

## 2015 WSEC CREDITS

LARGE DWELLING UNIT: 4.5 CREDITS REQUIRED  
 DWELLING UNIT EXCEEDS 3,000 SQUARE FEET OF  
 CONDITIONED AREA

CREDITS	OPTION	DESCRIPTION
1.5	2C	REDUCE THE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAXIMUM. HEAT RECOVERY VENTILATION SYSTEM TO HAVE A MINIMUM RECOVERY EFFICIENCY OF 0.85.
1.0	3A	GAS, PROPANE OR OIL-FIRED FURNACE WITH A MINIMUM AFUE OF 94%
0.5	5A	SHOWER & KITCHEN SINK ≤ 1.75 GPM LAVATORIES ≤ 1.0 GPM
1.5	5C	GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.91
<b>TOTAL CREDITS</b>		<b>4.5</b>

## BUILDING AREA

	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	HEATED SUB-TOTAL	OUTDOOR ROOM	COVERED DECK	ATTACHED GARAGE	GRAND TOTAL
EXISTING SF:	1,726 SF	1,352 SF	0 SF	3,078 SF	0 SF	373 SF	667 SF	4,118 SF
PROPOSED HOUSE SF:	2,027 SF	1,683 SF	603 SF	4,313 SF	291 SF	373 SF	894 SF	5,871 SF
CHANGE IN SF:	+295 SF	+331 SF	+603 SF	+1,235 SF	+291 SF	+0 SF	+227 SF	+1,747 SF

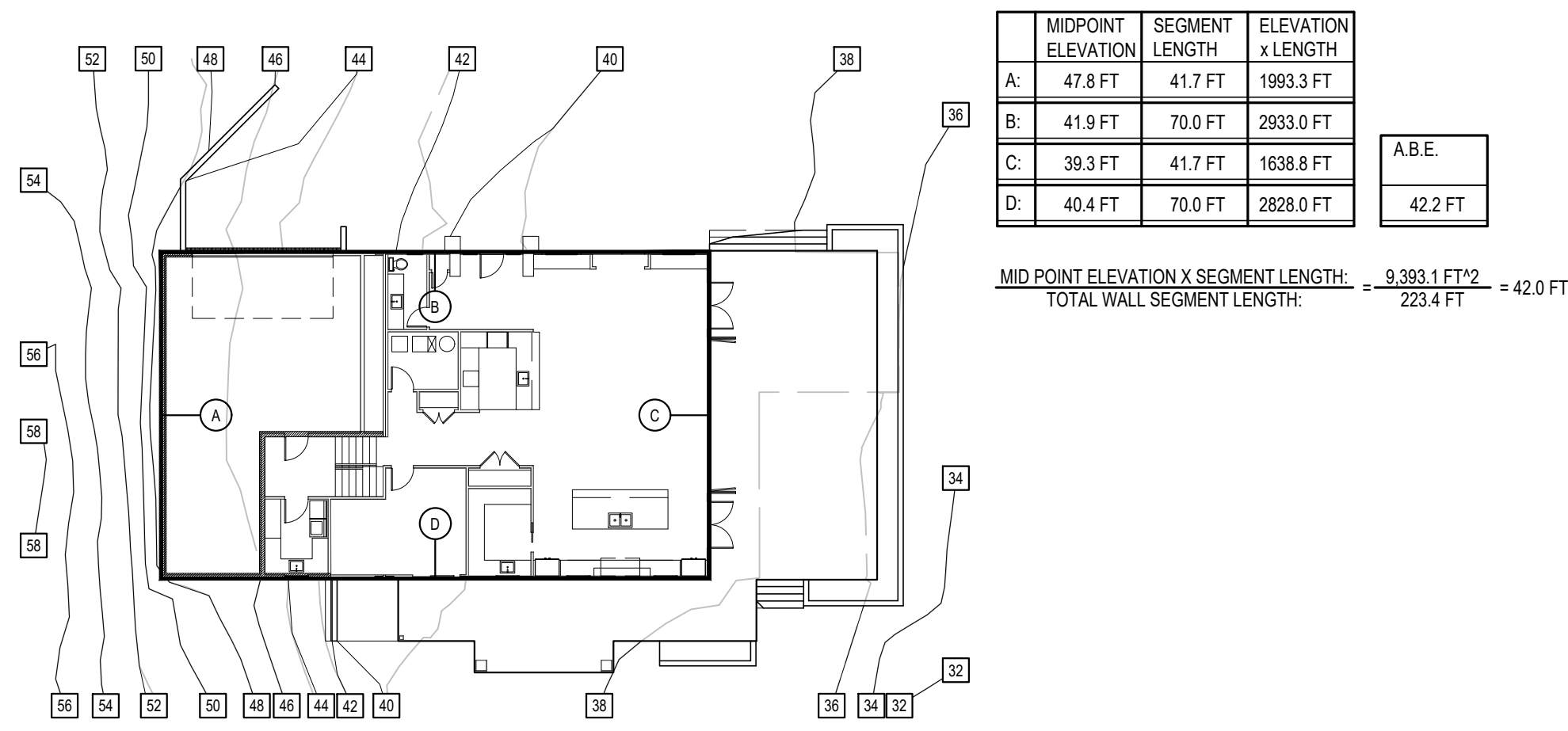
## LOT COVERAGE AND HARDSCAPE

LOT COVERAGE							
	GROSS LOT S.F.	ROOF STRUCT.	COVERED DECK	DRIVEWAY	GRAVEL DRIVEWAY	TOTAL LOT COVERAGE	% LOT COVERAGE
	36,116 SF						
EXISTING LOT COVERAGE		2,928 SF	772 SF	835 SF	1,082 SF	5,597 SF	15.5 %
PROPOSED LOT COVERAGE		3,738 SF	772 SF	1,063 SF	1,082 SF	6,655 SF	18.4 %
CHANGE		+810 SF	0 SF	+228 SF	0 SF	+1,038 SF	+2.9 %
% ALLOWED LOT COVERAGE						12,841 SF ALLOWABLE	35 %

HIGHEST EL.: 112.5'  
 LOWEST EL.: 18.0'  
 ELEVATION DIFFERENCE = 94.5'  
 94.5' DIVIDED BY 480.4' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 205'  
 LOT SLOPE IS 20.5% WHICH IS LESS THAN 30% BUT MORE THAN 15% SO LOT COVERAGE ALLOWED IS 35%.  
 ADDITIONAL % OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

HARDSCAPE									
	GROSS LOT S.F.	CONC ENTRY	REAR PATIO /STAIRS	WALKWAY	AC PAD	EXISTING DOCK	PLANTER/CONC WALL/ROCKERY	TOTAL HARDSCAPE	% HARDSCAPE
	36,116 SF								
EXISTING HARDSCAPE		35.3 SF	777.7 SF	415.3 SF	0 SF	31.6 SF	167.1 SF	1,427.0 SF	4.0 %
PROPOSED HARDSCAPE		34.1 SF	1,080.1 SF	0 SF	62.2 SF	31.6 SF	84.8 SF	1,292.8 SF	3.6 %
CHANGE		-1.2 SF	+302.4 SF	-415.3 SF	+62.2 SF	0 SF	-82.3 SF	-134.2 SF	-0.4 %
% ALLOWED HARDSCAPE								3,250.4 SF ALLOWABLE	9 %
UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE								6,836 SF AVAILABLE	

## A.B.E.



## ASSOCIATED PERMITS

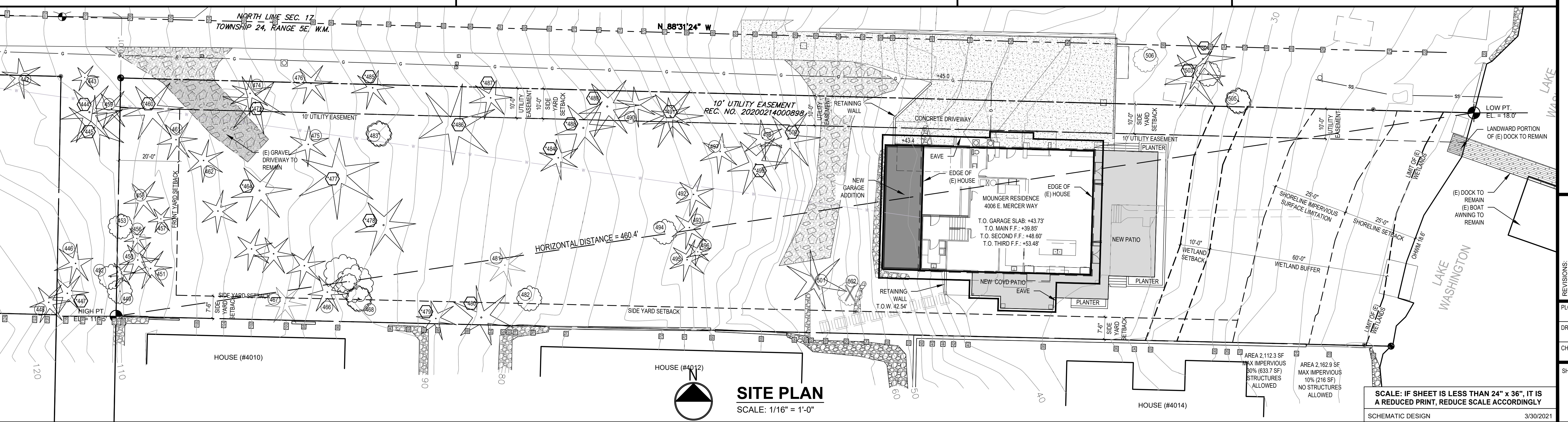
## NOXIOUS WEED REMOVAL

## SHORELINE IMPERVIOUS

## GROSS FLOOR AREA

	EXISTING FLOOR AREA	NEW ADDED FLOOR AREA	TOTAL	PROPOSED LOT SIZE GFA THRESHOLD
MAIN FLOOR	1,737.8 SF	+289.5 SF	2,027.3 SF	36,116 SF
SECOND FLOOR	1,373.8 SF	+141.1 SF	1,514.9 SF	8,000 SF
THIRD FLOOR	0 SF	+657.4 SF	657.4 SF	4,132.6 SF
COVERED DECK	365.8 SF	0 SF	365.8 SF	11.4 %
GARAGE	655.2 SF	+238.8 SF	894.0 SF	PROPOSED GFA = 5,459.4 SF
TOTAL	4,132.6 SF	+1,326.8 SF	5,459.4 SF	PROPOSED GFA IS 5,555.2 SF OR 15.4 %

NOTE  
 SEE A2.4 FOR GFA DIAGRAM



**MAIN FLOOR PLAN**

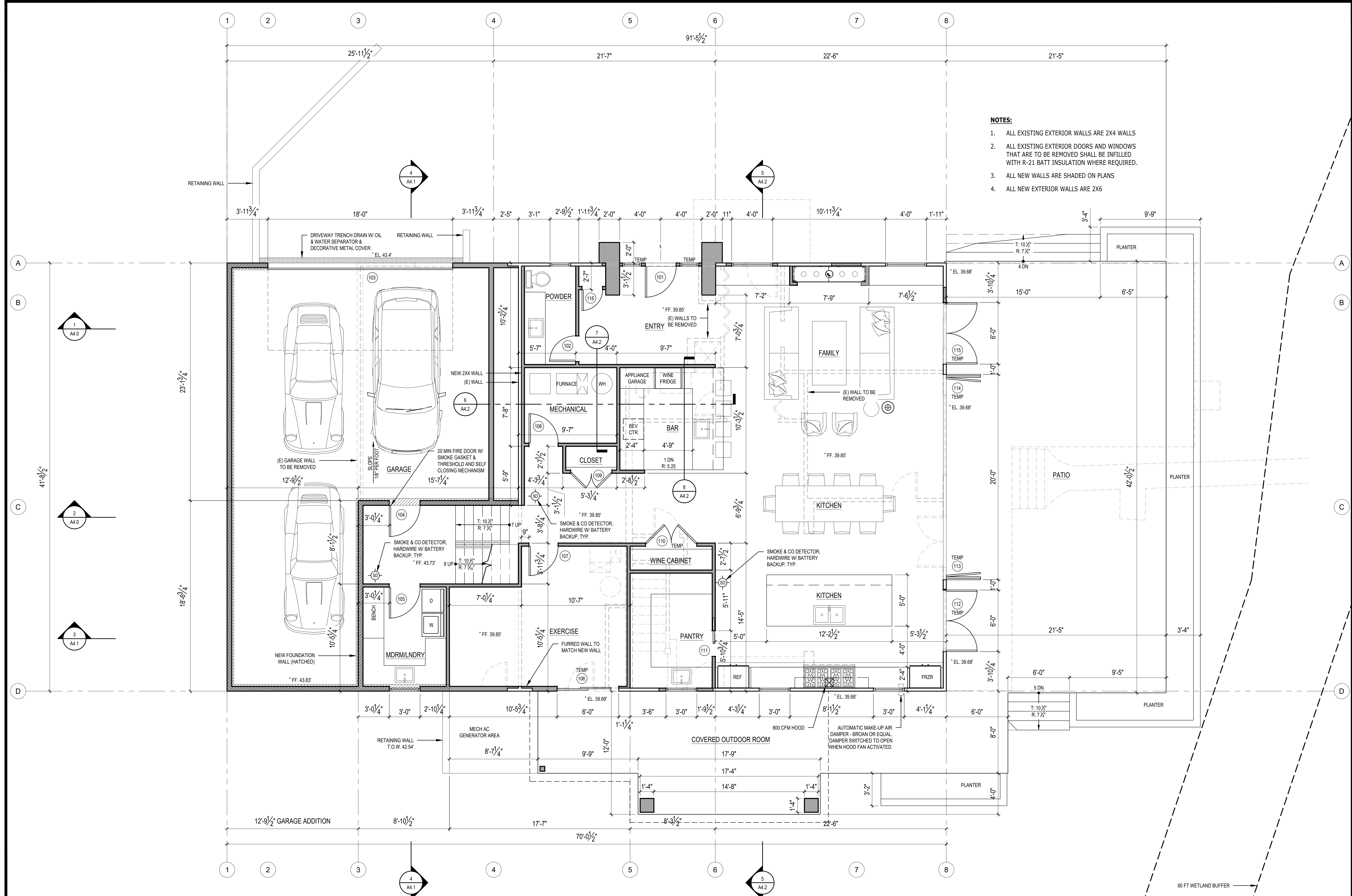
REVISIONS:

1	
2	
3	
4	
5	

PLOT DATE: 6/2/2021  
 DRAWN BY: JM  
 CHECKED BY: BJS

SHEET  
**A2.0**

- NOTES:**
1. ALL EXISTING EXTERIOR WALLS ARE 2X4 WALLS
  2. ALL EXISTING EXTERIOR WALLS AND WINDOWS THAT ARE TO BE REMOVED SHALL BE FILLED WITH R-21 BATT INSULATION WHERE REQUIRED.
  3. ALL NEW WALLS ARE SHADED ON PLANS
  4. ALL NEW EXTERIOR WALLS ARE 2X6



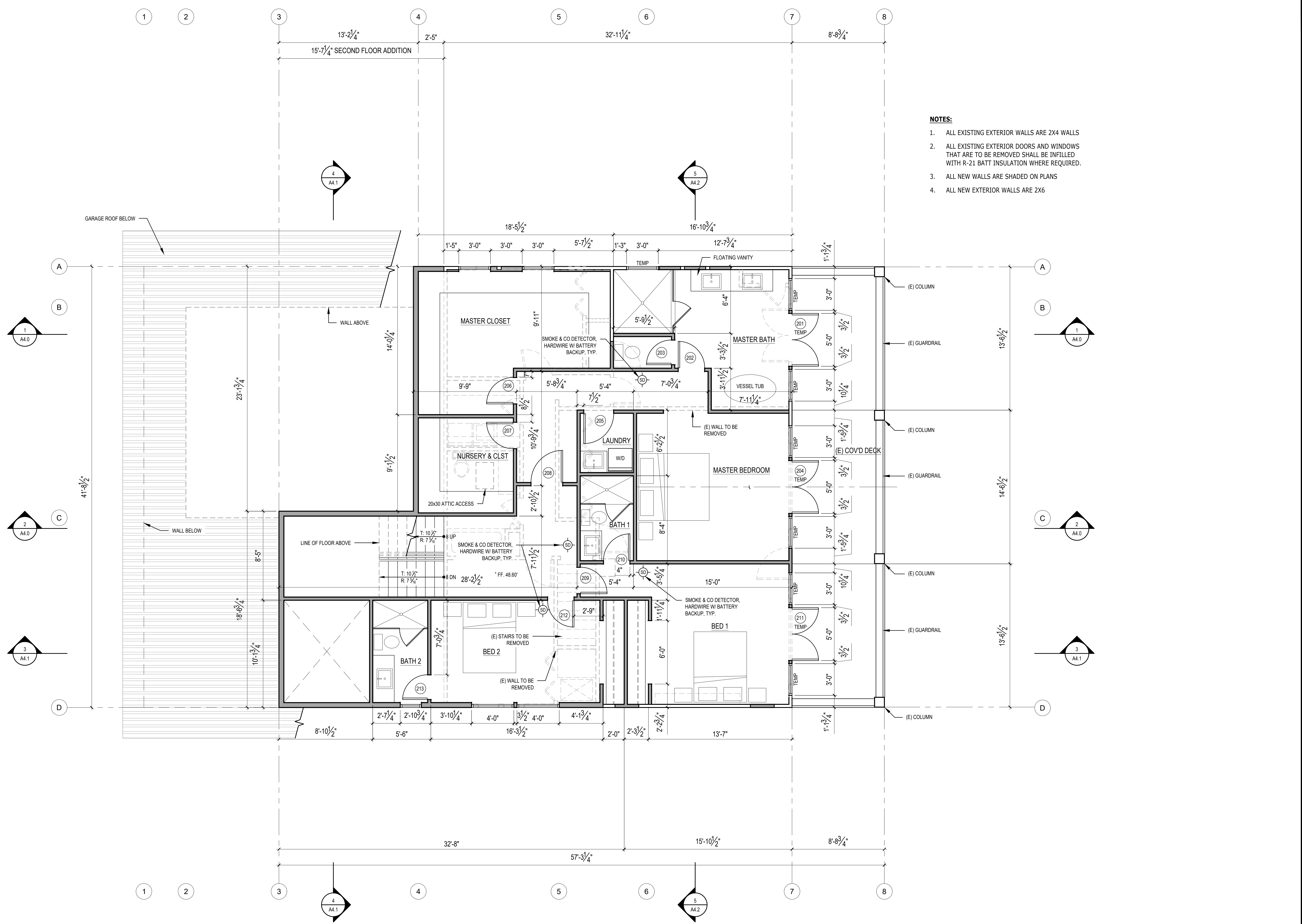
**1 MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 SCHEMATIC DESIGN 3/30/2021

60 FT WETLAND BUFFER

**NOTES:**

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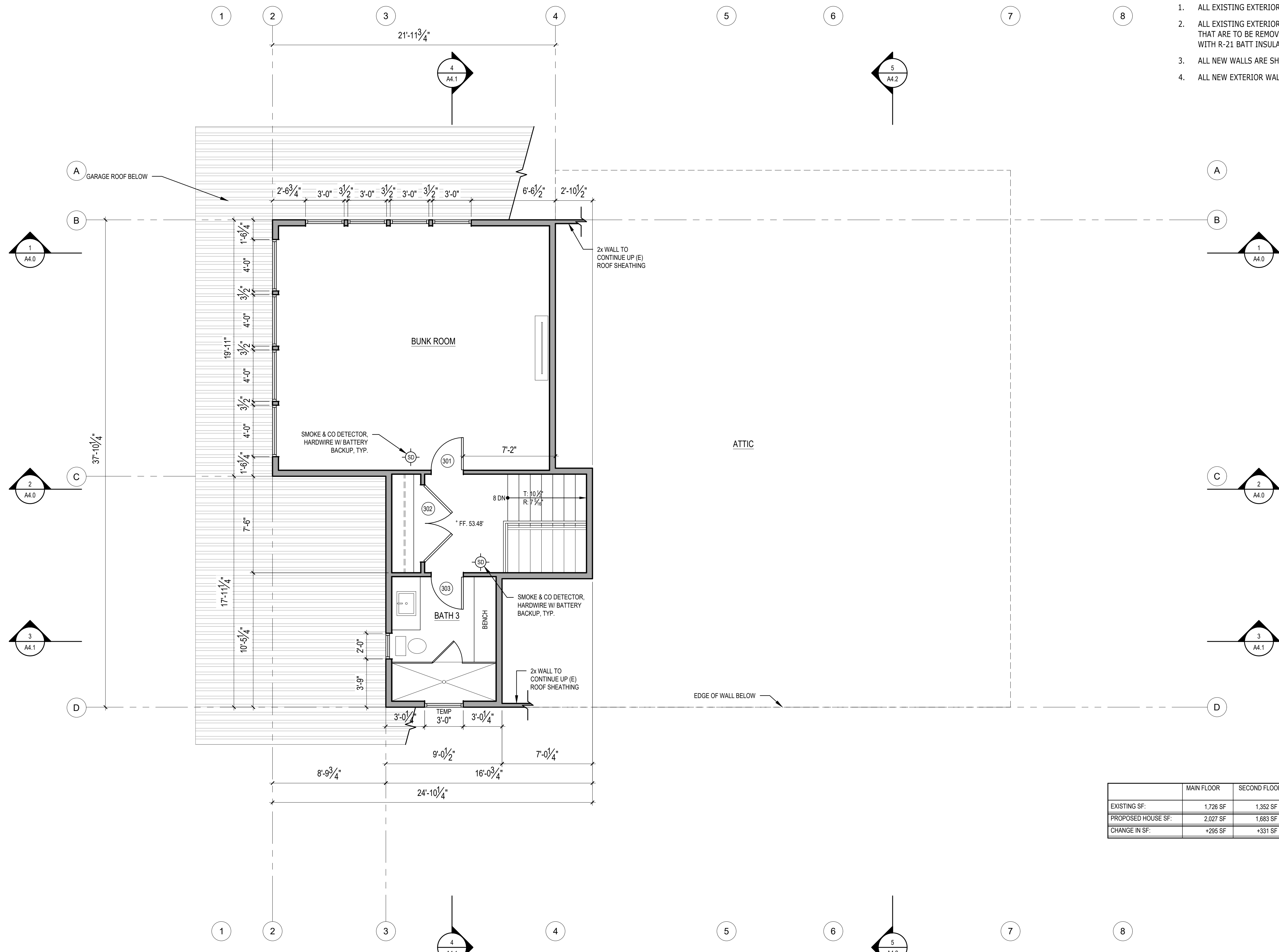


**1 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 SCHEMATIC DESIGN 3/30/2021

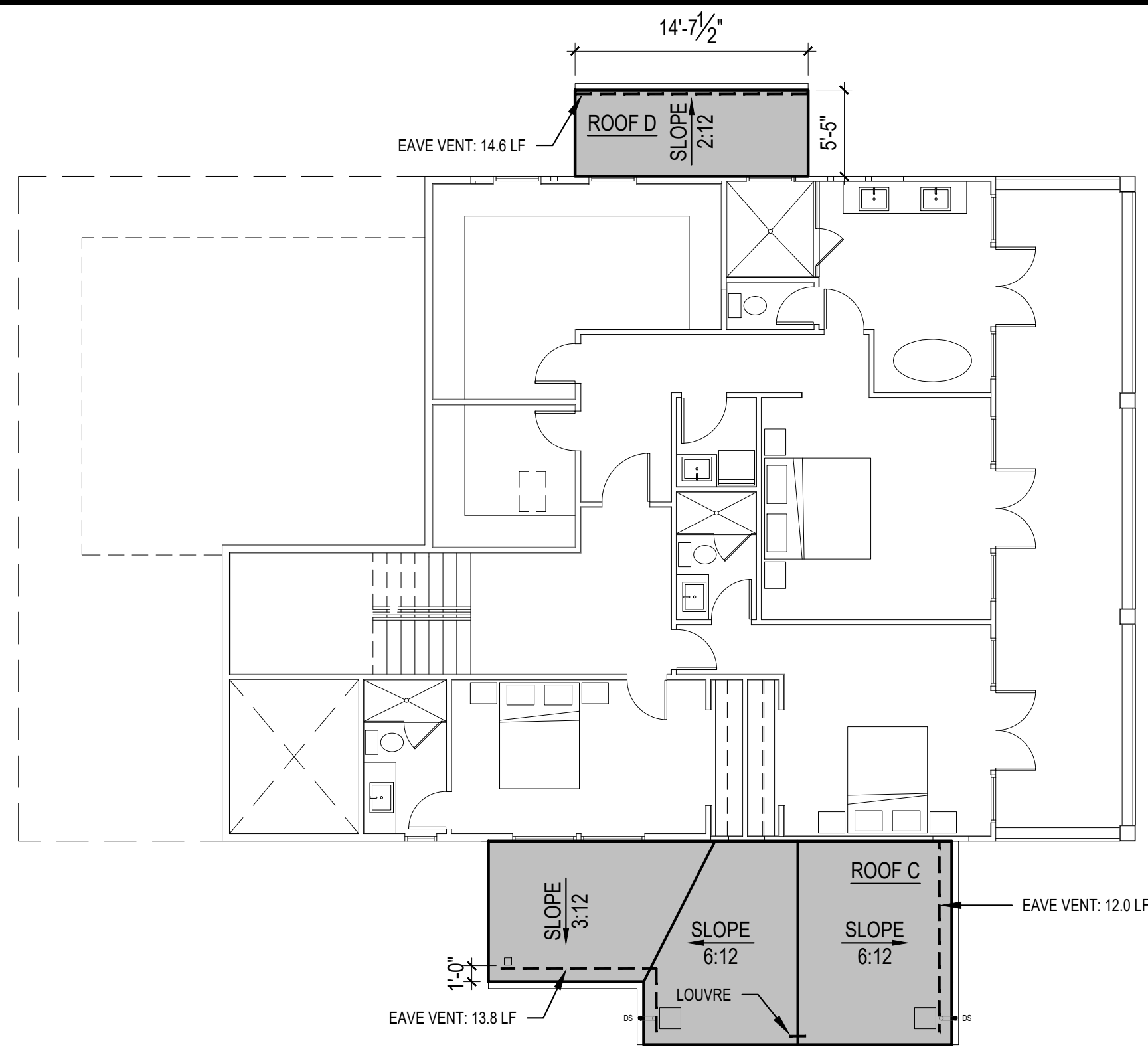
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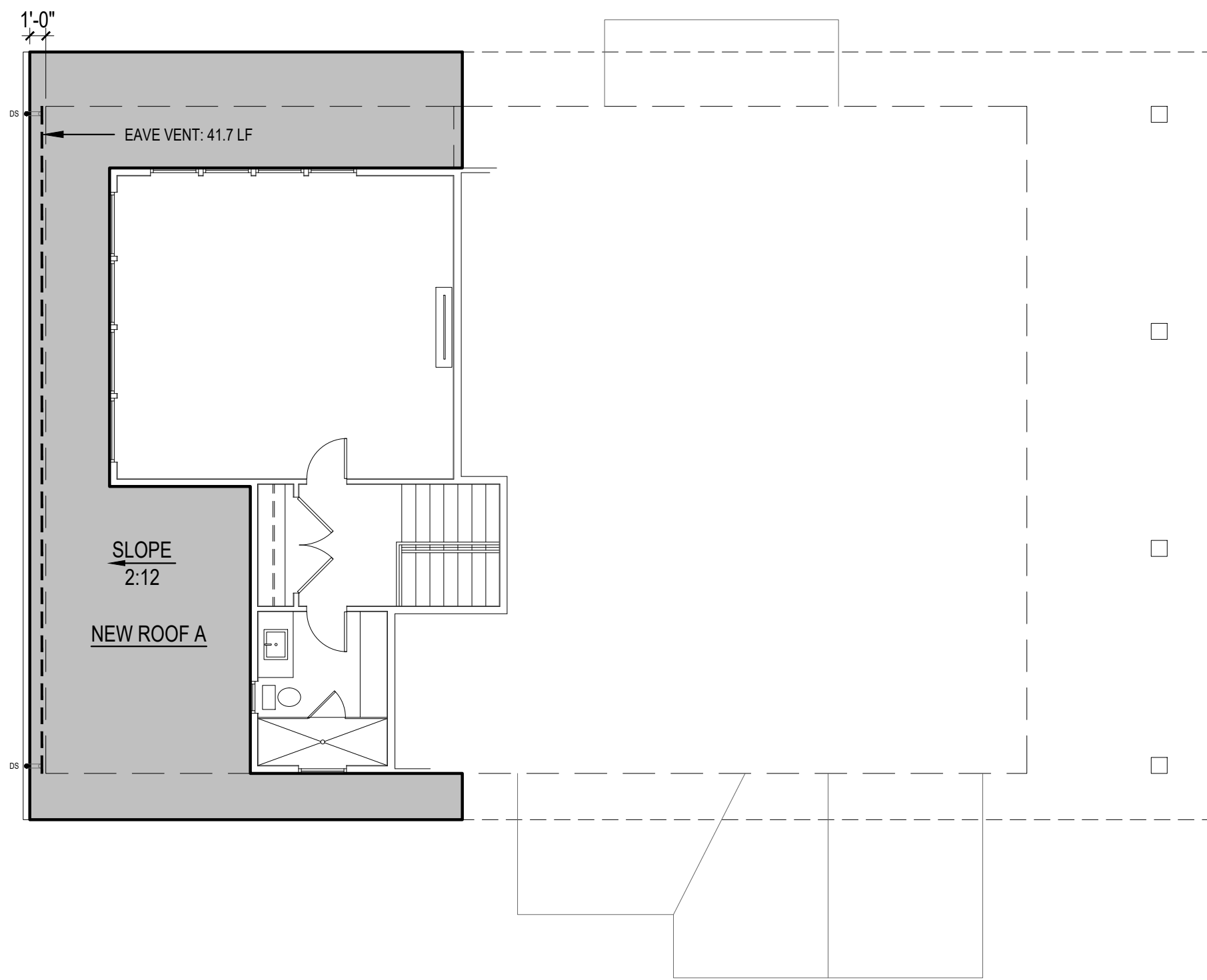


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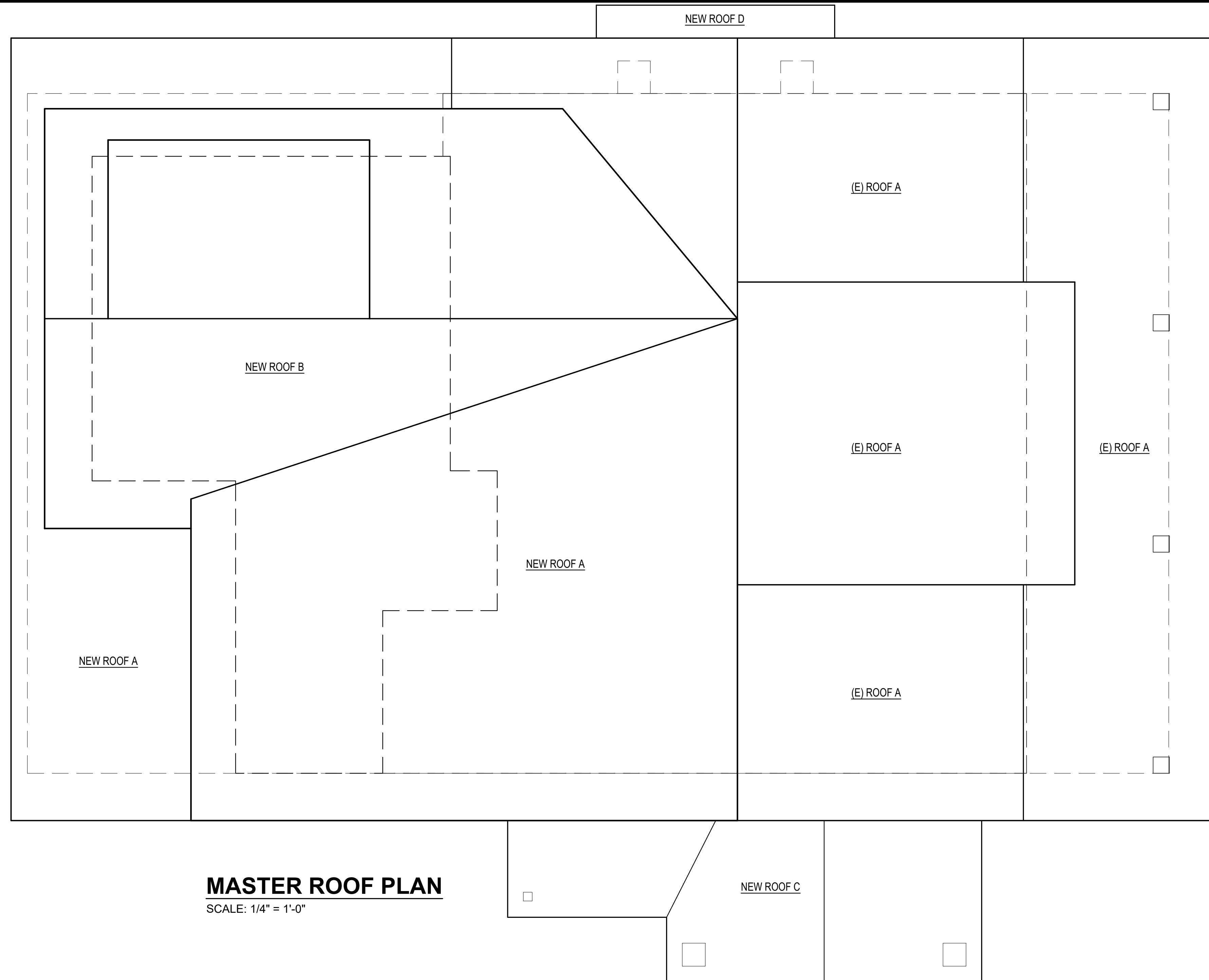
**1 THIRD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



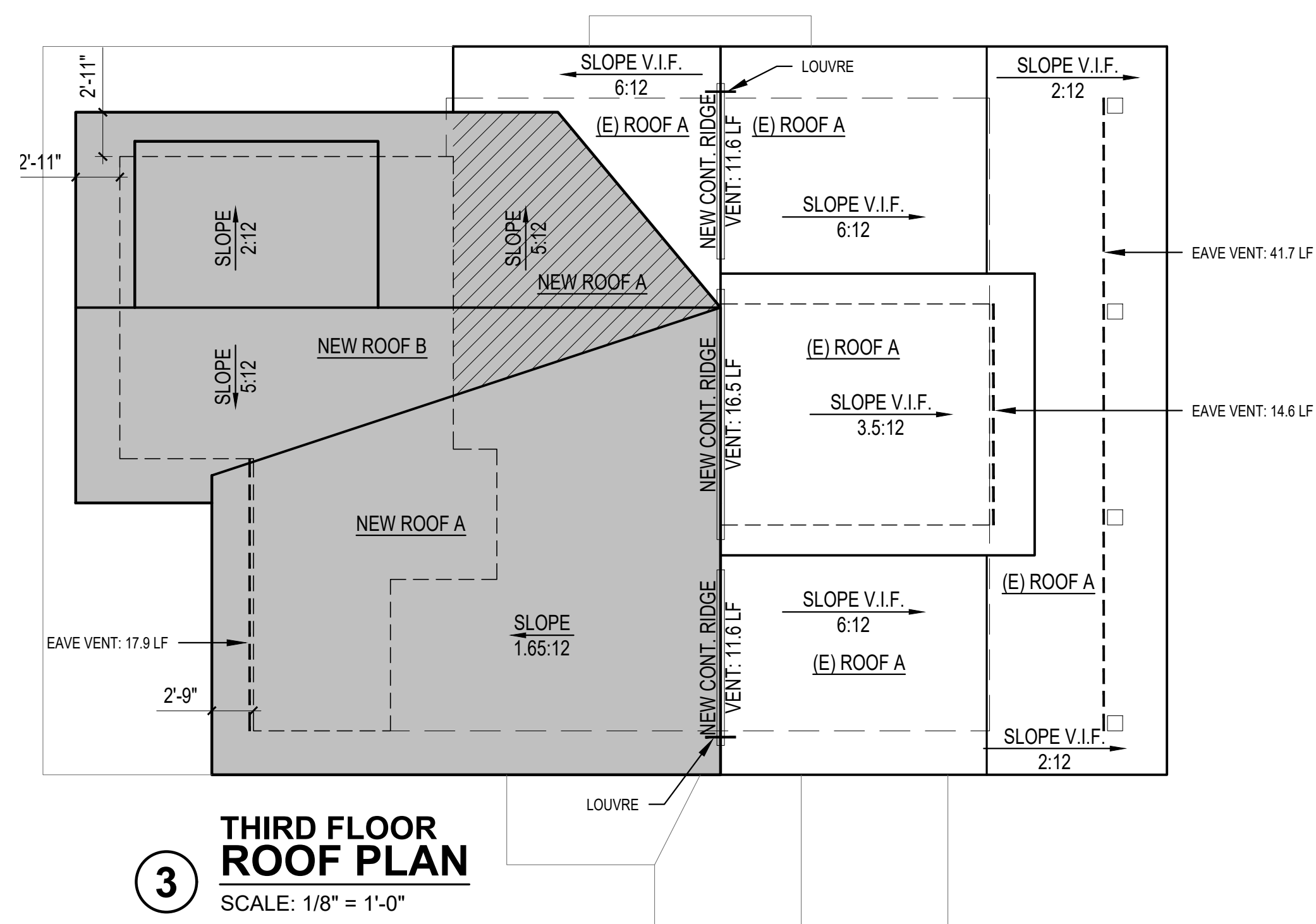
**1 MAIN FLOOR ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**2 SECOND FLOOR ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**MASTER ROOF PLAN**  
SCALE: 1/4" = 1'-0"

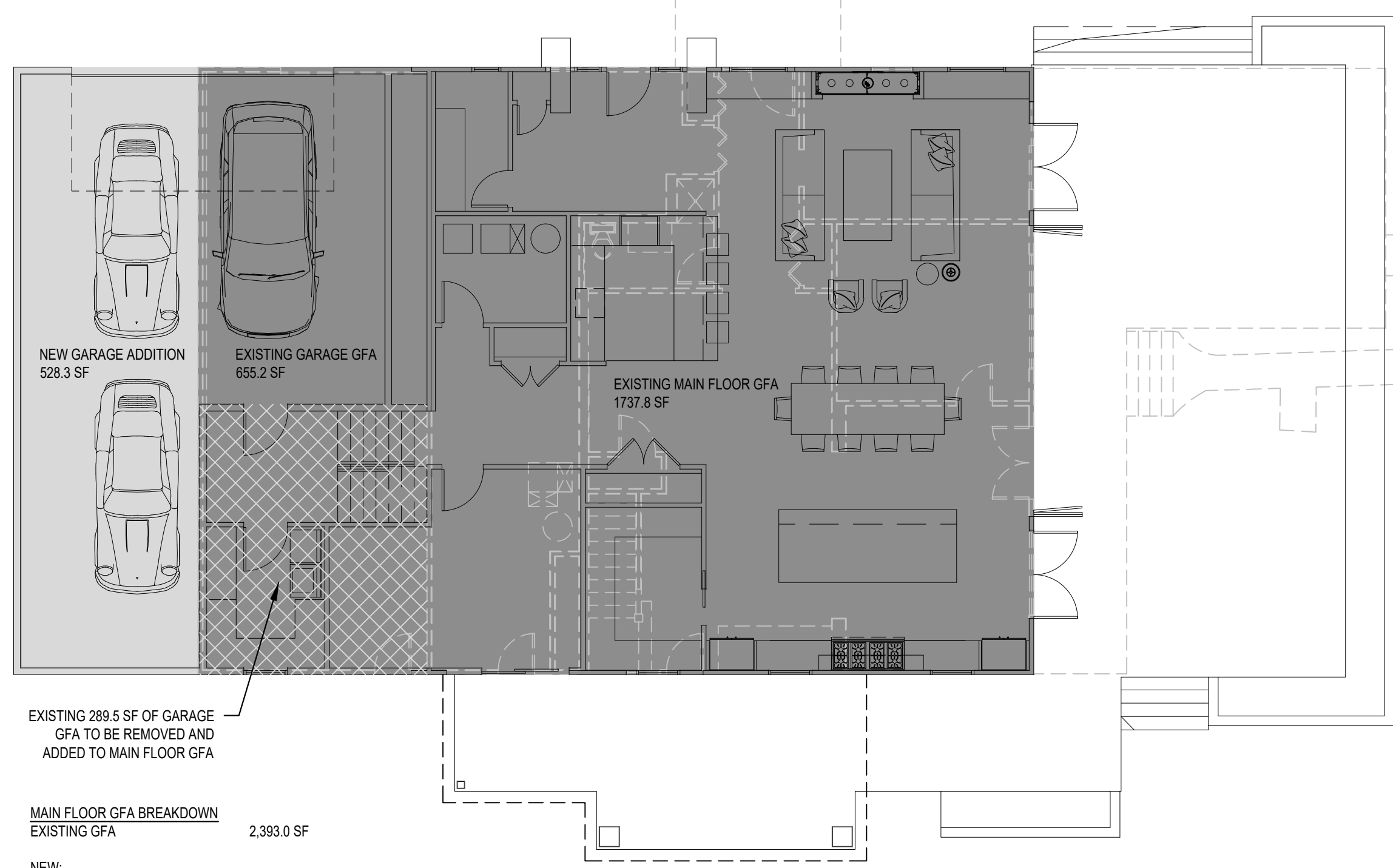


**3 THIRD FLOOR ROOF PLAN**  
SCALE: 1/8" = 1'-0"

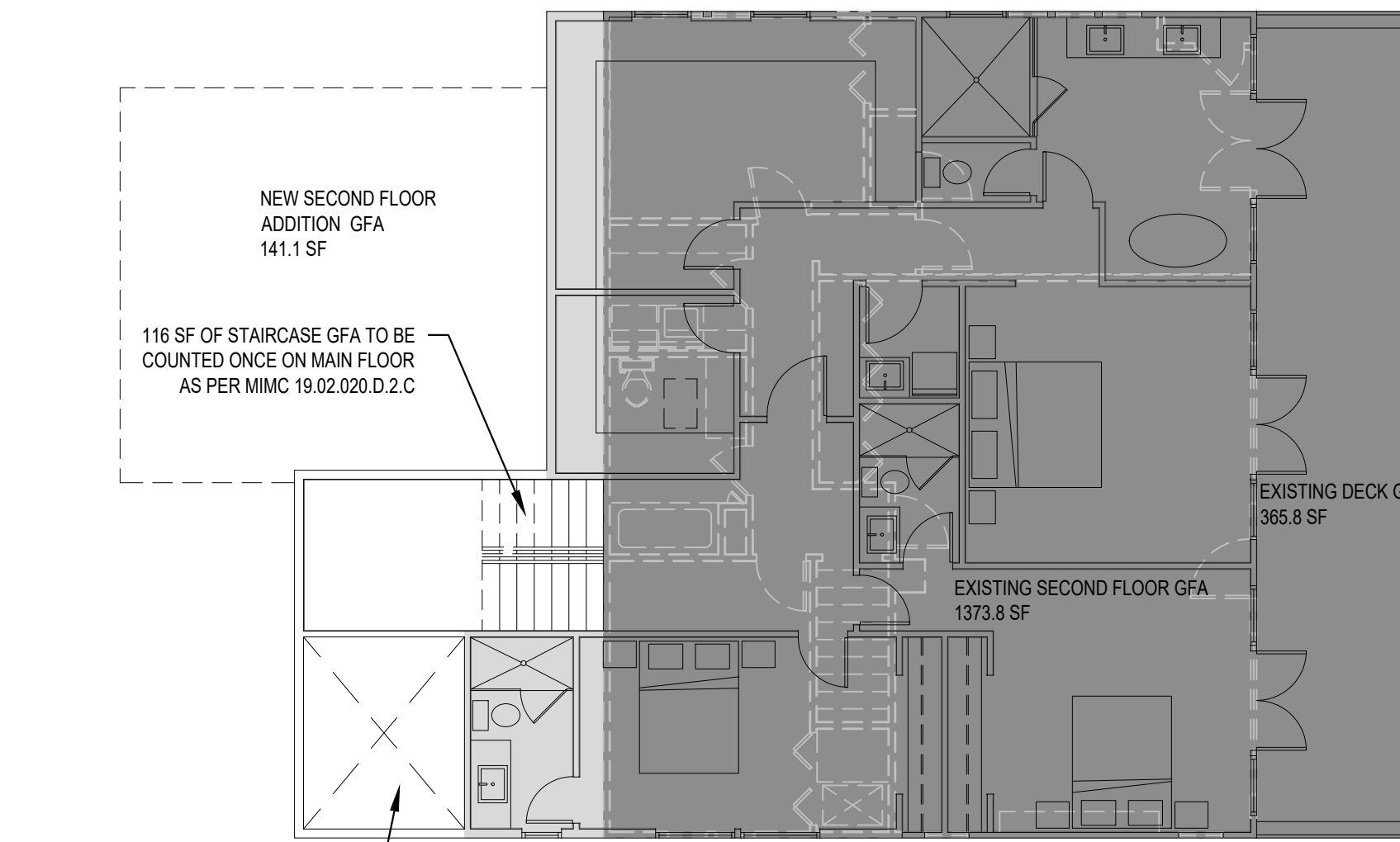
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
SCHEMATIC DESIGN 3/30/2021

**LEGEND:**

- EXISTING GROSS FLOOR AREA TO REMAIN
- NEW GROSS FLOOR AREA
- EXISTING GROSS FLOOR AREA TO BE REMOVED



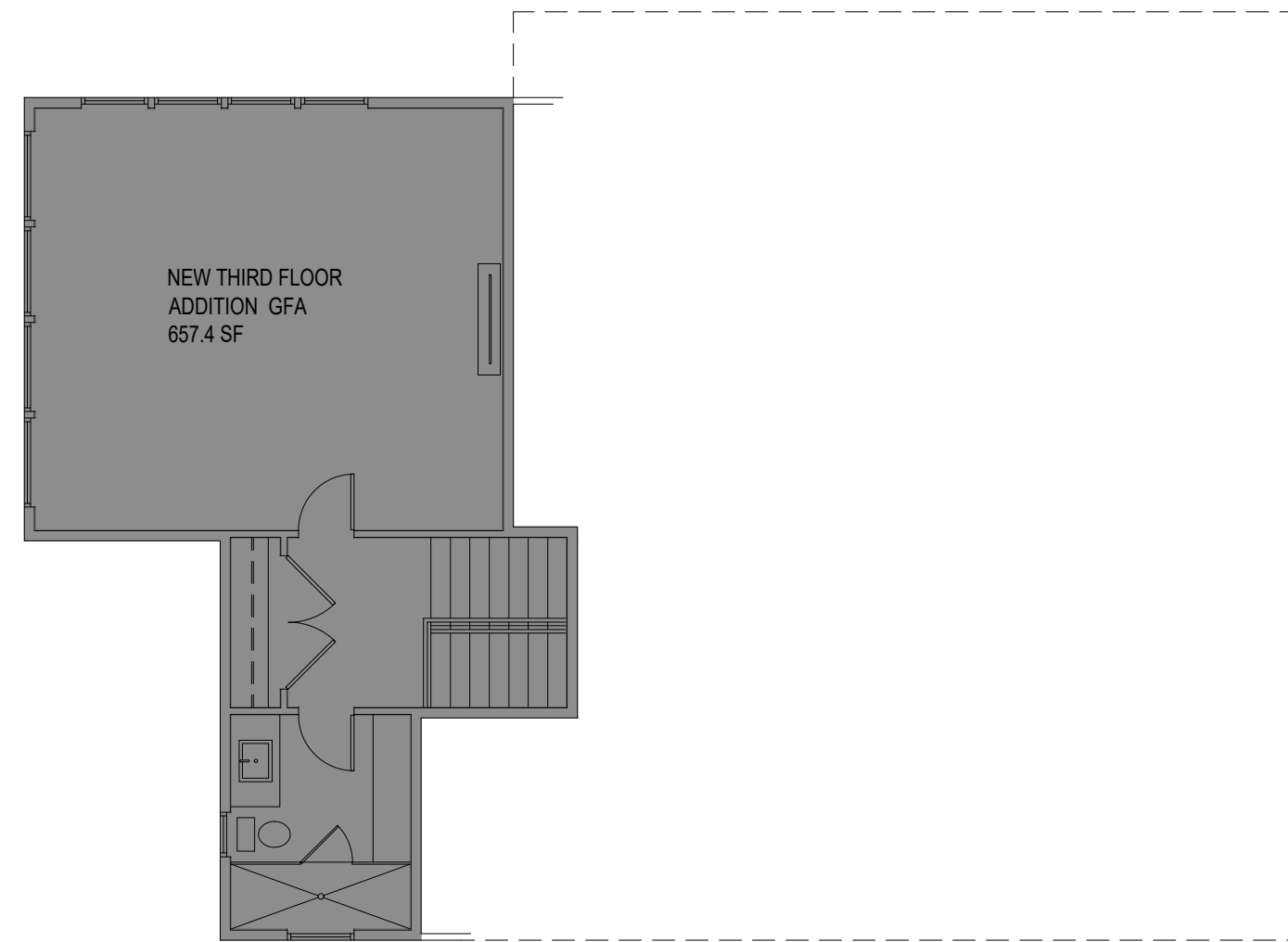
**1 MAIN FLOOR DIAGRAM**  
SCALE: 1/8" = 1'-0"



**2 SECOND FLOOR DIAGRAM**  
SCALE: 1/8" = 1'-0"

**GROSS FLOOR AREA**

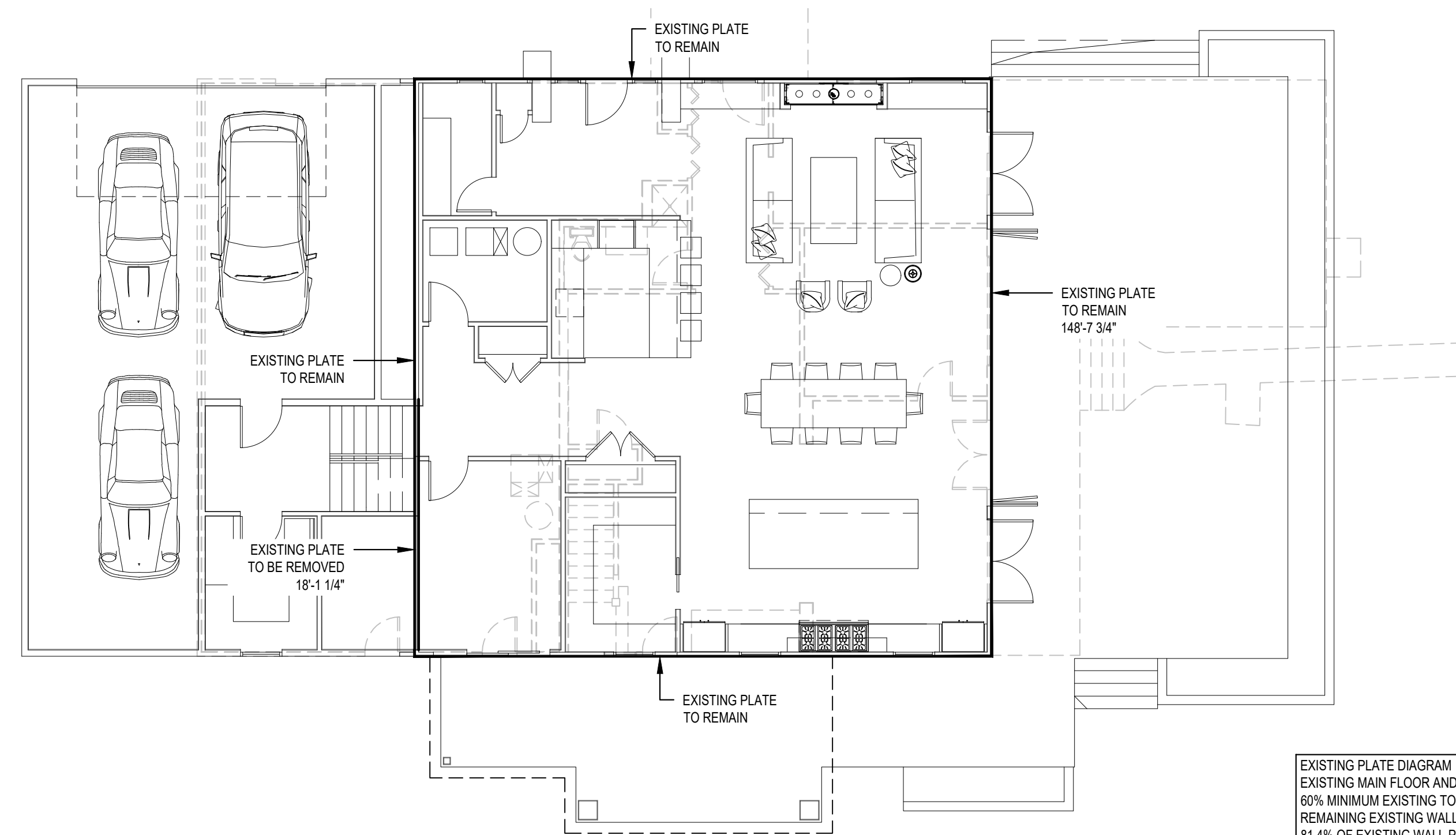
	EXISTING FLOOR AREA	NEW ADDED FLOOR AREA	TOTAL		
MAIN FLOOR	1,737.8 SF	+289.5 SF	2,027.3 SF	PROPOSED LOT SIZE	= 36,116 SF
SECOND FLOOR	1,373.8 SF	+141.1 SF	1,514.9 SF	GFA THRESHOLD	= 8,000 SF
THIRD FLOOR	0 SF	+657.4 SF	657.4 SF	EXISTING GFA	= 4,132.6 SF
COVERED DECK	365.8 SF	0 SF	365.8 SF	EXISTING % GFA COVERAGE	= 11.4%
GARAGE	655.2 SF	+238.8 SF	894.0 SF	PROPOSED GFA	= 5,459.4 SF
TOTAL	4,132.6 SF	+1,326.8 SF	5,459.4 SF	PROPOSED %GFA COVERAGE	= 15.1%
				PROPOSED GFA IS 5.555.2 SF OR 15.4%	



**THIRD FLOOR GFA BREAKDOWN**

NEW: THIRD FLOOR ADDITION	657.4 SF
TOTAL PROPOSED:	657.4 SF

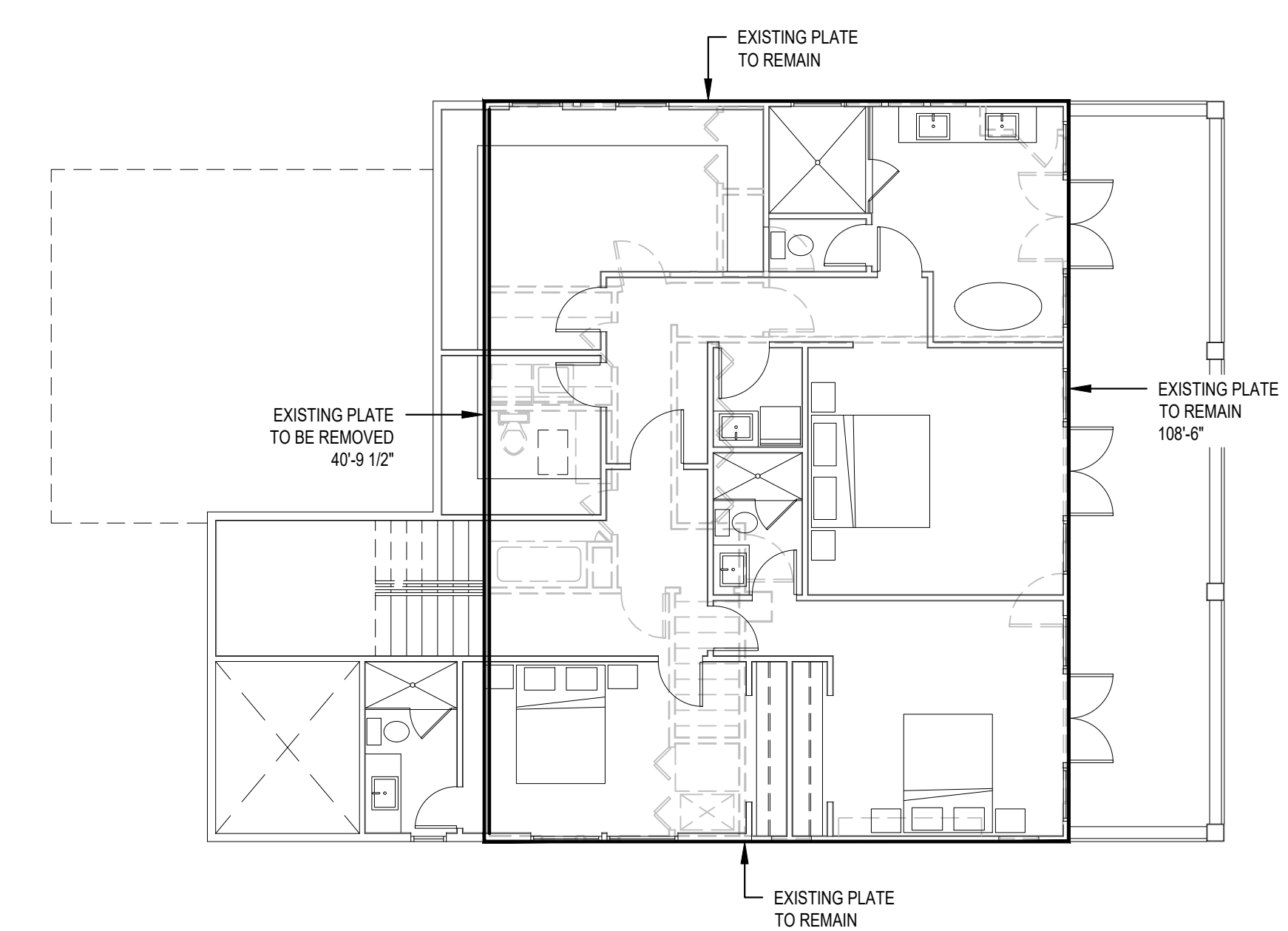
**3 THIRD FLOOR DIAGRAM**  
SCALE: 1/8" = 1'-0"

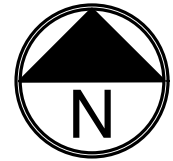


**EXISTING PLATE DIAGRAM**

EXISTING MAIN FLOOR AND SECOND FLOOR PERIMETER	= 316'-0 1/2"
60% MINIMUM EXISTING TO REMAIN	= 189'-7 1/2"
REMAINING EXISTING WALL	= 257'-1 3/4"
81.4% OF EXISTING WALL PLATE REMAINS	

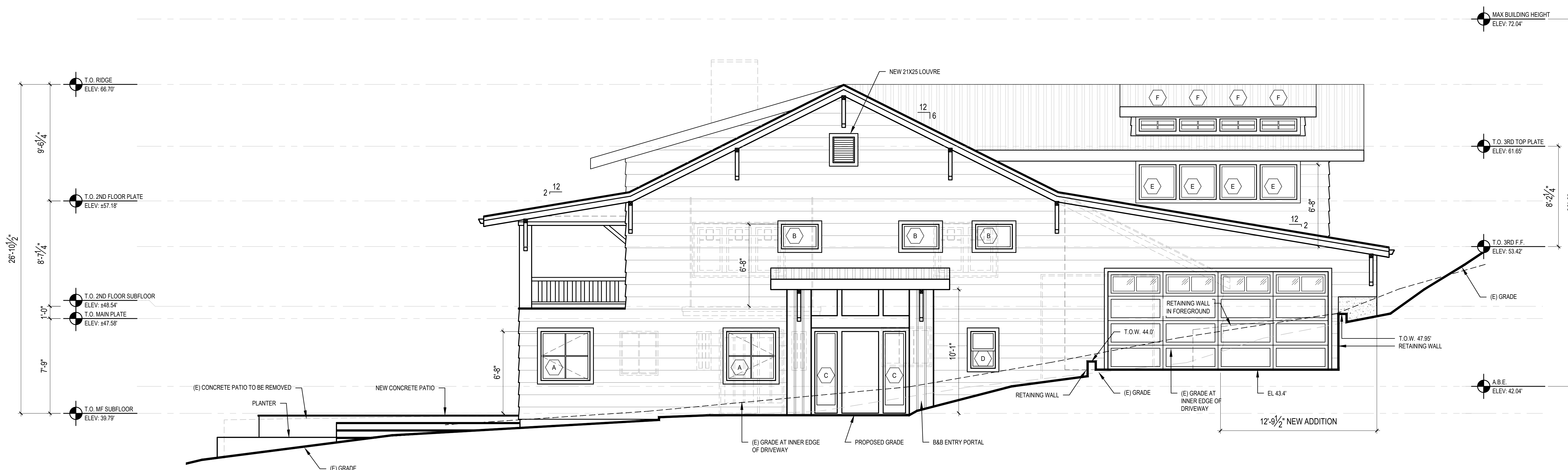
**4 40% WALL ALTERATION DIAGRAM**  
SCALE: 1/8" = 1'-0"



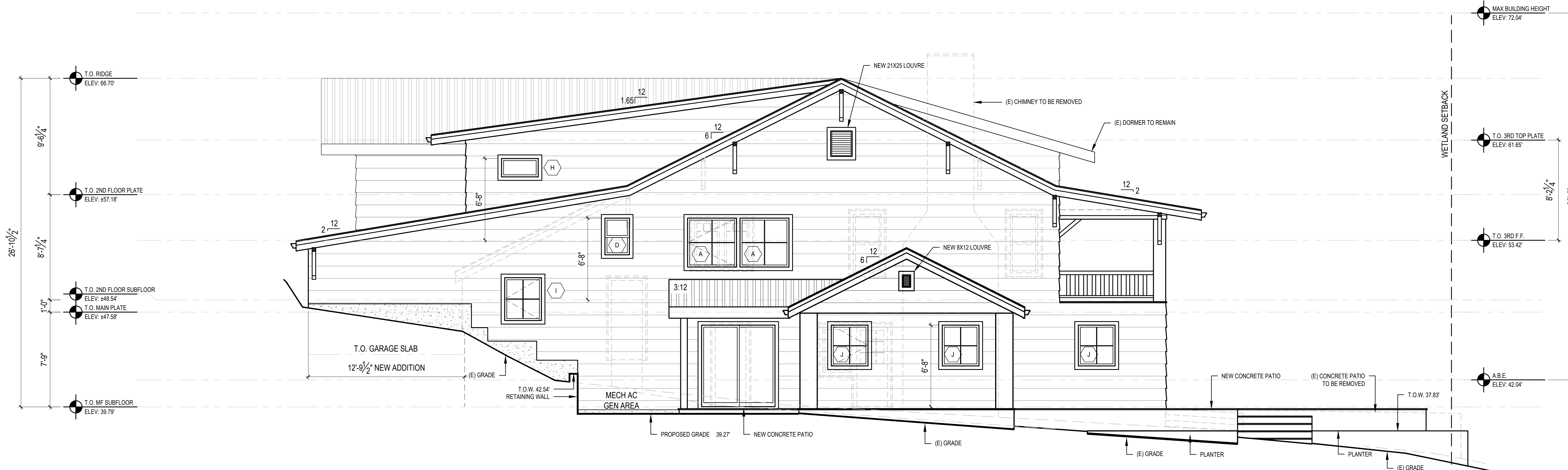


**1 FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 SCHEMATIC DESIGN 3/30/2021



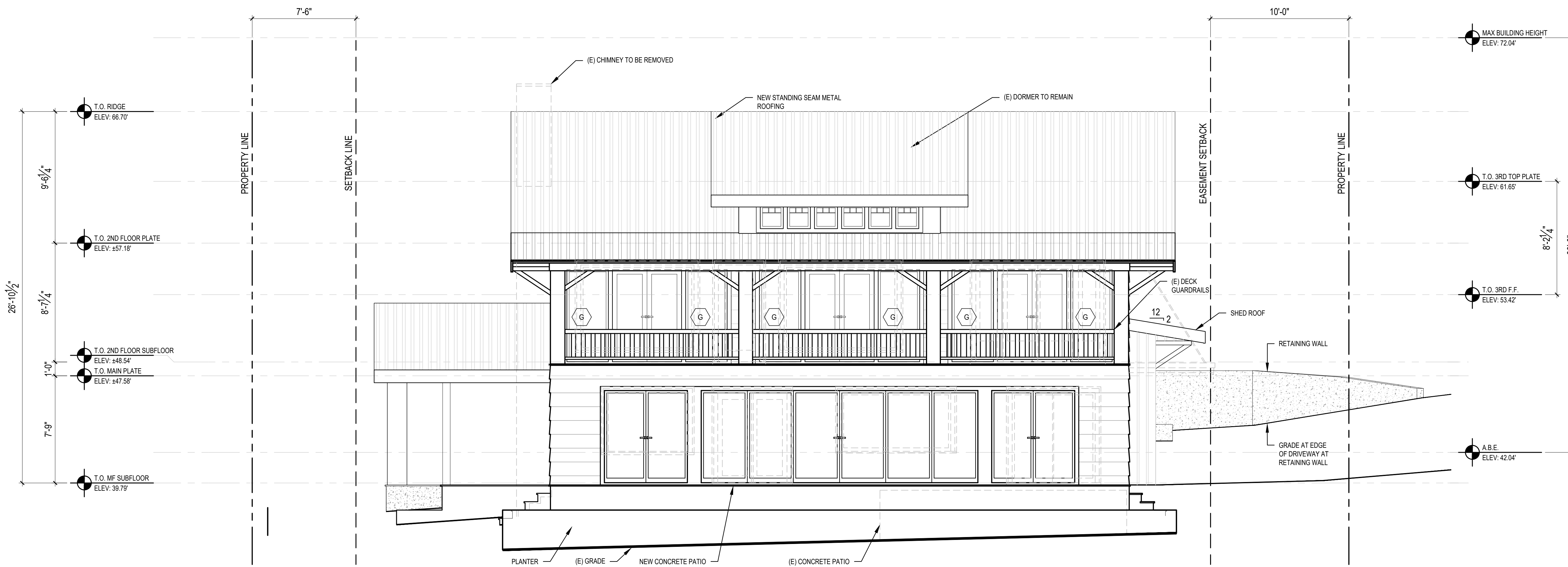
**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



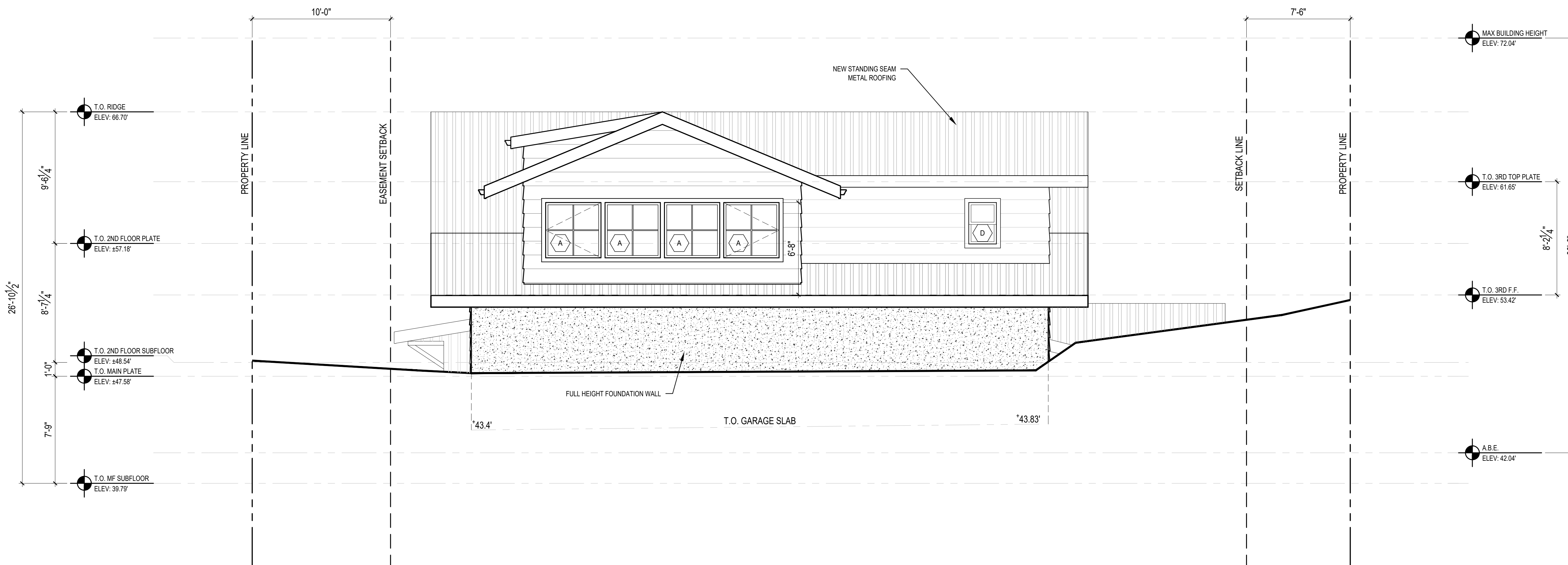
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
SCHEMATIC DESIGN 3/30/2021





**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



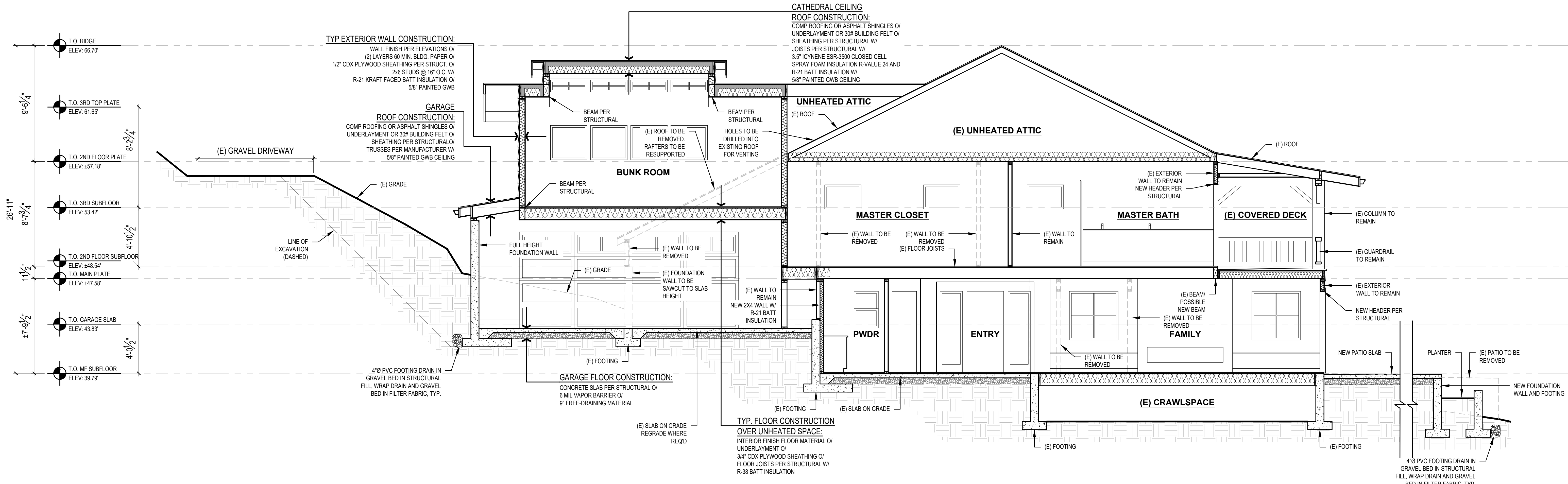
**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
SCHEMATIC DESIGN 3/30/2021

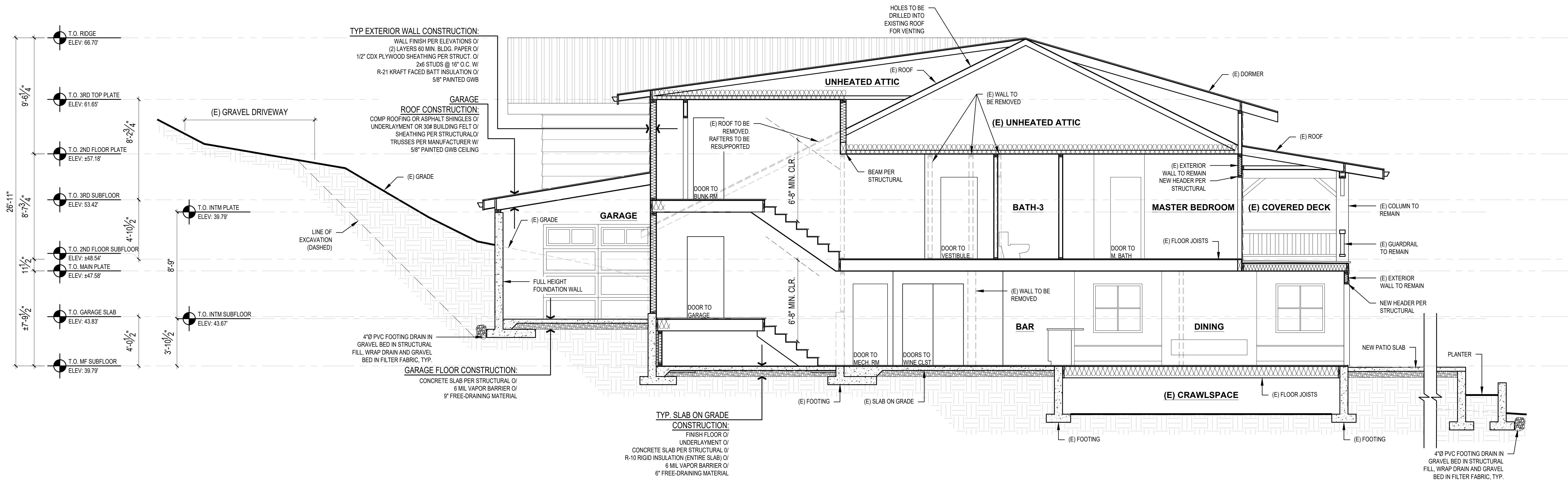
NO.	DATE	DESCRIPTION

REVISIONS:

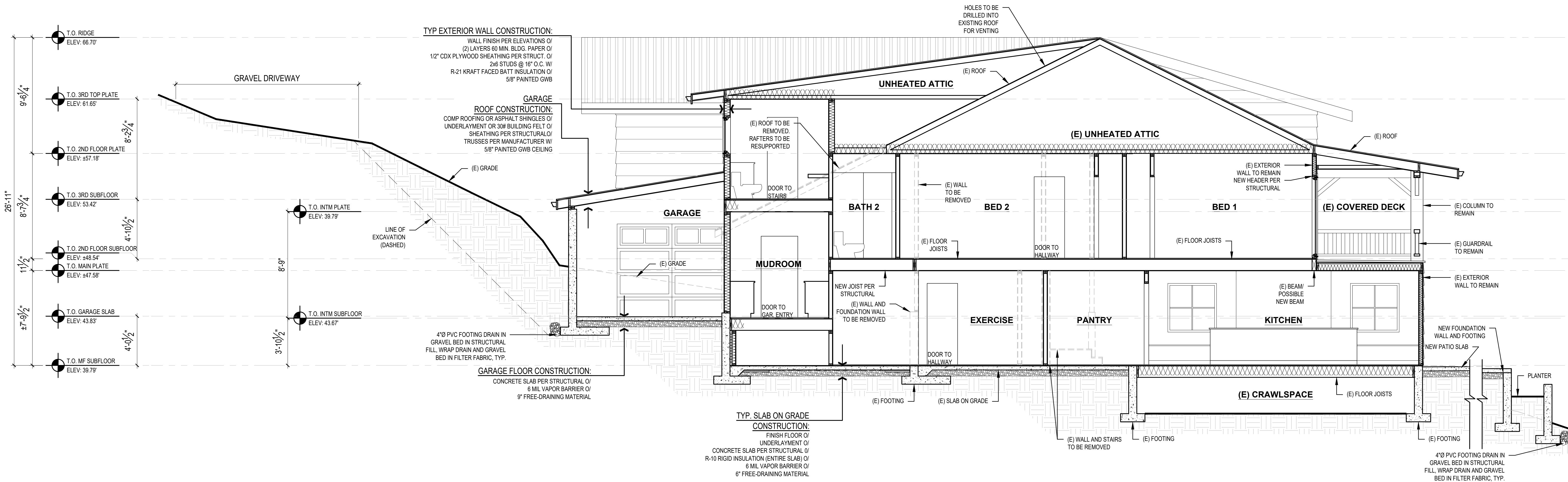
PLOT DATE: 6/2/2021  
DRAWN BY: JM  
CHECKED BY: BJS



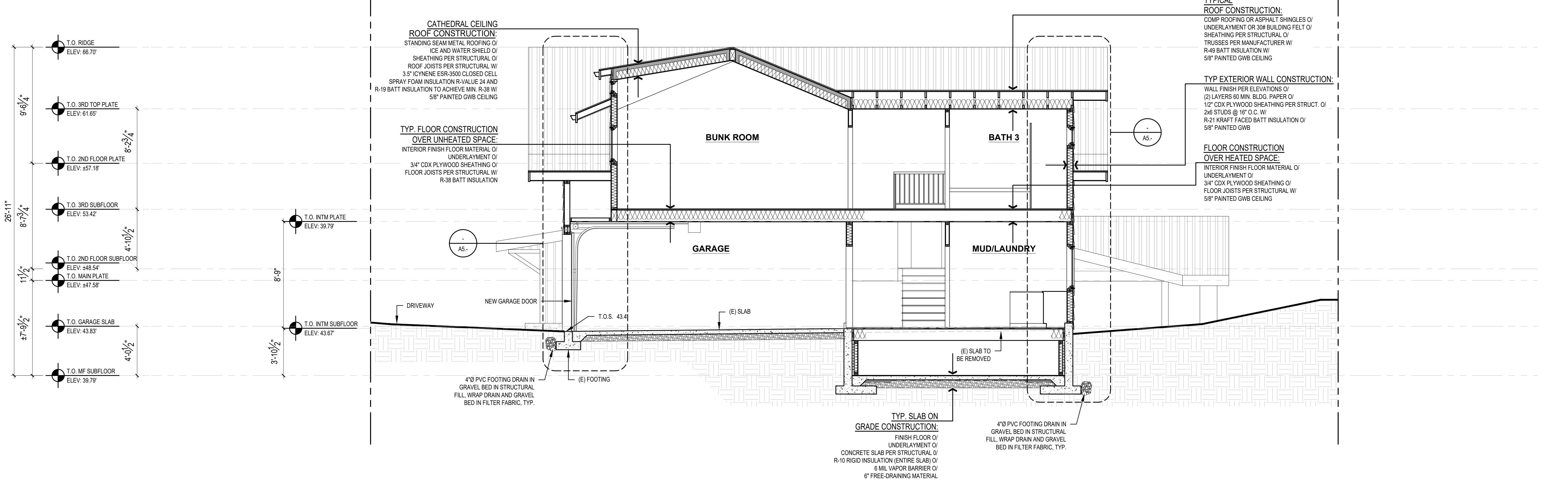
**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



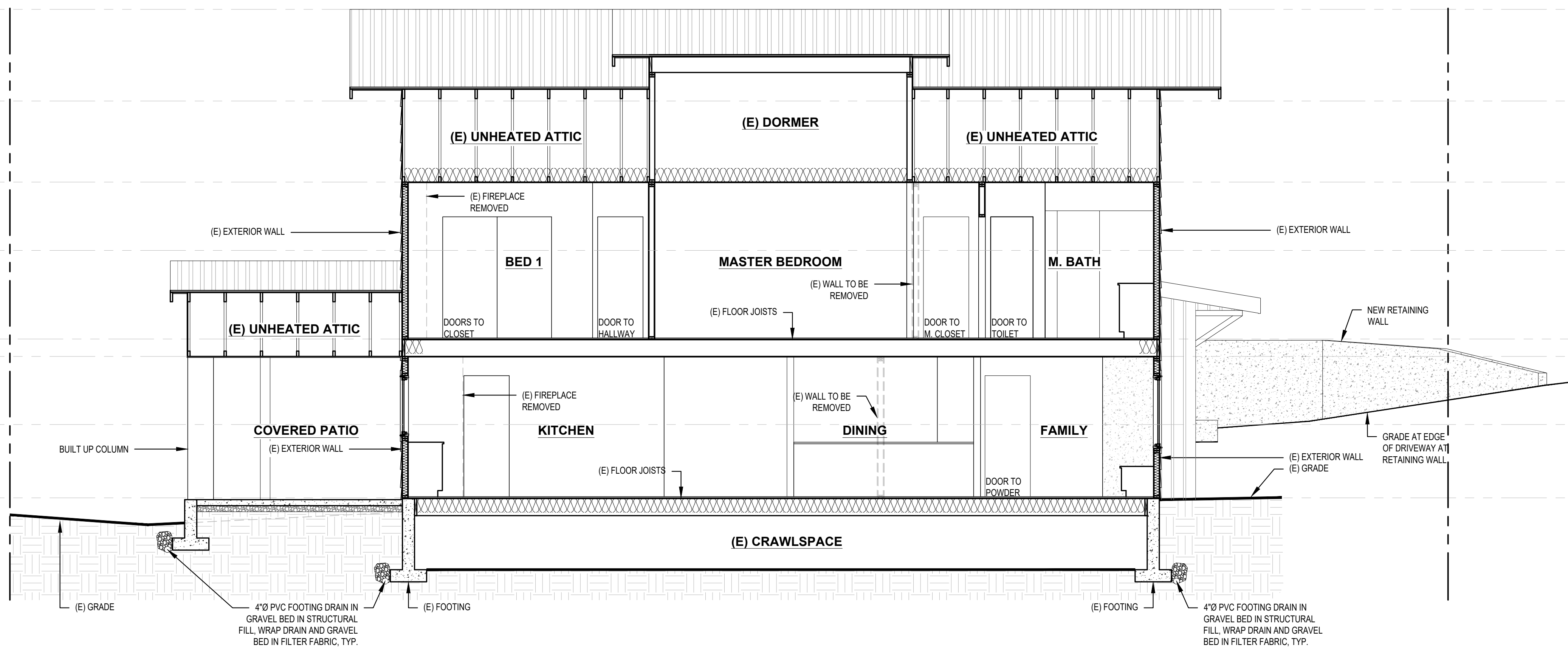
**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



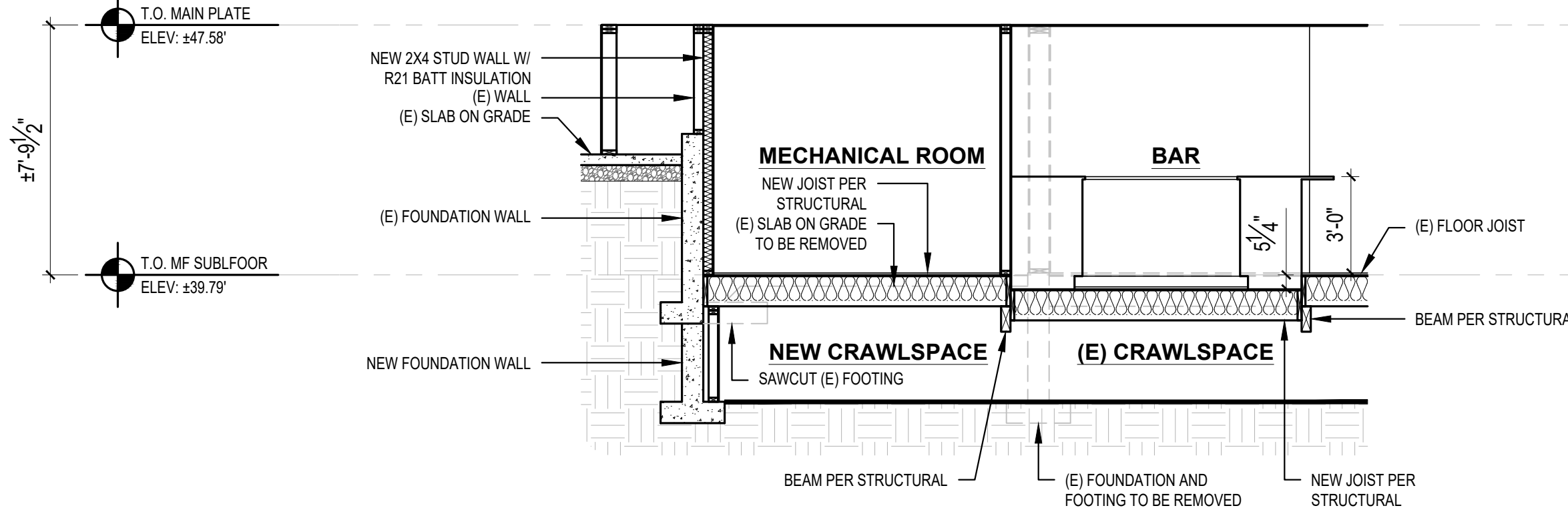
**4 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

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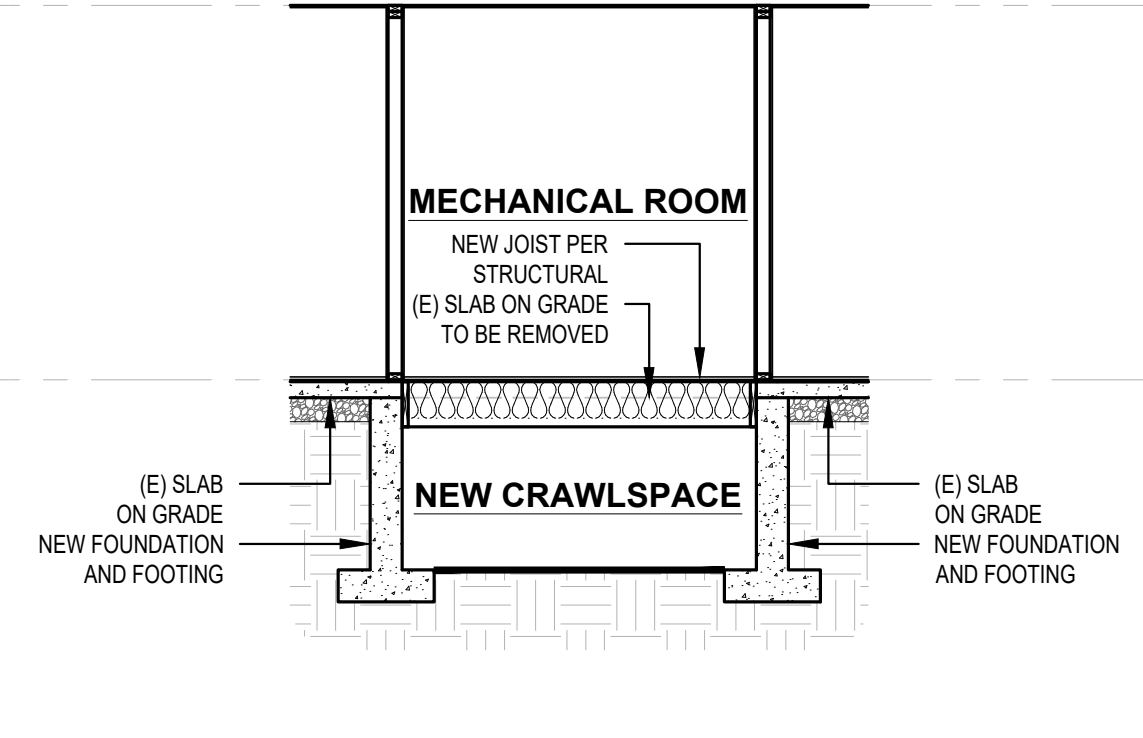
T.O. RIDGE	ELEV: 66.70'
T.O. 3RD TOP PLATE	ELEV: 61.85'
T.O. 2ND FLOOR PLATE	ELEV: 57.16'
T.O. 3RD SUBFLOOR	ELEV: 53.42'
T.O. 2ND FLOOR SUBFLOOR	ELEV: 48.54'
T.O. MAIN PLATE	ELEV: 47.58'
T.O. GARAGE SLAB	ELEV: 43.83'
T.O. MF SUBFLOOR	ELEV: 39.79'



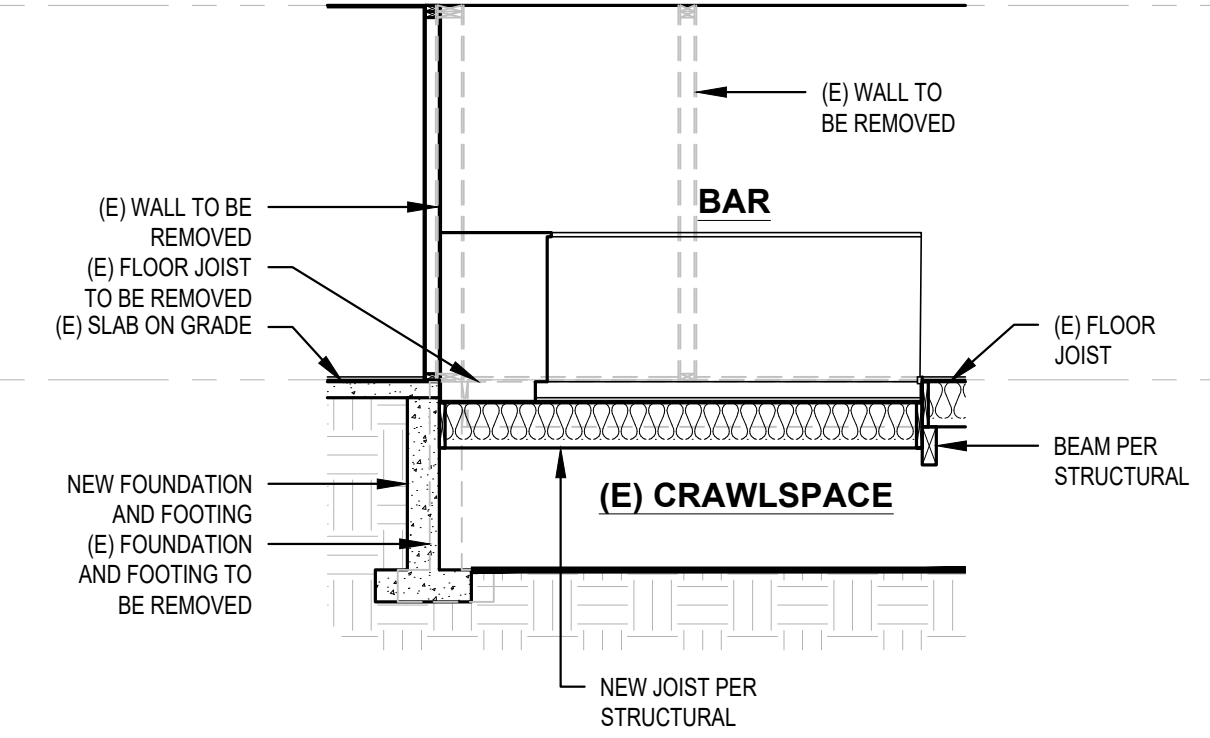
**5 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**6 MECH. ROOM/BAR BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**7 MECH. ROOM BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

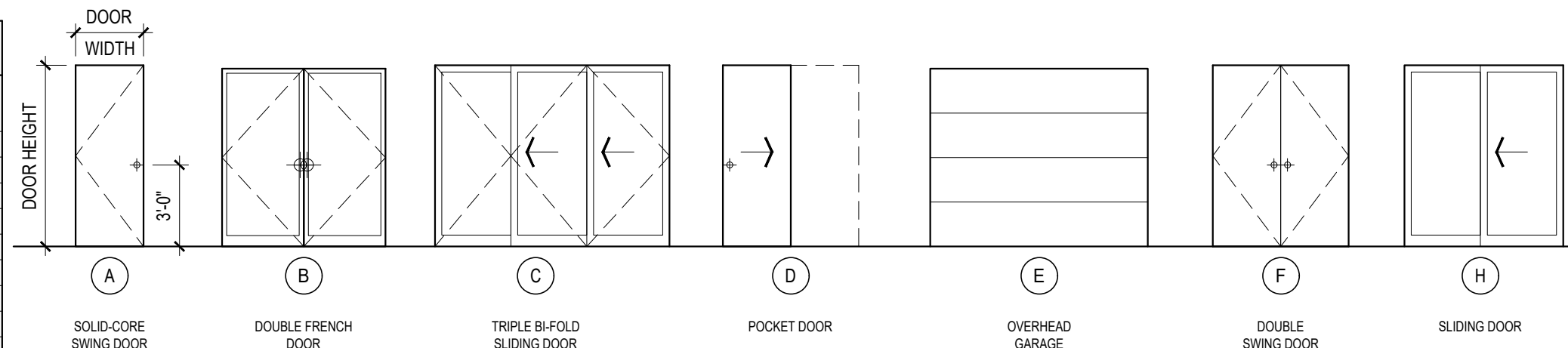


**8 BAR BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**DOOR SCHEDULE**

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	NFRC CERT.	REMARKS
<b>MAIN FLOOR</b>										
101	ENTRY	3'-0"	6'-8"	A	Y	-	1-3/4"	.30	Y	
102	POWDER	2'-6"	6'-8"	A	-	-	1-3/4"	-	Y	
103	GARAGE DOOR	18'-0"	8'-0"	E	-	-	1-3/4"	-	Y	OVERHEAD DOOR
104	GARAGE	3'-0"	6'-8"	A	-	-	1-3/4"	.30	Y	
105	MUDROOM/LAUNDRY	3'-0"	6'-8"	A	-	-	1-3/4"	-	Y	
106	EXERCISE	6'-0"	6'-8"	H	Y	-	1-3/4"	.30	Y	
107	EXERCISE	2'-10"	6'-8"	A	-	-	1-3/4"	-	Y	
108	MECHANICAL	2'-10"	6'-8"	A	-	-	1-3/4"	-	Y	
109	HALLWAY CLOSET	5'-0"	6'-8"	F	-	-	1-3/4"	-	Y	
110	WINE CLOSET	5'-0"	6'-8"	B	Y	-	1-3/4"	.30	Y	
111	PANTRY	2'-6"	6'-8"	E	-	-	1-3/4"	-	Y	
112	KITCHEN	5'-0"	6'-8"	B	Y	-	1-3/4"	.30	Y	
113	DINING	10'-0"	6'-8"	C	Y	-	1-3/4"	.30	Y	MULTI-PANEL
114	DINING	6'-0"	6'-8"	C	Y	-	1-3/4"	.30	Y	MULTI-PANEL
115	LIVING	5'-0"	6'-8"	B	Y	-	1-3/4"	.30	Y	
116	ENTRY CLOSET	2'-0"	6'-8"	A	-	-	1-3/4"	-	Y	
<b>SECOND FLOOR</b>										
201	MASTER BATH	5'-0"	6'-8"	B	Y	-	1-3/4"	.30	Y	
202	MASTER BATH	2'-6"	6'-8"	A	-	-	1-3/4"	-	Y	
203	MASTER BATH	2'-4"	6'-8"	A	-	-	1-3/4"	-	Y	
204	MASTER BEDROOM	5'-0"	6'-8"	B	Y	-	1-3/4"	.30	Y	
205	LAUNDRY	2'-10"	6'-8"	A	-	-	1-3/4"	-	Y	
206	MASTER CLOSET	2'-6"	6'-8"	A	-	-	1-3/4"	-	Y	
207	NURSERY AND CLOSET	2'-6"	6'-8"	A	-	-	1-3/4"	-	Y	
208	HALLWAY	3'-0"	6'-8"	A	-	-	1-3/4"	-	Y	
209	BEDROOM 1	2'-6"	6'-8"	A	-	-	1-3/4"	-	Y	
210	BATH 1	2'-6"	6'-8"	A	-	-	1-3/4"	-	Y	
211	BEDROOM 1	5'-0"	6'-8"	B	Y	-	1-3/4"	.30	Y	
212	BEDROOM 2	2'-0"	6'-8"	A	-	-	1-3/4"	-	Y	
213	BATH 2	2'-0"	6'-8"	A	-	-	1-3/4"	-	Y	
<b>THIRD FLOOR</b>										
301	BUNK ROOM	2'-6"	6'-8"	A	-	-	1-3/4"	-	Y	
302	CLOSET	6'-0"	6'-8"	F	-	-	1-3/4"	-	Y	
303	BATH 3	2'-6"	6'-8"	A	-	-	1-3/4"	-	Y	

**DOOR TYPES:**



**WINDOW SCHEDULE**

WINDOW MARK	DESCRIPTION	R.O. SIZE WIDTH	R.O. SIZE HEIGHT	TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	NFRC CERT.	GLAZING	REMARKS & NOTES
A	CASEMENT/FIXED CASEMENT	4'-0"	4'-0"	-	8	128.0'	.30	Y	LOW E / CLEAR	EGRESS WINDOW IN SOME LOCATIONS
B	FIXED CASEMENT	3'-0"	2'-0"	-	3	18.0'	.30	Y	LOW E / CLEAR	-
C	ENTRY SIDELIGHT	1'-10"	6'-8"	Y	2	24.4'	.30	Y	LOW E / CLEAR	-
D	SINGLE HUNG	2'-0"	3'-0"	-	3	18.0'	.30	Y	LOW E / CLEAR	EGRESS
E	FIXED CASEMENT	3'-0"	2'-10"	-	4	34.0'	.30	Y	LOW E / CLEAR	-
F	FIXED	3'-0"	1'-0"	-	4	12.0'	.30	Y	LOW E / CLEAR	-
G	FIXED	3'-0"	6'-8"	Y	4	120.0'	.30	Y	LOW E / CLEAR	-
H	FIXED	3'-0"	1'-6"	-	1	4.5'	.30	Y	LOW E / CLEAR	-
I	CASEMENT	3'-6"	3'-0"	-	1	10.5'	.30	Y	LOW E / CLEAR	EGRESS
J	CASEMENT/FIXED CASEMENT	3'-0"	3'-4"	-	3	30.0'	.30	Y	LOW E / CLEAR	EGRESS WINDOW IN SOME LOCATIONS

**ROOF VENT CALCULATIONS**

CODE REQUIREMENT	DESCRIPTION	SF AREA	REQ. VENTING PER SF AREA	VENT TYPE	VENT L.F.	TOTAL VENT AREA	SF CONVERT. 1/144	80% EFF FACTOR	ACTUAL TOTAL
ROOF A	18 SQ. IN./FT. SOFFIT	3,235	10.78	1.5" VENT	115.9	545.889	3.79	3.03	11.51
ROOF B	12 SQ. IN./FT. CONTINUOUS				39.7	476.4	3.31	2.65	
ROOF C	18 SQ. IN./FT. SOFFIT	333	1.11	1.5" VENT	25.8	121.518	0.84	0.68	1.21
ROOF D	18 SQ. IN./FT. SOFFIT	79	0.26	1.5" VENT	14.6	68.766	0.48	0.38	0.38

NOTE: ROOF B SHALL BE SPRAY FOAMED. NO VENTING REQUIRED

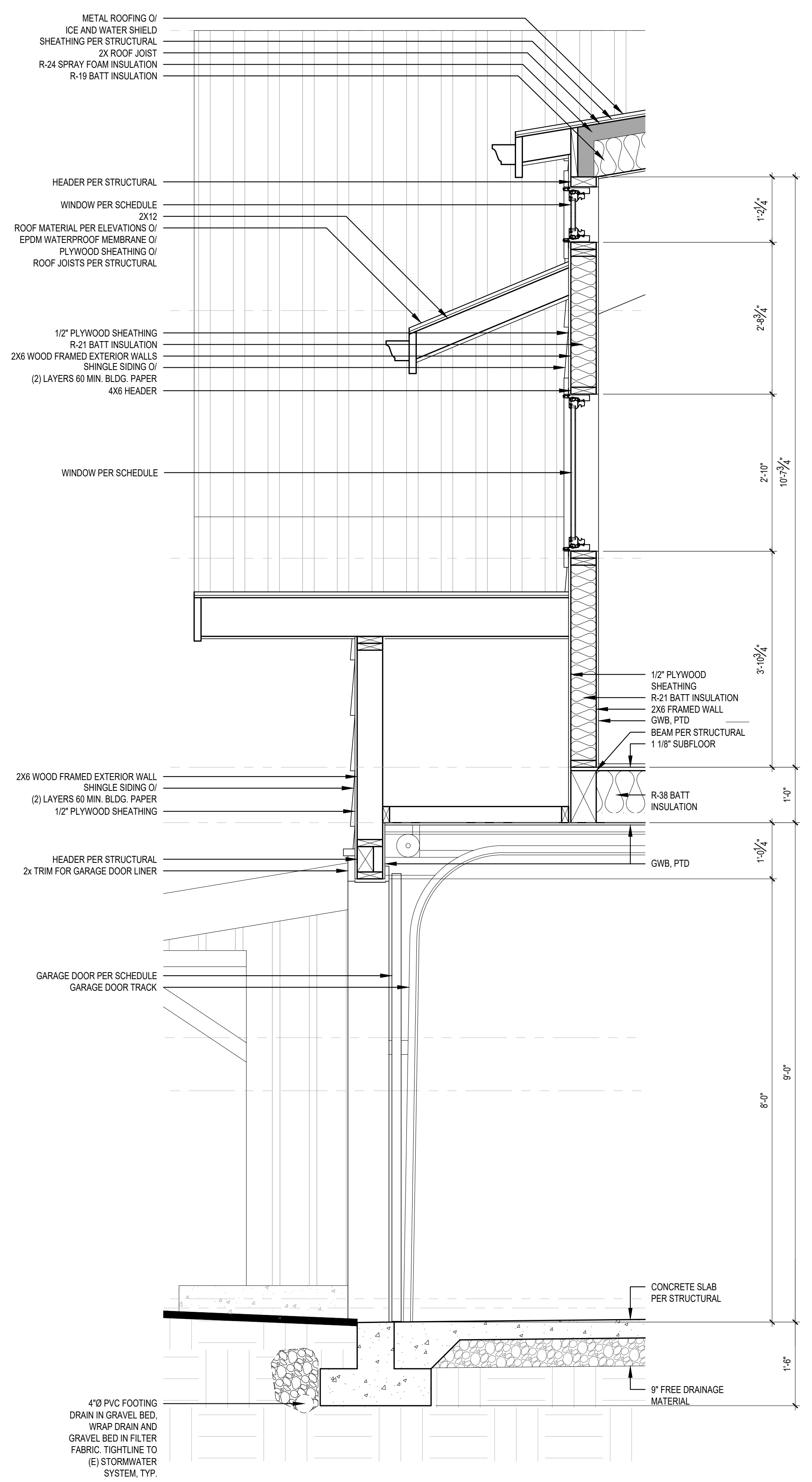
SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
SCHEMATIC DESIGN 3/30/2021

**STURMAN ARCHITECTS**  
 REGISTERED ARCHITECT  
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**MOUNGER REMODEL**  
 4006 E MERCER WAY  
 MERCER ISLAND, WA 98040  
**BUILDING SECTIONS  
 DOOR/WINDOW SCHEDULE  
 ROOF VENT CALCS**  
 REVISIONS:  
 PLOT DATE: 6/2/2021  
 DRAWN BY: JM  
 CHECKED BY: BJS  
 SHEET **A4.2**

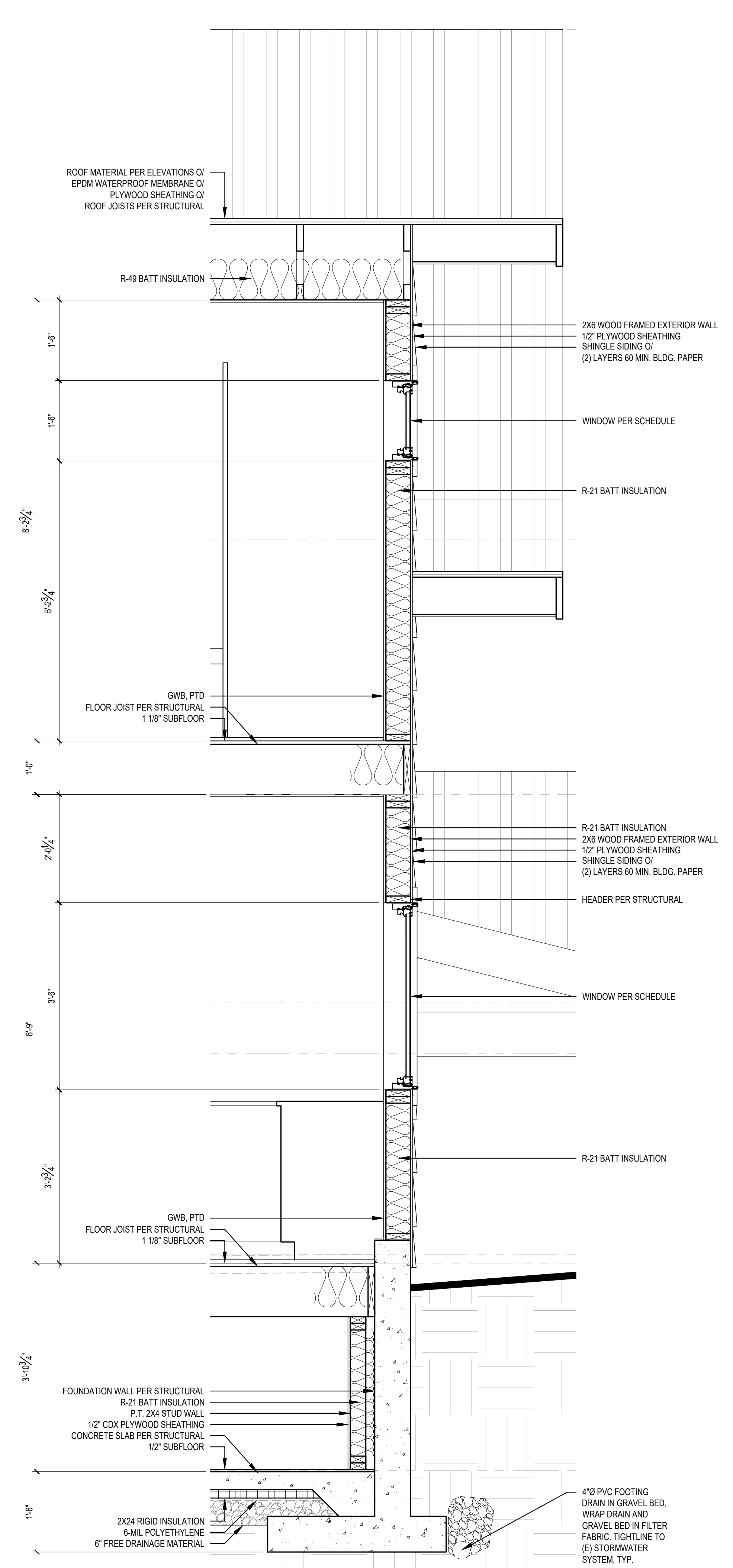
**WALL SECTIONS**

NO.	REVISIONS:
1	
2	
3	
4	
5	

PLOT DATE: 6/2/2021  
 DRAWN BY: JM  
 CHECKED BY: BJS  
 SHEET

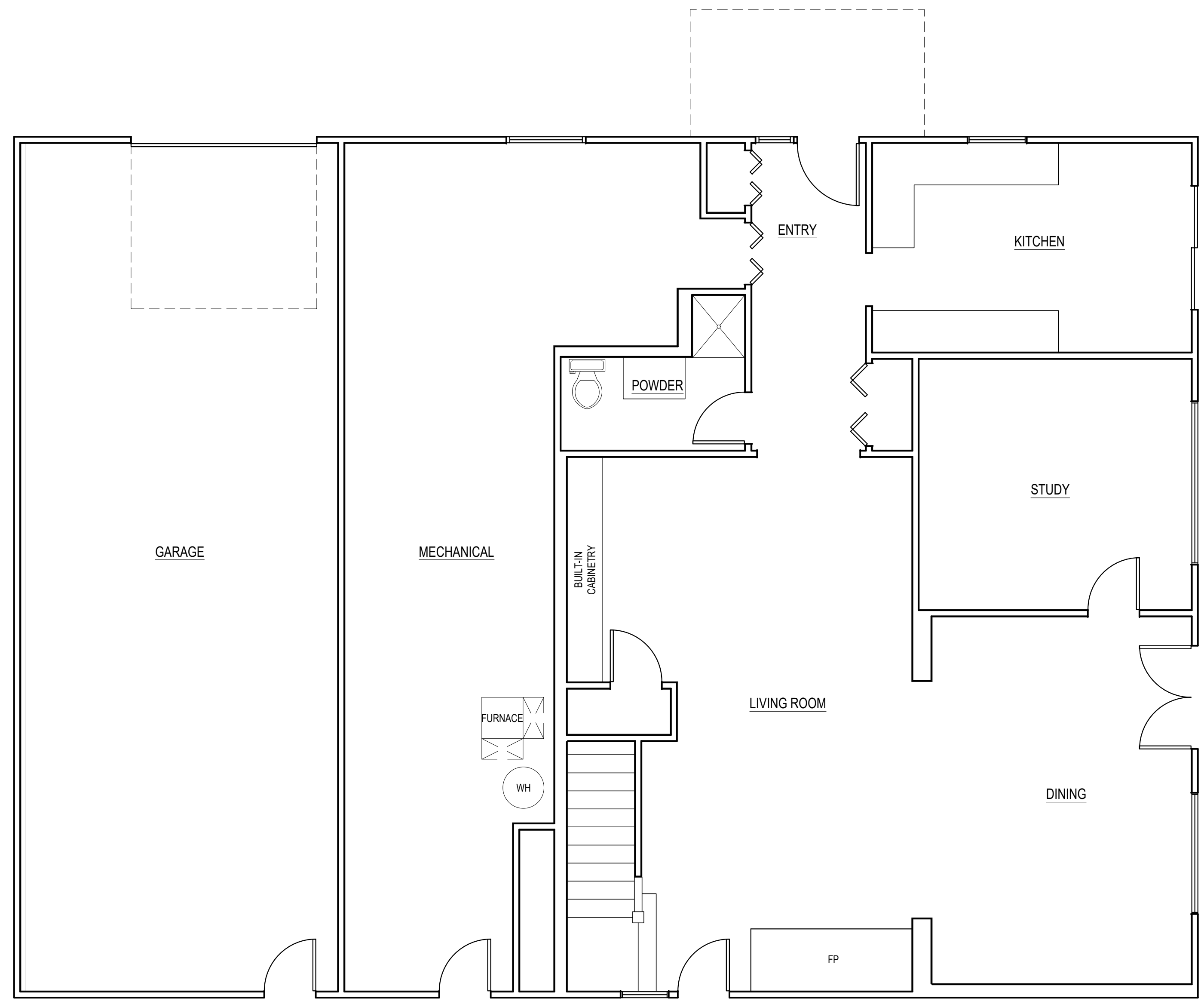



**1 WALL SECTION**  
 SCALE: 3/4" = 1'-0"



**2 WALL SECTION**  
 SCALE: 3/4" = 1'-0"

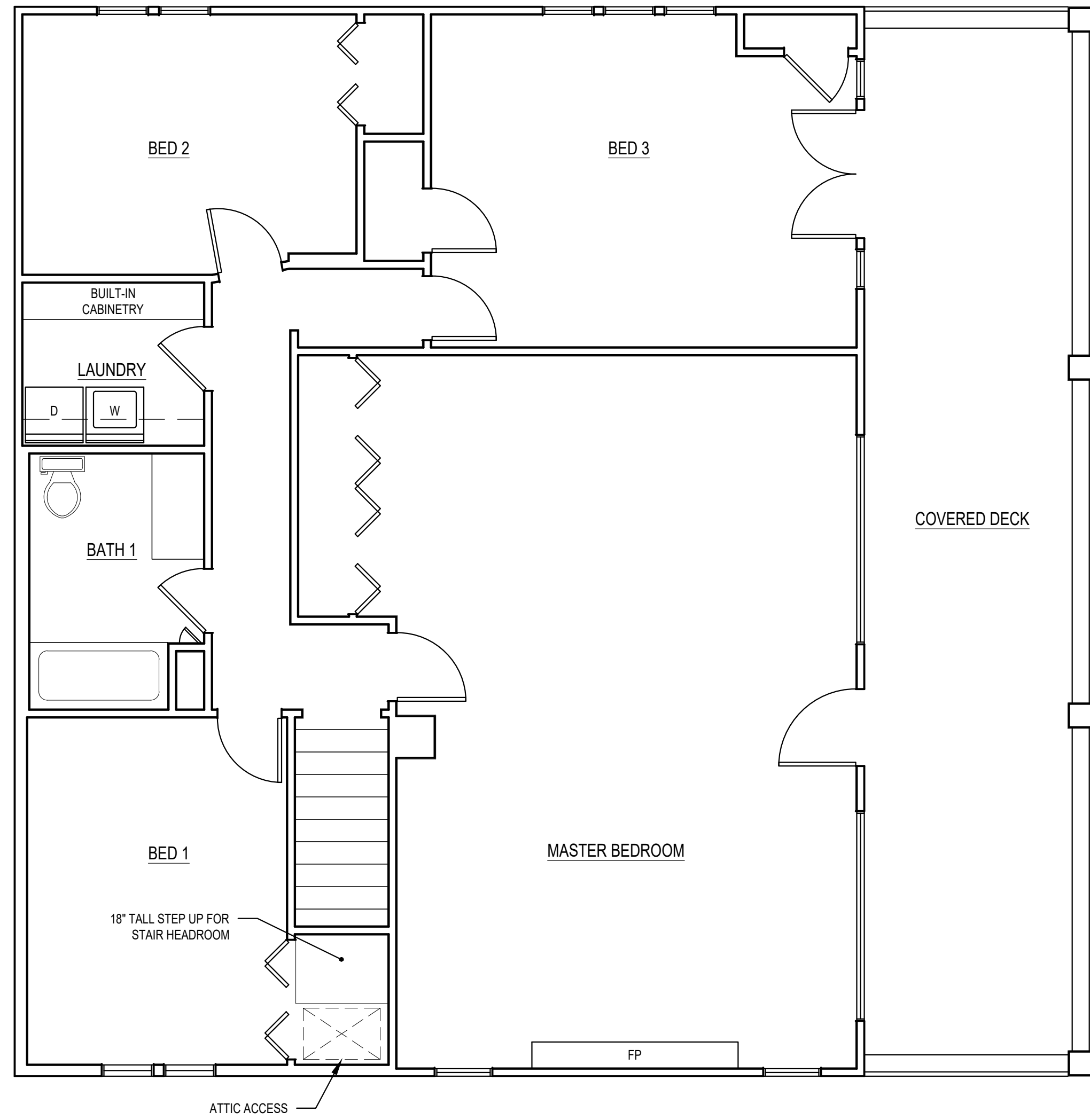
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 SCHEMATIC DESIGN 3/30/2021





**AS-BUILT MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 SCHEMATIC SET 3/12/2021

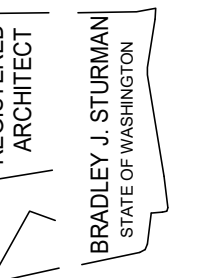
REVISIONS:	
PLOT DATE:	6/2/2021
DRAWN BY:	JM
CHECKED BY:	BJS



1

**AS-BUILT  
UPPER FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**MOUNGER REMODEL**

**4006 E MERCER WAY  
MERCER ISLAND, WA 98040**

**AS-BUILT UPPER FLOOR**

REVISIONS:


PLOT DATE:	6/2/2021
DRAWN BY:	JM
CHECKED BY:	BJS

SHEET

**A2.1**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

T.O. RIDGE  
ELEV: 66.70'

T.O. UPPER PLATE  
ELEV: 457.18'

T.O. UPPER FLOOR F.F.  
ELEV: 448.60'

T.O. MAIN PLATE  
ELEV: 447.58'

T.O. MAIN FLOOR F.F.  
ELEV: 39.85'



① **SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

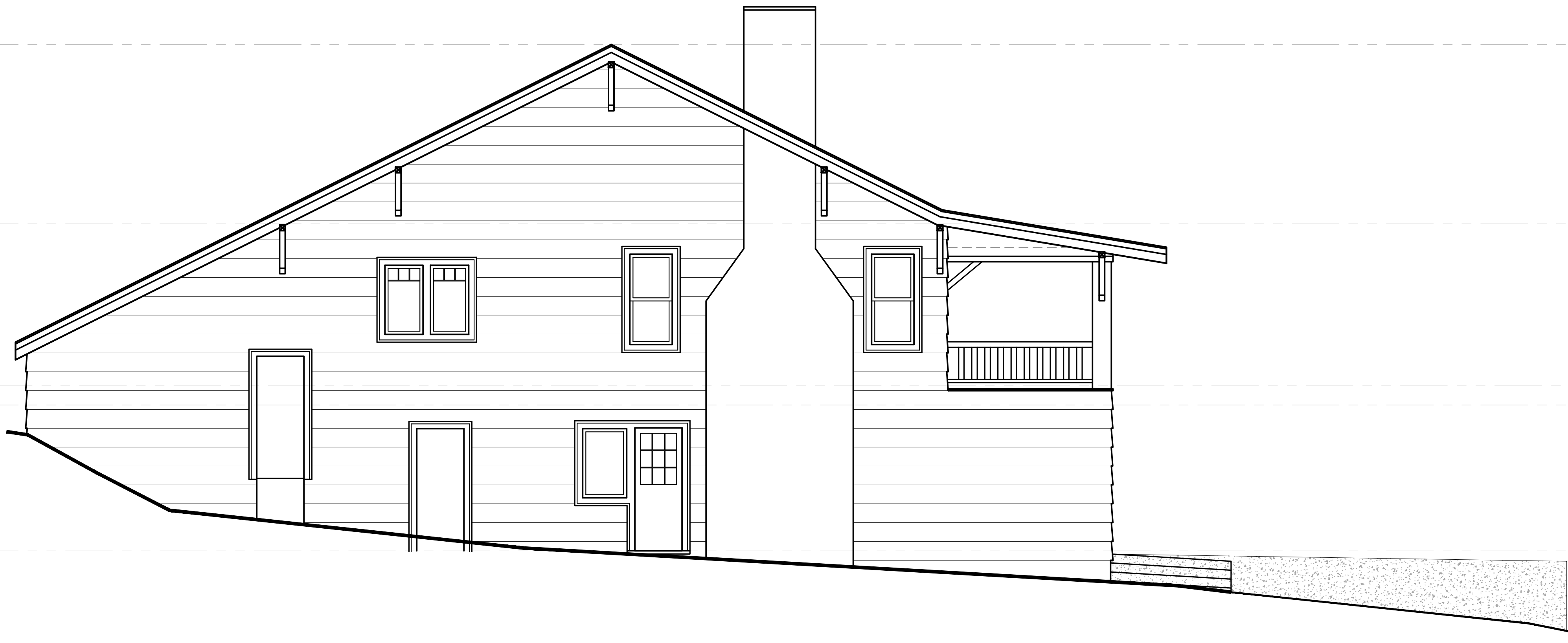
T.O. RIDGE  
ELEV: 66.70'

T.O. UPPER PLATE  
ELEV: 457.18'

T.O. UPPER FLOOR F.F.  
ELEV: 448.60'

T.O. MAIN PLATE  
ELEV: 447.58'

T.O. MAIN FLOOR F.F.  
ELEV: 39.85'



② **NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS  
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

SCHEMATIC DESIGN 3/30/2021

REVISIONS:

PLOT DATE: 6/2/2021

DRAWN BY: JM

CHECKED BY: BJS

SHEET  
**A3.0**



T.O. RIDGE  
ELEV: 66.70'

T.O. UPPER PLATE  
ELEV: 47.18'

T.O. UPPER FLOOR F.F.  
ELEV: 48.60'

T.O. MAIN PLATE  
ELEV: 47.58'

T.O. MAIN FLOOR F.F.  
ELEV: 39.85'



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS:	DATE	BY

PLOT DATE: 6/2/2021

DRAWN BY: JM

CHECKED BY: BJS

SHEET  
**A3.1**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY