

Pool/Spa Building Guide

Here's How To Do It Right From The Start!

If you're new to pool and spa construction No worries, We have created this program That has been used by hundreds of homeowners around the world.

City Ready Pool Plans can help you get started.

Each year, we provide families with our custom designs and reliable structural plans For the DIY Owner Builder new to swimming pool/spa construction, or onto their second project after previously using a builder. These plans are custom and once completed are not-refundable.

The structural designs we provide are based on engineering details developed and standardized through years of extensive experience in the structural design of thousands of swimming pools throughout California and across the U.S. This service will save you hours in research.

Here's how it works:

In order to provide you with a detailed set of Pool Plans & Structural plans that accurately reflects the proposed pool site and the special features of the proposed swimming pool and/or spa, we'll need to receive some important Information from you in the form of a simple site plan and a handful of key details. Once the job information and site plan described below are received (either by e-mail, fax, mail to our office), we'll contact you, generally within the same working day.

With your order of three or more upgrades, our clients have access to our 23 Locations to purchase ALL Equipment at Wholesale!!

Select Stone at www.cougarstone.com

Select Tile at www.ontariopooltile.com

A Savings of over \$3,500.00

What we need **FROM YOU** to begin the Design Point Draw Process
Membership required – Log into your home page and complete the order,

1. Payment upgrade #1 City Ready Pool Plans & Upgrade #3 Standard Eng.
2. Forward your cities Municipal Code Section Pool Building Requirements.
3. All designs, plans and proposals you have received from a builder.
4. Property lines and House Measurements indicate in ft. and inches.
5. See attached sample plot plan. These are available from your city.
6. Photos of all rear yard and slopes if any both sides of fence line.
7. Photos of front, back and sides of house.
8. Photos of Pool site location.
9. Photo of utility panel with door open.
10. Photo of Utilities location both electrical and gas.
11. Photo of A/C units
12. Photo of P-Trap location.
13. Photos of Fence material and all rear yard access gates.
14. Photos of existing masonry or concrete to stay within the pool site location.
15. Photos of existing masonry or concrete to be removed within site location.

16. Email all design and material choices.
17. Concepts noted to be in plan of any new barbeques or fire-pits, rockslides.
18. Indicate any steps and loveseat types designer should reference.
19. Note any special requirements of Pool and Spa lights.
20. Indicate any sheer descents or deck spray locations.
21. Indicate existing property line fence type, height and material.
22. North indicator.
23. Coping choice (Call if needed) Plaster choice (color, type)
24. Pool shallow end is 3 ½' what is your Deep End?
25. Pool Equipment brand – Pentair or Hayward or other.
26. Will you want to use your iPhone to control the pool equipment?
27. Indicate desired Pool Equipment Location and product choice if any.
28. Note: Pool Equipment Set back requirements may apply.
29. Indicate tractor point of access. Left or Right or Rear
30. Any Slope conditions on or off property. Yes/No

Notice from the site plan below on the North & East property line have indicated areas by several "Y"s These area's are slope conditions. The North property line is an "Up-Slope" and the East property line is a "Down Slope" The V of the Y indicates the "Top" of slope and the bottom of the I indicates the toe of slope.

Additional structural details may be obtained for an additional cost and are required for these conditions if the pool is within 10' of any slope.

Conditions that Require Additional Structural Details:

Some examples of conditions that would require additional structural details include:

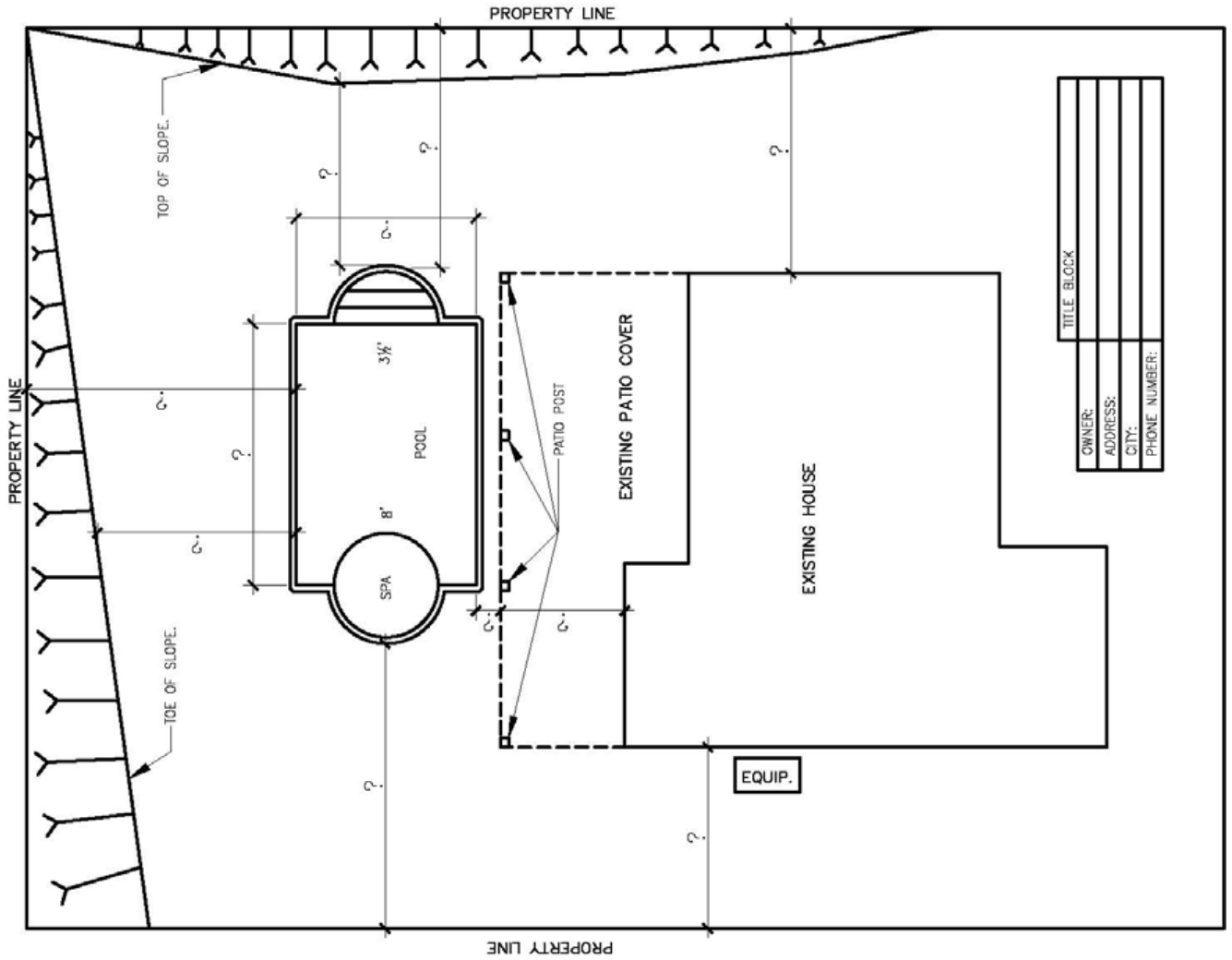
- Pools located on or near slopes (both ascending and descending)
 - Pools located adjacent to retaining walls
- Pools located less than three feet from adjacent structures (including patio covers)
- Other special features such as waterfalls, artificial rockwork, slides, grottos, vanishing edges, etc.

For a multitude of reasons, frequently a soil report may be required for construction of a swimming pool. The soil report may require additional structural details due to the unique soil conditions at the proposed swimming pool/spa site.

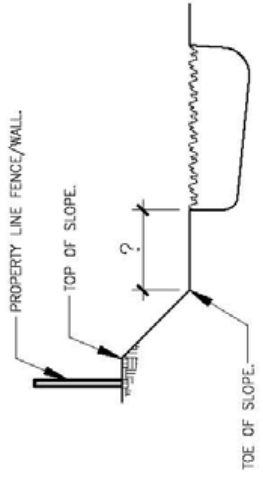
Upgrade #3 Standard Pool Engineering Only, \$199 This program requires standard membership and Upgrade #1 City Ready Pool Plans. With program feature upgrade #3 (Pool Engineering) We assist you in obtaining Standard Pool Engineering for you project. Standard Swimming Pool engineering is commonly attached to the "Noted City Ready Pool Plan" combined together completes what the cities except at your cities building and safety department. (This does not include any special details your design may need. See Upgrade #4 under program features.) This will complete what you will need to be prepared for the permit and plan check submittal, we will need your "City Swimming Pool Building Requirements Form from you. This form is obtained from you cities "Building and Saffety Dept". It is up to you to find this document and forward those required documents to us in aiding you to complete your plans. **Florida members note: Your state requires special hydraulics details not required in other states. The cost for this and engineering combined is \$689.00**

Need, Recommendations for Subcontractors Specializing In Pool Construction?
Upgrade #7 Bids Direct Only, \$299 - We have a great list for subcontractors

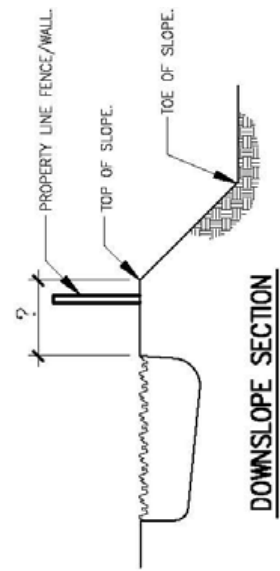
SAMPLE SITE PLAN



1. DRAW CROSS-SECTIONS AS SHOWN IN BELOW.
2. SHOW DIMENSION FROM POOL/SPA DECK TO TOP OR TOE OF SLOPE.
3. SHOW COMPLETE OUTLINE OF ALL EXISTING STRUCTURES AND DISTANCE OF THEM TO POOL/SPA.
4. GIVE THE HEIGHT OF SLOPES, WALLS, SLOPES AND OTHER STRUCTURES.
5. GIVE THE DIMENSIONS OF THE POOL AND SPA (LENGTH AND WIDTH).
6. SHOW LOCATION OF POOL EQUIPMENT.
7. DISTANCE FROM POOL/SPA TO PROPERTY LINES.
8. DISTANCE FROM POOL/SPA TO EXISTING HOUSE.
9. INDICATE DEPTHS OF POOL/SPA, AND LOCATION OF ANY OTHER WATER FEATURES. (EXAMPLE) ROCK WATERFALLS, SLIDE, GROTTOES.
10. **INDICATE ANY OTHER ITEMS REQUIRED BY YOUR CITY. (CALL YOUR CITY BEFORE STARTING AND ASK FOR THEIR SITE PLAN REQUIREMENTS.)**
11. PROVIDE A TITLE BLOCK AS SHOWN.



UPSLOPE SECTION



DOWNSLOPE SECTION

| | |
|---------------|--|
| TITLE BLOCK | |
| OWNER: | |
| ADDRESS: | |
| CITY: | |
| PHONE NUMBER: | |

Your Custom Program will Include, Ten (10) fully noted City Ready Pool Plans of the pool shape you choose. Two (2) of your plans will have attached Standard Structural Steel Swimming Pool Engineering details to submit to the city for the permit process.



You also receive a full detail outline listing line by line listing the scope of each phase for the phase contractors to bid/and build your job. This also helps you for the pre-walk and post walk through checking off all work and products received.

You and I go over all details of your material choices and equipment list over the phone. I assist you throughout the process including during the construction should you have any questions. Bid Review and Contract assistance/review if needed.

With our complete service program we assist you in connections to the local sub phase contractors already performing these phases for builders in your area. **"Great pools happen by design"**

Pool Builders Average Cost 16' x 32' Swimming pool \$46,775.00

Projected cost analysis for the Average 16' x 32' Swimming pool project as Owner
Builder- Your cost= \$ 32,850.00

Total Savings OwnerBuilder - \$13,925.00



Once you receive your Custom Plans, Call Dig Alert and head to your building dept for a permit.



Best Regards,

Jesse W. Oren

www.howtobuildyourownpool.com

Commercial and Residential Swimming Pool Plan Services

City Ready Pool Plans, IPSSA Member Since 1994

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