

Private Residence

Primary Service: Architecture

Type: Residential

Owner/Client: Mr. & Mrs. Thomas Sibilla

Location: Warwick, New York

Square Footage: 4,418 sf

Completion Date: Fall 2008

Contact: Mr. Thomas Sibilla

Homeowner

(845) 258 - 5224

Project Manager: James Diana, AIA, LEED® AP

Project Number: 4.1074.2

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View of the front elevation under construction.



View of the new front entry porch.



View of the front elevation.

Project Scope:

LAN provided architectural design and construction document services for the multi-phase addition to an existing residence. The program included a kitchen, dining room, and timber porch additions, at the north side of the home, a second story addition over the existing garage which was renovated into a recreational room, located at the east side, and a new three (3) car garage with pitched metal roofs and cupola. Additionally, a new timber frame porch with pitched gable roofs and stone piers with timber posts were incorporated into the design to unify the structure .

The conceptual design for the home was to renovate the existing cape style home to provide a timber frame country-style home to blend with the existing building forms. Materials included stone veneer, heavy timber porch framing, board and batten siding, new windows and doors, fiber cement trim boards cedar shape and clapboard siding, and new standing seam metal and asphalt shingle roofs. The additional spaces provide approximately 1,000 sf of new living space, to the existing 2,300 sf home, and offer amenities such as: a new dual sided interior/exterior fireplace, enlarged gourmet kitchen with 12' long island, breakfast nook and renovated entry foyer. A new front porch was constructed with masonry piers, timber posts and beams. A new covered veranda with a king post timber truss and masonry piers was constructed adjacent to the existing pool. The existing two (2) car garage was converted into a recreation room for the kids with a second floor bonus room addition above.

Initially, the existing home lacked a strong sense of entry for point of arrival. LAN designed a master plan that focused on strengthening the sense of arrival to the residence. Which now offers a new access drive with a circular turnaround. New landscaping redirects visitors to the entrance by relocating existing walkways, steps, and a bolder retaining wall. Construction for this project was completed in the fall of 2008.

Services Performed:

- Architectural Design & Documentation
- Structural, Mechanical, & Electrical Engineering
- Product Specification

Program Highlights:

- Addition & Renovation to an Existing Residence
- Timber Frame Construction
- Kitchen Design