



Pool and backyard goals

Overall design

- Optimize space, consider function & form, design elements and flow between areas
- Maintain grass areas for pets
- Maintain farm view
- Design for safety, security, and energy efficiency
- Enhance backyard privacy

Materials

- Use maintenance free, minimal upkeep materials and finishes
- Use green and environment-friendly, non-toxic materials
- Provide energy-efficient options (for example, solar)

Work approach

- Comply with all Henrico County and HOA standards & rules
- Avoid damage to existing structures
- Don't let animals out of yard (dogs and cats)
- No injuries or mishaps during construction
- Compare and select deck and/or patio, and pool finishes; lighting; other stuff
- No rework



	Must have	Nice to have
Second story deck or roof over deck	<ul style="list-style-type: none"> Second story deck to cover first floor deck (no stairs); replace existing second-floor window with door to deck <p>OR</p> <ul style="list-style-type: none"> A-frame partially open roofing to cover deck and partial patio, grass, and beds Ceiling fans Lighting 	<ul style="list-style-type: none"> Install decorative weather vein Stained-glass
Pathways & hardscape	<ul style="list-style-type: none"> Connect deck to pool patio Non-slip surfaces Minimal maintenance Lighting around yard 	<ul style="list-style-type: none"> Poles for outdoor string lights
Structure for pump, storage, and bathroom		<ul style="list-style-type: none"> Multi-purpose storage area in dead yard space for pool pump, chemicals, heater, toys Bathroom and changing area Space for mower and tools

Other elements

Based on our yard size, HOA requirements, house footprint and orientation, please recommend design elements based on your experience such as:

- Fencing and gates
- Seating areas, swings, benches
- Privacy, sound control, and shade elements
- Utilities, lighting, heating and cooling features, and water and electrical outlets
- Any other recommended design options we should consider

Our Background

- We are three humans – Frank, Kathleen, and 14-year-old Frankie - outnumbered by pets. We enjoy living here and want to make our awesome home even lovelier.
- Pups Buster and Mia and feline fur ball Emmett** enjoy their back yard very much, while the elusive Siamese **Skippy John Jones** sneaks in and out to wander the farm and neighborhood.

Examples of what we like and what we like about them

Design option 1 to replace current deck: Two-story deck

- Two story rectangular deck w/ second story as cover over first, except that we don't want stairs from second story; integrated with house; simple columns; built in lighting
- *Will need to replace one existing window w/ door to deck*



Design option 2 to replace current deck: Covered single story deck

- A-frame; height and openness of roof
- Simple columns
- Integrated with deck and house



Deck replacement

Rectangular deck with wide, wrap-around steps down, built-in lighting; no railing or minimal





Pool

Love everything about this pool w/ integrated spa except a couple things. Love:

- Shape; free-form curves
- Long, uniform shallow areas, tanning ledge, placement of deep end off far left
- Color of stone, coping, and patio

Don't want landscape areas close to the pool

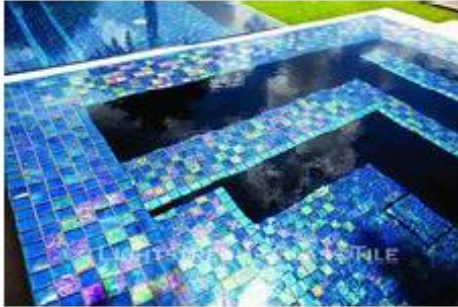


Love the large tanning ledge w/ placement and size of stairs on the side



Waterline tile examples

Tile is TBD; would like something iridescent and blue; possibly glass



Coping stone TBD

Bull nosed, safe non-slip (P4 or 5)

Sealed marble or limestone maybe

Something with a little iridescent fleck, subtle sparkle

Don't want

- Brown, yellowish, or orange – don't care for these
- Dark grey, black – too hot

Landscaping elements

Should be native to VA or proven to thrive in our climate (not sure if things below are suitable); we get mostly full sun in the backyard

- Flowers - bleeding hearts (must have!), bluebells, peony, lily, iris, daisies, bells of Ireland, flowers that smell good and look nice, chrysanthemums, forsythia, blue delphiniums, grape hyacinth, columbine



- Flowering bushes – hydrangea, rose glow barberry shrub, gardenia, butterfly bush, azaleas, pink flowering almond
- Privacy bushes – please make recommendation
- Climbing, flowering vines - purple clematis, honey suckle,
- Trees - Japanese maple, cherry blossom, fruit – apples, cherries?, Blue Diddley Chaste Tree
- Bear grass

Undesirable items

- Nothing poisonous to dogs, cats, or humans
- Bamboo or other runners
- High maintenance materials and finishes
- Large rocks as landscape elements
- Sharp edges
- Slippery flooring & coping

See attached our plat – lot # 15 (to be confirmed), and attached to the email our HOA requirements.