

ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	4 Unit Residential Building		Docket #	V 25 -017			
Address	185 E Street		Docket #	C -			
City	South Boston		Hearing	6/29/2026			
Bldg Type			Time of hearing	2:00 PM			
Complaint's Name			Plans on file?				
Complaint ?	Variance ?	Request for continuance?					
Jurisdiction:	3.2	The performance of any work which is governed by section 21 (Curb Cuts) of these Regulations shall be considered construction and, therefore, must fully comply with these Regulations, except that Section 3.3 shall apply.					
Building Permits:	Anticipated construction costs: \$2,000,000						
Assessed Value:	New Construction						

Exhibit: 1

V25-017

AAB 1-54

Exhibit: 1

V25-017

AAB 1-54

Variances to be addressed:

Petitioner seeks relief from:

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

On January 24, 2025 the Board received an application for variance for the above referenced address and at the February 10, 2025 meeting the Board voted to Schedule a hearing (See AAB 23-54)

On June 24, 2025 the Board received an additional submission from the petitioner and at the June 30, 2025 meeting the Board voted to Grant relief and **ORDERS** Petitioner to ensure the common bathroom in the proposed Group 1 dwelling units comply with 521 CMR 42.2 insofar as the clear floor space at the tub must be parallel to the opening not perpendicular as shown in the provided plans. (See AAB 15-22)

On March 17, 2026 the Board received an amended application from the petitioner and at the March 23, 2026 meeting the Board voted to Schedule a hearing. On March 25, 2026 notice was sent to all appropriate parties. (See AAB 2-14)

185 E Street, Boston

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

Date Wed 3/25/2026 1:39 PM

Bcc James@jrassociates.co <James@jrassociates.co>; 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)

June 2026 Notice of Hearing.pdf; 4 Unit Residential Building, 185 E Street, South Boston (V25-017) - First Amended Notice of Action.pdf;

Good afternoon,

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

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

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

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

Thank you,
Molly

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



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

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

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

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

VARIANCE HEARING

Docket Number **V 25 017**

RE: 4 Unit Residential Building , 185 E Street, South Boston

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **June 29, 2026** at **2:00 PM**. Remote meeting information will be sent out prior to the hearing date.

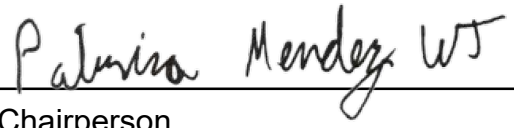
This hearing is upon an application for variance filed by: Timothy Johnson for modification of or substitution of the following Rules and Regulations: 28.12.1. A copy of the request is available for public inspection during regular business hours.

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

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

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

ARCHITECTURAL ACCESS BOARD


Chairperson

Date: March 25, 2026

cc: Local Building Inspector
Independent Living Center
Local Disability Commission



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Occupational Licensure
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Architectural Access Board

1 Federal St., 6th Floor
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UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

FIRST AMENDED NOTICE OF ACTION

Docket Number V 25 017

RE: 4 Unit Residential Building , 185 E Street , South Boston

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

<u>#</u>	<u>Section</u>	<u>Result</u>
1	28.12.1	SCHEDULE a hearing for this request. See attached Notice of Hearing.

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

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

Date: March 25, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Palvinia Mendez WT

Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 4

Variance Amendment, V25-017

From James Riel <James@jrassociates.co>

Date Tue 3/17/2026 1:43 PM

To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; isd@boston.gov <isd@boston.gov>; Michael Muehe <Mmuehe@bostoncil.org>; ada@boston.gov <ada@boston.gov>; Brendan Keane <brendan.keane@boston.gov>

 3 attachments (1,019 KB)

Variance_amendment - 185 E St. _VPL_ (3).pdf; 4 Unit Residential Building, 185 E Street, South Boston (V25-017) - First Amended Notice of Action (2) (1).pdf; Access Elevator - Harmar.png;

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

Hi Molly, et al -

Please see the attached **variance amendment** for your consideration regarding the new construction condo project at 185 E St. in South Boston. We are seeking relief to designate unit 2 as the wheel chair accessible unit due to the VPL (vertical platform lift) manufacturers not having the capabilities to open up to **both** units on the second floor.

I have attached:

- Our variance application
- First amendment
- Notice from our elevator company
- Floor plans (link below)

Thank you!

https://drive.google.com/file/d/1Mg1yggqse4KP1p7xxdSSsDHruCAs5dLXK/view?usp=drive_link

- James

--



JAMES RIEL
PRINCIPAL BROKER-OWNER

ph. 617-913-4259

em. James@jrassociates.co

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www.jrassociates.co | 757 Cambridge St. Cambridge MA



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David L.

to me ▾

12:16 PM (3 minutes ago)



James,

Per my conversation with the proposed lift manufacturer (Harmar), they do not offer a lift configuration with two doors opposite each other on the same level. The lift control board would open both upper doors upon landing at that level. Please let me know if any other questions arise.

Thank you and have a great day!

David Lucitt

Office Manager



(508) 634-2400

EC-000016

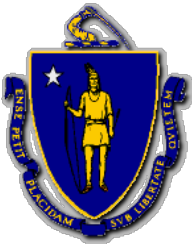
www.accesselevatorandliftma.com

...

Ok, thanks for the info.

Ok, thanks for the clarification.

Ok, thanks.



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

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

Docket Number

(Office Use Only)

AMENDED APPLICATION FOR VARIANCE

INSTRUCTIONS:

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

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

1. State the name and address of the building/facility:
185 E Street, Boston MA 02127, applicant is Garrison Equity LLC

2. What is the docket number of the existing variance V 25 - 017

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):

We are looking to get approval by the AAB to designate unit 2 as the unit accessible by the wheelchair lift. The wheelchair manufacturer does not have any way to open BOTH doors when getting up to the second floor to give users a choice of going to unit 1 or unit 2, therefore we cannot service both.

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

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

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

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

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
ERT1508259	03/07/2025	2107800

(Use additional sheets if necessary.)

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

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

Is the assessment at 100%? _____

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

8. State the phase of design or construction of the facility as of the date of this application:
70% complete

9.

Request #1 Section(s) for which you are seeking relief: <u>28.12.1</u> Are you seeking temporary relief ☒ Yes ☐ No If yes, when do you propose to be in compliance by: <u>May 2026</u> Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of): The elevator company we are using (Access Elevator and lift out of Abington, MA) have spoke directly to Harmar commercial and they have confirmed that their lift CANNOT open up to both units when arriving at the second floor. It will only be able to do a same-side opening or opposite side opening, but not both. We were hoping to designate unit 2 on the plans, as the wheel chair accessible unit so that it can be a "pass thru" style lift system so it's easier for someone to wheel into the lift and wheel straight out and not have to back out with their chair.	Types of Attachments for this Request: ☒ Floor/Site Plans, ☐ Cost Estimates, ☐ Photographs, ☐ Test Drawings, ☒ Other(s): <u>Email from elevator co.</u>
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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): 	Types of Attachments for this Request: ☐ Floor/Site Plans, ☐ Cost Estimates, ☐ Photographs, ☐ Test Drawings, ☐ Other(s): _____
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Request #3

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

Are you seeking temporary relief ☐ Yes ☐ No

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

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

Types of Attachments for this Request:

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

Request #4

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

Are you seeking temporary relief ☐ Yes ☐ No

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

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

Types of Attachments for this Request:

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

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

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

Date: 03/17/2026



Signature of owner or authorized agent (*required*)

PLEASE PRINT:

James Riel

Name

Garrison Equity LLC

Organization (If Applicable)

1334 Beacon St

Address

Address 2 (optional)

Brookline

MA

02246

City/Town

State

Zip Code

James@jrassociates.co

E-mail

617-913-4259

Telephone

SERVICE NOTICE

I, James Riel, as PM to the applicant
(Name) (Relationship to the applicant)

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

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Brendan Keane, ward 7 building inspector (brendan.keane@boston.gov)	Email	03/17/2026
2 Local Commission on Disability (If Applicable)	Mayor's office, (ada@boston.gov)	Email	03/17/2026
3 Independent Living Center	Michael Muehe, BCIL (mmuehe@bostoncil.org)	Email	03/17/2026


Signature



03/17/2026
Date



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

FIRST AMENDED NOTICE OF ACTION

Docket Number V 25 017

RE: 4 Unit Residential Building , 185 E Street , South Boston

On June 24, 2025 the Architectural Access Board received an additional submission from Petitioner
The additional documents were reviewed by the Board on June 30, 2025 At that meeting, the Board
voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	28.12.1	GRANTED as proposed. ORDERS Petitioner to ensure the common bathroom in the proposed Group 1 dwelling units comply with 521 CMR 42.2 insofar as the clear floor space at the tub must be parallel to the opening not perpendicular as shown in the provided plans.

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: July 3, 2025

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnello WT
Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 15

Re: 185 E Street, South Boston (Hearing Reminder)

From Timothy Johnson <tjarchitectllc@gmail.com>

Date Tue 6/24/2025 10:50 AM

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

 2 attachments (14 MB)

185 E Street 12.30.24 PS, Stamped R4.pdf; Genesis-Shaftway-Brochure.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.

Good morning Molly,

Pls see attached revised architectural drawings per Board's 6.16.25 comments.

Units 1 & 2 above the garage have been revised from duplexes to flats.

We are still seeking a variance per 521 CMR 28.12.1.

Also attached are the WC lift specifications.

Pls confirm receipt and thanks,

Tim

On Mon, Jun 9, 2025 at 11:58 AM Griffin, Molly (DPL) <Molly.Griffin@mass.gov> wrote:

Good morning,

This is a reminder that the Residential Building located at 185 E Street in South Boston, docket # V25-017, is scheduled for a hearing this coming **Monday, June 16th at 2:00 PM**. Please see below for the virtual meeting details and let me know if you have any questions.

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 225 777 420 882

Passcode: QNKUvh

Dial in by phone

+1 857-327-9245,,99927479# United States, Boston

[Find a local number](#)

Phone conference ID: 999 274 79#

Thank you,

Molly

Molly Griffin
Program Coordinator

She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
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617-727-0660

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Tim Johnson Architect, LLC
599 E. Broadway, Ste. 102,
Boston, MA 02127
Office: (617) 464-4363
Direct: (617) 417-1482

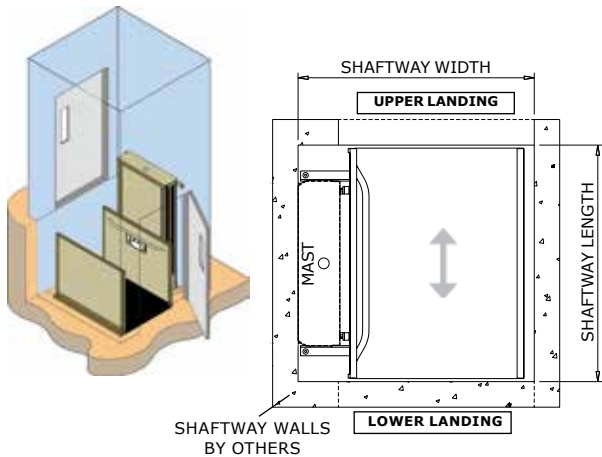


Genesis

Shaftway Model Vertical Platform Lift

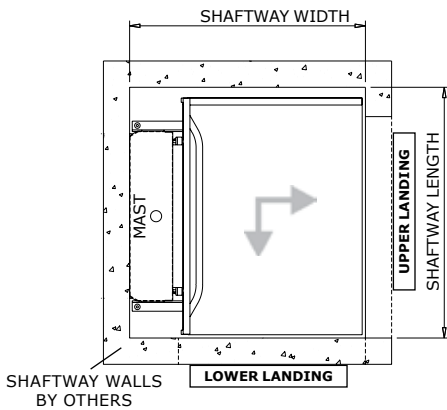
Dimensions

Genesis Shaftway Model - Fits inside a vertical runway built by others.



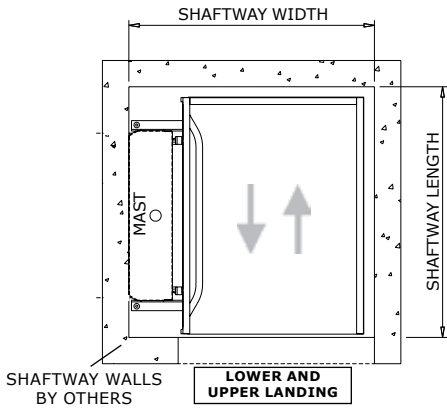
Shaftway Straight Through

Platform Size	Shaftway Width	Shaftway Length	Platform Width	Platform Length
Compact	1317mm 51 7/8"	1295mm 51"	914mm 36"	1257mm 49 1/2"
Standard	1394mm 54 7/8"	1407mm 55 3/8"	992mm 39"	1370mm 53 7/8"
Mid-Size	1394mm 54 7/8"	1558mm 61 3/8"	992mm 39"	1520mm 59 7/8"
42 x 60	1469mm 57 7/8"	1562mm 61 1/2"	1067mm 42"	1524mm 60"
Large	1546mm 60 7/8"	1558mm 61 3/8"	1146mm 45"	1520mm 59 7/8"



Shaftway 90° Entry / Exit

Platform Size	Shaftway Width	Shaftway Length	Platform Width	Platform Length
Compact	1272mm 50 1/8"	1316mm 51 3/4"	940mm 37"	1208mm 47 1/2"
Standard	1350mm 53 1/8"	1428mm 56 1/4"	1017mm 40"	1320mm 52"
Mid-Size	1350mm 53 1/8"	1579mm 62 1/8"	1017mm 40"	1471mm 57 7/8"
42 x 60	1399mm 55 1/8"	1632mm 64 1/4"	1067mm 42"	1524mm 60"
Large	1502mm 59 1/8"	1579mm 62 1/8"	1169mm 46"	1471mm 57 7/8"



Shaftway On / Off Same Side

Platform Size	Shaftway Width	Shaftway Length	Platform Width	Platform Length
Compact	1317mm 51 7/8"	1316mm 51 3/4"	914mm 36"	1208mm 47 1/2"
Standard	1394mm 54 7/8"	1428mm 56 1/4"	992mm 39"	1320mm 52"
Mid-Size	1394mm 54 7/8"	1579mm 62 1/8"	992mm 39"	1471mm 57 7/8"
42 x 60	1469mm 57 7/8"	1632mm 64 1/4"	1067mm 42"	1524mm 60"
Large	1546mm 60 7/8"	1579mm 62 1/8"	1144mm 45"	1471mm 57 7/8"

- Platform dimensions are clear inside dimensions.
- Ramp required for floor mount
- Mast-to-wall attachment required
- If the tie back rail (spreader bar) is to be used to attach the mast to the shaftway wall, the shaftway width dimension will increase by 38 mm [1 1/2"]
- Large platform exceeds the maximum platform size allowed by ASME A18.1

Specifications

Rated Load: Standard 750 lbs (340 kg) with a safety factor of 5

Speed: Leadscrew - 3 meters (10 ft) per minute at full load | Hydraulic - 5.2 meters (17 ft) per minute at full load

Travel Range: Leadscrew - up to 6 feet | Hydraulic - up to 14 feet

Safety Features: Garaventa doors and gates equipped with Garaventa interlocks and internal closers | Sturdy 16 gauge galvanized steel platform side walls 1070mm (42 1/8") | Continuous pressure directional control switches and illuminated and audible emergency stop switch | Full length grab rail on platform side wall panel

Leadscrew Drive System: Motor: 2 HP (1750 RPM) | Motor Drive Type: ACME screw (1" diameter) | Mains Supply: North American Models: 120 VAC on a dedicated 20 amp circuit, International Models: 208-240 VAC on a dedicated 16 amp circuit

Hydraulic Drive System: Motor: 3 HP DC (2.2 KW) complete with auxiliary power system | Motor Drive Type: Chained Hydraulic (Dual 5/8" ANSI 50 chains) | Mains Supply: North American Models 120 VAC on a dedicated 15 amp circuit, International Models 208-240 VAC on a dedicated 16 amp circuit

Controls: Keyless Controls (No key required for call stations and platform controls) | Directional Controls - Continuous pressure switches | Control Voltage: 24 VDC

Power Requirements: 120 VAC single phase | Optional 208-240 VAC single phase

Popular Options: Power Door Operators (ANSI/ BHMA A156.19 compliant) | Custom platform sizes available | Illuminated and tactile constant pressure directional buttons | Arrival gong and digital floor display | Choice of RAL colors | Autodialer phone (ADA compliant) | Keyed operation | Custom applications (Consult Garaventa Lift) | Battery powered emergency lowering (Leadscrew drive only) | Full time battery operation ***suitable for low use applications ONLY (Hydraulic drive)

Warranty: 24 months standard warranty | Optional warranty extension of 12 months (36 months total) or 60 months (84 months total)



Garaventa Lift

T 604 594 0422 • **T** 800 663 6556 (toll free North America)

E info@garaventlift.com • **I** www.garaventlift.com

Authorized Garaventa Lift Representative

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15805-AC-PB-EN

AAB 21

Name

Address

City

Bldg Type

Complaint's Name

Complaint ?

Jurisdiction:

4 Unit Residential Building

185 E Street

South Boston

3.2

Docket #

Docket #

Hearing

Time of hearing

Plans on file?

Request for continuance?

V 25 -017

C -

6/16/2025

2:00 PM

Jurisdiction:

3.2

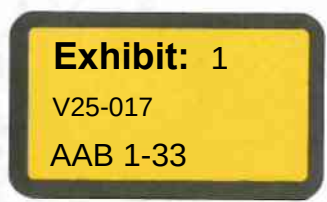
The performance of any work which is governed by section 21 (Curb Cuts) of these Regulations shall be considered construction and, therefore, must fully comply with these Regulations, except that Section 3.3 shall apply.

Building Permits:

Assessed Value:

Anticipated construction costs: \$2,000,000

New Construction



Variances to be addressed:

Petitioner seeks relief from:
28.12.1: General: Vertical wheelchair lift devices and Limited use elevators may be used as a part of an accessible route of travel in lieu of an elevator under any of the following circumstances

On January 24, 2025 the Board received an application for variance for the above referenced address and at the February 10, 2025 meeting the Board voted to Schedule a hearing (See AAB 2-33)

185 E. Street, South Boston

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

Date Tue 3/25/2025 2:38 PM

Bcc Timothy Johnson <tjarchitctllc@gmail.com>; Mayors Office on Disability <ada@boston.gov>; disability@boston.gov <disability@boston.gov>; wireland83@gmail.com <wireland83@gmail.com>; David Johnson <david.johnson@boston.gov>; Brigid Kenny-White <Brigid.kenny@boston.gov>; Michael Muehe <Mmuehe@bostoncil.org>

 2 attachments (1,006 KB)

Notice of Hearing.pdf; 4 Unit Residential Building, 185 E Street, South Boston (V25-017) - Notice of Action.pdf;

Good afternoon,

Please find attached the Notice or Decision for the above referenced case. If you require a paper copy of a Notice or Decision, you may contact me to request one, but be aware that the delivery of physical copies may be delayed.

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

Thank you,
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board
Office of Public Safety and Inspections
Division of Occupational Licensure
One Federal Street, Suite 600
Boston, MA 02110-2012
www.mass.gov/AAB
617-826-5215



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 25 017**

RE: 4 Unit Residential Building, 185 E Street, South Boston

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **June 16, 2025** at **2:00 PM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Timothy Johnson for modification of or substitution of the following Rules and Regulations: 28.12.1. A copy of the request is available for public inspection during regular business hours.

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

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

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

ARCHITECTURAL ACCESS BOARD

Chairperson

Date: March 25, 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

1000 Washington St., Suite 710
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 25 017**

RE: 4 Unit Residential Building , 185 E Street , South Boston

On January 24, 2025 the Architectural Access Board received an application submitted by Timothy Johnson .
This application and all attached documentation were reviewed by the Board on February 10, 2025 .
At that meeting, the Board voted as follows:

<u>#</u>	<u>Section</u>	<u>Result</u>
1	28.12.1	SCHEDULE a hearing for this request. See attached Notice of Hearing.

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

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

Date: February 11, 2025

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnello WT

Chairperson
ARCHITECTURAL ACCESS BOARD **AAB 25**

January 21, 2025

Architectural Access Board
Commonwealth of Massachusetts
1000 Washington St., Ste. 710
Boston, MA 02118

Re: 185 E St.,
South Boston, MA

To Whom It May Concern:

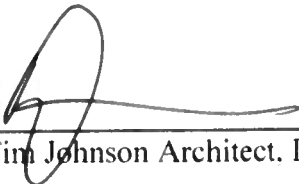
The Owner of 185 E St., Garrison Equity LLC, grants authorization to Tim Johnson Architect to act as their agent in matters pertaining to the property's permits, appeals and variances for the period January 21, 2025 through January 21, 2026.

Owners:



Garrison Equity LLC

Architect:



Tim Johnson Architect, LLC



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

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

Docket Number

(Office Use Only)

RECEIVED

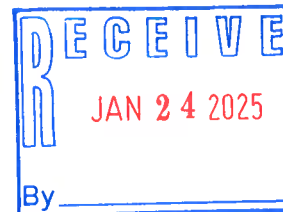
JAN 20 2025

AAB

APPLICATION FOR VARIANCE

INSTRUCTIONS:

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



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

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

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

185 E ST. APARTMENTS
185 E ST., SOUTH BOSTON, MA

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

SERGII VLAD & ANGEL GARGAN
GARRISON EQUITY LLC
1334 BEACON ST.
BROOKLINE, MA 02446

E-mail: sergiuv@hotmail.com

Telephone: 617-319-0240

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

NEW 4-STORY, 4-UNIT RES. BLDG. W/ GARAGE.

4. Total square footage of the building/facility: 7,325.04 SF

Per floor: 1,936 SF/FLOOR

a. Total square footage of tenant space (if applicable): N/A

5. What was the original year of construction for the building/facility: 2025 ?

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



New Construction



Addition



Reconstruction/Remodeling/Alteration



Change of Use

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

PROPOSED 2-STOP VERTICAL WC LIFT FROM ACCESSIBLE BLDG. ENTRANCE & GARAGE TO 2ND FLOOR DWELLING UNITS OF NEW 4-ST. / 4-UNIT RESIDENTIAL BLDG. AS PER PLANS SUBMITTED.

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

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



National Historic Landmark



Listed individually on the National Register of Historic Places



Located in a Registered Historic District



Listed in the State Register of Historic Places



Eligible for listing

(In which registry?)

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

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

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

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

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
ERT1508259	PENDING.	\$ 2M
_____	_____	_____
_____	_____	_____
_____	_____	_____

(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:

\$ 2M

12. Has a certificate of occupancy been issued for the facility? ☐ Yes ☒ No
If yes, state the date it was issued: _____

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

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

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

Is the assessment at 100%? ☐ Yes ☐ No

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

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

PERMIT PENDING THEN CONSTRUCTION SERVICES

Request #1

Section(s) for which you are seeking relief: 2B.12.1Are you seeking temporary relief: ☐ Yes ☒ No

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

Types of Attachments for this Request:

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

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):

THE 4-UNIT RESIDENTIAL BLDG. IS BEING DEVELOPED AS WORKFORCE HOUSING. THESE FOUR TBR UNITS WILL BE RENTALS AND OFFERED AT COMPETITIVE RATES.

THEREFORE, CONTROLLING CONSTRUCTION COSTS IS ESSENTIAL TO DEVELOPING THIS TYPE OF HOUSING. BY PROVIDING A WE LIFT IN LIEU OF AN ELEVATOR WILL HELP IN ACHIEVING THIS GOAL.

Request #2

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

Are you seeking temporary relief: ☐ Yes ☐ No

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

Types of Attachments for this Request:

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

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):

Request #3

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

Are you seeking temporary relief: ☐ Yes ☐ No

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

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

Types of Attachments for this Request:

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

Request #4

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

Are you seeking temporary relief: ☐ Yes ☐ No

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

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

Types of Attachments for this Request:

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

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

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

TIM JOHNSON ARCHITECT LLC
599 E. BROADWAY STE. 102
BOSTON, MA 02127.

E-mail: tjarchitectllc@gmail.com

Telephone: 617-464-4263

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

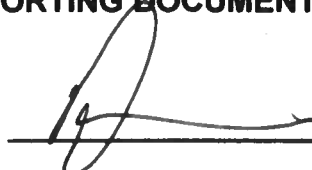
BRENDAN KEANE
BUDG. INSPECTOR/ISO
1010 MASS. AVE. 5TH FLR.
BOSTON, MA 02118

E-mail: brendan.keane@boston.gov

Telephone: 617.961.7325

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

Date: 1-21-25.


Signature of owner or authorized agent (required)

PLEASE PRINT:

TIMOTHY JOHNSON

Name

TIM JOHNSON ARCHITECT LLC

Organization (If Applicable)

599 E. BROADWAY STE. 102

Address

Address 2 (optional)

BOSTON MA 02127.

City/Town

State

Zip Code

tjarchitectllc@gmail.com

E-mail

617-464-4363

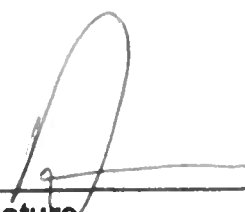
Telephone

SERVICE NOTICE

I, TIM JOHNSON ARCHITECT., as 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>
1 Building Department	BRANDON KEANE BUDG. INSPECTOR CITY OF BOSTON / 150 15TH FLR 1010 MASS AVE, BOSTON 02118	USPS.	1-21-25
2 Local Commission on Disability (If Applicable)	MS. KRISTEN MCCOSH MAYORS COMMISSION FOR PERSONS W/ DISABILITIES 1 BOSTON CITY HALL, RM. 967 BOSTON, MA 02201-1051	USPS	1-21-25
3 Independent Living Center	MR. BILL HENNING BOSTON CTR FOR INDEPENDENT LIVING 60 TEMPLE PLACE, FLR. 5, BOSTON, MA 02111-1701	USPS	1-21-25



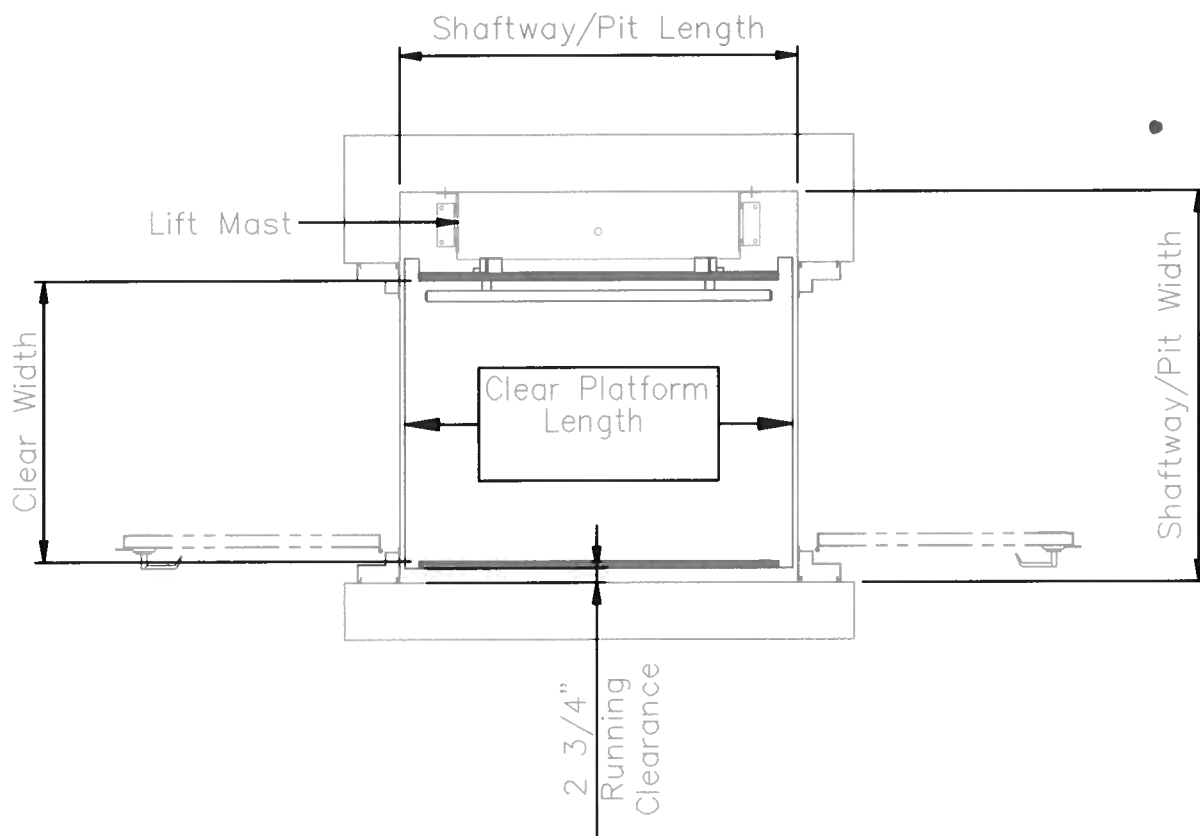
 Signature

1-21-25

 Date

GENESIS SHAFTWAY: STRAIGHT THROUGH PLATFORM SHAFTWAY/PIT AND PLATFORM CLEAR DIMENSIONS

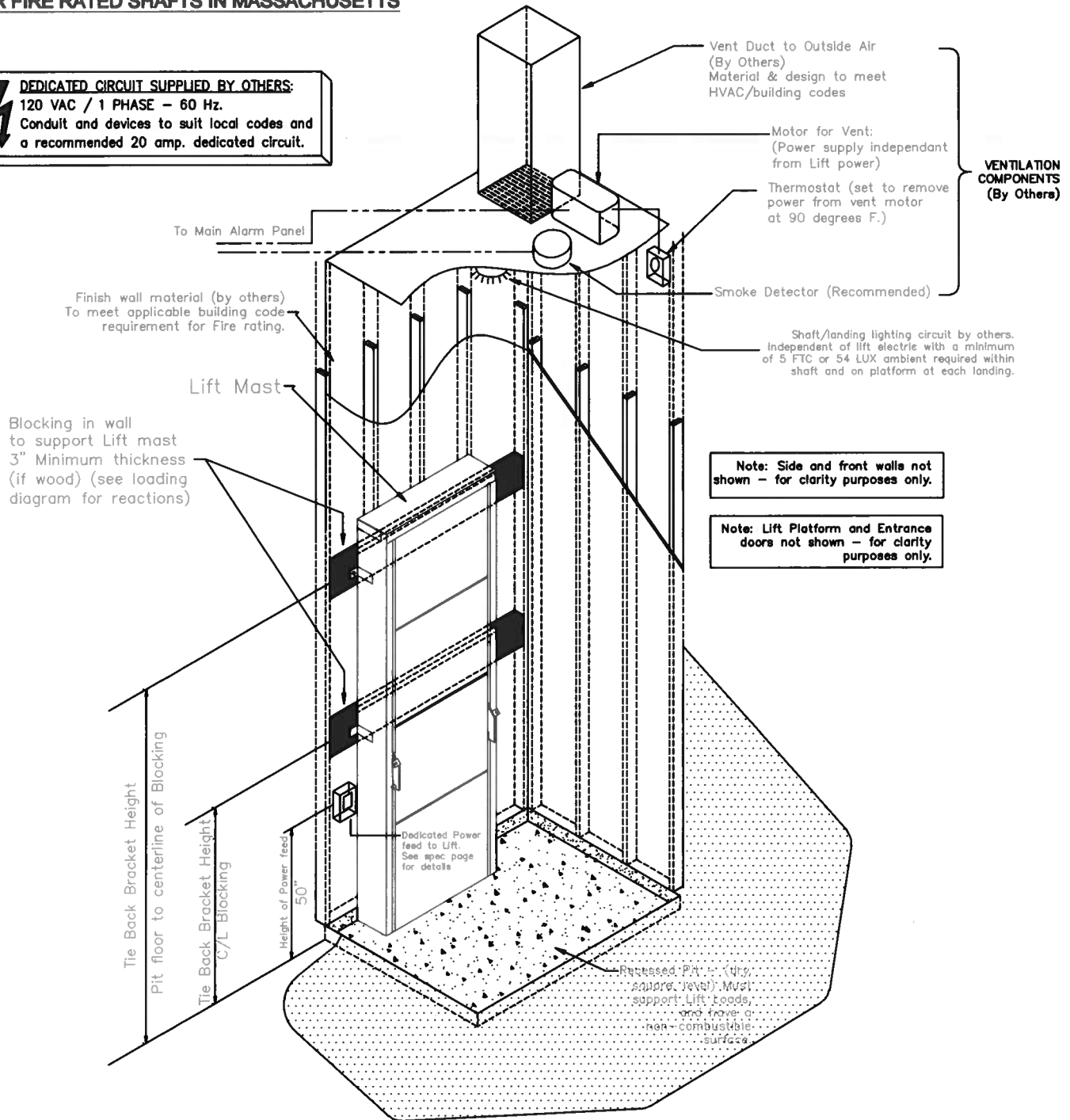
PLATFORM SIZE	SHAFTWAY/PIT WIDTH	SHAFTWAY/PIT LENGTH	CLEAR WIDTH (Platform)	CLEAR LENGTH (Platform)	NET USABLE AREA
COMPACT	52 1/8"	51"	36"	49 1/2"	12.4 sqft
This size is not compliant with Massachusetts 521 CMR requirements					
STANDARD	55 1/8"	55 3/8"	39"	53 7/8"	14.61 sqft
MID-SIZE	55 1/8"	61 3/8"	39"	59 7/8"	16.23 sqft
LARGE	61 1/8"	61 3/8"	45"	59 7/8"	18.0 sqft



Straight Through (180 Degree) Entry/Exit Shaftway/Pit and Platform Dimensions

TYPICAL HOISTWAY ISOMETRIC WITH VENTILATION DETAIL FOR FIRE RATED SHAFTS IN MASSACHUSETTS

DEDICATED CIRCUIT SUPPLIED BY OTHERS:
120 VAC / 1 PHASE - 60 Hz.
Conduit and devices to suit local codes and
a recommended 20 amp. dedicated circuit.



VENTILATION OF LIFT SHAFTWAY: (By others)

Size: 144 square inches minimum

In Massachusetts, all enclosed, fire-rated hoistways must be vented to outside air. Power shut (closed) damper is generally req'd for compliance to the ENERGY CONSERVATION section of the Building code. The vent must be designed to open under the following conditions:

1. Thermostat in shaft set to open vent at 90 degrees F.
2. Activation of any building fire alarm device.
3. In the event of a power failure.

TABLE 1 SUMMARY SHEET of COST ESTIMATE

Project:		Project No.: ADA Lift 2 stops, bsmt foyer, first floor																																																																																																																																																																																																																																																																																													
Firm: SIMON ASSOCIATES COMPANY		Architect: Tim Johnson Architects																																																																																																																																																																																																																																																																																													
849 East 3rd St, Boston, MA 02127		Attention:																																																																																																																																																																																																																																																																																													
Cell 617 650 5438		Prepared by: S. Simon																																																																																																																																																																																																																																																																																													
scott.simonassociates@gmail.com																																																																																																																																																																																																																																																																																															
SUMMARY of Probable Costs <table border="1"> <thead> <tr> <th></th> <th>Cost</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Structures (Trade Costs)</td> <td>\$33,119</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>GENERAL CONDITIONS / SUPERVISION</td> <td>\$3,312</td> <td></td> <td></td> <td>10.00%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FEE</td> <td>\$2,316</td> <td></td> <td></td> <td>7.00%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building Permit</td> <td>\$331</td> <td></td> <td></td> <td>1.00%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Estimator's Contingency</td> <td>\$3,312</td> <td></td> <td></td> <td>10.00%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Structure Costs</td> <td>\$42,392</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Notes:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="12">Our Cost Estimates are prepared in order to facilitate budgetary and feasibility determinations.</td> </tr> <tr> <td colspan="12">These Costs are developed to project a budget and are based on historical information, which are adjusted to meet specific project conditions.</td> </tr> <tr> <td colspan="12">The material cost estimates are updated with each estimate to reflect current costs.</td> </tr> <tr> <td colspan="12">The material cost estimates are based on costs per square foot of walls, ceilings, as well as unit costs of doors, windows, hardware, mechanical equipment, devices, etc.</td> </tr> <tr> <td colspan="12">The labor costs are based on labor rates for the appropriate localities, including all required insurances and taxes.</td> </tr> <tr> <td colspan="12">Labor unit costs are based on the quantity of work completed per unit day. 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Structures (Trade Costs)	\$33,119																																																																																																																																																																																																																																																																																														
GENERAL CONDITIONS / SUPERVISION	\$3,312			10.00%																																																																																																																																																																																																																																																																																											
FEE	\$2,316			7.00%																																																																																																																																																																																																																																																																																											
Building Permit	\$331			1.00%																																																																																																																																																																																																																																																																																											
Estimator's Contingency	\$3,312			10.00%																																																																																																																																																																																																																																																																																											
Total Structure Costs	\$42,392																																																																																																																																																																																																																																																																																														
Notes:																																																																																																																																																																																																																																																																																															
Our Cost Estimates are prepared in order to facilitate budgetary and feasibility determinations.																																																																																																																																																																																																																																																																																															
These Costs are developed to project a budget and are based on historical information, which are adjusted to meet specific project conditions.																																																																																																																																																																																																																																																																																															
The material cost estimates are updated with each estimate to reflect current costs.																																																																																																																																																																																																																																																																																															
The material cost estimates are based on costs per square foot of walls, ceilings, as well as unit costs of doors, windows, hardware, mechanical equipment, devices, etc.																																																																																																																																																																																																																																																																																															
The labor costs are based on labor rates for the appropriate localities, including all required insurances and taxes.																																																																																																																																																																																																																																																																																															
Labor unit costs are based on the quantity of work completed per unit day. (Resource Loading)																																																																																																																																																																																																																																																																																															
The Cost Estimates are prepared for the schematic level as well as for the progression from the design development stage to the final documents stage.																																																																																																																																																																																																																																																																																															
The Estimates can be prepared in Uniform, Master Format, or any custom agency requested format.																																																																																																																																																																																																																																																																																															
The considerations of the present bidding market are reviewed and any adjustments to the costs will be incorporated into the Probable Cost Estimates.																																																																																																																																																																																																																																																																																															
Construction Schedule is reviewed for potential use of overtime, construction windows of materials, phasing, subcontractor's manpower, mobilization, demobilization, and preparatory work for specific job conditions.																																																																																																																																																																																																																																																																																															
Also considered are construction methodology, including site access, borrow areas, unusual conditions, soil, water, weather, time of construction start, unique techniques of construction, equipment and labor availability.																																																																																																																																																																																																																																																																																															
The estimated labor rate will be based on union, prevailing wage or open shop depending on the project requirements.																																																																																																																																																																																																																																																																																															
The Cost Estimate represents a reasonable opinion of costs specific to the project requirements.																																																																																																																																																																																																																																																																																															
RECOMMENDATIONS																																																																																																																																																																																																																																																																																															
The owner should carry an additional Contingency for Schematic level Costing of 10%																																																																																																																																																																																																																																																																																															

AAB 40

Simon Associates Company~ scott.simonassociates@gmail.com~617.650.5438

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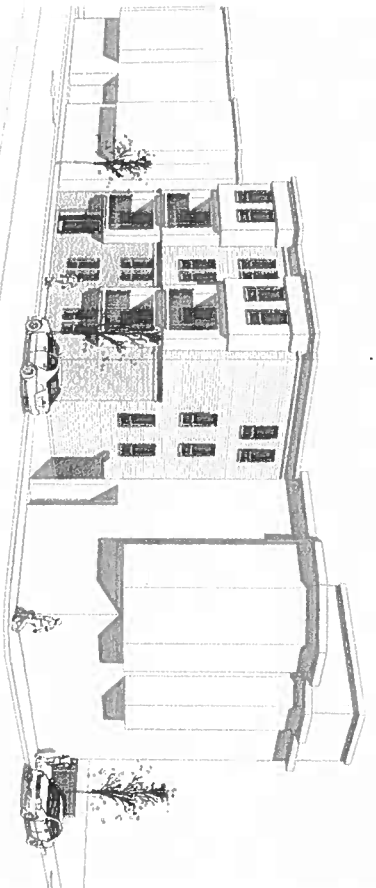
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LOCUS: N.T.S.

PROPOSED 4-STORY, 4-UNIT RES. BLDG W/ 6-CAR GARAGE 185 E STREET, SOUTH BOSTON, MA



STREET VIEW LOOKING EAST

PROJECT INFO:

Address: 185 E Street, South Boston, MA
East. Occupancy: R-2 Multi-Family
Proposed Occupancy: R-2 Multi-Family
Lot: 3,357 sf ±
Parcel: 523, 526, & 527
District: MFR
Ward:

SCHEDULE OF DRAWINGS

A00	PROJECT INFORMATION
C01	ARCHITECTURAL SITE PLAN
C02	SITE SECTION
C03	SURVEYED SITE PLAN
C04	SITE PHOTOS
C05	SHADOW STUDIES
V01	PERSPECTIVE VIEWS
V02	PERSPECTIVE VIEWS
A01	FOUNDATION PLAN
A02	FIRST FLOOR PLAN
A03	SECOND FLOOR PLAN
A04	THIRD FLOOR PLAN
A05	FOURTH FLOOR PLAN
A06	ROOF PLAN
A07	A-A BUILDING SECTION
A08	B-B BUILDING SECTION
A09	C-C BUILDING SECTION
A10	D-D BUILDING SECTION
A11	NORTH (E STREET) ELEVATION
A12	EAST ELEVATION
A13	SOUTH ELEVATION
A14	WEST ELEVATION
A15	SCHEDULES
A16	WALL/FLOOR TYPES
A17	WALL/FLOOR TYPES
A18	WALL/FLOOR TYPES
A19	WALL/FLOOR TYPES
A20	WALL/FLOOR TYPES

Location: 185 E Street, South Boston	12/30/24	
BOSTON ZONING CODE REVIEW		
1.) Combined parcels 523, 526 & 527 are located within the South Boston Neighborhood District, Multi-family residential (MFR) sub-district & Cityside Neighborhood Association.		
2.) Demolish existing structure and level grade of site.		
3.) Lot: 3,357 sf ±/-		
4.) The proposed 4-family dwelling contains 6,079 FAR sf ±/- of living area.		
5.) The type of uses allowed in MFR include multi-family dwelling and accessory parking.		
Article 68 Dimensional Regulations		
Item	MFR	Remarks
a.) Lot size min.	2,000 sf	Proposed 4-family Bldg. 3,357 sf ±/-
b.) Lot area min./add'l unit	1,000 sf/unit or 5,000 sf lot min.	3,357 sf ±/-
c.) Lot width/depth min.	20 ft	46.42'
d.) Floor to area ratio	2.0	1.8
e.) Height of building max.	40 ft	37 ft
f.) Usable open space/D.U.	200 sf/D.U.	145 sf/D.U. Note 6
g.) Front yard min. depth	5.0 ft	1.0 ft or model yard
h.) Side yard min. depth	3 ft	3.0' (LI) & 3.0' (KI)
i.) Rear yard min. depth	15 ft	3 ft
j.) Parapet setback	N/A	N/A
k.) Off-street parking	1.5 sp./D.U. or 6 sp.	6 spaces
	1.0 sp./D.U.	Notes 4 & 5

± denotes zoning code relief required.

Note 1: 6,079 FAR sf ± 3,357 sf lot = 1.8 FAR.

Note 2: Sec. 68-34.10, Rear yards of certain shallow lots.

Note 3: Per Art. 2A, 579 sf of open space = 145 sf/D.U.

Note 4: Sec. 68-33.5, Parking space design.

Note 5: 1.0 sp/D.U. for 1 BR units, 1.5 sp/D.U. for 2 BR units.

Note 6: Existing structure height - 26 ft.

Net Square Footage*		
Level	GSF	FAR SF*
1	1,960.0 sf	214.0 sf
2	1,931.0 sf	1,931.0 sf
3	1,935.0 sf	1,935.0 sf
4	1,999.0 sf	1,999.0 sf
Totals	7,825.0 sf	6,079.0 sf

*FAR square footage is measured to ext. face of walls and dimishing walls and excludes basement, storage, laundry and mechanical areas.

OWNER:
GARRISON EQUITY, LLC
1332 BEACON STREET
BROOKLINE, MA 02446
TEL: 617-319-0940

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
589 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 4-STORY, 4-UNIT RES.
BLDG W/ 6-CAR GARAGE
185 E STREET
SOUTH BOSTON, MA 02127

REVISIONS

Δ	
Δ	
Δ	
Δ	

Tim Johnson Architect, LLC

TIM JOHNSON
ARCHITECT, LLC

REMARK SET

PROJECT
INFORMATION

DATE: 02/20/25 M.T.S.

A00

W. 9TH STREET



SITE PLAN

#177

E STREET

**PROPOSED 4-STORY, 4-UNIT RES.
BLDG W/ 6-CAR GARAGE
185 E STREET
SOUTH BOSTON, MA 02127**

OWNER:
GARRISON EQUITY, LLC
1352 BEACON STREET
BROOKLINE, MA 02446
TEL: 617-319-0940

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

ARCHITECTURAL
SITE PLAN

TIM JOHNSON
ARCHITECT, L.L.C.

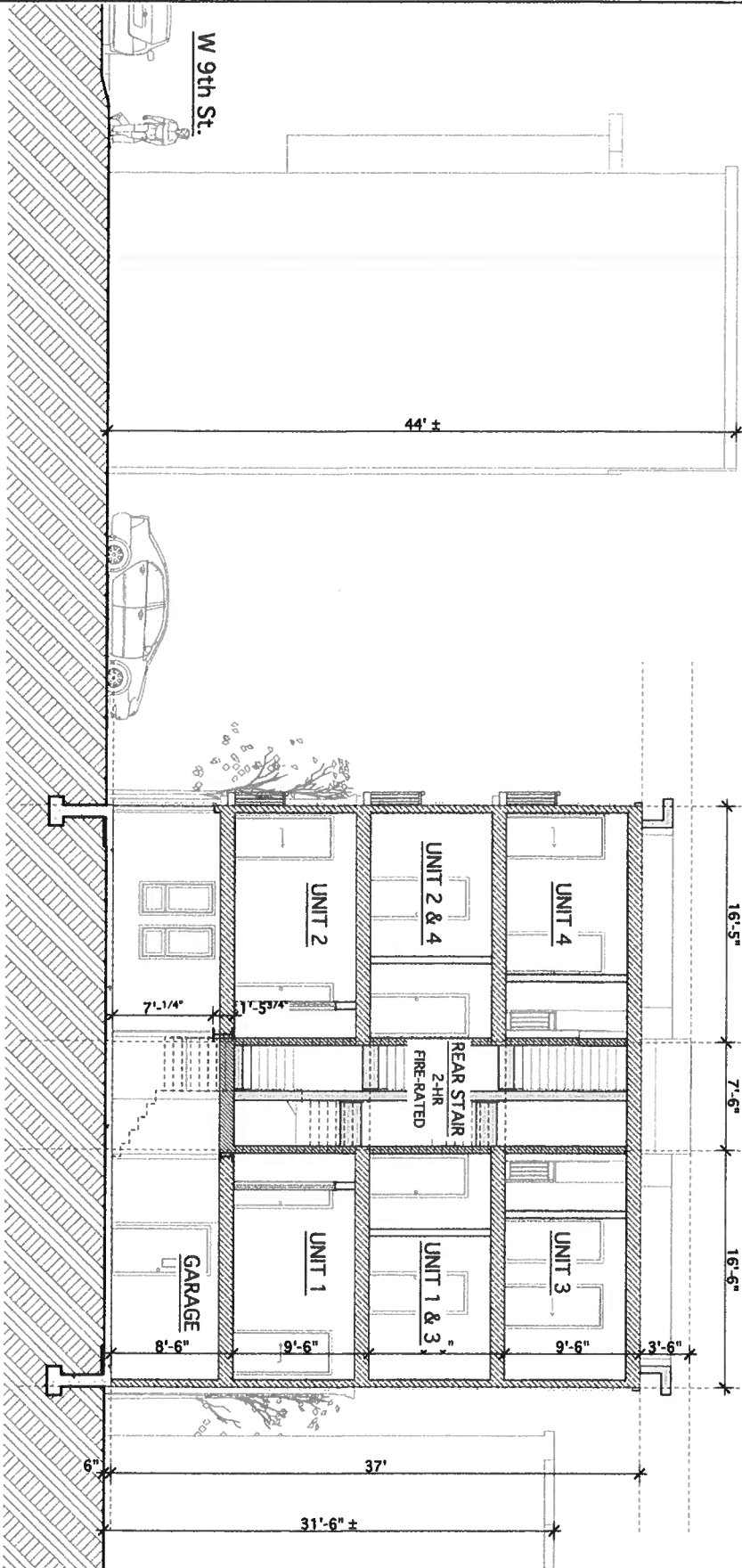
REVISIONS	
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Tim Johnson Architect, LLC

CO1

AAB 44

A-A SITE SECTION



C02

DATE: 2/20/24 SEC. 97B - 147

SITE SECTION

PERMIT SET

TJM
JOHNSON
ARCHITECT, LLC

Tim Johnson Architect, LLC

REVISIONS

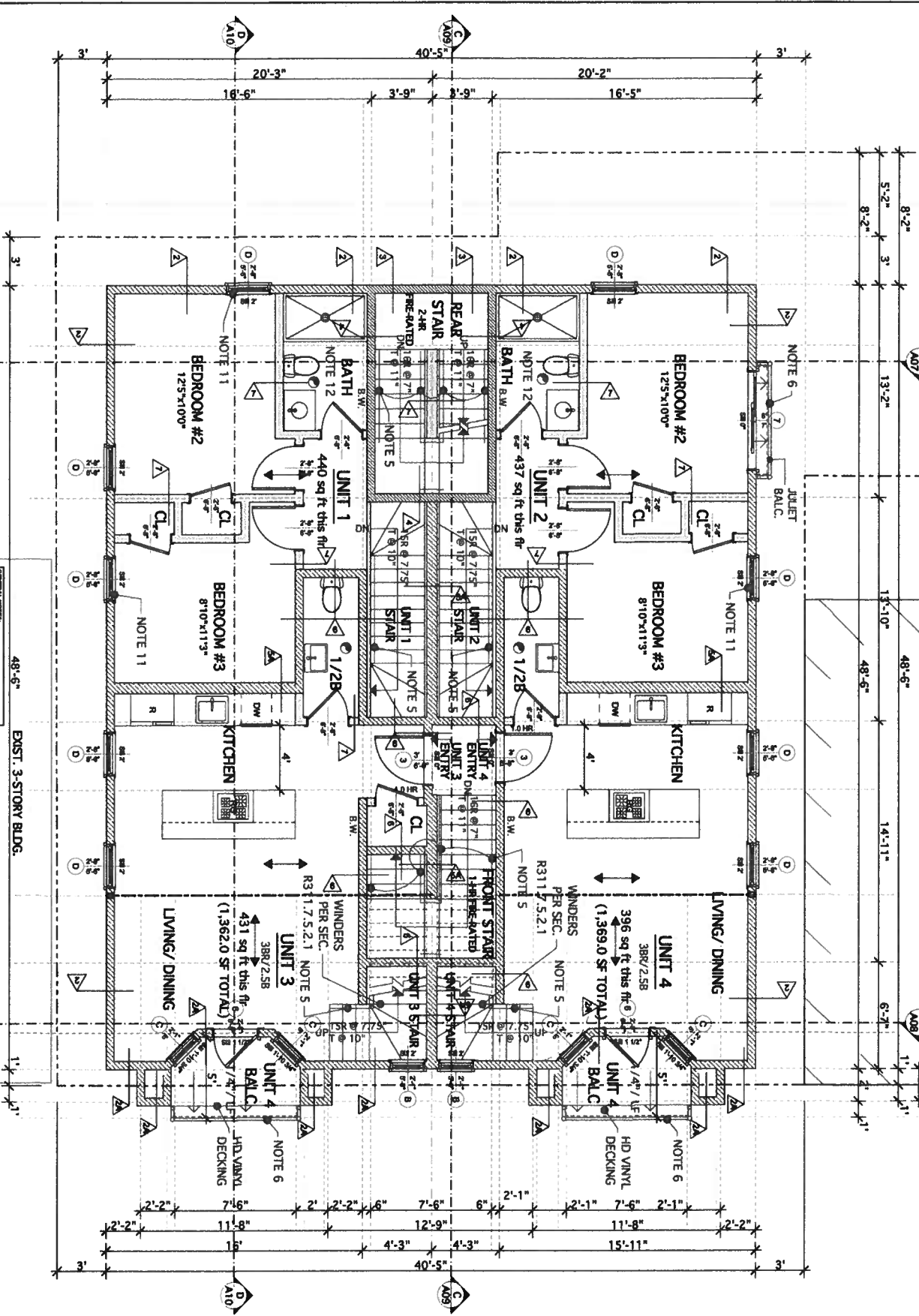
PROPOSED 4-STORY, 4-UNIT RES.
BLDG W/ 6-CAR GARAGE
185 E STREET
SOUTH BOSTON, MA 02127

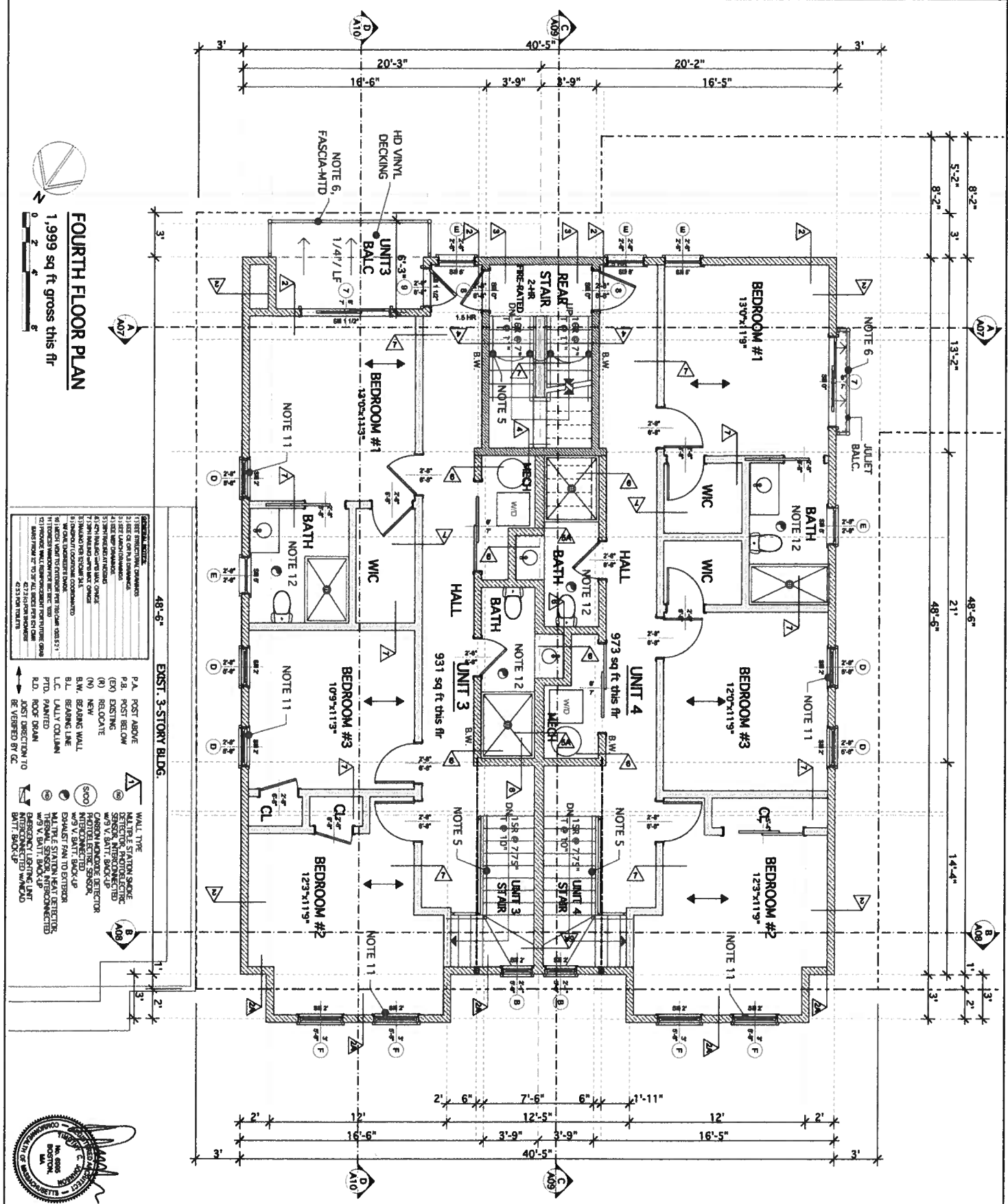
OWNER:
GARRISON EQUITY, LLC
1332 BEACON STREET
BROOKLINE, MA 02446
TEL: 617-319-0940

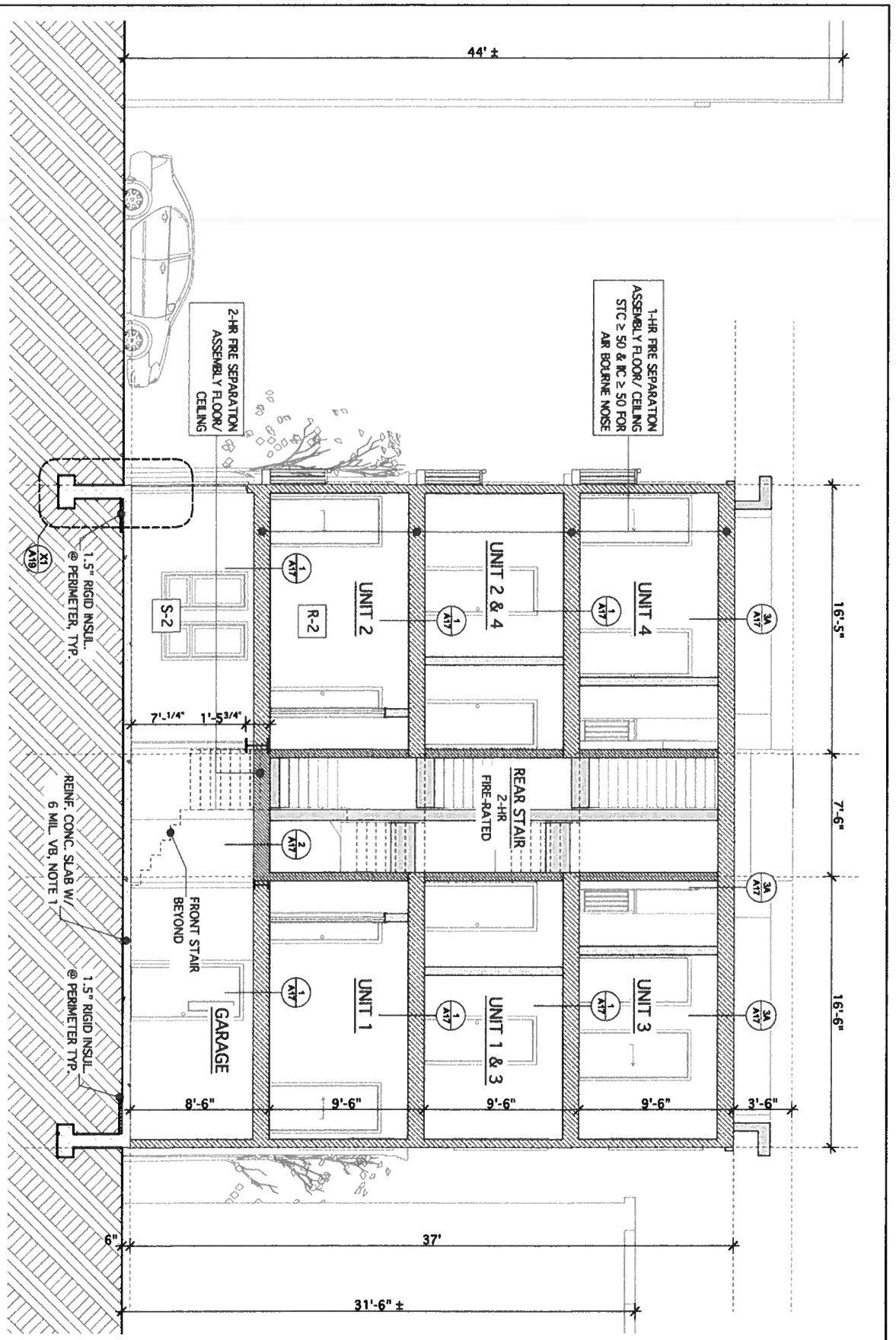
PROJECT ARCHITECT:
TJM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

AAB 45

NEW 3-STORY BLDG.







A-A BUILDING SECTION

- LEGEND**
- NON-WATED WALLS
 - 1-HR FIRE-RATED WALLS
 - 2-HR FIRE-RATED WALLS
 - EXISTING BRICK WALLS
 - FLOOR ASSEMBLY TYPE
 - POST ABOVE
 - POST BELOW
 - EXISTING
 - RELOCATE
 - NEW
 - BEARING WALL
 - BEARING LINE
 - UNIT COLLAR
 - POST CONNECTION TO
 - BE VERIFIED BY GC

GENERAL NOTES:
1) SEE STRUCTURAL DRAWINGS
2) SEE OR FOR PLUMBING
3) SEE OR FOR ELECTRICAL
4) SEE OR FOR MECHANICAL
5) SEE OR FOR INTERIORS
6) SEE OR FOR EXTERIORS
7) SEE OR FOR LANDSCAPE
8) SEE OR FOR SPECIALTIES
9) SEE OR FOR FINISHES
10) SEE OR FOR SITES
11) SEE OR FOR UTILITIES
12) SEE OR FOR TRAFFIC
13) SEE OR FOR SIGNAGE
14) SEE OR FOR SECURITY
15) SEE OR FOR ACCESSIBILITY
16) SEE OR FOR ENERGY
17) SEE OR FOR SUSTAINABILITY
18) SEE OR FOR HISTORIC PRESERVATION
19) SEE OR FOR ARCHITECTURAL
20) SEE OR FOR CONSTRUCTION

OWNER:
GARRISON EQUITY, LLC
1332 BEACON STREET
BROOKLINE, MA 02446
TEL: 617-319-0940

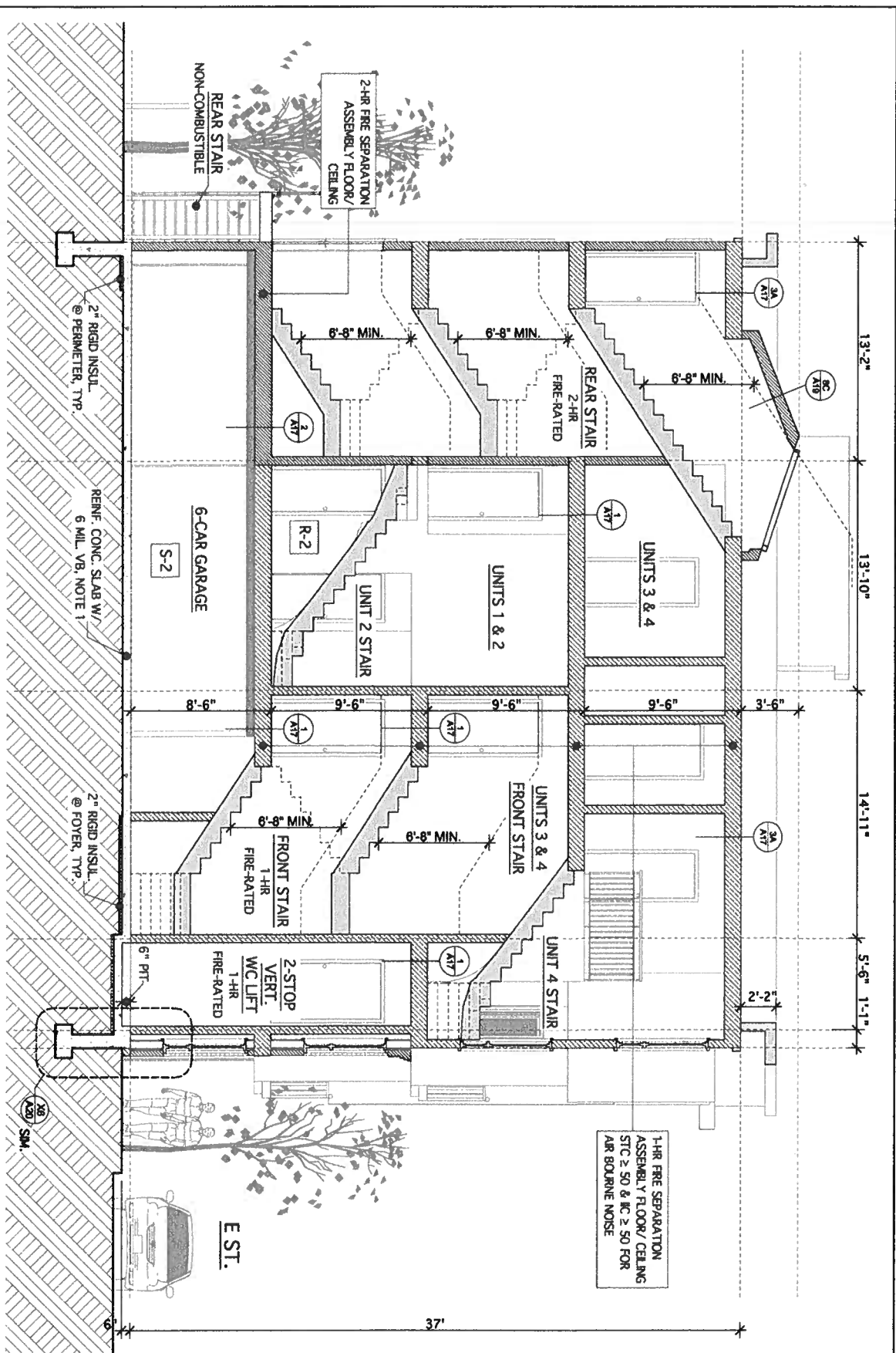
PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 4-STORY, 4-UNIT RES.
BLDG W/ 6-CAR GARAGE
185 E STREET
SOUTH BOSTON, MA 02127

TIM JOHNSON
ARCHITECT, LLC

A-A BUILDING
SECTION

A07

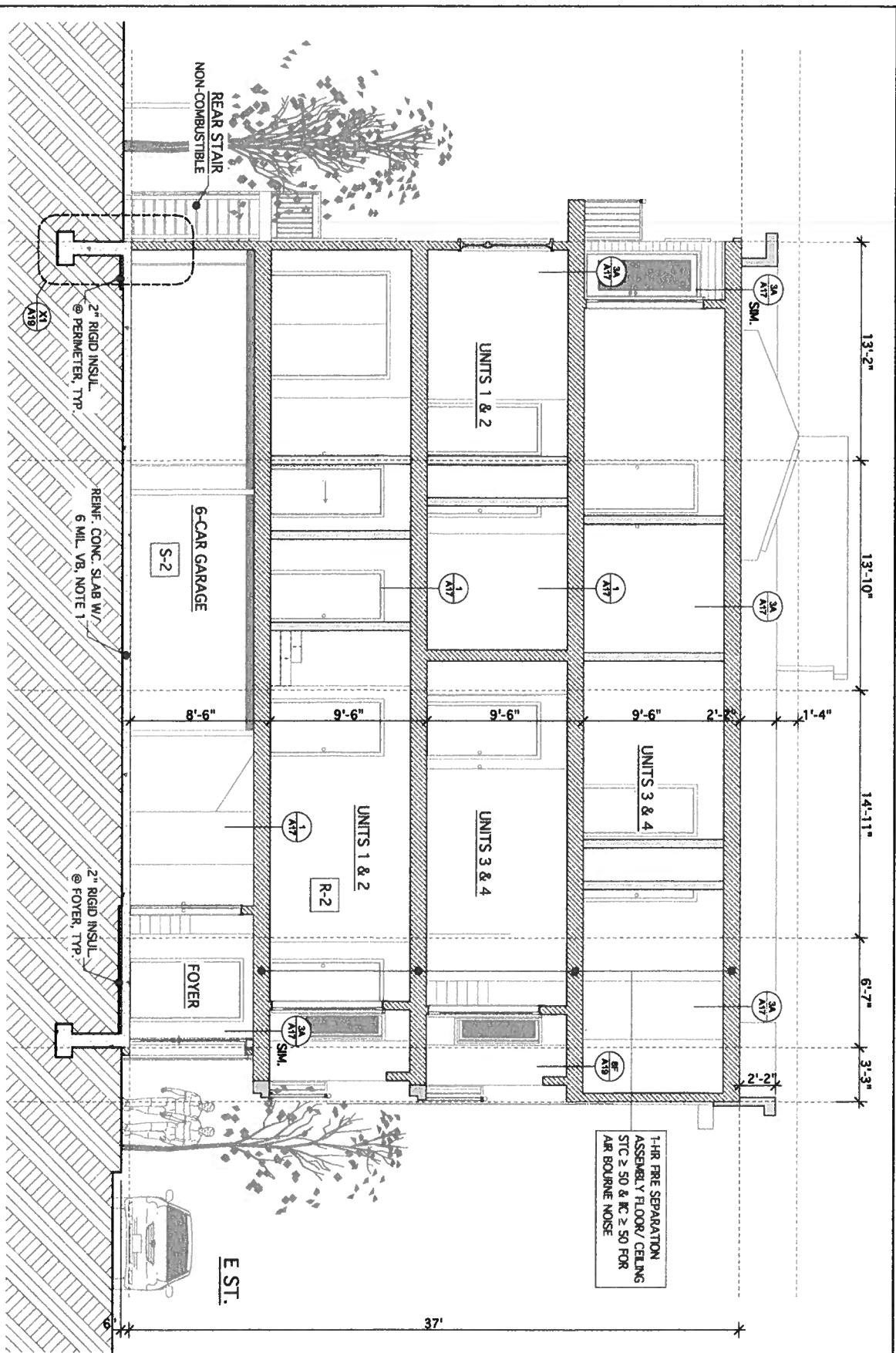


C-C BUILDING SECTION

- LEGEND**
- NON-RATED WALLS
 - 1-HR FIRE-RATED WALLS
 - 2-HR FIRE-RATED WALLS
 - EXISTING BRICK WALLS
 - FLOOR ASSEMBLY TYPE
- GENERAL NOTES:**
- 1) SEE STRUCTURAL DRAWINGS
 - 2) SEE S.D. FOR FINISHES
 - 3) SEE LANDSCAPE DRAWINGS
 - 4) SEE MEP DRAWINGS
 - 5) SEE RAILROAD AT WINDING
 - 6) 27" RAILROAD WINDING WALL CHANGES
 - 7) 27" RAILROAD WINDING WALL CHANGES
 - 8) RAILROAD FENCE IS LOCATED HERE
 - 9) OVERCUT LOCATIONS COORDINATED
 - 10) LOCAL WIND TO DISTURBANCE FOR CAR 100.2.1
 - 11) PROVIDE WALL REINFORCEMENT FOR FUTURE CHAIR
 - 12) PROVIDE WINDOW FOR 27" RAILROAD WINDING
 - 13) PROVIDE WINDOW FOR 27" RAILROAD WINDING
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 - 99) PROVIDE WINDOW FOR 27" RAILROAD WINDING
 - 100) PROVIDE WINDOW FOR 27" RAILROAD WINDING



A09	C-C BUILDING SECTION	PROPOSED 4-STORY, 4-UNIT RES. BLDG W/ 6-CAR GARAGE 185 E STREET SOUTH BOSTON, MA 02127	OWNER: GARRISON EQUITY, LLC 1332 BEACON STREET BROOKLINE, MA 02446 TEL: 617-319-0940 PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
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D-D BUILDING SECTION

- LEGEND**
- NON-RATED WALLS
 - 1-HR FIRE-RATED WALLS
 - 2-HR FIRE-RATED WALLS
 - EXISTING BRICK WALLS
 - FLOOR ASSEMBLY TYPE
 - P.A. POST ABOVE
 - P.B. POST BELOW
 - (E) EXISTING
 - (R) RELOCATE
 - (N) NEW
 - B.W. BEARING WALL
 - L.C. LULLY COLUMN
 - JOIST DIRECTION TO BE VERIFIED BY GC.

GENERAL NOTES:

- 1) SEE STRUCTURAL DRAWINGS
- 2) SEE S.D. 10
- 3) SEE LAYOUT DRAWINGS
- 4) SEE MEETINGS
- 5) SEE MEETINGS
- 6) SEE MEETINGS
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- 99) SEE MEETINGS
- 100) SEE MEETINGS



A10	D-D BUILDING SECTION	TIM JOHNSON ARCHITECT, LLC	REVISIONS	PROPOSED 4-STORY, 4-UNIT RES. BLDG W/ 6-CAR GARAGE 185 E STREET SOUTH BOSTON, MA 02127	OWNER: GARRISON EQUITY, LLC 1332 BEACON STREET BROOKLINE, MA 02446 TEL: 617-319-0940 PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
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