

# 1580 RIVER STREET RESIDENTIAL PROJECT

*1580 River Street  
Hyde Park, Massachusetts*

**APPLICATION FOR ARTICLE 80 SMALL PROJECT REVIEW**

*submitted to the*

**Boston Redevelopment Authority**



**Corvo Construction Corp. – Anthony Ruscito**  
Hyde Park, Massachusetts



November 4, 2014

Brian Golden, Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Mr. Golden:

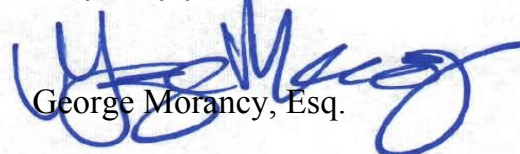
It is my pleasure to submit this application for Small Project Review pursuant to Article 80, Section 80E, of the Boston Zoning Code, for the 1580 River Street residential project in Hyde Park.

The proposed project is to consist of 32 new residential condominium units, primarily market-rate, including four affordable units in accordance with the Mayor's executive order on inclusionary development, served by 52 off-street parking spaces.

The applicant is Anthony Ruscito. The project architects are the firm of RCA, LLC, of Dorchester, Massachusetts.

On behalf of the applicant and the development team, I wish to thank the BRA for its guidance and assistance to date in this matter. We look forward to continuing our strong working relationship with the BRA as we move towards final approval of this project.

Very truly yours,



George Morancy, Esq.

# **1580 RIVER STREET RESIDENTIAL PROJECT**

*~ Hyde Park ~*

**APPLICATION TO THE BOSTON REDEVELOPMENT AUTHORITY  
Pursuant to Article 80E of the Boston Zoning Code**

*Submitted by*

**Anthony Ruscito**

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## I. PROJECT SUMMARY

### 1.1 *Development Team*

#### **Developer and Applicant:**

Anthony Ruscito  
Corvo Construction Corp.  
21 Mazzeo Drive, Unit 101  
Randolph, MA 02368  
Tel.: 781-767-3001  
Fax: 617-249-0956  
Email: anthony@corvoproperties.com

#### **Legal Counsel:**

George Morancy, Esq.  
Adams & Morancy, P.C.  
350 West Broadway  
South Boston, MA 02127  
Tel: 617-269-5800; Fax: 617-269-5923  
Email: gmorancy@admorlaw.com

#### **Architecture:**

RCA, LLC  
415 Neponset Avenue  
Dorchester, MA 02122  
Tel: 617-282-0030  
Fax: 617-282-1080  
Email: cdrew@roche-christopher.com

#### **Surveyor:**

DeCelle Burke & Associates, Inc.  
Lawrence W. DeCelle, Jr., PLS  
149 Independence Avenue  
Quincy, MA 02169  
Tel.: 617-405-5100  
Fax: 405-5101

### 1.2 *Project Summary*

The Proposed Project consists of the development of a 55,150 square-foot site situated at 1580 River Street in Hyde Park<sup>1</sup> by completing a residential rehabilitation of an existing two-story commercial building, including the addition of a third floor, to contain 32 residential units served

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<sup>1</sup> Note that the Inspectional Services Department maintains the property site's address at 1580 River Street, which is the address used for the building permit application and this application to the BRA. The Assessing Department maintains the site's address as 1582 River Street.



by 52 accessory off-street parking spaces located partly in the building's basement garage and partly outside at the rear of the building.

The proposed project would create both market-rate and affordable housing units in an attractive newly redesigned building appropriate in scale, massing and design to the surrounding neighborhood.

### **1.3 Community Benefits**

The Proposed Project will offer many public benefits to neighborhood and to the City of Boston, including:

- *the creation of 32 new residential units in an attractive low-rise building, including four affordable units in accordance with the Mayor's Executive Order on Inclusionary Development;*
- *generation of over one hundred fifty thousand dollars in revenue annually to the City of Boston once the project is completed in the form of new real property tax payments;*
- *the expected creation of more than 60 construction jobs generated by the proposed project;*
- *the replacement of an aesthetically unattractive concrete building with an attractive new low-rise residential building.*

## **II. DETAILED PROJECT INFORMATION**

### **2.1 Site and Project Description**

The Project Site includes 55,150 square feet of land area, comprising one parcel situated at 1580 River Street in Ward 18, Hyde Park, being City of Boston Assessor's Parcel No. 1812142000. The parcel is currently the site of a two-story brick commercial building classified by the City as "Storage Warehouses and Distribution Facilities/Other Storage, Warehouse and Distribution Facilities," that is currently home to Superior Carpet, Inc., Cleaning and Sales.

### **2.2 Project Financing and Developer Pro Forma**

The applicant has successfully developed numerous projects in Boston and surrounding communities, and has a strong working relationship with several major lenders, a record of proven financial security, and intends to finance the project construction and development using traditional institutional lender financing. An initial financing commitment has been received from Bank of Canton, which has financed several other projects by the applicant.

Total Development Cost (soft/hard costs): \$6,000,000.00

Construction Cost (hard cost): \$4,300,000.00

### **Disclosure of Beneficial Interest in the Project**

Anthony Ruscito: 100%

Number of Construction Jobs: 60+

Estimated Constructions Start: Second Quarter 2015

Estimated Construction Completed and Occupancy: Second Quarter 2016

### ***2.3 Proposed Project Program, Data and Dimensions***

Lot Area (in square feet): 55,150 square feet

Maximum Building Height/Stories: 3 stories, 37' 2-½"

Number of Residential Units: 32 residential units, of which 16 would be one-bedroom units and 16 would be two-bedroom units

Total of Building Gross Square Footage: 40,686 square feet

Proposed Floor Area Ratio: .74

Parking Spaces: 52 spaces, of which 28 are to be located within a basement-level garage accessed from the rear of the building, and 24 are to be exterior spaces occupying a portion of the rear yard.

### ***2.4 Urban Design Approach – Context, Massing, Material & Other Design Issues***

The proposed project would consist of the residential renovation of an existing two-story commercial brick building. The basement level will consist primarily of a parking garage for 28 motor vehicles, with vehicular access from, and discharge to, the rear of the site. Two existing curb cuts on River Street will provide vehicular access to the site.

The basement level will also contain the building's rear lobby and elevator access, three stairways, a trash storage room, mechanical room, and a bicycle storage room. The open space areas surrounding the building at the basement level will be suitably landscaped, including grassed areas, red maple trees, and new planting beds for rhododendrons and other flora.

The first floor will contain four one-bedroom and six two-bedroom units. The second floor will contain six one-bedroom units and five two-bedroom units. The third floor will likewise contain six one-bedroom units and five two-bedroom units.

The building skin will be a composition of Hardieplank lap siding covering the majority of the exterior façades, with accents of brick and Azek panels. The materials and façade details are intended to visually interrupt the massing of the building along its elevations, and will include a neighborhood-appropriate mansard roof design. Windows will be a combination of operable and fixed sashes. The proposed building height is approximately 37 feet 2 ½ inches and three stories from the River Street median grade.

Final elevation studies will be reviewed and approved by the BRA as the design process evolves.

**2.5 Traffic, Parking and Access**

The project’s 52 on-site parking spaces will be accessed by two existing double-width curb cuts on River Street, one on either side of the building and site. Ample secure space for bicycle storage will be provided within the building’s garage.

**2.6 Anticipated Permits and Approvals**

Agency Name	Permit or Action
Boston Redevelopment Authority	<ul style="list-style-type: none"> <li>• Article 80 Small Project Review</li> <li>• Design Review Approval</li> <li>• Affordable Housing Agreement</li> </ul>
Boston Water and Sewer Commission	<ul style="list-style-type: none"> <li>• Local Sewer and Water Tie-in and Site Plan Approval</li> </ul>
Boston Public Safety Commission, Committee on Licenses	<ul style="list-style-type: none"> <li>• Parking Garage Related Permits</li> </ul>
Boston Inspectional Services Department	<ul style="list-style-type: none"> <li>• Zoning Board of Appeal Approval</li> <li>• Building Permit</li> <li>• Certificate of Occupancy</li> </ul>

**III. BOSTON ZONING CODE DATA**

**3.1 Zoning District Requirements**

The site is situated within an LI-1 Local Industrial 1 zoning district under Article 69 of the Boston Zoning Code, the Hyde Park Neighborhood Zoning Article.

The applicable zoning requirements, and anticipated as-built zoning characteristics of the Proposed Project, are as follows:

**DIMENSIONAL REGULATIONS  
TABLE D**

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	NONE	55,150 <sup>±</sup> S.F.	55,150 <sup>±</sup> S.F.
MIN. LOT WIDTH	NONE	175'-7" <sup>±</sup>	175'-7" <sup>±</sup>
MIN. LOT FRONTAGE	NONE	175'-7" <sup>±</sup>	175'-7" <sup>±</sup>
MAX. FLOOR AREA RATIO	1.0	0.45 (21,940 S.F. <sup>±</sup> )	0.74 (40,686 S.F. <sup>±</sup> )
MAX. ALLOWABLE BUILDING HEIGHT	35'-0"	33'-2" <sup>±</sup>	37'-2 1/2" <sup>±</sup>
MIN. FRONT YARD	5'	21.8' <sup>±</sup>	21.8' <sup>±</sup>
MIN. SIDE YARD	NONE	15.7' <sup>±</sup>	15.7' <sup>±</sup>
MIN. REAR YARD	10'	91'-5" <sup>±</sup>	91'-5" <sup>±</sup>
OPEN SPACE	NONE	N/A	14,035 SQ. FT. <sup>±</sup>

***Off-Street Parking Requirements of Article 69:***

- 32 residential units @ 2 spaces per unit = 64 spaces

**3.3 Zoning Relief Required**

Article 69, Section 14: *Multifamily Dwelling, Forbidden Use*  
 Article 69, Section 15: *Excessive Building Height*  
 Article 69, Section 29: *Insufficient Off-Street Parking*

**3.4 Building Code Analysis**

The construction of the building will be Type VA.

The building will be fully sprinkled in conformance with NFPA 13.

The building will be a residential building.

- Residential: R-2
- Parking garage: S-2

As defined by Table 508.4, fire separation requirements are as follows:

- R-2 requires 1-hour separation
- S-2 requires 1-hour separation

**IV. ZONING REFUSAL LETTER : URBAN DESIGN SUBMISSION  
PHOTOGRAPHS AND PLANS**

**Exhibit 1:** Assessing Map  
**Exhibit 2:** Certified Plot Plan (Existing Conditions)  
**Exhibit 3:** Zoning Code Refusal Letter

- Exhibit 4:** Aerial Views of Site
- Exhibit 5:** Aerial Views of Site (cont'd)
- Exhibit 6:** Street Views of Site
- Exhibit 7:** Street Views of Site and Zoning Map
- Exhibit 8:** Proposed Site Use Plan (architectural)
- Exhibit 9:** Existing Basement Floor Plan
- Exhibit 10:** Existing First Floor Plan
- Exhibit 11:** Existing Second Floor Plan
- Exhibit 12:** Existing Roof Plan and Building Section
- Exhibit 13:** Existing Elevations (Front and Right Side)
- Exhibit 14:** Existing Elevations (Rear and Left Side)
- Exhibit 15:** Proposed Basement Floor Plan
- Exhibit 16:** Proposed Basement Floor Plan
- Exhibit 17:** Proposed First Floor Plan
- Exhibit 18:** Proposed Second Floor Plan
- Exhibit 19:** Front Rendering

# 1580 River Street, Hyde Park



### Property Information

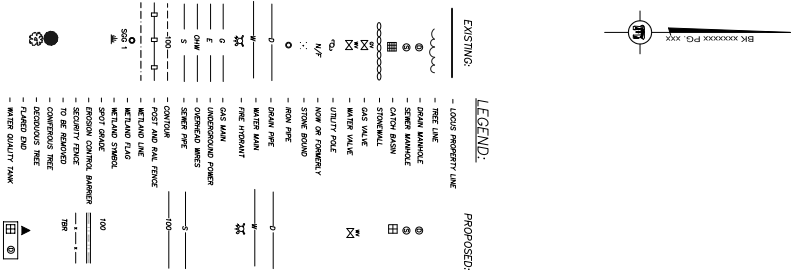
<b>Parcel ID</b>	1812142000
<b>Owner</b>	SANTACROCE PAUL J TS
<b>Address</b>	1582 RIVER ST
<b>Property Type</b>	0316
<b>Building Value</b>	\$411,200.00
<b>Land Value</b>	\$410,800.00
<b>Total Value</b>	\$822,000.00
<b>Lot Size</b>	55150 sq ft
<b>Land Use</b>	Commercial



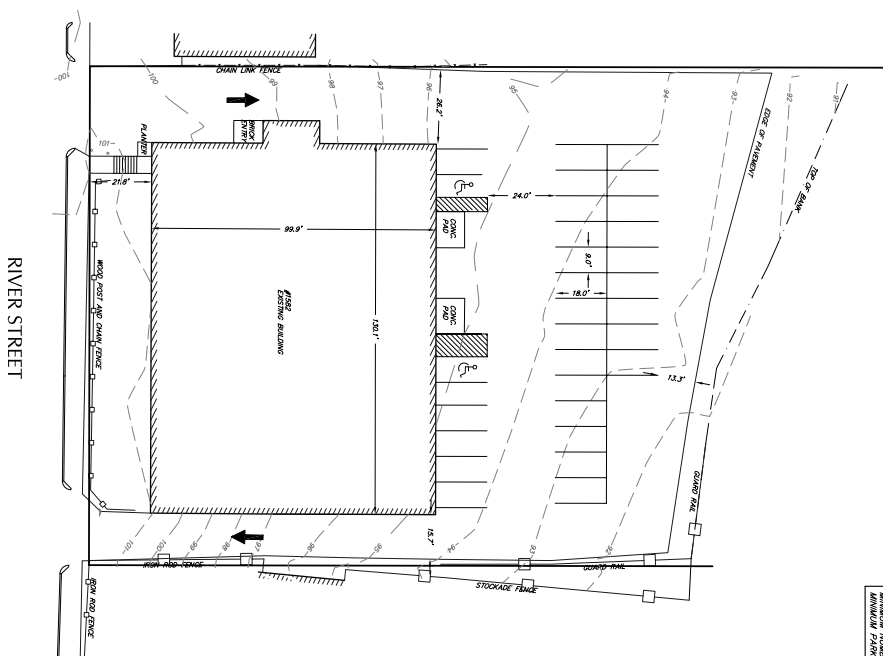
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.





EXISTING SITE PLAN



**ZONING SCHEDULE**  
 LOT ZONING CLASSIFICATION : LOCAL INDUSTRIAL 1 (L-1)

ZONING REQUIREMENT	REQUIRED	PROPOSED	VARIANCE NEEDED?
MINIMUM LOT SIZE	-	25,140 S.F.	
MINIMUM FRONTAGE	-	20 FT	
MINIMUM FRONT SETBACK	-	5 FT	
MINIMUM SIDE AND REAR SETBACK	-	15 FT	
MINIMUM NUMBER OF STORIES	-	2 STORIES	
MINIMUM F.A.R. OR FLOORING SPACES	-	10 SPACES/UNIT	
MINIMUM PARKING ASIDE WIDTH	-	24 FT	
			VARIANCE REQUIRED

JAMES W BURKE, PE  
 DATE

**DeCELLE**  
 INC.  
 148 Independence Avenue Quincy, MA 02189  
 (617) 405-5100 (O) (617) 405-5101 (F)

**GENERAL NOTES:**  
 1. LOCAL MAPS IS SHEET 17-1020  
 RECORD OWNER: PAUL S. SANDROFF, TRUSTEE  
 2. THIS PLAN IS THE RESULT OF AN AS-BUILT SURVEY OF THE EXISTING SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER FEATURES OR CONDITIONS THAT WOULD AFFECT THE ACCURACY OF THIS PLAN.  
 4. THE LOT OWNER HAS REVIEWED AND APPROVED THIS PLAN AND HAS AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THE ZONING ORDINANCE.  
 5. THESE 5 SHEETS ARE:  
 SHEET 17-1020 S.F.  
 SHEET 17-1021 S.F.  
 SHEET 17-1022 S.F.  
 SHEET 17-1023 S.F.  
 SHEET 17-1024 S.F.

**PROJECT TITLE & LOCATION:**  
 XX  
 1582 RIVER STREET  
 HYDE PARK, MA 02136

**PLAN TITLE:** XX  
**PREPARED FOR:** XX  
**DATE:** XX  
**REVISIONS:** XX  
**JOB NUMBER:** 18100  
**SHEET:** 1 OF 1  
**SCALE:** 1"=50'





**Boston Inspectional Services Department  
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh  
Mayor

**ZONING CODE REFUSAL**

Gary P. Moccia  
Inspector of Buildings

ANTONIO RUSCITO  
21 MAZZEO DRIVE  
UNIT 101  
RANDOLPH, MA 02368

October 09, 2014

**Location:** 1580 RIVER ST HYDE PARK, MA 02136  
**Ward:** 18  
**Zoning District:** Hyde Park N.D  
**Zoning Subdistrict:** LI - 1  
**Appl. # :** ALT385089  
**Date Filed:** July 17, 2014  
**Purpose:** Change Occupancy from a Carpet Warehouse to a 32 Unit Residential Condominium as per plans. Construct a 3rd story onto building. Renovations to existing building. Work to include : new windows, new insulation, carpeting, installation of new Kitchens, new Bathrooms, all finishes, all new MEP, new Fire Alarm and Sprinkler systems. Revise exterior Site and Parking. Revise exterior of Building.

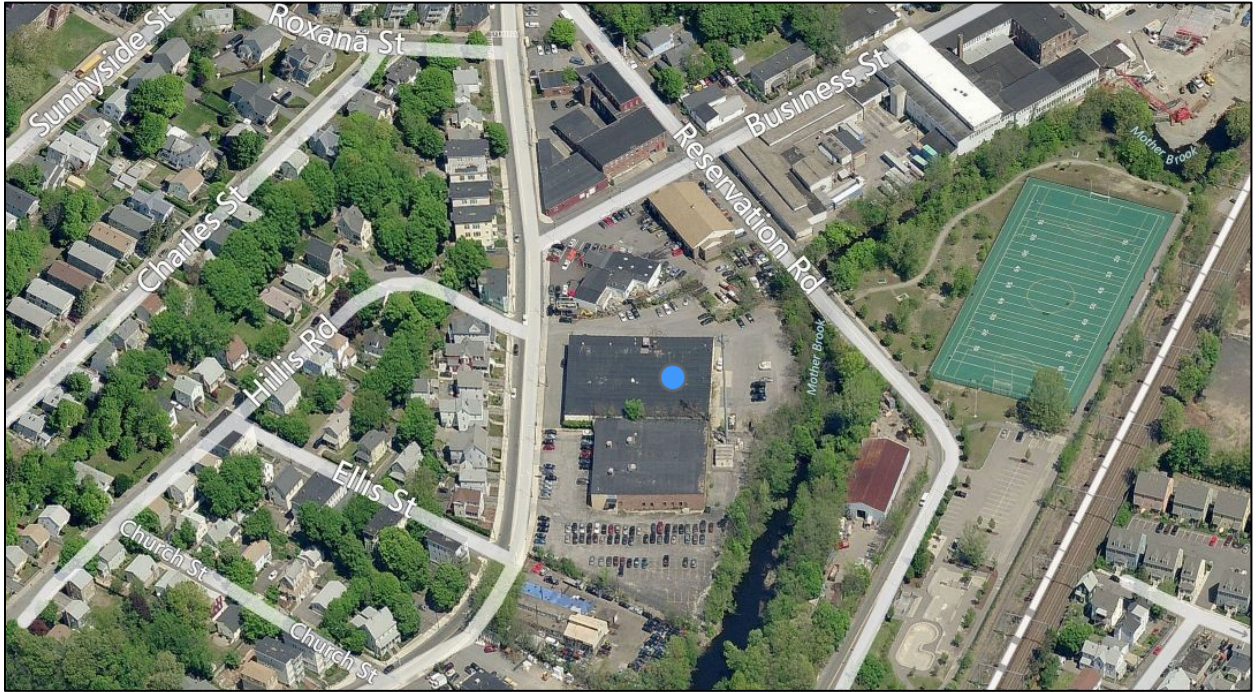
YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 69 Section 14	Use Regulations	Use : Multifamily Dwelling : Forbidden
Article 69 Section 15	Dimensional Regulations	Building Height Excessive
Article 69 Section 29	Off-Street Parking Req's	Off-Street Parking Insufficient

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

\_\_\_\_\_  
Thomas White  
(617)961-3275  
for the Commissioner

EXHIBIT "4"



SITE AERIALS

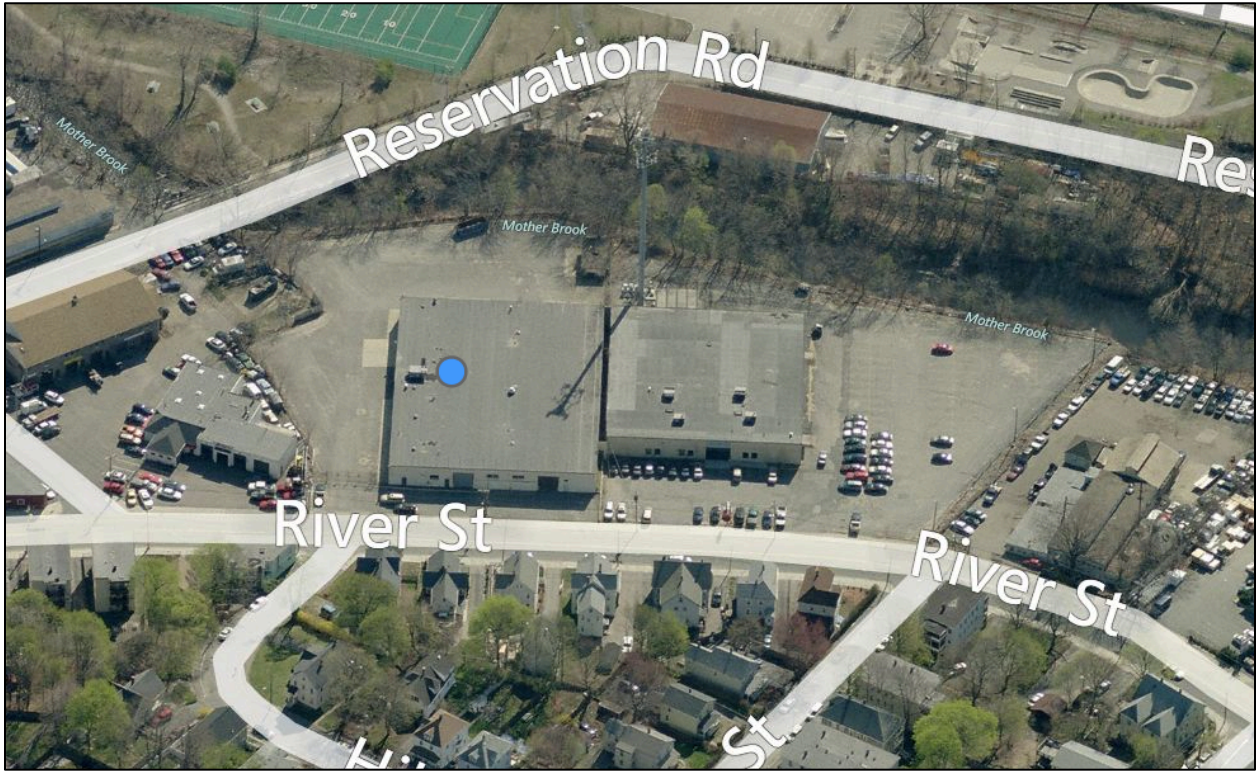




EXHIBIT "5"



SITE AERIALS, INCLUDING TYPICAL TRAFFIC CONDITIONS

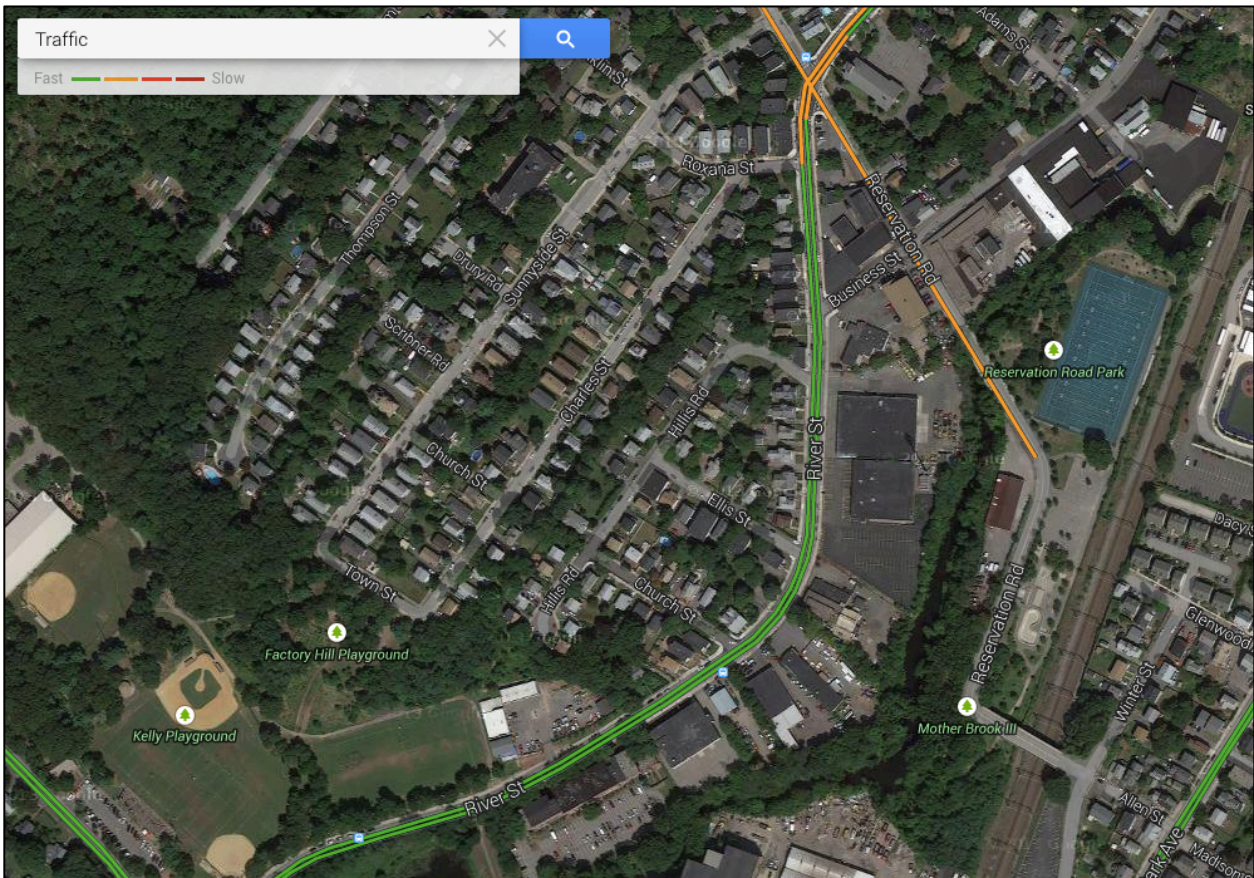




EXHIBIT "6"



STREET VIEWS OF SITE ALONG RIVER STREET

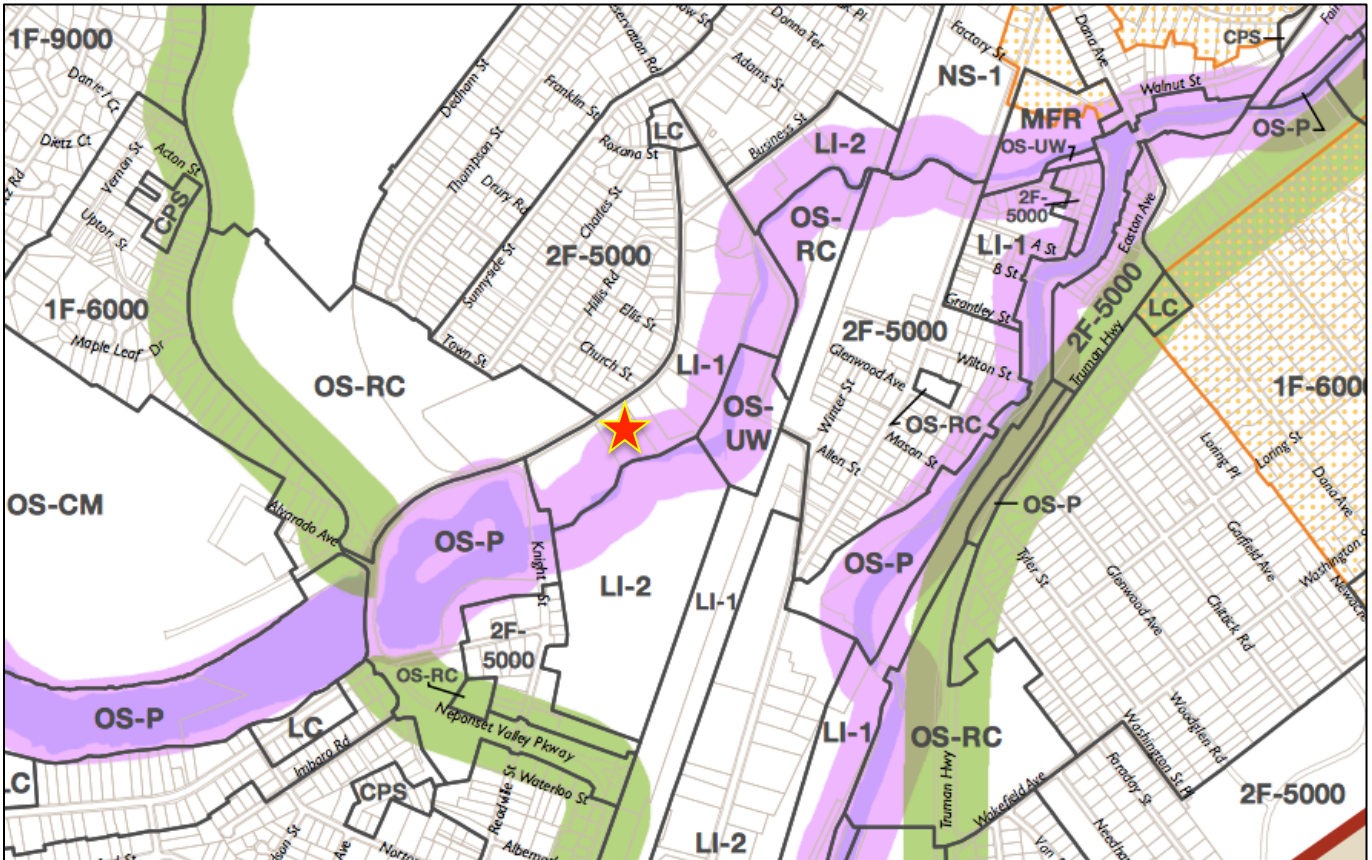




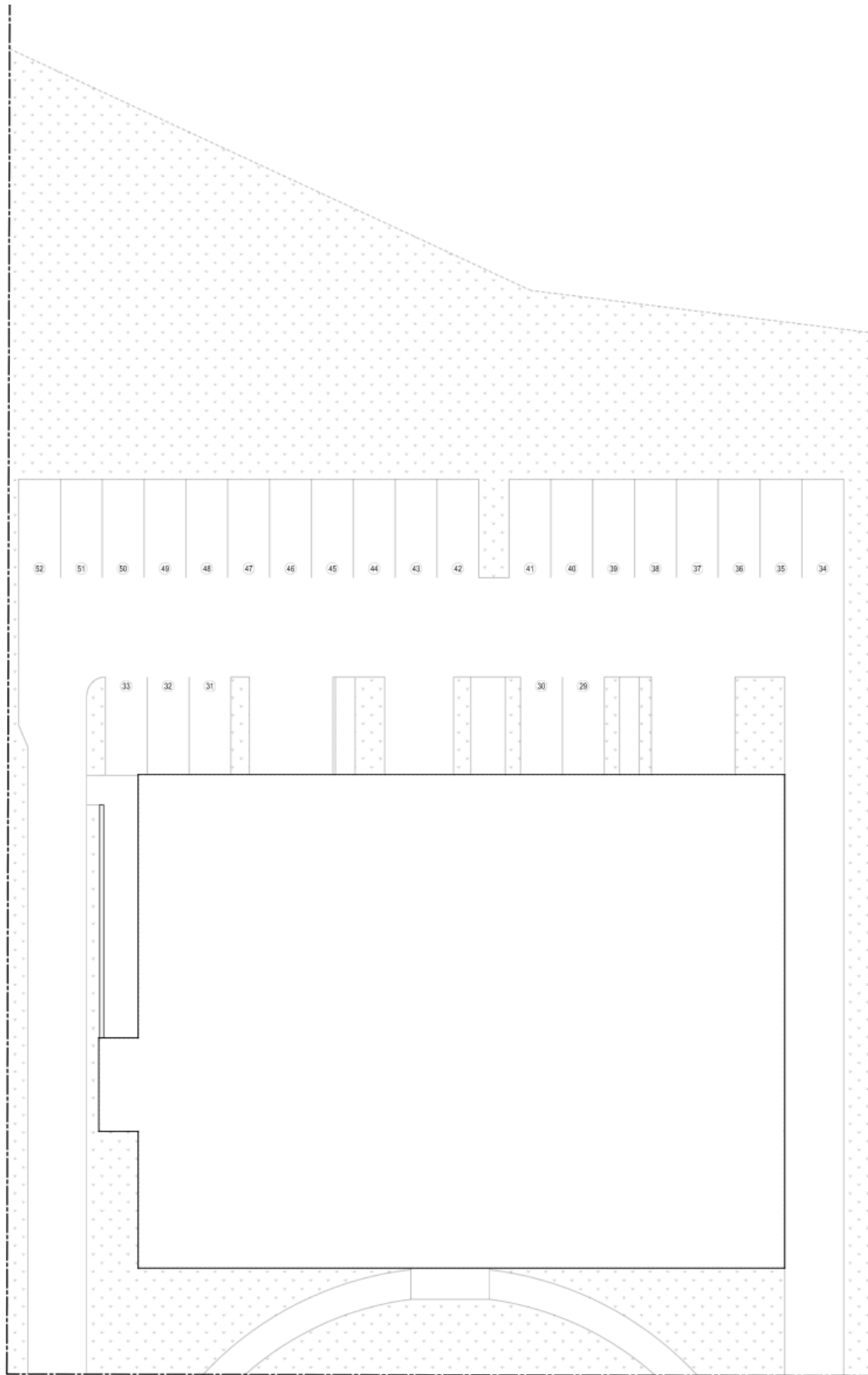
EXHIBIT "7"



VIEW OF SITE AND ZONING MAP

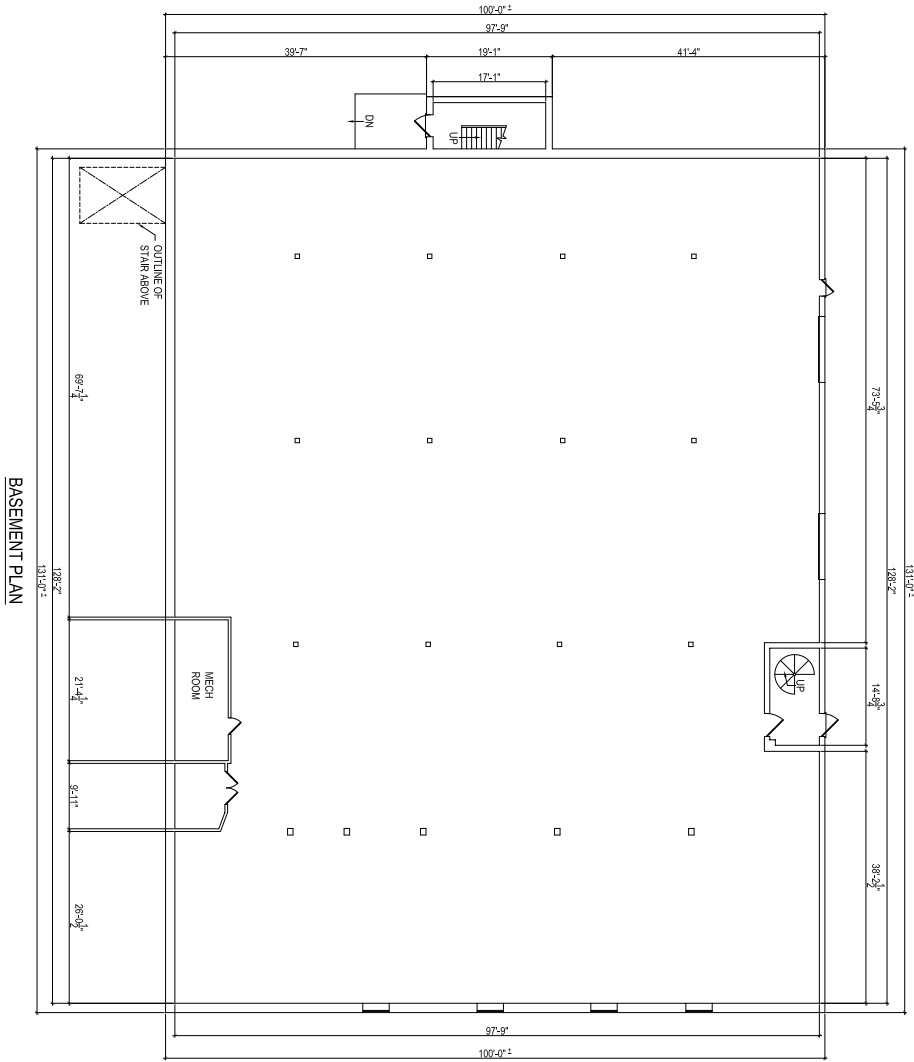


# EXHIBIT "8"



PROPOSED SITE USE PLAN

# EXHIBIT "9"



BASEMENT PLAN

EXISTING FIRST FLOOR PLAN

REV.	DATE	DESCRIPTION
XXX	XXXX	XXX

GENERAL NOTE: 1"=1'-0"  
 VERIFY AND CORRECT ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

EX1

EXISTING FLOOR PLAN

PROJECT #  
 14-074  
 DATE: 5-12-14  
 REV:  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY:  
 MM  
 CHECKED BY:  
 J.E.R. / R.B.

Anthony Ruscito  
 1582 River Street  
 Hyde Park, Ma 02136



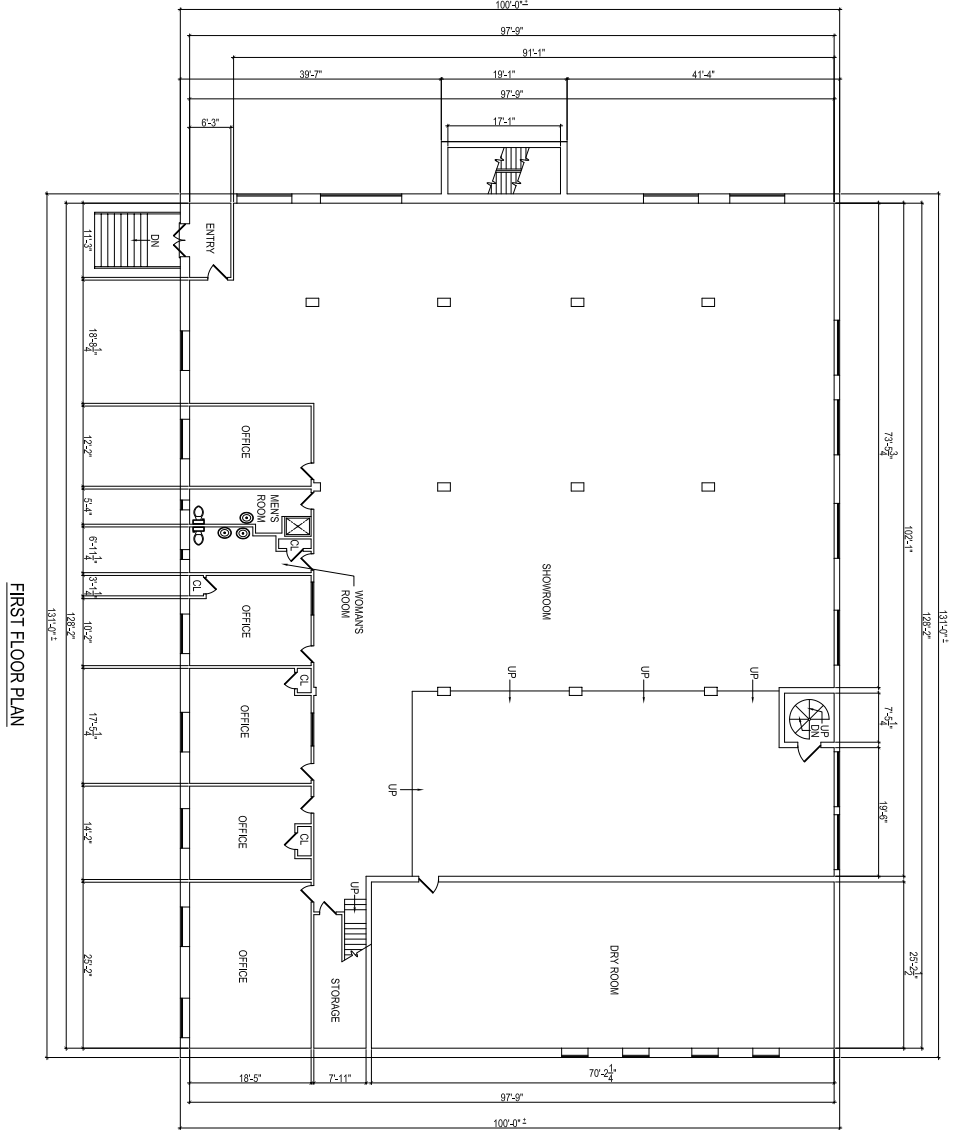
RCA, LLC

413 Nipmuc Ave. www.rca-boston.com  
 Duxbury, Massachusetts 02122

Telephone: 617-251-0030  
 Fax: 617-251-1886



# EXHIBIT "10"



FIRST FLOOR PLAN

## EXISTING SECOND FLOOR PLAN

REV.	DATE	DESCRIPTION
XXX	XXX	XXX

GENERAL NOTE: 1" = 1'-0"  
 VERIFY AND CORRECT ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



EXISTING FLOOR PLAN

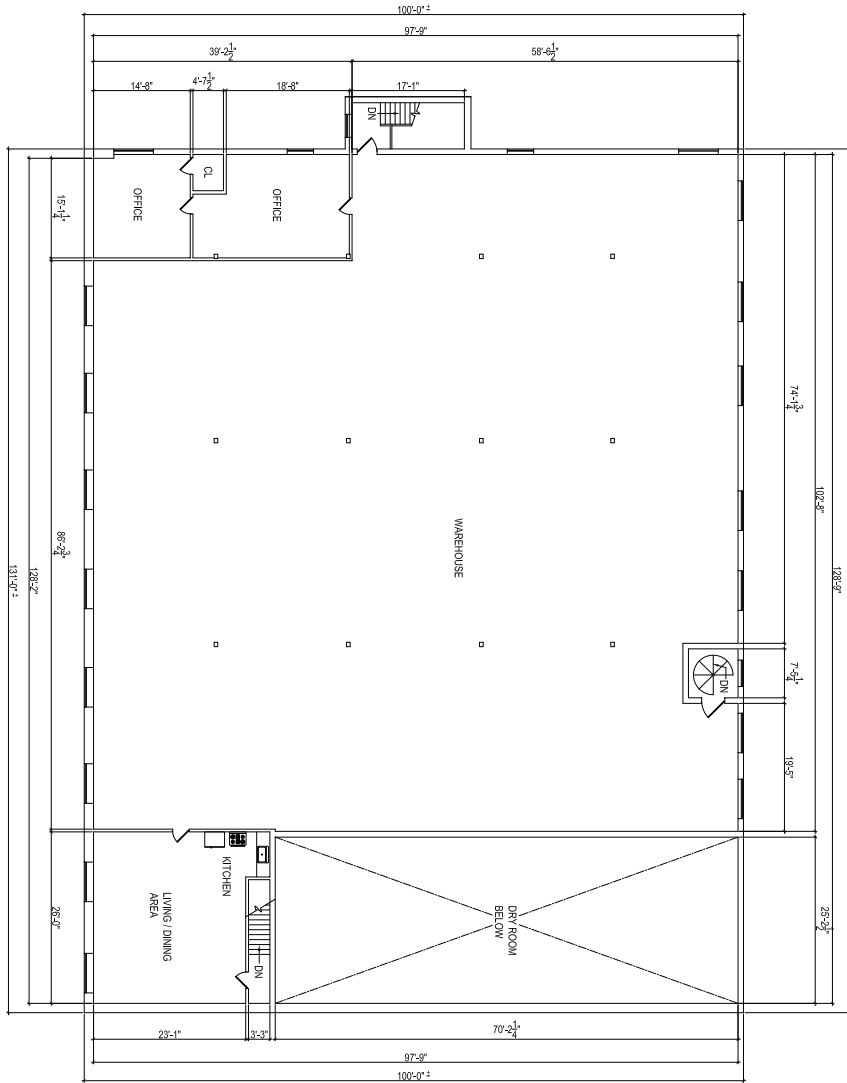
PROJECT # 144074  
 DATE: 5-12-14  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: MM  
 CHECKED BY: J.E.R./R.B.

Anthony Ruscito  
 1582 River Street  
 Hyde Park, Ma 02136



413 Nipmuc Ave. www.rca-boston.com Telephone: 617-225-0030  
 Dorr House, Massachusetts 02122 Fax: 617-225-1886

# EXHIBIT "11"



SECOND FLOOR PLAN

EXISTING THIRD FLOOR PLAN

REV.	DATE	DESCRIPTION
XXX	XXX	XXX

GENERAL NOTE: 1" = 1'-0"  
 VERIFY AND CORRECT ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

EX3

EXISTING FLOOR PLAN

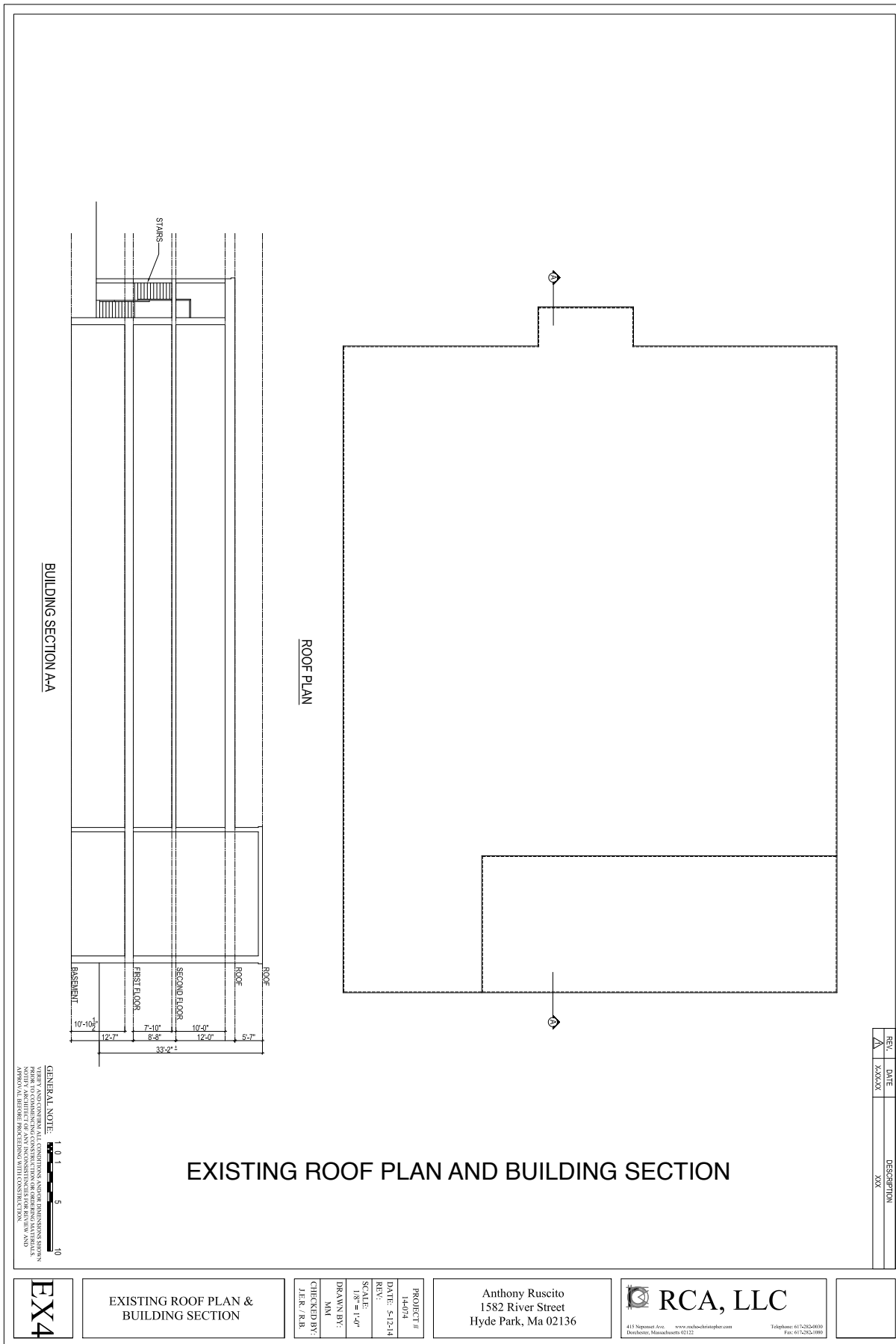
PROJECT # 14-074  
 DATE: 5-12-14  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: MM  
 CHECKED BY: J.E.R./R.B.

Anthony Ruscito  
 1582 River Street  
 Hyde Park, Ma 02136

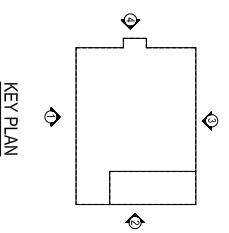
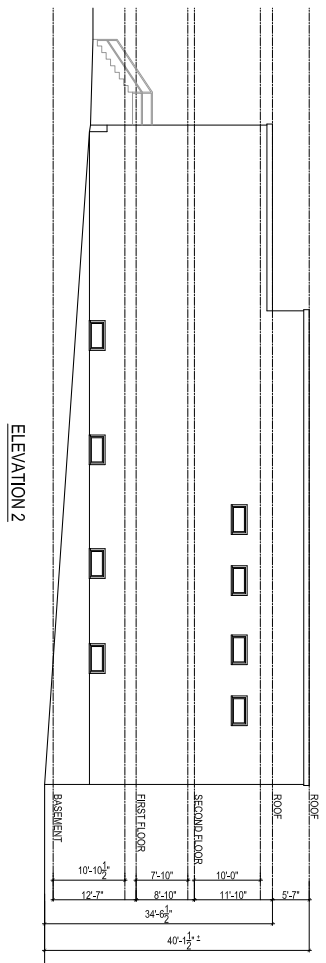
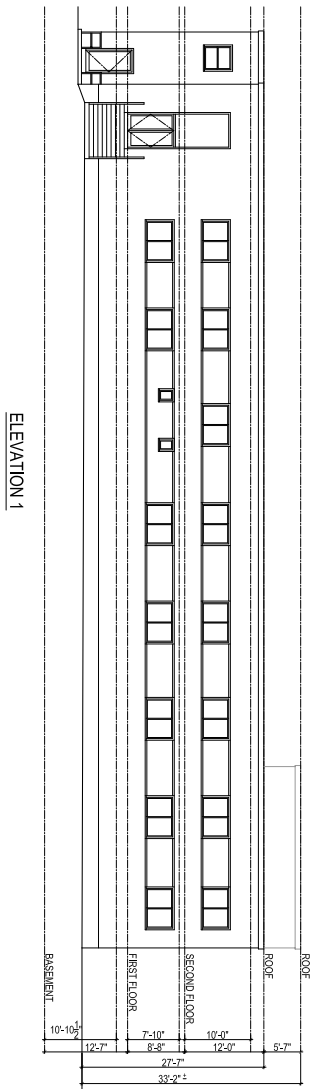
RCA, LLC

413 Nipmuc Ave. www.rca-boston.com  
 Dartmouth, Massachusetts 01822

Telephone: 617-235-0030  
 Fax: 617-235-1886



# EXHIBIT "13"



## EXISTING ELEVATIONS

**GENERAL NOTE:**  
 1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR BEFORE MATERIALS ARE ORDERED.  
 3. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
XXX	XXX/XX/XX	XXX



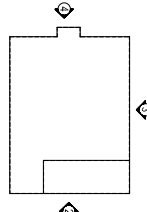
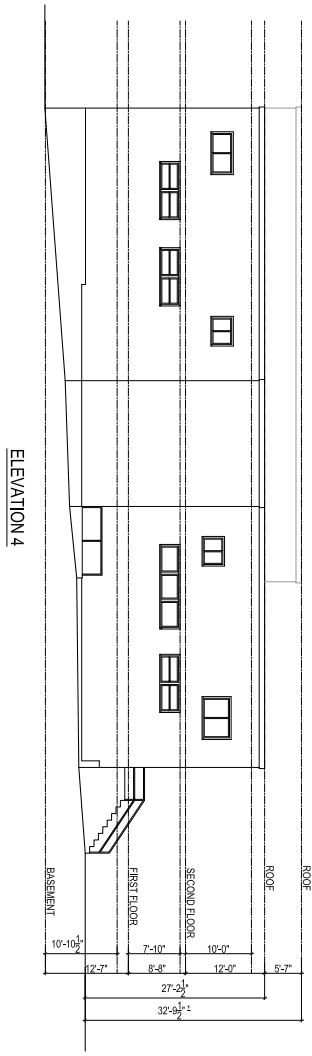
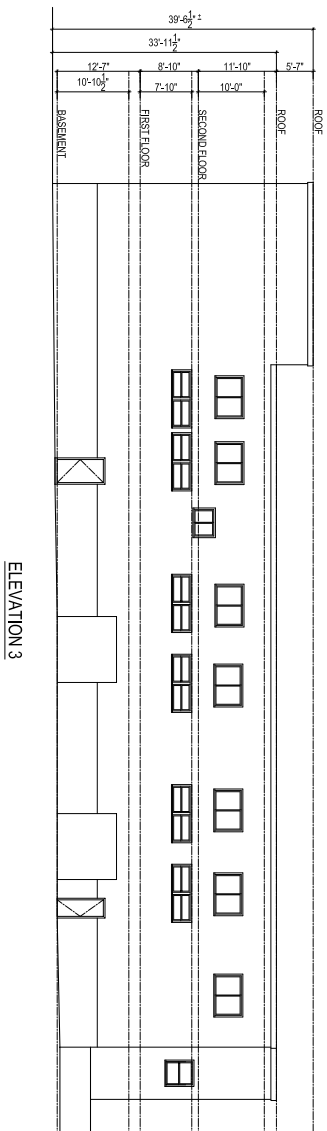
EXISTING ELEVATIONS

PROJECT # 144074  
 DATE: 5-12-14  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: MM  
 CHECKED BY: J.E.R. / R.B.

Anthony Ruscito  
 1582 River Street  
 Hyde Park, Ma 02136

**RCA, LLC**  
 413 Nipmuc Ave. www.rca-boston.com Telephone: 617-235-0030  
 Duxbury, Massachusetts 01928 Fax: 617-235-1886

# EXHIBIT "14"



## EXISTING ELEVATIONS

GENERAL NOTE: 1/4" = 1' 0"  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
XXX	XXX	XXX

**EX6**

EXISTING ELEVATIONS

PROJECT # 14-074  
 DATE: 5-12-14  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: MM  
 CHECKED BY: J.E.R./R.B.

Anthony Ruscito  
 1582 River Street  
 Hyde Park, Ma 02136

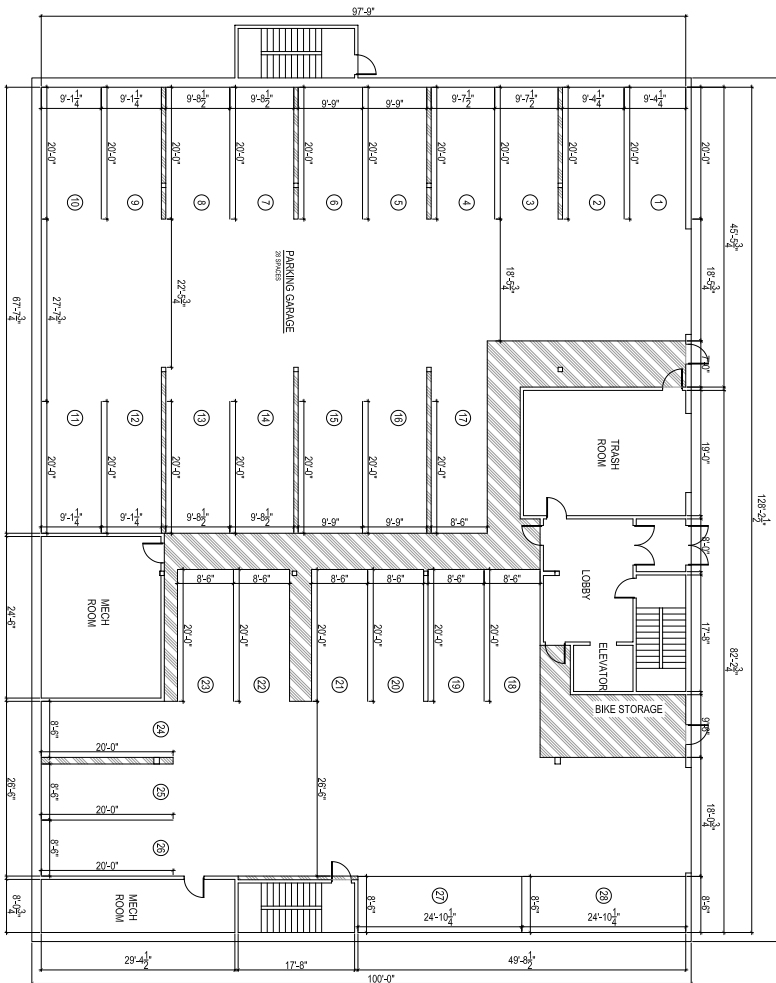


**RCA, LLC**

413 Nipmuc Ave. www.rca-boston.com  
 Dorchester, Massachusetts 02122

Telephone: 617-235-0030  
 Fax: 617-235-1886

# EXHIBIT "15"



BASEMENT PLAN

## PROPOSED BASEMENT AND GARAGE PLAN

REV.	DATE	DESCRIPTION
XXX	XXX	XXX

GENERAL NOTE: 1/4" = 1'-0"  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

**A1**

PROPOSED FLOOR PLAN

PROJECT # 14-074  
 DATE: 10-1-14  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: J.E.R. / R.B.

Anthony Ruscito  
 1582 River Street  
 Hyde Park, Ma 02136

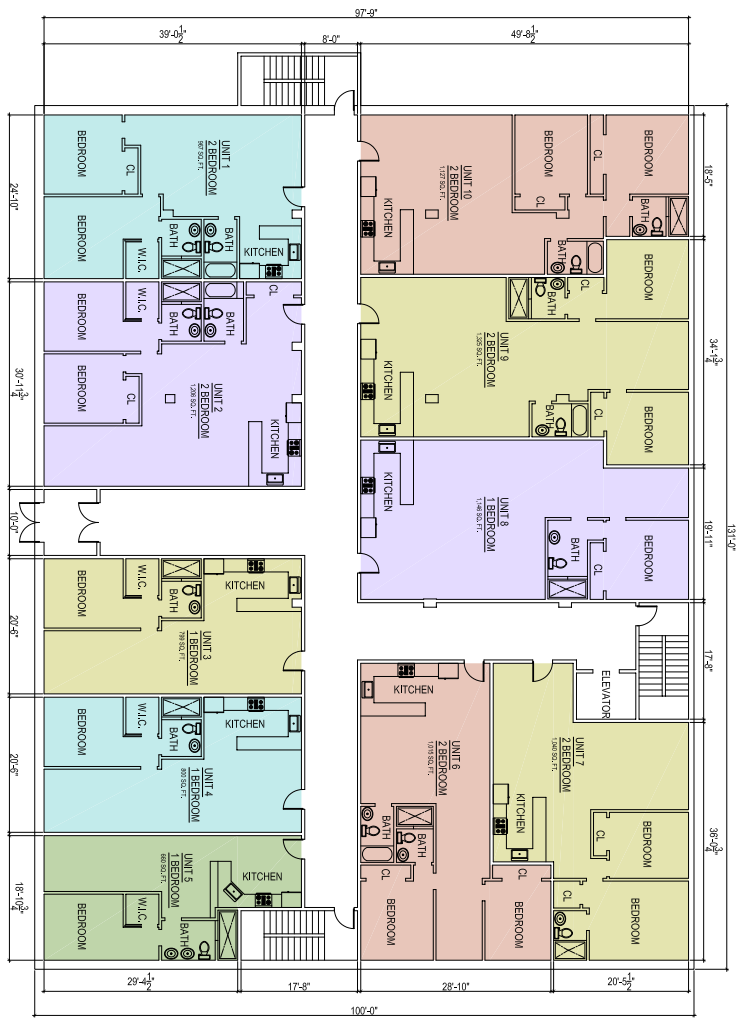


**RCA, LLC**

411 Nipmuc Ave. www.rca-boston.com  
 Dorchester, Massachusetts 02122

Telephone: 617-231-5000  
 Fax: 617-231-1886

EXHIBIT "16"



FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

REV.	DATE	DESCRIPTION
Δ XXXXX		XXX

GENERAL NOTE: 1/4" = 1'-0"  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

A2

PROPOSED FLOOR PLAN

PROJECT # 14-074  
 DATE: 10-1-14  
 REV: 1  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: J.E.R. / R.B.

Anthony Ruscito  
 1582 River Street  
 Hyde Park, Ma 02136



RCA, LLC

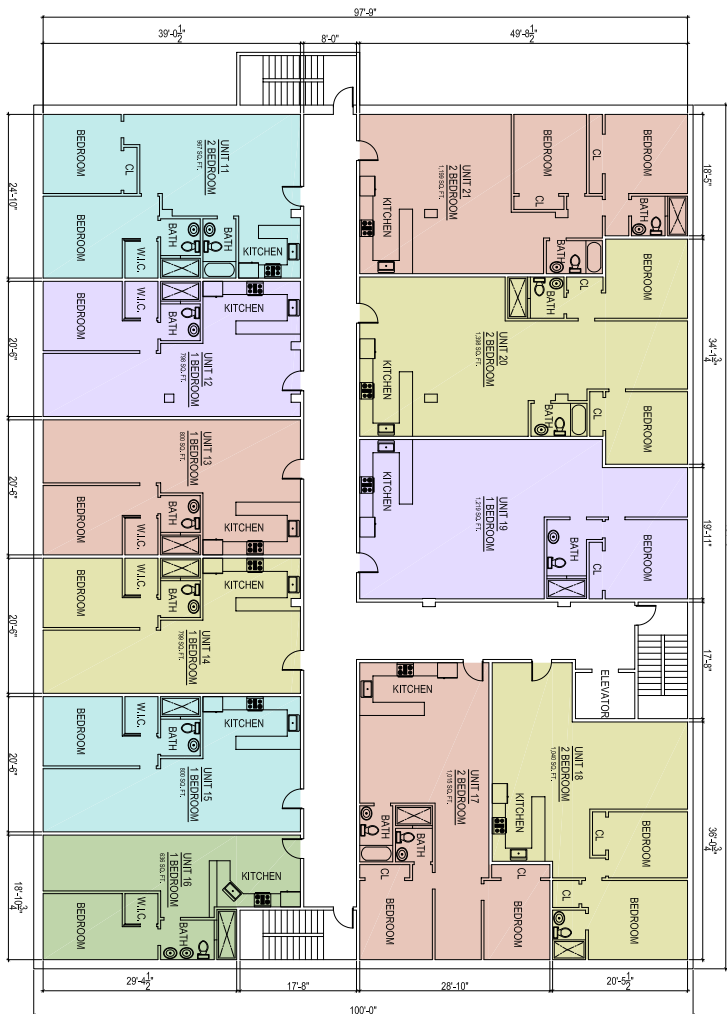
413 Nipmuc Ave. www.rca-bostonrhep.com  
 Dorchester, Massachusetts 01912

Telephone: 617-251-5000  
 Fax: 617-251-1886



# EXHIBIT "17"

## SECOND FLOOR PLAN



## PROPOSED SECOND FLOOR PLAN

REV.	DATE	DESCRIPTION
XXX	XXXX	XXX

GENERAL NOTE: 1/4" = 1'-0"  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR BEFORE MATERIALS APPROVAL BEGINS. PROCEED WITH CONSTRUCTION APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

A3

PROPOSED FLOOR PLAN

PROJECT # 14-074  
 DATE: 10-1-14  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: J.E.R. / R.B.

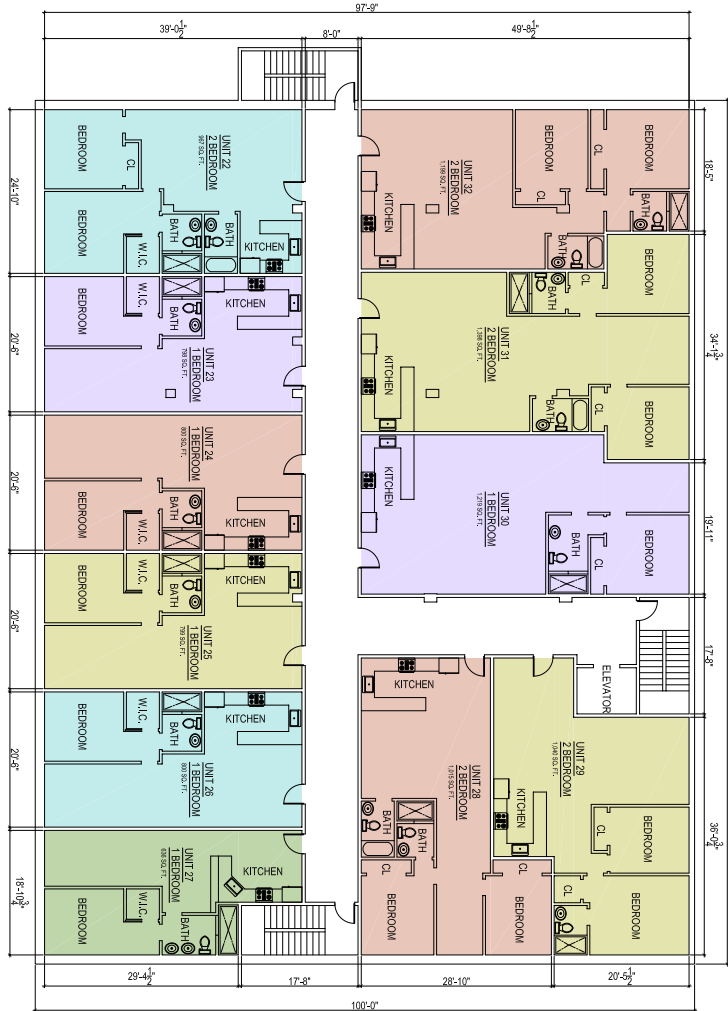
Anthony Ruscito  
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 Denville, Massachusetts 01225

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 Fax: 617-251-1886

# EXHIBIT "18"



THIRD FLOOR PLAN

## PROPOSED THIRD FLOOR PLAN

REV.	DATE	DESCRIPTION
XXX	XXXX	XXX

GENERAL NOTE: 1"=1'-0"  
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

A4

PROPOSED FLOOR PLAN

PROJECT # 14474  
 DATE: 10-1-14  
 REV:  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CD  
 CHECKED BY: J.E.R./R.B.

Anthony Ruscito  
 1582 River Street  
 Hyde Park, Ma 02136

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Hyde Park, Ma

415 Neponset Ave.  
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