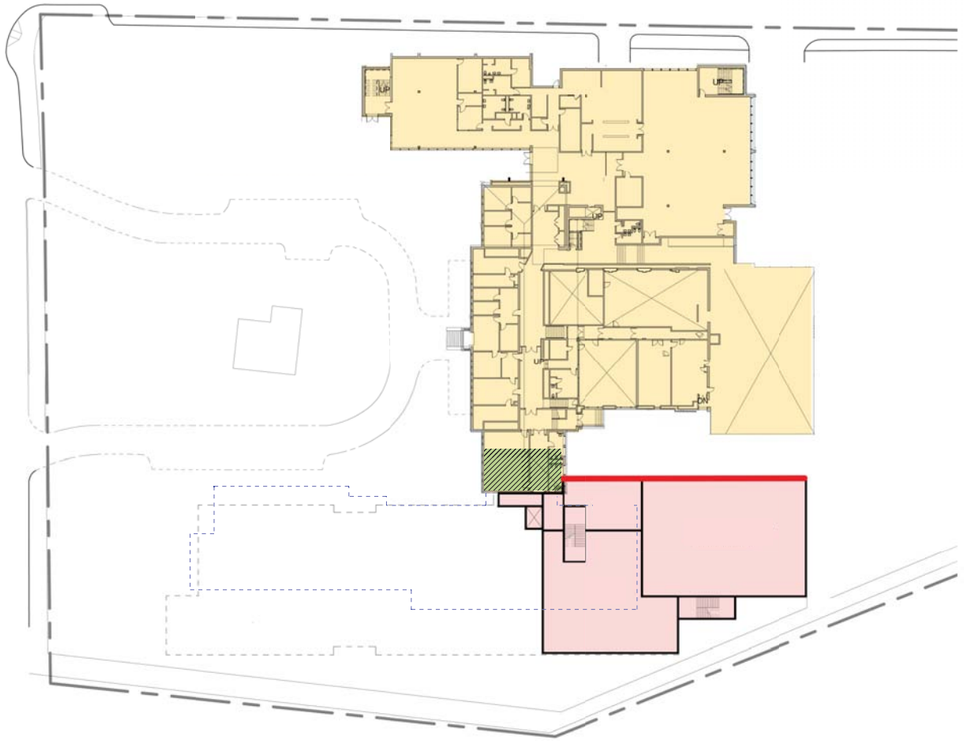
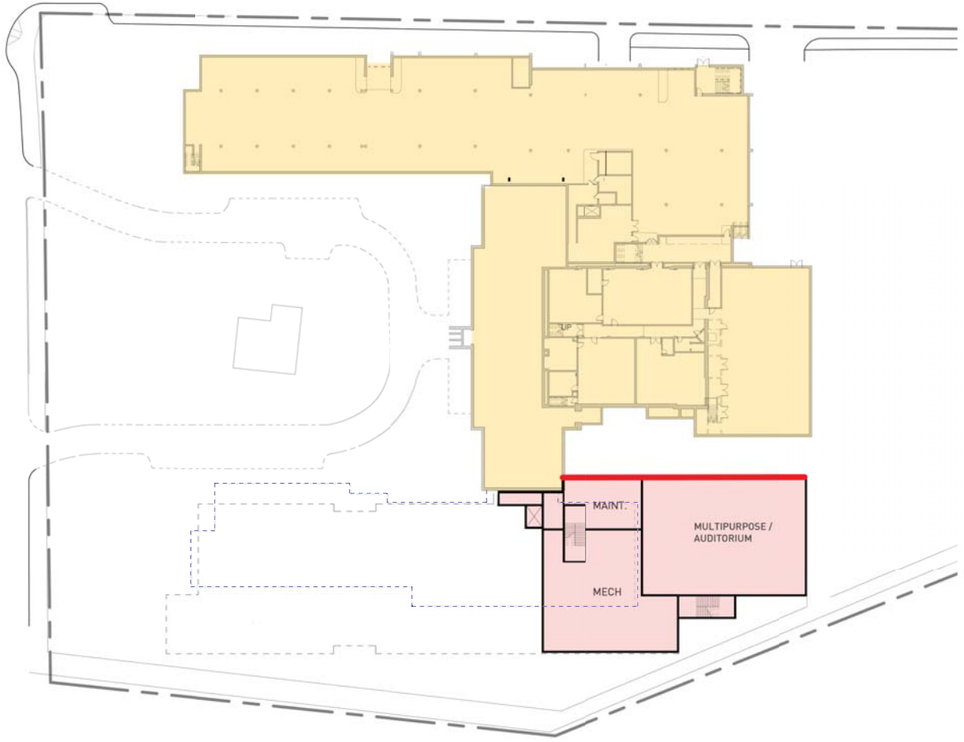


UPPER STEDMAN LEVEL



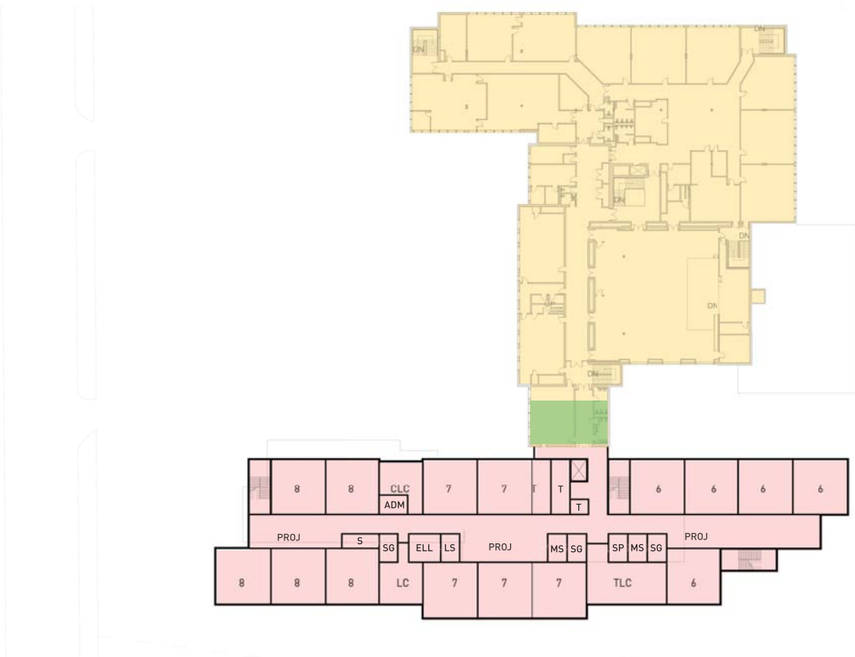
STEDMAN LEVEL

LEGEND

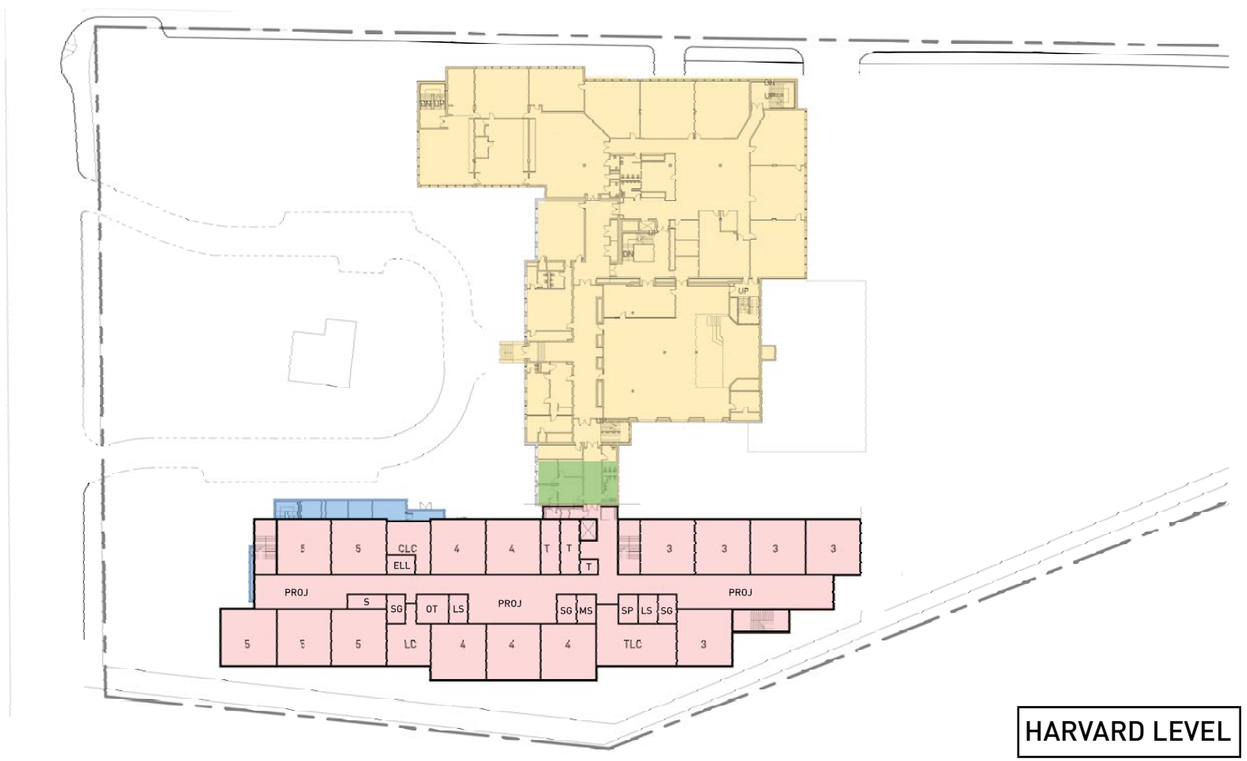
- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

OPTION 1 - PHASE 1

DEVOTION SCHOOL
Brookline, MA
9/22/2014



2nd FLOOR



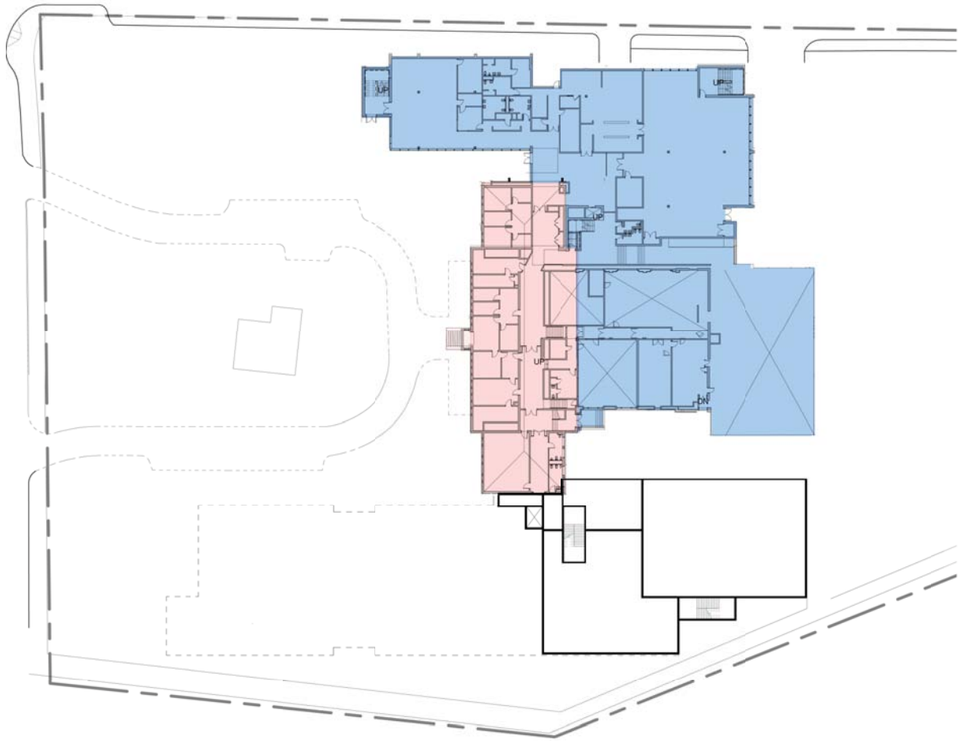
HARVARD LEVEL

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

OPTION 1 - PHASE 1

DEVOTION SCHOOL
Brookline, MA
9/22/2014



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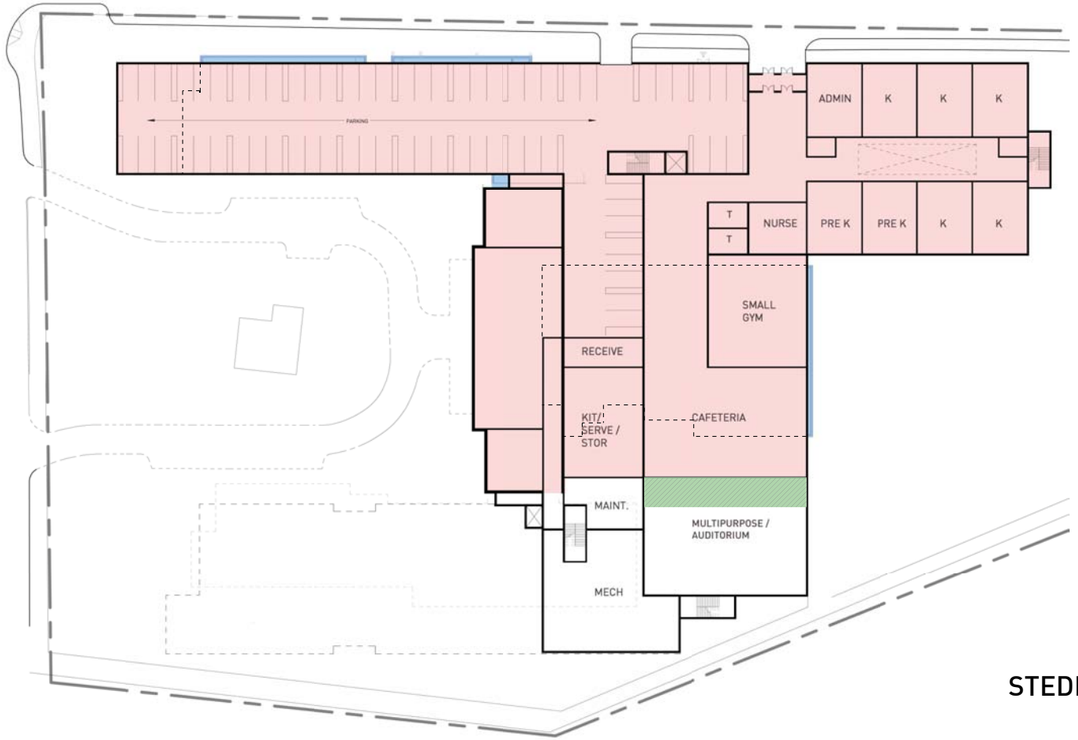


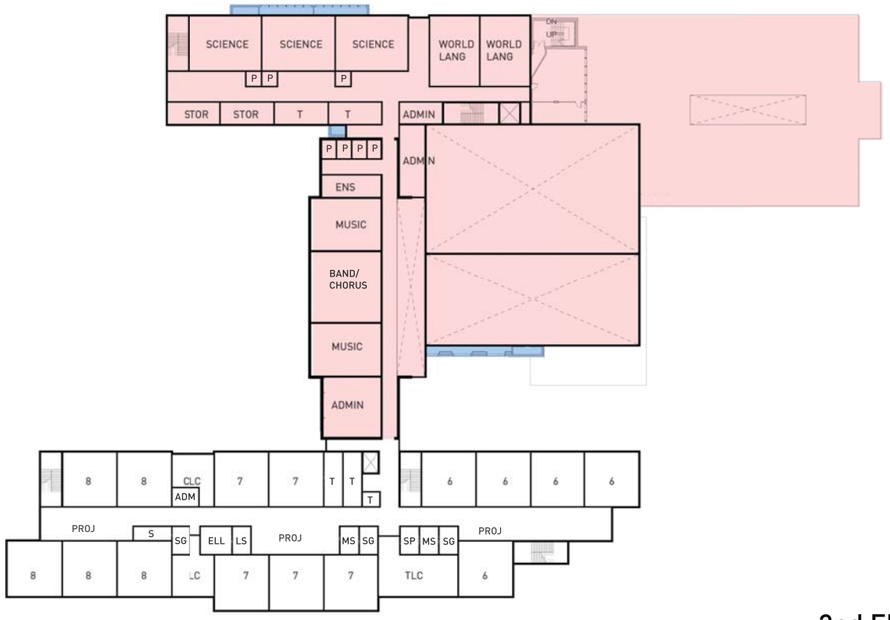
STEDMAN LEVEL

OPTION 1 - PHASE 2

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014



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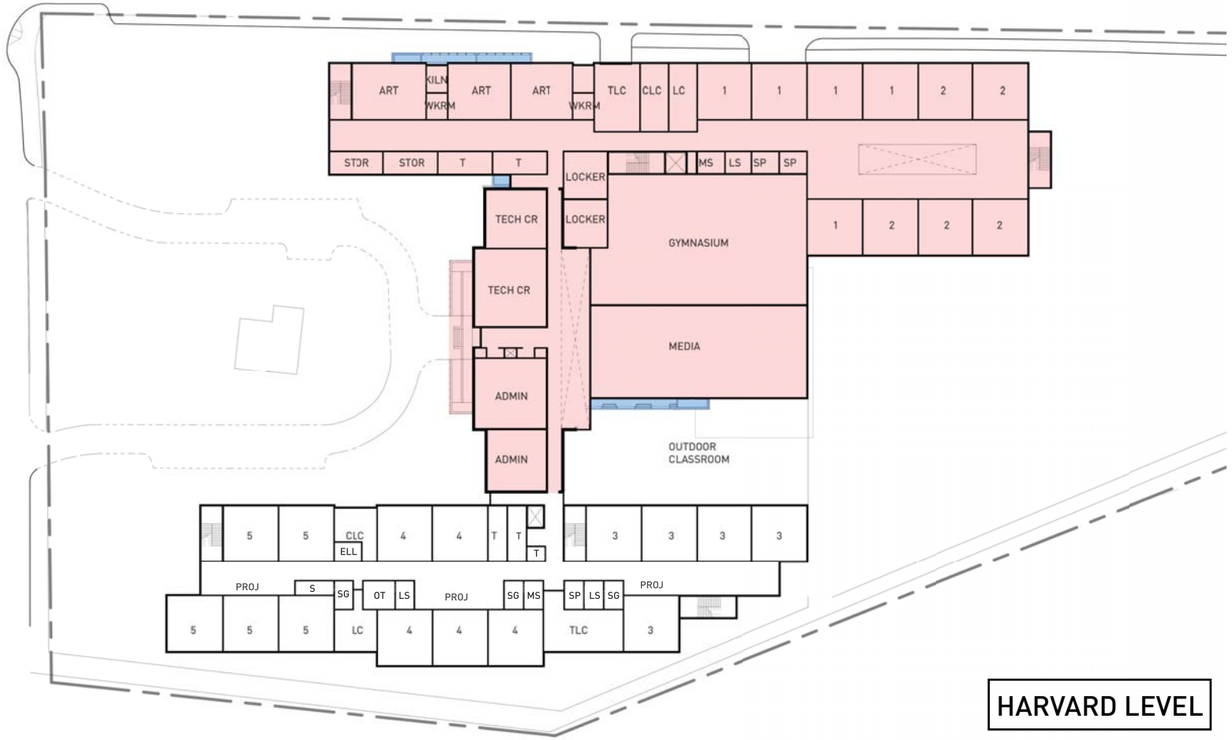


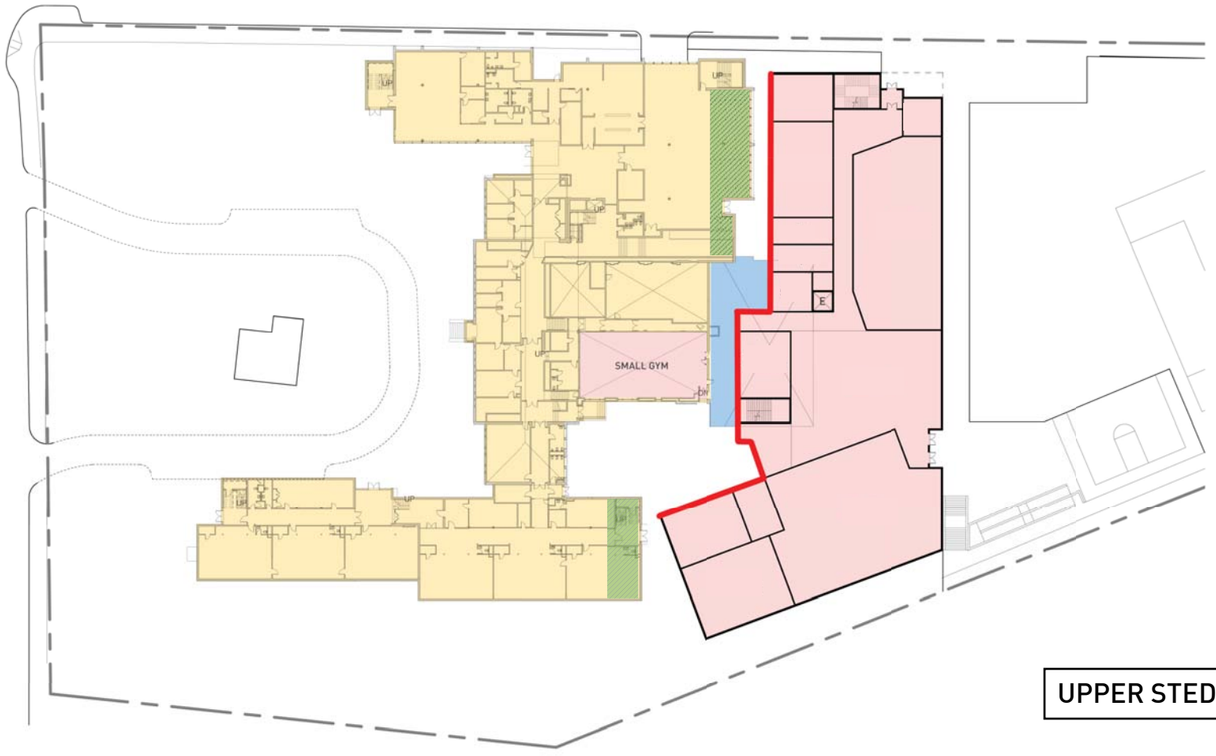
HARVARD LEVEL

OPTION 1 - PHASE 2

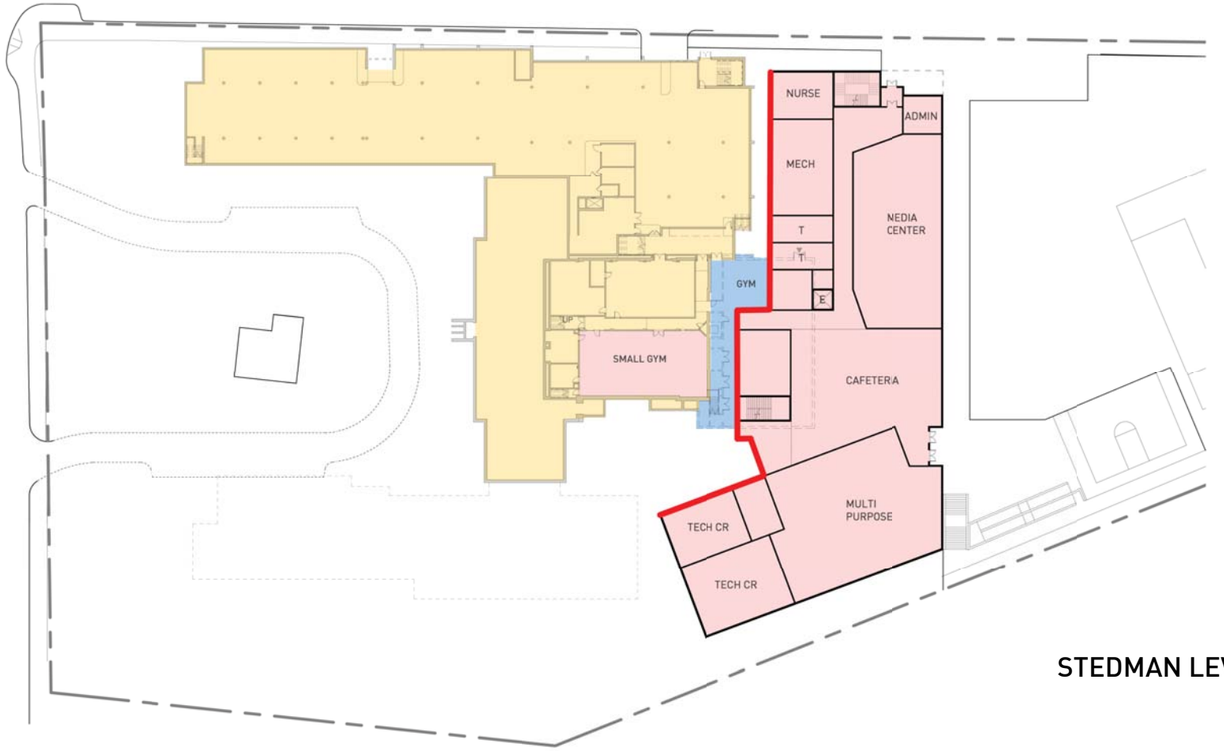
LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014



UPPER STEDMAN LEVEL



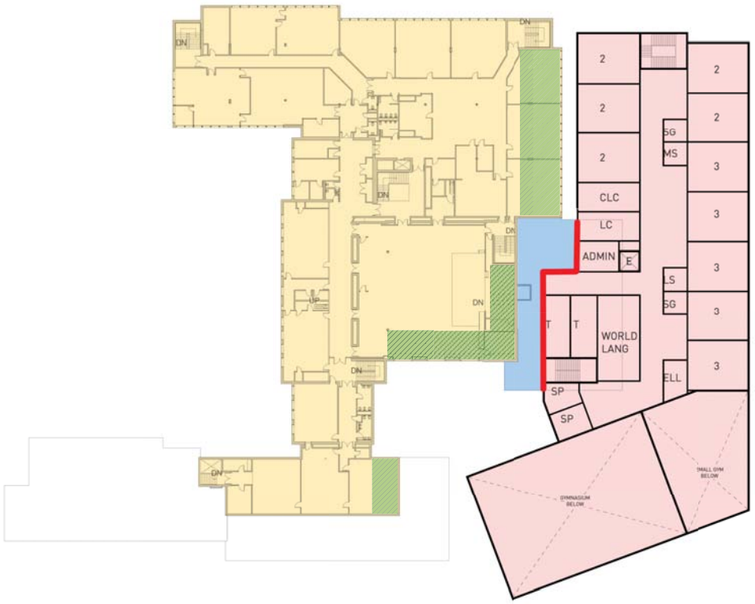
STEDMAN LEVEL

OPTION 2 - PHASE 1

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014



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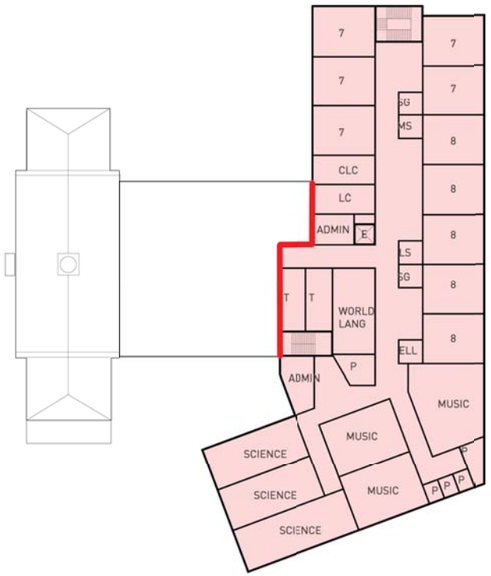
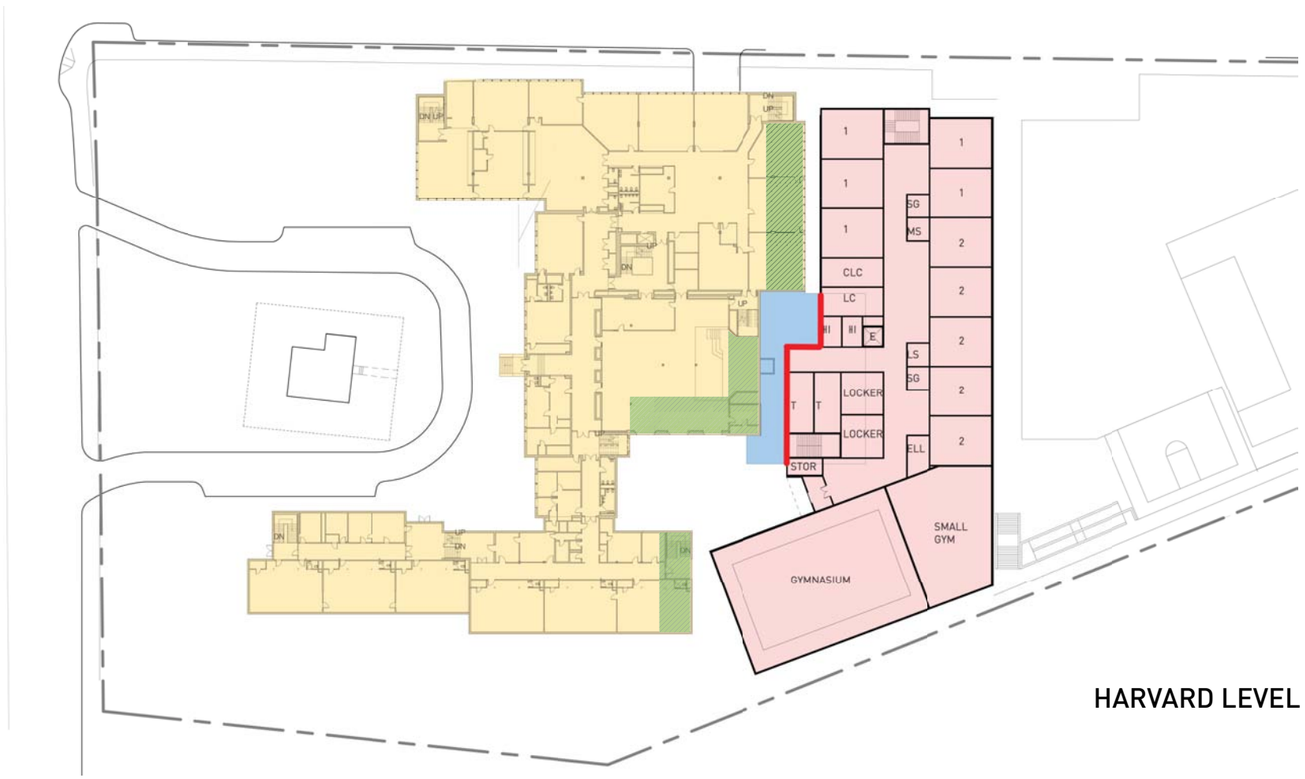


3rdFLOOR



HARVARD LEVEL

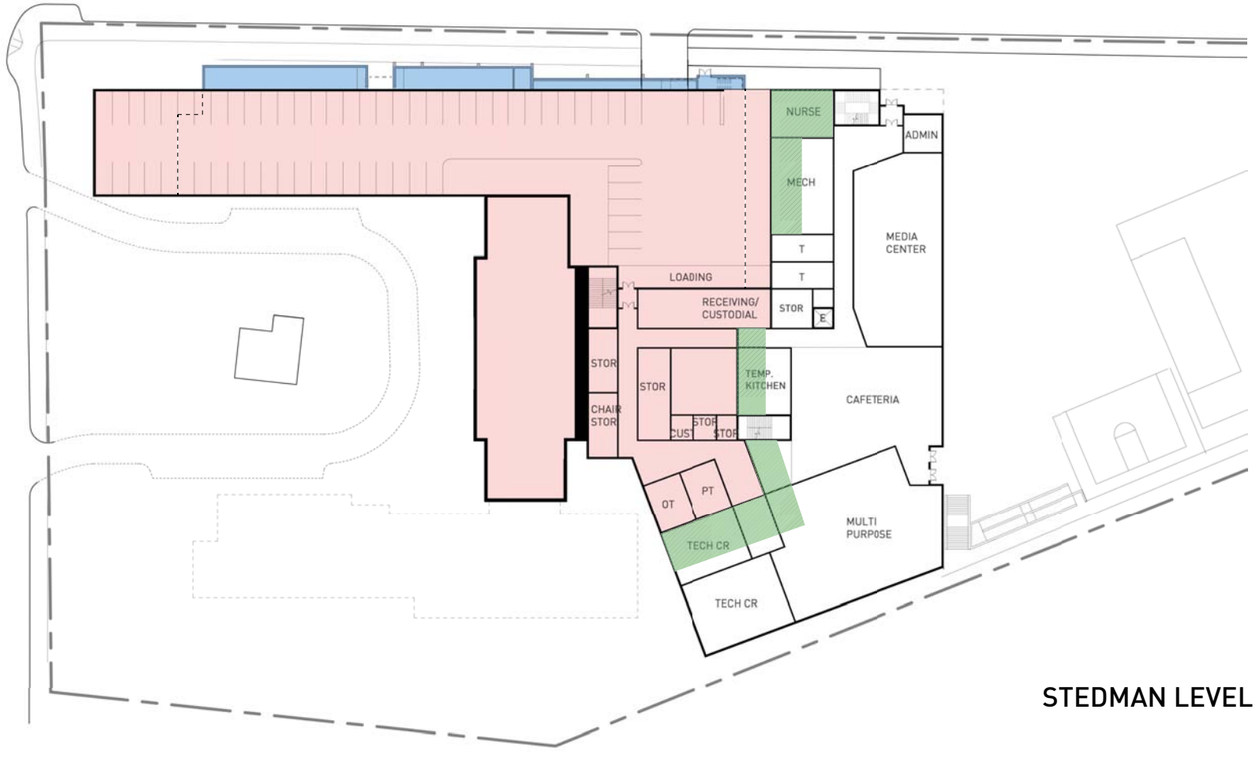
OPTION 2 - PHASE 1

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014

UPPER STEDMAN LEVEL



STEDMAN LEVEL

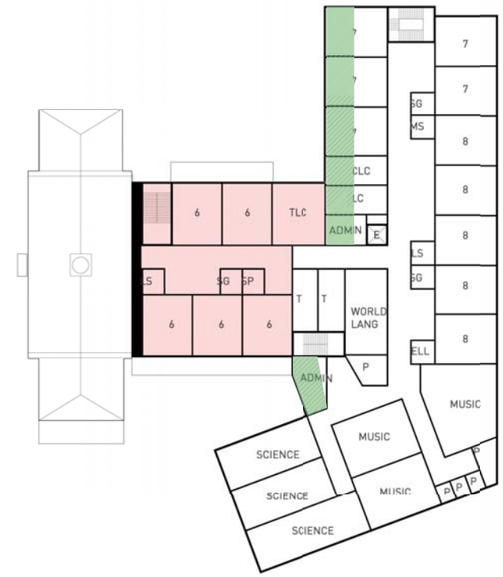
OPTION 2 - PHASE 2

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014

2nd FLOOR



3rd FLOOR

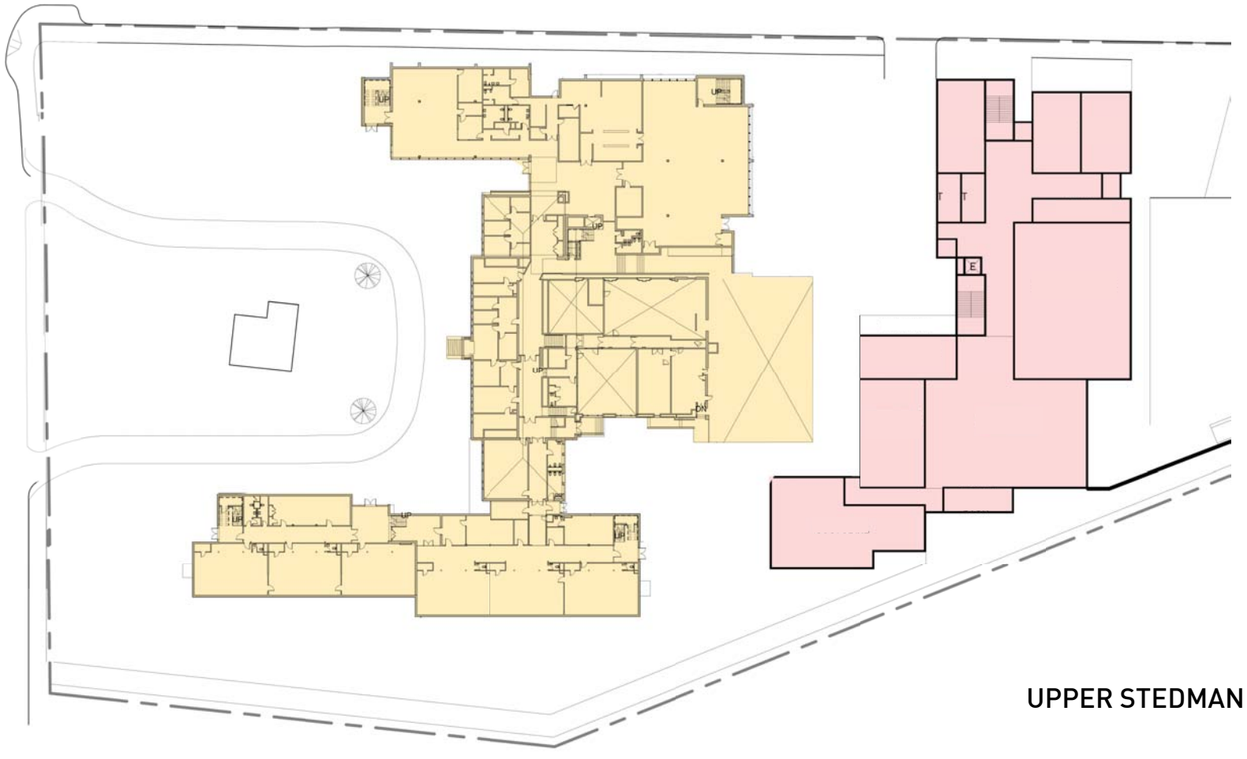
HARVARD LEVEL

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

OPTION 2 - PHASE 2

DEVOTION SCHOOL
Brookline, MA
9/22/2014



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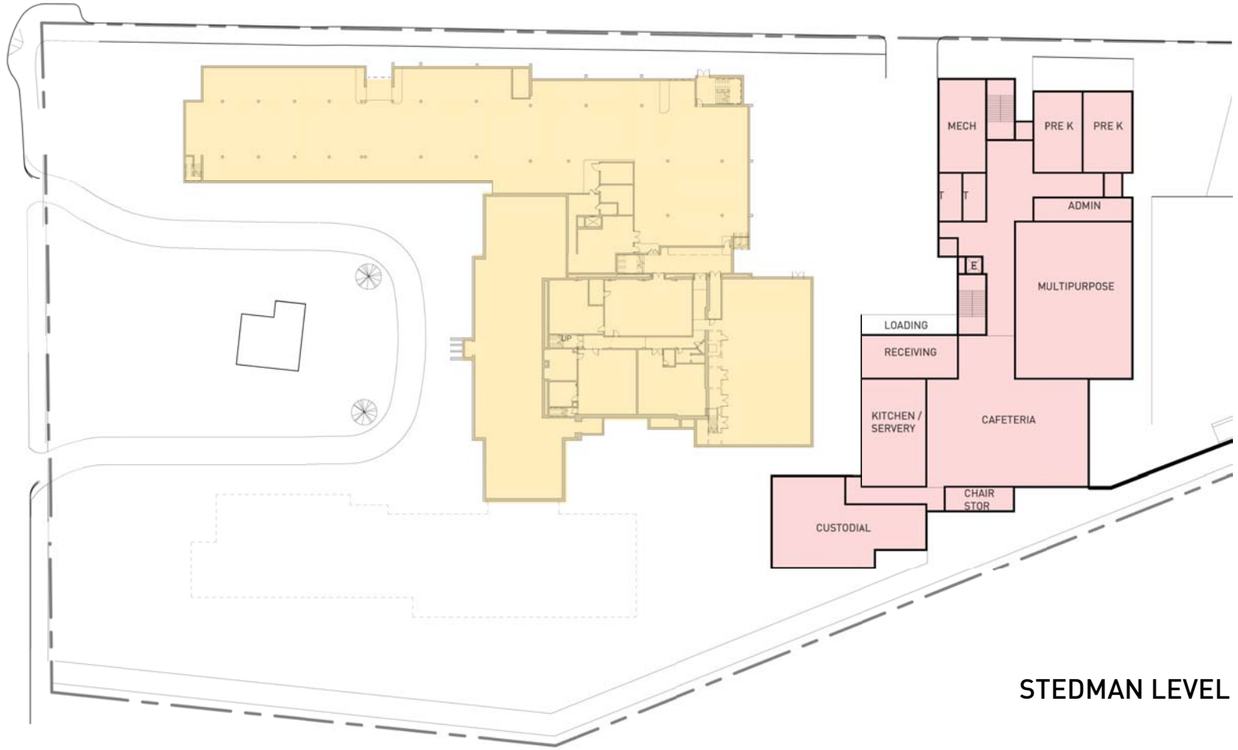


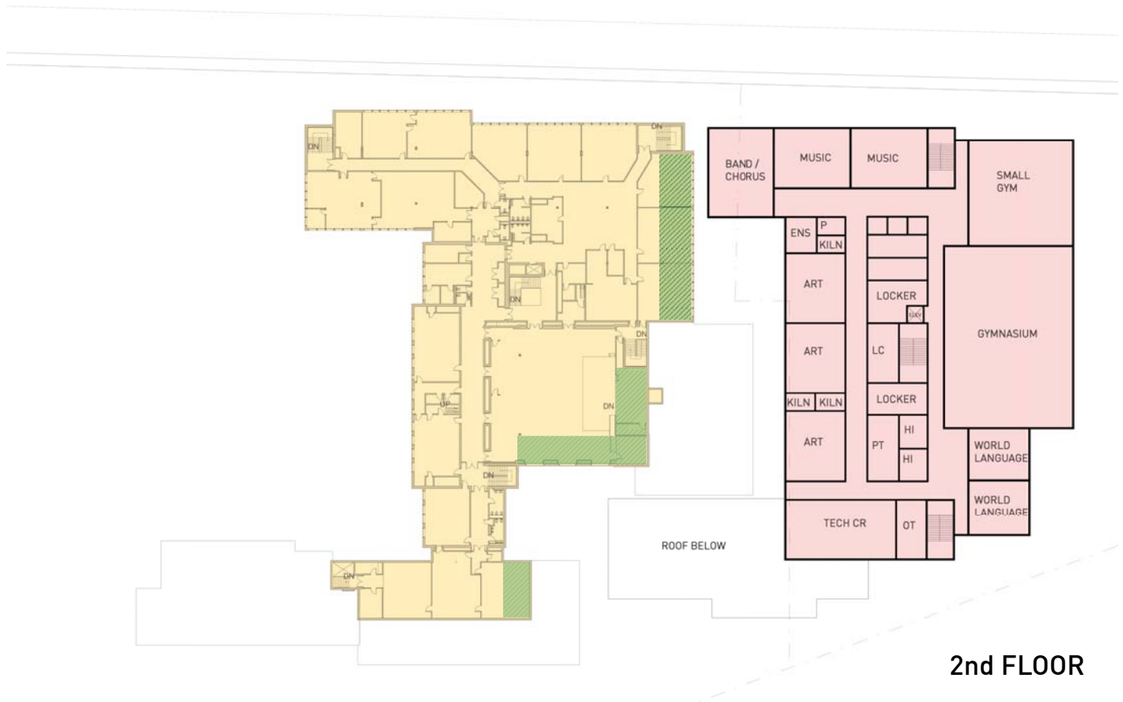
STEDMAN LEVEL

OPTION 3 - PHASE 1

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014



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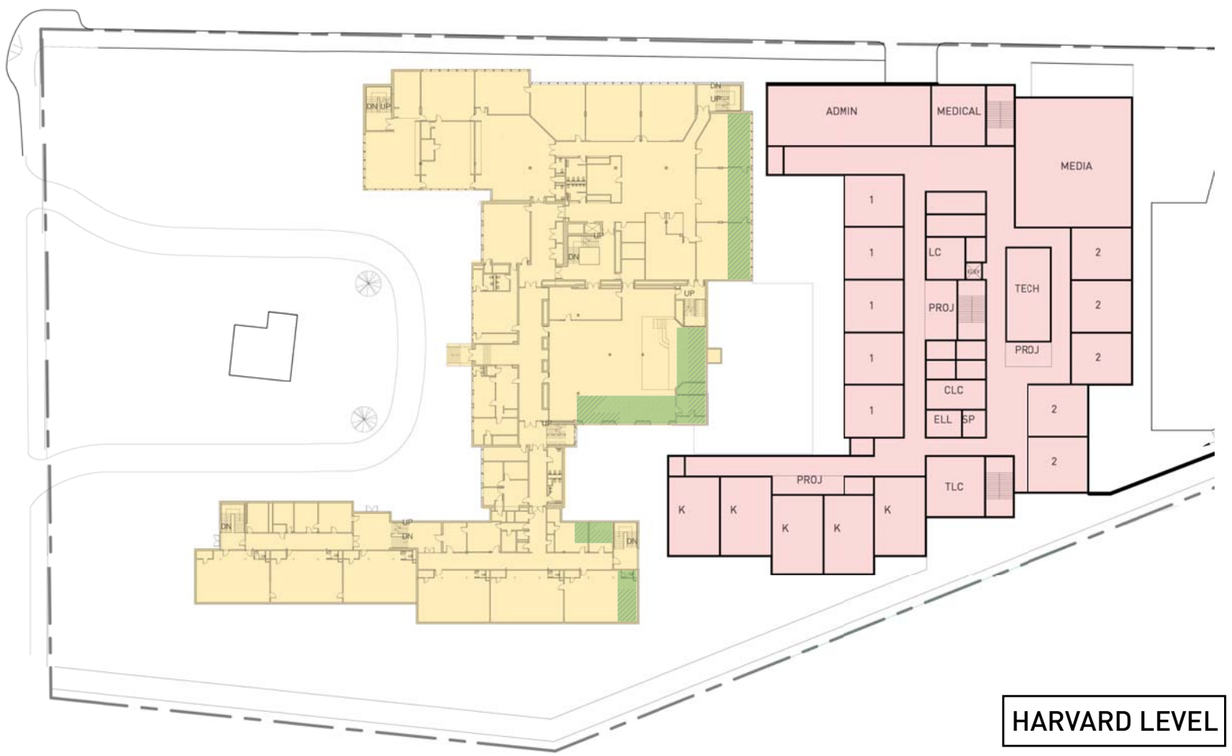


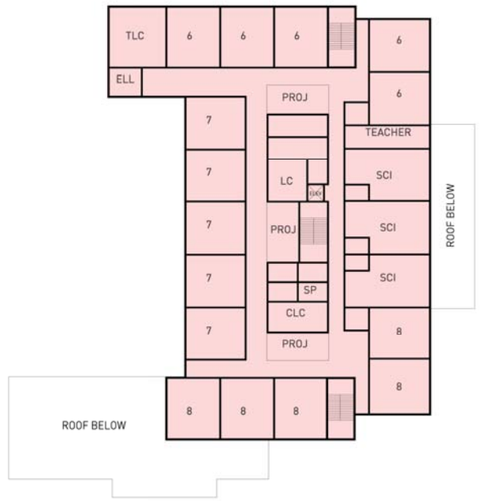
HARVARD LEVEL

OPTION 3 - PHASE 1

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014



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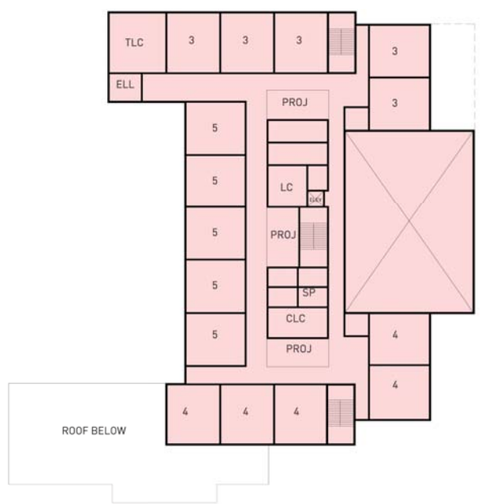


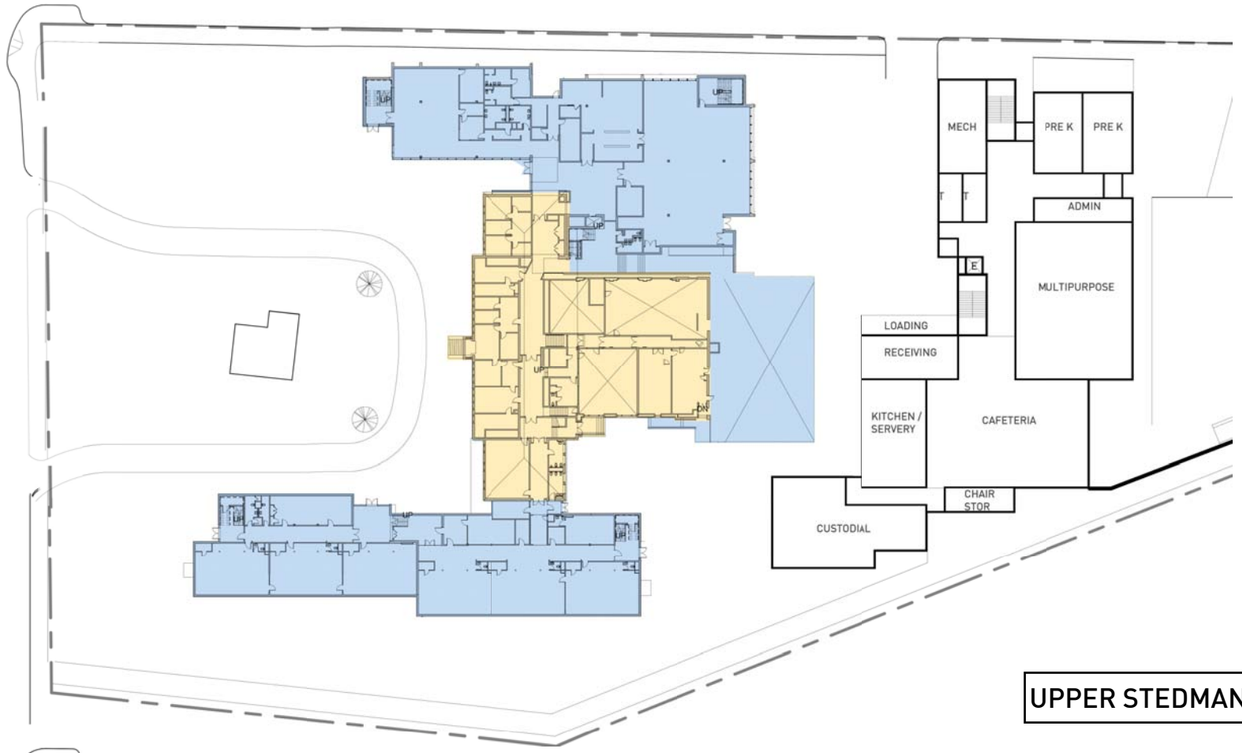
3rd FLOOR

LEGEND

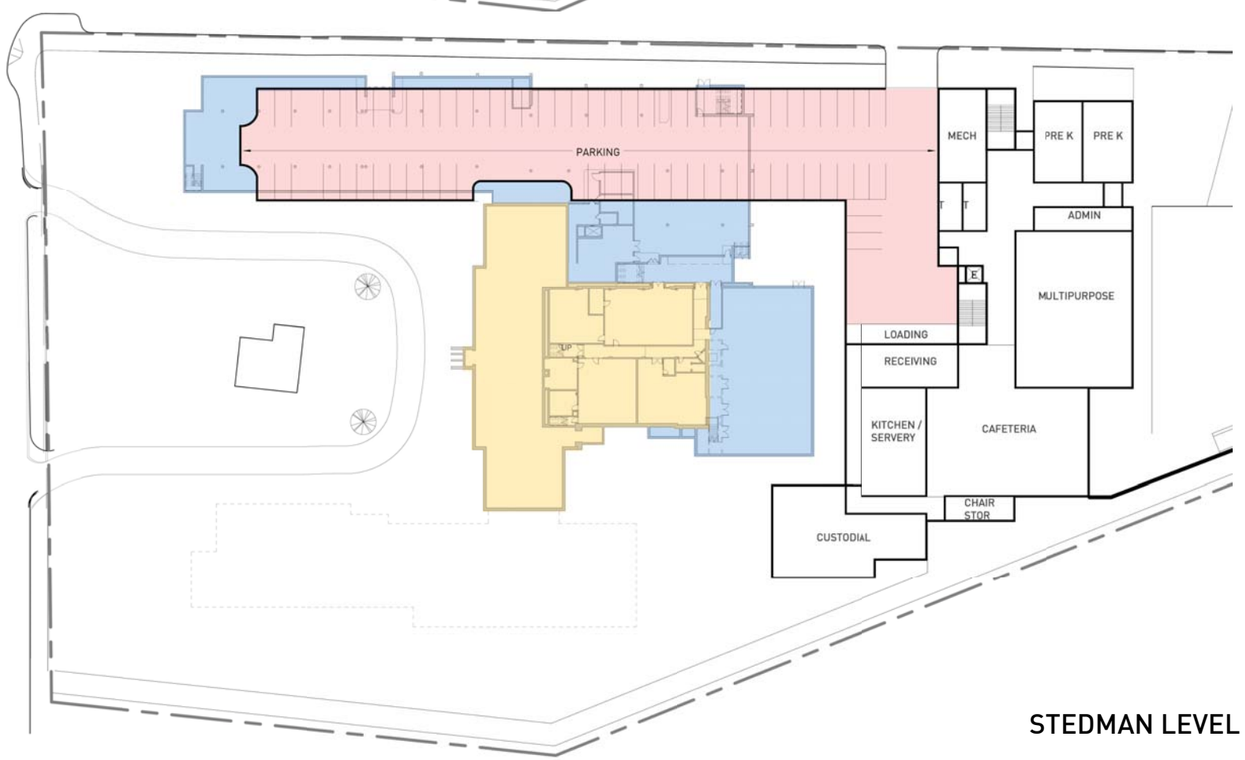
- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014

OPTION 3 - PHASE 1



UPPER STEDMAN LEVEL



STEDMAN LEVEL

OPTION 3 - PHASE 2

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014

2nd FLOOR

HARVARD LEVEL

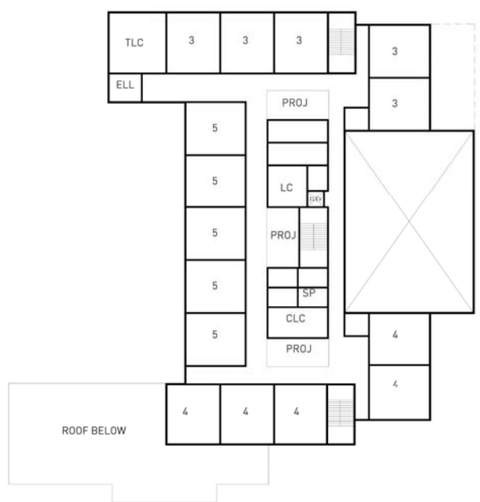
OPTION 3 - PHASE 2

LEGEND

- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014

4th FLOOR



3rd FLOOR

LEGEND

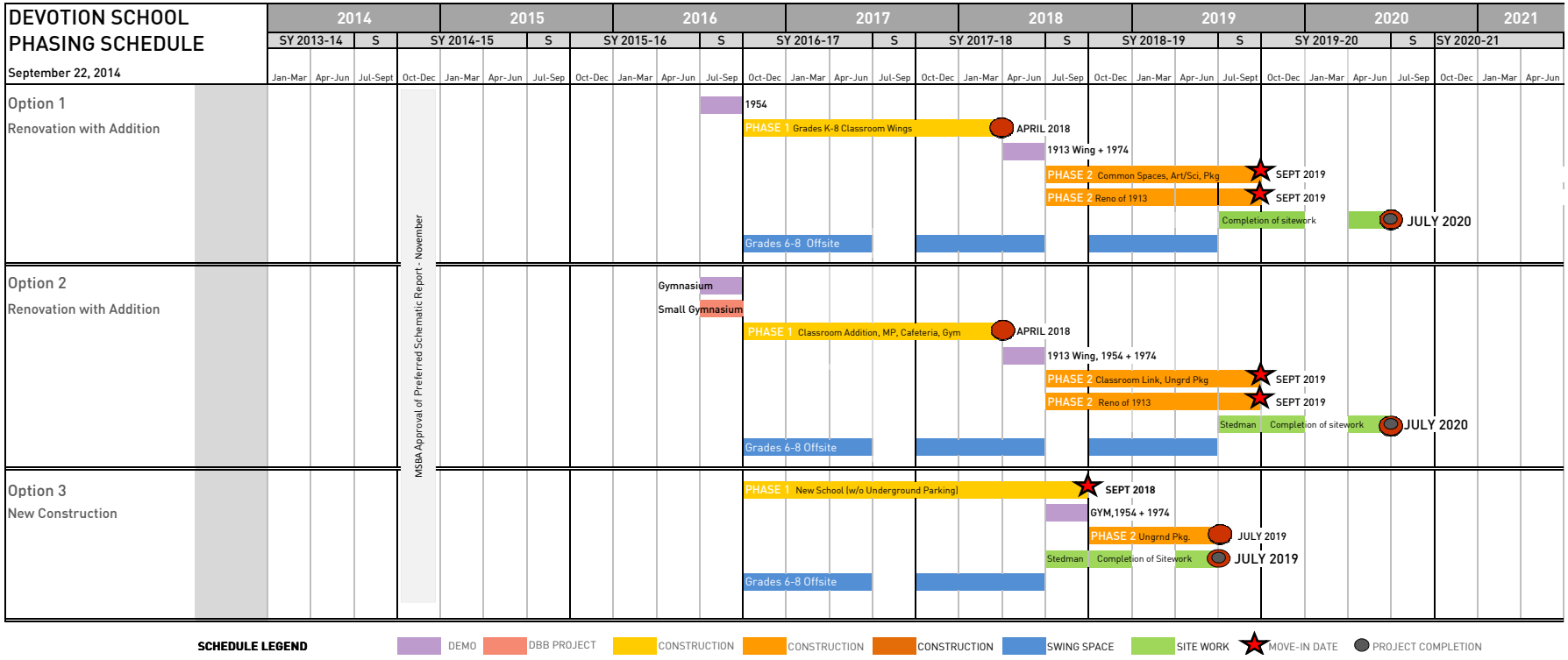
- Disruption
- Temporary Wall
- Demolition
- Existing Devotion School
- New Construction / Renovation

DEVOTION SCHOOL
Brookline, MA
9/22/2014

OPTION 3 - PHASE 2

DEVOTION SCHOOL PHASING SCHEDULE

September 22, 2014



EDWARD DEVOTION SCHOOL
Brookline, Massacusetts
September 22, 2014

Phasing Impacts on Program
Option1

HMFH Architects, Inc.

EDUCATIONAL SPACE	EXISTING SCHOOL	PROGRAM FOR K-5	FINAL PROGRAM	PHASE 1 (during Construction)	PHASE 1 Notes	PHASE 2 (during Construction)	PHASE 2 Notes
CORE ACADEMIC AREAS							
Pre-K	0	0	2		No PK during constr.		No PK during constr.
Kindergarten - 5 sections	5	5	5	5	Smaller than reg.- in exist. Art, Music, and Science crs.	5	Smaller than reg. - standard classroom during construction
General Classrooms - 5 sections Grades 1-5	35	25	40	25	23 ext. (take over 2 rooms to reach 25 classrooms)	25	
Science Classrooms	2	0	3	0	Not req. for K-5/ Used for Kindergarten	0	Not req. for K-5
World Language Classrooms	1	1	2	0	Used for general classroom	0	
Small Group Rooms	0	0	9	0		6	3 each for K-2, 3-5
Literary/Math Specialists	7	6	9	6	3 each for K-2, 3-5	6	3 each for K-2, 3-5
Enrichment Challenge Support Office	1	1	1	1		0	
ELL	4	2	4	1		2	1 each for K-2, 3-5
SPECIAL EDUCATION							
Therapeutic Learning Center	3	2	3	3	+1 (Grades 6-8 offsite)	2	1 each for K-2, 3-5
Comprehensive Learning Center	3	2	3	2	1 each for K-2, 3-5	2	1 each for K-2, 3-5
Learning Center	4	2	4	3		2	1 each for K-2, 3-5
Speech	2	2	3	1		2	
OT/PT	1	1	2	0		2	
Offices	2	2	7	1		0	
ART & MUSIC							
Art Classroom	2	2	3	0	Used for Kindergarten	0	
Band/Chorus	0	0	1	0		0	
Music Classroom	1	1	2	0	Used for Kindergarten	0	
Music Practice	1	1	5	1		0	
Multipurpose Room with Stage	1	1	1	1		1	
VOCATIONS & TECHNOLOGY							
Tech Classrooms	1	1	2	1		0	
HEALTH & PHYSICAL EDUCATION							
Gymnasium	1 (1 station)	1 (1 station)	1 (2 stations)	1 (1 station)		0	In Multipurpose Rm.
Small Gymnasium	1	1	1	1		0	
MEDIA CENTER (LIBRARY)							
Media Center (Library)	1	1	1	1		0	
DINING & FOOD SERVICE							
Cafeteria	1	1	1	1		0	
Kitchen	1	1	1	1		0	
MEDICAL							
Medical	1	1	1	1		0	
ADMINISTRATION & GUIDANCE							
Offices	2,450 SF	2,450 SF	4,525 SF		-1 VP office; no Staff Lounge	0	
CUSTODIAL & MAINTENANCE							
Office, Storage, Recycling, Workshop	850 SF	850 SF	2,567 SF	850 SF		1000 SF	
PARKING							
Parking Garage	1	1	1	1		0	
Compromised Program Space							
Loss of Program Space							

EDWARD DEVOTION SCHOOL
Brookline, Massacusetts
September 22, 2014

Phasing Impacts on Program
Option 2

HMFH Architects, Inc.

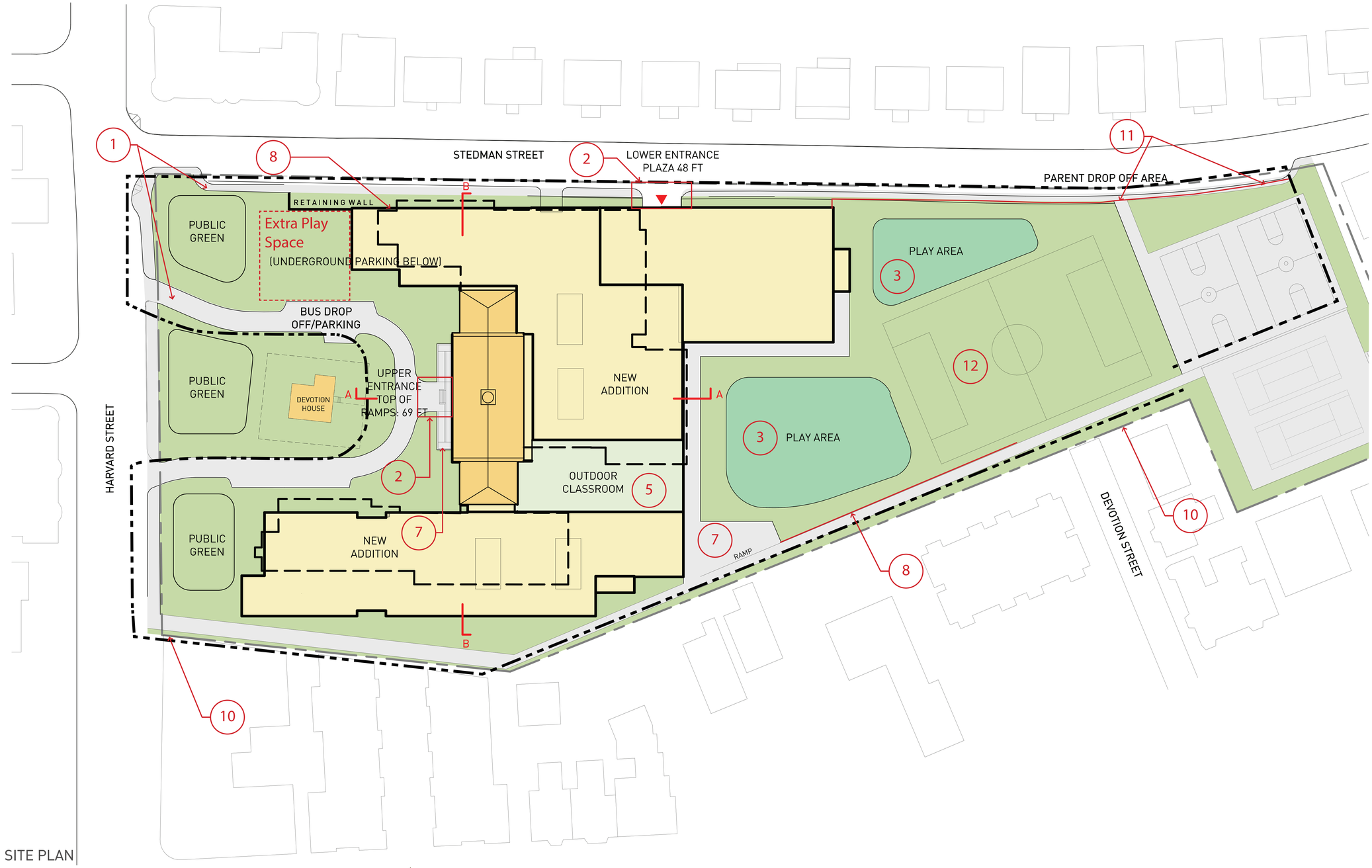
EDUCATIONAL SPACE	EXISTING SCHOOL	PROGRAM FOR K-5	FINAL PROGRAM	PHASE 1 (during Construction)	PHASE 1 Notes	PHASE 2 (during Construction)	PHASE 2 Notes
CORE ACADEMIC AREAS							
Pre-K	0	0	2		No PK during constr.		No PK during constr.
Kindergarten - 5 sections	5	5	5	5		5	Smaller than reg. - standard classroom during construction
General Classrooms - 5 sections Grades 1-5	35	25	40	35		25	
Science Classrooms	2	0	3	2	Not req. for K-5	3	Not req. for K-5
World Language Classrooms	1	1	2	1		2	
Small Group Rooms	0	0	9	0		6	3 each for K-2, 3-5
Literary/Math Specialists	7	6	9	7		6	3 each for K-2, 3-5
Enrichment Challenge Support Office	1	1	1	1		0	
ELL	4	2	4	4		3	
SPECIAL EDUCATION							
Therapeutic Learning Center	3	2	3	3	+1 (Grades 6-8 offsite)	0	
Comprehensive Learning Center	3	2	3	3		3	+1 (Grades 6-8 offsite)
Learning Center	4	2	4	4		3	+1 (Grades 6-8 offsite)
Speech	2	2	3	2		0	
OT/PT	1	1	2	1		0	
Offices	2	2	7	2		0	
ART & MUSIC							
Art Classroom	2	2	3	2		0	
Band/Chorus	0	0	1	0		1	
Music Classroom	1	1	2	1		2	
Music Practice	1	1	5	1		5	
Multipurpose Room with Stage	1	1	1	1		1	
VOCATIONS & TECHNOLOGY							
Tech Classrooms	1	1	2	1		2	
HEALTH & PHYSICAL EDUCATION							
Gymnasium	1 (1 station)	1 (1 station)	1 (2 stations)	0		1	
				1	In renovated enlarged Small Gymnasium - no locker rooms		
Small Gymnasium	1	1	1	0	Used for Gym	1	
MEDIA CENTER (LIBRARY)							
Media Center (Library)	1	1	1	1		1	
DINING & FOOD SERVICE							
Cafeteria	1	1	1	1		1	
Kitchen	1	1	1	1		1	Temporary kitchen
MEDICAL							
Medical	1	1	1	1		1	
ADMINISTRATION & GUIDANCE							
Offices	2,450 SF	2,450 SF	4,525 SF	2,450 SF		1,110 SF	
CUSTODIAL & MAINTENANCE							
Office, Storage, Recycling, Workshop	850 SF	850 SF	2,567 SF	850 SF		0	
PARKING							
Parking Garage	1	1	1	1		0	
Compromised Program Space							
Loss of Program Space							

EDWARD DEVOTION SCHOOL
Brookline, Massacusetts
September 22, 2014

Phasing Impacts on Program
Option 3

HMFH Architects, Inc.

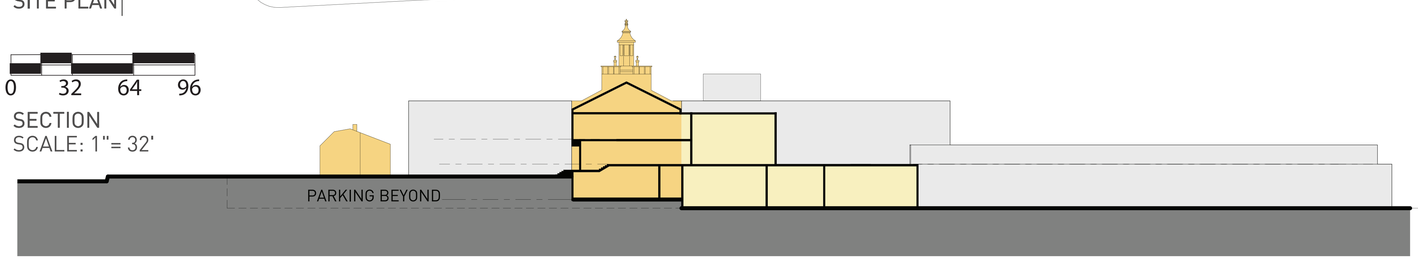
EDUCATIONAL SPACE	EXISTING SCHOOL	PROGRAM FOR K-5	FINAL PROGRAM	PHASE 1 (during Construction)	PHASE 1 Notes	PHASE 2 (during Construction)	PHASE 2 Notes
CORE ACADEMIC AREAS							
Pre-K	0	0	2	0	No PK during constr.	2	
Kindergarten - 5 sections	5	5	5	5		5	
General Classrooms - 5 sections Grades 1-5	35	25	40	35		40	
Science Classrooms	2	0	3	2	Not req. for K-5	3	
World Language Classrooms	1	1	2	1		2	
Small Group Rooms	0	0	9	0		9	
Literary/Math Specialists	7	6	9	7		9	
Enrichment Challenge Support Office	1	1	1	1		1	
ELL	4	2	4	4		4	
SPECIAL EDUCATION							
Therapeutic Learning Center	3	2	3	3	+1 (Grades 6-8 offsite)	3	
Comprehensive Learning Center	3	2	3	3	+1 (Grades 6-8 offsite)	3	
Learning Center	4	2	4	4	+1 (Grades 6-8 offsite)	4	
Speech	2	2	3	2		3	
OT/PT	1	1	2	1		2	
Offices	2	2	7	2		7	
ART & MUSIC							
Art Classroom	2	2	3	2		3	
Band/Chorus	0	0	1	0		1	
Music Classroom	1	1	2	1		2	
Music Practice	1	1	5	1		5	
Multipurpose Room with Stage	1	1	1	1		1	
VOCATIONS & TECHNOLOGY							
Tech Classrooms	1	1	2	1		2	
HEALTH & PHYSICAL EDUCATION							
Gymnasium	1 (1 station)	1 (1 station)	1 (2 stations)	1 (1 station)		1 (2 stations)	
Small Gymnasium	1	1	1	1		1	
MEDIA CENTER (LIBRARY)							
Media Center (Library)	1	1	1	1		1	
DINING & FOOD SERVICE							
Cafeteria	1	1	1	1		1	
Kitchen	1	1	1	1		1	
MEDICAL							
Medical	1	1	1	1		1	
ADMINISTRATION & GUIDANCE							
Offices	2,450 SF	2,450 SF	4,525 SF	2,450 SF		4,525 SF	
CUSTODIAL & MAINTENANCE							
Office, Storage, Recycling, Workshop	850 SF	850 SF	2,567 SF	850 SF		2,567 SF	
PARKING							
Parking Garage	1	1	1	1		1	
Compromised Program Space							
Loss of Program Space							



SITE PLAN

0 32 64 96

SECTION
SCALE: 1"= 32'



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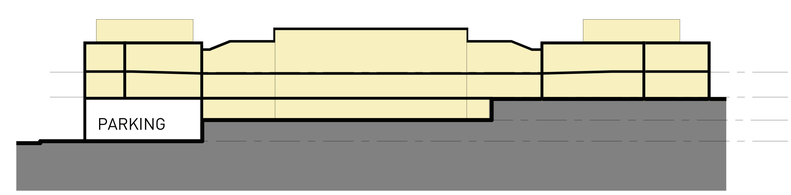


B

Legend

- Limit of Work
- Bituminous Concrete
- Planting: 80% Lawn 20% Low Evergreen Shrubs
- Play Area: Bituminous Concrete & Safety Surface

1. 6" Concrete Pavement
2. Concrete Unit Pavers
3. Safety Surface
4. Hard Surface: 80% Colored Bit. Concrete 20% Planting
5. Roof Play Area: 60% Safety Surface 20% Pedestal Pavers 20% Green Roof
6. Stairs
7. Ramp
8. 8' ht. Retaining Wall w/ Guardrail
9. Regrading to flatten condition between play areas
10. Chain Link Fence
11. 3.5' ht. Steel Picket Fence
12. Synthetic Turf field

Option 1 Concept Site Plan

N

DEVOTION SCHOOL
Brookline, MA
9/5/14

Legend

Existing Trees to Remain

Proposed Trees

STEDMAN STREET

LOWER ENTRANCE
PLAZA 48 FT

PARENT DROP OFF AREA

RETAINING WALL

PUBLIC GREEN

(UNDERGROUND PARKING BELOW)

BUS DROP OFF/PARKING

PUBLIC GREEN

DEVOTION HOUSE

UPPER ENTRANCE
TOP OF RAMPS: 69 FT

NEW ADDITION

PLAY AREA

PLAY AREA

OUTDOOR CLASSROOM

PUBLIC GREEN

NEW ADDITION

RAMP

HARVARD STREET

DEVOTION STREET

A

B

SITE PLAN

0 32 64 96

SECTION
SCALE: 1"= 32'

PARKING BEYOND

A

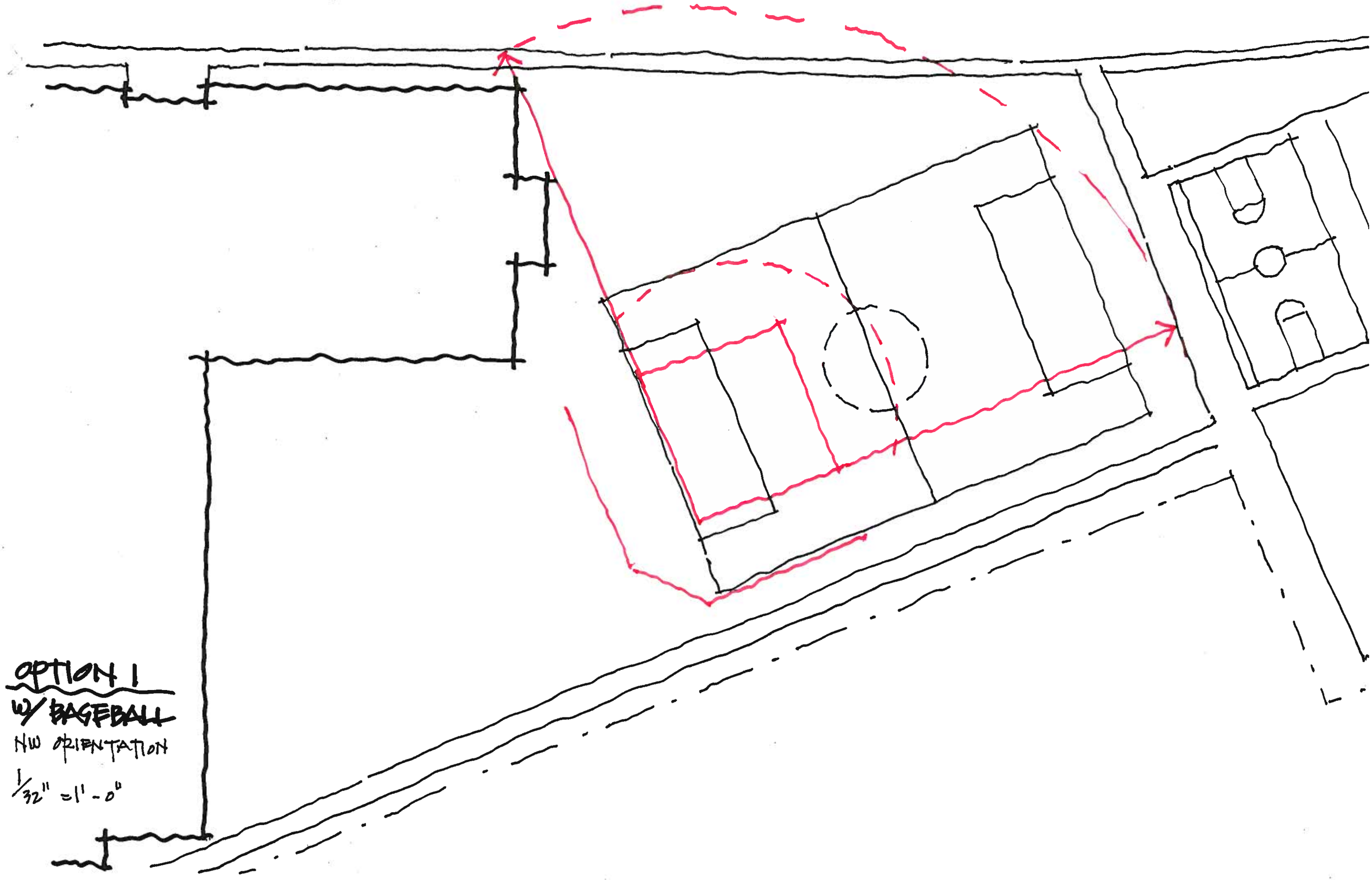
PARKING

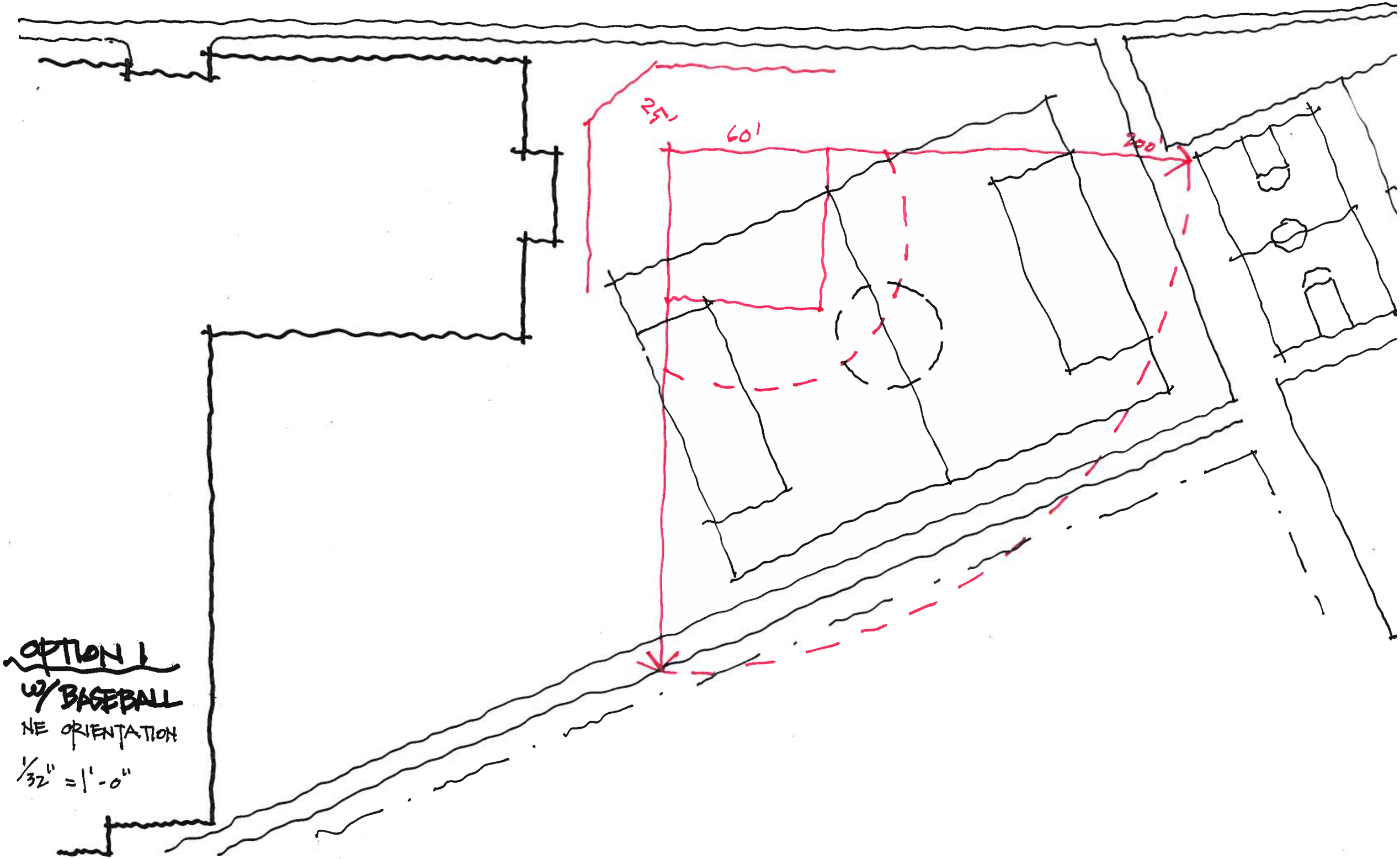
B

Option 1 Concept Site Plan

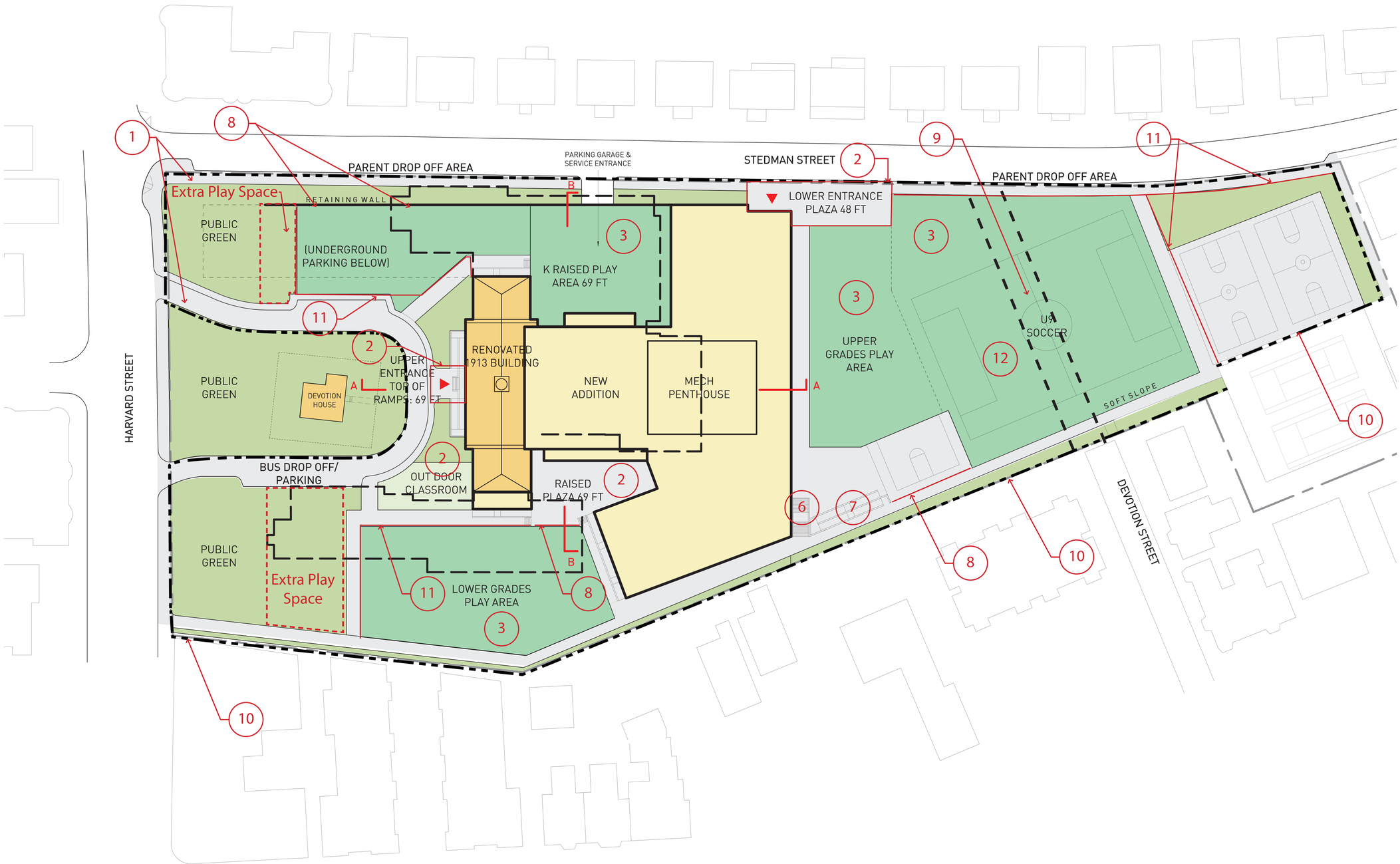
N

DEVOTION SCHOOL
Brookline, MA
9/5/14


OPTION 1
W/ BASEBALL
NW ORIENTATION
1/32" = 1'-0"



OPTION 1
W/ BASEBALL
NE ORIENTATION
1/32" = 1'-0"

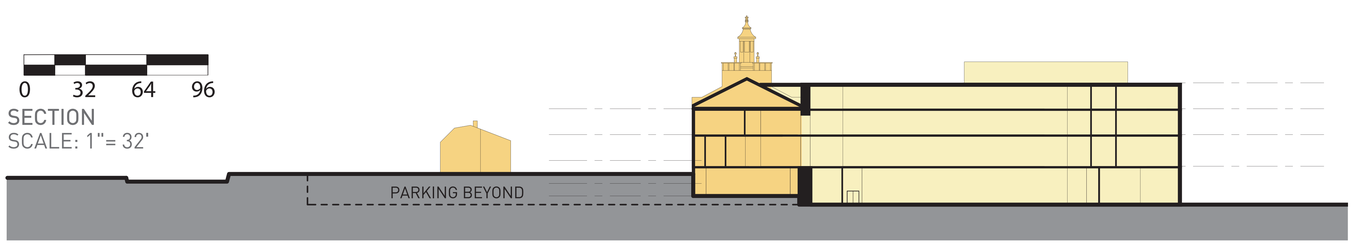


Legend

- Limit of Work
- Bituminous Concrete
- Planting: 80% Lawn 20% Low Evergreen Shrubs
- Play Area: Bituminous Concrete & Safety Surface

1. 6" Concrete Pavement
2. Concrete Unit Pavers
3. Safety Surface
4. Hard Surface: 80% Colored Bit. Concrete 20% Planting
5. Roof Play Area: 60% Safety Surface 20% Pedestal Pavers 20% Green Roof
6. Stairs
7. Ramp
8. 8' ht. Retaining Wall w/ Guardrail
9. Regrading to flatten condition between play areas
10. Chain Link Fence
11. 3.5' ht. Steel Picket Fence
12. Synthetic Turf field

0 32 64 96
SECTION
SCALE: 1"= 32'



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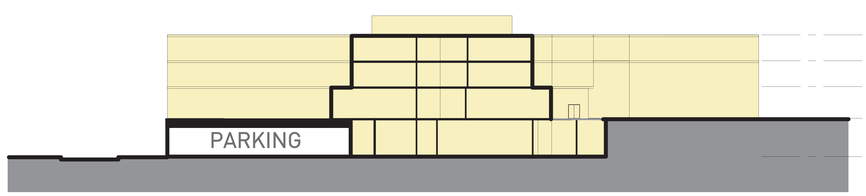


B

Option 2 Concept Site Plan

N

DEVOTION SCHOOL
Brookline, MA
9/5/14

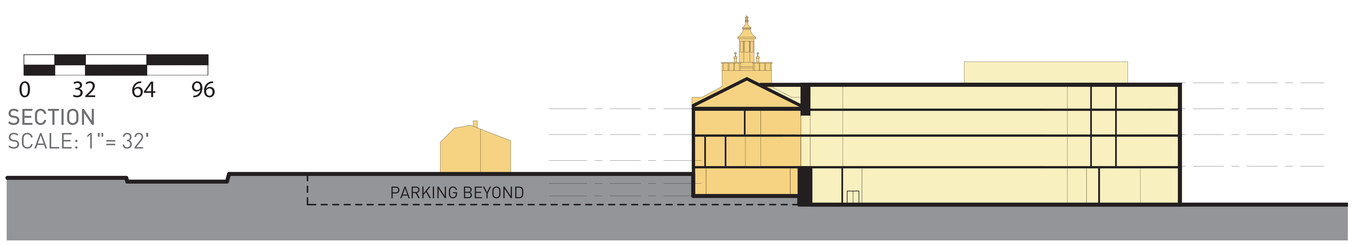
Legend

Existing Trees to Remain

Proposed Trees

0 32 64 96

SECTION
SCALE: 1"= 32'



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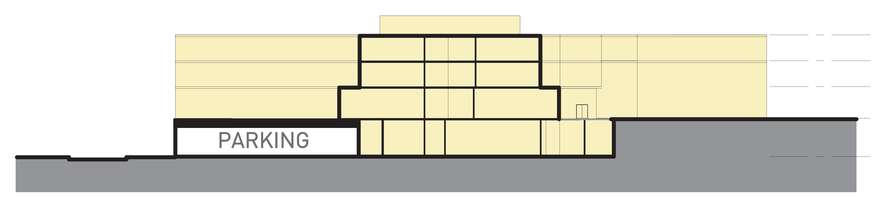


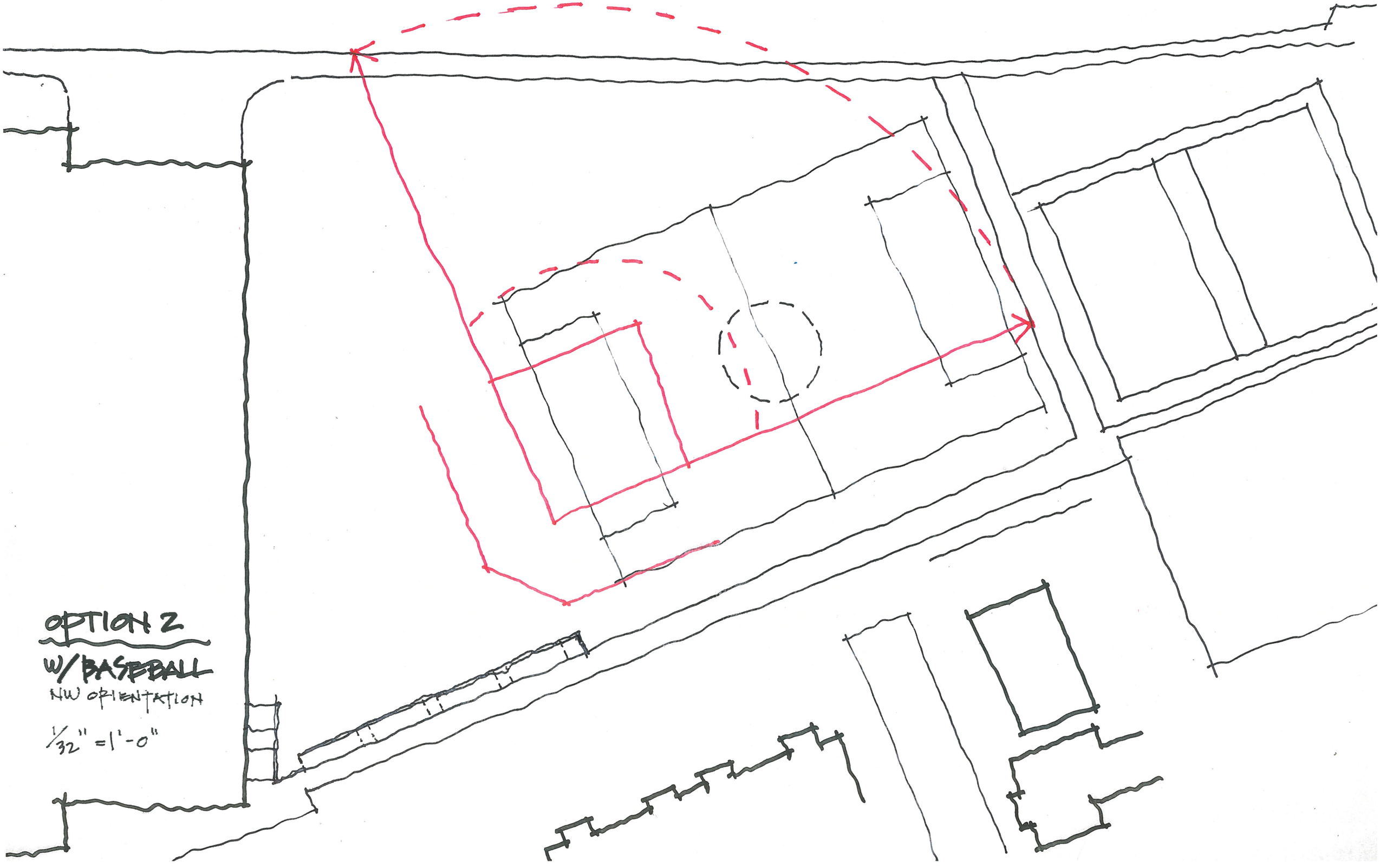
B

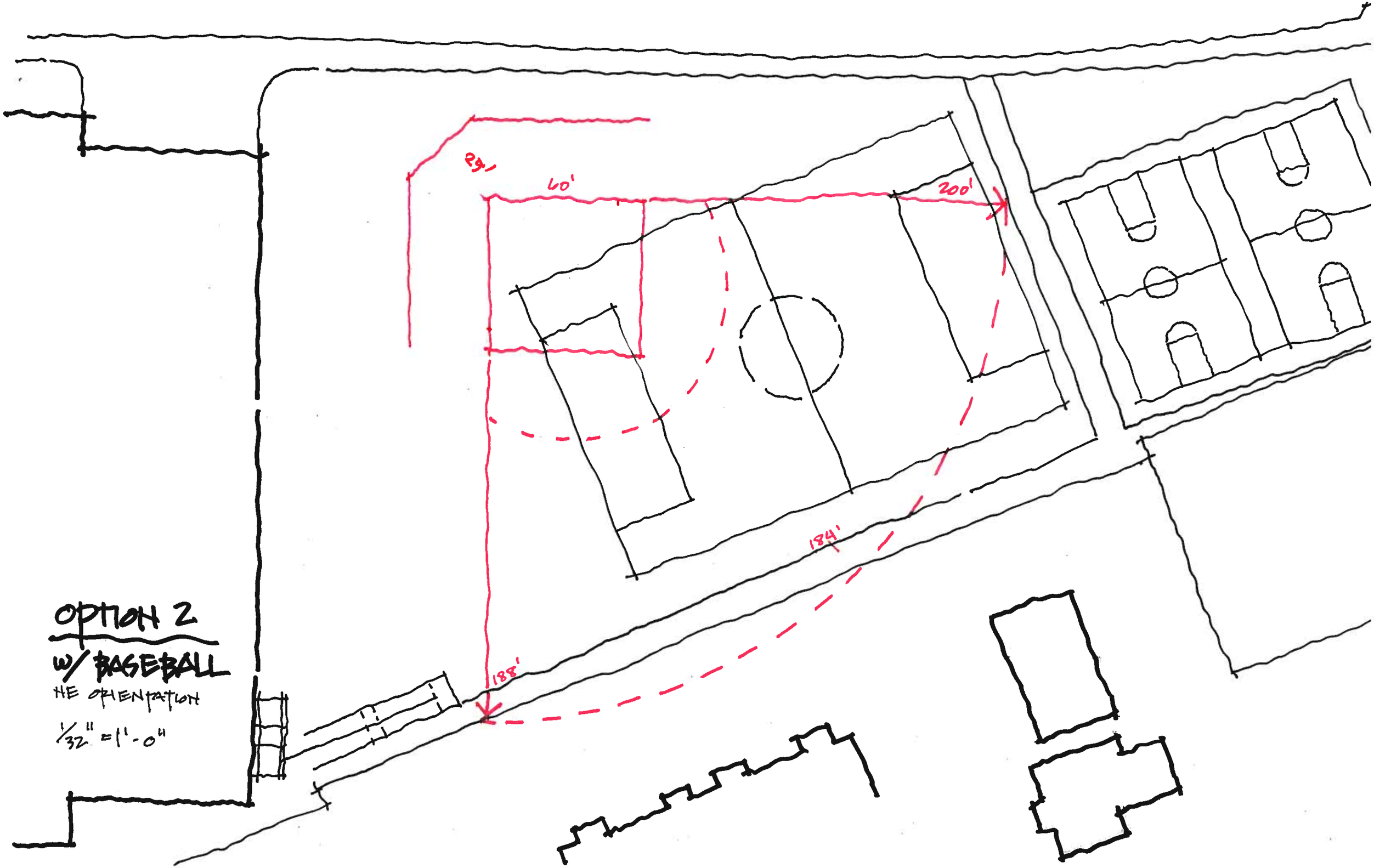
Option 2

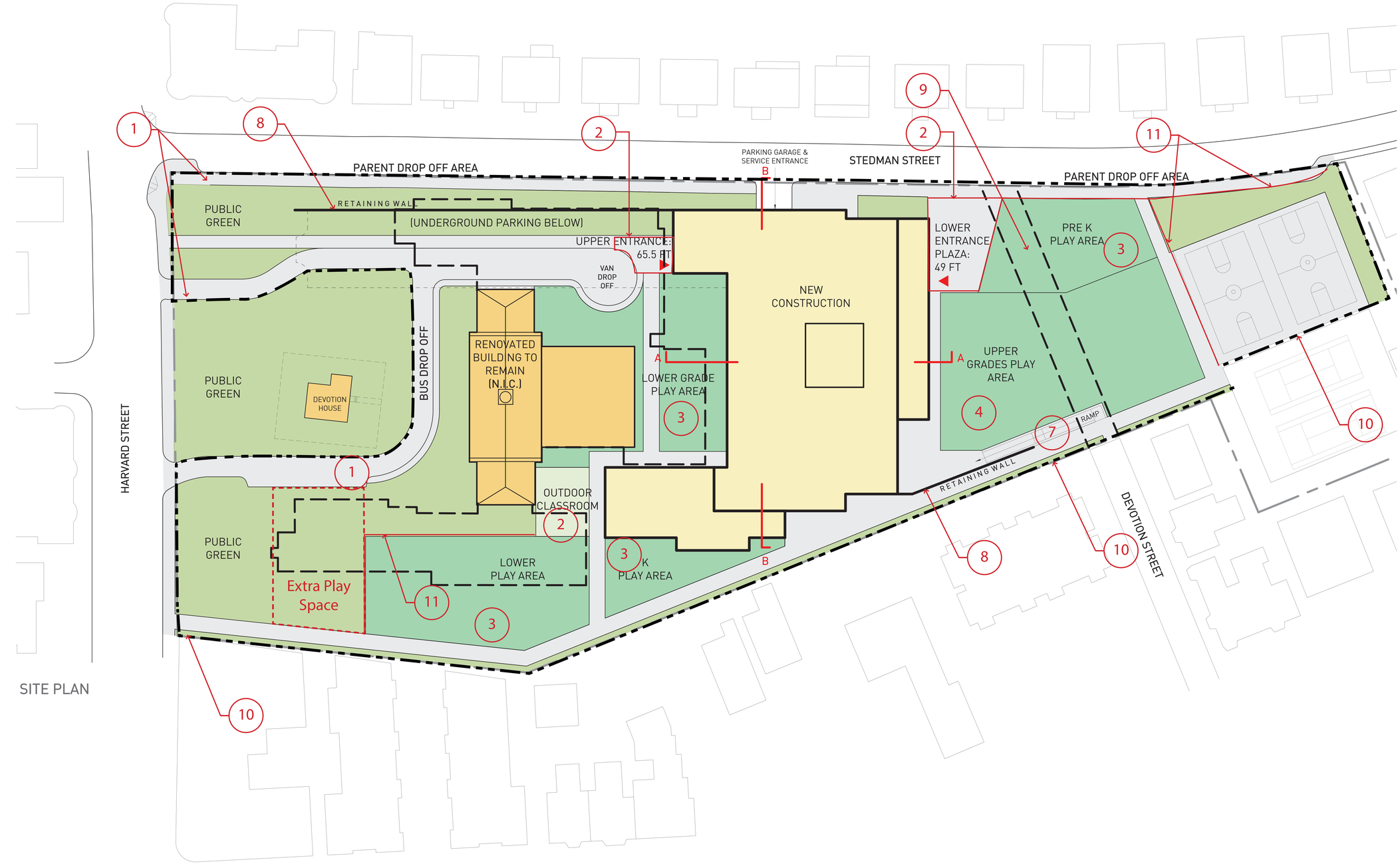
Concept Site Plan

N

DEVOTION SCHOOL
Brookline, MA
9/5/14


OPTION 2
W/ BASEBALL
NW ORIENTATION
1/32" = 1'-0"


OPTION 2
W/ BASEBALL
HE ORIENTATION
1/32" = 1'-0"
90°
60'
200'
184'
188'



SITE PLAN

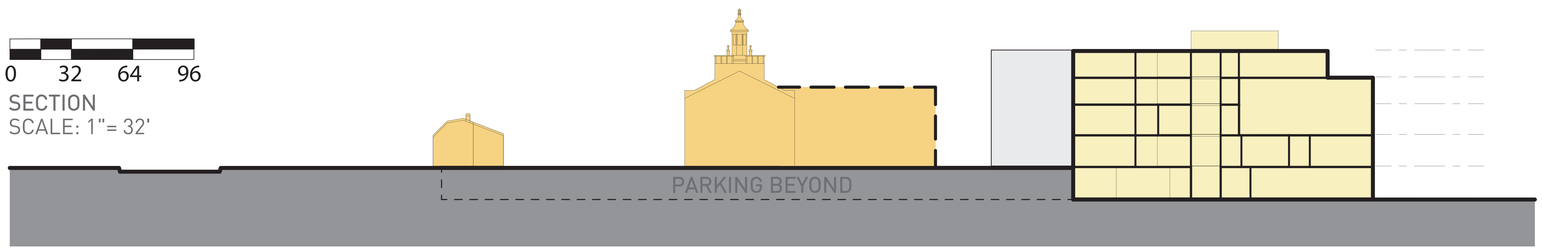
Legend

- Limit of Work
- Bituminous Concrete
- Planting: 80% Lawn 20% Low Evergreen Shrubs
- Play Area: Bituminous Concrete & Safety Surface

1. 6" Concrete Pavement
2. Concrete Unit Pavers
3. Safety Surface
4. Hard Surface: 80% Colored Bit. Concrete 20% Planting
5. Roof Play Area: 60% Safety Surface 20% Pedestal Pavers 20% Green Roof
6. Stairs
7. Ramp
8. 8' ht. Retaining Wall w/ Guardrail
9. Regrading to flatten condition between play areas
10. Chain Link Fence
11. 3.5' ht. Steel Picket Fence

0 32 64 96

SECTION
SCALE: 1"= 32'



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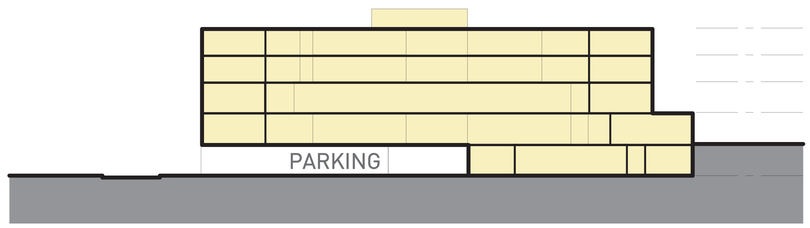


B

Option 3

Concept Site Plan

N

DEVOTION SCHOOL
Brookline, MA
9/5/14

Legend

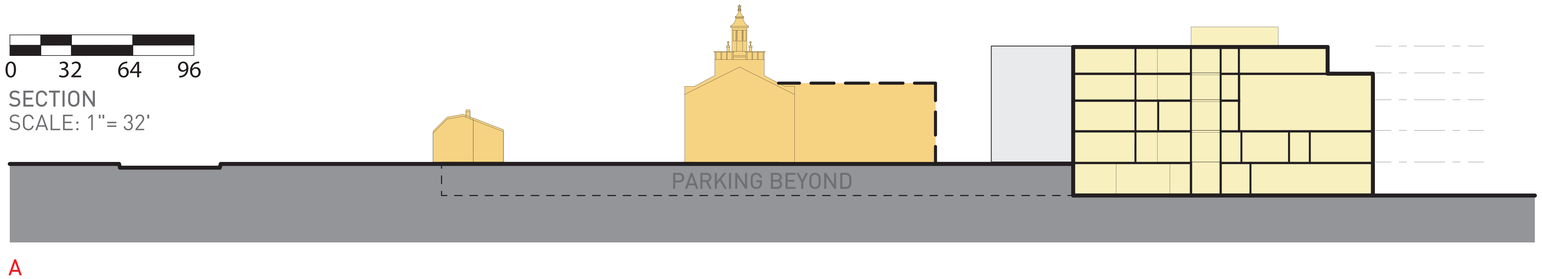
Existing Trees to Remain

Proposed Trees

SITE PLAN

0 32 64 96

SECTION
SCALE: 1"= 32'



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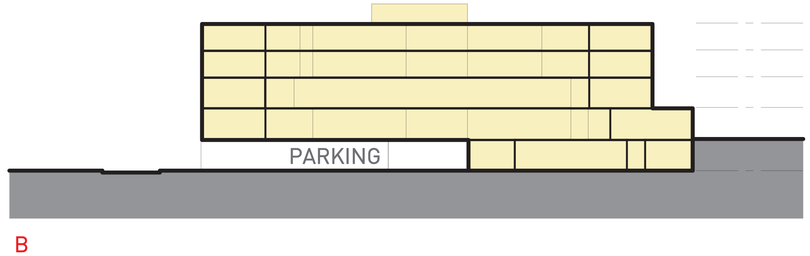


B

Option 3

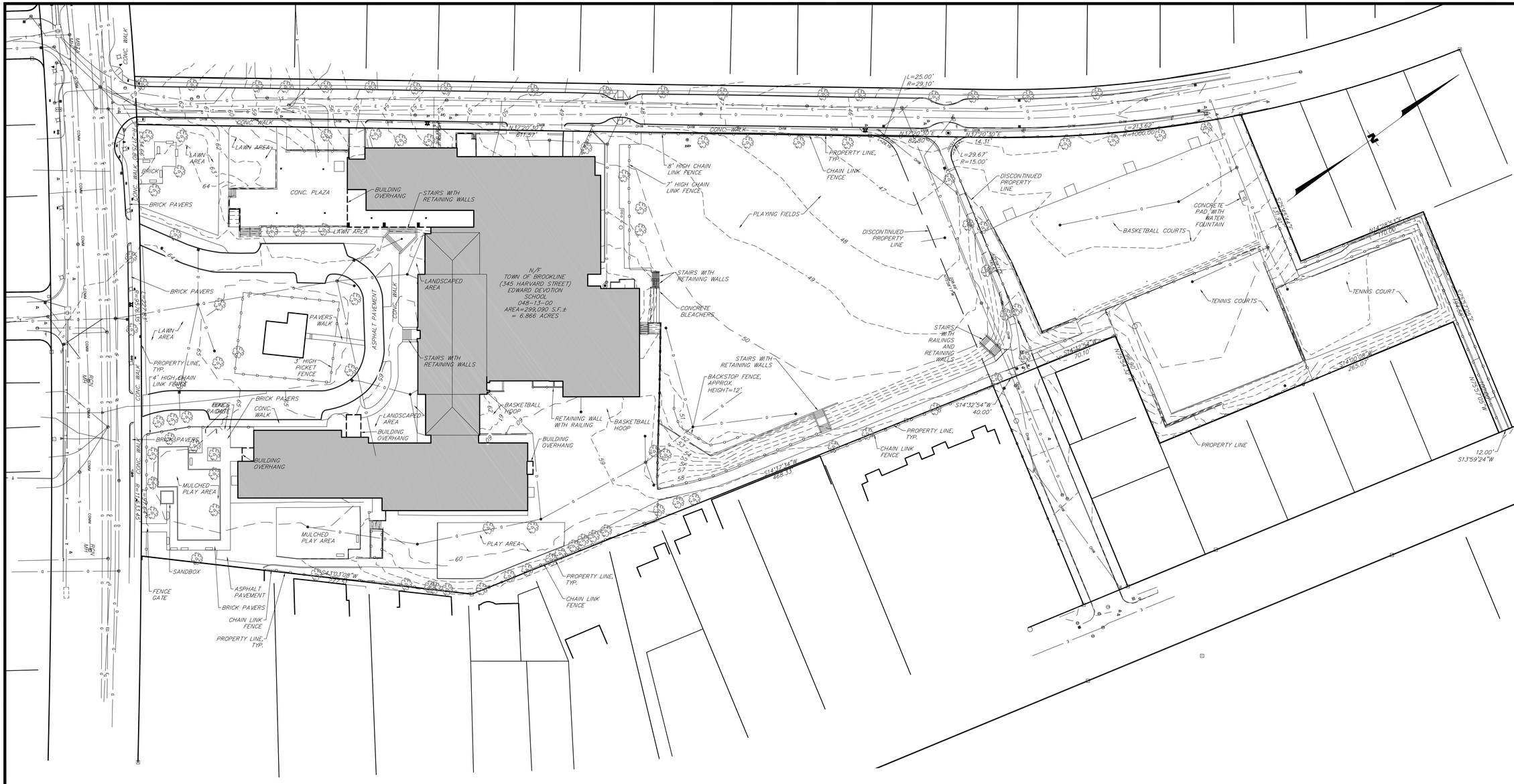
Concept Site Plan

N

DEVOTION SCHOOL
Brookline, MA
9/5/14

Devotion School
Open Space Comparison

CATEGORIES BY OPTIONS	Existing Condition	Option 1	Option 2	Option 3
PUBLIC GREEN	19,933 SF	20,647 SF	23,253 SF	21,170 SF
OUTDOOR CLASSROOM SPACE	N/A	7,316 SF	3,047 SF	2,267 SF
PLAY AREA (unprogrammed and w/ structure)	28,398 SF	32,922 SF	55,119 SF	58,440 SF
REGULATION STRIPED PLAY FIELD	52,059 SF	21,600 SF	21,600 SF	N/A
BASKETBALL COURTS	18,204 SF	13,500SF	15,500SF (includes modified half-court at play area)	13,500SF
Extra Play Space (potential to extend play areas toward Public Space on Harvard Street		5,600 SF	10,236 SF	8,034 SF
SUBTOTAL	118,594 SF	101,585 SF	128,755 SF	103,411 SF
LESS PUBLIC OPEN SPACE	-19,933 SF	-20,647 SF	-23,253 SF	-21,170 SF
TOTAL	98,661 SF	80,938 SF	105,502 SF	82,241 SF
PERCENTAGE COMPARISON TO EXISTING CONDITION		-18%	+7%	-17%
LESS BASKETBALL	-18,204 SF	-13,500 SF	-13,500 SF	-13,500 SF
TOTAL	80,457 SF	67,438 SF	92,002 SF	68,741 SF
PERCENTAGE COMPARISON TO EXISTING CONDITION		-17%	+ 14%	-15%
Ex. Conditions. Pave Patio SF (Harvard and Stedman corner)	726 SF			



NOTES:

1. TOPOGRAPHIC INFORMATION OBTAINED FROM AN ON-THE-GROUND SURVEY AND LASER SCAN CONDUCTED BY LANDTECH CONSULTANTS, INC. IN JANUARY & FEBRUARY 2014.
2. BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN JANUARY & FEBRUARY 2014.
3. UTILITY INFORMATION SHOWN HEREON WAS TAKEN FROM INFORMATION SUPPLIED BY THE VARIOUS UTILITY COMPANIES AND THE TOWN OF BROOKLINE. LOCATION AND SIZES OF ALL UTILITIES MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO THE START OF ANY CONSTRUCTION. 'DIG SAFE' MUST BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE PRIOR TO ANY EXCAVATION.
4. THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25021C0051E, EFFECTIVE DATE JULY 17, 2012.
5. THIS PARCEL IS LOCATED IN ZONING DISTRICT T-5 AND THE COOLIDGE CORNER DESIGN OVERLAY DISTRICT AND IS SUBJECT TO THE REQUIREMENTS OF THE CURRENT ZONING BY-LAWS.
6. THERE ARE NO WETLANDS OR RIVERS WITHIN 100 FEET OF THE PROPERTY.
7. ELEVATIONS SHOWN ARE TAKEN FROM TOWN OF BROOKLINE, MA DATUM. (TOWN BENCHMARK #62 EL = 55.73)

DEED REFERENCES

1. DEED BOOK XXXXXX

ASSESSOR'S REFERENCES

PARCEL ID: 048-13-00

RECORD OWNER

TOWN OF BROOKLINE
EDWARD DEVOTION SCHOOL
333 WASHINGTON STREET
BROOKLINE, MA 02445

0 40 80 120
SCALE IN FEET

DATE	REVISION	BY

Prepared for:
HMFH ARCHITECTS
130 BISHOP ALLEN DRIVE
CAMBRIDGE, MA 02139

Design FIELD | Draft ART | Check CML

OVERALL EXISTING CONDITIONS PLAN
THE EDWARD DEVOTION SCHOOL

345 HARVARD STREET – BROOKLINE, MA

FEBRUARY 25, 2014

Scale: 1"= 40'

LandTech Consultants
Engineering/Design/Surveying/Permitting
515 Groton Road, - Westford, MA 01886
Ph: (978) 692-6100 - landtechinc.com

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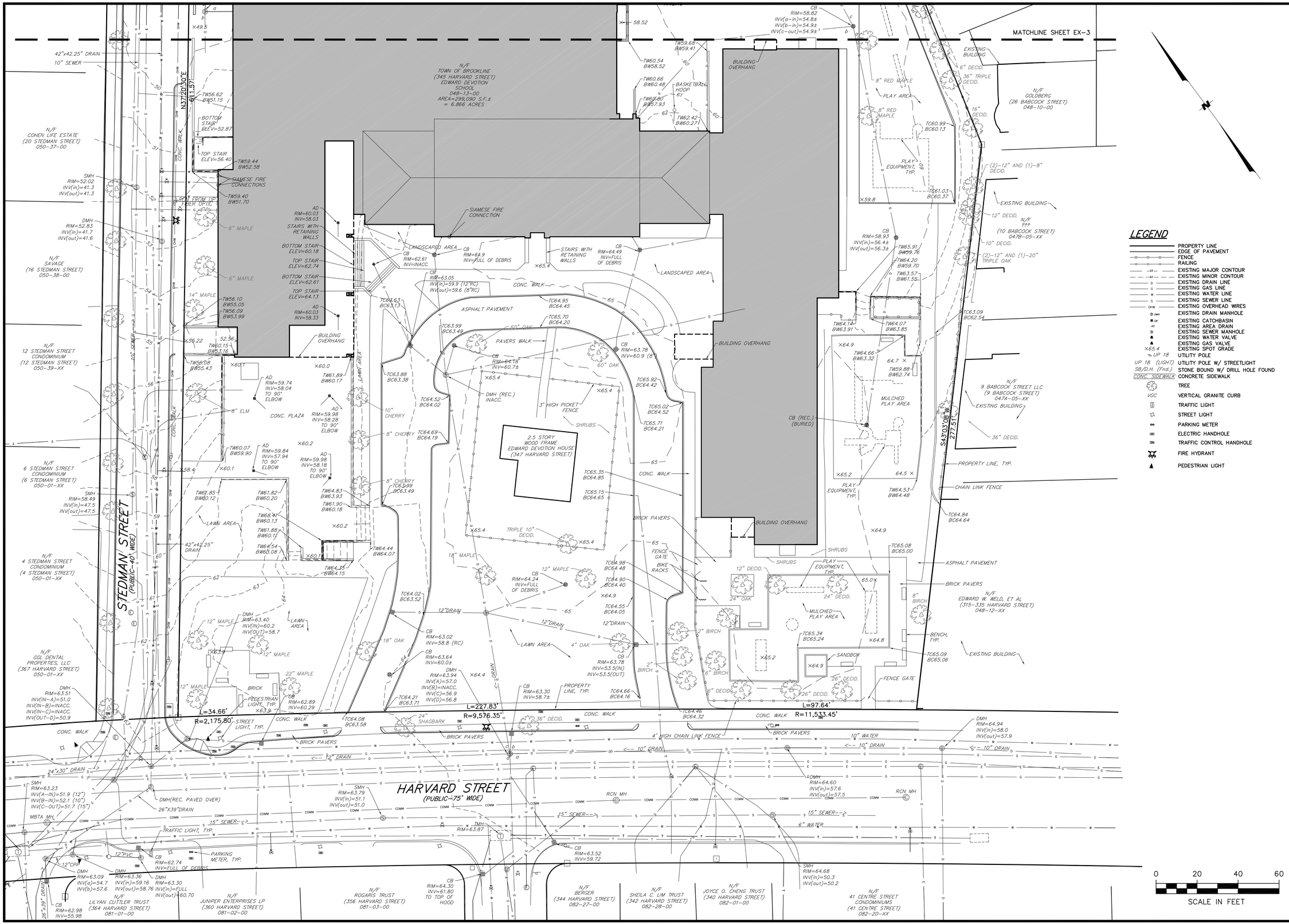
Job. No. 13-169 | Dwg. No. 9789 | Sheet EX-1



LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- FENCE
- RAILING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING DRAIN LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN MANHOLE
- EXISTING CATCHBASIN
- EXISTING AREA DRAIN
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- ×65.4 EXISTING SPOT GRADE
- UTILITY POLE
- UP 18 (LIGHT) UTILITY POLE W/ STREETLIGHT
- SB/D.H. (Fnd.) STONE BOUND W/ DRILL HOLE FOUND
- CONC. SIDEWALK CONCRETE SIDEWALK
- TREE
- VGC VERTICAL GRANITE CURB
- TRAFFIC LIGHT
- STREET LIGHT
- PARKING METER
- ELECTRIC HANDHOLE
- TRAFFIC CONTROL HANDHOLE
- FIRE HYDRANT
- PEDESTRIAN LIGHT

DATE	REVISION	BY

Prepared for:
HMFH ARCHITECTS
130 BISHOP ALLEN DRIVE
CAMBRIDGE, MA 02139

Check CML
Draft ART
Design FIELD

EXISTING CONDITIONS PLAN
THE EDWARD DEVOTION SCHOOL

345 HARVARD STREET – BROOKLINE, MA

FEBRUARY 25, 2014

Scale: 1"= 20'

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Engineering/Design/Surveying/Permitting
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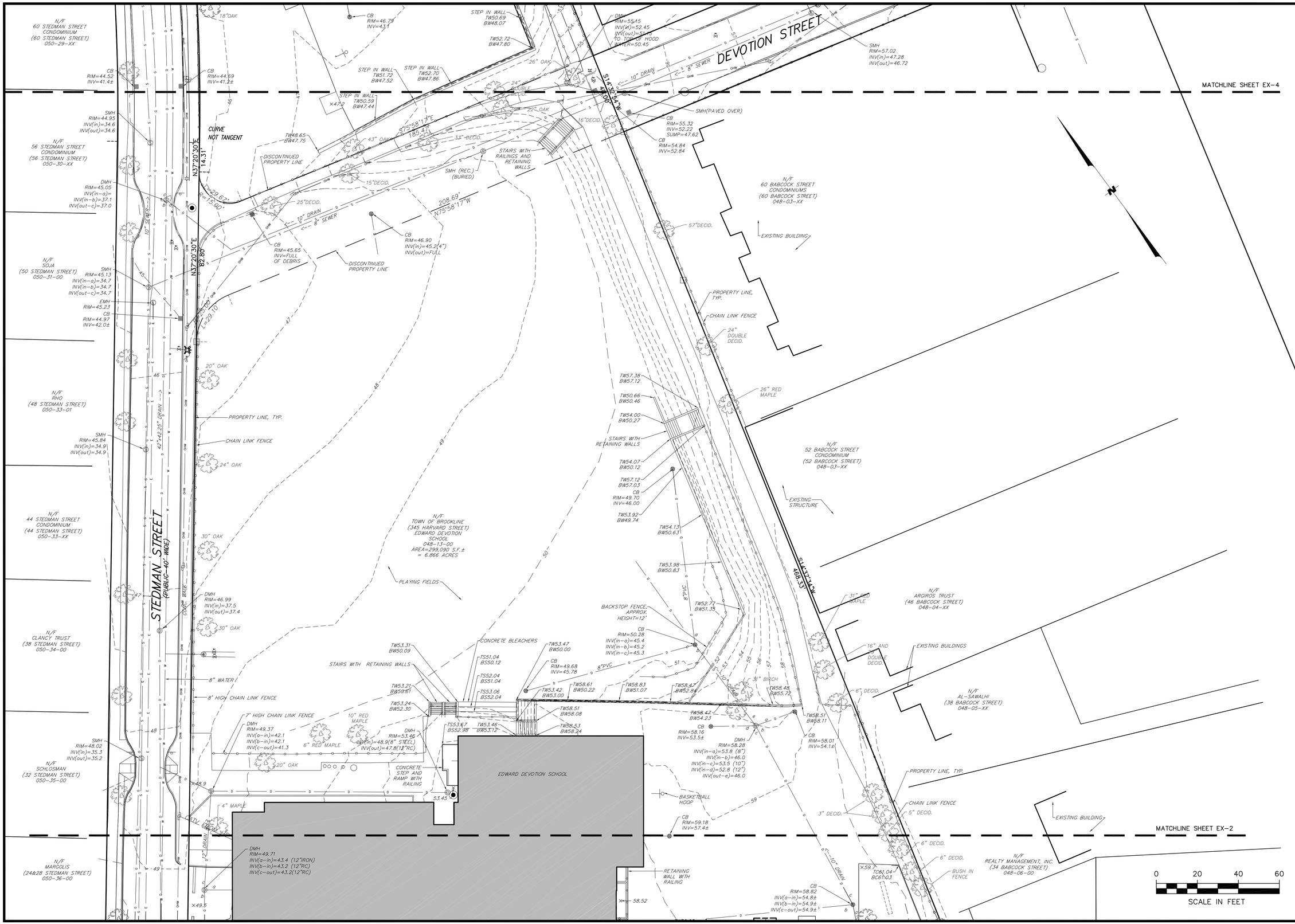
Dwg. No. 9789
Sheet EX-2



DATE	REVISION	BY

Prepared for:
HMFH ARCHITECTS
130 BISHOP ALLEN DRIVE
CAMBRIDGE, MA 02139

Design FIELD | Draft ART | Check CML

EXISTING CONDITIONS PLAN
THE EDWARD DEVOTION SCHOOL

345 HARVARD STREET – BROOKLINE, MA

FEBRUARY 25, 2014

Scale: 1"= 20'

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Engineering/Design/Surveying/Permitting
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Prepared for:
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130 BISHOP ALLEN DRIVE
CAMBRIDGE, MA 02139

Design	Draft	Check
FIELD	ART	CML

EXISTING CONDITIONS PLAN
THE EDWARD DEVOTION SCHOOL

345 HARVARD STREET – BROOKLINE, MA

FEBRUARY 25, 2014

Scale: 1"= 20'

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13-169	9789	EX-4

EDWARD DEVOTION SCHOOL
Brookline, MA

SUMMARY OF ESTIMATED COST

HMFH Architects, Inc.

September 22, 2014

	Option 0 Renovation	Option 1 Renovation/ Addition	Option 2 Renovation/ Addition	Option 3 New Construction
A.M. Fogarty & Associates Inc.				
Total Construction Cost	$47,470,534	$84,839,413	$82, 270,486	$75,108,134
Cost Per SF	$336.12	$498.90	$495.32	$452.20
PM&C				
Total Construction Cost	$47,842,028	$82,010,057	$80,306,651	$76,989,261
Cost Per SF	$295.23	$417.18	$419.43	$398.83