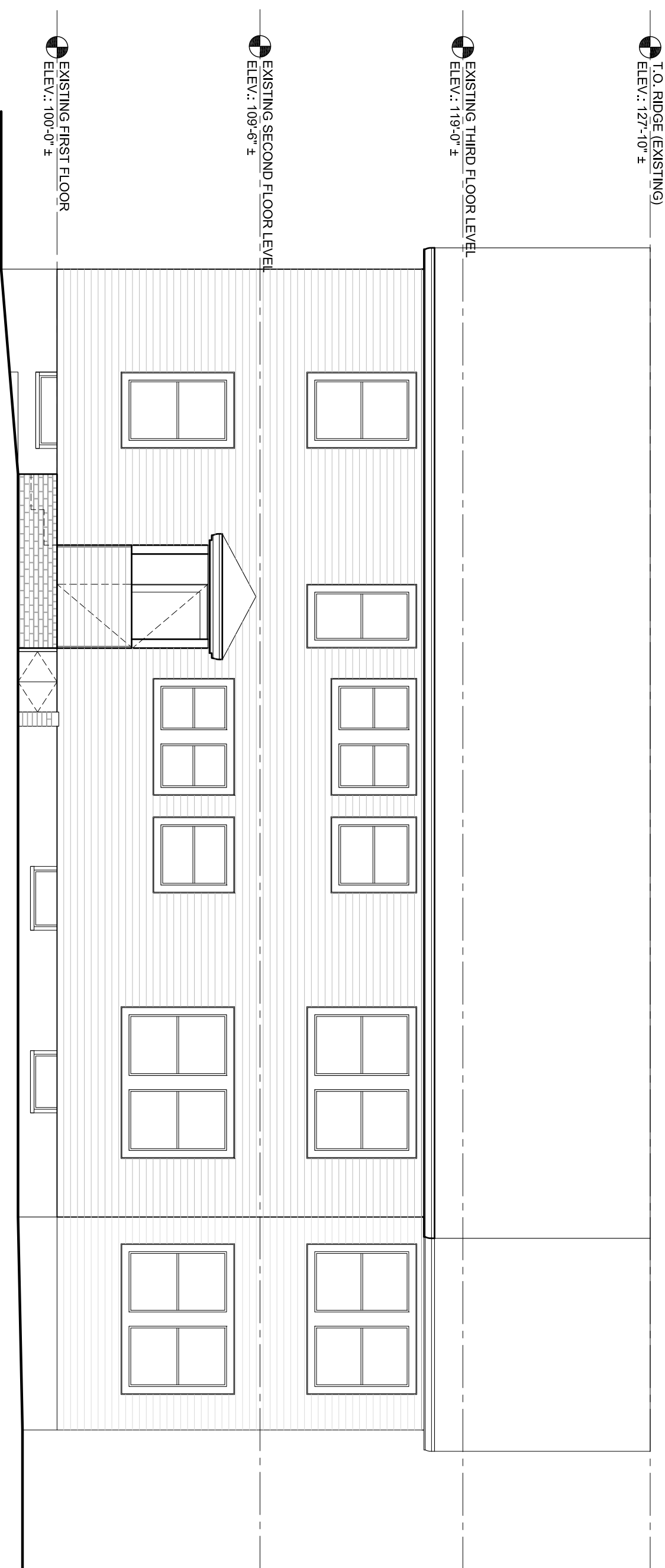




2 Proposed Exterior Elevation

3/16" = 1'-0"



1 Existing Exterior Elevation

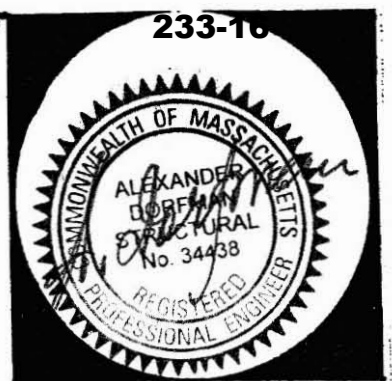
3/16" = 1'-0"

# 45 NOBLE STREET, NEWTON, MA

DRAWN LM  
SCALE 3/16"=1'-0"  
DATE 05.23.2016

EXTERIOR  
ELEVATION

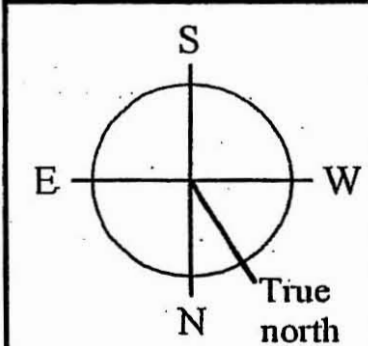
A.1



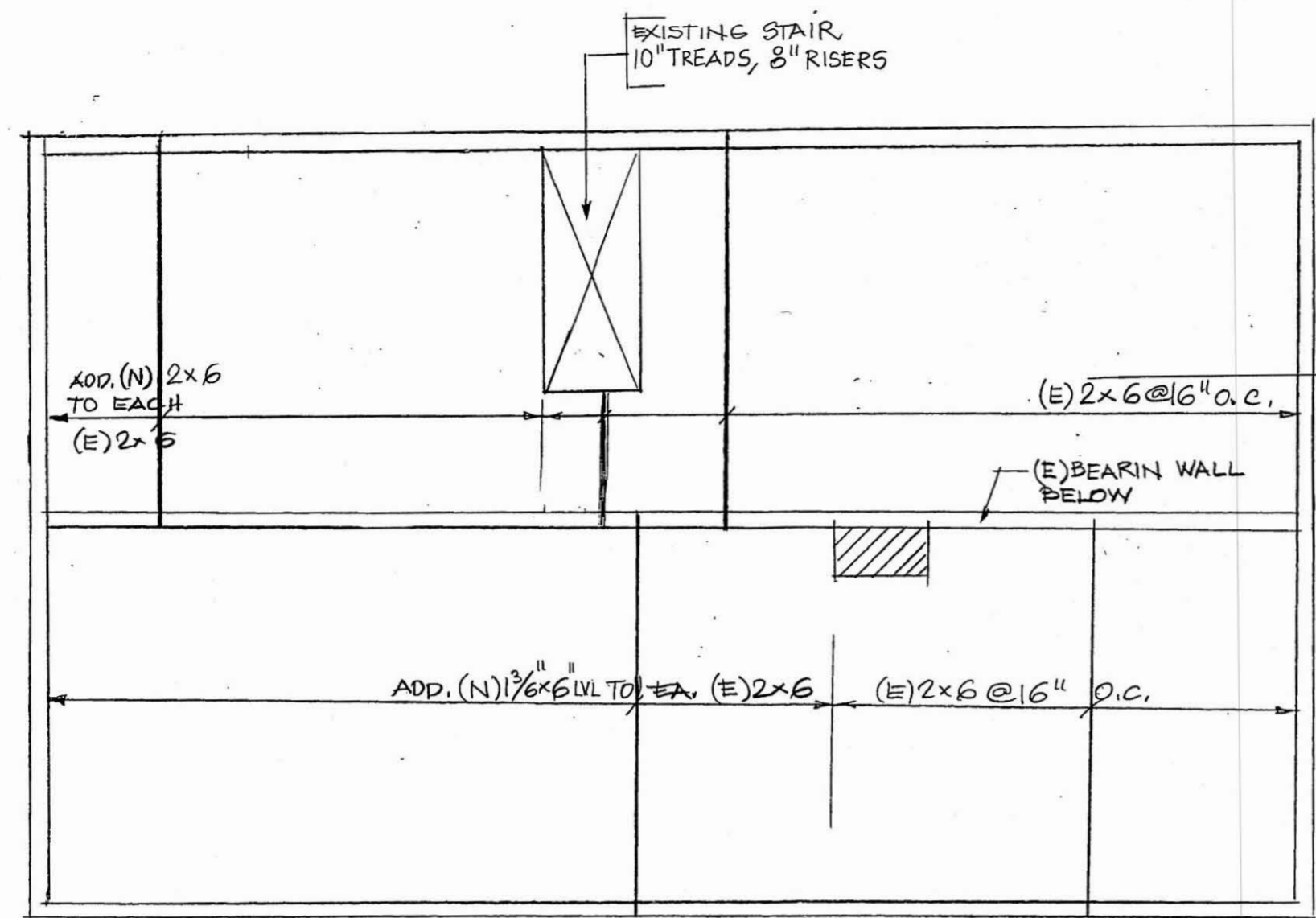
Do not scale drawings. All dimensions shall be confirmed prior to construction. The contractor shall immediately report any discrepancies to the Architect.

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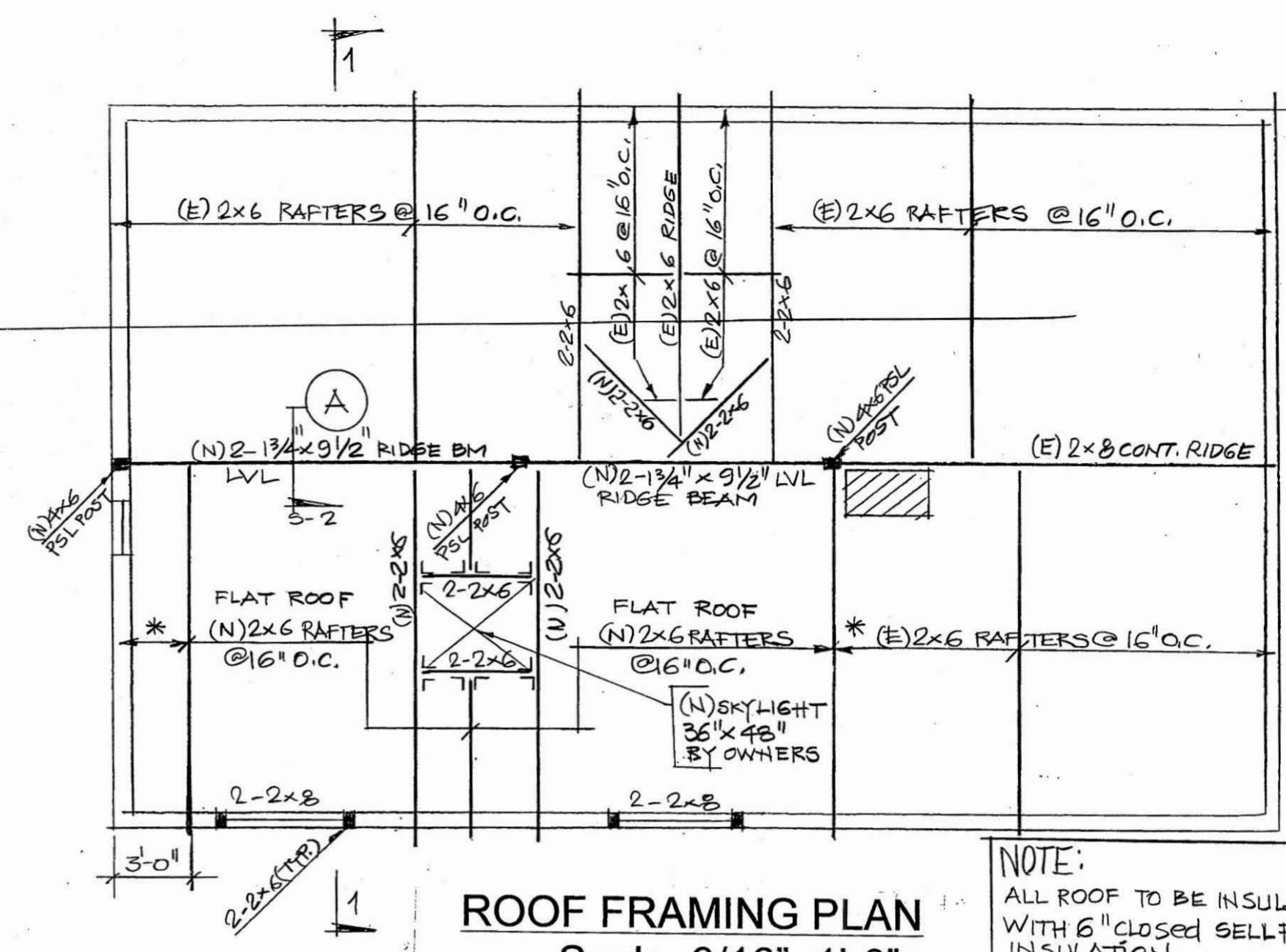
45 NOBLE STREET, NEWTON, MA



Date: 4/26/14  
Scale: AS NOTED  
Drawn by: M.S.  
Checked by: AD  
Revision: -

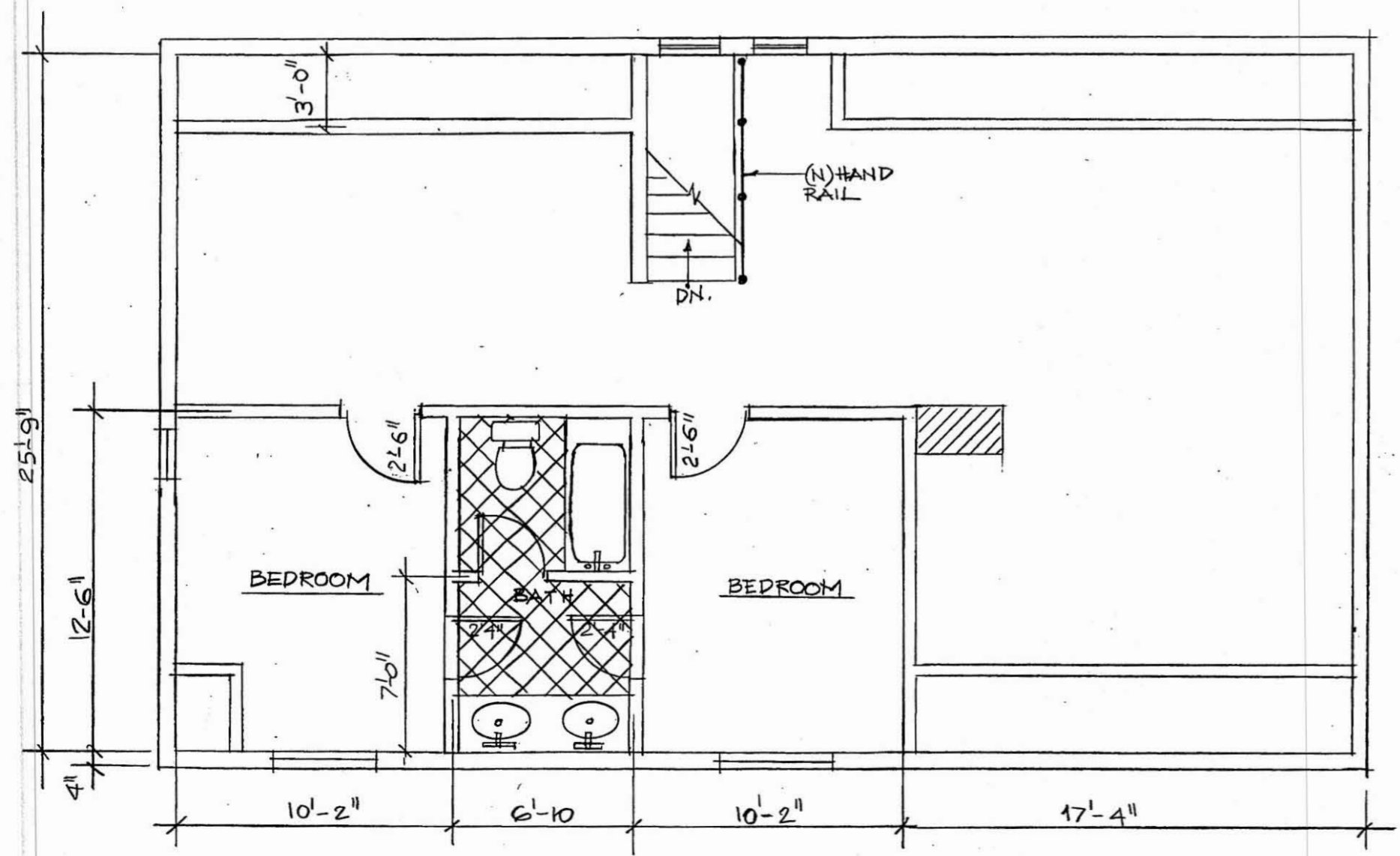


**THIRD FLOOR FRAMING PLAN**  
Scale: 3/16"=1'-0"

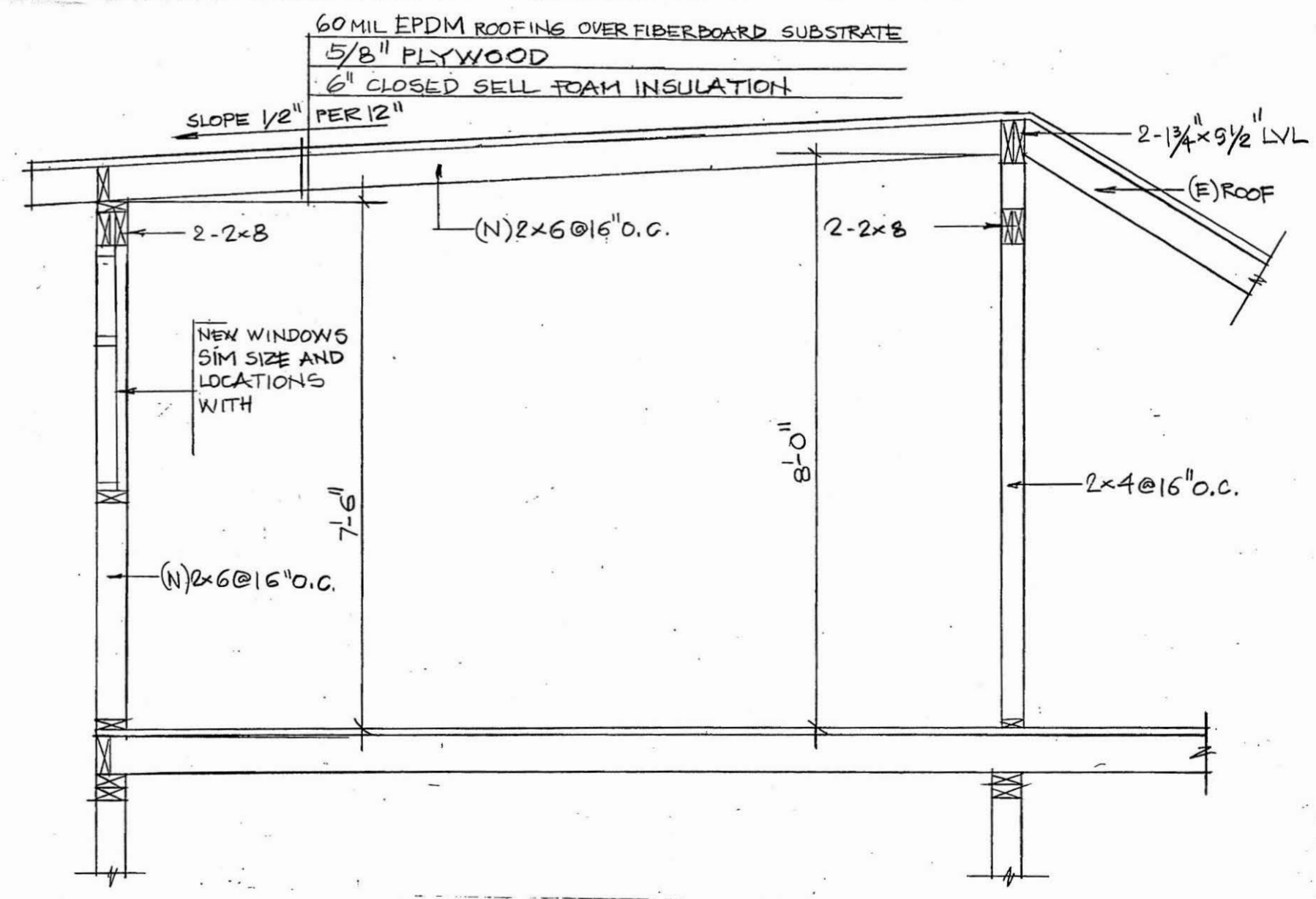


**ROOF FRAMING PLAN**  
Scale: 3/16"=1'-0"

**NOTE:**  
ALL ROOF TO BE INSULATED WITH 6" CLOSED CELL FOAM INSULATION.



**THIRD FLOOR PLAN**  
Scale: 3/16"=1'-0"



**SECTION 1-1**  
Scale: 1/2"=1'-0"

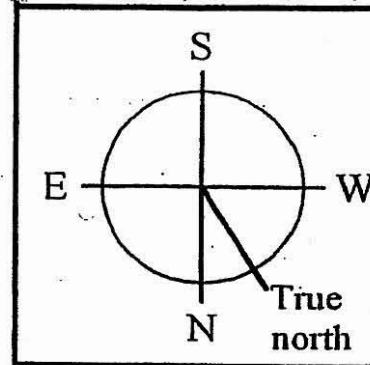




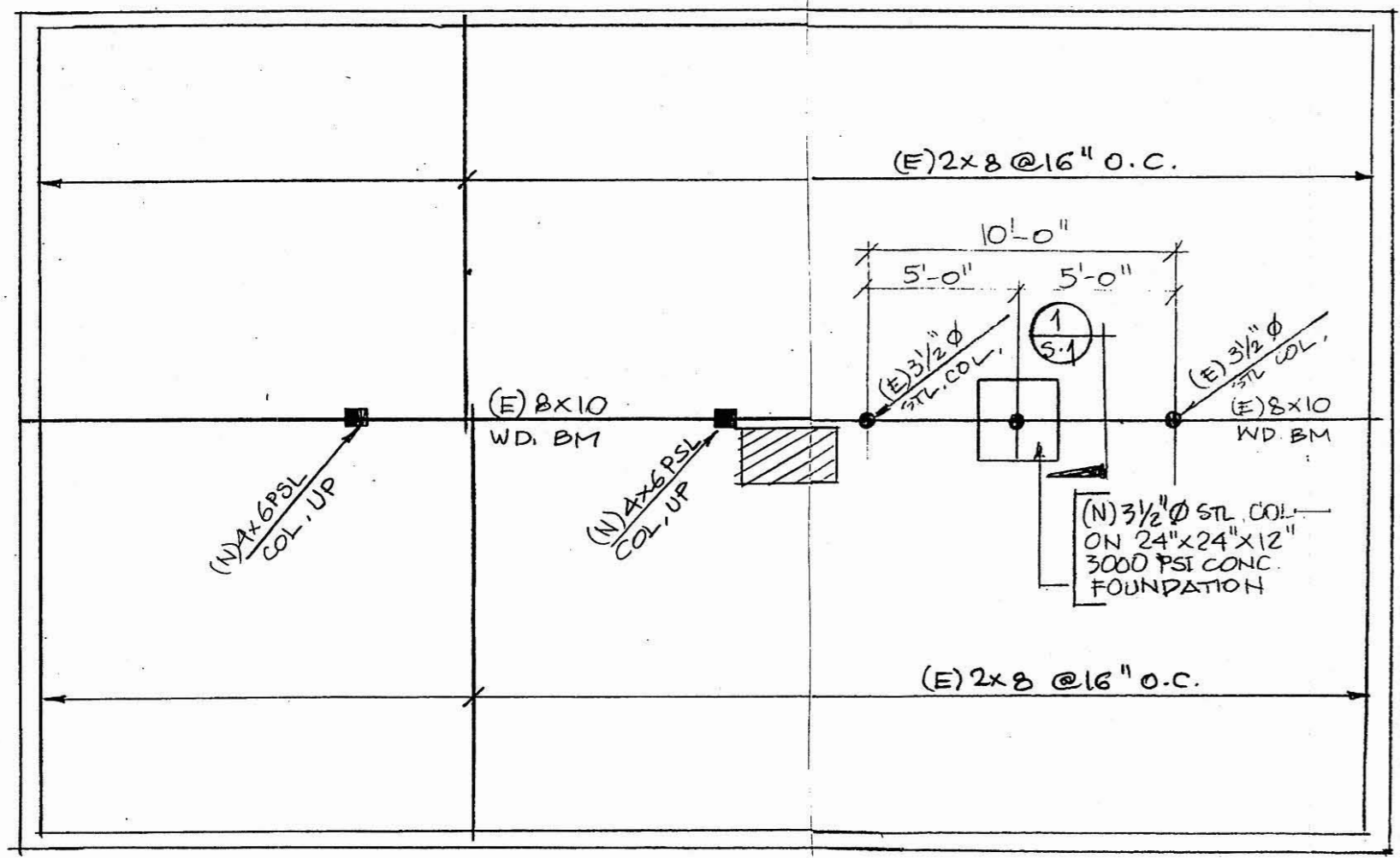
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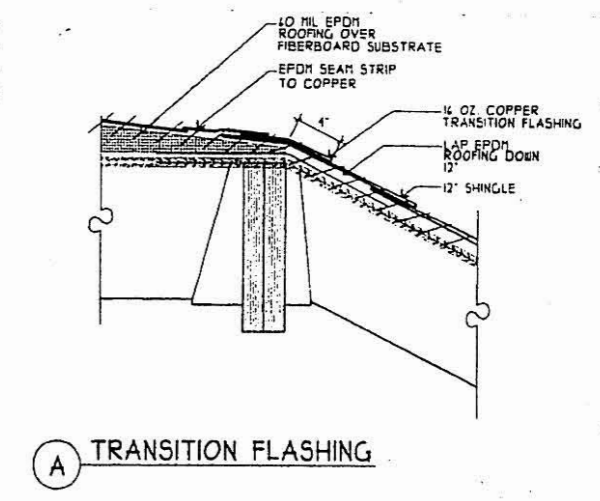
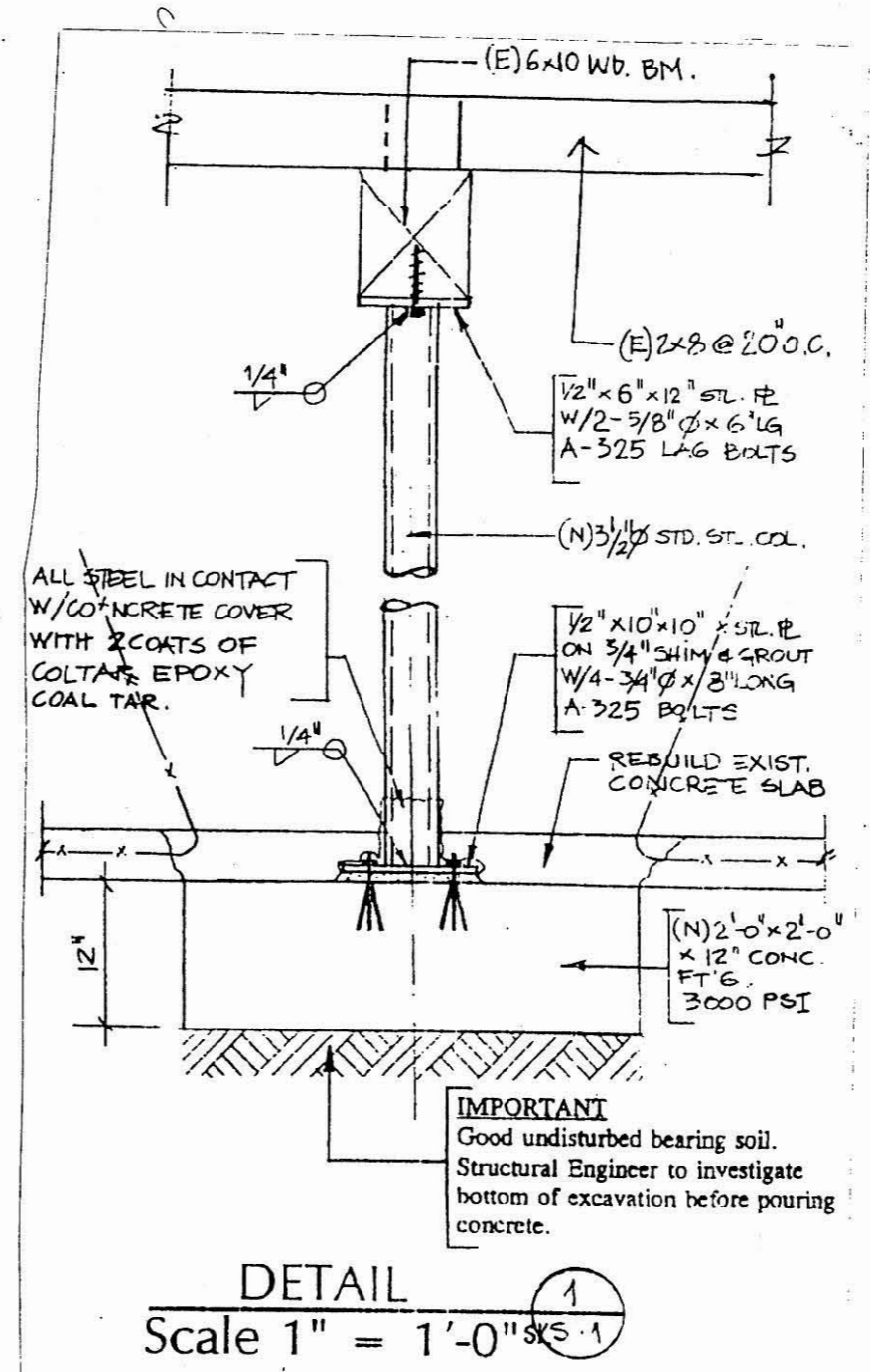
45 NOBLE STREET, NEWTON, MA



Date: 4/26/14  
Scale: AS NOTED  
Drawn by: M. S.  
Checked by: AD  
Revision: -



**PARTIAL FIRST FLOOR FRAMING PLAN**  
Scale: 3/16"=1'-0"



A TRANSITION FLASHING

**GENERAL NOTES**

**FOUNDATION**  
All footings shall be carried down 6" into the undisturbed layer having a minimum bearing capacity of 2 tons per s.f.  
Elevations given are to compute bottom of footings and are not to be construed as limiting in any way the amount of excavation required to reach the bearing soil.  
No footing shall be placed in water or on frozen ground.  
All exterior construction shall be carried down a minimum of 4' below finished exterior grade, unless otherwise shown on the plans.  
All backfill under any portion of the building shall be compacted in 6" lifts to a minimum density of 95% and shall be structural fill only after the first floor framing is completed and the sill plate is properly bolted to the foundation.  
All excavations are to be finished by hand.  
All finished excavations shall be inspected and approved by the Structural Engineer or his designate before any concrete is to be placed.  
The Structural Engineer assumes no responsibility for the validity of the subsurface conditions described on the drawings, test borings or test pits. These data are included only to assist the Contractor during bidding and subsequent Construction, and represent conditions only at those specific locations at the particular time they were made.  
Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.  
Contractor is responsible for adequately protecting all excavation slopes.  
Contractor shall submit proposed methods of underpinning existing structures, if required, to the engineer for approval, before proceeding with the work. Approval of the engineer shall not relieve the contractor of the responsibility for the safety of the structure.

**CONCRETE**

**Cast-in-Place Concrete**  
All concrete work shall conform to the latest edition of the ACI Code 318 Manual of Concrete Practice.  
All concrete shall have 3000 psi minimum compressive strength at 28 days.  
Controlled concrete shall be used, proportioned, mixed and placed under the supervision of an approved concrete control engineer.  
Form release agents are applied to the form contact surfaces to prevent bond and thus facilitate stripping. They may be applied permanently to form materials in manufacture or applied to the form before each use. When applied in the field before each use, care must be exercised to prevent coating adjacent construction joint surfaces or reinforcing steel.  
All slabs and beams shall be placed without horizontal joints. Vertical construction joints and stops in concrete work shall be made at the quarter points of the span or where the combination of minimum shear and moment occurs. Provide 0.0018 x AC x 2'-0" of long dowels at top of slab at construction joints unless the equivalent is already provided by normal slab reinforcing in the top.  
The use of construction joints where shown on the drawings is not mandatory unless so noted, but such joints may not be omitted, nor may joints be added, except with the approval of the Structural Engineer.

Locations of expansion joints are mandatory as shown. When placing columns no construction joint shall occur between top of horizontal construction below, and bottom of horizontal construction above. Minimum elapsed time between adjacent concrete placements shall be 48 hours. When pouring slabs do not place over 900 s.f. of area at one time.

**REINFORCEMENT**

All reinforcing bar detailing shall be as specified in the American Concrete Institute "Manual of Standard Practice for Detailing Reinforced Concrete Structures" 315 amended to date.  
All reinforcing steel, except as otherwise noted, shall be ASTM A615 Billet Steel deformed bars Grade 60.  
All welded wire fabric shall conform to ASTM A185.  
Where continuous bars are called for, indicated or required, they shall run continuously around corners, doweled into intersecting walls, lapped at necessary splices, splices staggered wherever possible, and hooked at discontinuous ends. Laps shall be 42" diameters of the bar unless otherwise noted.  
In any beam where continuous bars are called for and splices are required they shall occur at mid-span for top and middle bars and at support for bottom bars.  
Wherever temperature bars are called for they shall be placed perpendicular to all main reinforcing bars and lapped 24 diameters. Temperature bars should be in upper layer of bottom steel and lower layer for top steel.  
All reinforcing shall be approved by the Structural Engineer.  
Where reinforcement is not shown on drawings provide reinforcement in accordance with applicable details or similar to that shown for most nearly similar situations as determined by the Structural Engineer. In no case shall reinforcement be less than minimum reinforcement permitted by the applicable codes.  
Where reinforcement is called in section, reinforcing is considered typical wherever the section applies.  
Contractor shall verify all dimensions on the job.  
Contractor shall not scale dimensions from drawings.  
All requests for changes to the structural drawings from Client, Contractors, etc., or any other party must be made in writing to the Structural Engineer, or any other changes to drawings made on the site must be followed up in writing to the Structural Engineer.  
The Structural Engineer shall not have control or charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents.  
Contractor must have the expertise to execute all work indicated on the drawings or shall hire qualified help to do it.