

38 ENGLEWOOD AVE

BRIGHTON, MA 02135

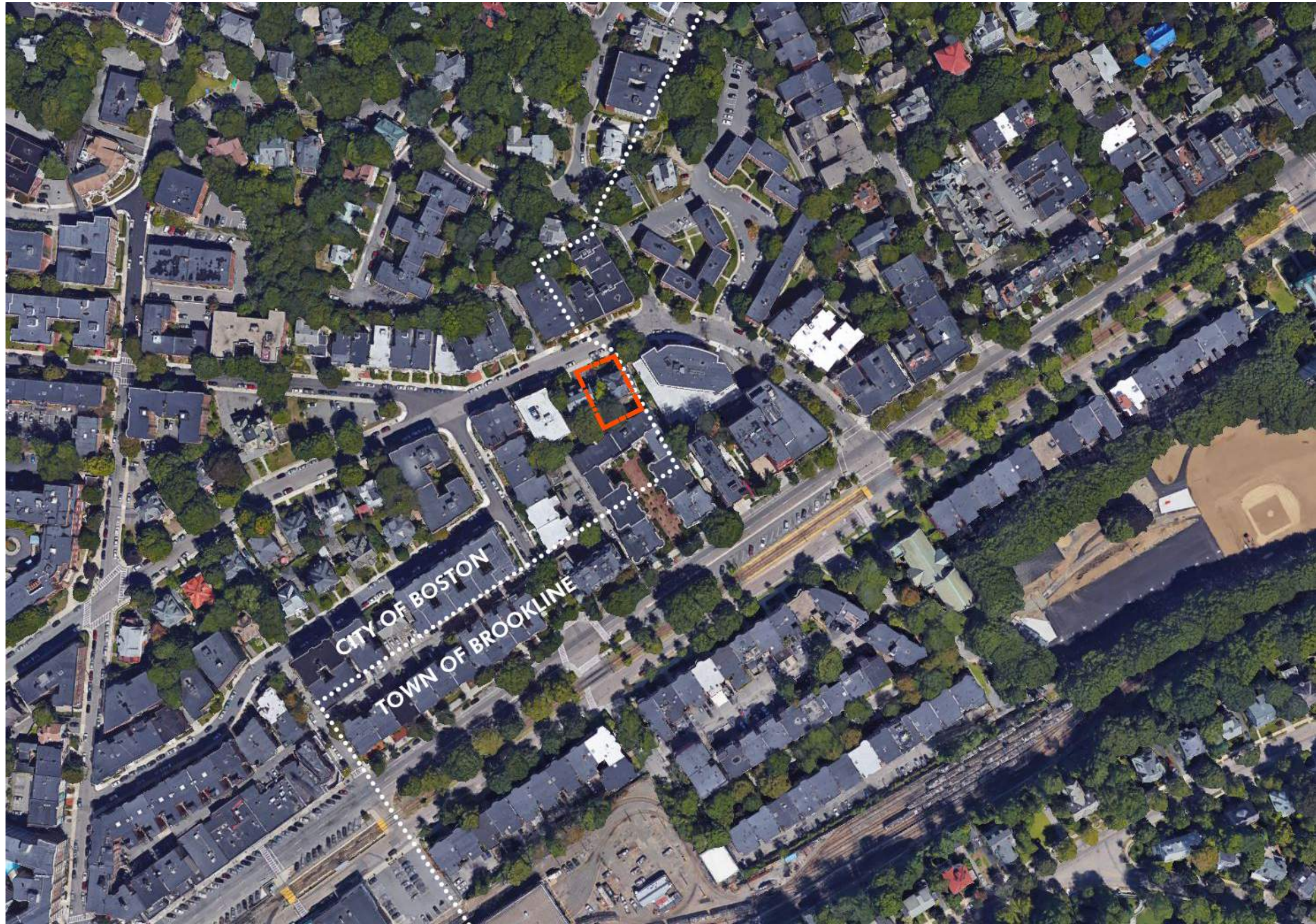
AURA PROPERTIES

REVISED CONCEPT

MARCH 22, 2018



EMBARC STUDIO
ARCHITECTURE + DESIGN







VIEW 1 LOOKING WEST UP ENGLEWOOD AVE



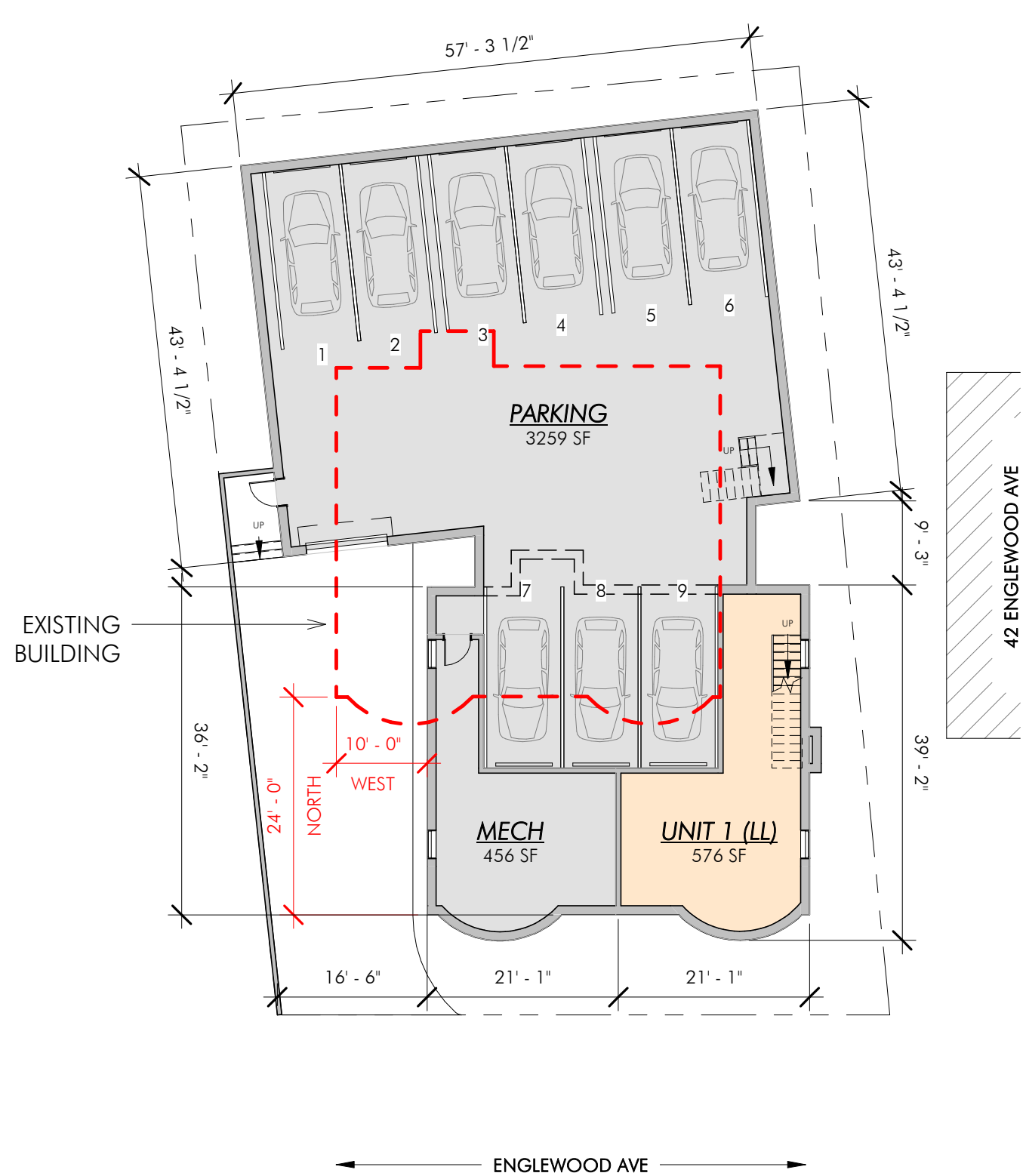
VIEW 2 LOOKING NORTHWEST FROM ADJACENT PARKING LOT

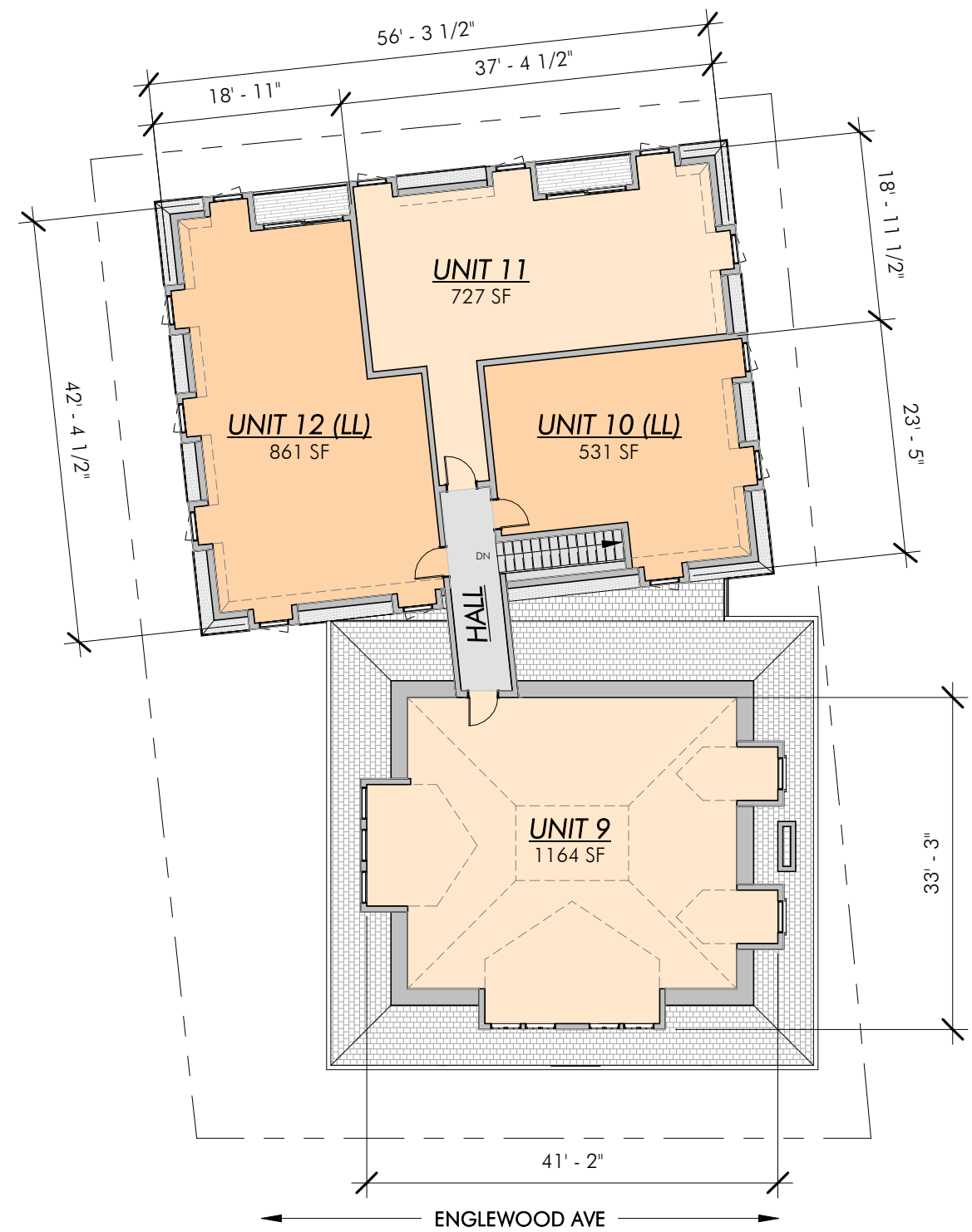
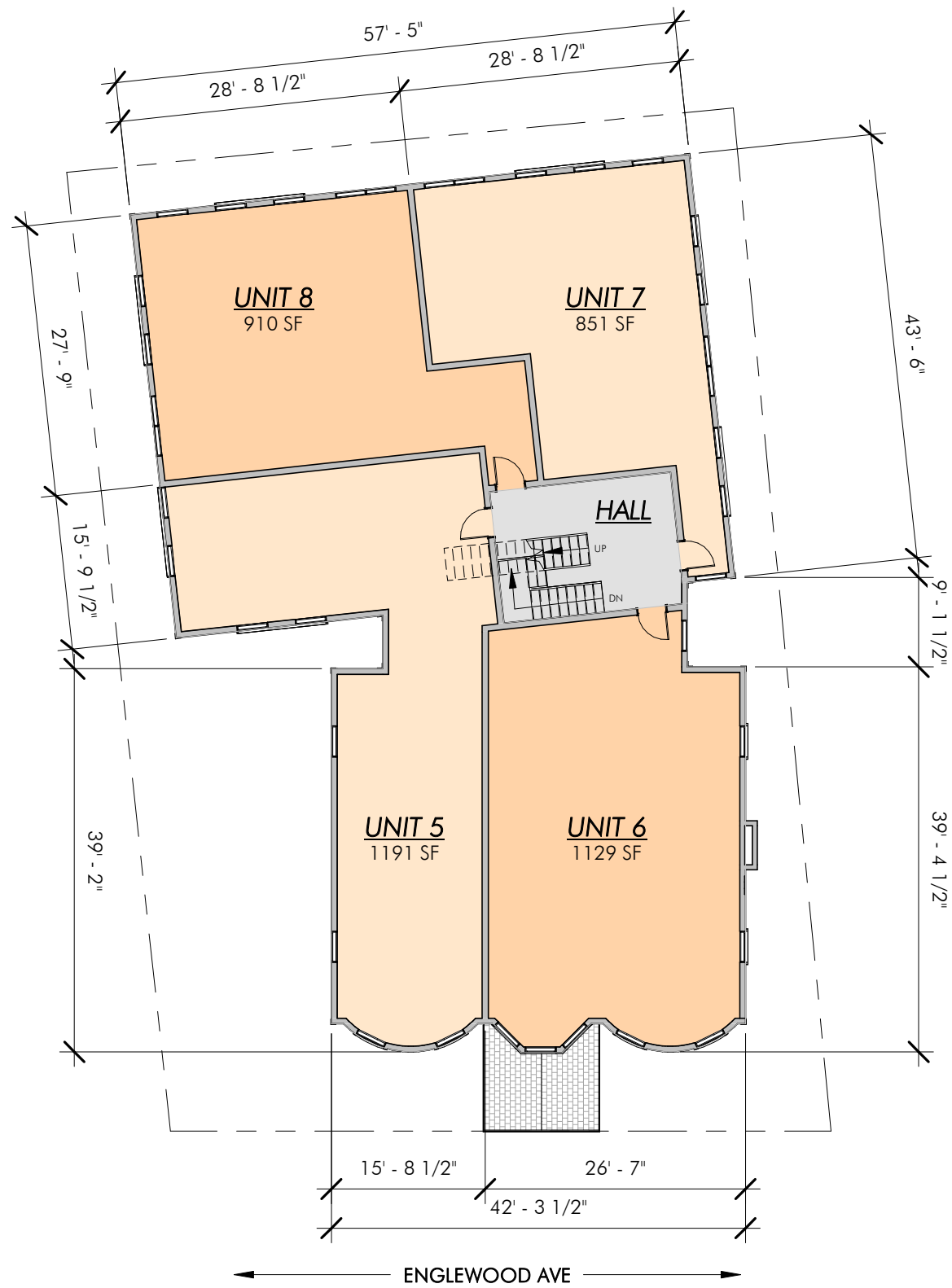


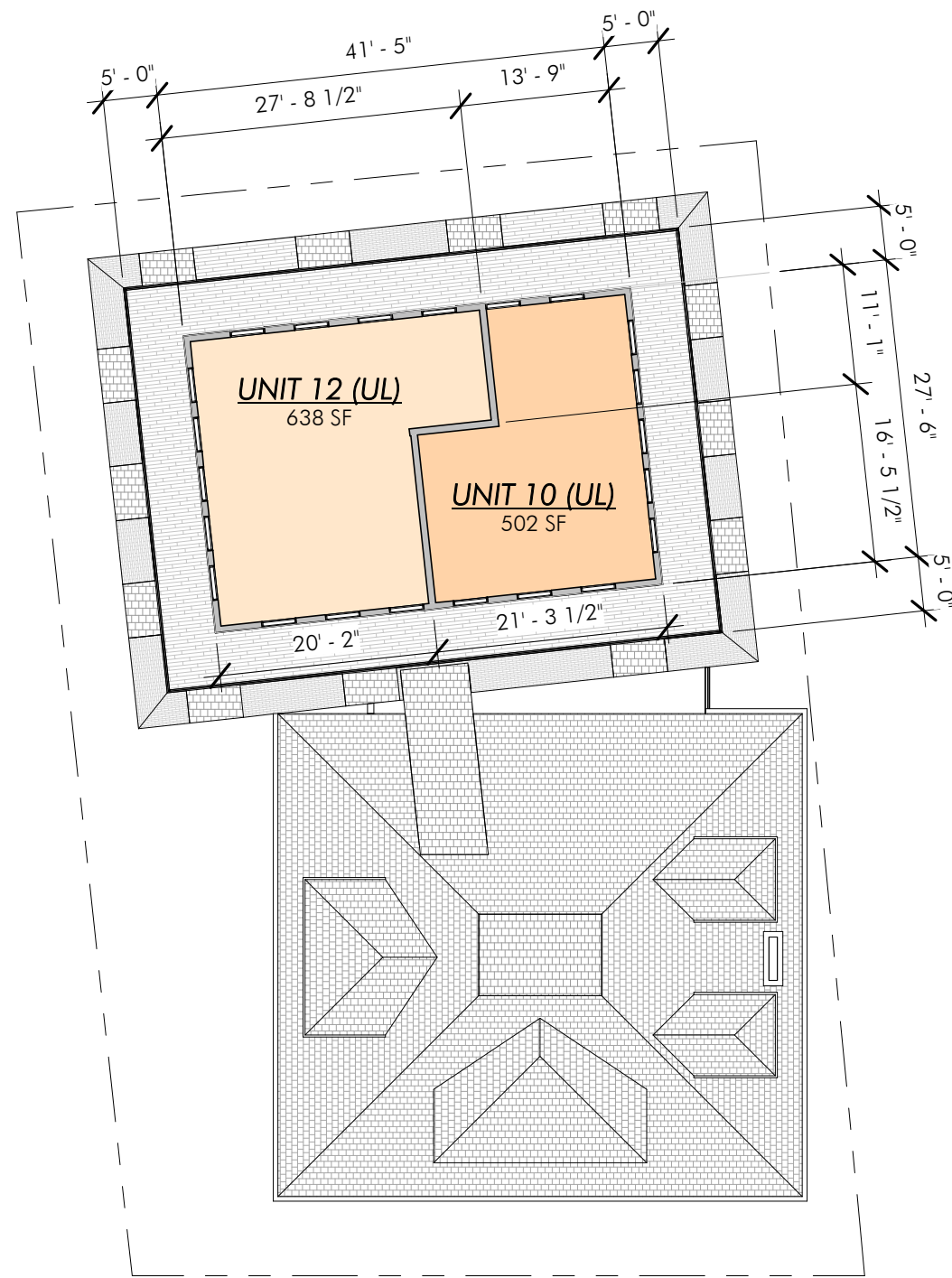
VIEW 3 LOOKING EAST DOWN ENGLEWOOD AVE

EXISTING APARTMENTS @ 20 ENGLEWOOD AVE, BROOKLINE

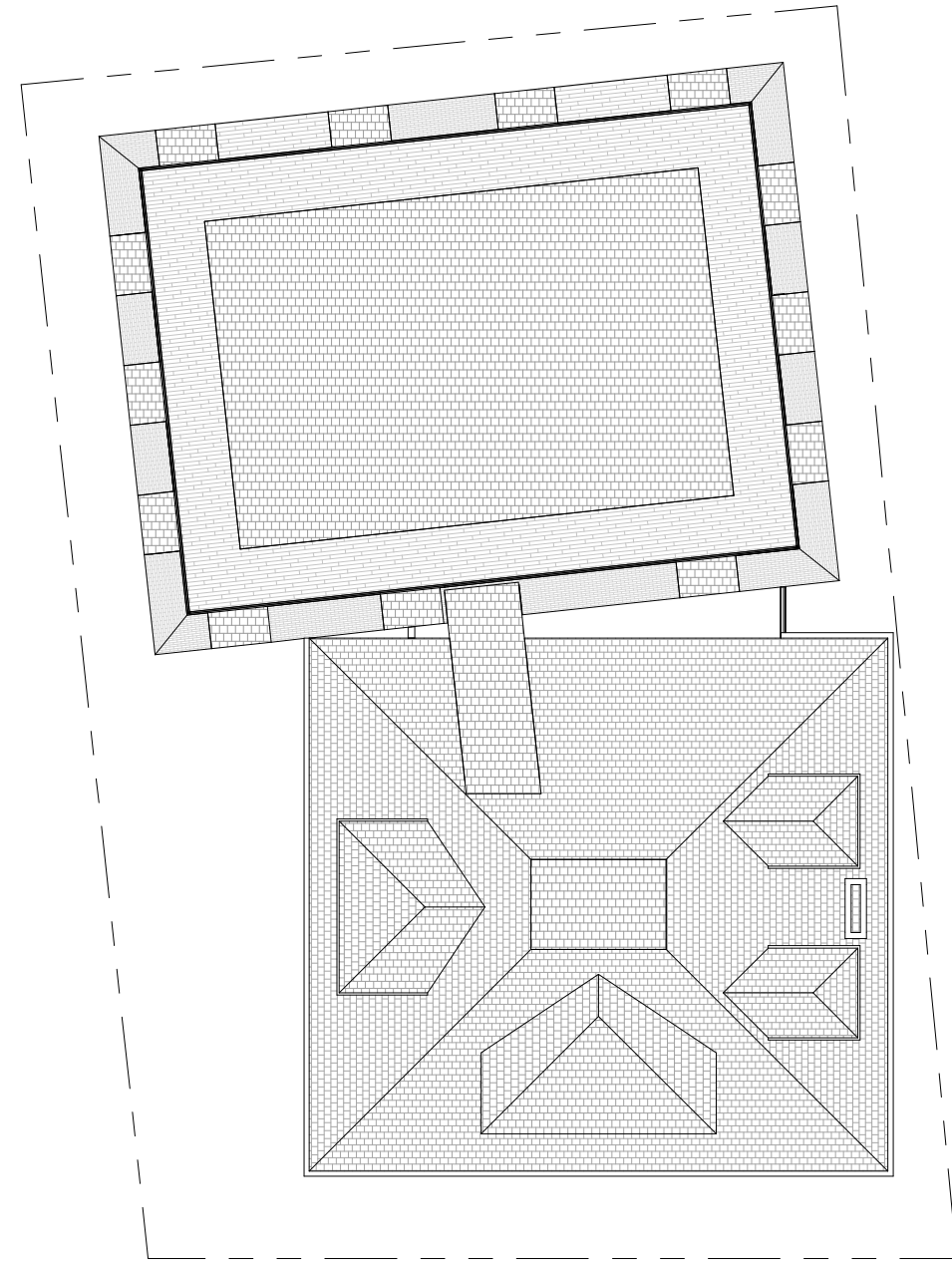
42 ENGLEWOOD AVE



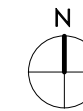
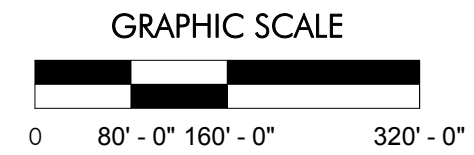




← ENGLEWOOD AVE →



← ENGLEWOOD AVE →









PROGRAM AREAS

RENTABLE/SELLABLE AREA

TYPE	AREA
UNIT 1 (LL)	576 SF

BASEMENT: 1 576 SF

UNIT 1 (UL)	605 SF
UNIT 2	988 SF
UNIT 3	1168 SF
UNIT 4	1176 SF

FIRST FLOOR: 4 3936 SF

UNIT 5	1191 SF
UNIT 6	1129 SF
UNIT 7	851 SF
UNIT 8	910 SF

SECOND FLOOR: 4 4081 SF

UNIT 9	1164 SF
UNIT 10 (LL)	531 SF
UNIT 11	727 SF
UNIT 12 (LL)	861 SF

THIRD FLOOR: 4 3282 SF

UNIT 10 (UL)	502 SF
UNIT 12 (UL)	638 SF

FOURTH FLOOR: 2 1140 SF

TOTAL
RENTABLE/SELLABLE
GSF 13015 SF

DUPLEX TOTALS:

UNIT 1 1,181 SF

UNIT 10 1,033 SF

UNIT 12 1,499 SF

COMMON

AREA TYPE	AREA
CORE	3714 SF

BASEMENT 3714 SF

CORE	376 SF
FIRST FLOOR	376 SF

CORE	252 SF
SECOND FLOOR	252 SF

CORE	166 SF
THIRD FLOOR	166 SF
TOTAL COMMON GSF	4507 SF

PARKING COUNT

TYPE NAME	COUNT
STANDARD	9

TOTAL PARKING
SPACES 9

BUILDING GSF / FAR

LEVEL	AREA	FAR
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BASEMENT	4290 SF	0.64
FIRST FLOOR	4312 SF	0.64
SECOND FLOOR	4333 SF	0.64
THIRD FLOOR	3448 SF	0.40
FOURTH FLOOR	1140 SF	0.00
TOTAL BUILDING GSF	17522 SF	2.32

TOTAL SITE GSF: 6,743 SF







SHINGLE



CLAPBOARD SIDING



CASEMENT WINDOW

