

August 26, 2020
2019155.15

Louisville Metro Planning & Design Services
444 South 5th Street, suite 300
Louisville, KY

Letter of Explanation for the modified conditional use permit
PetSuites of America – 1200 Avoca Station Court, Louisville, KY

To whom it may concern,

We are requesting a modification to the conditional use permit for our PetSuites of America project referenced above, to allow for the installation of a shade structure within our existing outdoor play yard. The shade structure is meant to provide protection from the elements for the animals and staff. All work will be inside of the existing fenced in outdoor play yard. There is no change of use associated. Please consider our modification and let us know if you need any additional information.

Sincerely,

GPD Group



Kyle Wake, AIA, LEED AP
Project Manager, Retail / Commercial

RECEIVED
SEP 02 2020
PLANNING & DESIGN
SERVICES

20-MCUP-0013

KEY NOTES:

1. INSTALL NEW PVC PERIMETER FENCE AND GATES. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
2. NEW DOG BONE WADING POOL. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
3. NEW 63'-3" X 28'-0" SHADE STRUCTURE. SEE DETAIL ON A8.0.
4. NEW FOREVERLAWN "K9 GRASS", ARTIFICIAL TURF. REFER TO 2/A8.0.
5. 4" PVC SDR 35 PERFORATED UNDER DRAIN w/ FILTER SOCK. CONNECT INTO 8" PVC WITH TEE. REFER TO SHEET A2.3. PIPE SHALL HAVE A MINIMUM 3" SLOPE.
6. RELOCATED SHADE STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
7. CHAIN LINK FENCE POTTY WALK AREA. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. EXISTING MECHANICAL EQUIPMENT TO REMAIN.
9. EXISTING FOREVERLAWN "K9 GRASS", ARTIFICIAL TURF.
10. EXISTING SLAB TO REMAIN. SLOPE SLOPES TOWARDS FENCE @ 1/2" TO 12".
11. EXISTING RETAINING WALL.
12. EXISTING PARKING TO REMAIN.

LEGEND:



SWPP NOTES

1. ALL WORK SPECIFIED AS AN ODOT ITEM SHALL BE GOVERNED BY THE CURRENT STATE OF KENTUCKY DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION HANDBOOK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO POSSESS AND TO BE FAMILIAR WITH APPLICABLE SECTIONS.
2. THIS CONTRACT DRAWING SHALL BE MADE AVAILABLE ON SITE AT ALL TIMES AND PRESENTED UPON REQUEST. IF UNFORESEEN STORM WATER POLLUTION PREVENTION IS ENCOUNTERED, ADDITIONAL STORM WATER POLLUTION PREVENTION (SWPP) MEASURES MAY BE REQUESTED BY THE OWNER, COUNTY, CITY ENGINEER, PROJECT ENGINEER OR SOIL CONSERVATION SERVICE REPRESENTATIVE AT ANYTIME. SUCH REQUESTS SHALL BE IMPLEMENTED IMMEDIATELY AT CONTRACTOR'S EXPENSE.
3. ALL STORM WATER POLLUTION PREVENTION ITEMS SHALL BE INSTALLED AS SHOWN OR NOTED ON THE PLANS.
4. PLANT TEMPORARY SEEDING AND MULCHING IN ALL AREAS THAT SHALL BE INACTIVE FOR 7 DAYS OR MORE. ALL DISTURBED AND ERODED EARTH SHALL BE REGRADED AND SEEDED WITHIN 7 DAYS WITH SEEDING, AS DEFINED ABOVE AND AS SHOWN ON THE TABLE BELOW, TO ESTABLISH STABILITY AND PROVIDE SEDIMENT CONTROL. WHERE POSSIBLE, TEMPORARY SEEDING GROWTH SHALL NOT BE MOVED UNTIL IT HAS GONE TO SEED FOR 1 YEAR.

TEMPORARY SEEDING SPECIFICATIONS:

SEEDING DATES	SEED TYPE	APPLICATION RATE PER 1,000 S.F.
MARCH 1 - AUGUST 15	OATS	3#
	PERENNIAL RYE GRASS OR TALL FESCUE	1#
AUGUST 16 - NOVEMBER 1	RYE, WHEAT OR PERENNIAL RYE GRASS TALL FESCUE	3#
		1#
AFTER NOVEMBER 1	STRAW OR HAY MULCH	2-3 BALES
SEED BED PREPARATION	LIME 10-10-10 OR 12-12-12 FERTILIZER	100#
		12-15#

5. PERMANENT VEGETATION SHALL BE INSTALLED WITHIN 7 DAYS AT THE COMPLETION OF ANY GRADED AREAS. WEATHER PERMITTING.
6. AT SUCH TIME ROUGH GRADING OF THE SITE IS COMPLETE AND DRAINAGE DIVERTS TO INLETS, INLET SEDIMENT FILTERS SHALL BE INSTALLED AT ALL INLET STRUCTURES TO KEEP PIPING SYSTEMS FREE OF SILTATION.

GENERAL NOTES

1. ALL EXISTING FEATURES SHOWN HEREON ARE BASED ON CONSTRUCTION PLANS FOR PET SUITES BY HDR QUEST DATED JULY 2007. NO NEW SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL FEATURES (INCLUDING THOSE THAT MAY NOT BE SHOWN) PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BID. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IN WRITING IF ANY DISCREPANCIES EXIST. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO MISSING OR INCORRECTLY INFORMATION SHOWN IF SUCH WRITTEN NOTIFICATION HAS NOT BEEN GIVEN.
2. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN EXCAVATING TO AVOID DAMAGING EXISTING UTILITIES. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE UTILITIES CAUSED BY HIS WORK FORCE.
3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL INSTALL SEDIMENT FILTER BAGS IN ALL EXISTING PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS OF CITY OF LOUISVILLE.
5. PRIOR TO SITE CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL INSTALL SEDIMENT FILTER BAGS IN ALL EXISTING PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

LOCATION MAP



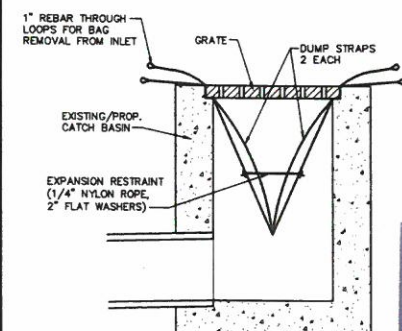
PROJECT SITE

HEALTH DEPARTMENT NOTES:

- A. THE OWNER / CONTRACTOR SHALL WORK WITH THE LOUISVILLE HEALTH DEPARTMENT TO ENSURE THAT THE SEPTIC SYSTEM MEETS CHAPTER 3, 902KAR 10:085 OF THE KENTUCKY ONSITE & SEPTIC REGULATIONS.
- B. THE OWNER / CONTRACTOR SHALL WORK WITH THE LOUISVILLE HEALTH DEPARTMENT TO ENSURE THAT THERE IS APPROPRIATE MOSQUITO CONTROLS IN PLACE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.

GPD GROUP, INC.
520 South Main Street
Aurora, OH 44201
330.572.2100 Fax 330.572.2102

petsuites
STAY • PLAY

SILTSACK DETAIL
N.T.S.

SILTSACK SPECIFICATIONS
Control of Sediment Retaining Catch Basins (Stormwater Management)

1.0 Description:
1.1 This work shall consist of furnishing, installing, maintaining, and removing SILTSACK Sediment Control Device as directed by the engineer or as shown on the contract drawings. The SILTSACK Sediment Control Device is manufactured by:

ACT Environmental, Inc.
1801 W. Hillside Road
Richmond, Virginia 23237
Phone: 804-644-4223
Fax: 804-743-7775

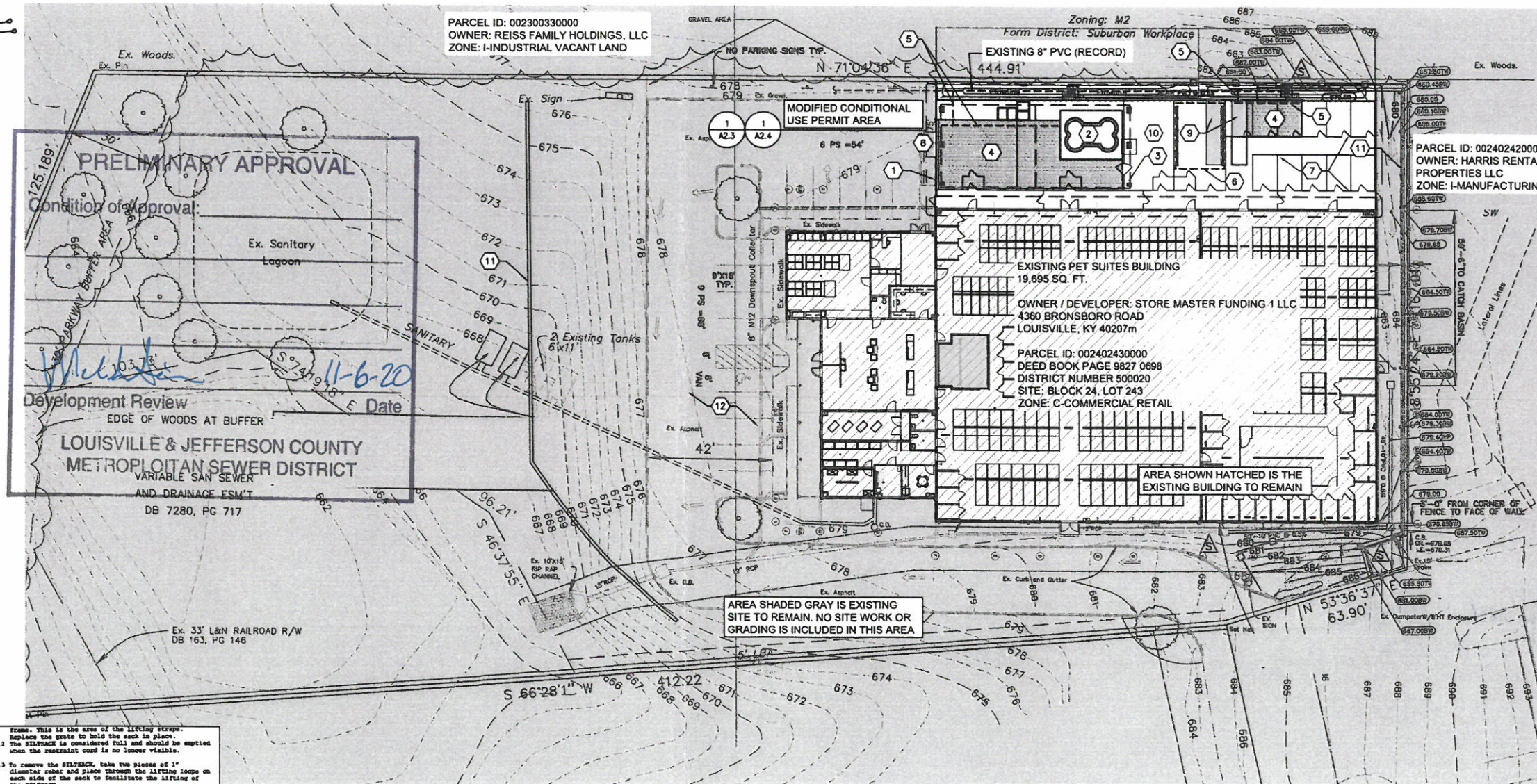
2.0 Materials:
2.1.1 The SILTSACK shall be manufactured from a woven polypropylene and seen by a double needle machine, using a high strength nylon lapped.
2.1.2 The SILTSACK seams shall have a certified average wide width strength per ASTM D-1684 standards as follows:

SILTSACK Detail	Test Method	Test Results
Regular Flow	ASTM D-4844	145.0 lbs./in
W-Flow	ASTM D-4844	114.4 lbs./in

2.1.3 The SILTSACK will be manufactured to fit the opening of the catch basin or drop inlet. The SILTSACK will have the following features: One dump strap attached at the bottom to facilitate the emptying of the SILTSACK; the SILTSACK shall have lifting loops as an integral part of the system to be used to lift the SILTSACK from the basin; the SILTSACK shall have a restraint cord approximately halfway up the sack to keep the sides away from the catch basin walls, this yellow cord is also a visual means of indicating when the sack should be emptied. Once the sack is emptied, cleaned, and placed back into the basin.
2.1.4 The geotextile fabric shall be a woven polypropylene fabric with the following properties:

Property	Test Method	Test Results
Grab Tensile	ASTM D-4832	300 lbs.
Grab Elongation	ASTM D-4832	20%
Tensile	ASTM D-4832	120 lbs.
Modulus	ASTM D-4832	400 P.S.I.
Trapped Soil	ASTM D-4832	120 lbs.
UV Resistance	ASTM D-4832	90%
Apparent Opening	ASTM D-4751	40 US Sieve
Flow Rate	ASTM D-4832	200 Gal/Min/Ft ²
Permeability	ASTM D-4832	1.5 sec

3.0 Construction Sequence:
3.1.1 To install the SILTSACK in a catch basin, remove the sack and place the sack in the opening. Hold out approximately six inches of the sack outside the

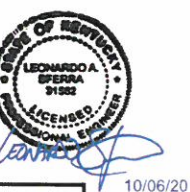


PARCEL ID: 002402420000
OWNER: HARRIS RENTAL PROPERTIES LLC
ZONE: I-MANUFACTURING

EXISTING PET SUITES BUILDING
19,695 SQ. FT.
OWNER / DEVELOPER: STORE MASTER FUNDING 1 LLC
4300 BRONSBORO ROAD
LOUISVILLE, KY 40207M
PARCEL ID: 002402430000
DEED BOOK PAGE 9827 0698
DISTRICT NUMBER 500020
SITE: BLOCK 24, LOT 243
ZONE: C-COMMERCIAL RETAIL

AREA SHADED GRAY IS EXISTING SITE TO REMAIN. NO SITE WORK OR GRADING IS INCLUDED IN THIS AREA

REV	DATE	DESCRIPTION
0	09/01/20	MCUP SUBMITTAL
1	10/06/20	MCUP RE-SUBMITTAL



10/06/20

PETSUITES RETROFIT
1200 AVOCA STATION COURT
LOUISVILLE, KY 40245

SITE PLAN

ISSUED FOR:	PERMIT
BID	CONSTRUCTION
RECORD	

SITE ID NO.
826

PROJECT MANAGER
KMW

DESIGNER
DG

JOB NO.
2019155.15

C1.0

WM#8075

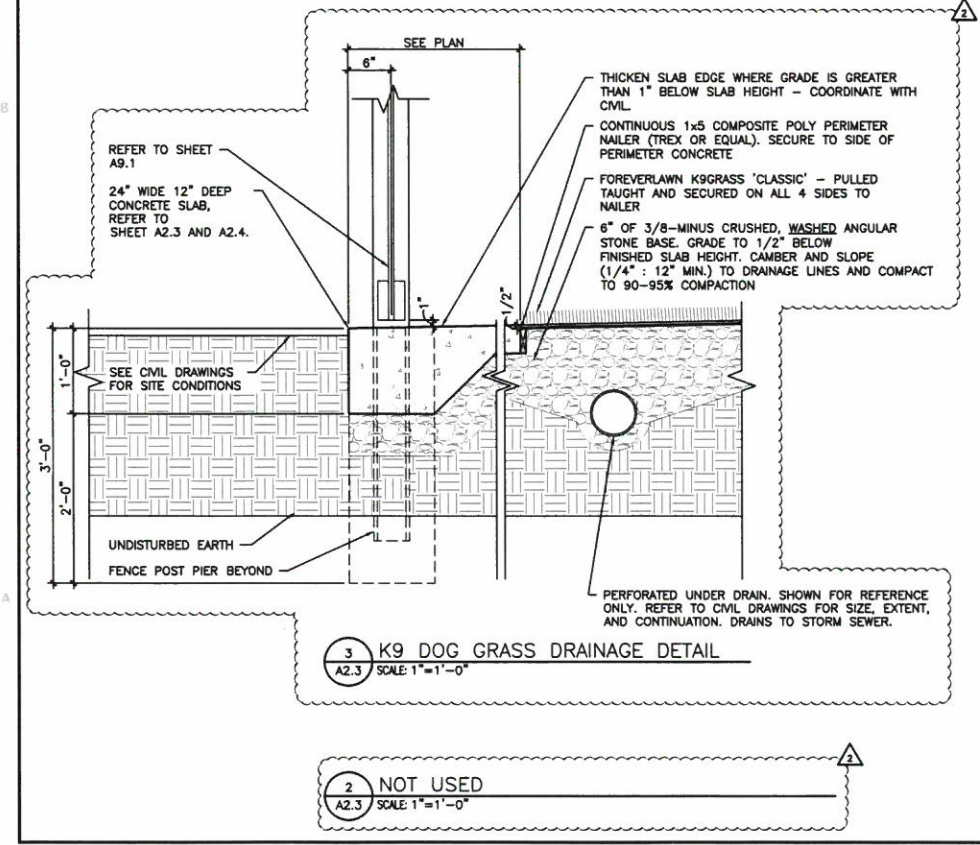
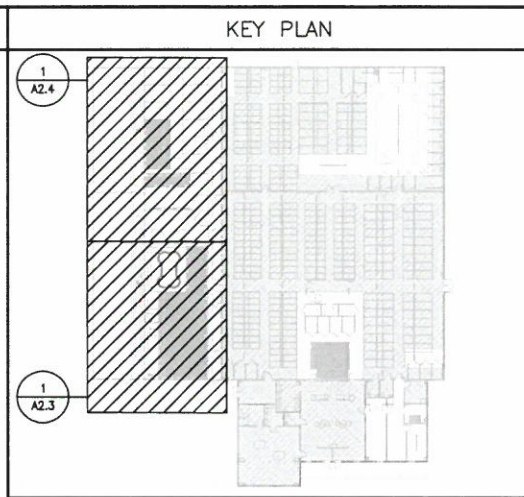
20-MCUP-0013

Drawing Name: O:\2019\2019155 P\LSalemi15_Louisville, KY Retrofit\03-Dwg\A-Construction\Documents\230_A2.3-A2.4 ENLARGED PARTIAL FLOOR PLAN (OUTDOOR PLAY AREA).dwg
-- skolesar

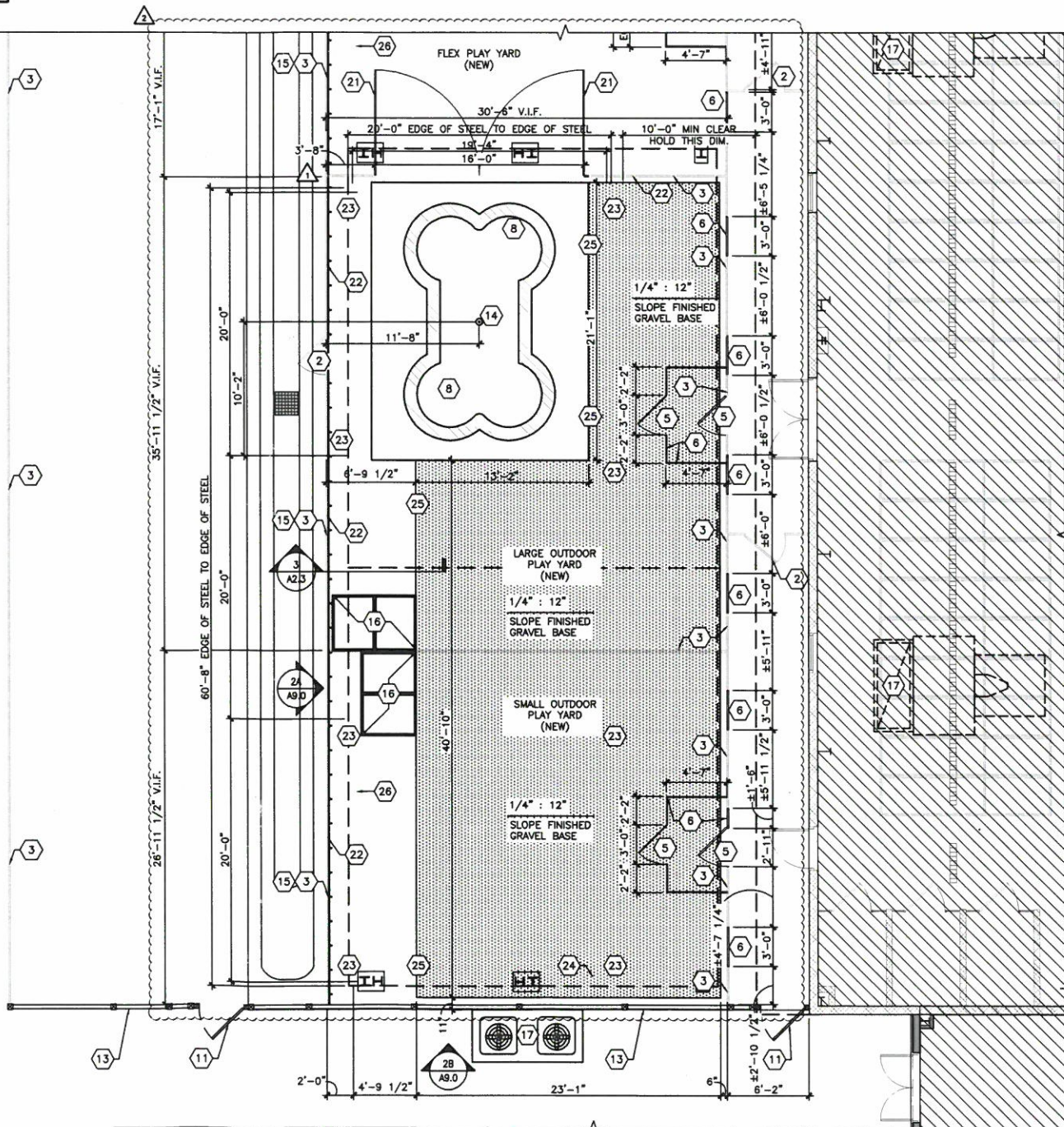
- (REFER TO SHEET A2.4 FOR UNUSED KEYNOTES)
- KEY NOTES**
- EXISTING "K9 GRASS" ARTIFICIAL TURF TO REMAIN.
 - EXISTING FENCE GATE TO REMAIN.
 - EXISTING FENCE TO REMAIN.
 - NOT USED.
 - EXISTING RELOCATED / NEW CHAIN LINK GATE TO MATCH EXISTING. INFILL OPENINGS LEFT FROM REMOVED GATES IF APPLICABLE. REFER TO SHEET A9.0.
 - NEW CHAIN LINK FENCE TO MATCH EXISTING. REFER TO 6/A9.0.
 - NEW PEMB STRUCTURE. SEE DETAILS ON A9.0.
 - CONCRETE "POOL". CONCRETE TO HAVE A LIGHT HAIR BRUSH FINISH SURFACE. SLOPE TOWARDS DRAIN.
 - RELOCATED SHADE STRUCTURE.
 - NOT USED.
 - 7'-0" HIGH SOLID COMPOSITE FENCE AND GATE. TOP 3'-0" OF FENCE AND GATE TO HAVE OPEN PICKETS. REFER TO SHEET A9.0.
 - NEW "K9 GRASS" ARTIFICIAL TURF.
 - 7'-0" HIGH PRIVACY FENCE. REFER TO SHEET A9.0.
 - PLUG COVER FOR POOL. DRAINAGE. B.O.D. CHERNEZ71408 SURE-GRIP PLUG. SEE PLUMBING DRAWINGS.
 - INSTALL MISTING NOZZLES ON TOP RAIL OF FENCE IN OUTDOOR PLAY YARDS PER MANUFACTURER'S SPECIFICATIONS.
 - OUTDOOR KENNELS BY SHORLINE, (2) EACH 3' X 6'. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
 - EXISTING MECHANICAL EQUIPMENT TO REMAIN.
 - NOT USED.
 - INFILL EXISTING LEAVE-OUT FOR REMOVED K9 GRASS WITH CONCRETE - FINISH AND TYPE TO MATCH EXISTING.
 - NEW MISTING PUMP ON SHELF ABOVE. SEE SHEETS ELECTRICAL & PLUMBING SHEETS AND DETAIL 8/A9.0. COORDINATE REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
 - (2) 8'-0" LENGTH 6'-0" HIGH SWINGING GATES. MATCH HARDWARE OF EXISTING INTERIOR PLAY YARD GATES TO BE REMOVED (KEYNOTE #25 ON SHEET D1.0). MAINTAIN MAX. 1" GAP IN PROPOSED NEW FENCING / GATES - MATCH APPEARANCE OF EXISTING PLAY YARD FENCE GATES.
 - EXISTING FENCE TO REMAIN. MODIFY / PROTECT AS REQUIRED DURING PEMB ERECTION.
 - DOWNSPOUTS FOR PEMB STRUCTURE.
 - RUN ELECTRICAL CONDUIT FOR PEMB STRUCTURE LIGHTING THROUGH FOUNDATION AND CONTINUE UP PEMB COLUMN - HOLD TIGHT TO PEMB COLUMN / STRUCTURE.
 - PERFORATED UNDER DRAIN TIED INTO STORM SEWER SYSTEM. REFER TO SHEET A9.0 FOR ADDITIONAL INFORMATION.
 - EXISTING SLAB SLOPES TOWARDS FENCE @ 1" TO 12". VERIFY SLOPE IN FIELD.

GENERAL NOTES

- A. ALL DIMENSIONS ARE MEASURED FROM FACE OF STUD, FACE OF CMU AND/OR FACE OF FOUNDATION WALL.
- B. ALL DOORS TO BE LOCATED 4" FROM FACE OF ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- C. ONLY COMMERCIAL GRADE FENCING TO BE USED.
- D. ALL EXTERIOR DRAINAGE AND PLUMBING FIXTURES TO REMAIN, U.N.O.



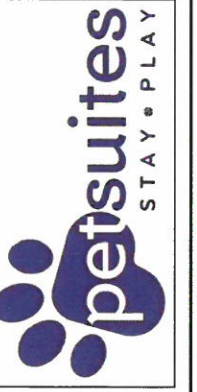
2 NOT USED
SCALE: 1"=1'-0"



1 ENLARGED PARTIAL FLOOR PLAN - OUTDOOR PLAY AREA
SCALE: 3/16"=1'-0"



520 South Main Street
Akron, OH 44311
330.572.2109 Fax 330.572.2102



REV	DATE	DESCRIPTION
1	01/28/20	BULLETIN 1
2	06/26/20	BULLETIN 2



PETSUITES RETROFIT
1200 AVOCA STATION COURT
LOUISVILLE, KY 40245

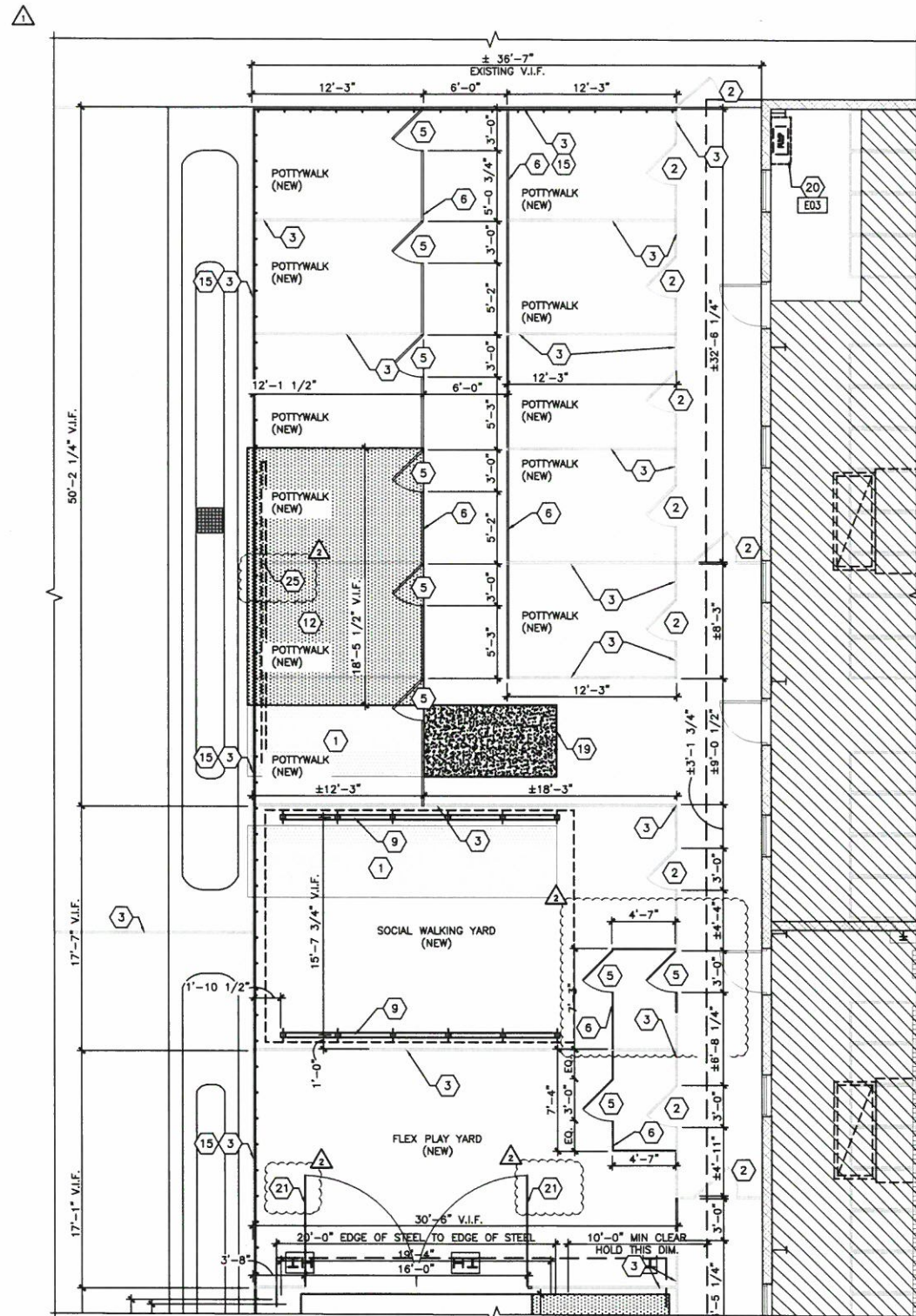
PARTIAL FLOOR PLAN
(OUTDOOR PLAY AREA)

ISSUED FOR:	
PERMIT	10.23.19
BID	10.23.19
CONSTRUCTION	01.28.20
RECORD	-

SITE ID NO.	826
PROJECT MANAGER	KMW
DESIGNER	BMH
JOB NO.	2019155.15
A2.3	

Drawing Name: O:\2019\2019155 Petsuites\15_Louisville, KY\Rebuild\03-Dwg\A-Construction\Documents\230_A2.4 ENLARGED PARTIAL FLOOR PLAN (OUTDOOR PLAY AREA).dwg
--- skdesar

1 ENLARGED PARTIAL FLOOR PLAN - OUTDOOR PLAY AREA
A2.4 SCALE: 3/16"=1'-0"



GENERAL NOTES

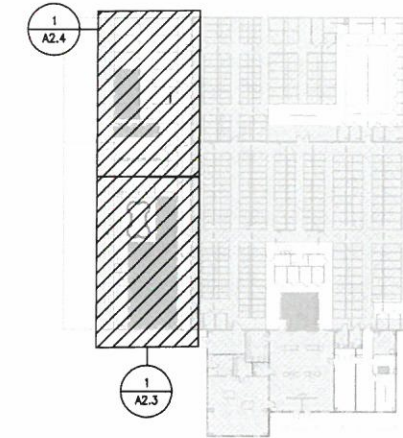
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KEY NOTES

(REFER TO SHEET A2.3 FOR UNUSED KEYNOTES)

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- EXISTING FENCE GATE TO REMAIN.
- EXISTING FENCE TO REMAIN.
- NOT USED.
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- NEW CHAIN LINK FENCE TO MATCH EXISTING. REFER TO 6/A9.0.
- NEW PEMB STRUCTURE. SEE DETAILS ON A9.0.
- CONCRETE "POOL" - CONCRETE TO HAVE A LIGHT HAIR BRUSH FINISH SURFACE. SLOPE TOWARDS DRAIN.
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- EXISTING SLAB SLOPES TOWARDS FENCE @ 1/4" TO 1/2". VERIFY SLOPE IN FIELD.

KEY PLAN



GPD GROUP, INC.
520 South Main Street
Aurora, OH 44311
330.572.2100 Fax 330.572.2100

petsuites
STAY • PLAY

REV	DATE	DESCRIPTION
1	01.28.20	BULLETIN 1
2	06.26.20	BULLETIN 2



08/10/20

PETSUITES RETROFIT
1200 AVOCA STATION COURT
LOUISVILLE, KY 40245

PARTIAL FLOOR PLAN
(OUTDOOR PLAY AREA)

ISSUED FOR:	
PERMIT	10.23.19
BID	10.23.19
CONSTRUCTION	01.28.20
RECORD	-

SITE ID NO.
826

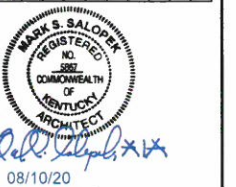
PROJECT MANAGER
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DESIGNER
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JOB NO.
2019155.15

A2.4

REV	DATE	DESCRIPTION
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PETSUITES RETROFIT
1200 AVOCA STATION COURT
LOUISVILLE, KY 40245

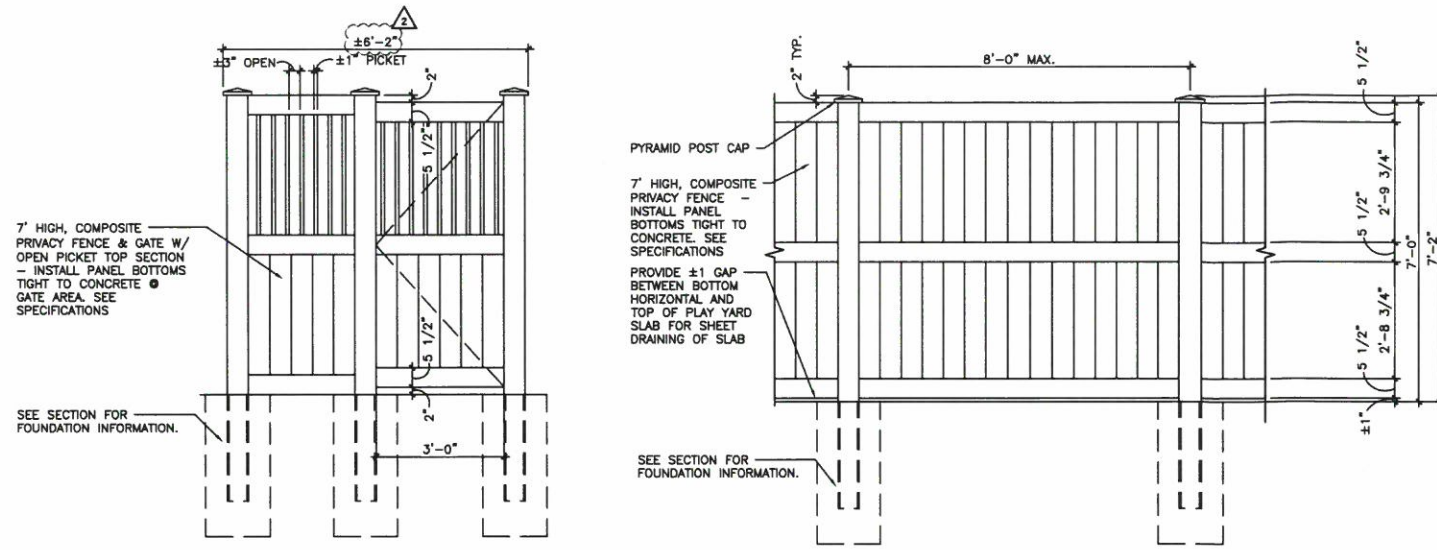
DETAILS

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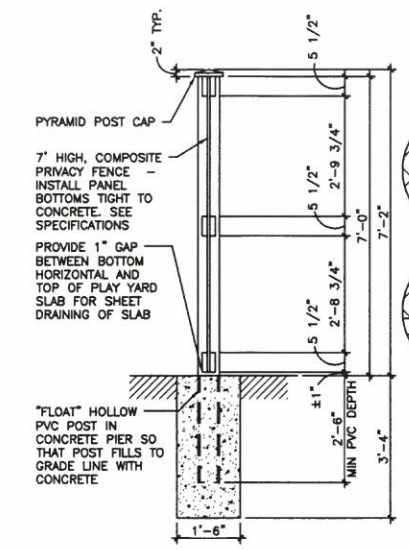
JOB NO.
2019155.15

A9.0

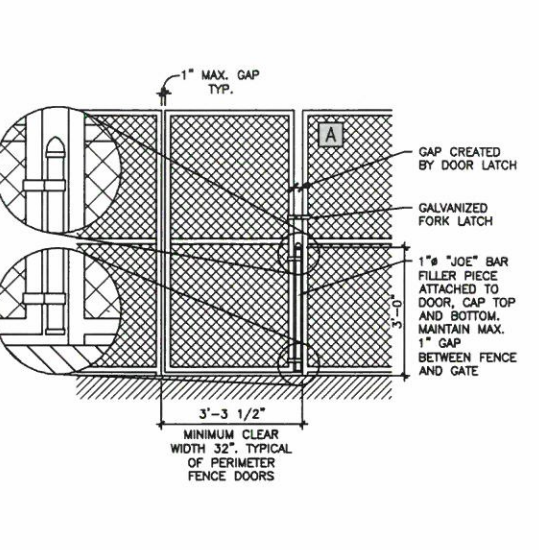


11B PVC FENCE W/ OPEN PICKETS
A9.0 SCALE: 1/2"=1'-0"

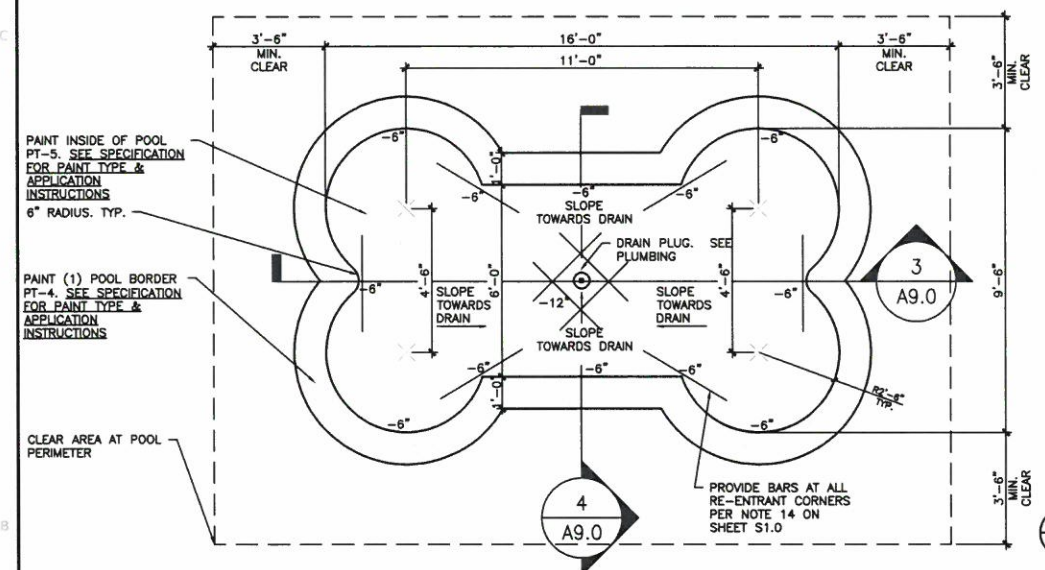
11A TYPICAL PVC FENCE
A9.0 SCALE: 1/2"=1'-0"



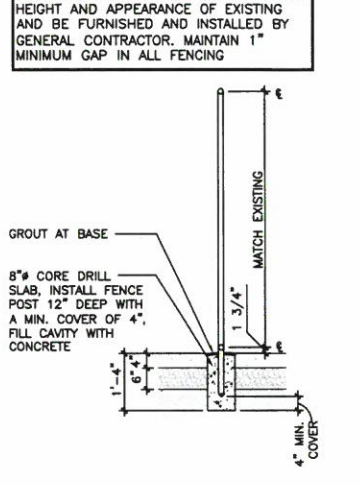
10 PVC SOLID PRIVACY FENCE
A9.0 SCALE: 1/2"=1'-0"



9 TYPICAL CHAIN LINK FENCING
A9.0 SCALE: 1/2"=1'-0"



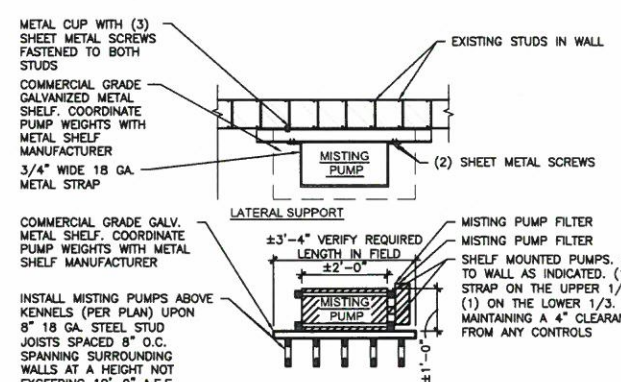
4 POOL PLAN
A9.0



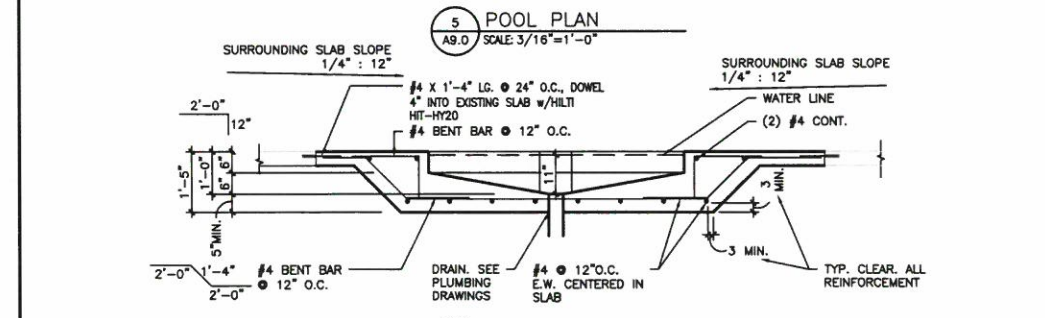
6 TYPICAL CHAIN LINK FENCING
A9.0 SCALE: 1/2"=1'-0"



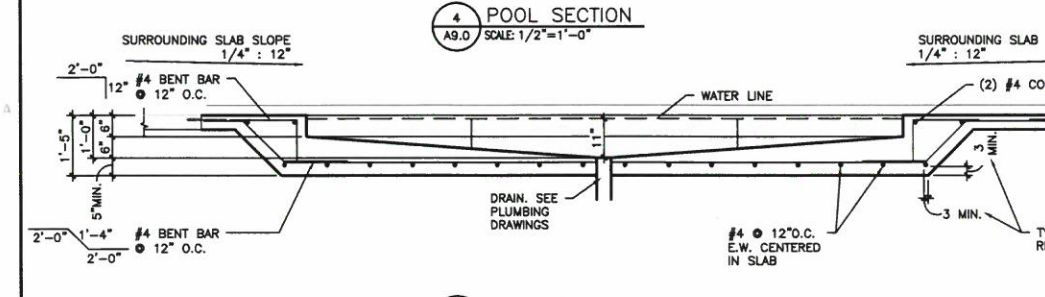
7 NOT USED
A9.0 SCALE: 1/2"=1'-0"



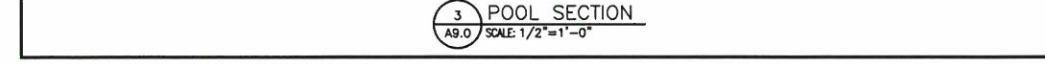
8 MISTING PUMP SHELF DETAIL
A9.0 SCALE: 1/2"=1'-0"



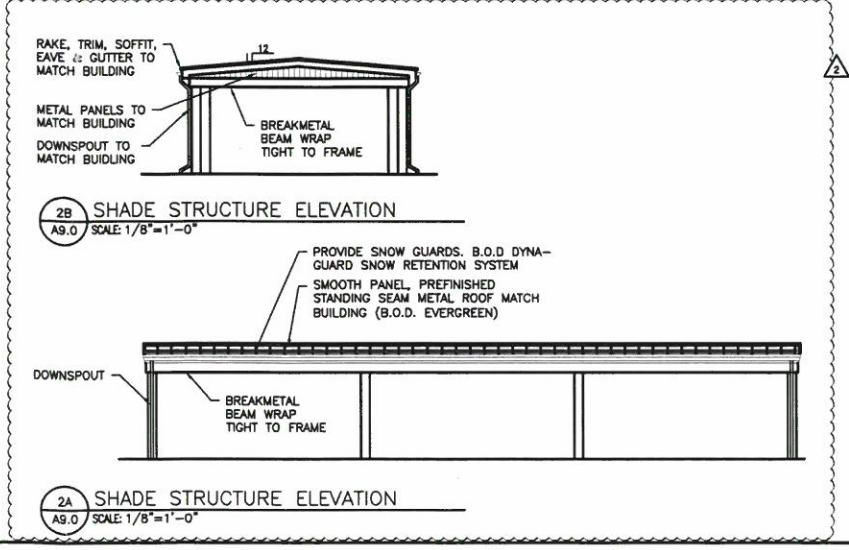
5 POOL PLAN
A9.0 SCALE: 3/16"=1'-0"



4 POOL SECTION
A9.0 SCALE: 1/2"=1'-0"



3 POOL SECTION
A9.0 SCALE: 1/2"=1'-0"



2B SHADE STRUCTURE ELEVATION
A9.0 SCALE: 1/8"=1'-0"

2A SHADE STRUCTURE ELEVATION
A9.0 SCALE: 1/8"=1'-0"

1 NOT USED
A9.0 SCALE: 1/8"=1'-0"