



THE NEW AMERICAN HOME 2017

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Sunroom Addition with New Deck

During the summer months, Atlanta homeowners love spending time outdoors on their patio or deck with friends and family. For really warm days, however, they also like having a conditioned space in their home where everyone can be comfortable and still enjoy the surrounding landscape. That is the purpose of a sunroom—a room where expansive windows and climate control allow you to enjoy the beauty of nature year 'round.

Our delightful clients desired more space in their home to entertain guests in an indoor/outdoor environment. Their existing home included only a small den that connected to an outside deck. To extend their living space, we designed and built a sunroom addition and new deck that involved the removal of the den's exterior wall as well as the existing deck.

Due to ample new windows and a French door to their new deck, natural light floods the sunroom and also brightens the den. Natural oak hardwood flooring

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Photo: Courtesy of Jeff Davis Photography

Sprawling, single-story, open-design, floor-to-ceiling windows, swimming pool and putting green—all these features reflect the Mid-Century Modern architectural vibe of homes built in Palm Springs, CA during the 1950s and 60s. The New American Home (TNAH) 2017 is glamorously reminiscent of this beloved retro style, but at the same time the residence is state-of-the-art. TNAH is designed each year as an educational tool for remodelers, builders and designers to learn about new technology, products and design concepts they can take back and use in their own projects. Yet as attendees toured this year's home during the International Builders Show in Orlando, no doubt they envisioned Frank Sinatra crooning next to the baby grand piano in the foyer.

TNAH 2017 has the relaxed feeling of a mini-resort where friends and family can come and stay for several days in the guest suite or in the three bedrooms with separate baths. There are many activities to keep visitors entertained, from the five-hole putting green and infinity-edge swimming pool with a beach, to a game room with pool table, a golf-simulator room, a hot tub, workout room/spa, and four bars. Sightlines from the home's entrance move the eye through a number

of interior and exterior spaces without interruption. Expansive sliding glass walls on both sides of the great room open the space entirely on one side to the putting green and on the other side to the swimming pool. A motorized retractable 40 ft. screen provides shade from the sun when necessary, without blocking fresh air.

Throughout the home, the use of white lends a bright clean look to the spaces, complimented by soft energy-efficient lighting that maintains a luxurious atmosphere. Attention is naturally drawn to those details that stand out as interesting and unusual, such as the 3D tiles on the fireplace wall in the great room.

The kitchen displays symmetry and lack of clutter through its sleek white cabinets and integrated appliances. The built-in refrigerator columns blend seamlessly into the rest of the cabinetry, and next to the refrigerators is an identical door that leads to a hidden pantry. The black Caesarstone island becomes the focal point because of its beautiful dining table made of a single piece of old-growth distressed walnut. A wall of windows above the countertop illuminates the space with natural light.

One goal of TNAH each year is to demonstrate that with careful planning even a sizable home can be energy efficient and sustainable. The 2017 home is 12,000 square feet, yet energy costs are projected to be no more than \$250 each year. This has been achieved in a variety of ways, including the installation of Energy-Star rated appliances, LED light fixtures, foam insulation on roof and exterior walls, low-E windows, and a rooftop solar array. Generous roof overhangs help manage solar gains, reducing the indoor air temperature, while overhead fans help maximize the airflow. The Home Energy Rating System (HERS) Index score for this home is zero, which means this home produces as much energy as it consumes. The home is currently up for multiple certifications: National Green Building Standard (NGBS) Emerald, Indoor air-PLUS, Energy-Star, and LEED for Homes.



Photo: Courtesy of Jeff Davis Photography

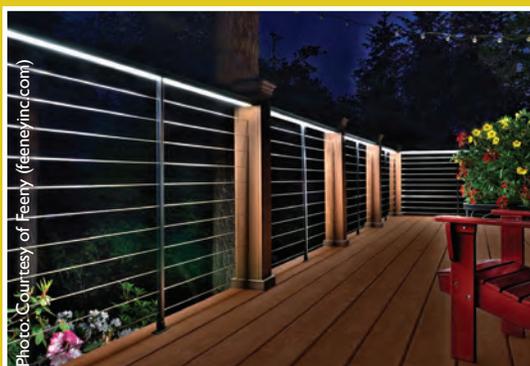


Photo: Courtesy of Feeney (feeneyinc.com)



Photo: Courtesy of Feeney (feeneyinc.com)



Photo: Courtesy of Regal Ideas (regalideas.com)

Top 10 Kitchen Design Trends for 2017

As you are planning your kitchen remodel, wouldn't it be great to know ahead of time which styles and colors we can expect to be emerging this year for such an important space in your home? The annual Kitchen & Bath Design Trends Report conducted by the National Kitchen & Bath Association (NKBA) is a survey of their member designers that keeps us on top of the trends each year. The following is a summary of the 2017 report on kitchens:

1. Clean lines, built-ins and simple door styles prevail in kitchen designs. Contemporary styled kitchens are now the second most popular design after Transitional, with Traditional in third place. Some emerging styles are: Industrial and Mid-Century Modern. Mountain Modern and Coastal can be thought of as variations on Contemporary.
2. Painted cabinets in white or gray—especially gray—will continue to dominate kitchen color schemes. Blue is an emerging color for painted cabinets; high gloss finishes are emerging as well. In terms of overall color schemes, blue as well as black are making the scene.



3. Two-toned colored kitchens are on the rise; mixing up materials and metals across surfaces and as accents is also rising.
4. Although wood cabinets still reign over kitchen designs, metal appears to be emerging.
5. Furniture-look pieces, rollouts and pullouts and under cabinet lighting (LED) are some of the leading kitchen cabinet features. The use of crown molding is decreasing. There is an upsurge in the use of rustic and reclaimed woods.
6. Quartz is the prevailing kitchen countertop material, and trending up. Granite, second in popularity, is diminishing.
7. Induction cooktops and convection ovens are rising, and microwave drawers are advancing beyond freestanding or built-in microwaves.
8. The use of technology in the kitchen is increasing. About one third of the designers included wiring and pathways for future tech integration. Also moving up is more internet connected appliances and docking stations.
9. Interior barn doors and pocket doors are gaining in popularity.
10. Accessible and/or Universal Design features in kitchens continue to trend up.

LIGHT UP YOUR LIFE

When evening arrives on your outside deck, lighted railings will help create a warm and welcoming atmosphere for you and your guests. They possess design appeal that elevates the feeling of luxury in your outdoor living space. The lights also provide safety as people maneuver from the swimming pool to the lounge chairs or outdoor kitchen. The best choice for these outdoor applications are energy-efficient LED bulbs since they are long lasting and offer a multitude of colors.

One beautiful example is an LED railing light that recesses into the underside of the top and bottom rails of a railing system. These railing lights need to be fully weatherproof.

The new 24-volt LED Post Accent Light by Feeney attaches to their DesignRail Aluminum system to create an attractive down light. The polycarbonate lens protects the bulbs from harsh weather elements

and diffuses the light more evenly. It is compatible with third-party dimmers and switches.

Crystal Rail from Regal Ideas is a unique system that uses no posts or rails to hold its frameless tempered glass panels in place. It provides a clear unobstructed view and the bases illuminate at night with LED lighting. This system won the *Most Innovative Building Product* award at the 2017 Builders Show.

Sunroom Addition w/ Deck

The New American Home '17

Top 10 Kitchen Design Trends

Life Up Your Life



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*Transforming Homes
Enriching Lives*

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Sunroom Addition with New Deck

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installed in the sunroom ties into the existing flooring, creating continuity with the rest of the home. Removing an existing door that led from the breakfast area to the original deck now offers convenient access from the breakfast area to the new sunroom. The project design opened the living space with improved traffic flow.

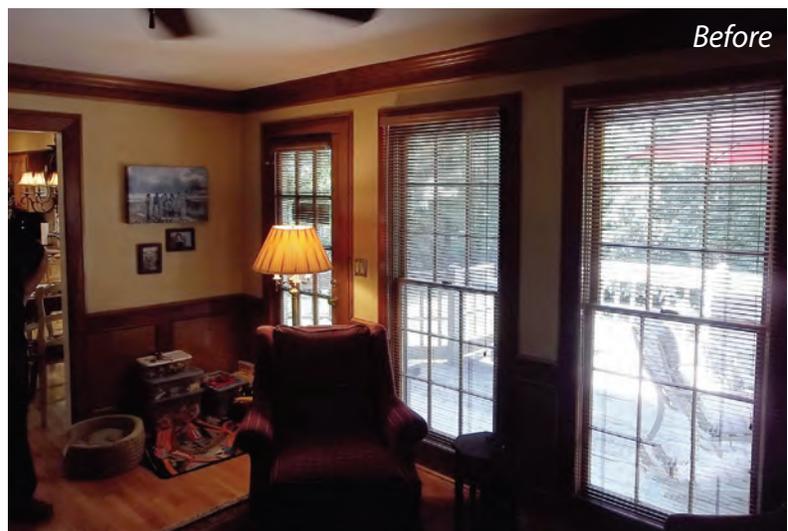
The beautiful open living space boasts a clean minimalistic look and style, with a seamless transition from the existing home through to the new sunroom. Paint colors and white trim and molding are repeated in the kitchen, den and sunroom to unify the entire space.

"The sunroom is an extension of our den and has plenty of space for seating and accommodating everyone," our clients remarked. "Our favorite aspect is the openness because of the windows and French door. They bring the outside in. Atlanta Design & Build was able to take our vision of what we wanted and turn it into a detailed design. The sunroom with French doors leading to a new beautiful deck could not have turned out better. We could not be happier with the results."



NARI-Atlanta Contractor of the Year Award:
Residential Addition Under \$100,000

Photos by Barbara Brown Photography



Before

Atlanta Design & Build would love to help you create your new space that fulfills your needs and desires. We are all about Transforming Homes & Enriching Lives.
Contact us at atlantadesignbuild.com