

# At Home with QMA

SUMMER 2012

Photo: C. 2011, James F. Wilson / Courtesy Builder magazine

## Gen-B BEAUTIFUL

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## LIVE LARGE IN A SMALL HOUSE

**QMA**  
Design+Build

When our client decided to tear down his beach cottage in Longport and start fresh, he came to **QMA Design + Build** looking

for a new home that would “live large” on his tiny lot without overpowering the neighboring cottages. It was a wonderful

architectural challenge for us! Our 1,900 square foot design fuses the simple lines of a classic Colonial Foursquare with handsome Carolina Low Country details. The result is a cozy, casual retreat that also graciously welcomes more than a dozen guests in to play cards, enjoy dinner or watch a game in the large, light-filled great room.

Many of the features we used for this Longport cottage can make a beautiful difference in remodeling or building any size home. Here's a small sampling:

### Create truly open floor plans.

At the Jersey Shore, life is all about casual entertaining and being together. The more open your floor plan, the more flexibility you have in using your space differently

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QMA is the winner of numerous regional and national awards including:

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Gen-B

## BEAUTIFUL

Current research shows that the Baby Boomer generation is redefining the second half of life. They are staying healthier for a longer period of time than previous generations and, therefore, taking a more optimistic view of growing older.

As their kids leave home, Boomers in general are not choosing to move into retirement villages. They plan to remain an active and vital part of their multi-

generational communities for years to come. However, now that they are empty-nesters, their lifestyle is changing. They want their homes to function better for activities like entertaining and having occasional out-of-town guests.

*Builder* magazine's Concept Home 2012 for Gen-B was designed with the housing preferences of Boomers in mind. The 2,866 square foot home was on display

during the International Builder's Show in February, serving as an idea center for remodelers and builders in attendance. The Gen-B house is a one-story courtyard home with a wide-open floor plan that flows seamlessly into a private outdoor pool patio. The home includes a stepless front entry, first-floor master bedroom, wider-than-standard doorways, and non-slip floors—all preferences expressed in Boomer surveys. To accommodate a vibrant lifestyle, the home features a spacious kitchen that puts the chef in the spotlight at the island, perfect for in-home cooking classes. From the open kitchen, guests can move effortlessly into the family room and the dining room, which includes a full bar.

The home also provides a full second floor apartment for a bounce-back child or caregiver, and a guest suite for friends who are visiting. Both have private entries off the courtyard.

The master bedroom suite has easy access to the pool area. It also includes a large spa-like master bathroom, as well as a private study. The zero-threshold double shower includes one large built-in seat for two, plus hand showers and rain shower heads for each person. The study offers a quiet space with a separate entrance, perfect for tracking a stock portfolio or consulting with clients.

## ROLL WITH

Does your home feel overcrowded and you are looking for ways to increase usable space without adding on? Consider this: a standard hinged door requires eight to ten square feet of floor space to swing open. This is basically wasted space in your home, since nothing else—such as a chair or table—can occupy that same floor space. Here are some attractive options:

A **pocket door** uses no floor space around an entry, but rather it slides within the wall, providing a clean, unobtrusive look to a room. The door hangs from a track mounted to the ceiling, with a guide placed at the door opening. Furniture or shelving may be placed along the wall next to the door opening.



# Make a Motion



Photo: Courtesy of Casablanca (www.casablancafan.com)

*Panama is one of Casablanca's most legendary designs. It is powered by an energy efficient DC motor and is Energy Star qualified.*

Many people think of a ceiling fan as a fixture that is useful for climate control only during warm times of the year. In fact, a ceiling fan can be an energy saving device year around. Two important qualifiers: Can the spinning of your fan's blades be reversed in direction, and is your fan energy efficient?

Running a ceiling fan on a warm day creates a wind chill effect that can make a room feel cooler than it actually is. This allows you to set the thermostat higher and still feel comfortable, thereby not spending as much on air conditioning. In the winter, heated air rises and accumulates near the ceiling. By running your ceiling fan in reverse, the warm



Photo: Courtesy of Emerson (www.emersonfans.com)

*Emerson's Midway Eco CF955 fan uses the EcoMotor, which runs on a little as 17.5 watts of energy, and is also the quietest motor Emerson provides. The fan is Energy Star qualified.*

air is recirculated throughout the room. You can set your thermostat lower, which helps save money on the heating bill. Both ways, a ceiling fan is a wise investment for you and the environment.

An additional way to save energy is to purchase an Energy Star compliant, high-efficiency ceiling fan that employs a direct current (DC) motor. Fans with direct current motors use up to 75% less electricity than typical ceiling fans, since they utilize a built-in magnetic drive to keep the fan circulating. Since ceiling fans use very little energy to begin with (approx. a penny per hour), a high-efficiency model brings the operating costs down to practically nothing.



Photo: Courtesy of Fanimation (www.fanimation.com)

*The Landan ceiling fan by Fanimation uses only 54 watts of electricity to operate both the light and fan on high. It features a DC motor, and energy saving, long lasting LED lighting. This fan is Energy Star qualified.*

# THE CHANGES



Photo: Courtesy of Johnson Hardware (www.johnsonhardware.com)

**A wall-mounted sliding door** (photo right) has a track-and-roller system that attaches directly to the wall, reminiscent

of barn doors. The hangers either can be exposed for an industrial look, or hidden in a fascia for a more finished look. Unlike pocket doors, these doors remain outside the wall and therefore are an ideal solution for walls constructed of concrete block or brick, or for wood-framed walls containing pipes or wiring. Furniture may be placed beside the doorway without interfering with the door's operation.

**Additional benefits:** Pocket doors and sliding doors both offer a Universal Design solution, since it is not necessary for a person to remain clear of the door as it is swinging open. Also, if a person is needing help from behind a closed door, easy access may be gained from either side. To meet ADA requirements, a pocket door must open with no more than 5 lbs. of pressure.



Gen-B Beautiful

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Roll with the Changes

Make a Motion

# QMA

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# LIVE LARGE

## IN A SMALL HOUSE

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for different occasions. Here in the Longport great room, for example, the entire first floor is one open area. There are three different seating areas that are associated with kitchen space, dining space and living room space. This creates plenty of room for individual activities. Or, the entire space can be used to gather everyone for a party.

### **Think livability and furnishability.**

Everyone loves light-filled rooms. But in smaller-scale spaces, adding windows can make it difficult to place furniture. In the Longport home, we solved this by creating 10-foot ceilings. This gave us the height to install huge, 5-foot high windows over

bead board wainscoting. It's the best of all worlds: light floods in, but there is still plenty of wall space for furniture!

**Design for the beach lifestyle.** Living at the shore means enjoying the water, the views and summer pleasures like sipping drinks on the porch. With a welcoming front porch, even a small home can feel spacious and relaxed. In the Longport home, we added a second porch off the master bedroom so the owner can enjoy breezes plus beautiful views of a quaint gazebo and the bay.

### **Don't be afraid to fuse different styles.**

In this home, for instance, we gained



space by combining rooms to create one larger living area. By incorporating simple Foursquare elements with Low Country details (like various types of siding and millwork), we were able to pull the home visually into scale with neighboring houses.

Ideas like these can enhance homes of any size. The real starting point for creating a wonderful home is talking with us about how you want to live and feel in your new spaces. Then, **QMA Design + Build** can use our design and space planning talents to create an almost photographic rendering of what everything will look like before we begin to build. We'd be delighted to help you explore how to "live larger" in a new or remodeled home. Just give us a call at **609-822-4949** or email: [info@QMAdesignbuild.com](mailto:info@QMAdesignbuild.com).