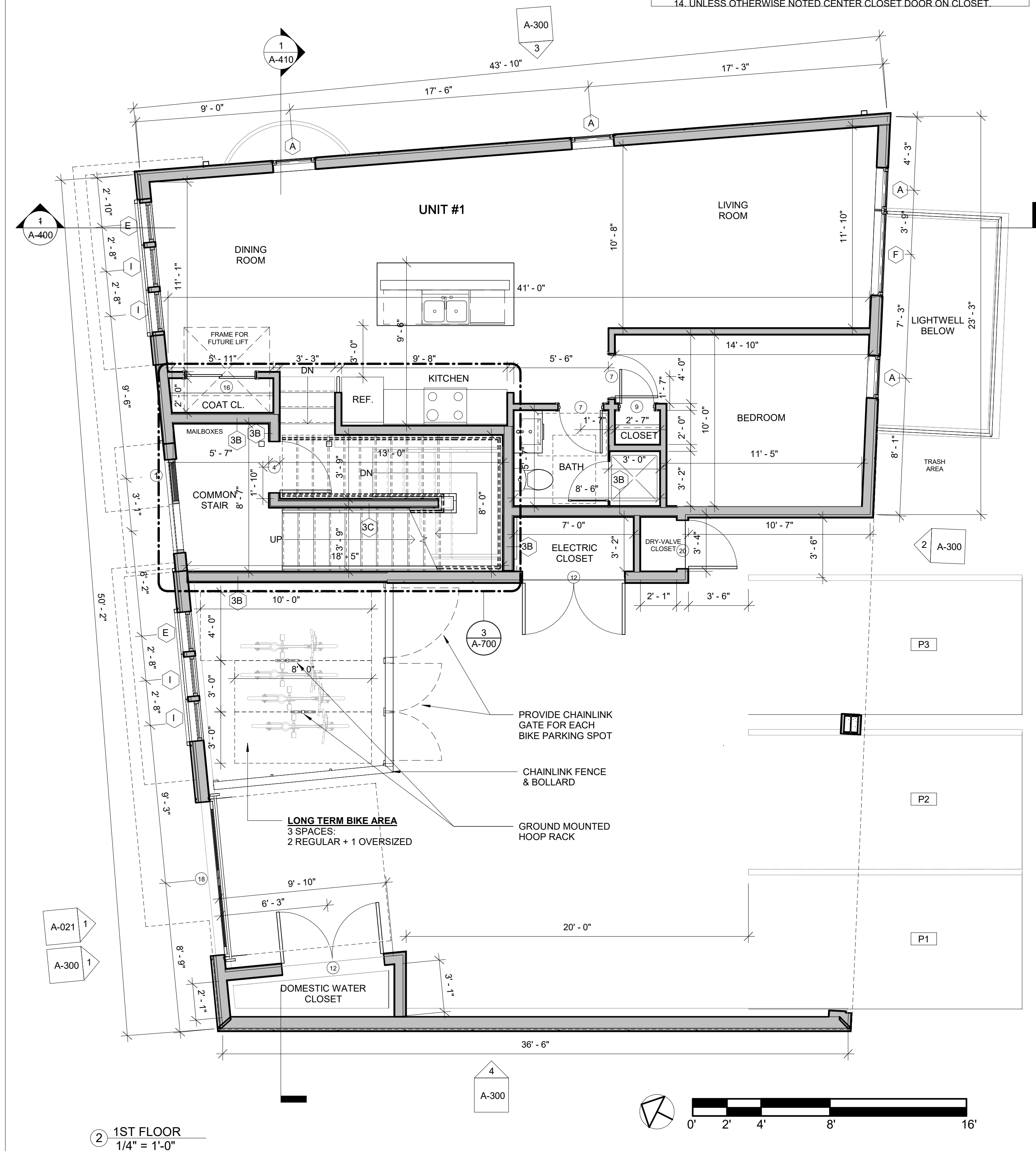
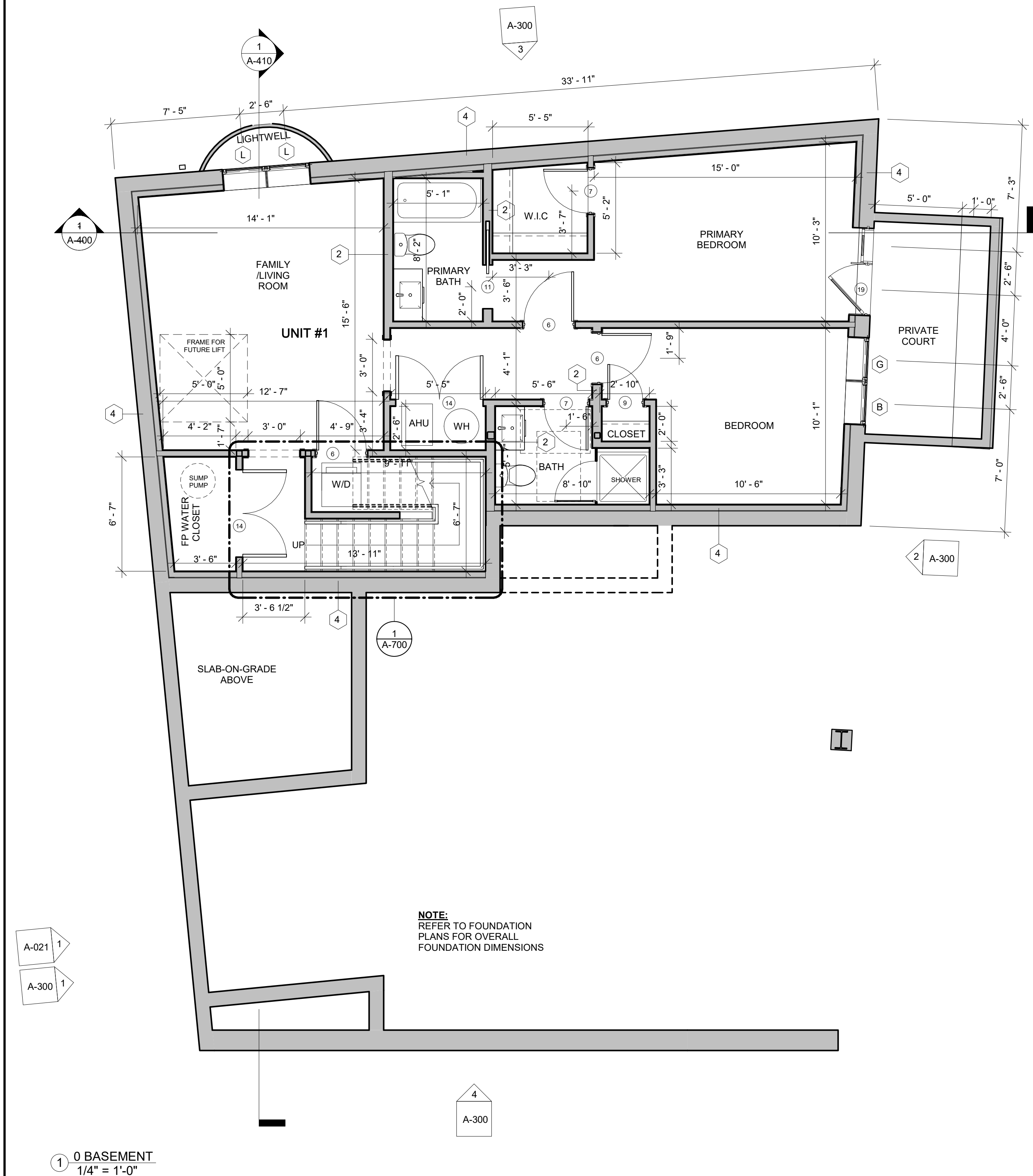
No.	Description	Date

FOUNDATION
PLAN & DETAILS

A-100

44 WHITE STREET RESIDENCES

AAB 70



LEGEND

	NEW WALL		WINDOW TYPE
	WALL TYPE		DOOR TYPE

- 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 STUD. 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 PLAN FOR ADDITIONAL INFORMATION
 14. UNLESS OTHERWISE NOTED, CENTER CLOSET DOOR ON CLOSET.

PROJECT NAME
44 WHITE STREET RESIDENCES

PROJECT ADDRESS
**44 WHITE STREET,
SOMERVILLE, MA**

CLIENT
JACOB SIMMONS

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-9682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED, AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

**NOT FOR
CONSTRUCTION**

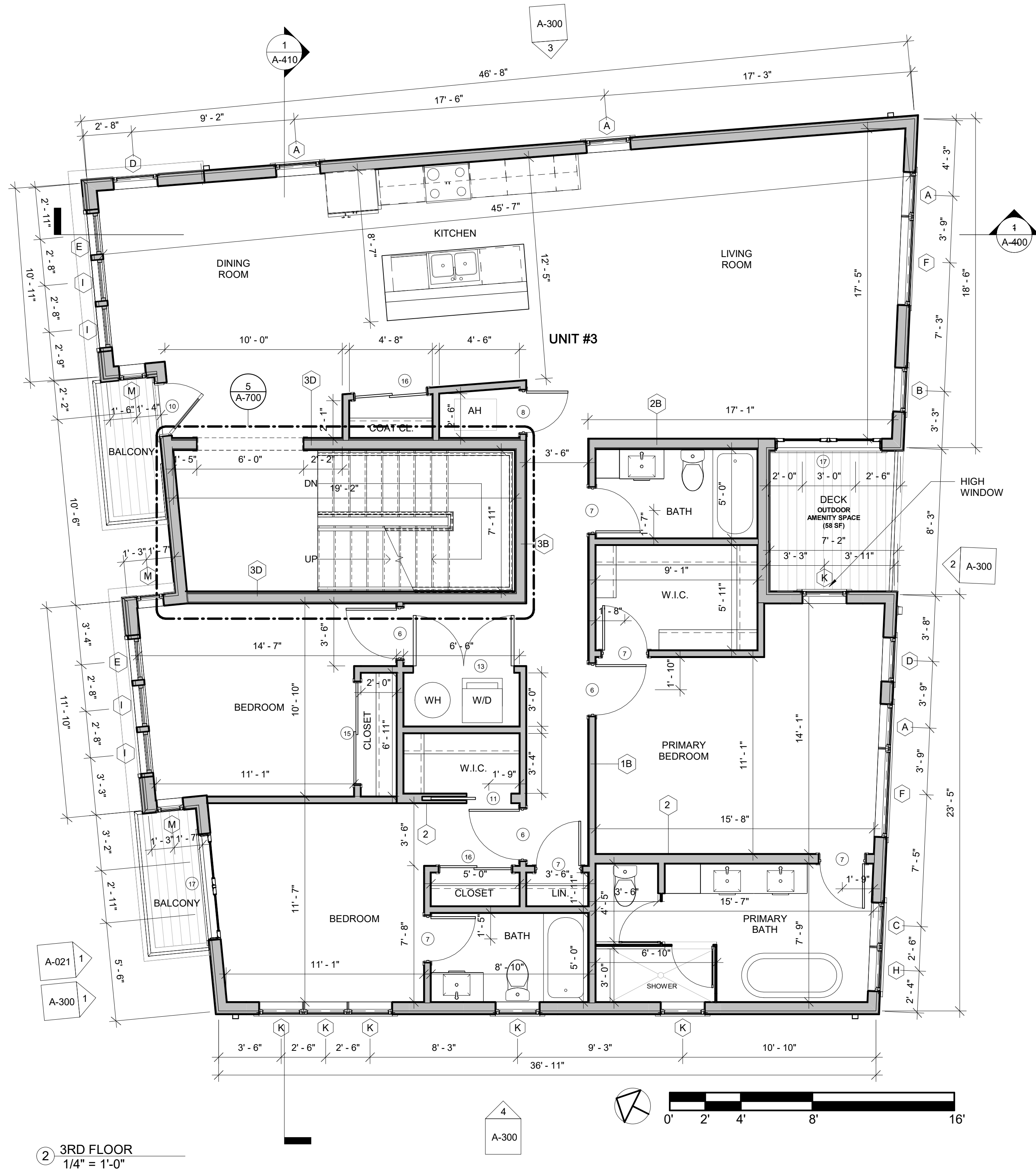
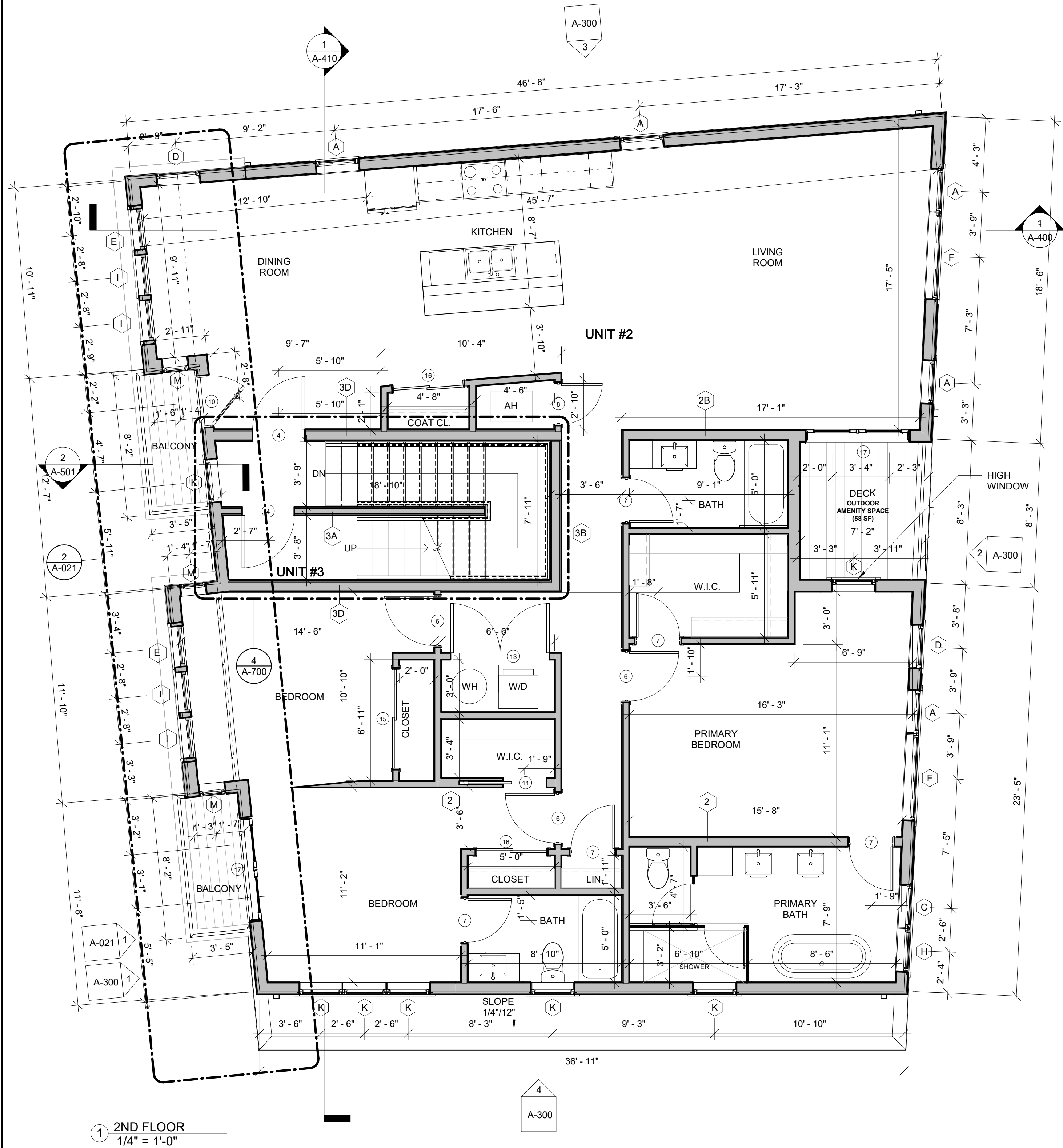
Project number	24025
Date	08/06/2025
Drawn by	NB,RR
Checked by	TMC
Scale	1/4" = 1'-0"

REVISIONS		
No.	Description	Date

**BASEMENT &
FIRST FLOOR
PLAN**

A-101

44 WHITE STREET RESIDENCES
AAB 71



LEGEND

	NEW WALL		WINDOW TYPE
	WALL TYPE		DOOR TYPE

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 STUD. 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 PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED, CENTER CLOSET DOOR ON CLOSET.

PROJECT NAME

44 WHITE STREET
RESIDENCES

PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-9682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR
CONSTRUCTION

Project number 24025
Date 08/06/2025
Drawn by NB, RR
Checked by TMC
Scale 1/4" = 1'-0"

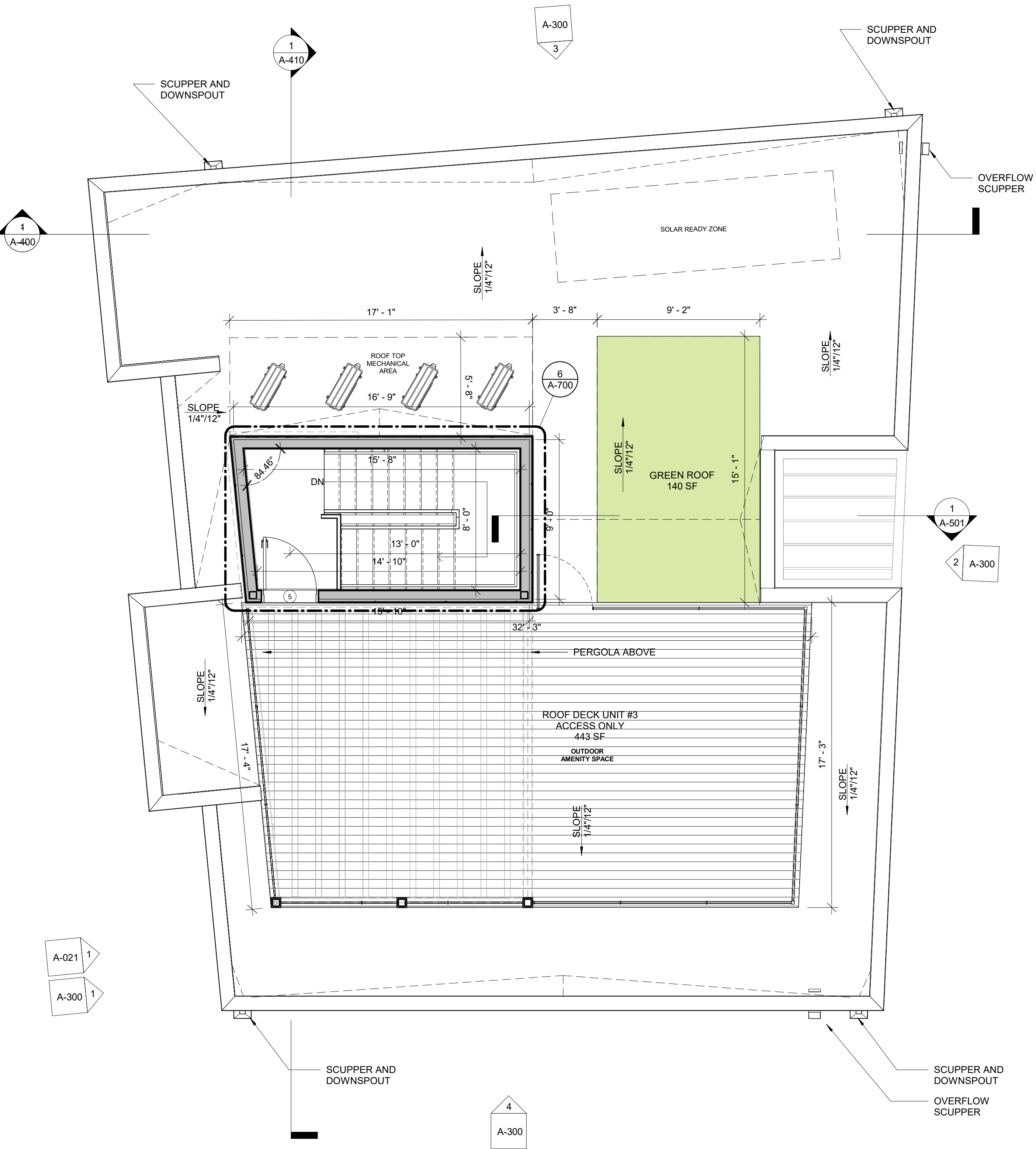
REVISIONS

No.	Description	Date

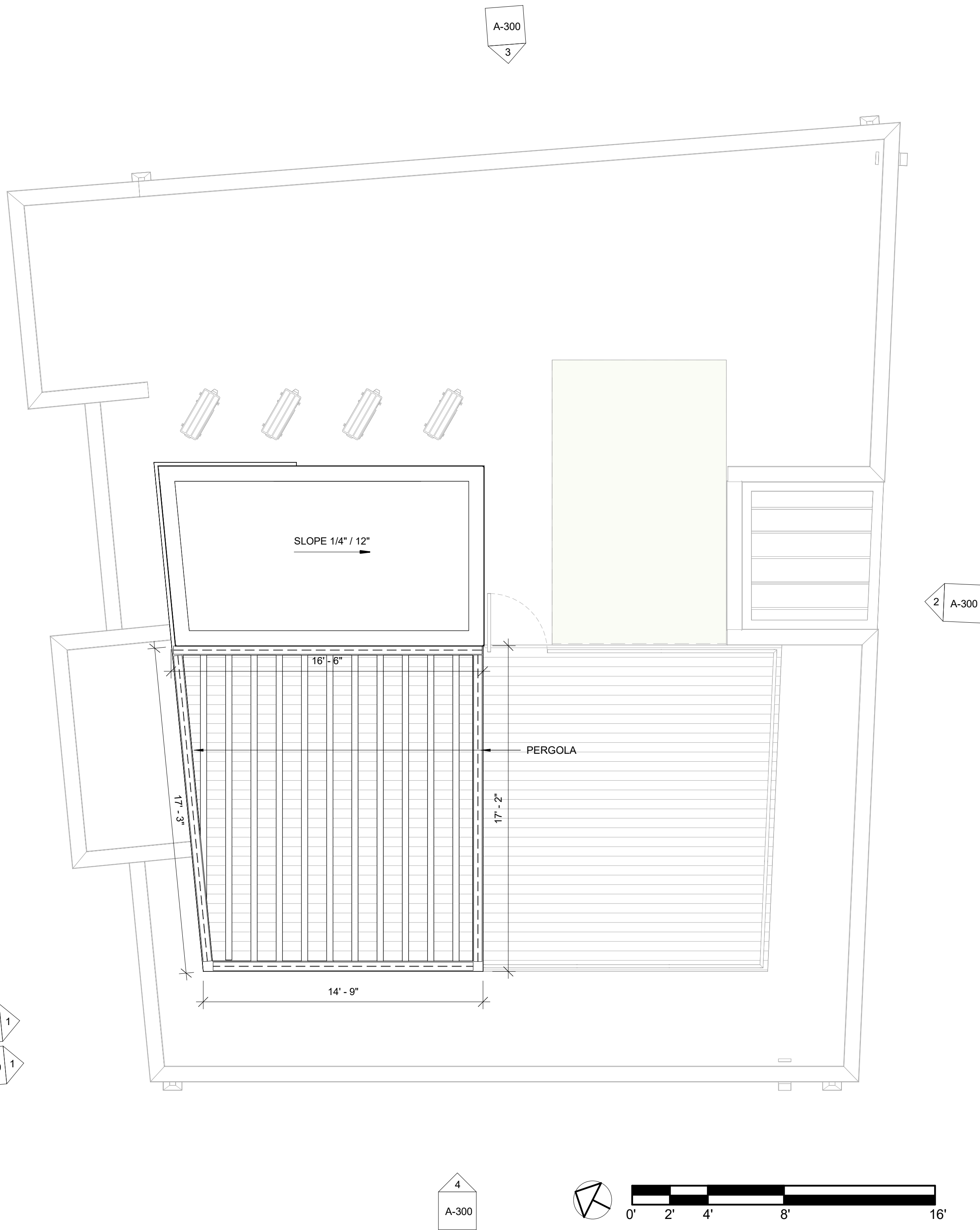
SECOND &
THIRD FLOOR
PLAN

A-102

44 WHITE STREET RESIDENCES



1 ROOF
1/4" = 1'-0"



2 HEAD HOUSE
1/4" = 1'-0"

LEGEND

	NEW WALL		WINDOW TYPE
	WALL TYPE		DOOR TYPE

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 STUD. 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 PLAN FOR ADDITIONAL INFORMATION
14. UNLESS OTHERWISE NOTED, CENTER CLOSET DOOR ON CLOSET.

PROJECT NAME

**44 WHITE STREET
RESIDENCES**

PROJECT ADDRESS

**44 WHITE STREET,
SOMERVILLE, MA**

CLIENT

JACOB SIMMONS

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-9682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

**NOT FOR
CONSTRUCTION**

Project number 24025
Date 08/06/2025
Drawn by NB,RR
Checked by TMC
Scale 1/4" = 1'-0"

REVISIONS

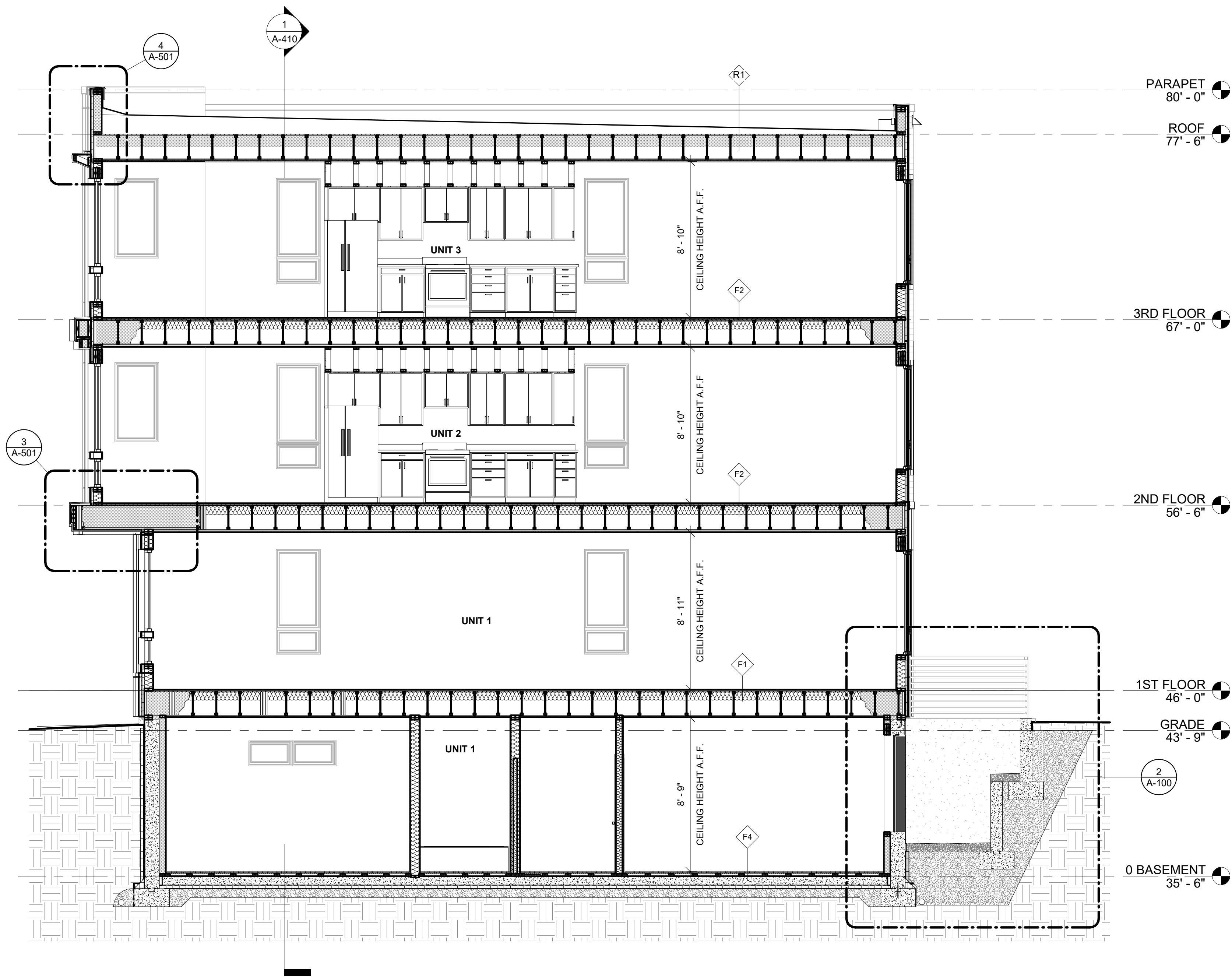
No.	Description	Date

ROOF PLAN

A-103

44 WHITE STREET RESIDENCES

AAB 73



1 LONGITUDINAL SECTION
1/4" = 1'-0"

PROJECT NAME

44 WHITE STREET
RESIDENCES

PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT



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

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR
CONSTRUCTION

Project number 24025
Date 08/06/2025
Drawn by RR
Checked by TMC
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

LONGITUDINAL
SECTION

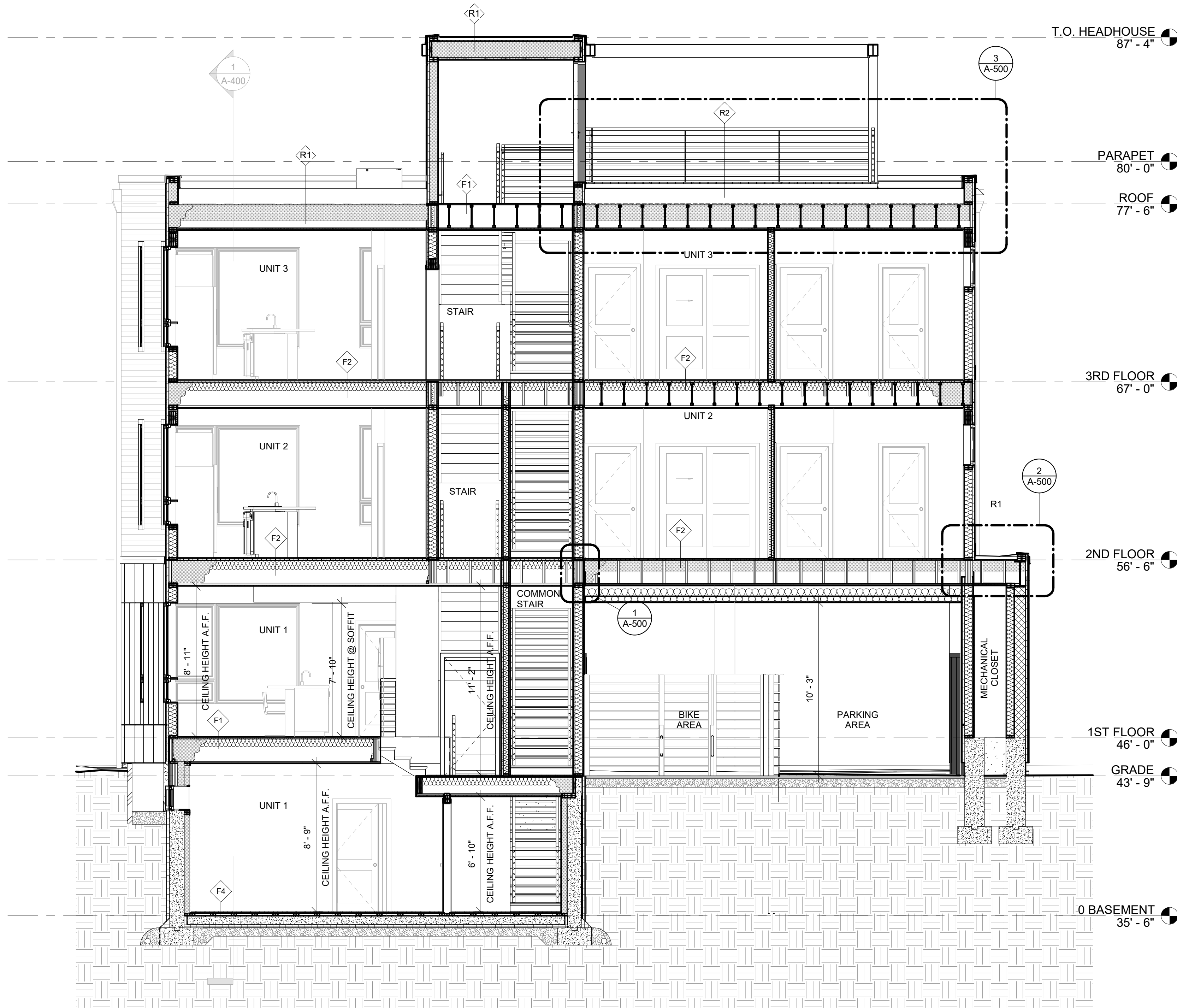
A-400

44 WHITE STREET RESIDENCES

AAB 75

\\ITKG-NAS152\\Daa\\24\\24025_\\ARCH_CD\\arch\\03 Drawings\\01_ARCH_CD\\arch\\03 Drawings\\01_ARCH_CD Set\\central_data\\set.rvt

8/29/2025 1:30:44 PM



1 CROSS SECTION
1/4" = 1'-0"

PROJECT NAME

44 WHITE STREET
RESIDENCES

PROJECT ADDRESS

44 WHITE STREET,
SOMERVILLE, MA

CLIENT

JACOB SIMMONS

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-9682

CONSULTANTS:

COPYRIGHT KDI © 2025
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION

NOT FOR
CONSTRUCTION

Project number 24025
Date 08/06/2025
Drawn by NB
Checked by TMC
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

CROSS SECTION

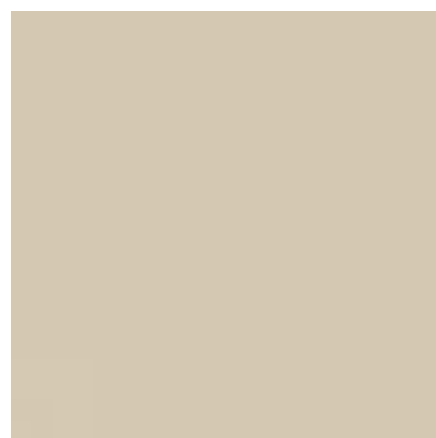
A-410

44 WHITE STREET RESIDENCES

AAB 76



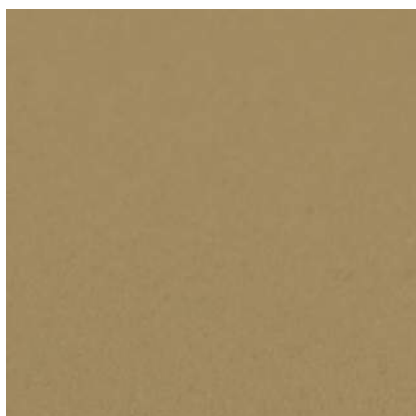
HARDIE PANEL
COLOR: NAVAJO BEIGE



HARDIE SIDING
COLOR: KHAKI BROWN
EXPOSURE: 6"



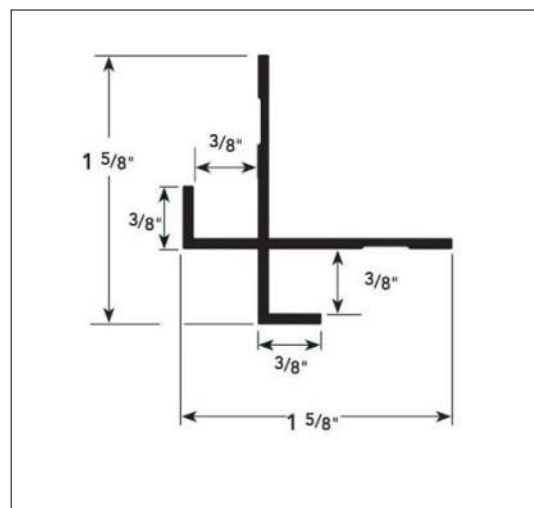
TRIM
PAINT COLOR: BRONZE



TRIM COLOR:
CHARCOAL GREY



PANEL OUTSIDE
CORNER REGLET
PROFILE



- OPTION #3 EDITS:**
- GLASS RAILING CHANGED TO CABLE STYLE
 - CORNICE PROJECTIONS REDUCED
 - STAIR HEADHOUSE COLOR OPTIONS PROVIDED
 - ROOF PERGOLA CHANGED TO ALUMINUM
 - SOLID VS GLAZED GARAGE DOOR



AERIAL VIEW



WHITE STREET VIEW



FRONT VIEW - WHITE STREET



REAR VIEW