BRAINTREE FIRE HEADQUARTERS

Braintree Historical Commission Submission

1 Union Place
Braintree, MA 02184
Map 1005/Lots 0-7A & 0-29

DRAWING LIST

T0.1	BRAINTREE HISTORICAL COMMISSION TITLE SHEET & SITE LOCUS PLAN
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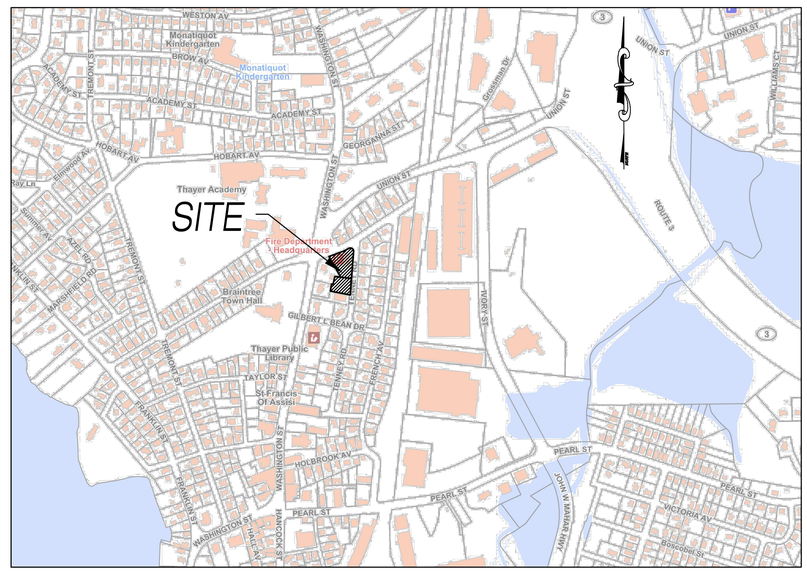
A2.2	SECOND FLOOR PLAN
A2.3	ATTIC PLAN
A2.4	ROOF PLAN
A2.5	FURNITURE / OWNER SUPPLIED FLOOR PLANS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A3.4	BUILDING ELEVATIONS
LC1.0	SITE PHOTOMETRIC PLAN



SITE LOCUS
SCALE: 1"=500'

APPLICANT:
Town of Braintree c/o Chief James O'Brien
1 Union Place
Braintree, MA 02184

OWNER:
Town of Braintree c/o Mayor Charles C. Kokoros
1 John F. Kennedy Memorial Drive
Braintree, MA 02184

ARCHITECT:
Context Architecture
65 Franklin Street, 5th Floor
Boston, MA 02110

Date: June 13, 2023

context ARCHITECTURE
68 HARRISON AVENUE BOSTON, MA 02111 TEL 617.423.1400 WEB CONTEXTARC.COM

Braintree Fire Headquarters
1 Union Place, Braintree, MA
project number: 2005

Braintree Historical Commission Title Sheet

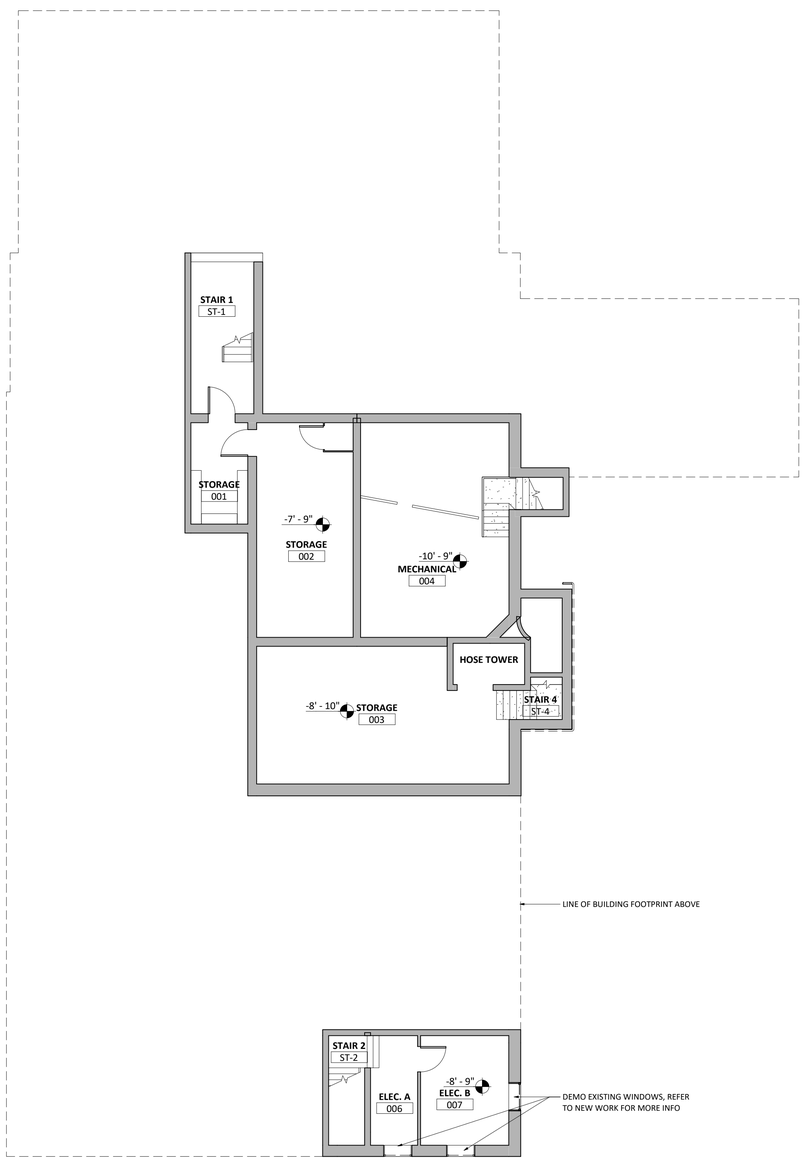
Scale: AS NOTED
Drawn by:

No.	Issue	Date
	BHC SUBMISSION	06.13.23

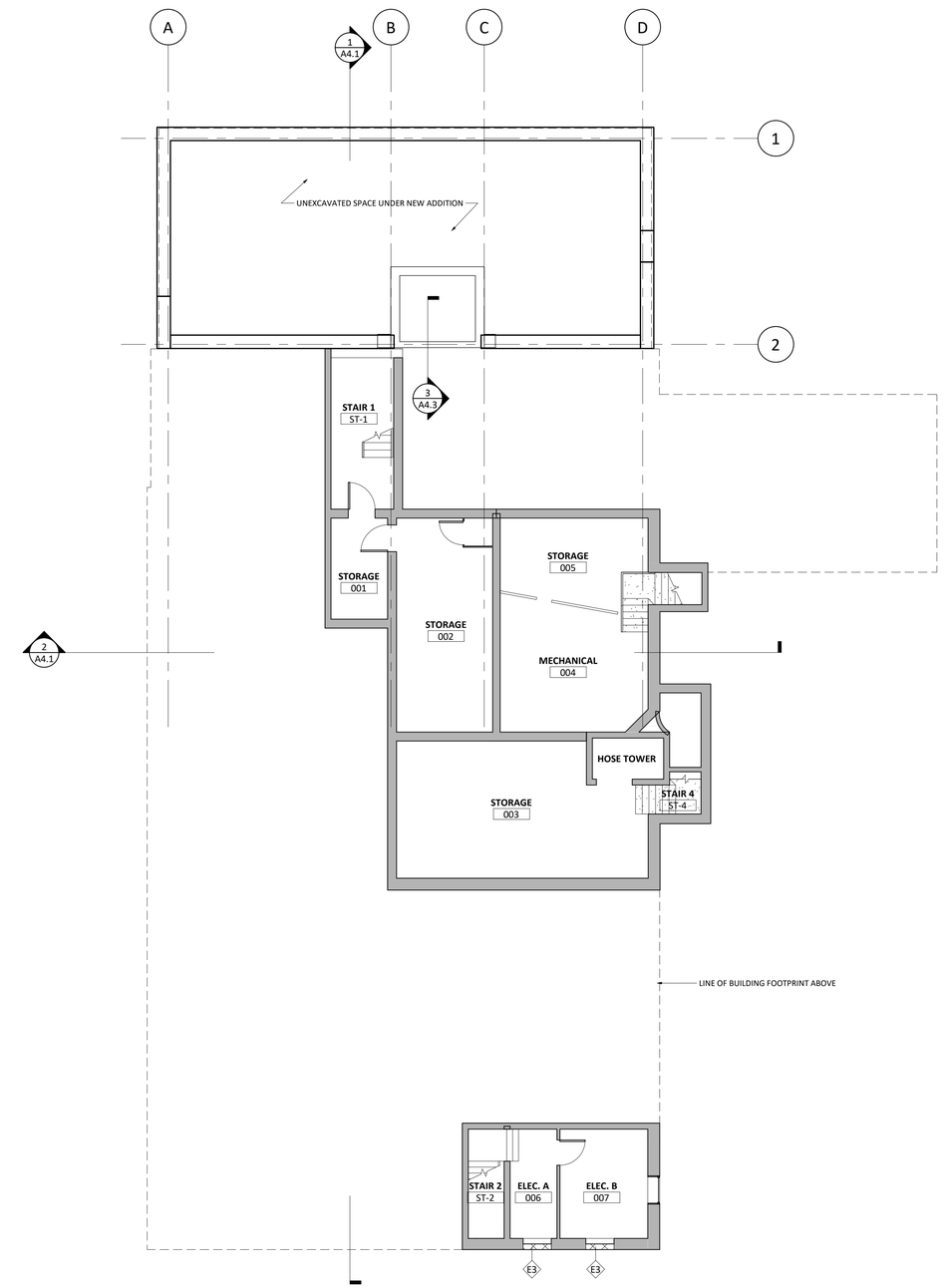
T0.1

FINISH SCHEDULE - LOWER LEVEL

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL	COMMENTS
001	STORAGE	ETR	ETR	ETR	
002	STORAGE	ETR	ETR	ETR	
003	STORAGE	ETR	ETR	ETR	
004	MECHANICAL	ETR	ETR	ETR	
005	STORAGE	ETR	ETR	ETR	
006	ELEC. A	ETR	ETR	ETR	
007	ELEC. B	ETR	ETR	ETR	
H-1	HOSE TOWER	ETR	ETR	ETR	
ST-1	STAIR 1	RUBBER / PAINT	RUBBER	PAINT	NEW RUBBER @ EXISITNG LANDINGS, PAINT EXISTING STAIR TREADS/RISERS
ST-2	STAIR 2	RUBBER / PAINT	RUBBER	PAINT	NEW RUBBER @ EXISITNG LANDINGS, PAINT EXISTING STAIR TREADS/RISERS
ST-4	STAIR 4	ETR	ETR	ETR	



1 LOWER LEVEL - DEMO FLOOR
1/8" = 1'-0"



2 LOWER LEVEL - NEW WORK PLAN
1/8" = 1'-0"

context ARCHITECTURE
65 FRANKLIN STREET BOSTON, MA 02110 TEL 617.423.1400 WEB CONTEXTARC.COM

BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

LOWER LEVEL PLAN

Scale: 1/8" = 1'-0"
Drawn by: ET/ EA

No.	Issue	Date
4	CD REDESIGN	07.26.22
5	95% CD	10.21.22
7	ZBA SUBMISSION	04.13.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A2.0

FINISH SCHEDULE - FIRST FLOOR

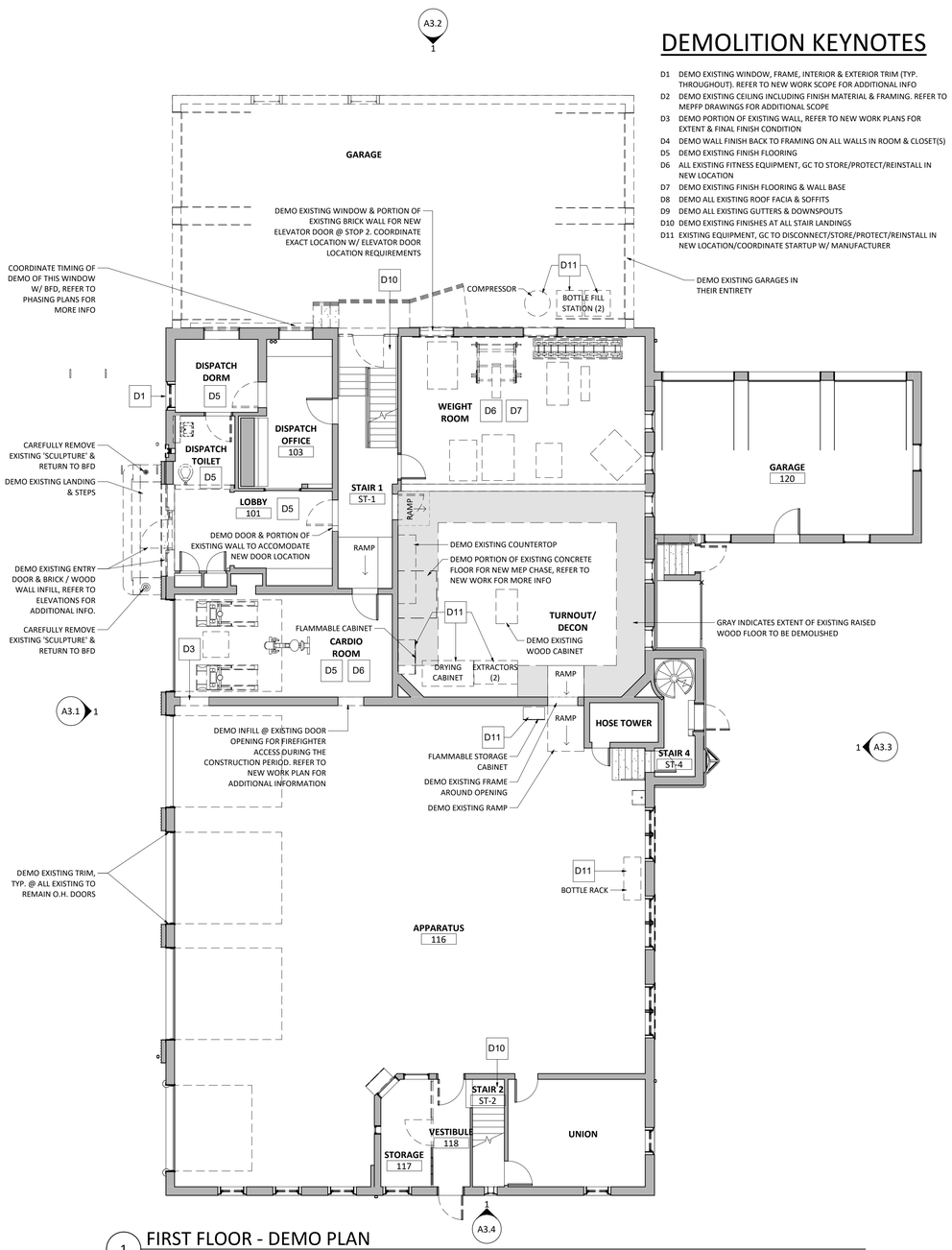
ROOM NO.	ROOM NAME	FLOOR	BASE	WALL	COMMENTS
101	LOBBY	CARPET TILE	ETR	PAINT	INFILL & PATCH EXISTING CONCRETE FLOOR @ TRENCHED LOCATIONS FOR NEW PLUMBING WORK
102	PUBLIC TOILET	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	INFILL & PATCH EXISTING CONCRETE FLOOR @ TRENCHED LOCATIONS FOR NEW PLUMBING WORK
103	DISPATCH OFFICE	ETR	ETR	ETR	
104	BLDG. & GROUNDS	ETR	ETR	ETR	
105	WELLNESS CENTER	ATHLETIC FLOORING	RUBBER	PAINT	
106	ELEV. MACH. RM	RUBBER	RUBBER	PAINT	INSTALL PLYWOOD ON ALL WALLS
107	ELEC. C	CONCRETE W/ HARDENER	RUBBER	PAINT	INSTALL PLYWOOD ON ALL WALLS
108	ATS	CONCRETE W/ HARDENER	RUBBER	PAINT	
109	SPRINKLER ROOM	CONCRETE W/ HARDENER	RUBBER	PAINT	INSTALL PLYWOOD ON ALL WALLS
110	ELEVATOR CORRIDOR	RUBBER	RUBBER	PAINT	
111	TURNOUT GEAR 1	RUBBER	RUBBER	PAINT/FRP ON ALL WALLS	ALTERNATE #3 FLOOR UPGRADE
112	DECON	RUBBER	RUBBER	PAINT/FRP ON ALL WALLS	ALTERNATE #3 FLOOR UPGRADE

FINISH SCHEDULE - FIRST FLOOR

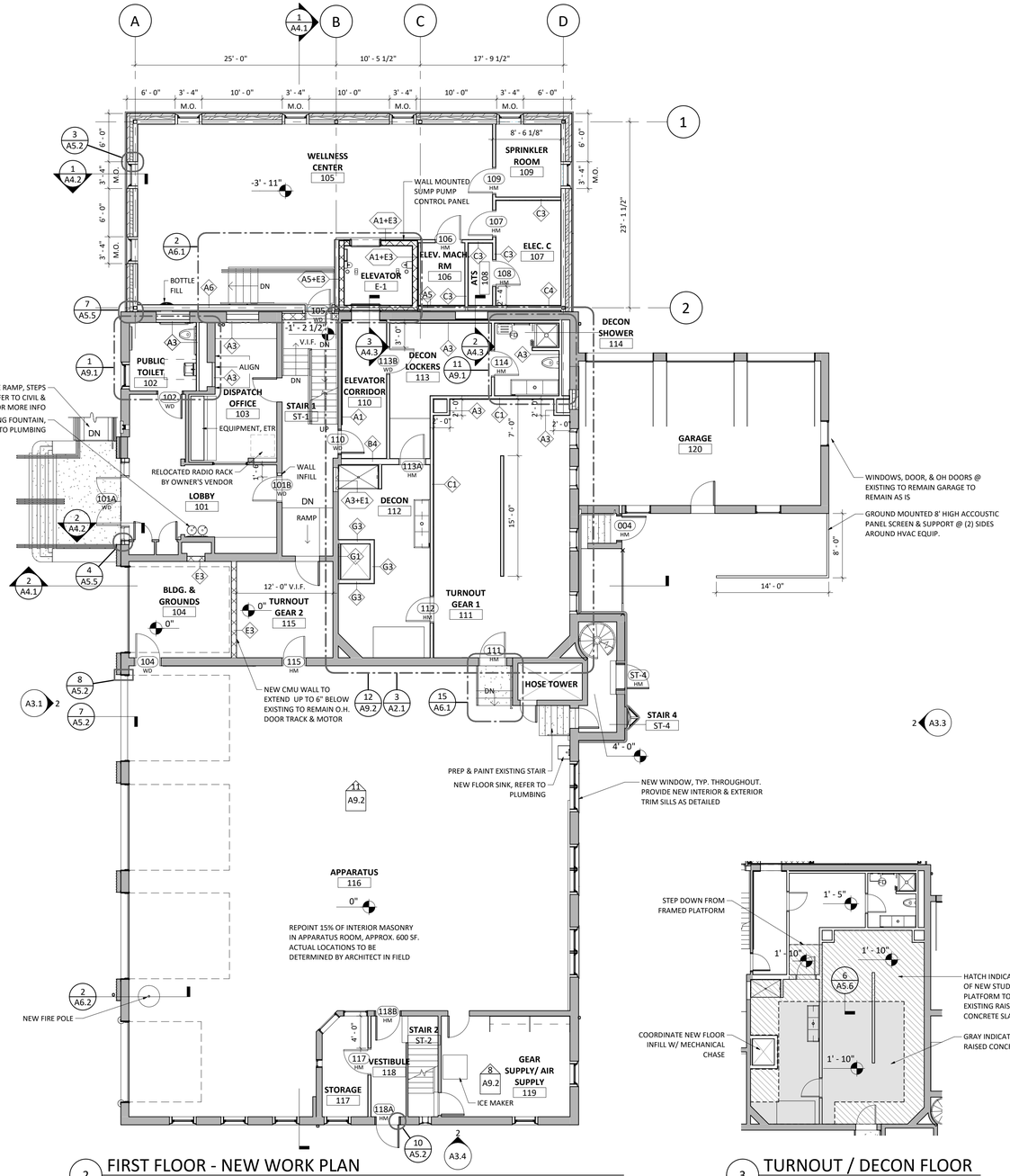
ROOM NO.	ROOM NAME	FLOOR	BASE	WALL	COMMENTS
113	DECON LOCKERS	RUBBER	RUBBER	PAINT	ALTERNATE #3 FLOOR UPGRADE
114	DECON SHOWER	CERAMIC TILE	CERAMIC TILE	PAINT	ALTERNATE #3 FLOOR UPGRADE
115	TURNOUT GEAR 2	RUBBER	RUBBER	PAINT	ALTERNATE #3 FLOOR UPGRADE
116	APPARATUS	ETR / NEW PAINT	ETR	PAINT	PREP & PAINT EXISTING FLOOR / ALTERNATE #3 FLOOR UPGRADE
117	STORAGE	ETR	ETR	PAINT	
118	VESTIBULE	ETR	ETR	PAINT	
119	GEAR SUPPLY/ AIR SUPPLY	ETR	ETR	PAINT	ALTERNATE #3 FLOOR UPGRADE
120	GARAGE	ETR	ETR	ETR	
E-1	ELEVATOR	RUBBER	RUBBER	PLAM PANELS	
ST-1	STAIR 1	RUBBER / PAINT	RUBBER	PAINT	NEW RUBBER @ EXISTING LANDINGS, PAINT EXISTING STAIR TREADS/RISERS & RAILINGS
ST-2	STAIR 2	RUBBER / PAINT	RUBBER	PAINT	NEW RUBBER @ EXISTING LANDINGS, PAINT EXISTING STAIR TREADS/RISERS & RAILINGS
ST-4	STAIR 4	ETR	ETR	ETR	

DEMOLITION KEYNOTES

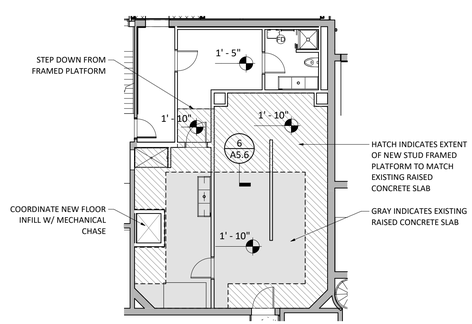
D1 DEMO EXISTING WINDOW, FRAME, INTERIOR & EXTERIOR TRIM (TYP. THROUGHOUT). REFER TO NEW WORK SCOPE FOR ADDITIONAL INFO
D2 DEMO EXISTING CEILING INCLUDING FINISH MATERIAL & FRAMING. REFER TO MEPFP DRAWINGS FOR ADDITIONAL SCOPE
D3 DEMO PORTION OF EXISTING WALL, REFER TO NEW WORK PLANS FOR EXTENT & FINAL FINISH CONDITION
D4 DEMO WALL FINISH BACK TO FRAMING ON ALL WALLS IN ROOM & CLOSET(S)
D5 DEMO EXISTING FINISH FLOORING
D6 ALL EXISTING FITNESS EQUIPMENT, GC TO STORE/PROTECT/REINSTALL IN NEW LOCATION
D7 DEMO EXISTING FINISH FLOORING & WALL BASE
D8 DEMO ALL EXISTING ROOF FACIA & SOFFITS
D9 DEMO ALL EXISTING GUTTERS & DOWNSPOUTS
D10 DEMO EXISTING FINISHES AT ALL STAIR LANDINGS
D11 EXISTING EQUIPMENT, GC TO DISCONNECT/STORE/PROTECT/REINSTALL IN NEW LOCATION/COORDINATE STARTUP W/ MANUFACTURER



1 FIRST FLOOR - DEMO PLAN
1/8" = 1'-0"



2 FIRST FLOOR - NEW WORK PLAN
1/8" = 1'-0"



3 TURNOUT / DECON FLOOR
3/32" = 1'-0"

context ARCHITECTURE
65 FRANKLIN STREET BOSTON, MA 02110 TEL 617.423.1400 WEB CONTEXTARC.COM

BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

FIRST FLOOR PLAN

Scale: As indicated
Drawn by: ET/ EA

No.	Issue	Date
4	CD REDESIGN	07.26.22
5	95% CD	10.21.22
7	ZBA SUBMISSION	04.13.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A2.1

FINISH SCHEDULE - SECOND FLOOR

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL	COMMENTS
201	CHIEF OFFICE	CARPET TILE	RUBBER	PAINT	
202	KITCHENETTE	RUBBER	RUBBER	PAINT	
203	ADMIN OFFICE 1	CARPET TILE	RUBBER	PAINT	
204	ADMIN OFFICE 2	CARPET TILE	RUBBER	PAINT	
205	ADMIN OFFICE 3	CARPET TILE	RUBBER	PAINT	
206	SERVER	RUBBER	RUBBER	PAINT	INSTALL PLYWOOD ON ALL WALLS
207	RECORDS	RUBBER	RUBBER	PAINT	
208	FINANCE COORDINATOR	CARPET TILE	RUBBER	PAINT	
209	ADMIN OFFICE 4	CARPET TILE	RUBBER	PAINT	
210	ADMIN TOILET 1	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	
211	ADMIN TOILET 2	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	
213	JC & LAUNDRY	RUBBER	RUBBER	PAINT	FRP PANELS ON ALL WALLS
214	EC	RUBBER	RUBBER	PAINT	
215	SHOWER 1	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	
216	SHOWER 3	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	
217	DORM 7	CARPET TILE	RUBBER	PAINT	
217A	CL	CARPET TILE	RUBBER	PAINT	

FINISH SCHEDULE - SECOND FLOOR

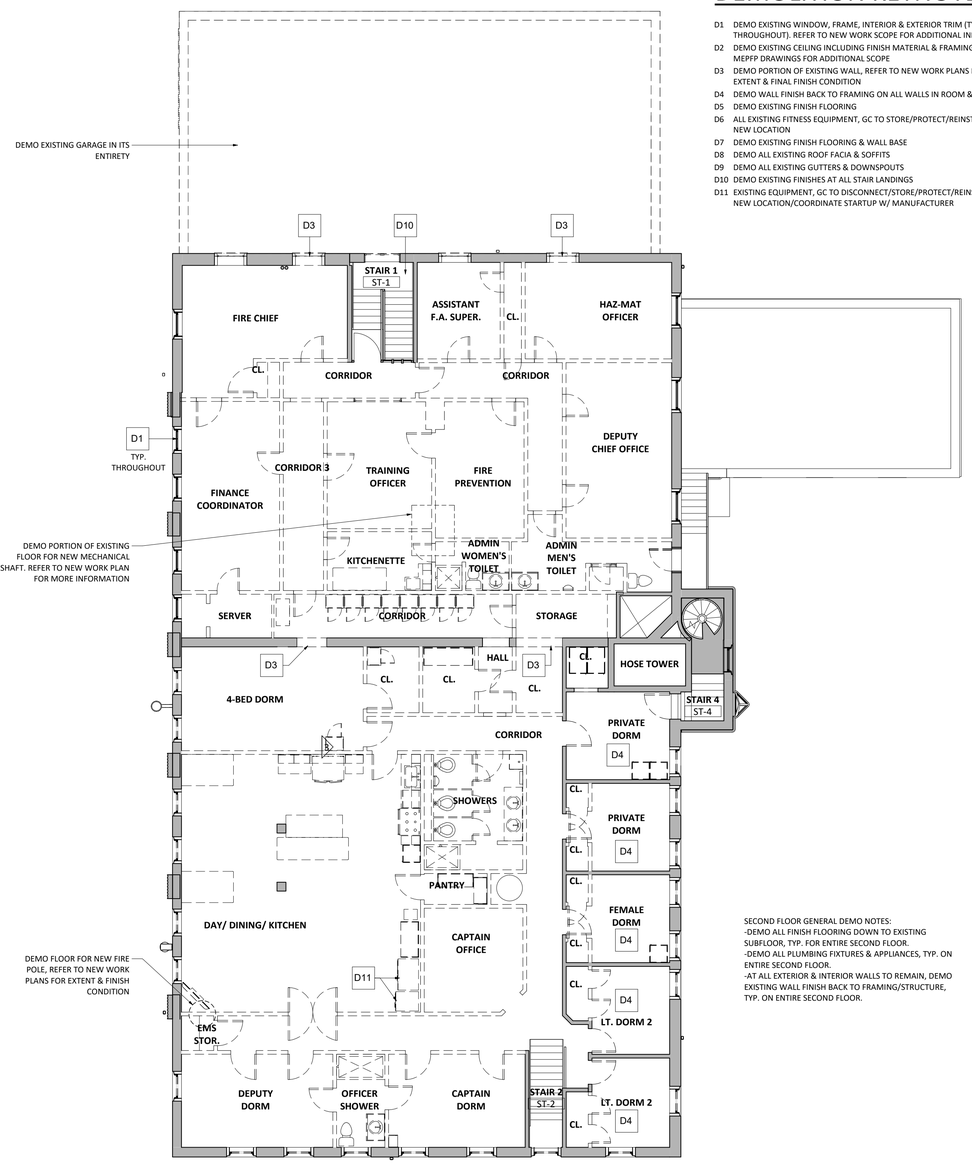
ROOM NO.	ROOM NAME	FLOOR	BASE	WALL	COMMENTS
218	SHOWER 4	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	
219	DORM 6	CARPET TILE	RUBBER	PAINT	
220	HKPNG.	RUBBER	RUBBER	PAINT	INSTALL 18" DEEP ADJUSTABLE SHELVING TYPE S1.5 ON (3) WALLS
221	DORM 5	CARPET TILE	RUBBER	PAINT	
222	DORM 4	CARPET TILE	RUBBER	PAINT	
223	DORM 3	CARPET TILE	RUBBER	PAINT	
224	DORM 2	CARPET TILE	RUBBER	PAINT	
225	DORM 1	CARPET TILE	RUBBER	PAINT	
226	OFFICER DORM & OFFICE	CARPET TILE	RUBBER	PAINT	
228	FIRE POLE	RUBBER	RUBBER	PAINT	TACTILE GRIP ON DOOR HANDLE
229	KITCHEN/ DAY/ DINING ROOM	CARPET TILE / QUARRY TILE	RUBBER	PAINT	
230	UNION CL.	RUBBER	RUBBER	PAINT	INSTALL 24" DEEP ADJUSTABLE SHELVING TYPE S1.5 ON BACK WALL
231	PANTRY 1	RUBBER	RUBBER	PAINT	INSTALL 24" DEEP ADJUSTABLE SHELVING TYPE S1.5 ON BACK WALL
232	PANTRY 2	RUBBER	RUBBER	PAINT	INSTALL 24" DEEP ADJUSTABLE SHELVING TYPE S1.5 ON BACK WALL
233	PANTRY 3	RUBBER	RUBBER	PAINT	INSTALL 24" DEEP ADJUSTABLE SHELVING TYPE S1.5 ON BACK WALL
234	PANTRY 4	RUBBER	RUBBER	PAINT	INSTALL 24" DEEP ADJUSTABLE SHELVING TYPE S1.5 ON BACK WALL

FINISH SCHEDULE - SECOND FLOOR

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL	COMMENTS
235	SHOWER 2	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	
236	DORM 8	CARPET TILE	RUBBER	PAINT	
237	HIRING / DUTY OFFICER	CARPET TILE	RUBBER	PAINT	
238	DORM 9	CARPET TILE	RUBBER	PAINT	
239	DORM 10	CARPET TILE	RUBBER	PAINT	
240	DORM 11	CARPET TILE	RUBBER	PAINT	
C-1	CORRIDOR 1	RUBBER	RUBBER	PAINT	
C-2	COORIDOR 2	RUBBER	RUBBER	PAINT	
C-3	CORRIDOR 3	RUBBER	RUBBER	PAINT	
C-4	CORRIDOR 4	RUBBER	RUBBER	PAINT	
H-1	HALL 1	RUBBER	RUBBER	PAINT	
H-2	HALL 2	RUBBER	RUBBER	PAINT	
ST-1	STAIR 1	RUBBER / PAINT	RUBBER	PAINT	NEW RUBBER @ EXISITNG LANDINGS, PAINT EXISTING STAIR TREADS/RISERS & RAILINGS. PAINT EXISTING 2ND FLOOR DOOR & WD. WINDOW ASSEMBLY
ST-2	STAIR 2	RUBBER / PAINT	RUBBER	PAINT	NEW RUBBER @ EXISITNG LANDINGS, PAINT EXISTING STAIR TREADS/RISERS & RAILINGS
ST-4	STAIR 4	ETR	ETR	ETR	

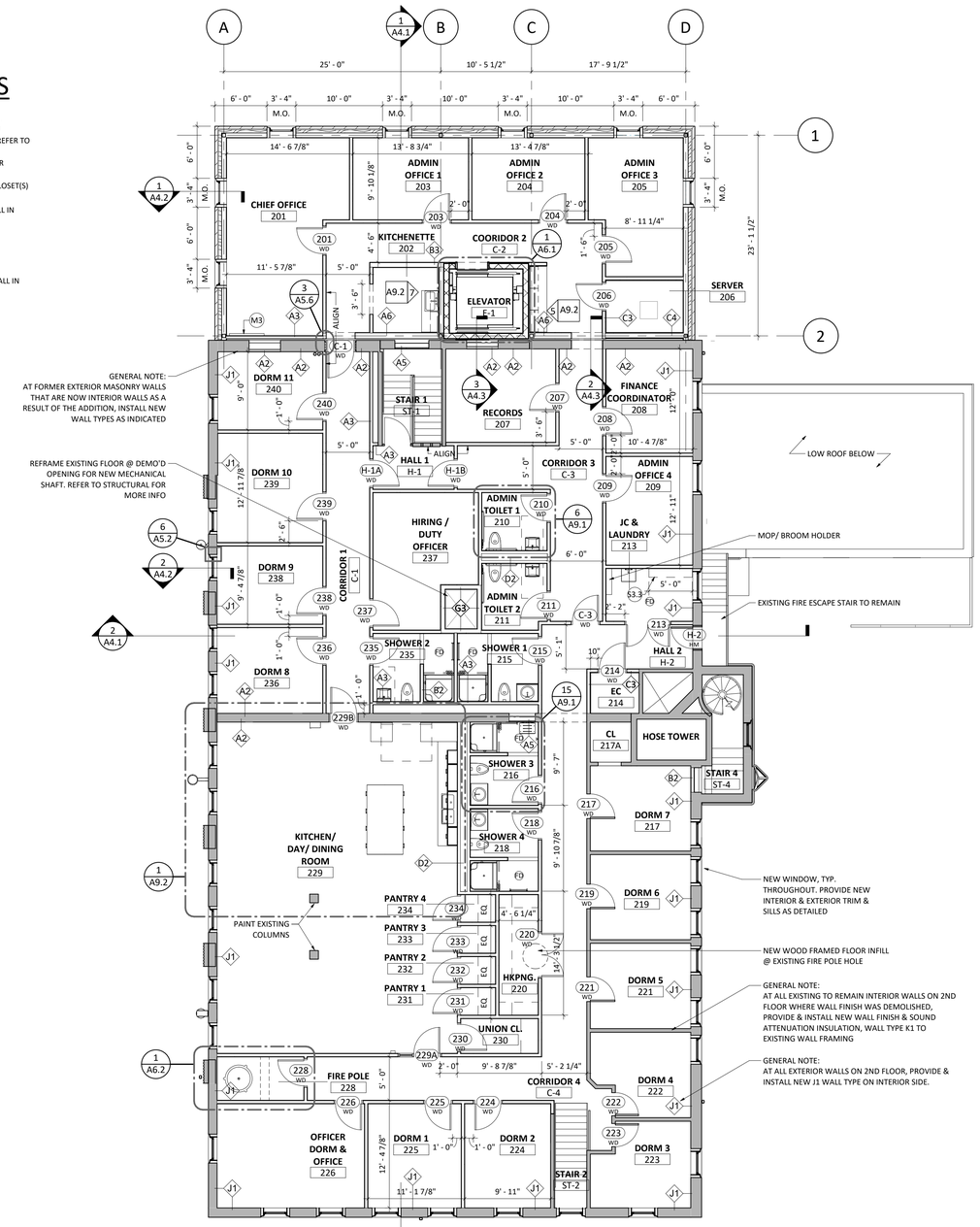
DEMOLITION KEYNOTES

D1 DEMO EXISTING WINDOW, FRAME, INTERIOR & EXTERIOR TRIM (TYP. THROUGHOUT). REFER TO NEW WORK SCOPE FOR ADDITIONAL INFO
D2 DEMO EXISTING CEILING INCLUDING FINISH MATERIAL & FRAMING. REFER TO MEPFP DRAWINGS FOR ADDITIONAL SCOPE
D3 DEMO PORTION OF EXISTING WALL, REFER TO NEW WORK PLANS FOR EXTENT & FINAL FINISH CONDITION
D4 DEMO WALL FINISH BACK TO FRAMING ON ALL WALLS IN ROOM & CLOSET(S)
D5 DEMO EXISTING FINISH FLOORING
D6 ALL EXISTING FITNESS EQUIPMENT, GC TO STORE/PROTECT/REINSTALL IN NEW LOCATION
D7 DEMO EXISTING FINISH FLOORING & WALL BASE
D8 DEMO ALL EXISTING ROOF FACIA & SOFFITS
D9 DEMO ALL EXISTING GUTTERS & DOWNSPOUTS
D10 DEMO EXISTING FINISHES AT ALL STAIR LANDINGS
D11 EXISTING EQUIPMENT, GC TO DISCONNECT/STORE/PROTECT/REINSTALL IN NEW LOCATION/COORDINATE STARTUP W/ MANUFACTURER



1 SECOND FLOOR - DEMO PLAN
1/8" = 1'-0"

SECOND FLOOR GENERAL DEMO NOTES:
-DEMO ALL FINISH FLOORING DOWN TO EXISTING SUBFLOOR, TYP. FOR ENTIRE SECOND FLOOR.
-DEMO ALL PLUMBING FIXTURES & APPLIANCES, TYP. ON ENTIRE SECOND FLOOR.
-AT ALL EXTERIOR & INTERIOR WALLS TO REMAIN, DEMO EXISTING WALL FINISH BACK TO FRAMING/STRUCTURE, TYP. ON ENTIRE SECOND FLOOR.



2 SECOND FLOOR NEW WORK PLAN
1/8" = 1'-0"

context ARCHITECTURE
65 FRANKLIN STREET BOSTON, MA 02110 TEL 617.423.1400 WEB CONTEXTARC.COM

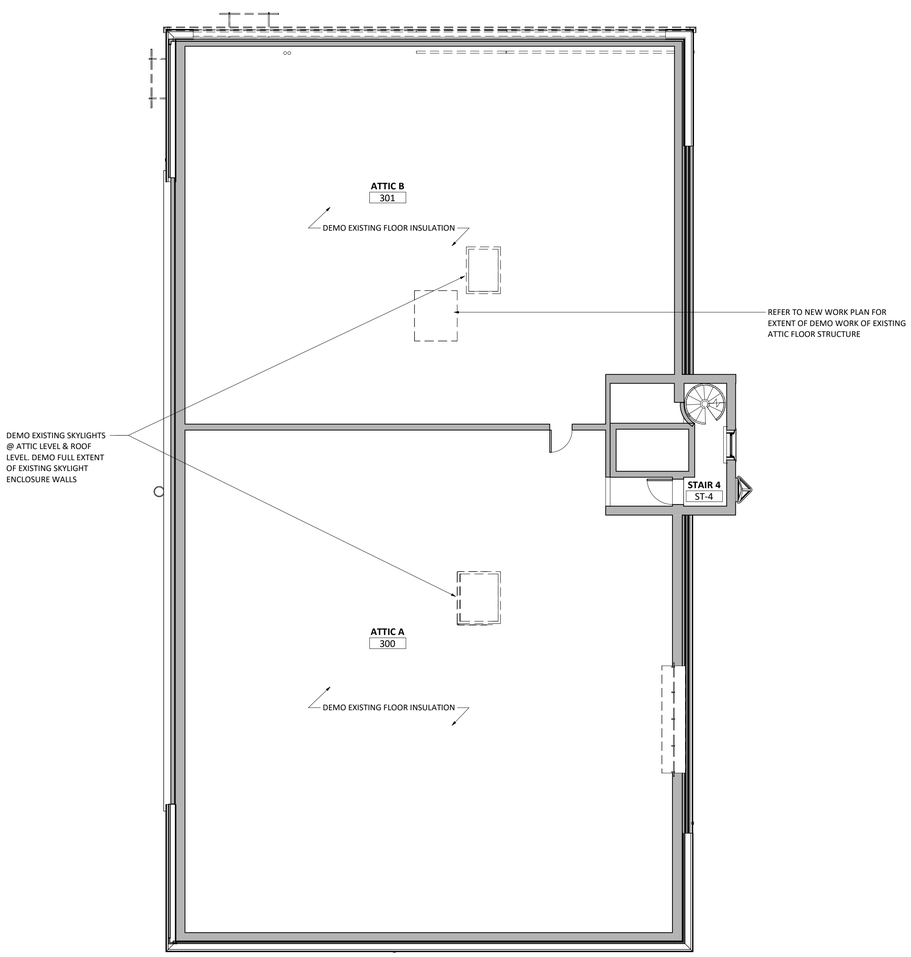
BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

SECOND FLOOR PLAN

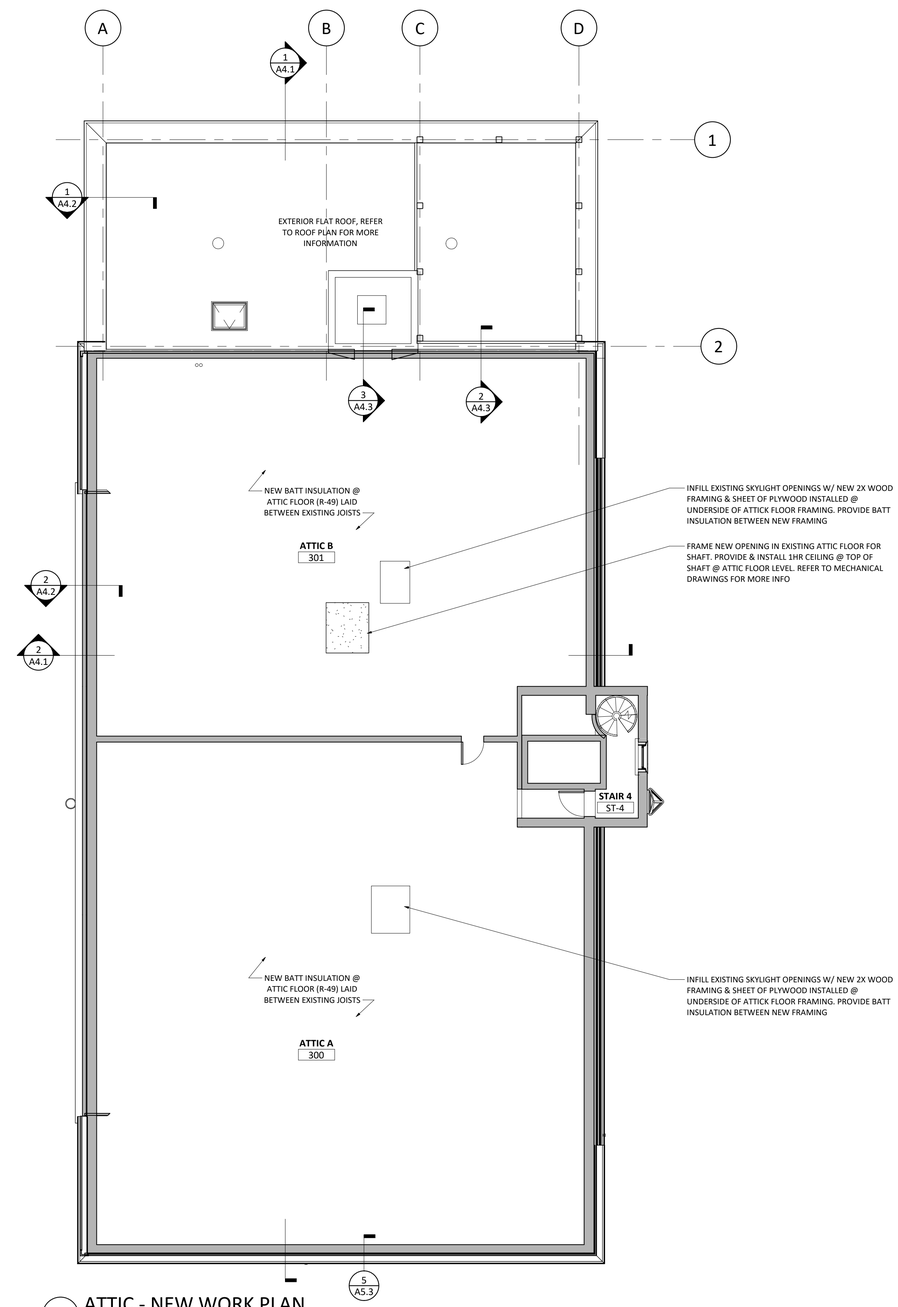
Scale: 1/8" = 1'-0"
Drawn by: ET

No.	Issue	Date
4	CD REDESIGN	07.26.22
5	95% CD	10.21.22
7	ZBA SUBMISSION	04.13.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A2.2



1 ATTIC - DEMO PLAN
1/8" = 1'-0"



2 ATTIC - NEW WORK PLAN
1/8" = 1'-0"

context ARCHITECTURE
65 FRANKLIN STREET BOSTON, MA 02110 TEL 617.423.1400 WEB CONTEXTARC.COM

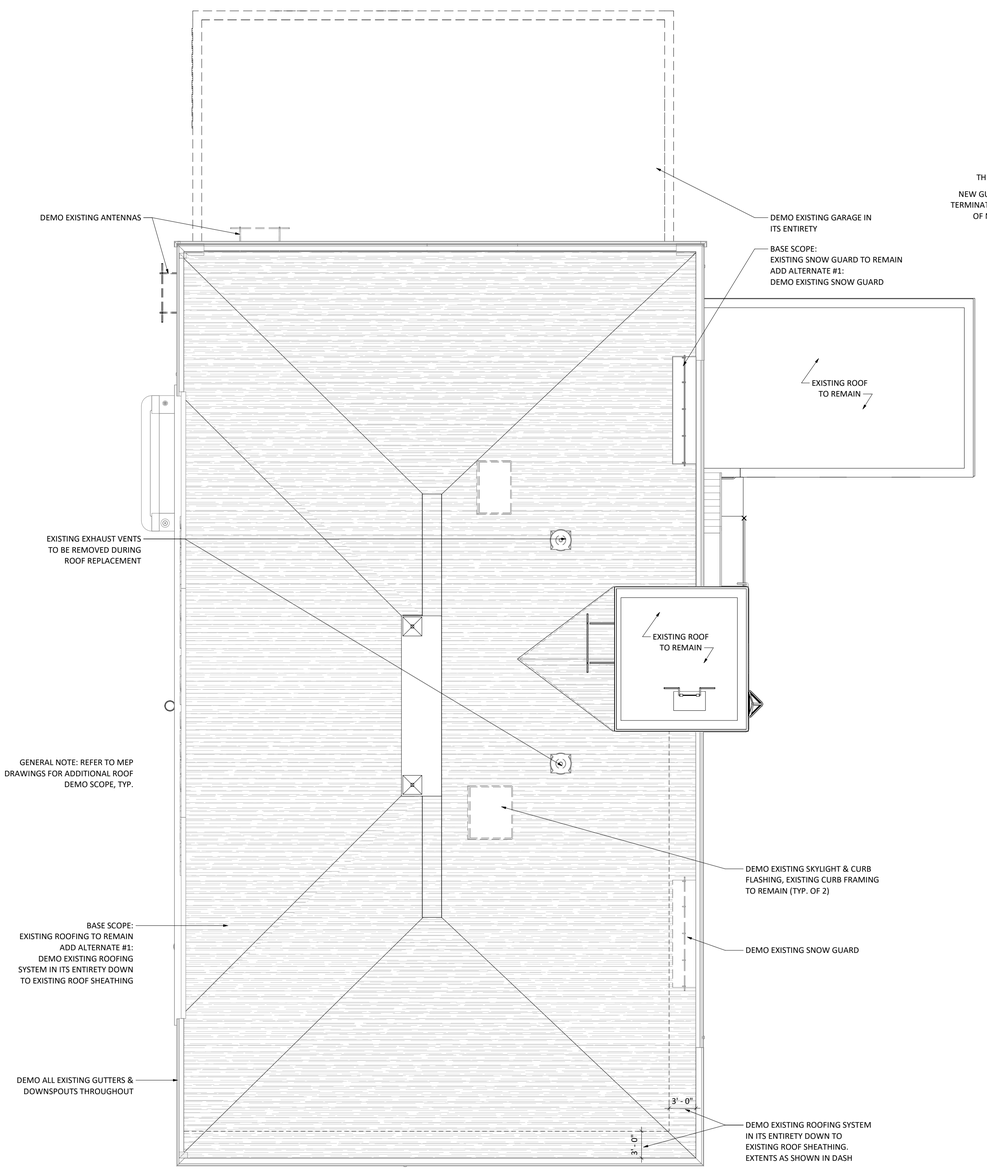
BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

ATTIC PLAN

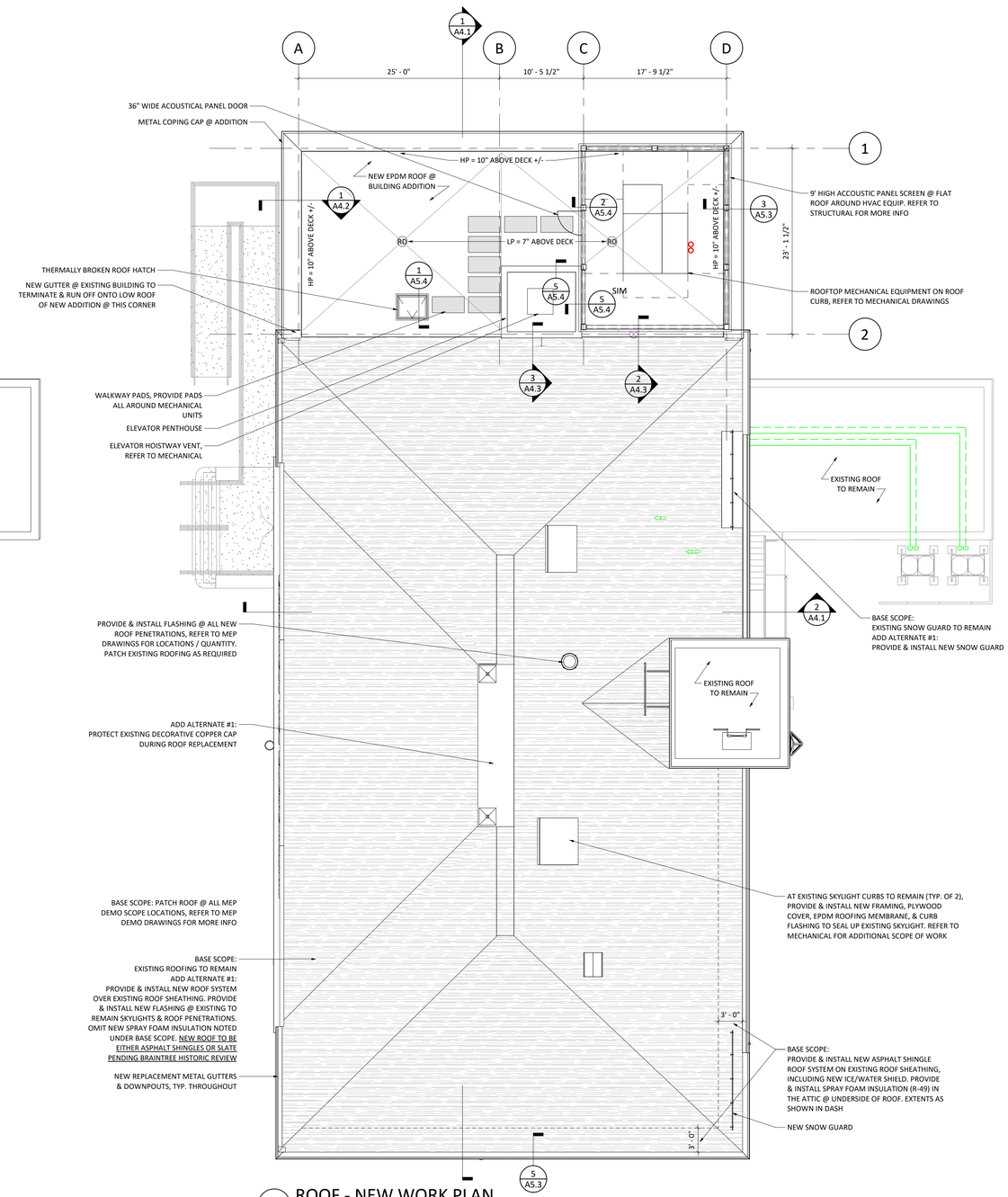
Scale: 1/8" = 1'-0"
Drawn by: ET

No.	Issue	Date
2	PROGRESS SET	01.18.22
3	PROGRESS CD	02.17.22
4	CD REDESIGN	07.26.22
5	95% CD	10.21.22
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A2.3



1 ROOF - DEMO PLAN
1/8" = 1'-0"



2 ROOF - NEW WORK PLAN
1/8" = 1'-0"

context ARCHITECTURE
65 FRANKLIN STREET BOSTON, MA 02110 TEL 617.423.1400 WEB CONTEXTARC.COM

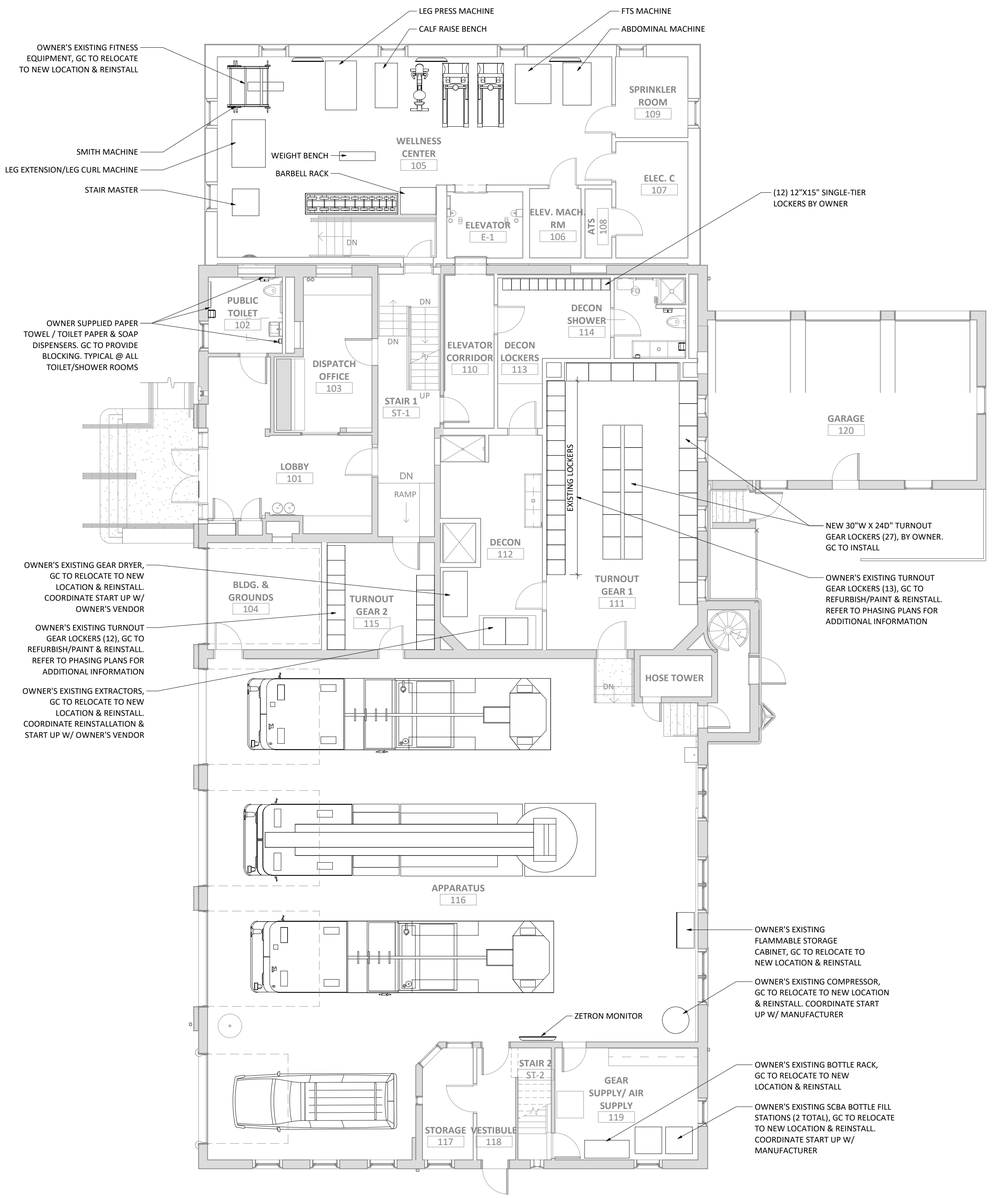
BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

ROOF PLAN

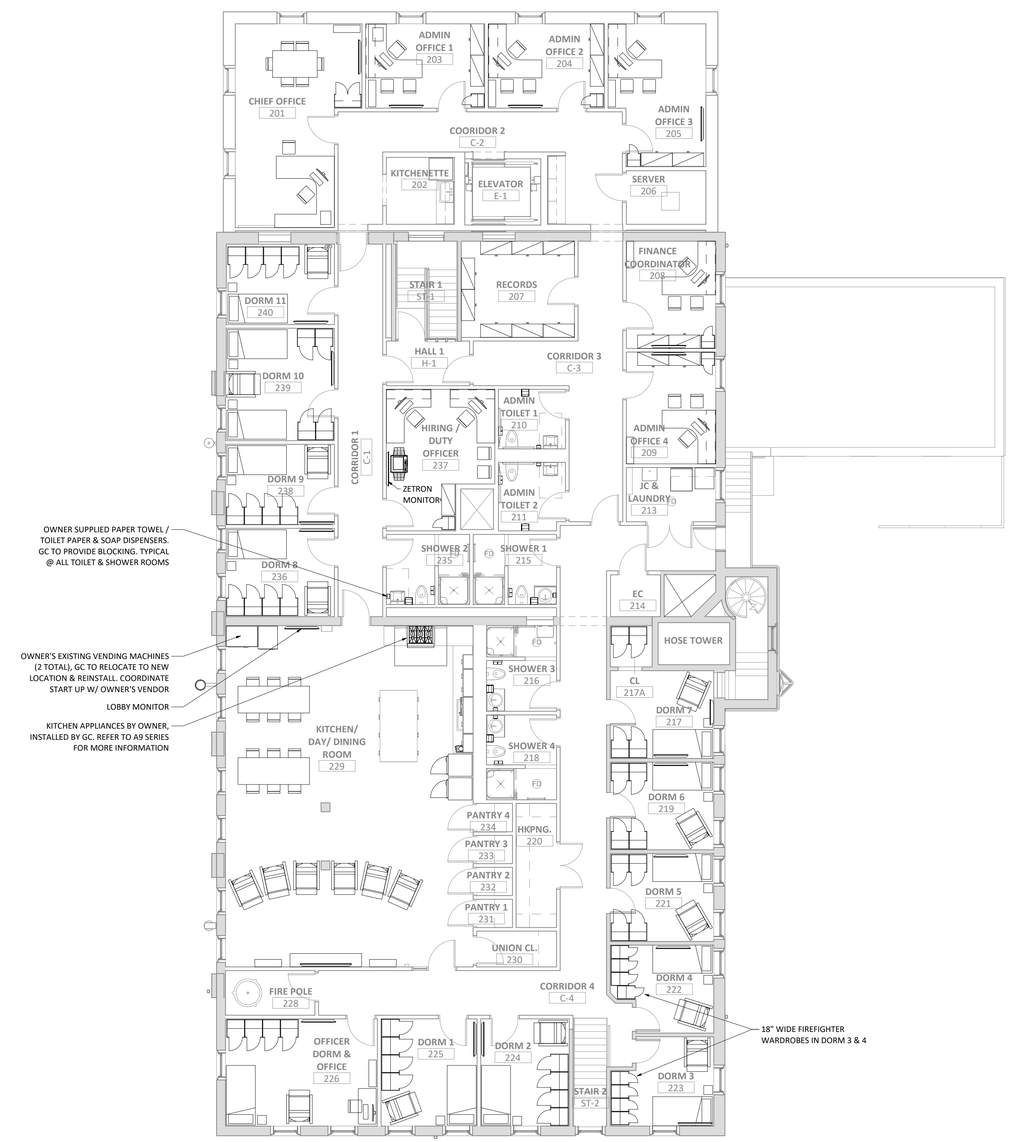
Scale: 1/8" = 1'-0"
Drawn by: ET

No.	Issue	Date
4	CD REDESIGN	07.26.22
5	95% CD	10.21.22
7	ZBA SUBMISSION	04.13.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A2.4



1 FIRST FLOOR - FURNITURE PLAN
1/8" = 1'-0"



2 SECOND FLOOR - FURNITURE PLAN
1/8" = 1'-0"

context ARCHITECTURE
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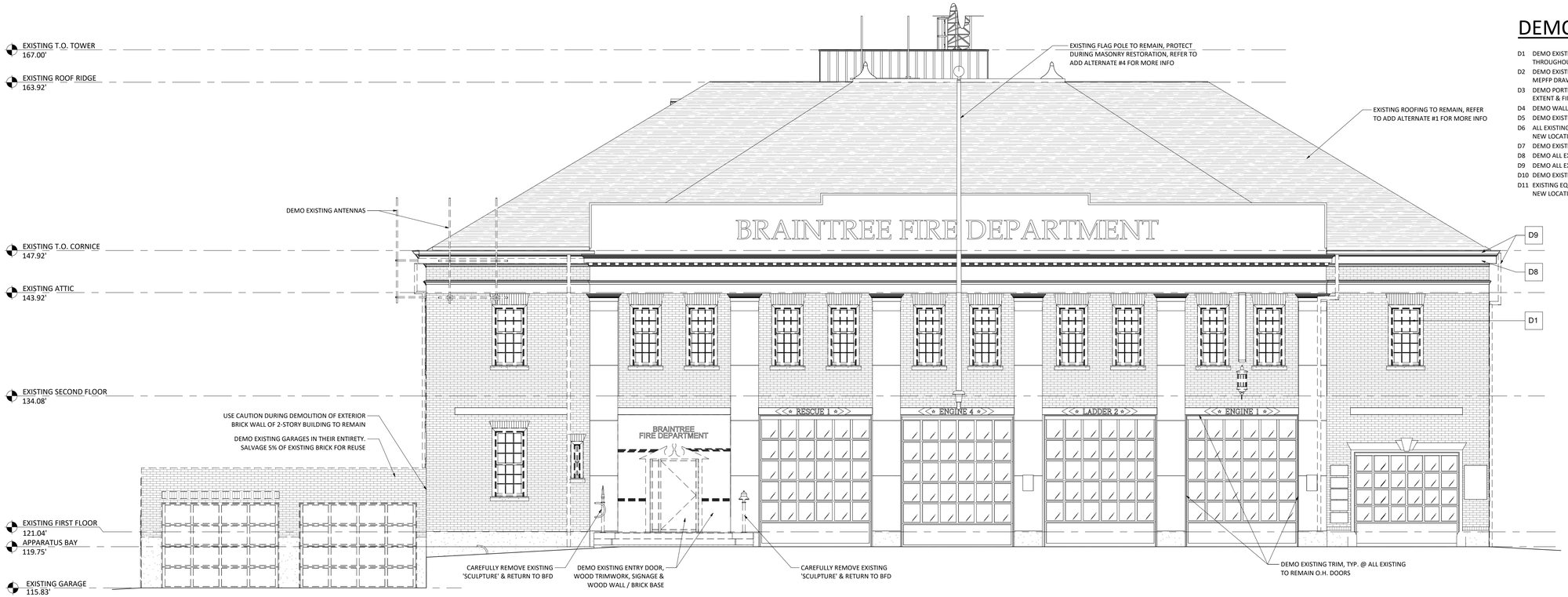
BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

FURNITURE / OWNER SUPPLIED FLOOR PLANS

Scale: 1/8" = 1'-0"
Drawn by: ET

No.	Issue	Date
3	PROGRESS CD	02.17.22
4	CD REDESIGN	07.26.22
5	95% CD	10.21.22
6	ENTRY REDESIGN	04.07.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A2.5



1 NORTH ELEVATION - DEMO
3/16" = 1'-0"

DEMOLITION KEYNOTES

D1 DEMO EXISTING WINDOW, FRAME, INTERIOR & EXTERIOR TRIM (TYP. THROUGHOUT). REFER TO NEW WORK SCOPE FOR ADDITIONAL INFO
D2 DEMO EXISTING CEILING INCLUDING FINISH MATERIAL & FRAMING. REFER TO MEPFP DRAWINGS FOR ADDITIONAL SCOPE
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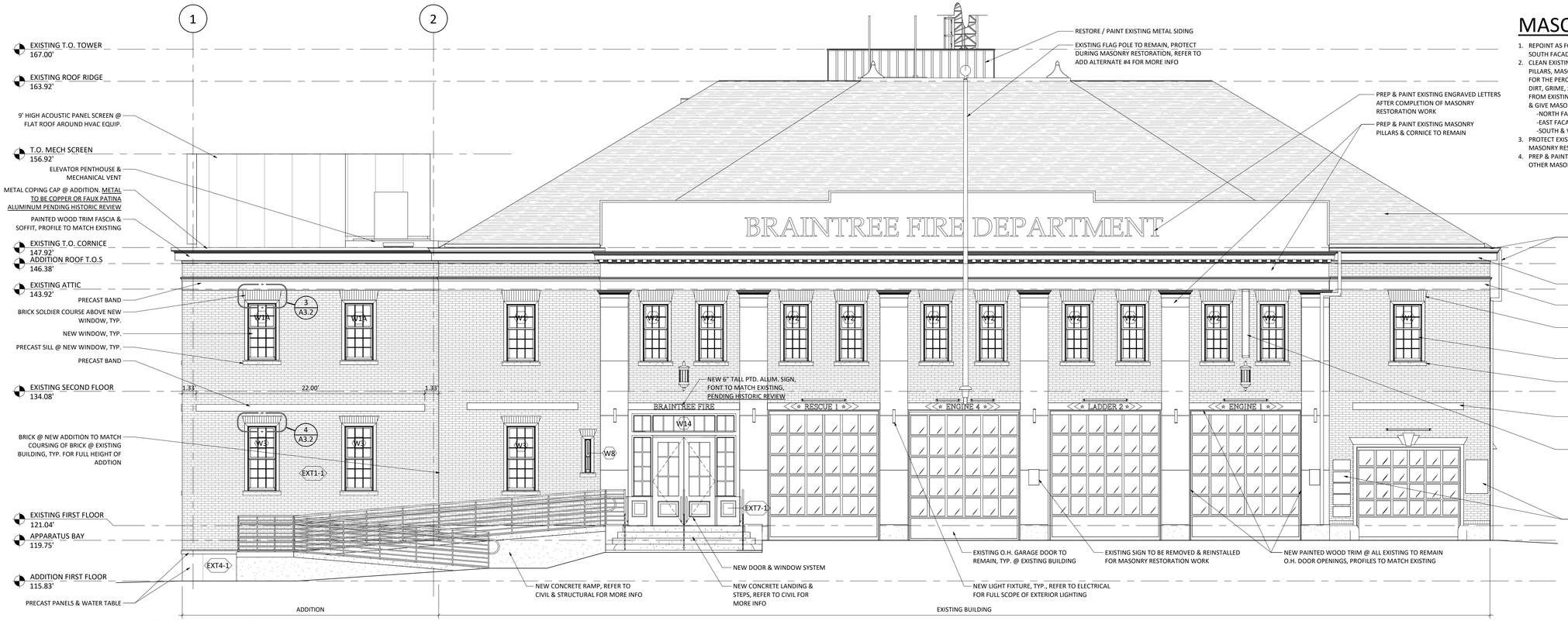
D4 DEMO WALL FINISH BACK TO FRAMING ON ALL WALLS IN ROOM & CLOSET(S)
D5 DEMO EXISTING FINISH FLOORING
D6 ALL EXISTING FITNESS EQUIPMENT, GC TO STORE/PROTECT/REINSTALL IN NEW LOCATION
D7 DEMO EXISTING FINISH FLOORING & WALL BASE
D8 DEMO ALL EXISTING ROOF FACIA & SOFFITS
D9 DEMO ALL EXISTING GUTTERS & DOWNSPOUTS
D10 DEMO EXISTING FINISHES AT ALL STAIR LANDINGS
D11 EXISTING EQUIPMENT, GC TO DISCONNECT/STORE/PROTECT/REINSTALL IN NEW LOCATION/COORDINATE STARTUP W/ MANUFACTURER



2 NORTH ELEVATION - NEW WORK
3/16" = 1'-0"

MASONRY RESTORATION

1. REPOINT AS FOLLOWS, NORTH FACADE: 100%, EAST FACADE: 0%, SOUTH FACADE + WEST FACADE + HOSE TOWER: 15%
2. CLEAN EXISTING BRICK, STONE BASE, STONE ENTRY STAIRS, MASONRY PILLARS, MASONRY BANDS, WINDOW SILLS & OTHER MASONRY ELEMENTS FOR THE PERCENTAGES AS NOTED. CLEANING SCOPE SHALL REMOVE ALL DIRT, GRIME, STAINS, BIOLOGICAL GROWTHS & INAPPRORIATE COATINGS FROM EXISTING MASONRY WITHOUT DAMAGING UNDERLYING MATERIALS & GIVE MASONRY A CLEAN & UNIFORM APPEARANCE.
   -NORTH FACADE: 100%
   -EAST FACADE: 0%
   -SOUTH & WEST FACADES: 0% (BASE), 100% (ADD ALT #2)
3. PROTECT EXISTING TO REMAIN WALL MOUNTED ELEMENTS DURING MASONRY RESTORATION WORK.
4. PREP & PAINT ALL EXISTING MASONRY PILLARS, BANDS, WINDOW SILLS & OTHER MASONRY ELEMENTS.

context ARCHITECTURE
65 FRANKLIN STREET BOSTON, MA 02110 TEL 617.423.1400 WEB CONTEXTARC.COM

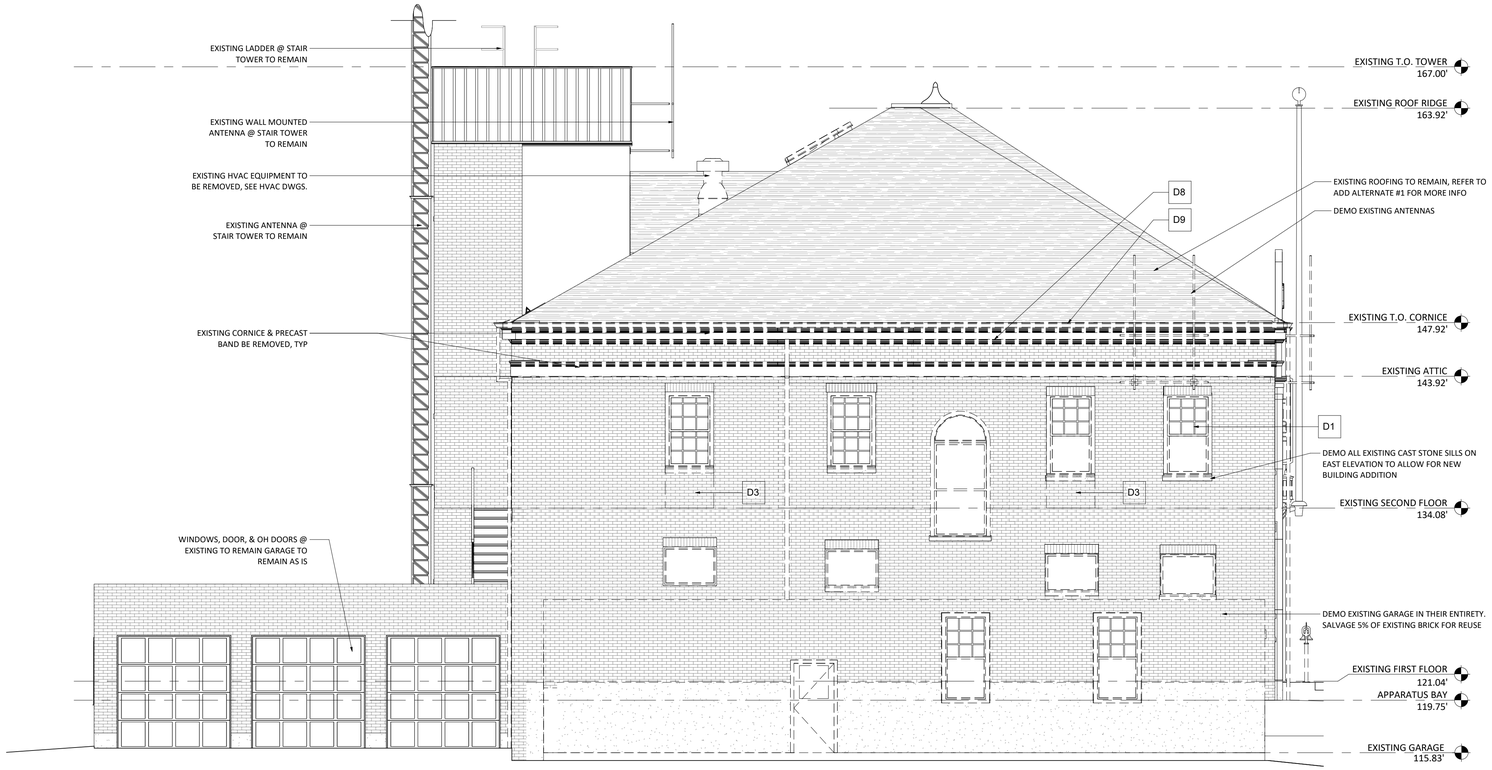
BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

BUILDING ELEVATIONS

Scale: 3/16" = 1'-0"
Drawn by: ET

No.	Issue	Date
7	ZBA SUBMISSION	04.13.23
8	PLANNING BOARD REVIEW	05.31.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

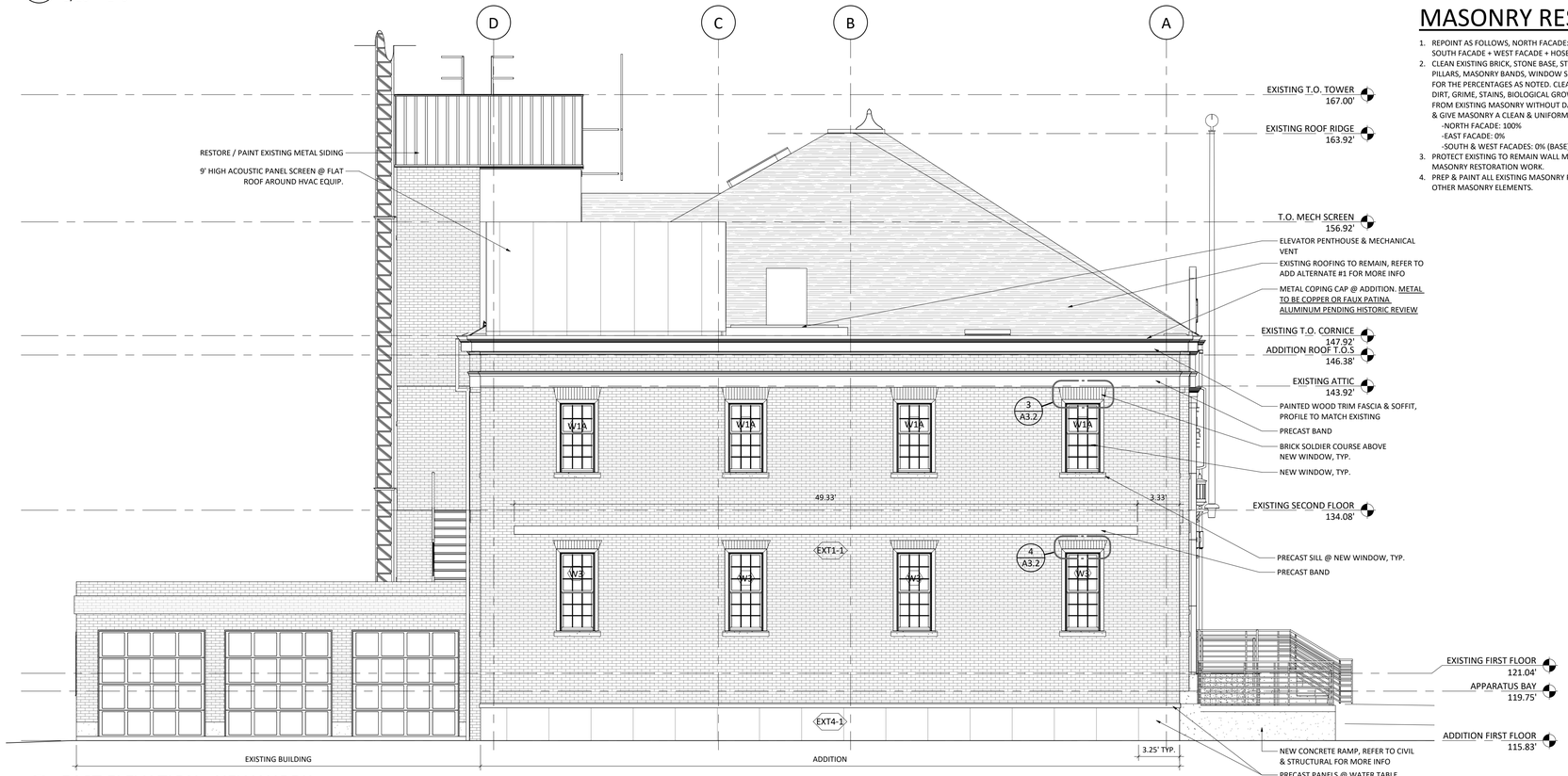
A3.1



1 EAST ELEVATION - DEMO
3/16" = 1'-0"

DEMOLITION KEYNOTES

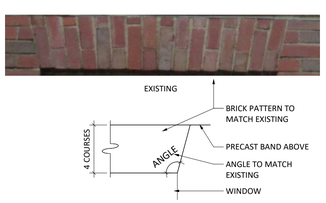
D1 DEMO EXISTING WINDOW, FRAME, INTERIOR & EXTERIOR TRIM (TYP. THROUGHOUT). REFER TO NEW WORK SCOPE FOR ADDITIONAL INFO
D2 DEMO EXISTING CEILING INCLUDING FINISH MATERIAL & FRAMING. REFER TO MEPFP DRAWINGS FOR ADDITIONAL SCOPE
D3 DEMO PORTION OF EXISTING WALL, REFER TO NEW WORK PLANS FOR EXTENT & FINAL FINISH CONDITION
D4 DEMO WALL FINISH BACK TO FRAMING ON ALL WALLS IN ROOM & CLOSET(S)
D5 DEMO EXISTING FINISH FLOORING
D6 ALL EXISTING FITNESS EQUIPMENT, GC TO STORE/PROTECT/REINSTALL IN NEW LOCATION
D7 DEMO EXISTING FINISH FLOORING & WALL BASE
D8 DEMO ALL EXISTING ROOF FACIA & SOFFITS
D9 DEMO ALL EXISTING GUTTERS & DOWNSPOUTS
D10 DEMO EXISTING FINISHES AT ALL STAIR LANDINGS
D11 EXISTING EQUIPMENT, GC TO DISCONNECT/STORE/PROTECT/REINSTALL IN NEW LOCATION/COORDINATE STARTUP W/ MANUFACTURER



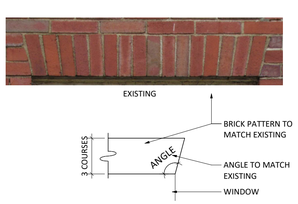
2 EAST ELEVATION - NEW WORK
3/16" = 1'-0"

MASONRY RESTORATION

1. REPOINT AS FOLLOWS, NORTH FACADE: 100%, EAST FACADE: 0%, SOUTH FACADE + WEST FACADE + HOSE TOWER: 15%
2. CLEAN EXISTING BRICK, STONE BASE, STONE ENTRY STAIRS, MASONRY PILLARS, MASONRY BANDS, WINDOW SILLS & OTHER MASONRY ELEMENTS FOR THE PERCENTAGES AS NOTED. CLEANING SCOPE SHALL REMOVE ALL DIRT, GRIME, STAINS, BIOLOGICAL GROWTHS & INAPPRORIATE COATINGS FROM EXISTING MASONRY WITHOUT DAMAGING UNDERLYING MATERIALS & GIVE MASONRY A CLEAN & UNIFORM APPEARANCE.
   -NORTH FACADE: 100%
   -EAST FACADE: 0%
   -SOUTH & WEST FACADES: 0% (BASE), 100% (ADD ALT #2)
3. PROTECT EXISTING TO REMAIN WALL MOUNTED ELEMENTS DURING MASONRY RESTORATION WORK.
4. PREP & PAINT ALL EXISTING MASONRY PILLARS, BANDS, WINDOW SILLS & OTHER MASONRY ELEMENTS.



3 BRICK HEADER DETAIL @ ADDITION 2ND FL
NTS



4 BRICK HEADER DETAIL @ ADDITION 1ST FL
NTS

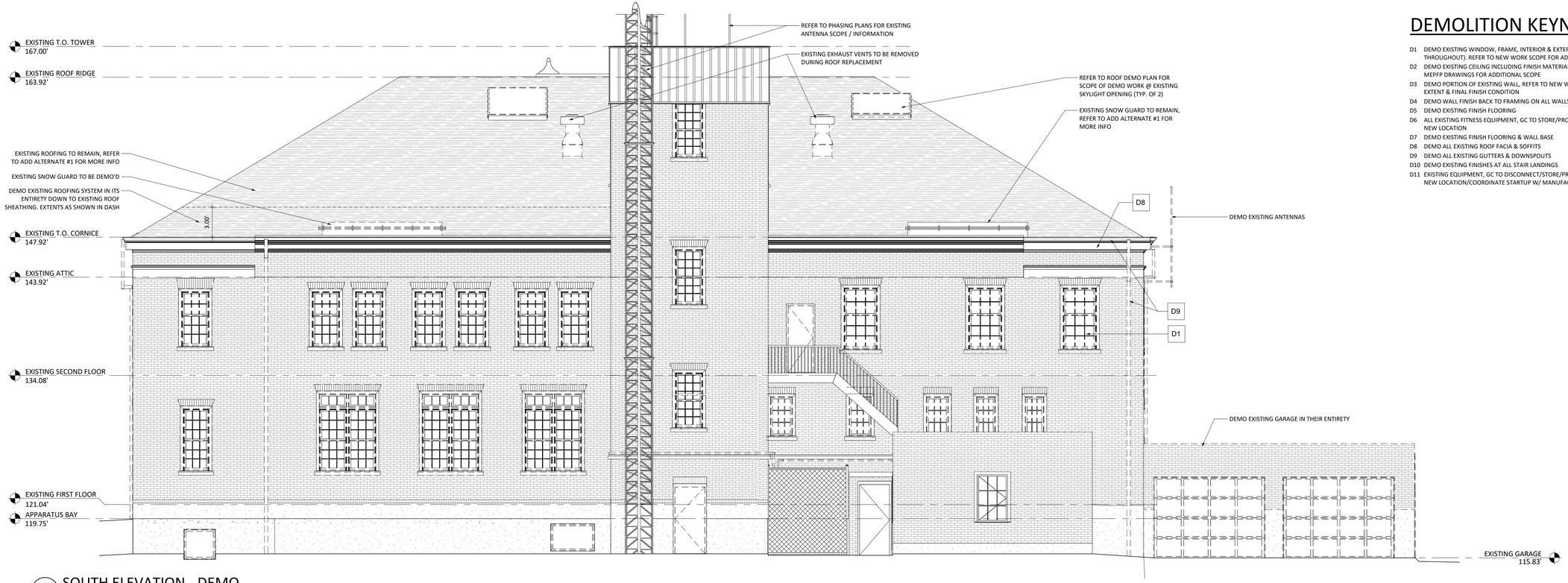
context ARCHITECTURE
65 FRANKLIN STREET BOSTON, MA 02110 TEL 617.423.1400 WEB CONTEXTARC.COM

BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005
BUILDING ELEVATIONS

Scale: As indicated
Drawn by: ET

No.	Issue	Date
7	ZBA SUBMISSION	04.13.23
8	PLANNING BOARD REVIEW	05.31.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A3.2



1 SOUTH ELEVATION - DEMO
3/16" = 1'-0"

DEMOLITION KEYNOTES

D1 DEMO EXISTING WINDOW, FRAME, INTERIOR & EXTERIOR TRIM (TYP. THROUGHOUT). REFER TO NEW WORK SCOPE FOR ADDITIONAL INFO
D2 DEMO EXISTING CEILING INCLUDING FINISH MATERIAL & FRAMING. REFER TO MEPFP DRAWINGS FOR ADDITIONAL SCOPE
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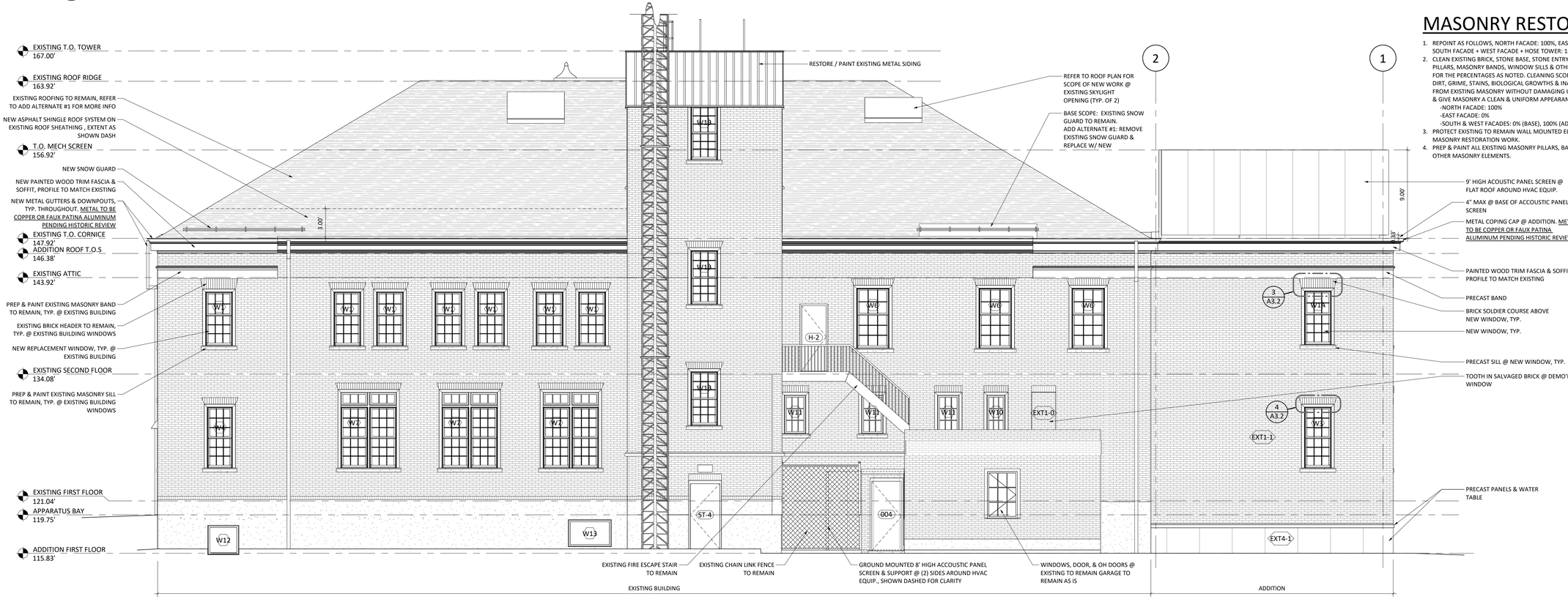
D9 DEMO ALL EXISTING GUTTERS & DOWNSPOUTS
D10 DEMO EXISTING FINISHES AT ALL STAIR LANDINGS
D11 EXISTING EQUIPMENT, GC TO DISCONNECT/STORE/PROTECT/REINSTALL IN NEW LOCATION/COORDINATE STARTUP W/ MANUFACTURER



2 SOUTH ELEVATION - NEW WORK
3/16" = 1'-0"

MASONRY RESTORATION

1. REPOINT AS FOLLOWS, NORTH FACADE: 100%, EAST FACADE: 0%, SOUTH FACADE + WEST FACADE + HOSE TOWER: 15%
2. CLEAN EXISTING BRICK, STONE BASE, STONE ENTRY STAIRS, MASONRY PILLARS, MASONRY BANDS, WINDOW SILLS & OTHER MASONRY ELEMENTS FOR THE PERCENTAGES AS NOTED. CLEANING SCOPE SHALL REMOVE ALL DIRT, GRIME, STAINS, BIOLOGICAL GROWTHS & INAPPROPRIATE COATINGS FROM EXISTING MASONRY WITHOUT DAMAGING UNDERLYING MATERIALS & GIVE MASONRY A CLEAN & UNIFORM APPEARANCE.
   -NORTH FACADE: 100%
   -EAST FACADE: 0%
   -SOUTH & WEST FACADES: 0% (BASE), 100% (ADD ALT #2)
3. PROTECT EXISTING TO REMAIN WALL MOUNTED ELEMENTS DURING MASONRY RESTORATION WORK.
4. PREP & PAINT ALL EXISTING MASONRY PILLARS, BANDS, WINDOW SILLS & OTHER MASONRY ELEMENTS.

context ARCHITECTURE
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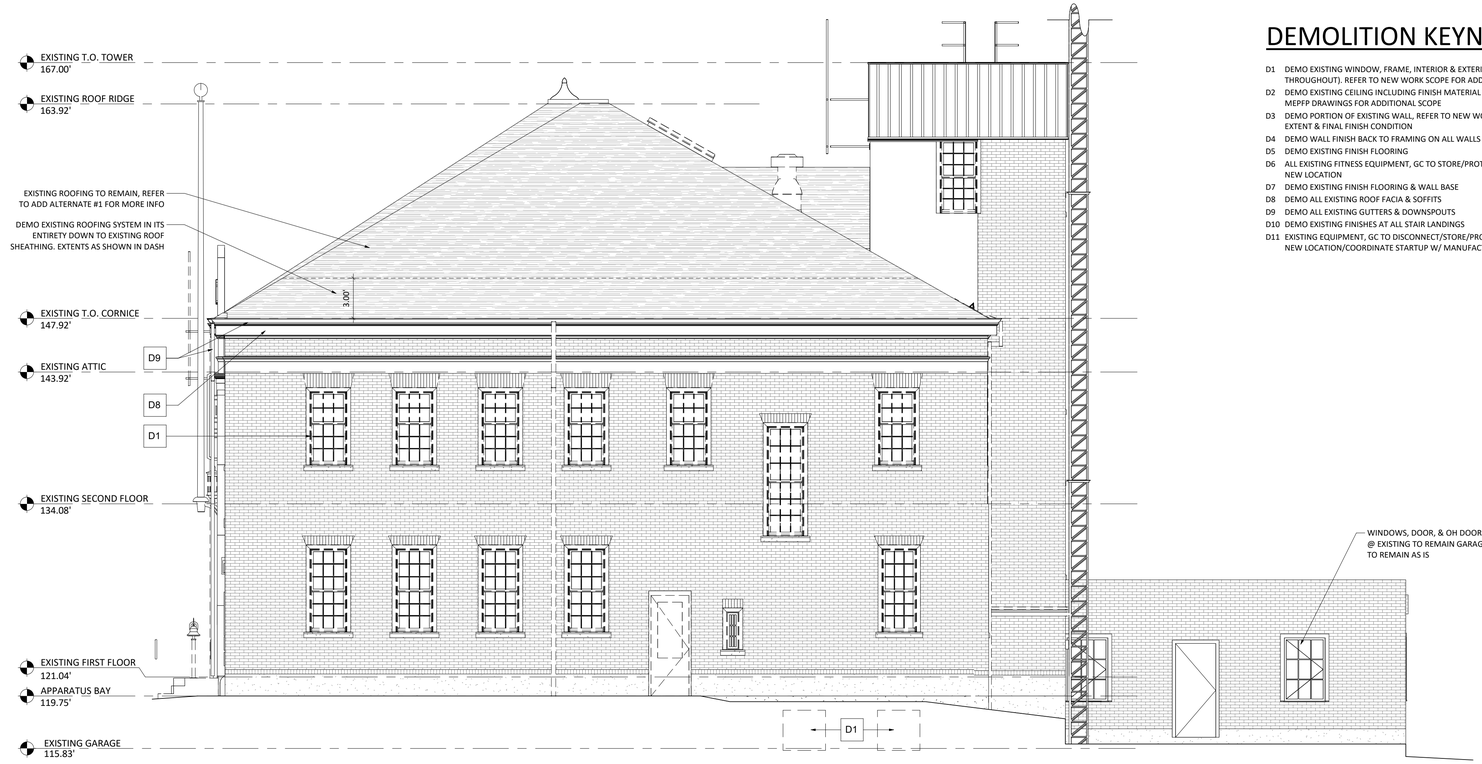
BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

BUILDING ELEVATIONS

Scale: 3/16" = 1'-0"
Drawn by: ET

No.	Issue	Date
7	ZBA SUBMISSION	04.13.23
8	PLANNING BOARD REVIEW	05.31.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A3.3



1 WEST ELEVATION - DEMO
3/16" = 1'-0"

DEMOLITION KEYNOTES

D1 DEMO EXISTING WINDOW, FRAME, INTERIOR & EXTERIOR TRIM (TYP. THROUGHOUT). REFER TO NEW WORK SCOPE FOR ADDITIONAL INFO
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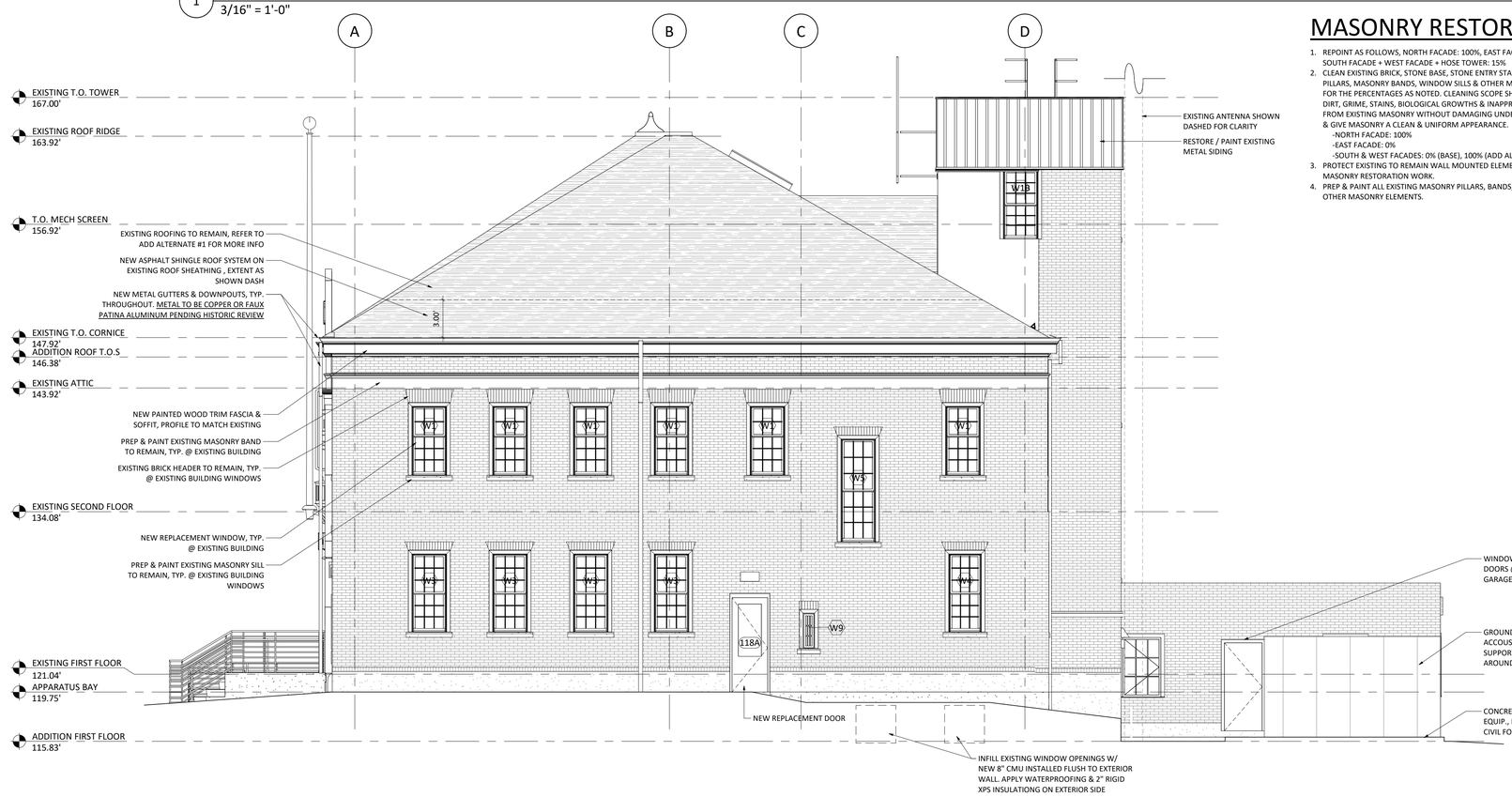
D11 EXISTING EQUIPMENT, GC TO DISCONNECT/STORE/PROTECT/REINSTALL IN NEW LOCATION/COORDINATE STARTUP W/ MANUFACTURER



2 WEST ELEVATION - NEW WORK
3/16" = 1'-0"

MASONRY RESTORATION

1. REPOINT AS FOLLOWS, NORTH FACADE: 100%, EAST FACADE: 0%, SOUTH FACADE + WEST FACADE + HOSE TOWER: 15%
2. CLEAN EXISTING BRICK, STONE BASE, STONE ENTRY STAIRS, MASONRY PILLARS, MASONRY BANDS, WINDOW SILLS & OTHER MASONRY ELEMENTS FOR THE PERCENTAGES AS NOTED. CLEANING SCOPE SHALL REMOVE ALL DIRT, GRIME, STAINS, BIOLOGICAL GROWTHS & INAPPROPRIATE COATINGS FROM EXISTING MASONRY WITHOUT DAMAGING UNDERLYING MATERIALS & GIVE MASONRY A CLEAN & UNIFORM APPEARANCE.
   -NORTH FACADE: 100%
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   -SOUTH & WEST FACADES: 0% (BASE), 100% (ADD ALT #2)
3. PROTECT EXISTING TO REMAIN WALL MOUNTED ELEMENTS DURING MASONRY RESTORATION WORK.
4. PREP & PAINT ALL EXISTING MASONRY PILLARS, BANDS, WINDOW SILLS & OTHER MASONRY ELEMENTS.

context ARCHITECTURE
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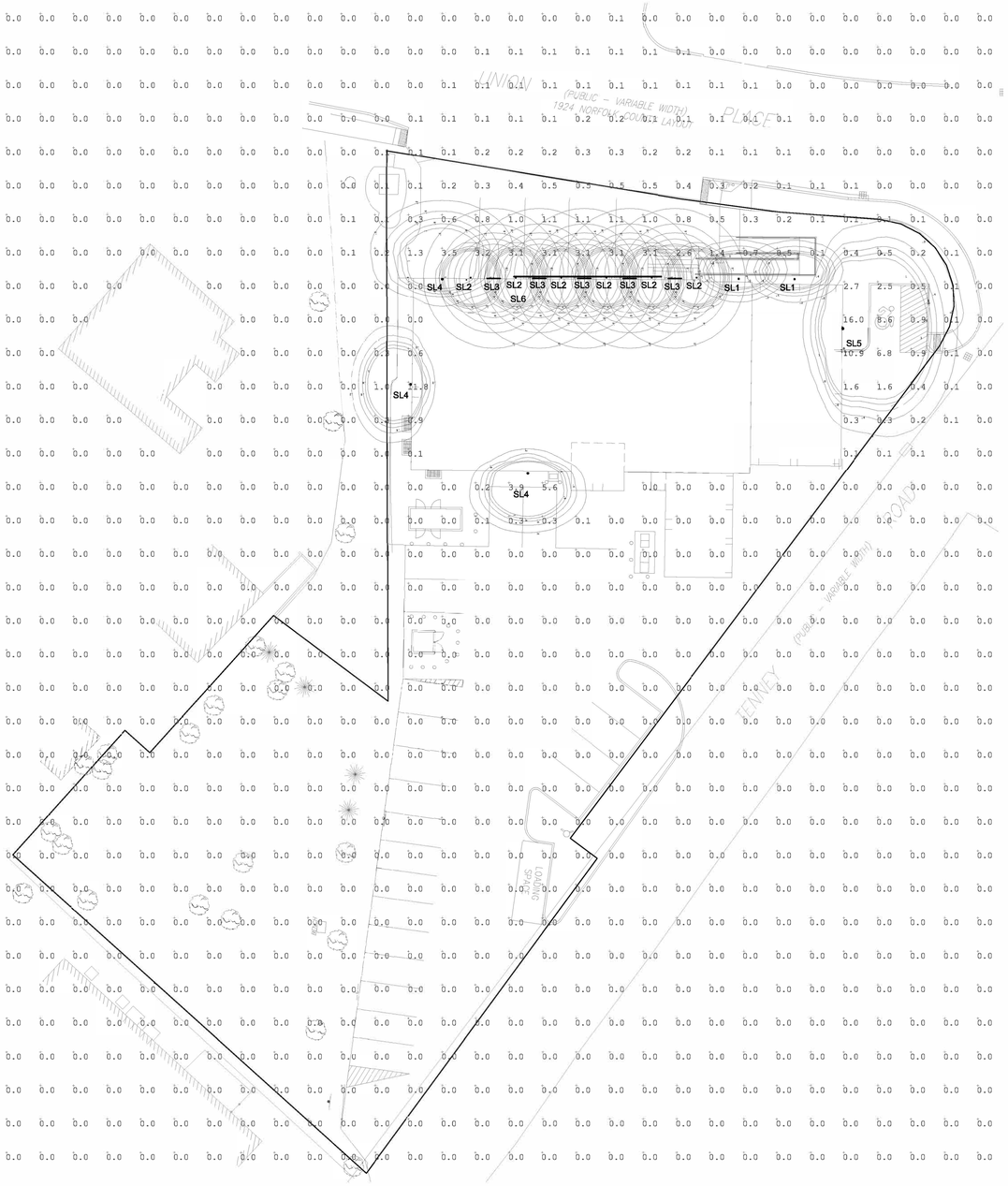
BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

BUILDING ELEVATIONS

Scale: 3/16" = 1'-0"
Drawn by: ET

No.	Issue	Date
7	ZBA SUBMISSION	04.13.23
8	PLANNING BOARD REVIEW	05.31.23
9	95% CD-REV	06.02.23
10	BHC SUBMISSION	06.13.23

A3.4

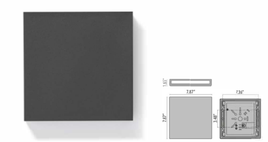


1 LC1.0 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

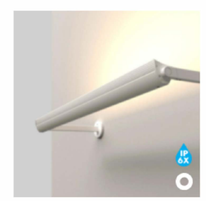
2 LC0.1 SITE PHOTOMETRIC RENDERING
SCALE: 1" = 20'-0"

3 LC1.0 RAMP LIGHTING FIXTURE
SCALE N.T.S. SL1

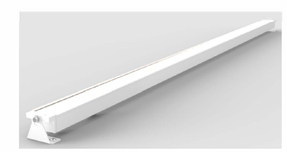
4 LC1.0 PIER LIGHTING FIXTURE
SCALE N.T.S. SL2



5 LC1.0 WALL MOUNTED ENTRY FIXTURES
SCALE N.T.S. SL4 & SL5



6 LC1.0 APPARATUS OVER DOOR FIXTURE
SCALE N.T.S. SL3



7 LC1.0 BUILDING SIGNAGE UPLIGHT FIXTURE
SCALE N.T.S. SL6

5 LC1.0 WALL MOUNTED LANTERNS
SCALE N.T.S.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL / SERIES NUMBER	MTG.	VOLTAGE	LIGHTING SOURCE			DESCRIPTION	MOUNTING HEIGHT ABOVE FINISHED GRADE (A.F.G)
					LUMENS	WATTS	SOURCE/CCT		
SL1	ECOSENSE LIGHTING	F080-1R-HO-40-80-E2-XX-XX-XX	W	UNIVERSAL	744	11.5	LED/4000K	SINGLE LED ADJUSTABLE HEAD FIXTURE WITH FROSTED LENSING, 0-10V DIMMING CAPABILITY, AND ELLIPTICAL LIGHTING DISTRIBUTION (30X60).	(9'-0") A.F.G.
SL2	LUMINIS LIGHTING	SY302-L2L10-R30-120V-XX	W	120 VOLT	1849	25	LED/4000K	3" APERTURE LED WALL MOUNTED CYLINDER FIXTURE WITH DIRECT / INDIRECT NARROW BEAM DISTRIBUTION AND 0-10V DIMMING CAPABLE DRIVER.	(11'-0") A.F.G.
SL3	INSIGHT LIGHTING	MX-MO-40K-100X100-D-EAS-1.5-48-REM-DIM-XX-CRF-XX	W	UNIVERSAL	4616	36	LED/4000K	LED LINEAR FIXTURE MOUNTED OVER FRONT APPARATUS ENTRIES PROVIDED WITH FLOOD TYPE DISTRIBUTION AND 0-10V DIMMING CAPABLE DRIVER.	(~13'-8") A.F.G.
SL4	PERFORMANCE IN LIGHTING	M20F-M-15-T3-XX-80-40K-UNV-0-10V-XX	W	UNIVERSAL	1418	15	LED/4000K	LED WALL MOUNTED FIXTURE WITH SOFT VIEW LENSING MOUNTED OVER EXTERIOR DOORS. FIXTURE TO BE PROVIDED WITH 0-10V DIMMING CAPABILITY.	(9'-0") A.F.G.
SL5	PERFORMANCE IN LIGHTING	M20F-M-26-T3-XX-80-40K-UNV-0-10V-XX	W	UNIVERSAL	2309	26	LED/4000K	LED WALL MOUNTED FIXTURE WITH SOFT VIEW LENSING MOUNTED OVER GARAGE DOORS. FIXTURE TO BE PROVIDED WITH 0-10V DIMMING CAPABILITY.	(13'-4") A.F.G.
SL6	INSIGHT LIGHTING	MXI-MO-40K-45X60-U-CES-XX-REM-DIM-XX-CRF-XX	S	UNIVERSAL	2811	36	LED/4000K	LED LINEAR FIXTURE MOUNTED IN FRONT OF EXTERIOR SIGNAGE. PROVIDED WITH MEDIUM TYPE DISTRIBUTION AND 0-10V DIMMING CAPABLE DRIVER.	SURFACE

MOUNTING DESIGNATIONS

W	WALL	S	SURFACE

context ARCHITECTURE
68 HARRISON AVENUE BOSTON, MA 02111 TEL 617.423.1400 WEB CONTEXTARC.COM

GGD Consulting Engineers, Inc.
375 Pleasant Street Suite 2, Dedham, MA 02026-2128
p 781.326.7700 f 781.326.7711 www.ggdcei.com

BRAINTREE FIRE HEADQUARTERS
1 UNION PLACE, BRAINTREE MA
project number: 2005

SITE PHOTOMETRIC PLAN

Scale: AS NOTED
Drawn by: MFM

No.	Issue	Date
	BHC Submission	06/13/23

LC1.0