

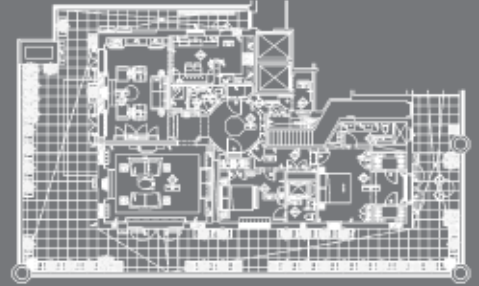


*Building A “Bridge” in Tuxedo Park*

Tuxedo Park, a gated village 40 miles outside of Manhattan, was established in the late 19th century as a luxury resort. Many of the residences were designed by influential architectural firms of the Gilded Age including Delano & Aldrich, Carrere & Hastings, and McKim Mead & White. The village became famous for its high-profile residents, beautiful homes, and grand events. (In fact, the evening dress for men now popularly known as the “tuxedo” takes its name from Tuxedo Park, where it was said to have been worn for the first time in the United States, at the annual Autumn Ball of the Tuxedo Club). In recent years, the village has witnessed a revival; aging homes once abandoned, have been restored, bringing the secluded village back to its original splendor as a quiet refuge close to Manhattan.

I-Grace has worked on several projects in Tuxedo Park, including the ongoing restoration of a carriage house for which we are now constructing a complex driveway. But this is no ordinary driveway. The driveway is, in fact, a “bridge” made of layers of engineered fill and geo-grid fabric, which acts as a soil stabilizer, spanning a ravine

over two stories deep. Carved into 200 cubic yards of rock, the soil “bridge” is contained by two tiers of Rosetta Hardscape, which is an engineered, interlocking, architectural grade pre-cast concrete retaining wall system. This unique designable approach combines the subtlety of naturally weathered stone with the security of interconnected concrete blocks that weigh an average of 220 pounds per square foot of face. This innovative system allows the constructed walls to reach heights never before seen without structural reinforcement. The lower wall is now complete and the upper wall remains under construction. Building this driveway required a year of extensive engineering and logistics planning by Project Executive Tim Hanes and the entire I-Grace Team.



## COMPLETED PROJECT

I-Grace recently finished work on a two bedroom penthouse on the Upper East Side. The residence, which is a Pied-à-Terre for the principal of an international architecture firm, boasts views of Central Park and the Whitney Museum from its 2,000 square foot, wrap-around terrace. The terrace floors and matching planters are made of the highly durable and environmentally-friendly Brazilian Ipê hardwood. The terrace is ideal for entertaining—a built-in grill is situated in one corner and planters line the outside of the terrace, providing privacy and shade for the owners and their guests.

The residence is equally enjoyable indoors. The entrance feeds into an octagonal gallery with custom-inlaid onyx floors. The living room and kitchen both have brand-new hardwood floors which were hand-scraped by artisans to give the floors a rustic and worn texture. The master bath of this classically-styled penthouse is outfitted in pink marble and the walls are decoratively painted to give the illusion of marble-cladding. In the living room, I-Grace installed a brand-new coffered plaster ceiling and custom millwork throughout the main living spaces.

The gut renovation was completed on an accelerated schedule in roughly seven months. Congratulations to Brad Butler, Project Executive, Ben Nathan, Project Manager, and John Menzie and David Manuel, Site Superintendents, for their hard work on this project.

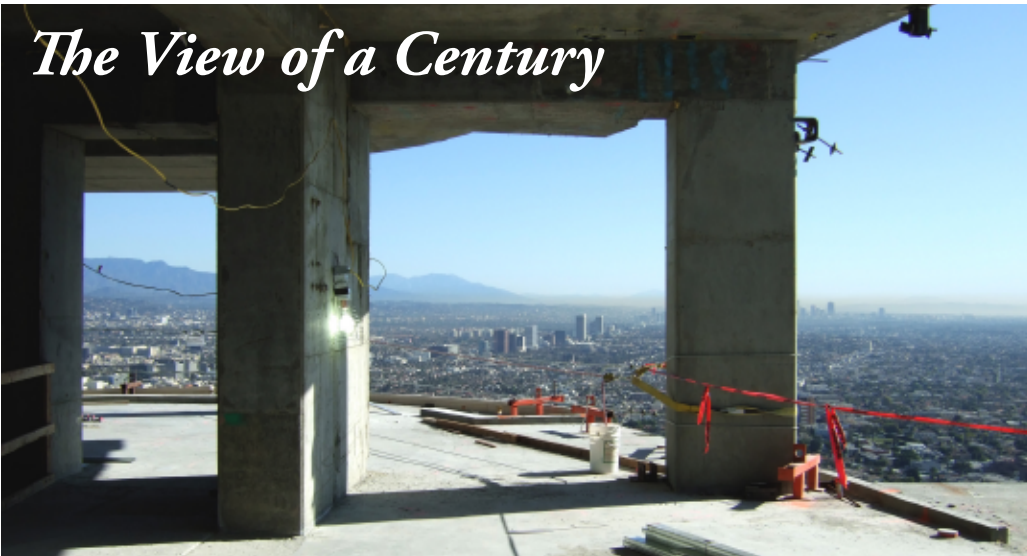


## Green Living

### An Environmentally Sound Way to Sleep

We are extremely busy in Service this season working on a variety of projects throughout the New York area. One of the more unique projects entailed conceptualizing and designing an environmentally friendly, custom king size bed for a client looking to create a soundproof sleeping environment. Service Managers Mike Gerosa and Monica Falzon oversaw the bed's fabrication, which was performed by one of our craftsmen, Mike Firetneau. The visible portions of the bed were constructed of Bamboo coated with a tung oil finish that contained no VOCs. Framed panels, insulated with recycled denim, were installed at the headboard and canopy to help reduce sound. Acoustical lined draperies will be fabricated by the client's sub-contractor and mounted at the bed's perimeter to create a sanctuary from the clamor of the West Village streets below.

### The View of a Century



I-Grace began pre-construction on a 5,000 square foot half-penthouse in "The Century," the new elliptically shaped, luxury condominium tower designed by Robert A.M. Stern Architects. From the penthouse, the owners will be able to enjoy unobstructed, panoramic views from downtown Los Angeles to the Catalina Islands. The interior design is in progress under the very careful eye of LA-based Interior Designer, D. Crosby Ross. The condo's core and shell has been built by Related Development and I-Grace will complete the interior build out. Construction will begin in January of 2010 with occupancy planned for Fall 2010.

## COMPANY NEWS



President Obama and Ian Hanes at graduation

*Congratulations to the class of 2009:*

- Tim Hanes' son Ian received a degree in Political Science and Economics from the U.S. Naval Academy
- Lolly Mozersky graduated from the Executive M.B.A. program at Columbia University
- Andon George's son Alexander received a degree in Sports Management from New York University

## NEW ADDITIONS

- Andon George, AIA, recently joined the firm as a Senior Project Manager, Project Development. Andon spent over twenty years at Butler Rogers Baskett where he was the Interiors Studio Director
- Scott Jeffrey, our newest Estimator, comes to I-Grace from Liebhaber Construction where he was both an Estimator and Project Manager
- Melanie Charlton-Fascitelli has joined the Business Development team as a consultant. Melanie is the Founder and President of Clos-ette, a custom closet design company

## IN OUR NEXT ISSUE

- A closer look at the completion of an Upper East Side townhouse
- A beachfront escape in Laguna Beach, California

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