

Photographs of “wood-frame” garage  
131 SE 7<sup>th</sup> Avenue



ALL WOOD STUDS (IN-THIS-EXPOSED-VIEW) ARE “NON-ORIGINAL” ALL EXISTING (HISTORIC) FRAMING HAS BEEN REPLACED – TYPICAL AT EXPOSED LOCATIONS.



GARAGE FLOOR SLAB EXTENDS OUTSIDE FRAME WALL – DETAIL OF THIS “LEDGE” PERMITS WATER-DAMAGE TO THE EXISTING SILL-PLATE AND STUDS (SUGGEST REPLACEMENT WITH MASONRY OF CONCRETE TO PREVENT FUTURE DAMAGE)



EXISTING GARAGE IS AT LOW-POINT OF LOT – PAVED DRIVEWAY DIRECTS RAIN WATER TO FRONT OF STRUCTURE – PROPOSE SETTING REPLACEMENT STRUCTURE 4” MINIMUM (HIGHER) TO DIRECT SURFACE FLOW AROUND PROPOSED MASONRY STRUCTURE.



VIEW OF EXISTING WOOD-STUCCO GARAGE. (HISTORIC DETAIL LIMITED TO SMALL “CORBEL”) – METAL DOOR & STUCCO TRIM-DETAIL ADDED, ASSUME AT TIME OF FRAMING REPAIR? STRUCTURE SHOULD BE REPLACED WITH ONE SUITABLE FOR THE OCCASIONAL SUBMERSION WITHOUT STRUCTURE IMPACT – WOOD IS NOT ACCEPTABLE.

