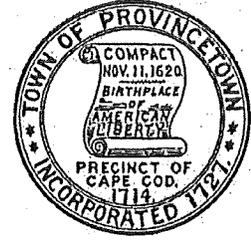


FILE# 20-56

**Town of Provincetown**  
**ZONING BOARD OF APPEALS**



**APPLICATION FOR A HEARING**

TO THE TOWN CLERK, PROVINCETOWN, MASSACHUSETTS; (Complete 1, 2, 3 and 4 below; please print legibly)

1. Property located at: 207 Route 6 Assessors Map & Parcel 7-3-21 Zoning District GC

Title Reference: Deed Book 2570 Page 249 Land Court Certificate of Title \_\_\_\_\_ Plan and Lot# \_\_\_\_\_

Present use of premises: Warehouse/Artist Studio Proposed use of premises: Workforce Housing/Warehouse/Artist Studio

2. Prior zoning relief granted to the property:  Special Permit  Variance  Unknown

3. The undersigned hereby files (check ONE of the following):

**SPECIAL PERMIT**

Applicant seeks a **Special Permit** under Article(s) 2 Section(s) 2470, 2630 & 2640 of the Provincetown

Zoning By-law (Please attach a descriptive narrative of the project with this application): Relief from parking requirements for workforce housing development under Section 2471, Relief under Section 2630E to allow third story on workforce housing structure and Deviation from Scale requirements under Section 2640E to allow structure in excess of Maximum Allowed Scale.

If application is being filed under Article 3, Section 3110 AND is a one or two family home, check if you wish decision to be rendered as a *Goldhirsh* decision. If box is not checked, decisions shall be rendered and processed according to standard procedure.

**PETITION FOR VARIANCE**

Applicant requests a **Variance** from the terms of the Provincetown Zoning By-law as set forth in Article(s)

\_\_\_\_\_ Section (s) \_\_\_\_\_ (Please attach a descriptive narrative of the project with this application).

**NOTICE OF APPEAL**

a. Applicant is **aggrieved** by his inability to obtain enforcement action from the Building Commissioner on (date) \_\_\_\_\_

b. Applicant is **aggrieved** by order or decision of the Building Commissioner on (date) \_\_\_\_\_ which applicant believes to be a violation of the Provincetown Zoning By-law or the Massachusetts Zoning Act.

4. Applicant Shank Painter Associates, Inc. P.O. Box 638, Provincetown, MA 02657  
(full name) (mailing address including zip code)

p2@marspec.net (508) 237-2147  
(email) (telephone number)

Applicant is: (check one)  Owner  Tenant  Licensee  Prospective Buyer  Other Interested Party

Owner (if other than applicant) \_\_\_\_\_  
(full name) (mailing address including zip code)

APPLICATION CONTINUES ON THE BACK OF THE PAGE

RECD TOWN CLERK  
FEB 13 2020 09:37:40

Complete the following tables if the application involves a new structure, or an addition, alteration or change to an existing structure.

**Summary Notes-**

-Green Area = 30% min  
-Lot Coverage = 40% max

-30% left over for driveways, palletized decks, patios, etc.

-Lot Coverage = Total Area covered by structures or roofed (including pools greater than 4000 gallons)

Green Area= total area – lot coverage – parking, driveways, walkways, palletized decks, patios and any hardscape

Lot Coverage and Density Summary				
1	Total Lot Area (sq. ft.)			155,203
2	Total number of buildings on the lot	existing	principal	1
			accessory	0
		proposed	principal	2
			accessory	0
3	Total number of dwelling units on the lot	existing	0	
		proposed	16	
4	Total number of commercial accommodation units	existing	0	
		proposed	28/112 beds	
5	Total Lot Coverage area (sq. ft.)	existing	15,194	
		proposed	22,817	
6	Percentage Lot Coverage (#5 / #1) x 100	existing	10%	
		proposed	15%	
7	Total Green Area (sq. ft.)	existing	118,309	
		proposed	91,123	
8	Percentage Green Area(#7 / #1) x 100	existing	76%	
		proposed	59%	

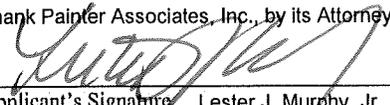
The figures in items #1 – 5 shall come directly from the cover sheet of the Scale Calculation sheet provided by the Assessor’s Office.

Discrepancies in figures between those on the Assessor’s form and on the table to the right shall be cause to consider this application incomplete.

Building Scale Summary (all figures in cubic feet)	
1. Neighborhood Average Scale	21,632
2. Allowable Neighborhood Scale w/o Special Permit	27,041
3. New-or-Existing Structure Scale	203,192
4. Proposed Addition Scale	
5. Total Proposed Scale	203,192
6. Percentage structure scale increase [(#5/#3) x 100] - 100	

Signing this application declares that the statements and information on the foregoing application are true and accurate, to the best of your knowledge and belief. Signing this application also signifies that you have read and fully understand the attached instructions and general information.

Shank Painter Associates, Inc., by its Attorney

  
 Applicant's Signature Lester J. Murphy, Jr.

January 31, 2020  
 date

Owner's Signature

date

## NARRATIVE

Applicant is proposing to construct a workforce housing development located at 207 Route 6. The workforce housing would contain 28 dormitory units with a total capacity of 112 individuals together with 5 studio apartments, 10 one bedroom apartments and 1 two bedroom apartment. The structure would be built adjacent to and southeasterly of the existing warehouse/artist studio building and would obtain access both from Route 6 as well as from Province Road.

An Economic Development Permit has been issued by the Board of Selectmen for the development, however, Relief is required from the Zoning Board of Appeals dealing with the parking requirements, the inclusion of a third story on the structure and the need for a deviation from the Scale By-law requirements given the size of the proposed structure.

As the use of the property for workforce housing would mean that most, if not all of the occupants will be using foot traffic or bicycles for travel, Relief from the Parking Requirements is requested to authorize a total of 20 parking spaces, both on the exterior as well as within the proposed structure rather than the number required under Section 2472 of the By-law of 19 spaces. The Applicant submits that this proposal meets the criteria for the grant of a Special Permit under Section 3330 and that special circumstances exist given that the vast majority of the residents of the structure will not have automobiles and will rely on walking and bicycles for transportation.

Secondly, in order to be able to accommodate the number of residents and units proposed and given the fact that the building site slopes up significantly requiring a limitation on the length of the building, the Applicant is proposing to dormer more than 50% of the top floor of the building which requires relief under Section 2630E. That subsection authorizes the Board to grant relief from roof designs including the limit of dormers not exceeding 50% of the floor area directly below them if the Board finds that the criteria for the grant of a Special Permit is met, the objectives of the Local Comprehensive Plan are met and the relief is appropriate for one of two reasons. Applicant submits that not only is the function of the structure important to the community because of the provision of badly needed workforce housing, but the need to

economically provide this housing requires the number of units and beds proposed. Further, the Applicant submits that the design will not be disruptive to the character of the area which includes the large warehouse building on the present site as well as a warehouse building on the adjacent property which is also going to house workforce housing.

Finally, relief is needed under Section 2640E to authorize a deviation from scale and a building scale that exceeds the maximum allowed in the neighborhood without a Special Permit. The Applicant submits that in addition to the Application meeting the standards under Section 5330, it also meets several criteria set forth in 2640E. Clearly the proposed building is in keeping with the goals and objectives of the Local Comprehensive Plan in that it will provide for a building for workforce housing. Secondly, the proposed building by necessity must be large and the location proposed is suited for the larger scale use. Finally, the design of the building is such that it successfully integrates into the neighborhood which includes the Marine Specialties Warehouse as well as the J & E Warehouse next door and the siting of the building will block much of its view from Route 6 and it will have very little view from Province Road or Ships Way thus minimizing the appearance of mass from the adjacent streets. Finally, the building will not have a significant negative impact on the natural light to or views from neighboring structures.

I, ROBERT I. PATRICK, of 226A Bradford Street, Provincetown

22240

~~XX~~ Barnstable

County, Massachusetts

~~SHANKPAINTER~~ for consideration paid, and in full consideration of \$90,000.00

GRANTED TO SHANKPAINTER ASSOCIATES, INC., a Massachusetts business corporation having an usual place of business at 226A Bradford Street, Provincetown, aforesaid,

with quitclaim reversionals

the land in said Provincetown, bounded and described as follows:

(Description and encumbrances, if any)

Commencing at a point at the northwest corner of the premises at the intersection of land of the United States of America and the southerly boundary of the 1953 State Highway Route 6 layout and running easterly by the 1953 State Highway layout on a curve to the right having an arc length of five hundred fifty-one and 90/100 (551.90) feet and a radius of five thousand seven hundred fifty and 00/100 (5,750.00) feet to a bound;

Thence running N 66° 20' 51" E three hundred sixty-one and 87/100 (361.87) feet by the 1953 State Highway layout to a bound;

Thence running easterly by the 1953 State Highway layout on a curve to the left having an arc length of one thousand six hundred eighty-six and 09/100 (1,686.09) feet and a radius of six thousand two hundred fifty and 00/100 (6,250.00) feet to a bound;

Thence running N 50° 53' 26" E nine hundred forty-two and 74/100 (942.74) feet by the 1953 State Highway layout to a concrete bound;

Thence running S 41° 40' 00" E forty-six and 10/100 (46.10) feet by land of Charles W. Silva to a concrete bound;

Thence running N 50° 17' 50" E two hundred seventeen and 53/100 (217.53) feet by land of Charles W. Silva to a stone bound;

Thence running S 00° 25' 20" E two hundred sixty-two and 76/100 (262.76) feet by land formerly of Allan S. Klonick to a concrete bound on the northeast sideline of Province Road, a private way forty (40) foot in width;

Thence continuing to the northeast corner of Lot 3 and running S 50° 53' 26" W two hundred sixty-one and 70/100 (261.70) feet by Lots 3, 9 and 10 as shown on a plan entitled Plan of Land in Provincetown as surveyed for Development and Construction Co. of Cape Cod, Inc. and filed in the Barnstable Registry of Deeds, Plan Book 124, Page 115;

Thence running S 55° 15' 20" E fifty-three and 98/100 (53.88) feet by Lot 10 on the aforementioned plan to the northwest corner of the terminus of a twenty-foot private way;

Thence running S 23° 25' 10" E sixty and 00/100 (60.00) feet by the terminus of the above mentioned private way to the northwest corner of Lot 11 on the aforementioned plan;

Thence running S 00° 40' 30" E one hundred forty-four and 21/100 (144.21) feet by Lot 11 to a point on the northerly sideline of Shankpainter Road, a private way forty (40) feet in width;

Thence running S 73° 45' 30" W one hundred ninety-eight and 91/100 (198.91) feet by Shankpainter Road to a point;

Thence running S 16° 14' 30" E forty and 00/100 (40.00) feet by Shankpainter Road to a point;

Thence running S 21° 35' 30" E four hundred eighty-six (486) feet more or less by Lot 17 on the aforementioned plan into Shankpainter Pond as shown on a plan by Nickerson and Berger Civil Engineers, April 1971, entitled Plan of Land in Provincetown as surveyed for Allan S. Klonick;

Thence running through Shankpainter Pond as shown on above plan two thousand two hundred forty (2,240) feet more or less to land formerly of Wood End Development Corporation;

Thence running N 83° 59' 51" W six hundred fifty-three and 79/100 (653.79) feet to a point and S 55° 18' 56" W four hundred forty and 00/100 (440.00) feet by land formerly of the Wood End Development Corporation to a point;

Thence running N 35° 31' 04" W three hundred nineteen and 70/100 (319.70) feet by land of the United States of America to the point of beginning.

Containing an area of about 14.93 acres upland and about 31.67 acres pond and swamp as shown on the plan by Nickerson and Berger Civil Engineers, April, 1971.

Also, four additional parcels of land in said Provincetown are hereby conveyed, said four parcels being shown as Lots 2, 9, 10 and 13 on the aforementioned plan by Nickerson and Berger, Civil Engineers, filed in Barnstable Registry of Deeds in Plan Book 124, Page 115.

For my title, see deed from Warren G. Alexander to me dated December 24, 1976, recorded with Barnstable County Deeds in Book 2456, Page 261; see also deed from Allan S. Klonick to Robert I. Patrick et al dated June 21, 1974, recorded in Book 2060, Page 36.

This conveyance is being made with the specific exclusion of all prior conveyances of record made from the above described land.

The consideration for this conveyance is the balance due in the approximate amount of \$90,000.00 on an outstanding first mortgage to the First National Bank of Cape Cod dated June 21, 1974, recorded with Barnstable County Deeds in Book 2060, Page 38, which the grantee herein hereby assumes and agrees to pay and to save the grantor harmless on account thereof.

So much of the granted premises as is included in the ways known as Shankpainter Road and Province Road is subject to the right of all persons legally entitled to the use thereof.

Witness BY hand and seal this 22nd day of August 19 77

*[Handwritten Signature]*



The Commonwealth of Massachusetts

Barnstable, ss.

August 22, 1977

Then personally appeared the above named ROBERT I. PATRICK

and acknowledged the foregoing instrument to be his free act and deed before me

*[Handwritten Signature]*  
Notary Public

My Commission Expires October 8, 19 77

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 477 OF 1969

Every deed presented for record shall contain or have enforced upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

RECORDED AUG 25 1977

Fee Paid \$ 75  
 Check 110  
 Cash \_\_\_\_\_  
 Entered in log CP

RECEIVED

JAN 24 2020



BOARD OF ASSESSORS  
 Assessor's Date Stamp

**TOWN OF PROVINCETOWN**  
**DEPARTMENT OF MUNICIPAL FINANCE – ASSESSORS' OFFICE**  
 260 Commercial Street Provincetown, MA 02657  
 Phone (508) 487-7017 Fax (508) 487-9560 Email: sfahle@provincetown-ma.gov

**PLEASE NOTE: One (1) set of FINAL plans, drawn to architectural scale, must be submitted with application.**

**PART I**  
**SCALE CALCULATION REQUEST**

Subject Property: 207 ROUTE 6 Map & Parcel 07-3-21

Building description: If there is more than one structure on the subject parcel, please describe the subject building. (i.e.: main house, small easterly cottage, etc.)

PROPOSED NEW CONSTRUCTION - WORKFORCE HOUSING

Person Making Request: PATRICK PATRICK

Address of person making request: POB 638 PROVINCETOWN

Phone Number Home: 508 237 2147 Work: 508 487 1730 x 205

**PART II**  
**TO BE COMPLETED BY ASSESSOR'S OFFICE**

***One (1) set of FINAL plans, drawn to architectural scale, must be submitted with application. Plan # or ID***

Scale of proposed project: Completed by: LMartin/AlHoward Date: 29 JAN 2020

New Structure (information provided by plans): 203 192 volume in cubic feet of proposed new structure  
 or

Existing Structure (as provided by Assessor's scale information): \_\_\_\_\_ volume in cubic feet +

Addition (information provided by plans): \_\_\_\_\_ volume in cubic feet = \_\_\_\_\_ total  
 volume in cubic feet of proposed project.

<u>Neighborhood Average:</u>	<u>21632</u>	volume in cubic feet
<u>Maximum Allowable Variance from Nblhd Average:</u>	<u>25</u>	%
<u>Maximum Allowable Volume w/o Special Permit:</u>	<u>27 041</u>	volume in cubic feet

PLEASE ALLOW A MINIMUM OF THREE WORKING DAYS FOR SCALE DETERMINATION

THIS COMPLETED DOCUMENT ALONG WITH MAP, ALL ASSESSOR'S SCALE DATA AND SET OF SUBMITTED PLANS WILL BE SENT TO THE DCD. (Please see steps 4 & 5 of instructions.)  
 Revised 05/04/07; 10/15/01; 01/11/01; 01/08/01; 12/05/00; 10/10/12BD-SCALE issued 10/10/12

PROPOSED STRUCTURE EXCEEDS ALLOWABLE SCALE  
ZBA REQUIRED



**Town of Provincetown, MA**  
**Department of Municipal Finance - Board of Assessors**  
**Building Scale Calculation**

Requested by: Patrick Patrick

Date Prepared: 01/27/2020

Subject Parcel: 07-3-021

Property Address: 207 ROUTE 6

Structure: Bldg 01

Historic District: No

### Certification

I hereby certify to the Provincetown Zoning Board of Appeals that the following report has been prepared in accordance with Section 2640(C) of the Provincetown Zoning By-Law, as amended. This certification shall be valid for a period of ninety (90) days from the date of preparation as set forth herein.

### Disclaimer

The information contained herein is accurate to the best knowledge of the Assessors' Office. However, the applicant is advised that alterations are sometimes made to properties without the benefit of permit; and such changes may not be reflected in the Assessors' records. The applicant is encouraged, therefore, to review the attached information and to alert the Assessors' Office in the event of any discrepancies.

Scott Fahle

Principal Assessor

Map	Address	Building	Cubic Ft	
07-3-018	6 SHIPS WAY RD EXT	01	22,905	
07-3-019	12 SHIPS WAY RD EXT	01	20,360	
07-3-021	207 ROUTE 6	01	150,000	Largest
07-3-021-F	4 SHIPS WAY RD EXT	01	15,620	Smallest

Total Volume (cu. ft.) Qualifying Structures: 43,265

Qualifying Structures\*: 2

Neighborhood Average\*: 21,632

Maximum Allowable Variance from Nbh'd Average: 25 %

Maximum Allowable Bldg Volume w/o Special Permit: 27,041

\* In accordance with Section 2640(C) of the Provincetown Zoning By-Law, "the neighborhood average shall be calculated after removing the largest and smallest structures and after removing stand-alone non-residential accessory use structures of 2,160 cubic feet or less."



# Town of Provincetown, MA

## Department of Municipal Finance - Board of

### Single Building Scale Calculation

Subject Parcel: 07-3-021

Date Prepared: 01/27/2020

Property Address: 207 ROUTE 6

Structure: Bldg 01

Historic District: No

#### 207 ROUTE 6 - 07-3-021, BUILDING 01

Style	Muni	Acc Use	Liv'g Units	Addn	Area (sq. ft.)	Volume (cu. ft.)
Other	<input type="checkbox"/>	<input type="checkbox"/>	0	A0 : 1 Fr.	15,000	150,000
						<b>150,000</b>



# Town of Provincetown, MA

## Department of Municipal Finance - Board of Single Building Scale Calculation

Subject Parcel: 07-3-021

Date Prepared: 01/28/2020

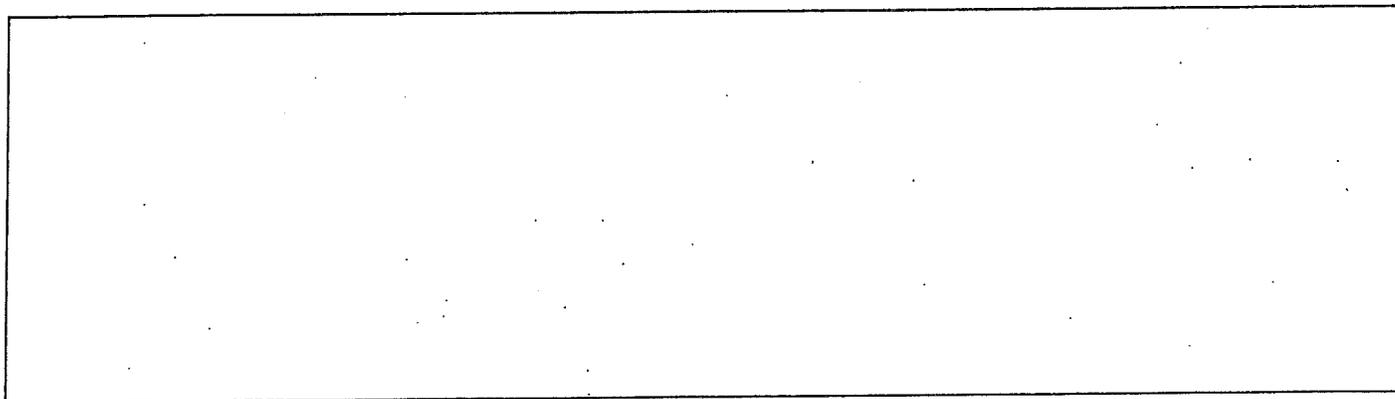
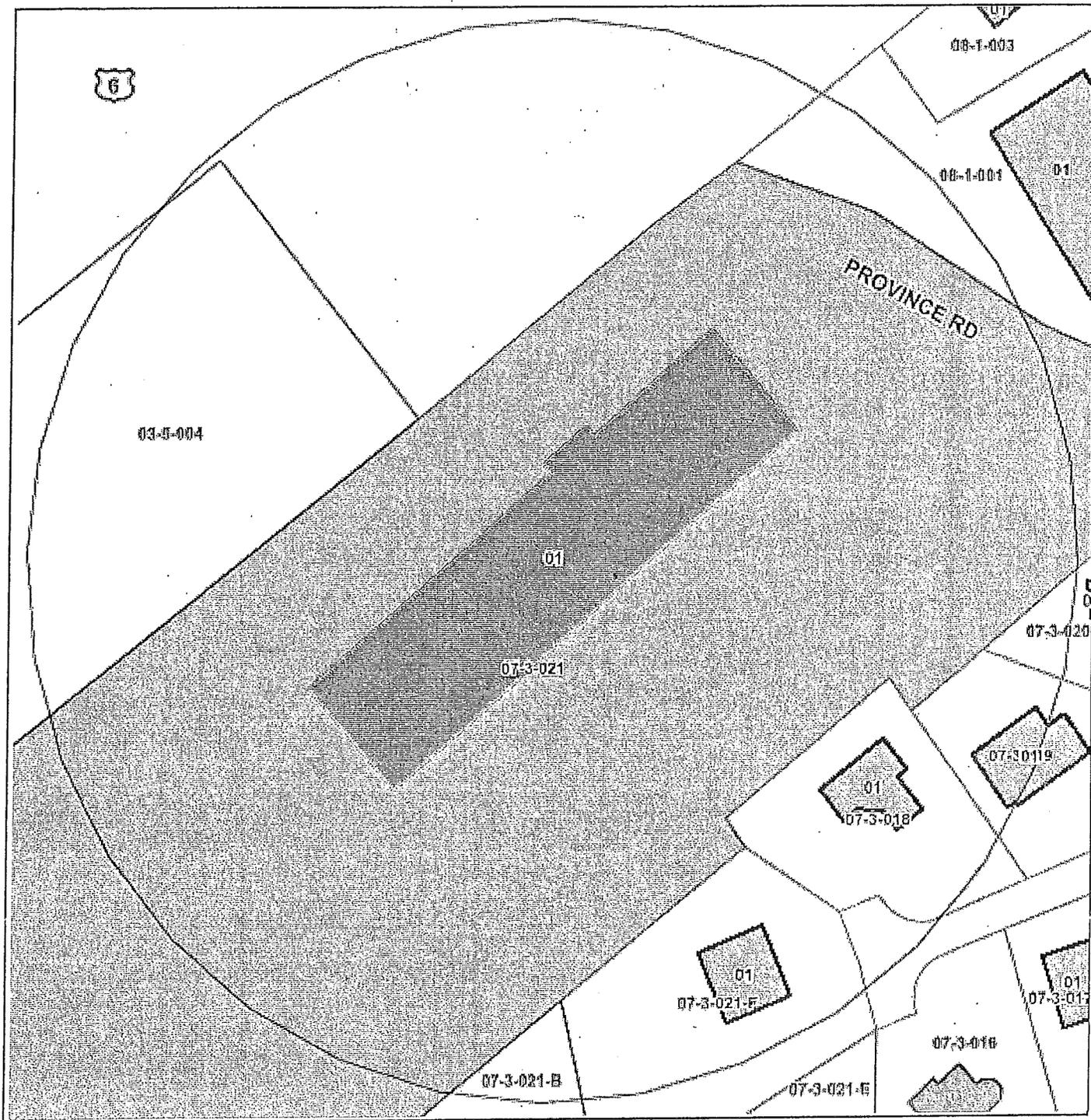
Property Address: 207 ROUTE 6

Structure: Bldg 02

Historic District: No

### 207 ROUTE 6 - 07-3-021, BUILDING 02. (PROPOSED STRUCTURE)

Style	Muni	Acc Use	Liv'g Units	Addn	Area (sq. ft.)	Volume (cu. ft.)
	<input type="checkbox"/>	<input type="checkbox"/>		A0 : 1 Fr / 1 Fr / 1 Fr	4,932	147,960
				A1 : 1 Fr / 1 Fr / Wood Deck (grade level)	1,680	33,600
				A2 : Low Attic / 1 Fr / 1 Fr / 1 Fr	652	20,864
				A3 : Fr Bay / Fr Bay / Wood Deck (grade level)	64	768
						<b>203,192</b>



Fee Paid: 25 pd  
 Cash \_\_\_\_\_  
 Check 111  
 Extra Fees: \_\_\_\_\_  
 Mailing \_\_\_\_\_  
 Extra Labels \_\_\_\_\_  
 Entered in Log [Signature]



**RECEIVED**  
 Date Stamp Here  
 JAN 29 2020  
 BOARD OF ASSESSORS

**Town of Provincetown  
 DMF/Assessors  
 CERTIFIED ABUTTERS LIST**

Person Making Request	PATRICK & PATRICK		
Address	POB 638		
Phone (Home)	5082372147	Phone (Work/Bus)	5084871730

Property Location (Street Address)	207 ROUTE 6
Map/Parcel Number	07-3-21

Board of Submission	Criteria	Check One	Board of Submission	Criteria	Check One	Extra Labels
Board of Health	Immd. Abutters	<input type="checkbox"/>	Conservation Commission	100 Ft.	<input type="checkbox"/>	Yes No
Cape Cod Commission	Immd. Abutters	<input type="checkbox"/>	Licensing Board	75 Feet	<input type="checkbox"/>	Yes No
Curb Cut	Immd. Abutters	<input type="checkbox"/>	Liquor License	500 Feet Sch/Church	<input type="checkbox"/>	Yes No
Historic District Commission	75 Feet	<input type="checkbox"/>	Planning Board	300 Feet	<input type="checkbox"/>	Yes No
Pole Hearing	Immd. Abutters	<input type="checkbox"/>	Zoning Board of Appeals	300 Feet	<input checked="" type="checkbox"/>	Yes No

**Certification**

I certify to the Board of Submission (see above) that the following list contains all parties in interest and their addresses, as set forth in Massachusetts General Laws, c 40A, § 11, consisting of persons who are owners of land immediately abutting the above-identified property, owners of land directly opposite said property on any street or way, abutters to abutters within (see above criteria) feet of the said property, and/or parties in interest, all as they appear on the most recent applicable tax list.

This certification shall be valid for a period of thirty (30) days from date of process.

[Signature]  
 Scott Fahle  
 Principal Assessor

(We have ten days to process request)



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
10974	7-3-9-D-010-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UD-10 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10976	7-3-9-D-011-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UD-11 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10978	7-3-9-E-012-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UE-12 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10980	7-3-9-F-013-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UF-13 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10982	7-3-9-G-014-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UG-14 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10984	7-3-9-H-015-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UH-15 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10986	7-3-9-H-016-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UH-16 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10988	7-3-9-H-017-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UH-17 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10990	7-3-9-H-018-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UH-18 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10992	7-3-9-I-019-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UI-19 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10994	7-3-9-I-020-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UI-20 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10996	7-3-9-I-021-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UI-21 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
10998	7-3-9-I-022-R	39 SHIPS WAY REALTY TRUST CHAS & HELEN SILVA TTEES	39-UI-22 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
1434	7-3-10-0-R	27 SHIPS WAY REALTY TRUST CHARLES SILVA ET AL TTEES	27 SHIPS WAY RD	39 SHIPS WAY RD	PROVINCETOWN	MA	02657
1435	7-3-11-0-R	SUTCLIFFE SHAUN	21 SHIPS WAY RD	106 IRON HILL ST	WEYMOUTH	MA	02189
1436	7-3-12-0-R	MARROCCO SHARON ET AL LINDA MARROCCO	15 SHIPS WAY RD	67 CROTHERS AVE	CRANSTON	RI	02910
1437	7-3-13-0-R	O'GRADY THOMAS K ET AL JOHN D STAFFORD	11 SHIPS WAY RD	11 SHIPS WAY RD	PROVINCETOWN	MA	02657
1439	7-3-14-0-R	DECOSTA LAWRENCE	5 SHIPS WAY RD	5 SHIPS WAY RD	PROVINCETOWN	MA	02657
1440	7-3-15-0-R	CATON BRADLEY J ET UX OKHUI CATON	1 SHIPS WAY RD	1 SHIPS WAY RD	PROVINCETOWN	MA	02657
1441	7-3-16-0-R	WATERSIDE REALTY TRUST JEFFREY A MEDEIROS ET AL TTEES	24 SHIPS WAY RD	39 WATER ST	ASSONET	MA	02702
1442	7-3-17-0-R	COSIMI ALLAN	32 SHIPS WAY RD	32 SHIPS WAY RD	PROVINCETOWN	MA	02657
1443	7-3-18-0-R	FREE AND CLEAR REALTY TR M CHILTON WINSLOW CROWLEY TTEE	6 SHIPS WAY RD EXT	PO BOX 1903	PROVINCETOWN	MA	02657
1444	7-3-19-0-R	BRADY FAMILY NOMINEE TR JOHN J BRADY TTEE	12 SHIPS WAY RD EXT	BOX 954	PROVINCETOWN	MA	02657
1445	7-3-20-0-R	BRASS KEY HOSPITALITY GRP	52 SHIPS WAY RD	67 BRADFORD ST	PROVINCETOWN	MA	02657
1446	7-3-21-0-R	SHANK PAINTER ASSOCIATES INC	207 ROUTE 6	PO BOX 638	PROVINCETOWN	MA	02657
1447	7-3-21-B-R	SHANK PAINTER ASSOCIATES INC	2 SHIPS WAY RD	PO BOX 638	PROVINCETOWN	MA	02657
1448	7-3-21-C-E	TOWN OF PROVINCETOWN BOARD OF SELECTMEN	185 ROUTE 6	260 COMMERCIAL ST	PROVINCETOWN	MA	02657
1449	7-3-21-D-E	PROVINCETOWN CONSERVATION TR	179 ROUTE 6	PO BOX 443	BARNSTABLE	MA	02630
1450	7-3-21-E-R	VICHERT NICOLA C ET AL SONIA VALLIANOS	16 SHIPS WAY RD	16 SHIPS WAY RD	PROVINCETOWN	MA	02657
1451	7-3-21-F-R	KATZ STEVEN R	4 SHIPS WAY RD EXT	PO BOX 1345	PROVINCETOWN	MA	02657
1595	8-1-1-0-R	ENCO REALTY INC	20 PROVINCE RD	PO BOX 91	PROVINCETOWN	MA	02657
1597	8-1-3-0-R	PRELUDE REALTY TR HALCYONE H TASHA TTEE	227 ROUTE 6	140 HARBOR BLUFF RD	HYANNIS	MA	02601
1598	8-1-4-0-R	V S H REALTY INC	100 SHANK PAINTER RD	TAX DEPT 165 FLANDERS ROAD	WESTBOROUGH	MA	01581
4103	8-1-4-A-R	PROVINCE LANDING LTD PARTNERS	90 SHANK PAINTER RD	PO BOX 52427	ATLANTA	GA	30355

3-5-4-0-E

COMMONWEALTH OF MASSACHUSETTS  
DIVISION FISHERIES & WILDLIFE  
10 PARK PLAZA ROOM 6160  
BOSTON, MA 02116

7-3-2-0-R

SEAGULL REALTY TR  
CHARLES & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-5-0-R

DUNEHURST REALTY TRUST  
CHARLES W SILVA ET UX TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-6-0-R

NGUYEN LONG NGOC  
210 SOUTH ST #2-1  
BOSTON, MA 02111

7-3-7-0-R

GUREWITSCH JAY  
35 PROVINCE RD  
PROVINCETOWN, MA 02657

7-3-8-0-R

45 SHIPS WAY REALTY TRUST  
CHARLES SILVA ET AL TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-A-001-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-A-002-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-A-003-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-B-004-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-C-005-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-D-006-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-D-007-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-D-008-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-D-009-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-D-010-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-D-011-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-E-012-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-F-013-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-G-014-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-H-015-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-H-016-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-H-017-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-H-018-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-I-019-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-I-020-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-I-021-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-9-I-022-R

39 SHIPS WAY REALTY TRUST  
CHAS & HELEN SILVA TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-10-0-R

27 SHIPS WAY REALTY TRUST  
CHARLES SILVA ET AL TTEES  
39 SHIPS WAY RD  
PROVINCETOWN, MA 02657

7-3-11-0-R

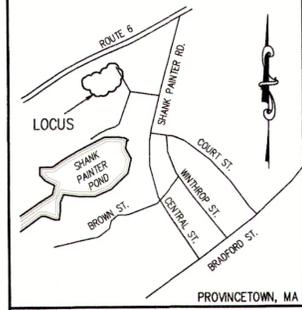
SUTCLIFFE SHAUN  
106 IRON HILL ST  
WEYMOUTH, MA 02189

<p>7-3-12-0-R</p> <p>MARROCCO SHARON ET AL LINDA MARROCCO 67 CROTHERS AVE CRANSTON, RI 02910</p>	<p>7-3-13-0-R</p> <p>O'GRADY THOMAS K ET AL JOHN D STAFFORD 11 SHIPS WAY RD PROVINCETOWN, MA 02657</p>	<p>7-3-14-0-R</p> <p>DECOSTA LAWRENCE 5 SHIPS WAY RD PROVINCETOWN, MA 02657</p>
<p>7-3-15-0-R</p> <p>CATON BRADLEY J ET UX OKHUI CATON 1 SHIPS WAY RD PROVINCETOWN, MA 02657</p>	<p>7-3-16-0-R</p> <p>WATERSIDE REALTY TRUST JEFFREY A MEDEIROS ET AL TTEES 39 WATER ST ASSONET, MA 02702</p>	<p>7-3-17-0-R</p> <p>COSIMI ALLAN 32 SHIPS WAY RD PROVINCETOWN, MA 02657</p>
<p>7-3-18-0-R</p> <p>FREE AND CLEAR REALTY TR M CHILTON WINSLOW CROWLEY TTEE PO BOX 1903 PROVINCETOWN, MA 02657</p>	<p>7-3-19-0-R</p> <p>BRADY FAMILY NOMINEE TR JOHN J BRADY TTEE BOX 954 PROVINCETOWN, MA 02657</p>	<p>7-3-20-0-R</p> <p>BRASS KEY HOSPITALITY GRP 67 BRADFORD ST PROVINCETOWN, MA 02657</p>
<p>7-3-21-0-R</p> <p>SHANK PAINTER ASSOCIATES INC PO BOX 638 PROVINCETOWN, MA 02657</p>	<p>7-3-21-B-R</p> <p>SHANK PAINTER ASSOCIATES INC PO BOX 638 PROVINCETOWN, MA 02657</p>	<p>7-3-21-C-E</p> <p>TOWN OF PROVINCETOWN BOARD OF SELECTMEN 260 COMMERCIAL ST PROVINCETOWN, MA 02657</p>
<p>7-3-21-D-E</p> <p>PROVINCETOWN CONSERVATION TR PO BOX 443 BARNSTABLE, MA 02630</p>	<p>7-3-21-E-R</p> <p>VICHERT NICOLA C ET AL SONIA VALLIANOS 16 SHIPS WAY RD PROVINCETOWN, MA 02657</p>	<p>7-3-21-F-R</p> <p>KATZ STEVEN R PO BOX 1345 PROVINCETOWN, MA 02657</p>
<p>8-1-1-0-R</p> <p>ENCO REALTY INC PO BOX 91 PROVINCETOWN, MA 02657</p>	<p>8-1-3-0-R</p> <p>PRELUDE REALTY TR HALCYONE H TASHA TTEE 140 HARBOR BLUFF RD HYANNIS, MA 02601</p>	<p>8-1-4-0-R</p> <p>V S H REALTY INC TAX DEPT 165 FLANDERS ROAD WESTBOROUGH, MA 01581</p>
<p>8-1-4-A-R</p> <p>PROVINCE LANDING LTD PARTNERS PO BOX 52427 ATLANTA, GA 30355</p>		

**LEGEND**

- BOUND
- ▣ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ MANHOLE
- ⊙ MONITORING WELL
- ⊗ WATER VALVE
- ⊗ HYDRANT
- ⊙ POST
- ⊙ UTILITY POLE
- GUY WIRE
- TREE
- STOCKADE FENCE
- TELEPHONE LINE
- 30' CONTOUR
- ×31.2 SPOT ELEV.
- ⊕ MISC. SIGN

**ROUTE 6 - STATE HIGHWAY**  
2002 ALTERATION L.O. 7703  
(TOWN WAY - DISCONTINUED STATE HIGHWAY)



**COASTAL engineering co.**  
260 Cranberry Hwy, Orleans, MA 02653  
508.255.6511 P 508.255.6700 F

**KEY MAP**  
NO SCALE

**REFERENCE:**

ASSESSORS MAP 7-3, PARCEL 21  
PLAN BOOK 521, PAGE 93  
PLAN BOOK 576, PAGE 47

**OWNER OF RECORD:**  
SHANK PAINTER ASSOCIATES INC  
PO BOX 638  
PROVINCETOWN, MA 02657

**UTILITIES:**

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

1. UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
2. COASTAL ENGINEERING CO., INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.
3. BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

**NOTES**

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) GEOID 12B ESTABLISHED ON-SITE USING THE SMARTNET RTK NETWORK ON 8-28-19.
2. FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP #25001C0112J REVISED JULY 16, 2014.
3. REFERENCE CAPE COD COMMISSION PROJECT HDEX 95020 DECISION AND CERTIFICATE OF COMPLIANCE IN DEED BOOK 10527, PAGE 127.

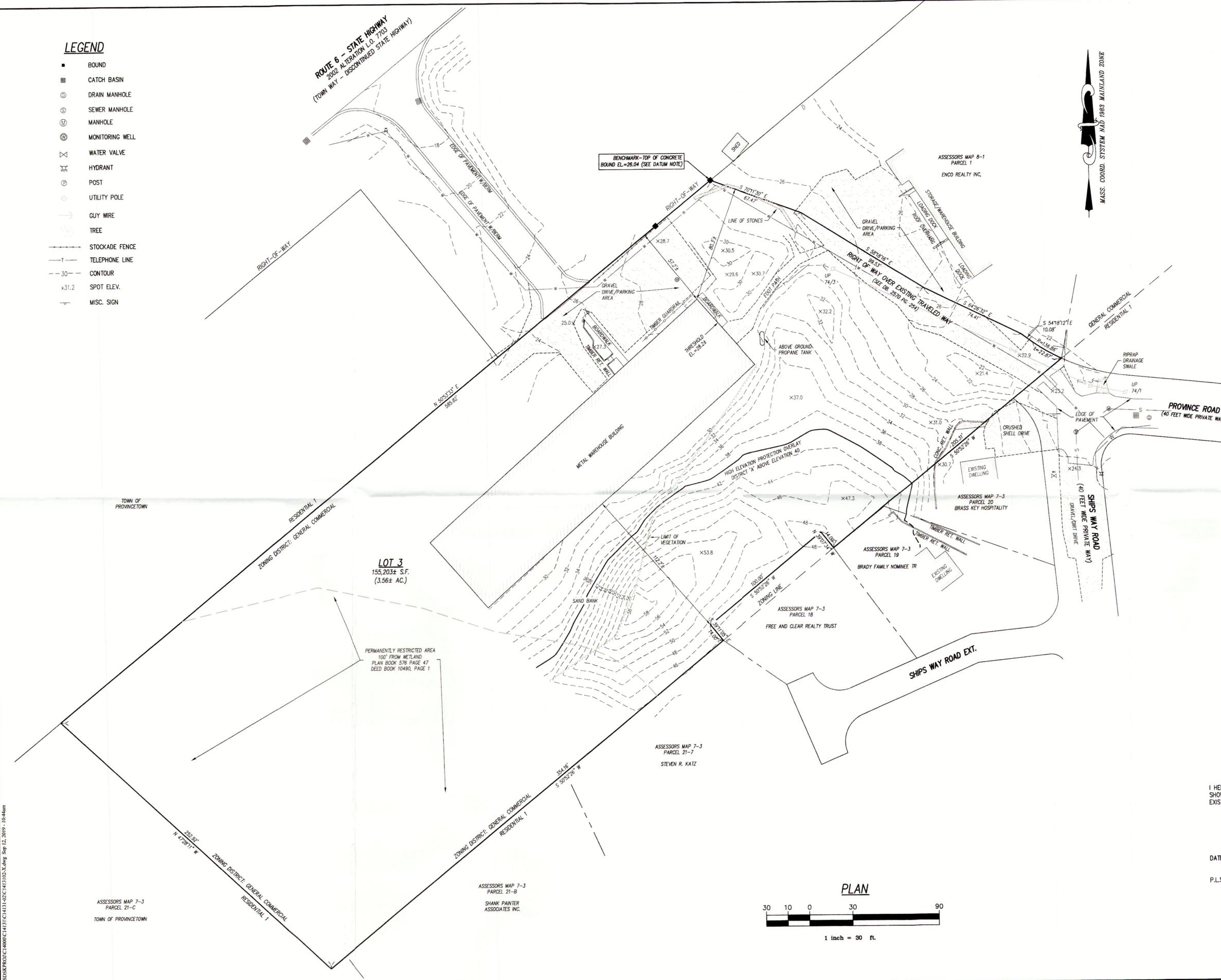
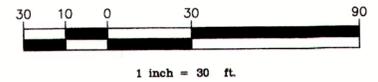
I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE LOCATED AS THEY EXISTED ON THE GROUND AS OF 08-26-19

DATE Sept. 12, 2019

P.L.S. John McElwee



**PLAN**



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ASSESSORS MAP 7-3  
PARCEL 21-C  
TOWN OF PROVINCETOWN

ASSESSORS MAP 7-3  
PARCEL 21-B  
SHANK PAINTER ASSOCIATES INC.

ASSESSORS MAP 7-3  
PARCEL 21-7  
STEVEN R. KATZ

ASSESSORS MAP 7-3  
PARCEL 19  
BRADY FAMILY NOMINEE TR

ASSESSORS MAP 7-3  
PARCEL 20  
BRASS KEY HOSPITALITY

ASSESSORS MAP 8-1  
PARCEL 1  
ENCO REALTY INC.

NO.	DATE	REVISION

SEAL

PROJECT: SHANKPAINTER ASSOCIATES INC. PROVINCETOWN, MA  
DRAWING FILE: 207 ROUTE 6  
SHEET TITLE: PLAN SHOWING EXISTING SITE CONDITIONS

SCALE: AS NOTED  
DATE: 9-11-19  
DRAWN BY: MAP  
CHECKED BY:

**C1.2.1**  
PROJECT NO. C14131.02

**LEGEND**

**EXISTING**

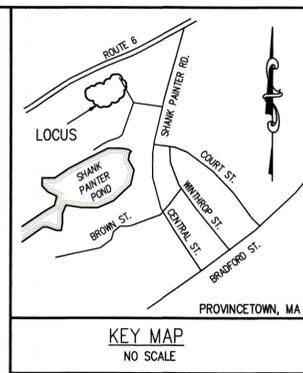
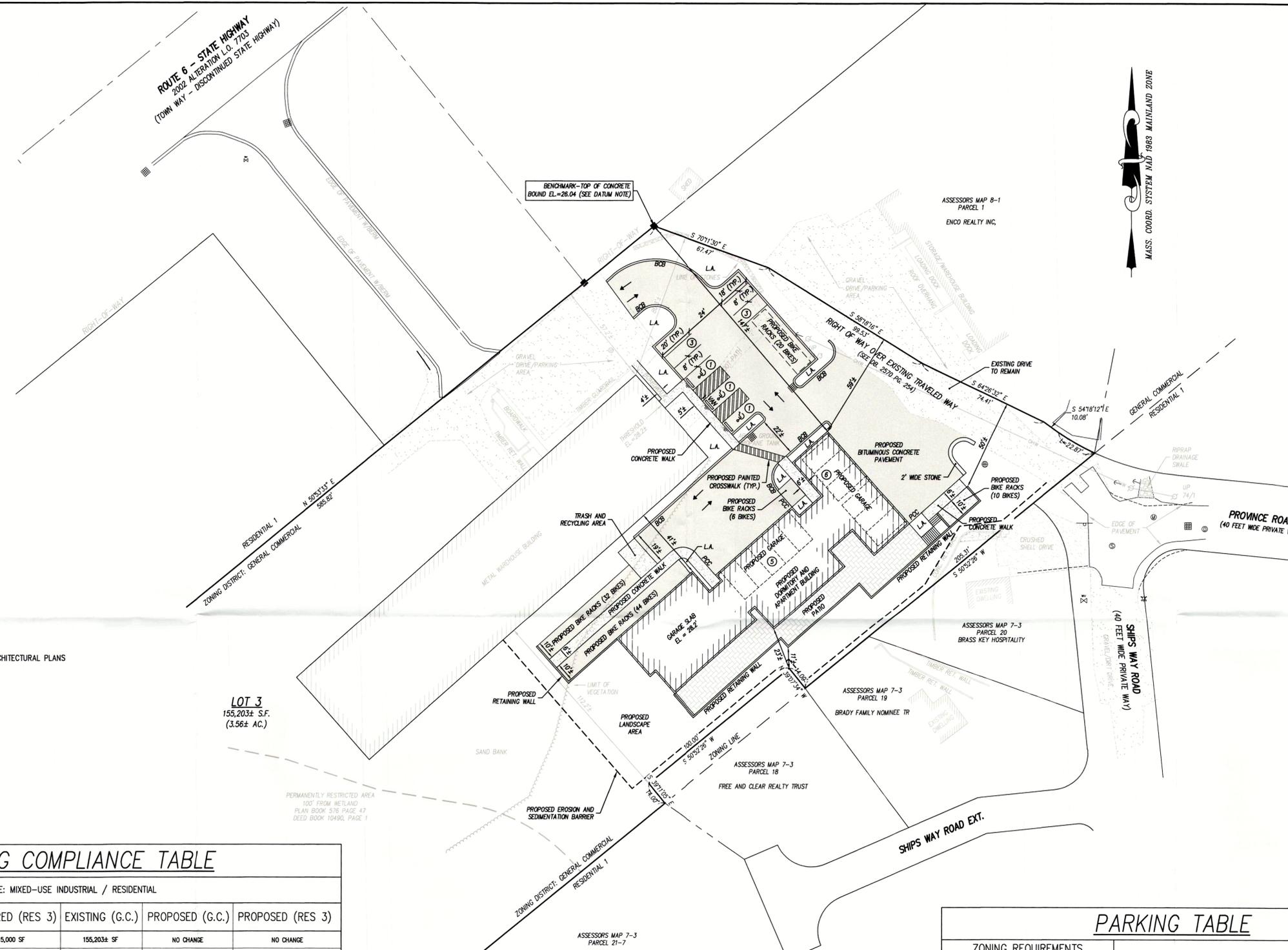
- BOUND
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- MANHOLE
- MONITORING WELL
- WATER VALVE
- HYDRANT
- POST
- UTILITY POLE
- GUY WIRE
- TREE
- STOCKADE FENCE
- TELEPHONE LINE
- CONTOUR
- SPOT ELEV.

**PROPOSED**

- MISC. SIGN
- CATCH BASIN
- BEEHIVE GRATE
- ACCESSIBLE PARKING
- PARKING SPACE COUNT
- LANDSCAPE AREA
- PRECAST CONCRETE CURB
- BITUMINOUS CONCRETE BERM
- EROSION AND SEDIMENTATION BARRIER

**GENERAL NOTES:**

- FOR PROPOSED GARAGE PARKING LAYOUT, SEE ARCHITECTURAL PLANS



**REFERENCE:**

ASSESSORS MAP 7-3, PARCEL 21  
 PLAN BOOK 521, PAGE 93  
 PLAN BOOK 576, PAGE 47

**OWNER OF RECORD:**

SHANK PAINTER ASSOCIATES INC  
 PO BOX 638  
 PROVINCETOWN, MA 02657

ARCHITECTURAL PLANS TITLED, "WORKFORCE HOUSING: THE BARRACKS 207 ROUTE 6, PROVINCETOWN, MA," DATED JANUARY 21, 2020, PREPARED BY A3 ARCHITECTS, INC.

**UTILITIES:**

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

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**NOTES:**

- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) GEOD 12B ESTABLISHED ON-SITE USING THE SMARTNET RTK NETWORK ON 8-28-19.
- FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP #25001001121 REVISED JULY 16, 2014.
- REFERENCE CAPE COD COMMISSION PROJECT HDX 95020 DECISION AND CERTIFICATE OF COMPLIANCE IN DEED BOOK 10527, PAGE 127.

**ZONING COMPLIANCE TABLE**

ZONING DISTRICT: GENERAL COMMERCIAL (G.C.) USE: MIXED-USE INDUSTRIAL / RESIDENTIAL					
SUBJECT	REQUIRED (G.C.)	REQUIRED (RES 3)	EXISTING (G.C.)	PROPOSED (G.C.)	PROPOSED (RES 3)
MINIMUM LOT AREA	7,000 SF	5,000 SF	155,203± SF	NO CHANGE	NO CHANGE
MINIMUM LOT FRONTAGE	70 FT	50 FT	585.82 FT	NO CHANGE	NO CHANGE
MINIMUM FRONT YARD (ROUTE 6)	10 FT	20 FT	57± FT	NO CHANGE	147± FT (PROPOSED BUILDING)
MINIMUM SIDE YARD (BUILDING EAST)	10 FT	6 FT	80± FT	NO CHANGE	59± FT (PROPOSED BUILDING)
MINIMUM SIDE YARD (WALL EAST)	10 FT	6 FT	NOT APPLICABLE	NOT APPLICABLE	50± FT
MINIMUM REAR YARD (BUILDING SOUTH)	25 FT	10 FT	112± FT	NO CHANGE	23± FT (PROPOSED BUILDING)
MINIMUM REAR YARD (WALL SOUTH)	25 FT	10 FT	NOT APPLICABLE	NOT APPLICABLE	11± FT
MAXIMUM LOT COVERAGE	40%	40%	15,194± (10%)	22,817± (15%)	22,817± (15%)
MAXIMUM GREEN AREA	30%	30%	118,309± (78%)	91,123± (59%)	91,123± (59%)
BUILDING HEIGHT (HIP, GABLE OR SHED)	33 FT	33 FT	NOT APPLICABLE	NOT APPLICABLE	SEE ARCHITECTURAL PLANS

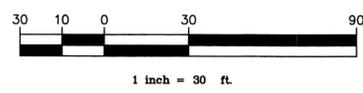
NOTE: RESIDENTIAL USES SHALL COMPLY WITH RES3 DISTRICT

**PARKING TABLE**

ZONING REQUIREMENTS		PROPOSED PARKING SPACE CALCULATIONS	
TYPE OF USE	REQUIRED NO. OF SPACES		
RESIDENTIAL: STUDIO OR 1 BEDROOM	1 SPACE/DWELLING UNIT	5 UNITS (STUDIO) x 1 SPACE/DWELLING UNIT =	5 PARKING SPACES
2 BEDROOMS OR MORE	1.5 SPACE/DWELLING UNIT	10 UNITS (1 BEDROOM) x 1 SPACE/DWELLING UNIT =	10 PARKING SPACES
		1 UNIT (2 BEDROOM) x 1.5 SPACE/DWELLING UNIT =	1.5 = 2 PARKING SPACES
RESIDENTIAL: DOBORTORY	1 SPACE/UNIT	28 UNITS x 1 SPACE/UNIT =	28 PARKING SPACES
GUEST UNIT (PERMANENT)	1 SPACE/10 UNITS OR FRACTION THEREOF	28 UNITS x 1 SPACE/10 UNITS =	2.8 = 3 PARKING SPACES
RESIDENT EMPLOYEE	1 SPACE/RESIDENT EMPLOYEE	NOT APPLICABLE	
NON-RESIDENT EMPLOYEE	1 SPACE/3 NON-RESIDENT EMPLOYEE	3 NON-RESIDENT EMPLOYEES x 1 SPACE/3 NON-RESIDENT EMPLOYEES =	1 PARKING SPACE
		REQUIRED NEW PARKING =	49 PARKING SPACES
		PROPOSED PARKING SPACES =	20 PARKING SPACES**
HANDICAP SPACES (INCLUDES 1 VAN ACCESSIBLE PARKING SPACE)		HANDICAP REQUIRED (INCLUDES 1 VAN ACCESSIBLE PARKING SPACE) =	3 PARKING SPACES
		HANDICAP PROVIDED (INCLUDES 1 VAN ACCESSIBLE PARKING SPACE) =	3 PARKING SPACES

NOTE: \*\*THE EXISTING WAREHOUSE AND ARTIST STUDIOS PARKING AREAS ARE NOT PROPOSED TO BE MODIFIED AS PART OF THE PROJECT, AND, THEREFORE, ARE NOT INCLUDED IN THE PARKING CALCULATIONS.  
 \*\*INCLUDES 11 PROPOSED GARAGE PARKING SPACES

**PLAN**



NO.	REVISION	DATE



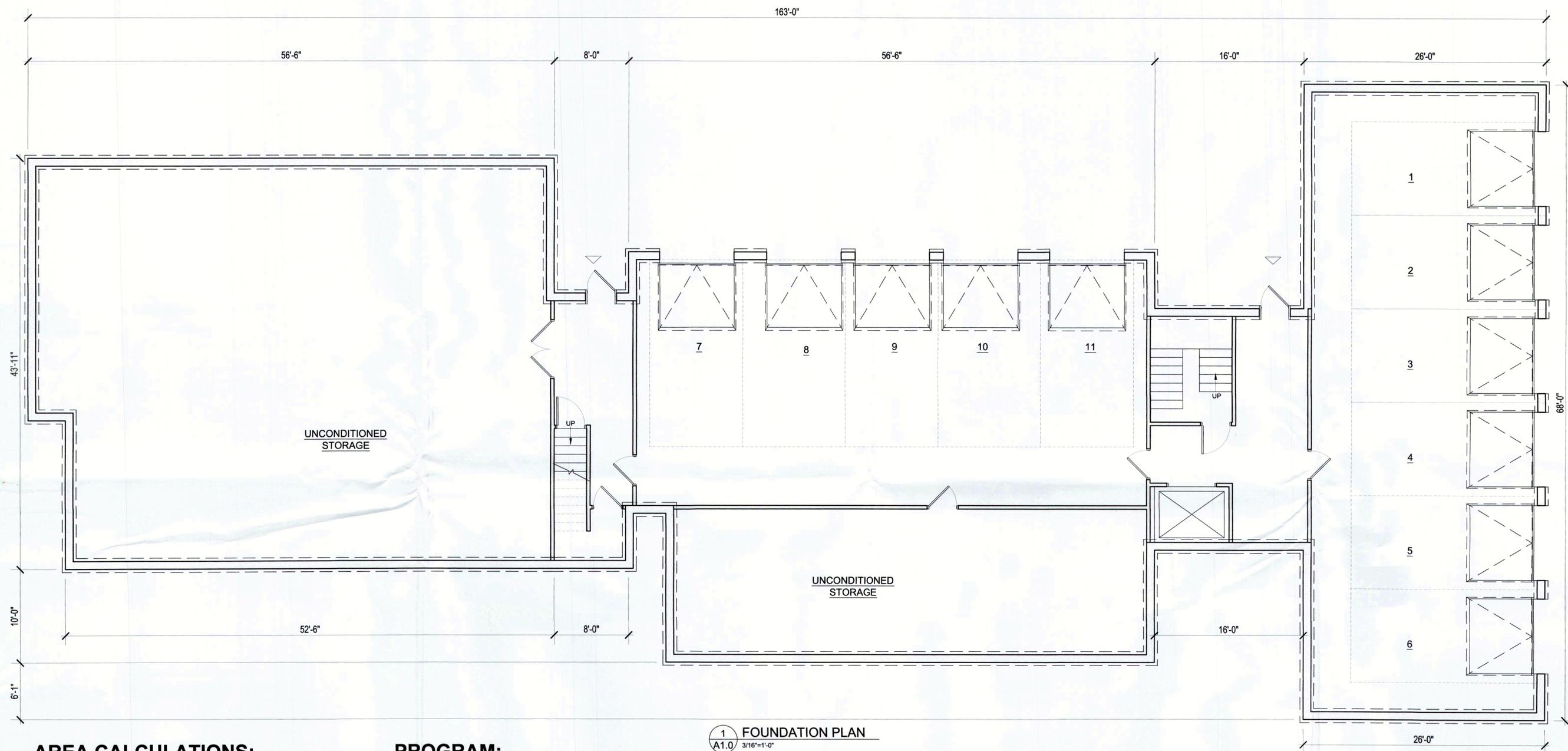
SHANKPAINTER ASSOCIATES INC. PROVINCETOWN, MA  
 PROJECT: 207 ROUTE 6  
 SHEET TITLE: PLAN SHOWING PROPOSED SITE LAYOUT AND MATERIALS

SCALE: AS NOTED  
 DRAWING FILE: C14131-02.dwg  
 DATE: 02-04-2020  
 DRAWN BY: CEM  
 CHECKED BY:

**C2.11**  
 PROJECT NO. C14131.02

ISSUED FOR REGULATORY REVIEW  
 02-04-2020

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1 FOUNDATION PLAN  
A1.0 3/16"=1'-0"

**AREA CALCULATIONS:**

**PROPOSED CONDITIONED SPACE:**

FIRST FLOOR:	7,324 SF
SECOND FLOOR:	7,114 SF
THIRD FLOOR:	5,170 SF
<b>TOTAL:</b>	<b>19,608 SF</b>

**PROPOSED UNCONDITIONED SPACE:**

FOUNDATION:	7,260 SF
SECOND FLOOR DECKS:	100 SF
THIRD FLOOR DECKS:	1,240 SF

**PROGRAM:**

<b>FIRST FLOOR:</b>		
(14) DORM ROOMS AT ± 260 SF	56 OCCUPANTS	
COMMON SPACE		
<b>SECOND FLOOR:</b>		
(14) DORM ROOMS AT ± 260 SF	56 OCCUPANTS	
(4) 1 BR APARTMENTS AT ± 350 SF	04 OCCUPANTS *	
<b>THIRD FLOOR:</b>		
(4) 1 BR APARTMENTS AT ± 350 SF	04 OCCUPANTS *	
(5) STUDIO APARTMENTS AT ± 225 SF	05 OCCUPANTS *	
(2) 1 BR APARTMENTS AT ± 300 SF	02 OCCUPANTS *	
(1) 2 BR APARTMENT AT 600 sf	02 OCCUPANTS *	
<b>TOTAL:</b>		
(28) DORM ROOMS		
(5) STUDIO APARTMENTS		
(10) 1 BR APARTMENTS		
(1) 2 BR APARTMENTS		
<b>OCCUPANCY:</b>	<b>129 OCCUPANTS</b>	
* ASSUMES SINGLE OCCUPANCY AT EACH BEDROOM/STUDIO		

**WORKFORCE HOUSING:**  
**THE BARRACKS**  
 207 ROUTE 6  
 PROVINCETOWN MA

**TITLE:**  
**FOUNDATION PLAN**

831 Main Street  
 Dennis MA 02638  
 508.694.7887 phone  
 www.a3architectsinc.com

**A3 architects, inc**  
 Residential Commercial Net Zero

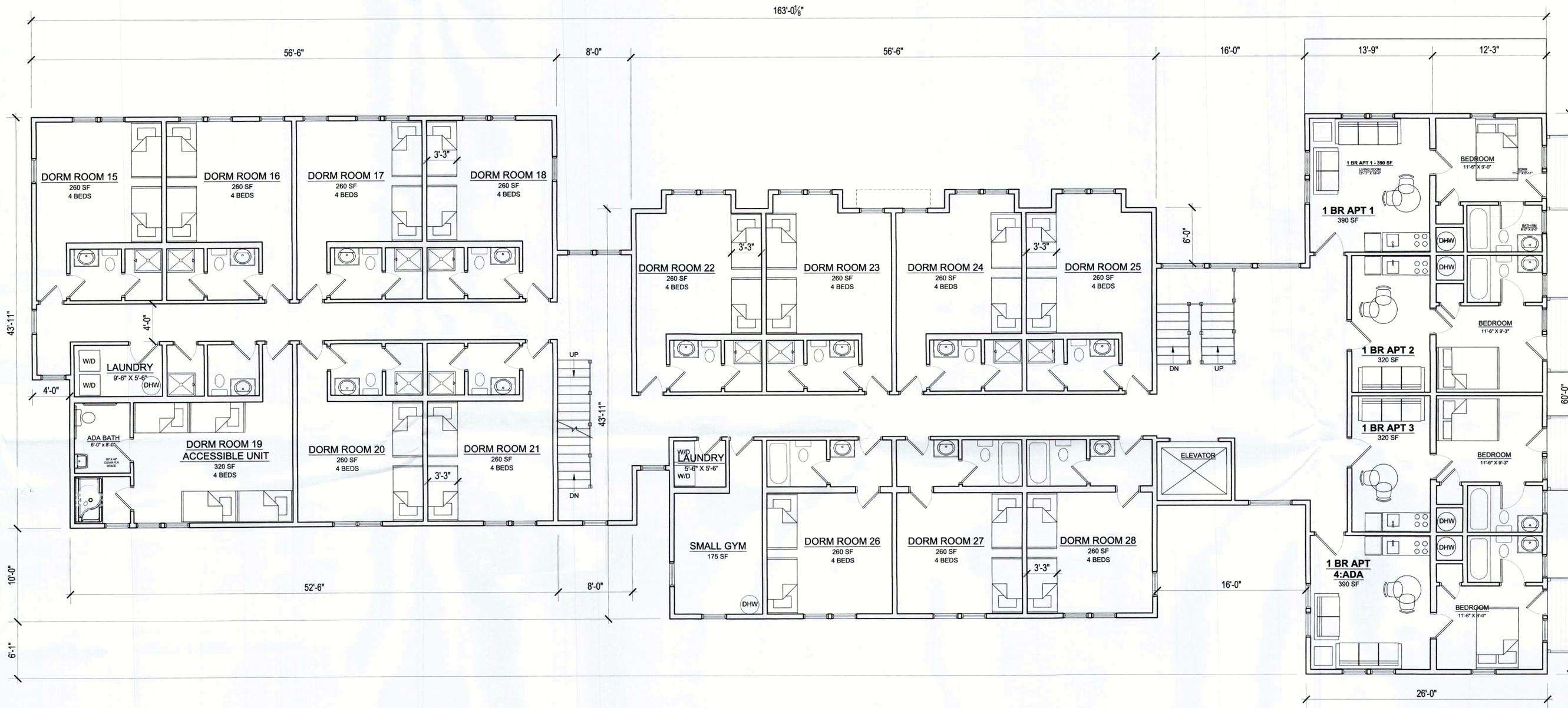
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**DATE:**  
 SCALE CALCS 01.21.2020  
 ZBA SUBMIT 02.05.2020  
 ZBA rev2: 02.24.2020

REC'D TOWN CLERK  
 FEB 27 2020 11:13 AM

**A1.0**





WORKFORCE HOUSING:  
 THE BARRACKS  
 207 ROUTE 6  
 PROVINCETOWN MA

TITLE:  
**SECOND FLOOR PLAN**

831 Main Street  
 Dennis MA 02638  
 508.694.7887 phone  
 www.a3architectsinc.com

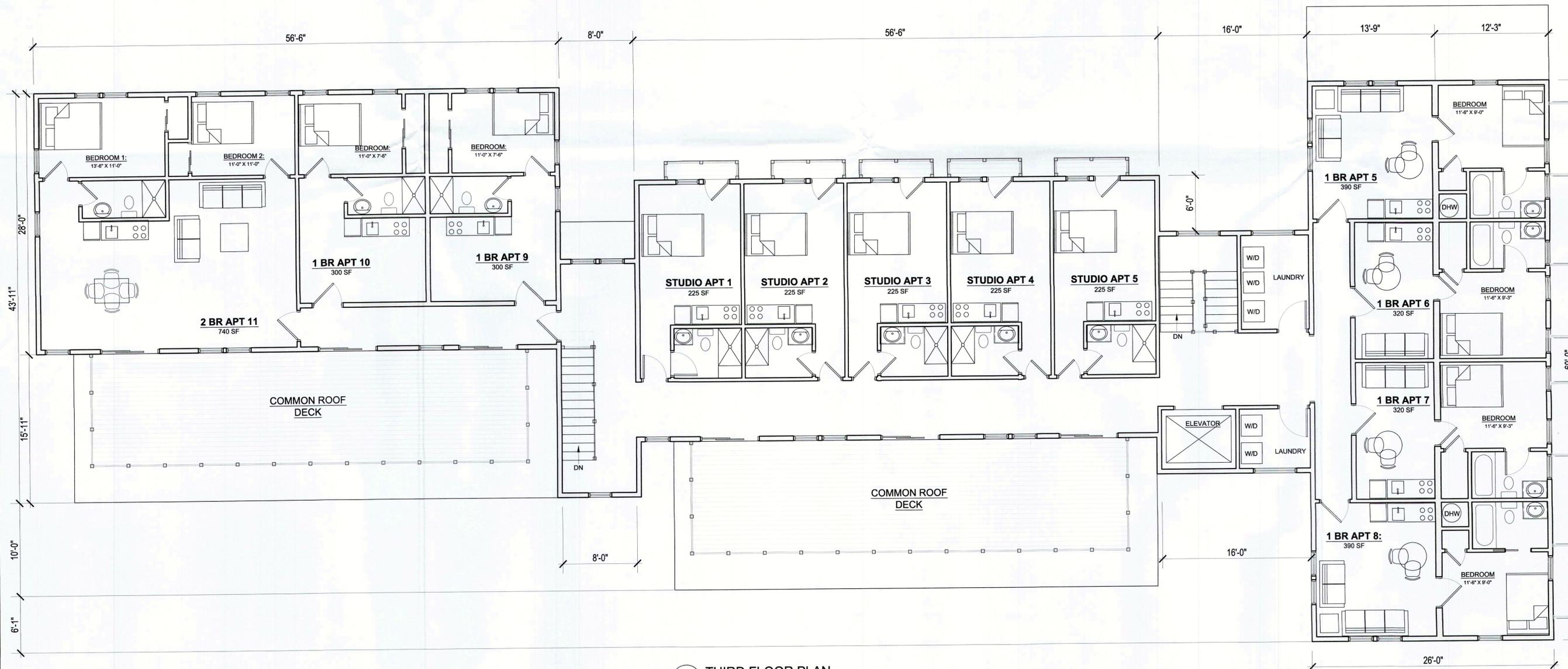
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 Residential Commercial Net Zero

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DATE:  
 SCALE CALCS 01.21.2020  
 ZBA SUBMIT 02.05.2020  
 ZBA rev2: 02.24.2020

1 SECOND FLOOR PLAN  
 A1.2 3/16"=1'-0"

**A1.2**



1 THIRD FLOOR PLAN  
A1.3 3/16"=1'-0"

WORKFORCE HOUSING:

THE BARRACKS  
207 ROUTE 6  
PROVINCETOWN MA

TITLE:

THIRD FLOOR  
PLAN

831 Main Street  
Dennis MA 02638  
508.694.7887 phone  
www.a3architectsinc.com

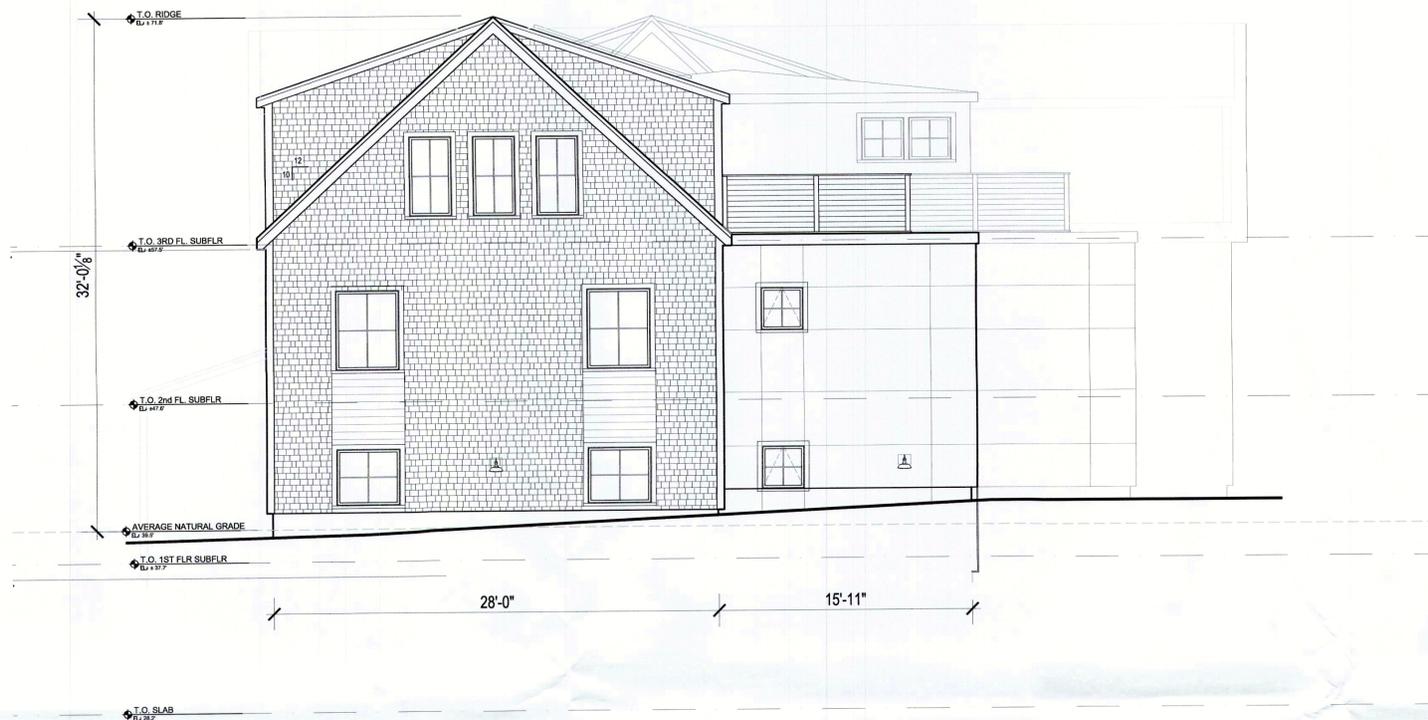
**A3 architects, inc**  
Residential Commercial Net Zero

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ZBA SUBMIT 02.05.2020  
ZBA rev2: 02.24.2020

A1.3



1 WEST ELEVATION  
A2.0 3/16"=1'-0"



2 SOUTH ELEVATION  
A2.0 3/16"=1'-0"

WORKFORCE HOUSING:  
THE BARRACKS  
207 ROUTE 6  
PROVINCETOWN MA

TITLE:  
ELEVATIONS

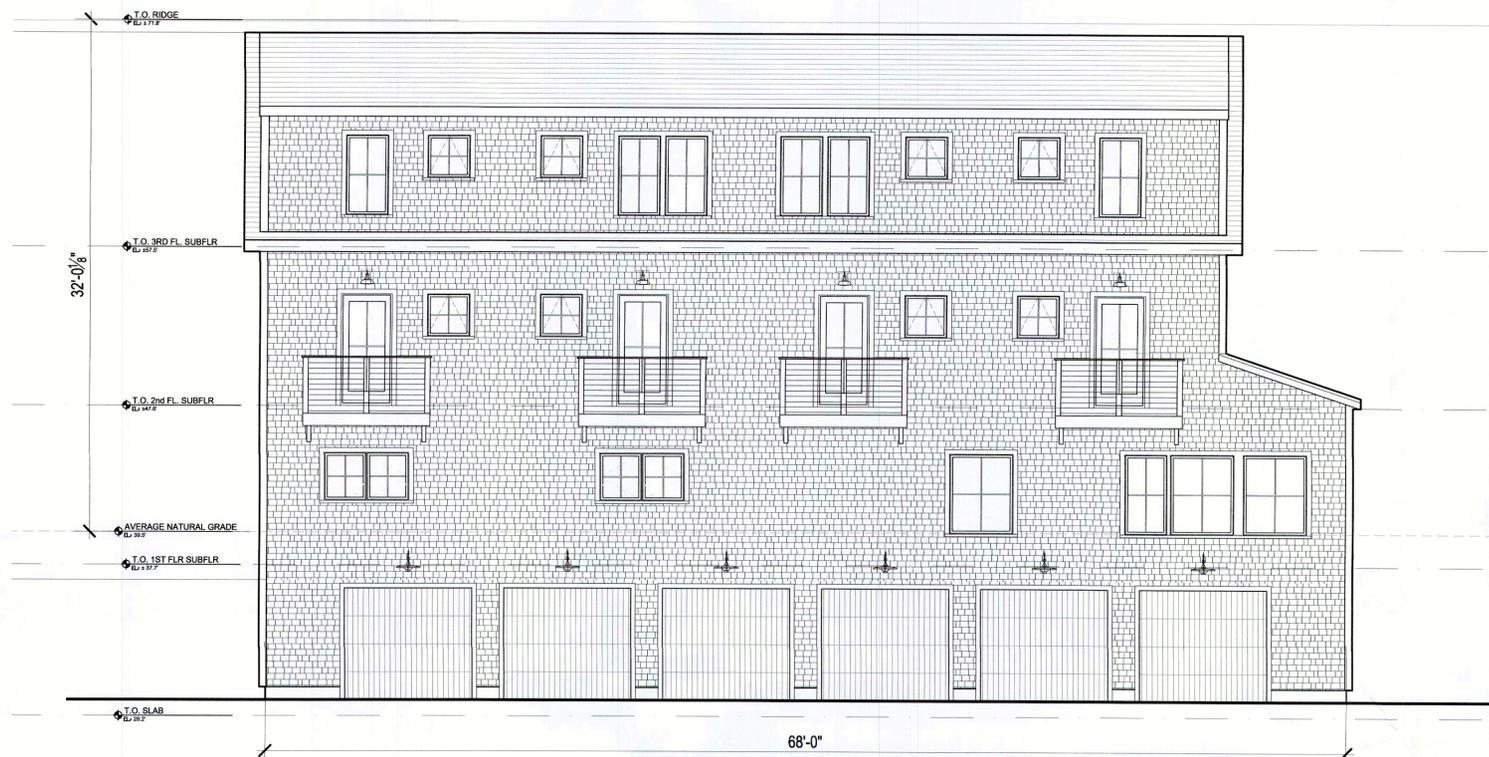
831 Main Street  
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Residential Commercial Net Zero

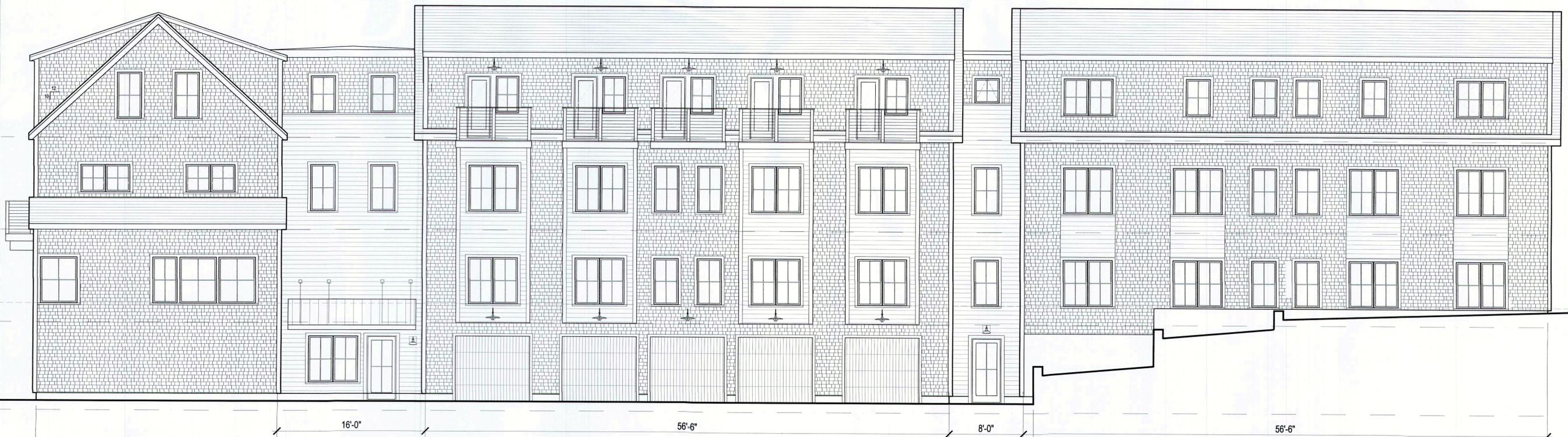
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A2.0



1 EAST ELEVATION  
A2.1 3/16"=1'-0"



2 NORTH ELEVATION  
A2.1 3/16"=1'-0"

WORKFORCE HOUSING:

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A2.1