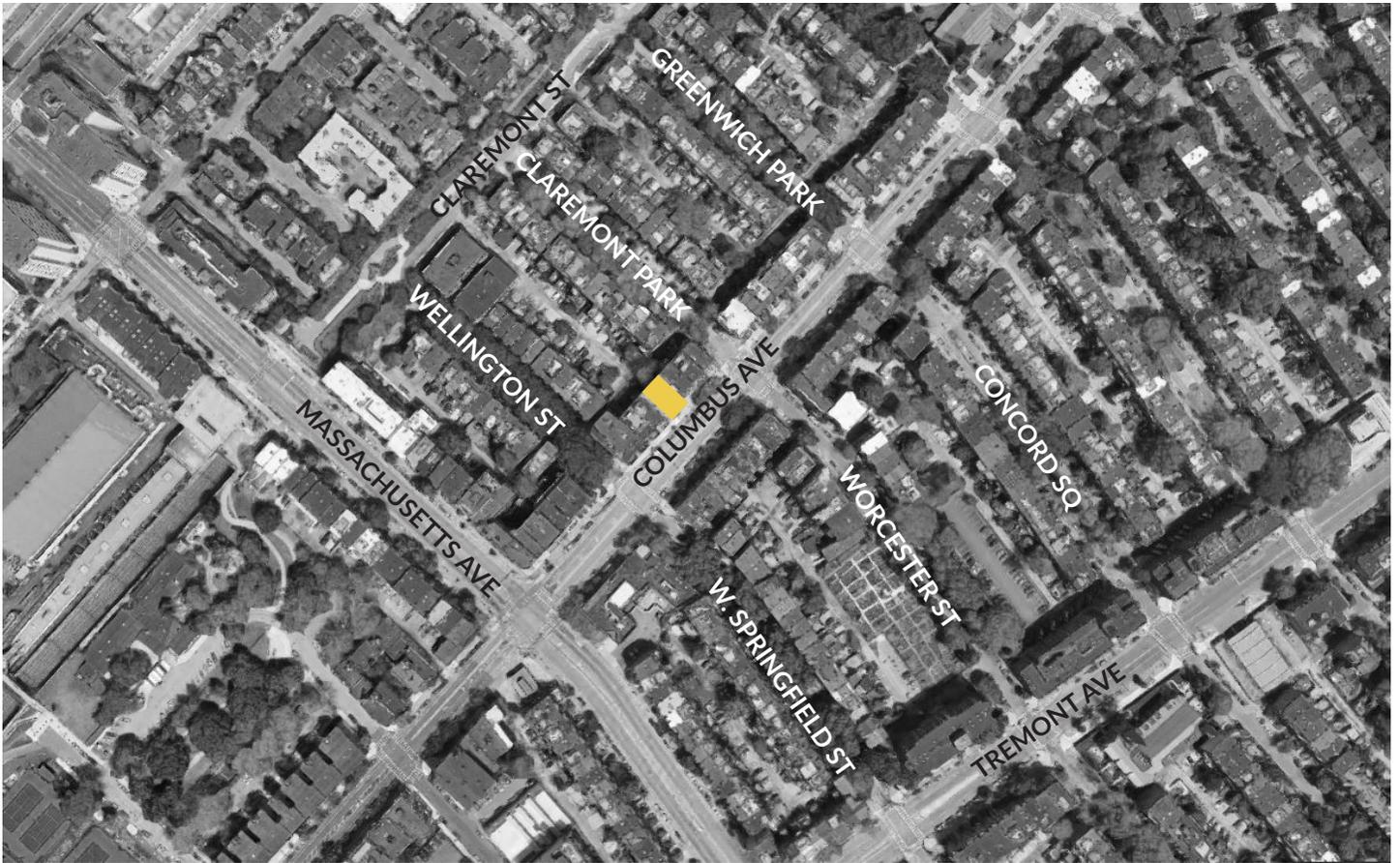


551 COLUMBUS AVENUE







553

551

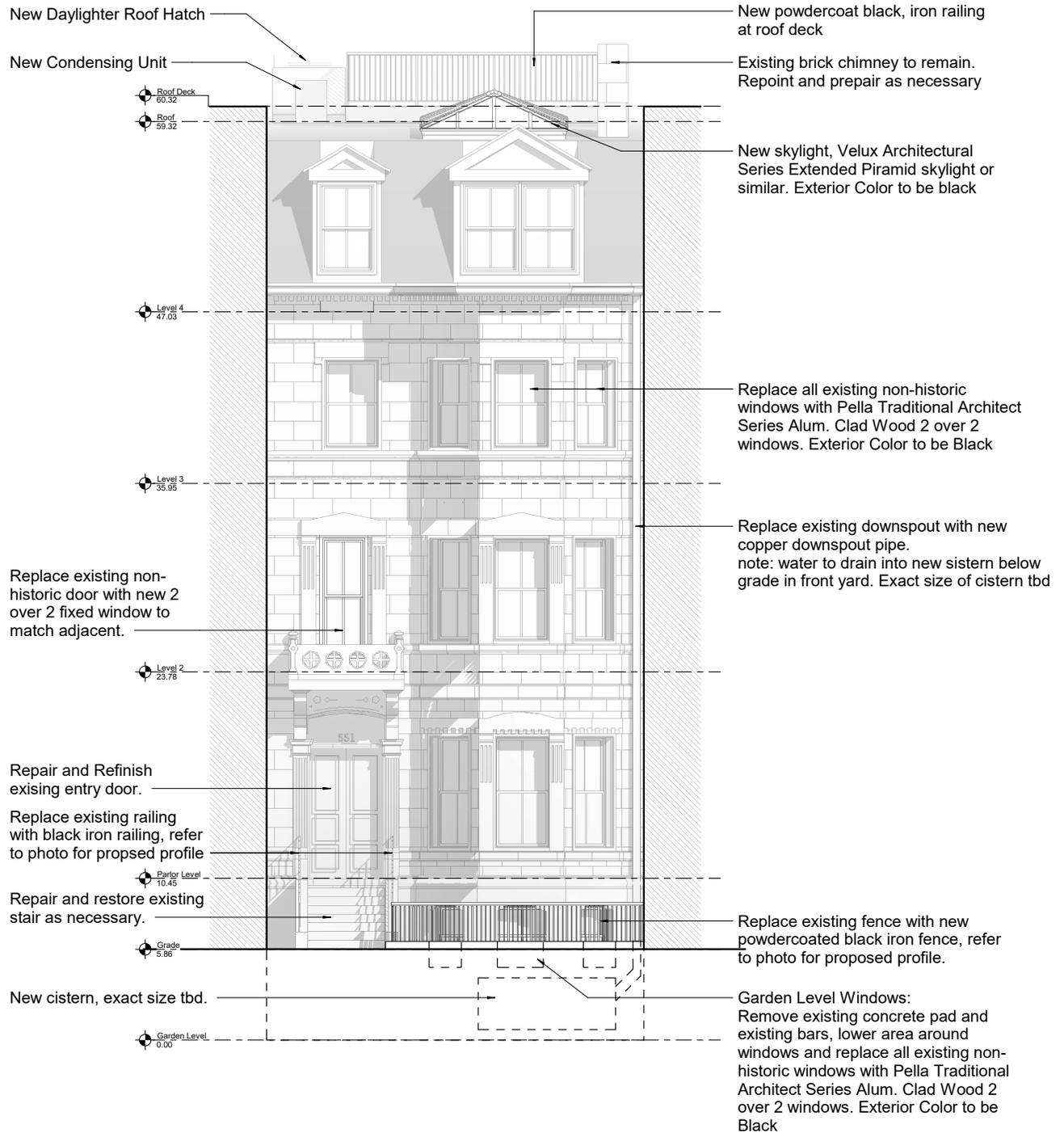
549

SITE PHOTOS



DESCRIPTION OF PROPOSED WORK

1. Clean, repair and repoint existing masonry facades, cornices, and chimneys, as required.
2. Repair and repaint existing brownstone decoration, lintels, and sills as required.
3. Repair and repaint existing wood cornices, corbels and trims as required.
4. Repair and restore existing front stoop as required.
5. Replace existing railing at front stoop to match neighbor's railing, see photo for proposed profile.
6. Repair and repaint existing overhang, corbels and trim at entry as required.
7. Repair and refinish existing front entry door and door hardware.
8. Replace existing wood windows with Pella traditional architect series double hung aluminum clad wood windows with black exterior finish. New windows to be 2 over 2.
9. Remove existing security bars at windows.
10. Replace existing gutter and downspouts with new copper gutter and downspout. Downspout to drain into new sifern installed below grade at front landscaped area.
11. Replace existing rusted and rotted iron fence with new fence to match neighborhood context. Refer to proposed profile photo.
12. Construct new roof deck and Daylighter roof hatch. Refer to attached drawings.



FRONT ELEVATION

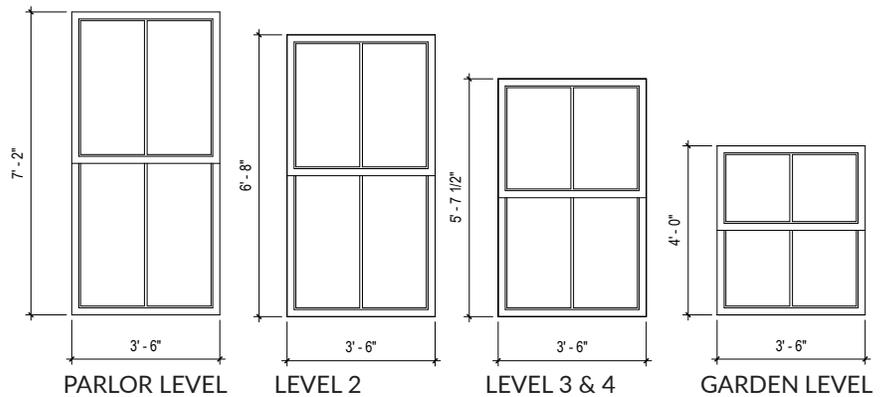


FRONT ENTRY DOOR

EXISTING FRONT ENTRY DOOR TO BE RESTORED & REPAINTED W/ NEW GOLD LEAF STREET NUMBER

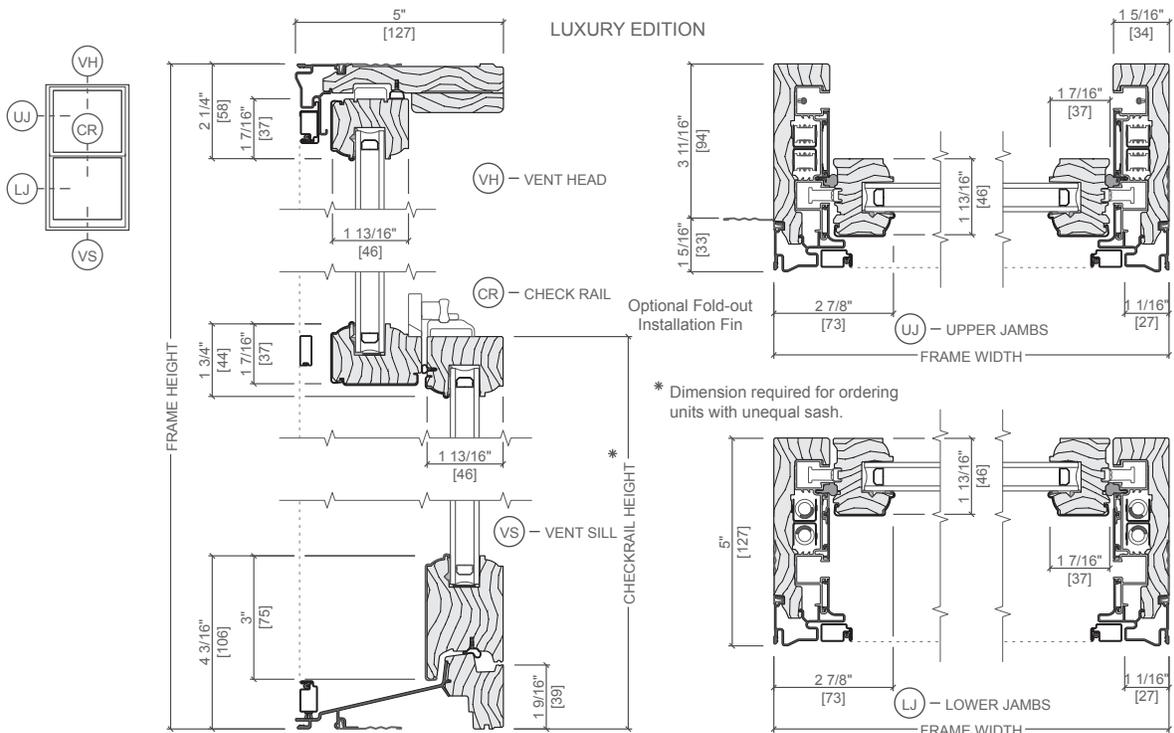
EXISTING GLASS INFILL TO BE CLEANED,
WINDOWS

EXISTING WOOD FRAME WINDOWS TO BE REPLACED WITH PELLA TRADITIONAL ARCHITECTURAL SERIES ALUMINUM CLAD WOOD WINDOWS. PROPOSED WINDOWS TO BE 2 OVER 2, WITH BLACK EXTERIOR FINISH



Architect Series® Traditional Hung Window

Unit Sections – Wood Collection





TYPICAL BAY WINDOWS INTERIOR



LEVEL 2 BALCONY DOOR INTERIOR



TYPICAL BAY WINDOW EXTERIOR

ADDITIONAL PHOTOS:



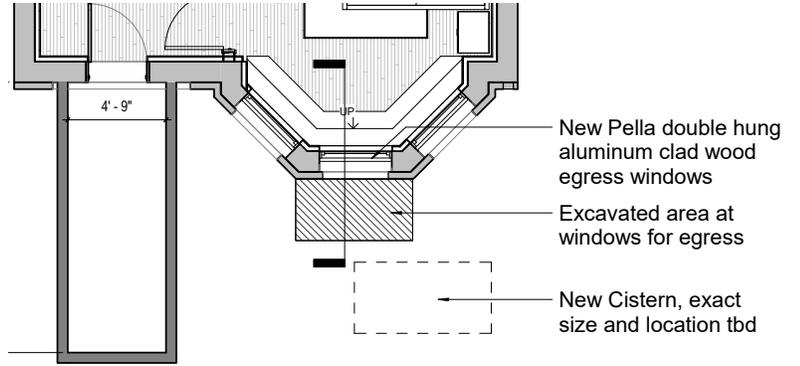
LEVEL 3 BAY WINDOW INTERIOR



PENTHOUSE WINDOW INTERIOR



EXISTING CONDITION @ 551 COLUMBUS



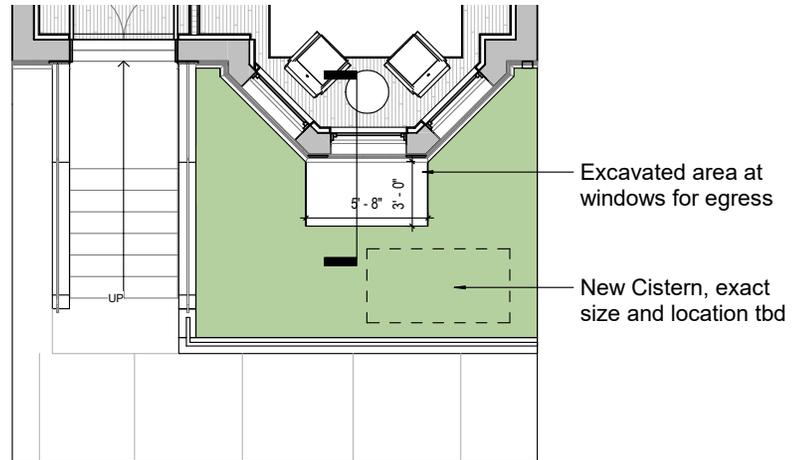
PROPOSED PLAN @ GARDEN LEVEL

GARDEN LEVEL EGRESS WINDOWS

- REMOVE EXISTING BARS OVER WINDOWS.
- REMOVE EXISTING CONCRETE PAD /SILL.
- EXCAVATE AREA IN FRONT OF CENTER WINDOW TO A FINISHED DEPTH OF 18".
- LOWER WINDOW SILLS AND REPLACE EXISTING WINDOWS WITH DOUBLE HUNG PELLA WINDOWS TO MATCH ABOVE.



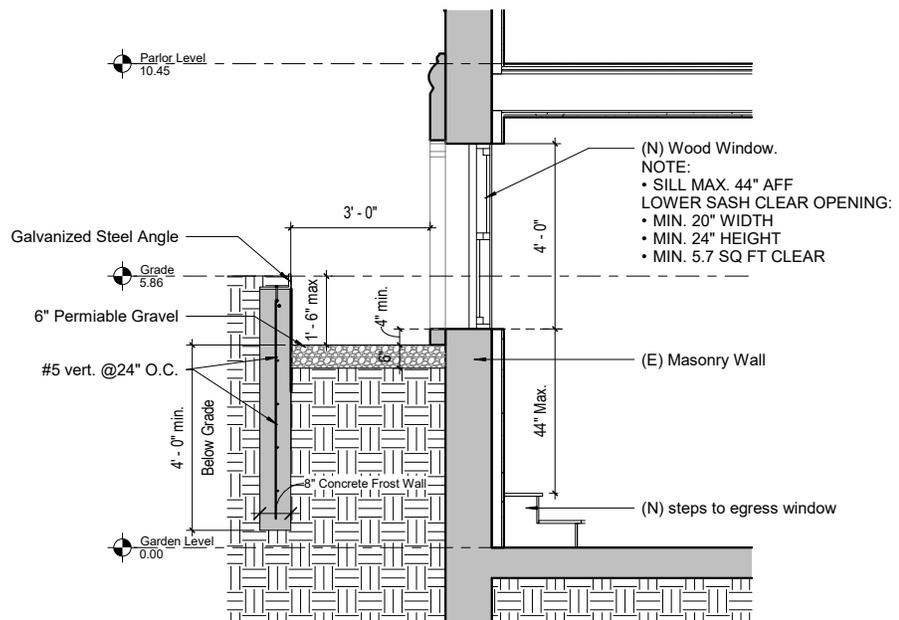
EXISTING CONDITION @ 546, 548 & 550 COLUMBUS



PLAN @ PARLOR LEVEL



EXISTING CONDITION @ 557 COLUMBUS



EGRESS WINDOW SECTION @ GARDEN LEVEL

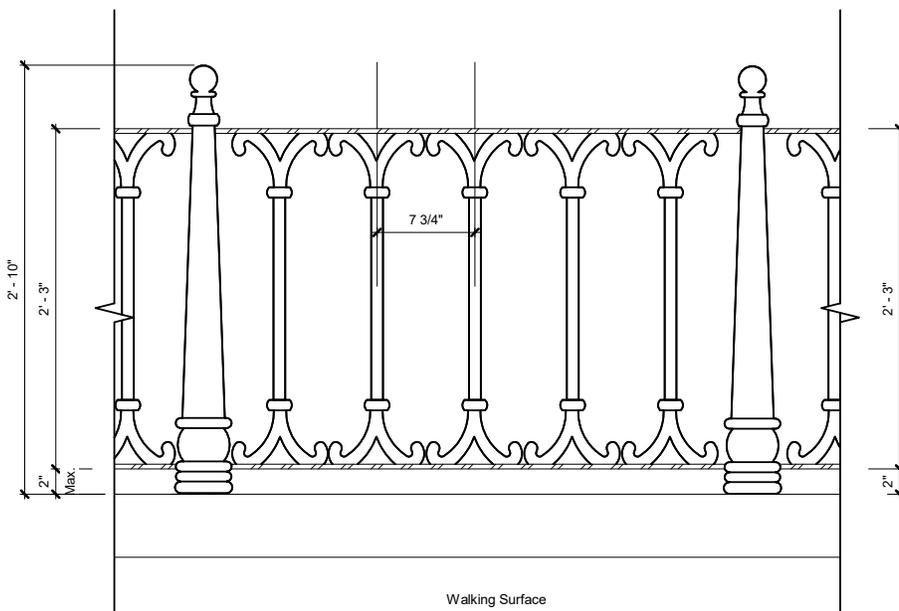
FENCE & RAILING PROFILES



EXISTING FENCE @ 551 COLUMBUS AVE

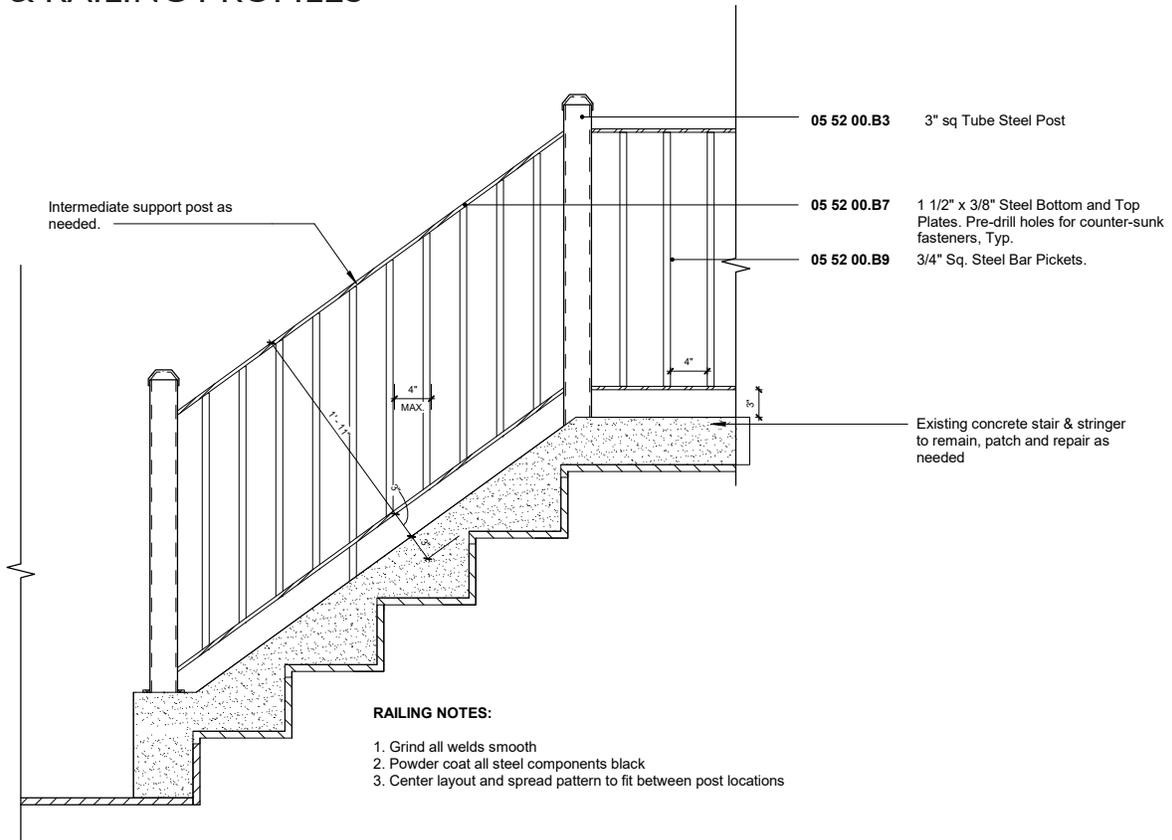


EXISTING FENCE @ 5 CLAREMONT PARK



PROPOSED FENCE PROFILE
@ FRONT YARD PROPERTY LINE

FENCE & RAILING PROFILES



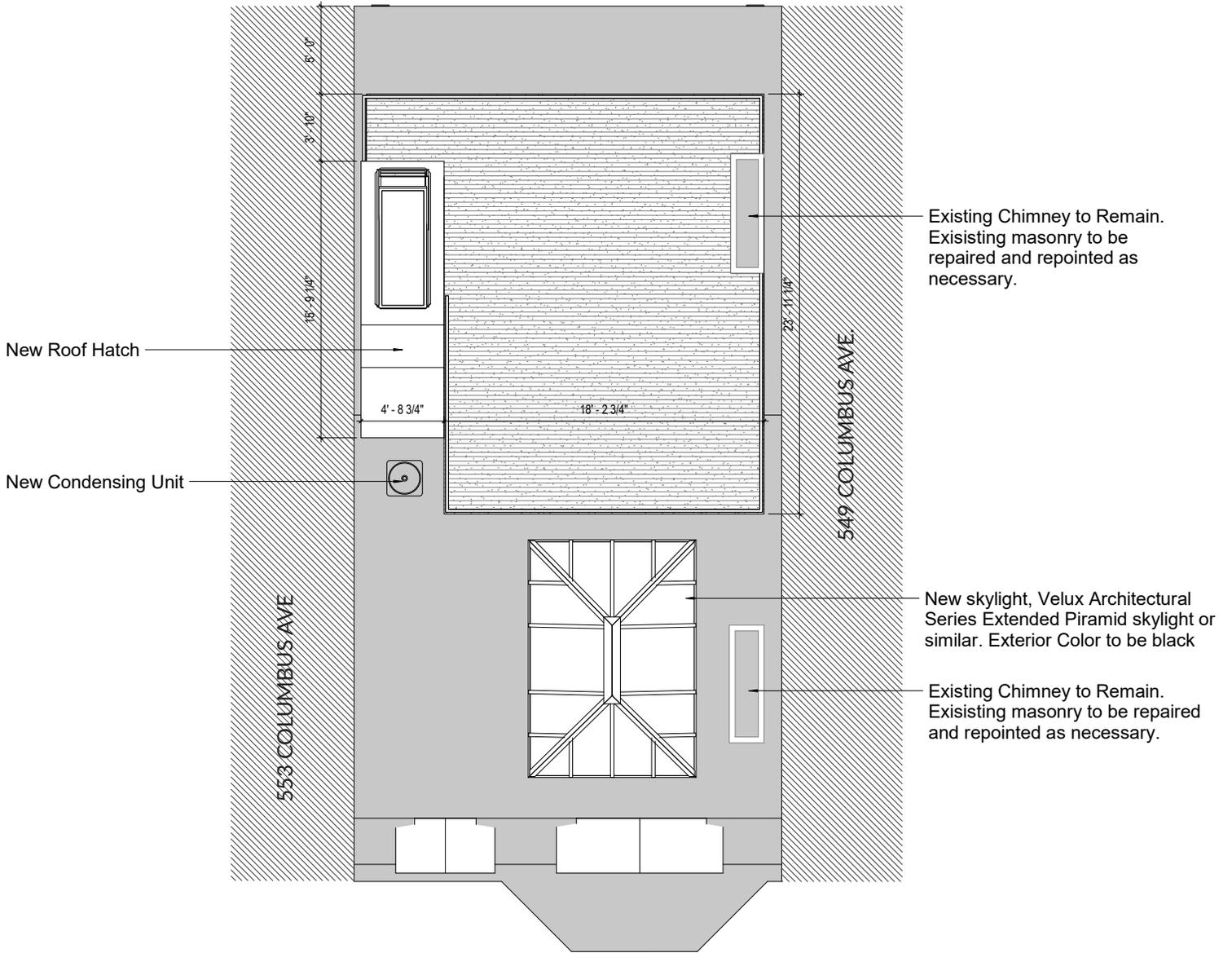
PROPOSED RAILING PROFILE
@ FRONT STEPS



EXISTING RAILING @ 555 COLUMBUS AVE

ROOF

Roof access through new daylighter skylight roof door. 13'-0" x 9'-0" Skylight to be installed.
Deck will be composite decking with black metal picket railing 3'6" off of deck.
Deck is positioned towards back of building to ensure deck railing can not be seen from street.
See additional details on the following page.



ROOF PLAN

ROOF

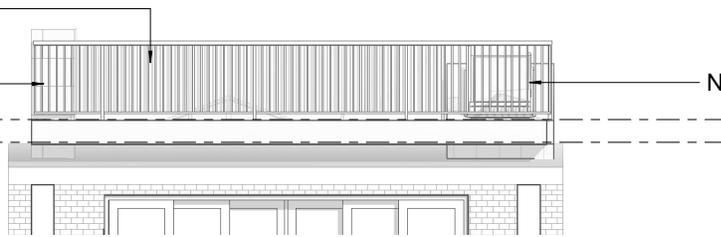
ROOF HATCH

New powdercoat black, iron railing at roof deck

Existing brick chimney to remain. Repoint and repair as necessary

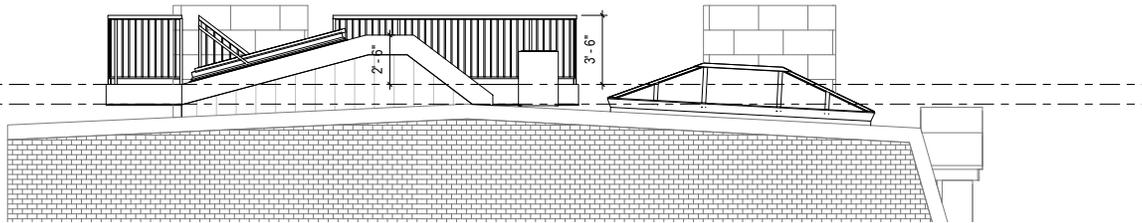
New Roof Hatch

Roof Deck
60.32
Roof
59.32

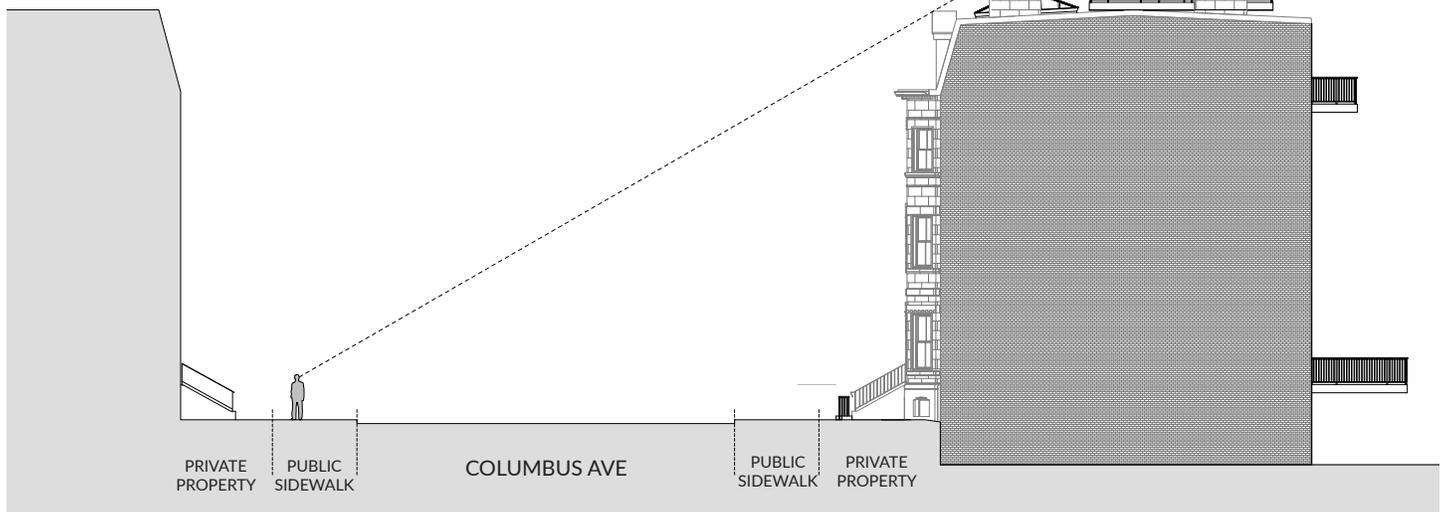


REAR ELEVATION W/ ROOF HATCH

Roof Deck
60.32
Roof
59.32

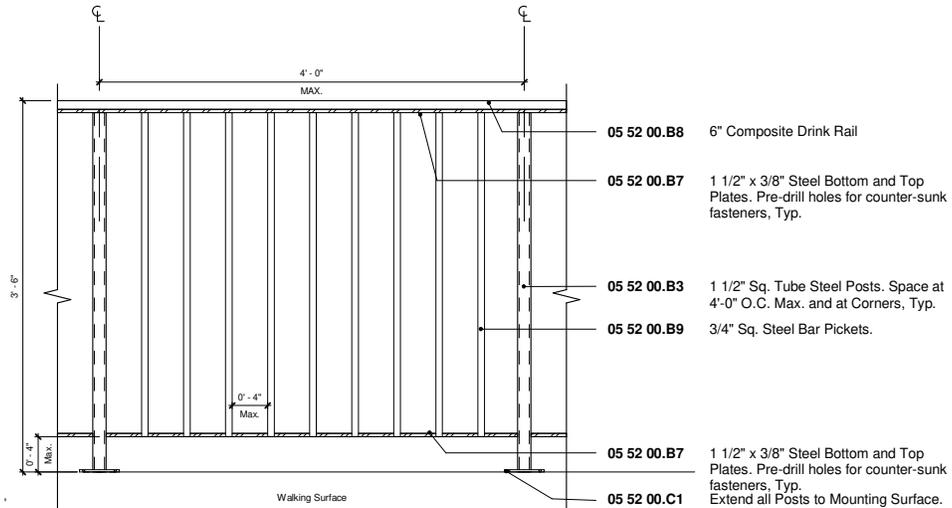


SIDE ELEVATION W/ HEADHOUSE



SIGHT LINE SECTION W/ ROOF HATCH ALTERNATIVE

ROOF



RAILING NOTES:

1. Grind all welds smooth
2. Powder coat all steel components black
3. Center layout and spread pattern to fit between post locations

**RAILING ELEVATION
@ ROOF DECK**