ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	**Millis Middle High School**	**Docket #**	V 26 - 086
Address	**245 Plain Street**	**Docket #**	C -
City	**Millis**	**Hearing**	11/30/2026
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: Anticipated construction costs: $98,119,073

Assessed Value: $28,174,000



Variances to be addressed:

Petitioner seeks relief from: 14.1 & 14.9: Places of assembly shall comply with all parts of 521 CMR, except as specified or modified in 521 CMR 14.00.
20.2.1: At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site.

On May 14, 2026 the Board received an application for variance for the above referenced address and after being packeted, the Board reviewed this at the June 15, 2026 Board meeting. At that meeting the Board voted as follows: to GRANT relief to 30.6.1a, to GRANT relief to 27.4.6 as proposed on the condition that: the wall-side handrail provides the required 12" extension at the top of the run, FOUND that 24.5.1 requires handrails on both sides, and CONTINUED for more information for a number of requests including 14.1 and 14.9, and 20.2.1. (See AAB 38-76)

On July 6, 2026 the Board received additional information from the petitioner and at the July 13, 2026 meeting the Board voted to CONTINUE for more information for test drawing and cost estimate for providing the wheelchair spaces on the left and right, test drawings and cost estimates of locating the accessible control area in the raised center area, and for a feasibility study on non-continuous handrail on both sides of each aisle. They also FOUND that the number of wheelchair spaces required is determined based on the total number of seats in the auditorium as laid out in 521 CMR 14.2. (See AAB 20-37)

On August 20, 2026 the Board received additional information from the petitioner and at the September 28, 2026 Board meeting the Board voted to Schedule a hearing. (See AAB 4-19)

On September 30, 2026 the Notice of Hearing was sent to all appropriate parties. (See AAB 2-3)

Outlook

245 Plain Street, Millis

From AAB Variance (DPL) <AABVariance@mass.gov>
Date Wed 9/30/2026 4:08 PM
Bcc lrubenstein@tappe.com <lrubenstein@tappe.com>; mGuzinski@millisma.gov <mGuzinski@millisma.gov>; mdempsey@mwcil.org <mdempsey@mwcil.org>; Simone, Sadie <ssimone@mwcil.org>; mgiampietro@millisma.gov <mgiampietro@millisma.gov>

1 attachment (587 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, 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 26 086**

RE: Millis Middle High School , 245 Plain Street, Millis

You are hereby notified that an informal adjudicatory hearing before the Architectural Access Board has been scheduled for you to appear on Monday, **November 30, 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: Lee Rubenstein for modification of or substitution of the following Rules and Regulations: 14.1, 14.9, 20.2.1
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

Dawn Guarnaccia WJ

Chairperson

Date: September 30, 2026

cc: Local Building Inspector
Independent Living Center
Local Disability Commission

AAB 3

Outlook

Re: 245 Plain Street, Millis

From Lee Rubenstein <lrubenstein@tappe.com>
Date Thu 8/20/2026 11:52 PM
To AAB Variance (DPL) <AABVariance@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Cc Mark Dempsey <mdempsey@mwcil.org>; Robert Fogarty <rfogarty@millisma.gov>; Chris Canney <ccanney@millisma.gov>; Matthew Barnhart <mbarnhart@tappe.com>; Stephanie Ziegler <sziegler@tappe.com>; Cesar Dedios <cdedios@tappe.com>

1 attachment (11 MB)
2026-0820 245 Plain Street Millis Continuation 02 Nar-Est-Fig.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.

Molly,

Please see the attached pdf related to the continued items in the July 15th Notice of Action for Millis Middle-High School (245 Plain Street).

The pdf includes:
-Copy of the Notice
-Written Descriptions/Narrative
-Cost Estimates
-Figures/Diagrams

Can you please confirm receipt when you have a moment and let me know of any questions?

Thank you,

Lee

TAPPÉ ARCHITECTS
Lee Rubenstein AIA
617-451-0200 267-259-6257
lrubenstein@tappe.com
6 Edgerly Place | Boston, MA 02116

From: AAB Variance (DPL) <AABVariance@mass.gov>
Sent: Wednesday, July 15, 2026 8:28 AM
Subject: 245 Plain Street, Millis

You don't often get email from aabvariance@mass.gov. Learn why this is important

Good morning,

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

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

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

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

Thank you,
Molly

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

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MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

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

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

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

FIRST AMENDED NOTICE OF ACTION

Docket Number V **26 086**

RE: Millis Middle High School , 245 Plain Street , Millis

On July 6, 2026 the Architectural Access Board received an additional submission from Petitioner
The additional documents were reviewed by the Board on July 13, 2026 At that meeting, the Board voted as follows:

#	Section	Result
1	14.1/14.9	**CONTINUED** to request Petitioner provide the Board with: test drawing and cost estimate for providing the wheelchair spaces on the left and right
2	20.2.1	**CONTINUED** to request Petitioner provide the Board with: test drawings and cost estimates of locating the accessible control area in the raised center area
		FINDS the number of wheelchair spaces required is determined based on the total number of seats in the auditorium as laid out in 521 CMR 14.2
		CONTINUED to request Petitioner provide the Board with: feasibility study on non-continuous handrail on both sides of each aisle.

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 15, 2026

Palmira Mendez WJ

Chairperson
ARCHITECTURAL ACCESS BOARD

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

AAB 6

Continuation 2 per review on July 13, 2026

Relief from requirements for accessible route/floor slope within existing auditorium

Project Name & Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Docket Number: V26 086

Notice of Action Result:
CONTINUED to request Petitioner provide the Board with: test drawing and cost estimate for providing the wheelchair spaces on the left and right

Applicable Sections: 14.1/14.9

Description:

Planning study and pricing estimate are attached to provide wheelchair spaces on the left and right. Please refer to attached **Figure 1** and the Item 1 cost estimate. The estimated cost of the work is $180,155. This modification entails forming up and pouring a portion of the sloped floor at the rear of the auditorium to provide wheelchair and seats and a level cross-aisle. Some chipping or grinding of the slab is anticipated to pour the new leveled surface flush with the elevation of the adjacent flat floor surface. Edge protection would be provided where the floor level changes. Portions of carpet affected by work would be replaced. Nearby seats would need to be removed/modified- as seats in each row share ganged supports and arm rests, removing portions of a row could entail replacement of adjacent/remaining seats if modifications to the system cannot be performed.

Continuation 2 per review on July 13, 2026

Relief from requirements for accessible route for auditorium control booth

Project Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Docket Number: V26 086

Notice of Action Result:
CONTINUED to request Petitioner provide the Board with: test drawings and cost estimates of locating the accessible control area in the raised center area.

Applicable Section: 20.2.1

Description:

Planning study and pricing estimate are attached to provide an accessible control area. Please refer to attached **Figure 2** and the Item 2 cost estimate. The estimated cost of the work is $176,043. This modification entails forming up and pouring a portion of the sloped floor at the rear of the auditorium to provide a central level area wheelchair and seats and a level cross-aisle. A wider central control area would be created for user flexibility, along with an additional wheelchair space on the south side. Some chipping or grinding of the slab is anticipated to pour the new leveled surface flush with the elevation of the adjacent flat floor surface. Edge protection would be provided where the floor level changes. Portions of carpet affected by work would be replaced. Nearby seats would need to be removed/modified- as seats in each row share ganged supports and arm rests, removing portions of a row could entail replacement of adjacent/remaining seats if modifications to the system cannot be performed.

Furthermore, the Board indicated the following finding:
FINDS the number of wheelchair spaces required is determined based o the total number of seats in the auditorium as laid out in 521 CMR 14.2

Description:

Wheelchair spaces and companion seats shall be provided per 21 CMR 14.2. In addition, aisle seats with folding armrests o the aisle side are provided and marked per 21 CMR 14.2.1. These are clarified in the test drawings- the locations may adjust depending on the modifications directed by the Board. Wheelchair seat and aisle seats with folding arm quantity are both based upon the fixed seat count per 21 CMR 14.2 & 142.1: 6 wheelchair spaces and 5 armless seats.

Continuation 2 per review on July 13, 2026

Relief from requirements for accessible route/floor slope within existing auditorium

Project Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Docket Number: V26 086

Notice of Action Result:
CONTINUED to request Petitioner provide the Board with: feasibility study on non-continuous handrail on both sides of each aisle.

Applicable Section: 24.5.1

Description:

Feasibility study is attached for non-continuous handrail on both sides of each aisle. Please refer to attached **Figures 3-7** as described below.

Figures 3 and 4 depict non-continuous handrails added to both sides of each aisle (Plan A). In order to maintain auditorium capacity and avoid disturbance of existing seat assemblies, handrails would be of limited length, stopping at each row to maintain access to the seats. Railings would return to the floor without extensions, which would obstruct access to seating rows. As aisle width is limited, rails would need to be as close as possible to seats to avoid restricting aisle widths; even so, this would reduce the existing aisle clearances. Carpet would need to be removed and replaced to secure handrails to floor structure. Handrails could not be installed at swing up arm seats to maintain access.

Figures 5 and 6 depict an alternate set of longer non-continuous handrails at both sides of each aisle (Plan B). As this would restrict access to seating rows, columns of seats along the aisles would have be removed to permit maneuvering around the handrails, greatly reducing auditorium capacity. Furthermore, with the exception of several rows near the front of the auditorium, the typical rows of seats are ganged, sharing support legs and armrests. As a result, additional adjacent seats would be impacted by the installation, entailing further disassembly, modification, and repair work.

Both scenarios for adding railings would have significant impacts on the auditorium without resulting in a substantial benefit to persons with disabilities over the existing conditions in the auditorium. Plan A would reduce aisle maneuvering space and each railing would be limited in length, otherwise seating rows would be obstructed. Within the confines of the existing aisle/row spacing and seat configuration, the challenge of maintaining the present degree of clearance for the end of each row is considerable. Plan B entails similar impacts. While railings could be somewhat longer, this would have an outsized disruption to seating-entailing modification and reinstallation of seats, with a substantial reduction in auditorium capacity.

As a further component of the railing feasibility study, the addition of a new alternative accessible route to the front of the auditorium without traversing the existing sloped aisles was considered.

Figure 7 depicts a study for expanding the landing at the north ingress/egress stair to provide a means of accessing the existing lift on the opposite side. The north door was used as it provides access to a common corridor- the other sides of the auditorium are obstructed by existing structural elements and programmed spaces. This alternate would entail removing an existing mobile stage access stair and adjusting the landing at the north door to the corridor for improved clearances. The ingress/egress stair would be shifted and adjusted so that the walkway between the stage and the north door could be widened. A removeable guard would serve the widened walkway and handrail extensions would be configured to avoid clearance obstructions.

This option could compromise views from existing seats in the front corner, affecting auditorium capacity to some extent. While it may alter how the north end of the stage is used when the mobile steps are removed, stair access would be afforded and the widened path at the north end of the stage would become accessible. It would entail traversing the stage to reach the existing lift. However, it would not require travelling through the back stage area and would increase options for access to the stage, lift, and seating for persons with disabilities.

ITEM 1
(SEE FIGURE 1)

Millis Middle / High School - Addition & Renovation

Auditorium - Floor Slope Modifications - Item 1	310	GSF

Building Areas	Floor Plate
Auditorium (Work Area)	310
Total GSF	**310**

Division	QTY	UOM	Unit Cost	Cost	
02 Existing Conditions	310	GSF	$63.03		**$19,540**
Protect Existing to Remain Seating Area	2,660	SF	$5.00	$13,300	
Chip & feather existing slab approx. 1.5" Max. where existing meets new raised level	112	SF	$20.00	$2,240	
Dust Control and Hepa Filtering	1	LS	$4,000.00	$4,000	
03 Concrete	310	GSF	$34.58		**$10,720**
Form up and Pour - Raised slab to extend central level area in front of booth	85	SF	$80.00	$6,800	
Mesh existing flat area to new raised slab	112	SF	$35.00	$3,920	
05 Steel	310	GSF	$40.65		**$12,600**
Edge protection to floor slab	48	LF	$175.00	$8,400	
Railings at aisle edge	12	LF	$350.00	$4,200	
06 Wood & Composites	310	GSF	$111.94		**$34,700**
Remove existing seating and store for reinstallation	26	EA	$300.00	$7,800	
Remove seating not to be reused	12	EA	$150.00	$1,800	
Trim and remove carpet and reducer strips	120	SF	$5.00	$600	
Reinstall existing seating	26	EA	$400.00	$10,400	
Allowance for possible reworking existing seating	1	LS	$5,000.00	$5,000	
Install new seating where layouts/counts change	6	EA	$850.00	$5,100	
Install new swing arm aisle seat	1	EA	$1,000.00	$1,000	
Install new moveable companion chair	2	EA	$1,500.00	$3,000	
09 Finishes	310	GSF	$68.79		**$21,325**
Replace and patch carpet	55	CY	$80.00	$4,400	
Transition strip	100	LF	$5.00	$500	
Seal and polish new concrete slab	197	SF	$25.00	$4,925	
Flooring crew - Premium for small area patch work	1	LS	$1,500.00	$1,500	
Replace / Repair existing adjacent finishes	1	LS	$10,000.00	$10,000	
			Subtotal - Direct Cost Building Trades		**$98,885**

SCI Bonding	1.40%		$1,384
Design Contingency	10.00%		$9,889
Escalation	4.00%		$3,955
Construction Contingency	1.95%		$1,928
General Conditions - Staffing	1.00	mo	$45,000
General Requirements - Clean-up and Safety	1.00	mo	$12,500
General Liability Insurance	1.10%		$1,909
Performance Bond	0.695%		$1,206
Builder's Risk Insurance			
Pollution Insurance	0.03%		$52
Fee	1.95%		$3,446
		Subtotal - Indirect Cost	**$81,270**

Project Total Cost

Grand Total **$180,155**
Cost / GSF $581.14

AAB 11

ITEM 2
(SEE FIGURE 2)

Millis Middle / High School - Addition & Renovation

Auditorium - Floor Slope Modifications - Item 2	310	GSF

Building Areas	Floor Plate
Auditorium (Work Area)	310
Total GSF	**310**

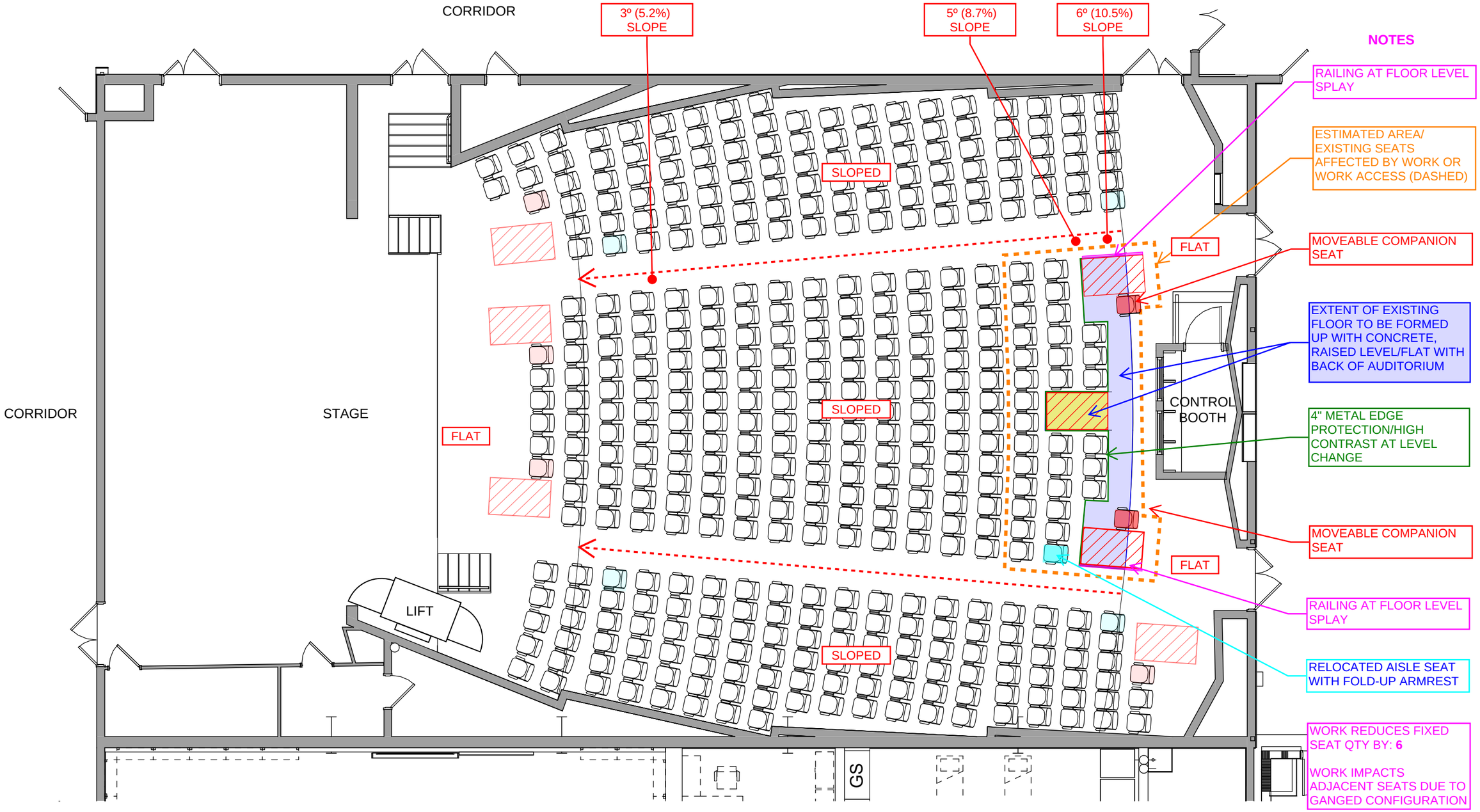
Division	QTY	UOM	Unit Cost	Cost	
02 Existing Conditions	310	GSF	$63.03		**$19,540**
Protect Existing to Remain Seating Area	2,660	SF	$5.00	$13,300	
Chip & feather existing slab approx. 1.5" Max.	112	SF	$20.00	$2,240	
Dust Control and Hepa Filtering	1	LS	$4,000.00	$4,000	
03 Concrete	310	GSF	$32.00		**$9,920**
Form up and Pour - Raised slab to extend central level area in front of booth	75	SF	$80.00	$6,000	
Mesh existing flat area to new raised slab	112	SF	$35.00	$3,920	
05 Steel	310	GSF	$36.69		**$11,375**
Edge protection to floor slab	41	LF	$175.00	$7,175	
Railings at aisle edge	12	LF	$350.00	$4,200	
06 Wood & Composites	310	GSF	$108.39		**$33,600**
Remove existing seating and store for reinstallation	36	EA	$300.00	$10,800	
Remove seating not to be reused	2	EA	$150.00	$300	
Trim and remove carpet and reducer strips	120	SF	$5.00	$600	
Reinstall existing seating	36	EA	$400.00	$14,400	
Allowance for possible reworking existing seating	1	LS	$5,000.00	$5,000	
Install new swing arm aisle seat	1	EA	$1,000.00	$1,000	
Install new moveable companion chair	1	EA	$1,500.00	$1,500	
09 Finishes	310	GSF	$67.98		**$21,075**
Replace and patch carpet	55	CY	$80.00	$4,400	
Transition strip	100	LF	$5.00	$500	
Seal and polish new concrete slab	187	SF	$25.00	$4,675	
Flooring crew - Premium for small area patch work	1	LS	$1,500.00	$1,500	
Replace / Repair existing wall finishes and base next to reduced floor slope allowance	1	LS	$10,000.00	$10,000	
			Subtotal - Direct Cost Building Trades		**$95,510**

SCI Bonding	1.40%		$1,337
Design Contingency	10.00%		$9,551
Escalation	4.00%		$3,820
Construction Contingency	1.95%		$1,862
General Conditions - Staffing	1.00	mo	$45,000
General Requirements - Clean-up and Safety	1.00	mo	$12,500
General Liability Insurance	1.10%		$1,865
Performance Bond	0.695%		$1,179
Builder's Risk Insurance			
Pollution Insurance	0.03%		$51
Fee	1.95%		$3,367
		Subtotal - Indirect Cost	**$80,533**

Project Total Cost

Grand Total **$176,043**
Cost / GSF $567.88

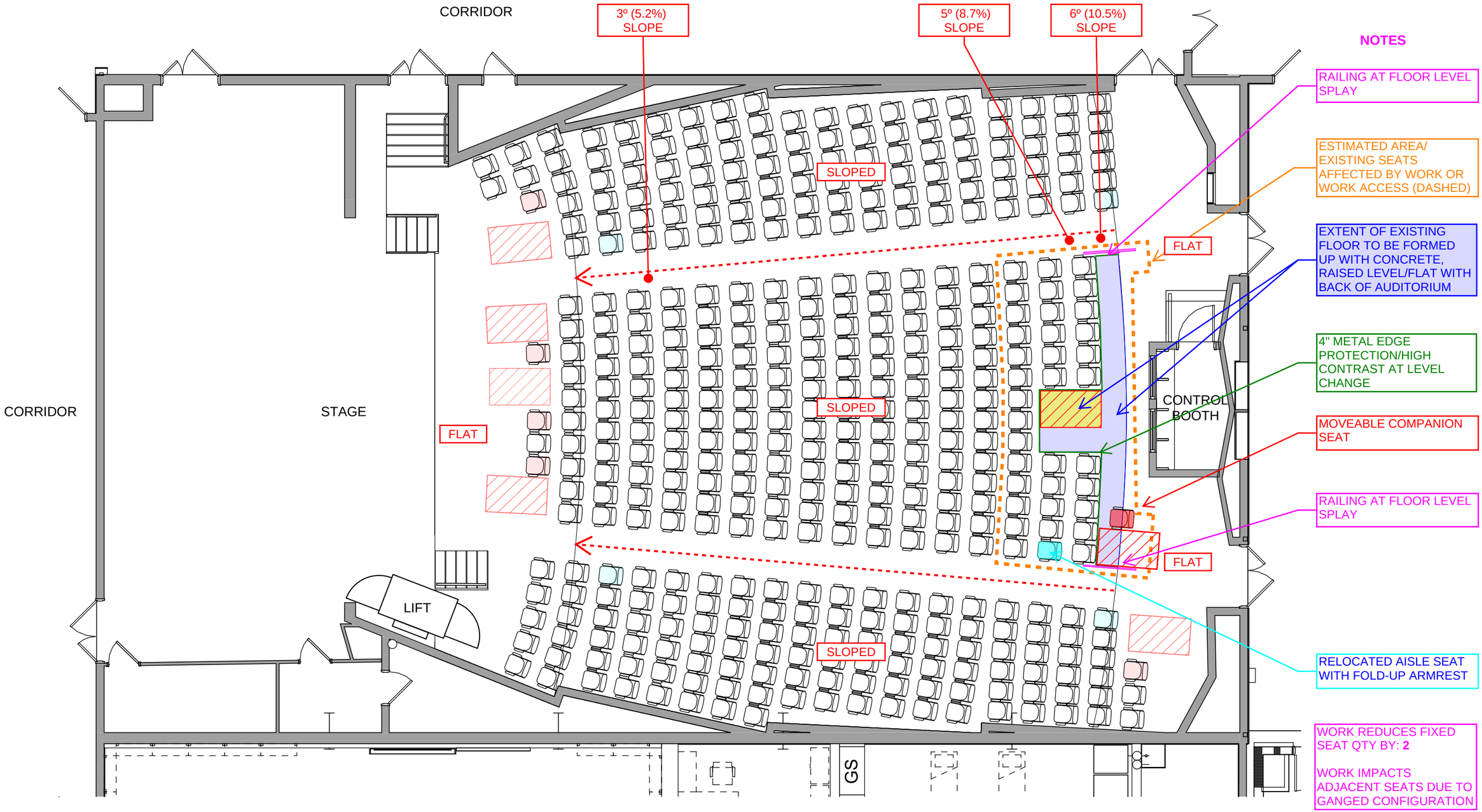
AAB 12



FIEXED SEATS: 421
AISLE FOLD-UP ARM: 5
WHEELCHAIRS: 6

EXISTING AUDITORIUM: FLOOR SLOPE MODIFICATION ALTERNATE (FLANKING WHEELCHAIR SEATS)

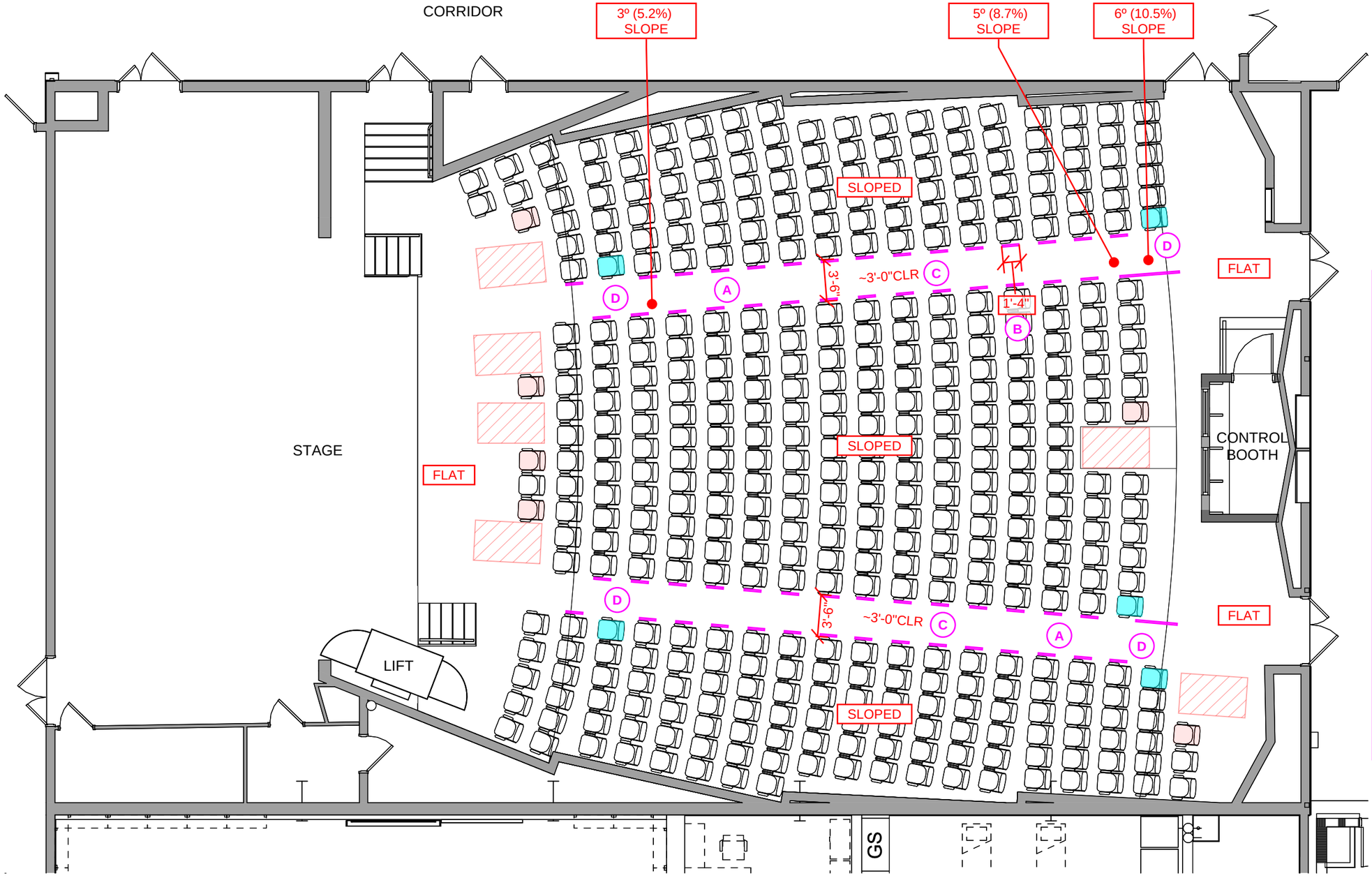
1/8" = 1'-0"



FIXED SEATS: 423
AISLE FOLD-UP ARM: 5
WHEELCHAIRS: 6

EXISTING AUDITORIUM: FLOOR SLOPE MODIFICATION ALTERNATE (CENTRAL ACCSSIBLE CONTROL AREA)

1/8" = 1'-0"



FIXED SEATS: 425
AISLE FOLD-UP ARM: 5
WHEELCHAIRS: 6

EXISTING AUDITORIUM: 1/8" = 1'-0"

HANDRAIL ADDITION FEASIBILITY
DISCONTINUOUS HANDRAIL PLAN A

NOTES/LEGEND

PROS:

A. PROVIDES DISCONTINUOUS RAILINGS AT SIDES OF ASILES OF EXISTING SLOPED FLOORS.

CONS:

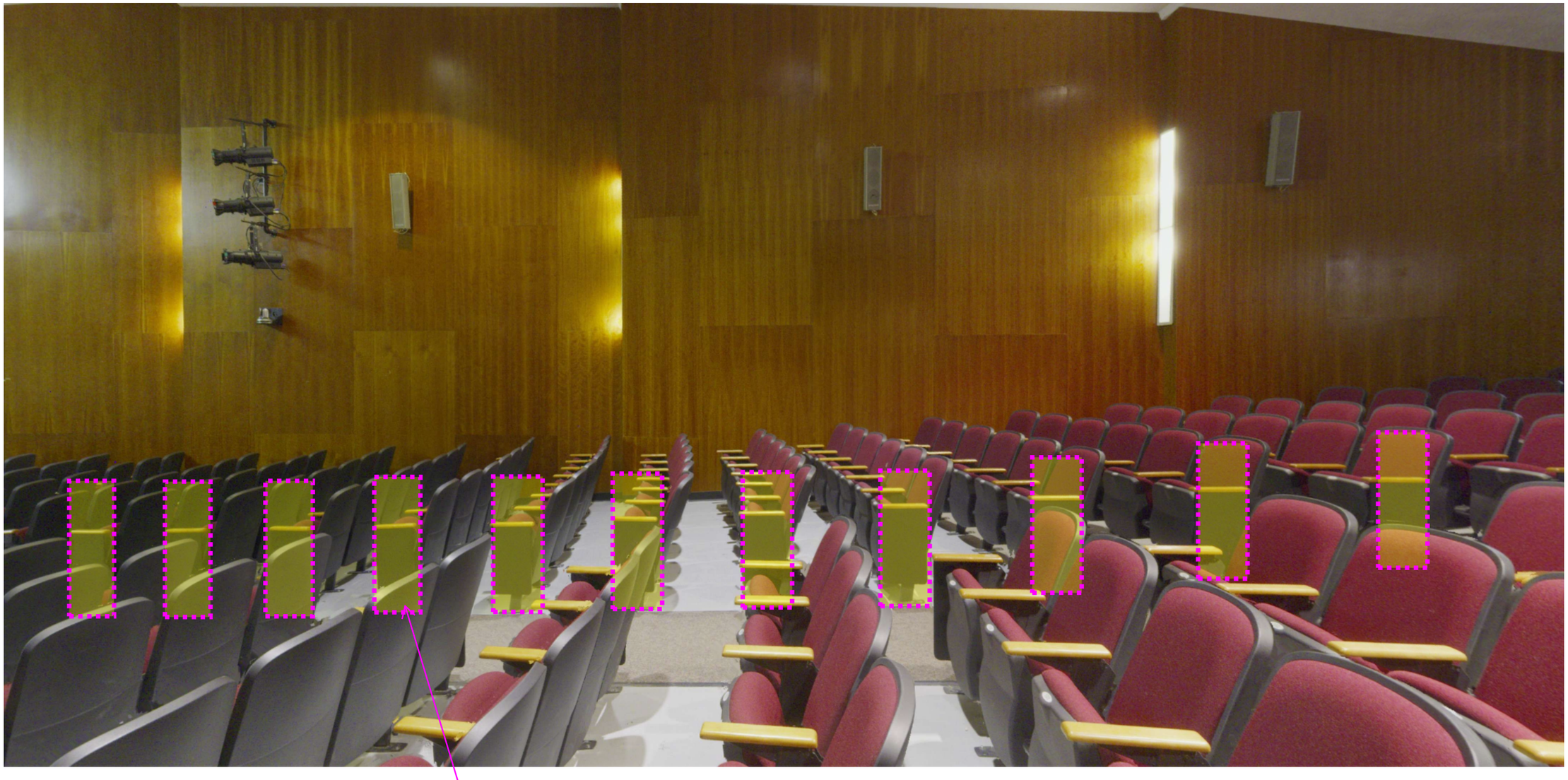
B. DISCONTINUOUS HANDRAILS ARE NUMEROUS AND VERY SHORT TO AVOID BLOCKING ACCESS TO EXISTING SEATING AT EACH ROW.

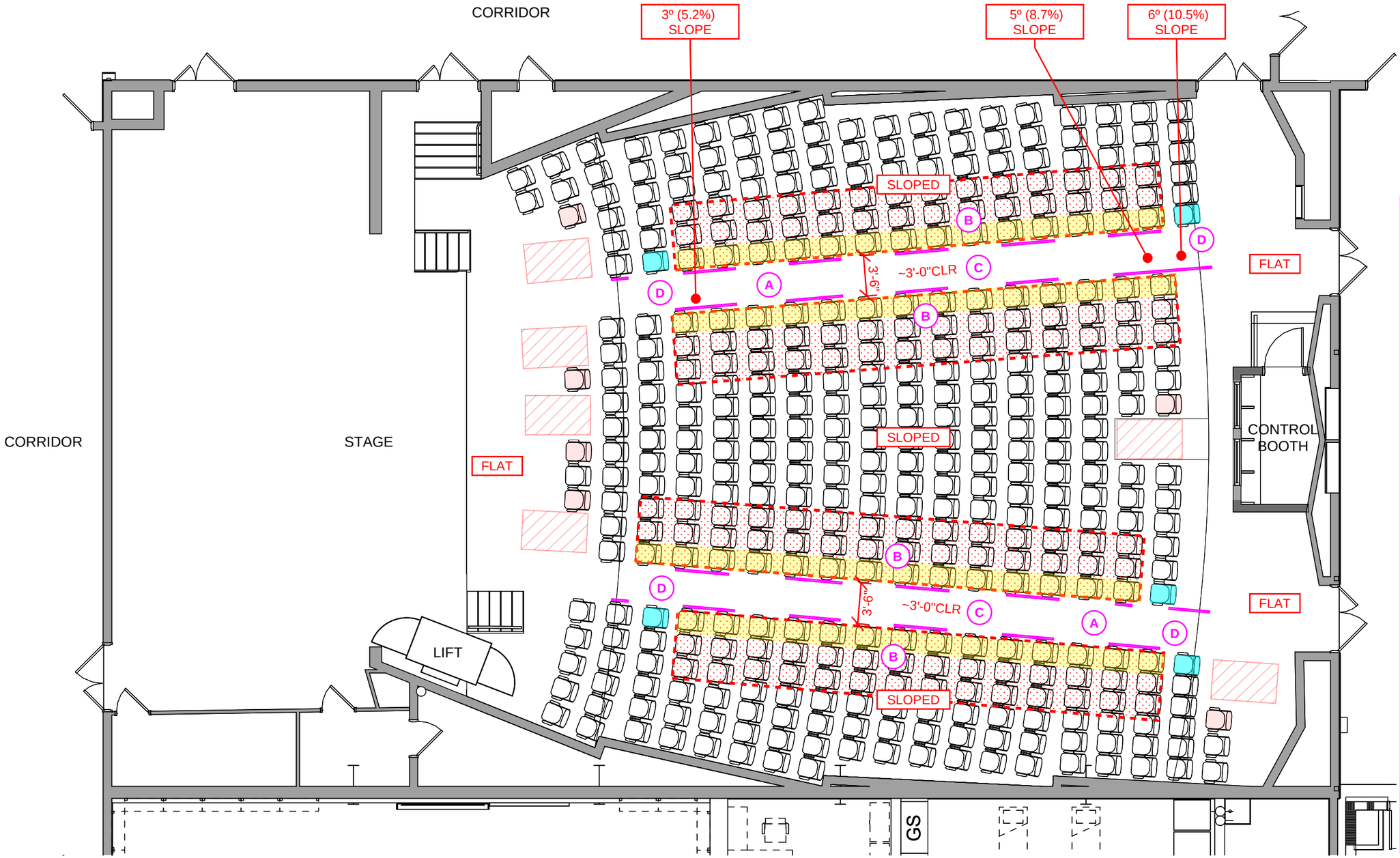
C. REDUCES MANEUVERING AT AISLES. HANDRAILS WOULD BE VERY CLOSE TO AISLE SEAT OCCUPANTS.

D. HANDRAILS CANNOT BE INSTALLED AT SEATS WITH FOLD-UP ARMRESTS (HIGHLIGHTED IN BLUE) WITHOUT OBSTRUCTING ACCESS.

E. REQUIRES MODIFICATION/REPAIR OF CARPET REDUCER/TRANSTION TO SECURE HANDRAILS TO FLOOR.

WORK AFFECTS AISLE SEAT OCCUPANTS DUE TO CLOSE PROXIMITY OF RAILINGS TO EXISTING SEATS AND REDUCES MANEUVERING AT AISLES.


NON-CONTINUOUS RAILING LOCATIONS TO AVOID ROW OBSTRUCTION (NEAR SIDE OF AISLE OMITTED FOR CLARITY)



NOTES/LEGEND

PROS:

A. PROVIDES DISCONTINUOUS HANDRAILS AT SIDES OF ASILES OF EXISTING SLOPED FLOORS. LONGER AND FEWER RAILINGS THAN PLAN 1.

CONS:

B. ELIMINATES SEATS HIGHLIGHTED IN YELLOW & ENTAILS MODIFICATION OF ADJACENT SEATS DUE TO GANGED FLOOR SUPPORT AND ARM REST ASSEMBLY, SIGNIFICANT REDUCTION IN AUDITORIUM FUNCTION/CAPACITY AND EXTENSIVE MODIFICATIONS OF SEATS.

C. REDUCES EXISTING AISLE CLEARANCE.

D. HANDRAILS CANNOT BE INSTALLED AT SEATS WITH FOLD-UP ARMRESTS (HIGHLIGHTED IN BLUE) WITHOUT OBSTRUCTING ACCESS.

E. REQUIRES MODIFICATION/REPAIR OF CARPET REDUCER/TRANSTION TO SECURE HANDRAILS TO FLOOR.

F. STOP EVERY THIRD ROW FOR ACCESS; ACCESS FOR REMAING ROWS WOULD REQUIRE AWKWARD/RESTRICTED NAVIGATION AROUND HANDRAILS TO REACH THE AISLES FROM THE SEATS.

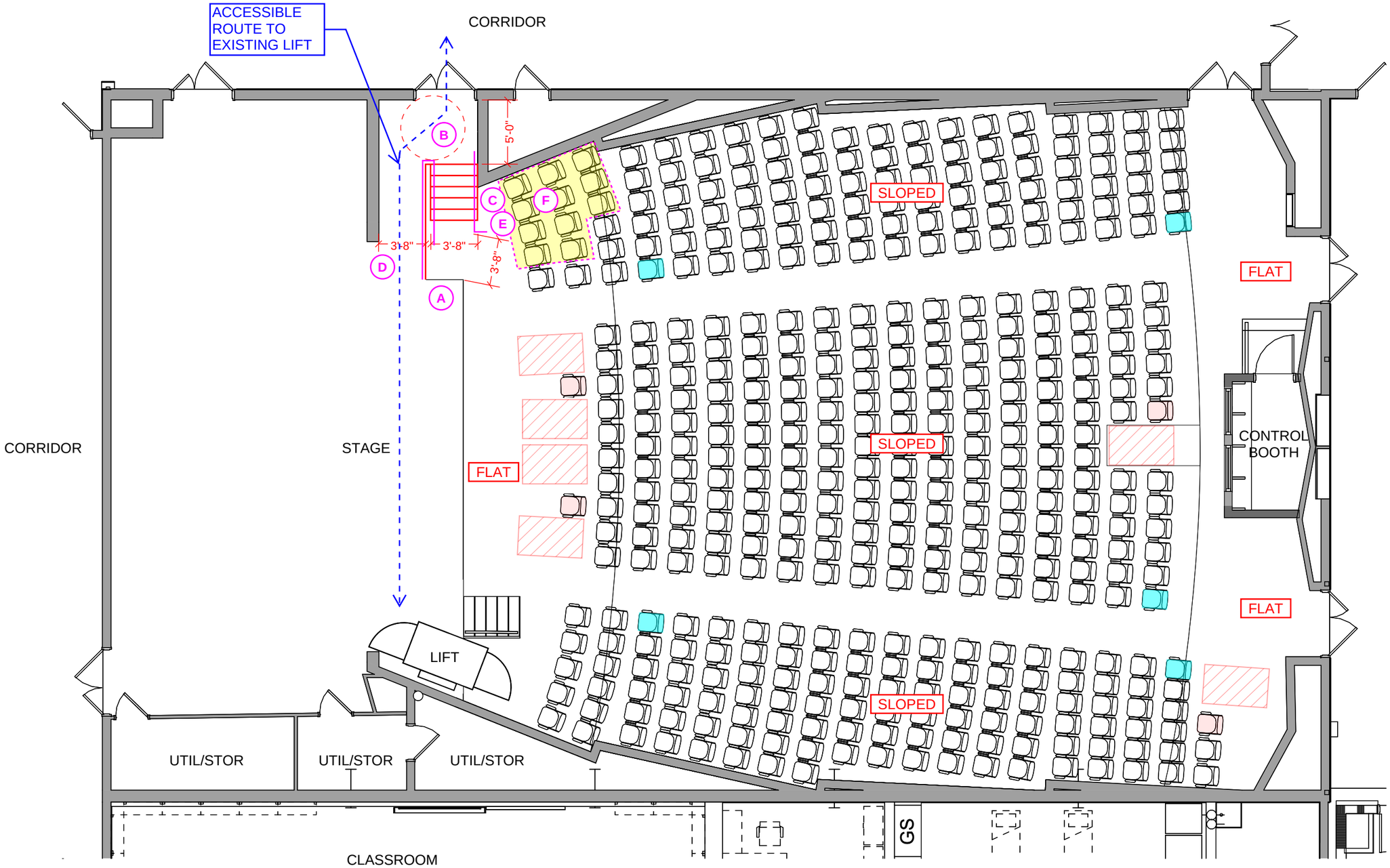
WORK AFFECTS AISLE SEAT OCCUPANTS DUE TO CLOSE PROXIMITY OF RAILINGS TO EXISTING SEATS AND REDUCES MANEUVERING AT AISLES. WORK ELIMINATES 56 SEATS, AND WOULD IMPACT SUBSTANTIALLY MORE, DUE TO GANGED SUPPORTS THAT WOULD NEED TO BE MODIFIED, REPAIRED, OR REPLACED.

FIXED SEATS: 369
AISLE FOLD-UP ARM: 5
WHEELCHAIRS: 6

EXISTING AUDITORIUM: 1/8" = 1'-0"

HANDRAIL ADDITION FEASIBILITY
DISCONTINUOUS HANDRAIL PLAN B


NON-CONTINUOUS RAILING LOCATIONS TO AVOID ROW OBSTRUCTION (NEAR SIDE OF AISLE OMITTED FOR CLARITY)
SEATS HIGHLIGHTED IN RED ELIMINATED TO PROVIDE MANEUVERING CLEARANCE (NEAR SIDE OF AISLE OMITTED FOR CLARITY)



NOTES/LEGEND

A. ELIMINATE REMOVEABLE STAGE ACCESS STAIR (NOT SHOWN FOR CLARITY).

B. ENLARGE/EXTEND EXISTING LANDING FOR CIRCULATION CLEARANCE.

C. RELOCATE NEW INGRESS/EGRESS STAIR.

D. WIDEN STAGE ROUTE TO LANDING AND DOOR. PROVIDE MOVEABLE GUARD ALONG EDGE.

E. RETURN HANDRAIL EXTENSIONS AS SHOWN AT TOP AND BOTTOM OF STAIRS TO MINIMIZE OBSTRUCTIONS AND MAINTAIN CLEARANCES.

F. SEATS WITH POTENTIAL VIEWS COMPROMISED BY STEPS/HANDRAIL.

WORK POTENTIALLY IMPACTS ~10-13 SEATS

FIXED SEATS: 422
AISLE FOLD-UP ARM: 5
WHEELCHAIRS: 6

EXISTING AUDITORIUM: 1/8" = 1'-0"

HANDRAIL ADDITION FEASIBILITY
OPTION B - ACCESSIBLE ROUTE TO EXISTING LIFT

MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

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

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

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

FIRST AMENDED NOTICE OF ACTION

Docket Number **V 26 086**

RE: Millis Middle High School , 245 Plain Street , Millis

On July 6, 2026 the Architectural Access Board received an additional submission from Petitioner
The additional documents were reviewed by the Board on July 13, 2026 At that meeting, the Board voted as follows:

#	Section	Result
1	14.1/14.9	**CONTINUED** to request Petitioner provide the Board with: test drawing and cost estimate for providing the wheelchair spaces on the left and right
2	20.2.1	**CONTINUED** to request Petitioner provide the Board with: test drawings and cost estimates of locating the accessible control area in the raised center area
		FINDS the number of wheelchair spaces required is determined based on the total number of seats in the auditorium as laid out in 521 CMR 14.2
		CONTINUED to request Petitioner provide the Board with: feasibility study on non-continuous handrail on both sides of each aisle.

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 15, 2026

Palmira Mendez WJ

Chairperson
ARCHITECTURAL ACCESS BOARD

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

AAB 20

Outlook

Re: 245 Plain Street, Millis

From Lee Rubenstein <lrubenstein@tappe.com>
Date Mon 7/6/2026 1:03 PM
To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>
Cc Matthew Barnhart <mbarnhart@tappe.com>; Cesar Dedios <cdedios@tappe.com>; Stephanie Ziegler <sziegler@tappe.com>; Miranda Christen <mchristen@tappe.com>; Mark Dempsey <mdempsey@mwcil.org>; Robert Fogarty <rfogarty@millisma.gov>; Chris Canney <ccanney@millisma.gov>

3 attachments (3 MB)

2026-0706 245 Plain Street Millis Continuation Narrative.pdf; 2026-0706 245 Plain Street Millis Continuation Figures.pdf; 2026-0706 245 Plain Street Millis Floor Mod Cost Estimate.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.

Molly,

Please see the attached information for the continuation items for 245 Plain Street Millis. There are 3 pdfs- narrative, figures, and cost estimate. If you have any questions or need anything further to assemble for the Board to review, please don't hesitate to let me know. Thank you again for your assistance with this.

Separately, I hoped to see if any further information on the clarification request below is available. To summarize, item #2 (related to existing-to-remain stair handrails) that seemed to have been granted during the hearing appeared to be missing from the list in the decision notice.

Best regards,

Lee

TAPPÉ ARCHITECTS
Lee Rubenstein AIA
617-451-0200 267-259-6257
lrubenstein@tappe.com
6 Edgerly Place | Boston, MA 02116

From: Lee Rubenstein <lrubenstein@tappe.com>
Sent: Wednesday, June 24, 2026 10:04 PM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Subject: Re: 245 Plain Street, Millis

Molly,

I appreciate you helping to get some clarity about the Notice. If there's any information you might need from me for that, please let me know.

Best regards,

Lee

TAPPÉ ARCHITECTS

Lee Rubenstein AIA

617-451-0200 267-259-6257

lrubenstein@tappe.com

6 Edgerly Place | Boston, MA 02116

From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Sent: Wednesday, June 24, 2026 7:39 AM
To: Lee Rubenstein <lrubenstein@tappe.com>
Subject: Re: 245 Plain Street, Millis

Hi Lee,

Let me try to get clarity for you regarding that request- sorry about that!

Also, yes for the items that the Board asked for more information on you can just send them directly to me and I will put them together for the Board to review.

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

From: Lee Rubenstein <lrubenstein@tappe.com>
Sent: Tuesday, June 23, 2026 6:23 PM
To: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Subject: Re: 245 Plain Street, Millis

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.

Molly,

Thank you for sending the Notice for 245 Plain Street, Millis (Millis Middle-High School).

One initial observation/question: I believe that one of the variance requests is not listed on the Notice. The application included 5 requests and #2, which the Board appeared to grant during the meeting on 06/15/2026, is not included. You may notice a gap in the numbering in the Notice, which may account for this. I've attached a copy of the Notice with my notes for your review in case it is helpful, along with a copy of the original application. Could you please clarify/confirm with your meeting records that request #2 was granted when you have a moment?

Separately, we are assembling materials for the two continued requests. I assume that they can be mailed to your attention with the same email subject line (245 Plain Street, Millis) and include the reference number, but if that is not the case please let me know.

Best regards,

Lee

TAPPÉ ARCHITECTS

Lee Rubenstein AIA

617-451-0200 267-259-6257

lrubenstein@tappe.com

6 Edgerly Place | Boston, MA 02116

From: Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Sent: Monday, June 22, 2026 7:34 AM
Subject: 245 Plain Street, Millis

Good morning,

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

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

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

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

Thank you,
Molly

Molly Griffin
Program Coordinator
She/Her/Hers
Architectural Access Board

Office of Public Safety and Inspections
Division of Occupational Licensure
1 Federal Street, 6th Floor
Boston, MA 02110-2012
www.mass.gov/AAB
617-727-0660

'CAUTION! This message originated OUTSIDE the Tappe organization E-Mail system! Do not click links or open attachments unless you are sure they are safe and you know the sender.'
'CAUTION! This message originated OUTSIDE the Tappe organization E-Mail system! Do not click links or open attachments unless you are sure they are safe and you know the sender.'

Request 3: Continued per review on June 15, 2026

Relief from requirements for accessible route/floor slope within existing auditorium

Project Name & Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Docket Number: V26 086

Notice of Action Result:
CONTINUED to request Petitioner provide the Board with: a feasibility study and cost estimate on altering the ramp so that no portion exceeds 1:12.
FINDS 521 CMR 24.5.1 requires handrails on both side of the ramp

Applicable Sections: 14.4 & 14.9, 24.5.1

Description:

A. Floor Slope

A planning study and cost estimate are attached to alter the existing floor slope. Please refer to attached **Figure 1A** and the cost estimate. To achieve the prescribed floor slope at the aisles, the existing concrete floor structure would be modified by chipping and grinding to reduce the slope at the rear of the seating area and floated/feathered where needed. Both aisles and adjacent seating areas would be modified to maintain surface continuity to minimize level changes, splays, and similar tripping conditions. At the same time, the central area between the booth and the last row of seats would be leveled, reducing the transverse aisle cross-slope for improved wheelchair access. This would be done by pouring new concrete to raise and level the surface of that portion of the existing floor slab.

The existing seats and floor finishes would be removed; the floor chipped, ground, and feathered where required; carpet and adjacent wall base finishes patched or replaced; seats reinstalled; and edge protection or railings provided where needed. The cost of these modifications is estimated to be $276,091 and assumes the seats could be shimmed to suit the new slope as the legs do not appear adjustable. However, we would consider this a baseline estimate as the condition of the existing slab is unknown. Altering or chipping slabs poured decades ago- in this case the late 50's/early 60's- poses challenges, as they have cured and strengthened over a long period of time. Should the nature or extent of chipping prove more difficult, or the required depth be detrimental to the structure's integrity (increasing the area affected topping/floating instead), the costs could well increase.

The altered seating area would have reduced sight lines at the locations furthest from the stage due to the change in slope. While exit and circulation clearances could be accommodated, the effects on circulation would need to carefully managed. The work to do so would be fairly invasive, involving an area containing at least 20% of the existing seats. As a result, we believe that the combined disruption to the existing facility, associated costs, and resulting effects on the space are significant, without providing substantial benefit to

persons with disabilities. As an alternative approach, we would request that the existing floor slope remain unaltered, with the following exceptions and modifications made as depicted in **Figure 2A**:

1. Extend the central level floor area at cross aisle at the rear of the auditorium. This would be done by forming up and pouring new concrete, rather than chipping the existing slab. While floor finishes would be affected, there would be minimal impact on the existing seats. Edge protection and railings could be installed to protect level changes adjacent to travel routes.
2. Provide additional wheelchair space at the newly-leveled floor area. This would:
    a. Provide increased access to wheelchair space without the need to traverse the existing aisles. This also would afford wheelchair users more opportunity to select easy-in/easy-out spaces in the auditorium due to their proximity to the access doors. Such locations are viewed by some occupants as favorable, as it avoids having to wait for crowds to disperse before exiting the assembly space. Furthermore, handrails would be located on the aisle side of the additional spaces, where the existing floor slope is greatest.
    b. Provide an opportunity to designate an accessible control area with improved vantage point and sightlines (See Request 4, below.)

B. Handrails

The Board found that handrails are required on both sides of the existing auditorium aisles per 521 CMR 24.5.1. This would apply to portions of aisles greater than 1:20 (5%) per 521 CMR 24.1.

If placed on either side of the aisles, the handrails would block access to seating rows and would restrict both egress width and wheelchair access width within the aisles. Substantial numbers of seats- partial or full columns if strict 5% maximum were applied- would likely need to be eliminated to provide clearances for a pair of handrails or a single center handrail (similar to stepped assembly seating) in order to provide the necessary clear widths. **Figures 3A-6A** illustrate constraints and potential impacts of adding handrails to the existing aisles.

Adding handrails in the existing aisles would result in significantly adverse effects on the utility of the school's existing auditorium and seating without providing added substantial benefit to persons with disabilities. Furthermore, the proposed additional wheelchair spaces at the rear of the auditorium outlined above would increase options for wheelchair space access without traversing the existing aisles. In addition, the continued use of carpet flooring, as noted previously by some Board members, would offer the best possible traction for disabled persons while maintaining the existing functionality of the space. As a result, we respectfully request relief from the finding for new handrails in the existing aisles, providing them as outlined in the proposed floor modifications above, next to the added wheelchair spaces.

Request 4: Continued per review on June 15, 2026

Relief from requirements for accessible route for auditorium control booth

Project Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Docket Number: V26 086

Notice of Action Result:
CONTINUED to request Petitioner provide the Board with: a detail drawing of the proposed accessible control area and information on whether effective sightlines would be accessible to a person operating it.

Applicable Section: 20.2.1

Description:

Additional information for the booth and proposed accessible control area are attached in **Figures 7A-9A.** The accessible control area is located next to the existing booth at floor level. As indicated in the initial variance request, the accessible control area would be equipped with connections so that a computer, tablet, or similar devices would provide a means of accessing controls within the booth.

Figure 7A illustrates the sightline from the booth.

Figure 8A illustrates the anticipated sightline from the accessible control adjacent to the existing booth.

Figure 9A illustrates how anticipated sightlines may be enhanced for the accessible control area by shifting it to a section of leveled/elevated floor closer to the stage. This would locate the control area per the proposed floor adjustment in the attached Request 3.

As a further means of enhancing the views of the stage, an elevated camera would be installed on the exterior wall of the booth facing the stage. This would provide access to improved viewing angles/capabilities for users of the accessible control area (regardless of location) as well as the booth.

While not indicated in the Board's notice of action/continuation, non-conforming features of the existing booth landing were noted by the Board. Reconfiguration/enlargement of the landing has been studied and existing clearances for circulation and egress greatly limit options for modifying the existing landing. However, certain features can be addressed: the existing handrail/guard can be supplemented for improved functionality/safety, and the existing door knobs can be replaced with lever trim. We request the board consider such improvements in concert with the accessible control area and attendant technology features.

FONTAINE
Building Since 1933

Millis Middle / High School - Addition & Renovation

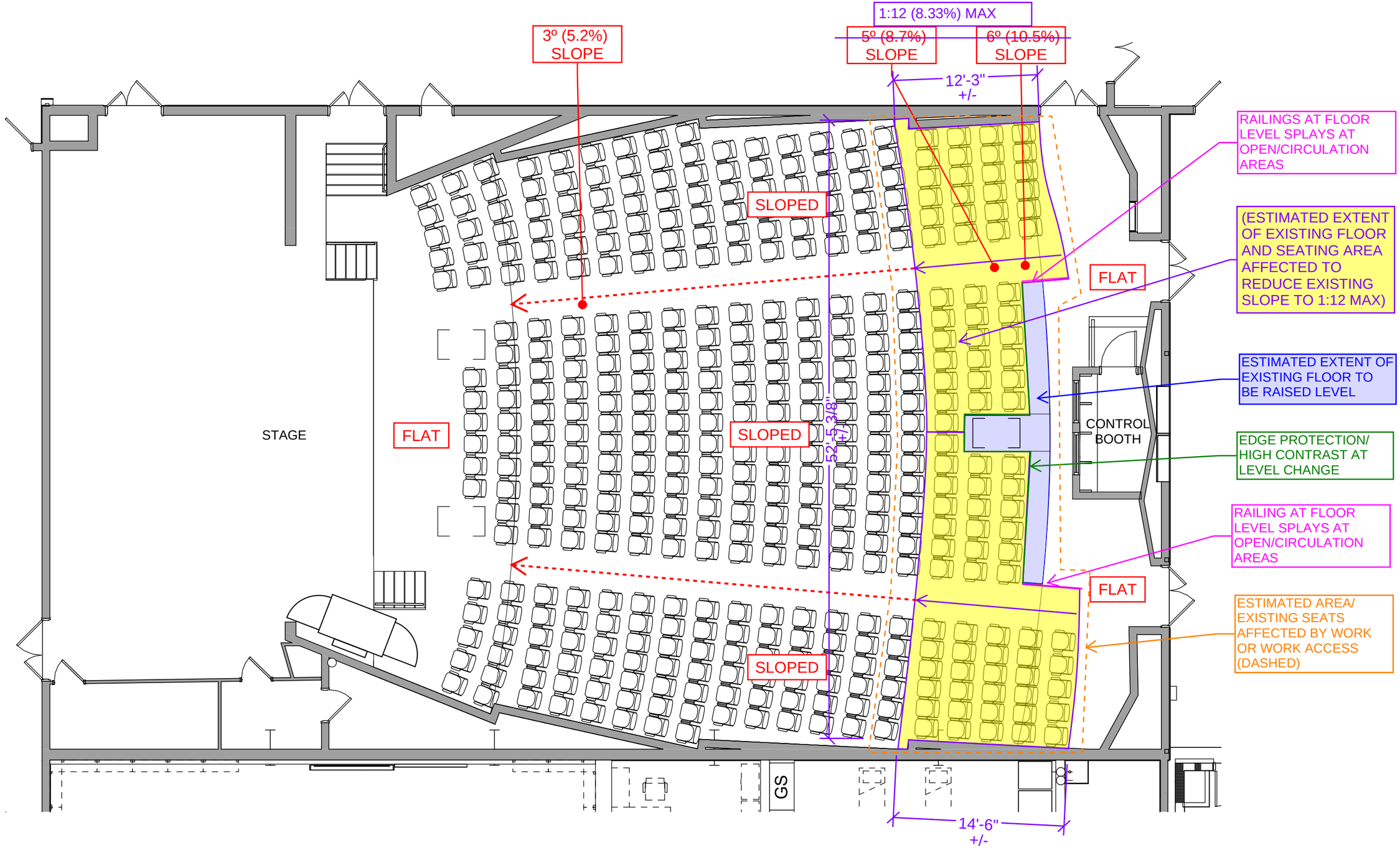
Auditorium - Floor Slope Modifications	630	GSF

Building Areas	Floor Plate
Auditorium (Work Area)	630
Total GSF	**630**

Division	QTY	UOM	Unit Cost	Cost	
02 Existing Conditions	630	GSF	$47.14		**$29,700**
Protect Existing to Remain Seating Area	2,660	SF	$5.00	$13,300	
Chip & feather existing slab approx. 1.5" Max.	570	SF	$20.00	$11,400	
Dust Control and Hepa Filtering	1	LS	$5,000.00	$5,000	
03 Concrete	630	GSF	$23.02		**$14,500**
Smooth chipped slab for reinstall seating & finishes	570	SF	$20.00	$11,400	
Form up and Pour - Raised slab to extend central level area in front of booth	62	SF	$50.00	$3,100	
05 Steel	630	GSF	$21.27		**$13,400**
Edge protection to floor slab	66	LF	$150.00	$9,900	
Railings at floor slab	10	LF	$350.00	$3,500	
06 Wood & Composites	630	GSF	$113.33		**$71,400**
Remove existing seating and store for reinstallation	118	EA	$200.00	$23,600	
Trim and remove carpet and reducer strips	120	SF	$5.00	$600	
Reinstall existing seating	118	EA	$400.00	$47,200	
09 Finishes	630	GSF	$46.09		**$29,037**
Replace and patch carpet	17	CY	$80.00	$1,387	
Transition strip	70	LF	$5.00	$350	
Seal and polish new concrete slab	632	SF	$25.00	$15,800	
Flooring crew - Premium for small area patch work	1	LS	$1,500.00	$1,500	
Replace / Repair existing wall finishes and base next to reduced floor slope allowance	1	LS	$10,000.00	$10,000	

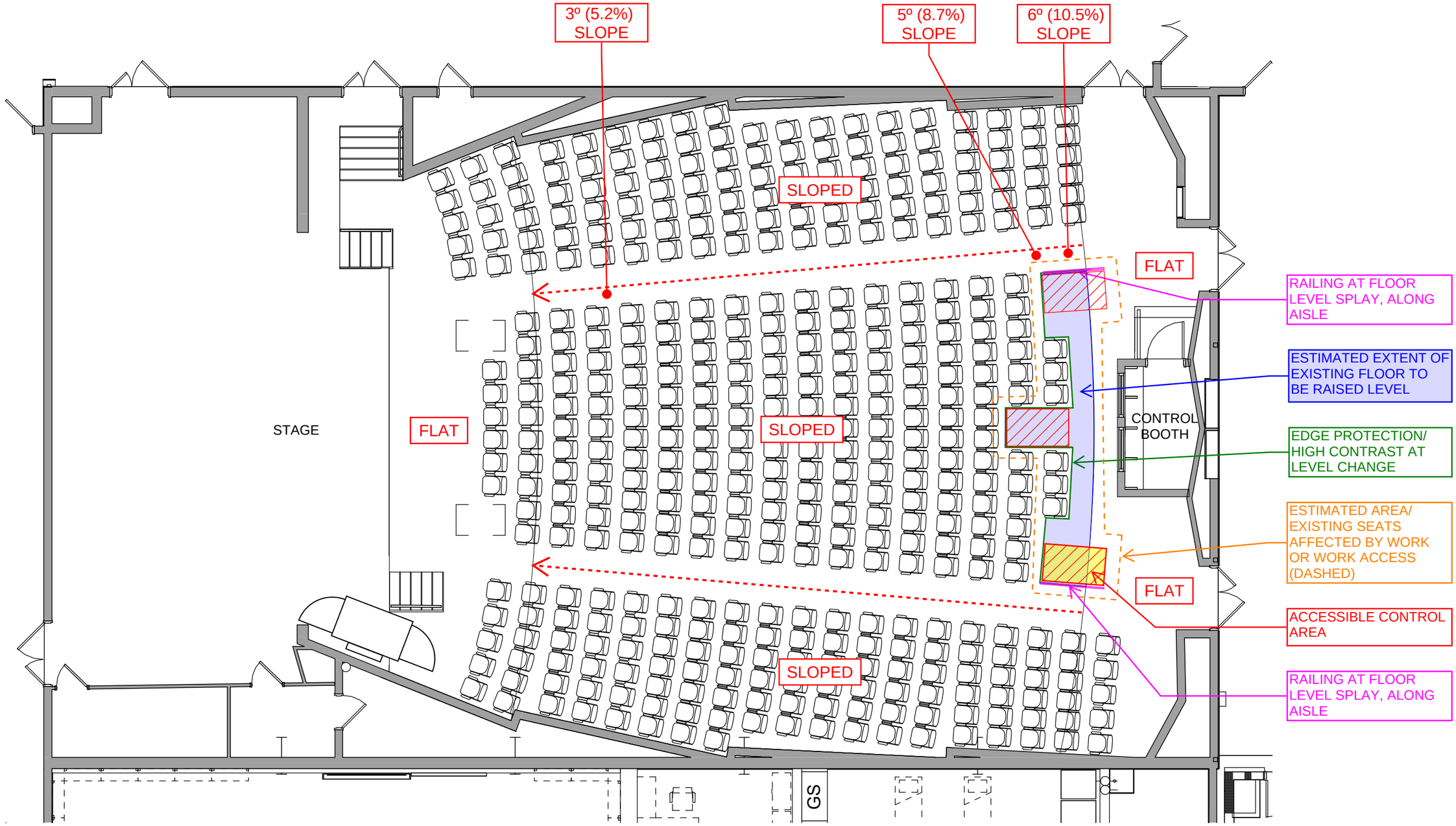
		Subtotal - Direct Cost Building Trades	**$158,037**
SCI Bonding	1.40%		$2,213
Design Contingency	10.00%		$15,804
Escalation	4.00%		$6,321
Construction Contingency	1.95%		$3,082
General Conditions - Staffing	1.00 mo		$55,500
General Requirements - Clean-up and Safety	1.00 mo		$25,000
General Liability Insurance	1.10%		$2,926
Performance Bond	0.695%		$1,848
Builder's Risk Insurance			
Pollution Insurance	0.03%		$80
Fee	1.95%		$5,281
		Subtotal - Indirect Cost	**$118,054**
Project Total Cost		**Grand Total**	**$276,091**
		Cost / GSF	$438.24

AAB 28



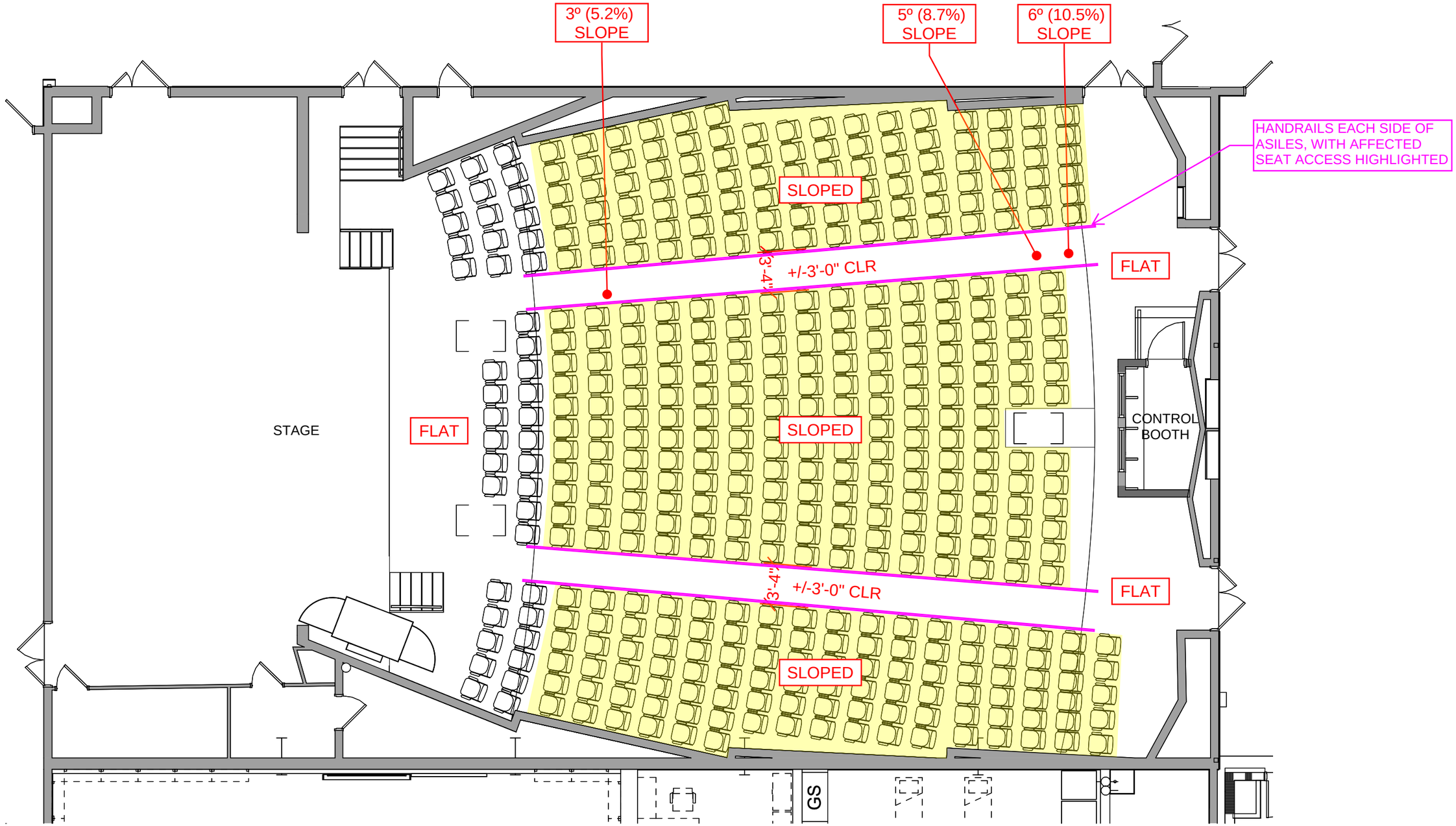
EXISTING AUDITORIUM: FLOOR SLOPE MODIFICATION FEASIBILITY PLAN

1/8" = 1'-0"



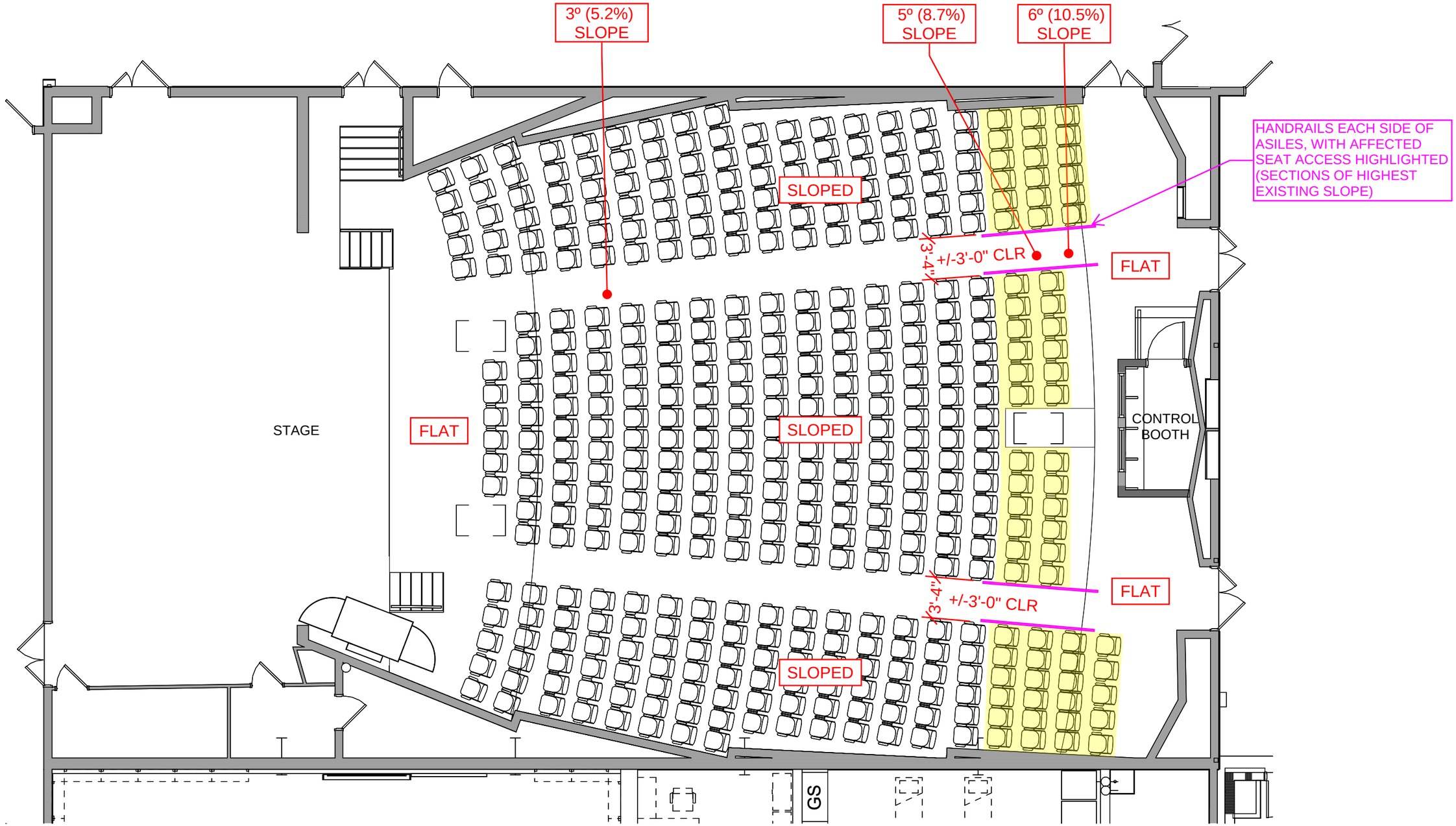
EXISTING AUDITORIUM: FLOOR SLOPE MODIFICATION ALTERNATE

1/8" = 1'-0"



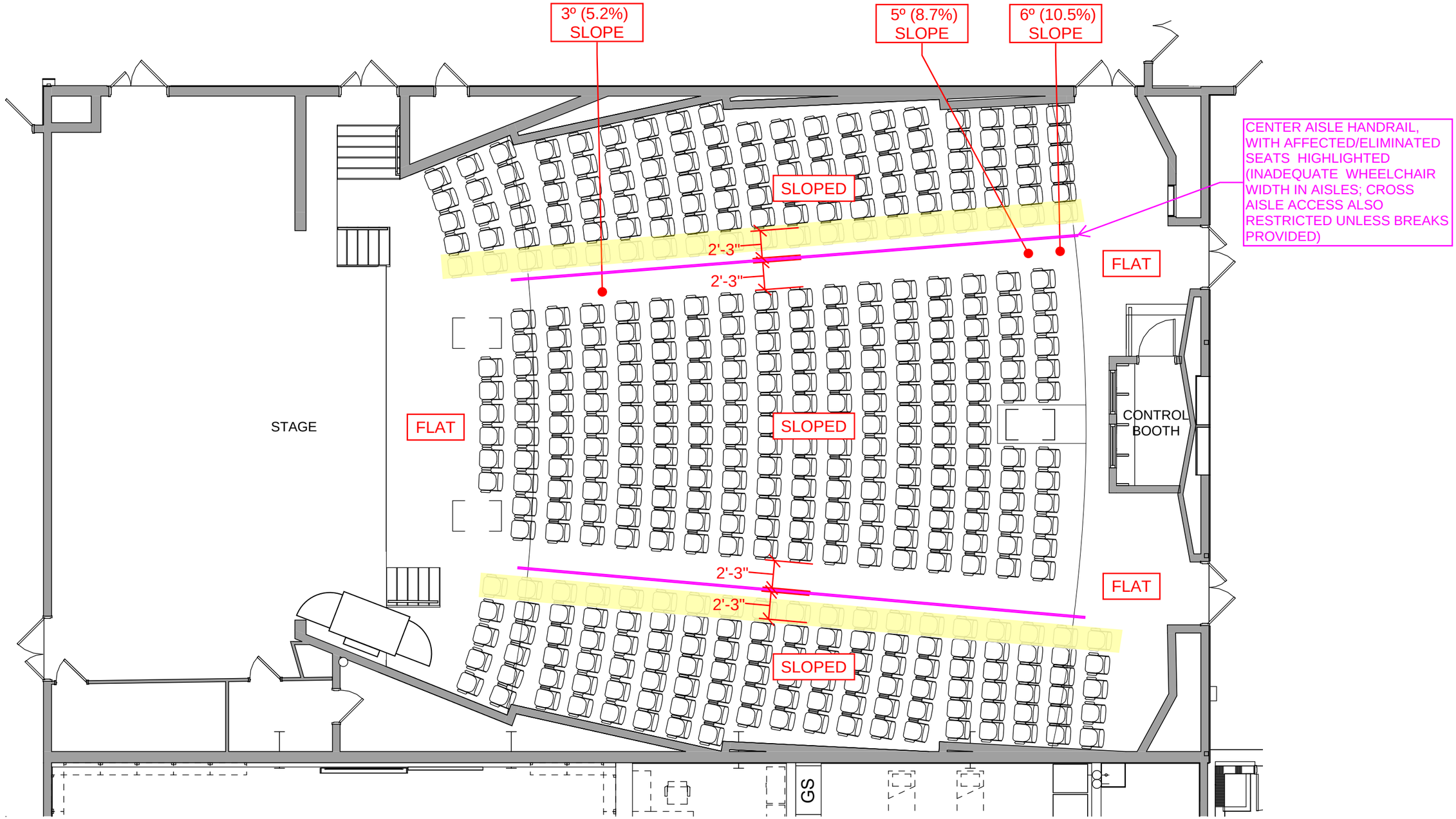
EXISTING AUDITORIUM: HANDRAIL ADDITION DIAGRAM 1

1/8" = 1'-0"



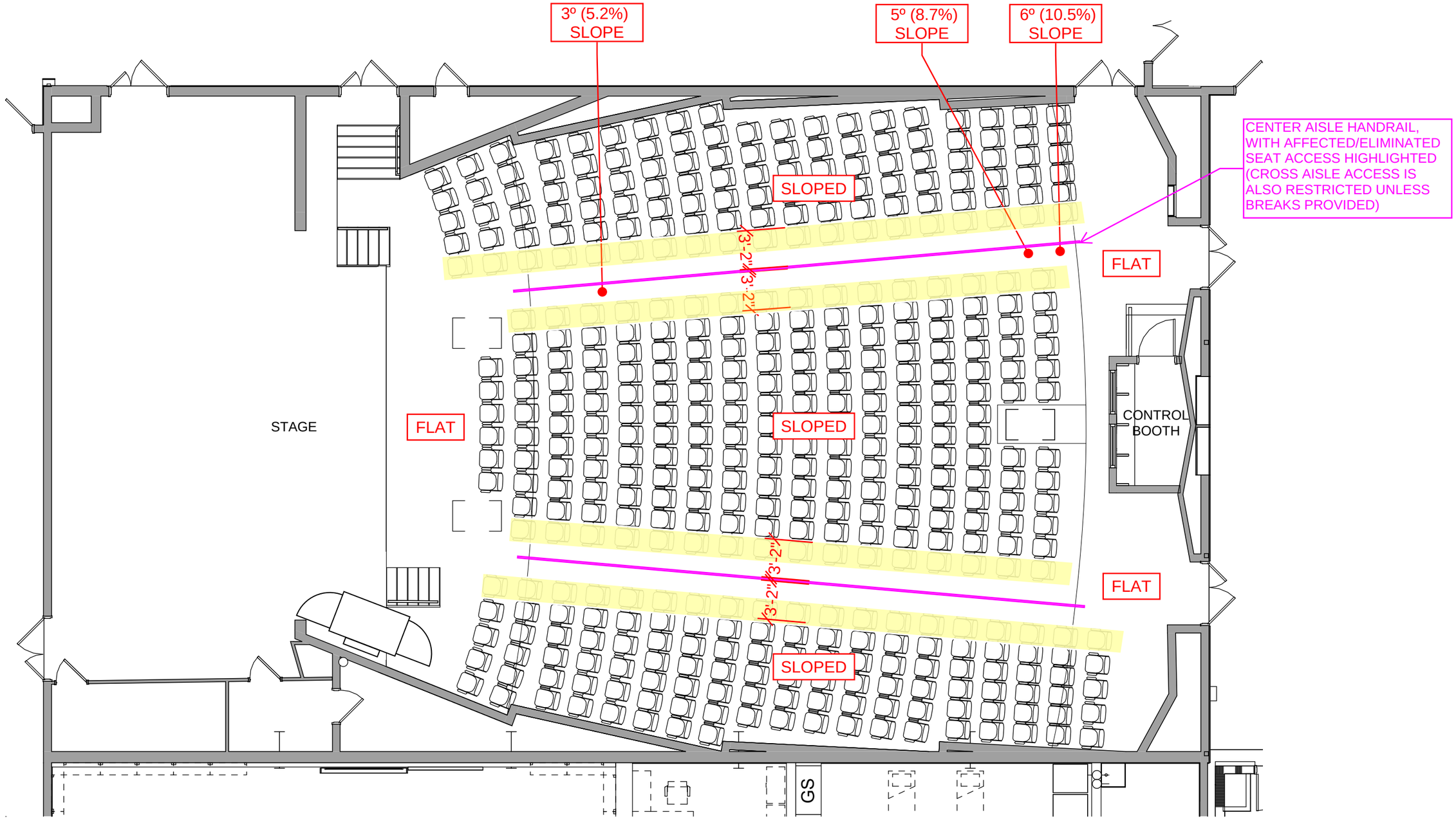
EXISTING AUDITORIUM **HANDRAIL ADDITION DIAGRAM 2**

1/8" = 1'-0"



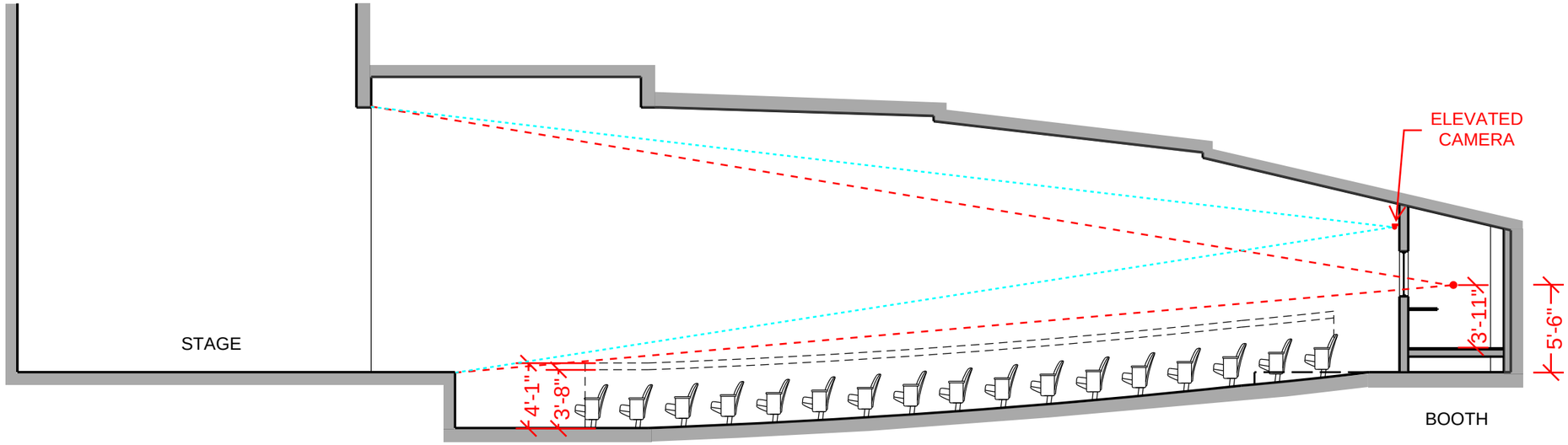
EXISTING AUDITORIUM **HANDRAIL ADDITION DIAGRAM 3**

1/8" = 1'-0"



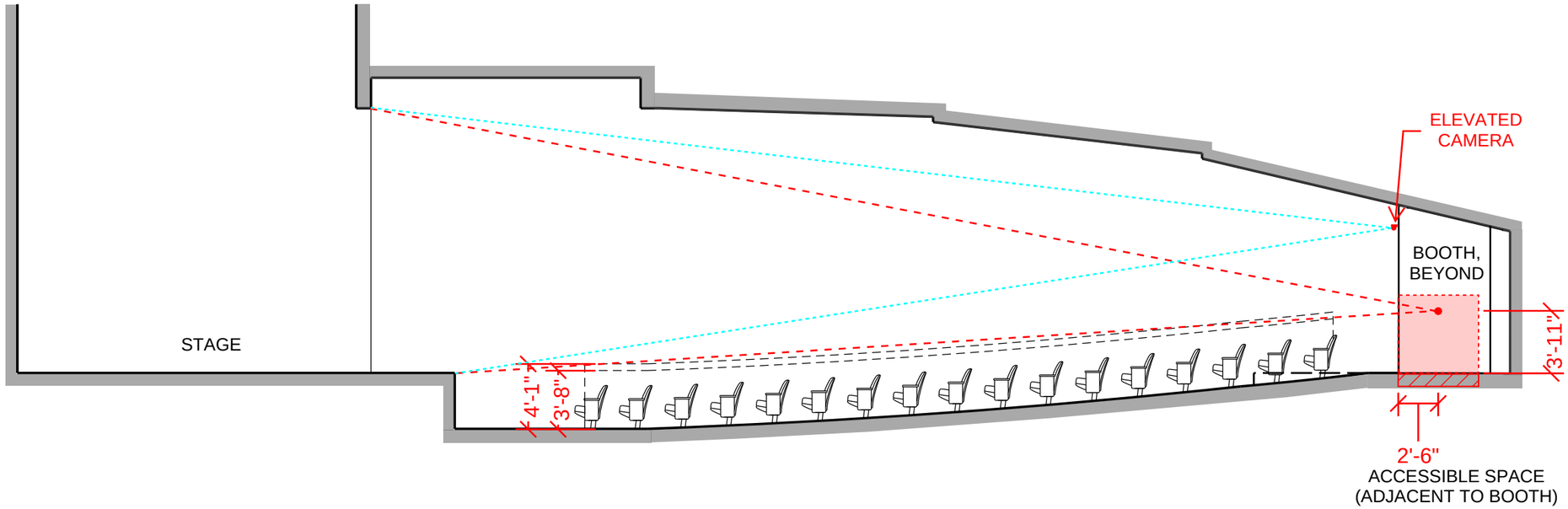
EXISTING AUDITORIUM **HANDRAIL ADDITION DIAGRAM 4**

1/8" = 1'-0"



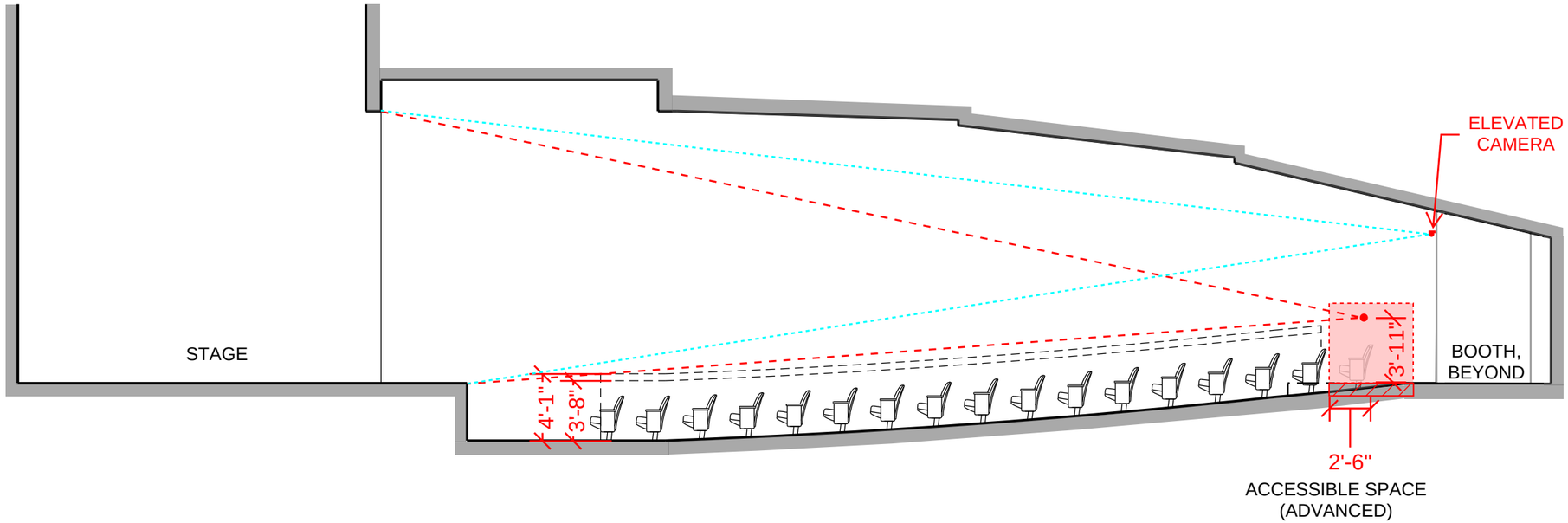
EXISTING AUDITORIUM **SIGHTLINE DIAGRAM: EXISTING BOOTH**

1/8" = 1'-0"



EXISTING AUDITORIUM **SIGHTLINE DIAGRAM: ACCESSIBLE SPACE (ADJACENT TO BOOTH)**

1/8" = 1'-0"



EXISTING AUDITORIUM **SIGHTLINE DIAGRAM: ACCESSIBLE SPACE (ADVANCED LOCATION)**

1/8" = 1'-0"

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

NOTICE OF ACTION

Docket Number **V 26 086**

RE: Millis Middle High School , 245 Plain Street , Millis

On May 14, 2026 the Architectural Access Board received an application submitted by Lee Rubenstein .
This application and all attached documentation were reviewed by the Board on June 15, 2026, the Board voted as follows:

Request #	Section	Result
1	30.6.1(a)	**GRANTED** as proposed.
2	14.1 & 14.9	**CONTINUED** to request Petitioner provide the Board with: a feasibility study and cost estimate on altering the ramp so that no portion exceeds 1:12.
		FINDS 521 CMR 24.5.1 requires handrails on both sides of the ramp
4	20.2.1	**CONTINUED** to request Petitioner provide the Board with: a detail drawing of the proposed accessible contro area and information on whether effective sightlines would be accessible to a person operating it
5	27.4.6	**GRANTED** as proposed on the condition that: the wall-side handrail provides the required 12" extension at th top of the run

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: June 22, 2026

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Dawn Guarnaccia WJ

Chairperson
ARCHITECTURAL ACCESS BOARD

AAB 38

Outlook

Variance Application - 245 Plain Street, Millis

From Lee Rubenstein <lrubenstein@tappe.com>
Date Thu 5/14/2026 1:09 PM
To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>
Cc Matthew Barnhart <mbarnhart@tappe.com>; Christopher Blessen <cblessen@tappe.com>; Cesar Dedios <cdedios@tappe.com>

3 attachments (15 MB)
2026-05-13 Millis AAB Var App V2026-Sent.pdf; 2026-05-13 Millis AAB Var Nar-Figures.pdf; Millis Owner Letter - Signed.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.

Mr. Joyce & Ms. Griffin,

Please find a variance application attached for 245 Plain Street, Millis, the Millis Middle-High School.

The materials include a signed application form/service notice (with additional request item & tally sheet), figures and narratives, and a signed owner letter. These have been emailed to the local Building Department and Independent Living Center/Coordinator.

A copy of the application form in unscanned/unsigned format will be sent in a separate email for your reference (due to your 15Mb attachment limit) in case you need to access any of the content in the application form's pdf text fields.

A check for the application fee is being sent by US mail to the AAB's office.

If anything further is needed to consider this application, or if you have any comments or questions, please do not hesitate to contact me.

Respectfully,

Lee Rubenstein

TAPPÉ ARCHITECTS
6 Edgerly Place | Boston, MA 02116

Lee Rubenstein AIA
617-451-0200 267-259-6257
lrubenstein@tappe.com

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1 Federal Street, Suite 600 • Boston • MA • 02110
V: 617-727-0660 • www.mass.gov/aab

APPLICATION FOR VARIANCE

Before You Begin

A variance is a formal request for the Architectural Access Board (AAB) to allow an exception to the accessibility regulations in 521 CMR, because full compliance is either technically impossible or would cost far more than any benefit it provides to persons with disabilities.

What you will need:

- The address and assessed valuation of your building (check your local Assessor's Office).
- A description of all construction or renovation work being performed.
- Copies of any building permits applied for in the past 36 months.
- Supporting evidence for each variance request: floor plans, photographs, cost estimates, engineering reports, etc.
- Contact details for your architect or engineer (if applicable) and local building inspector.

How to submit:

1. Save this form as a PDF before submitting.
2. Email the completed application and all attachments to: william.joyce@mass.gov and molly.griffin@mass.gov
3. Use the subject line: Variance Application - [Street Address], [City]
4. If your email with attachments exceeds 15 MB, send multiple emails.
5. Submit the $50 filing fee by check or money order mailed to the address above. Write "Variance - [Address], [City]" in the memo line.
6. Complete and sign the Service Notice at the end of this form.

An incomplete Service Notice will result in your application being rejected.

Before you submit, you must also serve copies on:

- Your Local Building Department
- Your Local Commission on Disability (find yours at: mass.gov/commissions-on-disability)
- Your Regional Independent Living Center (find yours at: masilc.org/findacenter)

Need help? More information on the variance process is at: mass.gov/guides/applying-for-an-aab-variance

Section 1 — About Your Building

Name of building or facility (if applicable)

Millis Middle-High School

Street address *

245 Plain Street

City / Town * | **State *** | **ZIP Code ***

Millis | MA | 02054

Name of building owner *

Town of Millis, Michael Guzinski, Town Administrator

Owner email address * | **Owner phone number ***

mguzinski@millisma.gov | 508-376-7041

What is the building used for? Briefly describe its layout. *

e.g. "Three-story office building with retail on the ground floor and offices above. One elevator serves all floors."

Public Middle School & High School
2 stories above grade
Educational Uses (Classrooms, Administrative Offices, and Appurtenant Spaces)
Accessory Assembly Uses (Auditorium, Gymnasium, Media Center, Cafeteria)
Accessory Outdoor Facilities (Passenger Arrival/Departure, Parking Lot, Courtyard, Storage Shed, Existing Athletic Fields)

What year was the building originally constructed? *

circa 1959

Total square footage of the building * **Square footage per floor ***

107,583

Total square footage of tenant space (if applicable)

Has a Certificate of Occupancy been issued for this building? *

- (•) Yes
- ( ) No

Has a complaint ever been filed with the AAB about this building? *

- ( ) Yes
- (•) No

If yes — AAB Docket Number

Section 2 — About Your Project

Describe the construction or renovation work being performed (or planned). *

Be as specific as possible. Attach additional sheets if needed.

Renovation of and addition to existing middle and high school building. Scope includes:
-Demolition of existing 1960s addition
-Renovation of existing classroom wing and common spaces
-Retain existing cafeteria and auditorium spaces
-Construction of new middle school classroom wing, gymnasium
-Building systems, including MEP, fire protection, security, communications
-Selective replacement of building envelope components- doors, windows, roof
-Utility and site work, detached maintenance shed, vehicular & pedestrian circulation, parking, landscape areas

Does any of the following apply to your building? Select one. *

If your building has historic significance, see the note below.

- ○ National Historic Landmark
- ○ Listed individually on the National Register of Historic Places
- ○ Listed in the State Register of Historic Places
- ○ Located in a registered historic district
- ● None of the above

Historic buildings: If you selected any historic classification above, you must complete the ADA Consultation Process with the Massachusetts Historical Commission (220 Morrissey Boulevard, Boston, MA 02125) before applying for variance relief.

Which category best describes your project? Select one. *

Choose the option that most closely matches your situation. If unsure, contact the AAB for guidance.

○ 2.6 — Maintenance of Access Features (maintaining existing accessible features)
○ 3.2 — New Construction (building a new structure from the ground up)
○ 3.3.1(a) — Renovation / Addition costing less than $100,000 AND less than 30% of the building's assessed value
○ 3.3.1(b) — Renovation / Addition costing $100,000 or more, but still less than 30% of the building's assessed value
● 3.3.2 — Renovation / Addition costing 30% or more of the building's assessed value
○ 3.3.4 — Reduction of Existing Access (work that reduces current accessibility)
○ 3.4 — Opening part or all of the building to the public for the first time

What is the current phase of design or construction? *

Existing; Renovation & Addition is in Design Development/Construction Documents

Total cost of all construction work on this building in the past 36 months *

Include the current project and any other work done in the last three years.

$98,119,073 (construction estimate)

List all building permits applied for in the past 36 months *

Include permit number, date issued, and value of work.

Permit Number	Date of Issuance	Value of Work ($)

Section 3 — Building Valuation

The assessed valuation helps determine which accessibility rules apply to your project. Find this at your local Assessor's Office or on your property tax bill. Important: use the value of the building and improvements only — do not include the value of the land.

Assessed value of the building and improvements only (not land) *

As recorded in the Assessor's Office of the municipality where the building is located.

$28,174,000

Is the assessment at 100% of market value? *

- (•) Yes
- ( ) No

If no — what is the town's current assessment ratio?

Section 4 — Your Variance Request(s)

Complete one request for each specific location or regulation where you are seeking relief. Where multiple locations share identical circumstances, you may combine them. Each request is on its own page. If you need more than 4 requests, download the Additional Request Sheet and Large Variance Tally Sheet from mass.gov/aab.

Request 1 of 4

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

30.6.1.a Accessible Toilet Stall, Stall Door Swing

Are you asking for temporary relief only? *

- ○ Yes — I need temporary relief
- ● No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

- ○ Compliance is technologically unfeasible
- ● Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

Existing multi-user toilet rooms to be renovated on the 1st and 2nd floors contain accessible stalls with inswing doors. Changing the inswing doors at accessible stalls to outswing doors would require additional floor space for 1'-6" pull-side clearance outside the stalls. Providing such additional floor space would require demolition and reconfiguration of surrounding walls and plumbing chases between the toilet rooms. Such adjustments pose significant construction difficulties and impracticalities, entailing potential modifications to a nearby existing stair, elevator machine room, and plumbing chase, while not providing substantial benefit to persons with disabilities. We request relief from the outswing door requirement at the accessible stalls in the existing multi-user toilet rooms. Inward door swings would be provided similar to the existing configuration with 1'-0" push side clearance outside the stall doors, conforming to 30.6.1 Fig. 30b. The accessible stalls would meet AAB requirements in other respects. Please see the attached Figures 3 & 4.

Request 2 of 4

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

27.4.2 Stair Handrail Height

Are you asking for temporary relief only? *

- ○ Yes — I need temporary relief
- ● No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

- ○ Compliance is technologically unfeasible
- ● Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

Existing stairways connecting the first and second floors are installed with steel handrails on both sides. The outer handrails are wall-mounted while the inner handrails are guard-mounted. The installed heights of the existing handrails in various locations are nominally below the minimum prescribed height of 34" vertically above the stair nosings, approximately 32.0" and 33.5" above the nosings. Adjusting the existing handrails by approximately 1" to 2" in height would involve significant deconstruction, modification, and reinstallation of the existing handrail and guard assemblies, without resulting in substantial benefit to persons with disabilities when compared to the existing installed conditions. We request relief from full conformance with the handrail height requirement at existing stairways, to maintain existing handrails as currently installed. Please see the attached Figure 5.

Request 3 of 4

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

14.1 Places of Assembly; 14.9 Floor Slope In Auditoriums

Are you asking for temporary relief only? *

- (●) Yes — I need temporary relief
- ( ) No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

- (●) Compliance is technologically unfeasible
- ( ) Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

The existing portion of the building contains an auditorium that will remain intact in its current condition. The existing floor within the auditorium seating area is sloped. The existing slope varies, measuring 3º (5.2%) near the front and middle, and 5º (8.7%) to 6º (10.5%) in a limited area at the back. Modifying the existing floor to reduce the slope would entail modifying the cast-in-place concrete floor. This could not be accomplished without gutting the auditorium, re-sloping the floor through additive or reductive means, then replacing all items removed in the process. This represents significant construction impracticalities without providing a substantial benefit to persons with disabilities. Relief from full conformance with floor slope requirements is requested to maintain the existing floor surfaces and slopes intact throughout the auditorium space. Please see the attached Figures 6 & 7.

Request 4 of 4

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

20.2.1 Accessible Route

Are you asking for temporary relief only? *

- ○ Yes — I need temporary relief
- ● No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

- ○ Compliance is technologically unfeasible
- ● Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

The existing portion of the building contains an auditorium that will remain in its current condition. The auditorium includes an existing control booth at the rear of the auditorium seating area. It is built up approximately 20" above the adjacent floor level. The booth is reached by ascending three risers and is not on a fully accessible route/landing. Potential modifications for making the existing booth accessible face practical challenges as outlined below while not providing a substantial benefit to persons with disabilities:

A.Accessible Ramp: There is no space to provide an accessible ramp with landings to the booth due to the existing design of the auditorium. The booth is flanked by existing access/egress doors and circulation routes. A ramp of conforming slope, with attendant landings and handrails, would not be possible to install without substantial disruption to the space

B.Reconstructing Booth at Floor Level: Reconstructing the booth at floor level could remove the elevation change. This could also reduce functionality of the booth for overseeing performances behind the seats. The booth interior would need to be further reconfigured to provide 60" interior turning clearance.

As a further means of meeting needs of persons with disabilities, a location adjacent to the control booth along an accessible route may be designated for those who cannot access the booth. A patch panel or wireless connection, computer/tablet, elevated cameras, or similar electronic devices would be offered to provide a means of accessing controls and activities that are conducted in the booth. Relief from conformance with accessible route requirements for the booth is requested. Please see the attached Figures 8 & 9.

Section 5 — Professional and Inspection Contacts

Architect or Engineer (if applicable)

Provide contact details for any architectural or engineering firm that has prepared drawings or plans for this project, including the name of the registered architect or professional engineer responsible.

Firm name

Tappe Architects

Individual architect / engineer name

Lee Rubenstein

Address

6 Edgerly Place, Boston, MA 02116

Email address

lrubenstein@tappe.com

Phone number

267-259-6257

Local Building Inspector

Name of building inspector overseeing this project *

Robert Fogarty, Building Commissioner, Town of Millis

Building inspector's address *

900 Main Street Room 129, Millis, MA 02054

Email address

rfogarty@millisma.gov

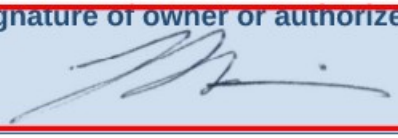
Phone number

508-376-7044

Section 6 — Certification and Signature

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

Signature of owner or authorized agent *



Date *

05/13/2026

Printed name *

Lee Rubenstein

Organization (if applicable)

Tappe Architects

Address *

6 Edgerly Place

City / Town *

Boston

State *

MA

ZIP Code *

02116

Email address *

lrubenstein@tappe.com

Phone number *

267-259-6257

Service Notice

Before submitting to the AAB, serve a complete copy of this application and all attachments on each of the three parties below. An incomplete Service Notice will result in your application being rejected.

I, Lee Rubenstein, hereby certify under the pains and penalties of perjury that I served or caused to be served a copy of this Variance Application and all attachments on the following parties:

1. Local Building Department

Contact your local town or city hall to confirm the correct address and preferred delivery method.

Name of contact / department

Robert Fogarty, Chris Canney / Building Inspection Dept

Address

900 Main St Rm 129 Millis, MA 02054

Method of service

○ Mail	● Email	○ Hand Delivery	○ Fax

Date served *

05/13/2026 rfogarty@millisma.gov ; ccanney@millisma.gov

2. Local Commission on Disability

Find yours at mass.gov/commissions-on-disability — enter N/A if none exists in your municipality.

Name of contact / department

N/A

Address

N/A

Method of service

○ Mail	○ Email	○ Hand Delivery	○ Fax

Date served *

N/A

3. Regional Independent Living Center (ILC)

Find yours at masilc.org/findacenter

Name of contact / department

Mark Dempsey / Metro West Center for IL

Address

One Clarks Hill Suite 200 Framingham, MA 01702

Method of service

○ Mail	● Email	○ Hand Delivery	○ Fax

Date served *

05/13/2026 mdempsey@mwcil.org

Signature *



Date *

05/13/2026

Additional Request

Which section(s) of 521 CMR (other than 521 CMR 3) do you need relief from? *

e.g. "521 CMR 26.00 – Ramps". Leave blank if this request does not apply.

26.4.4, 27.4.1, 27.4.3

Are you asking for temporary relief only? *

- ○ Yes — I need temporary relief
- ● No — I need permanent relief

If temporary, how long are you seeking relief for?

Why are you seeking this variance? Select the statement that applies: *

- ○ Compliance is technologically unfeasible
- ● Compliance would result in an excessive cost without substantial benefit to persons with disabilities

Explain your argument in detail *

Provide substantial evidence. Label all attachments (floor plans, photos, cost estimates, engineering reports) with this Request number.

The existing portion of the building contains an auditorium that will remain intact in its current state. There is an existing stair and landing in front of the auditorium seating area that lacks a second handrail and handrail extensions. The existing steps leading up to the door have an existing wall-mounted handrail on one side without extensions at the top and bottom. Modifying the features to fully conform faces practical challenges based on the existing surrounding conditions, without yielding substantial benefit to persons with disabilities. There are 3 other existing doorways serving the auditorium space that do not involve traversing the stair. Relief is requested to: a) maintain the existing door/stair configuration and, b) provide a second handrail on the second side of the stair to increase access/useability. Please see the attached Figure 10.

ARCHITECTURAL ACCESS BOARD
LARGE VARIANCE TALLY SHEET

Request #	Section #	Description of Request	Vote
1	30.6.1a	Relief from outswing door at existing accessible toilet stalls. See attached details and Figures 3 & 4.	
2.	27.4.2	Relief from handrail height requirement at existing stairs. See attached details and Figure 5.	
3.	14.1 / 14.9	Relief from floor slope requirements at existing auditorium. See attached details and Figure 6 & 7.	
4.	20.2.1	Relief from accessible route requirement at existing control booth. See attached details and Figures 8 & 9.	
5.	26.6.4 / 27.4.1 / 27.4.3	Relief from clearance & handrail requirements at existing auditorium stair. See attached details and Figure 10.	

Attach additional sheets if necessary.

TAPPÉ
ARCHITECTS

Commonwealth of Massachusetts
Division of Occupational Licensure
Office of Public Safety and Inspections
Architectural Access Board
1 Federal Street, Suite 0600
Boston, MA 02110-2012

TAPPÉ ARCHITECTS, INC.

Principals
CHARLES M. HAY, AIA
JEFFREY M. HOOVER, AIA
CÉSAR DEDIOS, AIA, LEED AP
CHRISTOPHER D. BLESSEN, AIA, LEED AP

Associates
JENNIFER M. LITTLEFIELD, AIA, LEED AP
MATTHEW BARNHART

Principal Emeritus
A. ANTHONY TAPPÉ, FAIA

TEL 617 451 0200
FAX 617 451 3899

WWW.TAPPE.COM

SIX EDGERLY PLACE
BOSTON, MA 02116

Re: Application for Variances to 521 CMR
Millis Middle-High School, Millis, MA

Dear Sir or Madam,

This letter is intended to grant permission for Tappe Architects to submit the enclosed application for variances to 521 CMR our behalf for the Millis Middle-High School, located at 245 Plain Street, Millis, MA 02054.

Respectfully,

5-11-2026

Signature Date

Mr. Michael Guzinski
Town Administrator, Town of Millis
(Owner)
mguzinski@millisma.gov

05/11/2026

Signature Date

Lee Rubenstein, AIA
(Submitting on Behalf of Owner)
lrubenstein@tappe.com

AAB 61

Millis, MA

Request 1:

Relief from requirement to provide outswing door at accessible compartments in existing multi-user toilet rooms

Project Name & Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Section For Which Modification Is Sought:
30.6.1 Standard Accessible Toilet Stall: Standard *accessible* toilet stalls shall be at least 60 inches (60"=1524mm) wide and 72 inches (72" = 1829mm) deep. See **Fig. 30a and 30b.**

30.6.1a. *Accessible* toilet stalls shall have a door that swings out of slides and has a 32 inch (32" = 813mm) clear opening.

Description:
Existing multi-user toilet rooms to be renovated on the 1st and 2nd floors contain accessible stalls with inswing doors. Changing the inswing doors at accessible stalls to outswing doors would require additional floor space for 1'-6" pull-side clearance outside the stalls. Providing such additional floor space would require demolition and reconfiguration of surrounding walls and plumbing chases between the toilet rooms. Such adjustments pose significant construction difficulties and impracticalities, entailing potential modifications to a nearby existing stair, elevator machine room, and plumbing chase, while not providing substantial benefit to persons with disabilities. We request relief from the outswing door requirement at the accessible stalls in the existing multi-user toilet rooms. Inward door swings would be provided similar to the existing configuration with 1'-0" push side clearance outside the stall doors, conforming to 30.6.1 Fig. 30b. The accessible stalls would meet AAB requirements in other respects. Please see the attached **Figures 3 & 4** for reference images.

Millis, MA

Request 2:

Relief from requirement to provide stairway handrails 34”-38” above the stairway nosing at existing stairways

Project Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Section For Which Modification Is Sought:
27.4.2 Height: Top of handrail gripping surface shall be mounted between 34” inches (34” = 864mm) and 38” inches (38” = 965mm) above stair nosings. Handrails shall be measured vertically from the top of the gripping surface of the handrails to the stair nosing.

Description:
Existing stairways connecting the first and second floors are installed with steel handrails on both sides. The outer handrails are wall-mounted while the inner handrails are guard-mounted. The installed heights of the existing handrails in various locations are nominally below the minimum prescribed height of 34” vertically above the stair nosings, approximately 32.0” and 33.5” above the nosings. Adjusting the existing handrails by approximately 1” to 2” in height would involve significant deconstruction, modification, and reinstallation of the existing handrail and guard assemblies, without resulting in substantial benefit to persons with disabilities when compared to the existing installed conditions. We request relief from full conformance with the handrail height requirement at existing stairways, to maintain existing handrails as currently installed. Please see the attached **Figure 5** for reference images.

Millis, MA

Request 3:

Relief from requirements for accessible route/floor slope within existing auditorium

Project Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Section For Which Modification Is Sought:
14.1 Places of Assembly Access Provision
Places of assembly shall comply with all parts of 521 CMR, except as specified or modified in 521 CMR 14.00. Places of assembly shall include but not be limited to theaters, auditoriums, armories, lecture halls, arenas, stadiums, banquet rooms and conference rooms. Associated, support, or related areas, including but not limited to press boxes, lobbies, ticket offices, seating, stages, backstage areas, dressing rooms, toilet rooms, showers and green rooms, shall also be accessible.

14.9 SLOPE IN AUDITORIUMS/ASSEMBLY AREAS (Reserved)

Description:

The existing portion of the building contains an auditorium that will remain intact in its current condition. The existing floor within the auditorium seating area is sloped. The existing slope varies, measuring 3º (5.2%) near the front and middle, and 5º (8.7%) to 6º (10.5%) in a limited area at the back. Modifying the existing floor to reduce the slope would entail modifying the cast-in-place concrete floor. This could not be accomplished without gutting the auditorium, re-sloping the floor through additive or reductive means, then replacing all items removed in the process. This represents significant construction impracticalities without providing a substantial benefit to persons with disabilities. Relief from full conformance with floor slope requirements is requested to maintain the existing floor surfaces and slopes intact throughout the auditorium space. Please see the attached **Figures 6 & 7** for reference images.

Millis, MA

Request 4:

Relief from requirements for accessible route for auditorium control booth

Project Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

Section For Which Modification Is Sought:
20.2.1 At least one *accessible route* shall connect *accessible buildings, facilities, elements* and *spaces* that are on the same *site*.

Description:
The existing portion of the building contains an auditorium that will remain in its current condition. The auditorium includes an existing control booth at the rear of the auditorium seating area. It is built up approximately 20" above the adjacent floor level. The booth is reached by ascending three risers and is not on a fully accessible route/landing. Potential modifications for making the existing booth accessible face practical challenges as outlined below while not providing a substantial benefit to persons with disabilities:

A. Accessible Ramp: There is no space to provide an accessible ramp with landings to the booth due to the existing design of the auditorium. The booth is flanked by existing access/egress doors and circulation routes. A ramp of conforming slope, with attendant landings and handrails, would not be possible to install without substantial disruption to the space

B. Reconstructing Booth at Floor Level: Reconstructing the booth at floor level could remove the elevation change. This could also reduce functionality of the booth for overseeing performances behind the seats. The booth interior would need to be further reconfigured to provide 60" interior turning clearance.

As a further means of meeting needs of persons with disabilities, a location adjacent to the control booth along an accessible route may be designated for those who cannot access the booth. A patch panel or wireless connection, computer/tablet, elevated cameras, or similar electronic devices would be offered to provide a means of accessing controls and activities that are conducted in the booth. Relief from conformance with accessible route requirements for the booth is requested. Please see the attached **Figures 8 & 9** for reference images.

Millis, MA

Request 5:

Relief from requirements for accessible route at front auditorium stair

Project Address: Millis Middle/High School 245 Plain Street, Millis MA 02054

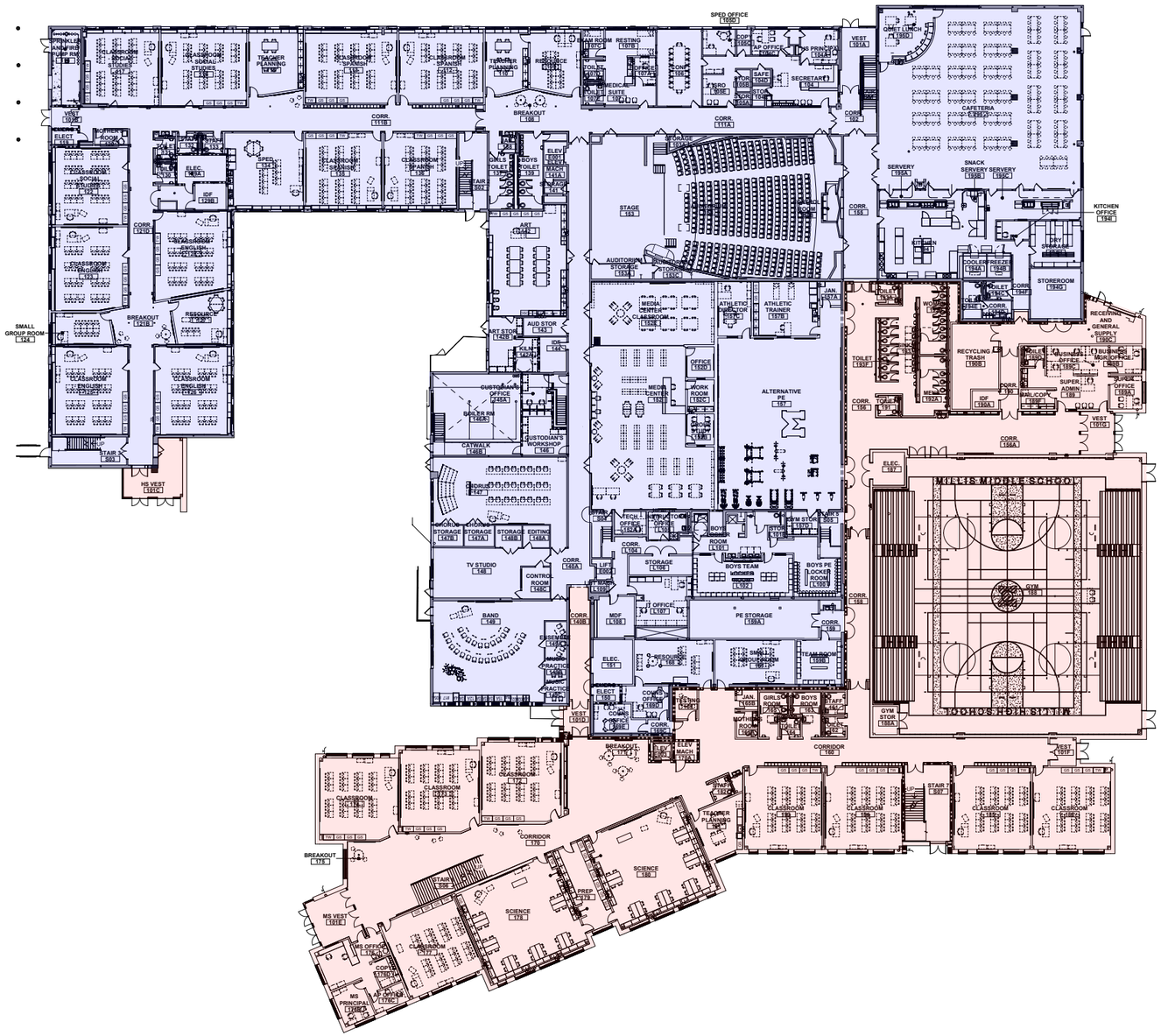
Section For Which Modification Is Sought:
26.6.4 Push side clearance shall comply with **Fig. 26e.**
27.4.1 Location: Stairways shall have continuous handrails at both sides of all stairs. The inside handrail on switchback or dogleg stairs shall always be continuous.
27.4.3 Extensions: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following:

a. At the top, extend at least 12 inches (12" = 305mm) beyond the top riser and parallel with the floor or ground surface. **See Fig. 27d.**
b. At the bottom, extend at least 12 inches (12" = 305mm) plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal. See **Fig. 27d.**
c. Handrail extensions need not extend if it would cause a safety hazard or if space does not permit. Extensions shall comply with **521 CMR 20.6, Protruding Objects.**

Description:

The existing portion of the building contains an auditorium that will remain intact in its current state. There is an existing stair and landing in front of the auditorium seating area that lacks a second handrail and handrail extensions. The existing steps leading up to the door have an existing wall-mounted handrail on one side without extensions at the top and bottom. Modifying the features to fully conform faces practical challenges based on the existing surrounding conditions, without yielding substantial benefit to persons with disabilities. There are 3 other existing doorways serving the auditorium space that do not involve traversing the stair. Relief is requested to: a) maintain the existing door/stair configuration and, b) provide a second handrail on the second side of the stair to increase access/useability. Please see the attached **Figure 10** for reference images.

EXISTING / RENOVATION

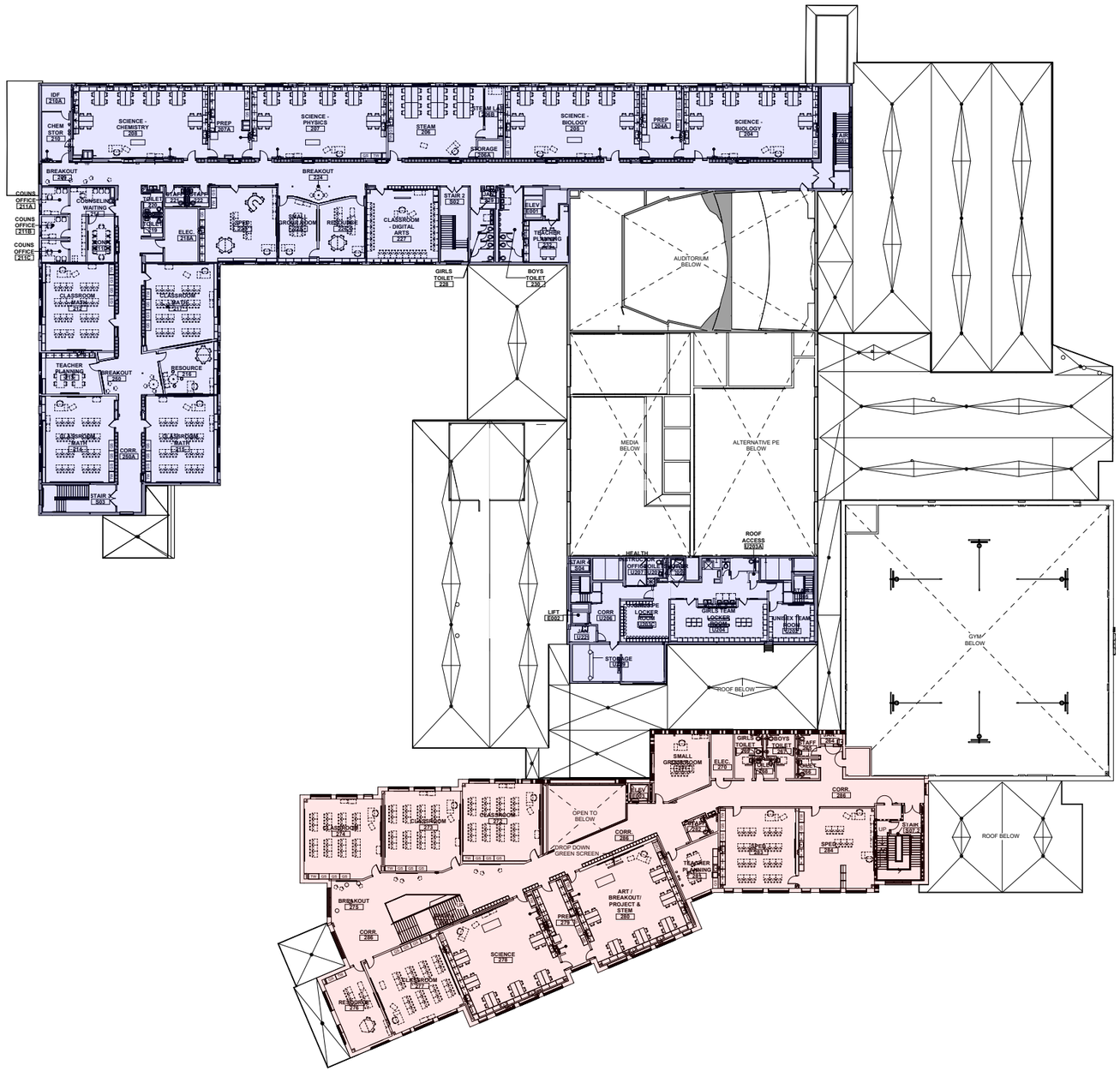


ADDITION

FIRST FLOOR

1"-50'

EXISTING / RENOVATION



ADDITION

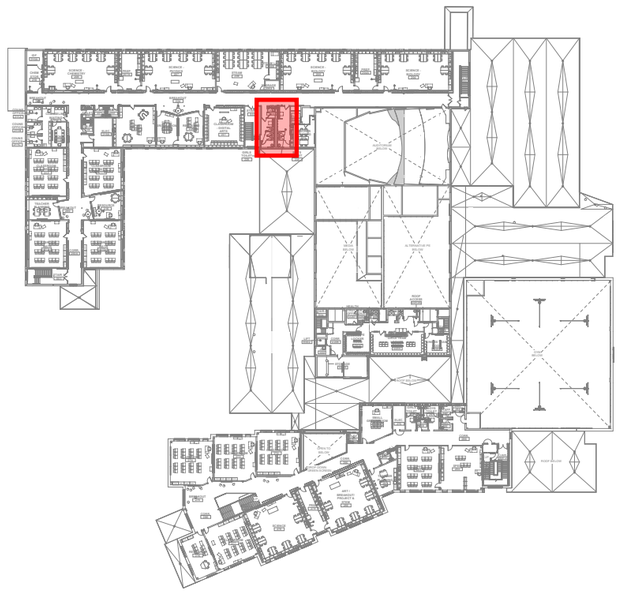
SECOND FLOOR

1"-50'

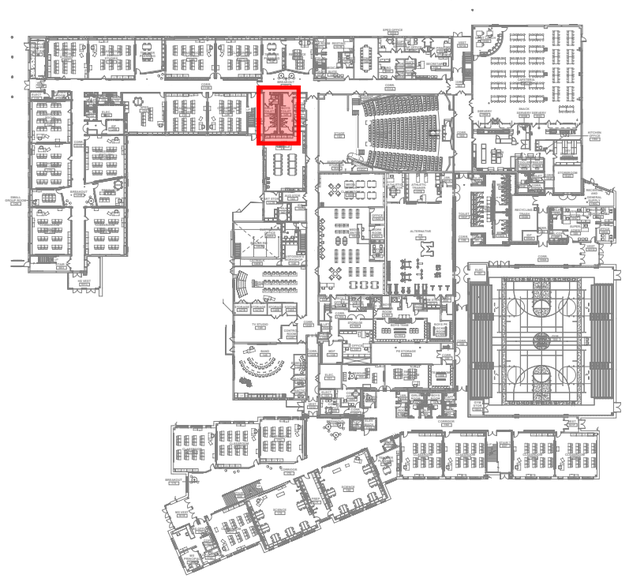
MILLIS MIDDLE/HIGH SCHOOL

245 PLAN STREET MILLIS, MA 02054

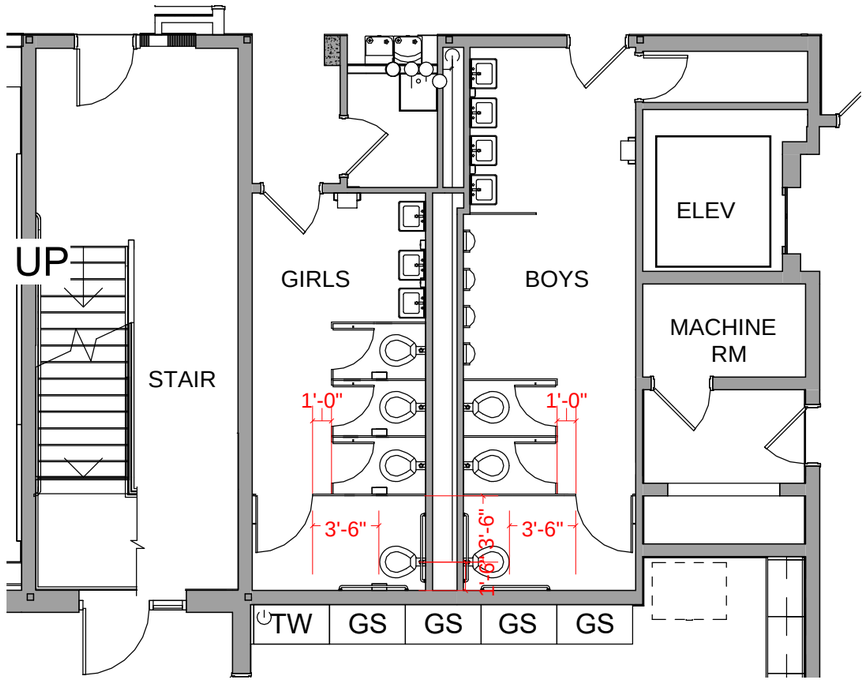
FIGURE 2: 2ND FLOOR REFERENCE PLAN



SECOND FLOOR



FIRST FLOOR



TOILET ROOMS ACCESSIBLE STALLS, PROPOSED CLEARANCES

1/8" = 1'-0"

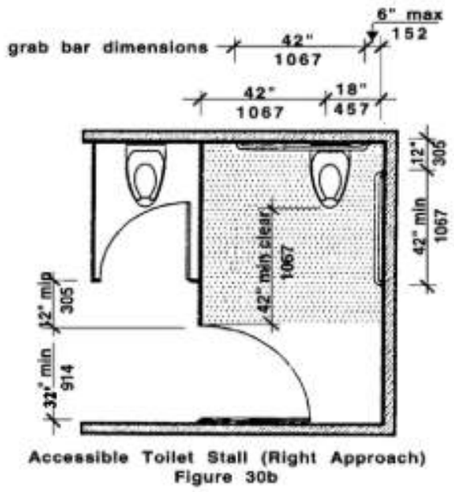
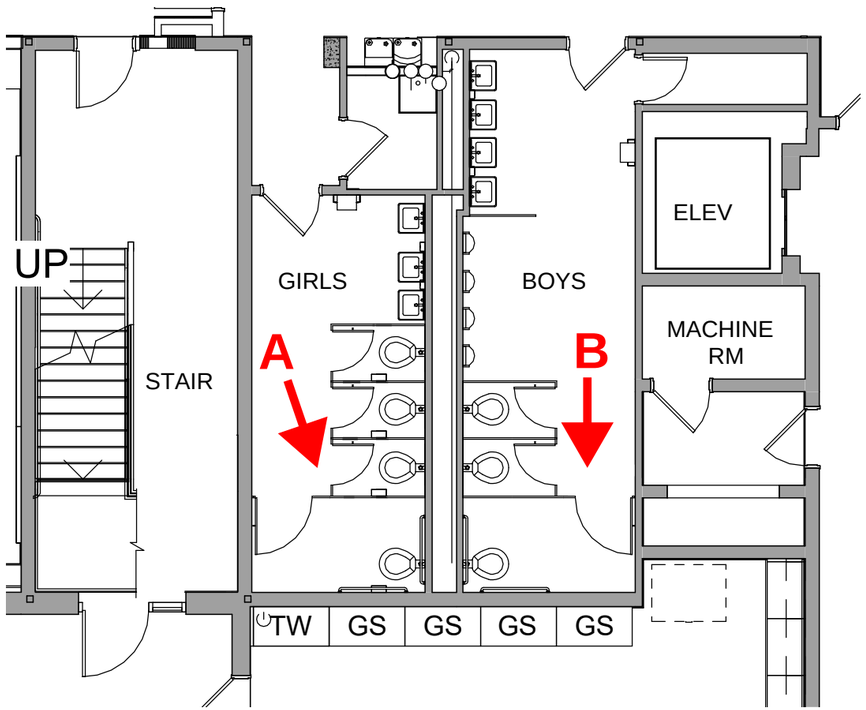


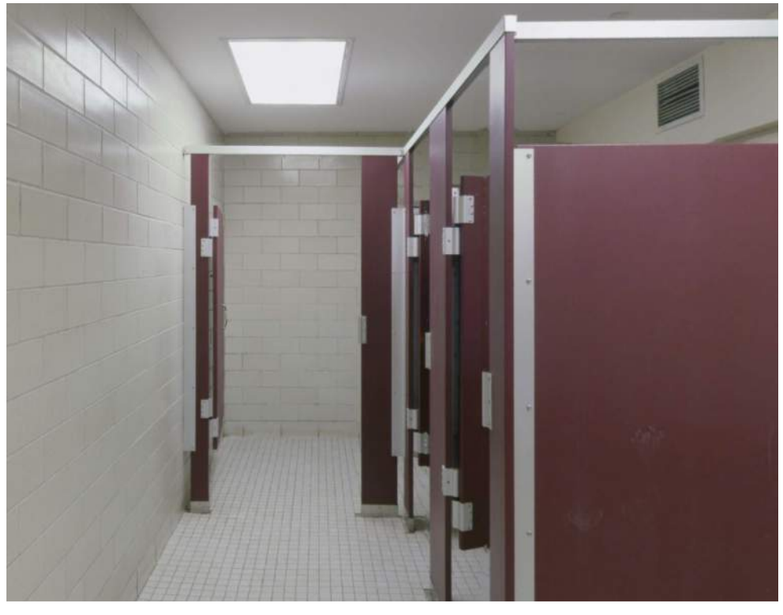
FIGURE 30b



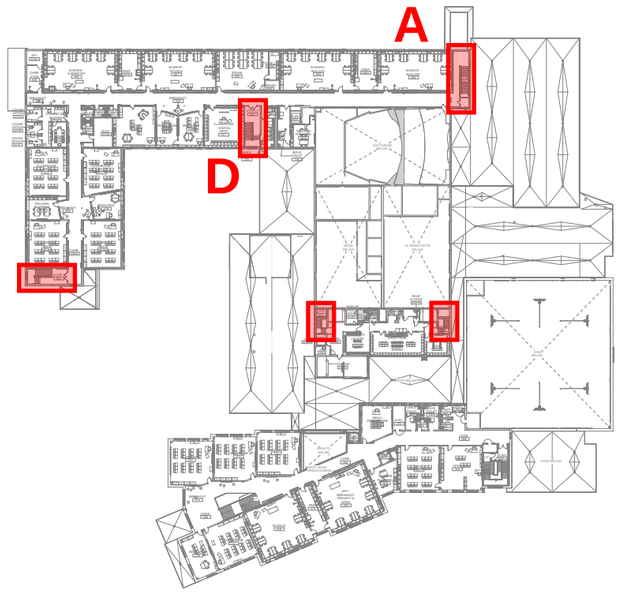
TOILET ROOMS, ACCESSIBLE STALLS
1/8" = 1'-0"



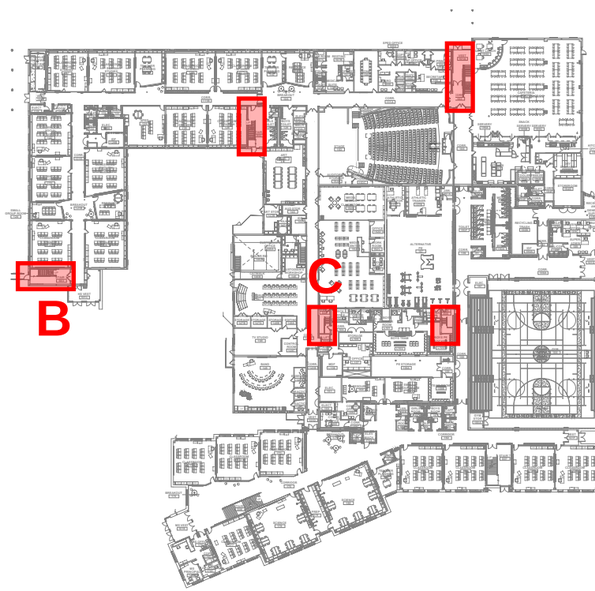
A Girls Toilet Room Accessible Stall Approach, Existing Reference
(Inswing to be maintained, 12" push clearance to be provided.)



B Boys Toilet Room Accessible Stall Approach, Existing Reference
(Inswing to be maintained, 12" push clearance to be provided.)

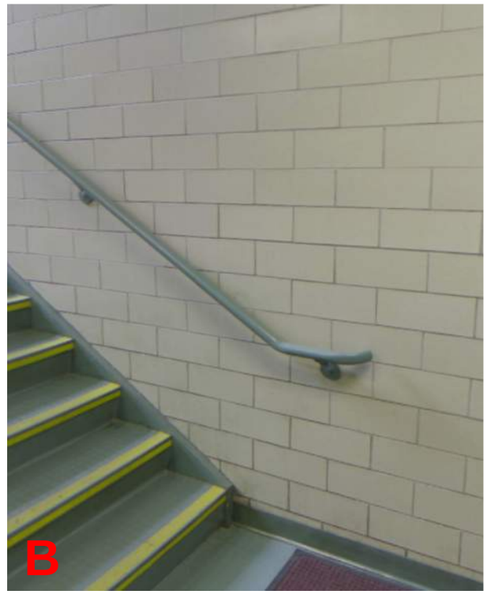


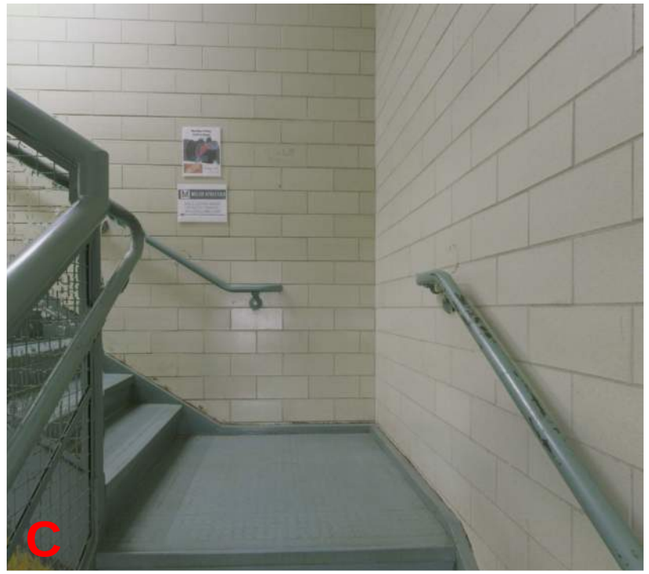
SECOND FLOOR

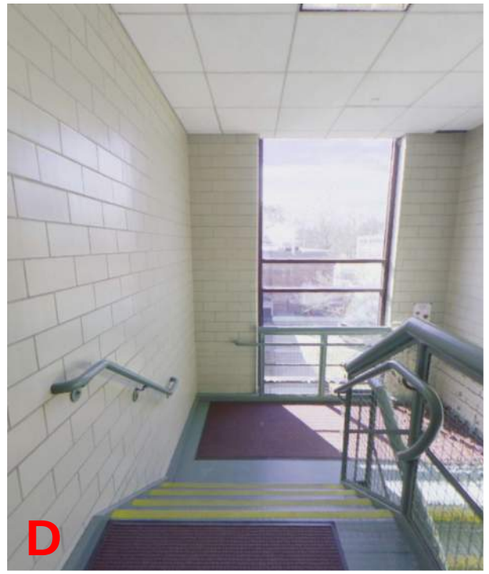


FIRST FLOOR

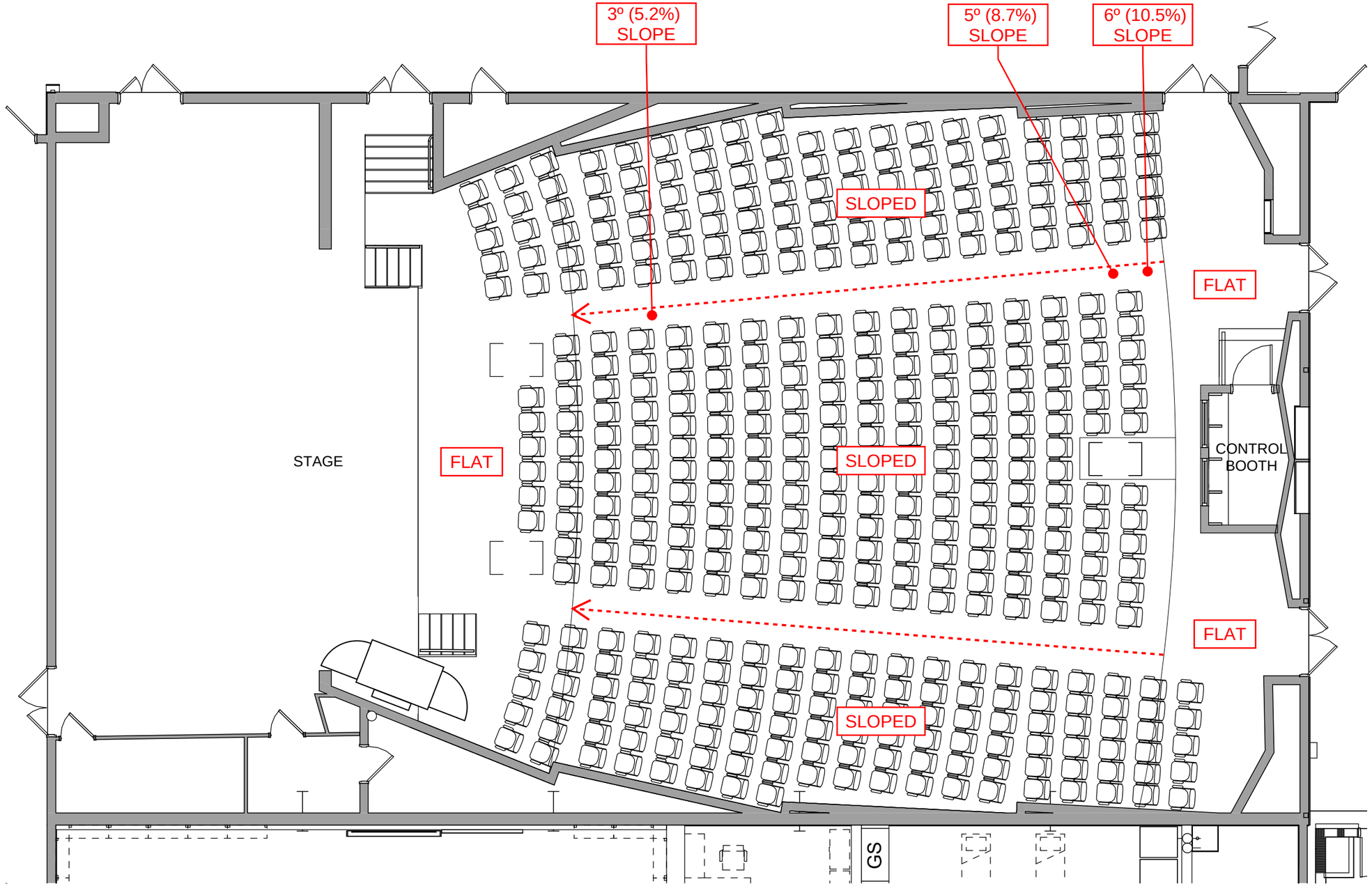






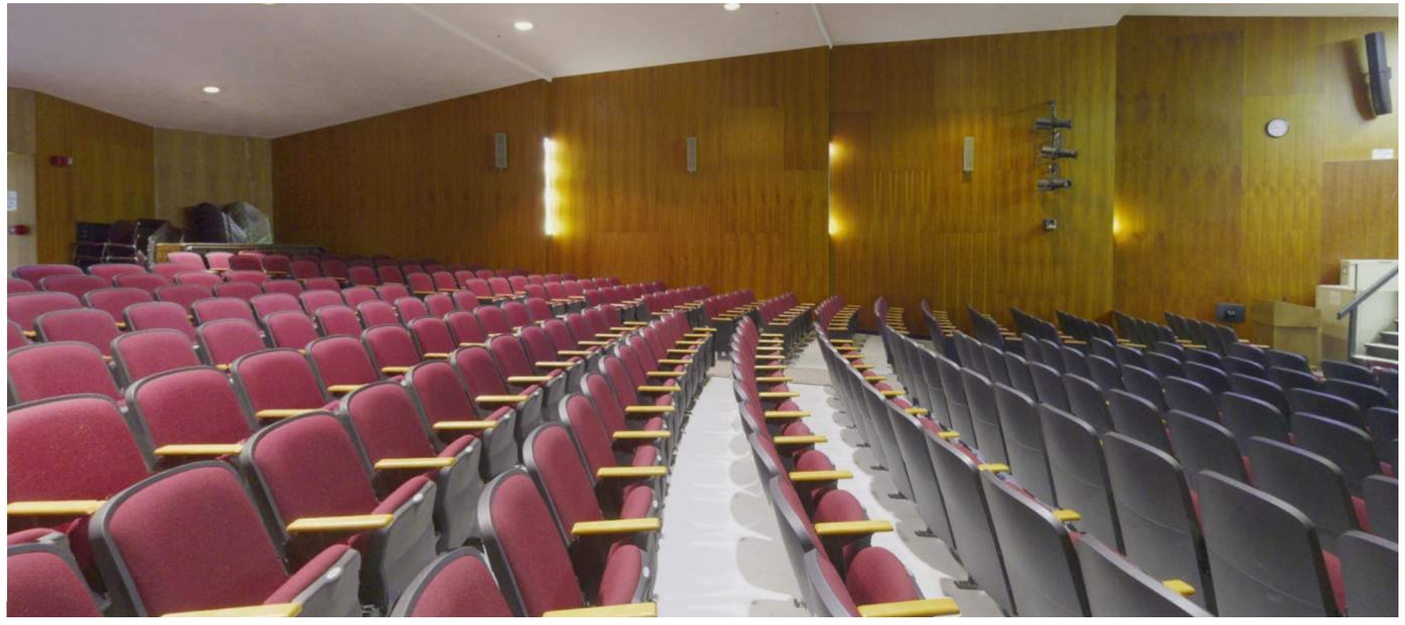


EXISTING STAIR HANDRAILS
(REPRESENTATIVE IMAGES, TOP OF RAILINGS
32"-33.5" ABOVE STAIR NOSINGS)



EXISTING AUDITORIUM

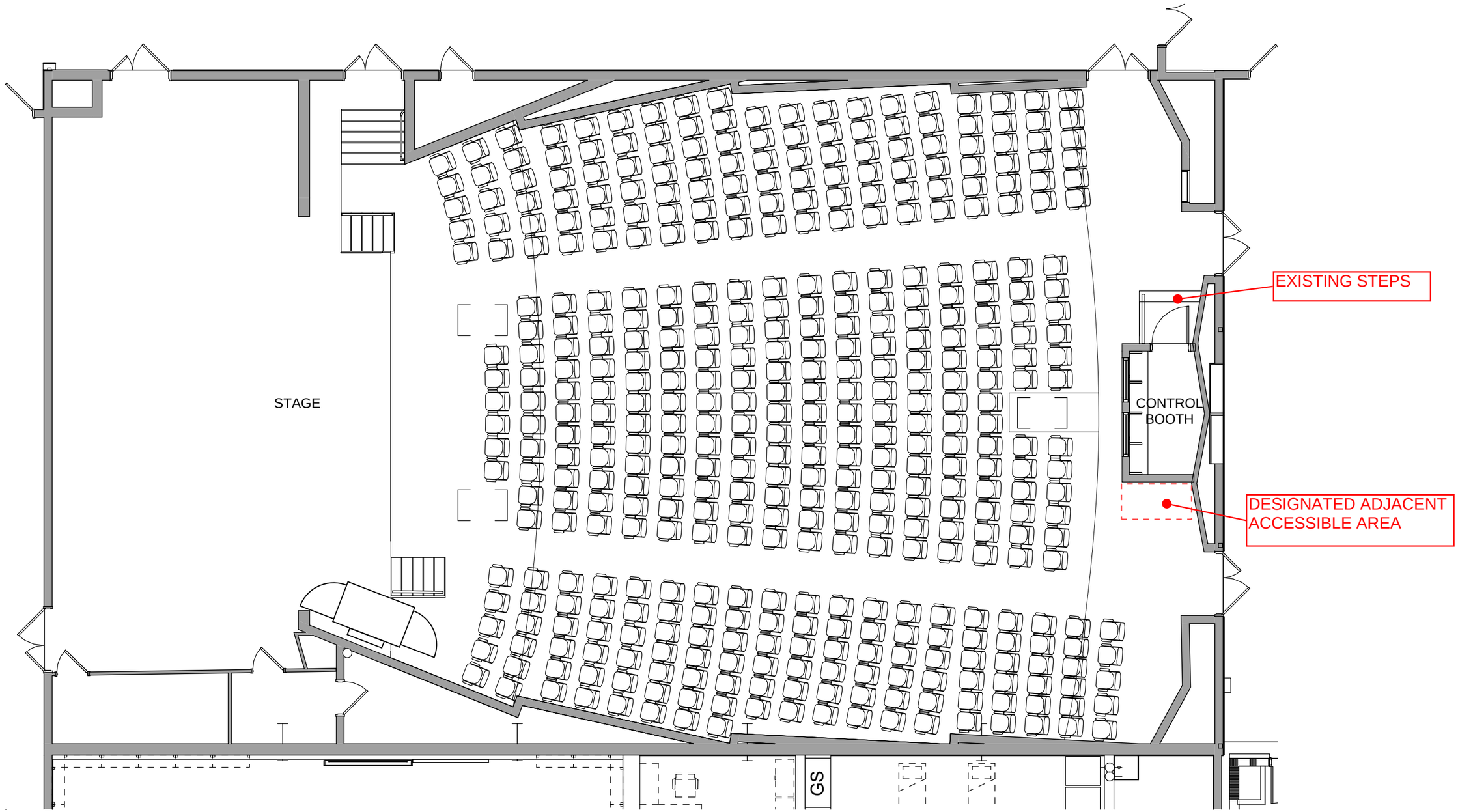
1/8" = 1'-0"



A Existing Auditorium Seating Area



B Existing Auditorium Seating Area



EXISTING AUDITORIUM
1/8" = 1'-0"



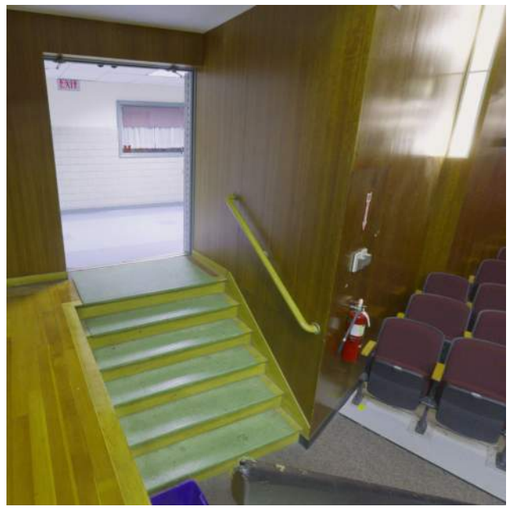
A Existing Booth Door



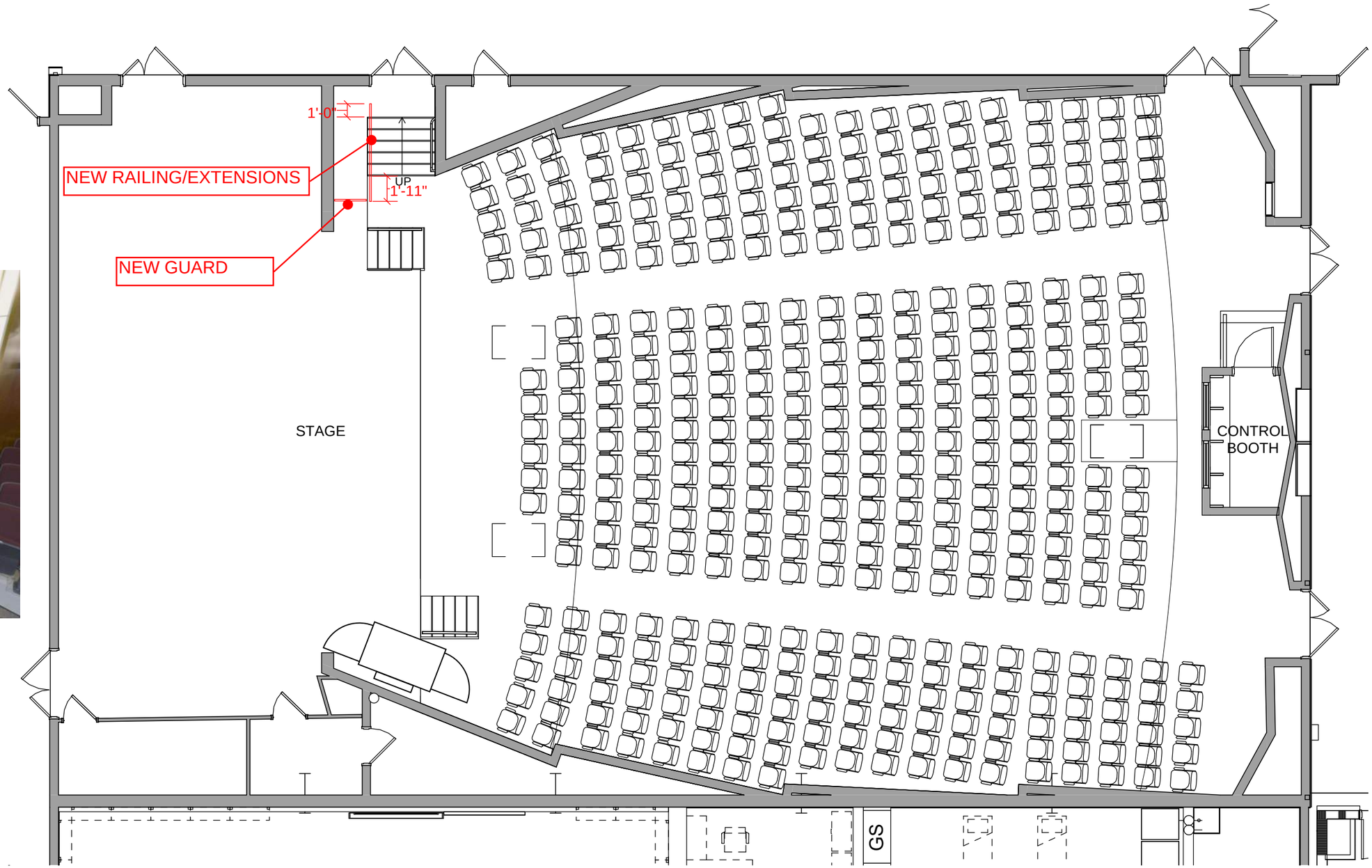
B Existing Booth Front



C Existing Booth Side



A Existing Steps



EXISTING AUDITORIUM
1/8" = 1'-0"