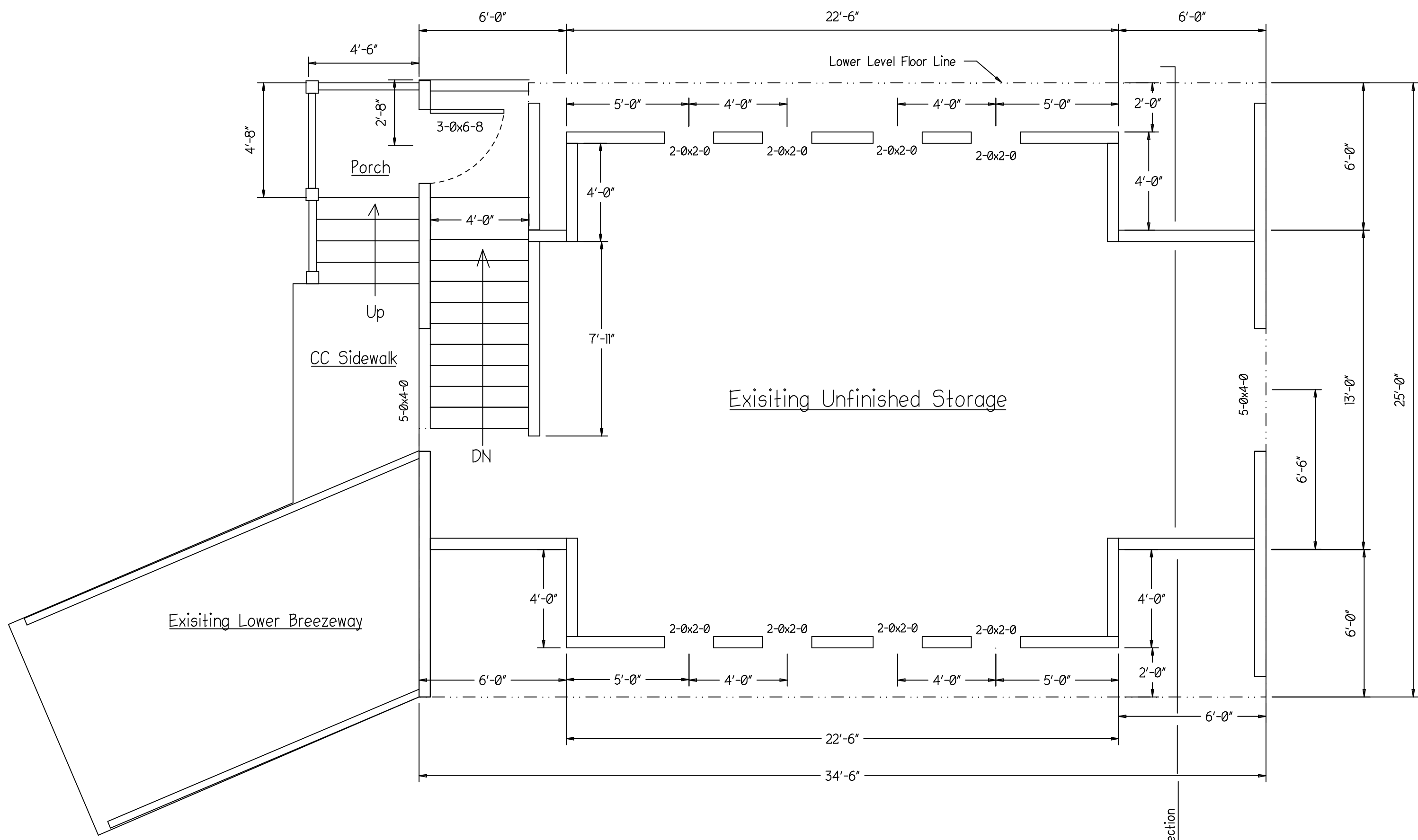


Existing Garage
Scale: 1/4" = 1'0"



Existing Upper Floor Plan
Scale: 1/4" = 1'0"

Subject To Field Inspection

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
10/30/2020

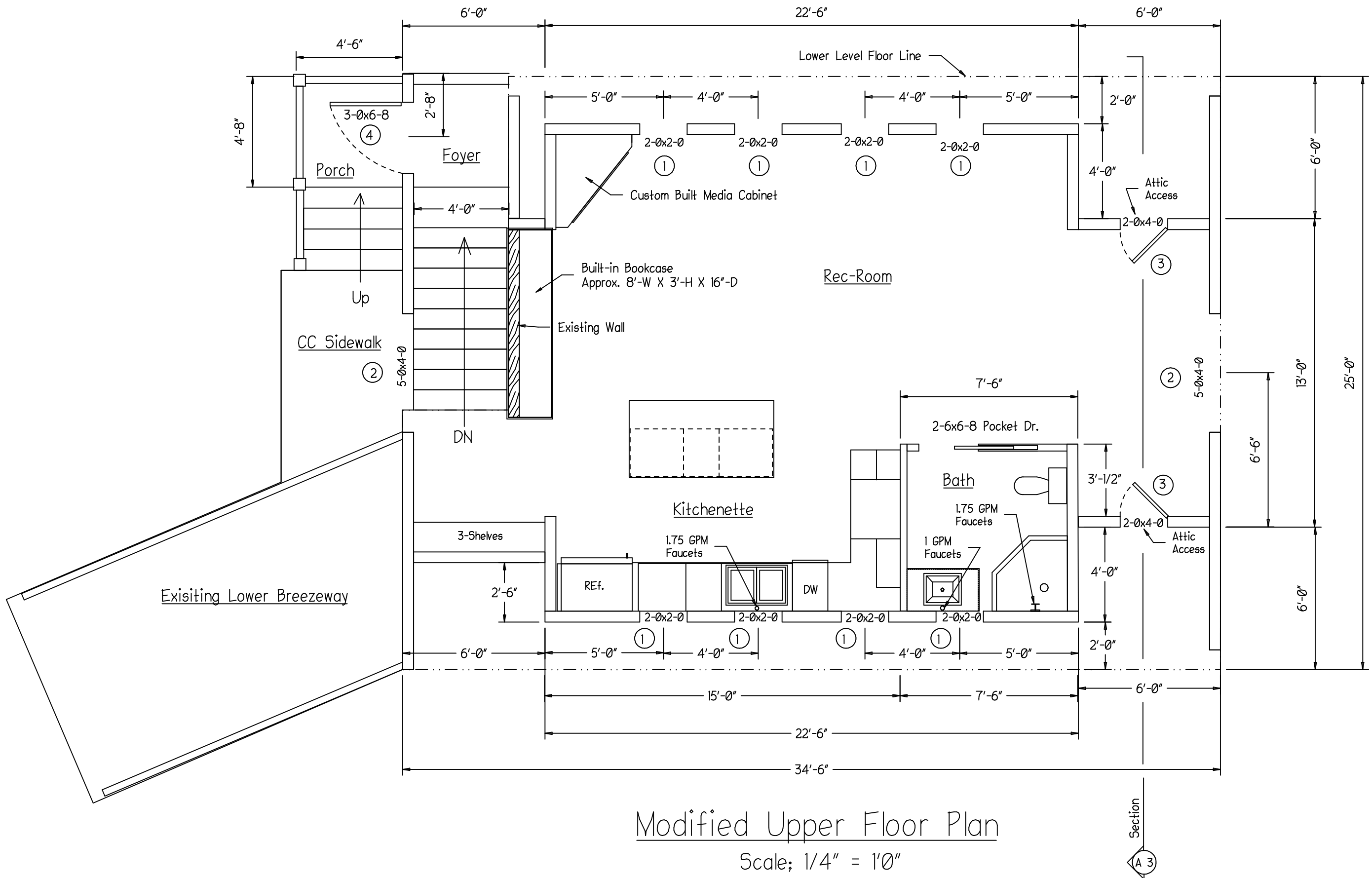
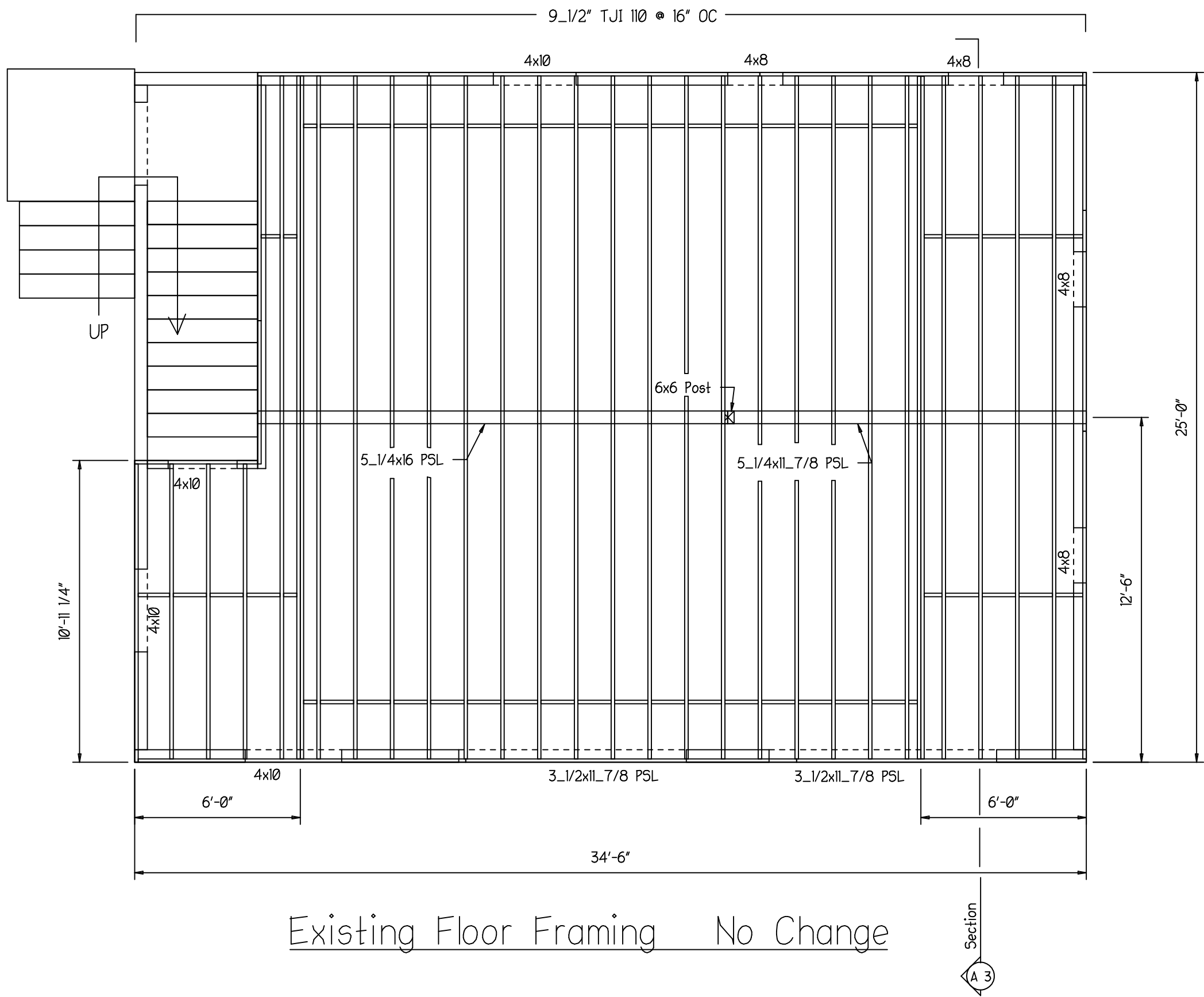
CHANGES
MUST Be Approved Prior
To Performing Work

Validity of permit. The issuance or granting of a permit shall not be
construed to be a permit for, or an approval of, any violation of any
of the provisions of the International Codes or any other ordinance
of Kitsap County. Permits presumes to give authority to violate or
cancel the provisions of the International Codes and ordinances of
Kitsap County shall not be valid. IBC & IRC 105

Must Comply With
All Washington
State Codes

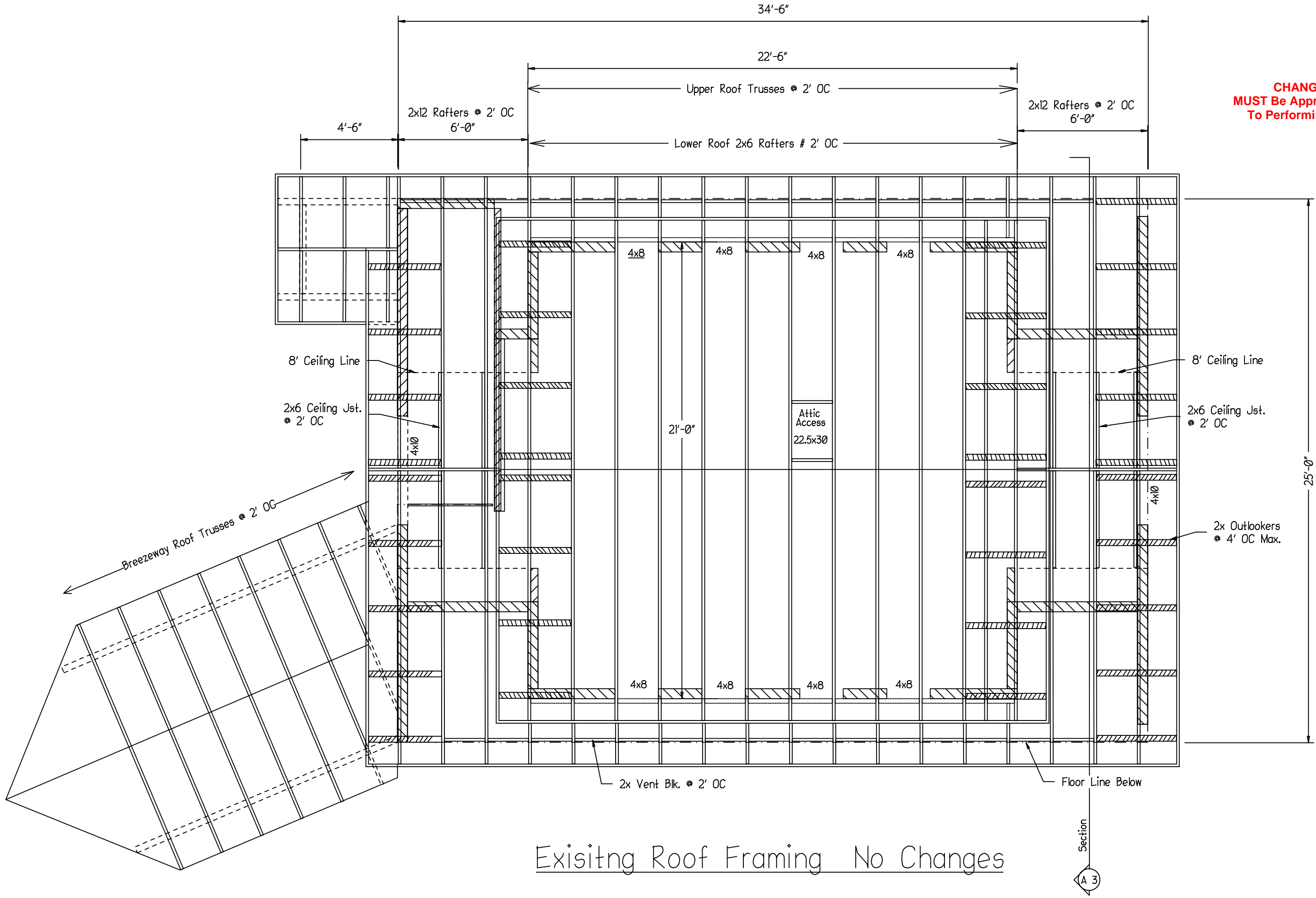
<div>Johnson Homes</div> <div>P.O. Box 1074</div> <div>Silverdale WA. 98383</div> <div>PH. 360 981 1086</div> <div>Jhsnhomes2@gmail.com</div>
Project: Reeder Remodel
William-Melanie Reeder 11968 NW Pioneer Rd. Seabeck, WA. 98380 1-360 471-1311
Pacel: # 212501-3-021-1002 11968 NW Pioneer Rd. Seabeck, Wa. 98380
Catagory: Existing Lower Fl. Plan Existing Upper Fl. Plan ----- ----- -----
Sq. Footage: Lower Level Area = 862 Sq. Ft. Upper Level Area = 629 Sq. Ft. -----
Scale: 1/4" = 1'0"
Revised: 00/00/0000
Approved:
Drawn By: Eric Johnson 360 981-1086
Dated: 08/31/2020
Page # 1

Window & Door Schedule					
○	Size	Type	Quantity	U-Value	Header Size
1	2-0x2-0	Picture	6	.29	4x8 DF
2	5-0x4-0	Slider	2	.33	4x10 DF
3	2-0x4-0	In Swing Wood	2	.16	4x8 DF
4	3-0x6-8	6P FBG	1	.27	4x10 DF



Subject To Field Inspection

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10/30/2020



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MUST Be Approved Prior
To Performing Work

Johnson Homes

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Jhsnhomes2@gmail.com

Project:

Reeder Remodel

Willam Melanie Reeder
11968 NW Pioneer Rd.
Seabeck WA. 98380
1-471-1311

Pace:

212501-3-021-1002
11968 NW Pioneer Rd.
Seabeck, Wa. 98380

Catagory:

Modified Up Fl. Plan
Existing Floor Framing
Existing Roof Framing

Sq. Footage:

Upper Floor
= 629 Sq. Ft.

Scale:

1/4" = 1'0"

Revised:

10/26/2020

Approved:

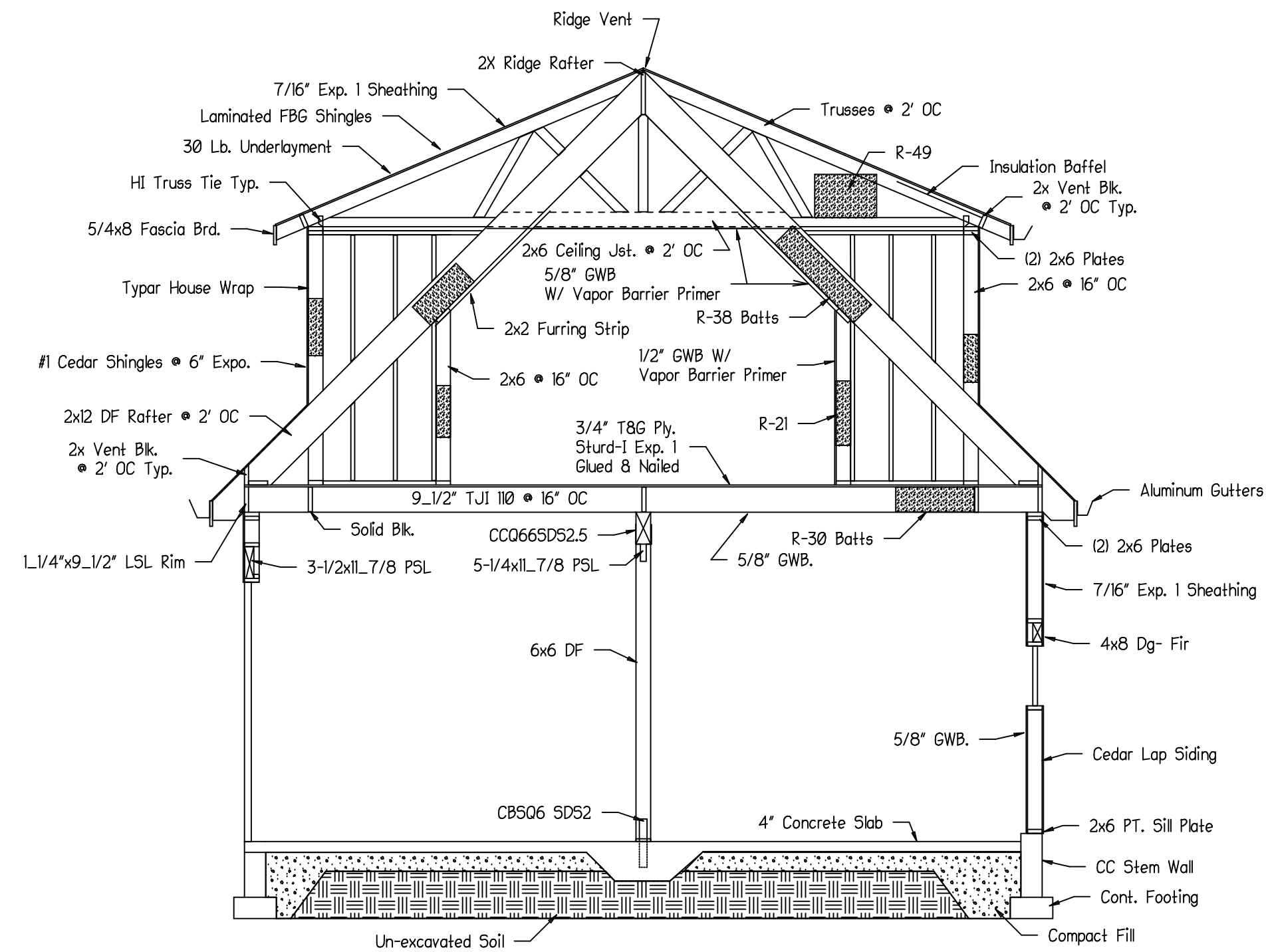
Drawn By:

Eric Johnson
360 981-1086

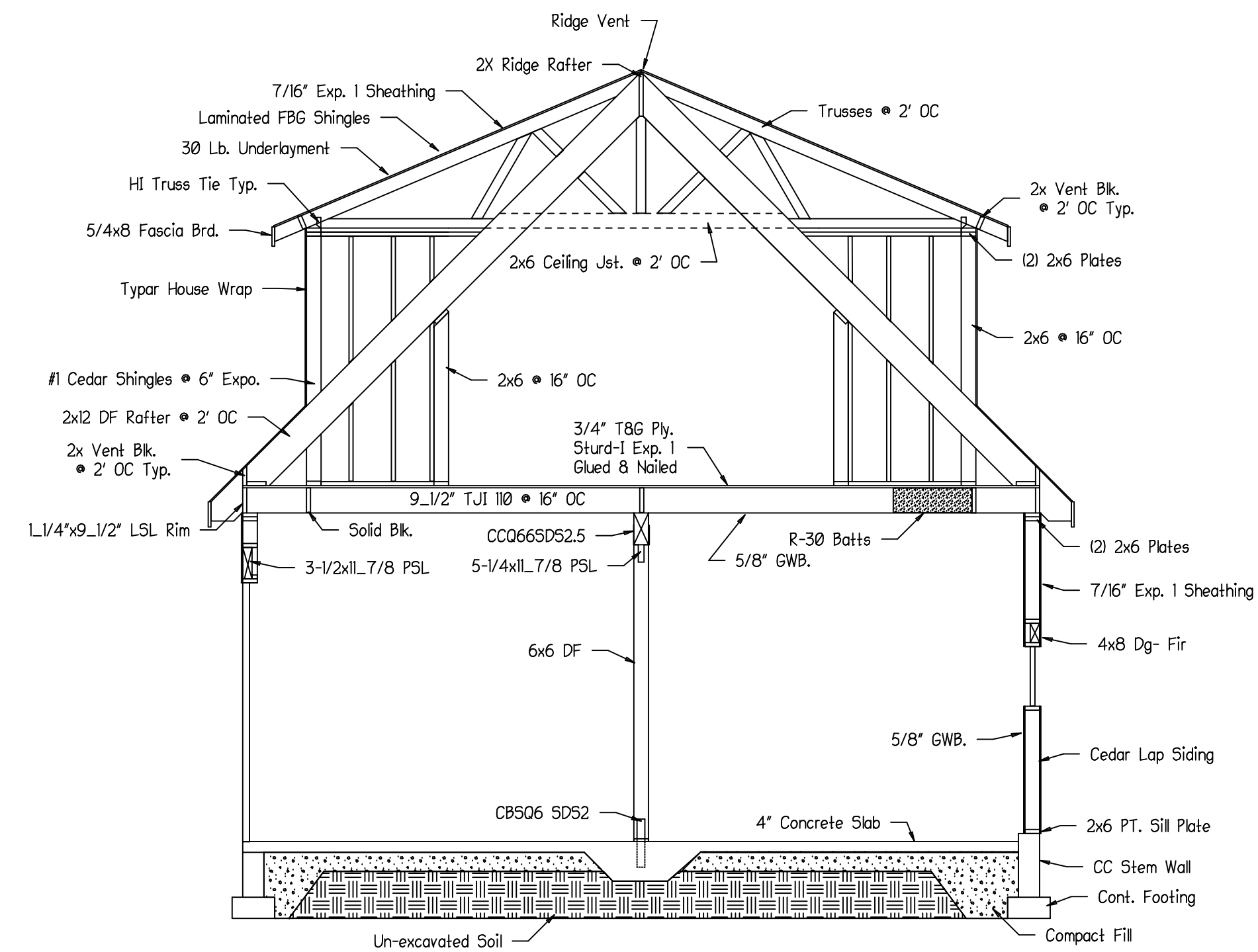
Dated:

02/25/2020

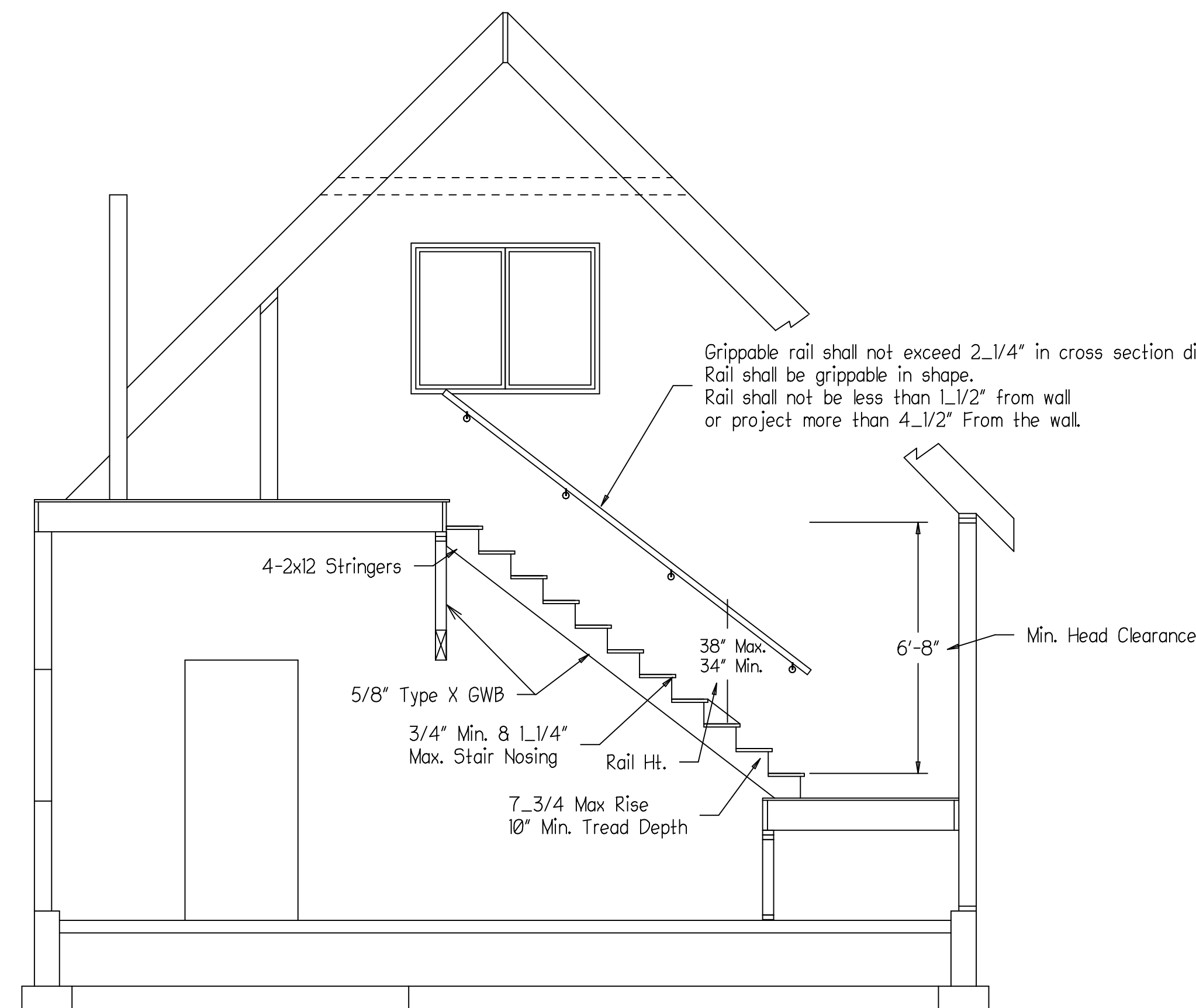
Page # 2



Modified Building Section A
Scale: 1/4" = 1'0"



Existing Building Section A
Scale: 1/4" = 1'0"



Existing Stair Section No Change

Subject To Field Inspection

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Kitsap County Building Department
gshapiro@co.kitsap.wa.us
10/30/2020

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MUST Be Approved Prior
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PO Box 1074
Silverdale WA. 98383
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Jhsnhomes2@gmail.com

Project:
Reeder Remodel

William-Melanie Reeder
11968 NW Pioneer Rd.
Seabeck, WA. 98380
1-360-471-1311

Parcel:
212501-3-021-1002
11968 NW Pioneer Rd.
Seabeck, Wa. 98380

Catagory:
Existing Section A
Modified Section A
Stair Section

Sq. Footage:

Scale:
1/4" = 1'0"

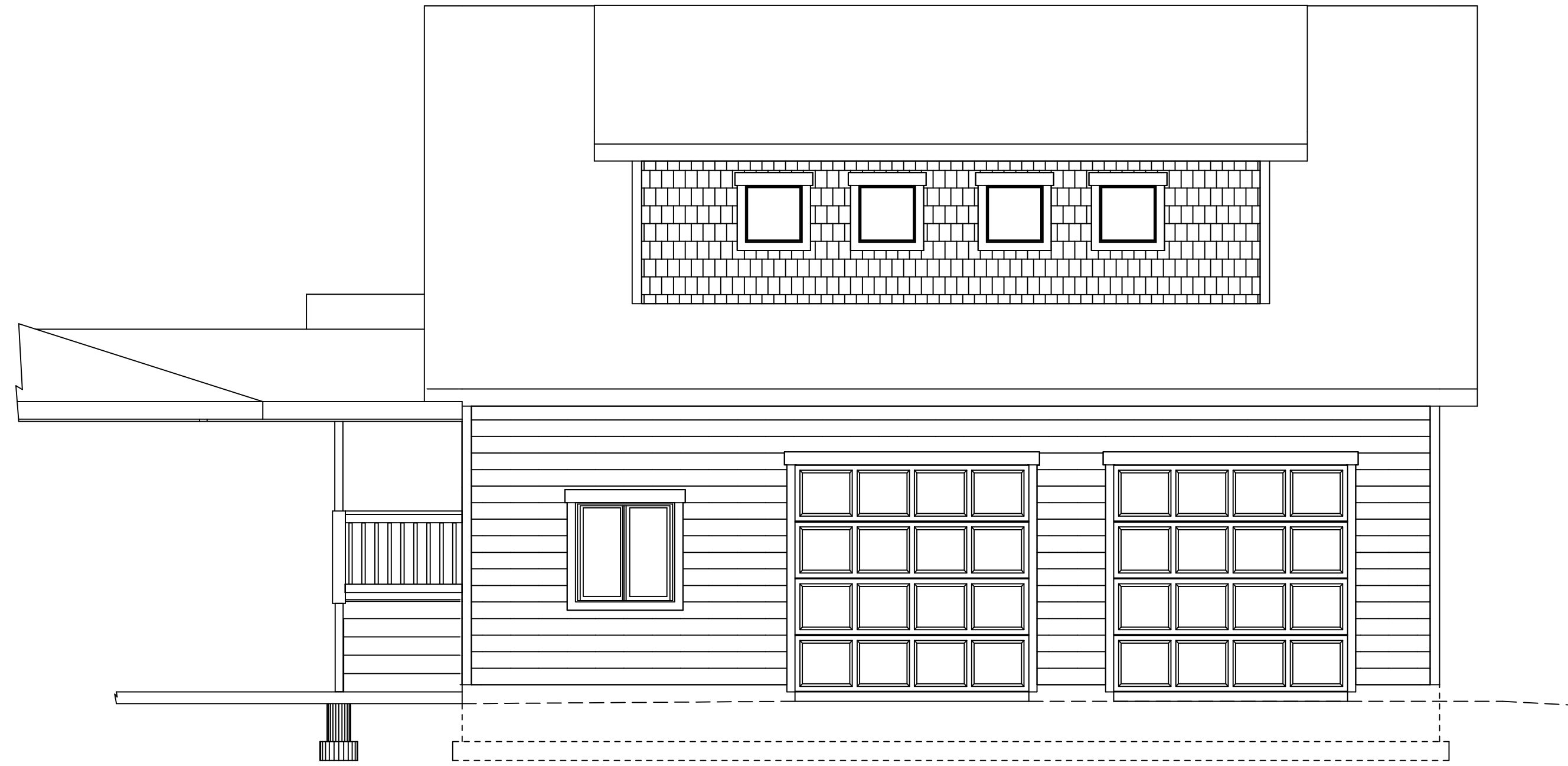
Revised:
00/00/0000

Approved:

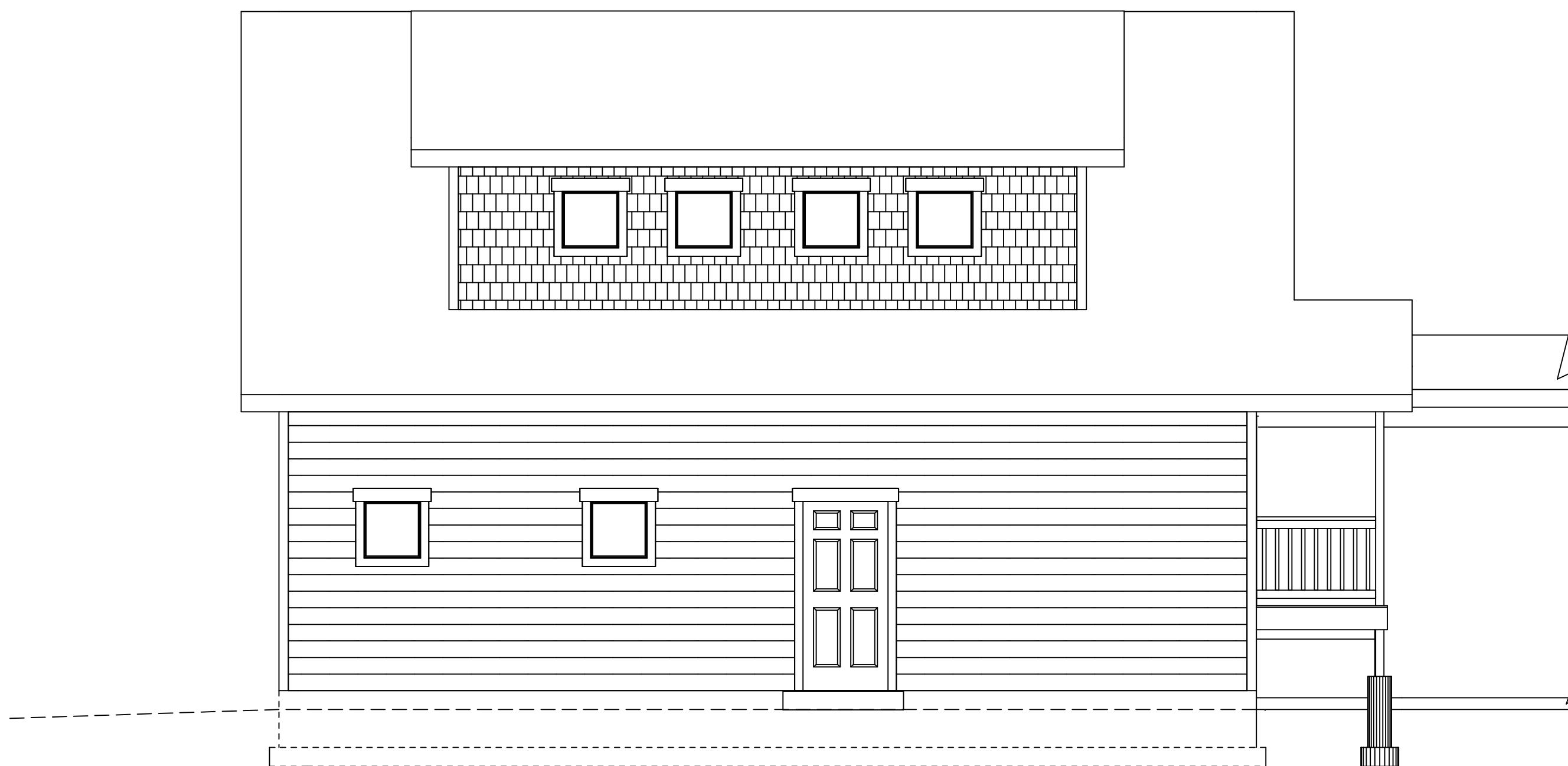
Drawn By:
Eric Johnson
360 981-1086

Dated: 08/31/2020

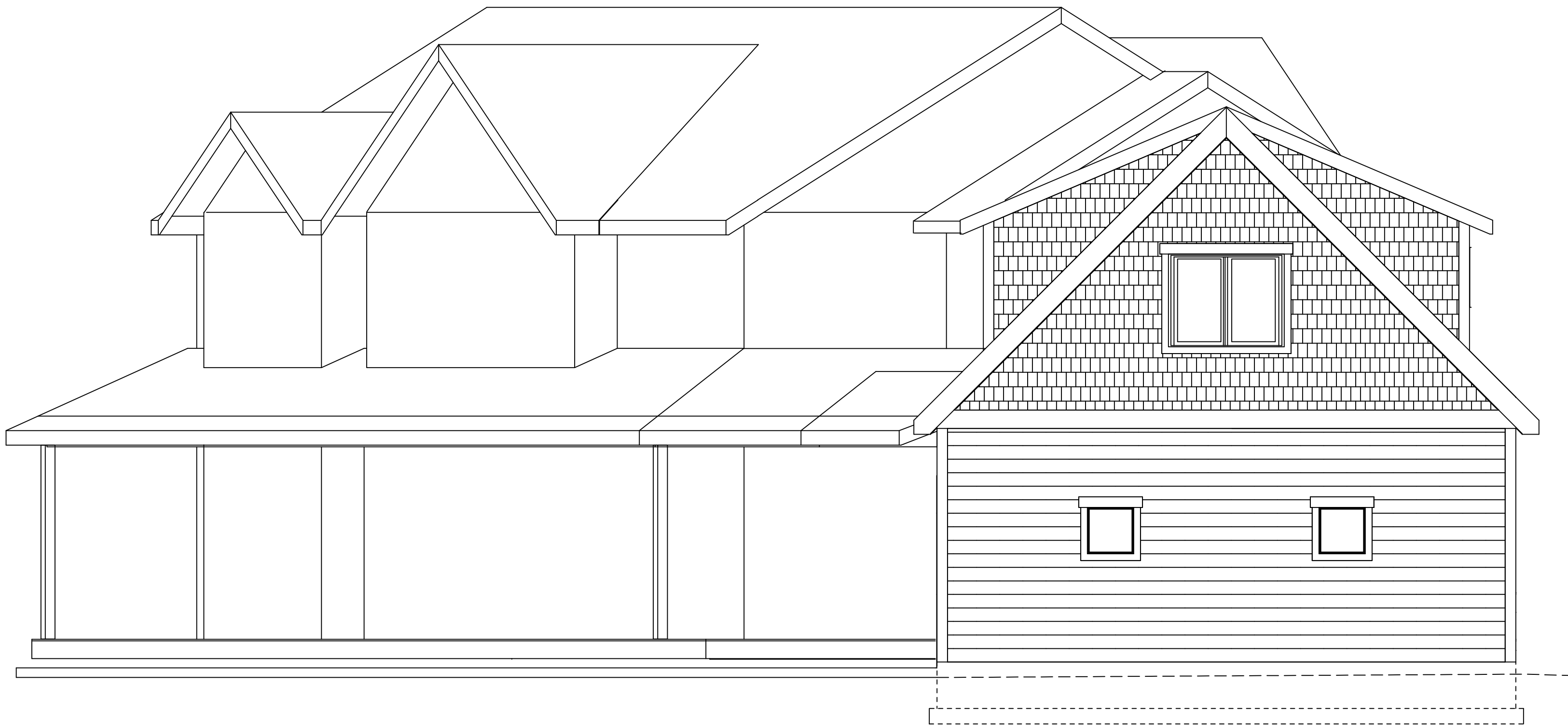
Page # 3



Existing Front Elevation No Change
Scale; 1/4" = 1'0"



Existing Rear Elevation No change
Scale; 1/4" = 1'0"



Existing Side Elevation No change
Scale: 1/4" = 1'0"



Existing Left Side Elevation No Change
Scale; 1/4" = 1'0"

Subject To Field Inspection

Gutters and downspouts are required.
All roof and yard drains shall be directed to splash blocks at a minimum,
or to an infiltration system if required. All surface drainage shall have a
minimum 2% grade away from the foundation.

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10/30/2020

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MUST Be Approved Prior
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Project:
Reeder Remodel

William-Melanie Reeder
11968 NW Pioneer Rd.
Seabeck, WA. 98380
1-360- 471-1311

Parcel:
212501-3-021-1002
11968 NW Pioneer Rd.
Seabeck, WA. 98380

Catagory:
Front Elevation
Rear Elevation
Right Side Elevation
Left Side Elevation

Sq. Footage:

Scale:
1/4" = 1'0"



































Revised:
00/00/0000

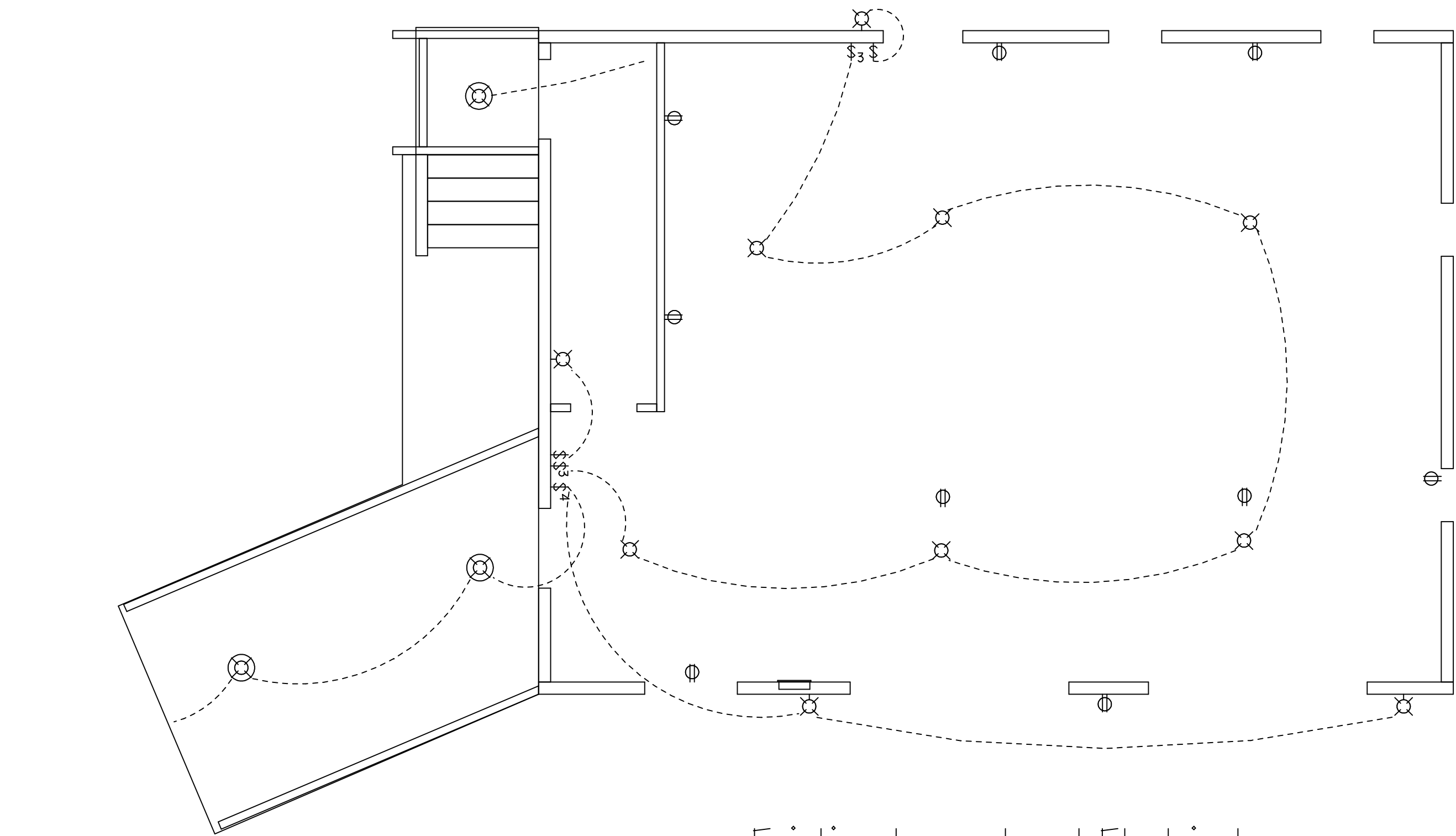
Approved:

Drawn By:
Eric Johnson
360 981-1086

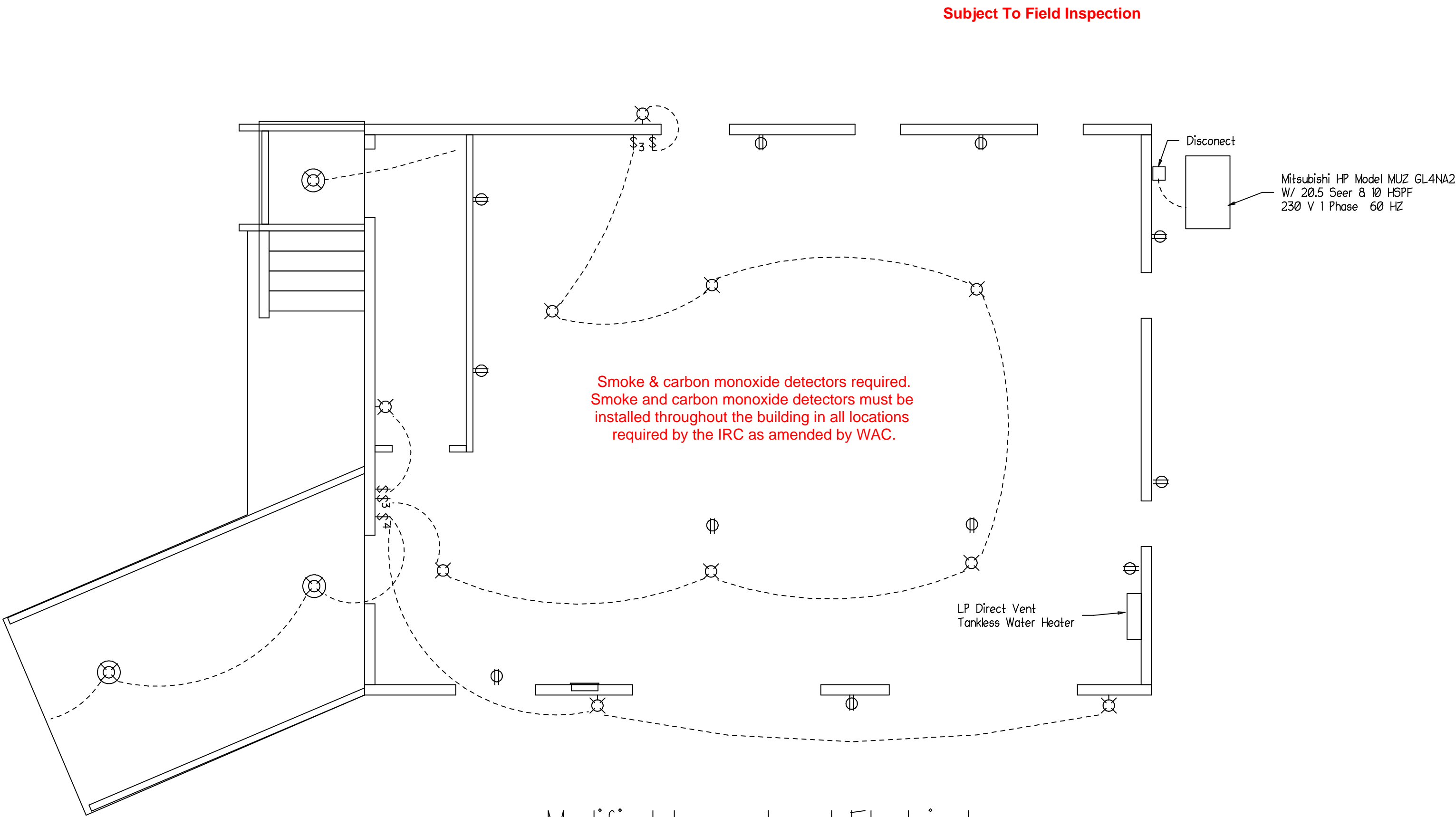
Dated: 08/31/2020

Page # 4

Electrical Schedule	
	Duplex Receptacle Outlet
	Hot Water Heater 30 Amp, 240
	Dryer 30 Amp, 240 Outlet
	Range 50 Amp, 250 Outlet
	Carbon/Smoke Detector
	Ground Fault Circuit Interrupter
	Floor Duplex Receptical Outlet
	Electrical Meter
	Electrical Panel
	Surface Mount Light
	Wall Mount Light
	6" Recess Can Light
	4" Recess Can Light
	Flourescent Light 1x4
	Surface Mount Pendant Light
	Paddle Fan/Light
	Doorbell Chime
	Doorbell
	Fan-Light 100 CFM .05 Sone Min.
	Phone
	Cable Outlet
	50-80-110 CFM .05 Sone Min. Exhaust Fan
	Single Pole Switch
	3-Way Switch
	4-Way Switch
	Thermostate
	Base Board Electric Heat
	Under Cabinet Light
	Flourescent Taskite
	Indoor Heating Unit
	Whole House Ventilation Fan 50-80-110 CFM
	Track Lighting
	LED Step Lights
	Security Camera



Existing Lower Level Electrical



Modified Lower Level Electrical

Subject To Field Inspection

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
gshapiro@co.kitsap.wa.us
10/30/2020

CHANGES
MUST Be Approved Prior
To Performing Work

Johnson Homes PO Box 1074 Silverdale WA. 98383 PH. 360 981 1086 Jhsnhomes2@gmail.com
Project: Reeder Remodel
William-Melanie Reeder 11968 NW Pioneer Rd. Seabeck, WA. 98383 1 360 471 1311
Pacel: # 212501-3-021-1002 11968 NW Pioneer Rd. Seabeck, WA. 98380
Catagory: Exisiting Lower Elect. Modified Lower Elect. Electrical Schedule ----- -----
Sq. Footage: ----- ----- ----- -----
Scale: 1/4" = 1'0"
Revised: 00/00/0000
Approved:
Drawn By: Eric Johnson 360 981-1086
Dated: 08/31/2020
Page # 5

Minimum Design Criteria

IRC Table R301.2(1)
Kitsap County Code 14.04.535

Ground Snow Load: ----- 25 Pounds Per Sq. Ft.
Wind Speed: ----- 110 MPH
Seismic Design Catagory: ----- D2
Frost Line Depth: ----- 12"
Termite: ----- Slight to Moderate.
Decay: ----- Moderate to Server.
Weathering:----- Moderate.
Winter Design Temp.----- 26 F
Ice Barrier Underlayment----- No
Flood Hazards----- (A) 1980 (B) 1980
Air Freezing Index----- 148

Applicable Statewide Codes

2015 International Building Code (IBC)

W/ Statewide amendments and emergency rule insert and replacement page
Includes adoption of appendix E and ICC/ANSI A117.1.2009

2015 International Residential Code (IRC)

W/ Statewide amendments
Includes adoption of appendences F and Q
Chapter 11 and Chapter 25 Through 45 are not included

2015 International Mechanical Code (IMC)

W/ Statewide amendments
Includes Adoption of 2015 International fuel Gas code, 2014 NFPA 58 & NFPA 54

2015 International Fire Code (IFC)

2nd Edition Effective July 1 2016
W/ Statewide amendments
W/ Amendments effective May 1, 2017 & October 1, 2017

2015 Uniform Plumbing Code (UPC)

W/ Statewide amendments
Includes adoption of appendices A, B, & I.

2015 Washington State Energy Code (WSEC)







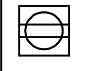

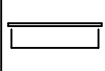






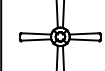
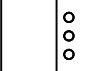
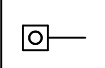





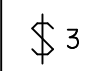


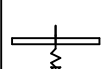
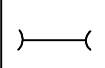
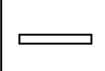
WAC 51-11R (Residential) (4th printing)
W/ updates effective October 1, 2017
W/ appendix Chapters (2nd printing)
Based on the 2015 IECC

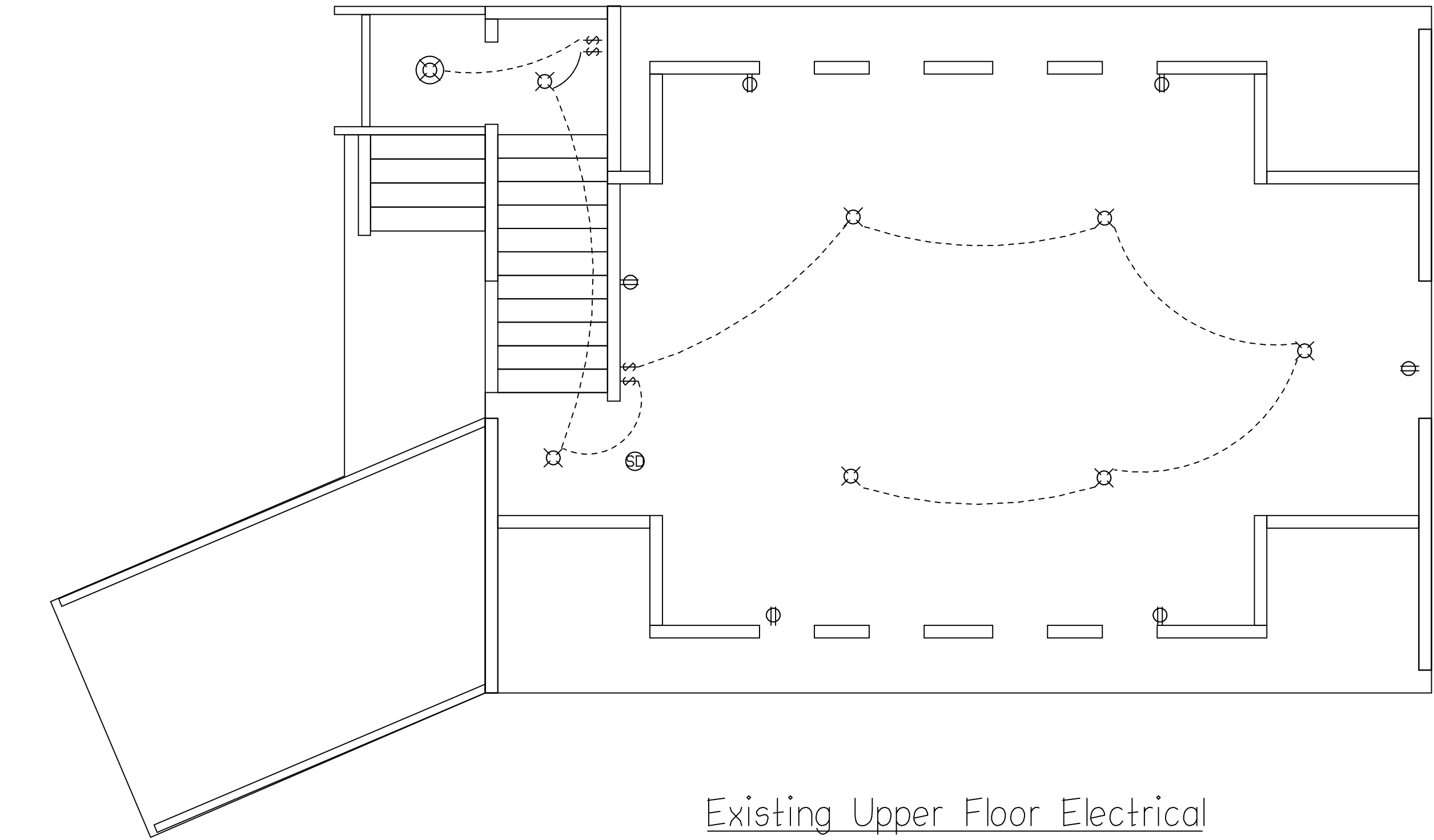
National Electrical Code (NFPA)

Adopted under RCW 19.28 and WAC 296-468

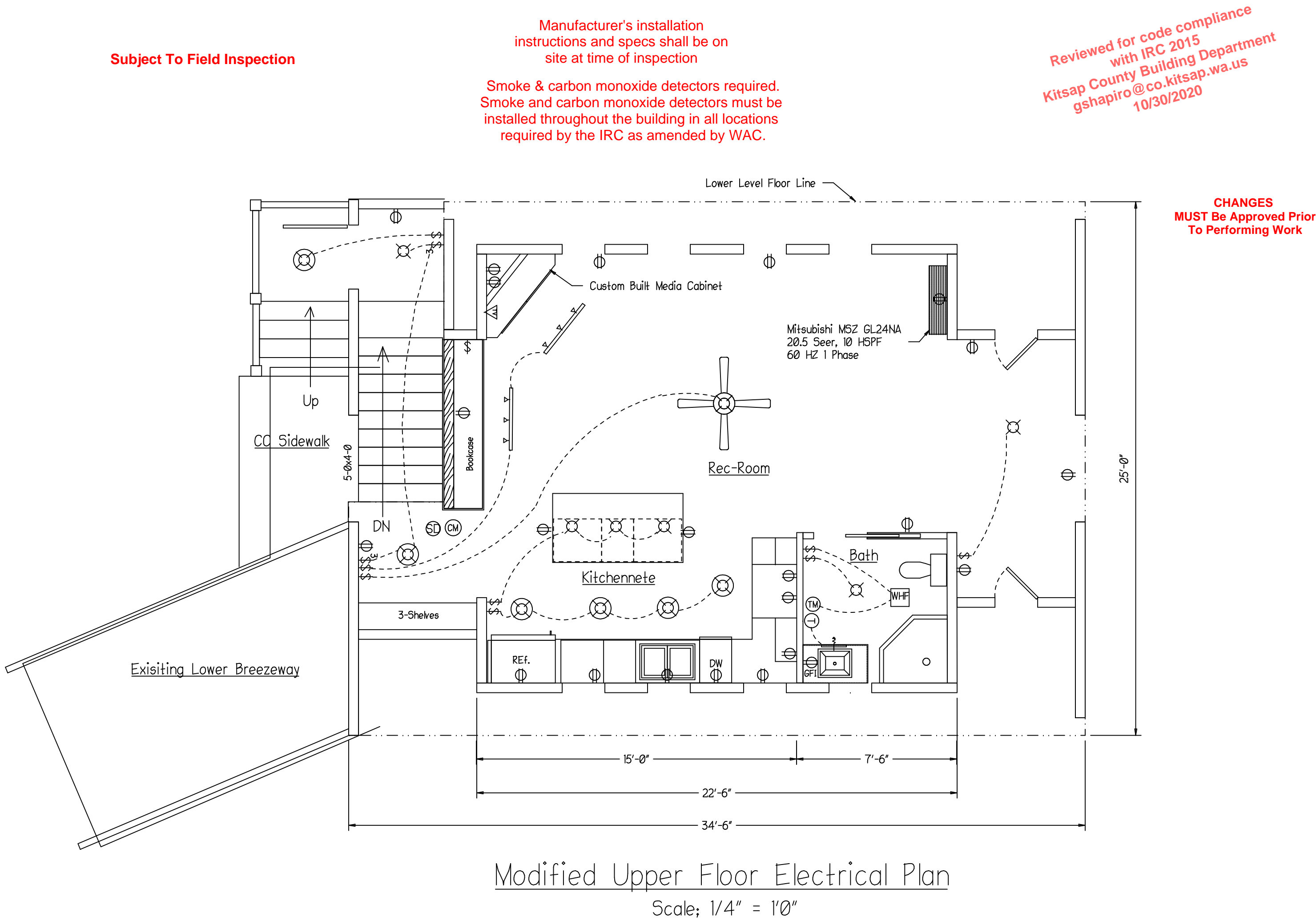
Applicable Local Codes

Kitsap County Code (KCC)
Title 14 - Building and Construction
And all other applicable title /sections

Electrical Schedule	
	Duplex Receptacle Outlet
	Hot Water Heater 30 Amp. 240
	Dryer 30 Amp. 240 Outlet
	Range 50 Amp. 250 Outlet
	Carbon/Smoke Detector
	Ground Fault Circuit Interrupter
	Floor Duplex Receptical Outlet
	Electrical Meter
	Electrical Panel
	Surface Mount Light
	Wall Mount Light
	6" Recess Can Light
	4" Recess Can Light
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	Surface Mount Pendant Light
	Paddle Fan/Light
	Doorbell Chime
	Doorbell
	Fan-Light 100 CFM .05 Sone Min.
	Phone
	Cable Outlet
	100 CFM .05 Sone Min. Exhaust Fan
	Single Pole Switch
	3-Way Switch
	4-Way Switch
	Thermostate
	Base Board Electric Heat
	Under Cabinet Light
	Flourescent Tasklite



Existing Upper Floor Electrical



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Seabeck WA. 98380
1 417 1311

Pacel:
212501-3-021-1002
11968 NW Pioneer Rd.
Seabeck, WA. 98380

Catagory:
Exisiting Electrical UP
Modified Electrical UP
Electrcial Schedule
Gen. Notes

Sq. Footage:

Scale:
1/4" = 1'0"

Revised:
10/26-2020

Approved:

Drawn By:
Eric Johnson
360 981-1086

Dated: 02/25/2020

Page # 6