



BRADLEY SQUARE MASSING STUDY

This study shows that the scale of the proposed buildings can be reduced and the desired number of living units can be achieved.

On-site parking spaces 15 – possible street parking spaces 8

Existing trees retained 15 – existing trees to be removed 12

Proposed four new buildings - Footprint of each including porches = 800 s.f.

- * Two buildings facing Dukes County Avenue each have:
 - * One first floor retail unit / studio = 620 s.f. + basement
 - * Upper unit front 2nd & 3rd floor = 1 bedroom at 620 s.f. + porch
 - * Upper unit back 2nd & 3rd floor = 1 bedroom at 620 s.f. + porch
- * Two buildings facing Masonic Ave each have two townhouse type units:
 - * 4 units at 3 stories each = 2 bedrooms at 960 s.f + basements + porches

(Note: if the town requires 3 total buildings on the site, each pair of new buildings could be connected with an 8'-14' wide 'bridge' at the upper floors)

Denniston Building remains in existing location – B-1 line is moved 18' – 5' beyond building.

- First floor is a co-op art gallery or studio apartment +/- 1020 s.f. + NAACP office +/- 352 s.f.
- Second floor is a 2 or 3 bedroom apartment at +/- 1053 s.f.