

Oak Street Senior Apartments

Independent Senior Housing – Fulton, NY

205 Oak Street
Fulton, New York



Client:

Edgemere Development
400 Andrews Street, Suite 400
Rochester, New York

Owner Contact:

Mr. John Oster
(585) 325-1450

Architect: ADG Architecture

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

Design Consultants:

Structural Engineers: Jensen Engineering
Mechanical / Electrical Engineers: Wyffels Engineering

Construction Cost: \$1,354,283

Schedule:

Design: 12 Weeks
Construction: 10 months
Completion: February 2004

Project Description:

The project consists of the conversion of the existing three story historic schoolhouse into a senior apartment facility containing 12-units and amenities. The existing building is wood-frame construction, with exterior masonry bearing walls. The design approach was to minimize changes to the building exterior and accommodate the mixed use program as efficiently as possible while retaining important historic features of the interior, especially in the original corridors. The building had several structural deficiencies which meant reframing and stabilizing portions of the floor framing. The project introduced a one story addition on the parking lot side of the building providing an accessible grade level entry. Existing wood windows were refurbished and exterior spaces maintained the original ceiling heights.

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, site plan, square footage calculations, outline specification and energy analysis 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.

