

17147 Fourth Section Road
Clarendon, New York



Client:

ULREDC
312 State Street
Rochester, New York

Owner Contact:

Mrs. Carolyn Vitale
(585) 454-5710

Architect: Glasow Simmons Architecture

Principal-In-Charge: Dan Glasow
Project Architect: Dan Glasow

Design Consultants:

Mechanical/Electrical Engineers: CW Engineering
Civil Engineers: Corneles Engineering, PC

Construction Cost: \$1,187,926

Schedule:

Design: 10 Weeks
Construction: 8 months
Completion: June 2011

Project Description:

The project is phase II on this site and consists of the construction of a new independent senior apartment facility containing 10-units and amenities, including a lounge and laundry. A community building was provided as part of phase I. The building is one-story, wood-frame construction, slab on grade with a Type 5A construction classification. The units are all one bedroom with 1 fully accessible unit and 9 adaptable units, which includes 1 visually impaired unit. The work also included site improvements, electrical, plumbing, heating and ventilating. The exterior uses the combination of vinyl siding, including cedar impressions and provides gable projections and a front porch to give the building an aesthetically pleasing street presence.

Scope of Services:

Design services included development of floor plans and elevations that met the owner's requirements for unit count and mix, along with the desired ancillary spaces. Floor plans, elevations, section, square footage calculations, outline specification, energy analysis and ResCheck were all provided for the funding application process. Construction documents were provided for construction, permit and bidding. Construction administration services were provided throughout the full construction process, including job meetings, site visits, shop drawing review and as-built coordination.