Page B-4 Friday - Sunday, MAY 11 - 13, 2018 **FAIRFAX COUNTY TIMES**

Porch for me, patio for the kids

■ Two-tier exterior custom-designed won CotY Award

By John Byrd SPECIAL TO THE FAIRFAX COUNTY TIMES

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 The design solution-- in which a builder-grade screen porch been replaced by a substantially larger accommodation with expanded outdoor entertainment components-- was implemented in the home of an Ashburn couple who had occupied it for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 highperformance 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



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 screenedin porch boasts an easy, comfortable segue from the kitchen or family room. The plan circulates beautifully in any season.

For Information: 703/641-9800 or MichaelNashKitchens.com

John Byrd has been writing about home improvement for 30 years. He can be reached @ 703/715-8006, www.HomeFrontsNews.comor byrdmatx@gmail.com. Send photos of interesting remodeling projects to: b2b@ homefrontsnews.com.



KITCHEN & BATH DIFFERENT BY DESIGN

Serving Northern Virginia for 31 years, NVS Kitchen and Bath is a full-service design/build remodeling firm - delivering expert designs and craftsmanship to every project.

SECRETS TO REMODELING SEMINAR

REMODELING SEMINAR

FREE

Date: May 19th, 2018

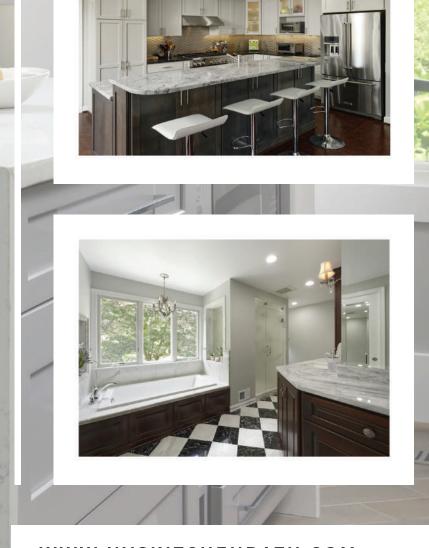
Time: 10:30AM - 12:00PM

Location: 8982 Hornbaker Road, Manassas VA 20109

Lunch Provided!

RSVP @ nvskitchenbath.com/events





WWW.NVSKITCHENBATH.COM 703-378-2600 HELLO@NVSKITCHENBATH.COM















