

MAXIMIZE YOUR
LIVING SPACE

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CURRENT PROJECTS

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SPECIALTY BUILDINGS

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BUILDERS
ARCHITECTS

Fun

Excellence

Integrity

Respect

BRINGING HISTORY INTO NEW DESIGN

TIMBER FRAMING

The Timber Framing Industry started as a small regional restoration movement in the late 1970's. It now supplies one of the hottest architectural elements in home construction and remodeling. Timber Framing is the craft of building a framework using large heavy timbers, connected with mortise and tenon joinery that are fastened with wood pegs. The timbers are normally left exposed to the interior of the structure and become a part of the décor. Timbered buildings are usually associated with the European buildings of the middle ages, but actually date back much further than that in China. Timber framing was typically used for homes, barns, churches and commercial structures up until about 1830, when the circular saw blade and the wire nail were invented. After the 1900's timber framing almost died out, but around the time of America's bicentennial, a renewed interest in the



Timber Framing in Great Room of Current PAI Project.

restoration of historic structures began. Most of the old timber frame structures were in poor condition but

the "Bones" of the timber frames were still sound. *Continued on page 2*

UNIQUE SPECIALTY BUILDING DESIGNS

PAI is well-known for their unique homes, but their specialty buildings are becoming more popular. Along with additions and garages, PAI caters to any specialty requests. Whether it is a pool house or a private basketball court, they will design a space that incorporates all of the client's suggestions while blending the design with the rest of the property.

One of the homes PAI is currently building looks down its backyard onto what appears to be a

newly renovated barn. The modest exterior is modeled after the property's original barn, and serves to veil the impressive interior. When the massive barn doors slide open they reveal a half-size basketball court, complete with a kitchen and powder room. Construction on both home and court are taking place simultaneously with the same group of *Continued on page 4*



3-D modeling of PAI's Basketball Court.

FRENCH COUNTRY HOME

Set on an eight-acre site, overlooking beautiful views of the surrounding hills, lies a new residence in Mendham Borough, NJ. The stunning views and the rolling topography of the site plays a major role in design and location of the home. The residence is sited to intrigue visitors by only allowing glimpses of the views as you enter the site. Once inside, Palladian windows reveal the property's rolling hills.

In addition to incorporating the landscape into their blueprints, PAI designed the structure with unique decorative details inspired by the French Country Style. The modest entry greets you with a traditional domed ceiling. As you progress through the residence, the architecture opens up, leading you to the 28 ft. two-story

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PORRARO ASSOCIATES, INC.
PAI ARCHITECT, LLC.

ARCHITECTURE



TimberFab construction of interior Timber frame trusses.

Timber Framing Continued from Page 1

A few craftsmen learned the original joinery techniques and gained reputations for restoring the structures. The supply of "Old Homes" began to dwindle, but the demand

for this look continued to grow. The traveling craftsmen started shops or "Beameries"

where they specialized in timber framing and taught others what they had learned.

Today, Timber framing is used in small and large homes, and all types of commercial and institutional buildings.

In some projects the Timber Frame is only in the Great room, while the rest of the home is built conventionally. The current trend displays timber roof trusses or timber roof systems set on conventionally framed walls. There are also interior decorative elements

such as gable trusses and brackets, entry or porch canopies, and pergolas and pavilions.

Our close associate Kevin Wilson, started TimberFab, Inc. in 1992 in Tarboro, NC. TimberFab has supplied over 190 projects in 23 states and the Bahamas.

In the last several years, TimberFab has crafted several projects for PAI. One project included non-structural decorative trusses for a kitchen and great room. The great room trusses have handmade ironwork added for decoration. Another project has exterior trusses above the entryway and dormers.

Timber Framing is available in many different species of wood and styles of finish. All varieties have a value and uniqueness that bring character to a new or remodeled home. Adding wood and handcrafted timber framing create a sense of timeless beauty, stability, and strength in any new living space.

Thank you to Kevin Wilson, of TimberFab Inc. for supplying us with a wealth of knowledge about the history and applications of Timber Framing.

www.TimberFab.net



Exterior timber framing.



PAI's use of Timber Framing in current projects.



TimberFab Framework.

ON THE BOARDS



Sketch for new design.



3D rendition of PAI home with tower.

CURRENT DESIGN PROJECTS

- Brookside** - Pool House Design
- Franklin Lakes** - Home Renovation
- Far Hills** - New Home Design
- Bridgewater** - Home Renovation
- Flemington** - New Home Design
- Hohokus** - Home Renovation
- Hohokus** - Boathouse Renovation
- Readington Twp.** - New Home Design
- Short Hills** - Home Renovation
- Chatham** - Home Addition/Renovation
- Peapack** - New Home Design
- Freehold** - Home Addition/Renovation



8,000 sq. ft. home fit into maximum area of 3, 250 sq. ft.

DESIGNING 6 BEDROOM HOME ON 1/2 ACRE SITE

Set on a considerable slope in Short Hills, NJ, within narrow lot lines, lies one of PAI's most challenging projects. The challenge came when their clients asked for an 8,000 sq. ft house that had to fit on a 3, 250 ft footprint. It was up to PAI's designer to incorporate the client's wishes, the towns' laws, and the property's difficulties to create a functional home that blends with the older homes in the neighborhood. A habitable attic and a usable lower-level, spaces that are generally wasted on cramped storage, are now a living room, full bathroom, and 2 bedrooms. In the end, the difficult terrain and small building space inspired the home's most unique qualities: a 10 ft high basement ceiling, a garage beneath the main level of the home, and the sheer fact that a 6 bedroom 6.5 bathroom residence fits on only 1/2 an acre.

French Country Home Continued from Page 1

wood trussed Great room, with a custom 20 ft cut stone fireplace. Once in the Foyer, the three-story, floating staircase invites the client's guest to venture to any level. The exterior of the residence has a perfect blend of stone, brick, stucco, wood, and metal that further enhance the French Country style. Painted wood trusses and brackets, sloped brick chimneys, cantilevered floor sections and bracketed dormers complete the unique residence. A large travertine terrace with a built-in fire pit extends along the entire back of the residence and creates a perfect transition between the home and the natural landscape.



Blend of stone, brick, stucco & wood create desired French Country Style.



Current Progress on French Country house.

The main appeal of the home is its visual mobility. Unlike other larger-scale homes, where guests find themselves lost in a maze of winding hallways and identical rooms, the gallery design utilizes one central hallway that accesses every room in the house. New guests feel welcome as the rounded arches usher them through the 10, 000 square foot residence.

OUR TEAM

Gregory Porraro, President, Porraro Associates, Inc.; Partner, PAI Architect, LLC. is in charge of project estimation, quality control, customer satisfaction, and managing all company budgets. He also oversees field operations for all building sites and creates and reviews all contracts.

Matthew Porraro, Vice President, Porraro Associates, Inc.; Partner, PAI Architect, LLC is a self taught Architect, Builder and Designer. He is co-founder of the New Jersey design-build firm Porraro Associates Inc. (1990) and co-founder of the recently created PAI Architect LLC Architectural firm (2003).

Dean Andricsak, LLC Partner, PAI Architect, LLC has over 12 years experience in custom residential design, including homes up to 20,000+ sq. ft. Prior to moving into custom home design, Dean was involved in the design

and construction of laboratories and testing facilities for 5 years

Ken Bryant, CAD, 3-D Modeling, Web Designer, PAI Architect, LLC has been with PAI since 2000. He is responsible for field measuring and data input, CAD design and editing, 3D modeling and rendering, webpage design and maintenance, and general office IT management.

Debbie Martin, Controller, Porraro Associates, Inc., PAI Architect controls all accounting, insurance and HR related issues. She deals with both the Subcontractors and clients while handling all facets of the financial side of the business.

Kathy Hoffman, Senior Project Manager, Porraro Associates, Inc. joined the company in May of 2005. She oversees the daily activities on site, works with the client on selections, schedules sub contractors, completes estimates and proposals for the addi-

tional work that the clients request, solves problems on site, and works with the architects throughout the construction process.

Rich Jackson, Project Supervisor, Porraro Associates, Inc. is an on-site project supervisor, carpenter, and mechanic. He has worked for PAI since 2002, supervising and coordinating all aspects of the building process. He also does finish carpentry and fine tunes the home's details.

Marci Taylor, Administrative Assistant, Porraro Associates, Inc. joined PAI in Sept. 2004 after many years in the Financial and Software Development Industries. Marci's duties include support the PAI professional staff for all administrative and marketing tasks.

Leigh Ann Zangara, Intern Architect, PAI Architect is currently pursuing her Bachelors of Architecture at NJIT. Her primary tasks include drafting and construction drawings.

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Specialty Buildings: Continued from page 1



3-D modeling of PAI pool house, complete with office, billiard room, kitchen & fireplace.

builders. A floor specialist was hired to design the court's shock-resistant floor, but the rest of the building's design is controlled by PAI. The polished wooden floor and clerestory style windows serve as evidence that the attention to detail apparent in PAI's homes is not missing in its exterior specialty projects.

it additions, detached garages, studios, boat or pool houses, basketball courts or other sports areas. No matter what the structure, PAI will provide the same quality and innovative techniques as they do in their most intriguing home designs.

PAI also designed a pool house on a property with an already existing home. The 1800 sq. ft. pool house, which includes an office, billiard room, kitchen, library, great room, and fire place. It blends with the existing home, serving to situate the pool area comfortably onto the property.

Whether you are currently using PAI to design a new home or if you have an existing home, PAI will work to meet all of your specialty building needs. You can choose anything, be

OTHER CURRENT WORKS



Open, walk-in pool house.



Saltbox roof line on current PAI construction.