

BUILDING BRIEFS

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Luxury Residential Excellence Requires Attention To Detail

Among its many facets of construction expertise, Petra Construction Corporation has always held a special appreciation for the gems that glitter in the category of luxury residential projects. Whether building or renovating, the ability to produce finished residential projects that meet specific time frames, established budgets and often demanding requirements, requires an advanced level of attention and focus. The following three scenarios outline some of the unique and challenging residential projects recently completed by Petra's construction professionals.

The New Haven Project

Driving up a hill, one is presented with a uniquely beautiful home and property. The challenge was to build a two-story addition to the side of the home, as well as a complete renovation of the existing home. The addition provided space to add a bedroom suite at the main level and a two-car garage at the lower level.

The project began by addressing the sloping property and the resulting aesthetic and drainage problems it presented. With guidance from Bob Mansfield of Clarence Blair Associates, Petra carefully planned a re-grading of the entire property. The solution needed to be both beautiful and functional. The re-grading required the installation of a

subsurface drainage system as well as several stone retaining walls.

"Placement of the garage meant moving the driveway as well. Every improvement made was directly linked to another process in the overall project. This called for careful planning all along the way," remarked Dave Hansen, Petra's Project Superintendent. At the height of the project, the jobsite was operating seven days a week. Mike Weber, a



Guilford Shoreline Project Main House at Left, Guest House at Right

Petra Carpenter/Foremen, was brought in to supervise special tasks, while Dave Hansen supervised the overall project. The architectural design for the home was beautifully prepared by John Franzen and David Furman of J.P. Franzen Associates Architects, P.C., with the structural challenges being met by Michael Horton & Associates.

With the expansive appearance of the addition, the owners wanted a grand entry, so the front steps of the house were replaced with a wide stairway, featuring bluestone treads

at each step. "The finishing touch is an extensively detailed wrought iron fence that pulled everything together and completed the exterior renovation," added Dave Hall, Petra's Project Manager.

While the exterior work was underway, the interior of the home was being recreated as well. The design called for a special imagery that required Petra to utilize craftsmen from their own millwork shop to

custom-build kitchen and bathroom cabinetry. In addition, raised cherry paneling was fabricated for the family room. Other features of the home included paneled archways and custom woodwork. The work required careful attention to ensure a superb restoration, while maintaining portions of the original intricate woodwork.

As with any project, the ultimate goal is a satisfied

client. This home's owner recently noted "We would like you to know how very grateful we are to be living in the beautiful house you and your team have built for us, making hopes become a real dream."

The Guilford Shoreline Project

Sometimes the only way to get to an objective is to start over. Such was the case at this project, situated on the Guilford Shoreline. In September of 2002, the existing 4,000 square foot house was demolished, including

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blasting of the foundation to clear the way for the construction of a unique 8,000 square foot residence.

Special consideration was given to this project due to its uniquely close proximity to Long Island Sound.

Anderson Associates, the project's civil engineers, put their years of experience to work for the project in establishing advantageous elevations for the home and a carefully planned septic system design.

The most formidable challenge

Petra faced was bringing

together the right team of experienced professionals to work in collaboration to solve the complex structural issues.

Petra's project manager, Tim O'Dell, the architect, Clay Smook, and John Smolen, structural engineer, worked diligently to establish the precise dimensions for the steel structure so as not to compromise Clay Smook's handsome design.

Petra Construction Corporation was also responsible for the substantial mechanical and electrical systems, as carefully designed by Peter Beltz of Kohler Ronan, LLC. The systems contained many intricate components, as called for in the project design. Some of these included direct digital control of the HVAC and audio visual

systems, whole house lighting controls, a multiple stage boiler system, stand-by power generation, electronically operated custom windows, and an integrated security system.

Arabolos Design Associates and Elaine Koufman Interior Design Associates, as well as the artistically talented owner, provided the interior

design direction. The complexity of this project required the skills of approximately one hundred twenty-five craftspeople.

Petra placed a highly focused leadership team on this most difficult and unusual project. The team consisted of: Tim O'Dell, Project Manager, Kate Hainsworth, Assistant

Project Manager, Peter Haber, Project Superintendent and

Bob Alves, Foreman.

The owners are immensely pleased overall, especially with Petra's ability to make changes in the field, yet stay on track with the overall project. Rather than frustration, there was always a willingness to meet the challenges presented.

The Hadlyme Project

Some projects come close to starting over and others "virtually" start over. Such was the case with this project, which sits on forty-four acres overlooking the Connecticut River. Ninety percent of the original home was renovated. The plan was to add 3,500 square feet to the home's remaining 4,000 square feet.

The Petra team consisted of Noel Petra, Project Manager, Kate Hainsworth, Assistant Project Manager, Jeff Haynes, Superintendent, and Peter Massaro, Foreman. Wayne S. Garrick was the architect for the project, who brought his years of residential home design to the task. The client was also very involved in the design process, and she knew exactly what she wanted in her "dream home." The structural and civil engineering firm of CLS Engineers, Inc. supported the architect in this challenging design project. The team faced numerous unique requirements, including twenty-inch wide pine flooring sourced from Vermont to maintain the feeling of a colonial home. The work also included a stunning hand carved mahogany fireplace mantel. The owner of the home made many revisions during the course of the project, which required Petra's personnel to be flexible, responsive, and still produce the desired result—something for which the company is very well known. Working with the architect and making on-site revisions, Petra fulfilled the owner's requests throughout the fifteen-month project. The result is a beautiful and functional home, with stunning views of the Connecticut River.

If you are considering a luxury residential project, contact Guido Petra, President or Terry Wooding, Executive Vice President at 203-865-6043, or log on to www.petraconstruction.com. Take advantage of the attention to detail that Petra brings to every project.



A view of the Guilford Shoreline Project.

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