

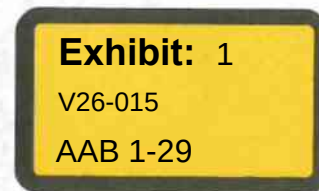
# ARCHITECTURAL ACCESS BOARD- HEARING PACKET

|                   |                                      |                                                                                                                                                       |                 |           |  |  |  |
|-------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|--|--|--|
| Name              | Veterans Inc                         |                                                                                                                                                       | Docket #        | V 26 -015 |  |  |  |
| Address           | 69 Grove Street                      |                                                                                                                                                       | Docket #        | C -       |  |  |  |
| City              | Worcester                            |                                                                                                                                                       | Hearing         | 8/10/2026 |  |  |  |
| Bldg Type         |                                      |                                                                                                                                                       | Time of hearing | 11:00 AM  |  |  |  |
| 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: | B-23-151 March 6, 2023 \$1,000,000   |                                                                                                                                                       |                 |           |  |  |  |
|                   | B-25-2471 November 17, 2025 \$30,000 |                                                                                                                                                       |                 |           |  |  |  |
| Assessed Value:   | \$7,235,000                          |                                                                                                                                                       |                 |           |  |  |  |

Exhibit: 1

V26-015

AAB 1-29



## Variances to be addressed:

Petitioner seeks relief from:

26.5: All doorways and openings that are required to be accessible shall have a clear opening of not less than 32 inches (32" = 813mm).

26.6: A minimum clear floor area shall be provided on both sides of all doors and gates.

26.11: Door hardware.

27.4.3: Extensions: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following...

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

On February 5, 2026 the Board received an application for variance for the above referenced address and at the March 9, 2026 meeting the Board voted to Grant relief to 26.4 on the condition that an auto door opener was provided, and to Schedule a hearing for the remainder of their requests. (See AAB 4-29 )

On April 23, 2026 the Notice of Hearing was sent to all parties. (See AAB 2-3 )

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## 69 Grove Street, Worcester- Notice of Hearing

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

**Date** Thu 4/23/2026 2:45 PM

**Bcc** Coffin, Meg <mcoffin@centerlw.org>; inspections@worcesterma.gov <inspections@worcesterma.gov>; Lafore, Patricia M. <laforepm@worcesterma.gov>; Clark, Dawn E. <clarkde@worcesterma.gov>; JBlattenberger@grlarchitects.com <jblattenberger@grlarchitects.com>; SRichardson@grlarchitects.com <srichardson@grlarchitects.com>

 1 attachment (637 KB)

Notice of Hearing.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, 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

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

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

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

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**VARIANCE HEARING**

Docket Number **V 26 015**

**RE: Veterans Inc, 69 Grove Street, Worcester**

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **August 10, 2026** at **11:00 AM**. Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Scott Richardson, AIA, for modification of or substitution of the following Rules and Regulations: 26.5, 26.6, 26.11, 27.4.3, 28.1. 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: April 23, 2026

cc: Local Building Inspector  
Independent Living Center  
Local Disability Commission



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

ERIC PALEY  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

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

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

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UNDERSECRETARY OF CONSUMER  
AFFAIRS AND BUSINESS REGULATION

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**NOTICE OF ACTION**

Docket Number **V 26 015**

**RE: Veterans Inc , 69 Grove Street , Worcester**

On February 5, 2026 the Architectural Access Board received an application submitted by Scott Richardson, AIA, . This application and all attached documentation were reviewed by the Board on March 9, 2026 . At that meeting, the Board voted as follows:

| <u>#</u> | <u>Section</u>                             | <u>Result</u>                                                                          |
|----------|--------------------------------------------|----------------------------------------------------------------------------------------|
| 1        | 26.4                                       | <b>GRANTED</b> as proposed on the condition that: an automatic door opener is provided |
| 2        | 26.5, 26.6,<br>26.11,<br>27.4.3, &<br>28.1 | <b>SCHEDULE</b> 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: April 28, 2026

cc: Local Disability Commission  
Local Building Inspector  
Independent Living Center

*Dawn Guarnello WT*

Chairperson  
ARCHITECTURAL ACCESS BOARD

**AAB 4**

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## Variance Application - 69 Grove Street, Worcester

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**From** Blattenberger, James <JBlattenberger@grlarchitects.com>

**Date** Thu 2/5/2026 8:23 AM

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

**Cc** Richardson, Scott <SRichardson@grlarchitects.com>

 1 attachment (2 MB)

20260205\_69 Grove Street-Worcester-Application for Variance.zip;

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 William and Molly,

Please see attached documents pertaining to a Application for Variance for 69 Grove Street, Worcester.

Also included in the attachments is a cover letter to provide more insight into the application and project as a whole. The check for the filing fee is en route via mail.

Please do not hesitate to contact us for any additional information.

Best,

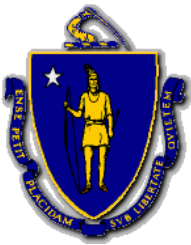
**James Blattenberger**, Assoc. AIA  
Project Manager

**T:** (508) 544-2697 **M:** (978) 257-5435  
239 South Street Hopkinton MA | [grlarchitects.com](http://grlarchitects.com)



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**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.

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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:

**Veterans Inc.**

**69 Grove Street**

**Worcester, MA 01605**

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

**Veterans Inc.**

**69 Grove Street**

**Worcester, MA 01605**

E-mail: **AJMercier@veteransinc.org**

Telephone: **508-791-1213**

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

***69 Grove Street is comprised of three areas.***

***The Armory portion is a 4 story (plus basement) masonry structure that primarily houses non-public, employee only spaces.***

***The Drill Hall portion is a 1 story (plus basement) masonry and steel structure that is primarily used by the Applicant for public events.***

***The Annex portion is a 3 story (plus basement) masonry and steel structure that houses public use spaces including food service, temporary housing, and office services. There is also a portion of the building that is non-public employee only support spaces.***

4. Total square footage of the building/facility: **75,389 SF**

**Per floor: Basement – 15,930 SF**

**First Floor – 25,374 SF**

**Second Floor – 15,272 SF**

**Third Floor – 14,322 SF**

**Fourth Floor – 4,491 SF**

5. What was the original year of construction for the building/facility: **1889-90**

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):

*The subject property is undergoing a renovation to building systems and is exclusively an HVAC/Electrical alteration project. The subject building, having been constructed in 1890 is to receive a much-needed upgrade to HVAC systems throughout to appropriately serve Armed Services Veterans as well as employees.*

*There is no plan to alter or reconfigure any spaces in the building, nor any changes to finishes or egress systems. There is no change of use or occupancy associated with this project.*

*The variances being requested in this application are triggered by the cost of HVAC system alterations exceeding \$100,000 (3.3.1) and exceeding more than 30% the full and fair cash value of the building (3.3.2). There is no new work being proposed aside from upgrades to HVAC systems.*

*Variances are being requested for elements that are in non-compliance located in publicly accessible areas of the building, and not for elements located in 'private/employee only' areas as they are exempt from 521 CMR jurisdiction.*

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 **March 5, 1980**

☒

Located in registered historic district **March 5, 1980**

☒

Listed in the State Register of Historic Places **March 5, 1980**

☐

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.

***This variances being requested in this application are not primarily based on the historical significance of the building.***

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> |
|-----------------|-------------------------|----------------------|
| B-23-151        | March 6, 2023           | \$1,000,000          |
| B-25-2471       | November 17, 2025       | \$30,000             |

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

**\$5,500,000 (Funded fully through Federal Grants for HVAC specific scope only)**

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

If yes, state the date it was issued: **January 5, 2026**

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/IMPROVEMNTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located: **\$7,235,000**

Is the assessment at 100%? ☒ Yes ☐ No

If not, what is the town's current assessment ratio? **0.94**

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

***Design Development***

16.

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

Request #1

Section(s) for which you are seeking relief: **26.4**

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):

***Complying with "521 CMR 26.4 – Double Leaf Doorways" is impracticable as it would require excessive cost with no substantial benefit to persons with disabilities. The building's masonry construction and structural systems would require significant alterations to accommodate a double door to comply with the above referenced Section while maintaining an appropriate aesthetic for the space.***

***This Request applies to Door 134. This door is a total of 60" wide with two equal leaves of 30" each. Both leaves are operational.***

***Estimated Construction Cost: \$50,000-60,000***

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

Request #2

Section(s) for which you are seeking relief: **26.5**

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):

***Complying with "521 CMR 26.5 – Door Width" is impracticable as it would require excessive cost with no substantial benefit to persons with disabilities. The non-compliant doors in publicly accessible areas would require significant alterations to accommodate a wider door to comply with the above referenced Section due to layout of office spaces.***

***This Request applies to Doors 217, 220, 221, 222 on the Annex Second Floor. Operationally, any public user is accompanied into these rooms by employee/staff.***

***Estimated Cost for compliance: \$15,000***

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

Request #3

Section(s) for which you are seeking relief: **26.6**

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):

***Complying with "521 CMR 26.6 – Door Maneuvering Clearance" is impracticable as it would require excessive cost with no substantial benefit to persons with disabilities. The non-compliant doors in publicly accessible areas would require significant alterations to walls and layouts of spaces to accommodate a door relocation to comply with the above referenced Section.***

***This Request applies to Doors 123, 217, 220, 222, 307 and 318.***

***Estimated Cost for compliance: \$50,000***

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

Request #4

Section(s) for which you are seeking relief: **26.11**

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):

***Complying with "521 CMR 26.11 – Door hardware" is impracticable as it would require excessive cost no substantial benefit to persons with disabilities. The non-compliant doors in publicly accessible areas would require significant alterations to walls and layouts of spaces to accommodate a door relocation to comply with the above referenced Section.***

***This Request applies to Doors 124 (Drill Hall), 124.5 and 134 (on the Armory First Floor),***

***Estimated cost for compliance: \$25,000***

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

Request #5\_\_\_\_

Section(s) for which you are seeking relief: **27.4.3**

Are you seeking temporary relief Yes [ ] No [X]

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):

***Complying with "521 CMR 27.4.3 – Handrail Extensions" is impracticable as it would require excessive cost no substantial benefit to persons with disabilities. The non-compliant existing wall-mounted handrail in Stair A would require significant cost to install a new compliant handrail with appropriate length extensions for the full three-story stairwell in order to comply with the above-mentioned Section.***

***This Request applies to Stair A in the Annex***

***Estimated Cost for compliance: \$75,000 for design, demolition and construction.***

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

Request #6

Section(s) for which you are seeking relief: **28.1**

Are you seeking temporary relief Yes [ ] No [X]

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):

***Complying with "521 CMR 28.1 – Elevator" is impracticable as remedying the absence of a compliant elevator within the historic Armory side of the subject property would be technologically infeasible with existing building structure. The floors that an elevator would service in the Armory are employee only spaces. All publicly accessible areas of the Armory are on the 1<sup>st</sup> floor which remains accessible via an existing elevator.***

***Estimated Cost for compliance: \$700,000+ including extensive demolition.***

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

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:

**Gorman Richardson Lewis Architects**  
**239 South Street**  
**Hopkinton, MA 01748**

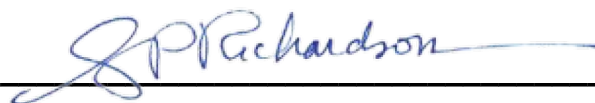
**Principal: Scott Richardson, AIA, LEED AP**  
**E-mail: *SRichardson@grlarchitects.com***  
**Telephone: 508-922-2302**

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

**Worcester Inspectional Service – Building and Zoning**  
**25 Meade Street**  
**Worcester, MA 01605**  
**E-mail: *inspections@worcesterma.gov***  
**Telephone: 508-799-1198**

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

Date: 02/05/2026



**Signature of owner or authorized agent (required)**

**PLEASE PRINT:**

**Scott Richardson, AIA, LEED AP**

**Gorman Richardson Lewis Architects**  
**239 South Street**  
**Hopkinton, MA 01748**  
***SRichardson@grlarchitects.com***  
**508-922-2302**

# SERVICE NOTICE

I, Scott Richardson,  
(Name)

as Agent  
(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<br>Building Department                               | Inspection Services<br>Building and Zoning<br>25 Meade Street<br>Worcester, MA 01610<br><a href="mailto:inspections@worcesterma.gov">inspections@worcesterma.gov</a>                   | Electronically           | 02/05/2026             |
| 2<br>Local Commission on Disability<br>(If Applicable) | Accessibility Advisory Committee<br>Robert Bureau, Chair<br>51 Sever Street<br>Worcester, MA 01609<br><a href="mailto:accessibility@worcesterma.gov">accessibility@worcesterma.gov</a> | Electronically           | 02/05/2026             |
| 3<br>Independent Living Center                         | Center for Living and Working<br>18 Chestnut Street, Suite 540<br>Worcester, MA 01608<br><a href="mailto:opsearch@centerlw.org">opsearch@centerlw.org</a>                              | Electronically           | 02/05/2026             |



Signature

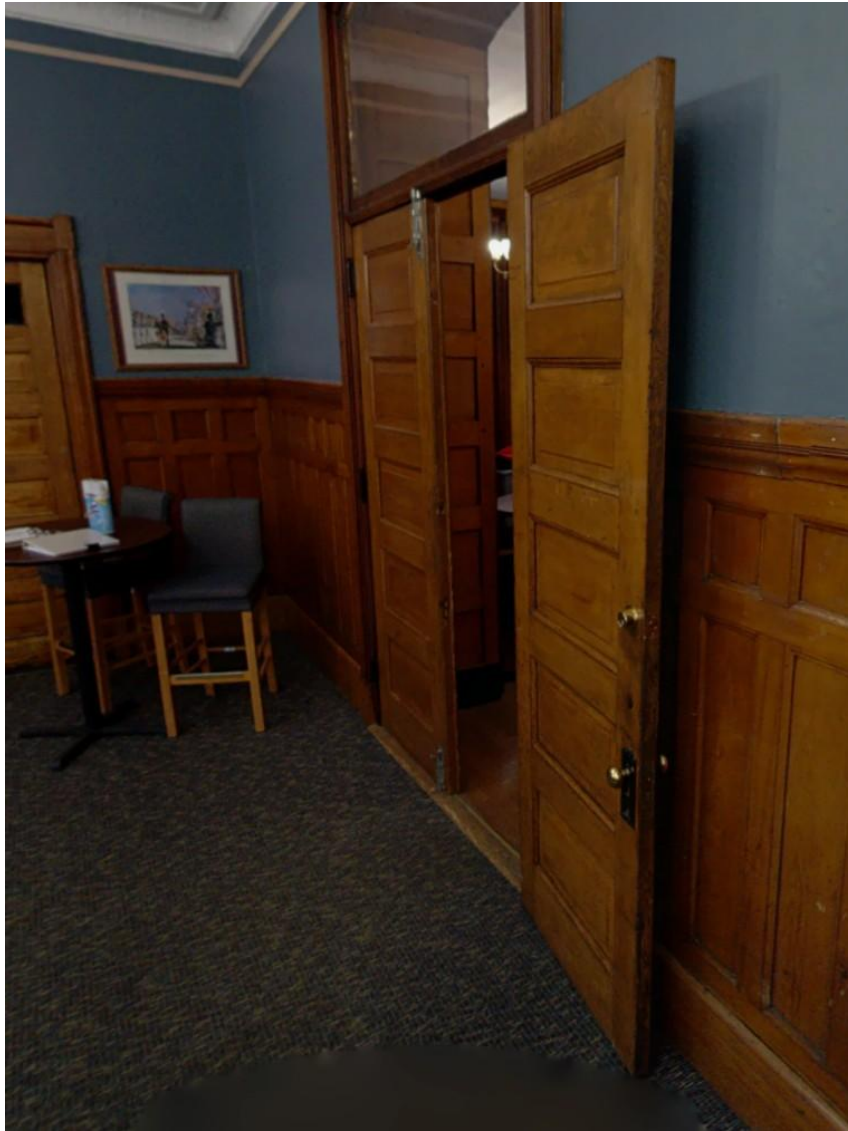
02/05/2026

Date



DOOR 124 - VARIANCE REQUEST 4 - 26.11 - DOOR  
HARDWARE





**DOOR 134 - VARIANCE REQUEST 1 - 26.4 - DOUBLE  
LEAF DOORWAYS AND REQUEST 4 - 26.11 - DOOR  
HARDWARE**





**STAIR A - VARIANCE REQUEST 5 - 27.4.3 -  
HANDRAIL EXTENSIONS**

| DOOR COUNTS                                                                            |    |
|----------------------------------------------------------------------------------------|----|
| PRIVATE/EMPLOYEE ONLY DOORS                                                            | 36 |
| PUBLICLY ACCESSIBLE DOORS NOT IN 521 CMR COMPLIANCE                                    | 0  |
| PUBLICLY ACCESSIBLE DOORS IN SCOPE                                                     | 0  |
| NOTE: SEE MAAB VARIANCE APPLICATION FOR PUBLICLY ACCESSIBLE DOORS <u>NOT</u> IN SCOPE. |    |

| PLAN LEGEND                                                                           |                                                   |
|---------------------------------------------------------------------------------------|---------------------------------------------------|
|  | EXISTING DOOR TO REMAIN                           |
|  | EXISTING WALL TO REMAIN                           |
|  | EXISTING STAIR TO REMAIN                          |
|  | EXISTING FIRE EXTINGUISHER/F.E. CABINET TO REMAIN |
|  | PULL STATION                                      |
|  | SMOKE/CO DETECTOR                                 |
| N.I.C.                                                                                | NOT IN CONTRACT                                   |

GRLA: THERE IS NO ACCESSIBILITY SCOPE IN THE  
ARMORY BASEMENT.  
NO PUBLICLY ACCESSIBLE SPACE EXISTS ON THIS LEVEL.

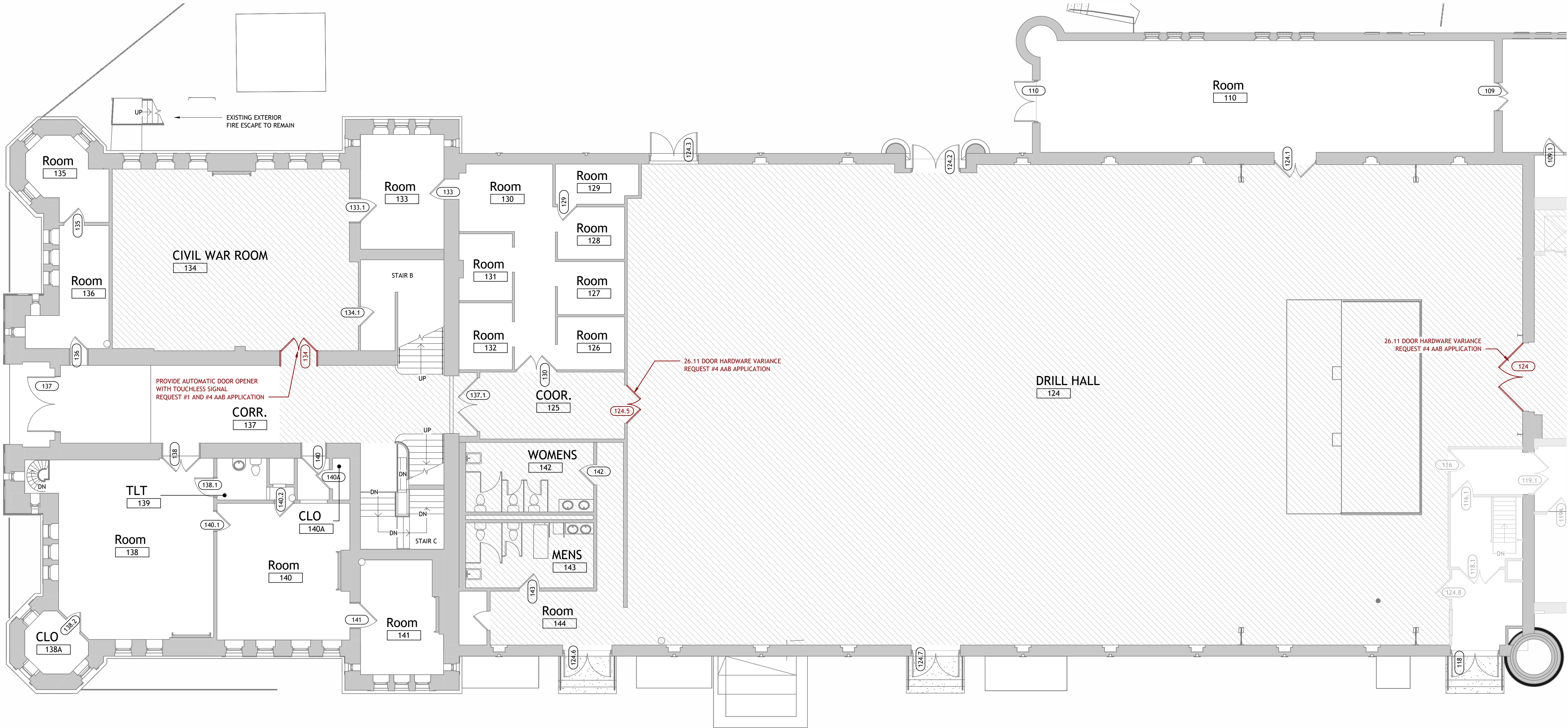
Gorman Richardson Lewis Architects  
239 South Street Hopkinton, MA 01748  
[www.grlarchitects.com](http://www.grlarchitects.com)

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| GENERAL PLAN NOTES |                                                                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.)                | ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND ANY OTHER APPLICABLE CODES AND REGULATIONS.                                                 |
| 2.)                | THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DAMAGED CORE BUILDING ELEMENTS THAT COULD AFFECT PROPER EXECUTION OF NEW WORK. |
| 3.)                | NOTIFY THE ARCHITECT OF FLOOR CRACKS LARGER THAN 1/8" IN WIDTH.                                                                                                                                 |
| 4.)                | ALL DIMENSIONS ARE TO THE FACE OF EXISTING WALL AND CENTERLINE OF INTERIOR STUD WALL OR OPENINGS UNLESS OTHERWISE NOTED.                                                                        |
| 5.)                | REFER TO MEP DRAWINGS FOR REMOVAL / RELOCATION OF ALL ELECTRICAL, MECHANICAL & FIRE DETECTION EQUIPMENT, ETC.                                                                                   |
| 6.)                | REPAIR ALL DAMAGED DRYWALL LIKE NEW IN AREA OF CONSTRUCTION.                                                                                                                                    |

VETERANS INC.  
ARMORY HVAC  
ALTERATIONS

69 GROVE STREET  
WORCESTER, MA 01605

VETERANS INC.

69 GROVE STREET  
WORCESTER, MA 01605

G | R | L | A

Gorman Richardson Lewis Architects  
239 South Street Hopkinton, MA 01748  
www.grlarchitects.com

| DOOR COUNTS                                                                            |    |
|----------------------------------------------------------------------------------------|----|
| PRIVATE/EMPLOYEE ONLY DOORS                                                            | 18 |
| PUBLICLY ACCESSIBLE DOORS NOT IN 521 CMR COMPLIANCE                                    | 3  |
| PUBLICLY ACCESSIBLE DOORS IN SCOPE                                                     | 0  |
| NOTE: SEE MAAB VARIANCE APPLICATION FOR PUBLICLY ACCESSIBLE DOORS <u>NOT</u> IN SCOPE. |    |

| PLAN LEGEND |                                                   |
|-------------|---------------------------------------------------|
|             | EXISTING DOOR TO REMAIN                           |
|             | EXISTING WALL TO REMAIN                           |
|             | EXISTING STAIR TO REMAIN                          |
|             | EXISTING FIRE EXTINGUISHER/F.E. CABINET TO REMAIN |
|             | PULL STATION                                      |
|             | SMOKE/CO DETECTOR                                 |
| N.I.C.      | NOT IN CONTRACT                                   |

| No. | Description | Date |
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Proj. No.: 2025042.01  
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Drawn By: JB  
Checked By: JB/SR

FIRST FLOOR  
ACCESSIBILITY  
PLAN

A1.2  
AAB 19







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GRLA: THERE IS NO ACCESSIBILITY SCOPE ON THE  
ARMORY SECOND FLOOR.  
NO PUBLICLY ACCESSIBLE SPACE EXISTS ON THIS LEVEL.

| DOOR COUNTS                                                                            |    |
|----------------------------------------------------------------------------------------|----|
| PRIVATE/EMPLOYEE ONLY DOORS                                                            | 29 |
| PUBLICLY ACCESSIBLE DOORS NOT IN 521 CMR COMPLIANCE                                    | 0  |
| PUBLICLY ACCESSIBLE DOORS IN SCOPE                                                     | 0  |
| NOTE: SEE MAAB VARIANCE APPLICATION FOR PUBLICLY ACCESSIBLE DOORS <u>NOT</u> IN SCOPE. |    |

| PLAN LEGEND |                                                   |
|-------------|---------------------------------------------------|
|             | EXISTING DOOR TO REMAIN                           |
|             | EXISTING WALL TO REMAIN                           |
|             | EXISTING STAIR TO REMAIN                          |
|             | EXISTING FIRE EXTINGUISHER/F.E. CABINET TO REMAIN |
|             | PULL STATION                                      |
|             | SMOKE/CO DETECTOR                                 |
| N.I.C.      | NOT IN CONTRACT                                   |

| GENERAL PLAN NOTES |                                                                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.)                | ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND ANY OTHER APPLICABLE CODES AND REGULATIONS.                                                 |
| 2.)                | THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DAMAGED CORE BUILDING ELEMENTS THAT COULD AFFECT PROPER EXECUTION OF NEW WORK. |
| 3.)                | NOTIFY THE ARCHITECT OF FLOOR CRACKS LARGER THAN 1/8" IN WIDTH.                                                                                                                                 |
| 4.)                | ALL DIMENSIONS ARE TO THE FACE OF EXISTING WALL AND CENTERLINE OF INTERIOR STUD WALL OR OPENINGS UNLESS OTHERWISE NOTED.                                                                        |
| 5.)                | REFER TO MEP DRAWINGS FOR REMOVAL / RELOCATION OF ALL ELECTRICAL, MECHANICAL & FIRE DETECTION EQUIPMENT, ETC.                                                                                   |
| 6.)                | REPAIR ALL DAMAGED DRYWALL LIKE NEW IN AREA OF CONSTRUCTION.                                                                                                                                    |

VETERANS INC.  
ARMORY HVAC  
ALTERATIONS

69 GROVE STREET  
WORCESTER, MA 01605

VETERANS INC.

69 GROVE STREET  
WORCESTER, MA 01605

G | R | L | A

Gorman Richardson Lewis Architects  
239 South Street Hopkinton, MA 01748  
www.grlarchitects.com

| PROJECT            |  |
|--------------------|--|
| CLIENT             |  |
| FROM               |  |
| KEY PLAN           |  |
| REVISIONS          |  |
| REMARKS            |  |
| COPYRIGHT          |  |
| SEAL / ORIENTATION |  |
| DATA               |  |
| TITLE              |  |
| SHEET              |  |

| No. | Description | Date |
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Date: DECEMBER 2025  
Proj. No.: 2025042.01  
Scale: 1/8" = 1'-0"  
Drawn By: JB  
Checked By: JB/SR

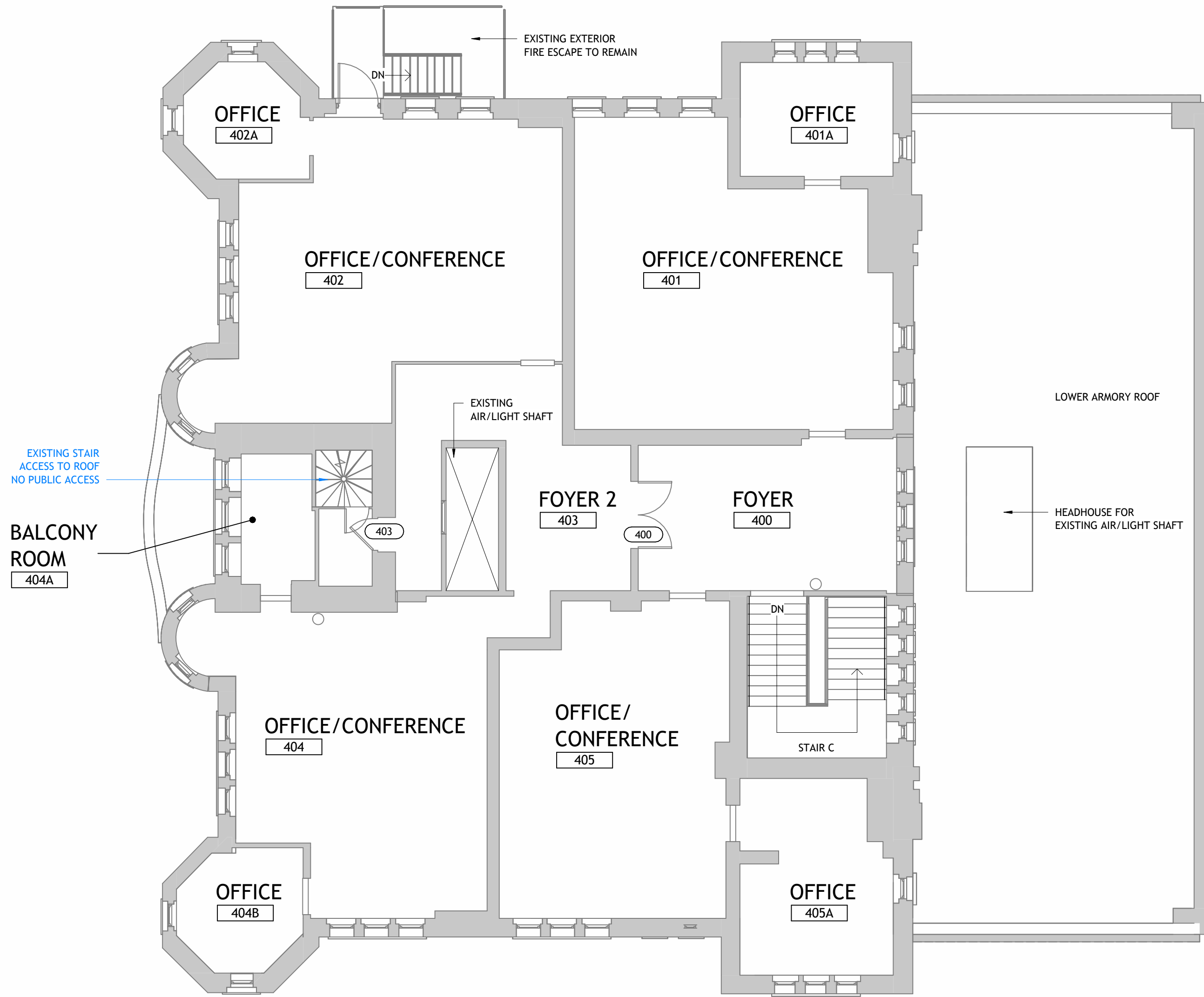
THIRD FLOOR  
ACCESSIBILITY  
PLAN

A1.4  
AAB 21

2025042.01 - VETERANS INC. ARMORY HVAC ALTERATIONS DECEMBER 2025



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1 FOURTH FLOOR CONSTRUCTION PLAN  
SCALE: 1/8" = 1'-0"

GRLA: THERE IS NO ACCESSIBILITY SCOPE ON THE ARMORY SECOND FLOOR.  
NO PUBLICLY ACCESSIBLE SPACE EXISTS ON THIS LEVEL.

| DOOR COUNTS                                                                            |   |
|----------------------------------------------------------------------------------------|---|
| PRIVATE/EMPLOYEE ONLY DOORS                                                            | 3 |
| PUBLICLY ACCESSIBLE DOORS NOT IN 521 CMR COMPLIANCE                                    | 0 |
| PUBLICLY ACCESSIBLE DOORS IN SCOPE                                                     | 0 |
| NOTE: SEE MAAB VARIANCE APPLICATION FOR PUBLICLY ACCESSIBLE DOORS <u>NOT</u> IN SCOPE. |   |

| PLAN LEGEND |                                                   |
|-------------|---------------------------------------------------|
|             | EXISTING DOOR TO REMAIN                           |
|             | EXISTING WALL TO REMAIN                           |
|             | EXISTING STAIR TO REMAIN                          |
|             | EXISTING FIRE EXTINGUISHER/F.E. CABINET TO REMAIN |
|             | PULL STATION                                      |
|             | SMOKE/CO DETECTOR                                 |
| N.I.C.      | NOT IN CONTRACT                                   |

| GENERAL PLAN NOTES |                                                                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.)                | ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND ANY OTHER APPLICABLE CODES AND REGULATIONS.                                                 |
| 2.)                | THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DAMAGED CORE BUILDING ELEMENTS THAT COULD AFFECT PROPER EXECUTION OF NEW WORK. |
| 3.)                | NOTIFY THE ARCHITECT OF FLOOR CRACKS LARGER THAN 1/8" IN WIDTH.                                                                                                                                 |
| 4.)                | ALL DIMENSIONS ARE TO THE FACE OF EXISTING WALL AND CENTERLINE OF INTERIOR STUD WALL OR OPENINGS UNLESS OTHERWISE NOTED.                                                                        |
| 5.)                | REFER TO MEP DRAWINGS FOR REMOVAL / RELOCATION OF ALL ELECTRICAL, MECHANICAL & FIRE DETECTION EQUIPMENT, ETC.                                                                                   |
| 6.)                | REPAIR ALL DAMAGED DRYWALL LIKE NEW IN AREA OF CONSTRUCTION.                                                                                                                                    |

VETERANS INC.  
ARMORY HVAC  
ALTERATIONS

69 GROVE STREET  
WORCESTER, MA 01605

VETERANS INC.

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WORCESTER, MA 01605

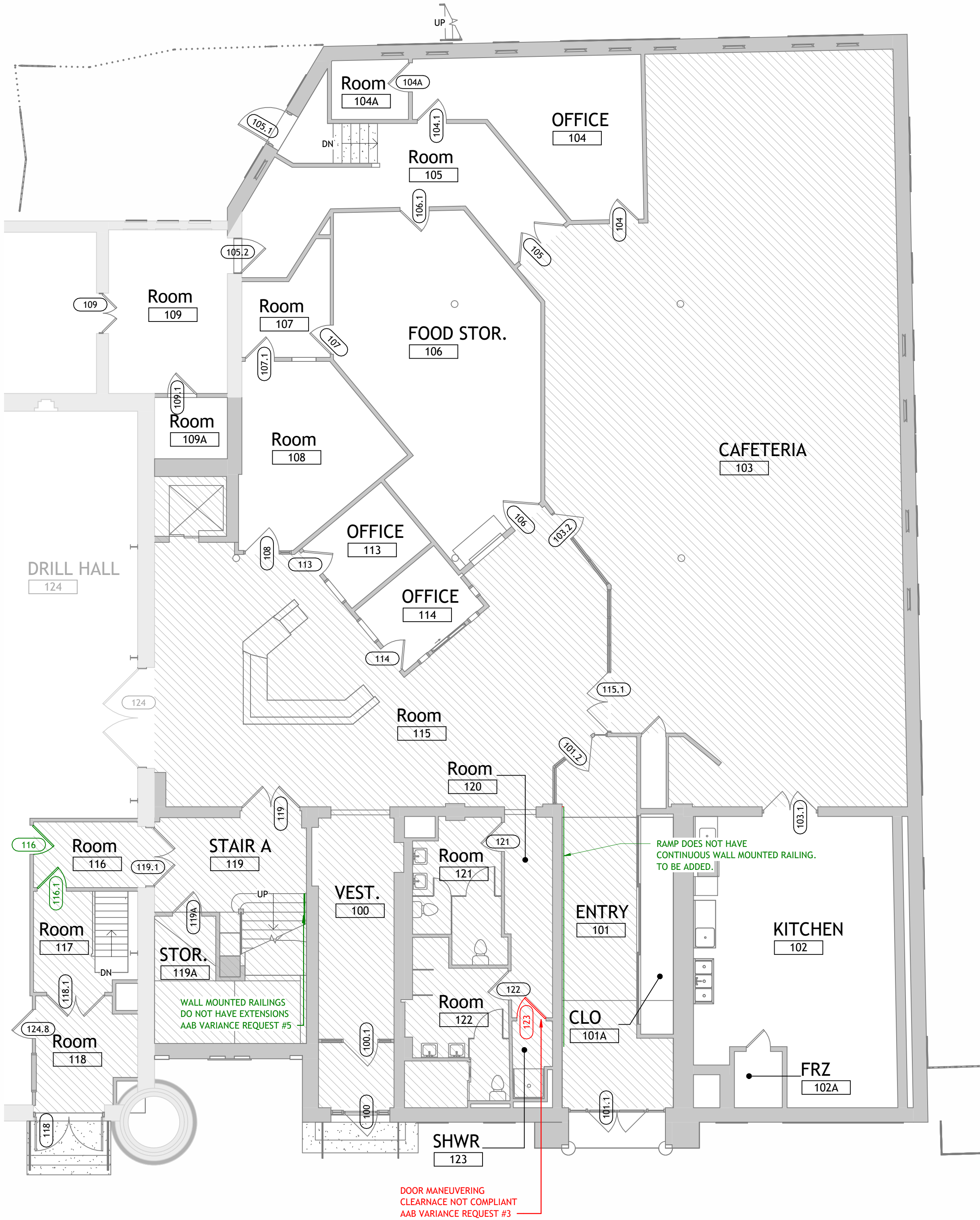
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| PROJECT            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| CLIENT             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FROM               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| KEY PLAN           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVISIONS          | <table><thead><tr><th>No.</th><th>Description</th><th>Date</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>                                                                                  | No.  | Description | Date |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| No.                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| SEAL / ORIENTATION |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DATA               | Date: DECEMBER 2025<br>Proj. No.: 2025042.01<br>Scale: 1/8" = 1'-0"<br>Drawn By: JB<br>Checked By: JB/SR                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TITLE              | FOURTH FLOOR<br>ACCESSIBILITY<br>PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SHEET              | A1.5<br>AAB 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



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| GENERAL PLAN NOTES |                                                                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.)                | ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND ANY OTHER APPLICABLE CODES AND REGULATIONS.                                                 |
| 2.)                | THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DAMAGED CORE BUILDING ELEMENTS THAT COULD AFFECT PROPER EXECUTION OF NEW WORK. |
| 3.)                | NOTIFY THE ARCHITECT OF FLOOR CRACKS LARGER THAN 1/8" IN WIDTH.                                                                                                                                 |
| 4.)                | ALL DIMENSIONS ARE TO THE FACE OF EXISTING WALL AND CENTERLINE OF INTERIOR STUD WALL OR OPENINGS UNLESS OTHERWISE NOTED.                                                                        |
| 5.)                | REFER TO MEP DRAWINGS FOR REMOVAL / RELOCATION OF ALL ELECTRICAL, MECHANICAL & FIRE DETECTION EQUIPMENT, ETC.                                                                                   |
| 6.)                | REPAIR ALL DAMAGED DRYWALL LIKE NEW IN AREA OF CONSTRUCTION.                                                                                                                                    |

VETERANS INC.  
ANNEX HVAC  
ALTERATIONS

69 GROVE STREET  
WORCESTER, MA 01605

VETERANS INC.

69 GROVE STREET  
WORCESTER, MA 01605

G | R | L | A

Gorman Richardson Lewis Architects  
239 South Street Hopkinton, MA 01748  
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| DOOR COUNT                                                                             |    |
|----------------------------------------------------------------------------------------|----|
| PRIVATE/EMPLOYEE ONLY DOORS                                                            | 15 |
| PUBLICLY ACCESSIBLE DOORS NOT IN 521 CMR COMPLIANCE                                    | 3  |
| PUBLICLY ACCESSIBLE DOORS IN SCOPE                                                     | 2  |
| NOTE: SEE MAAB VARIANCE APPLICATION FOR PUBLICLY ACCESSIBLE DOORS <u>NOT</u> IN SCOPE. |    |

| PLAN LEGEND |                                                   |
|-------------|---------------------------------------------------|
|             | MODIFIED DOOR                                     |
|             | DOOR SEEKING VARIANCE                             |
|             | EXISTING DOOR TO REMAIN                           |
|             | CONST NOTE                                        |
|             | EXISTING WALL TO REMAIN                           |
|             | EXISTING STAIR TO REMAIN                          |
|             | EXISTING FIRE EXTINGUISHER/F.E. CABINET TO REMAIN |
|             | NEW/RELOCATED FIRE EXTINGUISHER/F.E. CABINET      |
|             | PUBLICLY ACCESSIBLE AREA                          |
|             | N.I.C.                                            |
|             | NOT IN CONTRACT                                   |

| No. | Description | Date |
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Checked By: JB/SR

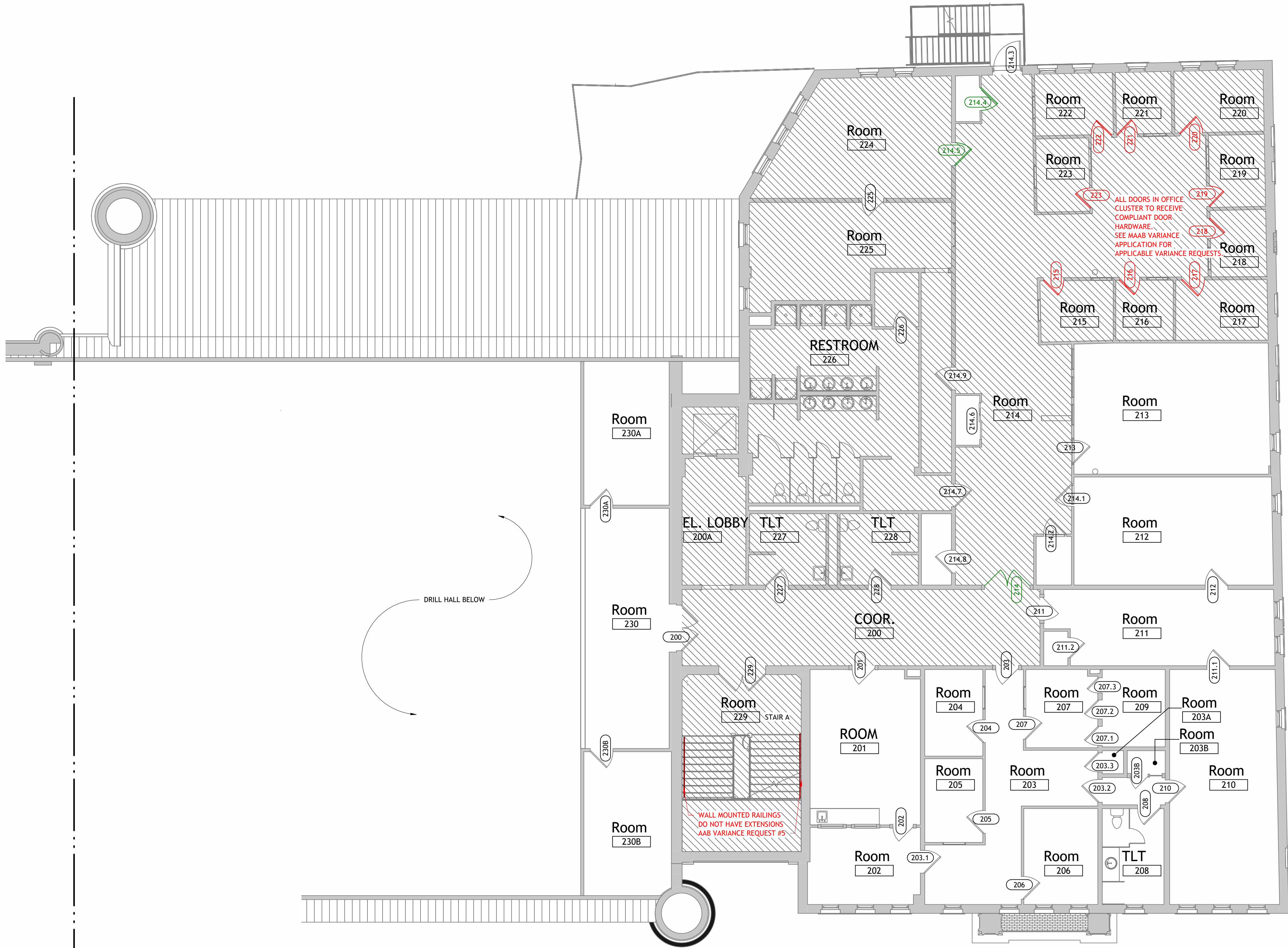
FIRST FLOOR  
ACCESSIBILITY  
PLAN

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| GENERAL PLAN NOTES |                                                                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.)                | ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND ANY OTHER APPLICABLE CODES AND REGULATIONS.                                                 |
| 2.)                | THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DAMAGED CORE BUILDING ELEMENTS THAT COULD AFFECT PROPER EXECUTION OF NEW WORK. |
| 3.)                | NOTIFY THE ARCHITECT OF FLOOR CRACKS LARGER THAN 1/8" IN WIDTH.                                                                                                                                 |
| 4.)                | ALL DIMENSIONS ARE TO THE FACE OF EXISTING WALL AND CENTERLINE OF INTERIOR STUD WALL OR OPENINGS UNLESS OTHERWISE NOTED.                                                                        |
| 5.)                | REFER TO MEP DRAWINGS FOR REMOVAL / RELOCATION OF ALL ELECTRICAL, MECHANICAL & FIRE DETECTION EQUIPMENT, ETC.                                                                                   |
| 6.)                | REPAIR ALL DAMAGED DRYWALL LIKE NEW IN AREA OF CONSTRUCTION.                                                                                                                                    |

VETERANS INC.  
ANNEX HVAC  
ALTERATIONS

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Gorman Richardson Lewis Architects  
239 South Street Hopkinton, MA 01748  
www.grlarchitects.com

| MODIFIED DOOR NOTES                                                                          |  |
|----------------------------------------------------------------------------------------------|--|
| ALL DOORS ANNOTATED AS MODIFIED TO RECEIVE NEW 521 CMR COMPLIANT LEVER HANDLESETS.           |  |
| G.C. TO COORDINATE HANDLESET FUNCTION TYPE WITH OWNER.                                       |  |
| BASIS OF DESIGN: BEST ACCESS 9K COMMERCIAL GRADE                                             |  |
| G.C. TO COORDINATE WITH OWNER TO PROVIDE ANY OTHER MODIFICATIONS TO DOOR HARDWARE AS NEEDED. |  |

| PLAN LEGEND |                                                   |
|-------------|---------------------------------------------------|
|             | MODIFIED DOOR                                     |
|             | DOOR SEEKING VARIANCE                             |
|             | EXISTING DOOR TO REMAIN                           |
|             | CONST NOTE                                        |
|             | EXISTING WALL TO REMAIN                           |
|             | EXISTING STAIR TO REMAIN                          |
|             | EXISTING FIRE EXTINGUISHER/F.E. CABINET TO REMAIN |
|             | NEW/RELOCATED FIRE EXTINGUISHER/F.E. CABINET      |
|             | PUBLICLY ACCESSIBLE AREA                          |
|             | NOT IN CONTRACT                                   |

| DOOR COUNT                                                                             |               |
|----------------------------------------------------------------------------------------|---------------|
| PRIVATE/EMPLOYEE ONLY DOORS                                                            | 25            |
| PUBLICLY ACCESSIBLE DOORS NOT IN 521 CMR COMPLIANCE                                    | 12            |
| PUBLICLY ACCESSIBLE DOORS IN SCOPE                                                     | 12, 9 PARTIAL |
| NOTE: SEE MAAB VARIANCE APPLICATION FOR PUBLICLY ACCESSIBLE DOORS <u>NOT</u> IN SCOPE. |               |

| No. | Description | Date |
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Date: DECEMBER 2025  
Proj. No.: 2025042.02  
Scale: 1/8" = 1'-0"  
Drawn By: JB  
Checked By: JB/SR

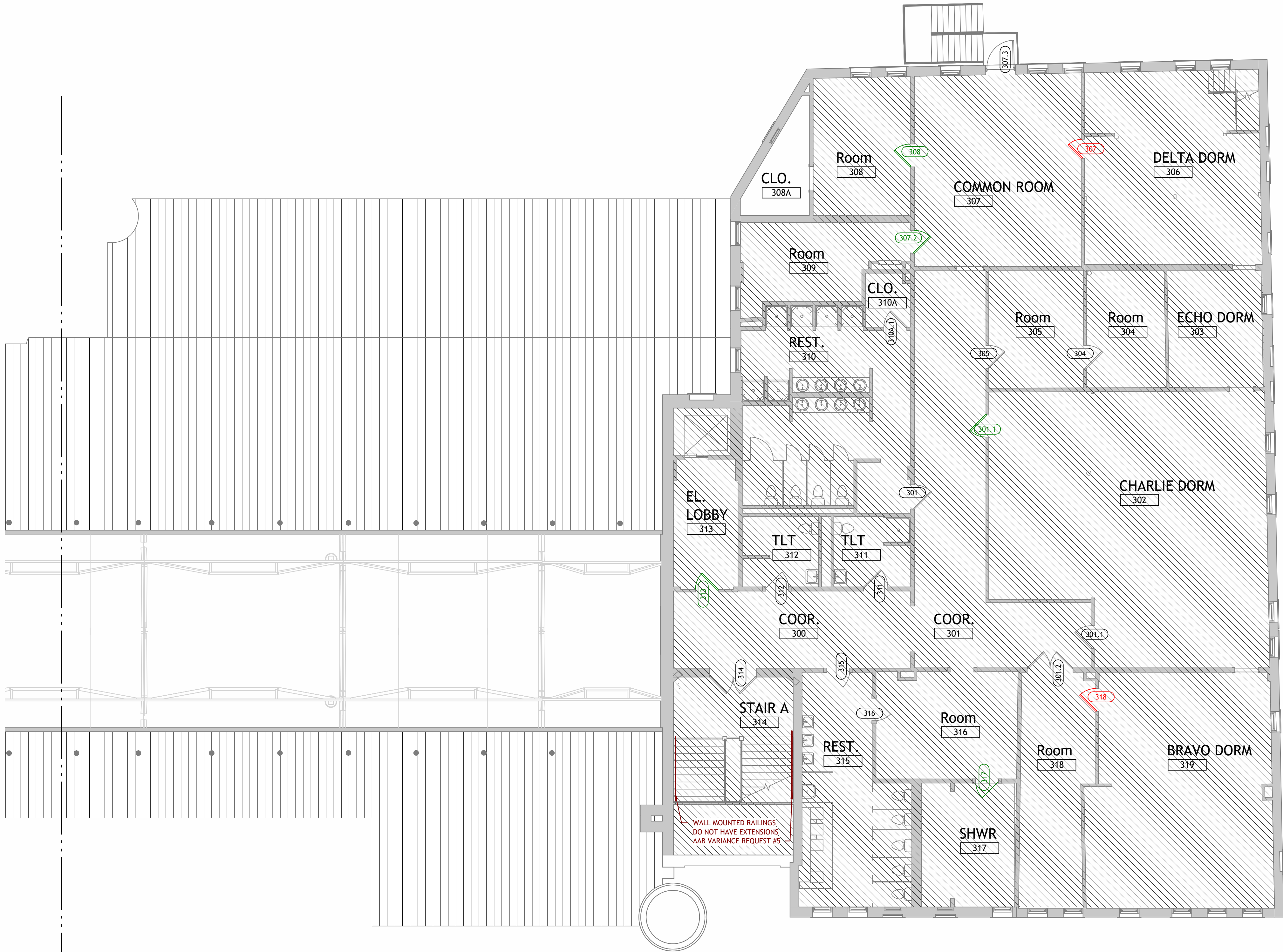
SECOND FLOOR  
ACCESSIBILITY  
PLAN

A1.2  
AAB 24

2025042.02 - VETERANS INC. ANNEX HVAC ALTERATIONS DECEMBER 2025



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| GENERAL PLAN NOTES |                                                                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.)                | ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND ANY OTHER APPLICABLE CODES AND REGULATIONS.                                                 |
| 2.)                | THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR DAMAGED CORE BUILDING ELEMENTS THAT COULD AFFECT PROPER EXECUTION OF NEW WORK. |
| 3.)                | NOTIFY THE ARCHITECT OF FLOOR CRACKS LARGER THAN 1/8" IN WIDTH.                                                                                                                                 |
| 4.)                | ALL DIMENSIONS ARE TO THE FACE OF EXISTING WALL AND CENTERLINE OF INTERIOR STUD WALL OR OPENINGS UNLESS OTHERWISE NOTED.                                                                        |
| 5.)                | REFER TO MEP DRAWINGS FOR REMOVAL / RELOCATION OF ALL ELECTRICAL, MECHANICAL & FIRE DETECTION EQUIPMENT, ETC.                                                                                   |
| 6.)                | REPAIR ALL DAMAGED DRYWALL LIKE NEW IN AREA OF CONSTRUCTION.                                                                                                                                    |

VETERANS INC.  
ANNEX HVAC  
ALTERATIONS

69 GROVE STREET  
WORCESTER, MA 01605

VETERANS INC.

69 GROVE STREET  
WORCESTER, MA 01605

G | R | L | A

Gorman Richardson Lewis Architects  
239 South Street Hopkinton, MA 01748  
www.grlarchitects.com

| MODIFIED DOOR NOTES                                                                          |  |
|----------------------------------------------------------------------------------------------|--|
| ALL DOORS ANNOTATED AS MODIFIED TO RECEIVE NEW 521 CMR COMPLIANT LEVER HANDLESETS.           |  |
| G.C. TO COORDINATE HANDLESET FUNCTION TYPE WITH OWNER.                                       |  |
| BASIS OF DESIGN: BEST ACCESS 9K COMMERCIAL GRADE                                             |  |
| G.C. TO COORDINATE WITH OWNER TO PROVIDE ANY OTHER MODIFICATIONS TO DOOR HARDWARE AS NEEDED. |  |

| PLAN LEGEND |                                                   |
|-------------|---------------------------------------------------|
|             | MODIFIED DOOR                                     |
|             | DOOR SEEKING VARIANCE                             |
|             | EXISTING DOOR TO REMAIN                           |
|             | CONST NOTE                                        |
|             | EXISTING WALL TO REMAIN                           |
|             | EXISTING STAIR TO REMAIN                          |
|             | EXISTING FIRE EXTINGUISHER/F.E. CABINET TO REMAIN |
|             | NEW/RELOCATED FIRE EXTINGUISHER/F.E. CABINET      |
|             | PUBLICLY ACCESSIBLE AREA                          |
|             | NOT IN CONTRACT                                   |

| DOOR COUNT                                                                             |   |
|----------------------------------------------------------------------------------------|---|
| PRIVATE/EMPLOYEE ONLY DOORS                                                            | 0 |
| PUBLICLY ACCESSIBLE DOORS NOT IN 521 CMR COMPLIANCE                                    | 7 |
| PUBLICLY ACCESSIBLE DOORS IN SCOPE                                                     | 5 |
| NOTE: SEE MAAB VARIANCE APPLICATION FOR PUBLICLY ACCESSIBLE DOORS <u>NOT</u> IN SCOPE. |   |

PROJECT  
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FROM  
KEY PLAN  
REMARKS  
REVISIONS  
COPYRIGHT  
SEAL / ORIENTATION  
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TITLE  
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| No. | Description | Date |
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|-------------|---------------|
| Date:       | DECEMBER 2025 |
| Proj. No.:  | 2025042.02    |
| Scale:      | 1/8" = 1'-0"  |
| Drawn By:   | JB            |
| Checked By: | JB/SR         |

THIRD FLOOR  
ACCESSIBILITY  
PLAN

A1.3  
AAB 25



Serving Veterans and Their  
Families Across America

69 Grove Street, Worcester, MA 01605  
Tel: (508) 791-1213 • Fax: (508) 791-5296  
(800) 482-2565 □ [www.veteransinc.org](http://www.veteransinc.org)

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USN (Veteran)

Ralph K. Stone, Esq.  
*Ralph Stone Law, LLC*

To Whom It May Concern:

Veterans Inc authorizes Gorman Richardson Lewis Architects (GRLA) to prepare and apply for the enclosed Application for Variance pertaining to renovations at 69 Grove Street building complex in preparation for our HVAC project.

Sincerely,

**AJ Mercier, BS, MS, MBA, PMP**  
**Director of Strategic Initiatives**  
**United States Marine Corps Veteran**  
**Veterans Inc**  
**69 Grove St. Worcester, MA 01605**  
**Direct Line: (508) 791-1213 x1176 / Cell: (774) 479-1193 / Fax: (508) 791-5296**  
**Email: [ajmercier@veteransinc.org](mailto:ajmercier@veteransinc.org)**

February 5, 2026

Mr. William Joyce  
Executive Director  
Architectural Access Board  
1 Federal Street, Suite 600  
Boston, MA 02110

**Re: Variance Application for Veterans Inc in Worcester, MA**

Dear Mr. Joyce:

Enclosed is the Application for Variance pertaining to the upcoming renovations Veterans Inc. at 69 Grove Street in Worcester, Massachusetts.

The Owner, Veterans Inc., has authorized Gorman Richardson Lewis Architects as the Owner's Agent to submit this application on its behalf.

Veterans Inc is a cause-driven charitable organization dedicated to providing programs and services that support US Veterans. Their mission is to be there for Veterans and their families in times of need with ultimate goal of ending homelessness among Veterans.

As stated in the attached Application for Variance, Veterans Inc's facility was built in 1890 originally as a regional National Guard Armory. The total square footage for the facility is approximately 75,400 SF. The Grove Street location is comprised of three (3) areas.

The Armory portion is a four (4) story masonry structure that contains administrative areas for employees only.

The Drill Hall portion is a single story of masonry and steel that is used for public events by the Petitioner.

The Annex portion is a three (3) story masonry and steel structure that houses public use spaces, including food service, temporary housing, and office services. There are also areas of private/employee only support spaces.

The building was included in the National and State Register of Historic Places as part of a Registered Historic District in March 1980.

Please note that variances being requested by the Petitioner in the attached application are not primarily based on the historical significance of the building, and as such, there was no obligation to complete the ADA Consultation Process of the Massachusetts Historical Commission.

Compliance with 521 CMR was triggered by the cost of HVAC and associate Electrical work to be performed. There is no plan to alter or reconfigure any spaces in the facility, nor change any finishes or egress systems. There is no change of use or occupancy as part of the project.

This project is 100% funded via federal grants to the total of \$5,500,000 that is strictly to be used for HVAC renovations only.

We are requesting variances for non-compliant elements located within the publicly accessible areas of the facility and not for private/employee only elements as they are exempt from 521 CMR jurisdiction.

The variances requested include relief from:

- 521 CMR Section 26.4 – Double Leaf Doorways
- 521 CMR Section 26.5 – Door Width
- 521 CMR Section 26.6 – Door Maneuvering Clearance
- 521 CMR Section 26.11 – Door Hardware
- 521 CMR Section 27.4.3 – Handrail Extensions
- 521 CMR Section 28.1 – Elevator

As requested per Item 15 on the Application for Variance, see the following rationales for Variances:

1. Complying with “521 CMR 26.4 – Double Leaf Doorways” is impracticable as it would require excessive cost with no substantial benefit to persons with disabilities. The building’s masonry construction and structural systems would require significant alterations to accommodate a double door to comply with the above referenced Section while maintaining an appropriate aesthetic for the space.

As a compliance alternative the Applicant is offering to provide automatic door openers with touchless signaling at Door 134 as it is in an area of public access.

2. Complying with “521 CMR 26.5 – Door Width” is impracticable as it would require excessive cost with no substantial benefit to persons with disabilities. The non-compliant doors in publicly accessible areas would require significant alterations to accommodate a wider door to comply with the above referenced Section due to layout of office spaces.  
This Request applies to Doors 217, 220, 221, 222 on the Annex Second Floor. Operationally, any public user is accompanied into these rooms by employees/staff.

3. Complying with “521 CMR 26.6 – Door Maneuvering Clearance” is impracticable as it would require excessive cost with no substantial benefit to persons with disabilities. The non-compliant doors in publicly accessible areas would require significant alterations to walls and layouts of spaces to accommodate a door relocation to comply with the above referenced Section.

This Request applies to Doors 123, 217, 220, 222, 307 and 318.

4. Complying with “521 CMR 26.11 – Door hardware” is impracticable as it would require excessive cost no substantial benefit to persons with disabilities. The non-compliant doors in publicly accessible areas would require significant alterations to walls and layouts of spaces to accommodate a door relocation to comply with the above referenced Section.

This Request applies to Doors 124 (Drill Hall), 124.5 and 134 (on the Armory First Floor),



As a compliance alternative the Applicant is offering to provide automatic door openers with touchless signaling at Door 134 as it is in an area of public access.

5. Complying with “521 CMR 27.4.3 – Handrail Extensions” is impracticable as it would require excessive cost no substantial benefit to persons with disabilities. The non-compliant existing wall-mounted handrail in Stair A would require significant cost to install a new compliant handrail with appropriate length extensions for the full three-story stairwell to comply with the above-mentioned Section.

This Request applies to Stair A in the Annex.

6. Complying with “521 CMR 28.1 – Elevator” is impracticable as remedying the absence of a compliant elevator within the historic Armory side of the subject property would be technologically infeasible with existing building structure.  
Armory-side spaces on the floors serviced by a proposed elevator are private/employee-only areas with no access allowed by the general public. Installation of a compliant elevator in the Armory side would also result in loss of usable space for Owner.

Attached as part of this submission are diagrams and photos to assist the Board in understanding the existing building and the scope of work.

On behalf of Veterans Inc., thank you for your consideration of this request.

Respectfully submitted,

**GORMAN RICHARDSON LEWIS ARCHITECTS, INC.**



Scott Richardson  
Principal

Attachments:

1. Annotated Armory Plans (5 plans)
2. Annotated Annex Plans (3 plans)
3. Photo Exhibits