



**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

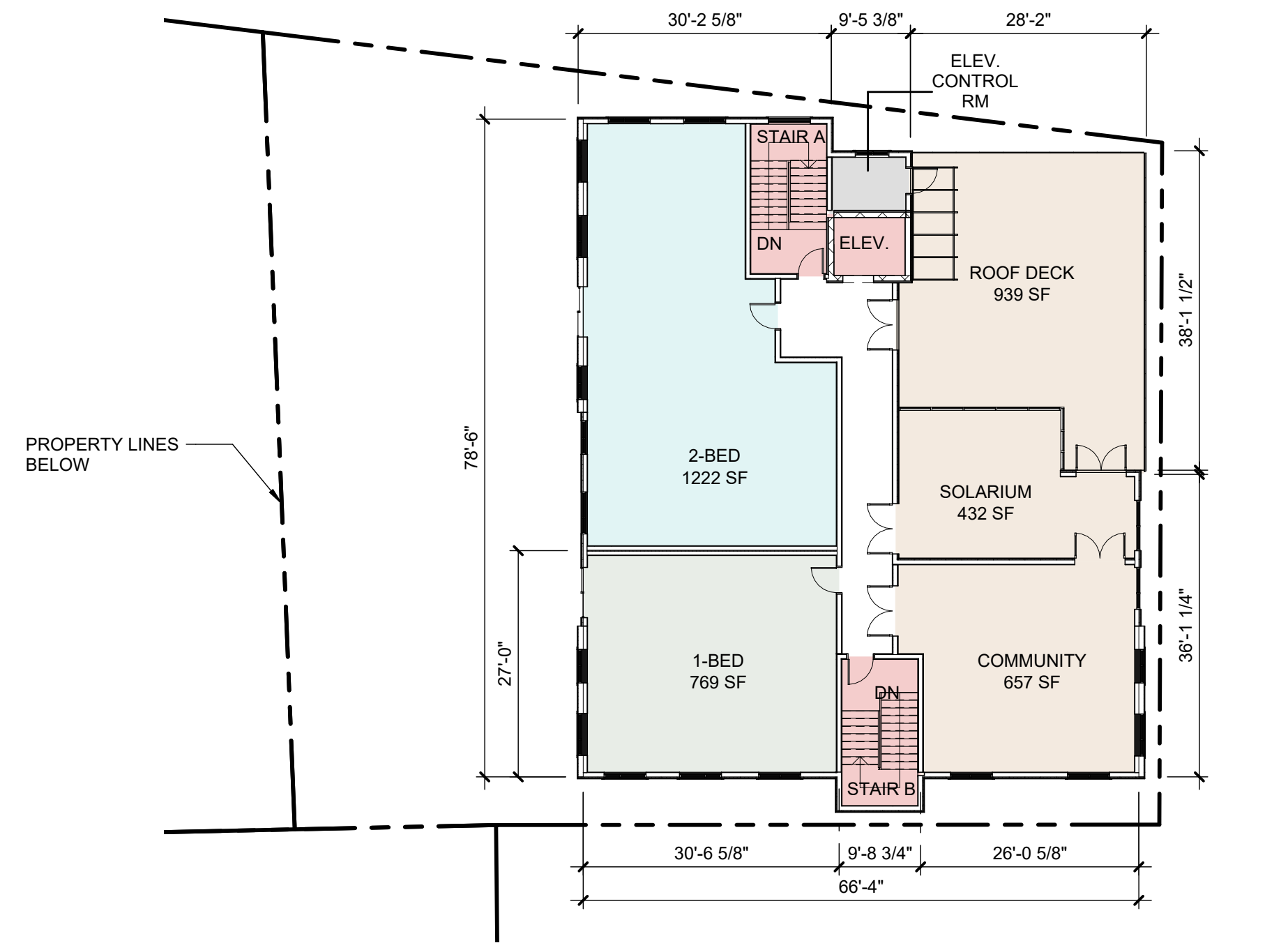
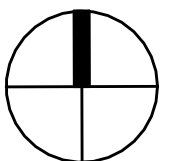
10 Grosvenor St.  
Worcester, MA 01610

COVER SHEET

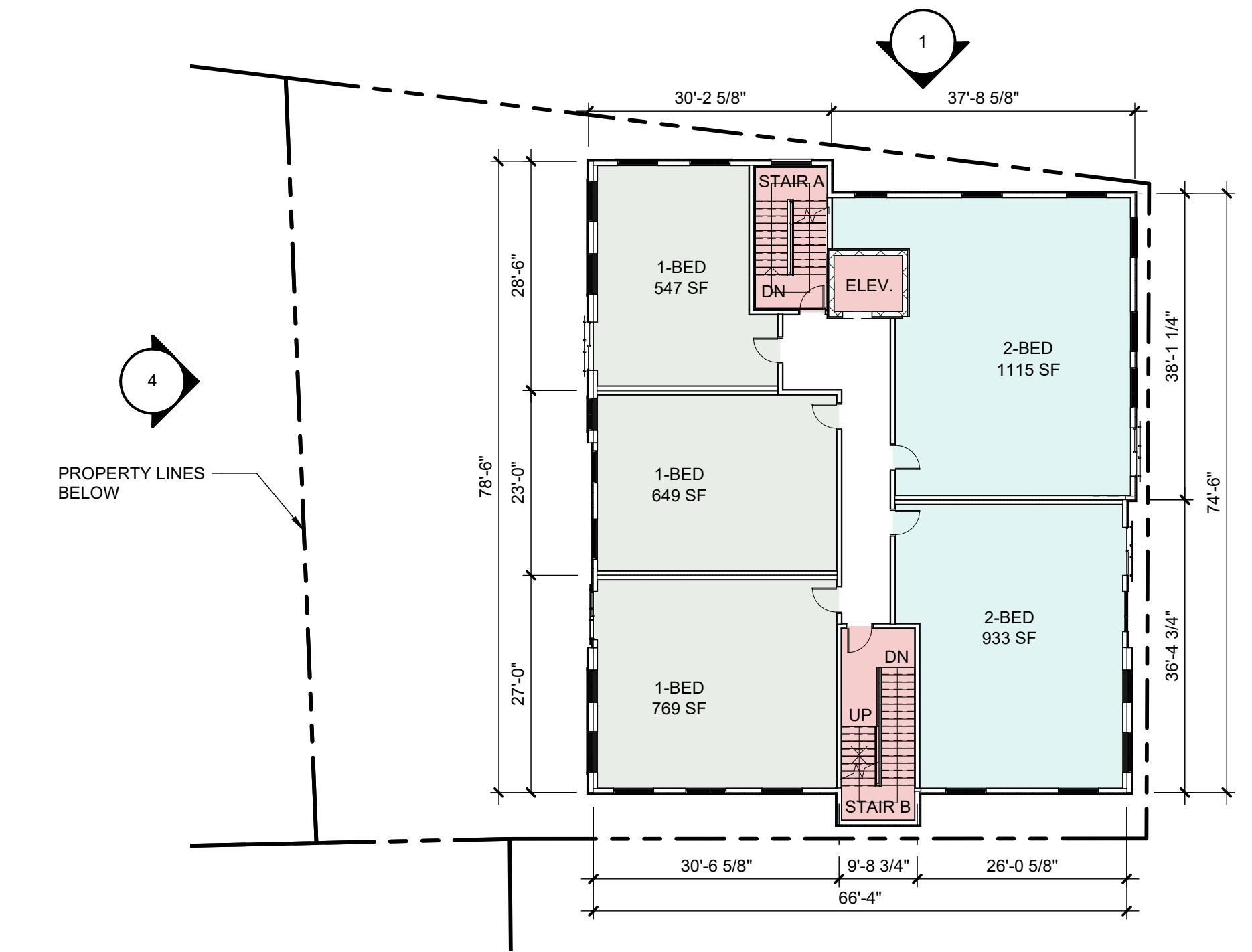
BUILDING BREAKDOWN:					
	1ST	2ND	3RD	4TH	TOTAL
1-BED	0	3	3	1	7
2-BED	0	2	2	1	5
<b>TOTAL</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>12</b>
GSF	1520	5148	5148	4,269	16,085

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

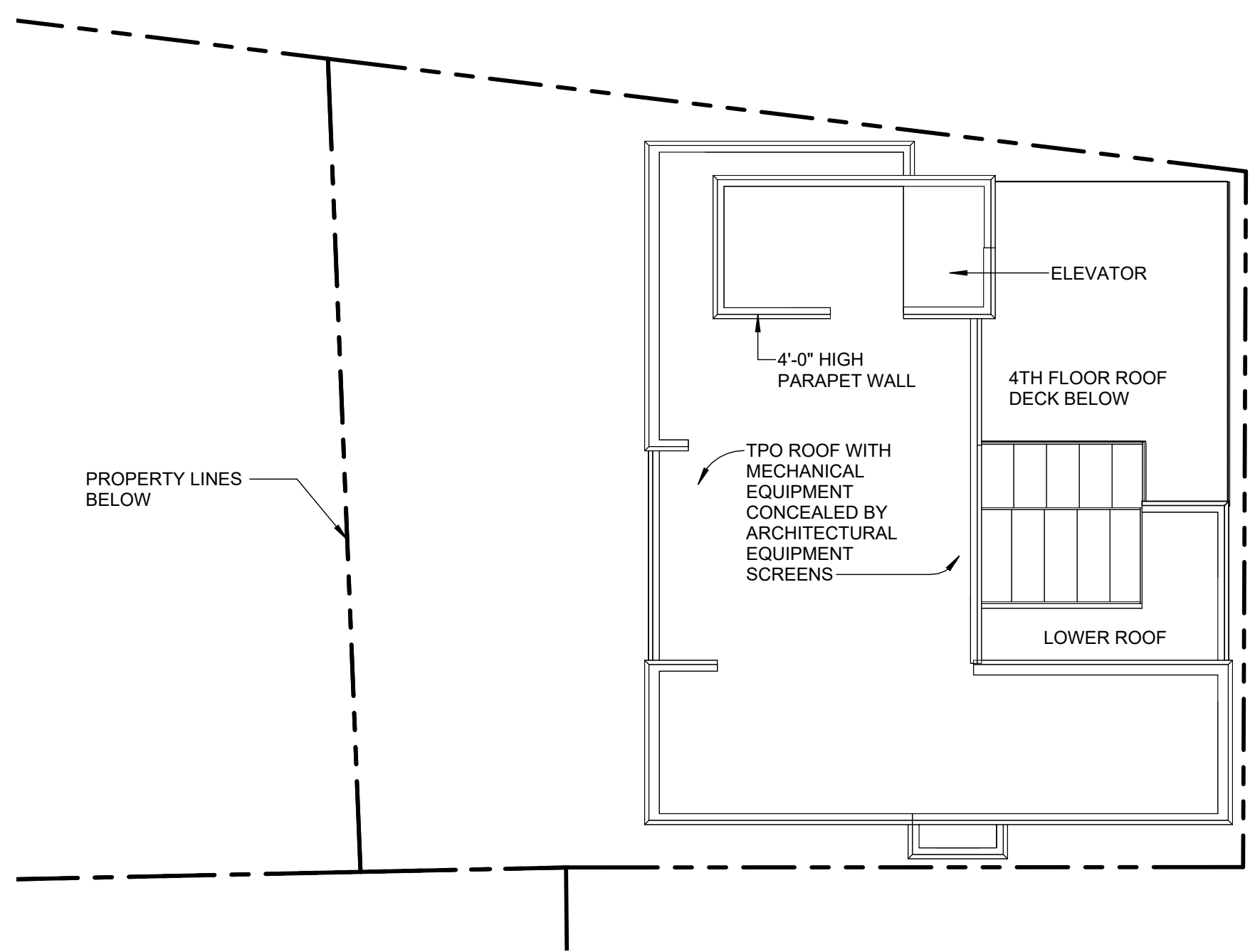
BICYCLE BREAKDOWN:	
COVERED/SECURE	10
EXTERIOR	0
<b>TOTAL</b>	<b>10</b>



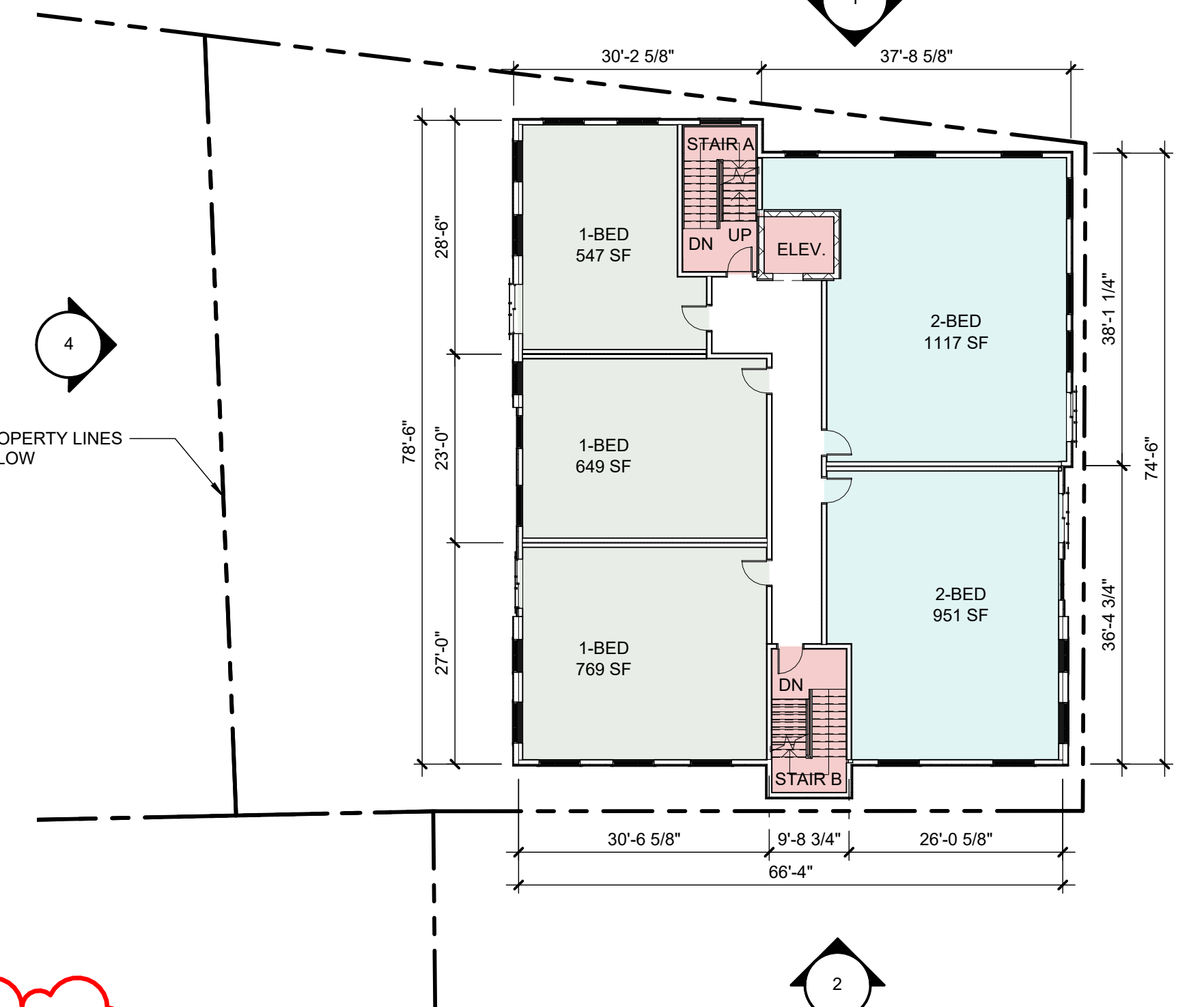
FOURTH FLOOR PLAN  
SCALE: 1/16" = 1'-0"



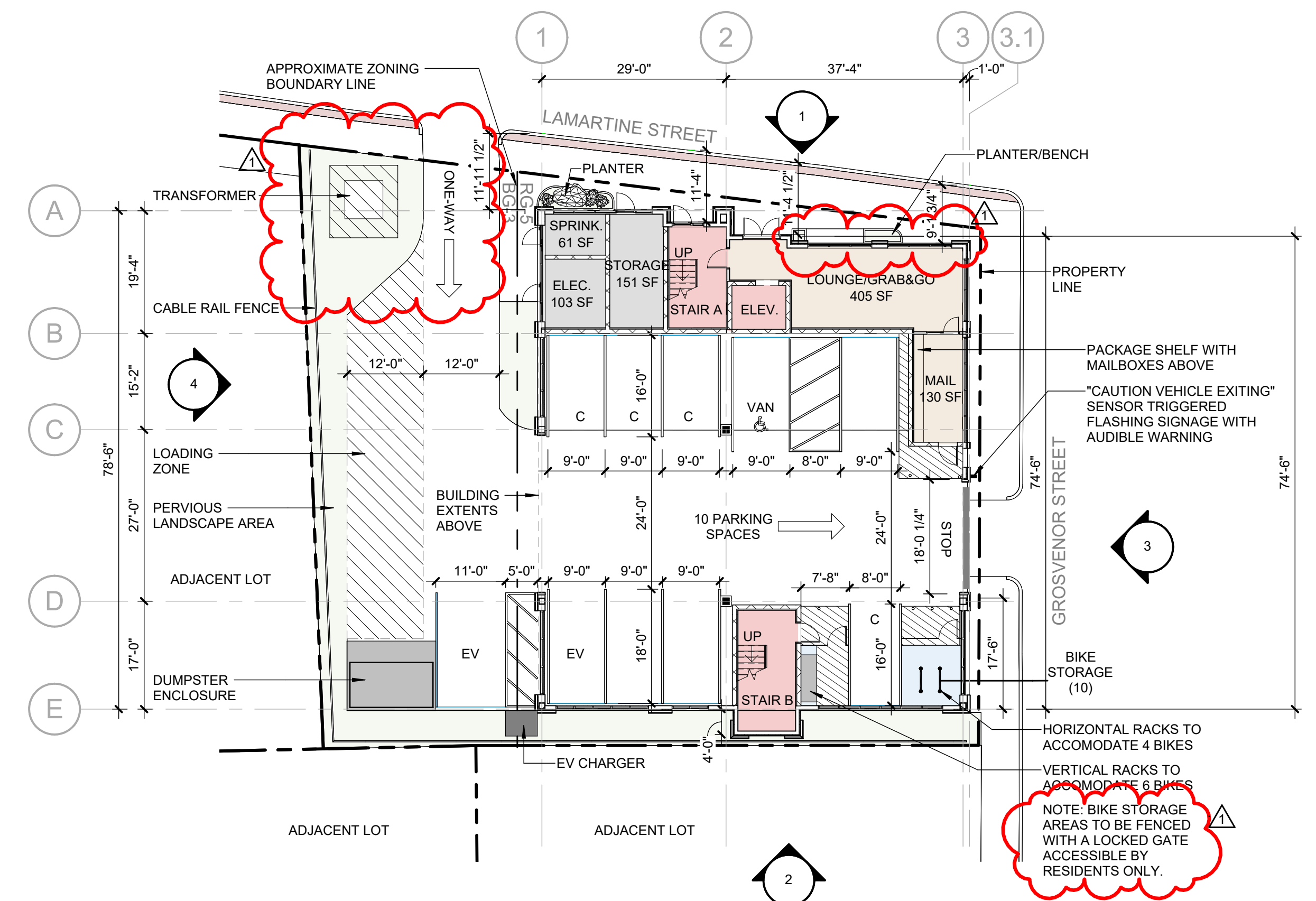
SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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

SEPTEMBER 20, 2024

10 Grosvenor St.  
Worcester, MA 01610

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

00000





# 10 GROSVENOR STREET

## ELEVATIONS

SEPTEMBER 20, 2024

10 Grosvenor St.  
Worcester, MA 01610

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



## 10 GROSVENOR STREET

10 Grosvenor St.  
Worcester, MA 01610



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

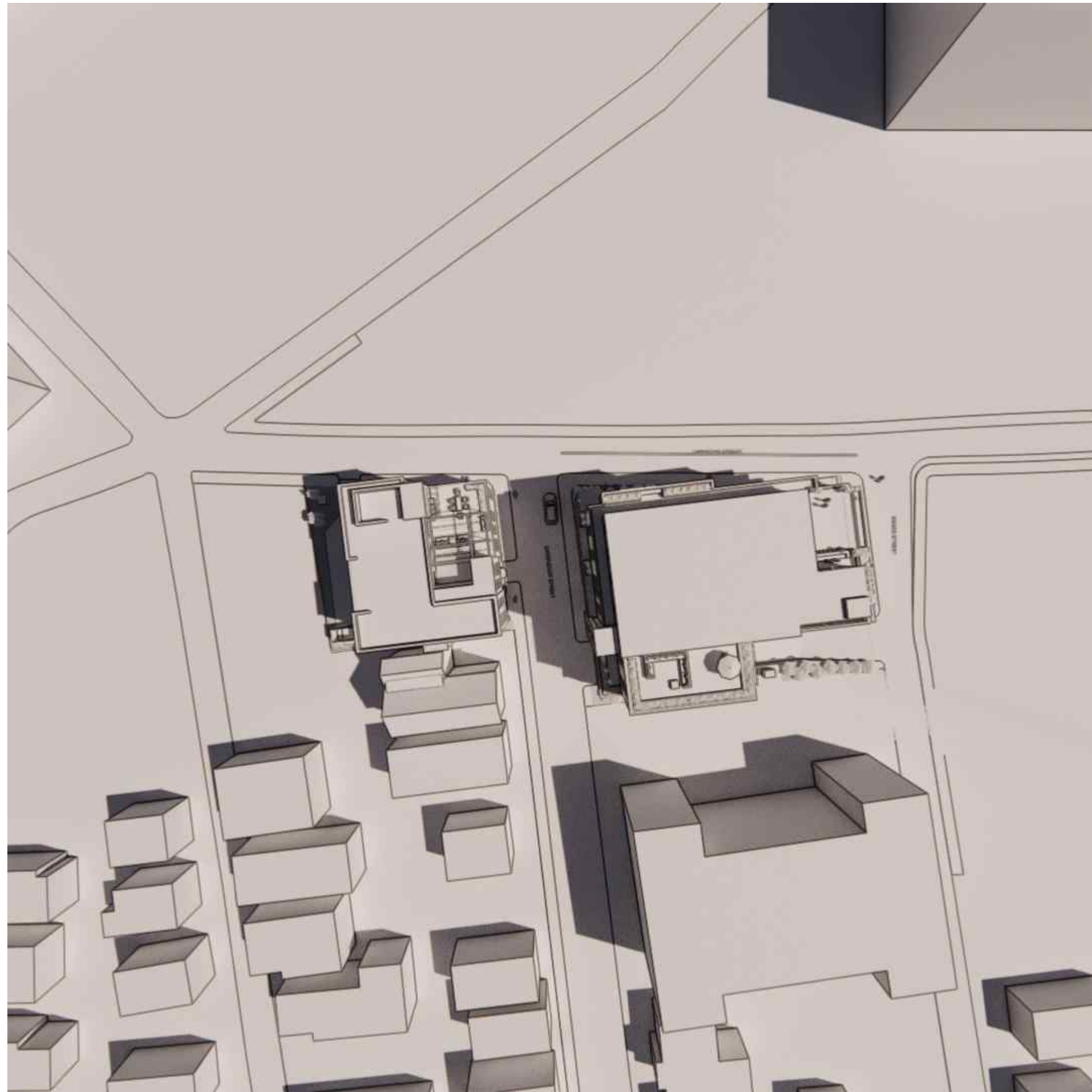
SEPTEMBER 20, 2024



10 GROSVENOR STREET

10 Grosvenor St.  
Worcester, MA 01610

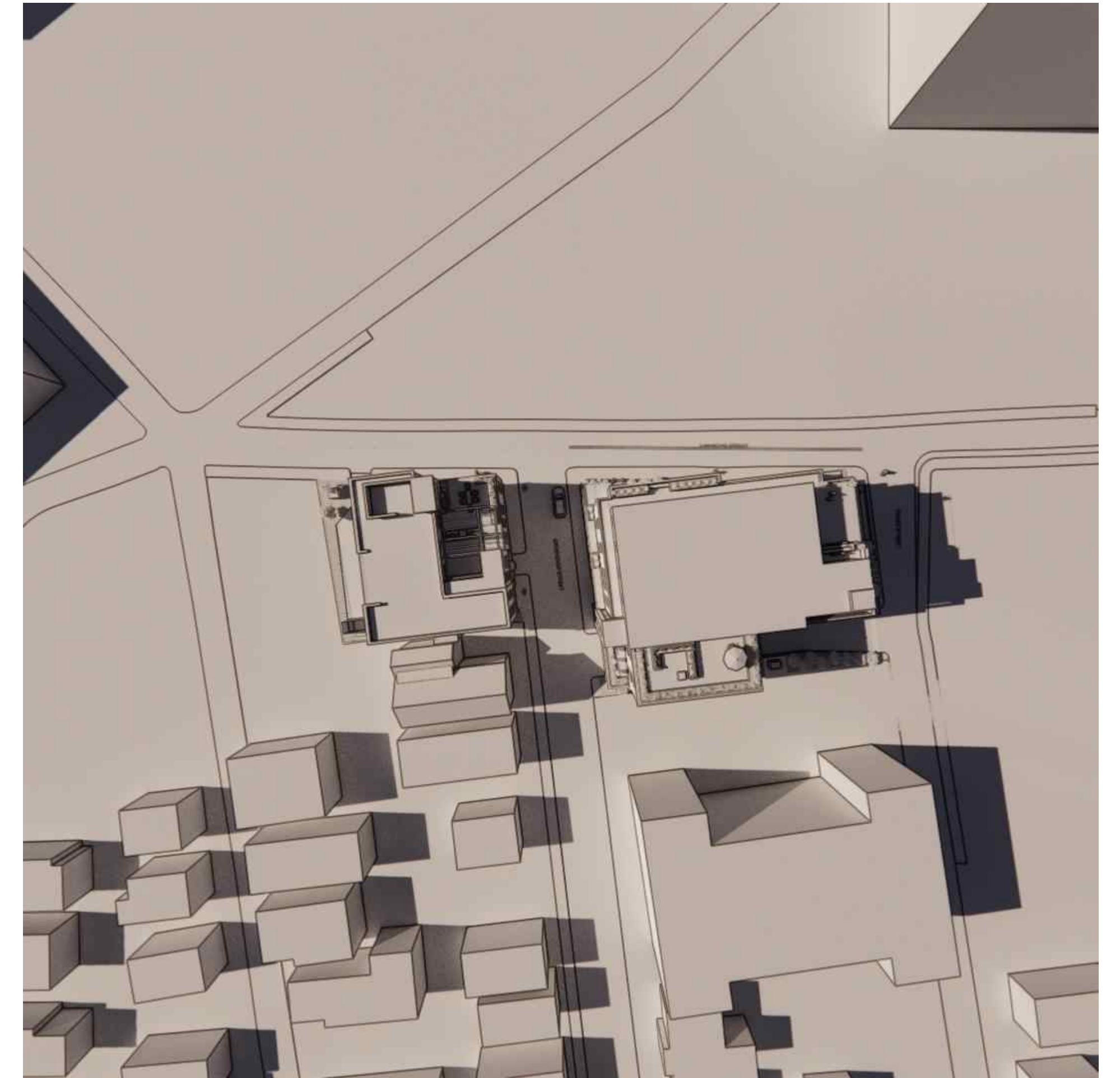
PERSPECTIVE



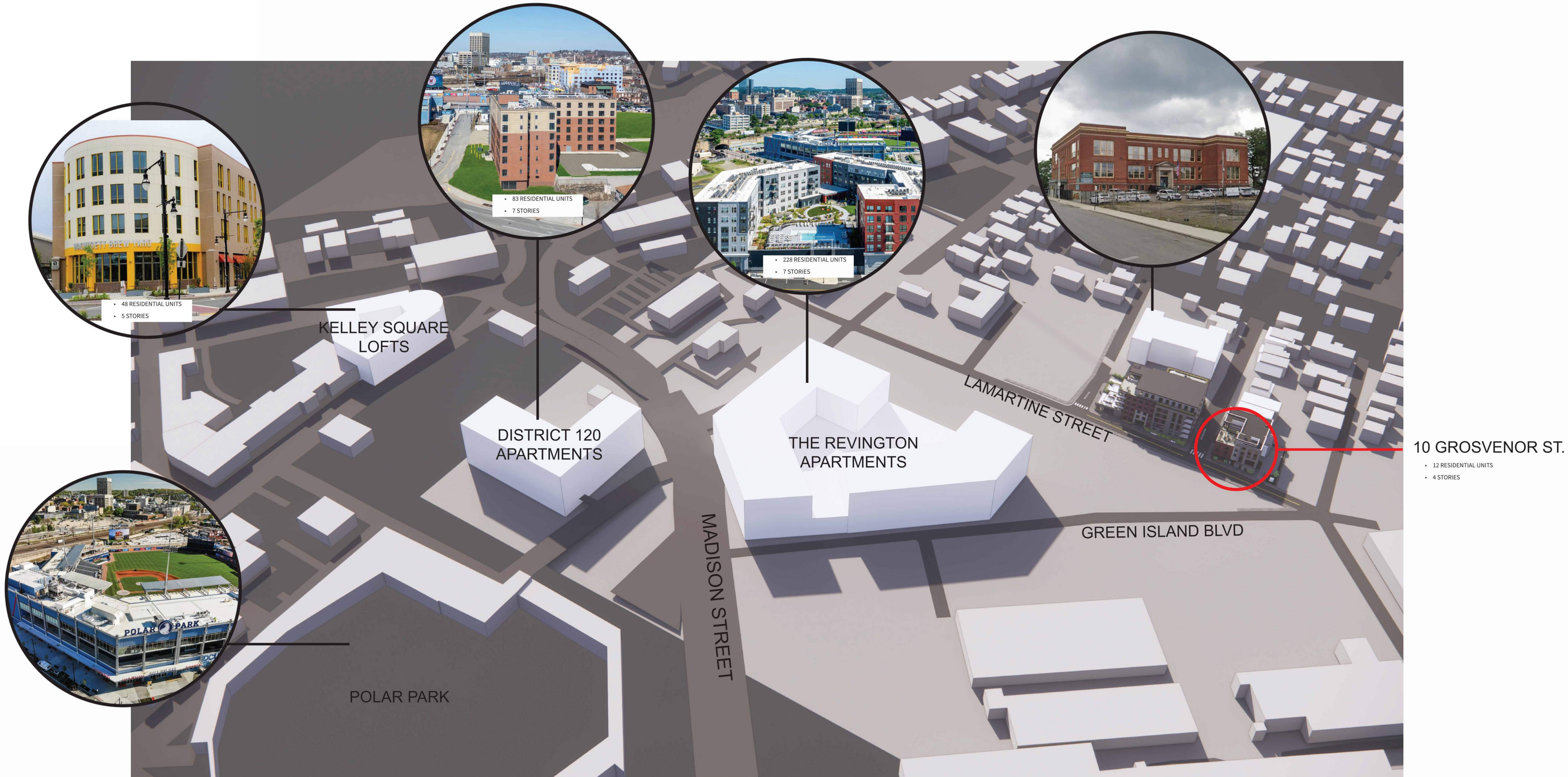
JUNE - 9AM



JUNE - 12PM



JUNE - 4PM



# 10 GROSVENOR STREET

## SITE CONTEXT

SEPTEMBER 20, 2024

10 Grosvenor St.  
Worcester, MA 01610

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