



A PLACE IN THE SUN

Category: 10-37 Residential Landscape Design/ Outdoor Living over \$250,000

Project Cost: \$300,000

Location: Carlsbad, CA

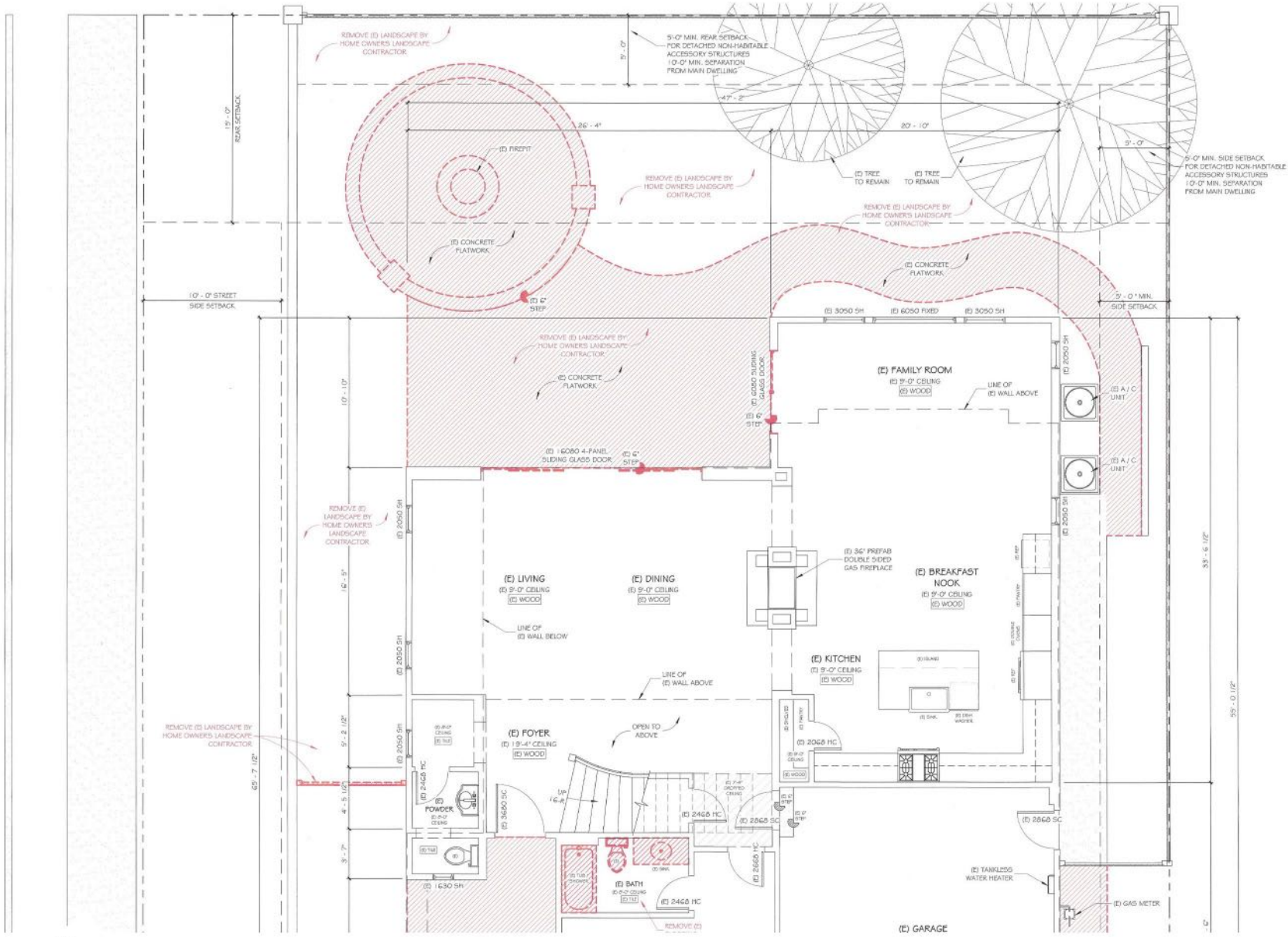
Completed: March 01, 2022





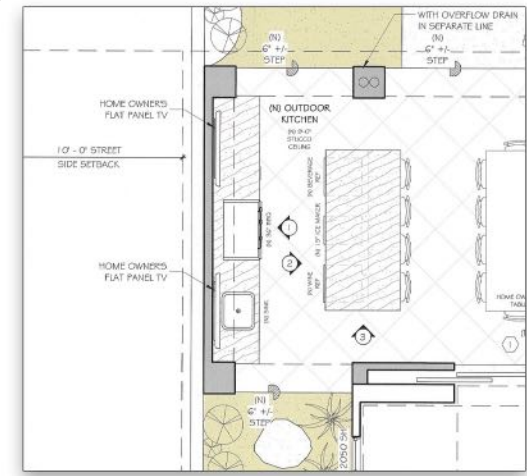
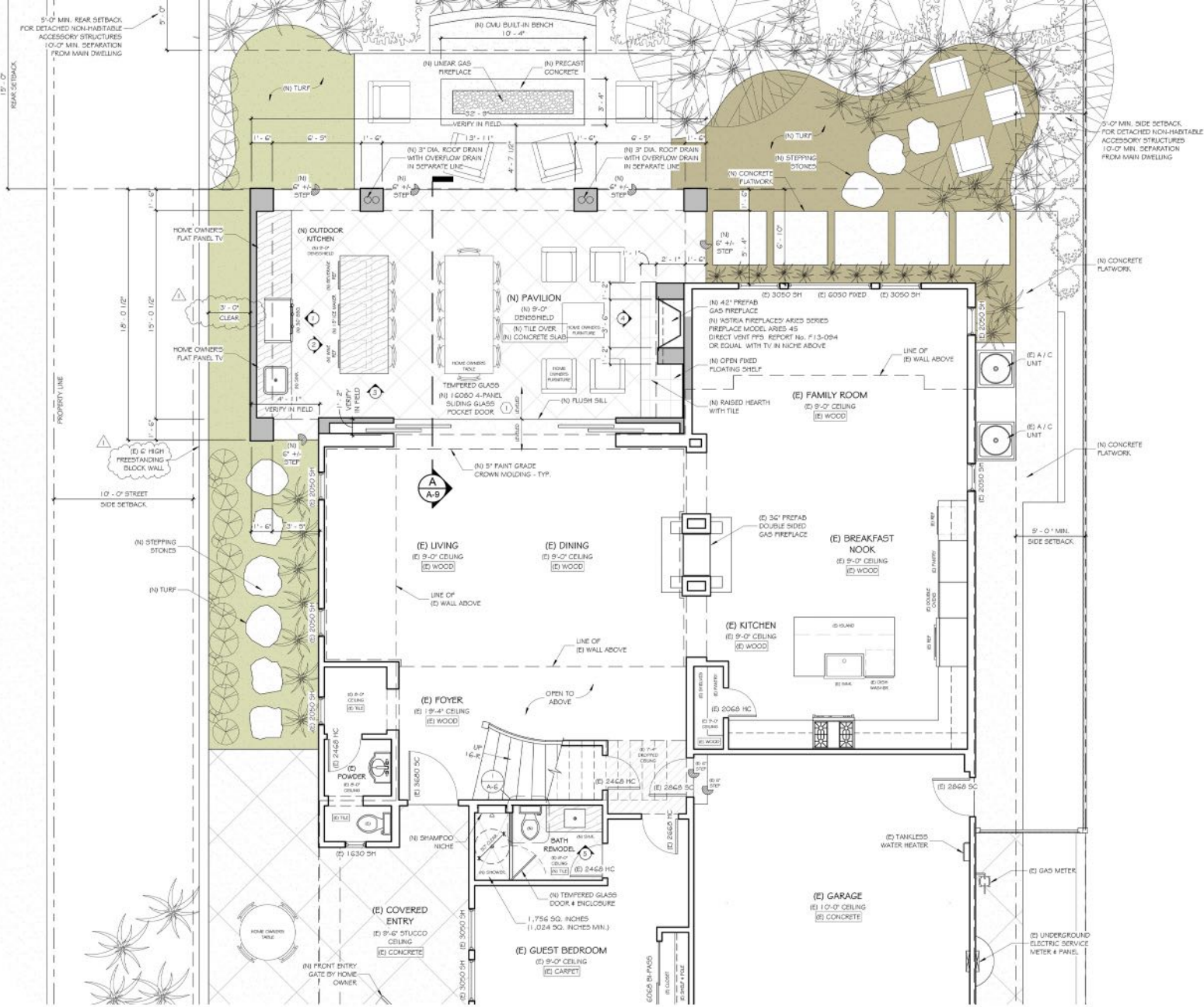
THE STORY

With an average of 146 sunny days a year, this Carlsbad homeowner desired a lush outdoor living space/ kitchen that could be used to entertain friends and family year-round in their now underused backyard. Due in part to an exposed southern-facing patio that baked in the sun. Programmatic challenges we faced were stringent H.O.A. setbacks, and a roof system that would not impede the windows of the second story. Ultimately, we created a welcoming kitchen with an eat-in island, dining and seating with a beautiful fireplace that will allow our client to entertain well into the night..



The existing backyard consisted of an uncovered hardscape patio and firepit area, which were not conducive to entertaining. A living room, dining, and family room opened onto the space through differently sized door systems, all of which baked in the sun. An avid gardener, our client already had a beautiful garden.

W
S N E
EXISTING / DEMOLITION FLOOR PLAN
NTS



INITIAL PLAN PRIOR TO HOA NTS

Initially we incorrectly designed the structure based on setbacks based by our local jurisdiction, upon further conversation with the H.O.A. we discovered we had to be 36" away from the existing CMU wall found on the property. The design consists of a kitchen, dining, seating, fireplace, and firepit conversation area for chilly nights



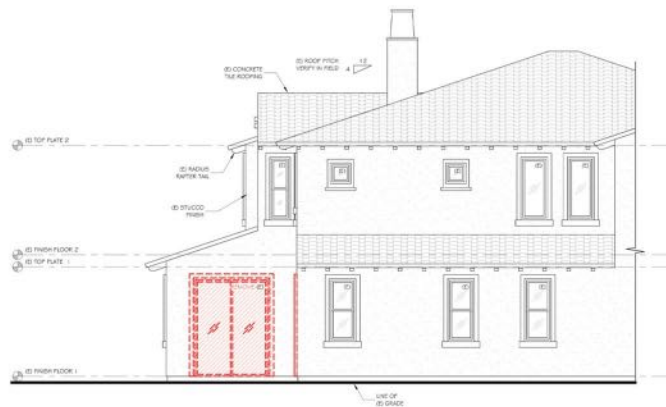
PROPOSED FIRST FLOOR PLAN
NTS

WALL LEGEND

(E) TO REMAIN	—————
(R) 2" x 4" WALL	—————
(R) 2" x 6" WALL	—————



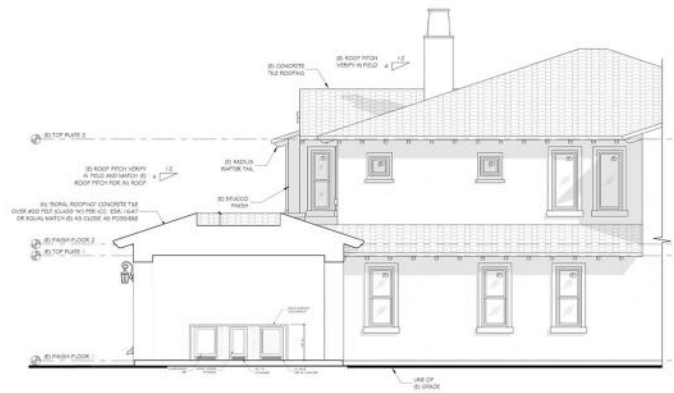
EXISTING / DEMOLITION WEST ELEVATION (REAR)
NTS



EXISTING / DEMOLITION SOUTH ELEVATION (LEFT SIDE)
NTS



PROPOSED WEST ELEVATION (REAR)
NTS



PROPOSED SOUTH ELEVATION (LEFT SIDE)
NTS

Elevations above detail the existing structure, and the two door systems we removed.

Below that is the new design, the larger opening leading into the formal living and dining room was replaced with a new pocket door system. The smaller family room sliding door was canceled and is the home of the new fireplace.

A parapet roof encircles the new addition, tying in with existing motifs present in the home, and allows for second story windows to remain intact.



Left: Concept renderings presented to the client initially to demonstrate intent. Right: One of three hand-drafted floorplan options shown to the client after the first programmatic meeting. Shown is the one picked.

BEFORE

- Existing sunbaked patio.



AFTER

- Looking outside towards structure. New firepit area on left.



BEFORE

- Original firepit seen in distance.
New firepit is just beyond tree seen in foreground.



AFTER

- Same angle as prior page. New hardscape and artificial turf.



BEFORE

- Prior outdoor dining.



AFTER

- New dining, and kitchen with view of pocket doors.



BEFORE



- Old bbq area.

AFTER

- New bbq area, with flanking television sets.



AFTER



- Indoor looking out.

AFTER



AFTER

- New fireplace in seating area. Screens are inset into headers seen, seen left.



AFTER

- New wonderfully appointed kitchen. Teak veneers add warmth.



MATERIALS

- BBQ Backsplash & Fireplace Tile: Uptown Manhattan Chevron 18x35"
- Fireplace Tile Liner: Marazzi Persuade .5x12" White Jolly Trim
- BBQ Countertop: Caesarstone Moorland Fog Polished Quartz -Stone Systems
- BBQ Wood Paneling: Teak Plywood ¾" Interior Grade Veneer in Frost Hardwood Lumber
- Flooring & Mantel Tile: Uptown Manhattan 12x24" - Emser
- 42" Prefab Gas Fireplace: Astria Fireplaces Aries Series, Direct Vent Model Aries 45
- BBQ: Sedona Line by Lynx
- BBQ Hood: Zephyr
- Beverage Refrigerators and other appliances: Sedona Line by Lynx