

## **Narrative Scope of Work**

The residential assemblage (Grand 1-3) contains a total of 138 units ranging from studios to 3 bedrooms, as well as a rear yard tenant recreation space. The first floor on Grand 1 contains the residential entry, elevator and lobby in addition to a separate nonprofit space, which will prove to be an asset to the surrounding community.

Grand 2 and 3 are 100% residential. The Cellar and First floors (varies by buildings) include mechanical rooms, a trash room, a tenant laundry room with social seating space as well as an exterior rear yard gathering space, which is partially paved and partially sodded and landscaped to allow for a variation of activities. The structural system is primarily masonry CMU bearing walls and concrete plank floor and roof slabs. A continuous spread footing will be utilized as the building foundation.

The exterior is primarily comprised of brick and EIFS (smooth stucco finish) walls. The building entry base at the façade consists of a canopy for protection, as well as different brick configurations with two tons of brick above which maintains a traditional feel-however the use of contemporary detailing and EIFS system with grid lines give it a modern twist.

All units will be either adaptable or handicapped accessible, with 5% fully adapted for mobility-impaired residents and an additional 2% fully adapted for the hearing and/or vision impaired. The project will be part of the Enterprise Green Communities Program, which will incorporate energy conscious aspects of the building from materiality to using Energy Star environmentally efficient appliances throughout the building as well as NYSERDA's Multifamily New Construction Program.