

HOME STYLE

What Makes an Addition a "Contractor the Year" Winner?

By John Byrd, Michael Nash Kitchens and Homes

Every year, the National Association of the Remodeling Industry's Washington, D.C. chapter confers a "Contractor of the Year" (COTY) award on the area's best home remodeling projects. Judges look at work in 29 competitive categories, many of them constrained by a budget range. With so many top firms competing—especially in the hotly-contested "additions" category—the pressure to deliver "a lot of bang for the buck" is intense.

So what does it take to produce greater Washington's "best whole house remodel under \$250,000?"

"An innovative floorplan that adds 500-square feet while making the new area a seamless part of the original house," says Sonny Nazemian, whose firm—Michael Nash Kitchens and Homes—recently won the above-mentioned COTY, along with six others.

At a Glance, One Would Never Know That Last Year The Only Thing Above the Budd Family Garage Was Its Roof.

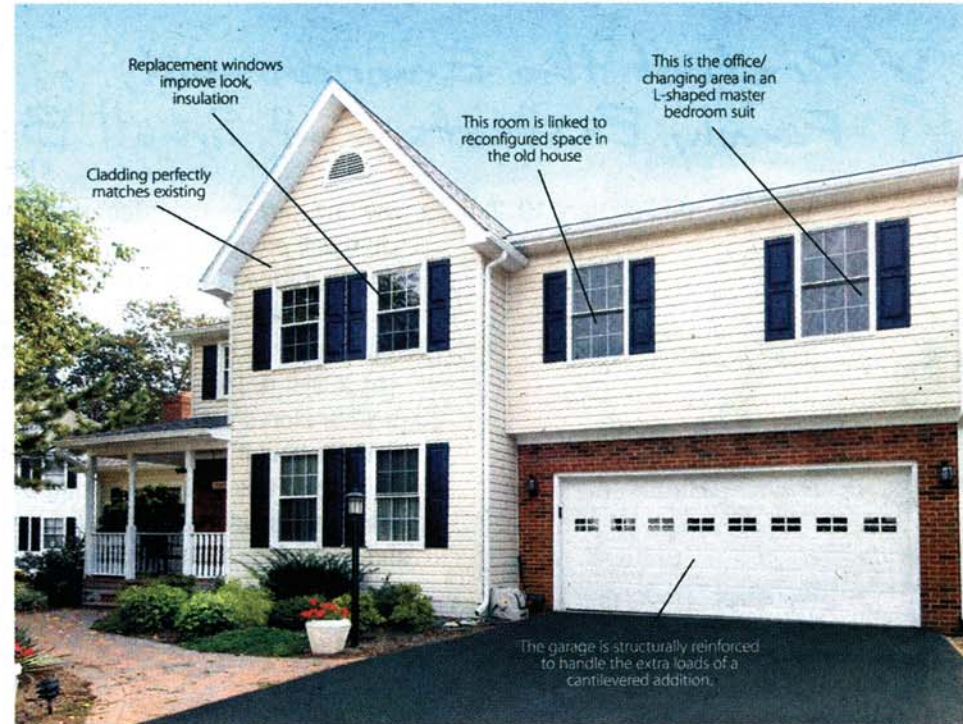
"It's really about ideas that add value." "We knew building over the garage was logical," Herndon homeowner Linda Budd adds. "But when we measured...the area above fell short of what we wanted."

As Budd explains, she and her husband Bill were looking for ways to re-configure interior space so they could gain personal privacy zones while staying within the existing foundation. A big motivator was "protecting each other's rest time."

Specifically, Bill's routine requires rising before dawn to shower and dress—without waking Linda who, by contrast, often needs to work at a computer in the evenings without disrupting Bill's early bedtime.

When Bill's mother put in her bid for more space by agreeing to visit more often, the search for floor plan alternatives moved forward in earnest.

"Michael Nash had come highly recommended," Linda says, "But it was their



innovative ideas and sheer professionalism that gave us confidence in the outcome."

To satisfy the program's broad scope, Michael Nash's president and CEO Sonny Nazemian proposed a second level addition larger than the garage below. The expanded second floor would be re-configured to provide mother-in-law quarters with bath. Linda picks up an office near the master bedroom; both Budds gain a large walk-in closet. A luxury master bath would be situated outside the master bedroom.

"Popping-up' above the attached 20' x 24' two-car garage on the right side of front elevation was the obvious space-augmentation tactic," Nazemian points out. "But since Bill and Linda needed more room than the footprint allows, we devised a cantilevered structural solution that extends the interior living space two feet in both the front and back".

The reconfigured interior borrows square footage from the front part of the new addition, converting a former guest room to enlarged in-law quarters. The master

bedroom is an L-shaped suite that consists of spacious sleeping quarters linked to a 10' x 12' front-facing alcove thoughtfully apportioned into his and her walk-in closets as well as a home office workstation.

Pocket doors allow Linda to close off the office area at night as needed. When doors are opened, the alcove is reinstated as the bedroom's dressing area.

The new 14' x 8' master bath—just outside the suite's double doors—was formed by incorporating a former hall-accessed bath into a substantially extended new suite. With its large vanity, separate toilet area, and generously sized shower, the new room is a luxury spa in every sense. Just as important: it is well insulated from the couple's sleep zone, enabling Bill to slip off quietly every morning without disturbing Linda.

A peaceful home is a happy one.

(See Michael Nash's Ad on page 5)