

56 GLOVER STREET, SAG HARBOR



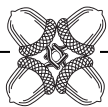
F I N A L
CONCEPTUAL
DESIGN
OCT 4, 2013

HISTORICAL CONCEPTS
ARCHITECTS, PLANNERS & PLACE-MAKERS

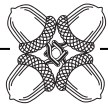
EXISTING CONDITIONS

[illegible]

EXISTING FRONT FACADE

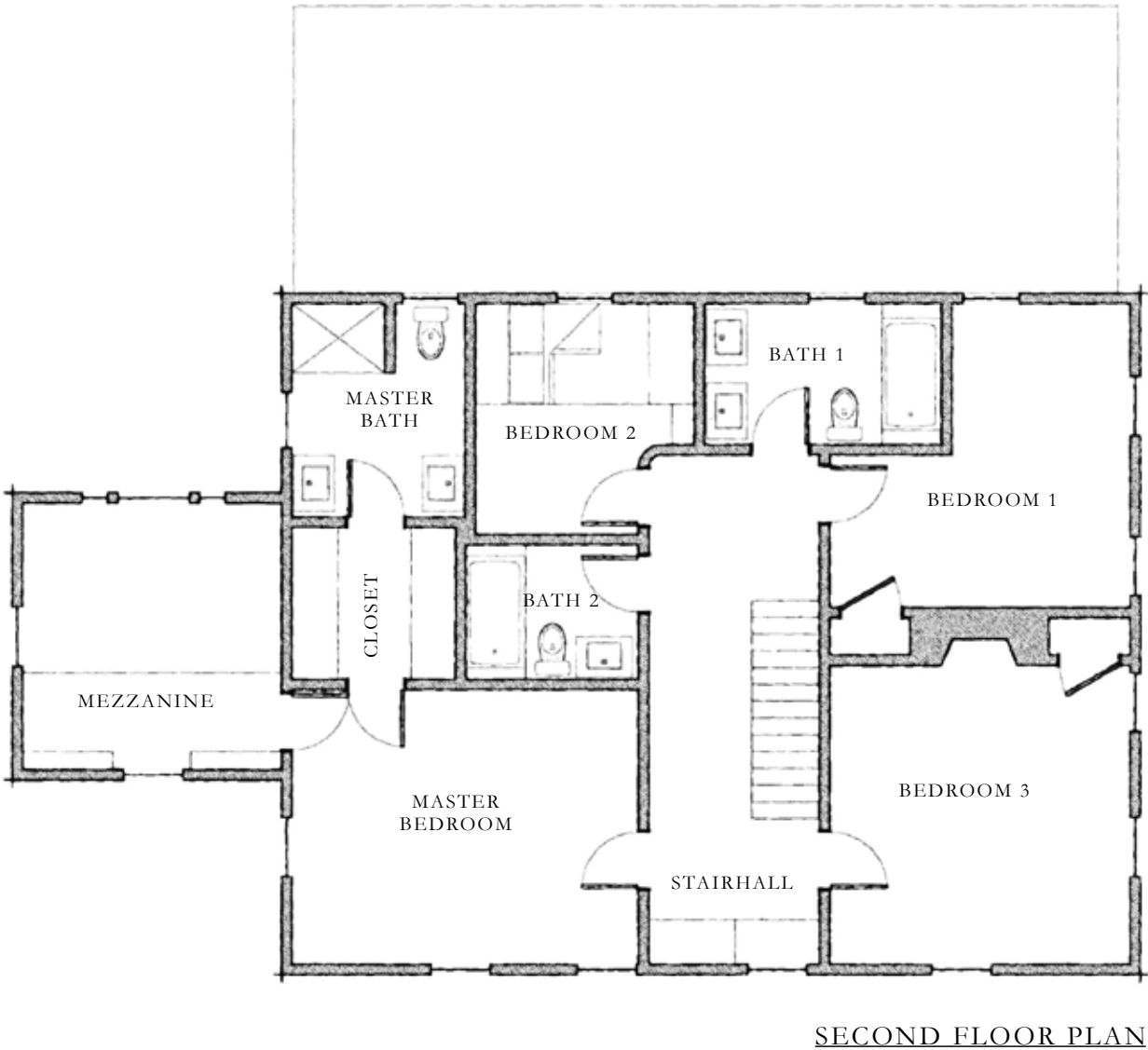
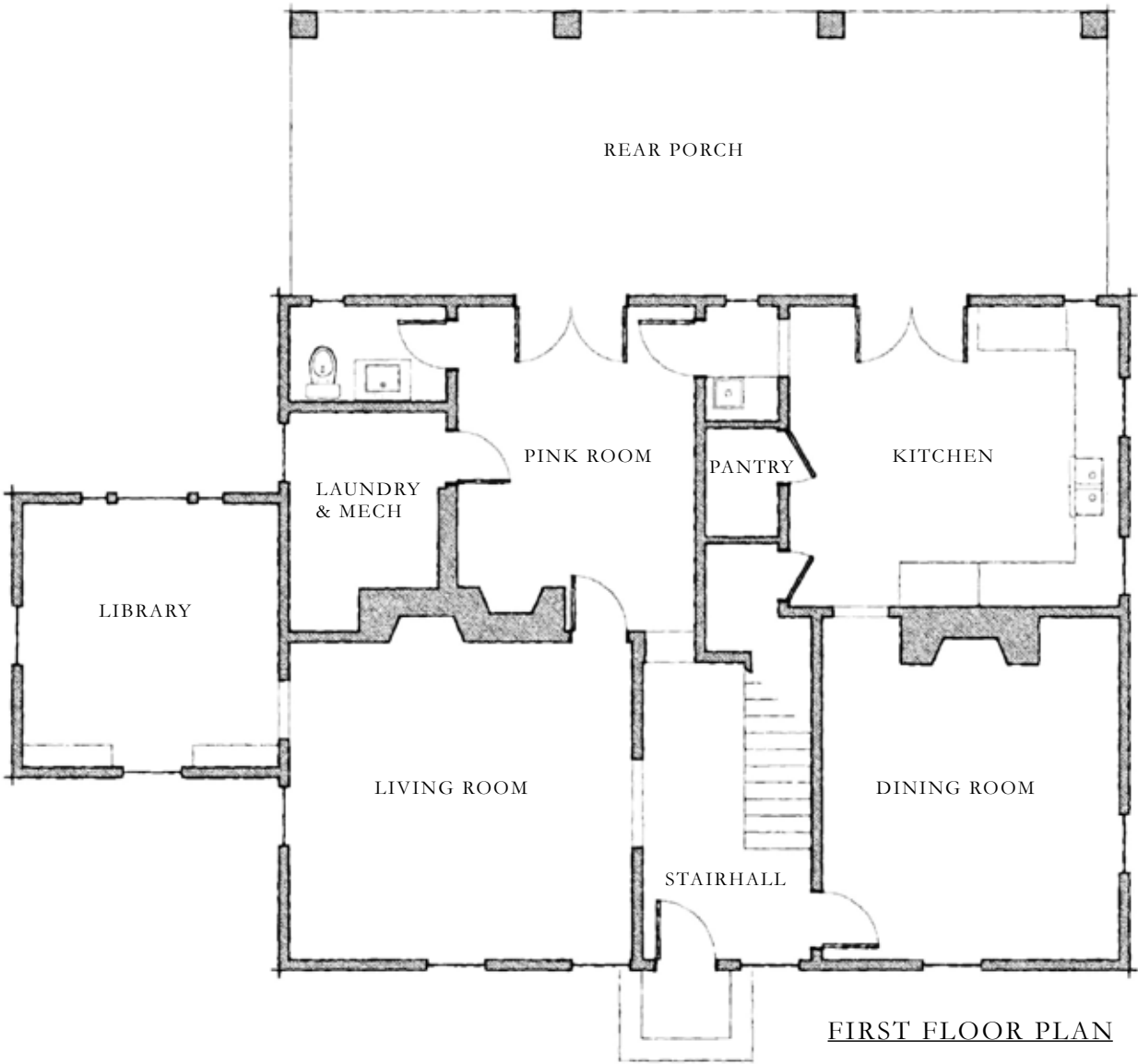


EXISTING REAR FACADE



EXISTING FLOOR PLANS

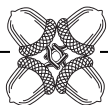
SCALE: 1/8" = 1'-0"



EXISTING AREA:

- MAIN FLOOR CONDITIONED: 1,324 SQ. FT.
- REAR PORCH: 473 SQ. FT.
- SECOND FLOOR CONDITIONED: 1,324 SQ. FT.

TOTAL UNDER ROOF: 3,121 SQ. FT.



EXISTING EXTERIOR ELEVATIONS

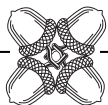
SCALE: 1/8" = 1'-0"



FRONT ELEVATION



RIGHT SIDE ELEVATION



EXISTING EXTERIOR ELEVATIONS

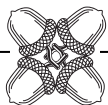
SCALE: 1/8" = 1'-0"



REAR ELEVATION

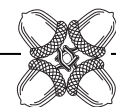


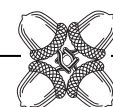
LEFT SIDE ELEVATION

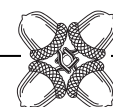
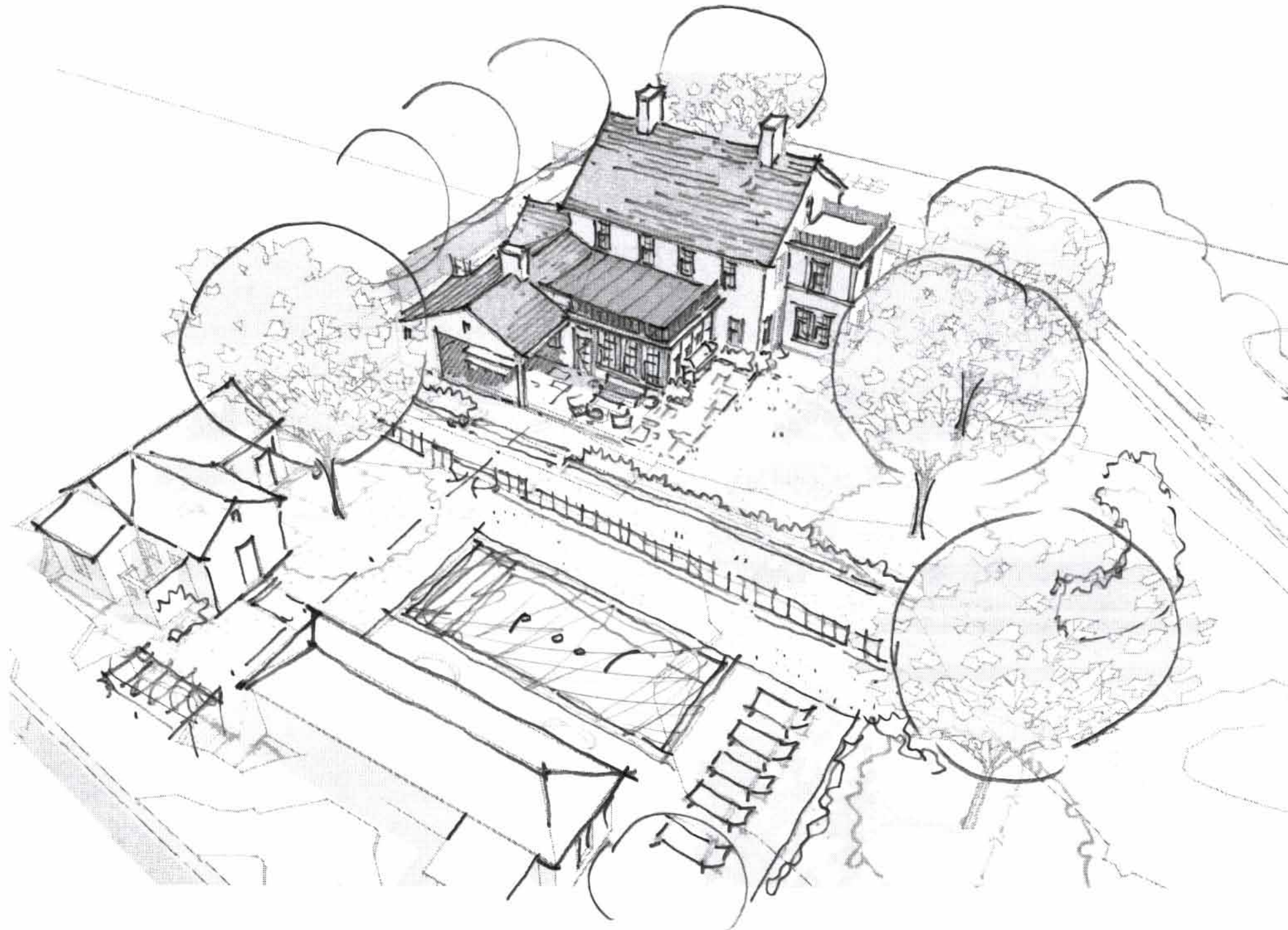


PROPOSED DESIGN

PROPOSED - FRONT PERSPECTIVE

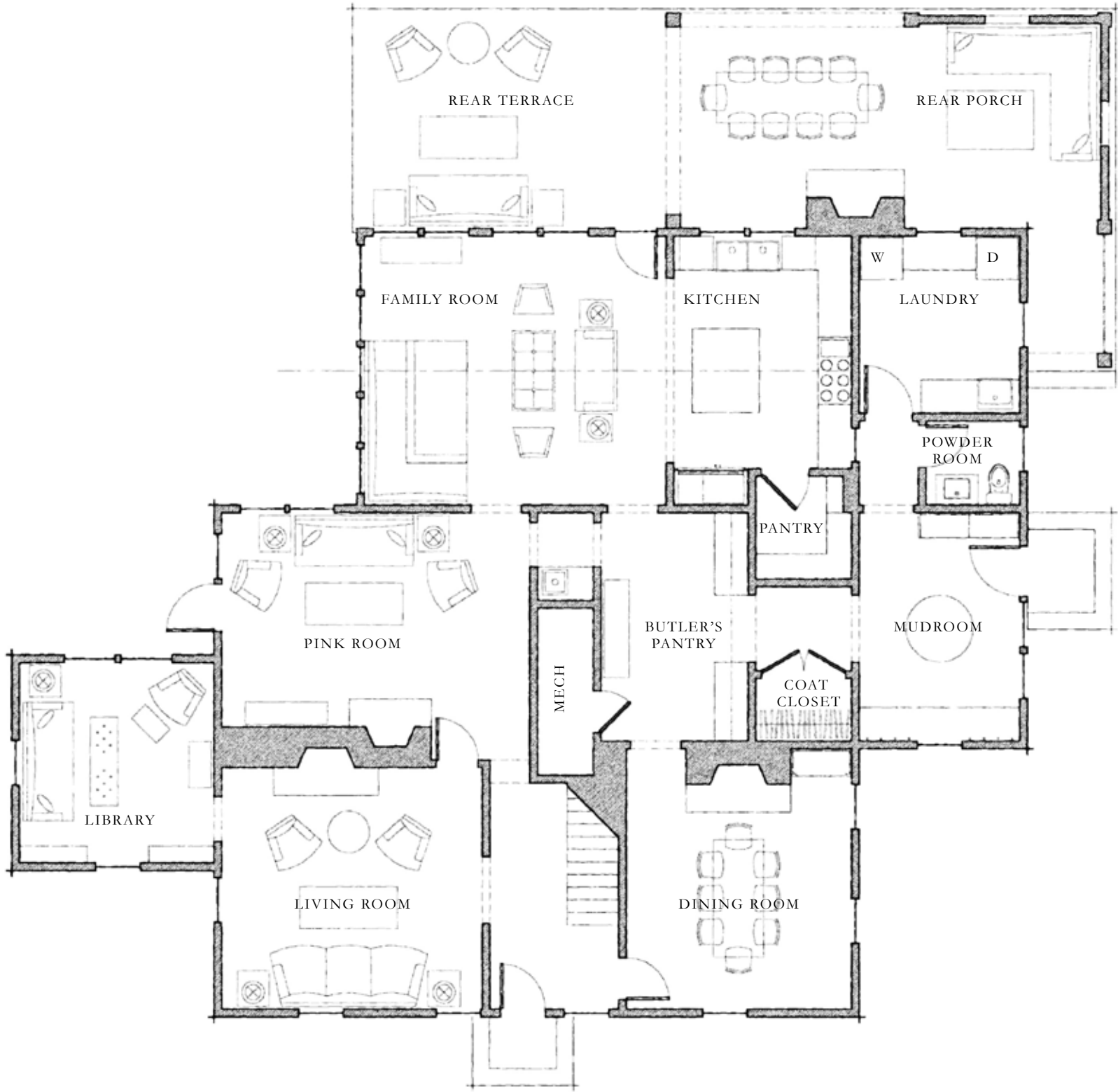






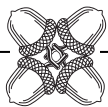
PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



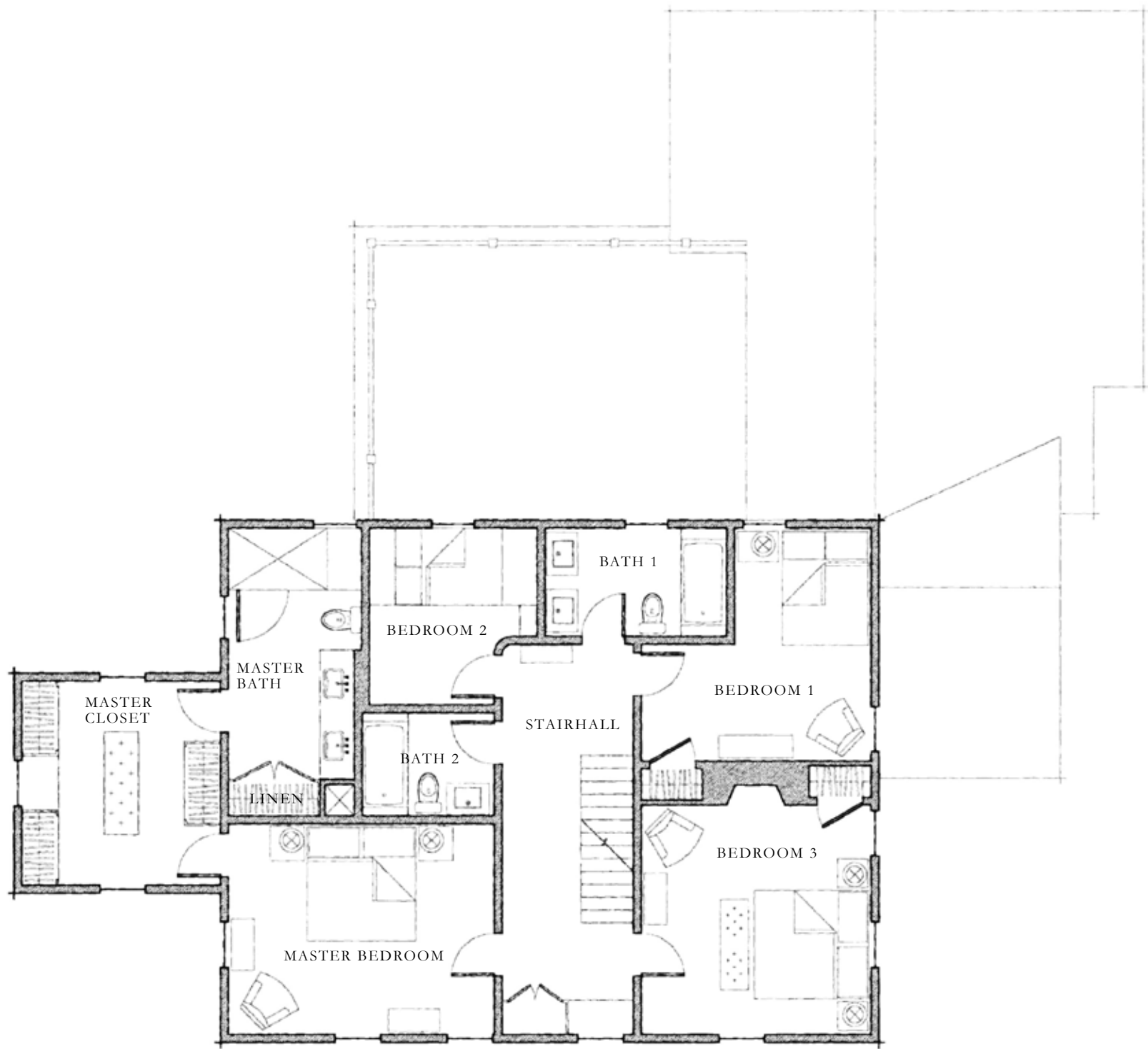
PROPOSED MAIN FLOOR AREA:

NEW CONDITIONED:	802 SQ. FT.
RENOVATED CONDITIONED:	539 SQ. FT.
NEW REAR PORCH:	679 SQ. FT.
TOTAL UNDER ROOF: (IMPACTED BY RENOVATION/ADDITION)	2,020 SQ. FT.
EXISTING TO REMAIN INTACT:	785 SQ. FT.
NEW GRAND TOTAL:	2,805 SQ. FT.

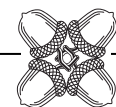


PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

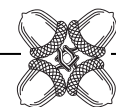


PROPOSED SECOND FLOOR AREA:	
RENOVATED CONDITIONED:	302 SQ. FT.
EXISTING TO REMAIN INTACT:	1,022 SQ. FT.
NEW GRAND TOTAL:	1,324 SQ. FT.



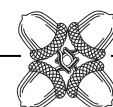
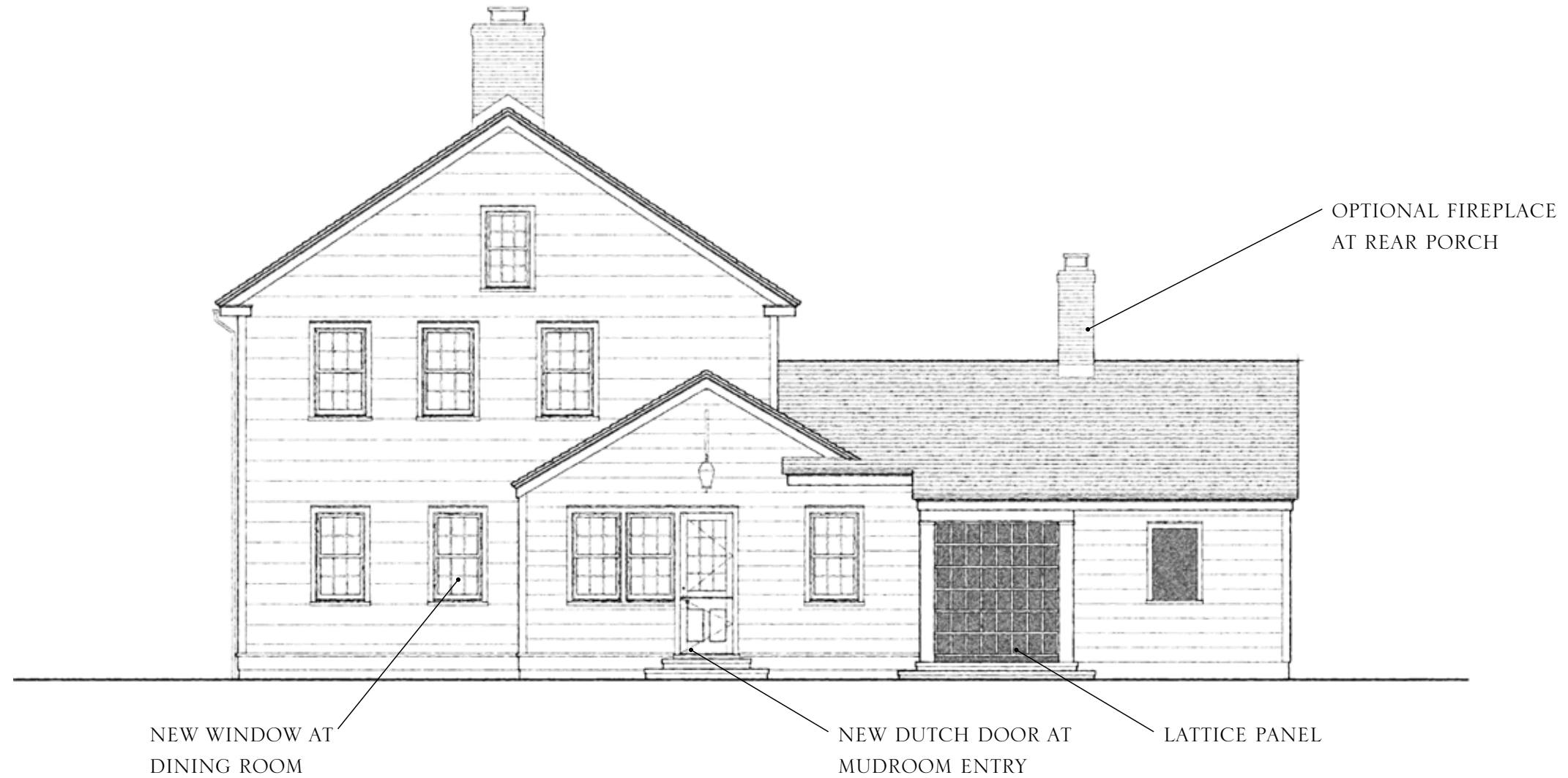
PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



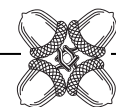
PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



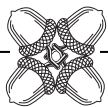
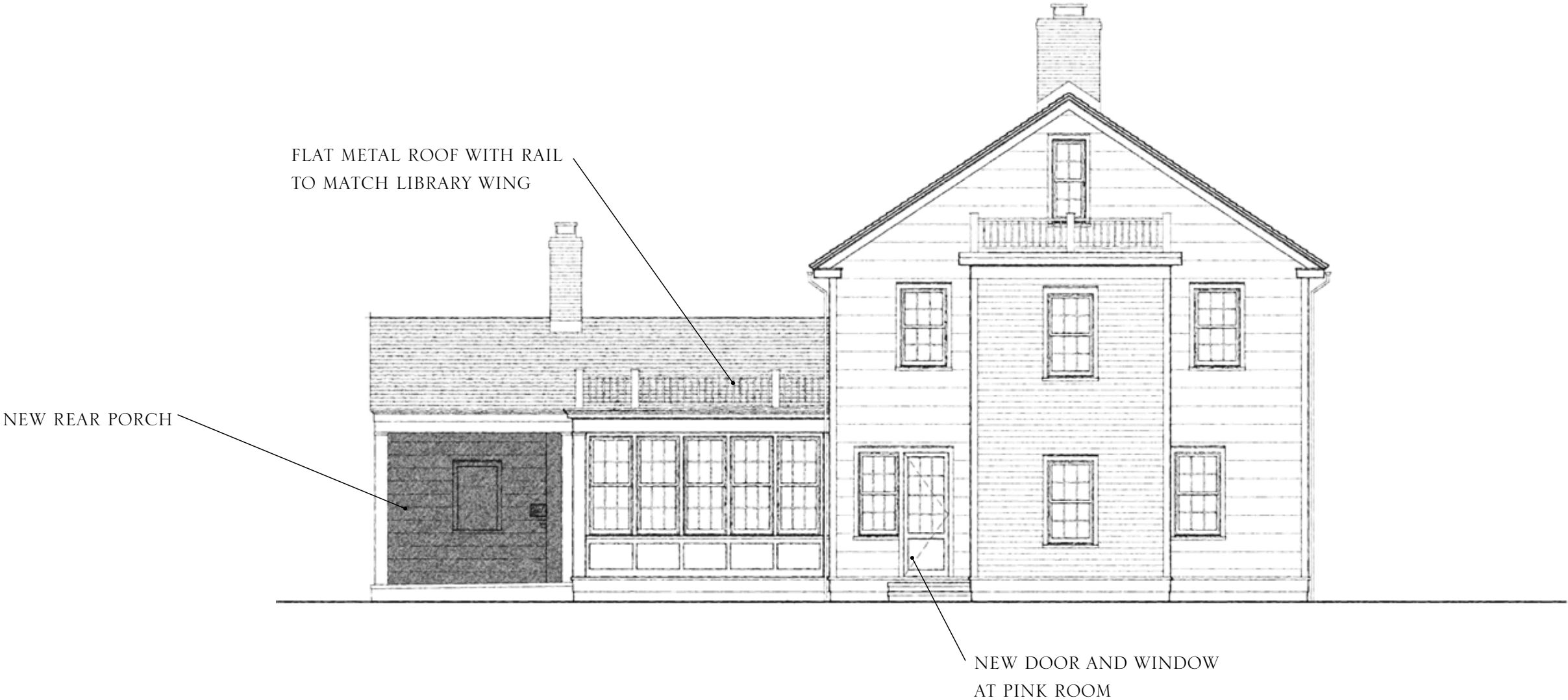
PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

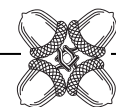


PROPOSED LEFT SIDE ELEVATION

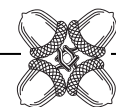
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN - OPTION A
NOT TO SCALE

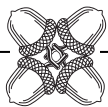


PROPOSED SITE PLAN - OPTION B
NOT TO SCALE

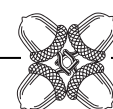


IMAGERY

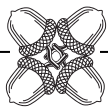
IMAGERY
INTERIOR - MUDROOM



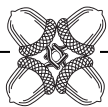
IMAGERY
INTERIOR - KITCHEN & FAMILY ROOM



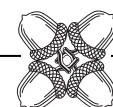
IMAGERY
INTERIOR - BUTLER'S PANTRY & LAUNDRY

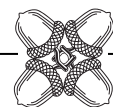


IMAGERY
INTERIOR - MASTER BATH & CLOSET

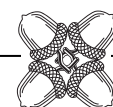


IMAGERY
MAIN HOUSE EXTERIORS

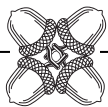
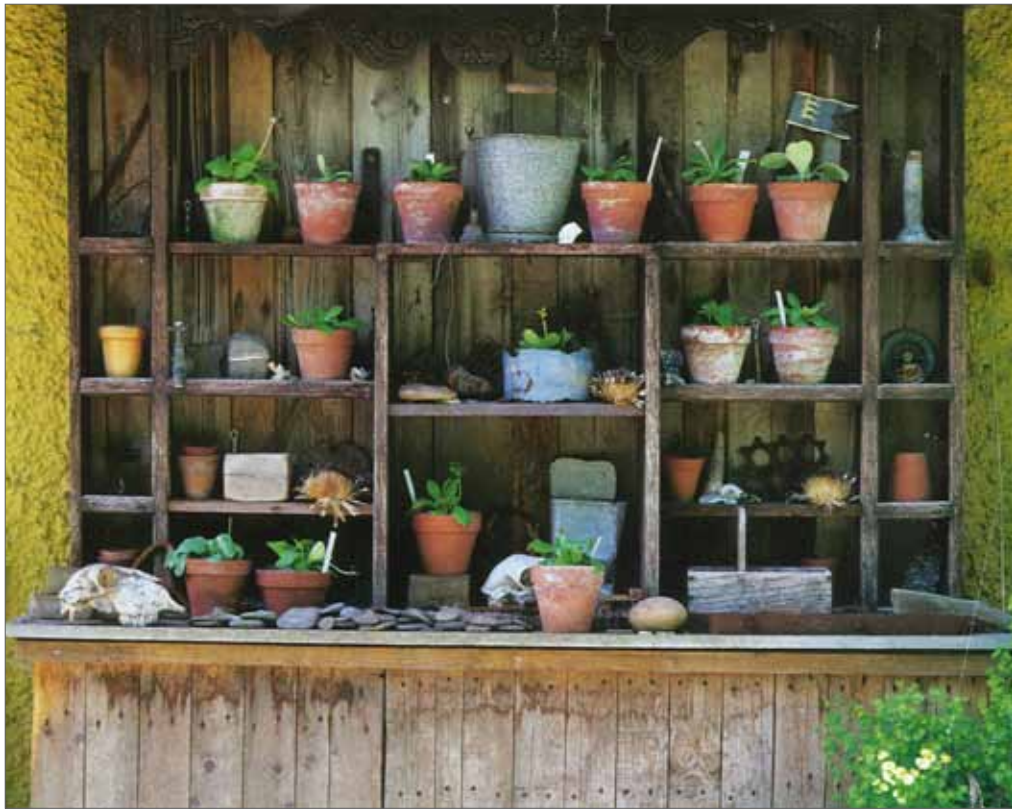




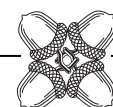
IMAGERY
GARAGE



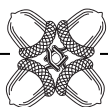
IMAGERY
GARAGE - POTTING SHED



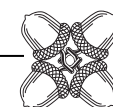
IMAGERY
LANDSCAPE



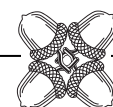
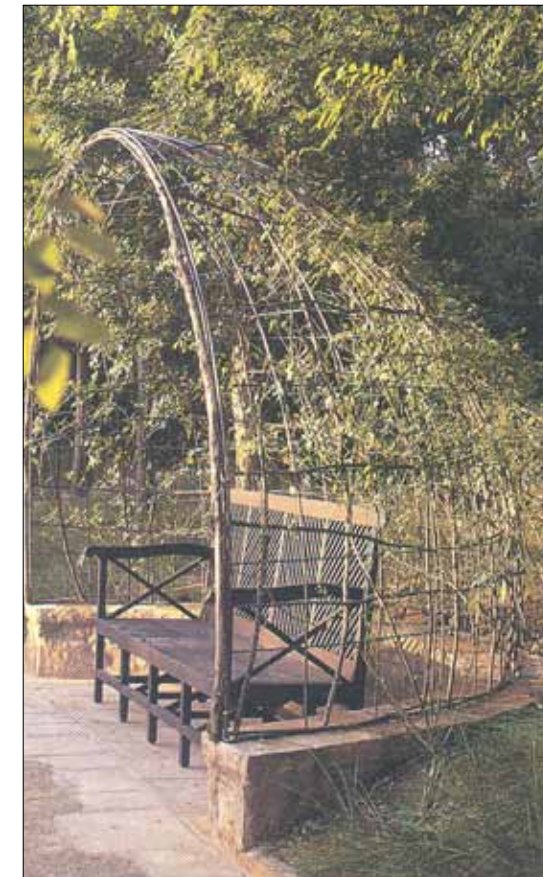
IMAGERY
LANDSCAPE



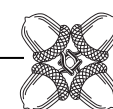
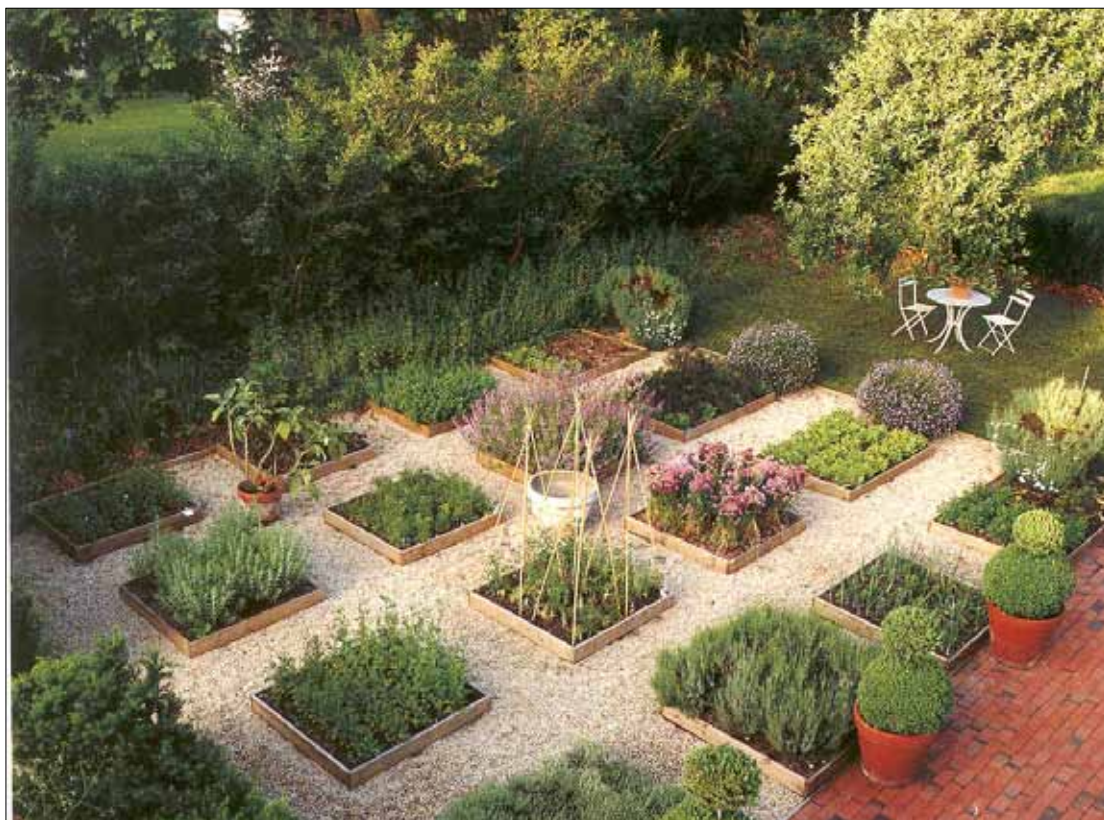
IMAGERY
POOL



IMAGERY
GARDEN FOLLIES



IMAGERY
GARDEN



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