



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



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

MADISON STREET

LAMARTINE STREET

GREEN ISLAND BLVD



39 LAMARTINE STREET

- 6 STORIES
- 36 RESIDENTIAL UNITS



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

39 Lamartine Street

SITE CONTEXT

SEPTEMBER 17, 2024

39 Lamartine St.
Worcester, MA 01610



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

SEPTEMBER 17, 2024



39 Lamartine Street

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Worcester, MA 01610

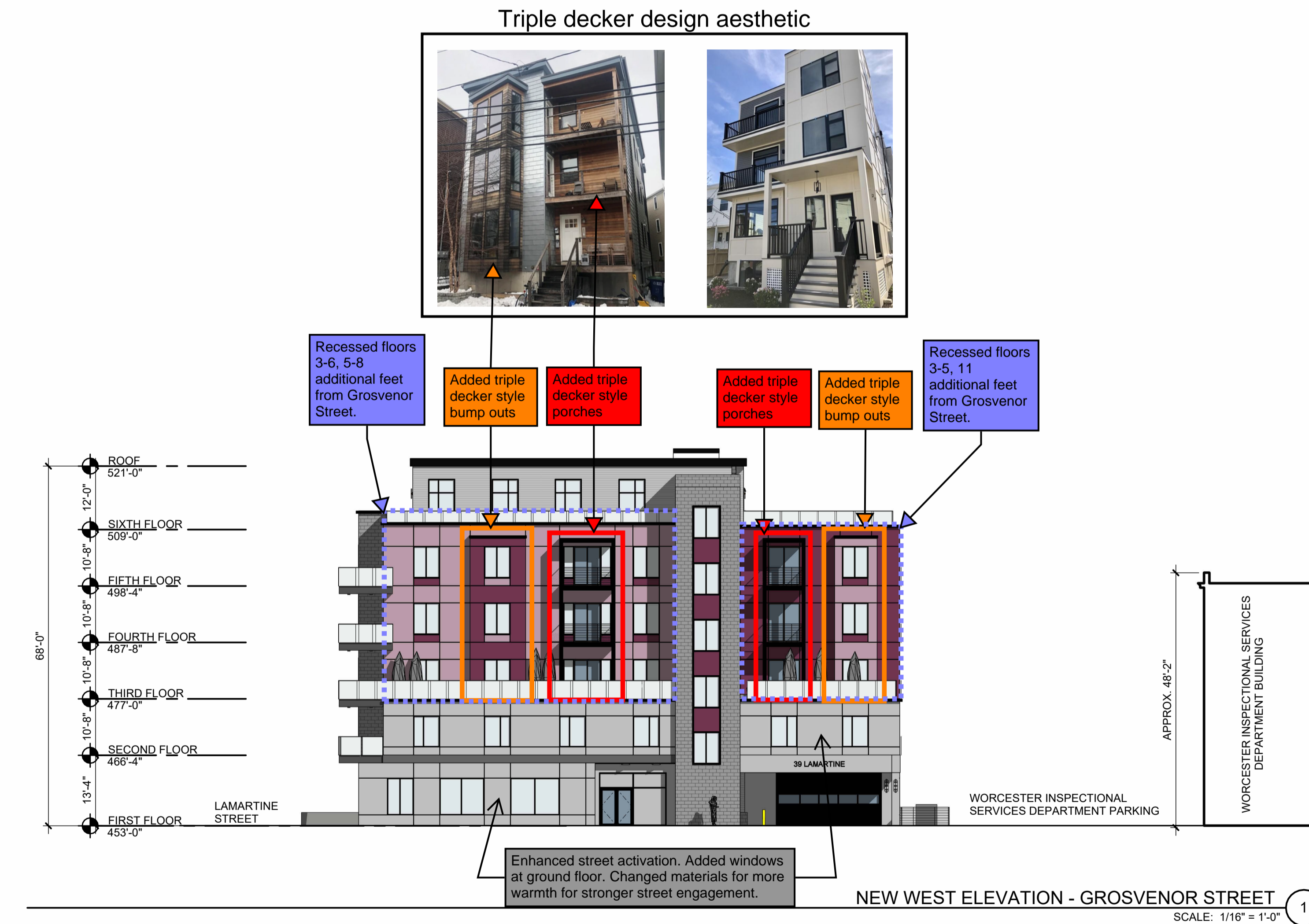
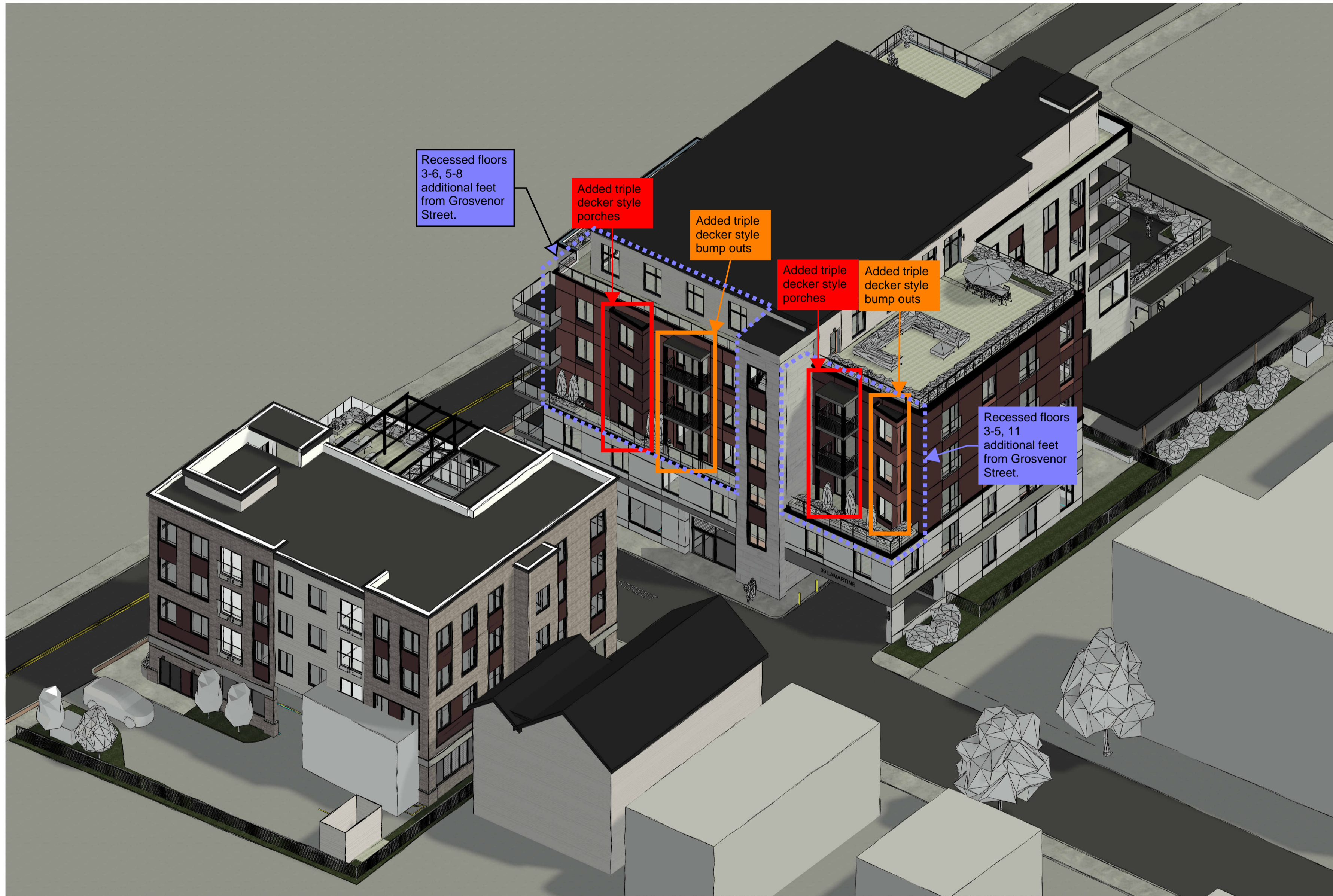
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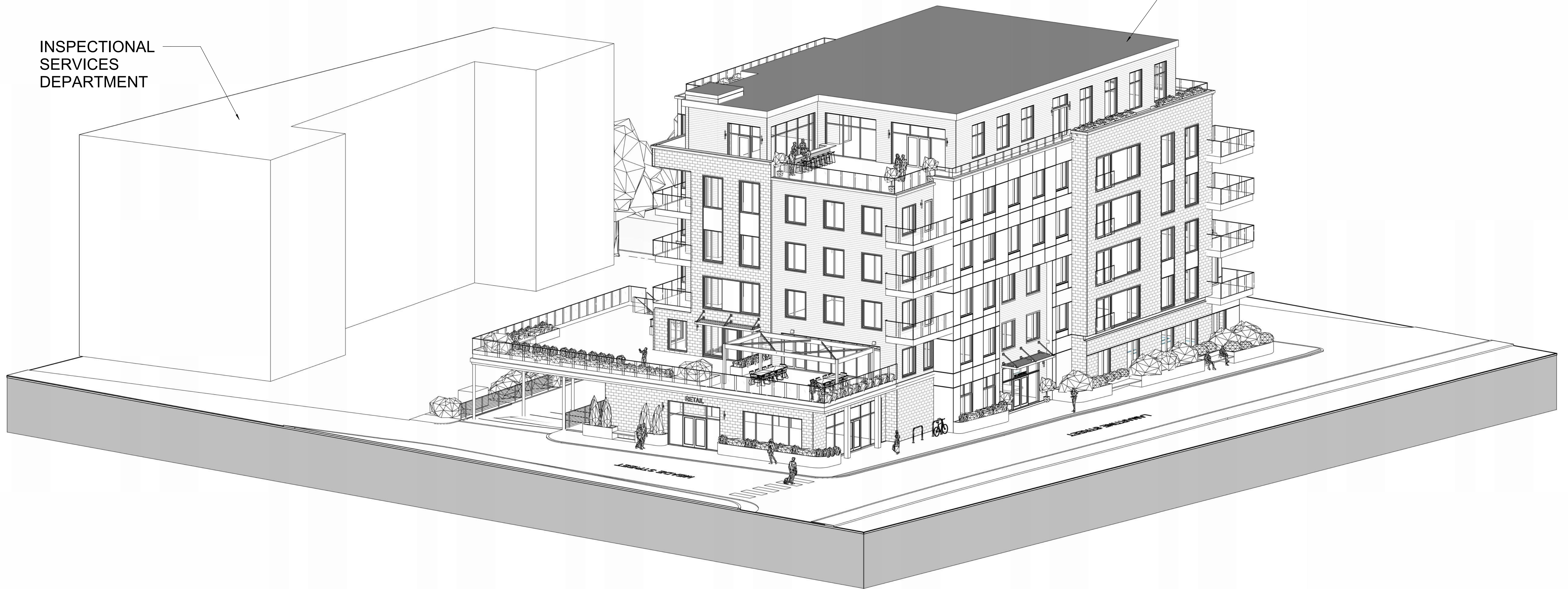


NEW WEST ELEVATION - GROSVENOR STREET 1
SCALE: 1/16" = 1'-0"



INSPECTIONAL
SERVICES
DEPARTMENT

PROPOSED PROJECT AT
39 LAMARTINE STREET

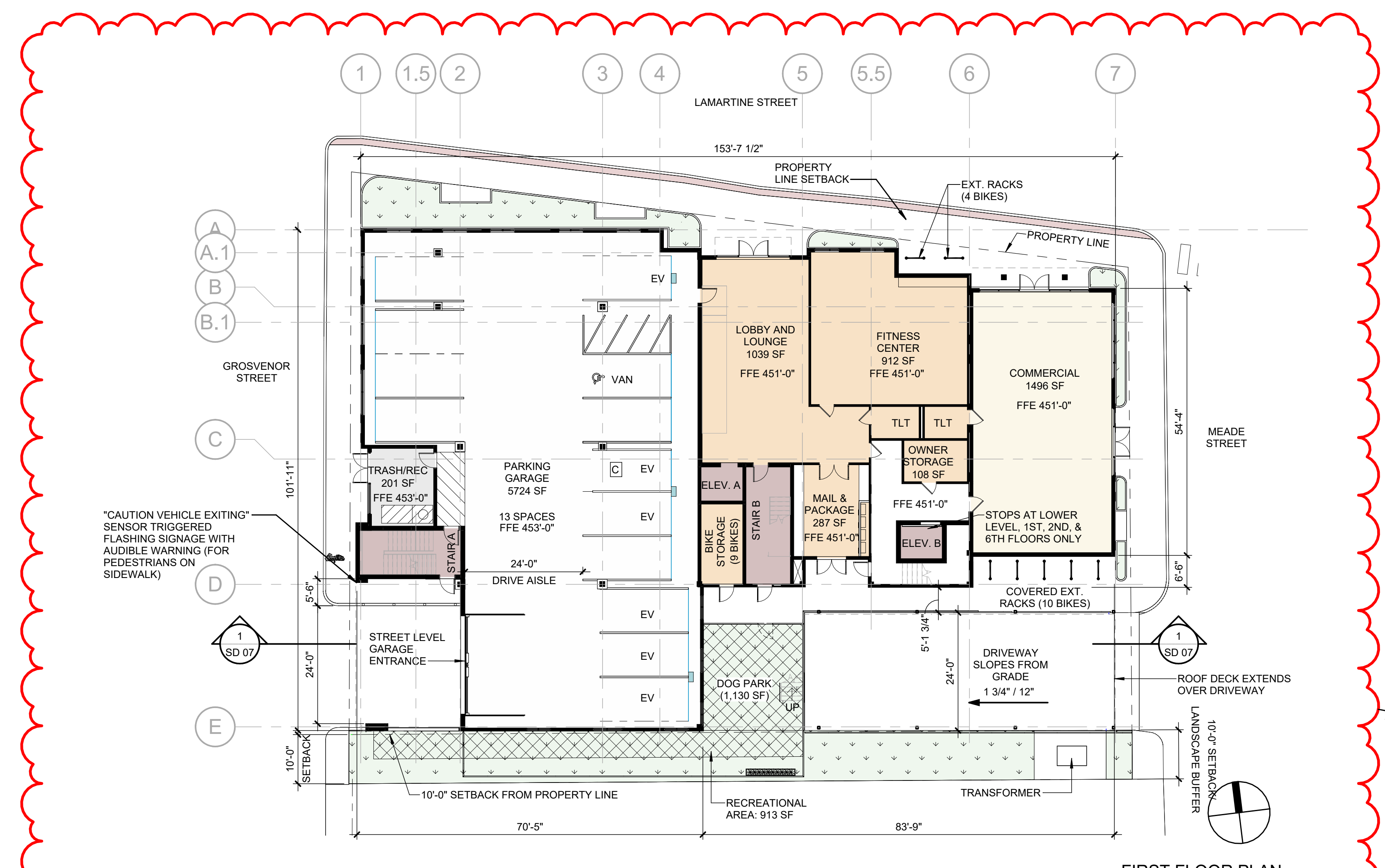


PERSPECTIVE VIEW

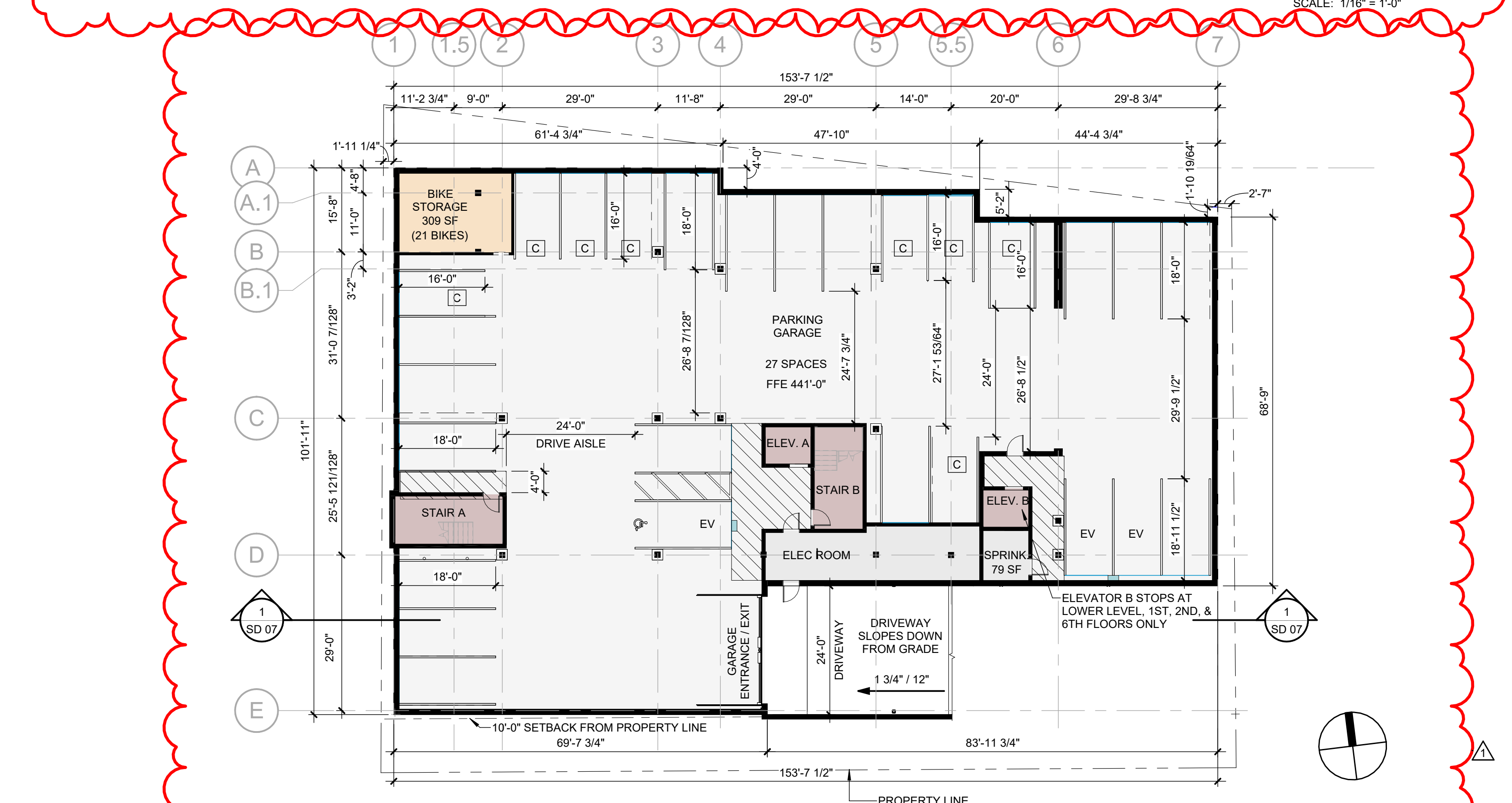
39 Lamartine Street

39 Lamartine St.
Worcester, MA 01610

SEPTEMBER 17, 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 - 201 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., 48,904 SF PROVIDED *FAR CALCUS 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.

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:

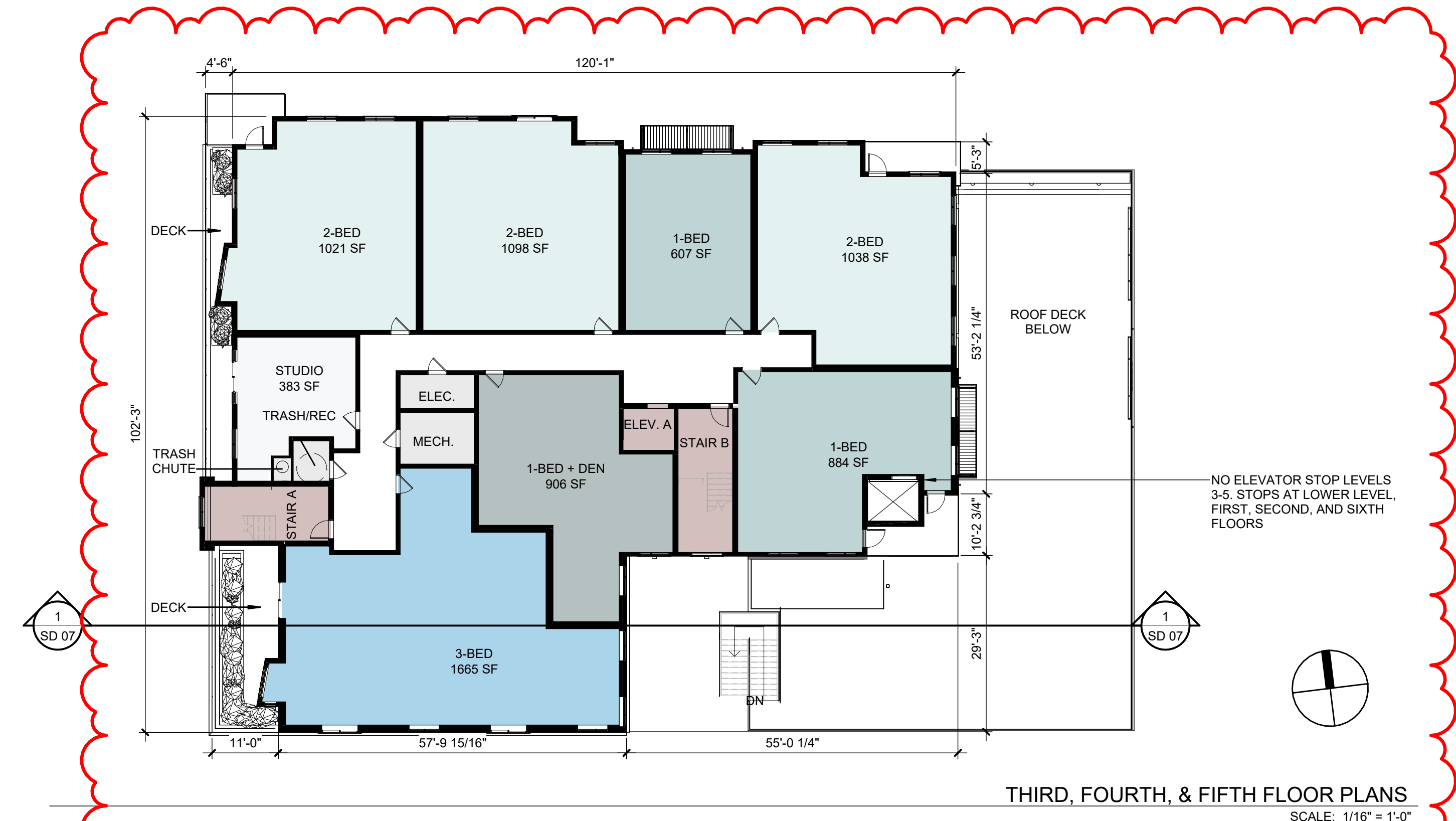
	LOWER	1ST	TOTAL
INTERIOR	21	09	30
EXTERIOR	00	14	14
TOTAL	21	23	44

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SEPTEMBER 17, 2024





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

CONSTRUCTION TYPES

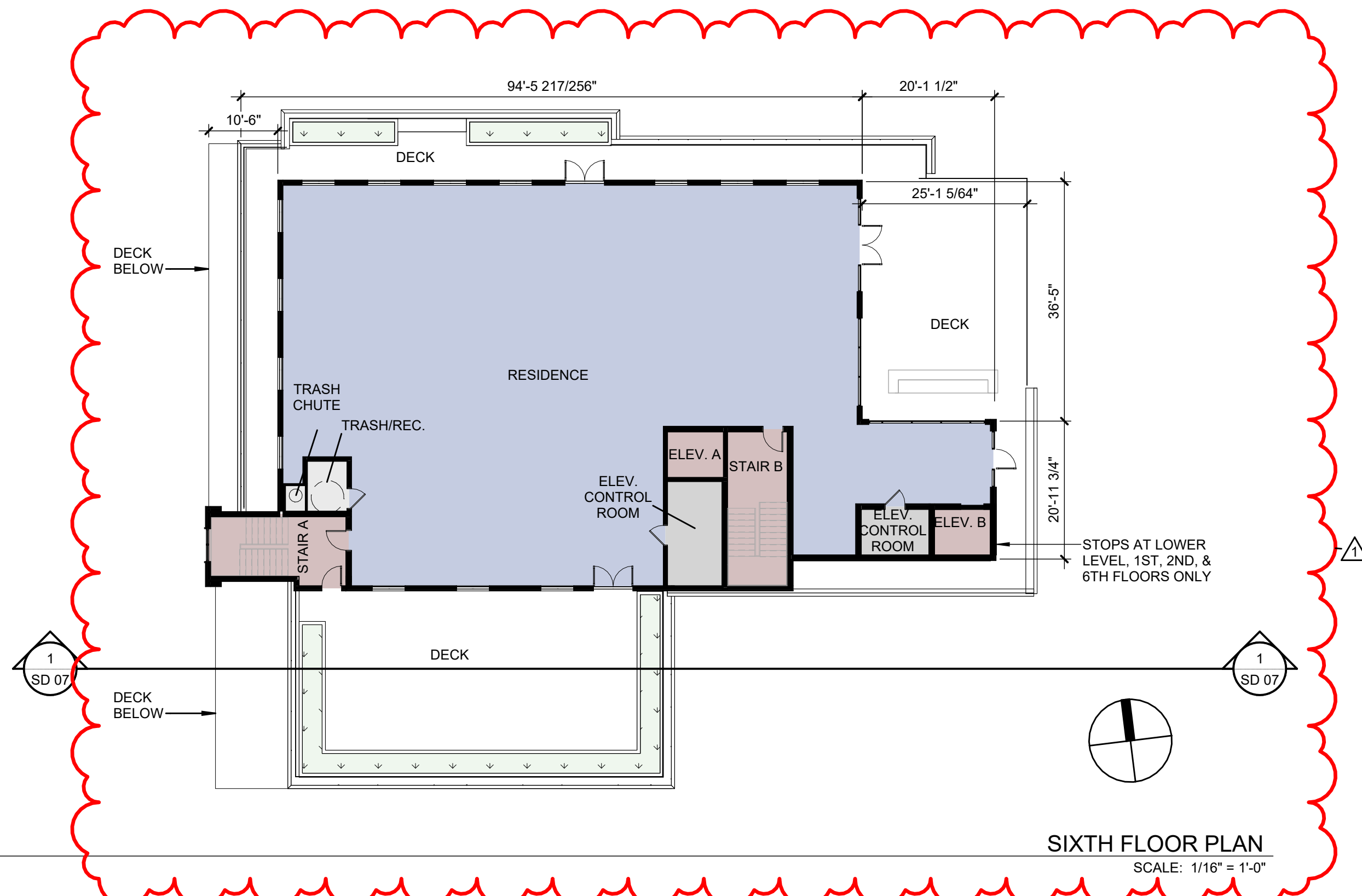
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SIXTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



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

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:

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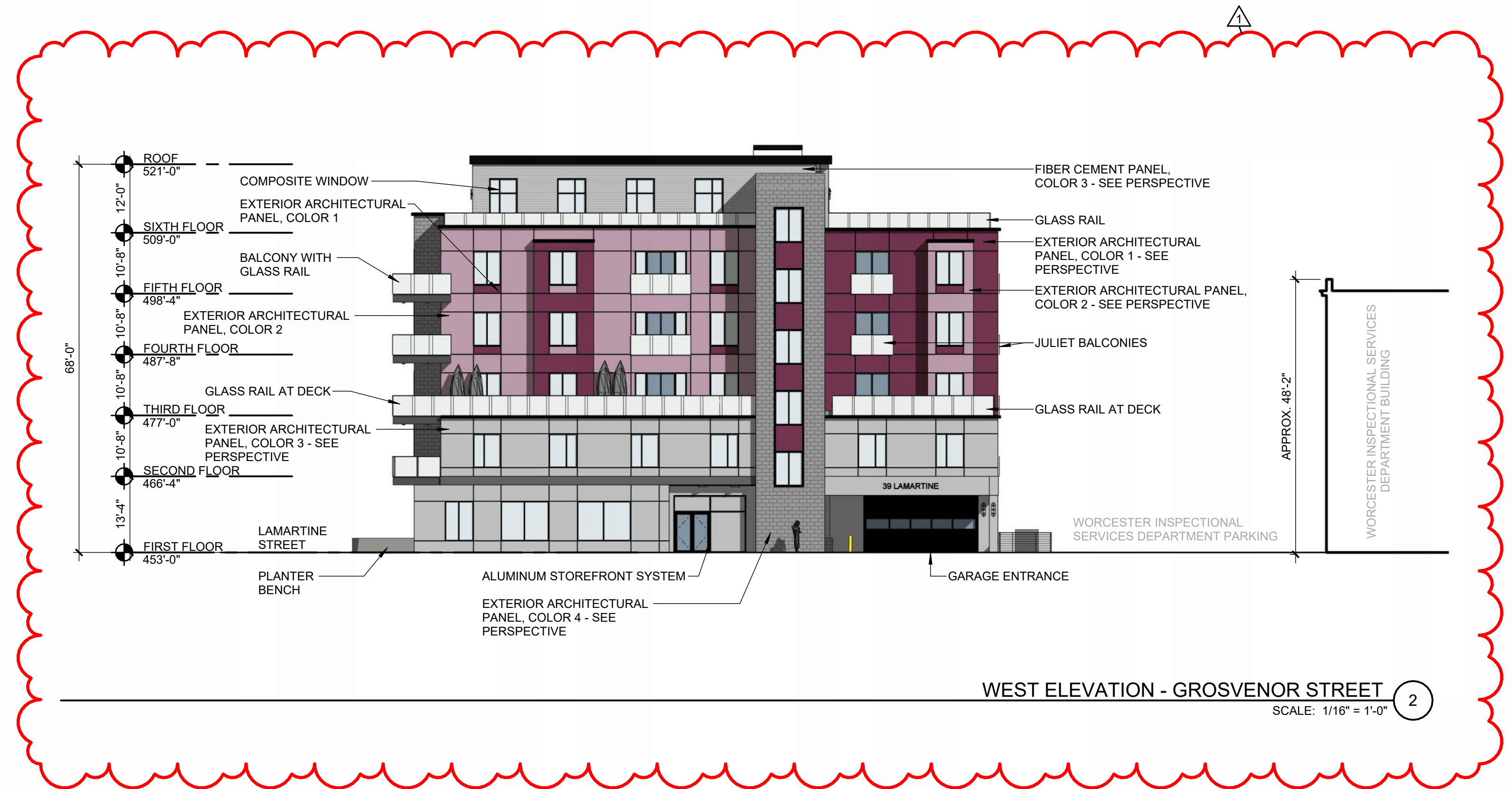
BICYCLE BREAKDOWN:

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

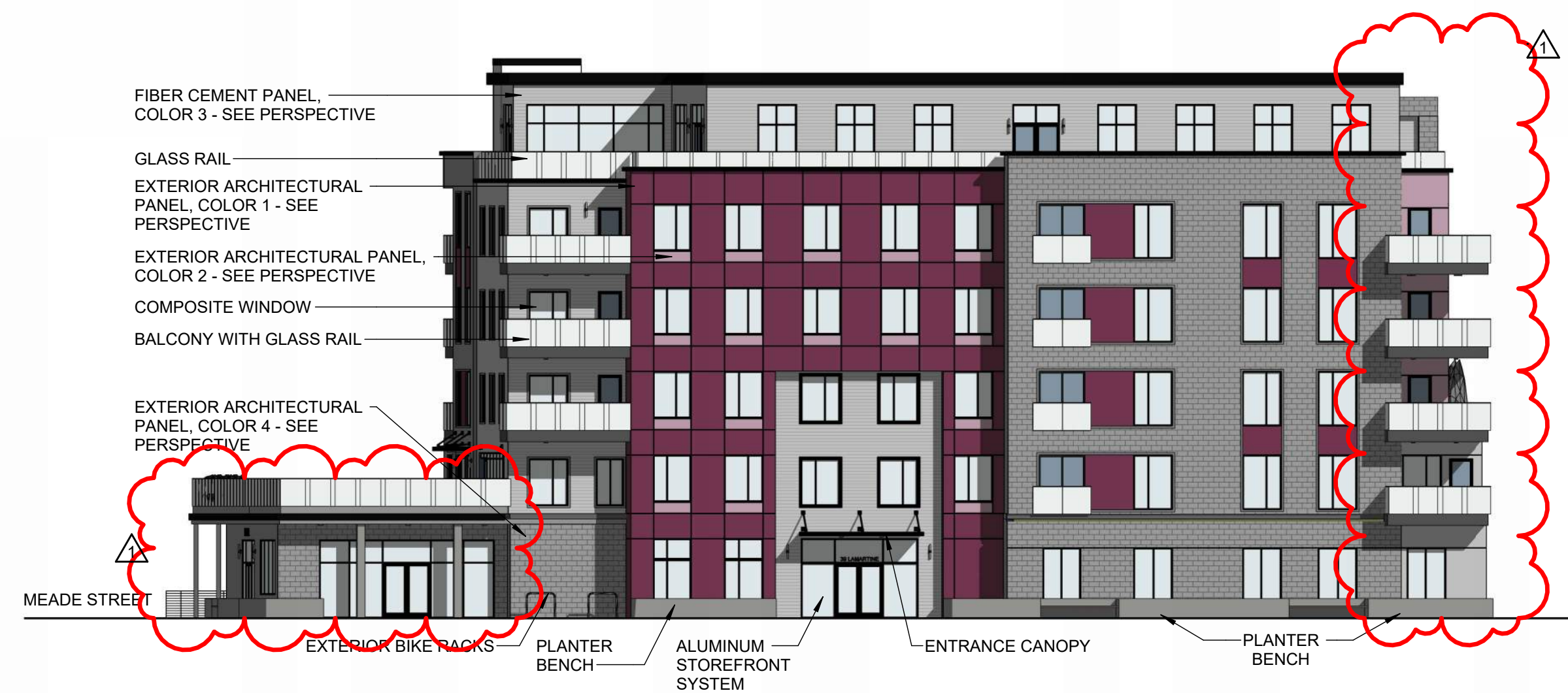




SOUTH ELEVATION 4
SCALE: 1/16" = 1'-0"



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"