



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:
J.M. GRENIER ASSOCIATES, INC.
SHREWSBURY, MA

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



39 Lamartine Street

39 Lamartine St.
Worcester, MA 01610

RENDERED PERSPECTIVE

Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978 458 2800

OCTOBER 30, 2024



39 Lamartine Street

39 Lamartine St.
Worcester, MA 01610

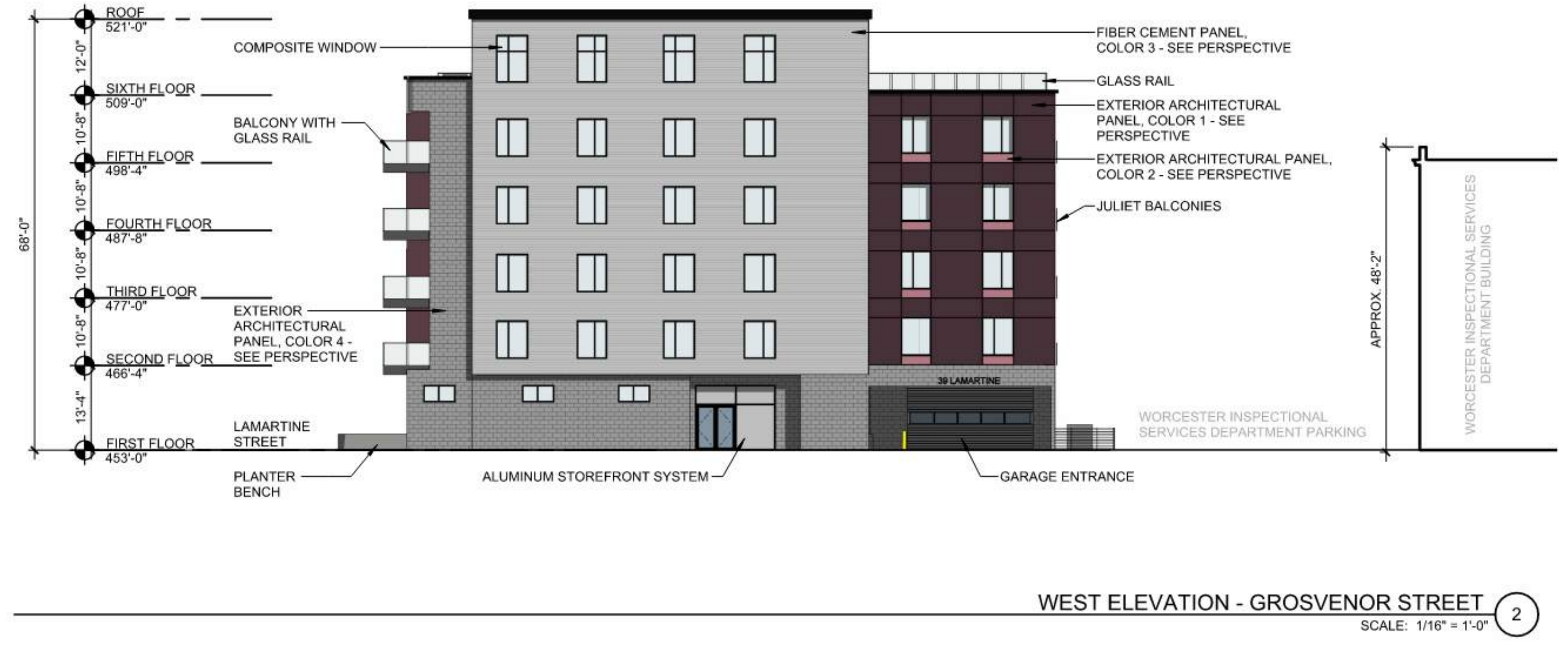
△
RENDERED PERSPECTIVE

Triple decker design aesthetic

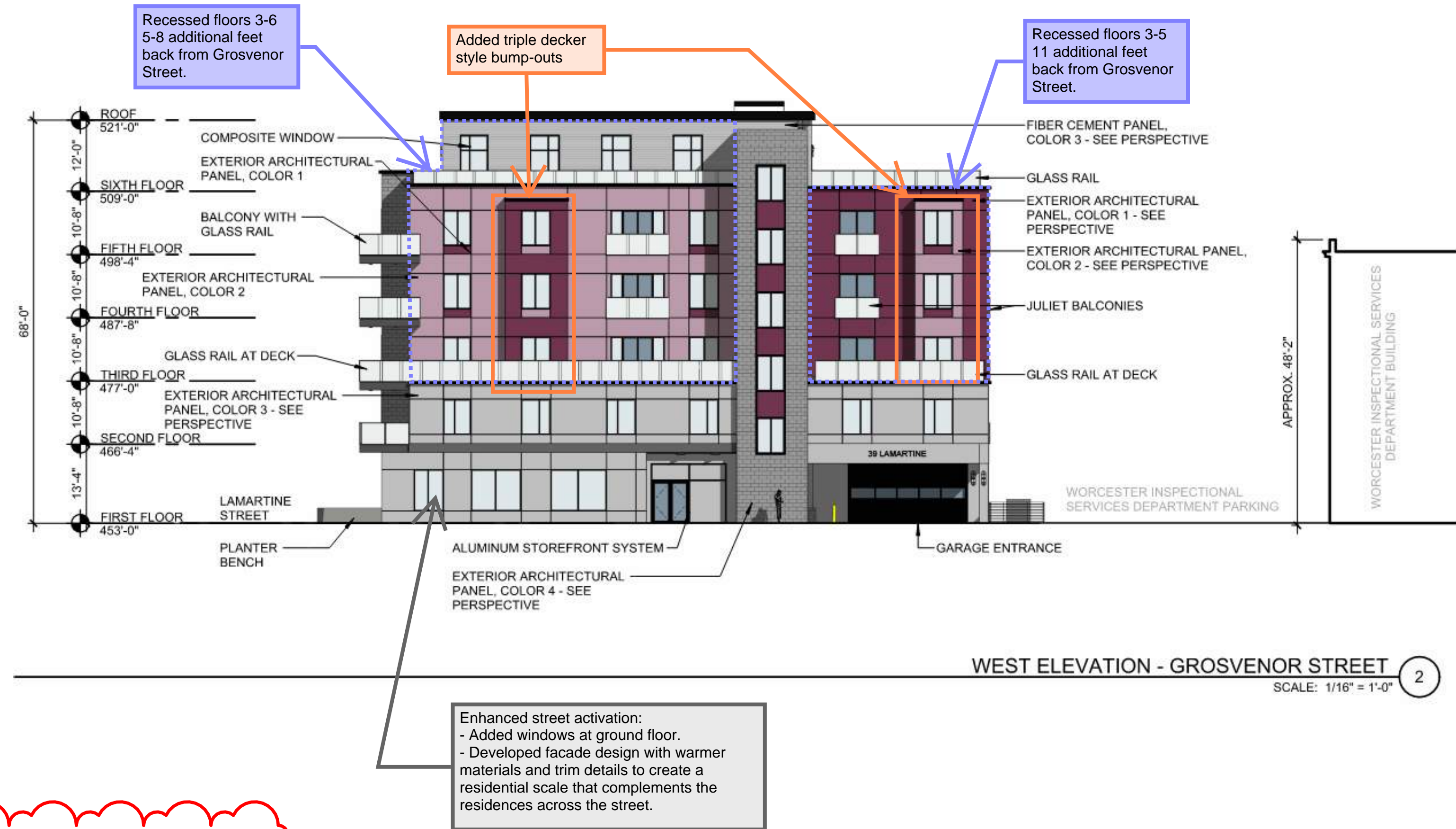


Added triple decker style bump-outs

Elevation from ZBA Submission June 6, 2024



Updated west elevation September 25, 2024



TRIPLE DECKER ELEMENTS

39 Lamartine Street

39 Lamartine St.
Worcester, MA 01610

OCTOBER 30, 2024

24033



INSPECTIONAL
SERVICES
DEPARTMENT

PROPOSED PROJECT AT
39 LAMARTINE STREET

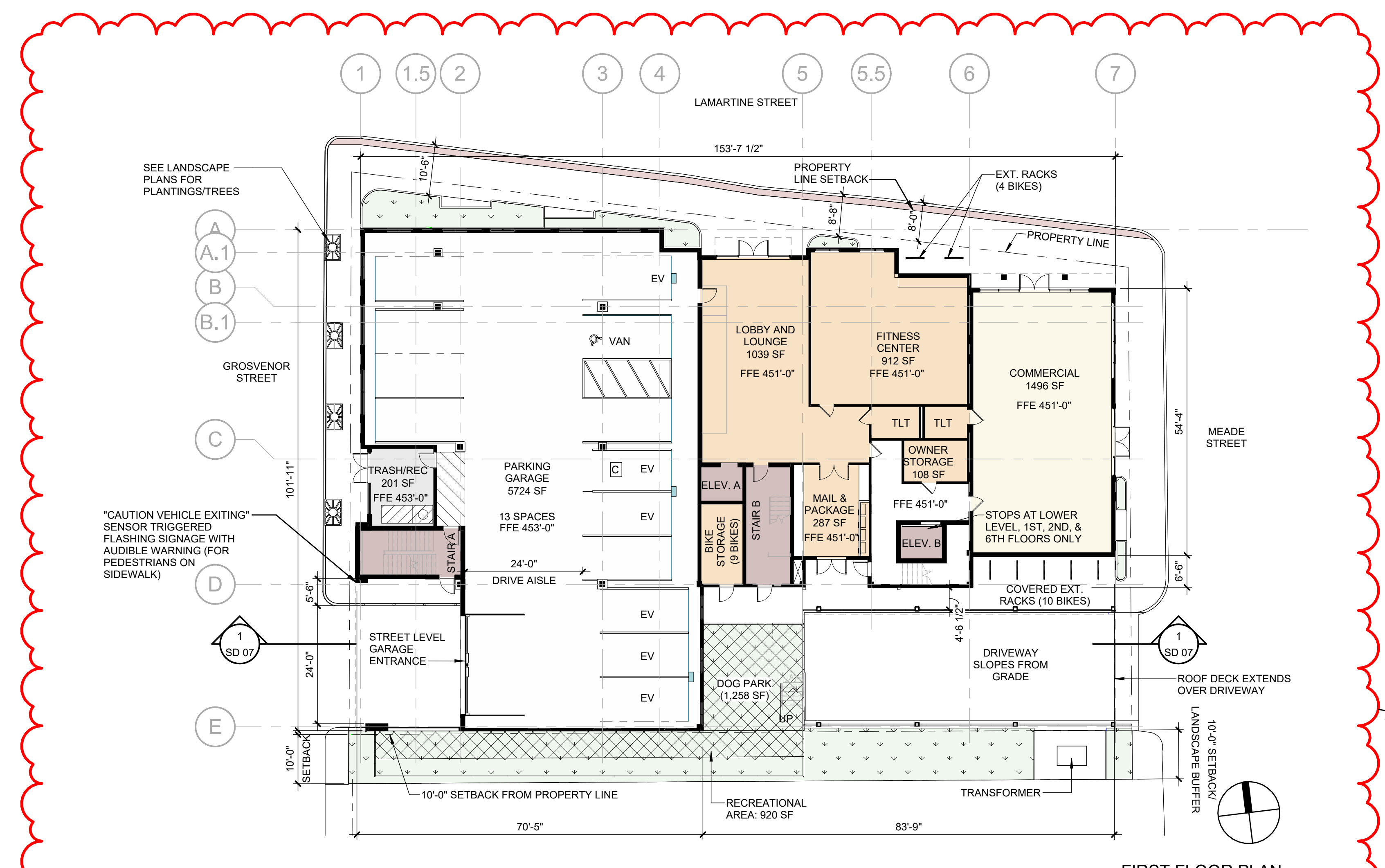


PERSPECTIVE VIEW

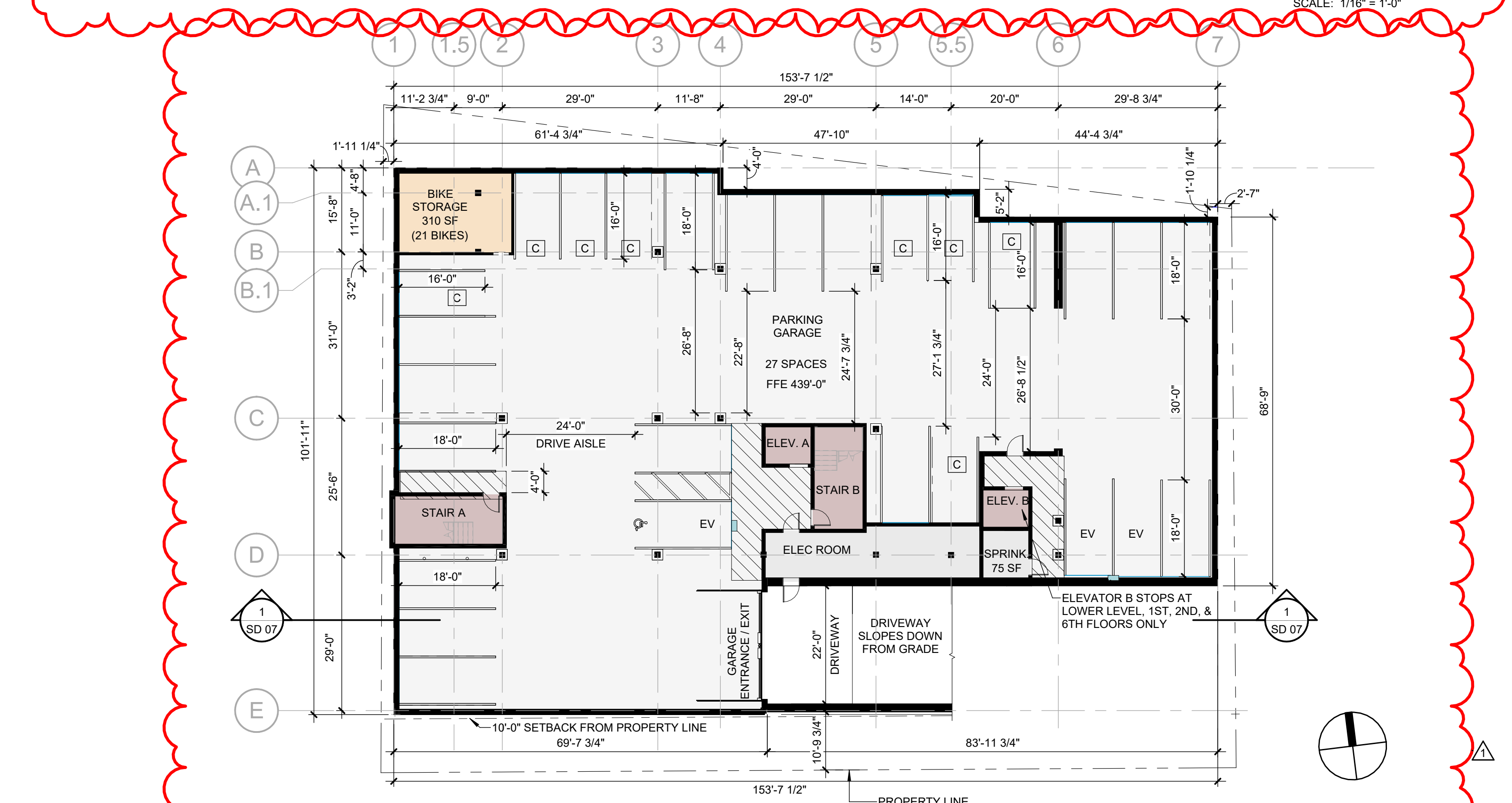
39 Lamartine Street

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Worcester, MA 01610

OCTOBER 30, 2024



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



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

FLOOR PLANS

CONSTRUCTION TYPES

- PODIUM STYLE 5-ON-1 CONSTRUCTION
- FLOOR 1 WILL BE TYPE IA CONSTRUCTION (STEEL & CONCRETE)
- FLOORS 2-6 WILL BE TYPE IIIA 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

SITE

- SITE: 18,153 SF
- FAR*: 54,458 SF MAX., 52,706 SF PROVIDED *FAR CALCS OMIT GSF OF GARAGES
- RECREATIONAL AREAS: 10% (1,816 SF) OF OUTDOOR SPACE REQUIRED. 4,529 SF PROVIDED WITH DOG PARK AND SECOND FLOOR ROOF DECK.
- EV CHARGING: 20% OF SPACES (APPROX. 9 TOTAL) TO BE CAPABLE OF EV CHARGING.

BUILDING BREAKDOWN:

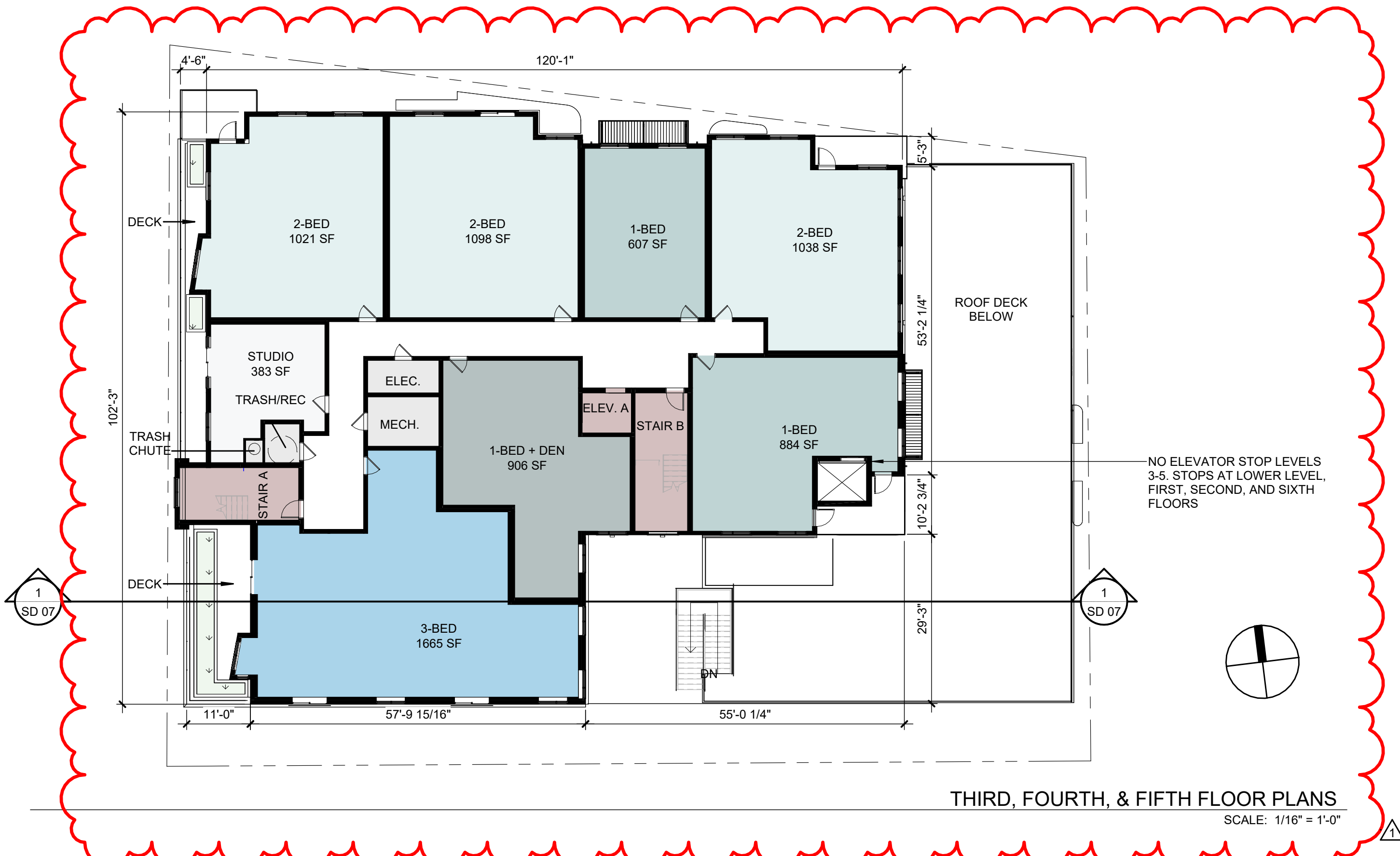
| | LOWER | 1ST | 2ND | 3RD | 4TH | 5TH | 6TH | TOTAL |
|--------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| STUDIO | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 3 |
| 1-BED | 0 | 0 | 4 | 2 | 2 | 2 | 0 | 10 |
| 1-BED+ | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 04 |
| 2-BED | 0 | 0 | 3 | 3 | 3 | 3 | 0 | 12 |
| 3-BED | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 3 |
| PENT. | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 01 |
| TOTAL | 0 | 0 | 8 | 9 | 9 | 9 | 0 | 33 |
| GSF | 0 | 5780 | 10,700 | 10,058 | 10,058 | 10,058 | 6,052 | 52,706 |

PARKING BREAKDOWN:

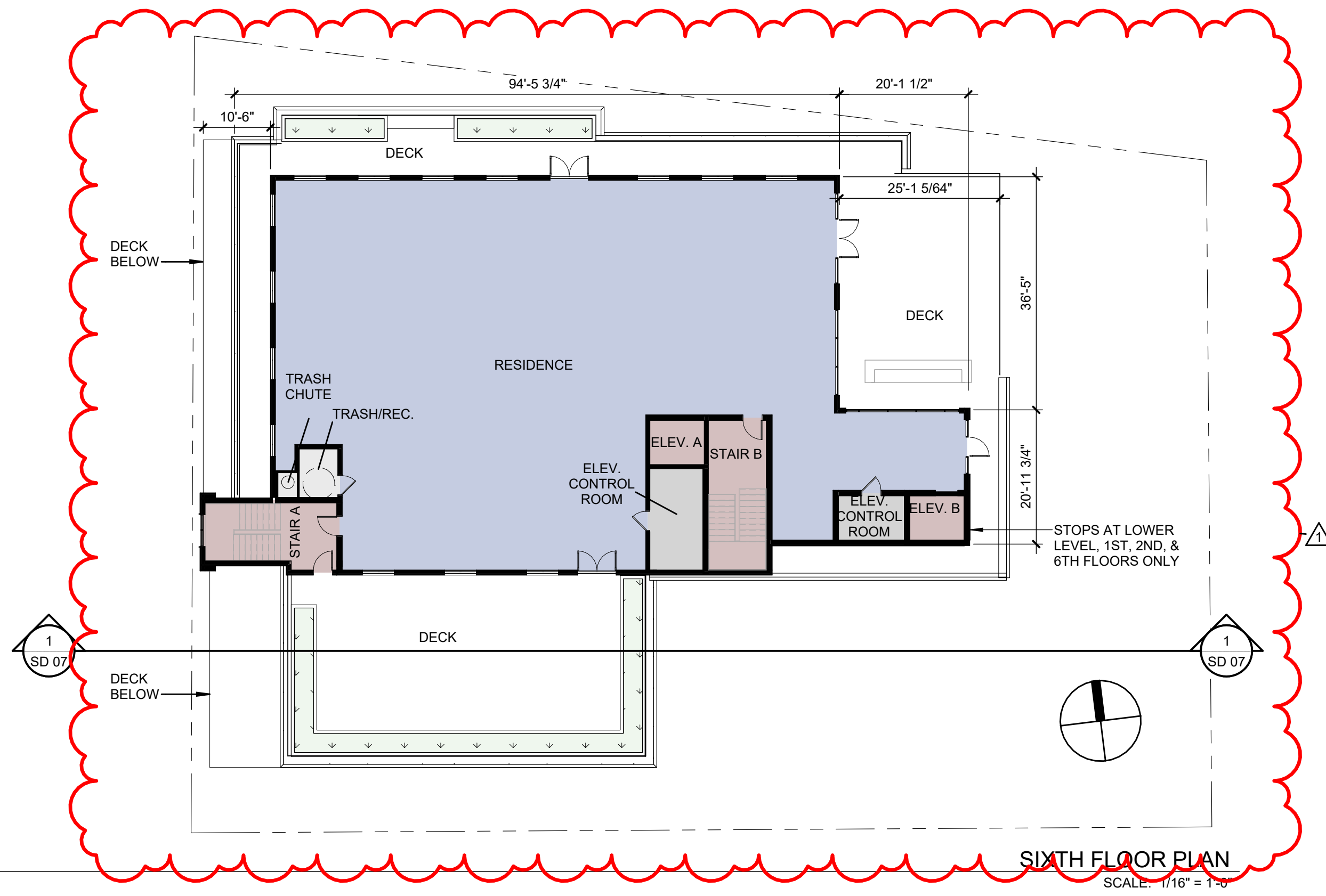
| | LOWER | 1ST | TOTAL |
|--------------|-----------|-----------|-----------|
| STANDARD | 19 | 8 | 27 |
| COMPACT | 9 | 1 | 10 |
| ACCESSIBLE | 2 | 1 | 3 |
| TOTAL | 27 | 13 | 40 |

BICYCLE BREAKDOWN:

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



THIRD, FOURTH, & FIFTH FLOOR PLANS
SCALE: 1/16" = 1'-0"



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



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

FLOOR PLANS

| CONSTRUCTION TYPES |
|---|
| PODIUM STYLE 5-ON-1 CONSTRUCTION |
| FLOOR 1 WILL BE TYPE IA CONSTRUCTION (STEEL & CONCRETE) |
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| APPLICABLE CODES |
|--|
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| SITE |
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| BUILDING BREAKDOWN: | | | | | | | | |
|---------------------|-------|------|--------|--------|--------|--------|-------|--------|
| | LOWER | 1ST | 2ND | 3RD | 4TH | 5TH | 6TH | TOTAL |
| STUDIO | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 3 |
| 1-BED | 0 | 0 | 4 | 2 | 2 | 2 | 0 | 10 |
| 1-BED+ | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 04 |
| 2-BED | 0 | 0 | 3 | 3 | 3 | 3 | 0 | 12 |
| 3-BED | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 3 |
| PENT. | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 01 |
| TOTAL | 0 | 0 | 8 | 9 | 9 | 9 | 0 | 33 |
| GSF | 0 | 5780 | 10,700 | 10,058 | 10,058 | 10,058 | 6,052 | 52,706 |

| 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 |

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Worcester, MA 01610

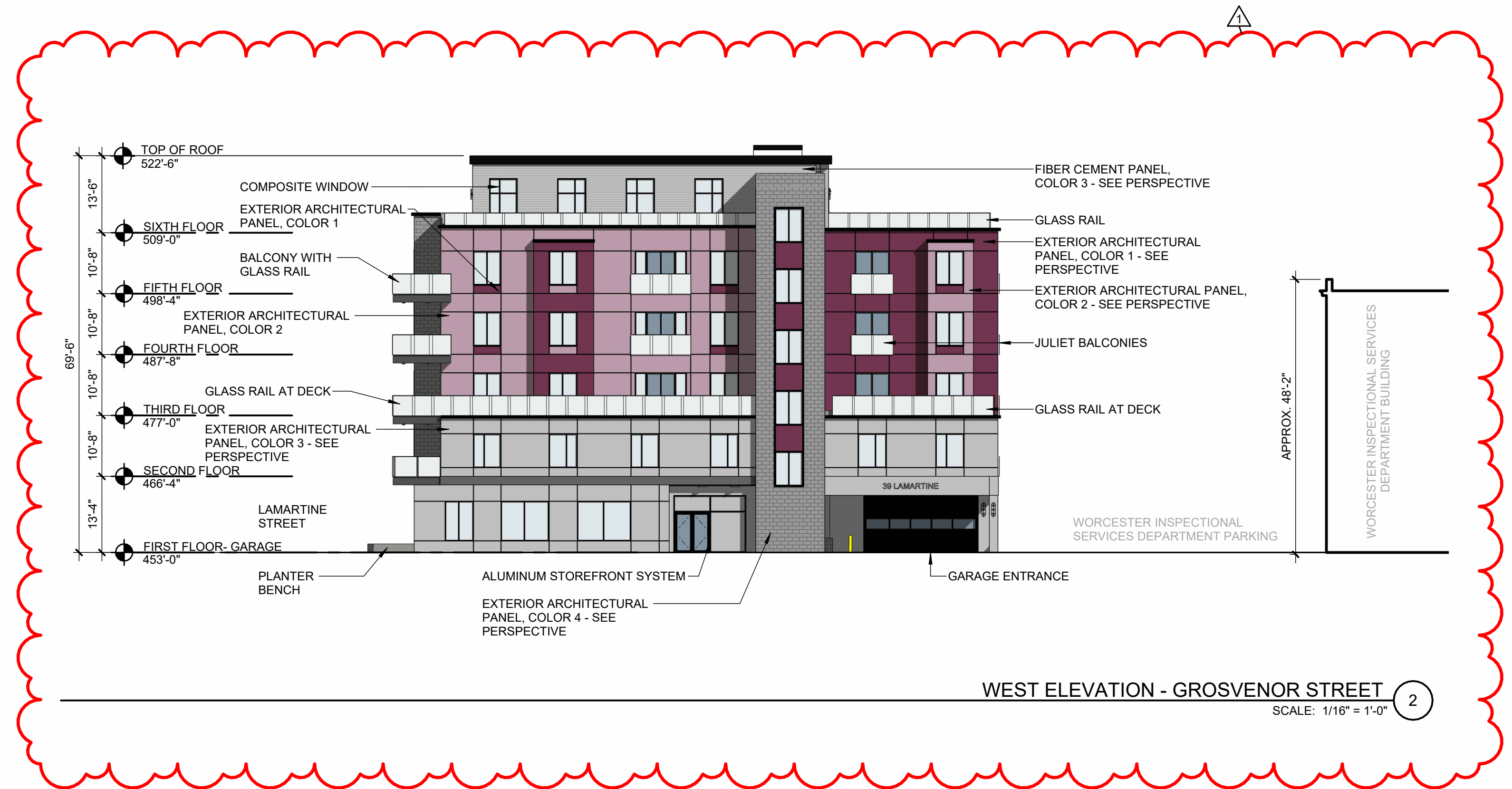
OCTOBER 30, 2024



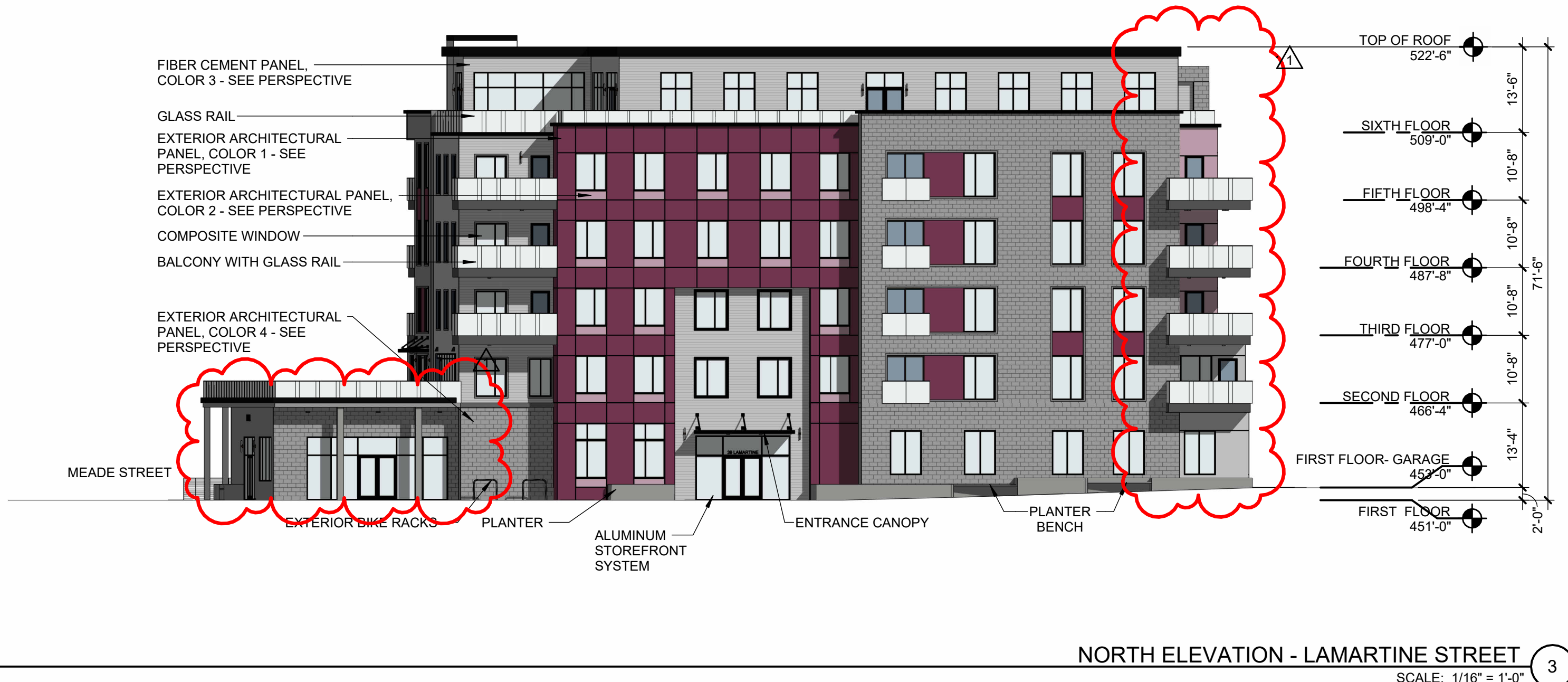
BUILDING SECTION A (1)
SCALE: 1/8" = 1'-0"



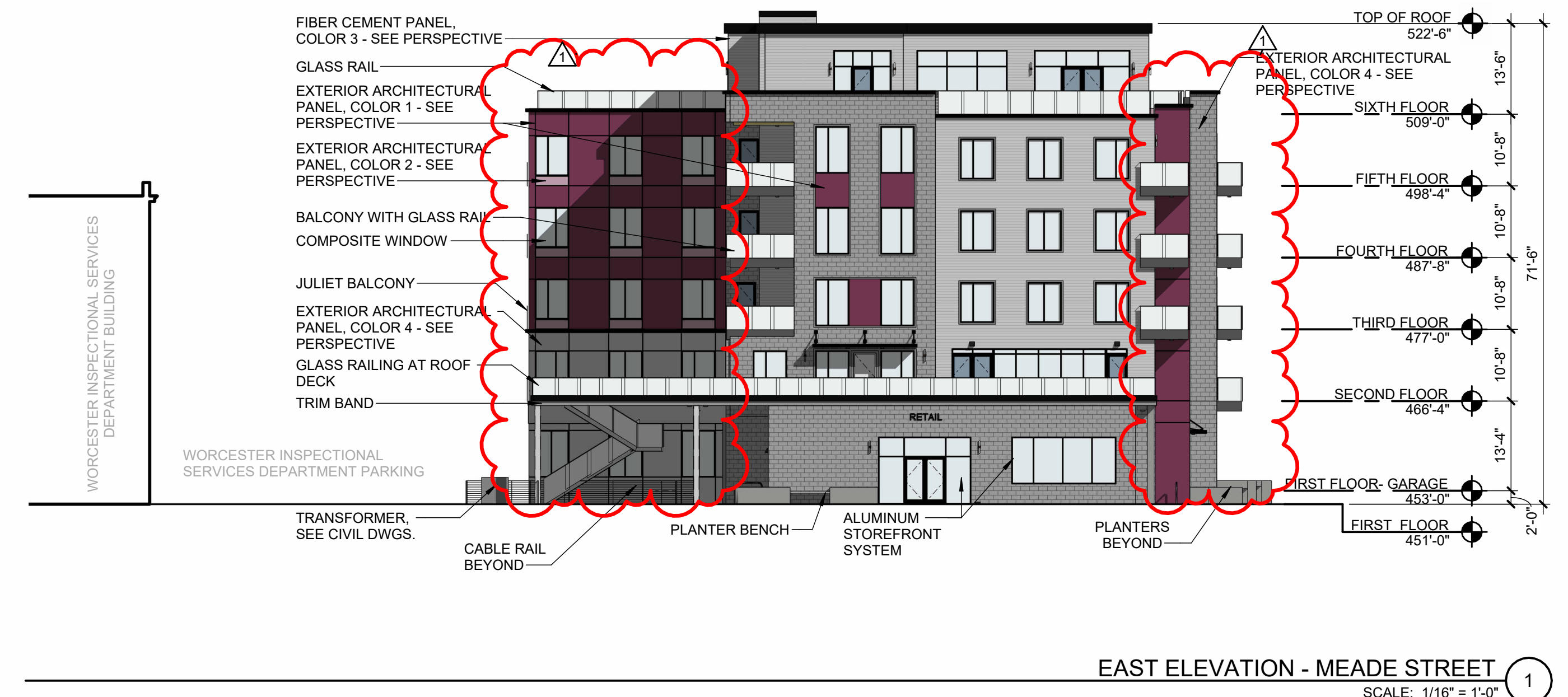
SOUTH ELEVATION 4
SCALE: 1/16" = 1'-0"



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"



KELLEY SQUARE LOFTS
 - 5 STORIES
 - 48 RESIDENTIAL UNITS



DISTRICT 120 APARTMENTS
 - 7 STORIES
 - 83 RESIDENTIAL UNITS



THE REVINGTON APARTMENTS
 - 7 STORIES
 - 228 RESIDENTIAL UNITS



INSPECTIONAL SERVICES DEPARTMENT BUILDING
 - 3 STORIES



THE COVE APARTMENTS
 - 7 STORIES
 - 173 RESIDENTIAL UNITS



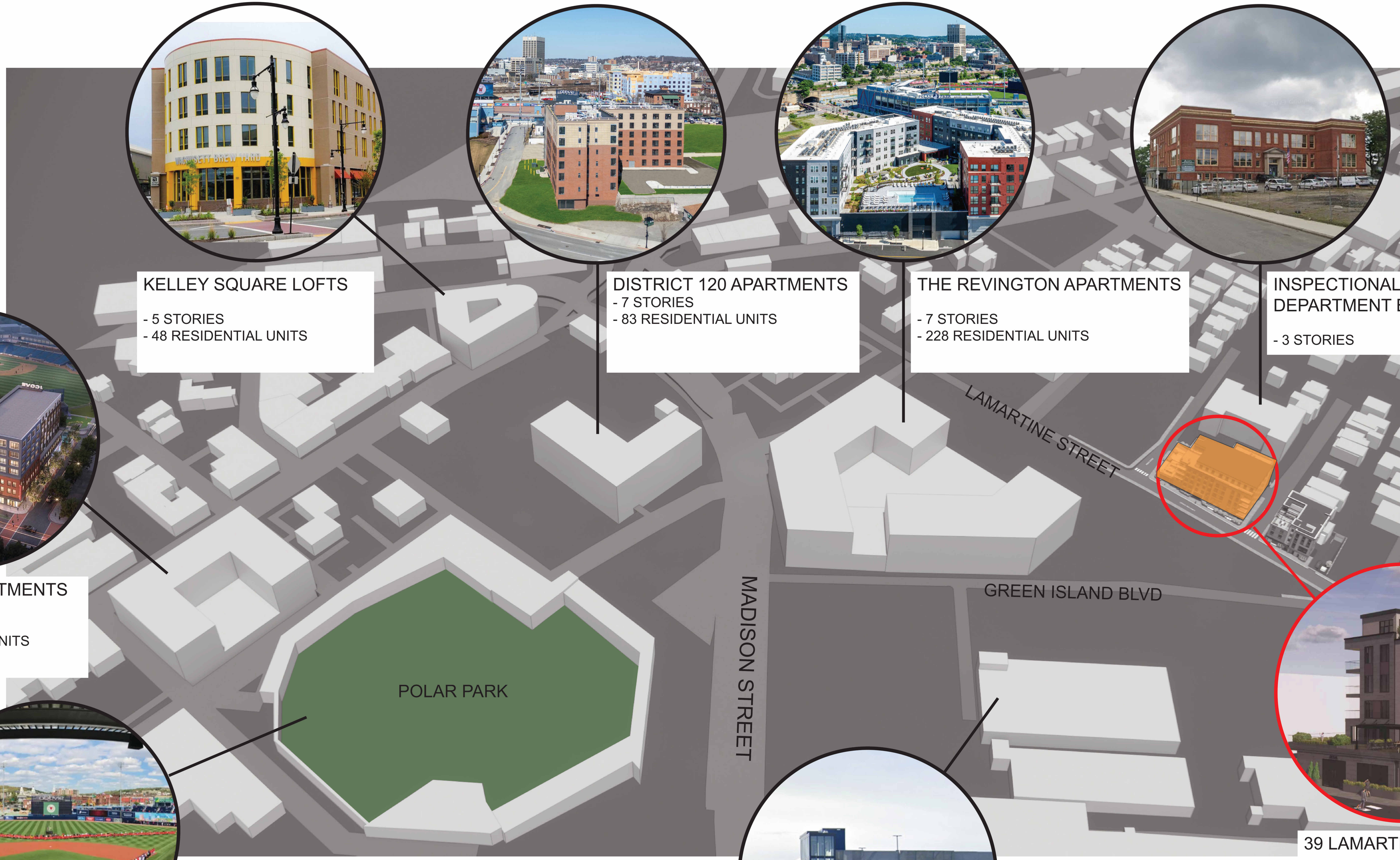
POLAR PARK



GREEN ISLAND BLVD. GARAGE
 - 4 STORIES
 - 350 PARKING SPACES



39 LAMARTINE STREET
 - 6 STORIES
 - 36 RESIDENTIAL UNITS



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 Worcester, MA 01610

SITE CONTEXT

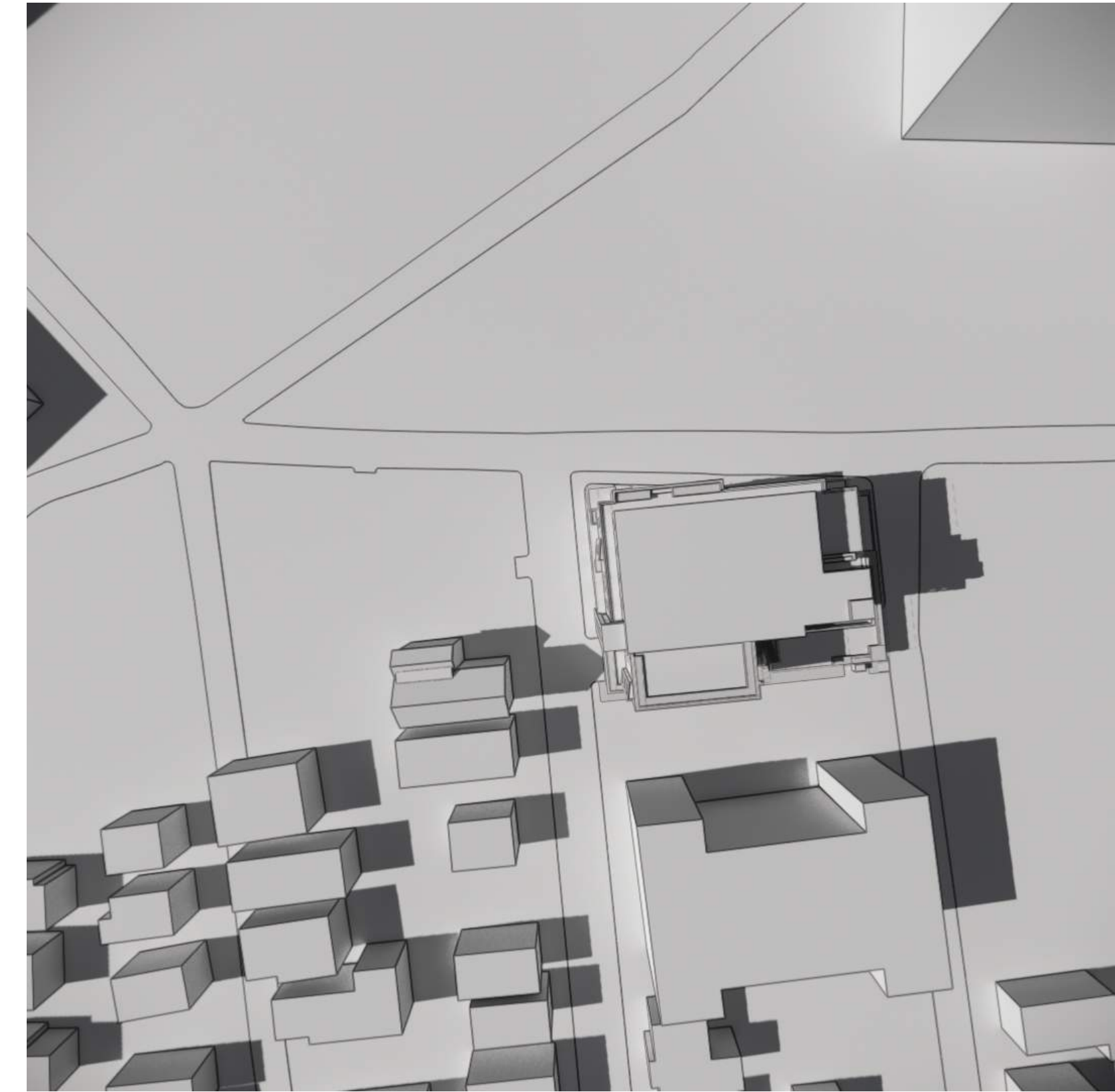
OCTOBER 30, 2024



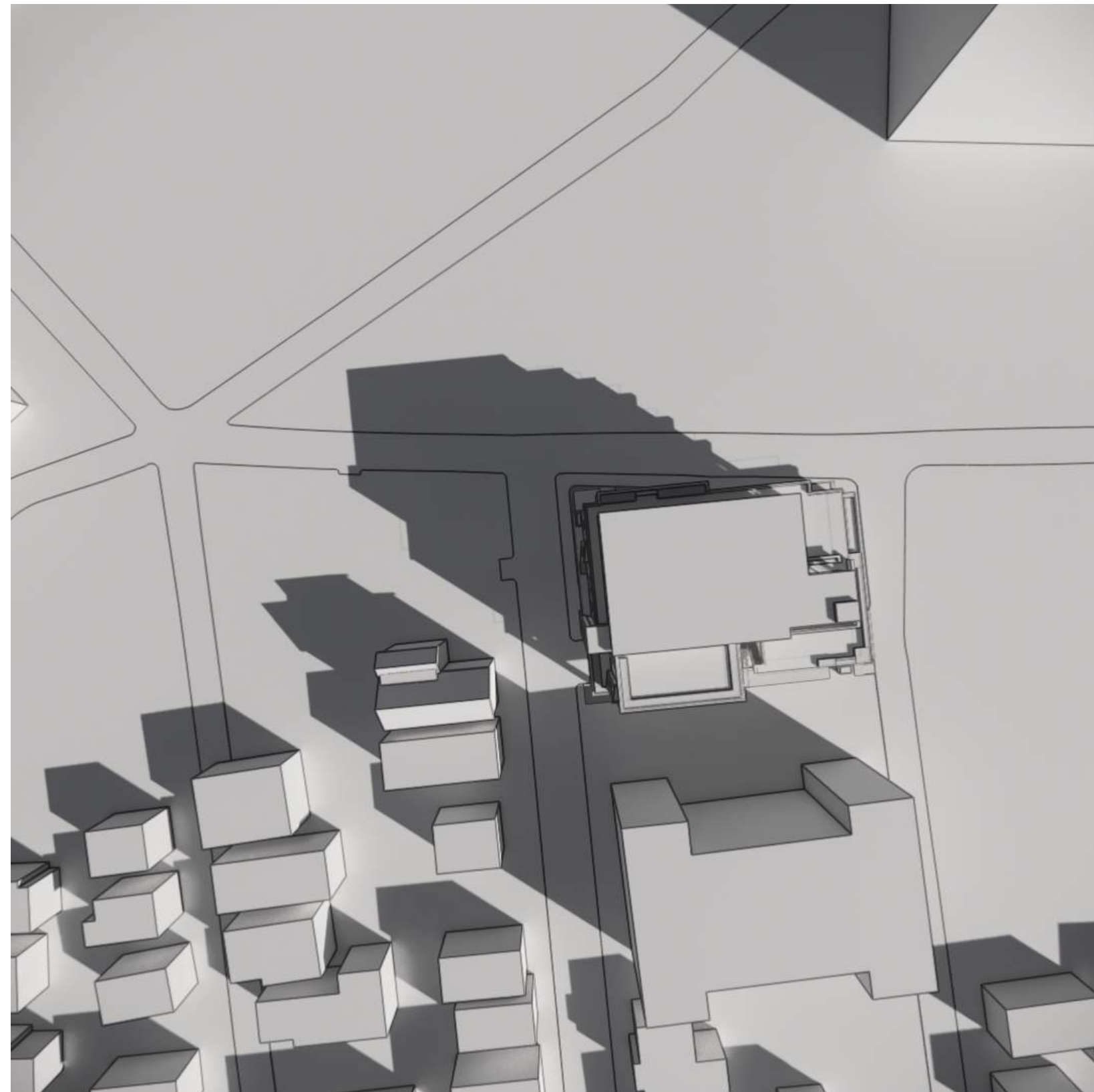
June - 9AM



June - 12PM



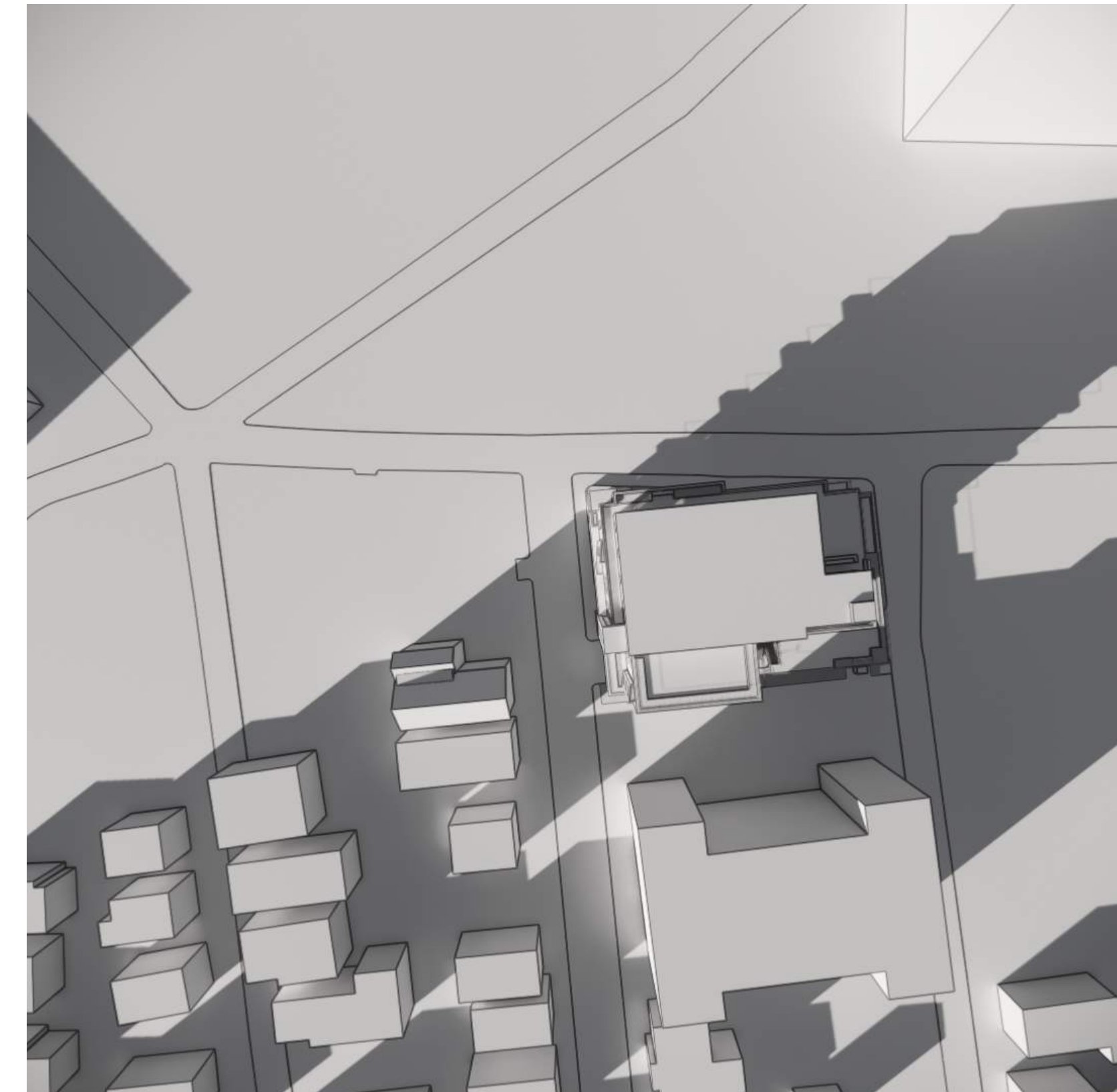
June - 4PM



February - 9AM



February - 12PM



February - 4PM