

2014 CotY Award Program

TITLE PAGE

CATEGORY NAME:

RESIDENTIAL EXTERIOR SPECIALTY

For office use only:

Entry # _____

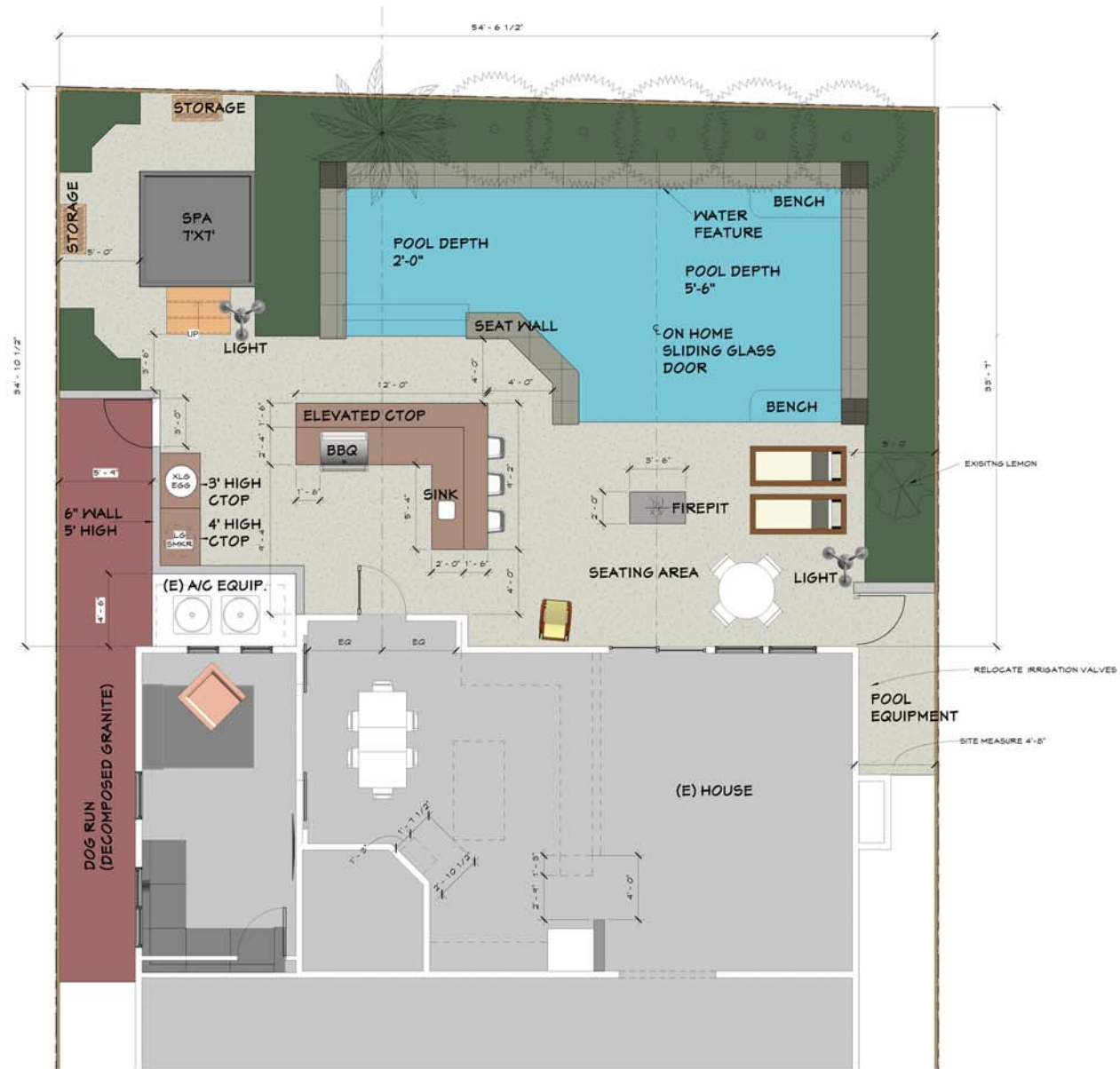
Qualified by: _____

Project Description: Residential Exterior Specialty (#16)

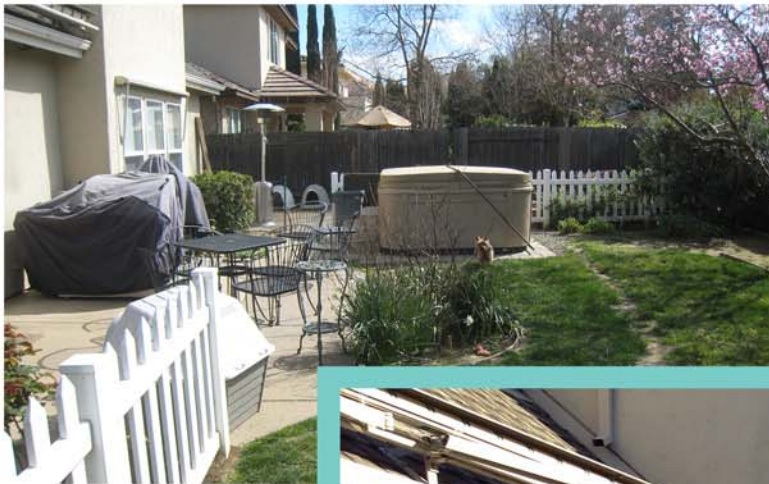
Our Client expressed to us their desire to develop their backyard into an inviting outdoor environment where they could relax and entertain. They wished to include a pool, incorporate the existing spa, create a BBQ & outdoor kitchen, create a gathering space around a fire feature, and develop a separate area as a dog run. Drainage was a big issue and required extensive planning, as there were minimal areas in the yard to incorporate drains. All of these elements needed to fit into the small back yard and side yard spaces; a challenging design task.

In response to the Clients' back yard wishes, our design team commenced layout by developing separate "zones" that depicted the approximate needed square feet per zone, and utilizing every square inch of available space. The pool and spa were placed in the far corners of the required property line setbacks. Furthermore, the covered BBQ patio was placed close to the existing kitchen for ease of circulation. The planning phase also considered how the new back yard area would connect to the interior of the house through materials, views, and circulation. New materials were specifically chosen for their longevity and ability to withstand the elements. A linear expansion joint drain was used to remove the runoff water from the back yard. Design elements such as the built in low voltage lights and exterior grade ceiling fan were incorporated to promote usability and enjoyment of the space.

Please browse the portfolio of photographs for clarification of all the design details.



PROPOSED SITE PLAN

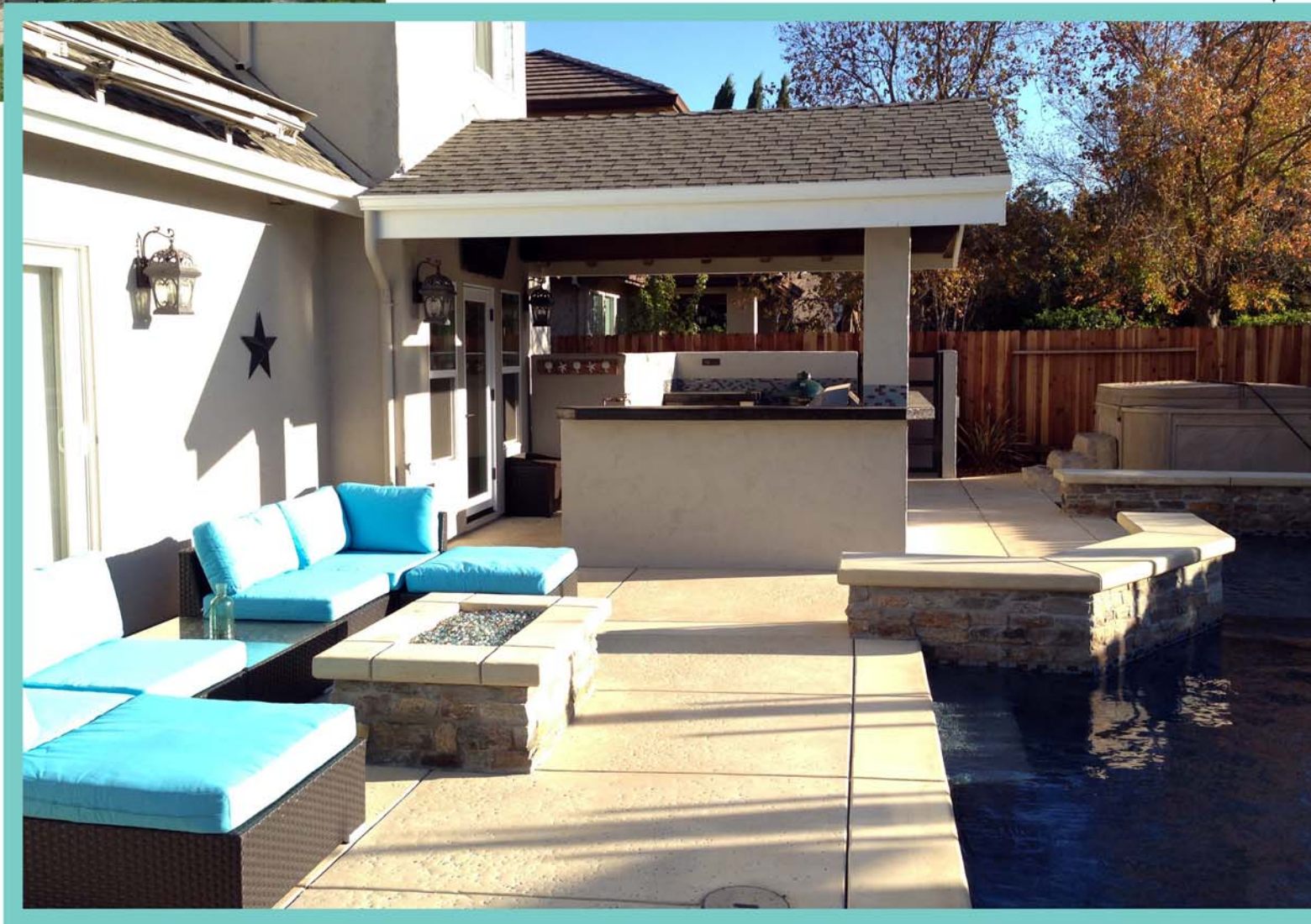


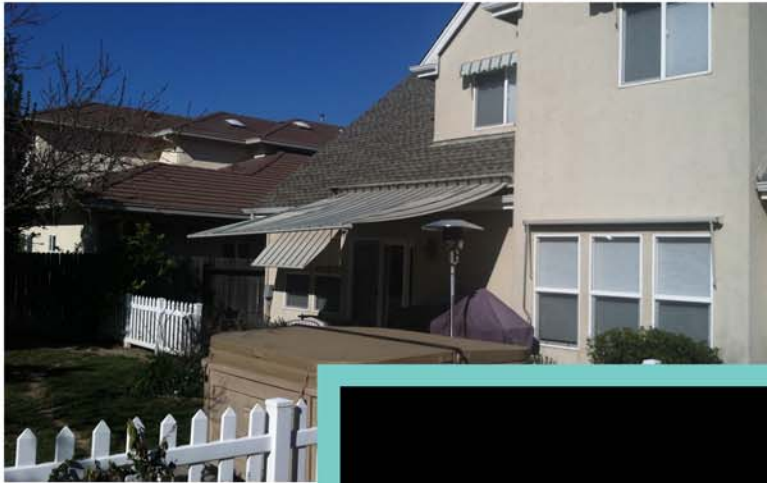
BEFORE:

The existing small yard did not seem capable of providing enough room for all of the clients' requests.

AFTER:

However, smart planning yielded a seating area, a pool, a covered kitchen and BBQ area, and relocation of the existing spa. The side yard beyond the outdoor kitchen serves as an enclosed space for the clients' dogs.





BEFORE:
An undeveloped backyard felt uninviting and provided little room for entertaining.

AFTER:
An abundance of high efficiency outdoor lighting encourages night time use. LED lights were incorporated underneath the new concrete wall caps and firepit, embedded into the concrete walls, and placed above the two side beams at the new covered kitchen area.

AFTER:
The new pool provides several different uses. It has a Caribbean shelf with an umbrella sleeve for a relaxing area. The remaining area can be used as a recreational or lap pool. It also serves as a beautiful vista from the living room and BBQ zone.





BEFORE:
Overgrown landscaping took up a significant amount of space and was in need of an update.



DURING:
The entire yard was torn up to allow for maximum use of space. The pool was placed at the far corner of the property set-backs.



AFTER:
New cypress trees provide some privacy without appearing overgrown.



BEFORE:

The existing A/C units needed to remain in the same location. The new outdoor kitchen design incorporates a low wall to hide the units in the side yard area.

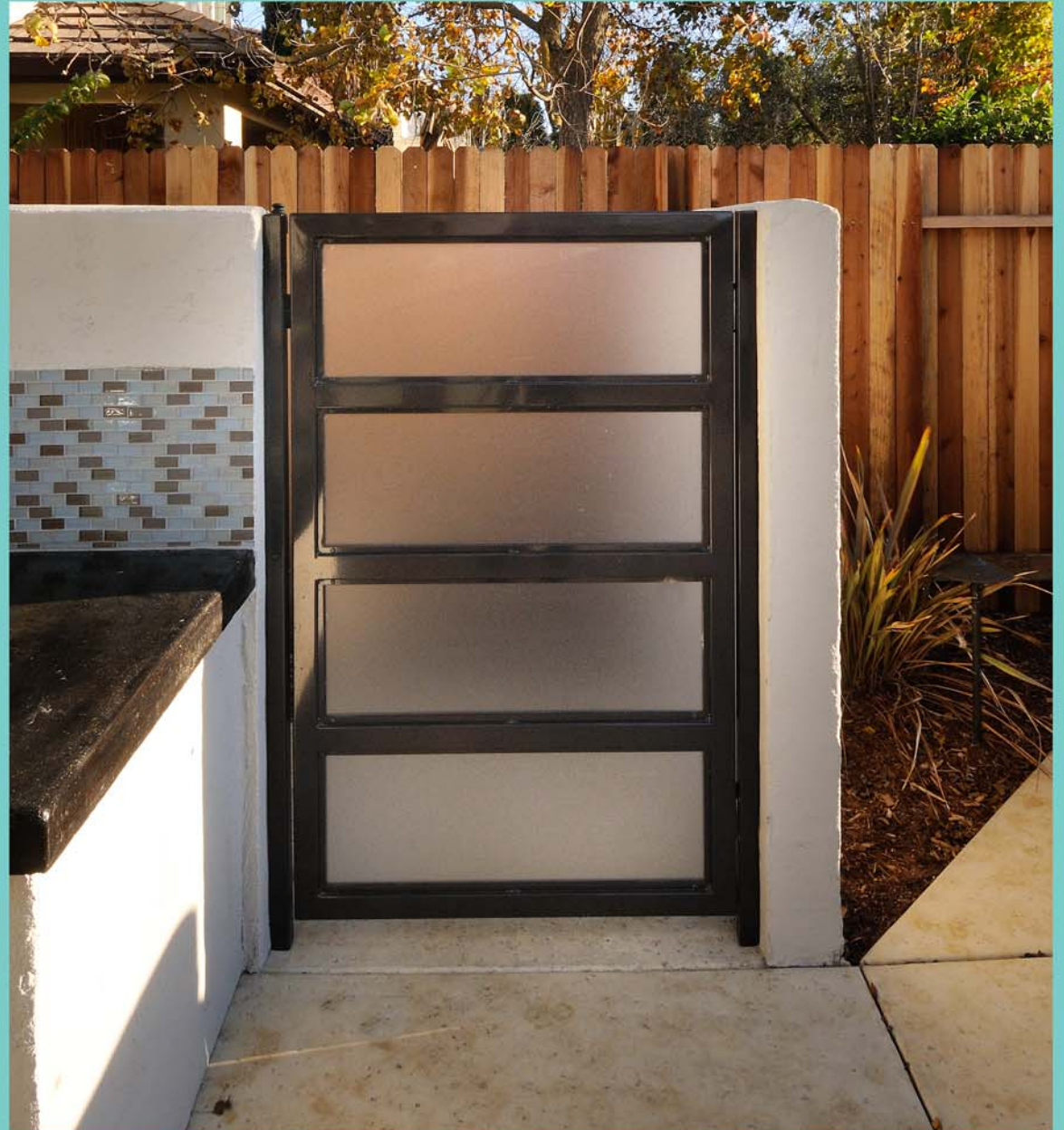
AFTER:

The stained, poured-in place concrete countertop was selected for protection against the elements and for its longevity. The concrete expansion joints were laid out to be part of the overall design and serves as the surface drain. The clients' love of ocean décor was incorporated into the design through the backsplash tile, sea-themed hooks, and the starfish faucet handle at the sink.



AFTER:

This custom designed gate provides access into the side yard where the dog run is located. The design mimics a pocket door design in the interior of the house (seen below).





AFTER (DETAIL):

A copper bucket sink introduces a fun element that comes in handy while preparing food. A starfish-shaped faucet handle continues the beach theme.

AFTER (DETAIL):

Plenty of storage space and a large BBQ allow the clients to use this space like an indoor kitchen. Stainless steel material holds up to the weather year round. The cooking center, with surrounding cantilevered bar, looks out onto the center of the yard and promotes interaction with guests at all times.





AFTER (DETAIL):

The gas firepit with glass rocks was designed to be on center axis with the home's sliding glass door, and the pool's sheer descent waterfall.

AFTER (DETAIL):

Contrasting resawn cedar beams were stained to match the exterior counter and the interior wood floor color. An exterior grade fan provides interesting decor and functions as a method to remove smoke from inside the patio cover.



AFTER (DETAIL):

The outdoor BBQ & covered deck are located just outside the eating nook and kitchen for easy circulation between the inside and outside cooking and eating areas.

