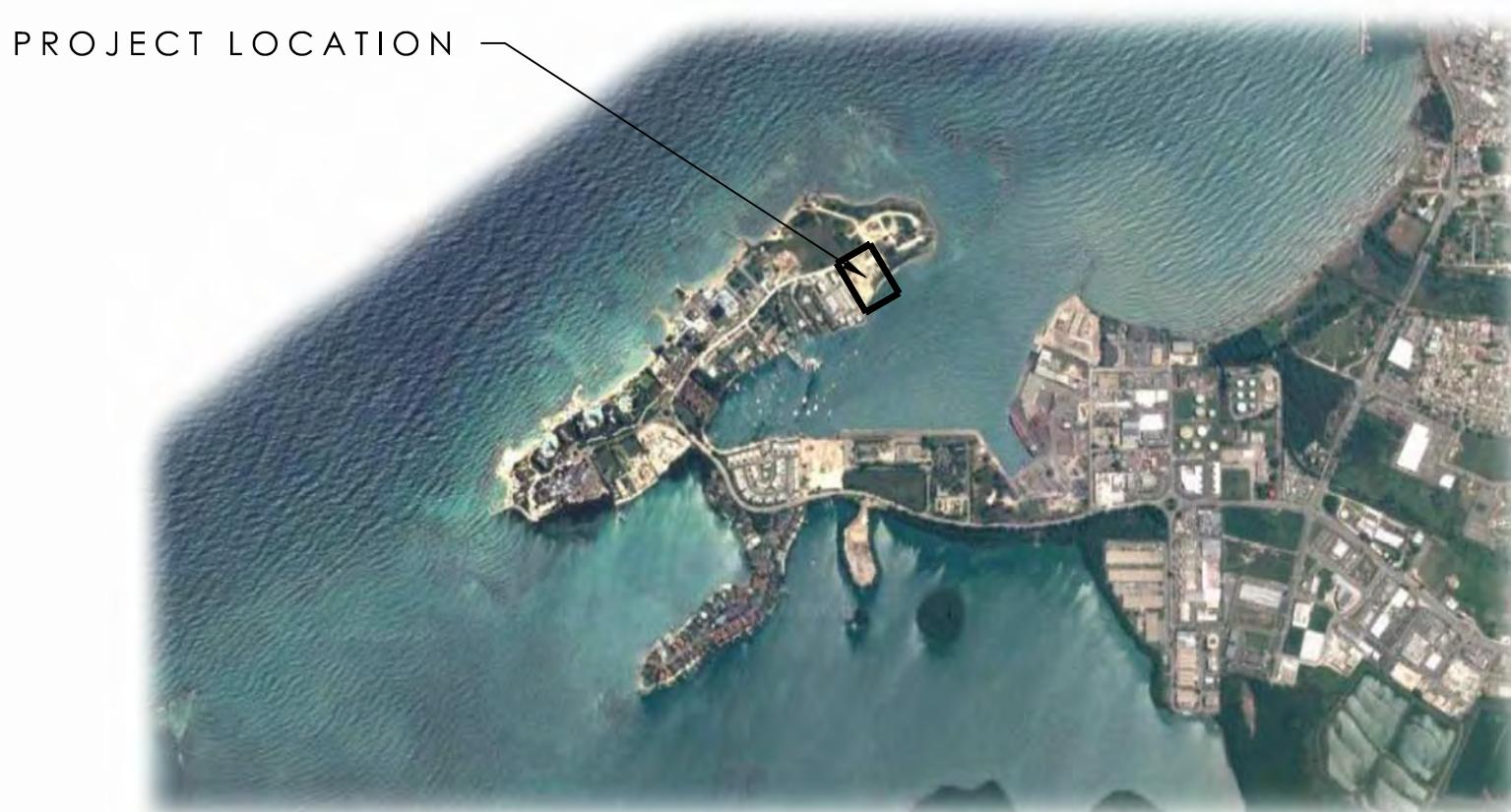




PREPARED FOR:

# FREEPORT, JAMAICA

## SHARKFIN RESIDENTIAL DEVELOPMENT



PREPARED BY:

CRAIG REYNOLDS  LANDSCAPE ARCHITECTURE

517 DUVAL STREET  
SUITE 204  
KEY WEST  
FLORIDA, 33040  
305.292.7243  
[Craigreyolds.net](http://Craigreyolds.net)

ABBREVIATIONS	
A.A.E.G.	ABOVE ADJACENT EXISTING GRADE
APPX.	APPROXIMATELY
C.L.	CENTER LINE
CONC.	CONCRETE
ELEV.	ELEVATION
EQ.	EQUAL
F.F.E.	FINISH FLOOR ELEV.
H.P.	HIGH POINT
H.T.	HEIGHT
L.P.	LOW POINT
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
P.L.	PROPERTY LINE
P.T.	PRESSURE TREATED
TYP.	TYPICAL
W.W.M.	WELDED WIRE MESH

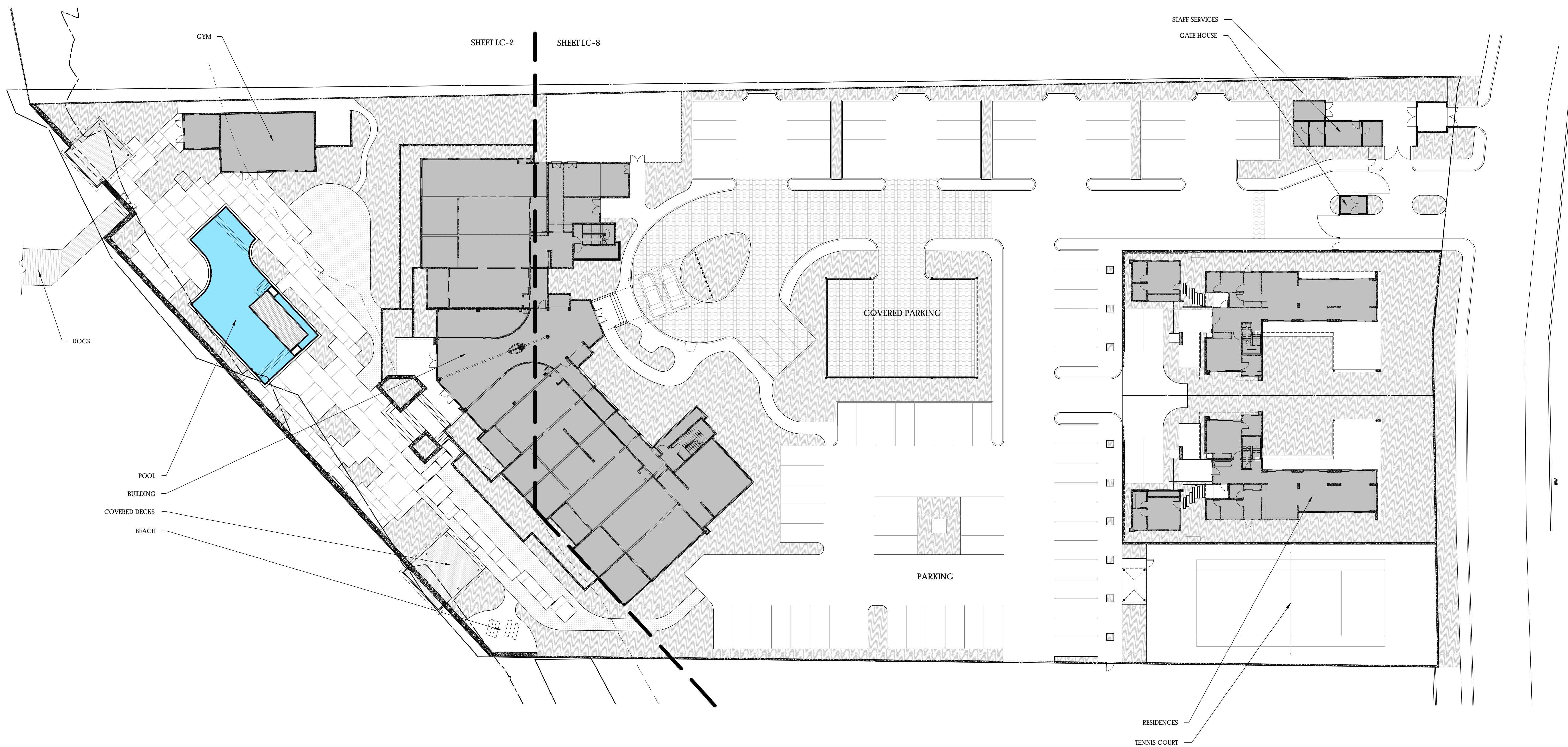
### HARDSCAPE CD'S

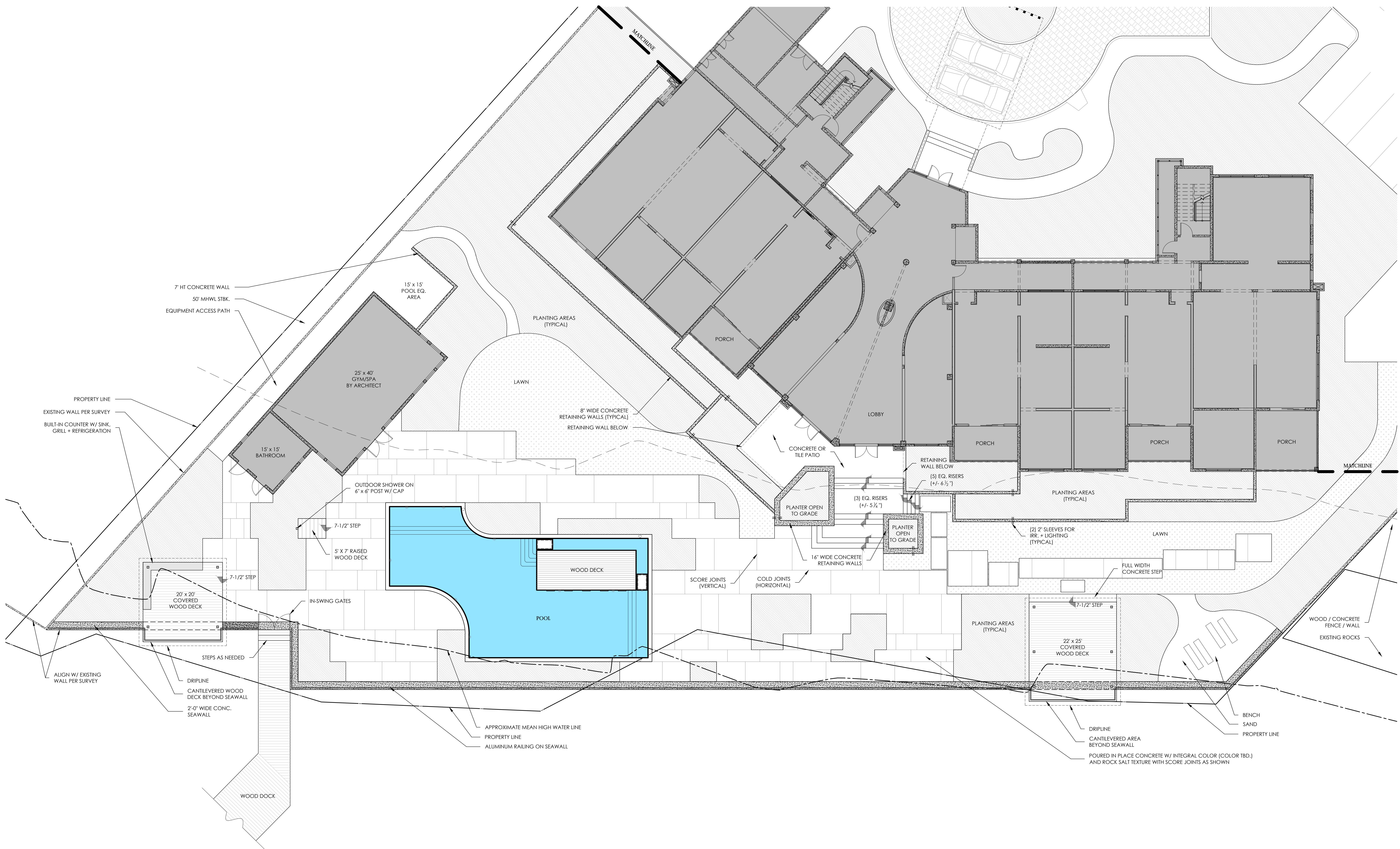
11-18-16

- LC-1** SITE PLAN
- LC-2** POOL AREA PLAN
- LC-3** POOL AREA LAYOUT PLAN
- LC-4** PATIO AREA ENLARGEMENT  
STEP NOSEING AND JOINT DETAILS
- LC-5** POOL ENLARGEMENT AND LAYOUT  
POOL GENERAL NOTES AND SPECS
- LC-6** POOL SECTIONS AND DETAILS
- LC-7** COVERED WOOD DECK SECTION
- LC-8** PARKING AREA PLAN

**NOTE:** ENGINEER TO REVIEW, REVISE, & APPROVE ALL  
STRUCTURAL INFORMATION PRIOR TO BID & PERMIT - THESE  
PLANS ARE NOT FOR CONSTRUCTION PURPOSES WITHOUT  
THE LANDSCAPE ARCHITECT'S REVIEW & ACCEPTANCE OF  
ANY/ALL ENGINEERED PLANS - **NO EXCEPTIONS**

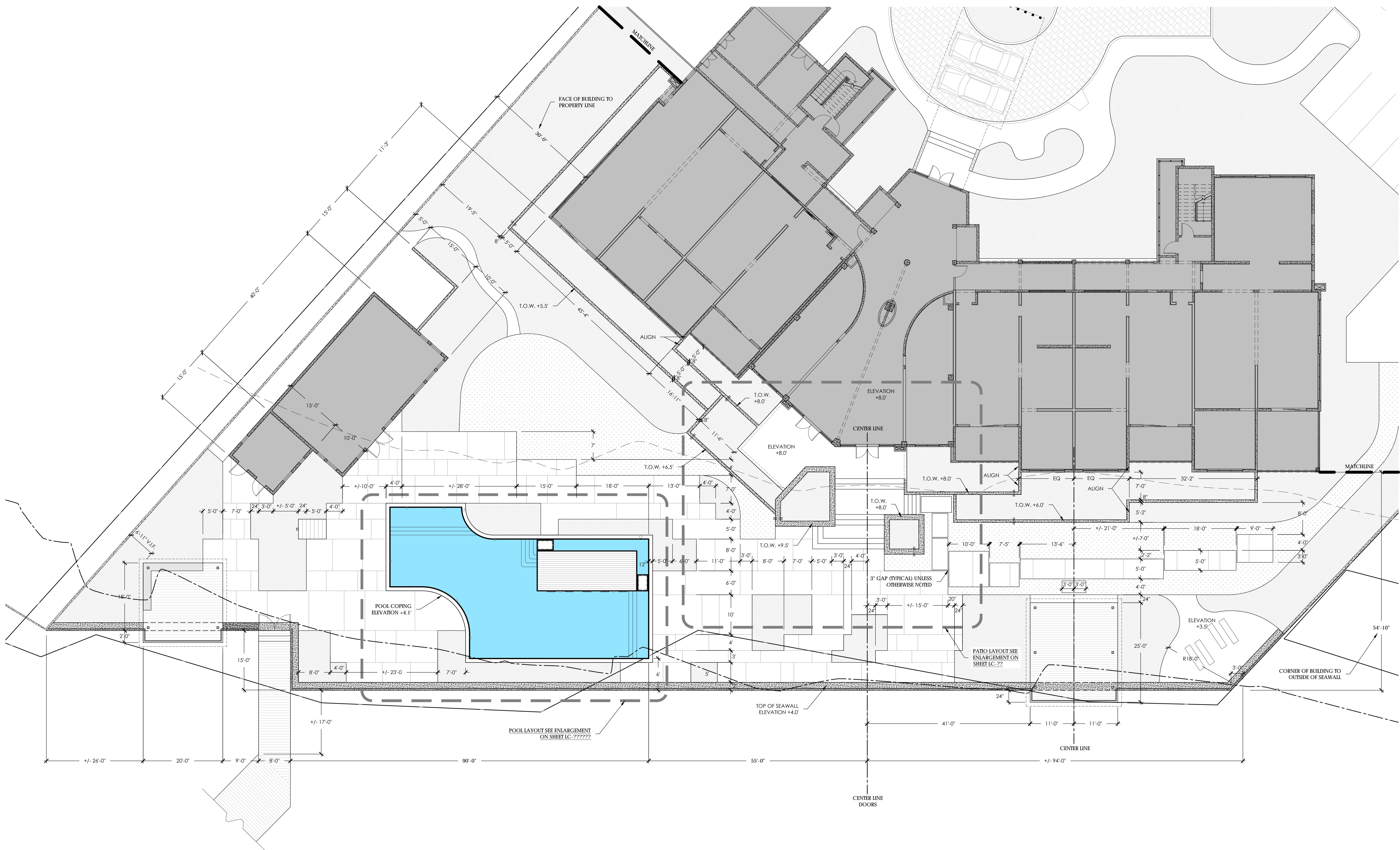
THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE LANDSCAPE  
ARCHITECT ARE INSTRUMENTS OF THE LANDSCAPE ARCHITECT'S SERVICE AND ARE COPYRIGHT  
© 2016, CRAIG REYNOLDS, INC., DBA, CRAIG REYNOLDS LANDSCAPE ARCHITECTURE.

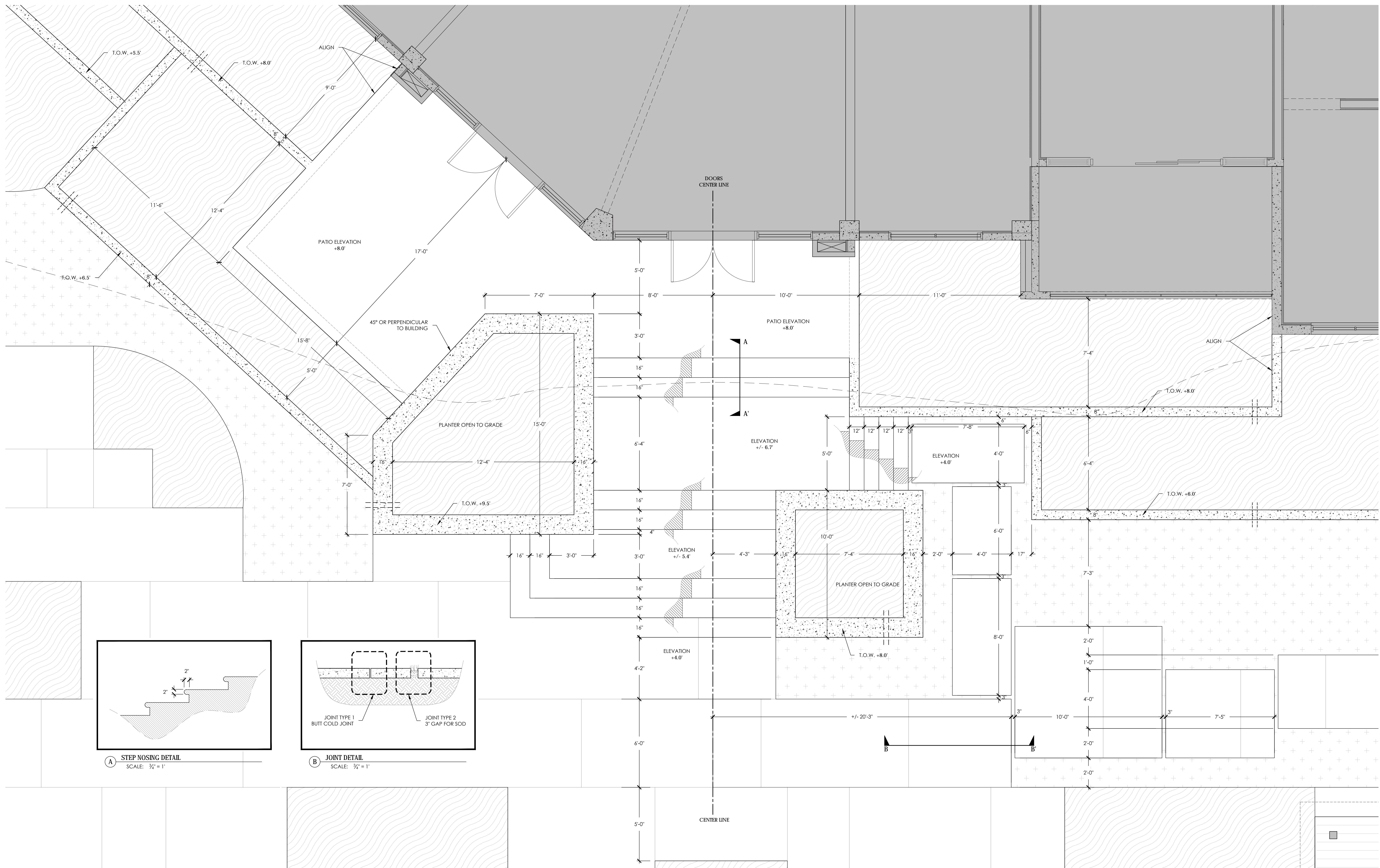




POOL AREA PLAN

SCALE: 1" = 10'  
DATE: 11/18/16 SHEET: LC-2





# SHARKFIN RESIDENTIAL DEVELOPMENT **FREEPORT, JAMAICA**

# PATIO AREA ENLARGEMENT

SCALE:  $\frac{3}{8}'' = 1'$  OR AS NOTED

SCALL: 78 - 1 OR AS NOTED DATE: 11/18/16 SHEET: LC-4

## SWIMMING POOL AND SPA GENERAL NOTES:

GENERAL NOTES FOR SWIMMING POOL AND SPA (WHERE APPLICABLE):

- POOL CONTRACTOR TO INCLUDE REQUIRED ENGINEERING DRAWINGS, PERMITTING, PERMIT FEES, NOTICE(S) OF COMMENCEMENT, INSPECTIONS, AS PART OF BID.
- POOL ENGINEER'S DRAWINGS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND COMPLIANCE WITH DESIGN INTENT PRIOR TO PERMITTING AND/OR IMPLEMENTATION. NO EXCEPTIONS.
- POOL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 5TH EDITION OF THE 2014 RESIDENTIAL FLORIDA BUILDING CODE AND ANSI/NSPI-5. ALL APPLICABLE CODES AND STANDARDS OF THE CITY OF KEY WEST BUILDING DEPARTMENT, AND NATIONAL ELECTRIC CODE.
- THE FINAL POOL INSTALLATION MUST MEET ALL SAFETY CODES AS OUTLINED IN THE 5TH EDITION OF THE 2014 RESIDENTIAL FLORIDA BUILDING CODE R410.1.7.1 THROUGH R410.1.7.3.
- WHERE A CONFLICT OR AMBIGUITY EXISTS ON THE DRAWINGS OR DURING BIDDING, LAYOUT, AND/OR IMPLEMENTATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CEASE WORK ON THE ITEM IN QUESTION AND NOTIFY THE LANDSCAPE ARCHITECT IN A MANNER THAT WILL ALLOW A TIMELY RESOLUTION. NO EXCEPTIONS.
- POOL CONTRACTOR TO INCLUDE AND BE RESPONSIBLE FOR HIRING ELECTRICIAN AS NEEDED FOR ELECTRICAL PERMITTING AND HOOKUP.
- LAYOUT OF POOL PIPING SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION. NO EXCEPTIONS.
- NO DIVING BOARD AND NO DIVING IS ALLOWED. THIS POOL IS NOT DESIGNED FOR DIVING.
- THIS POOL IS BASED ON SOIL CONDITIONS CONSISTING OF WELL COMPACTED STRUCTURAL FILL OR CORAL ROCK. IF OTHER SOIL CONDITIONS ARE ENCOUNTERED, SUCH AS, MUCK, MARL, ORGANICS, ETC., CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER OR ENGINEER.
- THE POOL CONTRACTOR SHALL ALWAYS TAKE PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEETING AND SHORING OR OTHER ACCEPTABLE METHOD. THE LANDSCAPE ARCHITECT AND/OR ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
- THE POOL CONTRACTOR SHALL ESTABLISH LOCATIONS OF ALL UTILITIES AT THE SITE. MINIMUM CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES SHALL BE PER THE 5TH EDITION OF THE 2014 FLORIDA BUILDING CODE AND ANY OTHER LOCAL REQUIREMENTS.
- THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION WITHIN EASEMENTS OR REQUIRED SETBACK AREAS. THE PLOT PLAN FOR THE POOL LOCATION MAY NOT BE BASED ON AN UPDATED, LEGAL SURVEY OF THE PROPERTY. THE POOL CONTRACTOR SHALL VERIFY WITH A FLORIDA REGISTERED LAND SURVEYOR ALL DIMENSIONS IN THE FIELD AND ESTABLISHED LOT LINES.
- THE CONTRACTOR SHALL BACKFILL THE POOL SHELL WITH CAUTION. THE PLUMBING SHALL BE SECURED AND PROTECTED DURING BACKFILL AND SHALL NOT BE DISTURBED. BACKFILL SHALL BE CLEAN SAND, FREE OF ROCK AND DEBRIS. PRODUCED DURING EXCAVATION OF THE POOL AND ANY ORGANIC MATERIAL, MUCK OR MARL, ETC., SHALL BE PLACED IN A TARP AND DUMPED AND COMPACTED TO 90% OF THE MATERIALS' MAXIMUM DENSITY.
- WARNING: TO EMPTY THE POOL AFTER CONSTRUCTION FOR REPAIRS, OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURE FROM BEHIND THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER SHOULD CONSULT A POOL CONSTRUCTION/REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING HYDROSTATIC UPLIFT PRESSURES.
- THE ENGINEER AND/OR LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SITE AND CONSTRUCTION SAFETY AND/OR THE SAFETY OF THE WORKERS.
- THE THERMOSTAT FOR THE WATER SHALL BE SET SUCH THAT THE MAXIMUM WATER TEMPERATURE CANNOT EXCEED 102 DEGREES FAHRENHEIT.
- WHEN USING A POOL FINISH SUCH AS DIAMOND BRITE OR EQUIVALENT THAT REQUIRES ACID WASHING, ENSURE COMPLETE AND EVEN COVERAGE OF ACID. streaks IN THE FINISH WILL NOT BE ACCEPTED. IF streaks occur, POOL CONTRACTOR WILL BE RESPONSIBLE FOR DRAINING POOL AND REAPPLYING ACID WASH TO ELIMINATE streaking OR CHIPPING OUT AND REINSTALLING NEW FINISH IF NEEDED.
- POOL CONTRACTOR IS TO CONFIRM AND GET APPROVAL FOR FINISHED ELEVATION OF POOL COPING, NOT POOL BEAM, WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- POOL DECK TO SLOPE AWAY FROM COPING AT A MINIMUM OF 1/8" PER FOOT.
- IN POOL AREA, GROUND ALL BOXES, RAILS, LIGHTS, MOTORS, ETC. WITH #8 WIRE.
- POOL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL FILL FROM POOL EXCAVATION FROM THE SITE IN A TIMELY MANNER. STORING FILL ON SITE AFTER EXCAVATION IS NOT ACCEPTABLE UNLESS PREVIOUSLY APPROVED AND COORDINATED.
- POOL BID TO INCLUDE COPING MATERIAL AND INSTALLATION UNLESS OTHERWISE SPECIFIED.

END

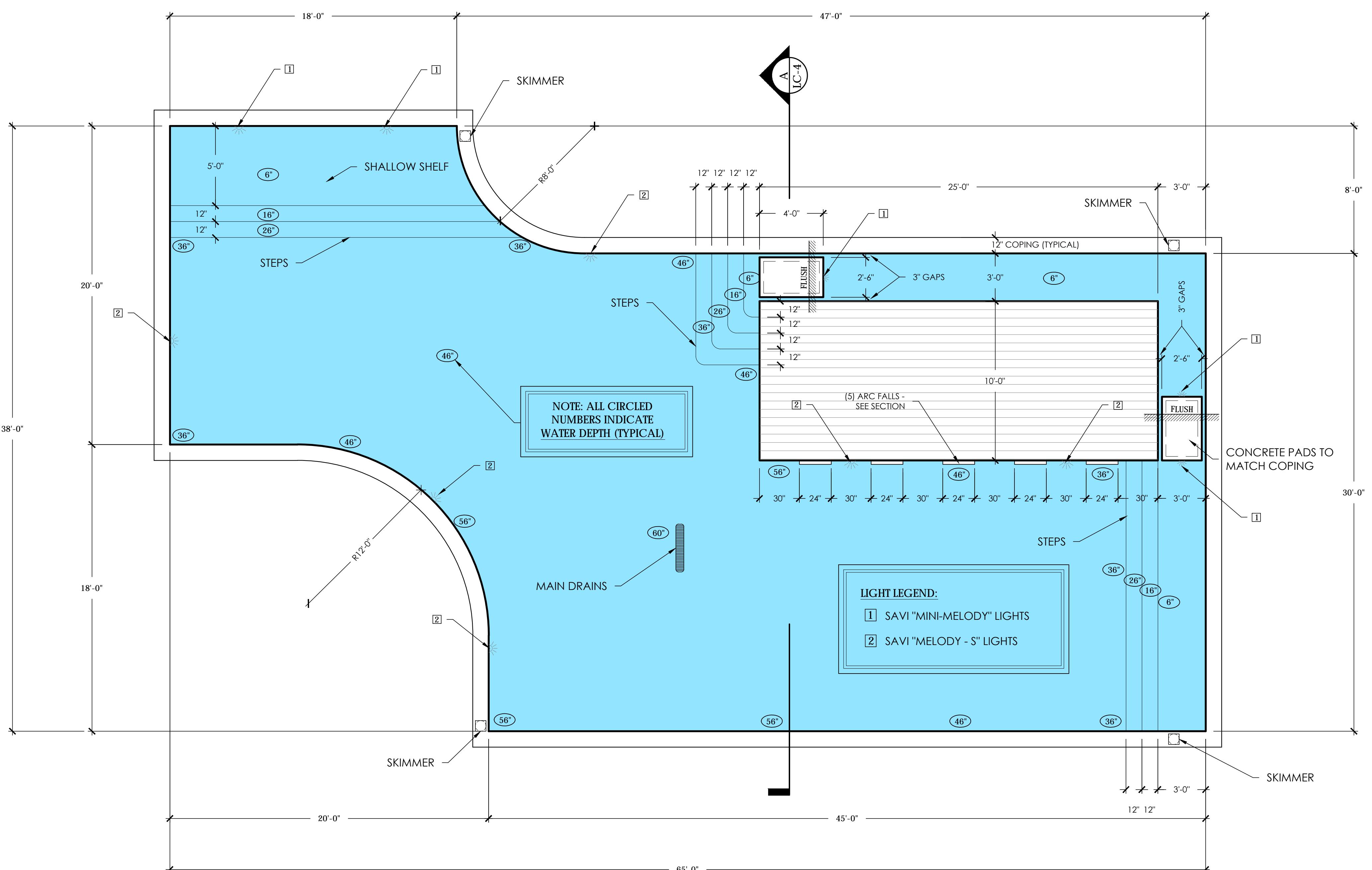
## POOL FINISH SPECIFICATIONS:

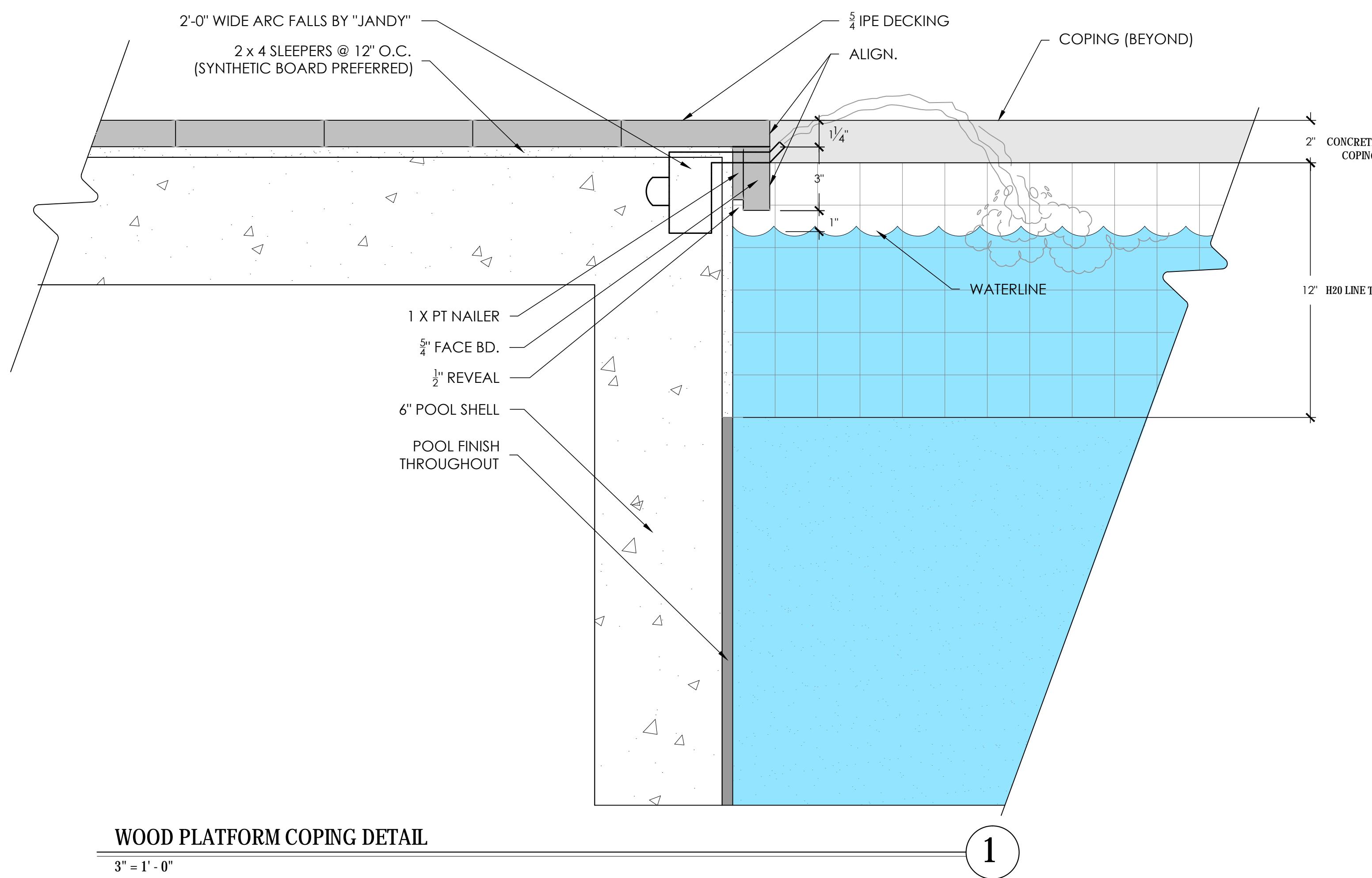
- POOL FINISH: PEBBLE-TEC "BLUE LAGOON"
- H2O LINE TILE: GLASS 2x2 X50 "OCEAN BLUE" BY WWW.KOLORINES.COM
- TILE GROUT: TO MATCH TILE
- MUD-CAP TILE: NONE - ROLL EDGES
- COPING: CONCRETE PER PLANS

## POOL EQUIPMENT SPECIFICATIONS:

- MAIN DRAINS AND FITTINGS: (1) AQUASTAR VGB SERIES CHANNEL DRAIN - STANDARD COLOR: GREY #103. ALL OTHER EXPOSED FITTINGS TO MATCH (GREY IN COLOR)
- SKIMMER: LOCATION PER PLANS. (GRAY OR BLACK COLOR)
- SKIMMER LID: SQUARE CUT CONCRETE
- FILTRATION: JANDY PREFERRED
- LIGHT SWITCHING: POOL LIGHTS TO BE ON DIMMERS.
- POOL LIGHTING: #1 ON PLANS (5) LED MINI-MELODY BLANCO BY NEXXUS, WHITE ONLY - 10 WATT #20 ON PLANS (6) LED SAVIMELODY BLANCO BY NEXXUS, WHITE ONLY - 20 WATT
- CHLORINATION: JANDY 'AQUA PURE' SALT GENERATION SYSTEM SIZED TO FIT
- AUTO-FILL: MECHANICAL AUTO-FILL - SIZED ACCORDINGLY LOCATE AT POOL EQUIPMENT AREA.
- PUMPS: JANDY PRO-SERIES 'FLOPRO' VARIABLE SPEED PUMPS WITH INTEGRAL TIME-CLOCK.
- HEATING: JANDY RECOMMENDED

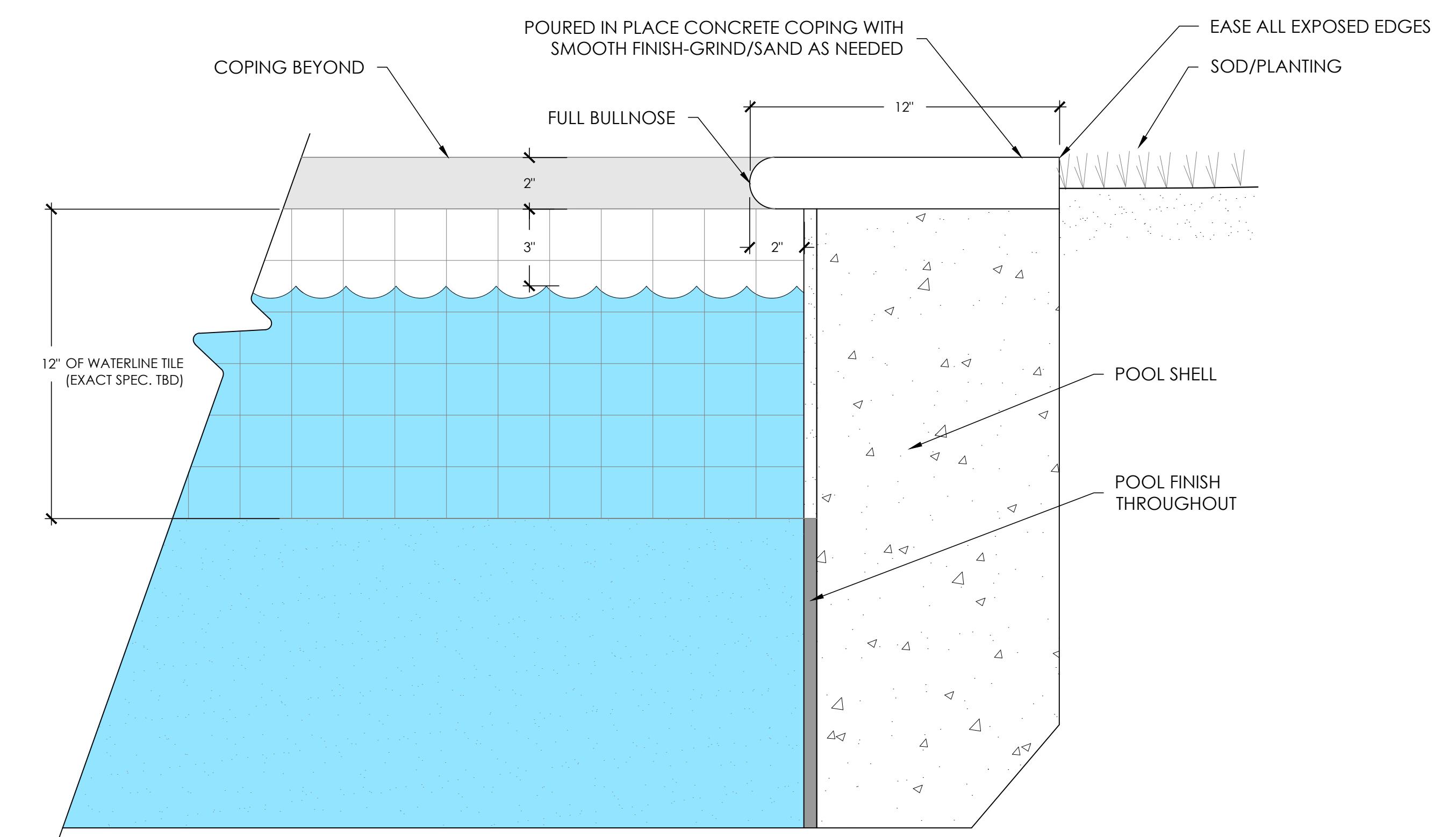
**NOTE:** ENGINEER TO REVIEW, REVISE, & APPROVE ALL STRUCTURAL INFORMATION PRIOR TO BID & PERMIT - THESE PLANS ARE NOT FOR CONSTRUCTION PURPOSES WITHOUT THE LANDSCAPE ARCHITECT'S REVIEW & ACCEPTANCE OF ANY/ALL ENGINEERED PLANS - **NO EXCEPTIONS**





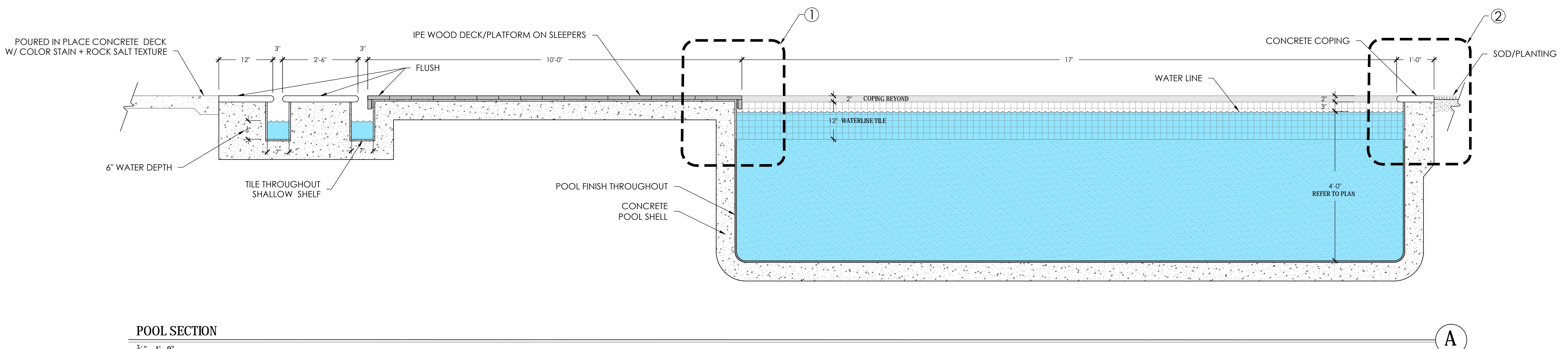
WOOD PLATFORM COPING DETAIL

$3'' = 1' - 0''$



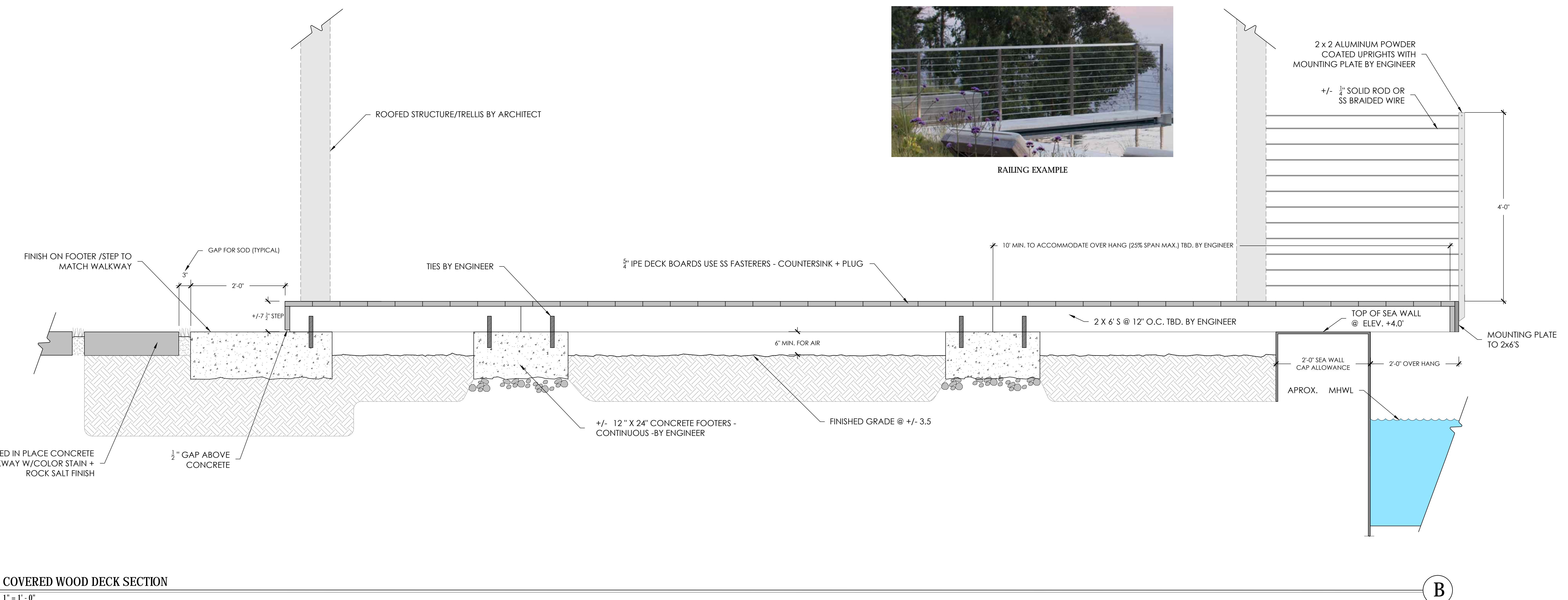
CONCRETE COPING DETAIL

$3'' = 1' - 0''$



POOL SECTION

$\frac{3}{4}'' = 1' - 0''$



I ALL PLANTING AREAS AND TREE GRATES TO RECEIVE (2) 1-1/2" PVC SLEEVES FOR IRR. AND LIGHTING.

**II**  
ALL PARKING SPACES ARE 8' x 18' EXCEPT SPACES 35-42 WHICH ARE 10' x18'.

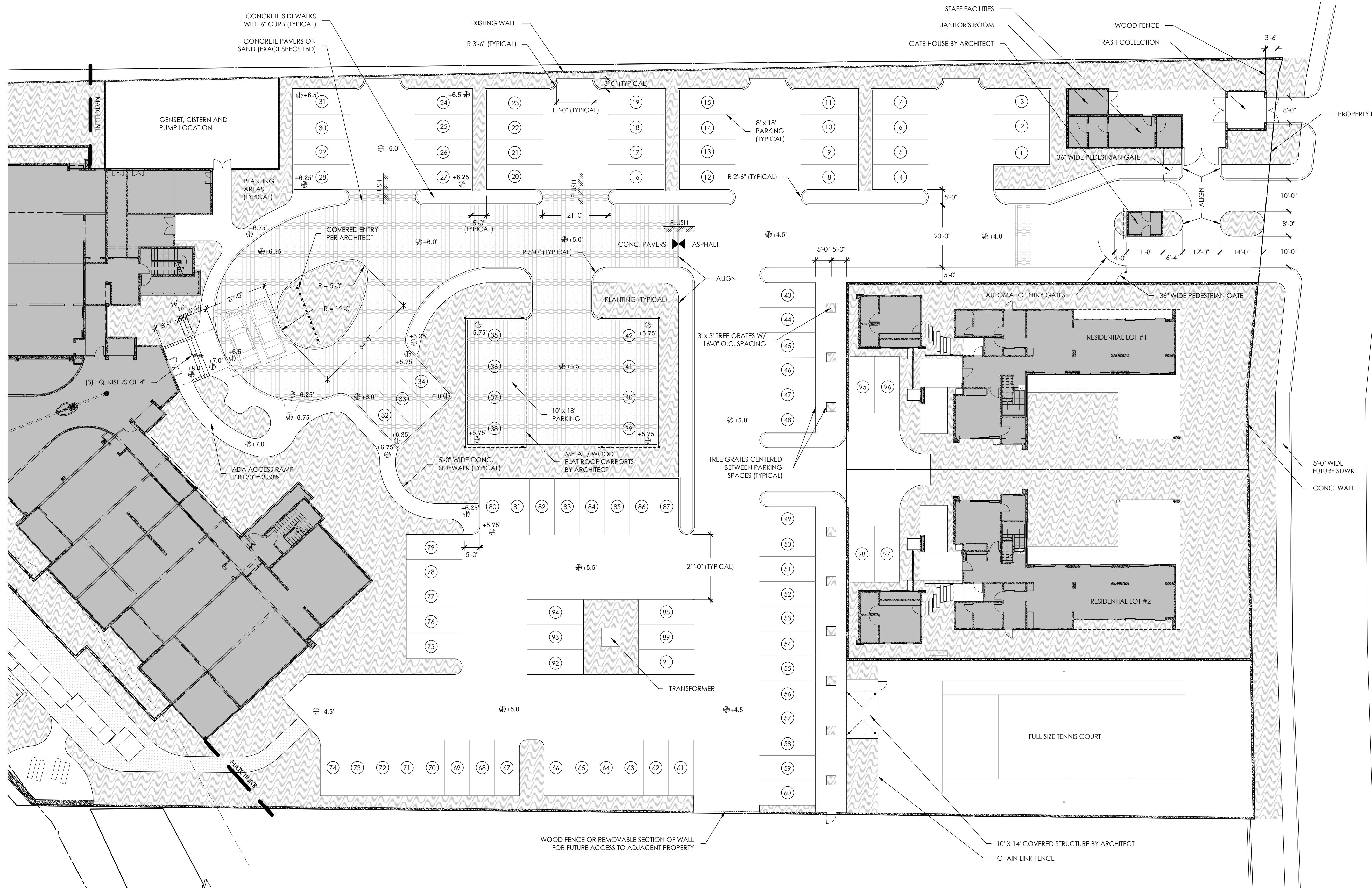
ALL ROADWAYS ARE 21'-0" WIDE, EXCEPT MAIN ENTRY DRIVE WHICH IS 20'-0" AS DIMENSIONED.

**IV**  
ALL SIDEWALKS TO BE POURED IN PLACE CONCRETE WITH 6"  
CURB WHERE SHOWN.

V ALL ROADWAYS TO BE ASPHALT EXCEPT WHERE SHOWN AS

WHERE CURB IS NOT SHOWN AROUND PARKING, ASPHALT IS  
TO BE 1-2" ABOVE ADJACENT FINISHED GRADE

ALL ASPHALT AREAS TO DRAIN TOWARD PLANTING AREAS AS ABLE



# PARKING AREA PLAN