

115 ROCK CREEK CHURCH ROAD NW WASHINGTON, D.C 20011

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE OWNER/BUILDER SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST VERIFY IN FIELD (VIF) OF ANY VARIATIONS FROM THESE DRAWINGS.
2. THE OWNER/BUILDER IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE OWNER/BUILDER SHALL VERIFY IN FIELD (VIF) AND COORDINATE WITH CONTRACTORS WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
3. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE BUILDER/ OWNER, CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEED VERIFY IN FIELD (VIF)ING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
4. DESIGN CRITERIA: 2017 IRC AND IBC (SEE GOVERNING BUILDING CODES)
 - ROOF: 30 PSF SNOW LOAD
 - 8 PSF TOP CHORD DL.
 - 7 PSF BOTTOM CHORD DL.
 - 5 PSF NET WIND UPLIFT.
 - FLOOR: 40 PSF LL.
 - 10 PSF TOP CHORD DL.U
 - 5 PSF BOTTOM CHORD DL.
 - SOIL: 1,500 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION. TABLE 403.1(1) MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS FOR LIGHT- FRAME CONSTRUCTION
 - FROST DEPTH: 2'-6"
 - WIND: 115 ULT (115 MPH 3 SEC GUST), EXPOSURE B.
5. THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.
6. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
7. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
8. INSULATE WASTE LINES FOR SOUND CONTROL.
9. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
10. ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.
11. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

PROJECT ADDRESS: 115 ROCK CREEK CHURCH ROAD NW
WASHINGTON, D.C 20011

BLOCK: 3322

LOT AREA: 1900 SQ.FT

LOT NUMBER: 29

ZONING CODE: RA-1

USE OCCUPANCY: R-3

TYPE OF BUILDING: ATTACHED SINGLE FAMILY DWELLING

NUMBER OF STORIES: 2 PLUS BASEMENT

TYPE: V B

SPRINKLER: NO

FIRE ALARM SYSTEM: SMOKE DETECTOR (HARD WIRED,
INTERCONNECTED, BATTERY BACK-UP)

FRAMING SYSTEM: EXTERIOR AND INTERIOR LOAD BEARING
WOOD STUD WALLS, WOOD FLOOR JOIST
FLOOR FRAMING AND WOOD ROOF
RAFTERS. ALL EXTERIOR AND INTERIOR
WALLS.

FLOOR/ROOF CONST.: 0 HOURS.

CEILING HEIGHT:
HABITABLE ROOMS OTHER THAN KITCHENS,
STORAGE ROOMS AND LAUNDRY ROOMS MUST
HAVE A CEILING HEIGHT OF NOT LESS THAN 7
FEET 6 INCHES. KITCHEN, HALLWAYS,
BATHROOMS, TOILET ROOMS AND HABITABLE
BASEMENTS FOR USE AS A RECREATION ROOM
ONLY MUST HAVE A HEIGHT OF NOT LESS
THAN 7 FEET. THE MAXIMUM PROJECTION
BELOW THE REQUIRED CEILING HEIGHT FOR
BEAMS AND GIRDERS SPACES NOT LESS THAN
4 FEET ON CENTER SHALL BE 6 INCHES.
FURRED CEILINGS OF NOT LESS THAN 7 FEET
ARE PERMITTED AS LONG AS THE REQUIRED
CEILING HEIGHT IS PROVIDED IN TWO THIRDS
OF THE AREA.

INSULATION REQ'MNT: ATTIC SPACE: R-60
EXTERIOR WALLS: R-20+R-5
FLOORS: R-19

NEW DECK:
- REMOVE EXISTING STAIRCASE, STRUCTURE AND RAILING.
- BUILD A NEW OUTDOOR WOODEN DECK (19-0 X 11-0) WITH NEW WOODEN STAIR, RAILING AND STRUCTURE

CS	COVER SHEET
D1.1	EXISTING / DEMO FIRST FLOOR BASEMENT
D1.1	EXISTING / DEMO FIRST FLOOR PLAN
D1.2	EXIST / DEMO REAR ELEVATION
A1.0	PROPOSED BASEMENT FLOOR PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED REAR ELEVATION
S1.0	FOUNDATION PLAN
S1.1	DECK FLOOR FRAMING PLAN
S1.2	STAIR SECTION AND RAILING DETAIL
E1.0	PROP. 1ST FLOOR ELECTRICAL PLAN

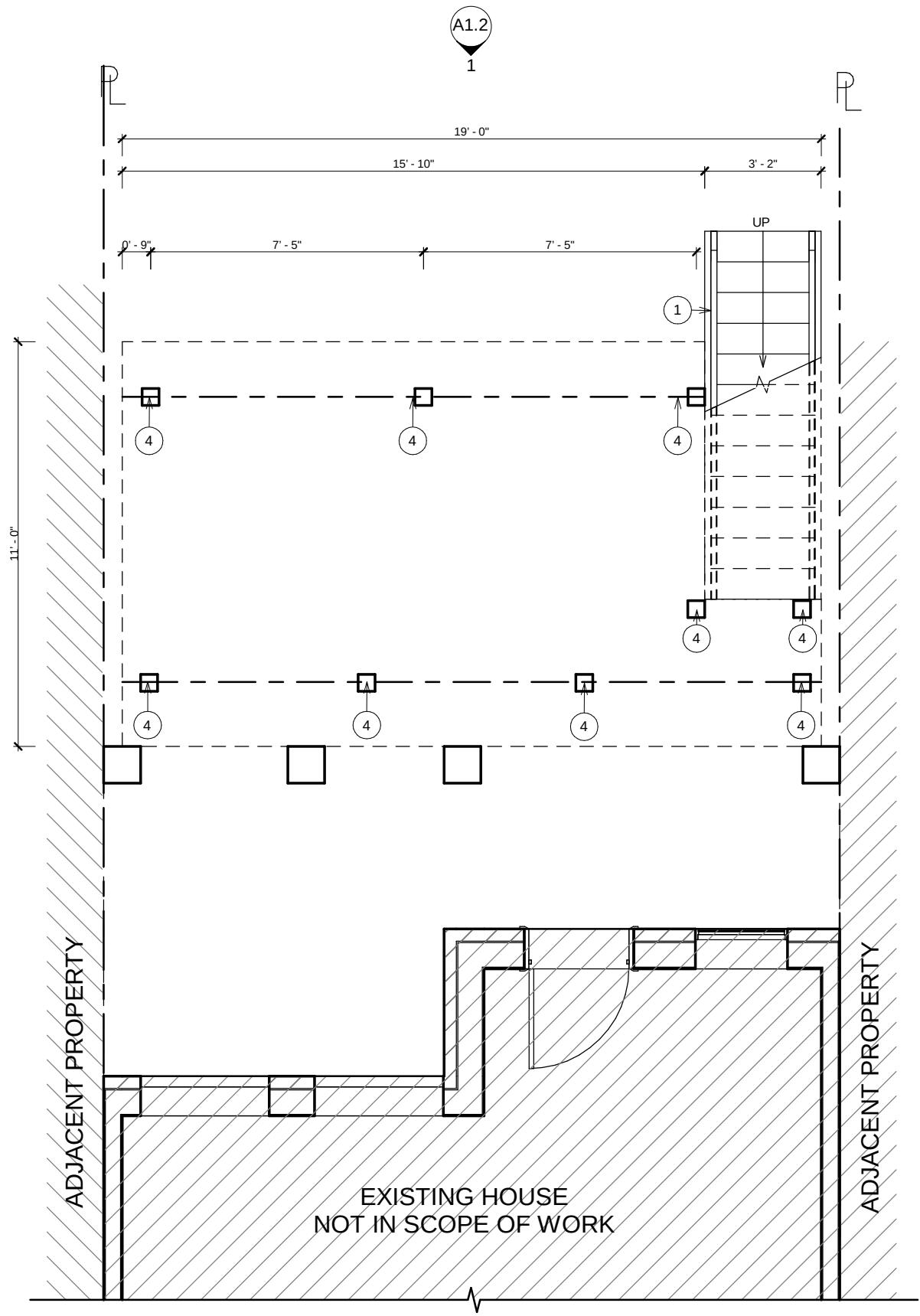
TOTAL EXISTING AREA:
TOTAL PROPOSED AREA: 253 SQ.FT
LOT AREA: 1900 SQ.FT

2017 DCMR 12, DC BUILDING CODE
2017 DCMR 12B, DC RESIDENTIAL CODE
2017 DCMR 12C, DC ELECTRICAL CODE
2017 DCMR 12D, DC FUEL GAS CODE
2017 DCMR 12E, DC MECHANICAL CODE
2017 DCMR 12F, DC PLUMBING CODE
2017 DCMR 12G, DC PROPERTY MAINTENANCE
CODE
2017 DCMR 12H, DC FIRE CODE
2017 DCMR 12I, DC ENERGY CONSERVATION
CODE
2017 DCMR 12J, DC EXISTING BUILDING CODE
2017 DCMR 12K, DC GREEN CONSTRUCTION CODE
2017 DCMR 12I, DC ENERGY CONSERVATION
CODE SUPPLEMENT OF 2017-RESIDENTIAL
PROVISIONS

VICINITY PLAN

The vicinity map shows the proposed development site (indicated by a red pin) located at the intersection of Varnum St NW and Rock Creek Church Rd. The map also shows the Armed Forces Retirement Home - Washington DC to the south, and Nick's Pizza DC and Robert Educational Center to the west. The map is oriented with North at the top.

REMARK	DATE
ISSUED:	22/8/2025 16:12:07
SCALE: AS NOTED	
DRAWN BY: G.C	CHECKED BY: ED
PROJECT NO.	
25-1095-ED	
COVER SHEET	
Board of Zoning Adjustment District of Columbia	
CASE NO. 21484 EXHIBIT NO. 3	



1 PROP. BASEMENT FLOOR PLAN
1/4" = 1'-0"

GENERAL ARCHITECTURAL NOTES

- THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS.
- ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS ARE BASED ON FIELD OBSERVATIONS.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH BUILDING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF PARTITIONS AND FIXTURES AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
- DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED.
- DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS. ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. FRAMED WALLS ARE SHOWN TO FACE OF STUDS AND/OR FACE OF BLOCK.
- COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.
- SMOKE DETECTORS SHALL BE INSTALLED AT LOCATIONS REQUIRED BY IRC 2015 AND SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP.
- GAS WATER HEATERS AND FURNACES SHALL BE LOCATED ON A RIGID RAISED PLATFORM MIN. 18" HIGH.
- UNDER NO CIRCUMSTANCES IS THE USE OF WATER RESISTANT GYP, BOARD GREEN BOARD" AS BACKING FOR TILE OR WALL PANELS IN ANY POTENTIAL "WET AREA" TO BE USED. USE ONLY "FIBEROCK BRAND AQUA-TOUGH INTERIOR PANELS" RATED FOR MOISTURE & MOLD RESISTANCE. SHOWER STALLS SHALL BE FINISHED WITH A HARD, NON ABSORBENT MATERIAL TO A HEIGHT OF 70" ABOVE THE DRAIN INLET.

FLOOR PLAN NOTES:

- 1. NEW STAIR AND RAILING
- 2. NEW DECK
- 3. NEW RAILING
- 4. NEW POST

RENOVATIONS
EXPERT INC.

5824 HUBBARD DRIVE
ROCKVILLE MD, 20852

OFFICE: 240-869-4897

CELL: 301-821-0956

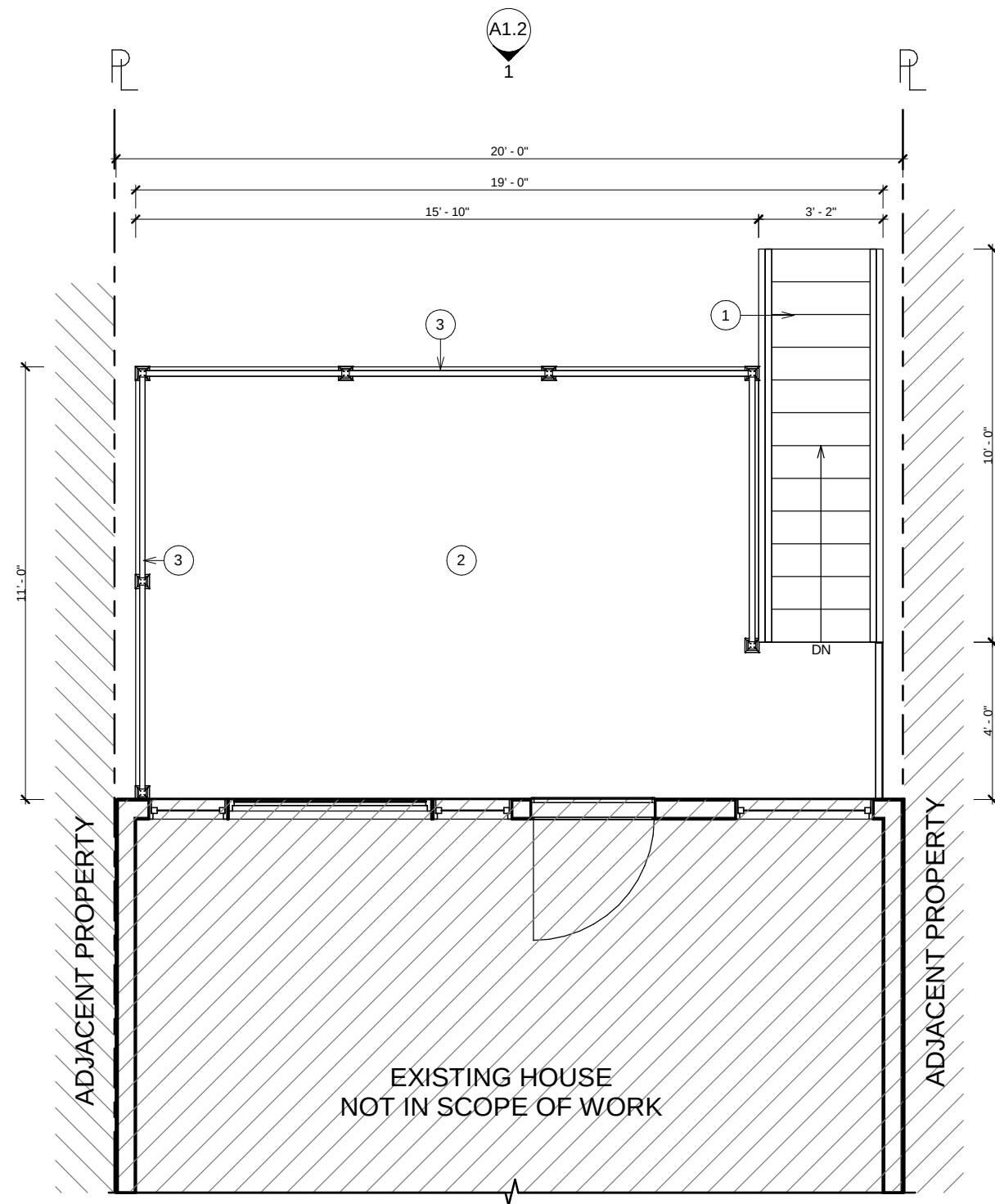
builddesigninc@gmail.com

MCRAY RESIDENCE

115 ROCK CREEK CHURCH
ROAD NW WASHINGTON, D.C
20011

OWNER: MANIQUE MCRA Y

REMARK	DATE
ISSUED:	21/8/2025 23:25:00
SCALE: AS NOTED	
DRAWN BY: G.C	CHECKED BY: ED
PROJECT NO. 25-1095-ED	
PROPOSED BASEMENT FLOOR PLAN	
SHEET:	A1.0



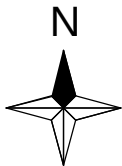
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1/4" = 1'-0"

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FLOOR PLAN NOTES:

- NEW STAIR AND RAILING
- NEW DECK
- NEW RAILING
- NEW POST



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builddesigninc@gmail.com

MCRA Y RESIDENCE

115 ROCK CREEK CHURCH
ROAD NW WASHINGTON, D.C
20011

OWNER: MANIQUE MCRA Y

REMARK	DATE
ISSUED:	21/8/2025 23:25:10
SCALE: AS NOTED	
DRAWN BY: G.C	CHECKED BY: ED
PROJECT NO. 25-1095-ED	
PROPOSED FIRST FLOOR PLAN	
SHEET:	A1.1



1. PROP. REAR ELEVATION
1/4" = 1'-0"

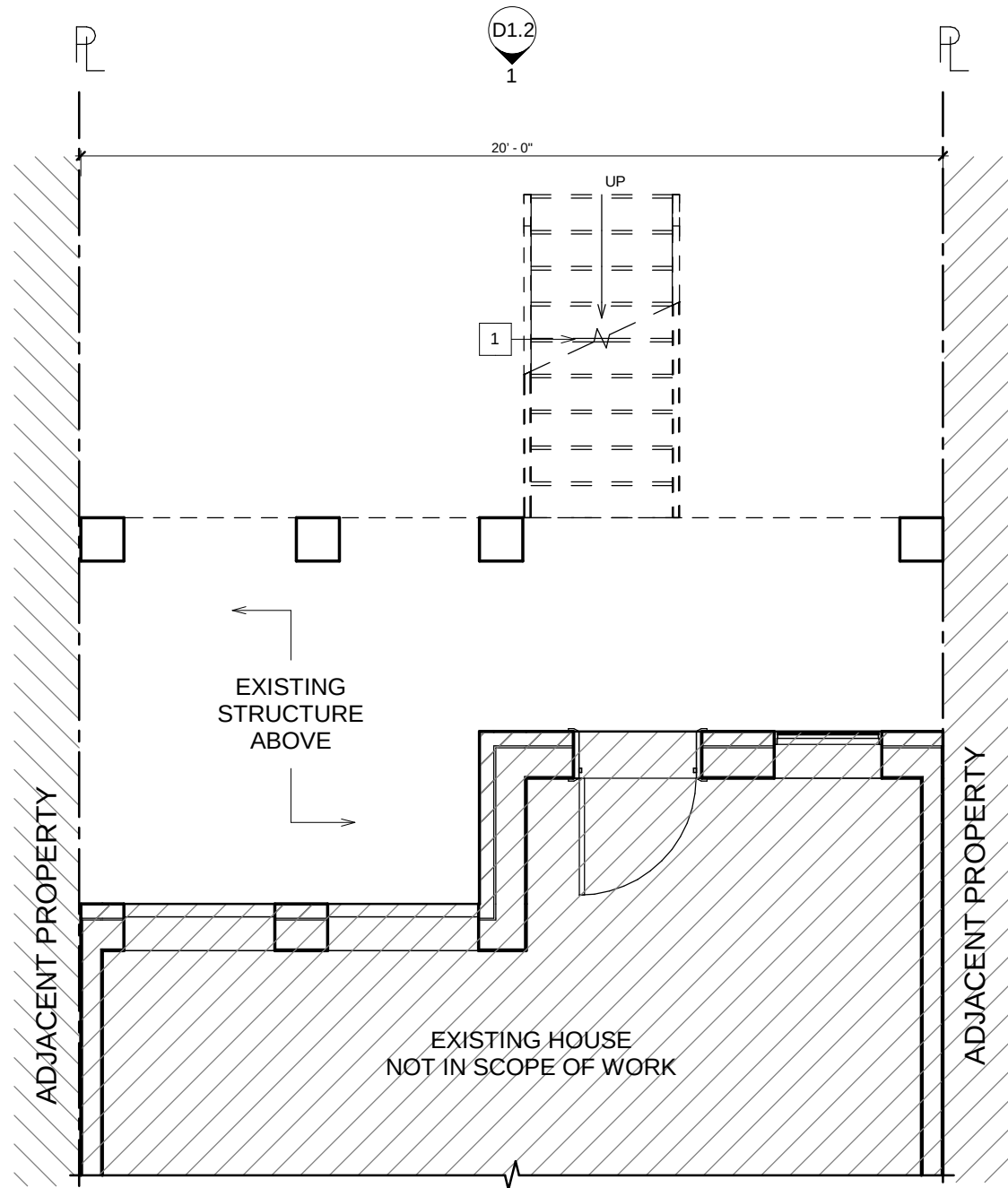
PROPOSED KEY NOTES:

- 1. NEW STAIR AND RAILING
- 2. NEW DECK
- 3. NEW RAILING
- 4. NEW POST
- 5. NEW LVL BEAM

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SCALE: AS NOTED	
DRAWN BY: G.C	CHECKED BY: ED
PROJECT NO. 25-1095-ED	
PROP. REAR ELEVATION	
SHEET:	A1.2



1 EXIST DEMO BASEMENT FLOOR PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

- BUILDER/OWNER TO VERIFY EXISTING CONDITIONS.
- THE DEMOLITION PLANS ARE DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ILLUSTRATIONS, DIMENSIONS AND INFORMATION IN THESE DRAWINGS ARE BASED, IN PART, ON EXISTING DRAWINGS FURNISHED BY THE OWNER. THE DEMOLITION KEY NOTES IDENTIFY SPECIFIC AREAS OF WORK, BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE BUILDER/OWNER SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK, SO THAT DEMOLITION IS COMPLETE.
- REMOVE FROM SITE AS SOON AS PRACTICABLE DEMOLISHED MATERIALS, DEBRIS, AND RUBBISH. DO NOT ACCUMULATE DEBRIS ON THE FLOOR OR AT THE SITE.
- ALL BUILDING COMPONENTS AND FINISHES WHICH ARE TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE.
- PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED BY NEW WORK AND FINISH.
- COORDINATE WITH THE OWNER ALL DEMOLITION AND CONSTRUCTION ACTIVITIES MINIMIZE DISRUPTION OF THE NORMAL DAILY OCCUPIED AREAS.
- UPON REMOVAL OF TEMPORARY PARTITIONS PATCH TO MATCH EXISTING ADJACENT CONSTRUCTION.
- INSTALL TEMPORARY BARRICADES TO PREVENT POSSIBLE INJURY TO PERSONS IN AND AROUND DEMOLITION AND CONSTRUCTION AREAS IN ACCORDANCE WITH OSHA REQUIREMENTS. COORDINATE WITH OWNER.

DEMOLITION PLAN NOTES:

1. DEMOLISH EXIST STAIR, ESTRUCTURE AND RAILING

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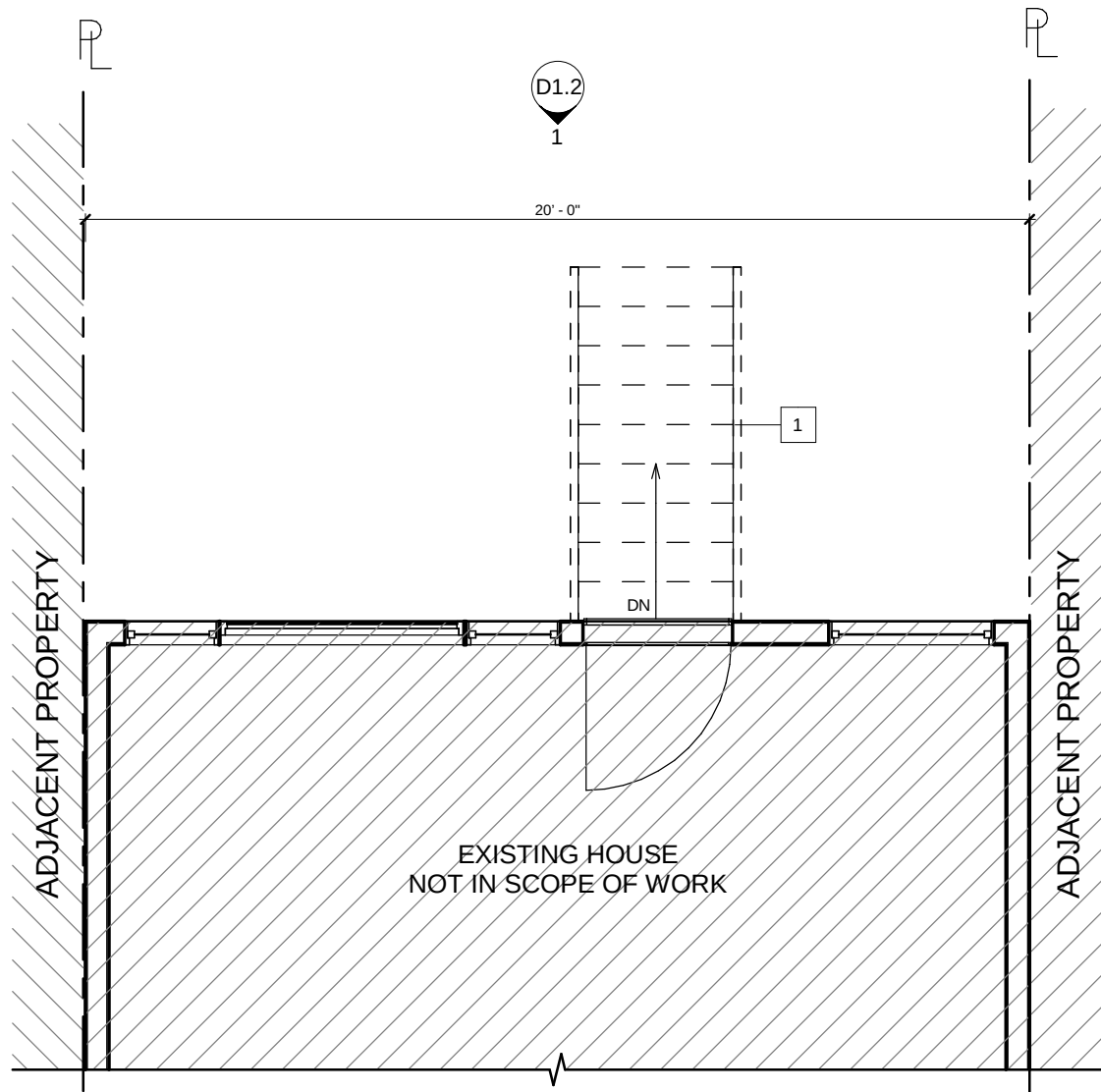
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115 ROCK CREEK CHURCH
ROAD NW WASHINGTON, D.C
20011

OWNER: MANIQUE MCRA Y

REMARK	DATE
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SCALE: AS NOTED	
DRAWN BY: G.C	CHECKED BY: ED
PROJECT NO. 25-1095-ED	
EXIST / DEMO BASEMENT FLOOR PLAN	
SHEET:	D1.0



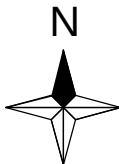
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1/4" = 1'-0"

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1. DEMOLISH EXIST STAIR, ESTRUCTURE AND RAILING



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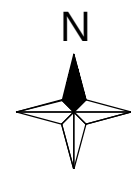
OWNER: MANIQUE MCRA Y

REMARK	DATE
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SCALE: AS NOTED	
DRAWN BY: G.C	CHECKED BY: ED
PROJECT NO. 25-1095-ED	
EXIST / DEMO FIRST FLOOR PLAN	
SHEET:	D1.1



DEMOLITION PLAN NOTES:

1. DEMOLISH EXIST STAIR, ESTRUCTURE AND RAILING

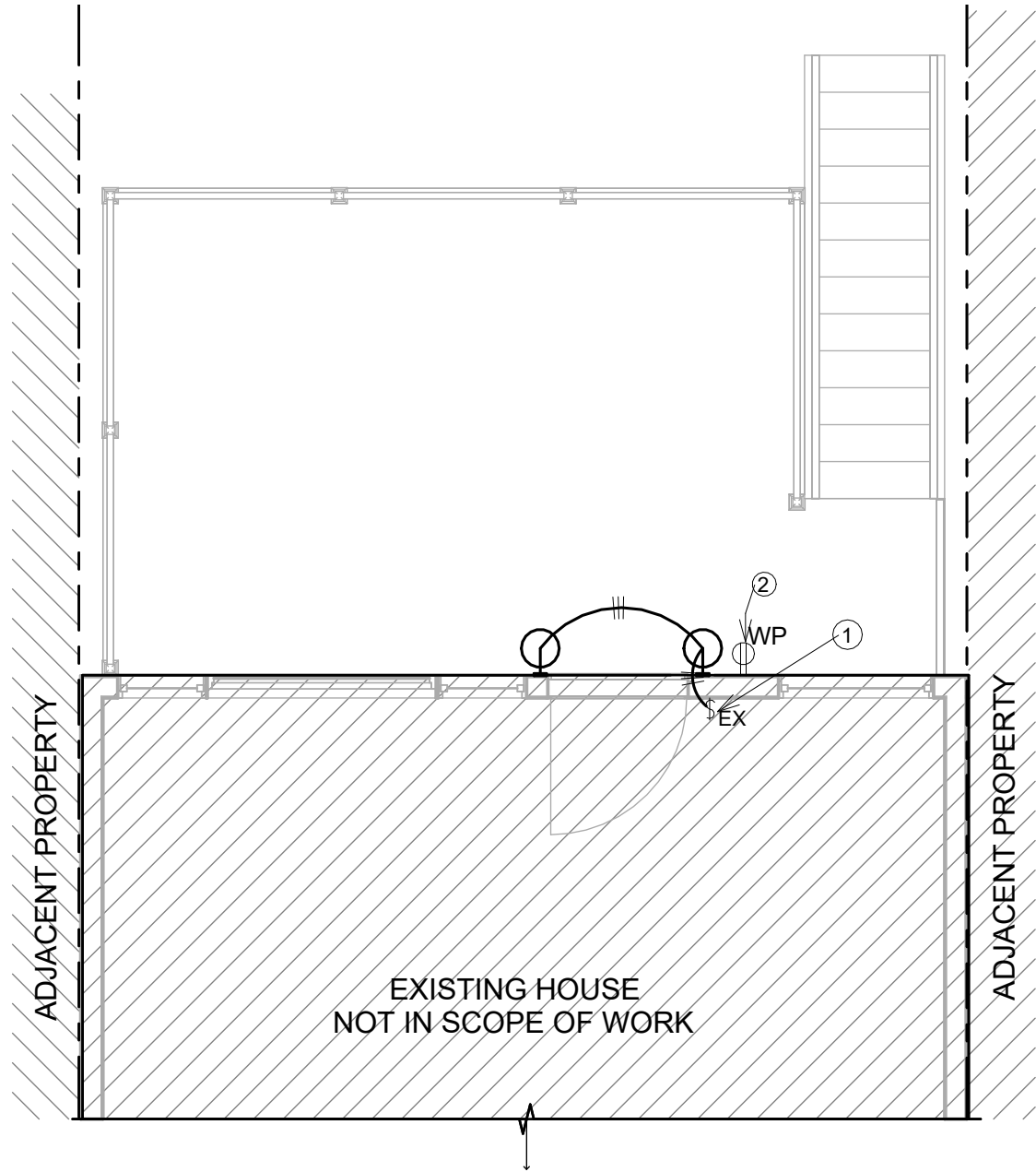


1 EXIST DEMO REAR ELEVATION
1/4" = 1'-0"

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REMARK	DATE
ISSUED:	21/8/2025 23:27:16
SCALE: AS NOTED	
DRAWN BY: G.C	CHECKED BY: ED
PROJECT NO. 25-1095-ED	
EXIST / DEMO REAR ELEVATION	
SHEET:	D1.2



1

PROP. 1ST FL. ELECTRICAL PLAN

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

Lighting Fixture Schedule							
Type	Qty	Electrical Data	Lumens	Lamp	Color Temp	Mounting	Efficiency
DOWNLIGHTS	4	120 V/1-10 VA	1100 lm	LED	4000 K	SURFACE WALL	100 lm/W
EXTERIOR WALL MOUNTED	2	120 V/1-11 VA	946 lm	LED	4000 K	SURFACE WALL	86 lm/W

I. WIRING LEGEND

CONDUIT AND WIRING CONDEALED, DIAMETRE 3/4"

HOMERUN TO PANEL BOARD

HASHMARK (S) DENOTES NO. OF PHASE AND NEUTRAL OR NO. OF TRAVELLERS. SMOKE DETECTORS HAS A THIRD INTERLINK WIRING WITHOUT ANY HASHMARK IMPLY 2 #12 THWN. ALL CIRCUITS HAVE A MINIMUM ONE #12 CU WIRE.

II. EQUIPMENT AND DEVICES LEGEND

SURFACE MOUNTED PANEL BOARD

WALL MOUNTED BATH LIGHT

EXTERIOR WALL MOUNTED

DOWNLIGHTS -UL LISTED WET LOCATION

WALL MOUNTED LIGHT

SUSPENDEN LIGHTS

SINGLE SWITCH

THREE WAY SWITCH

FOUR WAY SWITCH

EXAUST FAN

DISCONNECT SWITCH 60 WITH X NO. OF FUSIBLE

DISCONNECT SWITCH 60 NON FUSIBLE

GFCI DUPLEX TR AND WR RECEPTACLE, 2P,125V, 20A

GFCI DUPLEX WR RECEPTACLE, 2P,125V, 20A W/ WATERPROF PROTECTION (WP)

STANDARD DUPLEX TR RECEPTACLE, 2P,125V, 15A

RECEPTACLE FOR ELECTRIC COOK, 3P, 240V, 50A.

DISHWAHER

GARBAGE DISPOSAL

SMOKE DETECTOR

SMOKE AND CO COMBINED DETECTOR

EX. EXISTING

KEY NOTES

1

CONNECT TO EXISTING LIGHTING CIRCUIT

2

CONNECT TO EXISTING GFCI OUTDOOR RECEPTACLE

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MCRAY RESIDENCE

115 ROCK CREEK CHURCH
ROAD NW WASHINGTON, D.C
20011

OWNER: MANIQUE MCRAY

REMARK

DATE

ISSUED:

8/22/2025 1:59:30 PM

SCALE: AS NOTED

DRAWN BY: AA

CHECKED BY: E.D

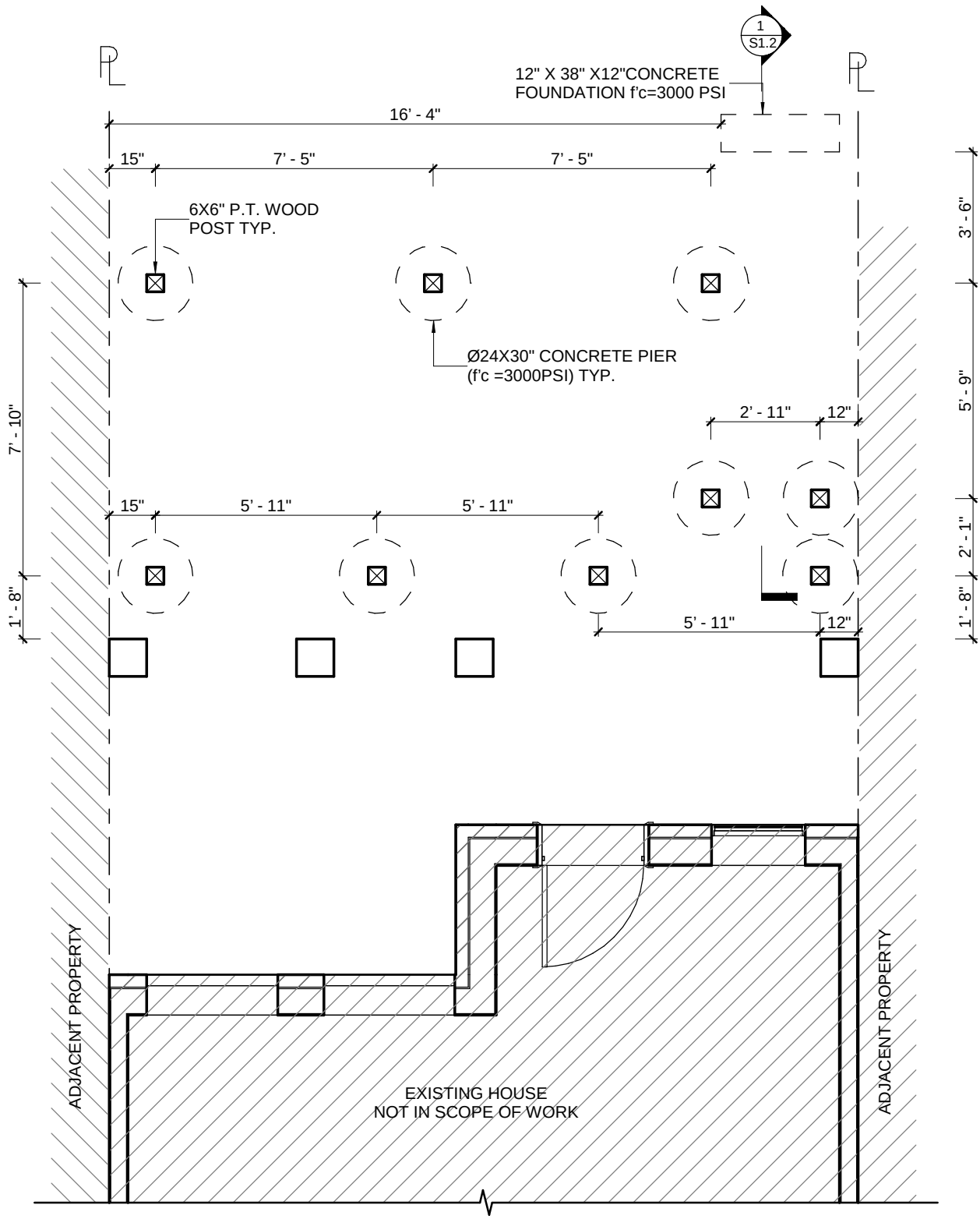
PROJECT NO.

25-1095-ED

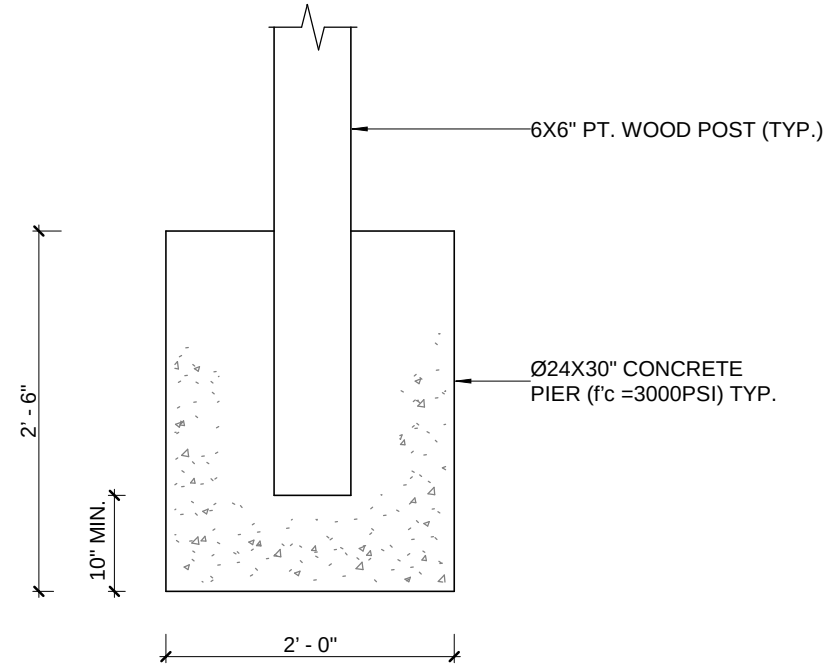
ELECTRICAL 1ST FL
PLAN

SHEET:

E 1.0



1 FOUNDATION PLAN
1/4" = 1'-0"

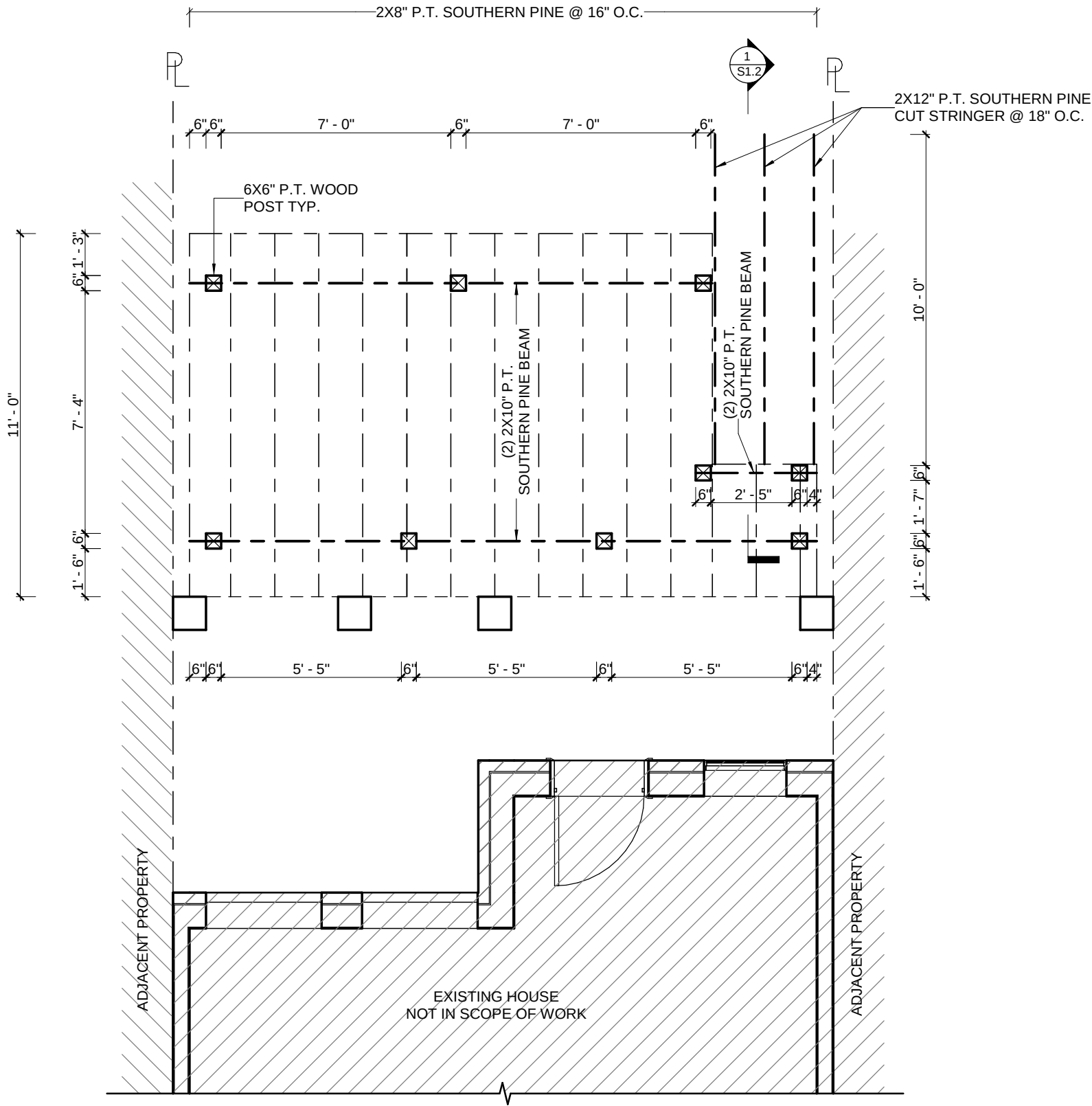


2 TYP. POST-TO-FOOTING CONNECTION
3/4" = 1'-0"

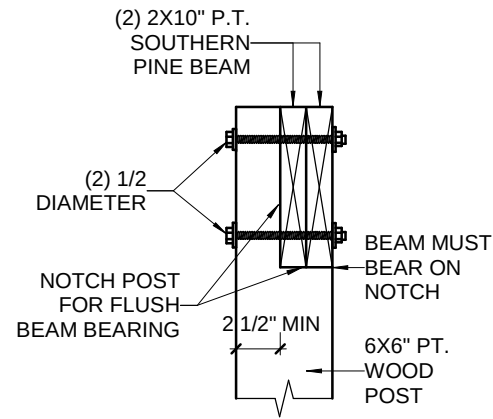
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OWNER: MANIQUE MCRA Y

REMARK	DATE
ISSUED:	18/08/2025 03:11:26 p. m.
SCALE: AS NOTED	
DRAWN BY: REY	CHECKED BY: ED
PROJECT NO. 25-1095-ED	
FOUNDATION PLAN	
SHEET:	S1.0



1 DECK FRAMING PLAN
1/4" = 1'-0"



2 TYP. POST-TO-BEAM CONNECTION
1" = 1'-0"

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ISSUED:	18/08/2025 03:12:01 p. m.
SCALE: AS NOTED	
DRAWN BY: REY	CHECKED BY: ED
PROJECT NO. 25-1095-ED	
DECK FLOOR FRAMING PLAN	
SHEET:	S1.1

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 5, 2025

Plat for Building Permit of :

SQUARE 3322 LOT 29

Scale: 1 inch = 20 feet

Recorded in Book 54 Page 37

Receipt No. 25-05056

Drawn by: B.S.

Furnished to: ADAY GALINDO

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Bob Myers

For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application DK2500491; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have ~~have not~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
- I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Monique Maccray*
Date: 08/21/2025

Printed Name: MONIQUE MCCRAY Relationship to Lot Owner: OWNER

If a registered design professional, provide license number _____ and include stamp below.



SCALE: 1:20

SQUARE 3322

