

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ARCHITECT AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES & EXPENSES.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED & SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

THE ARCHITECT'S ADMINISTRATION OF THE CONSTRUCTION WORK, BY MUTUAL CONSENT IS NOT PART OF THIS AGREEMENT. THE OWNER AND/ OR GENERAL CONTRACTOR SHALL APPOINT A PERSON TO BE IN CHARGE OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/ OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLESS FROM & AGAINST ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, FOR ANY OTHER PERSONS PERFORMING ANY PART OF THE WORK, OR FOR THE CARE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

PROJECT COMPLETION: UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A FINAL APPROVED INSPECTION APPROVED BY THE BUILDING DEPARTMENT TO THE OWNER. ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION & THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS, EXCEPT WHERE SPECIFIED REQUIREMENTS ARE MORE STRINGENT. INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS & THE STANDARD OF RECOGNIZED AGENCIES & ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, & ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION, ALLOW FOR THERMAL EXPANSION/ CONTRACTION & BUILDING MOVEMENT. SELECT INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER MATERIALS. PROVIDE CONTROL JOINTS AT MATERIALS THAT ARE ISOLATED FROM ONE ANOTHER. STAINLESS STEEL IS SPECIFIED & IS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTAL PROPER COATINGS APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY. MANTAIN PROPER PROTECTION DURING DRYING/CURING.

THE CONTRACTOR SHALL, WITHOUT DELAY & PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

PRODUCT OPTIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS & WHICH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK & THE PRODUCTS SELECTED BY OTHER CONTRACTORS. PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC. WHEN REQUESTED.

PERIODICALLY, THE CONTRACTOR SHALL COORDINATE THE PROGRESS OF THE CONSTRUCTION BY THE CONTRACTOR THAT IS BEING CONDUCTED. INDICATE THE PROPOSED PRODUCT OR CONDITIONS & DETERMINED THAT IT IS EQUAL TO, OR BETTER THAN, THE SPECIFIED PRODUCT OR CONDITION, INCLUDING WARRANTY COVERAGE, & THAT HE/ SHE WILL COORDINATE THE INSTALLATION & MAKE OTHER CHANGES, INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFFECTED BY THE CHANGE, WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS. THIS IS A BUILDER'S PLAN. THE BUILDER'S PLAN REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS, AS THE NAME IMPLIES. THESE PLANS REQUIRE THAT THE CONTRACTOR POSSESSES COMPETENCE IN RESIDENTIAL CONSTRUCTION WITH THE UNDERSTANDING THAT THE CONTRACTOR POSSESSES SUCH SKILL, COMPETENCE & KNOWLEDGE OF APPLICABLE CODES & REGULATIONS.

THE ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSION, STRUCTURAL DESIGN & CONSTRUCTION DETAILS AS INDICATED. NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS & PROVIDE THE ARCHITECT WITH ANY NECESSARY DOCUMENTATION INCLUDING ZONING, SETBACKS, ENVIRONMENTAL REGULATIONS, OR ANY SIMILAR CONSTRAINTS WHICH MAY AFFECT THE PROPS. HOWEVER, NO CANVAS CAN BE PART OF THE DWELLING BE LOCATED WITHIN 2'-0" OF A PROPERTY LINE, WITHOUT APPROVAL OF THE ARCHITECT.

SELECTION OF APPROVED INTERIOR FINISHES MATERIALS, CERAMIC, HARDWARE, FURNISHINGS, & OTHER SIMILAR EQUIPMENT, STANDARDS OF QUALITY, PERFORMANCE & ACCEPTABLE MANUFACTURERS FOR PREFABRICATED SYSTEMS & ITEMS.

DESIGN OF HEATING, VENTILATION & AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS & COORDINATION WITH ARCHITECTURAL DRAWINGS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT & EXTENT OF THE WORK. AS THE WORK PROGRESSES, THE OWNER & THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN, WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APPROPRIATE TO THE USE INTENDED.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN. CONTRACTOR SHALL CHECK & VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION & CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES & OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

CUTTING AND PATCHING: INCLUDE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

UNFORESEEN CONDITIONS: SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY & SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY, WHILE AWAITING A RESPONSE. CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT. PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, & PROTECTION AS REQUIRED TO SAFELY EXECUTING AL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC AUTHORITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OTHER CONTRACTORS. SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE PROJECT.

RECORD DRAWINGS: THE CONTRACTOR SHALL PREPARE & MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION & REVISIONS TO THE WORK DELINATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE: ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION AT PROJECT CLOSEOUT.

SUBSTANTIAL COMPLETION: CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.

WARRANTIES: UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

- ROOFING - 2 YEAR WARRANTY BY INSTALLER

- ROOFING - 25 YEAR STANDARD WARRANTY BY MANUFACTURER

- HOME OWNERS WARRANTY (HOW) - WHERE APPLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.

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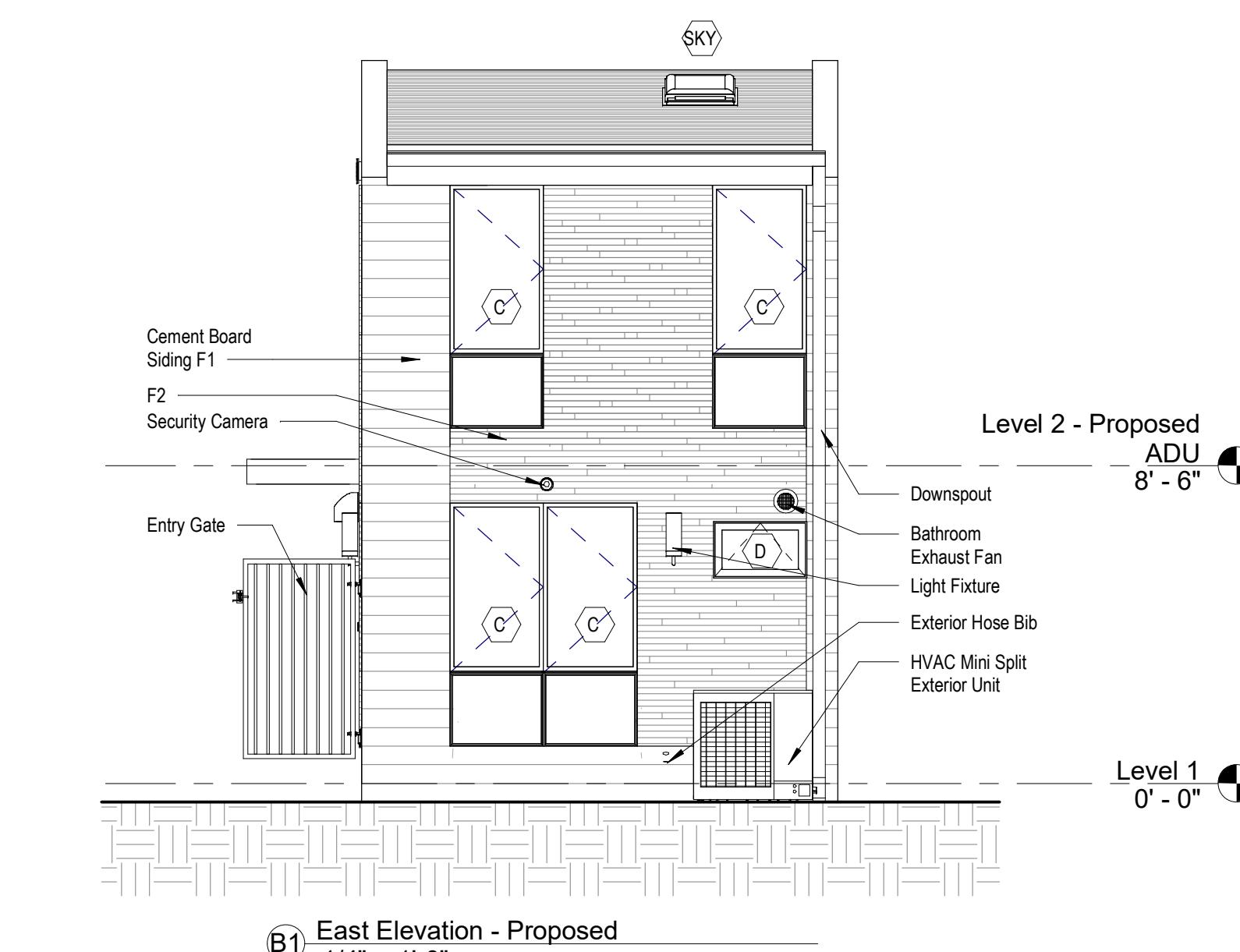
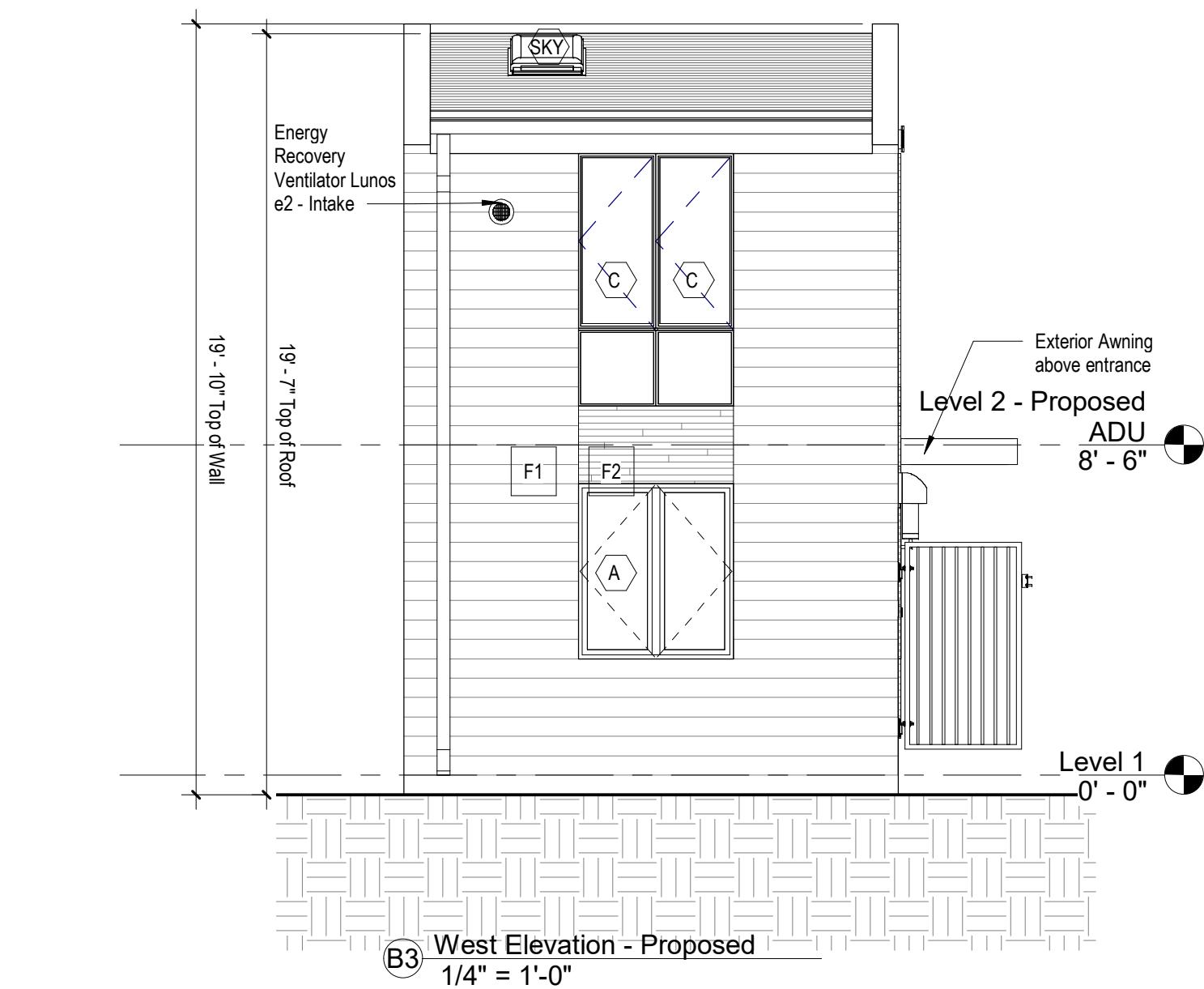
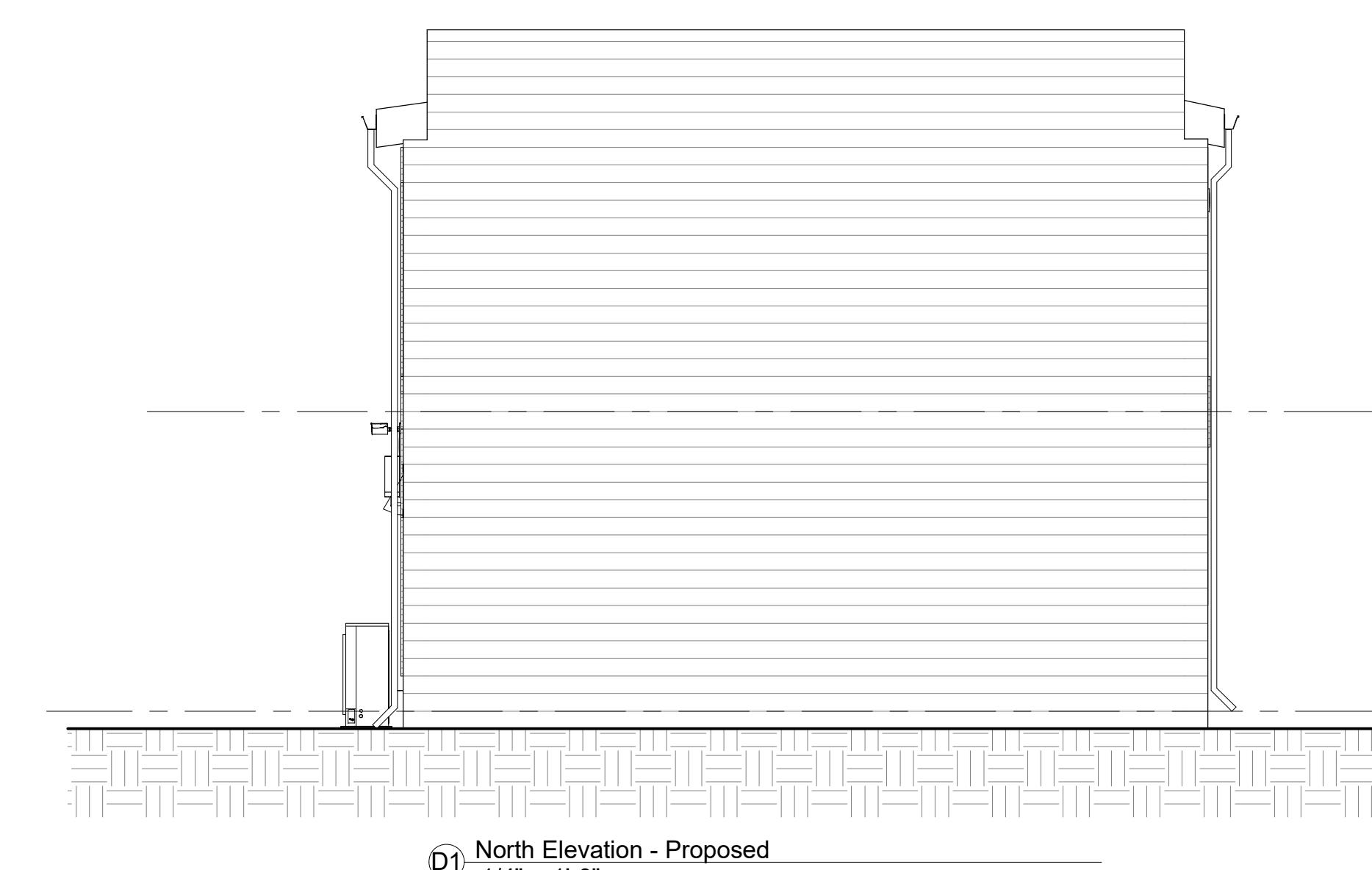
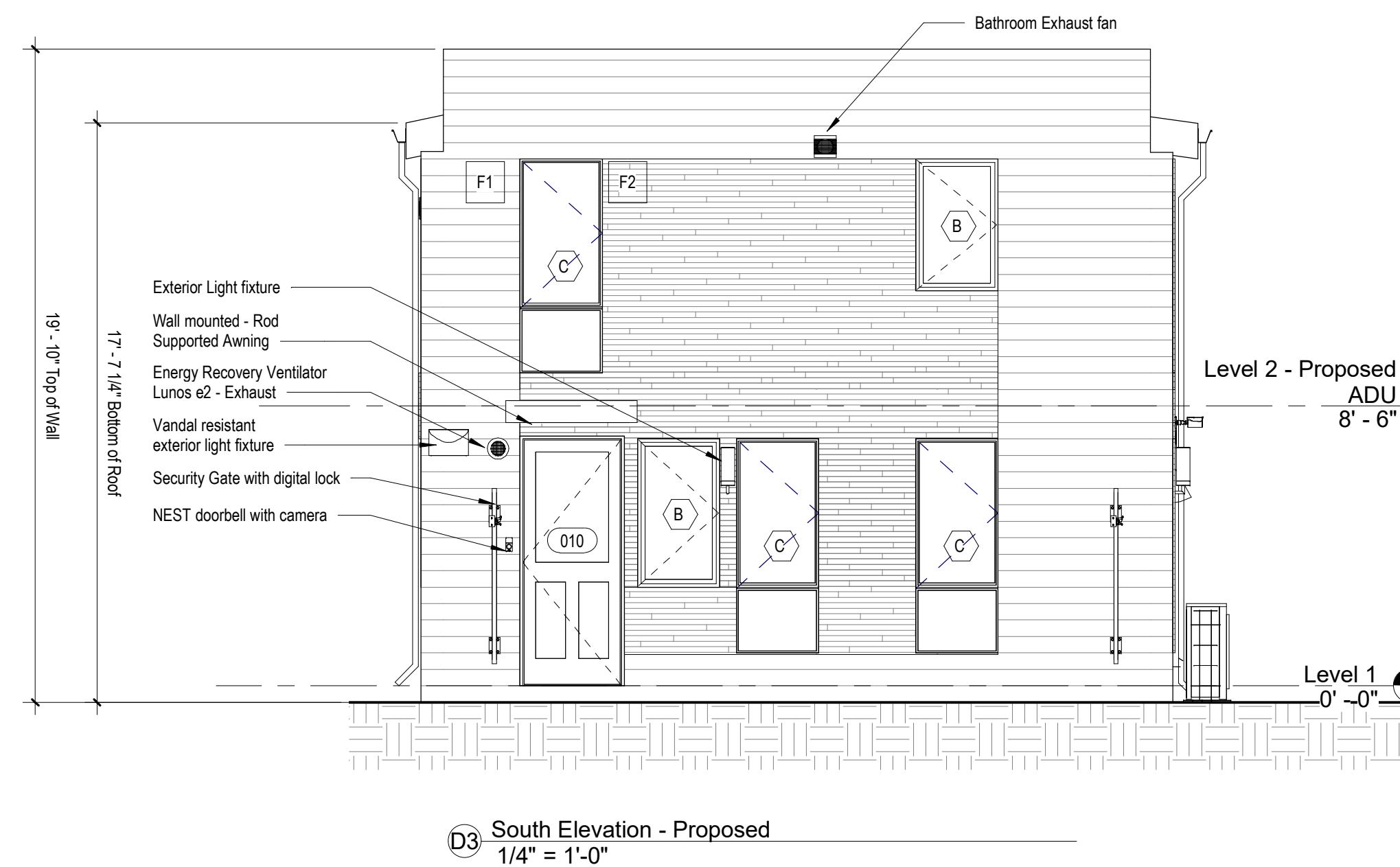
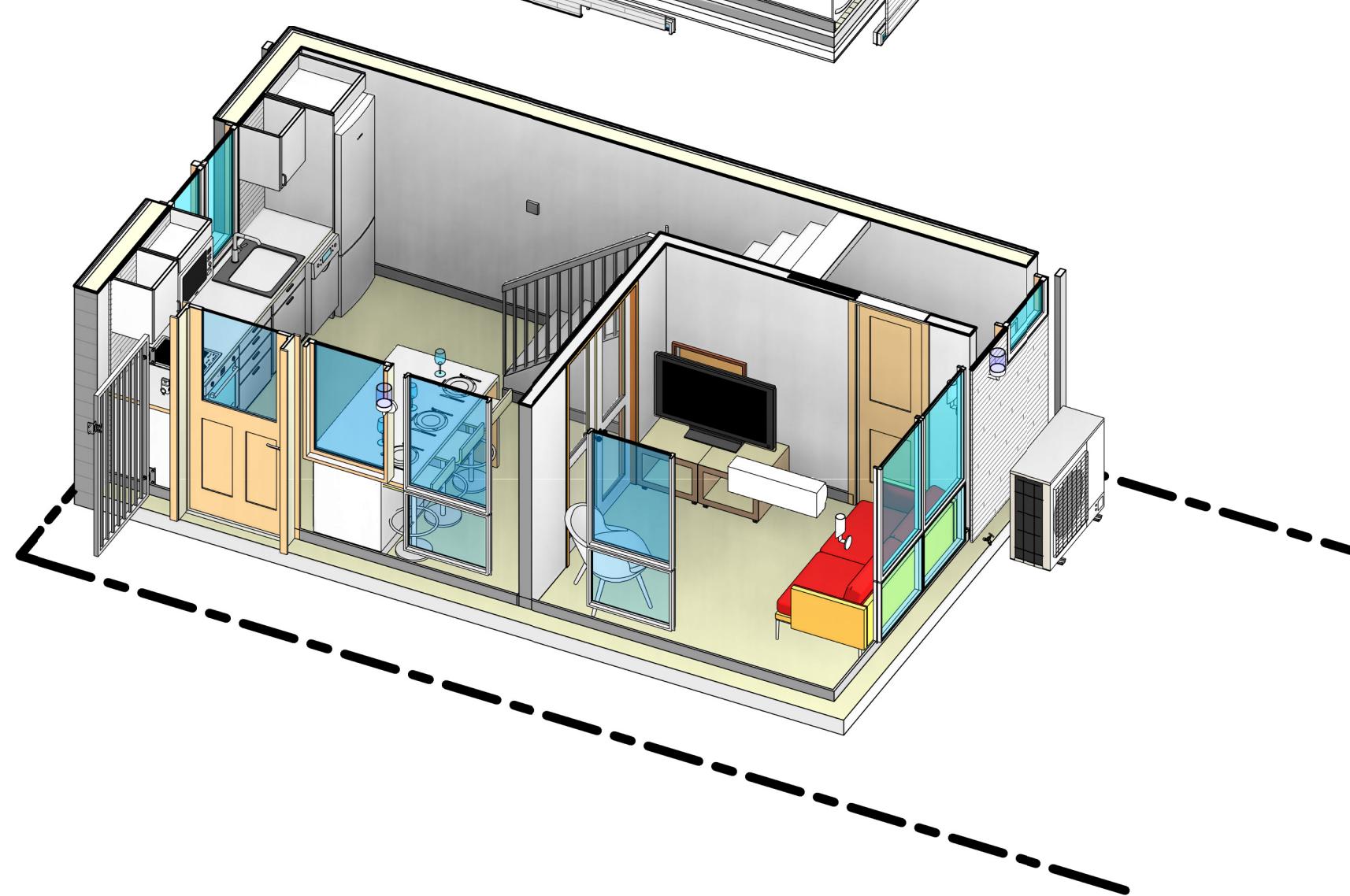
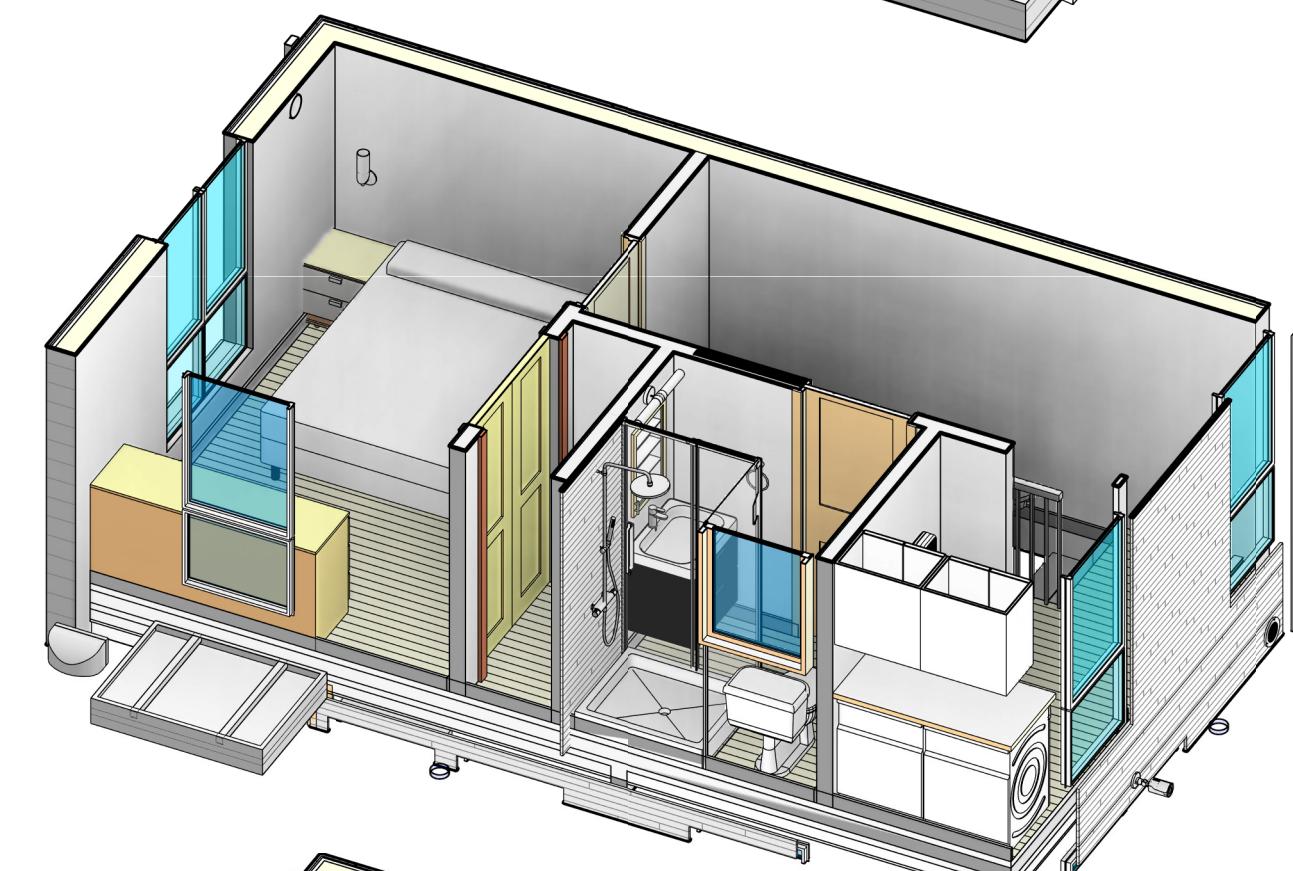
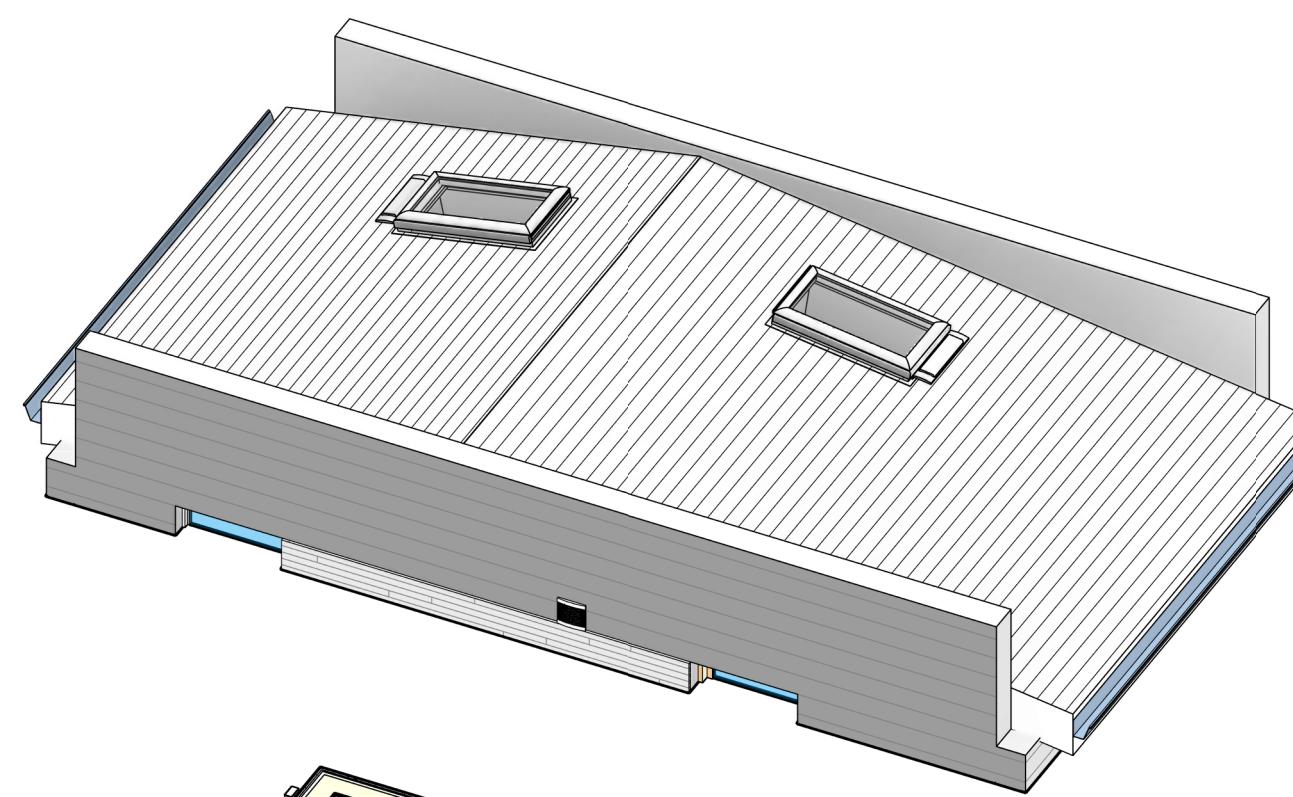
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SECOND PRINCIPAL DWELLING

628 15th St NE
Washington DC 20002

Leana Schindler

Leana Schindler, Architect
Leana Schindler PLLC
6310 2nd Street NW - Washington DC 20011

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.

Leana Schindler, Architect
DC Architecture License #ARC102348 Expiration
04/30/2026



03/04/2025

No.	Description	Date

EXTERIOR ELEVATIONS

Project number 210618
Date 03/04/2025
Scale 1/4" = 1'-0"

A0201

SECOND PRINCIPAL DWELLING

628 15th St NE
Washington DC 20002

Ileana Schinder, Architect
Ileana Schinder, PLLC
ile@ileanaschinder.com - 202.431.6760
316 2nd Street NW - Washington DC 20011

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316 2nd Street NW - Washington DC 20011



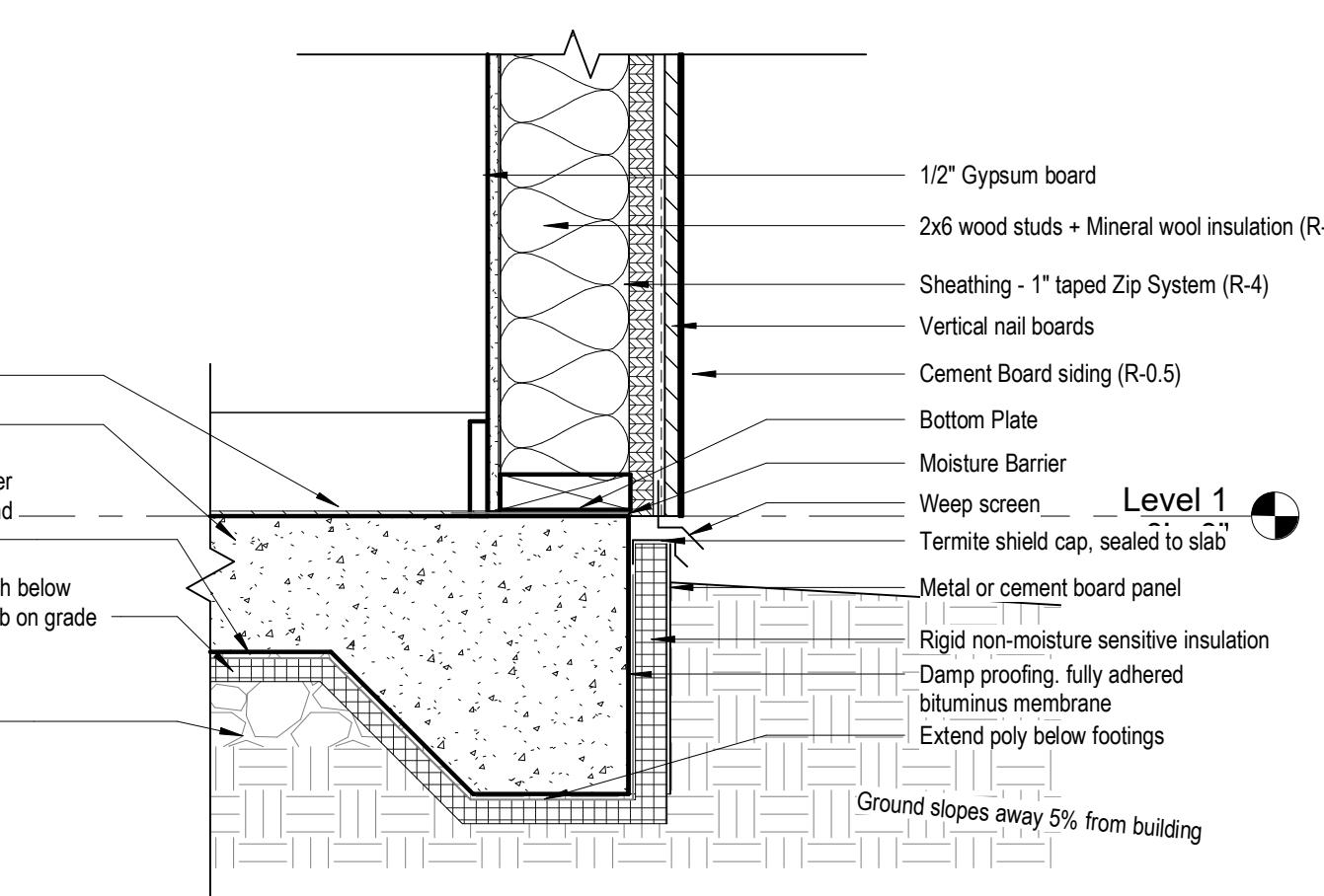
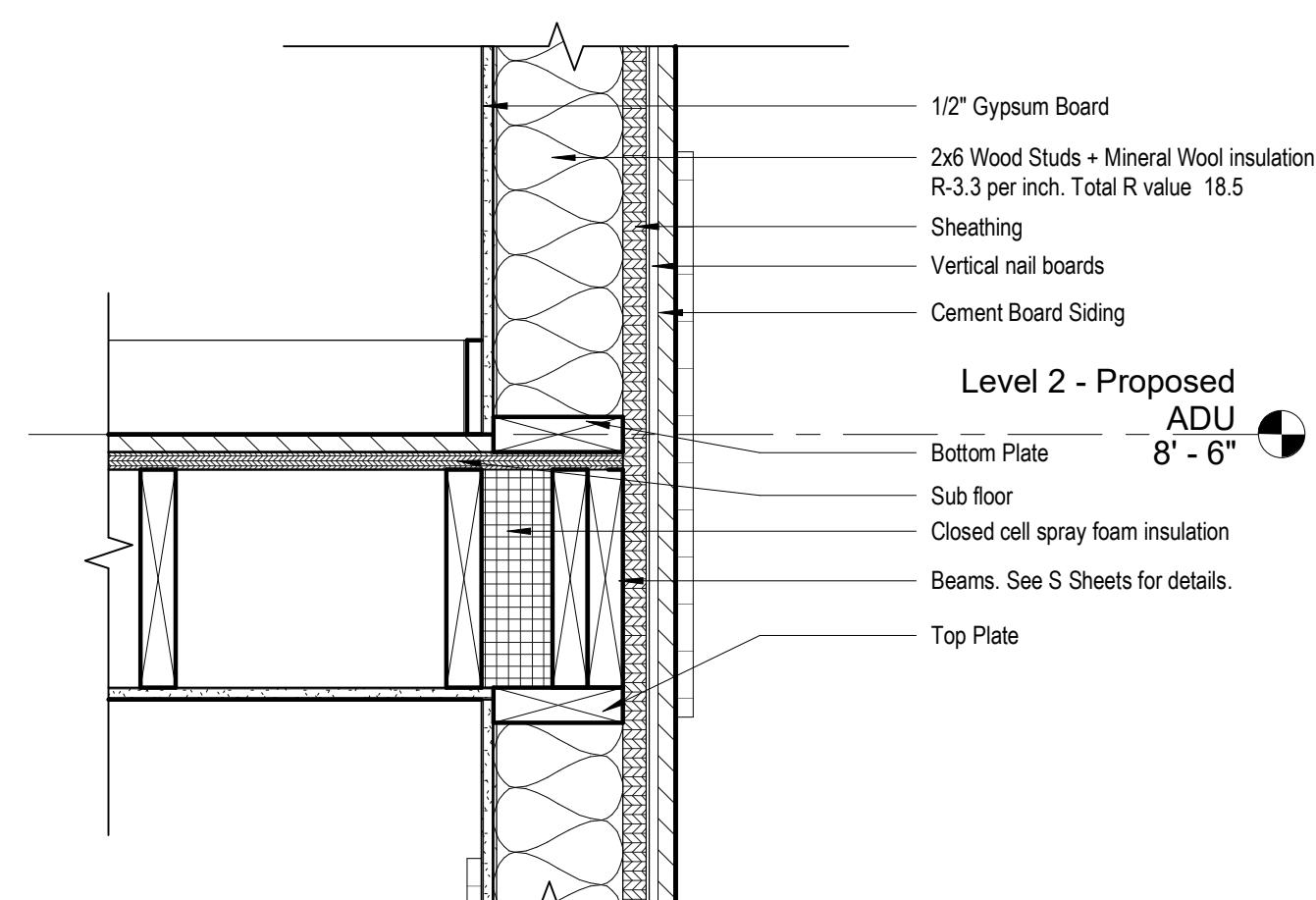
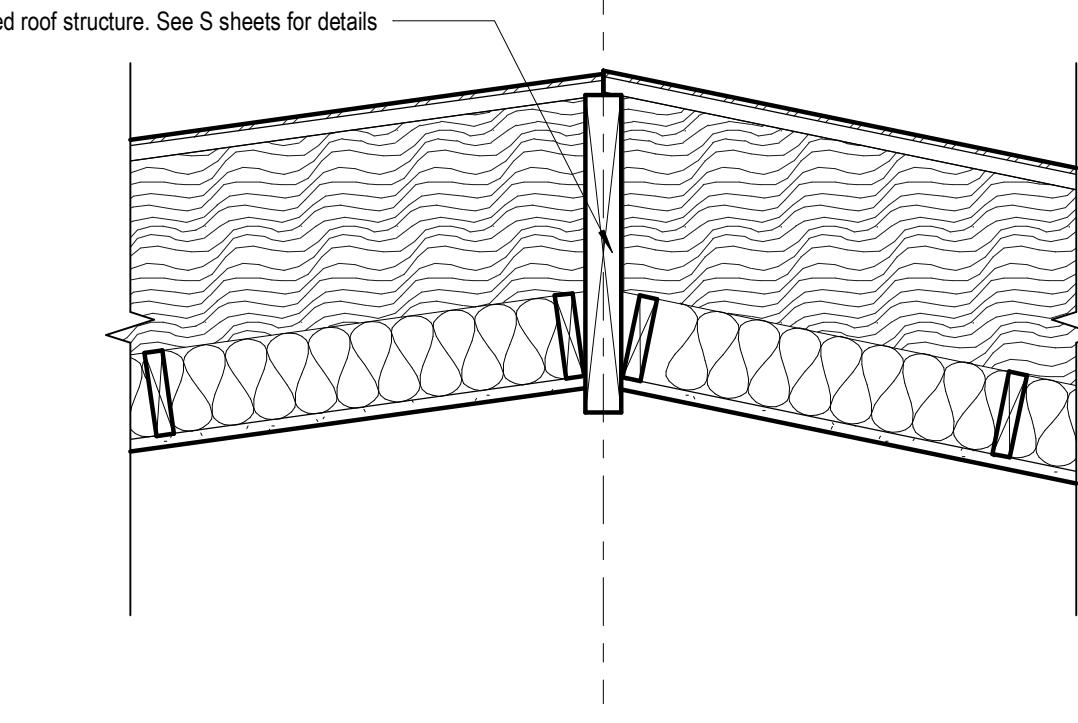
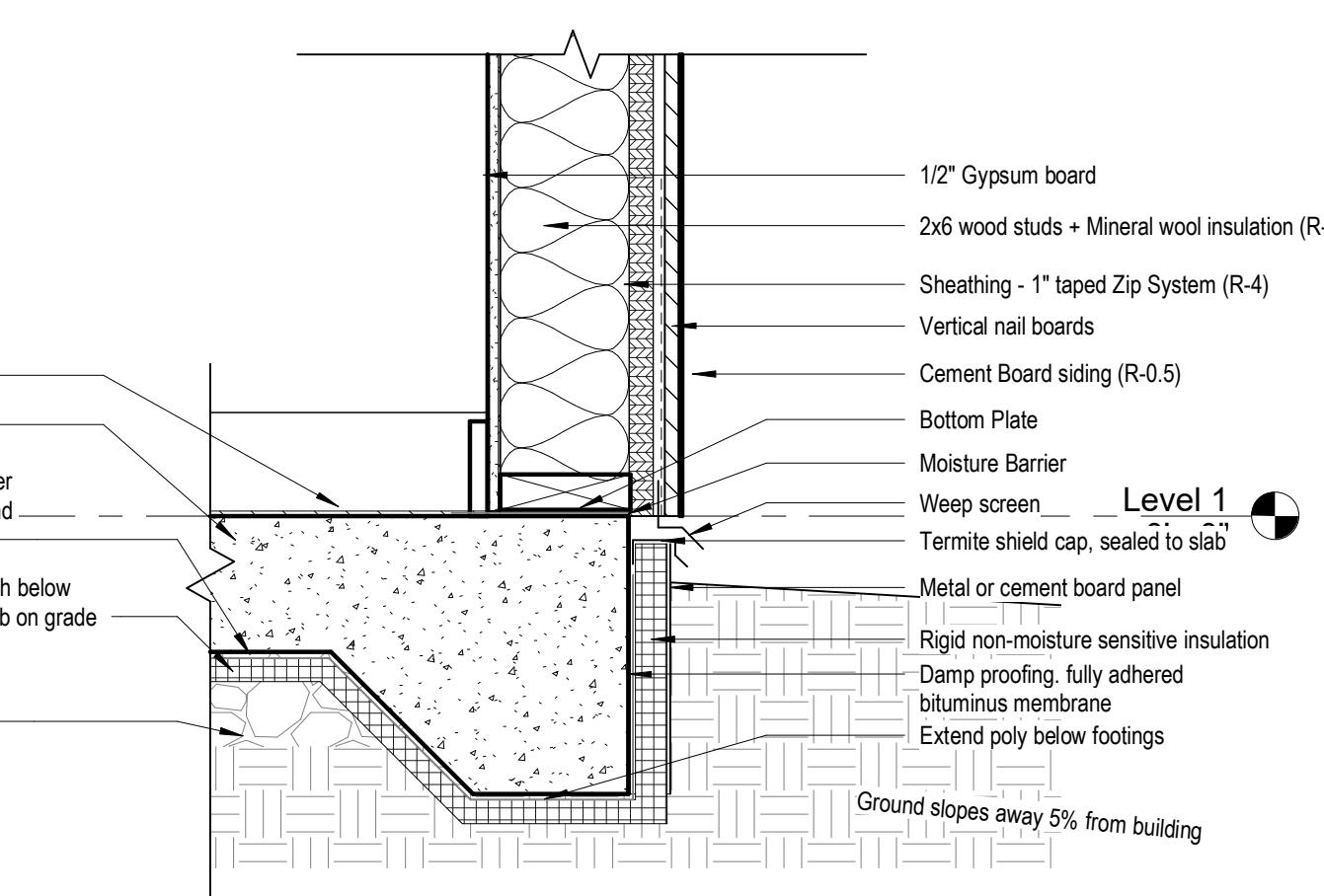
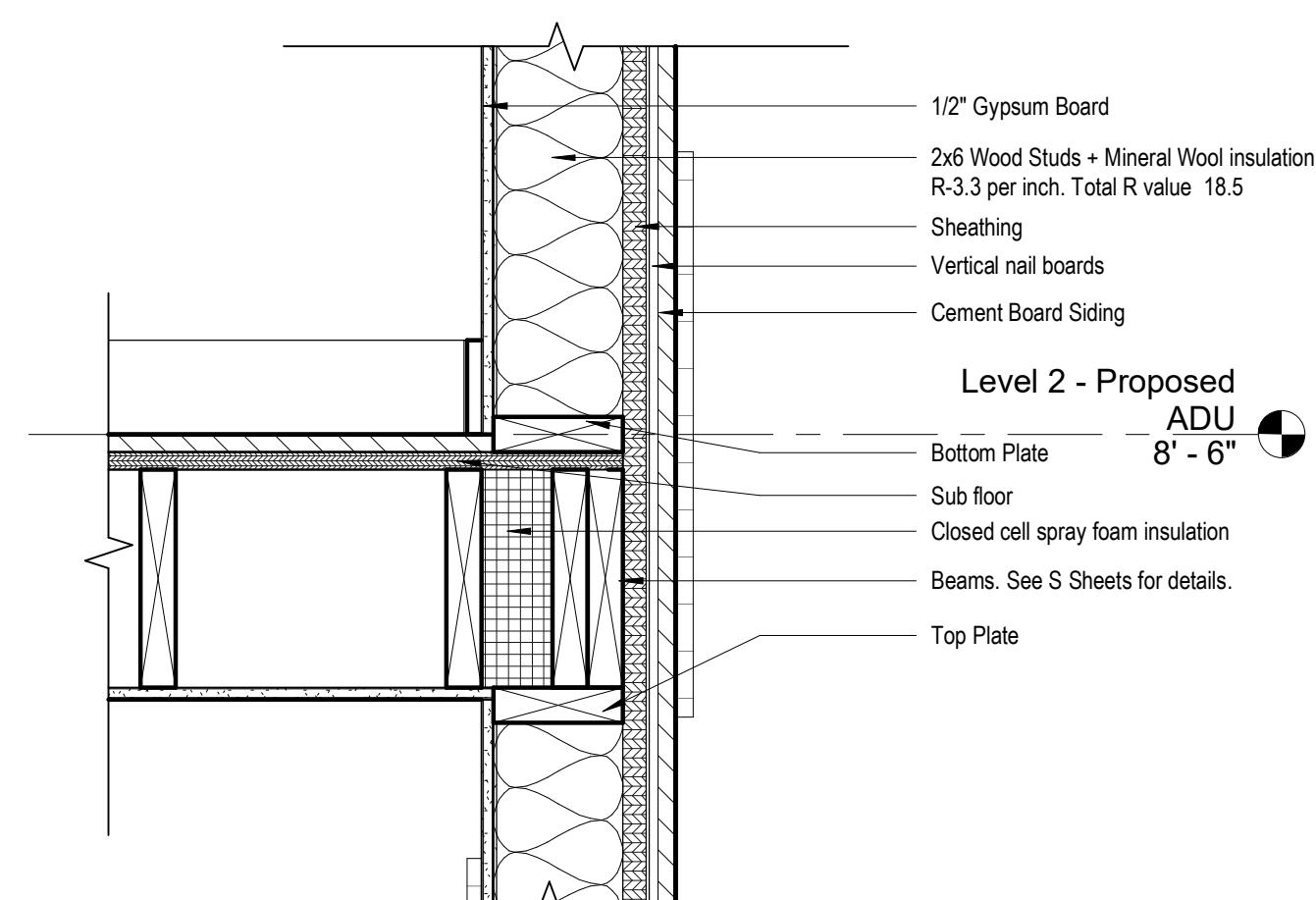
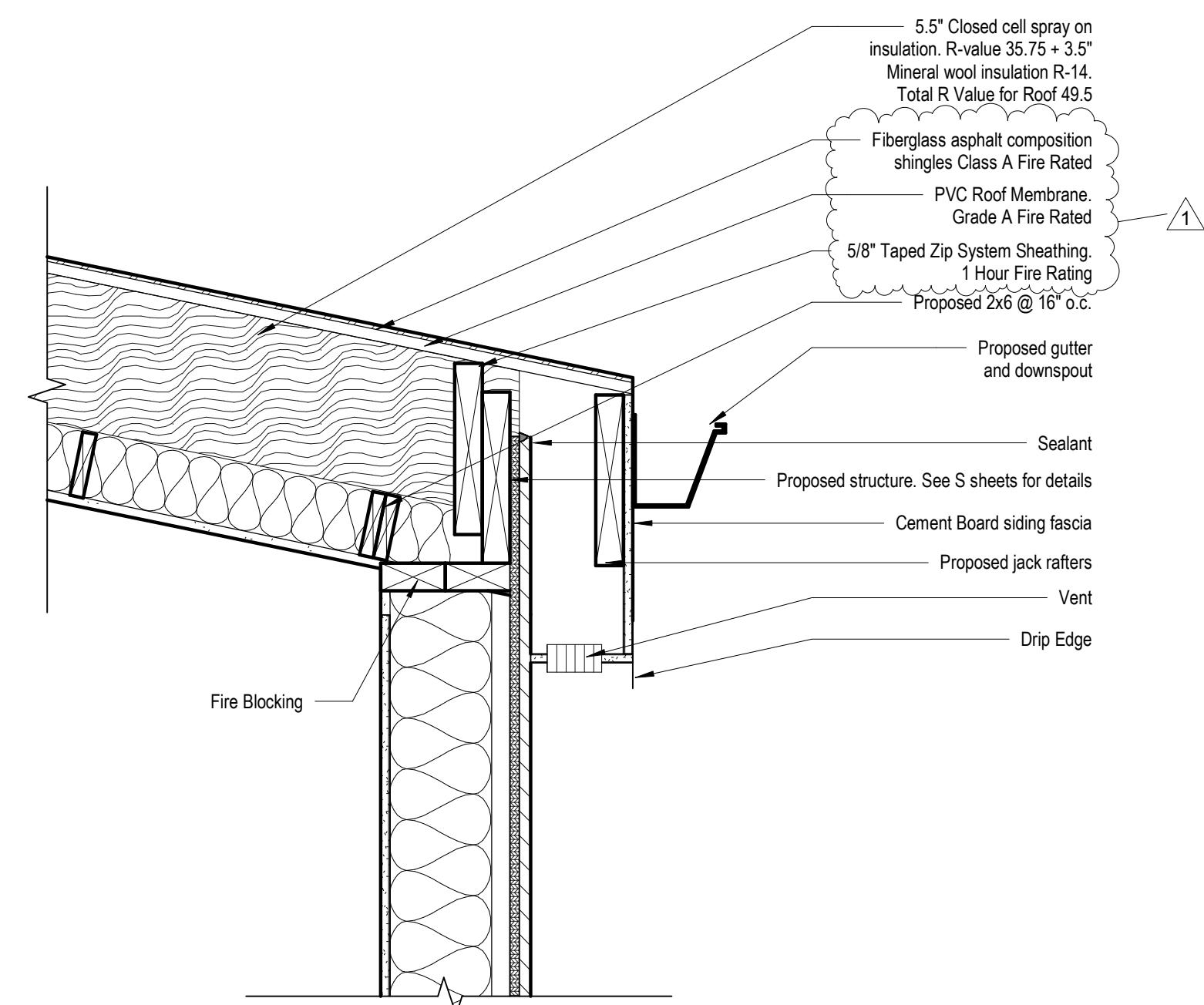
03/04/2025

WALL DETAILS

Project number	210618
Date	03/04/2025
Scale	1 1/2" = 1'-0"

A0600

5/7/2025 3:29:10 PM



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
2/1/2026

03/04/2025

B1 Exterior Wall @ Main Floor
1 1/2" = 1' 0"

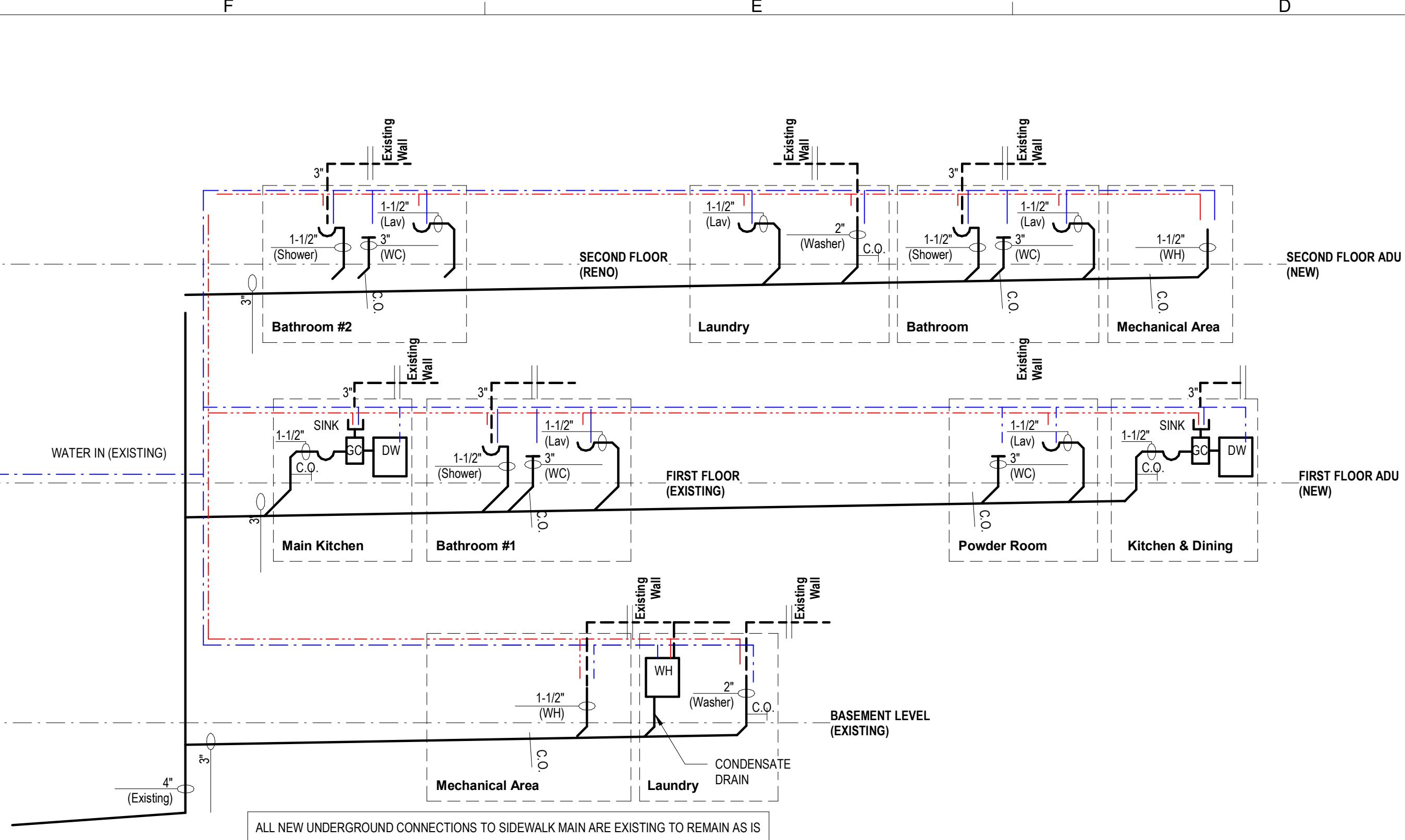
F	E	D	C	B	A		
MECHANICAL SPECS - MULTI HEAD MINI SPLIT SYSTEM	TABLE R402.4.1.2 MAXIMUM ALLOWED AIR LEAKAGE RATES				MECHANICAL GENERAL NOTES		
In compliance with IRC-M1411, information on heating and cooling equipment. The additional dwelling unit is served by a multi-head split system. There are 2 indoor units and one outdoor unit. Specs for indoor units: Indoor Unit Model No. FTXS09LVJURX09LVU (240V, 1, PH, RLA-3.7A MCA 0.8A, MOPC-15A) Indoor Unit System Performance: Indoor Unit Model No. FTXS09LVJU Indoor Unit Name: FTXS09LVJU Outdoor Unit Model No. RXS09LVJU Outdoor Unit Name: RXS09LVJU Rated Cooling Capacity (Btu/hr): 9,000 Rated Cooling Conditions: Indoor (*F DB/WB): 80 / 67 Ambient (*F DB/WB): 95 / 75 Sensible Capacity (Btu/hr): 8,100 Max/Min Cooling Capacity (Btu/hr): 10,600 / 4,400 Rated Height Difference (ft): 49.20 Cooling Input Power (kW): 0.590 Rated Heating Conditions: Indoor (*F DB/WB): 70 / 70 Ambient (*F DB/WB): 24.50 SEER (Non-Ducted): 13.5 HSPF (Non-Ducted): 13.5 EER (Non-Ducted): 15.30 Heating COP (Non-Ducted): 4.5 Rated Heating Capacity (Btu/hr): 12,000 Max/Min Heating Capacity (Btu/hr): 15,600 / 4,400 Heating Input Power (kW): 0.739 Indoor Unit System Details: Refrigerant Type: R-410A Cooling Operation Range (*F DB): 14 - 115 Holding Refrigerant Charge (lbs): 2.4 Heating Operation Range (*F WB): 5 - 64 Additional Charge (lb/ft): 0.21 Cooling Range w/Baffle (*F DB): 0 - 115 Max. Pipe Length (Total) (ft): 66 Heating Range w/Baffle (*F WB): 0 - 77 Max. Height Separation (Ind to Ind ft): 49 Indoor Unit Details: Power Supply (V/Hz/Ph): 208-230 / 60 / 1 Airflow Rate (HML/SL) (CFM): 3812/791/94145 Power Supply Connections: L1, L2, Ground Moisture Removal (Gal/hr): 2.4 Min. Gas Pipe Connection (inch): 3/8 Liquid Pipe Connection (inch): 1/4 Dimensions (HxWxD) (in): 11-5/8 x 31-1/2 x 8-7/16 Condensate Connection (inch): 5/8 Sound Pressure (HML) (dBA): 41/22 Net Weight (lb): 29 Ext. Static Pressure (Rated/Max) (inWg): 0.00/0.00 Outdoor Units DAKIN 2 PORT HP, DUCTLESS OD - 1.5 TON - 2MXS18NMVJU OUTDOOR UNIT Outdoor Unit Performance: Outdoor Unit Model No. 2MXS18NMVJU Outdoor Unit Name: 2 PORT HP, DUCTLESS OD 1.5 TON Type: Heat Pump Rated Cooling Conditions: Indoor (*F DB/WB): 80 / 67 Ambient (*F DB/WB): 95 / 75 Rated Cooling Capacity (Btu/hr): 18,000 Max/Min Cooling Capacity (Btu/hr): 21,000 / Rated Piping Length(ft): 25 Rated Height Difference (ft): 49.00 Rated Heating Capacity (Btu/hr): 18,900 SEER (Non-Ducted/Ducted): 18.90 / 14.00 Max/Min Heating Capacity (Btu/hr): 25,000 / HSPF (Non-Ducted/Ducted): 10.7 / 8.2 Heating COP (Non-Ducted/Ducted): 4.1 / 4.1 Outdoor Unit Details: Power Supply (V/Hz/Ph): 208-230 / 60 / 1 Compressor Type: Inverter Power Supply Connections: L1, L2, Ground Capacity Control Range (%): - Min. Circuit Amps MCA (A): 15.80 Airflow Rate (H) (CFM): 2.15 (50) Max Overcurrent Protection (MOP) (A): 20.00 Gas Pipe Connection (inch): 3/8 Max Starting Current MCA(A): 14.00 Liquid Pipe Connection (inch): 1/4 Rated Load Amps RLA(A): 14.0 Sound Pressure (H) (dBA): 50 Dimensions (HxWxD) (in): 23 3/4 x 14 1/4 x 12 5/8 Sound Power Level (dBA): Net Weight (lb): 123 Outdoor Unit System Details: Refined Temperature Range: Cooling Operation Range (*F DB): 14 - 115 Holding Refrigerant Charge (lbs): 3.9 Heating Operation Range (*F WB): 5 - 72 Additional Charge (lb/ft): 0.01 Cooling Range w/Baffle (*F DB): - Max. Pipe Length (Total) (ft): 164 Heating Range w/Baffle (*F WB): - Max. Height Separation (Ind to Ind ft): 49 ENERGY RECOVERY VENTILATOR - Lungs E2 2 Operating and wired in groups of 2 or 4, these fans provide continuous ventilation without the need for duct-work - installed directly in the exterior wall. The regenerative core is charged every 70 seconds for a standard fan (250mm) and 50 seconds for a short fan (173mm), afterwards the fan reverses and the incoming air absorbs the stored heat on its way in. Creates a very quiet heat recovery ventilation system without the need for ducts and balancing, with specific fan efficiency that is second to none. PRODUCT SPECIFICATIONS The basic unit is a through wall fan, with a ceramic regenerative heat exchanger behind it. Operating and wired in pairs, these fans provide continuous ventilation without the need for duct-work and are installed directly in the exterior wall. The fan's heat recovery is possible thanks to a ceramic core that is charged in a 70 second cycle for a standard fan (250mm) and 50 seconds for a short fan (173mm). Includes a transformer (110V-12V) and controller. Maximum four fans (two pairs) can be wired to one controller. Installation sleeve included - can be preinstalled in wall before insulating/during construction Technical Specs Ventilation Rates 10/15/20 CFM or 9/18/22CFM Heat Recovery Efficiency 90.6% (tested with DIN 308 / DBT protocol) Humidity Recovery 20-30% Specific Fan Efficiency 0.07-0.09 Wh/m ³ (0.11-0.14 W/cfm) Ventilation System Efficiency 0.30 Wh/m ³ Filter G3 (MERV 5) or optional pollen F5 (MERV 9-10) Sound Levels 16.5dB/19.5 dB /26.0 dB Dimensions Diameter Unit 5 7/8" (150mm) Exterior Diameter Tube 6 3/8" (163mm) Minimum Wall Thickness 12" (300 mm); 7.5" (190mm) if short version Installation Tube (can be cut) 12" to 19.5" (300 to 500 mm) Optional 27" (700mm) tube Fan Length standard 9.8" (248mm) short: 6.8" (173mm) Inside Cover 7 1/16" x 1 1/16" (180 x 180 mm) Outside Grill Diameter 7 1/16" (180mm) R403.6 Mechanical Ventilation (Mandatory) 1 The building shall be provided with ventilation that meets the requirements of the Residential Code or the Mechanical Code, as applicable. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.	New construction Single family detached, two family attached (duplex), townhouses, flats Dwelling units in Multifamily buildings 3 stories and less	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Gut Rehabilitation) 3 ACH50 .30 CFM50/SF enclosure area of each unit or 3 ACH50	COMPONENT General Requirements Ceiling / Attic Walls Windows, Skylights, and Doors Rim Joists Floors (including above garage and cantilevered floors) Crawl Space Walls Shafts, penetrations Narrow Cavities Garage separation Recessed Lighting Plumbing and Wiring Shower / tub on Exterior Wall Electrical / phone box on Exterior Walls Common wall separating dwelling units HVAC Register boots Concealed sprinklers Fireplace	AIR BARRIER CRITERIA 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. 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 attics spaces shall be sealed. 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. 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. Rim joists shall include continuous air barrier. The air barrier shall be installed at any exposed edge of insulation. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. 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. Air sealing shall be provided between the garage and conditioned spaces. Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface. Seal any plumbing or wiring that penetrates the building envelope. The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs. The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed. Air barrier is installed in common wall between dwelling units. HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall. 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. An air barrier shall be installed on fireplace walls.	INSULATION INSTALLATION CRITERIA 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. The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. 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. 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 shall be insulated per Table 402.1.2. 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. Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls. Duct shafts, chases next to exterior or unconditioned space shall be insulated. 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. Walls next to unconditioned garage space shall be insulated. 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. Exterior walls adjacent to showers and tubs shall be insulated. The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed. 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. Exterior walls adjacent to showers and tubs shall be insulated. HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall. 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. An air barrier shall be installed on fireplace walls.	DRYER VENT PENETRATION DETAIL Existing floor and subfloor to remain undisturbed Fire-Resistant-Rated Assembly per sheet A200 Dryer Vent Duct Existing Floor Fire-Rated Membrane Unrated Ceiling Membrane DRYER DUCT DETAIL PARALLEL TO JOIST Existing floor/ceiling partition to remain undisturbed. See Sheet A200 for components Ceiling Dryer Vent Duct 4" Hood Damper w/ 1-1/2 hr. fire-rating External Dryer Vent Vent Hood caulked to duct Fire-Rated Selant IMC 504.2 - EXHAUST PENETRATION All annular spaces are sealed w/ noncombustible material, approved fire caulk or noncombustible exhaust duct wall receptacle. DRYER DUCT DETAIL PERPENDICULAR TO JOIST Existing floor/ceiling partition to remain undisturbed. See Sheet A200 for components Ceiling Dryer Vent Duct 4" Hood Damper w/ 1-1/2 hr. fire-rating External Dryer Vent Vent Hood caulked to duct Fire-Rated Selant DRYER DUCT DETAIL PERPENDICULAR TO JOIST BATH FAN PENETRATION DETAIL 4" GALVANIZED DUCT SLOPED TOWARD EXHAUST ALL JOINTS WRAPPED WITH FOIL TAPE OR DUCT MASTERS DUCT SUPPORTS TO PREVENT SAGS SOUND ABSORBING FLEX DUCT R403.1 PROTECTION OF PIPING INSULATION Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance, and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted. Product Suggested: Armaflex 1" rubber self sealing pipe insulation. R-Value 3.2 IRC M1502 - DRYER EXHAUST Material: galvanized steel Thickness: 30 Gauge round pipe Size: 5" Length: see plan Angle: none Duct exhaust joints: mastic tape and/or fire resistance tape with foil backing and long lasting adhesive. No screws. Duct support: 2 (max 4"-0") Vent: 5" galvanized steel with back draft flapper. A permanent tag to be installed inside the laundry closet to indicate: length, material, thickness, size and location of exhaust duct. IRC M1503.3 - KITCHEN EXHAUST Kitchen exhaust to comply with 100 cfm intermittent or 25 cfm continuous See Specialty equipment schedule for manufacturer and models to be installed in Basement and 1st Floor kitchen Exhaust duct to receive a 5" wall vent in galvanized steel with back draft flapper. R403.3 DUCT TESTING (MANDATORY) Ducts shall be pressure tested to determine air leakage by one of the following methods: 1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test. 2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test. Exception: A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Duct tightness must be checked by leakage testing at the end of construction or at the time of rough-in. This affords some flexibility to the builder. The test at the end of construction, if failed, could be more difficult to correct. However, the test after rough-in is more stringent as noted in the commentary to Section R403.3.4. IRC M1504.4 - BATHROOM EXHAUST Bathrooms: mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous IECC 403.2.2 - BUILDING LEAKAGE TEST The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 3 air changes per hour in Climate Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. Exception testing: 1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures; 2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed, beyond intended infiltration control measures; 3. Interior doors, if installed at the time of the test, shall be open; 4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed; 5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and 6. Supply and return registers, if installed at the time of the test, shall be fully open. R401.2 Certificate (Mandatory) A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional. The certificate shall list the results from any required duct system and building envelope air leakage testing done on the building. R403.3 DUCT LOCATED IN CONDITIONED SPACE The duct system is located completely within the continuous air barrier and within the building thermal envelope. 2. Ductwork in ventilated attic spaces is buried within ceiling insulation in accordance with Section N1103.3 and all of the following conditions exist: 2.1. The air handler is located completely within the continuous air barrier and within the building thermal envelope. 2.2. The duct insulation is measured either by a rough-in test of the ducts or a postconstruction total system leakage test to outside the building thermal envelope in accordance with Section N1103.6, is less than or equal to 1.5 cu ft per 100 sq ft of conditioned floor area served by the duct system. 2.3. The ceiling insulation R-value installed against and above the insulated duct is greater than or equal to the proposed ceiling insulation R-value, less the R-value of the insulation on the duct. 3. Ductwork in floor cavities located over unconditioned space shall have the following: 3.1. A continuous air barrier installed between unconditioned space and the duct. 3.2. Insulation installed in accordance with Section N1102.27. 3.3. A minimum R-19 insulation installed in the cavity width separating the duct from unconditioned space. 4. Ductwork located within exterior walls of the building thermal envelope shall have the following: 4.1. A continuous air barrier installed between conditioned space and the duct. 4.2. Minimum R-10 insulation installed in the cavity width separating the duct from the exterior sheathing. 4.3. The remainder of the cavity insulation fully insulated to the drywall side. R403.3.2 All duct joints, seams, and connections shall be sealed regardless of pressure class. N MACNA Class A 0' 1' 2' 4' 8'	MECHANICAL SPECS - MULTI HEAD MINI SPLIT SYSTEM In compliance with IRC-M1411, information on heating and cooling equipment. The additional dwelling unit is served by a multi-head split system. There are 2 indoor units and one outdoor unit. Specs for indoor units: Indoor Unit Model No. FTXS09LVJURX09LVU (240V, 1, PH, RLA-3.7A MCA 0.8A, MOPC-15A) Indoor Unit System Performance: Indoor Unit Model No. FTXS09LVJU Indoor Unit Name: FTXS09LVJU Outdoor Unit Model No. RXS09LVJU Outdoor Unit Name: RXS09LVJU Rated Cooling Capacity (Btu/hr): 9,000 Rated Cooling Conditions: Indoor (*F DB/WB): 80 / 67 Ambient (*F DB/WB): 95 / 75 Sensible Capacity (Btu/hr): 8,100 Max/Min Cooling Capacity (Btu/hr): 10,600 / 4,400 Rated Height Difference (ft): 49.20 Cooling Input Power (kW): 0.590 Rated Heating Conditions: Indoor (*F DB/WB): 70 / 70 Ambient (*F DB/WB): 24.50 SEER (Non-Ducted): 13.5 HSPF (Non-Ducted): 13.5 EER (Non-Ducted): 15.30 Heating COP (Non-Ducted): 4.5 Rated Heating Capacity (Btu/hr): 12,000 Max/Min Heating Capacity (Btu/hr): 15,600 / 4,400 Heating Input Power (kW): 0.739 Indoor Unit System Details: Refrigerant Type: R-410A Cooling Operation Range (*F DB): 14 - 115 Holding Refrigerant Charge (lbs): 2.4 Heating Operation Range (*F WB): 5 - 64 Additional Charge (lb/ft): 0.21 Cooling Range w/Baffle (*F DB): 0 - 115 Max. Pipe Length (Total) (ft): 66 Heating Range w/Baffle (*F WB): 0 - 77 Max. Height Separation (Ind to Ind ft): 49 Indoor Unit Details: Power Supply (V/Hz/Ph): 208-230 / 60 / 1 Airflow Rate (HML/SL) (CFM): 3812/791/94145 Power Supply Connections: L1, L2, Ground Moisture Removal (Gal/hr): 2.4 Min. Gas Pipe Connection (inch): 3/8 Liquid Pipe Connection (inch): 1/4 Dimensions (HxWxD) (in): 11-5/8 x 31-1/2 x 8-7/16 Condensate Connection (inch): 5/8 Sound Pressure (HML) (dBA): 41/22 Net Weight (lb): 29 Ext. Static Pressure (Rated/Max) (inWg): 0.00/0.00 Outdoor Units DAKIN 2 PORT HP, DUCTLESS OD - 1.5 TON - 2MXS18NMVJU OUTDOOR UNIT Outdoor Unit Performance: Outdoor Unit Model No. 2MXS18NMVJU Outdoor Unit Name: 2 PORT HP, DUCTLESS OD 1.5 TON Type: Heat Pump Rated Cooling Conditions: Indoor (*F DB/WB): 80 / 67 Ambient (*F DB/WB): 95 / 75 Rated Cooling Capacity (Btu/hr): 18,000 Max/Min Cooling Capacity (Btu/hr): 21,000 / Rated Piping Length(ft): 25 Rated Height Difference (ft): 49.00 Rated Heating Capacity (Btu/hr): 18,900 SEER (Non-Ducted/Ducted): 18.90 / 14.00 Max/Min Heating Capacity (Btu/hr): 25,000 / HSPF (Non-Ducted/Ducted): 10.7 / 8.2 Heating COP (Non-Ducted/Ducted): 4.1 / 4.1 Outdoor Unit Details: Power Supply (V/Hz/Ph): 208-230 / 60 / 1 Compressor Type: Inverter Power Supply Connections: L1, L2, Ground Capacity Control Range (%): - Min. Circuit Amps MCA (A): 15.80 Airflow Rate (H) (CFM): 2.15 (50) Max Overcurrent Protection (MOP) (A): 20.00 Gas Pipe Connection (inch): 3/8 Max Starting Current MCA(A): 14.00 Liquid Pipe Connection (inch): 1/4 Rated Load Amps RLA(A): 14.0 Sound Pressure (H) (dBA): 50 Dimensions (HxWxD) (in): 23 3/4 x 14 1/4 x 12 5/8 Sound Power Level (dBA): Net Weight (lb): 123 Outdoor Unit System Details: Refined Temperature Range: Cooling Operation Range (*F DB): 14 - 115 Holding Refrigerant Charge (lbs): 3.9 Heating Operation Range (*F WB): 5 - 72 Additional Charge (lb/ft): 0.01 Cooling Range w/Baffle (*F DB): - Max. Pipe Length (Total) (ft): 164 Heating Range w/Baffle (*F WB): - Max. Height Separation (Ind to Ind ft): 49 ENERGY RECOVERY VENTILATOR - Lungs E2 2 Operating and wired in groups of 2 or 4, these fans provide continuous ventilation without the need for duct-work - installed directly in the exterior wall. The regenerative core is charged every 70 seconds for a standard fan (250mm) and 50 seconds for a short fan (173mm), afterwards the fan reverses and the incoming air absorbs the stored heat on its way in. Creates a very quiet heat recovery ventilation system without the need for ducts and balancing, with specific fan efficiency that is second to none. PRODUCT SPECIFICATIONS The basic unit is a through wall fan, with a ceramic regenerative heat exchanger behind it. Operating and wired in pairs, these fans provide continuous ventilation without the need for duct-work and are installed directly in the exterior wall. The fan's heat recovery is possible thanks to a ceramic core that is charged in a 70 second cycle for a standard fan (250mm) and 50 seconds for a short fan (173mm). Includes a transformer (110V-12V) and controller. Maximum four fans (two pairs) can be wired to one controller. Installation sleeve included - can be preinstalled in wall before insulating/during construction Technical Specs Ventilation Rates 10/15/20 CFM or 9/18/22CFM Heat Recovery Efficiency 90.6% (tested with DIN 308 / DBT protocol) Humidity Recovery 20-30% Specific Fan Efficiency 0.07-0.09 Wh/m ³ (0.11-0.14 W/cfm) Ventilation System Efficiency 0.30 Wh/m ³ Filter G3 (MERV 5) or optional pollen F5 (MERV 9-10) Sound Levels 16.5dB/19.5 dB /26

SECOND PRINCIPAL DWELLING

628 15th St NE
Washington DC 20002

Leana Schindler

Leana Schindler, Architect
Leana Schindler, PLLC
6310 2nd Street NW - Washington DC 20011



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	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 ADU	Bathroom	P01	Faucet	Kohler	K-73167	
Level 2 - Proposed ADU	Bathroom	P04	Vanity & Sink	IKEA	GODMORGON ODENSEVIK	
Level 2 - Proposed ADU	Bathroom	P05	Toilet	Toto	Eco UltraMax One Piece	WaterSense 1.28 GPF
Level 2 - Proposed ADU	Bathroom	P06	Shower Base	Kohler	Elongated 1.28 GPF	
Level 2 - Proposed ADU	Bathroom	P07	Shower Trim	Kohler	Ballast K-1937	
Level 2 - Proposed ADU	Laundry & Storage	P09	Electric Tankless Hot Water Heater	Rheem	Hydral 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 ADU	Laundry & Storage	P09	Electric Tankless Hot Water Heater	Rheem	RTEX-24 24kW	Install Econet WiFi kit EEWRA631EWH

A

PLUMBING GENERAL NOTES

- GC to coordinate plumbing and piping with existing conditions and other equipment.
- 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.
- GC shall install all materials in accordance with manufacturers' recommendations.
- See architectural drawings for exact location and installation height of all plumbing fixtures and building dimensions.
- GC to coordinate and verify service connections on all fixtures.
- Hot and Cold water runs are 1/2" unless otherwise specified.
- All water runs are overhead and shall be concealed wherever possible.
- Water supply piping under 2" with R-4 fiberglass insulation and R-6 for pipes above 2".
- 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".
- Pipe Material: Type L Copper pipe for domestic water.
- Provide air chamber above domestic hot and cold water lavatory stops.
- Provide mechanical water hammer arrestors at water closets.

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:

- Piping serving more than one dwelling unit
- Piping located outside the conditioned space
- Piping located under a floor slab
- Buried piping
- 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

B

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	1/2"	1/2"
Bathroom Sink	3/8"	3/8"
Shower	1/2"	1/2"
Kitchen Sink	1/2"	1/2"
Dishwasher	3/8" to 1/2"	3/8" to 1/2"
Washing Machine	1/2"	1/2"
Laundry Sink	1/2"	1/2"
Water Heater	1/2"	-

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 of 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 180F. Products and materials to be installed in the project will comply with Table 2905.4 Water Service standards.

C

SPECIALTY EQUIPMENT SCHEDULE

Level	Room: Name	Type Mark	Description	Manufacturer	Model	Comments
Level 1	Kitchen & Dining	S29	Refrigerator	Bosch	24" Wide - B11CB50SS	
Level 1	Kitchen & Dining	S28	Dishwasher	Bosch	18" - SPE6B655UC	
Level 1	Kitchen & Dining	S50	WOLF	CE1527S		
Level 1	Kitchen & Dining	S27	Oven	Bosch	HBE5451UC	
Level 1	Kitchen & Dining	S14	Microwave	Sharp	24" Wide - SMO1461GS	
Level 2 - Proposed ADU	Laundry & Storage	S40	Clothes Washer	Miele	24" Wide - WWD16WCS	
Level 2 - Proposed ADU	Laundry & Storage	S41	Clothes Dryer	Miele	24" Wide - TWD36WP - Ventless	

D

PLUMBING LEGEND

- VENT LINE
- COLD WATER
- HOT WATER
- WASTE LINE
- CLEAN OUT

E

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"

A

PLUMBING SHEET

Project number 210618
Date 03/04/2025
Scale As indicated

P0100

Leana Schindler, Architect
Leana Schindler, PLLC
6310 2nd Street NW - Washington DC 20011

03/04/2025

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.

Leana Schindler, Architect
DC Architecture License #ARC102348 Expiration 04/30/2026

DISTRICT OF COLUMBIA
ILEANA SCHINDLER
ARC102348
REGISTERED
ARCHITECT

5/7/2025 3:29:18 PM