GENERAL NOTES
1. The lines, points, and dimensions shown on this plan are approximate and should be verified to suit the specific requirements of the project.
2. The distances shown in feet are approximate and should be verified to suit the specific requirements of the project.
3. The elevations shown are approximate and should be verified to suit the specific requirements of the project.
4. The land use and zoning designations are approximate and should be verified to suit the specific requirements of the project.
5. The contours shown are approximate and should be verified to suit the specific requirements of the project.
6. The existing conditions are approximate and should be verified to suit the specific requirements of the project.
7. The proposed improvements are approximate and should be verified to suit the specific requirements of the project.
8. The proposed utilities are approximate and should be verified to suit the specific requirements of the project.
9. The proposed grades are approximate and should be verified to suit the specific requirements of the project.
10. The proposed drainage is approximate and should be verified to suit the specific requirements of the project.

SCALE: 1 INCH = 10 FEET
EXISTING CONDITIONS PLAN

LEGEND

UTILITY INFORMATION

EXISTING CONDITIONS PLAN
CIV100
**TYP. HISTORIC WOOD WINDOW NOTES:**

Existing windows are in poor condition and do not function properly. Existing sashes & frames are rotted, warped & caulked/painted shut. Exterior wood trim is similarly deteriorated (please reference existing photographs provided). Therefore, we propose the following:

**FRAMES:**
- All existing historic wood window units to be repaired/refurbished/replaced to match exact profile, proportion & physical makeup (i.e., all wood) of existing.
- Wherever possible, existing historic wood window frames and sashes are to be removed, scraped, sanded, refurbished & reinstalled to ensure successful function.
- Any window that is beyond repair shall be replicated using the same dimensions, profiles, and installation details of the existing historic wood windows.

**GLAZING:**
- All sash glass in existing/replacement historic wood windows to remain single-pane, to match existing style, color & thickness.

**HARDWARE:**
- Exterior hardware to be repaired and reused to ensure proper function. Wherever possible, if existing hardware is beyond repair, historically appropriate replacements will be provided.
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OGB CONCEPT REVIEW SET
AUGUST 11, 2022

REVISIONS

A4.2p

EAST [SIDE] ELEVATION - PROPOSED

PROPOSED WOOD FENCE OVER WHICH REPAIRING WALL
TO MATCH EXISTING WALL

EXISTING WOOD PARKING GATE
TO MATCH EXISTING GATE

PROPOSED GLASS LINK
TO MATCH EXISTING GLASS LINK

EXISTING STONE RETAINING WALL
TO MATCH EXISTING WALL

EXISTING STONE ENTRY DOOR
TO MATCH EXISTING DOOR

EXISTING YOOD FENCE OVER DRIEM RETAINING WALL
TO MATCH EXISTING FENCE

EXISTING STONE RETAINING WALL TO BE REPAIRED
PROPOSED ADDITION W/ NATURAL BRICK TO MATCH EXISTING

EXISTING HOUSE W/ WOOD SIDING TO BE REPAIRED/REPLACED & PAINTED, AS REQUIRED
EXISTING NATURAL BRICK TO REMAIN; REPAIR & REPOINT AS REQ'D.

L.T.

PROPOSED ENTRY CANOPY W/ INTEGRAL HANDRAIL IN HOT ROLLED STEEL
EXISTING ENTRY DOOR TO BE REPLACED

EXISTING YOOD PARKING GATE & POST TO REMAIN

EXISTING CHIMNEY TO REMAIN

EXISTING GRADE SLOPES UP TO RETAINING WALL

TYP. NOTE: ALL SURFACE MOUNTED EXTERIOR CONDUIT & WIRING TO BE REMOVED & RELOCATED INSIDE THE BUILDING

PROPOSED HEDGE TO THE NORTH

T.O. FIN. 1ST FLR. (ELEV. 69.41')
T.O. FIN. EXIST. 1ST FLR. (ELEV. 68.66')
T.O. FIN. 2ND FLR. (ELEV. 79.53')
T.O. FIN. EXIST. 2ND FLR. (ELEV. 79.53')
T.O. FIN. 3RD FLR. (ELEV. 89.05')
T.O. FIN. EXIST. 3RD FLR. BEDRM. (ELEV. 89.05')
8'-10 1/2" FIN.
7'-7 1/4" FIN.
1'-11" FIN.
9'-9 1/2" FIN.
2'-9 1/4" FIN.
11'-3 1/4" FIN.
8'-8 1/4" FIN.
6'-1 1/2" FIN.
10'-1 1/2" FIN.
10'-1 1/2" FIN.
12'-7" FIN.
9" FIN.
B.O. FIN. CEILING
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B.O. FIN. CEILING
10'-1 1/2" FIN.
12'-7" FIN.
9" FIN.
10'-1 1/2" FIN.
12'-7" FIN.
9" FIN.
10'-1 1/2" FIN.
12'-7" FIN.
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10'-1 1/2" FIN.
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