



Everything and More

The Brief

- After building a previous home that still left them wanting, our clients decided that the second time was the charm. They chose to rebuild in a different location with different partners and went about it with a spirit of enthusiasm, making this the dream home they wanted.
- This family of six is active and close, and they wanted a home front that allowed all of them to enjoy favorite activities together. The parent's love of gourmet cooking and dining outside, family movie nights, evening s'mores fires, warm weather swim time, a still large yard for games and dogs, and storage for all of those components were on the list for the back yard "to-dos." They went for it and got everything they wanted and more.



First Impressions- Before





First Impressions

First Impressions: Behind the Beauty

- **Front Walk And Driveway Areas.**
 - The Client is a road and concrete contractor and wanted to have his team do these areas. LIVIT assisted with the design only for these areas.
 - Standard concrete was used for the front driveway and walk areas.
- **Front ditch area.**
 - The client's front yard was limited to a small area that would be flat due to steep grades to the drainage ditch.
 - We worked with our client on getting city approval for filling in this front area. Part of this plan was to install a large culvert that extended the entire front yard.
 - The excavation and setting of the culvert was done by the client as we placed the soils and graded the new front lawn areas.

Now We're Cooking -Before





Now We're Cooking

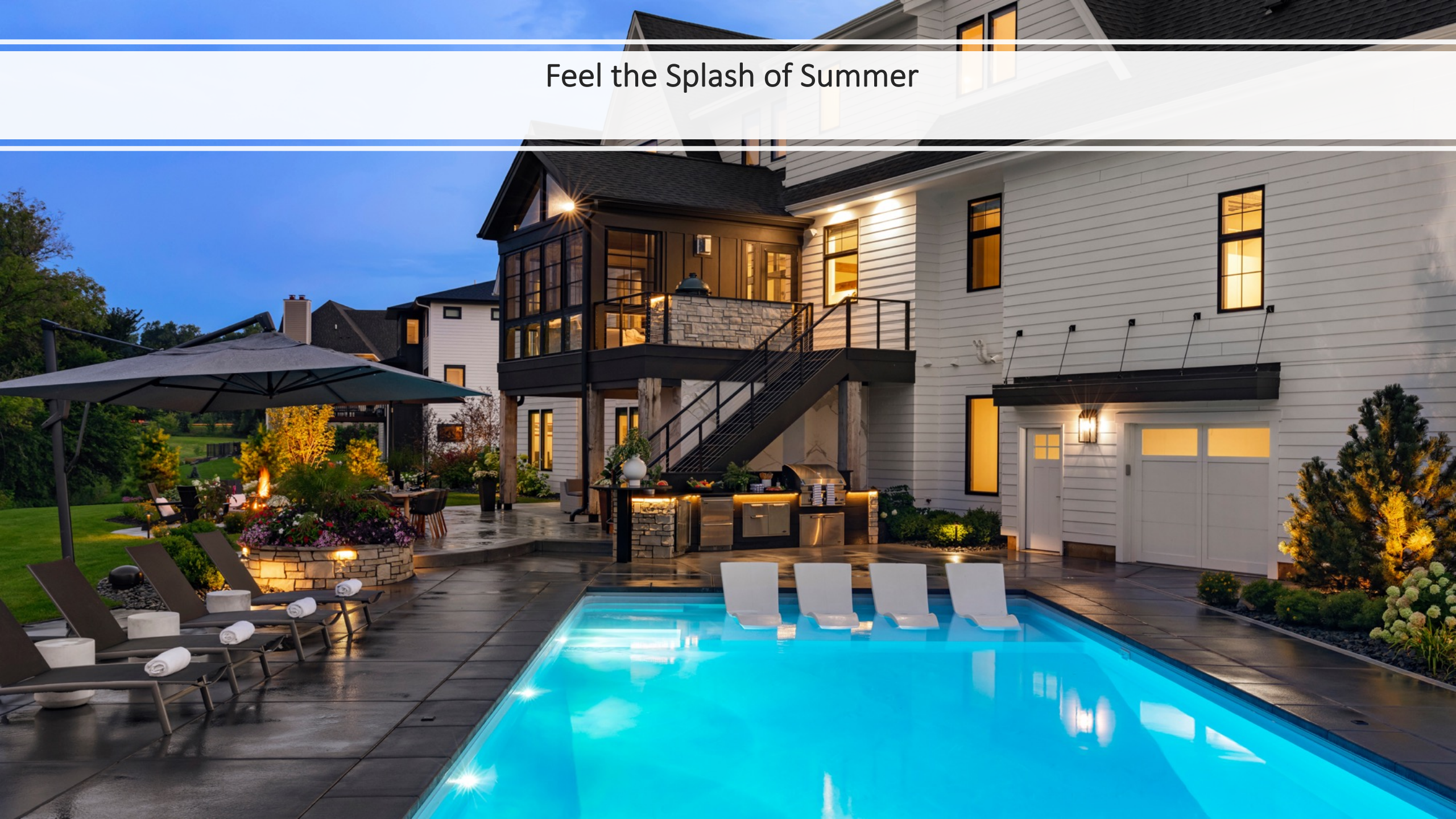
Now We're Cooking: What's Under that Hood

- **Two custom outdoor kitchens were built to meet our clients' requests.**
 - The upper kitchen features a green egg for those long cooking times. This location is important to keep this cooking opportunity near the home for easy use throughout the year, including winter.
 - The lower kitchen and bar offer much more for those longer exterior parties. Easy access from the pool and other outdoor spaces.
 - Stainless steel appliances were used to keep the outdoor area clean and looking good for a long period of time.
 - Appliances include 1 refrigerator, 1 refrigerator/freezer drawer set up, storage options, 36" grill with many grilling and rotisserie options, and storage options.
 - Both bar areas feature a leathered granite finish.
 - The lower bar area is supported with a black steel beam that ties in with the lower fireplace mantle and the front porch beam.
 - These 2 areas also included stone sides with the house stone to also match our custom fire table and planter.
 - LED tape lighting was custom made for the outdoor kitchen-bar fronts (both bars).
 - The front of each kitchen area features shiplap with the paint selection to match the upper porch/steps and our lower fireplace cabinet.

Feel the Splash of Summer- Before



Feel the Splash of Summer



Feel The Splash of Summer: The Sweaty Stuff

- **A custom 42 x18 pool.**
 - Size was carefully selected to fit within the available building areas on the property.
 - Pool includes a custom inside sun deck for sunning/lounging and playing.
 - A solid-1 color pool liner was selected for a clean and a different look.
 - Other features include; automatic pool cover, custom LED lighting, options for volleyball and basketball games, 2 far end corner benches that also provide exit opportunities, and an automation system that can communicate with our clients with their smart devices.
- **Pool deck.**
 - Concrete selection for the pool deck and pool coping is a intergrow custom dark gray colored concrete that ties in with many of the home's dark details.
 - Our concrete has a light broomed finish to the surface with custom tool cuts for the separating joints within the coping and pool deck areas.
 - Custom poured concrete pool cover lids were made for the pool cover box.
 - 2 grey custom deco drains are placed in the pool deck areas to help with drainage around the pool. Grading for the pool was carefully planned for and we needed a drain between the kitchen and pool as well as the side of the pool where the side yard entry is higher than the pool.



Movie Nights Done Right- Before



Movie Nights Done Right



Movie Nights Done Right: The Directors Cut

- **Covered lower living area featured a gas fireplace, fireplace stone, custom steel mantel, built in lower cabinet, under decking.**
 - A 47" modern gas fireplace was selected for the lower covered living room. Our selection with the black exterior finish complimented other detailing thru out the living areas. We selected modern media to tie in with the custom fire pit.
 - We selected a porcelain stone that has a modern timeless look. This selection is visible in the front, right side and back of the fireplace and seen from the pool and lower bar area.
 - Our mantle selection was inspired by the front porch steel beam on the main porch. We designed and had a custom steel beam made from a local fabricator and powder coated black to tie in with our other hardware selections. This beam is illuminated from below with LED Tape Lighting.
 - On the left side of the fireplace, we designed and had a custom exterior cabinet made for storing pool items, blankets, sunscreen etc. Our paint selection was matched to the upper porch selection. We used magnetic hardware to ensure the doors stay closed when not needed.
 - This area includes built in speakers in our fireplace wall and our porcelain stone is cut around each speaker and TV mount.
 - Below the existing porch we added a custom under decking system. This ensures any water that comes through the upper screens is collected and drained from the lower living room. We used a modern-black material to tie in with the other selection. We included a modern fan as well.

Toasty!- Before



Toasty!





Toasty: Perfectly Browned, Not too Dark

- **A round 6' custom gas fire table.**
 - We built the custom table with footings, concrete block, and feature the selected house stone on the base of the fire table.
 - Custom fabricated Caps were made for the round table and were made from the same stone we used for our stone patios.
 - Our fire table design is built at 16" in height so the heat can reach our guests lower legs when enjoying the fire table in the cooler seasons.
 - A custom fire tray was made to fit our custom table dimensions, a large burner was used along with polished media with the same match as the lower fireplace including campfire log set to highlight the table.
 - Our gas supply for the fire table supplies gas at 250k BTU's.
 - LED lighting is placed on the sides of the stone fire table.

Hardscapes

- **Custom stone patios.**
 - Were built for the following areas; lower covered room, lower dinning patio, and the sunken fire patio.
 - Our stone selection was carefully picked to contrast our concrete selection and also tie in with the fireplace stone-house stone-and furniture selections.
 - Our stone selection features 6 different sizes of stone.
 - Our stone patios are built on a 4" concrete patio subbase. This includes steel rebar 24" OC.
 - The walk out patio areas are set at a 90-degree angle to the home.
 - The sunken fire patio is set at a 45-degree angle to the home. This alignment helps introduce the new room you are stepping into.
 - Colored concrete steps to match the pool deck is featured for the steps from the upper stone patio to the pool deck and the sunken stone fire patio.
- **Custom Stone Walk.**
 - The same stone materials from the patio were used for the west side walk from the driveway to the pool. We used a rectangular piece to time out nicely with our walk dimensions.
 - The same sized stone materials were used for the steppers to the pool equipment, the lower steppers off of the lower patio and pool deck.



Hardscapes

- **A custom round stone planter was planned to time out at the edge of the concrete and stone patios.**
 - The stone planter features the same stone as the fire table and kitchen.
 - We used the same lighting fixtures for the planter that we featured for the gas fire table.
 - Custom fabricated Caps were made for the round planter and were made from the same stone we used for our stone patios.
 - Our team provides seasonal color for this planter. This includes Christmas lighting for the clients to enjoy from their home and outdoor parties during their warmer winter outings.



Hardscapes

- **Boulder Retaining Walls.**
 - Our retaining walls were built with Granite Boulder Outcropping materials. We selected this material since the color of the stone times out with many of our other architectural selections. We also like the clean lines this material provides.
 - We worked with a local stone shop to cut our granite boulders for our west side entry steps. These boulders were sawn with a large stone saw and finished with a thermal stone top detail.
 - The same boulders were used for organic boulder outcroppings that we hand placed/planted into our landscaping beds.
 - Our retaining walls were featured to retain the front corner of the home, side of the garage, front ditch culvert areas, and the side pool area to retain the neighboring property. Another key area for our retaining wall helped level the back yard to provide the only flat area for lawn areas. The other grass areas were in the septic mound space.



Lighting

- **Custom Landscape Lighting System with 109 lights.**
 - Our lighting program is set to run from dusk to dawn.
 - Our lighting fixtures were picked with a black finish and all our lighting is set at 2700k temperature.



Drainage and Water Management

- We directed gutter and down spout locations so we could manage the water from the roof areas to land in areas that would not impact the new outdoor living and landscaping areas.
- Drainage planning also included directing all deco drainage water from the pool hardscape to the back drainage areas.
- The front drainage was directed to the front drainage swales planned for the neighborhood.
- The back drainage was directed to the back on the east and west sides of the septic mound. There is a large natural area that all the back areas of the neighborhood are directed to.
- All drainage and grading plans were approved by the city prior to construction.



Irrigation

- Irrigation is designed for the turf areas which include zoning for different light and drainage-weather conditions.
- Drip Irrigation was planned and built for each custom planter and planting beds. These are all on separate programs for watering each area for their specific site conditions.

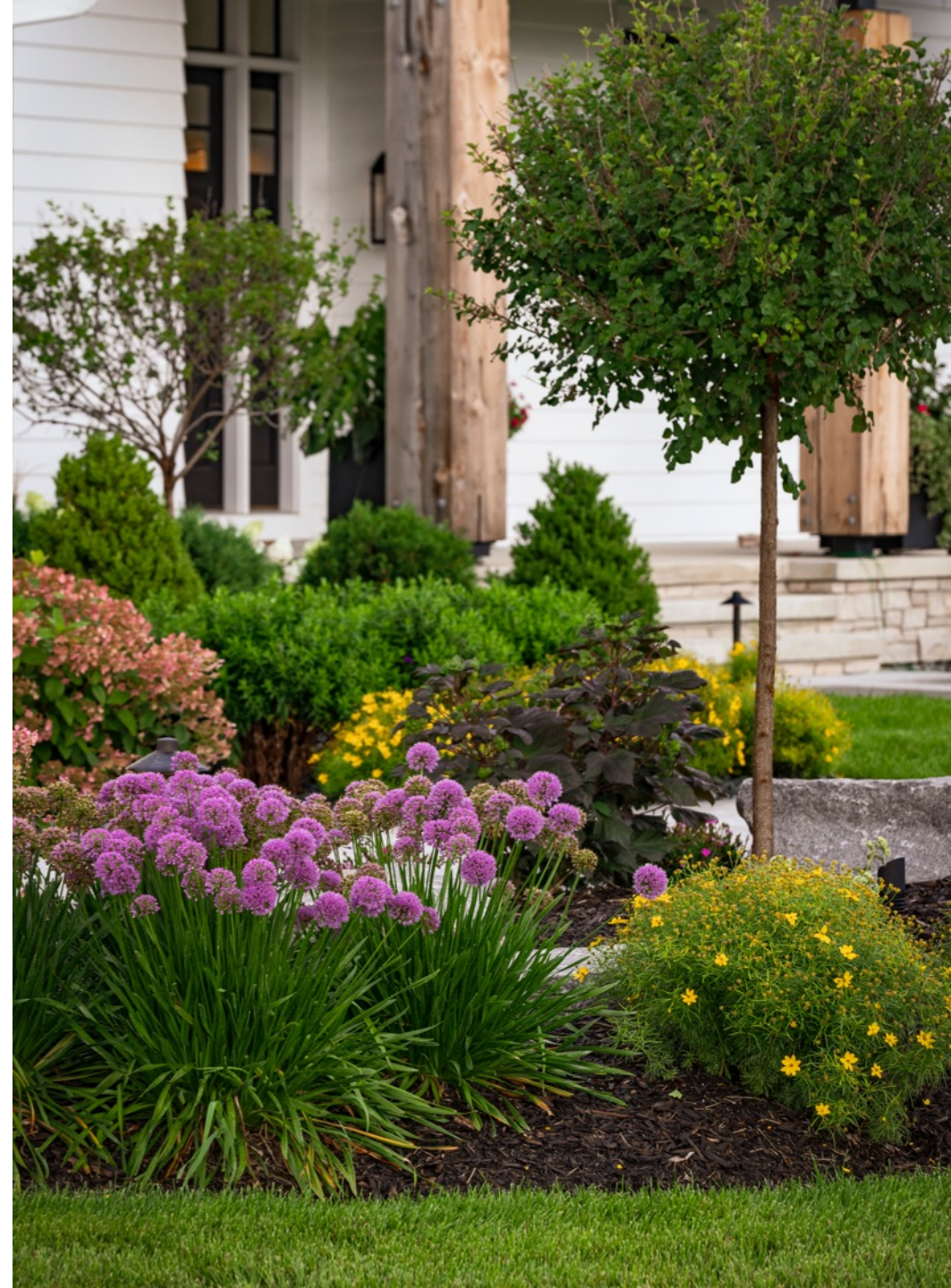
The Pretty Stuff

- This property is located on the outside edge of a small community. Surrounded by other acreage properties and a large back wetland.
- Our clients wanted to have a more natural landscape to tie in with the existing surroundings. At the same time, they wanted to have a sophisticated and resort like feeling (especially at the back living areas).
 - Plantings include the following;
 - **Trees**---Dakota Pinnacle Birch Trees, Clump Royal Frost Birch Trees, Armstrong Maple Trees, Ornamental Lilac and Hydrangea Trees, Tannenbaum Pine's, White Pine, large front yard Sugar Maples, Clump Serviceberry Trees, and Regal Prince Oak Trees.
 - **Shrubs**--Chicagoland Boxwood, Globe Arborvitae's, Dwarf Globe Spruce, Mugho Pine, Tauton Yew, Standard Burning Bush, Tiger Eye Sumac, Little Devil Ninebark, Little Lime-Incrediball-Bobo-Little and Standard Quick Fire Hydrangeas.
 - **Perennials**--Karl Forester Grasses, Coreopsis, many Coneflowers, Turtlehead, Shasta Daisy's, Allium, Hibiscus, Dianthus, Aster, Sedum, Daylily, Sunking, Hosta, and Rudbeckia.
 - Back of the pool deck and stone planter features Gray Polished Beach Pebbles.
 - 2.5" Gray Trap rock was used for many landscaping beds.
 - A dark mulch option was used in many of the perennial bed areas.



The Pretty Stuff

- **Selection and delivery of outdoor furniture and planters.**
 - We worked with our clients over a two-year period of time ordering furniture for the lower living and pool areas. Our selections kept comfort and entertaining goals in mind.
 - Some of the furniture we ordered took 6+ months to receive delivery.
 - Furniture includes the lower sectional for the covered room, dining table-chairs-umbrella, chaise loungers and large umbrella, fire table chairs, side tables, and the interior pool lounging chairs.
 - We also selected the fabrics for each piece that selected
 - Our patio and entry planters were selected for their sizes to fit our different areas. These were all painted with our color selection at the supplier's factory prior to shipping.
 - Our team provides seasonal plantings for these planters.
- **Black aluminum fence.**
 - Closed in the yard for their pool area and the dogs! Includes double gates for ease of entry for our mowing team and the side stone walk to the pool.
- **Maintaining the property.**
 - Weekly mowing, landscape garden and planter care, seasonal clean up, seasonal color design and installation, pool service, irrigation maintenance.





Challenges: Making it Look Easy

- The backyard had limited space for placing all of the items our clients wanted. There is a very large mound-septic system that takes up a big part of the yard. We needed to be creative with our layout to allow for our pool and outdoor living areas.
- Placing the pool on the west end of the property was important to allow for more sun which the clients wanted.
- Per the city/county requirements;
 - There was a 10' west easement that prevented walls and other structures.
 - We also had to stay away from the septic field 20'.
 - The back east lawn area needed to stay open for a future septic system if the main system ever failed.
 - The back yard also had wetland setbacks that limited retaining walls and any grading-landscaping improvements.



Challenges: Making it Look Easy

- October 20th, 2020, during our landscape install, we had a significant snowstorm dropping 10+ inches of snow and the following week was in the teens during the evening hours. During this time, we made a holding area for our plants that were not planted and waited out the weather.
- Two weeks later we wrapped up the remaining plantings. November 6th, we installed our sod in 70+ degree temps.

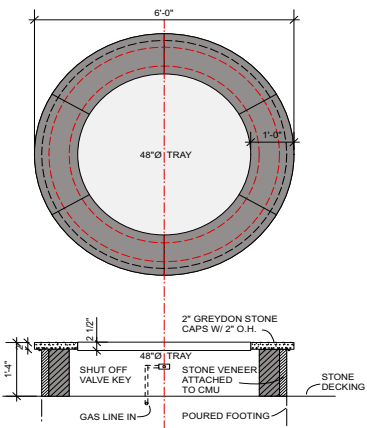


American Gold Rush	3
Autumn Fire Sedum	4
Betsy Shasta Daisy	17
Blooming Lilac Tree	3
Blooming Lilac Tree	3
Blue Angel Hosta	1
Baby's Breath	15
Burning Bush - Standard	1
Chicago Blue Spirea	15
Globe Blue Spirea	8
Incrediball Hydrangea	4
Just Plum Daylily	3
Kahori Scarlet Dianthus	15
Karl Foerster Grass	43
Kismet Orange Coneflower	1
Little Devil Ninebark	1
Little Line Hydrangea	7
Little Quick Fire Hydr. Shrub	15
Little Quick Fire Tree	1
Millemium Allium	38
Mountain Coneflower	79
Pink Snow White Coneflower	8
Pyramidal Boxwood	5
Rose Returns Daylily	12
Ruby Star Coneflower	8
Russian Cypress	3
Shenwood Mugo Pine	1
Starry Starry Night	3
Strawberry Sundae Hydr.	3
Summer Wine Ninebark	1
Sunking Aralia	4
Taunton Yew	3
Teddy Globe Arborvitae	6
Tiger Eyes Sumac	1
Turtlehead	27
Younique White Astilbe	3
PROPOSED TREES	
Autumn Brilliance Clump	4
Serviceberry	
Armstrong Gold Maple	1
Dakota Pinnacle Birch	5
Royal Prince Oak	4
Royal Frost Clump Birch	2
Sugar Maple	3
Tannenbaum Pine	8
White Pine	3

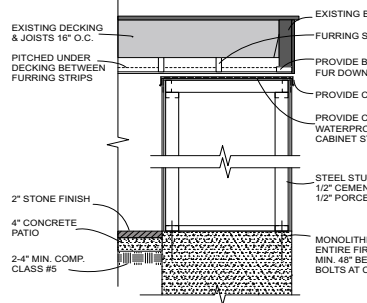
ELECTRICAL LAYOUT KEY	
INDICATES LOW POWER OUTLET, PLACE 8" AFF. CENTERED IN STONE COLUMN, SET IN STONE AND PROVIDE A FLUSH COLOR MATCH WATER TIGHT COVER	
INDICATES HIGH POWER OUTLET, PLACE AT TOP OF STONE COLUMN, FIELD VERIFY FINAL LOCATION	
INDICATES LOW POWER OUTLET, PLACED 12" ABOVE GRADE IN STONE WALL	
SWITCH LOCATION ON SIDE OF STONE COLUMN, PROVIDE FULL SIZE SMOOTH FACE STONE SLAB TO MOUNT PLATE	
OVER HEAD LIGHT FIXTURE, VERIFY MOUNT LOCATION AND FIXTURE HEIGHT	
RECESS LIGHT FIXTURE, VERIFY SIZE, LOCATION AND TRIM STYLE	
PENDANT LIGHT FIXTURE, FIELD VERIFY FINAL MOUNT AND FIXTURE LOCATION	

EVERYTHING AND MORE

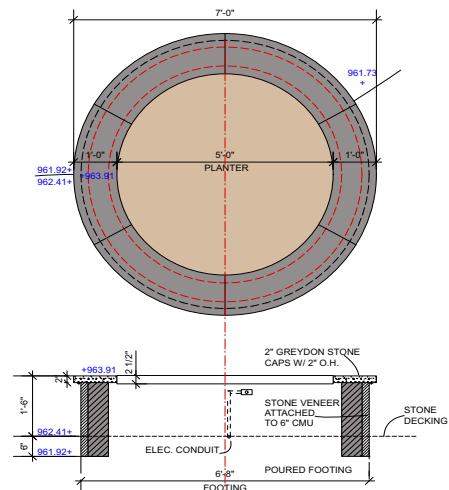
ISSUE/REVISIONS	
ISSUE	DATE
BASE MAP	02-18-20
LANDSCAPE PLAN REVIEW	03-11-20
LANDSCAPE PLAN REVIEW-1	03-18-20
LANDSCAPE PLAN REVIEW-2	03-23-20
LANDSCAPE PLAN REVIEW-3	03-30-20
LANDSCAPE PLAN REVIEW-4	04-29-20
LANDSCAPE PLAN REVIEW-5	05-23-20
LANDSCAPE PLAN REVIEW-6	05-27-20
LANDSCAPE PLAN REVIEW-7	07-10-20
PERMIT SET	07-10-20
CONST. REVIEW-1	07-14-20
REV. PERMIT SET-1	07-24-20
REV. WALLS & STEPS	07-28-20
SLEEVING ELEVATION	08-03-20
PLANTING	09-03-20



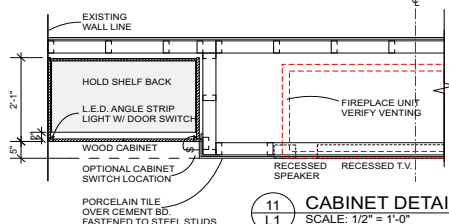
2
L1
FIRE TABLE
SCALE: 1/2" = 1'-0"



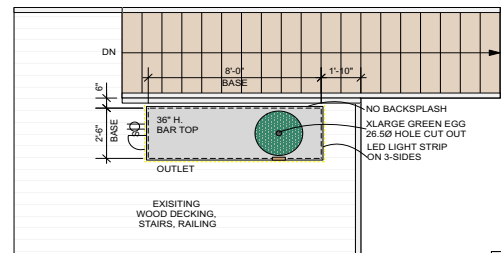
9
L1
CABINET SECTION
SCALE: 1/2" = 1'-0"



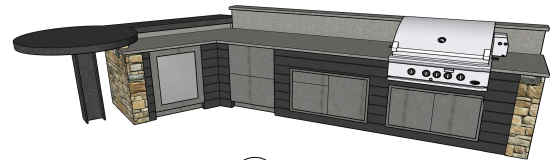
10
L1
PLANTER
SCALE: 1/2" = 1'-0"



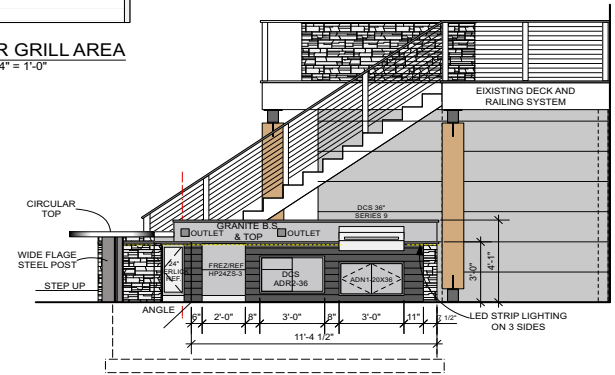
11
L1
CABINET DETAIL
SCALE: 1/2" = 1'-0"



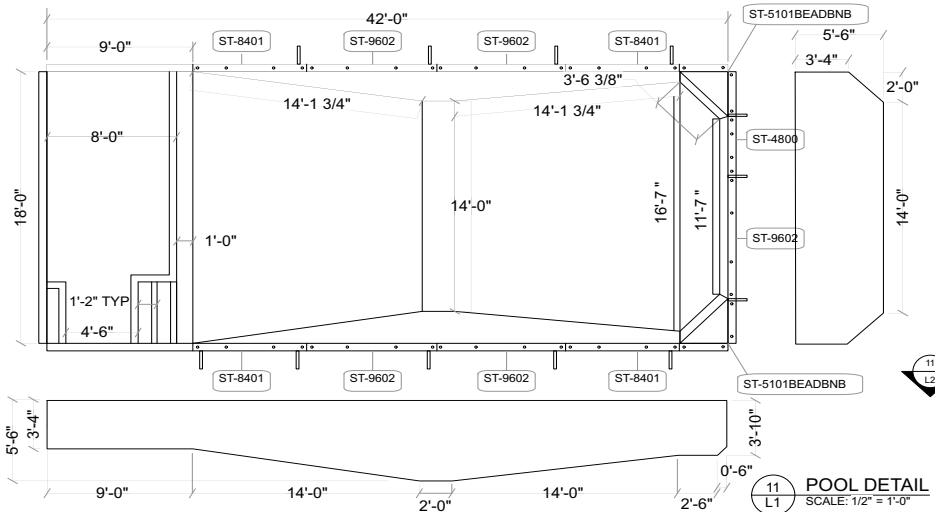
8
L2
UPPER GRILL AREA
SCALE: 1/4" = 1'-0"



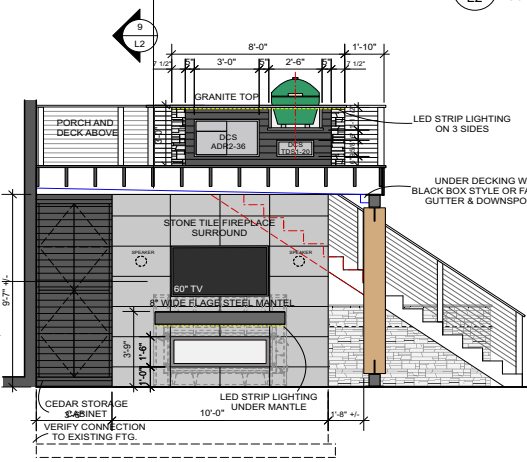
6
L2
ISO OF BAR TOP
SCALE: 1/4" = 1'-0"



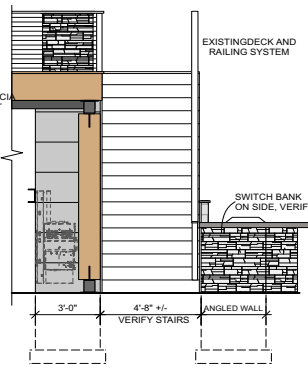
5
L2
LOWER GRILL ELEV.
SCALE: 1/4" = 1'-0"



11
L1
POOL DETAIL
SCALE: 1/2" = 1'-0"



3
L2
FIREPLACE / UPPER GRILL
SCALE: 1/4" = 1'-0"



4
L2
F.P. / LOWER GRILL SIDE
SCALE: 1/4" = 1'-0"

EVERYTHING AND MORE

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SLEEVEING ELEV.	08-03-20
PLANTING REVIEW	09-03-20

DETAILS / ELEVATIONS

L2

In Conclusion

- Now this family thoroughly enjoys their home, both inside and out. They adhered to their commitment to get what they wanted and enhanced their lives.
- During this process, we went through the COVID Pandemic, which brought to the fore, even more concretely, that they had done the right thing in terms of putting everything in place to create their slice of paradise within their own home.
- The warm months (and some cool evenings) are spent outside together, cooking, swimming, watching movies, having fireside chats, chasing dogs, and simply enjoying exactly what they wanted.

