



DRAFT
2/28/2017

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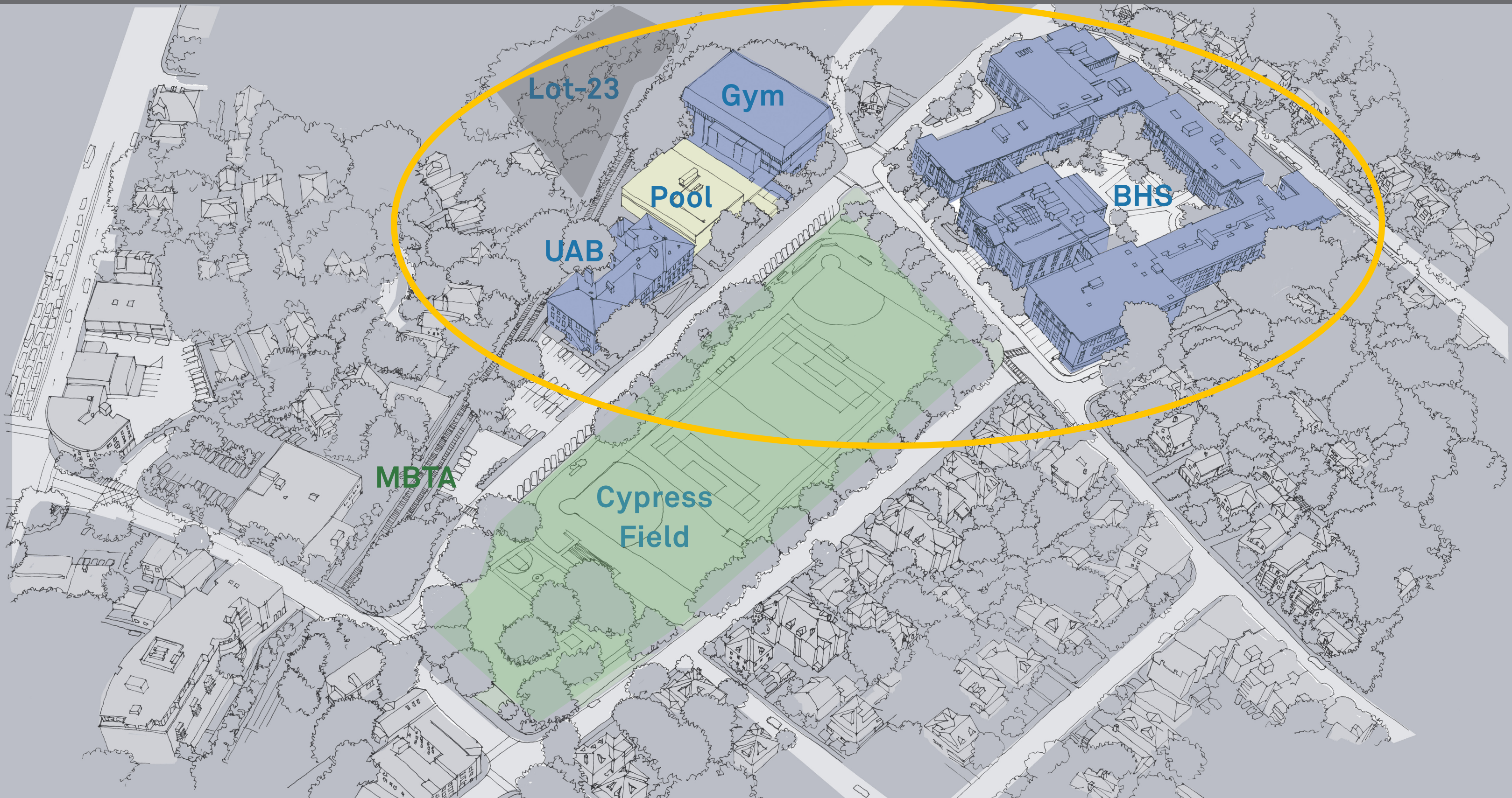
Brookline High School
Campus Expansion
Preliminary Massing
Feasibility Study

MARCH 1, 2017

HMFH ARCHITECTS

130 Bishop Allen Drive, Cambridge, MA 02139 617 492 2200 hmfh.com

PRELIMINARY CAMPUS MASSING OPTIONS



SUMMARY OF PRELIMINARY MASSING OPTIONS

DRAFT
2/28/2017

ENROLLMENT
ACCOMMODATION

ENROLLMENT
ACCOMMODATION

ENROLLMENT
ACCOMMODATION

MA HS
STANDARDS

MA HS
STANDARDS

EDUCATION
PLAN

OTHER

-  Extent of Demolition
-  Code Renovations
-  Program Renovations / Upgrade
-  New Construction

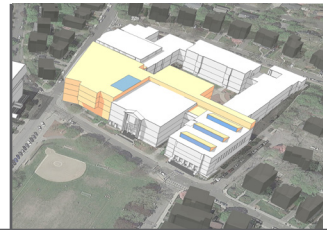
OPTION 1A



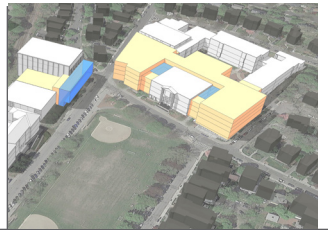
OPTION 1B



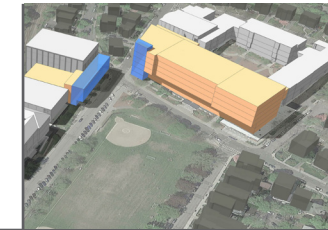
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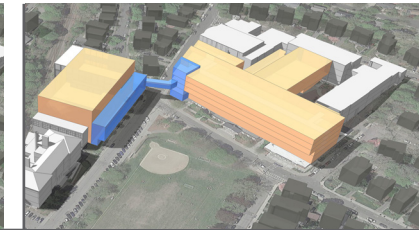
OPTION 2A







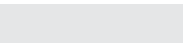
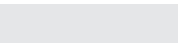

















OPTION 2B






OPTION 3













































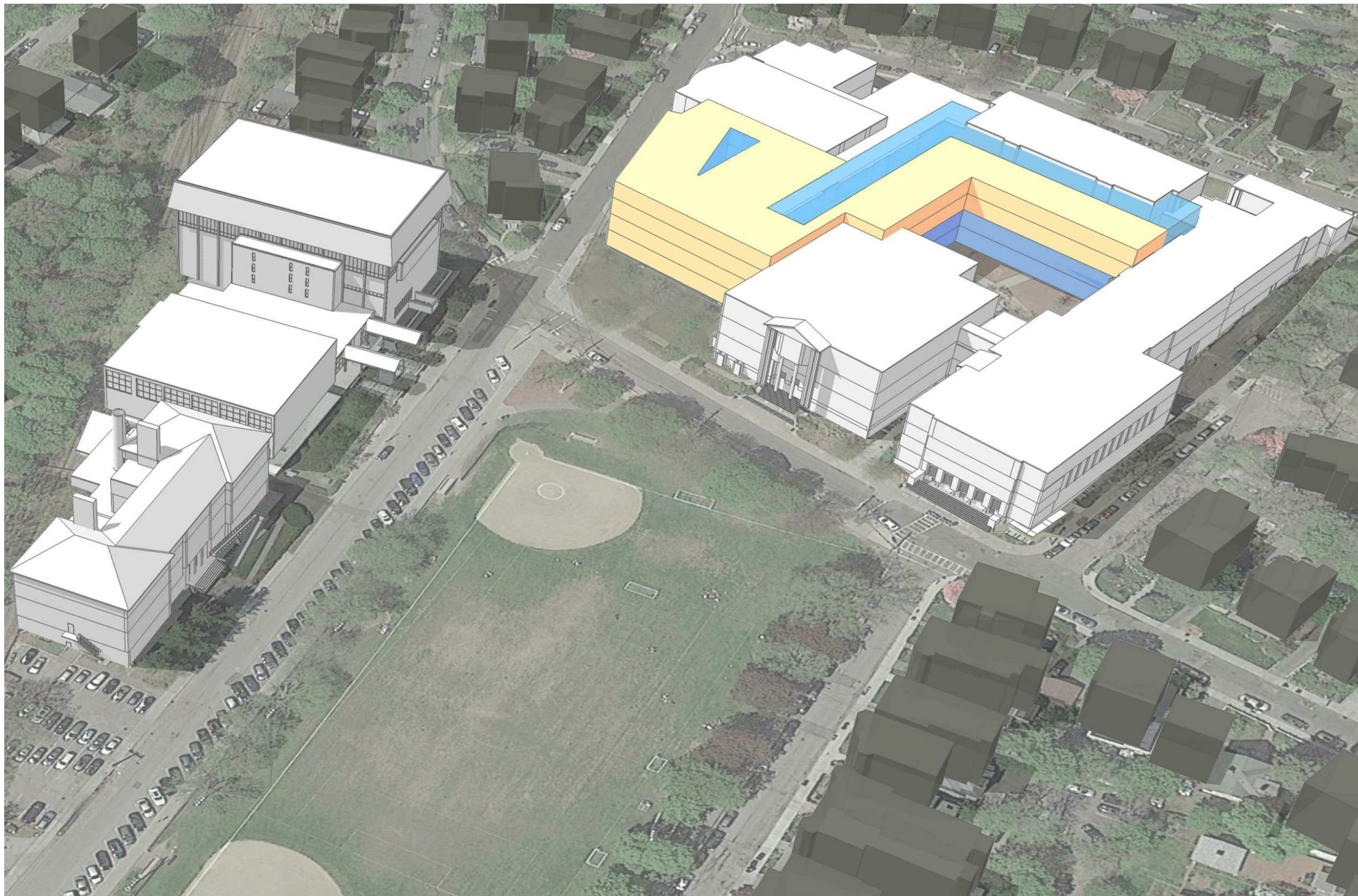
Parking
Cypress Park
Field
Playground

Extent of Demolition							
Code Renovations							
Program Renovations / Upgrade							
New Construction							

Tappan Gym Renovations / Expansion							
UAB Renovations / Expansion							

-  Advantageous
-  Adequate
-  Less Advantageous

Program Accommodation							
Phasing/ Schedule/ Swing-space							
Constructibility / Operations							
Circulation / Adjacencies							
Systems Upgrades							
Sustainability / LEED							
Construction Costs							



Enrollment Accommodation - Option 1A - Massing

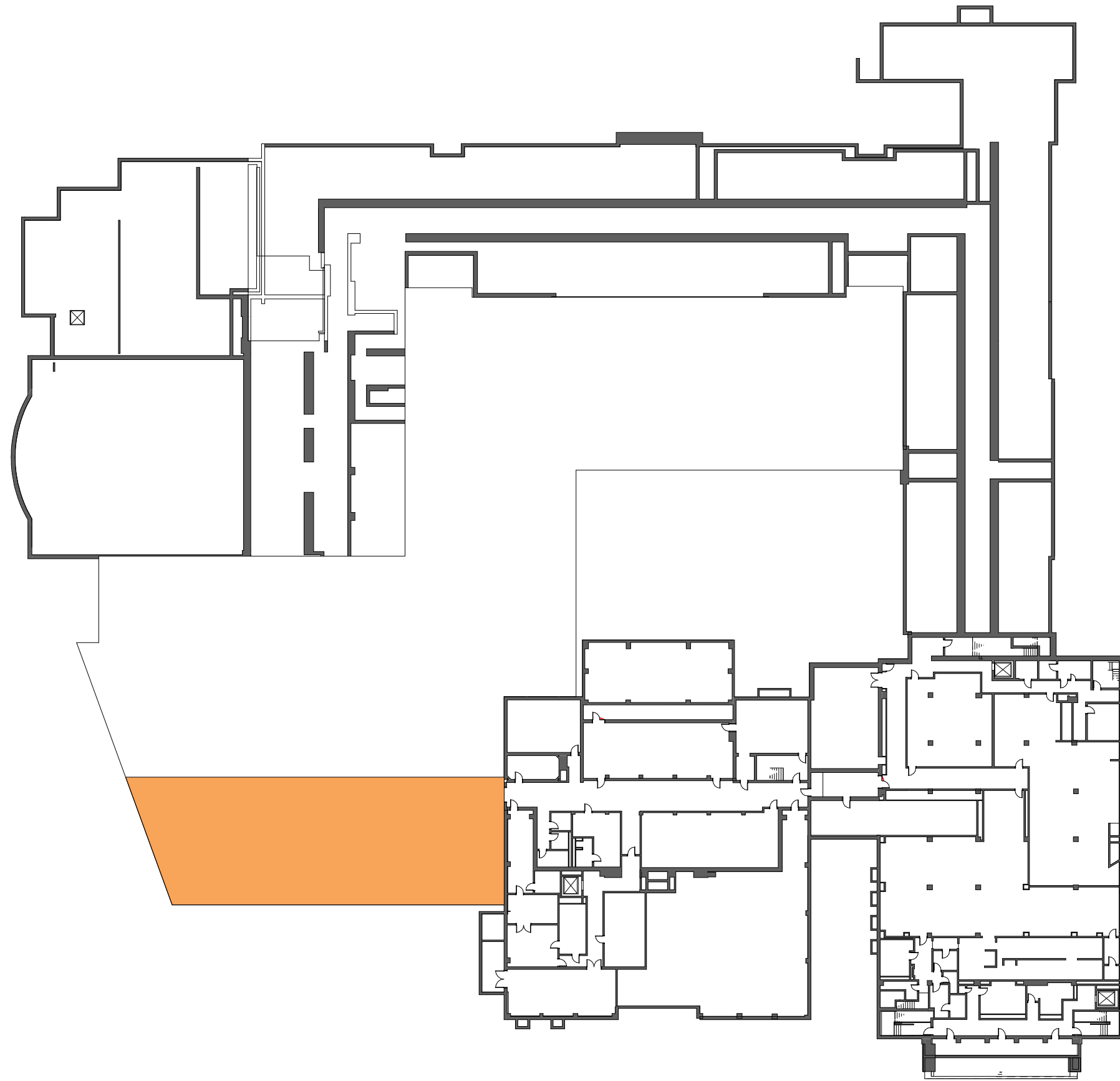
115 Greenough Street





Brookline, MA

01 March 2017

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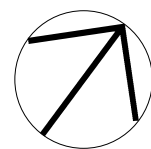
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accommodation - Option 1A - Basement Plan

115 Greenough Street

Brookline, MA

01 March 2017

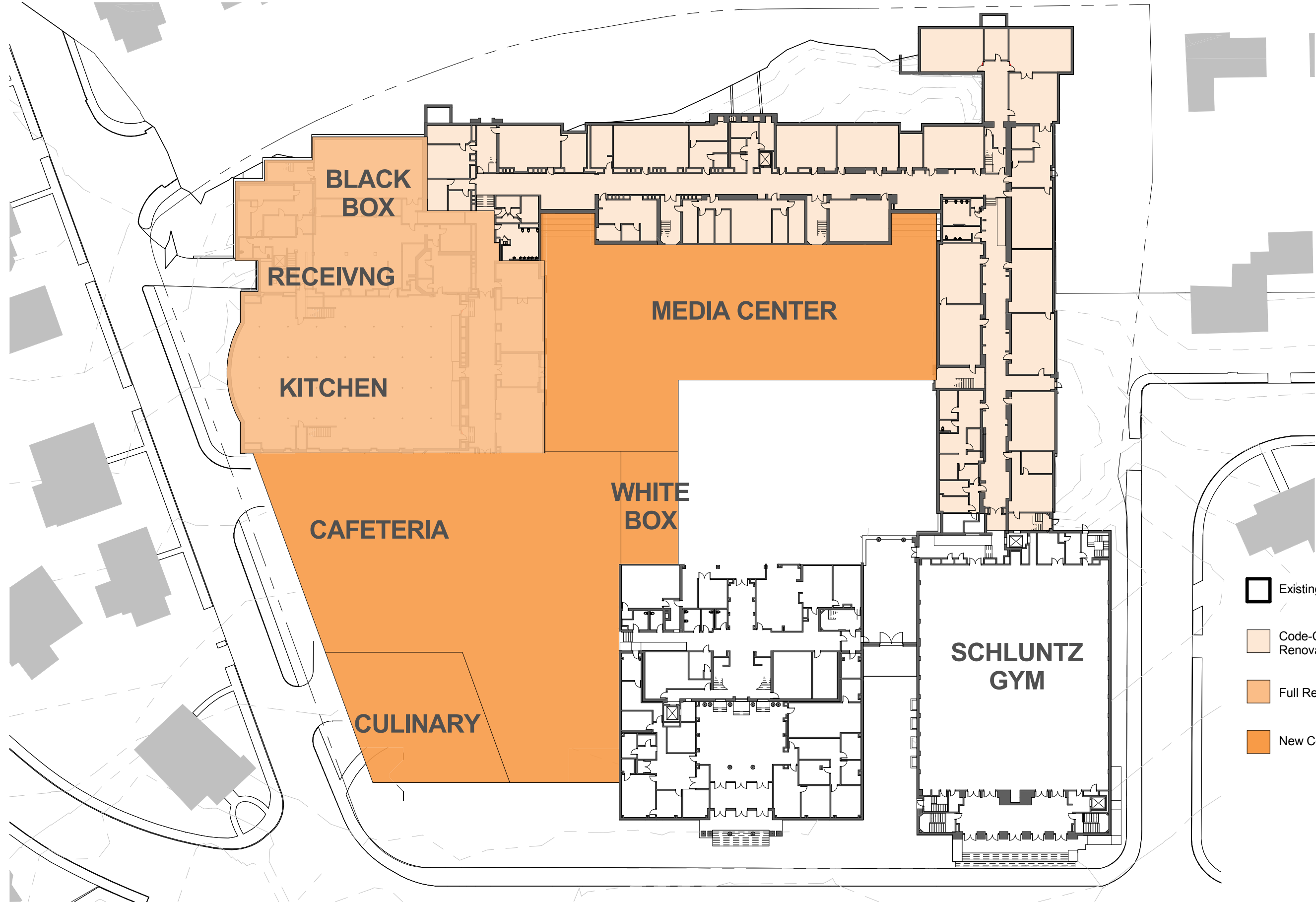






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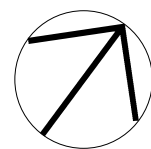
-  Existing to Remain
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-  Full Renovation
-  New Construction

Enrollment Accommodation - Option 1A - First Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

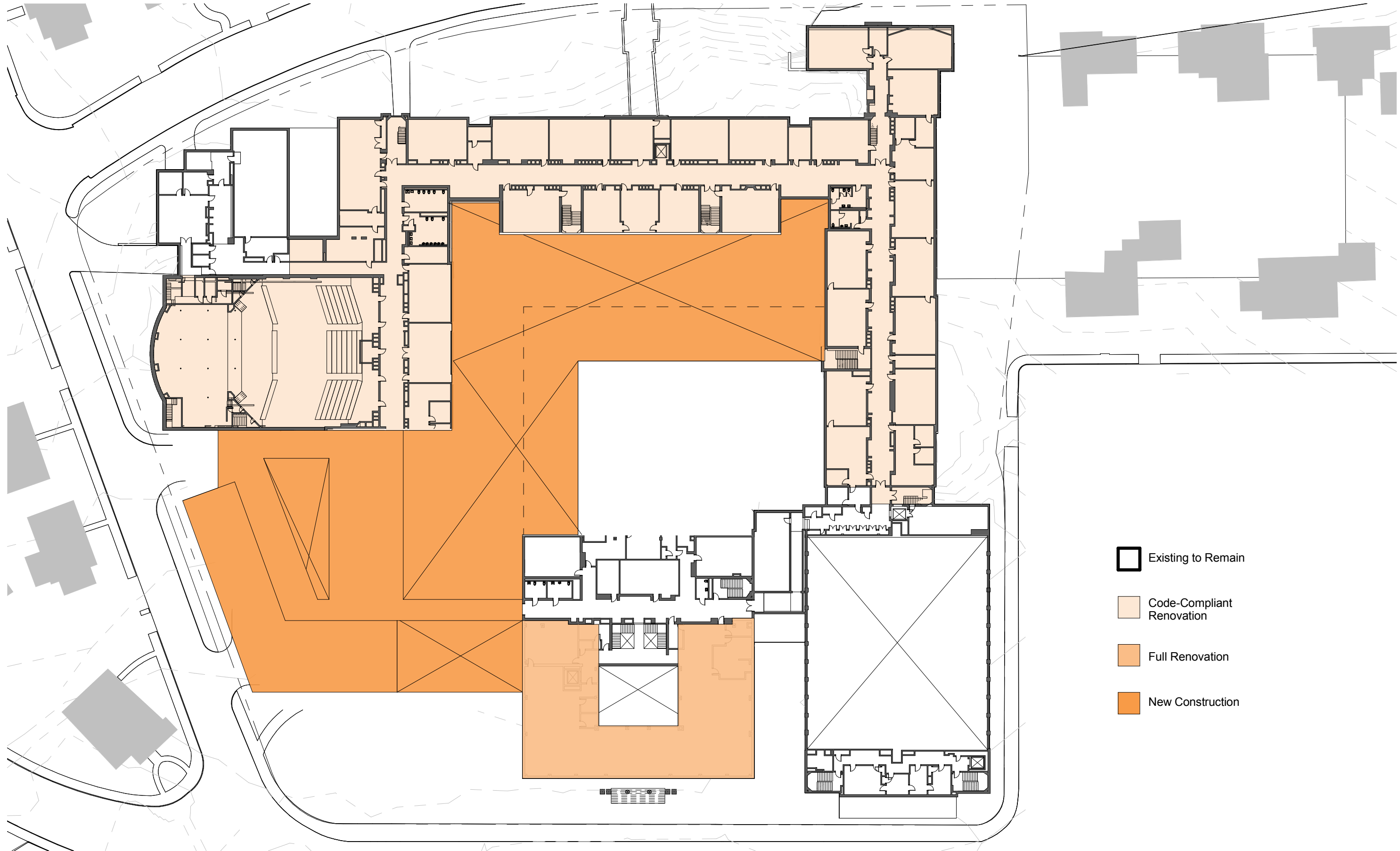


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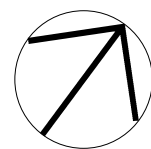


Enrollment Accommodation - Option 1A - Second Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

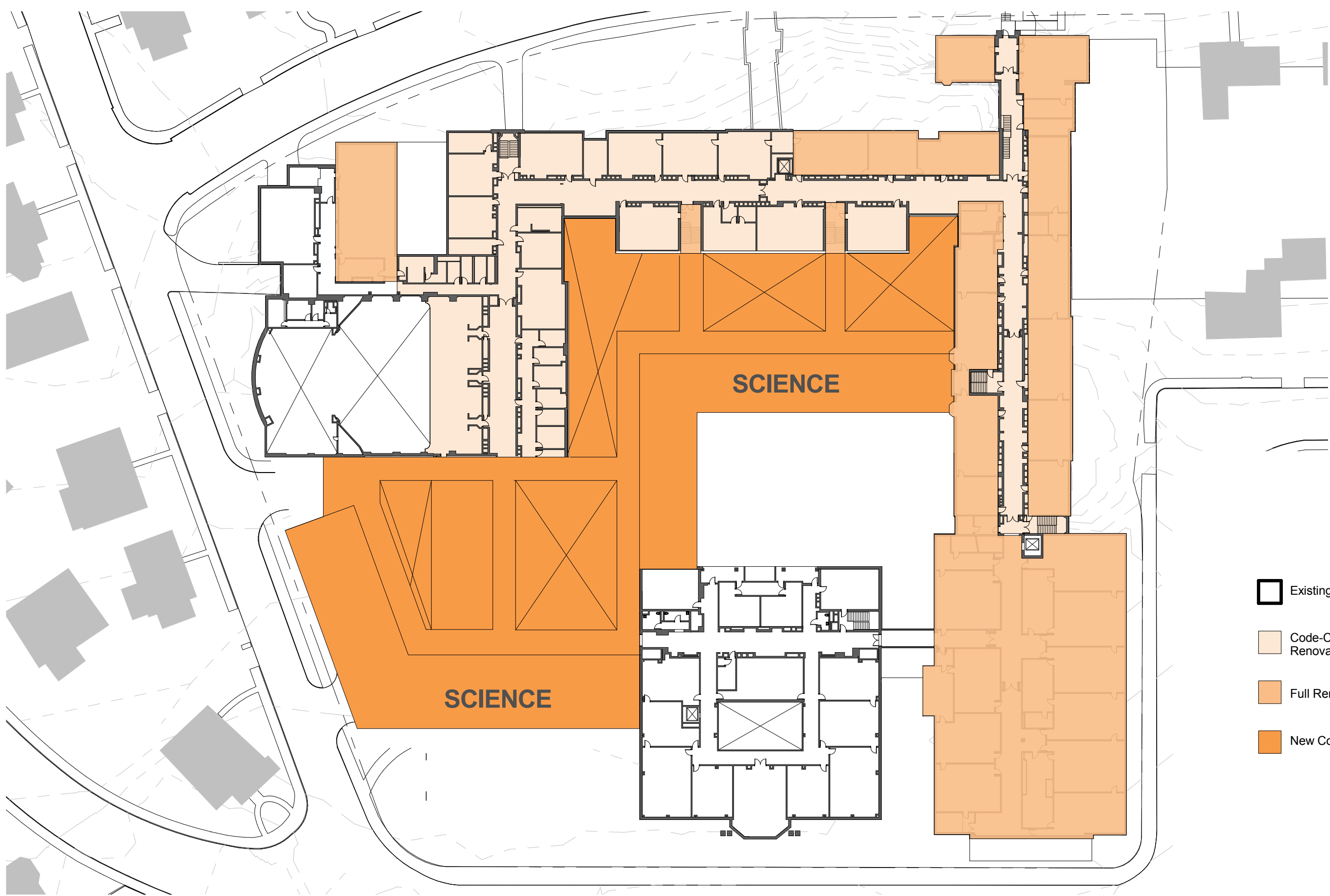






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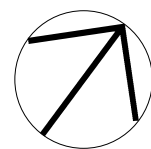
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accommodation - Option 1A - Third Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017



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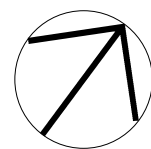


Enrollment Accommodation - Option 1A - Fourth Floor Plan

115 Greenough Street

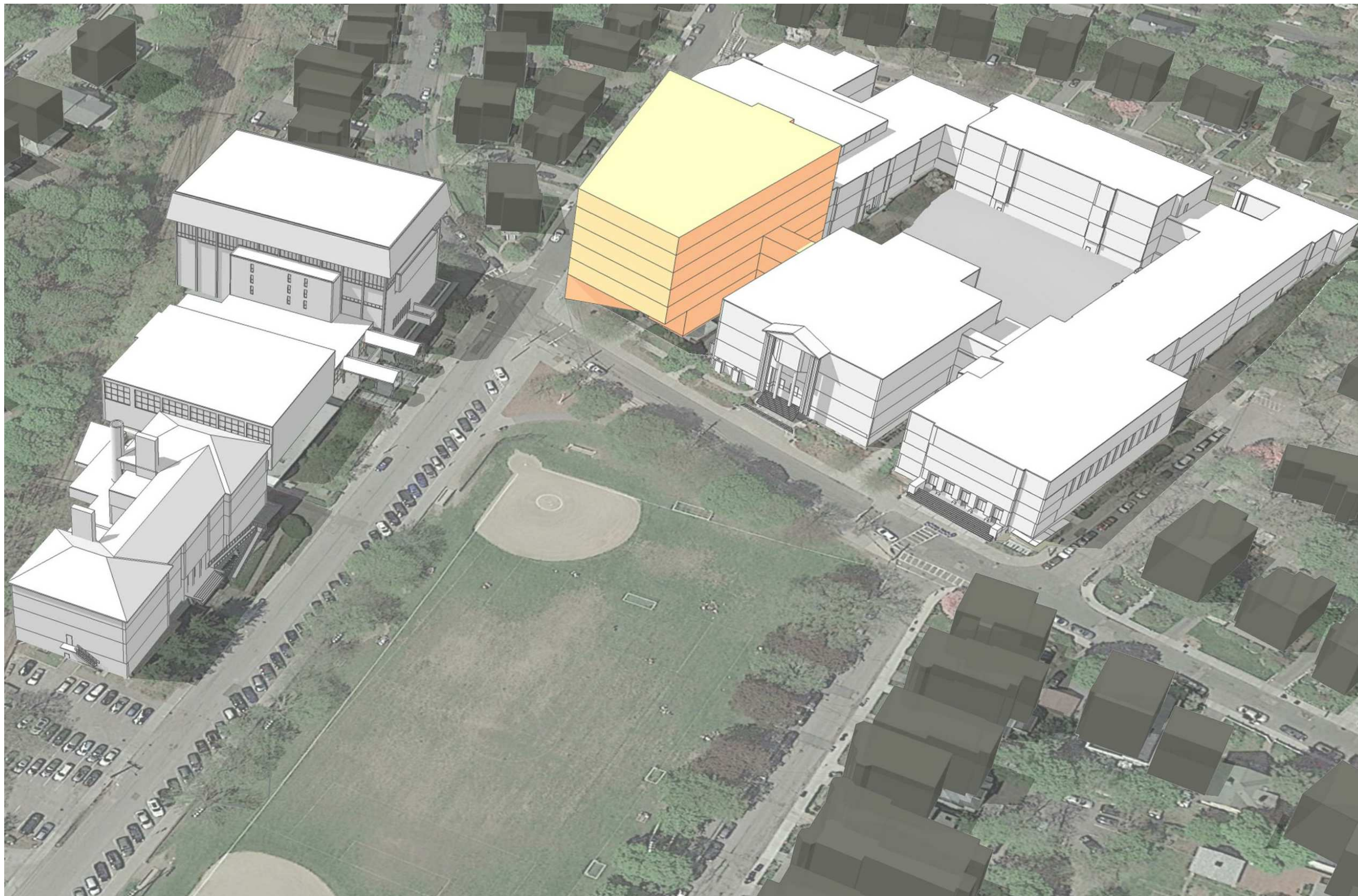
Brookline, MA

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Enrollment Accommodation - Option 1B - Massing

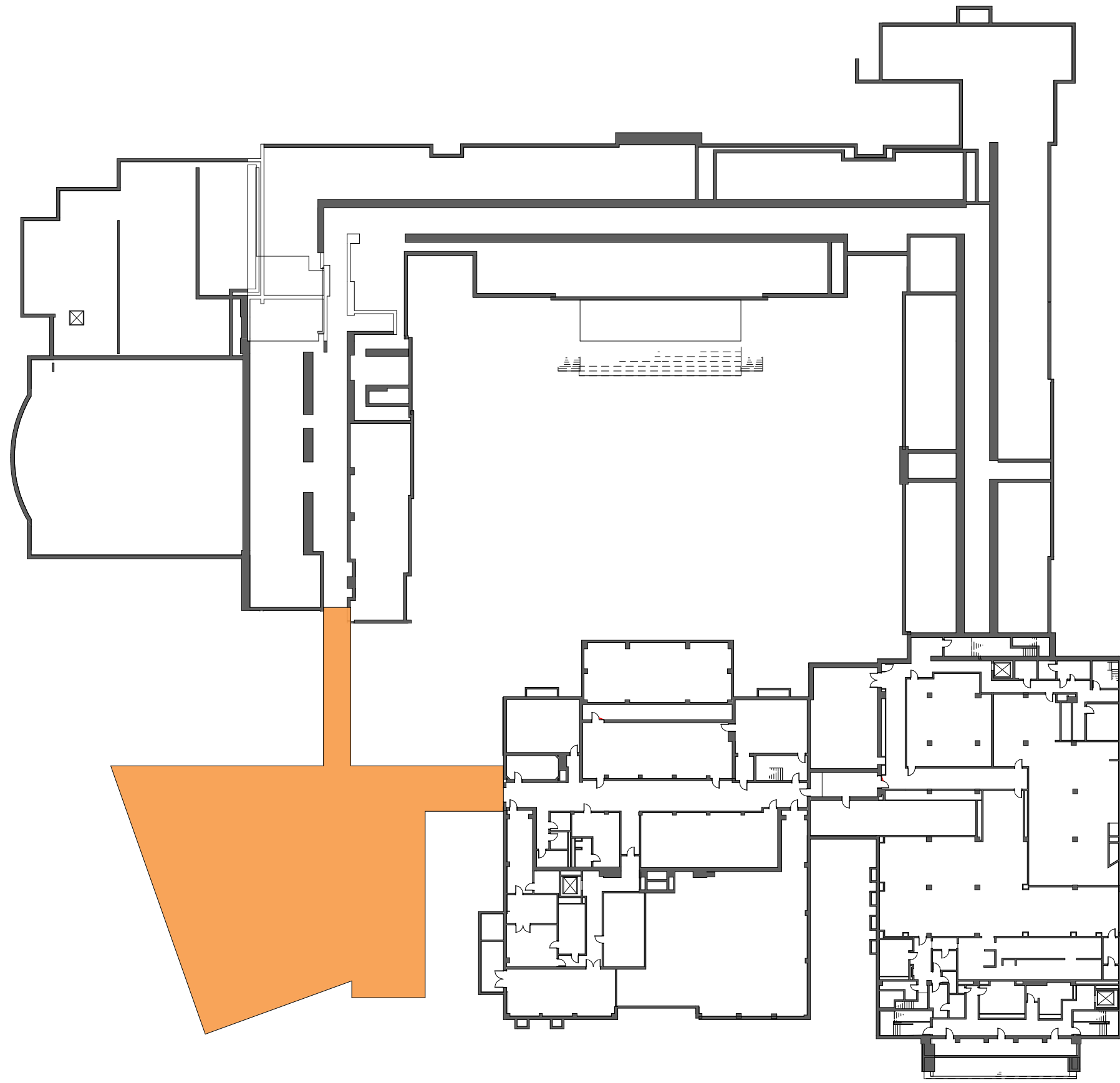
115 Greenough Street





Brookline, MA

01 March 2017

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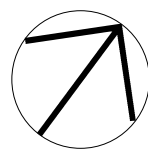
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accomodation - Option 1B - Basement Plan

115 Greenough Street

Brookline, MA

01 March 2017

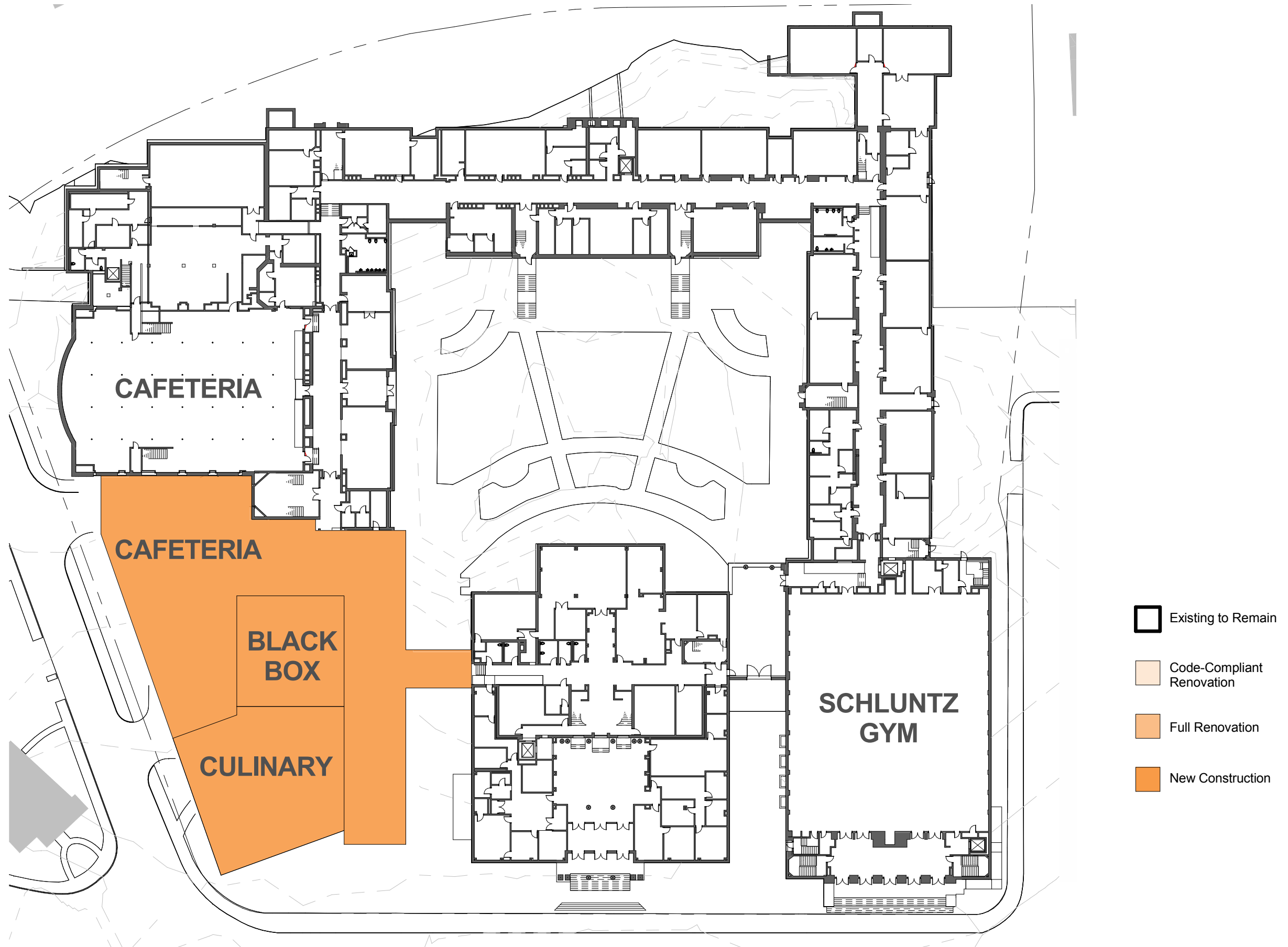


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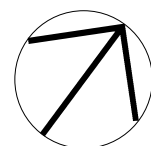


Enrollment Accommodation - Option 1B - First Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

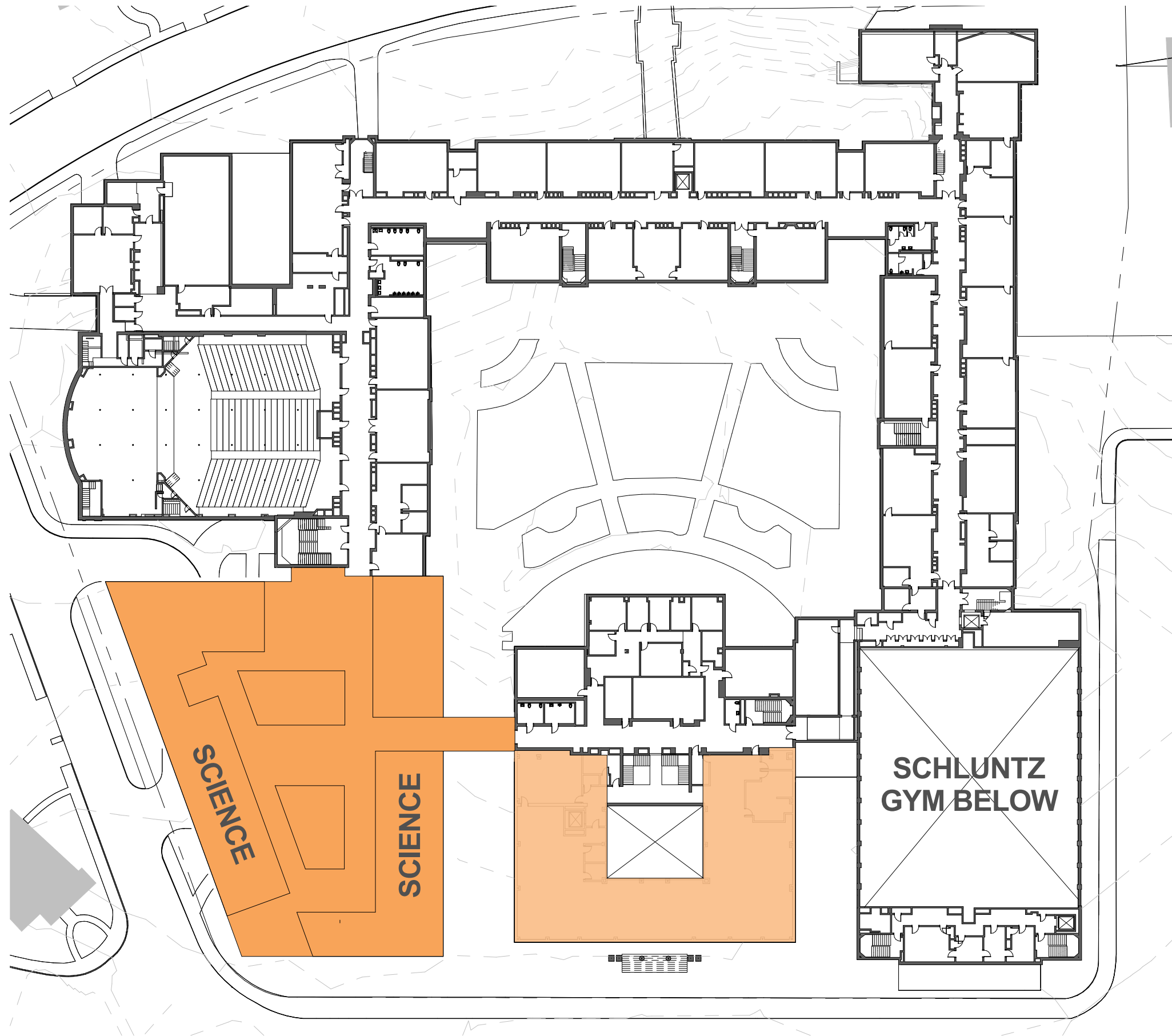






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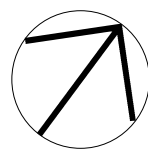
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accommodation - Option 1B - Second Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

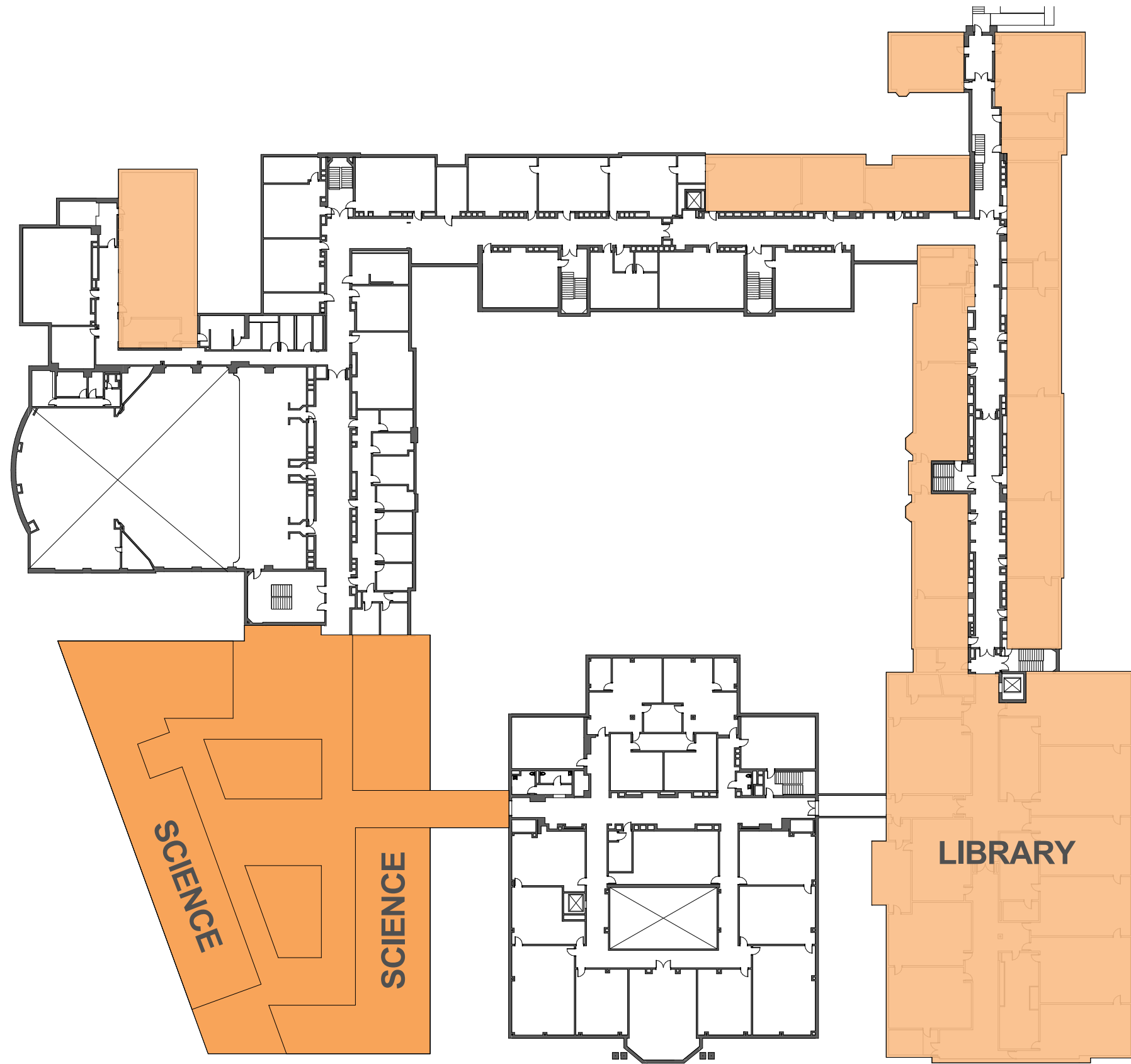






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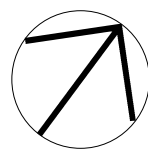
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accommodation - Option 1B - Third Floor Plan

115 Greenough Street

Brookline, MA

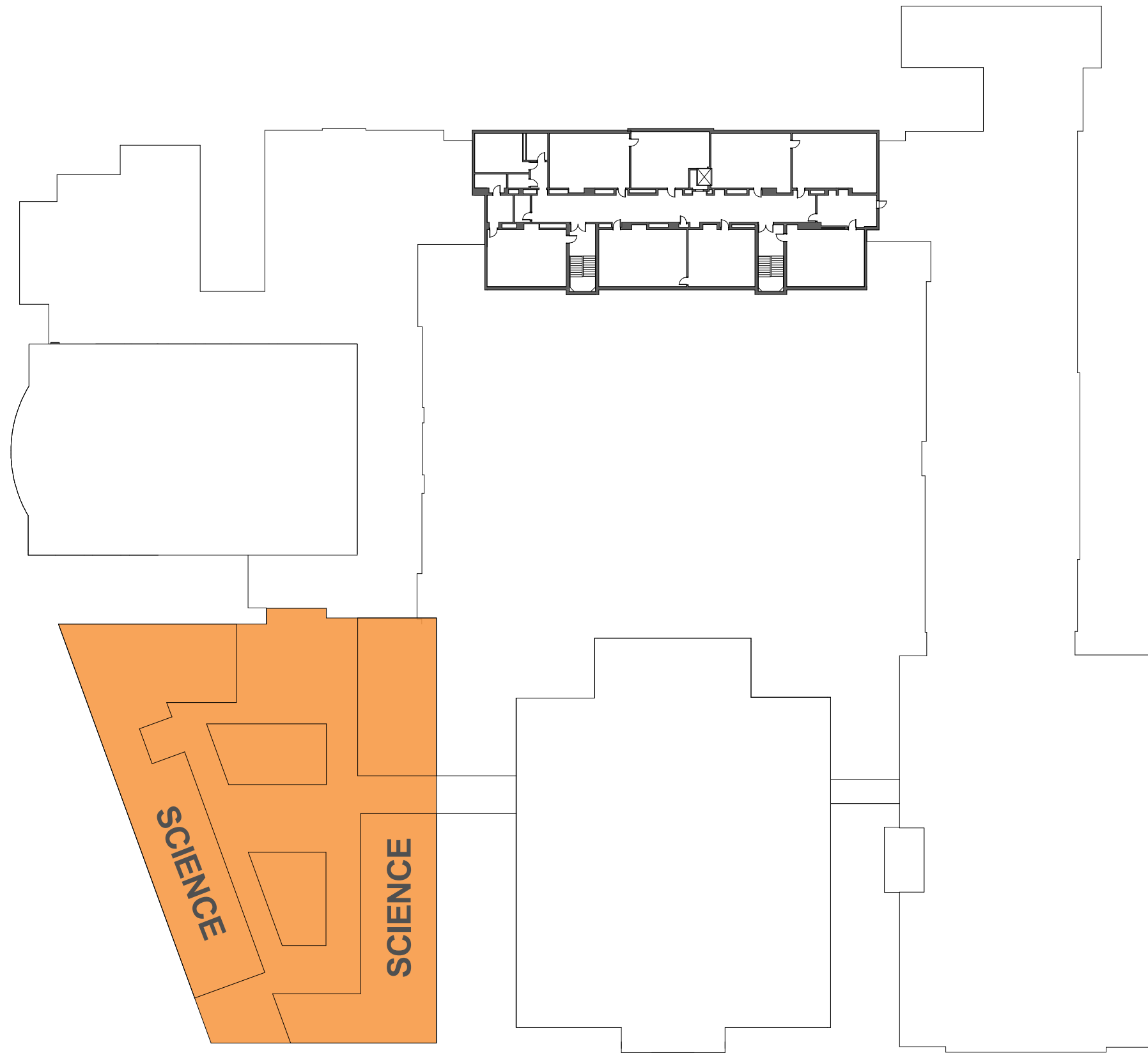
01 March 2017



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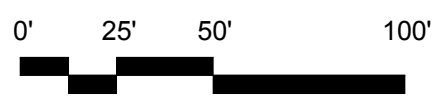
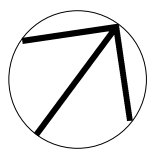


Enrollment Accommodation - Option 1B - Fourth Floor Plan

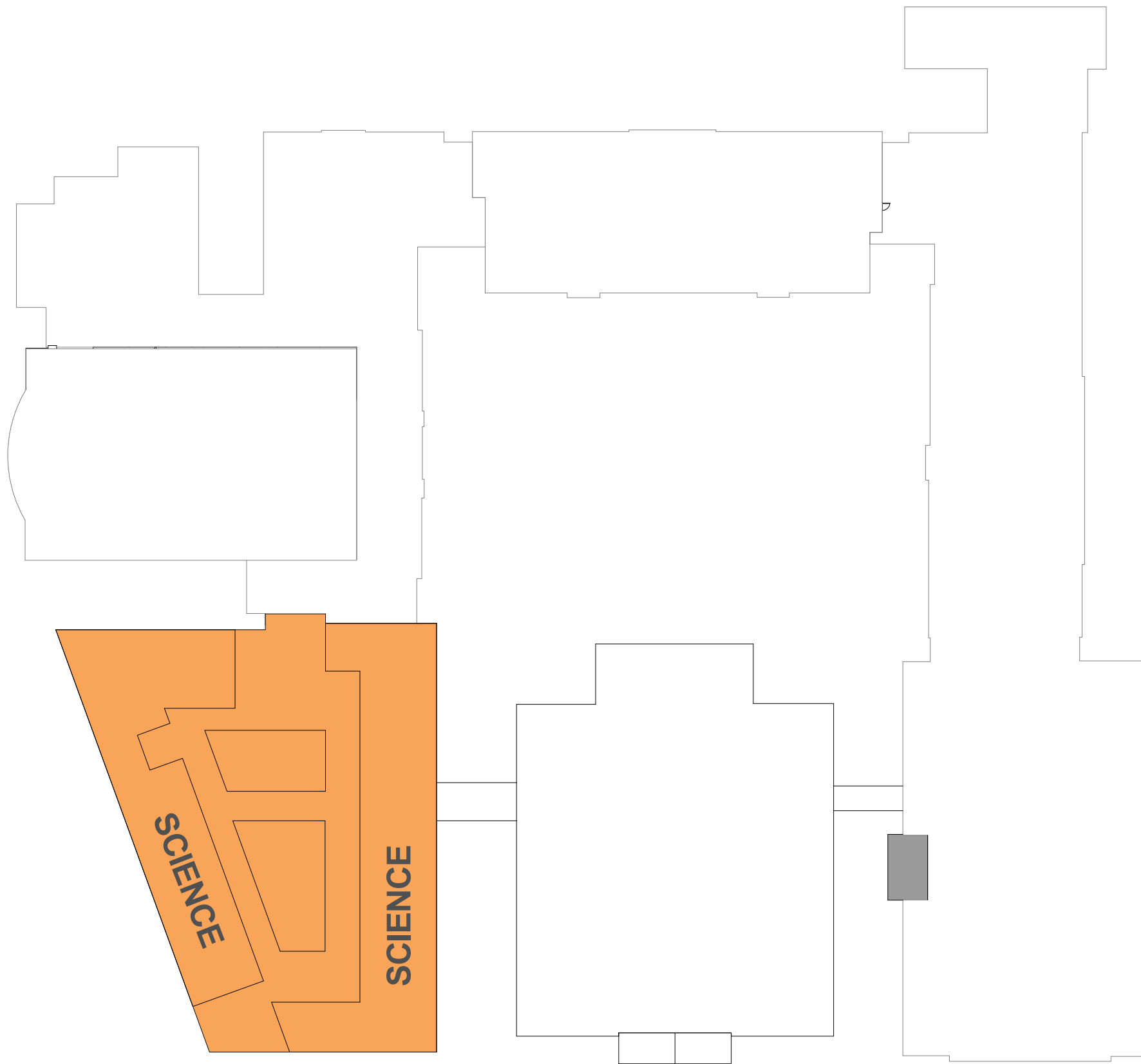
115 Greenough Street

Brookline, MA

01 March 2017



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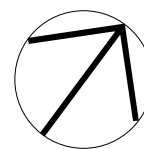


Enrollment Accommodation - Option 1B - Fifth Floor Plan

115 Greenough Street

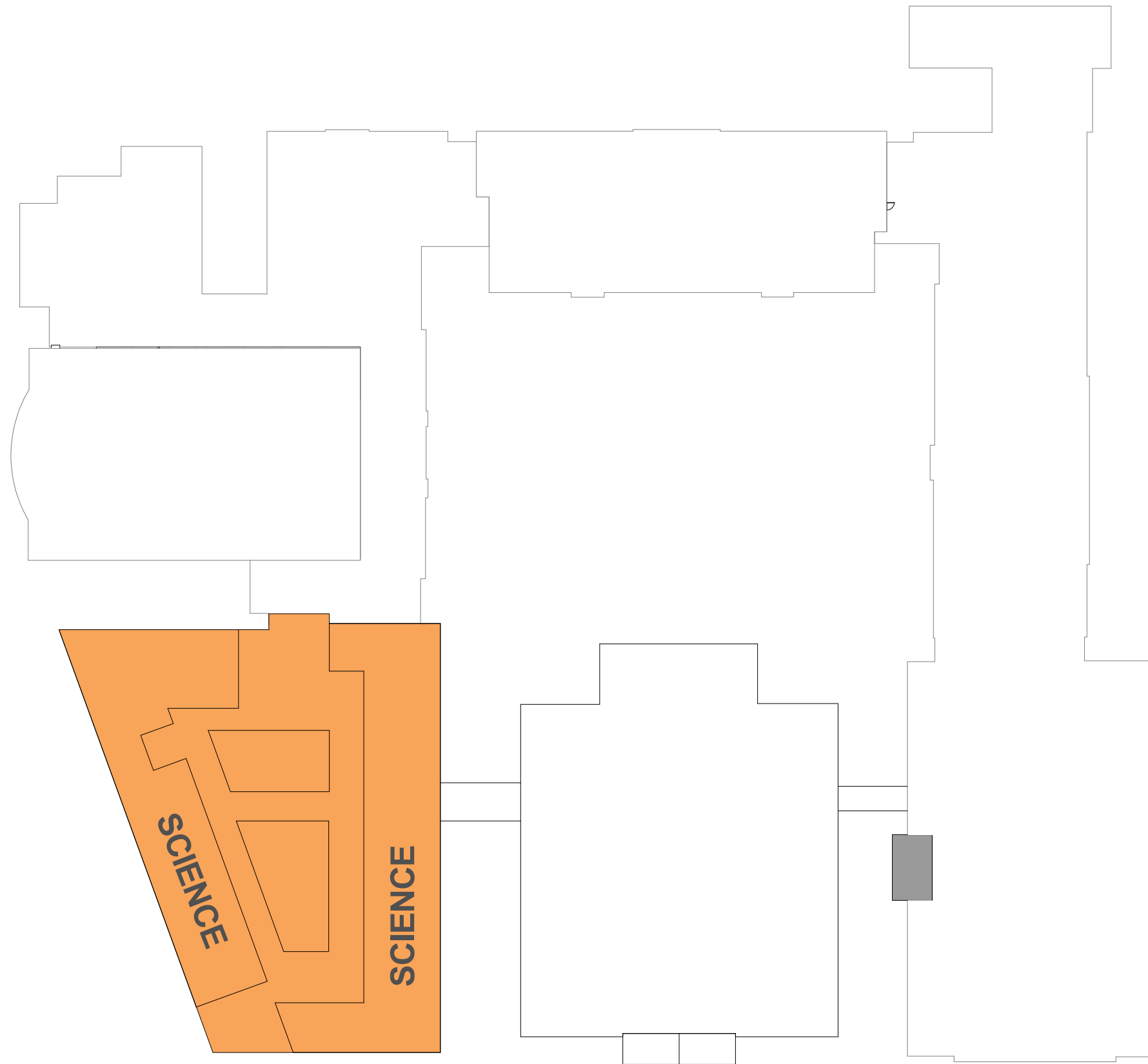
Brookline, MA





01 March 2017



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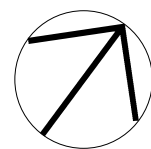
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accommodation - Option 1B - Sixth Floor Plan

115 Greenough Street

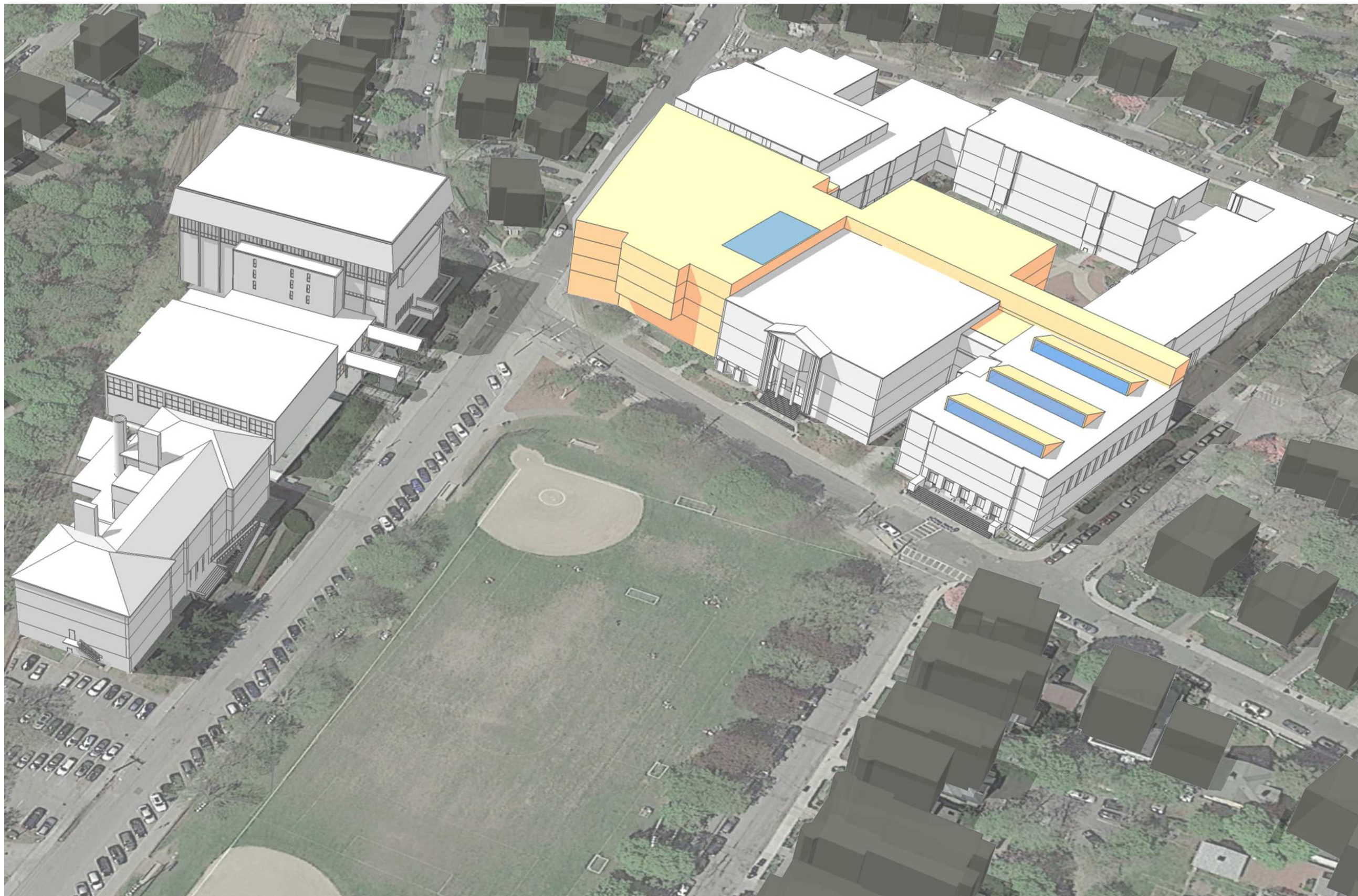
Brookline, MA

01 March 2017



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Enrollment Accommodation - Option 1C - Massing

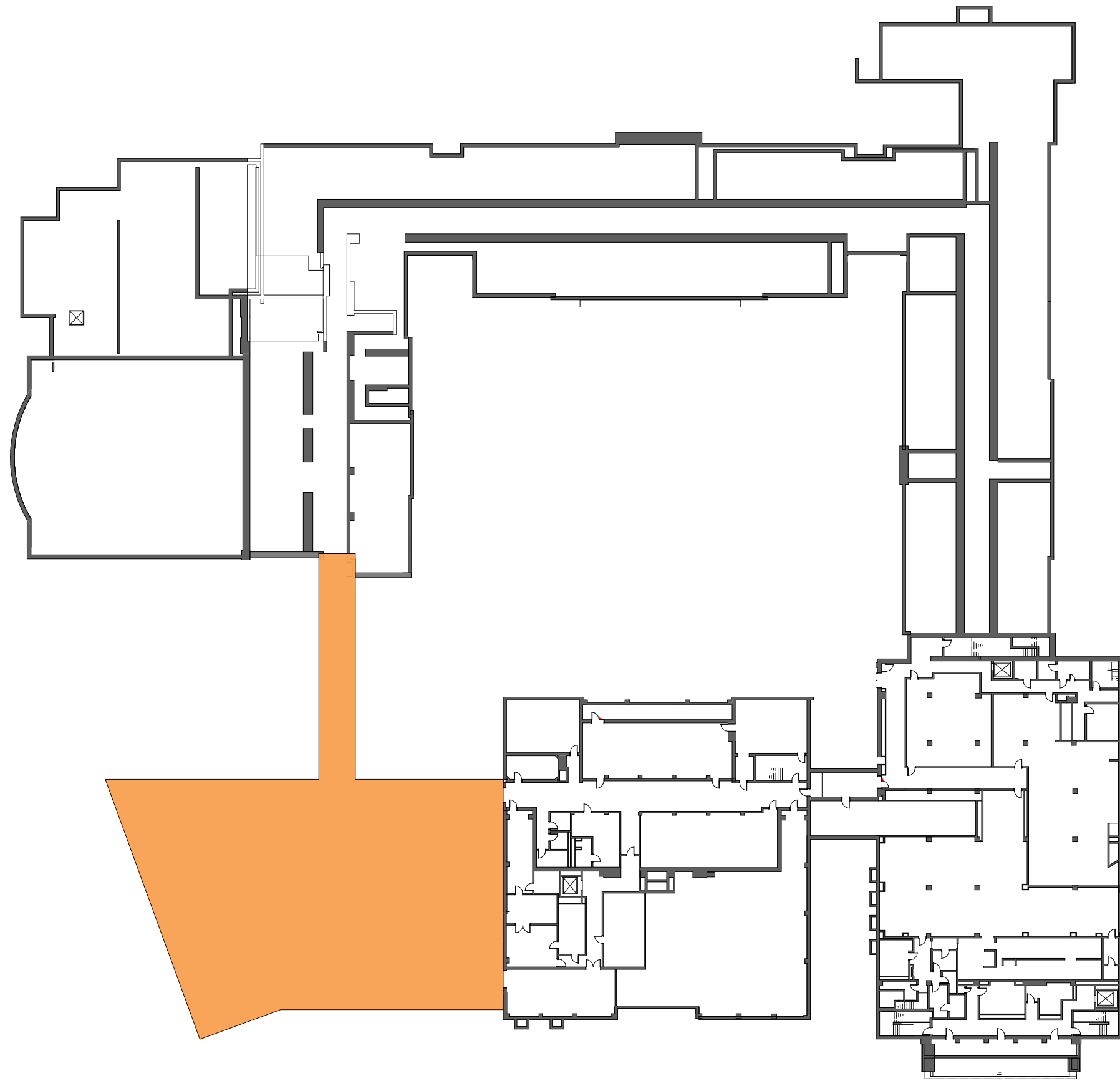
115 Greenough Street





Brookline, MA

01 March 2017

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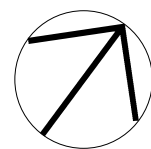
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-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accomodation - Option 1C - Basement Plan

115 Greenough Street

Brookline, MA

01 March 2017

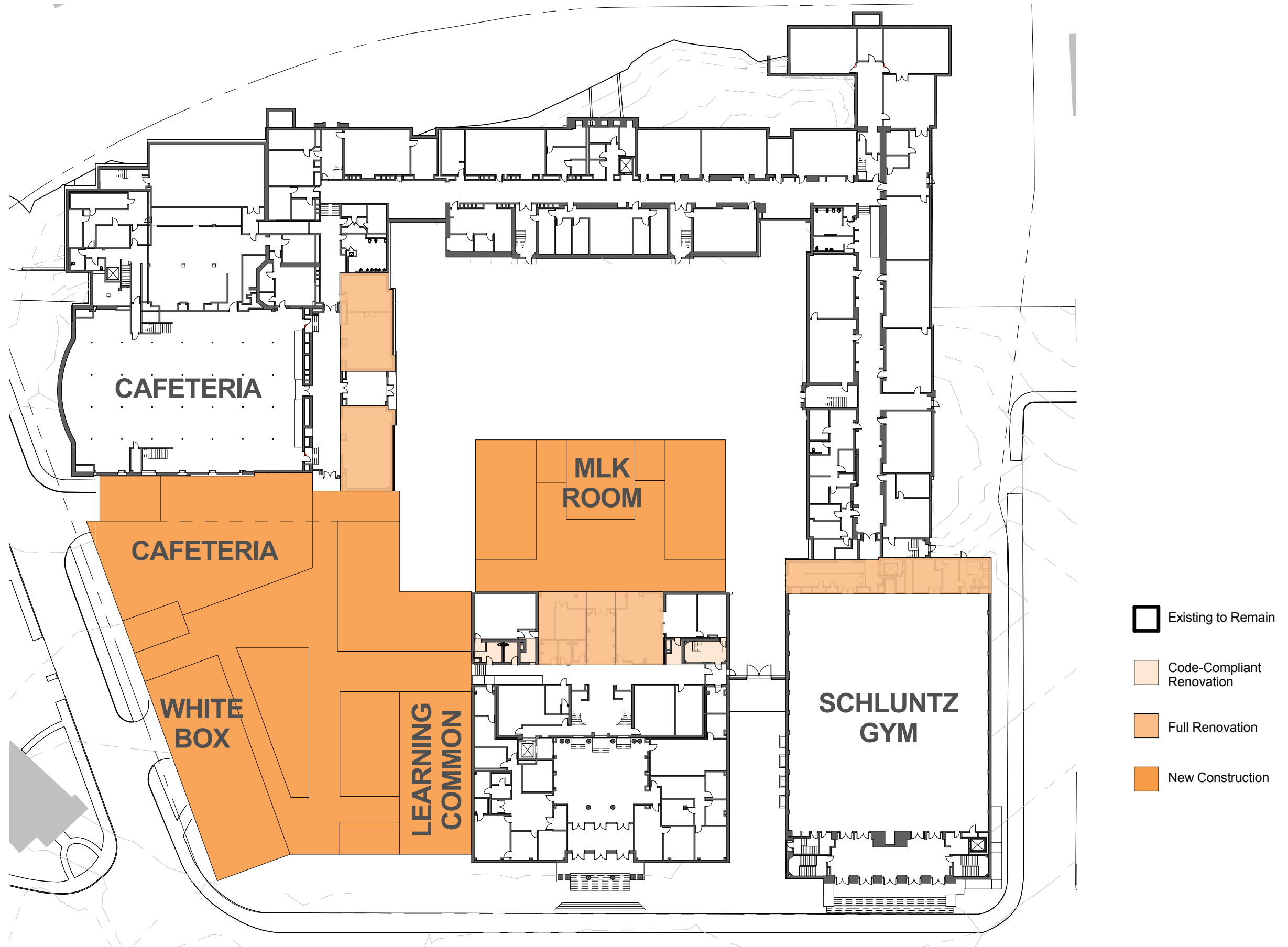


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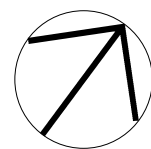


Enrollment Accommodation Option 1C - First Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

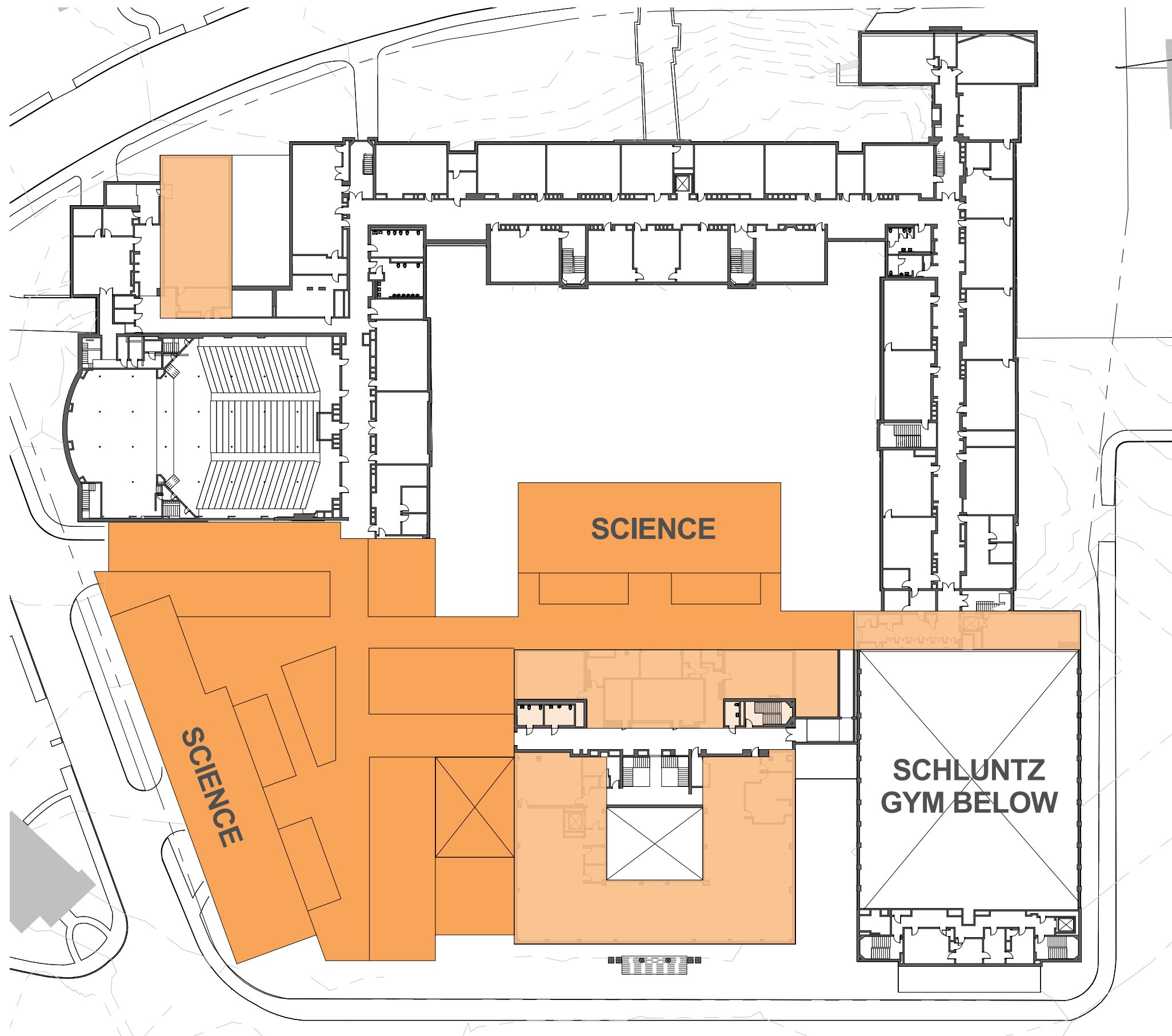






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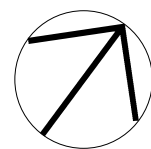
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accommodation - Option 1C - Second Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

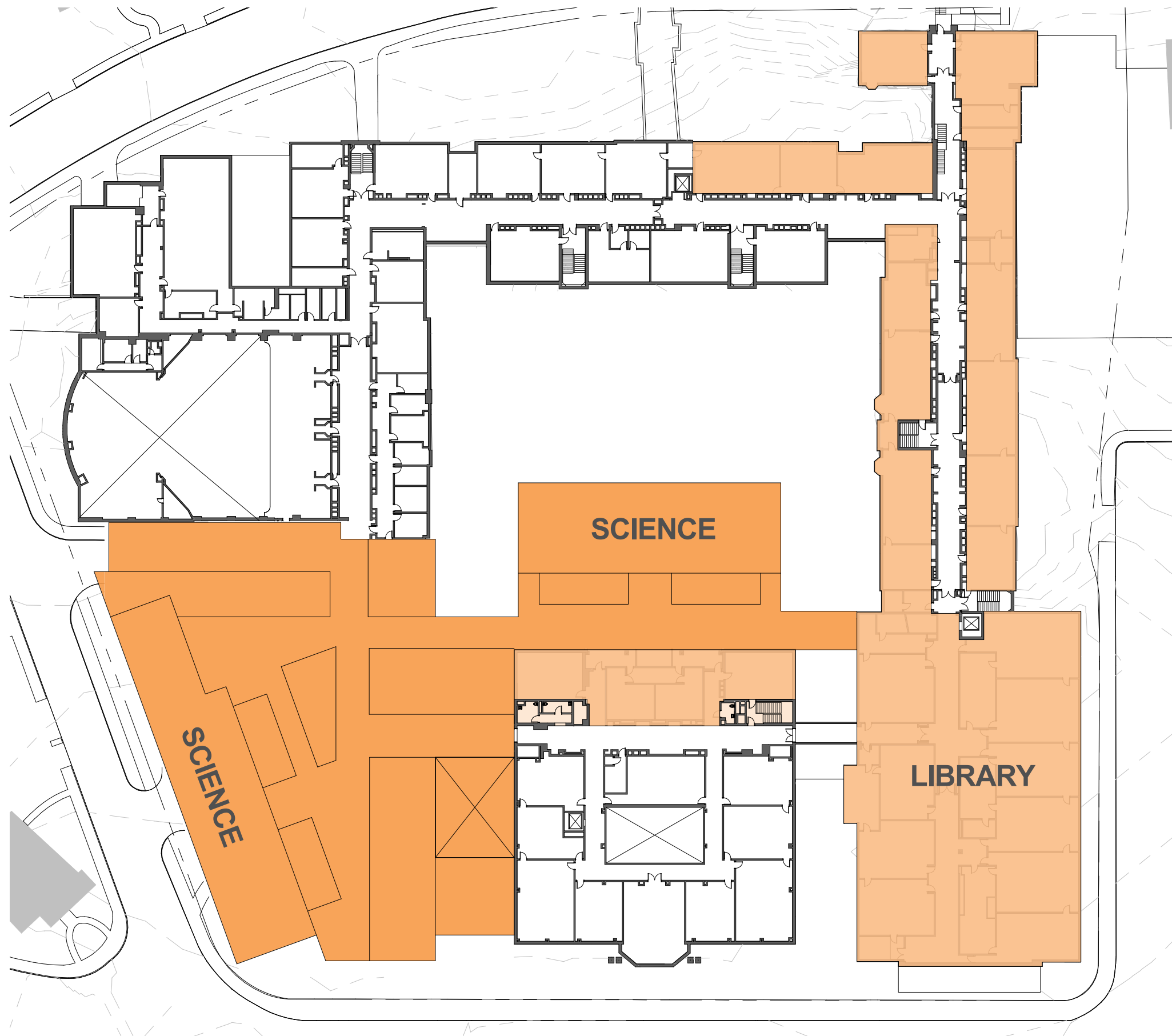






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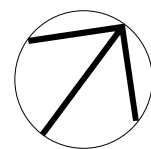
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

Enrollment Accommodation - Option 1C - Third Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

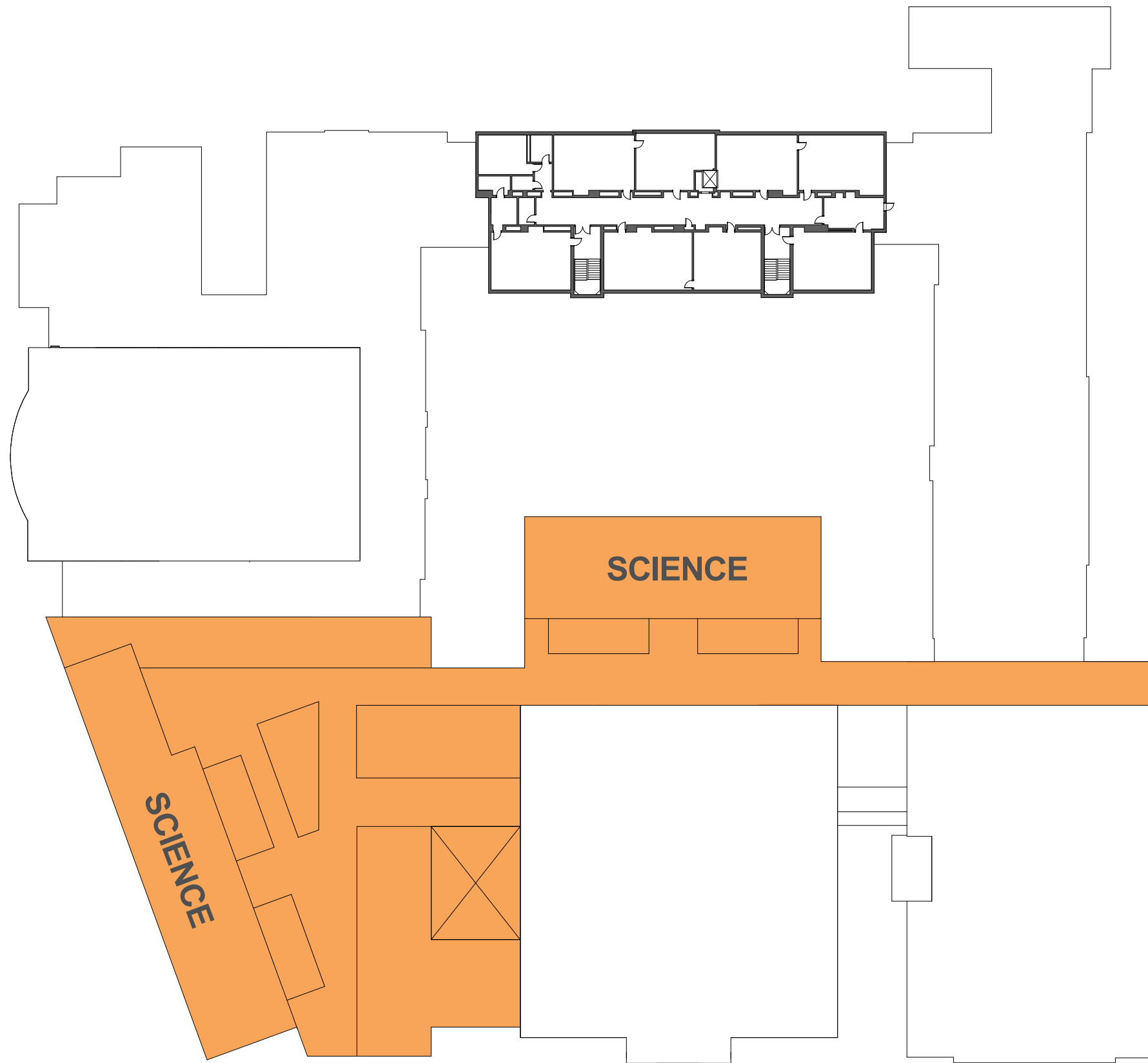


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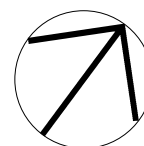


Enrollment Accommodation - Option 1C - Fourth Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

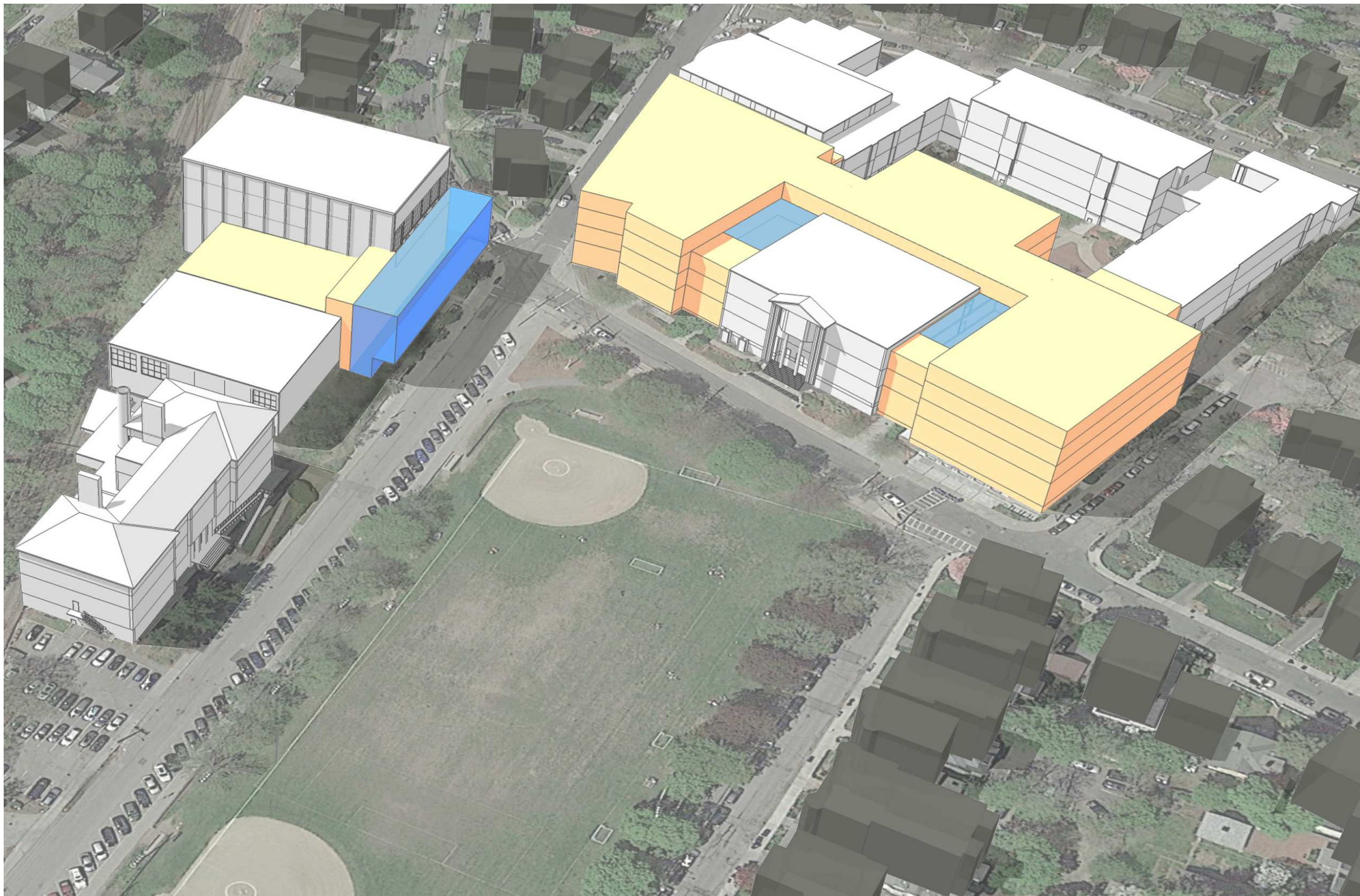


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MA HS Standards - Option 2A - Massing

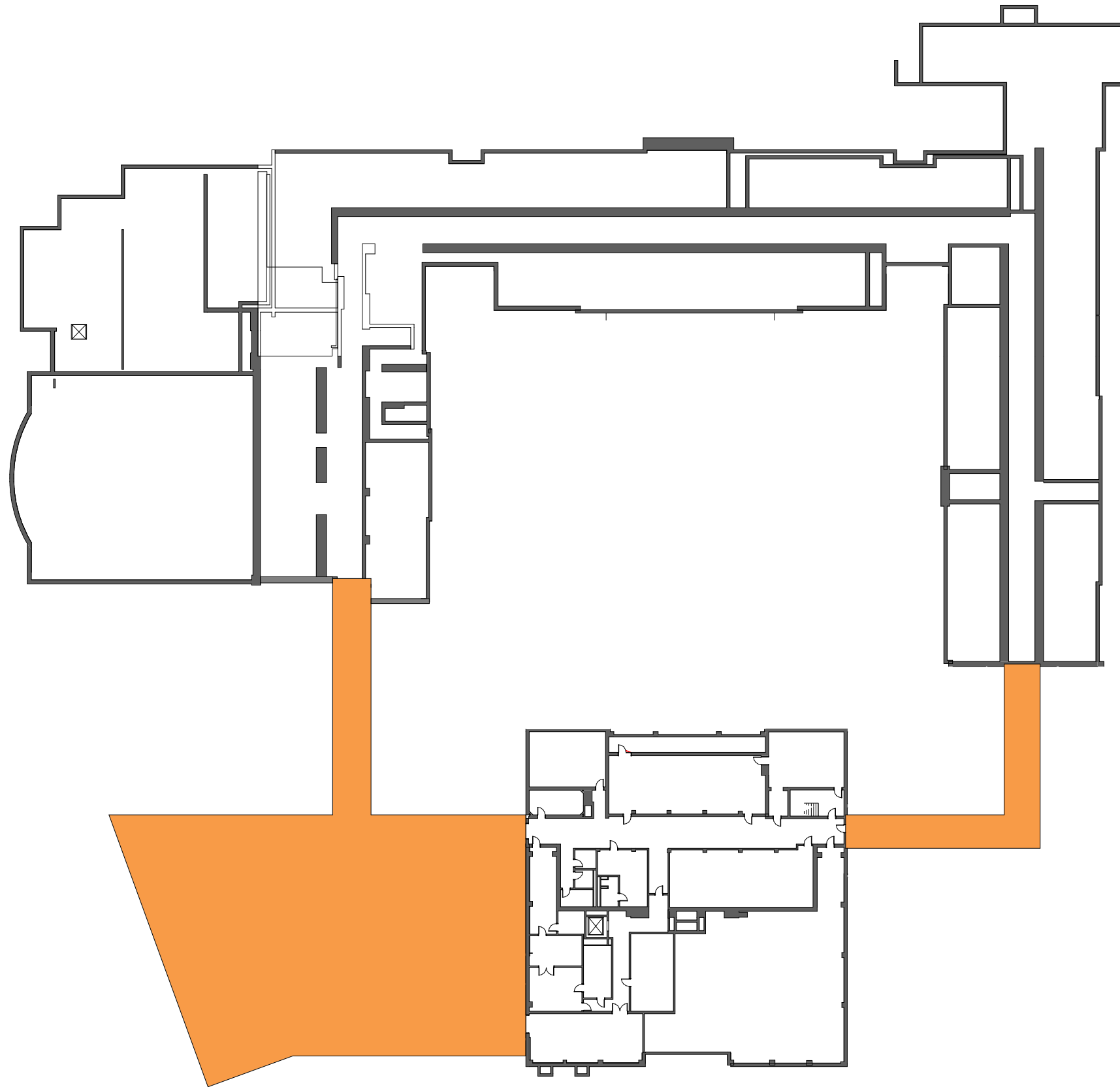
115 Greenough Street

Brookline, MA

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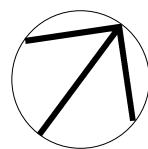


MA HS Standards - Option 2A - Basement Plan

115 Greenough Street

Brookline, MA

01 March 2017

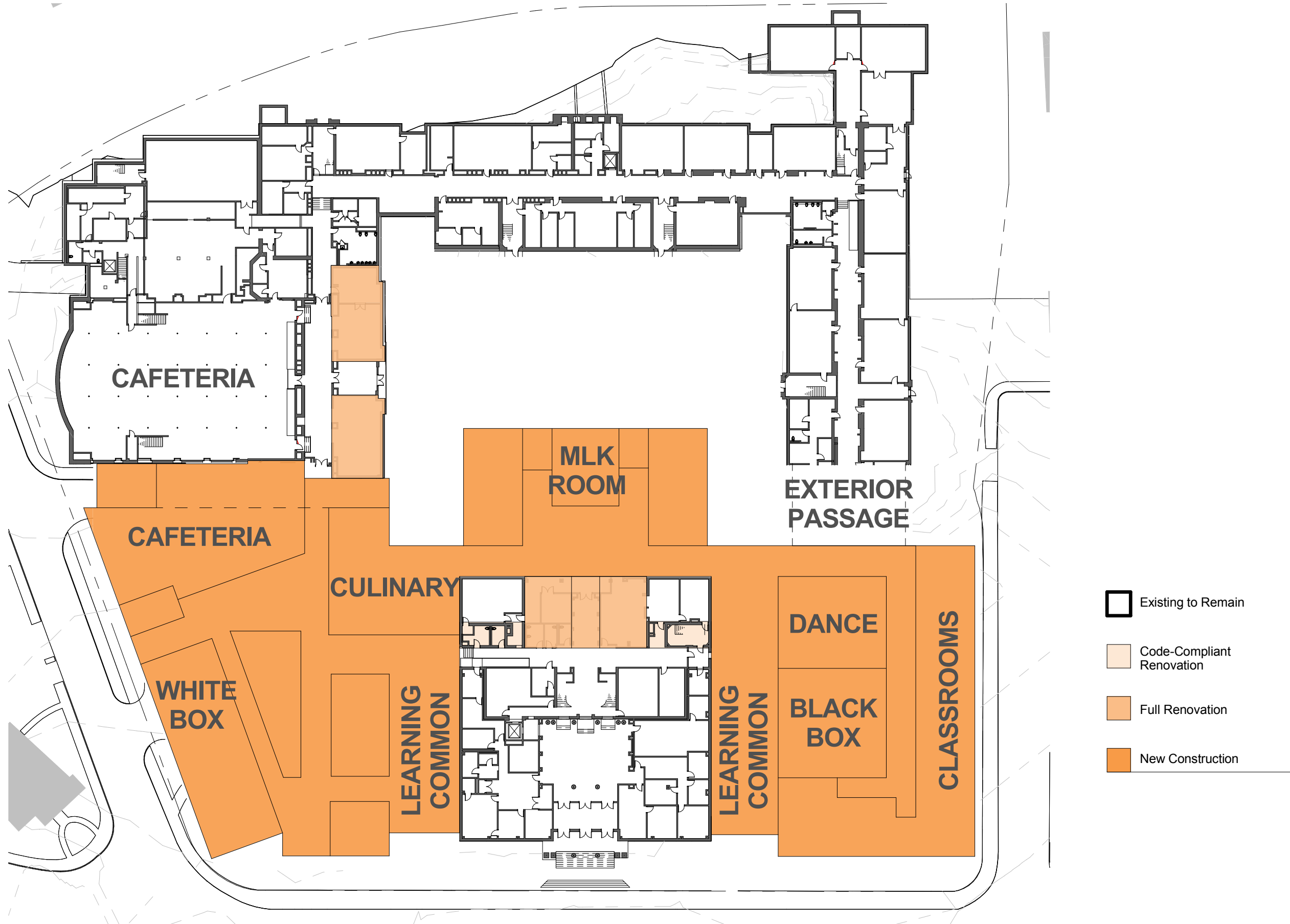


0' 25' 50' 100'



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CAFETERIA

MLK ROOM

EXTERIOR PASSAGE

CAFETERIA

CULINARY

DANCE





WHITE BOX

LEARNING COMMON

LEARNING COMMON

BLACK BOX

CLASSROOMS

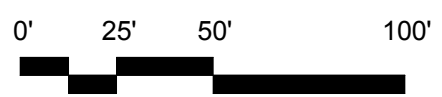
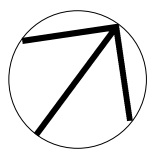
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

MA HS Standards - Option 2A - First Floor Plan

115 Greenough Street

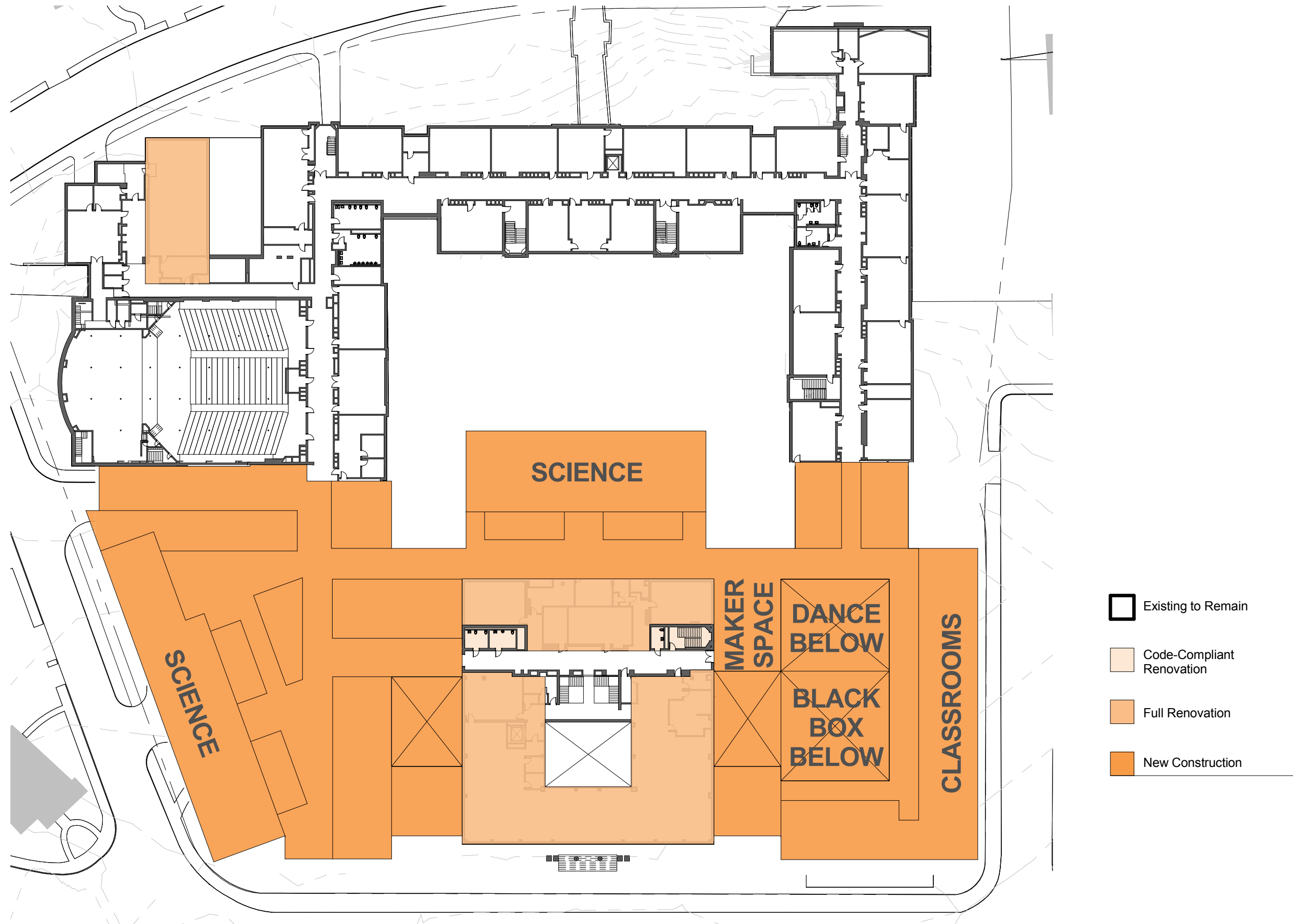
Brookline, MA

01 March 2017



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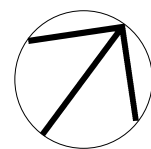


MA HS Standards - Option 2A - Second Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

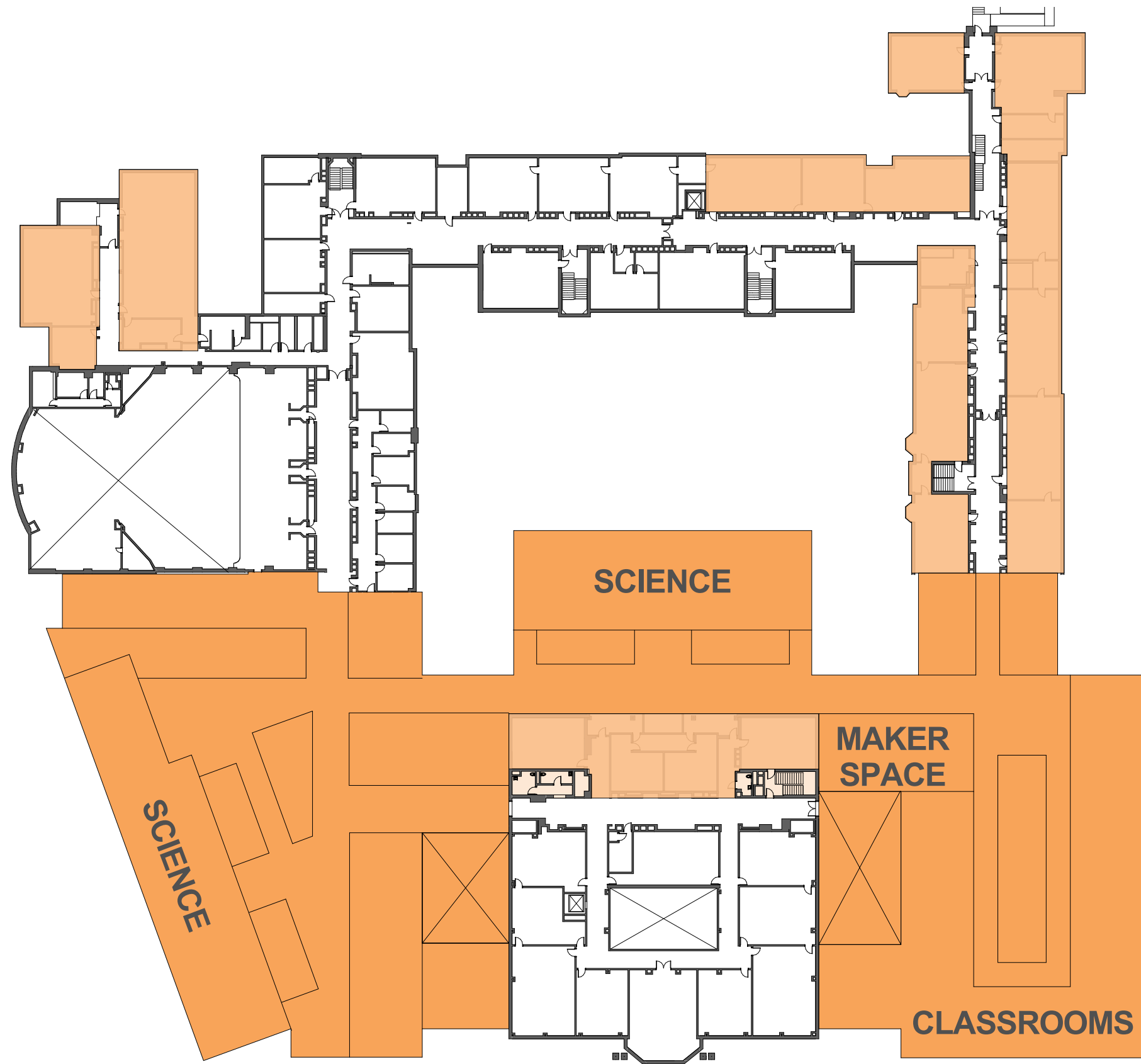






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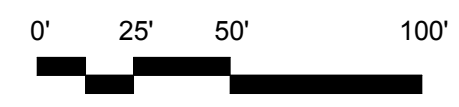
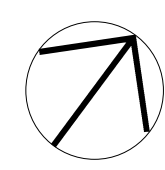
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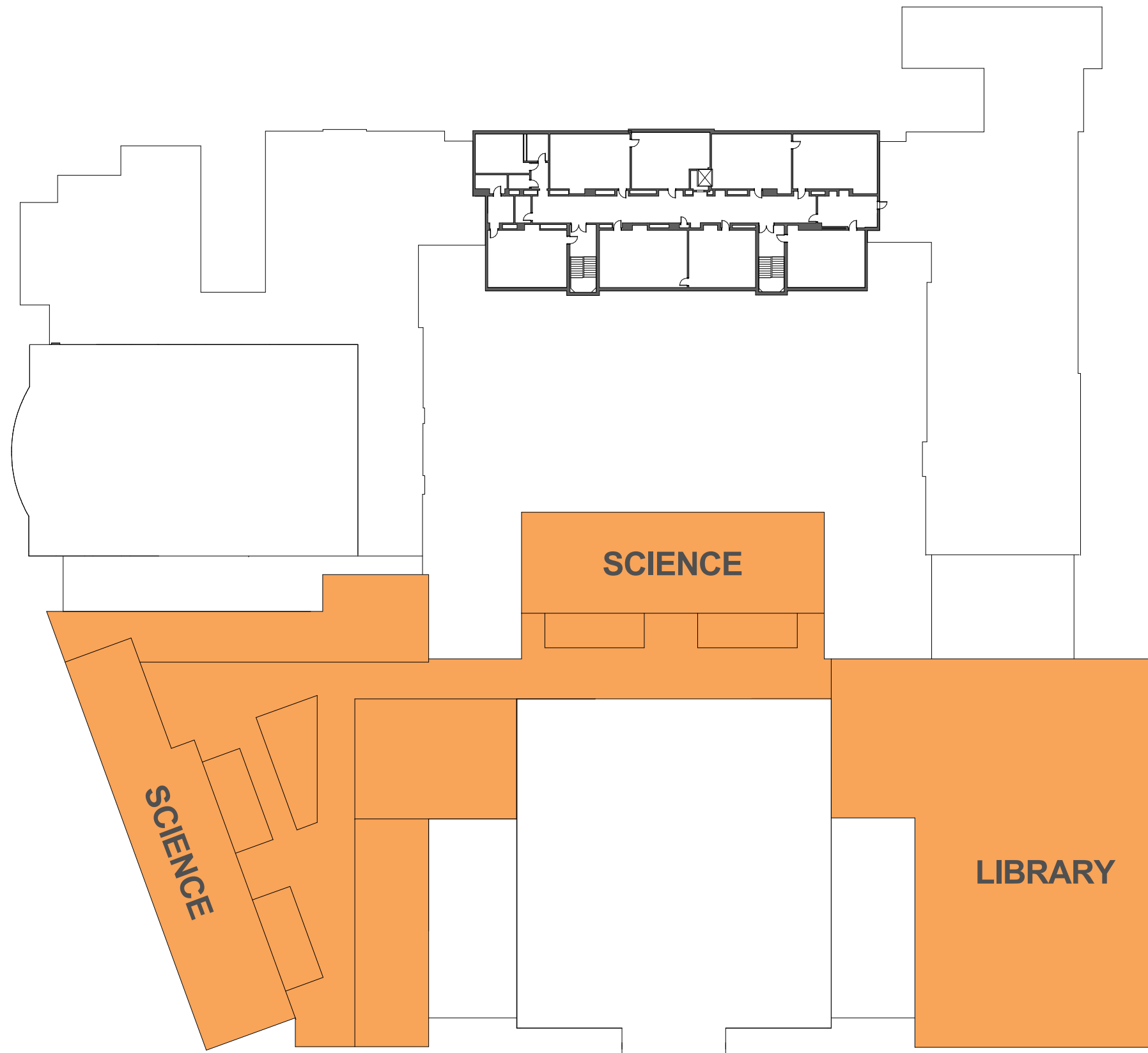
HMFH ARCHITECTS







-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

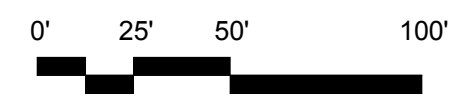
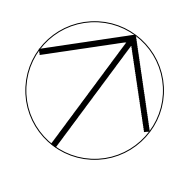
MA HS Standards - Option 2A - Third Floor Plan
115 Greenough Street
 Brookline, MA
 01 March 2017



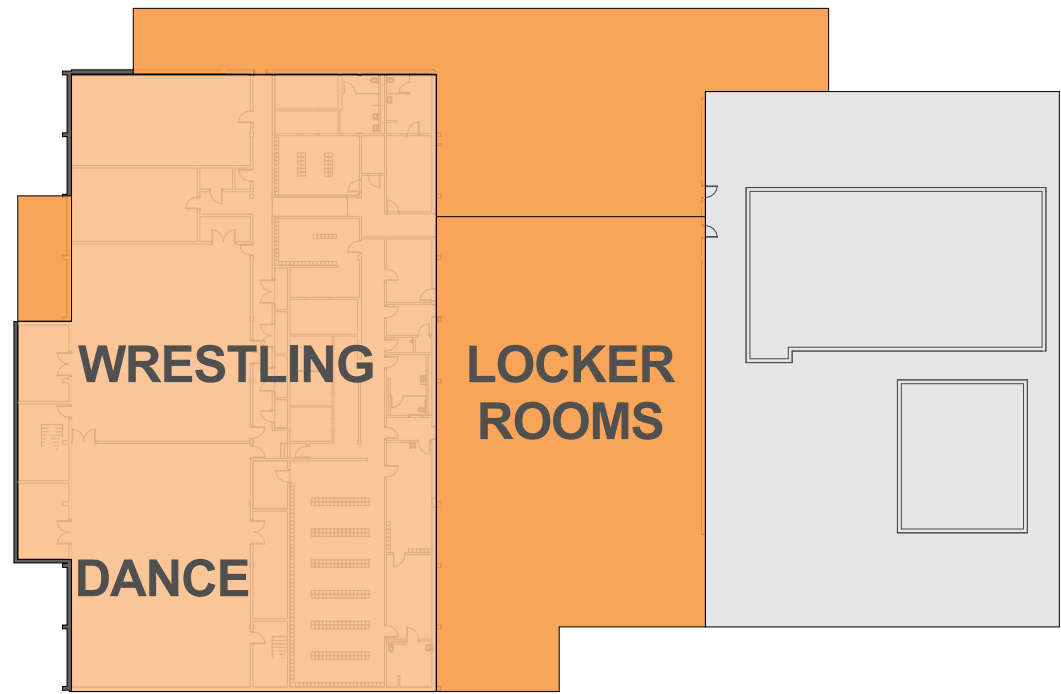


-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

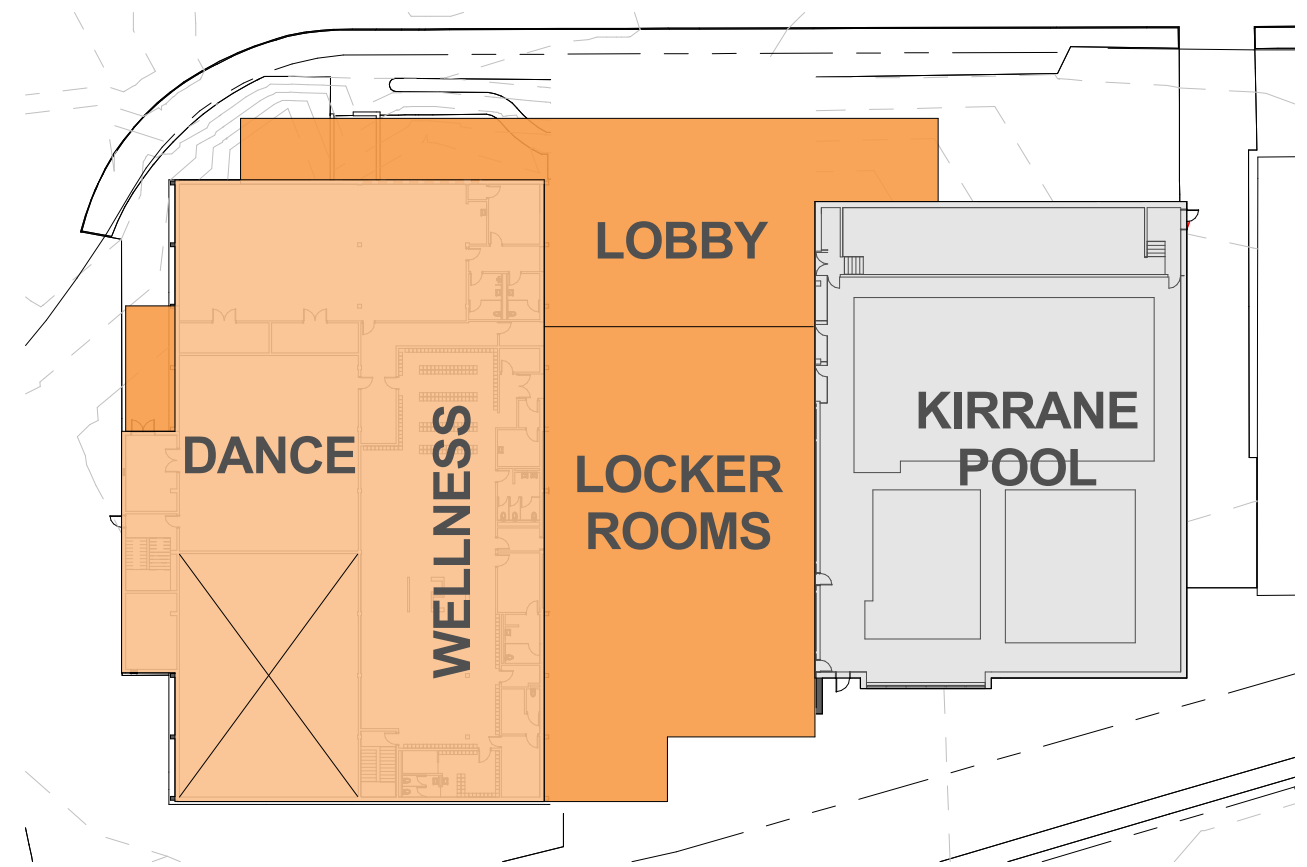
MA HS Standards - Option 2A - Fourth Floor Plan
115 Greenough Street
 Brookline, MA
 01 March 2017



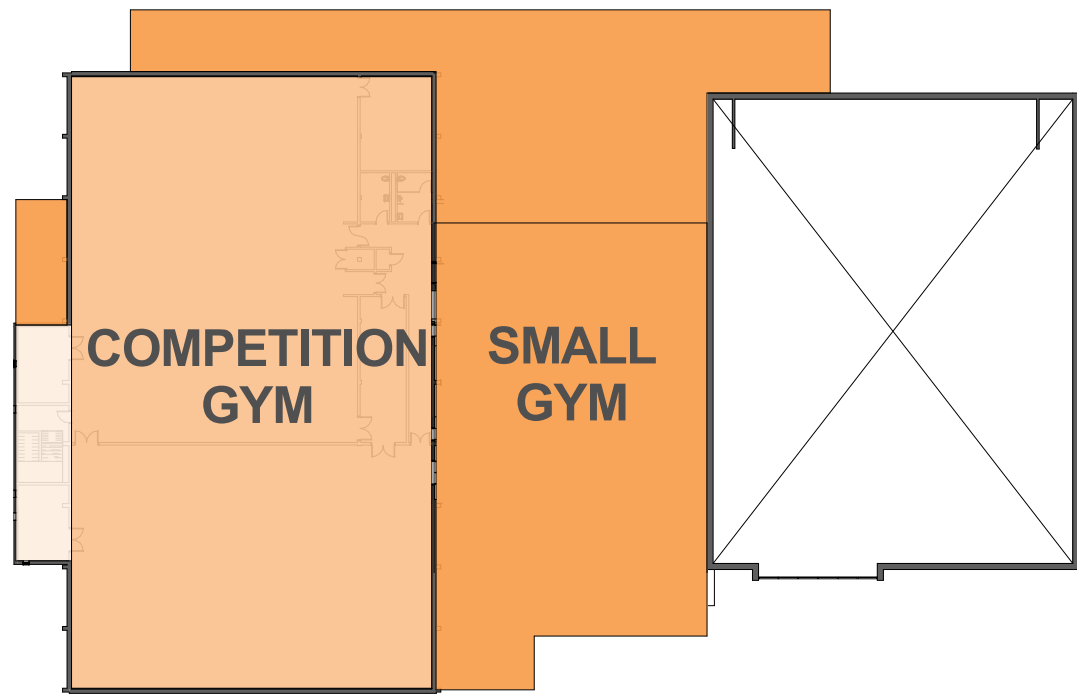
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HMFH ARCHITECTS



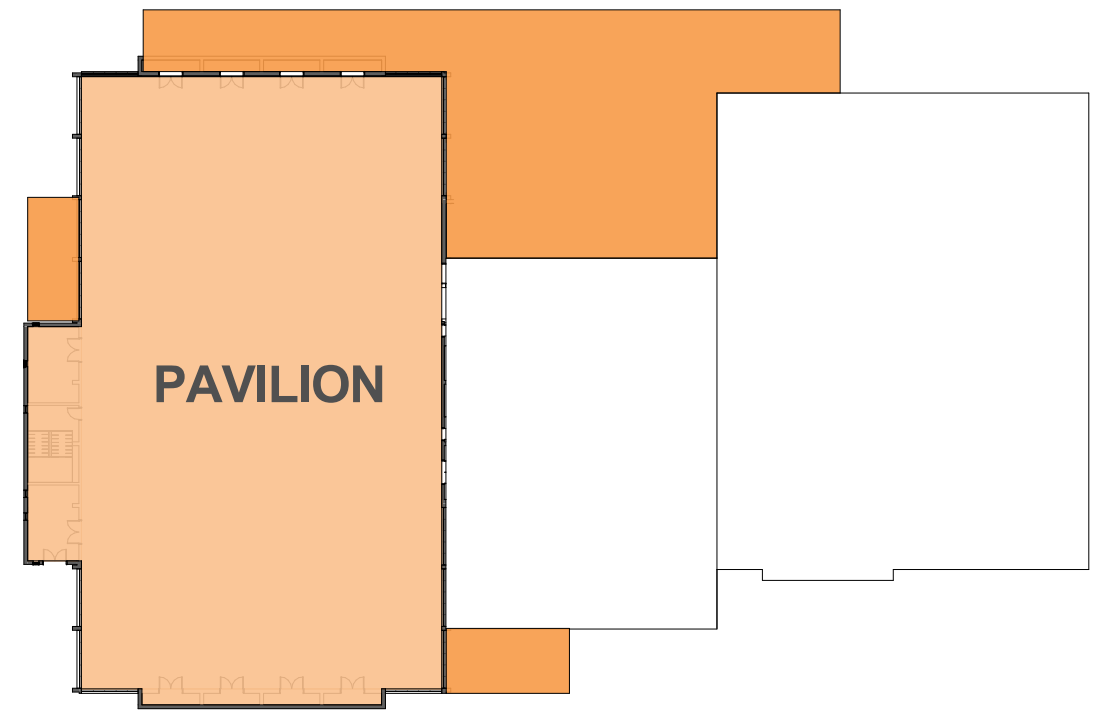
0.0 BASEMENT ①
1" = 50'-0"



1.0 FIRST FLOOR ②
1" = 50'-0"

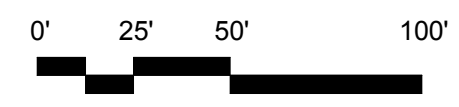
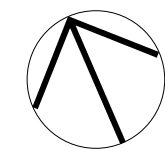


2.0 SECOND FLOOR ③
1" = 50'-0"



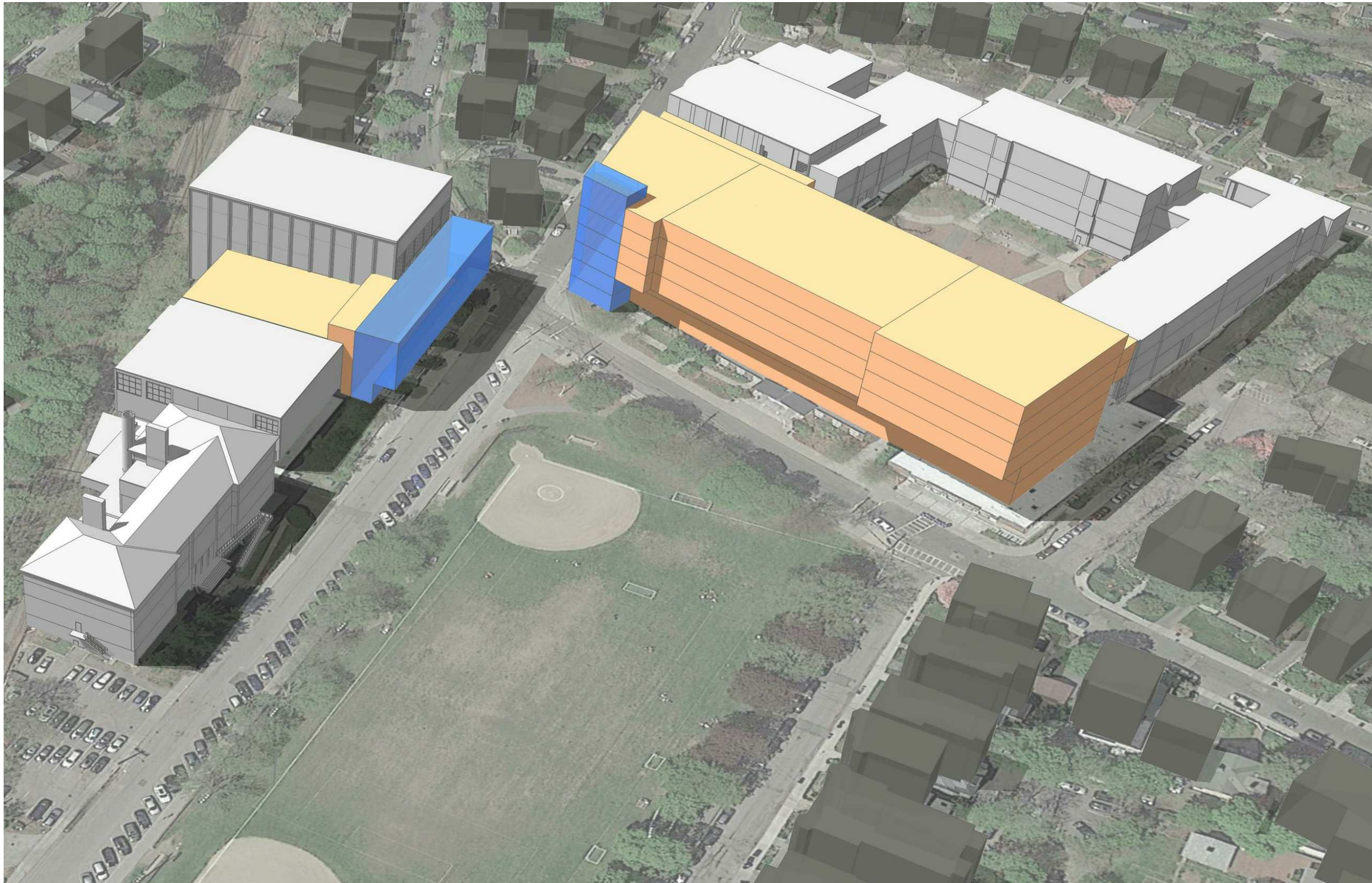
3.0 THIRD FLOOR ④
1" = 50'-0"

MA HS Standards - Tappan Gym
60 - 66 Tappan Street
Brookline, MA



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F H

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MA HS Standards - Option 2B - Massing

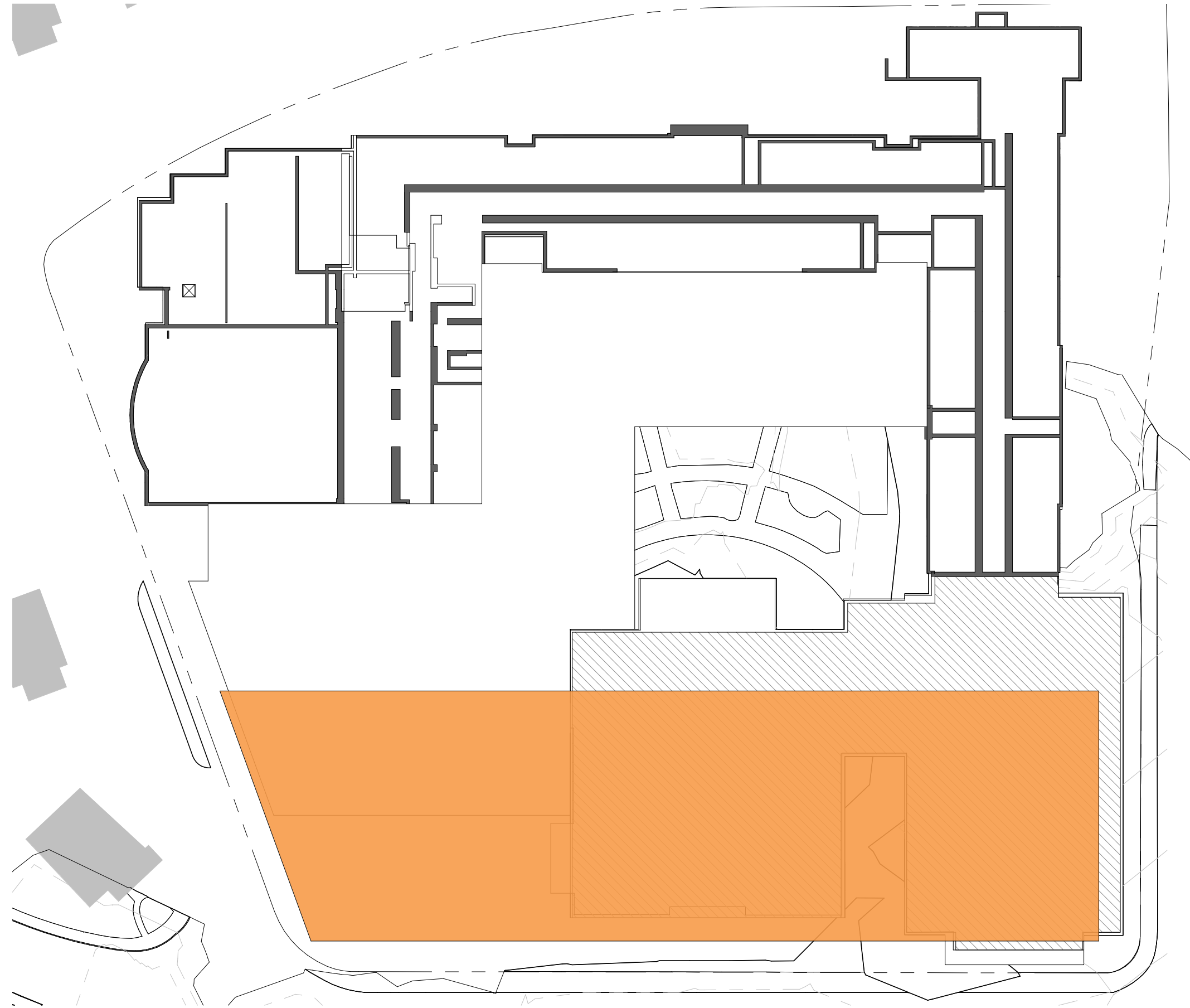
115 Greenough Street





Brookline, MA

01 March 2017

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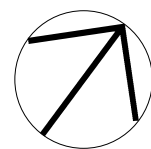
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

MA HS Standards - Option 2B - Basement Plan

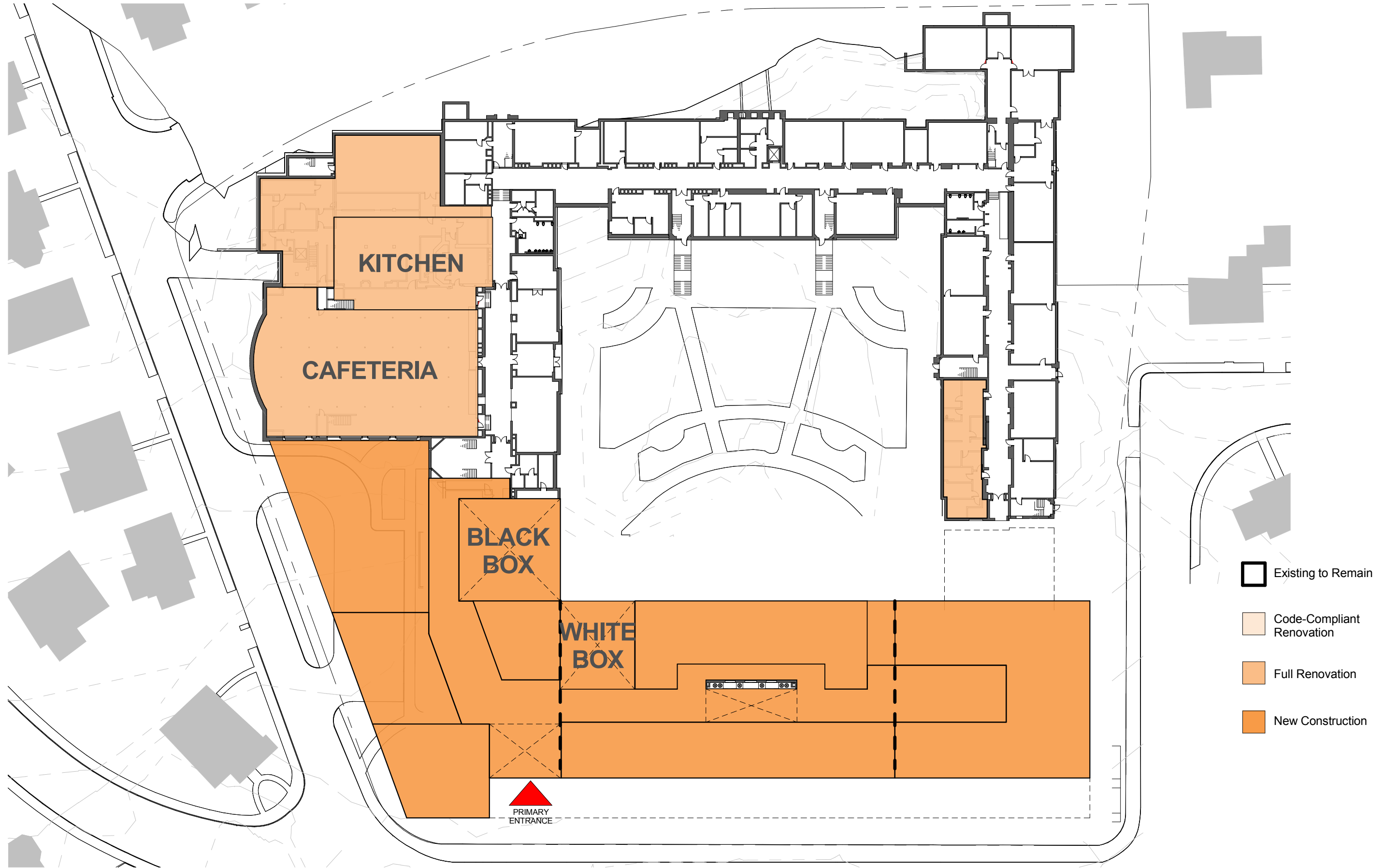
115 Greenough Street

Brookline, MA

01 March 2017



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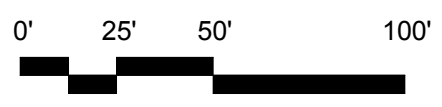


MA HS Standards - Option 2B - First Floor Plan

115 Greenough Street

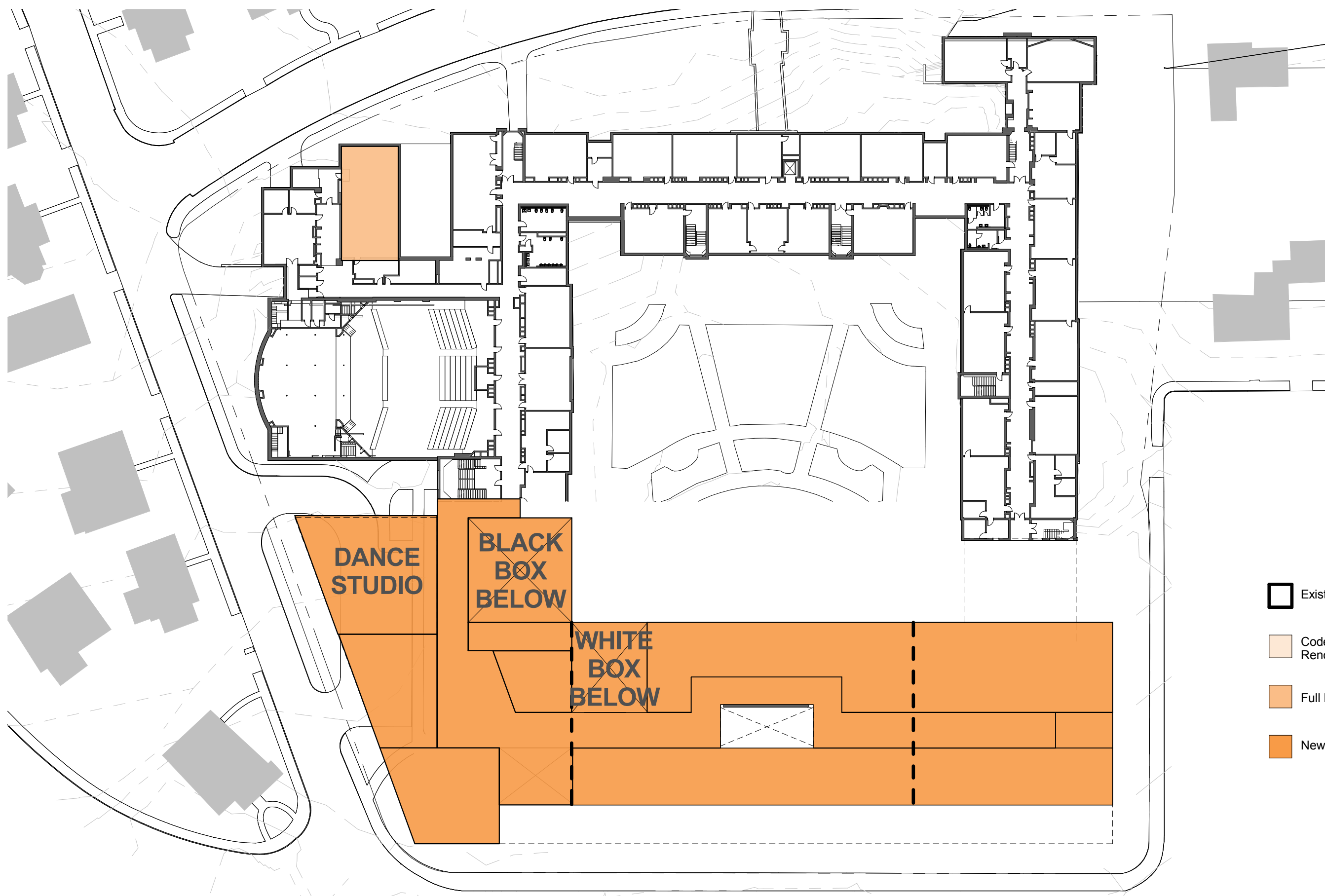
Brookline, MA





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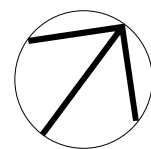
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

MA HS Standards - Option 2B - Second Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

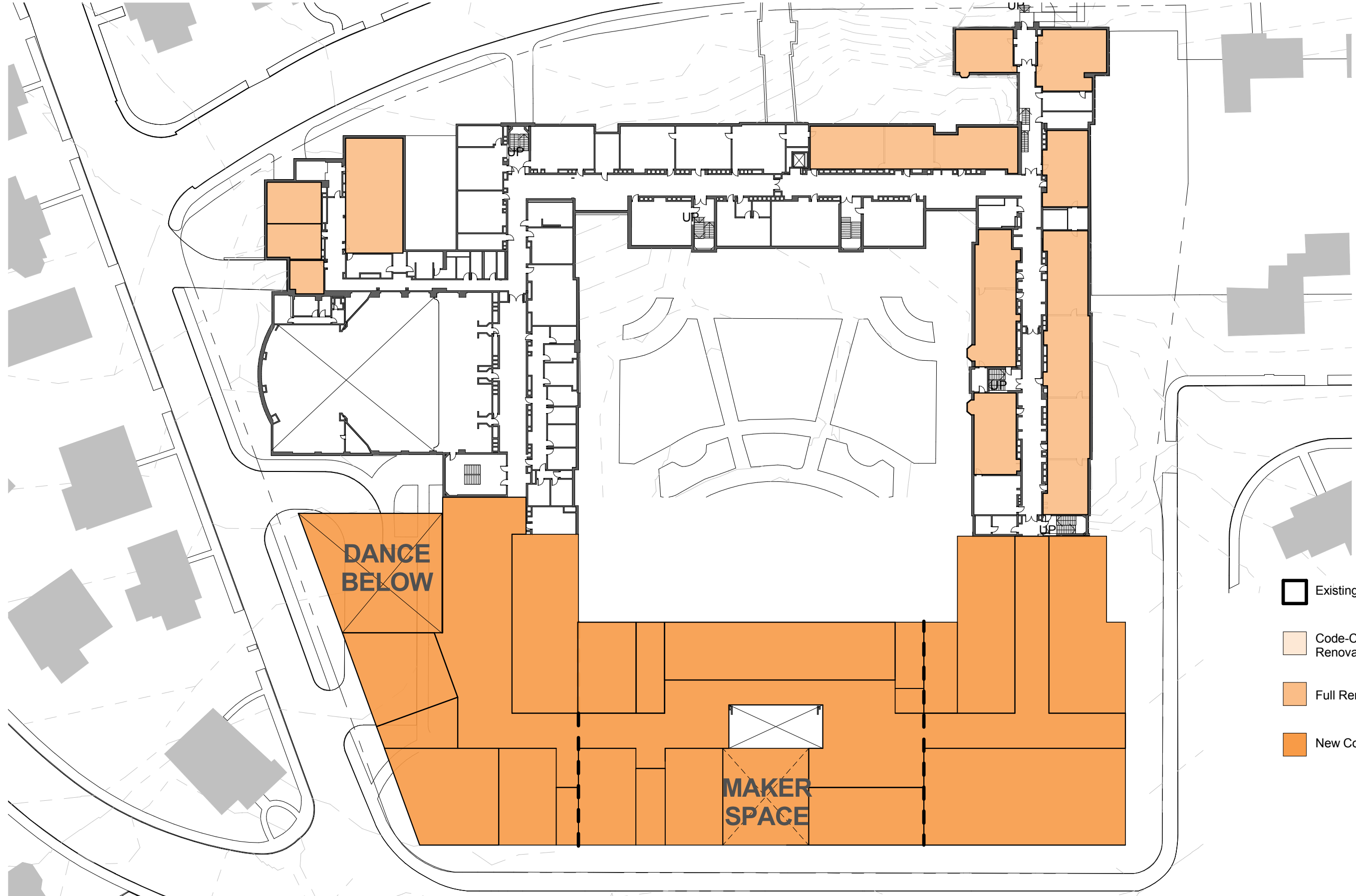






0' 25' 50' 100'



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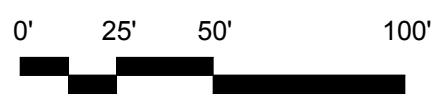
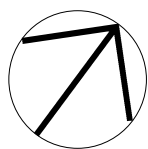
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

MA HS Standards - Option 2B - Third Floor Plan

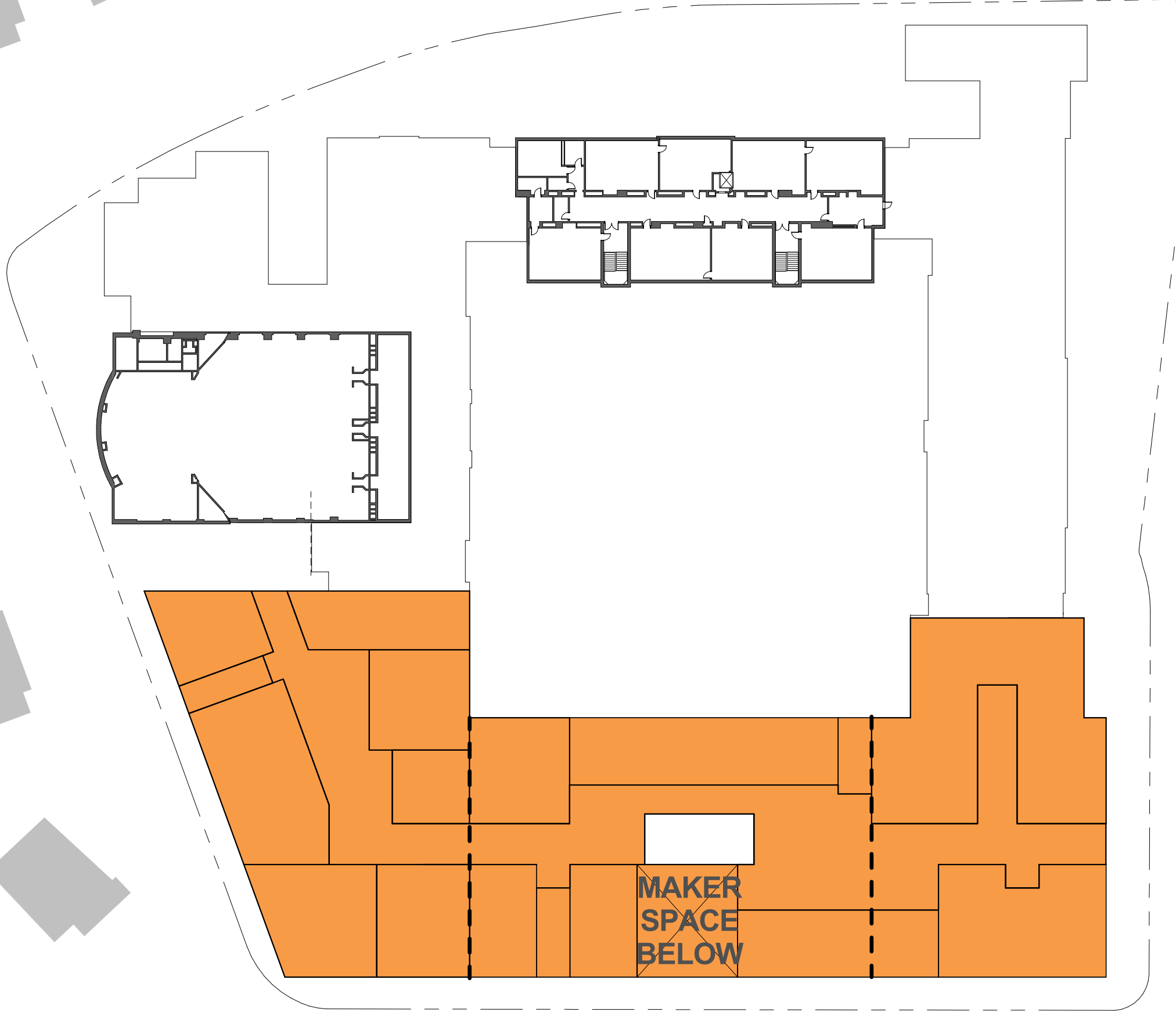
115 Greenough Street





Brookline, MA

01 March 2017



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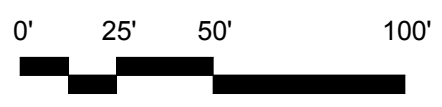
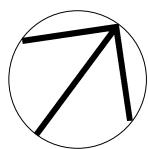
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

MA HS Standards - Option 2B - Fourth Floor Plan

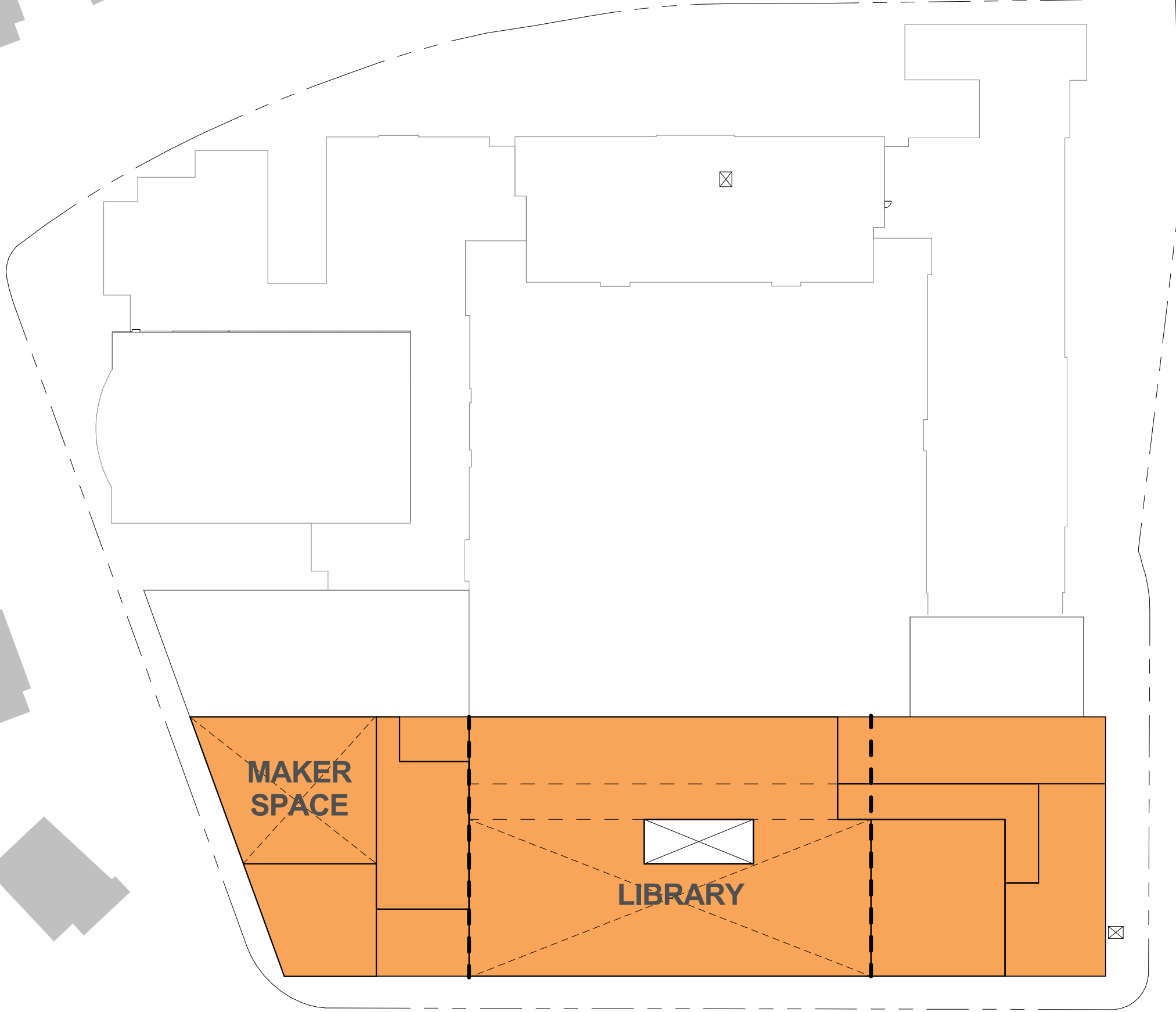
115 Greenough Street





Brookline, MA

01 March 2017



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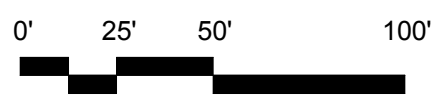
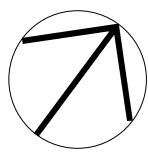
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

MA HS Standards - Option 2B - Fifth Floor Plan

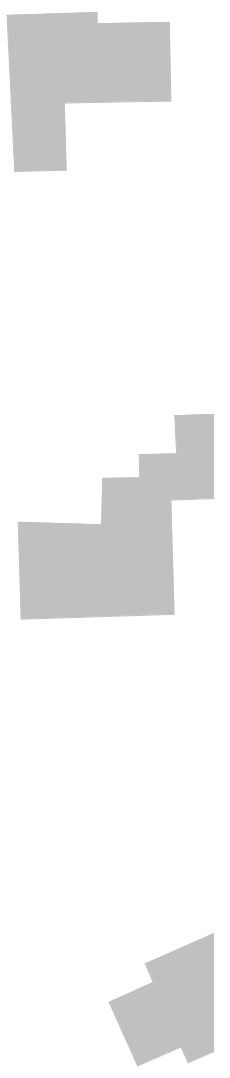
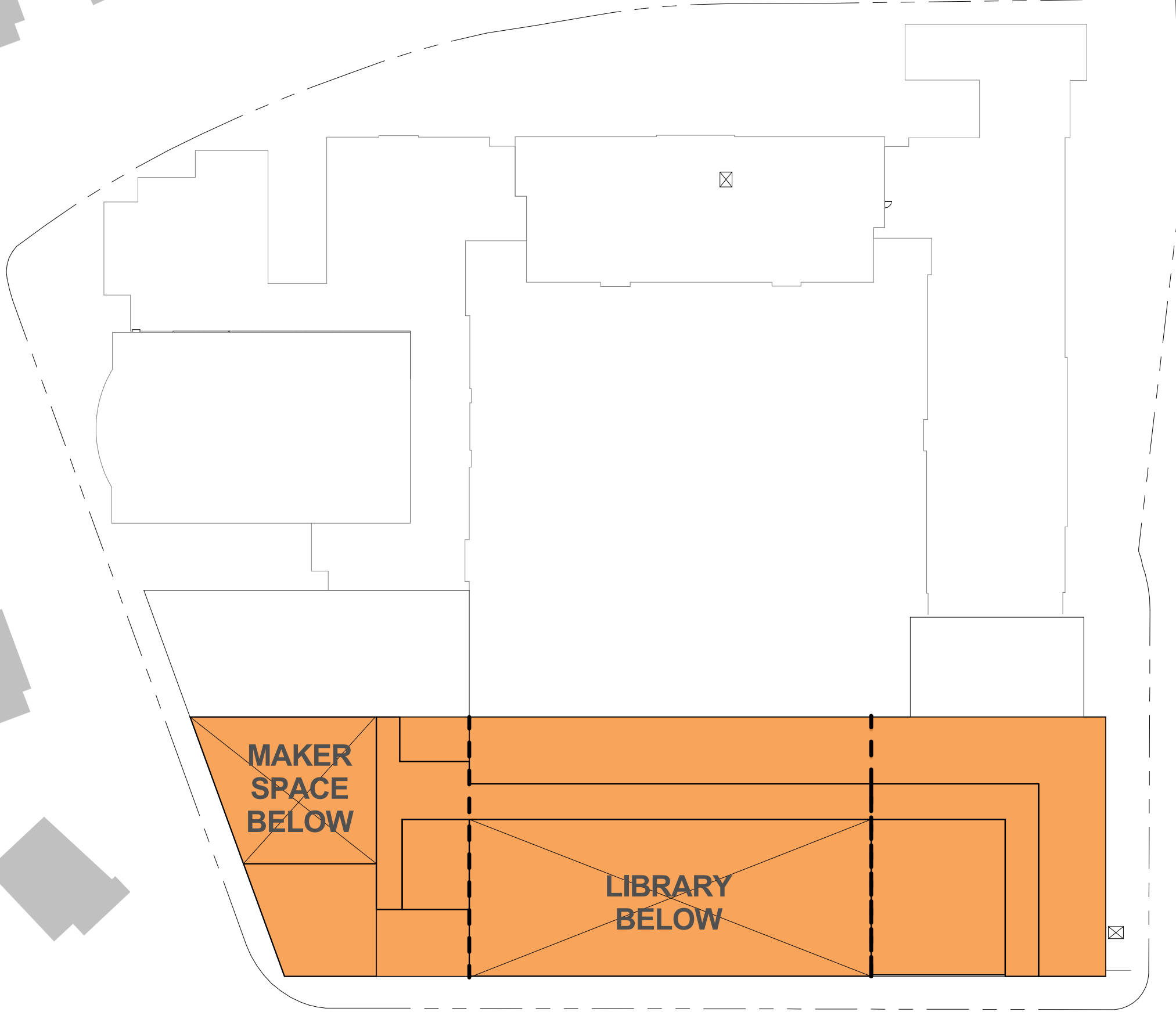
115 Greenough Street





Brookline, MA

01 March 2017



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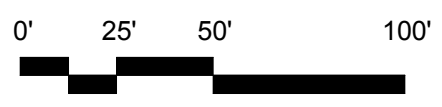
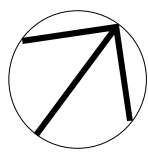
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

MA HS Standards - Option 2B - Sixth Floor Plan

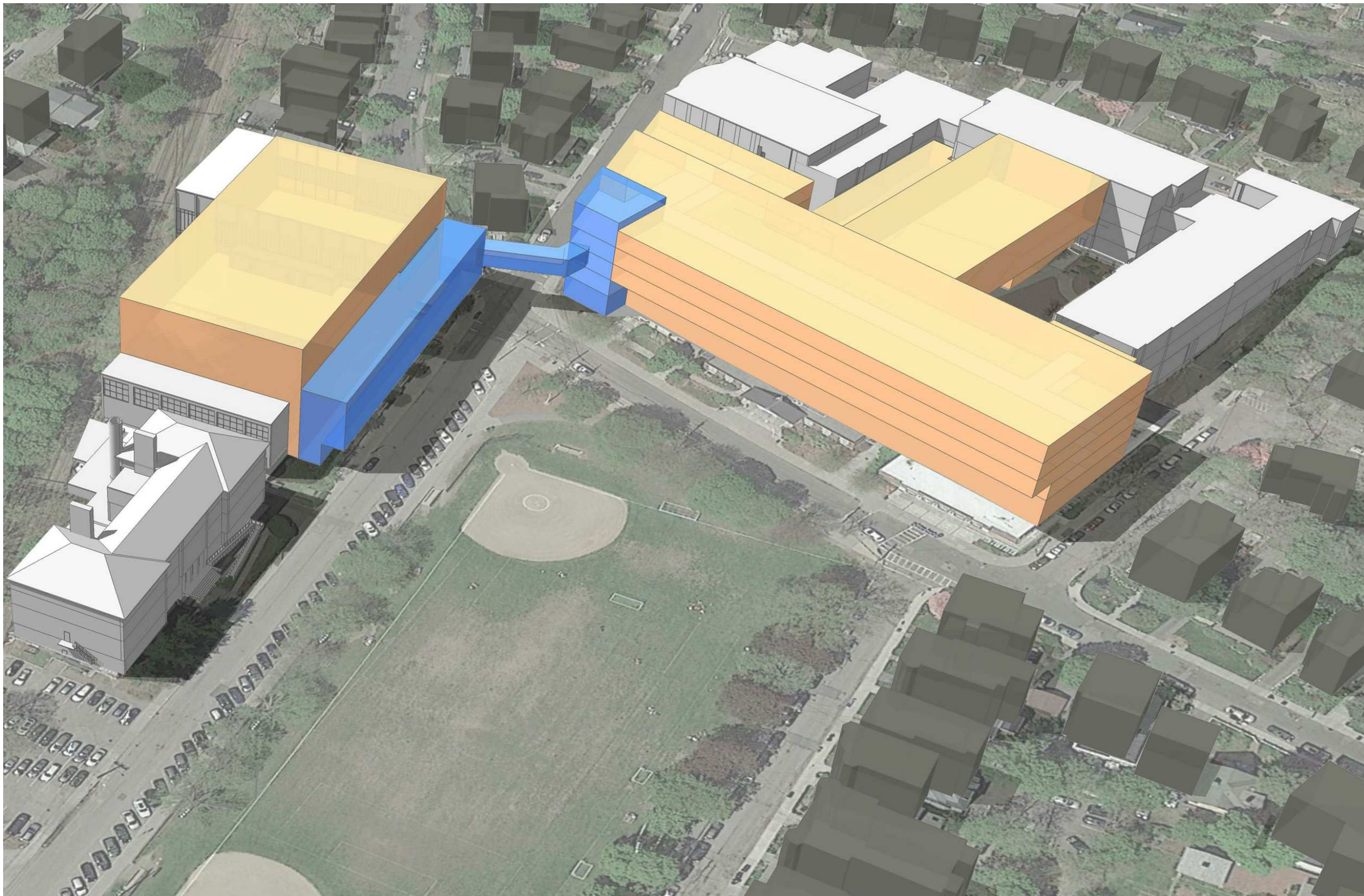
115 Greenough Street

Brookline, MA

01 March 2017



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BHS Education Plan - Option 3 - Massing

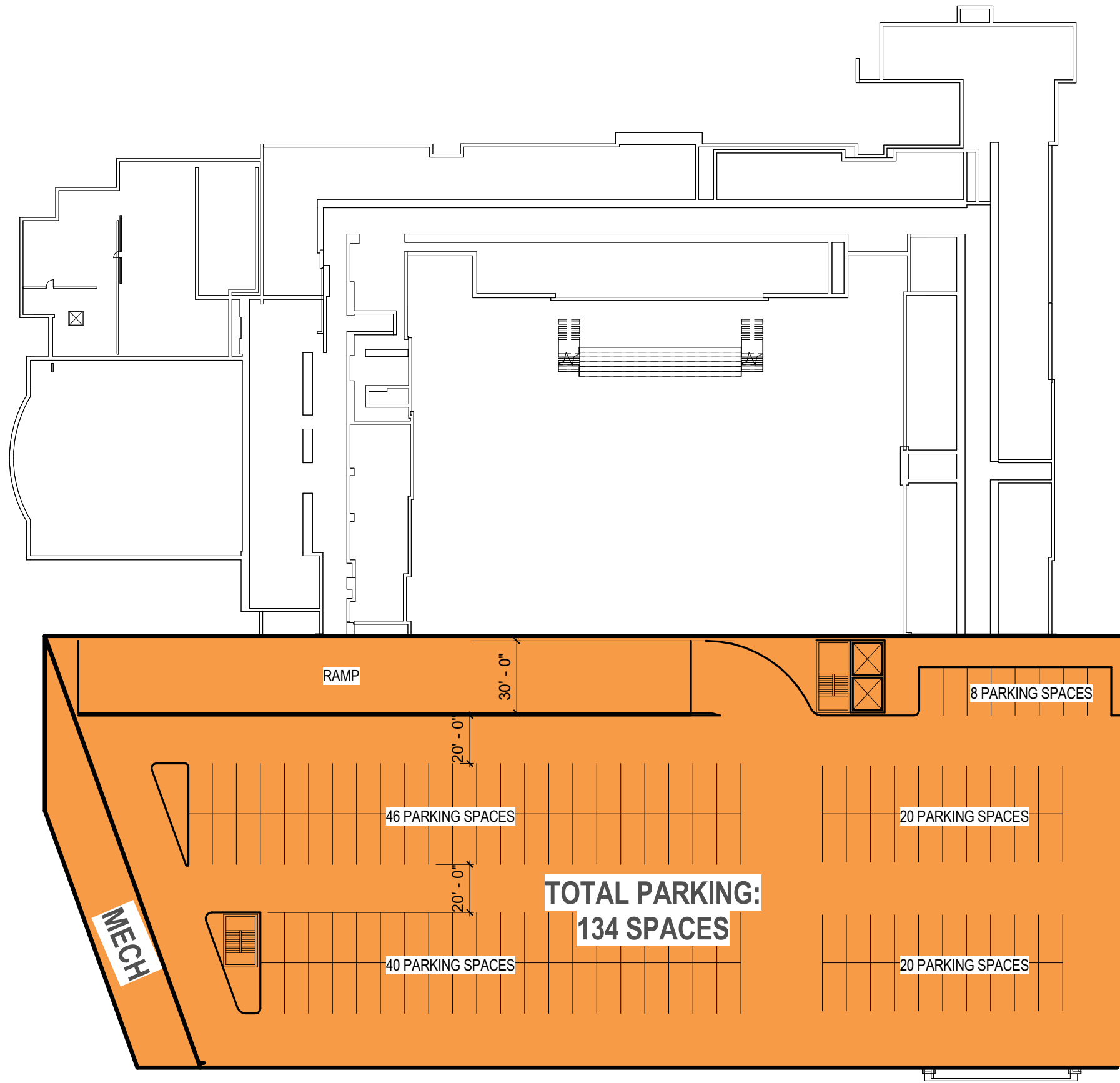
115 Greenough Street

Brookline, MA

01 March 2017

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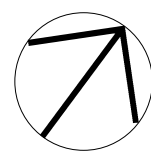
- Existing to Remain
- Code-Compliant Renovation
- Full Renovation
- New Construction

BHS Education Plan - Option 3 - Basement Plan

115 Greenough Street

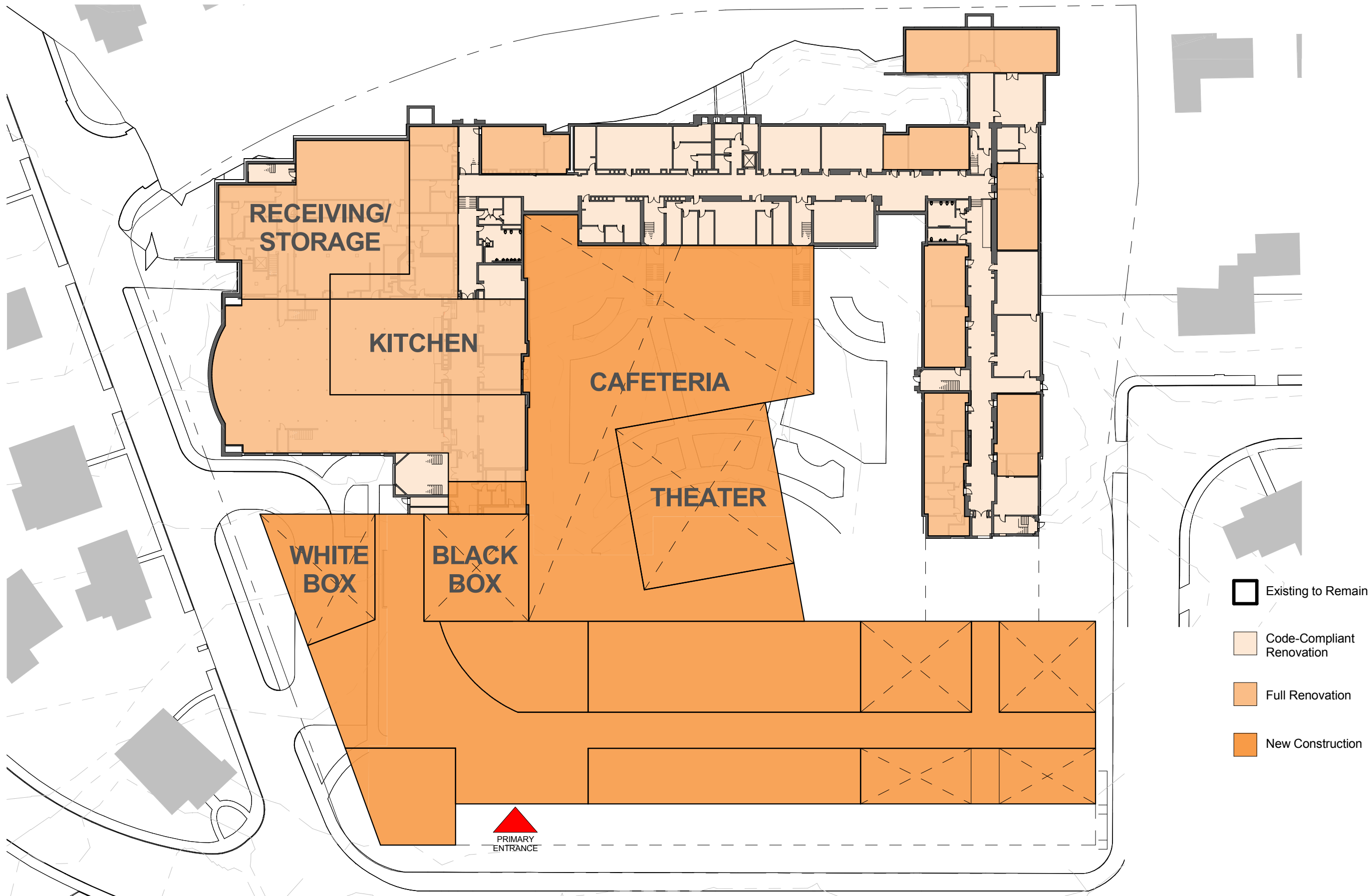
Brookline, MA

01 March 2017



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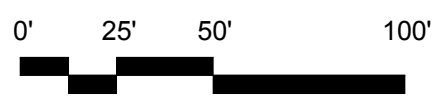


BHS Education Plan - Option 3 - First Floor Plan

115 Greenough Street

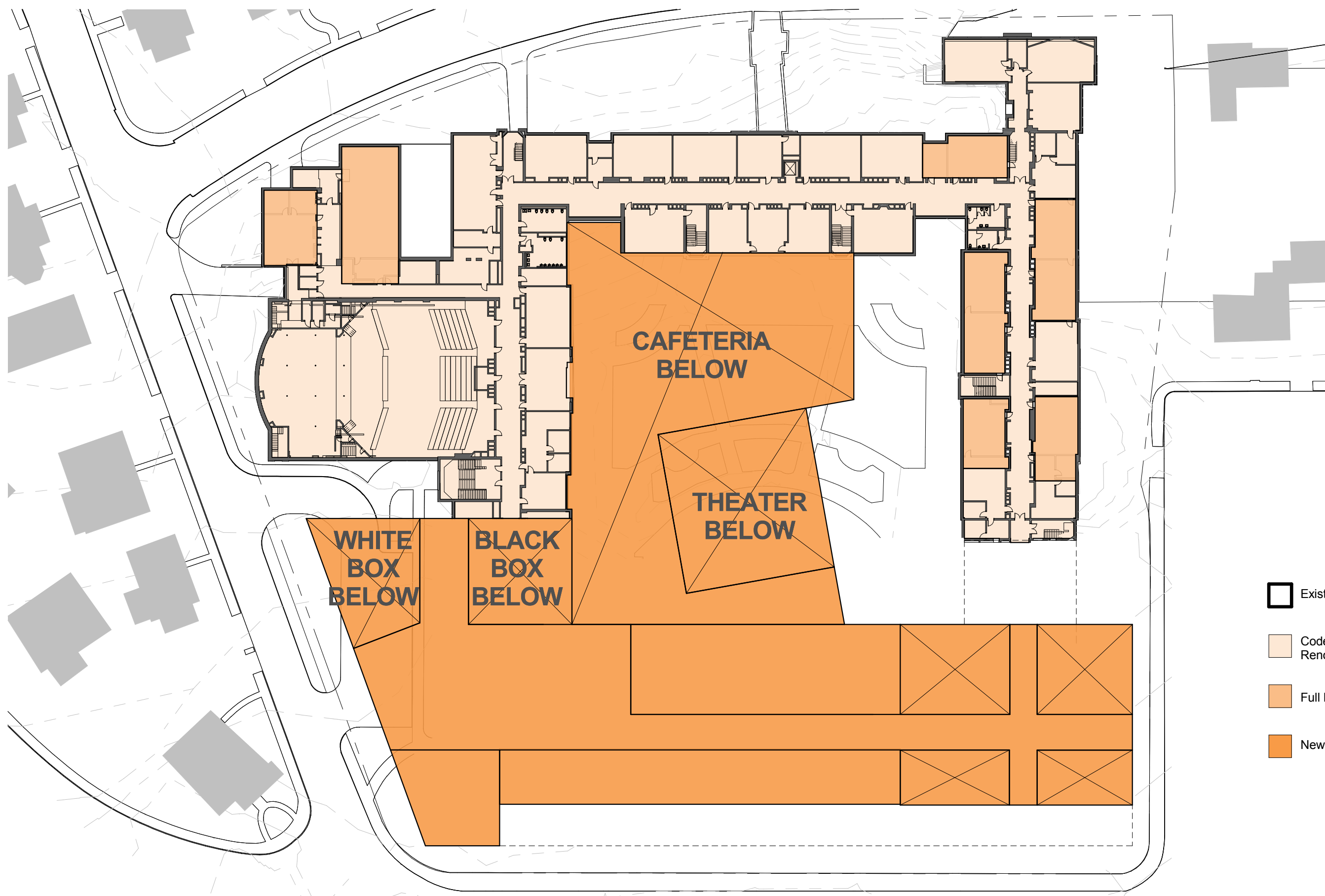
Brookline, MA





01 March 2017



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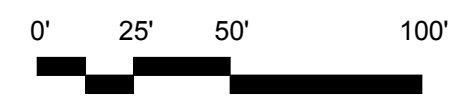
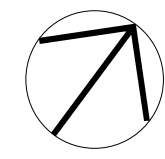
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

BHS Education Plan - Option 3 - Second Floor Plan

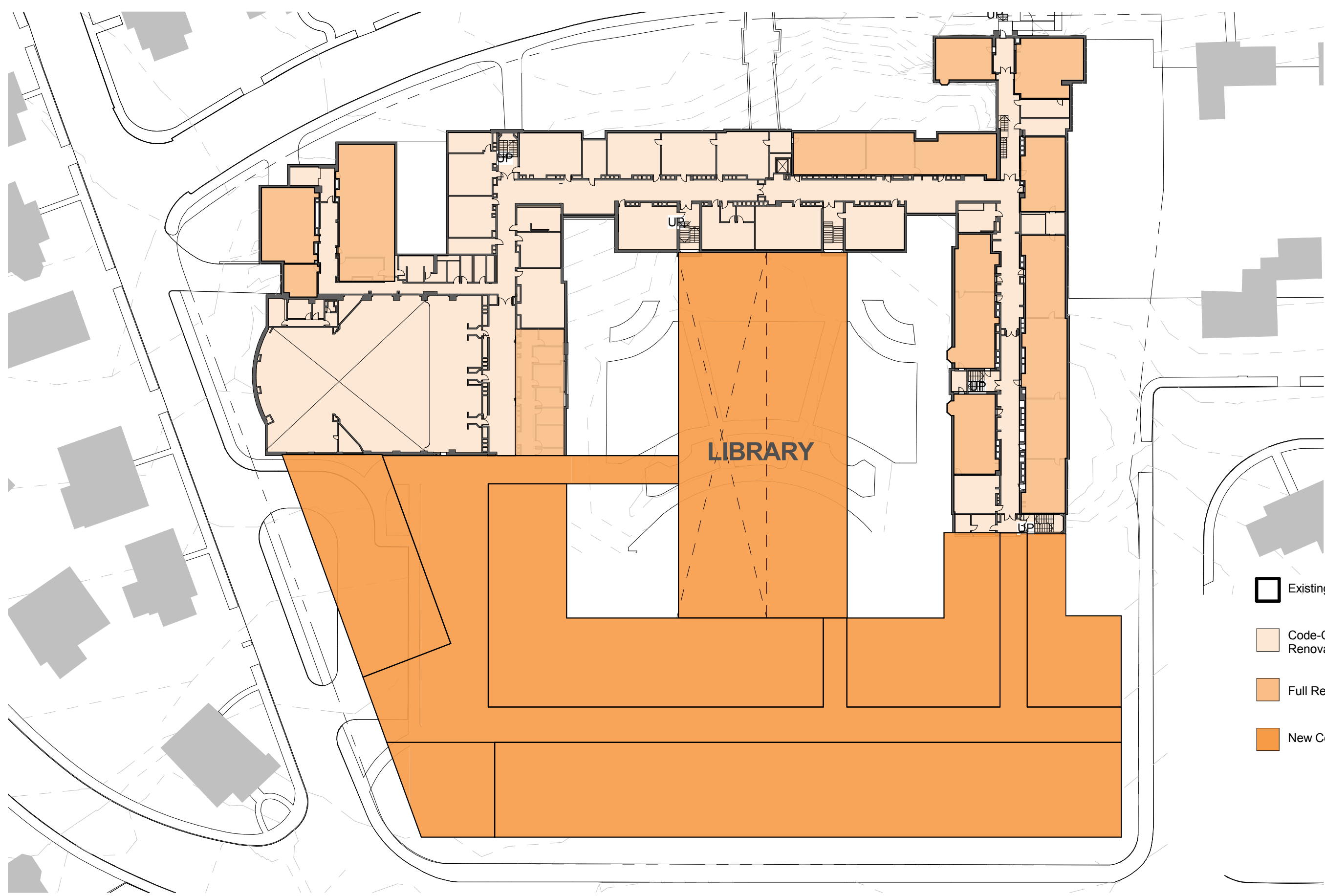
115 Greenough Street

Brookline, MA

01 March 2017



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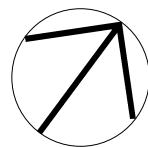
- Existing to Remain
- Code-Compliant Renovation
- Full Renovation
- New Construction

BHS Education Plan - Option 3 - Third Floor Plan

115 Greenough Street

Brookline, MA

01 March 2017

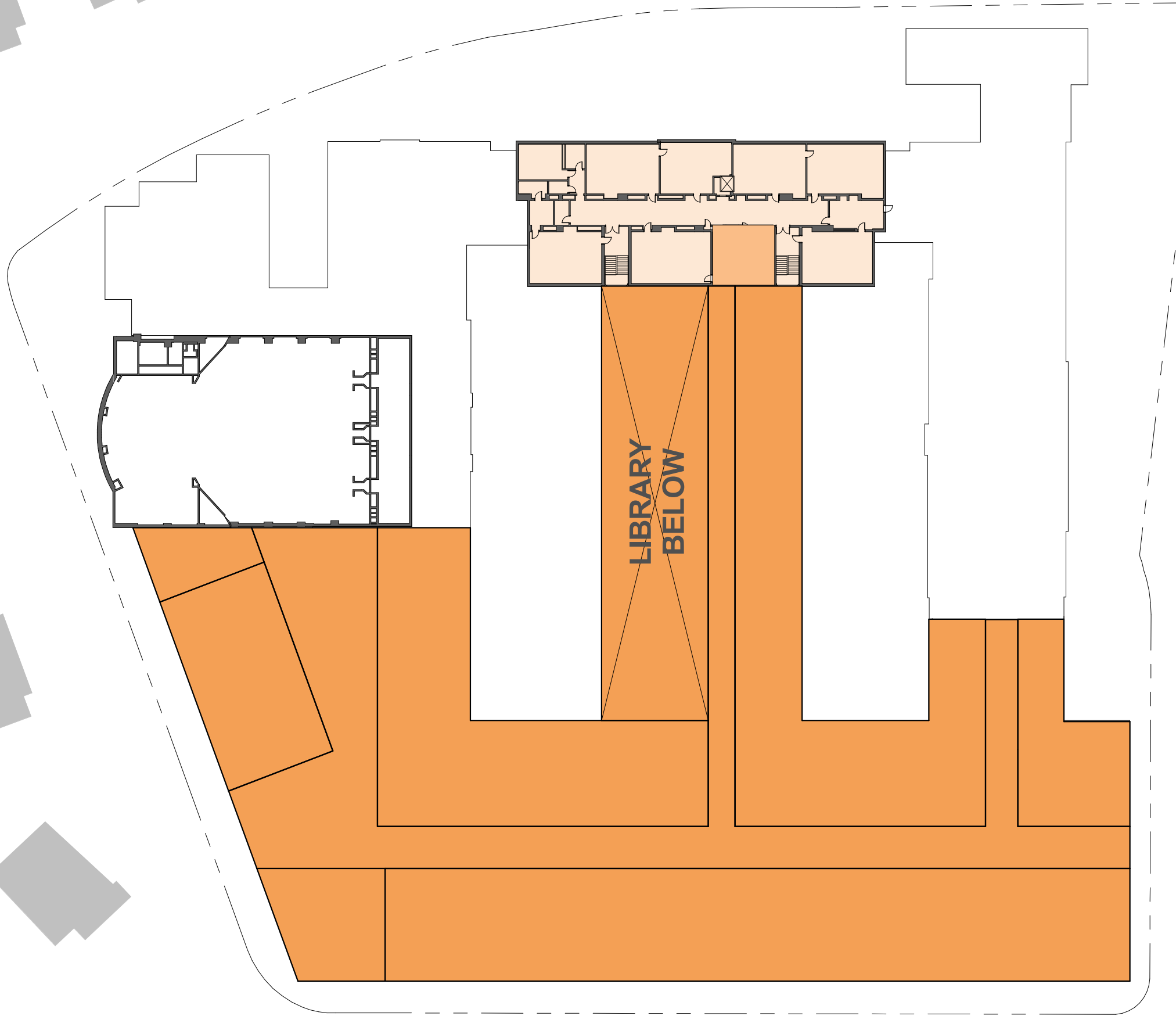






0' 25' 50' 100'



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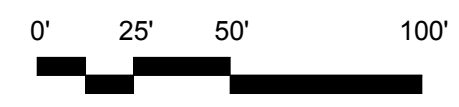
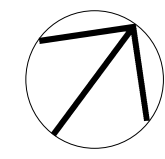
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

BHS Education Plan - Option 3 - Fourth Floor Plan

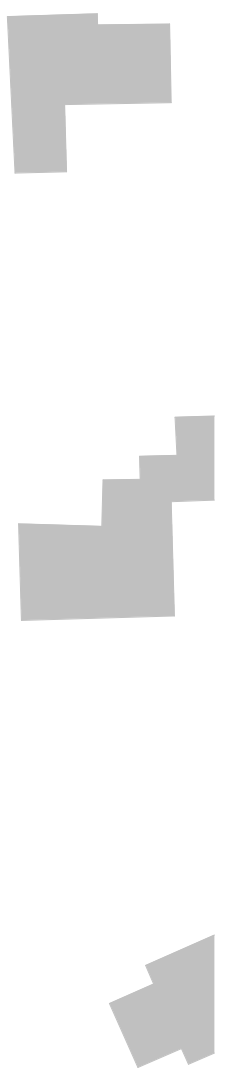
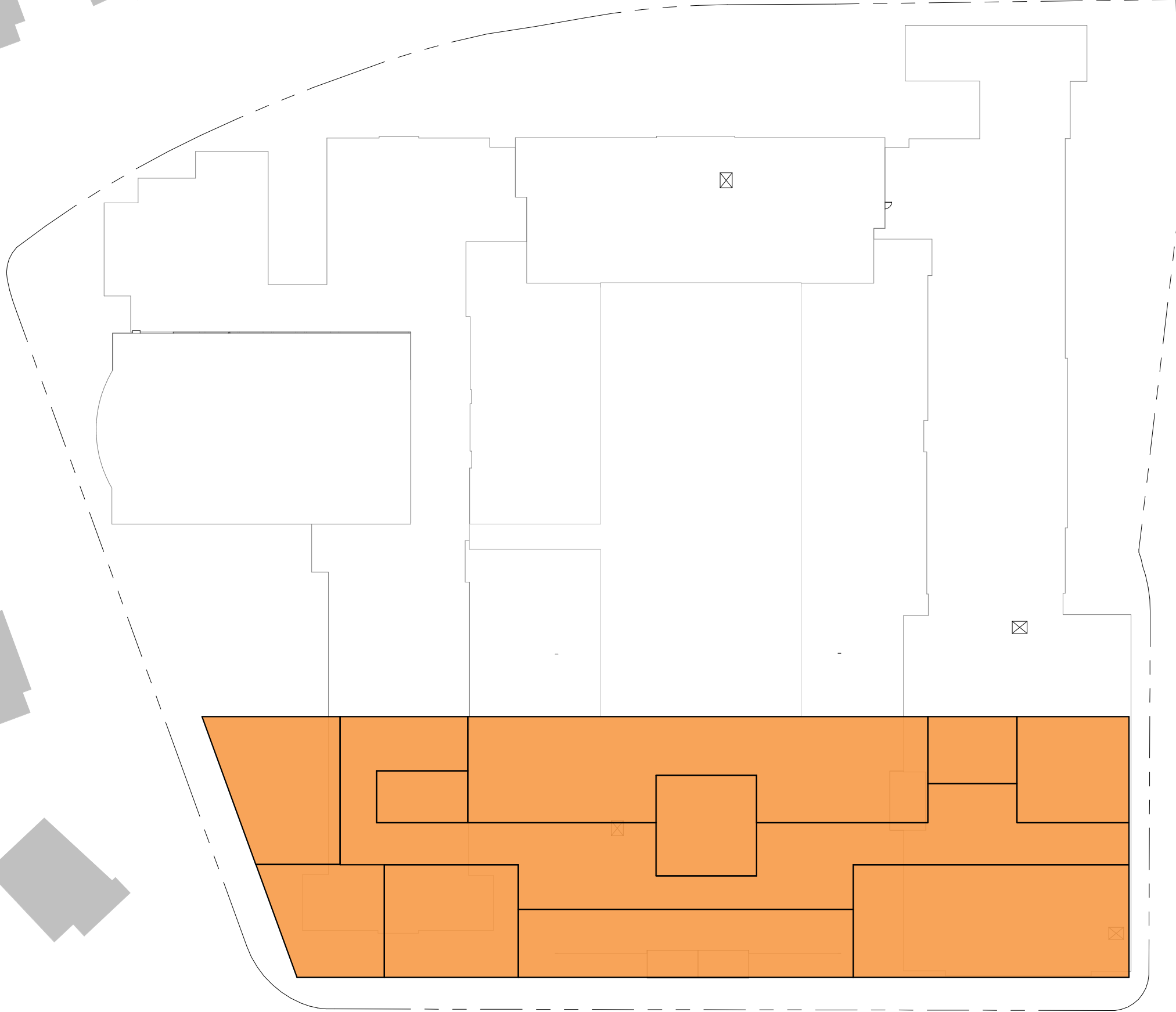
115 Greenough Street





Brookline, MA

01 March 2017



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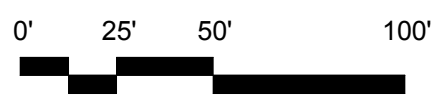
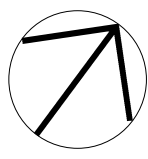
-  Existing to Remain
-  Code-Compliant Renovation
-  Full Renovation
-  New Construction

BHS Education Plan - Option 3 - Fifth Floor Plan

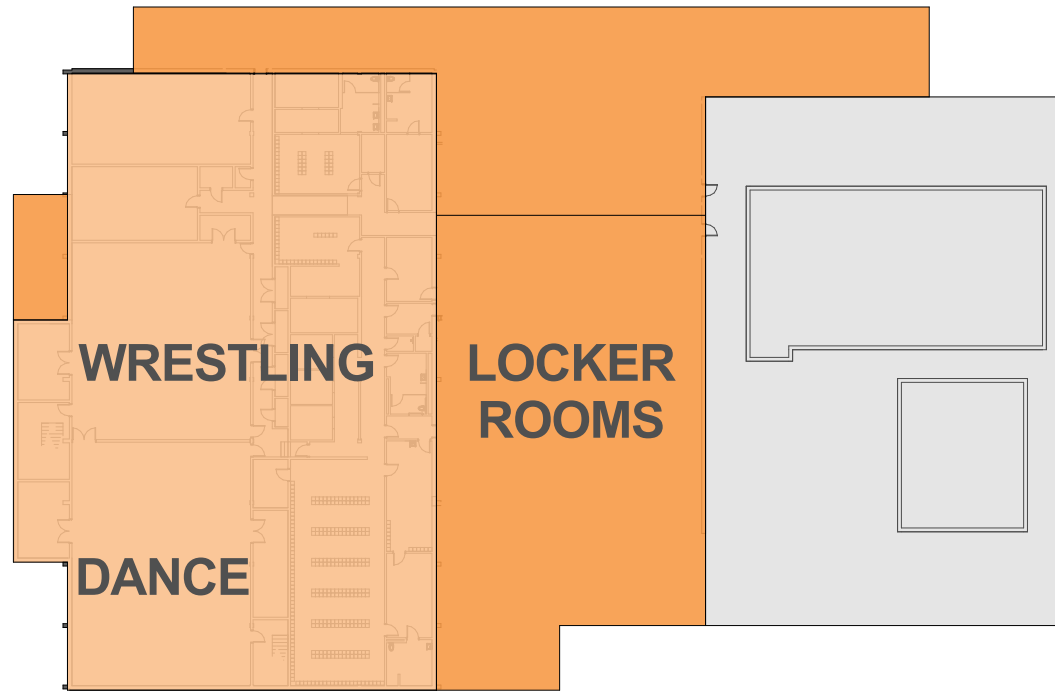
115 Greenough Street

Brookline, MA

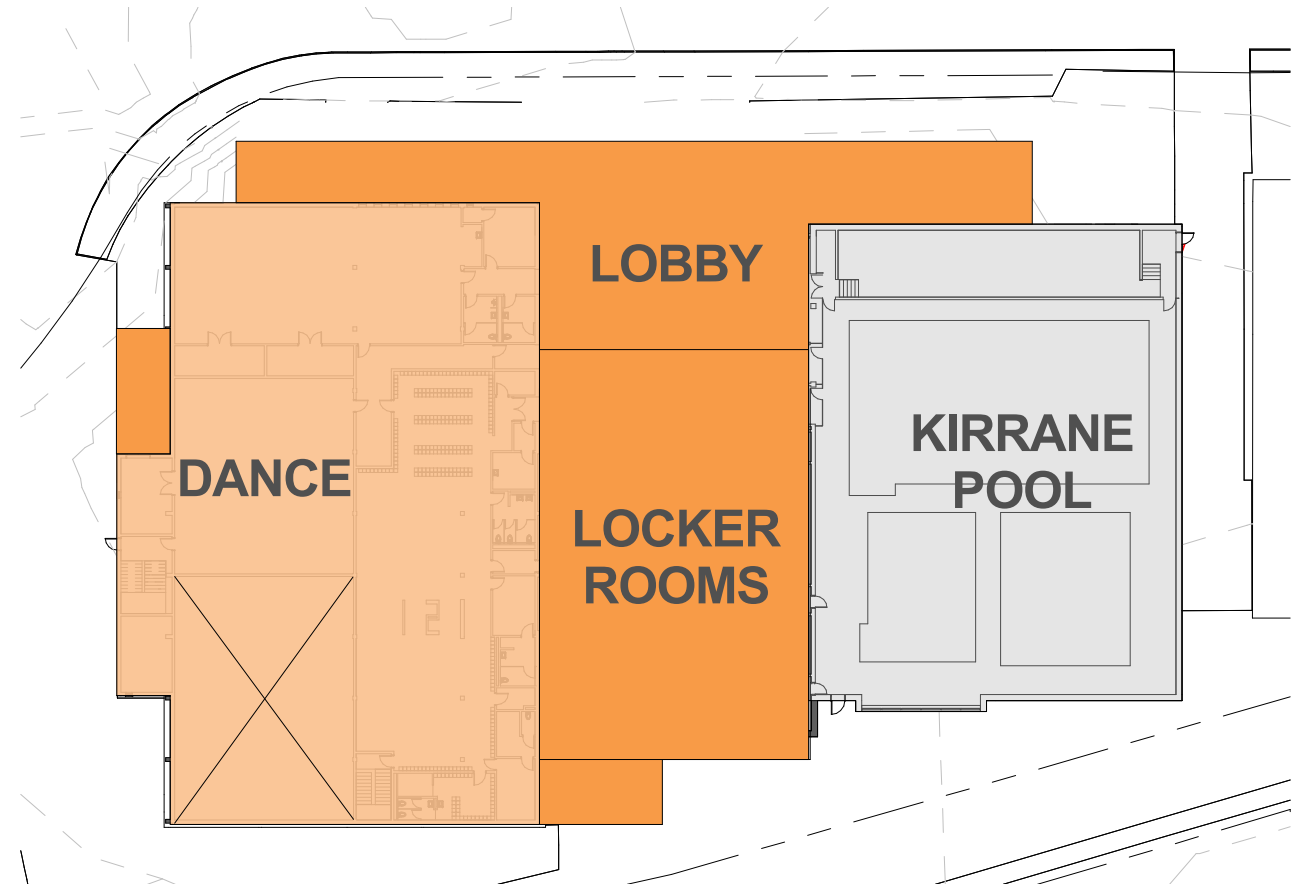
01 March 2017



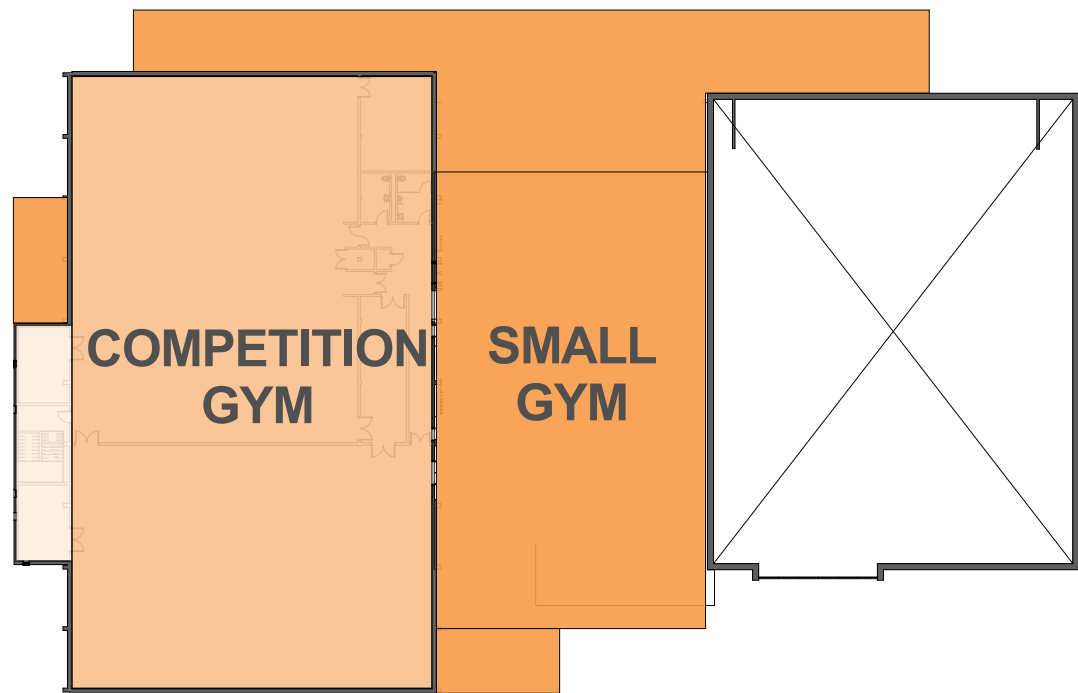
HMFH ARCHITECTS



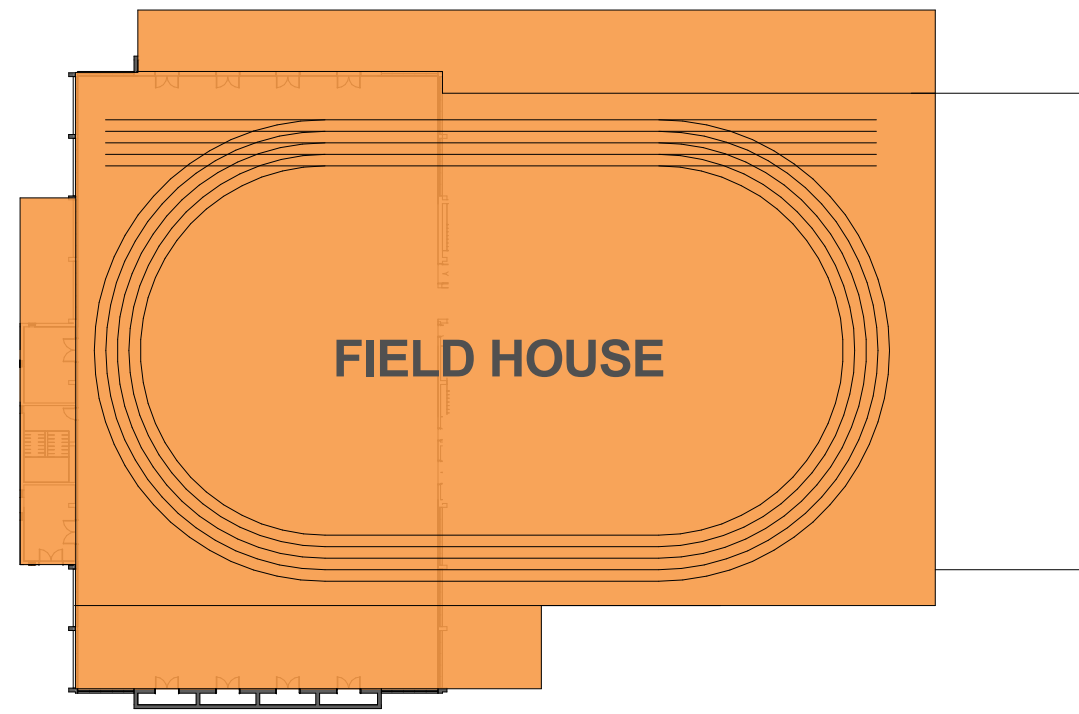
0.0 BASEMENT ④
1" = 50'-0"



1.0 FIRST FLOOR ①
1" = 50'-0"

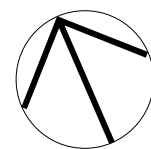


2.0 SECOND FLOOR ②
1" = 50'-0"



3.0 THIRD FLOOR ③
1" = 50'-0"

BHS Education Plan - Tappan Gym
60 - 66 Tappan Street
Brookline, MA



0' 25' 50' 100'



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SUMMARY OF PRELIMINARY MASSING OPTIONS

DRAFT
2/28/2017

ENROLLMENT
ACCOMMODATION

ENROLLMENT
ACCOMMODATION

ENROLLMENT
ACCOMMODATION

MA HS
STANDARDS

MA HS
STANDARDS

EDUCATION
PLAN

OTHER

- Extent of Demolition
- Code Renovations
- Program Renovations
- New Construction

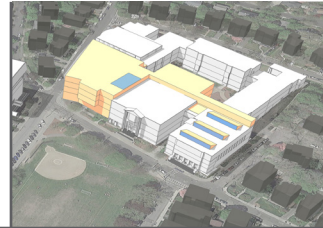
OPTION 1A



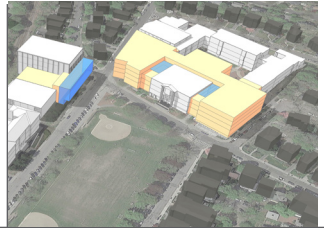
OPTION 1B



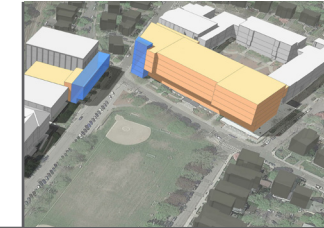
OPTION 1C



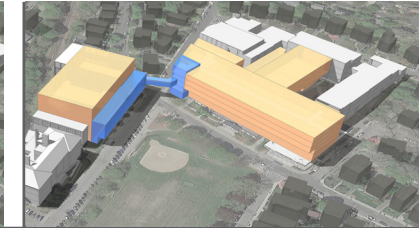
OPTION 2A



OPTION 2B



OPTION 3



Parking
Cypress Park
Field
Playground

Extent of Demolition							
Code Renovations							
Program Renovations / Upgrade							
New Construction							
Tappan Gym Renovations / Expansion							
UAB Renovations / Expansion							

- Advantageous
- Adequate
- Less Advantageous

Program Accommodation	●	●	●	●	●	●	
Phasing/ Schedule/ Swing-space	●	●	●	●	●	●	
Constructibility / Operations	●	●	●	●	●	●	
Circulation / Adjacencies	●	●	●	●	●	●	
Systems Upgrades	●	●	●	●	●	●	
Sustainability / LEED	●	●	●	●	●	●	
Construction Costs	●	●	●	●	●	●	

