



WATER CALCULATIONS			
TYPE OF FIXTURE	NO. OF UNITS VALUE	NO. OF FIXTURE	TOTAL UNITS
WATER CLOSETS	3 x	4	12
SHOWER	2 x	3	6
TUB OR TUB/SHOWER	4 x	2	8
LAVATORY	1 x	5	5
KITCHEN SINK	2 x	1	2
DISH WASHER	2 x	1	2
ICE MAKER	1 x	1	1
HOSE BIBBS	3 x	2	6
WASHER	4 x	1	4
SERVICE SINK	2 x	1	2
BAR SINK	1 x	0	0
MOBILE HOME	12 x	0	0
			TOTAL 48

WATER HEATER PAN
 INSTALL WATER HEATER DRAIN PAN (GALVANIZED STEEL OR ALUMINUM) ON 18" HIGH PLATFORM

DRYER VENT
 DOMESTIC DRYER VENT SHALL NOT EXCEED 25' MAXIMUM LENGTH WITH A REDUCTION OF 2.5 FEET FOR EVERY 45 DEGREE ELBOW AND 5 FEET FOR EACH 90 DEGREE. 2006 IRCM 1501.3

GARAGE FIRE RATED DOOR
 IN RESIDENTIAL CONSTRUCTION, THE DOOR IN THE 1-HOUR SEPARATION WALL BETWEEN THE GARAGE AND THE HOUSE MUST BE TIGHT-FITTING, SOLID WOOD, MINIMUM 1 3/8" IN THICKNESS, OR TIGHT-FITTING LABELED 20 MINUTE-RATED FIRE DOOR.

SQUARE FOOTAGE:	
MAIN FLOOR PLAN	2763 SQ. FT.
UPPER FLOOR PLAN	680 SQ. FT.
TOTAL LIVABLE AREA	3443 SQ. FT.
GARAGE AREA	1021 SQ. FT.
TOTAL ENCLOSED AREA	4464 SQ. FT.
COVERED PATIO	880 SQ. FT.
COVERED ENTRY	224 SQ. FT.
TOTAL UNENCLOSED AREA	1104 SQ. FT.
TOTAL UNDER ROOF	5568 SQ. FT.

FIREPLACE BARRIERS
 PROVIDE AN APPROVED BARRIER BETWEEN FACTORY FIREPLACE BOXES AND CHIMNEYS, AND BUILDING INSULATION. CLEARANCE SHALL BE MAINTAINED BETWEEN THE CHIMNEY AND COMBUSTIBLE BARRIERS, AS WELL AS BUILDING INSULATION, PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

W/H RELIEF VALVE
 WATER HEATER RELIEF VALVE IS TO EXTEND TO THE OUTSIDE OF THE BUILDING WITH THE TERMINATION POINT OF THE PIPE NO HIGHER THAN 6" ABOVE GRADE AND POINTING DOWNWARD. 2006 IRC SECTION P2805.

PRESSURE BALANCE
 SHOWERS AND TUB/SHOWER COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

HEADERS HEIGHTS
 ALL HEADERS HEIGHTS FOR WINDOWS AND DOORS TO BE 46" A.F.F. UNLESS OTHERWISE DETERMINED BY THE BUILDER OR HOMEOWNER.

GARAGE DOORS/WINDOWS
 THE GARAGE DOOR SHALL BE RECESSED A MINIMUM OF 8" AND THE WINDOWS SHALL BE RECESSED A MINIMUM OF 3". SEE WINDOW DETAILS FOR MORE INFORMATION.

STAIRS, HANDRAILS
 STAIRS, HANDRAILS, & GUARDS AS PER 2006 IRC, SECTION R311 AND R312 (TYPICAL)

LANDINGS FOR DOORS AND STAIRS
 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING @ THE EXTERIOR DOOR SHALL NOT BE MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED .25 UNIT VERTICAL IN 12 UNITS HORIZONTAL. 2006 IRC R311

