

Private Residence

Primary Service: Architecture

Type: Residential

Owner/Client: Mr. Richard Harrington

Location: Cornwall, New York

Square Footage: 2,755 sf

Completion Date: December 2006

Contact: Mr. Richard Harrington

Homeowner

(845) 534 - 7461

Project Managers: James Diana, AIA, LEED® AP

Vlad Potiyevsky, AIA, LEED® AP

Project Number: 4.1010.1

LAN

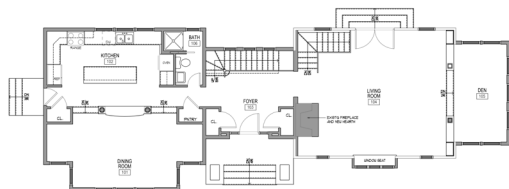
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View of the renovated finished exterior.



Proposed first floor plan.



View of the new kitchen interior.

Project Scope:

LAN Associates was retained to provide architectural services for a two-story addition, that would unify the existing floor plan and renovate the existing “cape cod” style residence. The project scope consisted of adding 1,435 sf of new space, and renovating the existing 1,320 sf, for a total remodel size of 2,755 sf.

The concept for the design of the addition was to spatially organize the critical rooms along a hallway, acting as a spine to link the spaces at the main living level. This design solution offered a continuous view through the long axis of the home, allowing visual connection of the linear spatial composition and engaging its occupants. The program called for a new kitchen, dining room, entry foyer & covered entry area to help define the main entrance at the first floor level. Two bedrooms with sloped, cathedral ceilings, a half bath and master bath were added to the second floor. The home features a gourmet kitchen with granite countertops, a “Rumsford” fireplace with mantle, new energy efficient windows & doors, a new mechanical system with air conditioning and radiant heat flooring. The exterior of the house was remodeled and clad with cedar shake siding, pitched asphalt shingle & metal roofs, new trim, architectural molding and paneling.

Services Performed:

- Architectural Design & Construction Documents
- Space Planning/ Program Development
- Mechanical Design
- Energy Analysis Report

Program Highlights:

- 1,435 sf Addition & Renovation of Entire Residence
- Gourmet Kitchen Design
- Rumsford Fireplace
- Built-In Banquette