



OWNER:
POLAR VIEWS, LLC
REBECCA AND DANIEL YARNIE
410 BOSTON POST ROAD SUITE 28
SUDBURY, MA 01776

ATTORNEY:
BOWDITCH
311 MAIN STREET
WORCESTER, MA 01608

CIVIL ENGINEER:
VHB
120 FRONT STREET
SUITE 500
WORCESTER, MA

ARCHITECT:
MAUGEL DESTEFANO ARCHITECTS
200 AYER ROAD SUITE 200
HARVARD, MA 01451

10 GROSVENOR STREET

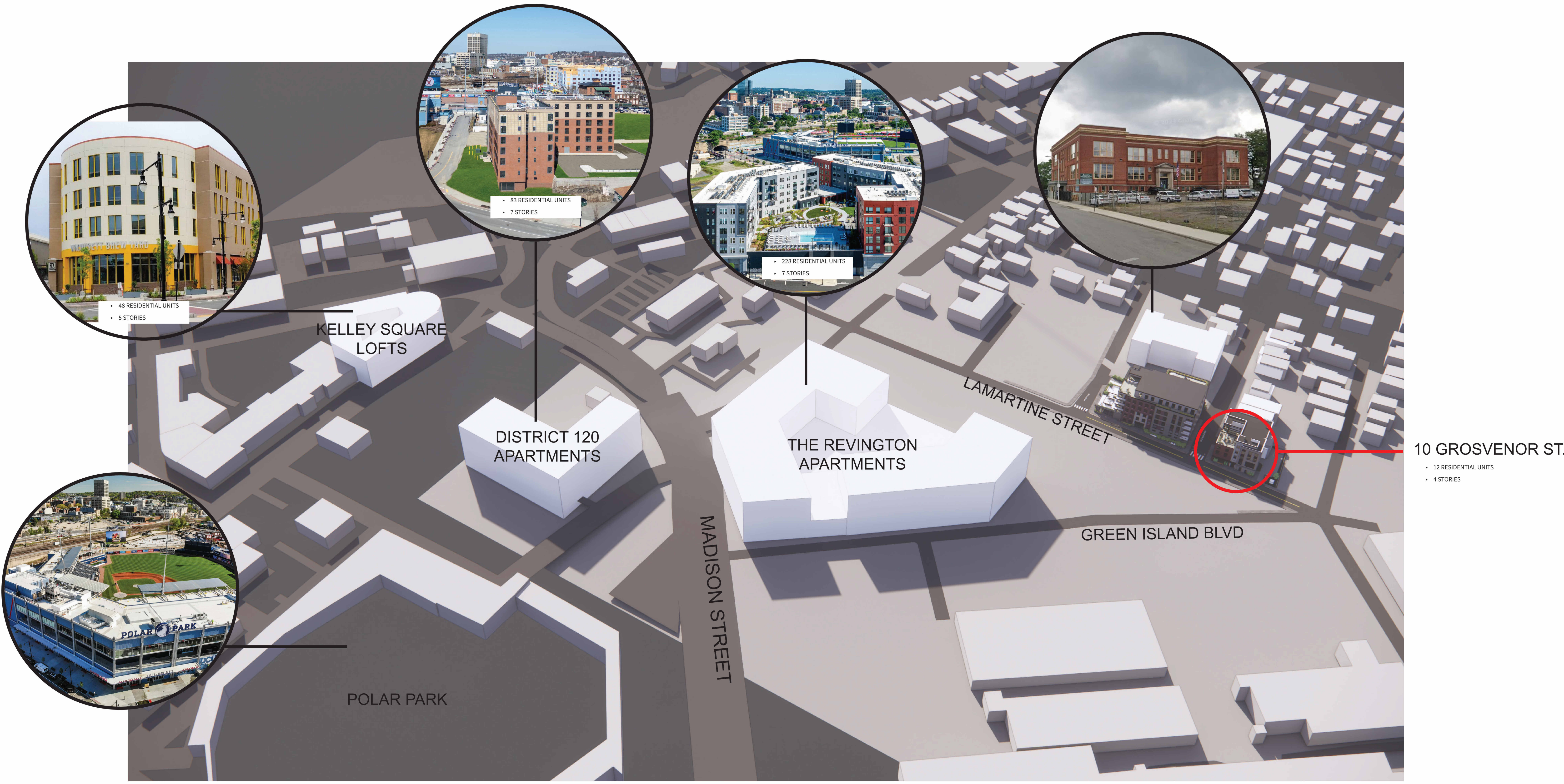
COVER SHEET

October 7, 2024

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Worcester, MA 01610

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MAUGEL
DESTEFANO
ARCHITECTS



10 GROSVENOR STREET

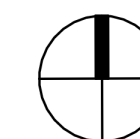
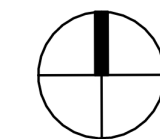
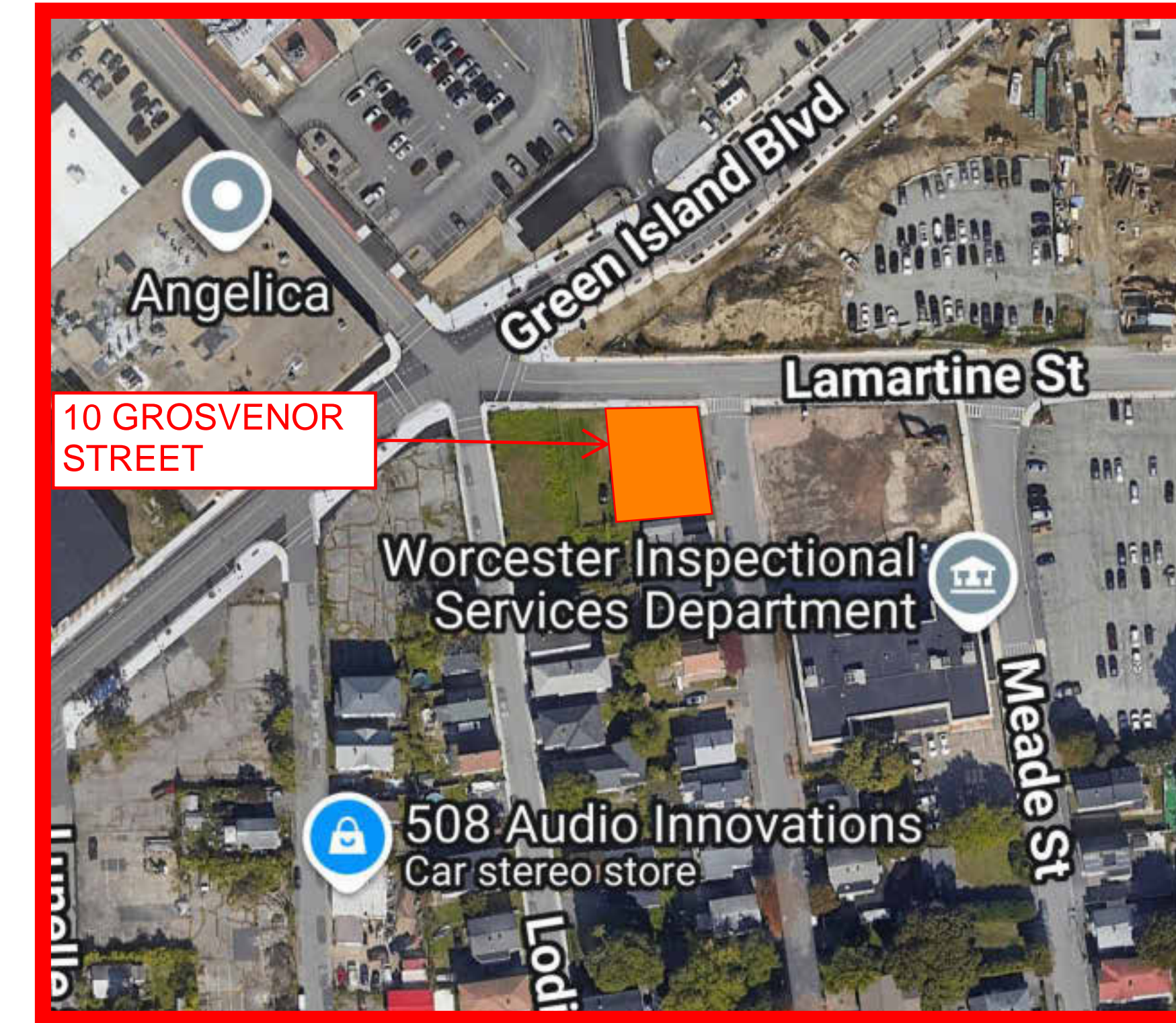
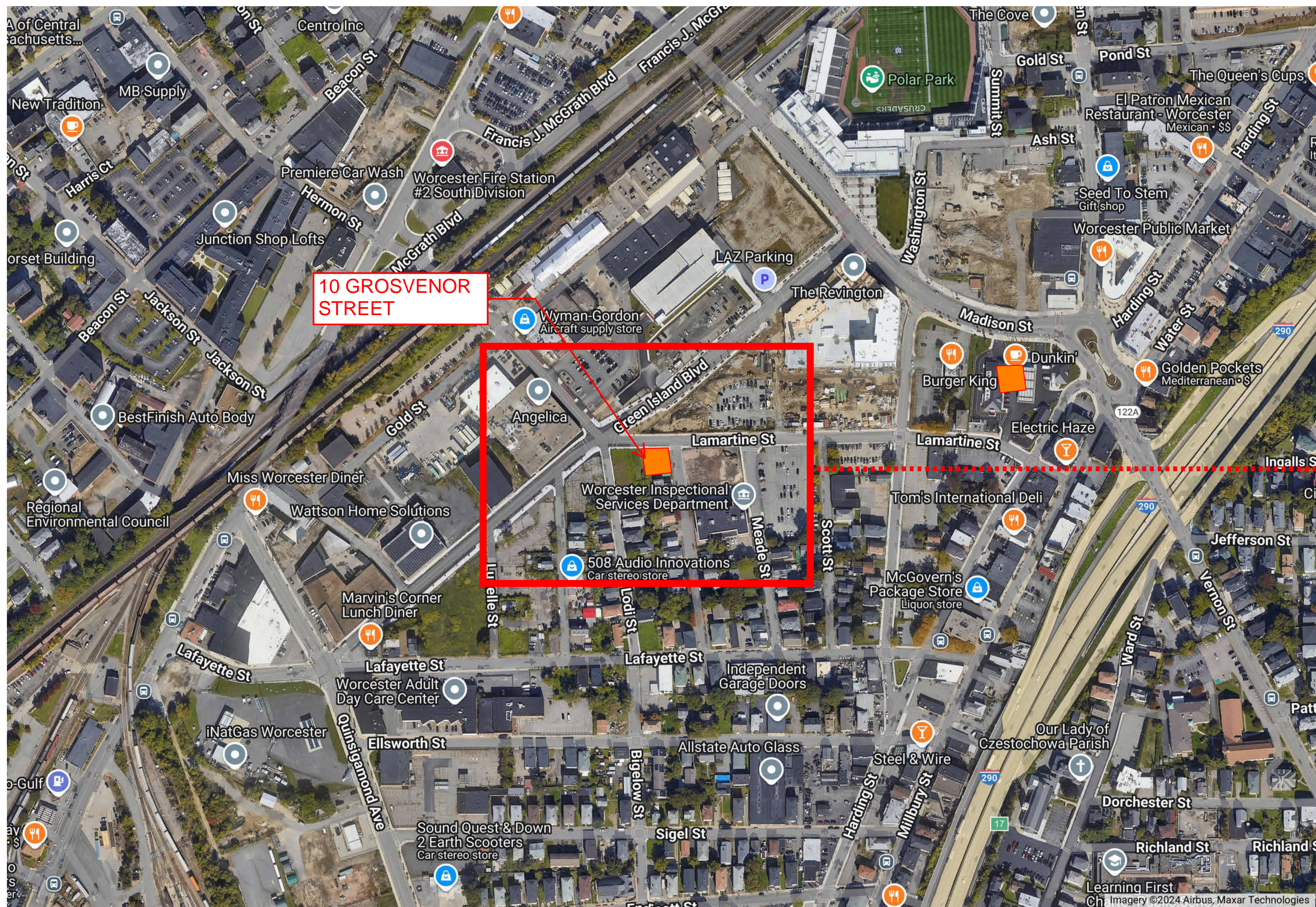
SITE CONTEXT

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10 GROSVENOR STREET

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SITE MAP

Parking Summary Chart

Description	Size		Spaces		
	Required	Provided	Existing	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	2	-	3
COMPACT SPACES (25% ALLOWED, 50% WITH SP)	8 x 16	8 x 16	-	-	4
STANDARD ACCESSIBLE SPACES ¹	8 x 18	-	-	-	0
VAN ACCESSIBLE SPACES ²	8 x 18	9 x 18	-	-	1
STANDARD ELECTRIC VEHICLE SPACES ³	9 x 18	9 x 18	-	-	1
ELECTRIC VEHICLE SPACES (DESIGNED TO BE ACCESSIBLE) ⁴	11 x 18	11 x 18	-	-	1
TOTAL SPACES			2	12	10

Zoning Summary Chart

Zoning District(s):		Residence, General (RG-5), & Business, General (BG-3.0)	
Overlay District(s):		N/A	
Zoning Regulation Requirements	Required (RG-5) ¹	Eligible Development Reduction ²	Provided
MINIMUM LOT AREA	13,250 SF ³	11,262.5 SF ⁴	9,283 ± SF
MINIMUM FRONTAGE ⁵	100 Feet ⁶	96 Feet ⁷	81.4 Feet
FRONT YARD SETBACK ⁸	7.67 Feet ⁹	-	1.4 Feet ⁹
EXTERIOR SIDE YARD SETBACK ⁸	10 Feet	-	1.1 Feet ⁹
SIDE YARD SETBACK ⁸	10 Feet	-	2.7 Feet ⁹
MAXIMUM BUILDING HEIGHT	90 Feet	-	49 Feet 10 Inches
MAXIMUM BUILDING HEIGHT	8+ Stories	-	4 Stories
MAXIMUM FRONT YARD IMPERVIOUS AREA	50 %	-	93 %
MAXIMUM EXTERIOR SIDE YARD IMPERVIOUS AREA	50 %	-	90 %



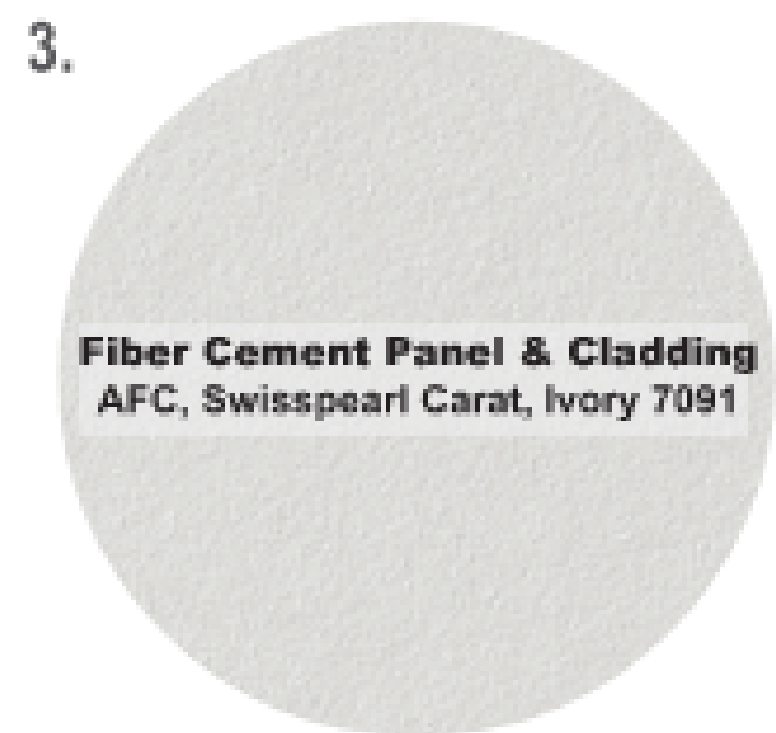
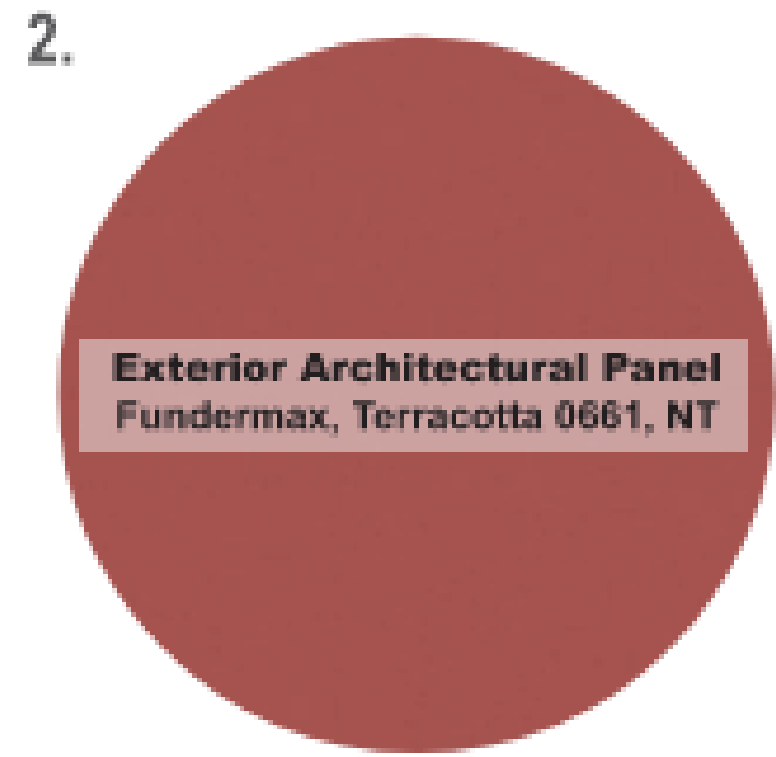
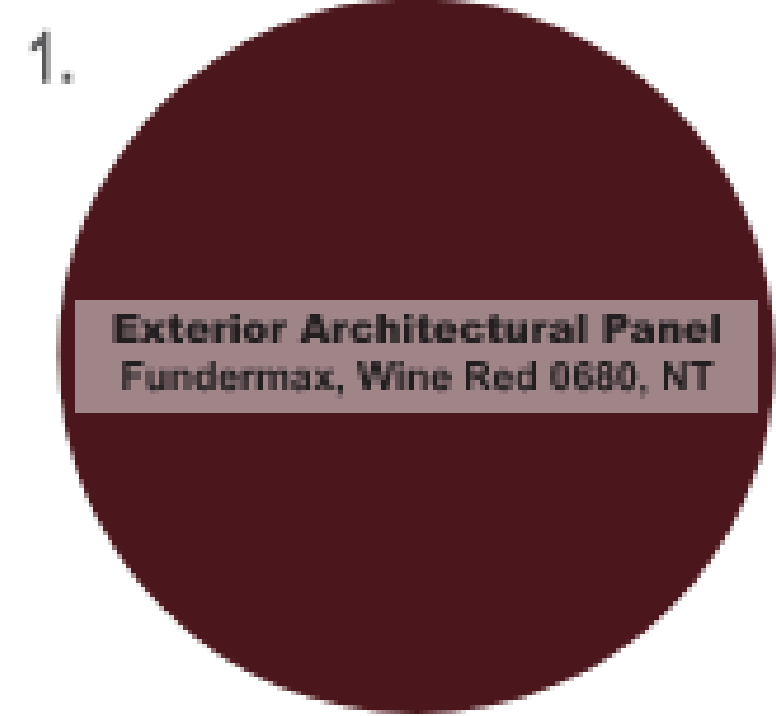
10 GROSVENOR STREET

LANDSCAPE PLAN

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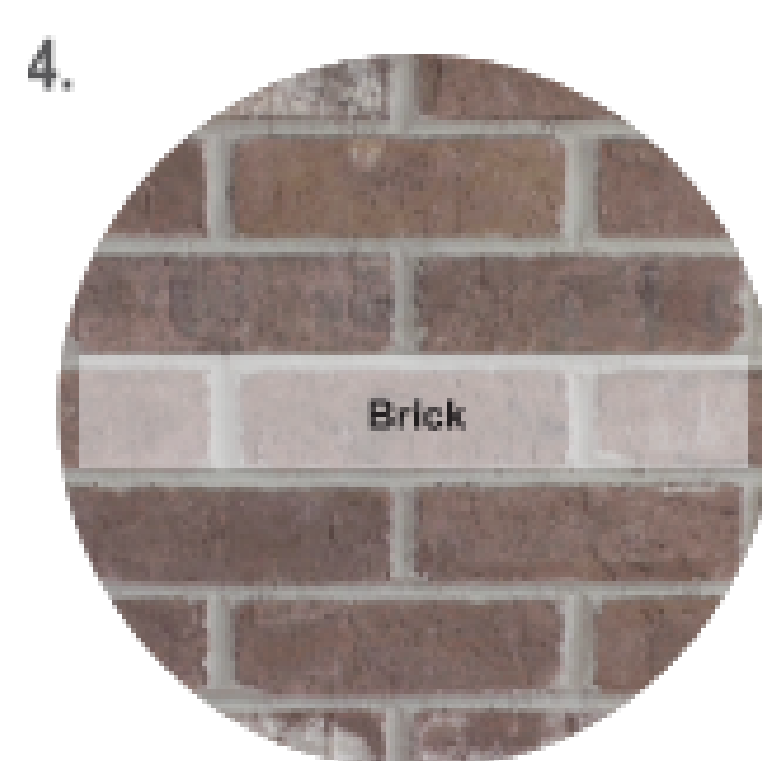
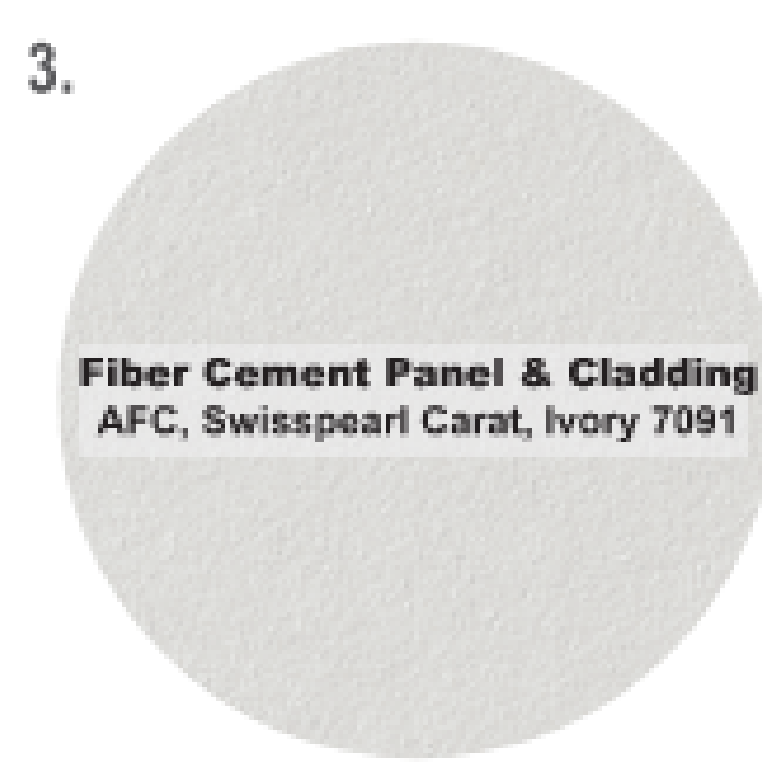
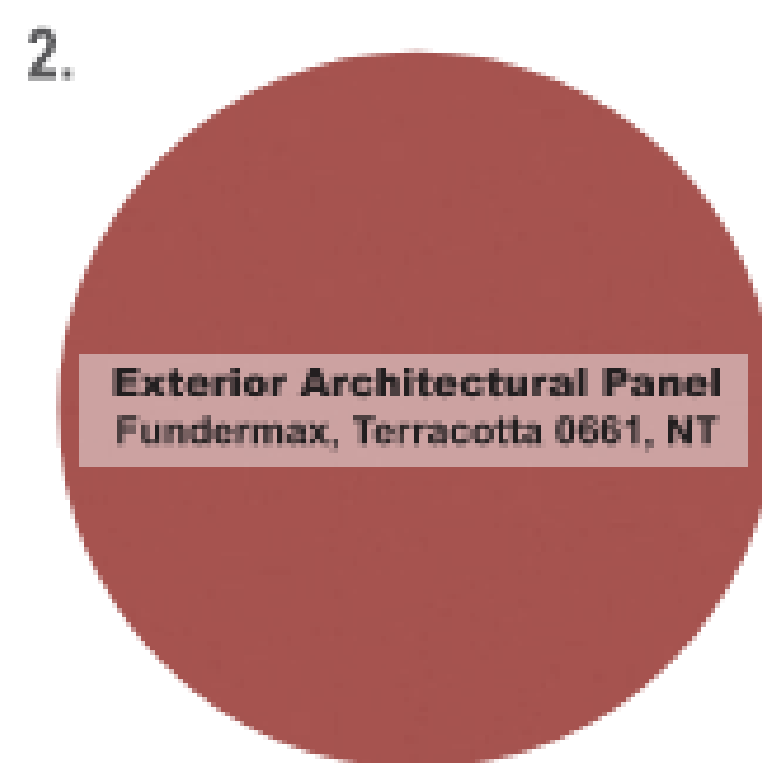
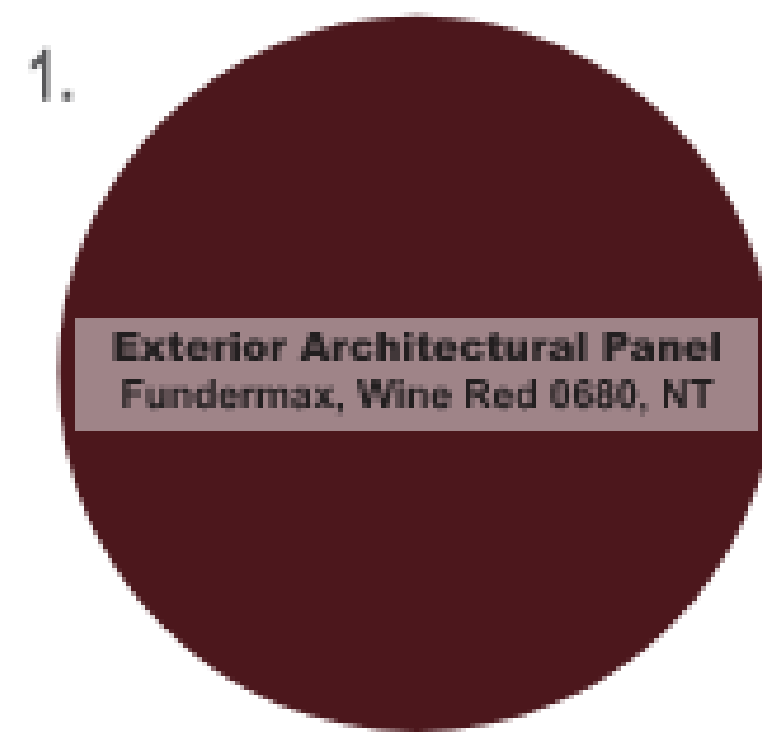
PERSPECTIVE

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PERSPECTIVE

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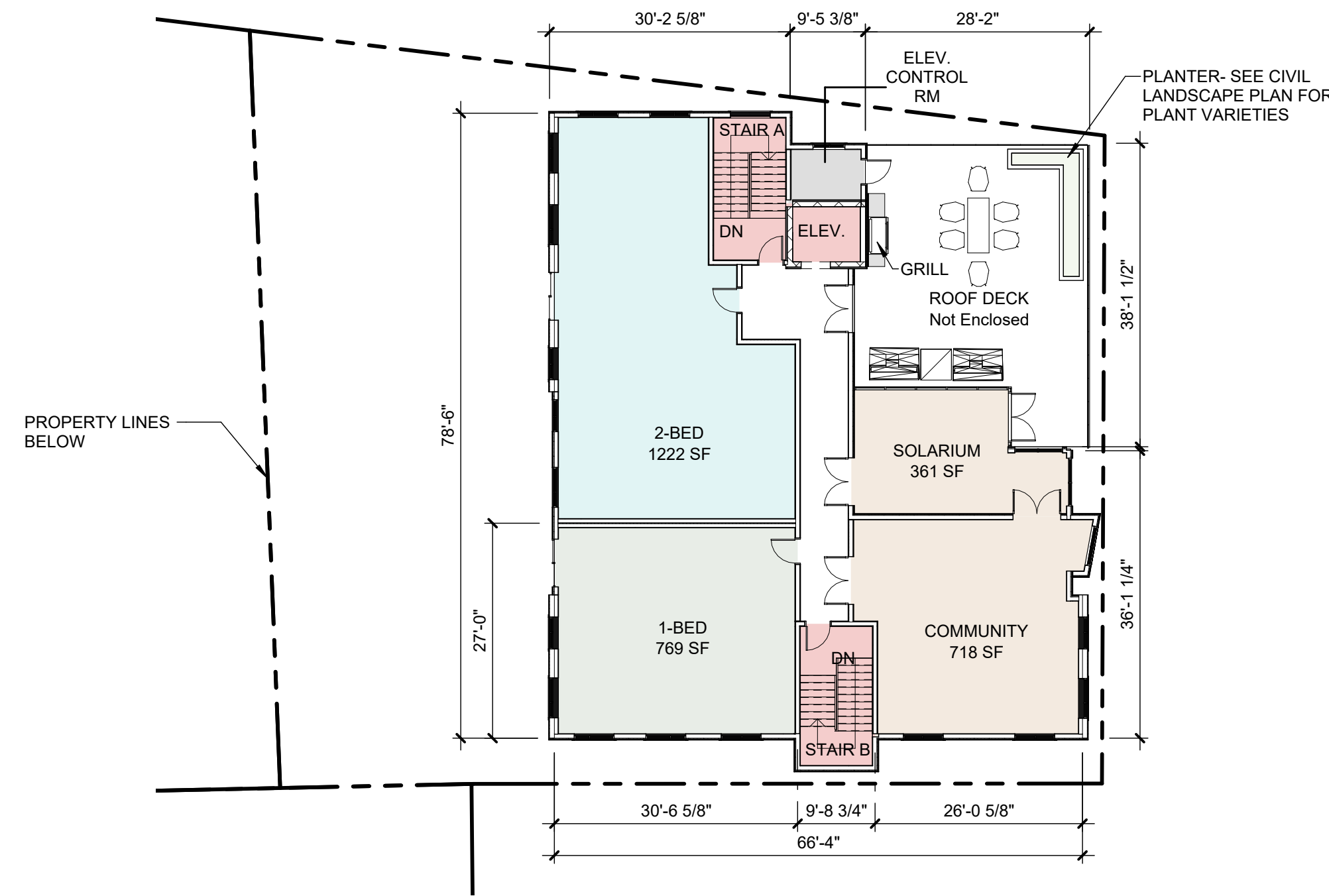
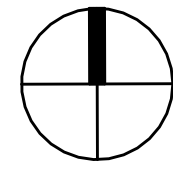
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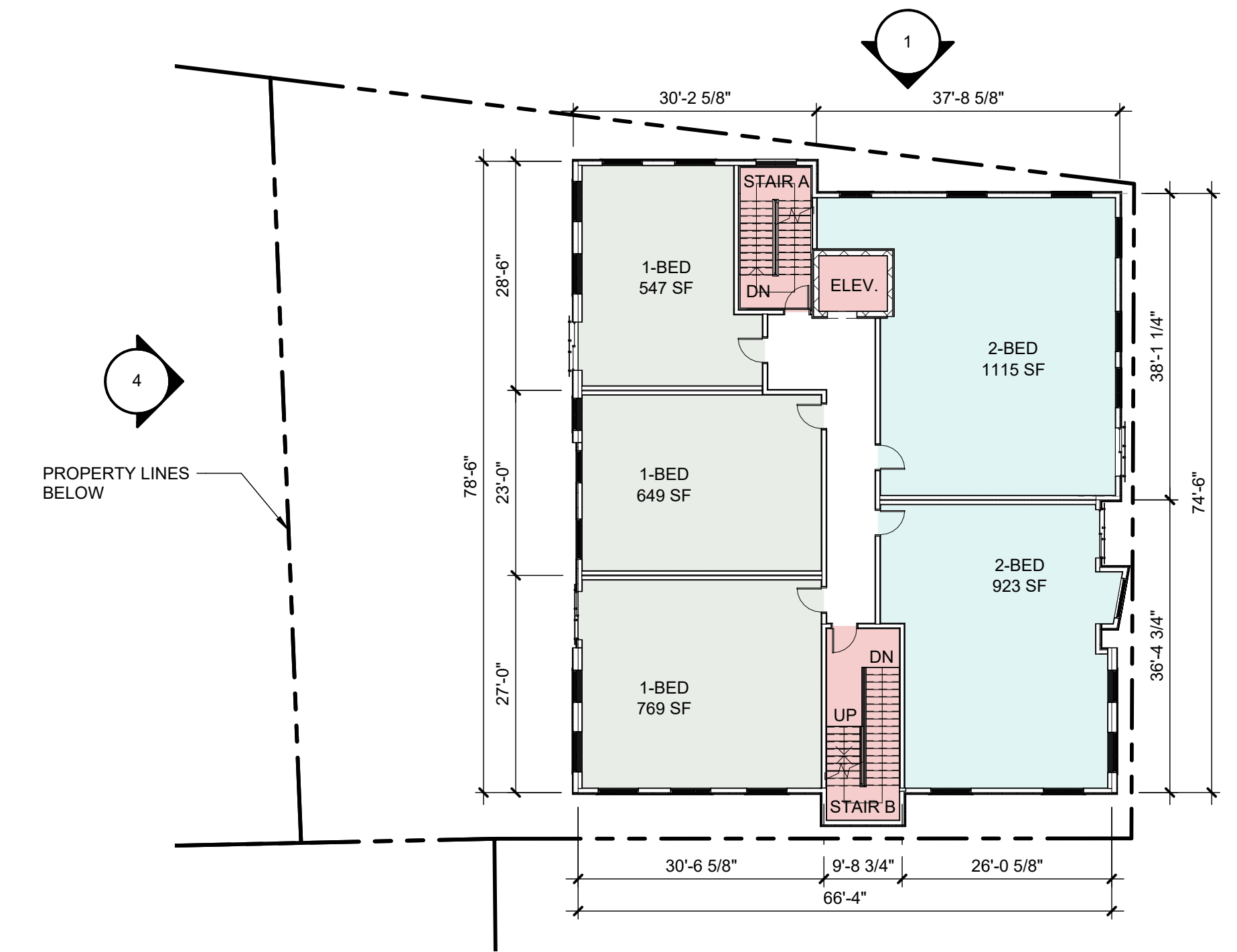
BUILDING BREAKDOWN:					
	1ST	2ND	3RD	4TH	TOTAL
1-BED	0	3	3	1	7
2-BED	0	2	2	1	5
TOTAL	0	5	5	2	12
GSF	1520	5140	5140	4,225	16,025

PARKING BREAKDOWN:	
STANDARD	5 (2 EV)
COMPACT	4
ACCESSIBLE	1 VAN (EV)
TOTAL	10

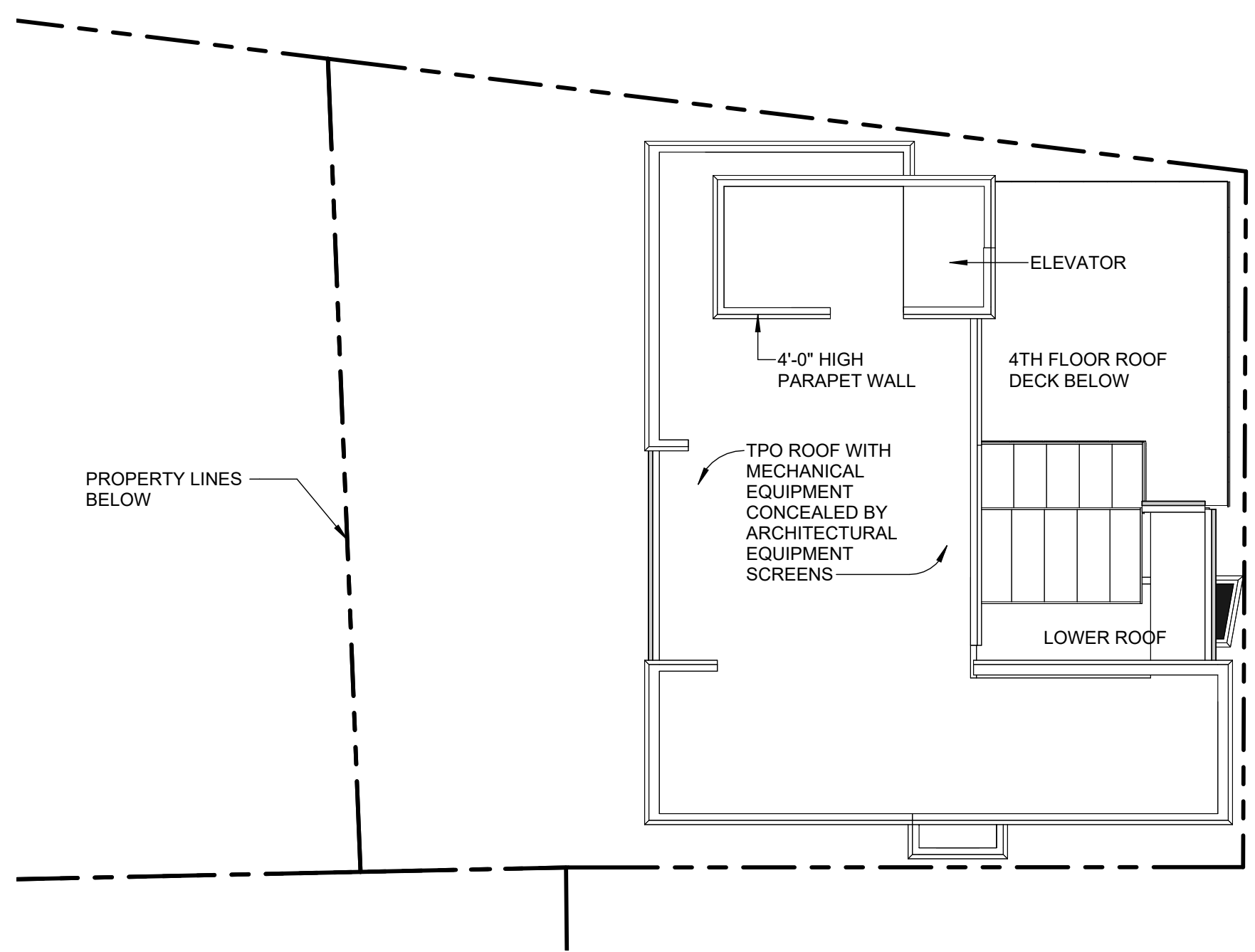
BICYCLE BREAKDOWN:	
COVERED/SECURE	10
EXTERIOR	0
TOTAL	10



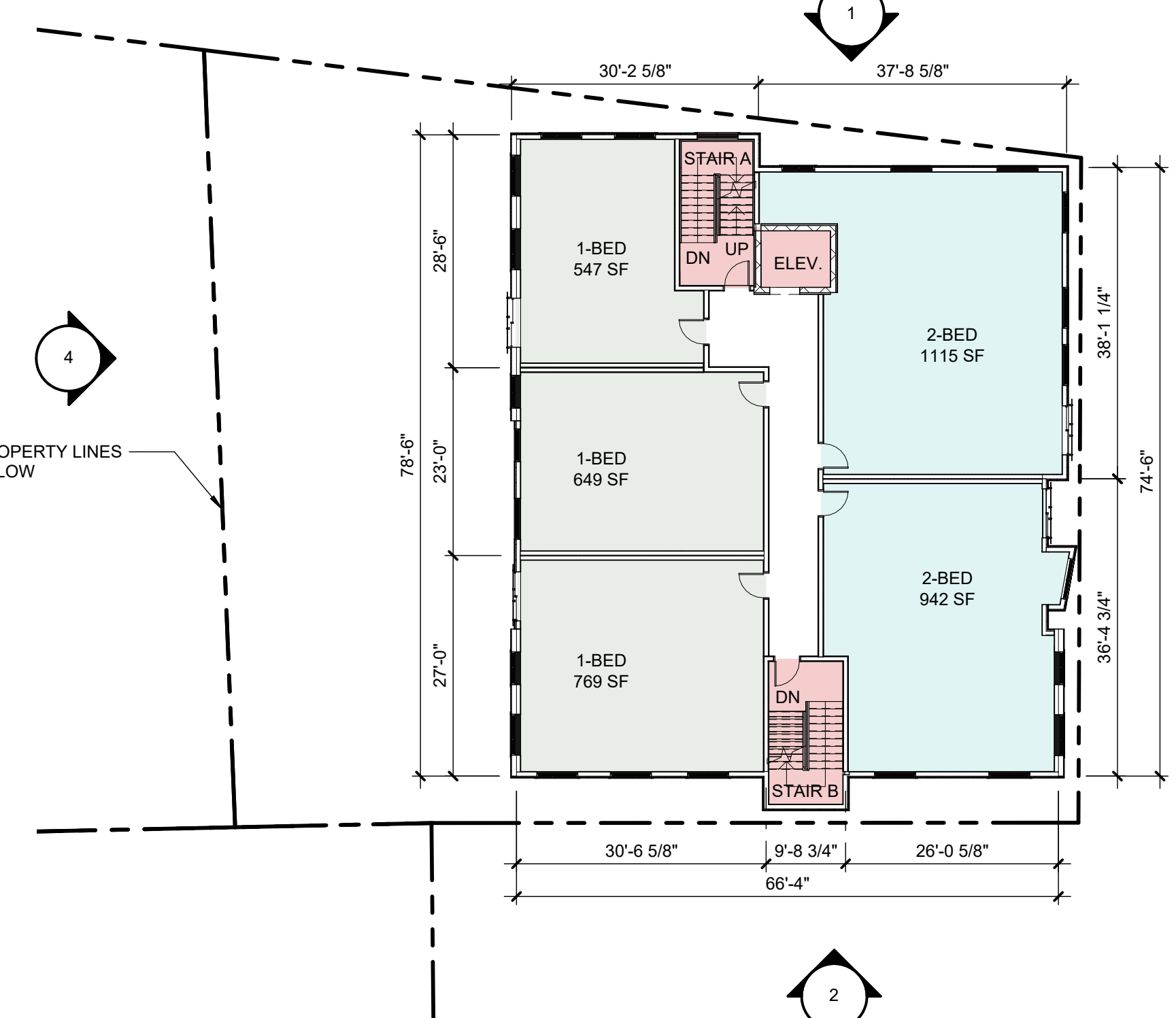
FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



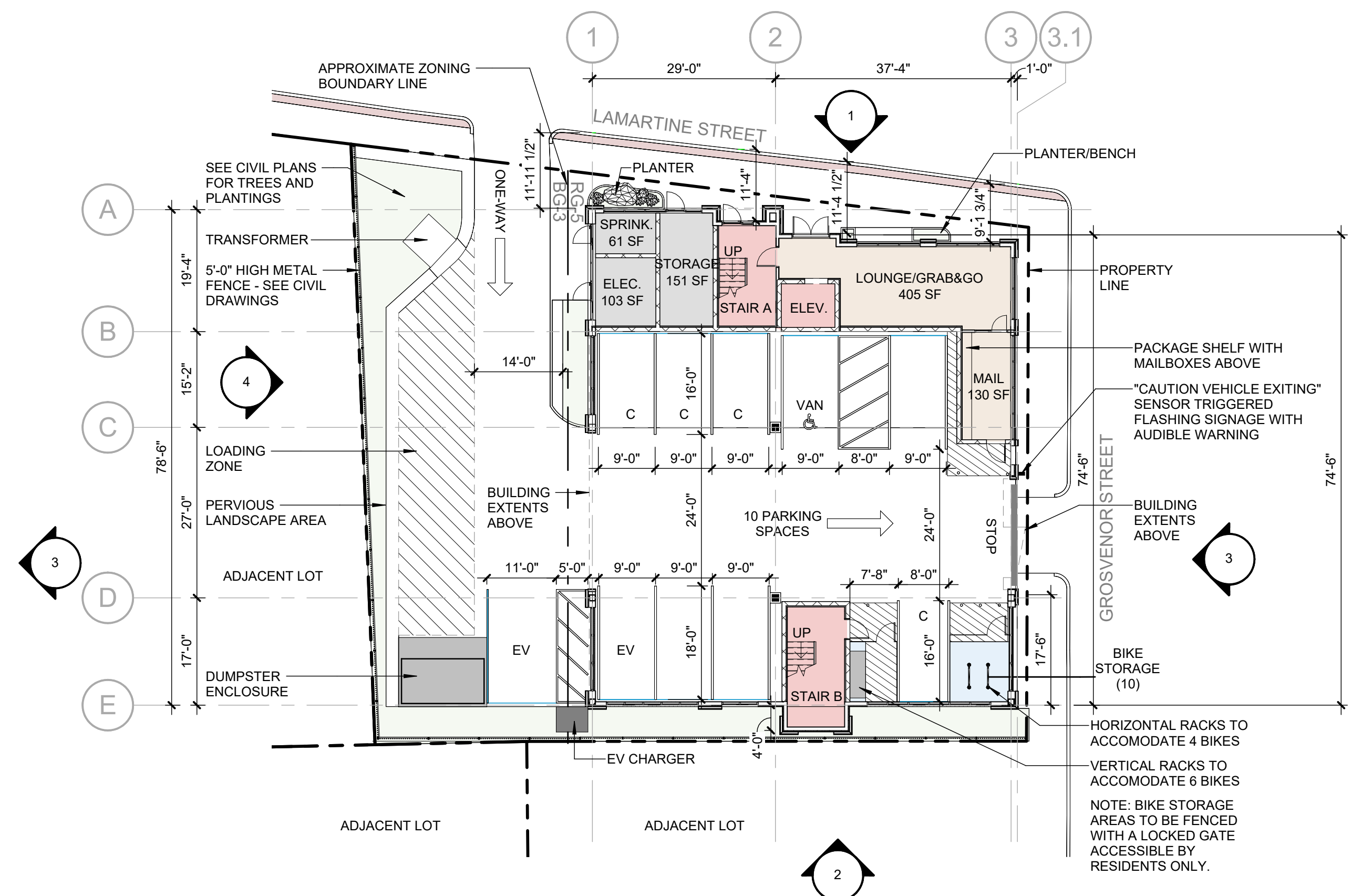
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



ROOF PLAN
SCALE: 1/16" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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FLOOR PLANS

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SD - WEST 4
SCALE: 1/8" = 1'-0"



SD - SOUTH 2
SCALE: 1/8" = 1'-0"



SD - EAST (GROSVENOR STREET) 3
SCALE: 1/8" = 1'-0"



SD - NORTH (LAMARTINE STREET) 1
SCALE: 1/8" = 1'-0"

10 GROSVENOR STREET

ELEVATIONS

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TRIPLE DECKER DESIGN AESTHETIC



Added triple
decker style
bump-outs

