



S T U D I O

architecture
interiors
planning

40 Centre Street Brookline, MA

ZBA Hearing – September 1, 2016

Project Update

Working Group Status

- **Follow-up working group session held on 8/25**
 - Attendees: applicant, project architect, planning department staff, peer review architect
 - Reviewed new building plans prepared by project architect
 - Reviewed new Centre Street elevation prepared by project architect
 - Reviewed preliminary massing perspectives prepared by project architect

Updated Ground Floor Plan



19 Winchester St.

Project Site
40 Centre St.

Centre Street

30-34 Centre St.

1 Winchester St.



Previous Ground Floor Plan

Proposed Ratios:

- studio = 0 spaces
- 1-bed = 0.5 spaces
- 2-bed = 1 space
- 3-bed = 1 space



Garage Footprint = 7,440 GSF
 18 vehicle parking spaces
 45 bike parking spaces

15' setback

Ground Floor Plan

Unit	Spaces/Unit	Totals
Studio	0	0
One Bed	0.5	8.5
Three Bed	1	8

16.5 spaces needed



Garage Footprint = 7,440 GSF
 18 vehicle parking spaces
 45 bike parking spaces

Updated Unit Mix

Unit Mix

UNIT TYPE	BEDS / UNIT	UNIT NRSF	P1	P2	P3	P4	P5	TOTAL UNITS	TOTAL NRSF	MIX	
Studio, One Bath	S1	0	421	0	0	0	2	2	4	1,684	8.9%
Studio, One Bath	S2	0	432	0	0	0	2	2	4	1,728	8.9%
Studio, One Bath	S3	0	438	2	2	2	0	0	6	2,628	13.3%
Studio, One Bath	S4	0	448	2	2	2	0	0	6	2,688	13.3%
			436						20	8,728	44.44%
One Bed, One Bath	A1	1	639	2	2	2	2	2	10	6,390	22.2%
One Bed, One Bath, Den	A2	1	865	1	1	1	1	1	5	4,325	11.1%
One Bed, One Bath, Den	A3	1	900	0	0	0	1	1	2	1,800	4.4%
			736						17	12,615	37.78%
Three Bed, Two Bath	C1	3	1,204	1	1	1	0	0	3	3,612	6.7%
Three Bed, Two Bath	C2	3	1,230	1	1	1	1	1	5	6,150	11.1%
			1,220						8	9,762	17.78%
TOTALS	Average NRSF	689	9	9	9	9	9	9	45	31,005	100%

7,845 GSF - 2nd Floor
 7,845 GSF - 3rd Floor
 7,845 GSF - 4th Floor
 7,477 GSF - 5th Floor
 7,477 GSF - 6th Floor
38,489 Total Residential GSF

7,353 GSF - Parking Level P0 (Includes Lobby)
7,353 Total Parking GSF

45,842 Total Project GSF

81% Project Building Efficiency
 3.61 FAR

Updated Residential Floor Plans

2nd – 4th Floor Plan

5th Floor Plan

6th Floor Plan

Roof Plan



Updated Perspective Views

View across Centre Street

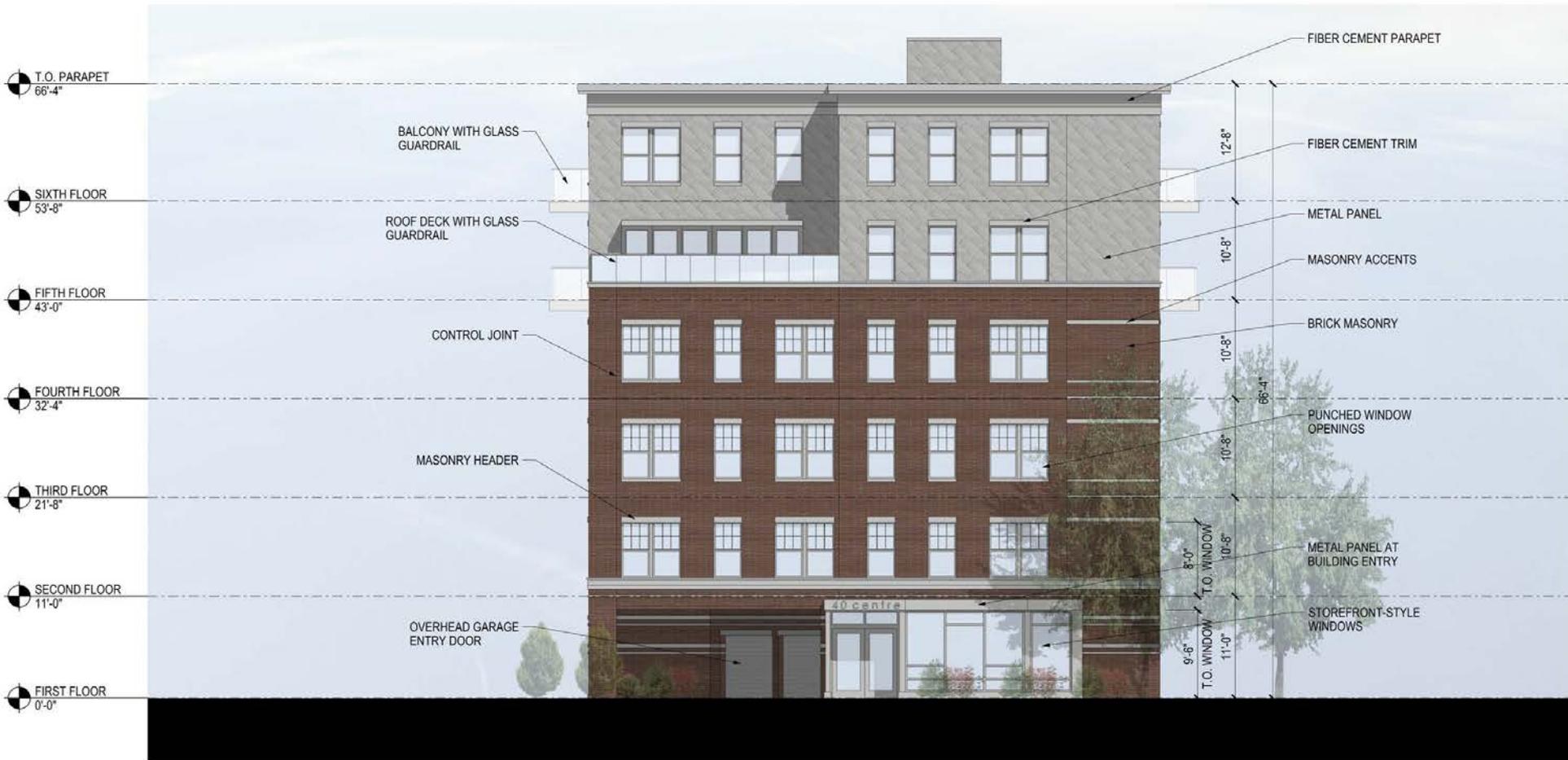




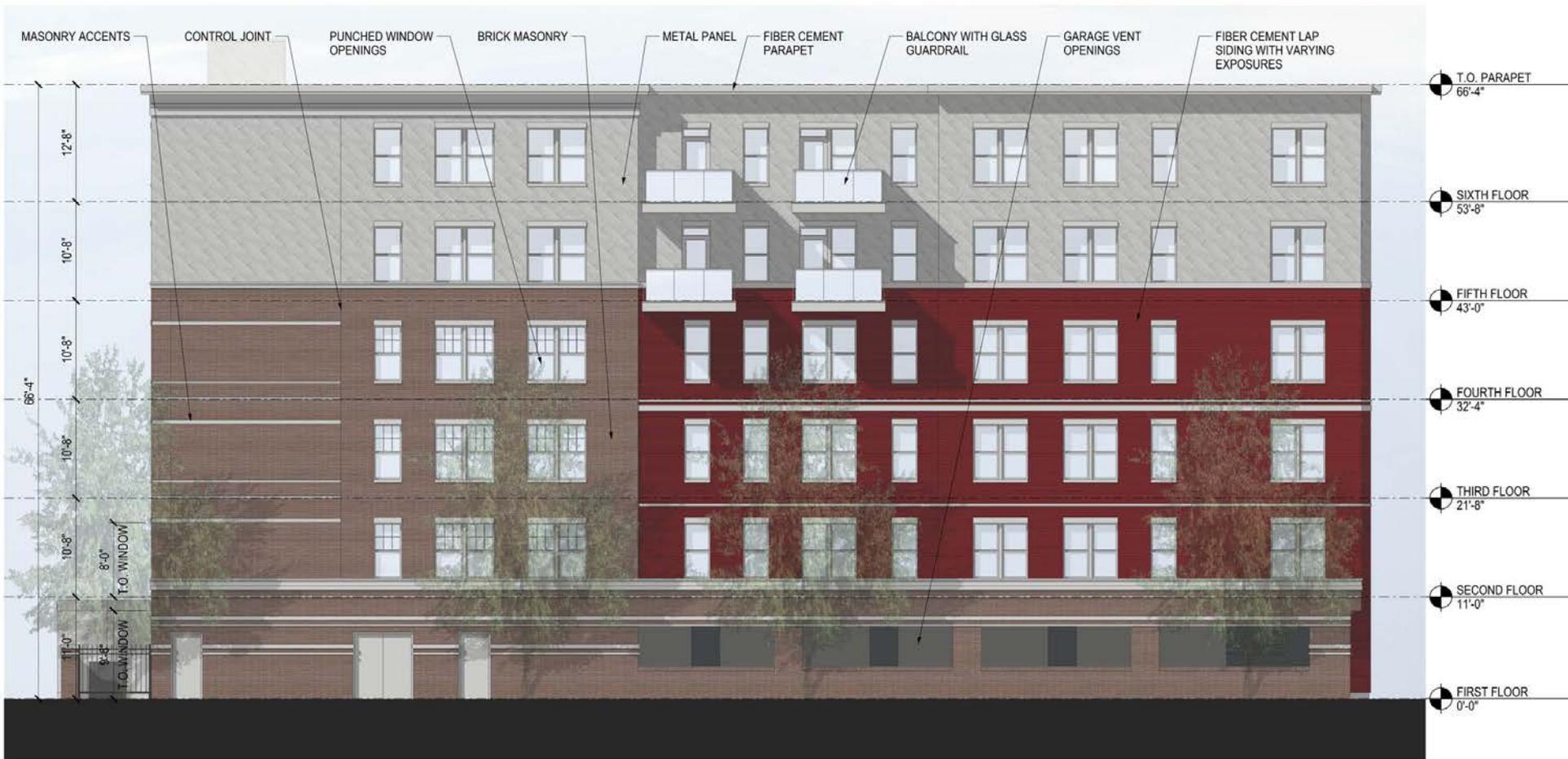


Updated Conceptual Building Elevations

Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Thank You