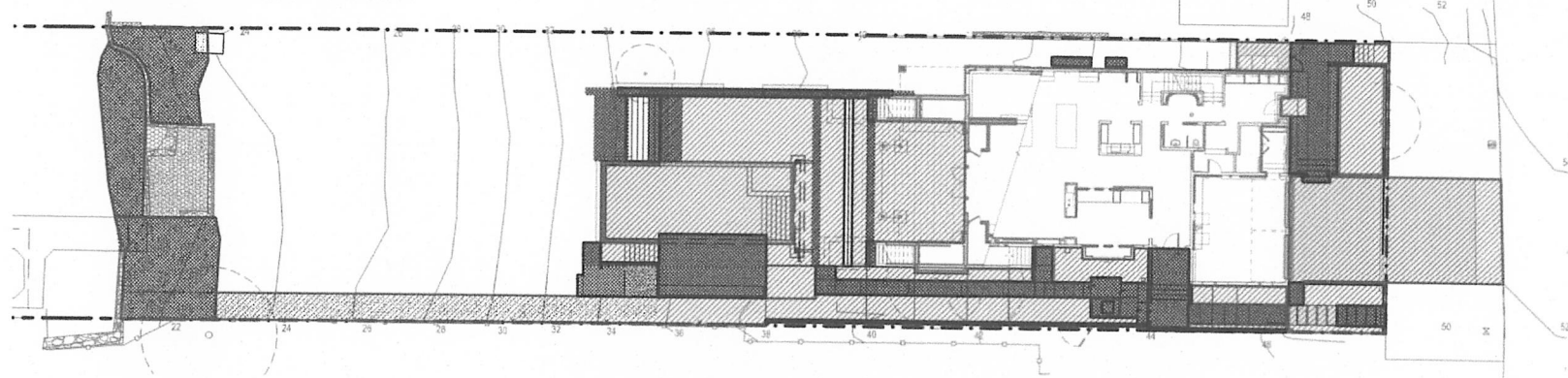


BUILDING PERMIT REVISION KEY:
 [Hatched Box] REVISED LANDSCAPE
 [Dotted Box] PERMITTED LANDSCAPE
 [Solid Box] EXISTING LANDSCAPE

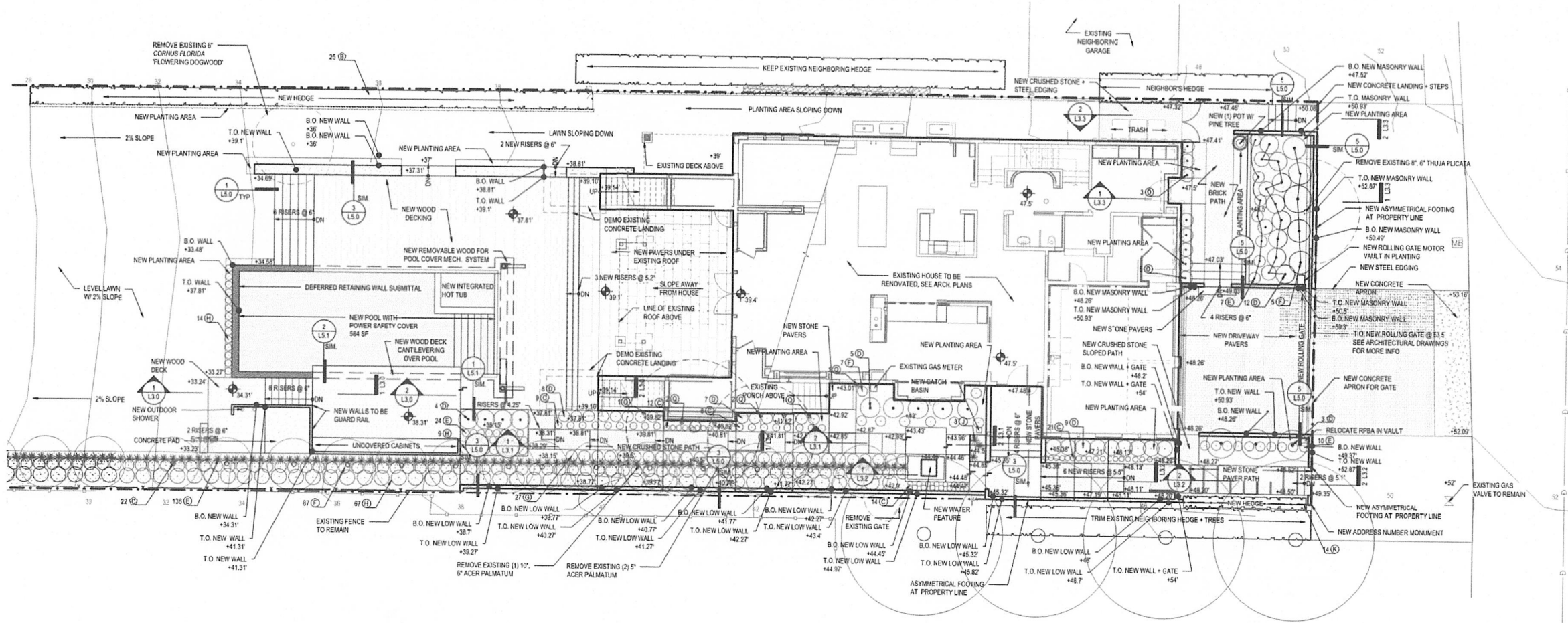


3 BUILDING PERMIT REVISION LANDSCAPE DIAGRAM
 SCALE: 1/16" = 1'-0"

PLANTING SCHEDULE: 02/16/2021

Scientific Name	Common Name	Quantity	Size
Perennials Grasses and Groundcovers			
(A) <i>Arctostaphylos uva-ursi</i> 'Vancouver Jade'	Kinnikinnick	100	1 gallon
(B) <i>Fragaria chiloensis</i>	Beach Strawberry	75	4"
(C) <i>Ophiopogon planiscapus</i> 'Nigrescens'	Black Mondo Grass	64	1 gallon
Trees			
(A) <i>Acer circinatum</i>	Vine Maple	0	6-0"
(B) <i>Juniperus scopulorum</i> 'Moonglow'	Moonglow Juniper	25	15 gallon
(C) <i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Southern Magnolia	22	30 gallon
(D) <i>Olea europea</i> 'Arbequina'	Arbequina Olive	7	20 gallon
(E) <i>Quercus ilex</i>	Holm Oak	0	2"
Shrubs			
(D) <i>Buxus microphyllum</i> var. <i>japonica</i> 'Green Beauty'	Green Beauty Boxwood	49	5 gallon
(E) <i>Buxus sempervirens</i> 'Suffruticosa'	Dwarf Boxwood	177	5 gallon
(F) <i>Buxus sempervirens</i> 'Variegata'	Variegated Boxwood	99	5 gallon
(G) <i>Cornus sericea</i> 'Arctic Fire'	Red-twig Dogwood	27	2 gallon
(H) <i>Myrica californica</i>	Pacific Wax Myrtle	78	3 gallon
(I) <i>Pittosporum tenuifolium</i> 'Tasman Ruffles'	Pittosporum	0	10 gallon
(J) <i>Phormium x 'Yellow Wave'</i>	New Zealand Flax	3	2 gallon
(K) <i>Taxus baccata</i>	Yew	14	5 gallon
Vines			
(G) <i>Parthenocissus henryana</i>	Silver Vein Creeper	5	1 gallon

2 PLANTING SCHEDULE
 SCALE: NTS



1 LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"

LANDSCAPE DESIGNER:
**WITTMAN
 — ESTES**

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 Seattle, Washington 98108
 206.735.7170
 www.wittman-estes.com

ARCHITECT:
**DANA WEBBER
 DESIGN GROUP**

ARCHITECTURE • PLANNING • INTERIORS
 197 Parit Way SW UNIT 200
 Bainbridge Island, WA 98110
 (206) 842-2657

CIVIL ENGINEER:



LPD Engineering, PLLC
 932 First Ave, suite 201
 Seattle, WA 98101

THE LANDING

2765 60TH AVE SE
 MERCER ISLAND, WA
 98040

REVISION PERMIT SET

If this drawing is not 22" x 34", it is a reduced print, scale accordingly.

REVISIONS
 NO. DESCRIPTION DATE

DRAWN BY: FS CHECKED BY: JE/MW

SHEET TITLE
LANDSCAPE PLAN

PROJECT NUMBER: 1915 SHEET NUMBER: L1.0

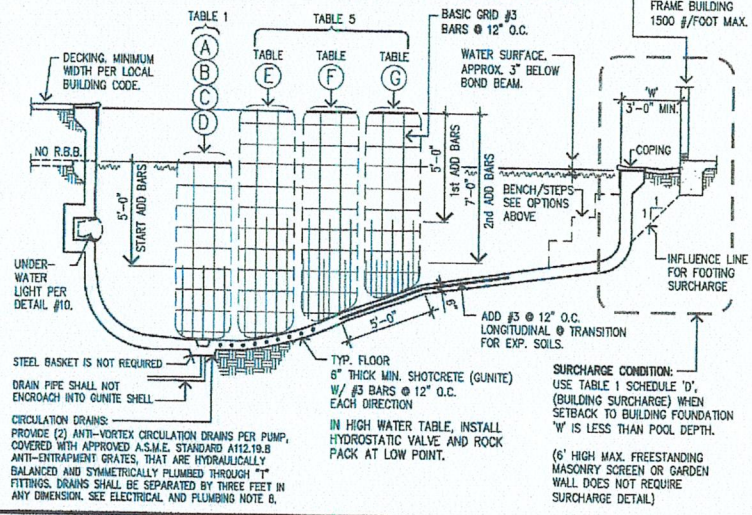
SCALE:

DATE: 3/2/21

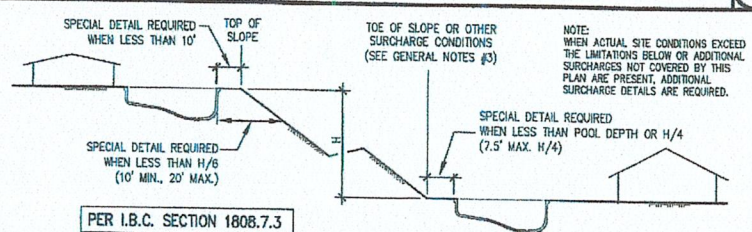
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BENCH AND STEP OPTIONS:

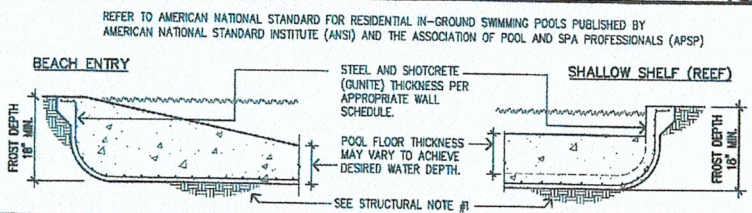
- 1. UNDISTURBED EARTH MAY BE LEFT IN PLACE TO FORM THE STEPS OR BENCHES. REINFORCING STEEL SHOULD BE PLACED AROUND THE STEP OR BENCH SHAPED EARTH (3" CLEAR FROM EARTH).
2. THE EARTH MAY BE REMOVED AND BENCHES AND STEPS MAY BE FORMED OF SHOTCRETE (GUNITE) WITHIN THE STRUCTURAL POOL SHELL. REINFORCING AT THE SURFACE OF THE BENCHES AND STEPS IS OPTIONAL.



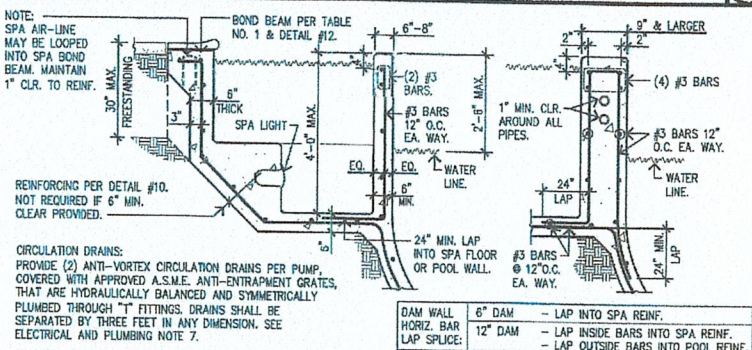
TYPICAL LONGITUDINAL SECTION



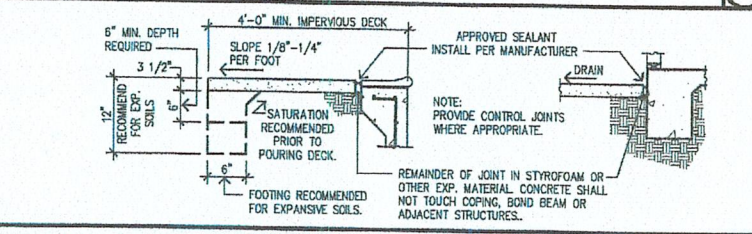
SURCHARGE CONDITIONS - ADDITIONAL SPECIAL DETAILS REQUIRED FOR CONDITIONS ABOVE



SHALLOW FEATURES - MAINTAIN 18" MIN. EMBEDMENT INTO UNDISTURBED OR 90% COMPACTED SOIL



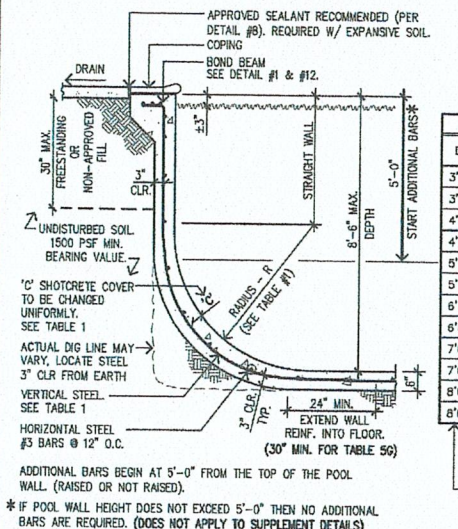
SPA DETAILS - SPA DETAILS MAY BE USED FOR SPAS WITHOUT POOLS



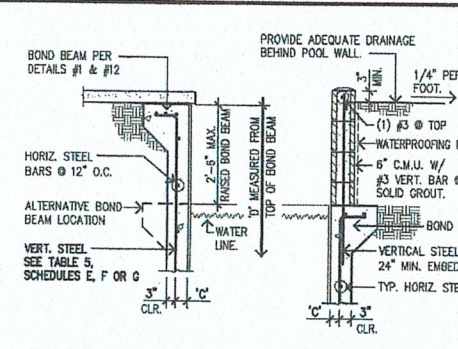
EXPANSIVE SOIL DETAILS



SLOPE EARTH SURFACE 1/4" PER FOOT OR SLOPE DECENDING 1/8" TO 1/4" PER FOOT AWAY FROM POOL.



STANDARD WALL SECTION



MASONRY NOTES:

- 1. CONCRETE BLOCK SHALL BE GRADE N (EXPOSED TO WEATHER), TYPE II (NON-MOISTURE CONTROLLED), NORMAL WEIGHT UNITS (115 PCF), CONFORMING TO IBC SEC. 2103, AND ASTM C 90. ALL CONCRETE BLOCK SHALL HAVE A DESIGN STRENGTH OF fm = 1500 PSI.
2. GROUT SHALL CONFORM TO IBC SEC. 2103 & ASTM C 476 WITH fc=2000 PSI. SEE IBC TABLE 2103.12 FOR PROPORTIONS OF INGREDIENTS.
3. MORTAR SHALL BE TYPE M WITH fc = 1800 PSI AND SHALL CONFORM TO IBC SEC. 2103 & ASTM C 270. SEE IBC TABLES 2103.8(1), (2) FOR PROPORTION AND PROPERTY SPECIFICATIONS.

TABLE NO. 1

Table with columns for NON-EXPANSIVE, EXPANSIVE, NO DECK/HIGH EXP., and BUILD'G SURCHARGE. Rows include E.F.P., 30 P.C.F., 45 P.C.F., and 62.4 P.C.F. with various dimensions and reinforcement details.

INDICATES TYPICAL RADIUS (ACTUAL RADIUS MAY VARY, SEE STRUCTURAL NOTE #12) 'D' IS DISTANCE DOWN FROM TOP OF WALL.

TABLE NO. 5 RAISED BOND BEAM

Table with columns for NON-EXPANSIVE, EXPANSIVE, and NO DECK/HIGH EXP. Rows include E.F.P., 30 P.C.F., 45 P.C.F., and 62.4 P.C.F. with various dimensions and reinforcement details.

GENERAL NOTES

- 1. THIS STANDARD POOL STRUCTURAL PLAN MUST BE ACCOMPANIED BY A CLEAR PLOT PLAN SHOWING POOL & OR SPA SHAPE, DEPTH AND DISTANCE TO PROPERTY LINE, SLOPES AND STRUCTURES.
2. INFORMATION PROVIDED BY THE CONTRACTOR OR OWNER TO DETERMINE THE ADEQUACY OF THIS STANDARD POOL STRUCTURAL PLAN FOR THE ACTUAL SITE CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR OR OWNER TO NOTIFY POOL ENGINEERING, INC. AND OBTAIN APPROVAL.
3. THIS PLAN IS NOT VALID WITHOUT ADDITIONAL SURCHARGE DETAILS WHEN THE CONDITIONS AS SHOWN BELOW IN TABLE 1 ARE APPLIED (PER 2012/2015/2018 IBC SEC. 1808.7.3).

ELECTRICAL AND PLUMBING

- 1. ALL ELECTRICAL SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
2. IN ACCORDANCE WITH NEC SECTION 680.26, ALL METAL WITHIN 5' HORIZ. OF INSIDE WALL OF POOL AND 12" VERT. ABOVE WATER LINE MUST BE BONDED WITH EQUIPOTENTIAL BONDING GRID, BONDING GRID SHALL EXTEND TO GREAT WALKING SURFACES 3' HORIZ. BEYOND INSIDE WALL OF POOL.
3. OBTAIN ELECTRICAL AND PLUMBING PERMITS ALONG WITH POOL BUILDING PERMIT.

STRUCTURAL NOTES

- 1. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 1500 PSF. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL OR SOILS ENGINEER APPROVED SOIL COMPACT FILL. THIS PLAN IS NOT SUITABLE FOR SOILS WITH GREAT POTENTIAL FOR DIFFERENTIAL MOVEMENT FROM DISSIMILAR SOIL CONDITIONS UNDER POOL.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A618 GRADE 40 FOR #3 BARS AND #4 BARS, SPICES TO BE LAPPED A MINIMUM OF 24". MINIMUM CLEARANCE BETWEEN PARALLEL BARS IS 2 1/2".

OWNER

- 1. KEEP SHOTCRETE (GUNITE) DAMP CONTINUOUSLY FOR 14 DAYS AFTER INSTALLATION.
2. DO NOT TURN ON LIGHT WHEN POOL IS EMPTY.
3. DO NOT USE BLACK RUBBER HOSE WHEN FILLING POOL (IT MARKS THE PLASTER).

GLAZING IN HAZARDOUS LOCATIONS

- 1. GLAZING IN WALLS AND FENCES ENCLOSED INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
A. THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING; AND
B. THE GLAZING IS WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE OF A SWIMMING POOL OR SPA.

ENCLOSURES AND SAFETY DEVICES

- 1. PRIOR TO FILLING, THE POOL AND OR SPA SHALL BE COMPLETELY ENCLOSED BY 4' MIN. HIGH FENCING & GATES WITH NO OPENINGS GREATER THAN 4". GATES TO BE SELF-CLOSING & SELF-LATCHING WITH LATCH A MIN. OF 4" HIGH, WHERE THIS VARIES FROM LOCAL CODES, THE LOCAL CODES SHALL PREVAIL.
2. WHEN REQUIRED BY THE BUILDING OFFICIAL, BARRIERS SHALL COMPLY WITH IBC SECTION 3109 INCLUDING LOCALLY ADOPTED AMENDMENTS.
3. ENTRAPMENT AVOIDANCE SHALL COMPLY WITH THE INTERNATIONAL SWIMMING POOL AND SPA CODE AND ANSI/APSP-7.

GEOTECHNICAL NOTES:

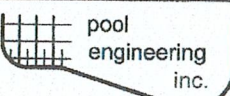
- 1. POOL ENGINEERING, INC. (PEI) STRONGLY SUGGESTS THAT THE PROPERTY OWNER AND/OR POOL CONTRACTOR CONSULT WITH A GEOTECHNICAL ENGINEER/ENGINEERING GEOLOGIST TO OBTAIN A SOILS AND/OR GEOTECHNICAL ENGINEERING REPORT FOR THE PROPERTY ON WHICH THE POOL IS TO BE CONSTRUCTED.
2. IF THE GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED TO PEI, THE DETAIL SHEETS PROVIDED BY PEI ARE BASED ON THE REPORT. IF A SOIL REPORT HAS NOT BEEN PROVIDED TO PEI, THE PLANS AND DETAILS PROVIDED BY PEI ARE BASED ON INFORMATION PROVIDED BY THE OWNER/CONTRACTOR AS WELL AS THE ALLOWABLE PRESUMPTIVE SOIL PARAMETERS PROVIDED IN THE REFERENCED BUILDING CODE.

PROPERTY RIGHTS TO ALL DRAWINGS, REPRESENTATIONS, IDEAS, DETAILS, NOTES & SPECIFICATIONS EITHER COPIES OR ORIGINALS THEREOF THAT MAY BE INCORPORATED INTO THIS DESIGN ARE THE PROPERTY SOLELY OF POOL ENGINEERING, INC. PERMISSION FOR ANY COPIES OF SAID COPYRIGHTED MATERIALS, DRAWINGS, REPRESENTATIONS, IDEAS, DETAILS AND SPECIFICATIONS EITHER ORIGINAL OR COPIES THEREOF TO BE MADE, COPIED OR ALTERED BY ANY PERSON, BUSINESS, OR CORPORATION MAY ONLY BE AUTHORIZED WITH THE EXPRESSED WRITTEN PERMISSION OF POOL ENGINEERING, INC. BY THE USE OF THIS PLAN, THE USER ACKNOWLEDGES THAT HE HAS READ & UNDERSTANDS ALL OF THE NOTES INCLUDED HEREIN.

FOR USE ONLY AT 2765 60th Ave. SE Mercer Island, WA 98040. Includes professional engineer seal for Todd L. Lacher, State of Washington, No. 43504. Date: 4/20/2021. PLAN VALID ONLY WITH WET STAMP & ENGINEER'S SIGNATURE IN RED INK ON PLAN.

STANDARD POOL STRUCTURAL PLAN

PREPARED IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE



1201 N. Tustin Ave. Anaheim, California 92807 Fax: (714) 630-8114 Phone: (714) 630-6100 www.pooleng.com

100 SHEET