

RESIDENCE
4725 YUMA STREET, NW
WASHINGTON, DC

STRUCTURAL ENGINEER
RATHGEBER GOSS
15871 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
T:(301) 637-6894



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)

The diagram is a site plan for a property. At the top, a thick black line represents the 'PROPERTY LINE'. Below it, a horizontal line with two circles represents the 'LIMIT OF DISTURBANCE'. Further down, a horizontal line with two squares represents the 'SILT FENCE'. Below that, a dashed horizontal line represents the 'EXISTING CONTOUR', and a solid horizontal line represents the 'PROPOSED CONTOUR'. The plan shows several structures: a large 'EXISTING HOUSE' with diagonal hatching, a rectangular 'EXISTING STRUCTURE TO BE REMOVED' with diagonal hatching, and a 'STABILIZED CONSTRUCTION ENTRANCE' with a brick pattern. At the bottom, a rectangular area is marked with a grid of crosses, representing the 'PERVIOUS AREA'. Text at the bottom left specifies 'TOTAL: 2696 SF' and '2696/5100 = 53% (50%MIN)'. A north arrow is located in the upper right corner.

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

LIMIT OF DISTURBANCE AREA: 2,848 SF

VOLUME OF EXCAVATION: 2,176 CUBIC FT

VOLUME OF FILL: 0 CUBIC FEET

ADJACENT PROPERTIES UNAFFECTED BY CONSTRUCTION

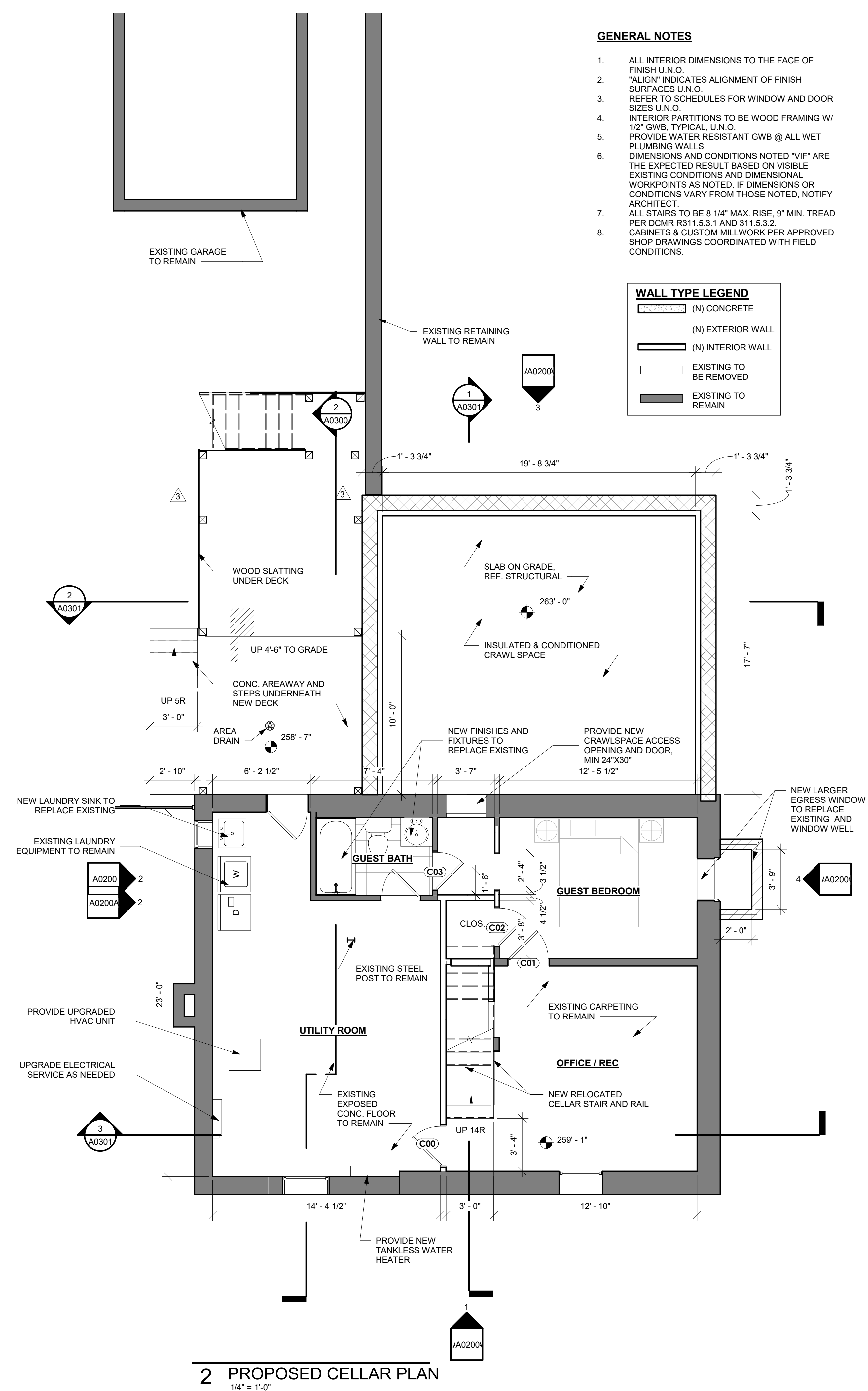
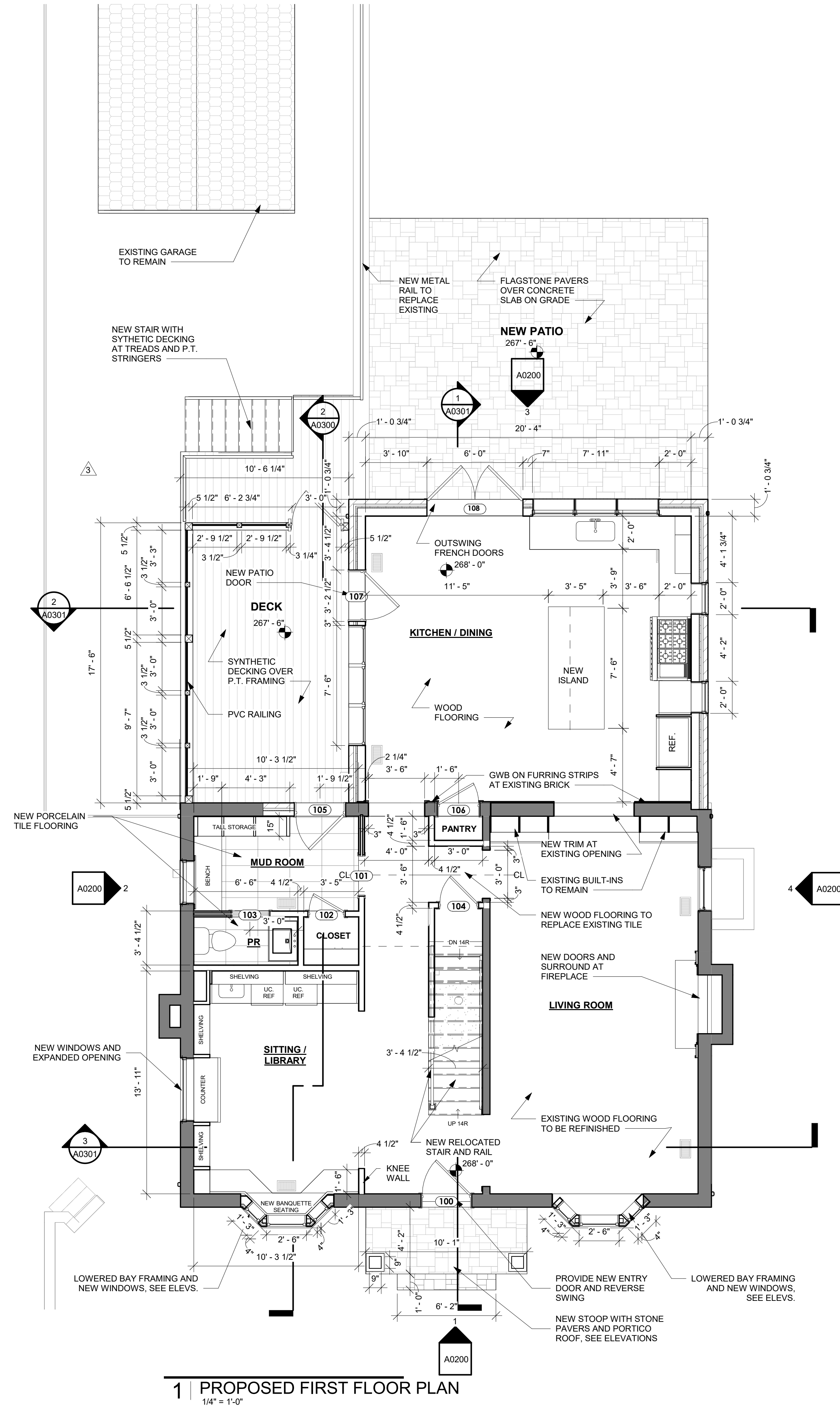
IN NO CASE SHALL THE LIMIT OF DISTURBANCE EXCEED 5,000 SF. IN THE EVENT THAT THE CONTRACTOR NEEDS TO EXCEED THE LIMIT OF DISTURBANCE SHOWN, CONTRACTOR TO CONTACT ARCHITECT PRIOR TO FURTHER WORK.

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

ISSUE FOR CONSTRUCTION 5 NOV 2024






ISSUES / REVISIONS		
NO.	DESCRIPTION	DATE
	PERMIT SET	10/18/23
	Permit Comment Rev.	12/18/23
2	Permit Comment Rev. 2	10/8/24
3	Permit Modification	TBD

Board of Zoning Adjustment
District of Columbia
CASE NO.21255
EXHIBIT NO.4



- ## 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 "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.
 7. ALL STAIRS TO BE 8'11" MAX. RISE, 9" MIN. TREAD PER IBC 1011.1.1 AND 1011.5.3
 8. CABINETS & CUSTOM MILLWORK PER APPROVED SHOP DRAWINGS COORDINATED WITH FIELD CONDITIONS.

WALL TYPE LEGEND

	(N) CONCRETE
	(N) EXTERIOR WALL
	(N) INTERIOR WALL
	EXISTING TO BE REMOVED
	EXISTING TO REMAIN

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ISSUE FOR CONSTRUCTION

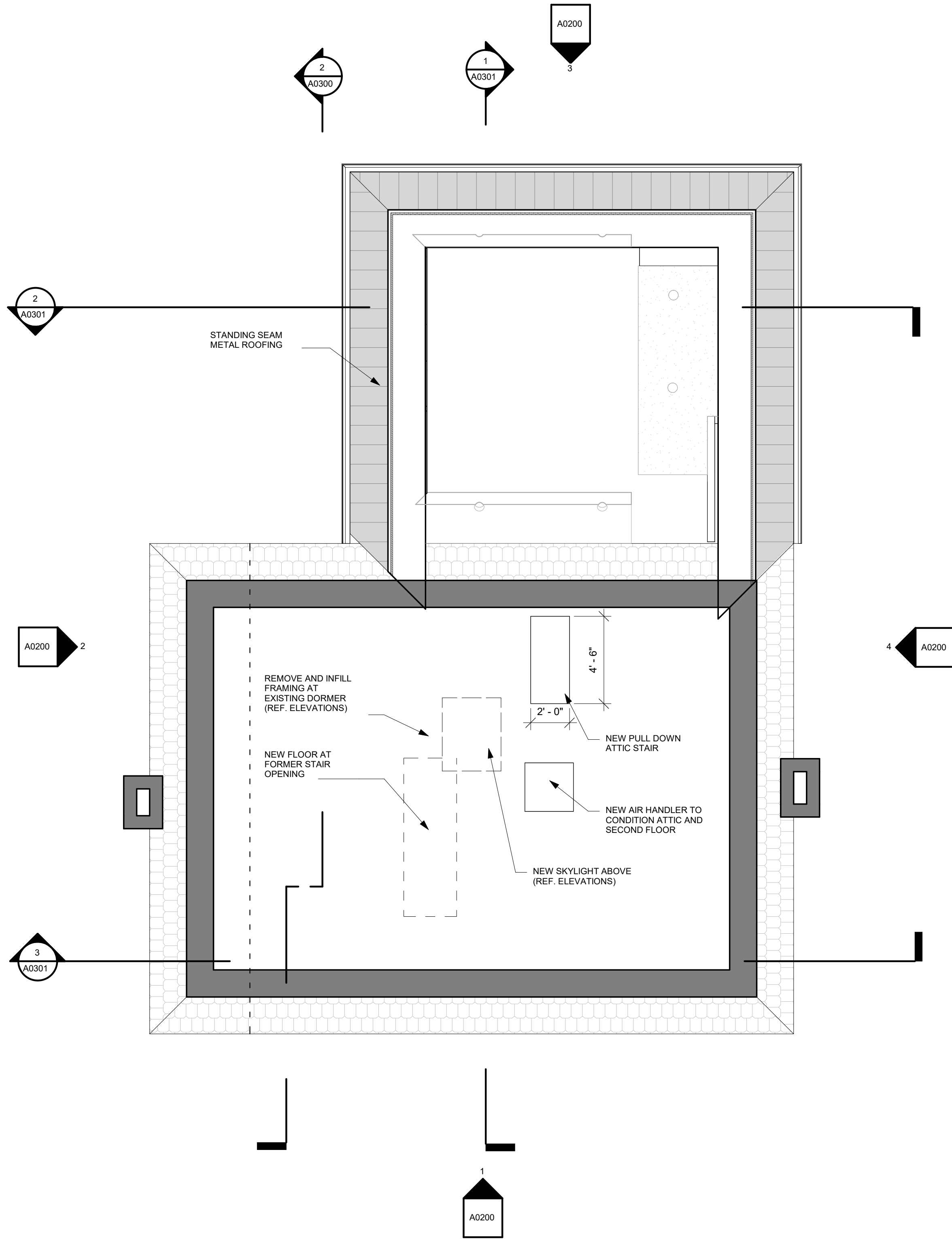
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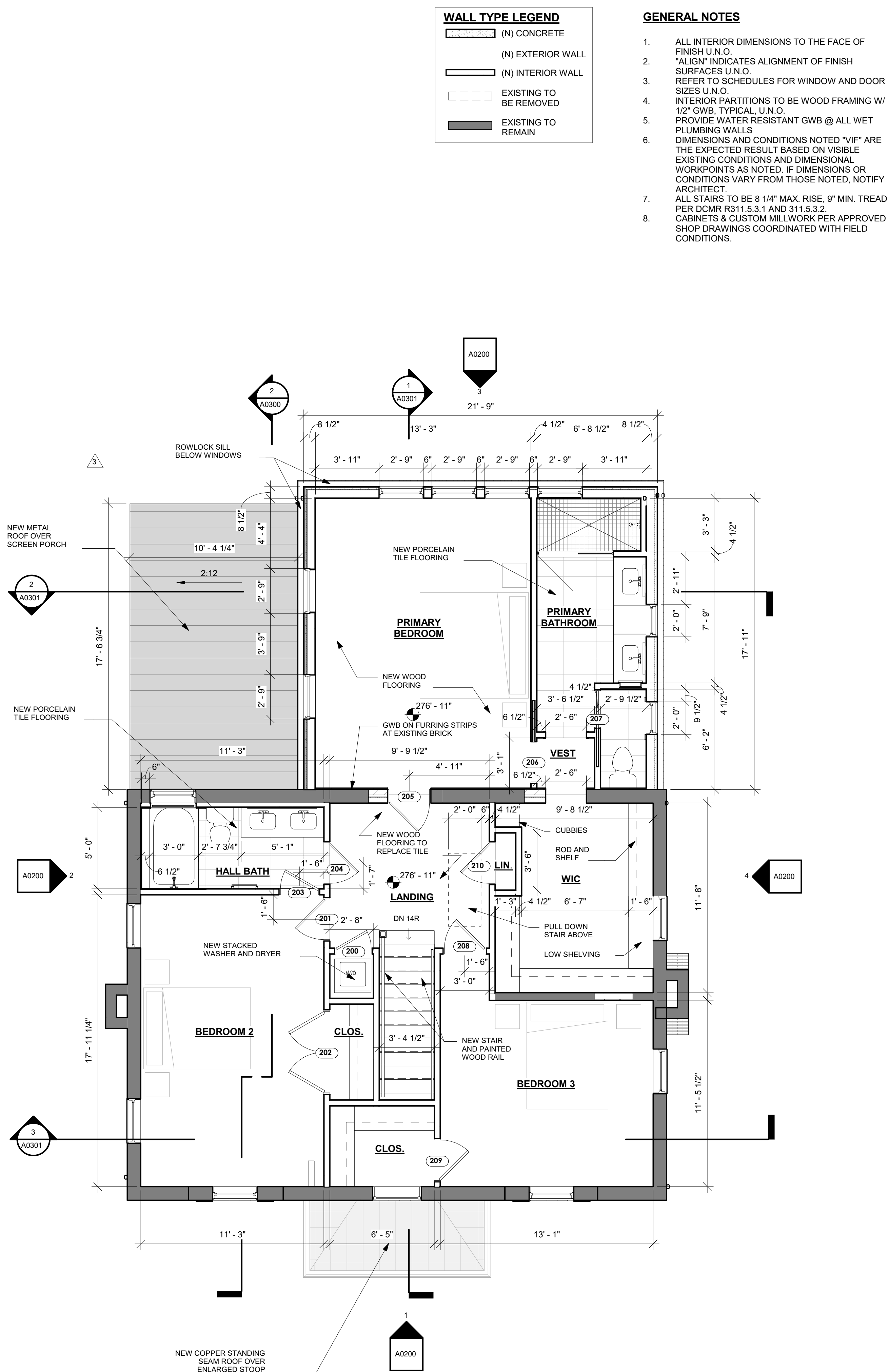
PROPOSED FLOOR
PLANS
A0101

FILE NAME: C:\SMB_CAD\2023-05 Wallace Moore House_central 9.4.24_SCREEN PORCH_spetersen.266H9.rvt
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USER NAME: 1/15/2024 5:40:57 PM
DATE STAMP:



2 | ATTIC PLAN
1/4" = 1'-0"



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

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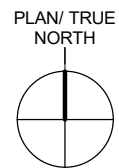
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 - CABINETS & CUSTOM MILLWORK PER APPROVED SHOP DRAWINGS COORDINATED WITH FIELD CONDITIONS.



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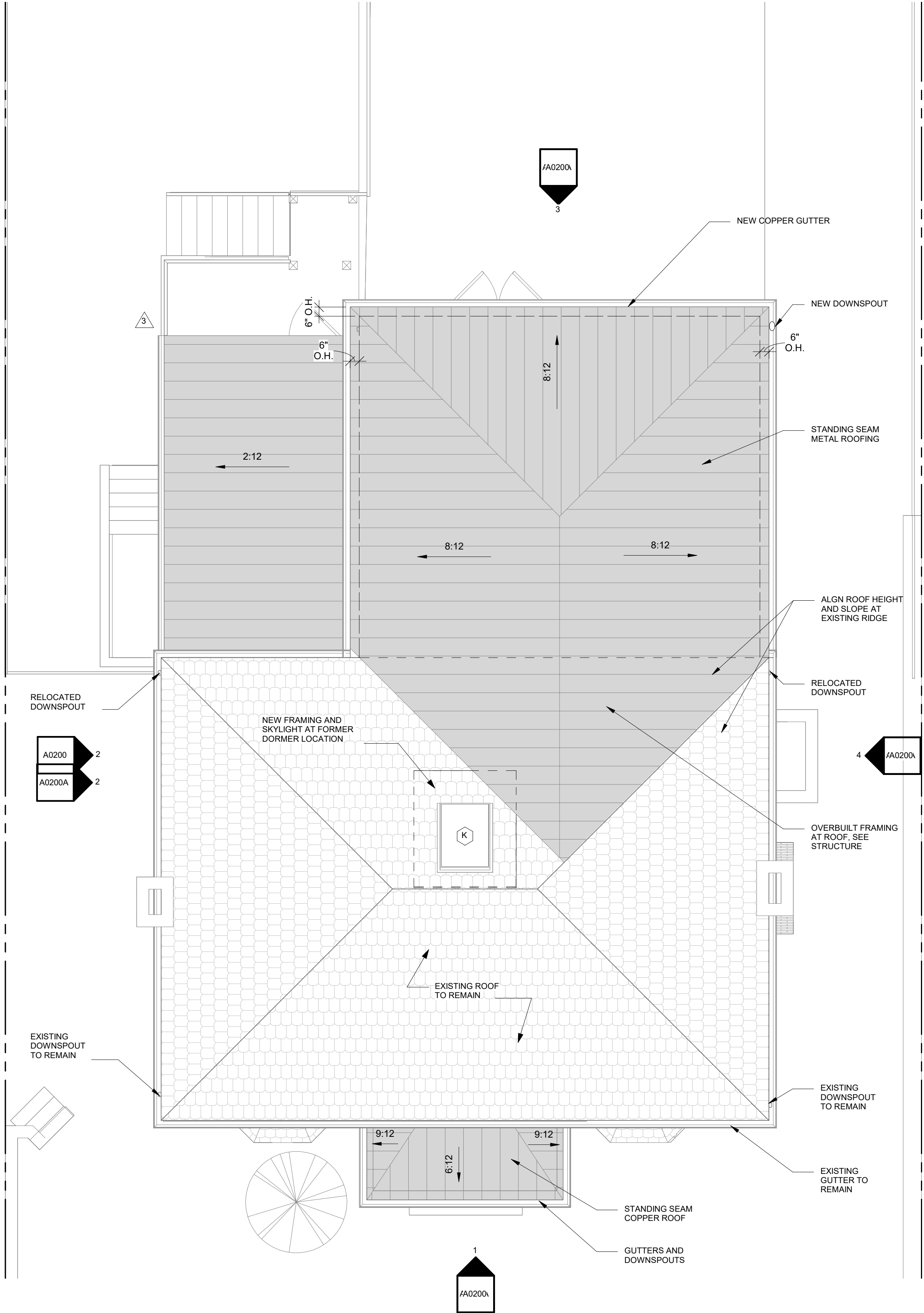
ISSUE FOR
CONSTRUCTION

ISSUES / REVISIONS

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3	Permit Modification	TBD

**PROPOSED FLOOR
PLANS**

A0102



1 | ROOF PLAN
1/4" = 1'-0"

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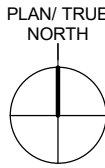
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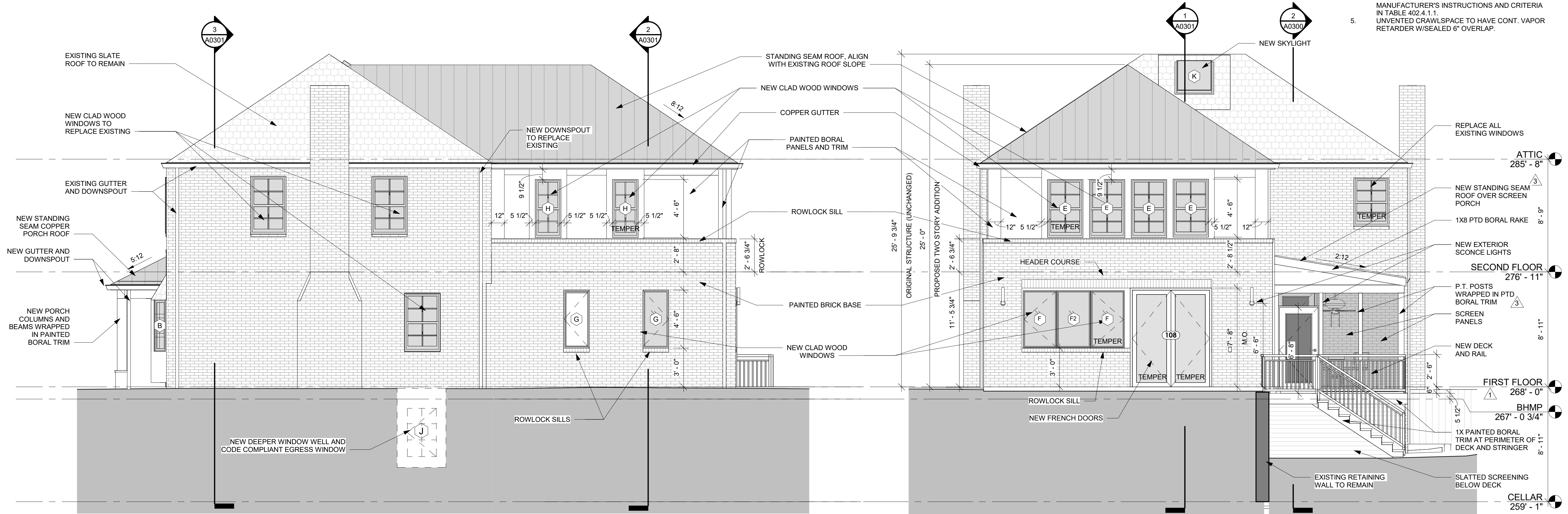
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ROOF PLAN

A0103

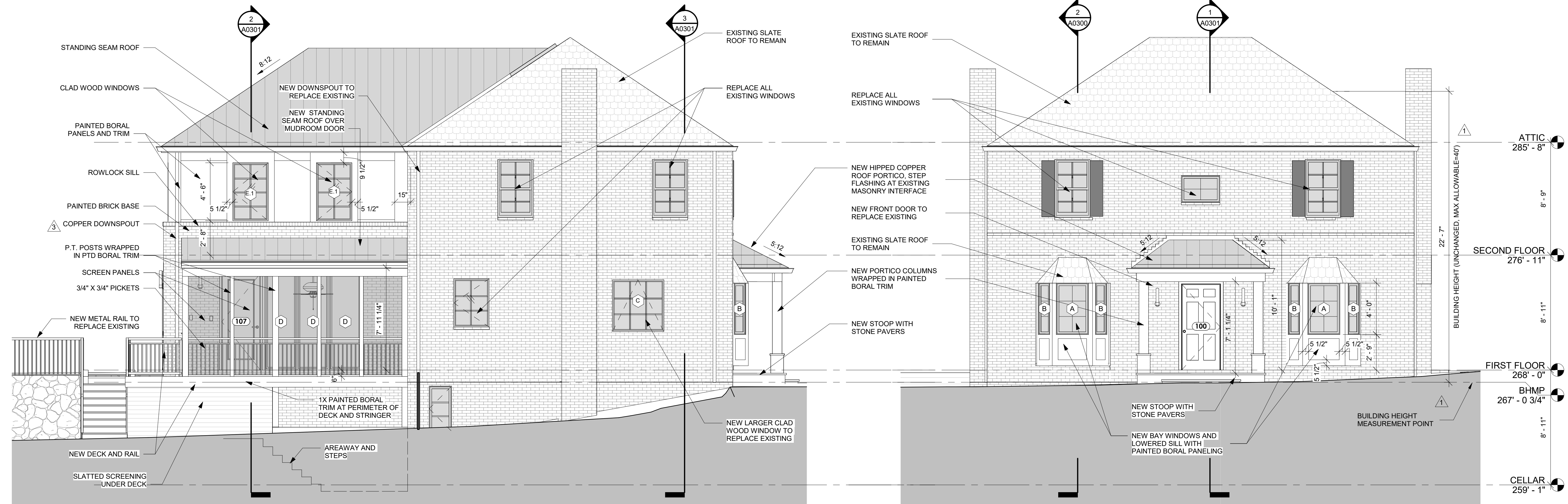
- GENERAL NOTES:

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



4 | PROPOSED EAST ELEVATION Copy 1
1/4" = 1'-0"

3 | PROPOSED NORTH ELEVATION Copy 1
1/4" = 1'-0"



2 | PROPOSED WEST ELEVATION Copy 1
1/4" = 1'-0"

1 | PROPOSED SOUTH ELEVATION Copy 1
1/4" = 1'-0"

The logo for Studio M, featuring the word "STUDIO" in a bold, sans-serif font, with a large, stylized "M" to its right. The "M" is composed of two thick, black vertical bars and a central horizontal bar that forms the top and bottom of the letter.

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PROPOSED
ELEVATIONS
A0200

5 NOV 2024

A0200

FILE NAME: C:\SWB_CAD\2023_05 Wallace Moore House_central 9.4.24_SCREEN PORCH_3petersen266H9.rvt
USER NAME:
DATE STAMP: 11/15/2024 5:49:59 PM

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN

GENERAL NOTES

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DEMOLITION NOTES

DEFINITIONS:

- A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
- B. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND COORDINATE WITH OWNER ON WHERE TO RECYCLE THEM.
- C. 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:

- A. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- B. 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 BUILDING DEMOLITION OPERATIONS.
- C. 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 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:

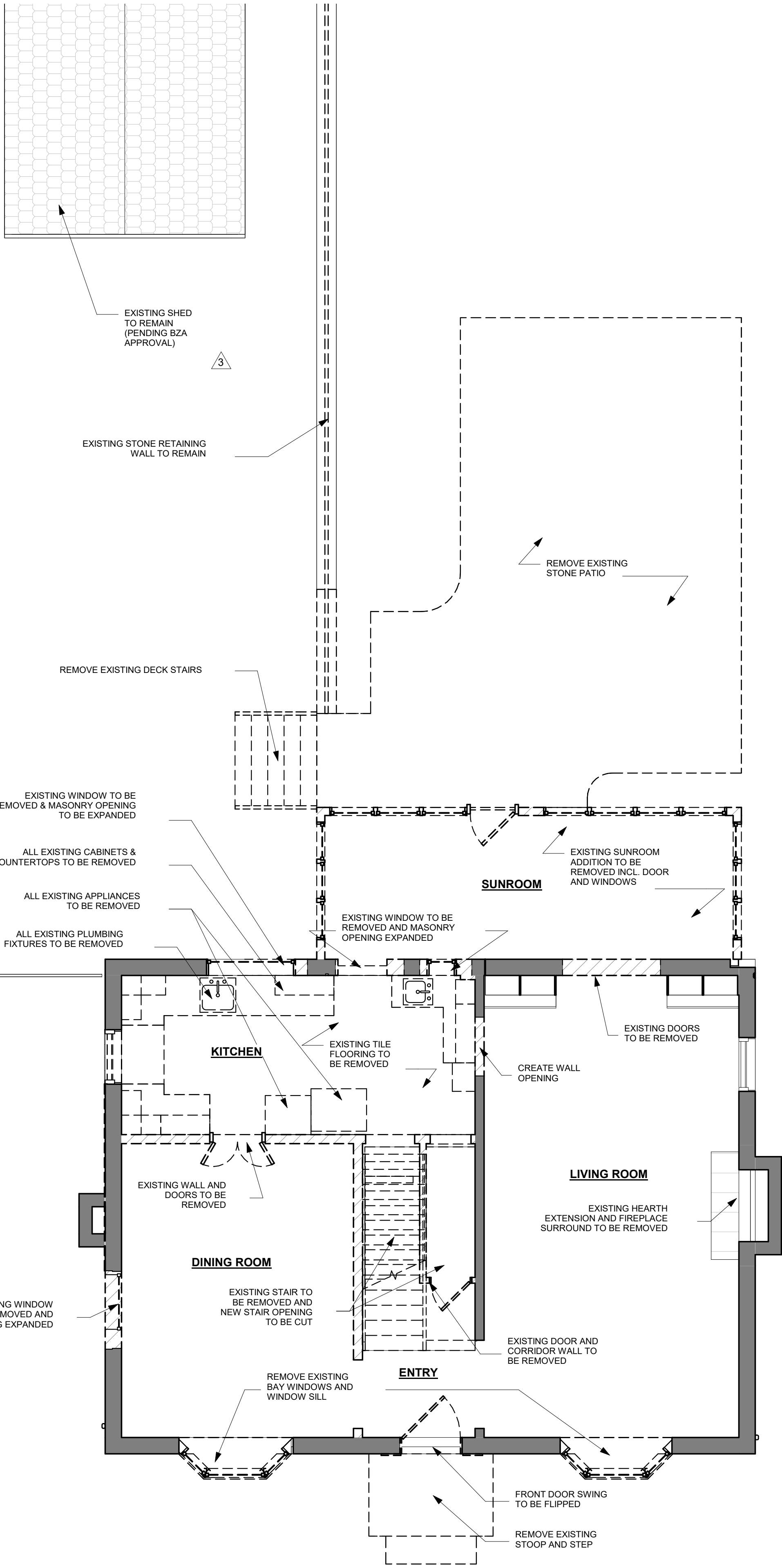
PROMPTLY REMOVE DEMOLISHED MATERIALS (UNLESS NOTED FOR SALVAGE OR RE-USE) FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A MANNER THAT COMPLIES WITH GOVERNING REGULATIONS, AND WITH AUTHORITIES HAVING JURISDICTION OVER HAULING AND DISPOSAL PROCEDURES. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL 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 OR THAT ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.

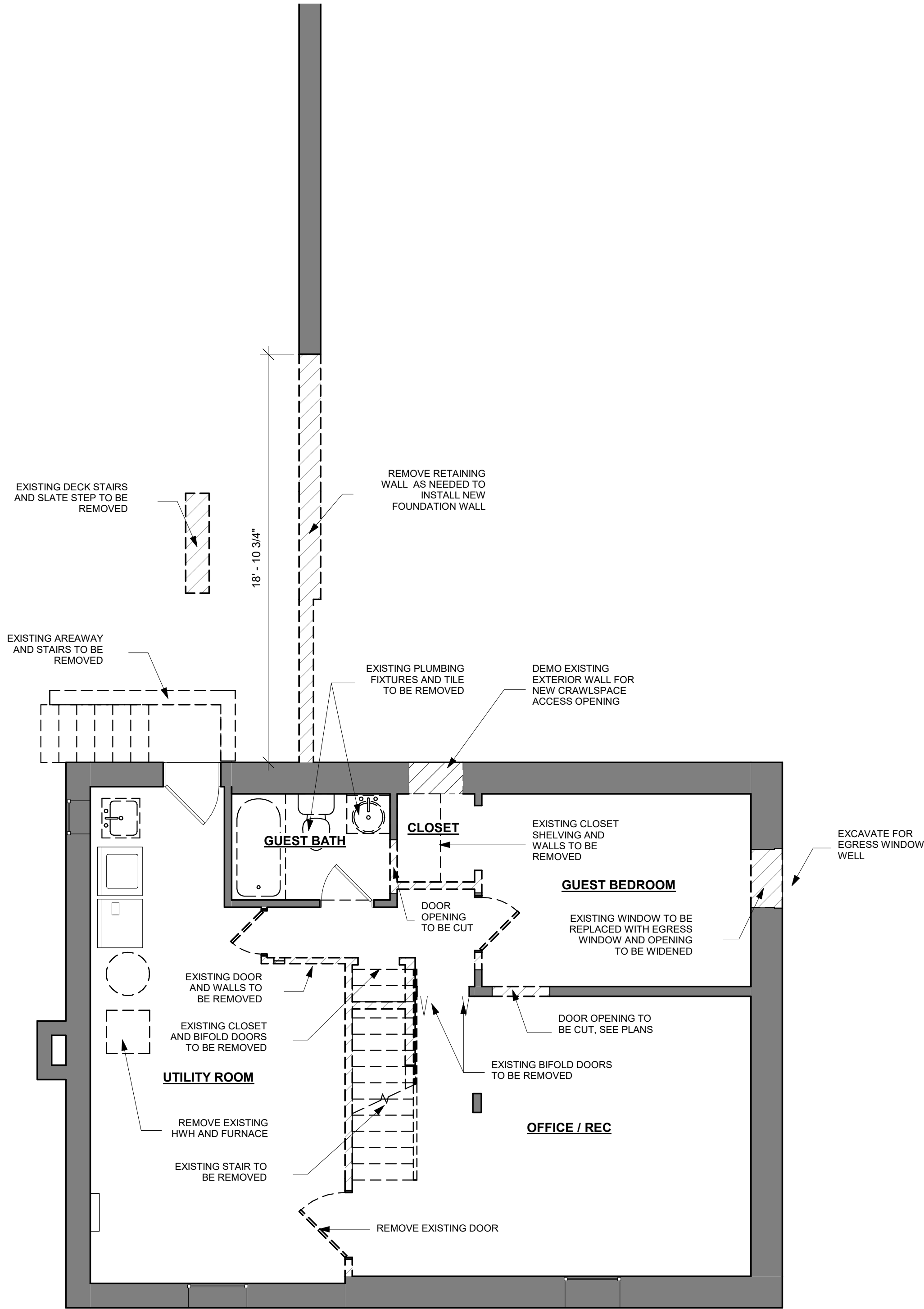
PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.

- 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 HAMMERING AND CHOPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
- B. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
- C. REMOVE DECAYED OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.



2 FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"



1 CELLAR DEMOLITION PLAN

1/4" = 1'-0"



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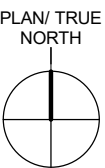
5 NOV 2024

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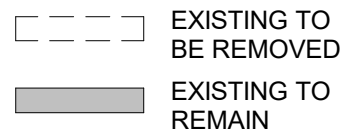
DEMOLITION PLANS

D0101



PLAN: TRUE NORTH

DEMOLITION LEGEND



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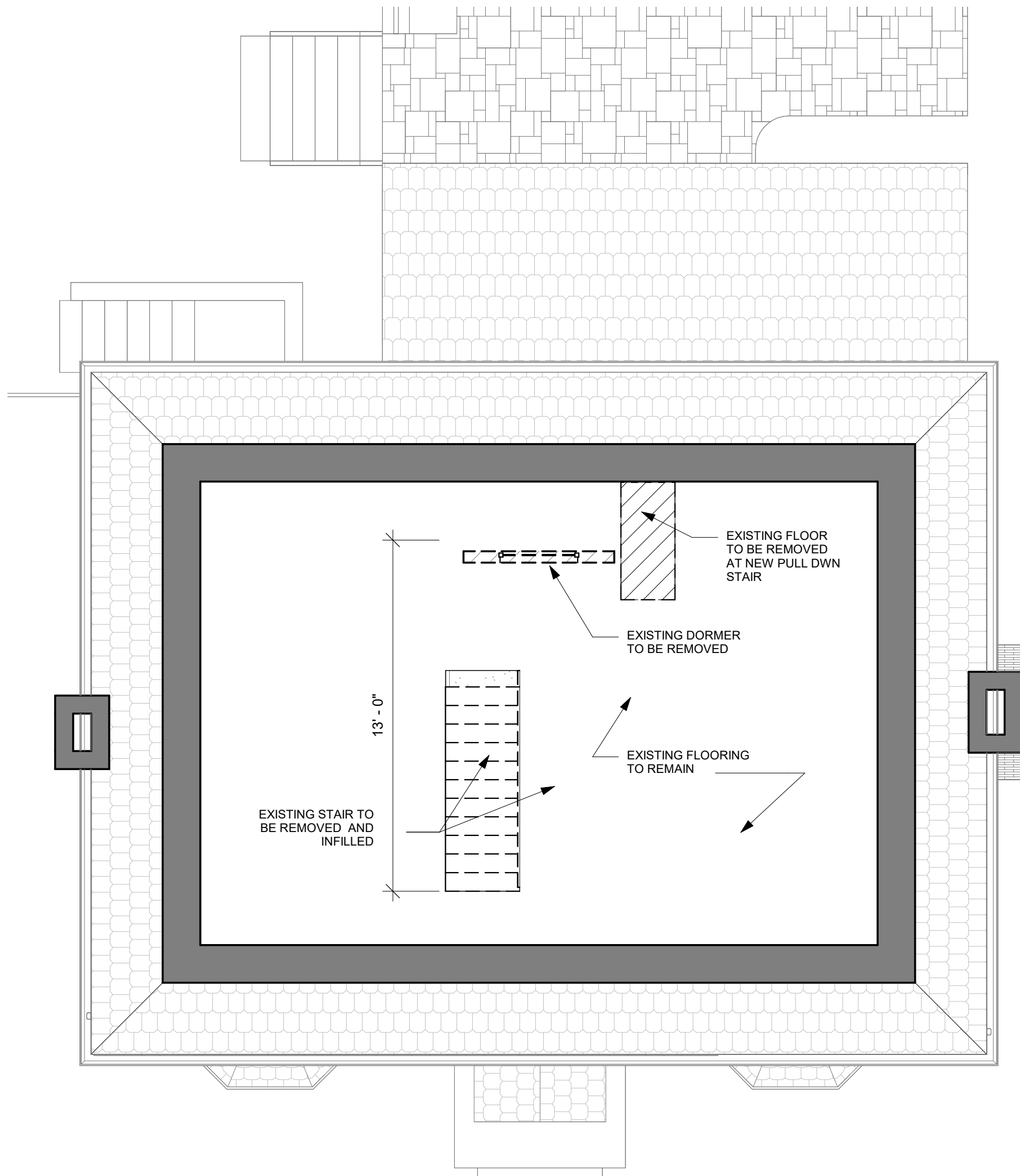
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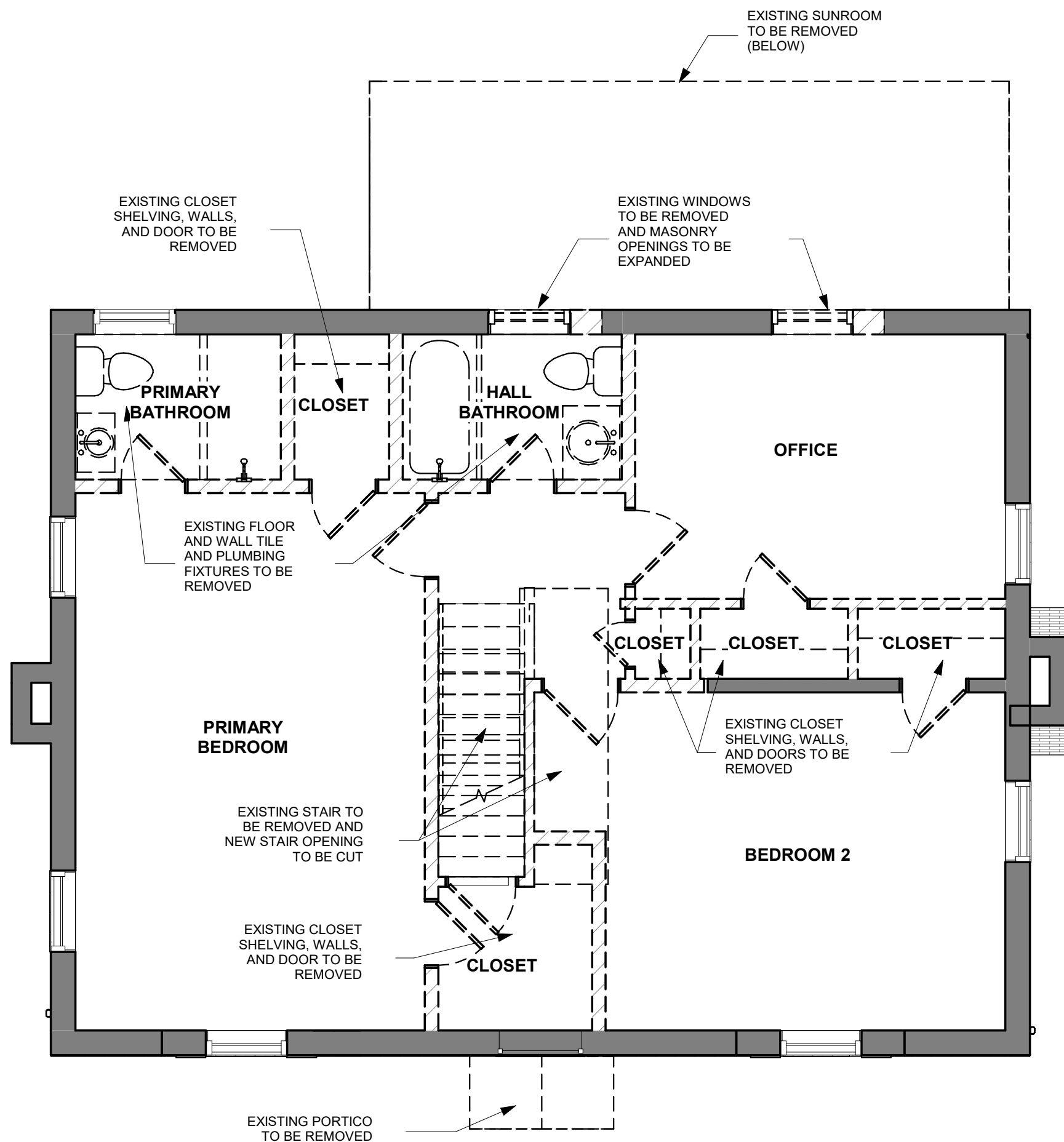
REMOVALS KEY

Key Value Keynote Text



2 | THIRD FLOOR DEMOLITION PLAN

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1 | SECOND FLOOR DEMOLITION PLAN

1/4" = 1'-0"



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ISSUE FOR CONSTRUCTION

5 NOV 2024

ISSUES / REVISIONS

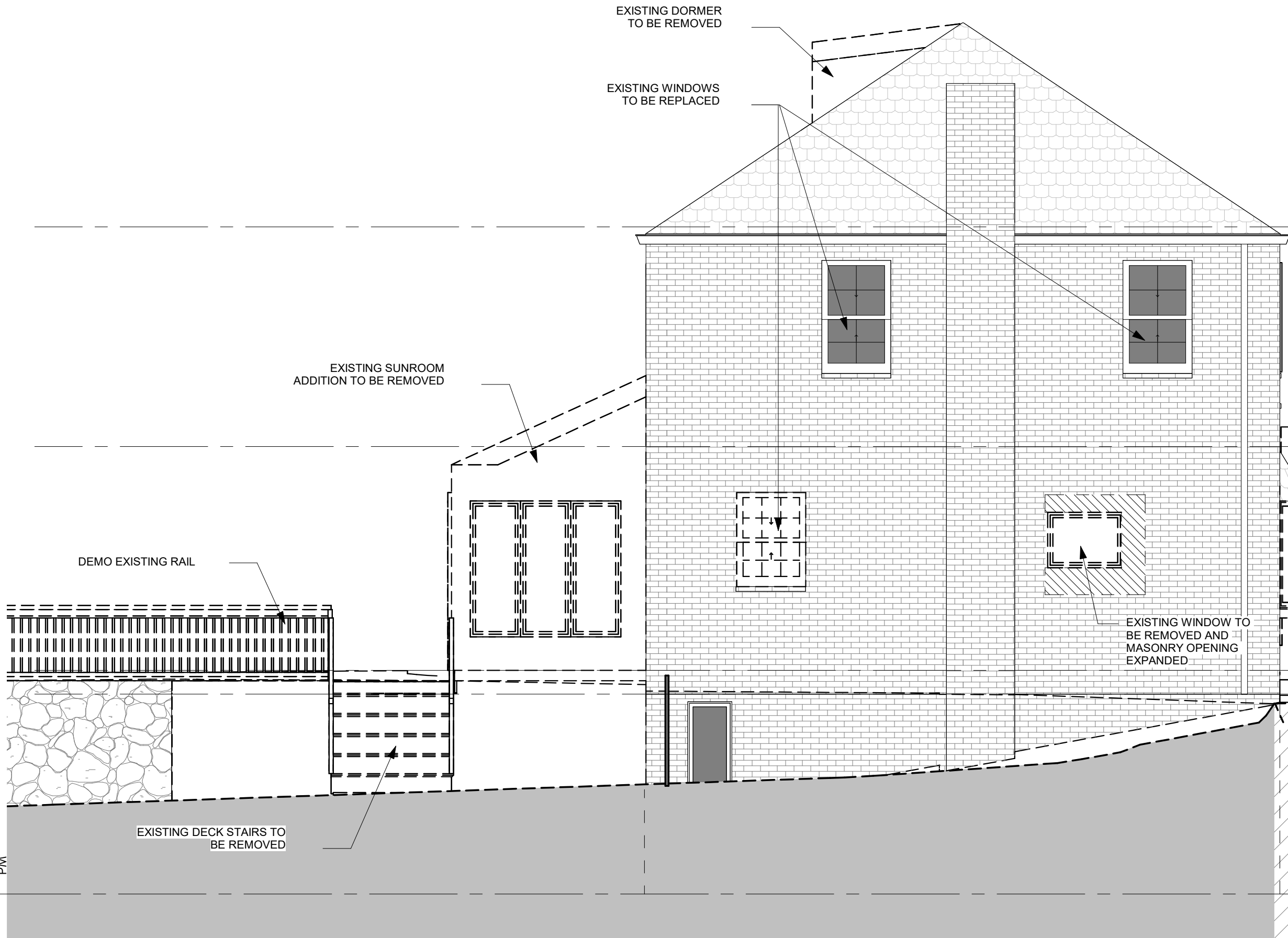
NO.	DESCRIPTION	DATE
PERMIT SET		10/18/23

DEMOLITION PLANS

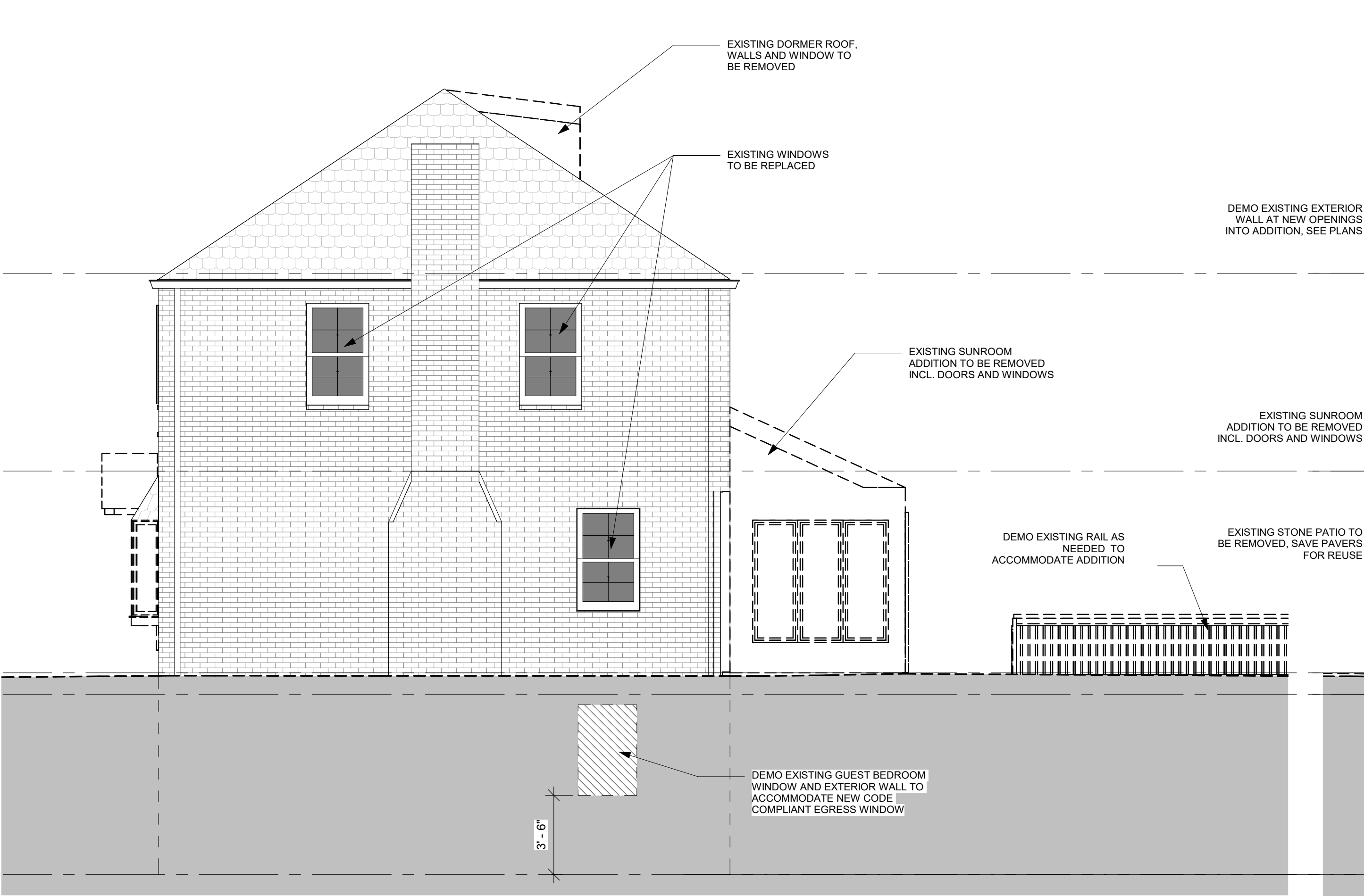
D0102

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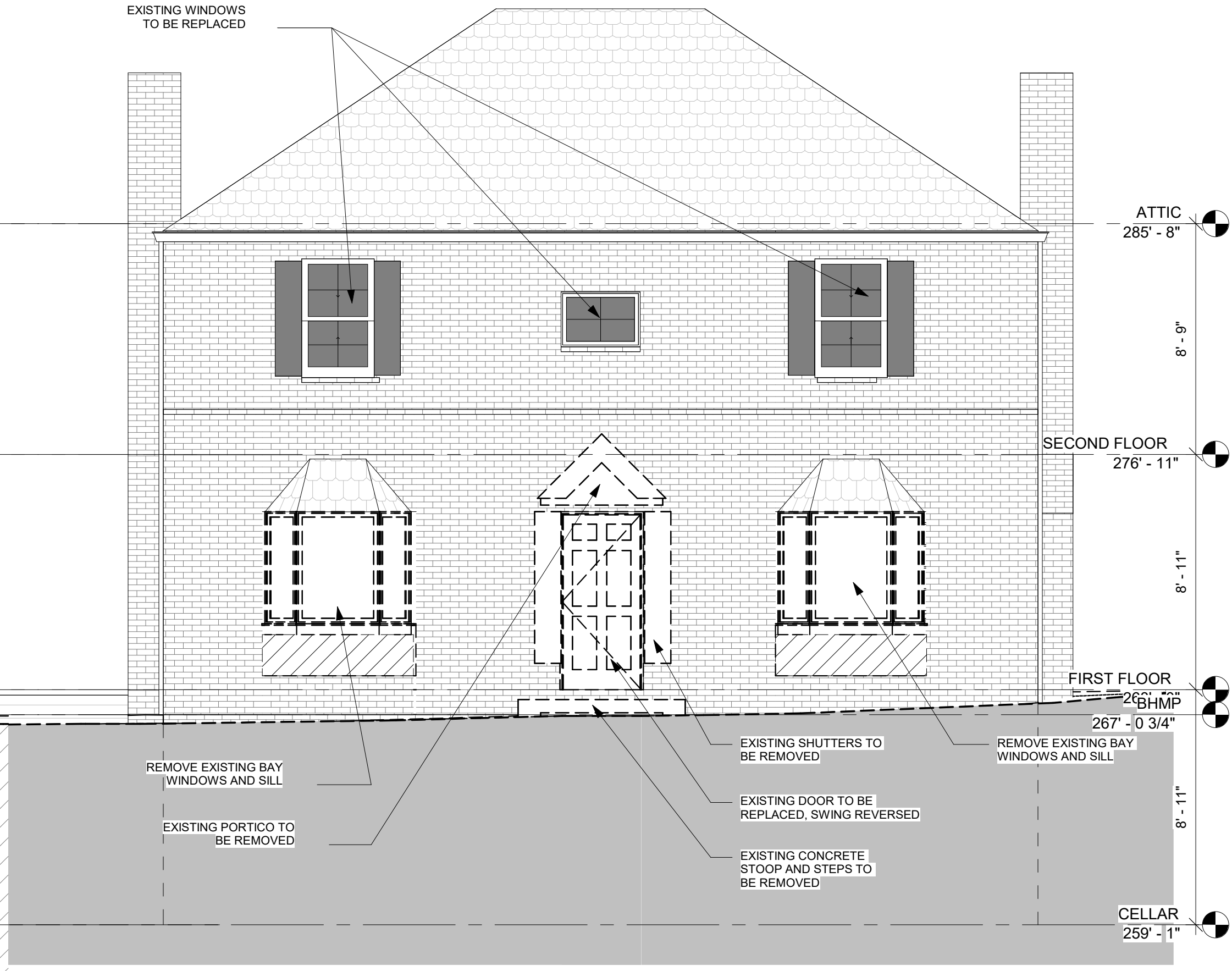
2 DEMO WEST ELEVATION
1/4" = 1'-0"



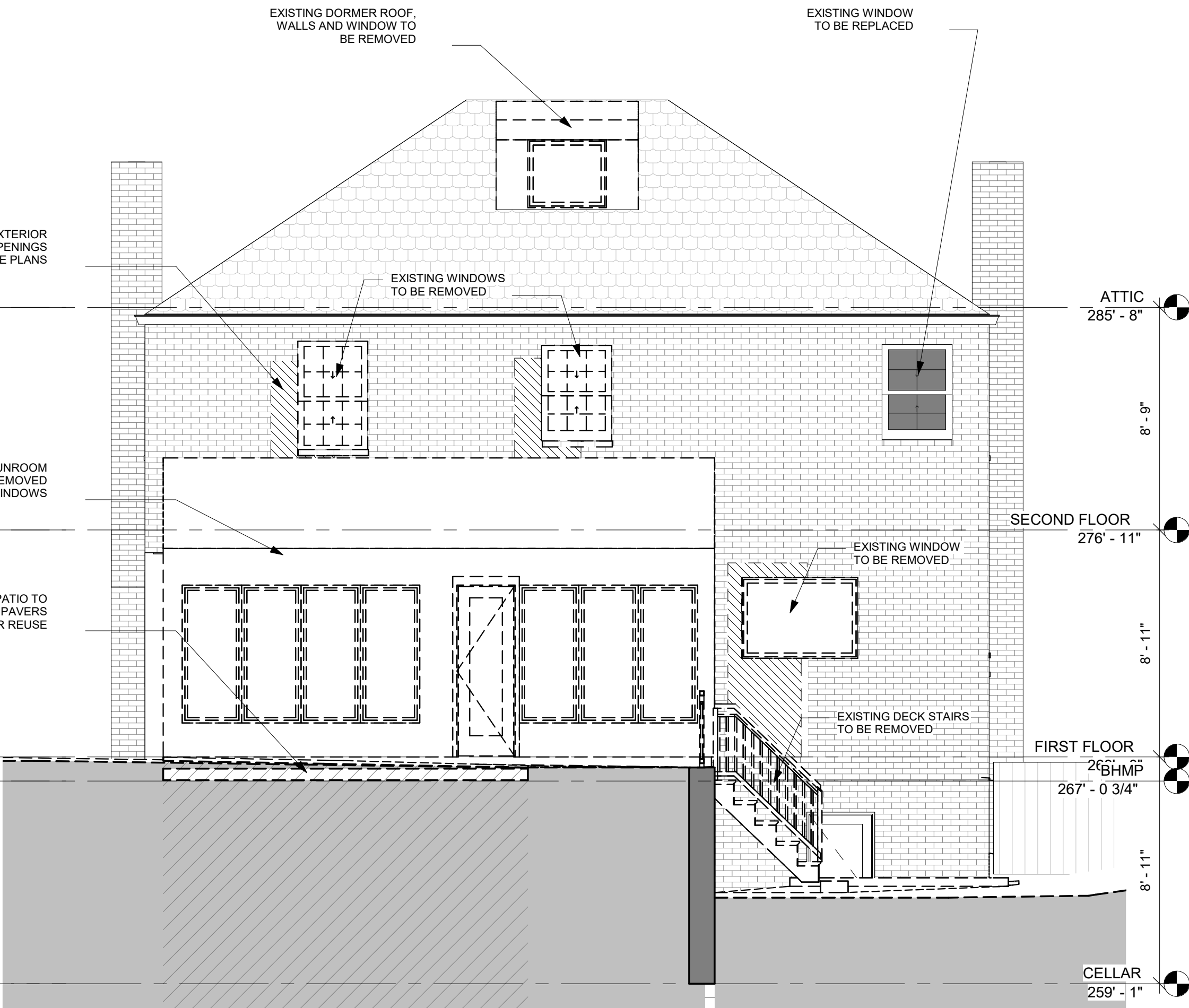
4 DEMO EAST ELEVATION
1/4" = 1'-0"



1 DEMO SOUTH ELEVATION
1/4" = 1'-0"



3 DEMO NORTH ELEVATION
1/4" = 1'-0"



DEMOLITION LEGEND	
	EXISTING TO BE REMOVED
	EXISTING TO REMAIN

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 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 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 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:
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 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 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.



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DEMOLITION
ELEVATIONS

D0105