

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

- LEGEND**
- STORM DRAIN CATCH BASIN (CB)
 - YARD DRAIN
 - SSMH
 - GAS VALVE
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - WATER METER
 - POWER POLE
 - TELE. JUNCTION BOX
 - CONIFEROUS TREE
 - DECIDUOUS TREE

LEGAL DESCRIPTION
LOT 1, MERRY MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72 OF PLATS, PAGES 1 AND 2, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW OR REFERENCE ANY EASEMENTS OF RECORD.

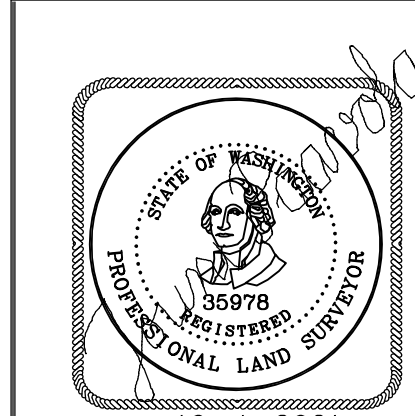
EQUIPMENT AND PROCEDURES:
METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION: TOPCON PS103A ELECTRONIC TOTAL STATION AND LEICA GPS RECEIVER.
PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090
BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM.

REFERENCES
1. PLAT OF MERRY MANOR, VOL. 72, PGS. 1 & 2

PARCEL NUMBER: 548680-0010
ADDRESS 8141 SE 44TH ST. MERCER ISLAND, WA 98040

SURVEY NOTES:
1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECTIFICATION BY THE LAND SURVEYOR.
2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THE PROPERTY. UTILITY LOCATION BASED ON SURFACE EVIDENCE.
3.) FIELD WORK PERFORMED AND MONUMENTS RECOVERED IN JULY, 2021

VERTICAL CONTROL:
NAVD88 PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK.
HORIZONTAL CONTROL:
STATE PLANE COORDINATE SYSTEM NORTH ZONE PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK.



ACREAGE
LAND
SURVEYING

24225 107TH PLACE WEST EDMONDS 98020

TOPOGRAPHIC SURVEY FOR DALE BRETSCHNEIDER		
IN THE NE1/4, SE1/4, SEC.13, T.24N., R.4E, W.M. KING COUNTY, WASHINGTON		
DWN. BY: BH	DATE: 7/21/2021	JOB NO. 21116
CHK. BY: JP	SCALE: 1" = 10'	SHEET: 1 OF 1

10-4-2021

REVISIONS

CONSULTANTS

CK ENGINEERING LLC
(206) 417 0670

4340 REGISTERED ARCHITECT
DYNTHA BASSETT LARSEN
STATE OF WASHINGTON

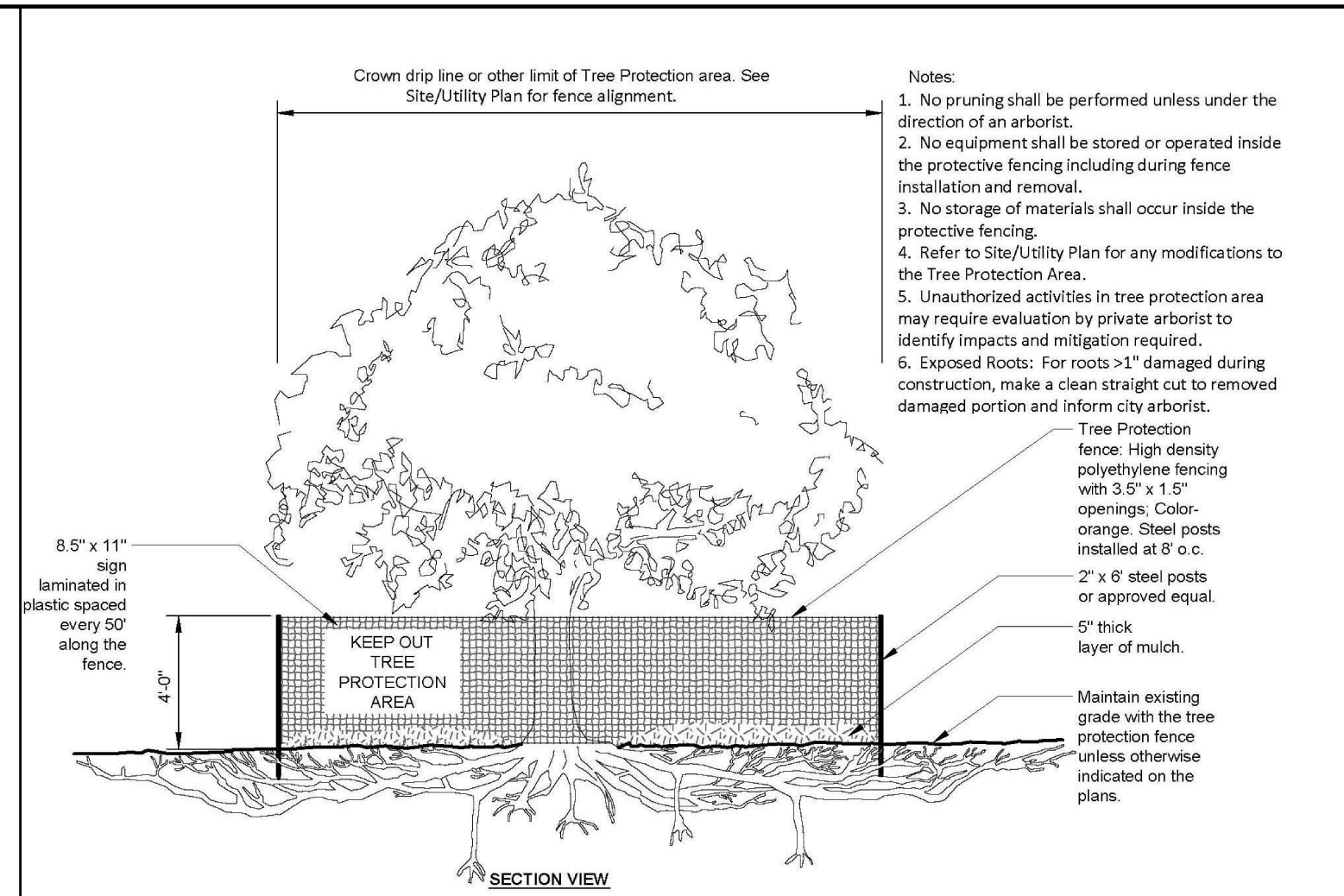
2704 34TH AVENUE SOUTH, SEATTLE, WA 98144 | (206) 232-0602

BASSETT LARSEN DESIGN LLC
BRETSCHNEIDER RESIDENCE
8141 SE 44TH ST.
MERCER ISLAND, WA 98040

SHEET TITLE
SITE PLAN
NOTES

SHEET A1
OF 5 SHEETS

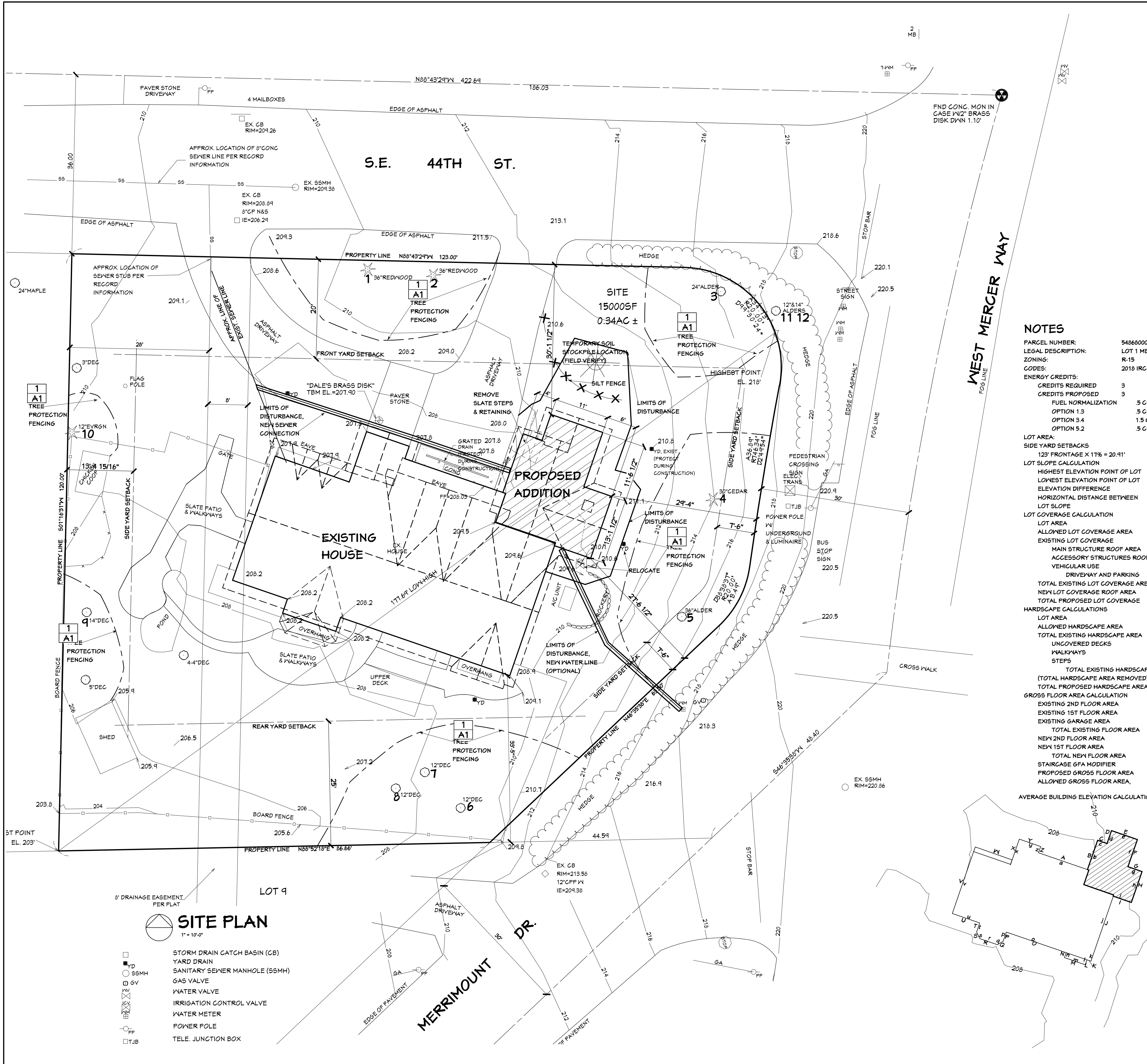
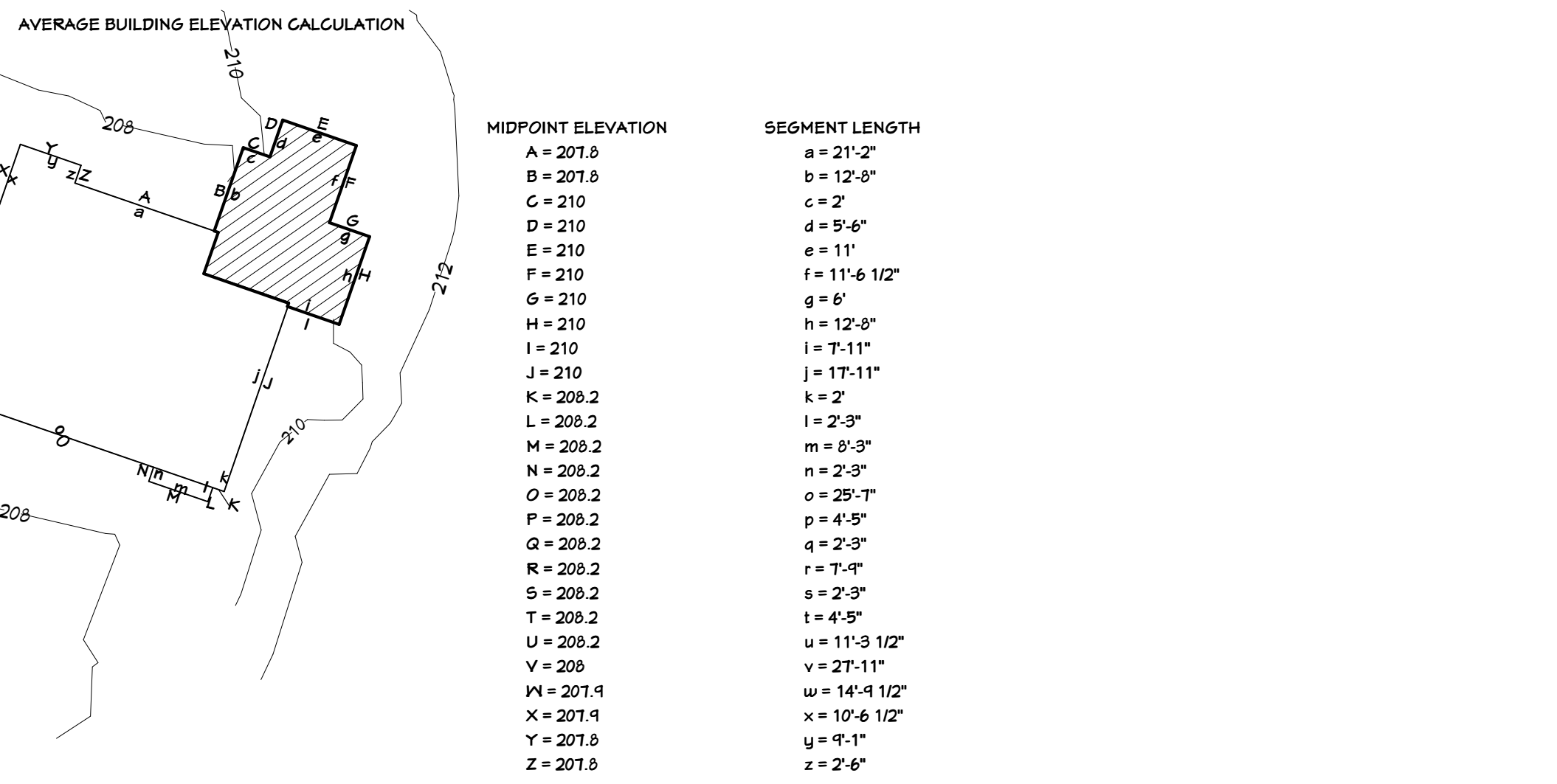
DATE 10-29-21



TREE PROTECTION DETAIL
NO SCALE
NOTE: AVOID TREE PROTECTION AREAS WHEN ACCESSING ANY EXISTING UTILITIES

NOTES

PARCEL NUMBER: 548600010
LEGAL DESCRIPTION: LOT 1 MERRY MANOR ADDITION
ZONING: R-15
CODES: 2018 IRC, 2018 WA STATE ENERGY CODE
ENERGY CREDITS:
CREDITS REQUIRED 3
CREDITS PROPOSED 3
FUEL NORMALIZATION OPTION 1.3 5 CREDITS, DHP PER OPTION 3.4
OPTION 3.4 5 CREDITS, EFFICIENT ENVELOPE, USE R-30 FLOORS & U=28 WINDOWS
OPTION 5.2 1.5 CREDITS, DUCTLESS MINI-SPLIT HEAT PUMP
5 CREDITS, ENERGY STAR GAS WATER HEAT, MIN. UEF = 80
LOT AREA: 15,000 S.F.
SIDE YARD SETBACKS: 123' FRONTAGE X 17% = 20.91'
LOT SLOPE CALCULATION:
HIGHEST ELEVATION POINT OF LOT 218'
LOWEST ELEVATION POINT OF LOT 203'
ELEVATION DIFFERENCE 15'
HORIZONTAL DISTANCE BETWEEN LOT SLOPE 111.64'
LOT SLOPE 8.4'
LOT COVERAGE CALCULATION:
LOT AREA 15,000 S.F.
ALLOWED LOT COVERAGE AREA 40% = 6000 S.F.
EXISTING LOT COVERAGE:
MAIN STRUCTURE ROOF AREA 2142 S.F.
ACCESSORY STRUCTURES ROOF AREA 144 S.F.
VEHICULAR USE:
DRIVEWAY AND PARKING 1285 S.F.
TOTAL EXISTING LOT COVERAGE AREA 3641 S.F. = 24.5%
NEW LOT COVERAGE ROOF AREA 405 S.F.
TOTAL PROPOSED LOT COVERAGE 4166 S.F. = 27.8%
HARDSCAPE CALCULATIONS:
LOT AREA 15000 S.F.
ALLOWED HARDSCAPE AREA 9% = 1350 S.F.
TOTAL EXISTING HARDSCAPE AREA 246 S.F.
UNCOVERED DECKS 591 S.F.
WALKWAYS 26
STEPS 823 S.F.
(26 S.F.)
TOTAL EXISTING HARDSCAPE (TOTAL HARDSCAPE AREA REMOVED) 1491 S.F. = 9.9%
TOTAL PROPOSED HARDSCAPE AREA 1743 S.F.
EXISTING 2ND FLOOR AREA 1374.5 S.F.
EXISTING 1ST FLOOR AREA 426 S.F.
EXISTING GARAGE AREA 3948.5 S.F.
TOTAL EXISTING FLOOR AREA 411 S.F.
NEW 2ND FLOOR AREA 814 S.F.
NEW 1ST FLOOR AREA 381 S.F.
TOTAL NEW FLOOR AREA (60) S.F.
STAIRCASE GFA MODIFIER 4302.5 S.F. = 28.1%
PROPOSED GROSS FLOOR AREA 6000 S.F.
ALLOWED GROSS FLOOR AREA, 40% = 6000 S.F.



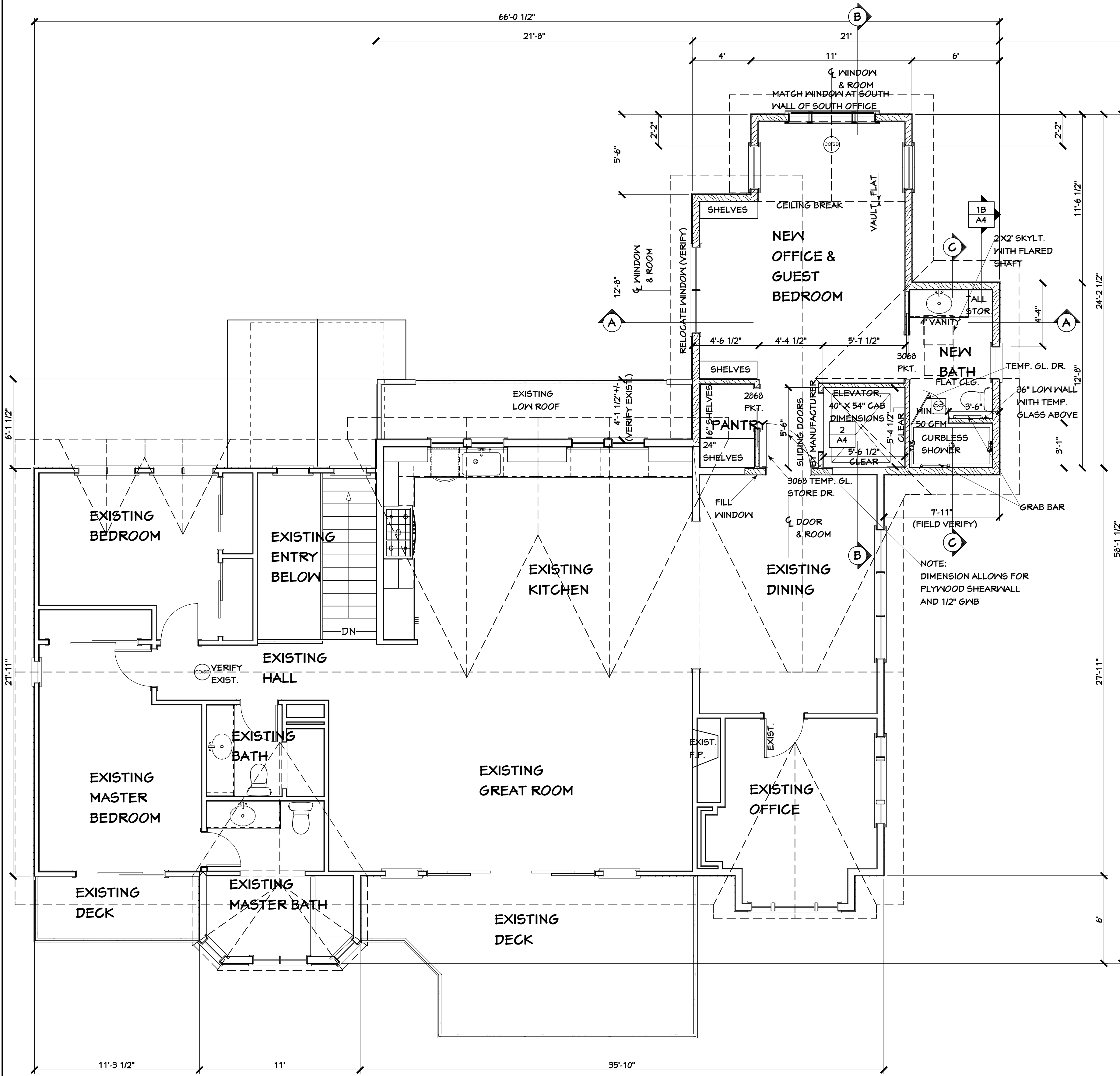
SITE PLAN
1" = 10'-0"

- STORM DRAIN CATCH BASIN (CB)
- YARD DRAIN
- SANITARY SEWER MANHOLE (SSMH)
- GAS VALVE
- WATER VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- POWER POLE
- TELE. JUNCTION BOX

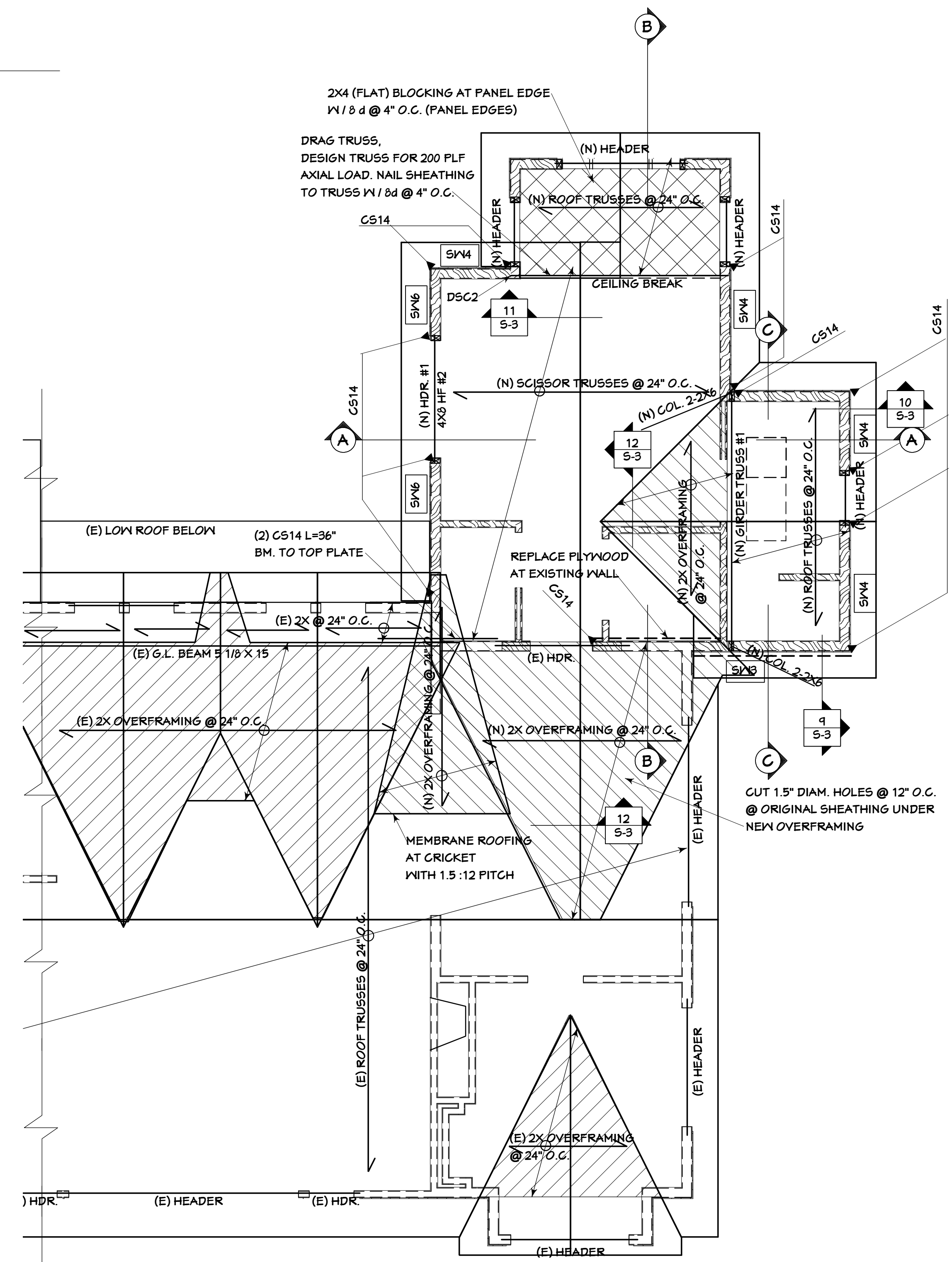
ABE CALCULATION
 $1.17 \times (207.8 \times 12.66) + (210 \times 2) + (210 \times 5.5) + (210 \times 11) + (210 \times 11.54) + (210 \times 6) + (210 \times 12.66) + (210 \times 7.92) + (210 \times 17.92) + (208.17 \times 2) + (208.2 \times 2.25) + (208.2 \times 8.25) + (208.17 \times 2.25) + (208.2 \times 25.58) + (208.2 \times 4.42) + (208.2 \times 2.25) + (208.2 \times 1.75) + (208.2 \times 2.25) + (208.2 \times 4.42) + (208.2 \times 11.29) + (208.2 \times 21.42) + (207.9 \times 14.79) + (207.9 \times 10.54) + (207.8 \times 9.08) + (207.8 \times 2.5)$

4394.13 + 2630.75 + 420 + 1195 + 2310 + 2425.4 + 1260 + 2658.6 + 1663.2 + 3763.2 + 416.34 + 468.45 + 1117.65 + 468.45 + 5327.04 + 920.24 + 468.45 + 1613.55 + 468.45 + 920.24 + 2350.58 + 5807.36 + 3074.84 + 2192.27 + 1888.8 + 514.91

51303.5 / 245.91 = 208.63



REVISED SECOND FLOOR LEVEL
 1/4" = 1'-0"
 ——— EXISTING
 - - - - - REMOVED
 ▨ NEW



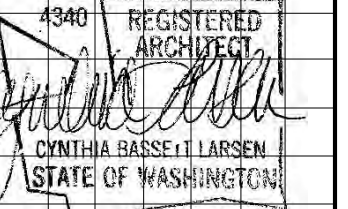
REVISED ROOF FRAMING
 1/4" = 1'-0"
 NOTE:
 HDR. 4X8 HF #2 TYP. U.N.O.
 POST 2-2X6 HF #2 TYP. U.N.O.

ROOF VENTING:
 VENTING REQUIRED
 411 S.F. / 150 = 2.78 S.F. = 400.8 SQ. IN.
 VENTING PROVIDED = 587.4 SQ. IN.
 SOLID VENT BLOCK
 41.75' X 4.71 SQ. IN. / FT. = 224.9 SQ. IN.
 CONTINUOUS RIDGE VENT
 30.21' X 12 SQ. IN. / FT. = 362.5 SQ. IN.

REVISIONS

CONSULTANTS

CK ENGINEERING LLC
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BRETSCHEIDER RESIDENCE
 8141 SE 44TH ST.
 MERCER ISLAND, WA 98040

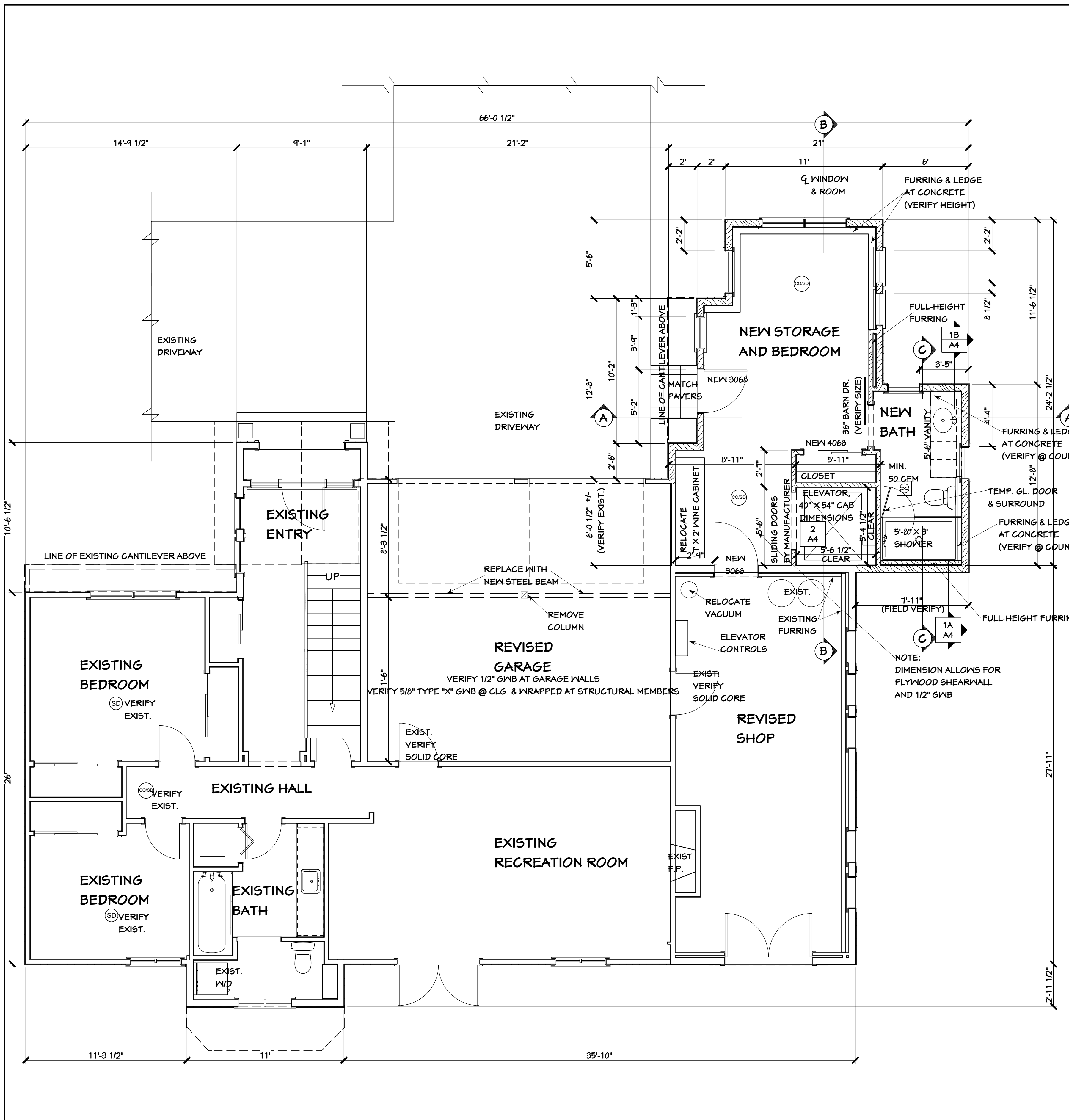
BASSETT LARSEN DESIGN LLC
 2704 34TH AVENUE SOUTH, SEATTLE, WA 98144 . (206) 232-0602

SHEET TITLE

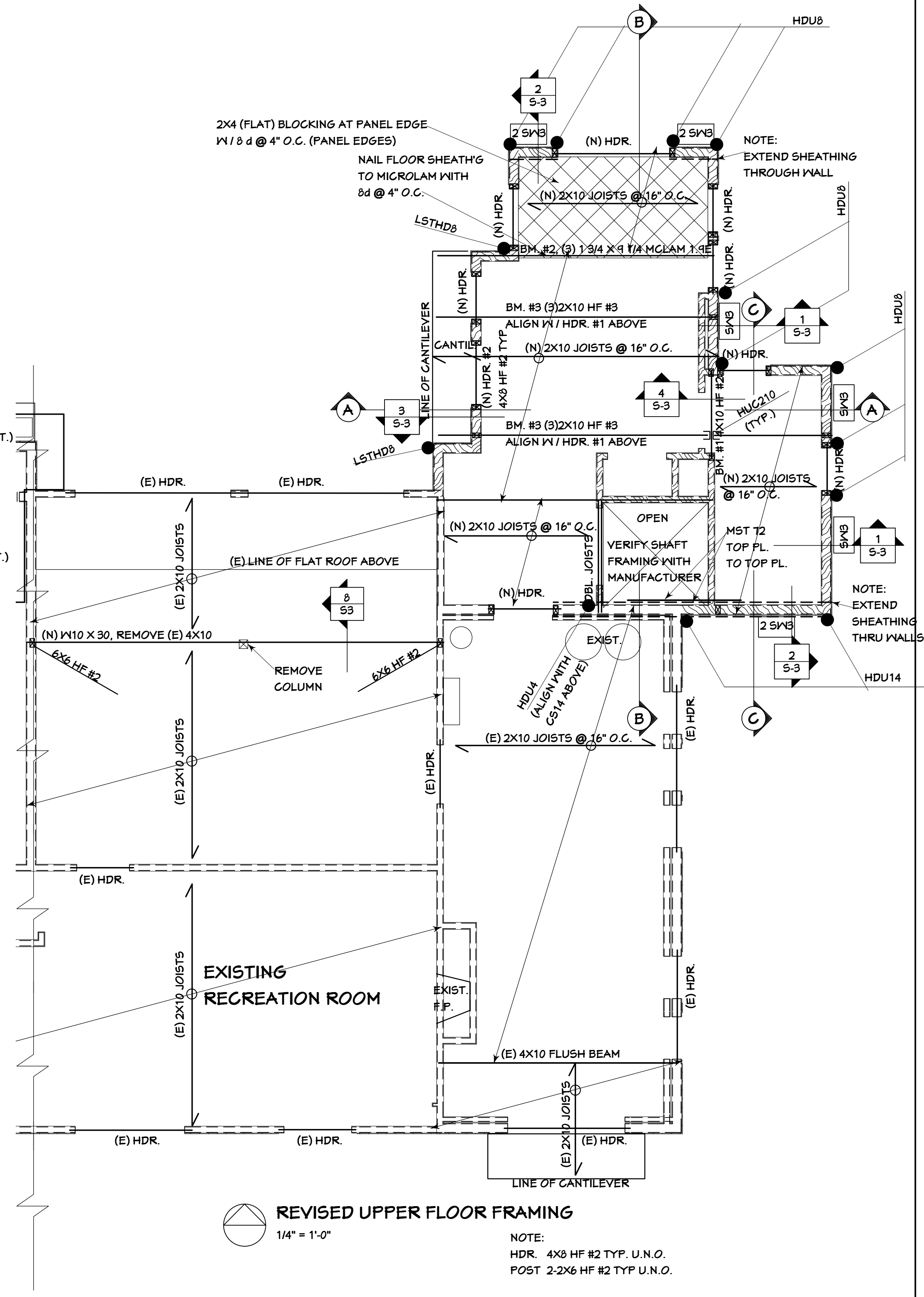
REVISED MAIN LEVEL PLAN
 REVISED ROOF FRAMING

SHEET **A2**
 OF 5 SHEETS

DATE 10-29-21



REVISED FIRST FLOOR LEVEL
 1/4" = 1'-0"
 ——— EXISTING
 - - - - - REMOVED
 ▨ NEW



REVISED UPPER FLOOR FRAMING
 1/4" = 1'-0"
 NOTE:
 HDR. 4X8 HF #2 TYP. U.N.O.
 POST 2-2X6 HF #2 TYP U.N.O.

NO.	REVISIONS

CONSULTANTS
 CK ENGINEERING LLC
 (206) 417-0670

4340 REGISTERED ARCHITECT
 DYNTHA BASSETT LARSEN
 STATE OF WASHINGTON

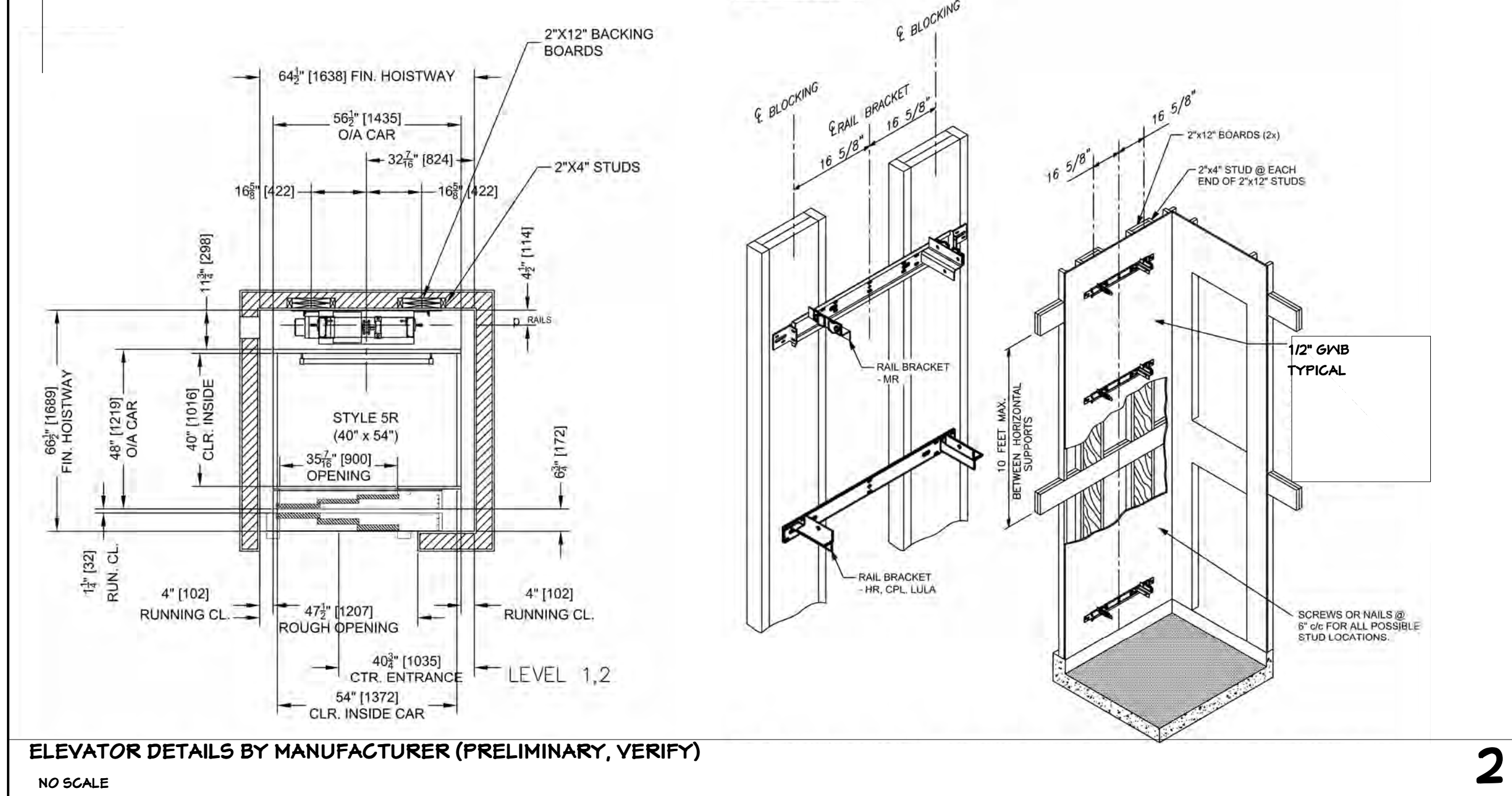
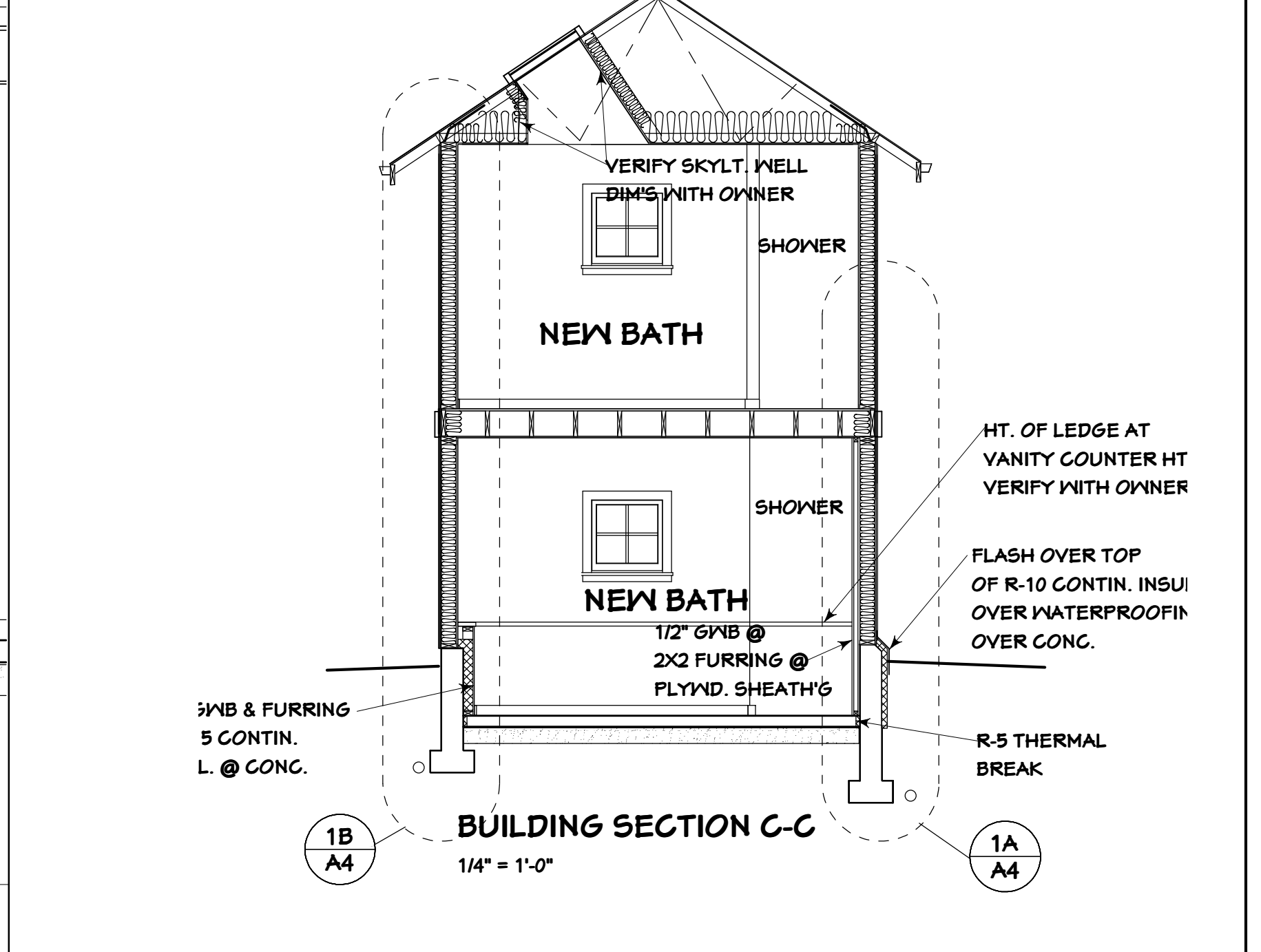
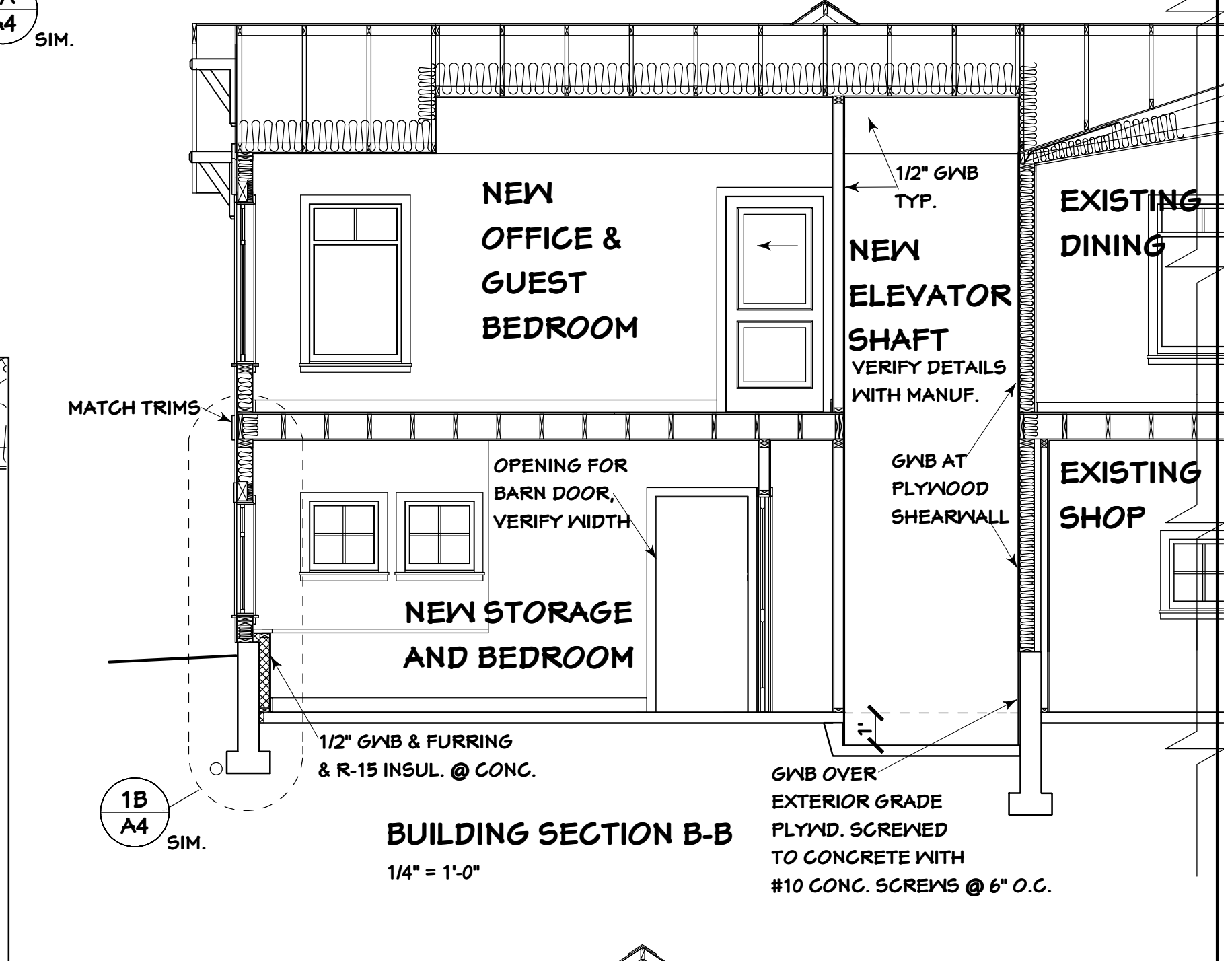
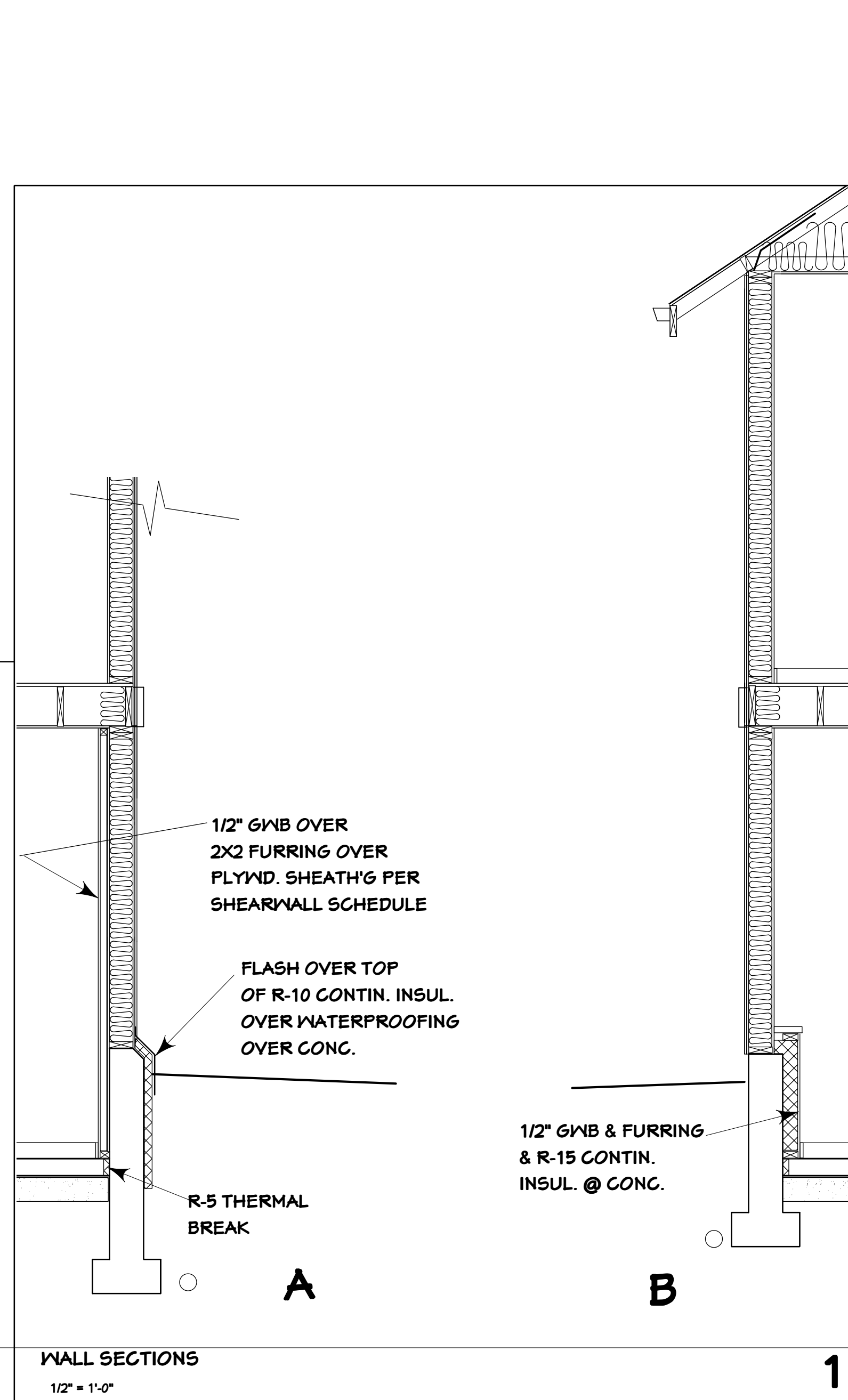
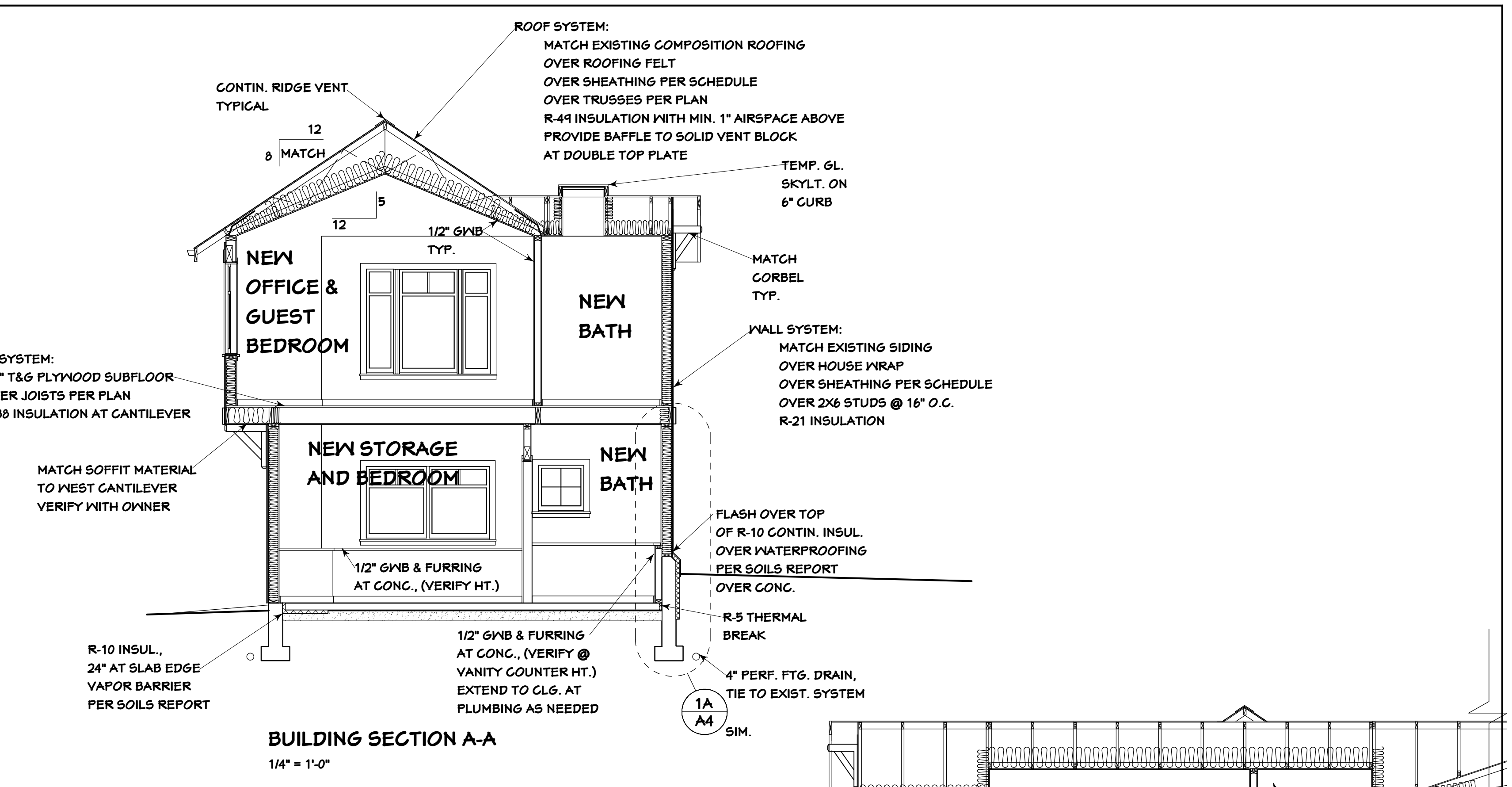
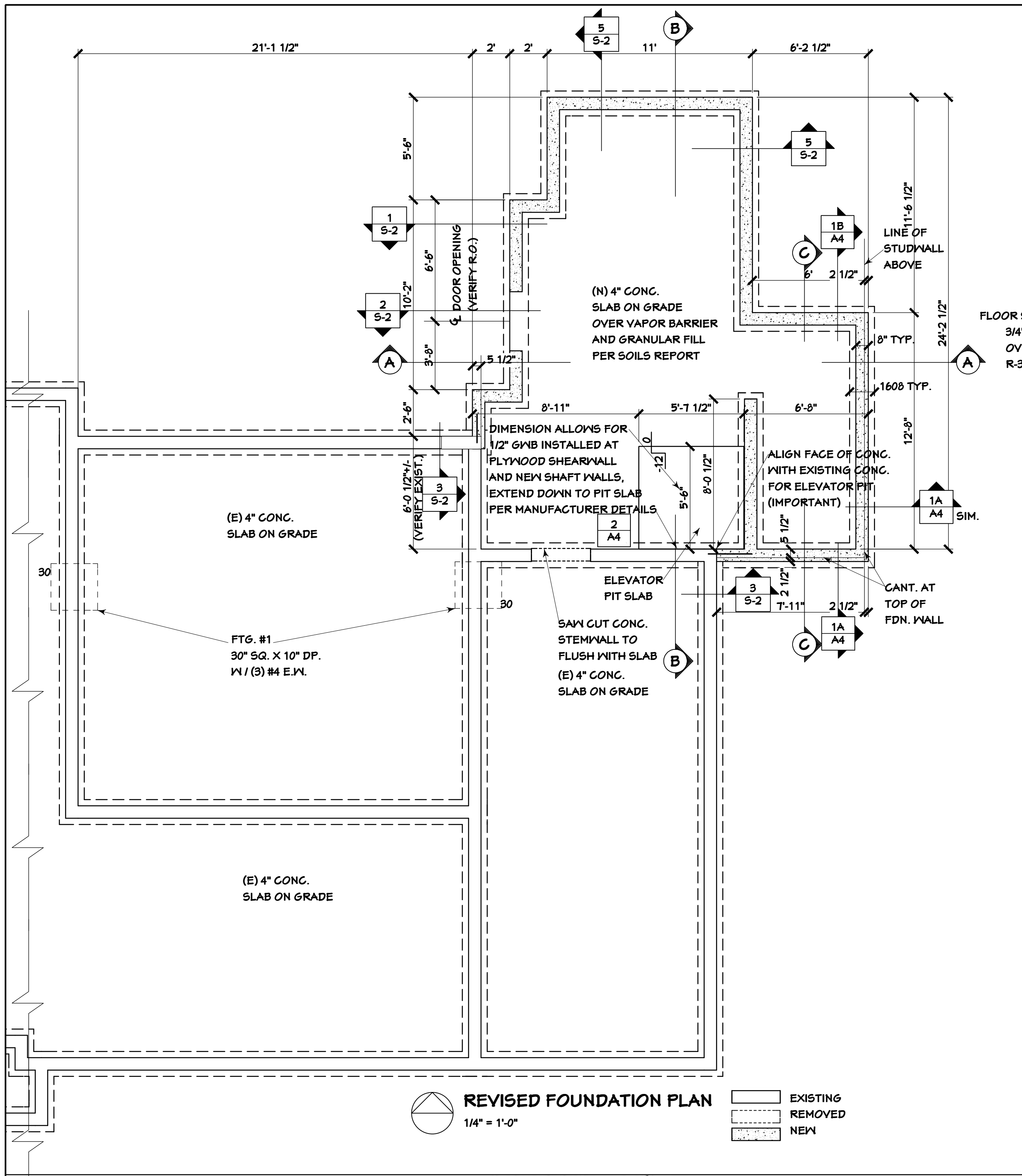
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BASSETT LARSEN DESIGN LLC
 BRETSCHNEIDER RESIDENCE
 8141 SE 44TH ST.
 MERCER ISLAND, WA 98040

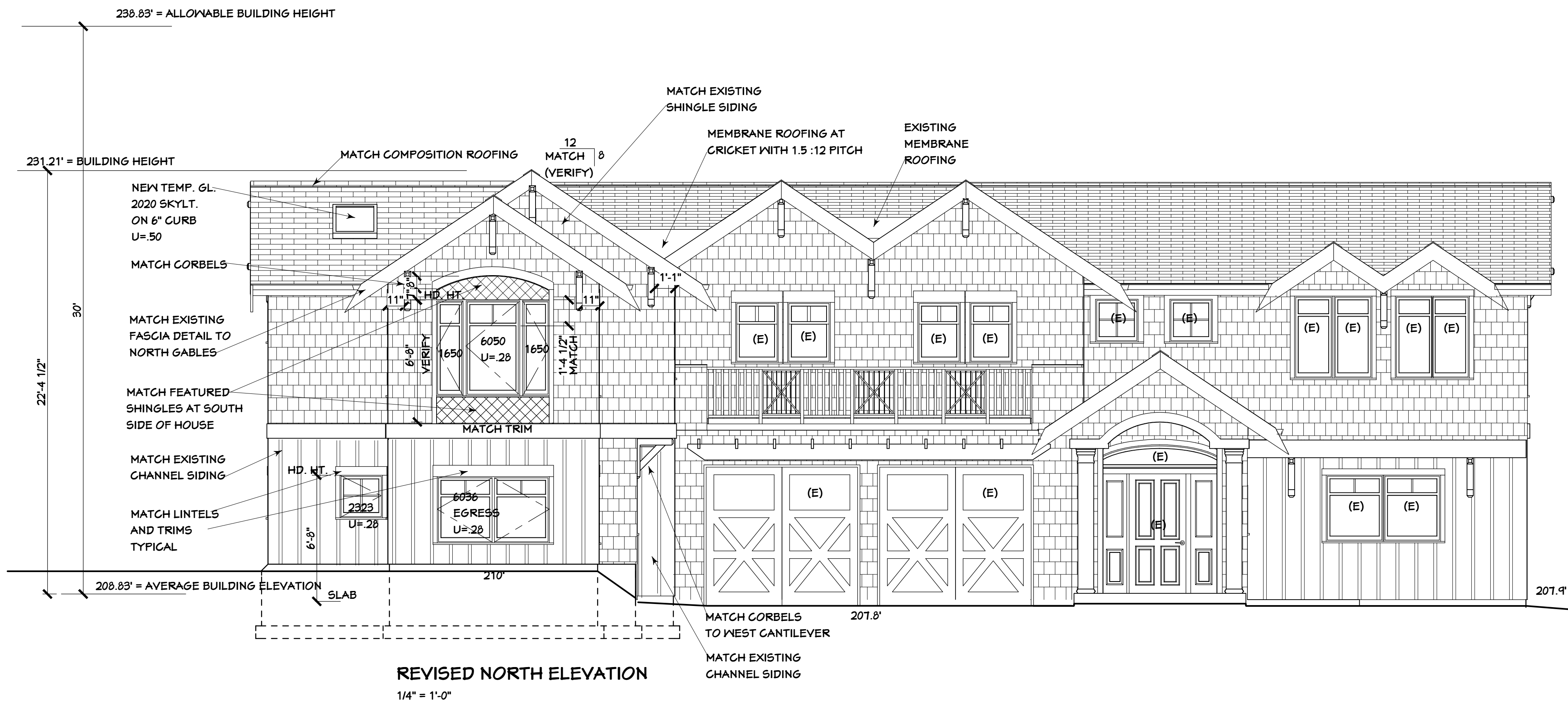
SHEET TITLE
 REVISED LOWER LEVEL PLAN
 REVISED UPPER FLOOR FRAMING

SHEET A3
OF 5 SHEETS

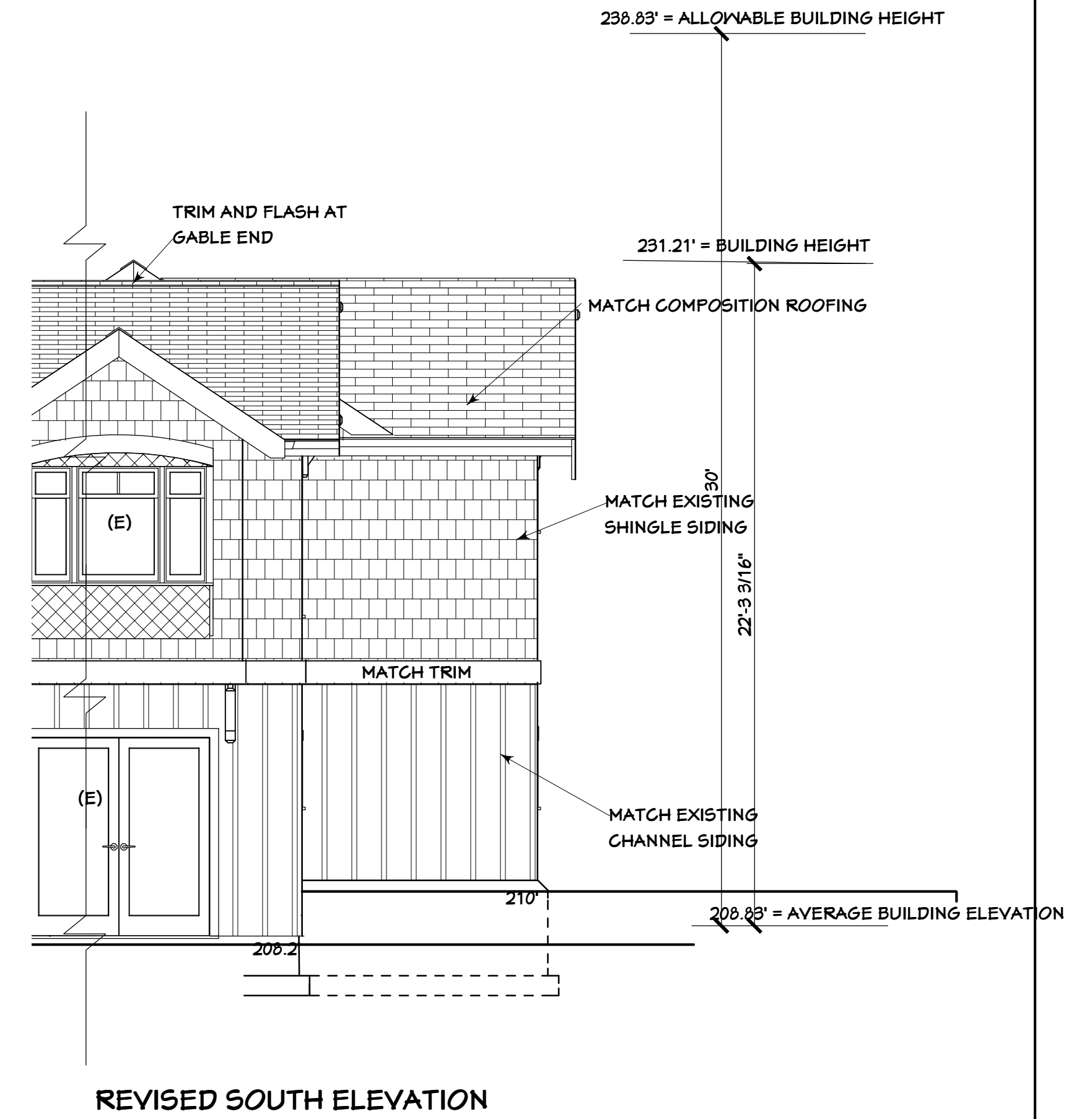
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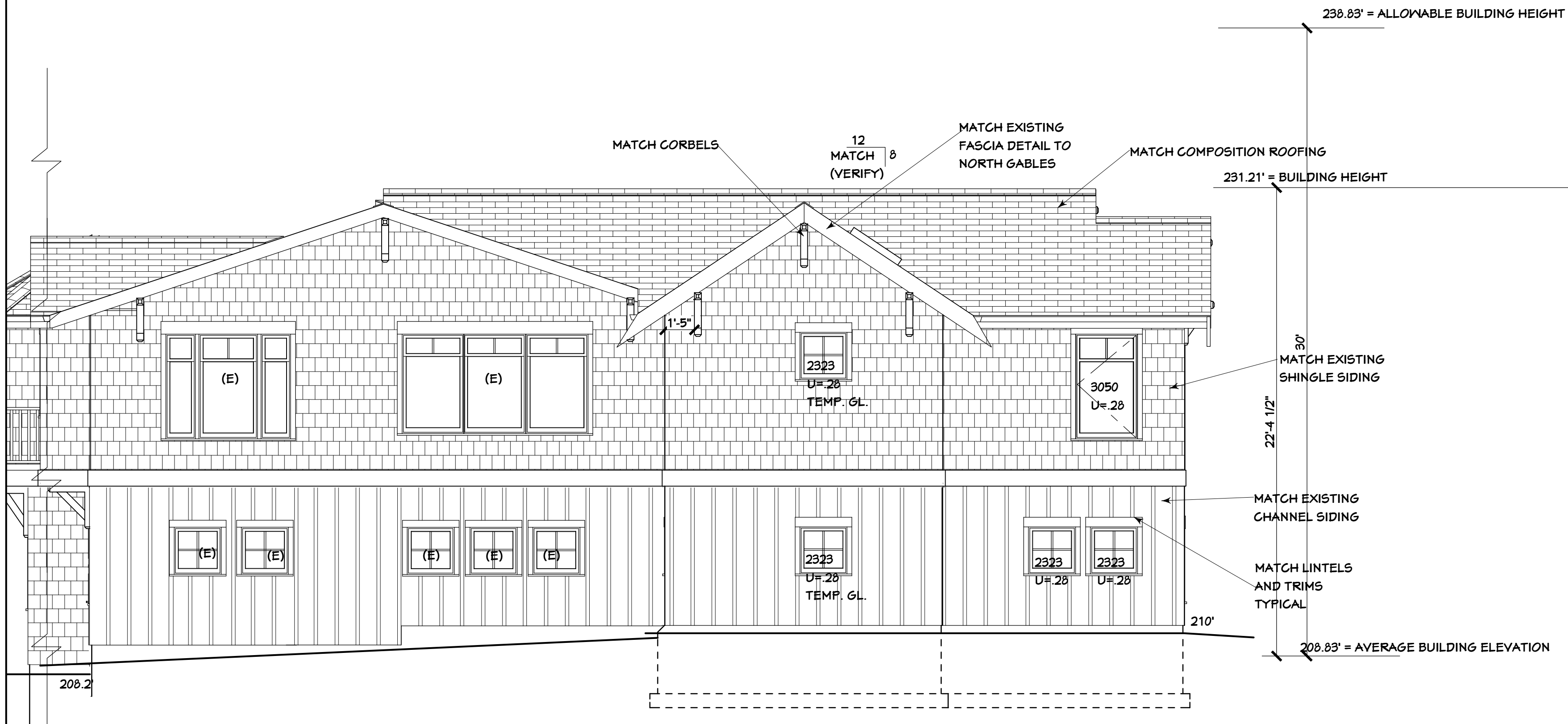
REVISIONS
CONSULTANTS CK ENGINEERING LLC (206) 417 0670
4340 REGISTERED ARCHITECT DYNTHA BASSETT LARSEN STATE OF WASHINGTON
BRETSCHNEIDER RESIDENCE 8141 SE 44TH ST. MERCER ISLAND, WA 98040
BASSETT LARSEN DESIGN LLC 2704 34TH AVENUE SOUTH, SEATTLE, WA 98144. (206) 232-0602
SHEET TITLE REVISED FOUNDATION PLAN BUILDING SECTION A-A BUILDING SECTION B-B BUILDING SECTION C-C WALL SECTIONS ELEVATOR DETAILS BY MANUF.
SHEET A4 OF 5 SHEETS
DATE 10-24-21



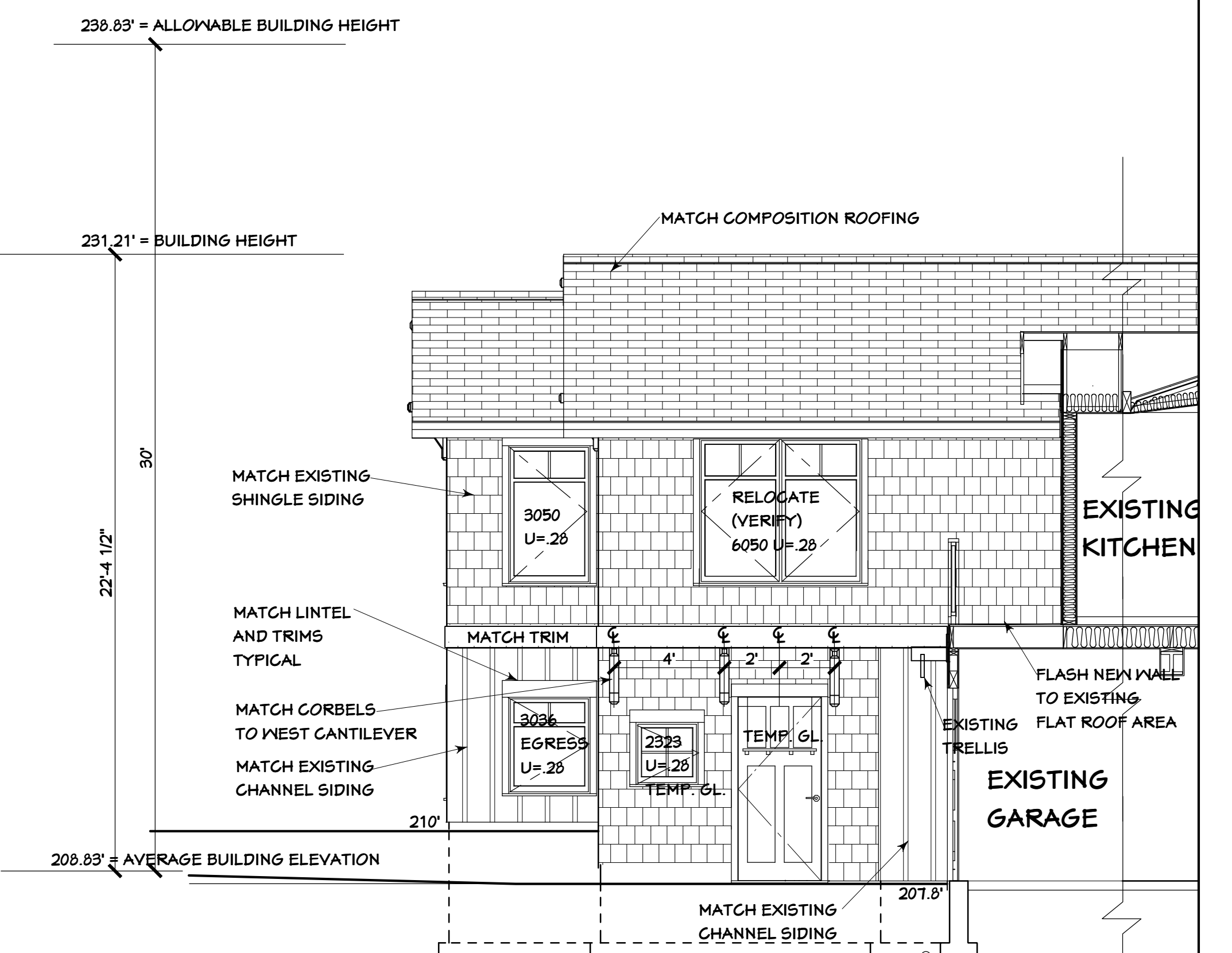
REVISED NORTH ELEVATION
1/4" = 1'-0"



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



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

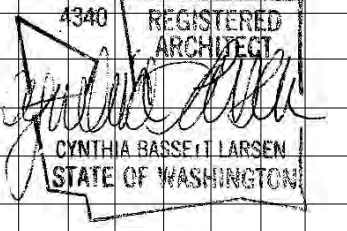


REVISED WEST ELEVATION
1/4" = 1'-0"

REVISIONS

CONSULTANTS

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(206) 417 0670



BASSETT LARSEN DESIGN LLC
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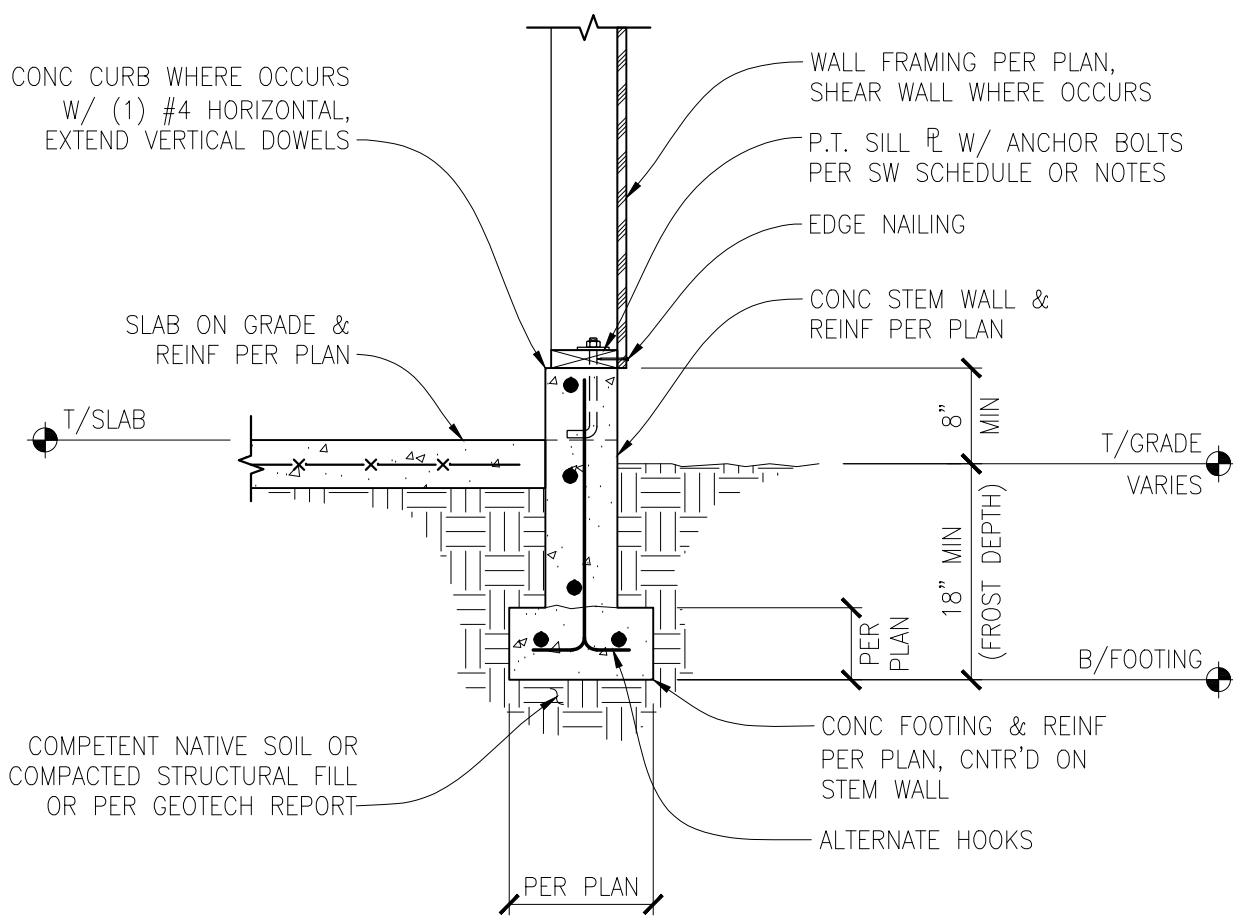
BRETSCHNEIDER RESIDENCE
8141 SE 44TH ST.
MERCER ISLAND, WA 98040

SHEET TITLE

REVISED NORTH ELEVATION
REVISED EAST ELEVATION
REVISED WEST ELEVATION
REVISED SOUTH ELEVATION

SHEET **A5**
OF 5 SHEETS

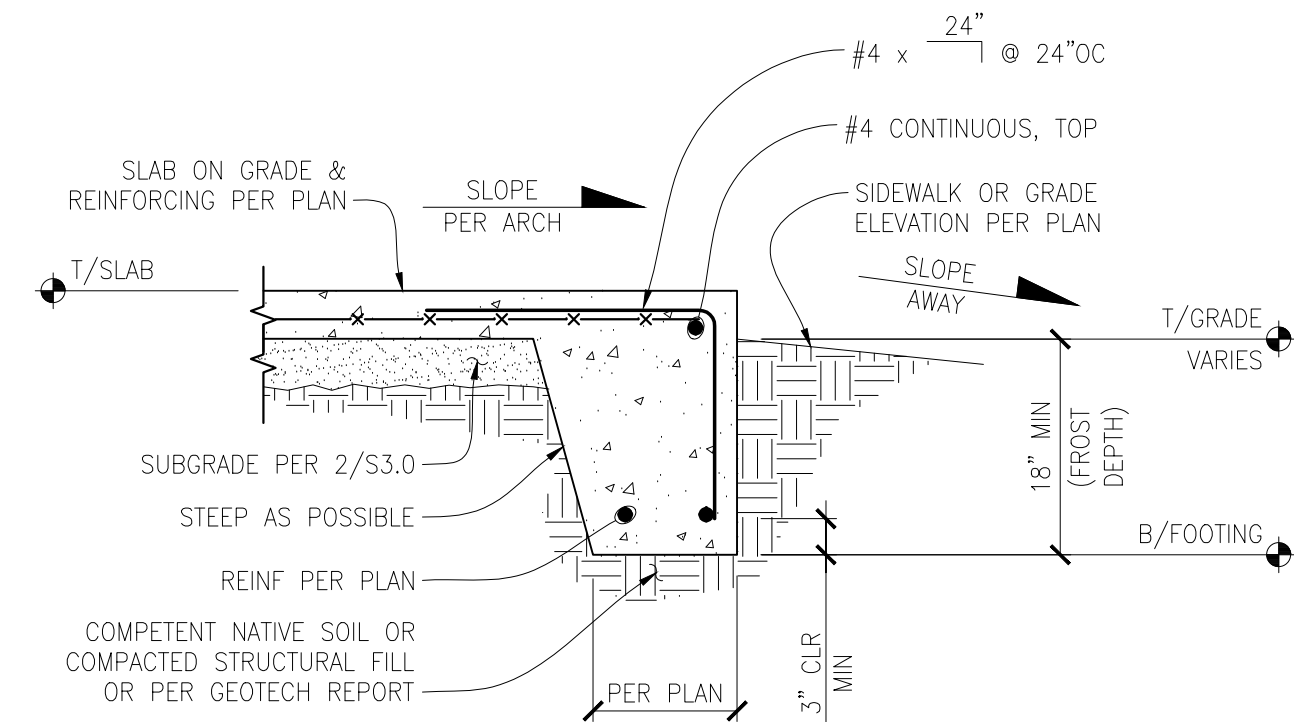
DATE 10-29-21



TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE

SCALE: 3/4" = 1'-0"

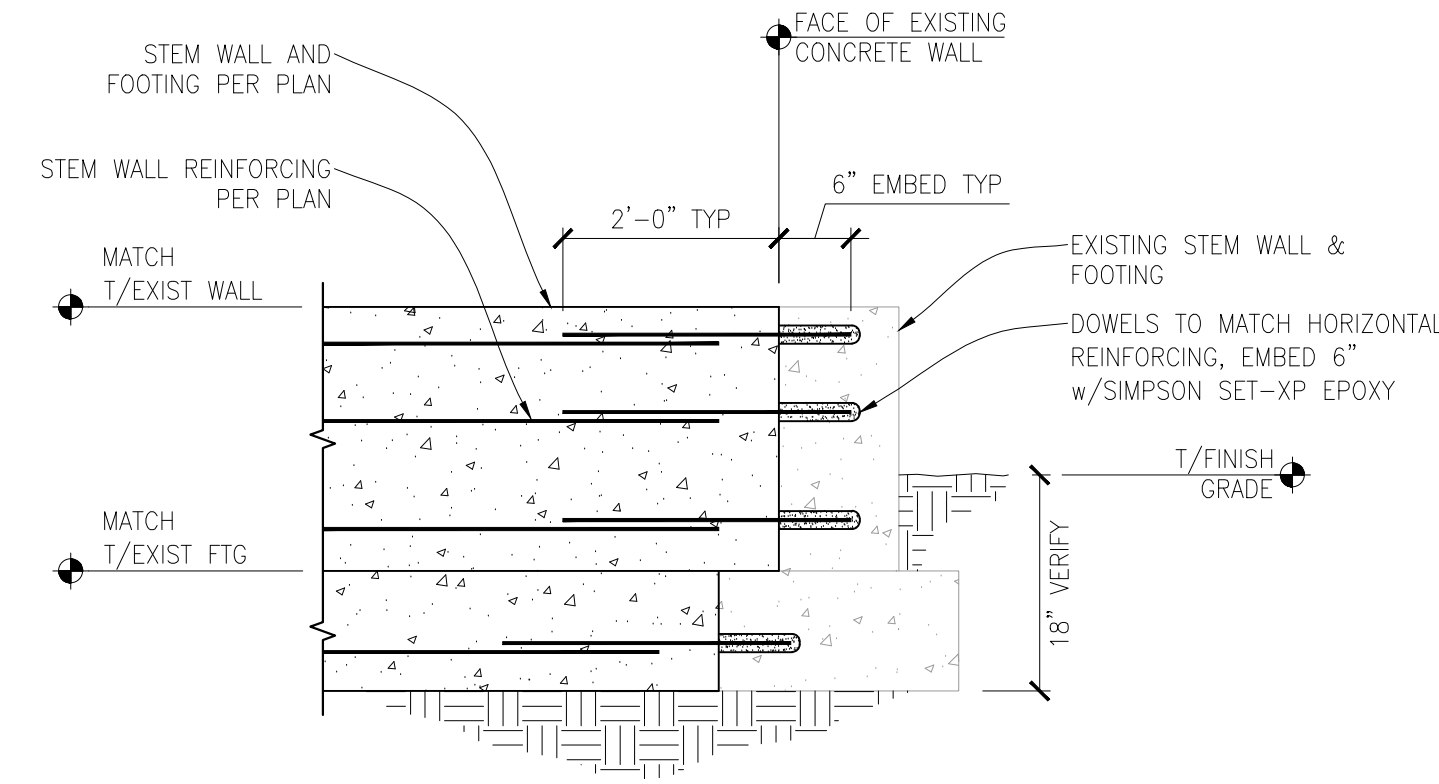
1



TYPICAL THICKENED SLAB EDGE FOOTING

SCALE: 3/4" = 1'-0"

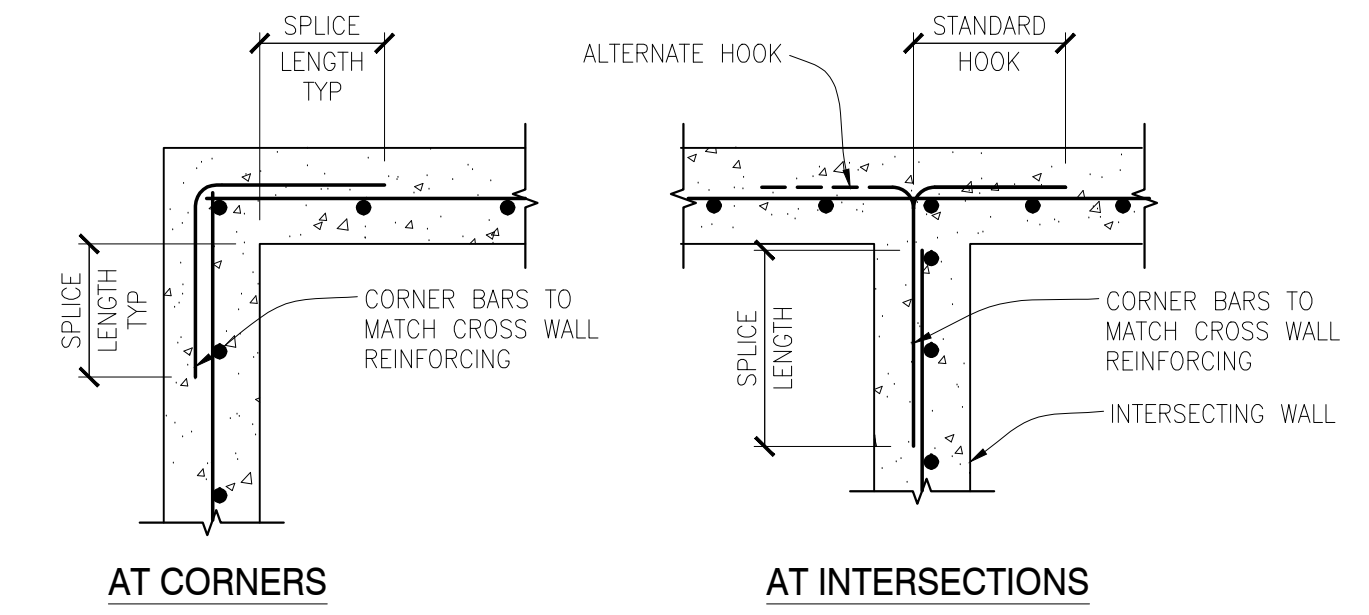
2



NEW FOUNDATION CONNECTION TO EXISTING

SCALE: 3/4" = 1'-0"

3



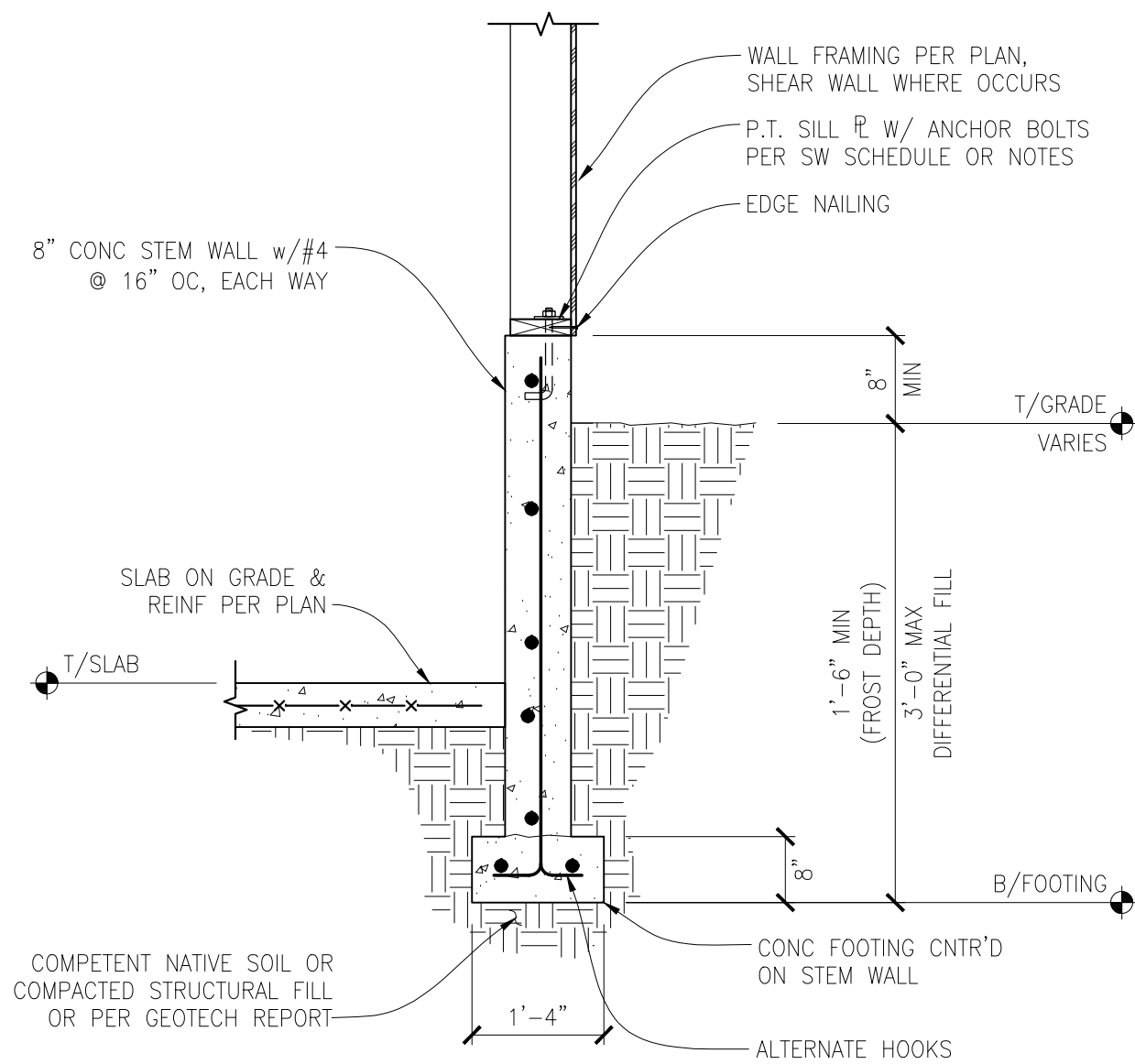
NOTES:
1. WALL SIZE & REINFORCING PER PLAN.
2. CORNER BARS SIZE & SPACING TO MATCH HORIZONTAL REINFORCING.

TYPICAL CORNER BARS AT CONCRETE WALLS - SINGLE MAT

SCALE: N.T.S.

SPLICE LENGTH	
BAR	LENGTH
#4	28"
#5	36"

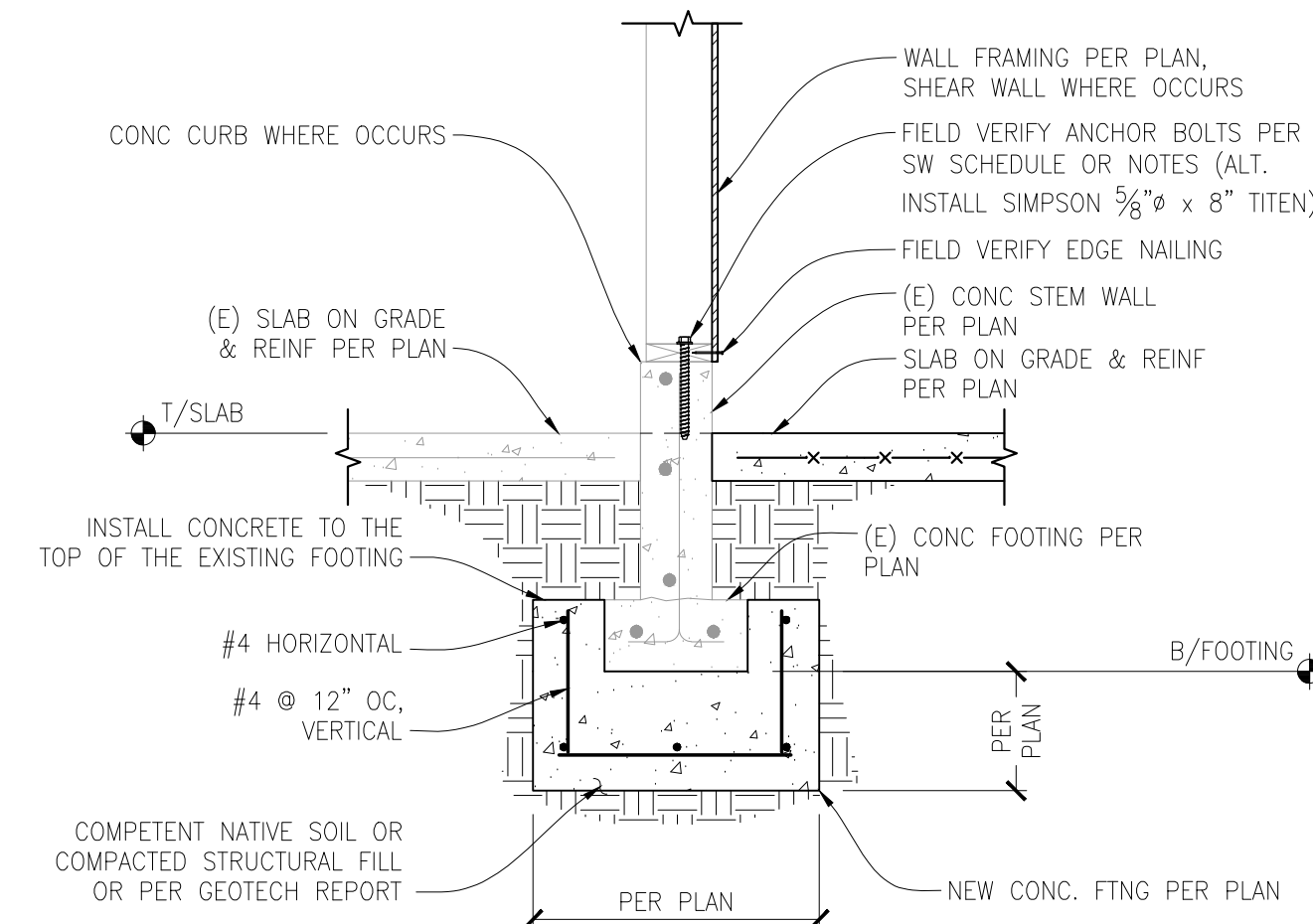
4



TYPICAL FOUNDATION FOOTING AND RAISED STEM WALL WITH SLAB ON GRADE

SCALE: 3/4" = 1'-0"

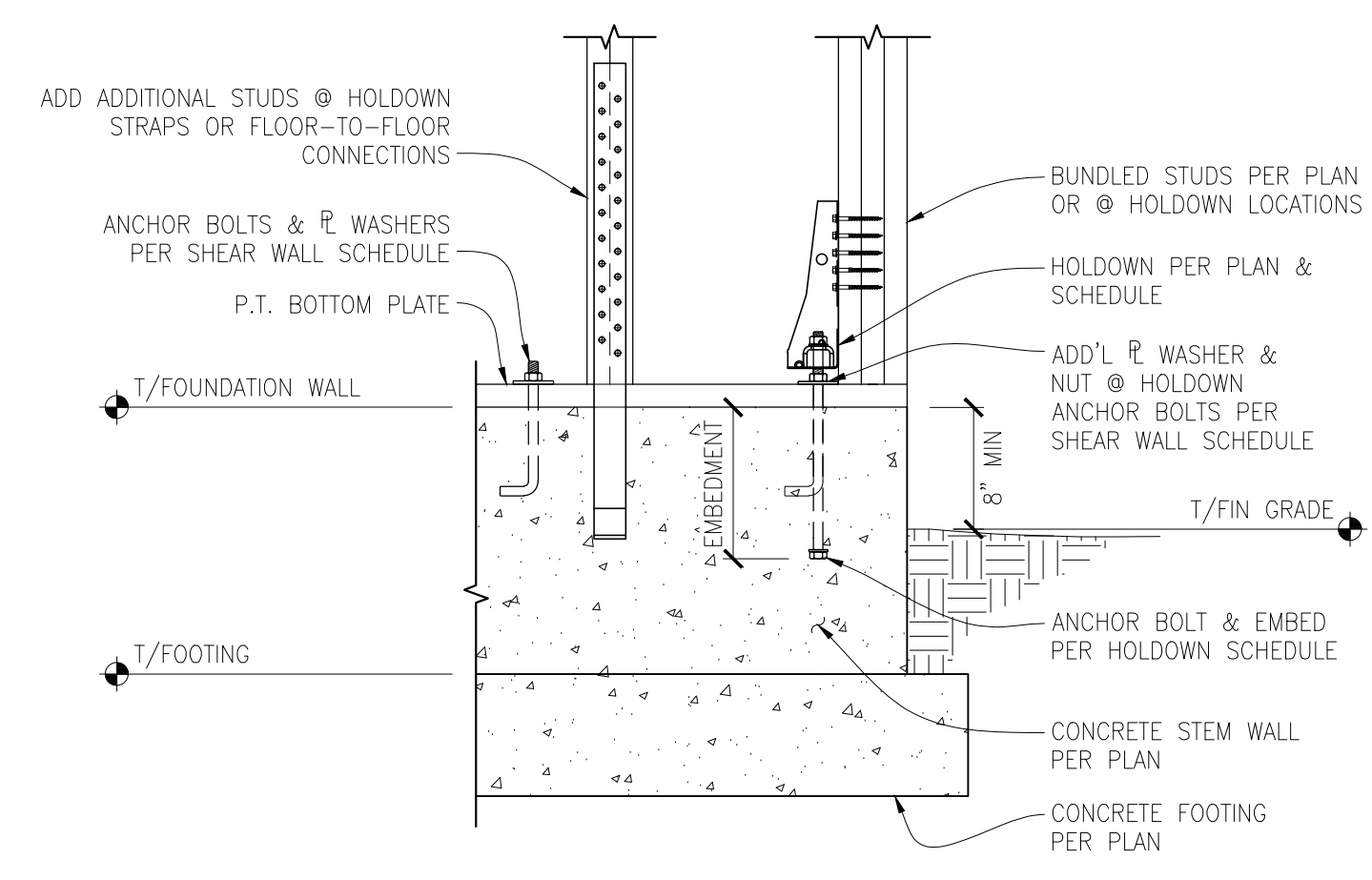
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TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE

SCALE: 3/4" = 1'-0"

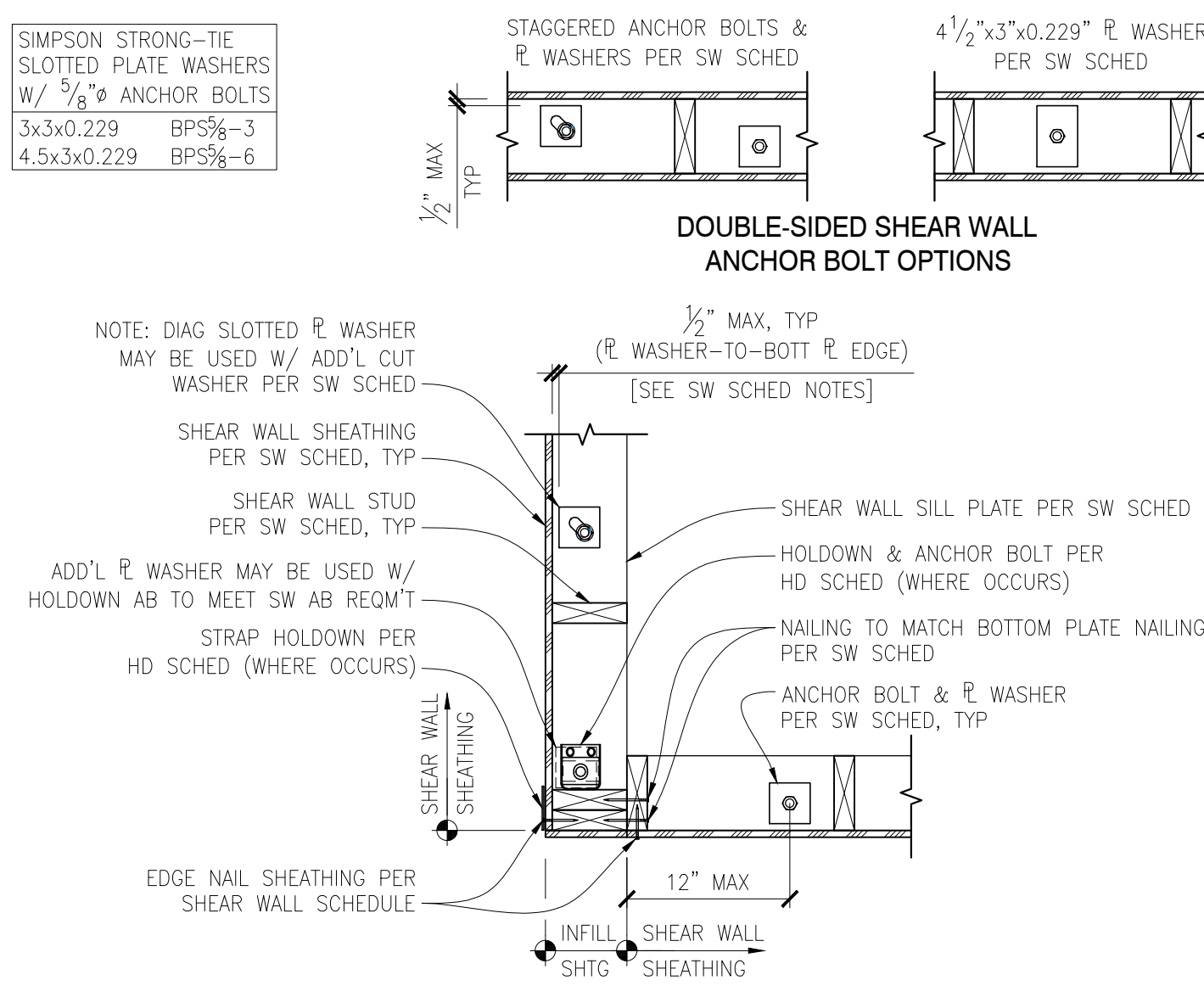
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TYPICAL SHEAR WALL HOLDOWN CONNECTIONS AT FOUNDATION CONCRETE WALL

SCALE: N.T.S.

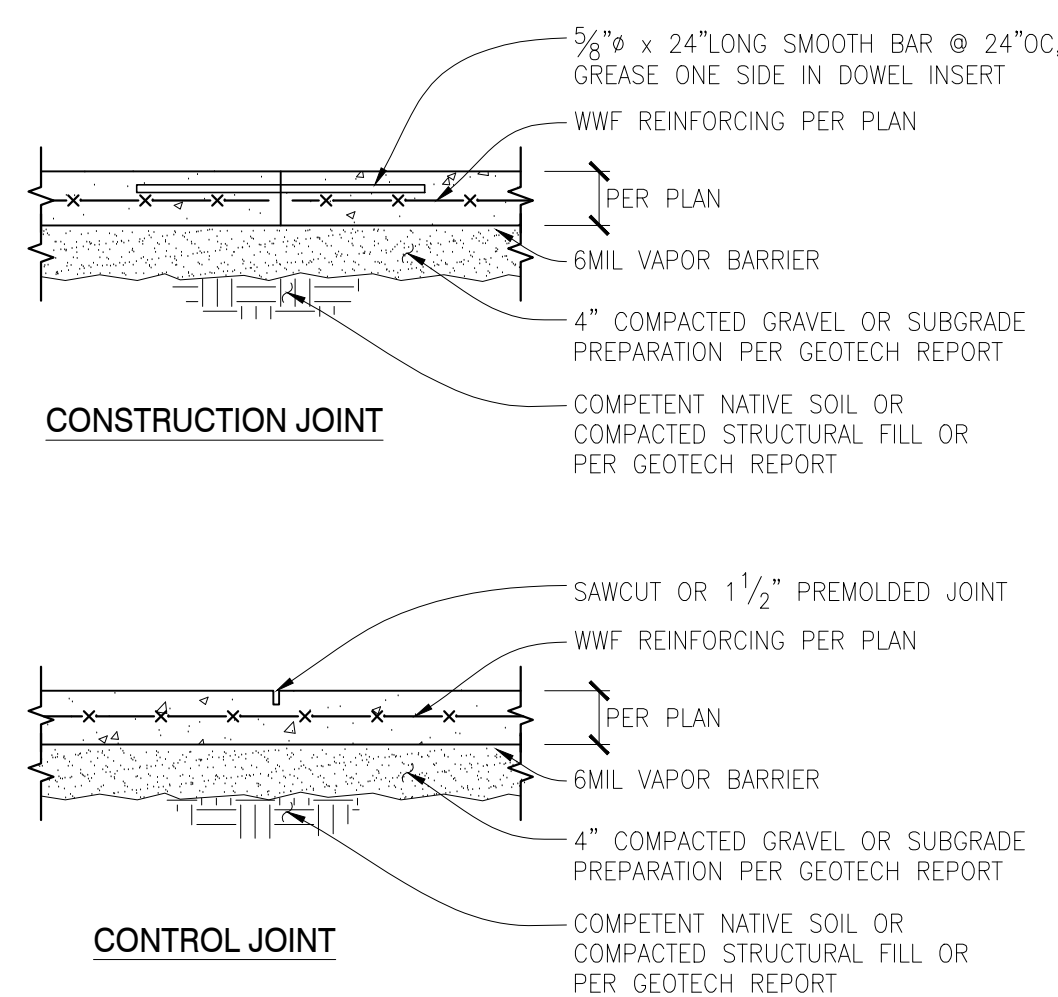
7



TYPICAL PLAN VIEW - SHEAR WALL HOLDOWNS & ANCHOR BOLTS

SCALE: 1" = 1'-0"

8

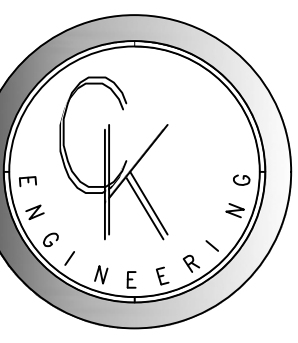


NOTES:
1. FOR CONSTRUCTION OR CONTROL JOINT LOCATIONS REFERENCE FOUNDATION/SLAB PLAN
2. USE "SOFTCUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST
3. PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX

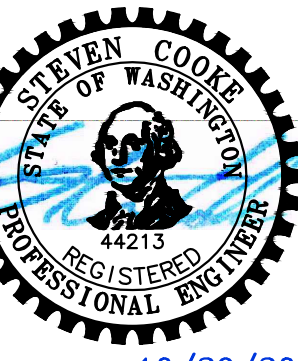
TYPICAL SLAB ON GRADE JOINT DETAILS

SCALE: N.T.S.

9



CK ENGINEERING LLC
PROFESSIONAL STRUCTURAL ENGINEERING SERVICES
19105 34th Ave W, Suite 205
Lynnwood, WA 98036
Phone: (206) 417-0670



10/29/2021

BRETSCHNEIDER RESIDENCE
8141 SE 44TH ST
MERCER ISLAND, WA 98040

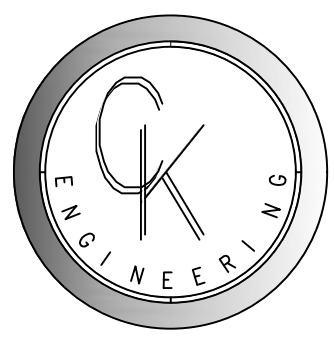
REVISION #	DATE	DESCRIPTION

Drawn By: PK
Checked By: SC
Date: 10-29-2021

CK JOB NO.
21-057

STRUCTURAL
DETAILS

S-2.0



CK ENGINEERING LLC
 PROFESSIONAL STRUCTURAL
 ENGINEERING SERVICES
 19105 36th Ave. W. Suite 205
 Lynnwood, WA 98036
 Phone: (206) 417-0670



10/29/2021

BRETSCHNEIDER RESIDENCE
 8141 SE 44TH ST
 MERCER ISLAND, WA 98040

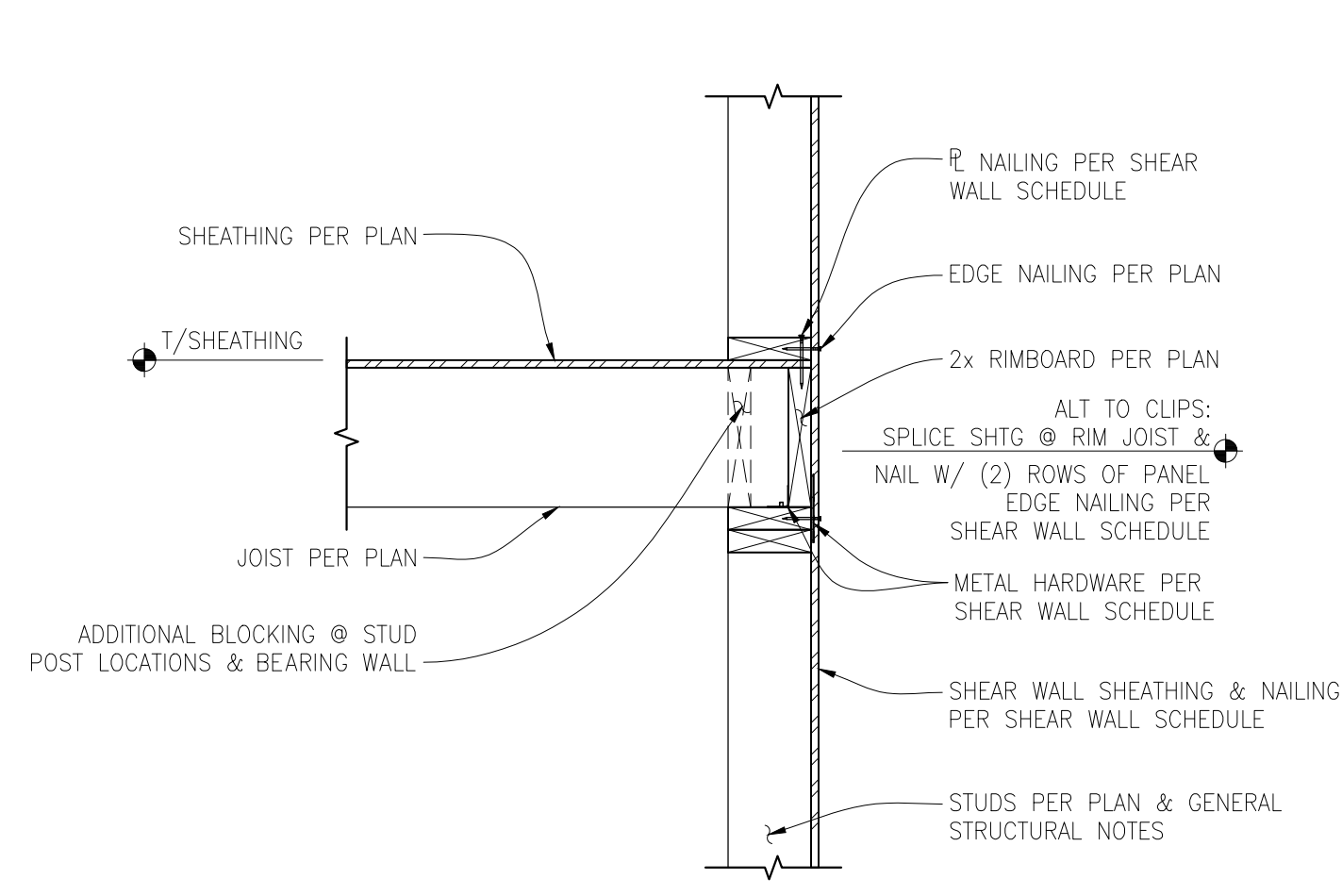
REVISION #	DATE	DESCRIPTION

Drawn By: PK
 Checked By: SC
 Date: 10-29-2021

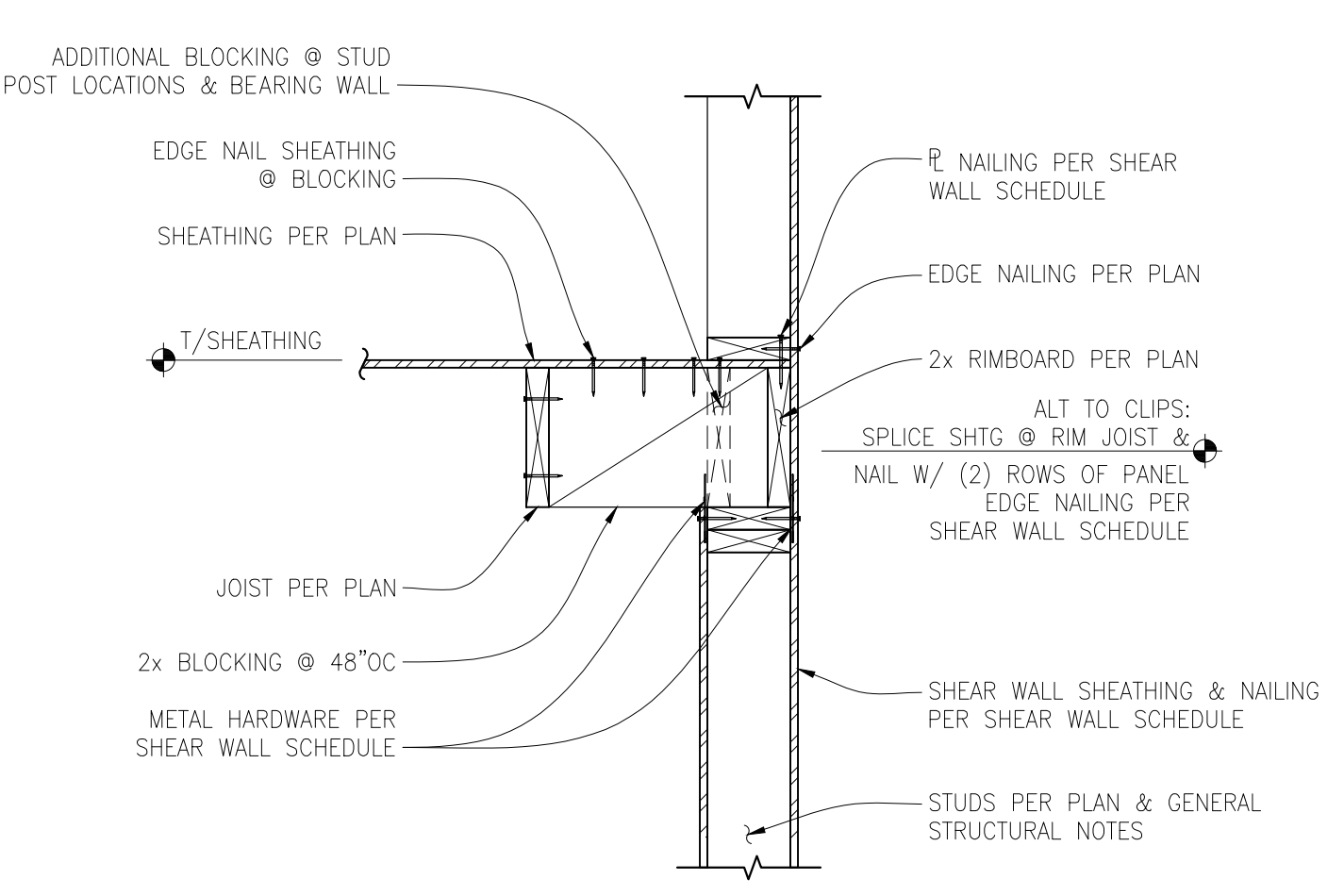
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21-057

STRUCTURAL
 DETAILS

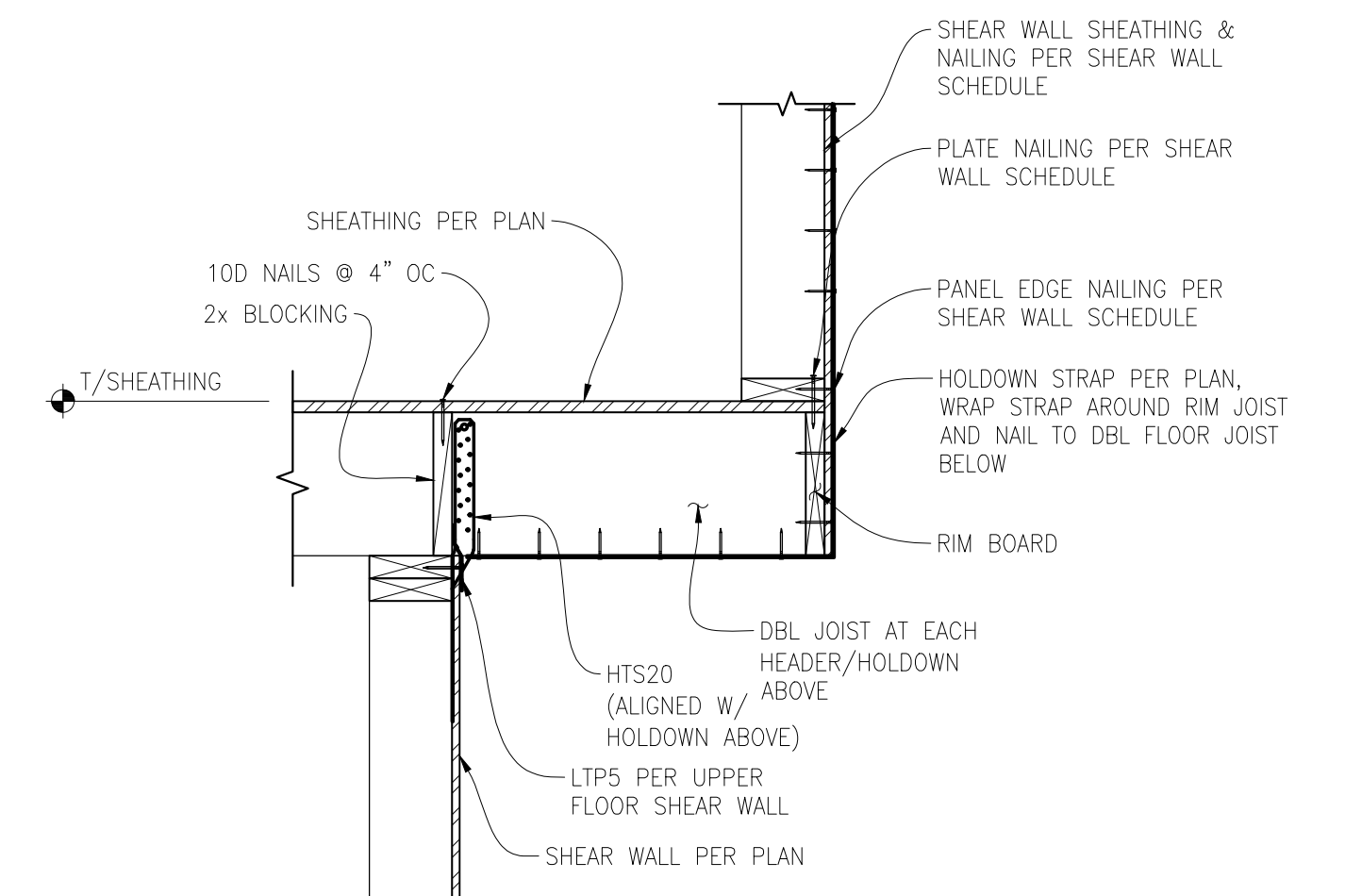
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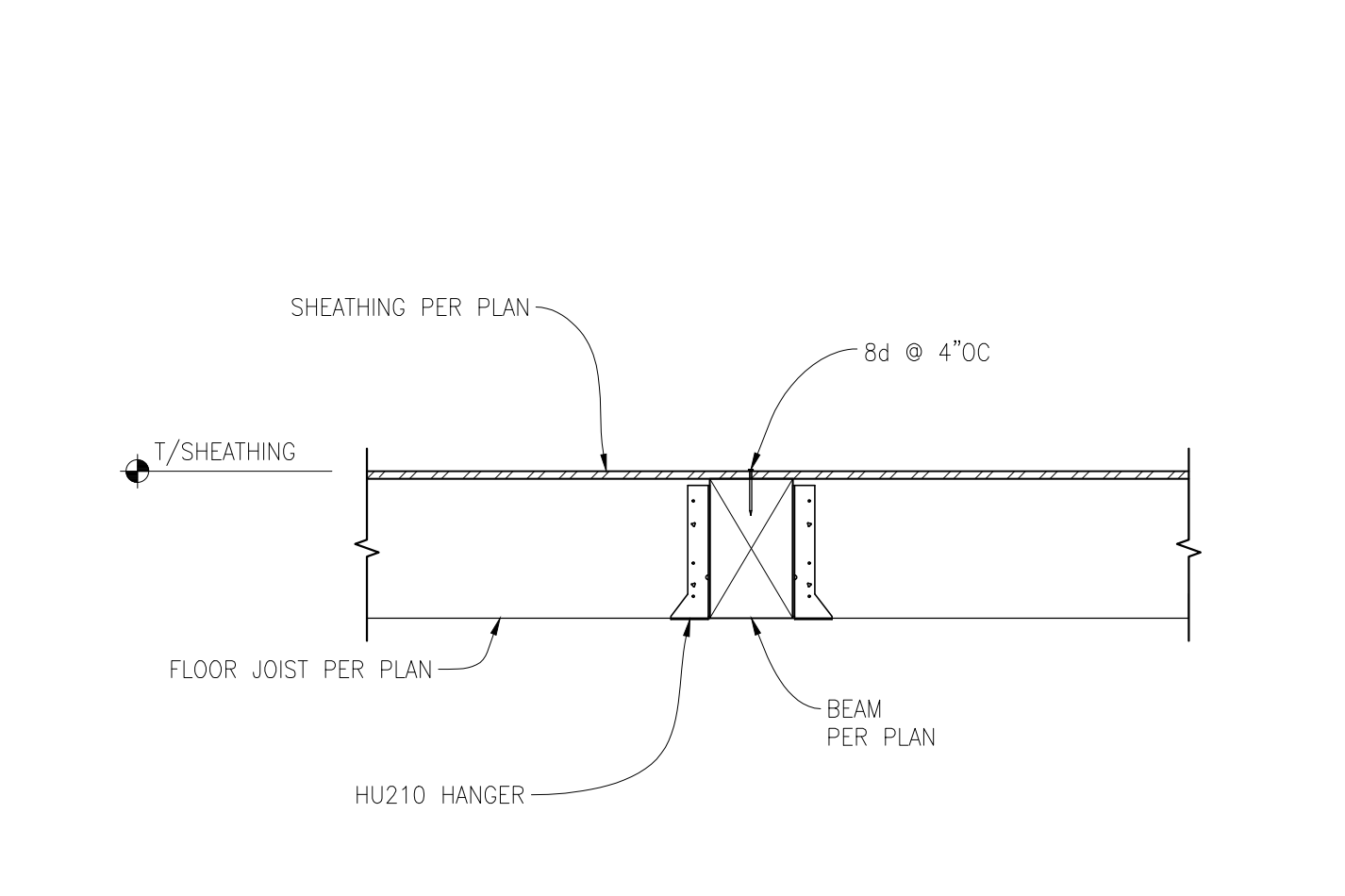
EXTERIOR WALL PERPENDICULAR TO JOISTS
 SCALE: 1" = 1'-0"



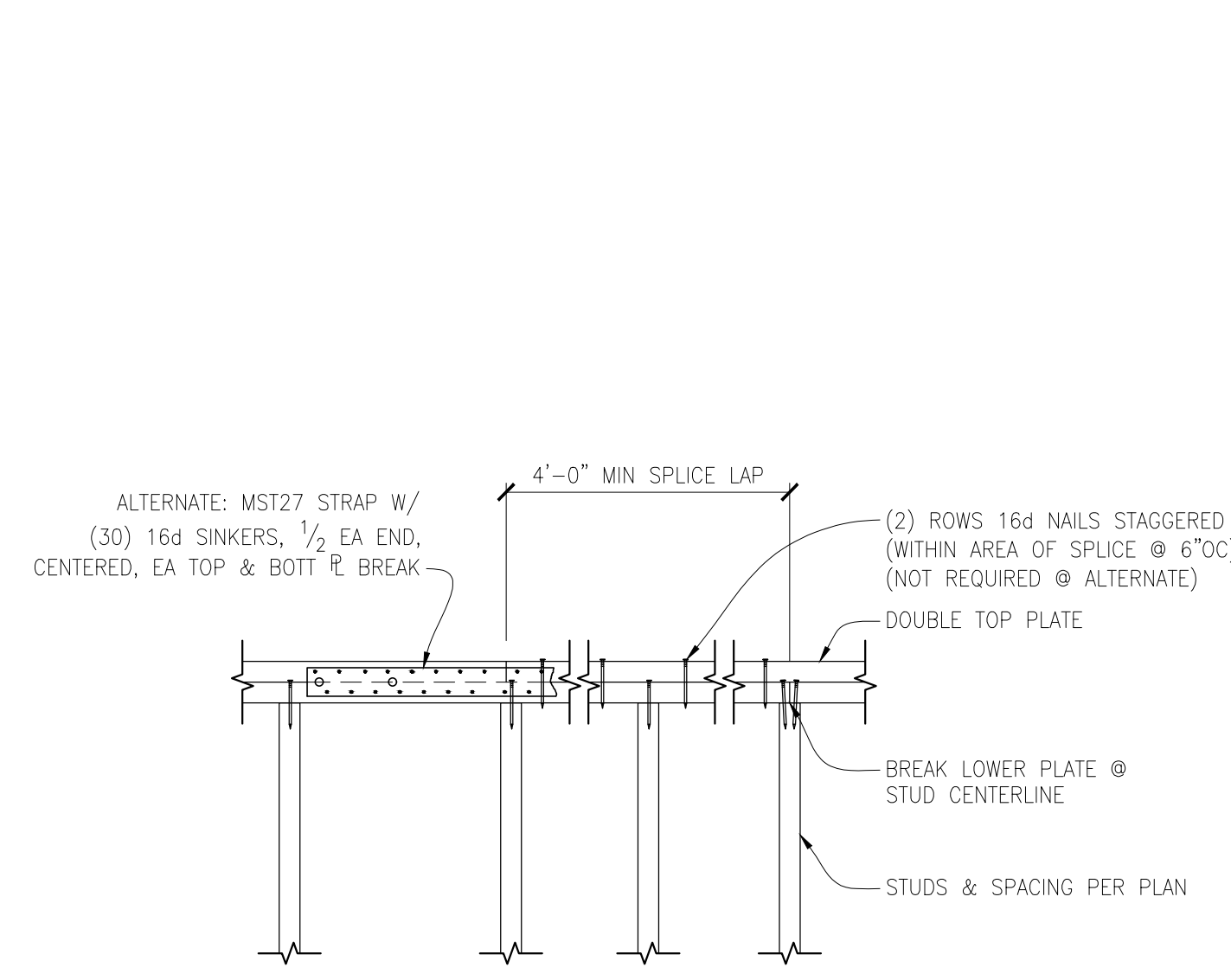
EXTERIOR WALL PARALLEL TO JOISTS
 SCALE: 1" = 1'-0"



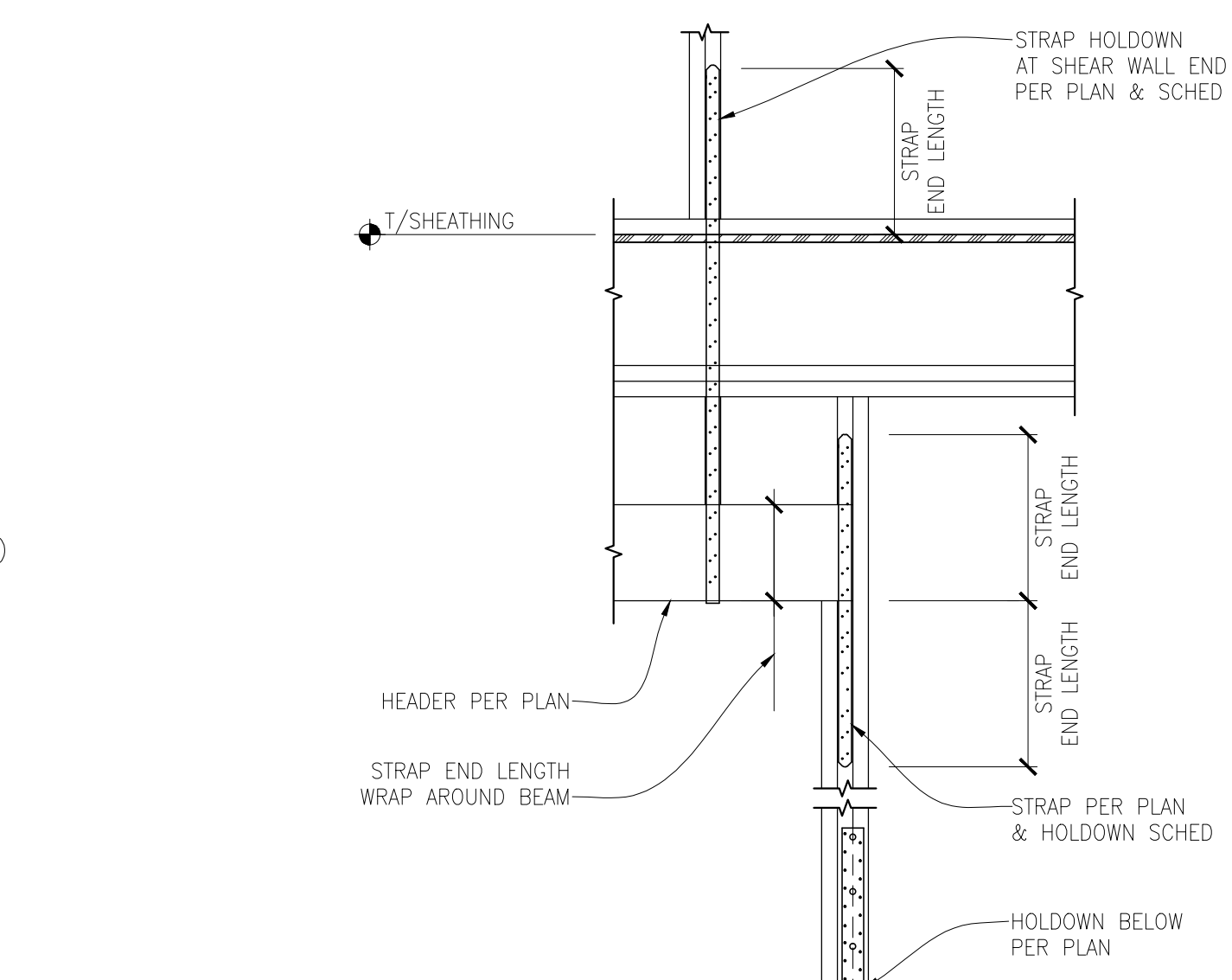
CANT. FLOOR JOIST/HOLDOWN CON.
 SCALE: 1" = 1'-0"



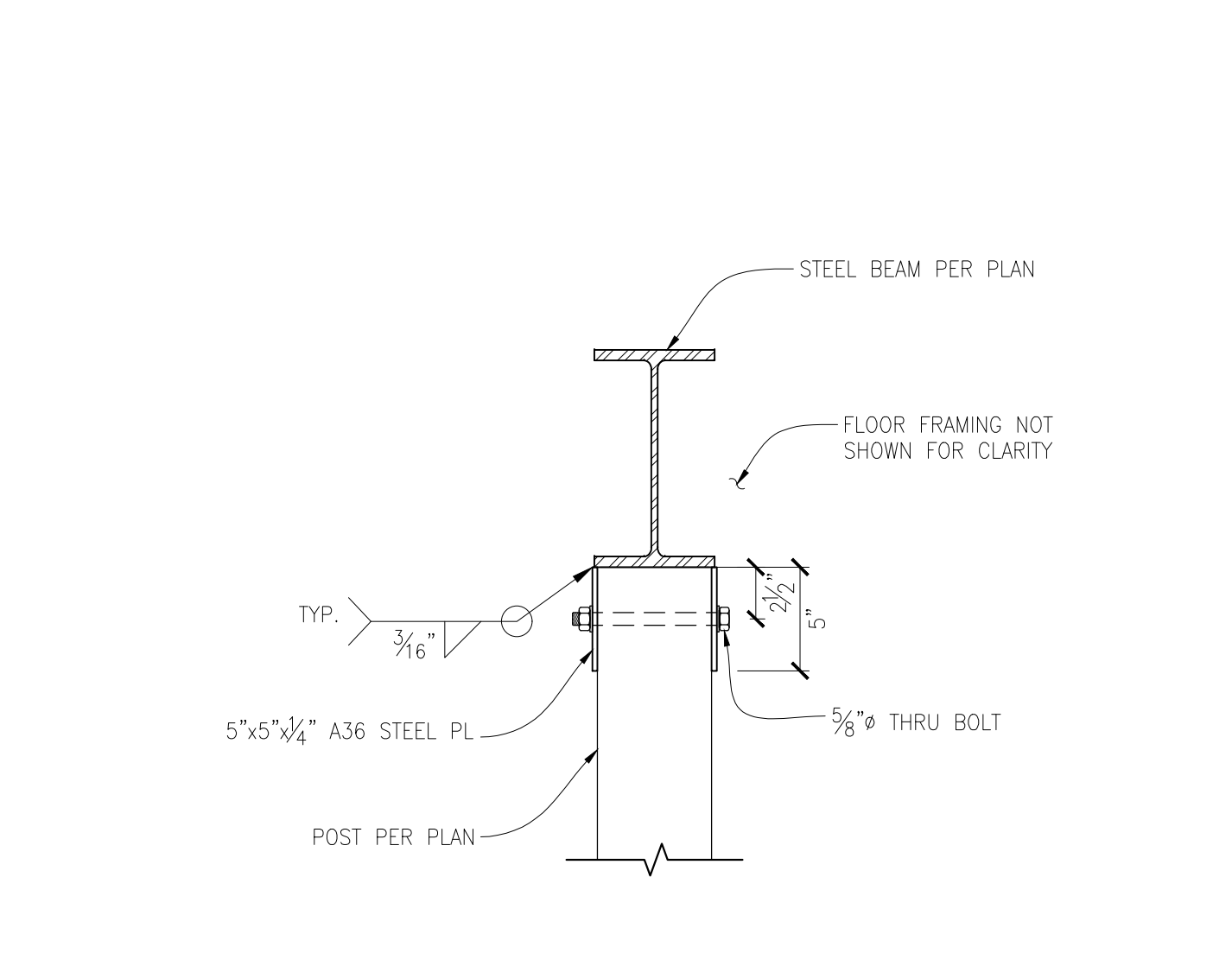
FLOOR JOIST BEAM CONNECTION
 SCALE: 1" = 1'-0"



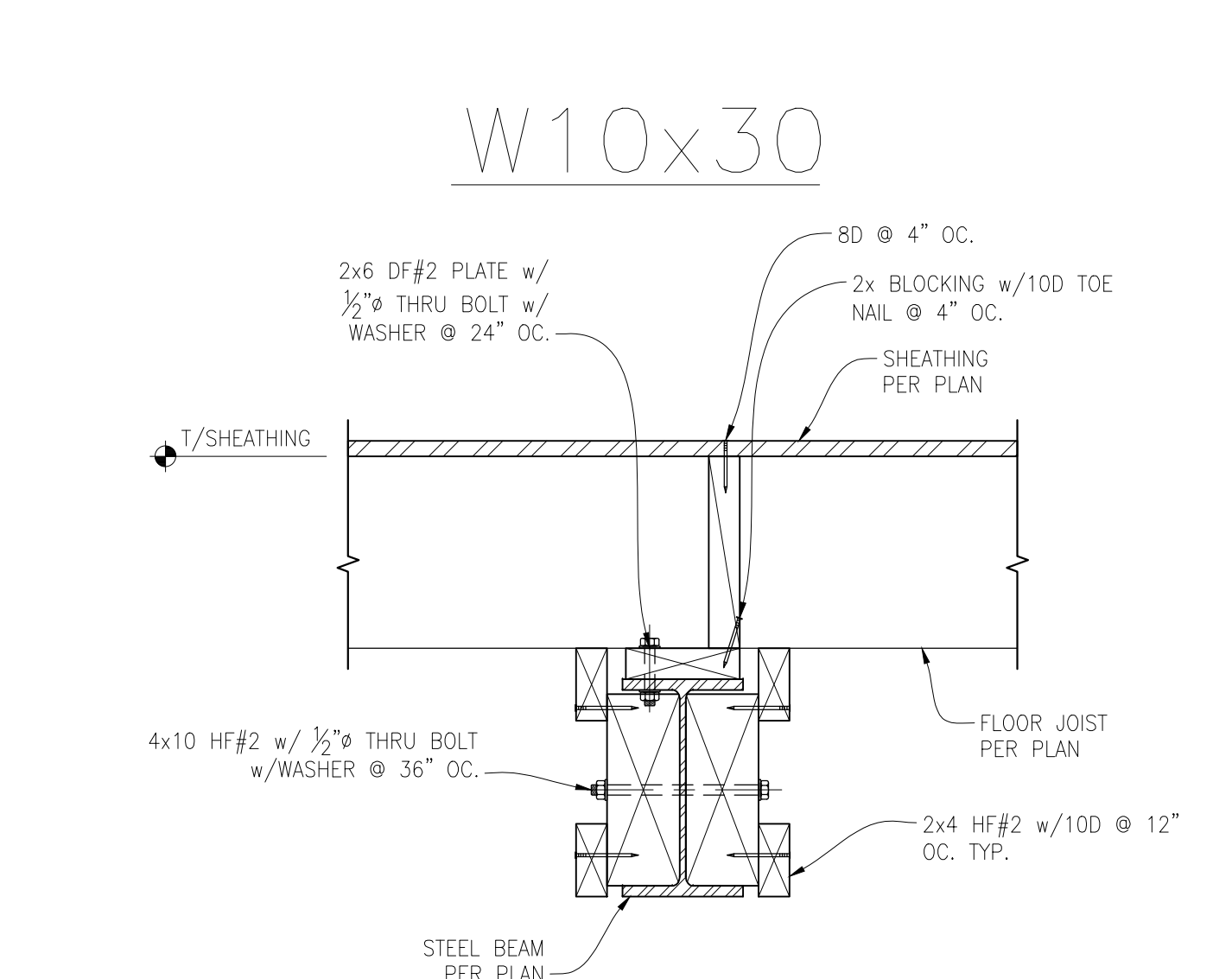
TYPICAL PLATE SPLICE DETAIL
 SCALE: N.T.S.



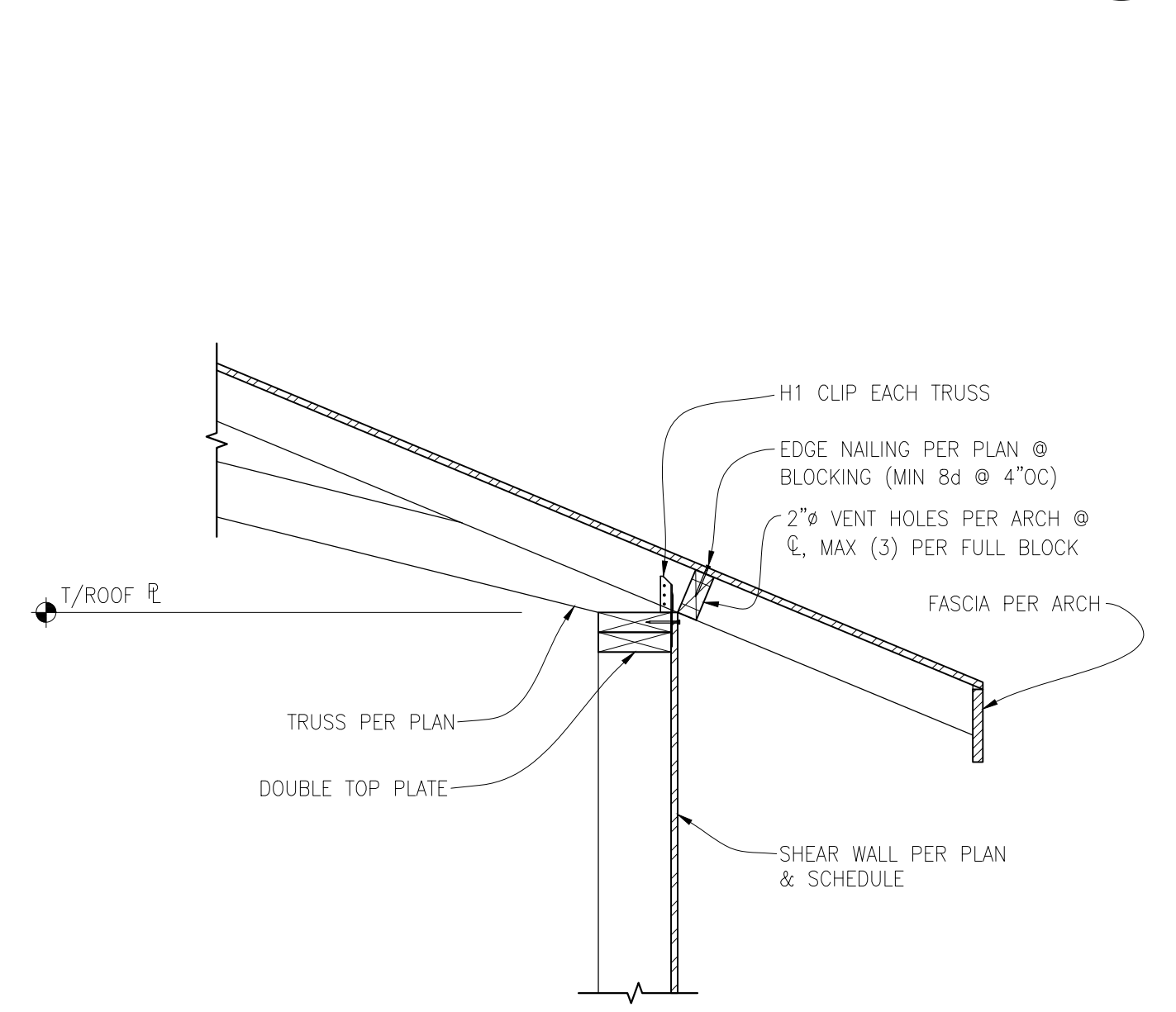
STRAP HOLDOWN AT HEADER BELOW
 SCALE: N.T.S.



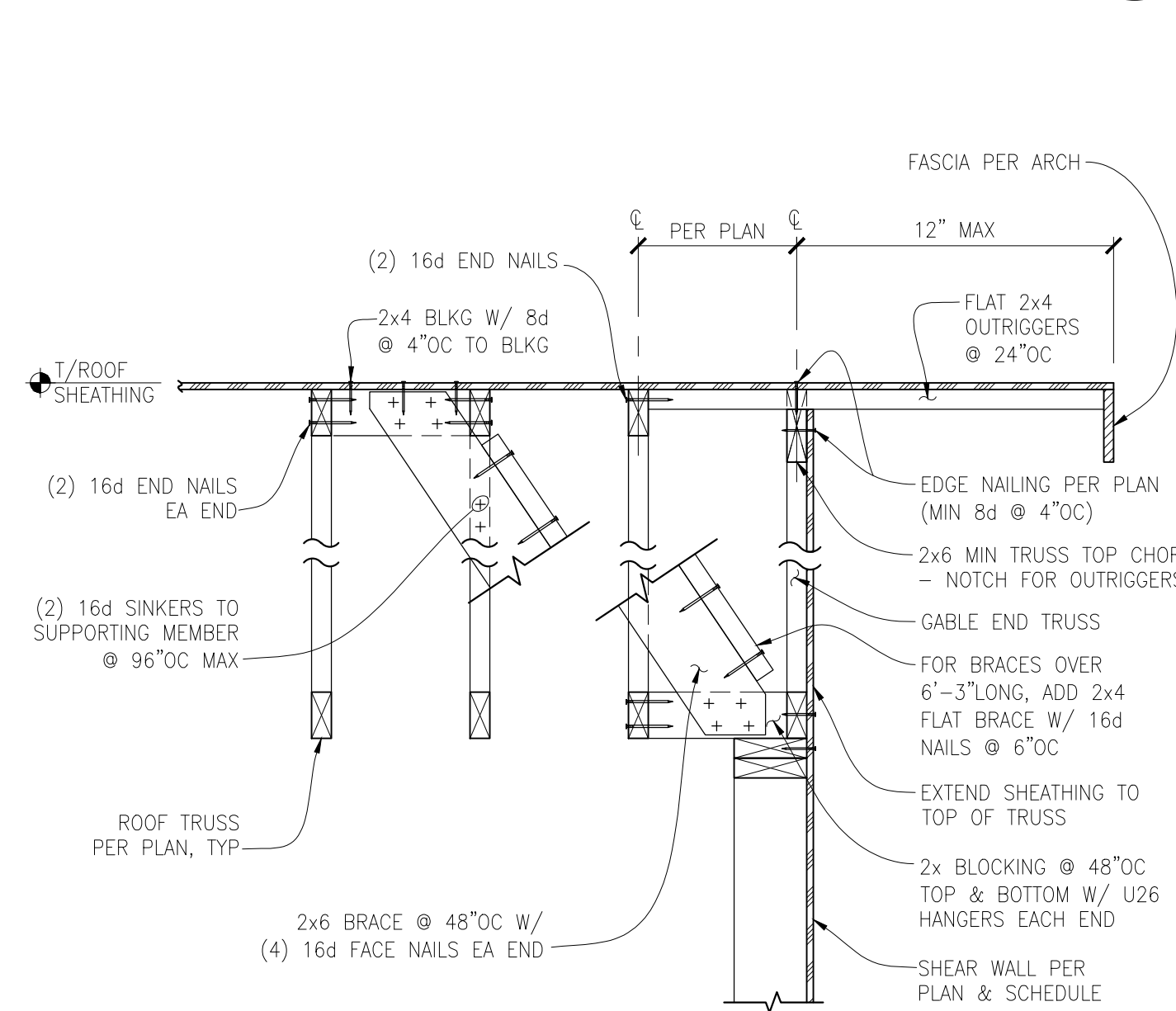
WIDE FLANGE BEAM TO WOOD POST CONNECTION
 SCALE: 1 1/2" = 1'-0"



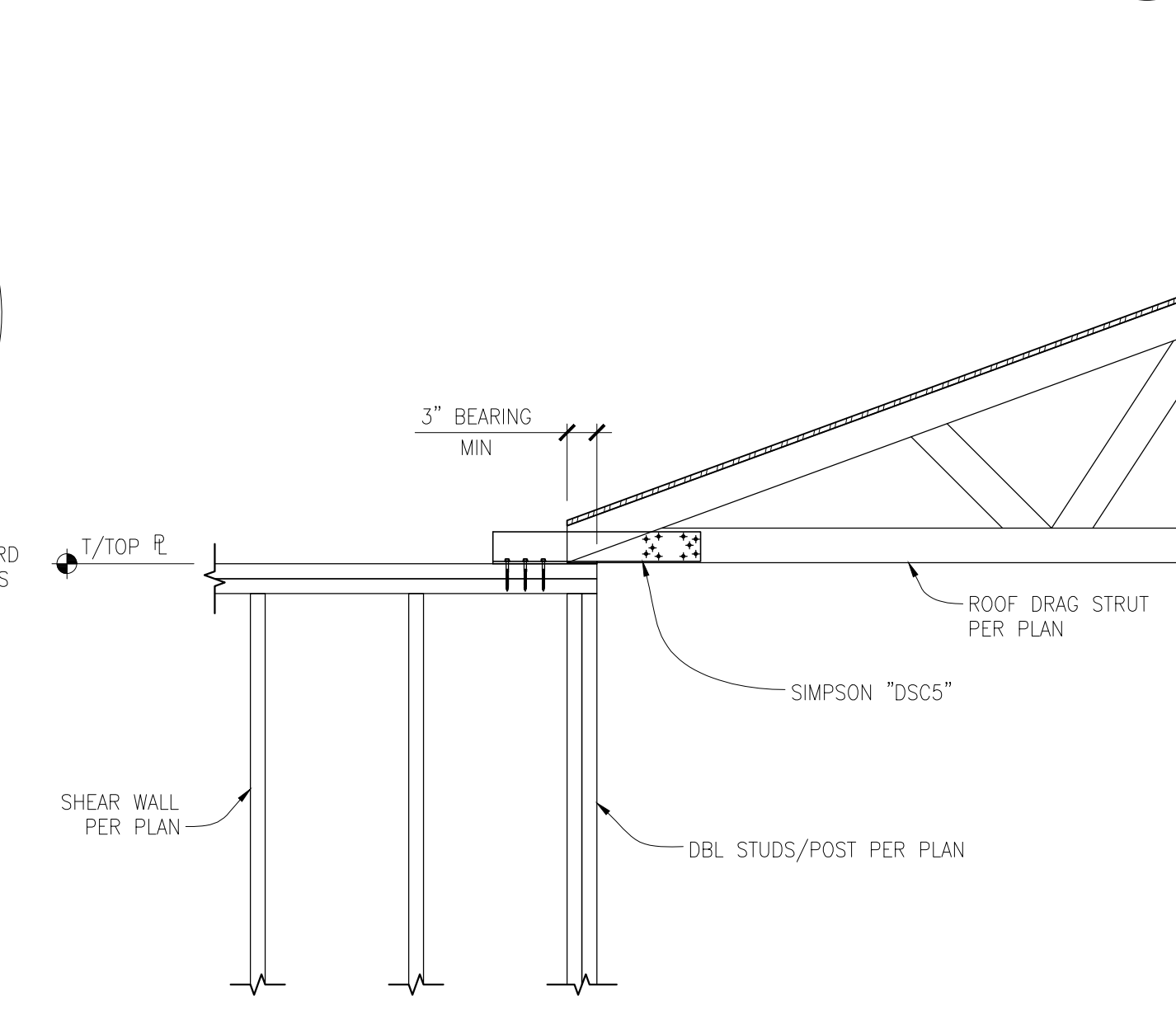
DROPPED STEEL BEAM FLOOR JOIST CONNECTION
 SCALE: 1 1/2" = 1'-0"



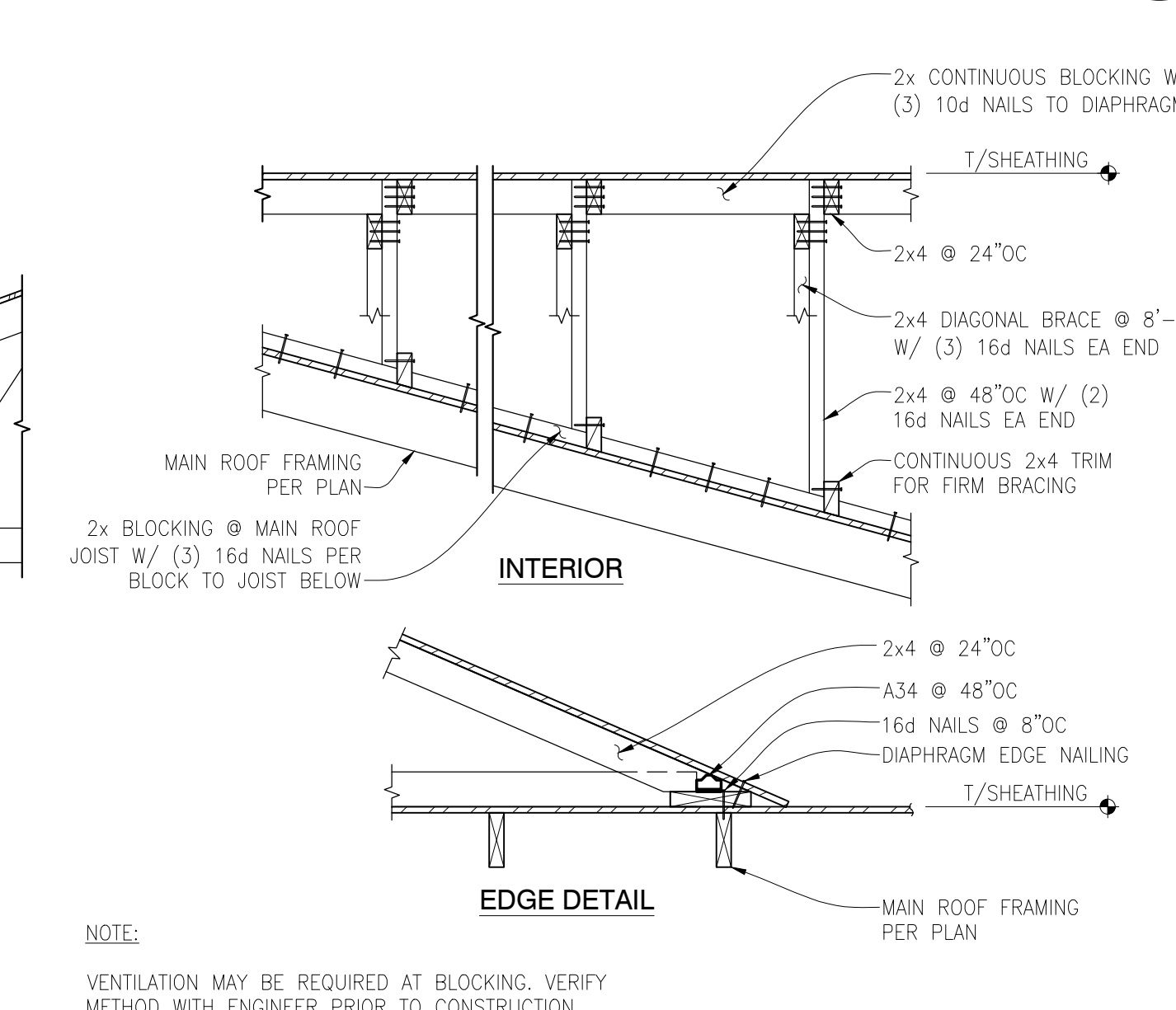
EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS
 SCALE: 1" = 1'-0"



EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS
 SCALE: N.T.S.



ROOF DRAG STRUT TO SHEAR WALL CONNECTION
 SCALE: 3/4" = 1'-0"



TYPICAL ROOF OVERFRAMING DETAIL
 SCALE: N.T.S.

NOTE:
 VENTILATION MAY BE REQUIRED AT BLOCKING. VERIFY METHOD WITH ENGINEER PRIOR TO CONSTRUCTION.