



**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

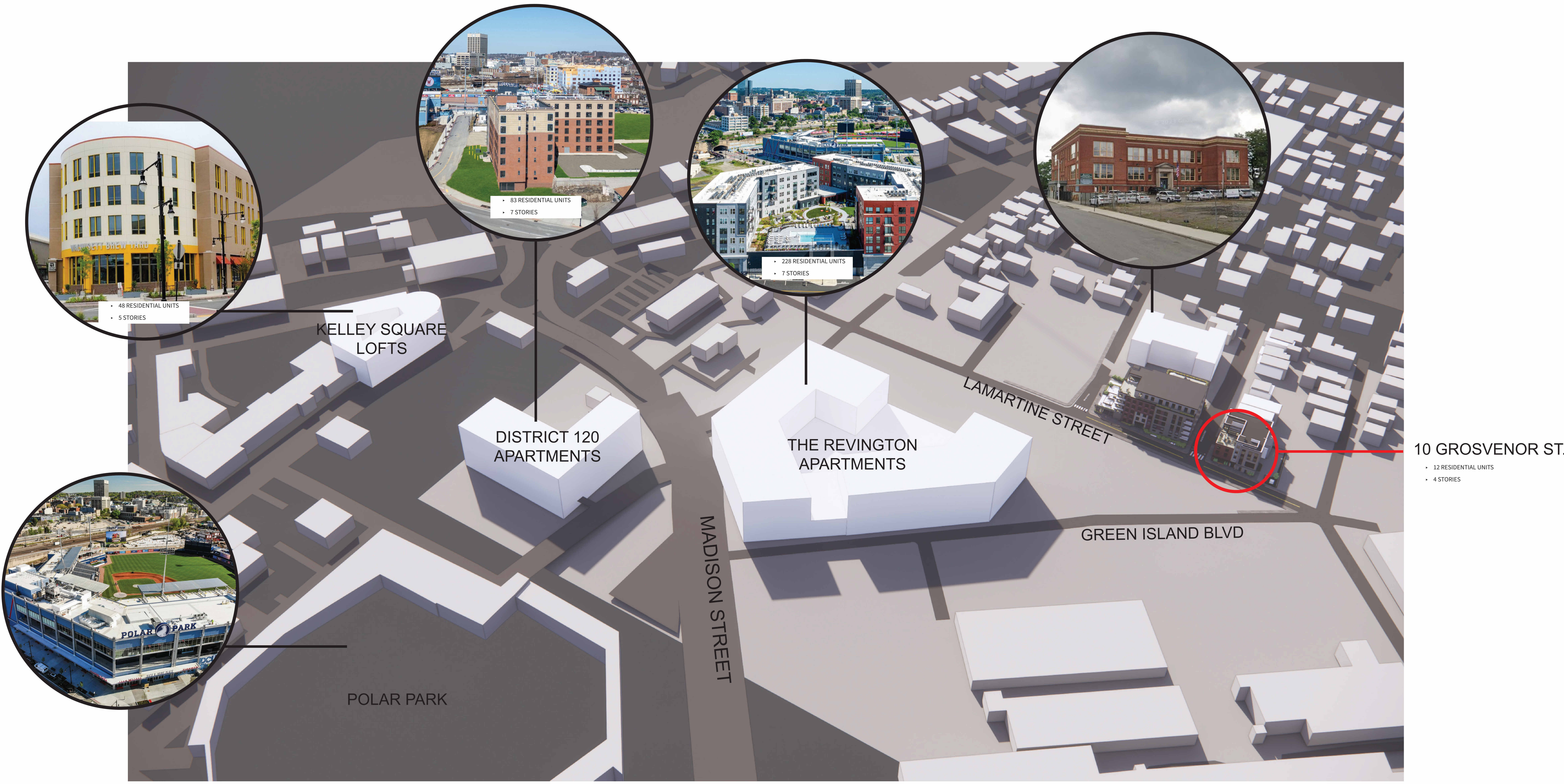
COVER SHEET

OCTOBER 28, 2024

10 Grosvenor St.  
Worcester, MA 01610

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MAUGEL  
DESTEFANO  
ARCHITECTS



# 10 GROSVENOR STREET

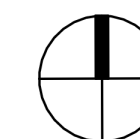
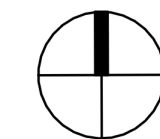
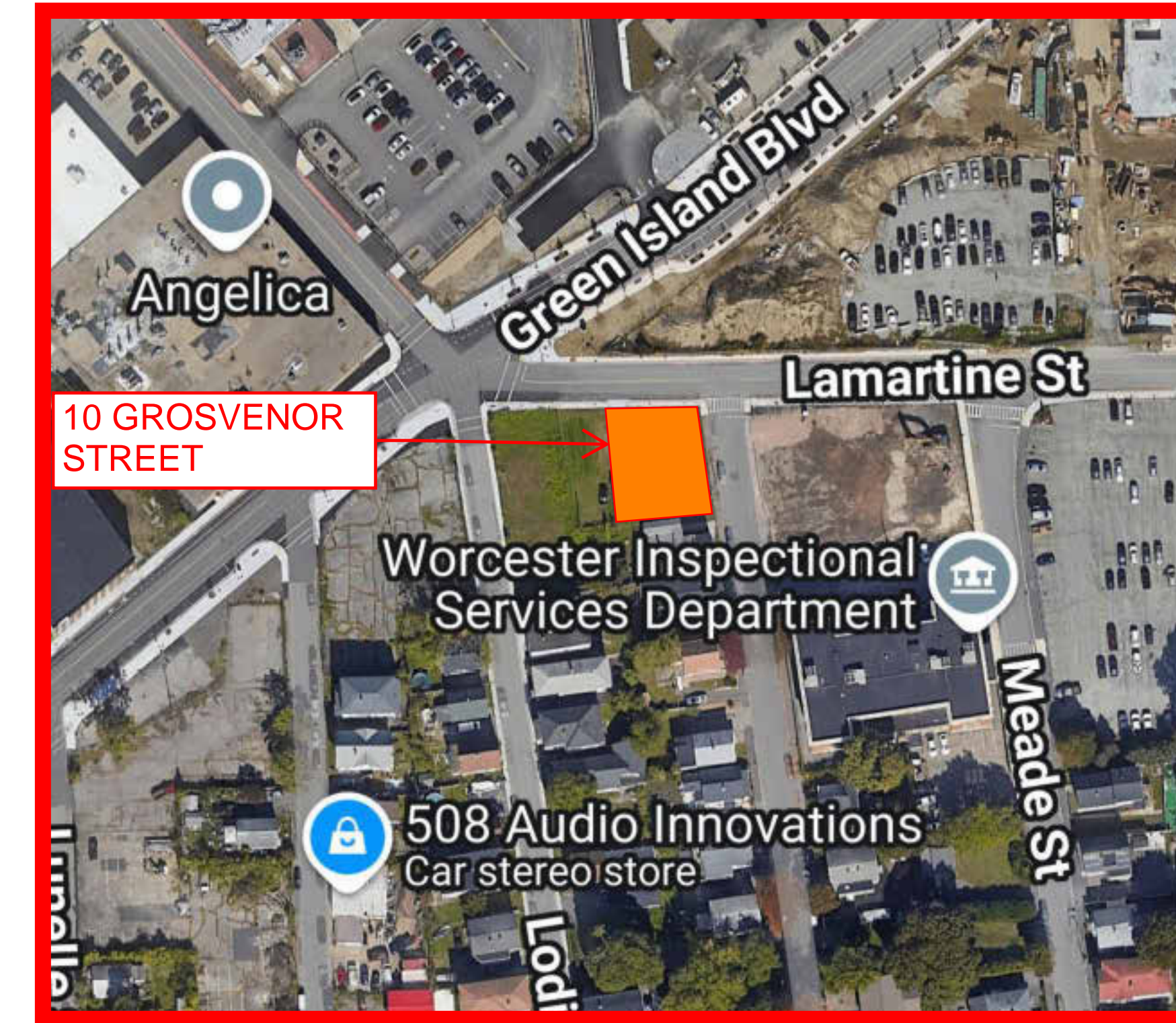
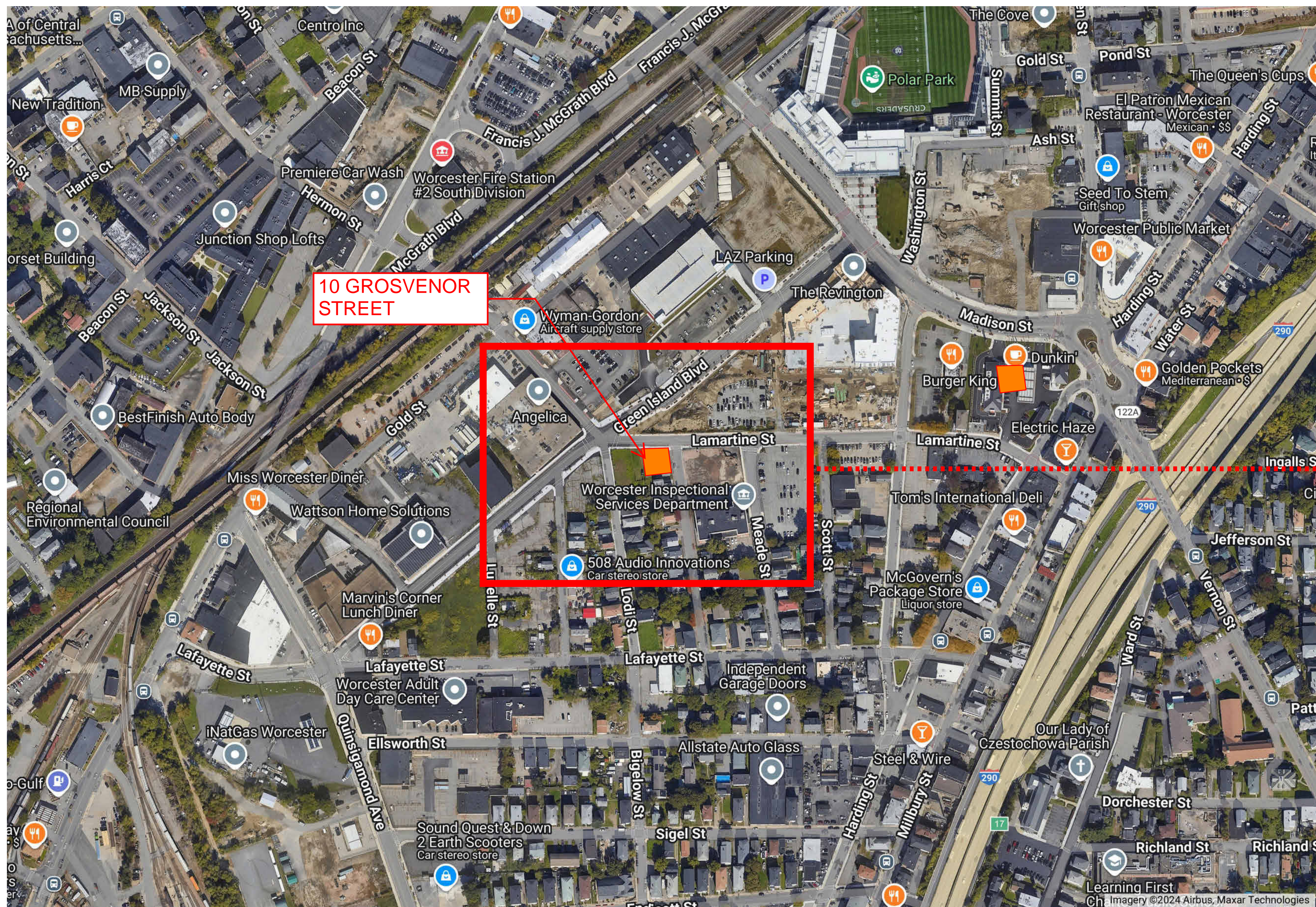
## SITE CONTEXT

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# 10 GROSVENOR STREET

10 Grosvenor St.  
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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 <sup>1</sup>	8 x 18	-	-	-	0
VAN ACCESSIBLE SPACES <sup>2</sup>	8 x 18	9 x 18	-	-	1
STANDARD ELECTRIC VEHICLE SPACES <sup>3</sup>	9 x 18	9 x 18	-	-	1
ELECTRIC VEHICLE SPACES (DESIGNED TO BE ACCESSIBLE) <sup>4</sup>	11 x 18	11 x 18	-	-	1
<b>TOTAL SPACES</b>			<b>2</b>	<b>12</b>	<b>10</b>

**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) <sup>1</sup>	Eligible Development Reduction <sup>2</sup>	Provided	
MINIMUM LOT AREA	13,250 SF <sup>3</sup>	11,262.5 SF <sup>4</sup>	9,283 ± SF	
MINIMUM FRONTAGE <sup>5</sup>	100 Feet <sup>6</sup>	96 Feet <sup>7</sup>	81.4 Feet	
FRONT YARD SETBACK <sup>8</sup>	7.67 Feet <sup>9</sup>	-	1.4 Feet <sup>9</sup>	
EXTERIOR SIDE YARD SETBACK <sup>8</sup>	10 Feet	-	1.1 Feet <sup>9</sup>	
SIDE YARD SETBACK <sup>8</sup>	10 Feet	-	2.7 Feet <sup>9</sup>	
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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10 GROSVENOR STREET

PERSPECTIVE

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10 GROSVENOR STREET

PERSPECTIVE

OCTOBER 28, 2024

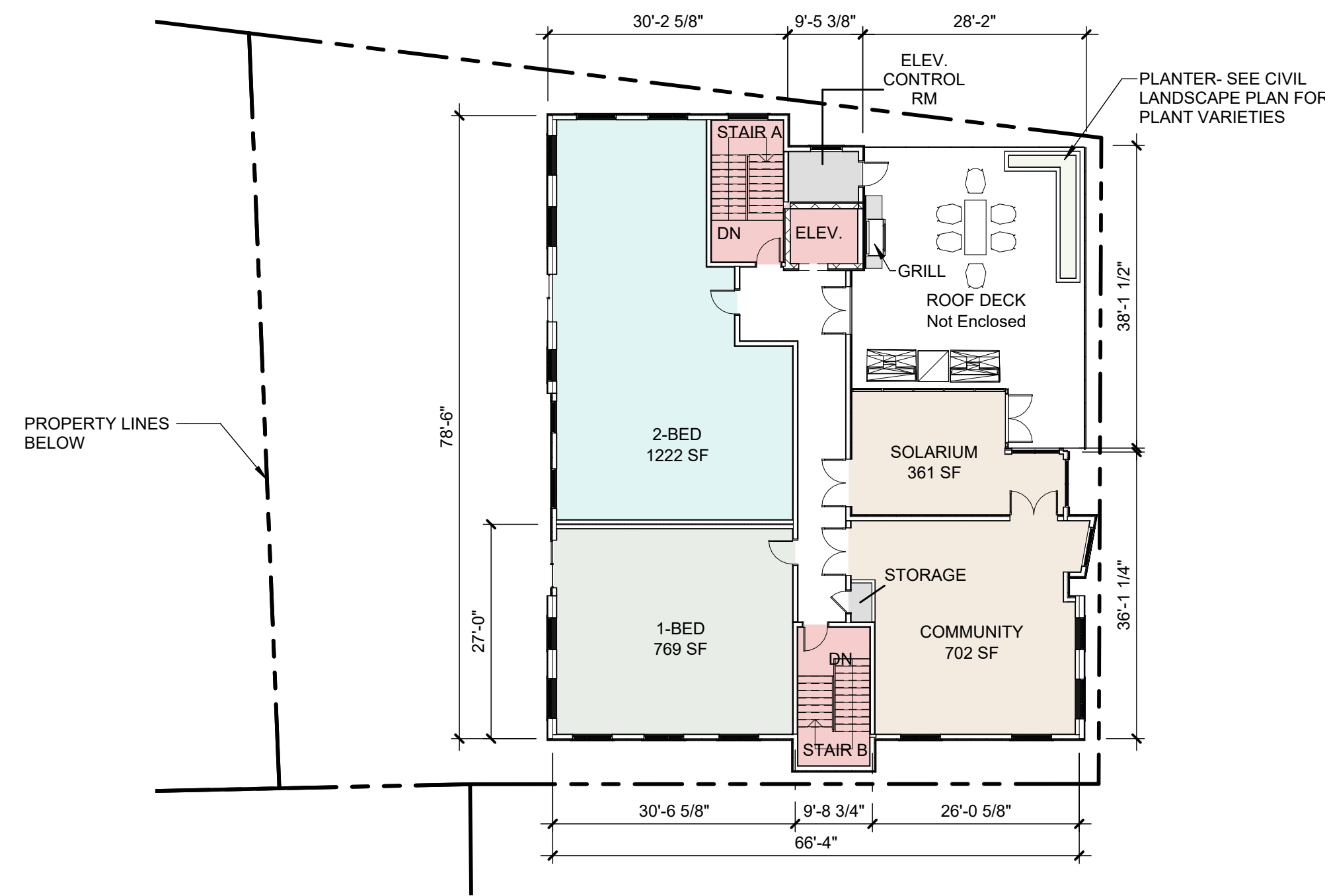
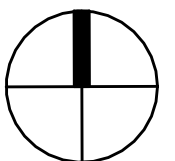
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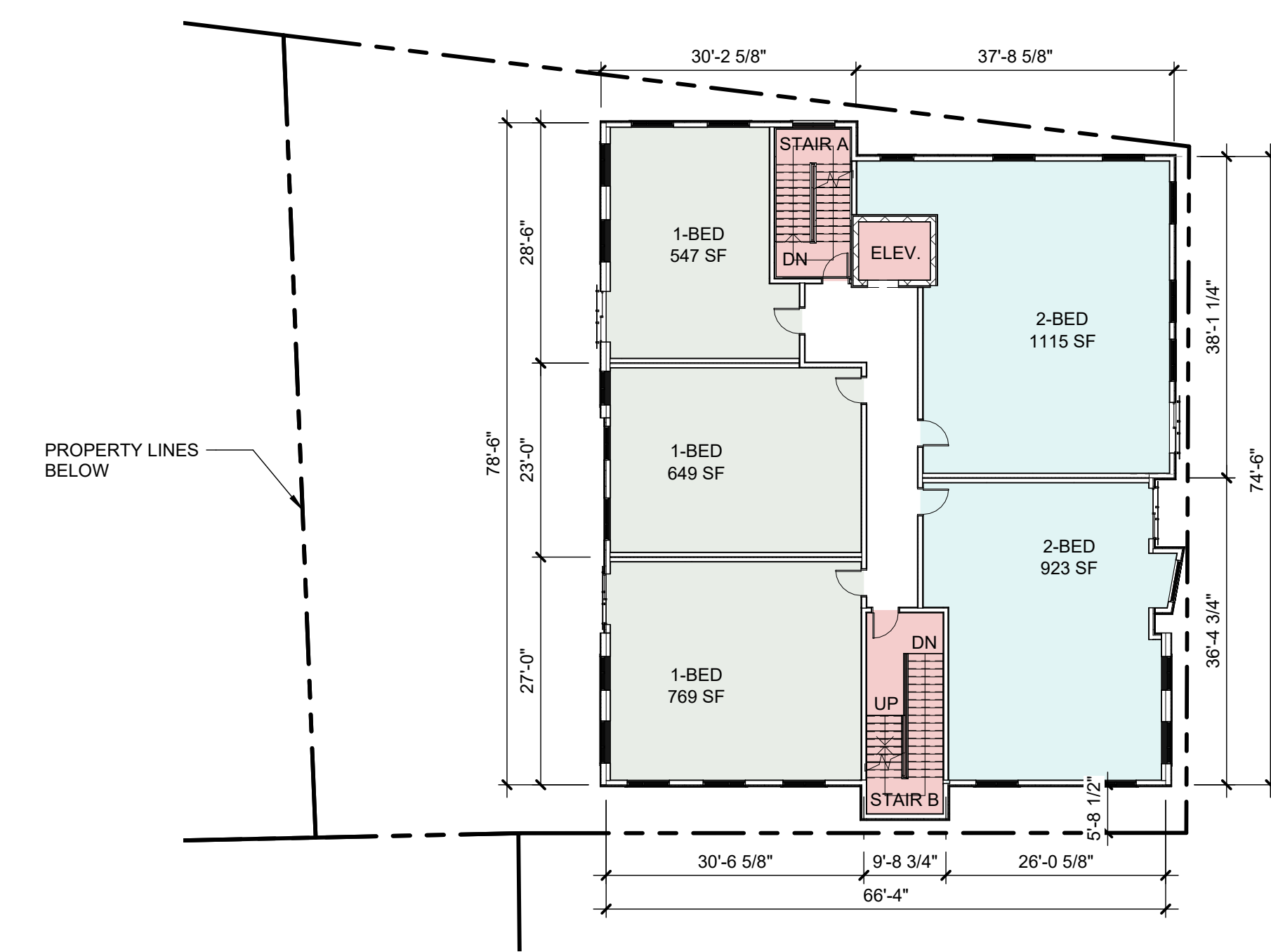
BUILDING BREAKDOWN:					
	1ST	2ND	3RD	4TH	TOTAL
1-BED	0	3	3	1	7
2-BED	0	2	2	1	5
<b>TOTAL</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>12</b>
GSF	1520	5148	5148	4,269	16,085

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

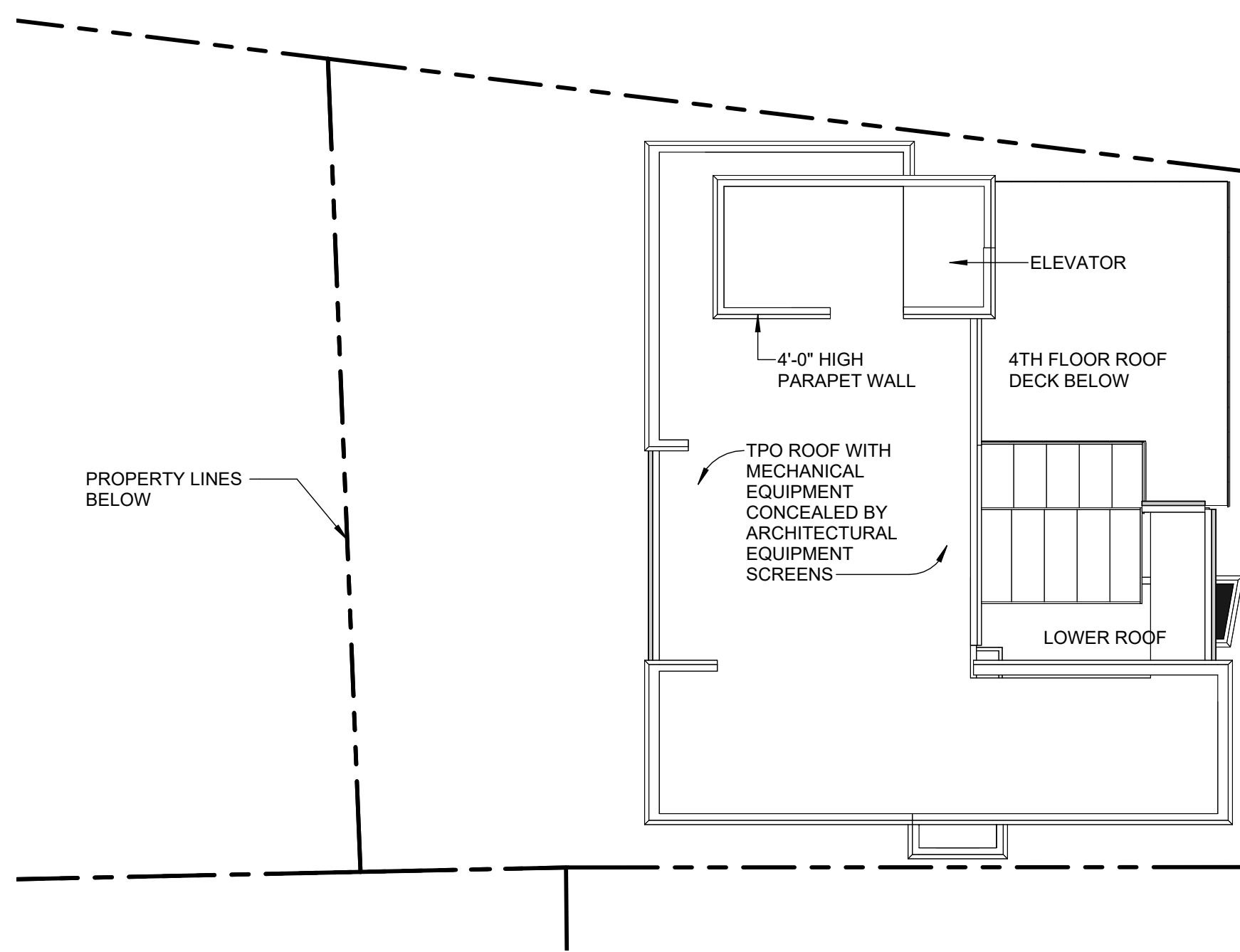
BICYCLE BREAKDOWN:	
COVERED/SECURE	0
EXTERIOR	10
<b>TOTAL</b>	<b>10</b>



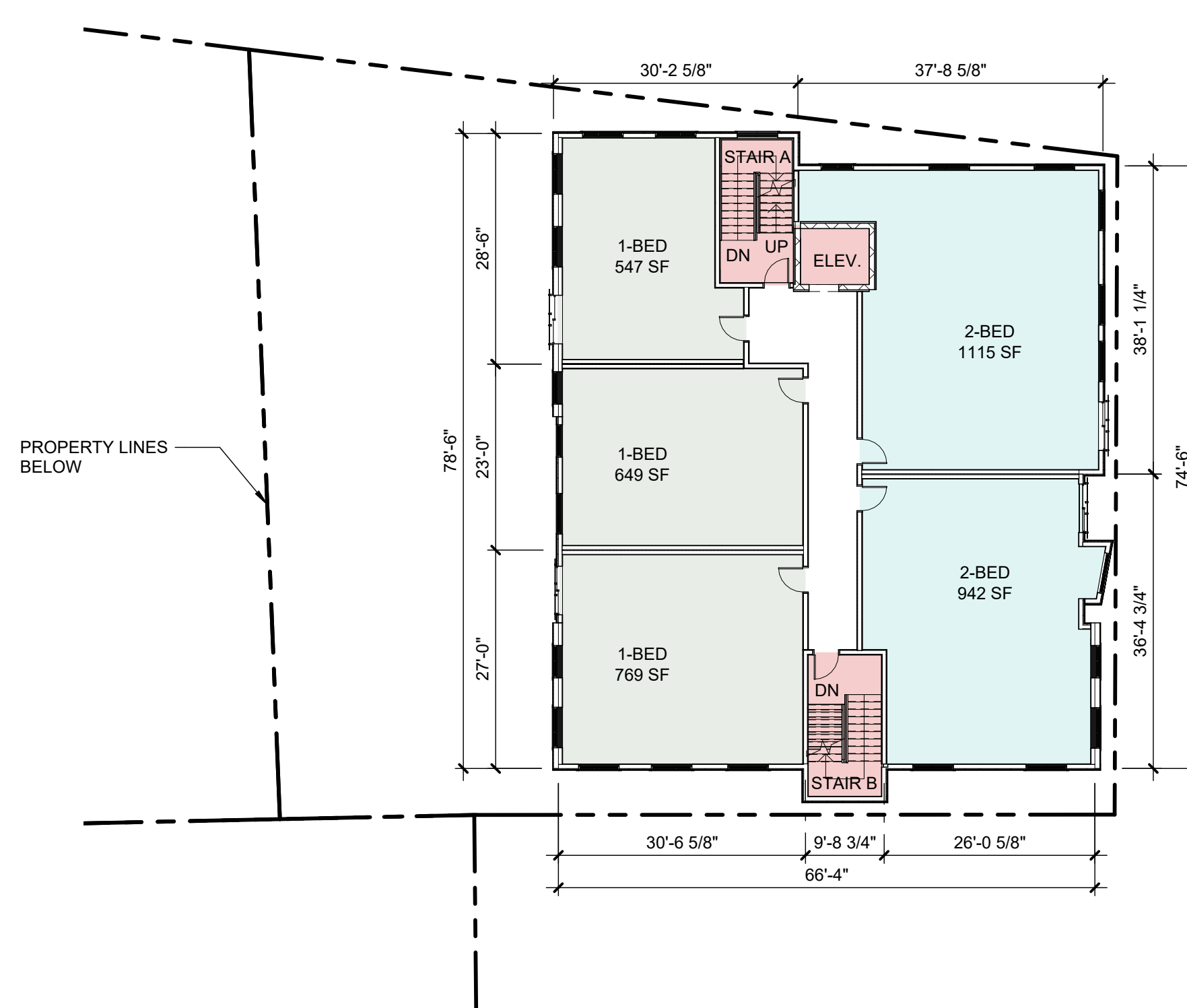
FOURTH FLOOR PLAN  
SCALE: 1/16" = 1'-0"



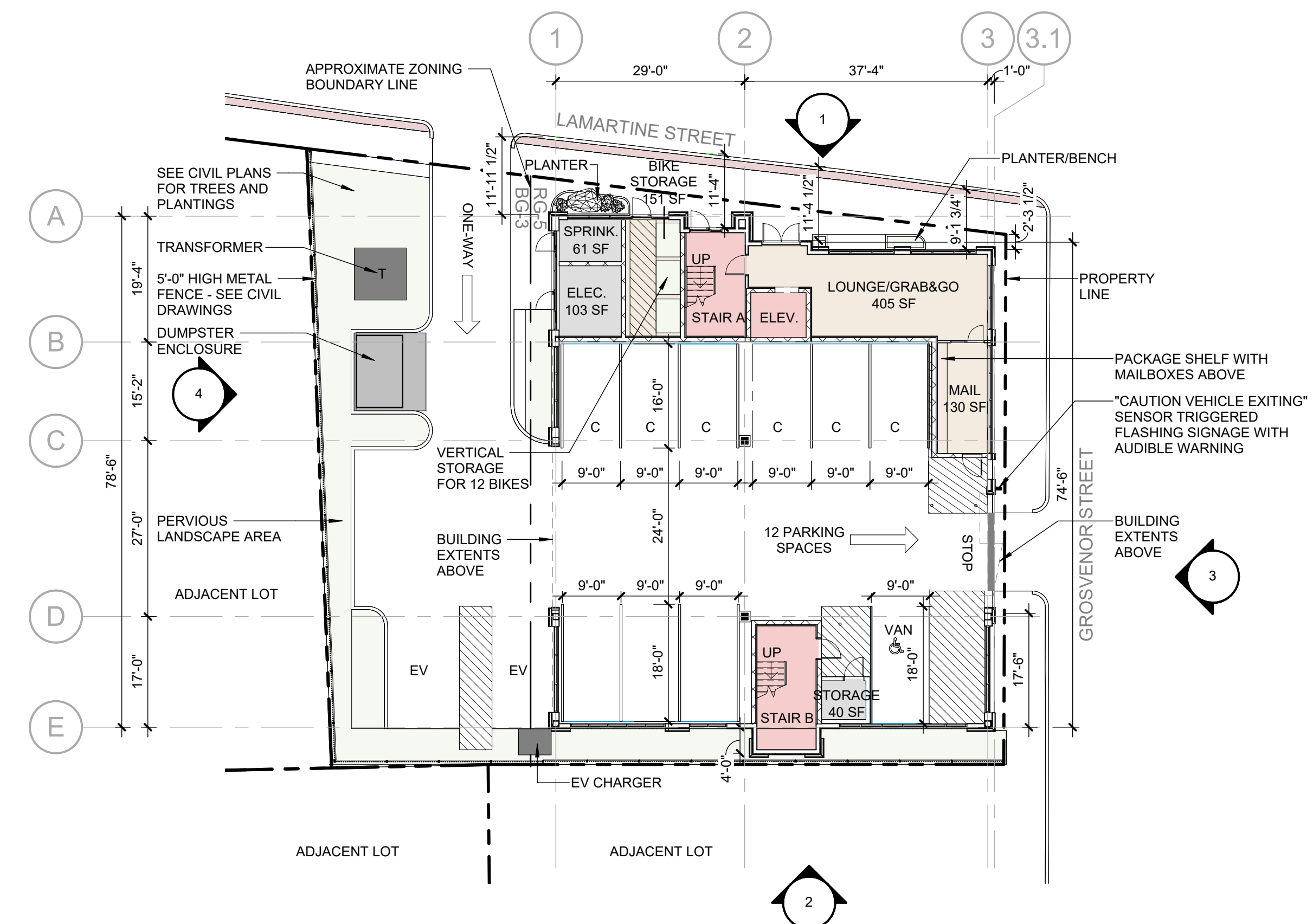
SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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



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



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

# 10 GROSVENOR STREET

## 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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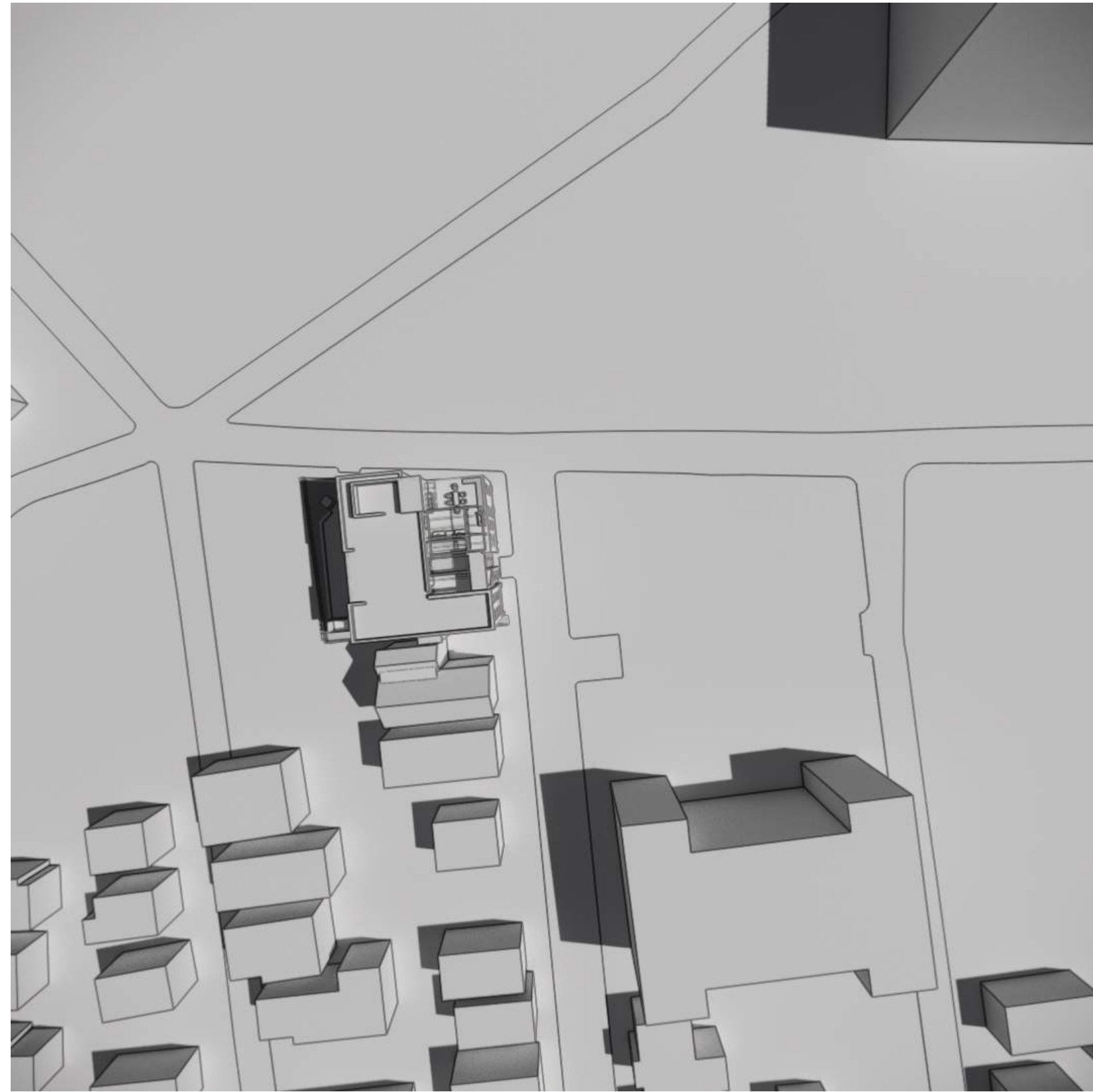


TRIPLE DECKER DESIGN AESTHETIC



Added triple  
decker style  
bump-outs

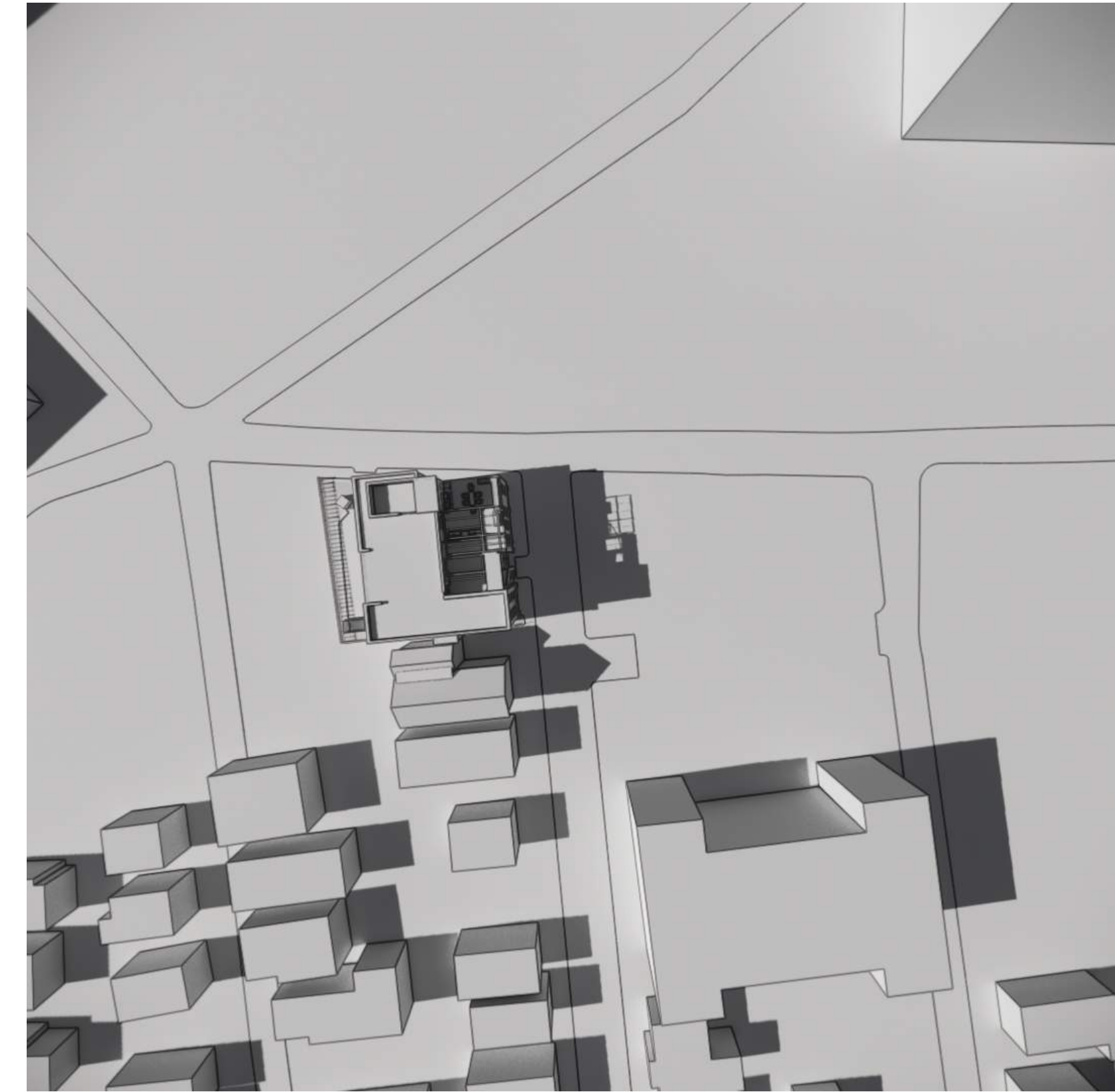




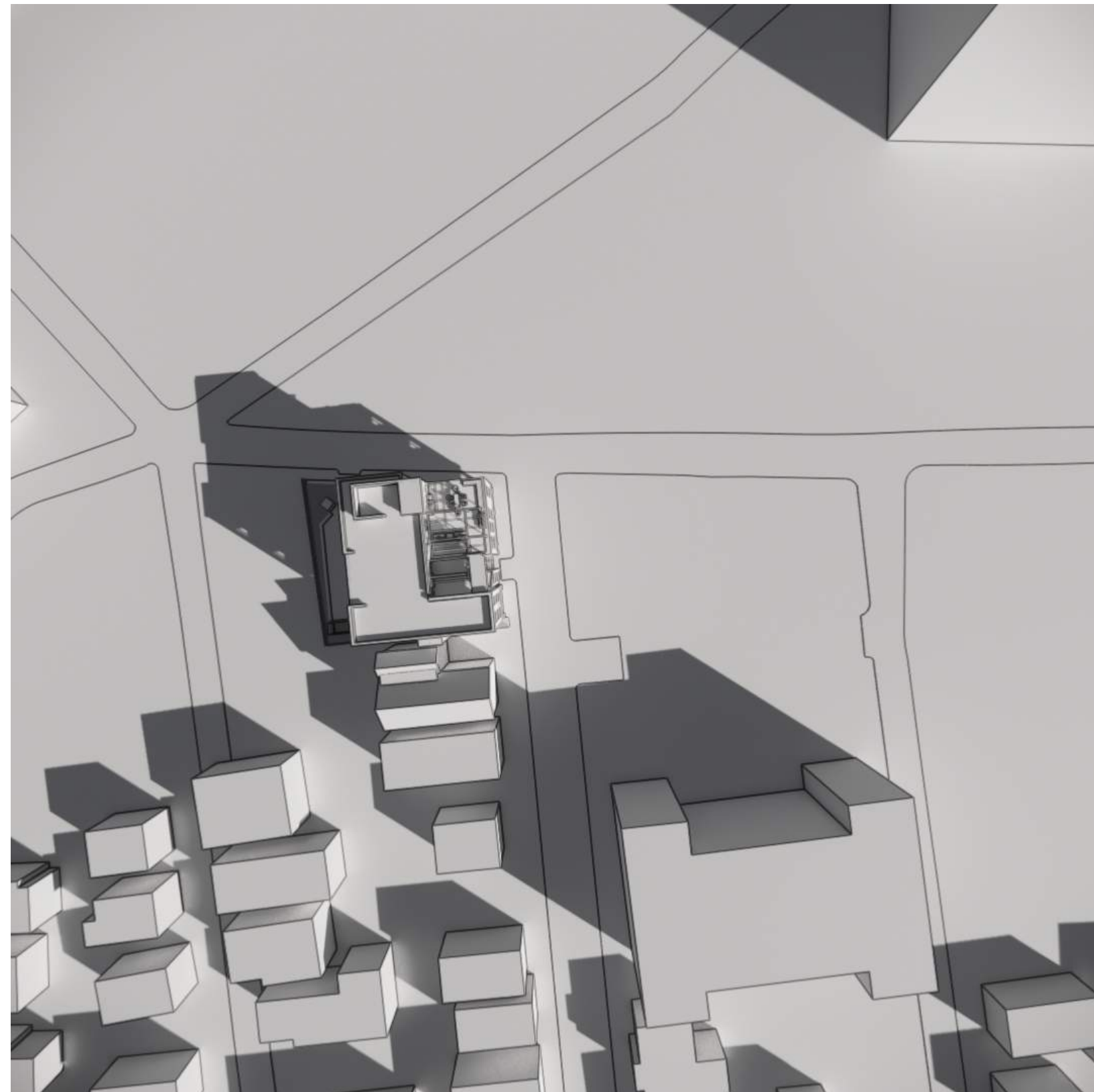
June - 9AM



June - 12PM



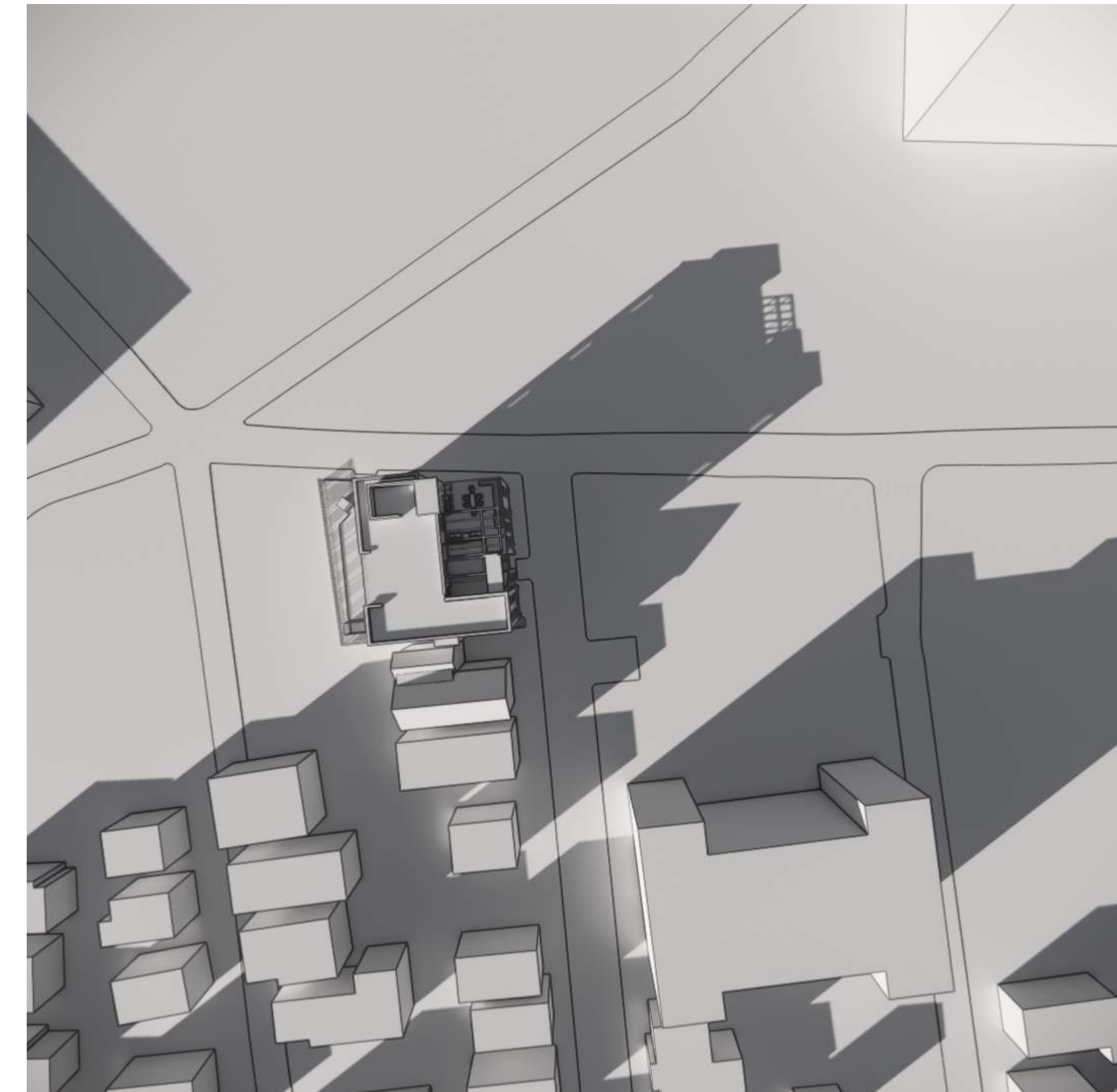
June - 4PM



February - 9AM



February - 12PM



February - 4PM

10 Grosvenor Street - Worcester / Shadow Study / October 11, 2024