

# ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	<b>Fields Corner CDC</b>	Docket #	V 25 - 176
Address	<b>Multiple Streets</b>	Docket #	C -
City	<b>Dorchester</b>	Hearing	2/23/2026
Bldg Type		Time of hearing	<b>1:00 PM</b>
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:	140323-E1680206 \$2,000	446503-PL1748949 \$12,000	
Assessed Value:	563926-SF1561099 \$16,850	Anticipated construction cost: \$13,186,500	
	365980-G1748947 \$6,000		



Variations to be addressed:

10.1, 10.2, 20.0, 10.3, 23, 10.4, 26, 10.8, 25.1, 27.3, 27.4, 28.1, 39, 44, 9.4.2,

On September 18, 2025, the Board received an application for variance for the above referenced address and at the October 20, 2025 meeting, the Board voted to Schedule for requests 1-10, 33-41, and 52-61. They also Found that no variance is required for requests 11-32 and 42-51. Notice was sent to all parties. (See AAB 2-67)

On January 27, 2026 the Board received an amended application for variance. (See AAB 68-166)

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**Variance Amendment - V25 176**

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**From** Moriah Gavrish <moriah@joysquared.design>

**Date** Tue 1/27/2026 4:55 PM

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

**Cc** Neal Mongold <neal@joysquared.design>; Trea LaRaia <trea@joysquared.design>; Natalie Gabrielle <natalie@joysquared.design>; Claudia Paraschiv <claudia@joysquared.design>

 1 attachment (6 MB)

2026-01-27\_AMENDED MAAB Variance Application-Fields Corner CDC-Dorchester.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.

Dear William and Molly,

Please find our amended MAAB variance application attached for Fields Corner CDC in Dorchester.

The first page of the attached PDF is a memo summarizing what has been amended in our application. We want the Board and all parties to have the most current project information in advance of our February 23rd hearing.

Please let me know if you have any questions.

Sincerely,  
Moriah

Moriah Arrato Gavrish  
Architectural Staff



JOY SQUARED DESIGN, INC.

Main: 617.209.9631

Direct: 603.505.5249

121 E. Berkeley Street, 3rd Floor

Boston, MA 02118

[joysquared.design](http://joysquared.design)



ARCHITECTURE  
FOR THE COMMON GOOD

January 27, 2026

TO: Massachusetts Architectural Access Board  
c/o William Joyce and Molly Griffin

FROM: Moriah Gavrish, Joy Squared Design

CC: Neal Mongold, Joy Squared Design  
Trea LaRaia, Joy Squared Design  
Natalie Gabrielle, Joy Squared Design

**RE: MAAB Amended Variance Application for Fields Corner CDC, Dorchester  
MAAB Docket # V25 176**

Thank you for reviewing our project at the MAAB meeting on October 20, 2025 and we look forward to presenting our project at the scheduled February 23, 2026 hearing.

We are submitting an amended variance application to capture the following:

- An added variance request (#62) for relief from 521 CMR 9.4.2 regarding the distribution of Group 2A dwelling units. Further information is included in the amended Large Variance Tally Sheet.
- Based on the MAAB's finding that none of the requested variances are needed at 110-112 Park Street, 1396-1400 Dorchester Avenue/2 Greenwich Street, and 460-462 Geneva Avenue, those requested variances have been "struck through." We felt it was important to leave them in the application for record.
- Text throughout the Large Variance Tally Sheet has been edited for improved clarity.
- A chart showing the Fields Corner CDC's breakdown of unit distribution across the entire CDC's portfolio has been added as an attachment.
- A copy of the Fields Corner CDC's Reasonable Accommodation Policy has been added as an attachment.
- Drawings have been updated for 12 Arcadia Street, 450-452 Geneva Avenue/1 Josephine Street, and 36-40 Leroy Street. Surveys have also been added.



ARCHITECTURE  
FOR THE COMMON GOOD

September 17, 2025 (**Amended January 27, 2026**)

TO: Massachusetts Architectural Access Board  
c/o William Joyce and Molly Griffin

FROM: Moriah Gavrish, Joy Squared Design

CC: Neal Mongold, Joy Squared Design  
Trea LaRaia, Joy Squared Design  
Natalie Gabrielle, Joy Squared Design

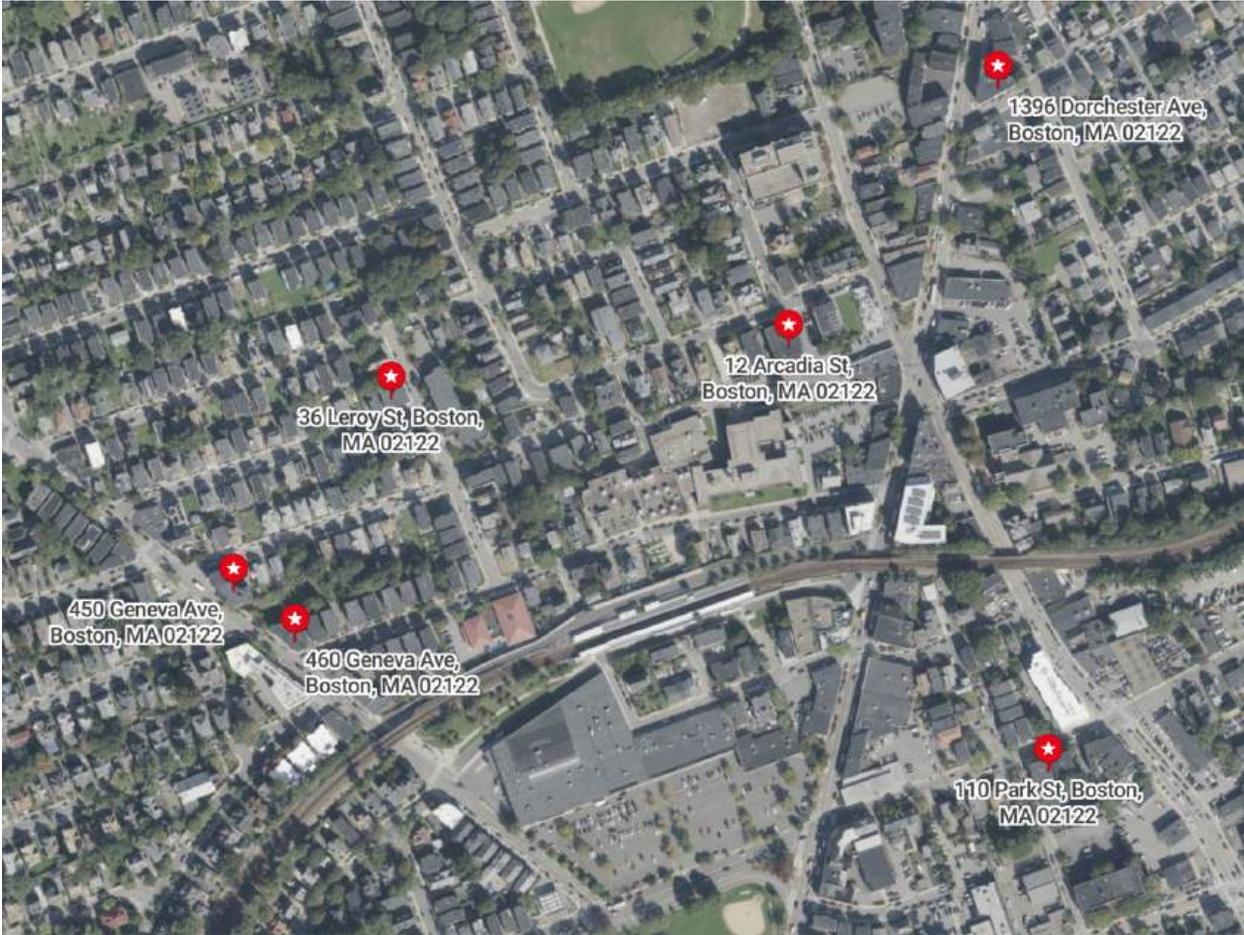
**RE: MAAB Variance Application for Fields Corner CDC, Dorchester, MA**

**Introduction**

Fields Corner Community Development Corporation has engaged with Joy Squared Design on a moderate rehabilitation project of 6 buildings (77 units) in their portfolio in Dorchester:

Address	Built	COO Issued	# of Units	# of Stories	Total SF (including basements)	Notes
12 Arcadia Street	1960	~1985	32 (2 hearing impaired units)	4	29,356 SF	Parking lot with 27 spaces
110-112 Park Street	1900 & 1910	~1985	6	3	9,032 SF	No parking
1396-1400 Dorchester Avenue & 2 Greenwich Street	1910	~1986	9	3	13,189 SF	No parking; includes 2 storefront commercial spaces
450-452 Geneva Avenue & 1 Josephine Street	1905	~1985	15 (2 accessible units)	3	20,151 SF	No parking
460-462 Geneva Avenue	1905	~1985	9	3	13,295 SF	No parking
36-40 Leroy Street	1900	2/18/1987	6 (2 accessible units)	3	9,932 SF	No parking

Please see the satellite map on the following page showing the 6 buildings:



Based on the 521 CMR 5.00 definition of a “complex” and guidance from the MAAB staff, we are treating the 6 buildings as one project because the 6 housing buildings are developed on one or more sites by a single entity.

The proposed scope of work for the project includes masonry repairs, structural repairs, window replacement, new sprinkler systems, accessibility improvements, and new interior finishes. The proposed project cost estimate \$13,186,500.

The 4 existing units that are partially accessible will be renovated to be compliant with MAAB Group 2A requirements for bathrooms and kitchens with the exception of a few non-compliant doors. 2 of the existing units at 12 Arcadia Street will be renovated to meet MAAB hearing impaired requirements.

The project is seeking several variances for non-complaint components because making the buildings fully accessible is technologically and/or financially infeasible:

MAAB Section		12 Arcadia	110-112 Park	Dorchester & Greenwich	Geneva & Josephine	460-462 Geneva	36-40 Leroy
10.1	Trash	#1	#11	#22	#33	#42	#52
10.1	Mailboxes	#2	#12	#23	#34	#43	#53
10.2 / 20.0	Accessible Routes	#3	#13	#24	#35	#44	#54
10.3 / 23.0	Parking	#4	---	---	---	---	---
10.4 / 26.0	Doors	#5	#14	#25	#36	#45	#55
10.8	Laundry	#6	#15	#26	#37	---	---
25.1	Entrances	#7	#16	#27	#38	#46	#56
27.2	Treads and Risers	---	#17	#28	---	#47	#57
27.3	Nosings	#8	#18	#29	---	#48	---
27.4	Handrails	#9	#19	#30	#39	#49	#58
28.1	Elevators	#10	#20	#31	#40	#50	#59
39.0	Controls (Intercoms)	---	#21	#32	#41	#51	#60
44.0	Group 2 Bathrooms	---	---	---	---	---	#61
9.4.2	Group 2A Unit Distribution	<b>#62 (New variance request in amended application impacting all buildings)</b>					

## Table of Contents

Completed Amended Application for Variance:

- Amended Application
- Letter from Owner
- Copy of Filing Fee Payment

Completed Amended Large Variance Tally Sheet

Attachments:

- Fields Corner CDC Housing Portfolio Breakdown
- Fields Corner CDC's Reasonable Accommodation Policy
- 12 Arcadia Street:
  - Survey
  - Drawings
  - Cost Estimates
  - Existing Pictures
- ~~110-112 Park Street:~~
  - ~~Drawings~~
  - ~~Cost Estimates~~
  - ~~Existing Pictures~~
- ~~1396-1400 Dorchester Avenue & 2 Greenwich Street:~~
  - ~~Drawings~~
  - ~~Cost Estimates~~
  - ~~Existing Pictures~~
- 450-452 Geneva Avenue & 1 Josephine Street:
  - Survey
  - Drawings
  - Existing Pictures
- ~~460-462 Geneva Avenue:~~
  - ~~Drawings~~
  - ~~Cost Estimates~~
  - ~~Existing Pictures~~
- 36-40 Leroy Street:
  - Survey
  - Drawings
  - Existing Pictures



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

1 Federal St., Suite 600 • Boston • MA • 02110  
V: 617-727-0660 • [www.mass.gov/aab](http://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](mailto:william.joyce@mass.gov) & [molly.griffin@mass.gov](mailto: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.**

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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:

**12 Arcadia Street, Dorchester**

~~110-112 Park Street, Dorchester~~

~~1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester~~

**450-452 Geneva Avenue & 1 Josephine Street, Dorchester**

~~460-462 Geneva Avenue, Dorchester~~

**36-40 Leroy Street, Dorchester**

2. What is the docket number of the existing variance **V 25-176**

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

**Please see the memo at the beginning of our amended application which summarizes the changes since our 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:

<b><u>Permit #</u></b>	<b><u>Date of Issuance</u></b>	<b><u>Value of Work</u></b>
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**12 Arcadia Street, Dorchester**

**#140323-E1680206**                      **12/26/2024**                      **\$2,000.00**

~~**110-112 Park Street, Dorchester**~~

~~**#365984-G1748963**                      **8/12/2025**                      **\$6,000.00**~~

~~**#446504-PL1748970**                      **7/28/2025**                      **\$12,000.00**~~

~~**1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester**~~

~~**#365971-G1748671**                      **8/12/2025**                      **\$2,000.00**~~

~~**#446489-PL1748675**                      **7/28/2025**                      **\$6,000.00**~~

**450-452 Geneva Avenue & 1 Josephine Street, Dorchester**

**#563926-SF1561099**                      **1/8/2024**                      **\$16,850.00**

~~**460-462 Geneva Avenue, Dorchester**~~

~~**#365986-G1748977**                      **8/12/2025**                      **\$9,000.00**~~

~~**#446506-PL1748982**                      **7/28/2025**                      **\$18,000.00**~~

**36-40 Leroy Street, Dorchester**

**#365980-G1748947**                      **8/12/2025**                      **\$6,000.00**

**#446503-PL1748949**                      **7/28/2025**                      **\$12,000.00**

*(Use additional sheets if necessary.)*

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

**\$13,186.500.00**

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:

**Per conversation with William Joyce and Molly Griffin, this is not applicable to this project. The full and fair cash value of this complex is determined by the replacement cost (521 CMR 5.00 Definitions, Replacement Cost, A).**

Is the assessment at 100%? \_\_\_\_\_

If not, what is the town's current assessment ratio? \_\_\_\_\_

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

**The current phase of design is Schematic Design.**

9.

Request #1

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):

**SEE LARGE VARIANCE TALLY SHEET FOR ALL VARIANCE REQUESTS**

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Types of Attachments for this Request:  
 Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

Request #2

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief      Yes      No

If yes, 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):

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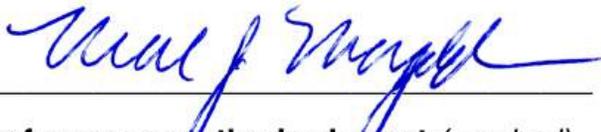
Types of Attachments for this Request:  
 Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

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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: Jan 27, 2026

  
\_\_\_\_\_  
Signature of owner or authorized agent (required)

**PLEASE PRINT:**

**Neal Mongold**

Name

**Joy Squared Design, Inc.**

Organization (If Applicable)

**121 East Berkeley Street**

Address

**3rd Floor**

Address 2 (optional)

**Boston**

**MA**

**02118**

City/Town

State

Zip Code

**neal@joysquared.design**

E-mail

**339-368-2212**

Telephone

# SERVICE NOTICE

I, Neal Mongold, as Authorized Agent  
(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>
<b>1</b> Building Department Boston Inspectional Services Department: - Marc Joseph, Deputy Commissioner, marc.joseph@boston.gov - David Johnson, david.johnson@boston.gov - Michelle Flowers, Ward 15, michelle.flowers@boston.gov	Email	1/27/2026
<b>2</b> Local Commission on Disability (If Applicable) Commissioner Kristen McCosh City of Boston Disability Commission 1 City Hall Square, Room 967 Boston, MA 02201 ada@boston.gov	Email	1/27/2026
<b>3</b> Independent Living Center Boston Center for Independent Living: - Michael Muehe, mmuehe@bostoncil.org - Susan Smith, ssmith@bostoncil.org	Email	1/27/2026

  
 \_\_\_\_\_  
**Signature**

January 27, 2026  
 \_\_\_\_\_  
**Date**

# *Arcadian Management Company*

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*One Arcadia Street, Dorchester, MA 02122 Phone: 617-282-2093 Fax: 617-282-6278*

January 21, 2026

Massachusetts Architectural Access Board  
1 Federal Street, Suite 0600  
Boston, MA 02110

To whom it may concern:

Please know that Fields Corner CDC/Fields Corner Housing has authorized Joy Squared Design to apply for variances to the MAAB on behalf of the Owner Fields Corner Community Development Corporation, for the Fields Corner Housing Renovation project, including the following buildings:

12 Arcadia Street, Dorchester  
110-112 Park Street, Dorchester  
1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester  
450-452 Geneva Avenue & 1 Josephine Street, Dorchester  
460-462 Geneva Avenue, Dorchester  
36-40 Leroy Street, Dorchester

If you have any questions regarding this matter, please feel free to reach out to me at: [emason@arcadianmanagement.org](mailto:emason@arcadianmanagement.org) or on my cell 617-877-2915.

Thank you for your attention to this matter.

Sincerely,

Ellen A. Mason  
Executive Director  
Fields Corner CDC/Arcadian Mgmt

MA. Architectural Access Board

Check Number: 22471  
Check Date: Sep 9, 2025

Check Amount: \$50.00

Invoice	Date	Discount Taken	Amount Paid	Quantity	Description
	9/9/25		50.00		Payment for the Fields Corner Housing Renovation project

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

22471



CITIZENS BANK OF MASSACHUSETTS  
Boston, Massachusetts

**FIELDS CORNER CORPORATION**  
1 ARCADIA PLACE  
DORCHESTER, MASSACHUSETTS 02122

Check Number 22471 5-7017/2110

Memo:

DATE AMOUNT

Sep 9, 2025 50.00

PAY Fifty and 00/100 Dollars

TO THE ORDER OF MA. Architectural Access Board  
1 Federal Street, Suite 0600  
Boston, MA 02110

TWO SIGNATURES REQUIRED OVER \$15,000



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈02247⑈ ⑆211070175⑆ 1102111276⑈

FIELDS CORNER CORPORATION

22471

MA. Architectural Access Board

Check Number: 22471  
Check Date: Sep 9, 2025

Check Amount: \$50.00

Invoice	Date	Discount Taken	Amount Paid	Quantity	Description
	9/9/25		50.00		Payment for the Fields Corner Housing Renovation project

**ARCHITECTURAL ACCESS BOARD**  
**LARGE VARIANCE TALLY SHEET**

Request #	Section #	Description of Request	Vote
<b>1</b> Arcadia	10.1 Trash	<ul style="list-style-type: none"> <li>- We are seeking a variance for non-compliant exterior trash/recycling.</li> <li>- The existing trash dumpster is located in the rear of the parking lot and is not accessible because exterior and interior stairs prevent an accessible route between the exterior trash/recycling and dwelling units.</li> <li>- A new accessible exterior ramp is proposed at the front entry, but compliance would also require the installation of an interior elevator to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Note there are no accessible dwelling units at Arcadia, but Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if trash/recycling assistance was needed.</li> <li>- <u>Attachments:</u> Drawings, cost estimate, pictures</li> </ul>	
<b>2</b> Arcadia	10.1 Mailboxes	<ul style="list-style-type: none"> <li>- We are seeking a variance for a non-compliant route to mailboxes.</li> <li>- New USPS approved mailboxes are proposed in the location of the existing mailboxes in the front entry vestibule. There is no accessible route because interior stairs prevent an accessible route between the mailboxes and dwelling units.</li> <li>- Compliance would require the installation of an interior elevator to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Note there are no accessible dwelling units at Arcadia, but Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if mail assistance was needed.</li> <li>- <u>Attachments:</u> Drawings, cost estimate, pictures</li> </ul>	
<b>3</b> Arcadia	10.2 / 20.0 Accessible Routes	<ul style="list-style-type: none"> <li>- We are seeking a variance for the absence of an accessible route connecting parking, entrances, public and common use spaces, and dwelling units.</li> <li>- Full compliance would require several changes to exterior and interior conditions including the installation of an interior elevator to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Please see other variance requests for requests regarding trash, mailboxes, parking, laundry, etc.</li> <li>- Note there are no accessible dwelling units at Arcadia, but Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if assistance was needed.</li> <li>- <u>Attachments:</u> Drawings, test/study drawings, cost estimate, pictures</li> </ul>	
<b>4</b> Arcadia	10.3 / 23.0 Parking	<ul style="list-style-type: none"> <li>- We are seeking a variance for the absence of an accessible route connecting parking, entrances, public and common use spaces, and dwelling units.</li> <li>- Accessible parking spaces and a new accessible ramp at the front entry are proposed, but compliance would require the installation of an interior elevator to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> </ul>	

*Attach additional sheets if necessary.*

		<ul style="list-style-type: none"> <li>- Note there are no accessible dwelling units at Arcadia, but Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if assistance was needed.</li> <li>- <u>Attachments:</u> Drawings, test/study drawings, cost estimate, pictures</li> </ul>	
<b>5</b> Arcadia	10.4 / 26.0 Doors	<ul style="list-style-type: none"> <li>- We are seeking a variance for non-compliant existing doors located in public and common use spaces.</li> <li>- All common doors will receive new accessible hardware, but full compliance with pull side clearance, push side clearance, etc. at the common doors at the interior stairs (Stairs A and B) would require layout changes that are technologically infeasible given the restraints of existing building conditions.</li> <li>- <u>Attachments:</u> Drawings, pictures</li> </ul>	
<b>6</b> Arcadia	10.8 Laundry	<ul style="list-style-type: none"> <li>- We are seeking a variance for a non-compliant common laundry room.</li> <li>- The existing laundry room is located on the lower level and is not accessible because interior stairs prevent an accessible route between the laundry room and dwelling units.</li> <li>- The laundry room itself will have accessible clearances, accessible machines, etc., but compliance would also require the installation of an interior elevator to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Note there are no accessible dwelling units at Arcadia, but Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if laundry assistance was needed.</li> <li>- <u>Attachments:</u> Drawings, pictures</li> </ul>	
<b>7</b> Arcadia	25.1 Entrances	<ul style="list-style-type: none"> <li>- We are seeking a variance for one non-compliant entrance.</li> <li>- The existing rear entry is not accessible because exterior and interior stairs prevent an accessible route between the rear entry and dwelling units.</li> <li>- A new accessible exterior ramp is proposed at the front entry, but compliance at the rear entry would require a new accessible “bypass” path to the lower level, which would impact the size and layout of Unit #B8. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Note there are no accessible dwelling units at Arcadia.</li> <li>- <u>Attachments:</u> Drawings, test/study drawings, cost estimate, pictures</li> </ul>	
<b>8</b> Arcadia	27.3 Nosings	<ul style="list-style-type: none"> <li>- We are seeking a variance for non-complaint nosings.</li> <li>- New compliant nosings are proposed at the interior stairs (Stairs A and B), but compliance at the exterior rear entry stairs (Stair C) would require the stairs to be rebuilt. This would result in excessive cost without substantial benefit for persons with disabilities.</li> <li>- Note there are no accessible dwelling units at Arcadia.</li> <li>- <u>Attachments:</u> Drawings, pictures</li> </ul>	
<b>9</b> Arcadia	27.4 Handrails	<ul style="list-style-type: none"> <li>- We are seeking a variance for non-compliant stair handrails.</li> <li>- New compliant handrails are proposed at both sides of the existing exterior rear entry stairs (Stair C) and on the outside walls of the two existing interior stairs (Stairs A and B) to the fullest extent possible. Full compliance would also require compliant handrails on the inside edges of Stairs A and B and that would necessitate the center portion of Stairs A and B to be completely rebuilt. This would result in excessive cost without substantial benefit for persons with disabilities.</li> <li>- Note there are no accessible dwelling units at Arcadia.</li> </ul>	

		- <u>Attachments</u> : Drawings, pictures	
<b>10</b> Arcadia	28.1 Elevators	- We are seeking a variance for not installing an interior elevator in the building. - Compliance would require the installation of an interior elevator. Adding an elevator would greatly impact the size and layout of several units. Given the limited scope of proposed moderate renovations, this would result in excessive cost. - Note there are no accessible dwelling units at Arcadia. - <u>Attachments</u> : Drawings, test/study drawings, cost estimate	
<del><b>11</b> Park</del>	<del>10.1 Trash</del>	<del>We are seeking a variance for non-accessible trash/recycling. The existing trash totes are located behind the building and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</del>	
<del><b>12</b> Park</del>	<del>10.1 Mailboxes</del>	<del>We are seeking a variance for non-compliant mailboxes. The existing mailboxes are located in the front entry vestibules and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</del>	
<del><b>13</b> Park</del>	<del>10.2 / 20.0 Accessible Routes</del>	<del>We are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units. Adding accessible ramps or lifts at the entries and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.</del>	
<del><b>14</b> Park</del>	<del>10.4 / 26.0 Doors</del>	<del>We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull-side clearance, push-side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</del>	
<del><b>15</b> Park</del>	<del>10.8 Laundry</del>	<del>We are seeking a variance for non-accessible common laundry. The laundry room itself will have accessible clearances, accessible machines, etc., but the existing laundry room is located in the basement of 110 Park Street and is not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</del>	
<del><b>16</b> Park</del>	<del>25.1 Entrances</del>	<del>We are seeking a variance for the existing stairs at the front and rear entries. Adding lifts and/or ramps is technically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.</del>	
<del><b>17</b> Park</del>	<del>27.2 Treads and Risers</del>	<del>We are seeking a variance for the two main interior stairs (Stairs A and B) because they have winder stairs and thus are not compliant with having uniform tread widths. Rebuilding the stairs is technologically infeasible and would incur excessive costs. Please see attached site plan/floor plans and pictures.</del>	

<b>18</b> Park	27.3 Nosings	New compliant nosings are proposed at the main interior stairs (Stairs A and B). We are seeking a variance for non-compliant nosings at the front entry stairs, rear stairs to basement, and steps to the basement (Stairs C and D). Rebuilding these stairs would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>19</b> Park	27.4 Handrails	New compliant handrails are proposed at both sides of the front entry stairs and stairs at the rear to the basement. New compliant handrails are proposed on the outside walls of the two interior stairs (Stairs A and B). We are seeking a variance for non-compliant handrails on the inside edges of the two interior stairs (Stairs A and B). Compliant handrails on the inside edges are technologically infeasible. Please see attached site/floor plans and pictures.	
<b>20</b> Park	28.1 Elevators	We are seeking a variance for not providing elevators in the building. Adding an elevator on each side of the building would greatly impact the size and layout of every unit and thus is technologically infeasible. Please see attached site/floor plans.	
<b>21</b> Park	39.0 Controls (Intercoms)	We are seeking a variance for non-compliant intercoms. The existing intercoms are located at the existing front entry stairs. Without an accessible entrance, it is technologically infeasible to have accessible intercoms.	
<b>22</b> Dorchester	10.1 Trash	We are seeking a variance for non-accessible trash/recycling. The existing trash toters are located on the side of the building off of Greenwich Street and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>23</b> Dorchester	10.1 Mailboxes	We are seeking a variance for non-compliant mailboxes. The existing mailboxes are located at the door on Greenwich Street and in the entry vestibule of the Dorchester Avenue entry. They are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>24</b> Dorchester	10.2 / 20.0 Accessible Routes	We are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units. Adding accessible lifts at the entries or building interior and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>25</b> Dorchester	10.4 / 26.0 Doors	We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull-side clearance, push-side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>26</b> Dorchester	10.8 Laundry	We are seeking a variance for non-accessible common laundry. The laundry room itself will have accessible clearances, accessible machines, etc., but the existing laundry room is located in the basement and is not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive	

		<del>costs. Please see attached site/floor plans and pictures.</del>	
<b>27</b> Dorchester	25.1 Entrances	<del>We are seeking a variance for the 3 existing residential entries (Dorchester Avenue entry, Greenwich Street entry, and the side entry at Stair D). Adding lifts and/or ramps is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.</del>	
<b>28</b> Dorchester	27.2 Treads and Risers	<del>We are seeking a variance for interior Stair C and exterior Stair D because they have winder stairs and thus are not compliant with having uniform tread widths. Rebuilding the stairs is technologically infeasible and would incur excessive costs. Please see attached site plan/floor plans and pictures.</del>	
<b>29</b> Dorchester	27.3 Nosings	<del>New compliant nosings are proposed at Stairs A, B, C, and E. We are seeking a variance for non-compliant nosings at the exterior side entry (Stair D). Rebuilding the stairs would incur excessive costs. Please see attached site/floor plans and pictures.</del>	
<b>30</b> Dorchester	27.4 Handrails	<del>New compliant handrails are proposed on the outside walls of all stairs to the fullest extent possible. We are seeking a variance for non-compliant handrails on the inside edges of Stairs A, B, C, D, and E. Compliant handrails on the inside edges are technologically infeasible. Please see attached site/floor plans and pictures.</del>	
<b>31</b> Dorchester	28.1 Elevators	<del>We are seeking a variance for not providing an elevator in the building. Adding an elevator would impact the size and layout of several units and thus is technologically infeasible. Please see attached site/floor plans.</del>	
<b>32</b> Dorchester	39.0 Controls (Intercoms)	<del>We are seeking a variance for non-compliant intercoms. The existing intercoms are located at the non-accessible entries on Dorchester Avenue and the Greenwich Street. Without accessible entrances, it is technologically infeasible to have accessible intercoms.</del>	
<b>33</b> Geneva/ Josephine	10.1 Trash	<ul style="list-style-type: none"> <li>- We are seeking a variance for non-compliant exterior trash/recycling.</li> <li>- The existing trash dumpster and recycling toters are located on the side of the building on Josephine Street and are not accessible because exterior and interior stairs prevent an accessible route between the exterior trash/recycling and dwelling units.</li> <li>- Compliance would require two new exterior accessible ramps and the installation of two interior elevators. Installing exterior ramps is technologically infeasible given the restraints of the site and that the ramps would need to be built on the public sidewalk. Adding elevators would impact the size and layout of almost every single unit. Without the ramps, installing two interior elevators would result in excessive cost without substantial benefit for persons with disabilities.</li> <li>- Note Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if trash/recycling assistance was needed.</li> <li>- Attachments: Drawings, test/study drawings, pictures</li> </ul>	
<b>34</b> Geneva/ Josephine	10.1 Mailboxes	<ul style="list-style-type: none"> <li>- We are seeking a variance for a non-compliant route to mailboxes.</li> <li>- The building has existing non-accessible mailboxes in three locations: in the entry vestibule of 1 Josephine Street, outside the entry door to 450 Geneva Avenue, and in the entry stairwell (Stair A) of 452</li> </ul>	

		<p>Geneva Avenue.</p> <ul style="list-style-type: none"> <li>- New accessible and USPS approved mailboxes are proposed at the existing accessible entry at 450 Geneva Avenue.</li> <li>- The existing mailboxes at 1 Josephine Street and 452 Geneva Avenue are not accessible because exterior steps and interior stairs prevent an accessible route between the mailboxes and dwelling units.</li> <li>- Compliance would require two new exterior accessible ramps and the installation of two interior elevators. Installing exterior ramps is technologically infeasible given the restraints of the site and that the ramps would need to be built on the public sidewalk. Adding elevators would impact the size and layout of almost every single unit. Without the ramps, installing two interior elevators would result in excessive cost without substantial benefit for persons with disabilities.</li> <li>- Note Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if mail assistance was needed.</li> <li>- <u>Attachments:</u> Drawings, test/study drawings, pictures</li> </ul>	
<p><b>35</b> Geneva/ Josephine</p>	<p>10.2 / 20.0 Accessible Routes</p>	<ul style="list-style-type: none"> <li>- We are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units.</li> <li>- The existing accessible entrance at 450 Geneva Avenue will continue to provide an accessible route to the two Group 2A accessible units (Units #12 and #13), but exterior steps and interior stairs prevent an accessible route to the other units in the building.</li> <li>- Full compliance would require several changes to exterior and interior conditions including the installation of two interior elevators to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Please see other variance requests for requests regarding trash, mailboxes, parking, laundry, etc.</li> <li>- Note Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if assistance was needed.</li> <li>- <u>Attachments:</u> Drawings, test/study drawings, cost estimate, pictures</li> </ul>	
<p><b>36</b> Geneva/ Josephine</p>	<p>10.4 / 26.0 Doors</p>	<ul style="list-style-type: none"> <li>- We are seeking a variance for a non-compliant existing door located in a public and common use space.</li> <li>- All common doors will receive new accessible hardware, but full compliance with pull side clearance at the building entry door to 452 Geneva Avenue would require the entire entry to be rebuilt. This would result in excessive cost without substantial benefit for persons with disabilities.</li> <li>- <u>Attachments:</u> Drawings, pictures</li> </ul>	
<p><b>37</b> Geneva/ Josephine</p>	<p>10.8 Laundry</p>	<ul style="list-style-type: none"> <li>- We are seeking a variance for a non-compliant common laundry room.</li> <li>- The two Group 2A accessible units (Units #12 and #13) have accessible in-unit laundry. The existing laundry room is located in the basement and is not accessible because interior stairs prevent an accessible route between the laundry room and dwelling units.</li> <li>- The laundry room itself will have accessible clearances, accessible machines, etc., but compliance would also require the installation of two interior elevators to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Note Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if laundry</li> </ul>	

		<p>assistance was needed.</p> <p>- <u>Attachments</u>: Drawings, pictures</p>	
<p><b>38</b> Geneva/ Josephine</p>	25.1 Entrances	<p>- We are seeking a variance for two non-compliant entrances.</p> <p>- The existing accessible entrance at 450 Geneva Avenue will continue to provide an accessible route to the two Group 2A accessible units (Units #12 and #13), but exterior steps and interior stairs prevent an accessible route to the other units in the building via the building entries at 1 Josephine Street and 452 Geneva Avenue.</p> <p>- Compliance would require two new exterior accessible ramps and the installation of two interior elevators. Installing exterior ramps is technologically infeasible given the restraints of the site and that the ramps would need to be built on the public sidewalk. Adding elevators would impact the size and layout of almost every single unit. Without the ramps, installing two interior elevators would result in excessive cost without substantial benefit for persons with disabilities.</p> <p>- <u>Attachments</u>: Drawings, test/study drawings, cost estimate, pictures</p>	
<p><b>39</b> Geneva/ Josephine</p>	27.4 Handrails	<p>- We are seeking a variance for non-compliant stair handrails.</p> <p>- New compliant handrails are proposed at both sides of existing Stair A to the fullest extent possible.</p> <p>- New compliant handrails are proposed on the outside walls of existing Stairs B, C, and D to the fullest extent possible. Full compliance would also require compliant handrails on the inside edges of Stairs B, C, and D. Stairs B and D are too narrow to accommodate handrails on both sides and increasing the width of the existing stairs would require layout changes that are technologically infeasible given the restraints of the existing building conditions. The configuration of Stair C doesn't allow for handrails on both sides.</p> <p>- <u>Attachments</u>: Drawings, pictures</p>	
<p><b>40</b> Geneva/ Josephine</p>	28.1 Elevators	<p>- We are seeking a variance for not installing two interior elevators in the building.</p> <p>- Compliance would require the installation of two interior elevators. Adding elevators would greatly impact the size and layout of almost every unit. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</p> <p>- <u>Attachments</u>: Drawings, test/study drawings, cost estimate</p>	
<p><b>41</b> Geneva/ Josephine</p>	39.0 Controls (Intercoms)	<p><del>We are seeking a variance for non-compliant intercoms. The existing intercom at the accessible 450 Geneva Avenue accessible entrance will be relocated to be accessible, but the other existing intercoms are located at the non-accessible entries on Josephine Street and 452 Geneva Avenue. Without accessible entrances, it is technologically infeasible to have accessible intercoms.</del></p>	
<p><b>42</b> 460-Geneva</p>	10.1 Trash	<p><del>We are seeking a variance for non-accessible trash/recycling. The existing trash totes are located behind the building and are not accessible due to the lack of an accessible route between public and common-use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</del></p>	

<b>43</b> 460-Geneva	10.1 Mailboxes	We are seeking a variance for non-compliant mailboxes. The existing mailboxes are located in the front entry vestibules and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>44</b> 460-Geneva	10.2/20.0 Accessible Routes	We are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units. Adding accessible ramps or lifts at the entries or building interior and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>45</b> 460-Geneva	10.4/26.0 Doors	We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull side clearance, push side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>46</b> 460-Geneva	25.1 Entrances	We are seeking a variance for the 3 existing entries (Geneva Avenue entry and rear entries at Stairs E and F). Adding lifts and/or ramps is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>47</b> 460-Geneva	27.2 Treads and Risers	We are seeking a variance for interior Stairs A, B, C, and D because they have winder stairs and thus are not compliant with having uniform tread widths. Rebuilding the stairs is technologically infeasible and would incur excessive costs. Please see attached site plan/floor plans and pictures.	
<b>48</b> 460-Geneva	27.3 Nosings	New compliant nosings are proposed at interior Stairs A, B, C, and D and Stairs E and F will be re-built, but we are seeking a variance for non-compliant nosings at the exterior front entry. Rebuilding the stairs would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>49</b> 460-Geneva	27.4 Handrails	New compliant handrails are proposed at both sides of the front entry stairs and exterior Stairs E and F. New compliant handrails are proposed on the outside walls of interior Stairs A, B, C, and D. We are seeking a variance for non-compliant handrails on the inside edges of interior Stairs A, B, C, and D. Compliant handrails on the inside edges are technologically infeasible. Please see attached site/floor plans and pictures.	
<b>50</b> 460-Geneva	28.1 Elevators	We are seeking a variance for not providing elevators in the building. Adding an elevator on each side of the building would greatly impact the size and layout of almost every unit and thus is technologically infeasible. Please see attached site/floor plans.	
<b>51</b> 460-Geneva	39.0 Controls (Intercoms)	We are seeking a variance for non-compliant intercoms. The existing intercoms are located at the existing front entry stairs. Without an accessible entrance, it is technologically infeasible to have accessible intercoms.	
<b>52</b> Leroy	10.1 Trash	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for non-compliant exterior trash/recycling.</li> <li>- The existing trash dumpster is located on the side of the building off of Ditson Street and is not accessible because exterior steps and interior stairs prevent an accessible route between the exterior</li> </ul>	

		<p>trash/recycling and dwelling units.</p> <ul style="list-style-type: none"> <li>- Compliance would require an exterior front accessible ramp and the installation of an interior elevator. Installing a front ramp is technologically infeasible given the restraints of the site and that the ramp would need to be built on the public sidewalk. Adding an elevator would impact the size and layout of almost every unit. Without the ramp, the elevator would result in excessive cost without substantial benefit for persons with disabilities.</li> <li>- Note Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if trash/recycling assistance was needed.</li> <li>- <u>Attachments</u>: Drawings, test/study drawings, pictures</li> </ul>	
<b>53</b> Leroy	10.1 Mailboxes	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for a non-compliant route to mailboxes.</li> <li>- New USPS approved mailboxes are proposed in the location of the existing mailboxes in the front entry vestibule. There is no accessible route because interior stairs prevent an accessible route between the mailboxes and dwelling units.</li> <li>- Compliance would require the installation of an interior elevator to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Note there are no accessible dwelling units at Arcadia, but Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if mail assistance was needed.</li> <li>- <u>Attachments</u>: Drawings, pictures</li> </ul>	
<b>54</b> Leroy	10.2 / 20.0 Accessible Routes	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for the absence of an accessible route connecting parking, entrances, public and common use spaces, and dwelling units.</li> <li>- Full compliance would require several changes to exterior and interior conditions including the installation of an interior elevator to provide access to all floors. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- Please see other variance requests for requests regarding trash, mailboxes, parking, laundry, etc.</li> <li>- Note Fields Corner CDC has a Reasonable Accommodation Policy and would assist a resident if assistance was needed.</li> <li>- <u>Attachments</u>: Drawings, test/study drawings, pictures</li> </ul>	
<b>55</b> Leroy	10.4 / 26.0 Doors	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for a non-compliant existing door located in a public and common use space.</li> <li>- All common doors will receive new accessible hardware, but full compliance with clear floor area at the front building entry door would require the entire front entry to be rebuilt. This would result in excessive cost without substantial benefit for persons with disabilities.</li> <li>- <u>Attachments</u>: Drawings, pictures</li> </ul>	

<p><b>56</b> Leroy</p>	<p>25.1 Entrances</p>	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for one non-compliant entrance.</li> <li>- Accessible unit entries are proposed to the two Group 2A accessible units (Units #10 and 11), but exterior steps and interior stairs prevent an accessible route between the front entry and dwelling units.</li> <li>- Compliance would require an exterior front accessible ramp and the installation of an interior elevator. Installing a front ramp is technologically infeasible given the restraints of the site and that the ramp would need to be built on the public sidewalk. Adding an elevator would impact the size and layout of almost every unit. Without the ramp, the elevator would result in excessive cost without substantial benefit for persons with disabilities.</li> <li>- <u>Attachments</u>: Drawings, test/study drawings, pictures</li> </ul>	
<p><b>57</b> Leroy</p>	<p>27.2 Treads and Risers</p>	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for non-complaint treads and risers.</li> <li>- Interior Stairs B and C are non-compliant because they have winder stairs and thus do not have uniform tread widths.</li> <li>- Compliance would require building new stairs with uniform tread widths. Building new stairs is technologically infeasible given the restraints of existing building conditions.</li> <li>- <u>Attachments</u>: Drawings, pictures</li> </ul>	
<p><b>58</b> Leroy</p>	<p>27.4 Handrails</p>	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for non-compliant stair handrails.</li> <li>- New compliant handrails are proposed on the outside walls of the existing interior Stairs A, B, and C to the fullest extent possible. Full compliance would also require compliant handrails on the inside edges of the existing interior Stairs A, B, and C. All three stairs are too narrow to accommodate handrails on both sides and increasing the width of the existing stairs would require layout changes that are technologically infeasible given the restraints of the existing building conditions.</li> <li>- <u>Attachments</u>: Drawings, pictures</li> </ul>	
<p><b>59</b> Leroy</p>	<p>28.1 Elevators</p>	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for not installing an interior elevator in the building.</li> <li>- Compliance would require the installation of an interior elevator. Adding an elevator would greatly impact the size and layout of almost every unit. Given the limited scope of proposed moderate renovations, this would result in excessive cost.</li> <li>- <u>Attachments</u>: Drawings</li> </ul>	
<p><b>60</b> Leroy</p>	<p>39.0 Controls (Intercoms)</p>	<ul style="list-style-type: none"> <li>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</li> <li>- We are seeking a variance for a non-compliant intercom.</li> </ul>	

		<p>- A new intercom is proposed at the location of the existing intercom outside the front entry door, but it will not be accessible because of the reach range over the exterior step. Compliance would require the entire front entry to be rebuilt. This would result in excessive cost without substantial benefit for persons with disabilities.</p> <p>- <u>Attachments:</u> Drawings, pictures</p>																																					
<b>61</b> Leroy	44.0 Group 2 Bathrooms	<p>- Note Leroy has less than 12 units, but has remained in the variance application because it does have Group 2A units.</p> <p>- We are seeking a variance for a non-compliant bathroom door in a Group 2A unit.</p> <p>- Several improvements are proposed to make Units #10 and #11 compliant as Group 2A accessible units, but it is technologically infeasible to make the bathroom door in Unit #10 compliant given the restraints of the existing building conditions.</p> <p>- <u>Attachments:</u> Drawings</p>																																					
<b>62</b> All Buildings	9.4.2 Group 2A Unit Distribution	<p>- This is a new variance request in the amended application impacting all buildings.</p> <p>- We are seeking a variance for the disproportionate distribution of Group 2A units across the total number of units, in regards to the number of bedrooms and location.</p> <p>- The 4 existing accessible units are located in 450-452 Geneva Avenue/1 Josephine Street and 36-40 Leroy Street. The proposed scope of work includes no modifications to unit demising walls or unit layouts, with the exception of some very minor wall partition modifications to make the Group 2A units at 36-40 Leroy Street more MAAB compliant. Thus, the location of the 4 existing accessible units is not proposed to change. As proposed, 36-40 Leroy Street will offer the ability for the building's two Group 2A units to have fully accessible entries.</p> <p>- For the 77 unit complex to be compliant, the existing (2) 3-bedroom Group 2A units would need to be substituted for (1) 1-bedroom and (1) 2-bedroom Group 2A units based on the following:</p> <table border="0"> <thead> <tr> <th><u>Currently:</u></th> <th><u>Compliance:</u></th> <th><u>Difference:</u></th> </tr> </thead> <tbody> <tr> <td>(1) 1-bedroom</td> <td>(2) 1-bedroom (4 x 38.96% = 1.56)</td> <td>Add (1) 1-bedroom</td> </tr> <tr> <td>(1) 2-bedroom</td> <td>(2) 2-bedroom (4 x 38.96% = 1.56)</td> <td>Add (1) 2-bedroom</td> </tr> <tr> <td>(2) 3-bedroom</td> <td>(0) 3-bedroom (4 x 16.88% = 0.68)</td> <td>Deduct (2) 3-bedroom</td> </tr> <tr> <td>(0) 4-bedroom</td> <td>(0) 4-bedroom (4 x 5.19% = 0.21)</td> <td>No change</td> </tr> </tbody> </table> <p>- As evident in the attached Fields Corner CDC Housing Portfolio Breakdown chart, the distribution of the current (12) Group 2A units across Field Corner CDC's entire portfolio of 220 units is fairly well balanced:</p> <table border="0"> <thead> <tr> <th><u>Currently:</u></th> <th><u>Compliance:</u></th> <th><u>Difference:</u></th> </tr> </thead> <tbody> <tr> <td>(0) studio/loft</td> <td>(0) studio/loft (12 x 5.00% = 0.60)</td> <td>No change</td> </tr> <tr> <td>(6) 1-bedroom</td> <td>(6) 1-bedroom (12 x 46.82% = 5.62)</td> <td>No change</td> </tr> <tr> <td>(3) 2-bedroom</td> <td>(4) 2-bedroom (12 x 30.45% = 3.65)</td> <td>Add (1) 2-bedroom</td> </tr> <tr> <td>(2) 3-bedroom</td> <td>(1) 3-bedroom (12 x 9.09% = 1.09)</td> <td>Deduct (1) 3-bedroom</td> </tr> <tr> <td>(1) 4-bedroom</td> <td>(1) 4-bedroom (12 x 5.91% = 0.71)</td> <td>No change</td> </tr> <tr> <td>(0) 5-bedroom</td> <td>(0) 5-bedroom (12 x 2.73% = 0.33)</td> <td>No change</td> </tr> </tbody> </table> <p>- The cost of compliance for the 77 unit complex is excessive without substantial benefit because:</p>	<u>Currently:</u>	<u>Compliance:</u>	<u>Difference:</u>	(1) 1-bedroom	(2) 1-bedroom (4 x 38.96% = 1.56)	Add (1) 1-bedroom	(1) 2-bedroom	(2) 2-bedroom (4 x 38.96% = 1.56)	Add (1) 2-bedroom	(2) 3-bedroom	(0) 3-bedroom (4 x 16.88% = 0.68)	Deduct (2) 3-bedroom	(0) 4-bedroom	(0) 4-bedroom (4 x 5.19% = 0.21)	No change	<u>Currently:</u>	<u>Compliance:</u>	<u>Difference:</u>	(0) studio/loft	(0) studio/loft (12 x 5.00% = 0.60)	No change	(6) 1-bedroom	(6) 1-bedroom (12 x 46.82% = 5.62)	No change	(3) 2-bedroom	(4) 2-bedroom (12 x 30.45% = 3.65)	Add (1) 2-bedroom	(2) 3-bedroom	(1) 3-bedroom (12 x 9.09% = 1.09)	Deduct (1) 3-bedroom	(1) 4-bedroom	(1) 4-bedroom (12 x 5.91% = 0.71)	No change	(0) 5-bedroom	(0) 5-bedroom (12 x 2.73% = 0.33)	No change	
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- |  |  |  |  |
|--|--|--|--|
|  |  | <ul style="list-style-type: none"><li>- The existing breakdown of Group 2A units meets their needs and a change may create a financial and logistical hardship for existing tenants who need the current number of bedrooms.</li><li>- Compliance would result in an overall loss of bedrooms for Fields Corner CDC, which would impact the CDC's income with reduced rent and subsidy payments.</li><li>- The construction cost to re-configure (2) existing Group 2A units to make (2) smaller Group 2A units would be an excessive cost without benefit to persons with disabilities.</li><li>- Fields Corner CDC has a Reasonable Accommodation Policy; see attached.</li><li>- <u>Attachments</u>: Fields Corner CDC Housing Portfolio Breakdown, Fields Corner CDC's Reasonable Accommodation Policy</li></ul> |  |
|--|--|--|--|

**Fields Corner CDC Housing Portfolio Breakdown**

Fields Corner Housing:	Part of MAAB Application	Studio/Loft	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	1-Bed Group 2A	2-Bed Group 2A	3-Bed Group 2A	4-Bed Group 2A	1-Bed Hearing Impaired	2-Bed Hearing Impaired	Total # of Units
12 Arcadia Street	X		15	15								1	1	32
110-112 Park Street	X			2	4									6
1396-1400 Dorchester Avenue & 2 Greenwich Street	X		4	5										9
450-452 Geneva Avenue & 1 Josephine Street	X		6	3	2	2		1		1				15
460-462 Geneva Avenue	X		3	3	1	2								9
36-40 Leroy Street	X				4				1	1				6
<b>Subtotals</b>		<b>0</b>	<b>28</b>	<b>28</b>	<b>11</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>77</b>

Fields Corner Granites:	Part of MAAB Application	Studio/Loft	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	1-Bed Group 2A	2-Bed Group 2A	3-Bed Group 2A	4-Bed Group 2A	1-Bed Hearing Impaired	2-Bed Hearing Impaired	Total # of Units
15-15A Bowdoin Avenue			6	9	4			1	1					21
96 Bowdoin Street & 164-166 Rosseter Street			7	5	3									15
60 Charles Street						3								3
68 Charles Street							2				1			3
69 Charles Street			6											6
466 Geneva Avenue				2		4								6
474-476 Geneva Avenue						1	2							3
478-480 Geneva Avenue			1	1			2							4
482-484 Geneva Avenue		1	2	2					1					6
<b>Subtotals</b>		<b>1</b>	<b>22</b>	<b>19</b>	<b>7</b>	<b>8</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>67</b>

Other Properties:	Part of MAAB Application	Studio/Loft	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	1-Bed Group 2A	2-Bed Group 2A	3-Bed Group 2A	4-Bed Group 2A	1-Bed Hearing Impaired	2-Bed Hearing Impaired	Total # of Units
1 Arcadia Street		10	2											12
67-69 Sumner Street			8	16										24
Ditson Street Senior Housing			36					4						40
<b>Subtotals</b>		<b>10</b>	<b>46</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>76</b>

Total Portfolio:	Part of MAAB Application	Studio/Loft	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	1-Bed Group 2A	2-Bed Group 2A	3-Bed Group 2A	4-Bed Group 2A	1-Bed Hearing Impaired	2-Bed Hearing Impaired	Total # of Units
<b>TOTALS</b>		<b>11</b>	<b>96</b>	<b>63</b>	<b>18</b>	<b>12</b>	<b>6</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>220</b>

## **Fields Corner CDC/Arcadian Management Reasonable Accommodation Policy**

The **Fields Corner CDC** does not discriminate on the basis of race, color, religion, national origin, ancestry, sexual orientation, age, familial status, or physical or mental disability in the access or admission to its programs or employment or in its programs, activities, functions or services.

**FCCDC** will make a reasonable accommodation for people with disabilities when an accommodation is necessary to insure equal access to its amenities, services and programs. Reasonable accommodations include changes to the building, grounds or an individual unit and changes to policies, practices and procedures.

Accommodations will be made up to the point of structural infeasibility, undue financial and administrative burden or requiring changes fundamental to the program.

FCCDC/Arcadian Management recognizes that, from time -to -time, Residents will need accommodation for changing abilities and will accommodate reasonable requests from residents with appropriate proof of need. FCCDC will consider resident need as well as the organizations ability to fulfil the request, without undue financial and administrative burden or requiring changes fundamental to program.

When requesting an accommodation, the resident will need to provide the Property Manager with:

1. A Specific description of any unit modification they are requesting (grab bars in baths, removal of carpeting, other safety technology) in writing.
2. Explain the reason for the request
3. Provide a doctor's (or other professional as appropriate) letter explaining the need and recommending this accommodation as necessary for the resident's health and safety.
4. Other documentation may be requested for in some requests

FCCDC will:

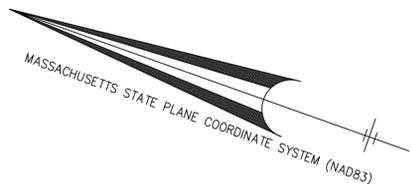
1. review each request in a timely manner,
2. request any additional information necessary for decision making promptly
3. Provide the resident with a written determination letter including:
  - a. Explanation of the decision and the reasons for that decision
  - b. Timeline for accommodation work



- c. If the complete request cannot be completely accommodated, recommendations for alternative accommodations will be made.
4. Determinations denying the accommodation or suggesting partial or alternate accommodations will be followed by a meeting with the resident to discuss and agree on an alternate plan.
5. As FCCDC properties are fully occupied, requests involving relocating to an alternate unit will be put on an internal transfer list and will be accommodated as an appropriate unit becomes available.

If resident is not satisfied with the resolution to their request, they may file a Grievance with the Executive Director of the organization in writing. The ED will

1. review the accommodation request and process
2. meet with the resident to assure clarity and mutual understanding
3. provide a final decision on the matter
4. as needed, will provide information on other resources that the resident may pursue to remedy their needs.



**ASSESSORS:**  
PARCEL ID: 1501578000

**REFERENCES:**  
DEED BOOK 20501, PAGE 164  
PLAN BOOK 7898, PLAN 39  
PLAN BOOK 4547, PLAN 206  
PLAN BOOK 1609, PLAN 62  
CITY NOTE BOOK 779, PAGE 23-25  
CITY NOTE BOOK 113, PAGE 122-123  
CITY NOTE BOOK 782, PAGE 30

**RECORD OWNER:**  
FIELDS CORNER HOUSING MASS LP  
12 ARCADIA STREET  
DORCHESTER, MA. 02122

**ZONING:**  
ZONING DISTRICT: DORCHESTER NEIGHBORHOOD  
ZONING SUB-DISTRICT: ZF-5000  
SUB-DISTRICT TYPE: TWO-FAMILY RESIDENTIAL

▲ BENCHMARK: SPIKE IN UPL #33 (0.3' ± A.G.)  
ELEV.=51.46

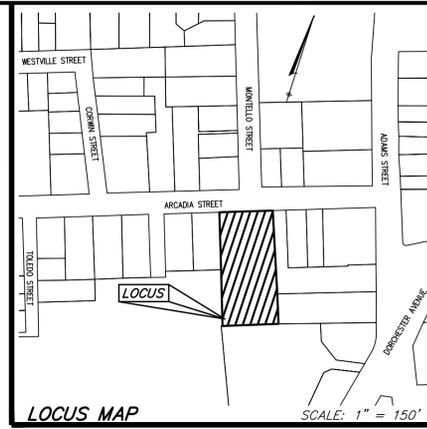
DMH  
R=51.13  
(a)=39.7(R)  
(b)=46.4(R)  
(c)=44.1(R)  
(d)=47.7(R)  
(e)=39.6(R)  
  
CB  
R=51.64  
I=47.7(R)  
  
DMH  
R=51.27  
(a)=48.0(R)  
(b)=48.5(R)  
(c)=46.7(R)  
  
CB  
R=51.07  
I=48.2(R)

▲ BENCHMARK: HYDRANT-"X"-CUT SET ON NORTHERLY BOLT  
ELEV.=54.12

- NOTES:**
- 1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS BOSTON CITY BASE (BCB). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
  - 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE BOSTON WATER AND SEWER COMMISSION, MASS HIGHWAY DEPT. AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
  - 3) THIS PLAN IS THE RESULT OF AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN NOVEMBER 2025.
  - 4) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BRICK UNLESS OTHERWISE NOTED.
  - 5) INVERT ELEVATIONS SHOWN HEREON AS RECORD WERE COMPILED FROM RECORDS OBTAINED FROM THE BOSTON WATER AND SEWER COMMISSION.

**LEGEND**

---102---	SURFACE CONTOUR	---E---	EDGE OF GRAVEL ROAD	× 100.7	SPOT ELEVATION	(R/H)	RECORD AND HELD
---x---	EDGE OF PAVEMENT	---E---	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	PVC	POLYVINYL CHLORIDE	VGC	VERTICAL GRANITE CURB
---x---	CHAIN LINK FENCE	---T---	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	SMH	SEWER MANHOLE	BB	BITUMINOUS BERM
---x---	CURB WITH TOP AND BOTTOM CURB ELEVATION	---T---	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS	DMH	DRAIN MANHOLE	BIT. CONC.	BITUMINOUS CONCRETE
---x---	EDGE OF WOODED AREA	---T---	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	CB	CATCH BASIN	CLF	CHAIN LINK FENCE
---x---	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	---T---		SIGN	SIGN	RCP	REINFORCED CONCRETE PIPE
---x---	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN	---T---		RECORD	RECORD	GM	GAS METER
---x---	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	---T---		(C)	CALCULATED		
---x---	GAS MAIN WITH SIZE & GATE VALVE	---T---		93.7	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES	LC	LOCUST
		---T---		12" M		M	MAPLE
		---T---		DICL	DUCTILE IRON CEMENT LINED		



**#12 ARCADIA STREET**  
Boston, Massachusetts 02122

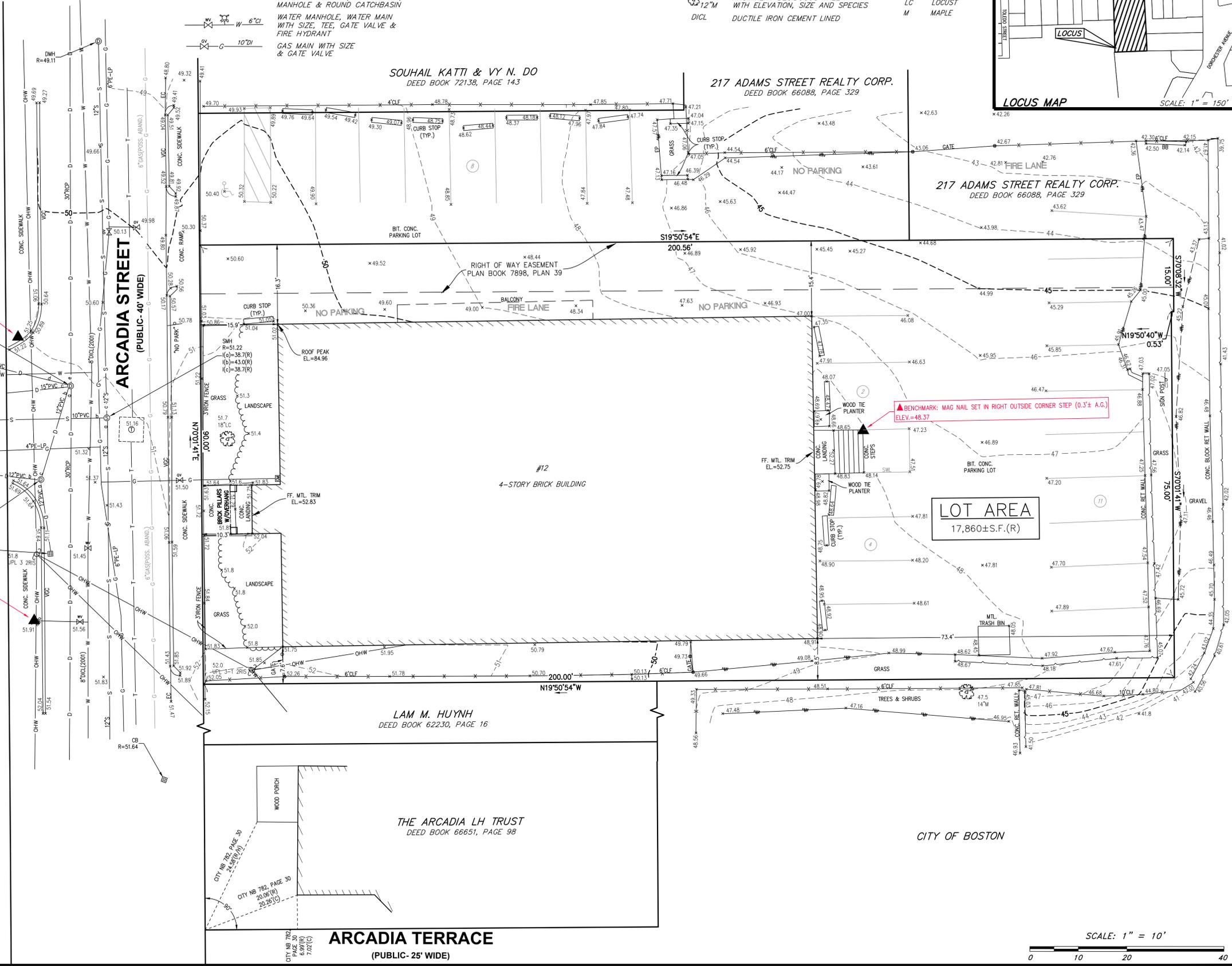
PREPARED FOR:  
**FIELDS CORNER COMMUNITY DEVELOPMENT CORPORATION**  
1 Arcadia Street, Apt. 3  
Boston, Massachusetts 02122

**HANCOCK ASSOCIATES**  
Civil Engineers  
Land Surveyors  
Wetland Scientists  
121 EAST BERKELEY STREET, BOSTON, MA 02118  
VOICE (617) 357-8145, FAX (617) 357-9495  
WWW.HANCOCKASSOCIATES.COM

**MONTELLO STREET**  
(PUBLIC- 30' WIDE)

**ARCADIA STREET**  
(PUBLIC- 40' WIDE)

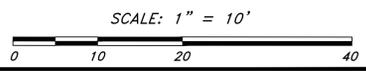
**ARCADIA TERRACE**  
(PUBLIC- 25' WIDE)



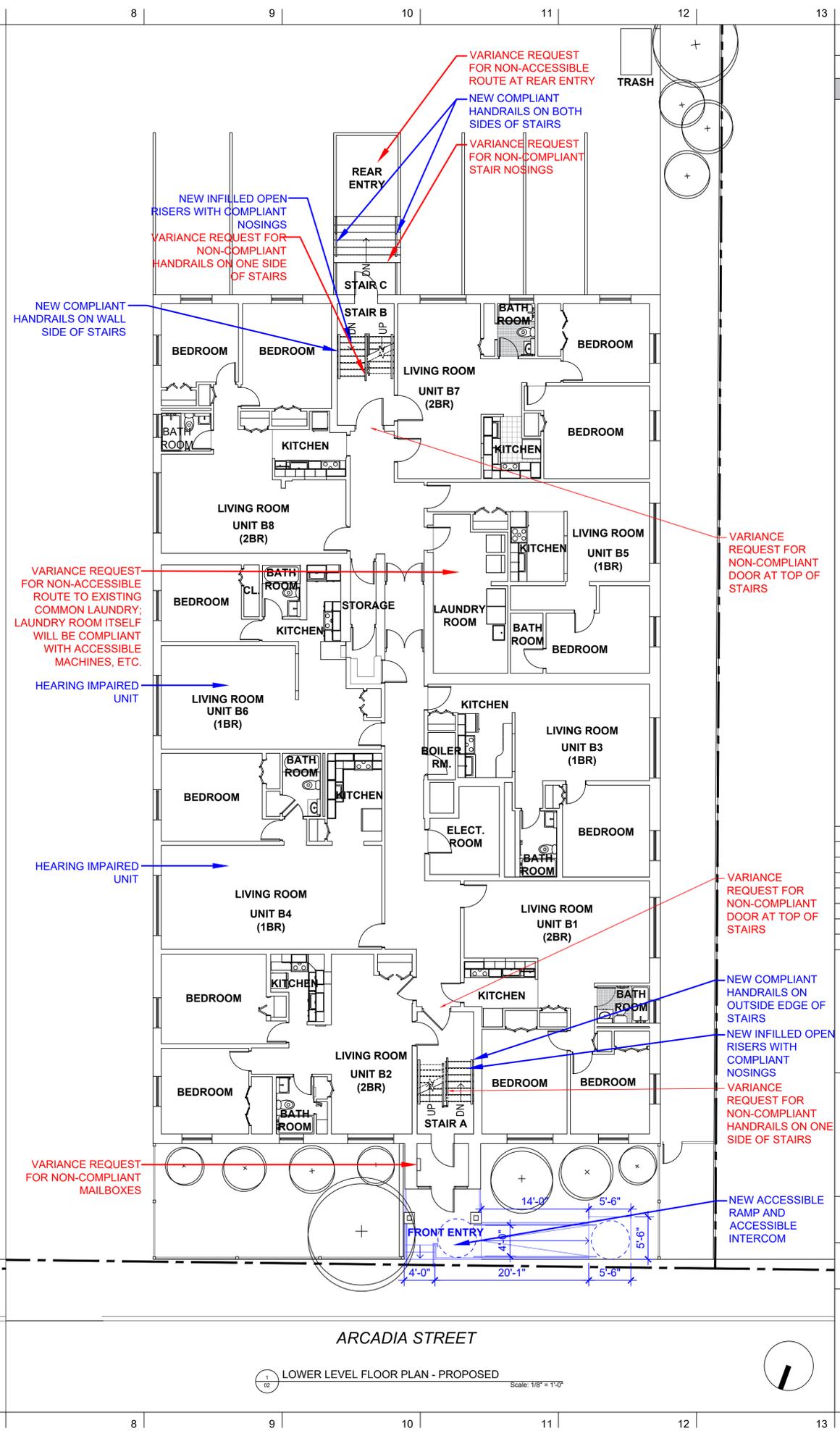
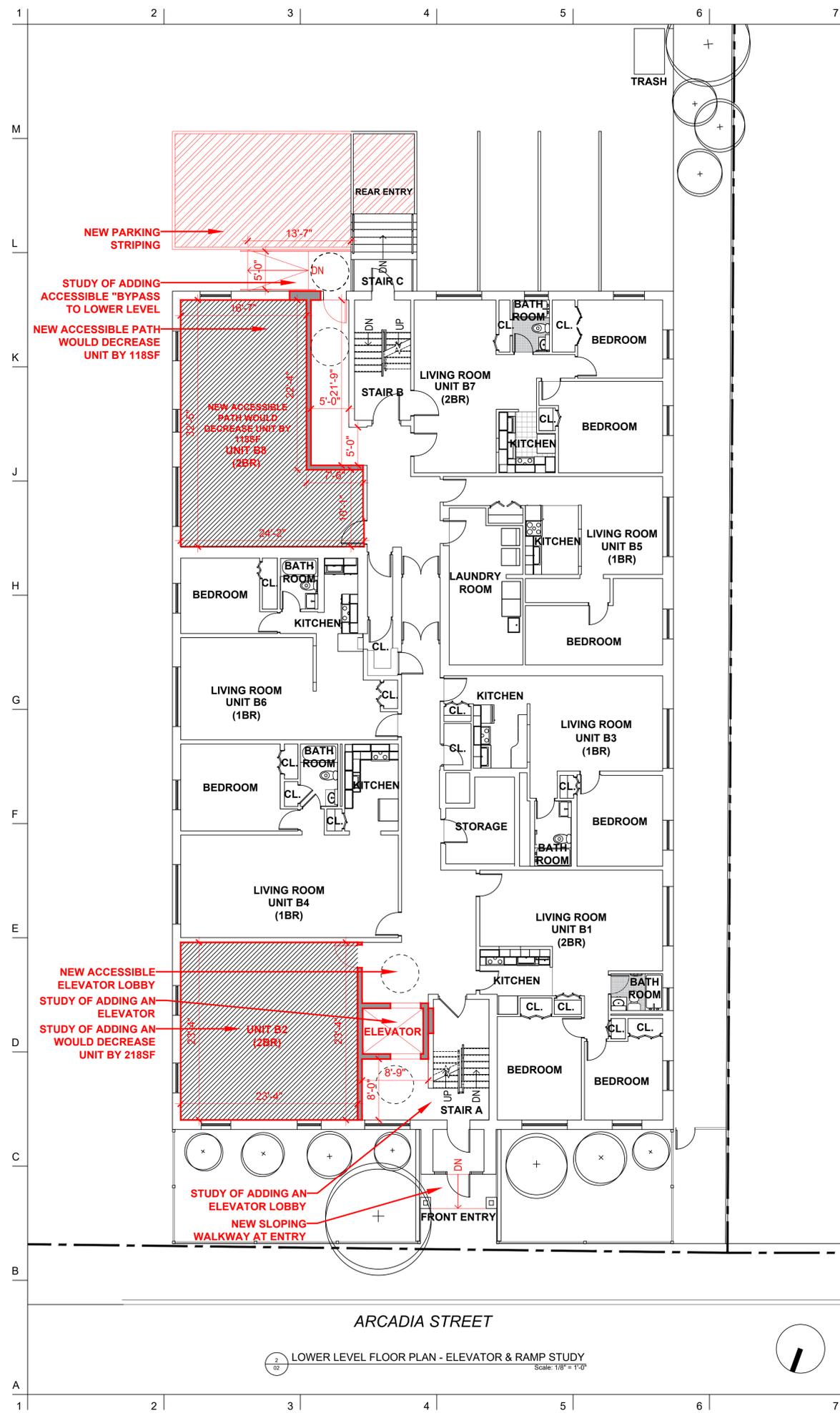
NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

**EXISTING CONDITIONS PLAN OF LAND IN BOSTON (DORCHESTER), MA**

DATE: 12/5/25  
SCALE: 1" = 10'  
DRAWN BY: SUB  
CHECK BY: JML  
PROJECT NO.: 28818







**NOTES**  
DO NOT SCALE DRAWINGS.

**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO
- COMMON SPACE
- UNIT SPACE

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
12 ARCADIA ST. DORCHESTER, MA 02122

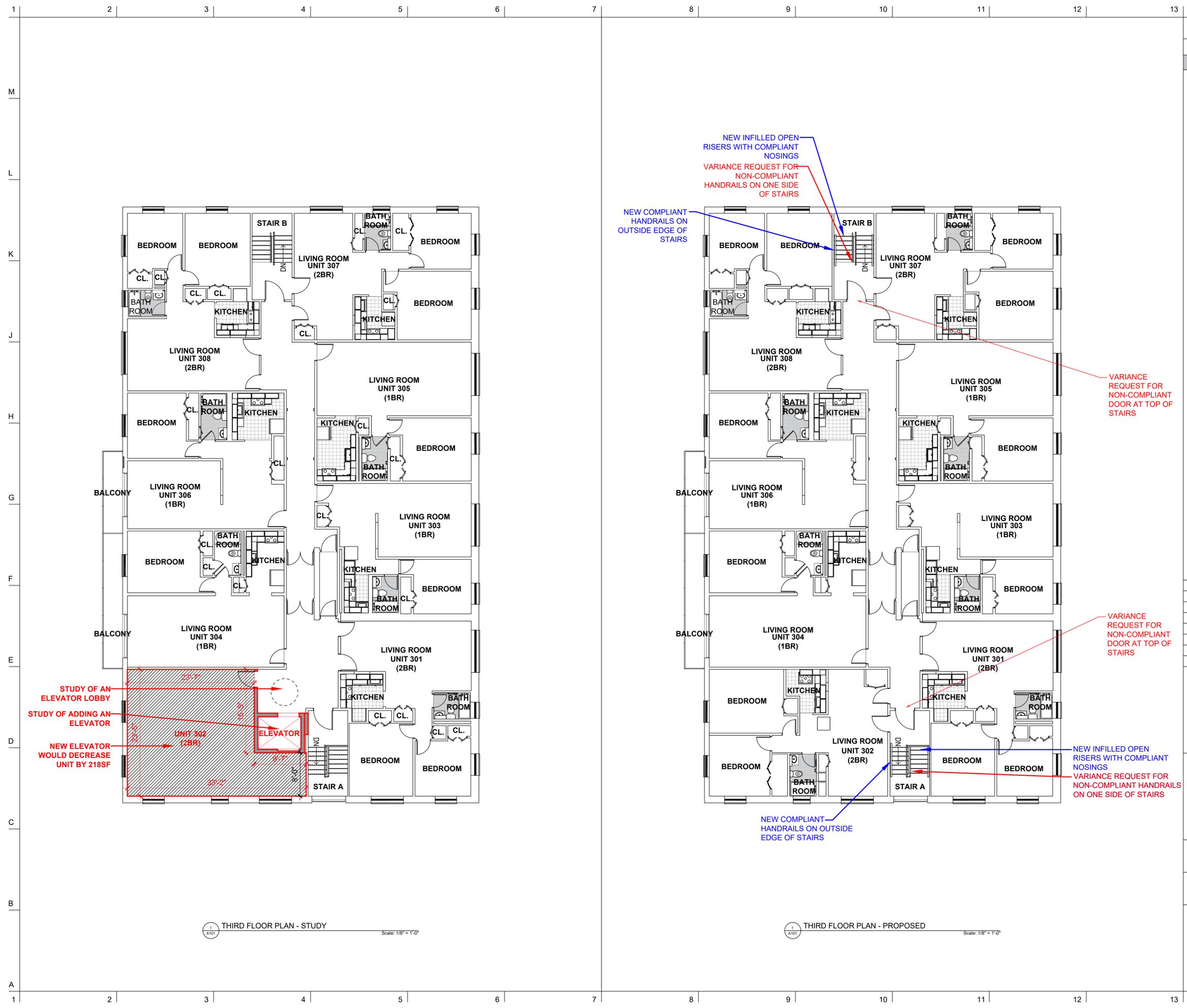
Title **LOWER LEVEL FLOOR PLAN PROPOSED & STUDY**

Designed	Drawing No.
Checked	
Project No.	25029
Scale	AS NOTED
Date	

**02**  
ARCADIA







**NOTES**

DO NOT SCALE DRAWINGS.

**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- - - DEMO
- COMMON SPACE
- UNIT SPACE

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
12 ARCADIA ST. BOSTON, MA 02122

Title **THIRD FLOOR PLAN PROPOSED & STUDY**

Designed	Drawing No.
Checked	<b>05</b> ARCADIA
Project No.	
Scale	
Date	

1 THIRD FLOOR PLAN - STUDY Scale: 1/8" = 1'-0"

1 THIRD FLOOR PLAN - PROPOSED Scale: 1/8" = 1'-0"



## 12 Arcadia Street Cost Estimates

### 12 Arcadia elevator:

(Note front entry door is at a mid-level landing)

Demolish 4 apartment units	\$39,000.00
Structural removal to create 4 story hoistway	\$32,000.00
Demo basement slab to create elevator pit	\$2,300.00
New concrete elevator pit (include excavation)	\$20,000.00
New 4 story CMU hoistway and penthouse	\$36,000.00
Structure for penthouse roof	\$4,000.00
New exterior cladding for penthouse	\$2,600.00
Roofing repairs	\$1,800.00
New 5 stop (thru loading) Otis Gen 3 elevator	\$400,000.00
Electrical, controls, alarms and communication	\$20,000.00
Reconstruct 4 apartments, 1 bed units (650sf each)	\$728,000.00
Hallway reconstruction	\$90,000.00
MEP modifications to hallway	\$45,000.00
OH + Profit @ 15%	\$213,105.00
<b>TOTAL</b>	<b>\$1,633,805.00</b>

Notes:

Lost rent due to 8 months of construction time

Reduced income ongoing for 1 bed units vs 2 bed units

### 12 Arcadia rear ramp and bypass access:

(Note rear entry door is at a mid-level landing)

Demolish 1 apartment unit	\$9,750.00
Structural demo at exterior wall to create new door opening	\$1,000.00
Concrete ramp & landing at rear (include rails)	\$4,750.00
New covered canopy over landing and ramp	\$18,000.00
Lighting + intercom mods	\$4,500.00
Reconstruct 1 apartment 1 br unit (650sf each)	\$182,000.00
Hallway reconstruction	\$30,000.00
MEP modifications to hallway	\$14,000.00
OH + Profit @ 15%	\$39,600.00
<b>TOTAL</b>	<b>\$303,600.00</b>

Notes:

Lost rent due to 3 months of construction time

Reduced income ongoing for 1 bed units vs 2 bed units

# 12 Arcadia Street Existing Pictures



Arcadia Street Façade



Front Entry



Rear Entry / Stair C



**Side Parking Area**



**Rear Parking Area**



**Trash Dumpster in Parking Area**



**Front Entry Mailboxes**



**Stair A**



**Stair B**



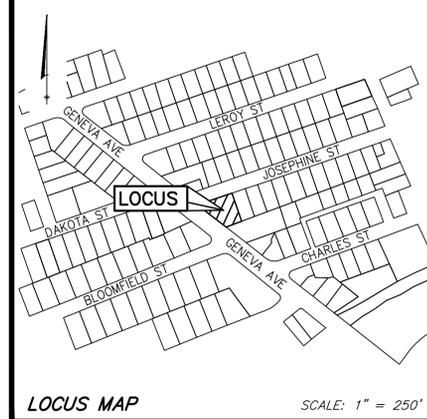
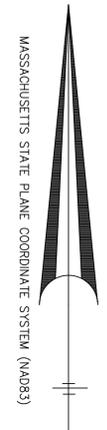
**Lower Level Common Laundry**

**LEGEND**

- 102--- SURFACE CONTOUR
- — — — — EDGE OF PAVEMENT
- x-x-x- CHAIN LINK FENCE
- 86.75  
86.25 CURB WITH TOP AND BOTTOM CURB ELEVATION
- × 100.7 SPOT ELEVATION
- 93.7  
12'M PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- 96.2  
18'P PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- ★ LIGHT POLE
- R.O.C.L.C.S. RIGHT OUTSIDE CORNER LOWER CONCRETE STEP
- S—S— 8"CI—S— SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- D—D— 12"RCP—D— DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
- W—W— 6"CI—W— WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- G—G— 10"DI—G— GAS MAIN WITH SIZE & GATE VALVE
- #181—OHW— EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- E—E— ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- T—T— TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- LSW— LOW SERVICE WATER LINE
- DI— DIAMETER
- DYL— DOUBLE YELLOW LINE
- SWL— SINGLE WHITE LINE
- SYL— SINGLE YELLOW LINE
- SMH (S) SEWER MANHOLE
- DMH (D) DRAIN MANHOLE
- CB (C) CATCH BASIN
- VGC (V) VERTICAL GRANITE CURB
- BIT. CONC. BITUMINOUS CONCRETE
- CLF (C) CHAIN LINK FENCE
- (R) RECORD
- (C) CALCULATED
- HR HANDRAIL
- PE POLYETHYLENE PIPE
- SD STORM DRAIN
- SS SANITARY SEWER

**TREE ABBREVIATIONS**

- M MAPLE
- P PINE



#444-452  
**GENEVA AVENUE**

Boston, Massachusetts 02122

PREPARED FOR:

**FIELDS CORNER COMMUNITY DEVELOPMENT CORPORATION**

1 Arcadia St., Apt. 3  
Boston, MA 02122

**ASSESSORS:**

PARCEL ID: 1500608000

**REFERENCES:**

- DEED BOOK 11471, PAGE 175
- PLAN BOOK 2008, PAGE 334
- CITY NOTE BOOK 380, PAGE 82
- CITY NOTE BOOK 1266, PAGE 138
- CITY LAYOUT L-3667 GENEVA AVENUE
- CITY LAYOUT L-2846 JOSEPHINE STREET

**RECORD OWNER:**

FIELDS CORNER HOUSING MASS LP  
12 ARCADIA STREET  
DORCHESTER, MA. 02122

**ZONING:**

ZONING DISTRICT: DORCHESTER NEIGHBORHOOD  
ZONING SUB-DISTRICT: MFR  
SUB-DISTRICT TYPE: MULTIFAMILY RESIDENTIAL

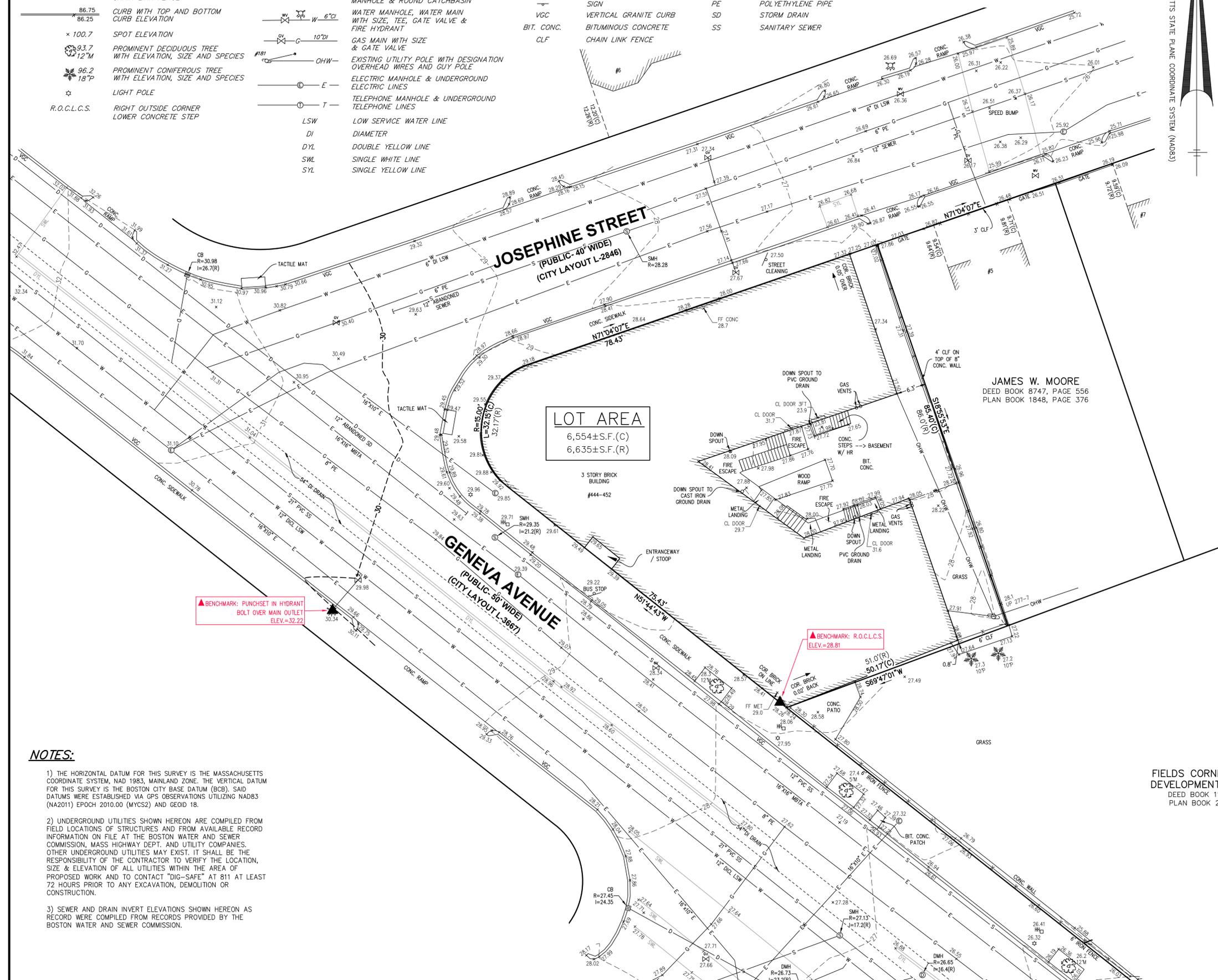
**HANCOCK ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118  
VOICE (617) 357-8145, FAX (617) 357-9495  
WWW.HANCOCKASSOCIATES.COM



**LOT AREA**  
6,554±S.F.(C)  
6,635±S.F.(R)

**JAMES W. MOORE**  
DEED BOOK 8747, PAGE 556  
PLAN BOOK 1848, PAGE 376

▲ BENCHMARK: PUNCHSET IN HYDRANT BOLT OVER MAIN OUTLET ELEV.=32.22

▲ BENCHMARK: R.O.C.L.C.S. ELEV.=28.81

**NOTES:**

- 1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE BOSTON CITY BASE DATUM (BCB). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE BOSTON WATER AND SEWER COMMISSION, MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) SEWER AND DRAIN INVERT ELEVATIONS SHOWN HEREON AS RECORD WERE COMPILED FROM RECORDS PROVIDED BY THE BOSTON WATER AND SEWER COMMISSION.

FIELDS CORNER COMMUNITY DEVELOPMENT CORPORATION  
DEED BOOK 11747, PAGE 084  
PLAN BOOK 2323, PAGE 284

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 12/8/2025 DRAWN BY: NAW  
SCALE: 1" = 10' CHECK BY: JML

**EXISTING CONDITIONS PLAN OF LAND IN BOSTON (DORCHESTER), MA**

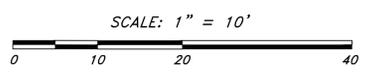
PLT DATE: Jun 09, 2020 11:22 am  
PATH: C:\GIS\3D Project\28815 - FC Community Development-Dorchester\Sur\DWG\

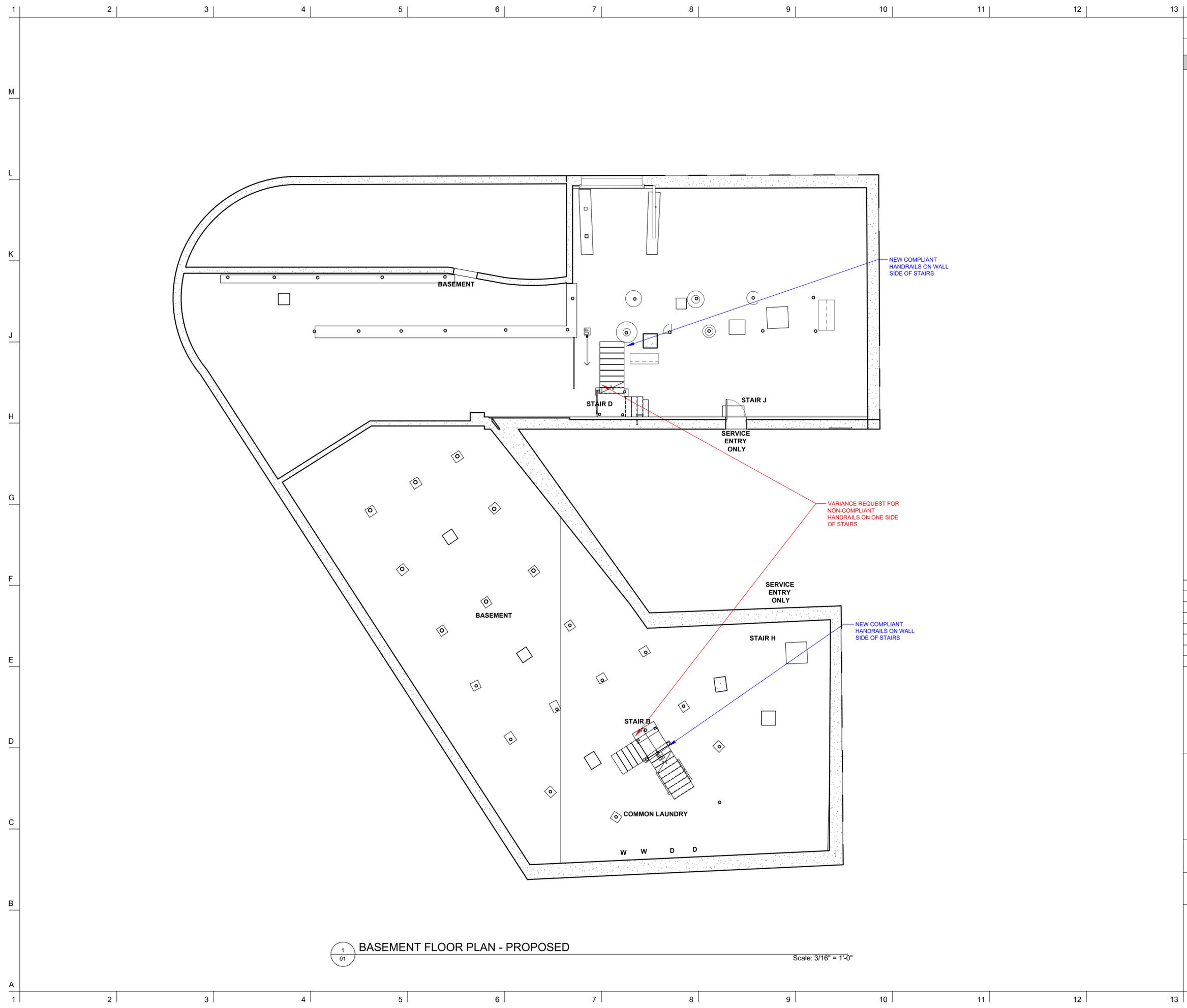
DWG: 28815ec.dwg

LAYOUT: EC (444-452)

SHEET: 1 OF 1

PROJECT NO.: 28815





**NOTES**

DO NOT SCALE DRAWINGS.

**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- VARIANCE REQUEST
- ↔ UNFEASIBLE UPGRADES
- PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ↔ ACCESSIBILITY UPGRADES
- DEMO
- COMMON SPACE
- UNIT SPACE

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
450-452 GENEVA AVE., DORCHESTER, MA 02122

Title **BASEMENT FLOOR PLAN - PROPOSED**

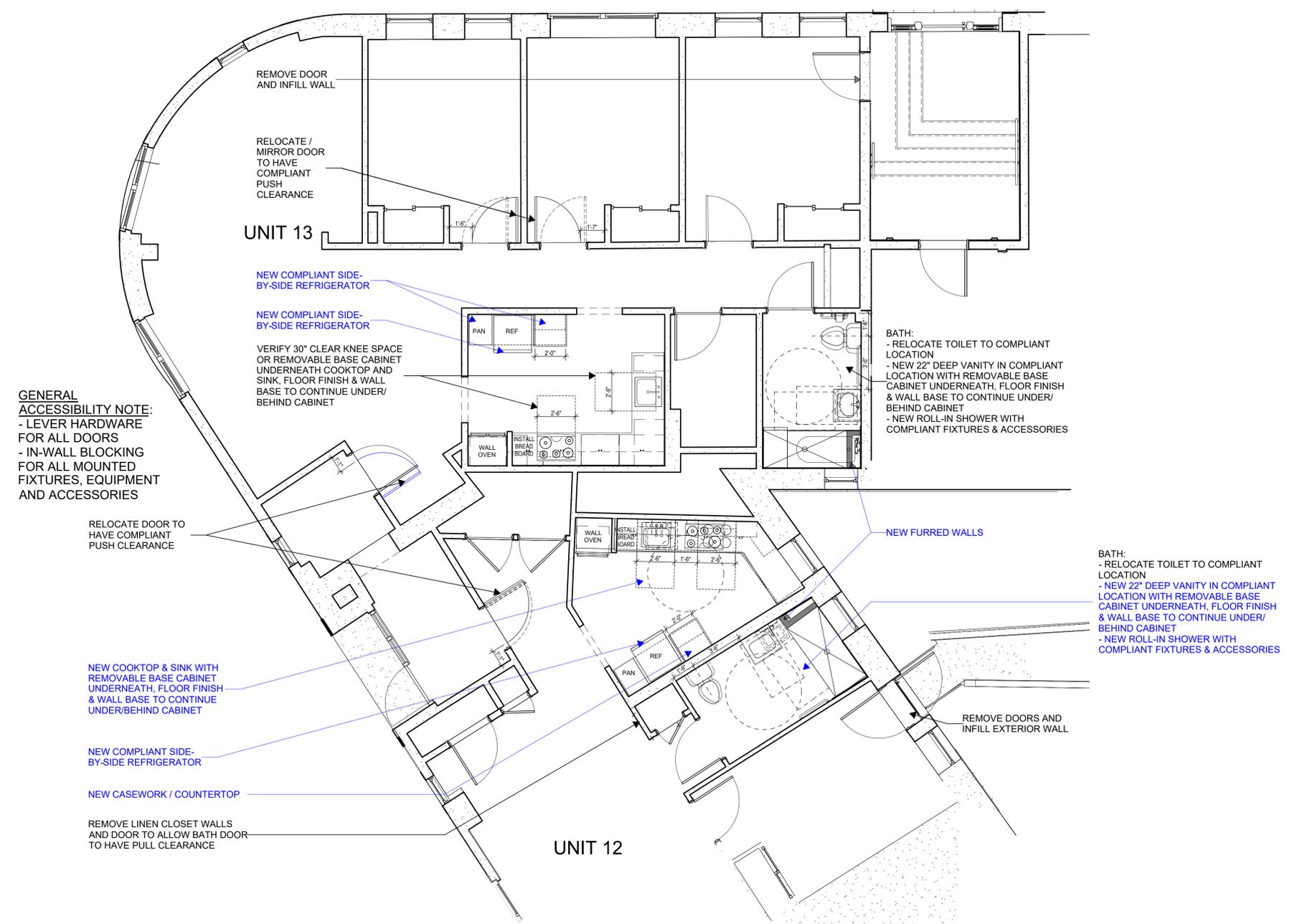
Designed	Drawing No.
Checked	<b>01</b> GENEVA/JOSEPHINE
Project No.	
Scale	
Date	

1  
01 BASEMENT FLOOR PLAN - PROPOSED Scale: 3/16" = 1'-0"

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**GENERAL ACCESSIBILITY NOTE:**  
 - LEVER HARDWARE FOR ALL DOORS  
 - IN-WALL BLOCKING FOR ALL MOUNTED FIXTURES, EQUIPMENT AND ACCESSORIES

REMOVE DOOR AND INFILL WALL  
 RELOCATE / MIRROR DOOR TO HAVE COMPLIANT PUSH CLEARANCE

NEW COMPLIANT SIDE-BY-SIDE REFRIGERATOR  
 NEW COMPLIANT SIDE-BY-SIDE REFRIGERATOR  
 VERIFY 30" CLEAR KNEE SPACE OR REMOVABLE BASE CABINET UNDERNEATH COOKTOP AND SINK, FLOOR FINISH & WALL BASE TO CONTINUE UNDER/BEHIND CABINET

RELOCATE DOOR TO HAVE COMPLIANT PUSH CLEARANCE

NEW COOKTOP & SINK WITH REMOVABLE BASE CABINET UNDERNEATH, FLOOR FINISH & WALL BASE TO CONTINUE UNDER/BEHIND CABINET

NEW COMPLIANT SIDE-BY-SIDE REFRIGERATOR

NEW CASEWORK / COUNTERTOP

REMOVE LINEN CLOSET WALLS AND DOOR TO ALLOW BATH DOOR TO HAVE PULL CLEARANCE

BATH:  
 - RELOCATE TOILET TO COMPLIANT LOCATION  
 - NEW 22" DEEP VANITY IN COMPLIANT LOCATION WITH REMOVABLE BASE CABINET UNDERNEATH, FLOOR FINISH & WALL BASE TO CONTINUE UNDER/BEHIND CABINET  
 - NEW ROLL-IN SHOWER WITH COMPLIANT FIXTURES & ACCESSORIES

BATH:  
 - RELOCATE TOILET TO COMPLIANT LOCATION  
 - NEW 22" DEEP VANITY IN COMPLIANT LOCATION WITH REMOVABLE BASE CABINET UNDERNEATH, FLOOR FINISH & WALL BASE TO CONTINUE UNDER/BEHIND CABINET  
 - NEW ROLL-IN SHOWER WITH COMPLIANT FIXTURES & ACCESSORIES

- NOTES**
- DO NOT SCALE DRAWINGS.
- GENERAL ACCESSIBILITY NOTES:**
- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
  - 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO
- COMMON SPACE
- UNIT SPACE

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
 450-452 GENEVA AVE., DORCHESTER, MA 02122

Title **ENLARGED UNITS PLANS - PROPOSED**

Designed	Drawing No.
Checked	<b>04</b> GENEVA/JOSEPHINE
Project No.	
Scale	
Date	

1  
04 **ENLARGED UNIT PLANS - PROPOSED** Scale: 1/4" = 1'-0"



**NOTES**

DO NOT SCALE DRAWINGS.

**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- VARIANCE REQUEST
- ↔ UNFEASIBLE UPGRADES
- PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ↔ ACCESSIBILITY UPGRADES
- DEMO
- COMMON SPACE
- UNIT SPACE

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
450-452 GENEVA AVE., DORCHESTER, MA 02122

Title **SECOND FLOOR PLAN - PROPOSED**

Designed	Drawing No.
Checked	<b>05</b> GENEVA/JOSEPHINE
Project No.	
Scale	
Date	



## 450-452 Geneva Avenue & 1 Josephine Street Existing Pictures



**Geneva Avenue & Josephine Street Façades**



**Geneva Avenue Façade**



**Josephine Street Façade**



**452 Geneva Entry**



**Stair A and 452 Geneva Mailboxes**



**Stair B**



**450 Geneva Entry**



**450 Geneva Intercom**



**450 Geneva Mailboxes**



**Josephine Entry**



**Josephine Intercom**



**Stair C**



**Josephine Mailboxes**



**Stair D**



**Trash Dumpster**



**Rear Ramp**

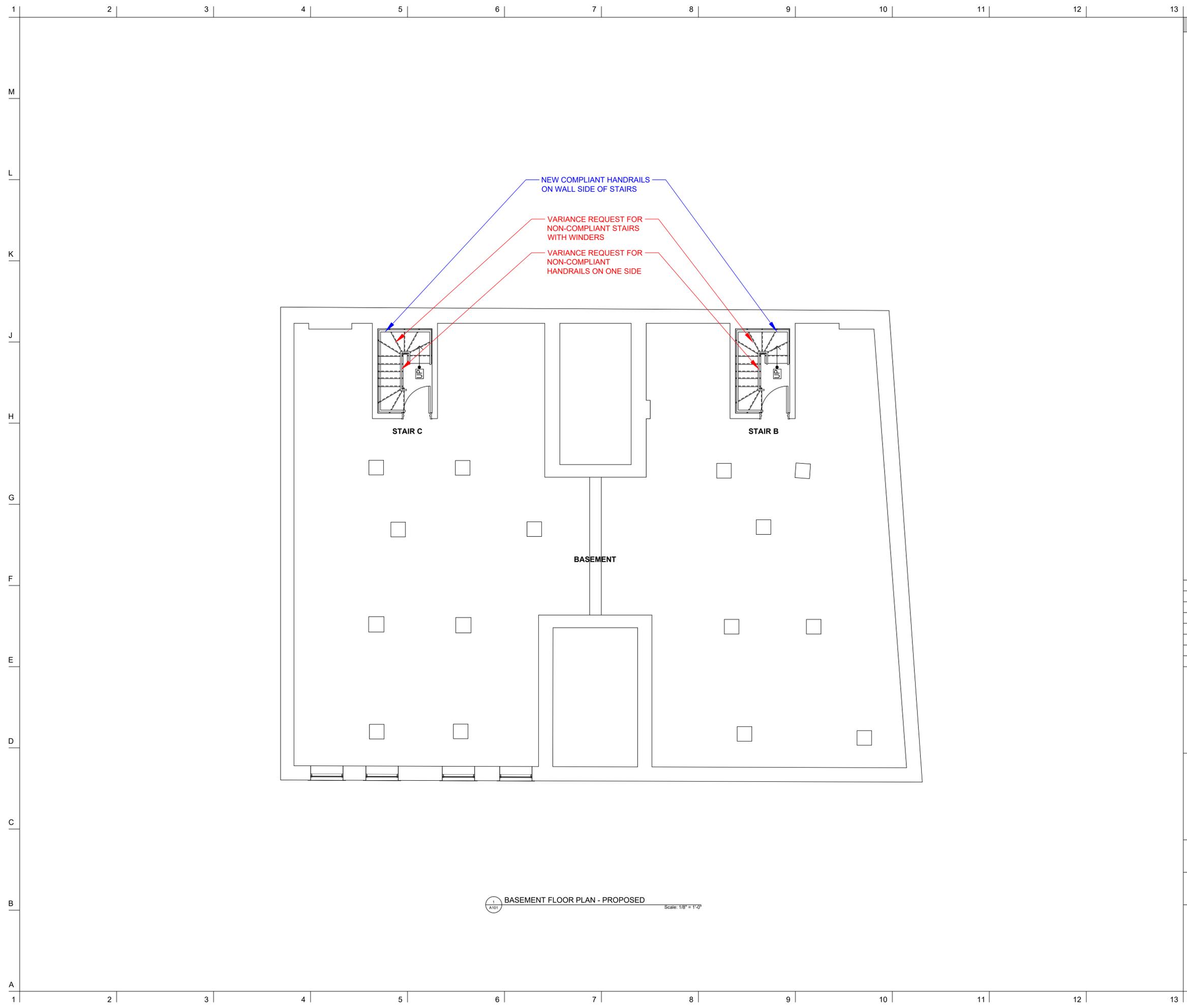


**Stair B to Basement**



**Basement Common Laundry**





**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED** VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE** PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO
- COMMON SPACE
- UNIT SPACE


No.	REVISIONS/SUBMISSIONS	Date
-----	-----------------------	------



Consultant

Project  
**FIELDS CORNER HOUSING**  
 36 LEROY ST. DORCHESTER, MA 02122

Title  
**BASEMENT FLOOR PLAN PROPOSED**

Designed	Drawing No.
Checked	
Project No. 25029	
Scale AS NOTED	
Date	

**01**  
LEROY

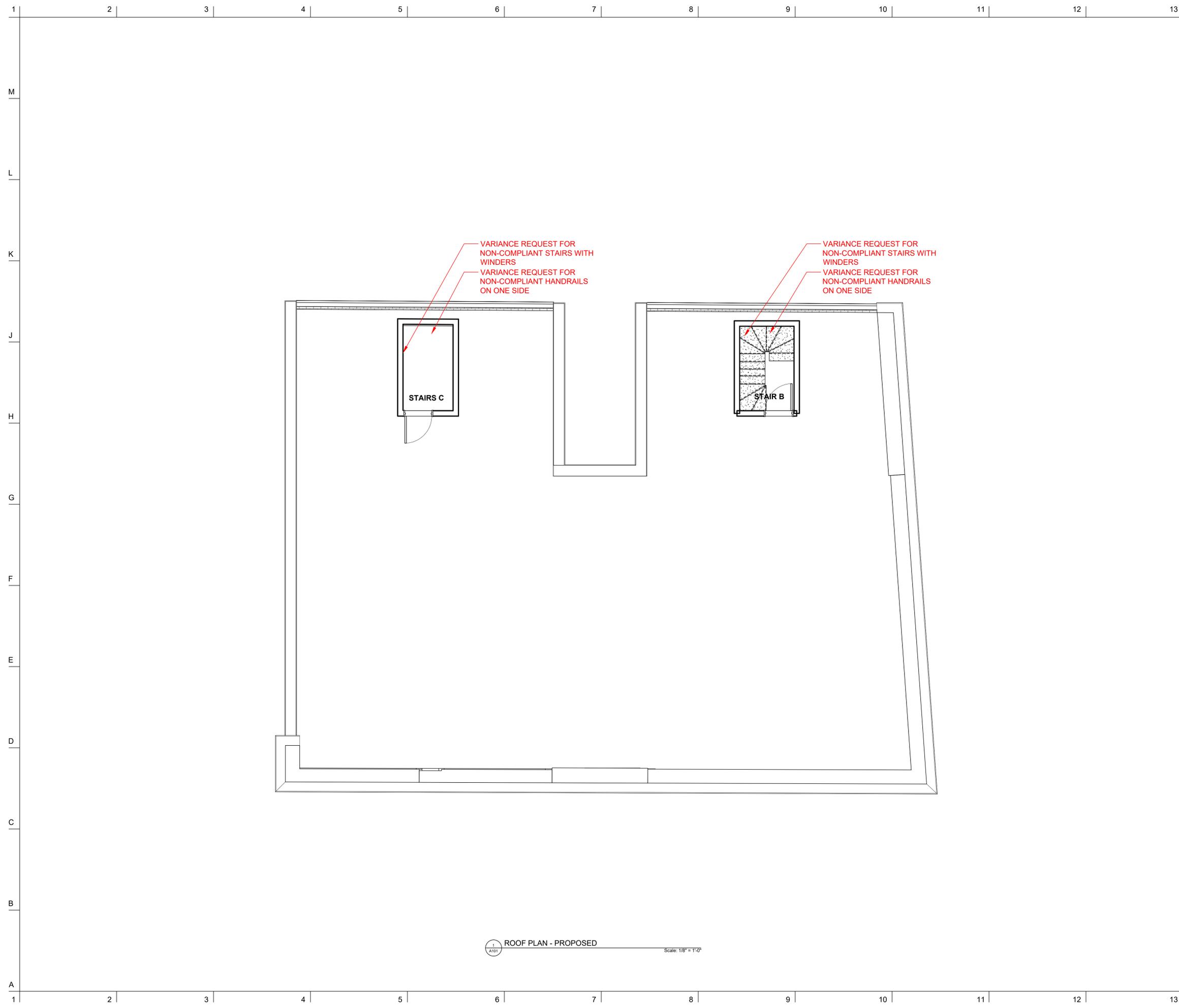












- GENERAL ACCESSIBILITY NOTES:**
- NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
  - NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES


No.	REVISIONS/SUBMISSIONS	Date
-----	-----------------------	------



Consultant

Project  
**FIELDS CORNER HOUSING**  
 36 LEROY ST. DORCHESTER, MA 02122

Title  
**ROOF PLAN PROPOSED**

Designed	
Checked	
Project No.	25029
Scale	AS NOTED
Date	

Drawing No.  
**07**  
 LEROY

1 ROOF PLAN - PROPOSED Scale: 1/8" = 1'-0"

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## 36-40 Leroy Street Existing Pictures



**Leroy Street & Ditson Street Façades**



**Ditson Street & Rear Façades**



**Front Entry**



**Front Entry Intercom**



**Front Entry Mailboxes**



**Stair A**



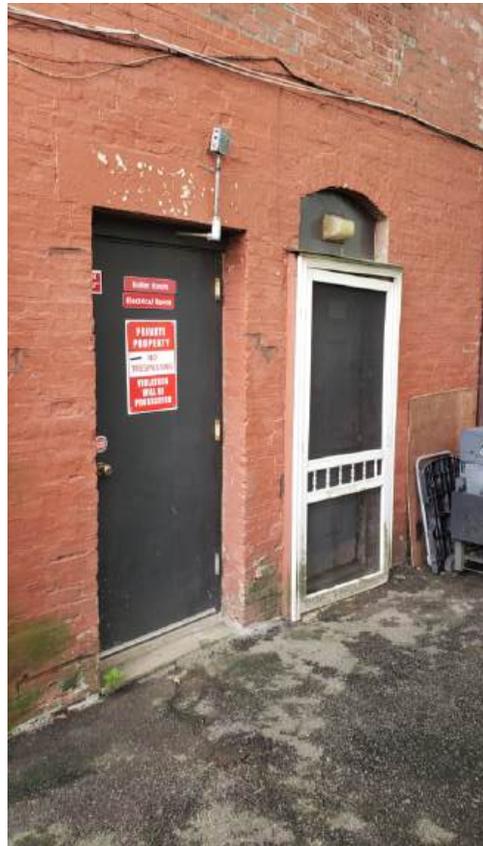
**Ditson Street Entry to Unit #10**



**Door to Stair B**



**Stair B**



**Doors to Stair C & Unit #11**



**Stair C**



**Rear Alley with Trash Dumpster**

---

## Multiple Addresses, Dorchester

---

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

**Date** Wed 10/22/2025 8:29 AM

**Bcc** moriah@joysquared.design <moriah@joysquared.design>; neal@joysquared.design <neal@joysquared.design>; Mayors Office on Disability <ada@boston.gov>; wireland83@gmail.com <wireland83@gmail.com>; disability@boston.gov <disability@boston.gov>; Michael Muehe <Mmuehe@bostoncil.org>; david.johnson <david.johnson@boston.gov>; Brigid.kenny@boston.gov <Brigid.kenny@boston.gov>

 2 attachments (1 MB)

Fields Corner CDC, Multiple Streets, Dorchester (V25-176) - Notice of Action.pdf; Notice of Hearing.pdf;

Good morning,

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

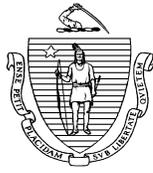
If you require a paper copy of a Notice or Decision, you may contact me to request one but be aware that the delivery of physical copies may be delayed.

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

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

Thank you,  
Molly

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



**MAURA HEALEY**  
GOVERNOR

**KIM DRISCOLL**  
LIEUTENANT GOVERNOR

**YVONNE HAO**  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

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

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

**SARAH R. WILKINSON**  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**VARIANCE HEARING**

Docket Number **V 25 176**

**RE: Fields Corner CDC , Multiple Streets, Dorchester**

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **February 23, 2026** at **1:00 PM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Neal Mongold for modification of or substitution of the following Rules and Regulations: Multiple Sections. 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: October 22, 2025

cc: Local Building Inspector  
Independent Living Center  
Local Disability Commission



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

YVONNE HAO  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

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

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**NOTICE OF ACTION**

Docket Number **V 25 176**

**RE: Fields Corner CDC , Multiple Streets , Dorchester**

On September 18, the Architectural Access Board received an application submitted by Neal Mongold. This application and all attached documentation were reviewed by the Board on October 20, 2025. At that meeting, the Board voted as follows:

#	Section	Result
1	Requests 1 -10, 33-41, & 52-61	<b>SCHEDULE</b> a hearing for this request. See attached Notice of Hearing.
2	Requests 11 -32 & 42-51	<b>FINDS</b> no variance is required as there are fewer than 12 unit in the building so public and common use spaces are not required to be accessible.

**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: October 21, 2025

cc: Local Disability Commission  
Local Building Inspector  
Independent Living Center

Chairperson  
ARCHITECTURAL ACCESS BOARD

**AAB 70**

---

**Re: AAB Variance Application, Fields Corner CDC, Multiple Addresses, Dorchester**

---

**From** Moriah Gavrish <moriah@joysquared.design>

**Date** Fri 10/3/2025 9:36 AM

**To** Michael Muehe <Mmuehe@bostoncil.org>

**Cc** Henning, Bill <bhenning@bostoncil.org>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>; ada@boston.gov <ada@boston.gov>; Neal Mongold <neal@joysquared.design>; Trea LaRaia <trea@joysquared.design>; Natalie Gabrielle <natalie@joysquared.design>

 2 attachments (81 KB)

FCCDC Overall Portfolio.pdf; FCCDC Reasonable Accommodation Policy.pdf;

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

Hi Michael,

Thank you again for reviewing our application. Below are the answers to your questions in green:

1. Can you tell me more information about the overall unit mix in these six addresses (77 units), including the overall number of studios, 1-BRs, 2-BRs, 3-BRs, etc. in each of the six addresses, and the unit mix in both the AAB Group 1 and AAB Group 2A unit categories in each of the six addresses?

**Please see the attached chart.**

2. Similarly, how many Group 1 and Group 2A units (and the overall number of studios, 1-BRs, 2-BRs, 3-BRs, etc. in each category) are in the Fields Corner CDC overall housing portfolio?

**Please see the attached chart.**

3. Can you provide a current Fields Corner CDC reasonable accommodation policy for individuals with disabilities, including policies for transferring tenants to accessible units when the need arises?

**Please see the attached policy.**

4. Has the Fields Corner CDC agreed, consistent with state law (MGL Chapter 151B), to submit postings about any vacancies or other anticipated availability of Group 2A units to the MassAbilities Accessible Housing Navigator ([www.massaccesshousingregistry.org](http://www.massaccesshousingregistry.org))?

**Fields Corner CDC has not submitted vacancy posts in the past, but will do so moving forward.**

Thanks,  
Moriah

Moriah Arrato Gavrish  
Architectural Staff



JOY SQUARED DESIGN, INC.

Main: 617.209.9631

Direct: 603.505.5249

121 E. Berkeley Street, 3rd Floor

Boston, MA 02118

[joysquared.design](http://joysquared.design)

On Mon, Sep 29, 2025 at 10:00 PM Moriah Gavrish <[moriah@joysquared.design](mailto:moriah@joysquared.design)> wrote:

Hi Michael,

Thank you for looking over our application and for those questions. We will get back to you in the next few days.

Thanks,  
Moriah

Moriah Arrato Gavrish  
Architectural Staff



JOY SQUARED DESIGN, INC.

Main: 617.209.9631

Direct: 603.505.5249

121 E. Berkeley Street, 3rd Floor

Boston, MA 02118

[joysquared.design](http://joysquared.design)

On Mon, Sep 29, 2025 at 6:12 PM Michael Muehe <[Mmuehe@bostoncil.org](mailto:Mmuehe@bostoncil.org)> wrote:

Hello Moriah,

Thank you for sharing a copy of your AAB variance application with me. Having completed a preliminary review of the application, I have a few questions, as follows:

1. Can you tell me more information about the overall unit mix in these six addresses (77 units), including the overall number of studios, 1-BRs, 2-BRs, 3-BRs, etc. in each of the six addresses, and the unit mix in both the AAB Group 1 and AAB Group 2A unit categories in each of the six addresses?
2. Similarly, how many Group 1 and Group 2A units (and the overall number of studios, 1-BRs, 2-BRs, 3-BRs, etc. in each category) are in the Fields Corner CDC overall housing portfolio?

3. Can you provide a current Fields Corner CDC reasonable accommodation policy for individuals with disabilities, including policies for transferring tenants to accessible units when the need arises?
4. Has the Fields Corner CDC agreed, consistent with state law (MGL Chapter 151B), to submit postings about any vacancies or other anticipated availability of Group 2A units to the MassAbilities Accessible Housing Navigator ([www.massaccesshousingregistry.org](http://www.massaccesshousingregistry.org))?

Thank you very much for your attention to these inquiries. I look forward to your reply.

Best regards,

**Michael Muehe**

Access Analyst

Boston Center for Independent Living (BCIL)

Mobile: 617-462-3110

Pronouns: he/him/his



---

**From:** Moriah Gavrish <moriah@joysquared.design>

**Sent:** Thursday, September 18, 2025 9:46 AM

**To:** Michael Muehe <[Mmuehe@bostoncil.org](mailto:Mmuehe@bostoncil.org)>

**Cc:** Neal Mongold <neal@joysquared.design>; Trea LaRaia <trea@joysquared.design>; Natalie Gabrielle <natalie@joysquared.design>

**Subject:** Copy of MAAB Variance Application - Multiple Addresses in Fields Corner, Dorchester

Dear Michael,

Please find a copy of our MAAB variance application attached for Fields Corner CDC in Dorchester.

The project includes the following 6 addresses:

12 Arcadia Street, Dorchester

110-112 Park Street, Dorchester

1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester

450-452 Geneva Avenue & 1 Josephine Street, Dorchester

460-462 Geneva Avenue, Dorchester

36-40 Leroy Street, Dorchester

Our application includes a cover letter, variance application form, large variance tally sheet, letter from owner, drawings, cost estimates, and existing pictures.

Please let me know if you have any questions.

Sincerely,

Moriah

Moriah Arrato Gavrish

Architectural Staff

**AAB 73**



JOY SQUARED DESIGN, INC.

Main: 617.209.9631

Direct: 603.505.5249

121 E. Berkeley Street, 3rd Floor

Boston, MA 02118

[joysquared.design](http://joysquared.design)

## **Fields Corner CDC/Arcadian Management Reasonable Accommodation Policy**

The **Fields Corner CDC** does not discriminate on the basis of race, color, religion, national origin, ancestry, sexual orientation, age, familial status, or physical or mental disability in the access or admission to its programs or employment or in its programs, activities, functions or services.

**FCCDC** will make a reasonable accommodation for people with disabilities when an accommodation is necessary to insure equal access to its amenities, services and programs. Reasonable accommodations include changes to the building, grounds or an individual unit and changes to policies, practices and procedures.

Accommodations will be made up to the point of structural infeasibility, undue financial and administrative burden or requiring changes fundamental to the program.

FCCDC/Arcadian Management recognizes that, from time -to -time, Residents will need accommodation for changing abilities and will accommodate reasonable requests from residents with appropriate proof of need. FCCDC will consider resident need as well as the organizations ability to fulfil the request, without undue financial and administrative burden or requiring changes fundamental to program.

When requesting an accommodation, the resident will need to provide the Property Manager with:

1. A Specific description of any unit modification they are requesting (grab bars in baths, removal of carpeting, other safety technology) in writing.
2. Explain the reason for the request
3. Provide a doctor's (or other professional as appropriate) letter explaining the need and recommending this accommodation as necessary for the resident's health and safety.
4. Other documentation may be requested for in some requests

FCCDC will:

1. review each request in a timely manner,
2. request any additional information necessary for decision making promptly
3. Provide the resident with a written determination letter including:
  - a. Explanation of the decision and the reasons for that decision
  - b. Timeline for accommodation work



- c. If the complete request cannot be completely accommodated, recommendations for alternative accommodations will be made.
4. Determinations denying the accommodation or suggesting partial or alternate accommodations will be followed by a meeting with the resident to discuss and agree on an alternate plan.
5. As FCCDC properties are fully occupied, requests involving relocating to an alternate unit will be put on an internal transfer list and will be accommodated as an appropriate unit becomes available.

If resident is not satisfied with the resolution to their request, they may file a Grievance with the Executive Director of the organization in writing. The ED will

1. review the accommodation request and process
2. meet with the resident to assure clarity and mutual understanding
3. provide a final decision on the matter
4. as needed, will provide information on other resources that the resident may pursue to remedy their needs.

**Fields Corner CDC Housing Portfolio**

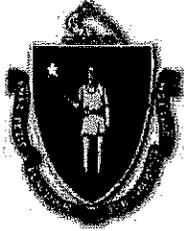
Fields Corner Housing:	Part of MAAB Application	Studio/Loft	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	1-Bed Group 2A	2-Bed Group 2A	3-Bed Group 2A	4-Bed Group 2A	1-Bed Hearing Impaired	2-Bed Hearing Impaired	Total # of Units
12 Arcadia Street	X		15	15								1	1	32
110-112 Park Street	X			2	4									6
1396-1400 Dorchester Avenue & 2 Greenwich Street	X		4	5										9
450-452 Geneva Avenue & 1 Josephine Street	X		6	3	2	2		1		1				15
460-462 Geneva Avenue	X		3	3	1	2								9
36-40 Leroy Street	X				4				1	1				6
<b>Subtotals</b>		<b>0</b>	<b>28</b>	<b>28</b>	<b>11</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>77</b>

Fields Corner Granites:	Part of MAAB Application	Studio/Loft	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	1-Bed Group 2A	2-Bed Group 2A	3-Bed Group 2A	4-Bed Group 2A	1-Bed Hearing Impaired	2-Bed Hearing Impaired	Total # of Units
15-15A Bowdoin Avenue			6	9	4			1	1					21
96 Bowdoin Street & 164-166 Rosseter Street			7	5	3									15
60 Charles Street						3								3
68 Charles Street							2				1			3
69 Charles Street			6											6
466 Geneva Avenue				2		4								6
474-476 Geneva Avenue						1	2							3
478-480 Geneva Avenue			1	1			2							4
482-484 Geneva Avenue		1	2	2					1					6
<b>Subtotals</b>		<b>1</b>	<b>22</b>	<b>19</b>	<b>7</b>	<b>8</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>67</b>

Other Properties:	Part of MAAB Application	Studio/Loft	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	1-Bed Group 2A	2-Bed Group 2A	3-Bed Group 2A	4-Bed Group 2A	1-Bed Hearing Impaired	2-Bed Hearing Impaired	Total # of Units
1 Arcadia Street		10	2											12
67-69 Sumner Street			8	16										24
Ditson Street Senior Housing			36					4						40
<b>Subtotals</b>		<b>10</b>	<b>46</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>76</b>

Total Portfolio:	Part of MAAB Application	Studio/Loft	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	1-Bed Group 2A	2-Bed Group 2A	3-Bed Group 2A	4-Bed Group 2A	1-Bed Hearing Impaired	2-Bed Hearing Impaired	Total # of Units
<b>TOTALS</b>		<b>11</b>	<b>96</b>	<b>63</b>	<b>18</b>	<b>12</b>	<b>6</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>220</b>

v-0308576



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

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

Docket Number

V25-176  
(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](mailto:william.joyce@mass.gov) & [molly.griffin@mass.gov](mailto:molly.griffin@mass.gov).
    - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
    - iii. The application and all attachments must be in .pdf format
    - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
    - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
  - b. Physical
    - i. Applications should be sent to the mailing address listed above and must include:
      1. The completed application and all attachments.

2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),
  3. The completed and signed Service Notice.
  4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
  - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

---

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

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

12 Arcadia Street, Dorchester

110-112 Park Street, Dorchester

1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester

450-452 Geneva Avenue & 1 Josephine Street, Dorchester

460-462 Geneva Avenue, Dorchester

36-40 Leroy Street, Dorchester

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

Fields Corner Community Development Corporation / Arcadian Management Company

Attn: Ellen Mason, Executive Director

E-mail: emason@arcadianmanagement.org

Telephone: 617-282-2093

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

The project includes 77 housing units distributed among 6 buildings. 1396-1400 Dorchester Avenue & 2 Greenwich Street also has 2 storefront commercial spaces on the ground floor. Please see the chart on the cover letter for more information.

---

**Variance Application - Multiple Addresses in Fields Corner, Dorchester**

---

**From** Moriah Gavrish <moriah@joysquared.design>

**Date** Thu 9/18/2025 12:25 AM

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

**Cc** Neal Mongold <neal@joysquared.design>; Trea LaRaia <trea@joysquared.design>; Natalie Gabrielle <natalie@joysquared.design>; emason@arcadianmanagement.org <emason@arcadianmanagement.org>; wcohen@newseasonsdevelopment.com <wcohen@newseasonsdevelopment.com>; mrodriguez@newseasonsdevelopment.com <mrodriguez@newseasonsdevelopment.com>

 1 attachment (15 MB)

2025-09-17\_MAAB Variance Application-Fields Corner CDC-Dorchester.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.

Dear William and Molly,

Please find our MAAB variance application attached for Fields Corner CDC in Dorchester.

The project includes the following 6 addresses:

12 Arcadia Street, Dorchester

110-112 Park Street, Dorchester

1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester

450-452 Geneva Avenue & 1 Josephine Street, Dorchester

460-462 Geneva Avenue, Dorchester

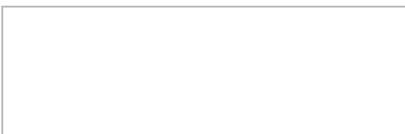
36-40 Leroy Street, Dorchester

Our application includes a cover letter, variance application form, large variance tally sheet, letter from owner, drawings, cost estimates, and existing pictures.

Please let me know if you have any questions.

Sincerely,  
Moriah

Moriah Arrato Gavrish  
Architectural Staff



JOY SQUARED DESIGN, INC.

Main: 617.209.9631  
Direct: 603.505.5249

121 E. Berkeley Street, 3rd Floor  
Boston, MA 02118  
[joysquared.design](http://joysquared.design)



ARCHITECTURE  
FOR THE COMMON GOOD

September 17, 2025

TO: Massachusetts Architectural Access Board  
c/o William Joyce and Molly Griffin

FROM: Moriah Gavrish, Joy Squared Design

CC: Neal Mongold, Joy Squared Design  
Trea LaRaia, Joy Squared Design  
Natalie Gabrielle, Joy Squared Design

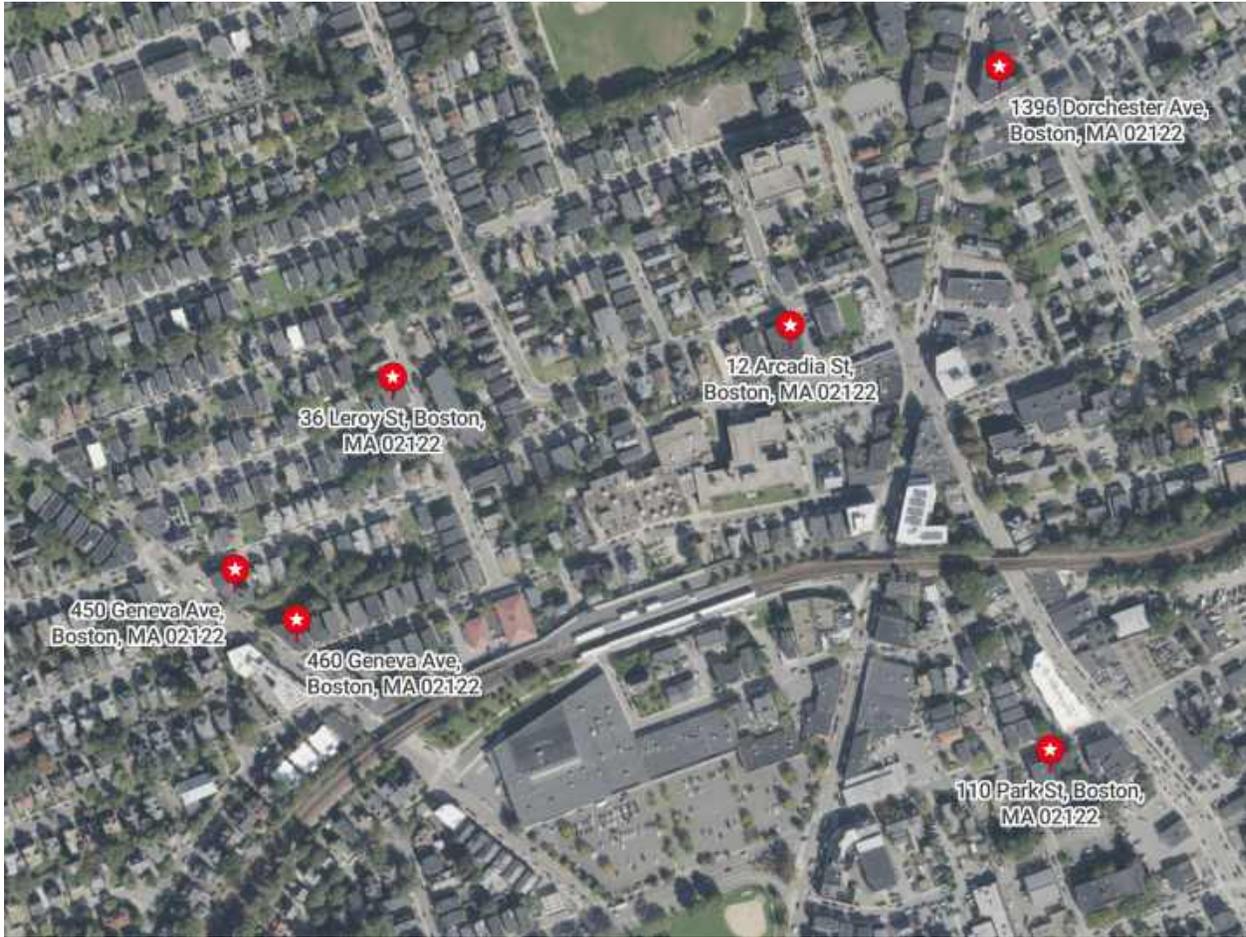
**RE: MAAB Variance Application for Fields Corner CDC, Dorchester, MA**

**Introduction**

Fields Corner Community Development Corporation has engaged with Joy Squared Design on a moderate rehabilitation project of 6 buildings (77 units) in their portfolio in Dorchester:

Address	Built	COO Issued	# of Units	# of Stories	Total SF (including basements)	Notes
12 Arcadia Street	1960	~1985	32 (2 hearing impaired units)	4	29,356 SF	Parking lot with 27 spaces
110-112 Park Street	1900 & 1910	~1985	6	3	9,032 SF	No parking
1396-1400 Dorchester Avenue & 2 Greenwich Street	1910	~1986	9	3	13,189 SF	No parking; includes 2 storefront commercial spaces
450-452 Geneva Avenue & 1 Josephine Street	1905	~1985	15 (2 accessible units)	3	20,151 SF	No parking
460-462 Geneva Avenue	1905	~1985	9	3	13,295 SF	No parking
36-40 Leroy Street	1900	2/18/1987	6 (2 accessible units)	3	9,932 SF	No parking

Please see the satellite map on the following page showing the 6 buildings:



Based on the 521 CMR 5.00 definition of a “complex” and guidance from the MAAB staff, we are treating the 6 buildings as one project because the 6 housing buildings are developed on one or more sites by a single entity.

The proposed scope of work for the project includes masonry repairs, structural repairs, window replacement, new sprinkler systems, accessibility improvements, and new interior finishes. The proposed project cost estimate \$11,866,000.

The 4 existing units that are partially accessible will be renovated to be compliant with MAAB Group 2A requirements for bathrooms and kitchens with the exception of a few non-compliant doors. 2 of the existing units at 12 Arcadia Street will be renovated to meet MAAB hearing impaired requirements.

The project is seeking several variances for non-complaint components because making the buildings fully accessible is technically and/or financially infeasible:

Variance		12 Arcadia	110-112 Park	Dorchester & Greenwich	Geneva & Josephine	460-462 Geneva	36-40 Leroy
10.1	Trash	#1	#11	#22	#33	#42	#52
10.1	Mailboxes	#2	#12	#23	#34	#43	#53
10.2 / 20.0	Accessible Routes	#3	#13	#24	#35	#44	#54
10.3 / 23.0	Parking	#4	---	---	---	---	---
10.4 / 26.0	Doors	#5	#14	#25	#36	#45	#55
10.8	Laundry	#6	#15	#26	#37	---	---
25.1	Entrances	#7	#16	#27	#38	#46	#56
27.2	Treads and Risers	---	#17	#28	---	#47	#57
27.3	Nosings	#8	#18	#29	---	#48	---
27.4	Handrails	#9	#19	#30	#39	#49	#58
28.1	Elevators	#10	#20	#31	#40	#50	#59
39.0	Controls (Intercoms)	---	#21	#32	#41	#51	#60
44.0	Group 2 Bathrooms	---	---	---	---	---	#61

## Table of Contents

Completed Application for Variance:

- Application
- Letter from Owner
- Copy of Filing Fee Payment

Completed Large Variance Tally Sheet

Attachments:

- 12 Arcadia Street:
  - Drawings
  - Cost Estimates
  - Existing Pictures
- 110-112 Park Street:
  - Drawings
  - Cost Estimates
  - Existing Pictures
- 1396-1400 Dorchester Avenue & 2 Greenwich Street:
  - Drawings
  - Cost Estimates
  - Existing Pictures
- 450-452 Geneva Avenue & 1 Josephine Street:
  - Drawings
  - Existing Pictures
- 460-462 Geneva Avenue:
  - Drawings
  - Cost Estimates
  - Existing Pictures
- 36-40 Leroy Street:
  - Drawings
  - Existing Pictures



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

1 Federal St., Suite 600 • Boston • MA • 02110  
V: 617-727-0660 • [www.mass.gov/aab](http://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](mailto:william.joyce@mass.gov) & [molly.griffin@mass.gov](mailto:molly.griffin@mass.gov).
    - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
    - iii. The application and all attachments must be in .pdf format
    - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
    - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
  - b. Physical
    - i. Applications should be sent to the mailing address listed above and must include:
      1. The completed application and all attachments.

2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),
  3. The completed and signed Service Notice.
  4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11” x 17”.
  - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

---

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

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

[12 Arcadia Street, Dorchester](#)

[110-112 Park Street, Dorchester](#)

[1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester](#)

[450-452 Geneva Avenue & 1 Josephine Street, Dorchester](#)

[460-462 Geneva Avenue, Dorchester](#)

[36-40 Leroy Street, Dorchester](#)

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

[Fields Corner Community Development Corporation / Arcadian Management Company](#)

[Attn: Ellen Mason, Executive Director](#)

E-mail: [emason@arcadianmanagement.org](mailto:emason@arcadianmanagement.org)

Telephone: [617-282-2093](tel:617-282-2093)

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

[The project includes 77 housing units distributed among 6 buildings. 1396-1400 Dorchester Avenue & 2 Greenwich Street also has 2 storefront commercial spaces on the ground floor. Please see the chart on the cover letter for more information.](#)

4. Total square footage of the building/facility: 94,955 SF (see cover letter chart for building breakdown)

Per floor: \_\_\_\_\_

a. Total square footage of tenant space (if applicable): All 6 buildings (77 units) are rented to residential tenants. There are 2 commercial spaces with a total of 1,830 SF at 1396-1400 Dorchester Avenue & 2 Greenwich Street.

5. What was the original year of construction for the building/facility: Please see the chart on the cover letter.

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

- |  |  |
|--|--|
| <input type="checkbox"/> New Construction                                | <input type="checkbox"/> Addition      |
| <input checked="" type="checkbox"/> Reconstruction/Remodeling/Alteration | <input type="checkbox"/> Change of Use |

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

The scope of work is a moderate rehabilitation including masonry repairs, structural repairs, window replacement, new sprinkler systems, accessibility improvements, and new interior finishes.

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

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

- |  |       |
|--|-------|
| <input type="checkbox"/> National Historic Landmark                                      | _____ |
| <input type="checkbox"/> Listed individually on the National Register of Historic Places | _____ |
| <input type="checkbox"/> Located in registered historic district                         | _____ |
| <input type="checkbox"/> Listed in the State Register of Historic Places                 | _____ |
| <input type="checkbox"/> 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>
<u>12 Arcadia Street, Dorchester</u>		
<u>#140323-E1680206</u>	<u>12/26/2024</u>	<u>\$2,000.00</u>
<u>110-112 Park Street, Dorchester</u>		
<u>#365984-G1748963</u>	<u>8/12/2025</u>	<u>\$6,000.00</u>
<u>#446504-PL1748970</u>	<u>7/28/2025</u>	<u>\$12,000.00</u>
<u>1396-1400 Dorchester Avenue &amp; 2 Greenwich Street, Dorchester</u>		
<u>#365971-G1748671</u>	<u>8/12/2025</u>	<u>\$2,000.00</u>
<u>#446489-PL1748675</u>	<u>7/28/2025</u>	<u>\$6,000.00</u>
<u>450-452 Geneva Avenue &amp; 1 Josephine Street, Dorchester</u>		
<u>#563926-SF1561099</u>	<u>1/8/2024</u>	<u>\$16,850.00</u>
<u>460-462 Geneva Avenue, Dorchester</u>		
<u>#365986-G1748977</u>	<u>8/12/2025</u>	<u>\$9,000.00</u>
<u>#446506-PL1748982</u>	<u>7/28/2025</u>	<u>\$18,000.00</u>
<u>36-40 Leroy Street, Dorchester</u>		
<u>#365980-G1748947</u>	<u>8/12/2025</u>	<u>\$6,000.00</u>
<u>#446503-PL1748949</u>	<u>7/28/2025</u>	<u>\$12,000.00</u>

(Use additional sheets if necessary.)

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

\$11,866,000.00

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

If yes, state the date it was issued: Please see chart on the cover sheet.

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:

Per conversation with William Joyce and Molly Griffin, this is not applicable to this project. The full and fair cash value of this complex is determined by the replacement cost (521 CMR 5.00 Definitions, Replacement Cost, A).

Is the assessment at 100%?  Yes  No N/A

If not, what is the town's current assessment ratio? N/A

15. State the phase of design or construction of the facility as of the date of this application: The current phase of design is Schematic Design.

16.

**Please list specific technical sections, not 521 CMR 3.**

Request #1

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief:     Yes     No

Types of Attachments for this Request:  
[ ] Floor/Site Plans, [ ] Cost Estimates,  
[ ] Photographs, [ ] Test Drawings,  
[ ] Other(s): \_\_\_\_\_

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

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

**SEE LARGE VARIANCE TALLY SHEET FOR ALL VARIANCE REQUESTS**

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Request #2

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief:     Yes     No

Types of Attachments for this Request:  
[ ] Floor/Site Plans, [ ] Cost Estimates,  
[ ] Photographs, [ ] Test Drawings,  
[ ] Other(s): \_\_\_\_\_

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

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

**SEE LARGE VARIANCE TALLY SHEET FOR ALL VARIANCE REQUESTS**

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Request #3

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief:  Yes  No

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

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

**SEE LARGE VARIANCE TALLY SHEET FOR ALL VARIANCE REQUESTS**

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Types of Attachments for this Request:  
 Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

Request #4

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief:  Yes  No

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

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

**SEE LARGE VARIANCE TALLY SHEET FOR ALL VARIANCE REQUESTS**

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---

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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>).

SEE LARGE VARIANCE TALLY SHEET FOR ALL VARIANCE REQUESTS

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:

Joy Squared Design

121 East Berkeley Street, Floor 3

Boston, MA 02118

Attn: Neal Mongold, Moriah Gavrish

E-mail: neal@joysquared.design, moriah@joysquared.design

Telephone: 603-505-5249 (Moriah)

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

Michelle Flowers, Ward 15

E-mail: michelle.flowers@boston.gov

Telephone: 617-961-3234

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

Date: 9/10/2025

Neal J Mongold  
Signature of owner or authorized agent (required)

PLEASE PRINT:

NEAL MONGOLD  
Name

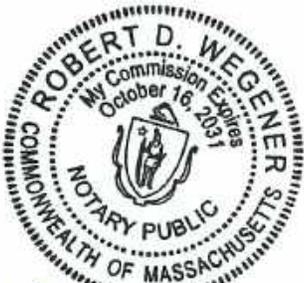
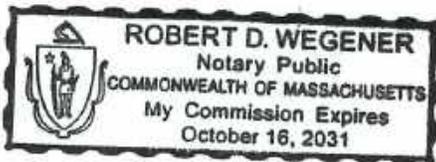
JOY SQUARED DESIGN INC.  
Organization (If Applicable)

121 EAST BERKELEY ST. 3RD FLOOR  
Address

BOSTON MA 02118  
Address 2 (optional)  
City/Town State Zip Code

NEAL@JOYSQUARED.DESIGN  
E-mail

339-368-2212  
Telephone



Wegener

# SERVICE NOTICE

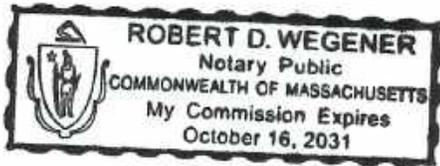
I, NEAL MORGOLD, as AUTHORIZED AGENT  
(Name) (Relationship to the applicant)

**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>
<b>1</b> Building Department	Boston Inspectional Services Department: -Marc Joseph, Deputy Commissioner, marc.joseph@boston.gov -David Johnson, david.johnson@boston.gov -Michelle Flowers, Ward 15, michelle.flowers@boston.gov	Email	9/17/2025
<b>2</b> Local Commission on Disability <small>(If Applicable)</small>	Commissioner Kristen McCosh City of Boston Disability Commission 1 City Hall Square, Room 967 Boston, MA 02201 ada@boston.gov	Email	9/17/2025
<b>3</b> Independent Living Center	Susan Smith Boston Center for Independent Living 60 Temple Place, 5th Floor Boston, MA 02111 ssmith@bostoncil.org	Email	9/17/2025

*Neal J. Morgold*  
**Signature**

9/10/2025  
**Date**



*R. Wegener*

# *Arcadian Management Company*

*One Arcadia Street, Dorchester, MA 02122 Phone: 617-282-2093 Fax: 617-282-6278*

September 9 2025

Massachusetts Architectural Access Board  
1 Federal Street, Suite 0600  
Boston, MA 02110

To whom it may concern:

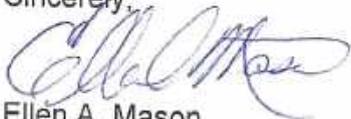
Please know that Joy Squared Design Fields Corner CDC/Fields Corner Housing has authorized Joy Squared Design to apply for variances to the MAAB on behalf of the Owner Fields Corner Community Development Corporation, for the Fields Corner Housing Renovation project, including the following buildings:

12 Arcadia Street, Dorchester  
110-112 Park Street, Dorchester  
1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester  
450-452 Geneva Avenue & 1 Josephine Street, Dorchester  
460-462 Geneva Avenue, Dorchester  
36-40 Leroy Street, Dorchester

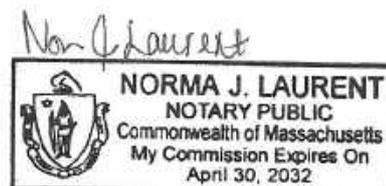
If you have any questions regarding this matter, please feel free to reach out to me at: [emason@arcadianmanagement.org](mailto:emason@arcadianmanagement.org) or on my cell 617-877-2915.

Thank you for your attention to this matter.

Sincerely,



Ellen A. Mason  
Executive Director  
Fields Corner CDC/Arcadian Mgmt



# *Arcadian Management Company*

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One Arcadia Street, Dorchester, MA 02122 Phone: 617-282-2093 Fax: 617-282-6278

September 9 2025

Massachusetts Architectural Access Board  
1 Federal Street, Suite 0600  
Boston, MA 02110

To whom it may concern:

The attached check is for the forthcoming variance application for Fields Corner CDC's Fields Corner Housing Renovation Project by Joy Squared Design for the following addresses:

12 Arcadia Street, Dorchester  
110-112 Park Street, Dorchester  
1396-1400 Dorchester Avenue & 2 Greenwich Street, Dorchester  
450-452 Geneva Avenue & 1 Josephine Street, Dorchester  
460-462 Geneva Avenue, Dorchester  
36-40 Leroy Street, Dorchester

If you have any questions regarding this matter, please feel free to reach out to me at: [emason@arcadianmanagement.org](mailto:emason@arcadianmanagement.org) or on my cell 617-877-2915.

Thank you for your attention to this matter.

Sincerely,



Ellen A. Mason  
Executive Director  
Fields Corner CDC/Arcadian Mgmt

MA. Architectural Access Board

Check Number: 22471  
Check Date: Sep 9, 2025

Check Amount: \$50.00

Invoice	Date	Discount Taken	Amount Paid	Quantity	Description
	9/9/25		50.00		Payment for the Fields Corner Housing Renovation project

ORIGINAL DOCUMENT REPRINTED ON CHEMICAL RESISTANT PAPER WITH MICROPRINTED BORDER

22471

**FIELDS CORNER CORPORATION**  
1 ARCADIA PLACE  
DORCHESTER, MASSACHUSETTS 02122



**CITIZENS BANK OF MASSACHUSETTS**  
Boston, Massachusetts

Check Number 22471 5-7017/2110

Memo:

DATE AMOUNT

Sep 9, 2025 50.00

PAY Fifty and 00/100 Dollars

TO THE ORDER OF  
MA. Architectural Access Board  
1 Federal Street, Suite 0600  
Boston, MA 02110

TWO SIGNATURES REQUIRED OVER \$15,000



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈02247⑈ ⑆211070175⑆ 1102111276⑈

FIELDS CORNER CORPORATION

22471

MA. Architectural Access Board

Check Number: 22471  
Check Date: Sep 9, 2025

Check Amount: \$50.00

Invoice	Date	Discount Taken	Amount Paid	Quantity	Description
	9/9/25		50.00		Payment for the Fields Corner Housing Renovation project

**ARCHITECTURAL ACCESS BOARD**  
**LARGE VARIANCE TALLY SHEET**

Request #	Section #	Description of Request	Vote
<b>1</b> Arcadia	10.1 Trash	We are seeking a variance for non-accessible trash/recycling. The existing trash dumpster is located in the rear of the parking lot and is not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>2</b> Arcadia	10.1 Mailboxes	We are seeking a variance for non-compliant mailboxes. The existing mailboxes are located in the front entry vestibule and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>3</b> Arcadia	10.2 / 20.0 Accessible Routes	Accessible parking spaces and a new accessible front entry are proposed, but we are seeking a variance for the absence of an accessible route connecting parking, entrances, public and common use spaces, and dwelling units. Adding an accessible ramp at the existing rear entry and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>4</b> Arcadia	10.3 / 23.0 Parking	Accessible parking spaces and a new accessible front entry are proposed, but we are seeking a variance for the absence of an accessible route connecting parking, entrances, public and common use spaces, and dwelling units. Adding an accessible ramp at the existing rear entry and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>5</b> Arcadia	10.4 / 26.0 Doors	We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull side clearance, push side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>6</b> Arcadia	10.8 Laundry	We are seeking a variance for non-accessible common laundry. The laundry room itself will have accessible clearances, accessible machines, etc., but the existing laundry room is located on the lower level and is not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>7</b> Arcadia	25.1 Entrances	A new accessible front entry is proposed, but we are seeking a variance for the existing stairs at the rear entry. Adding a rear ramp that would provide access to the lower level would impact the size and layout of Unit #B8 and would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	

*Attach additional sheets if necessary.*

<p><b>8</b> Arcadia</p>	<p>27.3 Nosings</p>	<p>A new accessible ramp is proposed at the front entry. The two interior stairs (Stairs A and B) both currently have open risers; infilling the risers with compliant nosings is proposed. We are seeking a variance for non-compliant nosings at the rear entry (Stair C). Rebuilding the stairs would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>9</b> Arcadia</p>	<p>27.4 Handrails</p>	<p>A new accessible ramp is proposed at the front entry. New compliant handrails are proposed at both sides of the rear entry stairs (Stair C). New compliant handrails are proposed on the outside walls of the two interior stairs (Stairs A and B). We are seeking a variance for non-compliant handrails on the inside edges of the two interior stairs (Stairs A and B). Compliant handrails on the inside edges are technologically infeasible. Please see attached site/floor plans and pictures.</p>	
<p><b>10</b> Arcadia</p>	<p>28.1 Elevators</p>	<p>We are seeking a variance for not providing an elevator in the building. Adding an elevator would impact the size and layout of several units and would incur excessive costs. Please see attached site/floor plans, test drawings, and cost estimates.</p>	
<p><b>11</b> Park</p>	<p>10.1 Trash</p>	<p>We are seeking a variance for non-accessible trash/recycling. The existing trash totes are located behind the building and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>12</b> Park</p>	<p>10.1 Mailboxes</p>	<p>We are seeking a variance for non-compliant mailboxes. The existing mailboxes are located in the front entry vestibules and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>13</b> Park</p>	<p>10.2 / 20.0 Accessible Routes</p>	<p>We are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units. Adding accessible ramps or lifts at the entries and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.</p>	
<p><b>14</b> Park</p>	<p>10.4 / 26.0 Doors</p>	<p>We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull side clearance, push side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>15</b> Park</p>	<p>10.8 Laundry</p>	<p>We are seeking a variance for non-accessible common laundry. The laundry room itself will have accessible clearances, accessible machines, etc., but the existing laundry room is located in the basement of 110 Park Street and is not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>16</b> Park</p>	<p>25.1 Entrances</p>	<p>We are seeking a variance for the existing stairs at the front and rear entries. Adding lifts and/or ramps is technically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.</p>	

<b>17</b> Park	27.2 Treads and Risers	We are seeking a variance for the two main interior stairs (Stairs A and B) because they have winder stairs and thus are not compliant with having uniform tread widths. Rebuilding the stairs is technologically infeasible and would incur excessive costs. Please see attached site plan/floor plans and pictures.	
<b>18</b> Park	27.3 Nosings	New compliant nosings are proposed at the main interior stairs (Stairs A and B). We are seeking a variance for non-compliant nosings at the front entry stairs, rear stairs to basement, and steps to the basement (Stairs C and D). Rebuilding these stairs would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>19</b> Park	27.4 Handrails	New compliant handrails are proposed at both sides of the front entry stairs and stairs at the rear to the basement. New compliant handrails are proposed on the outside walls of the two interior stairs (Stairs A and B). We are seeking a variance for non-compliant handrails on the inside edges of the two interior stairs (Stairs A and B). Compliant handrails on the inside edges are technologically infeasible. Please see attached site/floor plans and pictures.	
<b>20</b> Park	28.1 Elevators	We are seeking a variance for not providing elevators in the building. Adding an elevator on each side of the building would greatly impact the size and layout of every unit and thus is technologically infeasible. Please see attached site/floor plans.	
<b>21</b> Park	39.0 Controls (Intercoms)	We are seeking a variance for non-compliant intercoms. The existing intercoms are located at the existing front entry stairs. Without an accessible entrance, it is technologically infeasible to have accessible intercoms.	
<b>22</b> Dorchester	10.1 Trash	We are seeking a variance for non-accessible trash/recycling. The existing trash toters are located on the side of the building off of Greenwich Street and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>23</b> Dorchester	10.1 Mailboxes	We are seeking a variance for non-compliant mailboxes. The existing mailboxes are located at the door on Greenwich Street and in the entry vestibule of the Dorchester Avenue entry. They are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>24</b> Dorchester	10.2 / 20.0 Accessible Routes	We are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units. Adding accessible lifts at the entries or building interior and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>25</b> Dorchester	10.4 / 26.0 Doors	We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull side clearance, push side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	

<p><b>26</b> Dorchester</p>	<p>10.8 Laundry</p>	<p>We are seeking a variance for non-accessible common laundry. The laundry room itself will have accessible clearances, accessible machines, etc., but the existing laundry room is located in the basement and is not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>27</b> Dorchester</p>	<p>25.1 Entrances</p>	<p>We are seeking a variance for the 3 existing residential entries (Dorchester Avenue entry, Greenwich Street entry, and the side entry at Stair D). Adding lifts and/or ramps is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.</p>	
<p><b>28</b> Dorchester</p>	<p>27.2 Treads and Risers</p>	<p>We are seeking a variance for interior Stair C and exterior Stair D because they have winder stairs and thus are not compliant with having uniform tread widths. Rebuilding the stairs is technologically infeasible and would incur excessive costs. Please see attached site plan/floor plans and pictures.</p>	
<p><b>29</b> Dorchester</p>	<p>27.3 Nosings</p>	<p>New compliant nosings are proposed at Stairs A, B, C, and E. We are seeking a variance for non-compliant nosings at the exterior side entry (Stair D). Rebuilding the stairs would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>30</b> Dorchester</p>	<p>27.4 Handrails</p>	<p>New compliant handrails are proposed on the outside walls of all stairs to the fullest extent possible. We are seeking a variance for non-compliant handrails on the inside edges of Stairs A, B, C, D, and E. Compliant handrails on the inside edges are technologically infeasible. Please see attached site/floor plans and pictures.</p>	
<p><b>31</b> Dorchester</p>	<p>28.1 Elevators</p>	<p>We are seeking a variance for not providing an elevator in the building. Adding an elevator would impact the size and layout of several units and thus is technologically infeasible. Please see attached site/floor plans.</p>	
<p><b>32</b> Dorchester</p>	<p>39.0 Controls (Intercoms)</p>	<p>We are seeking a variance for non-compliant intercoms. The existing intercoms are located at the non-accessible entries on Dorchester Avenue and the Greenwich Street. Without accessible entrances, it is technologically infeasible to have accessible intercoms.</p>	
<p><b>33</b> Geneva/ Josephine</p>	<p>10.1 Trash</p>	<p>We are seeking a variance for non-accessible trash/recycling. The existing trash dumpster and recycling totes are located on the side of the building off of Josephine Street and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>34</b> Geneva/ Josephine</p>	<p>10.1 Mailboxes</p>	<p>New accessible and USPS compliant mailboxes will be installed at the existing 450 Geneva Avenue accessible entry, but we are seeking a variance for non-compliant mailboxes in the entry vestibule of the Josephine Street entry. They are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.</p>	
<p><b>35</b> Geneva/ Josephine</p>	<p>10.2 / 20.0 Accessible Routes</p>	<p>We are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units. Adding accessible ramps or lifts at the entries or building interior and/or an interior elevator are technologically infeasible and/or would incur excessive costs.</p>	

		Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>36</b> Geneva/ Josephine	10.4 / 26.0 Doors	We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull side clearance, push side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>37</b> Geneva/ Josephine	10.8 Laundry	We are seeking a variance for non-accessible common laundry. The two accessible units have accessible in-unit laundry and the common laundry room itself will have accessible clearances, accessible machines, etc., but the existing common laundry room is located in the basement and is not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>38</b> Geneva/ Josephine	25.1 Entrances	The existing entry at 450 Geneva Avenue is accessible, but we are seeking a variance for 2 entries at 452 Geneva Avenue and Josephine Street. Adding lifts and/or ramps is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>39</b> Geneva/ Josephine	27.4 Handrails	New compliant handrails are proposed at both sides of the Stair A. New compliant handrails are proposed on one side of Stairs B, C, and D, but we are seeking a variance for non-compliant handrails on the other side of Stairs B, C, and D. Compliant handrails on both sides of Stairs B, C, and D are technologically infeasible. Please see attached site/floor plans and pictures.	
<b>40</b> Geneva/ Josephine	28.1 Elevators	We are seeking a variance for not providing elevators in the building. Adding an elevator on each side of the building would greatly impact the size and layout of almost every unit and thus is technologically infeasible. Please see attached site/floor plans.	
<b>41</b> Geneva/ Josephine	39.0 Controls (Intercoms)	We are seeking a variance for non-compliant intercoms. The existing intercom at the accessible 450 Geneva Avenue accessible entrance will be relocated to be accessible, but the other existing intercoms are located at the non-accessible entries on Josephine Street and 452 Geneva Avenue. Without accessible entrances, it is technologically infeasible to have accessible intercoms.	
<b>42</b> 460 Geneva	10.1 Trash	We are seeking a variance for non-accessible trash/recycling. The existing trash totes are located behind the building and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>43</b> 460 Geneva	10.1 Mailboxes	We are seeking a variance for non-compliant mailboxes. The existing mailboxes are located in the front entry vestibules and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	

<b>44</b> 460 Geneva	10.2 / 20.0 Accessible Routes	We are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units. Adding accessible ramps or lifts at the entries or building interior and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>45</b> 460 Geneva	10.4 / 26.0 Doors	We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull side clearance, push side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>46</b> 460 Geneva	25.1 Entrances	We are seeking a variance for the 3 existing entries (Geneva Avenue entry and rear entries at Stairs E and F). Adding lifts and/or ramps is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>47</b> 460 Geneva	27.2 Treads and Risers	We are seeking a variance for interior Stairs A, B, C, and D because they have winder stairs and thus are not compliant with having uniform tread widths. Rebuilding the stairs is technologically infeasible and would incur excessive costs. Please see attached site plan/floor plans and pictures.	
<b>48</b> 460 Geneva	27.3 Nosings	New compliant nosings are proposed at interior Stairs A, B, C, and D and Stairs E and F will be re-built, but we are seeking a variance for non-compliant nosings at the exterior front entry. Rebuilding the stairs would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>49</b> 460 Geneva	27.4 Handrails	New compliant handrails are proposed at both sides of the front entry stairs and exterior Stairs E and F. New compliant handrails are proposed on the outside walls of interior Stairs A, B, C, and D. We are seeking a variance for non-compliant handrails on the inside edges of interior Stairs A, B, C, and D. Compliant handrails on the inside edges are technologically infeasible. Please see attached site/floor plans and pictures.	
<b>50</b> 460 Geneva	28.1 Elevators	We are seeking a variance for not providing elevators in the building. Adding an elevator on each side of the building would greatly impact the size and layout of almost every unit and thus is technologically infeasible. Please see attached site/floor plans.	
<b>51</b> 460 Geneva	39.0 Controls (Intercoms)	We are seeking a variance for non-compliant intercoms. The existing intercoms are located at the existing front entry stairs. Without an accessible entrance, it is technologically infeasible to have accessible intercoms.	
<b>52</b> Leroy	10.1 Trash	We are seeking a variance for non-accessible trash/recycling. The existing trash dumpster is located on the side of the building off of Ditson Street and is not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating an accessible route is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>53</b> Leroy	10.1 Mailboxes	We are seeking a variance for non-compliant mailboxes. The existing mailboxes are located in the front entry vestibule and are not accessible due to the lack of an accessible route between public and common use spaces and dwelling units. Creating accessible mailboxes is technically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	

<b>54</b> Leroy	10.2 / 20.0 Accessible Routes	Accessible entries to the ground floor accessible units are proposed, but we are seeking a variance for the absence of an accessible route connecting entrances, public and common use spaces, and dwelling units. Adding an accessible ramp at the front entry and/or an interior elevator are technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>55</b> Leroy	10.4 / 26.0 Doors	We are seeking a variance for non-compliant existing doors located in public and common use spaces and unit entry doors. All common doors and unit entry doors will receive new accessible hardware, but modifying all non-compliant common doors and unit entry doors to comply with the requirements for pull side clearance, push side clearance, two doors in a series, etc. is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans and pictures.	
<b>56</b> Leroy	25.1 Entrances	Accessible entries to the accessible units (Unit #10 and #11) are proposed, but we are seeking a variance for the existing front entry on Leroy Street. Adding a lift and/or ramp is technologically infeasible and/or would incur excessive costs. Please see attached site/floor plans, test drawings, cost estimates, and pictures.	
<b>57</b> Leroy	27.2 Treads and Risers	We are seeking a variance for interior Stairs B and C because they have winder stairs and thus are not compliant with having uniform tread widths. Rebuilding the stairs is technologically infeasible and would incur excessive costs. Please see attached site plan/floor plans and pictures.	
<b>58</b> Leroy	27.4 Handrails	New compliant handrails are proposed on the outside walls of interior Stairs A, B, and C. We are seeking a variance for non-compliant handrails on the inside edges of interior Stairs A, B, and C. Compliant handrails on the inside edges are technologically infeasible. Please see attached site/floor plans and pictures.	
<b>59</b> Leroy	28.1 Elevators	We are seeking a variance for not providing an elevator in the building. Adding an elevator would impact the size and layout of several units and thus is technologically infeasible. Please see attached site/floor plans.	
<b>60</b> Leroy	39.0 Controls (Intercoms)	We are seeking a variance for a non-compliant intercom. The existing intercom is located at the existing non-accessible front entry. Without an accessible entrance, it is technologically infeasible to have accessible intercoms.	
<b>61</b> Leroy	44.0 Group 2 Bathrooms	We are seeking a variance for the non-compliant bathroom door in Unit #10. It is technologically infeasible to make the door compliant. Please see site/floor plans.	











## 12 Arcadia Street Cost Estimates

### **12 Arcadia ramp at rear of building up to rear entry door:**

(Note rear entry door is at a mid-level landing)

Earthwork, excavate for piers	\$9,000.00
18 foundation piers @ \$650 ea	\$11,700.00
56 foot ramp and landings framing	\$20,000.00
Decking and railings	\$22,500.00
Concrete landing at bottom of ramp	\$1,400.00
Rear landing railing demo + overframe landing deck	\$2,200.00
Landing decking and railings	\$2,500.00
Concrete landing repair at bottom of stairs	\$800.00
Lighting	\$3,400.00
Parking paving repair, regrading, striping	\$1,400.00
OH + Profit @ 15%	\$11,235.00
<b>TOTAL</b>	<b>\$86,135.00</b>

### **12 Arcadia wheelchair lift at rear of building up to rear entry door:**

(Note rear entry door is at a mid-level landing)

Garaventa Lift	\$57,000.00
Electrical	\$3,700.00
Earthwork, excavate for lift foundation	\$1,600.00
Concrete base for lift	\$4,500.00
Enclosing structure for lift	\$20,000.00
Rear landing railing demo + overframe landing deck	\$2,200.00
Landing decking and railings	\$2,500.00
Concrete landing repair at bottom of stairs	\$800.00
Lighting	\$2,000.00
OH + Profit @ 15%	\$14,145.00
<b>TOTAL</b>	<b>\$108,445.00</b>

**12 Arcadia elevator:**

(Note front entry door is at a mid-level landing)

Demolish 4 apartment units	\$39,000.00
Structural removal to create 4 story hoistway	\$32,000.00
Demo basement slab to create elevator pit	\$2,300.00
New concrete elevator pit (include excavation)	\$20,000.00
New 4 story CMU hoistway and penthouse	\$36,000.00
Structure for penthouse roof	\$4,000.00
New exterior cladding for penthouse	\$2,600.00
Roofing repairs	\$1,800.00
New 5 stop (thru loading) Otis Gen 3 elevator	\$400,000.00
Electrical, controls, alarms and communication	\$20,000.00
Reconstruct 4 apartments, 1 bed units (650sf each)	\$728,000.00
Hallway reconstruction	\$90,000.00
MEP modifications to hallway	\$45,000.00
OH + Profit @ 15%	\$213,105.00
<b>TOTAL</b>	<b>\$1,633,805.00</b>

Notes:

- Lost rent due to 8 months of construction time
- Reduced income ongoing for 1 bed units vs 2 bed units

**12 Arcadia rear ramp and bypass access:**

(Note rear entry door is at a mid-level landing)

Demolish 1 apartment unit	\$9,750.00
Structural demo at exterior wall to create new door opening	\$1,000.00
Concrete ramp & landing at rear (include rails)	\$4,750.00
New covered canopy over landing and ramp	\$18,000.00
Lighting + intercom mods	\$4,500.00
Reconstruct 1 apartment 1 br unit (650sf each)	\$182,000.00
Hallway reconstruction	\$30,000.00
MEP modifications to hallway	\$14,000.00
OH + Profit @ 15%	\$39,600.00
<b>TOTAL</b>	<b>\$303,600.00</b>

Notes:

- Lost rent due to 3 months of construction time
- Reduced income ongoing for 1 bed units vs 2 bed units

12 Arcadia Street Existing Pictures



Arcadia Street Façade



Front Entry



Rear Entry / Stair C



Side Parking Area



Rear Parking Area



Trash Dumpster in Parking Area



Front Entry Mailboxes



Stair A



Stair B

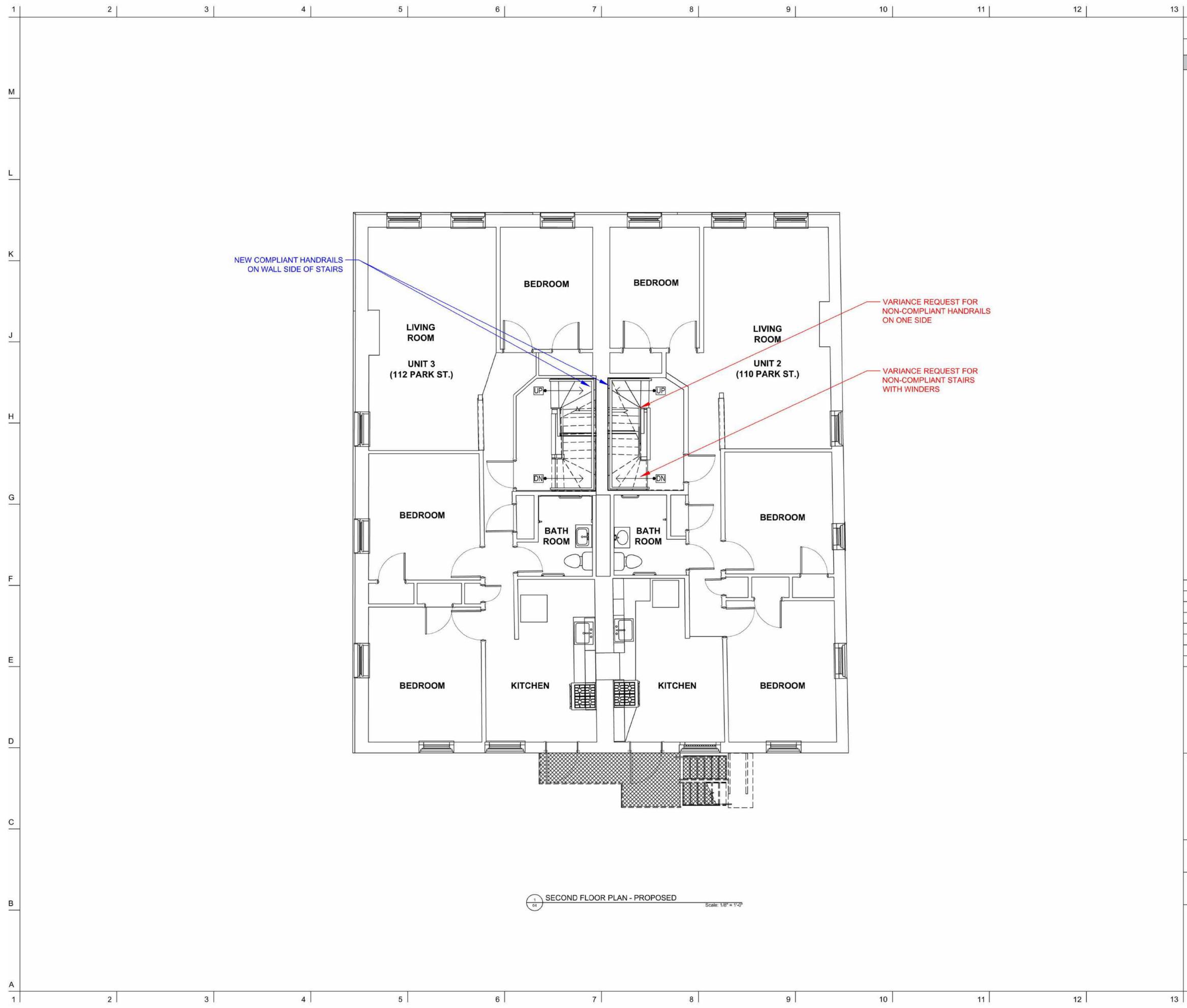


Lower Level Common Laundry









**NOTES**

DO NOT SCALE DRAWINGS.

**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- VARIANCE REQUEST
- ↔ UNFEASIBLE UPGRADES
- PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ↔ ACCESSIBILITY UPGRADES
- DEMO

No.	REVISIONS/SUBMISSIONS	Date



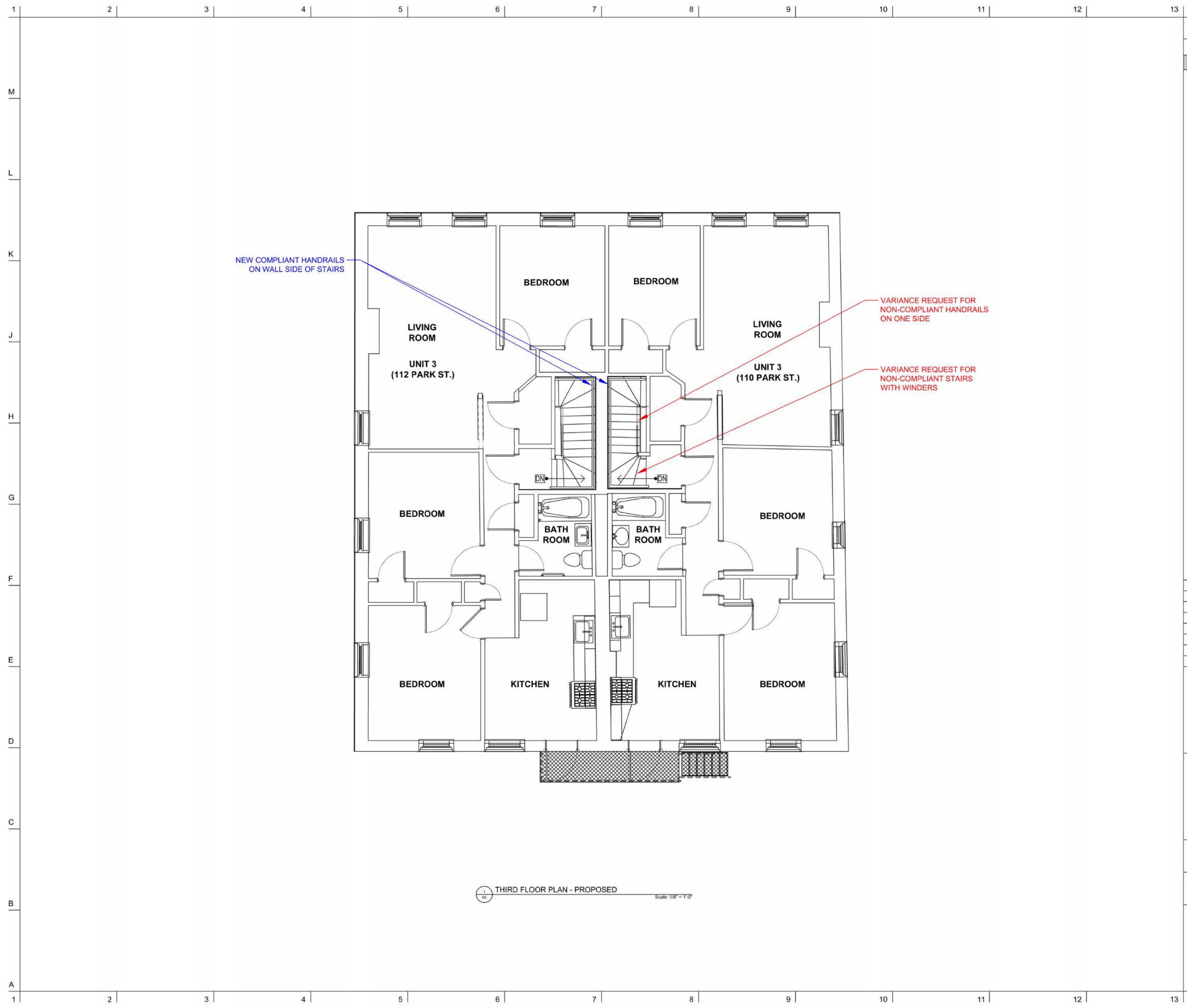
Consultant

Project **FIELDS CORNER HOUSING**  
110-112 PARK STREET, DORCHESTER, MA 02122

Title **SECOND FLOOR PLAN - PROPOSED**

Designed	Drawing No.
Checked	
Project No.	25029
Scale	AS NOTED
Date	

**04**  
**PARK**



NEW COMPLIANT HANDRAILS  
ON WALL SIDE OF STAIRS

VARIANCE REQUEST FOR  
NON-COMPLIANT HANDRAILS  
ON ONE SIDE

VARIANCE REQUEST FOR  
NON-COMPLIANT STAIRS  
WITH WINDERS

1  
05 THIRD FLOOR PLAN - PROPOSED Scale: 1/8" = 1'-0"

**NOTES**

DO NOT SCALE DRAWINGS.

**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
110-112 PARK STREET, DORCHESTER, MA 02122

Title **THIRD FLOOR PLAN - PROPOSED**

Designed	Drawing No.
Checked	
Project No.	
Scale	
Date	

**05**  
**PARK**

## 110-112 Park Street Cost Estimates

### 110-112 Park wheelchair lift to front entry doors:

Garaventa Lift	\$57,000.00
Electrical	\$3,700.00
Earthwork, excavate for lift foundation	\$1,600.00
Concrete base for lift	\$4,500.00
Enclosing structure for lift	\$20,000.00
Demo front stairs/railings	\$1,200.00
Construct new front landing/stairs/railings	\$12,000.00
Lighting	\$1,500.00
OH + Profit @ 15%	\$15,225.00
<hr/> TOTAL	<hr/> \$116,725.00

### 110-112 Park rear ramp:

(Note rear doors are unit entry doors at 1st floor)

Earthwork, excavate for ramp & drainage dry well	\$9,000.00
Retaining walls for ramp	\$32,000.00
47 foot concrete ramp and landings	\$49,000.00
Metal pipe railings	\$18,000.00
Concrete landing at bottom of ramp	\$1,400.00
New HP accessible doors (2)	\$5,600.00
Lighting	\$2,400.00
Sidewalk re-grading, repair, replacement	\$2,300.00
OH + Profit @ 15%	\$17,955.00
<hr/> TOTAL	<hr/> \$137,655.00

### 110-112 Park wheelchair lift:

(Note rear doors are unit entry doors at 1st floor)

Garaventa Lift	\$57,000.00
Electrical	\$3,700.00
Earthwork, excavate for lift foundation	\$2,400.00
Concrete base for lift	\$4,500.00
Enclosing structure for lift	\$20,000.00
Partial demo rear stairwell/railings	\$1,200.00
Construct new rear stairwell & railings	\$12,000.00
Sidewalk re-grading, repair, replacement	\$2,300.00
Lighting	\$1,500.00
OH + Profit @ 15%	\$15,690.00
<hr/> TOTAL	<hr/> \$120,290.00

**110-112 Park Street Existing Pictures**



**Park Street & Bispham Street Facades**



**Rear Alley with Trash Toters**



**Front Entries**



**110 Park Intercom**



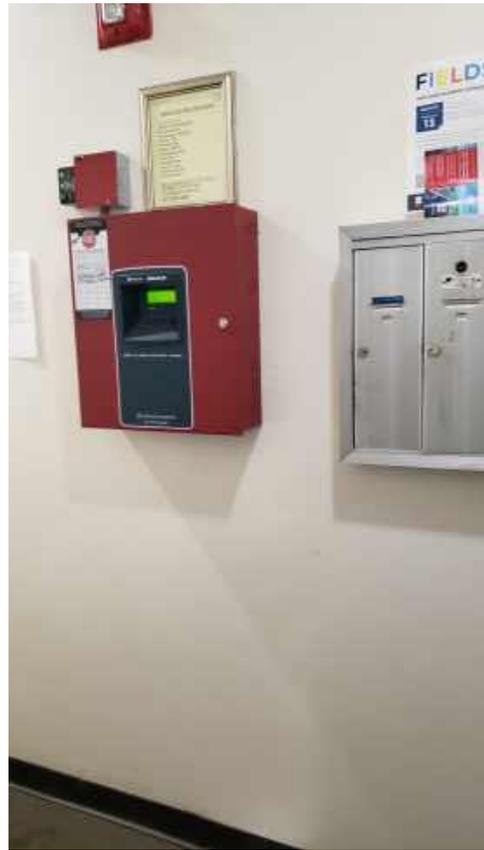
**110 Park Mailboxes**



**Stair A**



112 Park Intercom



112 Park Mailboxes



Stair B



Rear Exterior Stairs (to Basement)



**Steps into Basement**



**Basement Common Laundry**











# 1396-1400 Dorchester Avenue & 2 Greenwich Street Cost Estimate

**Dorchester/Greenwich 2 wheelchair lifts to common entry doors:**

Garaventa Lift (2 qty)	\$114,000.00
Electrical	\$6,500.00
Earthwork, excavate for lift foundation (1)	\$1,600.00
Concrete base for lift	\$4,500.00
Enclosing structure for lift	\$32,000.00
Demo rear stairs/railings	\$1,400.00
Construct new rear stairs, landing, railings	\$13,500.00
Demo interior entry area to make room for lift	\$1,900.00
Construct new entry lobby and stairs	\$45,000.00
Lighting + intercom mods	\$6,000.00
OH + Profit @ 15%	\$33,960.00
<hr/> TOTAL	<hr/> \$260,360.00

**1396-1400 Dorchester Avenue & 2 Greenwich Street  
Existing Pictures**



**Dorchester Avenue & Greenwich Street Façades**



**Dorchester Avenue Façade**



**Greenwich Street Facade**



**Commercial Space A Entry**



**Commercial Space B Entry**



**Dorchester Avenue Entry**



**Dorchester Avenue Intercom**



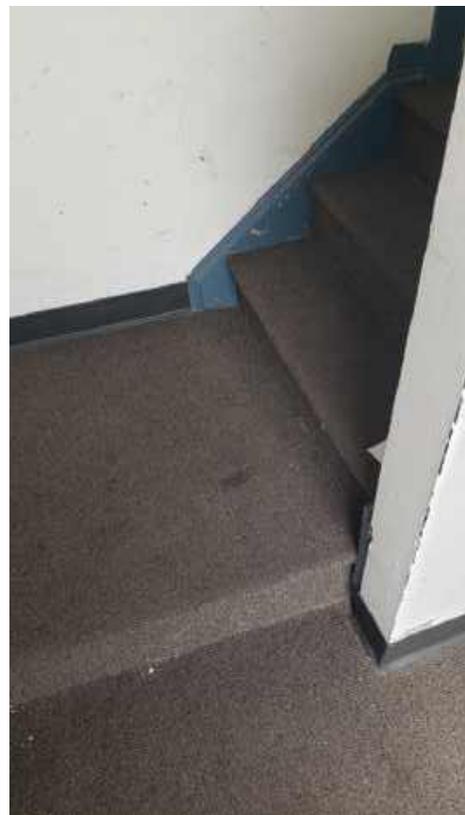
**Dorchester Avenue Mailboxes**



**Stair A**



**Greenwich Street Entry**



**Stair B**



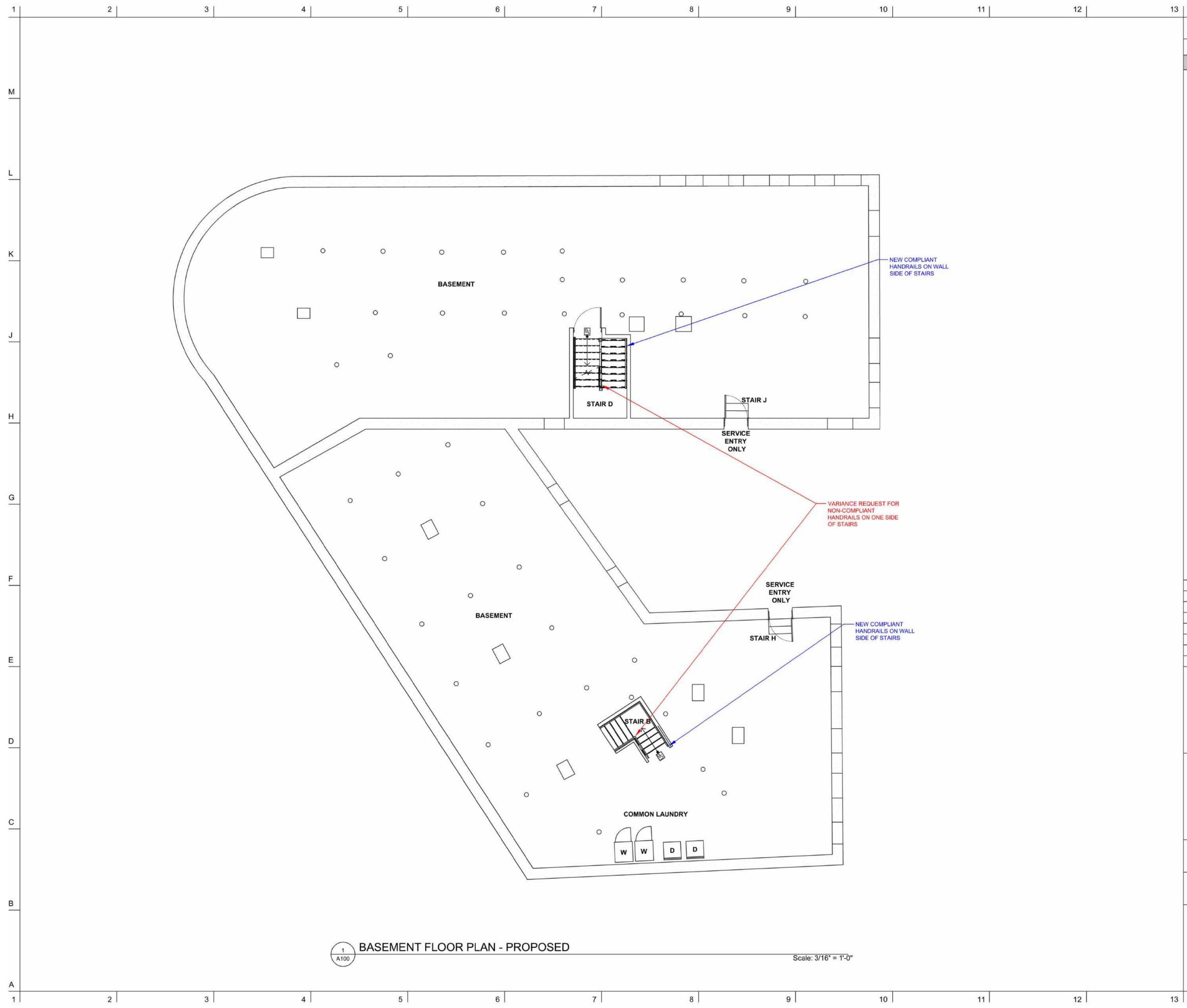
**Side Entry / Stair D**



**Basement Common Laundry**



**Trash and Recycling Toters Near Side Entry**



1 A100 BASEMENT FLOOR PLAN - PROPOSED

Scale: 3/16" = 1'-0"

**NOTES**

DO NOT SCALE DRAWINGS.

- GENERAL ACCESSIBILITY NOTES:**
- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
  - 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO

No.	REVISIONS/SUBMISSIONS	Date



Consultant

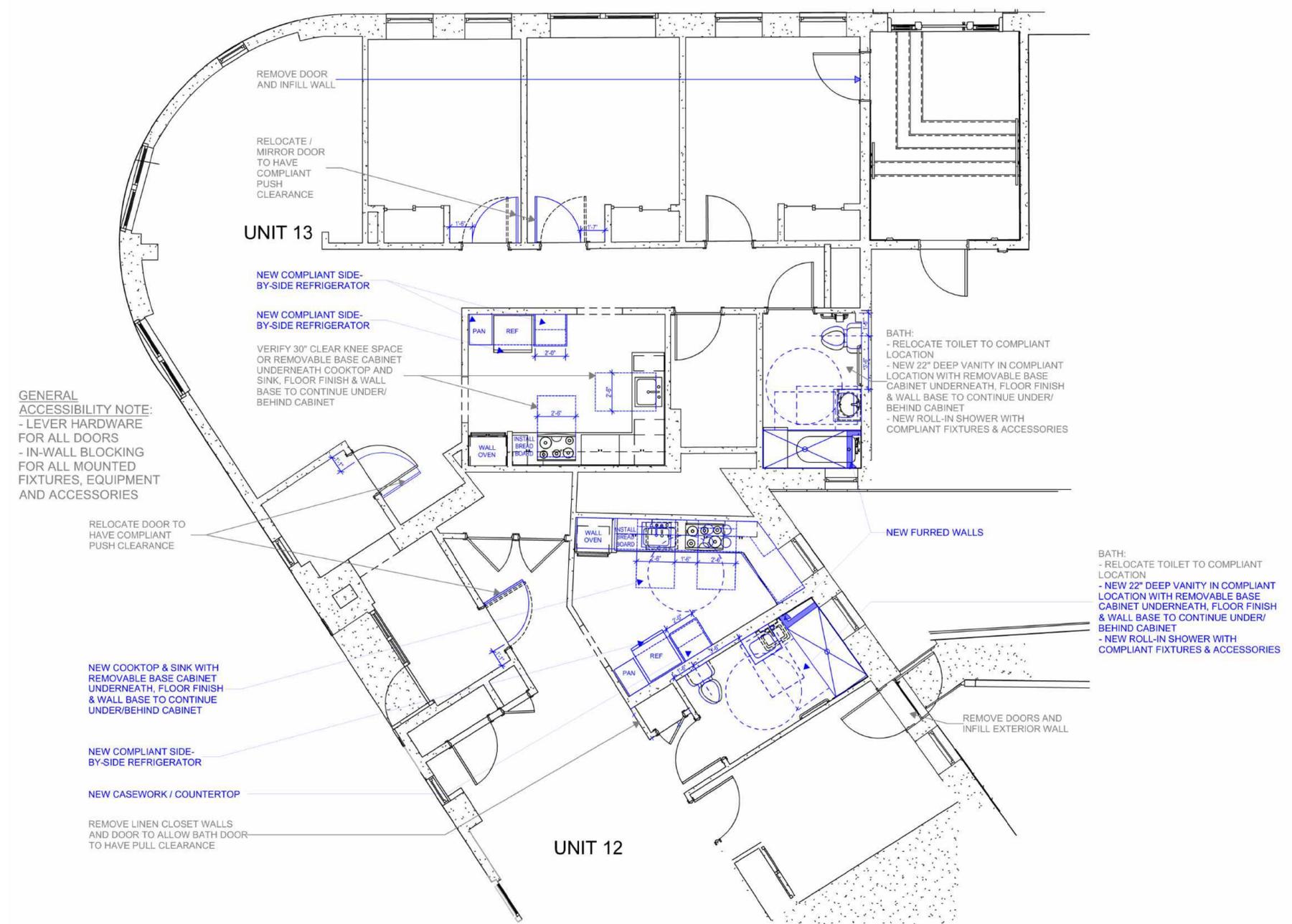
Project **FIELDS CORNER HOUSING**  
450-452 GENEVA AVE., DORCHESTER, MA 02122

Title **BASEMENT FLOOR PLAN - PROPOSED**

Designed	Drawing No.
Checked	<b>01</b> GENEVA / JOSEPHINE
Project No.	
Scale	
Date	







**GENERAL ACCESSIBILITY NOTE:**  
 - LEVER HARDWARE FOR ALL DOORS  
 - IN-WALL BLOCKING FOR ALL MOUNTED FIXTURES, EQUIPMENT AND ACCESSORIES

RELOCATE DOOR TO HAVE COMPLIANT PUSH CLEARANCE

NEW COOKTOP & SINK WITH REMOVABLE BASE CABINET UNDERNEATH, FLOOR FINISH & WALL BASE TO CONTINUE UNDER/BEHIND CABINET

NEW COMPLIANT SIDE-BY-SIDE REFRIGERATOR

NEW CASEWORK / COUNTERTOP

REMOVE LINEN CLOSET WALLS AND DOOR TO ALLOW BATH DOOR TO HAVE PULL CLEARANCE

REMOVE DOOR AND INFILL WALL

RELOCATE / MIRROR DOOR TO HAVE COMPLIANT PUSH CLEARANCE

UNIT 13

NEW COMPLIANT SIDE-BY-SIDE REFRIGERATOR

NEW COMPLIANT SIDE-BY-SIDE REFRIGERATOR

VERIFY 30" CLEAR KNEE SPACE OR REMOVABLE BASE CABINET UNDERNEATH COOKTOP AND SINK, FLOOR FINISH & WALL BASE TO CONTINUE UNDER/BEHIND CABINET

BATH:  
 - RELOCATE TOILET TO COMPLIANT LOCATION  
 - NEW 22" DEEP VANITY IN COMPLIANT LOCATION WITH REMOVABLE BASE CABINET UNDERNEATH, FLOOR FINISH & WALL BASE TO CONTINUE UNDER/BEHIND CABINET  
 - NEW ROLL-IN SHOWER WITH COMPLIANT FIXTURES & ACCESSORIES

NEW FURRED WALLS

BATH:  
 - RELOCATE TOILET TO COMPLIANT LOCATION  
 - NEW 22" DEEP VANITY IN COMPLIANT LOCATION WITH REMOVABLE BASE CABINET UNDERNEATH, FLOOR FINISH & WALL BASE TO CONTINUE UNDER/BEHIND CABINET  
 - NEW ROLL-IN SHOWER WITH COMPLIANT FIXTURES & ACCESSORIES

REMOVE DOORS AND INFILL EXTERIOR WALL

UNIT 12

**NOTES**  
 DO NOT SCALE DRAWINGS.  
**GENERAL ACCESSIBILITY NOTES:**  
 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS  
 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO

No.	REVISIONS/SUBMISSIONS	Date



Consultant

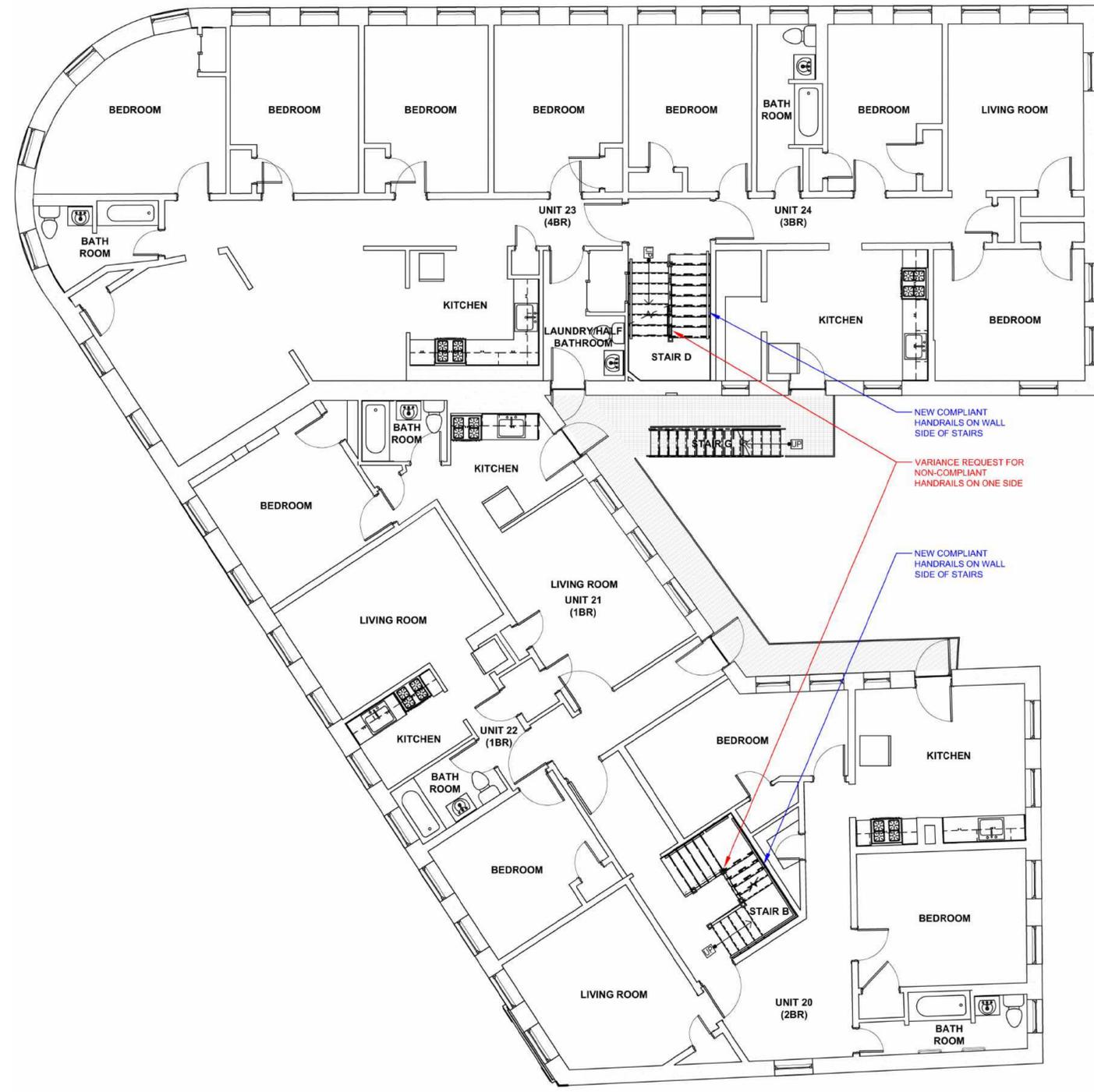
Project **FIELDS CORNER HOUSING**  
 450-452 GENEVA AVE., DORCHESTER, MA 02122

Title **ENLARGED UNITS PLANS - PROPOSED**

Designed	Drawing No.
Checked	<b>04</b> GENEVA / JOSEPHINE
Project No.	
Scale	
Date	

1  
04 ENLARGED UNIT PLANS - PROPOSED

Scale: 1/4" = 1'-0"



1  
05 SECOND FLOOR PLAN - PROPOSED Scale: 3/16" = 1'-0"

**NOTES**

- DO NOT SCALE DRAWINGS.
- GENERAL ACCESSIBILITY NOTES:**
- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
  - 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- ↔ UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- █ NEW WALLS
- ↔ ACCESSIBILITY UPGRADES
- ⋯ DEMO

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
450-452 GENEVA AVE., DORCHESTER, MA 02122

Title **SECOND FLOOR PLAN - PROPOSED**

Designed	Drawing No.
Checked	<b>05</b> GENEVA / JOSEPHINE
Project No.	
Scale	
Date	



## 450-452 Geneva Avenue & 1 Josephine Street Existing Pictures



Geneva Avenue & Josephine Street Façades



Geneva Avenue Façade



Josephine Street Façade



452 Geneva Entry



Stair A and 452 Geneva Mailboxes



Stair B



450 Geneva Entry



450 Geneva Intercom



450 Geneva Mailboxes



Josephine Entry



Josephine Intercom



Stair C



Josephine Mailboxes



Stair D



Trash Dumpster



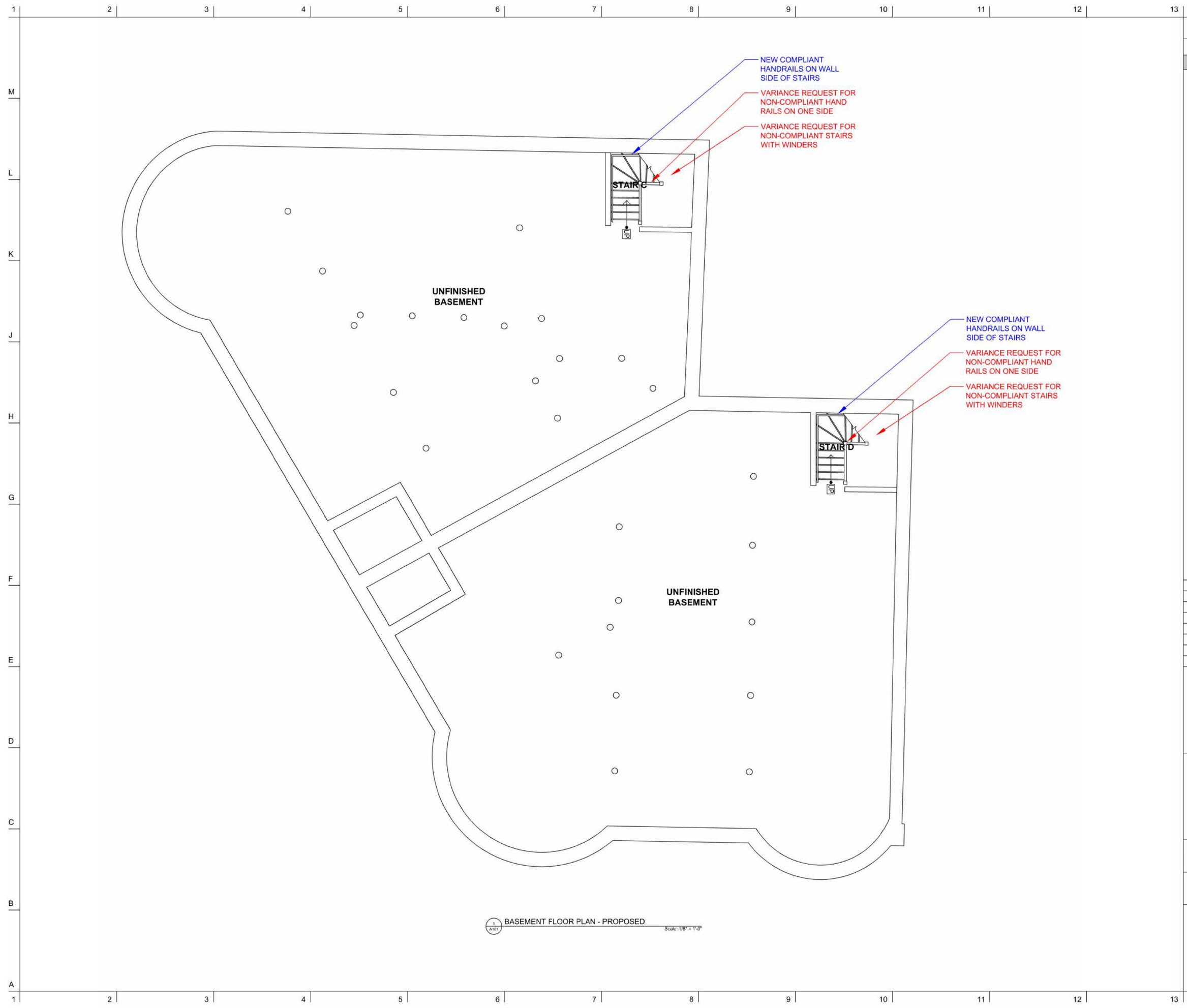
**Rear Ramp**



**Stair B to Basement**



**Basement Common Laundry**



1 BASEMENT FLOOR PLAN - PROPOSED Scale: 1/8" = 1'-0"

**NOTES**

DO NOT SCALE DRAWINGS.

**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- ↔ UNFEASIBLE UPGRADES
- PROPOSED UPGRADES
- ↔ EXISTING WALLS
- █ NEW WALLS
- ↔ ACCESSIBILITY UPGRADES
- ↔ DEMO

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
460-462 GENEVA AVE., DORCHESTER, MA 02122

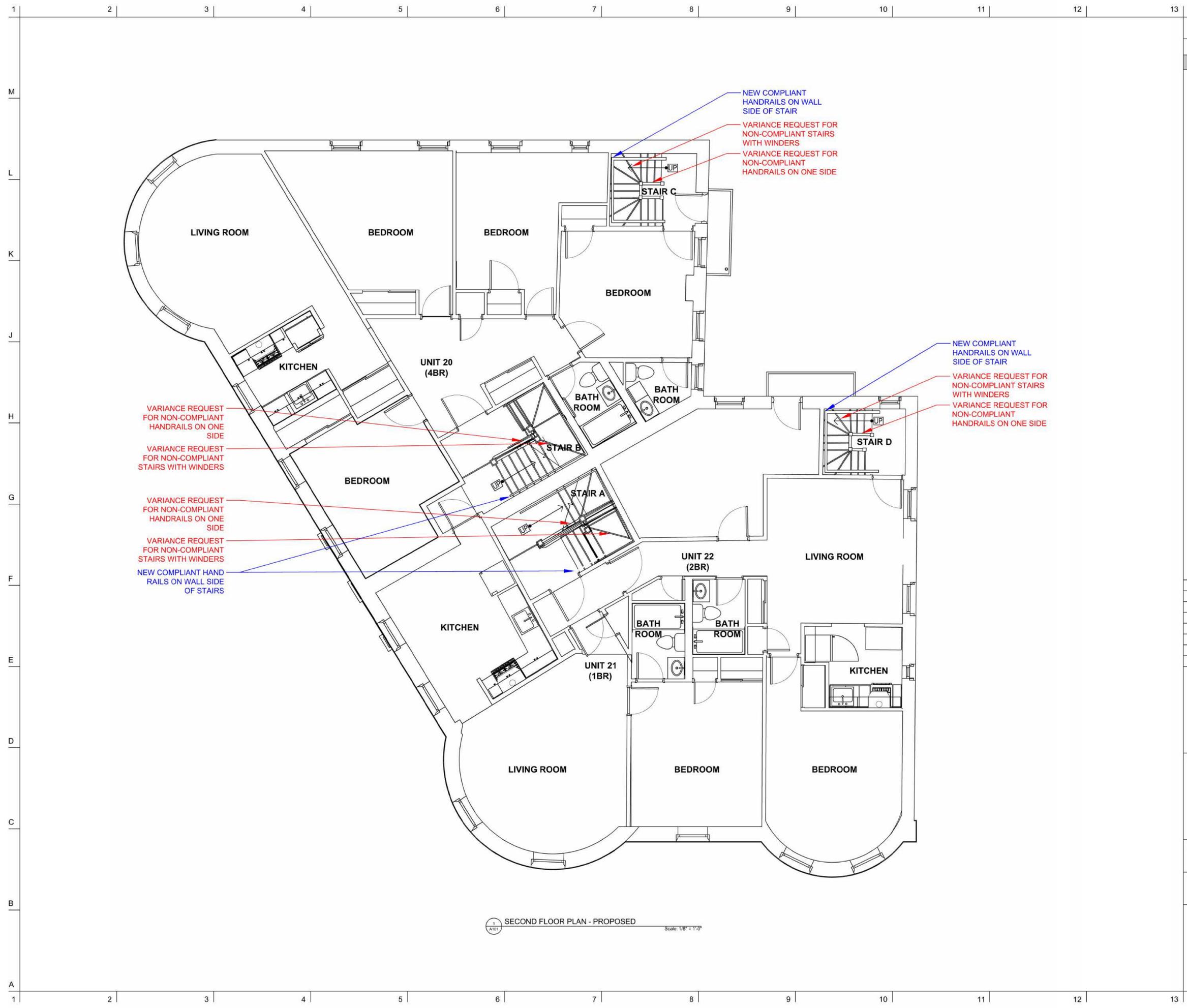
Title **BASEMENT FLOOR PLAN - PROPOSED**

Designed	Drawing No.
Checked	<b>01</b> GENEVA
Project No.	
Scale	
Date	

**01**  
GENEVA







**NOTES**

DO NOT SCALE DRAWINGS.

**GENERAL ACCESSIBILITY NOTES:**

- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
- 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO

1 SECOND FLOOR PLAN - PROPOSED Scale: 1/8" = 1'-0"

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
460-462 GENEVA AVE., DORCHESTER, MA 02122

Title **SECOND FLOOR PLAN - PROPOSED**

Designed	Drawing No.
Checked	
Project No. 25029	
Scale AS NOTED	
Date	

**04**  
GENEVA



## 460-462 Geneva Avenue Cost Estimates

### Geneva wheelchair lift to front common entry:

Garaventa Lift	\$57,000.00
Electrical	\$3,200.00
Earthwork, excavate for lift foundation (1)	\$1,600.00
Enclosing structure for lift	\$14,000.00
Demo frontstairs/railings	\$18,000.00
Construct new front stairs, landing, railings	\$19,000.00
New HP accessible doors w/power openers	\$12,000.00
Interior entry lobby minor renovation	\$1,000.00
Lighting + intercom mods	\$4,500.00
OH + Profit @ 15%	\$19,545.00
<hr/>	
TOTAL	\$149,845.00

### Geneva wheelchair lift to common entry doors:

Garaventa Lift	\$57,000.00
Electrical	\$3,000.00
Concrete Base for lift	\$4,500.00
Enclosing structure for lift	\$32,000.00
Demo rear stairs/railings	\$2,100.00
Construct new rear stairs, landing, railings	\$28,000.00
Sidewalk re-grading, repair, replacement	\$2,300.00
Lighting	\$2,200.00
OH + Profit @ 15%	\$19,665.00
<hr/>	
TOTAL	\$150,765.00

# 460-462 Geneva Avenue Existing Pictures



Geneva Avenue & Charles Street Facades



Front Entry



Intercom



460 Geneva Mailboxes



Stair B



462 Geneva Mailboxes



Stair A



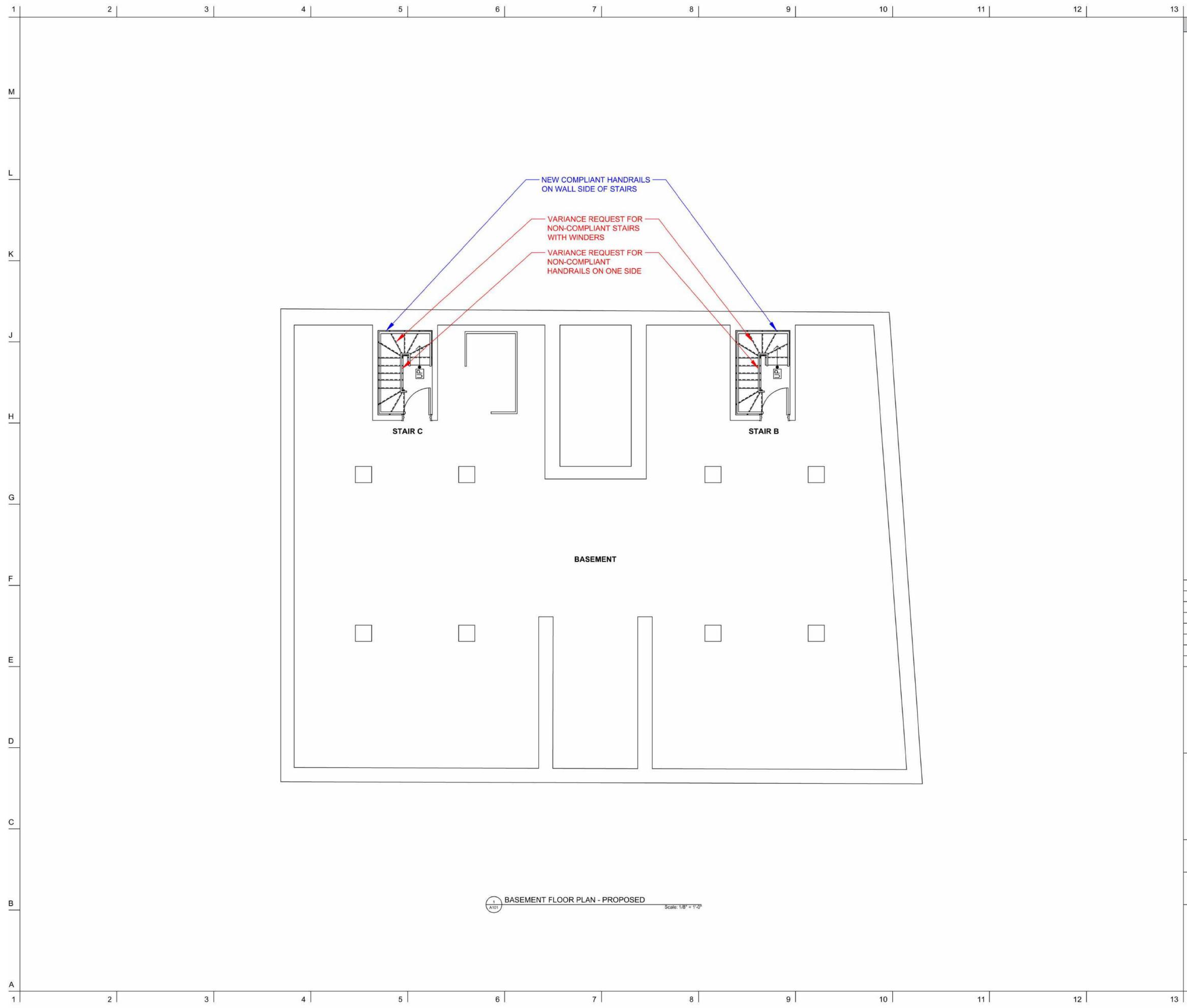
Stair E



Stair F



Trash Toters



- GENERAL ACCESSIBILITY NOTES:**
- 1 NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
  - 2 NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO


No.	REVISIONS/SUBMISSIONS	Date



Consultant

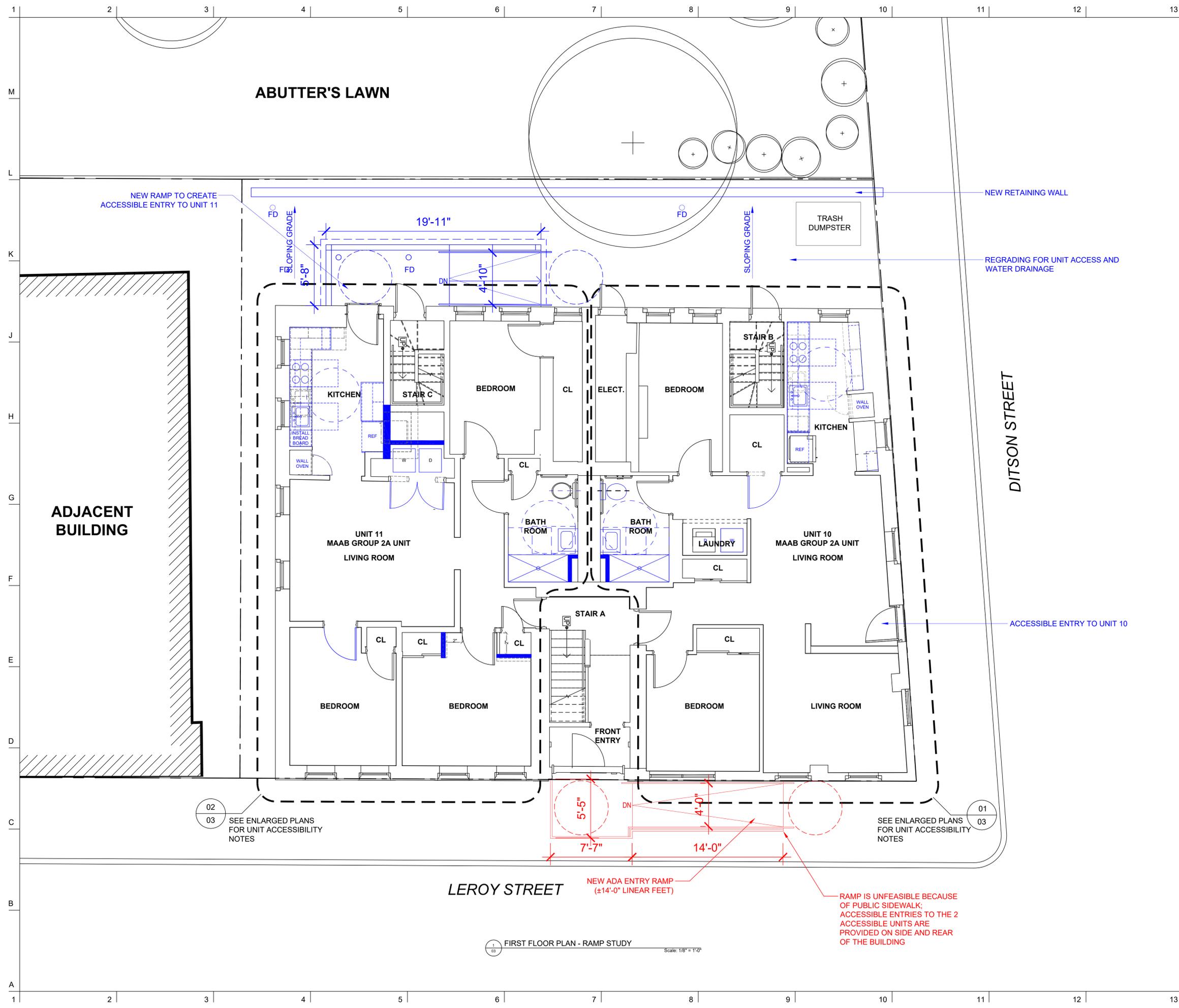
Project  
**FIELDS CORNER HOUSING**  
 36 LEROY ST. DORCHESTER, MA 02122

Title  
**BASEMENT FLOOR PLAN PROPOSED**

Designed	Drawing No.
Checked	<b>01</b> LEROY
Project No. 25029	
Scale AS NOTED	
Date	

1 BASEMENT FLOOR PLAN - PROPOSED Scale: 1/8" = 1'-0"





- GENERAL ACCESSIBILITY NOTES:**
- NEW ACCESSIBLE HARDWARE TO BE INSTALLED AT ALL COMMON DOORS AND UNIT ENTRY DOORS
  - NEW COMPLIANT HANDRAILS TO BE INSTALLED AT ONE SIDE OF EACH STAIR TO THE FULLEST EXTENT POSSIBLE

**FLOOR PLAN KEY**

- RED VARIANCE REQUEST
- UNFEASIBLE UPGRADES
- BLUE PROPOSED UPGRADES
- EXISTING WALLS
- NEW WALLS
- ACCESSIBILITY UPGRADES
- DEMO

No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project **FIELDS CORNER HOUSING**  
36 LEROY ST. DORCHESTER, MA 02122

Title **FIRST FLOOR PLAN RAMP STUDY**

Designated	Drawing No.
Checked	
Project No.	25029
Scale	AS NOTED
Date	

**03**  
**LEROY**

1 FIRST FLOOR PLAN - RAMP STUDY Scale: 1/8" = 1'-0"

RAMP IS UNFEASIBLE BECAUSE OF PUBLIC SIDEWALK; ACCESSIBLE ENTRIES TO THE 2 ACCESSIBLE UNITS ARE PROVIDED ON SIDE AND REAR OF THE BUILDING







## 36-40 Leroy Street Existing Pictures



Leroy Street & Ditson Street Façades



Ditson Street & Rear Façades



**Front Entry**



**Front Entry Intercom**



**Front Entry Mailboxes**



**Stair A**



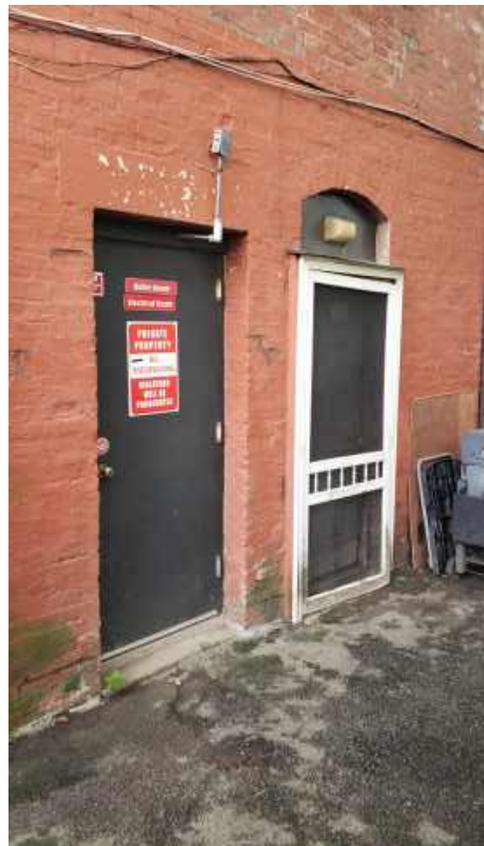
Ditson Street Entry to Unit #10



Door to Stair B



Stair B



Doors to Stair C & Unit #11



Stair C



Rear Alley with Trash Dumpster