



project portfolio

housing



LAN
LAN ASSOCIATES

ENGINEERING
PLANNING
ARCHITECTURE
SURVEYING

SINCE 1965



WHO WE ARE LAN ASSOCIATES

LAN Associates is one of the most dynamic full-service architectural and engineering firms in the Metropolitan area. LAN has been providing its clients with superior professional services for more than fifty years. With a staff of skilled and experienced professionals, we provide our community with sustainable, practical, and inspirational solutions. Our core philosophy is dedicated to three principles: expertise in design, dedication to our clients, and innovation that serves our clients' needs and transcend future generations.

We employ over ninety architects, engineers, design professionals, field observers, and administrative staff. LAN is responsible for over \$250 million worth of construction per year for educational, hospitality, healthcare, federal, municipal, industrial, ecclesiastical, and private clients. LAN is an employee owned company and a category 6 Small Business Enterprise (SBE) with offices located in Midland Park, NJ; Goshen, NY, and Philadelphia, PA.

OUR CLIENTS

HOUSING

- Asbury Tower Senior Citizens
- Atlantic City Housing Authority
- Carteret Housing Authority
- Christian Health Care Center
- Colony Apartments
- Englewood Housing Authority
- Guttenberg Housing Authority
- Harrison Housing Authority
- Housing Authority of the County of Morris
- Kingston Housing Authority
- Linden Housing Corporation
- Morristown Housing Authority
- New Rochelle Municipal Housing Authority
- Newark Housing Authority
- Paterson Housing Authority
- Phillipsburg Housing Authority
- Pleasantville Housing Authority
- Poughkeepsie Housing Authority
- Secaucus Housing Authority
- Somerset Condominiums
- South Amboy Housing Authority
- Springpoint Communities
- The Housing Authority of Bergen County
- The Housing Authority of the Borough of Cliffside Park
- The Housing Authority of the Town of Dover
- The Plaza Condos
- Woodridge Housing Authority

OUR SERVICES:

CAPITAL IMPROVEMENTS



ARCHITECTURE

Our list of architectural services include complete design services (programming, schematic design, design development, construction documents, and specification writing) for major renovations and interior finish upgrades.



M/E/P UPGRADES

We provide full-service mechanical, electrical, and plumbing design upgrades to increase overall energy efficiency and to reduce operational costs.



BATHROOM/ADA UPGRADES

Our range of services includes replacement of interior finishes, plumbing fixture replacements, lighting upgrades, and reconfigurations to meet ADA guidelines.



SITE WORK DEVELOPMENT

Site work typically undertaken includes parking lot layout design and maintenance, retaining wall repairs, drainage improvements, swimming pool rehabilitation, landscaping and playground upgrades.



ROOF/WINDOW/DOOR REPLACEMENTS

We provide various capital improvement services including replacements and upgrades to roofing, windows, balconies, doors, and building envelopes (including masonry repointing and repairs).



CONSTRUCTION ADMINISTRATION

Our in-house construction administration team oversees the entire construction process to ensure cost control, quality assurance, and meets schedule milestones.



SITE WORK DEVELOPMENT



CONSTRUCTION ADMINISTRATION



MECHANICAL UPGRADES



MASONRY REPAIRS



the colony

LAN Associates was hired by The Colony to renovate their existing 5000+ square foot lobby. The lobby was transformed to frame views combining the beauty of nature from the front and expansive views of the NYC skyline from the rear.

As one approaches the entrance of the building, the exterior front windows, comprised of butt-glazed glass, seamlessly allowing a glimpse into the interior atrium, was relabeled as an 'Art-trium.' This Art-trium highlights four large contemporary canvases, a modern hanging sculpture and various pops of color to provide a gallery space throughout.



Further combining nature and contemporary styles, the north lobby wall was designed as a waterfall of slate to bring the look and sound of the Hudson River into the space. Sustainable materials were used where possible with the porcelain floor being made of recycled material and the lighting was converted to all LED lighting.

The elevator exterior walls are comprised of stone while the interior walls are made of glass.

Using the charcoal grey with pops of red and yellow, the color scheme provided both the simplicity and the elegance desired. Two seating areas, one to either side of the concierge desk, contain large comfortable chairs for residents. Between each of the two seating areas is a fireplace, that brings a sense of warmth to the lobby environment.





the vista

LAN Associates provided the final phase of development at Christian Health Care Center's proposed independent living facility, The Vista at Christian Health Care Center. This full-service facility will house 199 independent living apartments with many amenities common to a modern CCRC including wellness center, pool, exercise rooms, spa-type facilities, auditorium, library, craft rooms, and several retail shops such as a beauty shop, bank and convenience stores for the exclusive use of the residents. LAN is involved in all phases of planning and design, and will see the project through to completion.



The 500,000 sf building was designed to have eight levels, with only three-stories at any given point. Also included in the new facility is under-building parking for all residents and one mile of on-site roadways.

Unique to this project, The Vista was designed on the border of two New Jersey counties and two different towns. This required permitting for each town and county as well as two board approvals. A new realigned county roadway will be constructed along with a new signaled intersection that will lead to the main entrance of the community.





asbury tower

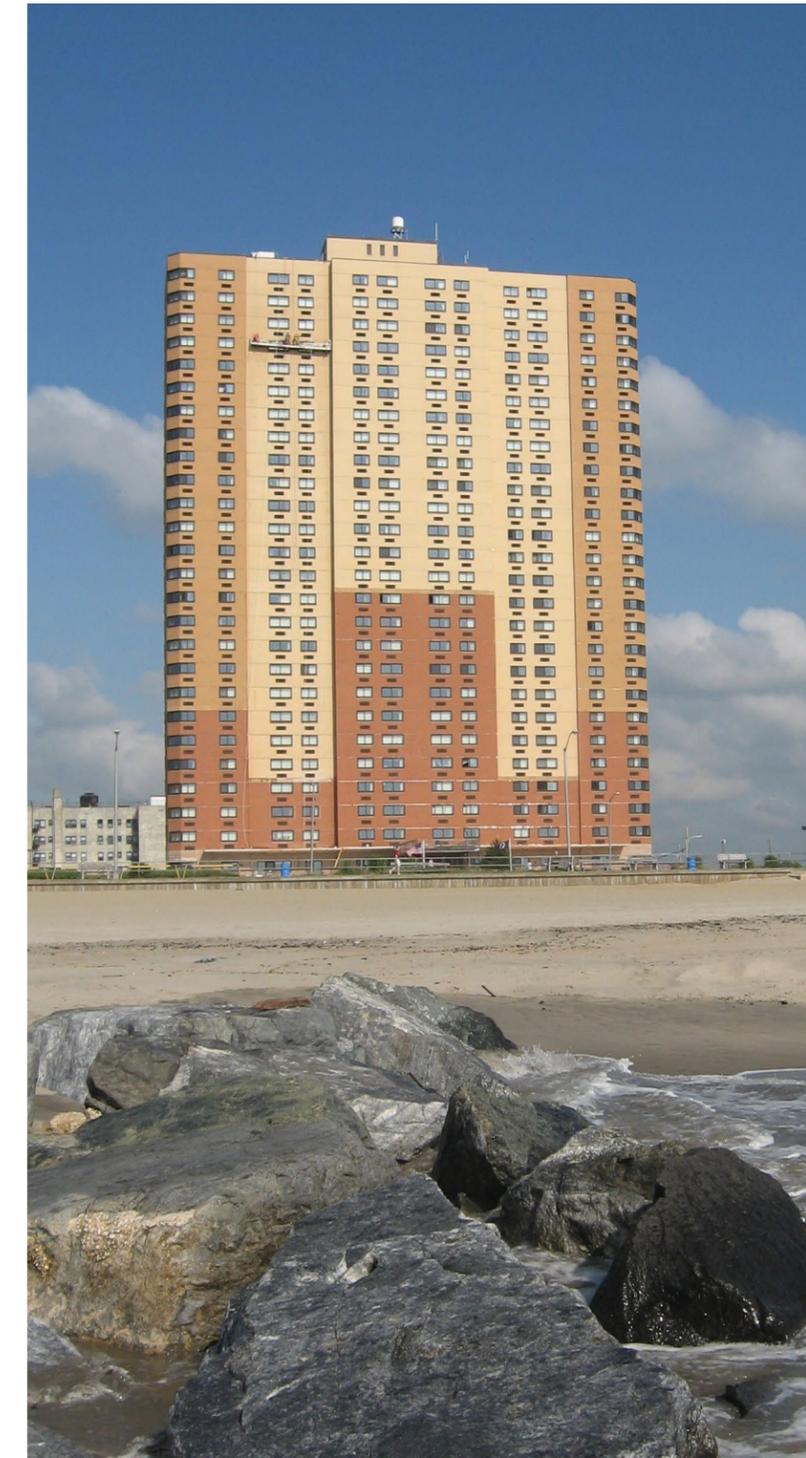
LAN Associates was retained to design a new exterior cladding system for the 26 story, Asbury Tower senior housing. The existing CMU backup and brick veneer cladding failed after only 35 years. The design of the new exterior wall system had to account for the building location and included resistance to hurricane force winds and the damaging effects of salt water due to its ocean front site. Additional complications to the project included the height of the building, winds during construction, and maintaining occupancy during construction.

The new design features a light gauge metal framed back-up wall assembly with a breathable air/moisture barrier, an innovative flashing system at the relieving angles and a new brick and cast stone veneer. To further increase the building efficiency, all the exterior windows were replaced as well as the installation of new energy efficient Package Terminal Air Conditioning units (PTAC) in the apartments. These new units replaced the existing baseboard heating units and through-wall sleeve air conditioners to conserve energy usage and to shed electrical load as required.

Full time construction observation services were provided to document and maintain the quality of all installed exterior/interior materials and labor included in the scope of work. This project was coordinated with the requirements of the New Jersey Housing and Mortgage Finance Agency (NJHMFA) and the NJHMFA Green Homes Office and is in compliance with Energy Star Requirements for the Balanced Housing & Low Income Tax Credit program.



Other work included HVAC units and exhaust fans, new VCT floors, kitchen cabinets and appliances, bathroom renovations including new fiberglass shower enclosures and fixtures and expansion of the existing limited sprinkler/fire suppression system to a fully sprinklered building.





the atrium

LAN Associates provided comprehensive MEP design and construction administration services for The Atrium. Services included mechanical design, electrical design, domestic water supply and sanitation water design.

The residential facility is considered a “high-rise” building necessitating stringent life safety design standards and a customized fire protection system. LAN engineers designed a specialty fire protection system representing an addressable fire alarm system, emergency voice/alarm communications system, emergency generator, diesel fire pump, emergency responder radio coverage, fan purge system and elevator recall system. Monitoring and control of the equipment is located in the Fire Command Center (“FCC”) located on the ground floor level near the building entrance. Power for the FCC equipment, receptacles & lighting are connected to the buildings’ emergency power system.

The HVAC system comprised of a central water cooled chiller and hot water boiler system where water is circulated to all apartment fan coil units and communal spaces. Particular cooling towers and HVAC equipment was installed to increase energy efficiency and optimization and to reduce operational costs.



FAST FACTS RED BANK, NJ | COMPLETED 2012 | ENGINEERING & CONSTRUCTION ADMINISTRATION



parkside senior

LAN Associates provided construction administration services to Franklin Township Housing Authority for the new Parkside Senior condominium complex. The building design and unit mix is a three story, star-certified low rise building that provides 60 single bedroom units along with 10 two bedroom units for eligible residents who are 55 years of age or older. Additional space included a new community building and office space for the Franklin Township Housing Authority. Construction Administration services included on-site inspections to determine conformity with plans and specifications, overseeing the quality of work performance, weekly written reports, weekly meetings with the architect and developer, and monthly progress reports to ensure the project stayed on budget and schedule.

FAST FACTS SOMERSET, NJ | 100+ UNITS | COMPLETED 2011 | CONSTRUCTION ADMINISTRATION



LAN also provided construction administration services to Parkside Family, an entity of Franklin Township Housing Authority. The building design of Parkside Family includes a mix of 35 duplex units that includes 4 single bedroom units, 10 two bedroom units, 52 three bedroom units, and 4 four bedroom units designed specifically for families. The complex also includes a large community building for family gatherings. All of the units are energy star and LEED certified. Construction Administration services included similar responsibilities as to Parkside Senior, particular highlights cover cost control, quality assurance, and schedule control.

