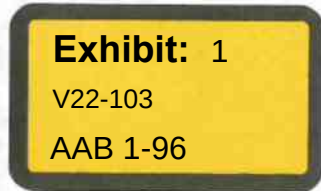


ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	Dental Office	Docket #	V 22 - 103
Address	615 Concord Street	Docket #	C -
City	Framingham	Hearing	7/13/2026
Bldg Type	Health Inst.	Time of hearing	2:00 PM
Complaint's Name	Plans on file?		
Complaint ?	Variance ?	Request for continuance?	
Jurisdiction:	3.3.2	If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR.	
Building Permits:	221677 (7/29/22) - \$758,000 315,000 anticipated construction costs	 A yellow rectangular label with a black border. It contains the text: Exhibit: 1 , V22-103, and AAB 1-96.	
Assessed Value:	\$1,024,100		

Variances to be addressed:

Petitioner seeks relief from:

25.1: All public entrance(s) of a building or tenancy in a building shall be accessible.

28.1: In all multi-story buildings and facilities, each level including mezzanines, shall be served by a passenger elevator.

On June 8, 2022, the Board received an Application for Variance for the above referenced address (see AAB 83-96)

On June 23, 2022, the Board received comments from the Framingham Building Department (see AAB 82)

On June 24, 2022, the Board received comments from the Framingham Disability Commission (see AAB 81)

At the June 27, 2022 meeting, the Board voted to Schedule a hearing for this case. Notice was sent to all parties. On July 19, 2022, the Board received an Amended Application for Variance (see AAB 70-76)

On July 25, 2022 the hearing was held and the Board voted to: to GRANT a temporary variance from the requirements of 521 CMR 25.13 until August 1, 2027

, 2027, on the CONDITIONS that the Petitioner: (1) submits annual status report to the Board, beginning July 1, 2023; and (2) submits an accommodation policy for the Board's review and approval.

- to GRANT a variance from the requirements of 521 CMR 25.1 with respect to the main entrance, as proposed. - to GRANT a temporary variance from the requirements of 521 CMR 24.1 until August 1, 2027, with respect to the ramp leading to the basement on the CONDITION that the Petitioner submits annual status report to the Board, beginning July 1, 2023. - to GRANT relief from the requirements of 521 CMR 30.7, as proposed. (See AAB 62-68)

The Board received a number of annual reports and on March 15, 2026 the Board received an amended application for variance and at the March 23, 2026 meeting the Board voted to Schedule a Hearing. Notice was sent to parties on March 25, 2026 (See AAB 6-61)

On July 6, 2026 the Board received additional information from the applicant. (See AAB 3-5)

Additional Supporting Materials – Amended Application for Variance (Docket No. V22-103)

From Arkady Polyakov <arkady@starsmile.com>

Date Mon 7/6/2026 8:21 AM

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

Cc Mark Dempsey <mdempsey@mwil.org>; Kathryn Polyakov <kathryn@starsmile.com>

 2 attachments (4 MB)

Back of the building 1.pdf; Back of the building 2.pdf;

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

Hello,

Please find attached photographs of the building in support of our Amended Application for Variance (Docket No. V22-103).

Thank you,
Kathryn Polyakov
Guardian Concord Property LLC
615 Concord St
Framingham MA 01702

From: Arkady Polyakov

Sent: Tuesday, March 17, 2026 9:02 AM

To: 'william.joyce@mass.gov' <william.joyce@mass.gov>; 'molly.griffin@mass.gov' <molly.griffin@mass.gov>

Cc: Kathryn Polyakov <kathryn@starsmile.com>

Subject: Variance Amendment - V22-103

Hello,

Please find attached the Amended Application for Variance (Docket No. V22-103), along with the supporting documentation.

Thank you,
Kathryn Polyakov
Guardian Concord Property LLC
615 Concord St
Framingham MA 01702





AAB 5



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 22 103**

RE: Dental Office , 615 Concord Street, Framingham

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **July 13, 2026** at **2:00 PM**. Remote meeting information will be sent out prior to the hearing date.

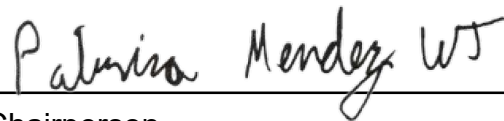
This hearing is upon an application for variance filed by: Kathryn Polyakov for modification of or substitution of the following Rules and Regulations: 28.1, 25.1. A copy of the request is available for public inspection during regular business hours.

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

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

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

ARCHITECTURAL ACCESS BOARD


Chairperson

Date: March 25, 2026

cc: Local Building Inspector
Independent Living Center
Local Disability Commission



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 22 103

RE: Dental Office , 615 Concord Street , Framingham

On March 17, 2026 the Architectural Access Board received an additional submission from Petitioner
The additional documents were reviewed by the Board on March 23, 2026 At that meeting, the Board
voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	28.1/25.1	SCHEDULE a hearing for this request. See attached Notice of Hearing.

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

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

Date: March 25, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Palvinia Mendez WT

Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 7

615 Concord St. Framingham Variance Amendment - V22-103

From Mark Dempsey <mdempsey@mwil.org>

Date Fri 3/20/2026 4:19 PM

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

Cc Simone, Sadie <ssimone@mwil.org>; Catherine Cuddy <FDCCuddy@gmail.com>; David Correia <dcorreia@framinghamma.gov>; Kathryn <kathryn@starsmile.com>

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Afternoon AAB,

MWCIL would like to go on the record supporting the relief being requested for 615 Concord Street. We have had discussions with the owner Dr. Kathryn Polyakov and the costs she is facing for the access to the basement and the unknown of a foundation that is over 50 years old. She has been very upfront with MWCIL and has made major improvements to what was an inaccessible building.

I hope the Board can see what she has improved and the further improvements that could possibly put her out of business without the variance

--

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
508-875-7853 x137 V/TTY
508-875-8359 FAX

MetroWest Center for Independent Living, Inc. is a scent free workplace. To accommodate full participation Consumers, Staff, Volunteers, Community Partners and Business partners must refrain from wearing any scented deodorants, perfumes, etc. when visiting or working in our office.

This electronic message transmission contains information from MetroWest Center for Independent Living that may be confidential or privileged. The information is intended solely for the addressee(s) and use by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this transmission in error, please notify us immediately by telephone (1-508-875-7853) or by electronic mail at mdempsey@mwil.org. Thank you.

Variance Amendment - V22-103

From Arkady Polyakov <arkady@starsmile.com>

Date Tue 3/17/2026 9:06 AM

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

Cc Kathryn Polyakov <kathryn@starsmile.com>

 15 attachments (10 MB)

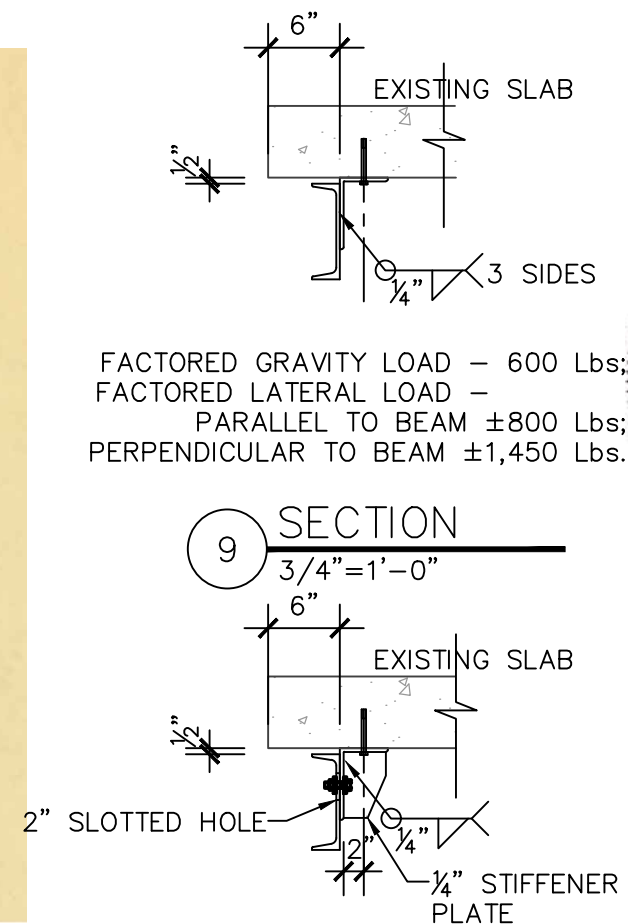
Amended Application for Variance.pdf; Request Letter.pdf; Alex & Tax affidavit.pdf; W&G Affidavit.pdf; Access Accommodation Policy.pdf; LLC Income Statement 2023.pdf; LLC Income Statement 2024.pdf; Pinnacle Construction Conceptual Budget 12162025.pdf; Bid Dwgs. 10.14.25.pdf; 2025.035 S1General Notes.pdf; 2025.035 S2.Ground Level Plan.pdf; 2025.035 S3.Second Floor Landing.pdf; 2025.035 S4.Sections.pdf; 2025.035 S5.Sections.pdf; 2025.035 S6.Sections.pdf;

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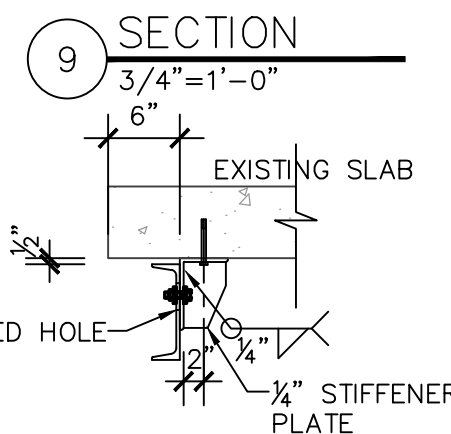
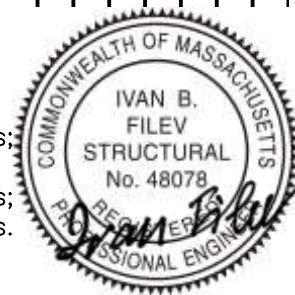
Hello,

Please find attached the Amended Application for Variance (Docket No. V22-103), along with the supporting documentation.

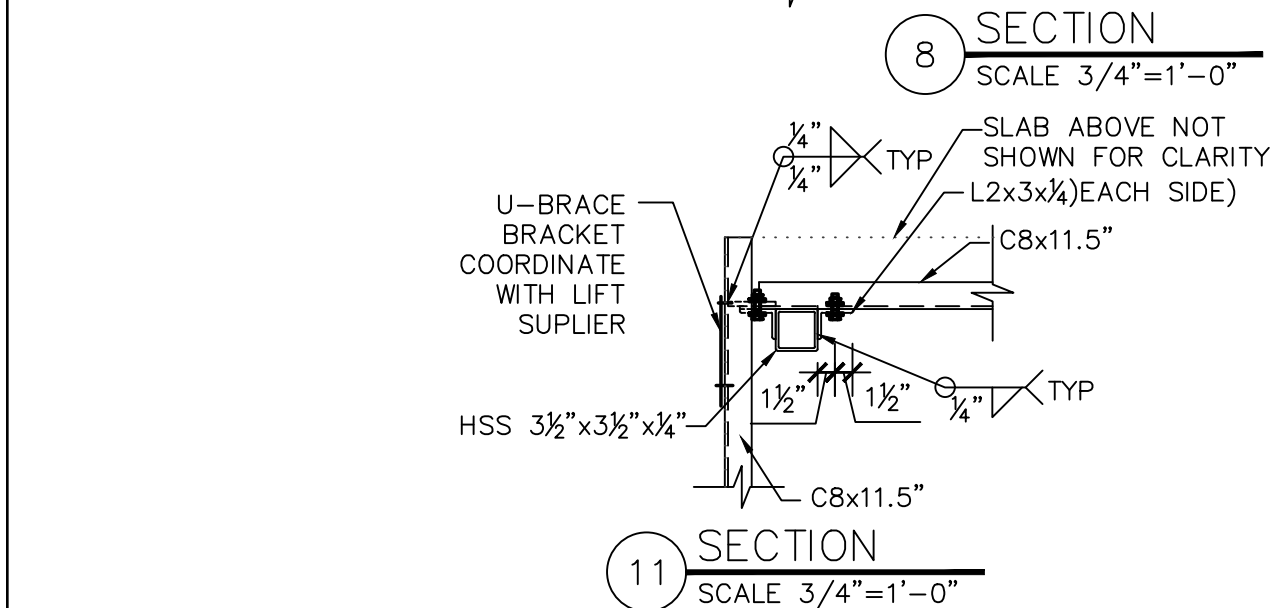
Thank you,
Kathryn Polyakov
Guardian Concord Property LLC
615 Concord St
Framingham MA 01702



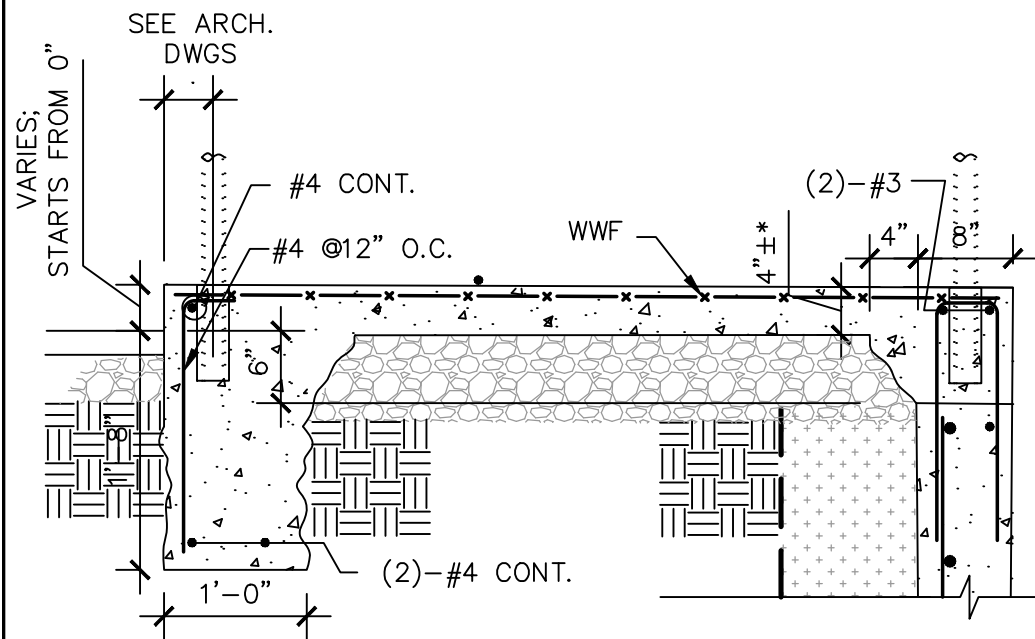
FACTORED GRAVITY LOAD - 600 Lbs;
FACTORED LATERAL LOAD -
PARALLEL TO BEAM ± 800 Lbs;
PERPENDICULAR TO BEAM $\pm 1,450$ Lbs.



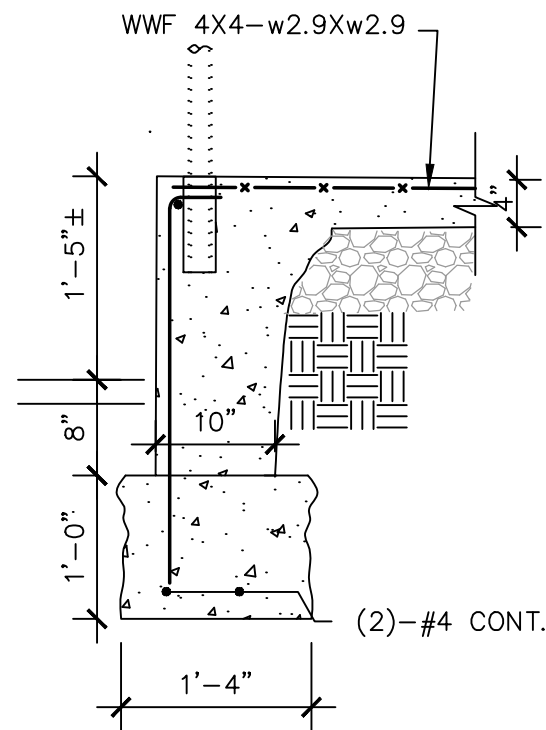
FACTORED GRAVITY LOAD - 0 Lbs;
FACTORED LATERAL LOAD -
PARALLEL TO BEAM ± 800 Lbs;
PERPENDICULAR TO BEAM ± 2.460 Lbs.



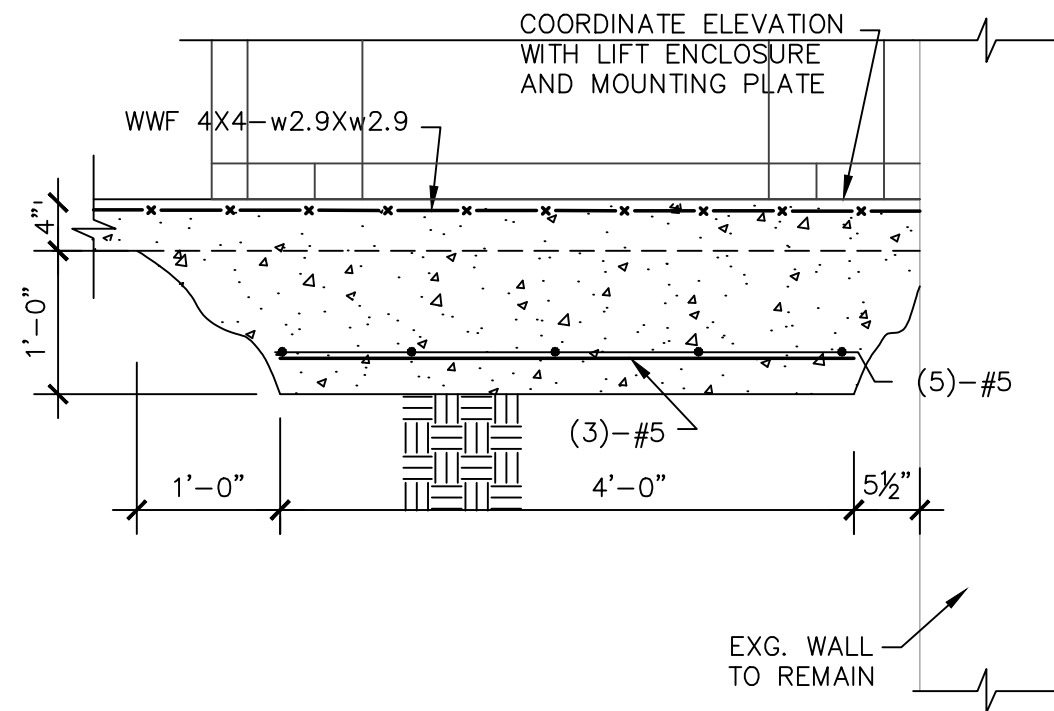
	IVAN FILEV P.E. STRUCTURAL ENGINEER		DATE 8/20/25	DRAWN BY IF	CHECKED BY IF	TITLE 2ND. FLOOR LANDING SECTION	PROJECT ACCESSIBILITY PROGRAM 615 CONCORD STREET FRAMINGHAM, MA OWNER: GUARDIAN CONCORD PROPERTY, LLC
	580 Washington Str.6C, Boston, MA 02111 Tel: 508-287-0676 ifilev@ivanfilev.com / www.ivanfilev.com						



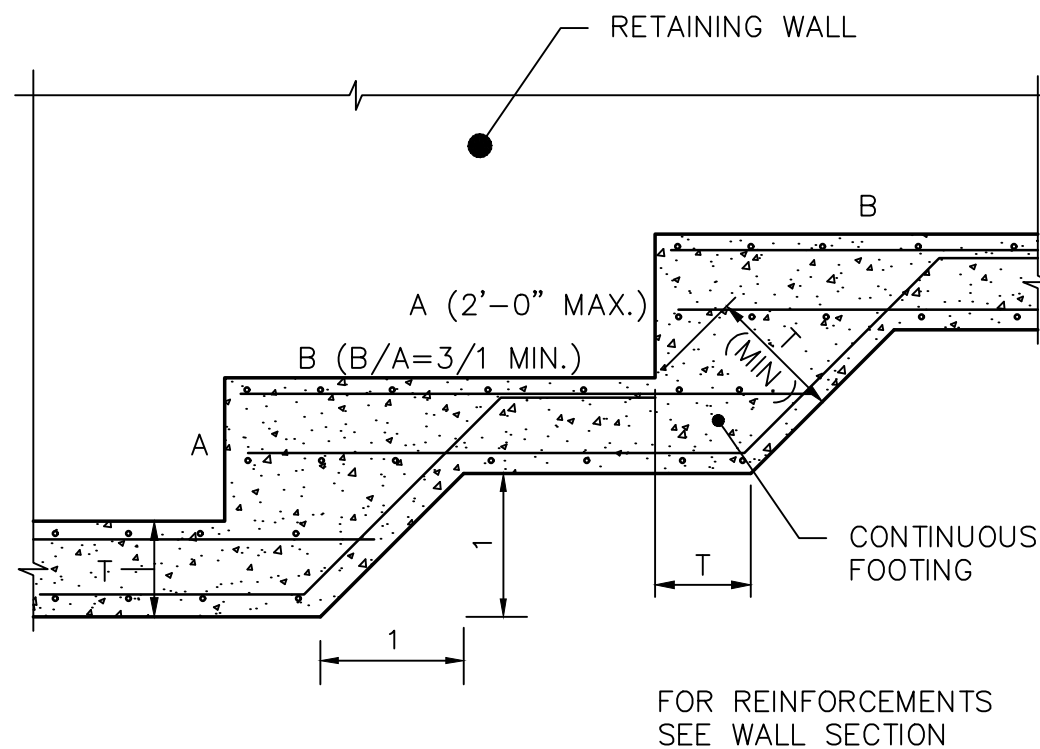
3 SECTION
SCALE 3/4"=1'-0"



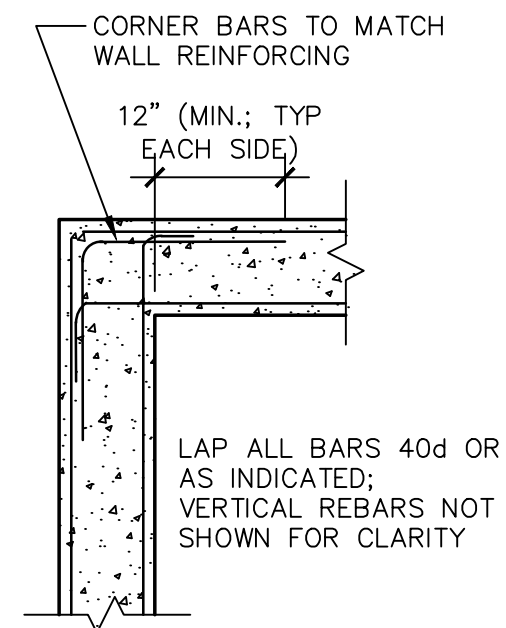
4 SECTION
SCALE 3/4"=1'-0"



5 SECTION
SCALE 3/4"=1'-0"

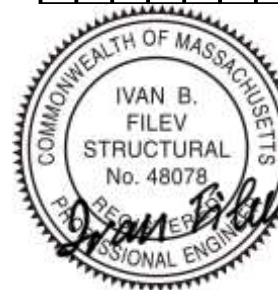


6 TYPICAL DETAIL - STEP IN FOOTING
NOT OT SCALE



7 TYPICAL DETAIL - CORNER REINFORCEMENT
NOT OT SCALE

DATE	REVISIONS

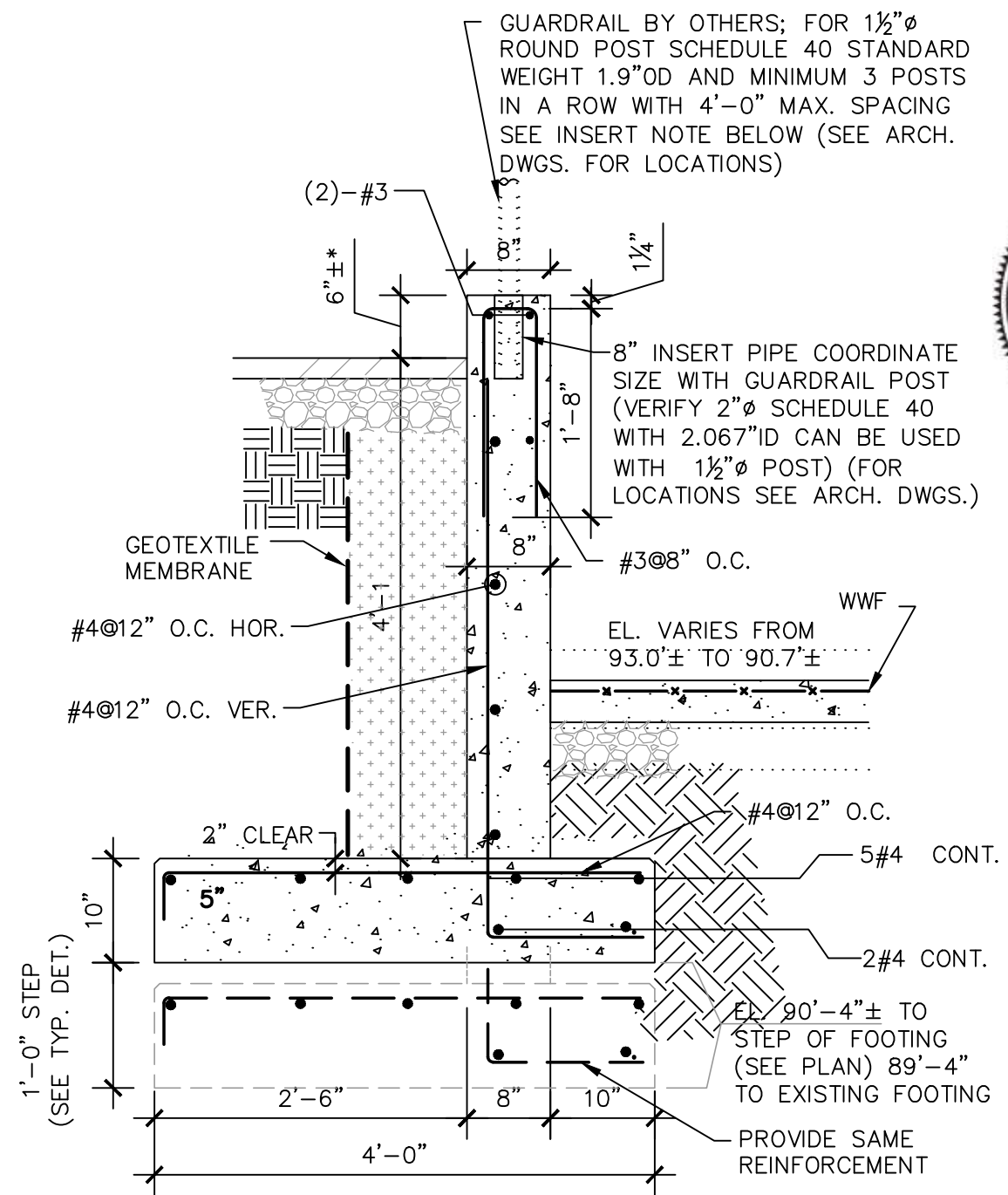
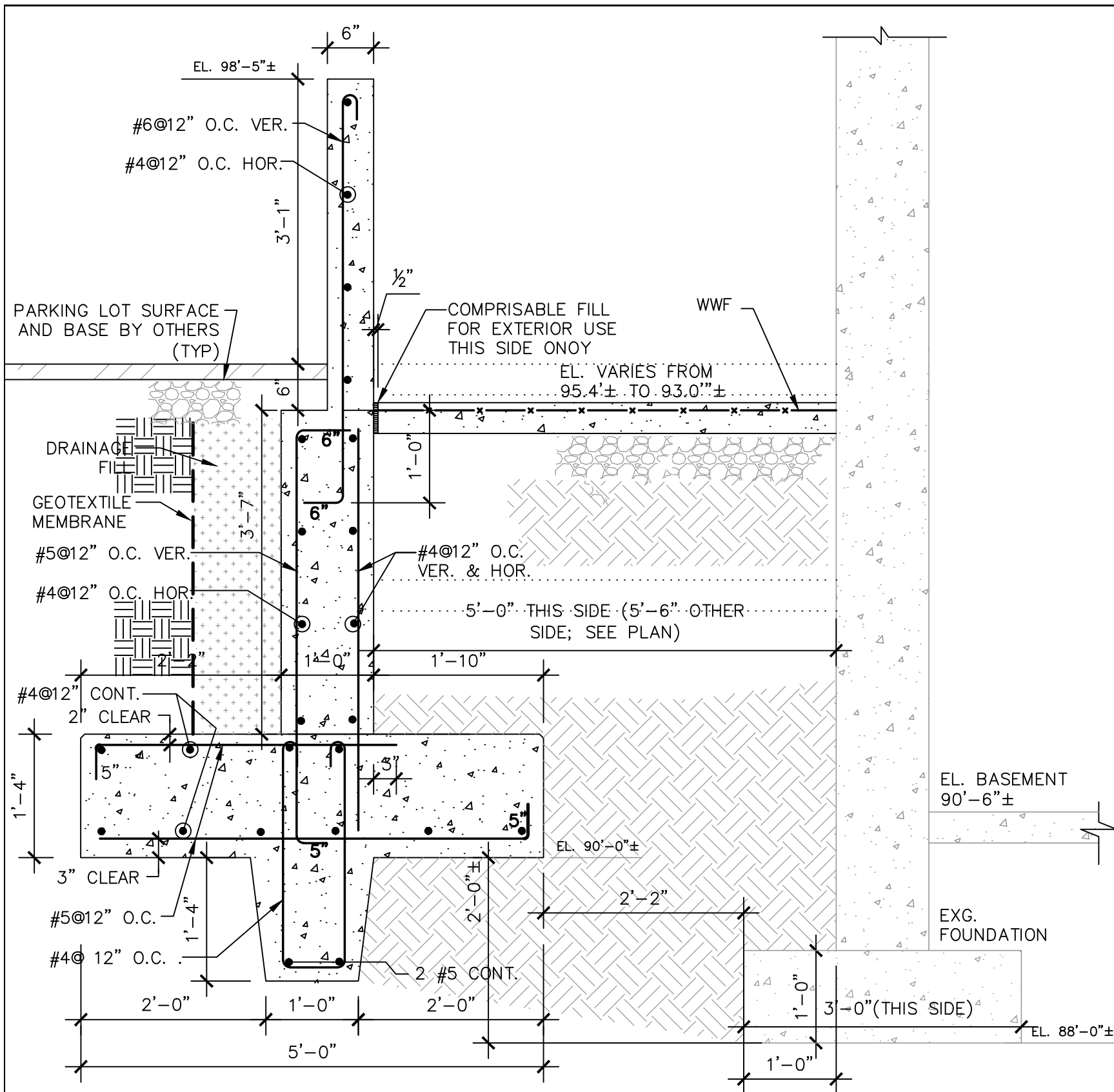
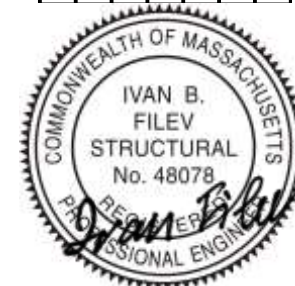


PROJECT	ACCESSIBILITY PROGRAM 615 CONCORD STREET FRAMINGHAM, MA OWNER: GUARDIAN CONCORD PROPERTY, LLC
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TITLE	2ND. FLOOR LANDING SECTION	SCALE
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IVAN FILEV P.E. STRUCTURAL ENGINEER 580 Washington Str. 6C, Boston, MA 02111 Tel: 508-287-0676 ifilev@ivanfilev.com / www.ivanfilev.com	CHECKED BY IF	DRAWN BY	DATE 8/20/25
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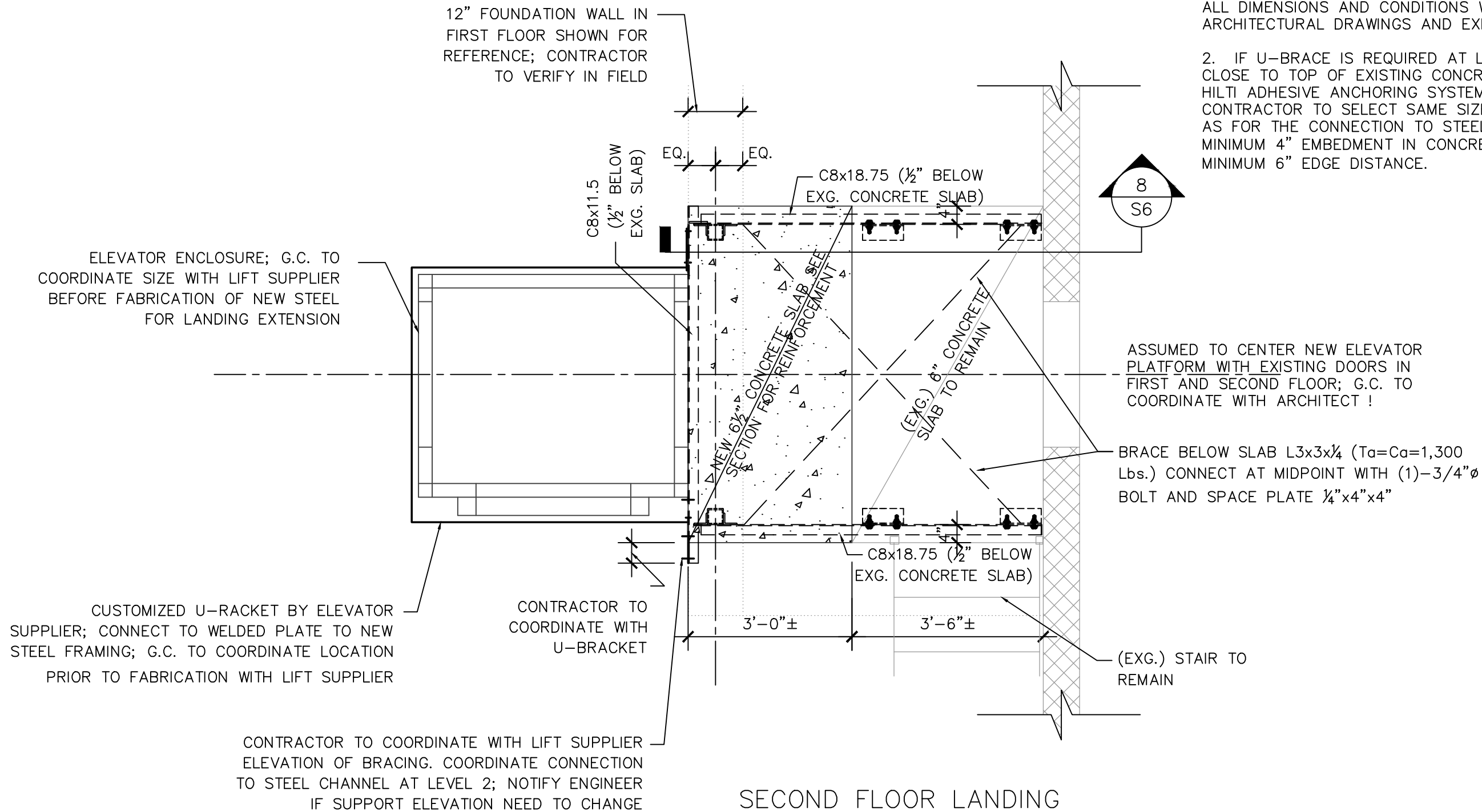
S5

[illegible]

PROJECT
ACCESSIBILITY PROGRAM
615 CONCORD STREET
FRAMINGHAM, MA
OWNER: GUARDIAN CONCORD PROPERTY, LLC

TITLE	SECTIONS RETAINING WALLS AND RAMPS
SCALE	

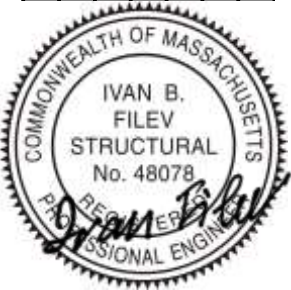
 IVAN FILEV P.E. STRUCTURAL ENGINEER	580 Washington Str.6C, Boston, MA 02111 Tel: 508-287-0676 ifilev@ivanfilev.com / www.ivanfilev.com		CHECKED BY IF
	DATE 8/20/25	DRAWN BY	



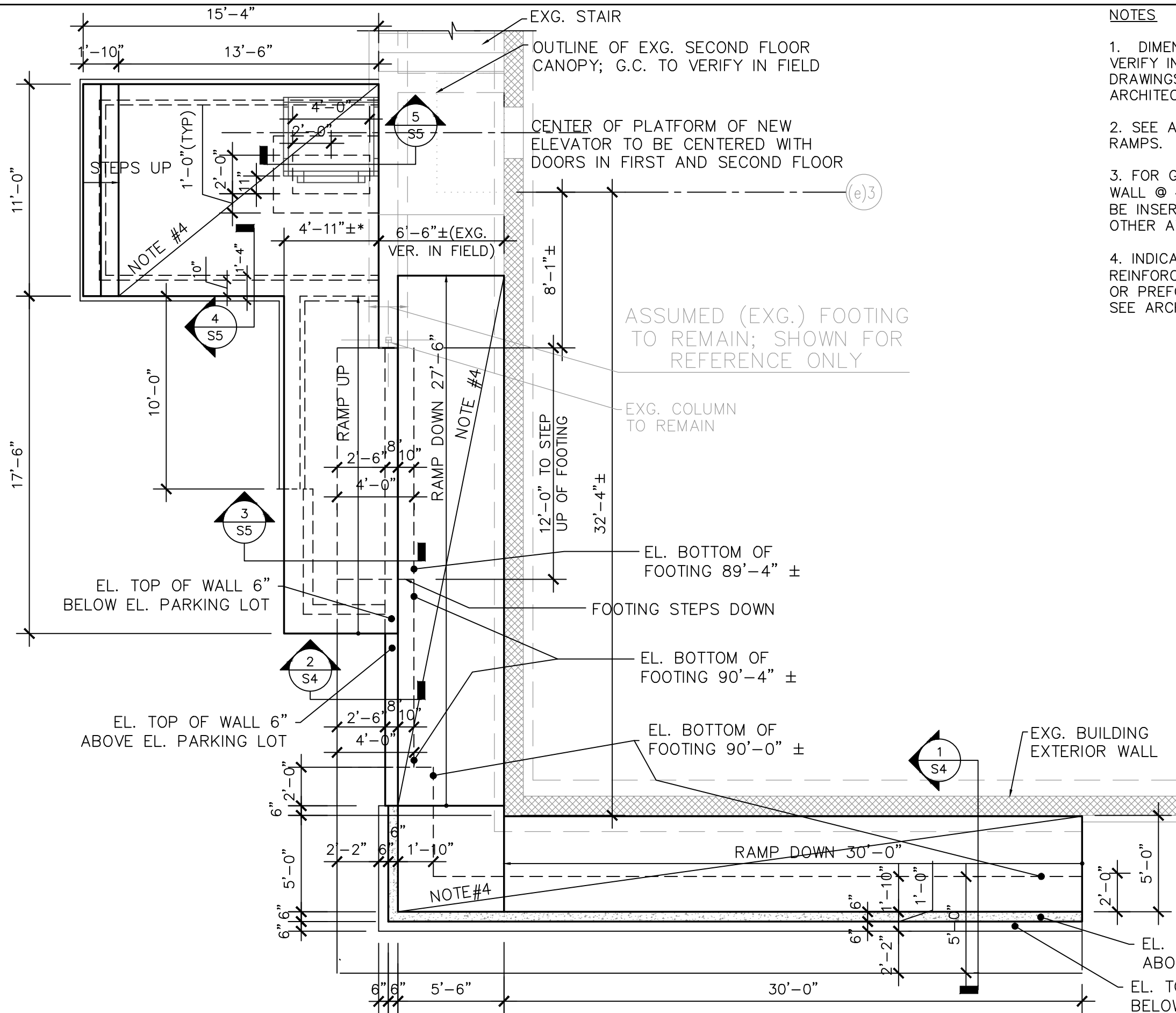
SECOND FLOOR LANDING
SCALE 1/2" = 1'-0"

- NOTES
1. THE CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS AND CONDITIONS WITH THE ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS.
 2. IF U-BRACE IS REQUIRED AT LEVEL 1, CONNECT CLOSE TO TOP OF EXISTING CONCRETE WALL WITH HILTI ADHESIVE ANCHORING SYSTEM HIT-RE 500 V3. CONTRACTOR TO SELECT SAME SIZE ANCHOR RODE AS FOR THE CONNECTION TO STEEL. PROVIDE MINIMUM 4" EMBEDMENT IN CONCRETE. PROVIDE MINIMUM 6" EDGE DISTANCE.

DATE	REVISIONS



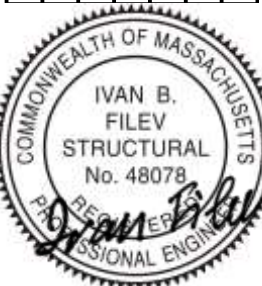
IVAN FILEV P.E. STRUCTURAL ENGINEER 580 Washington Str.6C, Boston, MA 02111 Tel: 508-287-0676 ifilev@ivanfilev.com / www.ivanfilev.com DATE 8/20/25	DRAWN BY		CHECKED BY IF	TITLE 2ND. FLOOR LANDING PLAN	PROJECT ACCESSIBILITY PROGRAM 615 CONCORD STREET FRAMINGHAM, MA OWNER: GUARDIAN CONCORD PROPERTY, LLC
				SCALE	



GROUND LEVEL PLAN
SCALE 3/16" = 1'-0"

- NOTES**
1. DIMENSIONS INDICATED WITH ± AND ±* MUST BE VERIFY IN FIELD AND WITH THE ARCHITECTURAL DRAWINGS. ALL ELEVATIONS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
 2. SEE ARCHITECTURAL DRAWINGS FOR SLOPES OF RAMPS.
 3. FOR GUARDRAIL POSTS – INSERT PIPE IN CONCRETE WALL @ 4' O.C. TO ALLOW PIPE OF RAILING POSTS TO BE INSERTED IN EMBEDDED PIPES AND WELDED UNLESS OTHER ATTACHMENT TO CONCRETE WALLS IS USED.
 4. INDICATES 4" CONCRETE SLAB-ON-GRADE; REINFORCED WITH WWF 4X4-CONTRACTION JOINT SAWED OR PREFORMED S ARE NOT STRUCTURALLY REQUIRED, SEE ARCHITECTURAL DRAWINGS IF NOTED OTHERWISE.

DATE	REVISIONS



PROJECT ACCESSIBILITY PROGRAM 615 CONCORD STREET FRAMINGHAM, MA OWNER: GUARDIAN CONCORD PROPERTY, LLC	
TITLE RAMPS AND PLATFORM PLAN	SCALE
IVAN FILEV P.E. STRUCTURAL ENGINEER 580 Washington Str. 6C, Boston, MA 02111 Tel: 508-287-0676 ifilev@ivanfilev.com / www.ivanfilev.com	CHECKED BY IF
DATE 8/20/25	DRAWN BY
S2	

GENERAL NOTES

1. BUILDING CODES AND STANDARDS USED – TENTH EDITION), MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES ASCE 7
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
3. NOTIFY ENGINEER FOR ANY DISCREPANCIES IN WRITING.
4. CONTRACTOR MUST PROVIDE TEMPORARY SHORING DURING EXCAVATION AND SAFE GUARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE METHOD OF SHORING AND/OR BRACING OF THE STRUCTURE SAFE GUARDS FOR THE PARKING LOT DURING ALL CONSTRUCTION PHASES. OUTLINE OF THE PROPOSED PROCEDURE SHALL BE SUBMITTED FOR REVIEW PRIOR TO THE CONSTRUCTION COMMENCE.
5. ANY ANTICIPATED MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE STRUCTURAL ENGINEER CANNOT CERTIFY ANY UNAUTHORIZED DEVIATION FROM THE CONSTRUCTION DOCUMENTS.
6. IT IS NOT PART OF THIS DESIGN TO VERIFY IF THE EXISTING BUILDING COMPLY WITH THE PRESENT MASSACHUSETTS BUILDING CODE AND IF THE PREVIOUS REMODELING WERE CONSTRUCTED APPROPRIATELY AND MEET THE DESIGN CODES.
7. DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. REPORT ANY COORDINATION ISSUES TO THE ARCHITECT FOR REVIEW.
8. * INDICATES DIMENSIONS TO BE COORDINATED WITH LIFT SHOP DRAWINGS. LIFT TOWER – DESIGNED BY OTHERS.
9. ANCHORS SHALL BE 5/8”Ø HILTI HIT–HY 500 ADHESIVE ANCHORS WITH 4” EMBEDMENT IN CONCRETE.

DESIGN LOADS

1. DEAD LOAD

ACTUAL WEIGHT OF COMPONENTS
2. LIVE LOAD

A. RAMPS AND NEW PLATFORM100 PSF

B. SECOND FLOOR ELEVATOR LANDING100 PSF

C. VEHICLE LATERAL LOAD @ 24”6,000 Lbs.
3. SNOW LOAD

Pg= 40 PSF
4. WIND LOAD RISK CAT. II

Vn= 119 MPH
5. SEISMIC LOAD 2nd. FL. NEW LANDING

V= 105 Lbs.
6. LIFT LOAD

FLOOR REACTIONF3=1,870 Lbs.

F4= 635 Lbs.

TIEBACK REACTIONF5= 155 Lbs.

RATED CAPACITY750 Lbs.

FOUNDATION NOTES

1. THE BOTTOM SURFACE OF EACH FOOTING SHALL REST ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. THE DESIGN BEARING VALUE FOR ALL FOOTINGS IS ASSUMED 1,500 POUNDS PER SQUARE FOOT.
2. WHERE REQUIRED BENEATH FOOTINGS, SLABS–ON–GRADE, RAMPS, AND CONCRETE PLATFORMS STRUCTURAL FILL SHALL BE COMPACTED IN 9 INCH LAYERS TO AT LEAST 96 PER CENT OF MAXIMUM DRY DENSITY (98 PER CENT AT TOP 12 INCHES DIRECTLY BENEATH CRUSHED STONE LAYER). STRUCTURAL FILL IS REQUIRED FROM THE TOP OF THE BEARING STRATUM TO WITHIN 6 INCHES OF THE BOTTOM OF THE SLAB–ON–GRADE OR FOOTINGS.
- CAST–IN–PLACE CONCRETE NOTES
1. ALL CONCRETE SHALL HAVE 4000 PSI (NORMAL WEIGHT CONCRETE) MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (U.O.N.).
2. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 (DEFORMED).
3. LAP ALL CONTINUOUS BARS 48 BAR DIAMETERS.
4. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. ALL INTERIOR CONCRETE SHALL BE NON AIR ENTRAINED. SEE SPECIFIC REQUIREMENTS IN THE SPECIFICATIONS.
6. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

FORMED CONCRETE EXPOSED TO EARTH OR WEATHER

#5 AND SMALLER1–1/2”

#6 TO #182”

CONCRETE POURED AGAINST EARTH

#11 AND SMALLER3”

SLABS NOT EXPOSED TO EARTH OR WEATHER

#11 AND SMALLER3/4”

7. PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315 AND CRSI ”MANUAL OF STANDARD PRACTICE”, CHAPTER 3. ALL BAR SUPPORTS IN AREAS WHERE CONCRETE WILL BE EXPOSED SHALL HAVE PLASTIC TIPPED FEET. THE CONTRACTOR IS CAUTIONED THAT CARE MUST BE EXERCISED TO PREVENT EXPOSURE OF TIE WIRE OR OTHER MATERIALS WHICH MAY CAUSE STAINING OF EXPOSED CONCRETE. PROPER COVER SHALL BE MAINTAINED ON ALL REINFORCEMENT.
8. CURE CONCRETE IMMEDIATELY AFTER FINISHING IN ACCORDANCE WITH ACI 301, ACI 305R, ACI 306R, AND ACI 308.

9. ALL EXPOSED EDGES SHALL BE PROVIDED WITH 3/4” BY 3/4” CHAMFER UNLESS NOTED OTHERWISE.

10. NO BARS SHALL BE CUT OR OMITTED IN THE FIELD BECAUSE OF SLEEVES, DUCT OPENINGS OR RECESSES.
- STRUCTURAL STEEL NOTES
1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION ”MANUAL OF STEEL CONSTRUCTION”, LATEST EDITION OF THE AMERICAN WELDING SOCIETY WELDING CODE AWS D1.1.

2. ALL WIDE FLANGE STRUCTURAL SHAPES SHALL BE ASTM A992. ALL CHANNELS, ANGLES, PLATES, BARS, AND RODS SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.

3. ALL STRUCTURAL PIPES SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, OR ASTM A 501. STRUCTURAL TUBES SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI.

4. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 OR ASTM A36 ROD CONFORMING TO ASTM A307.

5. ALL WELDING SHALL BE MADE WITH E70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1, AND SHALL BE PERFORMED BY CERTIFIED WELDERS. USE MINIMUM SIZE WELDS PER AISC SPECIFICATION OR AS SHOWN ON DRAWINGS.

6. FIELD CONNECTIONS, UNLESS NOTED OTHERWISE, SHALL BE MADE UP WITH 3/4” A325 BOLTS, DESIGNED AS AN ’N’ OR BEARING TYPE CONNECTION USING AN ALLOWABLE SHEAR STRESS OF 21.0 KSI. BOLTS SHALL BE TIGHTENED BY TURN OF THE NUT METHOD. WHERE WELDING IS SPECIFIED, WELDING PER NOTE #5 ABOVE SHALL APPLY.

7. ALL STEEL EXPOSED TO THE WEATHER SHALL BE HOT–DIPPED GALVANIZED UNLESS OTHER COATING IS APPROVED BY THE ARCHITECT. INTERIOR STEEL SHALL SHALL RECEIVE ONE SHOP COAT OF PRIMER AND PAINT. CONTRACTOR TO COORDINATE WITH THE ARCHITECT IF OTHER APPROPRIATE FOR EXTERIOR CONDITION COATING WILL BE SELECTED.

8. BEAM CONNECTIONS TO BE DESIGNED FOR THE MAXIMUM END REACTION AS PER AISC ”STEEL CONSTRUCTION MANUAL” 13th EDITION, PAGES 3–33 THROUGH 3–95.

9. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE EXPOSED TO WEATHER (UNLESS NOTED OTHERWISE ON THE DRAWINGS OR REQUESTED BY THE ARCHITECT) SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 ”ZINC–COATING (HOT–DIPPED) ON IRON AND STEEL HARDWARE”,
- | DATE | REVISIONS | | | | | |
|------|-----------|--|--|--|--|--|
| | | | | | | |
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- | PROJECT | | TITLE | | IVAN FILEV P.E. | | DATE | |
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| ACCESSIBILITY PROGRAM
615 CONCORD STREET
FRAMINGHAM, MA
OWNER: GUARDIAN CONCORD PROPERTY, LLC | | GENERAL NOTES | | STRUCTURAL ENGINEER
580 Washington Str.6C, Boston, MA 02111
Tel: 508–287–0676
ifilev@ivanfilev.com / www.ivanfilev.com | | 8/20/25 | |
| | | | | | | DRAWN BY | |
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TEAM MEMBERS

OWNER:
GUARDIAN CONCORD PROPERTY, LLC
615 CONCORD STREET
FRAMINGHAM, MA 01702
EMAIL: KATHRYN@STARS5MILE.COM

ARCHITECTS:
NILSSON + SIDEN ASSOCIATES, INC.
28 NAUGUS AVENUE
MARBLEHEAD, MA 01945
PH: (978) 741-5777

STRUCTURAL ENGINEER:
IVAN FILEV, P.E.
580 WASHINGTON STREET, 6C
BOSTON, MA 02111
PH: (508) 287-0676

SURVEYOR:
LAND MAPPING, INC.
10 ANDREW SQUARE, SUITE 2013
SOUTH BOSTON, MA 02127
PH: (657) 544-3061

CONTENTS

- DRAWING INDEX & SITE PLANS

T-1 TITLE SHEET - GENERAL NOTES
L-1 SITE PLAN - EXISTING
L-2 SITE PLAN - PROPOSED
- ARCHITECTURAL DRAWINGS

A-1 RAMP & PLATFORM PLAN
A-2 RAMP ELEVATIONS
A-3 RAMP ELEVATIONS
A-4 RAMP SECTIONS & STAIR PLAN
A-5 STAIR & RAILING DETAILS
A-6 RAMP & RAILING DETAILS
G1-2 GARAVENTA LIFT DWGS. 1 & 2 OF 5.
G3-4 GARAVENTA LIFT DWGS. 3 & 4 OF 5.
G5 GARAVENTA LIFT DWG. 5 OF 5.
- STRUCTURAL DRAWINGS

S-1 GENERAL NOTES
S-2 FRAMING PLAN RAMPS & PLATFORM
S-3 FRAMING PLAN 2ND FLOOR LANDING
S-4 SECTIONS - RETAINING WALLS & RAMP
S-5 SECTIONS
S-6 SECTIONS - 2ND FLOOR LANDING

GENERAL NOTES:

- 1.) ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE; THE REQUIREMENTS OF THE CITY OF FRAMINGHAM, THE OCCUPATIONAL AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS; LAWS AND ORDINANCES GOVERNING THE WORK.
- 2.) IT IS STRONGLY RECOMMENDED THAT ALL BIDDERS/CONTRACTORS INSPECT THE PROJECT TO VERIFY ALL EXISTING CONDITIONS.THE BIDDER/CONTRACTOR WILL BE HELD FULLY RESPONSIBLE FOR THE FULL EXTENT OF ALL THE WORK REQUIRED.
- 3.) THE BIDDER/CONTRACTOR SHALL CONFIRM AND VERIFY ALL CONDITIONS; DIMENSIONS AND LOCATIONS PRIOR TO SUBMITTING THEIR BID. DRAWN INFORMATION IS TAKEN FROM ORIGINAL CONSTRUCTION DRAWINGS AND IS PROVIDED ONLY TO ASSIST THE BIDDER/CONTRACTOR IN ESTABLISHING THE SCOPE OF THE WORK.
- 4.) THE BIDDER/CONTRACTOR SHALL REPORT IN WRITING (VIA EMAIL) ALL DEVIATIONS IN THE EXISTING CONDITIONS; DIMENSIONS; LOCATION; ETCETERA TO THE ARCHITECT . ACTUAL CONDITIONS MAY VARY FROM WHAT IS SHOWN ON THESE DRAWINGS.
- 5.) DO NOT SCALE THE DRAWINGS FOR QUANTITIES; LENGTHS; SIZES OR AREAS.
- 6.) IT IS NOT INTENDED THAT THESE DRAWINGS SHOW EVERY CUT OR CONDITION OF THE EXISTING BUILDING SYSTEM. HOWEVER THE CONTRACTOR SHALL FURNISH AND COMPLETE THE PROJECT IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE TO THE SATISFACTION OF THE ARCHITECT AND IN STRICT COMPLIANCE WITH THE STATE AND LOCAL BUILDING CODE REQUIREMENTS.



1 LOCUS MAP
SCALE: NOT TO SCALE



ACCESSIBILITY
PROGRAM

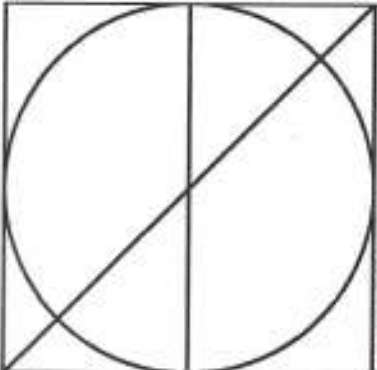
615 CONCORD STREET,
FRAMINGHAM, MA 01702

PROJ. #: 2024.15
SCALE: NOTED
DATE: 10/14/2025
REVISIONS:

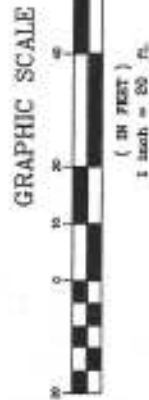
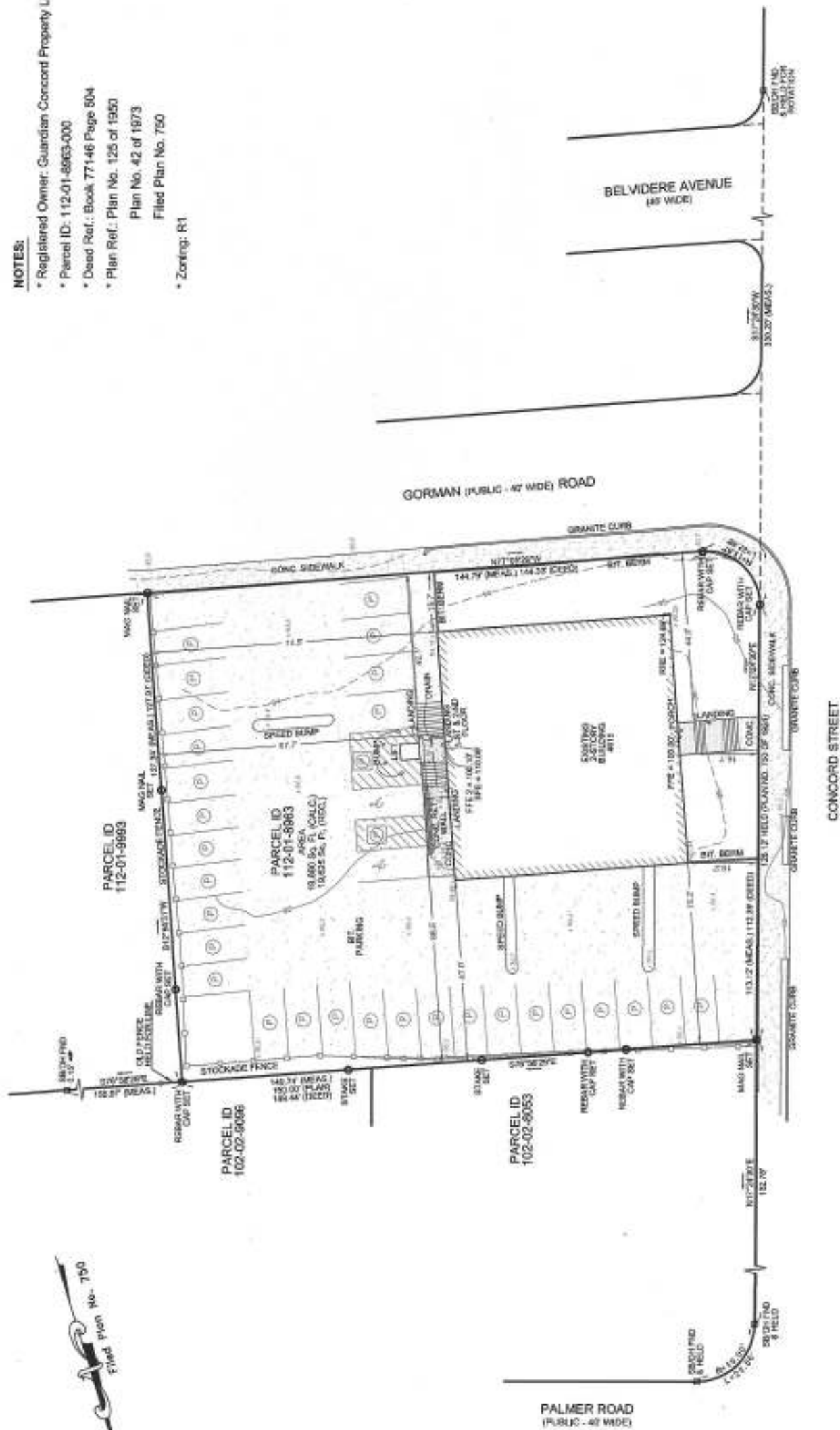
DRAWING TITLE:
TITLE SHEET

T-1

**NILSSON + SIDEN
ASSOCIATES INC.**
Architecture
Interior Design
Planning
28 Naugus Ave
Marblehead, MA 01945
Tel: (978) 741-5777
Email: enilsson@nsarch.com



- NOTES:**
- Registered Owner: Guardian Concord Property LLC
 - Parcel ID: 112-01-8863-000
 - Deed Ref.: Book 77146 Page 804
 - Plan Ref.: Plan No. 125 of 1950
 - Plan No. 42 of 1873
 - Filed Plan No. 750
 - Zoning: R1



Plot Plan
615 Concord Street
Framingham, MA 01702



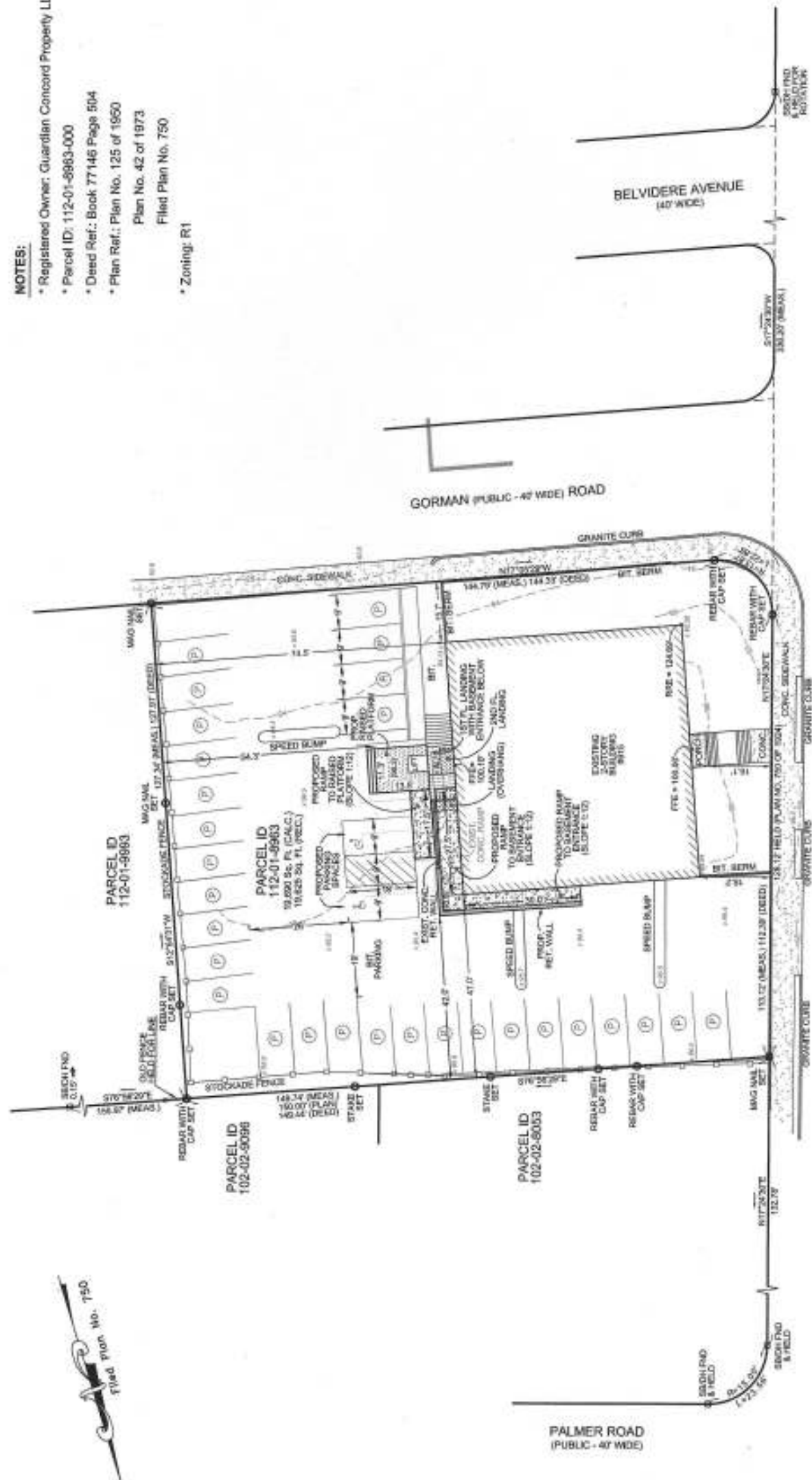
30 Andrew Square, Suite 203B
South Boston, MA 02127
Tel. 837-564-3063
www.land-engineering.com

Date: October 16, 2024



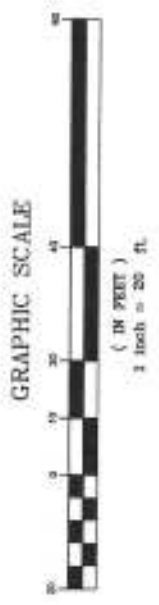
Patrick Rosegrave
Professional Land Surveyor
License # 35790

- NOTES:**
- Registered Owner: Guardian Concord Property LLC
 - Parcel ID: 112-01-8963-000
 - Deed Ref.: Book 77146 Page 504
 - Plan Ref.: Plan No. 125 of 1950
 - Plan No. 42 of 1973
 - Filled Plan No. 750
 - Zoning: R1



Filed from No. 750

Professional Land Surveyor
 License # 35790
 Patrick J. McGovern
 10 Andrew Square, Suite 2018
 South Boston, MA 02127
 Tel. 857-544-3661
 www.land-mapping.com

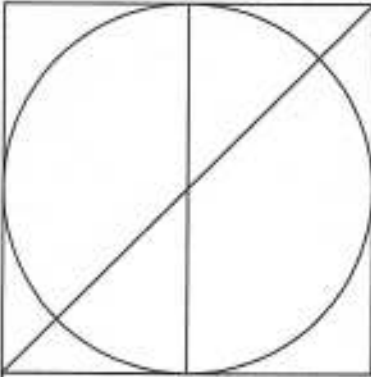


Proposed Plot Plan
 615 Concord Street
 Framingham, MA 01702

LAND
 mapping
 10 Andrew Square, Suite 2018
 South Boston, MA 02127
 Tel. 857-544-3661
 www.land-mapping.com

Date: October 20, 2025

L-2



NILSSON + SIDEN ASSOCIATES INC.
Architecture
Interior Design
Planning
28 Naugus Ave
Marblehead, MA 01945
Tel: (978) 741-5777
Email: enilsson@nsaarch.com

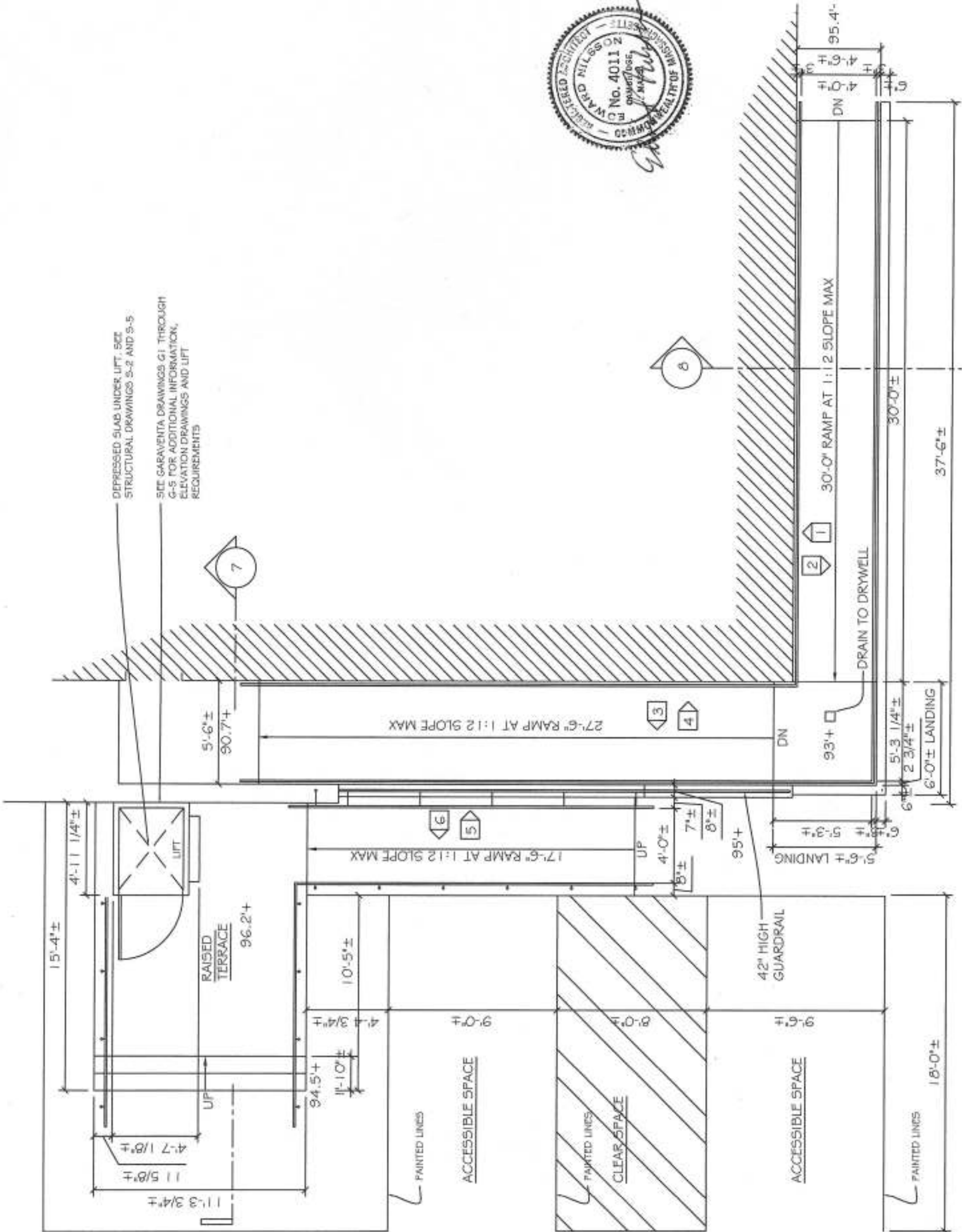
ACCESSIBILITY PROGRAM

615 CONCORD STREET,
FRAMINGHAM, MA 01702

PROJ. #: 2024.15
SCALE: NOTED
DATE: 10/14/2025
REVISIONS:

DRAWING TITLE:
PROPOSED RAMP
PLAN

A-1



1 PROPOSED RAMP PLAN
SCALE: 3/16" = 1' - 0"

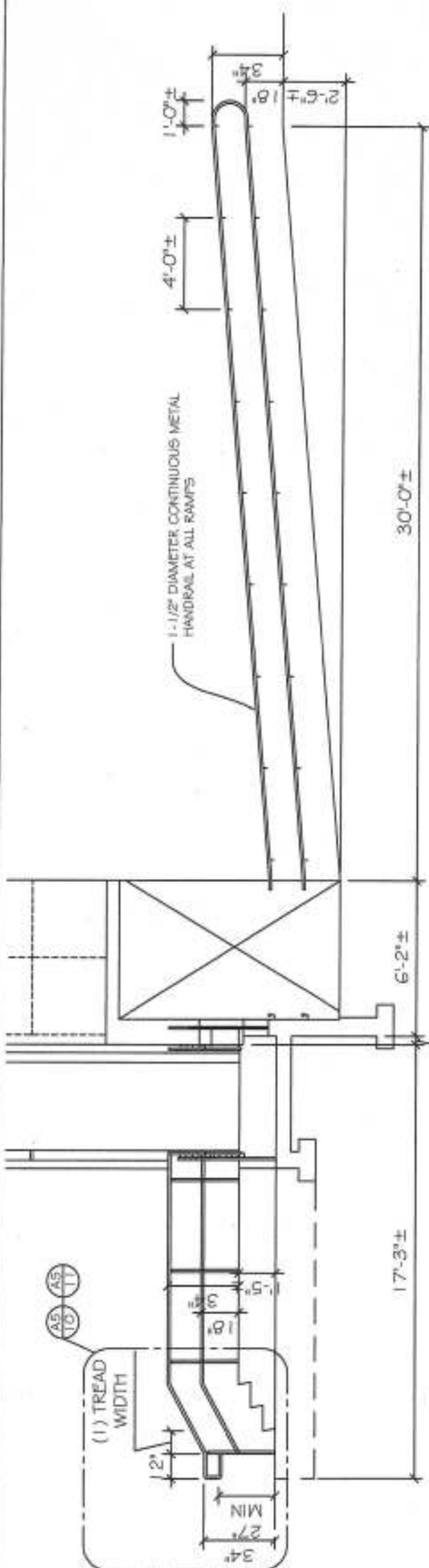
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615 CONCORD STREET,
FRAMINGHAM, MA 01702

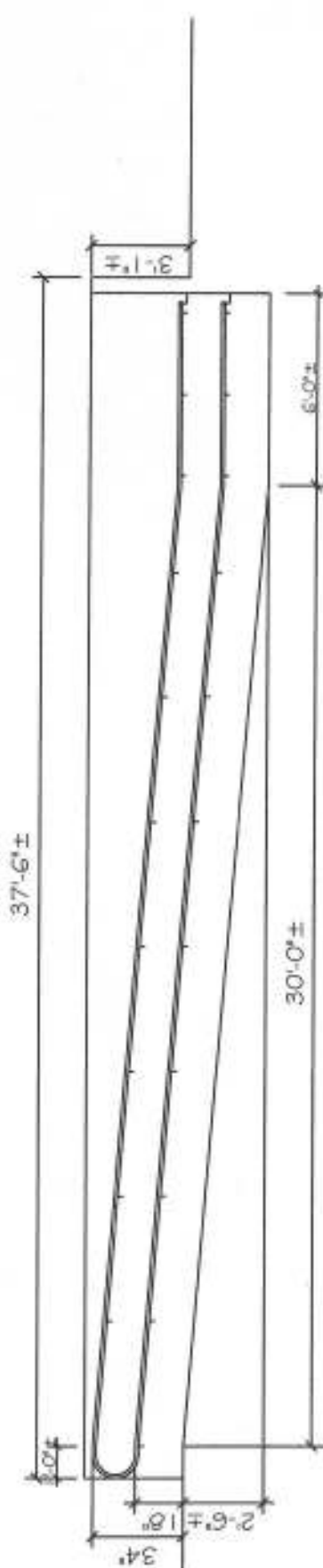
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REVISIONS:

DRAWING TITLE:
PROPOSED RAMP
ELEVATIONS

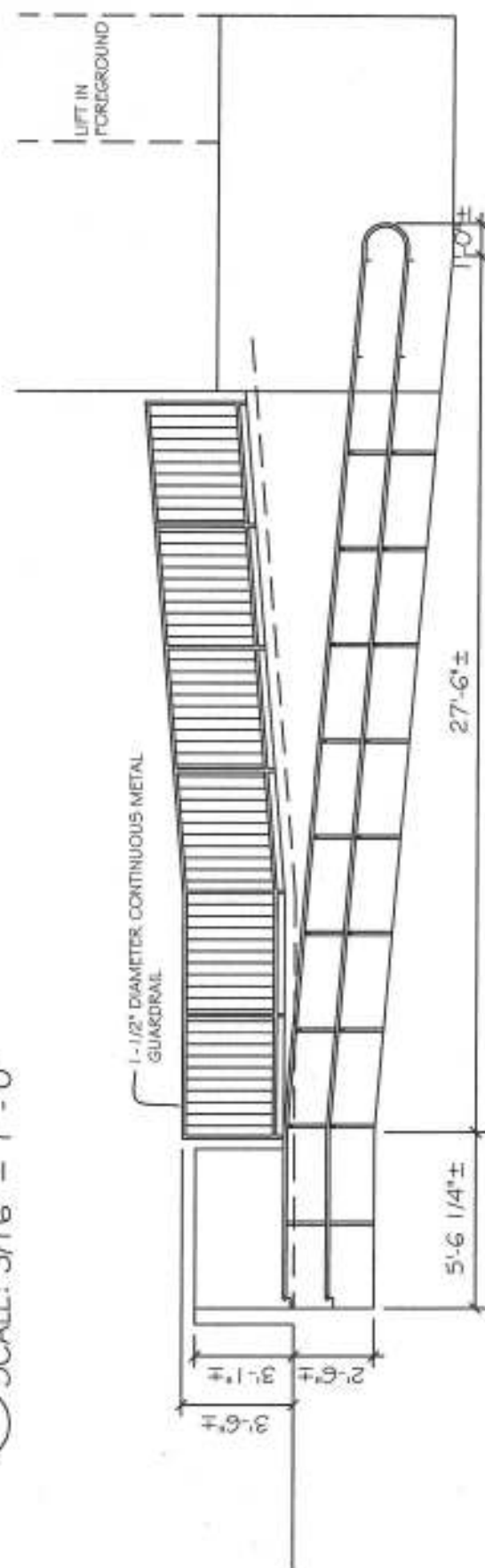
A-2



1 PROPOSED RAMP ELEVATION
SCALE: 3/16" = 1'-0"

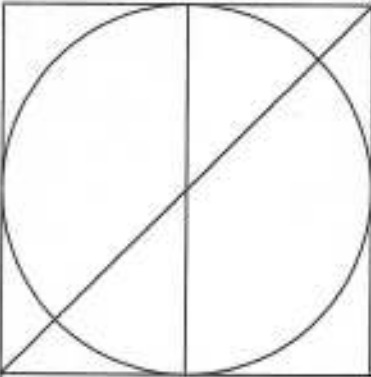


2 PROPOSED RAMP ELEVATION
SCALE: 3/16" = 1' - 0"



3 PROPOSED RAMP ELEVATION
SCALE: 3/16" = 1' - 0"





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Architecture
Interior Design
Planning
28 Naugus Ave
Marblehead, MA.01945
Tel: (978) 741-5777
Email: enilsson@nsaarch.com

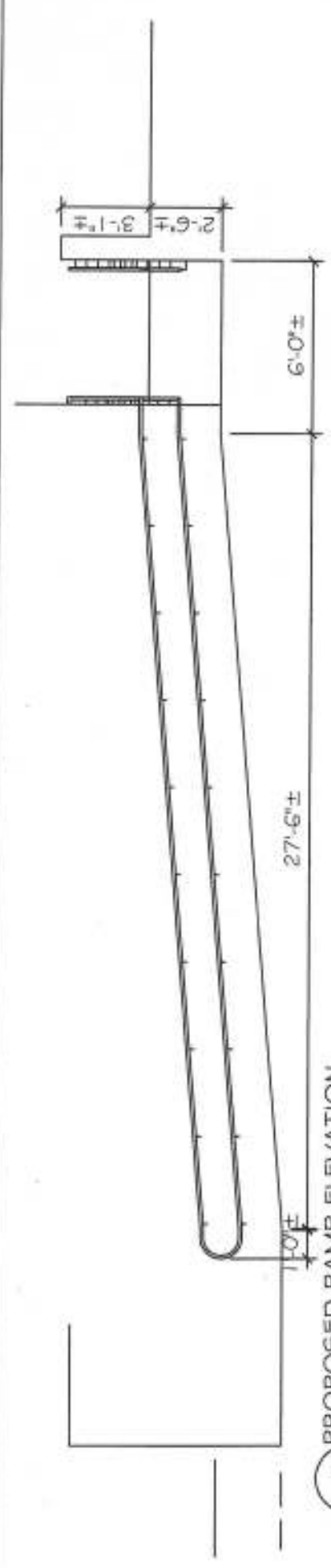
ACCESSIBILITY PROGRAM

615 CONCORD STREET,
FRAMINGHAM, MA 01702

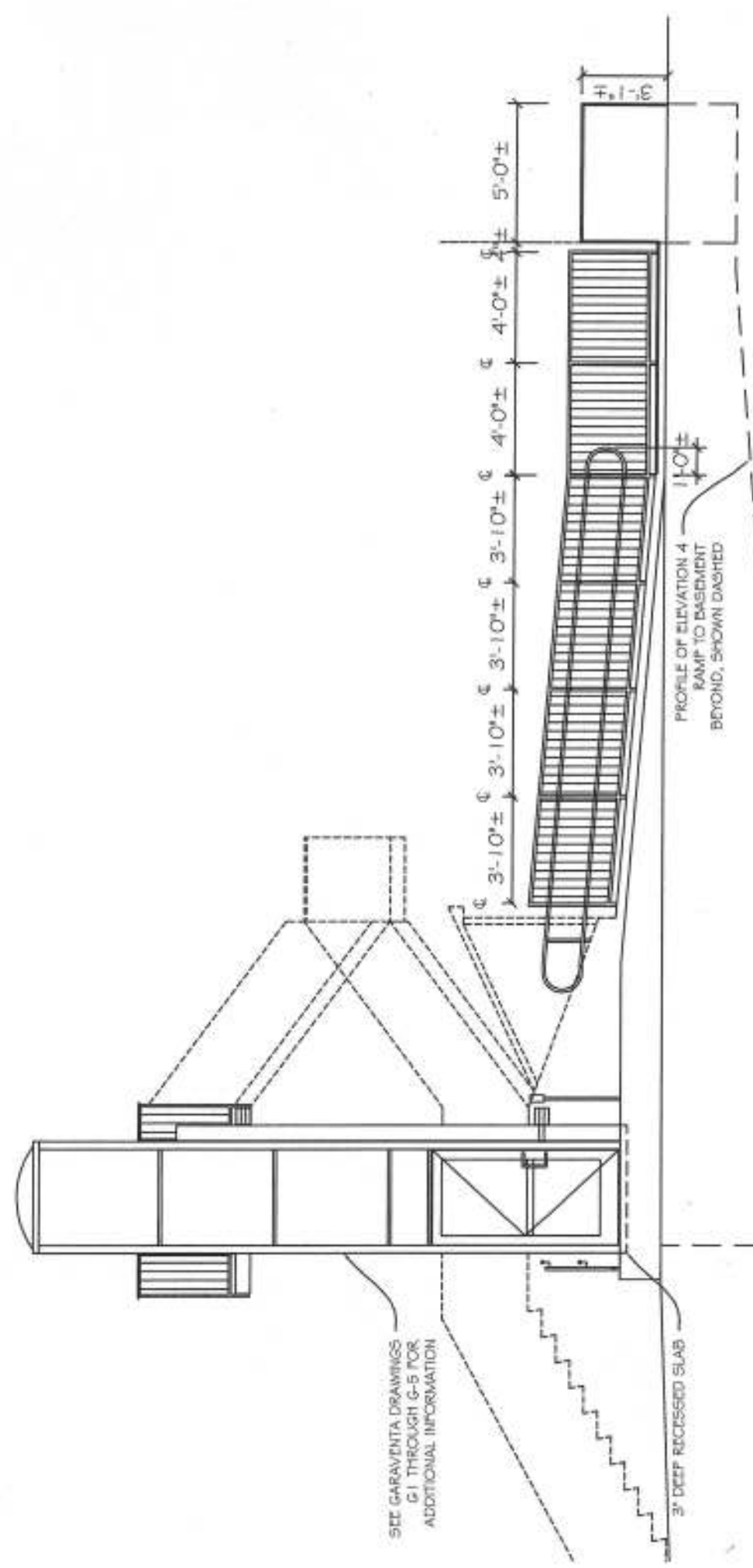
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SCALE: NOTED
DATE: 10/14/2025
REVISIONS:

DRAWING TITLE:
PROPOSED RAMP
ELEVATIONS

A-3



4 PROPOSED RAMP ELEVATION
SCALE: 3/16" = 1' - 0"



5 PROPOSED RAMP ELEVATION
SCALE: 3/16" = 1' - 0"



6 PROPOSED RAMP ELEVATION
SCALE: 3/16" = 1' - 0"

SEE GARAVENTA DRAWINGS
G-1 THROUGH G-5 FOR
ADDITIONAL INFORMATION

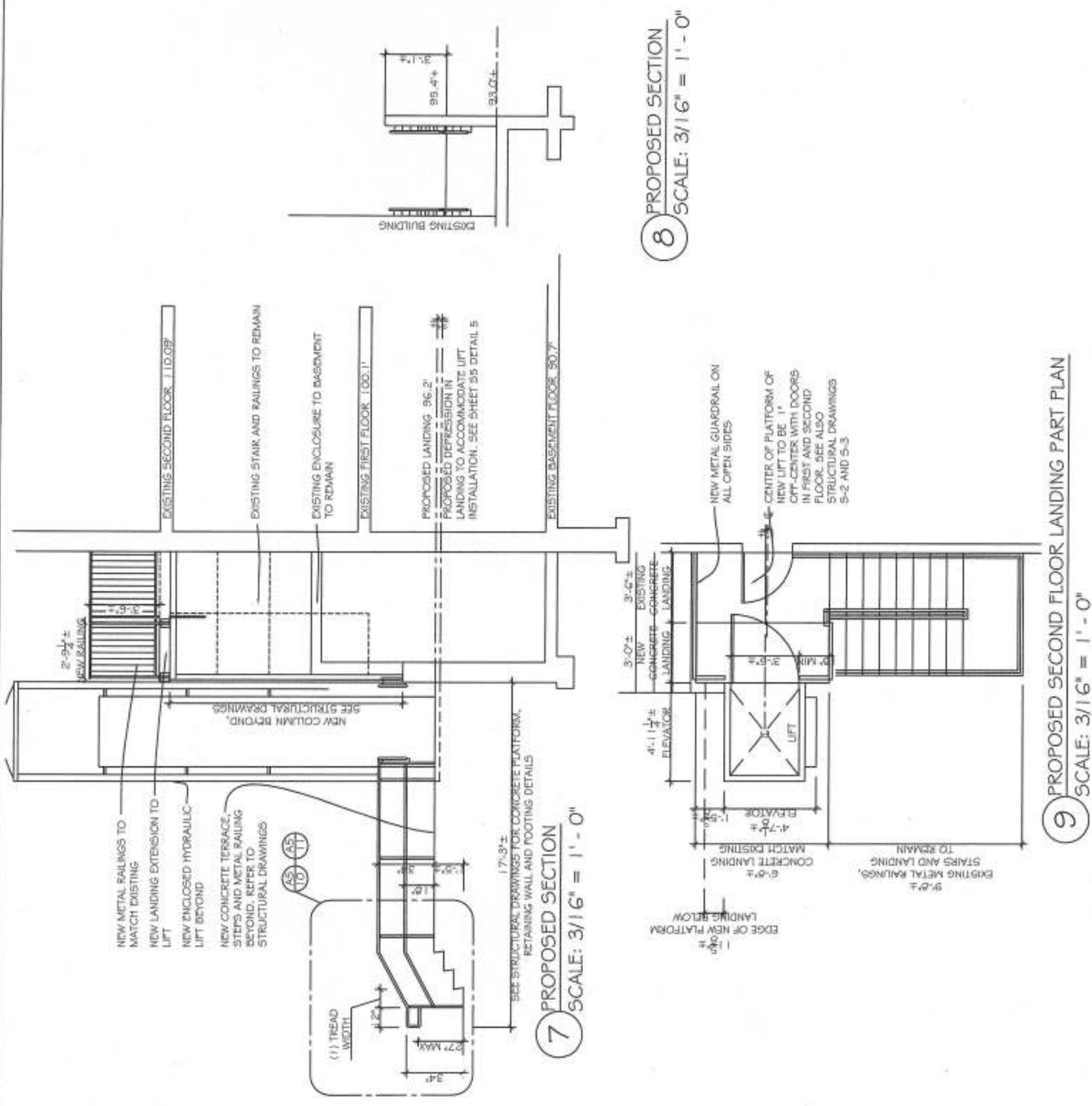
ACCESSIBILITY PROGRAM

615 CONCORD STREET,
FRAMINGHAM, MA 01702

PROJ. #: 2024.15
SCALE: NOTED
DATE: 10/14/2025
REVISIONS:

DRAWING TITLE:
PROPOSED RAMP
SECTIONS

A-4



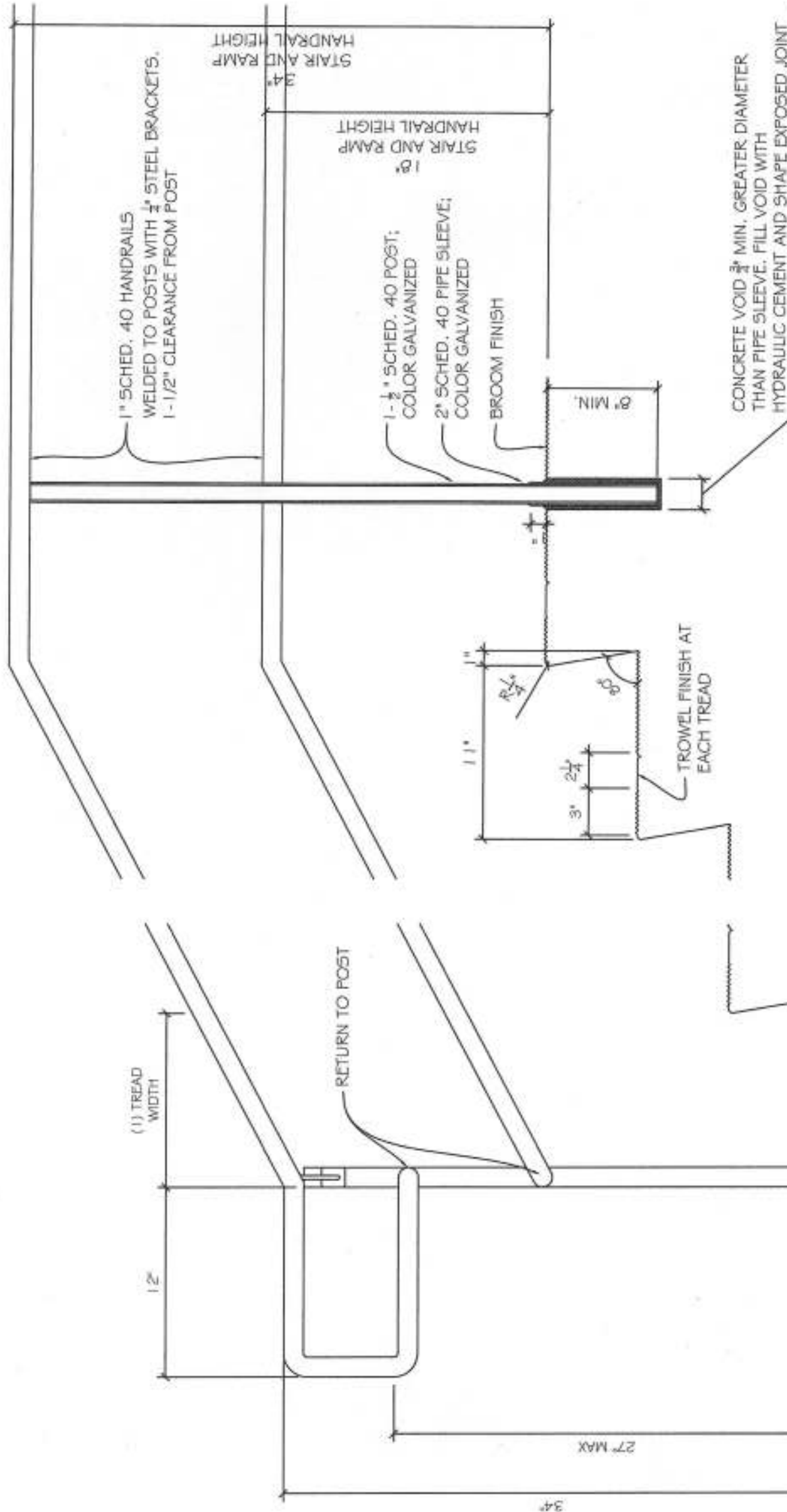
ACCESSIBILITY PROGRAM

615 CONCORD STREET,
FRAMINGHAM, MA 01702

PROJ. #: 2024.15
SCALE: NOTED
DATE: 10/14/2025
REVISIONS:

DRAWING TITLE:
STAIR AND RAILING
DETAILS

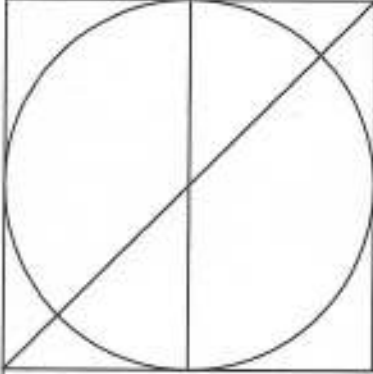
A-5



PROPOSED POST SECTION
SCALE: 1'-1/2" = 1'-0"

10 PROPOSED STAIR NEWEL POST ELEVATION
SCALE: 1-1/2" = 1'-0"


$$\left. \begin{array}{l} \mathbb{C}_0 \\ \mathbb{C}_1 \\ \mathbb{C}_2 \end{array} \right\}$$



NILSSON+SIDEN ASSOCIATES INC.
Architecture
Interior Design
Planning
28 Naugus Ave
Marblehead, MA 01945
Tel: (978) 741-5777
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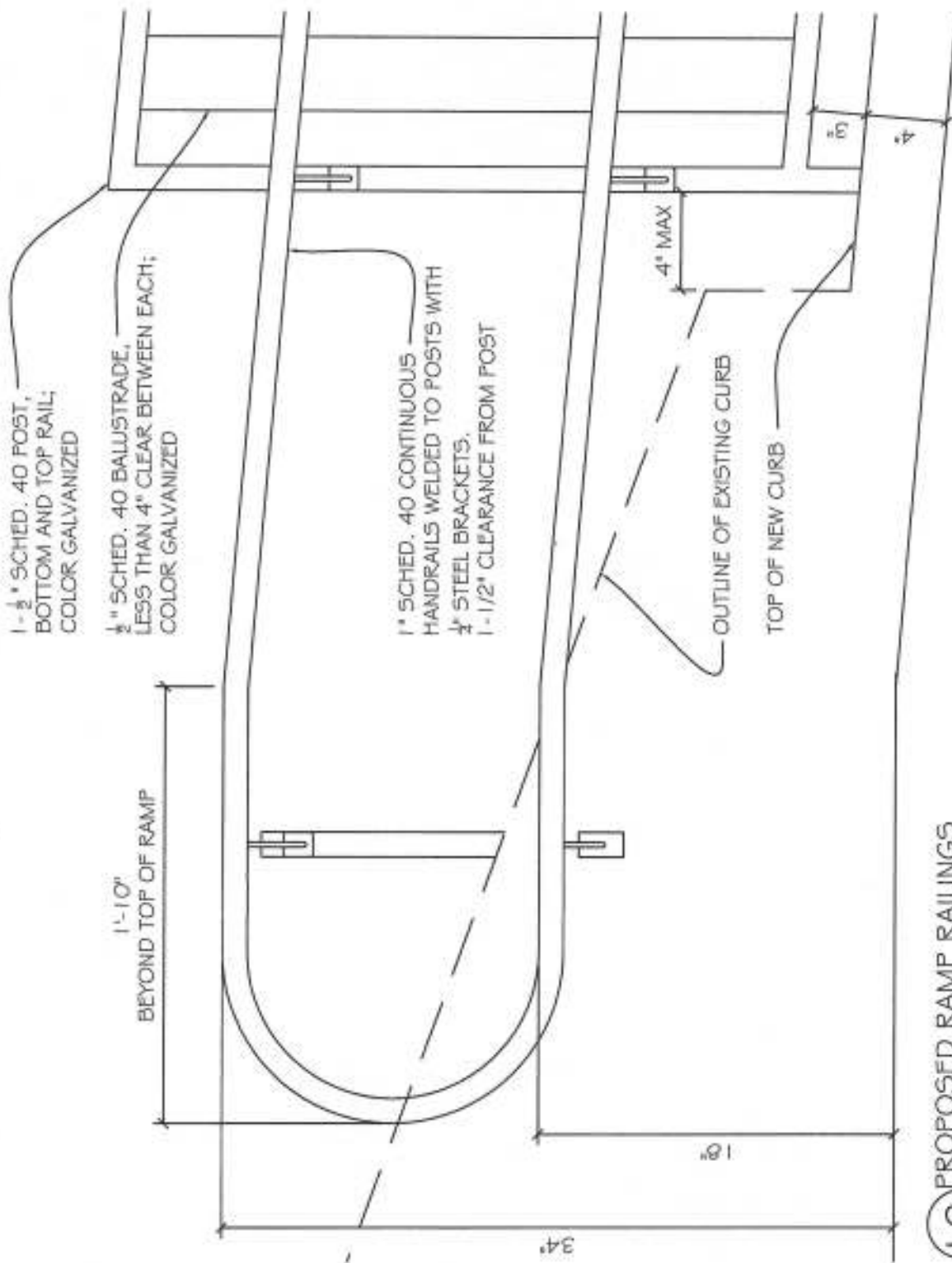
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615 CONCORD STREET,
FRAMINGHAM, MA 01702

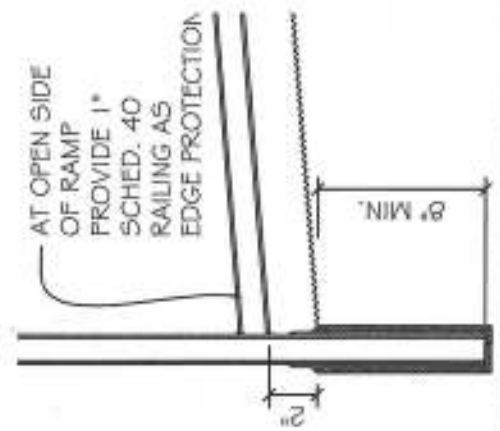
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SCALE: NOTED
DATE: 10/14/2025
REVISIONS:

DRAWING TITLE:
RAMP AND RAILING
DETAILS

A-6



12 PROPOSED RAMP RAILINGS
SCALE: 1-1/2" = 1'-0"



13 PROPOSED RAMP EDGE PROTECTION
SCALE: 1-1/2" = 1'-0"



0' 3' 6' 9'

GENESIS VERTICAL PLATFORM LIFT:

Code Reference: ASME A18.1–2014 "Safety Standard for Platforms Lifts and Stairway Chairlifts"

General:

Color — Standard (Silver Moon powdered aluminium extrusions with 16 ga. galvanized steel panels powder coated Silver Moon, and 3/16" smoked grey plexi panels)

Outdoor Unit — Pit Mount (drain required)

ANSI Z97.1 Plexiglass Etching

Number of Stops — Three Stop Kit

Model - GVL-EN-168
HPU - JANOX
Chain Hydraulic drive system c/w Continuous Mains Power with Auxiliary Battery Power System, Platform Emergency Lowering (shipped loose), Shoring Pin, & Pressure Gauge
Motor - 2.2 kW, (3.00 HP), 24 VDC
Travel Speed - 340 kg @ 5.2 m/min [750 lb @ 17 ft/min]
Power Supply - 120 VAC, single phase, 60 Hz, on a dedicated 15 amp. circuit
Equipped with - Electrical Disconnect (shipped loose) (x1), Oil Recovery System, Split Mast Kit

Controls:

Platform Controls – Push-Button (Tactile) Type c/w Illuminated Directional Buttons, Courtesy Lighting, Illuminated Round (push/pull) Emergency Stop Switch & Audible Alarm

Lower Landing Call Station – Push Button (Tactile) Wall Mount

Middle Landing Call Station – Push Button (Tactile) Wall Mount

Upper Landing Call Station – Push Button (Tactile) Wall Mount

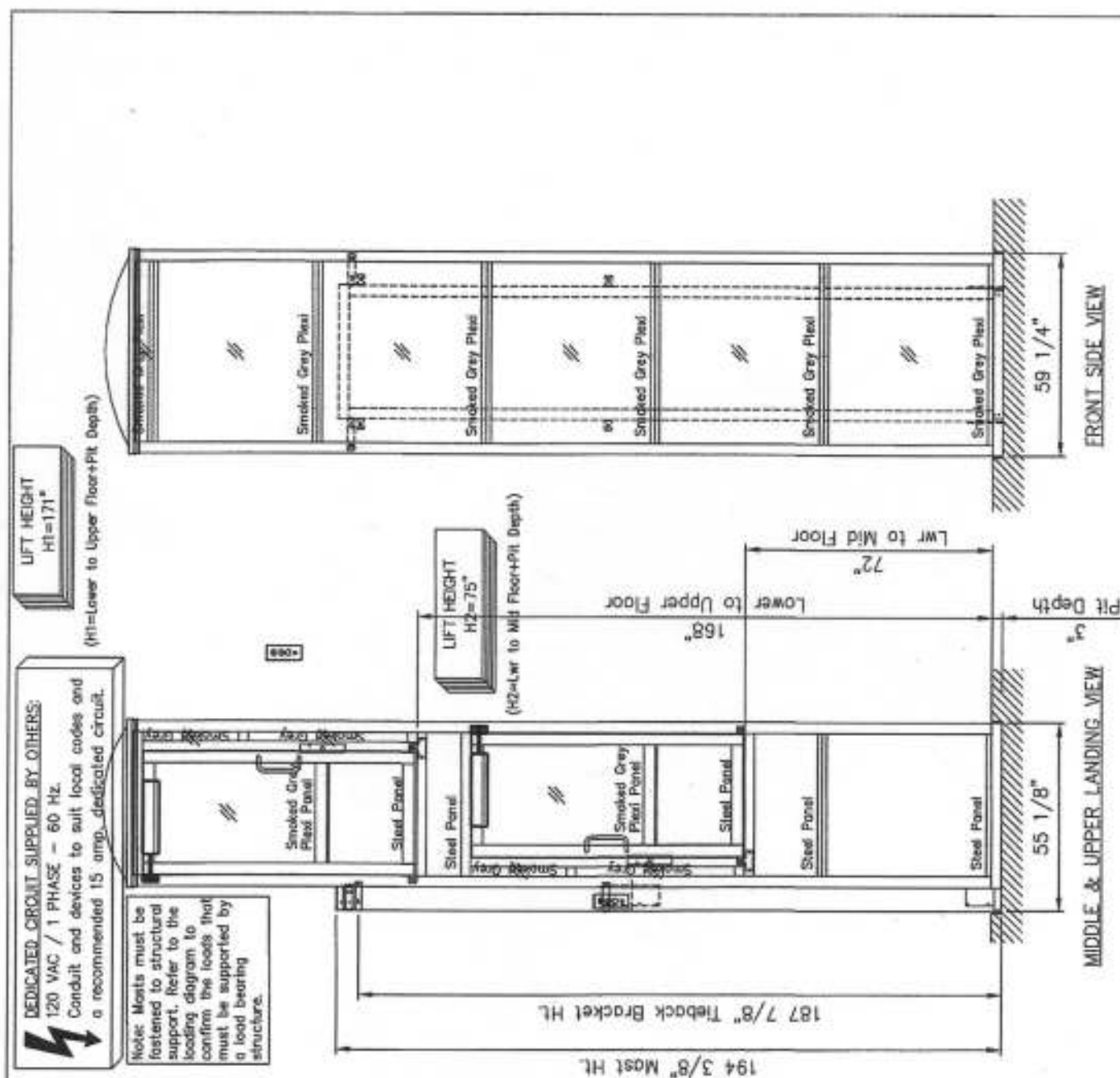
Equipped with – Platform Courtesy Lighting

Platform: Size - Standard c/w grab rail, anti-skid deck and 1100mm [43 1/4"] high walls
Configuration - Straight Through (180°) Exit/Entry
Capacity - Maximum 340 kg [750 lb] operating load
Equipped with - Outdoor Auto-Dialer Phone

Door/Gates:

Enclosure:

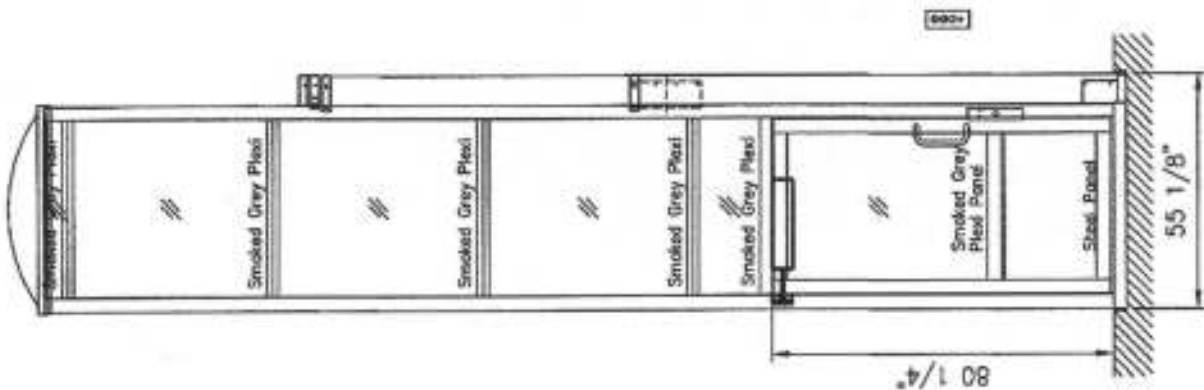
Panels – Smoked Grey Plexiglass & Steel
Total Unit Weight – Approximately 1750 lb [795 kg]
Lifting Ht. (H1) – 4267mm [168"] lower to upper floor plus 76mm [3"] deep pit
Lifting Ht. (H2) – 1829mm [72"] lower to middle floor plus 76mm [3"] deep pit
Equipped with – Smoked Grey Plexiglass Dome, Anchor & Shim Kit, Service Bypass Key Kit



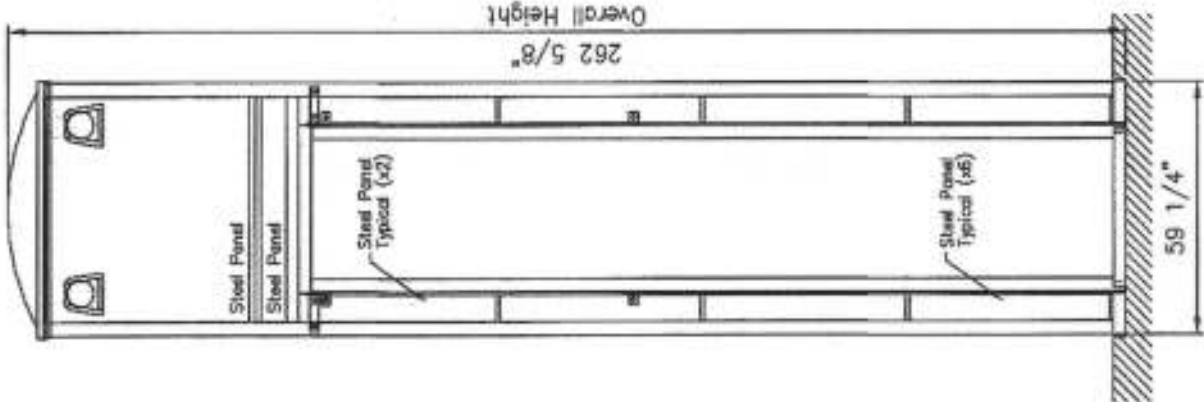
A	INITIAL RELEASE					UNITS: INCHES	OCT/03/'25	AU	
REV.	SCALE: 1:40	TOLERANCES:	DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION: ⌀	DATE	DRN.BY	CHK.BY	
						GENESIS ENCLOSURE - iGOLDD DRAWING			
						615 CONCORD ST - SAMPLES			
						615 CONCORD ST			
						FRAMINGHAM MA 01702 PAGE 1 OF 5			
						Garaventa Lift (NE)			

A	INITIAL RELEASE							OCT/03/25	ALU	
REV.	SCALE: 1:40	TOLERANCES:	DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY		
								115939-IG-A		
 GARAVENTA LIFT						GENESIS ENCLOSURE - iGOLDD DRAWING				
						615 CONCORD ST - SAMPLES				
						615 CONCORD ST				
						FRAMINGHAM MA 01702 PAGE 2 OF 5				
						Garaventa Lift (NF)				

Wall Mount Call Station(s)
(Position & Installation by Others)

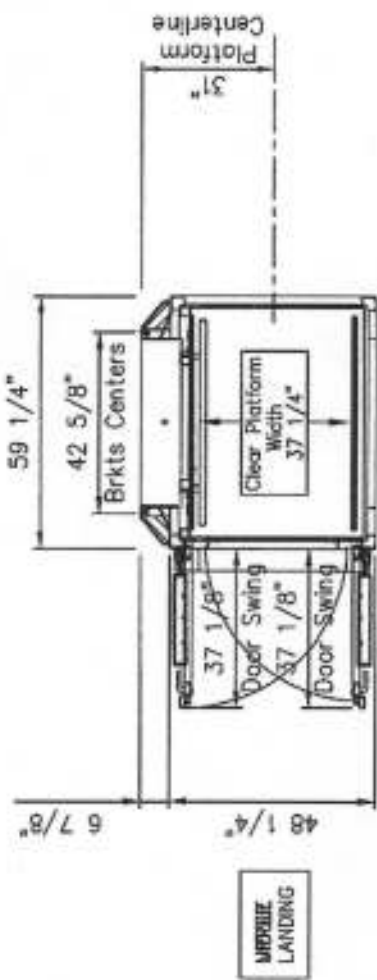


LOWER LANDING VIEW



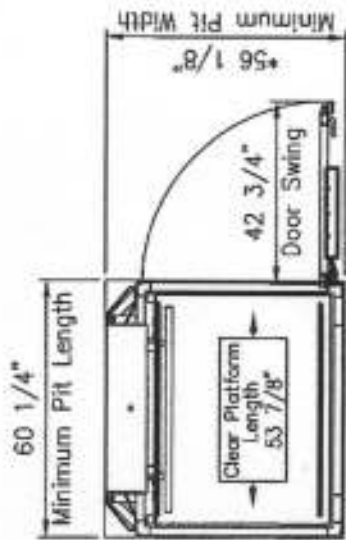
MAST SIDE VIEW

A INITIAL RELEASE		UNITS: INCHES	OCT/03/25	AU	CHK BY
REV.	SCALE: 1:40	TOLERANCES: DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION:	DATE
GENESIS ENCLOSURE – iGOLDD DRAWING					
615 CONCORD ST – SAMPLES					
615 CONCORD ST					
FRAMINGHAM MA 01702					
Garaventa Lift (NE)					
PAGE 3 OF 5					



UPPER & MIDDLE LANDINGS PLAN VIEW

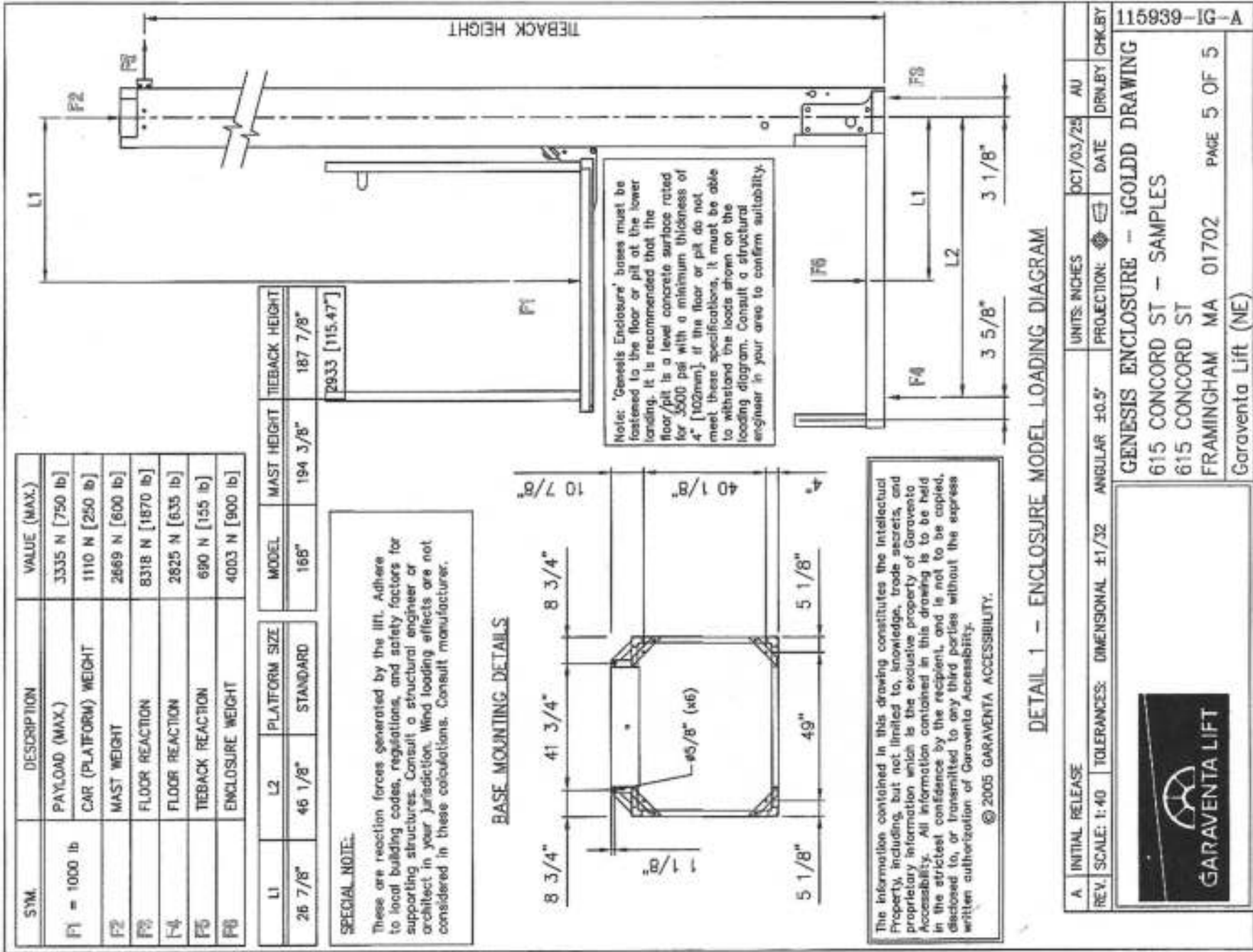
• NOTE: If a tie back rail (spreader bar) is to be used to attach the mast to a wall, the pit width dimension must be increased by 38mm [1 1/2"]



LOWER LANDING PLAN VIEW

A INITIAL RELEASE		UNITS: INCHES	OCT/03/25	AU	CHK BY
REV.	SCALE: 1:40	TOLERANCES: DIMENSIONAL ±1/32	ANGULAR ±0.5°	PROJECTION:	DATE
GENESIS ENCLOSURE – iGOLDD DRAWING					
615 CONCORD ST – SAMPLES					
615 CONCORD ST					
FRAMINGHAM MA 01702					
Garaventa Lift (NE)					
PAGE 4 OF 5					





GENERAL NOTES

1. BUILDING CODES AND STANDARDS USED – TENTH EDITION), MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES ASCE 7

2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.

3. NOTIFY ENGINEER FOR ANY DISCREPANCIES IN WRITING.

4. CONTRACTOR MUST PROVIDE TEMPORARY SHORING DURING EXCAVATION AND SAFE GUARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE METHOD OF SHORING AND/OR BRACING OF THE STRUCTURE SAFE GUARDS FOR THE PARKING LOT DURING ALL CONSTRUCTION PHASES. OUTLINE OF THE PROPOSED PROCEDURE SHALL BE SUBMITTED FOR REVIEW PRIOR TO THE CONSTRUCTION COMMENCE.

5. ANY ANTICIPATED MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE STRUCTURAL ENGINEER CANNOT CERTIFY ANY UNAUTHORIZED DEVIATION FROM THE CONSTRUCTION DOCUMENTS.

6. IT IS NOT PART OF THIS DESIGN TO VERIFY IF THE EXISTING BUILDING COMPLY WITH THE PRESENT MASSACHUSETTS BUILDING CODE AND IF THE PREVIOUS REMODELING WERE CONSTRUCTED APPROPRIATELY AND MEET THE DESIGN CODES.

7. DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. REPORT ANY COORDINATION ISSUES TO THE ARCHITECT FOR REVIEW.

8. * INDICATES DIMENSIONS TO BE COORDINATED WITH LIFT SHOP DRAWINGS. LIFT TOWER – DESIGNED BY OTHERS.

9. ANCHORS SHALL BE 5/8"Ø HILTI HIT-HY 500 ADHESIVE ANCHORS WITH 4" EMBEDMENT IN CONCRETE.

DESIGN LOADS

1. DEAD LOAD	ACTUAL WEIGHT OF COMPONENTS	
2. LIVE LOAD		
A. RAMPS AND NEW PLATFORM		100 PSF
B. SECOND FLOOR ELEVATOR LANDING		100 PSF
C. VEHICLE LATERAL LOAD @ 24"		6,000 Lbs.
3. SNOW LOAD	Pg=	40 PSF
4. WIND LOAD RISK CAT. II	Vn=	119 MPH
5. SEISMIC LOAD 2 nd . FL. NEW LANDING	V=	105 Lbs.
6. LIFT LOAD		
FLOOR REACTION		F3=1,870 Lbs. F4= 635 Lbs. F5= 155 Lbs. 750 Lbs.
TIEBACK REACTION RATED CAPACITY		

FOUNDATION NOTES

1. THE BOTTOM SURFACE OF EACH FOOTING SHALL REST ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. THE DESIGN BEARING VALUE FOR ALL FOOTINGS IS ASSUMED 1,500 POUNDS PER SQUARE FOOT.

2. WHERE REQUIRED BENEATH FOOTINGS, SLABS–ON–GRADE, RAMPS, AND CONCRETE PLATFORMS STRUCTURAL FILL SHALL BE COMPACTED IN 9 INCH LAYERS TO AT LEAST 96 PER CENT OF MAXIMUM DRY DENSITY (98 PER CENT AT TOP 12 INCHES DIRECTLY BENEATH CRUSHED STONE LAYER). STRUCTURAL FILL IS REQUIRED FROM THE TOP OF THE BEARING STRATUM TO WITHIN 6 INCHES OF THE BOTTOM OF THE SLAB–ON–GRADE OR FOOTINGS.

CAST–IN–PLACE CONCRETE NOTES

1. ALL CONCRETE SHALL HAVE 4000 PSI (NORMAL WEIGHT CONCRETE) MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS (U.O.N.).

2. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 (DEFORMED).

3. LAP ALL CONTINUOUS BARS 48 BAR DIAMETERS.

4. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. ALL INTERIOR CONCRETE SHALL BE NON AIR ENTRAINED. SEE SPECIFIC REQUIREMENTS IN THE SPECIFICATIONS.

6. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

FORMED CONCRETE EXPOSED TO EARTH OR WEATHER

#5 AND SMALLER

#6 TO #18

#11 AND SMALLER

7. PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315 AND CRSI "MANUAL OF STANDARD PRACTICE", CHAPTER 3. ALL BAR SUPPORTS IN AREAS WHERE CONCRETE WILL BE EXPOSED SHALL HAVE PLASTIC TIPPED FEET. THE CONTRACTOR IS CAUTIONED THAT CARE MUST BE EXERCISED TO PREVENT EXPOSURE OF TIE WIRE OR OTHER MATERIALS WHICH MAY CAUSE STAINING OF EXPOSED CONCRETE. PROPER COVER SHALL BE MAINTAINED ON ALL REINFORCEMENT.

8. CURE CONCRETE IMMEDIATELY AFTER FINISHING IN ACCORDANCE WITH ACI 301, ACI 305R, ACI 306R, AND ACI 308.

9. ALL EXPOSED EDGES SHALL BE PROVIDED WITH 3/4" BY 3/4" CHAMFER UNLESS NOTED OTHERWISE.

10. NO BARS SHALL BE CUT OR OMITTED IN THE FIELD BECAUSE OF SLEEVES, DUCT OPENINGS OR RECESSES.

STRUCTURAL STEEL NOTES

1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION OF THE AMERICAN WELDING SOCIETY WELDING CODE AWS D1.1.

2. ALL WIDE FLANGE STRUCTURAL SHAPES SHALL BE ASTM A992. ALL CHANNELS, ANGLES, PLATES, BARS, AND RODS SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.

3. ALL STRUCTURAL PIPES SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, OR ASTM A 501. STRUCTURAL TUBES SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI.

4. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 OR ASTM A36 ROD CONFORMING TO ASTM A307.

5. ALL WELDING SHALL BE MADE WITH E70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1, AND SHALL BE PERFORMED BY CERTIFIED WELDERS. USE MINIMUM SIZE WELDS PER AISC SPECIFICATION OR AS SHOWN ON DRAWINGS.

6. FIELD CONNECTIONS, UNLESS NOTED OTHERWISE, SHALL BE MADE UP WITH 3/4" A325 BOLTS, DESIGNED AS AN 'N' OR BEARING TYPE CONNECTION USING AN ALLOWABLE SHEAR STRESS OF 21.0 KSI. BOLTS SHALL BE TIGHTENED BY TURN OF THE NUT METHOD. WHERE WELDING IS SPECIFIED, WELDING PER NOTE #5 ABOVE SHALL APPLY.

7. ALL STEEL EXPOSED TO THE WEATHER SHALL BE HOT–DIPPED GALVANIZED UNLESS OTHER COATING IS APPROVED BY THE ARCHITECT. INTERIOR STEEL SHALL RECEIVE ONE SHOP COAT OF PRIMER AND PAINT. CONTRACTOR TO COORDINATE WITH THE ARCHITECT IF OTHER APPROPRIATE FOR EXTERIOR CONDITION COATING WILL BE SELECTED.

8. BEAM CONNECTIONS TO BE DESIGNED FOR THE MAXIMUM END REACTION AS PER AISC "STEEL CONSTRUCTION MANUAL" 13th EDITION, PAGES 3–33 THROUGH 3–95.

9. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE EXPOSED TO WEATHER (UNLESS NOTED OTHERWISE ON THE DRAWINGS OR REQUESTED BY THE ARCHITECT) SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIPPED) ON IRON AND STEEL HARDWARE",

DATE	REVISIONS
9/25/25	FOR CONSTRUCTION
10/5/25	FOR CONSTRUCTION



PROJECT	ACCESSIBILITY PROGRAM 615 CONCORD STREET FRAMINGHAM, MA
OWNER: GUARDIAN CONCORD PROPERTY, LLC	

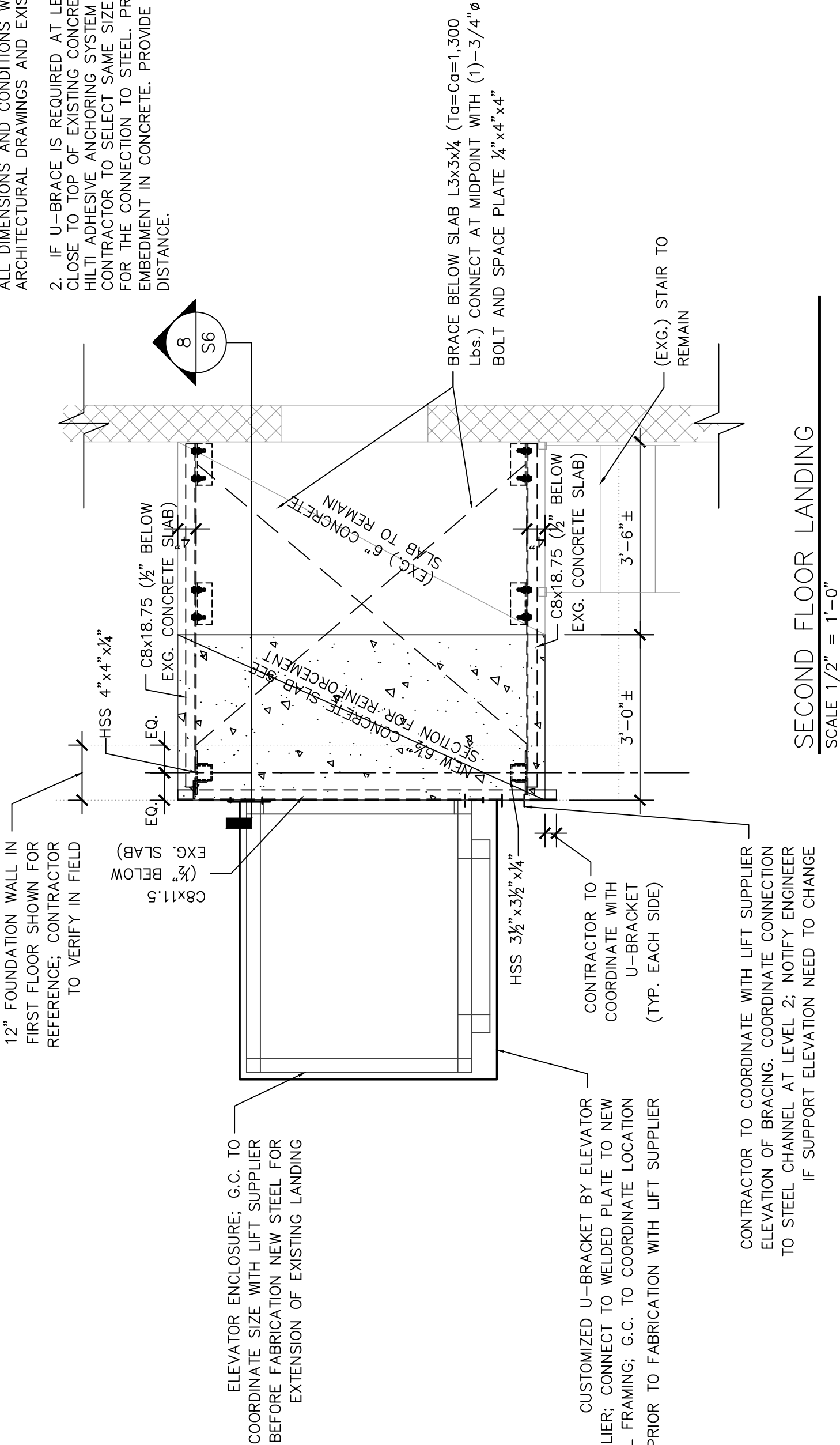
TITLE	GENERAL NOTES
SCALE	

STRUCTURAL ENGINEER IVAN FILEV P.E. 580 Washington Str.6C, Boston, MA 02111 Tel: 508–287–0676 ifilev@ivanfilev.com / www.ivanfilev.com	CHECKED BY FF
DRAWN BY	

DATE 8/20/25

NOTES

- 1. THE CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS AND CONDITIONS WITH THE ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS.
- 2. IF U-BRACE IS REQUIRED AT LEVEL 1, CONNECT CLOSE TO TOP OF EXISTING CONCRETE WALL WITH HILTI ADHESIVE ANCHORING SYSTEM HIT-RE 500 V3. CONTRACTOR TO SELECT SAME SIZE ANCHOR ROD AS FOR THE CONNECTION TO STEEL. PROVIDE MINIMUM 4" EMBEDMENT IN CONCRETE. PROVIDE MINIMUM 6" EDGE DISTANCE.



	IVAN FILEV P.E.		STRUCTURAL ENGINEER		580 Washington Str.6C, Boston, MA 02111		Tel: 508-287-0676		ifilev@ivanfilev.com / www.ivanfilev.com		
	DATE		DRAWN BY		CHECKED BY		SCALE		OWNER: GUARDIAN CONCORD PROPERTY, LLC		
	8/20/25		IF								
	PROJECT		TITLE		FRAMING PLAN		2ND. FLOOR LANDING		ACCESSIBILITY PROGRAM		
		615 CONCORD STREET		FRAMINGHAM, MA							

DATE	REVISIONS
9/25/25	FOR CONSTRUCTION
10/6/25	FOR CONSTRUCTION

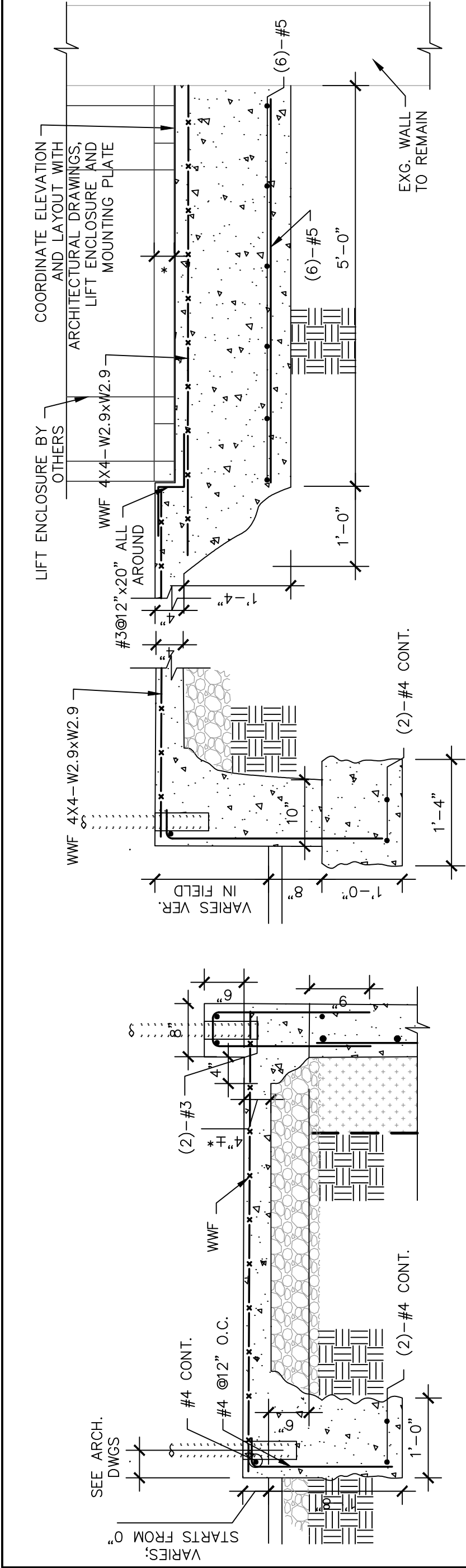
DATE	REVISIONS
8/28/25	REVISION 1
9/25/25	FOR CONSTRUCTION
10/6/25	FOR CONSTRUCTION



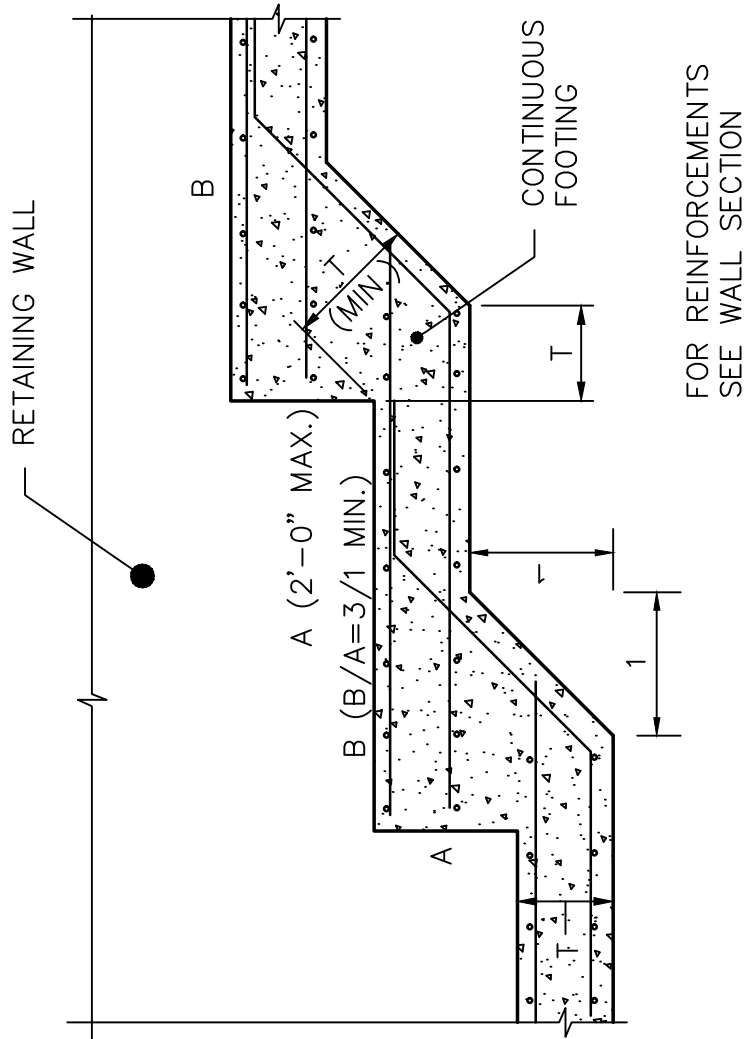
PROJECT	ACCESSIBILITY PROGRAM 615 CONCORD STREET FRAMINGHAM, MA OWNER: GUARDIAN CONCORD PROPERTY, LLC
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TITLE	SECTIONS
DATE	8/20/25
DRAWN BY	IF
CHECKED BY	IF
IVAN FILEV P.E. STRUCTURAL ENGINEER 580 Washington Str.6C, Boston, MA 02111 Tel: 508-287-0676 ifilev@ivanfilev.com / www.ivanfilev.com	

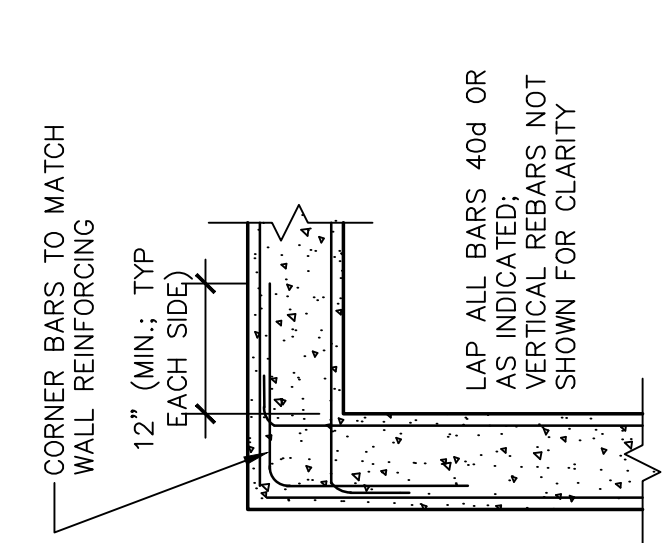
S5



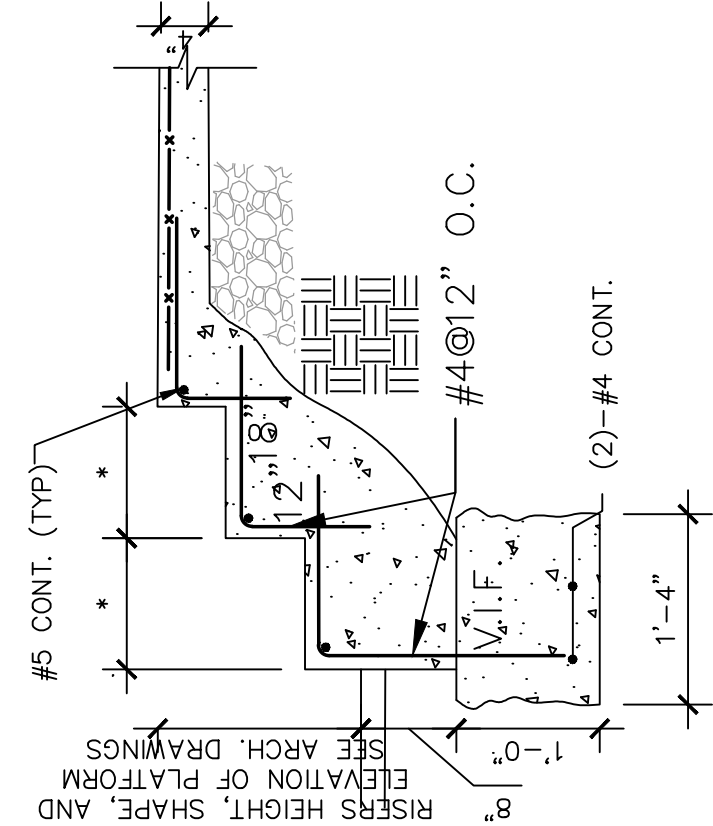
3 SECTION
SCALE 3/4"=1'-0"



4 SECTION
SCALE 3/4"=1'-0"



5 SECTION
SCALE 3/4"=1'-0"



6 TYPICAL DETAIL – STEP IN FOOTING
NOT OT SCALE

7 TYPICAL DETAIL
NOT OT SCALE

CORNER WALL REINFORCEMENT

12 SECTION
NOT OT SCALE



**Pinnacle
Construction
Company, Inc.**
General Building Contractors

160 LORUM STREET • TEWKSBURY, MASSACHUSETTS 01876 • TELEPHONE: 978-851-9200
www.pinnco.com • e-mail: info@pinnco.com

**615 Concord St
Framingham, MA
Conceptual Budget
12/15/2025**

Demo existing lift and ramp bollards	\$9,000.00
Temp fence and barricade	\$6,500.00
Excavation and backfill	\$14,000.00
Concrete foundation labor	\$20,000.00
Slab labor	\$11,380.00
Paving	\$450.00
Line stripe	\$1,000.00
Drywall material	\$1,200.00
Plumbing drain	\$2,000.00
Concrete material 9 minimum load	\$14,400.00
Rebar	\$4,900.00
Pump	\$1,500.00
Steel railings	\$49,790.00
Paint	\$2,500.00
HP signage	\$500.00
Added labor	\$24,000.00
Supervision 10 weeks	\$44,000.00
General conditions	\$3,500.00
Lift (Garaventa)	\$63,685.00
Electrical	\$2,500.00
Permit 15/1000	\$4,200.00
GC OH&P	\$34,200.00
Budget Lump Sum	\$315,205.00

Excludes: Alta survey, Asbestos testing, Architectural / structural design or certification, BDA bidirectional amplifier, Bonds, Card access system, Certified plot or as built, Concealed conditions, Confined space entry, Cutting or patching for other trades, Dewatering, Dock equipment, Filling control joints in new slab, Fire alarm, Flooring, Handling or disposing of hazardous waste, Removing waterproofing off foundation, Landscaping, New bollards, Odd hours work or premium time, Roofing, Sprinkler, Telephone data wiring, Temporary heat lights, water, telephone, or electricity, Testing services for soil or concrete, Winter delays, Winter conditions.

615 Concord Framingham Values 12152025

Paul Morris

From: Kathryn Polyakov <kathryn@starsmile.com>
Sent: Friday, September 26, 2025 11:37 AM
To: Paul Morris
Subject: Architect drawings for 615 Concord St, Framingham
Attachments: A1-A4 9.16.2025.pdf

Kathryn Polyakov
508-981-3171

Guardian Concord Property, LLC
Income Statement
For the Twelve Months Ending December 31, 2024

	Year to Date
Revenues	
Rental income	\$ 163,400.00
Refund	0.00
Deposited checks returned	0.00
Interest Income	11.20
Total Revenues	163,411.20
Cost of Sales	
Total Cost of Sales	0.00
Gross Profit	163,411.20
Expenses	
Gas - utility	5,020.79
Electricity - utility	19,460.34
Water and sewer - utility	1,034.11
Interest on loan	28,537.84
Trash removal	2,702.85
Building repair and maintain	45,558.05
Legal and Professional service	7,300.00
Insurance	4,114.00
Taxes - Property	29,837.00
Marketing and advertising	1,476.02
Landscape and snow removal	5,805.00
Fire protection and security	1,690.00
Depreciation	53,596.00
Amortization	1,170.00
Total Expenses	207,302.00
Net Income	(\$ 43,890.80)

Guardian Concord Property, LLC
Income Statement
For the Twelve Months Ending December 31, 2023

	Year to Date
Revenues	
Rental income	\$ 172,825.00
Refund	0.00
Deposited checks returned	0.00
Interest Income	149.16
Total Revenues	172,974.16
Cost of Sales	
Total Cost of Sales	<u>0.00</u>
Gross Profit	<u>172,974.16</u>
Expenses	
Gas - utility	5,556.77
Electricity - utility	26,014.87
Water and sewer - utility	2,038.68
Interest on loan	29,684.89
Trash removal	2,598.10
Building repair and maintain	41,882.27
Legal and Professional service	1,920.00
Insurance	3,484.00
Bank charges and fees	7.00
Taxes - Property	31,744.83
Marketing and advertising	1,265.73
Landscape and snow removal	6,425.00
Fire protection and security	2,297.57
Depreciation	26,636.00
Amortization	<u>1,169.00</u>
Total Expenses	<u>182,724.71</u>
Net Income	<u><u>(\$ 9,750.55)</u></u>

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

AFFIDAVIT OF BUSINESS OPERATIONS

I, Robert Whitney, being duly sworn, hereby depose and state as follows:

1. I am the owner / authorized representative of Whitney & Gore Financial ("Tenant"), a business operating at 615 Concord Street in Framingham MA 01702 (the "Premises").
2. I am over the age of eighteen (18), competent to make this Affidavit, and have personal knowledge of the facts stated herein.
3. Tenant conducts the majority of its business activities online, including but not limited to electronic communications, virtual meetings, online services, and digital transactions.
4. Client meetings are conducted primarily through online or virtual platforms, including video conferencing, email, and telephone. Any in-person client meetings at the Premises are limited, occasional, and not a regular part of business operations.
5. The Premises are used primarily for administrative, operational, and support purposes, and not for frequent in-person customer visits or walk-in traffic.
6. This Affidavit is provided at the request of the property owner for purposes including, but not limited to, property management, financing, insurance, zoning, and regulatory compliance, and may be relied upon by third parties for such purposes.
7. I affirm that the foregoing statements are true and correct to the best of my knowledge and belief.

SIGNED on this 17 day of February, 2026, in the Commonwealth of Massachusetts.

Signature of Affiant:

Printed Name:

Robert Whitney

Title: President

NOTARY ACKNOWLEDGMENT

Then personally appeared the above-named Robert Whitney and acknowledged the foregoing instrument to be his/her free act and deed, before me, this 17 day of FEB, 2026

Notary Public: [Signature]

My Commission Expires: 4, 17, 2026

Notary Registration Number (if applicable): _____



Paulo N DeOliveira Jr
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
April 17 2026

COMMONWEALTH OF MASSACHUSETTS

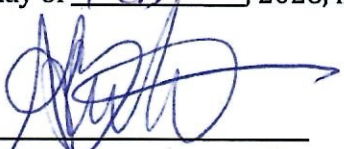
County of Middlesex

AFFIDAVIT OF BUSINESS OPERATIONS

I, Aleksandra Brito, being duly sworn, hereby depose and state as follows:

1. I am the owner / authorized representative of Alek Tax & More ("Tenant"), a business operating at 615 Concord Street, STE 4 in Framingham MA 01702 (the "Premises").
2. I am over the age of eighteen (18), competent to make this Affidavit, and have personal knowledge of the facts stated herein.
3. Tenant's business primarily serves clients within the Brazilian and Spanish community.
4. During the past year, Tenant has experienced a substantial decline in business activity and revenue.
5. This decline is attributable in significant part to changes in immigration regulations, increased uncertainty affecting the immigration community, and reduced demand for related services.
6. In addition, broader economic conditions have adversely affected clients' financial capacity, further reducing the volume of appointments and service engagements.
7. As a result of these factors, overall client traffic, service utilization, and gross revenue have materially decreased compared to prior operating periods.
8. This Affidavit is provided at the request of the property owner for purposes including administrative, insurance, and regulatory compliance, and may be relied upon by third parties for such purposes.
9. I affirm that the foregoing statements are true and correct to the best of my knowledge and belief.

SIGNED on this 20 day of Feb, 2026, in the Commonwealth of Massachusetts.

Signature of Affiant: 

Printed Name: Aleksandra D. Brito

Title: CEO

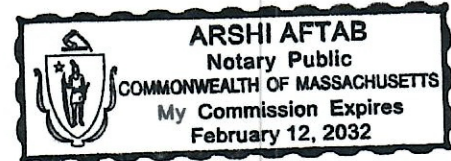
NOTARY ACKNOWLEDGMENT

Then personally appeared the above-named ALEKSANDRA BRITTO and acknowledged the foregoing instrument to be his/her free act and deed, before me, this ____ day of _____, 20__.

Notary Public: Arshi Aftab

My Commission Expires: 02/12/2032

Notary Registration Number (if applicable): _____



Dear Members of the Architectural Access Board,

I respectfully request permanent relief from the requirements of 521 CMR 25.1, 521 CMR 28.1, and 521 CMR 24.1, for which the Architectural Access Board granted temporary relief under Docket No. V22-103 through August 1, 2027, relating to construction of an ADA-compliant basement ramp and second-floor accessibility at the two-story building with a basement. In support of this request, I respectfully state the following:

1. Demonstrated Compliance Efforts and Prior 521 CMR Improvements

Following issuance of the temporary variance, I proceeded in good faith toward compliance. Throughout the variance period, I also kept the Board informed of the project's progress through annual updates. As the building owner, I have already made significant investments over the years to improve accessibility and bring the property into compliance with 521 CMR.

As part of prior accessibility improvements, the remodeled first floor occupied by a dental office was made ADA accessible. Accessibility to the first floor was provided through the installation of a wheelchair lift, and the entrance and restroom facilities were upgraded to meet applicable 521 CMR accessibility requirements.

In addition to these improvements, I have incurred substantial building maintenance expenses for waterproofing of roof and windows, repaving and reconfiguring the parking area, installing a central fire alarm and security system, replacement of old roof top units with energy-efficient heating and air conditioning systems, and performing ongoing maintenance and repairs.

Architectural and structural plans for the proposed accessibility work were completed in accordance with the previously granted variances, and a formal construction estimate was obtained from reputable Pinnacle Construction Company. The projected construction cost of the project is estimated to exceed \$315,000, excluding professional expenses already incurred for surveying, architectural services, and structural engineering.

2. Structural Risks and Unpredictable Costs

The estimate does not include potential foundation work that may be required due to unforeseen subsurface conditions associated with excavation around the existing foundation and building walls dating back to 1973. This excavation would be required in connection with the reconstruction of the basement ramp. Contractors have identified these as risks that could unpredictably affect the construction timeframe and access to

the offices. The disturbance to the original foundation and walls may require additional construction solutions, creating financial exposure that cannot be reliably established in advance.

3. Reduced Business Activity and Limited Public Demand

At present, the building is experiencing significantly reduced foot traffic and overall business activity. One of the major tenants occupying the second-floor conducts most of its operations remotely and does not depend on in-person public visits. Another tenant primarily serves immigrant communities, which have shown a noticeable decreased in-person activity and overall operational volume.

Importantly, the second floor does not generate regular public walk-in traffic. To date, no individual has requested ADA access to the second floor or basement, and no request for accommodation has been denied.

4. Equivalent Accessible Alternative Already in Place

Access to the first-floor dental office is fully compliant with 521 CMR requirements. As a practical and reasonable alternative to financially unsustainable construction, the building continues its existing Disability Access Accommodation policy of providing first-floor meeting space to tenants when their visitors require accessible accommodation.

This policy ensures that individuals requiring accessible access can receive services without barriers.

In addition, the project implementation will cause significant disruption to business operations, including temporary limitations on building entrance and parking usage during the construction period.

5. Disproportionate Financial Burden

The estimated construction cost represents nearly thirty percent of the building's \$1,024,100 value, even before accounting for possible foundation work and mitigation of other unforeseen conditions. Under current conditions, undertaking the already estimated scope of work would impose a severe and disproportionate financial burden on the property and the small businesses operating within it.

In addition, the financial burden associated with maintaining and operating the building has increased substantially in recent years. Property maintenance expenses, utilities, insurance, and other operational costs have risen significantly, and the cost of financing has also increased due to higher interest rates on the building's mortgage. These factors

further limit the financial capacity of the property to undertake the construction costs associated with the proposed accessibility improvements.

Taken together with the risk of additional structural work and unforeseen subsurface conditions, change orders, the projected cost of more than \$315,000 could increase significantly beyond the current estimate, creating non sustainable financial obligation.

Enclosures for the Board's Review

Enclosed for the Board's review are the following documents:

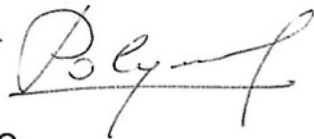
- Affidavits from the building second floor tenants describing their predominantly business on-line services and reduction in foot traffic.
- Building Disability Access Accommodation Policy
- List of building expenses and Guardian Concord Property LLC income statements for 2023 and 2024 (the 2025 statement is currently in preparation)
- The construction estimate
- Architectural and structural drawings prepared for the proposed accessibility improvements

For all of the reasons stated above, I respectfully request that the Board grant permanent relief from the requirements of 521 CMR 25.1, 521 CMR 28.1, and 521 CMR 24.1 referenced in Docket No. V22-103, in place of the temporary relief currently set to expire on August 1, 2027.

Respectfully submitted,

Kathryn Polyakov

Guardian Concord Property LLC



03.12.26



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

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

Docket Number

(Office Use Only)

AMENDED APPLICATION FOR VARIANCE

INSTRUCTIONS:

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

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

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

615 Concord St, Framingham MA 01702

2. What is the docket number of the existing variance V 22 - 103

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

The first floor of the building was remodeled to accommodate a dental office. Accessibility to the first floor was provided through the installation of a wheelchair lift, and the renovated entrance and restroom facilities were upgraded to meet applicable requirements of 521 CMR, reflecting good-faith efforts to comply with accessibility regulations. A building-wide fire alarm system was also installed.

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

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

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

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

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
221677	7/29/22	\$ 758,000.00

(Use additional sheets if necessary.)

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

\$ 315,000.00

7. For existing buildings, state the current actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located:
\$ 1,024,100.00

Is the assessment at 100%? Yes _____

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

8. State the phase of design or construction of the facility as of the date of this application:
Completed architectural and structural drawings for the proposed accessibility improvements to 2nd floor and basement.

Request #1

Section(s) for which you are seeking relief: 25.1, 28.1Are you seeking temporary relief ☐ Yes ☒ No

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

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

I respectfully request permanent relief from the requirement to provide vertical access to the second floor due to financial hardship, and absence of public demand, as described in the attached Request Letter. The first floor has been made fully accessible through the installation of a wheelchair lift and upgrades to the entrance and restroom facilities to meet applicable 521 CMR requirements. An equivalent accessible alternative providing access to the rest of the building is already in place.

Attached:

1. Request letter
2. Affidavits from the building second floor tenants describing their predominantly business on-line services and reduction in foot traffic.
3. Building Disability Access Accommodation Policy
4. List of building expenses and Guardian Concord Property LLC income statements for 2023 and 2024 (the 2025 statement is currently in preparation)
5. The construction estimate
6. Architectural and structural drawings prepared for the proposed accessibility improvements

Types of Attachments for this Request:

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

Request #2

Section(s) for which you are seeking relief: 24.1Are you seeking temporary relief ☐ Yes ☒ No

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

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

I respectfully request permanent relief from the requirement to reconstruct the existing basement ramp due to financial hardship and the risk of disturbing the building's original 1973 foundation during the excavation, as described in the attached Request Letter.

Attached:

1. Request letter
2. Building Disability Access Accommodation Policy
3. List of building expenses and Guardian Concord Property LLC income statements for 2023 and 2024 (the 2025 statement is currently in preparation)
4. The construction estimate
5. Architectural and structural drawings prepared for the proposed accessibility improvements

Types of Attachments for this Request:

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

Request #3

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

Are you seeking temporary relief ☐ Yes ☐ No

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

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

Types of Attachments for this Request:

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

Request #4

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

Are you seeking temporary relief ☐ Yes ☐ No

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

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

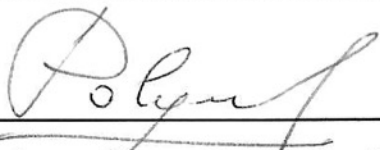
Types of Attachments for this Request:

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

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

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

Date: 03.12.26



Signature of owner or authorized agent (required)

PLEASE PRINT:

Kathryn Polyakov

Name

Guardian Concord Property LLC

Organization (If Applicable)

10 Stirrup Brook Ln

Address

Address 2 (optional)

Northborough

MA

01532

City/Town

State

Zip Code

kathryn@starsmile.com

E-mail

508-981-3171

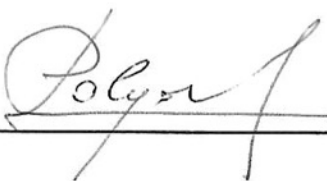
Telephone

SERVICE NOTICE

I, Kathryn Polyakov, as self
(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	Edward F. Clinton 150 Concord Street, Room 203 Framingham, MA 01702 eclinton@framinghamma.gov	email	03.15.26
2 Local Commission on Disability (If Applicable)	David Correia 150 Concord Street Framingham, MA 01702 dcorreia@framinghamma.gov	email	03.15.26
3 Independent Living Center	Mark Dempsey Massachusetts Statewide Independent Living Council 1 Clarks Hill, Suite 200 Framingham, MA 01702 mdempsey@mwil.org	email	03.15.26


Signature

03.15.26
Date

To: Architectural Access Board
Date: August 29, 2025
Re: Docket No. V22-103
Subject: Annual Status Report

Dear Members of the Board,

I am writing to provide the annual status report regarding the temporary variances from the requirements of 521 CMR 25.1 (and 521 CMR 28.1) and 521 CMR 24.1, as granted by the Architectural Access Board until August 1, 2027, and outlined in Docket No. V22-103.

Since the Board's decision, the building's first floor has been remodeled to house a 521 CMR-compliant dental office, including the installation of a lift from the parking area to the first floor.

In 2025, we retained the services of NILSSON + SIDEN ASSOCIATES, Inc., Architects, and Ivan Filev, Consulting, Structural Engineer, LLC, who are now finalizing the architectural design and structural calculations to provide wheelchair access to the remaining levels of the building, including both the second floor and the basement. We will update the Board as soon as their work is complete.

Once finalized, we will begin soliciting bids from building contractors.

In the meantime, we continue to incur significant operating costs associated with essential repairs necessary to maintain building operations.

We will continue to keep the Board informed annually of the project's progress. Should you have any questions or require additional information, please do not hesitate to contact me directly at 508-981-3171 or kathryn@starsmile.com

Regards,
Kathryn Polyakov DMD
manager
Guardian Concord Property LLC
615 Concord St, Framingham MA 01702

Fw: AAB V22-103 (Dental Office, Framingham)

From Joyce, William (DPL) <William.Joyce@mass.gov>

Date Wed 9/3/2025 3:30 PM

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

 1 attachment (16 KB)

2025 AAB annual report.docx;

William Joyce

Executive Director

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

1 Federal Street, 6th Floor

Boston, MA 02118

617-727-0660

[\[www.mass.gov/aab\]](http://www.mass.gov/aab)www.mass.gov/aab

From: Arkady Polyakov <arkady@starsmile.com>

Sent: Wednesday, September 3, 2025 3:19 PM

To: zzSouders, Bradley (DPL) <Bradley.Souders@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>; Kathryn Polyakov <kathryn@starsmile.com>

Subject: RE: AAB V22-103 (Dental Office, Framingham)

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.

Good morning,

Please see the attached 2025 Annual Status Report

Thank you,
Kathryn Polyakov DMD
Guardian Concord Property LLC
615 Concord St
Framingham MA 01702

From: Souders, Bradley (REG) <bradley.souders@state.ma.us>
Sent: Tuesday, August 9, 2022 11:19 AM
To: Dr. Kathryn Polyakov <kathryn@starsmile.com>; Arkady Polyakov <arkady@starsmile.com>
Subject: AAB V22-103 (Dental Office, Framingham)

Good morning,

Please find attached the Notice or Decision 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 have any questions please do not hesitate to get in touch with the Board's staff.

Best,

Bradley Souders (he/him/his)
Office Support Specialist II
[mass.gov/aab]Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1000 Washington Street, Suite 710
Boston, MA 02118
O: 617-826-5256
M: 857-289-5276

From: [Joyce, William \(DPL\)](#)
To: [Griffin, Molly \(DPL\)](#)
Subject: Fw: AAB V22-103 (Dental Office, Framingham)
Date: Tuesday, August 13, 2024 11:46:52 AM
Attachments: [2024 AAB annual report.docx](#)

William Joyce

Executive Director

He/Him/His

Architectural Access Board

Office of Public Safety and Inspections

Division of Occupational Licensure

1000 Washington Street, Suite 710

Boston, MA 02118

617-727-0660

www.mass.gov/aab

From: Arkady Polyakov <arkady@starsmile.com>
Sent: Monday, August 12, 2024 6:10 PM
To: Joyce, William (DPL) <William.Joyce@mass.gov>
Cc: Kathryn Polyakov <kathryn@starsmile.com>
Subject: FW: AAB V22-103 (Dental Office, Framingham)

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

Hello,

Please see the attached 2024 Annual Status Report

Thank you,

Kathryn Polyakov DMD

Guardian Concord Property LLC

615 Concord St

Framingham MA 01702

From: Souders, Bradley (REG) <bradley.souders@state.ma.us>
Sent: Tuesday, August 9, 2022 11:19 AM
To: Dr. Kathryn Polyakov <kathryn@starsmile.com>; Arkady Polyakov <arkady@starsmile.com>
Subject: AAB V22-103 (Dental Office, Framingham)

Good morning,

Please find attached the Notice or Decision 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 have any questions please do not hesitate to get in touch with the Board's staff.

Best,

Bradley Souders (he/him/his)
Office Support Specialist II
[Architectural Access Board](#)
Office of Public Safety and Inspections
Division of Occupational Licensure
1000 Washington Street, Suite 710
Boston, MA 02118
O: 617-826-5256
M: 857-289-5276

To: ARCHITECTURAL ACCESS BOARD

Date: July 30th, 2024

Re: Docket No. V22-103

Subject: Annual Status Report

I am writing to provide you with the annual status report regarding the temporary variances from the requirements of 521 CMR 25.1 (also 521 CMR 28.1) and 521 CMR 24.1, as granted by the Architectural Access Board until August 1, 2027, and outlined in Docket No. V22-103.

Since the date of the Architectural Access Board's decision, the building's first floor has been remodeled to house a 521 CMR compliant dental office, including the addition of a lift from the parking area to the first floor.

We are currently in active discussions with several architecture firms to explore feasible and cost-effective solutions for providing wheelchair access to the remaining levels of the building, including both the second floor and the basement. We are also working to obtain proposals for the architectural project bid.

Meanwhile, we continue to incur significant operating costs associated with essential repairs necessary to maintain building operations.

We will keep the Board informed annually of the project's progress.

Should you have any questions or require further information, please do not hesitate to contact me directly at 508-981-3171 or kathryn@starsmile.com. We look forward to your continued support and collaboration as we strive to achieve our accessibility goals.

Regards,
Kathryn Polyakov DMD
manager
Guardian Concord Property LLC
615 Concord St, Framingham MA 01702

Disability Access Accommodation Policy

Following the renovation of the 1st Floor of the building, which is now a 521 CMR compliant dental office, tenants of 615 Concord St, Framingham, MA 01702 may make use of it should they have any difficulty accessing their spaces on the 2nd Floor or the Basement.

Features of the 1st Floor include:

- two wheelchair accessible meeting spaces
- two wheelchair accessible public bathrooms
- outside lift that provides easy access to the 1st Floor from the parking lot

The above features are available for use by the building's tenants during the following hours:

- Monday to Friday: 9:00 AM – 5:00 PM

To reserve the meeting spaces, we kindly request tenants to make a reservation via email at least 24 hours prior to the meeting time. However, in some cases, immediate availability might be possible, subject to space being unoccupied and not conflicting with dental office operations.

We trust that all tenants will maintain the meeting spaces in a clean and orderly manner. After each use, it is the responsibility of the tenant to ensure that the meeting room is returned to its original condition.

We hope that these accessible meeting spaces will facilitate your business operations and allow you to comfortably meet with clients who face challenges in accessing the 2nd Floor and the Basement. If you have any questions or need further assistance, please do not hesitate to contact the building management.

Thank you for your cooperation in ensuring the inclusivity and accessibility of our premises.

Arkady Polyakov, the Manager
Guardian Concord Property LLC
615 Concord St, Framingham MA 01702
arkady@starsmile.com

To: ARCHITECTURAL ACCESS BOARD

Date: July 31st, 2023

Re: Docket No. V22-103

Subject: Annual Status Report

I am writing to provide you with the annual status report regarding the temporary variances from the requirements of 521 CMR 25.1 (also 521 CMR 28.1), and 521 CMR 24.1 as granted by the Architecture Access Board until August 1, 2027, and outlined in Docket No. V22-103:

Since the date of the Architecture Access Board's decisions, the building's first floor has been remodeled to house a 521 CMR compliant dental office including adding a lift from the parking to the 1st Floor. While the costs of the remodel were significant, and we are incurring incremental operating costs as we transitioned to the remodeled space, we are happy that we have started practicing at the new space.

As this was a year of transition to the space, we believe that we need to build an operating history of income and expense at the new place as well personal savings in order to make the investments to satisfy the temporary variances granted by the Architecture Access Board. As a next step, we plan to reach out to an architect and construction companies in order to engage them in the process of performing necessary studies as outlined in the Docket referenced above and plan to provide any updates in our next status report to the Architecture Access Board. Our aim is to provide a reliable and efficient access system to the building that caters to the needs of all building occupants and visitors, including those with disabilities. Additionally, we will ensure that all work carried out adheres strictly to the 521 CMR and follows the necessary safety guidelines.

We have prepared an Accommodation Policy (attached) as requested by the Architecture Access Board and remain committed to ensuring that our current building access does not negatively affect the accessibility needs of those requiring such accommodation.

Should you have any questions or require further information, please do not hesitate to contact me directly at 508-981-3171 or kathryn@starsmile.com. We look forward to your continued support and collaboration as we strive to achieve our accessibility goals.

Regards,
Kathryn Polyakov DMD
manager
Guardian Concord Property LLC
615 Concord St, Framingham MA 01702

Souders, Bradley (DPL)

From: Arkady Polyakov <arkady@starsmile.com>
Sent: Monday, August 14, 2023 9:26 AM
To: Souders, Bradley (DPL); Kathryn Polyakov
Subject: RE: AAB V22-103 (Dental Office, Framingham)
Attachments: 2023 AAB annual report.docx; Access Accommodation Policy.docx

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.

Good morning,

Please see the attached documents

- 2023 Annual Status Report
- Access Accommodation Policy

Thank you,
Kathryn Polyakov DMD
Guardian Concord Property LLC
615 Concord St
Framingham MA 01702

From: Souders, Bradley (REG) <bradley.souders@state.ma.us>
Sent: Tuesday, August 9, 2022 11:19 AM
To: Dr. Kathryn Polyakov <kathryn@starsmile.com>; Arkady Polyakov <arkady@starsmile.com>
Subject: AAB V22-103 (Dental Office, Framingham)

Good morning,

Please find attached the Notice or Decision 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 have any questions please do not hesitate to get in touch with the Board's staff.

Best,

Bradley Souders (he/him/his)
Office Support Specialist II
[Architectural Access Board](#)
Office of Public Safety and Inspections
Division of Occupational Licensure
1000 Washington Street, Suite 710
Boston, MA 02118

O: 617-826-5256

M: 857-289-5276

Souders, Bradley (DPL)

From: Souders, Bradley (DPL)
Sent: Tuesday, August 9, 2022 11:19 AM
To: 'kathryn@starsmile.com'
Subject: AAB V22-103 (Dental Office, Framingham)
Attachments: AAB V22-103 (Dental Office, Framingham).pdf

Good morning,

Please find attached the Notice or Decision 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 have any questions please do not hesitate to get in touch with the Board's staff.

Best,

Bradley Souders (he/him/his)
Office Support Specialist II
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Office of Public Safety and Inspections
Division of Occupational Licensure
1000 Washington Street, Suite 710
Boston, MA 02118
O: 617-826-5256
M: 857-289-5276

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

ARCHITECTURAL ACCESS BOARD
Docket No. V22-103

In re)
)
Dental Office)
615 Concord Street)
Framingham)
)
)

BOARD DECISION

Procedural History

This matter is before the Architectural Access Board (“AAB” or “Board”) based on an Application for Variance, submitted on June 8, 2022, pursuant to 521 CMR 4.00, by Kathryn Polyakov, DMD, authorized representative of Guardian Concord Property LLC (the “Petitioner”). The initial application sought several variances from the requirements of 521 CMR 25.1 (Entrances).

On June 23, 2022, the Board received correspondence from the Framingham Building Department (“FBD”), noting its support of the proposed timeline in the Petitioner’s variance request as well as the permanent relief sought for the building’s west side entrance. On June 24, 2022, the Framingham Disability Commission also noted its support for the requests. The Board initially reviewed the matter at its regularly scheduled meeting on June 27, 2022, at which time it voted to schedule a hearing (including for an inferred request for a variance from 521 CMR 28.1). The written Notice of Action was issued on June 28, 2022. Thereafter, on July 18, 2022, the Petitioner submitted additional information along with an Amended Application for Variance. This amended application sought variances from the following sections of 521 CMR: 24.1 (Ramps); 25.1 (Entrances); 28.1 (Vertical Access); and 30.7 (Water Closets).

The hearing was held on July 25, 2022, in accordance with G.L. c. 30A, §§ 10 and 11; 801 CMR 1.02 *et seq.*; and 521 CMR 4.00.¹ All interested parties were provided with an opportunity to testify and present evidence to the Board. Ms. Polyakov appeared on the Petitioner’s behalf as did Wayne J. Jacques, AIA. The witnesses were sworn in by the Board’s presiding officer. The instant decision now memorializes the determinations made at that time.

Applicable Laws & Regulations

Pursuant to 521 CMR 3.3.2, “[i]f the work performed, including the exempted work, amounts to 30% or more of the *full and fair cash value* (see **521 CMR 5[1]**) of the *building* the entire *building* is required to comply with 521 CMR.”

¹ Pursuant to An Act Relative to Extending Certain State of Emergency Accommodations, the hearing was held online via the Microsoft Teams platform.

521 CMR 24.1 requires that “Any part of an *accessible route* with a slope greater than 1:20 (5%) shall be considered a *ramp* and shall comply with the requirements of 521 CMR 24.00.”

Per 521 CMR 25.1, “[a]ll public *entrance(s)* of a *building* or tenancy in a *building* shall be *accessible*. Public *entrances* are any *entrances* that are not solely service *entrances*, loading *entrances*, or *entrances* restricted to employee use only.”

Pursuant 521 CMR 28.1, “[i]n all multi-story *buildings* and *facilities*, each level including *mezzanines*, shall be served by a passenger elevator. If more than one elevator is provided, each passenger elevator shall comply with 521 CMR 28. *Accessible* elevators shall be on an *accessible route* and located within the *space* with which it is intended to serve.” Additionally, elevators are not required per the following exception: “*Multiple dwellings* where all *accessible* rooms and all public use and *common use* spaces are on the *accessible level*.” 521 CMR 28.1f.

521 CMR 30.7 lists the particular requirements for water closets, including: (1) clear floor space (30.7.1); (2) location (30.7.2); (3) height (30.7.3); (4) seats (30.7.4); and (5) flush controls (30.7.5); (6) toilet paper dispensers (30.7.6). In particular, 521 CMR 30.7.5 states that “Flush controls shall be hand operated or automatic and shall comply with **521 CMR 39.5, Operation**. Controls for flush valves shall be mounted on the wide side of water closet no more than 44 inches (44” = 1120mm) above the floor.”

Exhibits

The following documentation was entered into evidence:

- Exhibit 1: Board Packet AAB 1-31, including the Application for Variance, Amended Application for Variance, all correspondence, and plans.
- Exhibit 2: Additional floor plan (SK-2 Accessibility Clearances), introduced and admitted at the hearing.

Factual Findings

The following findings of fact and conclusions of law are supported by substantial evidence, based on the credited testimony of the witnesses, documents admitted into evidence and AAB records. G.L. c. 30A, § 11(2), § 14(7).

- 1) The building, constructed in 1973, includes two above-grade floors and a basement. Exhibit #1, AAB 20, 21.
- 2) The building includes six commercial units and six half-baths. AAB 20.
- 3) The facility’s total area is 11,520 ft² with 3,840 ft² per floor. AAB 21.
- 4) The existing ramp to the basement has a slope of 1:6. AAB 10.
- 5) Access to and between the above-grade building levels is via stairs. AAB 29.
- 6) The total anticipated construction costs are \$757,365. AAB 4, 22, 28.
- 7) The building’s assessed value is \$856,700. AAB 4, 22.

Discussion

The Board's jurisdiction is established pursuant to 521 CMR 3.3.2 which requires that, "[i]f the work performed, including the exempted work, amounts to 30% or more of the *full and fair cash value* (see **521 CMR 5[1]**) of the *building* the entire *building* is required to comply with 521 CMR." The proposed project is estimated to cost a total of \$757,365. The full and fair cash value of the building is \$856,700. Based on these factors, the total amount proposed to be spent is more than 30% ($\$856,700 \times 0.3 = \$257,010$) of the full and fair cash value of the building; therefore, full compliance with all applicable sections of 521 CMR is required. The Petitioner concedes the Board's jurisdiction.

However, pursuant to 521 CMR 4.1, an "owner or an owner's representative or tenant who thinks that full compliance with 521 CMR is *impracticable* may apply to the *Board* for a *variance* from 521 CMR." Impracticability is defined to mean either that compliance with 521 CMR "would be technologically unfeasible" or that it would "result in excessive and unreasonable costs without any substantial benefit to persons with disabilities." 521 CMR 5.00.

The current project consists of remodeling the building's first floor to house a dental office. While the Petitioner intends to ensure improved access to and within the building, certain variances are sought. These include both permanent and time variances as discussed below, on the basis of impracticability due to excessive cost without any substantial benefit to persons with disabilities.

While certain immediate measures to improve compliance are planned (including adding an accessible parking space and lift at the west entrance), the Petitioner states that the additional cost of bringing the whole building into full compliance is estimated at \$200K. This will include constructing an external elevator shaft and remodeling four bathrooms. Dr. Polyakov asserts that she does not currently have the extra funds for these expenditures. In particular, revising the construction plans would result in significant delays to begin the project which is untenable since her existing lease is set to expire at the end of September 2022. Failure to move into the new office by then would result in her inability to continue treating patients and would effectively damage the business and income stream. In turn, this will make immediate compliance financially impossible.

The Petitioner believes that the proposed delay in terms of compliance for the rest of the building will not negatively impact disability access with respect to the existing tenants: each of them has been renting in this facility for at least five years and, to the best of her knowledge, none has had any issues associated with building access. Accordingly, the Petitioner seeks certain variances for the duration of these tenants' lease terms with an accommodation to provide accessible space on the first floor as needed and when requested. Dr. Polyakov asserts that she will revisit the issue of access at the end of these lease terms. In the meantime, the Petitioner will perform all necessary studies to provide compliant vertical access to the second floor. Further, Dr. Polyakov states that she will rebuild her savings from the dental practice to ultimately make all necessary expenditures to bring the facility into full compliance.

Requests #1 and #2 – 521 CMR 25.1 (Entrances)²

² 521 CMR 28.1 (Vertical Access) is also implicated in this request.

The Petitioner seeks permanent relief for the front building entrance; a compliant west-side entrance is proposed by installation of a wheelchair lift near the parking lot. The Petitioner contends that the architectural drawing demonstrates that an optional accessible ramp to the building from Concord Street is impractical. Moreover, while not required, an accessible parking space will be provided in the parking area.

The Petitioner seeks time to comply with the code with respect to the entrance at which the lift will be installed. By reversing swing of the entrance door there, the Petitioner will be able to meet the required door swing clearance at the lift; further, the building code will allow this because there are fewer than 49 persons housed on that level.

The Petitioner also seeks temporary relief from providing immediate vertical access to the second floor and bathrooms due to financial hardship and limitations caused by the fact that there are existing tenants in the building. As noted above, the proposed cost of remodeling the first floor is \$757,365 which will be financed by Dr. Polyakov's personal savings.

Request #3 – 521 CMR 24.1 (Ramps)

The Petitioner requests three years to complete a study and two additional years to reconstruct the existing noncompliant concrete basement ramp to provide compliant access to the basement. Per Mr. Jacques, "the existing ramp is too steep. An AAC/ADA ramp needs to be 1:12 maximum and the existing one is 1:6."

Request #4 – 521 CMR 30.7 (Water Closets)

Finally, the Petitioner requests a variance for the pertinent bathroom since it does not conform to the requirements of 521 CMR 30.7.1. But, according to Mr. Jacques, "the room is very usable and meets all of the clearances." In addition, the architect suggests reversing the door swing to improve maneuverability.

Analysis

The Board has now reviewed and considered the evidence, including the submitted documentation and the witnesses' testimony. It notes, in particular, that the FBD supports the proposed timed relief as well as the permanent relief requested for the west side entrance. In that regard, the FBD concludes that the project will provide a fully accessible first floor, including an accessible meeting space for the use of the tenants on the inaccessible floors. Further, it notes that access to the first floor will be just off the parking lot at the rear of the building. The FBD also supports the provision of time to complete a study on the building. During the permitting process, it noted that it determined that the underground utilities come into the building through the south and west walls. This limits the placement of vertical access at the west side entrance. Furthermore, multiple existing tenants are financially supporting the building's upkeep; any immediate access to the basement or second floor would require breaking those leases. The Board also notes that the Framingham Disability Commission supports the variance requests.

With respect to the Petitioner's request for variances from the requirements of 521 CMR 25.1, the Board now finds that the evidence is sufficiently substantial to warrant the variances, with conditions (respecting the temporary variance) as indicated below.

Regarding the application for relief from the requirements of 521 CMR 24.1, the evidence is deemed sufficient to establish such impracticability as to justify additional time, as requested, to ensure compliance and accessibility to the basement. Finally, with respect to the requirements of 521 CMR 30.7, the evidence supports the requested relief, as noted in the order below.

Conclusion and Order

In light of all of the foregoing, the Board votes as follows:

- to **GRANT** a temporary variance from the requirements of 521 CMR 25.1³ until **August 1, 2027**, on the **CONDITIONS** that the Petitioner: (1) submits annual status report to the Board, beginning July 1, 2023; and (2) submits an accommodation policy for the Board's review and approval.
- to **GRANT** a variance from the requirements of 521 CMR 25.1 with respect to the main entrance, as proposed.
- to **GRANT** a temporary variance from the requirements of 521 CMR 24.1 until **August 1, 2027**, with respect to the ramp leading to the basement on the **CONDITION** that the Petitioner submits annual status report to the Board, beginning July 1, 2023.
- to **GRANT** relief from the requirements of 521 CMR 30.7, as proposed.
- these variances and findings apply only to and for the Petitioner herein and not to or for any subsequent owners, lessees, grantees, heirs or successors in interest. At its discretion, the Board may reopen and revisit this matter upon any change in ownership or any substantial changes to the use of the facility.

A true copy attest, dated: August 8, 2022

ARCHITECTURAL ACCESS BOARD

By:

Dawn Guarriello, Chair (Not Present)

Raymond Glazier
Raymond Glazier, Executive Office of Elder
Affairs Designee

Ana Julian
Ana Julian, Member

Patricia Mendez
Patricia Mendez, Vice Chair

Jeffrey P. Dougan
Jeffrey Dougan, Massachusetts Office on
Disability Designee

Elizabeth L. Myska
Elizabeth Myska, Member

³ Also, 521 CMR 28.1. See FN #2, *supra*.



David Johnson, Member

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

This constitutes an order of the Architectural Access Board. In accordance with G.L. c. 30A, §14 and G.L. c. 22, §13A, any person aggrieved by this decision may appeal to the Superior Court of the Commonwealth of Massachusetts within thirty (30) days of receipt of it.

Name	Dental Office	Docket #	V 22 - 103
Address	615 Concord Street	Docket #	C -
City	Framingham	Hearing	7/25/2022
Bldg Type	Health Inst.	Time of hearing	2:00 PM
Complaint's Name	Plans on file?		
Complaint ?	Variance ?	Request for continuance?	
Jurisdiction:	3.3.2	If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR.	
Building Permits:	220921 (5/10/22) - \$19,412 \$757,365 anticipated construction costs		
Assessed Value:	\$856,700		

Variances to be addressed:

25.1

On June 8, 2022, the Board received an Application for Variance for the above referenced address (see AAB 18-31)

On June 23, 2022, the Board received comments from the Framingham Building Department (see AAB 17)

On June 24, 2022, the Board received comments from the Framingham Disability Commission (see AAB 16)

At the June 27, 2022 meeting, the Board voted to Schedule a hearing for this case. Notice was sent to all parties (see AAB 11-15)

On July 18, 2022, the Board received comments from the Petitioner about the requests (see AAB 9 -10)

On July 19, 2022, the Board received an Amended Application for Variance (see AAB 2-8)

	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)
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AMENDED APPLICATION FOR VARIANCE

INSTRUCTIONS:

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

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

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

615 Concord Street, Framingham MA 01702

2. What is the docket number of the existing variance V22_103

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

No new work was/to be performed since the original application.

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

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

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

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

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

none		

(Use additional sheets if necessary.)

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

\$ 757,365.00

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

\$ 856,700.00

Is the assessment at 100%? yes

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

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

The design has been completed, waiting for a permit to start the construction

9.

Request #1 Section(s) for which you are seeking relief: <u>25.1</u> Are you seeking temporary relief ☒ Yes ☐ No If yes, when do you propose to be in compliance by: <u>07/25/2027</u> Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of): Please read the attached Request#1 letter. Attached: - Additional Cost Estimate - 1st floor site plan	Types of Attachments for this Request: ☒ Floor/Site Plans, ☐ Cost Estimates, ☐ Photographs, ☐ Test Drawings, ☒ Other(s): <u>Request#1 letter</u>
---	--

Request #2 Section(s) for which you are seeking relief: <u>25.1</u> Are you seeking temporary relief ☐ Yes ☒ No If yes, when do you propose to be in compliance by: _____ Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of): I am requesting a permanent relief for the front building entrance as it will be a duplication to the proposed 521 CMR compliant entrance that will be provided by installation of a wheelchair lift (from the ground to the 1st floor) at the parking side of the building. The architectural drawing shows that an optional accessible ramp to the building from Concord St. appears unpractical. Please see attached first floor plan that shows the wheelchair lift (1st floor site plan) and the architectural test drawing for the ramp (Optional Accessible Ramp)	Types of Attachments for this Request: ☒ Floor/Site Plans, ☐ Cost Estimates, ☐ Photographs, ☒ Test Drawings, ☐ Other(s): _____
---	--

Request #3Section(s) for which you are seeking relief: 24.1Are you seeking temporary relief ☒ Yes ☐ NoIf yes, when do you propose to be in compliance by: 7/25/2027

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):

I am requesting a temporary (3 years) variance to complete a study and 2 years for a re-construction of the existing non-compliant concrete basement ramp to provide 521 CMR compliant access to the basement. Per the project architect, "the existing ramp is too steep. An AAC/ADA ramp needs to be 1:12 maximum and the existing one is 1:6". The location of the ramp is shown on 1st floor site plan.

Types of Attachments for this Request:

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

Request #4Section(s) for which you are seeking relief: 30.7Are you seeking temporary relief ☐ Yes ☒ No

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

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

I am requesting a variance for the bathroom since it does not conform to the perfect 6'-0" x 7'-9" room per code. But, according to the project architect, "the room is very usable and meets all of the clearances". In addition, the architect suggested to make the door swing out.

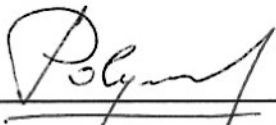
Types of Attachments for this Request:

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

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

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

Date: 7/19/22



Signature of owner or authorized agent (required)

PLEASE PRINT:

Kathryn Polyakov

Name

Guardian Concord Property LLC

Organization (If Applicable)

10 Stirrup Brook Ln

Address

Address 2 (optional)

Northborough

MA

01532

City/Town

State

Zip Code

kathryn@starsmile.com

E-mail

508-981-3171

Telephone

SERVICE NOTICE

I, Kathryn Polyakov, as self
(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	Fred Bray fbray@framinghamma.gov 150 Concord Street, Room 203 Framingham MA	email	7/19/2022
2 Local Commission on Disability (If Applicable)	Mark Dempsey med@framinghamma.gov 150 Concord St, Framingham MA	email	7/19/2022
3 Independent Living Center	David Correia dcorreia@mwcl.org 280 Irving Street Framingham, MA	email	7/19/2022



Signature

7/19/22
Date

Souders, Bradley (DPL)

From: Souders, Bradley (DPL)
Sent: Monday, July 18, 2022 1:32 PM
To: 'kathryn@starsmile.com'
Subject: Dental Office, 615 Concord Street, Framingham (V22-103) - Notice of Hearing
Attachments: Dental Office, 615 Concord Street, Framingham (V22-103) - Notice of Hearing.pdf

Good afternoon,

Attached please find the Notice of Hearing for the above referenced case. This hearing will now take place remotely on [Microsoft Teams](#). Your hearing date and time has not changed . The remote meeting information can be found below. Please let me know if you have any questions.

[Click here to join the meeting](#)

Or call in (audio only)

[+1 857-327-9245,,514340770#](#) United States, Boston

Phone Conference ID: 514 340 770#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Best,

Bradley Souders (he/him/his)
Office Support Specialist II
[Architectural Access Board](#)
Office of Public Safety and Inspections
Division of Occupational Licensure
1000 Washington Street, Suite 710
Boston, MA 02118
O: 617-826-5256
M: 857-289-5276

Souders, Bradley (DPL)

From: Dr. Kathryn Polyakov <kathryn@starsmile.com>

Sent: Monday, July 18, 2022 6:34 AM

To: Souders, Bradley (DPL) <Bradley.Souders@mass.gov>

Subject: Re: Dental Office, 615 Concord Street, Framingham (V22-103) - Notice of Hearing

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 Bradley,

Thank you for your response and clarifications. My project architect Wayne Jacques communicated to me that he reached out to Director Joyce. He has addressed the issues that were raised. I copied the architect's answers below in red and would like to know if we need to submit them in any particular way.

Additionally, we have updated my Application for Variance requesting 5 years delay to get in compliance instead of the original 9. Also, I have updated my request re the existing basement ramp to show how it is non-compliant. What would be the correct way to submit all the below information to AAB?

Issue #1: Lift Entrance . I new sketch is attached below.

IF WE REVERSE THE ENTRANCE DOOR TO AN INSWING DOOR, THIS WILL MEET THE DOOR SWING CLEARANCE AT THE LIFT. THE BUILDING CODE WILL ALLOW THIS BECAUSE THERE ARE LESS THAN 49 PERSONS ON THAT LEVEL

Issue #2: Bathroom is not ADA compliant

THIS SHOULD NOT BE A PROBLEM. IT IS TECHNICAL SINCE IT DOES NOT CONFORM TO THE PERFECT 6'-0" X 7'-9" ROOM PER CODE. BUT THE ROOM IS VERY USEABLE AND MEETS ALL OF THE CLEARANCES, THE BOARD MAY WISH THAT THE DOORS OPEN OUT AS I HAD DRAWN ORIGINALLY.

Issue #3: Rear / Basement Ramp

Variance request is incomplete

THE EXISTING RAMP IS TOO STEEP AND AAC/ADA RAMP NEEDS TO BE 1:12 MAXIMUM AND THE EXISTING IS 1:6 (2X STEEPER THAN REQUIRED). IF THE RAMP WAS REBUILT TO COMPLY, THAT WOULD BE A COST THAT THE BUILDER COULD ESTIMATE

Thank you,

Kathryn Polyakov DMD
508-981-3171

Name	Dental Office	Docket #	V 22 - 103
Address	615 Concord Street	Docket #	C -
City	Framingham	Hearing	7/25/2022
Bldg Type	Health Inst.	Time of hearing	2:00 PM
Complaint's Name	Plans on file?		
Complaint ?	Variance ?	Request for continuance?	
Jurisdiction:	3.3.2	If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR.	
Building Permits:	220921 (5/10/22) - \$19,412 \$757,365 anticipated construction costs		
Assessed Value:	\$856,700		

Variances to be addressed:

25.1

On June 8, 2022, the Board received an Application for Variance for the above referenced address (see AAB 7-20)

On June 23, 2022, the Board received comments from the Framingham Building Department (see AAB 6)

On June 24, 2022, the Board received comments from the Framingham Disability Commission (see AAB 5)

At the June 27, 2022 meeting, the Board voted to Schedule a hearing for this case. Notice was sent to all parties (see AAB 2-4)

Souders, Bradley (DPL)

From: sgoldsteinma@gmail.com
Sent: Friday, June 24, 2022 10:23 AM
To: Joyce, William (DPL); Souders, Bradley (DPL); Lesser, Marc (DPL); 'David Corriea'; Mark E. Dempsey
Cc: Sheryl Goldstein
Subject: Variance

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.

To Whom It May Concern:

On June 22, 2022 the Framingham Disability Commission voted in favor 6-0-0 of supporting variance # V22-103 which is a dental office located at 615 Concord Street in Framingham. Additionally, the commission voted to support the time it takes to do a study on the building.

Please feel free to contact me if you have any questions.

Respectfully,

Sheryl Goldstein

Sheryl L. Goldstein
Chair
Framingham Disability Commission
sgoldsteinma@gmail.com
508-733-9903

Souders, Bradley (DPL)

From: Mark E. Dempsey <med@framinghamma.gov>
Sent: Thursday, June 23, 2022 9:28 AM
To: Joyce, William (DPL); Souders, Bradley (DPL); Lesser, Marc (DPL)
Cc: Sheryl Goldstein (sgoldsteinma@gmail.com); David Corriea (dcorreia@mwcil.org)
Subject: Dental Office, 615 Concord Street, Framingham (V22-103)

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.

Morning AAB Staff,

The Framingham Building Department has had numerous discussions with the owner / petitioner of the variance. We are in support of the proposed timeline in the variance request as well as the permanent relief for the West side entrance. The owner is relocating a dental practice that has served in Framingham for many years and was accessible at the old location. The build out will provide access into a building that was built in the early 1970's and is not accessible at any level. This project will provide a fully accessible 1st floor and provide an accessible meeting space on the 1st floor for the tenants on the inaccessible floors. The planned access to the 1st floor will be just off the parking lot at the rear of the building.

We also support the time to do a study on the building. During the permitting process we have determined that the underground utilities come into the building thru the South (Gorman Road) and West (Concord Street) walls. This limits the placement of vertical access at the West side (Concord Street) entrance. More will be discovered in the buildout of the 1st floor.

The owner has multiple tenants in the building that are financially supporting the building. These tenants are in existing lease agreements that are five (5) years in length with an option to extend for an additional five (5) years. Any access to the basement or 2nd floor will require new leases with the existing or new tenants as the square footage of the spaces will change.

Mark E. Dempsey

One Framingham - Focused on the Future

Please be advised that the Massachusetts Secretary of State considers e-mail to be a public record, and therefore subject to public access under the Massachusetts Public Records Law, M.G.L. c. 66 § 10.

Souders, Bradley (DPL)

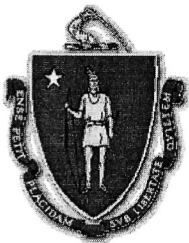
From: Arkady Polyakov <arkady@starsmile.com>
Sent: Wednesday, June 8, 2022 9:45 PM
To: Joyce, William (DPL); Souders, Bradley (DPL)
Subject: Variance Application - 615 Concord Street, Framingham
Attachments: Variance-615 Concord St Framingham.pdf

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

Hello,

Please accept my Variance Application for 615 Concord St in Framingham.
The \$50 filing fee check was sent via mail

Thank you,
Kathryn Polyakov DMD



**Commonwealth of Massachusetts
Division of Professional 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 & bradley.souders@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:

615 Concord Street, Framingham MA 01702

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

Kathryn Polyakov
Guardian Concord Property LLC
10 Stirrup Brook Ln, Northborough MA 01532

E-mail: kathryn@starsmile.com

Telephone: 508-981-3171

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

2 floor building with a basement. The facility is classified as GEN-OFFICE with 6 units, 6 total half baths.

4. Total square footage of the building/facility: 11,520

Per floor: 3,840

a. Total square footage of tenant space (if applicable): 11,000

5. What was the original year of construction for the building/facility: 1973 ?

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):

Remodeling the 1st floor to build up a dental office on the 1st floor to relocate my existing dental practice. Proposed plan includes changes to make an access to the 1st floor 521 CMR complaint.

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>
220921	5/10/22	\$ 19,412.00

(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:

\$ 757,365.00

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

If yes, state the date it was issued: 1973

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: \$ 856,700.00

Is the assessment at 100%? ☒ Yes ☐ No

If not, what is the town's current assessment ratio? 0%

15. State the phase of design or construction of the facility as of the date of this application:
The design has been completed, waiting for a permit to start the constr.

Request #1

Section(s) for which you are seeking relief: 25.1Are you seeking temporary relief ☒ Yes ☐ NoIf yes, when do you propose to be in compliance by: 7/1/31 ?

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

Please read the attached Request#1 letter.

Attached: - Additional Cost Estimate

- 1st floor site plan

Types of Attachments for this Request:

- ☒ Floor/Site Plans, ☒ Cost Estimates,
☐ Photographs, ☐ Test Drawings,
☒ Other(s): Request#1 letter

Request #2

Section(s) for which you are seeking relief: 25.1Are you seeking temporary relief ☐ Yes ☒ No

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

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

I am requesting a permanent relief for the front building entrance as it will be a duplication to the proposed 521 CMR compliant entrance that will be provided by installation of a wheelchair lift (from the ground to the 1st floor) at the parking side of the building.

The architectural drawing shows that an optional accessible ramp to the building from Concord St. appears unpractical.

Please see attached first floor plan that shows the wheelchair lift (1st floor site plan) and the architectural test drawing for the ramp (Optional Accessible Ramp)

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: 25.1

Are you seeking temporary relief ☒ Yes ☐ No

If yes, when do you propose to be in compliance by: 7/1/31?

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):

I am requesting a temporary (3 years) variance to complete a study and 6 years for a re-construction of the existing non-compliant concrete ramp to provide 521 CMR access to the basement. The location of the ramp is shown on 1st floor site plan.

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

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

Types of Attachments for this Request:

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

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

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:

Wayne J. Jacques, AIA
43 Fieldstone Circle, Middleboro, MA 02346

E-mail: jacquesco@comcast.net

Telephone: 508-320-3850

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

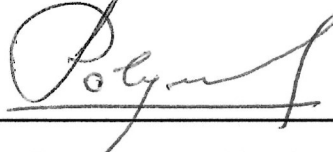
Jim Murphy
Framingham City Hall
150 Concord Street-Rm. 203
Framingham, MA 01702

E-mail: jdm@framinghamma.gov

Telephone: 508-532-6178

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

Date: 6/8/22



Signature of owner or authorized agent (required)

PLEASE PRINT:

Kathryn Polyakov

Name

Guardian Concord Property LLC

Organization (If Applicable)

10 Stirrup Brook Ln

Address

Address 2 (optional)

Northborough

MA

01532

City/Town

State

Zip Code

kathryn@starsmile.com

E-mail

508-981-3171

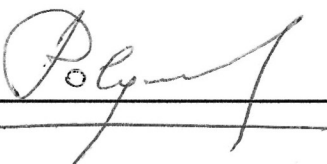
Telephone

SERVICE NOTICE

I, Kathryn Polyakov, as self
(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	Fred Bray fbray@framinghamma.gov 150 Concord Street, Room 203 Framingham MA	email	6/8/22
2 Local Commission on Disability (If Applicable)	Mark Dempsey med@framinghamma.gov 150 Concord St, Framingham MA	email	6/8/22
3 Independent Living Center	David Correia dcorreia@mwcil.org 280 Irving Street Framingham, MA	email	6/8/22


Signature

6/8/2022

Date

Request #1

I am respectfully requesting a temporary relief of vertical access to the 2nd floor and bathrooms due to financial hardship and tenant space limitation.

The proposed cost of remodeling of the 1st floor to transform it into a 521 CMR compliant dental office is \$757,365 which will be financed by the personal savings that I have accumulated from years of work as a local dentist that currently employs 3 people, including myself.

The additional cost of bringing the whole building into compliance with 521 CMR is estimated to be \$200,000 (please see attached Wellen Construction estimate). This will include building an external elevator shaft and remodeling 4 bathrooms. I currently do not have the extra funds for these expenditures.

Re-working the construction plans would result in significant delays to beginning the project, which I cannot afford since the existing lease for my dental practice is set to expire at the end of September 2022. Failure to move into the new office at this date would result in my inability to continue treating patients and would effectively destroy my business and income stream. In turn, this will make immediate 521 CMR compliance financially impossible.

I believe that the proposed delay in terms of compliance for the rest of the building is not going to negatively affect the disability access situation for existing tenants. Each of them has been renting in this facility for at least 5 years. To the best of my knowledge, none have had any issues associated with the building access.

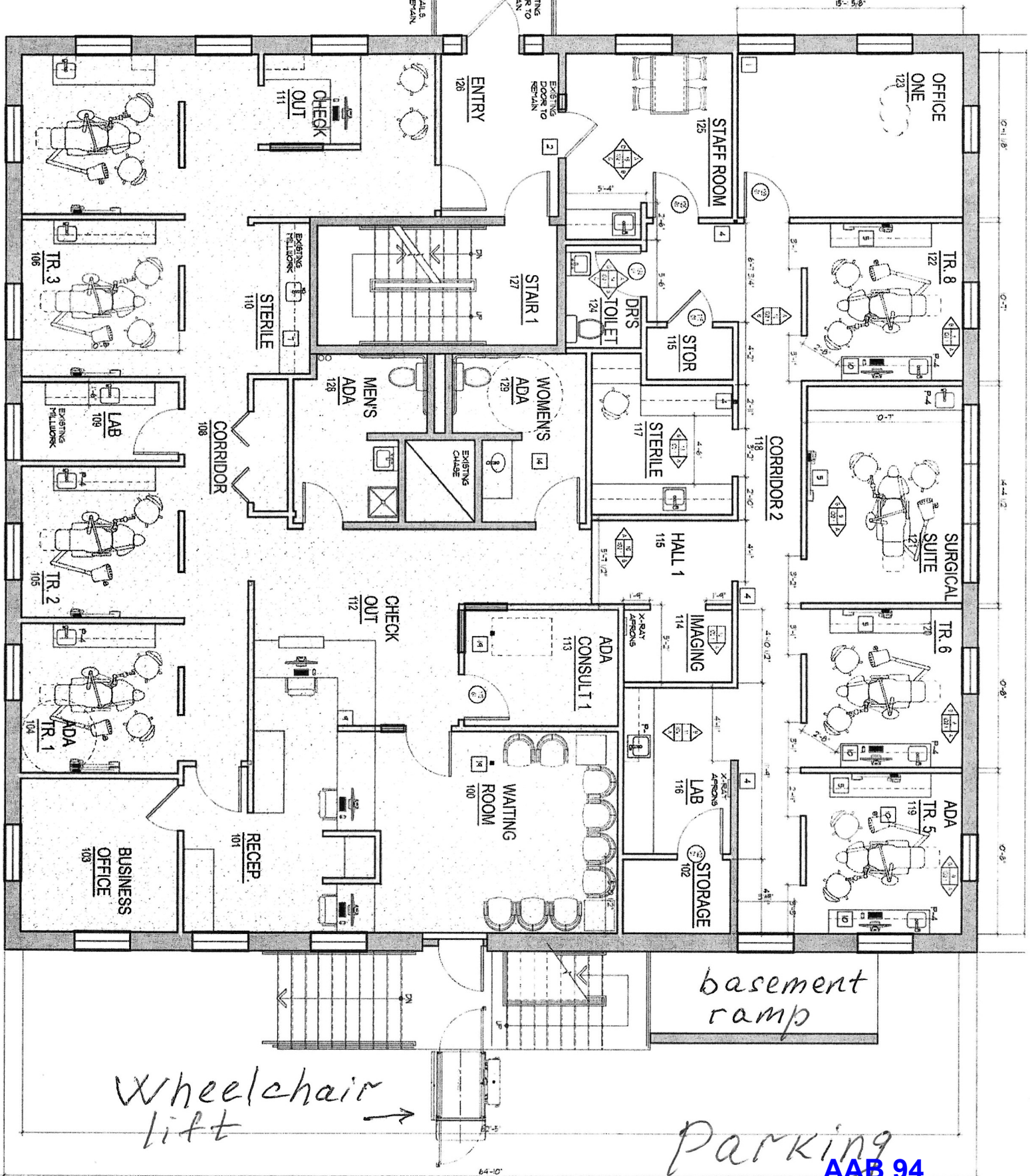
The variance is requested for the duration of these tenants' lease terms with an accommodation to provide accessible space on the 1st floor if needed and when requested. After the tenants change the access issue will be revisited.

Therefore, having to immediately bring the vertical access to the 2nd floor and bathrooms into 521 CMR compliance would result in excessive and unreasonable costs and hardship to me without any substantial benefit to individuals with disabilities.

In meantime, I am going to perform all necessary studies to provide 521 CMR compliant vertical access to the 2nd floor and rebuild my savings from my dental practice to make all the necessary expenditures to bring it in full compliance with 521 CMR.

1st floor plan

Concord St.
front entrance



Wheelchair
lift →

basement
ramp

Parking

AAB 94

Additional Cost Estimate

Arkady Polyakov

From: Leif Vonderheyde <lvonderheyde@wellenconstruction.com>
Sent: Wednesday, May 25, 2022 1:13 PM
To: Dr. Kathryn Polyakov; Arkady Polyakov
Cc: Bryan O'Sullivan; Kraig Arsenault
Subject: Preliminary pricing for the ADA work

Hi Dr. Polyakov,

Here are some rough costs below associated with making the entire building ADA compliant. This includes the elevator and bathrooms on both the basement and second floor.

Elevator- The cost to build an external elevator shaft with access on both first and second floor. Approximately \$150,000.

Bathrooms- Two second floor bathrooms and two basement bathrooms converted to ADA accessible restrooms. Approximately \$50,000 (\$12,500/bathroom.)

These are obviously very rough prices and just give an order of magnitude for the work. To refine pricing we will need to go ahead and get this drawn on plans and sent to trades.

Best,
Leif



Leif von der Heyde
Business Development Manager Commercial Division
Cell 774-445-0723
Tel 508-460-9508
lvonderheyde@wellenconstruction.com
www.wellencommercial.com





- GENERAL NOTES:**

THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN ADVISED OF ANY OTHER PERSONS WHOSE NAMES SHOULD BE ADDED TO THIS LIST.

SIGNED: _____

DATE: _____

PRINT NAME: _____

43 Fieldstone Circle
Middleboro, MA 02346
Phone: 508-320-3850

REFERENCE DRAWING

SK-1