

WALL LEGEND	
	EXISTING WALLS
	DEMO WALLS
	NEW WALLS
	BEAMS (ALL EXISTING)

DUCTLESS HEAT PUMP	
	COMPRESSOR/COND.
	HEADS



SCOPE OF WORK:

- * DEMO EXISTING KITCHEN & RELOCATE NEXT TO LIVING RM
- * REPLACE BEDROOM WINDOWS WITH NEW 5040 WINDOWS TO MEET EGRESS REQUIREMENT
- * REPLACE ALL WINDOWS WITH ENERGY EFFICIENT WINDOWS - WEIGHTED U-FACTOR OF < 30.0
- * DEMO TOILET AND SHOWER IN BEDROOM & CREATE NEW BATHROOM
- * CREATE LAUNDRY ROOM NEXT TO BATHROOM
- * REBUILD INTERIOR STAIRS TO MEET CODE
- * REMOVE PORTION OF DECK ON EAST WALL
- * REPLACE DECK HANDRAILS WITH NEW CABLE RAILING
- * NEW DUCTLESS SPLIT HEAT PUMP
- * NEW ENERGY STAR WATER HEATER

GENERAL NOTES

- * ALL DEMO WALLS DO NOT REACH CEILING
- * NO CHANGES MADE TO POSTS OR BEARING OF BEAMS
- * NO CHANGES TO FLOOR STRUCTURE
- * NO CHANGES TO ROOF STRUCTURE



PROPERTY ADDRESS:
9151 OLD MILITARY RD
BREMERTON, WA 98311

OWNER: JAMES BERGSTROM
PARAMOUNT PROPERTY MGMT
3210 Mile Hill Dr Suite 201
Port Orchard, WA 98366

CONTRACTOR: PARAMOUNT PROPERTY MGMT LLC
LICENSE#: PARAMPM860M1



JAMES BERGSTROM PARAMOUNT PROPERTY MNGMT.
9151 OLD MILITARY RD NE BREMERTON WA 98311

Alterations Worksheet 2015 Washington State Energy Code

Project Information	Contact Information
JAMES BERGSTROM	JAMES BERGSTROM/PARAMOUNT PROP MGMT
9151 OLD MILITARY RD	360-286-5098
BREMERTON, WA 98311	

The Washington State Energy Code requirements for alterations are located in Chapter 5
Alterations (remodels) do not need to obtain energy credits from Table R406.2

Additions must meet the requirements for new construction. This includes nonconditioned space being altered to become conditioned space

Will the wall cavities be exposed? ☐ Yes ☒ No

If yes: Exposed wall cavities must be insulated -
2 X 4 wall studs require **R-15** insulation
2 X 6 wall studs require **R-21** insulation

Will the roof/ceiling framing cavities or attic be exposed? ☐ Yes ☒ No

If yes: Exposed roof/ceiling assemblies must be insulated -
Vaulted ceilings: Insulate to the full depth of the framing member while allowing for the minimum 1" ventilated space
Flat ceilings: Install R-40 insulation or what the attic space can accommodate based on the roof pitch

Will the floor framing cavities be exposed? ☐ Yes ☒ No

If yes: Exposed floor cavities must be insulated to R-30

Are the windows and/or doors being replaced? ☒ Yes ☐ No

(includes both window or door and frames)
If yes: New windows and doors must have an area weighted average U-factor of ≤0.30

Will the heating or cooling system be replaced? ☒ Yes ☐ No

If yes: New equipment must meet current requirements and ducts need to be tested

Will the hot water system be altered? ☒ Yes ☐ No

If yes: New water heating equipment must meet current code requirements

Are more than 50% of the light fixtures being changed? ☒ Yes ☐ No

If yes: 75% of all lamps must be high efficacy (LED or CFL)

R503.1.1 Building envelope. Building envelope assemblies that are part of the alteration shall comply with Section R402.1.1 or R402.1.4, Sections R402.2.1 through R402.2.1.1, R402.3.1, R402.3.2, R402.4.3 and R402.4.4.

Exception: The following alterations need not comply with the requirements for new construction provided the energy use of the building is not increased:

- Storm windows installed over existing fenestration.
- Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation. 2x4 framed walls shall be insulated to a minimum of R-15 and 2x6 framed walls shall be insulated to a minimum of R-21.
- Construction where the existing roof, wall or floor cavity is not exposed.
- Roof recover.
- Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.
- Surface-applied window film installed on existing single pane fenestration assemblies to reduce solar heat gain provided the code does not require the glazing fenestration to be replaced.

R503.1.1.1 Replacement fenestration. Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for U-factor and SHGC in Table R402.1.1.

R503.1.1.2 Heating and cooling systems. New heating, cooling and duct systems that are part of the addition shall comply with Sections R403.1, R403.2, R403.3, R403.5 and R403.6.

Exception: The following need not comply with the testing requirements of Section R403.3.3:

- Additions of less than 750 square feet.
- Duct systems that are documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in WSU RS-33.
- Ducts with less than 40 linear feet in unconditioned spaces.
- Existing duct systems constructed, insulated or sealed with asbestos.

R503.1.3 Service hot water systems. New service hot water systems that are part of the alteration shall comply with Section R403.4.

R503.1.4 Lighting. New lighting systems that are part of the alteration shall comply with Section R404.1.

Exception: Alterations that replace less than 50 percent of the luminaires in a space, provided that such alterations do not increase the installed interior lighting power.

R503.2 Change in space conditioning. Any nonconditioned or low-energy space that is altered to become *conditioned space* shall be required to be brought into full compliance with this code.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPERABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPERABLE AREA LESS THAN 20" WIDE OR 24" HIGH. SEE FLOOR PLAN FOR WHICH WINDOWS WILL RECEIVE AIR VENTS

SMOKE ALARMS

Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics 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.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

CARBON MONOXIDE ALARMS

R315.1 General. Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034, Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2 Where required, Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

STAIRS:

R311.5.3.1 Riser height. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.5.3.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

WHOLE HOUSE FAN: IRC Section . Each dwelling

unit shall be equipped with a whole house ventilation system, which shall be capable of providing the volume of outdoor air specified in Table 1508.2. Fans located 4 feet or less from the interior grill shall have a sone rating of 1.5 or less measured at 0.10" water gauge.

WHOLE HOUSE VENTILATION SYSTEM CONTROLS:

IRC Section 1508.

All ventilationsystem controls shall be readily accessible.

Intermittently operated systems shall have a manual control, as well as an automatic control, such as a

clock timer. The automatic control timer shall be set to operate the whole house fan system for at least 8

hours a day. A label shall be affixed to the control that reads "Whole House Ventilation (See Operating

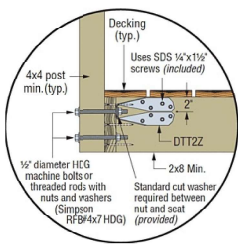
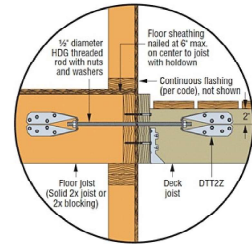
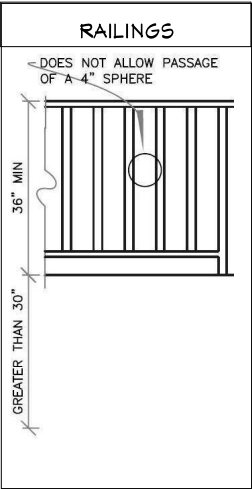
Instructions)." The installer shall provide the whole

house ventilation system manufacturer's operation

description and operating instructions.

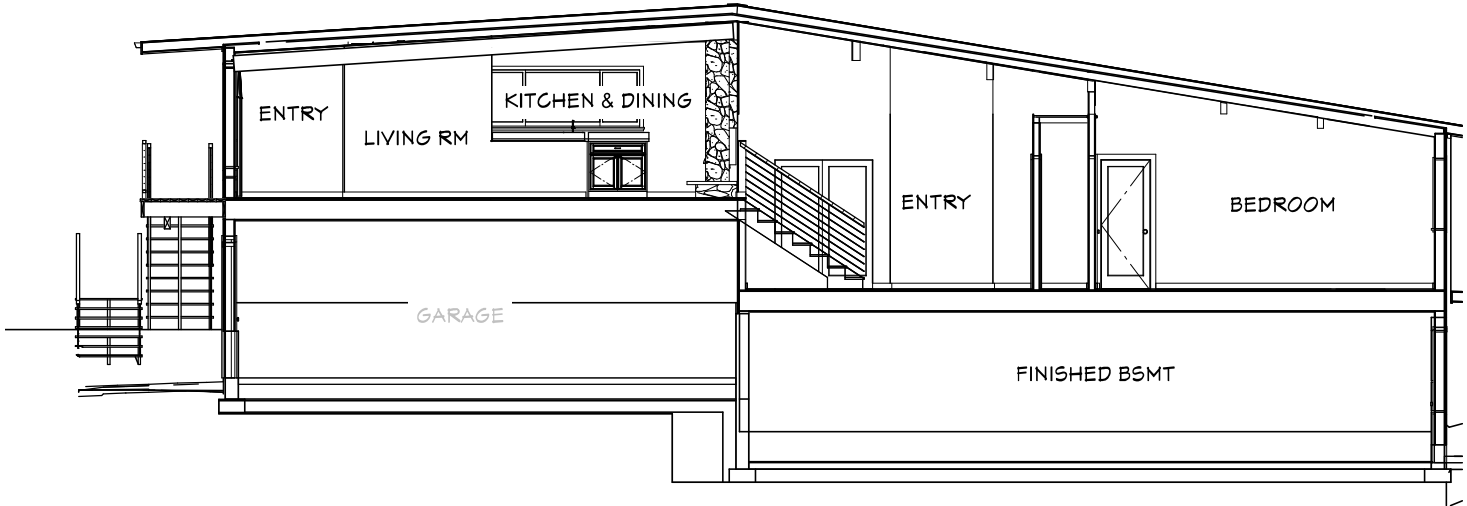
VENTILATION DUCTS: IRC Section M1507.3.3,

M1508.5.3, M1508.7.3.. All ventilation exhaust ducts shall be sized in accordance with Table 1508.6.2 andshall terminate outside the building. Exhaust ducts shall be equipped with back draft dampers and shallbe insulated to a minimum of R-4 where passing through an unconditioned space.



A DECK TO HOUSE

B POST TO DECK



MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

DESIGN SOLUTIONS
SUSAN BAKER



JAMES BERGSTROM PARAMOUNT PROPERTY MNGMT.

9151 OLD MILITARY RD NE BREMERTON WA 98311

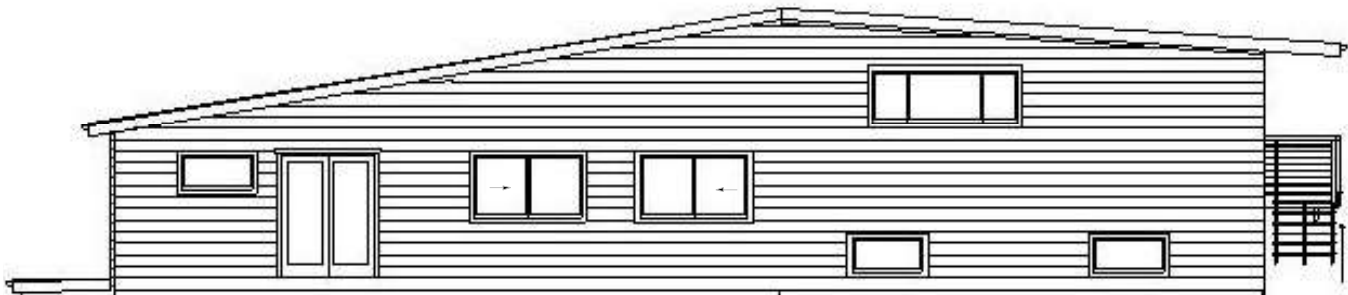
NOTE: NO EXTERIOR CHANGES EXCEPT NEW WINDOWS & DOORS, NEW RAILINGS ON DECK AND REMOVAL OF SECTION OF DECK ON FRONT OF BLDG



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

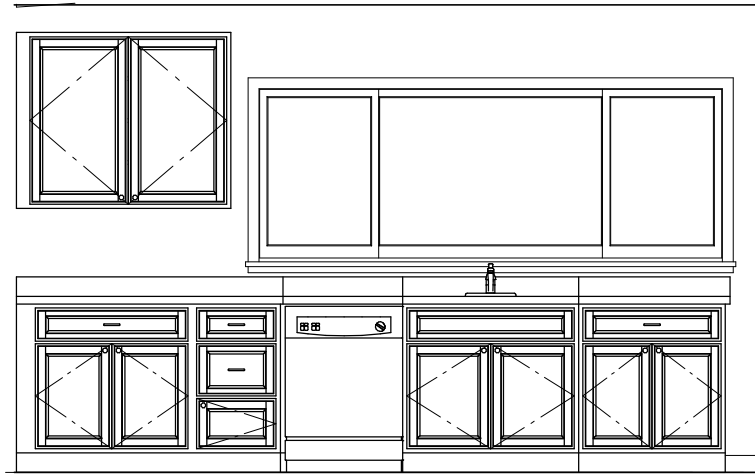


RIGHT ELEVATION



WINDOW SCHEDULE											
FLOOR	ROOM NAME	NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
0	GARAGE	W01	4020FX	2	4020FX	48 "	24 "			FIXED GLASS	
1	ENTRY/DECK	W02	1256FX	1	1256FX	14 "	66 "		YES	FIXED GLASS	
1	MASTER BATH	W03	2020LS	1	2020LS	24 "	24 "			LEFT SLIDING	
1	BEDROOM	W04	6040RS	1	6040RS	72 "	48 "	YES		RIGHT SLIDING	
1	MASTER BDRM	W05	4020FX	1	4020FX	48 "	24 "			FIXED GLASS	
1	BEDROOM	W06	4036RS	1	4036RS	48 "	42 "			RIGHT SLIDING	
1	BEDROOM/DECK	W07	4036RS	1	4036RS	48 "	42 "			RIGHT SLIDING	
1	ENTRY/PORCH	W08	6014FX	1	6014FX	72 "	16 "			FIXED GLASS	
1	BEDROOM/DECK	W09	4036LS	1	4036LS	48 "	42 "	YES		LEFT SLIDING	
1	LIVING/DECK	W10	8050RS	1	8050RS	96 "	60 "			RIGHT SLIDING	24" SIDE VENT
1	KITCHEN	W11	8030TS	1	8030TS	96 "	36 "			TRIPLE SLIDING	
1	LIVING	W12	8050FX	2	8050FX	96 "	60 "			FIXED GLASS	
1	BEDROOM	W13	6040LS	1	6040LS	72 "	48 "	YES		LEFT SLIDING	
0	GARAGE	W14	6030FX	2	6030FX	72 "	36 "			FIXED GLASS	
1	LIVING/DECK	W15	8050LS	1	8050LS	96 "	60 "			LEFT SLIDING	24" SIDE VENT
0	FINISHED BSMT	W17	4020RS	1	4020RS	48 "	24 "			RIGHT SLIDING	
0	FINISHED BSMT	W18	4040RS	1	4040RS	48 "	48 "			RIGHT SLIDING	
0	FINISHED BSMT	W19	3020FX	1	3020FX	36 "	24 "			FIXED GLASS	
0	FINISHED BSMT	W20	4040LS	1	4040LS	48 "	48 "	YES		LEFT SLIDING	
0	FINISHED BSMT	W21	4036LS	1	4036LS	48 "	42 "	YES		LEFT SLIDING	
0	FINISHED BSMT	W22	3040FX	2	3040FX	36 "	48 "			FIXED GLASS	

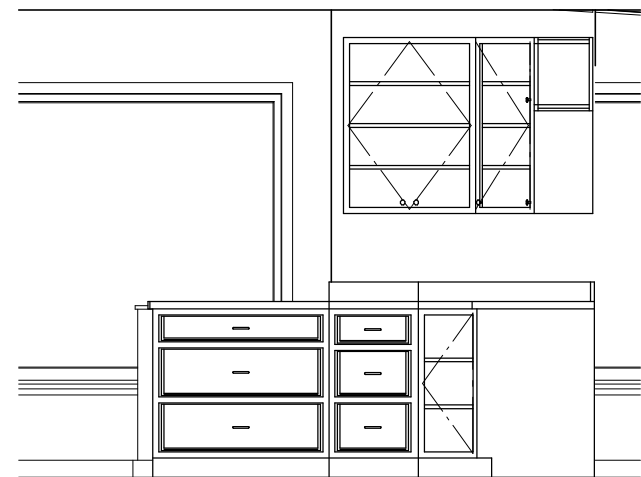
CONTRACTOR MUST FIELD VERIFY ALL WINDOWS BEFORE ORDERING



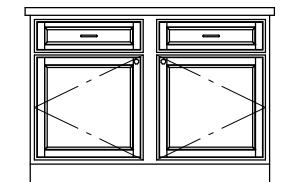
WEST WALL 



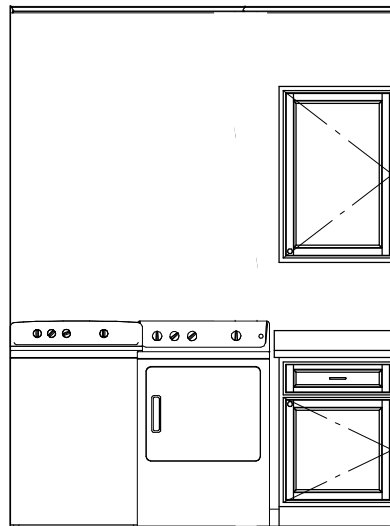
SOUTH WALL 



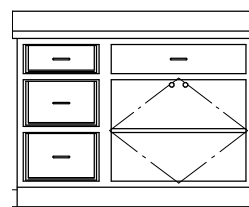
EAST WALL 



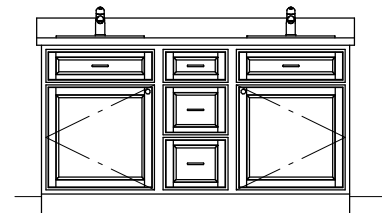
ISLAND 



LAUNDRY 



HALL BATH 



MSTR BATH 

CABINET SCHEDULE								
FLOOR	ROOM NAME	NUMBER	LABEL	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION
1	KITCHEN	C01	BF2	1	2 "	24 "	36 "	BASE CABINET FILLER
1	KITCHEN	C02	WF236	1	2 "	12 "	36 "	WALL CABINET FILLER
1	LAUNDRY	C05	B24R	1	24 "	24 "	36 "	BASE CABINET
1	LAUNDRY	C06	W2436R	1	24 "	12 "	36 "	WALL CABINET
1	KITCHEN	C07	3DB21	1	21 "	24 "	36 "	BASE CABINET
1	KITCHEN	C08	B18R	1	18 "	24 "	36 "	BASE CABINET
1	KITCHEN	C09	3DB18	1	18 "	24 "	36 "	BASE CABINET
1	KITCHEN	C10	3DB36	1	36 "	24 "	36 "	BASE CABINET
1	KITCHEN	C11	B30	1	30 "	24 "	36 "	BASE CABINET
1	KITCHEN	C12	B33	1	33 "	24 "	36 "	BASE CABINET
1	KITCHEN	C13	W4236	1	42 "	12 "	36 "	WALL CABINET
1	KITCHEN	C15	DCW2436R	1	24 "	24 "	36 "	CORNER WALL CABINET
1	KITCHEN	C16	SB36	1	36 "	24 "	36 "	BASE CABINET
1	KITCHEN	C17	W1236L	1	12 "	12 "	36 "	WALL CABINET
1	KITCHEN	C18	W2136R	1	21 "	12 "	36 "	WALL CABINET
1	KITCHEN	C19	W3623	1	36 "	12 "	23 "	WALL CABINET
1	KITCHEN	C20	W2736	1	27 "	12 "	36 "	WALL CABINET
1	KITCHEN	C22	W3015	1	30 "	12 "	15 "	WALL CABINET
1	KITCHEN	C23	LSB36L	1	36 "	36 "	36 "	CORNER BASE CABINET
1	KITCHEN	C24	B24L	1	24 "	24 "	36 "	BASE CABINET
1	KITCHEN	C25	B24R	1	24 "	24 "	36 "	BASE CABINET
1	BATH			1	42"	21"	30"	VANITY
1	MSTR BATH			1	60"	21"	30"	VANITY