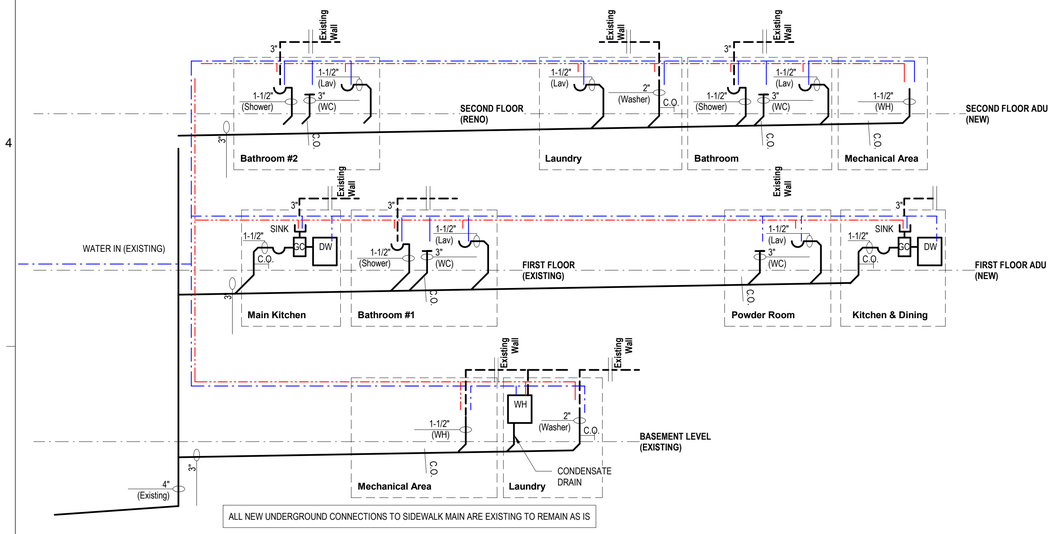


ALL NEW UNDERGROUND CONNECTIONS TO SIDEWALK MAIN ARE EXISTING TO REMAIN AS IS

F3 P0100 - LINE DIAGRAM
1/2" = 1'-0"

Plumbing Fixture Schedule

Level	Room: Name	Type Mark	Description	Manufacturer	Model	Comments
Level 1	Powder Room	P02	Wall Hung Compact Vanity	Crosswater	Popolo	
Level 1	Powder Room	P03	Bathroom Faucet	Kohler	Purist K-T14414-4	WaterSense 1.2 GPM
Level 1	Powder Room	P05	Toilet	Toto	Eco UltraMax One Piece Elongated 1.28 GPF	WaterSense 1.28 GPF
Level 1	Kitchen & Dining	P10	Kitchen Faucet	Kohler	Purist K-7505	
Level 1	Kitchen & Dining	P11	Sink	Kohler	Prolific K-5540	
Level 1		P21	Hose bib	TBD		Frost Proof
Level 2 - Proposed.	Bathroom	P01	Faucet	Kohler	K-73167	
Level 2 - Proposed.	Bathroom	P04	Vanity & Sink	IKEA	GODMORGON / ODENSVIK	
Level 2 - Proposed.	Bathroom	P05	Toilet	Toto	Eco UltraMax One Piece Elongated 1.28 GPF	WaterSense 1.28 GPF
Level 2 - Proposed.	Bathroom	P06	Shower Base	Kohler	Ballast K-1937	
Level 2 - Proposed.	Bathroom	P07	Shower Trim	Kohler	Hydrorail K-45210	Hand shower to receive backflow prevention per ASME A / 12.8.1 / CSA / B125.1. Showerhead Awaken G90 Watersense Approved
Level 2 - Proposed.	Laundry & Storage	P09	Electric Tankless Hot Water Heater	Rheem	RTEX-24 24kW	Install EcoNet WiFi kit EEWRA631EWH

SPECIALTY EQUIPMENT SCHEDULE

Level	Room: Name	Type Mark	Description	Manufacturer	Model	Comments
Level 1	Kitchen & Dining	S29	Refrigerator	Bosch	24" Wide - B11CB50SSS	
Level 1	Kitchen & Dining	S28	Dishwasher	Bosch	18" - SPE68B55UC	
Level 1	Kitchen & Dining	S50		WOLF	CE152T/S	
Level 1	Kitchen & Dining	S27	Oven	Bosch	HBE5451UC	
Level 1	Kitchen & Dining	S14	Microwave	Sharp	24" Wide - SMO1461GS	
Level 2 - Proposed.	Laundry & Storage	S40	Clothes Washer	Miele	24" Wide - WWD16WCS	
Level 2 - Proposed.	Laundry & Storage	S41	Clothes Dryer	Miele	24" Wide - TWD36WP - Ventless	

PLUMBING GENERAL NOTES

1. GC to coordinate plumbing and piping with existing conditions and other equipment.
2. GC shall be responsible for verifying the existence and location of all underground or concealed utilities in advance of any construction. It is the GC responsibility to inspect the job site to become familiar with all existing conditions that could affect the installation of any work set forth in these plans.
3. GC shall install all materials in accordance with manufacturers' recommendations.
4. See architectural drawings for exact location and installation height of all plumbing fixtures and exact building dimensions.
5. GC to coordinate and verify service connections on all fixtures.
6. Hot and Cold water runs are 1/2" unless otherwise specified.
7. All water runs are overhead and shall be concealed wherever possible.
8. Any exposed piping shall be coordinated with architect prior to installation. Slope to drain.
9. Sewer and vent runs are 3" unless otherwise specified.
10. Hot and cold water piping is to be installed according to UPC. Insulate hot water and cold water supply piping under 2" with R-4 fiberglass insulation and R-6 for pipes above 2".
11. Pipe Material: Type L Copper pipe for domestic water.
12. Provide air chamber above domestic hot and cold water lavatory stops.
13. Provide mechanical water hammer arrestors at water closets.

1

R403.5.3 Hot water pipe insulation (Prescriptive)

Insulation for hot water piping with a thermal resistance, R-value, of R-3 shall be applied to the following:

1. Piping serving more than one dwelling unit
2. Piping located outside the conditioned space
3. Piping located under a floor slab
4. Buried piping
5. Supply and return piping in recirculation systems other than demand recirculation systems.

Product suggested: Owens Corning 1.5" Thick self sealing lap fiberglass pipe insulation R-4

PLUMBING IRC COMPLIANCE — TYP. WHOLE BUILDING

IRC - P2903.5 Water hammer arrestors will be installed in compliance with manufacturer manuals for the following equipment of quick closing valves: Clothes Washer, Dishwasher, Water Heater (if required) Suggested manufacturer and product: Watts, Residential System Models: 05-C & 05H-M1 (Washing Machine)

IRC P2903.7 Size of water mains, branch and risers.Typical U.N.O.

Fixture or Appliance	Cold Water Pipe	Hot Water Pipe
Toilet	3/8"	-
Bathtub	½"	½"
Bathroom Sink	3/8"	3/8"
Shower	½"	½"
Kitchen Sink	½"	½"
Dishwasher	3/8" to ½"	3/8" to ½"
Washing Machine	½"	½"
Laundry Sink	½"	½"
Water Heater	¾"	-

IRC - P2713.3 Shower Trim complies with the temperature requirements outlined by P2713.3 and P2708.3 (ASSE 1016) with a valve that high limits the temperature to no greater than 120F.Information provided by manufacturer.

IRC - P2905.4 Water service pipe or tubing installed underground and outside of the structure shall have a working pressure rating if not less than 160 pounds per sq in at 73F

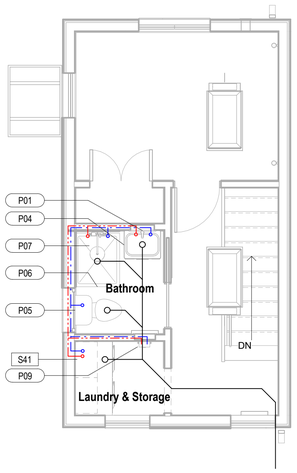
IRC - P2905.5 Water distribution piping within dwelling units shall have a pressure rating of not less than 100 psi at 180FProducts and materials to be installed in the project will comply with **Table 2905.4** Water Service standards.

2

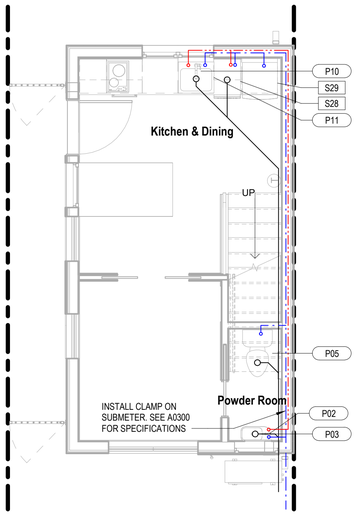
Section R313 Automatic Fire Sprinkler Systems

Based on the design automatic fire sprinkles are required for this Accessory Dwelling.
This project will receive a NFPA 13D to be installed in living areas only. Bathrooms, closets and other non habitable spaces are excluded from fire sprinkler coverage
Technical requirements 40gpm max water supply, CPVC or PEX Plastic Piping.
The piping network shall consist of a multi-purpose combined that supply the home's plumbing fixtures along with the fire spriklers.

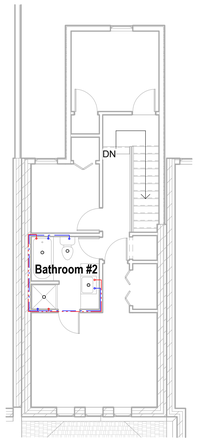
Documentation, specs and details shall be supplied by the vendor as shop drawings.



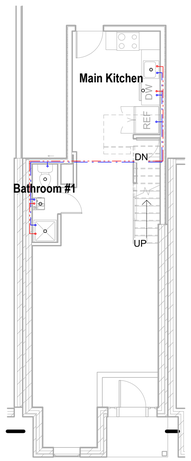
F1 Level 2 - Plumbing ADU
1/4" = 1'-0"



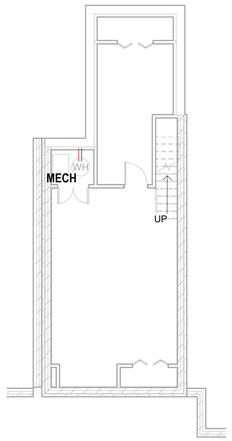
E1 Level 1 - Plumbing ADU
1/4" = 1'-0"



D1 Level 2 - Plumbing
1/8" = 1'-0"



C1 Level 1 - Plumbing
1/8" = 1'-0"



B1 Level 0 - Plumbing
1/8" = 1'-0"

PLUMBING LEGEND

- VENT LINE
- COLD WATER
- HOT WATER
- WASTE LINE
- C.O. CLEAN OUT

N

ileana schinder ARQ
Ileana Schinder, Architect
Ileana Schinder, PLLC
ile@ileanaschinder.com - 202.431.6760
6316 2nd Street NW - Washington DC 20011

SECOND PRINCIPAL DWELLING

628 15th St NE
Washington DC 20002

CERTIFICATE OF ATTESTATION
I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application

Ileana Schinder, Architect

DC Architecture License #ARC102348
Expiration 04/30/2028

DISTRICT OF COLUMBIA ILEANA SCHINDER ARC102348 REGISTERED ARCHITECT

06/01/2026

No.	Description	Date
1	DOB Comments #1	04/28/2025
2	BZA Review	06/01/2026

PLUMBING SHEET

Project number	240628
Date	06/01/2026
Scale	As indicated

P0100

Board of Zoning Adjustment
District of Columbia
CASE NO. 21349A
EXHIBIT NO. 39

6/1/2026 2:43:43 PM