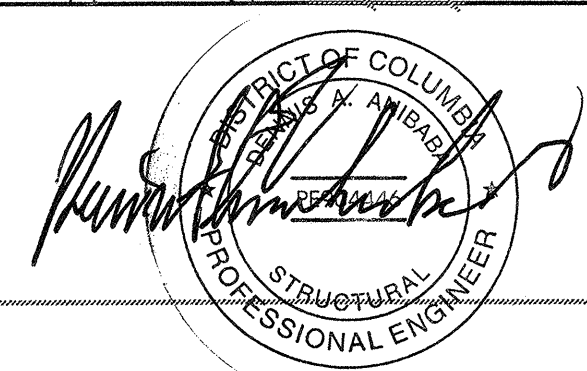
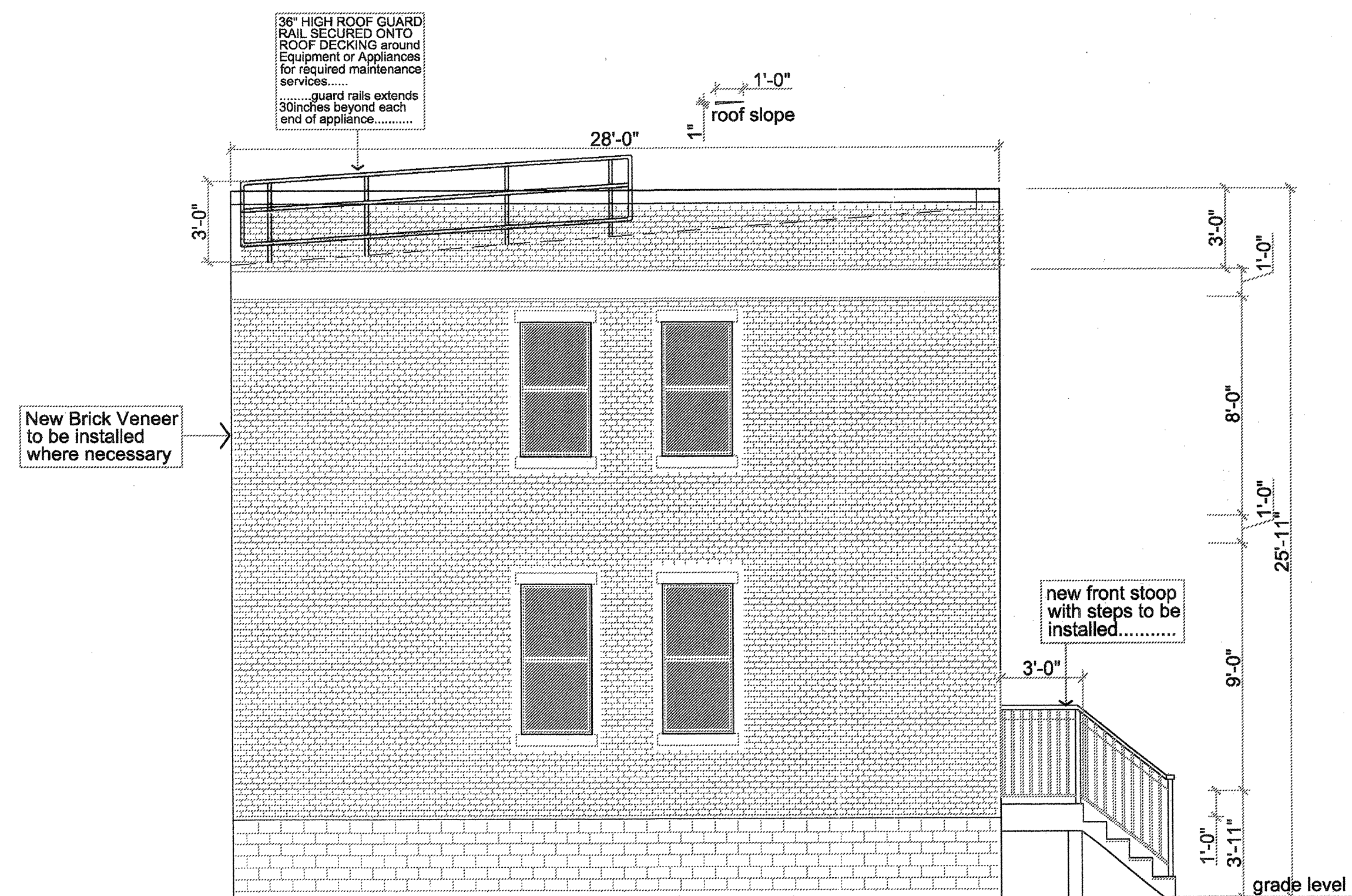
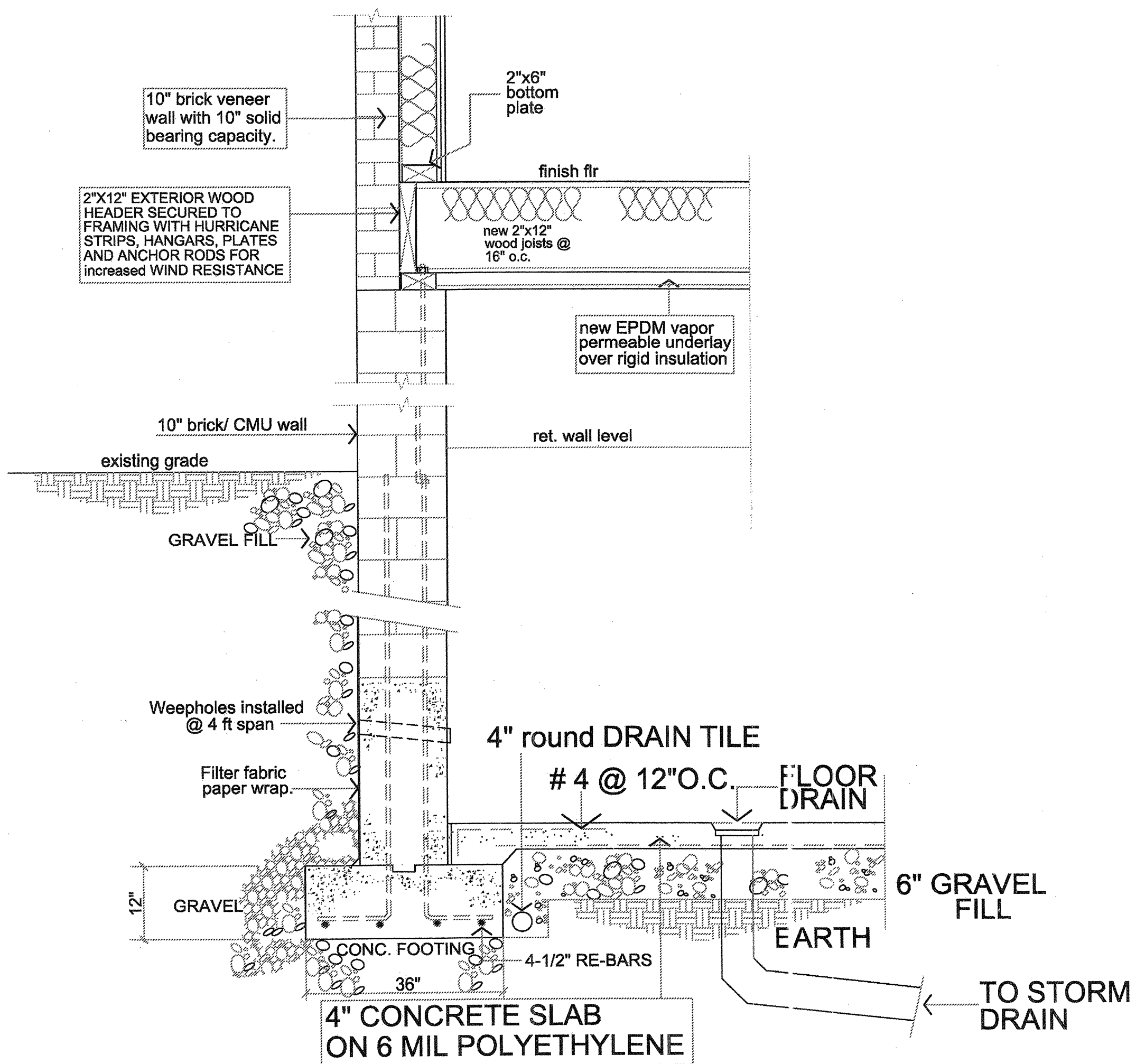
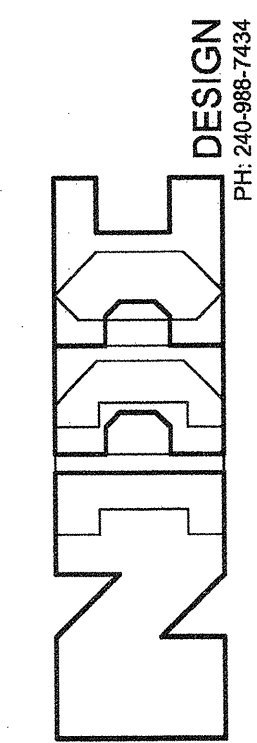




INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (AS PER IECC 2012, TABLE 402.1.1)										
CLIMATE ZONE	FENESTRATION U-FACTOR(b)	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC(b,e)	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE(c) WALL R-VALUE
4 (except marine)	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13
BUILDING PROJECT										
4	0.30	0.55	NR	49	19	5/10	19	10/13	10, 3 ft	10/13
Notes:										
(a) R-values are minimums, U-factors and SHGC are maximums, R-19 batts compressed into a nominal 2x6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.										
(b) The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.										
(c) "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.										
(d) R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.										
(e) There are no SHGC requirements in the Marine Zone.										
(f) Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.										
(g) Or insulation sufficient to fill the framing cavity, R-19 minimum.										
(h) Not applicable.....reference Table 402.1.1, chapter 4 in IECC 2012 if required.										
(i) The second R-value applies when more than half the insulation is on the interior of the mass wall.										



RESIDENTIAL BUILDING

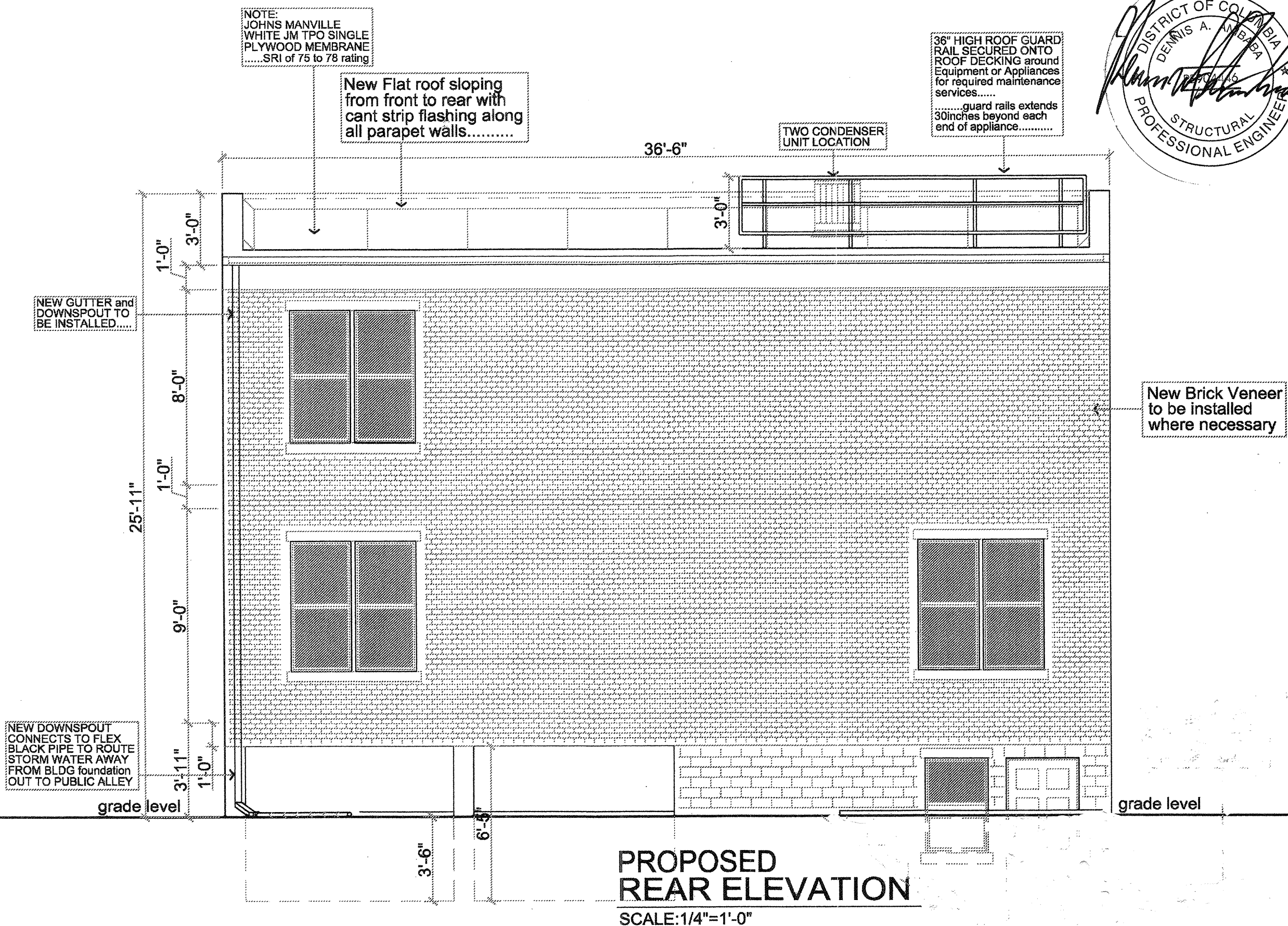
PROPOSED FRONT AND REAR ELEVATIONS

2205-16TH STREET, SE
WASHINGTON, D.C.

SQUARE: 5795 LOT: 27

A3

DATE : MAY 19, 2014



new 4" metal post

new 1" line pickets @ 4" o.c. secured to metal posts

new bottom rail

new top handrail

new 1" line pickets @ 4" o.c. secured to metal posts

risers to finish floor

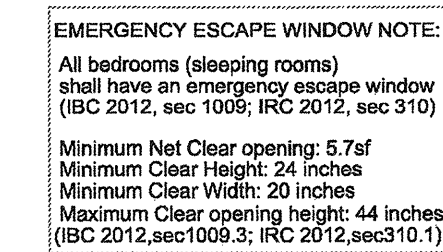
10"

stringer

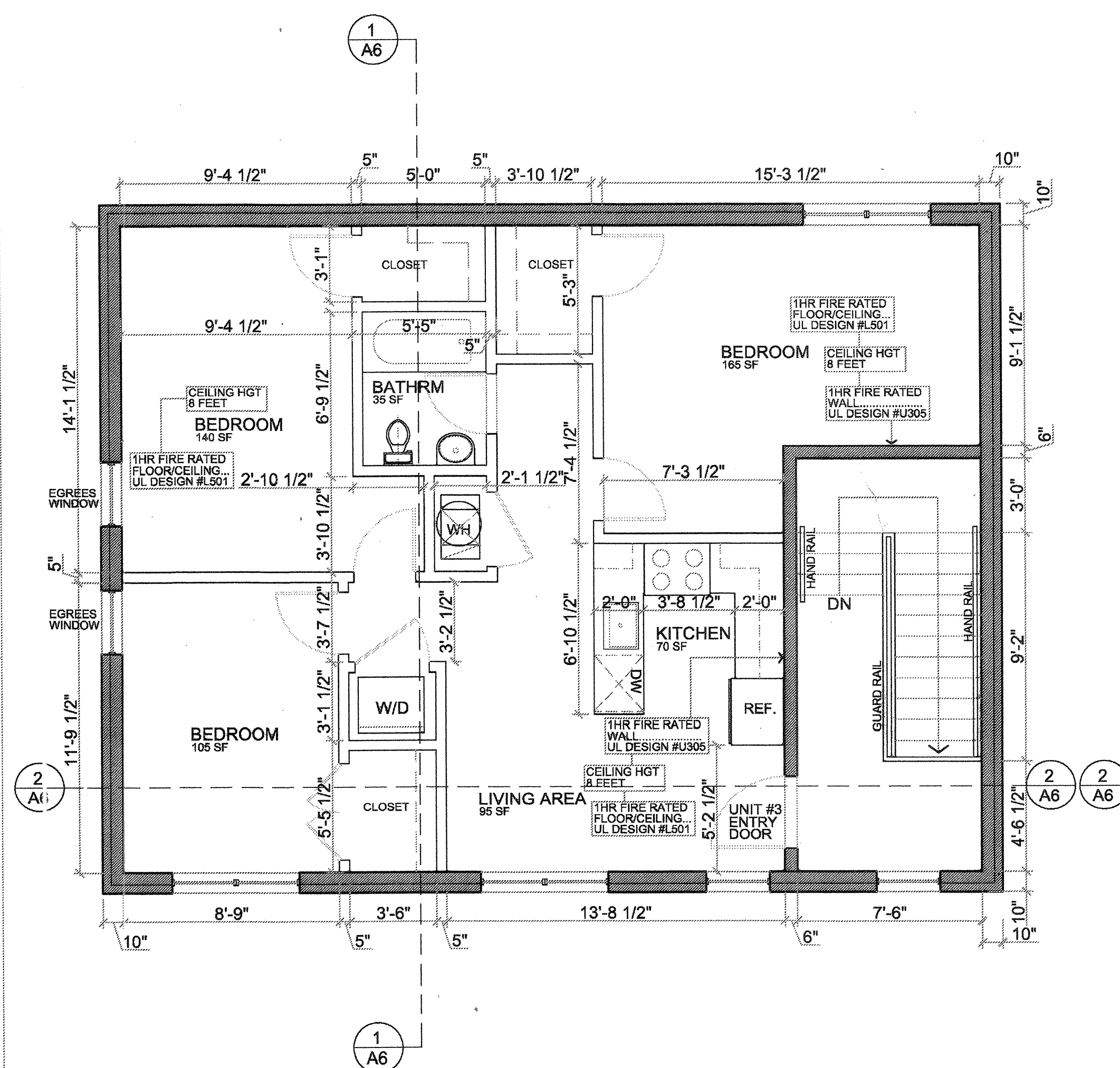
typical stair detail with kick plate anchored to footings

36" guard rail height

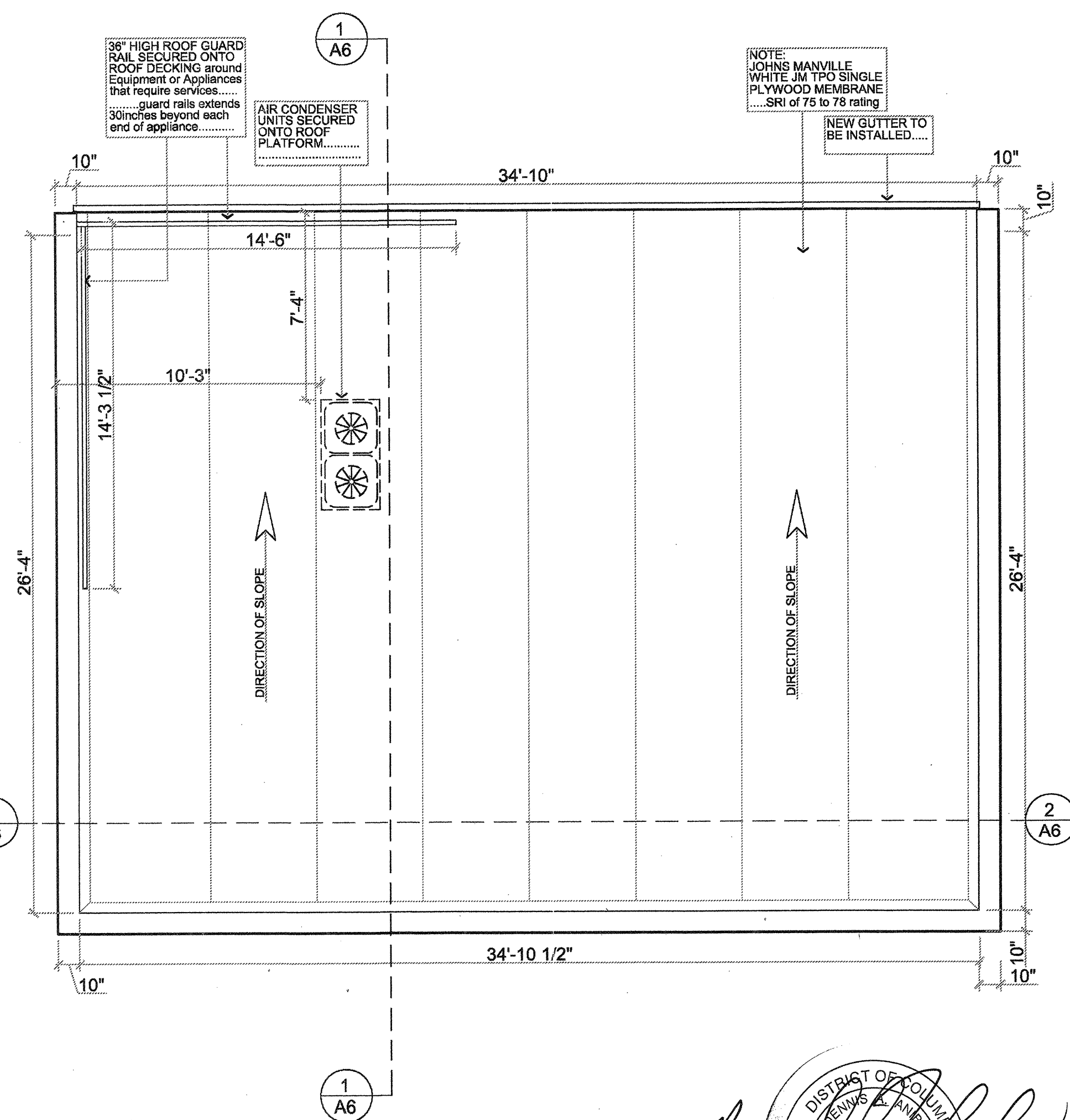
NTS



EMERGENCY ESCAPE WINDOW DETAIL
SCALE: 1/2"=1'-0"



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



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



DESIGN
PH: 240-988-7434

RESIDENTIAL BUILDING

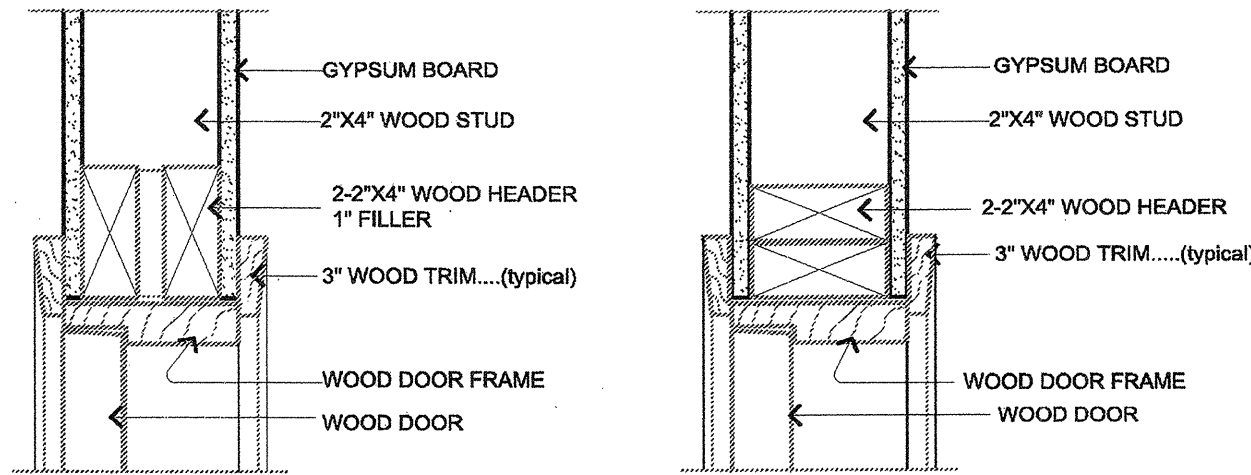
PROPOSED FLOOR PLANS

2205-16TH STREET, SE
WASHINGTON, D.C.

SQUARE: 5795 LOT:27

A2

DATE : MAY 19, 2014

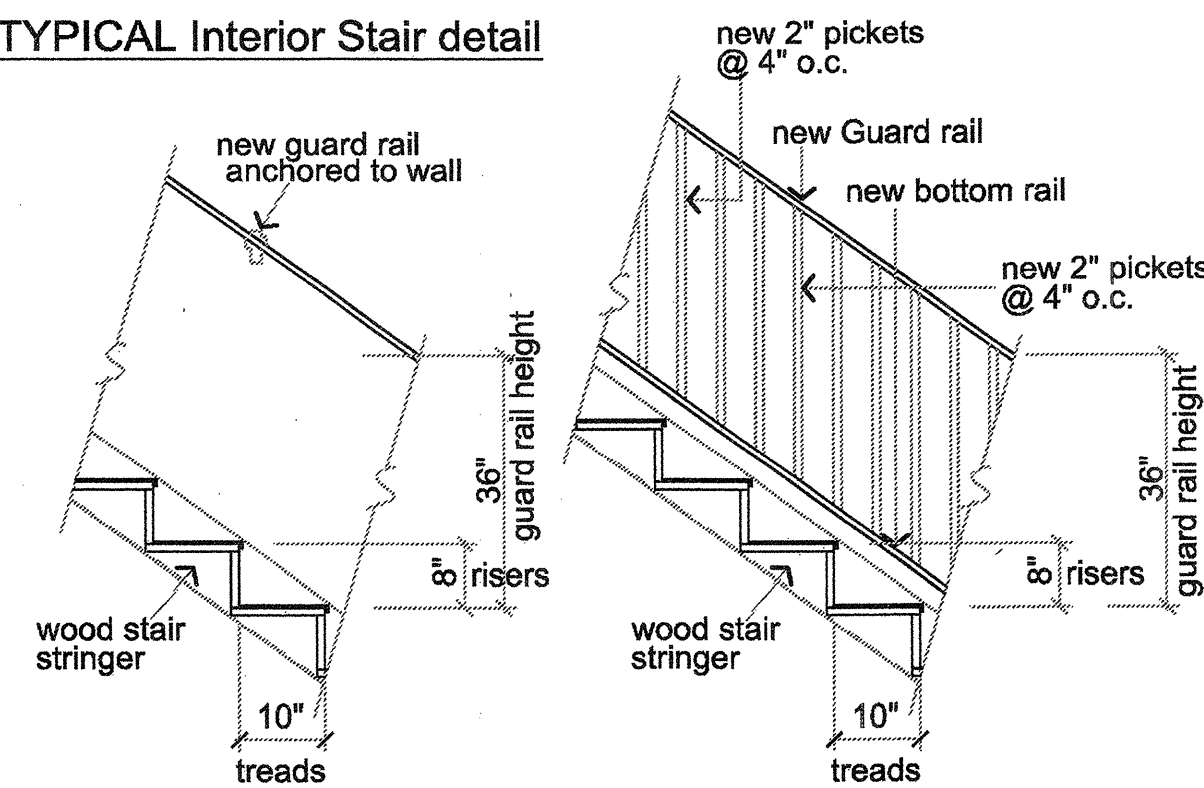


INTERIOR DOOR HEADER

INTERIOR DOOR JAMB

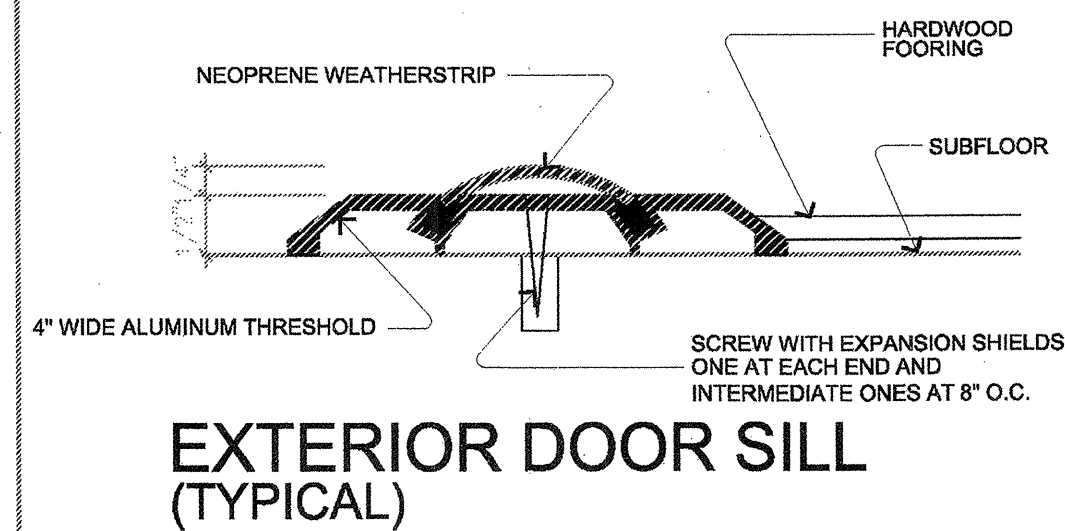
TYPICAL INTERIOR DOOR JAMB AND HEAD

TYPICAL Interior Stair detail

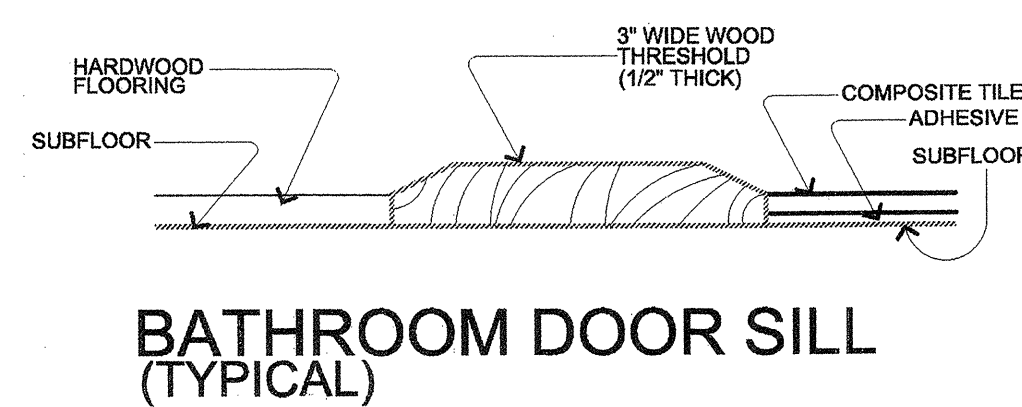


HAND RAIL detail
SCALE: 1/2"=1'-0"

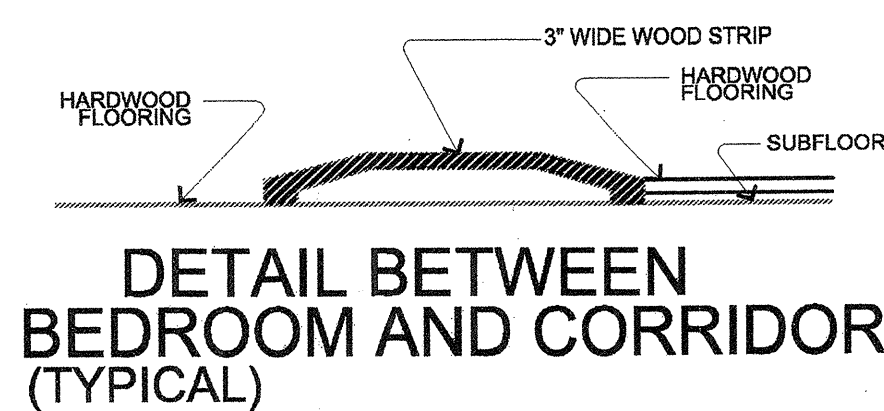
STAIR DETAILS w/ risers and treads
SCALE: 1/2"=1'-0"



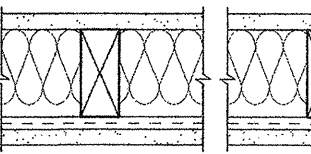
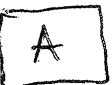
EXTERIOR DOOR SILL
(TYPICAL)

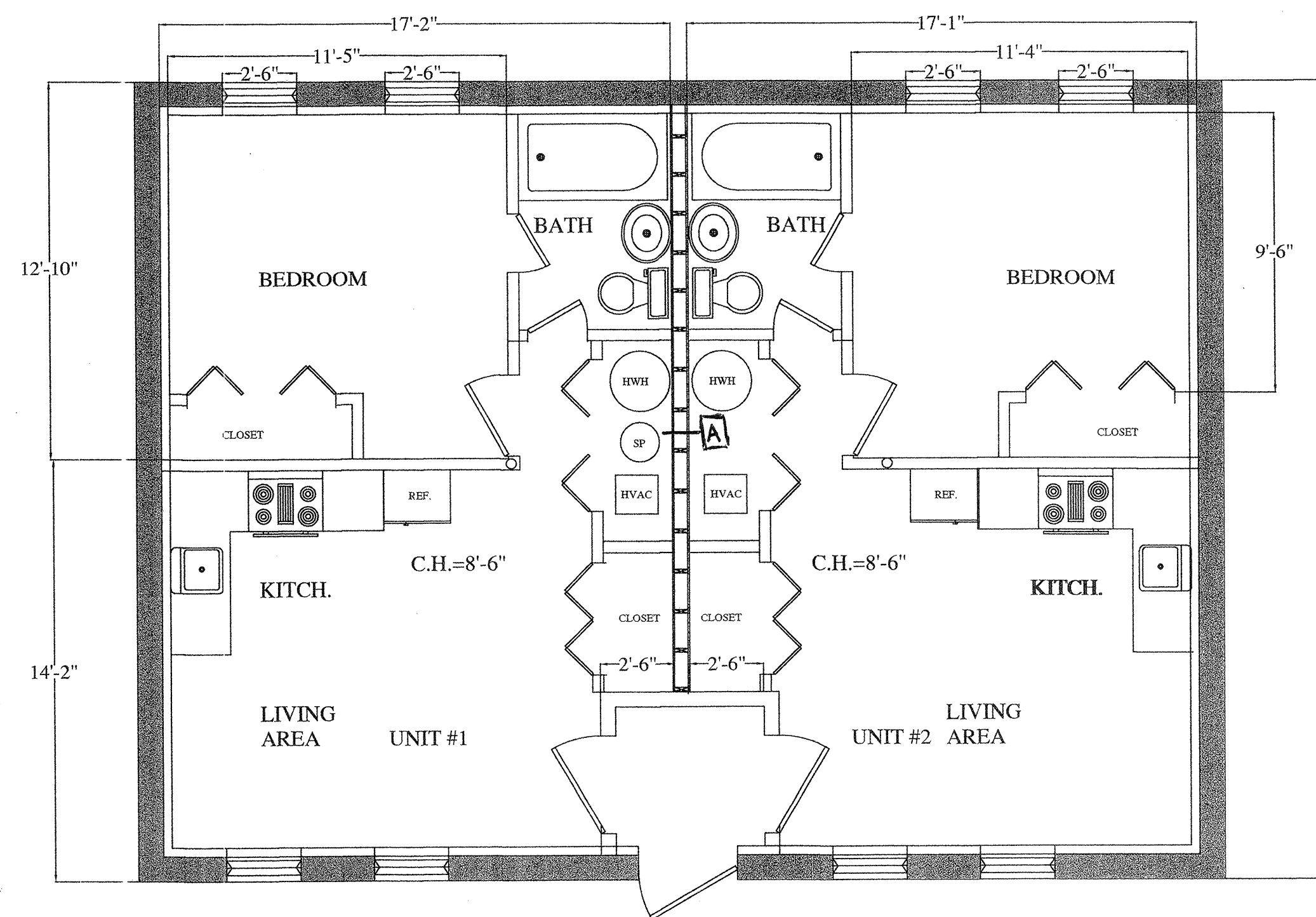


BATHROOM DOOR SILL
(TYPICAL)

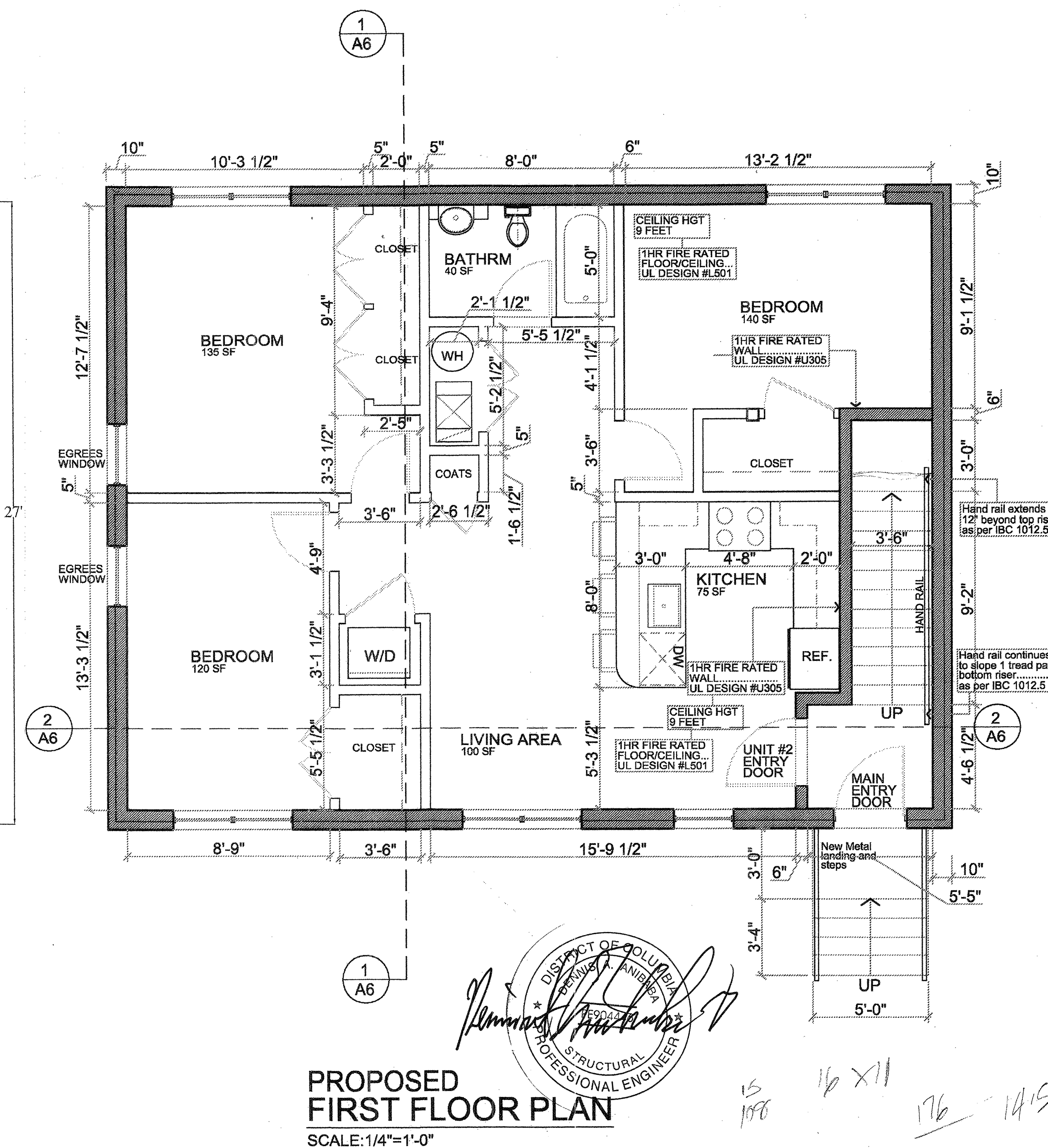


DETAIL BETWEEN
BEDROOM AND CORRIDOR
(TYPICAL)

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3241	PROPRIETARY*	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS			
			
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.			
OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.			
Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)			
PROPRIETARY GYPSUM BOARD			
American Gypsum Company LLC	-	5/8" FireBlock® Type C	
CertainTeed Gypsum Inc.	-	5/8" ProRoc® Type C Gypsum Panels	
CertainTeed Gypsum Canada Inc.	-	5/8" ProRoc® Type C Gypsum Panels	
Georgia-Pacific Gypsum LLC	-	5/8" ToughRock® Fireguard C™	
Lafarge North America Inc.	-	5/8" Firecheck® Type C	
National Gypsum Company	-	5/8" Gold Bond® Brand FIRE-SHIELD C™	
PABCO Gypsum	-	5/8" FLAME CURB® Super C™	
Temple-Inland	-	5/8" TG-C	
		Thickness: 5/8"	
		Approx. Weight: 7 psf	
		Fire Test: Based on UL R3680-7, 11-12-87; UL R2717-61, 8-18-87; UL Design U311	
		Sound Test: Estimated	
			



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



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

NDHC
DESIGN
PH: 202-988-7434

RESIDENTIAL BUILDING

PROPOSED FLOOR PLANS

2205-16TH STREET, SE
WASHINGTON, D.C.

SQUARE: 5795 LOT: 27

A1

DATE: MAY 19, 2014