



COMMISSION ON DISABILITY

Packet Contents: September 9, 2013

Setti D. Warren
Mayor

Candace Havens
Director
Planning & Development

Senior Planner Alice Walkup

CD Manager
Anne Marie Belrose

Members

Rob Caruso, Co-Chair
Girard Plante, Co-Chair
Jane Brown
Lucie Chansky
Jini Fairley
Rosemary Larking
John Lojek
Barbara Lischinsky

Advisor
Sergeant Jay Babcock
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CITY OF NEWTON, MASSACHUSETTS

Commission On Disability

Meeting Agenda

Date: September 9, 2013

Time: 6:30 p.m.

Place: Room 209

Setti D. Warren
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1. Minutes: Consideration of the approval of the minutes from the July 8, 2013 meeting of the Commission on Disability (6:30-6:35)

2. ADA Coordinator report - Joel Reider (6:35-6:40)

3. CDBG report - Alice Walkup (6:40-6:50)

4. Letter of Support for Jackson Homestead – Alice Walkup (6:50-6:55)

5. Vote on Oct. and Nov. COD Meeting Dates – Joel or John (6:55-7:00)

6. Hull St. HP Spaces Update/Status Report – Joel (7:00-7:05)

7. HP3-13 1298 Washington Street, West Newton Hearing Center – Joel (7:05-7:10)

8. HP Violations Report - Sgt. Babcock (7:10-7:205)

9. 35 Webster St. Nathaniel Allen House MAAB Application for Variance (update) – Joel (7:20-7:25)

10. 321 Chestnut St. All Newton Music School MAAB Amended Decision - Joel (7:25-7:30)

11. ADA Transition Plan - Joel and Rob Muollo (7:30-7:55)

12. Old/New Business (7:55-8:00)

CITY OF NEWTON, MASSACHUSETTS
Commission On Disability

Adjourn (8:05)

Next meeting: September, 2013 (exact date TBD)

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, contact the John Lojek at 617-796-1064 or jllojek@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting.

COMMISSION ON DISABILITY

Meeting Minutes

July 8, 2013

Members Present

Rob Caruso, Co-Chair
Girard Plante, Co-Chair
Jane Brown
Lucie Chansky
Jini Fairley
Rosemary Larking
Barbara Lischinsky
John Lojek

Regrets

Sergeant Jay Babcock

Staff Present

Anne Marie Belrose, Community Development Manager
David Koses, Transportation Planning Coordinator
Joel Reider, ADA Coordinator
Alice Walkup, Senior Planner, Community Development
Patrick Baxter (?), Newton Traffic Engineer

Guests

Beverly Droz
Jeff Hutter
Sandra Lingley
Heather Platt, Carroll Center for the Blind
Robert Solomon

Presenting Requests for Variance

Sara Freedman, Jewish Family & Children's Services (40 Chase Street)
Randy Johnson, Horne & Johnson Architects (40 Chase Street)
Paul Martell, Horne & Johnson Architects (40 Chase Street)
Marc Slotnick, President, New England Communities, Inc. (40 Chase Street)

Paula Parkas Panos (845-855 Washington Street)

Martha Penzenik, Martha Penzenik Architects (845-855 Washington Street)

Meeting:

Rob Caruso called the meeting to order at 6:40 PM

1. MINUTES

Rob asked if everyone had read the minutes and if there were any omissions, additions, changes to be made. The question was raised whether the minutes should reflect who seconds each motion. Joel Reider offered to try to include this going forward.

Rosemary Larking moved to accept the minutes; John Lojek seconded the motion. Motion passes.

2. ADA Coordinator Report

Joel R. described attending a networking group meeting of area ADA Coordinators, organized by Diane McCleod at Medford City Hall. Diane is the ADA Coordinator in Medford as well as vice chair of MAAB. Present at this meeting were ADA Coordinators from Cambridge, Somerville, Arlington and Reading, MA. He feels this group has great potential for supporting his role as ADA Coordinator for Newton, as some of these people have considerable experience in the job.

At this meeting, Michael Muehe (from Cambridge) showed an example of a bi-monthly newsletter published and distributed by the Cambridge Commission for Persons with Disabilities. Joel offered to format and produce a similar newsletter for Newton COD if members support the idea and will provide articles. There seemed to be general support for this initiative, and Joel suggested more discussion to plan and create a schedule for submitting material.

Joel explained that the Newton COD web page has been improved and that all archived materials, including meeting agendas, meeting minutes and “packets” are now easily accessible there. He proposed that for future COD meetings he will distribute packets to members by emailing a link to the file on the COD web page rather than attaching a large pdf file.

Joel’s hours are Mon, Tues, 8:30 AM – 5:00 PM; Wed 8:30 AM – 11:30 AM.

Joel briefly explained that Rosemary's complaint about the restaurant at 1203 Walnut St. was reported to Bill Forte, the Building Code Enforcement Officer in ISD. He will follow up by formally logging the complaint into the system, and recording notes of his inspection and recommendations made to the owner. John L. explained what the proper procedure will be for processing accessibility complaints such as this: Joel will receive complaints, record them and forward them to the Code Enforcement Officer. Joel will update the COD on the status of these issues at each meeting.

Rob reminds Joel that all applications to MAAB for variances, or to the City for HP spaces, etc. should be distributed to the members as quickly as possible. Robert Solomon asked if he could also receive copies of these applications. Jini did not want the email addresses of COD members to appear on emails sent to people who are not members. Joel will distribute the material in separate mailings: one list of COD members, and a separate list of interested guests.

3. HP2-13

David Koses presented on behalf of the New Art Center, 61 Washington Park, their request for a HP Space on the street near the bottom of the existing ramp to the front entrance of the building. He explained the inconvenience of designating an HP Space in the parking lot, and feels this is a reasonable request. Rosemary L. moved to accept the request; John L. seconds. Motion carries.

4. CDBG Report

Alice Walkup gave updates on curb-cut projects currently in progress: Commonwealth Ave. and Washington St. Two curb-cuts have been moved to align with pedestrian crossings; truncated domes have been installed; APS units need to be moved to be closer to relocated curb-cuts.

Pearl St. and Jackson St. The work here is more complicated than it seems, but is progressing.

Alice explained that total curb-cut funds available (\$186,255.00) plus excess funds from projects expected to be completed under budget will be sufficient. There was some discussion about upcoming high-priority projects including Walnut St. at Washington and Walnut St. at Floral/Lincoln.

War Memorial Auditorium Vertical and Acoustical Access Feasibility and Design studies are under way; cost estimates for preferred options will be available soon.

John L. explained that a new inspector, hired to specifically work on public buildings (such as War Memorial Auditorium), will be a great asset to the city in improving accessibility to the many public spaces and buildings. John cited several ways in which War Memorial Auditorium is not compliant, and explained that if the City does not begin moving towards compliance, the hall will not be able to be used for functions.

Rob expressed alarm at a recent meeting there for a function of the Transportation (?) Board.

5. AAB Variance, 844-855 Washington Street/Dancer's Image

Martha Penzenik, project architect, presented the case for requesting relief from requirements to provide either a ramp or an elevator/lift to provide access to an existing accessible bathroom. The project involves joining separate tenant spaces by opening a shared partition wall. The floor heights of these previously separate spaces differ by 19", making it necessary to build stairs connecting the two levels. There is inadequate space and/or interference of building utilities for installation of a ramp or a lift to connect these two spaces. The project will provide an accessible entrance via a ramp at the rear of the building (near the parking lot), which will give access to the HC bathroom. Disabled customers will have to exit the building and use this ramp to move from one level to the other.

John L. moves to accept the request for variance based on reasonable claims of impracticality. Rosemary L. seconds. Carries with one objection.

Lucie C. asks if in future packet pages can be numbered. Joel R. offers to find a way to do this.

6. AAB Variance, 40 Chase Street

Presenting for the project:

Marc Slotnick, President, New England Communities, Inc.

Sara Freedman, Jewish Family & Children's Services

Paul Martell, Horne & Johnson Architects

Randy Johnson, Horne & Johnson Architects

Marc Slotnick introduced the project as a joint venture with Jewish Family & Children's Services to remodel an existing single/two-family home to provide 14 affordable Single Room Occupancy units for I/DD tenants plus a basement suite for two live-in staff.

Randy Johnson gave the main presentation that detailed the conditions of each variance they are requesting. Because of the configuration of this older residence and the nature of the new purpose for this building, there are several AAB requirements that are impractical to meet, but the developer, New England Communities, Inc., has made a "best effort" to meet the accessibility needs of tenants and visitors to this property (the following summary is fully outlined in the MAAB Application for Variance, included in the packet for this meeting):

1. BASEMENT Because of multiple level changes and limited space, it is impractical to make this level fully accessible. The only public amenity located on this level is laundry. A second laundry facility will be provided on the 2nd floor, which is accessible.

2. SECOND FLOOR DECK First floor deck is larger and will be made fully accessible. This lower deck offers equal amenity and makes unwise the expense and resulting limited use of modifying the upper level deck.

3. ENTRANCES There are two existing entries, neither of which is accessible. The proposed plan includes a new fully accessible main entrance in a new location, close to the parking area and the elevator inside.

4. STAIR B Extremely narrow "servant" stairway cannot feasibly be made compliant. Applicant offers to add railing at outside of stair runs to increase safety.

5. STAIR A Attaching a continuous handrail to the inner guard rail would be impractical. Applicant offers to add railing at outside of stair runs to increase safety.

6. ELEVATORS Applicant proposes to include a compliant Limited Use Elevator from only the 1st to the 2nd floors. The request relief from serving the basement and 3rd floors since laundry (basement) will also be on 2nd floor, and 3rd floor will have no common spaces.

7. BATHROOM 202 Some modifications will be made to make this bathroom more accessible. Relocating toilet would create significant expense; applicant proposes fold-down grab bars instead. Sliding door at tub will be removed, but tub to remain.

8. BATHROOMS, 1ST AND 3RD FLOORS These bathrooms are too small to practically bring into compliance. There will be a fully accessible bathroom along the accessible route on the 2nd floor.

9. 1ST FLOOR KITCHEN Request to be relieved of accessibility requirements in this kitchen.

10. 2nd FLOOR KITCHEN SINK This sink has 42" clear side-approach and lever faucet, but otherwise does not comply.

11. 2nd FLOOR KITCHEN COOKTOP No knee space below, but newer fixture. Staff will do most cooking; unlikely that a resident with impaired mobility will use the cook top w/o staff assistance.

Girard P. feels the window near the toilet in bathroom 202 is unsafe, even with fold-down grab-bars. Lucie C. feels it is necessary to replace existing tub with roll-in shower. John L. asks to confirm total number of bathrooms in bldg. Randy J. says five existing, plus one new = total of six, three of which are common, one of which will be (mostly) accessible; he suggests it would be prohibitively expensive to install roll-in shower and move toilet away from window; he further emphasizes that the target population for the project is individuals w/ intellectual disabilities rather than physical disabilities. John L. warns they will have a serious legal problem if in the future they turn down a resident who, because of mobility impairment, is unable to access the shower. Applicants agree to re-visit design of bathroom 202 to make it fully accessible, including a roll-in shower and move the toilet away from the existing window.

Lucie C. raises additional concerns about the number of residents and staff-to-resident ratio.

Applicants show a video describing a similar kind of development to help COD understand the nature of the project. Lucie C. Rosemary L. and Girard P. all express objections to the video as unrepresentative of the

residents who will reside at 40 Chase St. and somewhat misleading. Lucie expresses more concerns about oversight, fire safety, egress from basement, fire partitions on stairs, and competency of the operators.

John L. explains that under the building code, the property is considered a single-family home. He points out that it is beyond the purview of the COD to impede this project and that comments should be limited to issues having to do with accessibility, not the mission or qualifications of JFCS or New England Communities, Inc. He proposes that making bathroom 202 fully accessible would be a satisfactory solution, and that all variances should be approved on this condition.

Girard P. agrees that the COD's mission is to promote accessibility, not impede the operations of any agency or facility. He clarifies that he was not judging JFCS or NEC, Inc; only pointing out areas of concern regarding accessibility. He points out that many laws and regulations have changed during his many years working as a disability advocate, and that he is sensitive to potential future hazards the general public may not be aware of. Asks for clarification about funding for the project. Applicants explain that there is some public funding. John L. reminds that with federal funding, there is oversight in place which supersedes the authority of the COD to approve or deny the project. He further points out that some future residents are already reserving space in the home, which indicates that it satisfies the needs of the target population. Girard P. argues that even in homes considered "safe," people have been murdered; Lucie C. argues that COD has the right to express its concerns despite the judgment of other agencies; she says that target population's desire to live in the proposed project does not invalidate the opinion of "expert" agencies, such as ARC.

Rosemary asks a few practical questions regarding wheelchair access to all amenities. Applicants confirm (with exception of roll-in shower).

Rob C. asks if all variance requests are clearly understood. John L. moves to approve the plan with the condition of making bathroom 202 fully accessible, adding a roll-in shower, and moving toilet away from the adjacent window. Rosemary L. seconds. Motion passes: 6 in favor, 1 objection, 1 abstain.

7. 1231 Centre Street, Yogurtland

John L. explains: height of sidewalk is different from height of amenities inside. Owners installed a ramp that is not quite compliant with AAB: there is no landing, but they installed handrail and automatic door opener instead. AAB has already heard the application and granted the variance on condition that handrails and automatic door opener will be provided. John L. asks if there are any objections to AAB's decision. Moves to accept. Rosemary seconds. Motion passes, with conditions as stated by AAB.

8. 1314 Washington St, Sovereign Bank

Review of follow-up correspondence regarding re-stripping and signing HP space in parking area. John L. moves to accept AAB's resolution of the issue. Rosemary seconds. Motion passes.

9. 200 Boylston St.

John L. briefly summarized the AAB recommendation to approve the applicant's proposal to provide access to the pool on condition that the lift will be independently operable. John L. moves to accept the AAB's decision to allow this proposal. Rosemary L. seconds. Motion passes.

10. 321 Chestnut, All Newton Music School

COD reviewed AAB's granting extended deadlines to applicant to complete work outlined in the application. Rob C. moves to support the Board's decision to grant the extension. Rosemary L. seconds. Motion passes.

11. Newton Centre Improvements

Alice Walkup, Anne Marie Belrose, David Koses and Patrick Baxter (?) presented materials to review plans discussed at previous meeting of COD with Bill Paille, traffic engineer. We heard that although COD approved funding for this project when first presented April 17, 2013, questions were raised at the June COD meeting regarding the omission of a traffic light at the Centre Street crossing. Alice W. explained the existing dangerous conditions at this intersection and outlined the many ways in which the current proposal seeks to improve it: "apex" curb cuts will be replaced by perpendicular ones. Patrick B. explained that bump-outs in the curb will improve visibility of pedestrians, reduce the distance across the street, and reduce speed of traffic. Some time was spent reviewing the traffic engineers' rationale for omitting a street light. Heather P. supports bump-outs; asked if it's possible to install HAWK light at Pelham. Patrick B. says,

no (too close to existing traffic light at Beacon/Centre will cause excessive traffic back-up).

Lucie complains that it is inappropriate for COD to endorse funding for a project that is not entirely safe for all pedestrians, particularly those with impaired vision. She said she understands the explanations given by the traffic engineers, but based on the results of recent/current projects at Parker/Rt. 9, Parker/Cypress and Centre/Beacon, she does not trust their judgment or capability.

Barbara L. asked about Beacon/Centre crossing; specifically why there is no audible signal/light to help a blind pedestrian safely reach the triangular island in the intersection.

Patrick B. admits that in the future, after the current plan is implemented, conditions do not improve, traffic engineers might revisit the option of adding a HAWK signal. Regardless of future additions to the plan, the existing plan would have to be implemented first. New crosswalks and improved nighttime LED illumination will be added. Jini asked about crosswalks in Wellesley as example of good for low-vision pedestrians.

Alice also discussed two other proposed projects: Lincoln/Walnut, Washington/Walnut. With expected savings from completing work under budget, it is expected that all three projects could be completed in the current construction season.

Jini asked if the difficult curb at corner of Walnut and Center (?) could be addressed as part of this work. Patrick B. explained that all of Walnut Street from Homer to Center is slated for renewal and is currently at 25% redesign stage. Center Street in this area will eventually be re-paved.

Rob C. asks if COD needs to vote on Newton Centre Improvements. John L. reminds COD they have already voted on it. Question is, whether to accept new expenditures along Walnut Street in addition to work proposed in Newton Centre. John L. moves to accept expenditures for this work. Jane seconds. Motion passes.

12. ADA Transition Plan

COD recognizes that with an ADA Coordinator now on staff, it is time to take action on recommendations made in Barbara Chandler's report,

Ramping Up, and begin to draft the long-overdue ADA Transition Plan for the City. Beverly Droz offered her support in this effort as a volunteer consultant. Girard P. and other members also expressed a desire to contribute to the Plan

Joel R. was enthusiastic about the many offers to help, and suggested that the COD together with the ADA Coordinator, devise a working process whereby interested parties can contribute to the project and work proceeds efficiently. He suggested that viable ADA Transition Plans and successful implementation, such as that in Cambridge, MA, are the result of that city's commitment to supporting the ongoing, consistent, full-time efforts of that city's ADA Coordinator. Joel R. reminded COD that the ADA Coordinator position in Newton is funded for only 19 hours, and cautioned that drafting a new Transition Plan will be a slow and gradual process.

13. New/Old Business:

Jane briefly mentioned the stalled proposed affordable housing project in Waban at the former fire station, Engine 6. She simply urged everyone to stay informed.

Rob C. moved to adjourn the meeting at 9:15 PM. John L. seconds.

Meeting Adjourned

Audible Pedestrian Signals (Project CD13-03R. Budget: \$6,609.25; Expended: \$0; Balance: \$6,609.25). No update.

Education Center – Accessible Building Directory Sign (Project CD14-03U. Budget: \$4,050; Expended: \$0; Balance: \$4,050). **Planning staff members are meeting with the relevant School Department staff in September to begin this project.**

Curb Cuts

FY14 Curb Cut Funds \$83,791*

***Total does not include the balance of projects that will come in under budget.**

<u>Current Projects</u>	<u>Total Budget</u>	<u>Expended</u>	<u>Remaining</u>
Commonwealth & Washington	\$83,170.60	\$53,410.77	\$29,759.83
Pearl & Jackson	\$42,669.00	\$11,033.46	\$31,635.54
Newton Centre	\$103,000.00	\$0.00	\$103,000.00

<u>Upcoming Projects</u>	<u>Total Budget</u>
Washington & Walnut	\$75,000.00
Lincoln/Floral & Walnut	\$75,000.00

Commonwealth & Washington – The two curbs cuts at the corner with the Fire Station have been moved to line up with the pedestrian crossings from the eastern part of the island in Commonwealth Avenue, and at the southern side of Washington Street. The truncated dome pads have also been installed. The final step is moving the APS units so they are close to the new curb cuts, and then the project will be complete.

Pearl & Jackson – Project just awaiting restriping to be complete.

Newton Centre – The Newton Centre project is anticipated to be completed on Friday, August 30th. Updates will be provided at the Commission meeting.

Historic Newton/The Jackson Homestead – Archives Preservation and Access (CD11-03F. Budget: \$40,000, Expended: \$0, Balance: \$40,000). **Planning staff met with Adam Gilmore, of the Public Buildings Department, and Cindy Stone of Historic Newton, to discuss their application for additional funds for their Museum Archives, Accessibility, & Fire Suppression project that was approved by the CPA. The project is now appearing before the Public Facilities and Finance Committees of the Board of Aldermen. At the end**

of this report, a letter will be presented and discussed that describes support for these additional funds, so that this important accessibility project can be completed. The Commission will discuss the letter and then vote on providing it to the Committees and full Board.

Newton Centre Playground Pathway Phase IV - (CD13-03M. Budget \$40,000, Expended: \$0, Balance: \$40,000). No update.

Newton Centre Playground Pathway Phase V - (CD14-03V. Budget \$45,000, Expended: \$0, Balance: \$45,000). No update.

Retrofitting Curb Cuts (Project CD13-03Q. Budget: \$4,548.82, Expended: \$0, Balance: \$4,548.82). No update.

War Memorial Vertical and Acoustical Access Feasibility and Design – (CD13-03S. Budget \$80,000, Expended: \$33,820 Balance: \$46,180). **The study is underway and there will soon be more information about the feasibility of each option and a cost estimate for the preferred alternative.**



Deval L. Patrick
Governor

Andrea J. Cabral
Secretary

The Commonwealth of Massachusetts

Department of Public Safety

Architectural Access Board

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Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

TO: Local Building Inspector
Local Disability Commission
Independent Living Center

Docket Number **V 13 197**

FROM: ARCHITECTURAL ACCESS BOARD

RE: **Dormitory for persons with disabilities**
40 Chase Street
Newton

Date: **7/17/2013**

Enclosed please find the following material regarding the above location:

Application for Variance

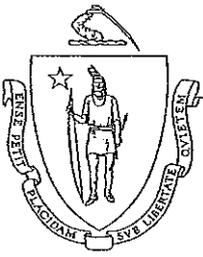
Decision of the Board

Notice of Hearing

Correspondence

Letter of Meeting

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which may assist the Board in reaching a decision in this case, you may call this office or you may submit comments in writing.



The Commonwealth of Massachusetts
Department of Public Safety

Architectural Access Board
One Ashburton Place, Room 1310
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Andrea J. Cabral
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Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

NOTICE OF ACTION

Docket Number V 13 197

RE: Dormitory for persons with, 40 Chase Street, Newton

1. A request for a variance was filed with the Board by Marc A. Slotnick, President (Applicant) on June 28, 2013. The applicant has requested variances from the following sections of the 2006 Rules and Regulations of the Board:

Section: Description:

- 20.1 Accessible route at basement level
- 20.2 Accessible route at second floor deck
- 25.1 Entrances
- 27.1 Stair B
- 27.4 Stair A Handrails
- 28.1 Elevator or vertical access
- 44.1 as pertains to Bathroom 202
- Cont. See application

- 2. The application was heard by the Board as an incoming case on Monday, July 15, 2013.
- 3. After reviewing all materials submitted to the Board, the Board voted as follows:

The Board voted to schedule a hearing on your variance requests. Your hearing notice is enclosed.

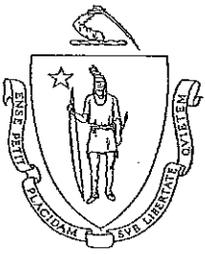
Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a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

Date: July 17, 2013

ARCHITECTURAL ACCESS BOARD

Walter White T.H.
Chairperson

cc: Local Building Department, Independent Living Center, Local Disability Commission



The Commonwealth of Massachusetts

Department of Public Safety

Architectural Access Board

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Andrea J. Cabral
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Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

VARIANCE HEARING

RE: Dormitory for persons with disabilities , 40 Chase Street, Newton

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **September 9, 2013** at **1:00 P.M.** at One Ashburton Place, 21st Floor, Boston, MA 02108.

This hearing is upon an application for variance filed by: Marc A. Slotnick, for modification of or substitution of the following Rules and Regulations: See application
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.

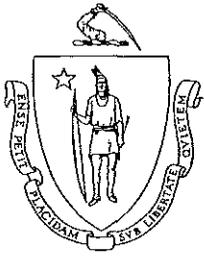
Also, please note that all attendees will be asked to turn off all cell phones and pagers while the Board is in session.

ARCHITECTURAL ACCESS BOARD

Date: July 17, 2013

Walter White T.H.
Chairperson

cc: Local Building Inspector
Independent Living Center
Local Disability Commission



Deval L. Patrick
Governor

Andrea J. Cabral
Secretary

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Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

July 18, 2013

Paulette Bowes
Artistic & Executive Director
All Newton Music School
321 Chestnut Street
West Newton, MA 02465-2904

Re: Notice of Amended Decision of the Board; All Newton Music School, 321 Chestnut Street, West Newton; Docket Number V11-138

Dear Ms. Bowes,

On June 24, 2013 the Architectural Access Board ("Board") received your e-mail to Thomas Hopkins, Executive Director of the Board, asking for a modification of the previous amended decision of the Board from January 28, 2013. The previous decision of the Board granted an extension to the deadline for compliance for the installation of the required LULA, the rooms surrounding the LULA and the installation of extension hinges at second floor doors to be completed by August 30, 2012. The decision also granted an extension to the deadline for Items 4-14 which were outlined in your January 4, 2013 submittal, to allow until February 1, 2014 for these items to be brought into compliance. Your most recent e-mail requested that since you had just recently been granted a \$180,000.00 matching grant from the Massachusetts Cultural Council Facility program, which will cover the installation of the LULA, the fire suppression system and the second floor accessible toilet room. The e-mail noted that the matching funds for the grant will be in within the next school year, allowing for these projects to be done in the summer of 2014. Your e-mail requested that since the money was currently available to do the work for the second floor accessible toilet room, the new second floor extension door hinges, and the power openers for the front door, you would like to do this work by the August deadline, and have the remaining items completed by the February 2014 deadline.

The Board reviewed your submittal during an administrative discussion at their regularly scheduled July 1, 2013 meeting and voted as follows:

- *GRANT* until *August 30, 2013* for the following items to be completed: installation of second floor accessible toilet room (Item 4); installation of second floor extension door hinges (Item 3); and the power openers at the front entrance of the building (Item 5). All of the remaining work, outlined in the January 2013 submittal (attached) shall be completed and verified as such no later than *February 1, 2014*.

ARCHITECTURAL ACCESS BOARD

By:



Walter White, Chair

Diane McLeod, Vice Chair (not present)



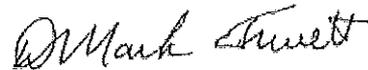
Myra Berloff, Director of Massachusetts
Office on Disability

Andrew Bedar, Member (not present)



Raymond Glazier, Executive Office of Elder
Affairs Designee

Gerald LeBlanc, Member (not present)



D. Mark Trivett, Member

Carol Steinberg, Member (not present)

A complete administrative record is on file at the office of the Architectural Access Board.

cc: Local Building Inspector
Local Disability Commission
Independent Living Center

Item Number	Item	Estimated Cost	Estimated Timeline
1	Study for accessible LULA	\$2,500	February
2	Installation of LULA and remodel surrounding rooms	\$65,000	March
3	Installation of extension hinges on entire second floor	\$2,000	March
4	ADA compliant restroom on second floor	\$30,000	TBD
5	Installation of front door electric push bar	\$1,500	TBD
6	Rear building ADA accessibility (level floor, electric push, etc)	\$15,000	TBD
7	Rear building rescue platform	\$4,000	TBD
8	Fire surpression system study	\$2,000	TBD
9	Fire surpression water pressure test	\$2,000	TBD
10	New water main to street for fire supression system	\$14,000	TBD
11	Installation of fire surpression system	\$115,000	TBD
12	Parking lot study	\$5,000	TBD
13	ADA accessible ramp	\$15,000	TBD
14	Parking lot redesign	\$250,000	TBD
	Total Phase Three Accessibility/Saftey items	\$523,000	74.71%
	Other non accessibility/saftey items	\$177,000	25.29%
	Total Phase Three	\$700,000	

All Newton Music School Third Phase accessibility/saftey plan
January 2013

AVERAGE:			0.1	0.0	
Day	Date	Time	# Cars in HC Spaces	# Cars w HP Placards	Notes
Wednesday	2-Jan	8:45 AM	0	0	
Wednesday	2-Jan	1:00 PM	0	0	
Wednesday	2-Jan	5:00 PM	0	0	
Thursday	3-Jan	8:45 AM	0	0	
Thursday	3-Jan	5:00 PM	0	0	
Thursday	3-Jan	5:00 PM	0	0	
Friday	4-Jan	9:00 AM	0	0	
Friday	4-Jan	1:00 PM	0	0	
Friday	4-Jan	4:40 PM	0	0	
Monday	7-Jan	8:45 AM	0	0	
Monday	7-Jan	1:00 PM	0	0	
Monday	7-Jan	2:00 PM	0	0	
Monday	7-Jan	5:00 PM	0	0	
Tuesday	8-Jan	9:00 AM	0	0	
Tuesday	8-Jan	2:00 PM	0	0	
Wednesday	9-Jan	8:30 AM	0	0	
Wednesday	9-Jan	2:00 PM	0	0	
Thursday	10-Jan	8:45 AM	0	0	
Monday	14-Jan	8:30 AM	0	0	spaces were painted as of now
Monday	14-Jan	1:30 PM	0	0	
Monday	14-Jan	5:00 PM	0	0	
Tuesday	15-Jan	8:30 AM	0	0	
Wednesday	16-Jan	8:30 AM	0	0	
Wednesday	16-Jan	5:00 PM	0	0	
Thursday	17-Jan	3:15 PM	0	0	
Thursday	17-Jan	6:45 PM	0	0	
Friday	18-Jan	8:45 AM	0	0	
Tuesday	22-Jan	8:45 AM	0	0	
Tuesday	22-Jan	1:30 PM	1	1	
Wednesday	23-Jan	8:30 AM	0	0	
Wednesday	23-Jan	7:30 PM	3	0	Very high parking demand due to school function. 3 cars parked, none had H/C placard. Other H/C spaces on-site were empty.
Thursday	24-Jan	8:30 AM	0	0	
Thursday	24-Jan	2:30 PM	3	0	All live parking, awaiting school dismissal.
Thursday	24-Jan	5:00 PM	0	0	
Friday	25-Jan	8:45 AM	0	0	
Friday	25-Jan	5:10 PM	0	0	
Monday	28-Jan	8:45 AM	0	0	
Monday	28-Jan	1:40 PM	0	0	
Monday	28-Jan	2:20 PM	3	0	All live parking, awaiting school dismissal.
Monday	28-Jan	5:00 PM	0	0	
Tuesday	29-Jan	8:30 AM	0	0	
Tuesday	29-Jan	4:50 AM	0	0	
Wednesday	30-Jan	8:30 AM	0	0	
Wednesday	30-Jan	8:30 AM	0	0	
Thursday	31-Jan	8:30 AM	0	0	
Thursday	31-Jan	4:50 AM	0	0	
Friday	1-Feb	8:50 AM	0	0	
Friday	1-Feb	5:15 PM	0	0	
Saturday	2-Feb	11:30 AM	0	0	
Saturday	2-Feb	12:45 PM	0	0	
Monday	4-Feb	8:50 AM	0	0	
Monday	4-Feb	12:30 PM	0	0	

Tuesday	5-Feb	8:50 AM	0	0
Tuesday	5-Feb	5:05 PM	0	0
Wednesday	5-Feb	8:30 AM	0	0
Wednesday	6-Feb	5:15 PM	0	0
Wednesday	6-Feb	7:30 PM	3	1
Thursday	7-Feb	8:10 AM	0	0
Thursday	7-Feb	3:20 PM	0	0
Friday	8-Feb	8:50 AM	0	0
Friday	8-Feb	5:10 PM	0	0
Monday	11-Feb	8:30 AM	0	0
Tuesday	12-Feb	8:30 AM	0	0
Tuesday	12-Feb	5:00 PM	0	0
Wednesday	13-Feb	8:30 AM	0	0
Wednesday	13-Feb	1:00 PM	0	0
Thursday	14-Feb	8:30 AM	0	0
Thursday	14-Feb	5:15 PM	0	0
Friday	15-Feb	8:40 AM	0	0
Friday	15-Feb	5:00 PM	0	0
Monday	25-Feb	9:00 AM	0	0
Monday	25-Feb	5:00 PM	0	0
Tuesday	26-Feb	9:00 AM	0	0
Tuesday	26-Feb	5:00 PM	0	0
Wednesday	27-Feb	9:00 AM	0	0
Wednesday	27-Feb	1:00 PM	0	0
Wednesday	27-Feb	5:00 PM	0	0
Thursday	28-Feb	8:35 AM	0	0
Friday	1-Mar	9:00 AM	0	0
Friday	1-Mar	5:00 PM	0	0
Tuesday	5-Mar	9:00 AM	0	0
Tuesday	5-Mar	5:00 PM	0	0
Wednesday	6-Mar	9:00 AM	0	0
Wednesday	6-Mar	1:00 PM	0	0
Wednesday	6-Mar	5:00 PM	0	0
Thursday	7-Mar	8:30 AM	0	0
Thursday	7-Mar	5:15 PM	0	0
Friday	8-Mar	8:00 AM	0	0
Friday	8-Mar	5:30 PM	0	0
Monday	11-Mar	8:30 AM	0	0
Monday	11-Mar	4:15 PM	0	0
Monday	11-Mar	5:15 PM	0	0
Monday	11-Mar	6:45 PM	0	0
Monday	11-Mar	8:00 PM	0	0
Tuesday	12-Mar	8:30 AM	0	0
Tuesday	12-Mar	5:00 PM	0	0
Wednesday	13-Mar	8:30 AM	0	0
Wednesday	13-Mar	5:20 PM	0	0
Thursday	14-Mar	8:45 AM	0	0
Thursday	14-Mar	5:00 PM	0	0
Friday	15-Mar	8:00 AM	0	0
Friday	15-Mar	5:30 PM	0	0
Saturday	16-Mar	2:00 PM	0	0
Saturday	16-Mar	3:00 PM	0	0
Monday	18-Mar	8:30 AM	0	0
Monday	18-Mar	12:00 PM	0	0
Monday	18-Mar	12:45 PM	0	0
Monday	18-Mar	5:20 PM	0	0
Tuesday	19-Mar	8:45 AM	0	0
Tuesday	19-Mar	5:00 PM	0	0

Wednesday	20-Mar	8:30 AM	0	0
Wednesday	20-Mar	5:30 PM	0	0
Thursday	21-Mar	8:30 AM	0	0
Thursday	21-Mar	5:00 PM	0	0
Thursday	21-Mar	6:45 PM	0	0
Thursday	21-Mar	9:15 PM	0	0
Friday	22-Mar	8:30 AM	0	0
Monday	25-Mar	8:45 AM	0	0
Monday	25-Mar	5:00 PM	0	0
Tuesday	26-Mar	8:30 AM	0	0
Tuesday	26-Mar	5:30 PM	0	0
Wednesday	27-Mar	8:45 AM	0	0
Wednesday	27-Mar	5:45 PM	0	0
Thursday	28-Mar	8:30 AM	0	0
Thursday	28-Mar	4:50 PM	0	0
Thursday	28-Mar	6:40 PM	0	0
Thursday	28-Mar	11:30 PM	0	0
Friday	29-Mar	10:00 AM	0	0
Friday	29-Mar	5:00 PM	0	0
Saturday	30-Mar	3:00 PM	0	0
Monday	1-Apr	8:10 AM	0	0
Monday	1-Apr	5:00 PM	0	0
Tuesday	2-Apr	8:20 AM	0	0
Tuesday	2-Apr	1:45 PM	0	0
Tuesday	2-Apr	2:20 PM	1	1

**REQUEST FOR TRAFFIC IMPROVEMENT OR CHANGE
CITY OF NEWTON TRAFFIC COUNCIL, ROOM 101A
1000 COMMONWEALTH AVENUE
NEWTON CENTRE 02459**

The Traffic Council is administered through the Clerk of the Board's Office. The Petitioner and other parties who may in the Council's judgment be substantially affected by such petition will be notified with the first date the petition will be discussed by the Traffic Council. NOTE: There are additional petition requirements for Resident Only Permit Areas; see Sec. 19-201 of the City of Newton Ordinances. If you have further questions, please call the Clerk of the Board's Office at (617) 796-1210.

Complete both sides and submit to the Clerk of the Board's Office (PLEASE TYPE or PRINT):

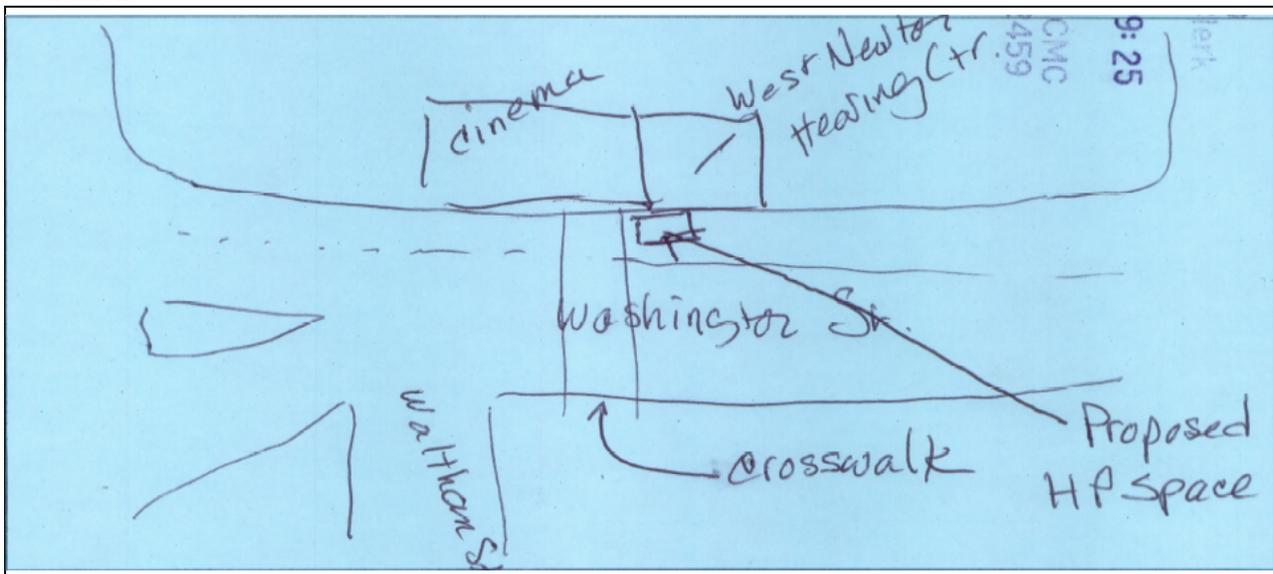
PETITIONER'S NAME _____ SIGNATURE: _____

ADDRESS: _____ Unit # _____

TELEPHONE (DAY): _____ (EVENING): _____

1. Identify the location and briefly describe the nature of the problem:

2. Draw a simple diagram or attach a map in the box below that shows the subject street(s) and conditions.



North ↑

3. Obtain required signatures on reverse side of this form.

DATE FILED: _____

REQUIRED SIGNATURES (Please Print)

◆Petitions for intersectional controls/regulations (traffic signals, stop signs, no turn on red, etc.) require a total of six (6) signatures (including petitioner's) from owners or tenants whose building or lot of land is located within five-hundred (500) feet of the affected intersection (one signature per household or business).

◆Petitions for parking restrictions, truck exclusions, speed limits, and all other traffic regulations must be signed by one (1) owner or tenant of at least half of the residential, commercial and/or non-profit units which abut the affected street or way, provided that in no event shall more than ten (10) signatures (including petitioner's) be required (one signature per household or business).

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

NAME: _____ SIGNATURE: _____
ADDRESS _____ UNIT# _____
TELEPHONE (DAY) _____ (EVENING): _____

WEST NEWTON CINEMA

CLOSED CIRCUIT PLIMPTON!
20 FEET FROM STARDOM HANNAH ARENDT BLACK
WOODY ALLEN'S BLUE JASMINE MUSEUM HOURS
WONG KAR WEI'S "THE GRANDMASTER" THE ATTACK

WEST NEWTON
READING CENTER

WEST NEWTON
HEARING CENTER

COSELLA'S



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Commission on Disability

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

September 10, 2013

The Honorable Anthony Salvucci
Chair, Public Facilities Committee
Members, Public Facilities Committee
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Dear Alderman Salvucci and Members of the Public Facilities Committee:

On behalf of the Commission on Disability, we are voicing our support for approval of the additional requested Community Preservation Act funding for the Jackson Homestead/Newton History Museum Archives, Accessibility, and Fire Suppression project.

The Commission on Disability has invested significant funding and time into this important project, and believes that the project must proceed. We are the primary advisory committee on Community Development Block Grant (CDBG) funding for architectural access projects. We supported this project and recommended that \$40,000 in CDBG funds go toward building an accessible ramp into the Jackson Homestead/Newton History Museum building. Mayor Warren approved the use of funds for the ramp, which is one of the many accessibility upgrades that are included in the Archives, Accessibility, and Fire Suppression project scope. We then worked with the Public Buildings Department in their request for several variances from the regulations of the Massachusetts Architectural Access Board related to the project, finding appropriate solutions to ensure accessibility within an historic property.

The additional funds the Public Buildings Department is requesting will allow the necessary Jackson Homestead/Newton History Museum Archives, Accessibility, and Fire Suppression project to be completed. We hope that you will support the request and agree with the Commission On Disability that this project is critical to ensuring that all people can visit the Museum and learn about our City's proud history.

Please do not hesitate to contact us if you have any questions or concerns about the contents in this letter.

Sincerely,

Robert Caruso, Co-Chair
Commission on Disability

Girard A. Plante, Co-Chair
Commission on Disability

Draft timeline for developing ADA Transition Plan
July 31, 2013

Review of previous (1991) Transition Plan (one week—8/09)

Review of existing, comparable, plans (two weeks—8/23)

Consultation with experienced experts: other ADA Coordinators, KMA LLC, etc (one week—8/30)

Consult with interested parties: (ongoing—9/6-9/27)

- Newton COD
- COD Transition Plan sub-committee
- Human Rights Commission
- Fair Housing Committee
- Planning and Development Dept
- Dept Public Works
- Public Buildings Dept.
- School Dept.
- Dept. of Parks and Rec
- ISP
- Office of the City Clerk
- Office of the Mayor
- Chief Operating Officer
- Veterans Dept
- Elections Commission
- Newton Housing Authority

Outline of content/scope of document with target dates for draft completion (one week—9/13)

Complete draft (eight weeks—11/08)

Review and revise (one week—11/15)

Note: in practice, the above schedule might include periodic meetings with the COD Transition Plan sub-committee to review progress and accept recommendations.

ACCESS AUDIT REPORTS

Barrier Removal Requirements

Kessler McGuinness & Associates, LLC (KMA) conducted access audits of the public and common use areas of 32 facilities in the City of Newton:

1. Newton City Hall
2. Newton Senior Center
3. Health Department Building
4. Newton Cultural Center/Carr School
5. Jackson Homestead and Museum
6. Kennard Estate
7. Fire Station #1, Newton Corner
8. Fire Station #2, West Newton
9. Newton Police Headquarters
10. Newton Police Headquarters Garage
11. Newton Police Annex
12. Newton Free Library
13. Newton Corner Library
14. Waban Library
15. Auburndale Library
16. Nonantum Library
17. Emerson Community Center
18. Lower Falls Community Center (Hamilton)
19. Auburndale Cove Field House
20. Burr Park Field House
21. Cabot Park Field House
22. Pelligrini Park Field House

23. Albermarle Field House
24. Crystal Lake Bathhouse
25. Jeanette Curtis West Recreation Center (The Hut)
26. Gath Pool Building
27. Public Buildings Department
28. DPW-Water/Utilities Department
29. Elliot St. Operations Center
30. Elliot St. Yard Garage
31. Crafts Street Garage
32. Crafts St. DPW Operating Center (Stable)

The existence of an architectural barrier does not necessarily require its immediate removal. Barrier removal is required under the following circumstances:

1. New construction and alterations of facilities open to the public and undertaken since 1968 were required to comply with 521 CMR. Existing architectural barriers should be mitigated in facilities open to the public and constructed or altered since 1968.
2. New construction or alterations undertaken since 1992/3 were required to comply with the *Uniform Federal Accessibility Standards* and/or the *ADA*

Standards for Accessible Design. Existing architectural barriers should be mitigated in public and employee facilities constructed since 1984.

3. In all facilities, barriers must be removed from public areas if necessary to provide access to the City's programs and services.
4. Under Title I of the ADA, barrier removal could be required in employee or common use areas if necessary to provide a reasonable accommodation for an otherwise qualified employee.

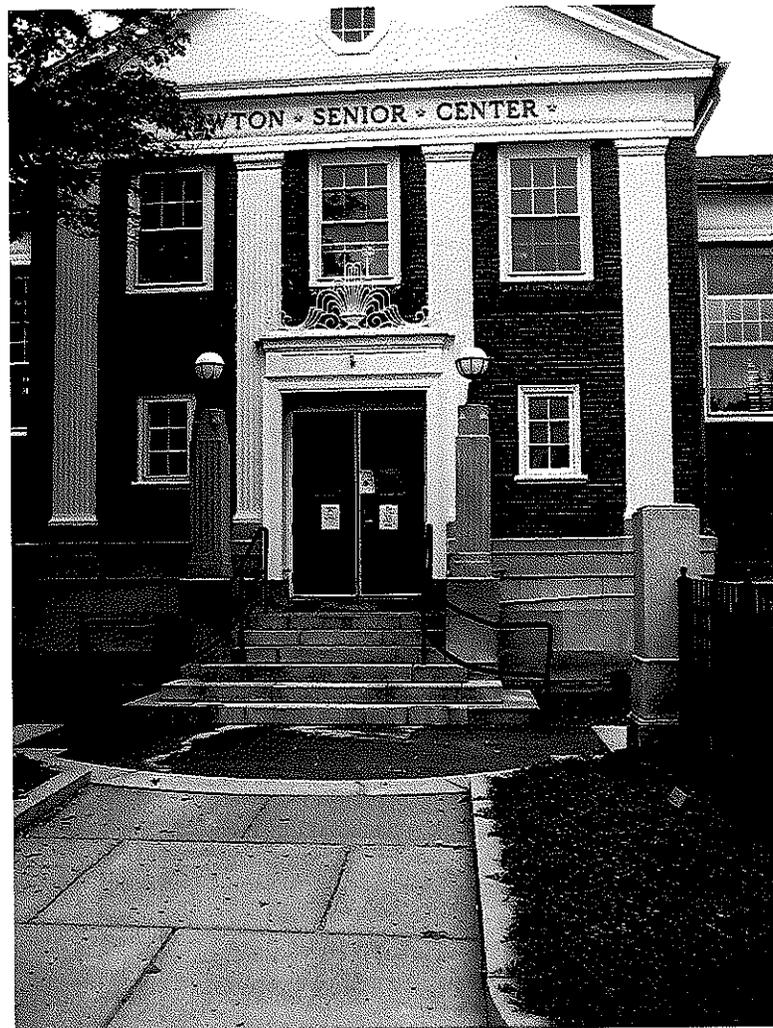
Most of the barriers identified in this report fall into one of the first three categories. Common use employee areas would be exempt from most pro-active barrier removal. However, if an otherwise qualified employee required modifications in a work area or a common use employee area to carry out the essential functions of her/her job, the City may be required to make these modifications as a 'reasonable accommodation.' These decisions are made on an as-needed, confidential, case-by-case basis.

Barrier Removal Budget Estimates. The barrier removal budget estimates are sourced from KMA's *Access Audit Data Base System*. They are barrier removal cost estimates developed by A.M. Fogarty Associates, and modified for individual clients to reflect actual costs in their geographic and contracting environment. The budget estimates used in these access audit reports were developed recently for a Boston-area hospital, and include soft as well as hard costs. These reflect typical costs for typical barrier removal projects. No single estimate is accurate; but in the aggregate, these

estimates provide a good 'ball park figure' for capital planning.

In some cases additional study is required to determine a feasible barrier removal strategy and design. No budget estimate is provided for these areas; and the term "TBD" (to be determined) is used. As a result, the full costs of barrier removal will likely exceed the total costs provided in these *Access Issues Reports*.





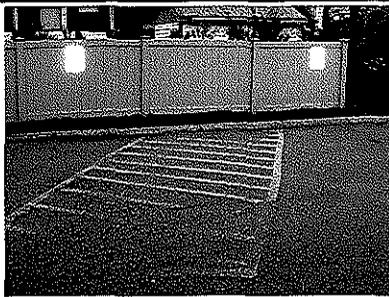
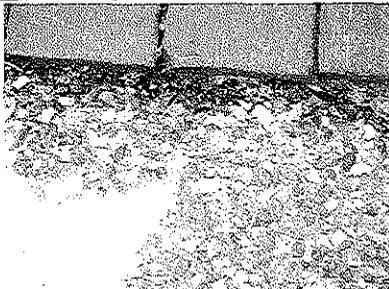
Newton Senior Center Newton, Ma

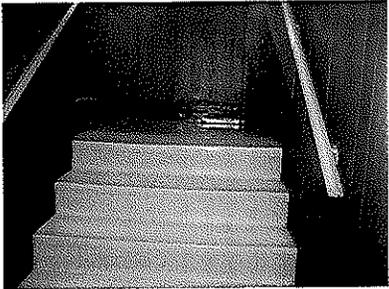
Access Issues Report

Prepared by Kessler McGuinness and Associates LLC

August 2011

Typical							
	Location	Barrier	Mitigation	Unit Cost	MAAB	ADA	Photos
1	Exit signage	Lack tactile and Braille.	Provide tactile and Braille signage.	\$125/ea.	✓	✓	
2	Room signage	Some signs lack tactile and Braille signage. Some signs are mounted incorrectly.	Provide tactile and Braille signage at all rooms and spaces. Mount on the wall by latch side of door.	\$125/ea.	✓	✓	

Exterior							
	Location	Barrier	Mitigation	Unit Cost	MAAB	ADA	Photos
3	Parking	Although there are more than the minimum spaces (4 accessible for about 12 spaces), there is no "van accessible" space. The access aisle is < 96" wide @ 93" and there is no signage for "van".	Re-stripe to provide a van accessible space and add a sign that says "van accessible".	\$311	✓	✓	
4	Tables	Tables lack knee clearance.	Provide an accessible table.	\$200	✓	✓	
5	Accessible route	Change of level is abrupt between 2 different materials.	Bevel the change in level.	\$516	✓	✓	

Interior-Lower Level							
	Location	Barrier	Mitigation	Cost	MAAB	ADA	Photos
6	Doors	Neither leaf of double door provides 32" min. clear width @ 27" by conference room and 29.5" by hallway.	Replace double doors with a 36" leaf.	\$4,796/ea.	✓	✓	
7	Stairs	Handrails are not continuous, not circular or oval in shape and are not mounted on both sides of the stairs.	Provide handrails that are between 1.25" and 1.5" in diameter, mounted between 34" and 38" AFF, one on each side of the stairs. The inner handrail should be continuous.	\$116/L.F.	✓	✓	
8	Coat hooks	Coat hooks are hung >54" AFF @ 59" AFF	Provide a coat hook that is less than 54" AFF.	\$72	✓	✓	

	Location	Barrier	Mitigation	Cost	MAAB	ADA	Photos
9	Men's room	The centerline of the toilet is at 19" from the nearest wall.	Reposition the toilet so that the centerline is 18" from the nearest wall.	\$1,500	✓	✓	
10	Men's toilet room	The rear grab bars are 42" but mounted > 6" from the corner @ 7.5".	Remount the rear grab bar so that it is less than 6" from the corner.	\$360	✓	✓	
11	Women's toilet room	The centerline of the toilet is at 19" from the nearest wall.	Reposition the toilet so that the centerline is 18" from the nearest wall.	\$1,500	✓	✓	
12	Women's toilet room	The rear 42" grab bars are mounted > 6" from the corner @ 7.5".	Remount the rear grab bar so that it is less than 6" from the corner.				
13	Women's toilet room	Flooring is deteriorating and crumbling near toilet.	Replace/repair floor so that it is stable firm and slip resistant.	\$19/S.F.	✓	✓	

Interior-Main Floor							
	Location	Barrier	Mifigation	Cost	MAAB	ADA	Photos
14	Men's toilet room	Lavatory pipes are not recessed or covered.	Insulate the pipes to protect against contact.	\$150	✓	✓	
15	Men's toilet room	The 42" rear and side grab bars are mounted incorrectly.	Mount the rear grab bar so that it is less than 6" from the corner and the side grab bar so that it is less than 12" from the corner.	\$360/ea.	✓	✓	
16	Men's toilet room	The flush controls are not mounted on the wide side of the toilet.	Reposition the flush controls.	\$700	✓	✓	

	Location	Barrier	Mitigation	Cost	MAAB	ADA	Photos
17	Men's toilet room	The toilet seat cover dispenser interferes with the use of the grab bar.	Reposition the toilet seat covers.	\$360	✓		
18	Women's toilet room	The 42" rear and side grab bars are mounted incorrectly.	Mount the rear grab bar so that it is less than 6" from the corner and the side grab bar so that it is less than 12" from the corner.	\$360/ea.	✓	✓	
19	Women's toilet room	The toilet seat cover dispenser interferes with the use of the grab bar.	Reposition the toilet seat covers.	\$360	✓		
20	Women's toilet room	Lavatory pipes are not recessed or covered.	Insulate the pipes to protect against contact.	\$150	✓	✓	

Newton Parks & Recreation Department
Accessibility Prioritization Project
FY11 – FY15
Updated June 11, 2012

Top Three Priorities:

#1 Newton Centre Playground, Tyler Terrace, N. Centre (Ward 6)

Newton Centre is a 17-acre heavily used historic-designed park with difficult access issues related to its topographic limitations. The park is used for city-wide events, summer camps, special needs summer camps, nearby preschools and the Mason-Rice elementary school and its aftercare program. In 2006 a Rehabilitation and Accessibility Plan for the entire park and adjacent school grounds was completed. A large privately donated universally accessible play area for all ages was completed summer 2008. An accessible route from the Mason-Rice parking lot to the school grounds and park to the new play area; this work was completed by the City fall 2008. Recently constructed, 2010 summer, is an accessible route from Bowen Street (including parking) to the play area and greater park. This work was funded by ARRA and P&R in a combined effort. In keeping with the master plan, the next accessible segment is being planned to run from the brook bridge to the tennis and basketball courts. The Hut Recreation Facility on Tyler Terrace is inaccessible from all directions, its bathroom is inaccessible and there is no accessible parking related to the building.

#2 Newton Upper Falls Playground (aka Officer Bobby Braceland Playground), Chestnut Street, Upper Falls (Ward 5)

This is a large inaccessible park with no paved pathways. A master plan for this park was completed in 2008 that addresses the need to make the entire park accessible. Currently, spring 2012, Phase IA of the master plan, the reconstruction of the 2 tennis courts and addition of a new accessible pedestrian entry are under construction. This is the first segment of the proposed, planned accessible pathway network. An off-leash dog area has been approved for the lower tier of this park. A new x-walk is also being added by the City across Chestnut St.

#3 Newton Highlands Playground (aka Joseph Lee Playground), Dedham St., Newton Highlands (Ward 6)

This is a large inaccessible park with no paved pathways. A master plan that addressed all access needs was completed in 2008. A drainage feasibility study has been completed, but funding is needed to implement this major improvements plan and its proposed accessible pathway network.

Ward 1

#1 **Stearns Playground**, Jasset Street (Nonantum)

Using CDBG funds, this past year the tennis court area was completely redone along with an adjacent accessible route (dedicated “Alice Webber Walkway”) from the neighboring low-income housing. In 2005 a master plan was prepared for this park that details a park-wide accessible pathway network and accessible amenities. Funded by ARRA, Phase A-2, the entire multi-age play area was renovated, including a hc-accessible bubbler, and made accessible fall 2010.

#2 **Joanne C. Pellegrini Playground**, Hawthorn St. (Nonantum)

In 2005 a master plan was prepared by a professional landscape architectural firm that outlines all proposed accessible pathways and amenities throughout the park. In 2008 a City-modified version of Phase I, the parking lot/seating area/pedestrian entrance, was funded by ARRA and constructed fall 2010 and finished spring 2011. The existing building on site is accessible via a ramped entrance and the bathrooms are now accessible too (CDBG-funded). The play apparatus and accessibility is now under conceptual design discussion (Phase II).

#3 **Charlesbank Playground**, Nonantum Place (Newton Corner)

While this park had an accessible entrance, all other elements within this small run-down, sloped pocket park, north of the Mass Pike, were inaccessible. In 2008 a master plan was completed for this park and the Mayor’s Committee committed \$30,000 toward the new ramped and railed entrance portion. A professional landscape architect developed construction documents for the rehabilitation of the entire park. Funded by CDBG, Phase I construction was completed Fall 2010. The construction of Phase II is now under consideration, as this is a priority of the Newton Corner Advisory Board.

#4 **Boyd Park Playground**, Jackson Road (adjacent to Lincoln Eliot School, N. Corner)

A recently completed CDBG project provided for a new accessible basketball court, play structure area, and bubbler. There is one accessible parking space in the school lot with curb cut that leads to a path into this portion of the park. A path running the length from from the playground over to the ball fields would be a major improvement in terms of access.

#5 **Hunnewell Playground**, Grasmere Rd. (Newton Corner)

Hunnewell Playground is not accessible; there are no paths, and it would be difficult to make it accessible as the entry is steeply sloped with steps. It ranks low on the list due to the low usage of the park.

#6 **Carleton Park** Carleton Street (Newton Corner)

This is a small, .1 acre level pocket park with low usage. The Newton Corner Advisory Group hired a landscape design and construction firm to design a master plan for the park. They then voted to spend \$5000 for Phase I and another \$8000 for Phase II construction. The park is currently under construction in its entirety.

#7 Coletti-Magni Park, Watertown Street, (Nonantum)

Using CDBG funds, this entire park and adjacent sidewalk has recently been renovated making it fully accessible with paths throughout the park, a hc-accessible bubbler and a curb cut/crosswalk at the corner of Watertown x Bridge.

#8 Richard J. Forte Park, California Street (Nonantum)

Forte Park is accessible with perimeter stone dust pathway/life course, handicap parking spaces, bubbler and curb cuts. It also abuts DCR's Charles River Pathway. The park has the lowest accessibility needs in the park system.

Ward 2

#1 Cabot Park, Eastside Parkway (Newtonville)

This heavily used 11.6 acre park is not accessible. Existing paths are in poor condition and do not connect the park's facilities. The park would benefit from a full master plan that addresses access needs.

#2 Carr School, Nevada Street (Newtonville)

Carr School's front and rear entries are accessible but the park has limited paths. Depending on the future usage of the school, Carr School could become a more pressing priority. \$12,500 has been allocated to a new tot lot to be located behind the school.

#3 Russell J. Halloran Sports Complex, Albemarle Road (Newtonville)

The play area, community classroom (and its gazebo) and Gath pool are all accessible along Albemarle Road. The pool also has a lift for people with physical disabilities. The sidewalk running the length of the park helps make this park, which is heavily used, accessible for people with disabilities. The facility also has handicap parking spaces near the pool and near the play area and community classroom.

#4 Bullough's Pond, Bullough Pk. (Newtonville)

Stonedust pathway halfway around the pond park perimeter is accessible.

#5 Newton North High School, Walnut Street, (Newtonville)

The newly constructed school and its grounds are have been designed and constructed to meet current public access requirements.

#6 Edmands Park, Blake Street, (Newtonville)

This is a large natural wooded open space used for passive recreation; also used by dog owners. The grade changes are so abrupt that to make this an accessible park would be impossible without major funding.

Ward 3

#1 **Richard J. McGrath Park**, aka Warren Playfields, 1600 Washington Street (West Newton)

This park is not accessible, as there are no pathways. It is a large 10-acre active park with adjacent parking area that would benefit from a master plan that addresses access needs. The park ranks high due to the adjacent housing facility, which includes housing for the elderly and people with disabilities. There is an off-leash dog area that is accessible from the Washington St. sidewalk.

#2 **Tom Torchia Playground**, Eden Street, (West Newton)

The playfield here is not accessible as there is no path, but one could be done. Play apparatus at the park is accessible within the area itself.

#3 **Franklin School Playgound**, Derby Street (West Newton)

Play apparatus at the school is not accessible and the limited paths to the playfields make for difficult access. The upper playground adjacent to the school is not accessible.

#4 **River Street Playground**, River Street, (West Newton)

In 2004, CDBG funds went toward improvements at this small .5 acre playground that included an accessible entrance, bench and pathway. The sand beneath the play structures is not an accessible surface and needs to be replaced as funding becomes available.

#5 **Wellington Playground**, Kilburn Road, (West Newton)

New accessible tennis and basketball courts, benches, drinking fountain and pathways have been completed using Community Preservation Act funds.

Ward 4

#1 **Auburndale Cove**, West Pine Street (Auburndale)

The Auburndale Cove, on the banks of the Charles River, is heavily used for picnics, summer concerts, ice-skating in the wintertime and many other passive and active recreational activities. To date, an accessible route from the Cove, through the undeveloped portion of Auburndale Park, up to the City of Waltham line has been completed using CPA funds. An accessible stone dust route to the field house too has been completed by the City and the play area is accessible.

#2 **Lyons Park**, Commonwealth Ave (Auburndale)

DCR's Marty Sender Path extends from Islington Rd. to the Cove and then to the City of Waltham line. Access to the Little League field from Comm. Ave. is steep and while there are stairs, and a vehicular ramp, no accessible route for pedestrians exists.

#3 **Lower Falls/Hamilton**, 545 Grove Street (Lower Falls)

While there is an accessible route to the building, front and back, the playground area and tennis courts lack an accessible route. Making an accessible restroom is currently under design.

#4 Peirce School Playground, 170 Temple Street (West Newton)

There are limited paths to the playfields making access difficult. Behind the school in the courtyard there is new play equipment that needs an accessible route from the school building.

#5 Burr School Playground, 171 Pine Street, (Auburndale)

The school has accessible parking and paths and the play apparatus is accessible. The path from Lexington Street to the school needs to be repaved.

#6 Williams School, 141 Grove Street, (Auburndale)

There's an accessible pathway around the playfield. The play structure is accessible.

#7 Reverend Louis E. Ford Playground, Curve Street (West Newton)

Difficult to find, this underutilized playground is not accessible. The low usage of the playground makes it a lower priority.

Ward 5

#1 Cold Spring Park, Beacon Street (Ward 5)

New Cold Spring Park is another park that has citywide usage for tennis, basketball, soccer, softball and lacrosse. Also 17 days a year the Farmers Market sited there can draw hundreds of people over the course of a day. A new accessible route around the tennis courts, connecting the farside parking to the Farmers Market area was completed spring 2010. Currently there are no paths through or around the fields making the facilities inaccessible. The City has designed a pathway network for this area for future implementation. In 2008 the City paved a short accessible route into the park from the Beacon St. sidewalk.

#2 Emerson Playground, 45 Pettee Street (Upper Falls)

The playfields and play area are not accessible and need to be done. The adjacent housing facility and the amount of senior programs run by the recreation department at this site make it a high priority.

#3 Hyde Park Playground, Lincoln Street, (Newton Highlands)

Playfield and play area do not have an accessible route. There is one accessible checkerboard table. The Hyde Playground/Taiwan Garden area on Lincoln Street, constructed fall 2010, has an accessible route and benches.

#4 Newton Upper Falls Playground (aka Officer Robert Braceland Playground)
Chestnut Street (Upper Falls)

Per page 1 of this report.

#5 Warren Lincoln Playground, Montclair Street, (Waban)

There are no paths in this park. The community built a new accessible play area alongside the ballfield. For an accessible route to the play area, there is a proposed

design for a switchback pathway from Montclair that would also require a sidewalk, making this solution expensive.

#6 Angier School, 1697 Beacon Street, (Waban)

There was a community build of a new play area here and this area and the park are accessible. This school is slated to be replaced in the future.

#7 Zervas School, 30 Beethoven Street, (Waban)

One school age play apparatus is accessible; access is limited to the area with pathways.

#8 Richardson Playground, Allen Ave (Waban)

Community Build project of the play area was recently completed. With no pathways, the playground and fields are not accessible.

#9 Old Cold Springs, (Newton Highlands)

None of this park area is accessible. One field area is currently the City's largest off-leash dog area. There are no accessible pathways here.

Ward 6

#1 Newton Centre Playground, Tyler Terrace (Newton Centre)

Per page 1 of report.

#2 Joseph Lee Playground aka **Newton Highlands Playground**, 10 Winchester Street (Newton Highlands)

Per page 1 of report.

#3 Thompsonville Playground, Langley Path (Thompsonville)

These playfields are bound by Bowen School and the Newton Terraces housing project. The park, set lower than the street, lacks any pathways, making it inaccessible.

#4 John W. Weeks Playground, Locksley Road (Newton Centre)

This heavily used park would benefit from an access study and plan, as there are no pathways. The new accessible tot lot would benefit from a short accessible route from the parking area.

#5 Crystal Lake, Rogers Street, (Newton Highlands)

A Master Plan was completed for the bathhouse, the site, the adjacent park, the newly acquired portion of 230 Lake Avenue and the new accessible path to run along the shoreline easement at 230 Lake to connect up with Levingston Cove.

#6 Mason-Rice Playground, 149 Pleasant Street (Newton Centre)

There is a new accessible play area alongside the new school age playground that is accessible. The accessible pathway has been completed per the Newton Centre Playground master plan.

#7 Louise Levingston Cove, Rogers Street, (Newton Highlands)

This lakeside park has a stabilized stonedust accessible path with benches, that has eroded over time. Different design solutions have been considered but no decision has been reached.

Ward 7

#1 Burr Park, 142 Park Street, (Newton Corner)

Burr Park in Newton Corner has citywide usage, with Bigelow Middle School, a preschool, and summer camps all frequent users. With the pedestrian access conditions improved from the Park Street side and the driveway, turnaround, and parking area on Waverley Ave. recently completed by the City, the park is going in the right direction in terms of accessibility. Still needed is a hc-accessible parking space on Park Street and an accessible route from the Waverley Ave. sidewalk into the park.

#2 Ward School Playground, 10 Dolphin Road, (Newton Centre)

There is an accessible playstructure here. No pathways connect up the playfields in the adjacent park and that should be addressed. HC accessible bubbler area was designed and donated by the 5th grade graduating class.

#3 Farlow and Chaffin Parks, Eldredge Street, (Newton Corner)

Playstructure near Underwood School is accessible. There are accessible pathways throughout the parks. Farlow Tot Lot was constructed by the community and it too is accessible.

#4 Webster Field, Warren Street, (Newton Centre)

This is a natural open space lawn area with wooded perimeter, adjacent to Webster Conservation Area. There are no pathways.

Ward 8

#1 Newton South High School, 140 Brandeis Road, (Newton Centre)

The recently completed soccer field, artificial turf football field, track, and stadium seating are all accessible. Restrooms/concession to be built to current access standards.

#2 Charles E. Brown & Oak Hill Middle School, Wheeler Road (Newton Center)

Limited accessibility. Needs accessible pathway behind school connecting playfields and then over to the High School.

#3 Countryside School, 191 Dedham Street, (Newton Highlands)

Play area is accessible. Accessible route needed to the ballfield.

#4 Memorial Spaulding Playground, 250 Brookline Street (Newton Centre)

Playground equipment is accessible. Fields need accessible routes.

#5 Solomon Schecter Memorial Playground, Stein Circle (Newton Centre)
Accessible with perimeter pathways.

#6 Nahanton Park, Nahanton Street (Newton Highlands)
Florrie's Pathway is an accessible riverside pathway. There is an accessible route through the woods connecting up both halves of the park; and a new accessible hc parking space and pathway segment was constructed fall 2010 using ARRA funds.

#7 Kennard Park, Dudley Road, (Newton Centre)
Natural open space with leased building facility. Passive recreation; low usage; not accessible.

NHA List of Public Housing Units

Federal:

<u>Parker House:</u> 21 Parker St. Newton Centre, MA 02459	33 Units All 1 bdm
<u>Jackson Gardens:</u> JFK and Green St. Newton, MA 02458	64 Units 4 2bdms 1 Unit for hearing impaired
<u>Horace Mann</u> Walker St./Brookside Ave./676 Watertown Newtonville, MA 02460	72 Units All 1 bdm 2 Modified Units
<u>Norumbega Gardens</u> Ash St./ Auburn St. Auburndale, MA 02466	57 Units All 1 bdm 2 Modified Units
<u>Echo Ridge</u> Thurston Rd. Newton Upper Falls, MA 02464	36 Units All 1 bdm 2 Modified Units
<u>Nonantum Village</u> 239 Watertown St. Nonantum, MA 02458	26 + 10 Cong. All 1 bdm 2 Modified Units
<u>State:</u>	
Echo Ridge Family	4 2 bdms
<u>Centenary Village/Central St.</u> 234 Central St. Auburndale, MA 02466	12 Units All 1 bdm
	5 Units 3 1bdm, 2 2bdm
<u>Hyde School</u> 82 Lincoln St. Newton Highlands, MA 02461	13 Units 1,2,3 & 4bdms 13 Modified Units
<u>Hamilton Grove</u> 541 Grove St. Newton, MA 02462	42 Units, 4HC All 1 bdm 4 Modified Units

State Family:

Beaconwood
Wilson Circle/Hargrave Circle
15 3bdm
5 4dbm
2 Modified Units

Collela Rd./Christina St./Lagrange St./
Bryon Rd./1200 Chestnut/Carter St./Tremont St.
8 2bdm
7 3bdm

Jackson St./237 Watertown/416 Grove/Winchester/
51 Pettee St./Langley Rd./High St.
6 2bdm
10 3bdm
1 Modified Unit

Rebecca Rd./Pine St./Lowell Ave./Kerry Ct./
Florence St./Alden Place
3 2bdm
7 3bdm

Oak St./1175 Chestnut St.
18 2bdm

State Elderly Scattered Sites:

51 Pettee Street
79 Florence Street
77 Florence Street
1 1bdm
2 1bdm
1 Modified Unit
3 1bdm

Managed Units:

Pelham
45 Pelham Street
10 Units
2 Modified Units

CLN House
390 Newtonville Ave.
11 Units
Congregate

August 30, 2013

Re: Architectural Access Board, Application for Variance – Attachment A, Revised
40 Chase Street, Newton, MA

Field 6.

The proposed project at 40 Chase Street is to repurpose an existing two-family dwelling into a residence for adults over the age of 22 with intellectual disabilities. The proposed layout accommodates 14 Single Room Occupancy units, as well as two bedrooms for staff at the lower level. After discussing the project with the Local Building Official, it is his opinion that this project will not be a change in the building's use and will remain a One-and Two-Family Dwelling occupancy.

The existing building does not appear to have had any accessibility upgrades performed over the life of the building. The proposed project would take advantage of the open layout of the interior and provide accessibility and safety upgrades. Accessibility upgrades include a lift from the exterior grade to the first floor, providing laundry equipment and a bathroom along the accessible route, and adjusting the first floor kitchen to increase accessibility. Safety upgrades include the addition of an automatic sprinkler system throughout the house as well a detection and alarm system.

The general project accessibility approach is to provide a designated accessible SRO unit and all amenities at the first floor, as well as provide an accessible route throughout the first floor to accommodate residents and potential visitors to the building. All amenities would be available along the accessible route at the first floor.

Field 7.

The applicant requests your consideration for a variance for the following items:

1. Section 20.1 – Accessible route at the basement level
The basement is to have a laundry room for common use. There are multiple level changes in a short distance, and there is not enough space to construct the necessary turning spaces, ramps, and landings, as well as widen doors, and increase headroom. Also, laundry equipment will be located at the first floor along the accessible route, and is actually closer to the tenant's bedroom. As a result, providing an accessible route at the

Horne + Johnson Architects / StepONE

One South Avenue

Natick, MA 01760

508.315.3666

508.652.0985 (fax)

basement would require significant expense with limited benefits to persons with disabilities.

2. Section 20.2 – Accessible route at the second floor deck
There will be significant work performed at the deck at the first level in order to remedy accessibility issues and accommodate tenants. Consequently, the second floor deck is faced with similar challenges, including narrow door width to access the porch, excessive slope and cross slope at the deck surface, and change in level from the interior space to the level of the deck. Providing a ramp would greatly diminish the area of the deck, and rectifying all of the accessibility issues at this location would require significant expense, when the deck immediately below will offer equal amenity and is actually greater in area.
3. Section 25.1 – Entrances
The existing house has two entries, both of which are not accessible, and do not have an accessible walk leading to them. The northwest entry along Chase St features curved stair treads, a landing at the exterior that is less than 60”, a change in elevation at the door threshold, and a compact vestibule. The northeast entry features steep steps, a small landing, a change in elevation at the door threshold, and insufficient side clearances at the entry door. Significant alterations to the interior would be required, as well as repaving at the exterior, and significant ramping would be needed to accommodate the change in levels. The proposed layout offers a new main entry that is closer to the parking area, and lift, and provides much better security for tenants.
4. Section 27.1 – Stair B
This stair appears to formerly have been a servant’s stair, as it is much narrower than the other stair, and located immediately adjacent to the kitchen. This stair has multiple accessibility issues including insufficient width at stairs and landings, non-compliant tread nosings, lack of handrails, and insufficient clear headroom. Bringing the stair into full compliance is not feasible, but the applicant offers to increase the safety of the existing conditions by adding handrails along the outside of the stair runs and emergency lighting.
5. Section 27.4 – Stair A Handrails
This stair features an existing guardrail along the inside of the stair runs that is composed to newell posts and 36” high guards, and there is currently no handrails along the outside of the stair runs. Attaching a continuous handrail along the interior of the stair to the existing guardrail would be difficult. The applicant offers to add handrails along the outside of the stair runs to increase the safety of Stair A.
6. Section 28.1 – Elevators
The proposed plan includes a vertical wheelchair lift, consistent with section 28.12, providing passage from the exterior grade to the first floor. This lift will provide access to the designated accessible SRO and common areas to be used by tenants and visitors. The applicant is seeking a variance for providing an elevator to the second and third floor and basement level. Extending the elevator to these additional levels would be

technically very challenging due to the existing conditions and pose a significant expense with little benefit to the occupants.

7. Section 44.1 – Bathrooms at the second and third floors
Bathrooms at these levels are small and it would be unfeasible to bring these areas into compliance with this section. Adjusting the locations of the existing plumbing at the upper levels would be difficult to do without significant expense. A new fully accessible bathroom is proposed for the first floor where new plumbing and fixtures will be fitted to provide the necessary accommodations and maneuvering space consistent with Section 44.
8. Section 45.1 – Second floor kitchen
The existing building includes two full kitchens, with identical amenities. The applicant requests that the existing kitchen at the second floor be relieved of any accessibility requirements, pertaining to turning space, sinks, cooktops, ovens, and counter height.
9. Section 45.5 Cook Top at the first floor kitchen
A variance is requested to maintain the existing fixture at the second floor kitchen. The existing range is a newer fixture with knobs on the front of the fixture, and allows for 42” clear for side approach, but fails to provide the prescribed kneespace. The program intent is that staff will do the majority of the cooking, such that the likelihood of a tenant with mobility impairments cooking alone without supervision is very small.
10. Section 32.2 Kitchen counter tops
The kitchen at the first floor features a counter height that is 36”, instead of the prescribed 34” maximum. The intent of the applicant is to reconfigure the first floor kitchen to offer better maneuvering space while using the kitchen space. The existing cabinets are in good condition and the applicant proposes to reuse the cabinets in a new layout. Knee space would be provided at the sink, and cabinet hardware would be consistent with Section 45.

August 30, 2013

Re: Architectural Access Board, Application for Variance – Attachment B, Revised
40 Chase Street, Newton, MA

Photo Exhibits

	
<p>Photo 1 View from Chase St looking at the northwest entrance. The walkway from the sidewalk to the steps is uneven the entry would require significant modification.</p>	<p>Photo 2 View from Ripley St looking at the stacked porches at the rear of the house.</p>
	
<p>Photo 3 The existing garage is to be demolished and a new ramp, stair, entrance and lift will be located at the right side of the porch.</p>	<p>Photo 4 The existing porch at the first floor will receive modifications to remedy the cross-slope.</p>

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Photo 5
Stair A is scheduled to receive a new handrail along the outside of the existing stair runs.



Photo 6
Stair A has an existing handrail along the inside of the stair run that is interrupted by newell posts. The outside is scheduled to receive new handrails.

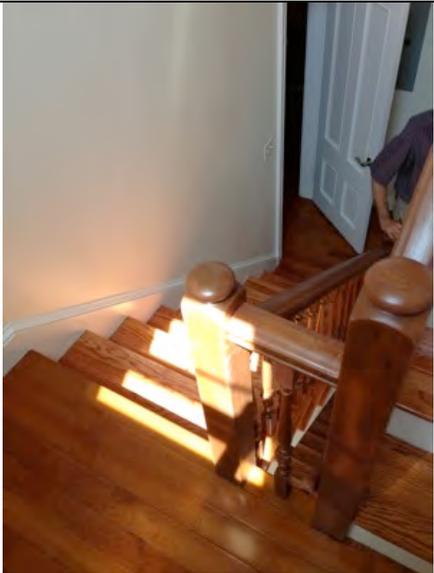


Photo 7
Stair B poses significant accessibility challenges. The outside of the stair is scheduled to receive new handrails.



Photo 8
Stair B contains winder treads, small landings, and objects projecting into the clear headroom in some areas.



Photo 9
The existing kitchen at the second level features a wide-open layout with 48” between the island and the wall cabinets. The applicant proposes to maintain the existing second floor kitchen and reconfigure the first floor kitchen.



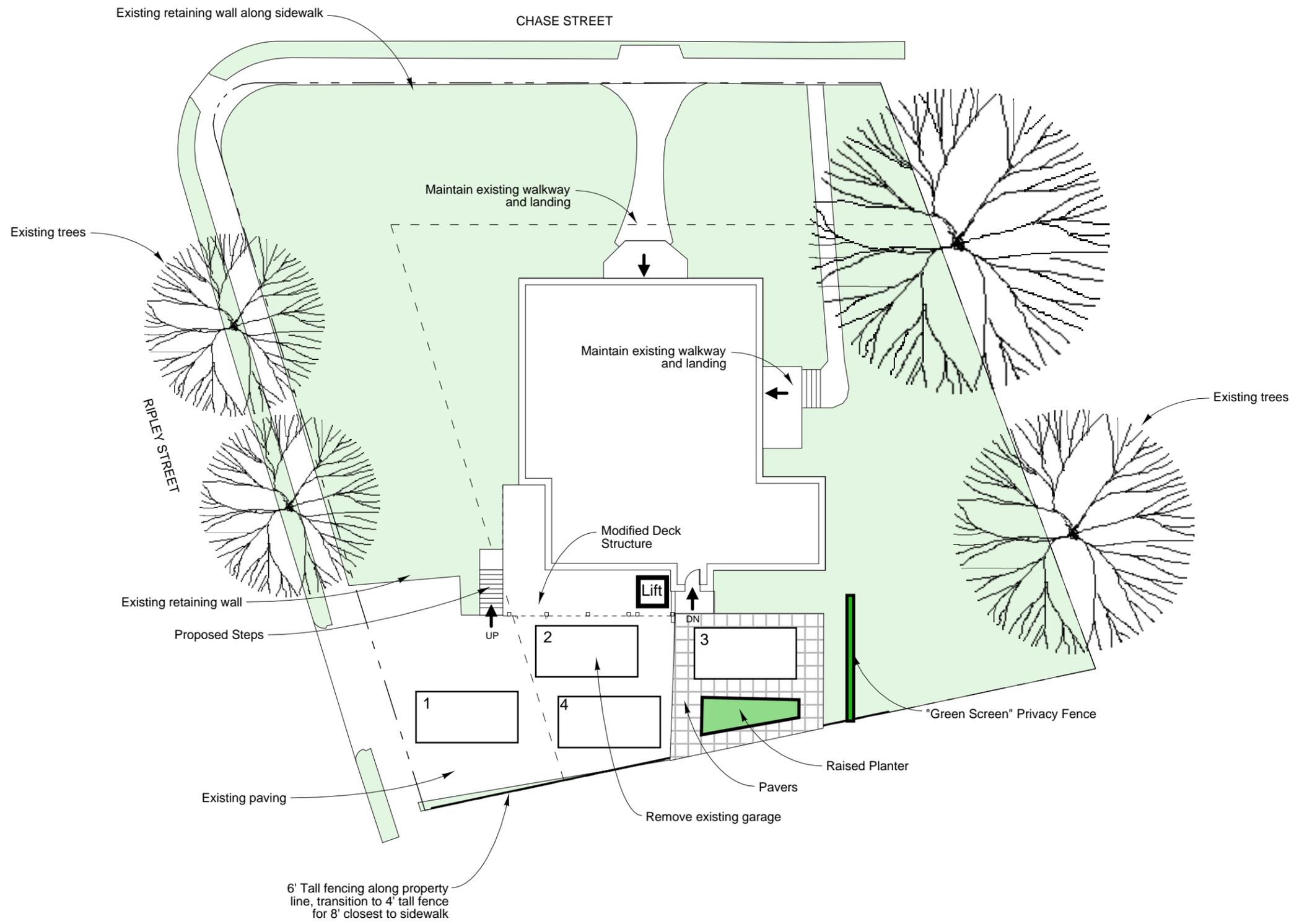
Photo 10
The tub at Bathroom 202 will have the sliding door removed to increase ingress into the tub. Also the existing plumbing wall protrudes 4” beyond the tub.



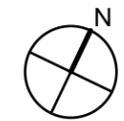
Photo 11
The existing toilet flange is located in a nook adjacent to a large window and a wall.



Photo 12
It would be difficult to attach grab bars at either side, so the applicant proposes that folding grab bars be installed at both sides of a new comfort height toilet fixture, with 18” clear at both sides of the fixture.



Site Plan
SCALE: 1" = 20'-0"



Note: Information taken from Survey dated June 27, 2013



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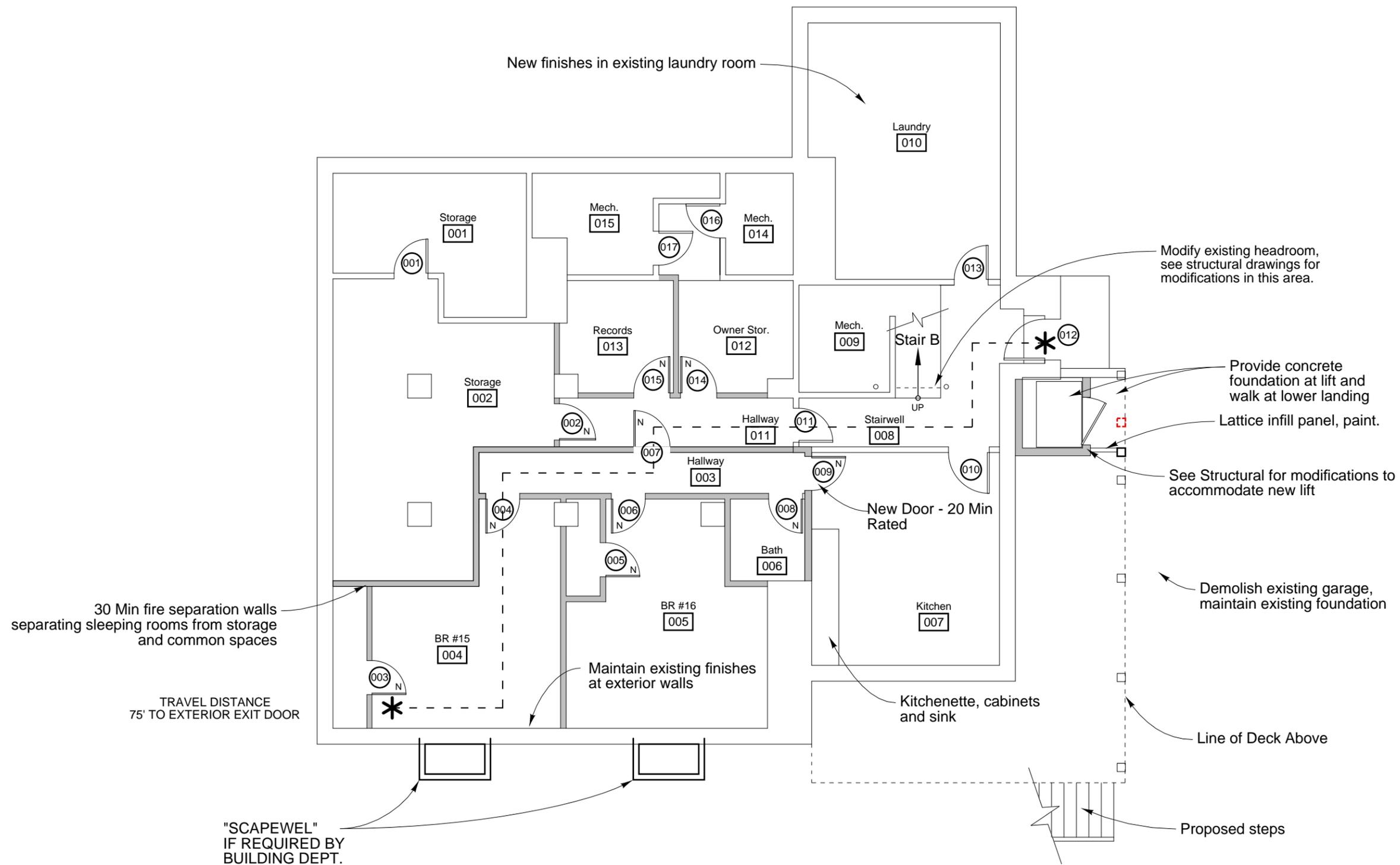
Permit Set



Drawn: _____
Approved: _____

Scale: _____

Date: August 26, 2013

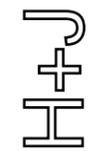


LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



SF Data does not include closet spaces

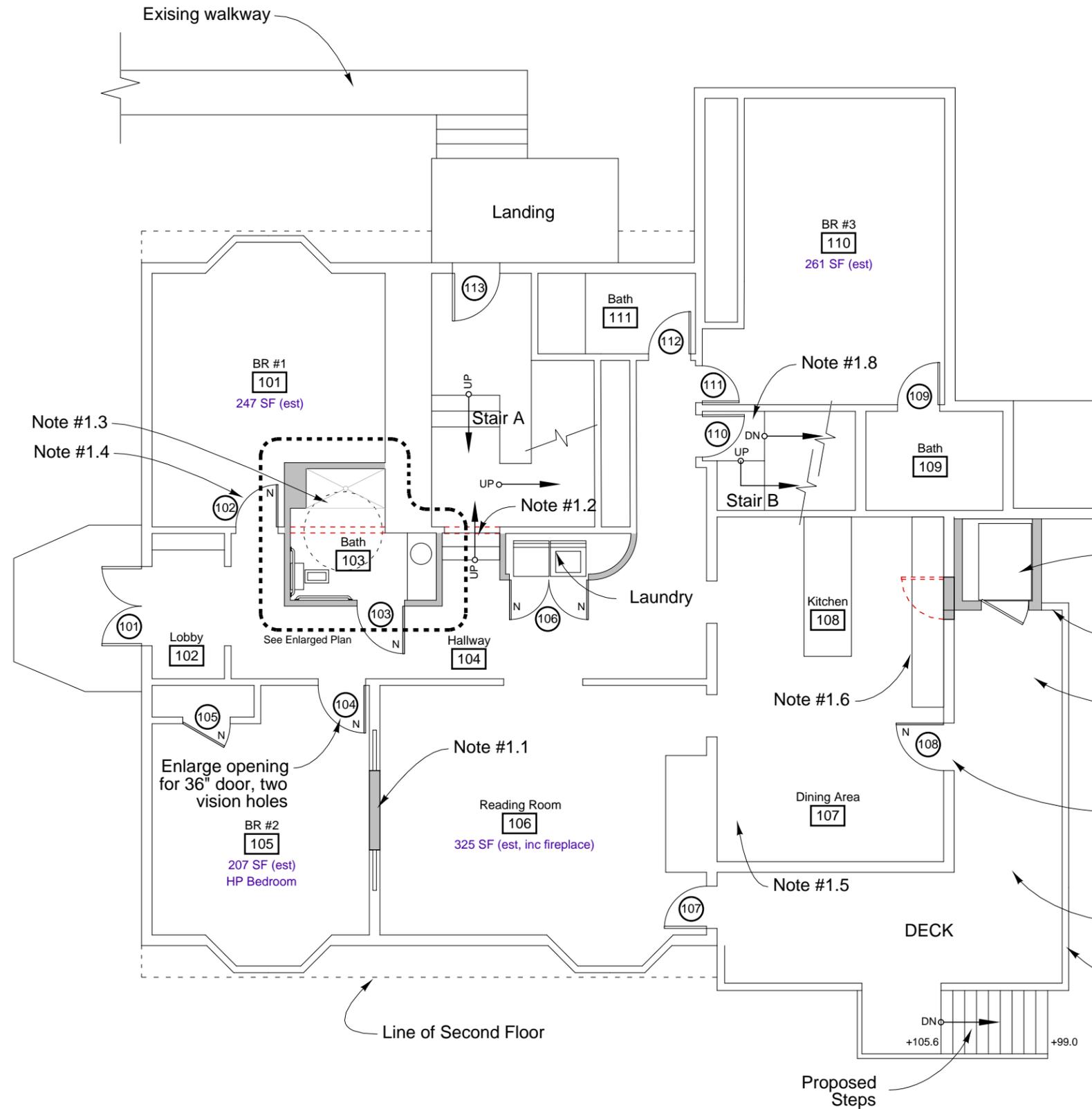


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Permit Set

A.0

Drawn: _____
 Approved: _____
 Scale: August 26, 2013



CONSTRUCTION NOTES

- 1.1 Secure existing pocket door into closed position with new sound wall at one side.
- 1.2 New opening from existing stair to the central hall.
- 1.3 New fully accessible bathroom, including roll-in shower, grab bars, sink w/ knee space.
- 1.4 Move door opening to accommodate new bathroom location.
- 1.5 Provide food storage cubicles (14)
- 1.6 Reconfigured Kitchen with accessibility features.
- 1.7 Install 42"H guardrail along entire porch.
- 1.8 Install handrail at outside wall - typical at all floors. At windows, install tempered glazing.
- 1.9 Raise level of decking to be flush with interior floor height for accessibility. Coordinate new deck height with new guardrails.

Lift from Grade to First Floor. Provide new shaft enclosure, coordinate with lift manufacturer's requirements. Modify deck framing per structural drawings.

Return guardrail back to enclosure

Alternate Bid Request: Remove soffit between first and second levels to augment deck framing, and add insulation. See structural for framing

New door opening

Note #1.9

Note #1.7

FIRST FLOOR

SCALE: 1/8" = 1'-0"



ACCESSIBLE BATH / LAUNDRY ON FIRST FLOOR

SF Data does not include closet spaces



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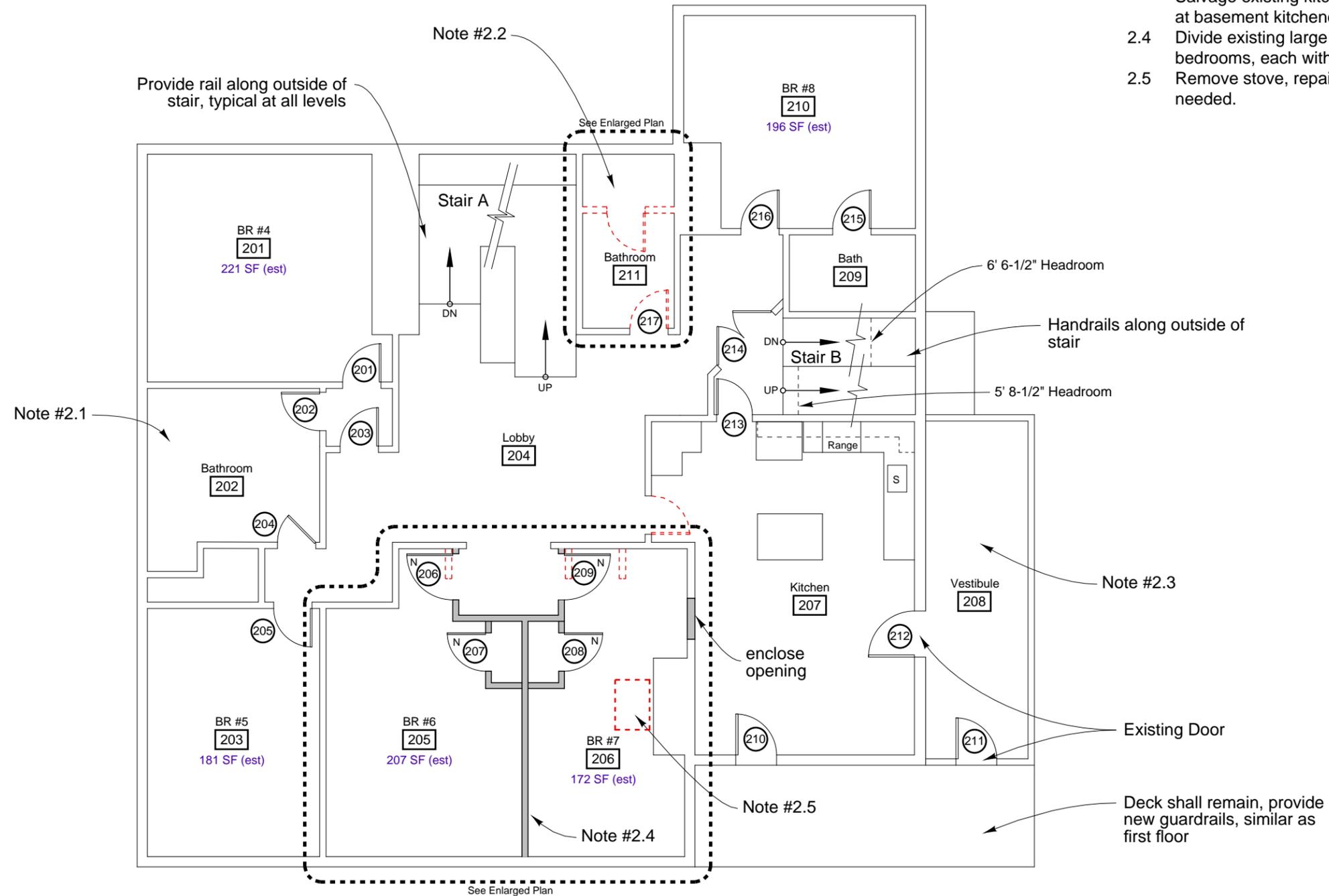
Permit Set

58.1

Drawn: _____
 Approved: _____
 Scale: _____
 Date: August 26, 2013

CONSTRUCTION NOTES

- 2.1 Existing Bath.
- 2.2 New full bathroom. Fixture location changes
- 2.3 Winterize and supply heat (alt. bid)
Salvage existing kitchen, to be reused at basement kitchenette (by allowance)
- 2.4 Divide existing large room into two bedrooms, each with closets.
- 2.5 Remove stove, repair/patch floor as needed.



SECOND FLOOR

SCALE: 1/8" = 1'-0"



SF Data does not include closet spaces

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**40 - 42 Chase Street
Newton, MA**

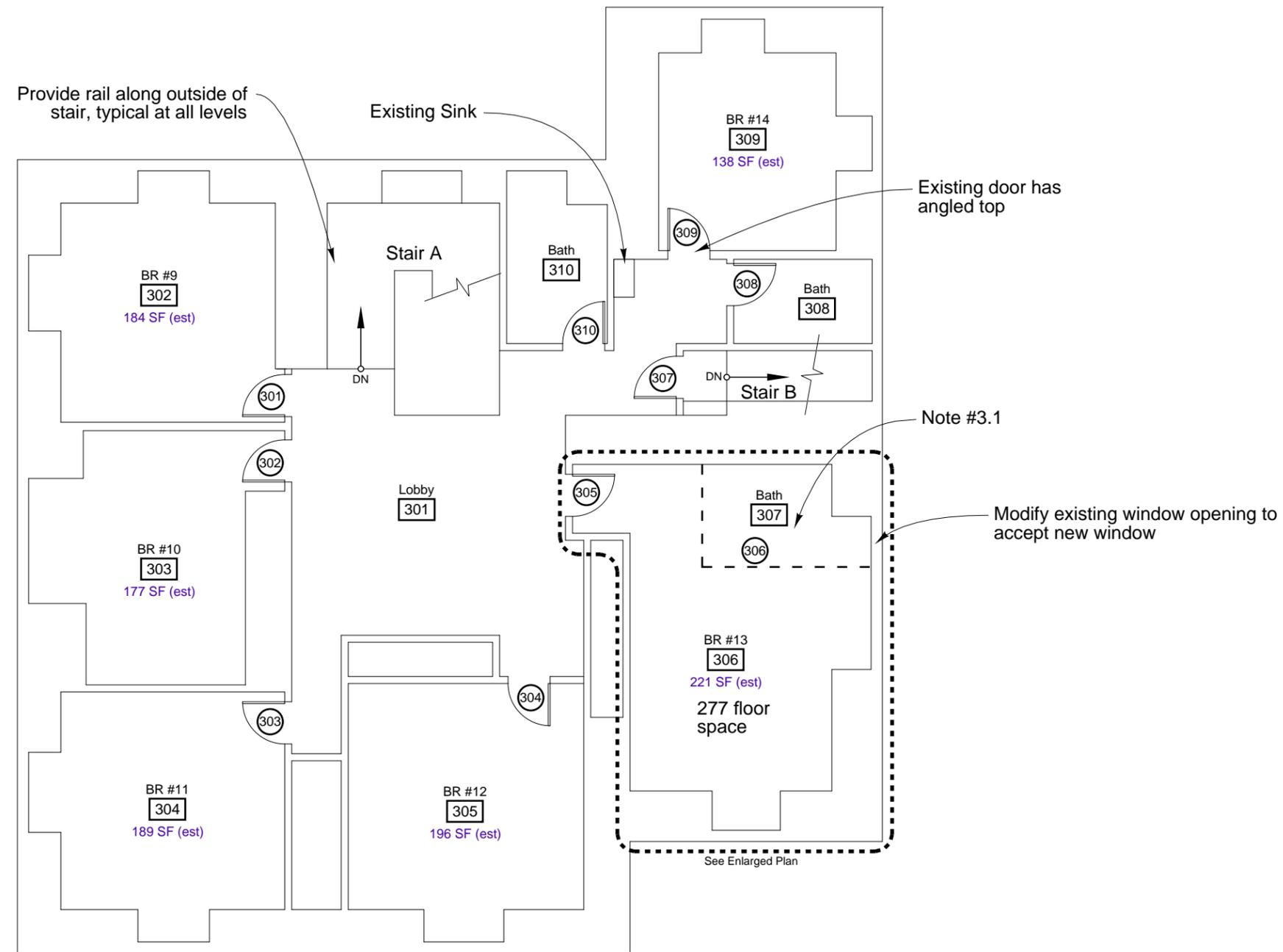
Permit Set

A.2

Drawn: _____
Scale: _____
Date: August 26, 2013
Approved: _____

CONSTRUCTION NOTES

3.1 Create new full bath within Unit #13

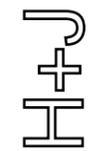


THIRD FLOOR

SCALE: 1/8" = 1'-0"



SF Data does not include closet spaces

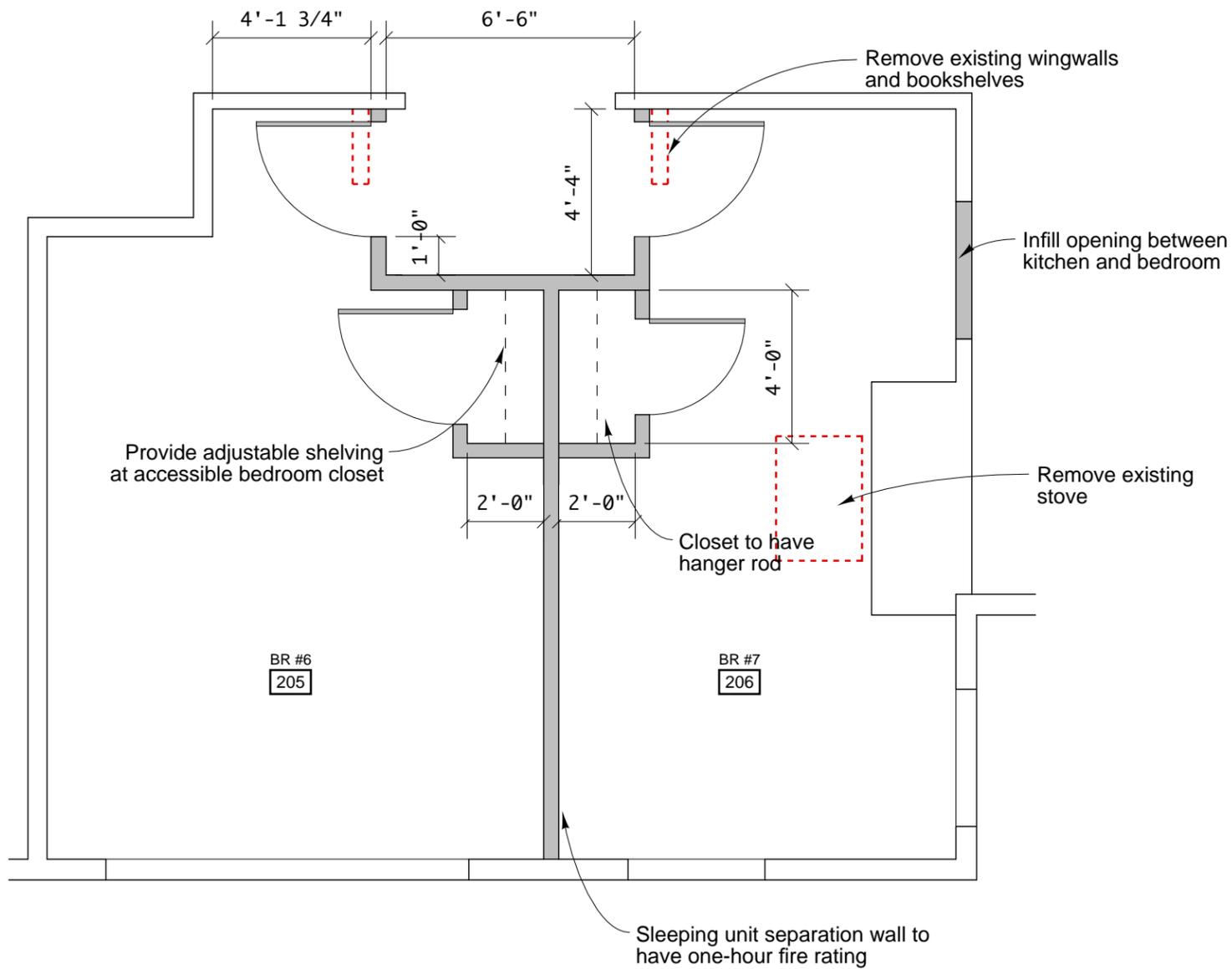


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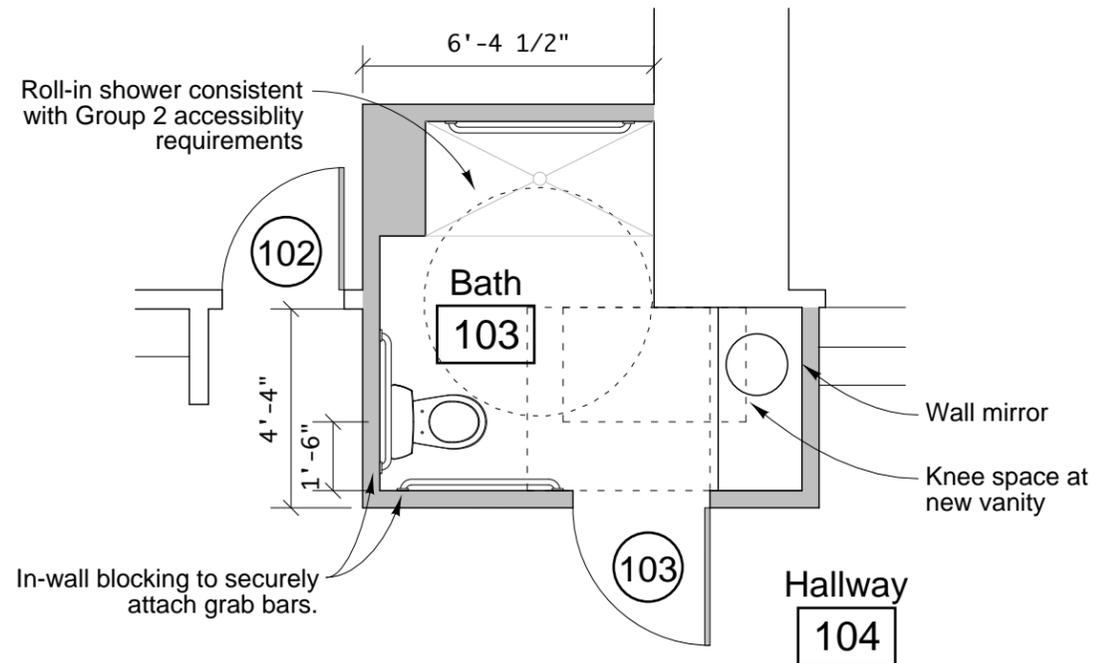
Permit Set

A.3

Date: August 26, 2013
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Approved:

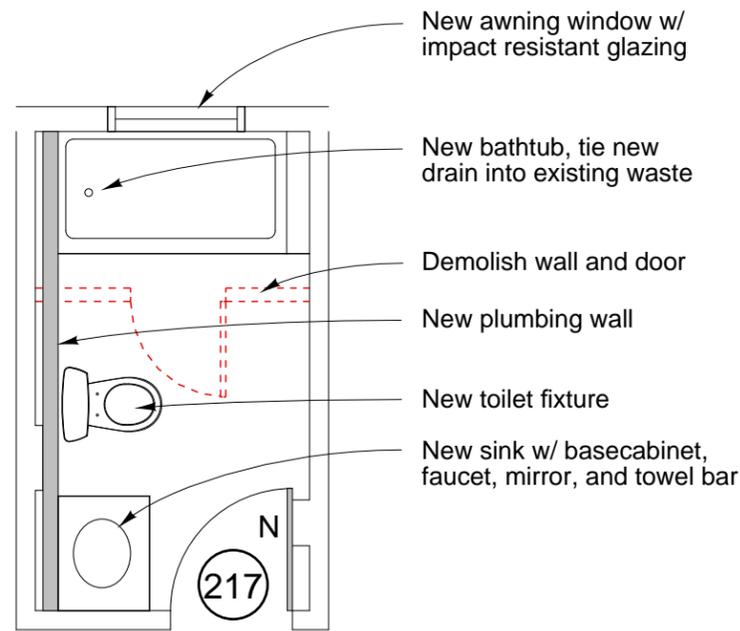


1 Rm 205 & Rm 206
SCALE: 1/4" = 1'-0"



2 Rm 103
SCALE: 1/4" = 1'-0"

3 Bathroom 211
SCALE: 1/4" = 1'-0"



4 Bathroom 306
SCALE: 1/4" = 1'-0"

