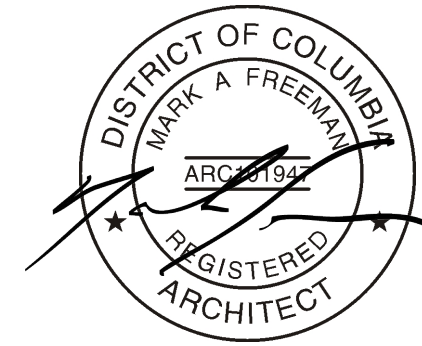


# 1261/1263 Owen Pl NE, Washington, DC 20002



1 SITE LOCATION PLAN  
SCALE: NONE

PROPERTY LOCATION



2 FRONT ELEVATION OF 1261 OWEN PLACE NE  
SCALE: NONE



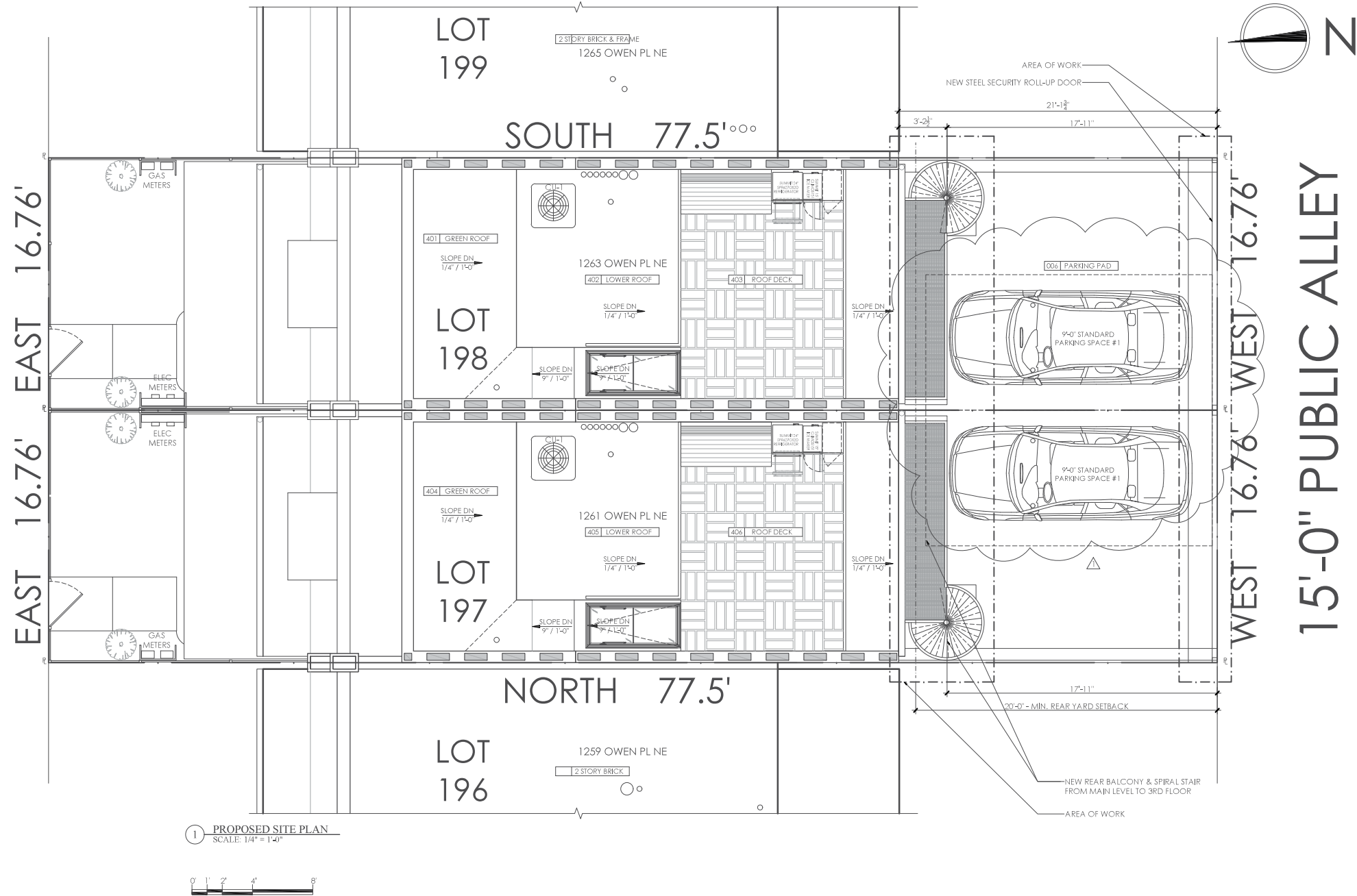
3 FRONT ELEVATION OF 1263 OWEN PLACE NE  
SCALE: NONE

PROJECT DESCRIPTION	GENERAL INFO	ZONING INFO
<p><b>RENOVATION &amp; ADDITION:</b> 1261 OWEN PL NE, WDC 20002 - PERMIT #B1802941 1263 OWEN PL NE, WDC 20002 - PERMIT #B1802940 CONSTRUCTION FOR BOTH PROJECTS WILL BE DONE SIMULTANEOUSLY.</p> <p><b>EXTERIOR:</b> ALTERATIONS TO REAR FACADE IN ORDER TO ADD A SHADING DEVICE ABOVE THE THIRD FLOOR SLIDING DOOR, BALCONIES AT THE 2ND AND 3RD FLOOR W/ A SPIRAL STAIR EXTENDING DOWN TO THE REAR YARD. ADD FOUR NEW COMPACT CAR PARKING SPACES AND A NEW STEEL ROLL-UP DOOR IN THE REAR YARD.</p> <p><b>BZA:</b> RELIEF IS REQUESTED TO EXCEED THE 60% LOT COVERAGE (SUBTITLE E - 304.1) TO ATTAIN 64.2% WITH THE NEW BALCONIES &amp; SPIRAL STAIR, TO INSTALL A STEEL ROLL UP DOOR AT THE REAR PROPERTY LINE &amp; ADD TWO BALCONIES AND A SPIRAL STAIR THAT WOULD ENCROACH INTO THE REQUIRED 20' REAR YARD (SUBTITLE E - 306.1) &amp; TO SHOW TWO COMPACT CAR PARKING SPACES (SUBTITLE C - 712.3) ON EACH PROPERTY.</p> <p><b>GENERAL NOTE:</b> THESE DRAWINGS HAVE BEEN REDUCED FROM 24 X 36 TO 11 X 17. PLEASE REFER TO THE GRAPHIC SCALE ADJACENT TO DRAWINGS.</p>	<p><b>OWNER:</b> OWEN PLACE DEVELOPMENT, LLC 740 5TH ST NE WASHINGTON, DC 20002</p> <p><b>ARCHITECT:</b> AGGREGATE, LLC 1308 9TH ST NW SUITE 200 WASHINGTON, DC 20001 PH: 202. 289. 0053</p> <p><b>MEP ENGINEER:</b> AJS CONSULTING ENGINEERS, P.C. 3131 MOUNT VERNON AVE ALEXANDRIA, VA 22305 P: 703. 461. 6080</p> <p><b>STRUCTURAL ENGINEER:</b> OHI ENGINEERING GROUP, PLLC 1025 THOMAS JEFFERSON ST NW SUITE 420 EAST WASHINGTON, DC 20007 PH: 202. 499. 5588</p>	<p><b>SQUARE:</b> 4060 <b>LOTS:</b> 0197 &amp; 0198 <b>EXIST. USE:</b> RF-1 <b>PROPOSED USE:</b> RF-1 <b>EXIST. LOT AREA:</b> 1298.125 <b>EXIST. LOT OCC:</b> 59.7% <b>PROPOSED LOT OCC:</b> 64.2% <b>MAX. LOT OCC:</b> 60%</p> <p><b>NOTE</b> ALL DIMENSIONS LISTED CORRELATE WITH THE DESIGN INTENTION. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS OR NOTES ARE IN QUESTION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.</p> <p><b>SURVEYING &amp; CIVIL ENGINEER:</b> SNIDER &amp; ASSOC. 20210 Goldenrod Lane Suite 110 Germantown, MD 20876 PH: 301.948.5100</p>
DRAWING INDEX	CODE REVIEW INFO.	
<p>C-0001 COVERSHEET, PROJECT DESCRIPTION, LOCATION, DRAWING INDEX</p> <p>C-0002 PROPOSED SITE PLAN</p> <p>D-0001 DEMOLITION PLANS &amp; NOTES</p> <p>A-0001 ARCHITECTURAL CELLAR &amp; 1ST FLOOR PLANS, NOTES</p> <p>A-0002 ARCHITECTURAL 2ND &amp; 3RD FLOOR PLANS, NOTES</p> <p>A-0003 ARCHITECTURAL ROOF PLAN, NOTES</p> <p>A-0004 ARCHITECTURAL REAR/SOUTH ELEVATIONS</p> <p>A-0005 ARCHITECTURAL SIDE/WEST ELEVATION</p> <p>A-0006 ARCHITECTURAL SIDE/EAST ELEVATION</p> <p>A-0007 ARCHITECTURAL SECTION</p> <p>A-0008 ARCHITECTURAL SECTION</p> <p>A-0009 ARCHITECTURAL RENDERINGS</p> <p>A-0010 ARCHITECTURAL RENDERINGS</p>	<p>ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS &amp; DRAWINGS, &amp; SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS, LICENSES &amp; INSURANCE NECESSARY FOR THE PROPER EXECUTION OF WORK SHALL BE SECURED &amp; PAID FOR BY THE GENERAL CONTRACTOR. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:</p> <p>2012 INTERNATIONAL BUILDING CODE (IBC) W/ RELATED WDC ADDENDUM &amp; ZONING REQUIREMENTS 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2012 INTERNATIONAL MECHANICAL CODE (IMC) 2012 INTERNATIONAL PLUMBING CODE (IPC) 2012 NATIONAL ELECTRIC CODE (NEC)</p>	
	BUILDING DATA	
	EXIST. BLDG.	PROP. ALTER.
IRC OCCUPANCY CLASSIFICATION	R	R
TYPE OF CONSTRUCTION -	V-A	V-A
NUMBER OF STORIES ABOVE GRADE	3	3
FULLY SPRINKLERED	Y (TYPE 13-D)	Y (TYPE 13-D)
FLOOR AREA OF RENOVATION	-	-
FLOOR AREA OF HOUSE	2515.6	2515.6
FLOOR AREA OF ROOF DECK	N/A	168.12
FLOOR AREA OF REAR BALCONIES	45	131.94
<p>aggregate architecture+design 1308 9th St NW, Suite 200 WASHINGTON, DC 20001</p> <p>Aggregate Architecture &amp; Design, PLLC © 2019 This Drawing &amp;/or Specifications is provided as an instrument of service by AGGREGATE Architecture &amp; Design, PLLC, and is intended for use on this project only. All designs, drawings, specifications, models, and arrangements appearing herein constitutes the original and unpublished Work (the property) of the Architect. Any reproduction, use, or disclosure of the proprietary information contained herein without the prior written consent of the Architect is strictly prohibited.</p>		
<p>SUBMISSION DATE: 05.28.19 REV 1: 06.04.19 REV 2: 06.04.19</p> <p>I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. LICENSE NO. ARC 101942 EXPIRATION DATE 04-30-2020</p> <p>DRAWN BY: VC / MF CHECKED BY: MF PROJECT NO: 2015-10 &amp; 2017-10</p>		<p>COVER</p> <p>C - 0001</p>

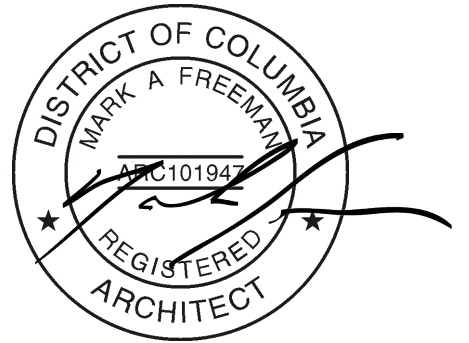
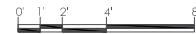


OWEN PLACE, NE

S 61° 25' 00" E 16.76'

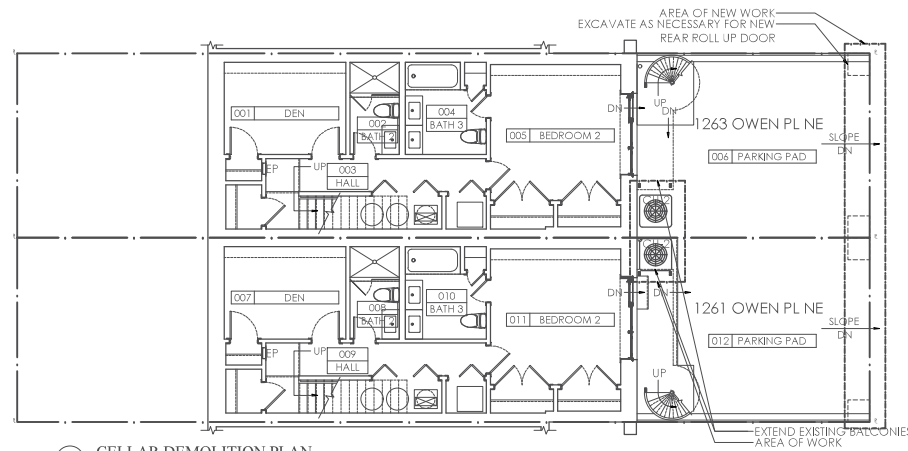
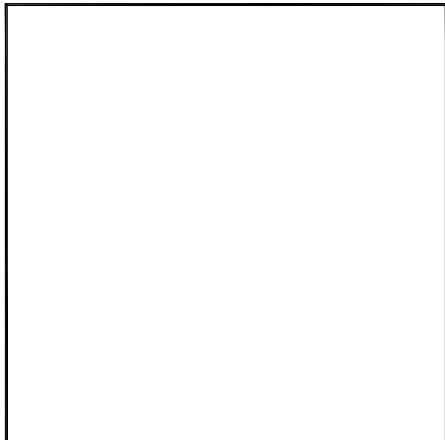


1 PROPOSED SITE PLAN  
SCALE: 1/4" = 1'-0"

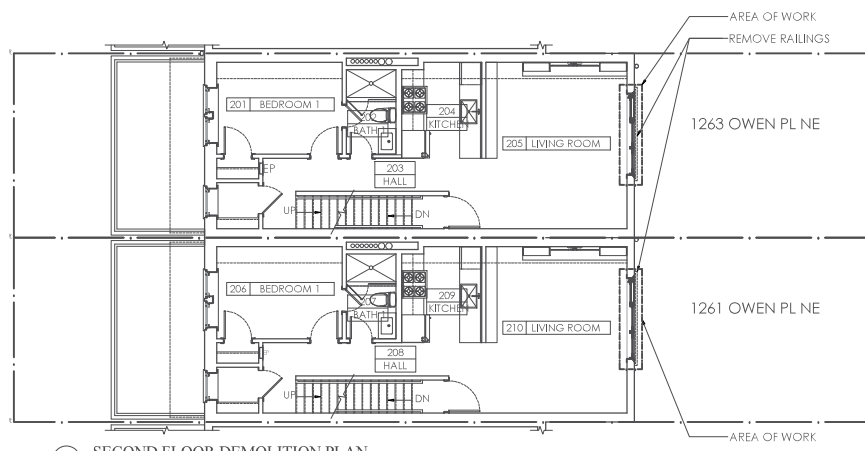


1261/1263 Owen Place, NE Washington, DC 20002

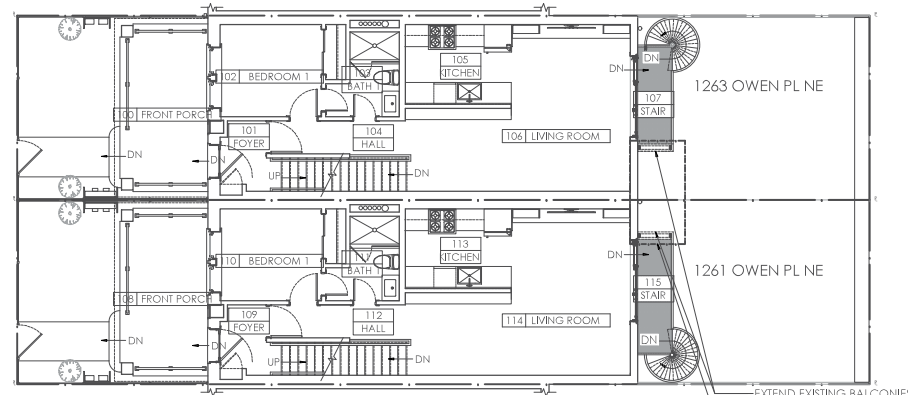
<p>aggregate<sup>PLLC</sup> architecture+design 1308 9th St NW, Suite 200 WASHINGTON, DC 20001</p> <p>Aggregate Architecture &amp; Design, PLLC © 2019</p> <p>This Drawing &amp;/or Specifications is provided as an instrument of service by AGGREGATE Architecture &amp; Design, PLLC, and is intended for use on this project only. All designs, drawings, specifications, models, and arrangements appearing herein constitutes the original and unpublished Work (the property) of the Architect. Any reproduction, use, or disclosure of the proprietary information contained herein without the prior written consent of the Architect is strictly prohibited.</p>	<p>SUBMISSION DATE</p> <p>BZA 05.04.19</p> <p>BZA REV 1 05.30.19</p>	<p>PROPOSED SITE PLAN</p>
	<p>PROJECT NO: 2015-10 &amp; 2017-10</p>	<p>C-0002</p>



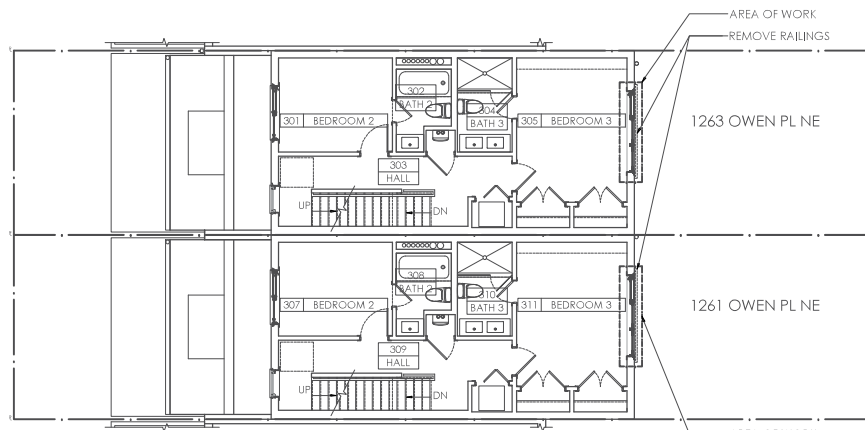
1 CELLAR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



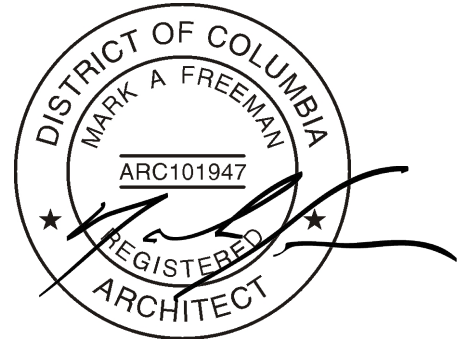
3 SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



2 MAIN FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



4 THIRD FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



1261 & 1263 OWEN PL NE - COMBINED DRAWINGS NOTE  
THE DRAWINGS & NOTES ON THIS PAGE ARE TYPICAL FOR BOTH 1261 & 1263 OWEN PLACE NE PROPERTIES. VERIFY IN FIELD ALL DIMENSIONS. IF ANY DIMENSIONS OR NOTES ARE IN QUESTION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.

DEMO NOTE  
SHORING & DEMOLITION  
1. The General Contractor shall be experienced in shoring and demolition work and should carefully evaluate the situation that exists prior to starting work.  
2. The General Contractor shall notify the Architect or Engineer immediately if any circumstance exist which affect the stability of the existing structure or the shoring.  
3. The General Contractor is cautioned that needling, shoring, and demolition work are potentially hazardous and are difficult types of work requiring care and caution during performance.  
4. The General Contractor is responsible for monitoring the performance of the temporary shoring and have additional shoring readily available on site in the event of deflection or movement of the shoring.  
5. The General Contractor is responsible for the design, installation, maintenance, and performance of all temporary bracing and shoring.  
6. Adequate bracing and connections between the components of the shoring system shall be provided by and the responsibility of the General Contractor.

WALL KEY

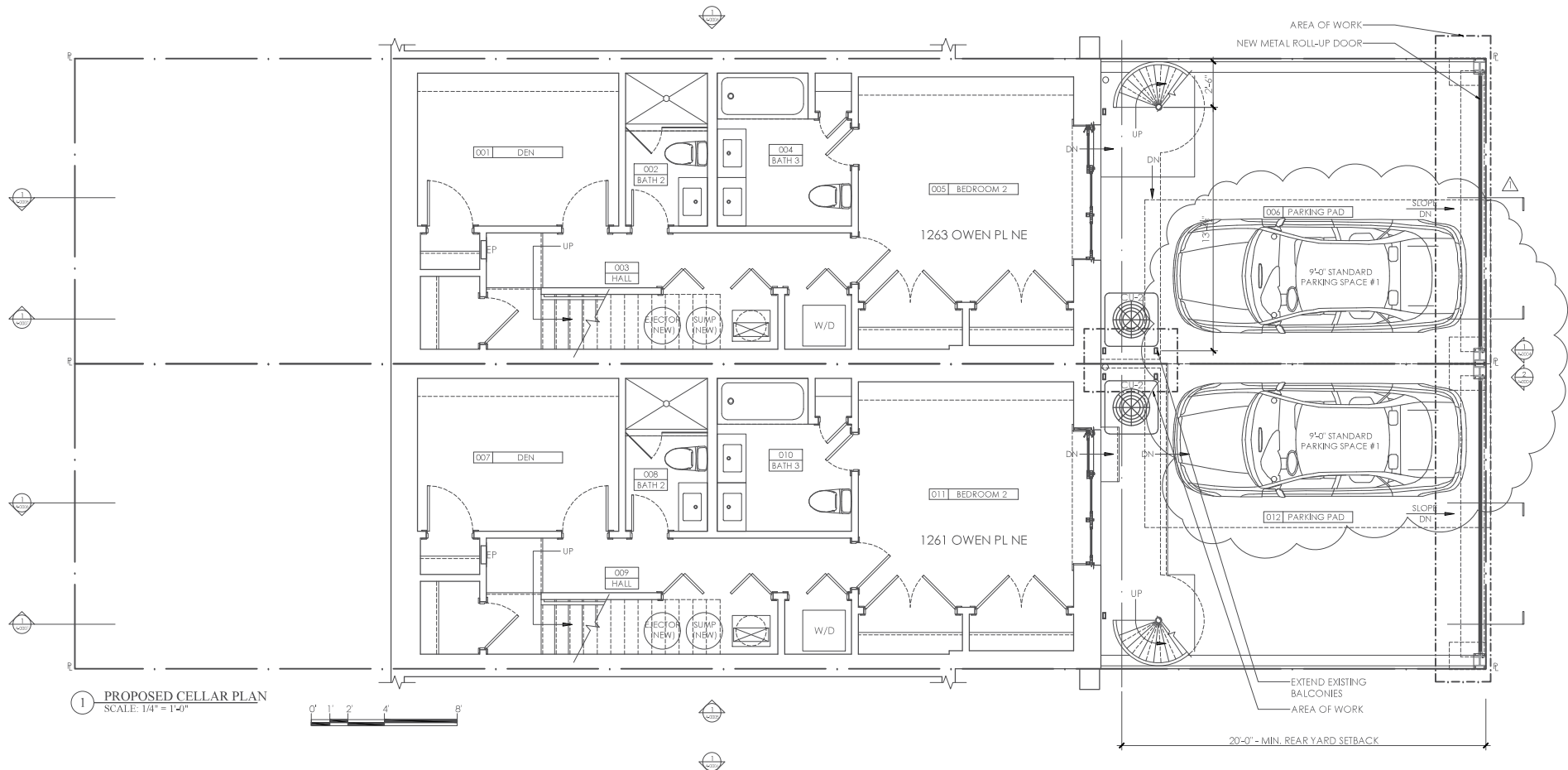
	EXISTING WALL TO REMAIN
	TO BE REMOVED

# 1261/1263 Owen Place, NE Washington, DC 20002

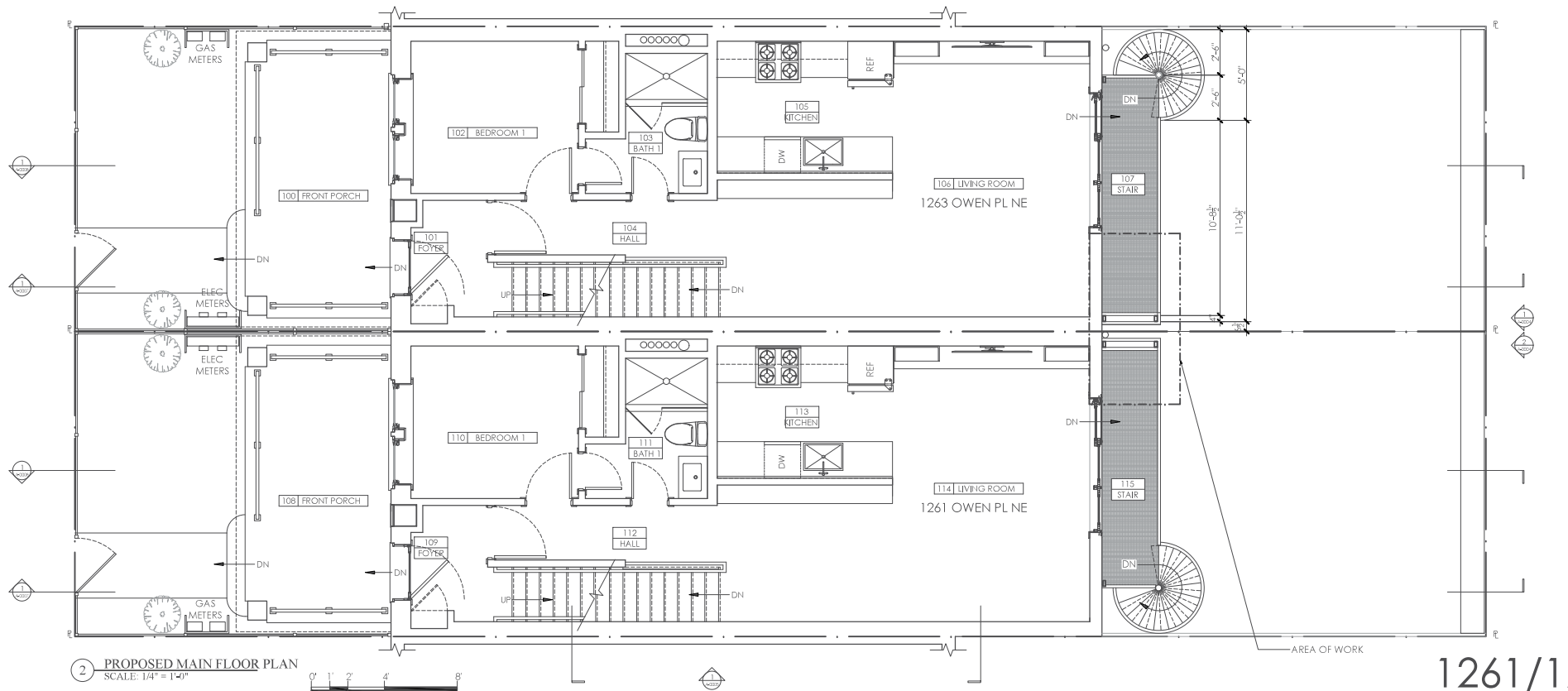
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SUBMISSION DATE	BZA 05.06.19	DEMOLITION PLANS
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA - LICENSE NO. A&C 101947 EXPIRATION DATE 04-30-2020		
DRAWN BY:	LWF/VC/MF	D-0001
CHECKED BY:	MF	
PROJECT NO:	2015-10 & 2017-10	



1 PROPOSED CELLAR PLAN  
SCALE: 1/4" = 1'-0"



2 PROPOSED MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"



TURNOVER REQUIREMENTS

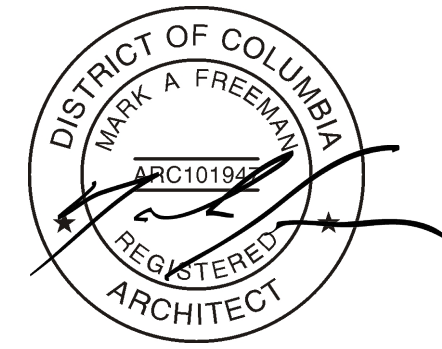
- The Contractor shall arrange for all inspections and furnish owner's representative with the certificate of occupancy. General Contractor is also to provide a type written list of names, addresses and phone numbers of all Subcontractors and Material Suppliers.
- The Contractor shall be responsible for having both units and the site cleaned to the satisfaction of the Owner at the time of Carpet and Furniture Installation and at turnover.
- General Contractor shall be responsible for the coordination of all air diffusers and light fixtures systems as related to field conditions.
- General Contractor to turn over all keys to the owner's representative and mark each key for identification.
- The General Contractor shall set all thermostats per the Owner's Requirements.
- The General Contractor shall explain the operation of all Mechanical Systems to the Owner and provide copies of Operation, Maintenance, and Warranty Manuals.
- General Contractor and all Subcontractors shall warrant the work for a Period of one (1) year from the date of final acceptance by Owner of finished work.
- The General Contractor shall install new filters in the HVAC Units one week prior to turnover of the project.

PARTITION NOTES

- General Contractor shall layout partitions as quickly as possible. Layout is to be approved by Architect before studs are installed.
- All partitions shall be spackled, taped and sanded smooth with no visible joints.
- All exterior corners of G.W.B. shall have metal corner beads.
- All interior dimensions are from face of stud wall.
- Provide bracing at all door and glazing openings in accordance with manufacturer's recommendations.
- Provide and install fire retardant wood blocking or sheel metal where all hung cabinets, shelves etc., will be installed. Verify shap standard with millwork subcontractor and review with Architect for acceptance prior to fabrication.
- General Contractor shall coordinate, space and review size and location of all penetrations. All penetrations shall be properly sealed according to applicable codes.
- Verify door undercuts with Architect prior to installation.
- All casework to be installed to A.W.I. standard quality level premium grade. The design, detailing, and fabrication of millwork should be directed toward achieving installation with a minimum of exposed face fastening.

GENERAL NOTES

- It shall be the sole responsibility of the General Contractor to fully examine all existing structure on the project site before commencing the work. General Contractor shall verify the condition and nature of the construction, materials, and available utilities and structural elements and to notify the owner's representative, in writing, of any and all discrepancies between said existing conditions and these drawings. Further, it shall be the joint responsibility of the General Contractor and all Subcontractors and suppliers of materials to secure all necessary adaptations to same as required for their respective work prior to ordering, fabrication or installation of any materials, equipment or components which are to be integrated into the work of this project. No claims for additional compensation shall be made or shall be void unless written notification is received by the owner's representative and the additional compensation is approved in advance of proceeding with the work.
- Commencement of work in any area by the Contractor shall be construed as that the contractor has checked the existing conditions & found them satisfactory to accept this portion of work.
- All work shall be performed as to comply with all governing statutes, ordinances, regulations, codes and insurance rating boards. No work shall commence until all governmental and jurisdictional permits and approvals are obtained.
- All work shall be performed in a first class manner and shall be in good and usable condition at the date of completion thereof.
- Contractors are required to give the owner a minimum of twenty four (24) hours advanced written notice of said work.
- Under No Circumstances shall the contractor install or permit to be installed, any materials containing asbestos within the Building.
- All work shall be confined to the premises and Contractors, Subcontractors or Materialmen are not permitted to perform any said Owner's work (Or store any materials or machinery) outside of the premises, subject to Owner's approval otherwise.
- No construction material or debris shall be placed in any of the Owner's trash receptacles or compactors at any time. The Contractor shall arrange (If Required) for a trash dumpster, size and location of which is subject to owner's approval, for the removal of refuse.
- The abbreviation of "N.I.C." indicates work and/or material is not in the contract of the General Contractor, however this does not relieve the General Contractor of the Responsibility of coordination.
- Repair all damage or voids caused during construction to any of the property to the original condition. Protect adjacent areas from dirt and dust.
- All concealed wood blocking in walls and ceiling shall be Flame Retardant Treated.
- All Exits are to remain clear and open during all phases of construction if applicable.
- The locations of existing utilities are shown in an approximate way only and have not been individually verified by the owner or his representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might occur by the Contractor's failure to exactly locate and preserve any and all utilities.
- The term "Owner" shall refer to OWEN PLACE DEVELOPMENT, LLC and its agents or representatives. The term "General Contractor" and "G.C." shall refer to the person and/or persons who have contracted or subcontracted for the work.
- The Contractor shall provide the scheduled pre finished millwork as described and detailed and responsible to receive, check and confirm the millwork's arrival in good condition, and in sufficient quantity and shall notify Owner immediately of any discrepancies. All pieces are sent unassembled and shall be installed by the Contractor in a first class manner, with minimum number of joints possible. Copse all returns, miter all corners and use scarf joints for end to end jointing. Refinish at all cuts and damaged areas as required.
- General Contractor shall check-in with the Owner prior to commencing construction.
- In addition to the General Notes listed herein, A.I.A. document A201 General Conditions of contract for construction shall apply.
- General Contractor to provide 5% additional stock of finish materials or as agreed to by the construction manager.
- General Contractor to adhere to owner provided close out forms if any.



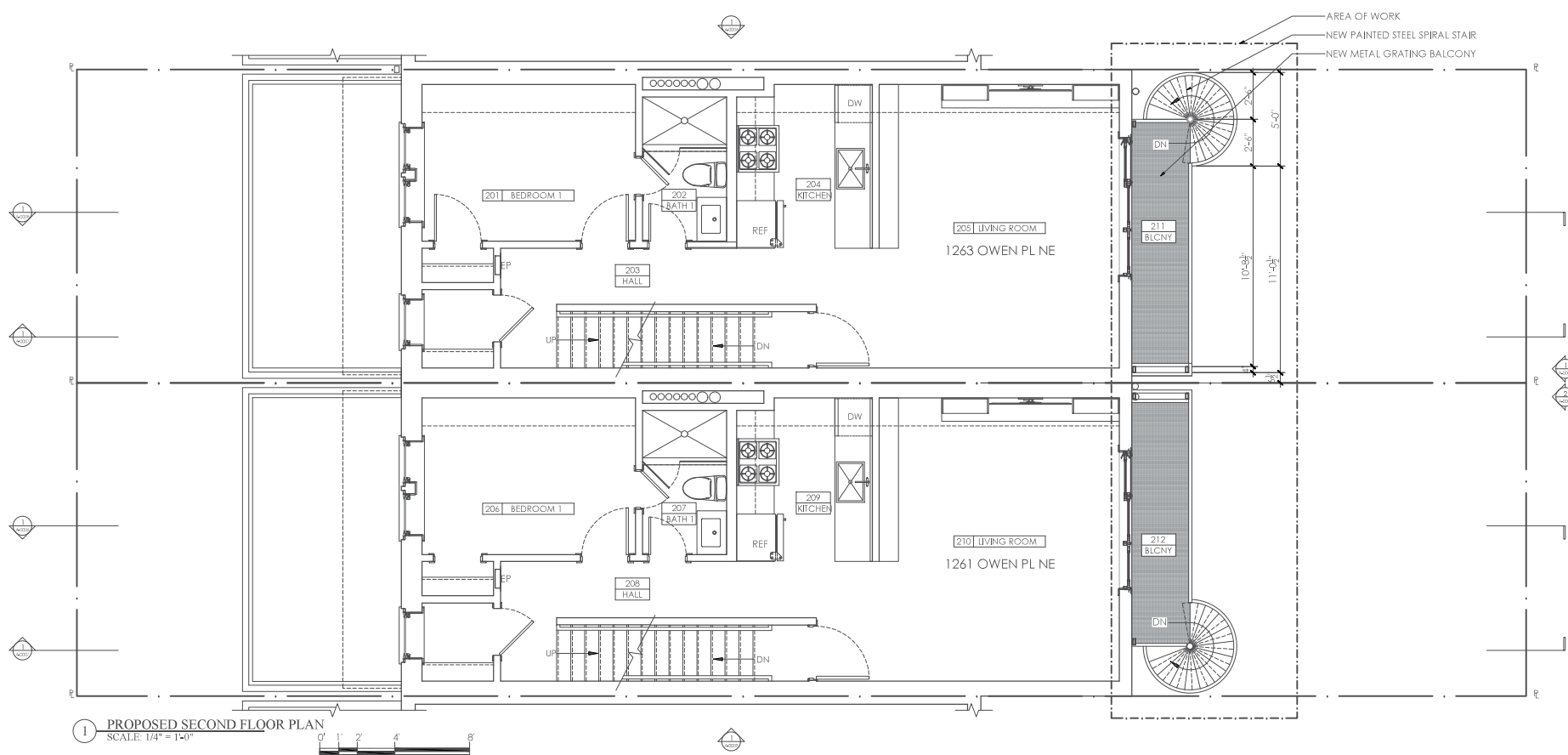
1261/1263 Owen Place, NE Washington, DC 20002

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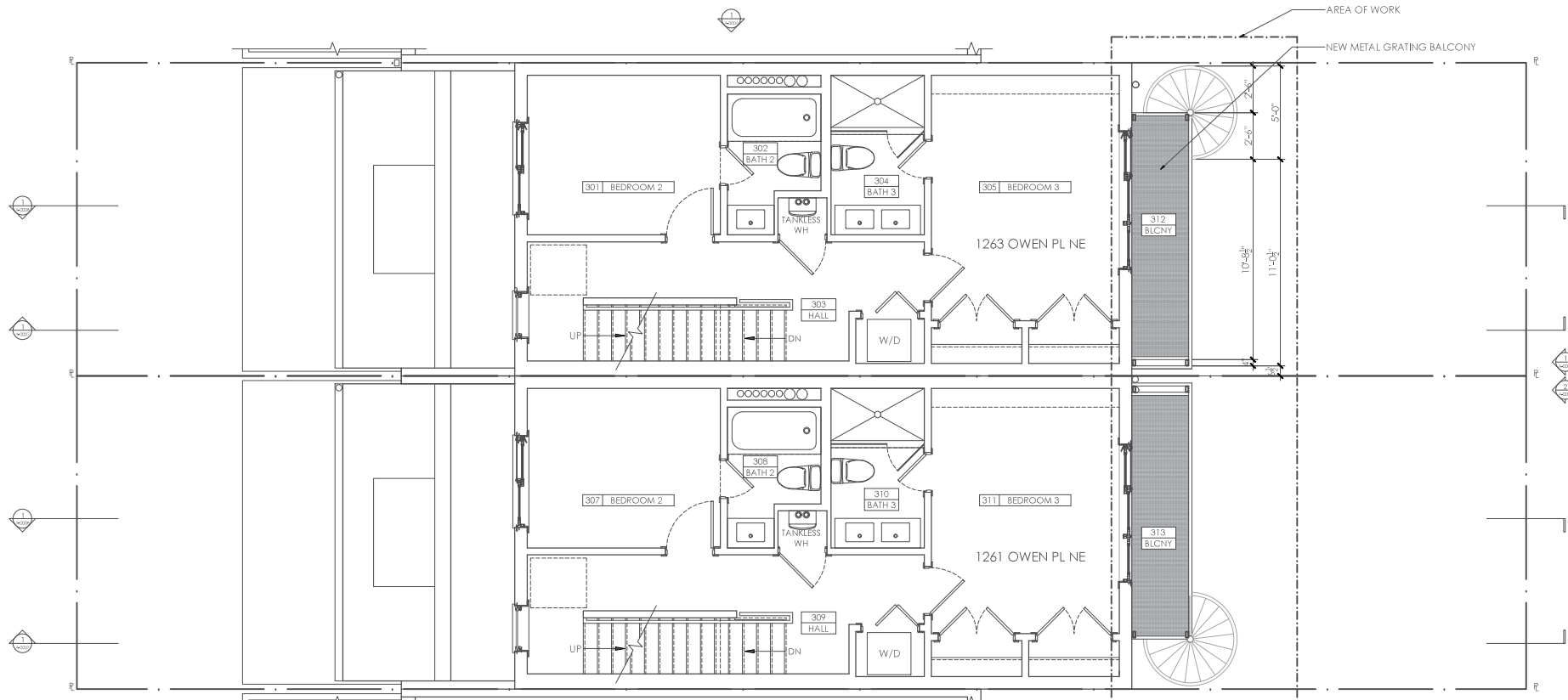
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SUBMISSION DATE	DATE	ARCHITECTURAL PLANS
BZA REV 1	05.30.19	
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA - LICENSE NO. A.E.C. 101947 EXPIRATION DATE 04-30-2020		A-0001
DRAWN BY:	LWF/VC/MF	
CHECKED BY:	MF	
PROJECT NO:	2015-10 & 2017-10	





1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



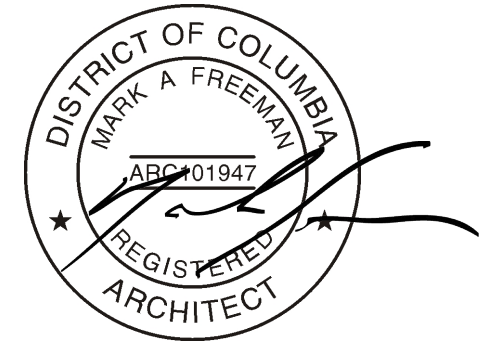
2 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



- TURNOVER REQUIREMENTS**
- The Contractor shall arrange for all inspections and furnish owner's representative with the certificate of occupancy. General Contractor is also to provide a type written list of names, addresses and phone numbers of all Subcontractors and Material Suppliers.
  - The Contractor shall be responsible for having both units and the site cleaned to the satisfaction of the Owner at the time of Carpet and Furniture installation and at turnover.
  - General Contractor shall be responsible for the coordination of all air diffusers and light fixtures systems as related to field conditions.
  - General Contractor to turn over all keys to the owner's representative and mark each key for identification.
  - The General Contractor shall set all thermostats per the Owner's Requirements.
  - The General Contractor shall explain the operation of all Mechanical Systems to the Owner and provide copies of Operation, Maintenance, and Warranty Manuals.
  - General Contractor and all Subcontractors shall warrant the work for a Period of one (1) year from the date of final acceptance by Owner of finished work.
  - The General Contractor shall install new filters in the HVAC Units one week prior to turnover of the project.

- PARTITION NOTES**
- General Contractor shall layout partitions as quickly as possible. Layout is to be approved by Architect before studs are installed.
  - All partitions shall be spackled, taped and sanded smooth with no visible joints.
  - All exterior corners of G.W.B. shall have metal corner beads.
  - All interior dimensions are from face of stud wall.
  - Provide bracing at all door and glazing openings in accordance with manufacturer's recommendations.
  - Provide and install fire retardant wood blocking or steel metal where all hung cabinets, shelves etc., will be installed. Verify shop standard with millwork subcontractor and review with Architect for acceptance prior to fabrication.
  - General Contractor shall coordinate, space and review size and location of all penetrations. All penetrations shall be properly sealed according to applicable codes.
  - Verify door undercuts with Architect prior to installation.
  - All casework to be installed to A.W.I. standard quality level premium grade. The design, detailing, and fabrication of millwork should be directed toward achieving installation with a minimum of exposed face fastening.

- GENERAL NOTES**
- It shall be the sole responsibility of the General Contractor to fully examine all existing structure on the project site before commencing the work. General Contractor shall verify the condition and nature of the construction, materials, and available utilities and structural elements and to notify the owner's representative, in writing, of any and all discrepancies between said existing conditions and these drawings. Further, it shall be the joint responsibility of the General Contractor and all Subcontractors and suppliers of materials to secure all necessary adaptations to same as required for their respective work prior to ordering, fabrication or installation of any materials, equipment or components which are to be integrated into the work of this project. No claims for additional compensation shall be made or shall be void unless written notification is received by the owner's representative and the additional compensation is approved in advance of proceeding with the work.
  - Commencement of work in any area by the Contractor shall be construed as that the contractor has checked the existing conditions & found them satisfactory to accept this portion of work.
  - All work shall be performed as to comply with all governing statutes, ordinances, regulations, codes and insurance rating boards. No work shall commence until all governmental and jurisdictional permits and approvals are obtained.
  - All work shall be performed in a first class manner and shall be in good and usable condition at the date of completion thereof.
  - Contractors are required to give the owner a minimum of twenty four (24) hours advanced written notice of said work.
  - Under No Circumstances shall the contractor install or permit to be installed, any materials containing asbestos within the Building.
  - All work shall be confined to the premises and Contractors, Subcontractors or Materialmen are not permitted to perform any said Owner's work (Or store any materials or machinery) outside of the premises, subject to Owner's approval otherwise.
  - No construction material or debris shall be placed in any of the Owner's trash receptacles or compactors at any time. The Contractor shall arrange (If Required) for a trash dumpster, size and location of which is subject to owner's approval, for the removal of refuse.
  - The abbreviation of "N.I.C." indicates work and/or material is not in the contract of the General Contractor, however this does not relieve the General Contractor of the Responsibility of coordination.
  - Repair all damage or voids caused during construction to any of the property to the original condition. Protect adjacent areas from dirt and dust.
  - All concealed wood blocking in walls and ceiling shall be Flame Retardant Treated.
  - All Exits are to remain clear and open during all phases of construction if applicable.
  - The locations of existing utilities are shown in an approximate way only and have not been individually verified by the owner or his representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might occur by the Contractor's failure to exactly locate and preserve any and all utilities.
  - The term "Owner" shall refer to OWEN PLACE DEVELOPMENT, LLC and its agents or representatives. The term "General Contractor" and "G.C." shall refer to the person and/or persons who have contracted or subcontracted for the work.
  - The Contractor shall provide the scheduled pre finished millwork as described and detailed and responsible to receive, check and confirm the millwork's arrival in good condition, and in sufficient quantity and shall notify Owner immediately of any discrepancies. All pieces are sent unassembled and shall be installed by the Contractor in a first class manner, with minimum number of joints possible. Cope all returns, miter all corners and use scarf joints for end to end jointing. Refinish at all cuts and damaged areas as required.
  - General Contractor shall check-in with the Owner prior to commencing construction.
  - In addition to the General Notes listed herein, A.I.A. document A201 General Conditions of contract for construction shall apply.
  - General Contractor to provide 5% additional stock of finish materials or as agreed to by the construction manager.
  - General Contractor to adhere to owner provided close out forms if any.



1261/1263 Owen Place, NE Washington, DC 20002

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<p>aggregate<sup>PLLC</sup> architecture+design 1308 9th St NW, Suite 200 WASHINGTON, DC 20001</p>	<p>SUBMISSION DATE BZA 05.06.19</p>	<p>ARCHITECTURAL PLANS</p>
	<p>I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA - LICENSE NO. A.E.C. 01947 EXPIRATION DATE 04-30-2020</p> <p>DRAWN BY: LWF/VC/MF CHECKED BY: MF PROJECT NO: 2015-10 &amp; 2017-10</p>	



1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



**TURNOVER REQUIREMENTS**

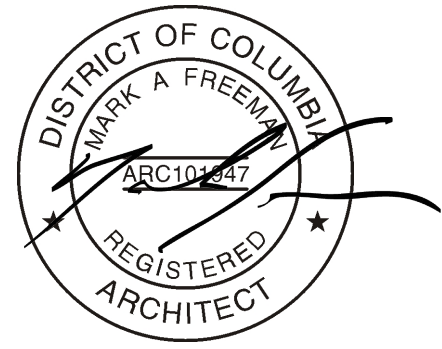
- The Contractor shall arrange for all inspections and furnish owner's representative with the certificate of occupancy. General Contractor is also to provide a type written list of names, addresses and phone numbers of all Subcontractors and Material Suppliers.
- The Contractor shall be responsible for having both units and the site cleaned to the satisfaction of the Owner at the time of Carpet and Furniture Installation and at turnover.
- General Contractor shall be responsible for the coordination of all air diffusers and light fixtures systems as related to field conditions.
- General Contractor to turn over all keys to the owner's representative and mark each key for identification.
- The General Contractor shall set all thermostats per the Owner's Requirements.
- The General Contractor shall explain the operation of all Mechanical Systems to the Owner and provide copies of Operation, Maintenance, and Warranty Manuals.
- General Contractor and all Subcontractors shall warrant the work for a Period of one (1) year from the date of final acceptance by Owner of finished work.
- The General Contractor shall install new filters in the HVAC Units one week prior to turnover of the project.

**PARTITION NOTES**

- General Contractor shall layout partitions as quickly as possible. Layout is to be approved by Architect before studs are installed.
- All partitions shall be spackled, taped and sanded smooth with no visible joints.
- All exterior corners of G.W.B. shall have metal corner beads.
- All interior dimensions are from face of stud wall.
- Provide bracing at all door and glazing openings in accordance with manufacturer's recommendations.
- Provide and install fire retardant wood blocking or sheet metal where all hung cabinets, shelves etc., will be installed. Verify shap standard with millwork subcontractor and review with Architect for acceptance prior to fabrication.
- General Contractor shall coordinate, space and review size and location of all penetrations. All penetrations shall be properly sealed according to applicable codes.
- Verify door undercuts with Architect prior to installation.
- All casework work to be installed to A.W.I. standard quality level premium grade. The design, detailing, and fabrication of millwork should be directed toward achieving installation with a minimum of exposed face fastening.

**GENERAL NOTES**

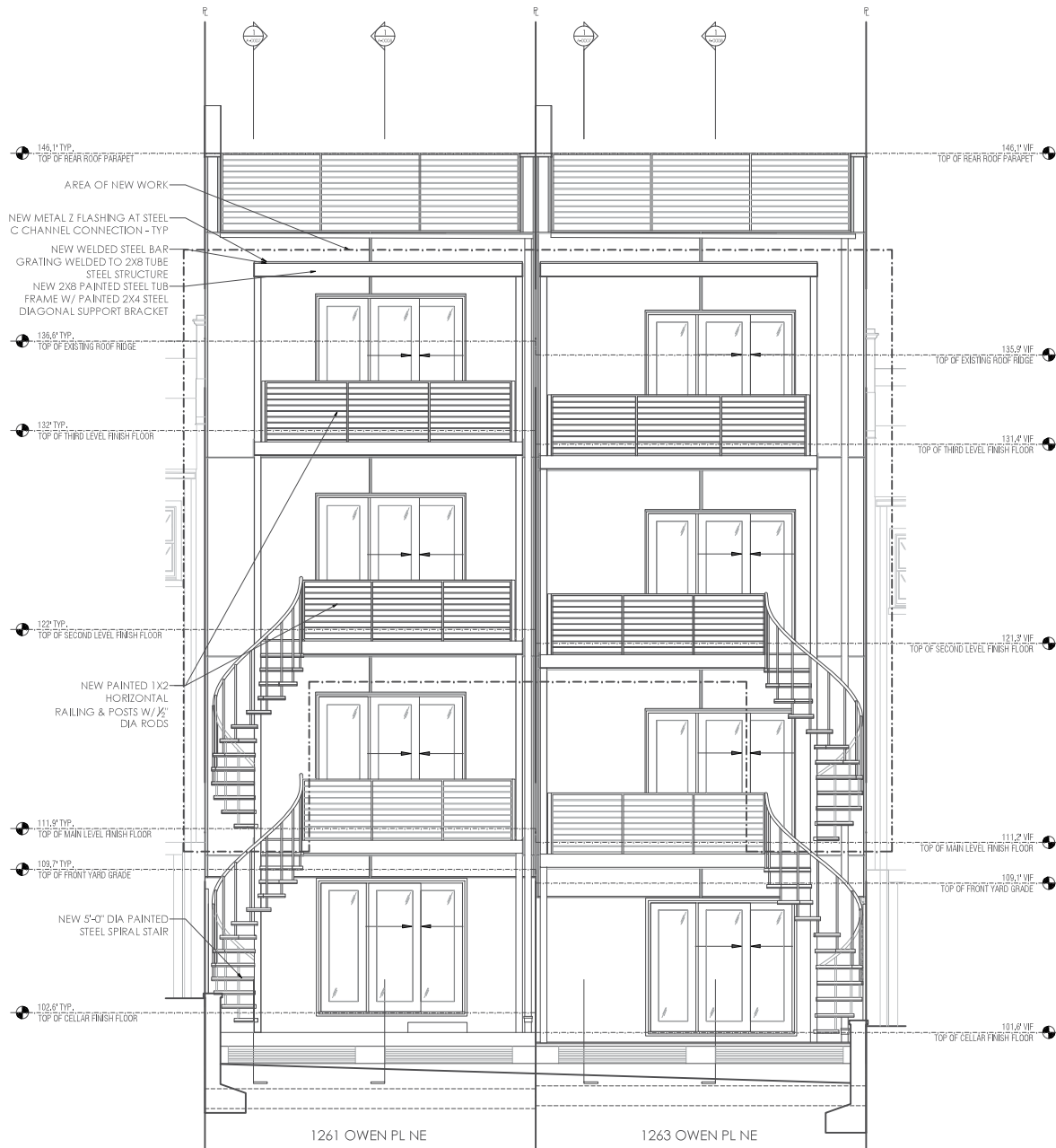
- It shall be the sole responsibility of the General Contractor to fully examine all existing structure on the project site before commencing the work. General Contractor shall verify the condition and nature of the construction, materials, and available utilities and structural elements and to notify the owner's representative, in writing, of any and all discrepancies between said existing conditions and these drawings. Further, it shall be the joint responsibility of the General Contractor and all subcontractors and suppliers of materials to secure all necessary adaptations to same as required for their respective work prior to ordering, fabrication or installation of any materials, equipment or components which are to be integrated into the work of this project. No claims for additional compensation shall be made or shall be void unless written notification is received by the owner's representative and the additional compensation is approved in advance of proceeding with the work.
- Commencement of work in any area by the Contractor shall be construed as that the contractor has checked the existing conditions & found them satisfactory to accept this portion of work.
- All work shall be performed as to comply with all governing statutes, ordinances, regulations, codes and insurance rating boards. No work shall commence until all governmental and jurisdictional permits and approvals are obtained.
- All work shall be performed in a first class manner and shall be in good and usable condition at the date of completion thereof.
- Contractors are required to give the owner a minimum of twenty four (24) hours advanced written notice of said work.
- Under No Circumstances shall the contractor install or permit to be installed, any materials containing asbestos within the Building.
- All work shall be confined to the premises and Contractors, Subcontractors or Materialmen are not permitted to perform any said Owner's work (Or store any materials or machinery) outside of the premises, subject to Owner's approval otherwise.
- No construction material or debris shall be placed in any of the Owner's trash receptacles or compactors at any time. The Contractor shall arrange (If Required) for a trash dumpster, size and location of which is subject to owner's approval, for the removal of refuse.
- The abbreviation of "N.L.C." indicates work and/or material is not in the contract of the General Contractor, however this does not relieve the General Contractor of the Responsibility of coordination.
- Repair all damage or voids caused during construction to any of the property to the original condition. Protect adjacent areas from dirt and dust.
- All concealed wood blocking in walls and ceiling shall be Flame Retardant Treated.
- All Edits are to remain clear and open during all phases of construction if applicable.
- The locations of existing utilities are shown in an approximate way only and have not been individually verified by the owner or his representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might occur by the Contractor's failure to exactly locate and preserve any and all utilities.
- The term "Owner" shall refer to OWEN PLACE DEVELOPMENT, LLC and its agents or representatives. The term "General Contractor" and "G.C." shall refer to the person and/or persons who have contracted or subcontracted for the work.
- The Contractor shall provide the scheduled pre finished millwork as described and detailed and responsible to receive, check and confirm the millwork's arrival in good condition, and in sufficient quantity and shall notify Owner immediately of any discrepancies. All pieces are sent unassembled and shall be installed by the Contractor in a first class manner, with minimum number of joints possible. Cope all returns, miter all corners and use scarf joints for end to end jointing. Refinish at all cuts and damaged areas as required.
- General Contractor shall check-in with the Owner prior to commencing construction.
- In addition to the General Notes listed herein, A.I.A. document A201 General Conditions of contract for construction shall apply.
- General Contractor to provide 5% additional stock of finish materials or as agreed to by the construction manager.
- General Contractor to adhere to owner provided close out forms if any.



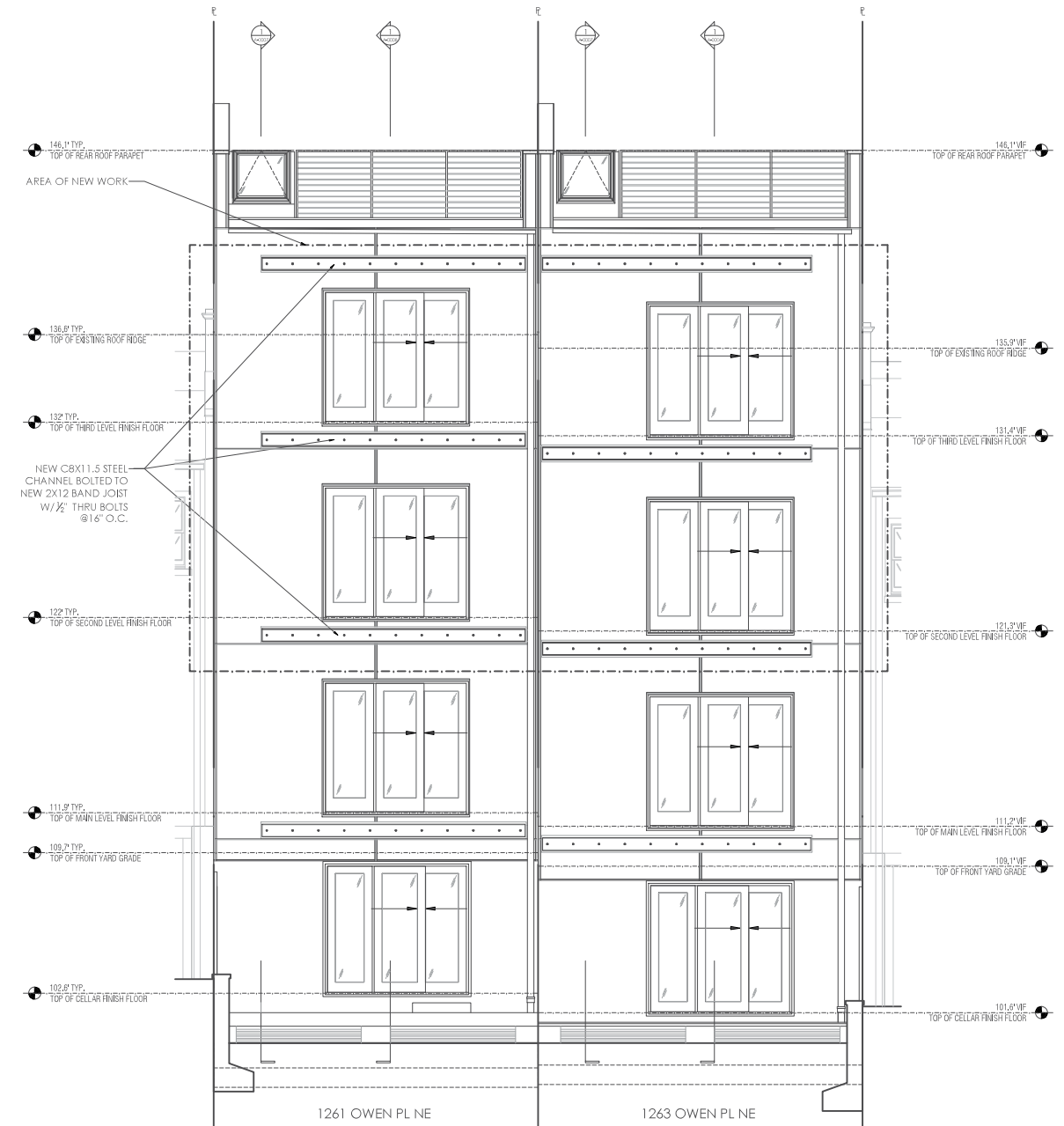
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1261 & 1263 OWEN PL NE - COMBINED DRAWINGS NOTE  
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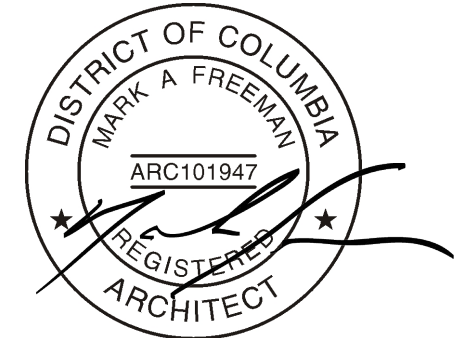
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1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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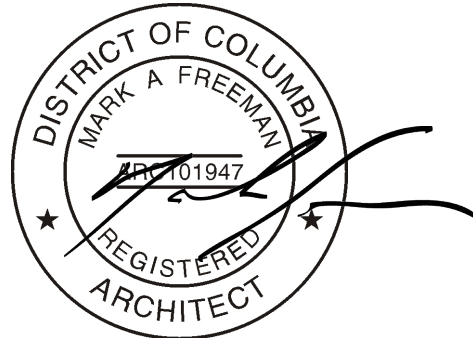
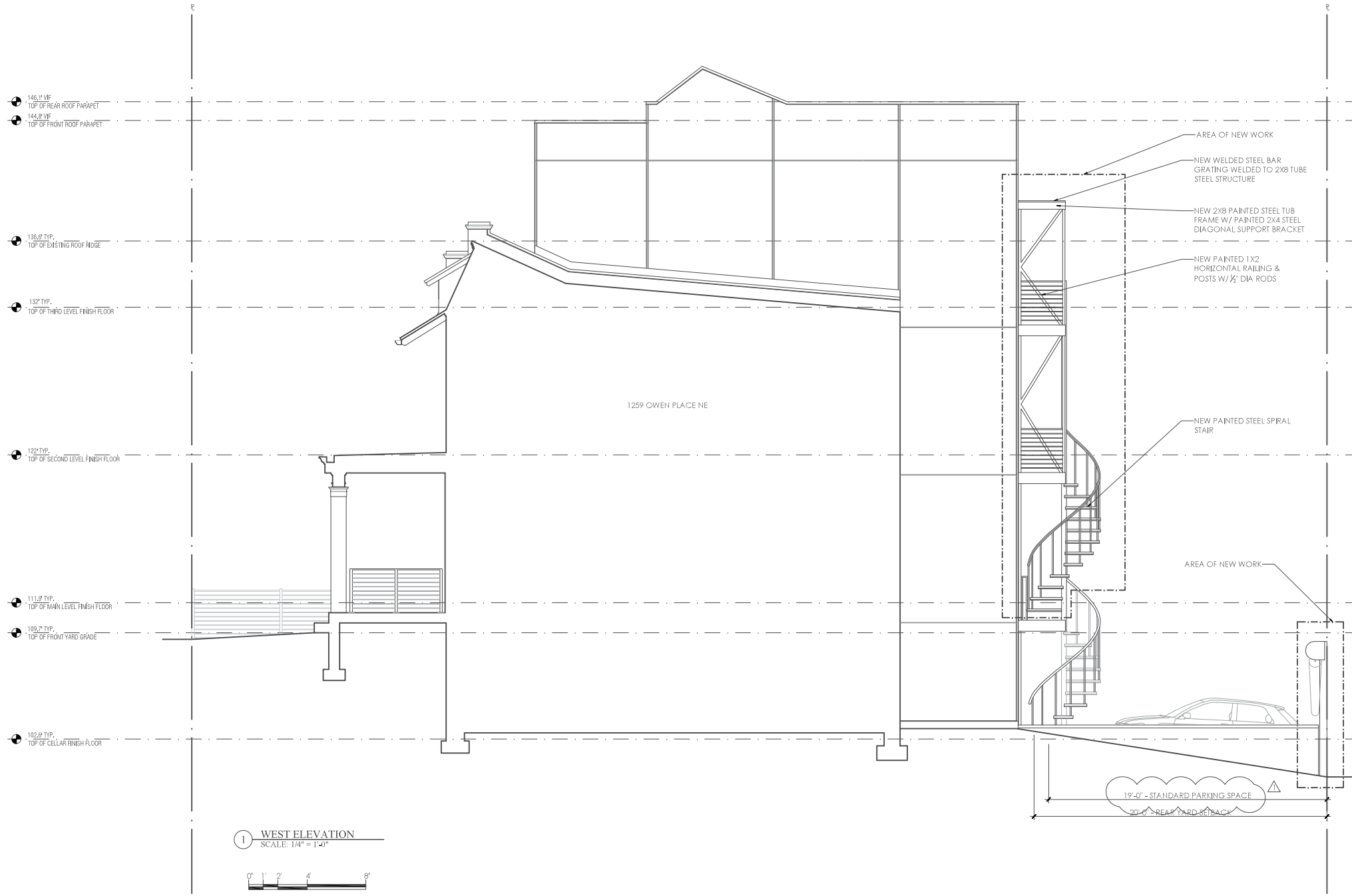
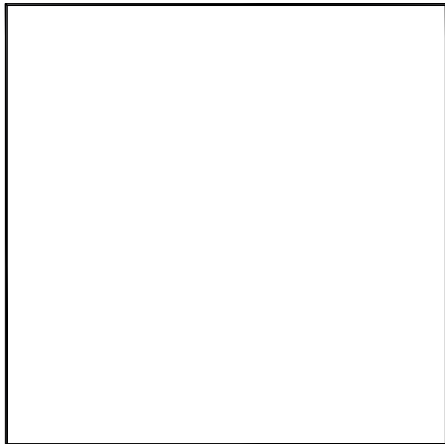
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EXTERIOR ELEVATIONS

**A-0004**



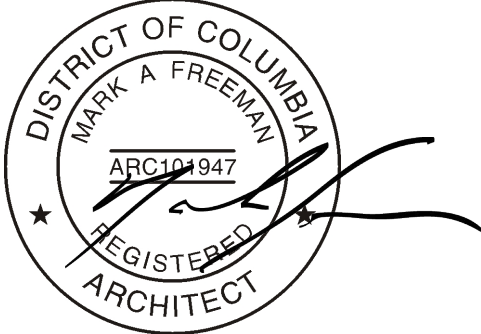
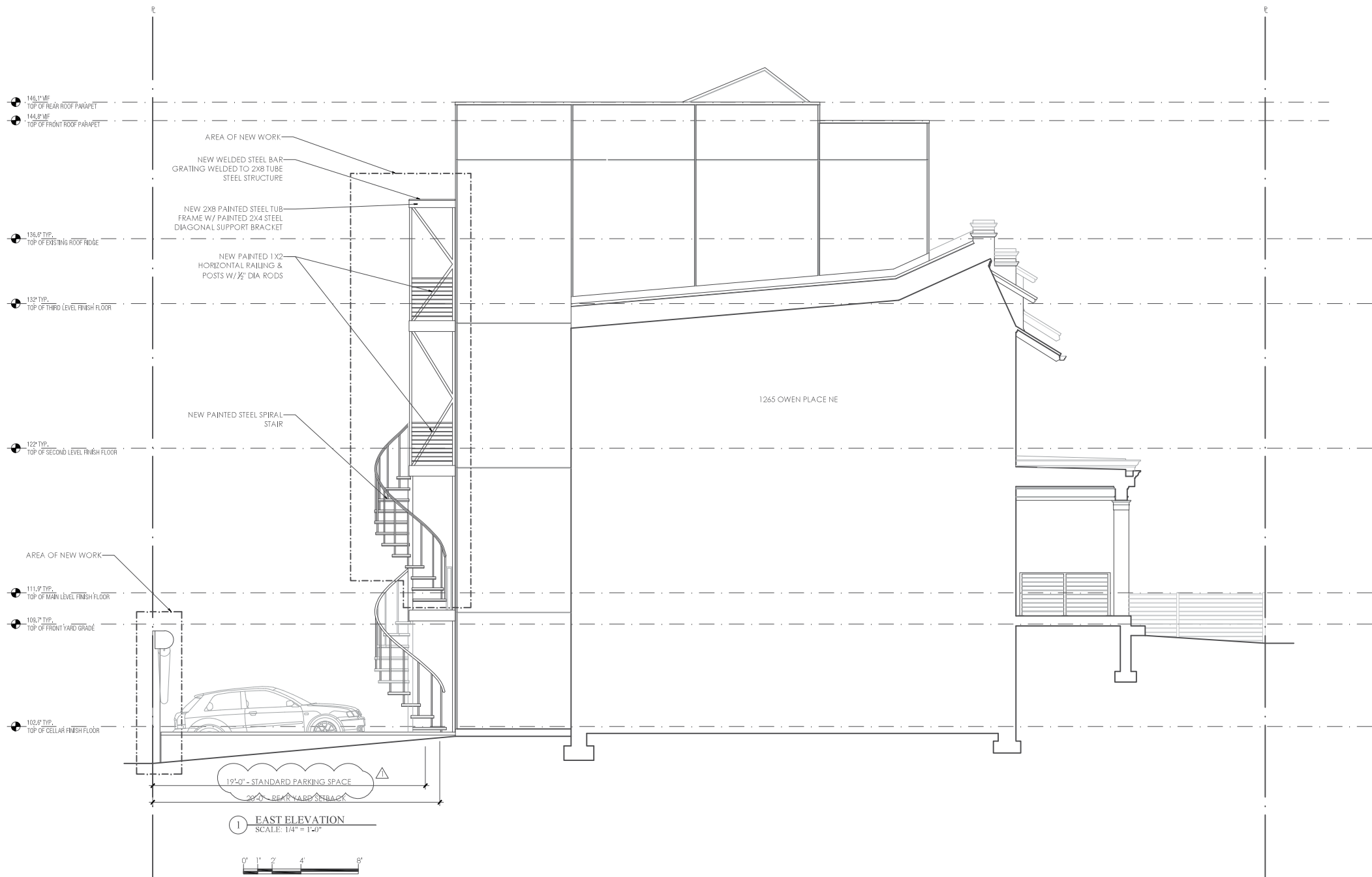
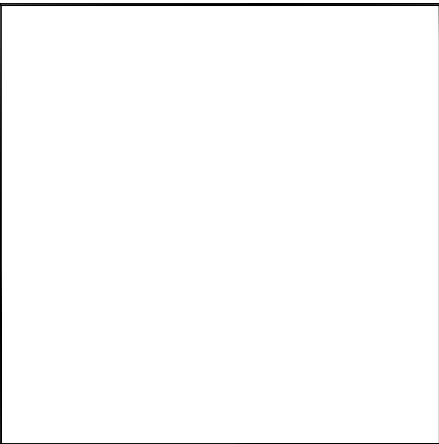
1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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A-0005





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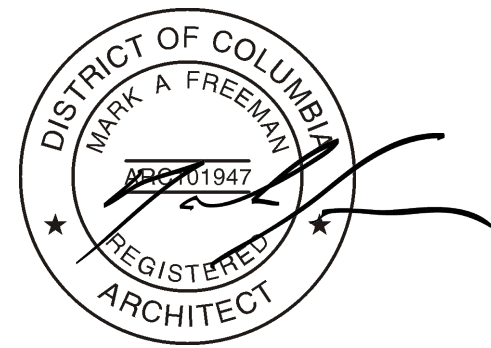
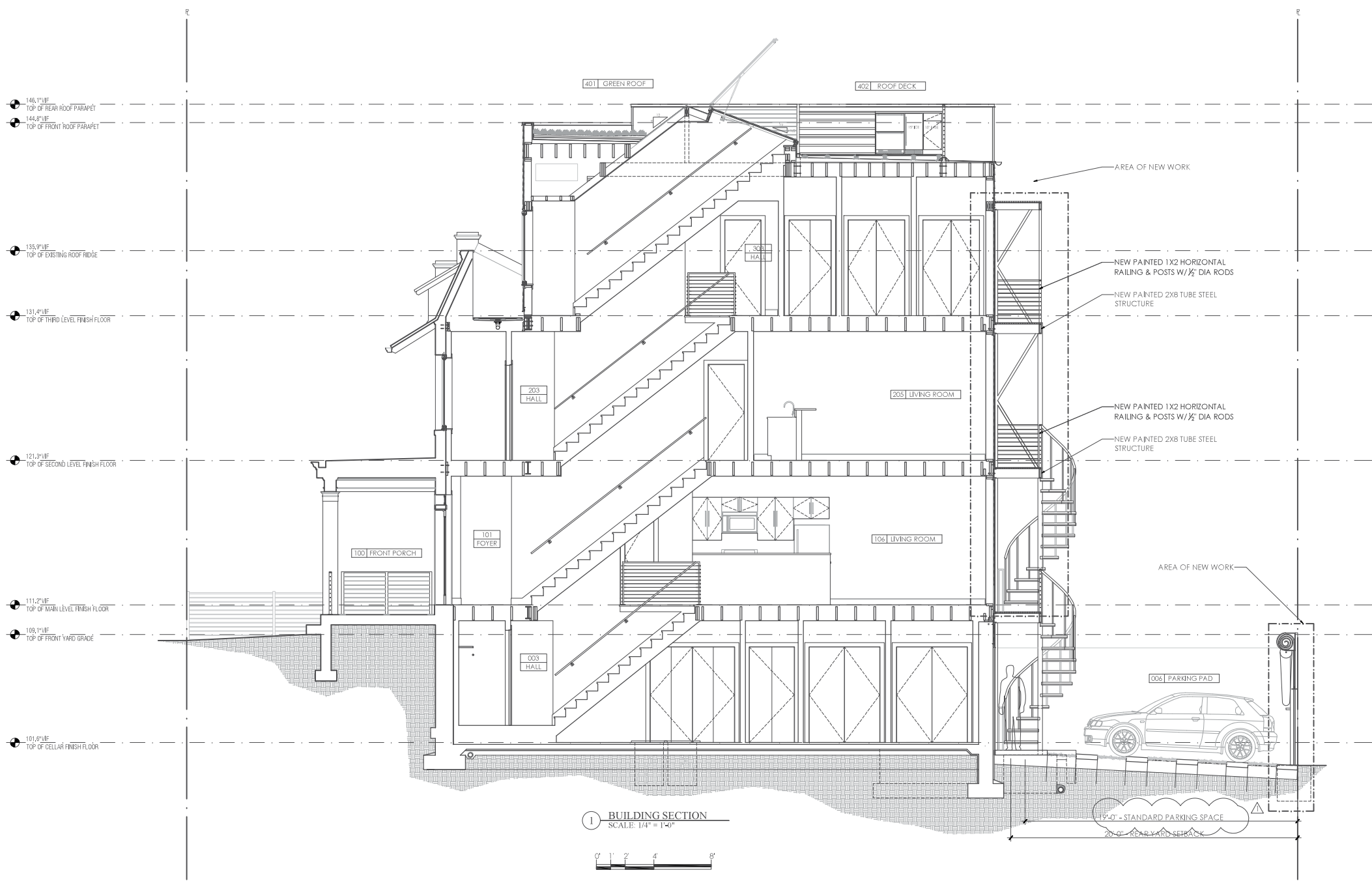
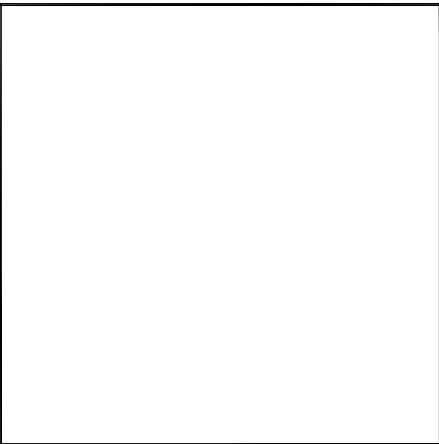
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 CHECKED BY: MF  
 PROJECT NO: 2015-10 & 2017-10

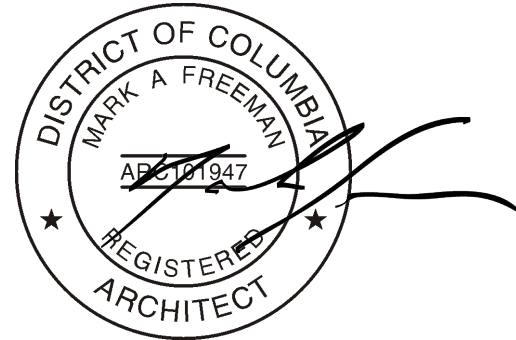
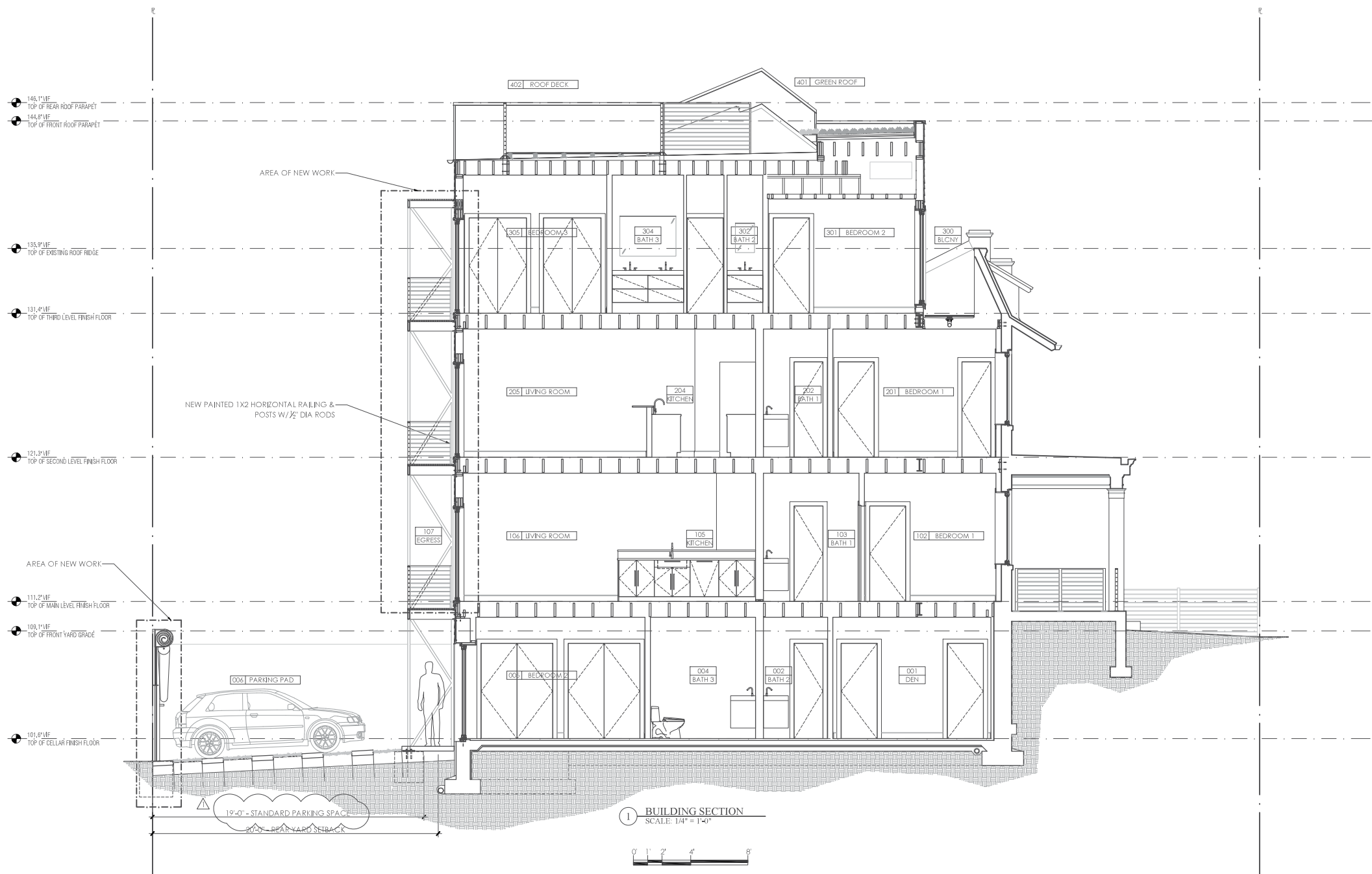
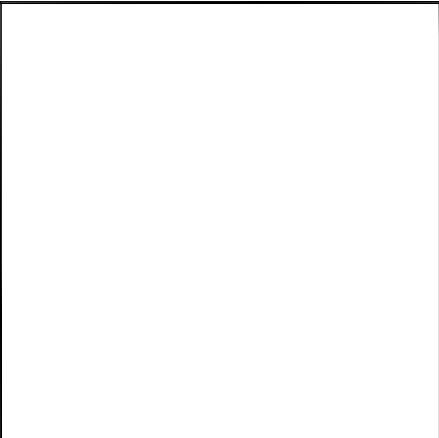
EXTERIOR ELEVATION

A-0006



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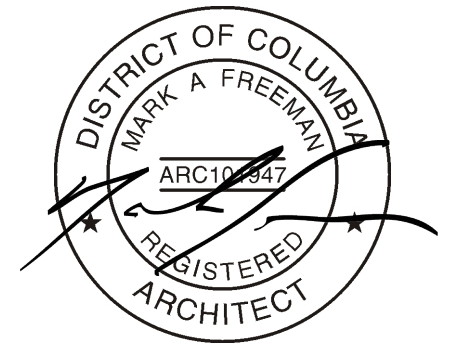
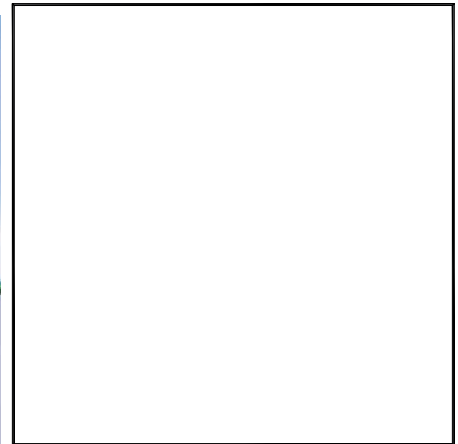




1 REAR PERSPECTIVE VIEW  
SCALE: NONE



3 REAR BALCONIES PERSPECTIVE VIEW  
SCALE: NONE



2 REAR ELEVATION  
SCALE: NONE

- NEW WELDED STEEL BAR GRATING WELDED TO 2X8 TUBE STEEL STRUCTURE W/ PAINTED 2X4 STEEL DIAGONAL SUPPORT BRACKET
- NEW PAINTED 1X2 HORIZONTAL RAILING & POSTS W/ 1/2" DIA RODS
- NEW PAINTED 2X8 TUBE STEEL STRUCTURE
- NEW PAINTED 1X2 HORIZONTAL RAILING & POSTS W/ 1/2" DIA RODS
- NEW PAINTED 2X8 TUBE STEEL STRUCTURE
- NEW PAINTED STEEL SPIRAL STAIR
- NEW STEEL SECURITY ROLL UP DOOR



4 REAR BALCONIES ELEVATION  
SCALE: NONE

- NEW WELDED STEEL BAR GRATING WELDED TO 2X8 TUBE STEEL STRUCTURE W/ PAINTED 2X4 STEEL DIAGONAL SUPPORT BRACKET
- NEW PAINTED 1X2 HORIZONTAL RAILING & POSTS W/ 1/2" DIA RODS

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ARCHITECTURAL RENDERINGS

A-0009





1 REAR ELEVATION - PER APPROVED PERMIT  
SCALE: NONE



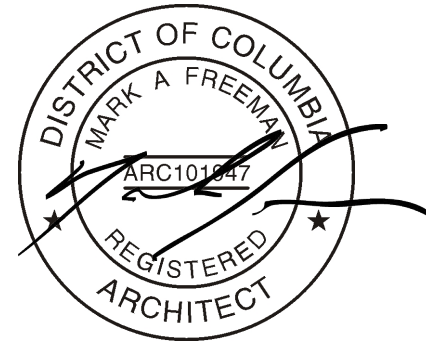
2 REAR BALCONIES PERSPECTIVE VIEW - PER APPROVED PERMIT  
SCALE: NONE



3 REAR ELEVATION - PER PROPOSED BZA  
SCALE: NONE



4 REAR BALCONIES PERSPECTIVE VIEW - PER PROPOSED BZA  
SCALE: NONE



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ARCHITECTURAL RENDERINGS

A-0010