GENERAL CONDITIONS

NOTE 1: ALL MATERIALS AND INSTALLATION SPECIFIED ARE TO MATCH EXISTING BUILDING DETAILS IN EVERY MANNER IF APPLICABLE, INCLUDING BUT NOT LIMITED TO SIZE, COLOR, FINISH, TEXTURE, MANUFACTURER OR MATERIAL AND METHOD OF INSTALLATION UNLESS APPROVED IN WRITING BY GENERAL CONTRACTOR.

NOTE 2: ALL MATERIALS, GOODS, AND SERVICES SHALL ADHERE TO ALL APPLICABLE LOCAL BUILDING CODES IN WHICH THE PROJECT IS LOCATED.

NOTE 3: ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND GUIDE LINES.

NOTE 4: ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER CONTRACTORS (WHEN APPLICABLE), ARE TO OBTAIN THEIR RESPECTIVE PERMITS FOR THIS PROJECT.

NOTE 5: EACH SHEET IN PLAN SET IS TO BE USED ONLY FOR THAT WHICH THE SHEET IS SPECIFICALLY TITLED. ALL CONTRACTORS ARE TO BE SOLELY RESPONSIBLE FOR WORK DONE OFF OF SHEET NOT SPECIFICALLY TITLED FOR THE WORK WHICH THEY ARE RESPONSIBLE.

NOTE 6: THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL READ ALL NOTES, (GENERAL AND SPECIFIC) AND BE BOUND BY THEIR REQUIREMENTS, WHERE APPLICABLE. THIS INCLUDES REQUIRING INTERFACE WITH OTHER TRADES.

NOTE 7: THE GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO VISIT THE SITE TO MAKE THEMSELVES AWARE OF THE EXISTING CONDITIONS AND THE EXTENT TO WHICH THESE CONDITIONS AFFECT THEIR WORK ON THIS PROJECT.

NOTE 8: UNFORESEEABLE CONDITIONS AFFECTING CONSTRUCTION WHICH ARISE DURING CONSTRUCTION MUST BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY. RESOLUTION OF THESE CONDITIONS IS TO BE HANDLED BY WRITTEN CHANGE ORDER FROM THE GENERAL CONTRACTOR TO SUB-CONTRACTOR. COST FOR ANY CHANGE ORDER REGARDING UNFORESEEABLE CONDITIONS IS TO BE SUBMITTED BY THE SUB-CONTRACTOR AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO ANY CHANGE.

NOTE 9: THE BIDS SHALL BE BASED ON THE USE OF ALL EQUIPMENT, MATERIALS, MANUFACTURERS AND SYSTEMS DESCRIBED IN THE CONTRACT DOCUMENTS AND AS DIRECTED IN THIS PORTION OF THE CONTRACT DOCUMENTS (UNLESS SPECIFICALLY INDICATED). UNLESS ANY ITEM IS SPECIFICALLY EXCLUDED OR A SUBSTITUTE IS LISTED ON PRICE SUBMISSION, THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE FULL EXTENT OF ALL WORK CONTAINED IN THESE PLANS AND OTHER CONTRACT DOCUMENTS.

NOTE 10: ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY OTHER APPARENT ERROR INCLASSIFYING OR SPECIFYING A PRODUCT OF ITS USE, IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND GENERAL CONTRACTOR IMMEDIATELY. ADDENDA WILL BE ISSUED AS NECESSARY WHICH WILL BECOME PART OF THE CONTRACT DOCUMENTS.

NOTE 11: THE GENERAL CONTRACTOR (WHERE APPLICABLE) AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND MATERIAL/MIXTURE QUANTITIES IN THE FIELD AND NOTIFY DESIGNER AND GENERAL CONTRACTOR IMMEDIATELY IF ANY CONFLICTS EXIST BETWEEN DRAWINGS AND FIELD CONDITIONS.

NOTE 12: ANY QUESTIONS ARISING FROM SPECIFICATIONS OF DETAILS WHICH ARE UNCLEAR TO THE GENERAL CONTRACTOR OR SUB-CONTRACTOR ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY, PRIOR TO CONSTRUCTION.

NOTE 13: DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS OR SIZES. THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK, TO VERIFY CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY DESIGNER AND/OR GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

NOTE 14: GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY ALL NECESSARY MATERIALS, GOODS, SERVICES AND EQUIPMENT NECESSARY TO THE SATISFACTORY COMPLETION OF THEIR RESPECTIVE WORK, AS STATED AND IMPLIED IN CONTRACT DOCUMENTS, INCLUDING WORK REQUIRED BY LOCAL CODES.

NOTE 15: ALL DIMENSIONS SHOWN, UNLESS OTHERWISE INDICATED, ARE FINISHED DIMENSIONS, ESPECIALLY WALLS. DIMENSIONS ARE TO BE HELD TO 1/8" VARIANCE. R.O. INDICATES ROUGH OPENING AND C. INDICATES CENTERLINE.

NOTE 16: ANY DIMENSIONS FOLLOWED BY +/- OR - INDICATES DIMENSIONS THAT ARE AFFECTED BY FIELD CONDITIONS OR ARE NON-CRITICAL. ACTUAL DIMENSIONS SHOULD BE WITHIN 1"-2" OF DIMENSION SHOWN.

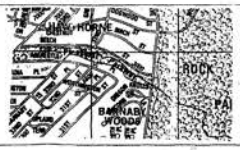
NOTE 17: "HOLD" INDICATES DIMENSION SHOWN MUST BE HELD EXACTLY TO STATED DIMENSION.

NOTE 18: "TYP." INDICATES TYPICAL DETAIL OR CONSTRUCTION FOR ALL SIMILAR CONDITIONS.

BZA
Case No. 16564
Exhibit No. 8

LOT # 16
SQUARE 2351

SITE LOCATION



OWNER:
Jonathon & Gerd Rickert
6683 32nd Place N.W.
Washington, DC 20015
TEL: 202.237.6959

LAFLEUR ASSOCIATES
6494 BARCHINK RD.
COLUMBIA, MD 21045
TEL: 410.381.2647
FAX: 410.381.7385
LICENSE # 40355
OWNER'S REPRESENTATIVE:
LAURENT LAFLEUR
PROJECT MANAGER

'00 JAN 18 P1:55

LIST OF DRAWINGS

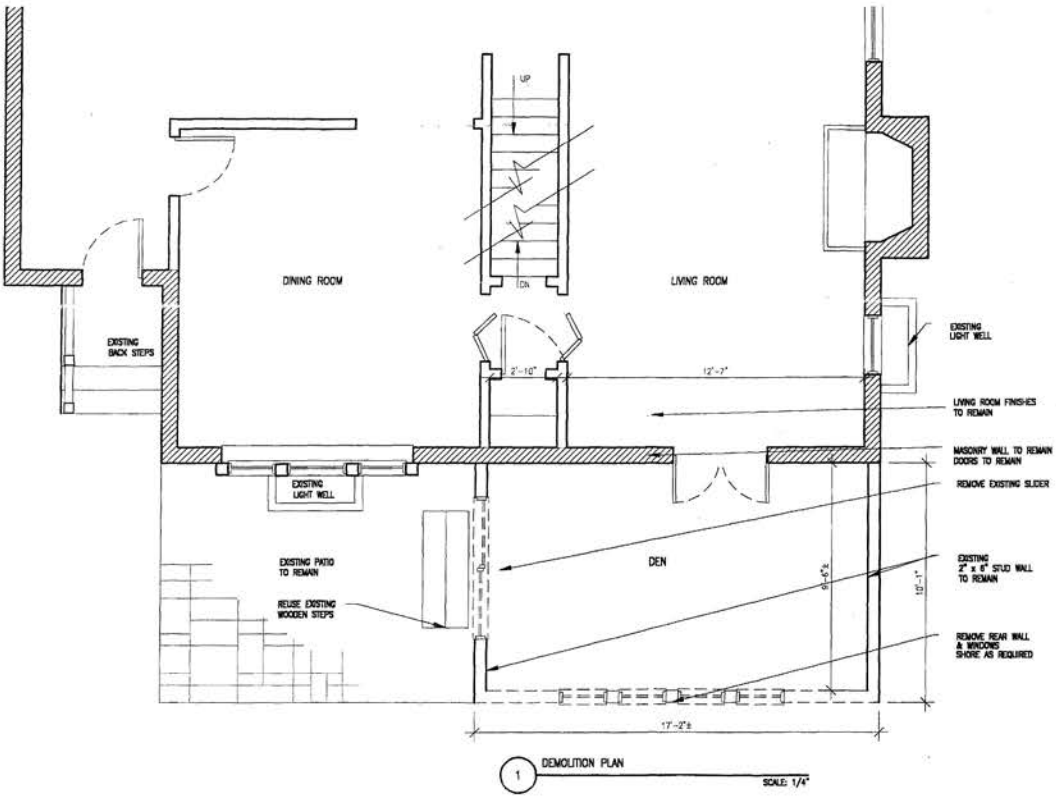
C.01	COVER SHEET
A.01	EXISTING AND
DEMO	PLAN
A.02	FLOOR PLAN
A.03	FLOOR FRAMING
A.04	ROOF FRAMING
A.05	EXT. ELEVATIONS
A.06	EXT. ELEVATIONS
A.07	EXT. ELEVATIONS
A.08	WALL SECTION
A.09	INT. ELEVATIONS
E.01	ELECTRICAL
	HVAC

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 18 MARCH 99
PROJECT NO: 017

COVER SHEET

C.01



LAFLEUR ASSOCIATES
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COLUMBIA, MD 21045
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FAX: 410.381.7385
LICENSE # 48388

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6683 32nd Place N.W.
Washington, DC 20015
TEL: 202.237.6959

OWNER'S REPRESENTATIVE:
LAURENT LAFLEUR
PROJECT MANAGER

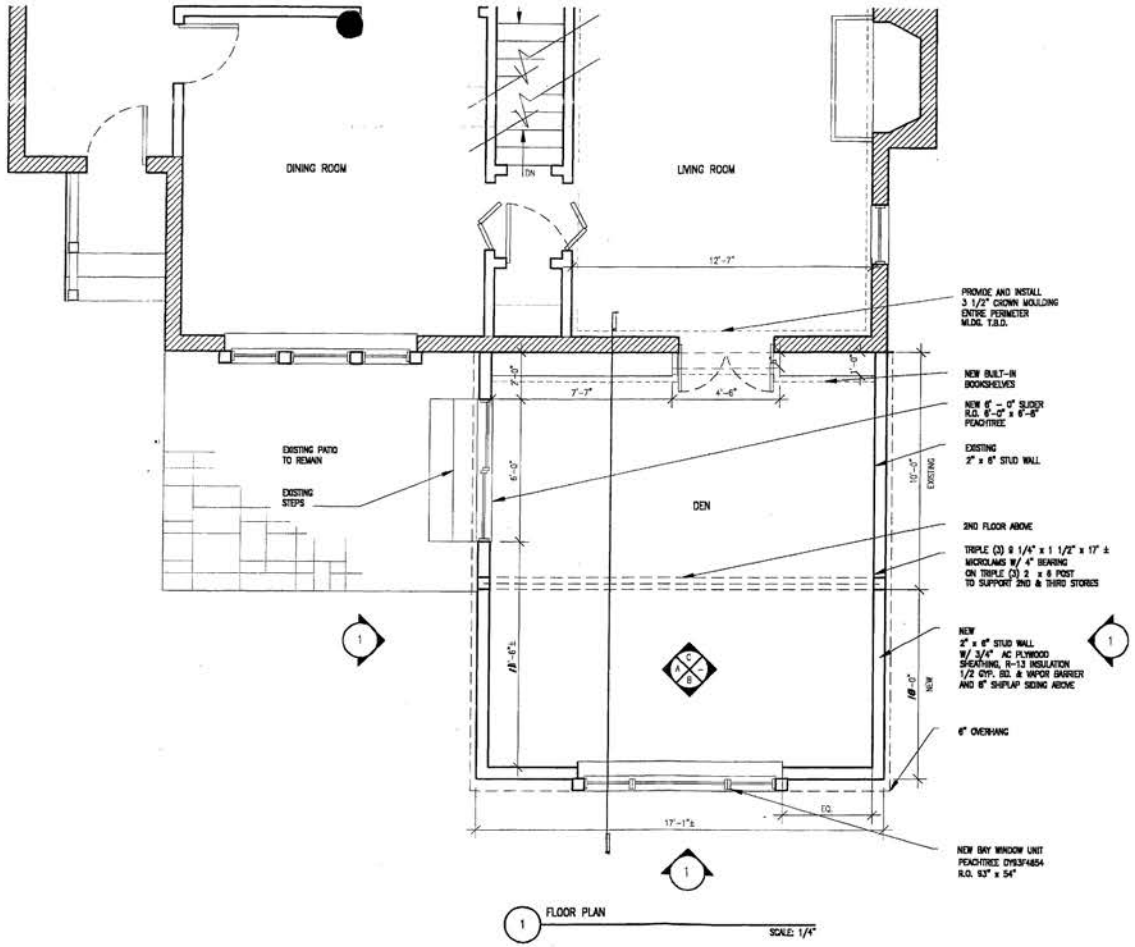
LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 16 MARCH 99
PROJECT NO: 017

EXISTING PLAN
DEMO. PLAN

A.01



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FAX: 410.381.7385
LICENSE # 46366

OWNER:
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Washington, DC 20015
TEL: 202.237.6959

OWNER'S REPRESENTATIVE:
LAURENT LAFLEUR
PROJECT MANAGER

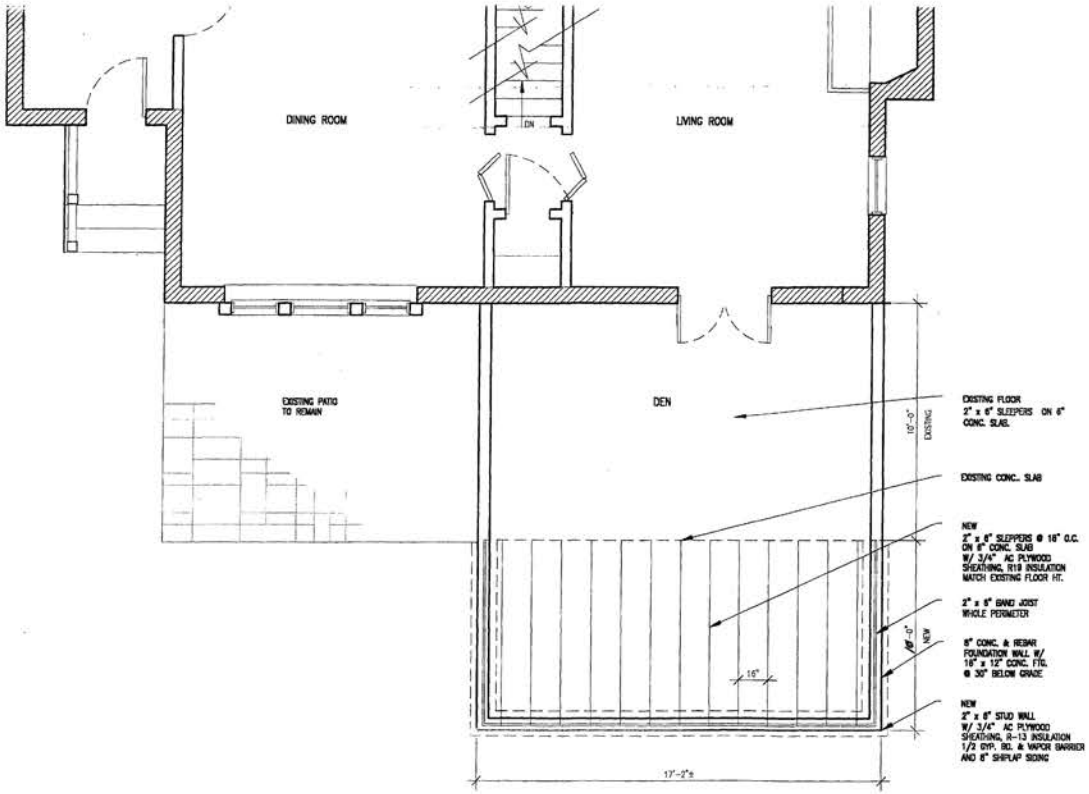
LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 16 MARCH 99
PROJECT NO: 017

NEW FLOOR PLAN

A.02



1 FLOOR FRAMING PLAN

SCALE: 1/4"

LAFLEUR ASSOCIATES

6494 BARCHINK RD.
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TEL: 410.381.2647
FAX: 410.381.7385

LICENSE # 46358

OWNER:
Mr. & Mrs. Jonathon Rickert
6663 32nd Place N.W.
Washington, DC 20015
TEL: 202.237.6939

OWNER'S REPRESENTATIVE:
LAURENT LAFLEUR
PROJECT MANAGER

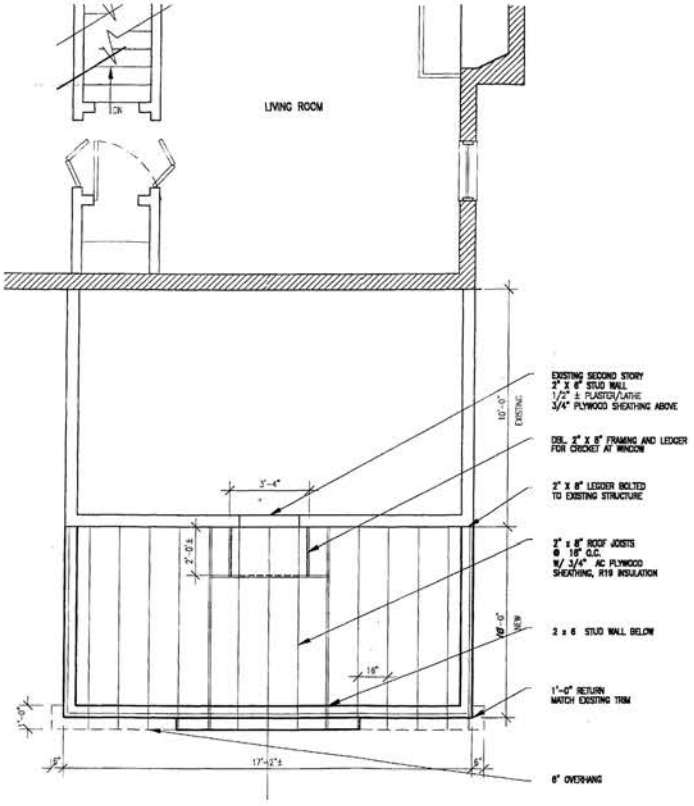
LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 19 FEB.99
PROJECT NO: 017

FLOOR
FRAMING

A.03



1 ROOF FRAMING PLAN

SCALE: 1/4"

LAFLEUR ASSOCIATES

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LICENSE # 46355

OWNER:
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6683 32nd Place N.W.
Washington, DC 20015
TEL: 202.237.6959

OWNER'S REPRESENTATIVE:
LAURENT LAFLEUR
PROJECT MANAGER

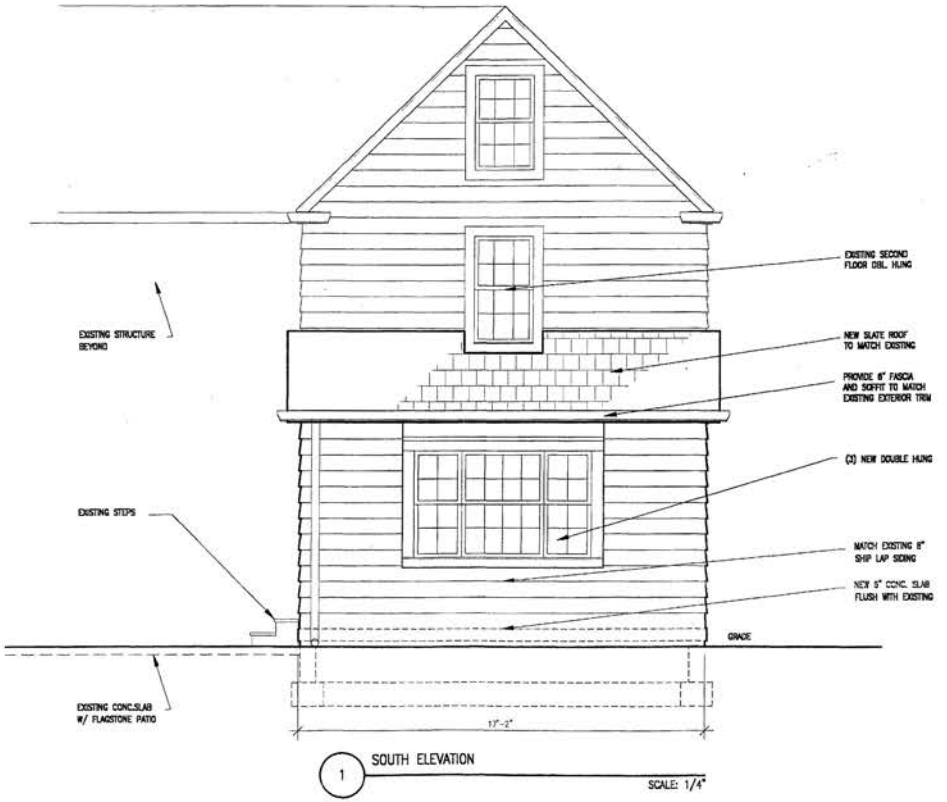
LOT #16
SQUARE 2351

PROJECT
SUNRM. ADDITION

DATE ISSUED: 19 FEB.99
PROJECT NO: 016

ROOF
FRAMING

A.04



1 SOUTH ELEVATION

SCALE: 1/4"

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Washington, DC 20015
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OWNER'S REPRESENTATIVE:
LAURENT LAFLEUR
PROJECT MANAGER

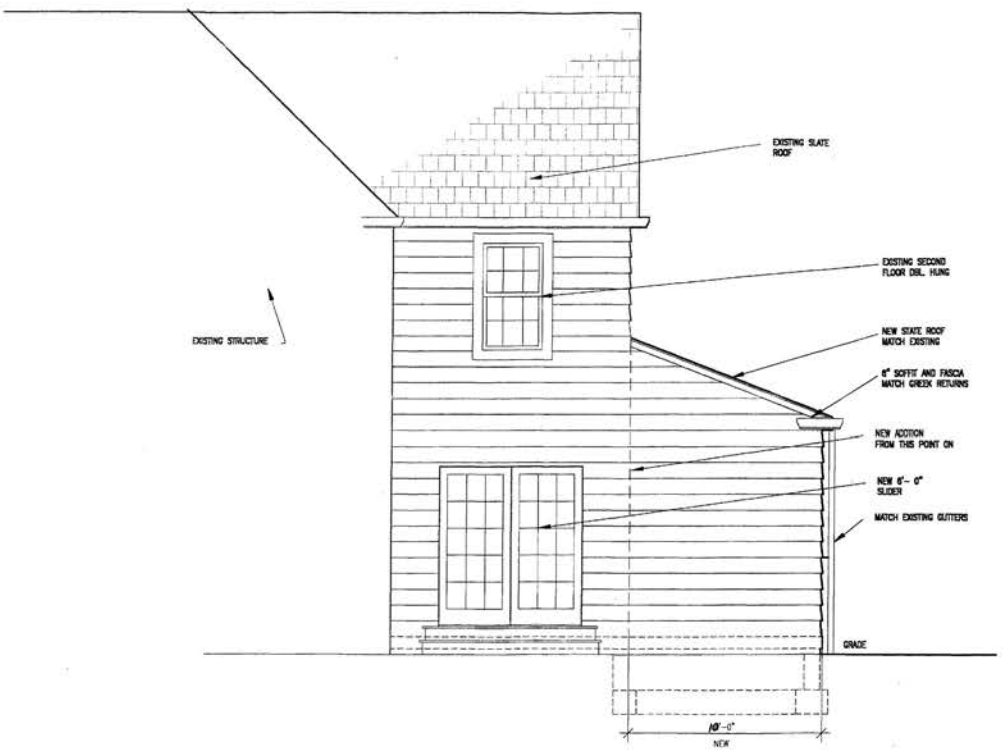
LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 15 MARCH 99
PROJECT NO: 017

EXTERIOR ELEVATION

A.05



1 EAST ELEVATION

SCALE: 1/4"

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LICENSE # 48353

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Washington, DC 20015
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OWNER'S REPRESENTATIVE:
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PROJECT MANAGER

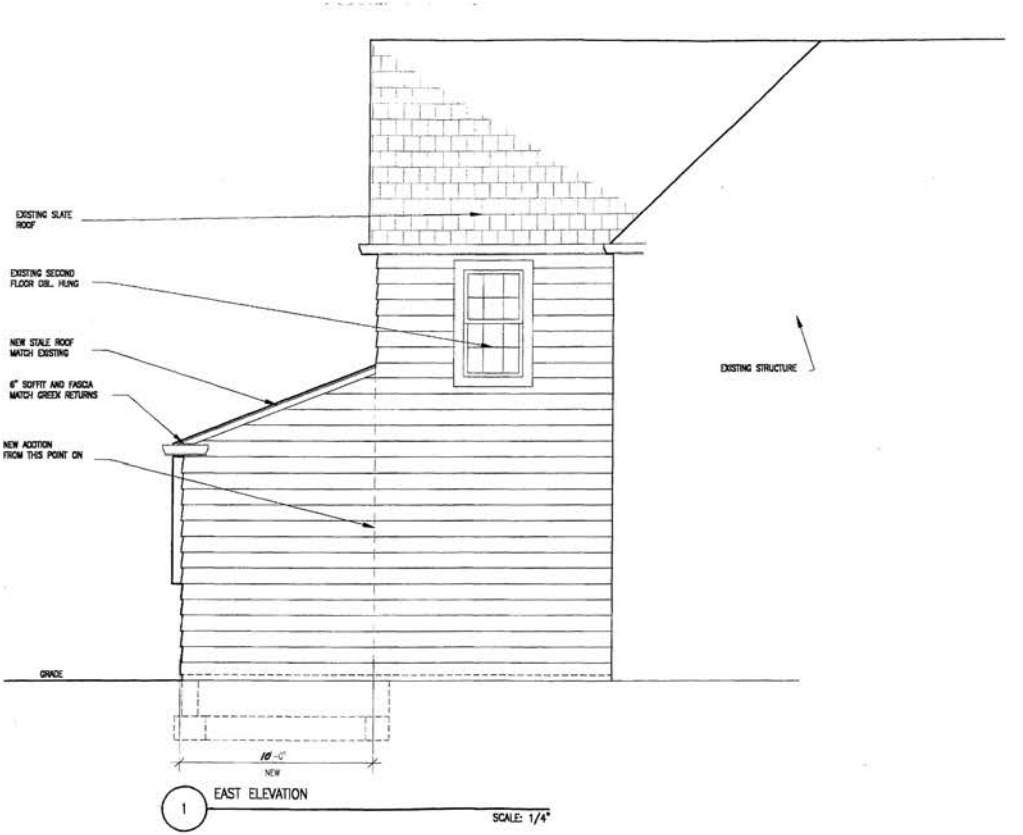
LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 16 MARCH 99
PROJECT NO: 016

EXTERIOR ELEVATION

A.06



1 EAST ELEVATION

SCALE: 1/4"

LAFLEUR ASSOCIATES

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LICENSE # 46355

OWNER:
Mr. & Mrs. Jonathon Rickert
6683 32nd Place N.W.
Washington, DC 20015
TEL: 202.237.6959

OWNER'S REPRESENTATIVE:
LAURENT LAFLEUR
PROJECT MANAGER

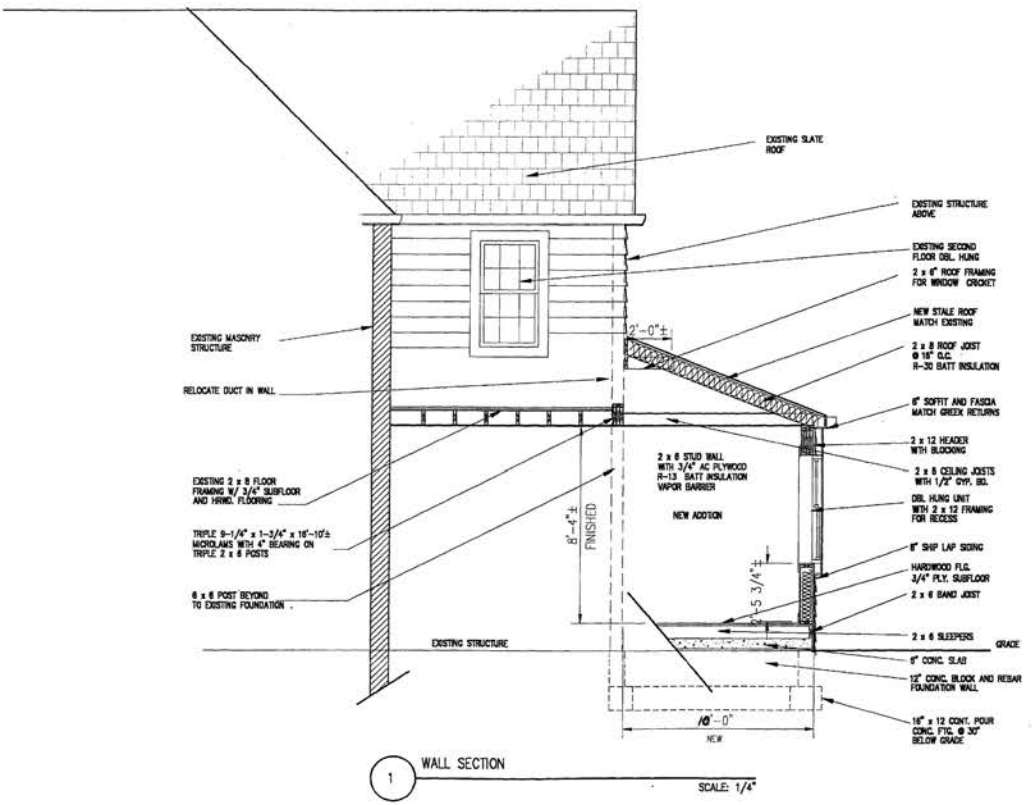
LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 16 MARCH 99
PROJECT NO: 017

EXTERIOR
ELEVATION

A.07



LAFLEUR ASSOCIATES

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FAX: 410.381.7385

LICENSE # 40358

OWNER:
Mr. & Mrs. Jonathan Rickert
6683 32nd Place N.W.
Washington, DC 20015
TEL: 202.237.6659

OWNER'S REPRESENTATIVE:
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PROJECT MANAGER

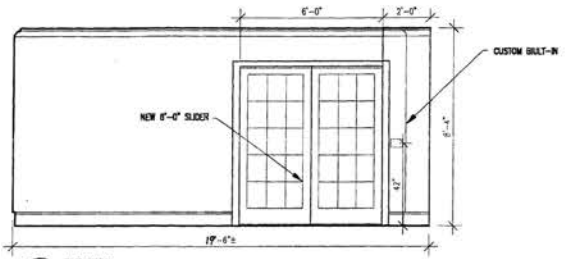
LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

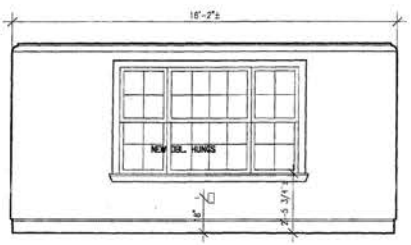
DATE ISSUED: 16 MARCH 99
PROJECT NO: 017

WALL
SECTION

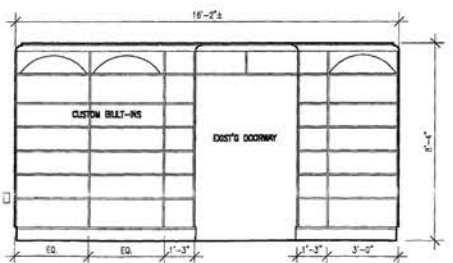
A.08



A ELEVATION SCALE: 1/4"



B ELEVATION SCALE: 1/4"



C ELEVATION SCALE: 1/4"

LAFLEUR ASSOCIATES
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LICENSE # 49355

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Washington, DC 20015
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OWNER'S REPRESENTATIVE:
LAURENT LAFLEUR
PROJECT MANAGER

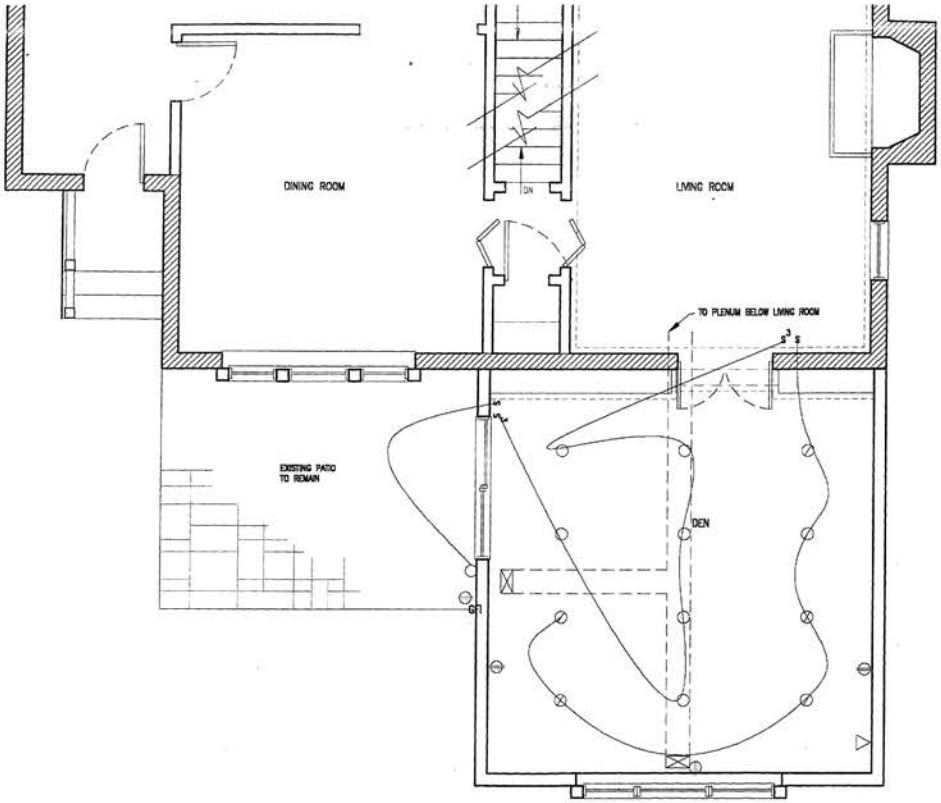
LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 16 MARCH 99
PROJECT NO: 017

INTERIOR
ELEVATIONS

A.09



1 LIGHTING & COOLING

SCALE: 1/4"

NOTE:

FOR POWER
TAP OFF EXISTING PANEL
PANEL LOCATED IN BASEMENT
NO PLUMBING CHANGES

LEGEND

- EXTERIOR LIGHT FIXTURE
- TELEPHONE JACK OR DEDICATED LINE
- RECESSED DOWNLIGHT (ALL ON DIMMERS)
- DOWNLIGHT WALL WASHER (ALL ON DIMMERS)
- GROUNDED OUTLET (GFI)
- DUPLEX OUTLET
- 12 x 6 FEED TAP OFF EXISTING (ADJACENT)

LAFLEUR ASSOCIATES
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LICENSE # 49355

OWNER:
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TEL: 202.237.9958

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LAURENT LAFLEUR
PROJECT MANAGER

LOT #16
SQUARE 2351

PROJECT
FAMILY RM. ADDITION

DATE ISSUED: 19 FEB. 99
PROJECT NO: 316

ELECTRICAL
HEATING

E.01

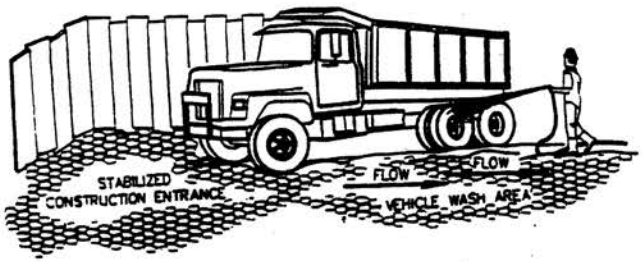
DISTRICT OF COLUMBIA EROSION AND SEDIMENT CONTROL GUIDELINES

Robert A. Gooden
Certified Professional Soil Erosion and
Sediment Control Specialist

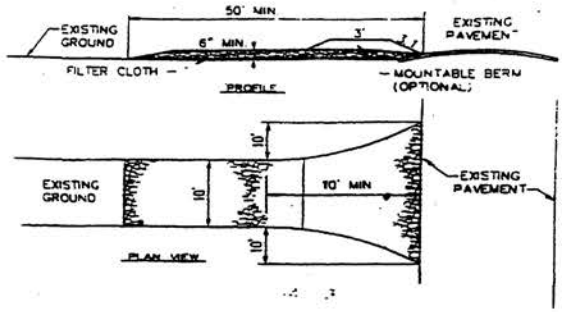
614 H Street NW
Washington DC 20001
Phone: (202)-727-7048

1 EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AROUND THE SITE.
4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS TO BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.



3 VEHICLE WASH DETAIL
(NOT TO SCALE)



2 STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

CONSTRUCTION RAMP SPECIFICATION

1. STONE SIZE- USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH- AS REQUIRED BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE 30 FOOT MINIMUM LENGTH WOULD APPLY).

3. THICKNESS- NOT LESS THEN SIX (6) INCHES.

4. WIDTH- TEN(10)FOOT MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OCCURS.

5. FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.

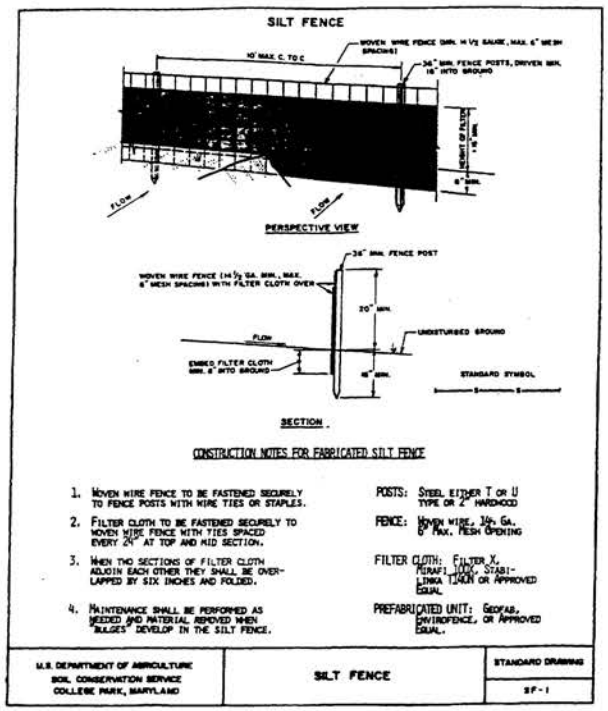
6. SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WIT 5:1 SLOPES WILL BE PERMITTED.

7 MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS MOTIONS DEMAND AND REPAIR AND/ OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WASHING- WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS ONTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

(6)



CONSTRUCTION NOTES

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE-THIRD (1/3) FILLED WITH SILT.

2 STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY ANY TANKS MAY BE USED. PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 20-01 ARE MET.

3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.

4. TANK STORAGE VOLUME REQUIRED - 16 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY MULTIPLE TANKS MAY BE USED.

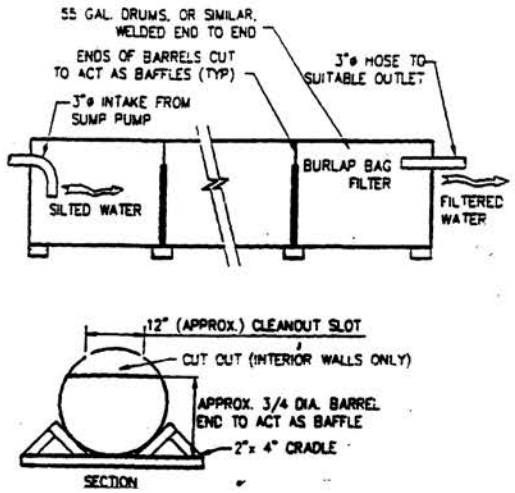
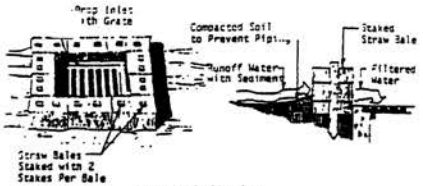


Figure 1

7 PORTABLE SEDIMENT TANK

(NOT TO SCALE)

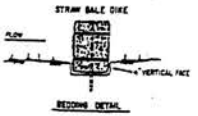


Specific Application

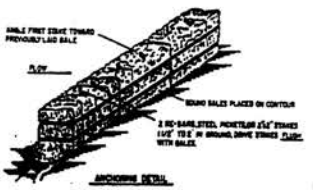
This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

STRAW BALE DROP INLET SEDIMENT FILTER

Source: Michigan Soil Erosion and Sedimentation Control Guidebook, 1975



STANDARD SYMBOL



1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF [illegible] INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY DRIVING TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE [illegible]	STRAW BALE DIKE	STANDARD [illegible] [illegible]

STANDARDS AND SPECIFICATIONS
FOR
BRICKBAT GROUND COVER

Definition

Temporary ground cover consisting of broken brick (1/2 piece or smaller) placed over denuded earth.

Purpose

Brickbats provide a temporary ground cover over denuded urban earth to prevent the transportation of sediment from the site.

Conditions When Practice Applies

Brickbats may be used on any site in need of temporary ground cover.

Design Criteria

The brickbats shall be placed to a depth of 3 inches to 4 inches covering the denuded earth on the site, then compacted and leveled.

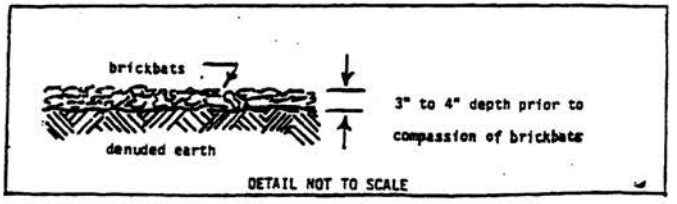


Figure 1 - BRICKBATS

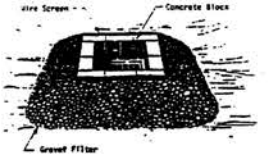


Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

BURLAP AND HARDWARE CLOTH INLET SEDIMENT FILTER

Source:





Specific Application

This method of inlet protection is applicable where heavy flows are expected and where an overflow capacity is necessary to prevent excessive ponding around the structure.

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

Source: