

BLUFF POINT RESIDENCE

GRAND AWARD

Total Residential Contracting • Design/Build

This was a challenging project from the beginning. Being a waterfront property introduced a whole set of impervious area restrictions and set back requirements. Added to this was a multitude of design elements requested by the client. This list included a swimming pool and spa, patio space adequate enough to accommodate entertaining, a water feature, lighting, a playing field for the children, privacy from passing boaters, a beach area with a fire pit, and access from the upper deck to the pool and patio below.

The entire existing landscape and turf was removed. The front yard required extensive grading in order to drain properly. The rear yard had almost zero fall. The pool and patio area being wrapped with a brick wall essentially became one huge catch basin for rainfall. Drains were hidden throughout the patio and water was piped to a newly created dry riverbed, which became an ecstatic element, complete with lush plantings, pilings, & footbridges. Large areas of asphalt were removed and native plants were installed in order to satisfy county and state codes. Inside the pool area a spiral staircase affords movement from the wood deck to the pool and patio below without stealing already limited patio space. Planting spaces were designed in every area considered wasted space, softening the extensive hardscape. The stone raised beam is brought to life with cascading water. Pool users are lead through landscaping to access the dive rock, which stands above the multiple waterfalls.

In the end all criteria were met and functional problems solved. More to the point the house and extensive hardscape melts effortlessly into a sea of color and texture.

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