
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1716 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Mark Patterson

This application was denied April 10, 2019 for the following: roof form and materials, windows, and additions.

Details of Proposed Request

Existing Conditions

The existing structure is a 1-story American Small House with Craftsman elements constructed in 1928. Architectural features include exposed rafters, 6/1 wood windows, an engaged front porch supported by square wood columns, wood vent details, and a brick chimney. The lot size is approximately 50' x 118'.

Proposal

The proposal is an addition with a proposed ridge height is 19'-10 ½". On the front elevation both single windows will be changed to paired windows. There are also changes to the windows on the right elevation. The existing non-original front door will be replaced with a new wood door. Proposed materials are brick foundation, wood lap siding and trim to match existing and new windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. Post-construction the rear-yard impermeable area will be 28%. There are no impacts to mature canopy trees. Note: The driveway and patio shown on the site plan are approvable at the staff level.

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

Staff has the following concerns with the proposal:

1. Additional clarity needed on which original windows will remain and which will be replaced.
 - a. Window placement on floorplan (sheet 2) does not match front elevation (sheet 4).
2. Left elevation - horizontally oriented window panes on the casement window.
3. Rear elevation - gable end window trim and roof trim relationship.
4. Minor revisions may be reviewed by staff.



HDC-2019-00299

PID: 11909414

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: ADDITIONS

June Meeting 2019





Front



Front Left

1716 Merriman Ave, Charlotte, NC 28203 (Existing)





1724 Merriman Ave



1720 Merriman Ave



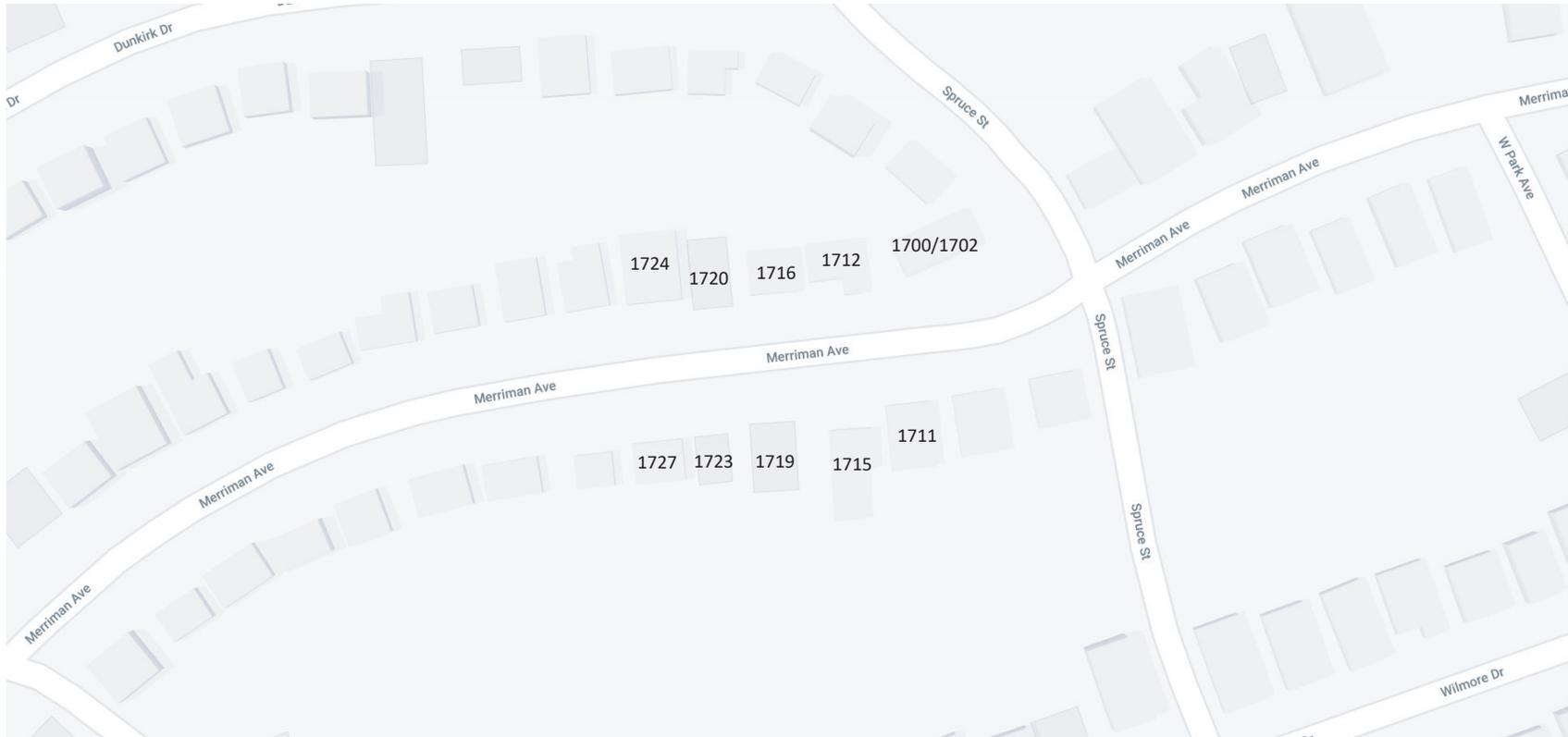
1716 Merriman Ave (Subject)



1712 Merriman Ave



1700/1702 Merriman Ave



1727 Merriman Ave



1723 Merriman Ave



1719 Merriman Ave



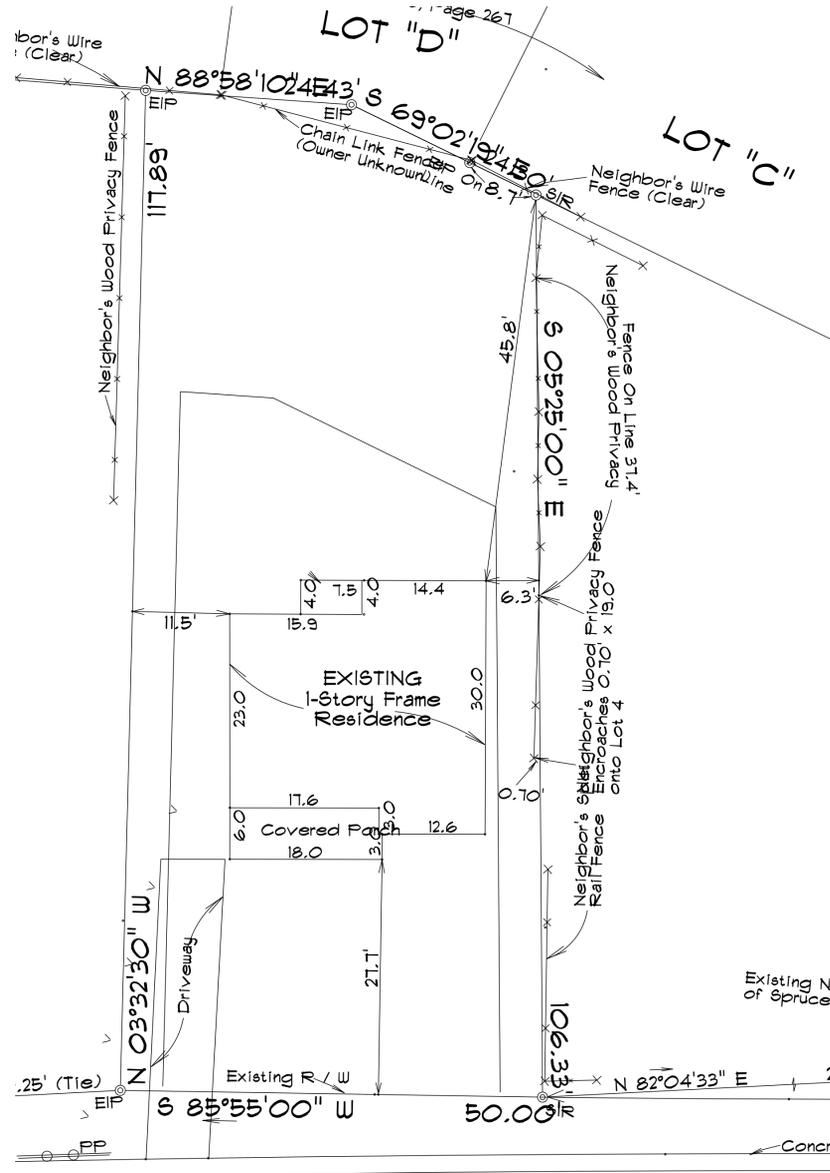
1715 Merriman Ave



1711 Merriman Ave

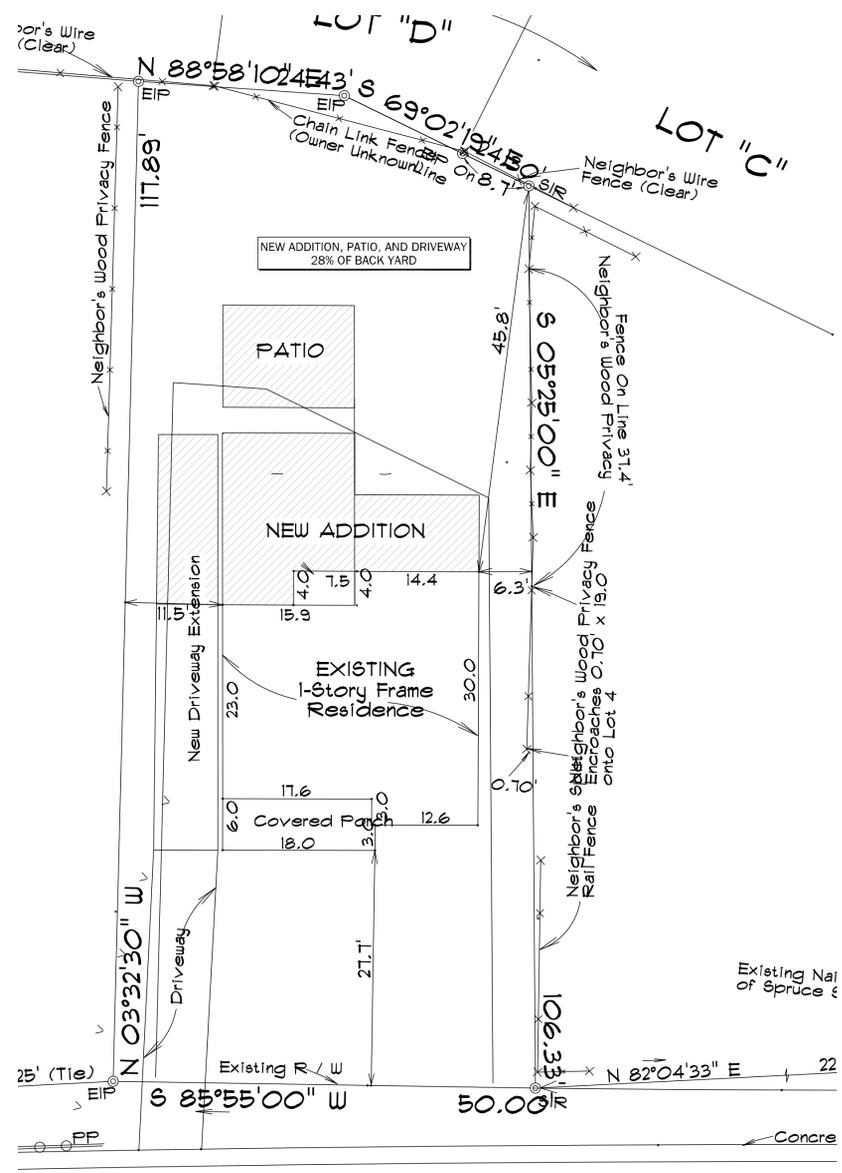
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINA V A MFS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
7. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



MERRIMAN AVENUE

EXISTING SITE
SCALE: 1" = 10'-0"



MERRIMAN AVENUE

NEW SITE
SCALE: 1" = 10'-0"

PAGE SIZE 24"X36"

DATE: Monday, June 03, 2019
SCALE: 1" = 10'-0"

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



P.O. Box 55
Waxhaw
NC
28173

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

1716 MERRIMAN AVE.

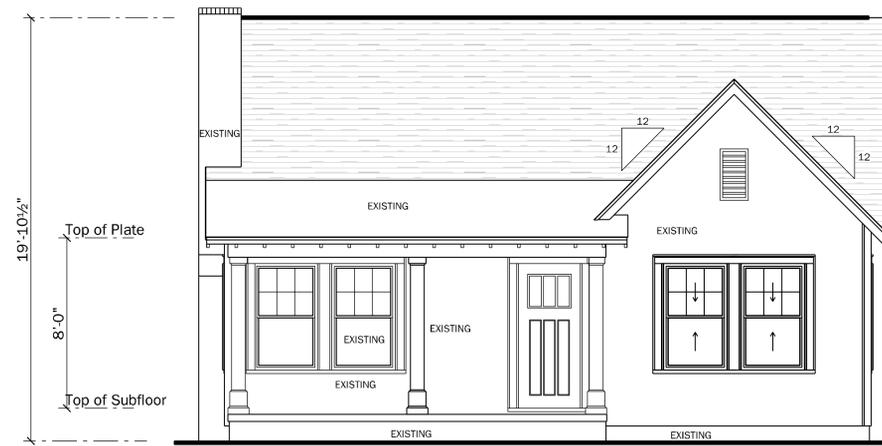
1716 MERRIMAN AVE.

Charlotte
North Carolina

PAGE: **1** SITE

GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHAYVA MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE U.N.O.

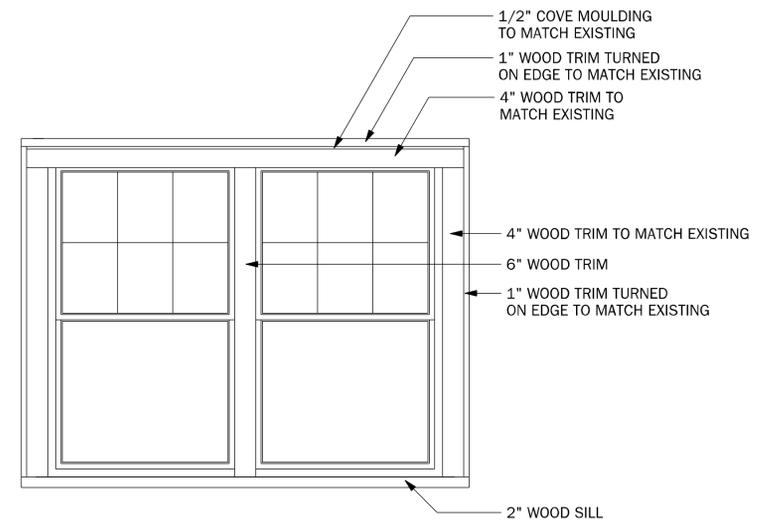


NEW FRONT ELEVATION

SCALE: 1/4" = 1'-0"

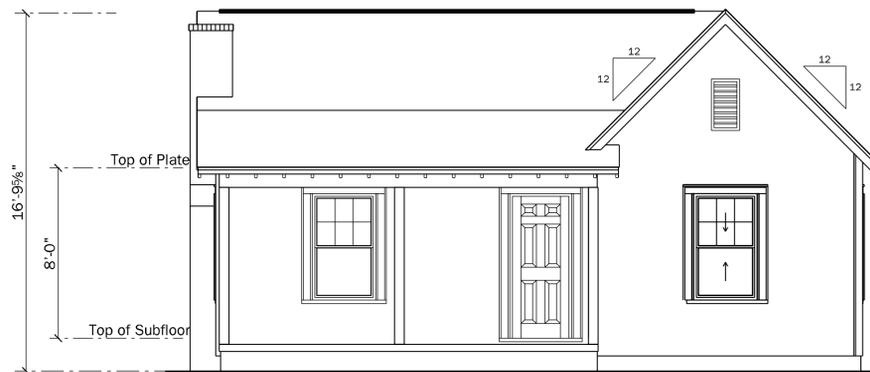
ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL) TO MATCH EXISTING
- SIDING TO BE CEDAR LAP TO MATCH EXISTING
- CEDAR LAP SIDING TO BE 7.1/4" W/ A 6" EXPOSURE TO MATCH EXISTING
- 1"x6" WOOD TRIM BOARDS TO MATCH EXISTING
- OVERLAP OF SIDING TO BE MIN. 1.1/4" PER MANUFACTURER INSTALLATION INSTRUCTIONS
- WOOD TRIM BOARDS TO BE 3/4" THICK AND 1/4" REVEAL WILL BE MAINTAINED AT ALL TRIM TO MATCH EXISTING
- MISC. TRIM AROUND WINDOWS AND DOORS TO BE 3/4" THICK. THIS INCLUDES FASCIA AND FREEZE BOARDS TO MATCH EXISTING



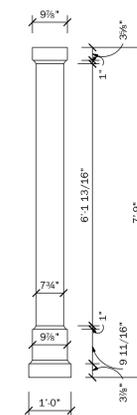
WINDOW TRIM DETAIL

SCALE: 3/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



POST DETAIL

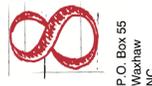
SCALE: 1/2" = 1'-0"

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



PHONE: 704-401-6159
 kerrmet@21-one.com

P.O. Box 55
 Waxhaw
 NC
 28173

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

1716 MERRIMAN AVE.

1716 MERRIMAN AVE.

Charlotte
 North Carolina

PAGE:

4

FRONT

PAGE SIZE 24"X36"

DATE: Monday, June 03, 2019
 SCALE: As Noted

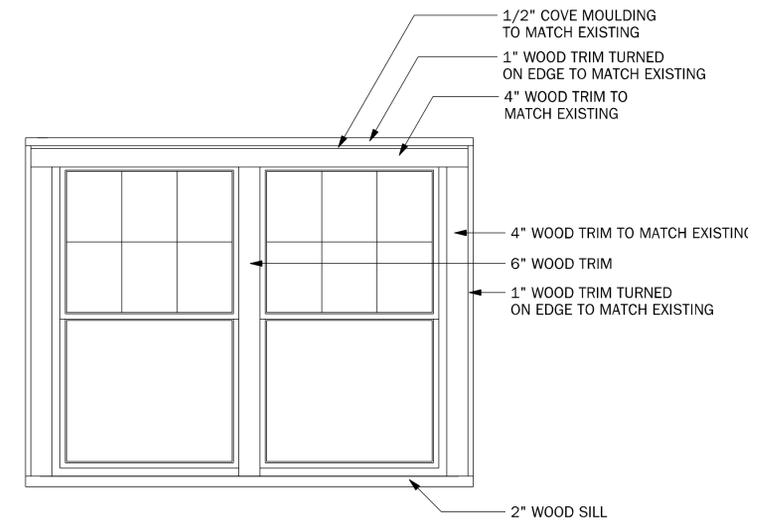
GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINA V A MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE U.N.O.



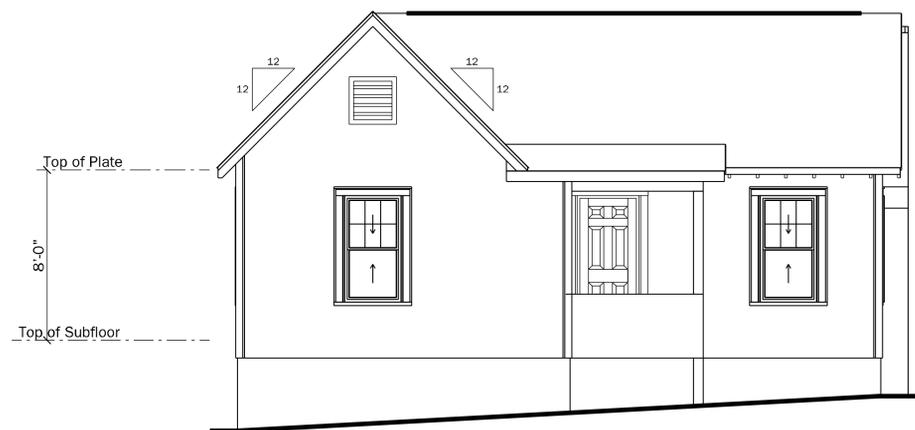
NEW REAR ELEVATION

SCALE: 1/4" = 1'-0"



WINDOW TRIM DETAIL

SCALE: 3/4" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



P.O. Box 55
Waxhaw
NC
28173

PHONE: 704-401-6159
kenneth@21-twentyone.com

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

1716 MERRIMAN AVE.

1716 MERRIMAN AVE.

Charlotte
North Carolina

PAGE:

5

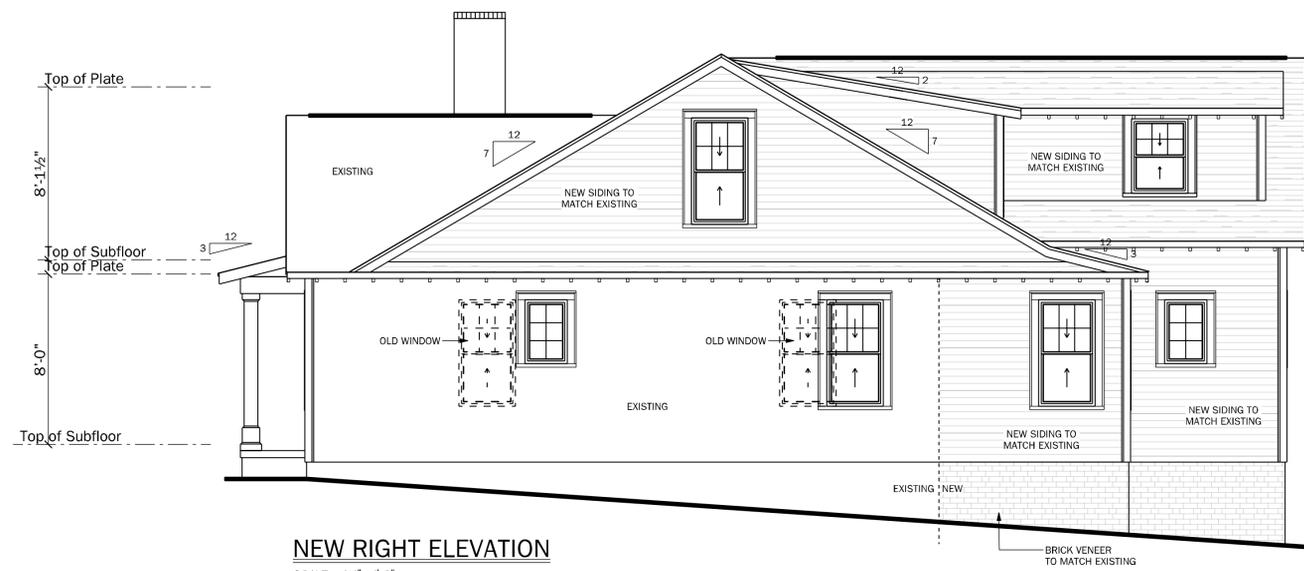
REAR

PAGE SIZE 24"X36"

DATE: Monday, June 03, 2019
SCALE: As Noted

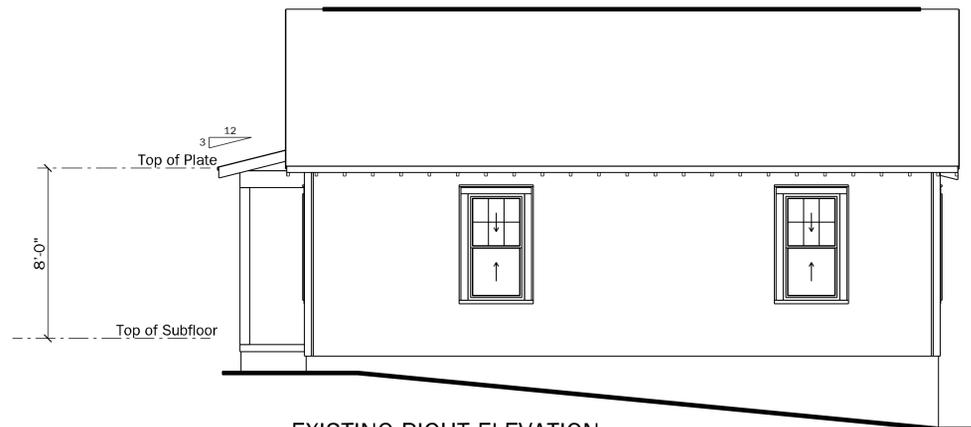
GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINA/VIA MPB.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE U.N.O.



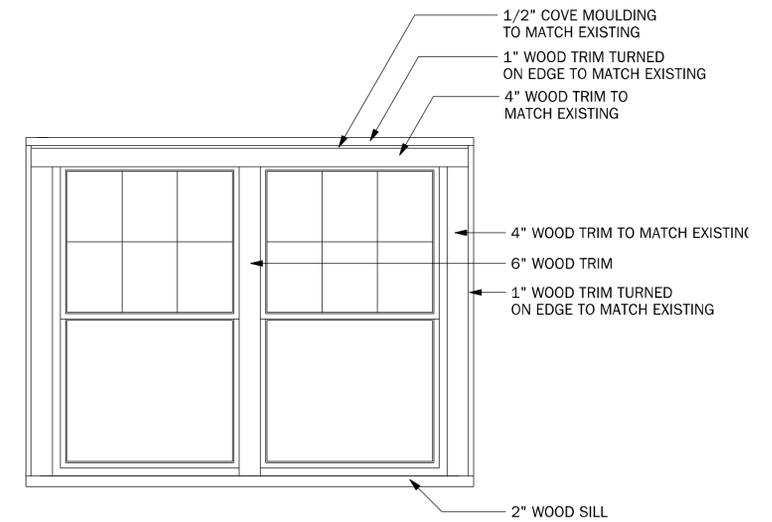
NEW RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



WINDOW TRIM DETAIL

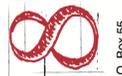
SCALE: 3/4" = 1'-0"

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



PHONE: 704-401-6159
kenneth@21home.com

P.O. Box 55
Waxhaw
NC
28173

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

1716 MERRIMAN AVE.

1716 MERRIMAN AVE.

Charlotte
North Carolina

PAGE:

6

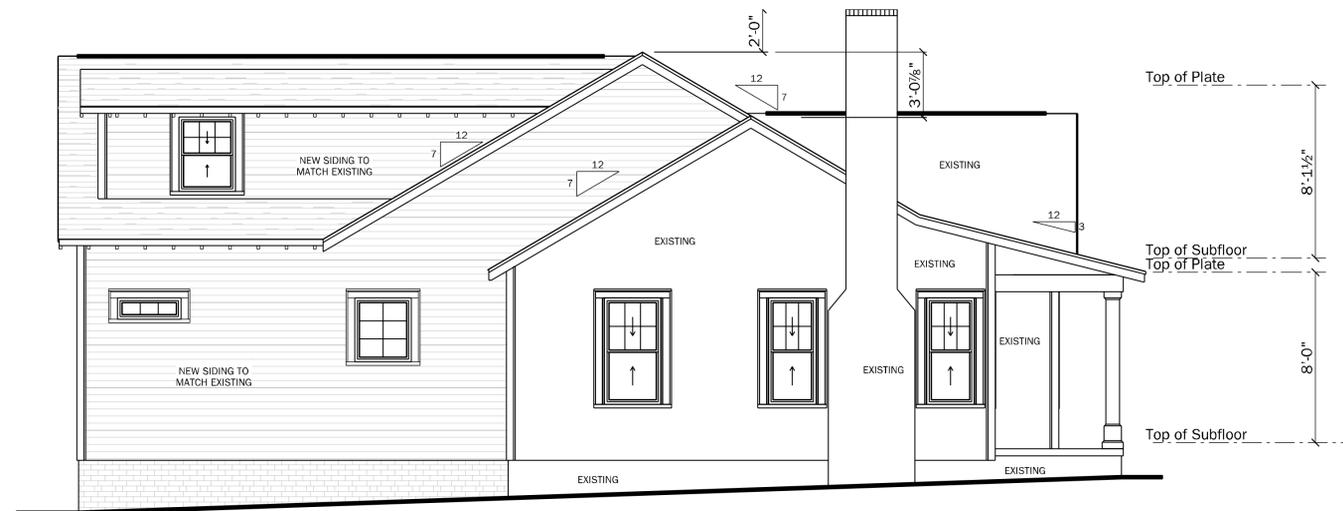
RIGHT

PAGE SIZE 24"X36"

DATE: Monday, June 03, 2019
SCALE: As Noted

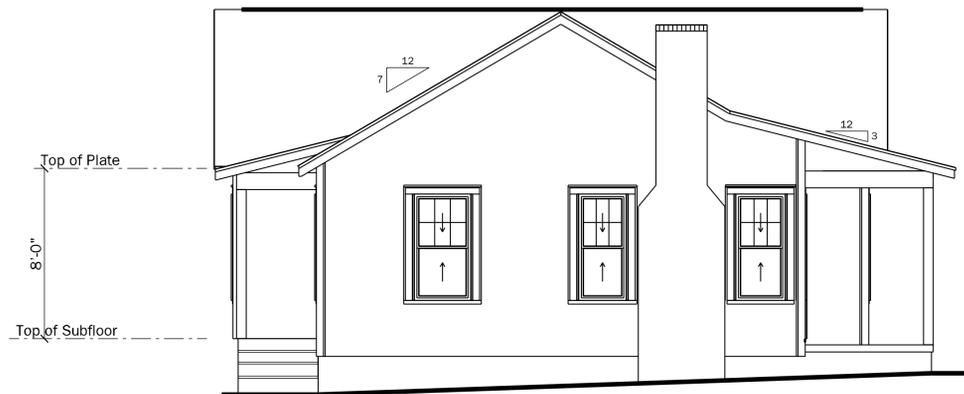
GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINA/VIA MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE U.N.O.

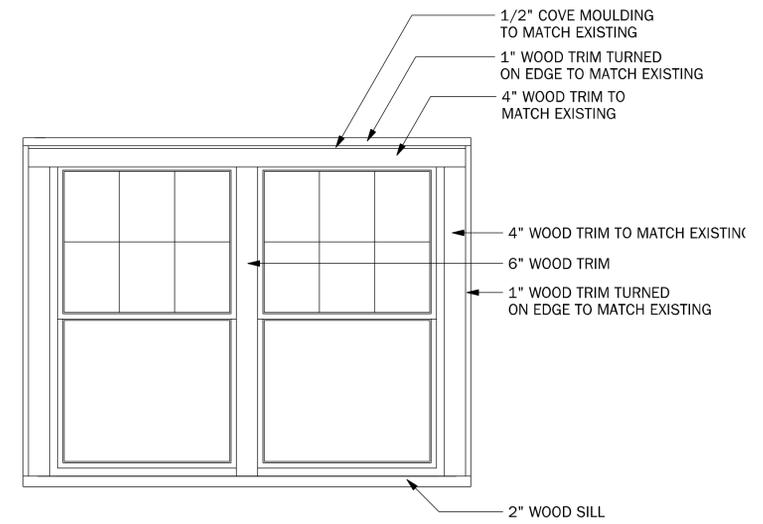


NEW LEFT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION



WINDOW TRIM DETAIL

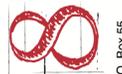
SCALE: 3/4" = 1'-0"

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



P.O. Box 55
Waxhaw
NC
28173

PHONE: 704-401-6159
kenneth@21-twentyone.com

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

1716 MERRIMAN AVE.

1716 MERRIMAN AVE.

Charlotte
North Carolina

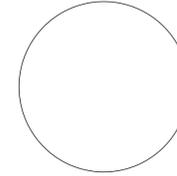
PAGE:

7

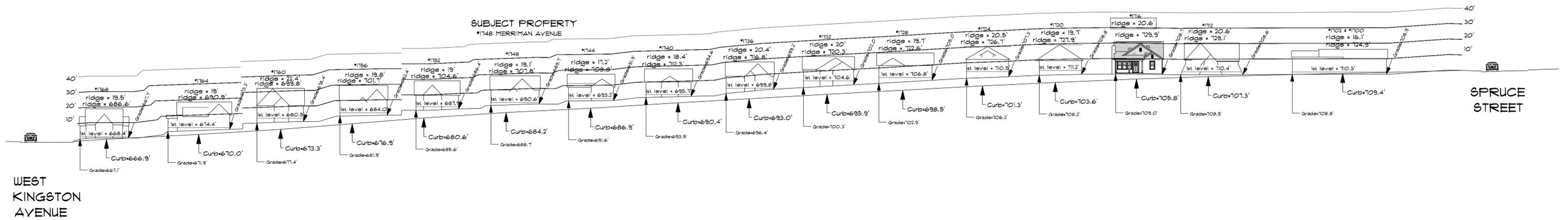
LEFT

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 ____ day of _____, 2015 .



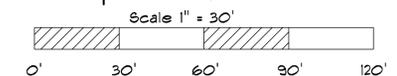
NON-CERTIFIED
 REFER TO SIGNED & SEALED
 COPY DATED May 12, 2015
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098



MERRIMAN AVENUE

A.G. ZOUTEWELLE
 SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-3444 Fax: 704-372-3555
 Firm License Number C-1054

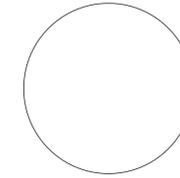
Copyright 2015
 Building Heights Sketch of
1700 BLOCK of MERRIMAN AVENUE
 EVEN SIDE - FACING NORTH
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 April 20, 2015



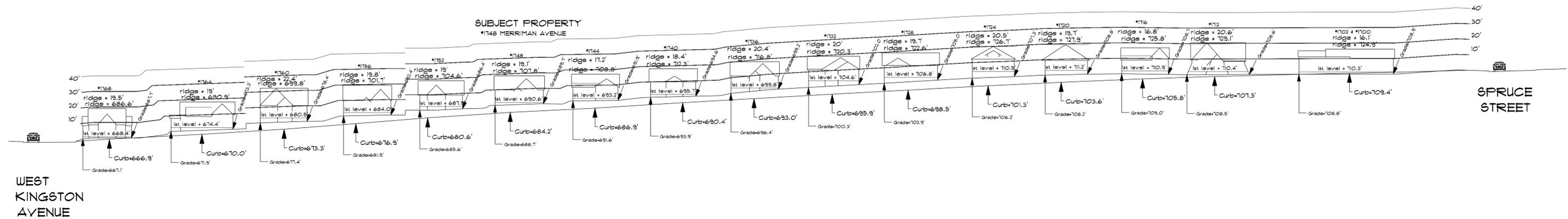
General Notes:
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The 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.

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 ____ day of _____, 2015 .



NON-CERTIFIED
 REFER TO SIGNED & SEALED
 COPY DATED May 12, 2015
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098



MERRIMAN AVENUE

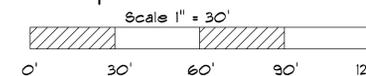
General Notes:

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"), let 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.
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.

A.G. ZOUTEWELLE
SURVEYORS

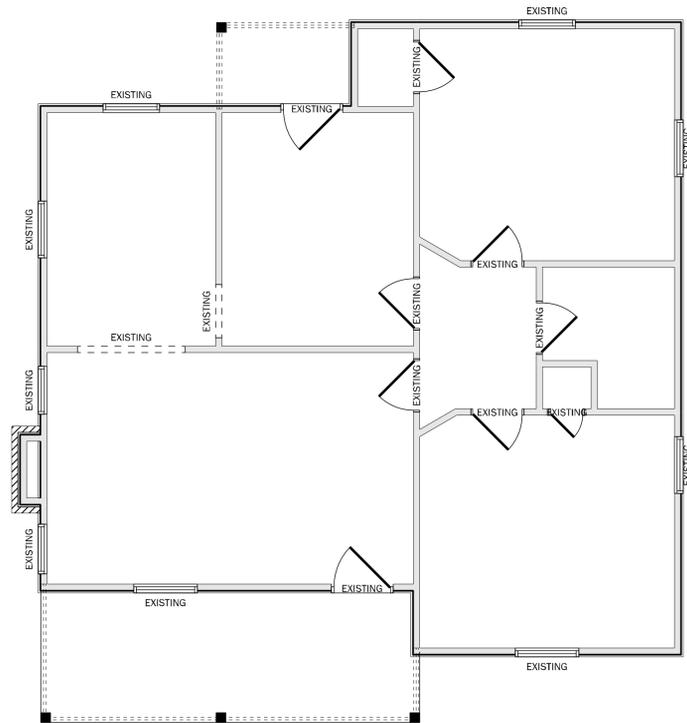
1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm License Number C-1054

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



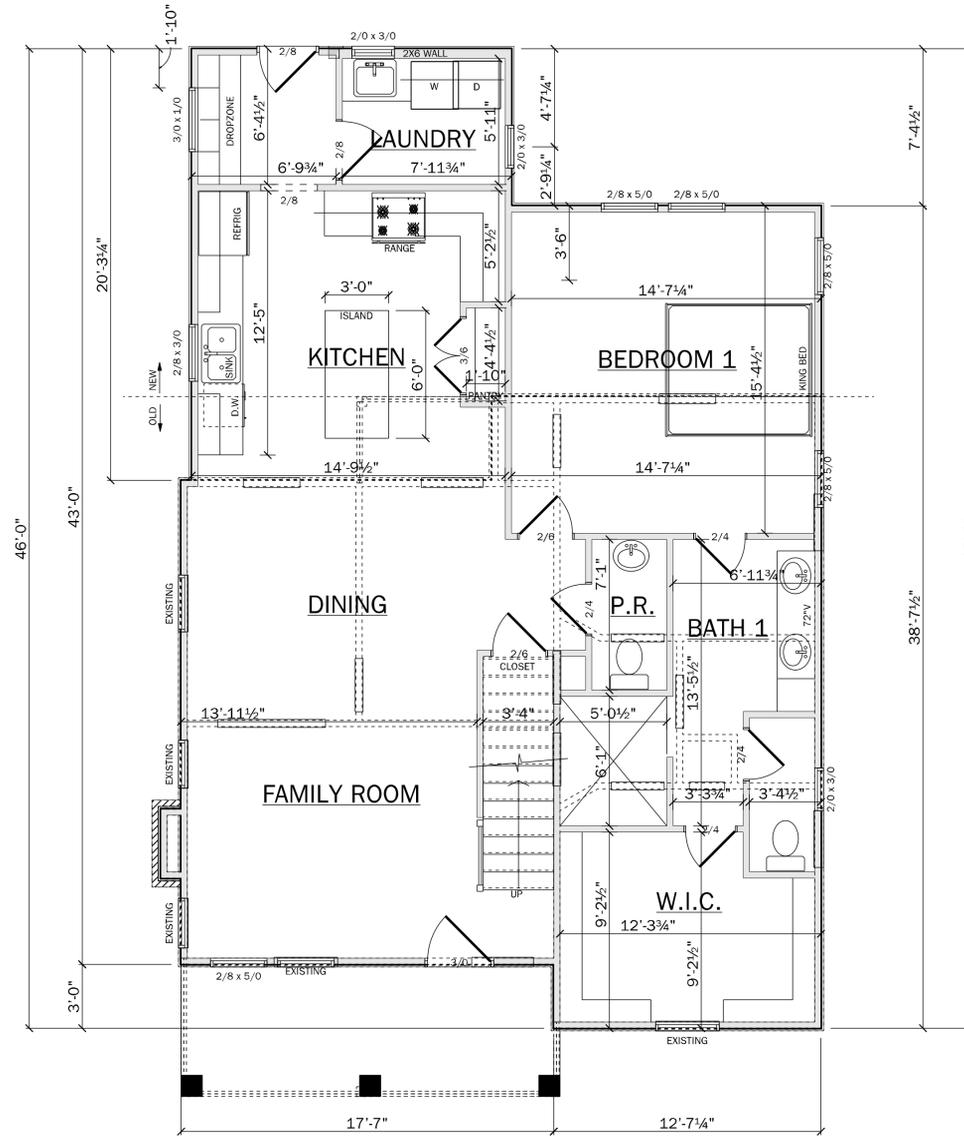
GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINA/VIA MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



793 SQFT

EXISTING FLOOR
SCALE: 1/4" = 1'-0"



1298 SQFT

NEW MAIN FLOOR 1-24
SCALE: 1/4" = 1'-0"

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



PHONE: 704-401-6159
kenneth@21-one.com

P.O. Box 55
Waxhaw
NC
28173

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

1716 MERRIMAN AVE.

1716 MERRIMAN AVE.

Charlotte
North Carolina

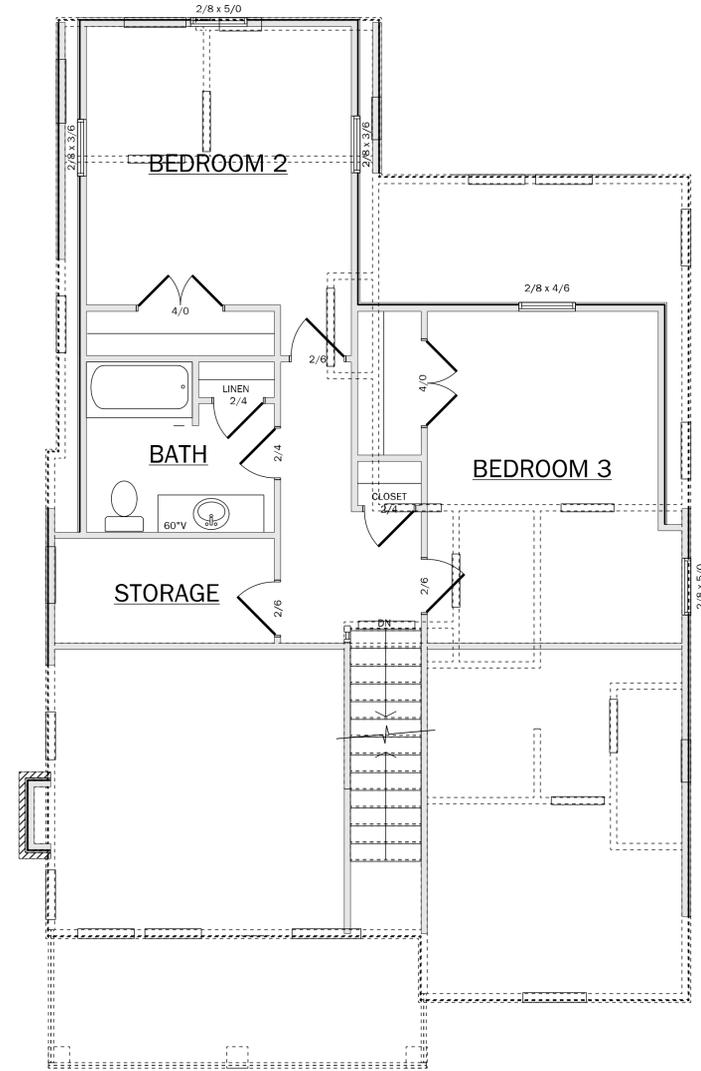
PAGE:

2

FIRST

GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINA/VIA MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE U.N.O.



SECOND FLOOR 5-22-19
SCALE: 1/4" = 1'-0"

MEMBER



AMERICAN INSTITUTE of
BUILDING DESIGN

**TWENTY ONE
HOME DESIGN**

PHONE: 704-401-6159
kenneth@21-one.com



P.O. Box 55
Waxhaw
NC
28173

THIS COPYRIGHTED DESIGN IS THE
SOLE PROPERTY OF TWENTY ONE
HOME DESIGN AND MAY NOT BE
USED OR REPRODUCED WITHOUT A
WRITTEN CONSENT OF
TWENTY ONE HOME DESIGN

1716 MERRIMAN AVE.

1716 MERRIMAN AVE.

Charlotte
North Carolina

PAGE:

3

SECOND