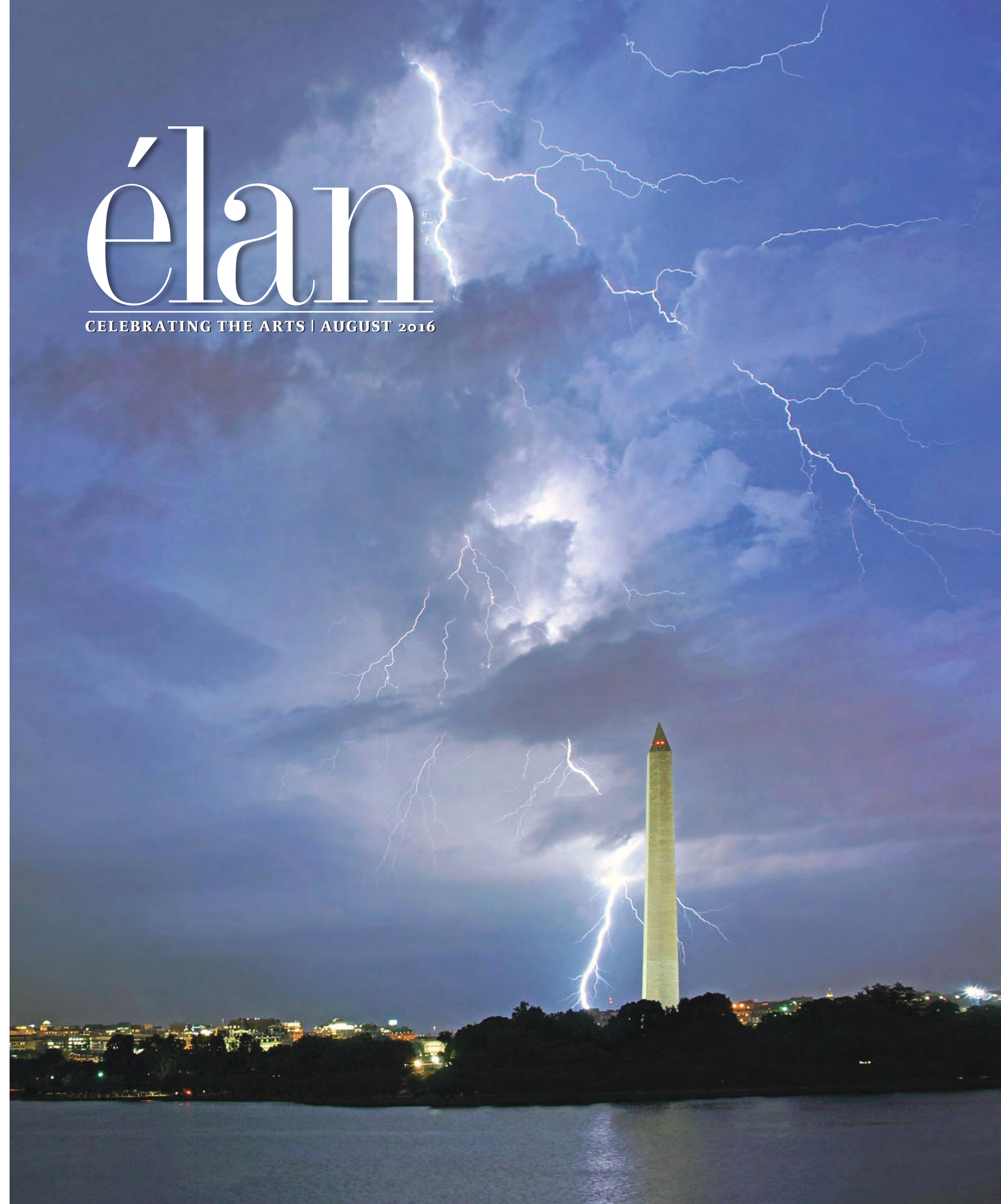


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CELEBRATING THE ARTS | AUGUST 2016







INTERIOR DESIGN

Immaculate Outdoor Oasis

CREATING ALL-SEASONS SPACE | BY TROY BLEWETT

“It’s very gratifying for our team to work with the homeowners’ visions and dreams to help turn them into reality.”

—Sonny Nazemian

An active couple, Eula and John B. love to entertain family and friends. They especially love having their grandchildren over and watching them play. Unfortunately, the backyard of their 1980’s contemporary ranch-style home in Great Falls wasn’t ideal for the lifestyle they wanted to enjoy.

The home’s original backyard was overgrown with a variety of shrubs and grasses, leaving little room for their grandchildren to play with friends, or to watch them play for that matter. Additionally, the home’s existing deck was too small for entertaining or even for the family to enjoy; no one wanted to spend any time in the backyard, which was frustrating for this active family.

To renovate their backyard and to create an enjoyable living space, they turned to Michael Nash Design, Build and Homes, a full-service design/build contractor in Fairfax. Working with Sonny Nazemian, president of Michael Nash, and the firm’s outdoor living design team, the couple saw a vision began to take shape.

This outdoor oasis, sited on a half-acre lot, won a “Contractor of the Year” CotY award. The plan, which features an endless pool, a Jacuzzi and two-level decking, was named the region’s best “Outdoor Living Solution” category by the National Association of the Remodeling Industry’s metro DC chapter.



“Challenges issues affecting residential properties demand innovative engineering strategies,” says Nazemian.

Outdoor living at its finest best describes this backyard renovation. It features a spectacular round sun deck with an all-year-round pool, Jacuzzi, pergola space away from direct sunlight, and catwalk to provide access from the master bedroom to the upper deck via newly installed sliding doors. Additionally, a lower flagstone patio was installed for large entertainment purposes and an upper deck was built for family gatherings, dining and a myriad of other uses. This remodeling project was a mesmerizing one and won a 2015 NARI Capital CotY Merit Award for Landscape Design/Outdoor.

“There were several construction challenges,” says Nazemian. “First, we had to remove multiple large trees and bushes to create room for the circular sun deck. A significant amount of excavating and grading was done, including removing a pond with stone surrounds. to allow for the new structure and a lower level patio,” he says.

Once the earthmoving was complete, constructing the decks and patios began. The 14' x 24' upper deck was designed to provide ample space for outdoor entertaining and dining just steps from the home's main living area. The deck and adjoining catwalk feature Trex composite decking for long life and low maintenance.





Page 44: A large circular sun deck is the focal point of the new backyard design.

Page 45: A full view of the new sun deck with a sunken endless pool and sunken Jacuzzi.

Opposite, clockwise from top left: A view of the complete renovation featuring the round sun deck; another view showing the flagstone stairs; inset: a before photograph; and the embedded 9' x 15' endless pool and an 8' x 8' Jacuzzi.

Above: The 14' x 24' upper deck was designed to provide ample space for outdoor entertaining and dining just steps from the home's main living area.

OUTDOOR LIVING TRENDS

More and more people are using their outdoor living space as a personal sanctuary, whether it's for entertaining, playing or just relaxing. In fact, it's estimated that homeowners will spend close to \$6 billion on their outdoor living spaces in 2016. Here are just a few of the current trends, many used in this article:

- Bringing the indoors outside: All-weather materials and furnishings mean you can design your outdoor space just like you would your home's interior.
- Outdoor kitchens: Elaborate grills, outdoor cooking islands, pizza ovens, refrigerators and sinks are all part of today's outdoor kitchens.
- Warming up the space: Elaborate fireplaces and fire pits bring both warmth and light to outdoor living areas.
- Lighting: Adding LED lighting to posts, rails and stairs (as well as other features) enhance both the ambiance and safety of the outdoor living space.
- High-Tech: From big screen TVs to WI-FI controlled speakers and lighting, high-tech is moving outdoors.

The circular deck, also constructed using Trex, has a radius of more than 21 feet. Built over a concrete pad foundation, it houses a 9' x 15' endless pool and an 8' x 8' Jacuzzi, both of which are embedded. Combined with the lower level patio, it offers a significant additional space for children and grandchildren to play.

The Jacuzzi offers a four-season spa-like experience for the adults. A stone walkway connects the upper deck to the circular sun deck and on to the flagstone patio. A pergola off to one side offers guests a respite from the sun.

Finishing touches included using sand colored decking and dark brown railings to complement the home's natural surroundings. Bright green accents in the form of furniture cushions and umbrellas add a splash of color. Finally, smart use of post lights, step lights and surround landscape lighting highlight this oasis.

"The result is a stunning project," says Nazemian. "It's very gratifying for our team to work with the homeowners' visions and dreams to help turn them into reality," Nazemian says. "Importantly, the family now has plenty of room for family activities and for entertaining."

"We love our all-seasons outdoor space and spend almost every day enjoying the upper deck with its entertaining area [and our new access to it from the master bedroom]," Eula says.

"Our problem now is getting anyone to come inside," John chuckles, "and we like having that problem." é

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