



**PROJECT SPECIFICATIONS AND SALES AGREEMENT**

DATE: 2/8/22

NAME: **Alaine Lester Residence**  
 ADDRESS: **314 Del monte Dr Friendswood, Tx**  
 PHONE: [REDACTED]  
 EMAIL: [REDACTED]

**POOL & SPA DIMENSIONS:**

Pool Size:	32'x22' main envelope	Spa Size:	47 sq ft Raised 1' above level of pool XL for plenty of room
Pool Perimeter:	86'	Spa Perimeter:	26'
Pool Depth:	3'—6.5' single slope	Spa Depth:	3' or 3.6'
Pool Area:	430 SQ FT	Spa Seating:	Perimeter inside bench with entry step for ease of entry/exit
Pool Gallons:	13,000	Spa Spillway:	8' Flat with Glass tile down to water line
Pool Shape:	Free form pool	Spa Shape:	Free form
Pool Entry Steps:	1 entry set at the shallow end of pool off of Tanning Ledge		

**LUXURY FEATURES:**

In water Benches:	18' in water benches in pool 1.5' deep
Shallow water lounging area:	XL 63 sq ft ledge 6" water depth w/2 bubblers—1 umbrella sleeve in center—room for loungers in water 2 <sup>nd</sup> 15 sq ft ledge at opposite end of pool
Raised Wall/Columns:	2—18x18x18" tall raised Columns at the back focal point of pool -----6' of 1' tall raised wall in the center of the 2 columns & 16' of 6" raised wall off sides of center columns as shown in 3d design
Water Features:	1 - 2' Sheer decent on back raised wall with extra pump-controlled w/automation
2 Fire Bowls	none

**EQUIPMENT: All Equipment listed is Expert Line Hayward Equipment**

CONTROL SYSTEM:	Omni Logic VS - Wireless antenna to connect to WIFI	SPA BLOWER:	1.5 HP
POOL PUMP:	1-Hayward Tristar 950 variable speed pump expert line	SPA JETS:	8 Pulsator Jets
PUMP 2:	1- Hayward 1 HP water feature pump EE	SPA LIGHT:	1 LED 12V (dimnable 20 colors)
FILTER:	5030 XL swim clear cartridge filter for easy maintenance	HEATER:	400,000 btu natural gas
SKIMMERS:	2 Skimmers for extra circulation w/2" suction lines	CLEANER:	Hayward Tiger Shark Robotic Cleaner
RETURNS:	5-6 wall returns	CHLORINATOR:	CMP Inline chlorinator vs clear lid
MAIN DRAINS:	2" main drains anti-vortex in pool	WATER SANITIZER:	AOP Water sanitizer Unit (Free Upgrade)
POOL LIGHTS:	1- 12v led color logic large pool light (dimnable 20 colors)	LEDGE LIGHT:	Hayward 320 LED Light (dimnable 20 colors) (Free upgrade)
BUBBLERS:	2 standard bubblers in ledge		

**TILE & COPING**

Pool Coping:	3cm Travertine 12x24" Straight Edge
Spa Coping:	3cm Travertine 16x24" straight edge
Spa Spillway:	Glass tile on flat & down to water line (\$15 sq ft allowance)
Raised Spa Exterior:	Stone or tile on exterior of spa (\$8 sq ft allowance)
Raise Wall Coping:	3cm Travertine 12x24" Straight Edge --
Waterline Tile:	6x6 tile for pool (\$8 sq ft allowance)
Toe Tile on Steps & Benches:	Glass 1x1 tile included (\$15 sq ft allowance)
Table Tile:	n/a
Stools Tile:	n/a
Extras	Stone on the front & sides of the raised walls & columns (\$8 sq ft allowance) --Texture coat on back of walls by landscaping

## POOL & DECK

Standard Concrete Specs:	4" thick, #3 rebar, 16" OC, vinyl expansion joints
New Deck Area:	650 sq ft of new concrete w/Cool deck Texture finish w/cool deck—color of choice
Overlay Area of Existing Concrete:	100 sq ft Cool Deck on existing patio concrete
Deck Jets:	none
Umbrella Sleeves:	1 umbrella sleeve in tanning ledge
Drain Line	4" Pvc drain line- 4" round drain heads-Gutter downspouts in deck area tied in-drain line to pop-up 130' included
Concrete demo	1000 q ft of existing concrete demo & haul off (this will allow for correct drainage of the height of the pool)
Extra Concrete slab	4'x8' concrete slab for trash cans

J3 Pools | PO Box 1456 Pearland, TX 77588 | Ph: 281-489-0126 | J3pools@gmail.com

### Constructions standards included:

- ❖ Steel placement: #3 rebar 8"OC, 4" OC on depth transitions over 5', 4-- #4 in bond beam 60 Grade steel
- ❖ Concrete equip pad w/ #3 rebar 4" thick
- ❖ Contractor to remove and replace fence back to it's original state
- ❖ Contractor to excavate & remove all soil from excavation unless noted
- ❖ Finish pool interior with specified plaster choice listed on material selections
- ❖ Pool Start up with all chemicals, Pool school training on proper maintenance and use of Hayward Equipment.
- ❖ Pool maintenance kit including telescoping pole, wall brush, deep skimmer net and water chemistry test kit.
- ❖ Repair grass up to 3 pallets (additional grass needed will be an extra charge)
- ❖ Multi-stage job site clean-ups
- ❖ All required construction documents supplied for HOA and city permits

### Plumbing and Electric:

- ❖ All suction lines are 2" on Pool unless otherwise stated -2 skimmers w/ 2" pipe for extra circulation
- ❖ Most spa suction lines are 2.5" pipe unless otherwise stated-Spa return Jet lines are 2"
- ❖ Automatic auto fill & auto overflow
- ❖ All necessary electric for equipment installed by a licensed electrician
- ❖ Install gfci breaker in existing breaker box (does not include sub panels if needed)
- ❖ Install gfci outlet for robotic cleaner if needed
- ❖ All pumps are unionized-Plumbing & Electric runs are 100' allowance

### Items NOT included in this agreement:

- UNKNOWN DEBRIS OR TREE STUMPS IN AREAS OF EXCAVATION
- REROUTES OF ANY TYPE (SEWER, SEPTIC, GAS, ELECTRIC, PHONE, CABLE)
- REPAIRS TO UNDERGROUND UTILITIES OR SPRINKLER LINES
- LARGER GAS METER OR PROPANE TANK HOOK UPS OR INSTALLS, or UPGRADES TO EXISTING BREAKER PANELS
- ANY PROPANE CONNECTIONS OR SUPPLY LINES
- CONSTRUCTION FOR GATES, FENCES AND DOORS TO BE SWIMMING CODE COMPLIANT
- DRAIN LINE RAN TO STREET UNLESS OTHERWISE NOTED IN THE CONTRACT
- REPAIR OR REMOVAL OF LANDSCAPING LOCATED IN THE CONSTRUCTION ZONE
- LANDSCAPING AND FURNITURE ON 3D DESIGN UNLESS SPECIFICALLY SPECIFIED

### WARRANTY INFORMATION:

All pool equipment and accessories installed as provided for herein shall be those warranties provided by the manufacturer or supplier of that item rather than based on Contractor warranty herein. Where Buyer has work performed by others, Contractor does not warrant such work and Contractor shall not be held liable for such work or for loss or damages, if any, which may result there from.

## Swimming Pool Plan Review 2018 International Swimming Pool and Spa Code Apply

Date of review:

Address: 214 Del Monte

By: M.V.

Comments:

1. All doors with direct access to the pool area shall be equipped with an alarm which produces an audible warning when the door is opened. The alarm deactivation switch(s) shall be located at least 54 inches above the threshold of the door.
2. No portion of the pool will be allowed in the U.E. **This includes the plumbing and electrical.**
3. The waters edge of the pool cannot be within 5' of any structure unless a signed and stamped original letter from a Certified Engineer is attached.
4. All windows within 5 feet of pool must be meet Glazing and wet surfaces requirement listed in 2018 IRC R308.4.5.
5. **P-Traps** are required for ALL filters. Backflow Preventers for fill lines.
6. Pool heaters need to comply with manufactures specifications.
7. Main drains (pool and Spa) must be installed before steel inspection.
8. All steel must be capped or turned down, for safety.
9. Temporary fencing will need to stay up during construction.
10. No electrical receptacles can be within 6' of waters edge, and at least one is required. All receptacles within 6-20 feet of the pool must be GFCI protected.
11. Access gates shall open outward away from the pool and be self-closing and have a self-latching device.

Where the release mechanism shall be located less than 54 inches from the bottom of the gate, the release mechanism shall be located on the pool side of the gate a minimum of 3 inches below the top of the gate.

**Refer to the 2018 International Swimming Pool and Spa Code for Barrier requirements.**

12. \_\_\_\_\_

Approved with Notations/Corrections

ALTHOUGH THE CITY OF FRIENDSWOOD'S REVIEW OF THE PLANS AND SPECIFICATIONS IS DESIGNED TO IDENTIFY POTENTIAL CODE VIOLATIONS, DESIGN ERRORS OR NON-COMPLIANCE WITH OTHER CITY ORDINANCES AND REGULATIONS, FAILURE ON THE CITY'S PART TO DISCOVER ALL SUCH VIOLATIONS OR ERRORS DOES NOT RELIEVE THE DEVELOPER, ENGINEER, ARCHITECT, BUILDER OR CONTRACTOR FROM THE OBLIGATION OF PRODUCING AN END PRODUCT THAT IS IN TOTAL COMPLIANCE WITH ALL REQUIREMENTS OF THE CITY OF FRIENDSWOOD AND THE GALVESTON COUNTY

Disapproved

REVIEWED FOR CODE COMPLIANCE

DATE \_\_\_\_\_

ALL APPROVED PLANS TO STAY  
ON JOBSITE AT ALL TIMES

Lester equipment list

314 Del Monte

Frienswood, Tx

Short stub

2 hayward white skimmers

1 pool light niche---1 spa light niche

4 main drain cans---6 Standard spa jet tees

All Hayward equipment

Omni VS 950 Pump with controls

1HP water feature pump

2 smart vs relays

5030 cartridge filter

400,000 btu **Natural Gas** heater

1-- 12v led pool light 100'

1-- 12v led spa light 100'

Cmp inline chlorinator

Cmp tan Autofill

Hayward tiger shark robotic cleaner

2 j box transformers

4--Hayward 3way valves--3 -- Hayward check valves--7 --Hayward 2 way valves

Maint kit

1-mn196

1-rp19

1-mn8

1-2v12

Design to comply with 2018 International Swimming Pool & Spa Code.

Construction notes:  
Excavated soil/dirt will be hauled off  
Contractor has verified that the home drainage is sufficient.  
Please see separate drainage plan

Gas line notes, 37' Gas line run from heater to meter. This will supply gas to a 400,000 btu natural gas heater. This will be 1 1/4" yellow poly gas line with flex connections

No negative impact to property, overall drainage allowed and contractor/owner is responsible to ensure no storm water conveys to any adjacent property

ALL APPROVED PLANS MUST BE ON JOB SITE AT ALL TIMES

Bobcat Access

House

Garage

**Pool Specs**  
 Dig Type: Bobcat  
 Style: Free form  
 Area: 550sq ft  
 Perimeter: 26'  
 Depth: 3'-6"  
 Volume:  
 Drawn: 2, 1/16"  
 Skin: 2  
 RTNS: 5  
 Light: 1 led  
 Envelope: 32x22  
 Interior Finish: quartz  
 Notes:

**Spa Specs**

Style: Free form  
 Jets: 6  
 Area: 47 sq ft  
 Lights: 1 LED  
 Drains: 2 Main  
 RTNS: 1 common  
 Spillover Length(s): 6' Flat  
 Coping Material: Travertine  
 Interior Finish: Pebble

**Deck Specs**

Area: 650 sq ft  
 Surface Material: Copal Deck

**Equipment**

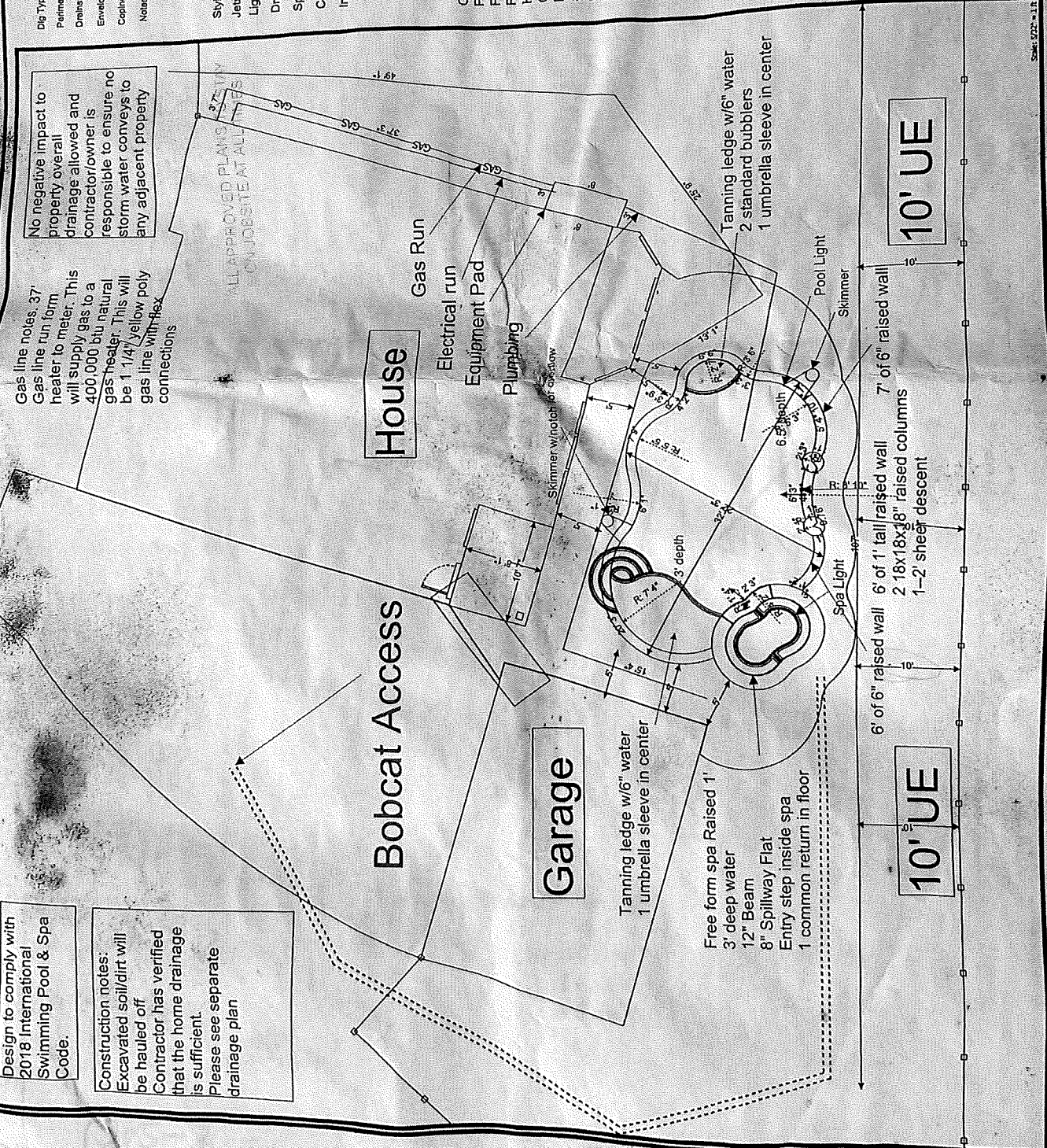
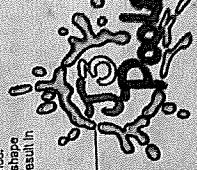
Circ Pump: vs 950  
 Control Panel: omni  
 Pump #2: Max flo 500  
 Remote:  
 Sanitizer: App system  
 Filter: cartridge filter  
 Blower:  
 Heater: 400000 btu  
 Fill Line: auto fill  
 Cleaner: Robotic  
 Pool Light: 1 led  
 Other:  
 Spa Light: 1 LED  
 Other:  
 Other:  
 Other:

NOTES:

Client Name: Lester, Residence  
 Client Email:  
 Client Phone:  
 Address: 314 Jai Monte Dr  
 City: Friendswood  
 State/Province: Tx  
 Zip/Postal Code:  
 Designer Name: Mike James

**Approval**

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the project and/or result in additional cost.



Scale: 1/8" = 1'-0"