

CUBE**3**

S T U D I O

architecture
interiors
planning

40 Centre Street Brookline, MA

May 23, 2016

-
- “The location of this project in the heart of Coolidge Corner meets most of the tenets of SMART growth. The site is proximate to rapid transit on Beacon Street and bus service on Harvard Street and is on the cusp of the largest commercial area in Brookline.”
 - Neil A. Wishinsky, Chairman of the Board of Selectman (in a letter dated March 8, 2016)
 - “The proposed building meets The Fire Department requirements for building access and we do not have any concerns at this time.”
 - Deputy Chief Kyle McEachern, Brookline Fire Department (in an email dated April 27, 2016)
 - “Safe traffic operations will exist at the new site driveway onto Centre Street. Overall, the project can safely be accommodated in the area.”
 - F. Giles Ham, P.E., Managing Principal, Vanhassel & Associates, Inc. (in a letter dated April 15, 2016)



Existing Building



Existing Building



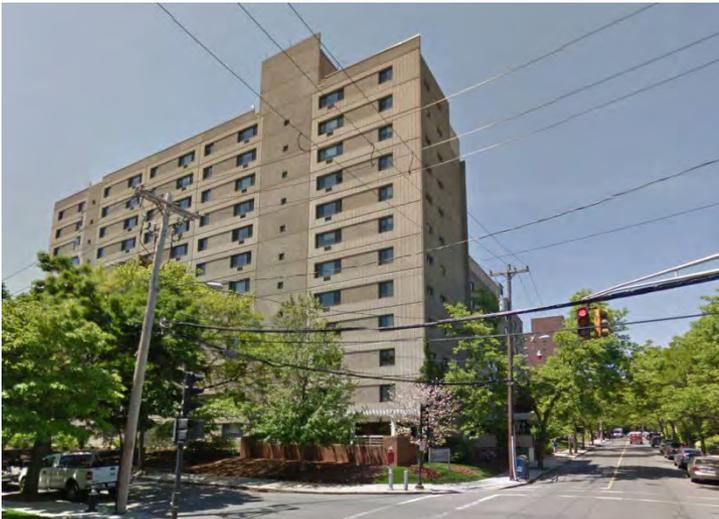
Neighborhood Building Height



30-34 Centre Street (45')



70 Centre Street (80')



100 Centre Street (150')



112 Centre Street (150')

Neighborhood Building Height



Winchester Street & Beacon Street (60')



19 Winchester Street (100')

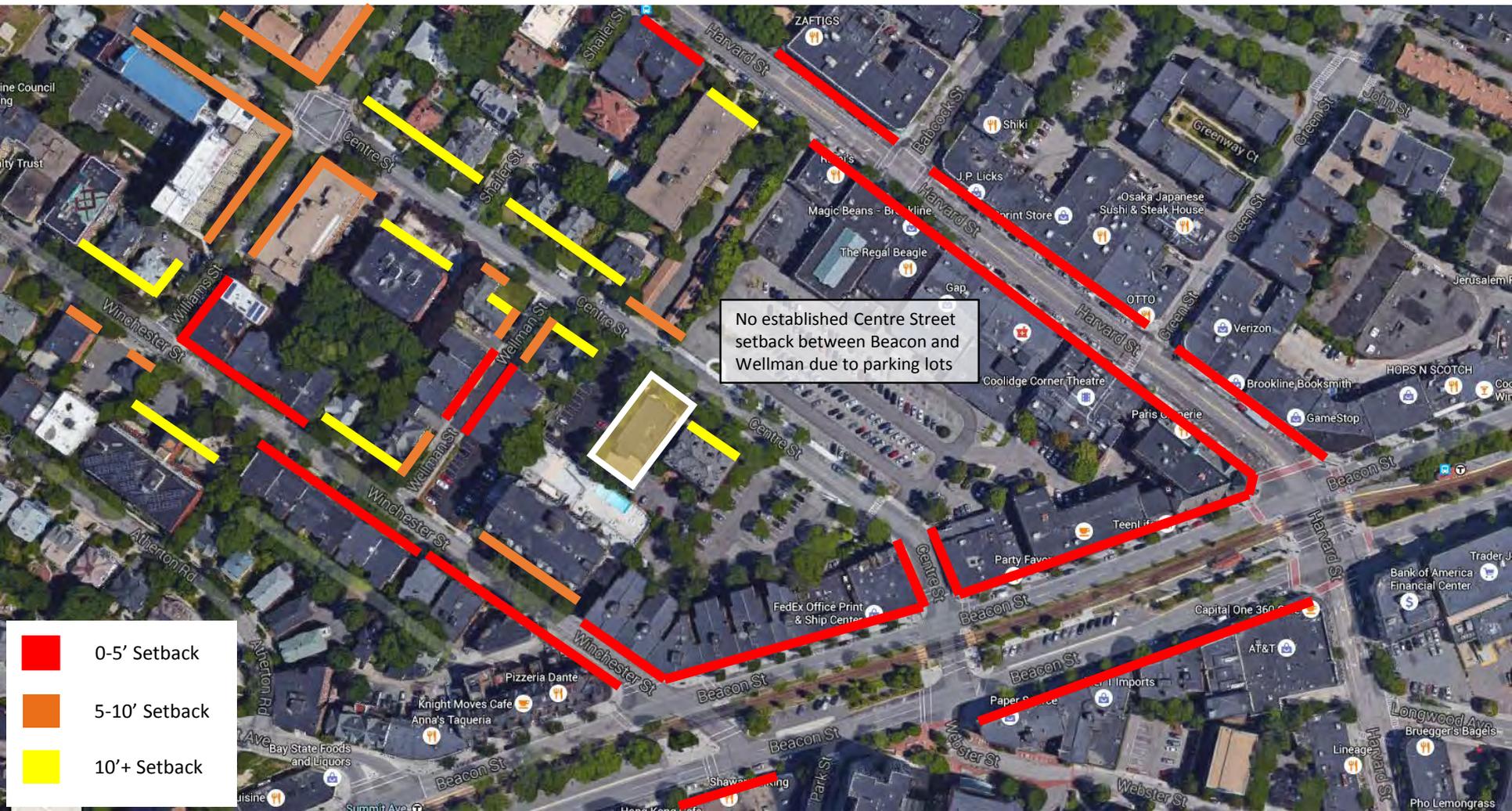


30-40 Winchester Street (45')

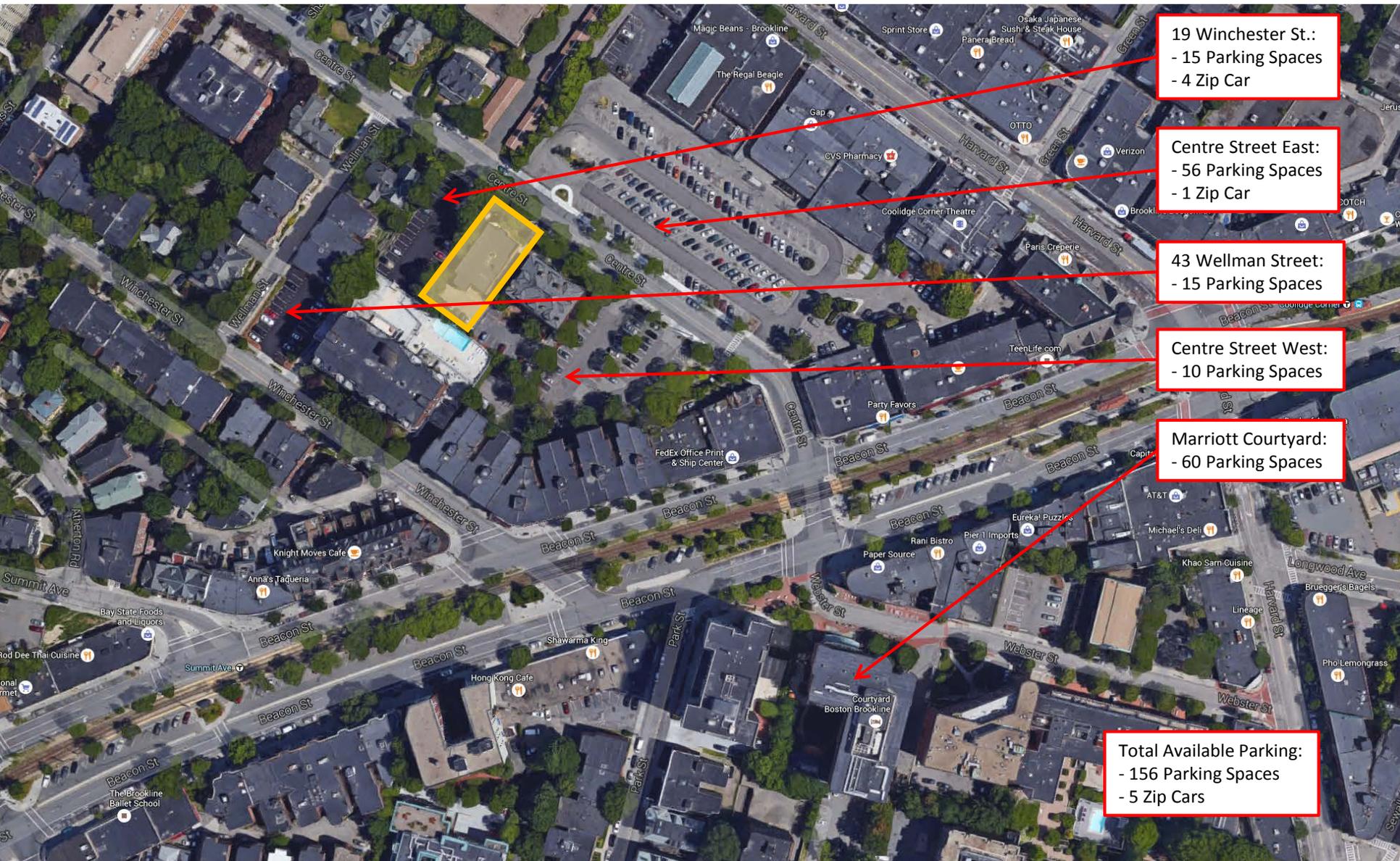


6 & 15 Wellman Street (45')

Neighborhood Edge Conditions

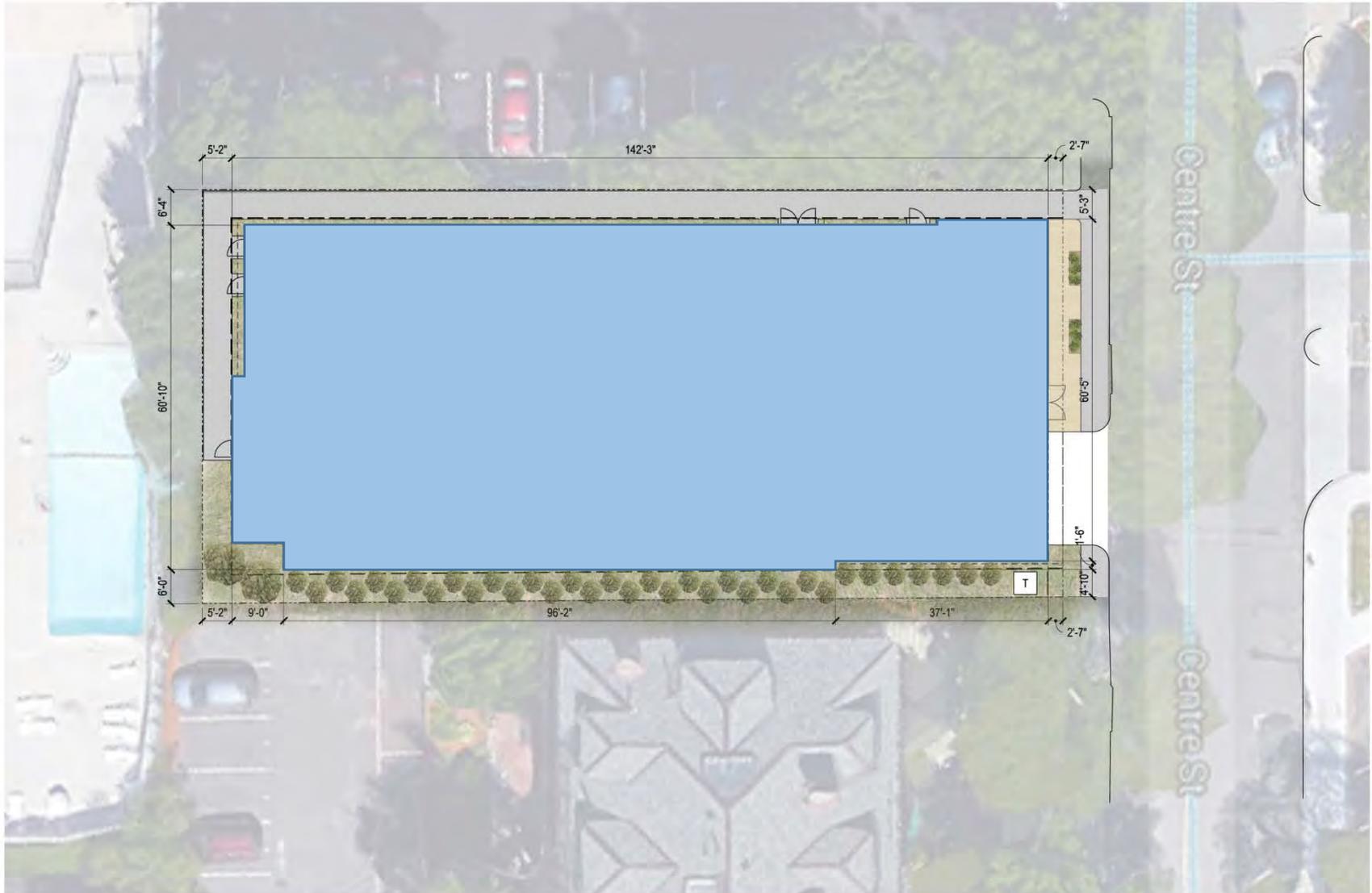


Neighborhood Parking Availability





Proposed Building



Shadow Study



Shadow Studies - March 21st, 9:00am



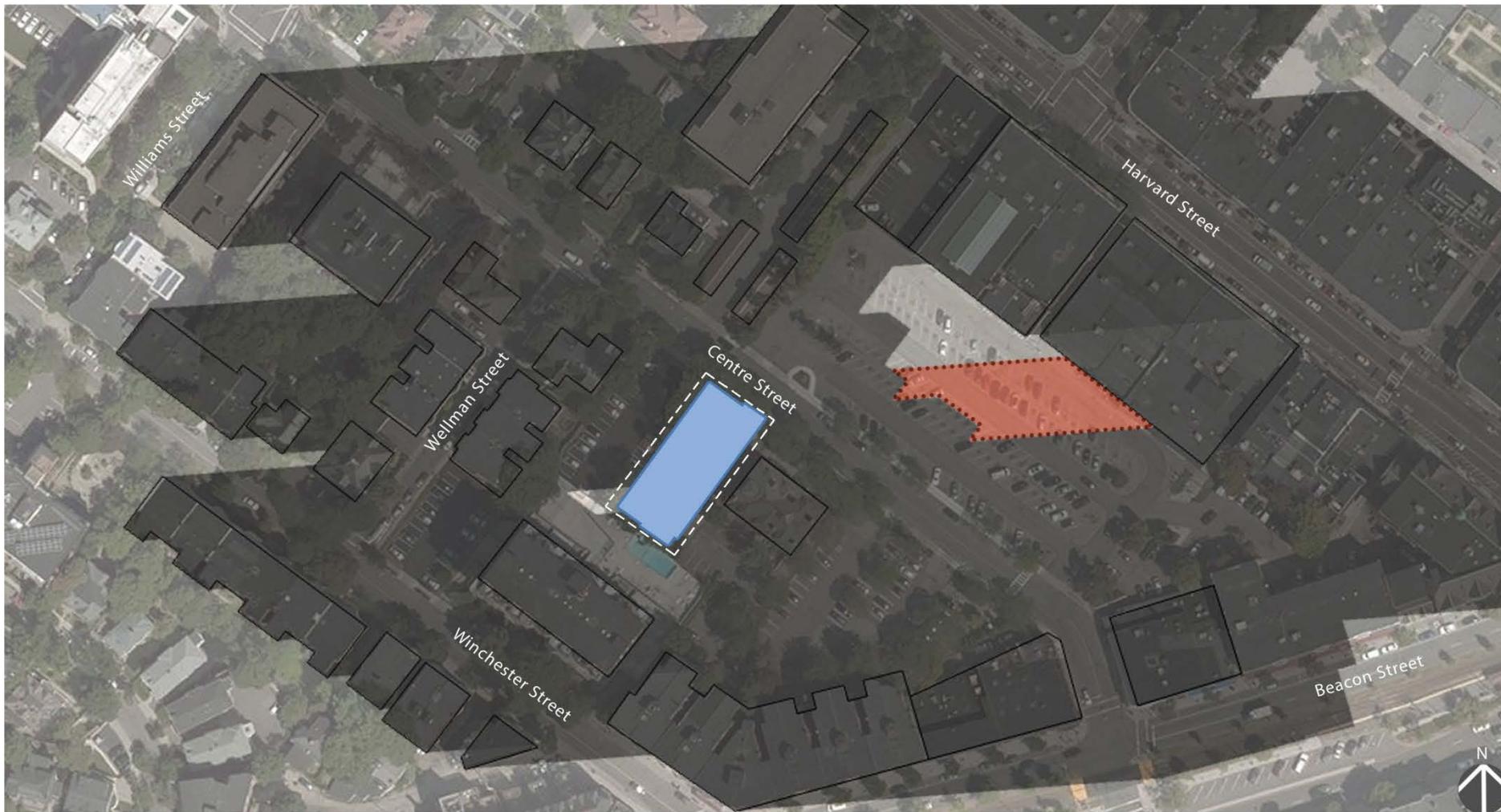
Shadow Studies - March 21st, 12:00pm

Shadow Study



Shadow Studies - March 21st, 3:00pm

Shadow Study



Shadow Studies - March 21st, 6:00pm

Shadow Study



Shadow Studies - June 21st, 9:00am

Shadow Study



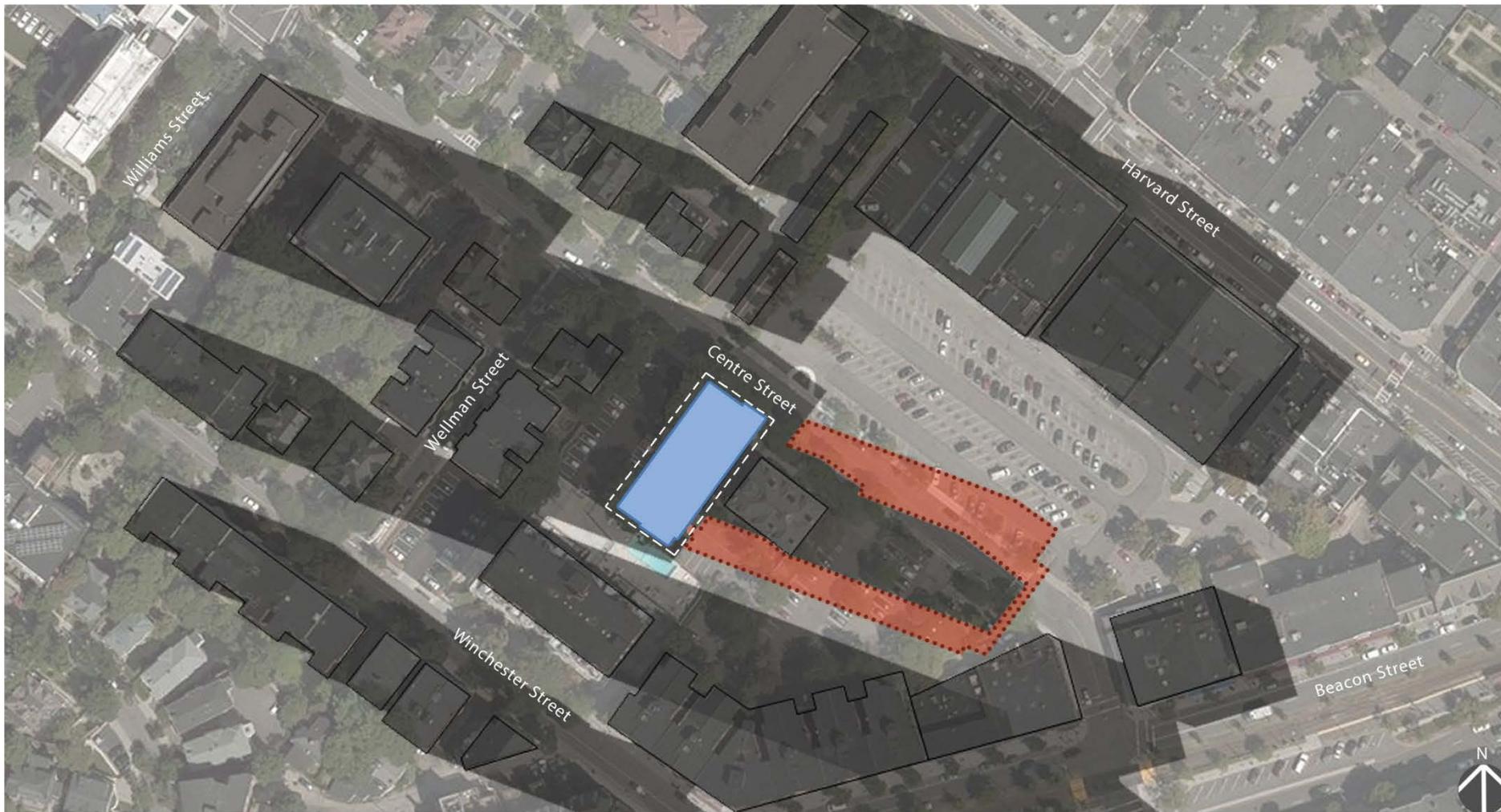
Shadow Studies - June 21st, 12:00pm

Shadow Study



Shadow Studies - June 21st, 3:00pm

Shadow Study



Shadow Studies - June 21st, 6:00pm



Shadow Studies - September 21st, 9:00am

Shadow Study



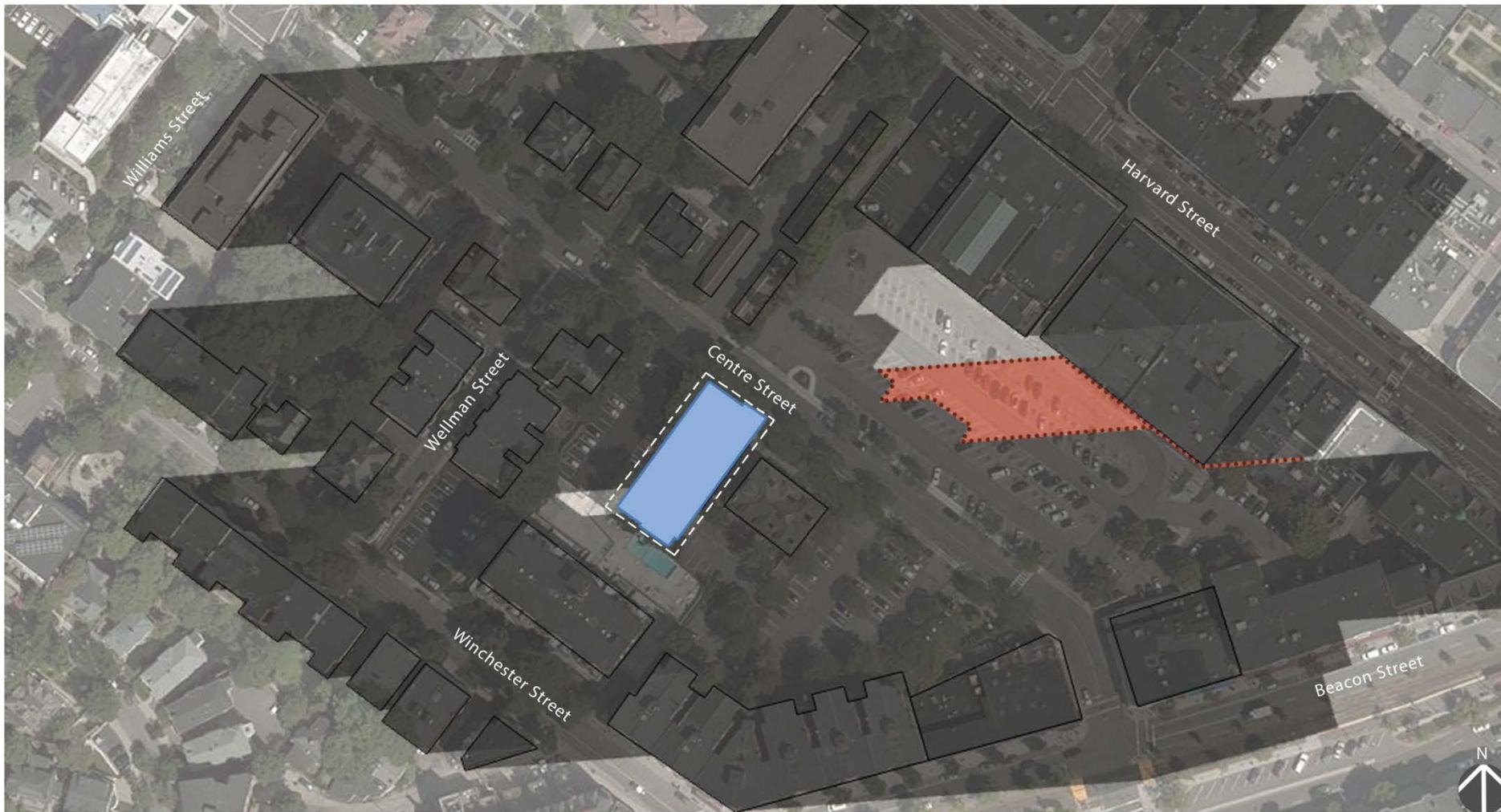
Shadow Studies - September 21st, 12:00pm

Shadow Study



Shadow Studies - September 21st, 3:00pm

Shadow Study



Shadow Studies - September 21st, 6:00pm

Shadow Study

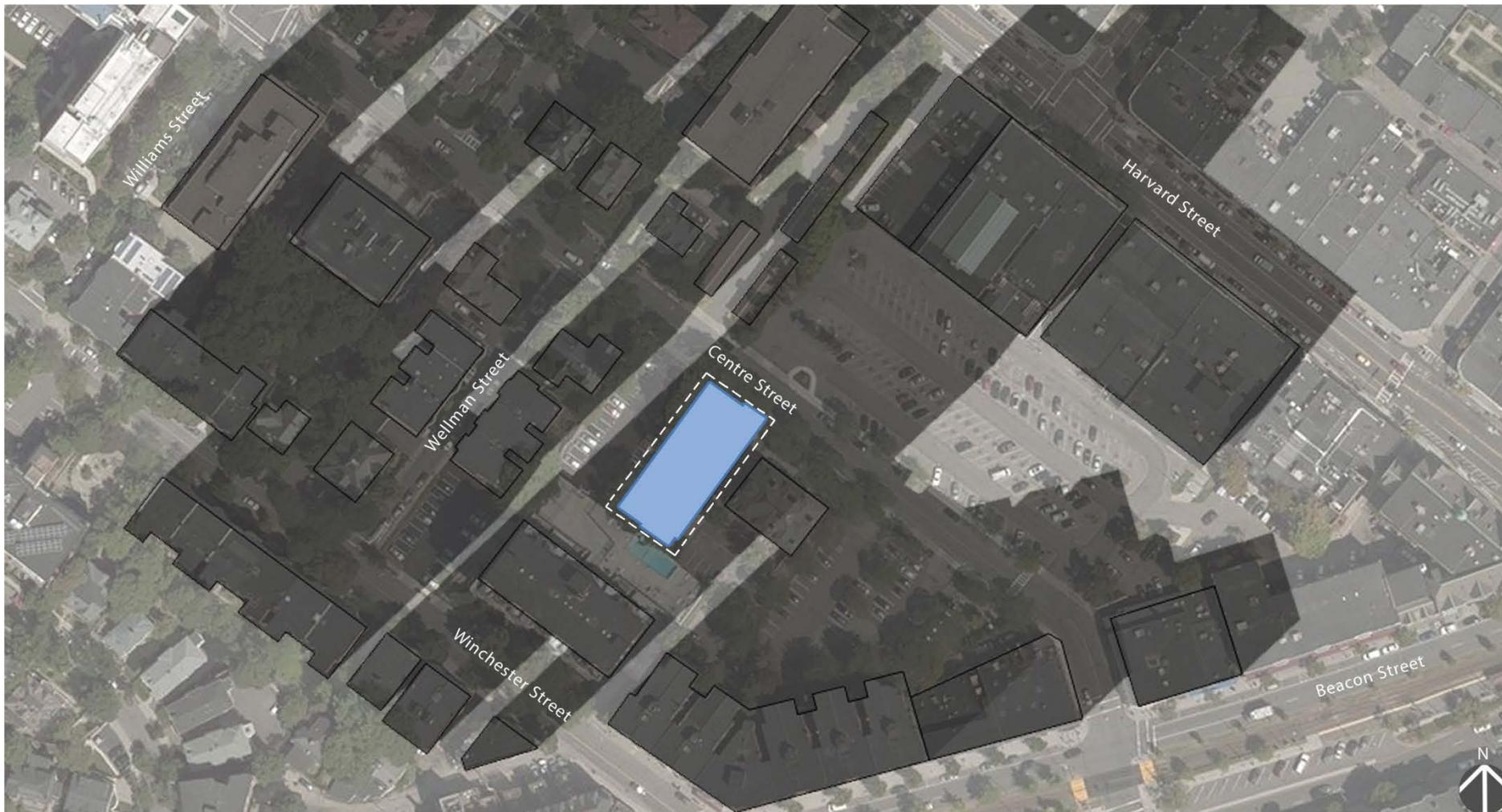


Shadow Studies - December 21st, 9:00am

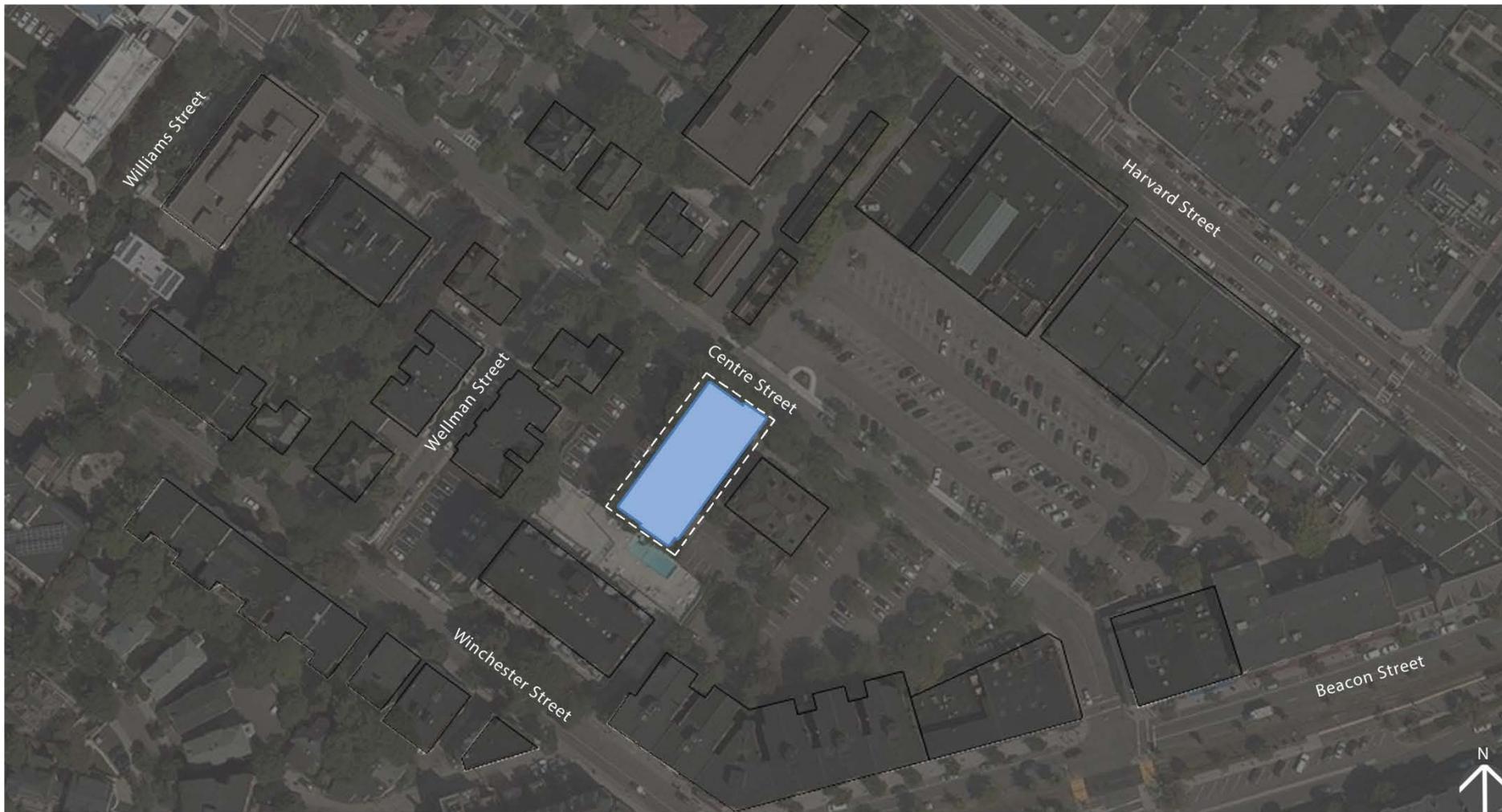


Shadow Studies - December 21st, 12:00pm

Shadow Study



Shadow Studies - December 21st, 3:00pm



Shadow Studies - December 21st, 6:00pm

Proposed Building Rendering



Conceptual Building Elevation – Northeast (Front)



Conceptual Building Elevation – Northwest (Parking Lot)



Conceptual Building Elevation – Southwest (Rear / 19 Winchester St.)



Conceptual Building Elevation – Southeast (30-34 Centre St.)



Proposed Unit Mix

RESIDENTIAL UNIT MIX

5/23/2016

Roth Family, LLC
40 Centre Street, Brookline MA
5 Floors of Wood Construction over Podium Parking

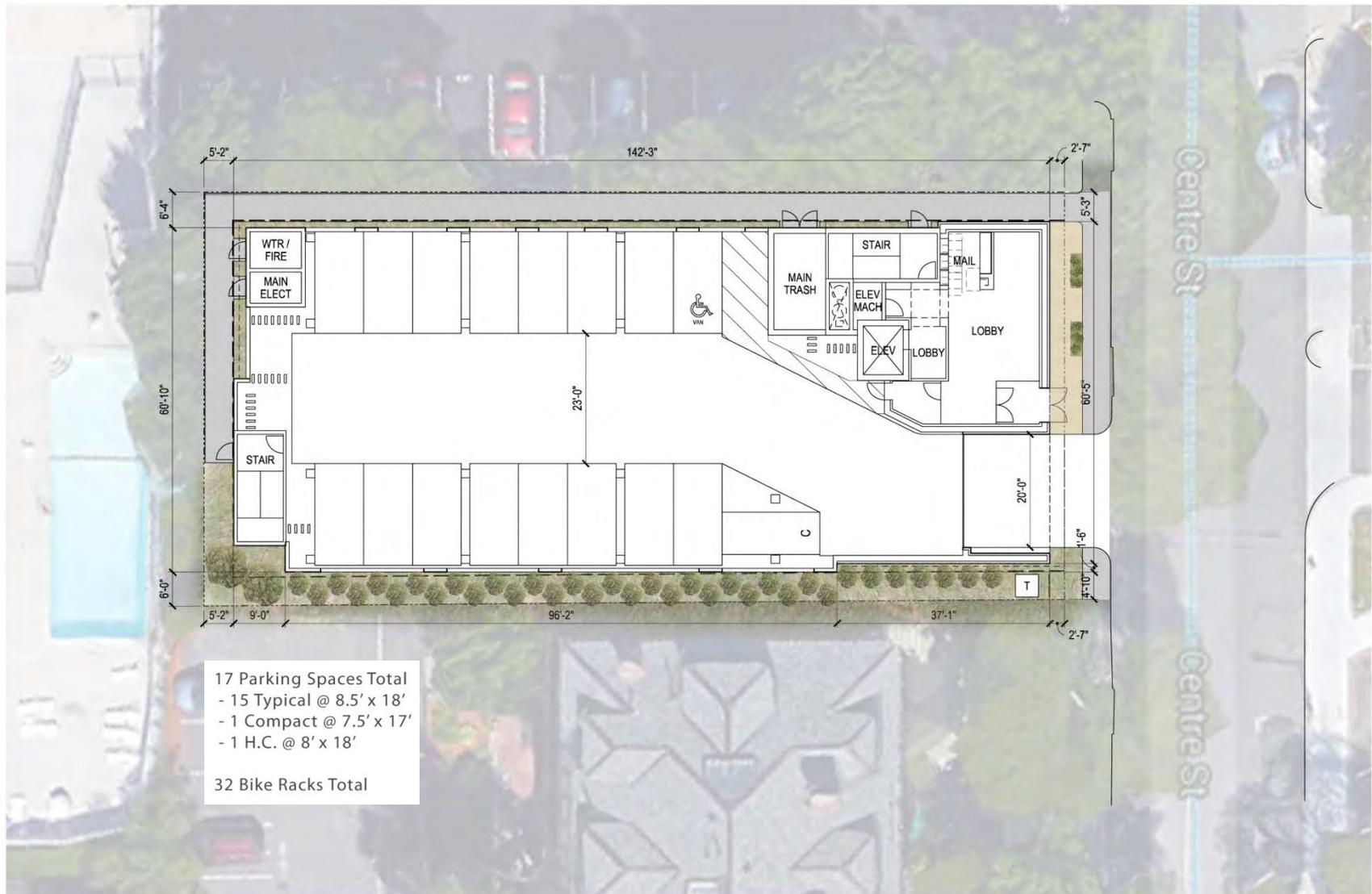
UNIT TYPE	BEDS / UNIT	UNIT NRSF	P1	P2	P3	P4	P5	TOTAL UNITS	TOTAL NRSF	MIX	
Studio, One Bath	S1	0	494	1	1	1	1	1	5	2,470	11.1%
			494						5	2,470	11%
One Bed, One Bath	A1	1	684	3	2	2	2	2	11	7,524	24.4%
One Bed, One Bath	A2	1	685	1	1	1	1	1	5	3,425	11.1%
One Bed, One Bath	A3	1	672	0	1	1	1	1	4	2,688	8.9%
			682						20	13,637	44%
Two Bed, Two Bath	B1	2	960	0	2	2	2	2	8	7,680	17.8%
Two Bed, Two Bath	B2	2	946	0	1	1	1	1	4	3,784	8.9%
Two Bed, Two Bath	B3	2	969	2	0	0	0	0	2	1,938	4.4%
Two Bed, Two Bath	B4	2	974	1	0	0	0	0	1	974	2.2%
			958						15	14,376	33%
Three Bed, Two Bath	C1	3	1,204	1	1	1	1	1	5	6,020	11.1%
			1,204						5	6,020	11%
TOTALS	Average NRSF	811	9	5	5	5	5	5	45	36,503	100%

Garage Floor Entry Lobby (GSF)

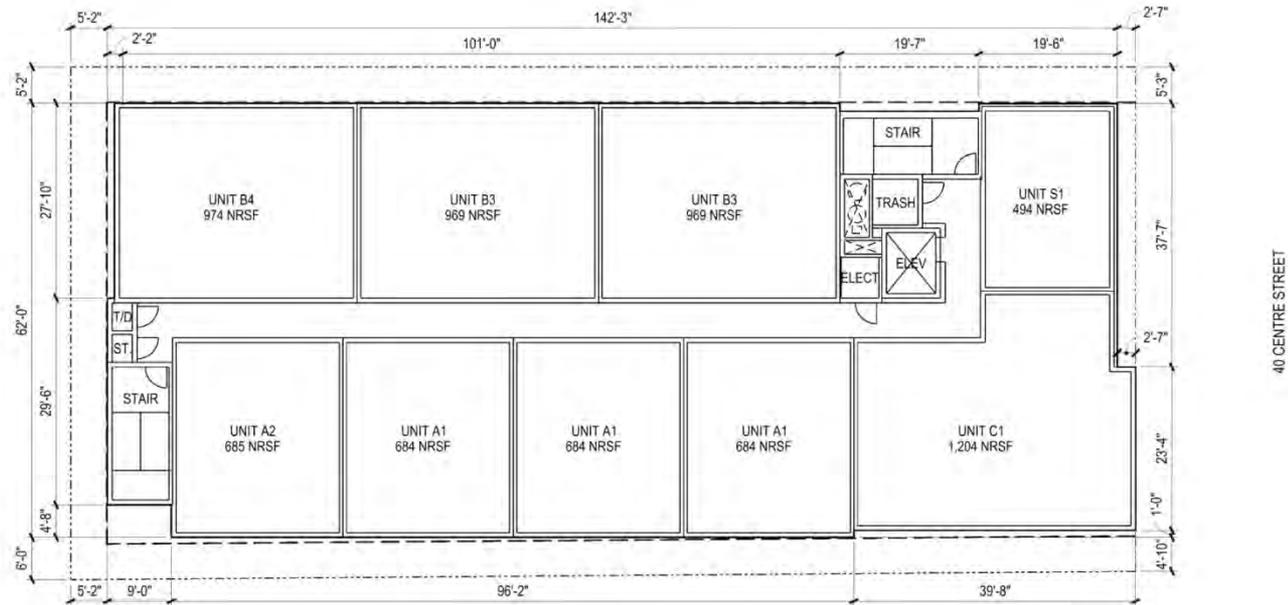
1,805

8,748	GSF - 2nd Floor
8,679	GSF - 3rd, 4th, 5th, & 6th Floors
45,269	Total Residential GSF (Includes Lobby)
6,714	GSF - Parking Level P0 (Does not include Lobby)
6,714	Total Parking GSF
51,983	Total Project GSF
81%	Project Building Efficiency
4.25	FAR

Proposed Building – Ground Floor Plan

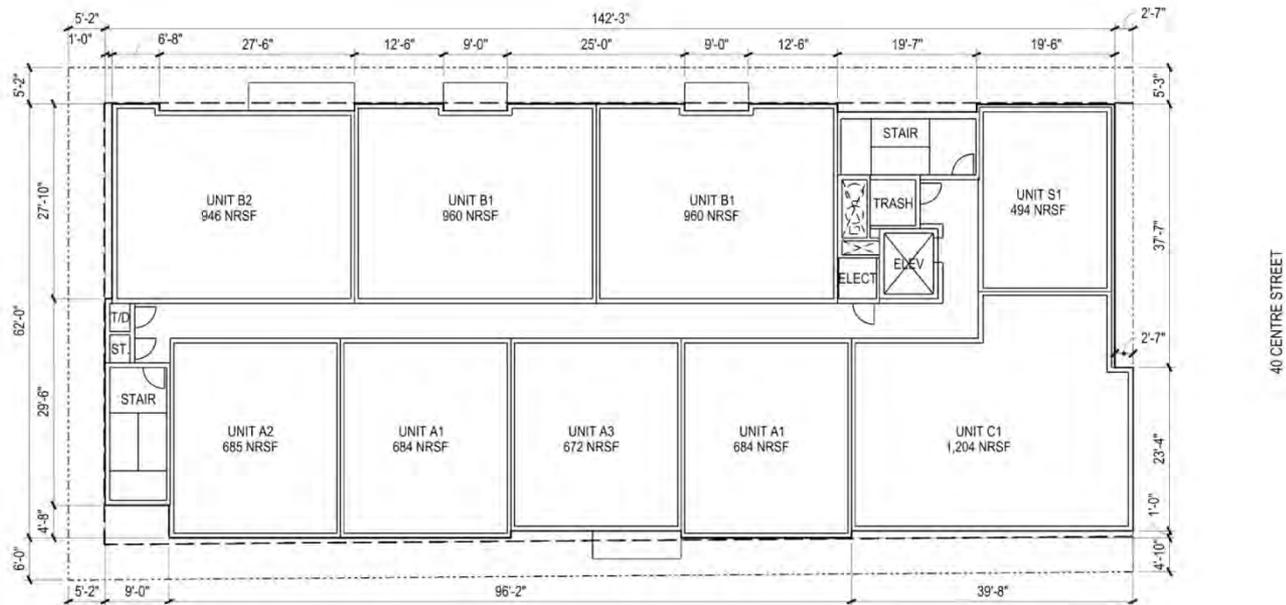


Proposed Building – Second Floor Plan



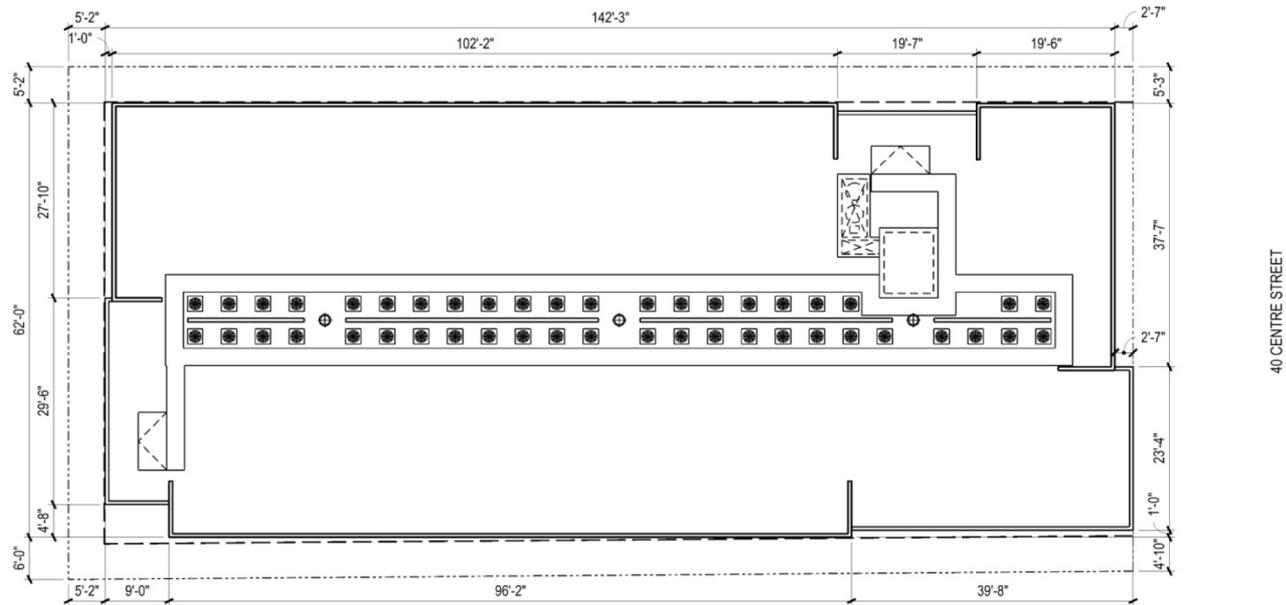
Level 2 Plan
 8,748 GSF / Floor
 7,347 NRSF / Floor
 9 Units / Floor
 84.0% Efficiency

Proposed Building – Typical Floor Plan (3-6)

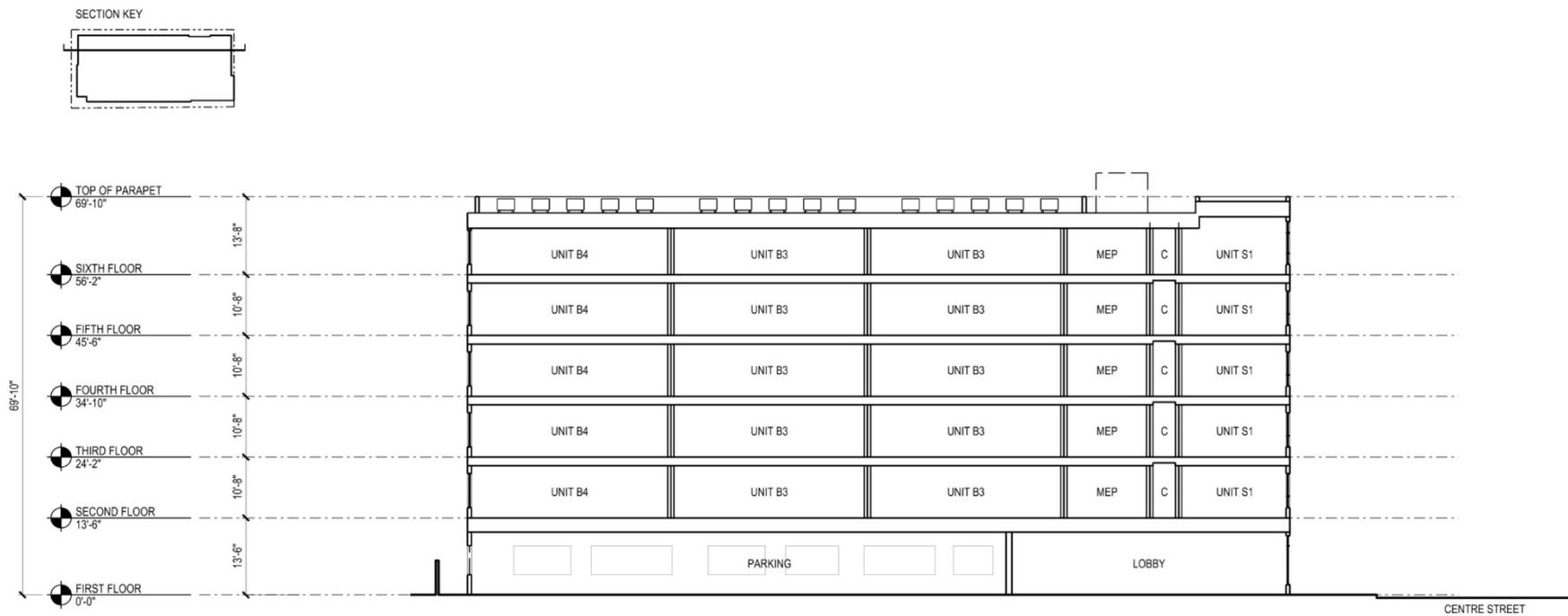


Levels 3-6 Plan
 8,679 GSF / Floor
 7,289 NRSF / Floor
 9 Units / Floor
 84.0% Efficiency

Proposed Building – Roof Plan



Conceptual Building Section



Thank You

Typical Unit Plans – A1 Unit 684 NRSF

