



**Dickson Development Corporation**  
A Tradition of Innovative Quality Construction

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## Building Success 101

*Q: What is "zoned" heating and cooling?*

A: As a way to lower energy costs and enable a more comfortable and healthier indoor living spaces, builders separate areas of a home into smaller zones rather than one big space to heat and cool. In this scheme, smaller, more efficient heating and cooling equipment (furnaces, air conditioners, etc.) are responsible for smaller zones within the house; the warm or cool air generated by the equipment is distributed through metal ducts (or chases) only to its designated zone, thus reducing energy use and enabling more

## Treating Guests Like Royalty

We see it every day...

No sooner does a client take ownership of their new home or do we finish a home remodeling that their out-of-town friends and relatives are anxious to visit and share in their excitement and pride. In today's homes, these guests may also be pleasantly surprised by their accommodations. Guest rooms are no longer limited to a den with a sleeper-sofa, a spare kids room upstairs, or a nearly finished attic or basement.

The boom of bounce-back children, in-laws, and out-of-town guests has created a generation of visitors who are more likely to stay longer and require ample space in the home for a comfortable visit. As a result, guest suites - complete with a full bath and other amenities - are moving into the mainstream of new-home design. In these homes, guests receive the royal treatment.

The latest (and greatest) version of the guest bedroom is a private suite. Luxury suites can come complete with a separate bathroom, away from the family's bedrooms and in close proximity to public spaces, such as the kitchen. Many are accessed by a vestibule or short hallway to create privacy. Private courtyards or balconies, or at least exclusive access to a pool or outdoor eating area, are fast becoming expected (and appreciated) features, as well.

In addition, the guest suite may also have its own heating and cooling system, or at least a branch of the home's main system controlled by guests on a separate thermostat. This provides maximum personal comfort without affecting the rest of the house.

In some cases, guest suites offer separate, private entrances. For guests or an adult-child living at home, a separate entry allows them to come and go without disturbing the rest of the family in the main living areas. Concealed from view and located on a side or rear elevation to maintain security, private entrances are a convenient perk for guests, live-in caretakers, or family members occupying the suite.

Today's guest suites can be designed to rival the master suite in luxurious finishes, if not in square footage. For many of our clients, a regular, year-round flow of short-term guests is commonplace. Homebuyers in need of dedicated guest quarters appreciate the accommodation of space, comfort, and privacy afforded by guest suites in today's upscale new homes.

control over temperature and comfort in different areas of the house.

If you are interested in building an addition with a guest suite or remodeling your home to provide for guest accommodations call us at Dickson Development to discuss the options.

Warm regards,

*Richard*

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