

Porch for me, patio for the kids

■ Two-tier exterior custom-designed won CotY Award

BY JOHN BYRD
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A rear elevation solution that combines a mid-level screened-in porch with an open-air “kids” play zone below has won a regional “Contractor of the Year” award (CotY) for Michael Nash Design Build and Homes. The design solution-- in which a builder-grade screen porch been replaced by a substantially larger accommodation with expanded outdoor entertainment components-- was implemented in the home of an Ashburn couple who had occupied it for 14 years. The project was named the best exterior (\$100,00.00 to \$250,000.00) in eleven south Atlantic states by the National Association of the Remodeling Industry.

In accepting the prize, Michael Nash president and founder Sonny Nazemian was quick to acknowledge his company’s high-performance design team, which grappled with several site and interior design challenges.

“Homeowners today are seeking plans that fully utilize previously overlooked space enhancement options,” Nazemian said. “As a firm, we have become particularly adept at achieving large improvements in functionality and interior design while adding comparatively little square footage. Our whole approach is to expand what is possible within a budget by prioritizing and focusing the investment where it counts.”

Owners of the 5,000 square



PHOTOS BY GREG HADLEY

Best exterior solution in 11 south Atlantic states. A two-tier rear elevation makeover to a 5,000 square foot production house has won a regional “Contractor of the Year” (CotY) award for Michael Nash Design Build and Homes. The project was named category best in the \$100,000 to \$200,00 range by the National Association of the Remodeling Industry (NARI). The plan was designed for a family of five that includes three school age children.

foot residence were seeking a multi-level indoor/outdoor solution that would better satisfy the entertainment requirements of the entire family.

With three school-age children underfoot, the plan called for an organic way to sequester the children’s play zones from more relaxed adult pursuits in

the screened-in porch. Porch activities might include watching the game by an open fire or (in warmer seasons) under a rotating overhead fans, or simply visiting.

“We wanted a plan that could work well for six or seven months of the year,” Nazemian adds. “This is the real essence of an indoor-outdoor design.”



The children’s play zone below the porch features a broad flagstone patio, a swinging couch and a second television.



A outside retaining wall inspired designers to clad the exposed rear elevation in stone and add a floor-to-ceiling hearth. A beveled tongue-and-groove ceiling and wood-grained porcelain flooring reinforce the interior’s rustic harmonics.

Aesthetics being a key requirement, an outside retaining wall inspired designers to clad the exposed rear elevation in stone and add a floor-to-ceiling hearth. Beveled tongue-and-groove ceiling and wood-grained porcelain flooring reinforces the interior’s

rustic harmonics.

On an adjacent outside deck, there’s an 8-by-8 foot Jacuzzi. The children’s play zone below the porch features a broad flagstone patio, a swinging couch and a second television.

The deeper satisfaction for

the owners, though, is the beautifully articulated indoor-outdoor arena with its many well-defined, cleverly-integrated activity zones, to wit:

- A stone firepit on the plat’s southeast corner offers a welcoming, slightly-elevated view of surrounding country side-- a perfect gathering spot from early spring to late fall.
- A barn-style screened door linking the new porch to the grilling deck evokes the bucolic heritage of the lovely rolling country side that once offered grazing for cattle; the grill shares a footprint with a nearby Jacuzzi.
- The lower-level flagstone patio is ideal for alfresco dining. Covered in stain-grade ceiling panels and adorned with recessed lights and ceiling fans, the lower patio offers day and evening open-air entertainment space. A swinging couch whimsically completes the eclectic outdoor conversation pit.
- With ping pong tables and other games nearby, the lower foot print provides every diversion a school-age child and their friends might want.
- Meanwhile, the upper screened-in porch boasts an easy, comfortable segue from the kitchen or family room. The plan circulates beautifully in any season.

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