

Riverknoll @ Radisson Apartments, Phase III

Multifamily Housing – Radisson, NY

8278 Riverknoll Crossing
Radisson, New York



Client:

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

Owner Contact:

Mr. Bill Durdel/Mr. Gregg Firster (585) 272-7760

Architect: Glasow Simmons Architecture

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

Design Consultants:

Structural Engineers: Jensen Engineering
Mechanical / Electrical Engineers: CW Engineering
Civil Engineers: Plumley Engineering

Construction Cost: \$9,168,000

Schedule:

Design: 8 Weeks
Construction: 14 Months
Completion: December 2015

Project Details:

Square Footage (10 unit buildings): One bedroom..... 26,884
Two bedroom..... 39,380
Three bedroom..... 10,264
Unit Count:80 Units

Project Description:

The site development and construction of ten, eight-plex apartment buildings consisting of (80) one, two and three bedroom units. The two-story, eight-plexes were constructed slab on grade, wood framing and trusses. HVAC included high-efficiency, gas-fired, forced-air furnaces and exterior condensers for cooling. The buildings are sprinklered for fire protection. Twelve of the first floor units are Type A, (fully accessible). Twenty six of the first floor units are Type B, (formerly adaptable) and four of the Type B units were wired for hearing and visually impaired tenants. The project also includes site work with grading, utilities, site drainage, landscaping, parking, driveways, sidewalks, lighting and signage. The project incorporates NYS, HCR's design guidelines, LEED for Homes and Energy Star requirements.

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, ResCheck, 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.