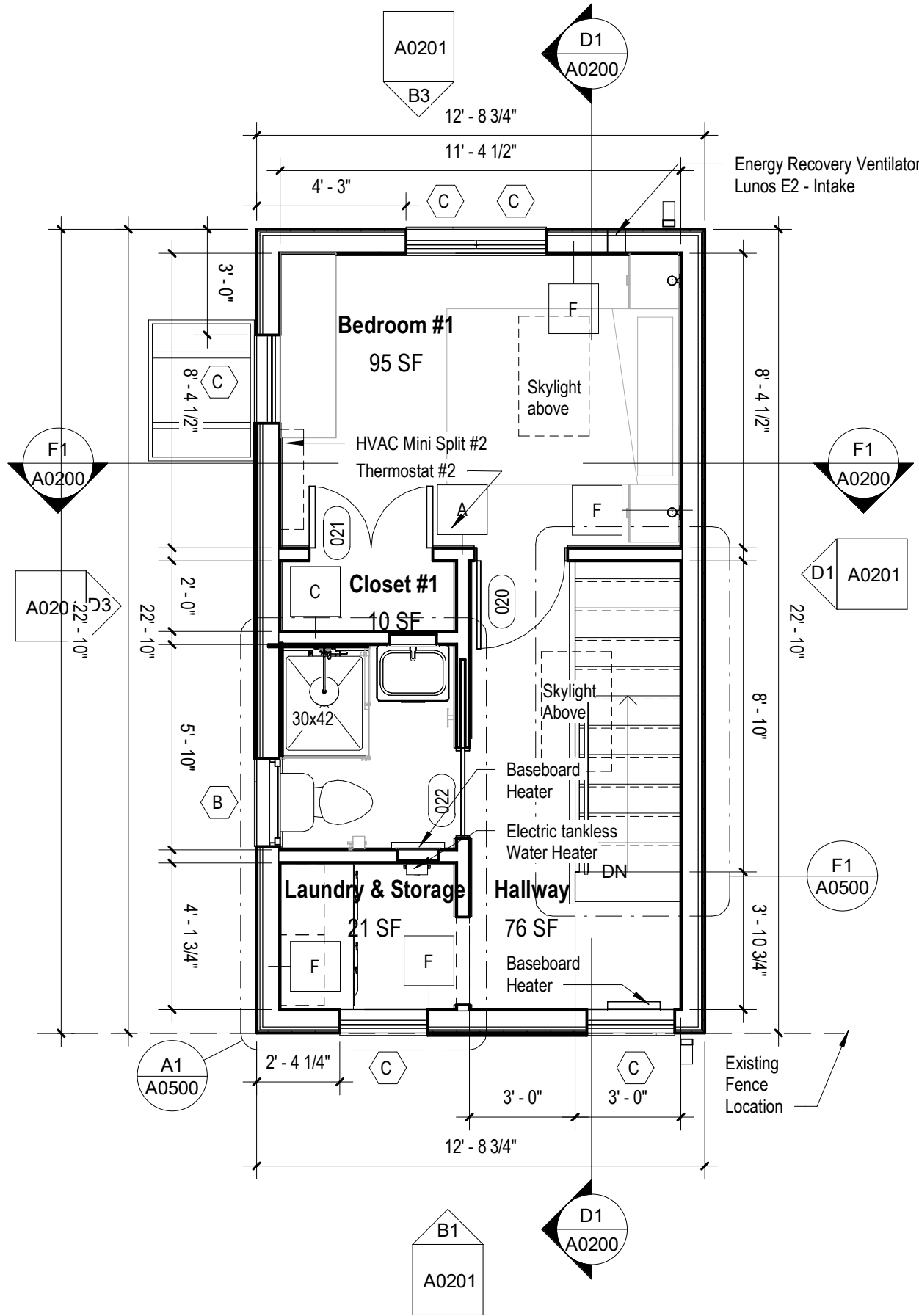
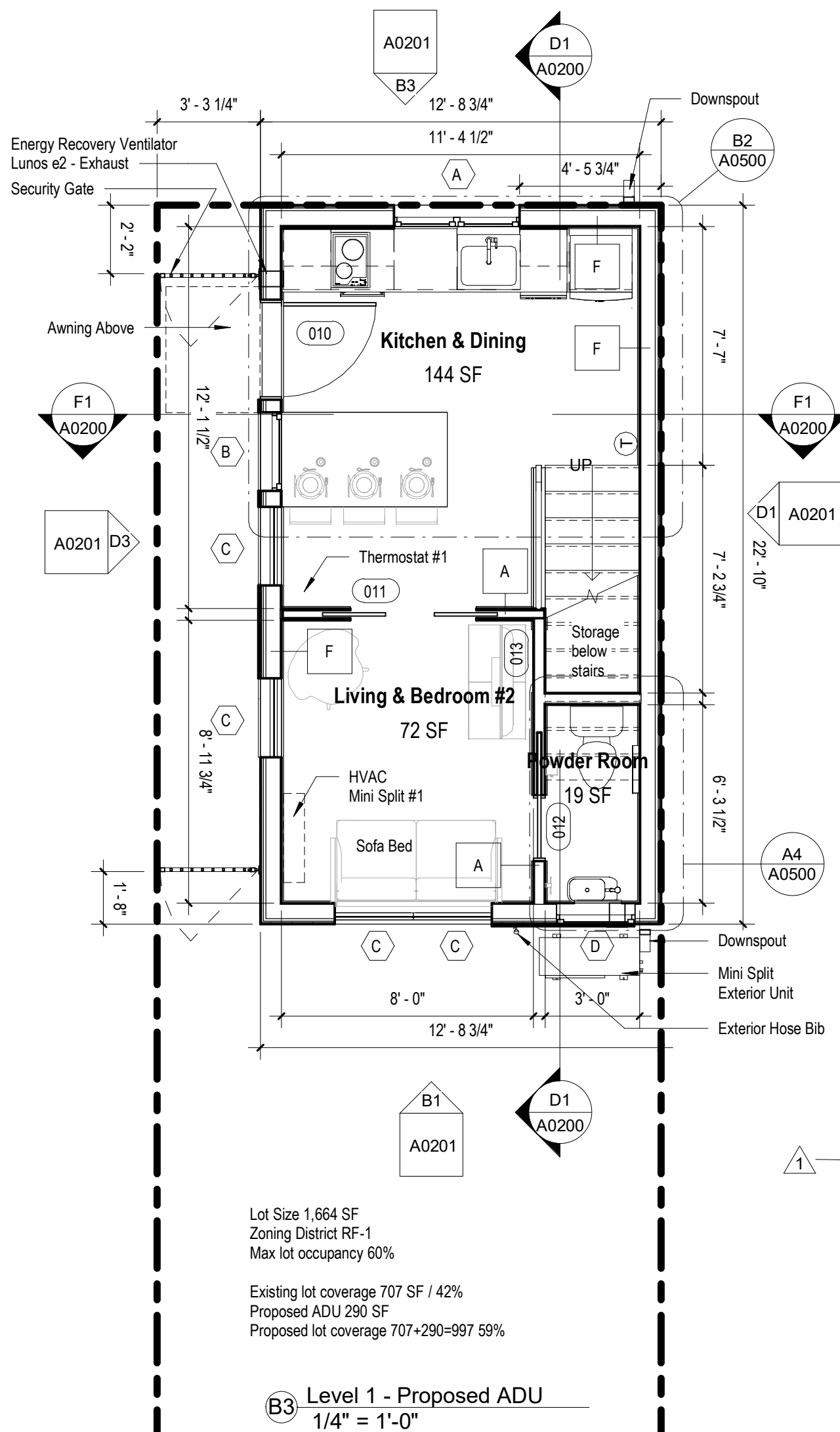


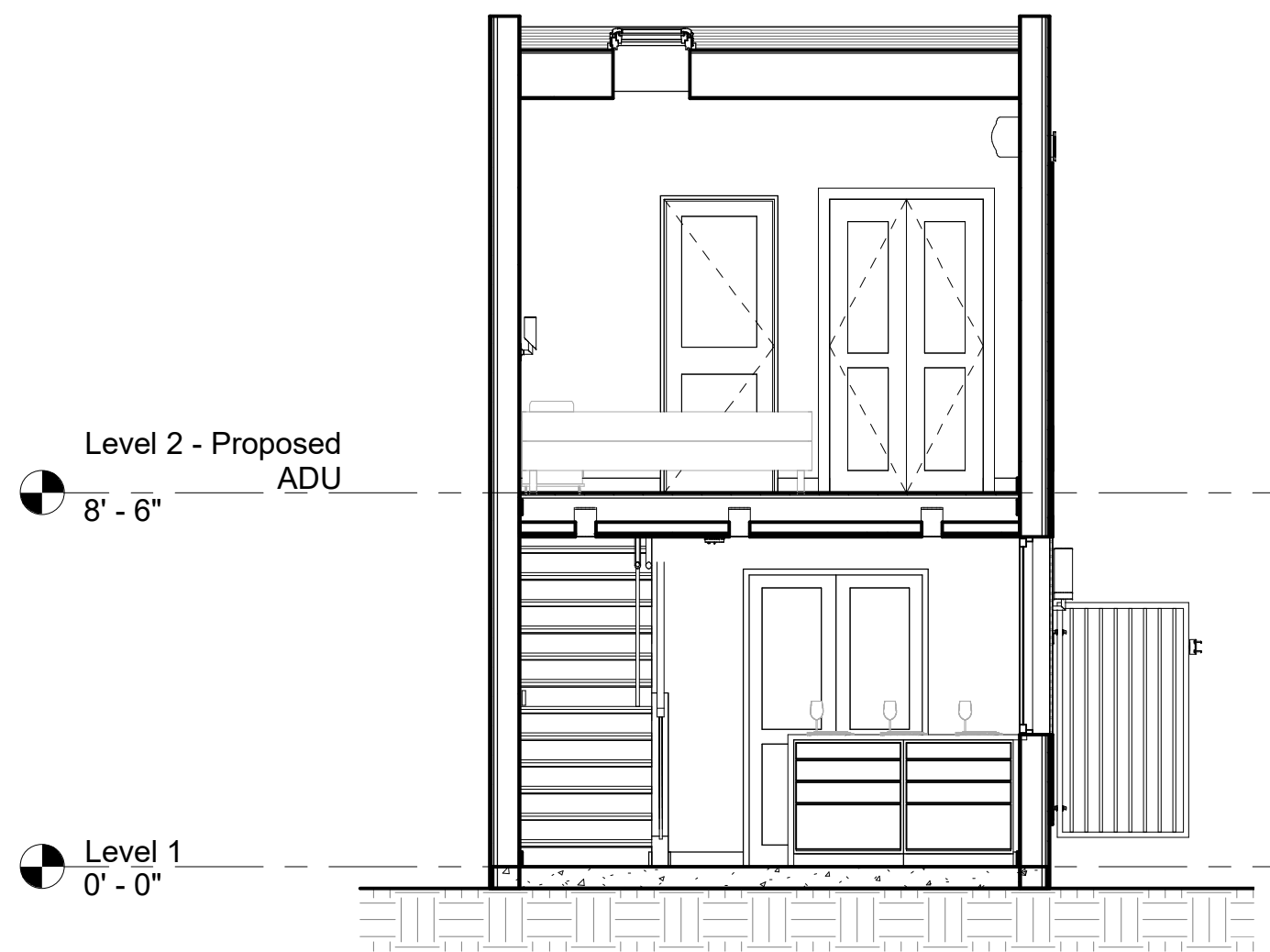
D3 Level 3 - Proposed ADU
1/4" = 1'-0"



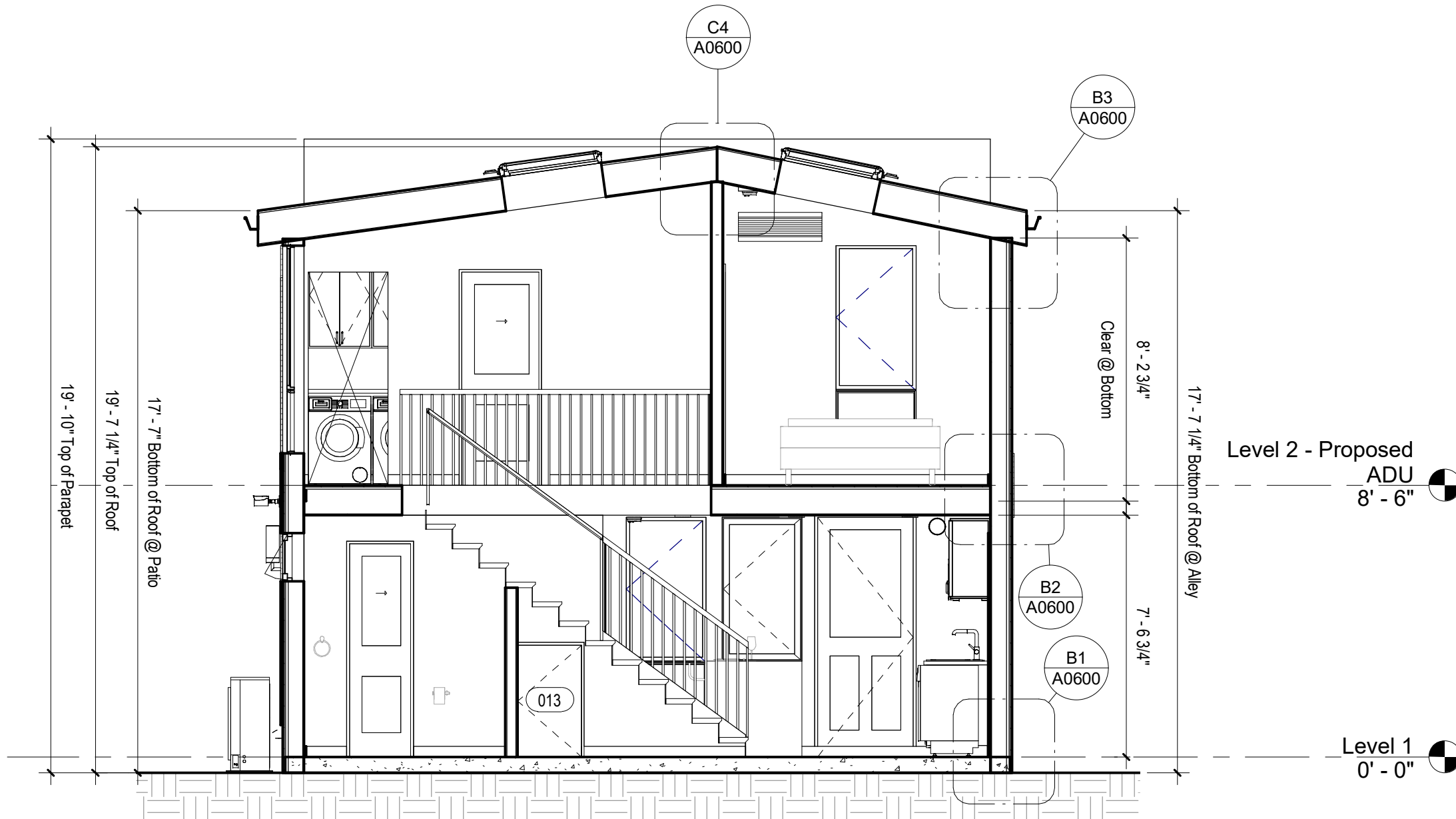
C3 Level 2 - Proposed ADU
1/4" = 1'-0"



B3 Level 1 - Proposed ADU
1/4" = 1'-0"



F1 Section 1
1/4" = 1'-0"



D1 Section 2
1/4" = 1'-0"

NEW WORK NOTES

- Contractor shall verify all dimensions and job conditions and report to the architect of any discrepancies or omissions which would interfere with a satisfactory completion of work.
- Contractor is responsible for verification of all field measurements, field construction and installation criteria, coordination of all trades and owner supplied items and the means and methods of construction.
- Contractor is responsible for arranging for hoisting facilities, parking and hauling of waste.
- Contractor to oversee cleaning and ensure that the premises are maintained free of rubbish during construction. Final clean-up is the responsibility of the contractor.
- Contractor to repair, patch, touch-up and/or replace marred surfaces and maintain a clean environment until occupied.
- Furniture shown for information purposes only.
- All new and existing walls shall be painted, unless noted otherwise.
- All new and existing door frames shall be painted, U.N.O.
- Remove all temporary walls and doors upon completion of new work and patch adjacent surfaces as required.
- Bathroom walls and floor to receive ceramic tile per schedule and interior elevations.
- Moisture resistant boards to be installed in wet areas (shower and tub sides) in lieu of gypsum board. Install waterproof coating before installing finish material.
- Interior ceilings to be flat GWB on wood studs, U.N.O.
- New interior walls to be framed from 2x4 wood studs with 1/2" gypsum board on both sides, unless otherwise noted.
- Provide mineral wool insulation at exterior walls, U.N.O. All installed insulation shall be labeled or installed R-values provided to the inspector and/or owner.

WALL & CEILING TYPES

Type A, Typ. Interior Partition - Wood Stud
UL U305
Fire Rating 1 hour
STC 34
Sound Test RAL-TL11-130
System Thickness 4-1/2"

Type C @ Wet Area of bathroom Interior Partition - Wood Stud
UL U329
Fire Rating 1 hour
System Thickness 4-7/8"

Type F @ Proposed exterior wall
UL U564
Fire Rating 1 Hr.
System Thickness: 8-1/4"

*Replace with 5/8" Cement Board + 1/4" Tile @ wet areas

Cement Board siding: Class A fire rating by ASTM E84 and flame spread index of 0.

INSULATION SUGGESTED PRODUCT: ROXUL COMFORTBATT 3-1/2", R-15 FIRE RESISTANCE STONE WOOL INSULATION, UNFACED.

SIDING TYPE A: CEMENT BOARD SIDING SMOOTH, NIGHT GREY

SIDING TYPE B (ACCENT): WOOD PLANK, EXTERIOR WOOD CLADDING IN THERMO POPLAR

Floor, Typical
UL L569
EXISTING WOOD DIM LUMBER
FIRE RATING 1 HR
STC 59 dB (TEST #740704)
IIC 55
THICKNESS 11-7/8"

FLOOR PLAN LEGEND

- WALL - MASONRY / EXISTING
- WALL - DEMO
- WALL - NEW
- DOOR
NEW DOOR TAG
- WINDOW
NEW WINDOW TAG
- WALL TYPE TAG
- WALL

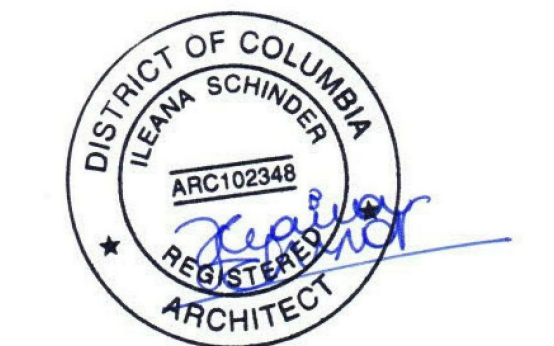


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Ileana Schinder, Architect
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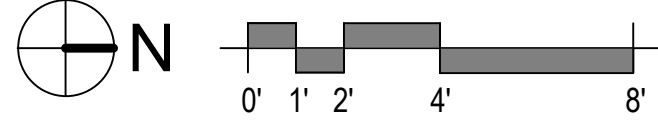


No.	Description	Date
1	DOB Comments #1	04/28/2025

PROPOSED FLOOR PLANS

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

A0200



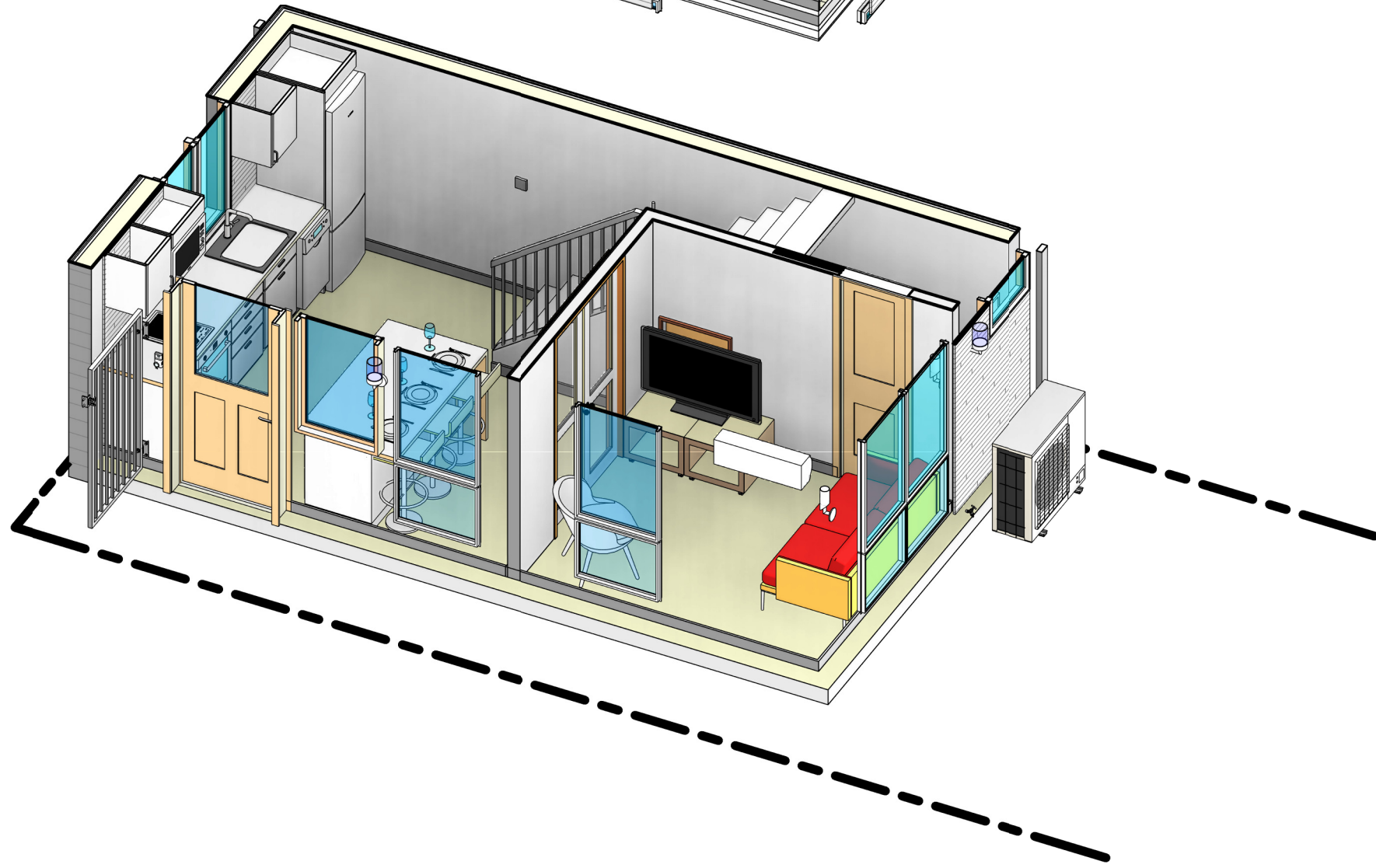
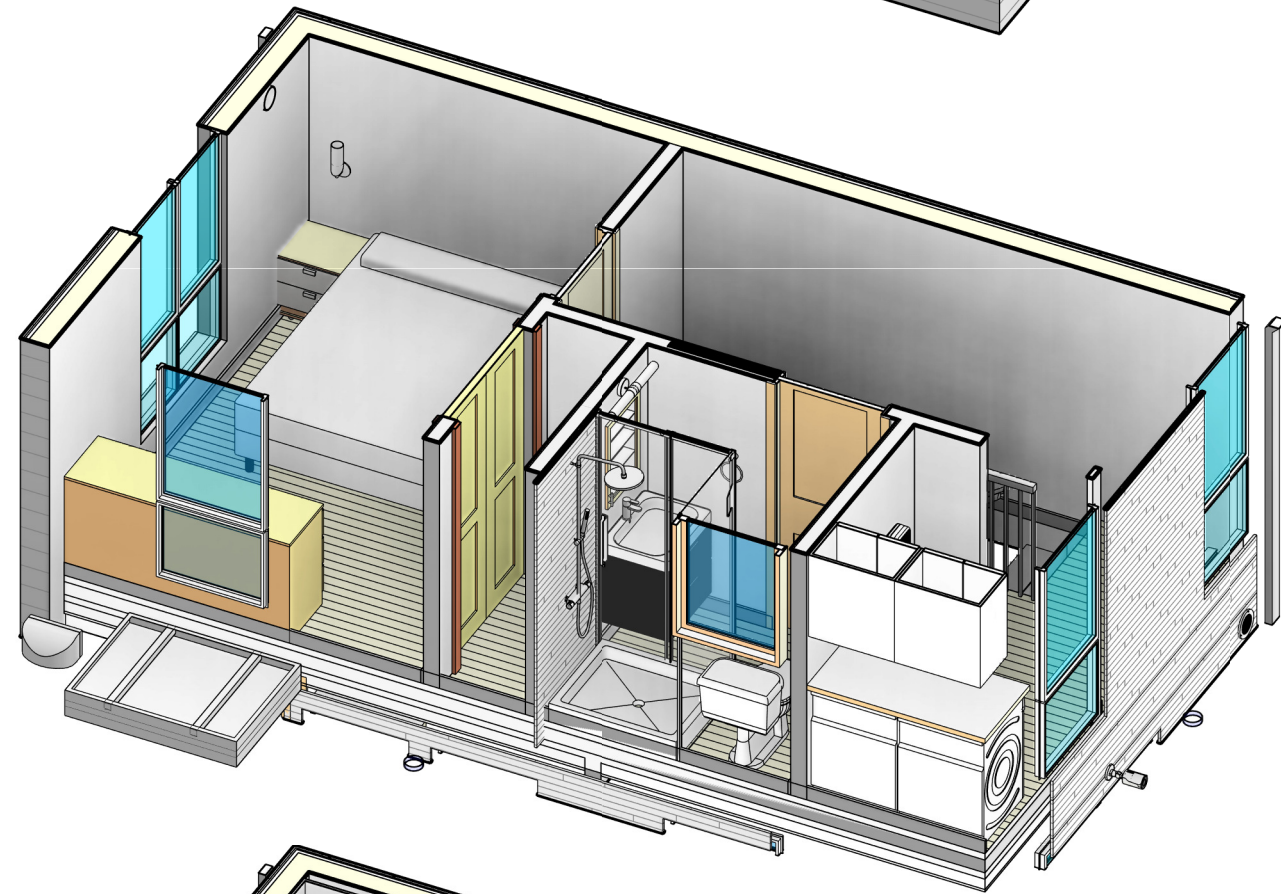
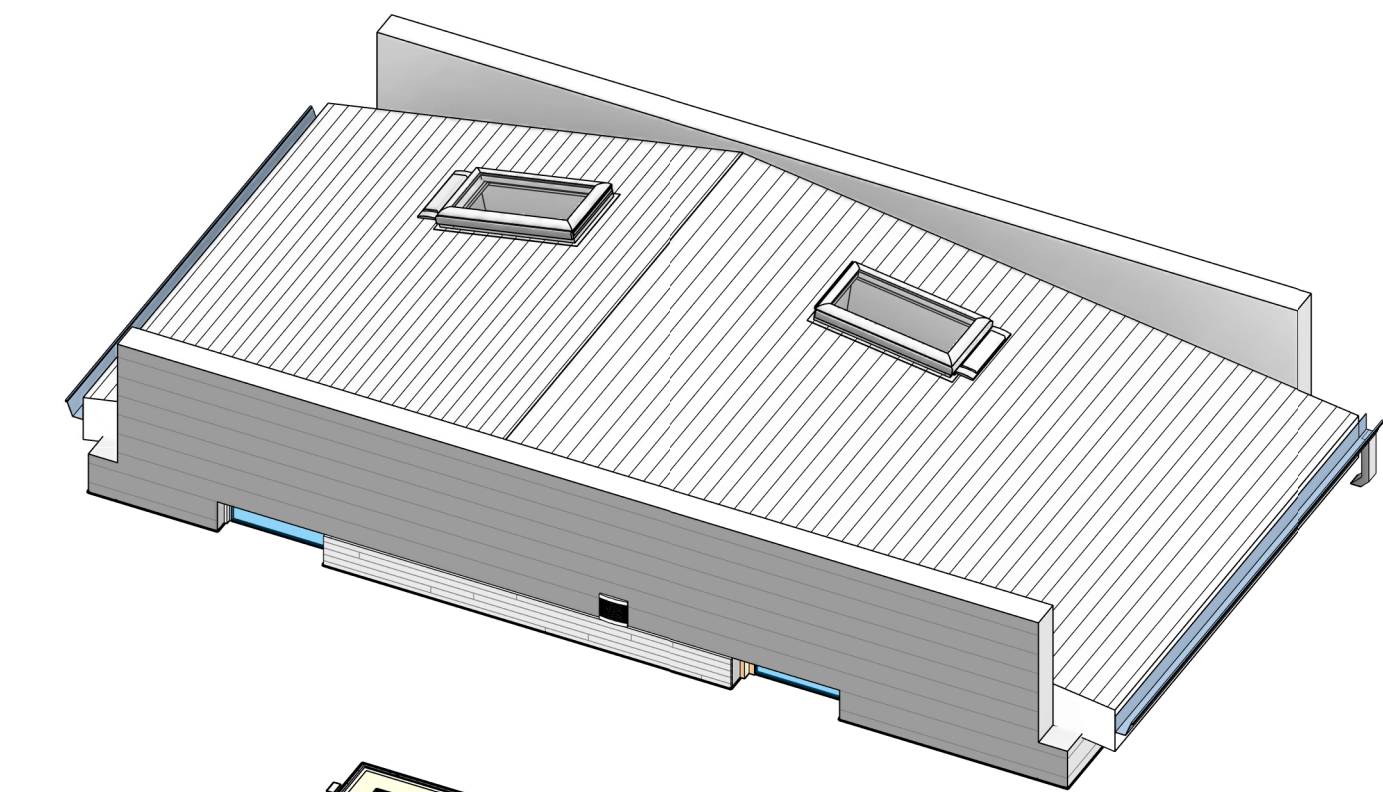
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4

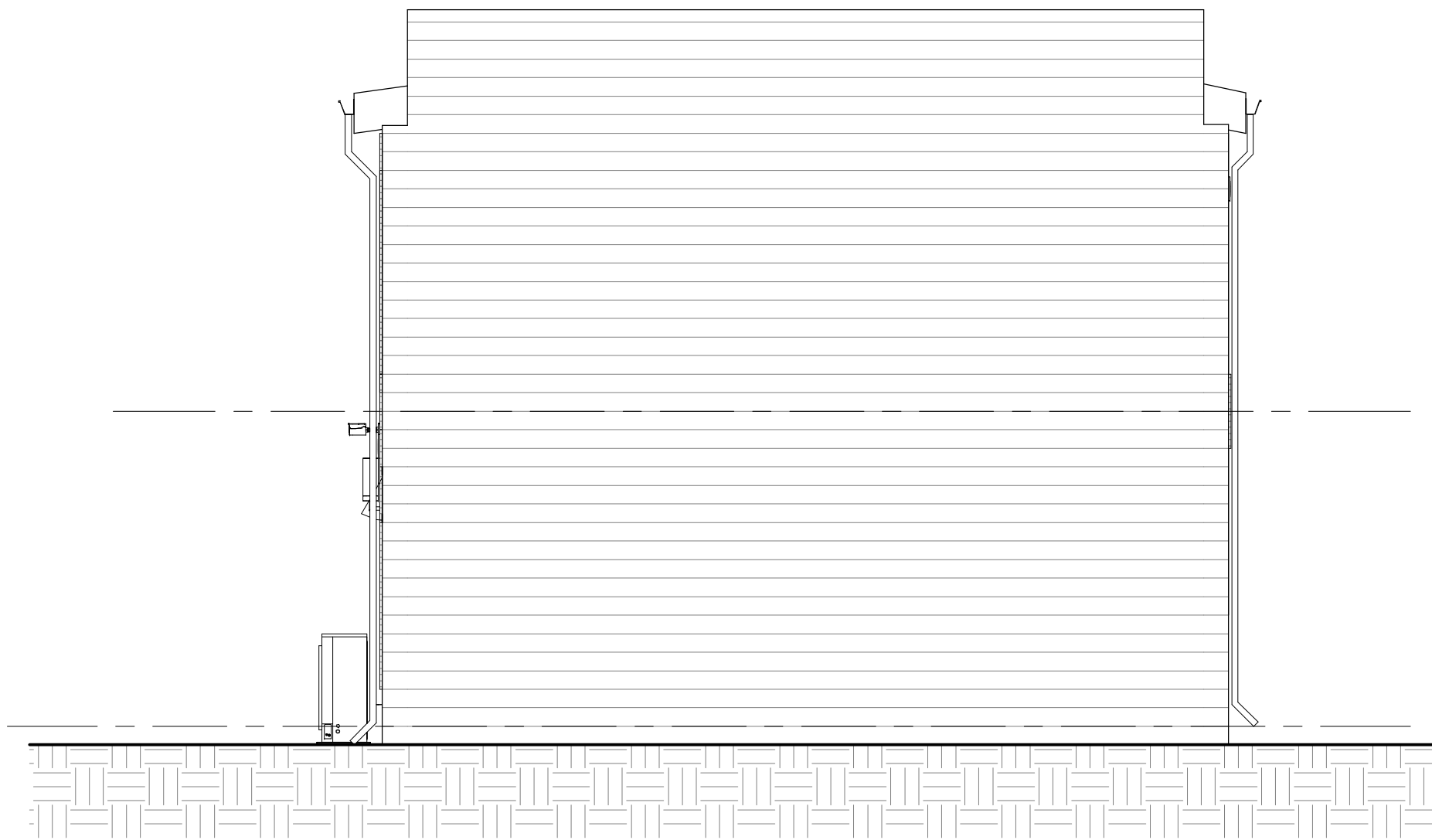
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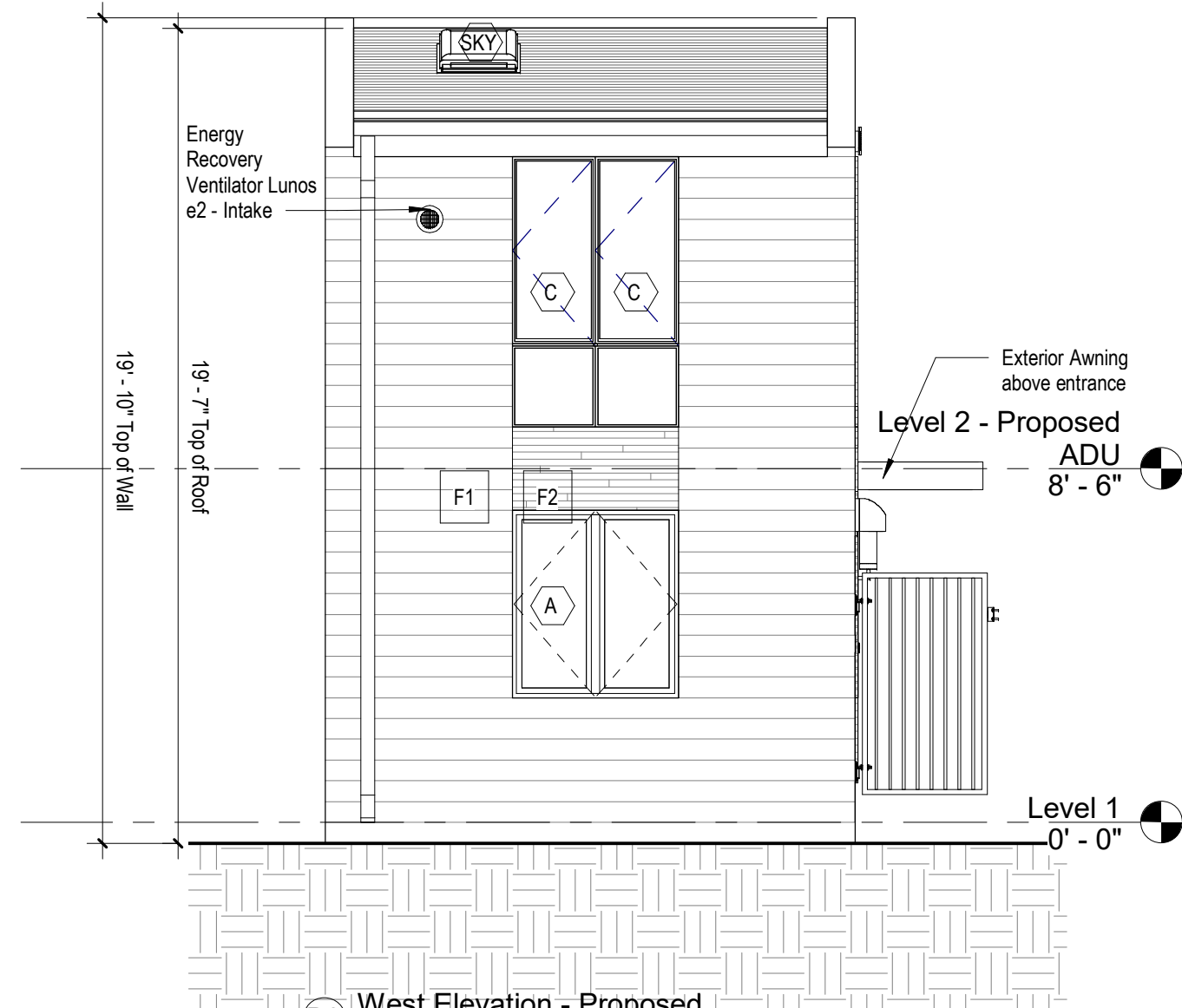
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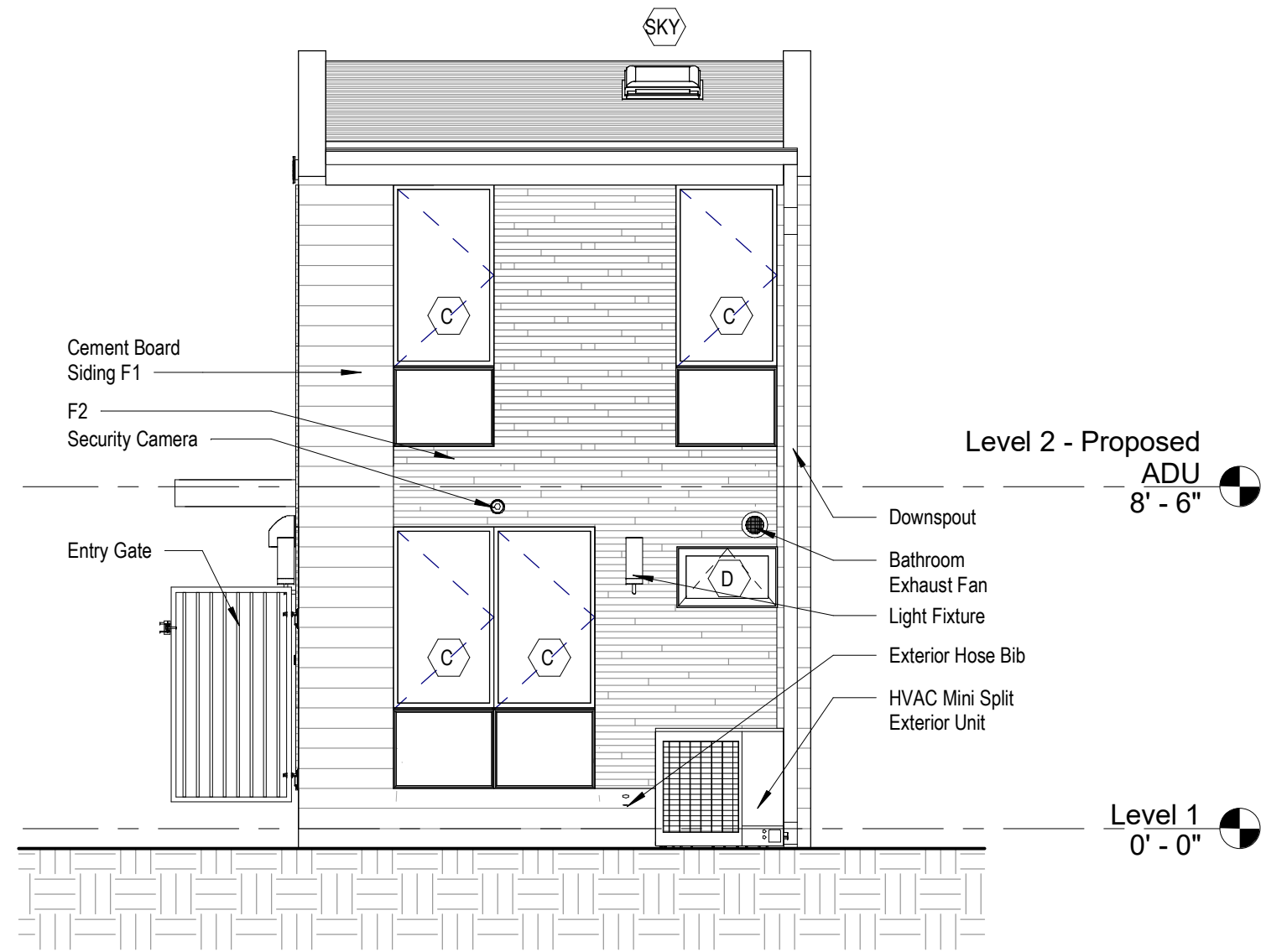
D3 South Elevation - Proposed
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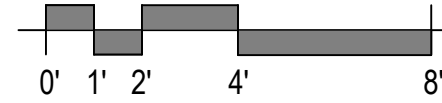
D1 North Elevation - Proposed
1/4" = 1'-0"



B3 West Elevation - Proposed
1/4" = 1'-0"



B1 East Elevation - Proposed
1/4" = 1'-0"



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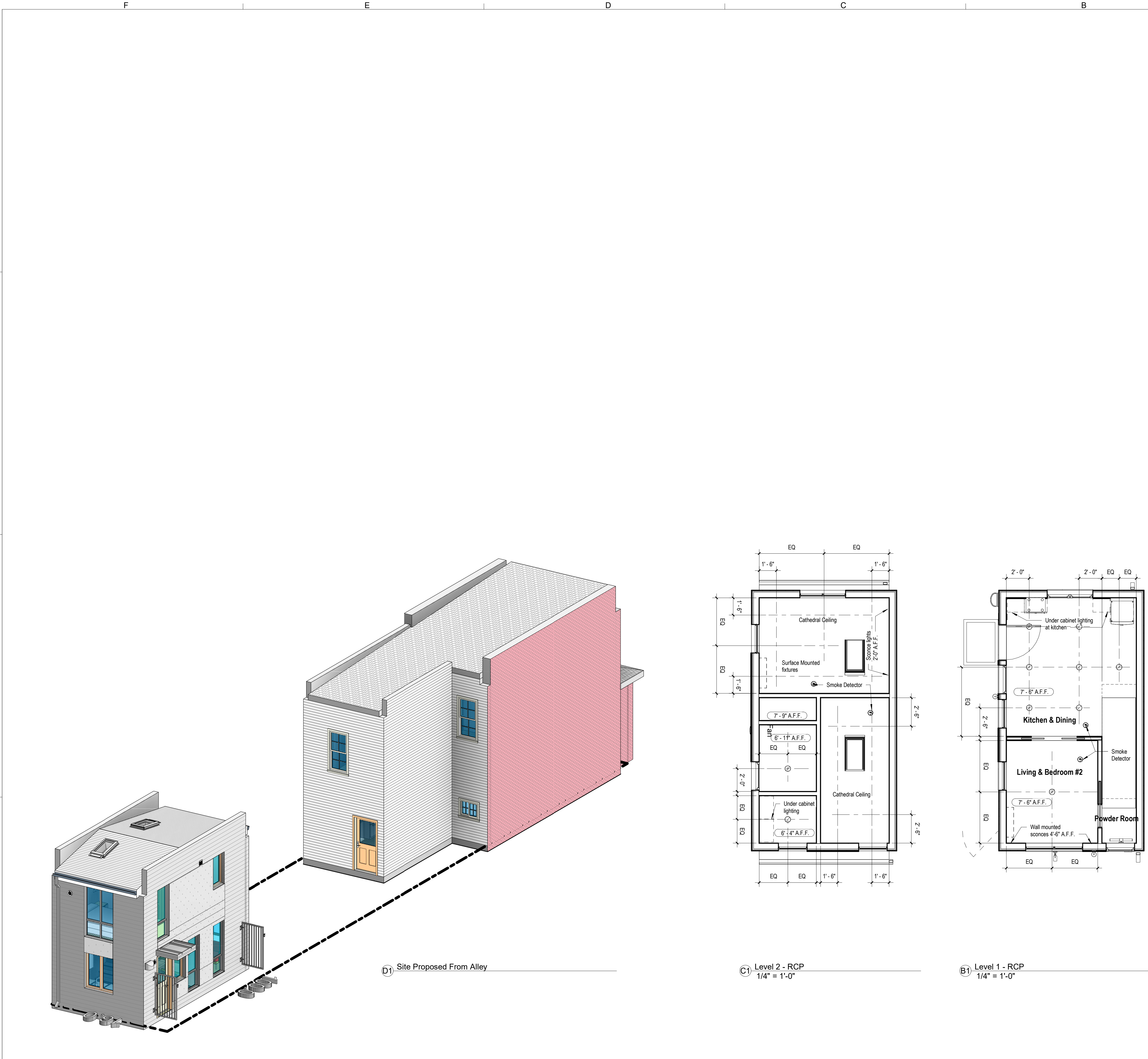
03/04/2025

No.	Description	Date

EXTERIOR ELEVATIONS

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

A0201



SMART HOME SPECS

SMOKE & CO ALARM
MODEL NEXT
WHITE, SPLIT SPECTRUM SMOKE SENSOR, HARDWIRED AND 6 LONG LIFE AA BATTERIS WIRELESS.

DOOR LOCK
YALE FOR GOOGLE HOME
POWER BY 4 AA BATTERIES, LED KEYPAD, WIRELESS, IN SATIN NICKEL

EXTERIOR SECURITY CAMERA
MOTION DETECTION, NIGHT VISION, HARDWIRED FOR POWER AND BUILT-IN RECHARGEABLE 6AH LITHIUM-ION BATTERY, WI-FI BLUETOOTH

DOORBELL
MODEL NEST WIRED WITH CAMERA, WI-FI

THERMOSTAT
NEST ECO LEARNING, WIRED WITH BATTERY BACKUP, 1 THERMOSTAT PER ZONE, SEE PLANS FOR LOCATIONS

WATER SUBMETERING
MODEL SIMPLE SUB WWW.SIMPLESUBWATER.COM

R402.4.5 Recessed Lighting

Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires shall be IC-rated and labeled as having an air leakage rate of not greater than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a pressure differential of 1.57 psf (75 Pa). Recessed luminaires shall be sealed with a gasket or caulked between the housing and the interior wall or ceiling covering.



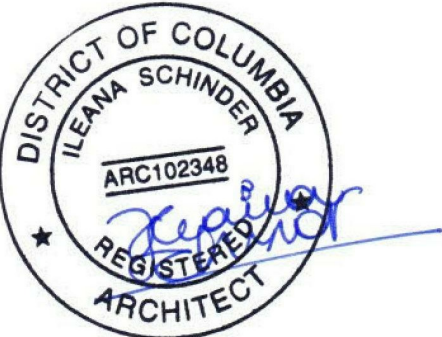
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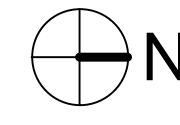
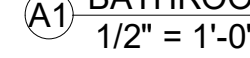
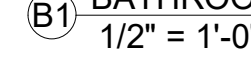
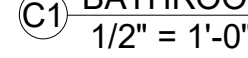
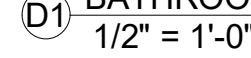
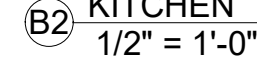
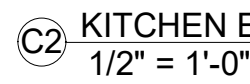
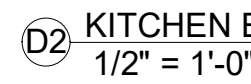
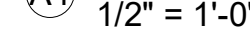
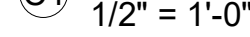
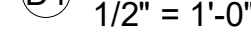
PROPOSED REFLECTED CEILING PLANS

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

A0300

(F1) $\frac{1}{2}'' = 1'-0''$

E1 SECTION - STAIRS
1/2" = 1'-0"

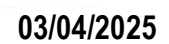


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Ileana Schinder, Architect

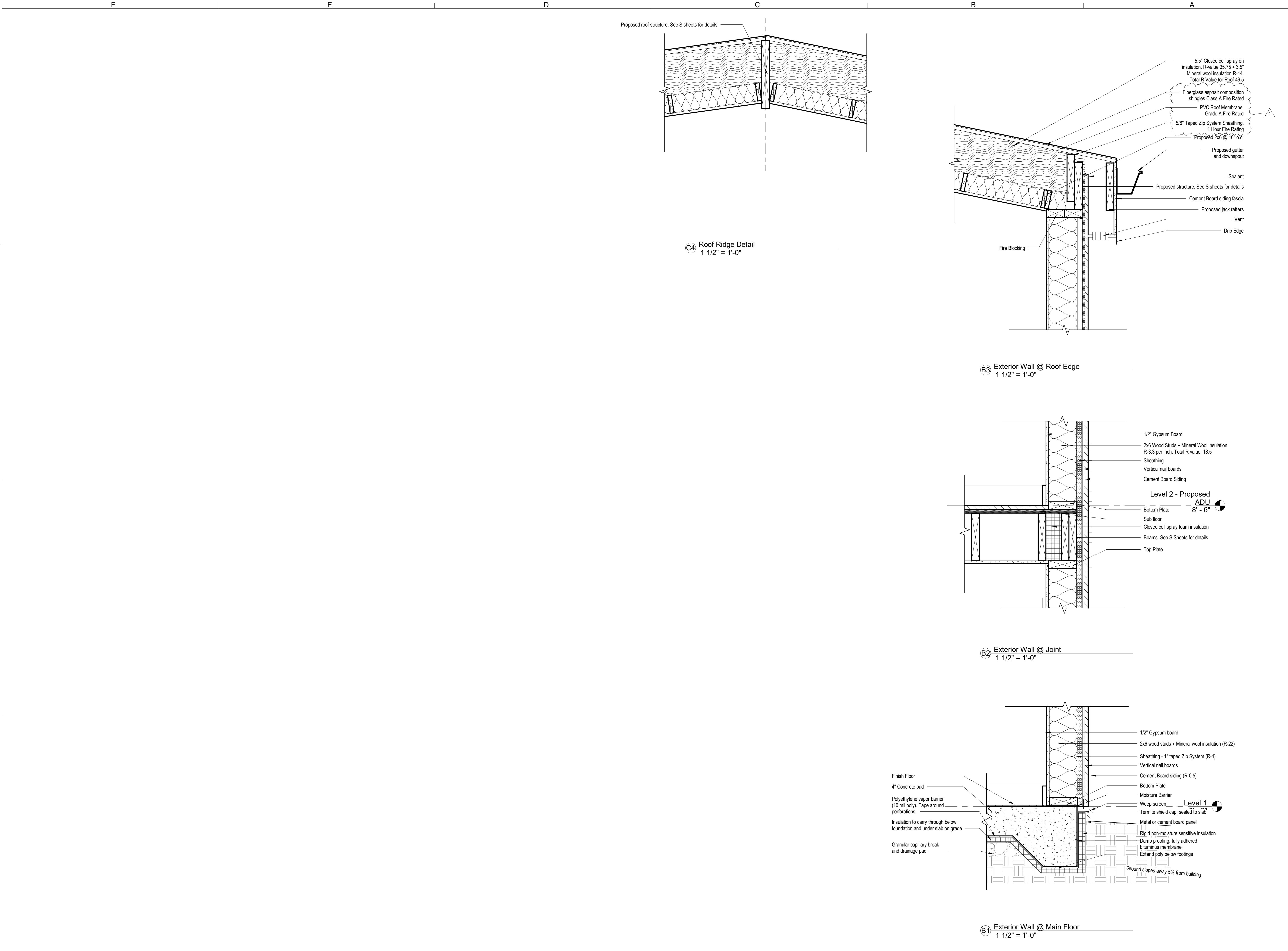
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04/30/2026



ENLARGED FLOOR PLANS

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

A0500



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No.	Description	Date
1	DOB Comments #1	04/28/2025

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

A0600



GENERAL DEMOLITION NOTES

CONTRACTOR TO VERIFY EXISTING CONDITIONS.

THE DEMOLITION PLANS ARE DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE DEMOLITION KEY NOTES IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR 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 FOR NEW WORK AND FINISH.

REMOVE AND REPLACE ELEMENTS, SURFACES AND EQUIPMENT DAMAGED FROM WALL DEMOLITION UNLESS NOTED OTHERWISE.

COORDINATE WITH OWNER FOR RELOCATION OF FURNITURE, EQUIPMENT AND MATERIALS DURING CONSTRUCTION.



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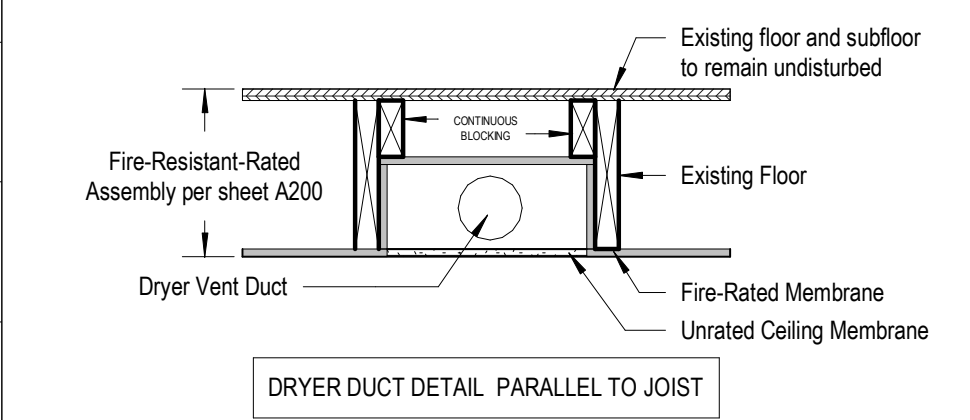
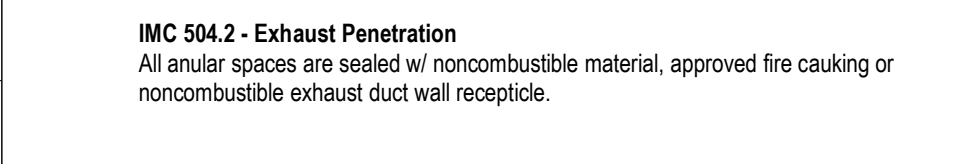
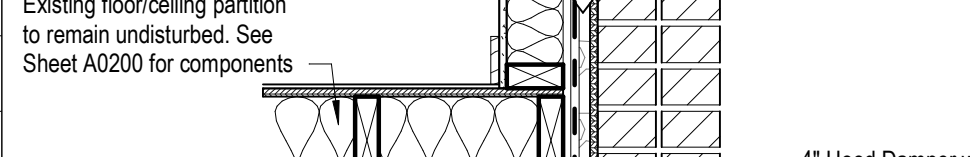
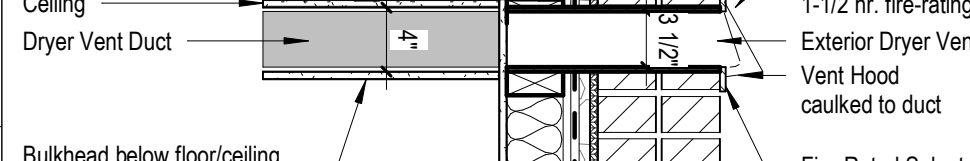
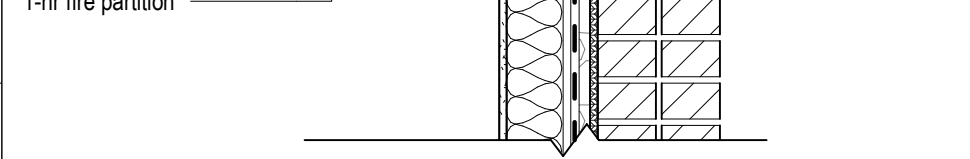


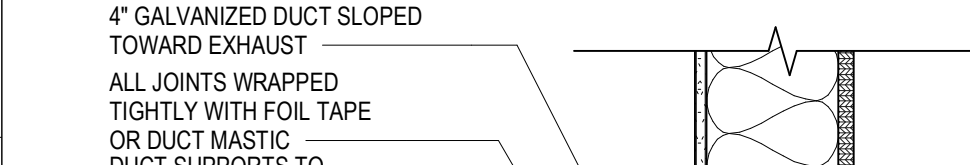
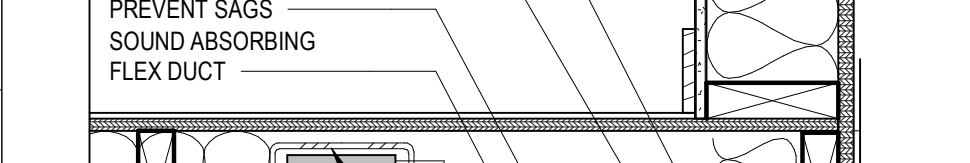
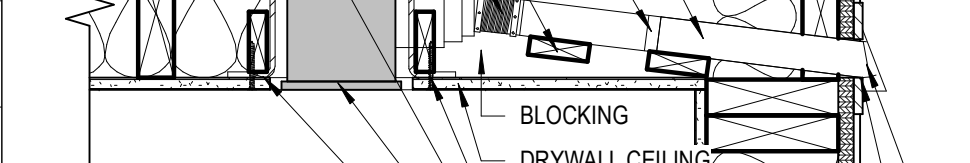
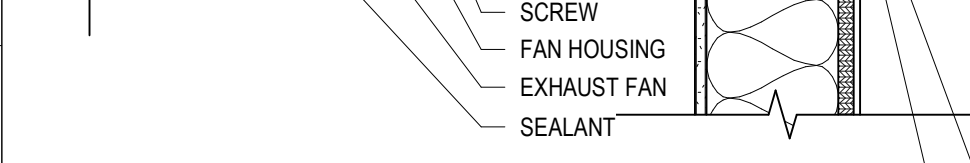
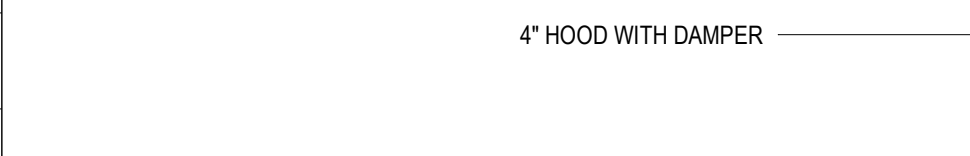
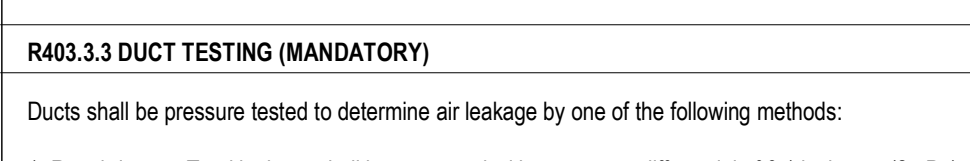
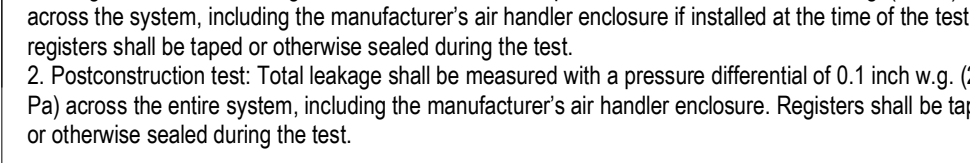
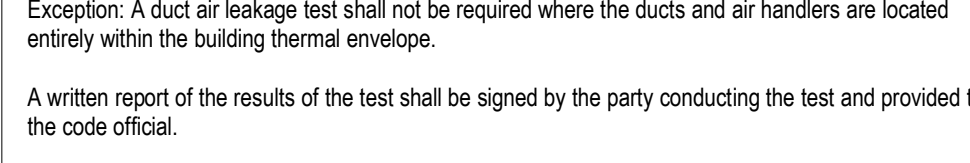
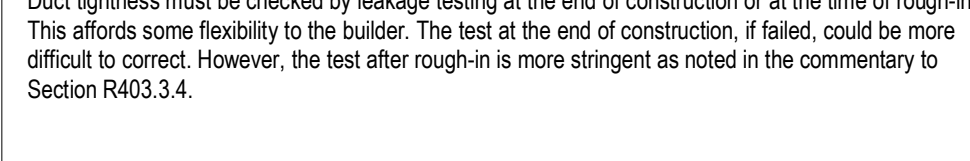
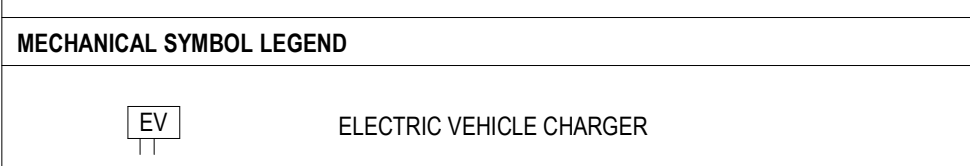
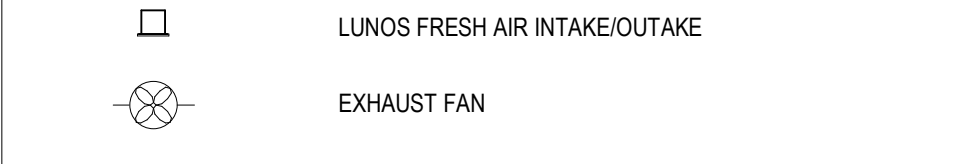
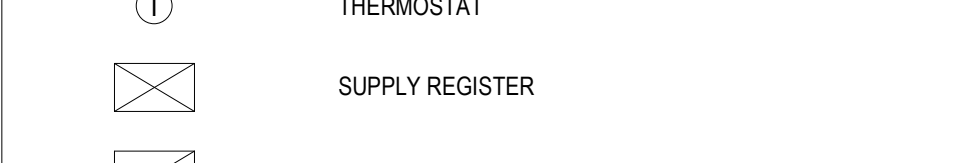
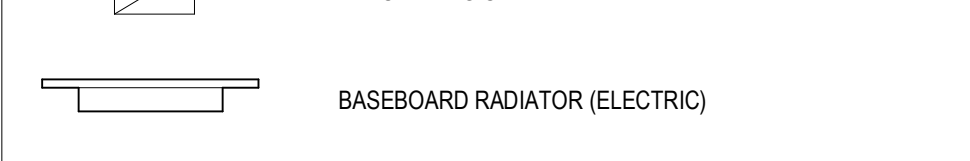
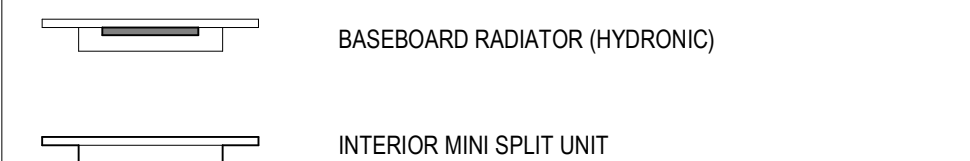


03/04/2025

No.	Description	Date

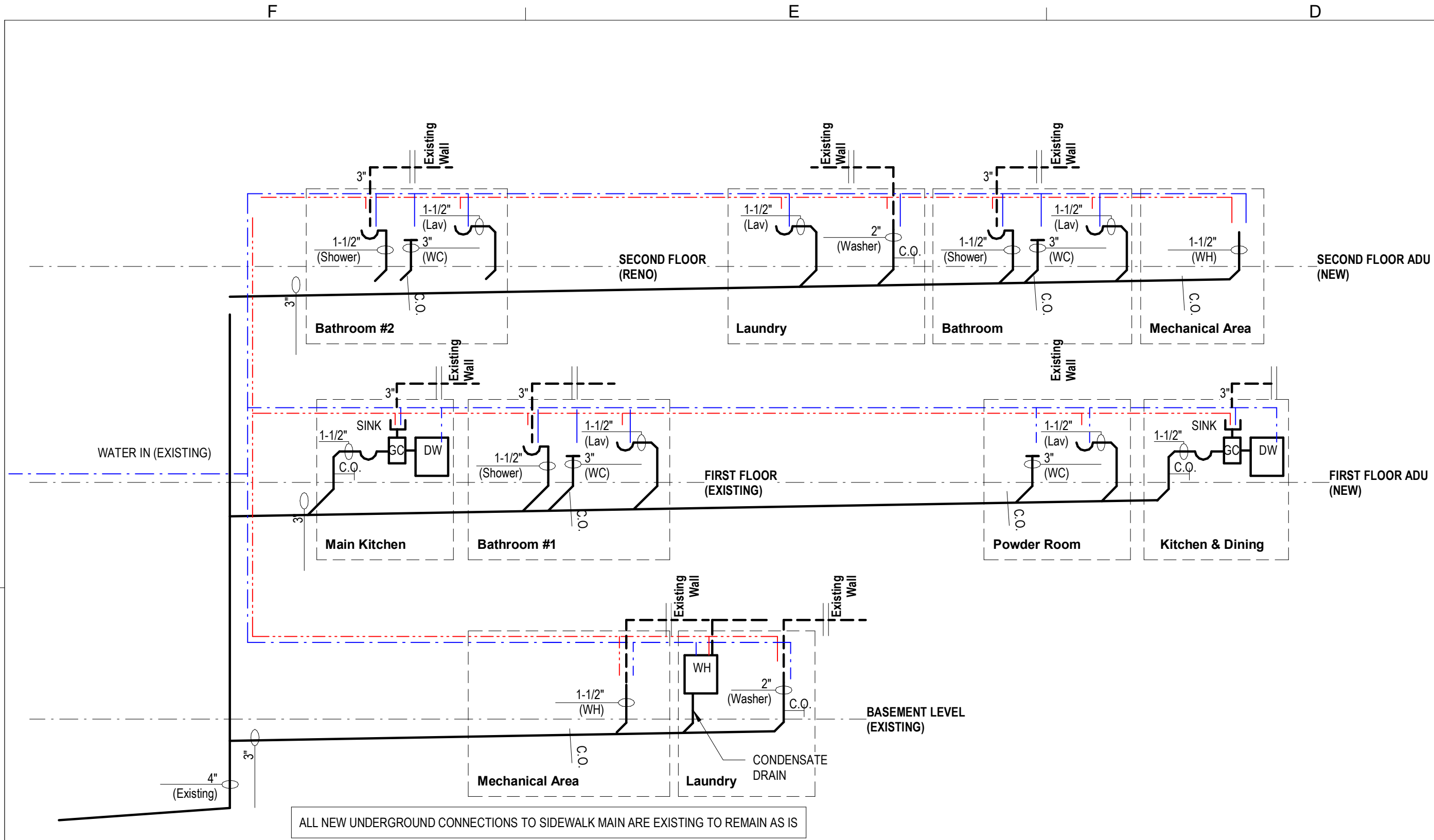
EXISTING AND DEMO FLOOR PLANS

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

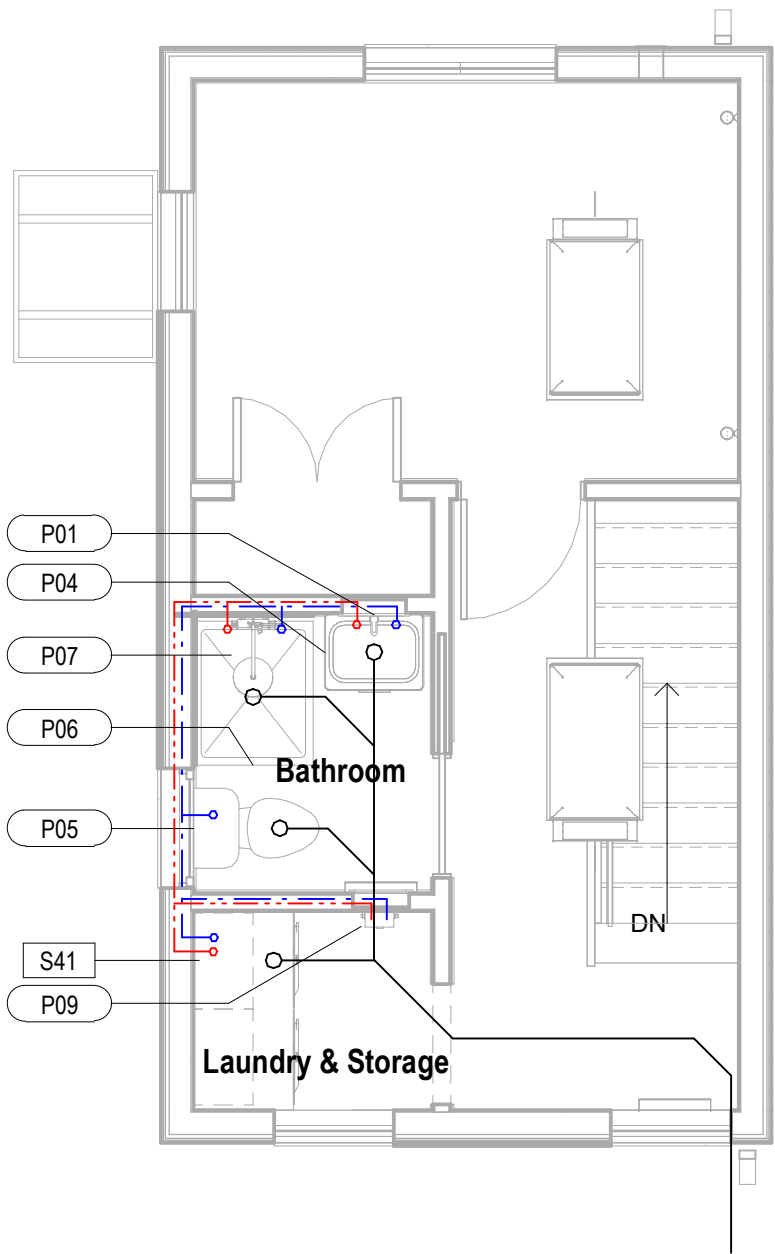
D0100

F		E		D		C		B		A	
MECHANICAL SPECS - MULTI HEAD MINI SPLIT SYSTEM		TABLE R402.4.1.2 MAXIMUM ALLOWED AIR LEAKAGE RATES		TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		DRYER VENT PENETRATION DETAIL		MECHANICAL GENERAL NOTES			
<p>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:</p> <p>Indoor unit: DAIKIN, 0.75-Ton Wall Mounted Unit - FTXS09LVJURXS09LVJU (240V, 1 PH - RLA-3.7A, MCA-8.0A, MOCP-15A)</p> <p>Indoor Unit System Performance:</p> <p>Indoor Unit Model No. FTXS09, 12LVJU</p> <p>Indoor Unit Name: FTXS09LVJU</p> <p>Outdoor Unit Model No. RXS09LVJU</p> <p>Outdoor Unit Name: RXS09LVJU</p> <p>Rated Cooling Capacity (Btu/hr): 9,000</p> <p>Rated Heating Conditions: Indoor ("F DBWB): 80 / 67 Ambient ("F DBWB): 95 / 75</p> <p>Sensible Capacity (Btu/hr): 8,100</p> <p>Max/Min Cooling Capacity (Btu/hr): 10,600 / 4,400</p> <p>Rated Height Difference (ft): 49.20</p> <p>Cooling Input Power (kW): 0.590</p> <p>Rated Heating Conditions: Indoor ("F DBWB): 70 / 70 Ambient ("F DBWB): 47 / 43</p> <p>SEER (Non-Ducted): 24.50</p> <p>HSPF (Non-Ducted): 12.5</p> <p>EER (Non-Ducted): 15.30 /</p> <p>Heating COP (Non-Ducted): 4.5</p> <p>Rated Heating Capacity (Btu/hr): 12,000</p> <p>Max/Min Heating Capacity (Btu/hr): 15,600 / 4,400</p> <p>Heating Input Power (kW): 0.79</p> <p>Indoor Unit System Details:</p> <p>Refrigerant Type: R-410A</p> <p>Cooling Operation Range ("F DB): 14 - 115</p> <p>Holding Refrigerant Charge (lbs): 2.4</p> <p>Heating Operation Range ("F WB): 5 - 64</p> <p>Additional Charge (lb/ft): 0.21</p> <p>Cooling Range w/Baffle ("F DB): 0 - 115</p> <p>Max. Pipe Length (Total) (ft): 66</p> <p>Heating Range w/Baffle ("F WB): 0 - 77</p> <p>Max Height Separation (Ind to Ind ft): 49</p> <p>Indoor Unit Details:</p> <p>Power Supply (V/Hz/Ph): 208-230 / 60 / 1</p> <p>Airflow Rate (H/M/LSL) (CFM): 381/279/194/145</p> <p>Power Supply Connections: L1, L2, Ground</p> <p>Moisture Removal (Gal/hr): 2.4 Min.</p> <p>Gas Pipe Connection (inch): 3/8</p> <p>Liquid Pipe Connection (inch): 1/4</p> <p>Dimensions (HxWxD) (in): 11-5/8 x 31-1/2 x 8-7/16</p> <p>Condensate Connection (inch): 5/8</p> <p>Sound Pressure (HIM) (dBA): 41/22</p> <p>Net Weight (lb): 20</p> <p>Ext. Static Pressure (Rated/Max) (inWg): 0.000/0.0</p> <p>Outdoor unit: DAIKIN 2 PORT HP, DUCTLESS OD - 1.5 TON - 2MXS18NMVJU</p> <p>OUTDOOR UNIT</p> <p>Outdoor unit Performance</p> <p>Outdoor Unit Model No. 2MXS18NMVJU</p> <p>Outdoor Unit Name: 2 PORT HP, DUCTLESS OD 1.5 TON</p> <p>Type: Heat Pump</p> <p>Rated Cooling Conditions: Indoor ("F DB/DB): 80 / 67 Ambient ("FDBWB): 95 / 75</p> <p>Rated Cooling Capacity (Btu/hr): 18,000</p> <p>Max/Min Cooling Capacity (Btu/hr): 21,000 /</p> <p>Rated Piping Length(ft): 25</p> <p>Rated Height Difference (ft): 49.00</p> <p>Rated Heating Capacity (Btu/hr): 18,900</p> <p>SEER (Non-Ducted/Ducted): 18.90 / 14.00</p> <p>Max/Min Heating Capacity (Btu/hr): 25,000 /</p> <p>HSPF (Non-Ducted/Ducted): 10.7 / 8.2</p> <p>Heating COP (Non-Ducted/Ducted): 4.1 / 4.1</p> <p>Outdoor unit Details:</p> <p>Power Supply (V/Hz/Ph): 208-230 / 60 / 1</p> <p>Compressor Type: Inverter</p> <p>Power Supply Connections: L1, L2, Ground</p> <p>Capacity Control Range (%): -</p> <p>Min. Circuit Amps MCA (A): 15.80</p> <p>Airflow Rate (H) (CFM): 2,150</p> <p>Max Overcurrent Protection (MOP) (A): 20.00</p> <p>Gas Pipe Connection (inch): 3/8</p> <p>Max Starting Current MSC(A): 14.00</p> <p>Liquid Pipe Connection (inch): 1/4</p> <p>Rated Load Amps RLA(A): 14.0</p> <p>Sound Pressure (H) (dBA): 50</p> <p>Dimensions (HxWxD) (in): 29 x 34-1/4 x 12-5/8</p> <p>Sound Power Level (dBA): Net Weight (lb): 123</p> <p>Outdoor unit System Details</p> <p>Refrigerant Type: R-410A</p> <p>Cooling Operation Range ("F DB): 14 - 115</p> <p>Holding Refrigerant Charge (lbs): 3.9</p> <p>Heating Operation Range ("F WB): 5 - 72</p> <p>Additional Charge (lb/ft): 0.01</p> <p>Cooling Range w/Baffle ("F DB): -</p> <p>Max. Pipe Length (Total) (ft): 164</p> <p>Heating Range w/Baffle ("F WB): -</p> <p>Max Height Separation (Ind to Ind ft): 49</p>		New construction	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Gut Rehabilitation)	COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA		1. Contractor shall plan installation of new work and connections to existing work to insure minimum interfere with regular operation of existing facilities. All system shutdowns affecting other areas shall be coordinated with building owner.			
Single family detached, two family attached (duplex), townhouses, flats		3 ACH50	3 ACH50	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.		2. Install work so as to be readily accessible for operation, maintenance and repair. Minor deviations from drawings may be made to accomplish this but changes which involve extra cost shall not be made without approval.			
Dwelling units in Multifamily buildings 3 stories and less		.30 CFM50/SF enclosure area of each unit or 3 ACH50	.30 CFM50/SF enclosure area of each unit or 3 ACH50	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.		3. Disconnect, remove and/or relocate existing material, equipment and other work as noted or required for proper installation of new system.			
402.4.1 Building Thermal Envelope		This project is required to submit at final inspection a whole-building blower door test showing a passing rating of <= 3 Air Changes per Hour at a Pressure of 50 Pascal. 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 conducted in accordance with ASTM E 779 or ASTM E 1827.		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.		4. All systems shall be clean of foreign material and rough spots prior to being placed in service and before operational tests are performed.			
M0100 - 402.4.1 Building Thermal Envelope 1/4" = 1'-0"		R403.3.2 Sealing (Mandatory)		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.		5. Installation of all equipment and their accessories shall be per manufacturer's published recommendations.			
Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the Mechanical Code or Residential Code as applicable.		Exceptions:		Rim Joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.		6. Contractor shall verify all field dimensions and existing equipment locations prior to fabrication and purchase of new equipment.			
M0100 - R403.3.2 Sealing (Mandatory) 1/4" = 1'-0"		1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.		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.		7. Contractor shall verify voltages and power requirements for all equipment and shall coordinate with the electrical contract drawings and existing conditions prior to submission of shop drawings and purchase of equipment.			
2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.		2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.		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.		8. Provide all required labor, materials, equipment, and services necessary for a complete and safe installation of HVAC systems in full conformity with requirements of all authorities having jurisdiction; all as indicated on drawings and/or herein specified for the systems installed. Work shall be installed in a neat, workmanlike manner. Include all costs for permits, licenses, certificates, filing and inspections required by authorities having jurisdiction.			
Shafts, penetrations		Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.		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.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.		9. The contractor shall furnish a written guarantee to replace or repair promptly and assume responsibility for all expenses incurred for any workmanship and equipment in which defects develop within one year from the date of acceptance by owner. This work shall be done as directed by the owner. This guarantee shall also provide that where defects occur, the contractor will assume responsibility for all expenses incurred in repairing and replacing work of other trades affected by defects, repairs or replacement in equipment supplied by the contractor.			
Garage separation		Air sealing shall be provided between the garage and conditioned spaces.		Recessed Lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.		10. All material and equipment to be new unless otherwise noted.			
Plumbing and Wiring		Seal any plumbing or wiring that penetrates the building envelope.		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.		11. Connect all new work to existing work in neat and approved manner. Restore existing work disturbed while installed new work to acceptable condition as determined by engineer.			
Electrical / phone box on Exterior Walls		The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.		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.			12. Contractor shall submit copies of complete air balance reports (for all heat pumps and fan coil units where the renovations are taking place) to the owners for final approval. Balance report should show methods and results of performed testing and balancing.			
Common wall separating dwelling units		Air barrier is installed in common wall between dwelling units.		Fireplace	An air barrier shall be installed on fireplace walls.			13. Calibrate all thermostats within the work scope area.			
HVAC Register boots		HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.		a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.				14. Upon completion of construction, thoroughly clean all perimeter fan coil units and replace filters.			
R403.3.3 DUCT TESTING (MANDATORY)		Ducts shall be pressure tested to determine air leakage by one of the following methods:		R403.3.2 - BUILDING LEAKAGE TEST				IECC 403.2.1 - SUPPLY DUCT INSULATION			
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.				Install duct blanket insulation that is covered with a foil or plastic vapor barrier over the ducts. Overlap blanket by 2 inches and staple. Seal insulation blanket seams with mastic or UL-181 metal tape and mastic.			
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.		MECHANICAL SYMBOL LEGEND				Insulate all supply and return ducts located in unconditioned space. The insulation should be a minimum of R-6 for all supply ducts and at least R-8 for all return ducts.			
ELECTRIC VEHICLE CHARGER		LUNOS FRESH AIR INTAKE/OUTAKE		EXHAUST FAN				Metal ducts to receive a "duct wrap" such as fiberglass blanket insulation with a foil-faced vapor barrier			
THERMOSTAT		SUPPLY REGISTER		RETURN REGISTER				Supply and return ducts outside the building thermal envelope shall be insulated. Insulation shall be a minimum of R-8. Insulation for ducts less than 3 in. diameter shall be a minimum of R-6.			
BASEBOARD RADIATOR (ELECTRIC)		BASEBOARD RADIATOR (HYDRONIC)		INTERIOR MINI SPLIT UNIT				R403.3.1 PROTECTION OF PIPING INSULATION			
EXTERIOR MINI SPLIT UNIT								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			
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.		R403.3.2 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 N1103.3.3 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 leakage, as measured either by a rough-in test of the ducts or a postconstruction total system leakage test to include the building thermal envelope in accordance with Section N1103.3.6, is less than or equal to 1.5 cu ft per minute 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.			
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 N1102.2.7.			
3.1. A continuous air barrier installed between unconditioned space and the duct.		3.2. Insulation installed in accordance with Section N1102.2.7.		3.3. A minimum R-19 insulation installed in the cavity width separating the duct from unconditioned space.				3.3. A minimum R-19 insulation installed in the cavity width separating the duct from unconditioned space.			
3.2. Insulation installed in accordance with Section N1102.2.7.		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:			
3.3. A minimum R-19 insulation installed in the cavity width separating the duct from unconditioned space.								4.1. A continuous air barrier installed between unconditioned space and the duct.			
								4.2. Minimum R-10 insulation installed in the cavity width separating the duct from the outside 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 to meet or exceed the air leakage rate of a Class A MACNA Class A regardless of pressure class.			

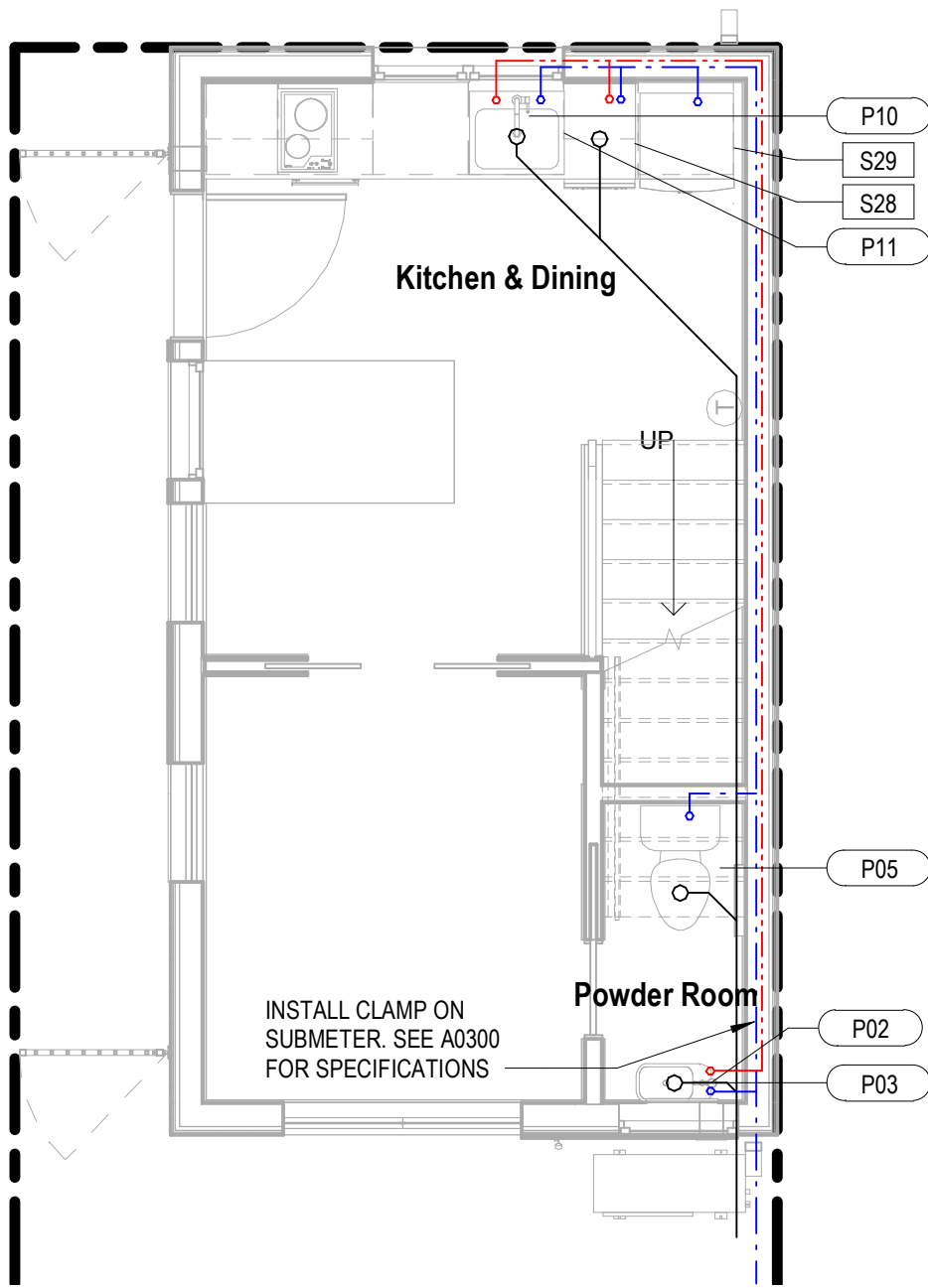
SECOND PRINCIPAL DWELLING			628 15th St NE Washington DC 20002
PROJECT INFORMATION			
No.	Description	Date	
1	DOB Comments #1	04/28/2025	



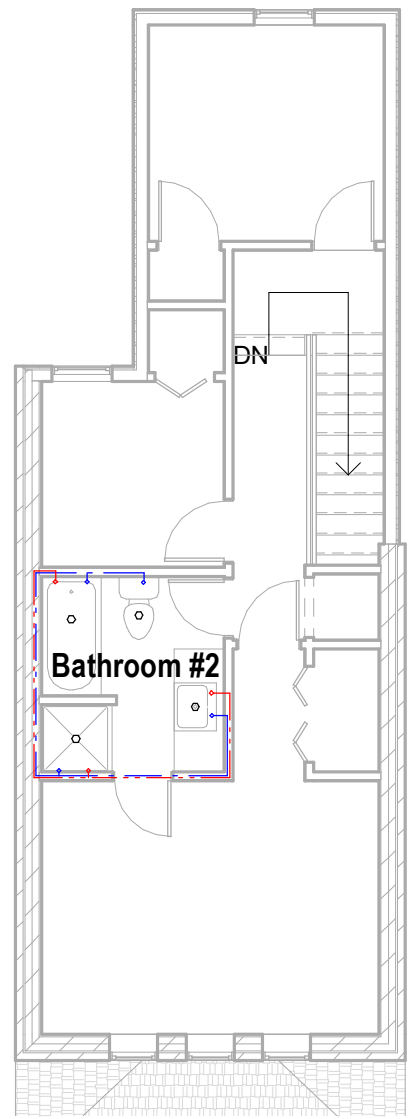
F3 P0100 - LINE DIAGRAM
1/2" = 1'-0"



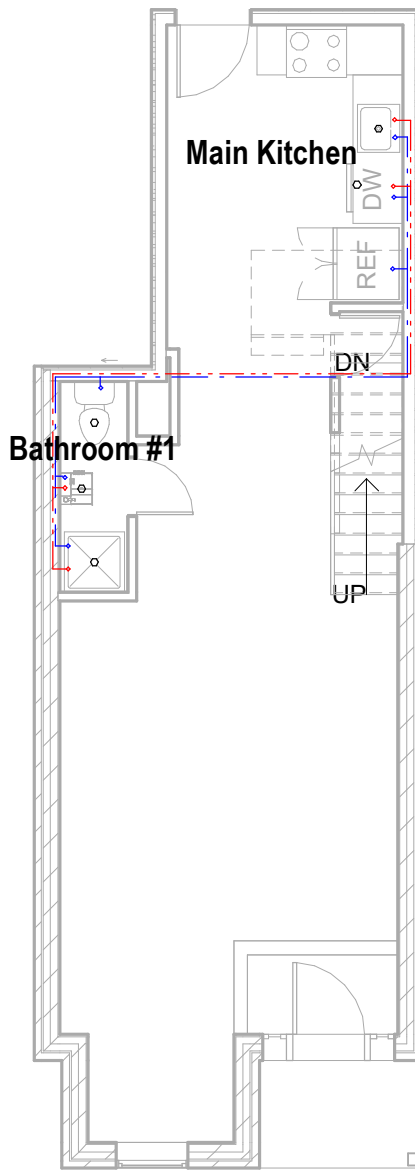
F1 Level 2 - Plumbing ADU
1/4" = 1'-0"



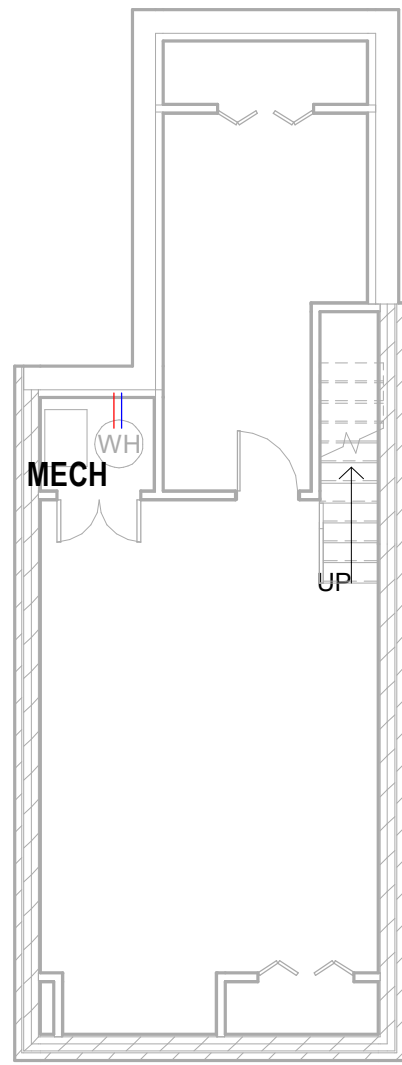
E1 Level 1 - Plumbing ADU
1/4" = 1'-0"



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 Fixture Schedule					
Level	Room: Name	Type Mark	Description	Manufacturer	Model
Level 1	Powder Room	P02	Wall Hung Compact Vanity	Crosswater	Popolo
Level 1	Powder Room	P03	Bathroom Faucet	Kohler	Purist K-114414-4
Level 1	Powder Room	P05	Toilet	Toto	Eco UltraMax One Piece Elongated 1.28 GPF
Level 1	Kitchen & Dining	P10	Kitchen Faucet	Kohler	Purist K-7505
Level 1	Kitchen & Dining	P11	Sink	Kohler	Profiic K-5540
Level 1	Kitchen & Dining	P21	Hose bib	TBD	
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 Elongated 1.28 GPF
Level 2 - Proposed ADU	Bathroom	P06	Shower Base	Kohler	Ballast K-1937
Level 2 - Proposed ADU	Bathroom	P07	Shower Trim	Kohler	Hydrolast K-45210
Level 2 - Proposed ADU	Laundry & Storage	P09	Electric Tankless Hot Water Heater	Rheem	RTEX-24 24kW

SPECIALTY EQUIPMENT SCHEDULE					
Level	Room: Name	Type Mark	Description	Manufacturer	Model
Level 1	Kitchen & Dining	S29	Refrigerator	Bosch	24" Wide - B11CB50SSS
Level 1	Kitchen & Dining	S28	Dishwasher	Bosch	18" - SPER8855UC
Level 1	Kitchen & Dining	S50		WOLF	CE152TIS
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

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 exact 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.
- Any exposed piping shall be coordinated with architect prior to installation. Slope to drain.
- Sewer and vent runs are 3" unless otherwise specified.
- 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

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"	-
Bathub	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"	-

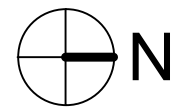
IRC - P2713.3 Shower Trim complies with the temperature requirements outlined by P2713.3 and P2708.3 (ASSE 1016) with a valve that high limits the temperature to no greater than 120F. Information provided by manufacturer.

IRC - P2905.4 Water service pipe or tubing installed underground and outside of the structure shall have a working pressure rating 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 180F. Products and materials to be installed in the project will comply with Table 2905.4 Water Service standards.

PLUMBING LEGEND

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



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 04/30/2026



03/04/2025

No.	Description	Date
1	DOB Comments #1	04/28/2025

PLUMBING SHEET

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

P0100