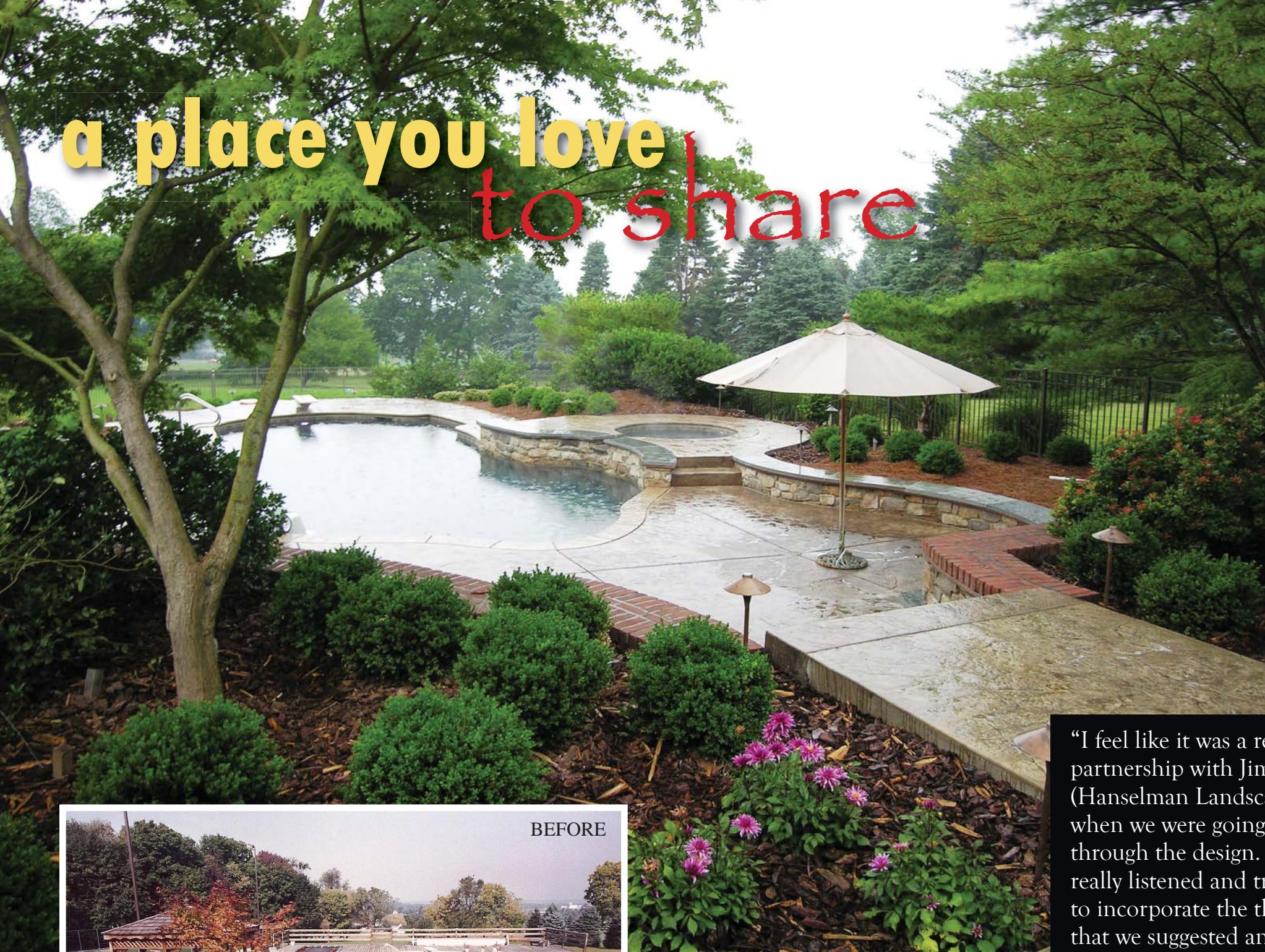
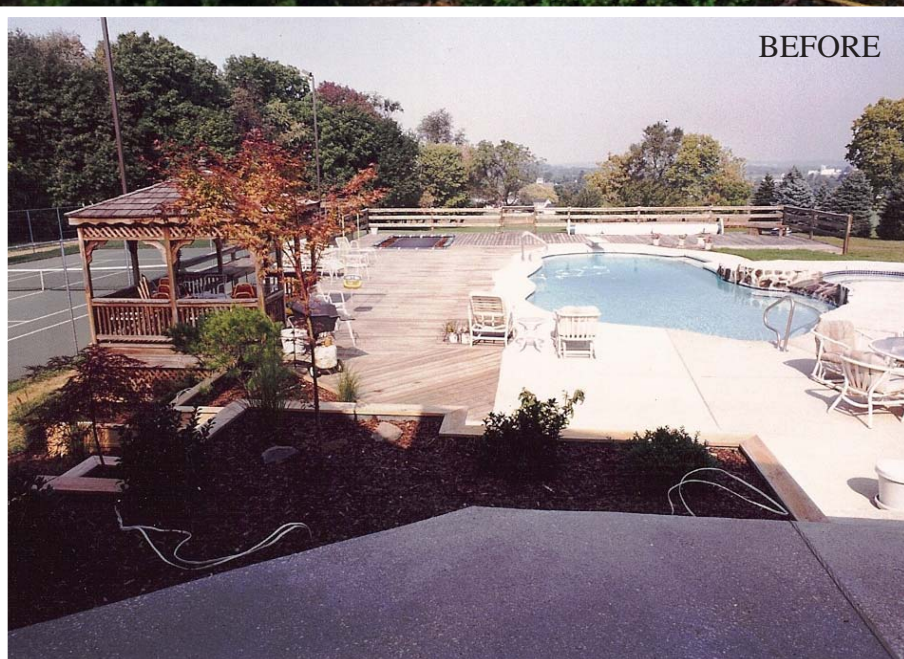


a place you love to share



BEFORE



“I feel like it was a real partnership with Jim (Hanselman Landscape) when we were going through the design. He really listened and tried to incorporate the things that we suggested and wanted.”

To move or not to move—that is often the question as family size increases and requirements change. Several years ago, Jack and Kimberly found themselves asking that question. For this young family, their outdoor living environment was among the reasons prompting them to consider a move. With their six active children, Jack

and Kimberly enjoyed many hours outdoors, but as the children grew along with their recreational and social needs, their outdoor play space was aging and inadequate. When Jack and Kimberly finally decided to stay where they were and remodel, they were determined to create an outdoor oasis to share with their loved ones, built with permanent materials.



Sharing a legacy of beauty

(717)653-1273

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(see Hanselman Landscape ad on inside front cover)

Project Description: Major landscape renovation including extensive hardscape additions.

Trade Partners

Haldeman Bros. Masonry (see ad on p. 39)—complex terraces of stone and brick with curved stone seating walls and exacting elevation requirements to match existing elements and allow for surface water flow

B.R. Kreider & Son, Inc. (see ad on p. 38)—demolition and excavation of significant volume in tight working spaces on challenging slopes

Integrity Pools & Arctic Spas Lancaster (see ad on p. 50)—complete re-do of pool piping and equipment; beautiful dark Pebble-tec pool finish (gives reflective surface and natural appearance to water in pool)

Sauder Bros. Concrete Inc. (see ad on p. 41)—extensive “Caesar stone” patterned concrete for terrace floors, pool deck, pool coping, staircases and fire pit seating

D.L. Peters Construction (see ad on p. 37)—supervision of layout, masonry, electrical, gas, drains and plumbing in hardscape elements; renovation of adjoining house elements, such as doors, foundations, and gutters

Solanco Fence LLC (see ad on p. 40)—maintenance-free, aluminum pool fencing with single and double gates

Hot Tub Oasis (see ad on p. 36)—free-standing swim spa/hot tub and prototype trial of a new propulsion unit to create the swim spa effect in built-in concrete pools

One early concern was that the specimen plants they had nurtured for 15 years would be harmed by serious reconstruction. For guidance, they turned to the company that had planted the trees and shrubs in the first place—Hanselman Landscape. Jim Hanselman assured Jack and Kimberly that he could save the plants and replant them after renovations were complete. As they discussed their needs and ideas with Jim, Jack and Kimberly were pleased to discover that Hanselman Landscape had the experience and expertise to handle not only the plants, but the entire renovation project as well.

According to Jack, “We chose Hanselman Landscape because the company has done projects for us before and we’ve always been pleased with what they’ve done. They really stand behind their work; if there’s a problem, they fix it—no questions asked.”

“When Jack and Kimberly came to me for advice about their pool renovation project, we talked about the components that would need to change in order to create the backyard oasis they envisioned,” Jim remarked. “It seemed that almost everything needed to go. The wooden decks and fencing were



Hot Tub Oasis—free-standing swim spa/hot tub and prototype trial of a new propulsion unit to create the swim spa effect in built-in concrete pools

warped and peeling; the exposed aggregate concrete around the pool was cracking, shifting, and uncomfortable for bare feet. I reassured them that we had partners who could handle every aspect of the job, from built-in seating walls, arches, and stamped concrete, to an outdoor fireplace and aluminum fencing.”

After considering a number of options, Jack and Kimberly decided to start from scratch. They commissioned Jim to redesign the entire backyard living area, keeping only the pool shell and sport court.

“One of the issues we needed to address was how to make our outdoor entertaining easier and more accessible to our home. We desired to unite our home with the outdoors in a cohesive

way, connecting the two in a way that made sense practically and aesthetically. It was important to us that it function well and be pleasing to the eye,” Kimberly stated, adding, “We also desired a backyard that wasn’t cluttered with outdoor furniture; we knew we wanted to avoid the maintenance and storage hassles, if possible.”

They also asked Hanselman Landscape to remove the gazebo that blocked the view from the breakfast nook; this change allowed more space for entertaining. In addition, Jack and Kimberly were tired of the heavy presence and constant maintenance of the wooden fencing and asked for an easy-care option that would not hinder their views. Then, they added another special request: a fire pit surrounded with seating terraces where they could roast

marshmallows over glowing coals and enjoy quiet conversations with their family and friends on cool evenings. With the fire pit, Jack and Kimberly hoped to rekindle memories of their family’s recent African safari, when each evening ended with a huge bonfire around which their family and other guests gathered to swap stories of the day’s events.

Jim took the couple’s requests to the drawing board. He designed three integrated outdoor family rooms: a main-level terrace for entertaining adjacent to the house, graced with the re-planted specimen trees, a fireplace, and elegant aluminum railings to preserve the view; a mid-level poolside gathering area with built-in seating and the safari-inspired fire pit; and a lower patio connected to the sport court that



BEFORE

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borrows shade from trees Hanselman Landscape planted years ago.

“My fondest memory of the design phase was when I was trying to determine the distance from the imagined fire pit to the seating terraces,” Jim remembered. “Jack came outside with me to the proposed location of the fire pit and sat on a box with his feet extended, as if he were already sitting beside a blazing campfire. It seemed the best way to custom-fit the seating. I thoroughly enjoyed imagining and then creating that campfire experience for Jack, Kimberly, and their children!”

Jack’s request that a swim spa be included in the refurbished pool added the greatest engineering challenge of the project. Jim relied on the constructive creativity of Dale Peters (D.L. Peters Construction) to cut through the existing concrete pool and add a new, reinforced concrete chamber to house a Hot Tub Oasis swim spa propulsion

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unit, accessed from the patio through a manhole.

After living with the new garden, Jack noted, "The most dramatic change has been the lighting; it adds an entirely new element to our backyard. When the natural light begins to wane, we are able to continue our outdoor enjoyment well into the evening. The soft lighting creates a glow that bounces off the surface of the pool, creating the feel of being in our own private resort." Dale Peters contributed subtle track lighting below the capstone of the seating walls and shielded by a narrow copper shroud—transforming the terraces into an intimate garden setting at nightfall. Jim strongly believes that lighting should illuminate, not blind. When he heard Kimberly say, "You can see faces, but you can see the stars, too," Jim knew the lighting hit the mark.



Sauder Bros. Concrete Inc.—extensive "Caesar stone" patterned concrete for terrace floors, pool deck, pool coping, staircases and fire pit seating



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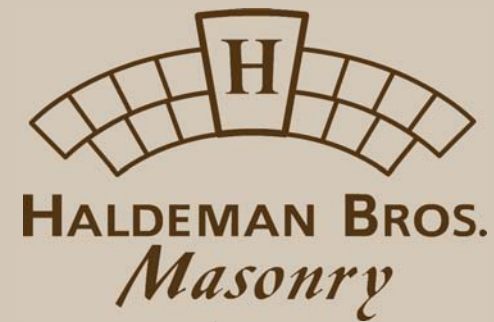
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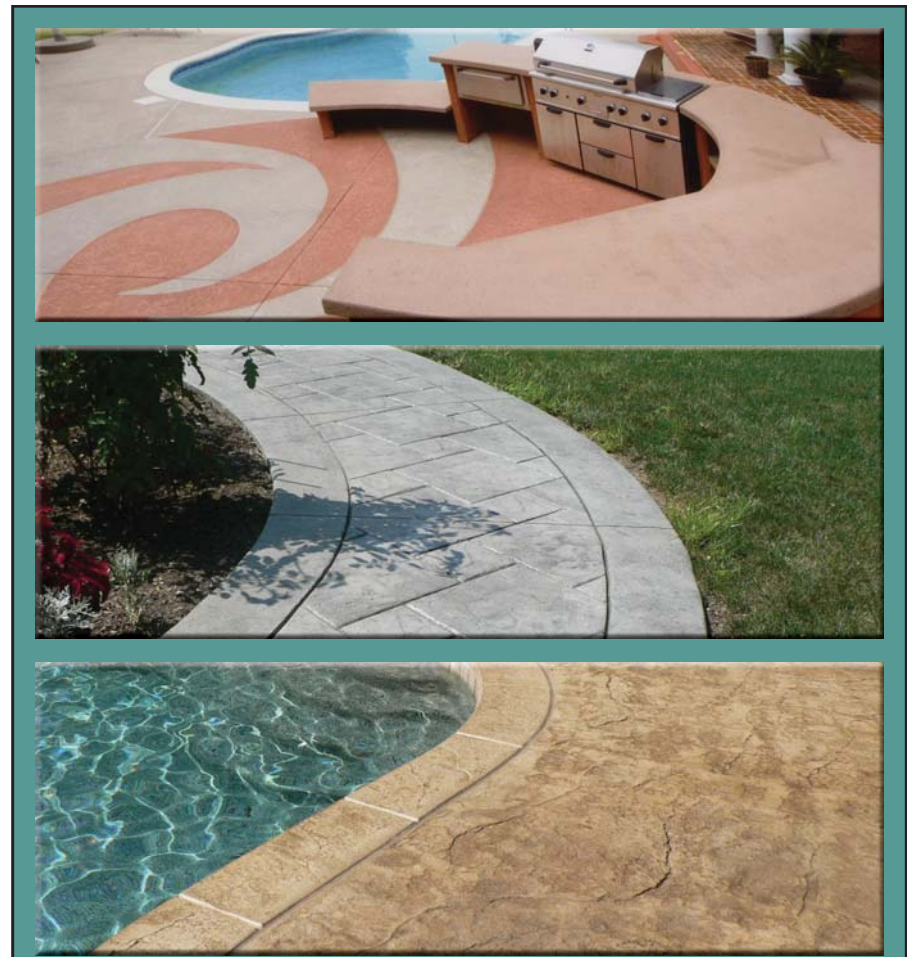
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Several months after the project's completion, Jack and Kimberly hosted an initiation celebration, watching with delight as their family and friends enjoyed each element of their new outdoor family room, from the children reading by the outdoor fireplace to the adults chatting on the seating terraces. "We spend more time out here than we

ever did before," stated Jack. Smiling, Kimberly added, "Everything we hoped for has come together in a way that seems so natural. We are thrilled with our beautifully elegant, family-friendly oasis. It's hard to believe we still live at the same address!"

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