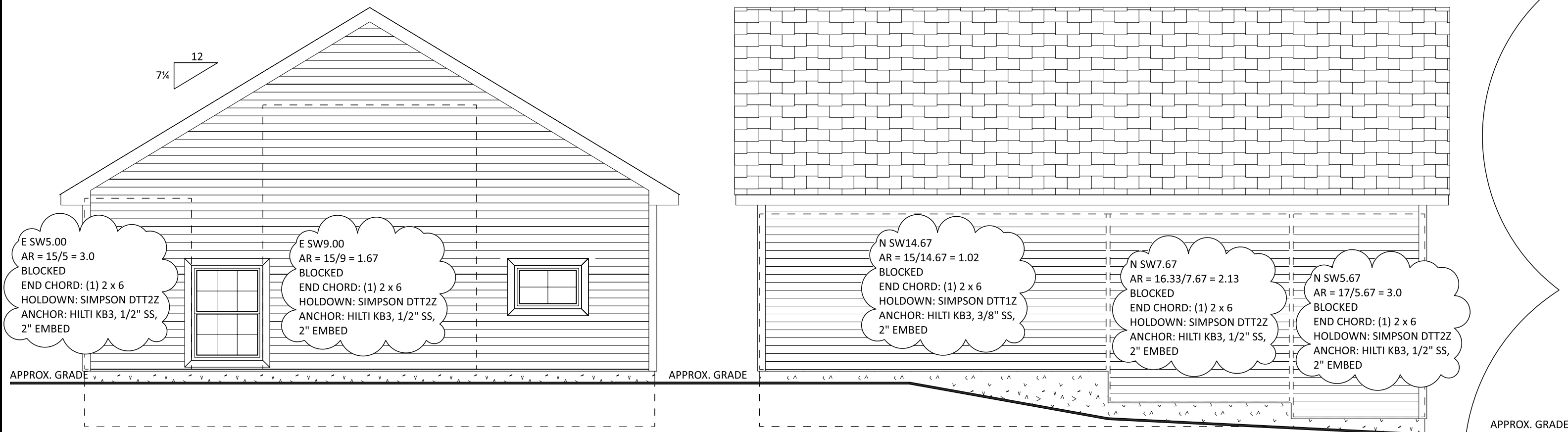


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

#### R402.1.2 Insulation and Fenestration Criteria

The building thermal envelope shall meet the requirements of Table R402.1.2.

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*	
FENESTRATION U-FACTOR <sup>a</sup>	0.30 U-Factor
SKYLIGHT <sup>b</sup> U-FACTOR	0.55 U-Factor
GLAZED FENESTRATION SHGC <sup>b</sup>	0.40 Solar Heat Gain Coefficient (SHGC)
CEILING	R-49
WOOD FRAME WALL AND RIM JOISTS	R-19 in cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
MASS WALL <sup>c</sup>	R-15 continuous on the exterior, or R-20 continuous on the interior
FRAME FLOOR	R-25 + R-5 continuous
ELEVATED SLAB	R-15 continuous
BASEMENT WALL	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
SLAB ON GRADE <sup>d</sup>	R-10 perimeter insulation for a depth of 2 ft
CONDITIONED CRAWLSPACE WALL	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous

For Sl: 1 foot = 304.8 mm.

- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- d. R-5 shall be added to the required slab edge R-values for heated slabs

REFER ALSO TO ENHANCED BUILDING THERMAL ENVELOPE REQUIREMENTS OF SECTION R405.3 AND INCLUDED ON PLANS FOR ADDITIONAL REQUIRED INSULATION REQUIREMENTS.

#### R405.4 Enhanced Air Leakage and Heat Recovery Ventilation

Buildings shall meet the minimum air leakage requirements of Table R405.4 and install a heat or energy recovery ventilation system.

TABLE R405.4 AIR LEAKAGE TESTING REQUIREMENTS	
	New construction
Single family detached, two family attached (duplex), townhouses, flats	2 ACH50
Dwelling units in Multifamily buildings 3 stories and less	.25 CFM50/SF enclosure area of each unit or 2 ACH50

#### R405.3 Enhanced Building Thermal Envelope

Building Thermal Envelope shall comply with Table R405.3 in addition to Table R402.1.2.

TABLE R405.3 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT	
FENESTRATION	Windows = 0.24 U-Factor ENERGY STAR Compliant Doors
SKYLIGHT U-FACTOR	0.45 U-Factor
GLAZED FENESTRATION SHGC	0.40 Solar Heat Gain Coefficient (SHGC)
CEILING	R60
MASS WALL	U-factor less than or equal to .035 or R-19 cavity + R-10 continuous, or R-13 in cavity + R-15 continuous, or R-25 continuous
WOOD FRAME	U-factor less than or equal to .035 or R-19 cavity + R-10 continuous, or R-13 in cavity + R-15 continuous, or R-25 continuous
METAL FRAME WALL	U-factor less than or equal to .035
CONTINUOUS SLAB INSULATION	R10 continuous

BLOWER DOOR TEST NOTE:  
CONTRACTOR SHALL PERFORM A WHOLE BUILDING BLOWER DOOR TEST IN ACCORDANCE WITH ASTM 779 OR ASTM 1827. THE TEST SHALL RESULT IN A PASSING RATE OF 3 AIR CHANGES PER HOUR (ACH) OR LESS AT 50 PASCALS (0.2 IN.W.G.). CONTRACTOR SHALL PROVIDE WRITTEN REPORT OF TEST RESULTS SIGNED BY AGENCY PERFORMING THE TEST TO THE CODE OFFICIAL.

**TABLE R402.4.1  
AIR BARRIER AND INSULATION INSTALLATION**

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope.  The exterior thermal envelope contains a continuous air barrier.  Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R5.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed.  The junction of the top plate and the top of exterior walls shall be sealed.  Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum.  Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers.  Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and I/C rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	

#### FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
ROOF		
CEILING JOISTS TO TOP PLATE	(3) 10d	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	(4) 10d	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1X4 X 20 GAGE RIDGE STRAP TO RAFTER	(4) 10d	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(4) 16d	TOE NAIL
WALL		
STUD TO STUD	16d	24" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES	16d	16" O.C. EA. EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	(4) 8d	TOE NAIL
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
TOP PLATE TO TOP PLATE	10d	12" O.C. FACE NAIL
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	(8) 16d	-----
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	16d	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	(3) 16d	16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	(3) 16d	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 10d	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER	(4) 8d	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	10d	6" O.C. TO NAIL
BUILT-UP GIRDER AND BEAMS, 2-INCH LUMBER LAYERS	10d	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING		
$\frac{5}{16}$ " - $\frac{1}{2}$ "	6d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6 12
$\frac{3}{8}$ - $\frac{1}{2}$ "	8d COMMON NAIL	6 12
$\frac{1}{2}$ " GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	7 7
$\frac{5}{8}$ " GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	7 7

#### ALTERNATE ATTACHMENTS

NOM. MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
UP TO $\frac{1}{2}$ "	STAPLES 15 GA. 1 $\frac{3}{4}$ "	4	8
	NAIL 2 $\frac{1}{4}$ "	3	6
	STAPLES 16 GA. 1 $\frac{3}{4}$ "	3	6
$\frac{23}{32}$ " AND $\frac{3}{4}$ "	STAPLES 14 GA. 2 $\frac{3}{4}$ "	4	8
	STAPLES 15 GA. 1 $\frac{3}{4}$ "	3	6
	NAIL 2 $\frac{1}{4}$ "	4	8

**TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES**

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (2.0" X 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON (2.5" X 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

#### GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE.
- WOOD FRAMING TO BE MIN. 8" FROM GRADE LEVEL, EXCEPT AT DOORWAYS.
- WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER, BUILDER MUST PROVIDE CUT-SHEETS TO CODE OFFICIAL PRIOR TO INSTALLATION.
- WALL BRACING PROVIDED BY CONTINUOUS SHEATHING METHODS AS PER SECTION 602.10.
- TEMPERED GLAZING REQUIREMENTS:
  - (1) - IN WINDOWS & DOORS WITHIN (18) INCHES OF WALKING SURFACE
  - (2) - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
  - (3) - IN WINDOWS WITHIN (24) INCHES OF ANY OPENABLE DOOR WHEN DOOR IS IN CLOSED POSITION
- BUILDING AREA = 672 S.F.
- BUILDING VOLUME = 11,424 C.F.

#### CODE & LOADING INFORMATION

- OCCUPANCY TYPE = RESIDENTIAL STORAGE
- CONSTRUCTION TYPE = 5 B
- 1ST FLOOR SLAB ON GRADE
- ATTIC FLOOR LIVE = 30 PSF
- SNOW LIVE = 30 PSF
- DEAD LOADS = 10 PSF
- BASIC WIND SPEED = 115 MPH
- EXPOSURE CLASS C
- FROST LINE DEPTH = 30"
- SEISMIC DESIGN CATEGORY = B
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSF (IF SOIL DIFFERS FROM ASSUMED ABOVE REFER TO IRC CODES)

#### CONTACT INFORMATION

**OWNER:**  
Maria Cerdenia  
6122 Sligo Mill Rd. N.E.  
Washington DC 20011  
Phone: 202-560-4831

"PER 11-DCMR SUBTITLE U § 253.5: EITHER THE PRINCIPAL DWELLING OR ACCESSORY APARTMENT UNIT SHALL BE OWNER-OCCUPIED FOR THE DURATION OF THE ACCESSORY APARTMENT USE."

"PER 11-DCMR SUBTITLE U § 253.13: PRIOR TO RENTING AN ACCESSORY APARTMENT IN ANY ZONE, THE PROPERTY OWNER SHALL OBTAIN A RESIDENTIAL RENTAL BUSINESS LICENSE FROM THE DEPARTMENT OF LICENSING AND CONSUMER PROTECTION (DLCP) AND THE PROPERTY SHALL BE INSPECTED FOR RELEVANT HOUSING CODE COMPLIANCE."



5219 Old Strasburg Rd.  
Kinzers, PA 17535  
P. 717-442-5053 F. 717-370-5925

ANY CHANGES FROM THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF DRAFTING CONCEPTS AND APPROVED BEFORE CONSTRUCTION. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS.

DATE	ITEM	BY
9/25/24	FINAL	E.S.
5/8/25	REVISED FINAL	E.S.
11/7/25	REVISED FINAL	E.S.

**CONTRACTOR:**  
Amish Built, Inc  
1390 Columbia Ave  
Lancaster, PA 17603  
717-431-8611

**CLIENT NAME & ADDRESS:**  
Maria Cerdenia  
6122 Sligo Mill Rd. N.E.  
Washington DC 20011  
**PROJECT SITE:**  
6122 Sligo Mill Rd. N.E.  
Washington DC 20011

#### PROJECT TITLE:

**ACCESSORY DWELLING UNIT**

#### SHEET TITLE:

Cover sheet

#### DATE RECEIVED:

9/10/24

#### SCALE:

AS NOTED

#### DRAWING NO:

D741-24

1

Board of Zoning Adjustment  
District of Columbia  
CASE NO-21493  
09/10/24





**DRAFTING  
CONCEPTS**

Designing - Drafting - 3D Color Renderings

5219 Old Strasburg Rd.  
Kinzers, PA 17535  
P. 717-442-5053 F. 717-370-5925

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DATE	ITEM	BY
9/25/24	FINAL	E.S.
5/8/25	REVISED FINAL	E.S.
11/7/25	REVISED FINAL	E.S.

CONTRACTOR:  
**Amish Built, Inc.**  
6422 Sligo Mill Rd. N.E.  
Lancaster, PA 17603  
717-431-8611

CLIENT NAME & ADDRESS:  
**Maria Cerdania**  
6422 Sligo Mill Rd. N.E.  
Washington DC 20011

PROJECT SITE:  
**6422 Sligo Mill Rd. N.E.**  
Washington DC 20011

PROJECT TITLE:

**ACCESSORY  
DWELLING UNIT**

SHEET TITLE:

Floor plans

DATE RECEIVED:

9/10/24

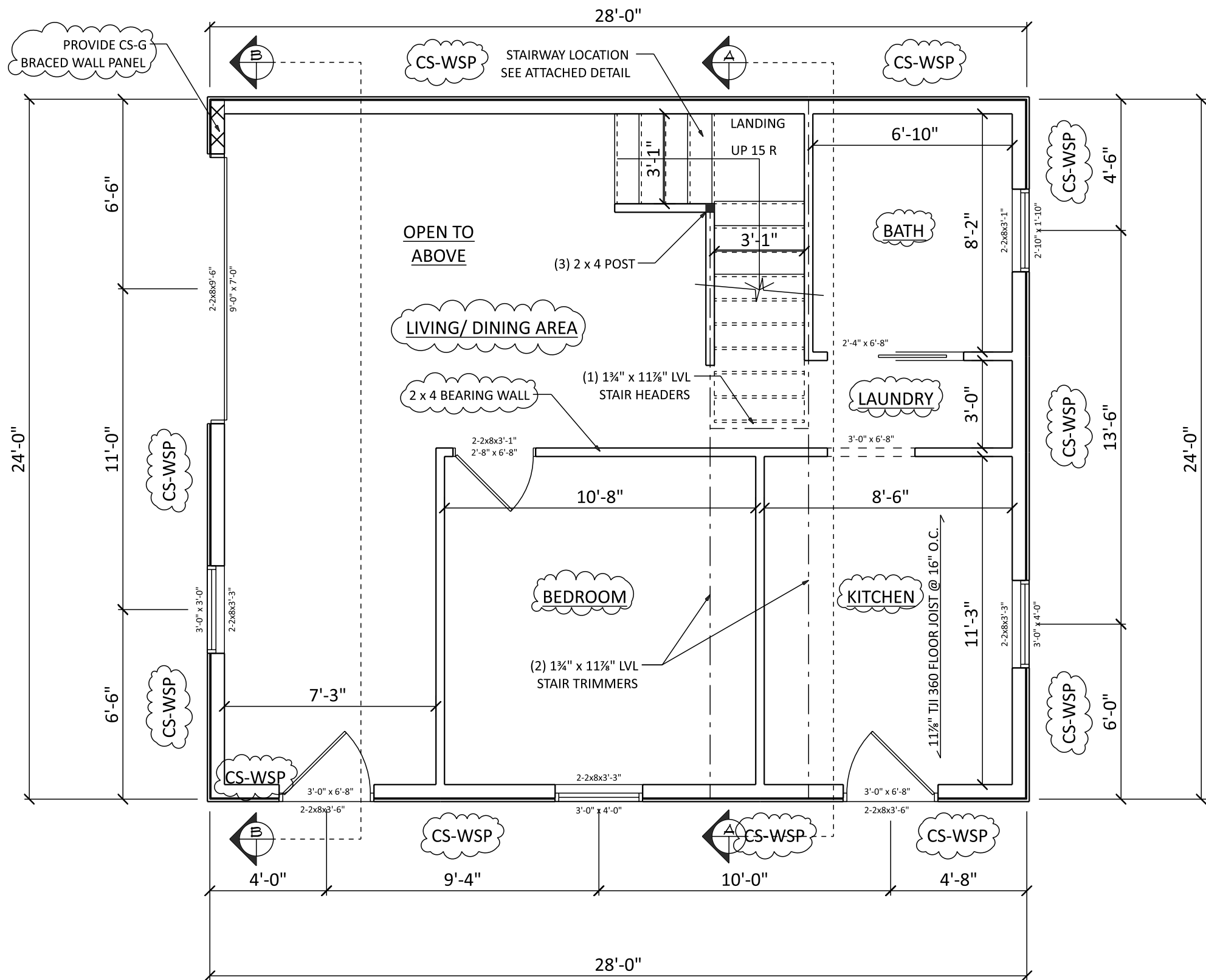
SCALE:

AS NOTED

DRAWING NO:

D741-24

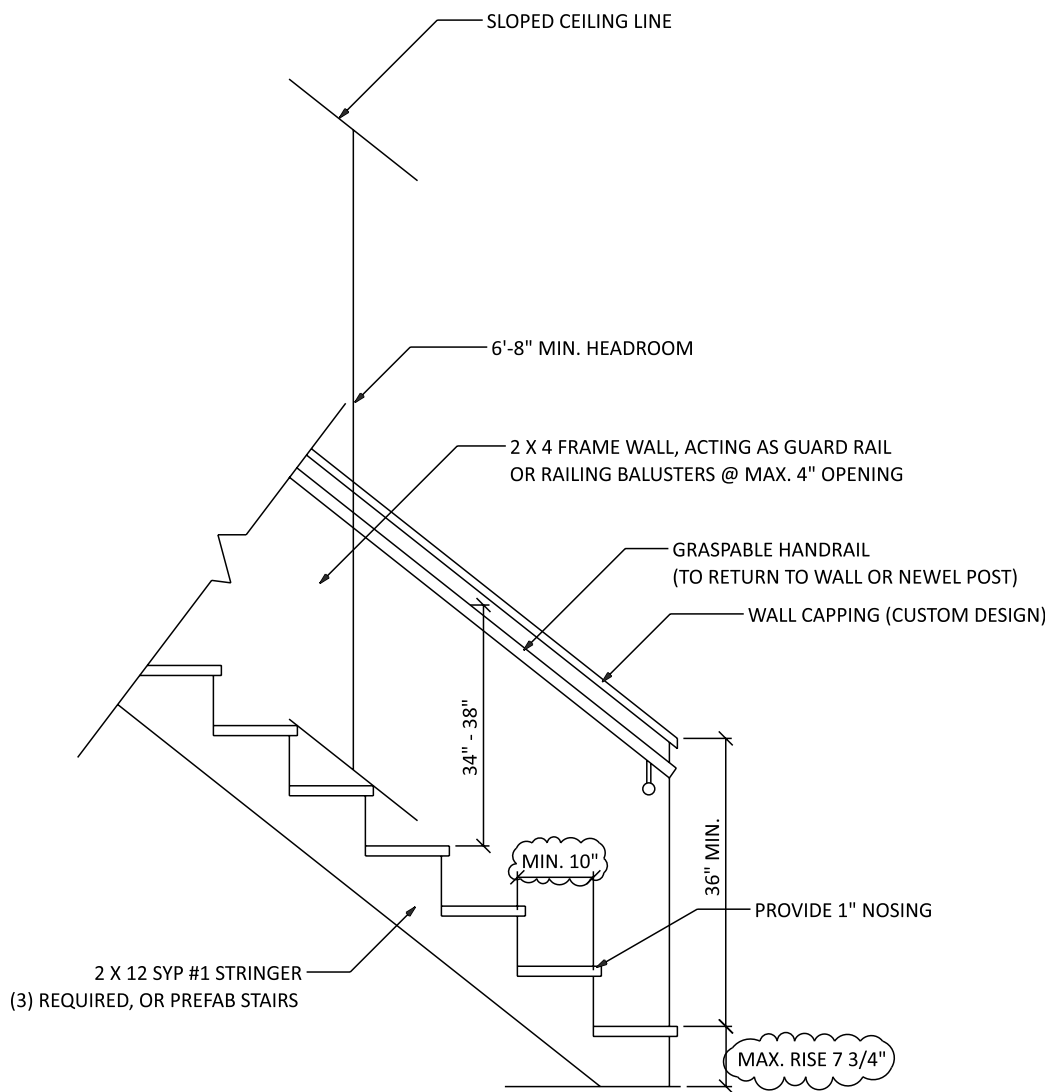
2



**FIRST FLOOR PLAN**

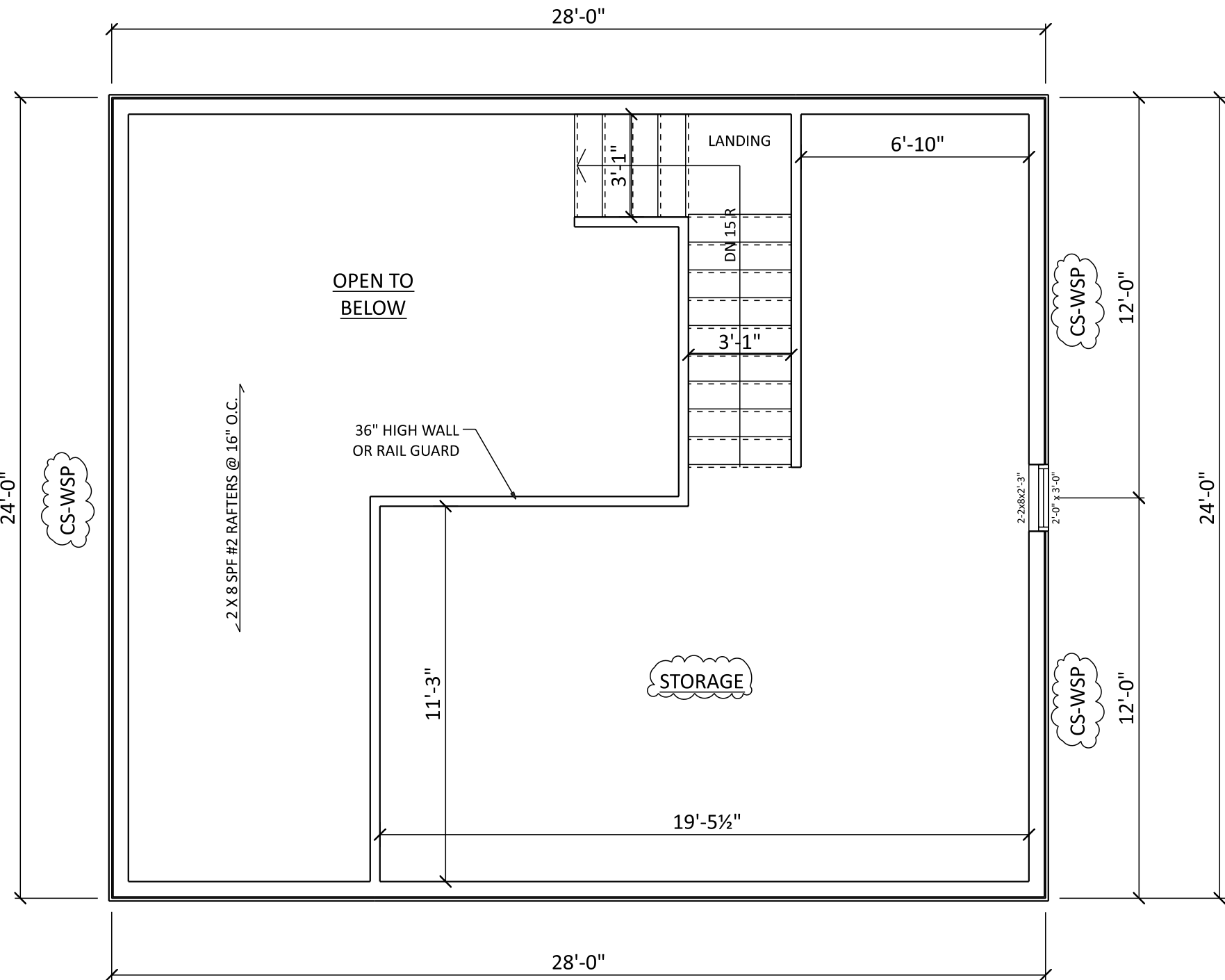
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INDICATES CS-G BRACED WALL PANEL:  
CS-WSP - WOOD STRUCTURAL PANEL CONTINUOUS SHEATHING METHOD:  
8D COMMON (2 1/2" x 0.131") NAILS AT 6" SPACING  
(PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)



**STAIR DETAIL**

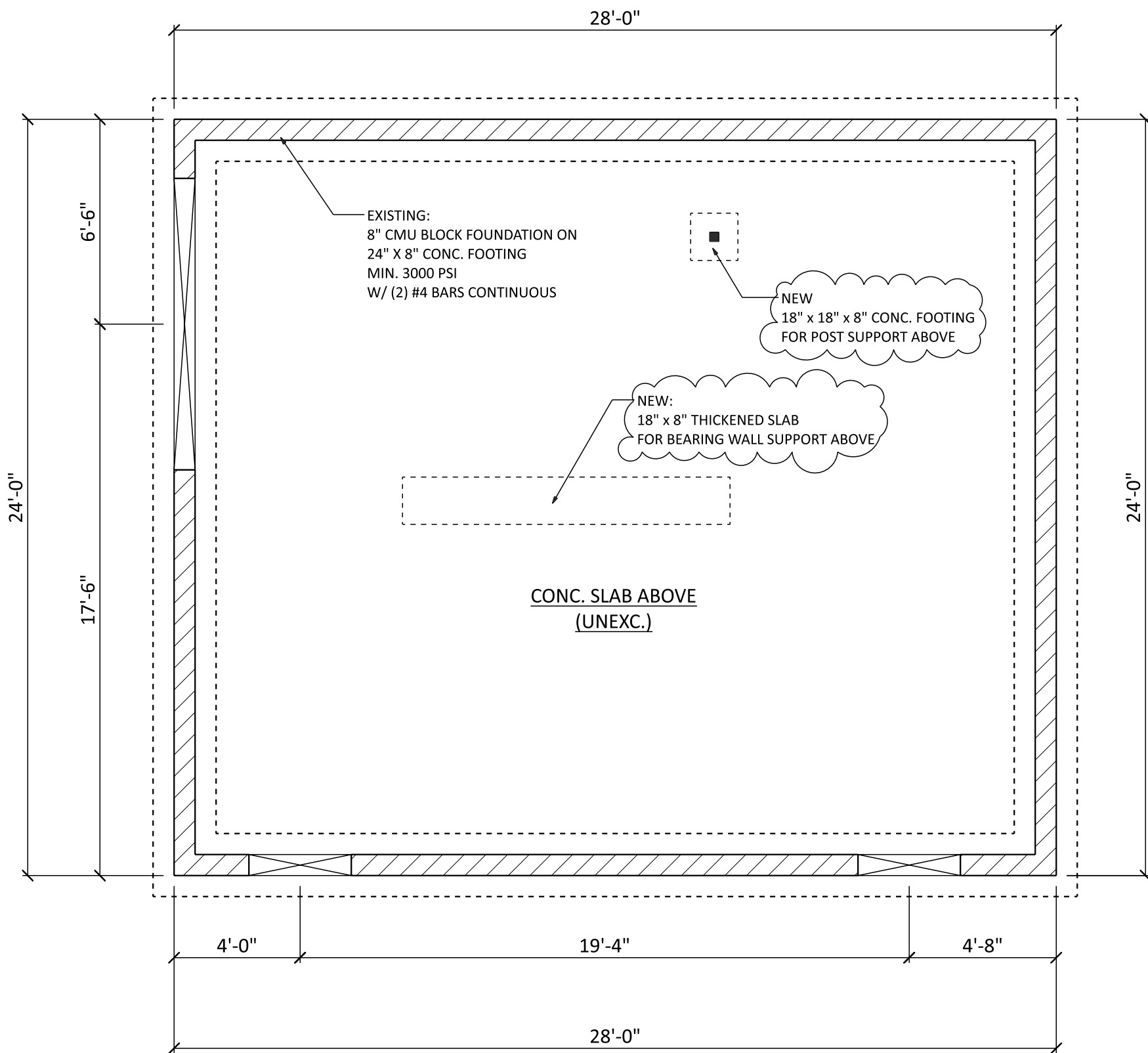
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**SECOND FLOOR PLAN**

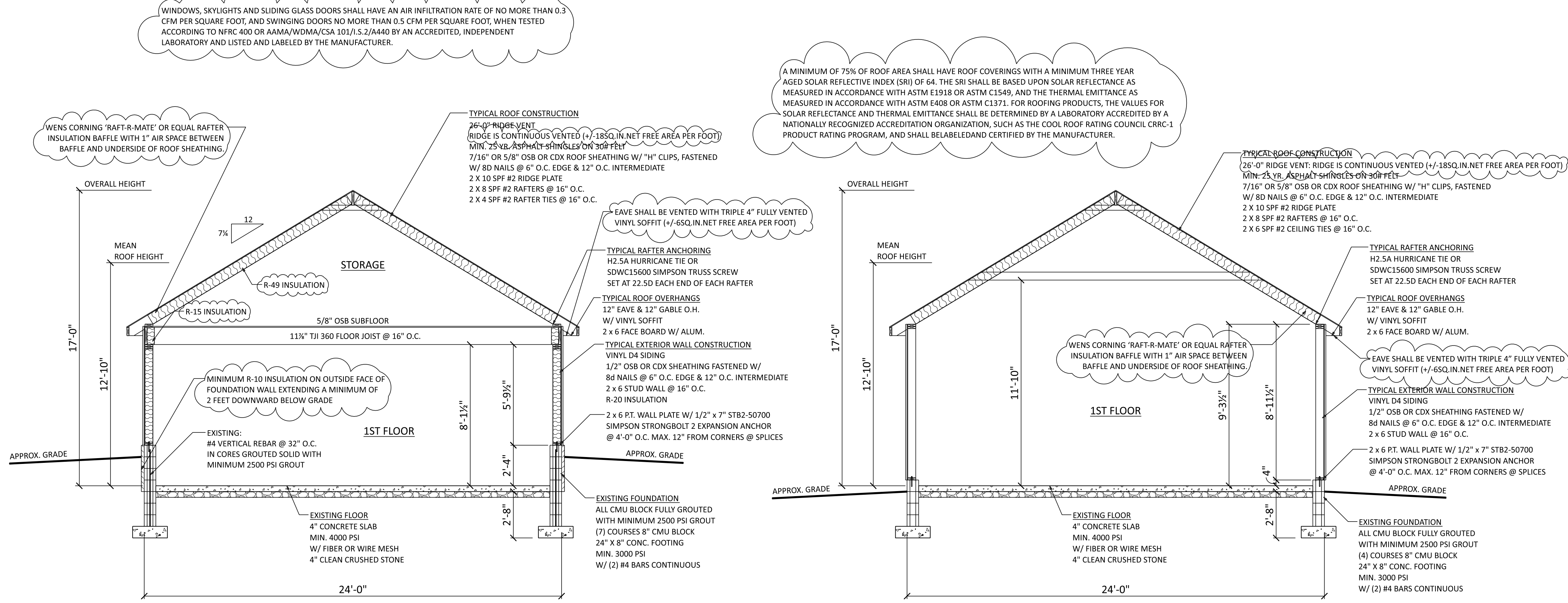
SCALE: 1/4" = 1'-0"

NOTE:  
CS-WSP - WOOD STRUCTURAL PANEL CONTINUOUS SHEATHING METHOD  
8D COMMON (2 1/2" x 0.131") NAILS AT 6" SPACING  
(PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)



**Existing Foundation Plan**

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



**SECTION A**

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

**SECTION B**

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

"PER 11-DCMR SUBTITLE U § 253.5: EITHER THE PRINCIPAL DWELLING OR  
ACCESSORY APARTMENT UNIT SHALL BE OWNER-OCCUPIED FOR THE  
DURATION OF THE ACCESSORY APARTMENT USE."

"PER 11-DCMR SUBTITLE U § 253.13: PRIOR TO RENTING AN ACCESSORY  
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