
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1761 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Darius Johnson/Seth Markham

Details of Proposed Request

Existing Conditions

The existing structure is a one story American Small House constructed in 1948 with a front gable and side porch. The site is a corner lot that is 44' wide in the rear and 80' wide in the front. Existing height from grade is approximately 20' and 18' from the finished floor. Adjacent heights from grade range from 17' to 24'.

Proposal

The project is an addition to that extends the ridge approximately 2'. The new roof pitch follows the existing pitch. Siding, windows and trim material is wood.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

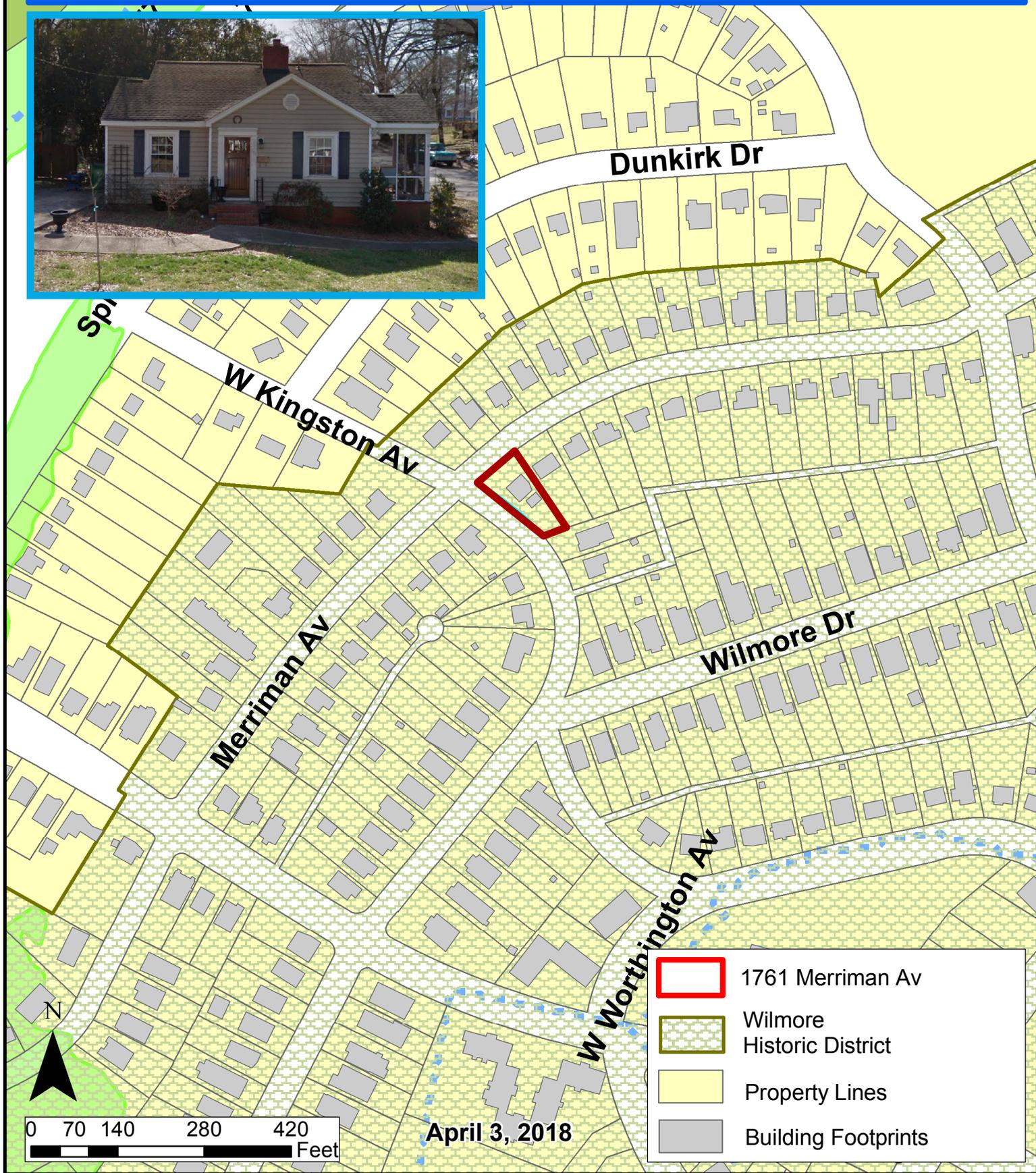
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

1. Staff believes the proposal meets the applicable guideline for additions. Minor detail changes may be reviewed by staff as recommended by the HDC.

Charlotte Historic District Commission Case 2018-080
HISTORIC DISTRICT: WILMORE
ADDITION



"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 28925, PAGE 75 OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAPBOOK 1166, PAGE 377 OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 31st DAY OF OCTOBER, 2017.

PRELIMINARY
NOT FOR SALES OR CONVEYANCES

PROFESSIONAL LAND SURVEYOR

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED R-5.
11. VERTICLE DATUM SHOWN IS OF ASSUMED ELEVATION.

LEGEND

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- CP COMPUTED POINT
- P— OVERHEAD POWER LINE
- X— PICKET FENCE
- POWER POLE
- CATCH BASIN
- ⊙ SS SANITARY SEWER MANHOLE
- ⊙ WM WATER METER
- LIGHT POLE
- ⊙ SD STORM DRAIN MANHOLE
- GUY WIRE
- YARD INLET

JONATHAN KLINS
& BETHANY KLINS
NOW OR FORMERLY
LOT 17
DB 30053 PG 303
MB 3 PG 33
TAX # 119-095-32

PATRICIA KANDORA
& DOUGLAS KANDORA
NOW OR FORMERLY
LOT G
DB 30970 PG 343
MB 1166 PG 377
TAX # 119-095-30

LOT H
0.177 ACRE
7,717 SF

GARAGE
1 STORY VINYL
FFE: 101.31

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°00'00" W	44.00'

SCALE: 1" = 40'

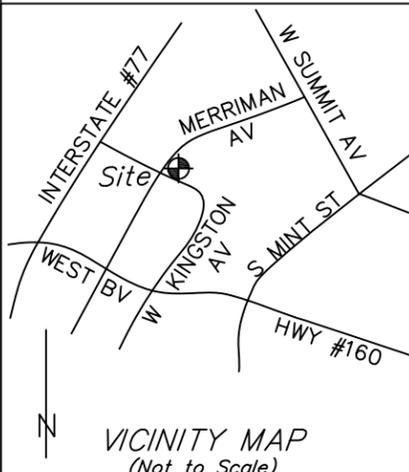
OVER-HEAD UTILITIES
MAY BE SUBJECT TO
EASEMENTS NOT SHOWN

MERRIMAN AVENUE
40' PUBLIC R/W
per MB 1166 PG 377

FLOOD NOTE:
NO PORTION OF THE SUBJECT
PROPERTY SHOWN HEREON LIES
WITHIN A SPECIAL FLOOD HAZARD
AREA PER F.E.M.A. FLOOD
INSURANCE RATE MAP. COMMUNITY
PANEL 3710454300L, DATED:
SEPTEMBER 2, 2015.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.28'	279.06'	28°11'10"	N 52°34'11" W	135.90'
C2	80.04'	692.80'	6°37'11"	S 50°10'10" W	80.00'

PHYSICAL/TOPOGRAPHIC SURVEY
AT PROPERTY KNOWN AS
1761 MERRIMAN AVENUE
LOT H, BLOCK 33, WILMOORE
TAX # 119-095-31, PB 1166 PG 377, DB 28925 PG 75
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
SETH SOWASH



Land Surveying
Land Planning

3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912



1761



1801



1804



1768



1735



1751



1764



1760

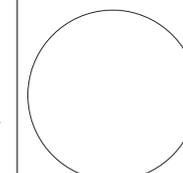


1756

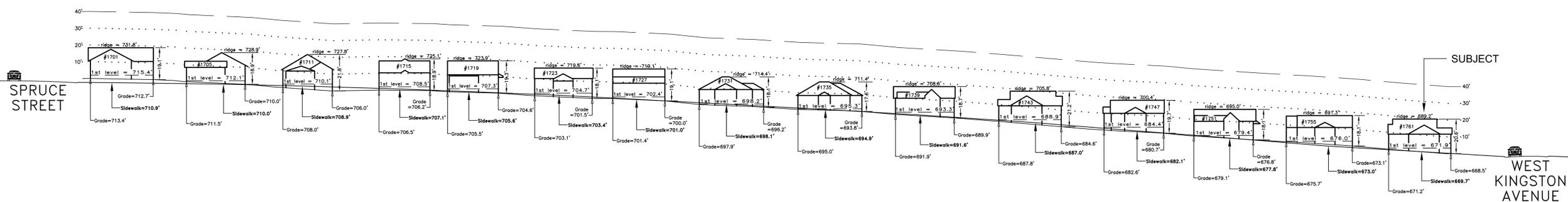


LDJ INNOVATIVE
DESIGN GROUP, PLLC

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Charlotte NC, 28203-0001

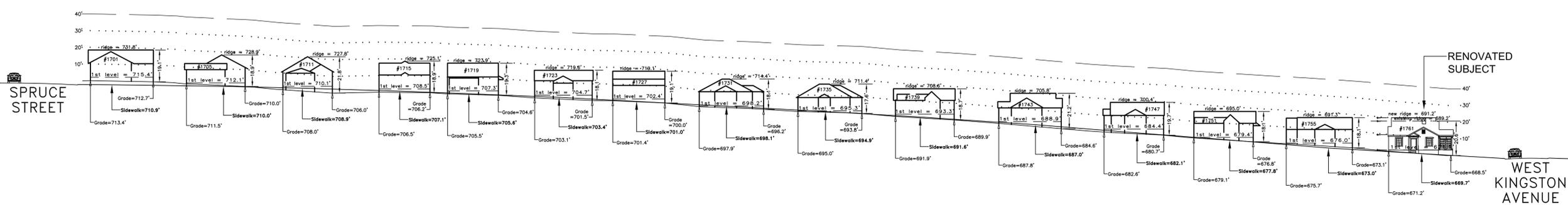


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Checked
Date
Revisions
1 Date
2 Date
3 Date
4 Date



M E R R I M A N A V E N U E

2 EXISTING
T103 3/8" = 1'-0"



M E R R I M A N A V E N U E

1 PROPOSED
T103 3/8" = 1'-0"

Sowash House
1761 Merriman Ave
Charlotte, NC

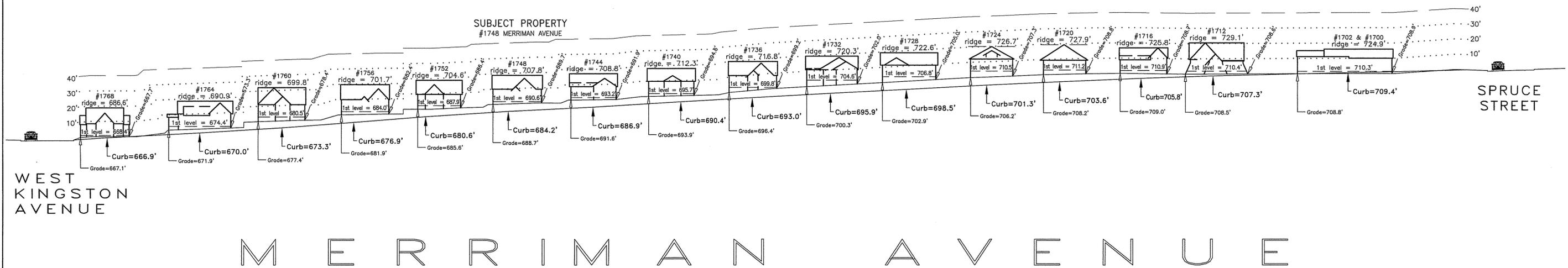
Project Number	003
Title	Streetscape Elevation Existing/Proposed
Sheet	T103
Plate	

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 12th day of May, 2015.



Andrew G. Zoutewelle
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098



WEST
 KINGSTON
 AVENUE

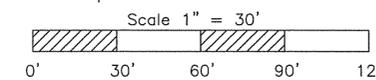
M E R R I M A N A V E N U E

A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Copyright 2015
 Building Heights Sketch of
1700 BLOCK of MERRIMAN AVENUE
EVEN SIDE - FACING NORTH
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 April 20, 2015

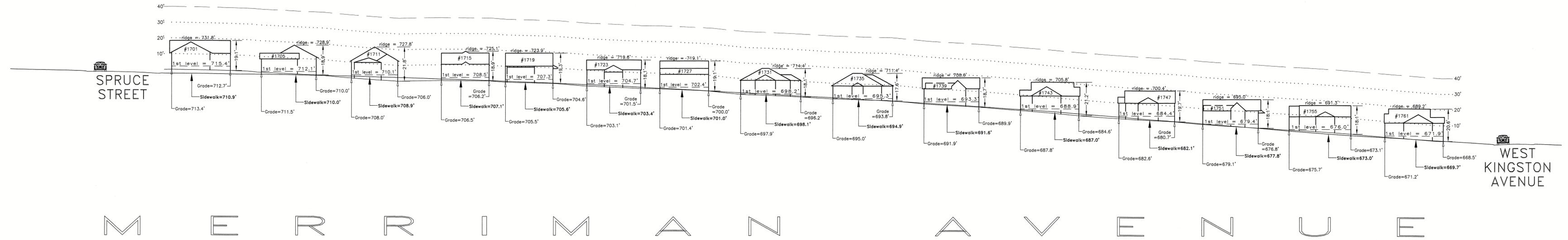


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 2nd day of March, 2018.



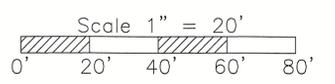
A.G.Z.
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



M E R R I M A N A V E N U E

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Copyright 2018
Building Heights Sketch of
1700 BLOCK of MERRIMAN AVENUE
FACING SOUTH - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February 26, 2018



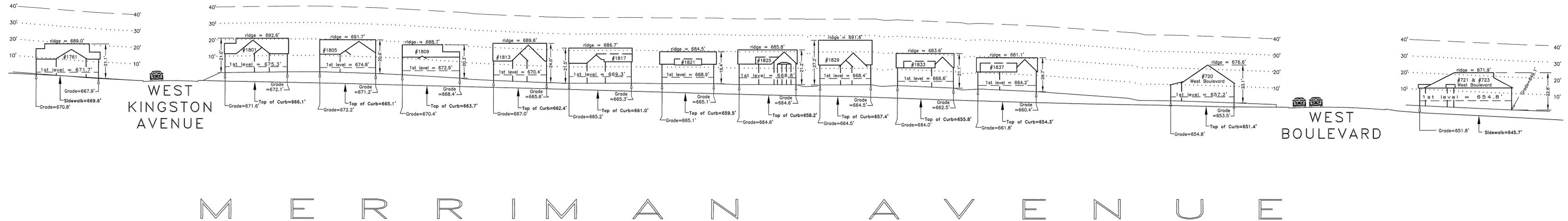
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
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I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 6th day of March, 2017.

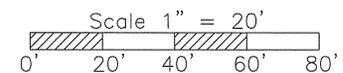


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Copyright 2017
 Building Heights Sketch of
1800 BLOCK of MERRIMAN AVENUE
 FACING SOUTHEAST - ODD SIDE
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 March 02, 2017

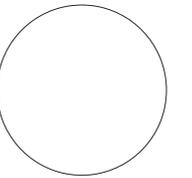


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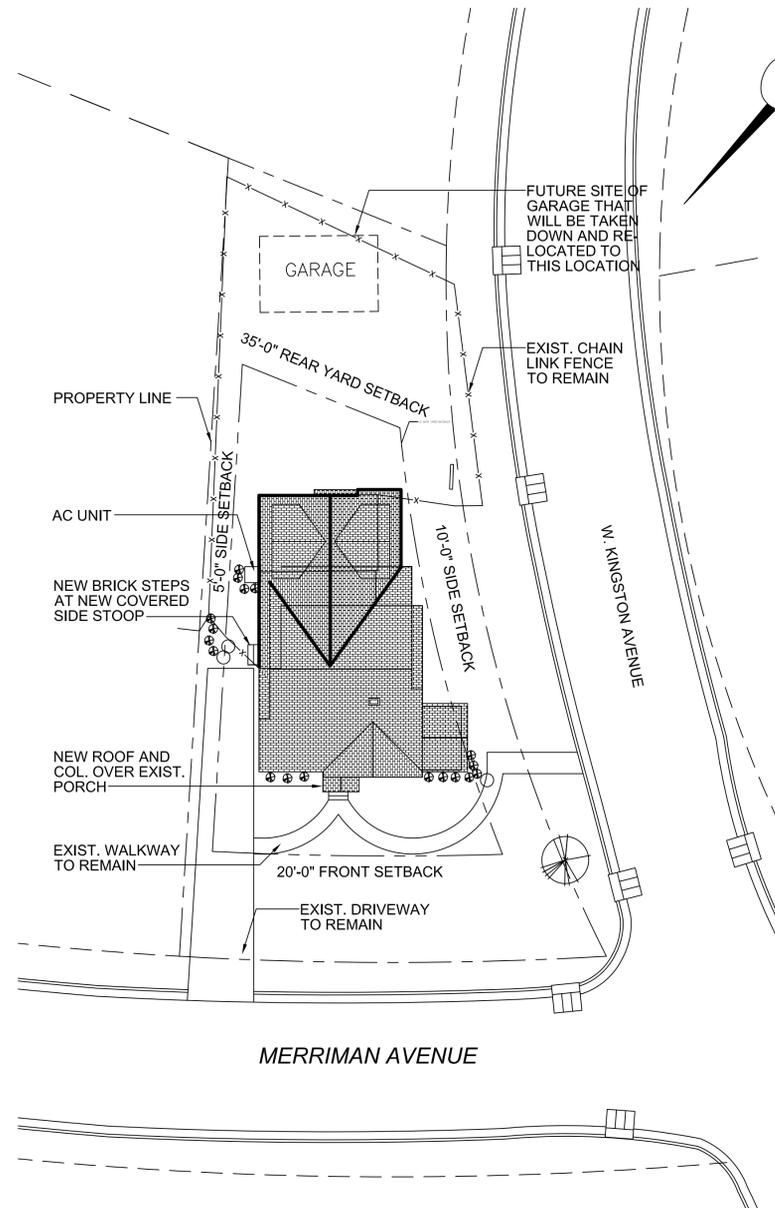


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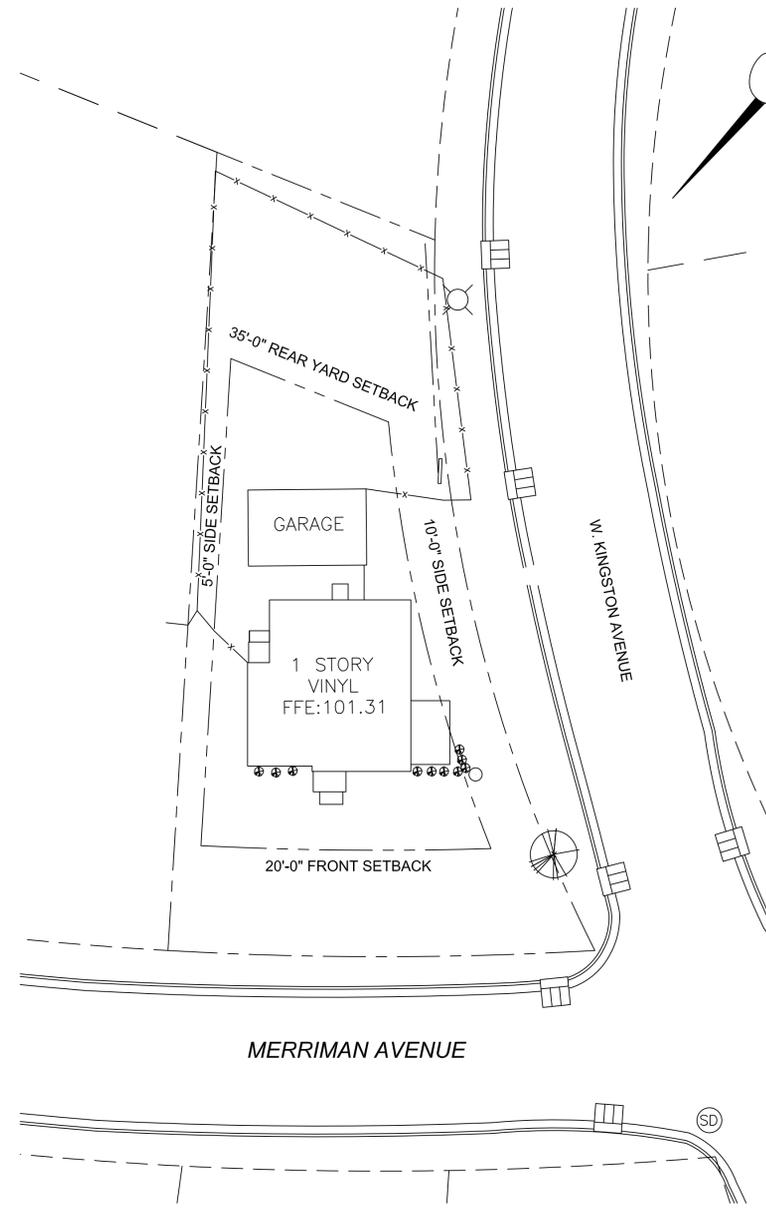
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1 Date
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1 PROPOSED SITE PLAN
AS100 1/16" = 1'-0"

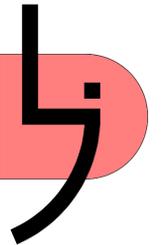


2 EXISTING SITE PLAN
AS100 1/16" = 1'-0"

Sowash House
1761 Merriman Ave
Charlotte, NC

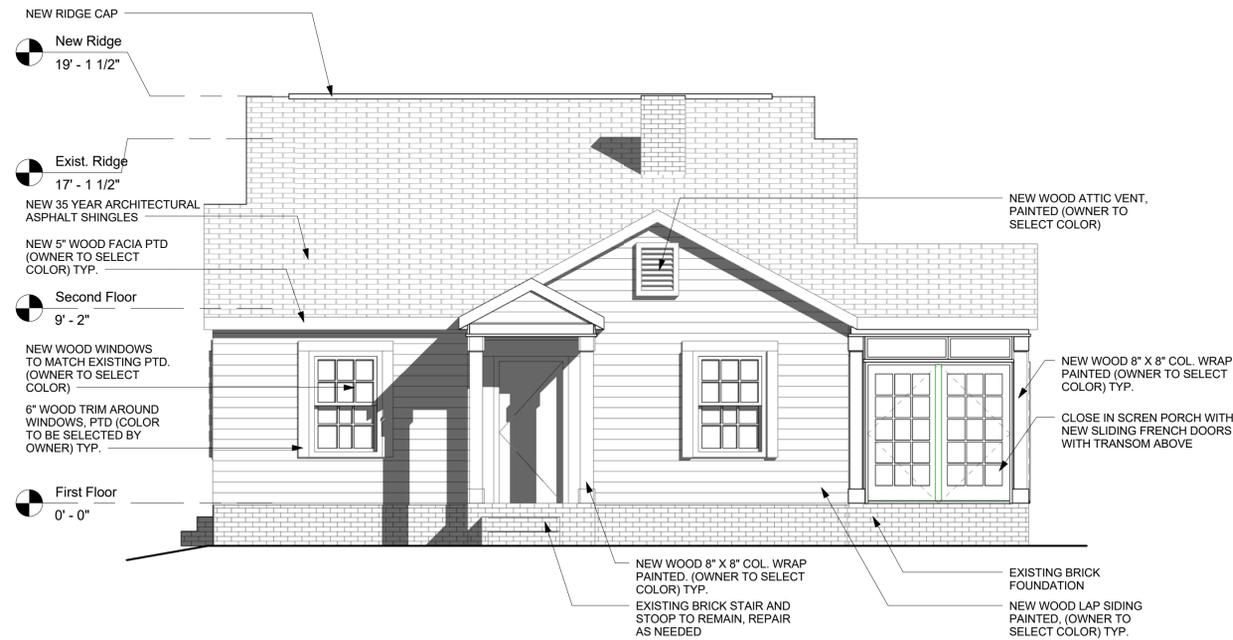
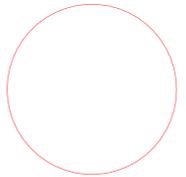
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Title
SITE PLAN

Sheet of
AS100
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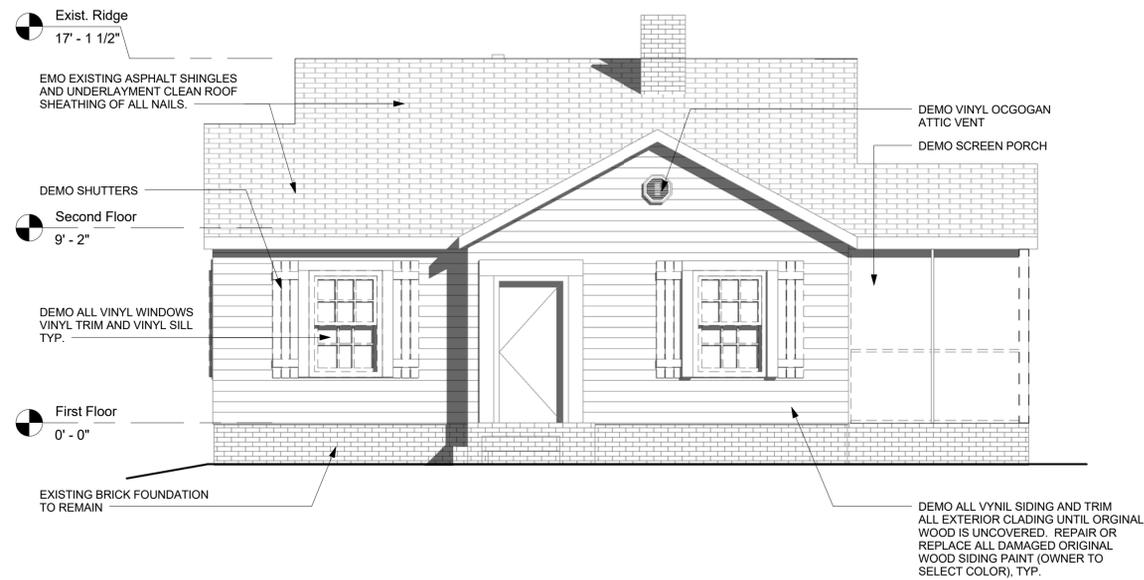


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2
A200
New Front Elevation
1/4" = 1'-0"



1
A200
Existing Front Elevation
1/4" = 1'-0"

- GENERAL NOTES**
1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED BEFORE ANY WORK IS TO BEGIN.
 2. FIELD VERIFY ROOF SLOP BEFORE ANY WORK IS TO BEGIN.
 3. ALL WINDOW SIZES ARE TO BE FIELD VERIFIED BEFORE ORDERING NEW WINDOWS.
 4. ALL EXISTING DOORS ARE TO BE SAVED AND REUSED. REPLACE IF DAMAGED OR IF REQUESTED BY OWNER.
 5. ALL EXTERIOR PAINT COLORS TO BE SELECTED BY THE OWNER OR DESIGNER.
 6. ALL INTERIOR PAINT COLORS AND FINISHES ARE TO BE SELECTED BY THE OWNER OR DESIGNER.

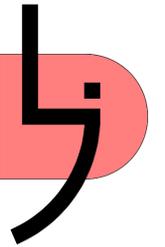
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Sowash House
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Project Number 003
Title

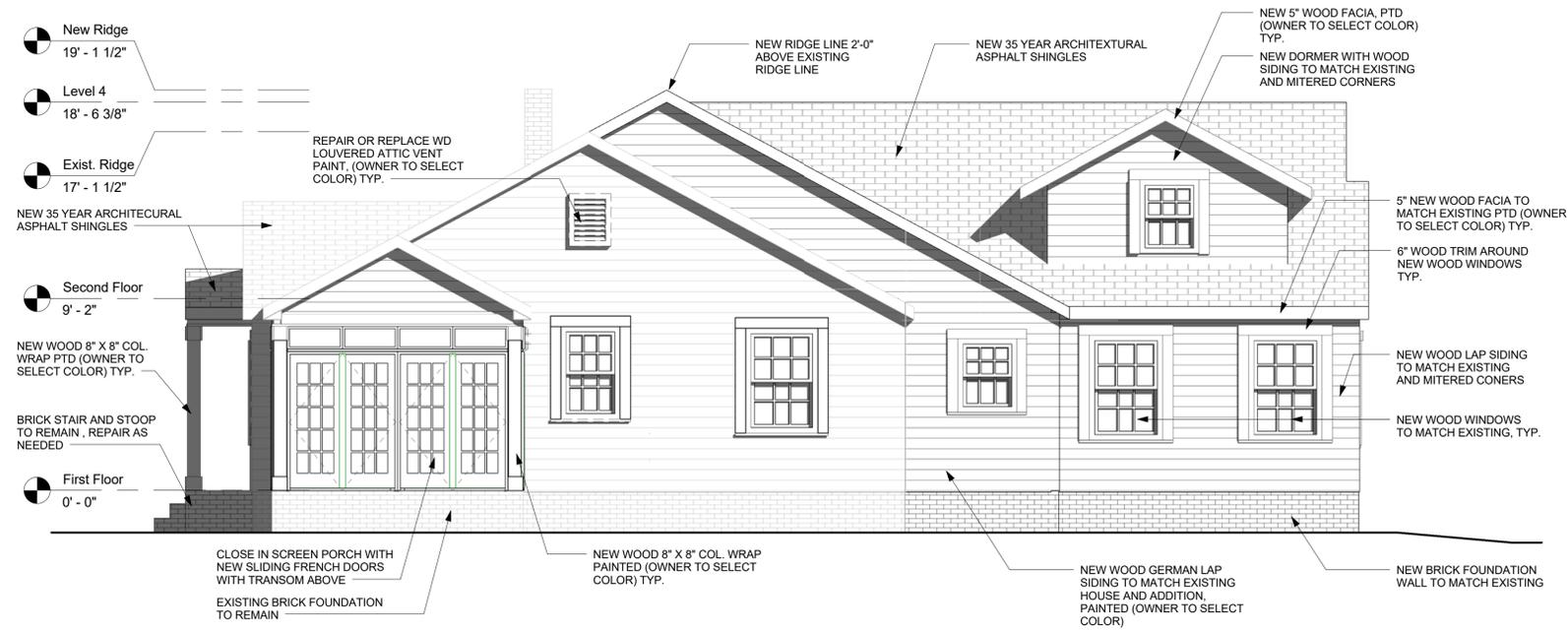
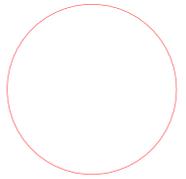
Front Elevations

Sheet of
A200
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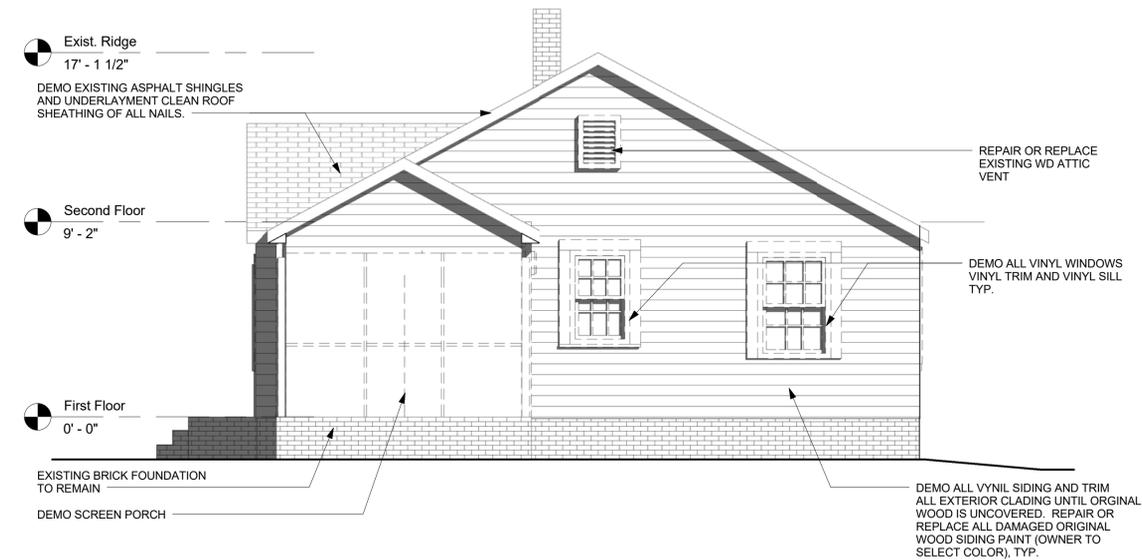


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1800 Camden Road,
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2 New Right Side Elevation
A201 1/4" = 1'-0"



1 Existing Right Side Elevation
A201 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED BEFORE ANY WORK IS TO BEGIN.
2. FIELD VERIFY ROOF SLOP BEFORE ANY WORK IS TO BEGIN.
3. ALL WINDOW SIZES ARE TO BE FIELD VERIFIED BEFORE ORDERING NEW WINDOWS.
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6. ALL INTERIOR PAINT COLORS AND FINISHES ARE TO BE SELECTED BY THE OWNER OR DESIGNER.
7. ALL INTERIOR PAINT COLORS AND FINISHES ARE TO BE SELECTED BY THE OWNER OR DESIGNER.

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Sowash House
1761 Merriman Ave
Charlotte, NC 28203

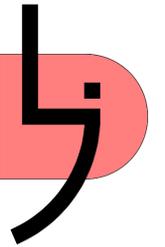
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Title
Right Side
Elevation

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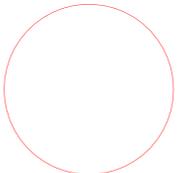
A201

Plate

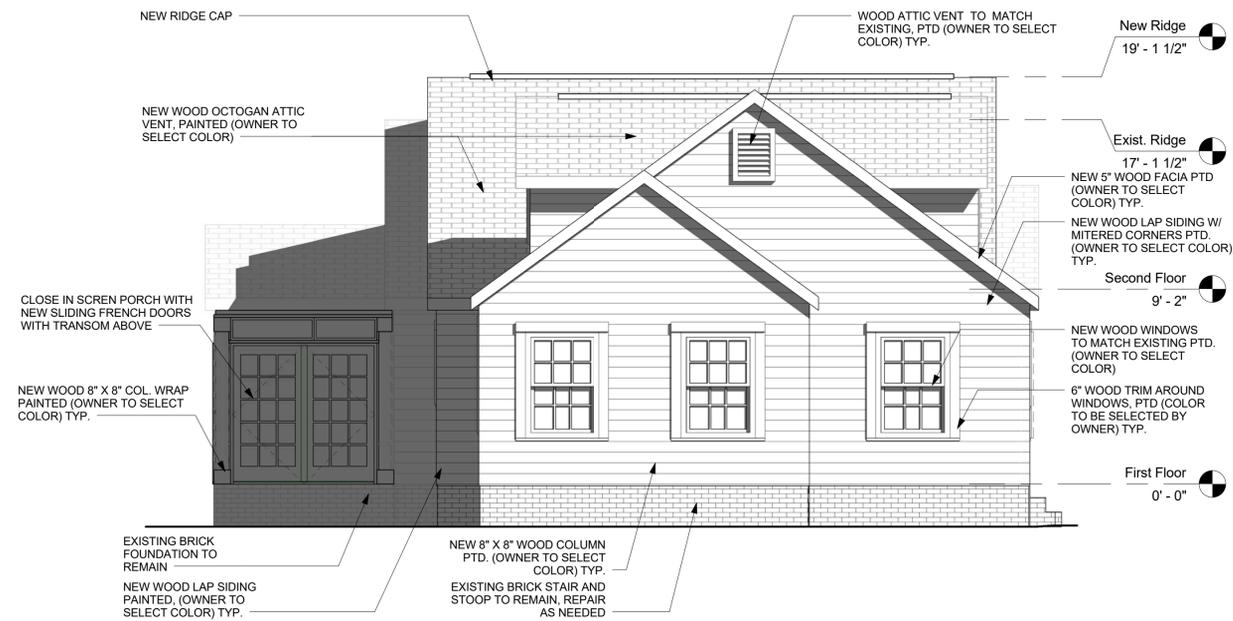


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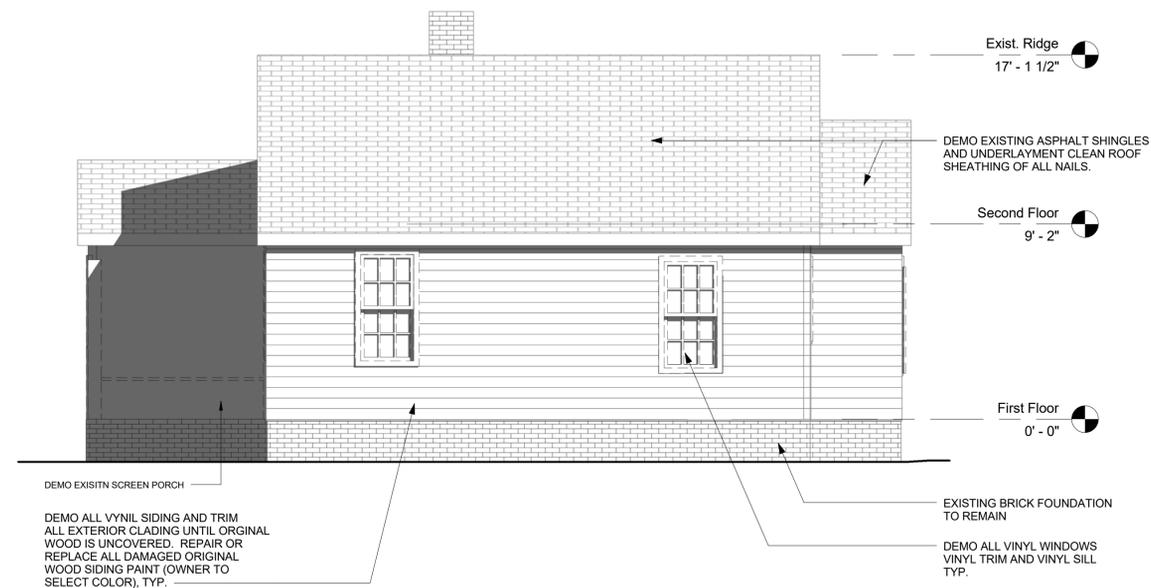
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Date
Revisions
1 Date
2 Date
3 Date
4 Date



2 **New Rear Elevation**
A202 1/4" = 1'-0"



1 **Existing Rear Elevation**
A202 1/4" = 1'-0"

GENERAL NOTES	
1.	ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED BEFORE ANY WORK IS TO BEGIN.
2.	FIELD VERIFY ROOF SLOP BEFORE ANY WORK IS TO BEGIN.
3.	ALL WINDOW SIZES ARE TO BE FIELD VERIFIED BEFORE ORDERING NEW WINDOWS.
4.	ALL EXISITNG DOORS ARE TO BE SAVED AND REUSED. REPLACE IF DAMAGED OR IF REQUESTED BY OWNER.
5.	ALL EXTERIOR PAINT COLORS TO BE SELECTED BY THE OWNER OR DESIGNER.
6.	ALL EXTERIOR PAINT COLORS TO BE SELECTED BY THE OWNER OR DESIGNER.
7.	ALL INTERIOR PAINT COLORS AND FINISHES ARE TO BE SELECTED BY THE OWNER OR DESIGNER.

Sowash House
Charlotte, NC 28203

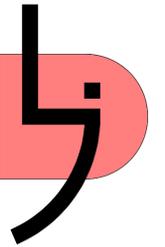
Project Number 003

Title
Rear Elevation

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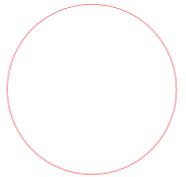
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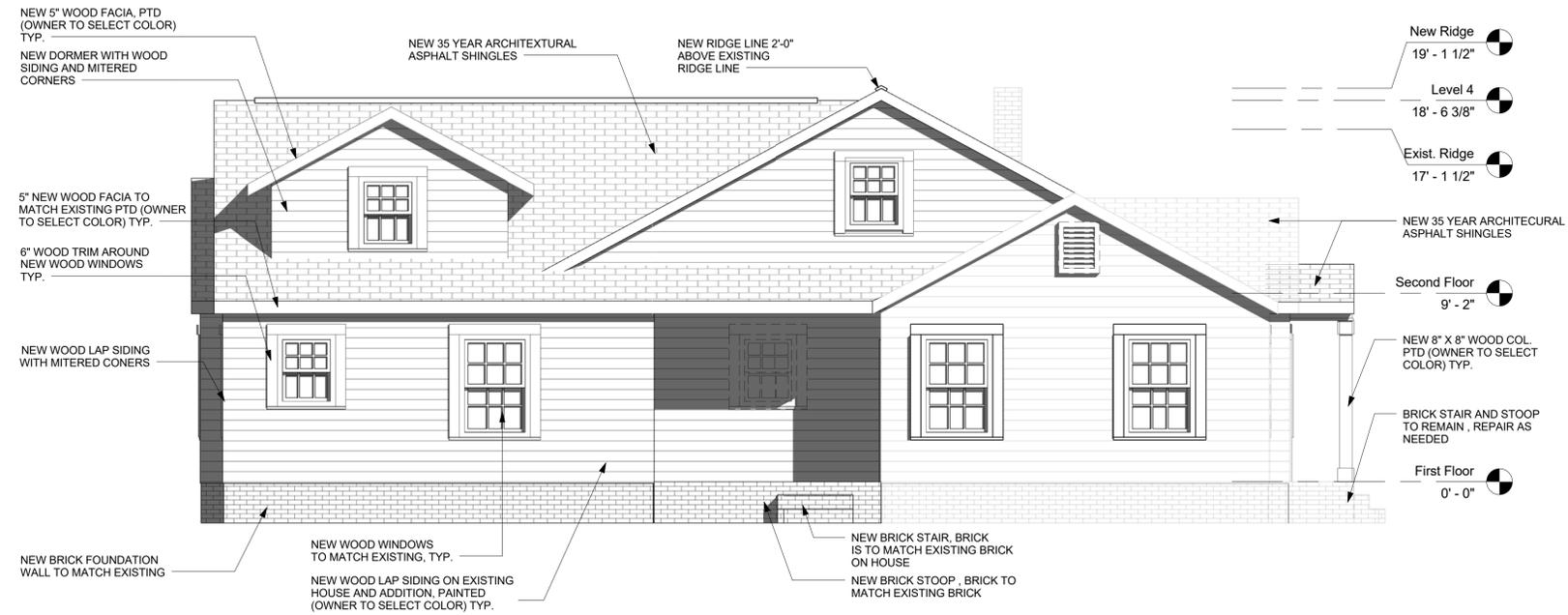


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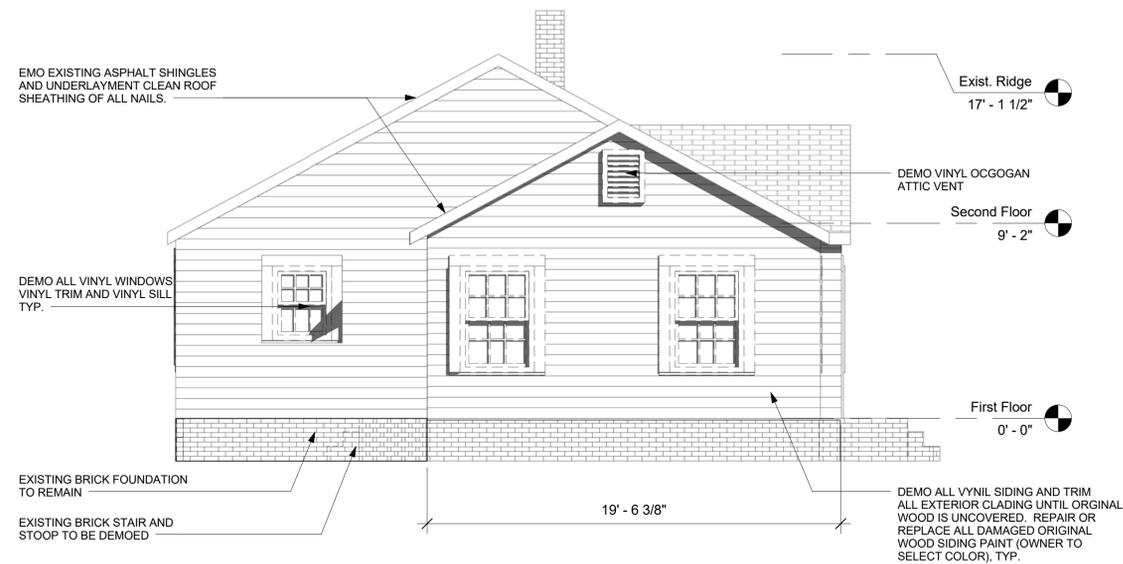
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2
A203 1/4" = 1'-0" **New Left Side Elevation**

GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED BEFORE ANY WORK IS TO BEGIN.
2. FIELD VERIFY ROOF SLOPE BEFORE ANY WORK IS TO BEGIN.
3. ALL WINDOW SIZES ARE TO BE FIELD VERIFIED BEFORE ORDERING NEW WINDOWS.
4. ALL EXISTING DOORS ARE TO BE SAVED AND REUSED. REPLACE IF DAMAGED OR IF REQUESTED BY OWNER.
5. ALL EXTERIOR PAINT COLORS TO BE SELECTED BY THE OWNER OR DESIGNER.
6. ALL INTERIOR PAINT COLORS AND FINISHES ARE TO BE SELECTED BY THE OWNER OR DESIGNER
- 7.



1
A203 1/4" = 1'-0" **Existing Left Side Elevation**

Sowash House
1761 Merriman Ave
Charlotte, NC 28203

Project Number 003

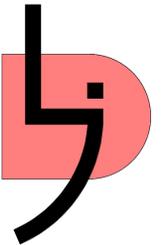
Title

**Left Side
Elevation**

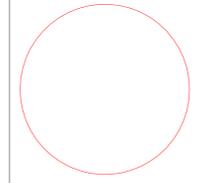
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A203

Plate



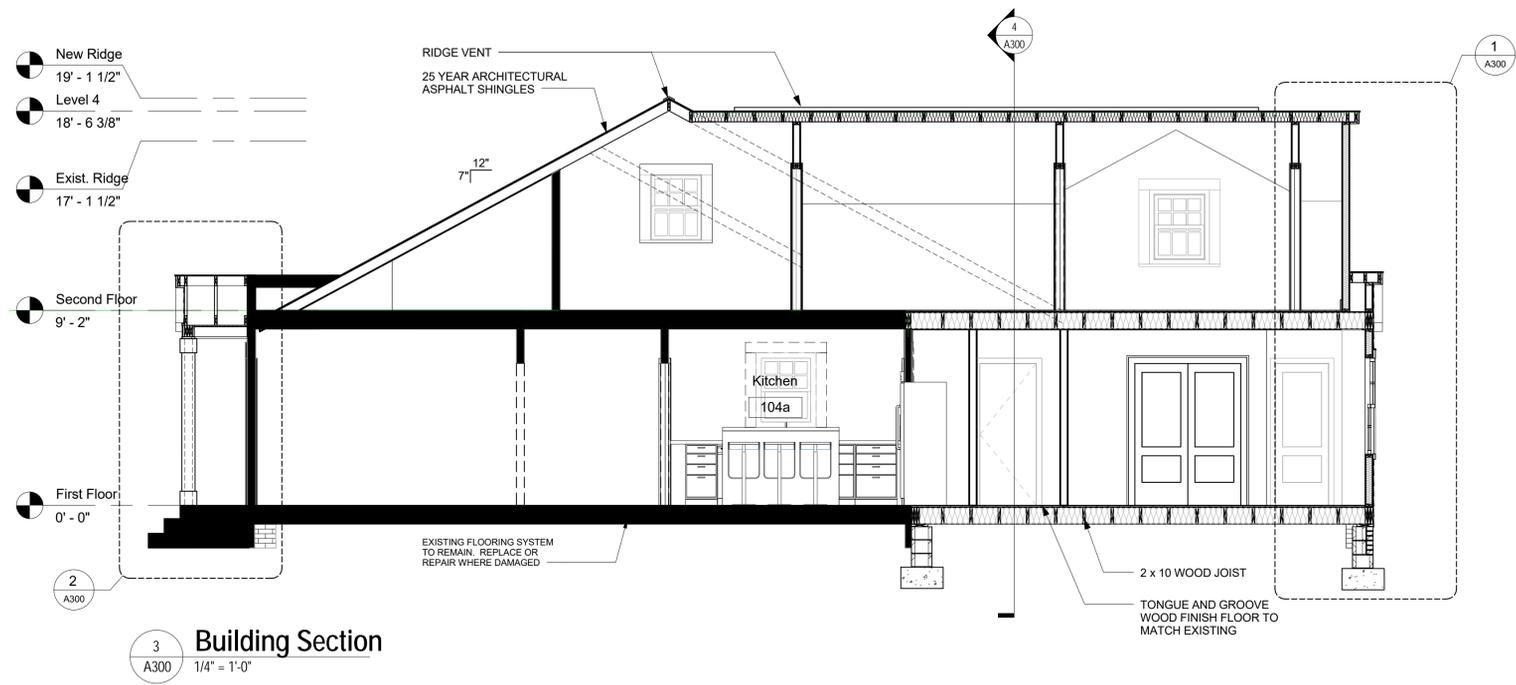
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Charlotte NC, 28203-0001



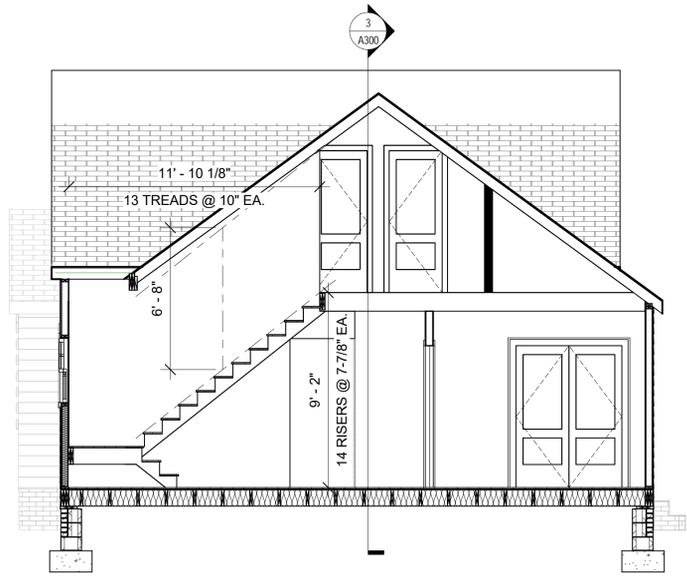
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Sowash House
1761 Merriman Ave
Charlotte, NC 28203

Project Number 003
Title
Building, Wall & Stair Sections
Sheet of
A300
Plate



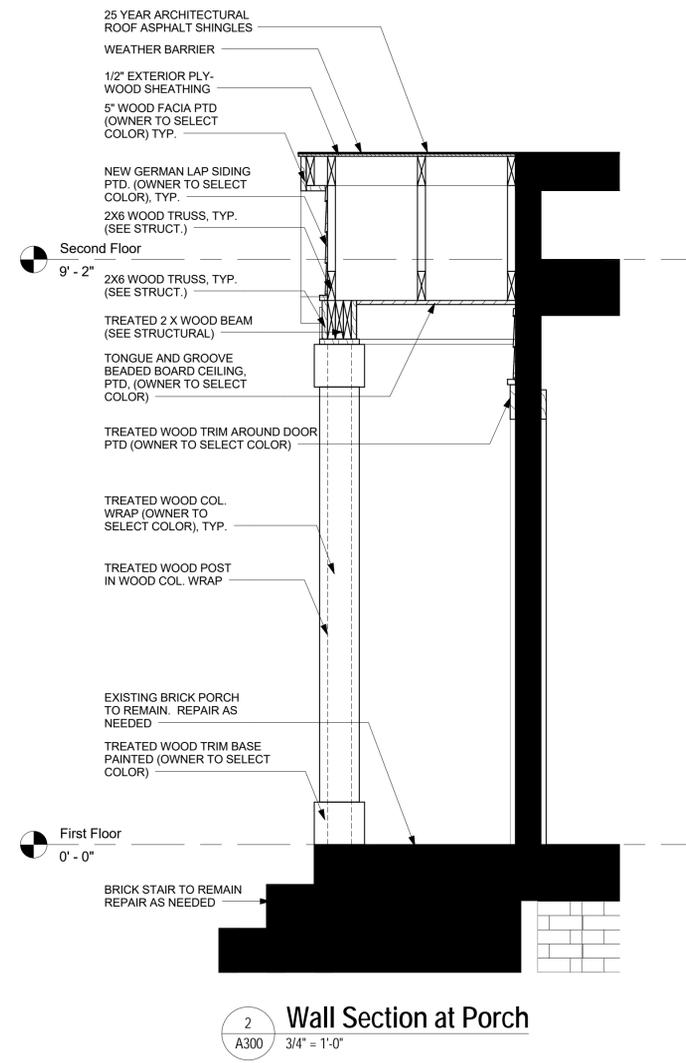
3 Building Section
A300 1/4" = 1'-0"



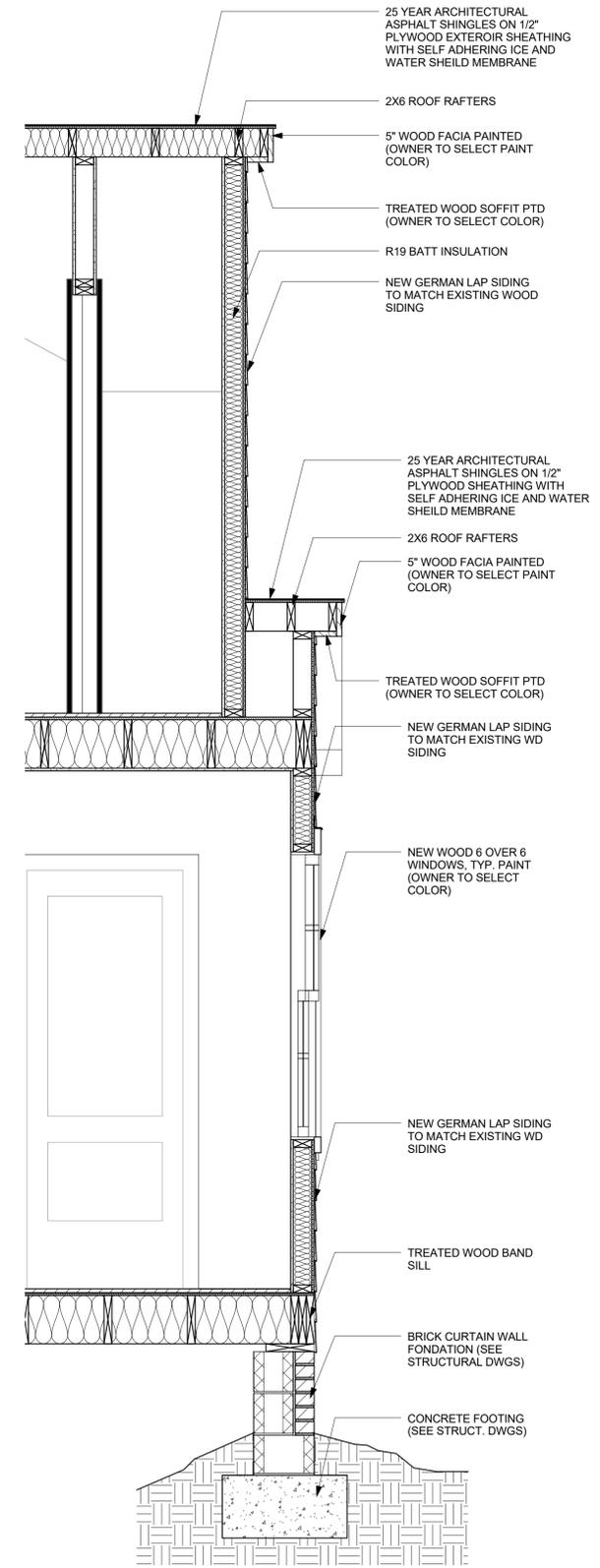
4 Stair Section
A300 1/4" = 1'-0"

GENERAL NOTES

- ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED BEFORE ANY WORK IS TO BEGIN.
- FIELD VERIFY ROOF SLOP BEFORE ANY WORK IS TO BEGIN.
- ALL WINDOW SIZES ARE TO BE FIELD VERIFIED BEFORE ORDERING NEW WINDOWS.
- ALL EXISTING DOORS ARE TO BE SAVED AND REUSED. REPLACE IF DAMAGED OR IF REQUESTED BY OWNER.
- ALL EXTERIOR PAINT COLORS TO BE SELECTED BY THE OWNER OR DESIGNER.
- ALL INTERIOR PAINT COLORS AND FINISHES ARE TO BE SELECTED BY THE OWNER OR DESIGNER.



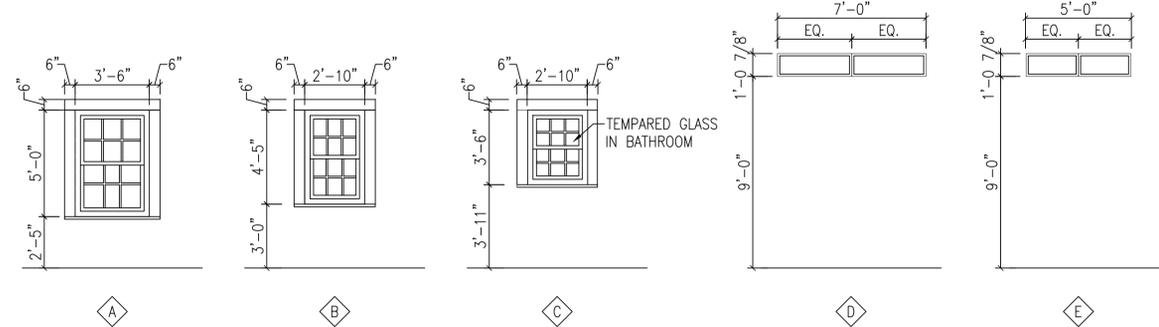
2 Wall Section at Porch
A300 3/4" = 1'-0"



1 Wall Section
A300 3/4" = 1'-0"

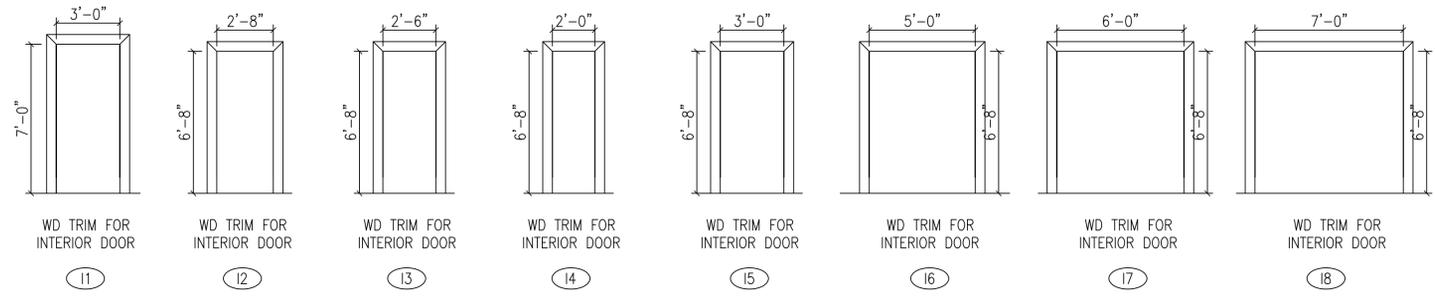
DOOR SCHEDULE

MAIN FLOOR						FRAME AND DETAILS					MISCELLANEOUS	
NUMBER	SIZE	TYPE	MATERIAL	INSULATED	GLAZED	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	HARDWARE	REMARKS
100	7'-0" X 3'-0"	A	WOOD	---	YES	11	WOOD	---	---	---	---	---
101	---	---	---	---	---	---	---	---	---	---	---	---
102A	6'-8" X 3'-0"	E	WOOD	---	YES	15	WOOD	---	---	---	---	---
102B	6'-8" X 2'-6"	C	---	---	---	13	---	---	---	---	---	---
103	---	---	---	---	---	---	WOOD	---	---	---	---	---
104	6'-8" X 2'-6"	C	WOOD	---	---	12	WOOD	---	---	---	---	---
105	6'-8" X 2'-0"	D	WOOD	---	---	14	WOOD	---	---	---	---	---
106	PR 6'-8" X 3'-0"	E	WOOD	---	---	16	WOOD	---	---	---	---	SLIDING DOOR
107	---	---	---	---	---	---	---	---	---	---	---	---
108	PR 6'-8" X 2'-6"	C	WOOD	---	---	17	WOOD	---	---	---	---	---
109	6'-8" X 2'-8"	B	WOOD	---	---	12	WOOD	---	---	---	---	---
110	6'-8" X 2'-6"	C	WOOD	---	---	13	WOOD	---	---	---	---	POCKET DOOR
111	6'-8" X 2'-8"	B	WOOD	---	---	12	WOOD	---	---	---	---	---
112	PR 6'-8" X 2'-6"	C	WOOD	---	---	17	WOOD	---	---	---	---	---
113	EXISTING	---	---	---	---	---	---	---	---	---	---	---
114	---	---	---	---	---	---	---	---	---	---	---	---
115A	PR 6'-8" X 3'-6"	H	WOOD	---	YES	18	WOOD	---	---	---	---	SLIDING DOOR
115B	PR 6'-8" X 2'-6"	H	WOOD	---	YES	16	WOOD	---	---	---	---	SLIDING DOOR
SECOND FLOOR												
200	---	---	---	---	---	---	---	---	---	---	---	---
201	6'-8" X 2'-6"	C	WOOD	---	---	13	WOOD	---	---	---	---	---
202	6'-8" X 2'-6"	C	WOOD	---	---	13	WOOD	---	---	---	---	---
203	6'-8" X 2'-6"	C	WOOD	---	---	13	WOOD	---	---	---	---	---
204	6'-8" X 2'-6"	C	WOOD	---	---	13	WOOD	---	---	---	---	---
205	6'-8" X 2'-6"	C	WOOD	---	---	13	WOOD	---	---	---	---	---
206	6'-8" X 2'-6"	C	WOOD	---	---	13	WOOD	---	---	---	---	---

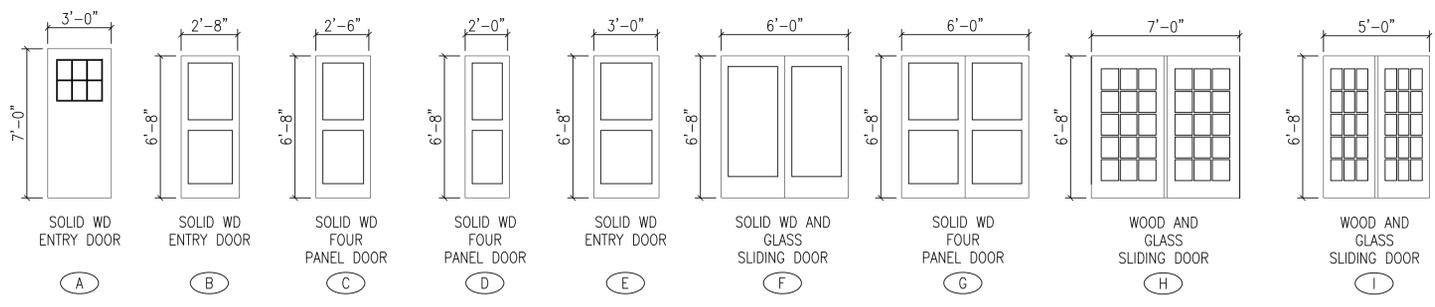


4 WINDOW ELEVATIONS
1/4" = 1'-0"

1 DOOR SCHEDULE
A700 FULL SIZE



2 INTERIOR TRIM ELEVATIONS
A700 1/4" = 1'-0"

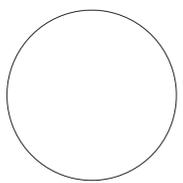


3 DOOR ELEVATIONS
A700 1/4" = 1'-0"



LDJ INNOVATIVE
DESIGN GROUP, PLLC

1800 Camden Road,
Suite 107 #193
Charlotte NC, 28203-0001



Drawn	
Checked	
Date	
Revisions	
1 Date	
2 Date	
3 Date	3/28/2016 Revise Window Elevations
4 Date	

Sowash House
1761 Merriman Ave
Charlotte, NC

Project Number 003

Title
**Door & Window
Elevation & Sched.**

Sheet
A700

Plate