

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

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

Docket Number

(Office Use Only)

APPLICATION FOR VARIANCE

INSTRUCTIONS:

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

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

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

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

Tufts University
114 Professors Row, Somerville, MA 02155

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

Trustee of Tufts College
Ballou Hall
1 The Green
Medford, MA 02155

E-mail: Christopher.hogan@tufts.edu

Telephone: 617-627-7998

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

The building is three stories in height with a basement level. The basement consists of storage and utility spaces, a restroom, and an assembly space, the First Level contains a kitchen and living room, and the Second and Third Levels contain sleeping rooms and bathrooms.

4. Total square footage of the building/facility: 7,301

Per floor: 2,272

a. Total square footage of tenant space (if applicable): _____

5. What was the original year of construction for the building/facility: 1935?

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

☐

New Construction

☐

Addition

☒

Reconstruction/Remodeling/Alteration

☐

Change of Use

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

The scope of work will maintain the existing use of the building as a dormitory and include rearrangements at the Second and Third Levels to provide new bedrooms and common areas. The proposed work at the Basement and First Levels include upgrades to refurbish the existing spaces and alterations to the kitchen and bathroom spaces. Exterior work includes envelope restoration (brick repointing, wood and vinyl siding), landscape upgrades, and the repair of the existing fire escape.

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

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

☐

National Historic Landmark

☐

Listed individually on the National Register of Historic Places

☐

Located in a Registered Historic District

☐

Listed in the State Register of Historic Places

☐

Eligible for listing

(In which registry?)

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

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

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

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

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
B21-000044	03/22/2021	\$1,200,000
_____	_____	_____
_____	_____	_____
_____	_____	_____

(Use additional sheets if necessary.)

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

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

If yes, state the date it was issued: _____

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

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

14. For existing buildings or facilities, state the actual assessed valuation of the **BUILDING/IMPROVEMENTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located: \$2,174,200

Is the assessment at 100%? ☐ Yes ☒ No

If not, what is the town's current assessment ratio? 93%

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

Request #1

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

Are you seeking temporary relief ☐ Yes ☒ No

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

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

(see attached document)

Types of Attachments for this Request:

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

Request #2

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

Are you seeking temporary relief ☐ Yes ☒ No

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

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

(see attached document)

Types of Attachments for this Request:

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

Request #3

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

Are you seeking temporary relief ☐ Yes ☒ No

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

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

(see attached document)

Types of Attachments for this Request:

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

Request #4

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

Are you seeking temporary relief ☐ Yes ☒ No

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

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

(see attached document)

Types of Attachments for this Request:

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

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

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

Kimberly Barnett
LDa Architecture & Interiors, LLP
222 Third Street, Suite 3212
Cambridge, MA 02142

E-mail: kbarnett@lda-architects.com

Telephone: 617-300-0013

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

Albert Bargoot
Inspectional Services
1 Franey Rd.
Somerville, MA 02145

E-mail: isd@somervillema.gov

Telephone: (617) 625-6600 ext 5600

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

Date: 6/3/22

Jeff Perras

Digitally signed by Jeff Perras
Date: 2022.06.03 13:45:47-04'00'

Signature of owner or authorized agent (*required*)

PLEASE PRINT:

Jeff Perras

Name

Code Red Consultants, LLC

Organization (If Applicable)

154 Turnpike Road, Suite 200

Address

Address 2 (optional)

Southborough, MA 01772

City/Town

State

Zip Code

jeffp@crcfire.com

E-mail

508-782-8542

Telephone

SERVICE NOTICE

I, Jeff Perras, as Code Consultant
(Name) (Relationship to the applicant)

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

<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>		<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1 Building Department	Albert Bargoot Inspectional Services 1 Franey Rd. Somerville, MA 02145	Electronic Mail	6/10/22
2 Local Commission on Disability (If Applicable)	Bonnie Denis - Chairperson Commission for Persons with Disabilities 93 Highland Avenue SOMERVILLE, MA 02143	Electronic Mail	6/10/22
3 Independent Living Center	Bill Henning, Executive Director 60 Temple Place, 5th floor Boston, MA 02111	Electronic Mail	6/10/22

Jeff Perras

Digitally signed by Jeff Perras
Date: 2022.06.03 13:46:02-04'00'

Signature

6/3/22

Date

ARCHITECTURAL ACCESS BOARD
LARGE VARIANCE TALLY SHEET

Request #	Section #	Description of Request	Vote
1	8.2	This variance request is to allow the bathrooms on the 2 nd Floor and 3 rd Floor, the exterior patio, and the laundry room in the basement to remain not accessible.	
2	24.4.5	This variance request is to allow an existing ramp landing using for turning to remain. The landing is only 48 inches by 54 inches, which is less than the required 60 inches by 60 inches.	
3	24.5.3	This variance request is to allow existing handrails to remain that are interrupted by newel posts.	
4	24.5.4	This variance request is to allow existing handrails to remain that are not provided with 12 inch extensions at the top and bottom.	
5	24.5.8	This variance request is to allow existing handrails to remain that do not have 1.5 inches of clear space between the handrail and the walls.	
6	24.3	This variance request is to allow existing handrails to remain that do not provide 48 inches of clear width.	
7	25.1	This variance request is to allow three entrances to the building to not be accessible.	
8	28.1	This variance request to allow the building to not be provided with an elevator.	

Attach additional sheets if necessary.

Tufts University – 114 Professor’s Row Variance Requests

Date: June 10, 2022 Project#: 199103
To: Architectural Access Board
From: Jeff Perras, P.E. – Code Red Consultants
Re: Tufts University – 114 Professor’s Row – Variance Requests
Cc:

114 Professor’s Row is an existing dormitory building located on the Tufts University campus in Somerville, MA. The building was built in 1935 as a dormitory and continues to be used as a dormitory for students today. It is three stories in height with a basement and roughly 7,301 GSF in aggregate area. The dormitory is configured with a rec room, laundry and restrooms in the Basement, a dining room, kitchen, lounge, common room and restroom on the First Floor, and sleeping rooms and bathrooms on the Second and Third Floors. The University purchased the building in 2020 and is conducting a renovation that includes cosmetic upgrades to the Basement and First Floor and a gut renovation of the Second and Third Floors. Exterior work includes envelope restoration (brick repointing and new wood and vinyl siding), landscape upgrades, and the repair of the existing fire escape. The cost of this work is estimated at \$2,300,000, which well exceeds 30% of the full and fair cash value of the building ($\$2,174,200 / 0.93 \times 30\% = \$701,354$) and therefore would require full accessibility for the building per 521 CMR 3.3.2.

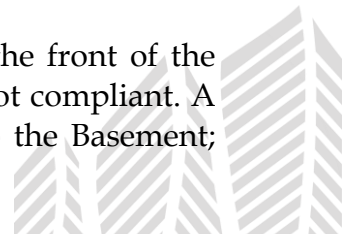
Variances

Tufts University seeks variances from the Architectural Access Board for the following:

- 8.2 In transient lodging facilities, common and public use areas shall comply with 521 CMR.**
- 24.4.5 Minimum landing size of 60 inches by 60 inches when ramp changes direction.**
- 24.5.3 Handrails shall be continuous without interruption**
- 24.5.4 Handrails shall be provided with 12 inch extensions at the top and bottom of ramps**
- 24.5.8 Handrails shall have a 1.5 inches clear space from walls.**
- 24.3 Ramps shall have a minimum clear width of 48 inches.**
- 25.1 All public entrances shall be accessible.**
- 28.1 In multi-story buildings, each level shall be served by a passenger elevator**

Accessibility Overview

The existing building is generally not accessible. A ramp is provided at the front of the building; however, the width is less than 48 inches and the handrails are not compliant. A sloped walkway is also provided to the rear of the building that leads to the Basement;



however, there are many deficiencies including handrails, door maneuvering clearance and slopes.

Other deficiencies in the building include the following:

- Non-accessible entrances (521 CMR 25.1)
- No elevator is provided in the building (521 CMR 28.1)
- Maneuvering clearances at doors (521 CMR 26.6)
- Non-accessible restrooms/bathrooms (521 CMR 30.1)
- Nosings/open risers (521 CMR 27.2 & 27.3)
- Non-compliant/missing handrails (521 CMR 24.5 & 27.4)
- Door knobs (521 CMR 26.11.1)
- Non-uniform treads and risers/winders (521 CMR 27.2)
- Non-accessible ramps (521 CMR 24.1)
- Non-compliant door thresholds (521 CMR 26.10)
- Frosted fire alarm devices (521 CMR 40.3.2)
- No accessible parking spaces (521 CMR 23.1)

The renovation will upgrade the Basement and First Floor such that they are primarily accessible at the completion of the project. Accessible features include accessible restrooms at both levels, accessible routes throughout the floors, accessible ramp to the Basement, replaced stair handrails with extensions, removal of thresholds, accessible kitchen, and new fire alarm devices throughout. Accessible parking space will be provided in the parking lot. No accessible sleeping rooms are planned for this building since more than 5% of the dormitories throughout campus are accessible.

Variance Requests

The following is an outline of the variance requests under the current project:

8.2 - Public and Common Use Areas

In transient lodging facilities, common use and public use areas shall be designed and constructed to comply with 521 CMR. As part of this project, the majority of the common use and public areas in the Basement and First Floors are being upgraded to comply with 521 CMR. The only spaces on these floors that will not be fully accessible are the laundry room in the Basement (no turning circle) and the patio on the rear of the building (15 inches lower than the First Floor). The laundry room is only used by building occupants and there are no accessible units planned for the building. The rear patio is only 280 SF in size and serves primarily as the second means of egress from the upper floor fire escape. The patio is constructed with concrete/brick masonry as shown in the figure below and raising it up 15 inches will be costly for the owner with limited benefit for building occupants.



FIGURE 1 – REAR PATIO

The bathrooms on the Second and Third Floors will not be accessible. While shared common rooms are accessible, the lack of an accessible route to the upper floors renders them inaccessible. Upgrading these public areas to be accessible would not provide substantial benefit to building occupants without an elevator. No accessible sleeping units are required of provided on these floors.

The following are the cost estimate to make the public and common areas accessible (refer to Appendix B for a detailed breakdown):

Area	Cost Estimate
2 nd & 3 rd Floor Bathrooms	\$261,250
Exterior Patio	\$120,050
Laundry Room	\$49,140
Total	\$430,440

24.4.5. - Landing Size

If ramps change direction at landings, the minimum landing size shall be 60 inches by 60 inches. The ramp located at the front of the building changes direction as it wraps around the building. The existing landing is only 48 inches by 54 inches, which is less than the minimum size required. The ramp is enclosed by the existing brick masonry façade on one side and a 14 inch concrete/brick masonry wall. In order to provide a compliant landing the existing masonry wall would need to be demolished and replaced. In our opinion this would result in excessive cost without substantial benefit given how close the landing is to the required size.



FIGURE 2 – FRONT RAMP

The following is the cost estimate to replace the handrails is included in the overall cost to make the entire ramp accessible as noted below and in Appendix B (\$168,750).

24.5.3, 24.5.4, 24.5.8 & 24.3 – Ramp Handrails

The ramp leading to the front entrance of the building is equipped with handrails that do not comply with 521 CMR. These deficiencies include the following:

- Handrails are interrupted by newel posts (521 CMR 24.5.3).
- Handrails are not provided with 12 inch extensions at the top and bottom (521 CMR 24.5.4).
- Handrails come within close proximity to the adjacent walls and reduce the clear space below 1.5 inches (521 CMR 24.5.8).
- Handrails are jog around building columns at the top of the ramp, reducing the clear width below 48 inches (521 CMR 24.3).

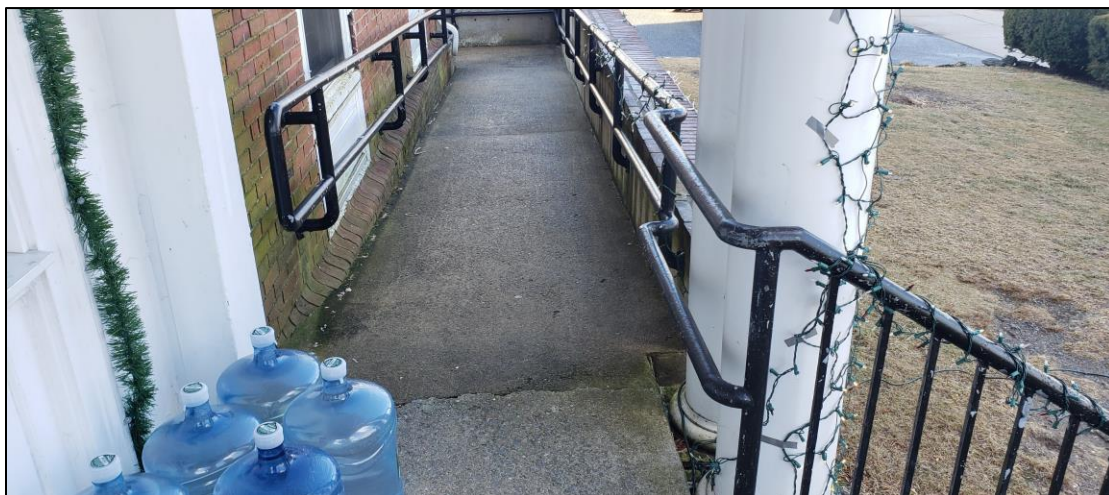


FIGURE 3 – FRONT RAMP



FIGURE 4 - FRONT RAMP

The deficiencies with the handrails are dimensional and correcting them will be excessive cost without substantial benefit to building occupants. The following is the cost estimate to replace the handrails is included in the overall cost to make the entire ramp accessible as noted below and in Appendix B (\$168,750).

25.1 - Entrances

All public entrance(s) of a building or tenancy in a building shall be accessible. As previously mentioned, the front and rear entrances are being upgraded as part of this renovation to be fully accessible; however, there is a 2nd rear entrance into the Basement and two rear entrances to the First Floor that are not accessible. Due to site constraints, the size of the building, and the topography of the site, it is our opinion that making these entrances accessible would result in excessive cost without substantial benefit to building occupants.



FIGURE 5 - REAR PATIO ENTRY

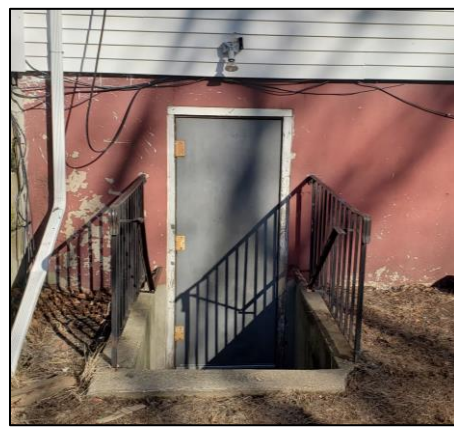


FIGURE 6 - REAR BASEMENT ENTRY

The following is the cost estimate to provide an elevator (refer to Appendix B for a detailed breakdown):

Feature	Cost Estimate
Rear Basement Entry	\$196,649
Rear Patio Entry with Ramp (or Lift)	\$333,950 (\$261,800)
Kitchen Entry with Ramp (or Lift)	\$138,000 (\$141,750)
Front Door Ramp Entry	\$168,750
Total	\$837,349 (\$768,949)

28.1 - Elevators

In all multi-story buildings and facilities, each level including mezzanines, shall be served by a passenger elevator. No elevator is currently provided for the building, nor is one planned as part of this renovation. Installing an elevator within the building would result in a reduction of common space in the Basement and First Floor and the loss revenue for the University due to a reduction of sleeping rooms on the Second and Third Floors. An elevator would also require structural and fire rating upgrades that are costly for the University. It should be noted that the building is small enough to omit the elevator per Section 8.5.2 if all the public areas were accessible.

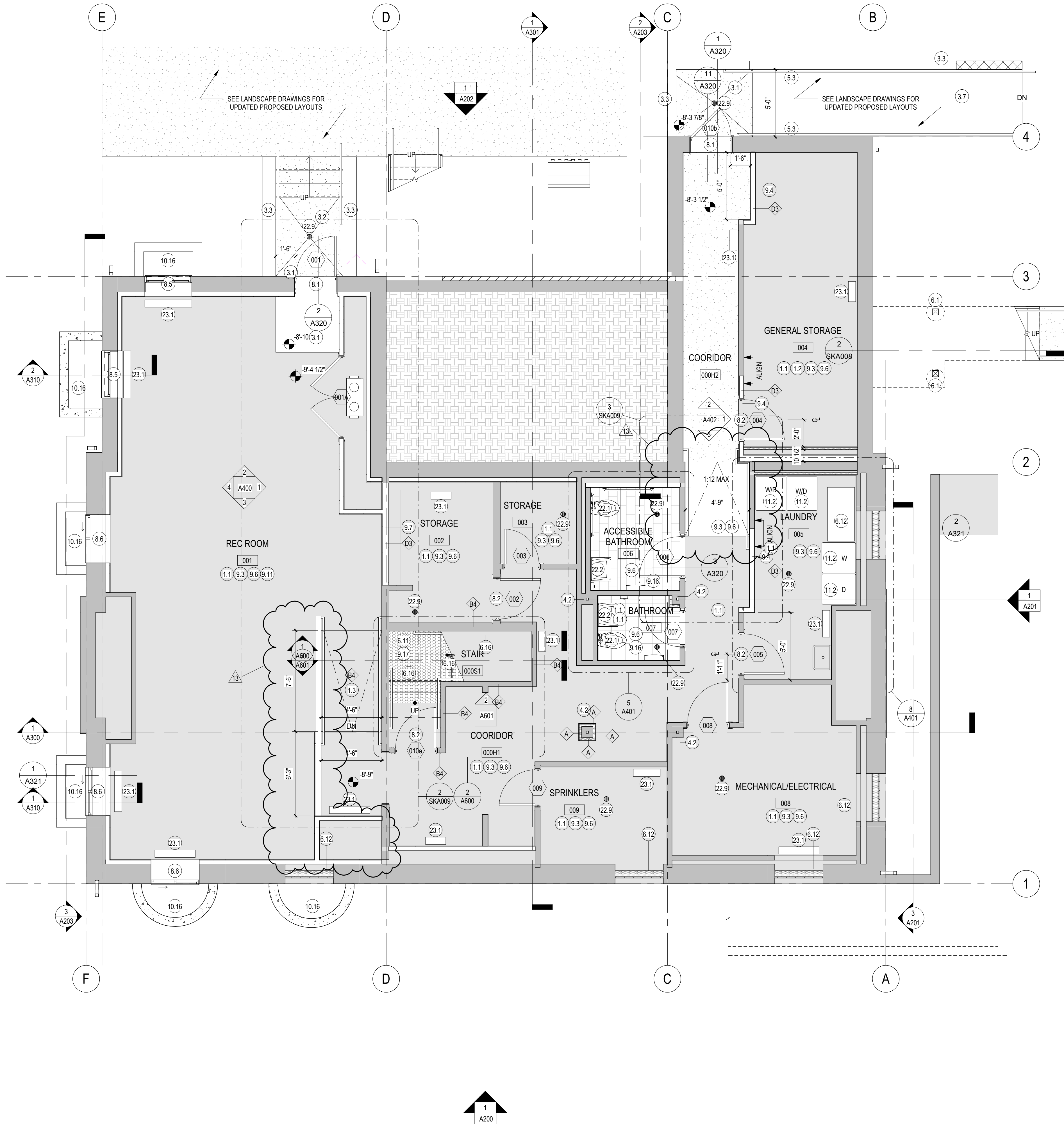
The following is the cost estimate to provide an elevator (refer to Appendix B for a detailed breakdown):

Feature	Cost Estimate
Elevator	\$472,500
Total	\$472,500

Conclusion

The University seeks variances on the above on the basis that the cost for making all entrances accessible, making all common areas accessible, upgrading the landing size of the front ramp and the installation of an elevator is excessive. The cost of providing an elevator also has an associated cost in loss of revenue with the loss of dormitory rooms. Accessible dormitory accommodations can be provided at better situated and accessible buildings elsewhere on campus.

Appendix A: Architectural Floor Plans



GENERAL FLOOR PLAN NOTES

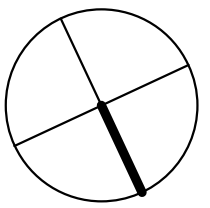
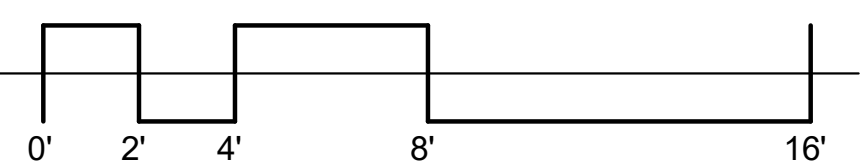
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
- AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO ORDERING OR FABRICATING.
- GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
- EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
- INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL, BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
- PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
- SEE ROOF PLAN FOR ROOF INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR INFORMATION.
- SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
- SEE FINISH SCHEDULE FOR FINISH INFORMATION.
- FIRESTOP ALL EXPOSED PENETRATIONS BETWEEN FLOORS, INCLUDING ALL JOIST BAYS AS THEY MEET EXTERIOR WALLS.

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

KEYNOTES

#	SCOPE
1.1	GENERAL CLEANING THROUGHOUT LEVEL
1.2	EXPOSED FRAMING TO REMAIN
1.3	RAMP TO REMAIN
3.1	CAST IN PLACE CONCRETE SLAB LANDING
3.2	CAST IN PLACE CONCRETE STEPS
3.3	CAST IN PLACE CONCRETE RETAINING WALL
3.7	CAST IN PLACE CONCRETE RAMP & LANDINGS. SEE LANDSCAPE DRAWINGS
4.2	NEW MORTAR AT BOTTOM 36" OF BRICK PIERS. REFER TO STRUCTURAL DRAWINGS.
5.3	CUSTOM PAINTED ALUMINUM RAILING
6.1	PRESERVATIVE TREATED POSTS TO SUPPORT LANDING AND STAIRS ABOVE
6.11	REPAIR DAMAGED WOOD TREADS AND RISERS
6.12	INFILL MASONRY OPENING WITH WOOD FRAMED CONSTRUCTION.
6.16	WOOD HANDRAIL MOUNTED ON BRACKETS. INSTALL BLOCKING IN EXISTING WALL CONSTRUCTION
8.1	HOLLOW METAL EXTERIOR DOOR AND FRAME. SIZE AND TYPE PER DOOR SCHEDULE. FRAME OR MODIFY EXISTING ROUGH OPENING AS NEEDED.
8.2	FLUSH WOOD SOLID CORE INTERIOR DOOR AND FRAME. SEE DOOR SCHEDULE FOR SIZE, TYPE AND REQUIRED FIRE RATINGS AND HARDWARE. FRAME OR MODIFY EXISTING ROUGH OPENING AS NEEDED.
8.5	FIXED VINYL WINDOW. SIZE PER WINDOW SCHEDULE. FRAME OR MODIFY ROUGH OPENING AS REQUIRED.
8.6	SLIDING VINYL WINDOW. SIZE PER WINDOW SCHEDULE. FRAME OR MODIFY ROUGH OPENING AS REQUIRED.
9.3	EPOXY COATING OVER EXISTING FLOOR SLAB
9.4	INTERIOR NON-LOAD BEARING PARTITION WALL - SEE WALL TYPES FOR FIRE RATING REQUIREMENTS
9.6	GYPSUM BOARD WALL FINISH ON EXISTING WALL FRAMING. SEE WALL TYPES FOR FIRE RATING REQUIREMENTS
9.7	INFILL EXISTING OPENING WITH INTERIOR NON-LOAD BEARING PARTITION WALL
9.11	PAINT WALLS, CEILING, WALL BASE AND TRIM THROUGHOUT ROOM
9.16	LVT FLOORING OVER EXISTING CONCRETE FLOOR SLAB. SMOOTH AND LEVEL SURFACE
9.17	RUBBER TREADS AND RISERS OVER EXISTING WOOD TREADS AND RISERS
10.16	WINDOW WELL CONSTRUCTION. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS
11.2	LAUNDRY MACHINES FURNISHED BY TUFTS, INSTALLED BY CONTRACTOR. SEE MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS
22.1	TOILET - SEE PLUMBING DRAWINGS
22.2	WALL MOUNTED ADA SINK - SEE PLUMBING DRAWINGS
22.9	FLOOR DRAIN
23.1	FIN TUBE RADIATOR WITH CAST IRON COVER - SEE MECHANICAL DRAWINGS



114 Professor Row

P30607

114 PROFESSORS ROW, SOMERVILLE, MA

LDa Architecture & Interiors, LLP
222 Third Street, Suite 3212
Cambridge, MA 02142
617 621-1455 fax 617 621-1477
www.LDa-Architects.com

ISSUANCE:
CONTRACT DRAWINGS ISSUED FOR
CONSTRUCTION

REVISION:
1 4/30/21 Addendum 1
5 7/30/2021 Basement Finish Updates
13 5/29/2022 Construction In-Field updates

DATE: 12/14/2020
SCALE: 1/4" = 1'-0"

DRAWN: HO
CHECKED: KB

SHEET INFO:
BASEMENT FLOOR PLAN

A100

LDa
ARCHITECTURE & INTERIORS

GENERAL FLOOR PLAN NOTES

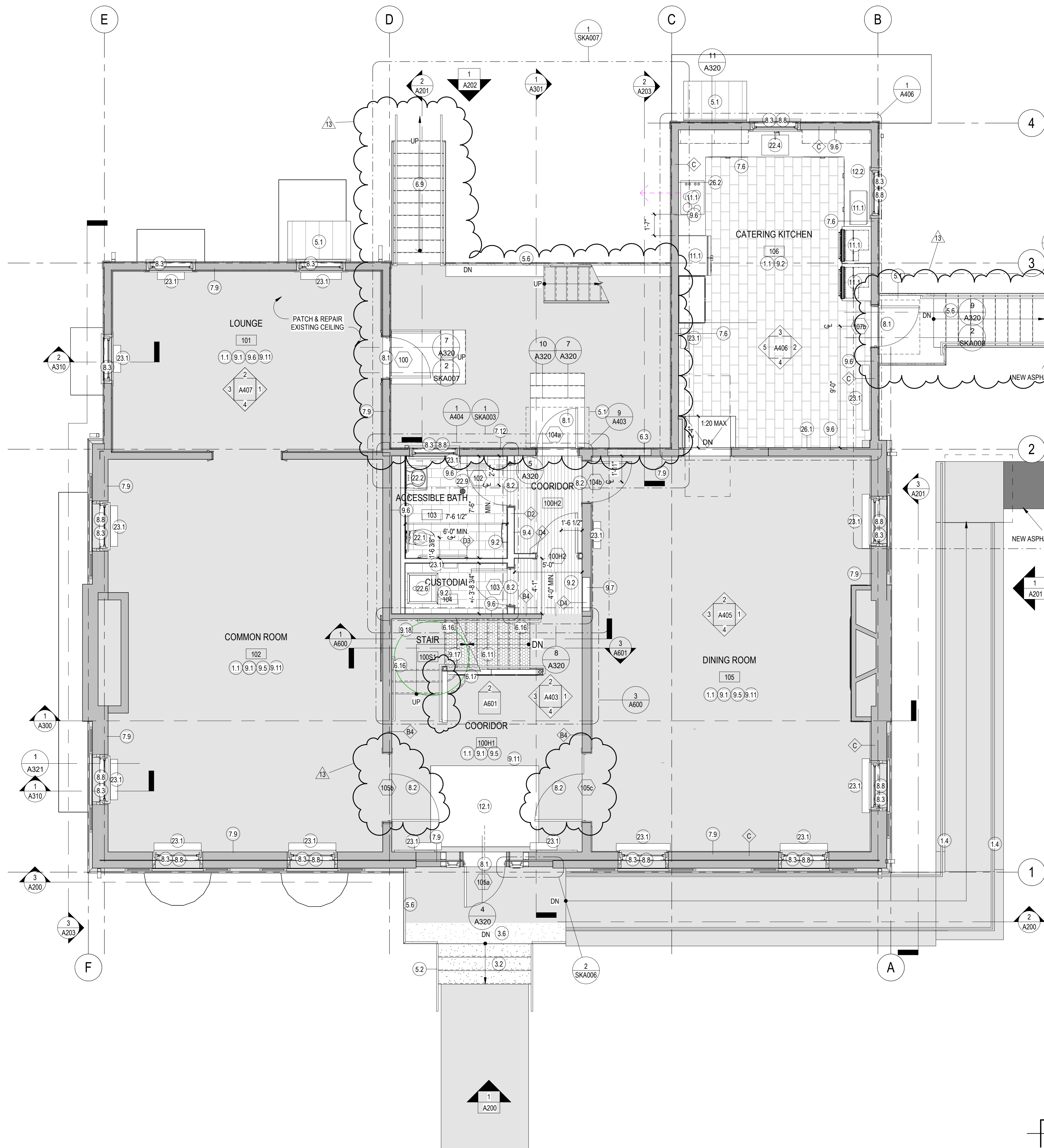
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- FIRESTOP ALL EXPOSED PENETRATIONS BETWEEN FLOORS, INCLUDING ALL JOIST BAYS AS THEY MEET EXTERIOR WALLS.

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL

KEYNOTES

#	SCOPE
1.1	GENERAL CLEANING THROUGHOUT LEVEL
1.4	METAL RAILS TO REMAIN
3.2	CAST IN PLACE CONCRETE STEPS
3.6	INFILL LANDING WITH CAST IN PLACE CONCRETE WHERE PORTICO COLUMNS WERE REMOVED. THINSET TOPPING OVER ENTIRE LANDING - MAINTAIN FLUSH TRANSITION AT DOOR ENTRY AND TOP OF RAMP
5.1	PREFABRICATED METAL AWNING
5.2	PREFABRICATED PAINTED ALUMINUM RAILING. 1 1/2" DIAMETER - 1 1/2" OFFSET
5.6	PREFABRICATED METAL GUARDRAIL
6.3	INFILL & PATCH EXTERIOR WALL OPENING WITH WALL CONSTRUCTION
6.9	WOOD FRAME STEPS & LANDING CONSTRUCTION
6.11	REPAIR DAMAGED WOOD TREADS AND RISERS
6.16	WOOD HANDRAIL MOUNTED ON BRACKETS. INSTALL BLOCKING IN EXISTING WALL CONSTRUCTION
6.17	NEW WOOD FLOOR OR STAIR MOUNTED BALUSTERS AND RAILINGS
7.6	MINERAL WOOL BATT INSULATION TO DEPTH OF STUD CAVITY IN EXTERIOR WALLS 2ND & 3RD FLOORS AND BACK ELL
7.9	BLOWN-IN CELLULOSE IN FIRST FLOOR EXTERIOR WALLS TO DEPTH OF STUD POCKET
7.12	NEW PLYWOOD SHEATHING.
8.1	HOLLOW METAL EXTERIOR DOOR AND FRAME. SIZE AND TYPE PER DOOR SCHEDULE. FRAME OR MODIFY EXISTING ROUGH OPENING AS NEEDED.
8.2	FLUSH WOOD SOLID CORE INTERIOR DOOR AND FRAME. SEE DOOR SCHEDULE FOR SIZE, TYPE AND REQUIRED FIRE RATINGS AND HARDWARE. FRAME OR MODIFY EXISTING ROUGH OPENING AS NEEDED.
8.3	DOUBLE HUNG VINYL WINDOW. SIZE PER WINDOW SCHEDULE. FRAME OR MODIFY EXISTING ROUGH OPENING AS REQUIRED.
8.8	WINDOW LIMITERS
9.1	PATCH AND REPAIR FLOORING, REFINISH THROUGHOUT LEVEL
9.2	LYT FLOORING OVER EXISTING HARDWOOD FLOOR & 1/4" UNDERLAYMENT
9.4	INTERIOR NON-LOAD BEARING PARTITION WALL- SEE WALL TYPES FOR FIRE RATING REQUIREMENTS
9.5	PATCH AND REPAIR PLASTER WALL & CEILING FINISHES. USE MOISTURE RESISTANT WALL BOARD IN BASEMENT AND BATHROOMS
9.6	GYPSON BOARD WALL FINISH ON EXISTING WALL FRAMING. SEE WALL TYPES FOR FIRE RATING REQUIREMENTS
9.7	INFILL EXISTING OPENING WITH INTERIOR NON-LOAD BEARING PARTITION WALL
9.11	PAINT WALLS, CEILING, WALL BASE AND TRIM THROUGHOUT ROOM
9.17	RUBBER TREADS AND RISERS OVER EXISTING WOOD TREADS AND RISERS
9.18	PATCH AND REPAIR FIRST 3 STEPS AND LANDING - REFINISH WOOD TREADS AND RISERS
11.1	APPLIANCES PER APPLIANCE SCHEDULE. SEE PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS.
12.1	ENTRY WALK OFF MAT
12.2	PREFABRICATED CASEWORK
22.1	TOILET - SEE PLUMBING DRAWINGS
22.2	WALL MOUNTED ADA SINK - SEE PLUMBING DRAWINGS
22.4	STAINLESS STEEL KITCHEN SINK - SEE PLUMBING DRAWINGS
22.6	MOP SINK-SEE PLUMBING DRAWINGS
22.9	FLOOR DRAIN
23.1	FIN TUBE RADIATOR WITH CAST IRON COVER - SEE MECHANICAL DRAWINGS
26.1	APPLIANCE OUTLET FOR WARMING OVENS. SEE ELECTRICAL DRAWINGS
26.2	APPLIANCE OUTLET FOR MICROWAVE, SEE ELECTRICAL DRAWINGS



GENERAL FLOOR PLAN NOTES

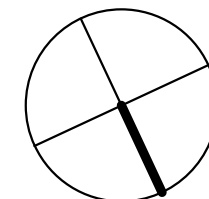
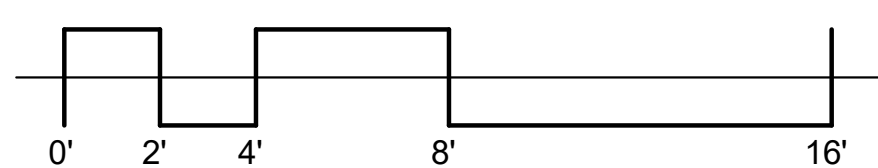
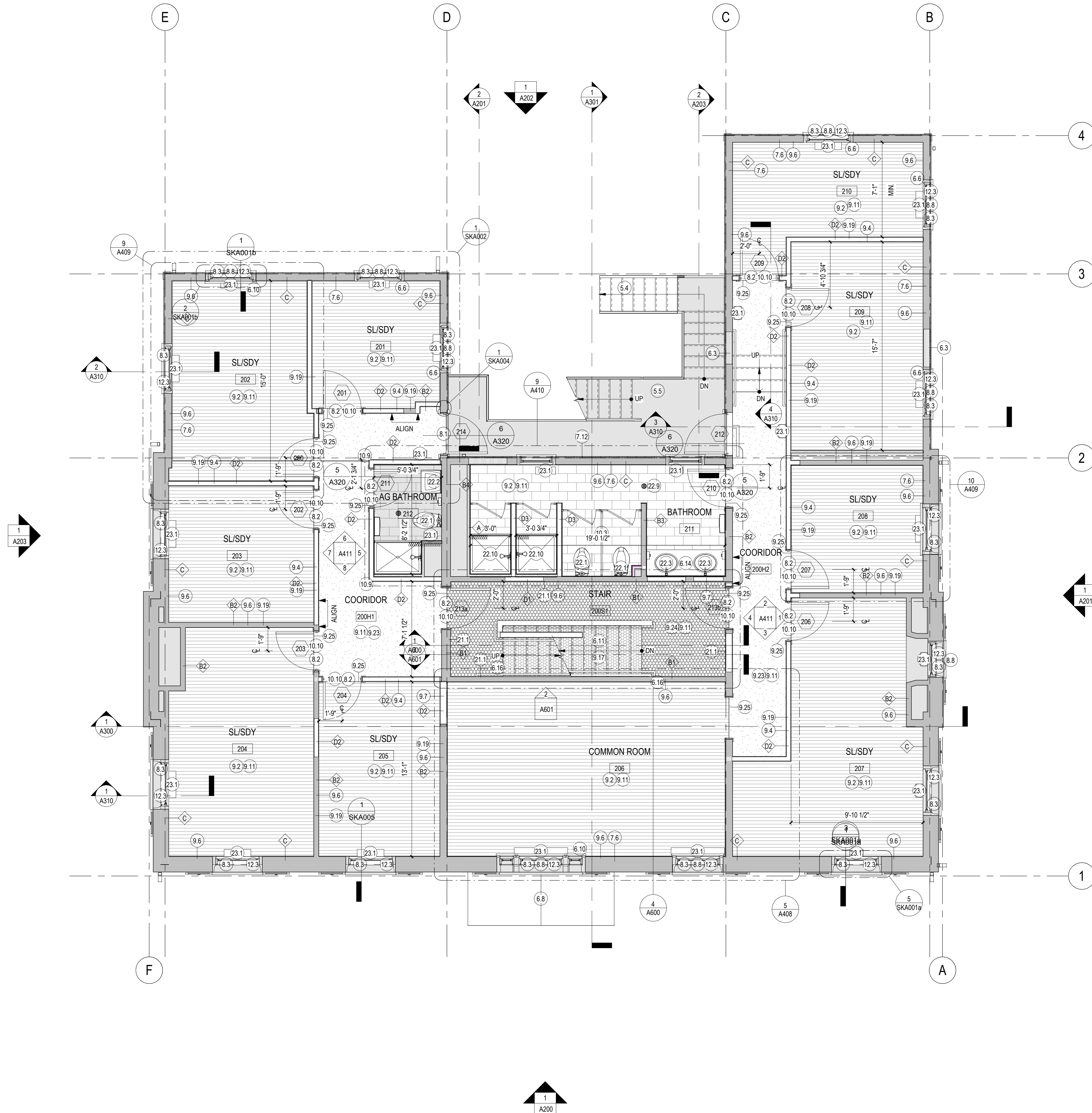
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KEYNOTES

#	SCOPE
5.4	METAL FIRE ESCAPE STAIRS AND RAILING TO MATCH EXISTING - BOTTOM SET OF STAIRS ONLY
5.5	REPAIR EXISTING FIRE ESCAPE PER RECOMMENDATIONS BY FIRE ESCAPE CONSULTANT
6.3	INFILL & PATCH EXTERIOR WALL OPENING WITH WALL CONSTRUCTION
6.6	PVC EXTERIOR WINDOW TRIM - PROFILE TO MATCH EXISTING, OR APPROVED BY ARCHITECT
6.8	GABLED AWNING OVER ENTRY WITH PAINTED WOOD BRACKETS, PVC TRIM & ASPHALT SHINGLE ROOFING
6.10	INTERIOR WINDOW & DOOR TRIM - PAINTED WOOD FINISH
6.11	REPAIR DAMAGED WOOD TREADS AND RISERS
6.14	SOLID SURFACE COUNTERTOP AND REMOVEABLE SINK PANEL
6.16	WOOD HANDRAIL MOUNTED ON BRACKETS. INSTALL BLOCKING IN EXISTING WALL CONSTRUCTION
7.6	MINERAL WOOL BATT INSULATION TO DEPTH OF STUD CAVITY IN EXTERIOR WALLS 2ND & 3RD FLOORS AND BACK ELL.
7.12	NEW PLYWOOD SHEATHING.
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8.3	DOUBLE HUNG VINYL WINDOW. SIZE PER WINDOW SCHEDULE. FRAME OR MODIFY EXISTING ROUGH OPENING AS REQUIRED.
8.8	WINDOW LIMITERS
9.2	LVT FLOORING OVER EXISTING HARDWOOD FLOOR & 1/4" UNDERLAYMENT
9.4	INTERIOR NON-LOAD BEARING PARTITION WALL- SEE WALL TYPES FOR FIRE RATING REQUIREMENTS
9.6	GYPSUM BOARD WALL FINISH ON EXISTING WALL FRAMING. SEE WALL TYPES FOR FIRE RATING REQUIREMENTS
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9.17	RUBBER TREADS AND RISERS OVER EXISTING WOOD TREADS AND RISERS
9.19	ACOUSTICAL INSULATION IN BEDROOM WALLS
9.23	CARPET OVER EXISTING HARDWOOD FLOORING.
9.24	RUBBER FLOORING OVER EXISTING HARDWOOD FLOORING. ENSURE SMOOTH TRANSFER AT RUBBER TREADS AND RISERS AT STAIRS.
9.25	TRANSITION STRIP
10.3	HPDE EUROPEAN STYLE PARTITION STALL
10.9	ACRYLIC CORNER GUARDS
10.10	DOOR KICK PLATE
12.3	ROLLER SHADES
21.1	FIRESTOP EXPOSED JOIST BAYS AT PERIMETER OF FIRE RATED STAIR ENCLOSURE.
22.1	TOILET - SEE PLUMBING DRAWINGS
22.2	WALL MOUNTED ADA SINK - SEE PLUMBING DRAWINGS
22.3	INTEGRAL RECESSED SINK - SEE PLUMBING DRAWINGS
22.9	FLOOR DRAIN
22.10	SHOWER PAN
23.1	FIN TUBE RADIATOR WITH CAST IRON COVER - SEE MECHANICAL DRAWINGS



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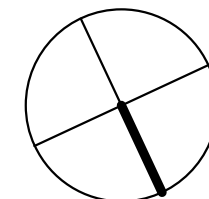
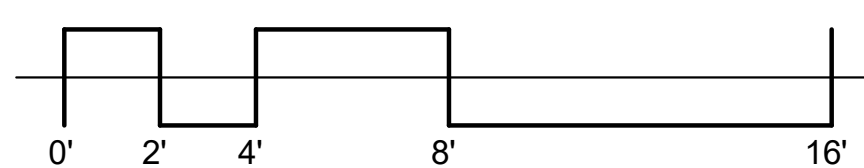
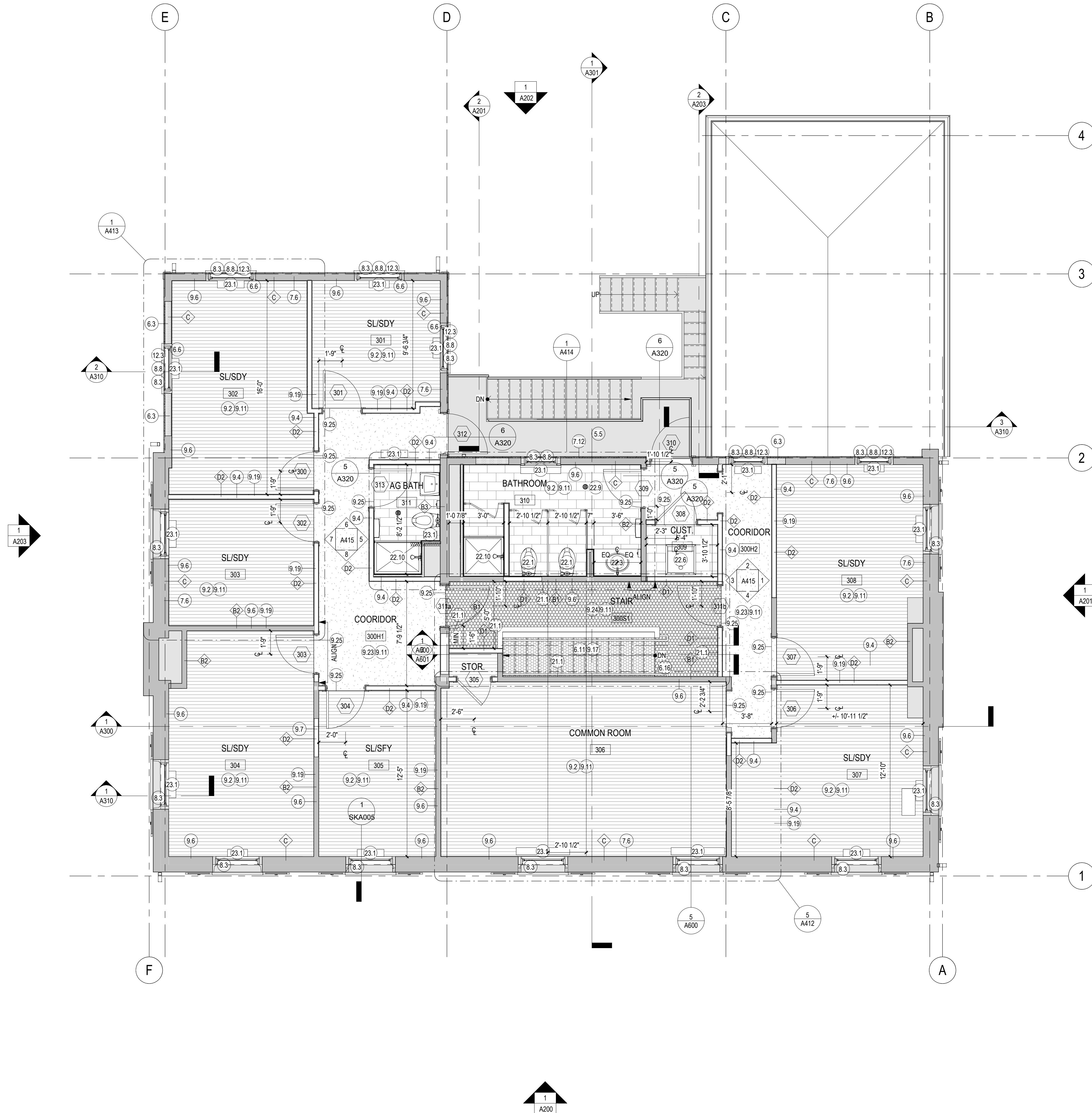
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22.1	TOILET - SEE PLUMBING DRAWINGS
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22.9	FLOOR DRAIN
22.10	SHOWER PAN
23.1	FIN TUBE RADIATOR WITH CAST IRON COVER - SEE MECHANICAL DRAWINGS



Appendix B: Cost Estimate

MEMORANDUM

TO: MAAB Variance Submission

FROM: Kim Barnett (scope) & Chris Hogan (costs)

RE: Cost Estimates

DATE: 06-07-22

Basement Door #001 (24" below grade)

- Exterior concrete ramp:
 - 24' long, 5' wide ramp plus level landings at top and bottom of ramp 5' x 5'.
 - 145 SF flatwork – 20,000
 - Concrete retaining walls both sides of ramp: 29' long, 30" high plus 48" below grade.
 - 60 LF footings – 10,000
 - 60 LF 8" foundation wall – 78" tall – 30,000
 - Freestanding metal handrail both sides: 26' long. 1-1/2" top rail at 36" high, 1-1/2" bottom rail at 18" high – 52 LF – 40,000
- Enlarged opening in existing 14" thick concrete foundation wall by 24" to accommodate 36" door + 16" pull-side door clearance. New opening would likely require new steel lintel above due to size.
- Structural steel, concrete work – 15,000
- New door installation – 4500
- Hardware – 500
- Paint – 500
- Ramp inside rec room:
 - 5' x 5' concrete landing inside door.
 - 6' long 4'-6" wide concrete ramp
 - Dowel to exiting floor, form and pour ramp – 15,000
 - 11' long, 42" high wood frames wall with painted GWB finish & wood cap. – 5,000
 - Wall mounted wood handrail both sides: 8' long, 1-1/2" top rail at 36" high, 1-1/2" bottom rail at 18" high. – 2,000

Contractor Total – 142,500

GR/GC (15%) 21,375

Fee (10%) – 16,387

A/E (10%) – 16,387

Basement Door #001 Total – 196,649

Basement Door #010B – 1:20 asphalt path proposed & already within scope of work.

First Floor Doors #100 & 104A (80" above grade)

- Option 1: exterior wood framed ramp:
 - 80' long, 5' wide ramp, plus two wood framed mid-landings 5'x5'. Wood framing supported on 12" sonotubes 4' deep – assume 12.
 - Sonotubes – 500/location – 6,000
 - Deck ramp structure – 2 men, 4 weeks 24,000
 - Materials – 35,000
 - Freestanding metal guardrails both sides; 90' long, 42" high – 30,000
 - Metal handrails mounted to guardrails. 86' long, 1-1/2" top rail at 36", 1-1/2" bottom rail at 18" high – 60,000

Contractor Total - 155,000

GR/GC (15%) - 23,250

Fee (10%) - 17,825

A/E (10%) - 17,825

Option 1 Total - 213,900

- Option 2: Lift
 - Exterior grade wheelchair lift, with concrete foundations.
 - Electrical connections.
 - Foundations - 15,000
 - Lift - 75,000
 - Electrical connections. - 15,000

Contractor Total - 105,000

GR/GC (15%) -15,750

Fee (10%) - 10,500

A/E (10%) - 10,500

Option 2 Lift Total : 141,750

- Raise level of exterior patio 15" (300 SF)
 - Sloped rigid insulation on existing concrete patio - 10,000
 - Membrane roofing flashed in to building under siding- 20,000
 - PT wood joists, Azek decking
 - Deck framing - 2 men, 2 weeks 12,000
 - Materials - 30,000
 - New metal fire escape stairs. (8 risers) - 15,000
 - Doesn't this need to match the risers above? Would this not require replacing the entire fire escape?

Contractor Total - 87,000

GR/GC (15%) - 13,050

Fee (10%) - 10,000

A/E (10%) - 10,000

Raise Level of Exterior Patio Total - 120,050

First Floor Door #107B (60" above grade)

- Option 1: exterior wood framed ramp:
 - 60' long, 5' wide ramp, plus one wood framed mid-landings 5'x5'. Wood framing supported on 12" sonotubes 4' deep - assume 8.
 - Sonotubes - 500/location - 4,000
 - Deck ramp structure - 2 men, 3 weeks 18,000
 - Materials - 30,000
 - Freestanding metal guardrails both sides; 65' long, 42" high - 20,000
 - Metal handrails mounted to guardrails. 64' long, 1-1/2" top rail at 36", 1-1/2" bottom rail at 18" high - 30,000

Contractor Total: 102,000

GR/GC - 15% - 15,000

Fee - 10% - 10,500

A/E - 10% - 10,500

First Floor Door #107B Total - 138,000

- Option 2: Lift
 - Exterior grade wheelchair lift, with concrete foundations.
 - Foundations – 15,000
 - Lift - 75,000
 - Electrical connections. – 15,000

Contractor Total – 105,000
GR/GC (15%) -15,750
Fee (10%) – 10,500
A/E (10%) – 10,500
Option 2 Lift Total : 141,750

First Floor Door #105A

- Widen ramp for handrail clearance and landing size.
 - Saw cut & remove concrete and brick wall above ramp level; 64' long, 42" high – 10k
 - Remove existing metal handrails connected to building and repair brick.
 - Expand concrete mid landing. Pour new landing with 4' footing, tied into existing landing.
Hand-dig footings, dowel, form, pour and backfill – 15k
Form and pour new ramp landing dowel to existing. Include extension of ramp area along entire run to match width of landings – 30k
Repair, rebuild existing brick work to match with new. 10k
 - New freestanding metal guardrail both sides: Freestanding metal guardrails both sides; 60' long, 42" high 30,000
 - Metal handrails mounted to guardrails. 62' long, 1-1/2" top rail at 36", 1-1/2" bottom rail at 18" high 30,000

GC Total – 125,000
GR/GC – 15% - 18,750
Fee – 10% - 12,500
A/E – 10% - 12,500
Door #105A Total – 168,750

Cost to make 2nd floor and 3rd floor restrooms accessible. – Create new space or reconfigure existing including moving fixtures to fit new layouts -

Per Floor:

Demo	5,000
Framing/Drywall	7,500
Tile	10,000
Plumbing	15,000
Casework	20,000
Electrical	9,500
HVAC	5,000
Paint	2,500
Mirrors/Glass	5,000
Bath/shower stall	5,000
Architecture	20,000
GC/GR	20,900
GC Fee	5,225

Total Per Floor Bathroom Renovation for accessibility	130,625
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<u>Cost to make 2nd and 3rd Floor Bathrooms Accessible</u>	<u>261,250</u>
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Cost to make laundry room accessible.**Demo Wall and Reframe**

Demo	4,000
Framing/Drywall	7,500
Electrical Relocations	5,000
Plumbing/FP relocations	10,000
Painting	5,000
Floor patching	2,500
Architecture	5,000
GC/GR	7,800
Fee	2,340

Total Laundry Room	<u>49,140</u>
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Cost to build an elevator.

Excavation/Concrete	30,000
Masonry	50,000
2-stop elevator	150,000
Cladding/Siding	25,000
Interior Floorplan renovations (carpentry	40,000
Electrical	30,000
Fire Protection	15,000
Roofing	10,000
Architecture	25,000
GC/GR	75,000
Fee	22,500

Total Elevator	<u>472,500</u>
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