



OUT ON THE CREST

Category: Outdoor Living, Over \$200,000

Project Cost: \$2,000,000

Location: Encinitas, CA

Completed: 07/01/2023

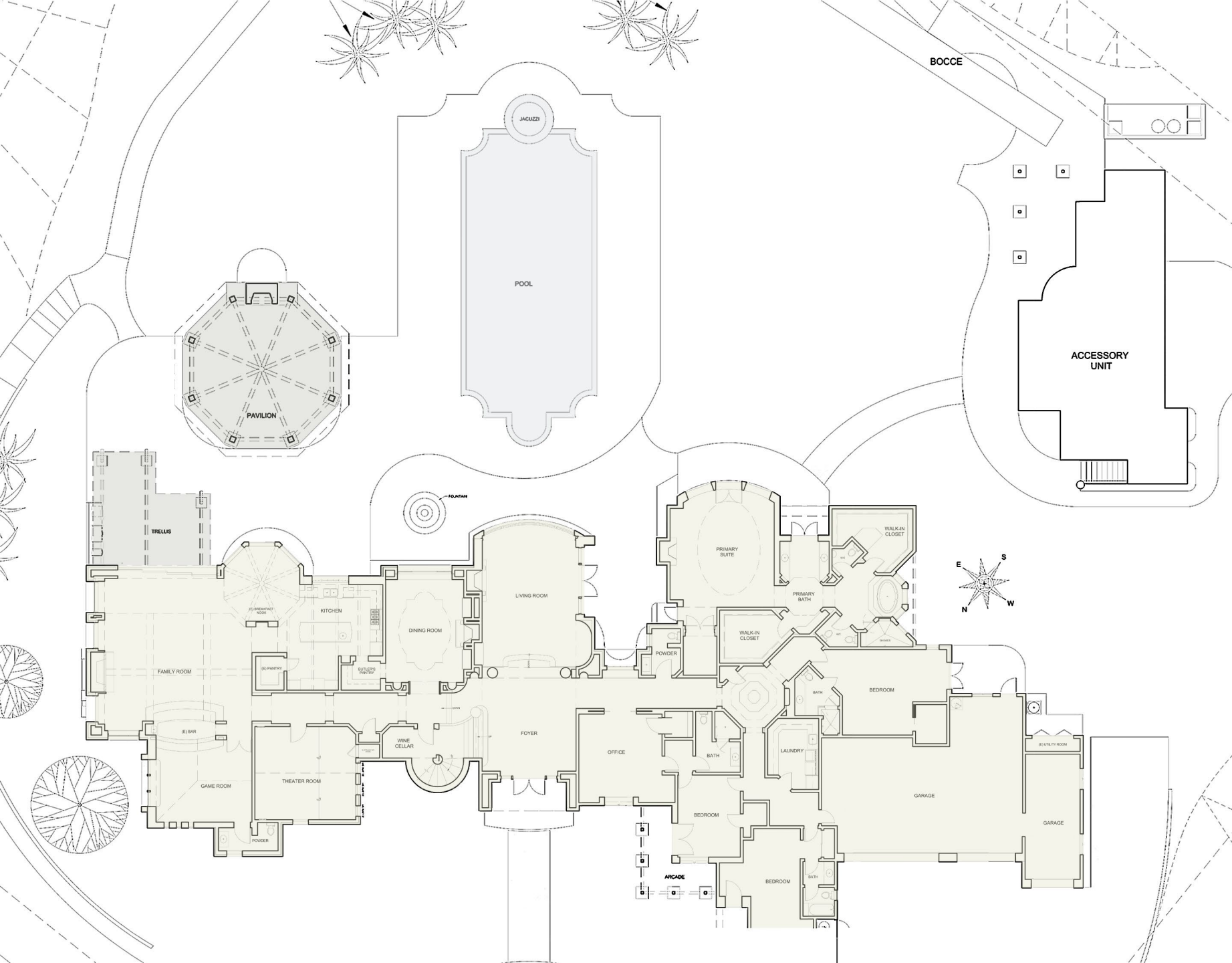




THE STORY

Although the recently acquired property met all the criteria set by our clients in terms of its stunning view, prime location, and spaciousness, it fell short in terms of cohesive exterior entertainment spaces. The existing outdoor areas were marred by a dilapidated trellis-covered living space adjacent to the main house, a rarely utilized pavilion obstructing a key view corridor, an outdated pool inaccessible from much of the house, and a barren landscape design predominantly comprised of expansive lawns that offered little relief to the main living areas.

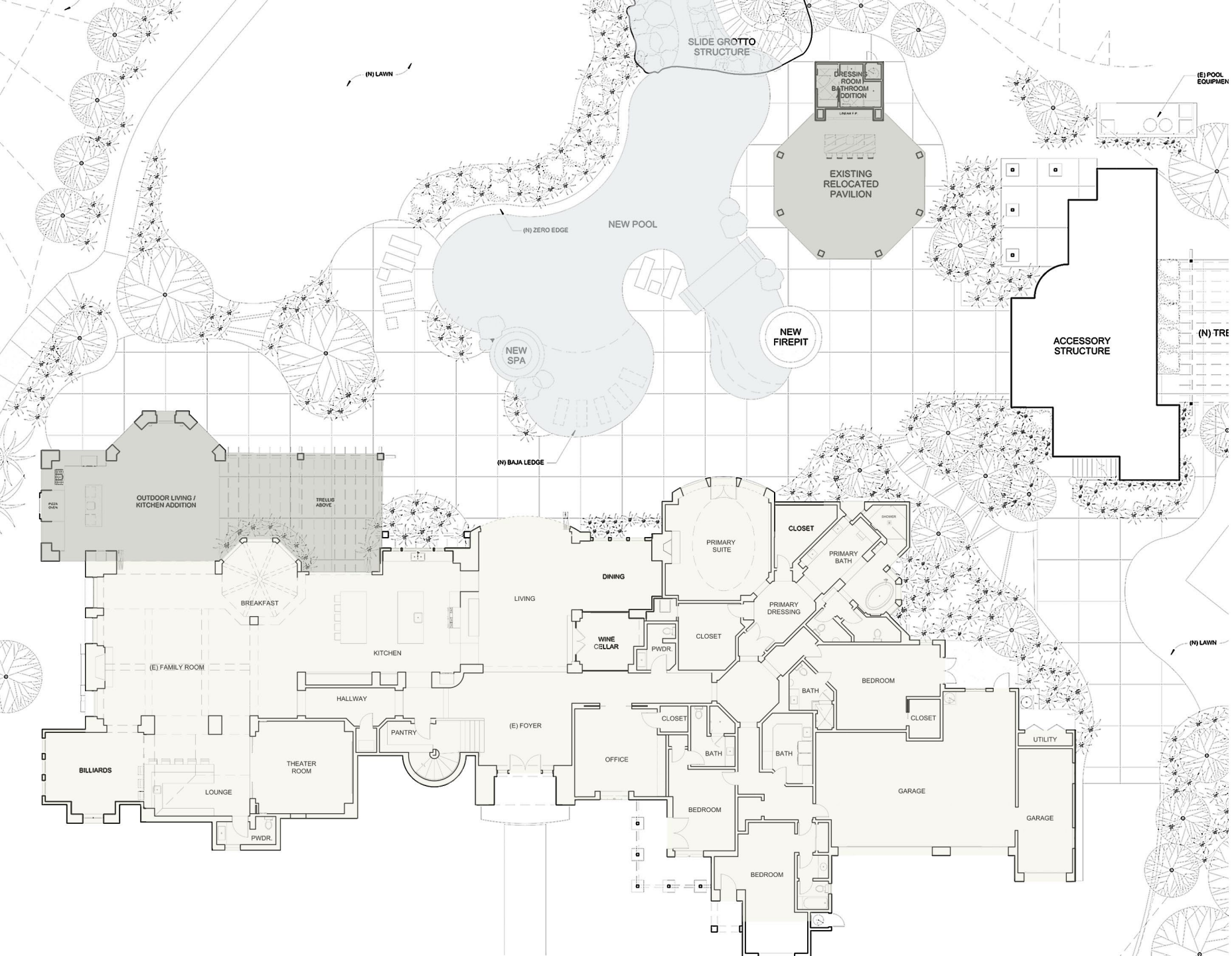
With a generous refurbishment budget of \$2,000,000 allocated for the exteriors, we devised a strategic plan to transform the outdoor spaces into distinct zones tailored to various activities. One area would be designated for dining and lounging, positioned to maximize the breathtaking view. Another would serve as a dedicated pool and deck space, perfect for entertaining guests. Additionally, we proposed relocating the underutilized pavilion to create a secluded grotto feature, complete with a bar, dressing area, and bathroom, providing enhanced functionality to this remote section of the property.



THE CHALLENGE

Initially, one of our primary challenges revolved around integrating the Pavilion structure, located off the Family Room, into our new outdoor living design. Despite its size and positioning posing considerable hurdles, we were determined to find a solution rather than resorting to demolition, recognizing the inherent value in such a well-crafted structure. Thus, we proposed a bold reimagining captured in our hand-drawn concept (Concepts page), relocating the Pavilion to the poolside area. This not only repurposed a sizable expanse of underutilized lawn but also served to enhance the pool area's ambiance, transforming it into a focal point of leisure and relaxation.

- POOL
- ENTERTAINING SPACE
- MAIN HOUSE



THE PROPOSAL

To seamlessly integrate these outdoor zones with the main residence, we introduced large door systems throughout. For instance, we connected the family room to the outdoor living and dining areas, established a link from the formal living room to the outdoor deck overlooking the infinity-edge pool, and facilitated access from the primary suite to the outdoor bar and pavilion.

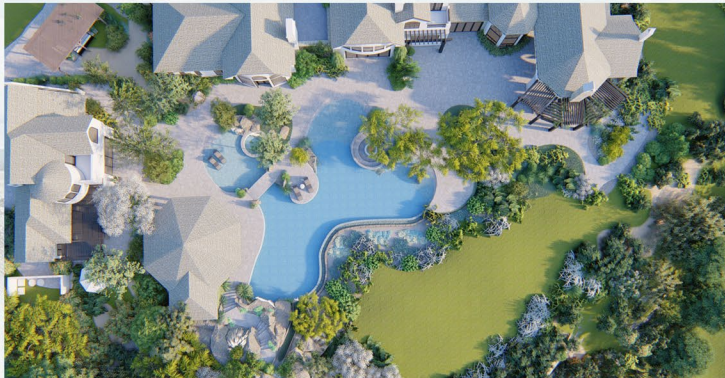
However, executing this plan proved to be more complex than anticipated. It necessitated meticulous coordination, including the creation of a temporary road to facilitate transportation and the utilization of a crane for the relocation process.

- POOL
- ENTERTAINING SPACE
- MAIN HOUSE

CONCEPT

Top Right: Initial hand-drawn concept showing our intent to move pavilion structure to the right of the site, opening up view corridor and creating an opportunity for the new organically shaped pool to become a destination.

Bottom Left to Right: Digital renderings shown to client demonstrating intent.



BEFORE



Family room in distance with Pavilion blocking view and limiting Outdoor Living Space potential.

Curved living Room window with no easy access to pool.

Lawn, so much lawn.

AFTER

New Outdoor Living Room in Distance.

Unimpeded views now seen from pool deck.

Curved Living Room window now a door system.

Clean color palette.



BEFORE



Outdoor Living Space
off of Family Room.
Limiting, does not
offer protection from
elements.

Pavilion can be seen
to the right.





AFTER

New Outdoor Living Room and Kitchen.

Kitchen is fully decked out with grills, beer tap, pizza oven and pantry storage.

Living Space features a double sided fireplace to fully appreciate views.



BEFORE



Old pool surrounded by lawns, inaccessible from most of the house. With little respite from elements and not conducive to entertainment.

AFTER



New organically shaped pool featuring a Baja Beach, spa, infinity edge, swim-up grotto and slide.

New Pavilion location serves as entertainment zone for parties and has its own bath and dressing room.



BEFORE



Pavilion shown in
prior location.

AFTER



Pavilion shown
pictured against view,
hanging sofas provide
retreat after long
afternoons in the sun.

Sunken fire pit shown
to the left, surrounded
by one side by water.



BEFORE



Old pavilion fireplace.

AFTER



Left: Pavilion fireplace with counter height bar. 72”
Fireplace allows for congregating well into the night.

Right: Main Outdoor living space showing full extent of kitchen.





MATERIALS

- Countertops and Waterfall Edges:
Caesarstone Concrete (2003)
- Tile Flooring:
Surface Art (Prosource) Texture Ice Stone
- Cabinetry:
Starboard Basic White
- Outdoor Living/Pavilion Fireplace Tile:
Surface Art (Prosource) Mont Caro #142 Charcoal French Grey
- Pavilion Firebox:
Capo Fireside Barbara Jean 72” Single-sided Linear Fireplace
- Pizza Oven Tile:
Surface Art (Prosource) Anthracite Stacked Slate
- Overall Paint:
Sherwin Williams Swiss Coffee
- Accent Paint:
Sherwin Williams Basalt Powder