

SEDIMENT CONTROL LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE	
SILT FENCE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING HOUSE	
EXISTING STRUCTURE TO BE REMOVED	
STABILIZED CONSTRUCTION ENTRANCE	
PERVIOUS AREA TOTAL: 2696 SF 2696/5100 = 53% (50%MIN)	

PROJECT NARRATIVE

THE PROJECT IS THE ADDITION/RENOVATION OF A 2 STORY BRICK HOUSE WITH CELLAR, LOCATED IN THE AMERICAN UNIVERSITY PARK NEIGHBORHOOD IN NORTHWEST WASHINGTON DC. THE PROJECT INCLUDES A 2 STORY REAR ADDITION CONTAINING A NEW KITCHEN, DINING ROOM AND MASTER SUITE. THE SCOPE ALSO INCLUDES MODIFICATIONS TO INTERIOR PARTITIONS TO RELOCATE THE STAIR AND ADD A MUD ROOM TO THE FIRST FLOOR.

THE RENOVATION WILL INCLUDE INSTALLATION OF A NEW HVAC SYSTEM FOR THE EXISTING HOUSE AND ADDITION. MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR FINAL LAYOUT AND DESIGN.

PROPERTY ADDRESS: 4725 YUMA ST, NW
WASHINGTON, DC 20016

LOT: 0033

SQUARE: 2357

SEDIMENT CONTROL NARRATIVE

LIMIT OF DISTURBANCE AREA: 2,818 SF

VOLUME OF EXCAVATION: 2,176 CUBIC FT

VOLUME OF ELL : 0 CUBIC FEET

ADJACENT PROPERTIES UNAFFECTED BY CONSTRUCTION

IN NO CASE SHALL THE LIMIT OF DISTURBANCE EXCEED 5,000 SF. IN THE EVENT THAT THE CONTRACTOR NEEDS TO EXCEED THE LIMIT OF DISTURBANCE SHOWN, CONTRACTOR TO CONTACT ARCHITECT PRIOR TO FURTHER WORK.

FINISH GRADE AROUND STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5% FOR A MIN. DIST. OF 10 FT.

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PLAN/ TRUE
NORTH

ISSUE FOR CONSTRUCTION

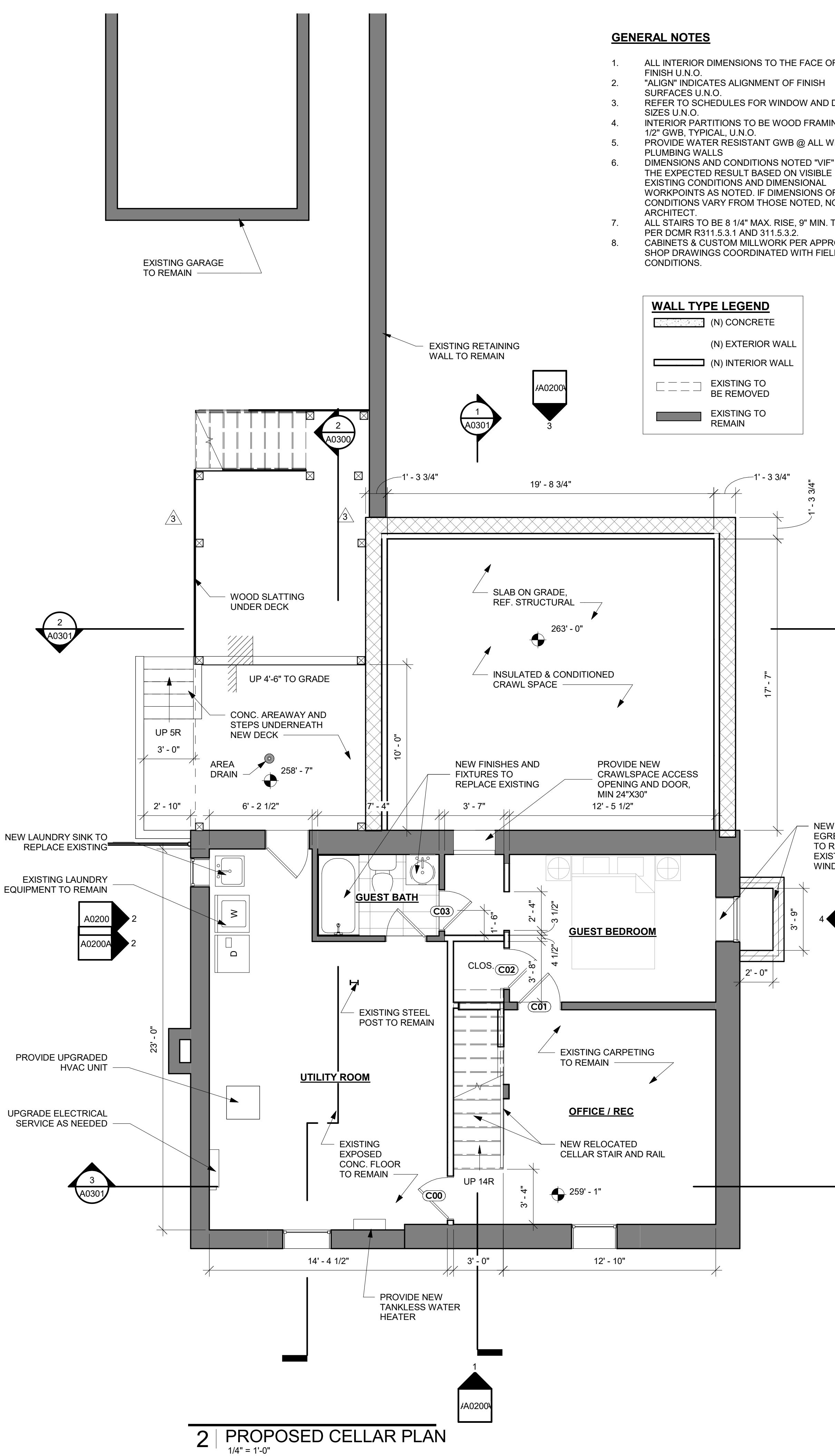
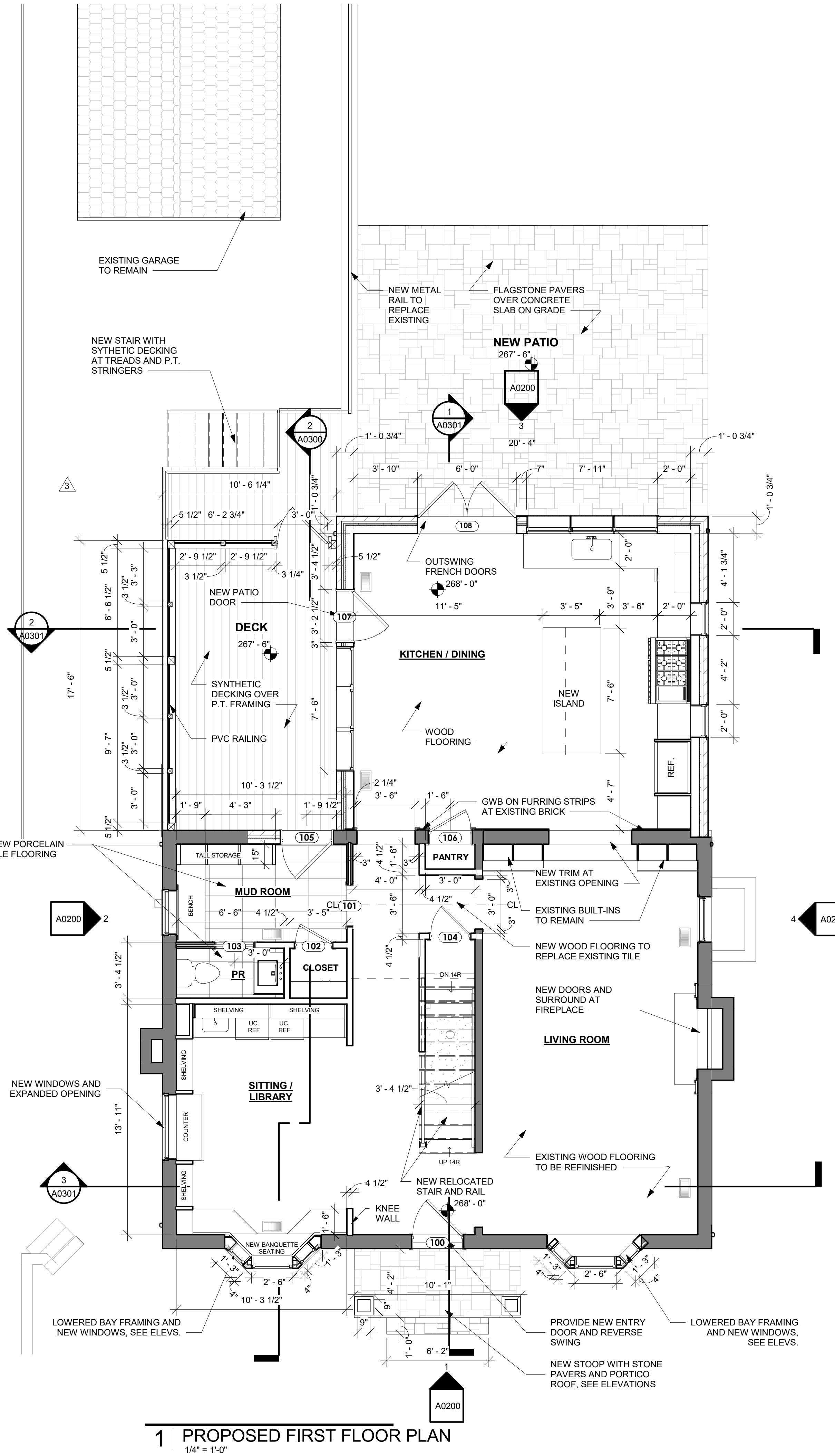
NOV 2024

ISSUES / REVISIONS

NO.	DESCRIPTION
	PERMIT SET

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SEDIMENT CONTROL PLAN G0200

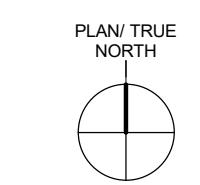


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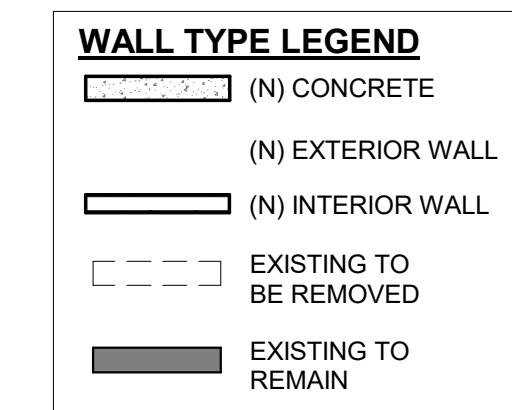
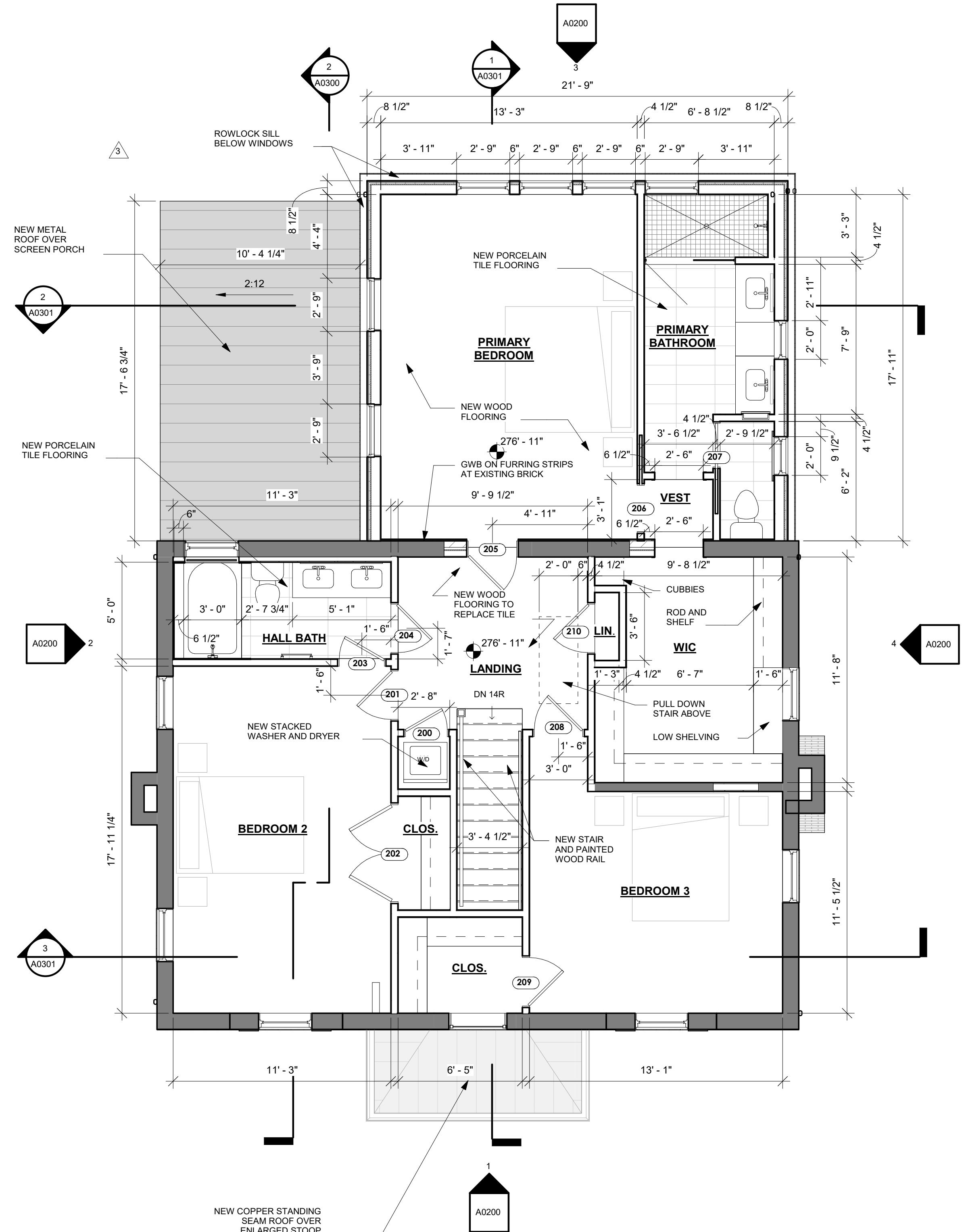
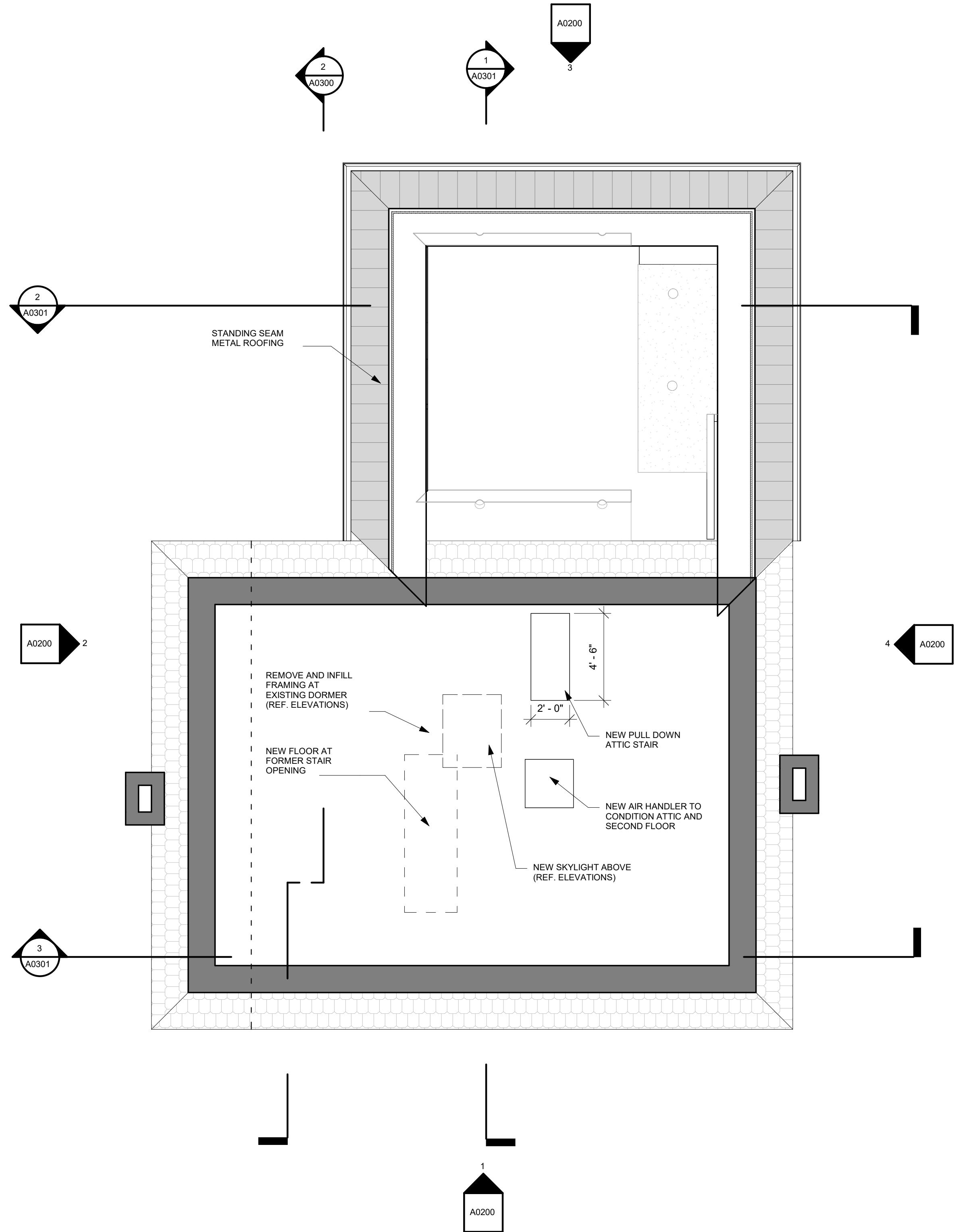
5 NOV 2024

ISSUE FOR
CONSTRUCTION

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE
3	Permit Modification	TBD

**PROPOSED FLOOR
PLANS
A0101**



GENERAL NOTES

1. ALL INTERIOR DIMENSIONS TO THE FACE OF FINISH U.N.O.
2. 'ALIGN' INDICATES ALIGNMENT OF FINISH SURFACES U.N.O.
3. REFER TO SCHEDULES FOR WINDOW AND DOOR SIZES U.N.O.
4. INTERIOR PARTITIONS TO BE WOOD FRAMING W/ 1/2" GWB, TYPICAL U.N.O.
5. PROVIDE WATER RESISTANT GWB @ ALL WET PLUMBING WALLS
6. DIMENSIONS AND CONDITIONS NOTED "VIP" ARE THE EXPECTED RESULT BASED ON VISIBLE EXISTING CONDITIONS AND DIMENSIONAL WORKINGS AS NOTED. IF DIMENSIONS OR CONDITIONS VARY FROM THOSE NOTED, NOTIFY ARCHITECT.
7. ALL STAIRS TO BE 8 1/4" MAX. RISE, 9" MIN. TREAD PER DCMR R311.5.3.1 AND 311.5.2
8. CABINETS & CUSTOM MILLWORK PER APPROVED SHOP DRAWINGS COORDINATED WITH FIELD CONDITIONS.

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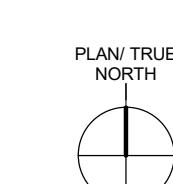
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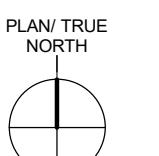
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3	Permit Modification	TBD

**PROPOSED FLOOR
 PLANS**
A0102



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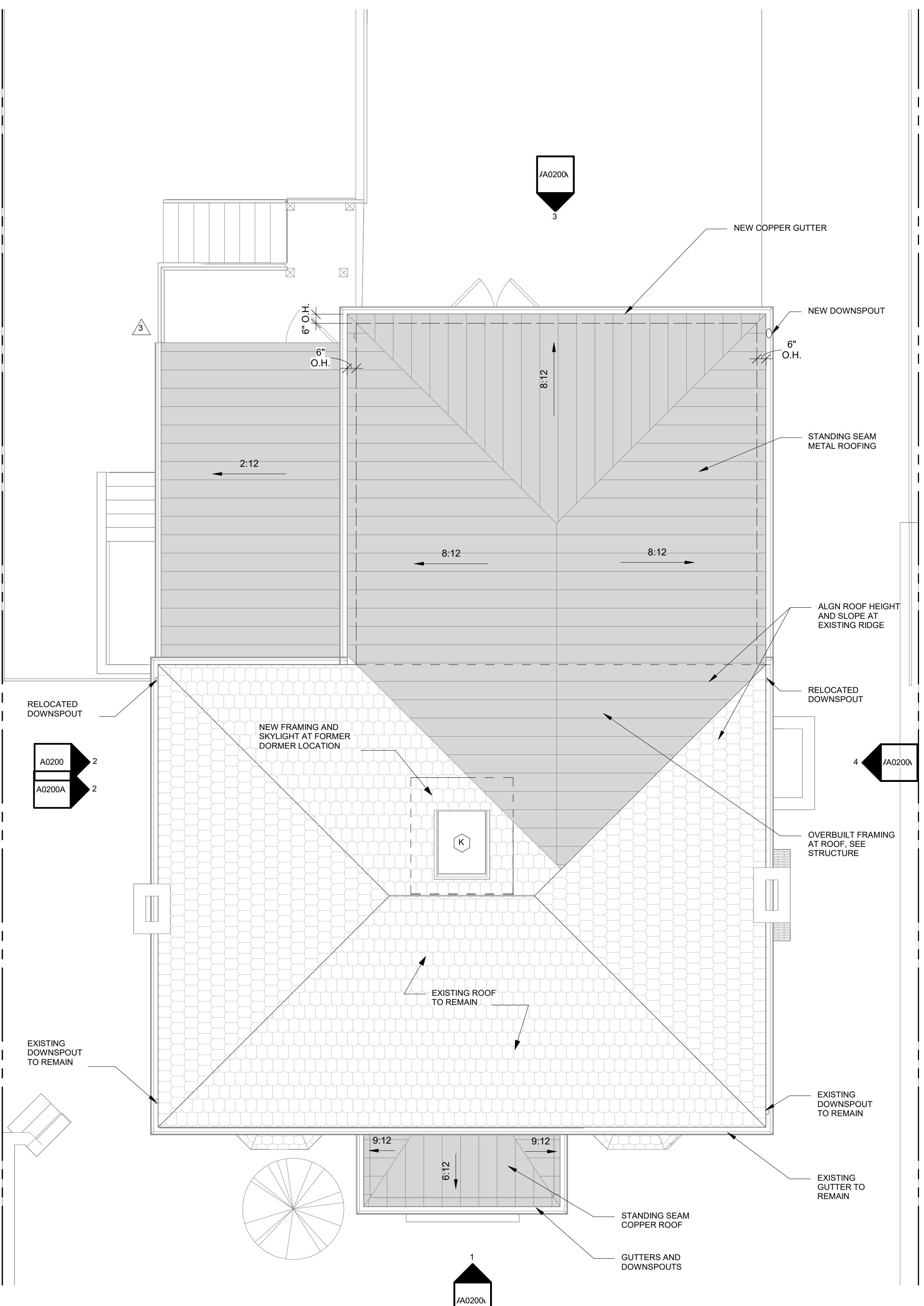


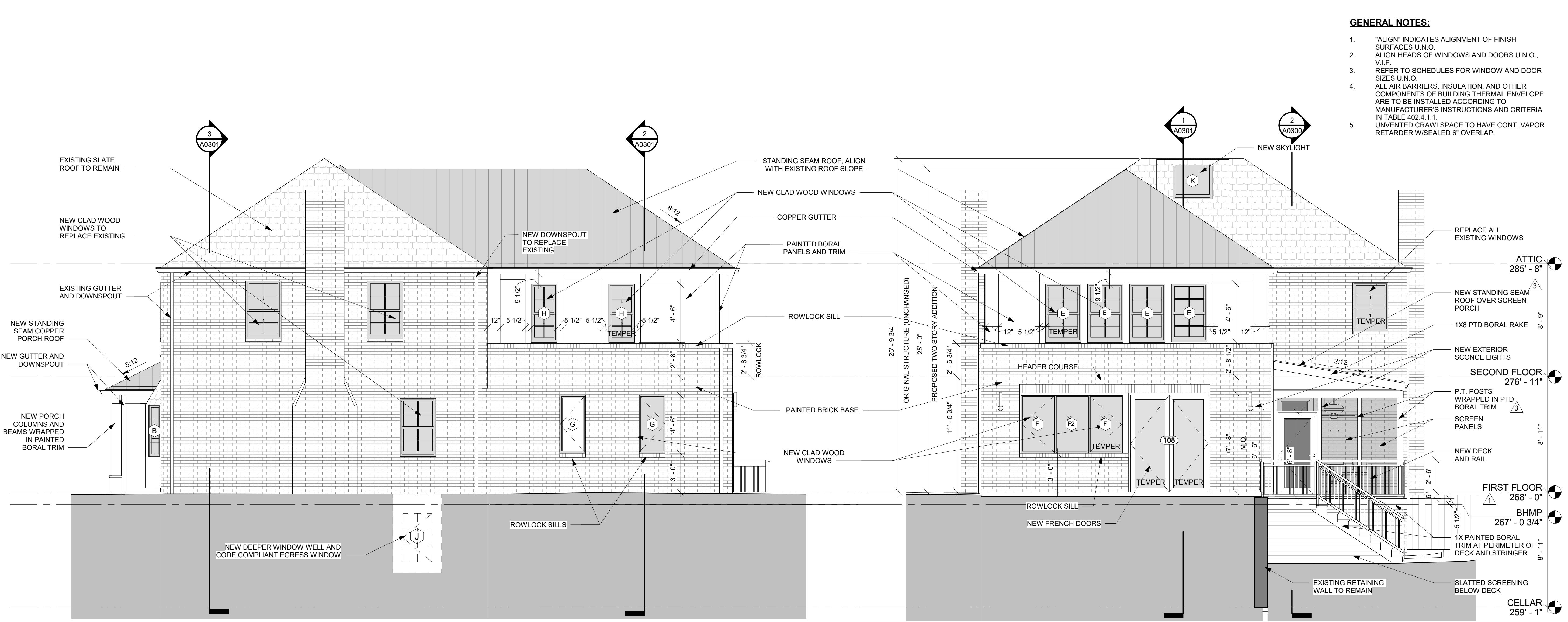
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3	Permit Modification	TBD





GENERAL NOTES:

- "ALIGN" INDICATES ALIGNMENT OF FINISH SURFACES U.N.O.
- ALIGN HEADS OF WINDOWS AND DOORS U.N.O.
- U.F.I.
- REFER TO SCHEDULES FOR WINDOW AND DOOR SIZES U.M.O.
- ALL AIR BARRIERS, INSULATION, AND OTHER COMPONENTS OF BUILDING THERMAL ENVELOPE ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND CRITERIA IN TABLE 402.4.1.1.
- UNVENTED CRAWLSPACE TO HAVE CONT. VAPOR RETARDER W/SEALED 6" OVERLAP.

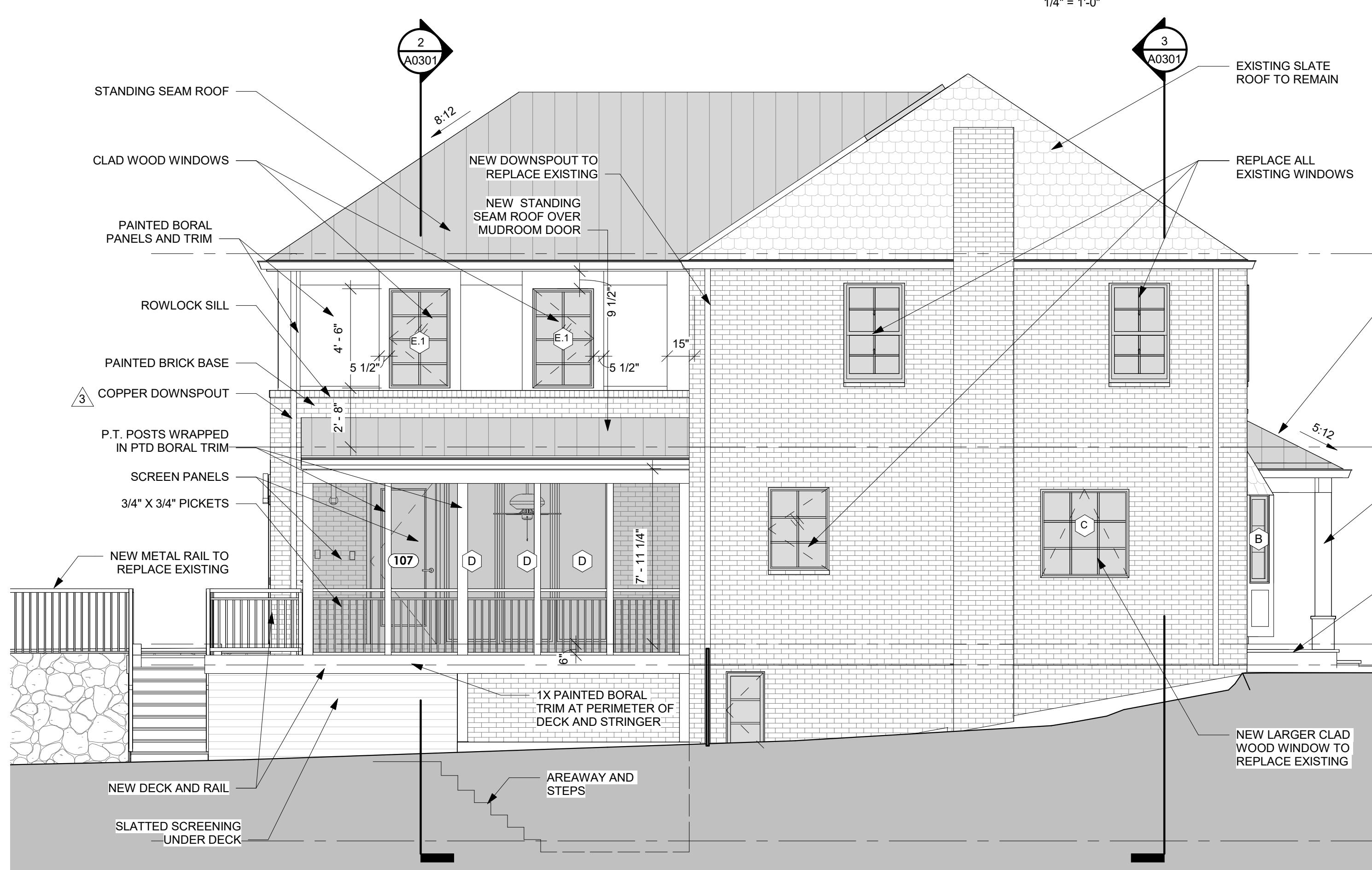


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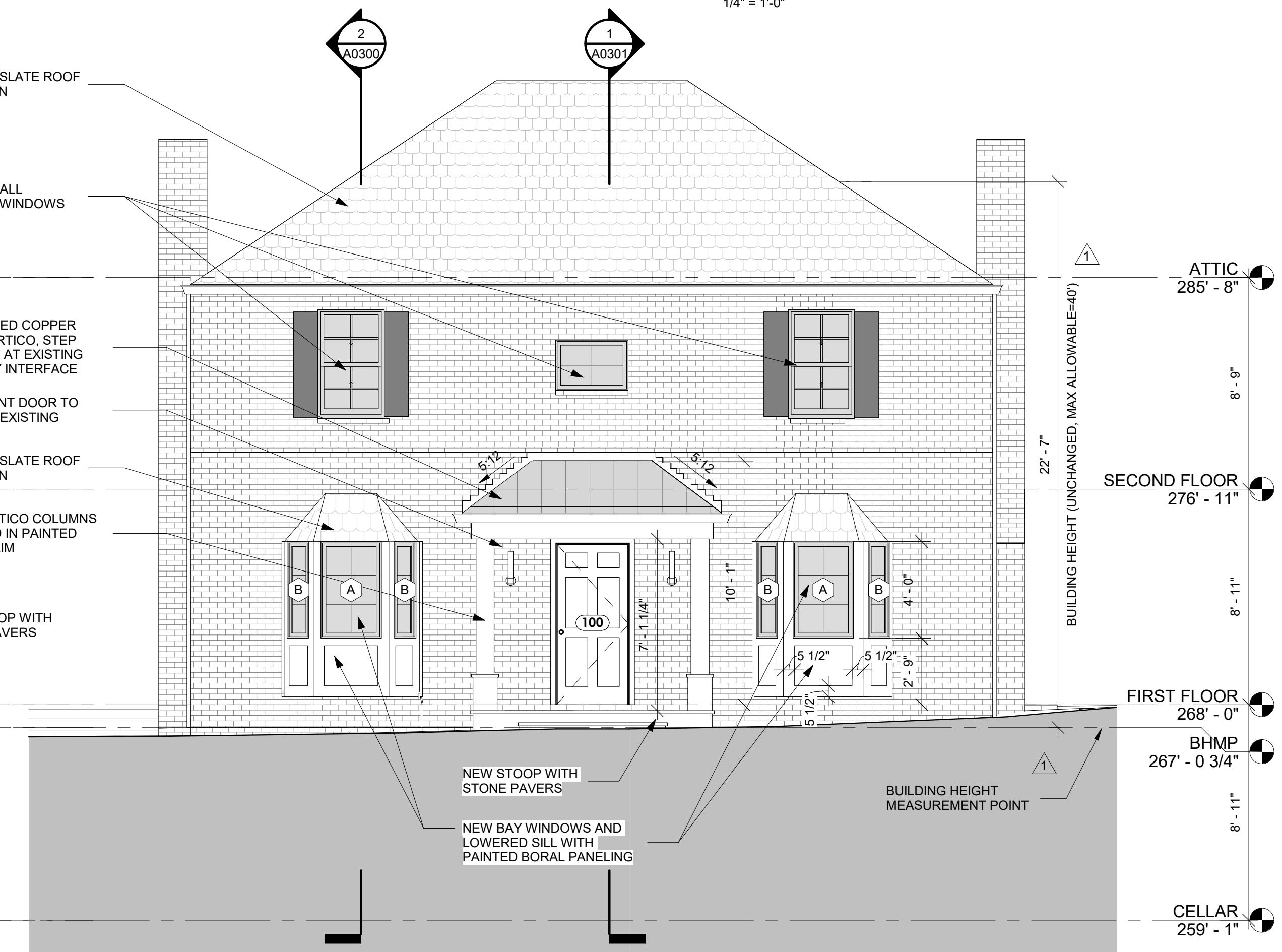
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4 | PROPOSED EAST ELEVATION Copy 1



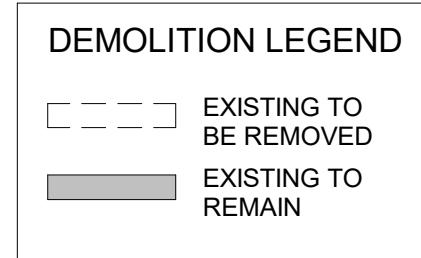
3 | PROPOSED NORTH ELEVATION Copy 1



2 | PROPOSED WEST ELEVATION Copy 1

ISSUE FOR CONSTRUCTION	
NO.	DESCRIPTION
1	Permit Comment Rev. 12/18/23
3	Permit Modification TBD

1 | PROPOSED SOUTH ELEVATION Copy 1



GENERAL NOTES

- ALL INTERIOR DIMENSIONS TO THE FACE OF FINISH U.N.O.
- "ALIGN" INDICATES ALIGNMENT OF FINISH SURFACE U.N.O.
- REFERS TO SCHEDULES FOR WINDOW AND DOOR SIZES U.N.O.
- INTERIOR PARTITIONS TO BE WOOD FRAMING W/ 1/2" G.W.B. TYPICAL U.N.O.
- PROVIDE WATER RESISTANT G.W.B @ ALL WET PLUMBING WALLS
- DIMENSIONS AND CONDITIONS NOTED "V.I.F" ARE THE EXPECTED RESULT BASED ON VISIBLE EXISTING CONDITIONS AND DIMENSIONAL WORKPOINTS AS NOTED. IF DIMENSIONS OR CONDITIONS VARY FROM THOSE NOTED, NOTIFY ARCHITECT.
- ALL STAIRS TO BE 8" MAX. RISE, 10 1/2" TREAD. GAP BETWEEN SEGMENTS TO BE LESS THAN 4" TYP.

DEMOLITION NOTES

DEFINITIONS:

- REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
- REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND COORDINATE WITH OWNER ON WHERE TO RECYCLE THEM.
- EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

PROJECT CONDITIONS:

- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- HAZARDOUS MATERIALS: IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF ENCOUNTERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF THE REMOVAL OF HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT. VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF ANY UNSALVAGEABLE MATERIAL BEYOND THAT NOTED ON DRAWINGS TO DETERMINE EXTENT AND COST OF ADDITIONAL REMOVALS. SHOULD ANY DECAYED MATERIAL BEYOND NOTED EXTENTS BE ENCOUNTERED IN THE COURSE OF WORK RELATED TO THE PROJECT, CONTRACTOR SHALL COORDINATE REMOVAL EXTENTS WITH OWNER. SUCH EXTENTS SHALL BE AT A MINIMUM TO REMOVE AND REPLACE TO THE NEAREST ACCEPTABLE STRUCTURAL ELEMENT (STUD/BEAM/BEARING WALL/ETC.).

SITE ACCESS:
SITE ACCESS WILL BE VIA EXISTING ALLEY. CONTRACTOR SHALL RESTORE AREAS DAMAGED BY THIS ACCESS, AND PROTECTION SHALL BE PROVIDED FOR AREAS NOT IN THE AREA OF CONSTRUCTION.

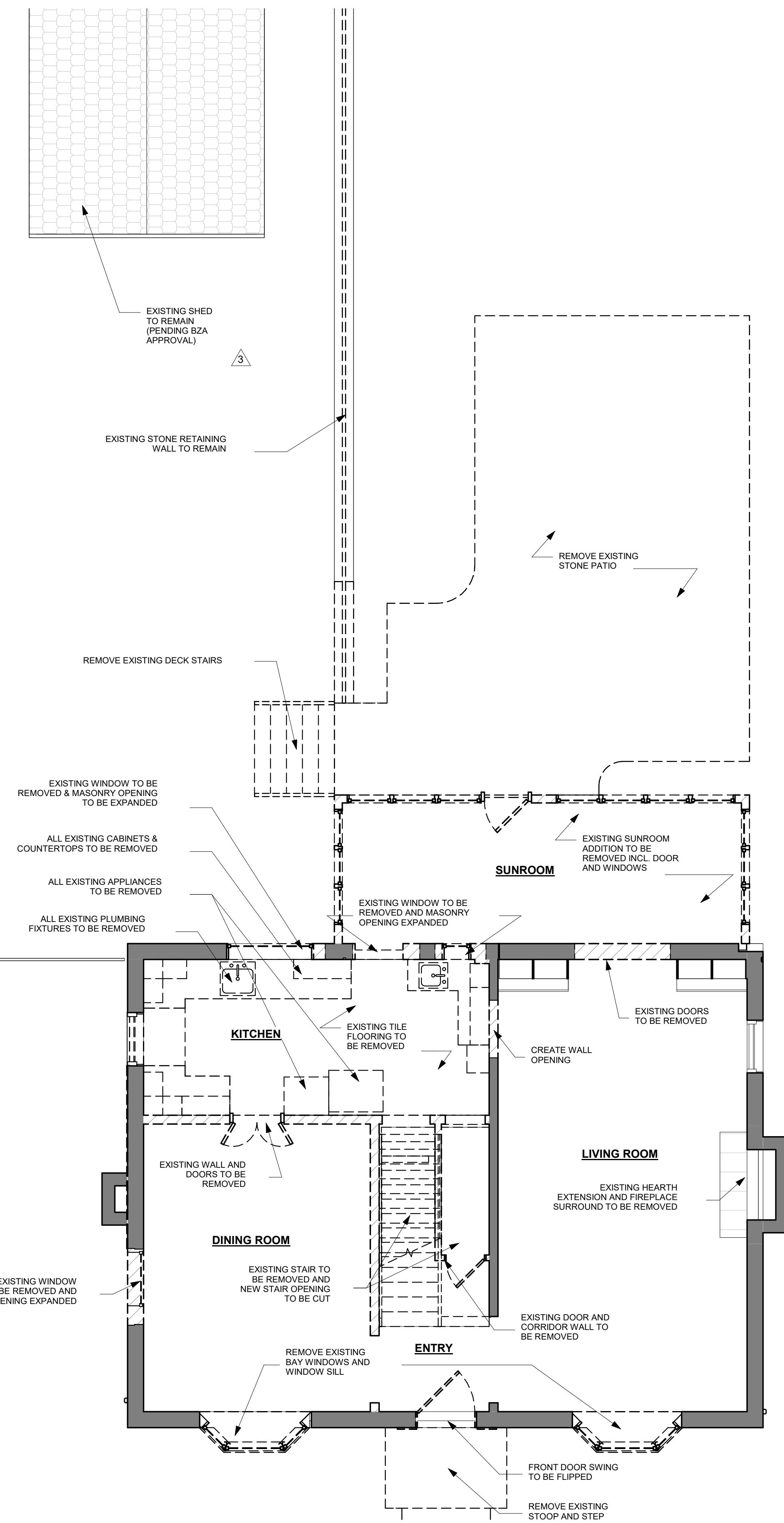
UTILITIES AND EXISTING SERVICES:
LOCATE AND IDENTIFY ANY EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED AND ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES. PRIOR TO DEMOLITION, PROTECT AGAINST DAMAGE TO THE FOLLOWING MECHANICAL/ELECTRICAL OR UTILITY SERVICES THAT WILL REMAIN IN THE NEW WORK. THIS INCLUDES ELECTRICAL WIRING TO LIGHT FIXTURES, DISCONNECT AND SEAL OR CAP OFF SERVICES/SYSTEMS THAT ARE REQUIRED TO BE REMOVED, RELOCATED OR ABANDONED, CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED, CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.

REMOVAL OF DEMOLISHED MATERIALS:
PROPERLY REMOVE DEMOLISHED MATERIALS (UNLESS NOTED FOR SALVAGE OR RE-USED) FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A MANNER THAT COMPLIES WITH GOVERNING REGULATIONS AND WITH AUTHORITIES HAVING JURISDICTION OVER HAULING AND DISPOSAL PROCEDURES. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

BUILDING PROTECTION:
DURING DEMOLITION AND CONSTRUCTION, THE CONTRACTOR MUST PROVIDE TEMPORARY WEATHER AND MOISTURE PROTECTION TO ALL EXPOSED INTERIOR OR EXTERIOR SURFACES AND STRUCTURE THAT MAY BE DAMAGED FROM WATER LEAKAGE OR PROLONGED TEMPERATURE AND MOISTURE EXPOSURE. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN ON THAT ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. COVER AND PROTECT EXPOSED FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.

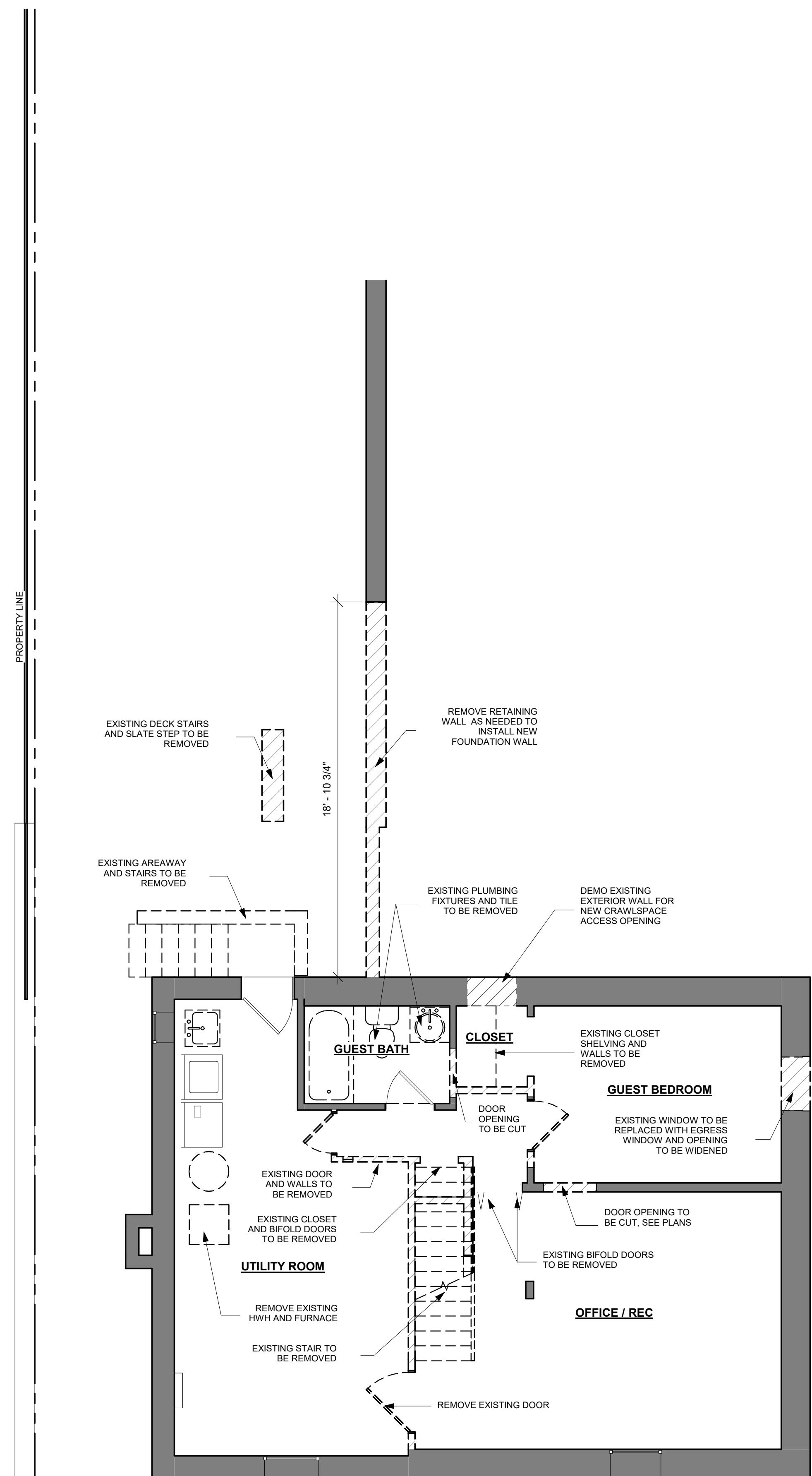
A. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERS OR CHISELS, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN, CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING FINISHED SURFACES. REMOVE DECAYED OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.

B. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING FINISHED SURFACES. REMOVE DECAYED OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.



2 | FIRST FLOOR DEMOLITION PLAN

PROPERTY LINE



1 | CELLAR DEMOLITION PLAN

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PLAN/TRUE NORTH

5 NOV 2024

ISSUE FOR
CONSTRUCTION

ISSUES / REVISIONS

NO.	DESCRIPTION	DATE
3	Permit Modification	TBD

D0101

DEMOLITION LEGEND	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	EXISTING TO BE REMOVED
<input type="checkbox"/>	EXISTING TO REMAIN

REMOVALS KEY	
Key Value	Keynote Text

GENERAL NOTES

- ALL INTERIOR DIMENSIONS TO THE FACE OF FINISH U.N.O.
- "ALIGN" INDICATES ALIGNMENT OF FINISH SURFACES U.N.O.
- REFER TO SCHEDULES FOR WINDOW AND DOOR SIZES U.N.O.
- INTERIOR PARTITIONS TO BE WOOD FRAMING W/ 1/2" GWB, TYPICAL U.N.O.
- PROVIDE WATER RESISTANT GWB @ ALL WET PLUMBING WALLS.
- DIMENSIONS AND CONDITIONS NOTED "VIF" ARE THE EXPECTED RESULT BASED ON VISIBLE EXISTING CONDITIONS AND DIMENSIONAL WORKPOINTS AS NOTED. IF DIMENSIONS OR CONDITIONS VARY FROM THOSE NOTED, NOTIFY ARCHITECT.
- ALL STAIRS TO BE 8" MAX. RISE, 10 1/2" TREAD. GAP BETWEEN SEGMENTS TO BE LESS THAN 4" TYP.

DEMOLITION NOTES

DEFINITIONS:

- REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
- REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND COORDINATE WITH OWNER/WHOLESALE FOR REMOVAL AND SALVAGE.
- EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

PROJECT CONDITIONS:

- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- HAZARDOUS MATERIALS: IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED. IF HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF THE REMOVAL OF HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT. VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.
- CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF ANY UNSALVAGEABLE MATERIAL BEYOND THAT NOTED ON DRAWINGS TO DETERMINE EXTENT AND COST OF ADDITIONAL REMOVALS. SHOULD ANY DECAYED MATERIAL BEYOND NOTED EXTENTS BE ENCOUNTERED IN THE COURSE OF WORK RELATED TO THE PROJECT, CONTRACTOR SHALL COORDINATE REMOVAL EXTENTS WITH OWNER. SUCH EXTENTS SHALL BE AT A MINIMUM TO REMOVE AND REPLACE TO THE NEAREST ACCEPTABLE STRUCTURAL ELEMENT (STUD/BEAM/BEARING WALL/ETC.).

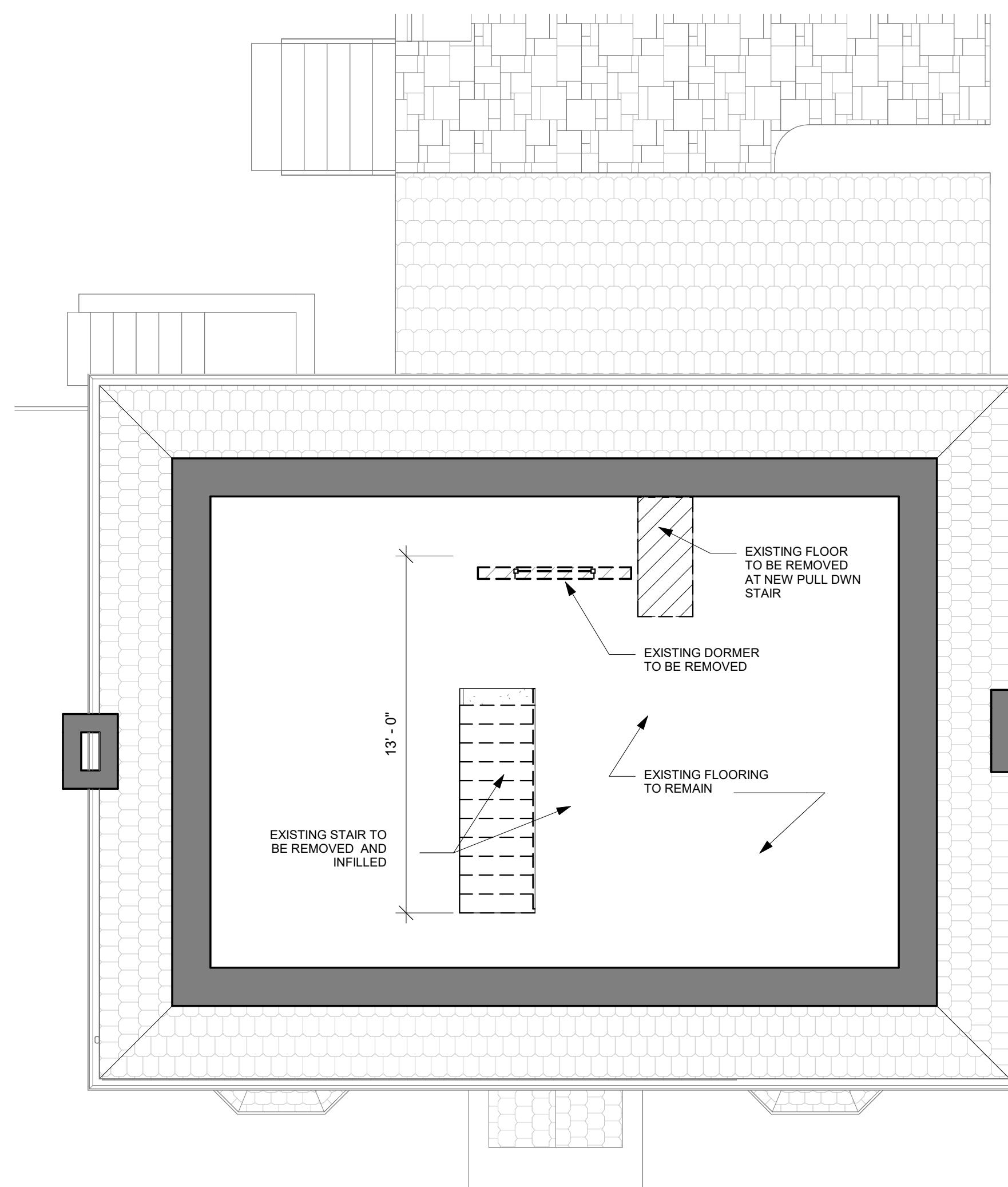
SITE ACCESS:
SITE ACCESS WILL BE VIA EXISTING ALLEY. CONTRACTOR SHALL RESTORE AREAS DAMAGED BY THIS ACCESS, AND PROTECTION SHALL BE PROVIDED FOR AREAS NOT IN THE AREA OF CONSTRUCTION.

UTILITIES AND EXISTING SERVICES:
LOCATE AND IDENTIFY ANY EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED AND ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES. PRIOR TO DEMOLITION, PROTECT AGAINST DAMAGE TO THE EXISTING MECHANICAL, ELECTRICAL OR OTHER SERVICES THAT WILL REMAIN IN THE NEW WORK. THIS INCLUDES ELECTRICAL WIRING TO LIGHT FIXTURES, DISCONNECT AND SEAL OR CAP OFF SERVICES/SYSTEMS THAT ARE RELOCATED OR REMOVED. RELOCATED OR ABANDONED, CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED, CAP VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.

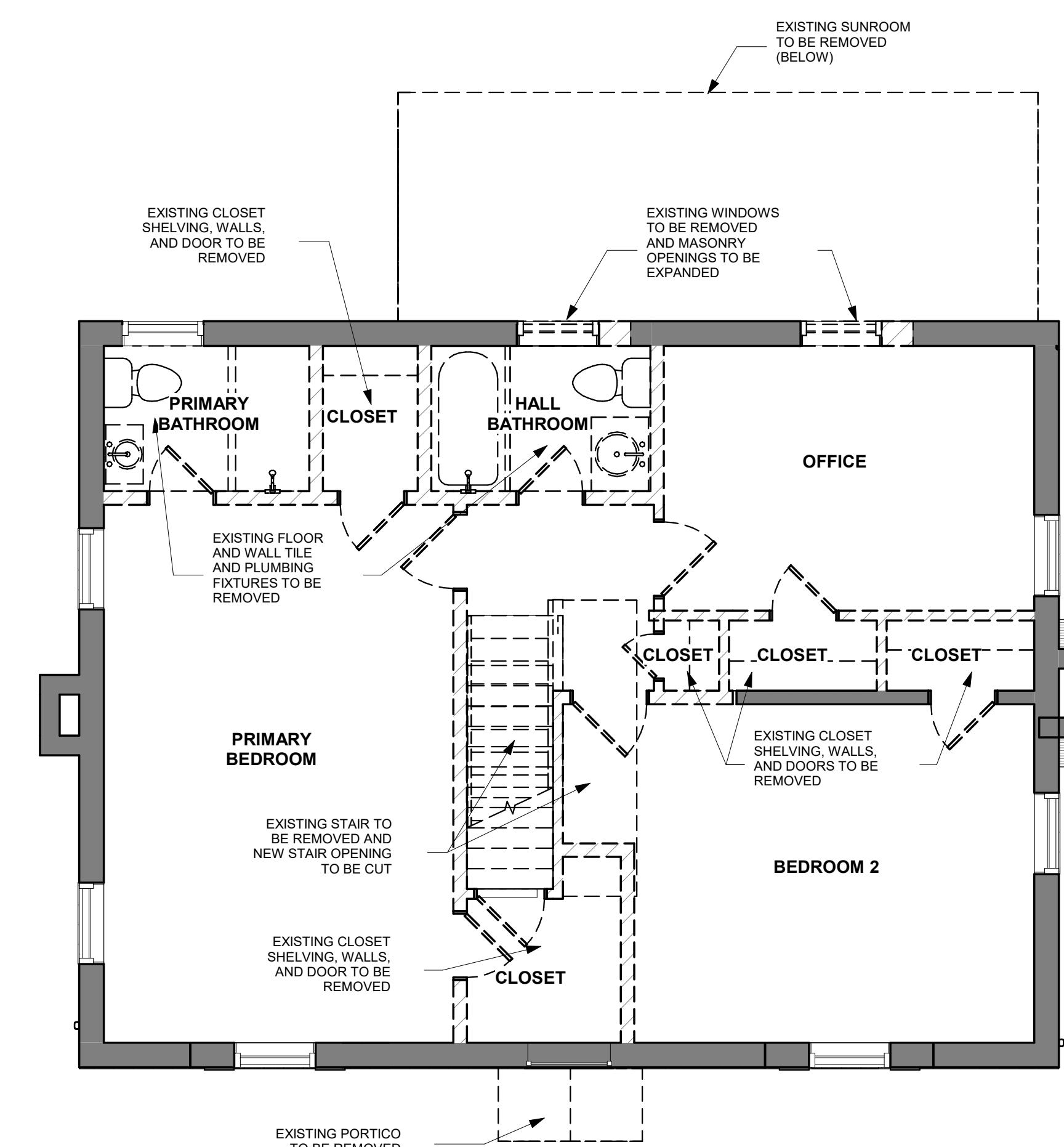
REMOVAL OF DEMOLISHED MATERIALS:
PROMPTLY REMOVE DEMOLISHED MATERIALS (UNLESS NOTED FOR SALVAGE OR RE-USE) FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A MANNER THAT COMPLIES WITH GOVERNING REGULATIONS, AND WITH AUTHORITIES HAVING JURISDICTION OVER HAULING AND DISPOSAL. SELECTIVE DEMOLITION AND TRASH REMOVAL IN A MANNER THAT WILL LIMIT SPILLAGE ON ADJACENT SURFACES AND AREAS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

BUILDING PROTECTION:
DURING DEMOLITION AND CONSTRUCTION, THE CONTRACTOR MUST PROVIDE TEMPORARY WEATHER AND MOISTURE PROTECTION TO ALL EXPOSED FLOOR OR EXTERIOR SURFACES AND CONSTRUCTION THAT MAY BE DAMAGED FROM WATER LEAKAGE OR PROLONGED TEMPERATURE AND MOISTURE EXPOSURE. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.

- NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
- CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
- REMOVE DECAYED OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.



2 | THIRD FLOOR DEMOLITION PLAN
1/4" = 1'-0"



1 | SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



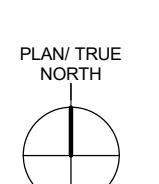
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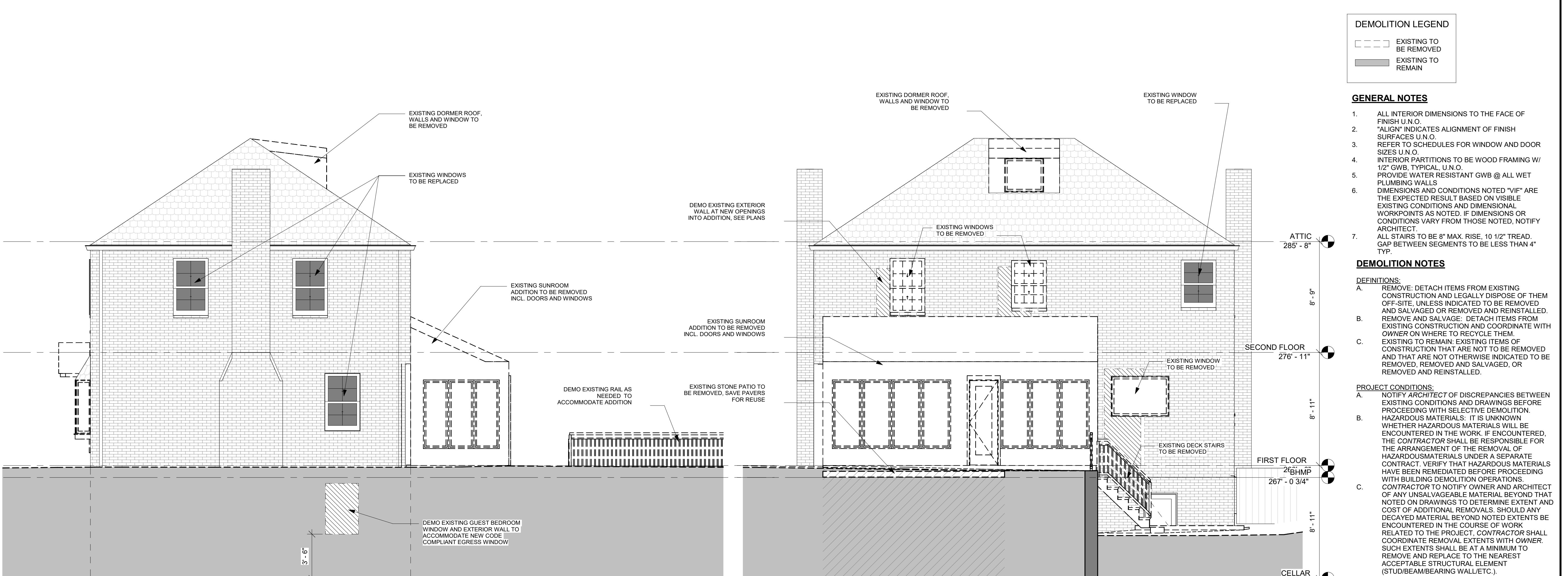
5 NOV 2024

ISSUES / REVISIONS

NO. DESCRIPTION DATE
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DEMOLITION PLANS

D0102

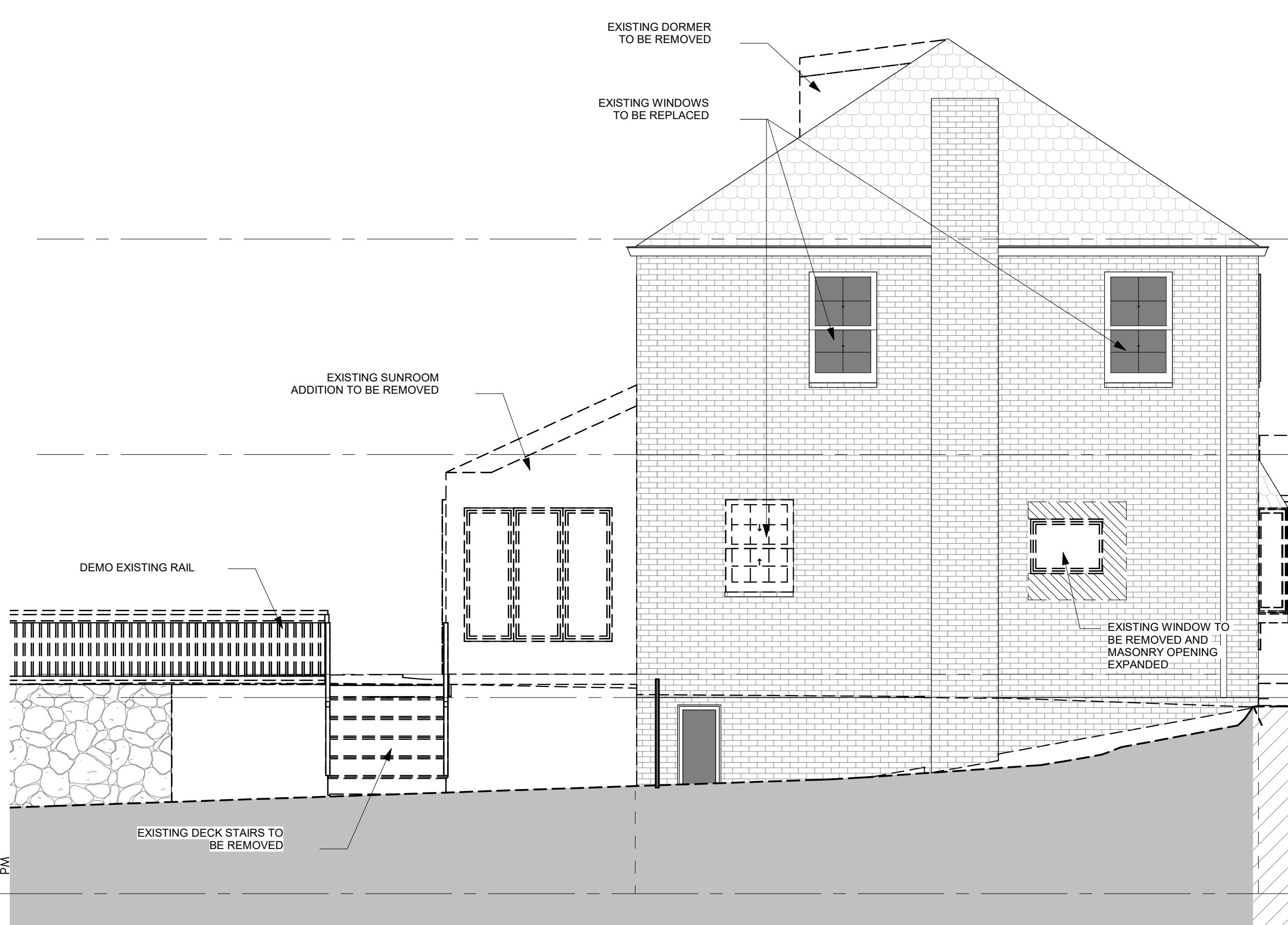


4 | DEMO EAST ELEVATION

1/4" = 1'-0"

3 | DEMO NORTH ELEVATION

1/4" = 1'-0"



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**DEMOLITION
ELEVATIONS**

D0105