



Atlanta Design & Build News



A L A I R
HOMES

LIVING BETTER STARTS HERE

We are excited to announce our 2020 transformation to Alair Homes Marietta to better serve our clients!

You can expect the same level of unparalleled service and world-class quality. Our same owner, H. Dale Contant, and same team are very excited to offer a new system and process providing even greater certainty and transparency to our clients than before.

To stay in touch with Alair Homes Marietta follow us on our social media platforms, and to learn more www.alairhomes.com/marietta

A WHOLE HOUSE TRANSFORMATION



The Atlanta Design & Build team appreciates when clients value the work we did in the past, and place their trust in us to work on their home once again.

ADB President, Dale Contant, has known the owners of this home for years. Our company had the privilege of renovating the kitchen and basement of their previous home. For this project, the homeowners originally intended a kitchen remodel. Our client, Michelle C., stated, "Our original motivation was to update the center island and all appliances. We have a large family and enjoy entertaining and wanted to open up the divider wall between the kitchen and formal dining room to create a more welcoming and accessible space for both casual and formal entertaining."

The major goals of the remodel were to open up the cramped space, improve the flow of the home and let more of the outdoors in. Replacing the outdated finishes in some rooms, and upgrading materials in others would take their already attractive home to the next level. We replaced the existing tile floor in the kitchen with a new wood finish, upgraded the cabinets and appliances, created a beautiful new island with seating and a keeping room. Painting the new brick with a white finish for the walls gave the clients

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PANTRY OPTIONS: *Walk-in vs. Cabinet*

When it comes time to remodel your kitchen, one of the most important items we're going to discuss during the planning process is your storage options.

A poorly designed pantry is one of the biggest pain points for homeowners. When considering your kitchen remodel, take into consideration how you use your pantry and how you'd like to use it. A walk-in pantry is just what it sounds like—a closet or room located in or near the kitchen. Essentially, it is a walk-in closet for the kitchen. A cabinet pantry is a tall cabinet with lots of storage space for food or whatever else you want to store in it.

When choosing between a walk-in pantry or a cabinet pantry there are several factors worth considering.

STORAGE NEEDS

Obviously, the biggest advantage of a walk-in pantry is more space. It offers multiple walls of shelving and customizable storage space. A walk-in pantry is also a great place to store smaller appliances that you may not use every day, such as blenders, slow cookers or air fryers, and help to declutter your countertops. There may even be space for a second refrigerator.

On the other hand, homeowners with a poorly designed walk-in pantry will often find they don't use all of its space. If shelves are too deep, or too high off the ground, it becomes inconvenient to store items on them. As items get stacked out of sight, they get forgotten or lost. The "walking" space for the walk-in pantry also is space that isn't being used for storage.

Cabinet pantries are smaller by definition, so you'll have to find somewhere else for small appliances and pots and pans. Still, smart design and customization can help fit a lot in a small space.

LOCATION

The largest negative for a walk-in pantry is finding the right place for it. They take up a lot of real estate, so adding them to an existing kitchen will mean sacrificing some amount of space from the kitchen or an adjacent room. That's space that could be used for more counter surface or a seating area.

Be prepared to give up some room, but most kitchens have wasted space due to poor design. There's a good chance we'll be able to help you find some extra room if a walk-in is the right option.

If the walk-in is located outside the kitchen, that could mean trekking back and forth to get what you need while cooking. A secondary, smaller pantry or cabinet in the kitchen for items like spices or other frequently used ingredients will make it easier to manage that concern.

A cabinet pantry located in the kitchen offers the benefits of centralization. It is more accessible than walking across (or outside



of) the kitchen every time you need an ingredient. For better or worse, it also confines the storage to a smaller space. When properly designed, it is quicker and easier to access, clean and manage your storage.

CUSTOMIZATION

Both walk-in pantries and cabinet pantries offer a great opportunity to make it your own. Walk-in pantries offer various sizes and heights for shelves. Custom-sized cubbies for baking sheets, pots and pans. Hooks, baskets and racks can help create the perfect storage solution.

Cabinet pantries can incorporate some of these customizations as well, such as spice drawers, pullouts and vertical dividers, to adapt to your family's everyday use.

In the end, both cabinet and walk-in pantries are good options. The right answer is different for every home, depending on the size of your home and how you cook, eat and use your kitchen. Be sure to work with a qualified, professional remodeler to explore all your options and find the best fit for your lifestyle.

Choosing the Right Range Hood



The range hood is an essential part of the kitchen, preserving indoor air quality by venting out fumes, heat and humidity..

When it's time to remodel your kitchen, we can help you find the right solution for your new range hood. Some information to keep in mind when making a hood choice.

Ducted vs. non-ducted

A ducted system offers the most efficient performance. If using a ducted system, installing the range and hood along an exterior wall will be the most cost efficient.

If a ducted system is not possible for budget or design reasons, a non-ducted system, which filters the air before returning it to the house will be your best solution. A non-ducted system typically requires more maintenance and cleaning.

CFM

Hoods all have a measure of airflow – cubic feet per minute or CFM. The higher the CFM, the more powerful the fan. If your CFM is too low, it won't adequately vent; too high, and you'll be paying for unnecessary power in your electric bill.

For electric ranges, a good rule of thumb is a minimum of 100 CFM per 12 inches of range width. For gas stoves, the recommended formula is to take the total stove BTU rating and divide it by 100.

Noise

Generally speaking, the more power, the more noise. Look for a hood fan with high and low settings for a quieter option. You can use sone ratings to compare the sound levels of various units.

The lower the sone rating, the quieter the fan. One sone is about the same as a running refrigerator.

Design

Wall-mounted range hoods are the most common type of hood. They are mounted directly on the wall, and are available in a variety of shapes and sizes. Range hood inserts and under-cabinet range hoods are great options for homes with cupboards or other storage over the range. Microwave range hoods offer space savings but are not as efficient in removing fumes and other gases from the kitchen. Island hoods are specially designed for island ranges.

There's no "right" design for a hood. The most important factor in the decision is finding one that complements your remodeled kitchen.



The Smart Bathroom

The bathroom probably doesn't instantly spring to mind when you think about integrating technology in the home, but manufacturers are making a lot of advances.

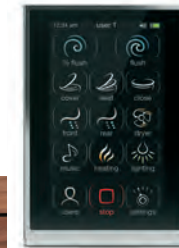
Smart fixtures, toilets and showers can create greater comfort, and make the bathroom more usable for those with disabilities or other restrictions. With the growth of voice control options like Amazon Alexa or Google Home, it's become even easier to integrate this tech in your home.

Luxury toilets

Today's smart toilets offer automatic toilet seats, automated flushing, bidet functions and other features. Want to avoid a cold seat on a winter morning? Program it to warm up when you get up. Night lights can make late night trips to the bathroom less hazardous.

High-tech faucets

Several faucet models have settings for certain functions, such as brushing your teeth, that allows you to program the faucets to automatically turn on and off, conserving water (and making sure the user brushes long enough!)



Touchless or one-touch features make it easier for users with physical limitations to use the faucets. Automatic temperature controls can help avoid scalds while also conserving energy.

Smart showers and baths

Personalized colors, temperatures, music/sound and lighting all help create the spa-like feeling for the bathroom. Through wall-mounted controls, smart phone apps or home assistants, you can create a truly customized bathroom experience. Program your shower to cycle through various programs that target different parts of the body. With an easy command, start that bubble bath filling or post-workout shower so it's ready when you are.



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Whole House Transformation

Pantry Options

The Right Range Hood



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A WHOLE HOUSE TRANSFORMATION

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the industrial style they were seeking. The distressed look of the hand-made copper hood, imported from Mexico, supplements that theme.

To take better advantage of the view of the front yard, we replaced the two existing small windows that were over two separate sinks with a large arched window over one sink. This created a whole new experience for the clients, both inside and out. Michelle C. commented, "My favorite aspect of the project is the large arched picture window that replaced the 2 windows in the original design. It adds so much more natural light into our space."

Michelle continued, "Other wonderful features that have enhanced our everyday

life have been the openness between the kitchen and the sunroom, the convenience of the new powder room and our wonderful bar area." Removing walls between the kitchen and dining room opened up the space by replacing narrow doorways and hallways with expansive passages. That created room for a wet bar and serving area.

Removing a large portion of the wall separating the sunroom from the kitchen allowed the sunroom to become an integral part of the home. Continuing the hardwood floors that are throughout the rest of the home into the sunroom also gave the home a sense of continuity.

One of the most important jobs as a design/build remodeler is to ensure that our

clients get the end result they want from a renovation, even if that means the project changes along the way. That's the benefit of in-depth pre-project planning – to learn everything we can about our clients' lifestyles to give them the perfect remodel for them, not just a cookie-cutter solution. Michelle C. commented, "Our project was handled with detailed design meetings and discussions on how to accomplish our original ideas and grow the project into an updated and unique fun space. The end result is an open, warm, inviting, fun, unique and updated space. Thanks to Atlanta Design & Build and the guidance of Dale Contant, our ideas were discussed and a real plan with correct engineering and installation made the ideas a wonderful reality."

