



Phases of swimming pool construction

Pool & Spa Design & Engineering Permits.

At this stage we will obtain all necessary engineering and submit for licensing and permits from your local jurisdiction. You may be required to apply for a Home Owners Association (HOA) authorization which is sometimes necessary depending on your local HOA community requirements. Once the building permit has been acquired, the construction phase begins.

Layout & Excavation – The Digging Stage

This is one of the most gratifying phases of swimming pool construction process, this is where you literally start to see your pool and/or spa take shape. Excavation is the digging and forming of the swimming pool and spa. The very first step that the excavation crews does is known as the pre-grade. Pre-grade is the clearing of the pool & spa location and the grading of the area for the swimming pool. This will enable the crew to mark and paint on the ground the actual shape of your pool. The crew will also stake the perimeter of the pool and add forms for the framework of the pool. The time it takes to dig the pool will depend on various factors. These factors include:

- Accessibility
- Soil Conditions

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- Overall size and depth of the pool
- Most pools these days are dug in 1 to 3 days. (Your pool will initially be dug 2ft wider x 2ft longer to enable concrete and steel).

Rough Plumbing & Electrical

Once the pool excavation stage has been completed, it's time to move on to the general plumbing and electrical stage. This is where all of the trenches will be dug to allow for the pipes and conduits that will be necessary to operate your pool. Rough plumbing & electrical will be broken down into a couple of parts. This {includes|involves} installation of the:

- Suction and return lines
- cleaner lines
- Water-feature lines
- Fill lines
- Solar inlet and returns
- Gas lines for swimming pool heater and future barbecues and fire-pits
- Electrical service line
- In most cases this will take 2-3 days to complete, and may be done at varying throughout the process

Steel Stage

The steel stage is the introduction of rebar formed in the complete shape of the pool and/or spa. A professional rebar contractor will "tie" the steel utilizing bailing wire in a grid pattern determined by the structural engineer. A decent crew will normally take a day to tie the steel but this does depend on the size, shape and any raised walls or bond beams within your pool structural design.

At this point we will be ready for 1st inspection from your city inspector who will come to your residence and will check to see that your swimming pool is up to code, as well as make sure everything is structurally sound.

Gunite / Shotcrete Stage

We must warn you that up until this stage your backyard will look like a disaster area, you'll have trenches leading everywhere and a huge hole in your backyard with a criss-cross pattern of rebar running through. Gunite is the application of the concrete to the pool surface, it makes the shell of your pool. The crews will arrive and via a hose will apply the concrete in the end, the pool will have a close to finish look. The benches installed, and the pool walls and floor will have been completed. This will also be one of the first times you will be required to be actively

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involved in the construction of your pool. For the next 7 to 10 days, you will be required to hose down the swimming pool shell two and three times a day with water to help cure the gunite/shotcrete. You will be truly amazed at how much water the pool structure adsorbs.

Tile & Rock Stage

After the application of the gunite, the waterline tile and any rock or boulders will be applied to your pool. The tile is absolutely necessary to provide you with an easy surface to keep nice and clean at the waterline. Rocks or boulders are sometimes installed to incorporate an earthy “swimming hole” look and feel and for waterfalls and jump rocks. For pools with the modern look or classic style, tile is included into the design and is applied not only to the water line, but also to any raise walls or water-features. Please continue to water the shell of your pool by watering underneath the tile that has been installed. (In some cases at this point a pre deck inspection may be required)

Decking Stage

(Concrete, Spray deck, Pavers, Tile, Stone, etc.) With the tile installed, the next addition to your swimming pool project is the decking. . For the majority of swimming pool owners, the deck of choice is concrete/ spraydeck. Concrete is durable and inexpensive when compared to the other options being, stamped concrete, flagstone, tile, stone, pavers. The installation of decking takes a minimum of 2-3 days for forming and finishing, then an additional 3-4 days before we can put the spray deck on if applicable. Or it can require multiple days and weeks depending on the surface. Now it is time for your pre plaster inspection/final inspection depending upon your municipality. Block walls, Fencing & Door Alarms – If Bldg Dept. requires any changes to meet the local code.

Plaster Stage

This is the time when the excitement is really starting to build because 360 Exteriors is just about finished. Plaster offers the waterproofing surface for your pool. Plaster comes in many different varieties from White Plaster, to Quartz to Pebble and polished surfaces. Usually, this can be done in a day. This can also be an all tile pool surface complete with Grecian borders if you don't mind spending the extra money. Once the swimming pool finish has been applied and has cured, now is the time to start filling your pool.

The pool will be filled by a regular garden hose provided by the home owner. When the water reaches the middle of the tile line (and not before) please turn the water off in the pool and then move the hose to the spa if you have one. Once the water reaches the middle of the tile in the spa, shut off the water and remove the garden hose. Once your pool & spa is full please call 360 Exteriors. As soon as your swimming pool brush and pole has been delivered to your

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residence, please make sure to brush the sides, steps, benches and floor of the pool and/or spa. At least 2-3 x a day for up to 3-4 days to achieve a smooth plaster interior finish.

If you have a heater now is the time to call Southwest Gas # 877-860-6020 to change out the meter. (There is not a charge only the homeowner can call SW Gas) your heater size is a 400,000 BTU

Construction Clean-Up and Start-Up Stage

Once the bulk of the construction is complete, all excess and left over materials will be removed from the pool site. All empty boxes will be hauled to the dumps, and finally, your backyard will be ready to be enjoyed and not looking like a disaster zone. The last item left to do is to start up the pool. The start up process assures all equipment is operating and the swimming pool has all of the necessary chemicals. Now it's YOUR turn to start reaping all of the benefits of swimming pool ownership.

This has been a brief article describing the inground swimming pool process for gunite pools. A swimming pool is the culmination of many individual persons as well as contractors, each an experienced veteran of his or her trade. For most homeowners, a licensed contractor can guide them through the process. 360 Exteriors hopes this was a pleasant experience and wishes you nothing but happy and safe swimming days.

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