



POOL BUILDING *Guide*

POOL BUILDING BASICS
A Guide For Homeowners



Create a Beautiful Outdoor
Entertainment Area.

Owning a home with a beautiful pool is a dream many people have.

But, you can set yourself apart by gaining valuable knowledge on what it actually takes to make that dream a reality. Our guide will walk you through what it takes to build a pool and what questions you should ask the builder.

The more you can verbalize what you're looking for, the easier it will be for everyone involved in the building process. You'll need to provide the builder with a survey, basic design ideas and an expected budget. It is also important you understand the process that takes place during the construction phase to eliminate unexpected surprises.

The majority of your enjoyment will come from the pool's aesthetic value, in our opinion. So, make sure you think about that area (and not just how you will swim in it).



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What kind of pool do I want, and what is my budget?

We do not recommend a fiberglass pool in the Pensacola area due to quality, weather and draining issues. A concrete pool shell, in our opinion, is the best investment in your property.

From a basic pool to one with custom water features (e.g. waterfalls, grottos, fountains, deck jets, bubblers), spas, LED lighting and so much more, options for concrete pools are virtually endless. With your budget in mind, we will build you a pool guaranteed to exceed your expectations.



Type: DiamondBrite,
No Spa



Type: Full Tile
with Spa



Type: Infinity Edge
with Spa



What is the city or county set back requirement?

This is important to learn early on, especially if you are looking to buy a house without a pool and plan on installing one. Consult a pool contractor, research these requirements online or call the county building department office. Counties, communities, associations and neighborhoods all vary.

Do not settle for anyone that says, “I think” or “I heard,” because every inch counts. Pool contractors should visit the yard and take measurements before they give you a price. You can always apply for a variance if it is marginal, but these may take a long time to be approved if they are approved at all. A quality discussion should include a property survey to know exactly where the property starts and ends.

As an example, on a full sized lot, these are typical requirements: 30 feet from the front street, 20 feet from the side street, 5 feet from the neighbor’s property line and 7 1/2 feet from the rear of the property (dry lot). For rear setbacks for canal properties, the setbacks start from the mean high waterline (if you have a bulk head, that is where the 20 feet starts, or if you have a floating dock or a beach, it is where you average tide line sits).

There is a possibility (nothing guaranteed) that we can encroach this setback by up to 10 feet as long as we maintain our 60/40 rule for stormwater runoff. To investigate this possibility, it will require a customized discussion with a county official.

Disclosure: This is information that we have gathered from experience and research, but it is subject to change.





~20'x10' with Spa



~14'x24' with Spa



~18'x38' with Spa

“What will be the size of the pool?”

The smallest we recommend for a pool is a 12-by-22-foot (although we have built smaller) pool, but the standard size is about 15-by-30 feet.

This all depends on how much space you have and how you will be using the pool. For instance, if you would want to swim laps in the pool or have children who love to swim, a larger pool would be preferred. If you want to entertain guests and need more patio space, a smaller pool would work better. The larger the pool, the more expensive it will be to build due to concrete, labor, materials, excavation, etc.



“What is the shape of the pool?”



Free-form



Circular/Kidney

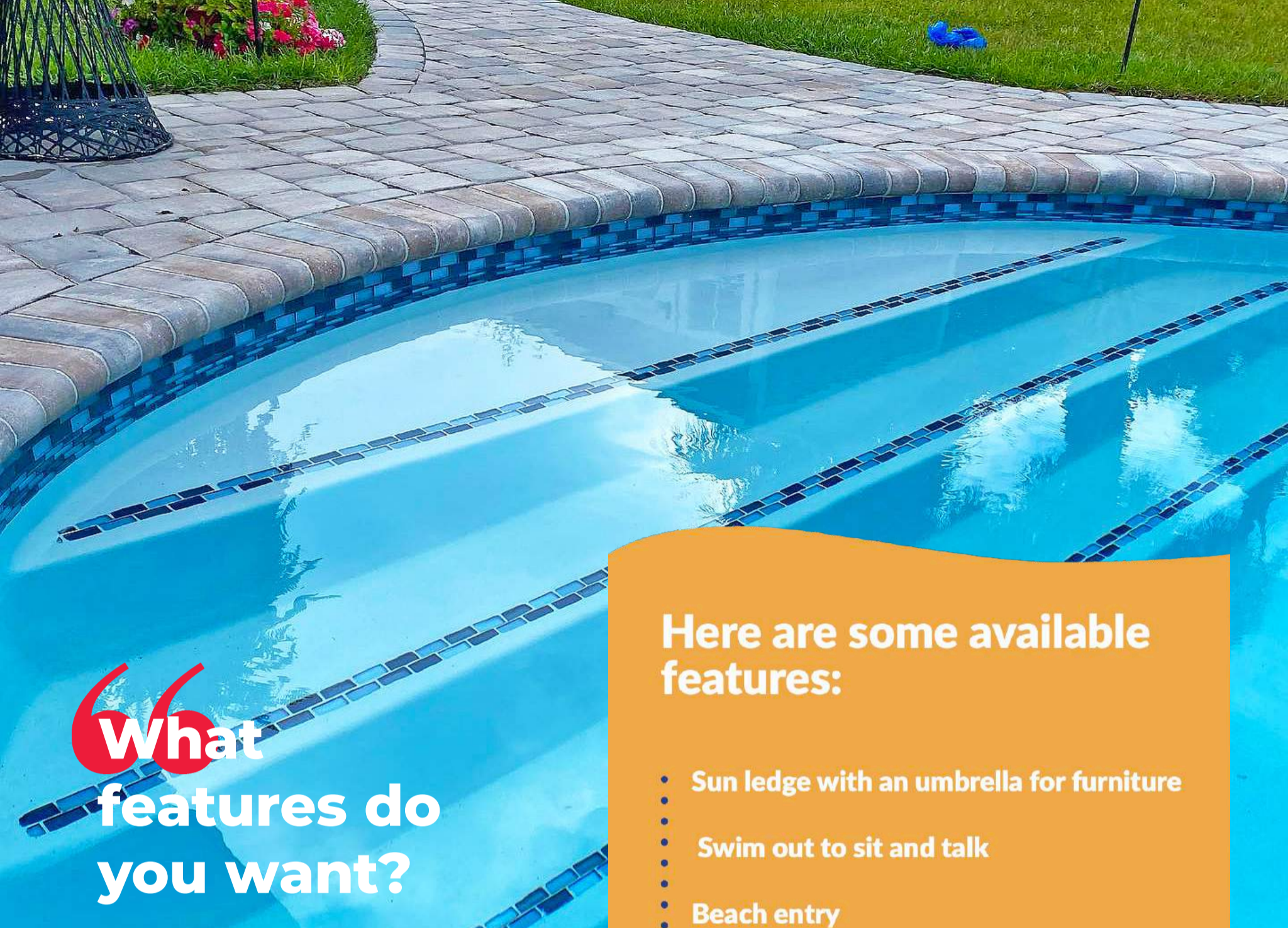


Diamond

This is where creativity comes into play. There are many pools in Texas that have a three-circle or kidney shape. This all has to do with the location of the house and sometimes the architecture of the house. A square or rectangle pool is simple and works well with thinner properties with limited space. Rectangular pools are also better to swim laps if you want to exercise. The shape of the pool should not significantly affect the price unless water movement, wet edges, spillways or finishes need to be custom designed.

“What will be the depth of the pool?”

The recommended depth of the pool (deep end) should not exceed 5 feet. Unless you have another reason for a deep pool, there is no need for anything deeper than 5 feet because it is unusable (people can't stand). The deeper the pool, the more expensive it can get due to the possible need for “dewatering” during the construction phase, if below the water line, along with extra concrete, steel and possibly labor.



What features do you want?

There are unlimited amounts of features you can add to make the pool more appealing.

For instance, you can add a water feature to hear the constant flow of water or to enhance the visual effect of the pool (this can look interesting at night with proper lights).

Here are some available features:

- Sun ledge with an umbrella for furniture
- Swim out to sit and talk
- Beach entry
- Rock structure
- Wet edge or an infinity edge
- Deck level water
- Unique lighting - LED, SAM (add colors)
- Fire elements or pit with reflective value
- Simple water feature with spout
- Laminar streams

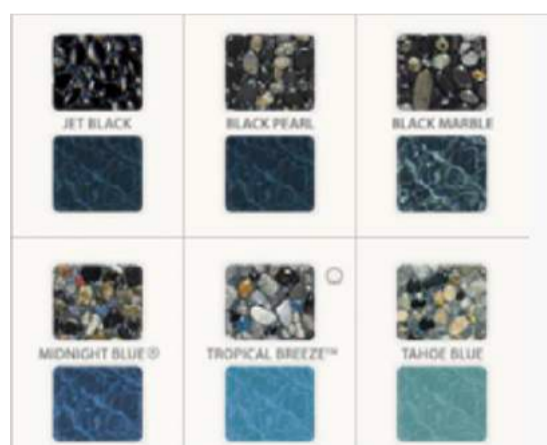


“What finish or surface do you want?”

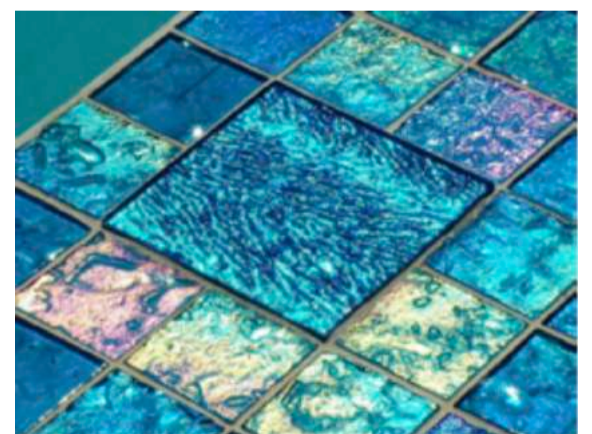
A finish can certainly add that extra beautification element to a pool. The standard finish is DiamondBrite, which can look excellent. In eight to 10 years, it will need to be re-finished after it fades or gets spotty. We typically acid wash a DiamondBrite pool after about four years, but it can last up to 12 years. Another option is a pebble finish. This can add a great look to any pool and shimmers in the sunlight. Lastly, but most expensive, is a tile finish which can look the most elegant depending on the tile selection. Typically, a full tile finish will cost roughly the same amount in tile and installation as the rest of the pool.



DiamondBrite



Pebble



Glass Tile



What kind of pool equipment do I need?

All pools require a filter and pump. Beyond that, you can choose to incorporate additional equipment to enhance the function and/or style of your swimming pool, such as:

- ✓ Gas Heaters & Heat Pumps
- ✓ Chlorine Generators
- ✓ Control Systems
- ✓ Lighting
- ✓ Automation
- ✓ Motors, pumps & filters

How do I find a contractor?

The best way to find a contractor would be through a referral by a friend, neighbor, realtor or property manager. If this isn't an option, you can also search online for any local pool companies and view their reviews. Other options include calling state trade associations or asking at the building department. Make sure the contractor has the adequate credentials, licenses, experience, referrals and insurance coverage. Ask for a face-to-face meeting with them during the proposal phase.

What does the construction process entail?



01

Design Phase: Most of the questions in this guide pertain to this phase.

02

Permitting Phase: Your pool contractor should provide engineered drawings to an expeditor who uses the drawings to get approval from the city, county and/or community association. This process can take between 10 & 60 days depending on location.

03

Excavation & Form Phase: Excavate the hole and form the pool with wood forms using the engineered drawings as a plan.

04

Steel Phase: Place the rebar according to the engineering. Steel increases the strength of concrete.

05

Plumbing Phase: Place pipe for the water & the electrical lights to the pool. Pipes are pressurized and inspected.

06

Shot-crete or Guniting Phase: Concrete is placed and shaped using high-pressure air to the steel forms and reinforcement.

07

Curing Phase: It takes about 20 days of curing, which is best for recommended curing of the shell.

08

Coping Phase: Start installing the coping (edge of deck), waterline tile and any water features that might be included in your design.

09

Equipment Set Phase: Install all of the pool equipment including: pumps, filters, lighting, salt systems, electronics and heaters.

10

Finish & Fill Phase: Apply DiamondBrite, pebble or tile finish. Then, water is placed in the pool.



PAYNE POOL PROFESSIONALS

Payne Pool Professionals Construction performs complete concrete pool buildings. We also offer free proposals upon request, along with designing, engineering and permitting services.

Our experienced team serves over 200 customers on a weekly basis throughout Pensacola, Pensacola Beach, Gulf Breeze, Navarre, and Pace, Florida. Since then, we have helped homeowners realize their dreams of relaxing in their own private, custom pool. We build new centerpieces for your backyard to create your own personal tropical paradise. Whether it is a modern vanishing-edge, grotto or lagoon, or a Romanesque bath, all of our pools are truly works of art.

Interested in our construction services or want more information?

For more information and to see more of our stunning projects, visit www.consult.paynepoolprofessionals.com.