

At Home with QMA

SPRING 2012

LIGHT SWITCH

Article on page 2

www.QMAdesignbuild.com

TELEPHONE: 609-822-4949

FAX: 609-822-4429

Making Major Changes: Renovate or Start Fresh?

Spring is the perfect time to think about updating your “nest.” If you’re starting with an empty lot, of course you’ll build a new home. But if you want to make significant changes to an *existing* home, you must choose between a whole-house

renovation or tearing the structure down and starting fresh. Either way, you can enjoy a beautifully reconceived home that looks and feels completely new. Making the right choice, however, will have a major impact on the scope and extra touches you can achieve within your budget.

Q|M|A
Design+Build

So, how do you decide? Since **QMA Design+Build** offers both remodeling and new construction, we’re not biased toward either. Instead, we’re free to help you explore pluses and minuses to find the best choice. Often, that solution surprises our clients. Here are two examples:

New construction can stretch your budget.

Many of QMA’s clients initially assume that it costs more to tear down a home and build new than it does to remodel. In fact, new construction can sometimes be less expensive than renovation. Along the Jersey Shore, for instance, remodeling a home can trigger Federal Emergency Management Act (FEMA) requirements, including having to raise the home’s level above the flood plain. This can cost \$30,000 or more. By contrast, new construction can factor in FEMA compliance from the start so that more of the budget can go toward creating new living spaces and upgraded finishes and fixtures.

...continued on page 4



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

2007 Top 500 Remodelers

remodeling BIG50

NARI COTY



2006 Master Design AWARDS

LIGHT SWITCH



Design Pro LED discs positioned inside and under the glass front cabinets.

Lighting effects on the cover photo:

Design Pro LED Modular installed under the shelves.



If you are planning to remodel your kitchen, now is a good time to consider making the switch to LED (Light Emitting Diode) lighting. LEDs are far more energy-efficient than incandescent lamps, and even though LEDs cost more up front, they will save you money in the long run. As LEDs continue to become more affordable, they are even providing energy and cost savings over compact fluorescents (CFLs).

LEDs offer many advantages over other lighting systems. They last much longer, which makes them ideal for hard to reach areas in your kitchen. For example, you do not want to be constantly replacing the light bulbs in your recessed ceiling fixtures. LEDs are also more durable than incandescent bulbs, holding up well to jarring and bumping. No mercury is used in the manufacturing of LEDs, as it is for CFLs.

LEDs provide light, but not heat. Unlike incandescent bulbs, they are cool to the touch no matter how long they have been left on. If a room has 20 high hat light fixtures, each fitted with a 75 watt incandescent bulb, the ceiling lights alone will add 1500 additional watts of heat to the room. That puts a great strain on

your HVAC system to keep the room cool in the summer. This is compounded in the kitchen where heat is continually added to the room during the cooking process. Changing to LEDs can help reduce your air conditioning bill.

The way you compare brightness levels from one LED bulb to the next is by lumens. Lumens is the measure of brightness perceived by the human eye. The higher the lumens, the brighter the bulb. A significant LED development this past year is that the light-impact of LEDs is going steadily upwards—decreasing the amount of LEDs needed to light a space. This serves to lower energy costs even further.

With LEDs you have the choice of color between “cool white light” and “warm” light, each lending a different ambience to the room. Certain LEDs are dimmable and completely compatible with lighting control systems.

LEDs are used today inside refrigerators, for illumination under range hoods, for drawer lights, and under wall cabinets. LEDs open up a wider variety of places where lighting may be installed, such as under base cabinets so that at night there is a toe light that glows and spreads out onto the floor. LEDs are perfect for providing a soft glow to translucent surfaces, such as glass countertops.

It is important to realize that low-end LED products sold at large hardware chains may cost less, but they will not have the same light output as the incandescent lamp previously installed in the same fixture. To insure your satisfaction, be sure to purchase high-performance LEDs.



Kichler's Design Pro LED Linear utilized above the cabinets, on the toekicks, and under the counter edges.

Comfy Cozy

If you want to create an eat-in kitchen, but space is limited, consider installing a banquette. A banquette is a long bench that runs along a wall, similar to a restaurant booth. It usually has an upholstered seat. With this arrangement, you can expect to seat more people at your table than with typical dining

chairs. It is also more conducive to conversation than stools set in a straight line at an island countertop. It goes a long way toward creating a cozy, intimate dining experience.

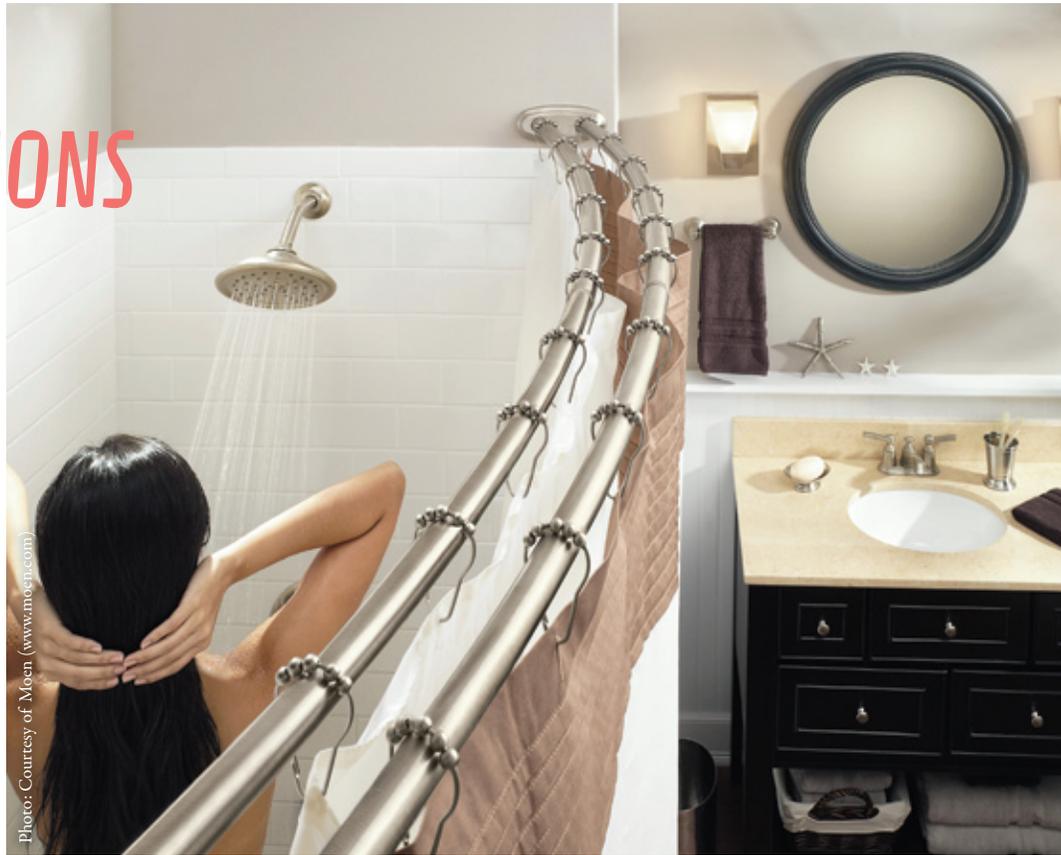
A banquette may be designed in a variety of configurations, depending on the space you have available in your kitchen. It can fit discretely into a back corner or become the centerpiece of your kitchen as part of the island. Semi-circular banquettes are quite popular, in



Space CONSIDERATIONS

Your bathroom may be small, but it can live large—without adding square footage to the room. Make use of space-saving new products, as well as some time-tested design techniques that increase the perception of space. Your tiny bathroom can have the look and feel of a spacious spa-like bath.

- **Choose light, solid colors.** Busy patterns overwhelm a small room, and dark tones visually move the walls in closer. Use solid colors in pastels, light neutrals, and soft creams to open up the space. Keep prints to a minimum.
- **Extend the ceiling.** Paint the ceiling the same color as the walls to create the optical illusion of a taller bathroom. Add to the effect by installing crown molding of the same color.
- **Minimize the shower door.** Clear glass shower doors or shower screens expand your view, making the room seem larger. Select a sliding shower door since it does not require clearance.
- **Maximize the shower enclosure.** If you use a shower curtain, install a curved shower rod. It can add up to seven inches of elbow room while you are showering.



- **Downsize the vanity.** Save space by installing a petite furniture-style vanity, a wall-mounted sink or a pedestal sink. Place a mirrored cabinet above if you need more storage.
- **Upgrade the toilet.** New compact models take up less room and are more efficient than older toilets. Some compacts even offer the comfort of elongated seats.
- **Lighten up the room.** Light makes a room appear larger. Add a window, skylight or tubular skylight to bring in natural light. Layer the lighting in the room, including diffused ambient lighting to brighten up dark corners.
- **Reflect light with mirrors.** Mirrors enhance and reflect the light in the room, opening up the space visually.

addition to the more usual rectangular shape. Taking the amount of padding into account, the seats should be no more than 20 inches from the floor and no more than 20 inches deep.

Wherever it is placed, a banquette is a real space-saver. You need three feet of space to comfortably push your chair back when seated at a traditional kitchen table. With a banquette, no chair adjustment space is required on the sides with fixed benches. A space of 200 square feet can accommodate

4-6 people. The seats can also function as storage units when you incorporate cupboards or drawers underneath.

The style of your banquette should coordinate with the rest of your home's decor, whether rustic, modern or traditional. Be sure to select upholstery fabrics that are easy-care, such as vinyl or a polyester/cotton blend with a stain-resistant finish.



Light Switch

Making Major Changes:
Renovate or Start Fresh?

Comfy Cozy

Space Considerations

QMA

QMA Design+Build, LLC

5000 Boardwalk, Suite 2

Design+Build

Ventnor, NJ 08406

Designed for Living, Built for Life

PRSR STD
U.S. POSTAGE
PAID
HICKORY NC
PERMIT NO 212

Architecture, Design+Build Custom Homes and Remodeling

www.QMAdesignbuild.com



Member of
The American Institute
of Architects

Making Major Changes: Renovate or Start Fresh?

...continued from page 1

Sometimes, however, the cost of lifting an existing home can be offset by lower insurance premiums that may apply once the house is situated above the flood plain. It all depends, and that's why we take such care in exploring our clients' situations – and wish lists – so carefully.

Renovation can often reward you with a larger home.

Here in Southern New Jersey, we have many large older homes. In fact, these homes can be much larger than zoning restrictions currently allow. If you knock down a 5,000 square foot home, for instance, the new home built in its place might have to be 20% smaller. In some cases where a larger home is desired, remodeling is a better option than rebuilding.



Don't think that remodeling will limit creativity or that "new home" feel. The entire home can be gutted to accommodate an all-new interior layout, additions, new roof, siding, windows, doors, heating, electrical and more. These photos show what beautiful results QMA Design+Build has achieved with recent whole-home renovations.

Don't "pre-compromise"

Some contractors only build new homes, and some only do renovations. This limited capability means settling for *what they do* rather than *what will best serve your interests*. Again, since QMA Design+Build is recognized for excellence in both remodeling and new construction, we can give you a balanced and knowledgeable assessment of trade-offs so you can enjoy a solution that rewards you with the best value for your budget *and* your expectations. Just give us a call at **609-822-4949** or email: info@QMAdesignbuild.com.