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GOVERNING DESIGN CODES

2015 INTERNATIONAL RESIDENTIAL CODE  
(WITH WASHINGTON STATE AMENDMENTS)  
2015 WSEC

**HALLWAYS (R311.6)**  
THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FT.

**EGRESS DOOR (R311.2)**  
AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.

**FLOORS AND LANDINGS AT EXTERIOR DOORS (R311.3)**  
THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%).

**FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS (R3111.3.1)**  
LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.

**EMERGENCY ESCAPE AND RESCUE REQUIRED (R310.1)**  
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.  
R310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.  
R310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.  
R310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.  
R310.1.4 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

**SMOKE ALARMS (R314)**  
SMOKE DETECTION SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS. UNITS WILL BE INTERCONNECTED, HARD WIRED AND ARE TO BE EQUIPPED WITH BATTERY BACK-UP.

**CARBON MONOXIDE ALARMS (R315.1)**  
FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS IN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

ALL BEAMS, RAFTERS, JOIST, HDR'S, POSTS AND STUDS ARE TO BE DF#2 GRADE UNLESS OTHERWISE NOTED ON PLAN. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED PER 2012 IRC R502.

SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITIES.

FIELD VERIFY DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS.

APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ADEQUATELY BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED.

PROVIDE BLOCKING BETWEEN STUDS (OR OTHER MEANS OF BRACING) AT WOOD BEARING WALLS TO PREVENT STUD BUCKLING PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

**EXTERIOR NOTES**  
ALL EXTERIOR DECKS EXPOSED TO WEATHER MUST UTILIZE WEATHER-RESISTANT WOOD SUCH AS CEDAR, REDWOOD, MAHOGANY OR PRESSURE-TREATED WOOD IN ACCORDANCE WITH IRC SECTION R502

RAIN AND LOW POINT DRAINS TO BE SCHEDULE 40 PVC OR ABS WITH DWV FITTINGS

GUTTER AND DOWNSPOUTS TO APPROVED DRAINAGE

NOTICE: FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD (ACQ) SHALL BE HOT DIPPED GALVANIZED OR AS PER IRC R502

**RADON REDUCTION SYSTEM REQUIREMENTS:**  
PER WSEC, APPENDIX F, WSIAQ, AND 2012 IRC

- MIN SCHEDULE 40 PVC PIPES
- "RADON REDUCTION SYSTEM" LABELS TO BE APPLIED TO PIPING AT ALL ACCESSIBLE LOCATIONS
- MIN 6 MIL BLACK POLY. VAPOR BARRIER WITH 12" OVERLAPS AT SEAMS
- ELECTRICAL JUNCTION BOX FOR FUTURE FAN REQUIRED AT ACCESSIBLE LOCATION NEAREST TO PIPE TERMINATION

EXTERIOR ELEVATIONS NOTES AND SPECIFICATIONS

PROVIDE HARD SURFACE AREAS AT ALL EXTERIOR DOOR LOCATIONS

'COMPOSITION' ROOFING AT ALL ROOF STRUCTURES.

'HORIZONTAL' SIDING AT ALL SIDES UNLESS NOTED OTHERWISE.

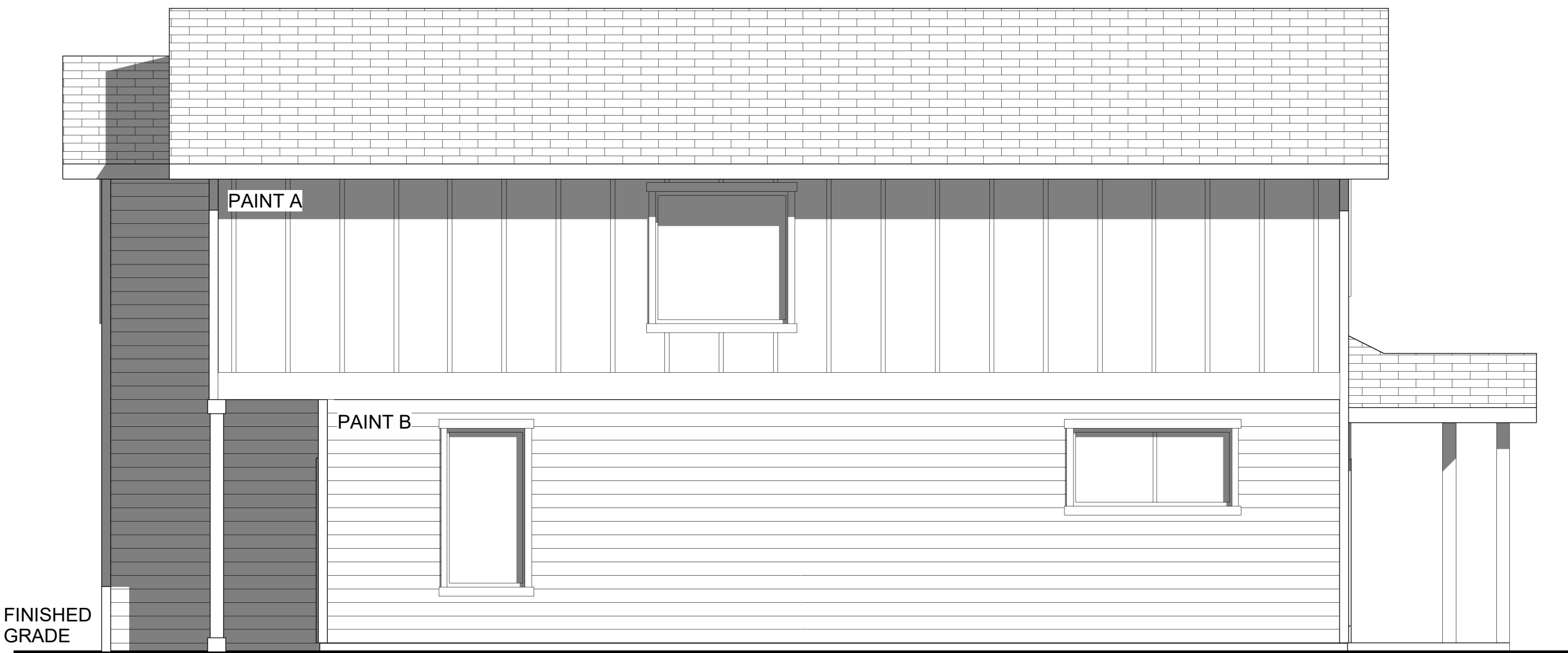
ROOF PITCH 6:12 AT MAIN ROOF.



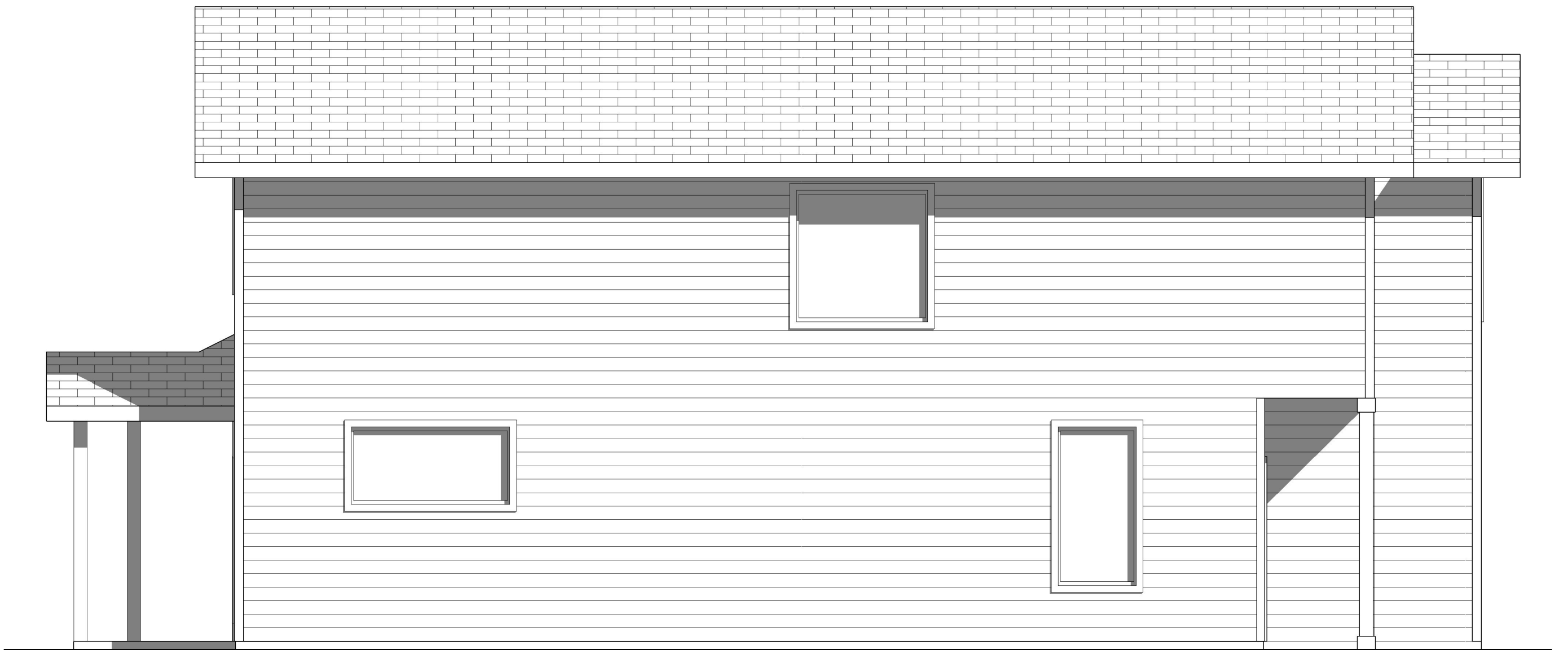
1 EAST ELEVATION  
1 1/4" = 1'-0"



3 WEST ELEVATION  
1 1/4" = 1'-0"



2 NORTH ELEVATION  
1 1/4" = 1'-0"



4 SOUTH ELEVATION  
1 1/4" = 1'-0"

EXHIBIT 4  
DR18-01

BURKLAND DUPLEX

704 SE TAMPA STREET  
CAMAS, WA 98607

DRAWN BY  
DM  
DATE  
02.09.2018  
PROJECT NO.  
Project Number

SHEET NAME  
ELEVATIONS

SHEET NUMBER

1

3 FOUNDATION PLAN  
2 1/4" = 1'-0"

FOUNDATION NOTES  
GOVERNING DESIGN CODES

2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL RESIDENTIAL CODE  
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**GENERAL (R403.1)**  
ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY GROUTED MASONRY OR CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS WHICH SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301 AND TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. CONCRETE FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R403 OR IN ACCORDANCE WITH ACI 332.

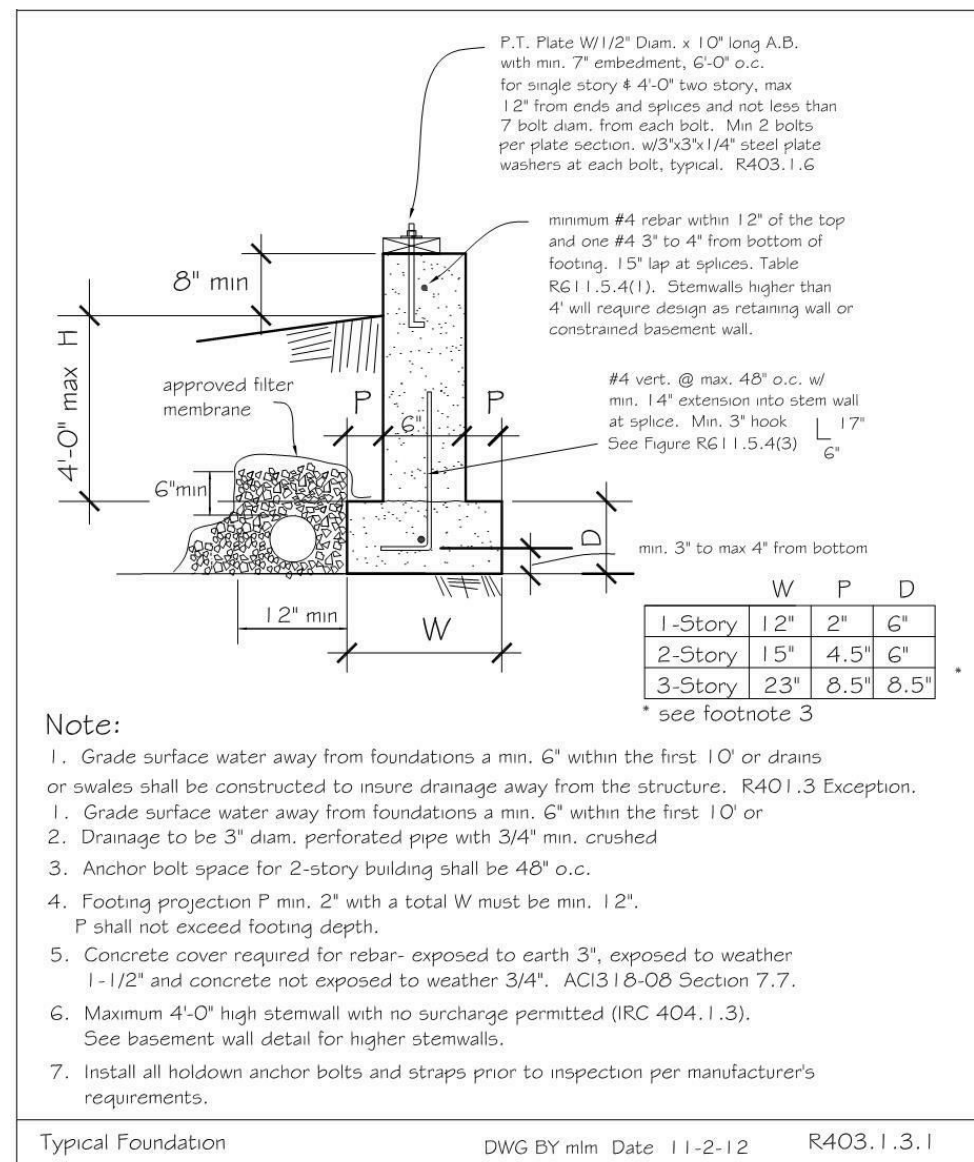
**MINIMUM DEPTH (R403.1.4)**  
ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1 THROUGH R403.1.4.2 OR EXTENDED BELOW THE FROST LINE SPECIFIED IN TABLE R301.2.(1) +/- PER LOCAL JURISDICTION.

**DRAINAGE (R401.3)**  
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. (3" DIA. PERF PIPE W/ 1/2" MIN. CRUSHED ROCK OR GRAVEL AND APPROVED FILTER MEMBRANE)

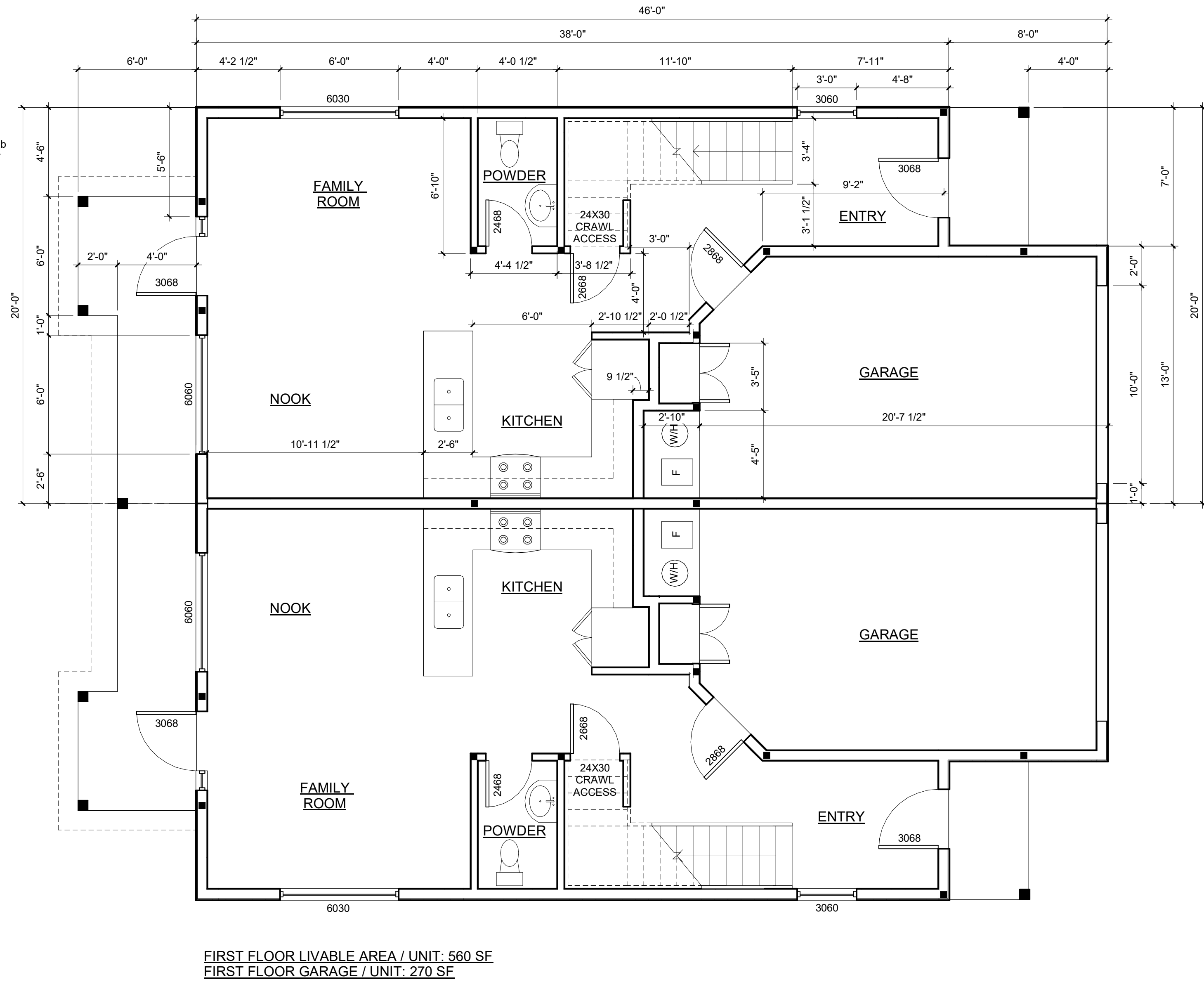
**OPENINGS FOR UNDER-FLOOR VENTILATION (R408.2)**  
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SF FOR EACH 150 SF OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

**MINIMUM 16"x24" ACCESS THROUGH PONY WALLS**

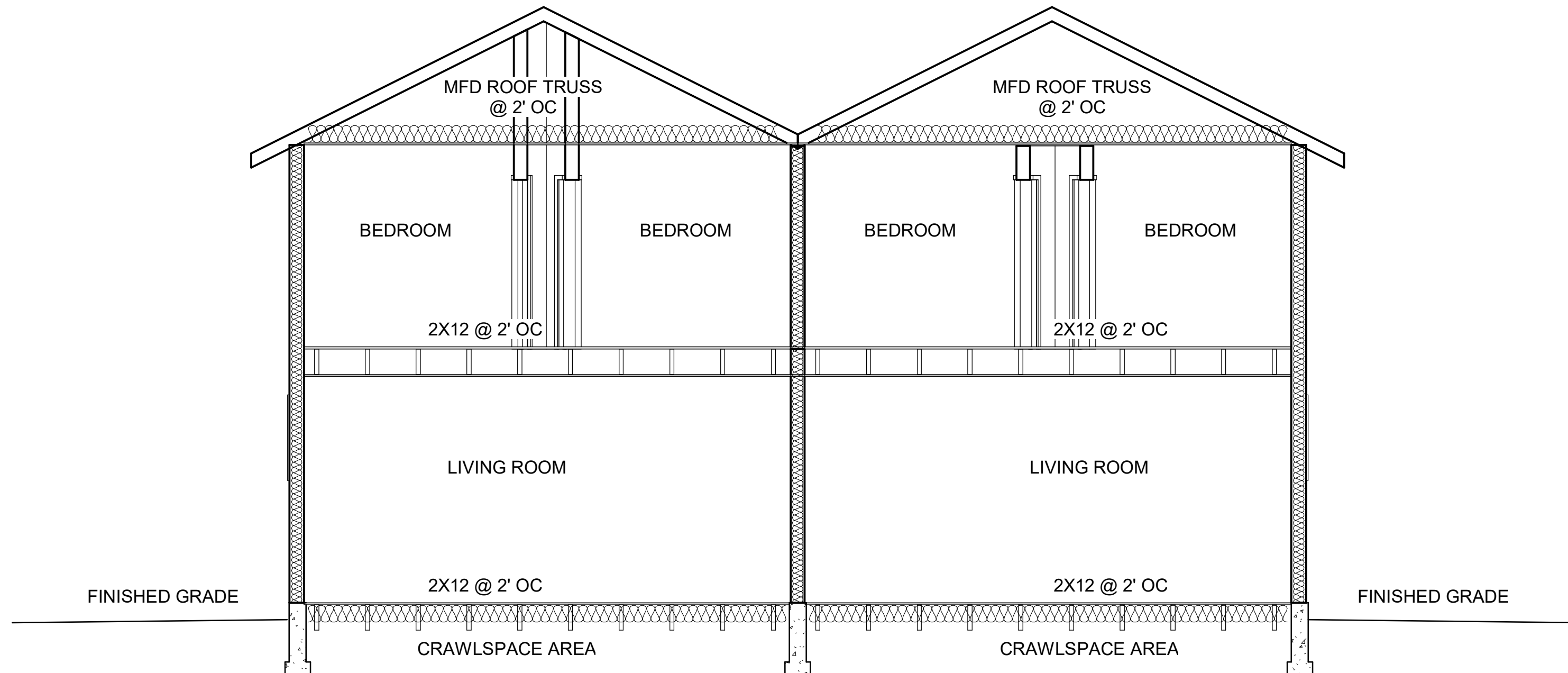
BEAM POCKET: W/ 1/2" AIR SPACE ON 3 SIDES



1 FLOOR PLAN - LEVEL ONE  
2 1/4" = 1'-0"



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



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FLOOR PLAN -  
LEVEL ONE /  
FOUNDATION

SHEET NUMBER

2

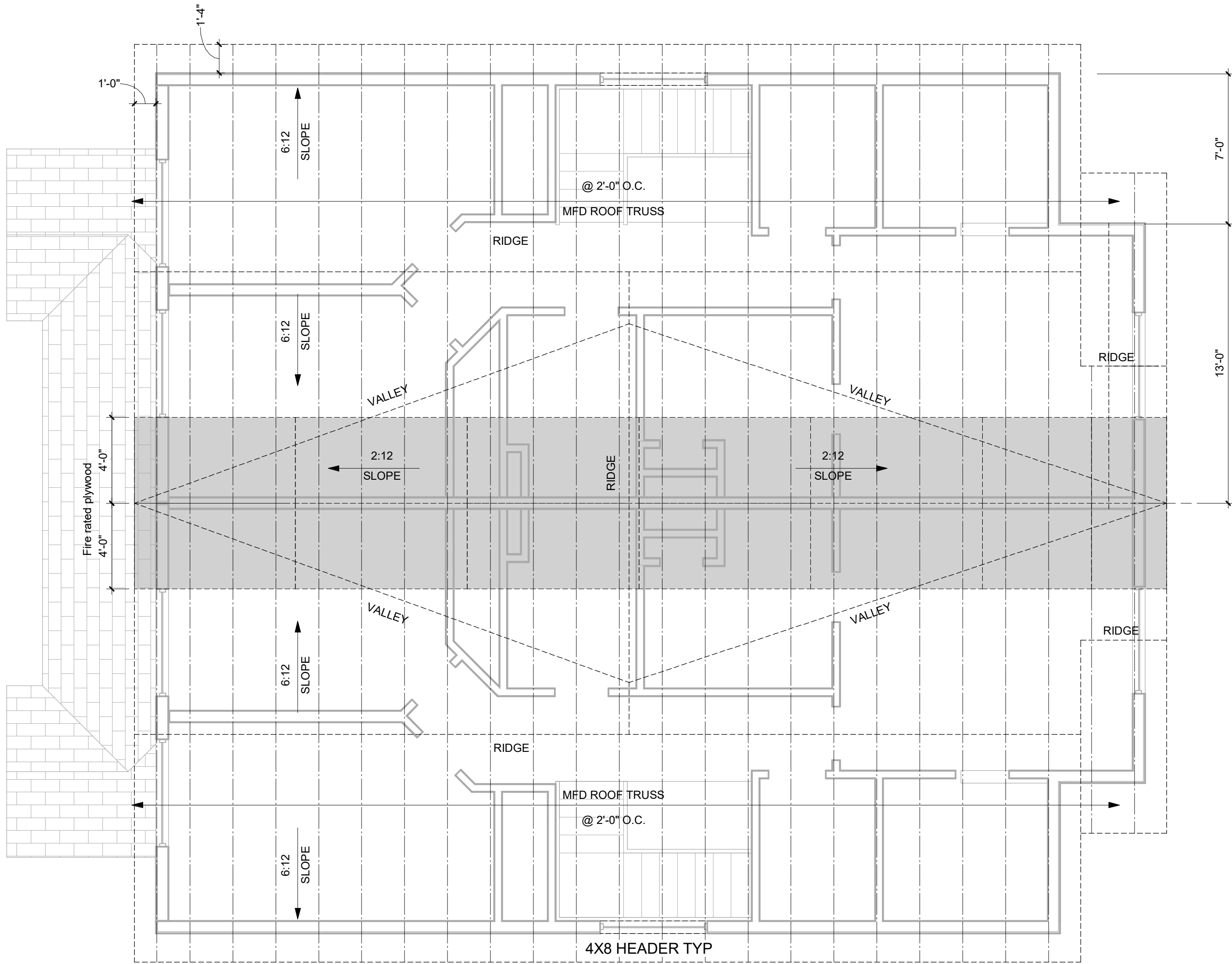
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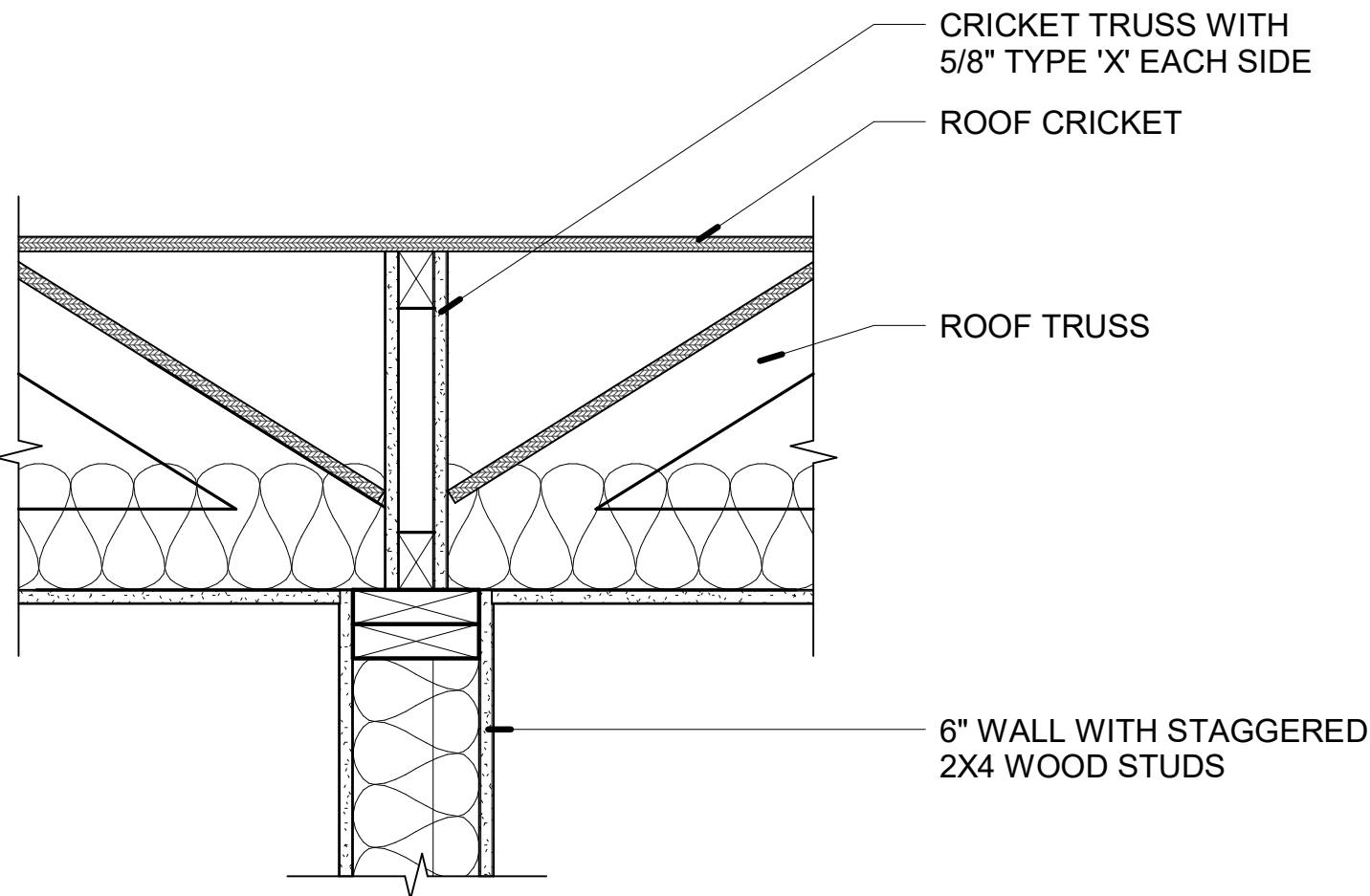
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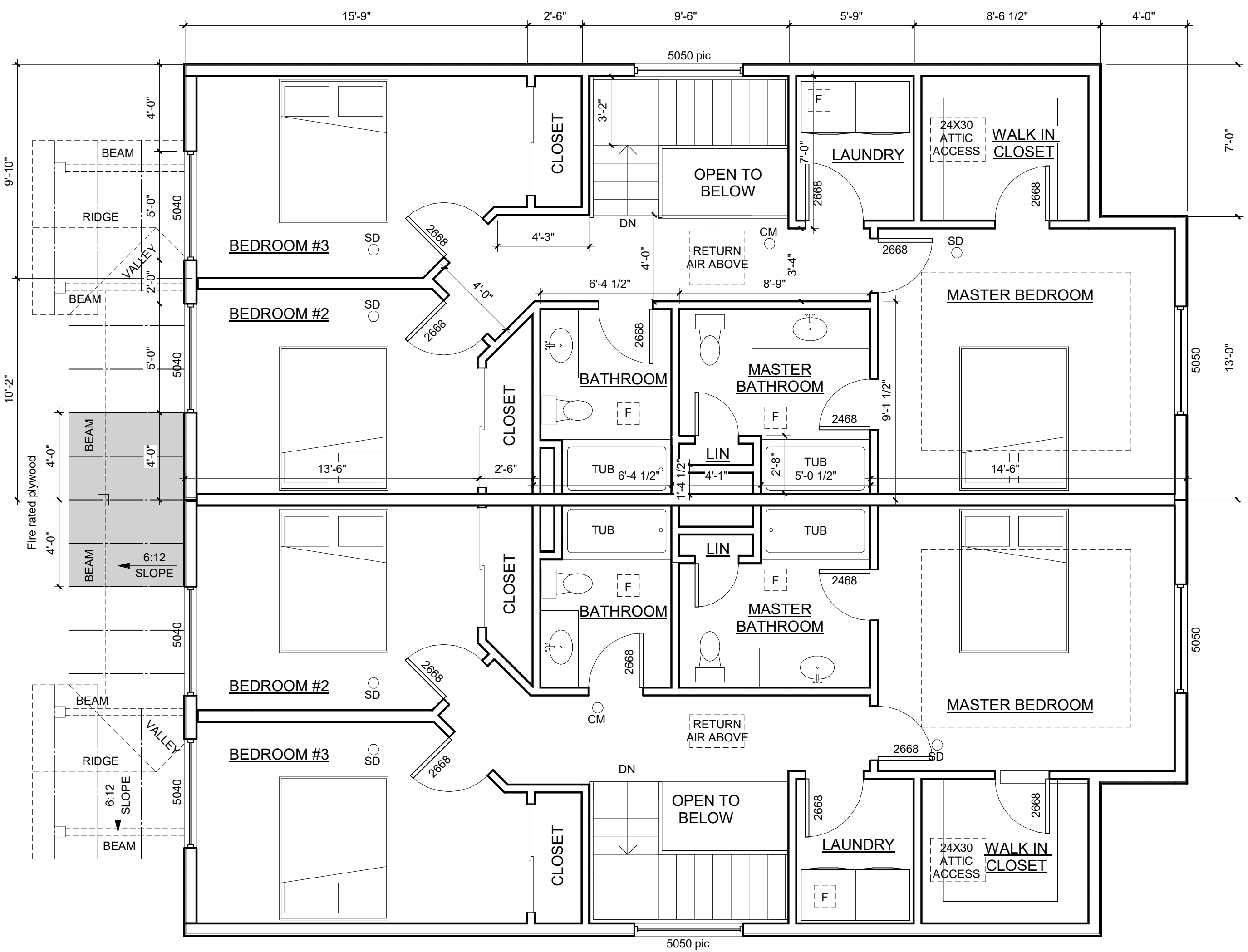
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2 ROOF FRAMING PLAN  
3 1/4" = 1'-0"



3 ROOF DETAIL  
3 1 1/2" = 1'-0"



TOTAL SECOND FLOOR AREA / UNIT: 830 SF

1 FLOOR PLAN - LEVEL TWO  
3 1/4" = 1'-0"

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SHEET NAME

FLOOR PLAN -  
LEVEL TWO /  
ROOF

SHEET NUMBER

3



