

39 Lamartine Street

Project Address:

39 Lamartine St.
Worcester, MA 01610

Architects Project # 24033

Issue Date: 06.06.2024

Project Team:

Architect:

Maugel DeStefano Architects, Inc
22 Ladd Street
Portsmouth, NH 03801
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Fax: 978-456-2801

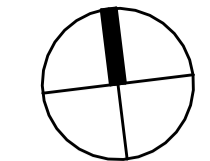
Client:

Polar Views, LLC
89 West Main Street, Unit 101
Northborough, MA 01590

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Site Plan Review

MAUGEL DESTEFANO
ARCHITECTS
22 LADD STREET
PORTSMOUTH, NH 03801
603 431 8701
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Notes:

CONSTRUCTION TYPES

- FLOOR 1 WILL BE TYPE IA CONSTRUCTION (STEEL & CONCRETE)
- FLOORS 2-6 WILL BE TYPE IIA CONSTRUCTION (FIRE TREATED LUMBER)

APPLICABLE CODES

- BUILDING - 780 CMR - MASSACHUSETTS STATE BUILDING CODE 9TH EDITION (2015 IBC)
- FIRE PROTECTION - 527 CMR - MASSACHUSETTS FIRE PREVENTION REGULATIONS (2021 NFPA 1 W/ AMENDMENTS)
- ACCESSIBILITY - 521 CMR (MAAB), 2010 ADA DESIGN GUIDELINES, FAIR HOUSING ACT GUIDELINES
- ELECTRICAL - 527 CMR 12.00 - MASSACHUSETTS ELECTRICAL CODE (2023 NATIONAL ELECTRICAL CODE)
- PLUMBING - 248 CMR 10.00 - MASSACHUSETTS PLUMBING CODE
- ENERGY CONSERVATION - 2021 IECC & STRETCH ENERGY CODE
- ELEVATOR - 524 CMR - MASSACHUSETTS BOARD OF ELEVATOR REGULATIONS (2013 EDITION OF ANSI A 17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS, WITH AMENDMENTS)
- MECHANICAL - 2015 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY 780 CMR 28.00

GENERAL NOTES

- SITE: 18,153 SF
- FAR*: 54,458 SF MAX., 48,904 SF PROVIDED *FAR CALCULATES OMIT GSF OF GARAGES
- RECREATIONAL AREAS: 10% (1,816 SF) OF OUTDOOR SPACE REQUIRED, 2,597 SF PROVIDED WITH DOG PARK AND SECOND FLOOR ROOF DECK.
- EV CHARGING: 20% OF SPACES (APPROX. 9 TOTAL) TO BE CAPABLE OF EV CHARGING.

Key Plan:

Architect's Stamp:

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Scale: As indicated
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Revisions:	Date:

Drawing Title:
FLOOR PLANS

Sheet Number:
A.100

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BUILDING BREAKDOWN:

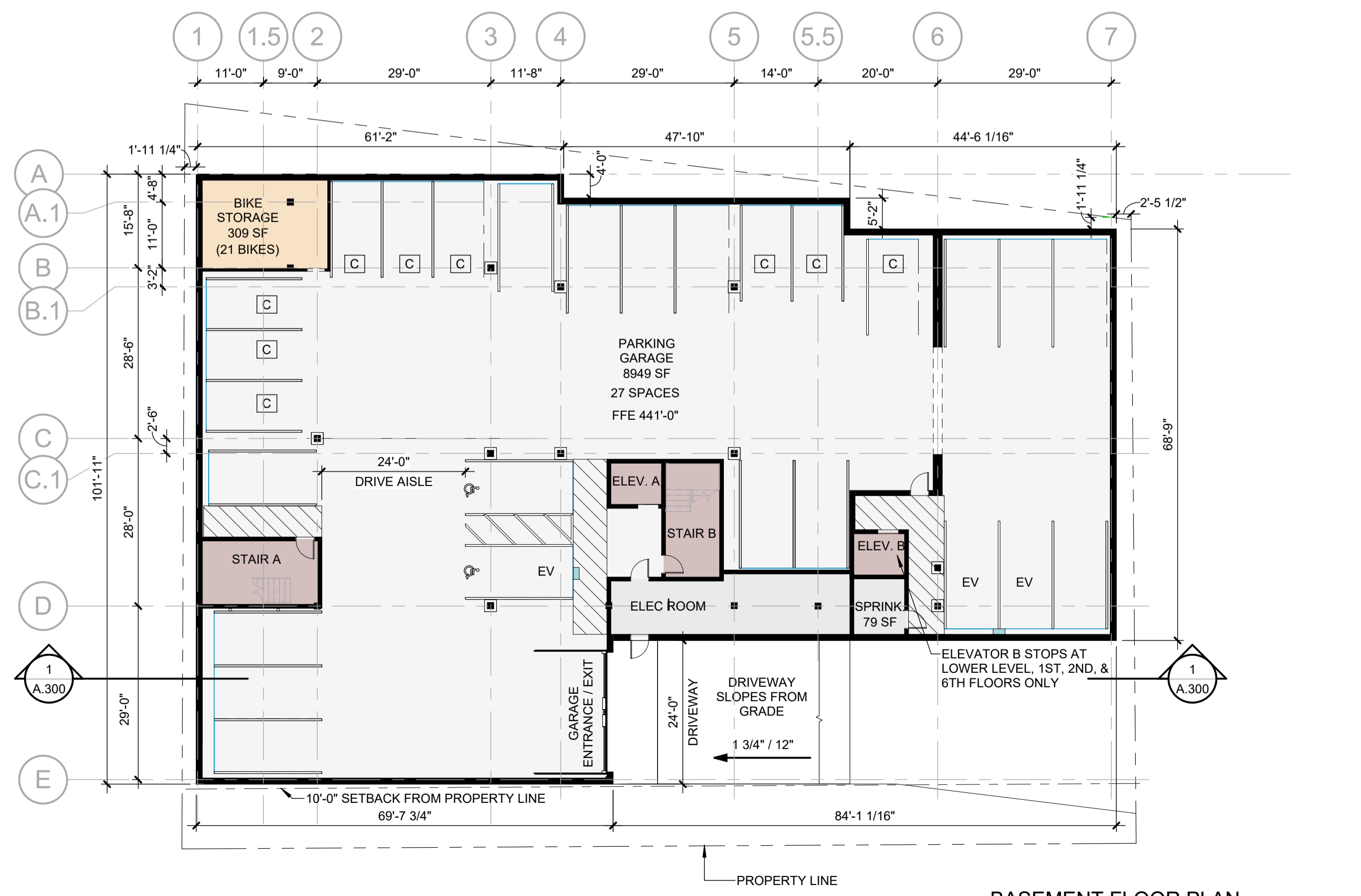
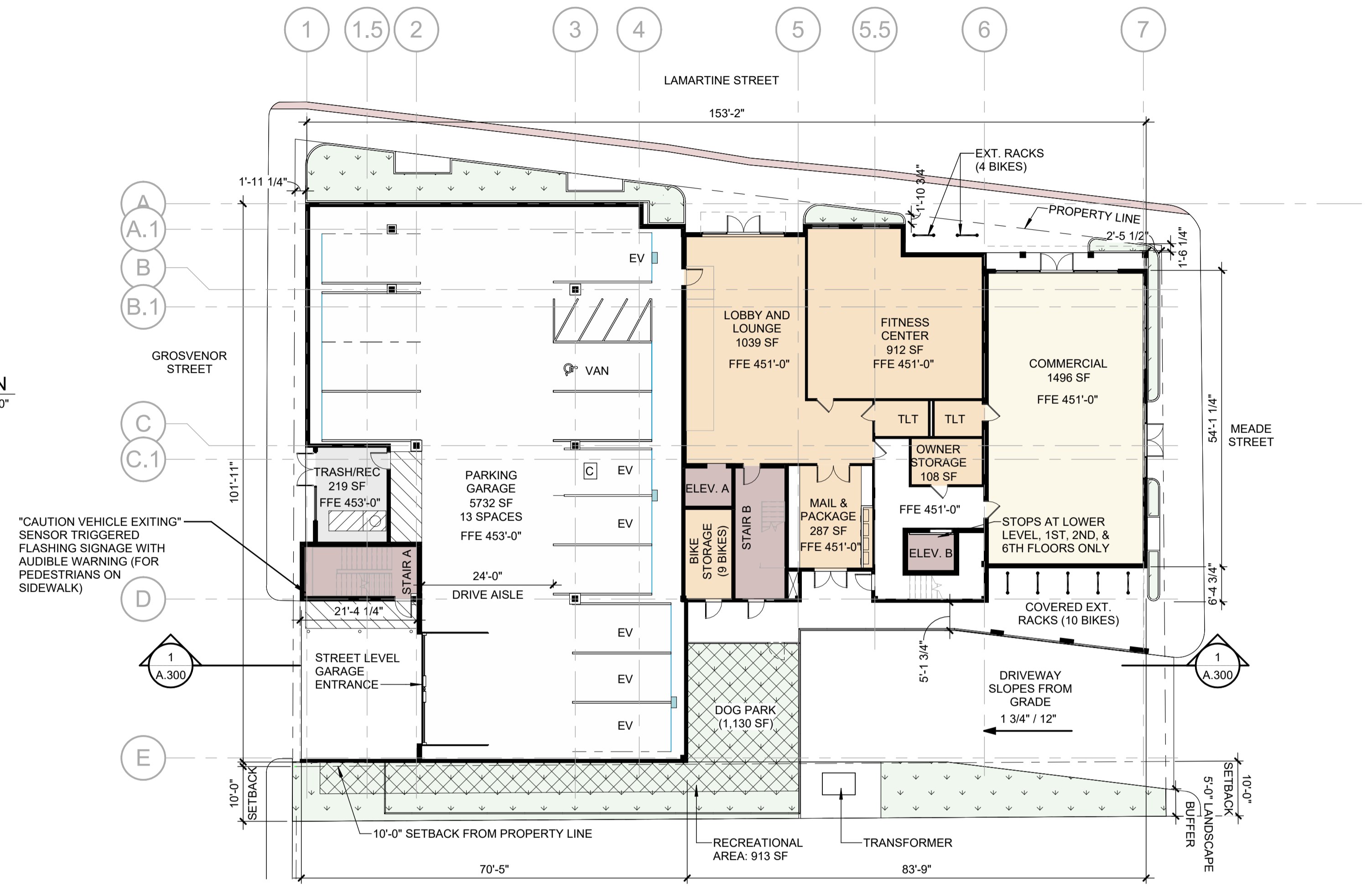
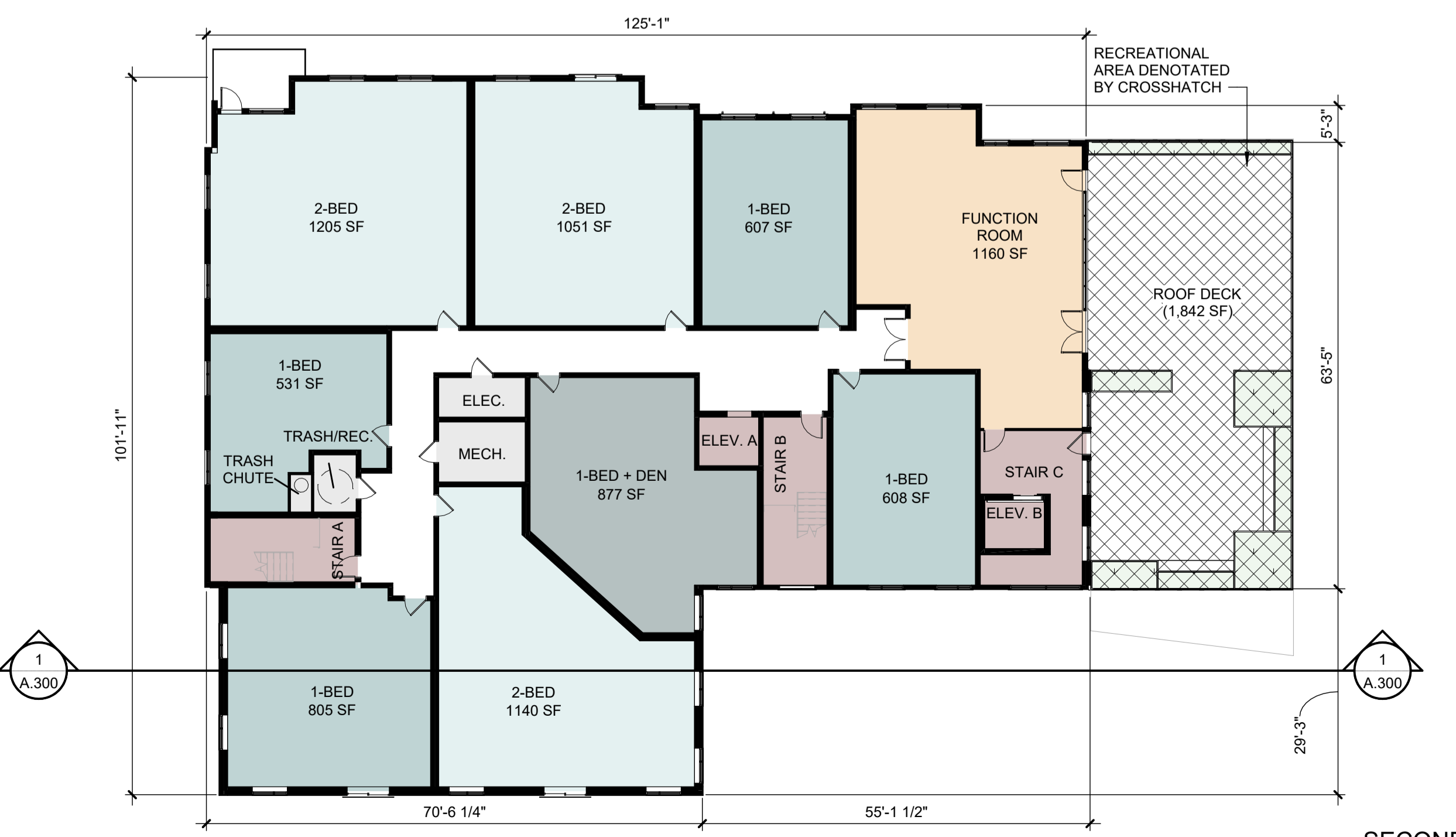
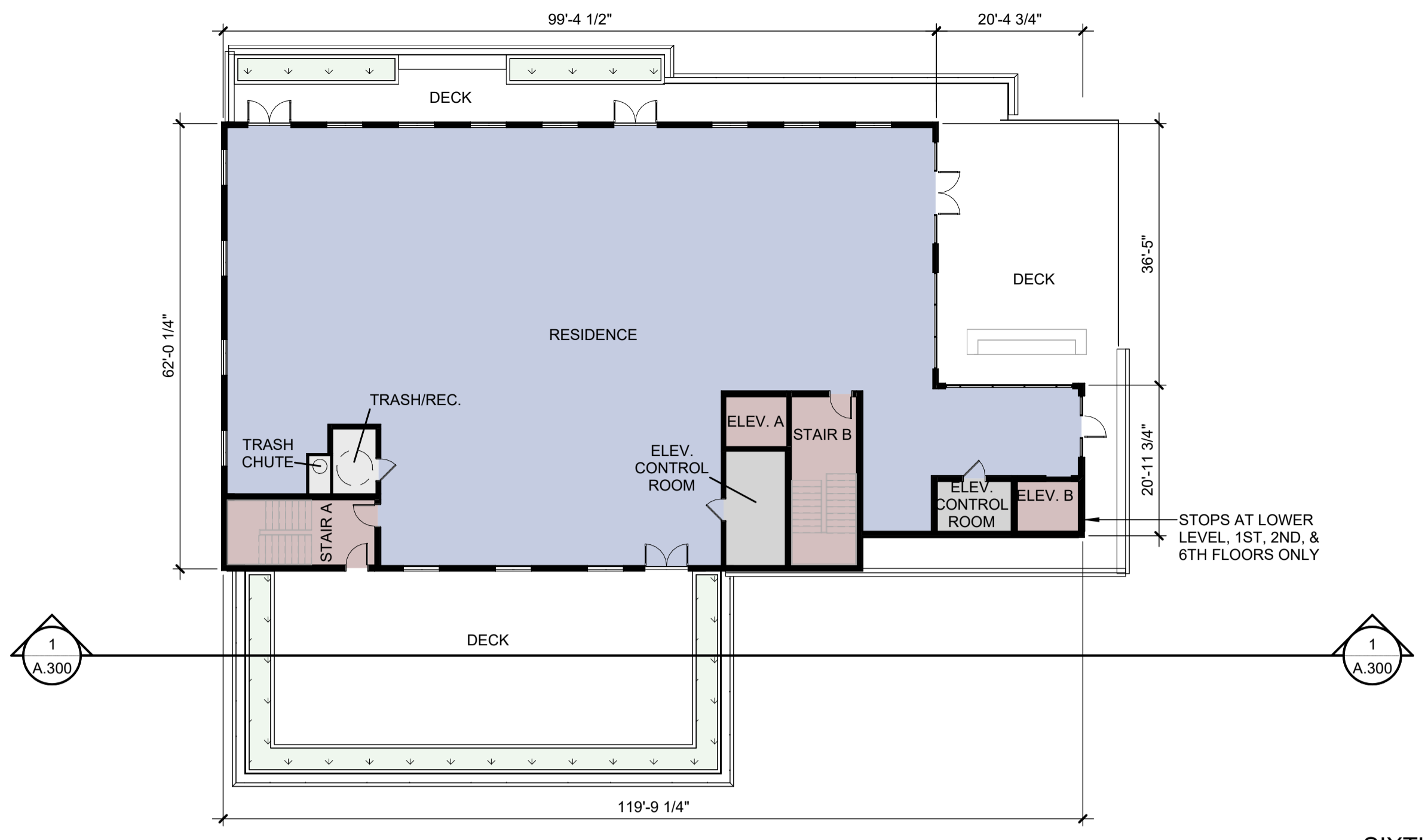
	LOWER	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL
1-BED	0	0	4	4	4	4	0	16
1-BED+	0	0	1	1	1	1	0	04
2-BED	0	0	3	4	4	4	0	15
PENT.	0	0	0	0	0	0	1	01
TOTAL	0	0	8	9	9	9	0	36
GSF	12,495	10,750	9,428	9,580	9,580	9,580	5,712	67,125

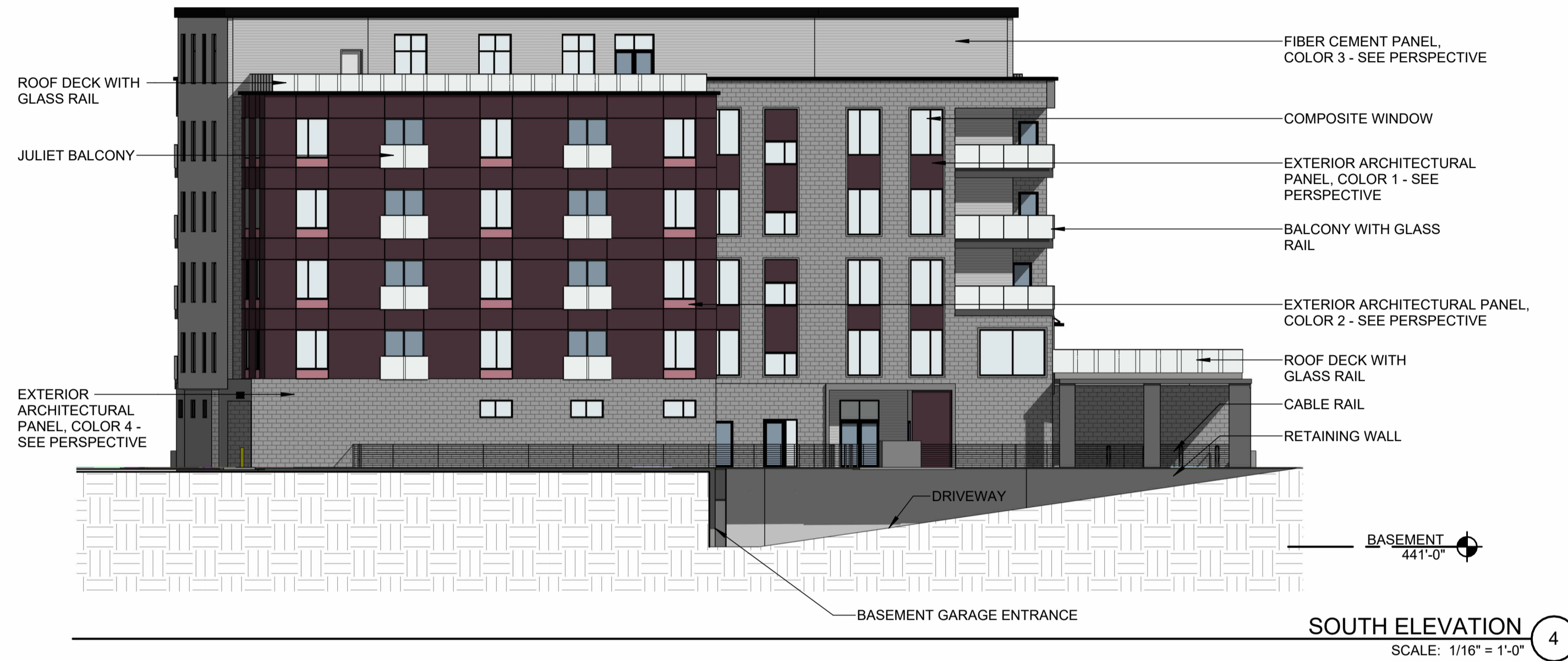
PARKING BREAKDOWN:

	LOWER	1ST	TOTAL
STANDARD	19	8	27
COMPACT	9	1	10
ACCESSIBLE	2	1	3
TOTAL	27	13	40

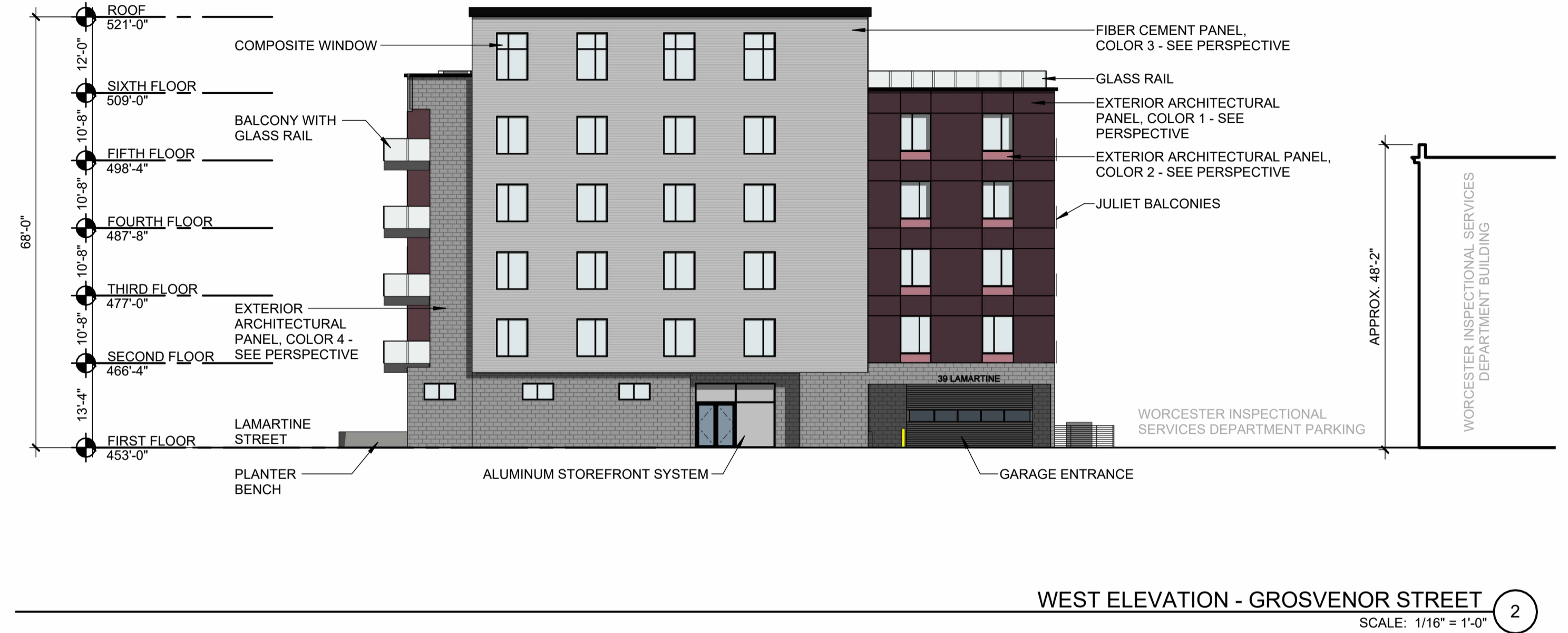
BICYCLE BREAKDOWN:

	LOWER	1ST	TOTAL
INTERIOR	21	09	30
EXTERIOR	00	14	14
TOTAL	21	23	44

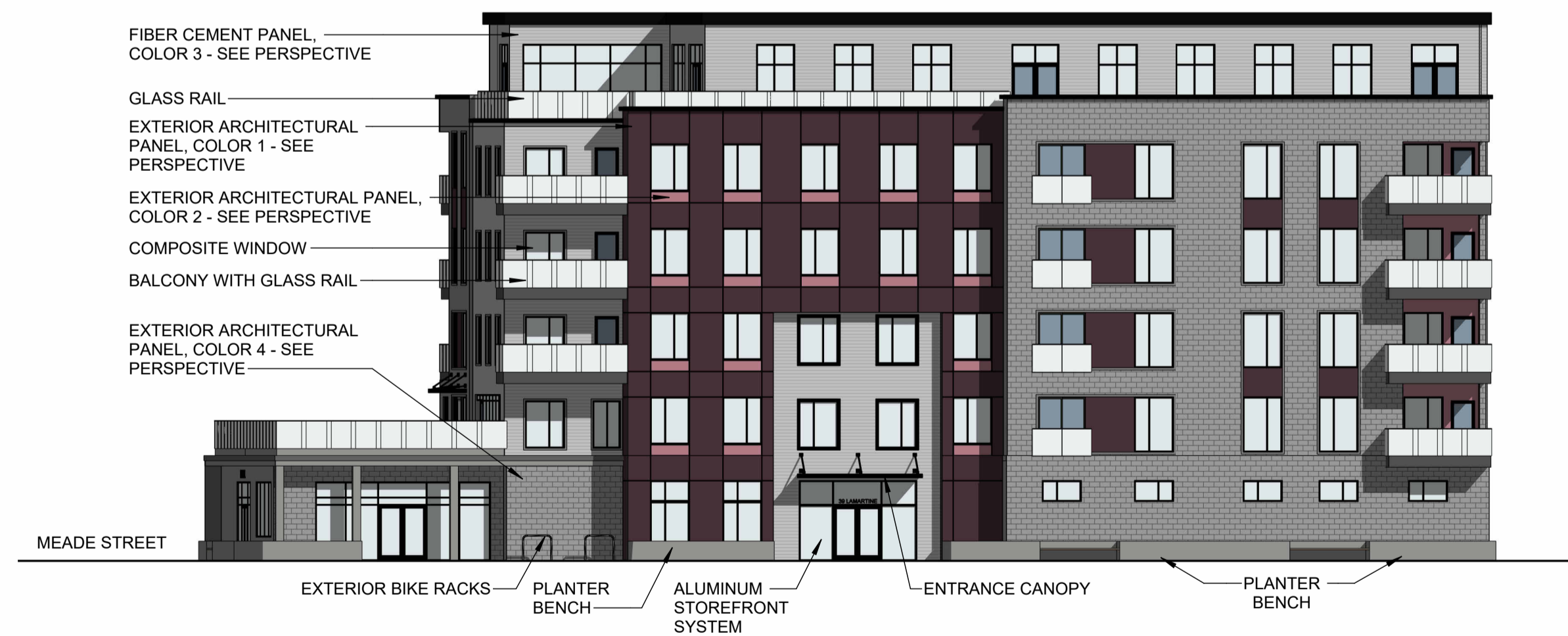




SOUTH ELEVATION 4
SCALE: 1/16" = 1'-0"



WEST ELEVATION - GROSVENOR STREET 2
SCALE: 1/16" = 1'-0"



NORTH ELEVATION - LAMARTINE STREET 3
SCALE: 1/16" = 1'-0"



EAST ELEVATION - MEADE STREET 1
SCALE: 1/16" = 1'-0"

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Revisions:	Date:

Drawing Title:
BUILDING ELEVATIONS

Sheet Number:
A.200

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BUILDING SECTION

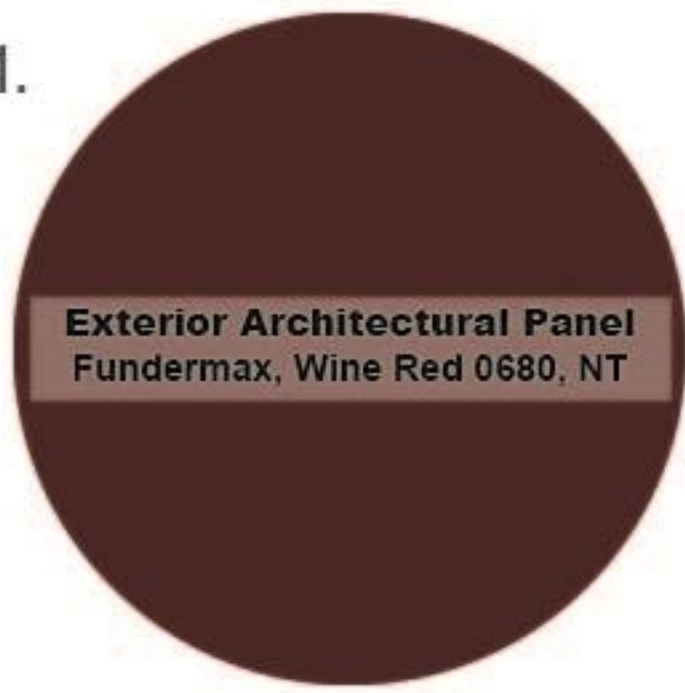
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1.



2.



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