

CONSTRUCTION PHASES

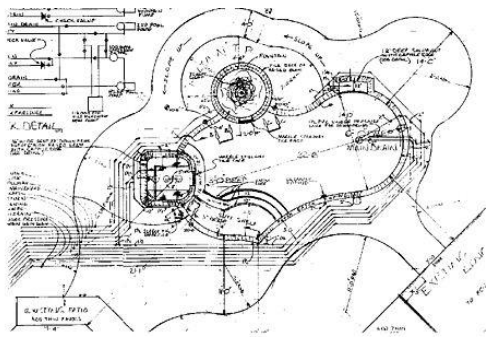
Preparation

Our sales staff will schedule an appointment to come out to your house and answer any questions you may have, develop a sense for the type and size pool you are looking for, as well as any special features. They will share our extensive portfolio and ideas for your new project.



Design

We have over 30 years experience in swimming pool industry in the residential and commercial pools. This wealth of knowledge is available as a resource to our customers. Our design team will put your ideas together with our experience and prepare a drawing of your property showing you the features and layout of your new pool.



Workable Days

A standard/normal swimming pool requires approximately 60 days after the completion of excavation. You will notice as the pool is being built that work progresses in stages. It is, formed, excavated, steeled, pre plumbed as one overall phase. On some occasions this work stretches out because of delays of inspections, Poor weather, crew scheduling, etc. Work cannot be done on days when weather is unfavorable. Work such as pouring concrete, setting tile, and plastering can all be ruined from a regular afternoon rain shower. **(Please note:** that our site crews have no knowledge of work schedules. Should you have any question on scheduling please contact the office)

It is amazing what goes on behind the scenes in the construction of your pool. There are many people directly or indirectly involved in your project from excavation through startup.

Plans and Permitting

The site plan of your pool and yard have been drawn by our draftsman and forwarded along with engineered structural drawings to the Building Department of your municipality for plan check and permits. The time required for issuance of these permits varies depending on the number of applications already in the Building Department for processing, generally 2-4-weeks.

Site Prep

The pool site should be cleared of trees, shrubs, existing deck work and other above ground obstructions. Any trees, shrubs or other plantings to be saved should be removed, cared for and replanted by the customer. Excavation and fill removal is the messiest stage of construction and quite often creates panic for the inexperienced customer. The cure is "patience"; the site cleans up shortly after the excavation process. Normal excavation and fill removal time for the average pool is approximately 1-2 days. Should you desire some of the extra fill from the dig, be sure to let us know in advance.

Layout

Our crew will form and layout the pool as per the pool design drawings. If any changes are desired you must advise the office immediately.

The following are some points for understanding during the lay out stage.

1. The form around the pools perimeter is set 6" outside the water line and 2" – 4" below the finished grade. "Finished grade" is the surface of the rear edge just 2" – 4" above the perimeter form board. Keep in mind that pool decks or walks slope away from the pool at a minimum of 1/4" per foot for proper drainage of the area

2. It is important that after the forms for the pool have been set, they must remain undisturbed. The slightest change will result in an inaccurate level for your pool. Do not allow any one to walk on the forms or handle them in any way.
3. Children and pets must stay away from this construction area as there is danger and they will get hurt.

Excavation

The pool will now be dug and shaped to the specifications of the design. A hydrostatic drain line (well point) will be installed at this point and comes standard on all our pool installations.

Steel

3/8 Steel rebar will be fitted and tied together to form a steel cage in the shape of your pool. The steel is tied 12" on center as per code. Extra steel is used at various places points of high stress, which is one of the highlights of your custom built pool. The steel process usually takes about 1 to 2 days depending on the size and complexity of your design.

Pre plumb

In This next phase, we will install the parts of the pool plumbing system that are needed to be placed before the shell is shot. The plumbing is installed as per the contract and engineered drawings.

Steel and Pre plumb Inspection

Inspectors will be called out after the, layout, pre plumb, and steel work have been done to check that our work conforms to code. You will notice an inspection card posted with the permit holder box. *Under no circumstances should this card be removed.*

Shell Installation

When the inspectors have given final approval, the gunite is then scheduled. A special mix of high strength concrete is applied under high pressure to bind tightly around the steel and carved and sculptured to the shape of your pool. Please keep children and pets away from the equipment to avoid injury. Upon completion, the pool will be left to cure for a minimum of one (1) week. In very hot/dry conditions the customer should lightly sprinkle the curing concrete. Do not worry about the pool filling with water, as the pool is open to ground and the water will vary with the water table and rains. Water is removed by our crew preparing for the next stage.

Shell payment

At this stage the shell payment is due. Payments play an important part in the scheduling process of your pool. It is imperative therefore that we adhere to a policy of being paid for the work as outlined in your contract. Your prompt payments will enable us to expedite the construction of your pool.

Pre grade

The shell form boards are removed and the area around the pool is rough graded.

Plumbing

A highway of sch. 40 PVC piping is installed connecting your pool plumbing to your equipment. Your equipment is set on a 4" slab of concrete and all lines are connected and pressure tested to insure that there are no leaks. Some ditch areas may be left open for the inspectors.

Deck form

The deck is now formed and the dirt brought to grade level and any deck drain systems in your deck design is installed at this time. In addition, if you are getting a screen enclosure the screen footers are dug and steel is placed in the footer and bonded.

Tile and deck edge

Tile and deck edge (brick, candeliver, coping stone,) are now set. If you are getting custom carved edging it will be installed after the deck pour

Electric

At this stage conduits are placed for wiring for the under water lights and filter equipment. The electric panel is installed and all metal objects within 5' of the pool water edge are bonded to meet safety codes.

Plumbing and electric bond inspection

City or county inspectors will be called to inspect the final plumbing to see that it is holding pressure and that the electric codes are met.

Deck pour

A 4" low slump concrete slab with fiber mesh is now poured and finished. Expansion joints and/or control joints are set as needed.

Deck payment

The deck payment is now due.

Deck top

Your deck surface (acrylic decking system, custom kool deck, pavers, custom carved rock, ect.) will be installed at this time

Fencing / screen installation

If you are getting a screen it will be scheduled for installation now. If you are installing a fence installed the local code require that the fence be a min of 48' and the gate self latching with the latch a min of 54" above ground level. The screen and/or fencing must be in place.

Fence must be in place before the interior finish can be installed.

Screen payment is due now.

Pool Interior Prep.

The pool shell is acid washed and prepared for the interior finish.

Interior finish

Quartz interior finishes come standard on all our custom pools (unless you've chosen a different finish) the material is hand toweled to a smooth finish and the fill water will be started the same day. Remember to not shut off the water until the water level reaches the middle of the skimmer. This will take approximately 24 to 48 hours depend on the size of your pool.

Startup

With the pool full of water the service man will start up the pool. He will put the filter into operation and initially treat your pool water with chemicals. **NOTE:** if the electric hookup was not part of our contract please be sure that final electric is complete so that we may operate the filtering system. Uncirculated pool water for extended periods of time may cause interior staining.

The pool must be brushed at lease once a day for the first month.

The sparkling clarity of a fine quality pool depends heavily upon keeping the plaster clean through the crucial curing period. Prevent sweeping, burning or yard work until your pool is full of water. Dirt and dust cause stains on newly installed plaster.

Clean up

Our crews will do a final clean up of any remaining construction debris. If any fencing was removed by us per our contract it will be reinstalled now.

Pool school and final payment.

Once the water is swim ready our office will call to set a time to come out and give you instructions on the operations of your new pool. Our instructors are CPO certified commercial and residential pool operators. **GET SET TO GET WET!!!**

Note: this is a general schedule and times and phases of construction may be different depending on your project size and complexity.