

# Bayshore Apartments

Multifamily Housing – Brewerton, NY  
9455 Chalkstone Course  
Brewerton, New York



## Client:

Baldwin Real Estate Corporation  
1950 Brighton-Henrietta Townline Road  
Rochester, New York

## Owner Contact:

Mr. Bill Durdel  
(585) 272-7760

## Architect: Glasow Simmons Architecture

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

**Construction Cost:**        \$4,836,000

## Schedule:

Design: ..... 9 Weeks  
Construction: ..... 13 Months  
Completion: ..... December 2011

## Project Details:

Square Footage (14 buildings):Multifamily ..... 7,090  
(1building):Senior ..... 23,552  
Unit Count : ..... 186 Units

## Project Description:

The project consists of the renovation multifamily apartment complex consisting of 14 multifamily buildings containing 162-units, 1 senior building containing 24-units, a community room, an office and laundry. The multifamily residential buildings are three stories and senior building is two-stories, wood-frame construction, slab on grade. The units are a mix of one and two bedrooms with 11 fully accessible units throughout the complex. The work included window and door replacement, new siding, restrain railings, new pressure treated posts, interior finishes, site improvements, electrical, plumbing, heating and ventilating. Each multifamily unit has its own porch or balcony.

## Scope of Services:

Design services included input of existing plans and elevations through field verification and the development of floor plans for the handicap units, common space and office space. Proposed floor plans, elevations, schedules, interior elevations, square footage calculations, detailing and specification were all provided for construction documents. Proper documentation was provided for Rural Development review, city permit review and bidding. Construction administration services were provided throughout the full construction process, including job meetings, site visits, shop drawing review and as-built coordination.