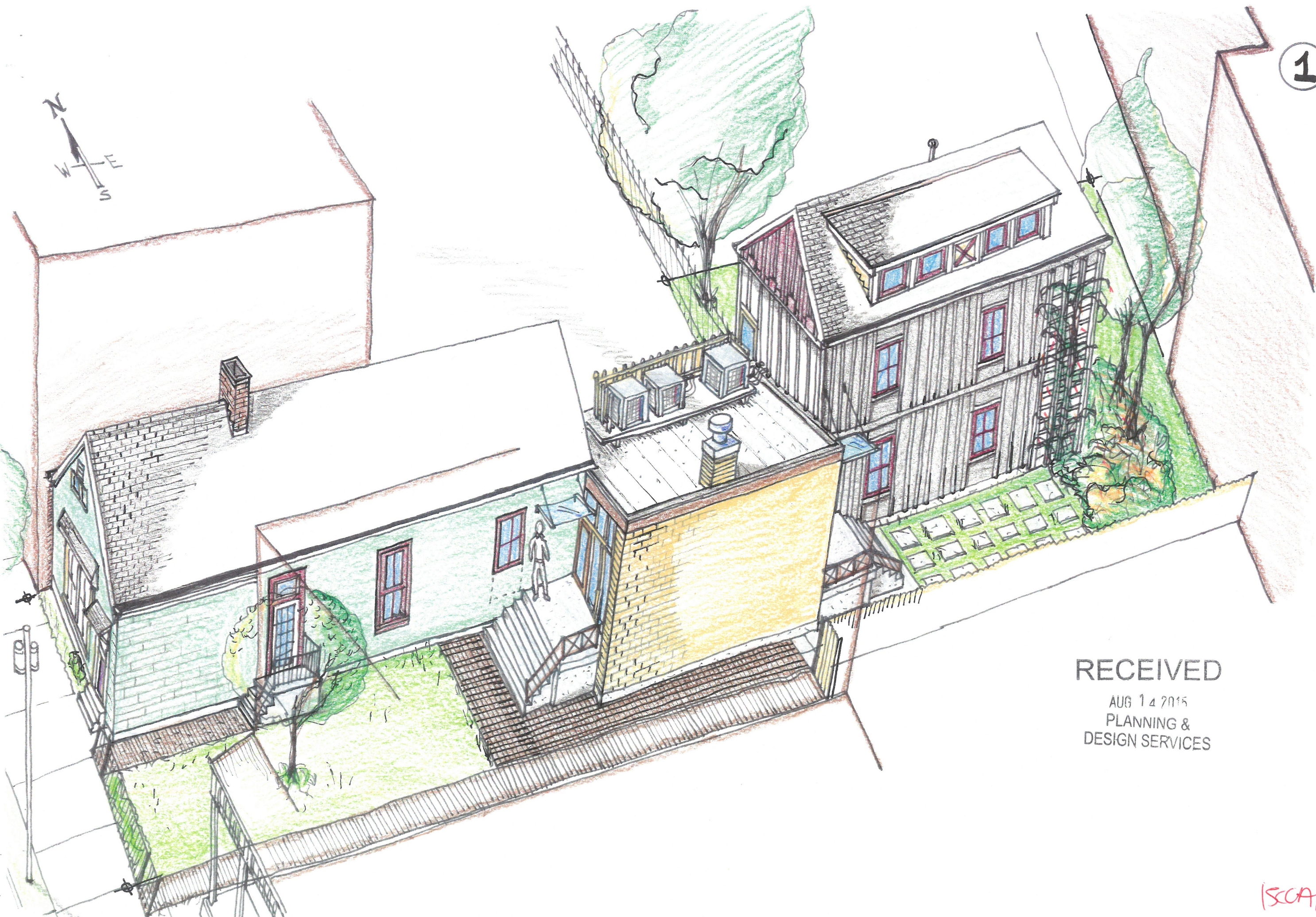




1

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1209 GARVIN PLACE

HENSLEY RESIDENCE
ADDITION PROPOSAL

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COURTESY
Sanborn Map Company
Page 59E
1991



60

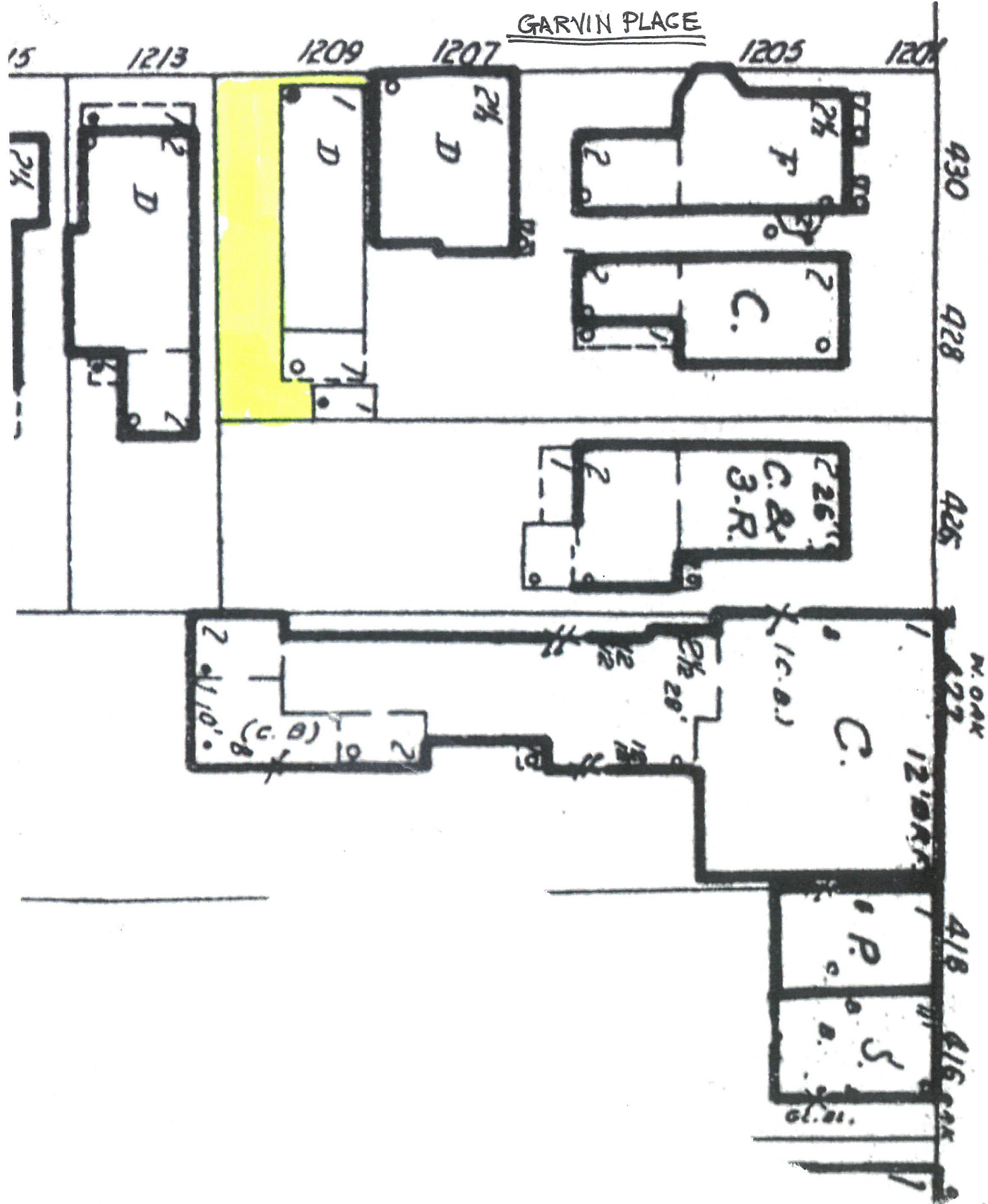
50

0

50

100 FT.

WEST OAK STREET





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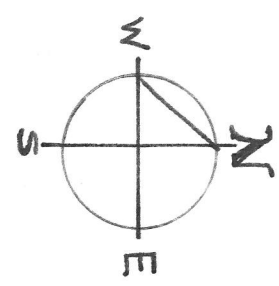
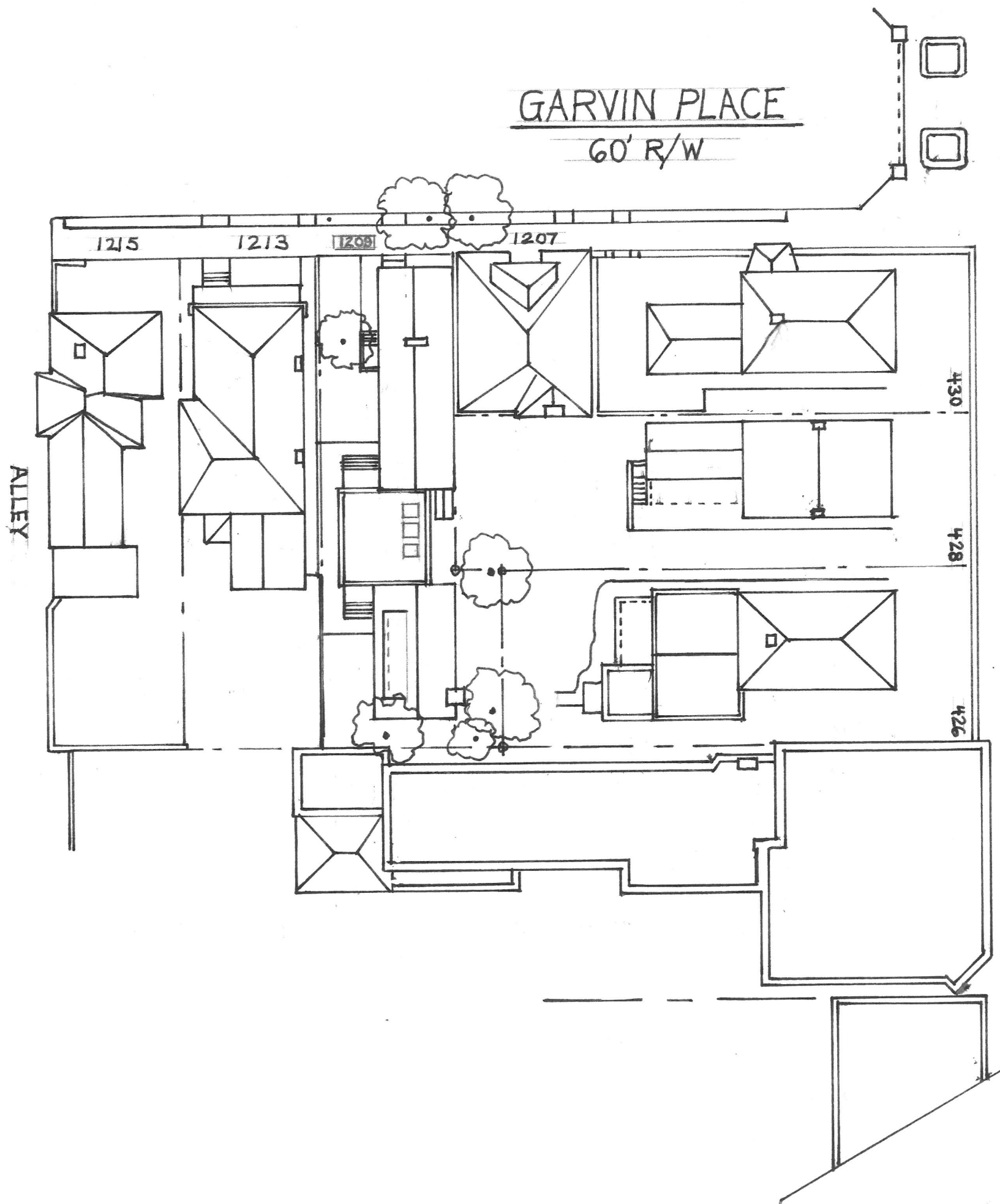
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HENSLEY RESIDENCE
ADDITION PROPOSAL

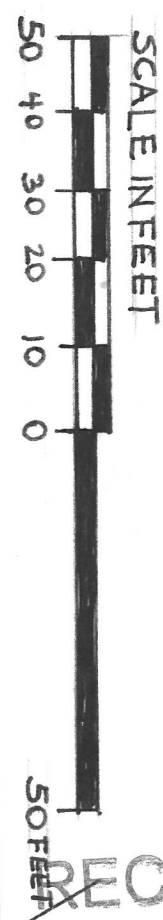
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W. OAK STREET
60' R/W



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1213 GARVIN PLACE



1207 GARVIN PLACE



1209 GARVIN PLACE



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VIEWS INTO SOUTH
SIDE COURTYARD

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HOUSE REAR

SIDE COURTYARD



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VIEW NORTH
TOWARDS 426 & 428
W. OAK STREET



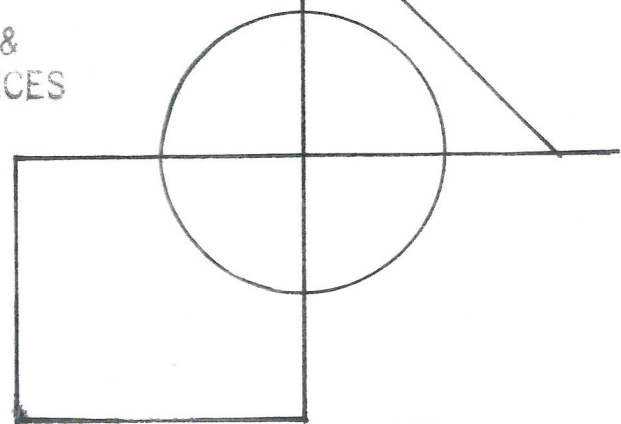
HOUSE REAR EAST TOWARDS
OLD RUDYARD - KIPLING



REAR OF 426 W. OAK



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15CC471/61

HENSLEY RESIDENCE ADDITION PROPOSAL

1209 GARVIN PLACE

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REAR OF 426 W. OAK



VIEW NORTH
FROM HOUSE REAR



REAR OF 1207

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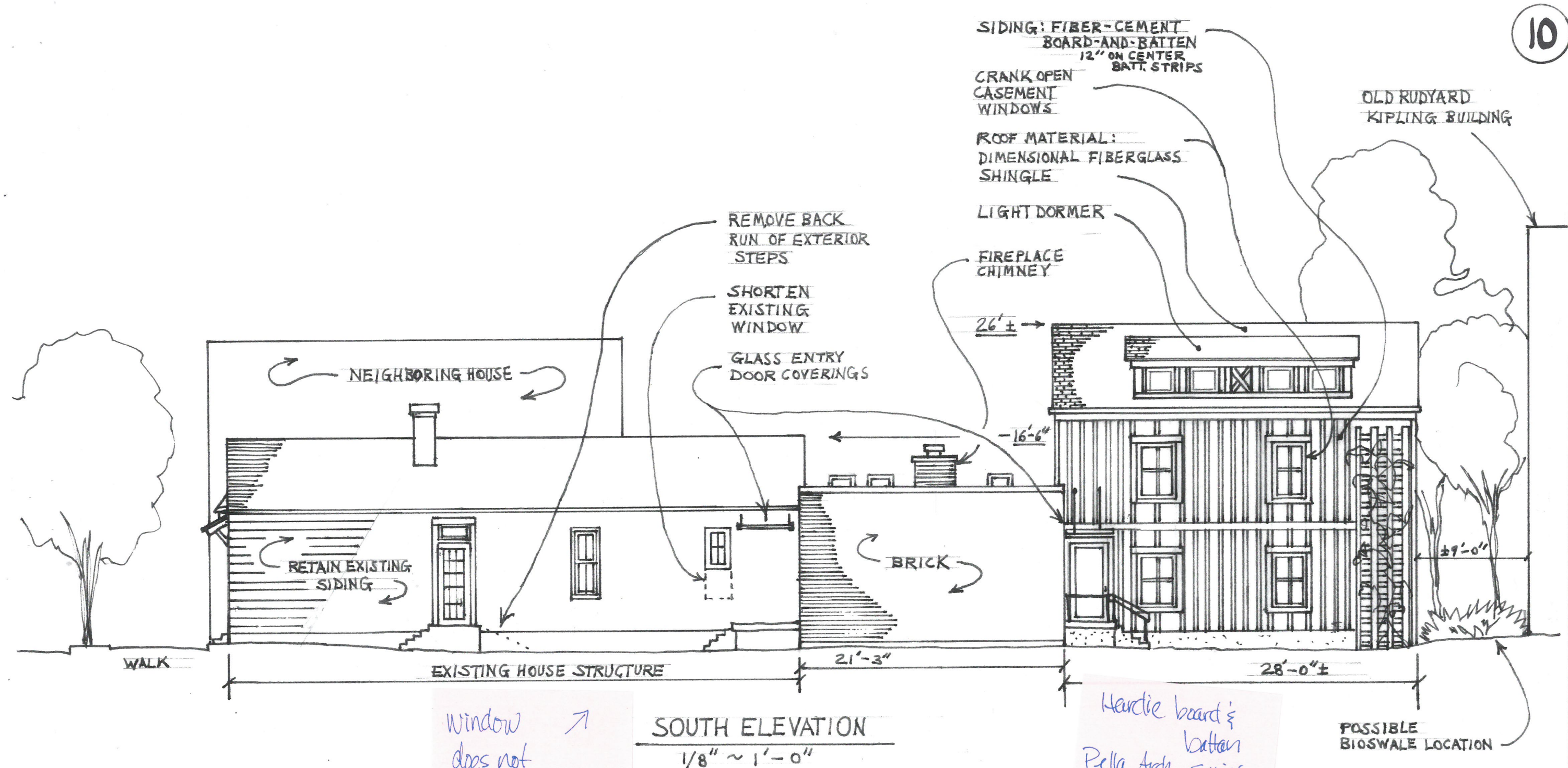
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ADDITION PROPOSAL



1500A1161

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ALLIANCE
PLANNING &
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Window
does not
change

SOUTH ELEVATION

1/8" ~ 1'-0"

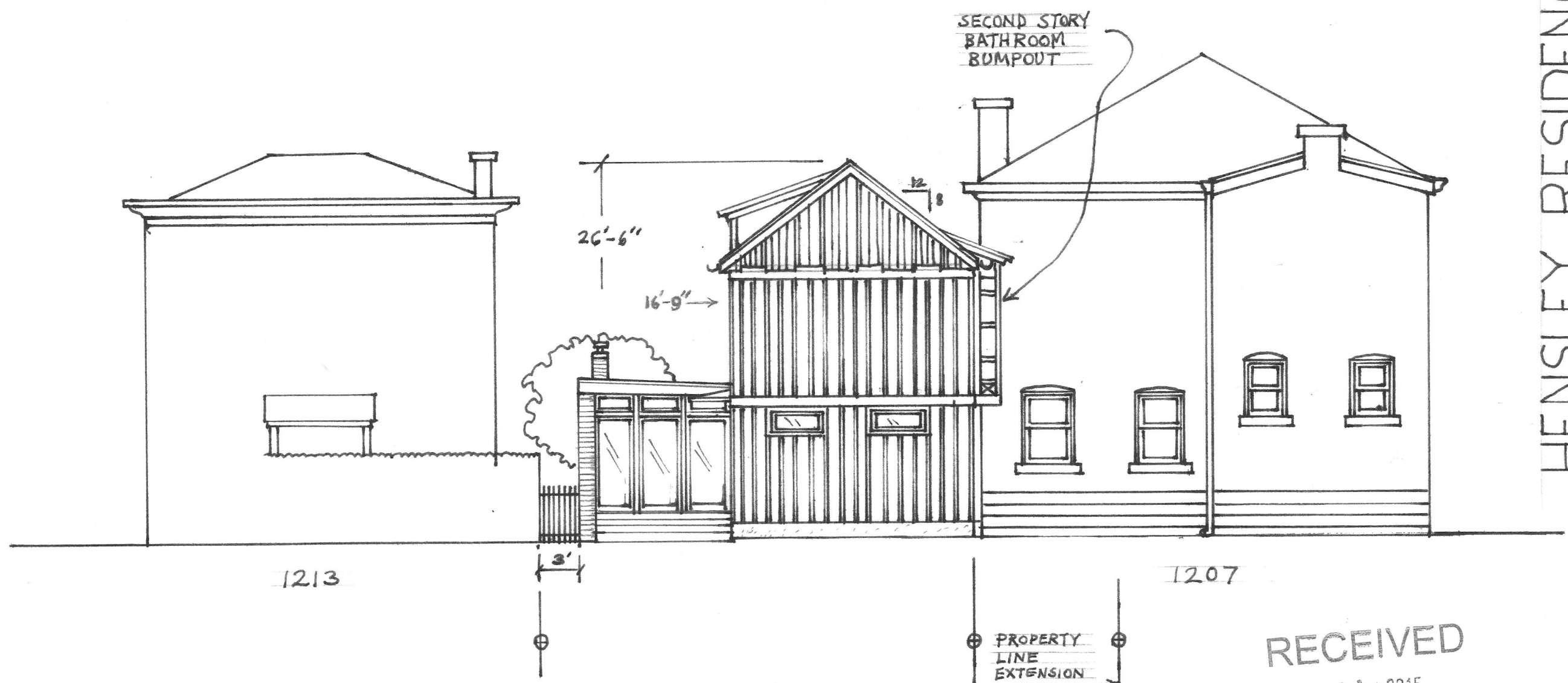
Hardie board & batten
Pella Arch. Series
alum. clad
same profile as org.

11

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EAST ELEVATION
SCALE 1/8" ~ 1'-0"

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ADDITION PROPOSAL



150711/01

OLD RUDYARD
KIPLING

BATHROOM
BUMPOUT

12" OC.
TYP.

LOW
PITCH ROOF
ROOFTOP
AC UNITS

NEIGHBORING
HOUSE

NEIGHBORING
HOUSE

EXISTING
HOUSE

±9'-0"

NEWLY ACQUIRED PROPERTY

NORTH ELEVATION

SCALE 1/8" = 1'-0"

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Brick →
to match
South elev.

13

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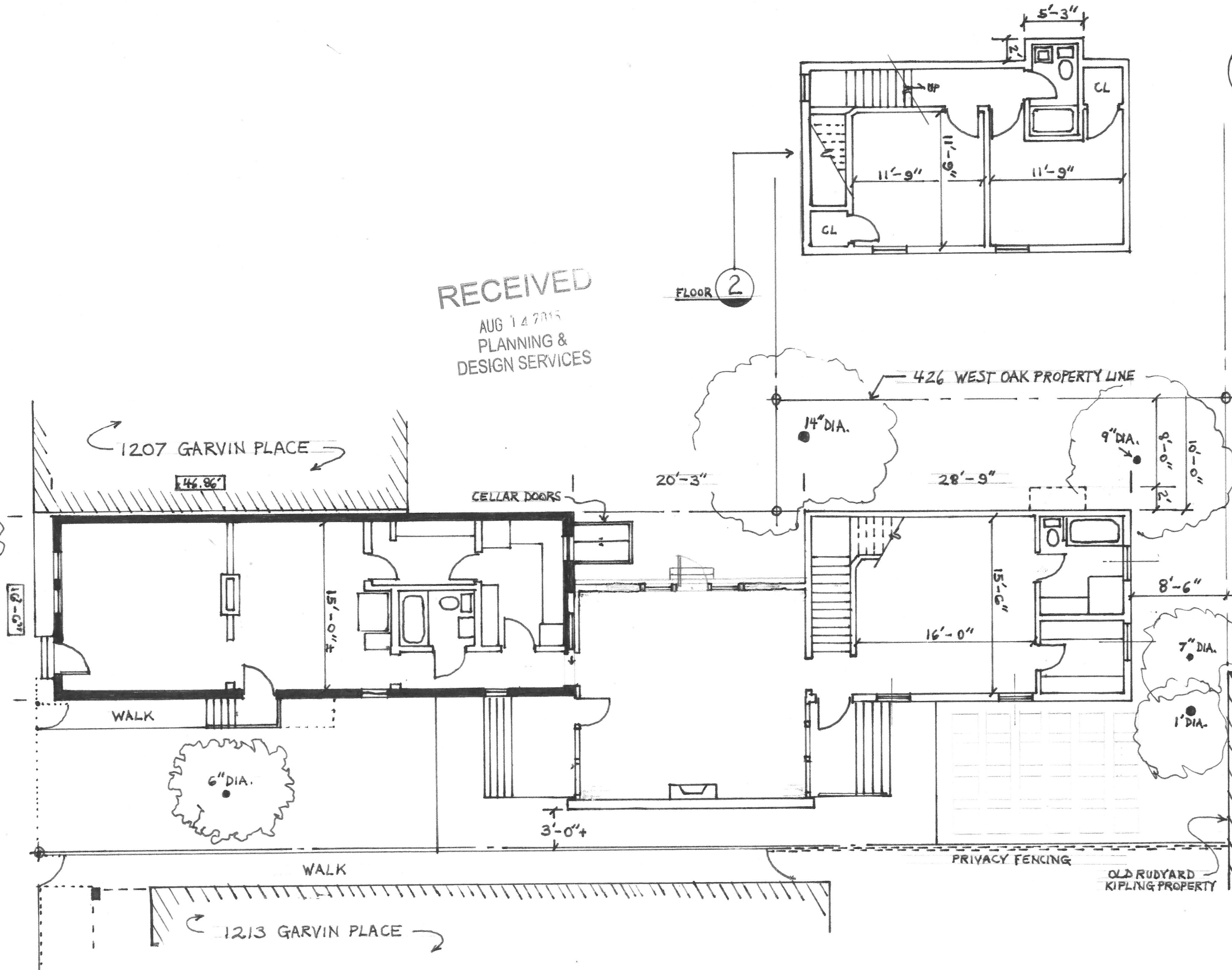
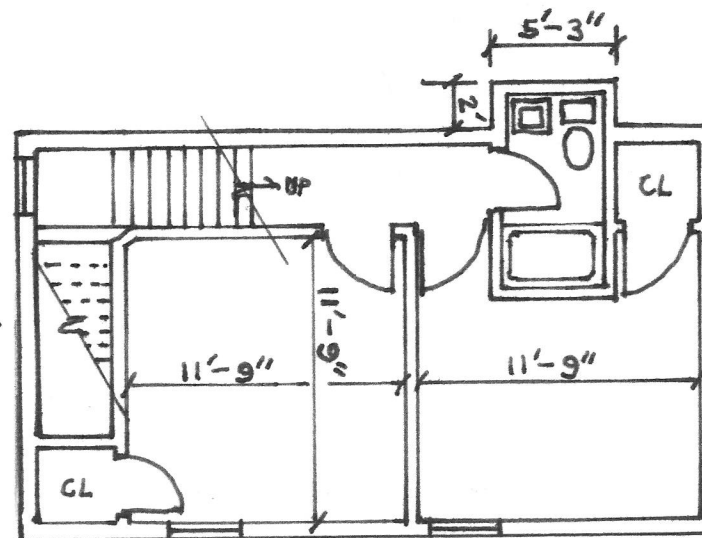
HENSLEY RESIDENCE
ADDITION PROPOSAL

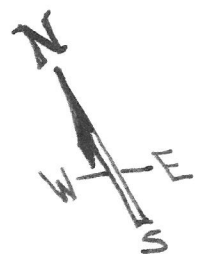
SCA 7/16/1

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FLOOR 2





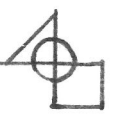
14

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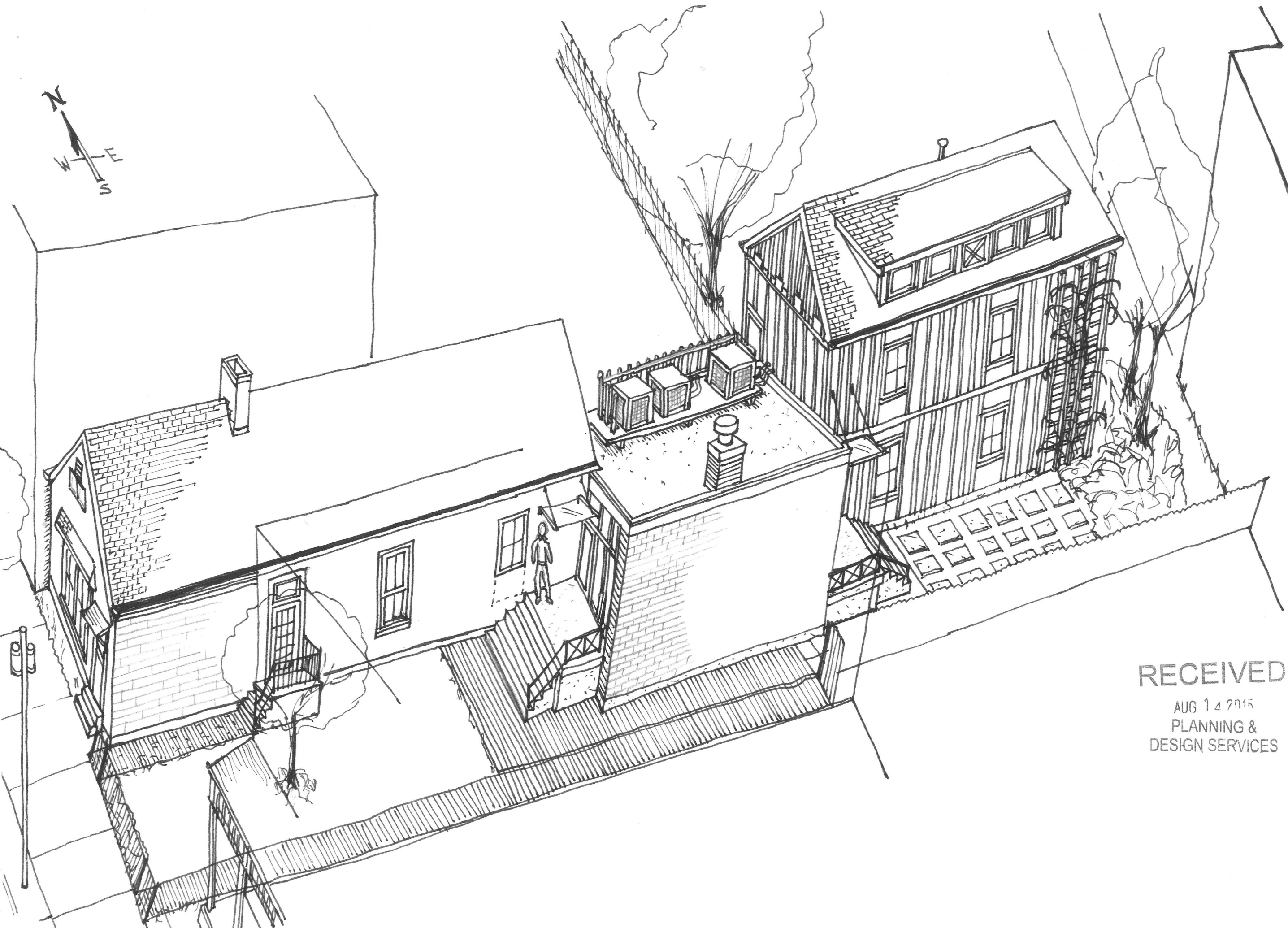
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15

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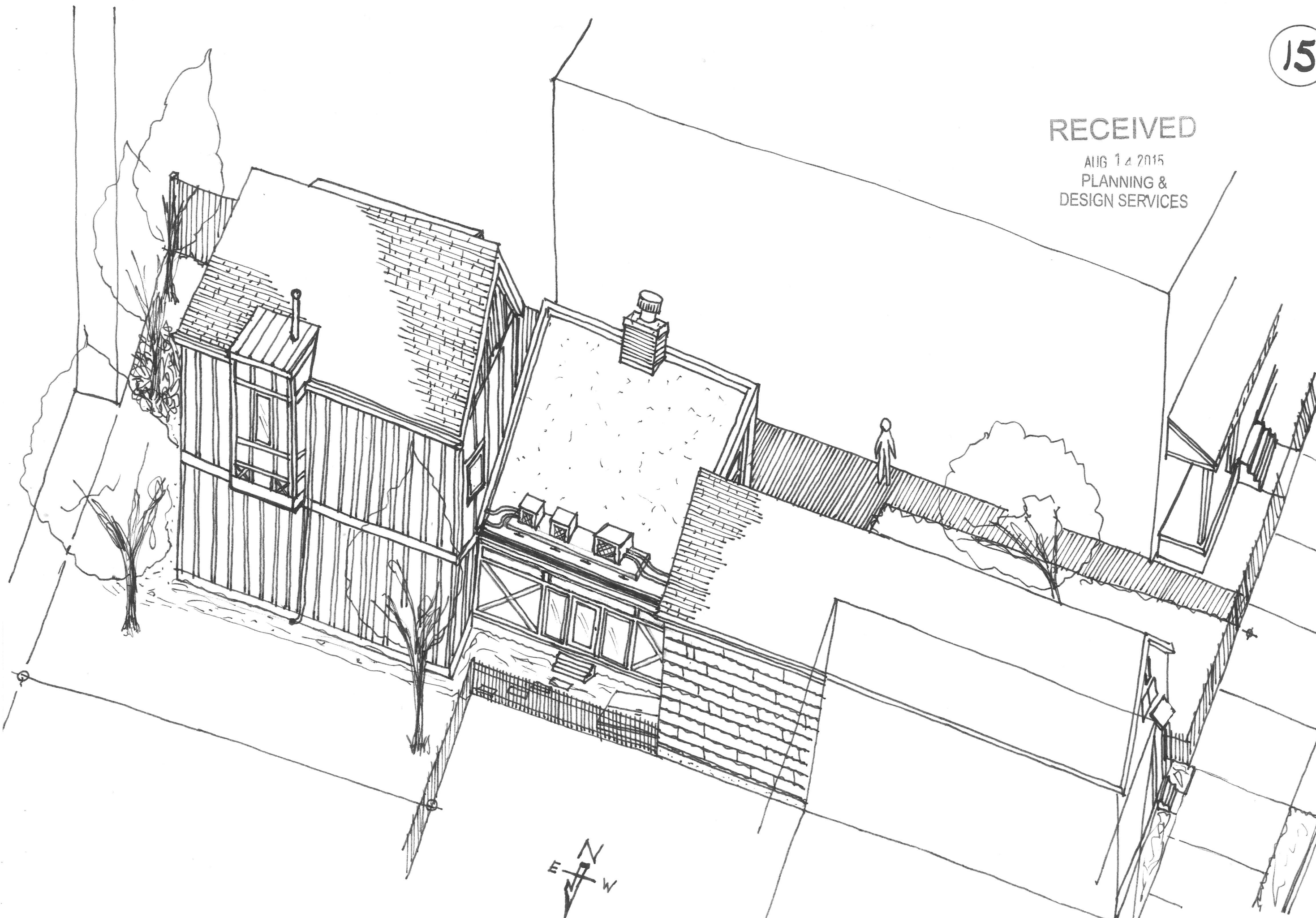
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ADDITION PROPOSAL

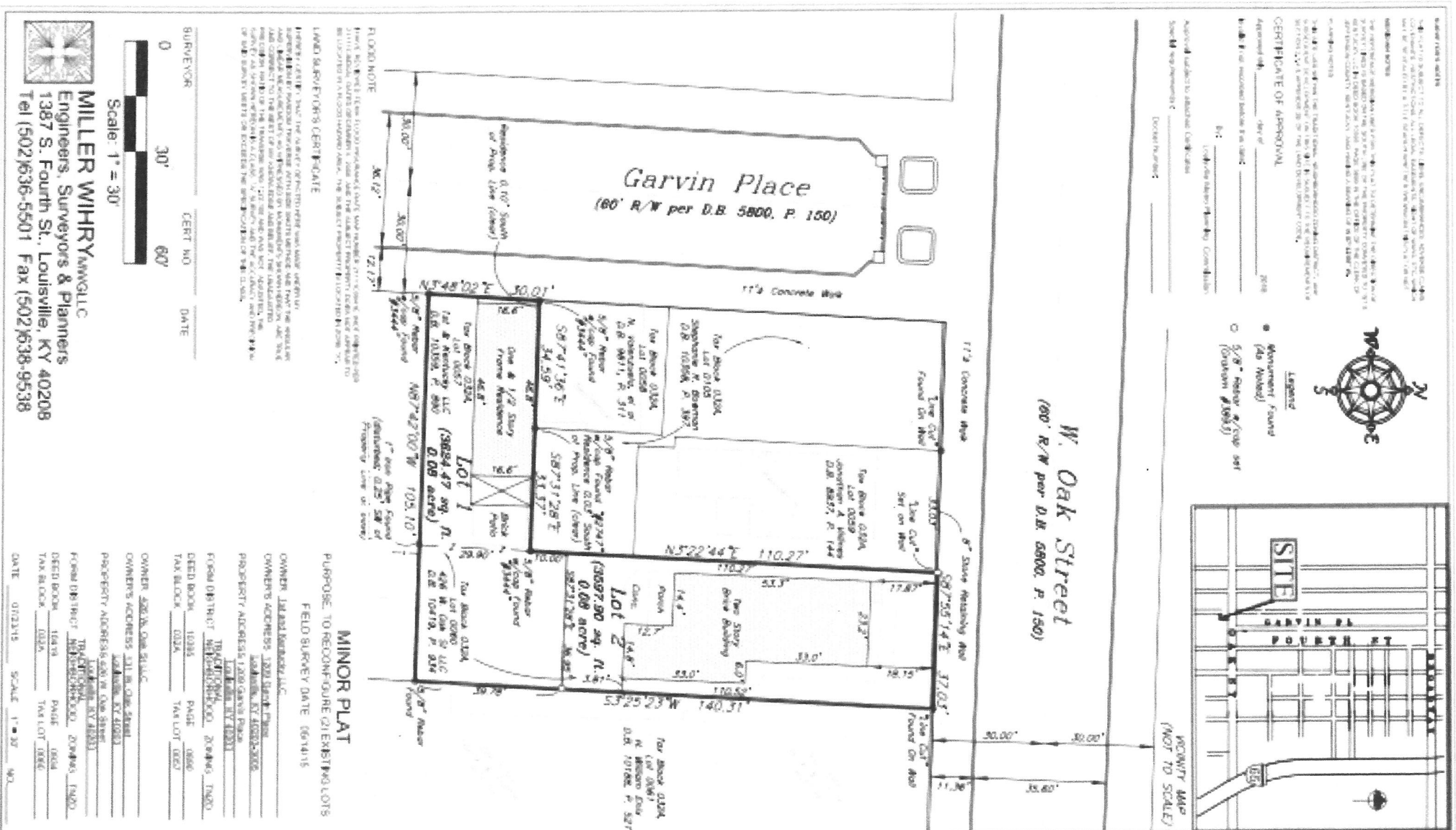
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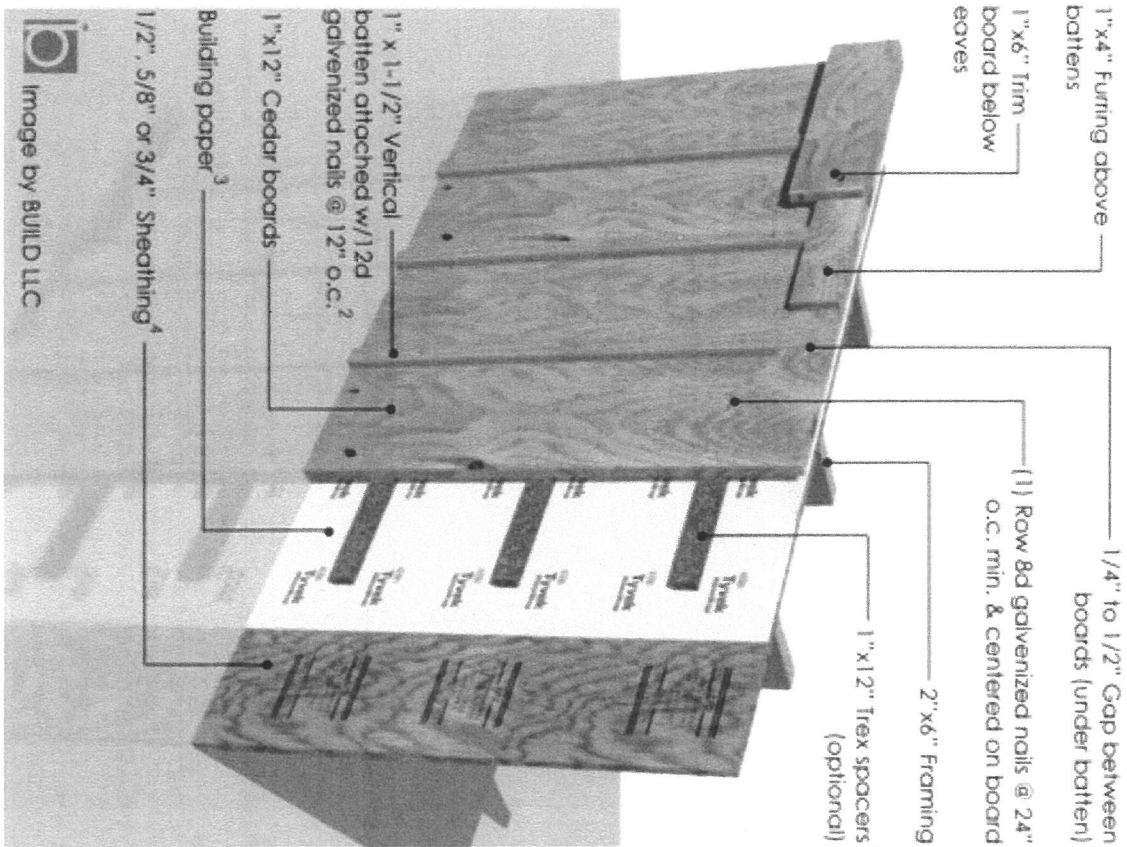
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ADDITION PROPOSAL

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17



BOARD AND BATTEN CLADDING

EITHER WOOD OR ROUGH FINISHED
FIBER- CEMENT

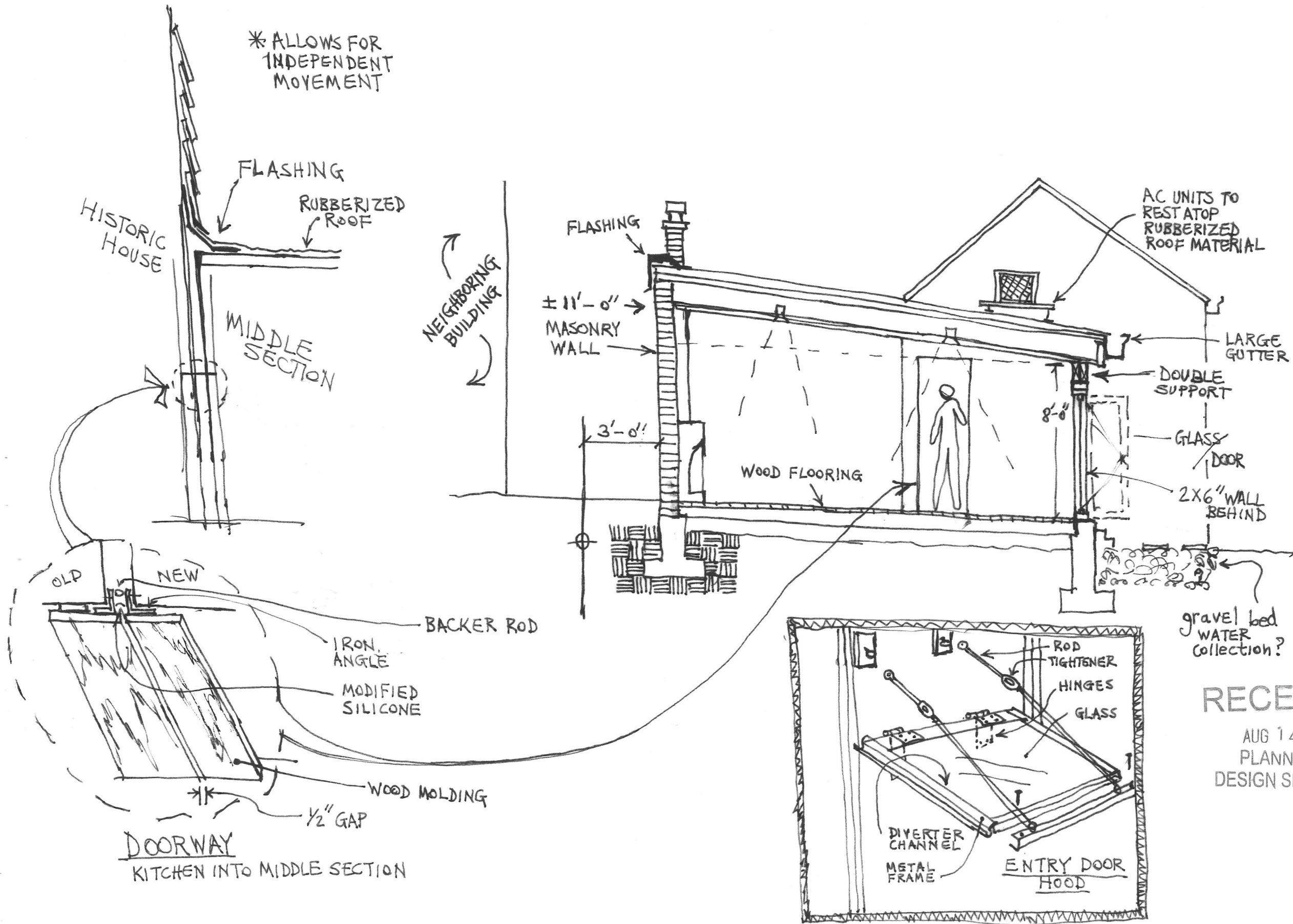
SC001161

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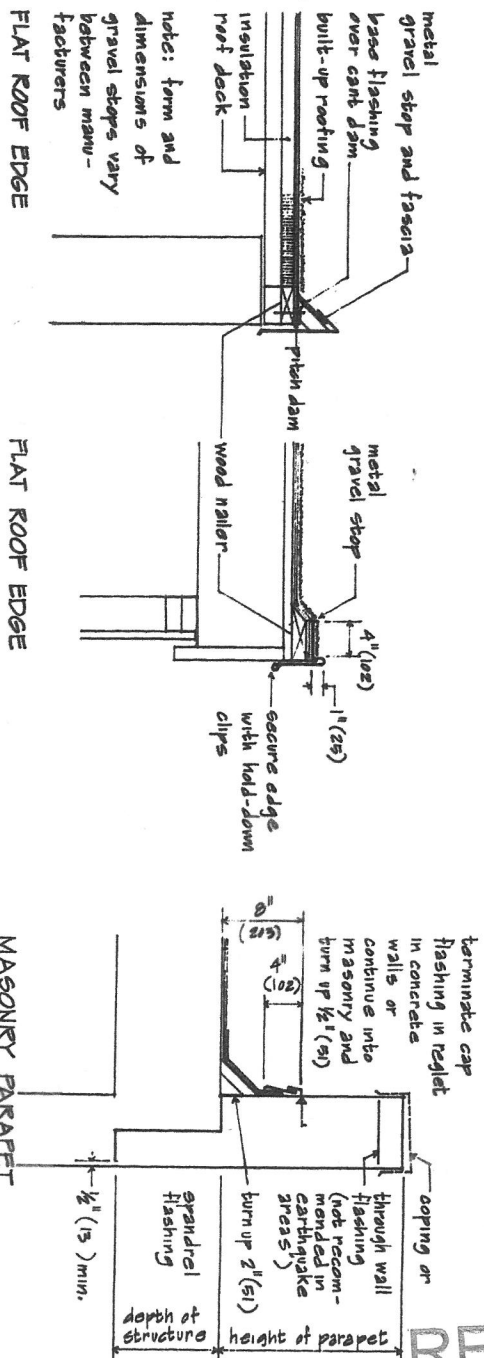
ADDITION PROPOSAL

HENSLEY RESIDENCE

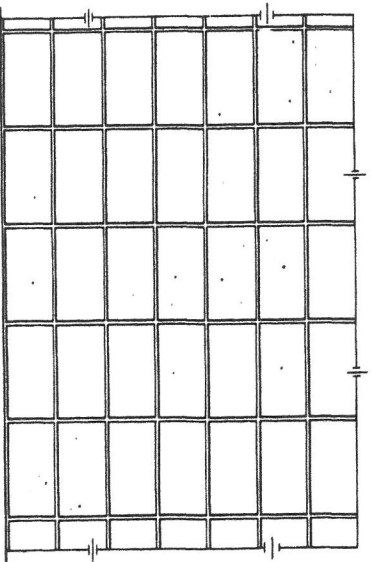
19

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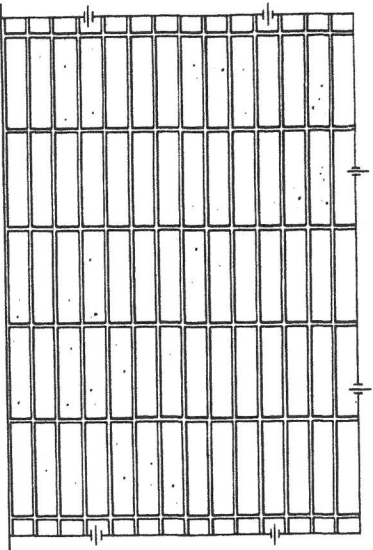
ROOF FLASHING



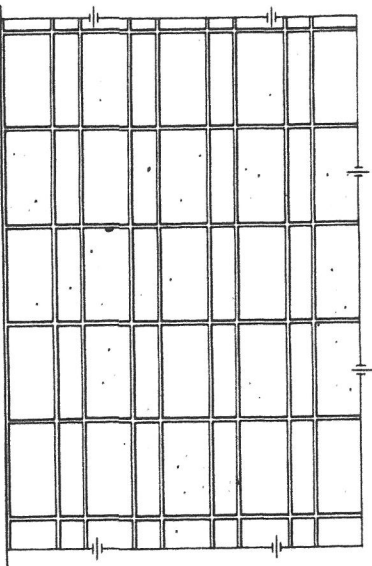
WALL PATTERNS



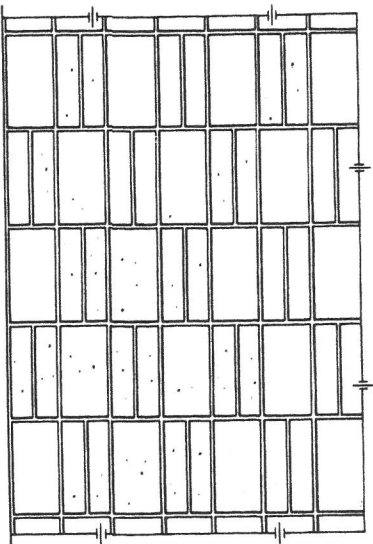
Stack bond
8" high and 16" long units



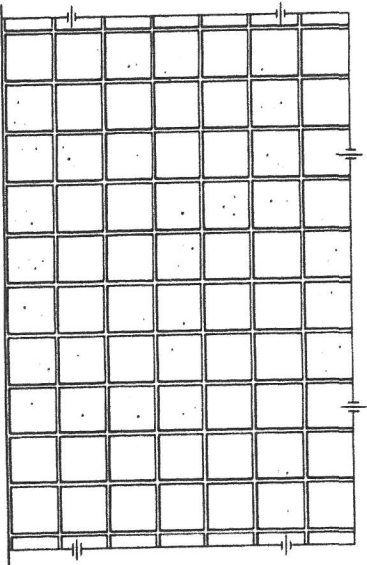
Stack bond
4" high and 16" long units



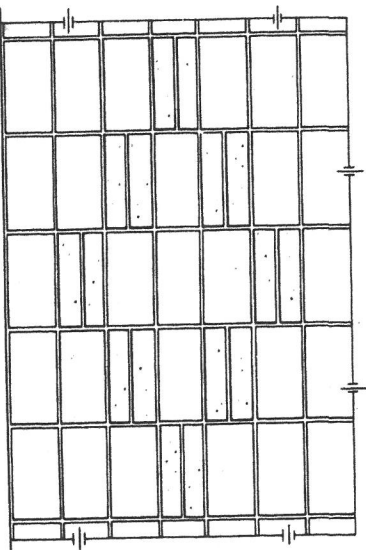
Stack bond
8" x 16" and 4" x 16" units



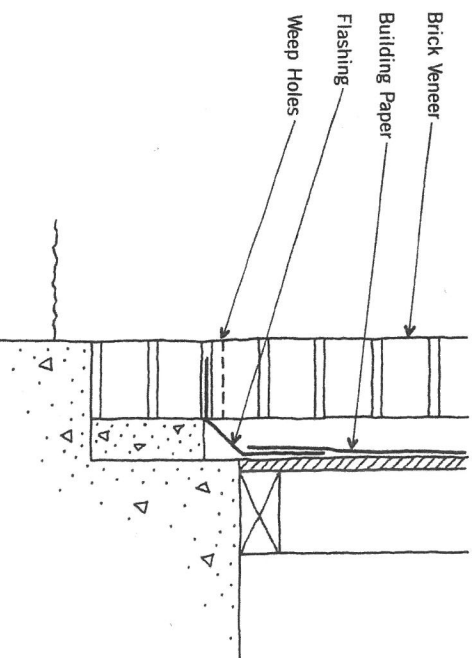
Stack bond
8" x 16" and 4" x 16" units



Stack bond
8" x 8" units



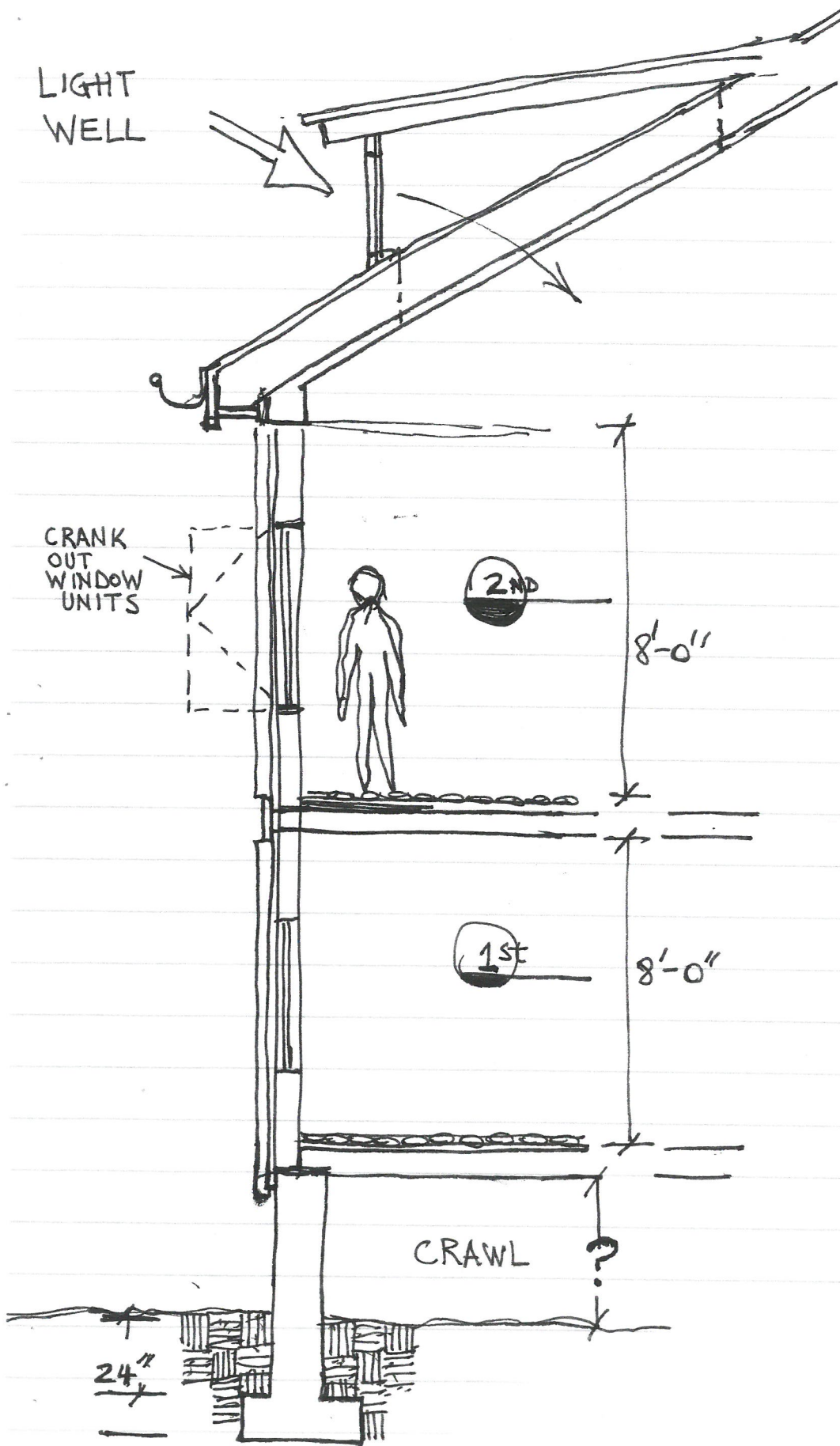
Stack bond
8" x 16" and 4" x 16" units



MIDDLE SECTION DETAILING

Flashing to develop water-resistant joints.

Base of Brick Veneer Wall



gutters-half-round
downspouts routed
in crawl space
empty in yard

Roofing: all options for a sloping roof; 4 in 12 slope permits most types of shingles; lower slope requires more water-tight, membrane type; higher slope required for some tile or slate or for very heavy snow.

Roof Deck: 3/8" plywood most common and adequate for nails holding for common shingles; thicker material required to hold fasteners for tile; 1/2" minimum for most membrane roofs.

Rafters: 2 x 6, 8, 10, etc.; typically 16 or 24 in. on center for plywood deck; size and spacing determined by load and span - deflection is often critical.

Ceiling Joists: size and spacing depends on ceiling material and joist span; joists often used as ties to prevent the outward thrust of the sloped rafters.

Soffit: shown with vent to prevent moisture accumulation in space between rafters.

Metal Edge: used as flashing and as protection for wear on edge of shingles.

Fascia: for trim, but also protects ends of rafters and supports the gutter.

Gutter: must be pitched to drain.

Blocking: to brace the rafters and joists against rollover; situated as shown to provide for the nailing of the edge of the drywall.

Gypsum Drywall: or plaster, or wood or wood fiber panels; nailed to studs and to blocking between studs.

Studs: typically 2 x 4 at 16"; may be larger for heavy loads or to provide more space for insulation.

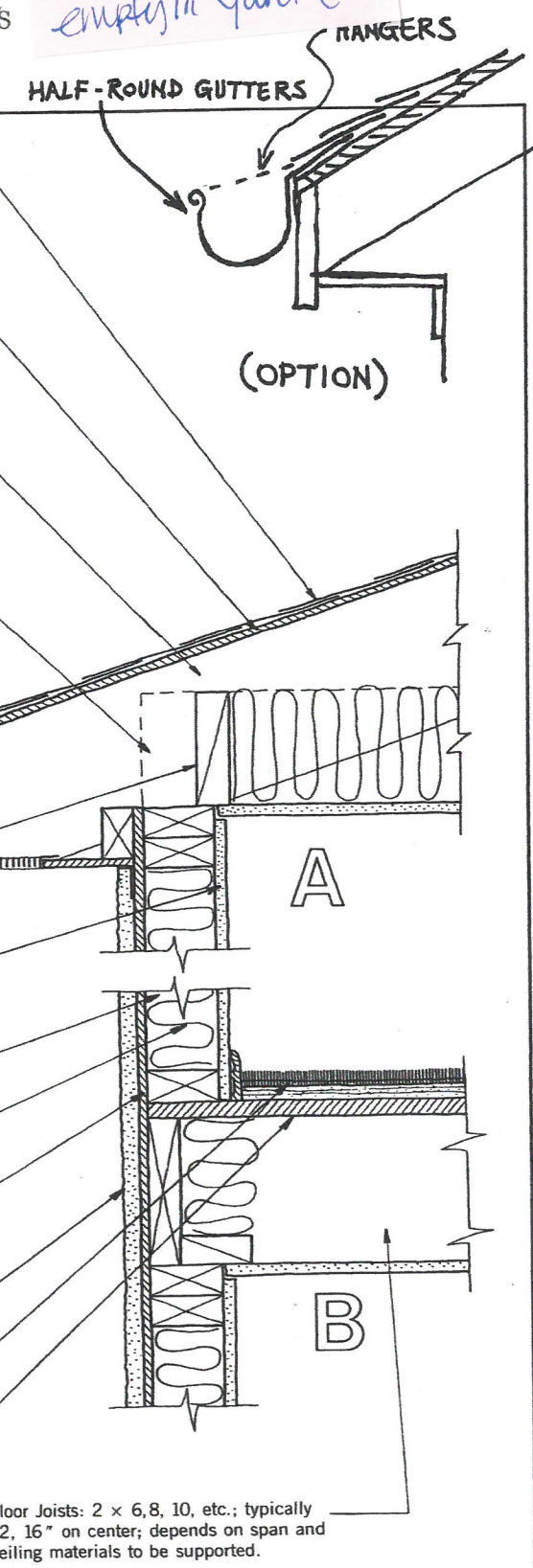
Insulation: loose fill or preformed glass fiber batts between studs and between ceiling joists (as shown) or rafters.

Wall Sheathing: may be 3/8" plywood (as shown) or a variety of other materials; depends on exterior finish and whether wall is a shear wall.

Exterior Finish: stucco (exterior cement plaster) as shown or one of many other options; may be self-supporting or require a structural sheathing backup as shown.

Carpet: shown over wood fiber underlay.

Floor Deck: typically 3/4" or 5/8" plywood; depends on finish floor materials.



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