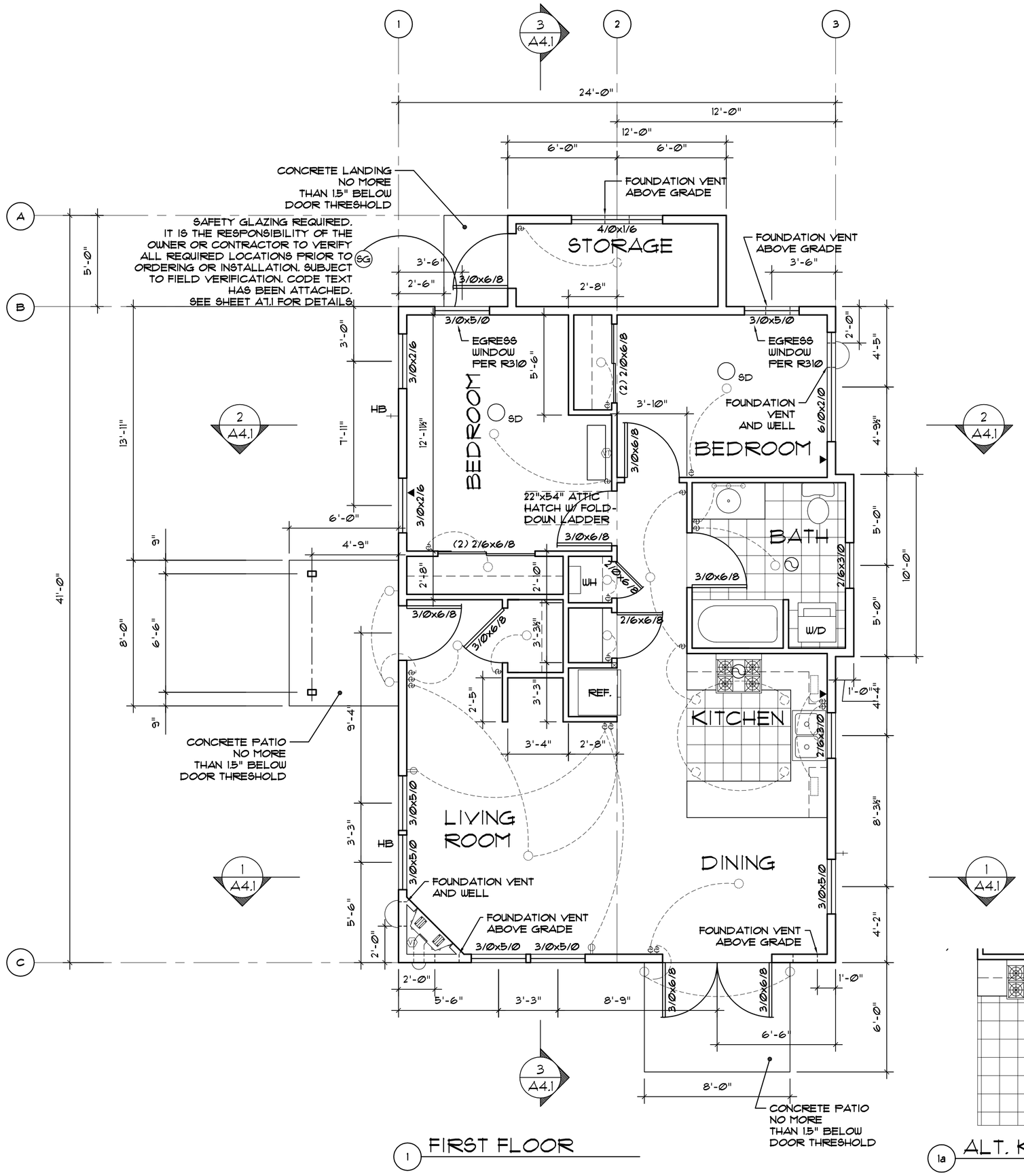
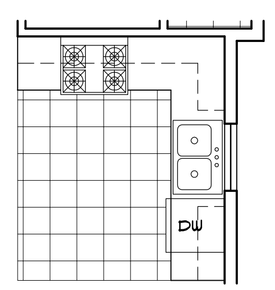
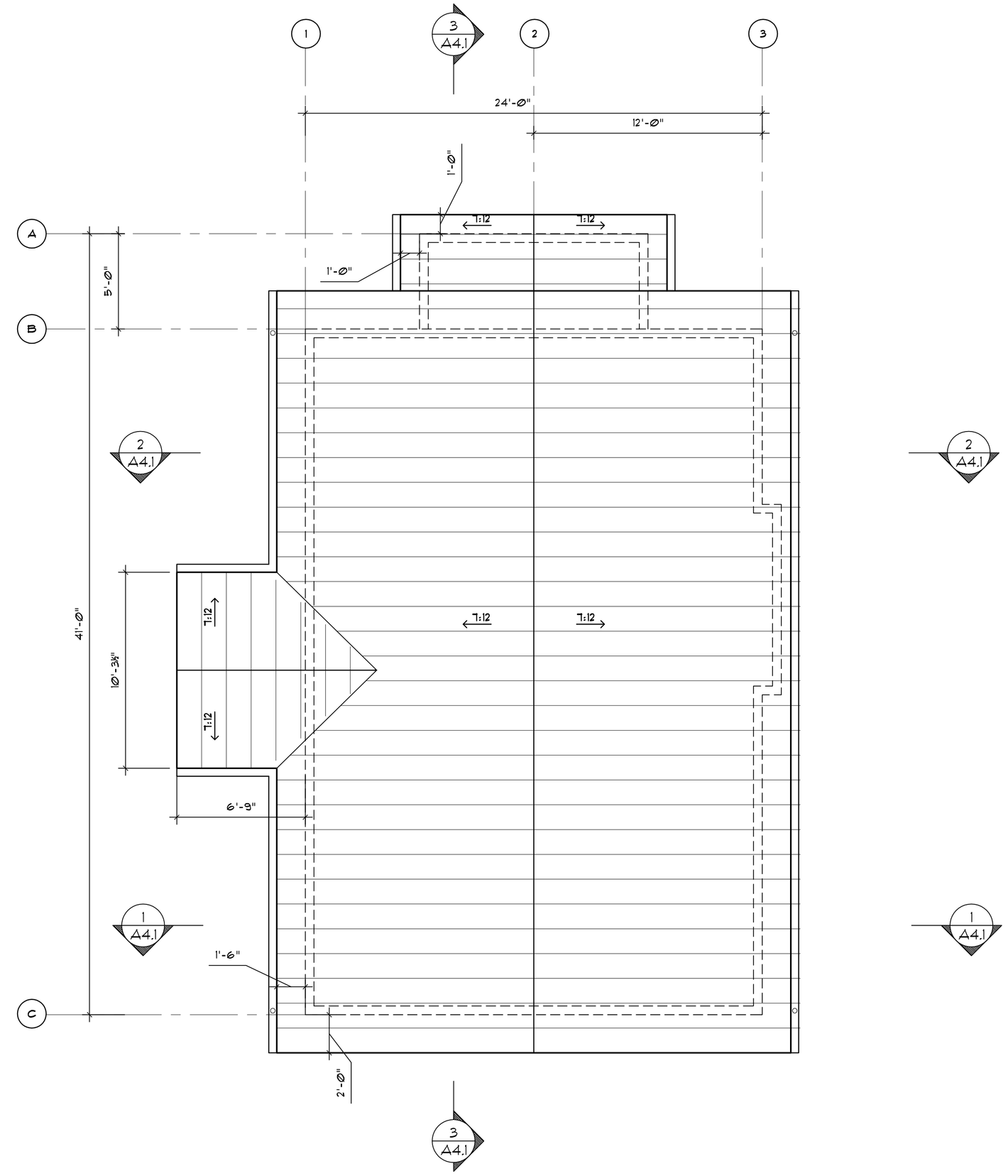


1 FIRST FLOOR



1a ALT. KITCHEN PLAN



2 ROOF PLAN

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WINDOW SCHEDULE

AMT.	SIZE	TYPE
7	3/0x5/0	DOUBLE HUNG
2	2/6x3/0	DOUBLE HUNG
2	3/0x2/6	CASEMENT
1	6/0x2/0	CASEMENT
1	4/0x1/6	PICTURE

FIREPLACES

402.3 Fireplaces: Fireplaces shall be provided with each of the following:
402.2 Solid Fuel Burning Appliances: Solid fuel burning appliances shall be provided with the following:
a. Tightly fitting flue dampers, operated by a readily accessible manual or approved automatic control.
EXCEPTION: Fireplaces with gas logs shall be installed in accordance with the International Mechanical Code Section 901, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Liquefied Petroleum Gas Code) and NFPA 54 (National Fuel Gas Code).
b. An outside source for combustion air ducted into the firebox. The duct shall be at least 6 square inches, and shall be provided with an operable outside air duct damper.
EXCEPTION: Washington certified fireplaces shall be installed with the combustion air systems necessary for their safe and efficient combustion and specified by the manufacturer in accordance with the Washington State Building Standard 31-2 (WAC 51-50-31200) and IBC Section 2114 (WAC 51-50-2114).

VENTILATION

WHOLE HOUSE FAN REQUIRED @ 55-83 CFM

303.4.1.1 Whole House Ventilation Fans: Exhaust fans providing whole house ventilation shall have a flow rating at 0.25 inches water gauge as specified in Table 3-2. Manufacturers? fan flow ratings shall be determined according to HVI 916 (April 1995) or AMCA 210.
303.4.1.2 Fan Noise: Whole house fans located 4 feet or less from the interior grille shall have a sone rating of 1.5 or less measured at 0.1 inches water gauge. "Manufacturer's noise ratings shall be determined as per HVI 915 (October 1995). Remotely mounted fans shall be acoustically isolated from the structural elements of the building and from attached duct work using insulated flexible duct or other approved material.
303.4.1.3 Fan Controls: The whole house ventilation fan shall be controlled by a 24-hour clock timer with the capability of continuous operation, manual and automatic control. The 24-hour timer shall be readily accessible. The 24-hour timer shall be capable of operating the whole house ventilation fan without energizing other energy-consuming appliances. At the time of final inspection, the automatic control timer shall be set to operate the whole house fan for at least 8 hours a day. A label shall be affixed to the control that reads "Whole House Ventilation (see operating instructions)."

R310 - EVERY BEDROOM

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS
R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height belowthe adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).
R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

SMOKE DETECTORS

3 MINIMUM REQUIRED, LOCATIONS SHOWN ARE APPROXIMATE

SECTION R313
SMOKE ALARMS
R313.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms in the event the fire alarm panel is removed or the system is not connected to a central station.
R313.2 Location. Smoke alarms shall be installed in the following locations:
1. In each sleeping room.

2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R313.3 Power source. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.2.1.

SCALE: 1/4"=1'-0"
0 4'
TRUE NORTH
PLAN NORTH

WILD ROSE MEADOW, 2BR NS (MIRRORED)

OPAL COMMUNITY LAND TRUST

FLOOR PLAN
ROOF PLAN

JOB NO.	
DRAWN	CB
CHECKED	
REV.	
REV.	07/28/09
DATE	06/03/09

FILE NAME:

A2.1

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