

Project Narrative: Home Renovation & Construction Summary

Property Owner: David Yorrick

Property Address: 50 Gedney Street, Nyack, NY 10960

Exterior Conversions & Main Facade

The most significant structural alterations focus on the **garage conversion** and upper-level window enhancements. The existing garage door will be completely removed and replaced with a permanent wall built from **2x4 framing and matching siding**. To break up the new lower facade and bring natural light into the space, a **new window** will be installed in its place.

Additionally, the front facade will be majorly updated by adding a **second-floor bay window** facing Gedney Street. This expansive architectural addition is strategically positioned to capture panoramic views of the **Hudson River and the Mario M. Cuomo Bridge**, while significantly enhancing both the home's exterior depth and interior lighting.

Entrances & Curb Appeal

The property features significant updates to multiple entry points to elevate its overall curb appeal and architectural presence:

- **Gedney Street Entrance:** A brand **new front entrance door** will be installed to create a welcoming and refreshed primary access point facing Gedney Street.
- **High Avenue Entrance:** The front entrance doors facing High Avenue will receive a major architectural upgrade with the addition of **two updated front column post wraps**, framing the entryway with a substantial, polished look. To complete this elegant entryway, a new **3-foot iron scroll front entrance gate** will be installed.

Rear Yard & Accessibility Improvements

The backyard transition focuses on blending structural stability, security, and elegant hardscaping:

- **Hardscaping & Access:** A **new iron gate** will be installed for enhanced security, opening up to a newly laid **slate stepping stone walkway** that meanders through the rear of the house.
- **Retaining Structure:** To manage the property's grade and enhance the layout, a **36-inch-high retaining wall** has already been successfully constructed.
- **Safety Features:** To complete the structural work around the tiered landscaping and ensure full accessibility, a **3-foot safety handrail** is slated for installation next.