ARCHITECTURAL ACCESS BOARD- HEARING PACKET

Name	**St. Joseph Catholic Church**	**Docket #**	V 26 - 153
Address	**1382 Highland Avenue**	**Docket #**	C -
City	**Needham**	**Hearing**	11/30/2026
Bldg Type		**Time of hearing**	**1:00 PM**
Complaint's Name		**Plans on file?**	
Complaint ?	**Variance ?**	**Request for continuance?**	

Jurisdiction: 3.3.2 If the work performed amounts to 30% or more of the full and fair cash value of the building, the entire building is required to comply with 521 CMR.

Building Permits: Upgrade costs: $148,000

Assessed Value: $6,710,400

Exhibit: 1
V26-153
AAB 1-86

Variances to be addressed:

Petitioner seeks relief from: 14.6: Where access is provided to the stage from within the place of assembly, an accessible route, within the place of assembly, from the wheelchair seating locations, to the stage/performing area must be provided
20: An accessible route shall provide a continuous unobstructed path connecting accessible spaces and elements inside and outside a facility.

25.1: All public entrance(s) of a building or tenancy in a building shall be accessible. Public entrances are any entrances that are not solely service entrances, loading entrances, or entrances restricted to employee use only.
26.11: Door hardware.
27: Stairs.

On August 18, 2026 the Board received an application for variance for the above referenced address. On September 21, 2026 the Board received an email from the MWCIL. At the September 28, 2026 meeting the Board voted to Schedule a hearing. On September 30, 2026 the Notice was sent to all appropriate parties. (See AAB 2-86)

Outlook

1382 Highland Avenue, Needham

From AAB Variance (DPL) <AABVariance@mass.gov>
Date Wed 9/30/2026 4:10 PM
Bcc mdermady@dermadyarchitects.com <mdermady@dermadyarchitects.com>; carolethomas1@verizon.net <carolethomas1@verizon.net>; Karen@marketing-magnet.com <karen@marketing-magnet.com>; mdempsey@mwcil.org <mdempsey@mwcil.org>; Simone, Sadie <ssimone@mwcil.org>; droche@needhamma.gov <droche@needhamma.gov>

1 attachment (627 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

AAB 2

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 26 153**

RE: St. Joseph Catholic Church , 1382 Highland Avenue , Needham

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 **1:00 PM** Remote meeting information will be sent out prior to the hearing date.

This hearing is upon an application for variance filed by: Father Bryan Parrish for modification of or substitution of the following Rules and Regulations: See Application
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 Guarnieri WJ

Chairperson

Date: September 30, 2026

cc: Local Building Inspector
Independent Living Center
Local Disability Commission

AAB 3

Outlook

St. Josephs Church Needham V26-153

From Mark Dempsey <mdempsey@mwcil.org>
Date Mon 9/21/2026 10:24 AM
To Tatiana Swanson <tswanson@needhamma.gov>; Karen Morales <Karen@marketing-magnet.com>
Cc Simone, Sadie <ssimone@mwcil.org>; Mdermady <mdermady@dermadyarchitects.com>; AAB Variance (DPL) <AABVariance@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

1 attachment (337 KB)
260818_SJP_AAB Variance Application_Progress_Revised 260919.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.

Morning Tatiana and Karen,

On Friday I met with the architect, pastor and deacon and we walked the inside and outside of the church. Attached to this email is the amended variance application from the architect.

Entrances; the front entrance has an accessible entrance on the right that brings people to a lobby with an elevator and to the left where a ramp will bring people to the upper church.

The two rear entrances come into the building where there are stairs going up and down. These entrances do not have the space for vertical access or ramps.

The performance areas (altars) have multiple levels. My suggestion would be to provide a portable ramp built to serve the height of the first lower level of the altar. Cutting into the granite stone to provide access would be extremely costly for little benefit to people with disabilities.

The majority of the doors are propped open during services or will be made accessible during the renovation. The doorknobs they are asking for relief for are on doors that cannot be altered and serve either employee only or mechanical areas.

The projected nosing's on the stair treads can be resolved with a carpet running over the treads and risers allowing people who may have drop foot getting stuck or tripped up on the nosing's when they are covered by the carpet.

The existing handrails on the stairs I suggested they modify the wall side handrail to make it comply with the proper grip cross section and extensions where appropriate.

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

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-------- Original Message --------

Subject: RE: Mark Dempsey's contact
Date: 2026-09-21 08:31
From: <mdermady@dermadyarchitects.com>
To: "'Mark Dempsey'" <mdempsey@mwcil.org>
Cc: "'Rev Bryan Parrish'" <bparrish@saintjoes.com>, "'Deacon Robert Horne'" <rhorne@saintjoes.com>

Good Morning Mark,

Thank you for meeting with Father Bryan, Deacon Bob and I on Friday morning at St Joseph Church to review the accessible design St Joseph Parish (SJP) has initiated since 1964, review the proposed design for the Linse Room Renovation advancing accessibility on the Church Lower Level and discuss the five AAB Variances SJP has requested in the August 18, 2026 AAB Variance Application.

We all appreciated the creative problem-solving spirit you brought to the meeting and have submitted an Amended AAB Variance Application based on that discussion at the recommendation of Molly Griffin of the AAB Office. Attached is a copy for your reference. Will you share this with Tatiana and Karen of the Needham Commission on Disabilities or should we?

Martin Dermady

Dermady Architects LLC | Lincoln MA 01773 | 781-257-5018

From: Mark Dempsey <mdempsey@mwcil.org>
Sent: Wednesday, September 16, 2026 12:15 PM
To: mdermady@dermadyarchitects.com
Cc: 'Rev Bryan Parrish' <bparrish@saintjoes.com>; 'Tatiana Swanson' <tswanson@needhamma.gov>; 'Deacon Robert Horne' <rhorne@saintjoes.com>; 'Karen Morales' <karen@marketing-magnet.com>
Subject: Re: Mark Dempsey's contact

Sounds good

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
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On 2026-09-16 12:10, mdermady@dermadyarchitects.com wrote:

> Hi Mark,
>
> See you at St Joseph Church on 9/18 at 10:30. Let's walk around the outside to view the site accessibility, then the inside to view existing accessibility, then review the proposed new work on the Lower Level as well as the Variance Topics. Does this sound OK?
>
> Martin Dermady
>
> **Dermady Architects LLC** | Lincoln MA 01773 | 781-257-5018
>
> ---
>
> **From:** Mark Dempsey <mdempsey@mwcil.org>
> **Sent:** Wednesday, September 16, 2026 12:05 PM
> **To:** Rev Bryan Parrish <bparrish@saintjoes.com>

AAB 6

Cc: mdermady@dermadyarchitects.com; Tatiana Swanson <tswanson@needhamma.gov>; Deacon Robert Horne <rhorne@saintjoes.com>; Karen Morales <karen@marketing-magnet.com>
Subject: Re: Mark Dempsey's contact

Let's do 10:30 after the school busses

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
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On 2026-09-16 11:56, Rev Bryan Parrish wrote:

> Either time is good for me.
>
> Fr Bryan
>
> Sent from my iPhone
>
> On Sep 16, 2026, at 11:52 AM, Mark Dempsey <mdempsey@mwcil.org> wrote:
>
> > Morning Martin,
> >
> > I would like to meet at the church so I can get a better feel for the variance requests. Shall we plan 10 or 10:30 so we do not interfere with the church

service.

Mark Dempsey
Independent Living Coordinator
MetroWest Center for Independent Living
One Clarks Hill, Suite 200
Framingham, MA 01702
508-875-7853 x137 V/TTY
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On 2026-09-16 09:05, mdermady@dermadyarchitects.com wrote:

> Thank you, Tatiana, for the opportunity to meet with everyone over Zoom and discuss the St Joseph Church AAB Variance Request.
>
> Mark, what time(s) is best for you to meet on Friday? Would you be open to meeting at St Joseph Church?
>
> Martin Dermady
>
> **Dermady Architects LLC** | Lincoln MA 01773 | 781-257-5018

From: Tatiana Swanson <tswanson@needhamma.gov>
Sent: Wednesday, September 16, 2026 8:46 AM
To: rhorne@saintjoes.com; bparrish@saintjoes.com; mdermady@dermadyarchitects.com
Cc: Mark Dempsey <mdempsey@mwcil.org>
Subject: Mark Dempsey's contact

Hello,

Thank you again for meeting with us last night regarding your variance.

As promised, I'm cc'ing Mark Dempsey here so you can coordinate meeting times. He can also be reached at this number 508-875-7853 x137

Hi Mark,

I think it would be beneficial for the committee members if you could summarize your findings and plan to present them at the October meeting.

Thank you,

Tatiana



Tatiana Swanson

(she/her/hers)

Director of Human Resources

Town of Needham

1471 Highland Avenue

Needham, MA 02492

Office: (781) 455-7500 ext 276

Mobile: (781) 708-6980

www.needhamma.gov

AAB 9



A Self Care Note: *Your work day/hours may not be the same as mine. Please don't feel obligated to respond outside of your normal working hours.*

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)

St. Joseph Catholic Church

Street address *

1382 Highland Avenue

City / Town *

Needham

State *

MA

ZIP Code *

02492

Name of building owner *

Roman Catholic Archdiocese of Boston

Owner email address *

bparrish@saintjoes.com

Owner phone number *

(781) 444-0245

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."

St Joseph Church has worship spaces at the Lower Level (Lower Church) and Main Level (Upper Church) of the two-story structure. The Main Level includes a small Choir Loft situated above the Highland Ave main entrance to St Joseph Church.

One elevator serves the accessible May Street Entrance, the Upper Church (Main Level) and Lower Church (Lower Level). One interior ramp serves the the accessible Highland Ave Entrance and the Upper Church (Main Level).

What year was the building originally constructed? *

1964

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

25,623

Lower 11,699 Main 11,736, Choir 1,188

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.

Accessibility has been an important design consideration for the St Joseph Parish Community since the construction of the Church in 1964 with a prominent interior ramp wing connecting the front entrance grade on Highland Ave with the Main Level and housed in a luminous elegant architectural space and structure of modern design.

A 2019 construction project installed a new elevator within the existing Church To facilitate access to the upper church, lower church and Linse Room, in compliance with AAB Regulations. The existing South (May Street) South entrance was renovated, a new exterior ramp and porch was added to facilitate access in compliance with AAB Regulations. The 2019 work also included renovation of an AAB compliant Toilet Room on the Main Level. Site work established accessible parking along May Street during Mass times from 4pm Saturday through 6pm Sunday marked with temporary signs. A parking lot adjacent to the St Joseph Church and Mary's Garden includes marked accessible parking places.

A 2025 St Joseph Church Repair project upgraded lighting throughout the building interior by replacing 400 bulbs with energy efficient LED that also improved lighting levels in worship spaces, lobbies, hallways and stairwells.

This 2026 St Joseph Church Renovation primarily involves reconfiguration of the 3,625 sf Linse Room on the Lower Level to provide a multi-purpose space for social, educational and worship purposes, accessible supporting kitchen and toilet rooms as well as three staff offices.The project secondarily includes improvements to the 4,657 sf Chapel to provide accessible seating as well as adjustments to the mechanical and lighting systems for efficiency and harmonize with the new work in the adjacent Linse Room. See attached floor plans for existing and proposed construction. The work will add two new single fixture toilet rooms each sized to accommodate a changing table for family convenience as well as fixtures. The Lower Church work will include a new sound system with assistive listening system. The new flooring with be specified and designed with sensitivity towards the visually impaired. Auburn Construction estimates the cost of this work to be $2,525,363.

While the primary work of Linse Room Renovation amounts to 14% of the total area, the AAB mandates 100% of the building area be updated for AAB compliance if the construction cost exceeds 30% of the assessed building valuation which it does. St Joseph Parish and the Roman Catholic Archdiocese of Boston requested exploration of design strategies for adding scope to achieve compliance by Dermady Architects LLC. Auburn Construction estimates the design and construction cost for this work to be an additional $1,204,066. or approximately 48% of the cost of the Linse Room Renovation. St Joseph Parish and the Roman Catholic Archdiocese of Boston humbly request consideration of variances for relief from compliance in the following items:

521 CMR 14.6 Access to Performing Areas
521 CMR 20.0 Accessible Route
521 CMR 25.0 Entrances
521 CMR 26.11 Door Hardware
521 CMR 27.00 Stairs

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? *

Design Development Phase Completed

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.

2026 construction improvements to St Joseph Church have inlcuded a new boiler for the heating system costing $113,000. and front door hardware replacement costing $35,000.

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.

$6,710,400. as of July 2026

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.

521 CMR 14.6 Access to Performing Areas

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 SJC Linse Room Renovation did not include accessibility improvements to the Lower Church and Upper Church Altars in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR.

To access the Lower Church Altar a wheelchair lift traveling 6 inches in height is proposed by renovating the Altar Preparation area to accommodate the lift and provide the required clearances. The design and construction cost of doing so is estimated to be $307,410. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 14,6 for access to the Lower Church Altar to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities". SJP makes accommodation for disabled persons who wish to serve in a ministerial role at the liturgy.

To access the Upper Church Altar a wheelchair lift traveling 24 inches in height is proposed by renovating the Altar Preparation area to accommodate the lift and provide the required clearances. The design and construction cost of doing so is estimated to be $311,782. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 14,6 for access to the Upper Church Altar to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities". SJP makes accommodation for disabled persons who wish to serve in a ministerial role at the liturgy.

September 18, 2026 – Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

St Joseph Parish proposes to provide a raling-less temporary ramp for installation on an as needed basis for accessing the Lower Tier of the Upper Church Altar. The ramp will be 3 feet wide with a curb and 6 feet long to access the Lower Tier 6 inches above floor level. A 3 feet wide by 3 feet long landing platform will allow access from ramp to Lower Tier of the Upper
Church Altar. The ramp and landing would be custom-built using suitable materials and put in place when needed.

St Joseph Parish uses the Lower Church for daily Masses as well as Christmas and Easter Masses. The custom temporary ramp is proposed for the upper church only as the need for altar accessibility would be more likely needed for funerals, weddings and other special liturgies which occur in the Upper Church.

If this AAB Compliance Alternative is acceptable, St Joseph Parish requests a two-year time frame for completion in order to obtain funding. St Joseph Parish estimates the cost of a raling-less temporary ramp to accces the Lower Tier of the Upper Church Altar to be approximately $10,000.

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.

521 CMR 20.0 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 support spaces for the Lower Church Altar include the Priest Sacristy and Altar Preparation work areas that are on the same level as the Altar and raised 6 inches above the Lower Level.

To join these support spaces along the Lower Level accessible route requires the same wheelchair lift required for the Lower Church Altar under 521 CMR 14.6.

The SJC Linse Room Renovation did not include improvements to these support spaces in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $307,410. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 20.0 for altering the Lower Level Chapel Priest Sacristy and Altar Preparation to join with an accessible route to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

The support spaces for the Upper Church Altar include the Priest Sacristy and Altar Preparation work areas that are on the same level as the Upper Church Altar and raised 24 inches above the Main Level.

To join these support spaces along the Main Level accessible route requires the same wheelchair lift required for the Upper Church Altar under 521 CMR 14.6.

The SJC Linse Room Renovation did not include improvements to these support spaces in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $311,782. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 20.0 for altering the Main Level Chapel Priest Sacristy and Altar Preparation to join with an accessible route to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

September 18, 2026 Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

Upon further discussion it was determined that the support spaces are accessed only by St Joseph Church employees like Priests, Deacons, musicians and not the general public. Therefore St. Joseph is still seeking this variance.

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.

521 CMR 25.0 Entrances & 521 CMR 26.11 Door Hardware

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.

521 CMR 25.0 Entrances

St Joseph Church (SJC) was designed in 1964 with two front entrances on Highland Ave (West side). The central entrance doors were accessed by climbing nine steps of a monumental stair. North of these steps is a grade entrance leading to an interior ramp wing connecting grade to the Upper Church at Main Level. The West side entrance is accessible due to the combination of these choices offered.

In 2019 SJC installed an elevator within the building to connect the May Street Entrance (South side) with Lower Church at Lower Level and Upper Church at Main Level. The work also included improvements to the May Street Entrance to make it accessible from grade. SJP maintains accessible parking along May Street during Mass times.

The two rear East side entrances lead to stairways and are inaccessible. Presumably to make them accessible requires addition of electronic powered automatic door openers.

The SJC Linse Room Renovation did not include improvements to the two rear East side entrances in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $22,378. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 25.0 for two rear east side entrances to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

September 18, 2026 Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

It was shown that the two rear East side entrances lead to stairways. Therefore the investment to replace them with electronic powered automatic door openers would result in no accessibility benefit. However we are proposing to replace the front side door (on Highland Ave) with an electronically powered door opener because this door leads into the original ramp structure providing access to the upper church. That would give two power-assisted door options for the church, one on May St and one on Highland Ave.

If this AAB Compliance Alternative is acceptable, St Joseph Parish requests a two-year time frame for completion in order to obtain funding. St Joseph Parish estimates the cost of replacing the Highland Ave ramp entrance door and adding the electronically powered door opener to be approximately $30,000.

521 CMR 26.11 Door Hardware

The SJC Linse Room Renovation did not include improvements 45 interior doors outside the work limits to achieve compliance with 521 CMR 26.11 Door Hardware. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $278,700. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 5521 CMR 26.11 for hardware improvements to 45 interior doors to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

September 18, 2026 Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

It was shown that the interior doors that are not currently compliant are not for public space access but employee space or storage-mechanical space access. All the doors installed in the new Linse room space will have compliant hardware. St. Joseph is still seeking this variance for the rest of the interior doors.

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.

521 CMR 27.00 Stairs

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 stairways were constructed in 1964 with terrazzo treads overhanging steel pan risers. The geometry of the terrazzo treads does not comply with the 521 CMR 27.3 Nosings requirements. To achieve compliance requires furring out the risers to achieve geometric compliance and then resurfacing the terrazzo with rubber flooring to achieve a uniform finish surface.

The existing stairways have rectangular wood handrails that does not comply with the 521 CMR 27.4 Handrails requirements for shape, size, continuity and extension. To achieve compliance requires replacement of the entire existing handrail and guardrail systems with new painted steel handrail and guardrail systems.

The SJC Linse Room Renovation did not include improvements to the four stairways in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $283,796. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 25.0 for the four existing stairways
to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

September 18, 2026 Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

St. Joseph proposes that an alternative of revising the existing wall mounted wood handrails by routing the tops of them to achieve an AAB grip design, as well as adding extensions at top and bottom where practicable. The interior handrails would remain as is since replacement would be costly as the estimate indicated. In addition, resolving the non-compliance of the existing stair nosing could be resolved by installing a new 3' wide stair runner carpet to mask over the nosings.

If this AAB Compliance Alternative is acceptable, St Joseph Parish requests a two-year time frame for completion in order to obtain funding. St Joseph Parish estimates the cost of revsing the wall mounted handrails and replacing the stair carpet runner to be approximately $120,000.

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

Dermady Architects LLC

Individual architect / engineer name

Martin Dermady

Address

16 Farrar Road Lincoln MA 01773

Email address

mdermady@dermadyarchitects.com

Phone number

(781) 257-5018

Local Building Inspector

Name of building inspector overseeing this project *

James Sullivan

Building inspector's address *

Public Services Administration Building 500 Dedham Avenue Needham, MA 02492

Email address

jsullivan@needhamma.gov

Phone number

781-455-7550

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 *

Fr. Bryan K. Parrish

Date *

August 18, 2026

Printed name *

Father Bryan Parrish

Organization (if applicable)

St Joseph Parish

Address *

1382 Highland Ave

City / Town *

Needham

State *

MA

ZIP Code *

02492

Email address *

bparrish@saintjoes.com

Phone number *

(781) 444-0245

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, Martin Dermady, 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	Address
James Sullivan,Building Commissioner, Building Department	jsullivan@needhamma.gov Public Services Administration Building 500 Dedham Avenue Needham, MA 02492

Method of service

○ Mail	○ Email	○ Hand Delivery	○ Fax

Date served *

August 18, 2026

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	Address
Tatiana Swanson, Director of Human Resources	tswanson@needhamma.gov Town Hall 1471 Highland Avenue Needham, MA 02492

Method of service

○ Mail	○ Email	○ Hand Delivery	○ Fax

Date served *

August 18, 2026

3. Regional Independent Living Center (ILC)

Find yours at masilc.org/findacenter

Name of contact / department	Address
Sadie Simone, Executive DirectorMetroWest Center for Independent Living	ssimone@mwcil.org 1 Clarks Hill, Suite 200 Framingham, MA 01702

Method of service

○ Mail	○ Email	○ Hand Delivery	○ Fax

Date served *

August 18, 2026

Signature *



Date *

August 18, 2026

Outlook

St. Joseph Catholic Church, 1382 Highland Avenue, Needham (V26 153)

From Mark Dempsey <mdempsey@mwcil.org>
Date Fri 9/11/2026 9:24 AM
To Griffin, Molly (DPL) <Molly.Griffin@mass.gov>; Joyce, William (DPL) <William.Joyce@mass.gov>; AAB Variance (DPL) <AABVariance@mass.gov>
Cc Simone, Sadie <ssimone@mwcil.org>

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

Morning AAB,

The MWCIL would like to go on record opposing the reasoning that the expense of compliance for items that have been in place for decades with a statement that there is no benefit to people with disabilities. No alternatives, timed relief etc. is being offered. I would support the Board scheduling a Hearing on the Variance

--

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

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

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

Outlook

Variance Application-1382 Highland Avenue, Needham, MA 02492

From Rev Bryan Parrish <bparrish@saintjoes.com>
Date Tue 8/18/2026 12:27 PM
To Joyce, William (DPL) <William.Joyce@mass.gov>; Griffin, Molly (DPL) <Molly.Griffin@mass.gov>

3 attachments (13 MB)

BKP 260818_SJP_AAB Variance Application_PDF.pdf; BKP260810_St Joseph Church_AAB Variance_Drawings.pdf; BKP260814_St Joseph Church_AAB Variance_Construction 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.

Rev. Bryan K. Parrish
Pastor
Saint Joseph Parish
1382 Highland Ave.
Needham, MA 02492
781-896-2544 (office)

AAB 30

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)

St. Joseph Catholic Church

Street address *

1382 Highland Avenue

City / Town *

Needham

State *

MA

ZIP Code *

02492

Name of building owner *

Roman Catholic Archdiocese of Boston

Owner email address *

bparrish@saintjoes.com

Owner phone number *

(781) 444-0245

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."

St Joseph Church has worship spaces at the Lower Level (Lower Church) and Main Level (Upper Church) of the two-story structure. The Main Level includes a small Choir Loft situated above the Highland Ave main entrance to St Joseph Church.

One elevator serves the accessible May Street Entrance, the Upper Church (Main Level) and Lower Church (Lower Level). One interior ramp serves the the accessible Highland Ave Entrance and the Upper Church (Main Level).

What year was the building originally constructed? *

1964

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

25,623

Lower 11,699 Main 11,736, Choir 1,188

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.

Accessibility has been an important design consideration for the St Joseph Parish Community since the construction of the Church in 1964 with a prominent interior ramp wing connecting the front entrance grade on Highland Ave with the Main Level and housed in a luminous elegant architectural space and structure of modern design.

A 2019 construction project installed a new elevator within the existing Church To facilitate access to the upper church, lower church and Linse Room, in compliance with AAB Regulations. The existing South (May Street) South entrance was renovated, a new exterior ramp and porch was added to facilitate access in compliance with AAB Regulations. The 2019 work also included renovation of an AAB compliant Toilet Room on the Main Level. Site work established accessible parking along May Street during Mass times from 4pm Saturday through 6pm Sunday marked with temporary signs. A parking lot adjacent to the St Joseph Church and Mary's Garden includes marked accessible parking places.

A 2025 St Joseph Church Repair project upgraded lighting throughout the building interior by replacing 400 bulbs with energy efficient LED that also improved lighting levels in worship spaces, lobbies, hallways and stairwells.

This 2026 St Joseph Church Renovation primarily involves reconfiguration of the 3,625 sf Linse Room on the Lower Level to provide a multi-purpose space for social, educational and worship purposes, accessible supporting kitchen and toilet rooms as well as three staff offices.The project secondarily includes improvements to the 4,657 sf Chapel to provide accessible seating as well as adjustments to the mechanical and lighting systems for efficiency and harmonize with the new work in the adjacent Linse Room. See attached floor plans for existing and proposed construction. The work will add two new single fixture toilet rooms each sized to accommodate a changing table for family convenience as well as fixtures. The Lower Church work will include a new sound system with assistive listening system. The new flooring with be specified and designed with sensitivity towards the visually impaired. Auburn Construction estimates the cost of this work to be $2,525,363.

While the primary work of Linse Room Renovation amounts to 14% of the total area, the AAB mandates 100% of the building area be updated for AAB compliance if the construction cost exceeds 30% of the assessed building valuation which it does. St Joseph Parish and the Roman Catholic Archdiocese of Boston requested exploration of design strategies for adding scope to achieve compliance by Dermady Architects LLC. Auburn Construction estimates the design and construction cost for this work to be an additional $1,204,066. or approximately 48% of the cost of the Linse Room Renovation. St Joseph Parish and the Roman Catholic Archdiocese of Boston humbly request consideration of variances for relief from compliance in the following items:

521 CMR 14.6 Access to Performing Areas
521 CMR 20.0 Accessible Route
521 CMR 25.0 Entrances
521 CMR 26.11 Door Hardware
521 CMR 27.00 Stairs

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? *

Design Development Phase Completed

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.

2026 construction improvements to St Joseph Church have inlcuded a new boiler for the heating system costing $113,000. and front door hardware replacement costing $35,000.

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.

$6,710,400. as of July 2026

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.

521 CMR 14.6 Access to Performing Areas

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 SJC Linse Room Renovation did not include accessibility improvements to the Lower Church and Upper Church Altars in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR.

To access the Lower Church Altar a wheelchair lift traveling 6 inches in height is proposed by renovating the Altar Preparation area to accommodate the lift and provide the required clearances. The design and construction cost of doing so is estimated to be $307,410. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 14,6 for access to the Lower Church Altar to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities". SJP makes accommodation for disabled persons who wish to serve in a ministerial role at the liturgy.

To access the Upper Church Altar a wheelchair lift traveling 24 inches in height is proposed by renovating the Altar Preparation area to accommodate the lift and provide the required clearances. The design and construction cost of doing so is estimated to be $311,782. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 14,6 for access to the Upper Church Altar to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities". SJP makes accommodation for disabled persons who wish to serve in a ministerial role at the liturgy.

September 18, 2026 – Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

St Joseph Parish proposes to provide a raling-less temporary ramp for installation on an as needed basis for accessing the Lower Tier of the Upper Church Altar. The ramp will be 3 feet wide with a curb and 6 feet long to access the Lower Tier 6 inches above floor level. A 3 feet wide by 3 feet long landing platform will allow access from ramp to Lower Tier of the Upper
Church Altar. The ramp and landing would be custom-built using suitable materials and put in place when needed.

St Joseph Parish uses the Lower Church for daily Masses as well as Christmas and Easter Masses. The custom temporary ramp is proposed for the upper church only as the need for altar accessibility would be more likely needed for funerals, weddings and other special liturgies which occur in the Upper Church.

If this AAB Compliance Alternative is acceptable, St Joseph Parish requests a two-year time frame for completion in order to obtain funding. St Joseph Parish estimates the cost of a raling-less temporary ramp to accces the Lower Tier of the Upper Church Altar to be approximately $10,000.

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.

521 CMR 20.0 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 support spaces for the Lower Church Altar include the Priest Sacristy and Altar Preparation work areas that are on the same level as the Altar and raised 6 inches above the Lower Level.

To join these support spaces along the Lower Level accessible route requires the same wheelchair lift required for the Lower Church Altar under 521 CMR 14.6.

The SJC Linse Room Renovation did not include improvements to these support spaces in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $307,410. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 20.0 for altering the Lower Level Chapel Priest Sacristy and Altar Preparation to join with an accessible route to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

The support spaces for the Upper Church Altar include the Priest Sacristy and Altar Preparation work areas that are on the same level as the Upper Church Altar and raised 24 inches above the Main Level.

To join these support spaces along the Main Level accessible route requires the same wheelchair lift required for the Upper Church Altar under 521 CMR 14.6.

The SJC Linse Room Renovation did not include improvements to these support spaces in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $311,782. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 20.0 for altering the Main Level Chapel Priest Sacristy and Altar Preparation to join with an accessible route to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

September 18, 2026 Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

Upon further discussion it was determined that the support spaces are accessed only by St Joseph Church employees like Priests, Deacons, musicians and not the general public. Therefore St. Joseph is still seeking this variance.

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.

521 CMR 25.0 Entrances & 521 CMR 26.11 Door Hardware

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.

521 CMR 25.0 Entrances

St Joseph Church (SJC) was designed in 1964 with two front entrances on Highland Ave (West side). The central entrance doors were accessed by climbing nine steps of a monumental stair. North of these steps is a grade entrance leading to an interior ramp wing connecting grade to the Upper Church at Main Level. The West side entrance is accessible due to the combination of these choices offered.

In 2019 SJC installed an elevator within the building to connect the May Street Entrance (South side) with Lower Church at Lower Level and Upper Church at Main Level. The work also included improvements to the May Street Entrance to make it accessible from grade. SJP maintains accessible parking along May Street during Mass times.

The two rear East side entrances lead to stairways and are inaccessible. Presumably to make them accessible requires addition of electronic powered automatic door openers.

The SJC Linse Room Renovation did not include improvements to the two rear East side entrances in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $22,378. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 25.0 for two rear east side entrances to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

September 18, 2026 Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

It was shown that the two rear East side entrances lead to stairways. Therefore the investment to replace them with electronic powered automatic door openers would result in no accessibility benefit. However we are proposing to replace the front side door (on Highland Ave) with an electronically powered door opener because this door leads into the original ramp structure providing access to the upper church. That would give two power-assisted door options for the church, one on May St and one on Highland Ave.

If this AAB Compliance Alternative is acceptable, St Joseph Parish requests a two-year time frame for completion in order to obtain funding. St Joseph Parish estimates the cost of replacing the Highland Ave ramp entrance door and adding the electronically powered door opener to be approximately $30,000.

521 CMR 26.11 Door Hardware

The SJC Linse Room Renovation did not include improvements 45 interior doors outside the work limits to achieve compliance with 521 CMR 26.11 Door Hardware. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $278,700. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 5521 CMR 26.11 for hardware improvements to 45 interior doors to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

September 18, 2026 Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

It was shown that the interior doors that are not currently compliant are not for public space access but employee space or storage-mechanical space access. All the doors installed in the new Linse room space will have compliant hardware. St. Joseph is still seeking this variance for the rest of the interior doors.

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.

521 CMR 27.00 Stairs

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 stairways were constructed in 1964 with terrazzo treads overhanging steel pan risers. The geometry of the terrazzo treads does not comply with the 521 CMR 27.3 Nosings requirements. To achieve compliance requires furring out the risers to achieve geometric compliance and then resurfacing the terrazzo with rubber flooring to achieve a uniform finish surface.

The existing stairways have rectangular wood handrails that does not comply with the 521 CMR 27.4 Handrails requirements for shape, size, continuity and extension. To achieve compliance requires replacement of the entire existing handrail and guardrail systems with new painted steel handrail and guardrail systems.

The SJC Linse Room Renovation did not include improvements to the four stairways in scope or budgeting. These improvements are required because core project cost is 37.6% of assessed value and therefore the entire building is required to comply with 521 CMR. The design and construction cost of doing so is estimated to be $283,796. St Joseph Parish (SJP) and the Archdiocese of Boston believe compliance with 521 CMR 25.0 for the four existing stairways
to be "impracticable due to the excessive and unreasonable costs without substantial benefit to persons with disabilities".

September 18, 2026 Additional Information

Proposed AAB Revision after meeting at St Joseph Church with Mark Dempsey, Coordinator of Metrowest Center for Independent Living to review existing and proposed conditions and discuss alternative accessibility improvements that are less costly.

St. Joseph proposes that an alternative of revising the existing wall mounted wood handrails by routing the tops of them to achieve an AAB grip design, as well as adding extensions at top and bottom where practicable. The interior handrails would remain as is since replacement would be costly as the estimate indicated. In addition, resolving the non-compliance of the existing stair nosing could be resolved by installing a new 3' wide stair runner carpet to mask over the nosings.

If this AAB Compliance Alternative is acceptable, St Joseph Parish requests a two-year time frame for completion in order to obtain funding. St Joseph Parish estimates the cost of revsing the wall mounted handrails and replacing the stair carpet runner to be approximately $120,000.

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

Dermady Architects LLC

Individual architect / engineer name

Martin Dermady

Address

16 Farrar Road Lincoln MA 01773

Email address

mdermady@dermadyarchitects.com

Phone number

(781) 257-5018

Local Building Inspector

Name of building inspector overseeing this project *

James Sullivan

Building inspector's address *

Public Services Administration Building 500 Dedham Avenue Needham, MA 02492

Email address

jsullivan@needhamma.gov

Phone number

781-455-7550

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 *

Fr. Bryan K. Parrish

Date *

August 18, 2026

Printed name *

Father Bryan Parrish

Organization (if applicable)

St Joseph Parish

Address *

1382 Highland Ave

City / Town *

Needham

State *

MA

ZIP Code *

02492

Email address *

bparrish@saintjoes.com

Phone number *

(781) 444-0245

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, Martin Dermady, 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	Address
James Sullivan,Building Commissioner, Building Department	jsullivan@needhamma.gov Public Services Administration Building 500 Dedham Avenue Needham, MA 02492

Method of service

○ Mail	○ Email	○ Hand Delivery	○ Fax

Date served *

August 18, 2026

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	Address
Tatiana Swanson, Director of Human Resources	tswanson@needhamma.gov Town Hall 1471 Highland Avenue Needham, MA 02492

Method of service

○ Mail	○ Email	○ Hand Delivery	○ Fax

Date served *

August 18, 2026

3. Regional Independent Living Center (ILC)

Find yours at masilc.org/findacenter

Name of contact / department	Address
Sadie Simone, Executive DirectorMetroWest Center for Independent Living	ssimone@mwcil.org 1 Clarks Hill, Suite 200 Framingham, MA 01702

Method of service

○ Mail	○ Email	○ Hand Delivery	○ Fax

Date served *

August 18, 2026

Signature *



Date *

August 18, 2026

AUBURN CONSTRUCTION

St. Joseph's Church - MAAB Upgrades
1382 Highland Ave., Needham, MA 02492
ROM Conceptual Estimate
August 14, 2026

Estimate Summary

**** Assume All Scope Can Be Completed Within Linse Room Project Timeline ****

Trade		Project Total	ADA Lift Lower Level	ADA Lift Upper Level	NE Entrance Door Operator	SE Entrance Door Operator	Stair #1	Stair #2	Stair #3	Stair #4	Hardware Upgrades
01 00 00 Project Requirements		30,330	7,744	7,854	282	282	1,963	1,983	1,666	1,537	7,020
01 21 00 Allowances		2,000	1,000	1,000	NIC	NIC	NIC	NIC	NIC	NIC	NIC
02 26 00 Hazardous Materials Abatement - **Excluded**		NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
02 41 00 Demolition		16,150	5,610	5,860	NIC	NIC	1,170	1,170	1,170	1,170	NIC
03 00 00 Concrete		10,000	7,500	2,500	NIC	NIC	NIC	NIC	NIC	NIC	NIC
04 00 00 Masonry		56,000	25,000	25,000	NIC	NIC	1,500	1,500	1,500	1,500	NIC
05 50 00 Miscellaneous Metals		148,531	6,500	31,500	NIC	NIC	33,000	33,563	23,813	20,156	NIC
06 10 00 Misc. Carpentry & Protection		21,820	8,030	8,030	NIC	NIC	1,440	1,440	1,440	1,440	NIC
06 10 00 Wood Framing		4,160	NIC	4,160	NIC	NIC	NIC	NIC	NIC	NIC	NIC
08 10 00 Doors		194,500	6,000	6,000	5,500	5,500	NIC	NIC	NIC	NIC	171,500
09 20 00 Drywall		97,881	29,300	38,550	1,210	1,210	2,330	2,330	2,380	2,380	18,191
09 26 00 Plastering		15,000	7,500	7,500	NIC	NIC	NIC	NIC	NIC	NIC	NIC
09 68 00 Carpet & Resilient		52,500	2,500	2,500	NIC	NIC	11,500	11,500	12,250	12,250	NIC
09 90 00 Painting		33,275	2,850	3,150	350	350	4,500	4,500	4,500	4,500	8,575
12 00 00 Furnishings - **By Client**		NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
14 20 00 Wheelchair Lifts		130,000	65,000	65,000	NIC	NIC	NIC	NIC	NIC	NIC	NIC
22 00 00 Plumbing		5,000	5,000	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
23 00 00 HVAC		11,500	7,500	4,000	NIC	NIC	NIC	NIC	NIC	NIC	NIC
26 00 00 Electrical		31,450	15,100	14,550	900	900	NIC	NIC	NIC	NIC	NIC
27 00 00 Tel/Data		5,000	2,500	2,500	NIC	NIC	NIC	NIC	NIC	NIC	NIC
31 00 00 Sitework		21,800	21,800	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
	Subtotal	**$ 886,898**	**$ 226,434**	**$ 229,654**	**$ 8,242**	**$ 8,242**	**$ 57,403**	**$ 57,985**	**$ 48,719**	**$ 44,933**	**$ 205,287**
Construction Contingency	5.0%	44,345	11,322	11,483	412	412	2,870	2,899	2,436	2,247	10,264
Building Permit	1.1%	10,244	2,615	2,652	95	95	663	670	563	519	2,371
General Conditions		NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
Design & Soft Cost Fees - **Allowance**	20.0%	188,297	48,074	48,758	1,750	1,750	12,187	12,311	10,343	9,540	43,584
Winter Conditions		NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
General Liability Insurance	1.5%	16,947	4,327	4,388	157	157	1,097	1,108	931	859	3,923
Builder's Risk Insurance	0.0%	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
Payment and Performance Bond		NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
Fee	5.0%	57,336	14,639	14,847	533	533	3,711	3,749	3,150	2,905	13,271
	Total	**$ 1,204,066**	**$ 307,410**	**$ 311,782**	**$ 11,189**	**$ 11,189**	**$ 77,931**	**$ 78,722**	**$ 66,141**	**$ 61,002**	**$ 278,700**

St. Joseph's Church - MAAB Upgrades
1382 Highland Ave., Needham, MA 02492
ROM Conceptual Estimate
August 14, 2026

Estimate Detail

Description	Quantity	Unit	Unit Cost	Total
01 00 00 Project Requirements				**30,330**
01 21 00 Allowances				
ADA LIFT LOWER LEVEL				
Slab Scanning / X-Ray - **Allowance**	1	Allow	1,000.00	1,000
ADA LIFT UPPER LEVEL				
Slab Scanning / X-Ray - **Allowance**	1	Allow	1,000.00	1,000
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR- N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			01 21 00 Allowances Total	**$ 2,000**

Description	Quantity	Unit	Unit Cost	Total
02 41 00 Demolition				
ADA LIFT LOWER LEVEL				
Sawcut & Remove Slab On Grade	1	ls	2,250.00	2,250
Misc. Architectural & Masonry Demo				
Labor	24	mh	115.00	2,760
Disposal	1	ls	600.00	600
ADA LIFT UPPER LEVEL				
Sawcut & Remove Slab On Grade	1	ls	2,500.00	2,500
Misc Architectural & Masonry Demo				
Labor	24	mh	115.00	2,760
Disposal	1	ls	600.00	600
NORTHEAST ENTRANCE DOOR OPERATOR - By Carpenter				See Drywall
SOUTHEAST ENTRANCE DOOR OPERATOR - By Carpenter				See Drywall
STAIR #1 TREADS & RAILINGS				
Remove Existing Wall Rails & Guardrails				
Labor	8	mh	115.00	920
Disposal	1	ls	250.00	250
STAIR #2 TREADS & RAILINGS				
Remove Existing Wall Rails & Guardrails				
Labor	8	mh	115.00	920
Disposal	1	ls	250.00	250
STAIR #3 TREADS & RAILINGS				
Remove Existing Wall Rails & Guardrails				
Labor	8	mh	115.00	920
Disposal	1	ls	250.00	250
STAIR #4 TREADS & RAILINGS				
Remove Existing Wall Rails & Guardrails				
Labor	8	mh	115.00	920
Disposal	1	ls	250.00	250

Estimate Detail

Description	Quantity	Unit	Unit Cost	Total
DOOR HARDWARE UPGRADES - By Carpenter				See Drywall
			02 41 00 Demolition Total	**$ 16,150**

03 00 00 Concrete				
ADA LIFT LOWER LEVEL				
Patch Slab On Grade & Create Depression	1	ls	7,500.00	7,500
ADA LIFT UPPER LEVEL				
Patch Slab Overcut	1	ls	2,500.00	2,500
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR- N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			03 00 00 Concrete Total	**$ 10,000**

Description	Quantity	Unit	Unit Cost	Total
04 00 00 Masonry				
ADA LIFT LOWER LEVEL - N/A				
Rework Masonry Walls - CMU W/ Brick	1	ls	25,000.00	25,000
ADA LIFT UPPER LEVEL - N/A				
Rework Masonry Walls - CMU W/ Brick	1	ls	25,000.00	25,000
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS				
Patch Masonry Walls	1	ls	1,500.00	1,500
STAIR #2 TREADS & RAILINGS				
Patch Masonry Walls	1	ls	1,500.00	1,500
STAIR #3 TREADS & RAILINGS				
Patch Masonry Walls	1	ls	1,500.00	1,500
STAIR #4 TREADS & RAILINGS				
Patch Masonry Walls	1	ls	1,500.00	1,500
DOOR HARDWARE UPGRADES - N/A				N/A
			04 00 00 Masonry Total	**$ 56,000**

Description	Quantity	Unit	Unit Cost	Total
05 50 00 Miscellaneous Metals				
ADA LIFT LOWER LEVEL				
Structural Columns For Shaft	1	ls	6,500.00	6,500
ADA LIFT UPPER LEVEL				
Structural Columns For Shaft	1	ls	6,500.00	6,500
Structural Floor Framing	1	ls	25,000.00	25,000
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS				
Wall Rails - Single Line	30	lf	225.00	6,750
Guardrail - Picket Style	35	lf	750.00	26,250
STAIR #2 TREADS & RAILINGS				
Wall Rails - Single Line	33	lf	225.00	7,313
Guardrail - Picket Style	35	lf	750.00	26,250
STAIR #3 TREADS & RAILINGS				
Wall Rails - Single Line	48	lf	225.00	10,688
Guardrail - Picket Style	18	lf	750.00	13,125
STAIR #4 TREADS & RAILINGS				
Wall Rails - Single Line	56	lf	225.00	12,656
Guardrail - Picket Style	10	lf	750.00	7,500
DOOR HARDWARE UPGRADES - N/A				N/A
	05 50 00 Miscellaneous Metals Total			**$ 148,531**

Estimate Detail

Description	Quantity	Unit	Unit Cost	Total
06 10 00 Misc. Carpentry & Protection				
ADA LIFT LOWER LEVEL				
Misc Floor & Finish Protection				
Material	1	ls	950.00	950
Labor	8	mh	135.00	1,080
Barricades - Metal Stud & Corrugated Plastic	40	lf	150.00	6,000
ADA LIFT UPPER LEVEL				
Misc Floor & Finish Protection				
Material	1	ls	950.00	950
Labor	8	mh	135.00	1,080
Barricades - Metal Stud & Corrugated Plastic	40	lf	150.00	6,000
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				
STAIR #1 TREADS & RAILINGS				
Protect Terrazzo Landings				
Material	1	ls	900.00	900
Labor - Install & Remove	4	mh	135.00	540
STAIR #2 TREADS & RAILINGS				
Protect Terrazzo Landings				
Material	1	ls	900.00	900
Labor - Install & Remove	4	mh	135.00	540
STAIR #3 TREADS & RAILINGS				
Protect Terrazzo Landings				
Material	1	ls	900.00	900
Labor - Install & Remove	4	mh	135.00	540

Description	Quantity	Unit	Unit Cost	Total
STAIR #4 TREADS & RAILINGS				
Protect Terrazzo Landings				
Material	1	ls	900.00	900
Labor - Install & Remove	4	mh	135.00	540
DOOR HARDWARE UPGRADES - N/A				N/A
06 10 00 Misc. Carpentry & Protection Total				**$ 21,820**

06 10 00 Wood Framing				
ADA LIFT LOWER LEVEL - N/A				N/A
ADA LIFT UPPER LEVEL				
Rework Small Stair Riser				
Material	1	ls	2,000.00	2,000
Labor	16	mh	135.00	2,160
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
06 10 00 Wood Framing Total				**$ 4,160**

Description	Quantity	Unit	Unit Cost	Total
08 10 00 Doors				
ADA LIFT LOWER LEVEL				
HM Door - 36" x 84"	2	lvs	750.00	1,500
HM Frame	2	ea	500.00	1,000
Hardware - Electric	2	sets	1,400.00	2,800
Glass Lite Kit	2	ea	350.00	700
ADA LIFT UPPER LEVEL				
HM Door - 36" x 84"	2	lvs	750.00	1,500
HM Frame	2	ea	500.00	1,000
Hardware - Electric	2	sets	1,400.00	2,800
Glass Lite Kit	2	ea	350.00	700
NORTHEAST ENTRANCE DOOR OPERATOR				
New Door Operator - Turnkey	1	ea	5,500.00	5,500
SOUTHEAST ENTRANCE DOOR OPERATOR				
New Door Operator - Turnkey	1	ea	5,500.00	5,500
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES				
Total Door Count	49	ea		
Standard Locksets - Assumes 75% Of Openings	37	ea	3,000.00	110,250
Panic Bar Lock Sets - Assumes 25% Of Openings	12	ea	5,000.00	61,250
			08 10 00 Doors Total	**$ 194,500**

Description	Quantity	Unit	Unit Cost	Total
09 20 00 Drywall				
ADA LIFT LOWER LEVEL				
New Shaft Wall	25	lf	700.00	17,500
Patch / Rework Partitions	1	ls	5,000.00	5,000
Patch / Rework GWB Ceiling	1	ls	5,000.00	5,000
Install HM Frame	2	ea	250.00	500
Install HM Door & Hardware	2	ea	650.00	1,300
ADA LIFT UPPER LEVEL				
New Shaft Wall	25	lf	1,170.00	29,250
Patch / Rework Partitions	1	ls	2,500.00	2,500
Patch / Rework GWB Ceiling	1	ls	5,000.00	5,000
Install HM Frame	2	ea	250.00	500
Install HM Door & Hardware	2	ea	650.00	1,300
NORTHEAST ENTRANCE DOOR OPERATOR				
Remove Existing Hardware	4	mh	135.00	540
Cut / Patch Walls For Power Feed				
Material	1	ls	150.00	150
Labor	2	mh	135.00	270
Taper	1	ls	250.00	250
SOUTHEAST ENTRANCE DOOR OPERATOR				
Remove Existing Hardware	4	mh	135.00	540
Cut / Patch Walls For Power Feed				
Material	1	ls	150.00	150
Labor	2	mh	135.00	270
Taper	1	ls	250.00	250
STAIR #1 TREADS & RAILINGS				
Stair Riser Blocking	25	ea		
Material	25	ea	50.00	1,250
Labor	8	mh	135.00	1,080

Description	Quantity	Unit	Unit Cost	Total
STAIR #2 TREADS & RAILINGS				
Stair Riser Blocking	25	ea		
Material	25	ea	50.00	1,250
Labor	8	mh	135.00	1,080
STAIR #3 TREADS & RAILINGS				
Stair Riser Blocking	26	ea		
Material	26	ea	50.00	1,300
Labor	8	mh	135.00	1,080
STAIR #4 TREADS & RAILINGS				
Stair Riser Blocking	26	ea		
Material	26	ea	50.00	1,300
Labor	8	mh	135.00	1,080
DOOR HARDWARE UPGRADES				
Remove Existing Hardware	49	ea		
Labor	49	mh	135.00	6,615
Install Hardware - Lock Set Only. Hinges & Misc To Remain				
Standard Lockset	37	ea	135.00	4,961
Panic Bar Set	12	ea	540.00	6,615
			09 20 00 Drywall Total	**$ 97,881**

Estimate Detail

Description	Quantity	Unit	Unit Cost	Total
09 26 00 Plastering				
ADA LIFT LOWER LEVEL				
Patch Wall & Ceiling Plaster	1	ls	7,500.00	7,500
ADA LIFT UPPER LEVEL				
Patch Wall & Ceiling Plaster	1	ls	7,500.00	7,500
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			09 26 00 Plastering Total	**$ 15,000**

Description	Quantity	Unit	Unit Cost	Total
09 68 00 Carpet & Resilient				
ADA LIFT LOWER LEVEL				
Patch / Rework Flooring	1	ls	2,500.00	2,500
ADA LIFT UPPER LEVEL				
Patch / Rework Flooring	1	ls	2,500.00	2,500
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS				
Stair Riser	25	ea	250.00	6,250
Stair Tread	21	ea	250.00	5,250
STAIR #2 TREADS & RAILINGS				
Stair Riser	25	ea	250.00	6,250
Stair Tread	21	ea	250.00	5,250
STAIR #3 TREADS & RAILINGS				
Stair Riser	26	ea	250.00	6,500
Stair Tread	23	ea	250.00	5,750
STAIR #4 TREADS & RAILINGS				
Stair Riser	26	ea	250.00	6,500
Stair Tread	23	ea	250.00	5,750
DOOR HARDWARE UPGRADES - N/A				N/A
			09 68 00 Carpet & Resilient Total	**$ 52,500**

Description	Quantity	Unit	Unit Cost	Total
09 90 00 Painting				
ADA LIFT LOWER LEVEL				
Paint New Shaft Walls	350	sf	3.00	1,050
Touchup Walls & Ceilings	1	ls	950.00	950
Paint HM Frame	2	ea	175.00	350
Paint HM Door	2	ea	250.00	500
ADA LIFT UPPER LEVEL				
Paint New Shaft Walls	450	sf	3.00	1,350
Touchup Walls & Ceilings	1	ls	950.00	950
Paint HM Frame	2	ea	175.00	350
Paint HM Door	2	ea	250.00	500
NORTHEAST ENTRANCE DOOR OPERATOR				
Touchup Paint Walls	1	ls	350.00	350
SOUTHEAST ENTRANCE DOOR OPERATOR				
Touchup Paint Walls	1	ls	350.00	350
STAIR #1 TREADS & RAILINGS				
Field Paint Railings	1	ls	4,500.00	4,500
STAIR #2 TREADS & RAILINGS				
Field Paint Railings	1	ls	4,500.00	4,500
STAIR #3 TREADS & RAILINGS				
Field Paint Railings	1	ls	4,500.00	4,500
STAIR #4 TREADS & RAILINGS				
Field Paint Railings	1	ls	4,500.00	4,500
DOOR HARDWARE UPGRADES				
Touch Doors	49	ea	175.00	8,575
			09 90 00 Painting Total	**$ 33,275**

Description	Quantity	Unit	Unit Cost	Total
14 20 00 Wheelchair Lifts				
ADA LIFT LOWER LEVEL				
Wheelchair Lift	1	ea	65,000.00	65,000
ADA LIFT UPPER LEVEL				
Wheelchair Lift	1	ea	65,000.00	65,000
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			14 20 00 Wheelchair Lifts Total	**$ 130,000**

Estimate Detail

Description	Quantity	Unit	Unit Cost	Total
22 00 00 Plumbing				
ADA LIFT LOWER LEVEL				
Relocate Janitor's Sink & Piping At Utility #025	1	ls	5,000.00	5,000
ADA LIFT UPPER LEVEL - N/A				N/A
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			22 00 00 Plumbing Total	**$ 5,000**

Estimate Detail

Description	Quantity	Unit	Unit Cost	Total
23 00 00 HVAC				
ADA LIFT LOWER LEVEL				
Rework Ductwork & RGD's Around New Shaft	1	ls	7,500.00	7,500
ADA LIFT UPPER LEVEL				
Rework Ductwork & RGD's Around New Shaft	1	ls	4,000.00	4,000
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			23 00 00 HVAC Total	**$ 11,500**

Description	Quantity	Unit	Unit Cost	Total
26 00 00 Electrical				
ADA LIFT LOWER LEVEL				
Demo / Make Safe	4	mh	175.00	700
Temp Power / Lighting	1	ls	950.00	950
Equipment Whip Connection - Sawcutting	1	ea	950.00	950
Rework Lighting & Circuitry	1	ls	3,500.00	3,500
Wheelchair Lift Power	1	ea	2,000.00	2,000
Rework Misc Outlets	1	ls	2,000.00	2,000
Fire Alarm Rework	1	ls	5,000.00	5,000
ADA LIFT UPPER LEVEL				
Demo / Make Safe	4	mh	175.00	700
Temp Power / Lighting	1	ls	950.00	950
Equipment Whip Connection - Sawcutting & Welder	2	ea	950.00	1,900
Rework Lighting & Circuitry	1	ls	2,500.00	2,500
Wheelchair Lift Power	1	ea	2,000.00	2,000
Rework Misc Outlets	1	ls	1,500.00	1,500
Fire Alarm Rework	1	ls	5,000.00	5,000
NORTHEAST ENTRANCE DOOR OPERATOR				
Auto Operator Power Supply	1	ea	900.00	900
SOUTHEAST ENTRANCE DOOR OPERATOR				
Auto Operator Power Supply	1	ea	900.00	900

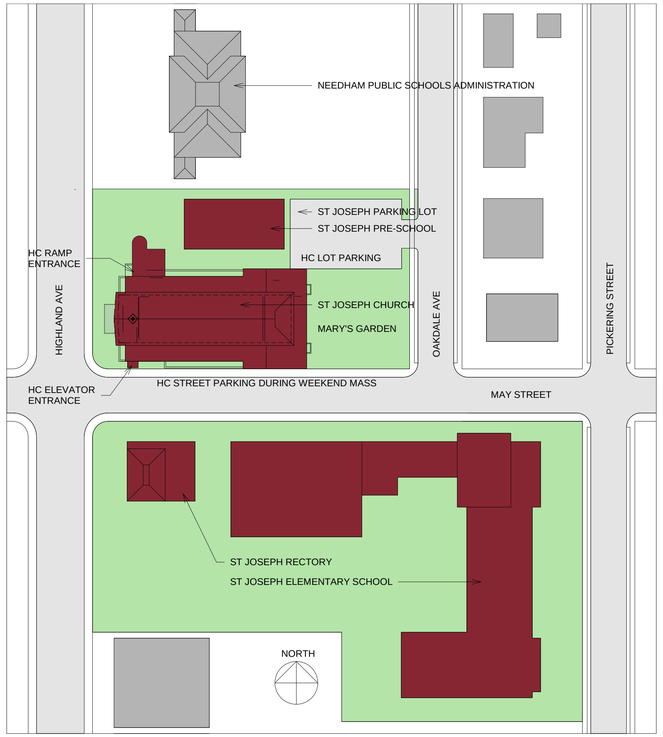
Description	Quantity	Unit	Unit Cost	Total
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			26 00 00 Electrical Total	**$ 31,450**

27 00 00 Tel/Data				
ADA LIFT LOWER LEVEL				
Rework Tel / Data Outlets	1	ls	2,500.00	2,500
ADA LIFT UPPER LEVEL				
Rework Tel / Data Outlets	1	ls	2,500.00	2,500
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			27 00 00 Tel/Data Total	**$ 5,000**

Estimate Detail

Description	Quantity	Unit	Unit Cost	Total
31 00 00 Sitework				
ADA LIFT LOWER LEVEL				
Minor Excavation & Prep For New Depressed Slab				
Material	1	ls	3,000.00	3,000
Labor - Assumes All By Hand	120	mh	115.00	13,800
Trucking / Disposal	1	ls	5,000.00	5,000
ADA LIFT UPPER LEVEL - N/A				N/A
NORTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
SOUTHEAST ENTRANCE DOOR OPERATOR - N/A				N/A
STAIR #1 TREADS & RAILINGS - N/A				N/A
STAIR #2 TREADS & RAILINGS - N/A				N/A
STAIR #3 TREADS & RAILINGS - N/A				N/A
STAIR #4 TREADS & RAILINGS - N/A				N/A
DOOR HARDWARE UPGRADES - N/A				N/A
			31 00 00 Sitework Total	**$ 21,800**

	Subtotal	**$ 886,898**



1 EXISTING PARISH CAMPUS
1" = 60'-0"

DRAWING LIST

GENERAL

G-101	GENERAL INFORMATION
G-102	ST JOSEPH PARISH CAMPUS EXTERIOR PHOTOS
G-103	ST JOSEPH CHURCH MAIN LEVEL INTERIOR PHOTOS
G-104	ST JOSEPH CHURCH LOWER LEVEL INTERIOR PHOTOS
G-105	1964 ST JOSEPH CHURCH DESIGN FOR ACCESSIBILITY
G-106	2019 ST JOSEPH CHURCH DESIGN FOR ACCESSIBILITY
G-107	2019 ST JOSEPH CHURCH DESIGN FOR ACCESSIBILITY

ARCHITECTURAL

AD-101	EXISTING LOWER LEVEL PLAN
AD-102	EXISTING MAIN LEVEL AND PARTIAL CHOIR LEVEL PLANS
AD-201	EXISTING BUILDING SECTIONS
A-101	LOWER LEVEL RENOVATION PLAN
A-102	MAIN LEVEL AND PARTIAL CHOIR LEVEL RENOVATION PLANS
A-201	RENOVATION NORTH AND SOUTH ELEVATIONS
A-401	PARTIAL ENLARGED LOWER LEVEL PLAN
A-602	DOOR SCHEDULES
A-603	DOOR DETAILS
A-701	EXISTING AND PROPOSED INTERIOR VIEWS
A-702	EXISTING AND PROPOSED INTERIOR VIEWS

STRUCTURAL KEYNOTES

EXISTING CONSTRUCTION

ES01 CONCRETE COLUMN-PIER FOOTING
ES02 CONCRETE WALL FOOTING
ES03 4" CONCRETE SLAB ON GRADE
ES04 3" CONCRETE SLAB DEPRESSION FOR TERRAZZO FLOORING
ES05 CONCRETE FOUNDATION WALL
ES06 6" DIA. STEEL COLUMN WITH 8" DIA. FIRE-PROOF SHELL
ES07 10WF100 STEEL COLUMN
ES08 5X5 SQUARE STEEL COLUMN WITH 7X7 FIRE-PROOF SHELL
ES09 CONCRETE PIER
ES10 UNDISTURBED SOIL

ES11 CONCRETE BEAM-LINTEL ABOVE WINDOW
ES12 5" CONCRETE FLOOR SLAB
ES13 12WF27 STEEL BEAM ENCASED WITH CONCRETE
ES14 24WF84 STEEL BEAM ENCASED WITH CONCRETE
ES15 TBD
ES16 6X6 SQUARE STEEL COLUMN
ES17 STEEL WALL TRUSS
ES18 CONCRETE RETAINING WALL FOOTING
ES19 CONCRETE RETAINING WALL
ES20 CONCRETE STAIR SLAB

ES21 12" ELEVATOR SHAFT FOUNDATION WALL
ES22 12" ELEVATOR SHAFT MAT SLAB AND PIT
ES23 1964 COLUMN FOOTING CUT AFTER ELEVATOR FOUNDATION INSTALLED
ES24 HSS6X6 STEEL COLUMN
ES25 STEEL FRAME CHURCH STEEPLE
ES26 STEEL ROOF TRUSS WITH PURLINS
ES27 2" TONGUE AND GROOVE WOOD PLANK ROOF DECK
ES28 3/4" PLYWOOD ON 2X6 WOOD FRAMING AT CHOIR GALLERY PLATFORM
ES29 TAPERED CONCRETE FLOOR SLAB AT CHOIR GALLERY
ES30 STEL ROOF DECK

ES31 10" BAR JOISTS

DEMOLITION CONSTRUCTION
DS01 REMOVE PORTION OF 4" CONCRETE SLAB REQUIRED FOR RENOVATION
DS02 REMOVE WOOD FLOOR FRAMING ABOVE SLAB

RENOVATION CONSTRUCTION
NS01 NEW CONCRETE SLAB, 6x6 WWF @ MID-HEIGHT
NS02 NEW WOOD FRAME FLOORING
- 2 X 10 FIRE TREATED JOISTS @ 12" O.C.
- 3/4" FIRE TREATED PLYWOOD FLOOR SHEATHING

NS03 NEW WOOD FRAME BEARING APRON WALL
- 2 X 6 FIRE TREATED STUDS @ 16" O.C.
- 2 X 6 FIRE TREATED BOTTOM PLATE
- (2) 2 X 6 FIRE TREATED TOP PLATE

NS04 NEW COMPACTED CRUSHED GRAVEL
NS05 NEW FIRE TREATED HEADER

ARCHITECTURAL KEYNOTES

EXISTING CONSTRUCTION

EA01 GRANITE STEPS
EA02 GRANITE CLADDING AND TRIM
EA03 BRICK CLADDING
EA04 LIMESTONE CLADDING AND TRIM
EA05 SLATE ROOF
EA06 ALUMINUM FASCIA
EA07 ALUMINUM GUTTER AND LEADER
EA08 ALUMINUM RAILING
EA09 ALUMINUM GRILLE
EA10 GLASS BLOCK WINDOW

EA11 PRESSED METAL FRAME FIXED WINDOW, STAINED GLASS
EA12 PRESSED METAL FRAME FIXED WINDOW, CLEAR GLASS
EA13 PRESSED METAL FRAME HOPPER WINDOW, STAINED GLASS
EA14 PRESSED METAL FRAME HOPPER WINDOW, CLEAR GLASS
EA15 CRUSHED STONE AT AREAWAY
EA16 CONCRETE
EA17 40" X 66" FRESH AIR LOUVER
EA18 PLANTER
EA19 METAL AREAWAY
EA20 UNEXCAVATED

EA21 EXTERIOR WALL TYPE A
- 13 1/2" CONCRETE FOUNDATION WALL
- LOWER WALL INTERIOR FINISH OF PLYWOOD/PLASTER ON FURRING

EA22 EXTERIOR WALL TYPE B
- 4" EXTERIOR FACE BRICK
- 9 1/2" CONCRETE FOUNDATION WALL
- UPPER WALL INTERIOR FINISH OF SAND FLOAT PLASTER ON FURRING

EA23 EXTERIOR WALL TYPE C
- 13 1/2" CONCRETE FOUNDATION WALL
- NO INTERIOR FINISH

EA24 EXTERIOR WALL TYPE D
- 4" EXTERIOR FACE BRICK
- 6" CONCRETE MASONRY UNIT CORE
- 4" INTERIOR FACE BRICK

EA25 EXTERIOR WALL TYPE E
- 4" EXTERIOR FACE BRICK
- 8" CONCRETE MASONRY UNIT CORE
- 1" RIGID INSULATION
- LIGHT GAUGE FRAMING
- 1" GWB WITH SAND FINISH

EA26 INTERIOR BEARING WALL TYPE A
- 8" CONCRETE CORE
- INTERIOR FINISH OF PLASTER / WOOD ON 0, 1 OR 2 SIDES

EA27 INTERIOR PARTITION TYPE A
- 4-6-8" CONCRETE MASONRY UNIT CORE
- INTERIOR FINISH OF PLASTER / WOOD ON 0, 1 OR 2 SIDES

EA28 INTERIOR PARTITION TYPE B
- 4" CONCRETE MASONRY UNIT CORE
- 4" INTERIOR FACE BRICK
- INTERIOR FINISH OF PLASTER ON 0 OR 1 SIDE

EA29 INTERIOR PARTITION TYPE C
- LIGHT GAUGE FRAMING
- GWB ON BOTH SIDES
- WOOD PANEL ON 0 OR 1 SIDE

EA30 INTERIOR PARTITION TYPE D
- LIGHT GAUGE FRAMING

EA31 FLOOR TYPE A
- CONCRETE SLAB
- TERRAZZO FINISH

EA32 FLOOR TYPE B
- CONCRETE SLAB
- VINYL TILES FINISH

EA33 FLOOR TYPE C
- CONCRETE SLAB
- CARPETING FINISH

EA34 FLOOR TYPE D
- CONCRETE SLAB
- NO FINISH

EA35 TERRAZZO BASE
EA36 WOOD HANDRAILS
EA37 ALUMINUM GUARDRAILS AND BRACKETS
EA38 WALL HUNG HEATING EQUIPMENT
EA39 WOOD PANEL CONFESSIONAL ENCLOSURE
EA40 METAL DOOR AND FRAME

EA41 ROOF TYPE A
- MEMBRANE ROOFING SYSTEM
- 2" RIGID INSULATION
- STEEL ROOF DECK

EA42 ROOF TYPE B
- SLATE SHINGLE ROOFING SYSTEM
- ROOFING FELT
- 2" WOOD PLANK DECK

EA43 CEILING TYPE A
- SAND FLOAT PLASTER CEILING ON LIGHT GAUGE

EA44 CEILING TYPE B
- VENEER PLYWOOD CEILING ON LIGHT GAUGE

EA45 PLASTER CEILING COFFER
EA46 SUSPENDED WOOD TABERNACLE CANOPY
EA47 MECHANICAL CEILING DIFFUSER
EA48 MECHANICAL DUCTWORK ABOVE CEILING
EA49 MECHANICAL CEILING MOUNT FAN COIL UNIT
EA50 MECHANICAL 2 PIPE COOLING-HEATING SYSTEM

EA51 WOOD PEWS
EA52 STD WOOD BASE
EA53 STD WOOD PANELING
EA54 STD WOOD TRIM
EA55 STD WOOD SLOPING SILL

ARCHITECTURAL KEYNOTES

DEMOLITION CONSTRUCTION

DA01 REMOVE METAL FRAME WINDOWS
DA02 SALVAGE STAINED GLASS FOR INTERIOR REUSE
DA03 REMOVE WOOD PEWS
DA04 MODIFY WOOD PEWS FOR WHEELCHAIR PLACE
DA05 REMOVE TBD
DA06 REMOVE WOOD FRAME PARTITION
DA07 REMOVE WOOD DOOR AND FRAME
DA08 REMOVE KITCHEN CABINETS
DA09 REMOVE CARPETING
DA10 REMOVE PLASTER CEILING

RENOVATION AND ADDITION CONSTRUCTION

NA01 ALUMINUM FRAME FIXED WINDOW, CLEAR INSULATED GLASS
NA02 ALUMINUM FRAME AWNING WINDOW, CLEAR INSULATED GLASS
NA03 REPAIR AND REINSTALL STAINED GLASS IN CUSTOM WOOD FRAME
NA04 LAMINATED GLASS PANEL IN CUSTOM WOOD FRAME
NA05 15 MIL POLYETHYLENE VAPOR BARRIER
NA06 RIGID INSULATION FOR UNDERSLAB
NA07 TBD
NA08 TBD
NA09 TBD
NA10 TBD

NA11 WOOD BASE CABINET WITH STD WOOD DOORS-DRAWERS
NA12 STONE COUNTERTOP AND BACKSPLASH
NA13 24" X 48" ACCESS TO UNDERCROFT OF OFFICE-MEETING SPACE
NA14 STD WOOD BASE TO MATCH EXISTING
NA15 STD WOOD WALL PANELING TO MATCH EXISTING
NA16 STD WOOD TRIM TO MATCH EXISTING
NA17 PTD GWB WALLBOARD

KITCHEN APPLIANCES AND FIXTURES

KA1 FULL HEIGHT REFRIGERATOR
KA2 FULL HEIGHT FREEZER
KA3 OVEN
KA4 MICROWAVE

KF1 KITCHEN SINK
KF2 KITCHEN FAUCET

LAVATORY FIXTURES AND HARDWARE

LF1 LAVATORY SINK
LF2 LAVATORY FAUCET
LF3 LAVATORY TOILET

LH1 PAPER TOWEL HOLDER - RECEPTACLE
LH2 TOILET PAPER HOLDER
LH3 GRAB BAR
LH4 MIRROR

AUDIO-VISUAL EQUIPMENT (NOT IN CONTRACT)

AV1 WALL MOUNTED TV SCREEN, 100" (88"W X 49.8"H X 3"D)
AV2 WALL MOUNTED TV SCREEN, 75" (66.2"W X 40.2"H X 3"D)
AV3 WALL MOUNTED HINGED FRAME FOR TV SCREEN

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
NEEDHAM MA 02492

OWNER
THE ROMAN CATHOLIC ARCHDIOCESE OF BOSTON
66 Brooks Drive
Braintree MA 02184

ARCHITECTURE
DERMADY ARCHITECTS LLC
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Somerville MA 02144
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BUILDING ENVELOPE TECHNOLOGIES INC
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(508) 238-3587

AAB VARIANCE DRAWINGS

GENERAL INFORMATION

Project number	250902
Date	08/10/2026
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Checked by	mbd

G-101

Scale 1" = 60'-0"

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ST JOSEPH CONVENT (NOW PRE-SCHOOL) AND ST JOSEPH CHURCH ALONG HIGHLAND AVE



ST JOSEPH CHURCH MAIN ENTRANCE ALONG HIGHLAND AVE



ST JOSEPH CHURCH ELEVATOR ENTRANCE ALONG MAY STREET



MARY'S GARDEN AT MAY STREET AND OAKLAND AVE



MARY'S GARDEN AT MAY STREET AND OAKLAND AVE



MARY'S GARDEN AT MAY STREET AND OAKLAND AVE



ST JOSEPH SCHOOL RECTORY, PARISH OFFICES, SCHOOL AND PARKING LOT OFF OF HIGHLAND AVE



ST JOSEPH SCHOOL BUILDINGS AND PLAYGROUND



ST JOSEPH SCHOOL BUILDINGS AND PLAYGROUND



ST JOSEPH SCHOOL BUILDINGS AND PLAYGROUND



ST JOSEPH SCHOOL BUILDINGS AND PLAYGROUND



ST JOSEPH SCHOOL BUILDING ENTRANCE

ST JOSEPH CHURCH LINSE ROOM RENOVATION

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ST JOSEPH PARISH CAMPUS EXTERIOR PHOTOS

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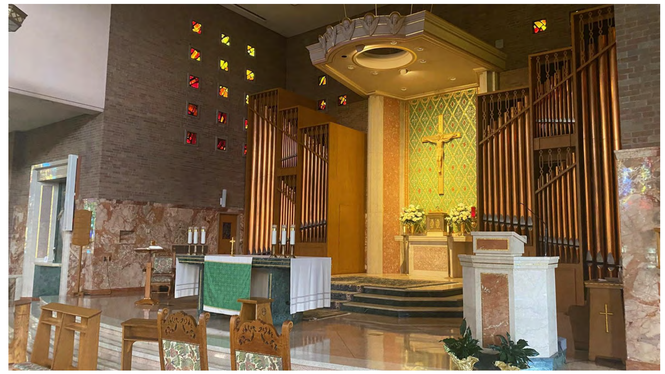
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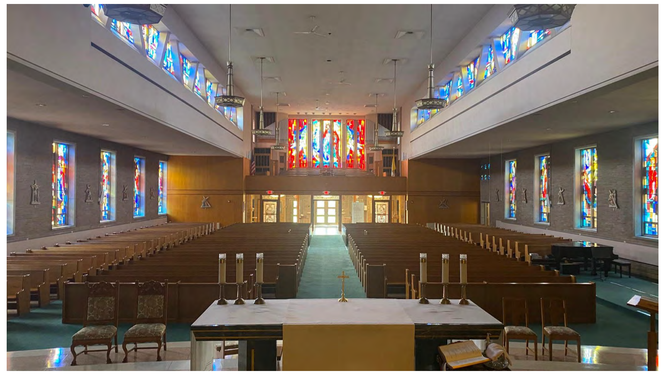
NAVE LOOKING EAST TOWARDS ALTAR



NAVE LOOKING NORTH-EAST TOWARDS ALTAR



STONE ALTAR RAISED 24" ABOVE NAVE (MAIN) FLOOR LEVEL



NAVE LOOKING WEST TOWARDS NARTHEX (ENTRANCE) AND CHOIR LOFT



CHOIR LOFT LOOKING NORTH TOWARDS NAVE



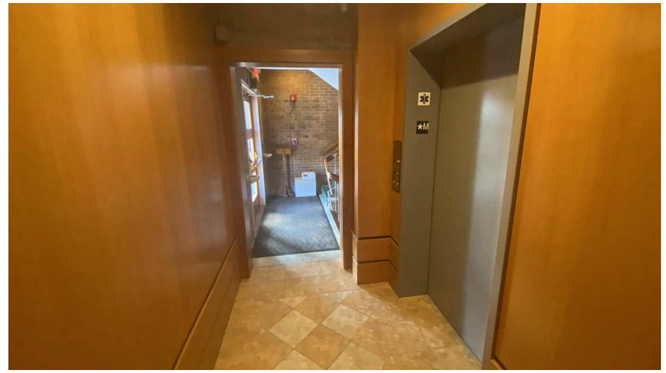
CHAPEL LOOKING NORTH



NARTHEX (ENTRANCE) LOOKING EAST TOWARDS NAVE AND ALTAR



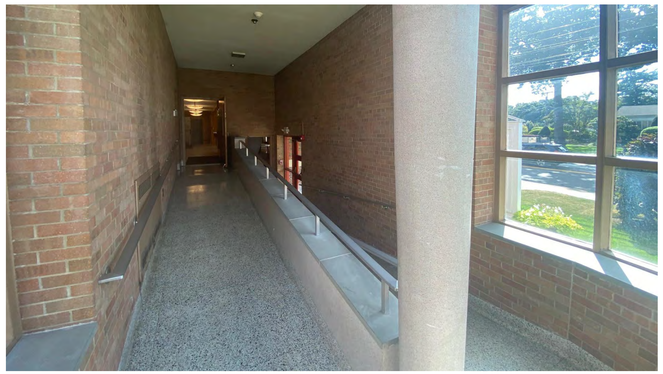
NARTHEX (ENTRANCE) LOOKING SOUTH-EAST TOWARDS ELEVATOR AND MAY STREET ENTRANCE



ELEVATOR LOBBY LOOKING NORTH TOWARDS MAY STREET ENTRANCE



1964 INTERIOR RAMP CONNECTING HIGHLAND AVE ENTRANCE WITH MAIN LEVEL LOOKING NORTH



1964 INTERIOR RAMP CONNECTING HIGHLAND AVE ENTRANCE WITH MAIN LEVEL LOOKING SOUTH



1964 INTERIOR RAMP CONNECTING HIGHLAND AVE ENTRANCE WITH MAIN LEVEL LOOKING NORTH

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AAB VARIANCE DRAWINGS

ST JOSEPH CHURCH MAIN LEVEL INTERIOR PHOTOS

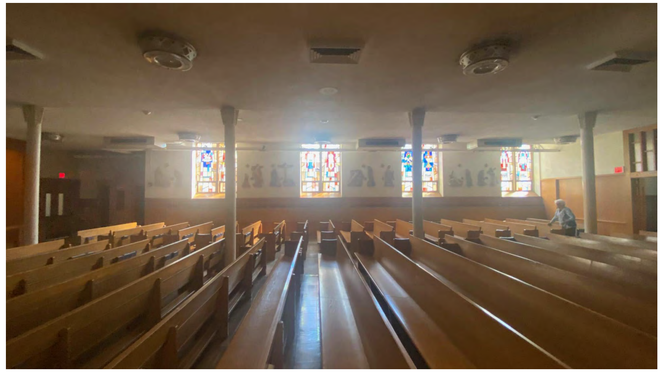
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LOWER CHURCH 002 LOOKING EAST TOWARDS ALTAR



LOWER CHURCH 002 LOOKING SOUTH



LOWER CHURCH ALTAR 003 LOOKING NORTH



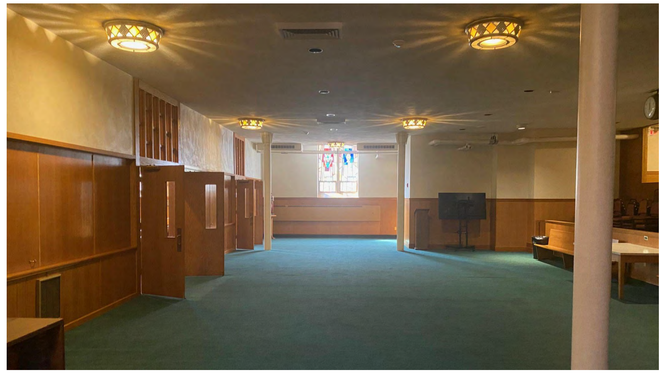
LINSE ROOM 001 LOOKING NORTH



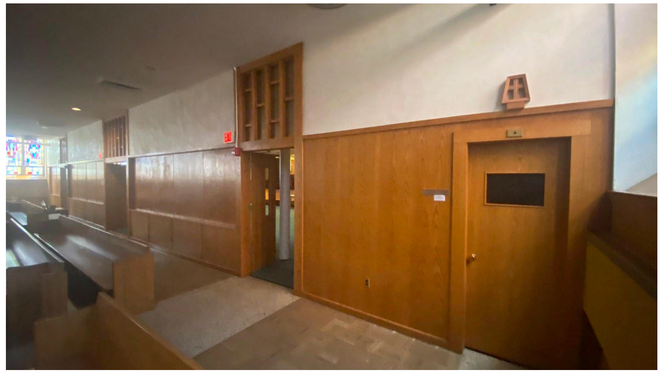
LINSE ROOM 001 LOOKING WEST



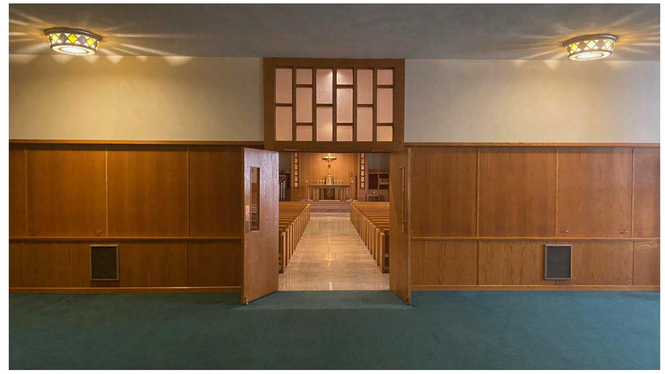
LINSE ROOM 001 LOOKING EAST TOWARDS LOWER CHURCH



LINSE ROOM 001 LOOKING SOUTH



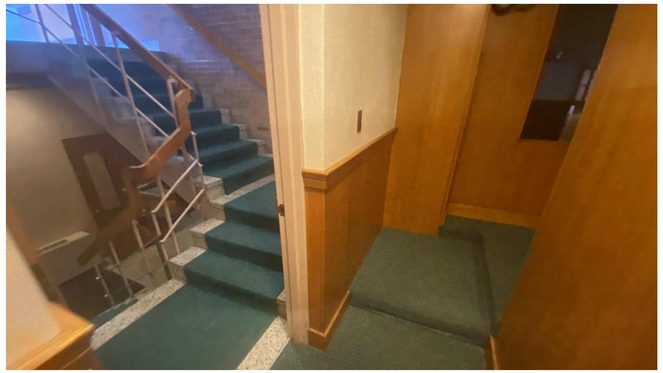
LOWER CHURCH 002 LOOKING SOUTH-WEST



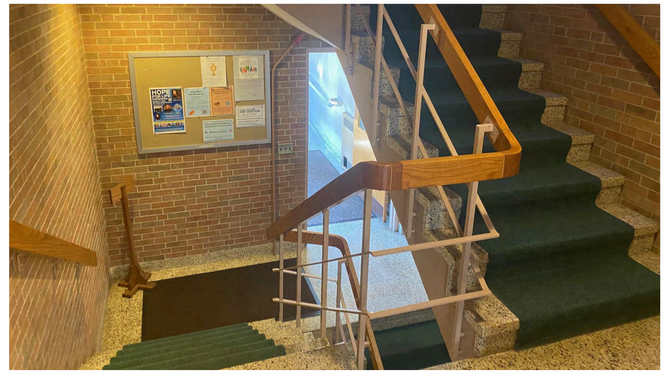
LINSE ROOM 001 LOOKING EAST TOWARDS LOWER CHURCH



MOTHERS ROOM 013 WITH TIERED FLOOR LOOKING NORTH-WEST



MOTHERS ROOM 014 WITH TIERED FLOOR LOOKING NORTH-EAST TO STAIR 1



STAIR 1 AT MAIN LEVEL LANDING LOOKING NORTH-EAST TO RAMP 105 AT GRADE LEVEL

ST JOSEPH CHURCH LINSE ROOM RENOVATION

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AAB VARIANCE DRAWINGS

ST JOSEPH CHURCH LOWER LEVEL INTERIOR PHOTOS

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	G-104
Scale	

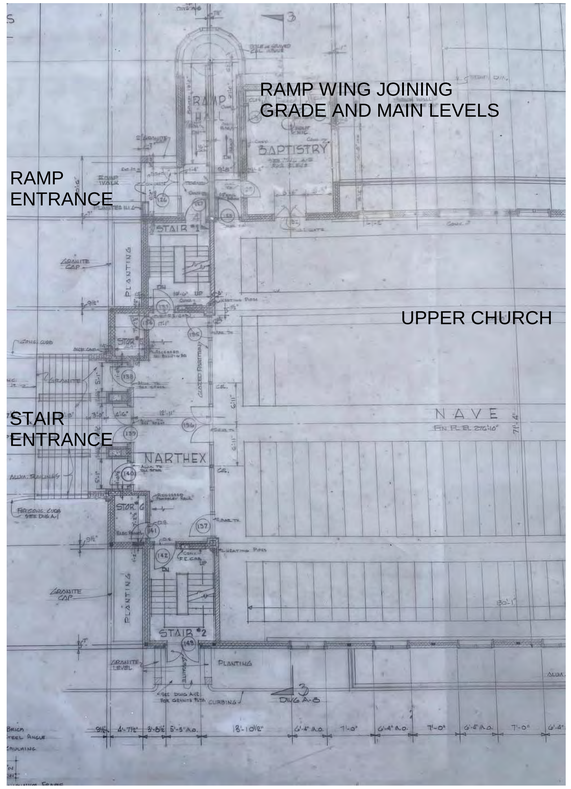
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1965 VIEW OF ST JOSEPH CHURCH AT INTERSECTION OF HIGHLAND AVE AND MAY STREET WITH RAMP AND STAIR FRONT ENTRANCES

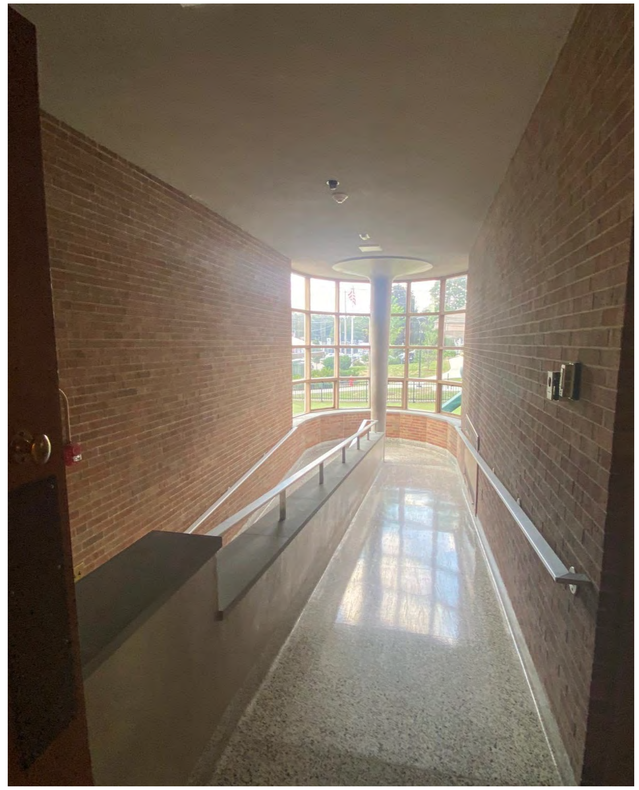


2026 VIEW OF ST JOSEPH CHURCH FROM HIGHLAND AVE WITH RAMP (LEFT) AND STAIR (RIGHT) FRONT ENTRANCES



1964 MAIN LEVEL PLAN SHOWING STAIR AND RAMP ENTRANCES ON HIGHLAND AVE





2026 VIEWS OF INTERIOR RAMP JOINING GRADE AND MAIN LEVELS

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
NEEDHAM MA 02492

OWNER
THE ROMAN CATHOLIC ARCHDIOCESE OF BOSTON
66 Brooks Drive
Braintree MA 02184

ARCHITECTURE
DERMADY ARCHITECTS LLC
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Lincoln MA 01773
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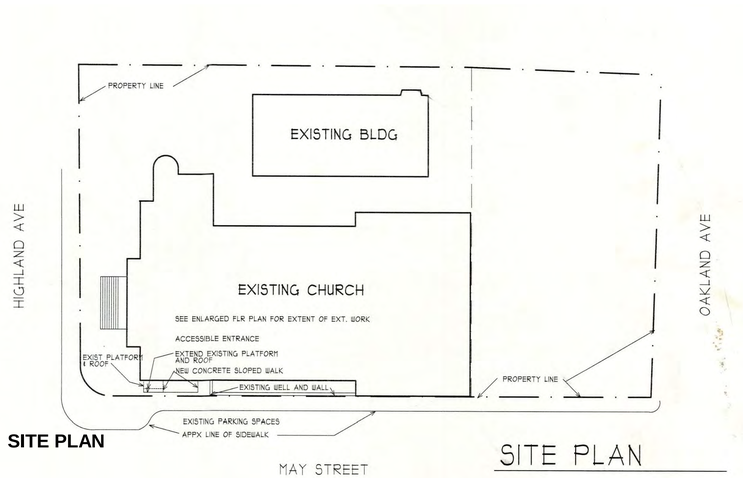
AAB VARIANCE DRAWINGS

1964 ST JOSEPH CHURCH DESIGN FOR ACCESSIBILITY

Project number	250902
Date	08/10/2026
Drawn by	mbd
Checked by	mbd
	G-105
Scale	

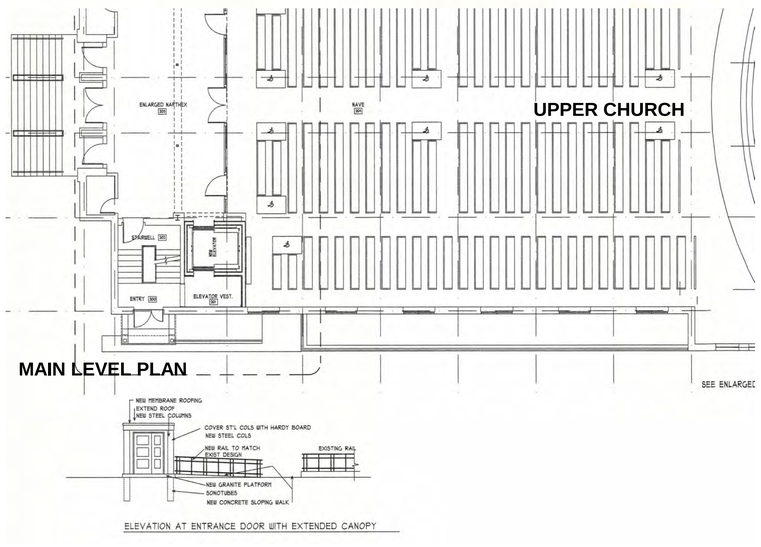
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AAB 73



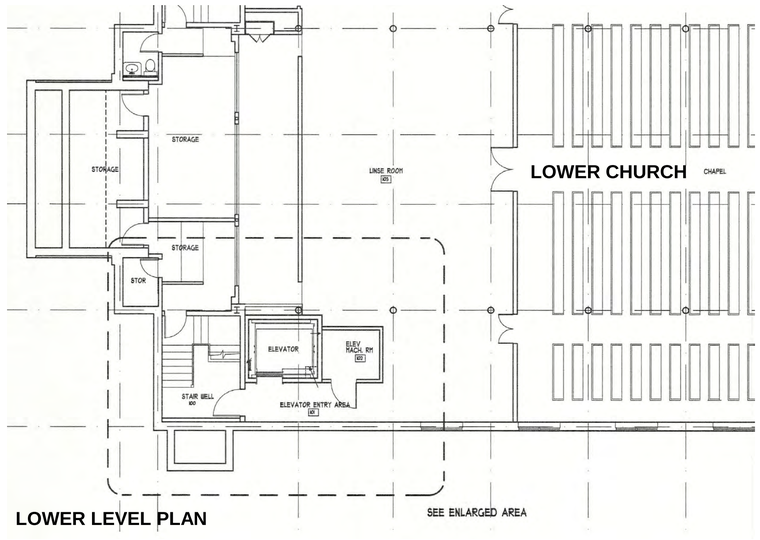
SITE PLAN

SITE PLAN



MAIN LEVEL PLAN

ELEVATION AT ENTRANCE DOOR WITH EXTENDED CANOPY



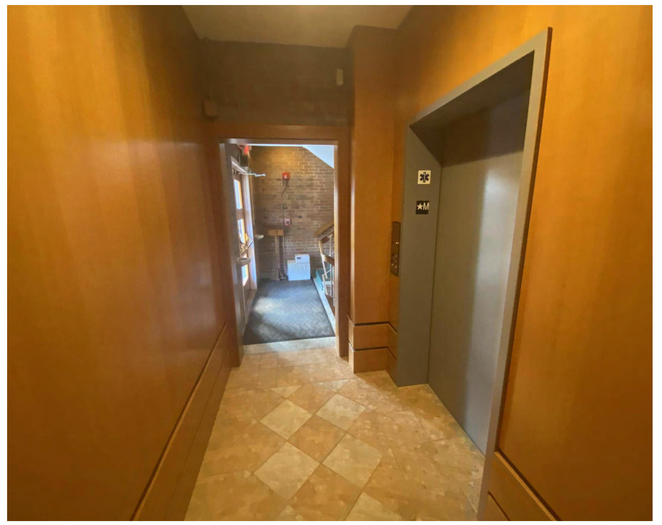
LOWER LEVEL PLAN



2026 VIEW OF ST JOSEPH CHURCH AT INTERSECTION OF HIGHLAND AVE AND MAY STREET WITH RAMP TO ELEVATOR ENTRANCES ON MAY STREET AND ACCESSIBLE PARKING ALONG MAY STREET



2026 VIEW OF ST JOSEPH CHURCH NARTHEX (ENTRANCE) AT MAIN LEVEL WITH ELEVATOR



2026 VIEW OF ST JOSEPH CHURCH MAY STREET ENTRANCE AT ELEVATOR LOBBY

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
NEEDHAM MA 02492

OWNER
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Braintree MA 02184

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2019 ST JOSEPH CHURCH DESIGN FOR ACCESSIBILITY

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G-106

Scale

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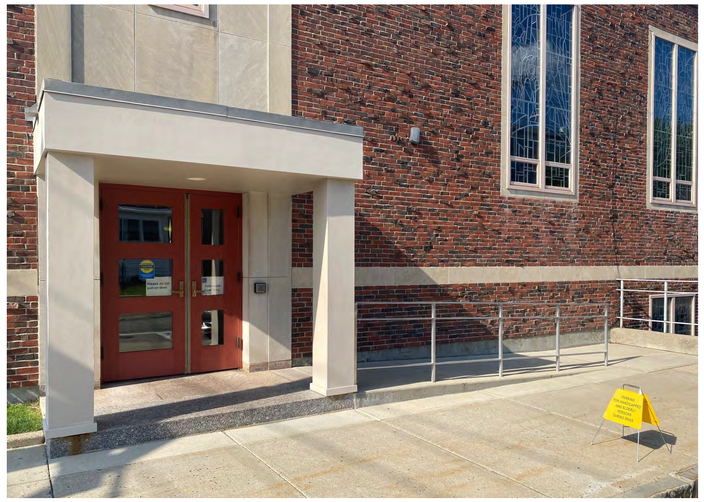






2026 VIEW OF NINE (9) PARKING SPACES ALONG MAY STREET RESERVED FOR HANDICAPPED AND ELDERLY PERSONS DURING MASS FROM 4PM SATURDAY TO 6PM SUNDAY NEAR MAY STREET ENTRANCE WITH ELEVATOR ACCESSING UPPER CHURCH AND LOWER CHURCH







2026 VIEW OF NINE (9) PARKING SPACES ALONG MAY STREET RESERVED FOR HANDICAPPED AND ELDERLY PERSONS DURING MASS FROM 4PM SATURDAY TO 6PM SUNDAY NEAR MAY STREET ENTRANCE WITH ELEVATOR ACCESSING UPPER CHURCH AND LOWER CHURCH







2026 VIEW OF FOUR (4) ACCESSIBLE SPACES IN PARKING LOT NEXT TO CHURCH AND MARY'S GARDEN WITH ACCESSIBLE ROUTE INTO CHURCH ALONG MAY STREET

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
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2019 ST JOSEPH CHURCH DESIGN FOR ACCESSIBILITY

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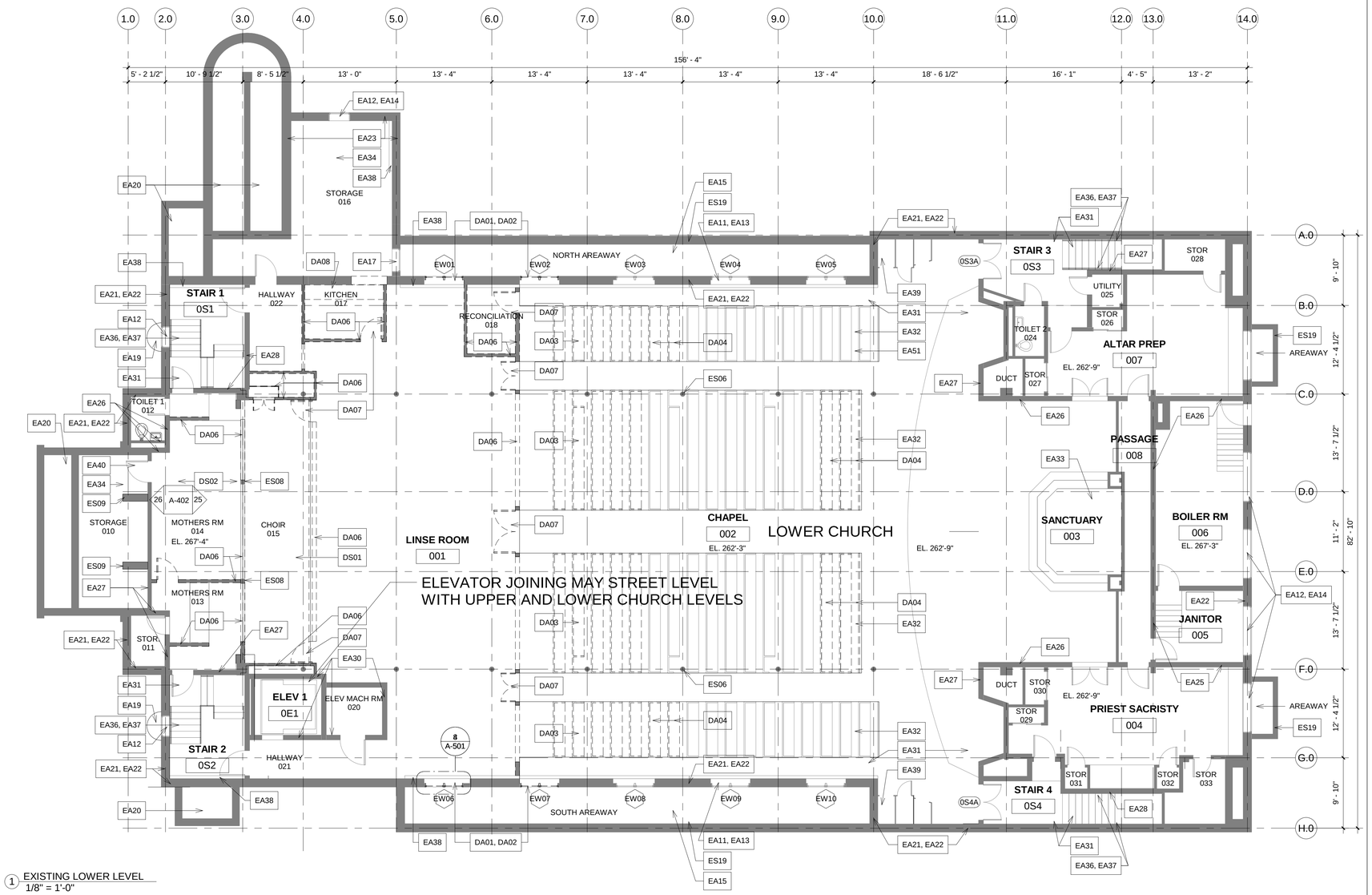
G-107

Scale

8/8/2026 8:50:41 AM

NORTH

ST JOSEPH CHURCH FLOOR AREA	
EXISTING CHOIR LOFT	1,188 GSF
EXISTING MAIN LEVEL	11,738 GSF
EXISTING LOWER LEVEL	11,699 GSF
TOTAL AREA	24,625 GSF



1 EXISTING LOWER LEVEL
1/8" = 1'-0"

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
NEEDHAM MA 02492

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AAB VARIANCE DRAWINGS

EXISTING LOWER LEVEL PLAN

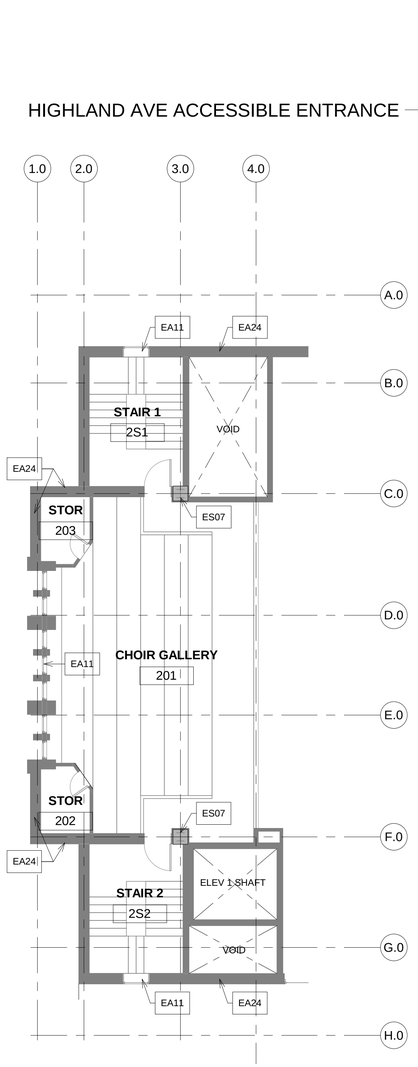
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Date	08/10/2026
Drawn by	mbd
Checked by	mbd
Scale	1/8" = 1'-0"

AD-101

8/8/2026 8:59:26 AM

NORTH

ST JOSEPH CHURCH FLOOR AREA	
EXISTING CHOIR LOFT	1,188 GSF
EXISTING MAIN LEVEL	11,738 GSF
EXISTING LOWER LEVEL	11,699 GSF
TOTAL AREA	24,625 GSF



2 EXISTING PARTIAL CHOIR GALLERY
1/8" = 1'-0"

1 EXISTING MAIN LEVEL
1/8" = 1'-0"

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
NEEDHAM MA 02492

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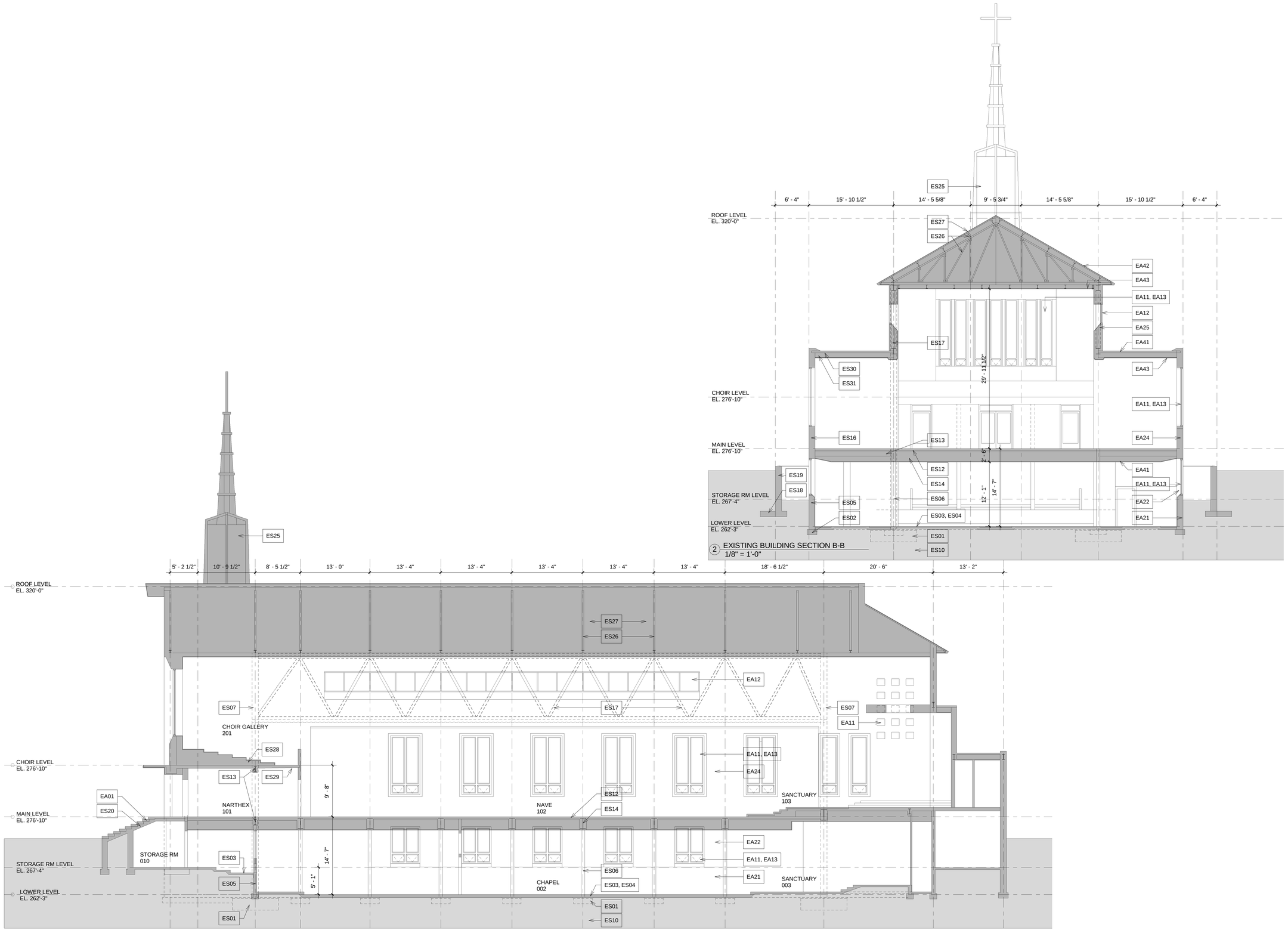
EXISTING MAIN LEVEL + PARTIAL CHOIR LEVEL PLANS

Project number	250902
Date	08/10/2026
Drawn by	mbd
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Scale	1/8" = 1'-0"

AD-102

8/10/2026 10:57:01 AM

AAB 77



ST JOSEPH CHURCH LINSE ROOM RENOVATION

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AAB VARIANCE DRAWINGS

EXISTING BUILDING SECTIONS

Project number	250902
Date	08/10/2026
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Checked by	mbd

AD-201

Scale 1/8" = 1'-0"

8/9/2026 9:00:40 AM

NORTH

ST JOSEPH CHURCH FLOOR AREA	
EXISTING CHOIR LOFT	1,188 GSF
EXISTING MAIN LEVEL	11,738 GSF
EXISTING LOWER LEVEL	11,699 GSF
TOTAL AREA	24,625 GSF

521 CMR 3.32 SCOPE OF WORK:
521 CMR 27.00 STAIRS

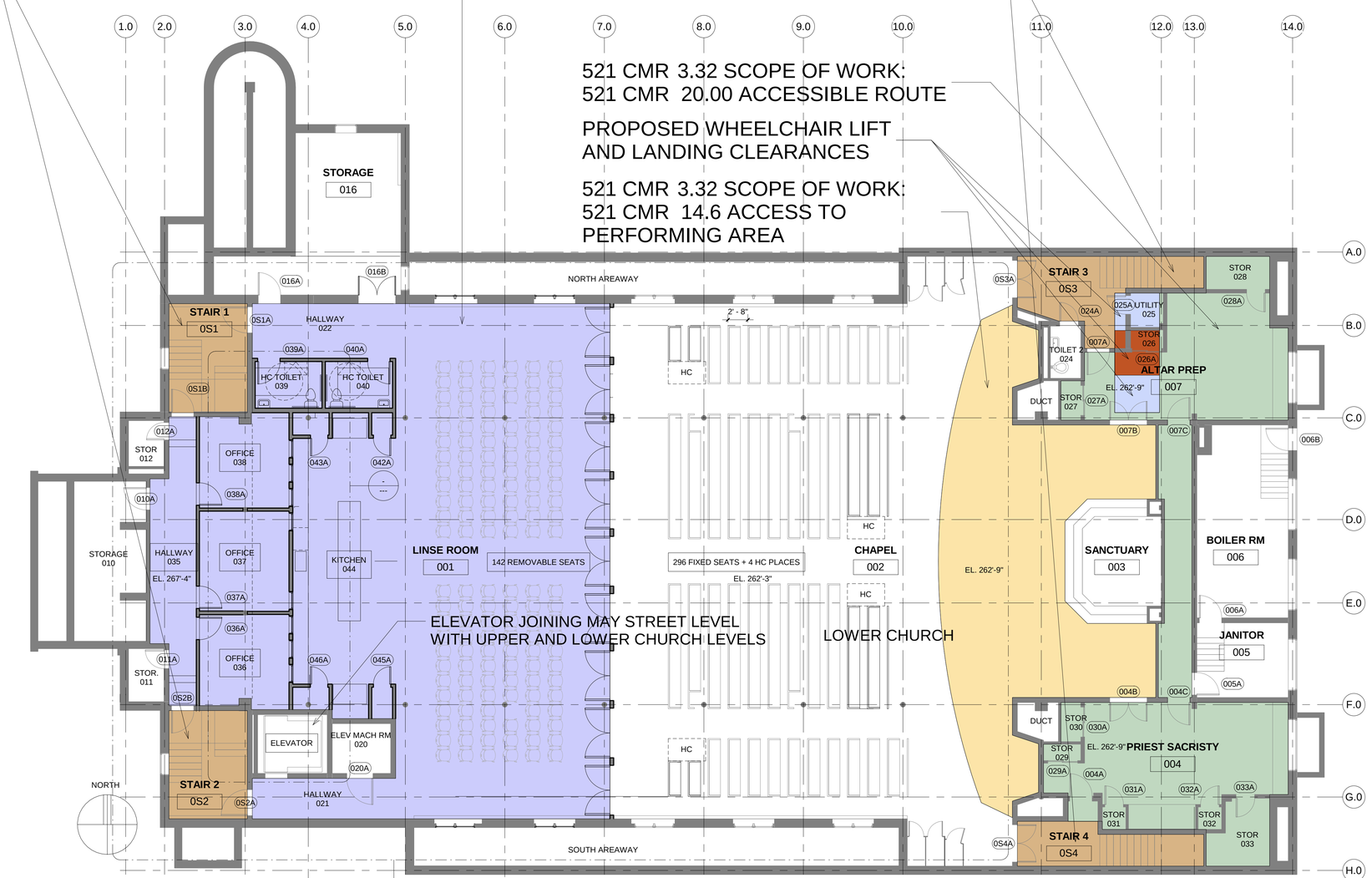
PRIMARY SCOPE OF WORK:
LINSE ROOM RENOVATION OF 3,625 SF

521 CMR 3.32 SCOPE OF WORK:
521 CMR 27.00 STAIRS

521 CMR 3.32 SCOPE OF WORK:
521 CMR 20.00 ACCESSIBLE ROUTE

PROPOSED WHEELCHAIR LIFT
AND LANDING CLEARANCES

521 CMR 3.32 SCOPE OF WORK:
521 CMR 14.6 ACCESS TO
PERFORMING AREA



1 RENOVATION LOWER LEVEL
1/8" = 1'-0"

1
A-401

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
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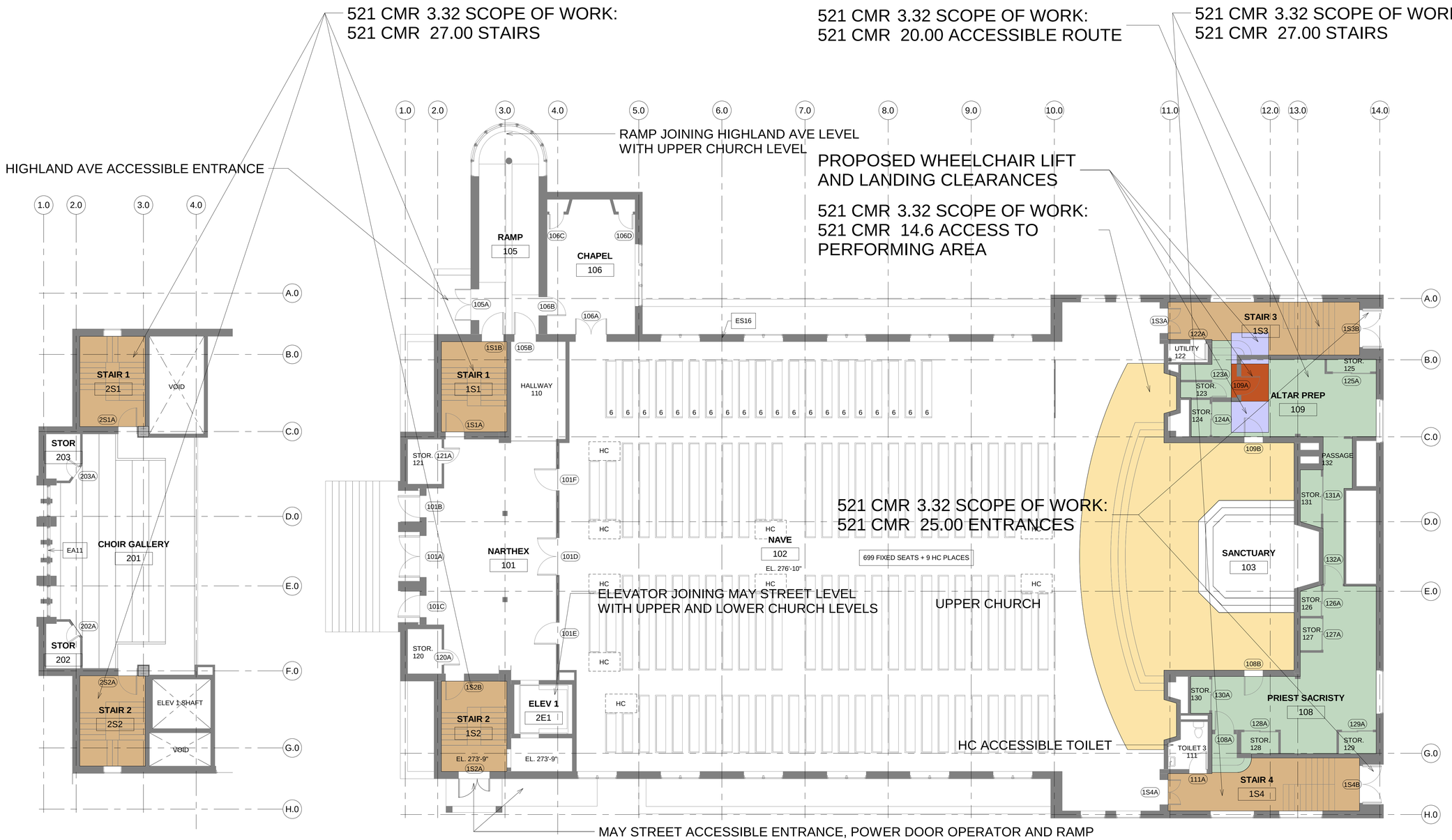
LOWER LEVEL RENOVATION PLAN

Project number	250902
Date	08/10/2026
Drawn by	mbd
Checked by	mbd
Scale	1/8" = 1'-0"

A-101

8/10/2026 10:54:15 AM

AAB 79



2 RENOVATION PARTIAL CHOIR GALLERY
1/8" = 1'-0"

1 RENOVATION MAIN LEVEL
1/8" = 1'-0"

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
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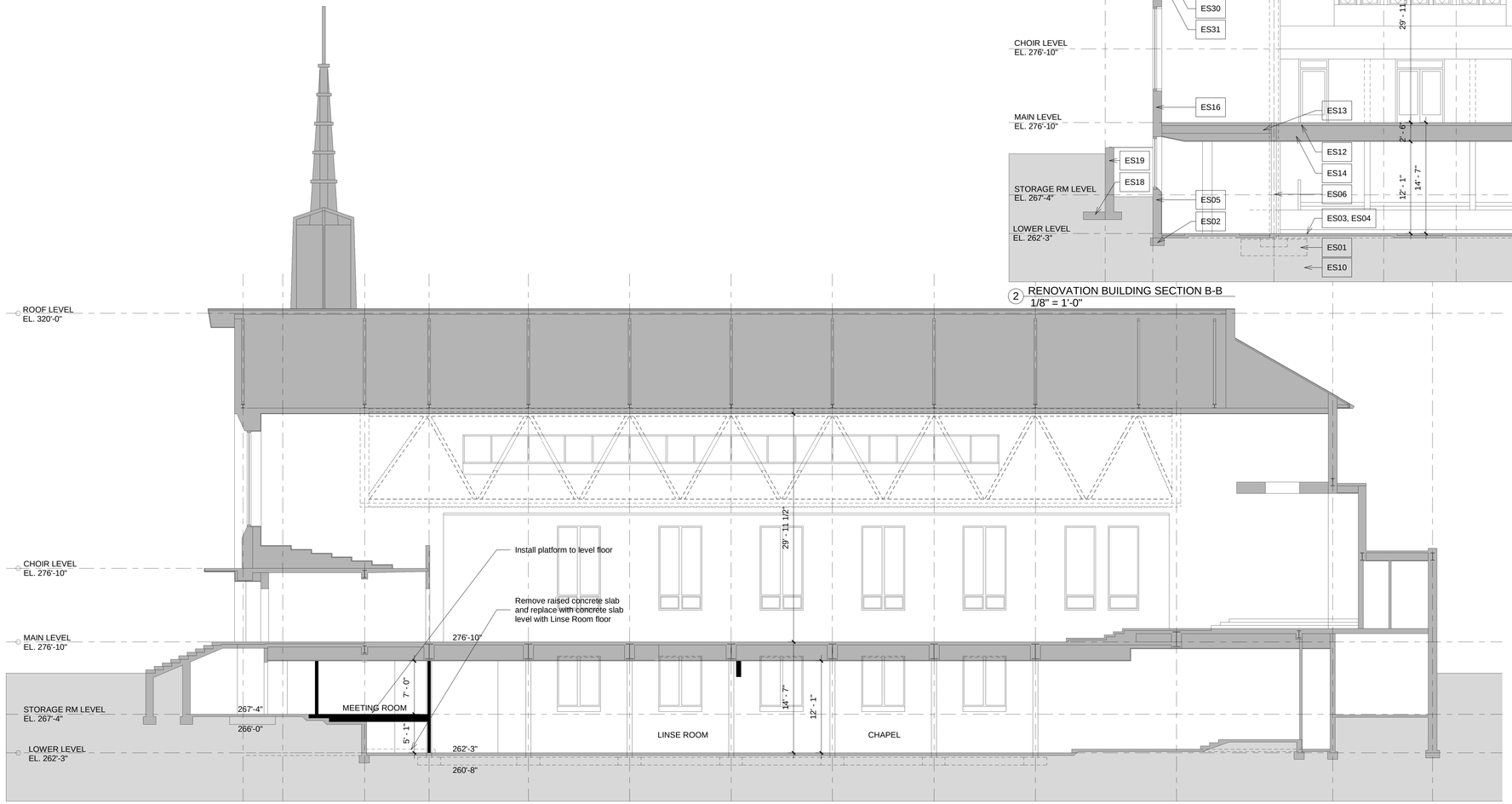
AAB VARIANCE DRAWINGS

MAIN LEVEL + PARTIAL CHOIR LEVEL RENOVATION PLANS

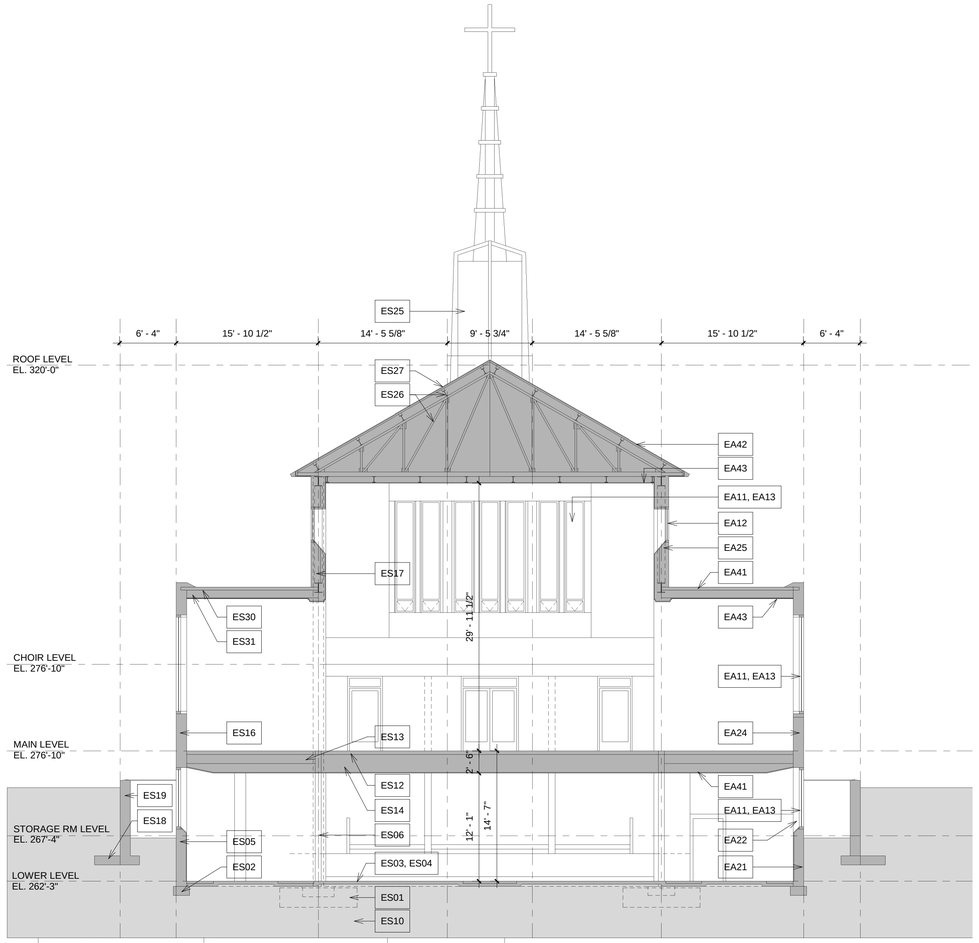
Project number	250902
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	A-102
Scale	1/8" = 1'-0"

8/10/2026 10:55:45 AM

AAB 80



1 RENOVATION BUILDING SECTION A-A
1/8" = 1'-0"



2 RENOVATION BUILDING SECTION B-B
1/8" = 1'-0"

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
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AAB VARIANCE DRAWINGS

RENOVATION BUILDING SECTIONS

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A-201

8/8/2026 9:33:17 AM

AAB 81



1 ENLARGED PART LOWER LEVEL PLAN
1/4" = 1'-0"

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
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AAB VARIANCE DRAWINGS

PARTIAL ENLARGED LOWER LEVEL PLAN

Project number	250902
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Scale 1/4" = 1'-0"

8/10/2026 10:58:05 AM

AAB 82

LOWER LEVEL DOOR SCHEDULE

DOOR						FRAME			REMARKS
NUMBER	SIZE	TYPE	RATING	MATERIAL	HARDWARE	TYPE	RATING	MATERIAL	
001A	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR
001B	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR
001C	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR
001D	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR
001E	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR
001F	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR
001G	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR
001H	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR
001J	(2) 40" X 120" X 1 3/4"	NWD-04	NO RATING	STD WOOD	HW-??	NWDF-02	NO RATING	STD WOOD	CUSTOM INTERIOR DOOR, PROVIDE HC POWER DOOR OPERATOR
004A	36" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
004B	(2) 30" X 84" X 1 3/4"	EWD-09	NA	STD WOOD	HW-??	EWDF-02	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
004C	36" X 80" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
005A	36" X 80" X 1 3/4"	EHM-05	NA	PTD METAL	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
006A	36" X 80" X 1 3/4"	EHM-05	NA	PTD METAL	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
006B	36" X 80" X 1 3/4"	EHM-05	NA	PTD METAL	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
007A	36" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
007B	(2) 30" X 84" X 1 3/4"	EWD-09	NA	STD WOOD	HW-??	EWDF-02	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
007C	36" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
010A	36" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
011A	28" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
012A	28" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
016A	36" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
016B	(2)30" X 84" X 1 3/4"	NWD-03	NA	PTD WOOD	HW-??	NHMF-02	NO RATING	PTD METAL	
024A	30" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
025A	30" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
026A	(2) 24" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
027A	(2) 24" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
028A	30" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EWDF-01	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
029A	(2) 24" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
030A	(2) 24" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
031A	24" X 84" X 1 3/4"	EWD-06	NA	STD WOOD	HW-??	EWDF-01	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
032A	24" X 84" X 1 3/4"	EWD-06	NA	STD WOOD	HW-??	EWDF-01	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
033A	30" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EWDF-01	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
036A	36" X 84" X 1 3/4"	NWD-01	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
037A	36" X 84" X 1 3/4"	NWD-01	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
038A	36" X 84" X 1 3/4"	NWD-01	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
039A	36" X 84" X 1 3/4"	NWD-02	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
040A	36" X 84" X 1 3/4"	NWD-02	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
042A	24" X 84" X 1 3/4"	NWD-02	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
043A	24" X 84" X 1 3/4"	NWD-02	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
045A	24" X 84" X 1 3/4"	NWD-02	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
046A	24" X 84" X 1 3/4"	NWD-02	NO RATING	PTD WOOD	HW-??	NHMF-01	NO RATING	PTD METAL	STOCK INTERIOR DOOR
0S1A	42" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
0S1B	36" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
0S2A	42" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
0S2B	36" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
0S3A	60" X 84" X 1 3/4"	EWD-04	NA	STD WOOD	HW-??	EHMF-02	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
0S4A	60" X 84" X 1 3/4"	EWD-04	NA	STD WOOD	HW-??	EHMF-02	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET

MAIN LEVEL DOOR SCHEDULE

DOOR						FRAME			REMARKS
NUMBER	SIZE	TYPE	RATING	MATERIAL	HARDWARE	TYPE	RATING	MATERIAL	
101A	(2) 36" X 84" X 1 3/4"	EHM-02	NA	PTD METAL	NA	EHMF-02	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
101B	42" X 84" X 1 3/4"	EHM-01	NA	PTD METAL	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
101C	42" X 84" X 1 3/4"	EHM-01	NA	PTD METAL	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
101D	(2) 36" X 84" X 1 3/4"	EHM-04	NA	PTD METAL	NA	EHMF-02	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
101E	36" X 84" X 1 3/4"	EHM-03	NA	PTD METAL	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
101F	36" X 84" X 1 3/4"	EHM-03	NA	PTD METAL	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
105A	(2) 30" X 84" X 1 3/4"	EWD-02	NA	PTD WOOD	NA	EHMF-02	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
105B	42" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
106A	(2) 30" X 84" X 1 3/4"	EWD-07	NA	STD WOOD	HW-??	EHMF-02	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
106B	36" X 84" X 1 3/4"	EWD-11	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
106C	24" X 84" X 1 3/4"	EWD-06	NA	STD WOOD	HW-??	EWDF-01	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
106D	24" X 84" X 1 3/4"	EWD-06	NA	STD WOOD	HW-??	EWDF-01	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
108A	36" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
108B	36" X 84" X 1 3/4"	EWD-07	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
109A	36" X 80" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
109B	36" X 84" X 1 3/4"	EWD-07	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
111A	36" X 84" X 1 3/4"	EWD-07	NA	STD WOOD	NA	EHMF-01	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
122A	30" X 84" X 1 3/4"	EWD-07	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
123A	24" X 84" X 1 3/4"	EWD-07	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
124A	(2) 24" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
125A	(2) 36" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
126A	(2) 24" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
127A	(2) 30" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
128A	(2) 30" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
129A	(2) 30" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
130A	(2) 30" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
131A	(2) 36" X 84" X 1 3/4"	EWD-10	NA	STD WOOD	NA	EWDF-02	NA	STD WOOD	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
132A	36" X 84" X 1 3/4"	EWD-07	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
1S1A	36" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
1S1B	36" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
1S2A	36" X 84" X 1 3/4"	EWD-01	NA	STD WOOD	NA	EHMF-02	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
1S2B	36" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
1S3A	(2) 24" X 84" X 1 3/4"	EWD-04	NA	STD WOOD	HW-??	EHMF-02	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
1S3B	(2) 36" X 84" X 1 3/4"	EWD-02	NA	PTD WOOD	NA	EHMF-02	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
1S4A	(2) 24" X 84" X 1 3/4"	EWD-04	NA	PTD WOOD	HW-??	EHMF-02	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
1S4B	(2) 36" X 84" X 1 3/4"	EWD-02	NA	PTD WOOD	NA	EHMF-02	NA	PTD METAL	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN

CHOIR LOFT LEVEL DOOR SCHEDULE

DOOR						FRAME			REMARKS
NUMBER	SIZE	TYPE	RATING	MATERIAL	HARDWARE	TYPE	RATING	MATERIAL	
202A	24" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EWDF-01	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
203A	24" X 84" X 1 3/4"	EWD-05	NA	STD WOOD	HW-??	EWDF-01	NA	STD WOOD	EXISTING DOOR-FRAME-HINGES REMAIN, NEW LATCHSET
2S1A	36" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET
2S2A	36" X 84" X 1 3/4"	EWD-03	NA	STD WOOD	HW-??	EHMF-01	NA	PTD METAL	EXISTING DOOR-FRAME-HINGES-CLOSER REMAIN, NEW LATCHSET

STAINED WOOD DOORS
- MATCH STAINED QUARTER SAWN WHITE OAK OF EXISTING DOORS
- CONSTRUCT STILES AND RAILS OF 2 LAYERS OF 1" HARDWOOD BOARDS LAMINATED TOGETHER AND PLANED TO 1 3/4" THICKNESS
- 1/4" LAMINATED OR TEMPERED GLASS
- PROVIDE SUFFICIENT QUANTITY OF HEAVY DUTY HINGES FOR EASE OF USE
- PROVIDE ALLOWANCE FOR FRITTE FILM COVERING 75% OF GLASS AREA

PAINTED WOOD DOORS
- CONSTRUCT STILES AND RAILS OF 2 LAYERS OF 1" PAINT GRADE WOOD BOARDS LAMINATED TOGETHER AND PLANED TO 1 3/4" THICKNESS
- 1/4" LAMINATED OR TEMPERED GLASS
- PROVIDE SUFFICIENT QUANTITY OF HEAVY DUTY HINGES FOR EASE OF USE

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
NEEDHAM MA 02492

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THE ROMAN CATHOLIC ARCHDIOCESE OF BOSTON
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AAB VARIANCE DRAWINGS

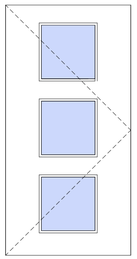
DOOR SCHEDULES

Project number	250902
Date	08/10/2026
Drawn by	mbd
Checked by	mbd

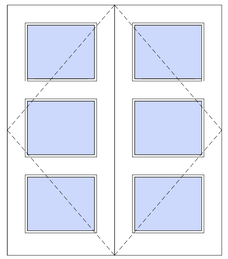
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Scale

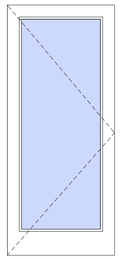
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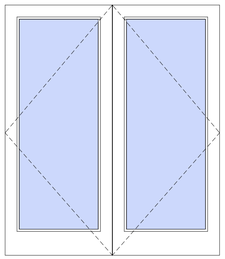
DOOR TYPE EHM-01



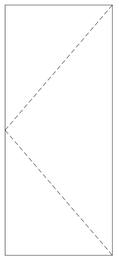
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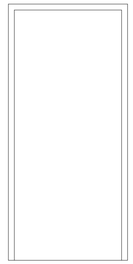
DOOR TYPE EHM-03



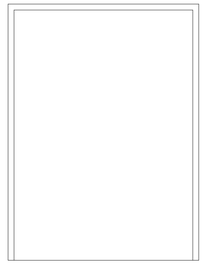
DOOR TYPE EHM-04



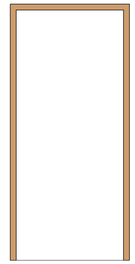
DOOR TYPE EHM-1 (05)



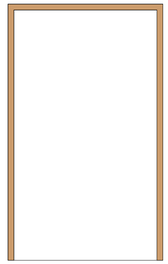
DOOR FRAME TYPE EHMF-01



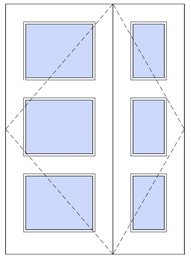
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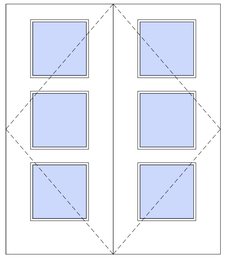
DOOR FRAME TYPE EWDF-1



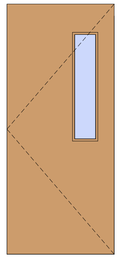
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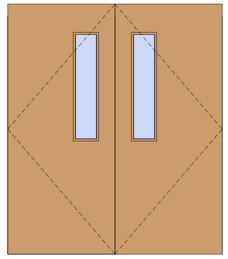
DOOR TYPE EWD-01



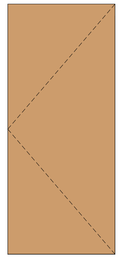
DOOR TYPE EWD-02



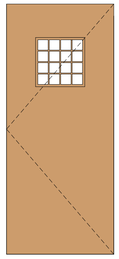
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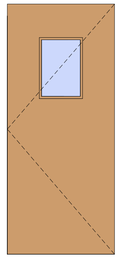
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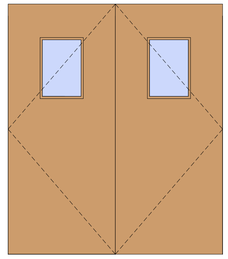
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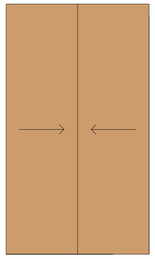
DOOR TYPE EWD-06



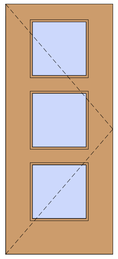
DOOR TYPE EWD-07



DOOR TYPE EWD-09

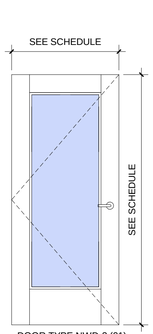


DOOR TYPE EWD-10

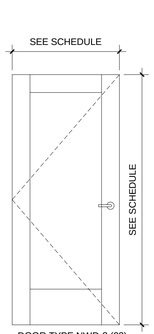


DOOR TYPE EWD-11

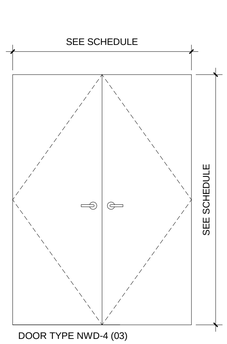
EXISTING DOORS AND DOOR FRAMES



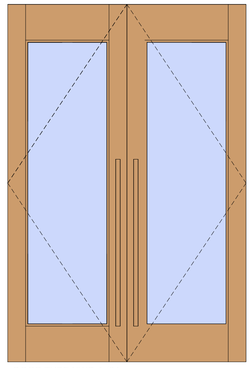
DOOR TYPE NWD-2 (01)



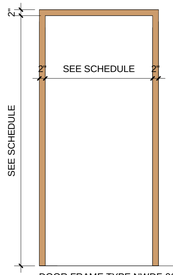
DOOR TYPE NWD-3 (02)



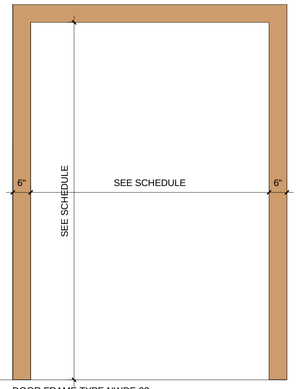
DOOR TYPE NWD-4 (03)



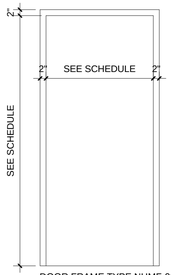
DOOR TYPE NWD-1 (04)



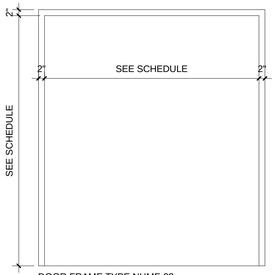
DOOR FRAME TYPE NWDF-01



DOOR FRAME TYPE NWDF-02



DOOR FRAME TYPE NHMF-01



DOOR FRAME TYPE NHMF-02

NEW DOORS AND DOOR FRAMES

1 DOOR AND FRAME TYPES
1/2" = 1'-0"

ST JOSEPH CHURCH LINSE ROOM RENOVATION

1382 HIGHLAND AVENUE
NEEDHAM MA 02492

OWNER
THE ROMAN CATHOLIC ARCHDIOCESE OF BOSTON
66 Brooks Drive
Braintree MA 02184

ARCHITECTURE
DERMADY ARCHITECTS LLC
P.O. Box 581
Lincoln MA 01773
(781) 257-5018

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION
ALLIED CONSULTING ENGINEERING INC
270 Littleton Road
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(978) 443-7888

STRUCTURAL
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Somerville MA 02144
(781) 483-3336

EXTERIOR ENVELOPE
BUILDING ENVELOPE TECHNOLOGIES INC
50 Oliver Street
North Easton MA 02356
(508) 238-3587

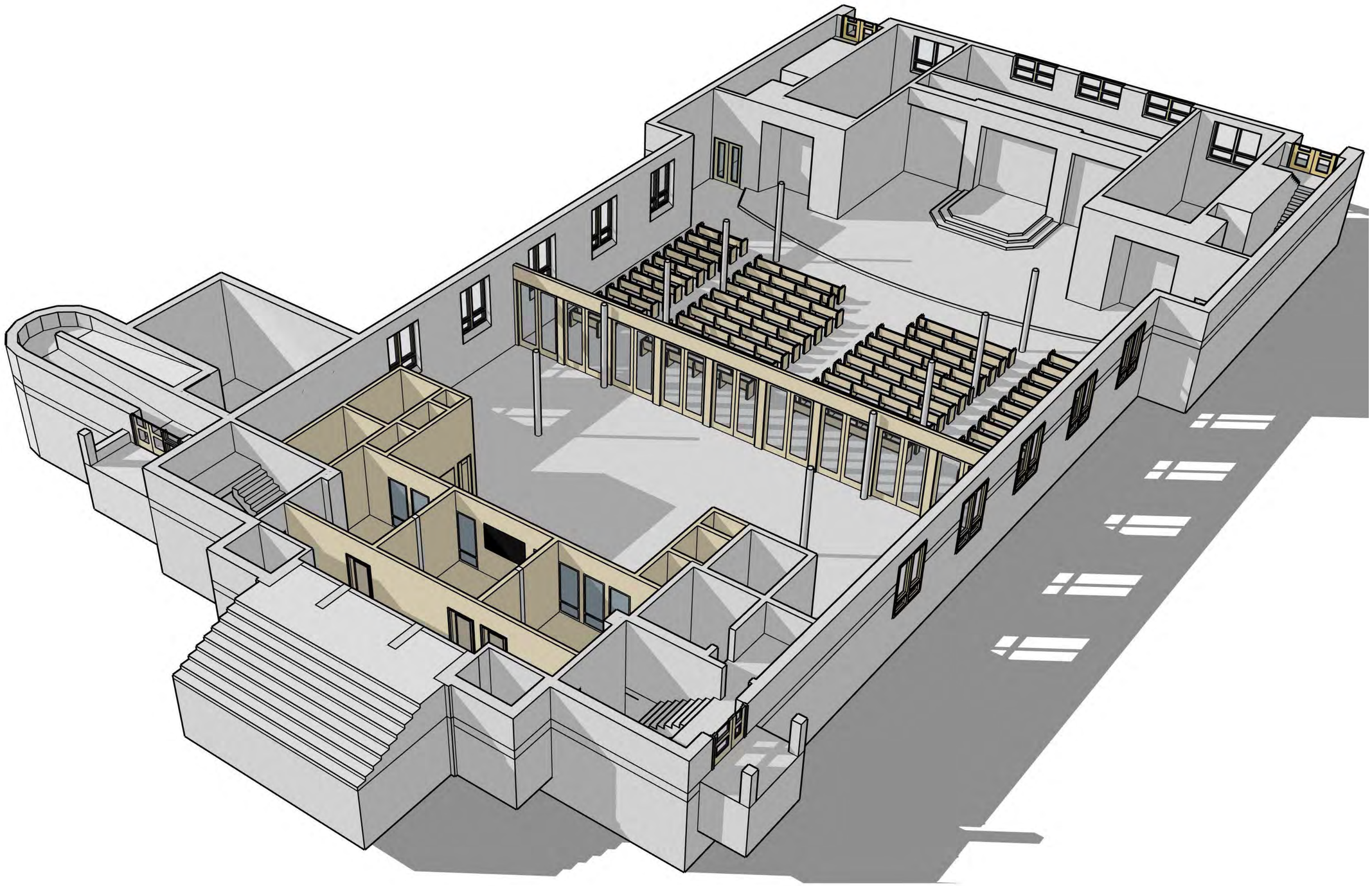
AAB VARIANCE DRAWINGS

DOOR DETAILS

Project number	250902
Date	08/10/2026
Drawn by	mbd
Checked by	mbd
	A-603
Scale	1/2" = 1'-0"

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AAB 84



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AAB VARIANCE DRAWINGS

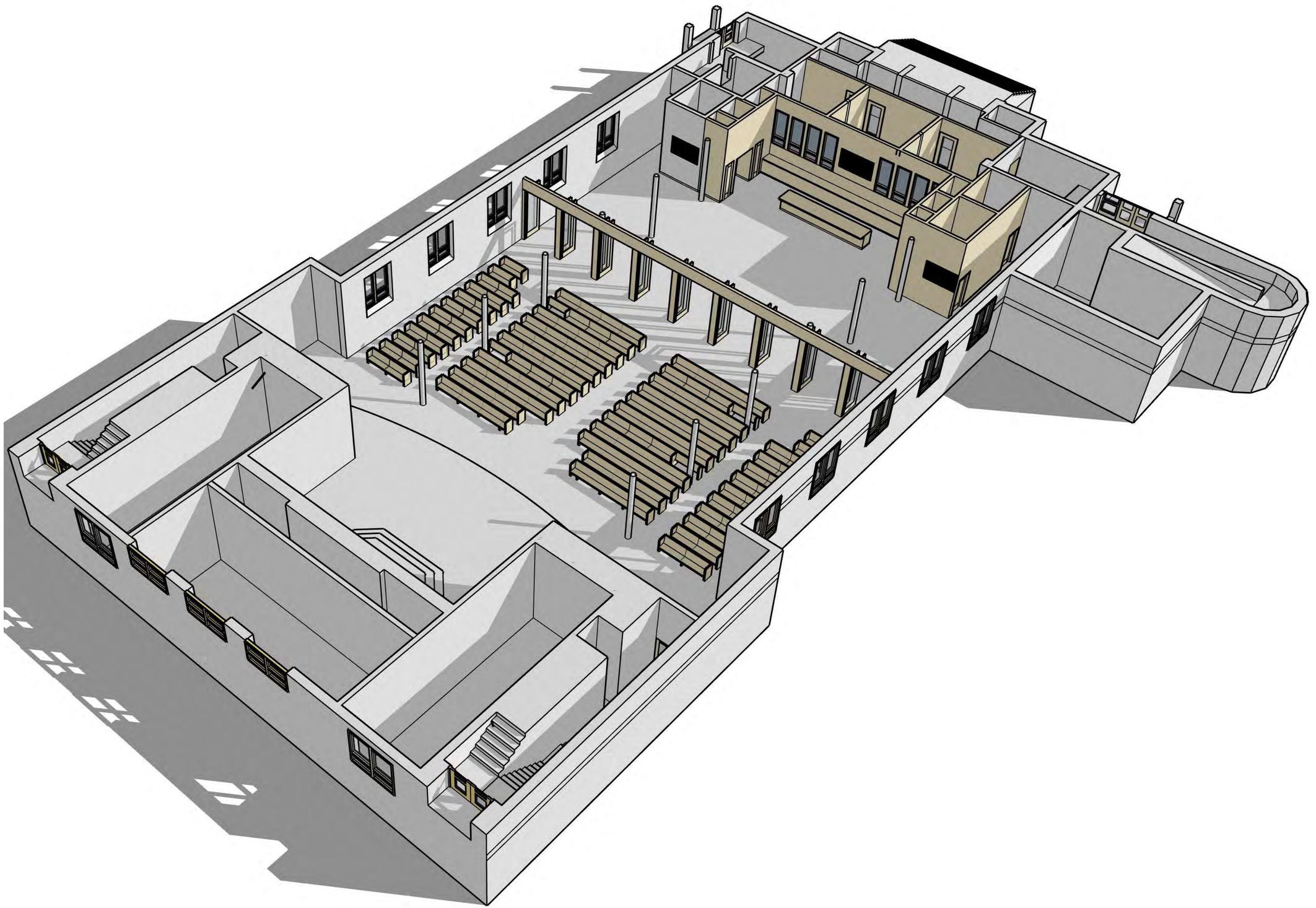
LINSE ROOM INTERIOR VIEW A

Project number	250902
Date	08/10/2026
Drawn by	mbd
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A-701

Scale

8/9/2026 9:35:16 AM



ST JOSEPH CHURCH
LINSE ROOM RENOVATION

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AAB VARIANCE DRAWINGS

LINSE ROOM INTERIOR VIEW B

Project number	250902
Date	08/10/2026
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A-702

Scale

8/9/2026 9:35:41 AM