

# Meadowside Apartments II

Multifamily Housing – Penn Yan, NY  
100 Carpenter Lane  
Penn Yan, New York



## Client:

Conifer Realty LLC  
183 East Main Street  
Rochester, New York

## Owner Contact:

Mr. Tim Fournier  
(585) 324-0500

## Architect: ADG Architecture

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

## Design Consultants:

Mechanical / Electrical Engineers: ..... McClain Engineering  
Civil Engineers: ..... Beardsley Design Associates

**Construction Cost:**            \$2,810,702

## Schedule:

Design: ..... 12 Weeks  
Construction: ..... 8 Months  
Completion: ..... December 2004

## Project Details:

Square Footage (8 unit buildings): One bedroom ..... 6,524  
Two bedroom ..... 7,668  
Three bedroom ..... 10,044  
Community building ..... 1,652  
Unit Count : ..... 40 Units

## Project Description:

The project consists of the site development and construction of a new multifamily apartment complex consisting of 6 buildings containing 40-units and a community room with all amenities. The residential buildings are two-stories, wood-frame construction, slab on grade with a Type 5A construction classification. The units are a mix of one, two and three bedrooms with 3 fully accessible units and all remaining first floor units are adaptable. The work also included site improvements, electrical, plumbing, heating and ventilating. Each unit has its own porch or balcony.

## 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, energy analysis and outline specification 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.