## DESIGN ∞ BUILD MAGAZINE

2021 ISSUE NO. 1

# Neto Beginnings

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#### Design Build Magazine 2021 issue no. 1

Founded by, Matthew Bowe Design Build www.matthewbowedesignbuild.com



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## Note from the Builder

#### MATTHEW BOWE

#### New Beginnings

With the turn of every New Year many are naturally driven to examine the past year, think about the year to come and imagine the opportunity for new beginnings that await them. Certainly, 2020 has left us a little weary. There is plenty that we would all like to leave behind while we embark on new and better experiences.

New beginnings often bring with them feelings of excitement, hope and infinite possibilities. They can, however, also bring on feelings of uncertainty, anxiety and unrest, but those feelings are typically born of worry about things that have not, and likely will not happen. Either way, new beginnings are a fact of life, and I believe that it is best to expect them, embrace them and grow through them.

The best way to think about new beginnings, in my experience, is to recognize the opportunity for growth and development.There is a daring excitement in placing yourself on a path that is unknown and outside your comfort zone. The path that exceeds your current skillset or capabilities. It forces you to rely on all your past experiences and life lessons to master the new opportunity, environment, relationship or project. You do not quite know how you are going to do it, but you know that you have survived every challenge to this point, and you came out stronger, wiser and more capable. Diamonds are not created without pressure and iron is not refined without fire. Embrace it and grow.

I do not long to go back to the old normal. That is the past. It is last season's offering. I also do not accept the new normal that I hear mentioned all the time. That is someone else's surrender. May I suggest a third option which is to move forward on your own terms. Change is inevitable so you take it head on, look for the opportunities and revel in the growth and new experiences that are available to you.

Here is to New Beginnings!

Matt



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## 2021 is the Year of the Anti-Trend

By Meghan Wagoner

Current trends are a designer's bread and butter as well as their biggest nemesis. Good design strives to be cutting edge but also classic, relevant without dating itself, and timeless while remaining fresh.

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Home design is closely tied to fashion, with trends that flex, flow, and change across the seasons and the years. These days, with everyone spending more time at home, the trends for both fashion and home design are leaning towards comfort and function. Although home design trends are not as straightforward as "professional loungewear," our clients do have similar priorities for their homes - to live better and more comfortably in their spaces.

The beauty of people spending more time in their homes with less visitors, is that they are becoming more focused on what speaks to them personally and works for their lifestyle rather than how it looks to the rest of the world, so there is less pressure now than ever to fit in with what's trending.

We have always been driven to help you create spaces that fit your life, your preferences, and needs. This year, we're taking it a step further by declaring 2021 the year of the anti-trend. Making your home your own is now more personal than ever. It is time to declare your freedom from the boundaries of the hottest finishes and fixtures, paint colors, or home technology. Instead, this year is all about designing and building a home that you love that helps you live well.

#### LIFESTYLE TRENDS IN PLACE OF STYLE TRENDS

2020 rapidly took the emerging ability of living and working at home to a new level and showed employers and workers alike that it is possible to be accountable and productive without the commute. Building multiple purposes into a single space became exponentially more important with more of us spending nearly all our waking hours at home and requiring space for work, play, and privacy.

In 2021, that need continues and so we move further away from open concept and toward open flow so that you can close doors when you need to but still maintain spaces for entertainment and gathering when we are able to open our homes again.

Helping homeowners redesign their houses to live better looks a little different for each client. Some are outfitting specialty rooms with one important purpose like home gyms, crafting rooms and gardening rooms as they make space for their hobbies inside the home. Others are asking for more dual purpose spaces with custom built-ins and cabinetry so that each space can serve many needs.

Finally, the push to use lower maintenance materials that are durable but still look high-end reflects people's desire for a home they love that also stands up to increased 24/7 traffic and reduces ongoing maintenance. When things open up again, these homeowners will be glad not to be stuck at home on the weekends doing home maintenance chores!

#### **BALANCING YOUR WANTS WITH GOOD DESIGN**

We see clients wrestle to balance their personal style with current trends as well as principles of good design. That can be a tricky equilibrium to achieve, but an experienced design team can help you find a solution that bridges the three so you have a beautiful space that fits your needs without compromising relevance or essential design principles.

The good news is that in the year of the anti-trend, almost anything goes! Do you love shiny brass faucets? Perfect! How about matte black instead? Also perfect! But wait, can you have both? Mix away! The important thing to remember is that while you don't need to follow a cookie cutter trend and match everything in the house, you do want to make sure the elements throughout your home are in concert with one another other. Rather than walking from your Colonial living room through your English Country dining room and into your Modern Farmhouse kitchen like you live in a Dream Home theme park, a good designer will help you avoid a cacophony of discordant styles by creating spaces that draw from each of those influences and still complement each other in order to maintain flow throughout your entire home.

#### A TRUSTED DESIGN PARTNERSHIP

Although we are designing and building a dream home for you, you still want your house to have some level of universal appeal so that your friends (and the market, should you ever decide to sell) will appreciate your beautiful home. We love working with you to ensure that the home you want and the home you need long term are one and the same, while keeping it globally appealing so the rest of the world loves it as much as you do!

The reality is that nearly every "trend" will date itself after 15-20 years and so we are very excited that the home design trend of 2021 is to simply create a home that you love to live in right now. A trusted design partnership is crucial for staying true to yourself and setting your home up for success. Empowering you to find something you love that will also protect your investment for years to come is our design calling, and we would love to do that for you, so just give us a call!







## **Renovation Realities:** What it Takes to complete a Whole Home Remodel

#### By Meghan Wagoner

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If you have been spending a lot more time in your home this past year (as we all have) and thinking about all the ways it could be improved (as we all do) and watching shows on HGTV that deliver a top to bottom home renovation in under 30 minutes, then you may be thinking right now that your house could be completely transformed in just a few weeks with little to no hassle!

While we would love for this "reality" TV timeline to be, well, a reality, there is in fact a much larger investment to be made if you want a thoughtfully designed and soundly executed renovation. The truth is that large-scale remodels can be just as complex as building a home from scratch, if not more so.

This truth about renovation often catches homeowners off guard if they are expecting a quick fix. The good news is, we've got renovations down to a science and we are lifting the curtain so that you can understand what a full-scale renovation entails before you start the process. From initial visit to construction finish, our average large-scale renovations take 6-12 months due to the level of detail and planning needed, so let's break it down and uncover the realities of custom renovation

#### **INTRODUCTION AND DISCOVERY**

Understanding your needs, wants, budget, and vision is the first step in the process. An initial meeting with the team to discuss your expectations, the global project scope, and for you to hear about our process is crucial to determine that we are a good fit for your project and that your project is a good fit for our process. During this phase, we talk about rough budget, timeline, and what to expect considering your specific requests and existing home.

#### **CONCEPT DESIGN**

Once we agree to move forward together, we begin the concept design phase to create a floor plan and elevation drawings. We will do a site visit to determine existing conditions that may need to be considered for construction. We will also begin to narrow in on the level of selections that appeal to you. For example, do you prefer GE appliances or are you looking for a professional

Wolf range? We love when clients bring us inspiration photos, Pinterest boards, pages from magazines, and other ideas so that we can gain a greater depth of understanding of their vision. All this information gathering will help us fine tune your estimated project cost. Concept design is an iterative process, and we expect to go through 2-3 versions of a plan before arriving on the perfect one for you. The timeline for this phase is often dependent on client availability and how many revisions are made but may range from three weeks to three months.

At the end of Concept Design, we will create an estimate package for you complete with Concept Drawings, a detailed Scope of Work, and a Budget Breakdown so you know exactly where your money is going. If everything meets your needs, it's time to sign a contract and head into Pre-Construction!



During this phase, your design team will offer guidance and advice to ensure that your home's features speak to your style and come together in a cohesive and appealing way. Learn more about how we partner with you to create the perfect home here

The beauty of our process, in which you will make all your selections up front while the architectural drawings are in process, is that there is an opportunity to make alterations to the initial design without major repercussions. For example, if your plan features a 60" tub but you fall in love with a luxury 72" soaker tub in the showroom, we can make a few adjustments to the plan to accommodate that "must have" piece. But just imagine if we had already framed the walls! That kind of change would likely be cost-prohibitive, and you would have to settle for a master bathroom without the tub of your dreams.



#### **SELECTIONS + ARCHITECTURAL** DRAWINGS

The Pre-Construction phase, composed of client selections and architectural drawing development, is integral to the design-build process and lasts about 6-10 weeks. In this phase you can expect to make decisions on every feature that goes into your home! With 1-3 design meetings a week at your house, at our office, and at showrooms, it can feel overwhelming, but we are here to support you for the duration.

If you are new to the design-build process, you might be surprised to see that the process is cyclical, not direct. You may fall in love with a countertop slab only to realize that it does not coordinate with your kitchen backsplash, and so we will head back to the tile showroom to reselect and redesign the backsplash. We expect a few of these cycles to take place for every client and we maintain a flexible timeline to accommodate this process.

## **RENOVATION REALITIES**

### Discovery

**TIMELINE: DEPENDENT ON CLIENT** 

Understand project goals, constraints, and inspiration

## Selections + Architectural Drawings

#### TIMELINE: 6-10 WEEKS

Visit showrooms, choose everything from flooring to countertops and appliances, design all spaces while the architect completes your complete set of Construction Drawings.

## **Contract Reconciliation**

#### **TIMELINE:** 1-2 WEEKS

We furnish a fixed price based on bids and material selections for your approval.

## Concept Design

#### TIMELINE: 3 WEEKS TO 3 MONTHS

Develop basic drawings, early site visits, discuss finish levels

## **Bids & Permitting**

#### TIMELINE: 4-8 WEEKS

Client has downtime, while Matthew Bowe Design Build secures bids and permits.

## **Demolition & Construction**

#### TIMELINE: 3-5 MONTHS

We demolish everything at once and then build it back up exactly how you've imagined. You'll get to see your dream space emerge!

#### **BIDDING, PERMITTING, AND RECONCILIATION**

This phase may feel like downtime to you, but our team is busy behind the scenes submitting for permits and sending the finished plans and selections out to bid to our vendors and subcontractors. This phase can take 4-8 weeks and it is important to trust in all those decisions you made with your design team and avoid second-guessing while you wait.

Once all the quotes and bids are back, we will provide you with a fixed price to remodel your home exactly how you have designed. We will reconcile your contract, which was formerly based on an estimate, to this adjusted fixed-price and construction can begin. You're halfway there!

#### **DEMOLITION & CONSTRUCTION**

To stay efficient, we demo all areas of the planned remodel and begin rebuilding right away. Once demo begins, it is important to note you may go without important living spaces, like your kitchen or master bathroom, for the duration of the 3-5 month construction phase. Of course, we discuss this timeline ahead of time, so you know exactly what you are getting into.

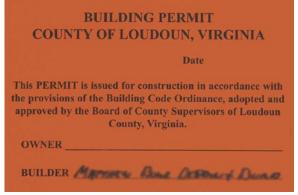
Many of our homeowners who prefer not to live in a construction zone consider setting up a temporary kitchen in an area of the house that is not being remodeled, travelling, getting a short-term rental, or staying with a friend. It all depends on your needs and your project, and there's certainly no wrong way to do it. Homeowners who choose to live in their homes during construction can rest assured that all of our contractors are vetted, and we believe in clean construction sites and open lines of communication. Your Superintendent will keep you apprised of the schedule and make sure that the site is running smoothly.

#### HANDING OVER THE KEYS

While we know you love your design team and your construction crew, we also know you won't be sad to see us go! We will put on the finishing touches and happily step away as you enjoy your newly remodeled home. It is a long process, but in the end our clients tell us without hesitation that it was worth every day and every penny. Ready to get started? Contact us today.









## **Building Science**

#### WHY IT IS IMPORTANT

#### By Matthew Bowe

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Construction methods and materials have advanced significantly over the years. Architects, builders and material manufacturers are learning more and more about how to design, specify, and build homes that are tighter, better insulated, more durable and more resilient. These advancements translate to homes that last longer, are of higher quality, cost less to operate and maintain, and are more comfortable for the homeowner.

These same advancements, though, require that the builder have a complete understanding of the impact of these innovations when it comes to managing indoor air quality, moisture management and overall homeowner comfort and well-being. Without this knowledge, the builder can unknowingly create unhealthy indoor environments, HVAC designs that are inefficient, and moisture conditions that accelerate the deterioration of the structure.

This body of knowledge is known as Building Science and every Builder must be focused on it intently for the benefit of their clients as well as every family that will occupy their homes for decades to come.

What is Building Science, exactly? Building Science focuses on controlling heat/cooling and moisture inside and outside the building through an understanding and application of the principles of thermodynamics, material science, mechanical engineering and physics.

Builders who dedicate themselves to the study of Building Science always consider the home as an interdependent system. The introduction of each material or system impacts the requirements and performance of all other materials and systems in the home. If this is ignored or not known by the builder, the systems, materials and assemblies will not work in harmony and the performance of the home will be out of balance. This usually results in inefficient systems operations, poor indoor air quality (indoor air pollution), high (unhealthy) indoor humidity levels, moisture condensing in your walls causing mold and rot, stratified heating and cooling performance, and a whole host of other detrimental conditions. Even using the highest quality materials, these conditions will still arise if the Builder is not knowledgeable in the principles and practices of Building Science and how to coordinate all materials, assemblies and systems to work in unison to the benefit and maximization of each individual component.

The science is ever evolving, and the materials and equipment are becoming increasingly advanced. Builders who fail to learn the science and implement the principles on their projects are creating homes for their clients that have unintended negative consequences including unsafe and unhealthy indoor environments, increased operating costs, accelerated deterioration and reduced lifespan of the structure.



Matthew Bowe Design Build designs and builds custom homes and large-scale home transformations with a laser focus on the principles of Building Science. We do so to ensure that we are fulfilling our obligation to each client, to all future owners and to the community at large to build homes that are architecturally pleasing, durable, resilient, and a benefit to both the homeowner and the surrounding community.

Interested? Call us at 540-338-8242 or reach out via email at info@matthewbowedesignbuild.com







## **Everyone Wins with Design-Build**

By William Cawood

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Building or renovating a home is an exciting but daunting endeavor filled with numerous decisions, the first of which is "who will design the house?" When you ask friends and family for advice, everyone has a different opinion. Some say to hire a separate architect and builder, while others recommend picking plans online, and others suggest having the builder design it for you. In your research, you also start seeing terms like "design-build" and "design-build," but you're not sure what those terms mean, or, more importantly, what they mean for your home.

#### DESIGN-BID-BUILD vs DESIGN-BUILD

"Design-bid-build" refers to the approach in which you contract your architect and builder separately. This is how people have approached custom homes for decades: You find an architect first, and once they have designed a home to your specifications, you shop the plans around for builders to bid on. You have one contract with the architect and another contract with the builder, acting as the touchstone between them for the entire project.

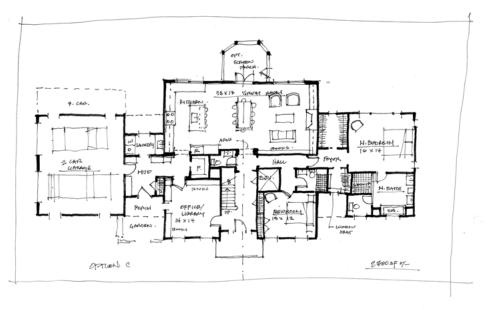
"Design-build" combines the two steps into one. You engage with one company that handles the whole project from concept to reality. The builder and the architect work together as a team through each step of the design and building process to ensure that everything is what the client wants and can afford from the very beginning.

A few hundred years ago design-build was how most homes were built; owners hired a "master builder" who oversaw all aspects of design and construction. Over time, architects and builders separated into different professions. I have worked on houses under both systems, and each approach has advantages and challenges. As an architect working a design-bid-build project, I find it incredibly frustrating for designs to be changed because a meticulous builder was underbid by a careless one, and heartbreaking for a project to never see life at all.

#### Here are some significant advantages I see in the design-build approach:

#### **INCREASED COMMUNICATION**

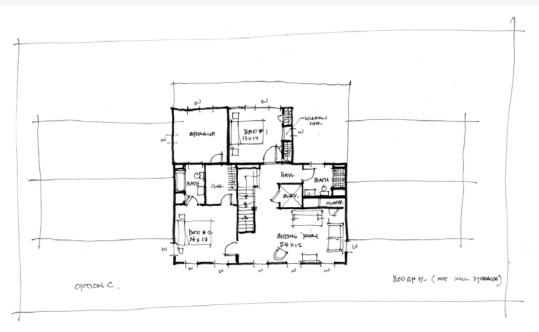
With both the builder and the architect committed to work together from the beginning, the builder can spend more time reviewing early drafts of the plans for budget and feasibility. The builder doesn't have to worry about being underbid by a less careful bidder and losing a project they have invested time in, and the architect doesn't have to worry about misunderstandings on finishes or design.



#### **RESPECT AND TRUST**

While not inherent to the process, the fact that professionals intentionally form a team should translate to a mutually respectful relationship in which they can trust each other's work. In addition to a better work environment for everyone, this leads to a better product and a lower cost for the client because the designer and builder rely on each other's expertise. When evaluating potential design build firms, carefully check that the builder and architects respect each other's expertise as the opposite can be a challenge with the design-build process.

Ultimately, I'm an architect and I love what I do. It genuinely brings me joy to see my clients delighting in the home I designed for them. There's nothing more rewarding than helping homeowners create a home that works for them



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## What Does Ben Franklin Teach Us About Contractors?

## By Kevin Daniel

A whopping 76% of homeowners recently surveyed in the United States completed at least one home improvement project since the start of the COVID-19 pandemic. Additionally, 78% plan to start a project in the next 12 months. The market will supply plenty of contractors for this surge of work. But how do homeowners know how to avoid the bad ones?

Long ago, Ben Franklin said: "an ounce of prevention is worth a pound of cure." You can apply this when choosing a contractor. Here are some ideas for legal "due diligence" homeowners can perform before hiring a contractor:

#### 1. LICENSE.

If the work you are considering is valued at \$1,000 or more, a valid Virginia Contractor's License is required for the license category in which the contractor is to work. Virginia offers a database of licensed contractors: <u>www.dpor.virginia.gov/LicenseLookup</u>. You can also find a history of disciplinary action against a contractor here. By hiring a licensed contractor, you may also be eligible to make a claim against the Contractor Transaction Recovery Fund.

#### 2. REFERENCES.

Don't just talk to the gleaming references the contractor provided. Talk to the people the contractor doesn't tell you about. How do you find them? Permit records are an excellent source. Check the contractor's permit history with your local building department. All permits identify contact information for project owners. Picking up the phone could yield a wealth of information about the contractor you are considering.

#### 3. COURT RECORDS.

Check if the contractor has been sued. Virginia offers one-stop shopping at <u>www.courts.state.va.us/caseinfo/home.html</u>. Search Circuit Court and General District Court records here for the contractor's name. The plaintiff may be another homeowner. Being sued doesn't mean the contractor is guilty of anything – trust me I'm a lawyer! – but it does suggest that maybe a project or two had some bumps along the way. You can discover a wealth of information by simply picking up the phone.

#### 4. MECHANIC LIENS.

Check land records at your local court for liens filed by the contractor. Mechanic's liens are typically used when a contractor doesn't receive payment. Workmanship disputes frequently (but not always) lurk beneath payment disputes. If you find a lien, call the property owner to ask about their experience with the contractor.

#### 5. CONTRACT.

Do not hire a contractor without a written contract. Ever. If the contractor scratches out a purchase order on the hood of his truck, that is a red flag in my book. Good contractors invest in professional, well-organized contracts. You should always consult with legal counsel before signing any contract.

#### 6. CONSUMER RESOURCES.

Virginia's Board for Contractors publishes an excellent consumer guide to hiring a contractor <u>here</u>.



Returning to Mr. Franklin's adage, I can confidently say the legal cure for a bad contractor is difficult, expensive, and unpleasant. You're much better off investing time and money in prevention.

The author is a construction attorney based in Leesburg, Virginia with the law firm of Atwill, Troxell & Leigh, P.C. He advises on construction contracts and handles disputed claims between homeowners and contractors involving defective work, construction delays, mechanic's liens and breach of contract. You should consult with a qualified legal professional regarding individual questions, needs or issues of concern. This article does not create any attorney-client relationship.

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Atwill, Troxell & Leigh, P.C. is a highly regarded law firm based in Leesburg, Virginia, representing clients in a variety of practice areas We bring a multi-disciplinary and collaborative approach to represent clients in mediation, litigation and transactional settings. Thanks to the breadth of our practice and years of experience, our law firm offers comprehensive services to guide you through the many facets of your legal issues.



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## **Increasing Function in** the Confines of Your **Existing Space**

By Tailored Living

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A new year can inspire us to renew and revive. If you have found that your home isn't supporting your needs, it may be time to make some changes with some whole home organization solutions that promote peace of mind and relieve stress. At Tailored Living, our designers are experts at maximizing your living space and transforming your home into an organized oasis.

Custom organization solutions are a great way to refresh any space. Our proprietary design software can bring your ideas to life, so you can visualize exactly what works for your needs. Our designers are here to help you see what your space can be!



#### LOVE YOUR CLOSETS AGAIN

We specialize in helping you upgrade your closets to their full potential with beautiful functionality. We can help keep clutter at bay with double hanging space, shoe racks and custom shelving. Adding pull-out basket, hampers, and jewelry drawers allows you to utilize each inch of your space. Our array of sleek finishes, elegant hardware, and custom lighting options will truly let your personal style shine.

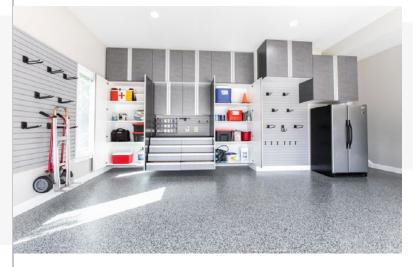


#### WHEN WORK LIVES AT HOME

Does it feel like your office has taken over your home? We can help you create a dedicated work area to keep your personal and professional lives separate. Adding a built-in home office solution to your home can keep you focused and will set you up for success.

#### SAY GOODBYE TO YOUR GARAGE AS YOU KNOW IT

Your garage deserves a makeover and we can help. Unplanned garages mean unused space. Custom storage solutions will let you use your garage to its full capability by utilizing all the wall space to free up floor area that can be used for a home gym, game room, or to actually park your car!







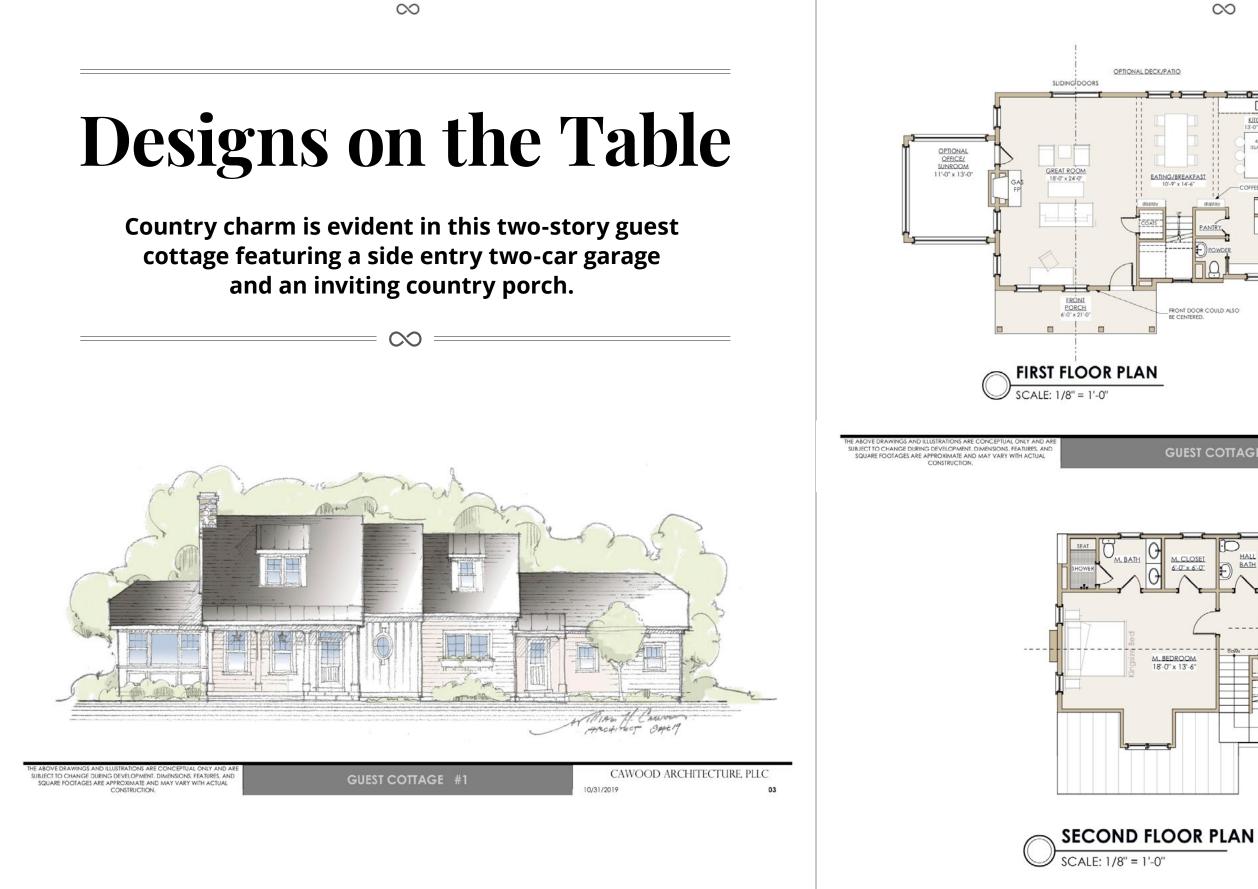


An upgrade to PremierOne flooring will give your garage floor the longevity it deserves. Resistant to abrasion, chemicals, impact and mechanical wear, this flooring will stand the test of time and look gorgeous in the process.

Organization is a breath of fresh air that permeates every corner of your day. Together we can transcend your space into the home of your dreams and start your new beginning to calm.

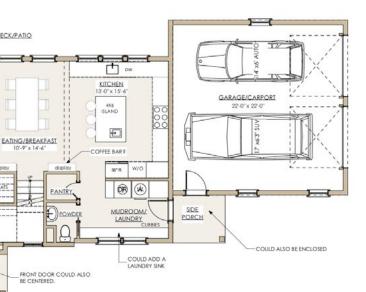


featuring PremierGarage



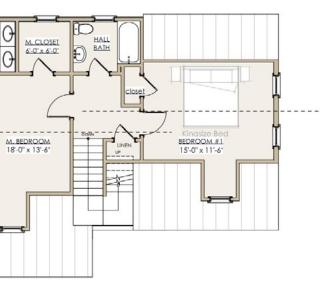
THE ABOVE DRAWINGS AND ILLUSTRATIONS ARE CONCEPTUAL ONLY AND AR SUBJECT TO CHANGE DURING DEVELOPMENT, DIMENSIONS, FEATURES, AND SQUARE FOOTAGES ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION





#### GUEST COTTAGE #1





GUEST COTTAGE #1

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10/31/2019

### Loudoun Now 2020 Winner Favorite Home Builder and Favorite Construction Company

### Best of Loudoun 2020 Winner Top 3 for Best Builder/Construction Company



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## MATTHEW BOWE

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