



A large oceanfront estate, this project builds upon an existing regency style home originally designed by noted architect John Volk. Constructed in 1946, the existing house was essentially preserved but completely and painstakingly reconstructed, from top to bottom, to meet current building codes. Extensive additions triple the amount of living area creating a home of approximately 20,000 square feet. Numerous project amenities include a detached guest house, separate beach house, extensive gardens, and a pedestrian passageway under State Road A1A, which bisects the property. A highly restrictive community and multiple governing authorities presented considerable permitting and approval challenges.

Constructed with a shell of reinforced concrete and an interior of plaster over light gauge steel framing, the house is designed to be hurricane and fire resistant. Special systems include a computer controlled lighting system with a 600 amp, three-phase electrical service and a 250kw back-up generator. A commercial type HVAC system employs numerous local heat-pumps with a 110 ton remote cooling tower. Freshwater demand, for landscape irrigation, is offset by a rainwater collection system incorporating a 50,000 gallon underground cistern.

**OCEANSIDE RESIDENCE**  
**MANALAPAN, FL**  
 2002

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