

At Home with QMA

WINTER 2011

Photos: By Andy Frame Photography (www.andyframe.com)



The 2011 ReVISION House

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IN-HOUSE ARCHITECTS: QMA's Better Model for Remodeling

Here in New Jersey, every new home and remodeling project is required to have an architect draw up the plans. However, not all builders partner well with architects, and vice versa. At **QMA Design+Build**, however, we've created a builder-architect model that rewards our clients with a better remodeling experience *and* homes that "live" better, look better and last longer. Let's take a quick look at our architect-driven model.

For starters, QMA's owner, Todd Miller, AIA is a NJ & PA licensed architect. But unlike many architects, *we also build what*

we design. We know what chaos—and delays—can occur in the field when information is missing from plans, so we take care with details and find alternatives for seemingly simple design flourishes that can end up adding unnecessary time and cost to construction. Plus, if there is an issue, we're right here to provide immediate answers and find solutions.

We use our talent to design for you, not for us. We've won plenty of recognition for creativity, including being awarded *Remodeling* magazine's lifetime "Big 50" award for Fine Design. But creative design is just the start. We make hundreds of decisions on your behalf that affect your home's design, functionality, and cost. Whatever budget you have, our goal is to design in everything you're expecting. So, while we love cool products, materials and designs, *we recommend them only if they will meet your needs and increase your long-term satisfaction with your home.*

QMA Design+Build

We actually design in 3D. Unlike some architects, we don't just draw blueprints. Using computer-aided design software we actually build a 3D computer model of your project. These almost photo-realistic renderings show exactly how we've

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





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The ranch-style home is an American icon—an architectural style that was immensely popular throughout the country from 1950-1970. It is recognizable by its single-story exterior, low-slung roof, wide eaves, large windows and simple trim. Today, young families appreciate the open floor plan characteristic of this style, and older buyers are rediscovering the ease of living on one level.

The 2011 ReVISION House is the latest in a series of homes remodeled by Green Builder Media to demonstrate sustainable building practices. This project celebrates the ranch form, freshening an existing ranch-style home in Orlando to appeal to today's home buyers. The design team's goal was to keep the costs down and also preserve the architectural character of the house. The finished project shows how a renovated ranch-style home can function well for the modern lifestyle without the expense of adding a lot of square footage.

The original 1,800-square-foot house had three bedrooms—all grouped together—and one and a half baths. A new addition enlarged the home to 2,400 square feet, giving it four bedrooms and three and a half baths. The master suite is now located on the opposite side of the house from the other bedrooms. By reconfiguring the existing layout, a number of other design flaws were addressed: a proper entry and foyer were created; the laundry room was brought in from the garage, and a powder room was added. A covered outdoor living space was also included in the redesign.

The ceiling height was raised to 9'-4" in the new addition to bring more light and airiness into the kitchen, grand room, and master bedroom—the center rear section of the home. Ceiling heights remain at 8' in the remainder of the home, which feels cozy by contrast. The corner windows in the bedrooms and living room remain, as well as the chimney placement and location. All in all, only 600 square feet of

The 2011 ReVISION House



Photos: By Andy Frame Photography (www.andyframe.com)

space was added, yet the livability of the house was greatly improved.

Other ways this home demonstrates sustainable building practices is through its use of the following high-performance and energy-efficient green products:

- Concrete masonry veneer on the exterior is pre-molded over polystyrene panels, offering R-13.5 insulation.
- A “cool roof” product from MonierLifetile has high solar reflectance and thermal emittance.
- Custom impact-resistant aluminum-clad windows provide security against intruders, reduce outdoor noise, and filter 99% of UV light.
- Closed-cell spray foam insulation that potentially saves 20-40% on heating and cooling energy. Product does not have formaldehyde or respirable fibers.
- Hybrid water heater with twice the efficiency of standard electric water heaters.
- All appliances are ENERGYSTAR qualified.
- Many light fixtures are LEDs.
- Low-flow plumbing fixtures.
- No-VOC paint.
- Occupancy/vacancy light sensors offer safety and energy-efficiency.
- ENERGYSTAR qualified exhaust fans maintain good air quality in the house.

Out of the Ordinary

Each day you may pass by the exterior of your home without really analyzing its appearance. Does your home look dated and worn? Is there anything exciting that sets it apart from the other homes on the block? If you decide to sell your home, will it impress potential buyers from the curb—or is your home's exterior bland and uninspiring?

Your home's facade can take on an entirely new dimension with the addition of contrasting decorative trim or with the front door attractively painted in a bold color. Creating an entry portico, or a porch that extends across the front of your home, can lend depth to the facade. Use stone accents to add warmth and textural interest. Design an inviting approach to your home with paving stones or bricks.



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A carefully planned greenscape also adds tremendous appeal to the look of your home. Select plants that are native to our region so they will require less water and fertilizer to keep them healthy and vigorous. Include flower boxes at the entrance for a "welcome home" touch.

As you are planning the makeover, it is wise to choose roofing, siding, door and window replacement products that help reduce energy costs. For example, the U.S. Department of Energy



Photos: Courtesy of CertainTeed (www.certainteed.com)

CertainTeed's Restoration Millwork Exterior Trim is made from easy-care PVC, but looks and feels like lumber.

says that ENERGY STAR qualified windows can save as much as 15% on your energy bill. Foam-backed siding provides a modest boost in R-value, as well as reduced sound transmission. Similarly, you will want to select products that are easy and inexpensive to maintain, such as siding and trim that never need painting.

THE ULTIMATE CULINARY CENTER

The holidays are almost here. Is your mouth already watering for roast turkey with all the trimmings? If your family is really into cooking, you will be excited to learn about Thermador's latest introduction: the Pro Grand Steam Range.

This 48-inch range offers seven distinct cooking options, all in one sleek package: a full-function combination steam and convection oven; a large-capacity convection oven; a six-burner gas cooktop and electric grill/griddle option; and a warming drawer.

True foodies will especially appreciate the steam and convection oven that enables cooking without using butter or fat, improves overall food quality and appearance, and preserves healthy vitamins and nutrients typically lost during traditional cooking methods. The oven cavity is large enough for a 14-pound turkey that will take only 90 minutes to cook in Combination mode, resulting in a moist inside and a perfect crust outside.

Photo: Courtesy of Thermador (www.thermador.com)



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QMA Recognized Among Nation's Top Firms AGAIN!

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The American Institute
of Architects

QMA Recognized Among Nation's Top Remodeling Firms AGAIN!

Remodeling magazine has once again recognized **QMA Design+Build, LLC** as one of its 550 top full-service remodelers. The industry publication ranks **QMA** #281 of all remodelers in America for 2011. This recognition comes in addition to **QMA's** recent "Big 50" lifetime award in the Fine Design category.

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addressed what you've asked for into your proposed home. You can see exactly what the house will look like before plans are finalized. Plus, as we "build" your project, we spot and solve issues that might arise during actual construction.

We specialize in designing single-family homes. Not all architects do—and that can lead to a home that is over-designed and just costs too much or one that just feels wrong or looks awkward. A column that's even a little bit too skinny, for instance, can throw off the look and feel of an entire home.

It's particularly important for an architect to have experience when space and

functionality must be optimized. Take a look at this home **QMA Design+Build** just completed right at the foot of the Longport-Summers Point Bridge (see page 1). Since it's literally the gateway to the town, the house needed a substantial presence, but the lot was tiny and the owners wanted their home to feel warm, intimate and welcoming. Although the original house was removed, we still had to work within a tight 1,800 square-foot design. But from the sizing of the windows and careful proportions of every element, we were able to create a charmingly unique home that meshes beautifully with the feel of the community *and* the family's lifestyle.

The bottom line is that **QMA's** model creates synergies between our architects, construction team and clients. The result is a better experience and a better home. In fact, if you're thinking about remodeling here in South Jersey, we'd love to show you how we can use this model to *guarantee* that the home we design for you will fit your budget and your expectations. Just give us a call at **609-822-4949** or email: info@QMAdesignbuild.com.

