



7 Total building (per density req's)
 13 Total units (1 single, 6 duplex)
 Footprints assumed to be 1250sf per unit
 and 2500sf per duplex

All required setbacks maintained or
 exceeded:
 20ft front, 8ft side (6ft req'd), 12ft rear
 (10ft req'd)

Assumes grades for units 1-8:
 First Floor - 12 (above flood plain)
 Second Floor - 22
 Roof - gable primarily if flat not allowed

Grades for units 9-13 will vary, but each
 floor is intended to offset from floor below
 and climb up the hill.
 Tallest is #13 with top of flat roof at
 elevation 39:
 Garage - 10
 First Floor - 19
 Second floor - 29

Tallest building in front group is #5 with
 a peak at 32ft as measured from existing
 First Floor - 10
 Second Floor - 20

26 parking shown (20 required)
 10 in garages - 16 surface

Draft Conceptual Site
 Plan and Massing Model

BPJC Provincetown
 350 Bradford Street
 9/22/2015
 EGA

Disclaimer: The shapes shown on these drawings represent building footprints, heights and volumes that are consistent with those allowed on the site per local regulations. They do not represent actual designed residences. They are for conceptual purposes only.



Draft Conceptual Site Plan and Massing Model

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Approximate location and sizes of neighbors including 3 of the new houses being built on the hill of which only one is under construction. Heights/roof pitches and deck sizes shown are approximate based on typical architectural standards.