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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 208 Grandin Road

**SUMMARY OF REQUEST:** New Construction

**APPLICANT/OWNER:** Mike Novick, applicant

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The application was continued from November for the following items:

1. Directional Expression, 6.8 and Height and Width, 6.6. - Lower height of the overall house.
2. Provide more information about the tree and why it should come down (species, health, etc.)

### **Details of Proposed Request**

#### *Existing Context*

The site is a vacant parcel. The current applicant is submitting new plans for a single-family house. Existing homes on the block are 1 to 2.5 stories and range in height from 20' to 33'.

#### *Project*

The project is a new single-family house. Lot dimensions are 50' x 187.5', the lot line is reduced slightly on the left side. The front setback is approximately 41 feet from ROW. Proposed building materials are brick foundation, Hardie Artisan smooth lap siding with wood trim. The front porch is concrete with a brick rowlock edge and foundation. Total height as measured from grade +/- 28'-4". Four trees located in the middle of the lot is proposed for removal and new tree(s) replanted.

#### *Revised Proposal – December 12*

1. The total height was reduced to 27'-0"
2. Tree letter about the 36" Hackberry with 4 stems

### **Policy & Design Guidelines for New Construction, page 6.1**

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

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. The proposal is not incongruous with the District and meets the guidelines for new construction.
2. Minor revisions may be reviewed by staff.

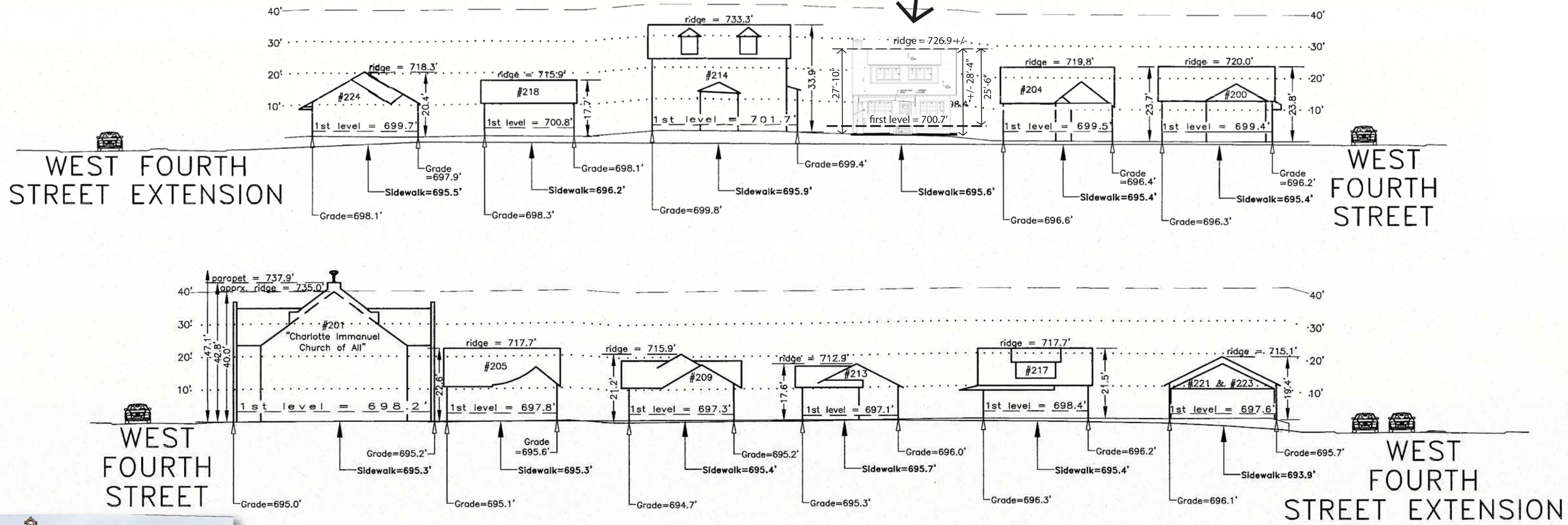
***Charlotte Historic District Commission Case 2018-00576***  
***HISTORIC DISTRICT: WESLEY HEIGHTS***  
***NEW CONSTRUCTION***







208 Grandin Road  
Proposed New Home



## MND GROUP

Mike Novick Designs  
www.mndgroup.com

13016 EASTFIELD RD  
SUITE #200-235  
HUNTERSVILLE, NC 28078  
704-948-5556

MIKE NOVICK, DESIGNER

PRIVATE  
RESIDENCE

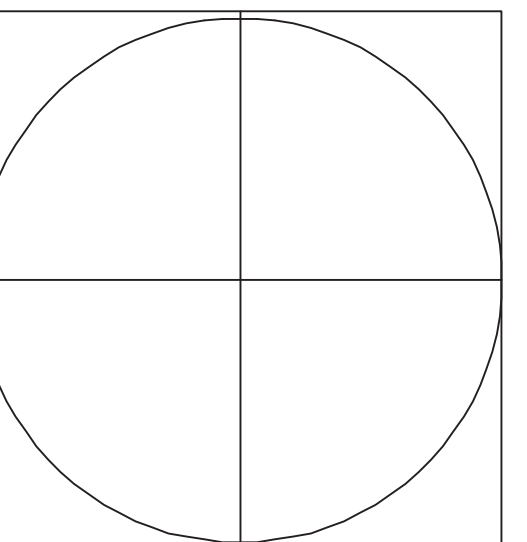
GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

## AREA CALCULATIONS

HEATED SQUARE FOOTAGE  
MAIN LEVEL LIVING 1483.49  
2ND LEVEL LIVING 1254.59  
3RD LEVEL LIVING 00.00  
TOTAL HSF 2738.08

UNHEATED SQUARE FOOTAGE  
GARAGE AREA 0.00  
STORAGE AREA 15.93  
COVERED ENTRY PORCH 143.70  
COVERED REAR PORCH 185.84  
TOTAL UNHSF 345.47  
TOTAL UNDER ROOF 3083.55

FOR CONSTRUCTION  
09/25/2018



ADJACENT HOMES

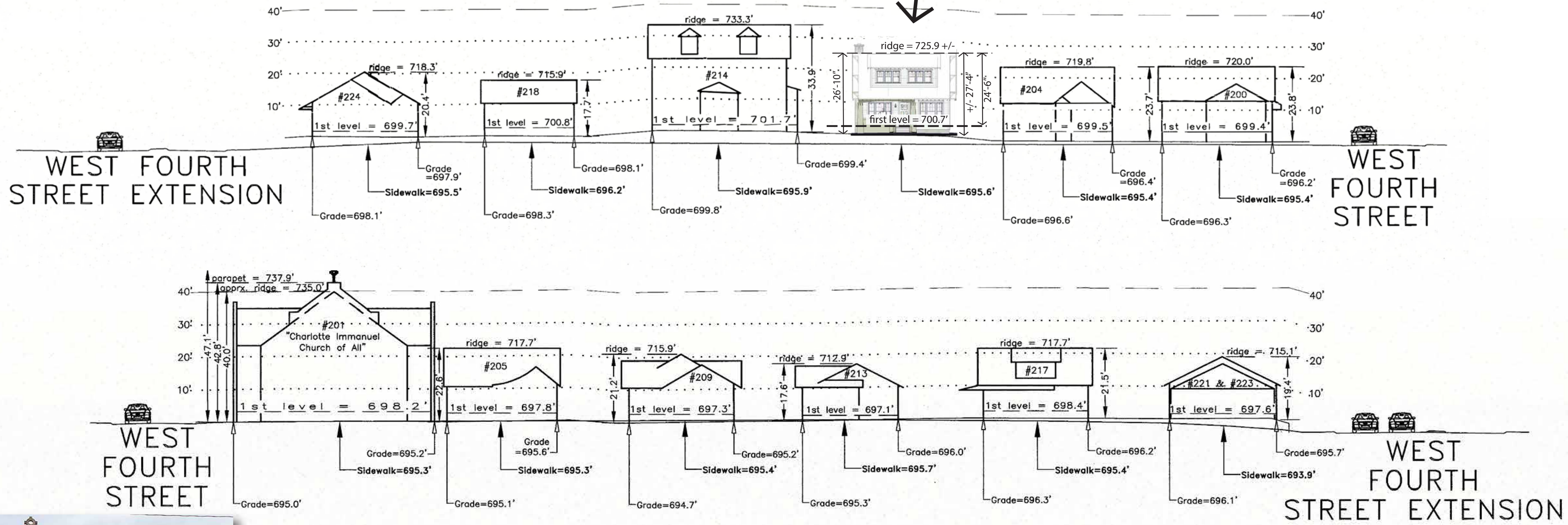
NOVEMBER

STREET





208 Grandin Road  
Proposed New Home



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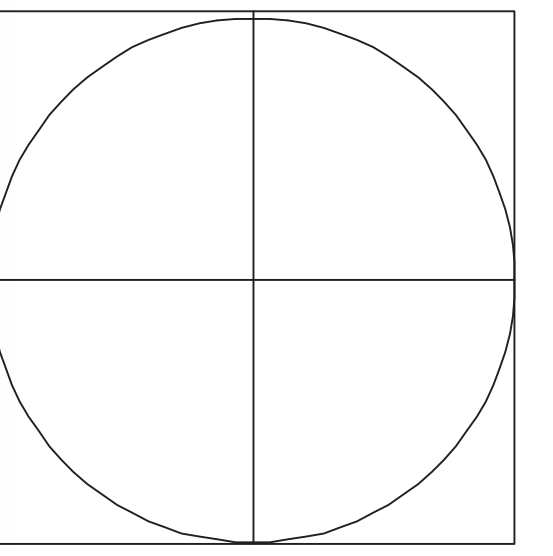
PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

### AREA CALCULATIONS

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ADJACENT HOMES

DECEMBER

**STREET**



PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

**AREA  
CALCULATIONS**

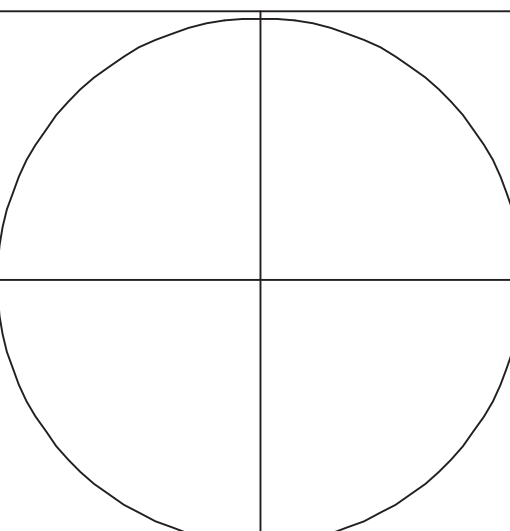
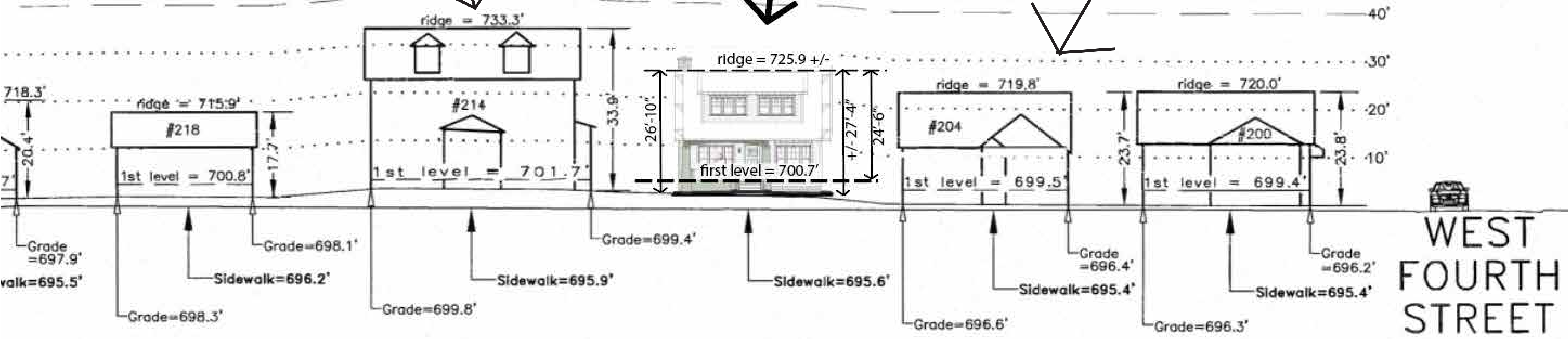
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**208 Grandin Road  
Proposed New Home**

The New Structure is  
approximately 34' wide X 27' tall  
as seen from the street



ADJACENT HOMES

**ENLARGED  
STREET**



PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

## AREA CALCULATIONS

HEATED SQUARE FOOTAGE

MAIN LEVEL LIVING	1468.61
2ND LEVEL LIVING	1284.10
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.71

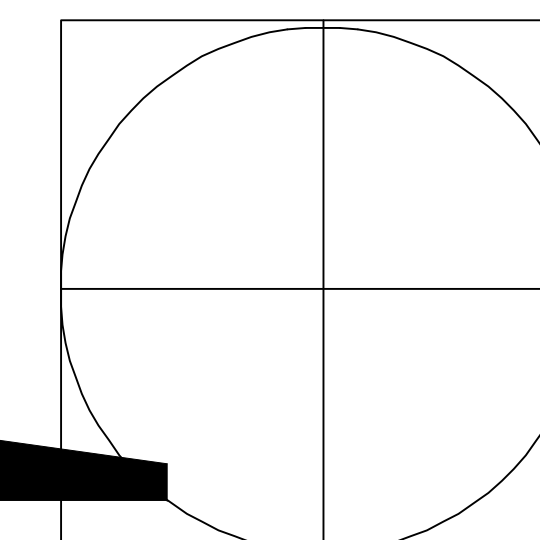
UNHEATED SQUARE FOOTAGE

GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	105.84

TOTAL UNHSF	3683
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TOTAL UNDER ROOF	3121.0'
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FOR CONSTRUCTION  
11/30/2018



ELEVATIONS



2 ORIGINAL FRONT ELEVATION  
FRONT SCALE 1/4" = 1'-0"



1 NEW FRONT ELEVATION  
FRONT SCALE 1/4" = 1'-0"

SEE SHEETS  
AO.1 + AO.2  
FOR PLAN  
AND CODE NOTES

SEE SHEETS  
A9.0 -  
FOR PLAN  
AND SECTION  
DETAILS

# FRONT



PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

AREA  
CALCULATIONS

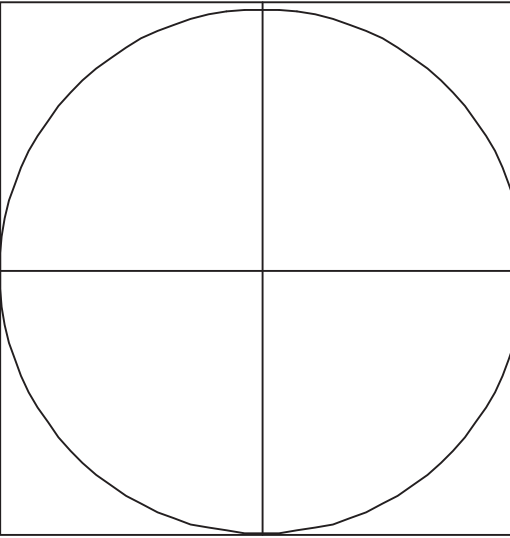
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TOTAL UNDER ROOF	3121.09

FOR CONSTRUCTION  
10/31/2018



SITE PLAN

From: "Schneider Tree Care" <[steve@schneidertree.com](mailto:steve@schneidertree.com)>  
Date: November 29, 2018 at 2:46:23 PM EST  
To: "Woodside Investments LLC - 208 Grandin Rd" <[\[REDACTED\]@carolina.rr.com](mailto:[REDACTED]@carolina.rr.com)>  
Subject: Tree Inspection  
Reply-To: "Schneider Tree Care" <[steve@schneidertree.com](mailto:steve@schneidertree.com)>

Dear William,

Thank you for having me on the property of 208 Grandin Rd. Charlotte, NC to inspect a tree in the center of the lot.

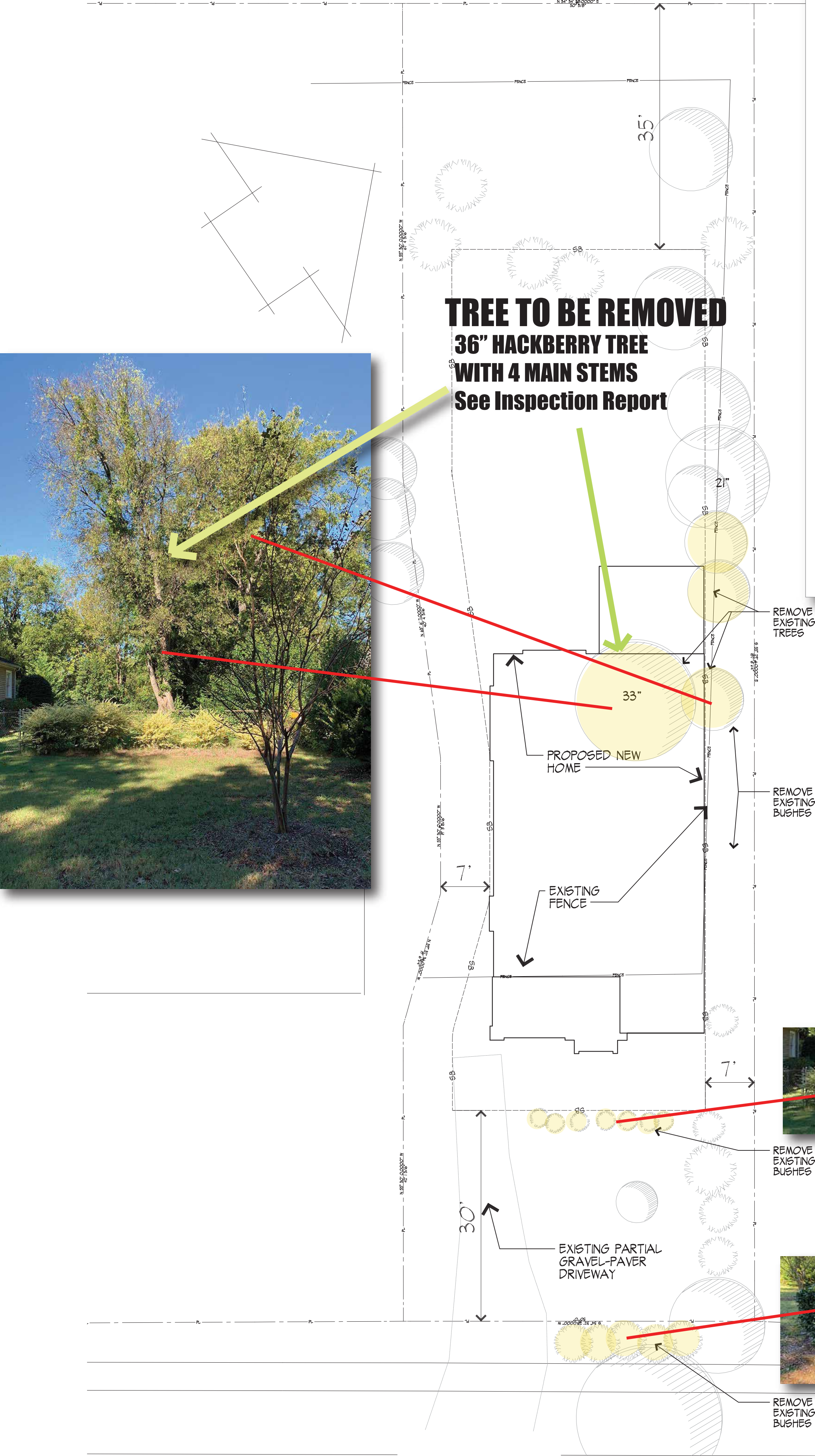
My findings were that it is a 36" Hackberry (Celtis ) tree in the center of the lot with 4 main stems that have included bark.  
I can not tell the health of this tree due to the fact of being late fall and the foliage has already dropped for the season. I can tell that this tree has an active Failure in one of the main stems that have included bark. This tree also shows signs of decay and rot on the back side of it.

The stem with the active failure is leaning towards neighboring property (214 Grandin ). If this stem were to totally fail it would hit the home on that property. In my expert opinion, this tree needs to be removed.

When ready we would be glad to give you a written proposal to remove this tree. If you have any questions please give me a call.

We hope you enjoy your slice of the urban forest!

Sales Arborist  
Steve Davis  
980-428-5982



GRANDIN ROAD  
2 EXISTING SITE  
AO SCALE 1" = 10'-0"



1 SITE PLAN  
AO SCALE 1" = 10'-0"



**From:** "Schneider Tree Care" <[steve@schneidertree.com](mailto:steve@schneidertree.com)>

**Date:** November 29, 2018 at 2:46:23 PM EST

**To:** "Woodside Investments LLC - 208 Grandin Rd" <[whammett@carolina.rr.com](mailto:whammett@carolina.rr.com)>

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STATE OF NORTH CAROLINA MECKLENBURG COUNTY

1. MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 9424 PAGE 237 OR OTHER REFERENCE SOURCE) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 9424 PAGE 268 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 11th DAY OF JULY, 2018.

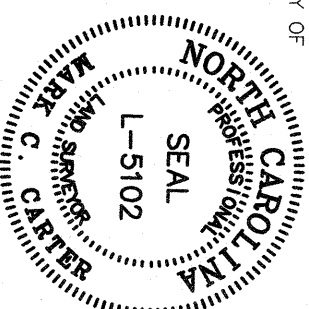
PROFESSIONAL LAND SURVEYOR

## NOTES

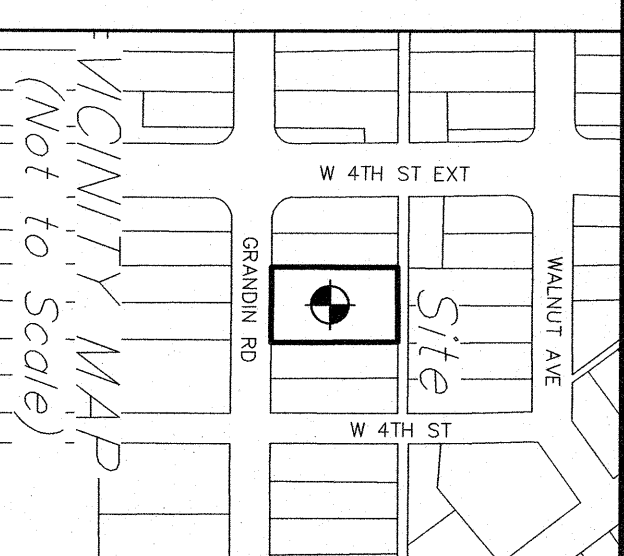
- AREA CALCULATED BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
- FROM ROADS & ALL CORNERS UNLESS NOTED OTHERWISE, THIS MAP IS TO BE CONSIDERED AS A PUBLIC UTILITY RESTRICTIVE COVENANTS, RIGHT-OF-WAY, PRELIMINARY PLAN WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES, LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE, BUILDER/OWNER MUST VERIFY THAT LOT IS CONFORMANT WITH ALL CITY ORDINANCES, HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- NO MONUMENT FOUND WITHIN 2000 FEET.
- STATION MONUMENT FOUND DB 497 PG 344.
- SUBJECT PROPERTY ZONED R-5.
- CONTOUR DATUM SHOWN IS OF ASSUMED ELEVATION. SITE IS NOT TIED TO MEAN SEA LEVEL.

LINE	BEARING	DISTANCE
1	N 89°37'36" W	19.52'
2	N 85°20'07" W	19.52'
3	N 73°20'07" W	15.79'

PART OF LOT 15 & 16  
MB 332 PG 254



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
SD	STORM DRAIN LINE
—	OVERHEAD POWER LINE
X	CHAINLINK FENCE
—	POWER POLE
—	PLANTER
—	BRICK
—	GRAVEL
—	CONCRETE



KEY REALTY OF  
CHARLOTTE INC  
NOW OR FORMERLY  
PART OF LOT 6 & 7  
DB 6035 PG 832  
MB 230 PG 952  
TAX # 07-101-202

LOT 1A  
MB 63 PG 268

VACANT  
LOT 1B  
0.209 ACRE  
5,122 SF

INEZ MOLLMAN  
NOW OR FORMERLY  
PART OF LOT 9 & 10  
DB 1103 PG 55  
MB 332 PG 254  
TAX # 07-101-204

PART OF LOT 10  
MB 332 PG 254

HEIGHT OF HOUSE:  
18.2

HEIGHT OF HOUSE:  
17.7

HEIGHT OF HOUSE:  
34.7

HEIGHT OF HOUSE:  
22.9

HEIGHT OF HOUSE:  
23.6

GRANDIN ROAD  
60' PUBLIC R/W  
per MB 332 PG 254

## SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-5  
FRONT: 5 FEET  
SIDE YARD: 35 FEET  
REAR YARD: 50 FEET  
MINIMUM LOT WIDTH: 6,000 SF

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 3710454400K, DATED: SEPTEMBER 2, 2015.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

TOPOGRAPHIC SURVEY  
AT PROPERTY KNOWN AS  
# 215 GRANDIN ROAD  
LOT 1B, MB 63 PG 268  
TAX # 07-101-203 DB 9424 PG 237  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
OWNER: THR GENERAL CONTRACTOR  
DATE: JULY 11, 2018

PHOENIX LAND SURVEYING, INC



3316 OLD MONROE ROAD  
STALINGS, NORTH CAROLINA 28104  
PH: (704)-335-1855  
EMAIL: INFO@PHOENIX-SURVEYING.COM  
FIRM # C-3912  
FIELD WORK: RM ~ MAPPING: MC, DZ  
PROJ # 1018-25-01 215 GRANDIN ROAD





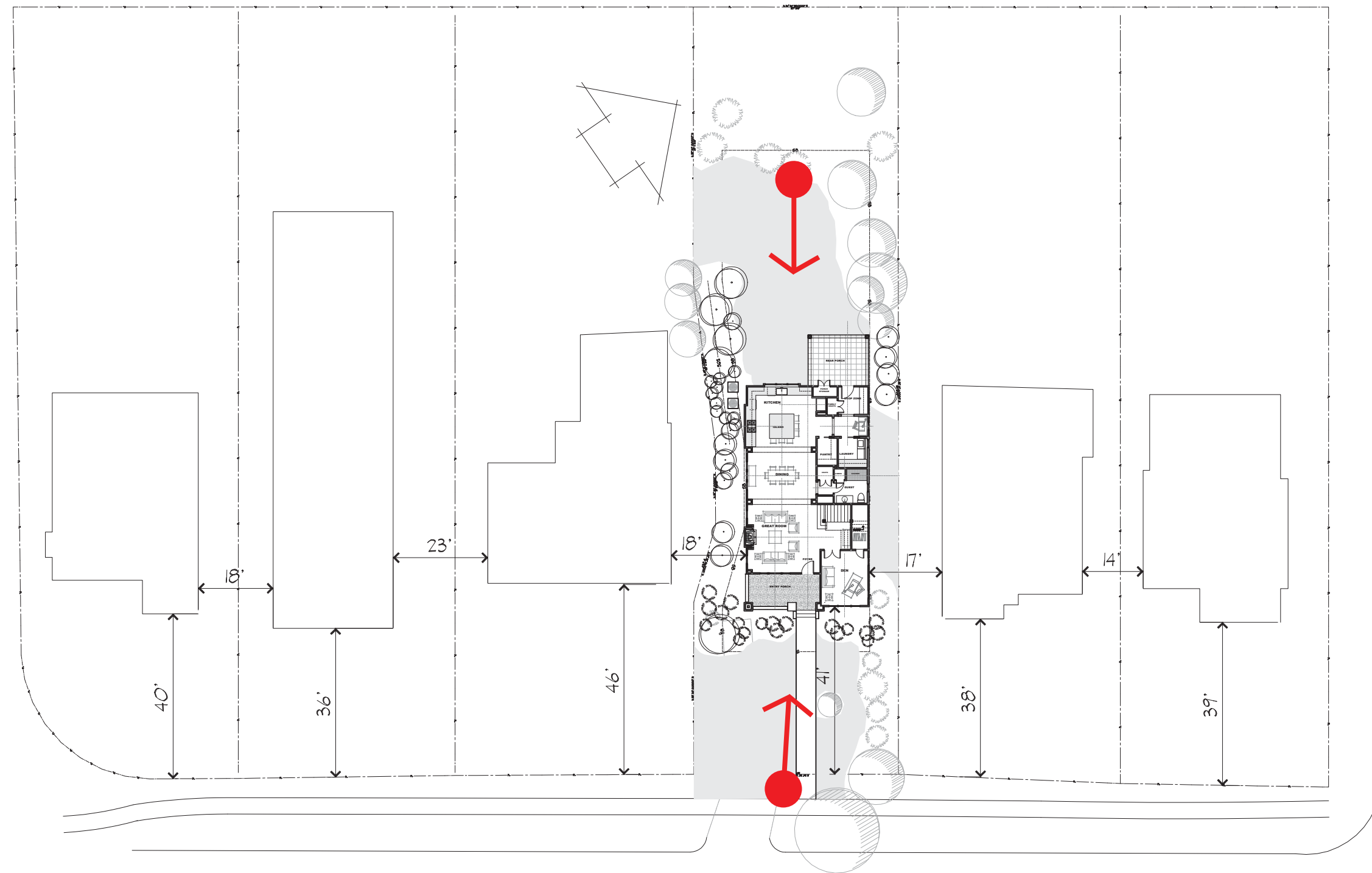
Looking to the left  
from the back of the site



Looking toward the street  
from the back of the site



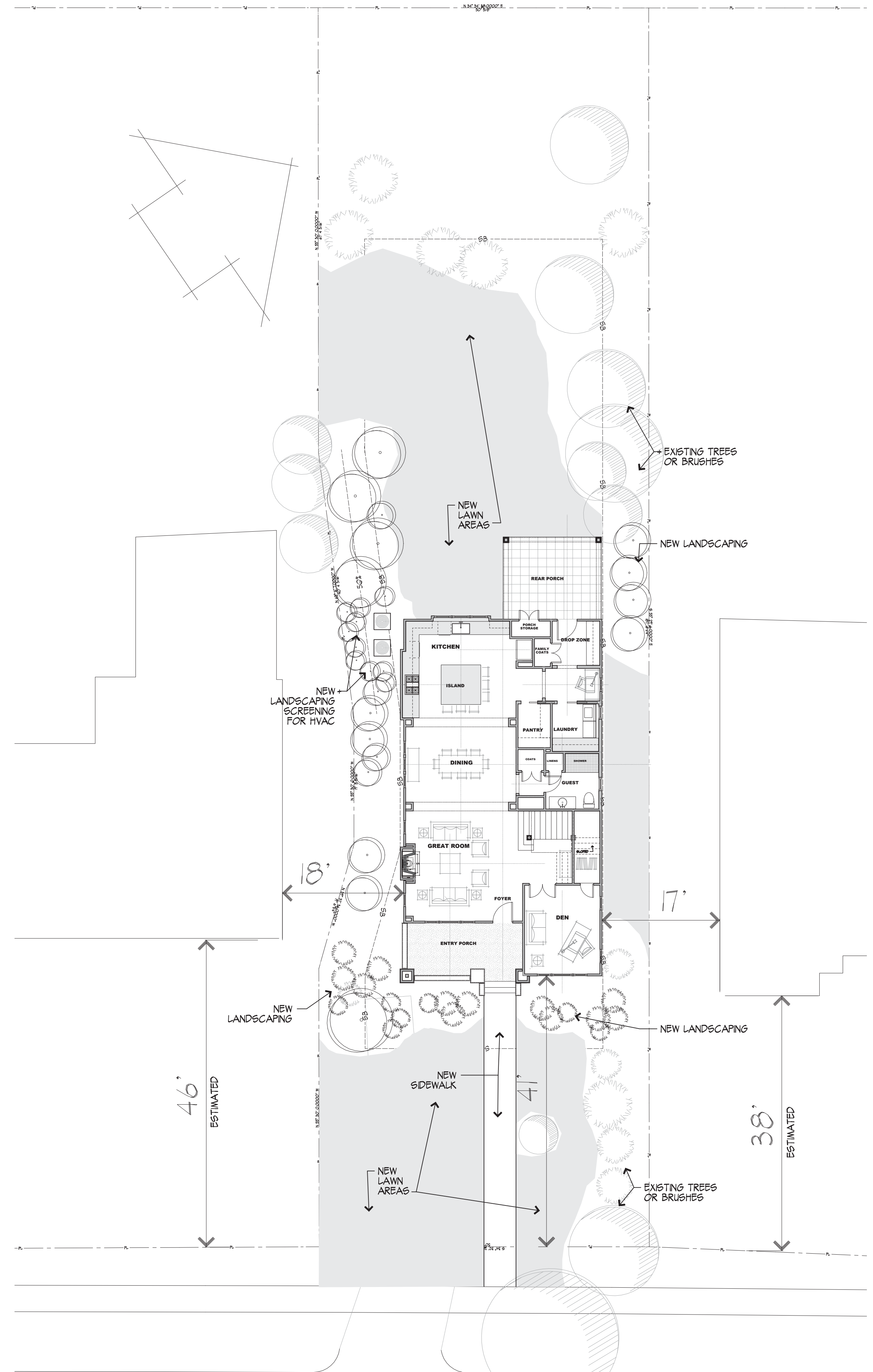
Looking to the right  
from the back of the site



1  
A00  
BLOCK SITE PLAN SCHEMATIC  
NO SCALE



Looking at the site  
from the street-sidewalk



1  
A00  
SITE PLAN  
SCALE 1" = 10'-0" WITH ADJACENT PROPERTIES

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MIKE NOVICK, DESIGNER

PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

### AREA CALCULATIONS

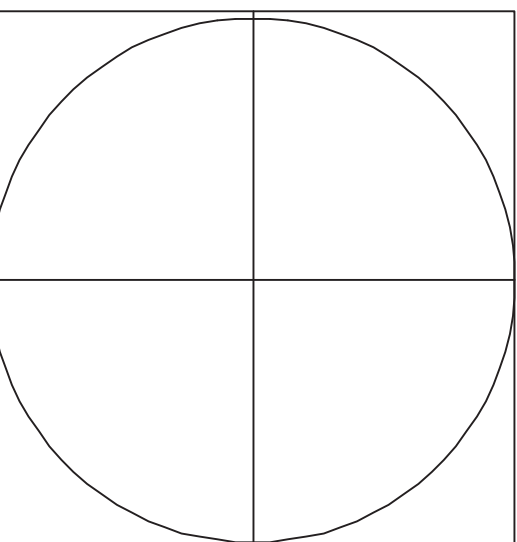
#### HEATED SQUARE FOOTAGE

MAIN LEVEL LIVING	1468.62
2ND LEVEL LIVING	1284.10
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.72

#### UNHEATED SQUARE FOOTAGE

GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

FOR CONSTRUCTION  
10/31/2018



SITE



# NOVEMBER

## **MND GROUP**

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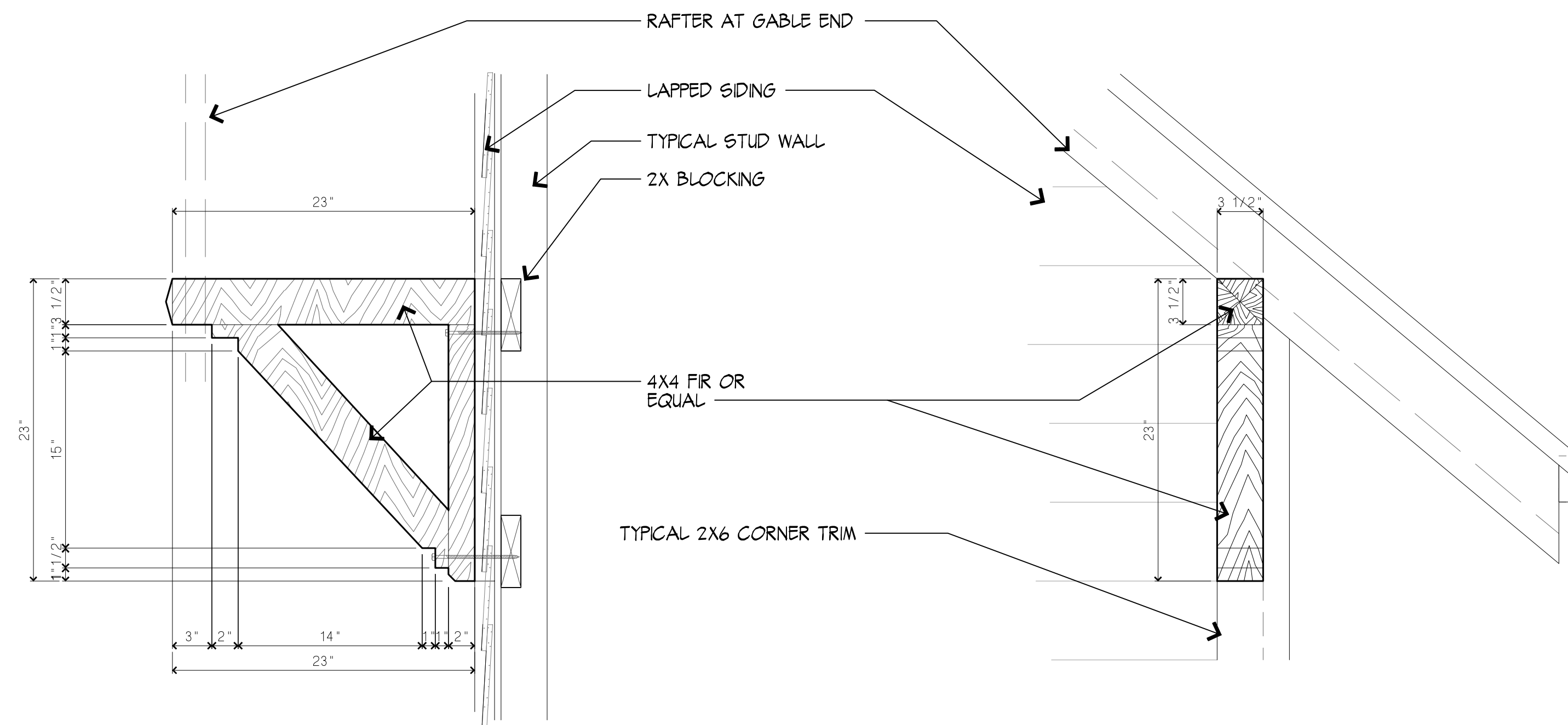
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FOR CONSTRUCTION  
10/31/2018

Diagram illustrating the division of a circle into four quadrants by a horizontal and vertical center line, used for determining exterior elevations.

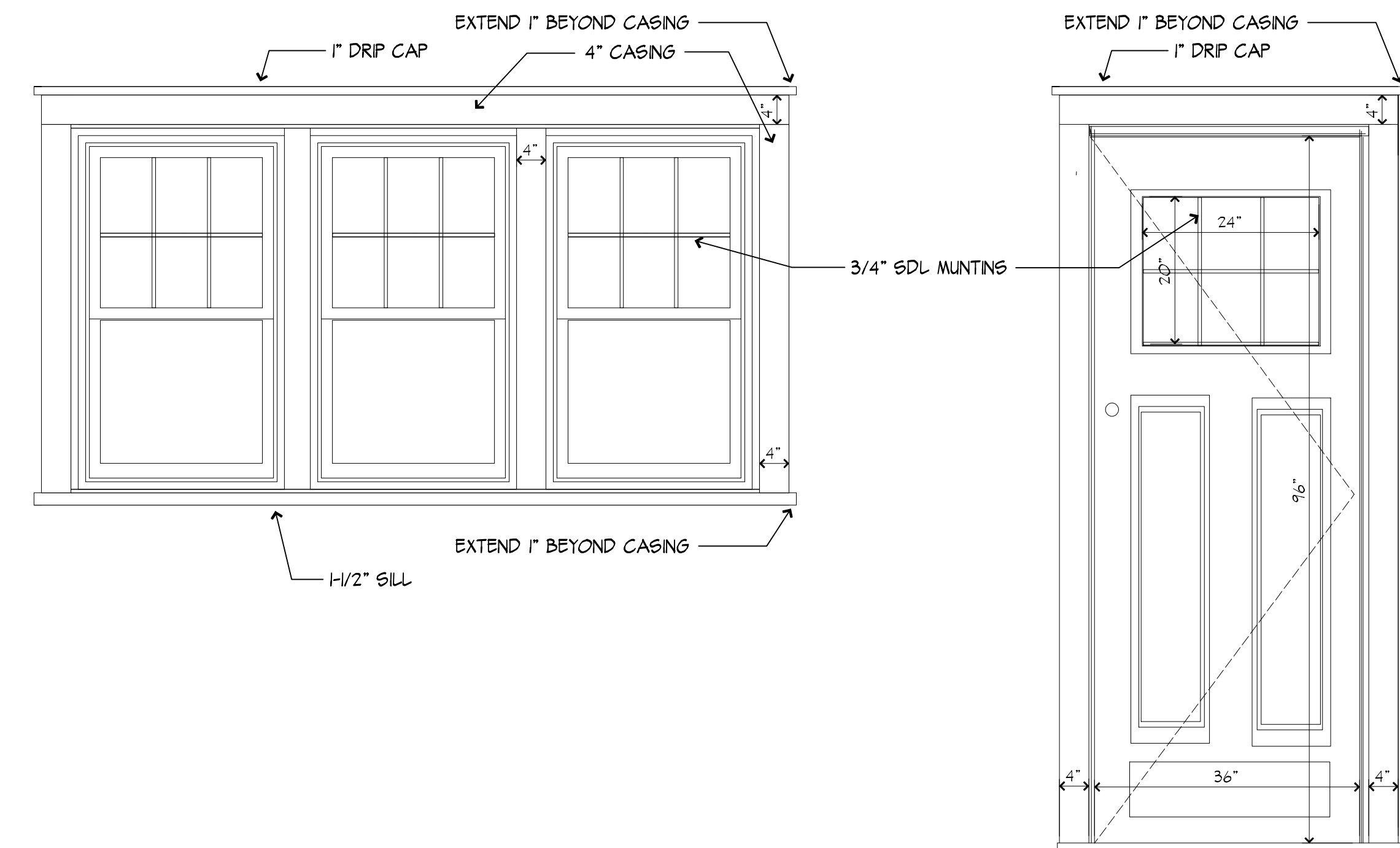
## A6.0



BRACKET SIDE

FRONT

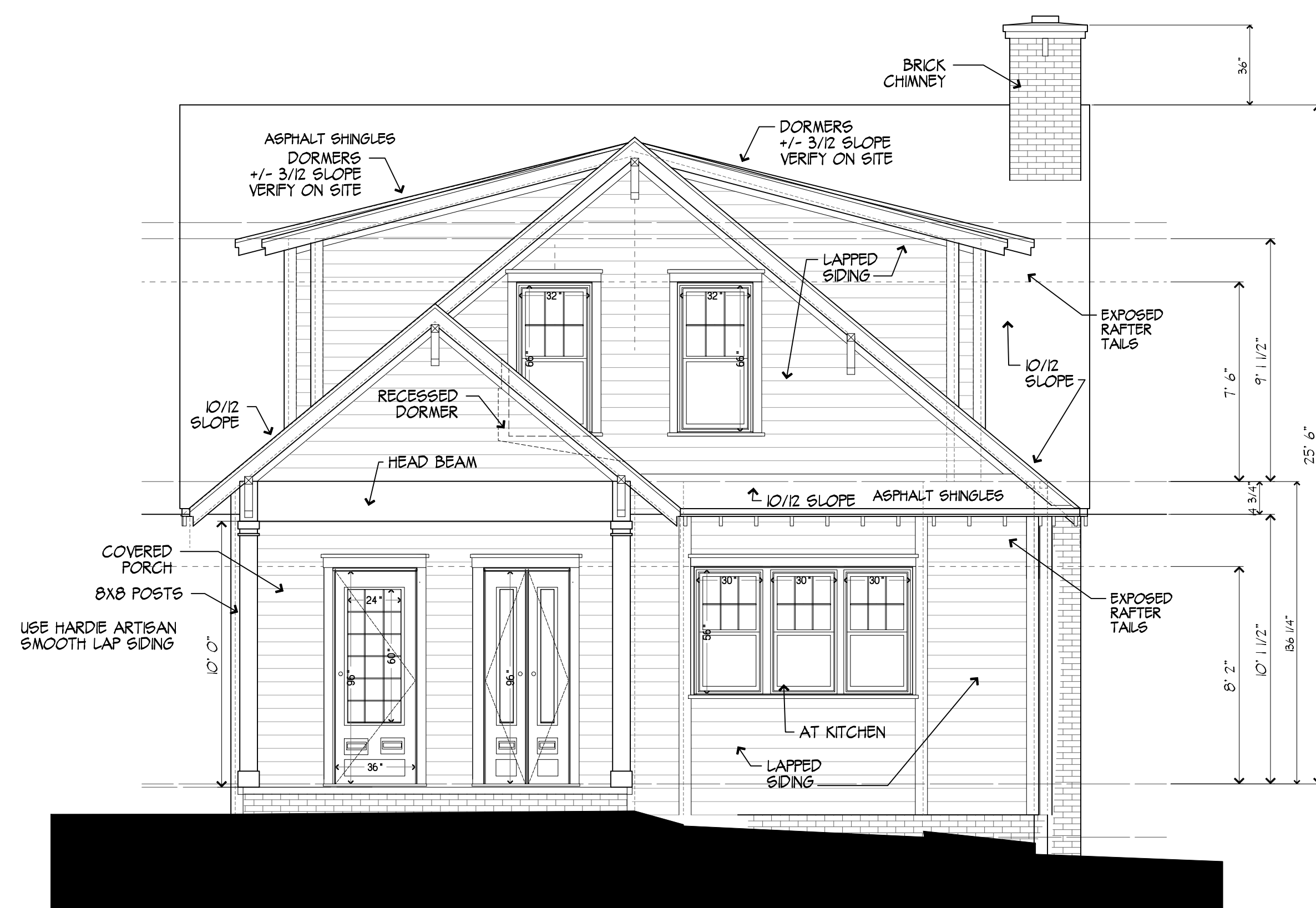
4	BRACKET DETAIL
A6.0	SCALE 1-1/2" = 1'-0"



## EXTERIOR WINDOWS + DOORS

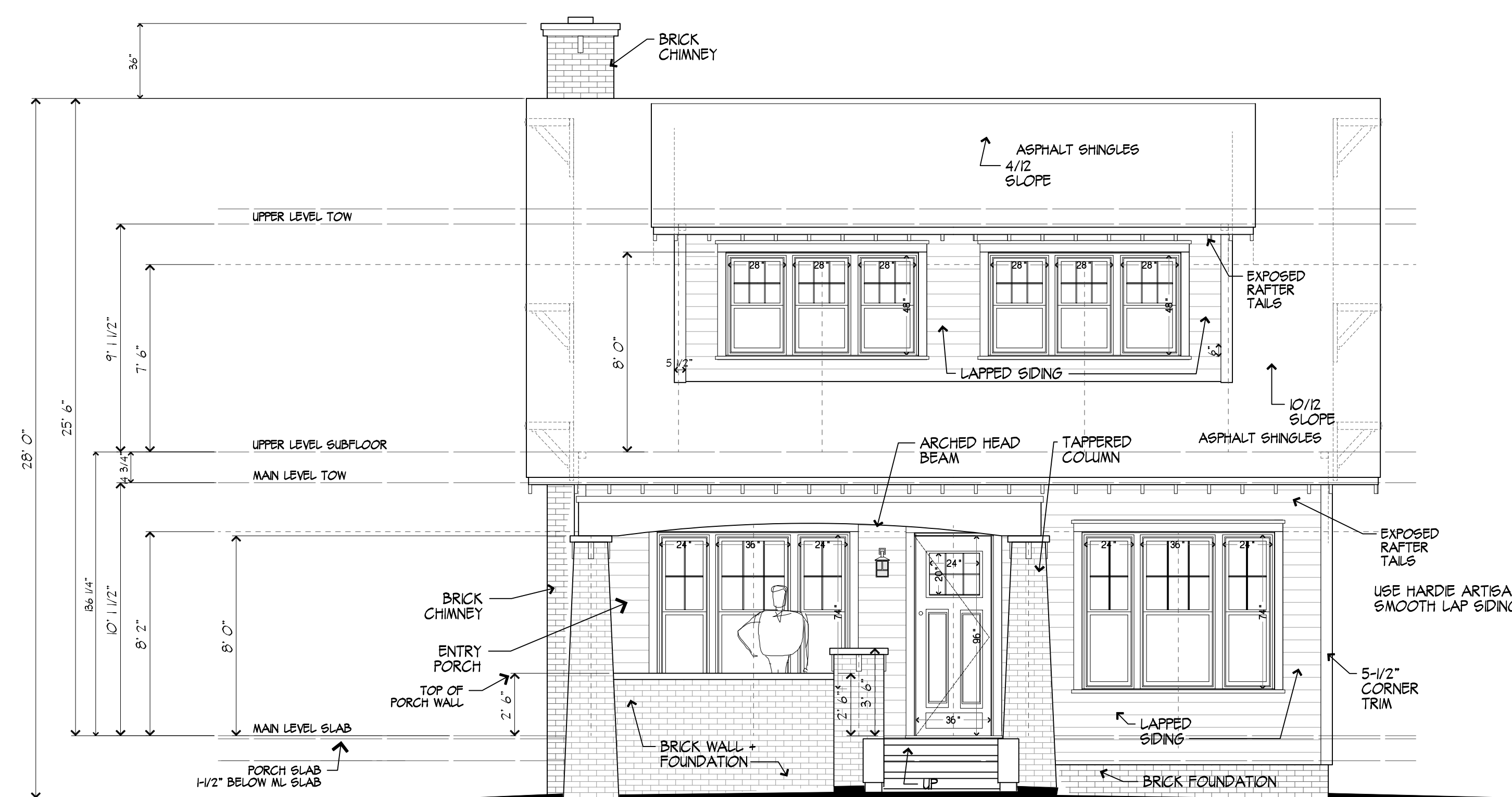
### TYPICAL TRIM DETAIL

3	EXTERIOR WALL
A6.0	SCALE 3/4" = 1'-0"



2 REAR ELEVATION

A60 SCALE 1/4" = 1'-0"



FRONT ELEVATION

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

SEE SHEETS  
AO.1 + AO.2  
FOR PLAN  
AND CODE NOTES

SEE SHEETS  
A9.0 -  
FOR PLAN  
AND SECTION  
DETAILS

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# DECEMBER

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**www.mndgroup.com**

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SUITE #200-235  
JINTERSVILLE, NC 28078  
919-948-5556**

**MIKE NOVICK, DESIGNER**

PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

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FOR CONSTRUCTION  
11/30/2018

## EXTERIOR ELEVATIONS

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2 REAR ELEVATION  
A6.0 SCALE 1/4" = 1'-0"

1 FRONT ELEVATION  
A6.0 SCALE 1/4" = 1'-0"

SEE SHEETS  
AO.1 + AO.2  
FOR PLAN  
AND CODE NOTES

SEE SHEETS  
A9.0 -  
FOR PLAN  
AND SECTION  
DETAILS

## A6.0



PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

AREA  
CALCULATIONS

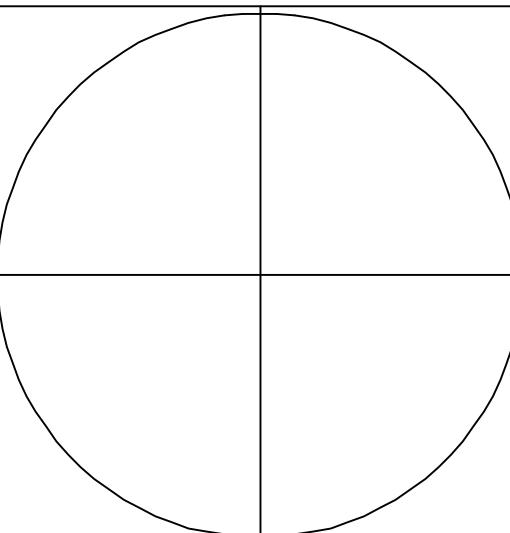
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COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

FOR CONSTRUCTION  
10/31/2018



EXTERIOR ELEVATION

NOVEMBER

2

A6.1

LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

1

A6.1

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

SEE SHEETS  
A01 + A02  
FOR PLAN  
AND CODE NOTES

SEE SHEETS  
A90 -  
FOR PLAN  
AND SECTION  
DETAILS

A6.1



PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

AREA  
CALCULATIONS

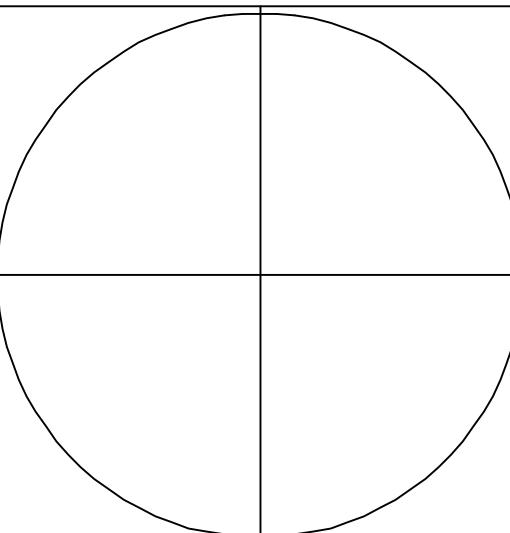
HEATED SQUARE FOOTAGE

MAIN LEVEL LIVING	1468.62
2ND LEVEL LIVING	1284.10
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.72

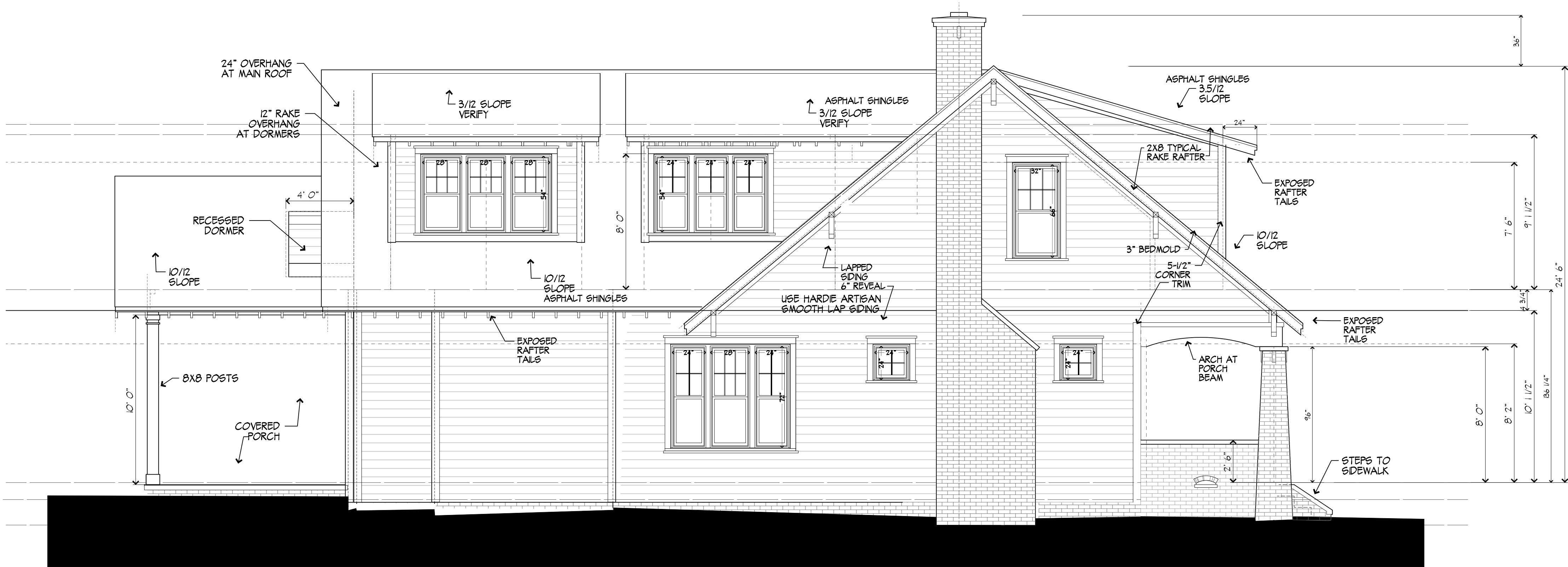
UNHEATED SQUARE FOOTAGE

GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

FOR CONSTRUCTION  
11/30/2018



EXTERIOR ELEVATION



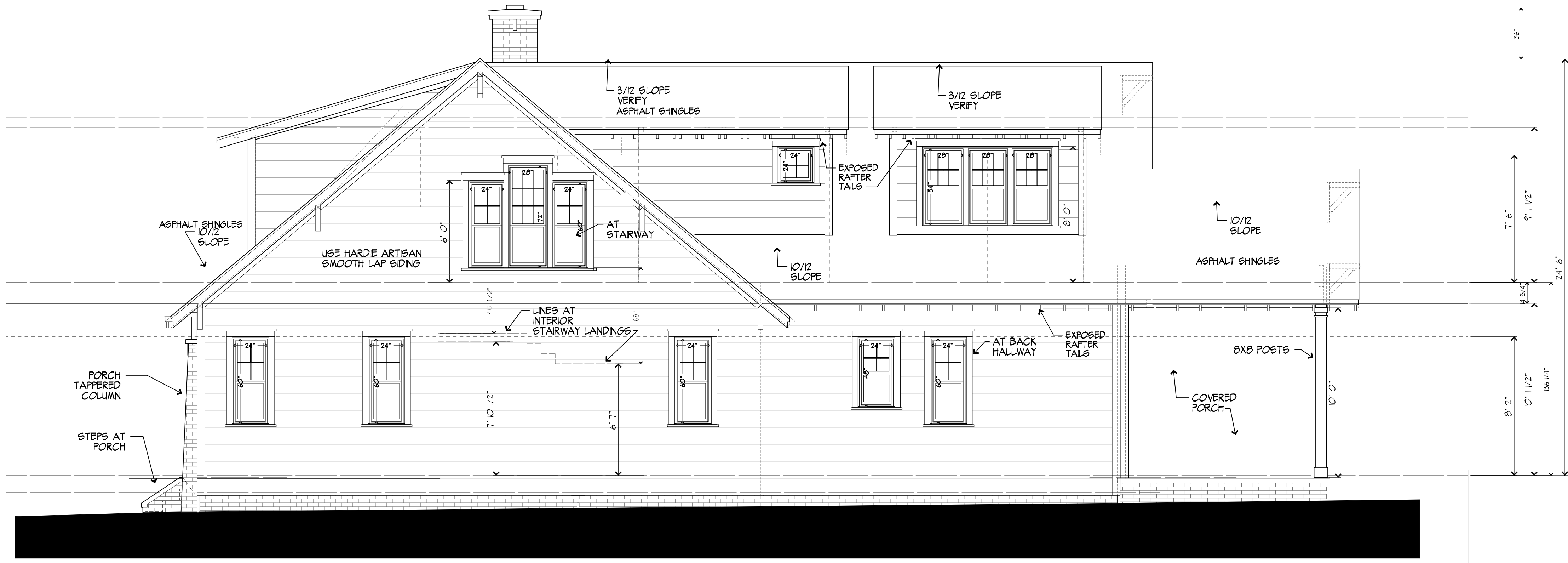
2

LEFT SIDE ELEVATION

A6.1

SCALE 1/4" = 1'-0"

DECEMBER



1

RIGHT SIDE ELEVATION

A6.1

SCALE 1/4" = 1'-0"

SEE SHEETS  
A01 + A02  
FOR PLAN  
AND CODE NOTES

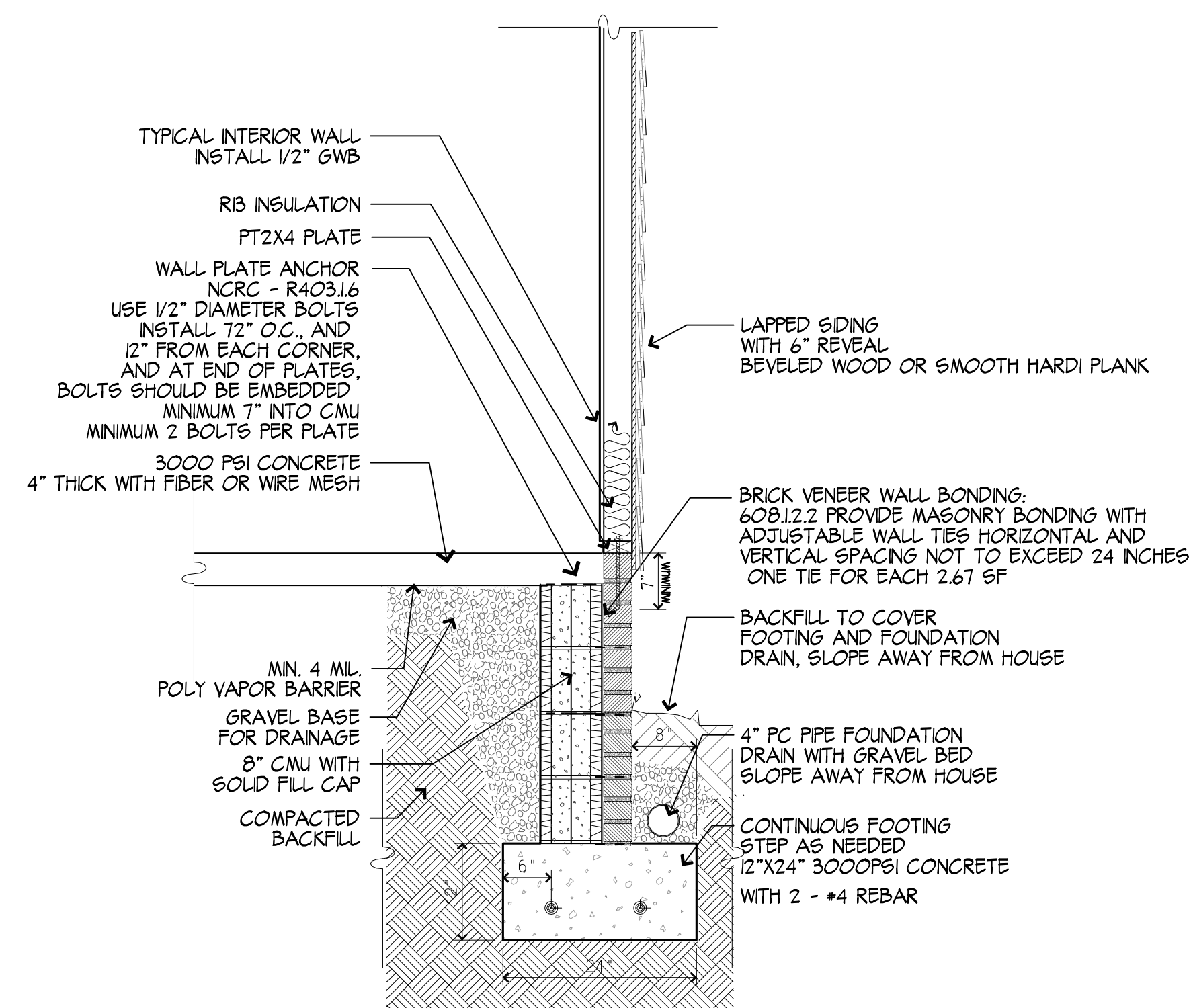
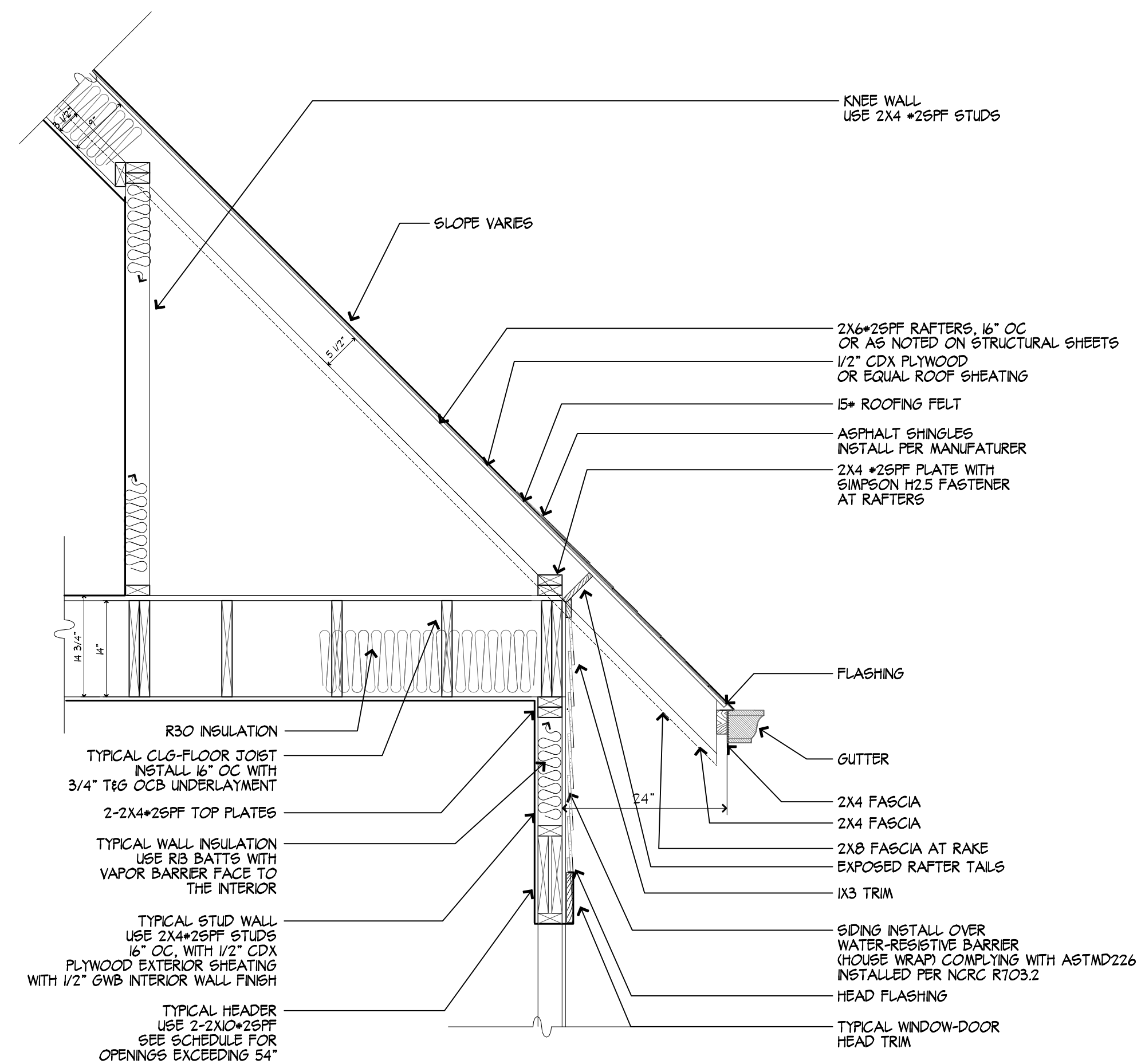
SEE SHEETS  
A90 -  
FOR PLAN  
AND SECTION  
DETAILS

A6.1



HEATED SQUARE FOOTAGE	
MAIN LEVEL LIVING	1468.62
2ND LEVEL LIVING	1284.20
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.72
UNHEATED SQUARE FOOTAGE	
GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

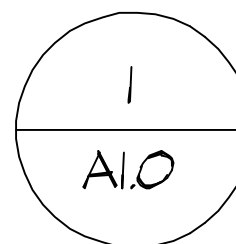
## A9.0



SECTION DETAIL  
SCALE 3/4" = 1'-0"

SEE SHEETS  
A9.0 -  
FOR PLAN  
AND SECTION  
DETAILS





SCALE 1/4" = 1'-0"

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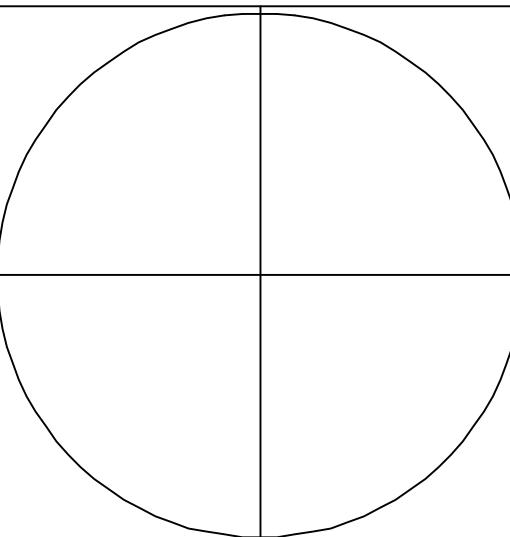


AREA  
CALCULATIONS

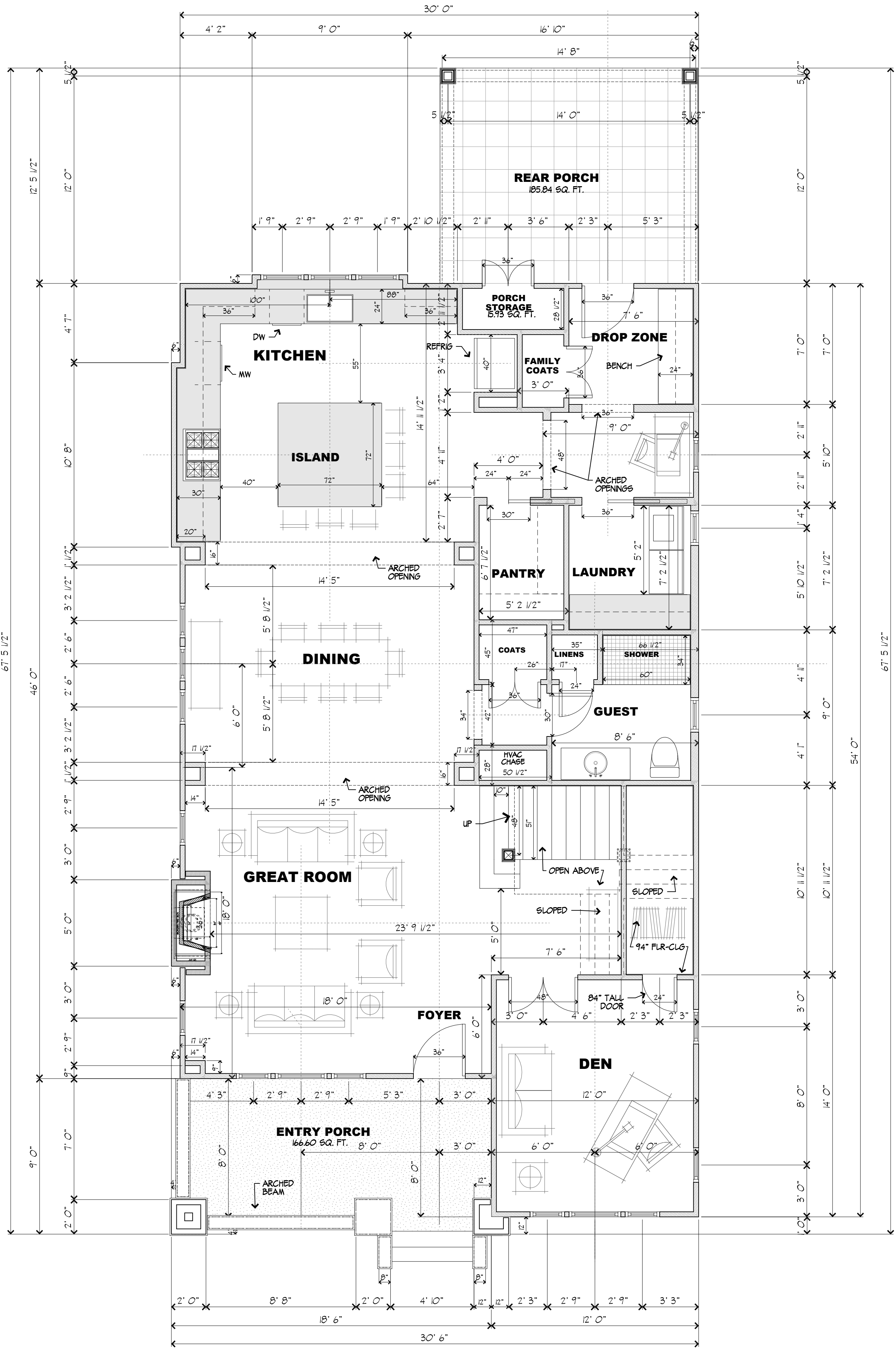
HEATED SQUARE FOOTAGE	
MAIN LEVEL LIVING	1468.62
2ND LEVEL LIVING	1284.10
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.72

UNHEATED SQUARE FOOTAGE	
GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

FOR CONSTRUCTION  
11/30/2018



FLOOR PLAN



1  
A2.0  
FIRST LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0" 1483.49 HSF

SEE SHEETS  
A01 + A02  
FOR PLAN  
AND CODE NOTES

SEE SHEETS  
A90 -  
FOR PLAN  
AND SECTION  
DETAILS

A2.0



PRIVATE  
RESIDENCE

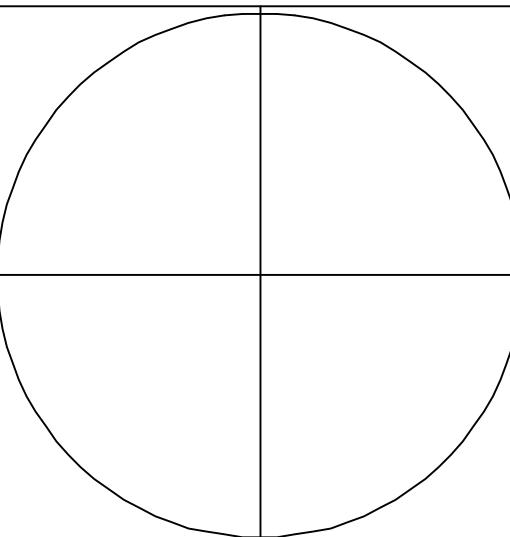
GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

AREA  
CALCULATIONS

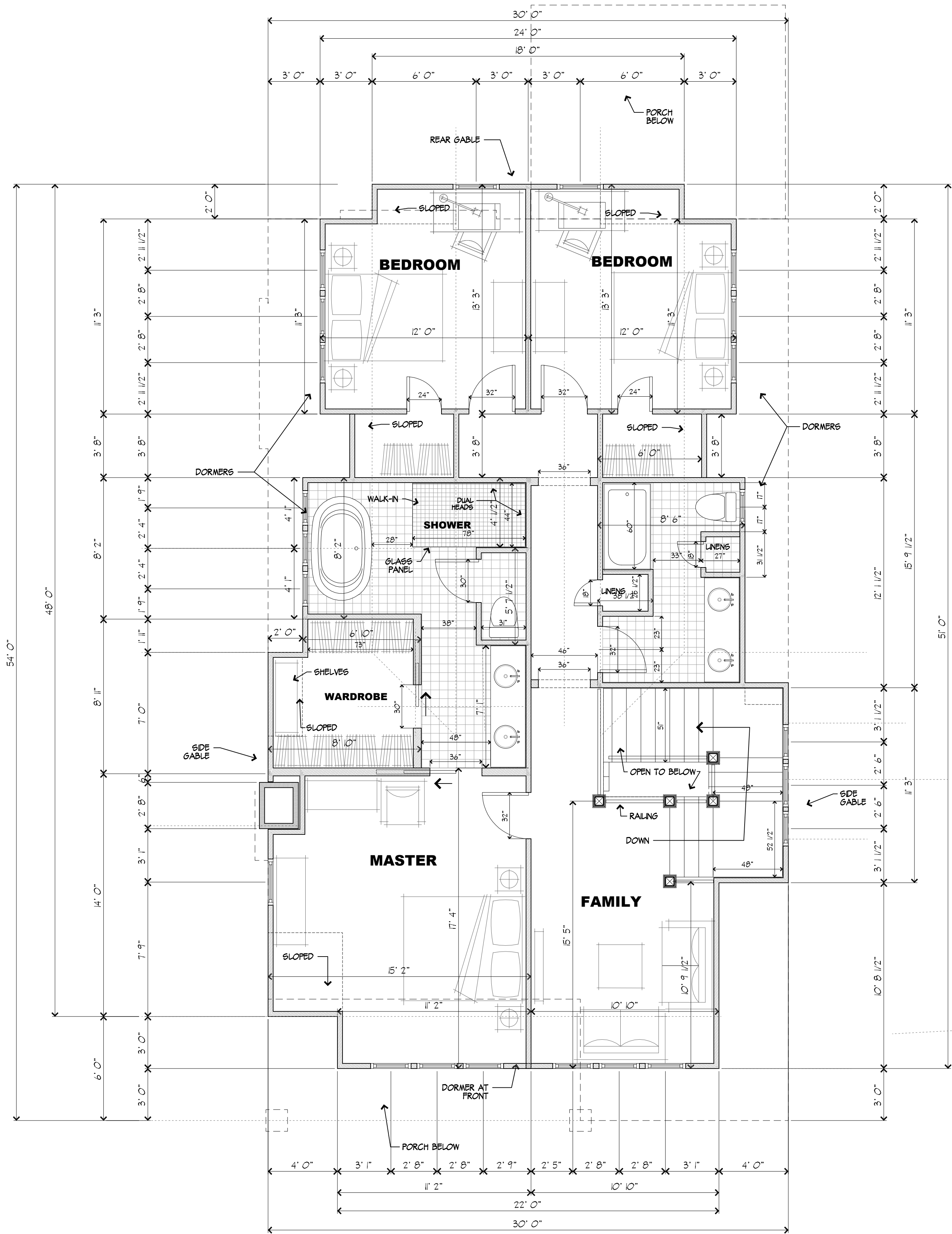
HEATED SQUARE FOOTAGE	
MAIN LEVEL LIVING	1468.62
2ND LEVEL LIVING	1284.10
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.72

UNHEATED SQUARE FOOTAGE	
GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

FOR CONSTRUCTION  
11/30/2018



FLOOR PLAN



1  
A3.0

SECOND LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

1270.52 HSF

SEE SHEETS  
A01 + A02  
FOR PLAN  
AND CODE NOTES

SEE SHEETS  
A90 -  
FOR PLAN  
AND SECTION  
DETAILS

A3.0



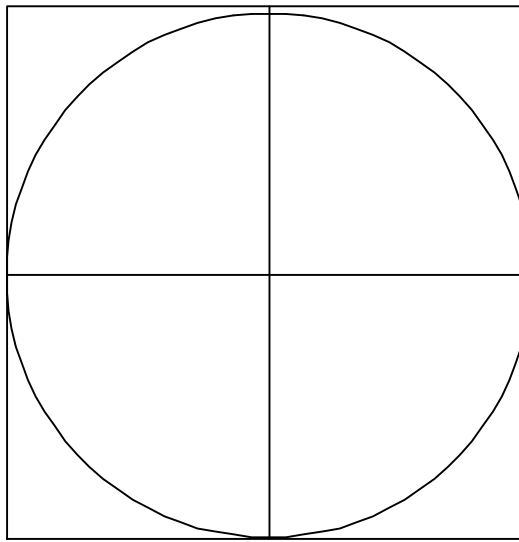
PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

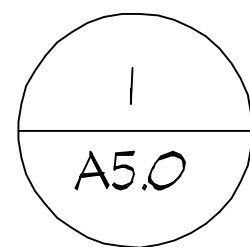
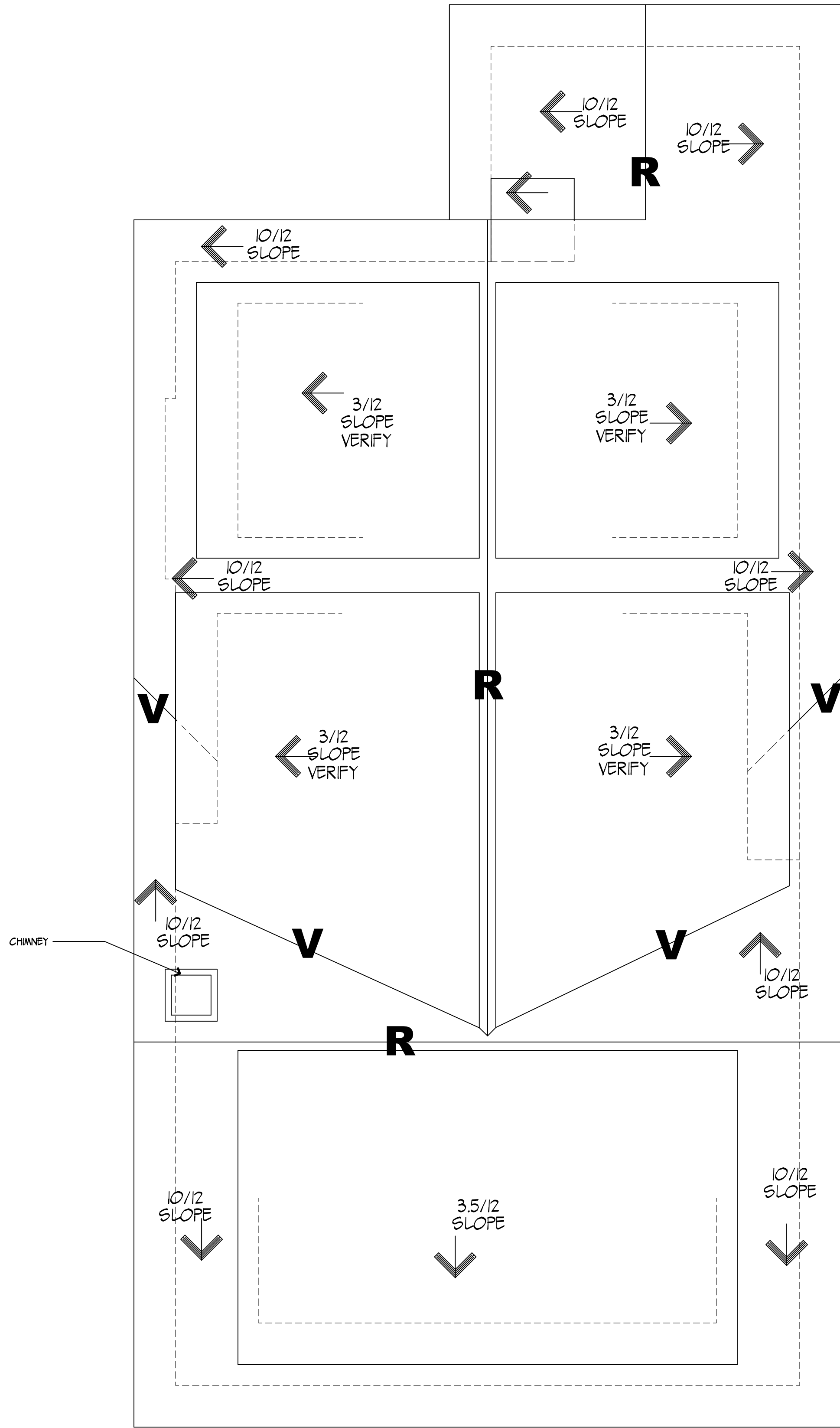
AREA  
CALCULATIONS

HEATED SQUARE FOOTAGE	
MAIN LEVEL LIVING	1468.62
2ND LEVEL LIVING	1284.10
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.72
UNHEATED SQUARE FOOTAGE	
GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

FOR CONSTRUCTION  
11/30/2018



ROOF



ROOF PLAN

SCALE 1/4" = 1'-0"

SEE SHEETS  
A01 + A02  
FOR PLAN  
AND CODE NOTES

SEE SHEETS  
A90 -  
FOR PLAN  
AND SECTION  
DETAILS

A5.0



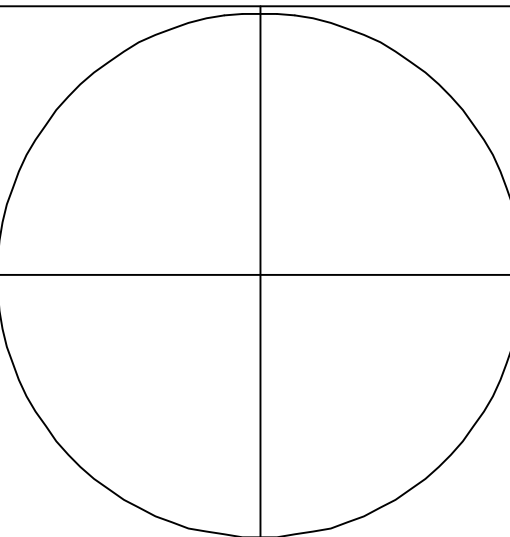
PRIVATE  
RESIDENCE

GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

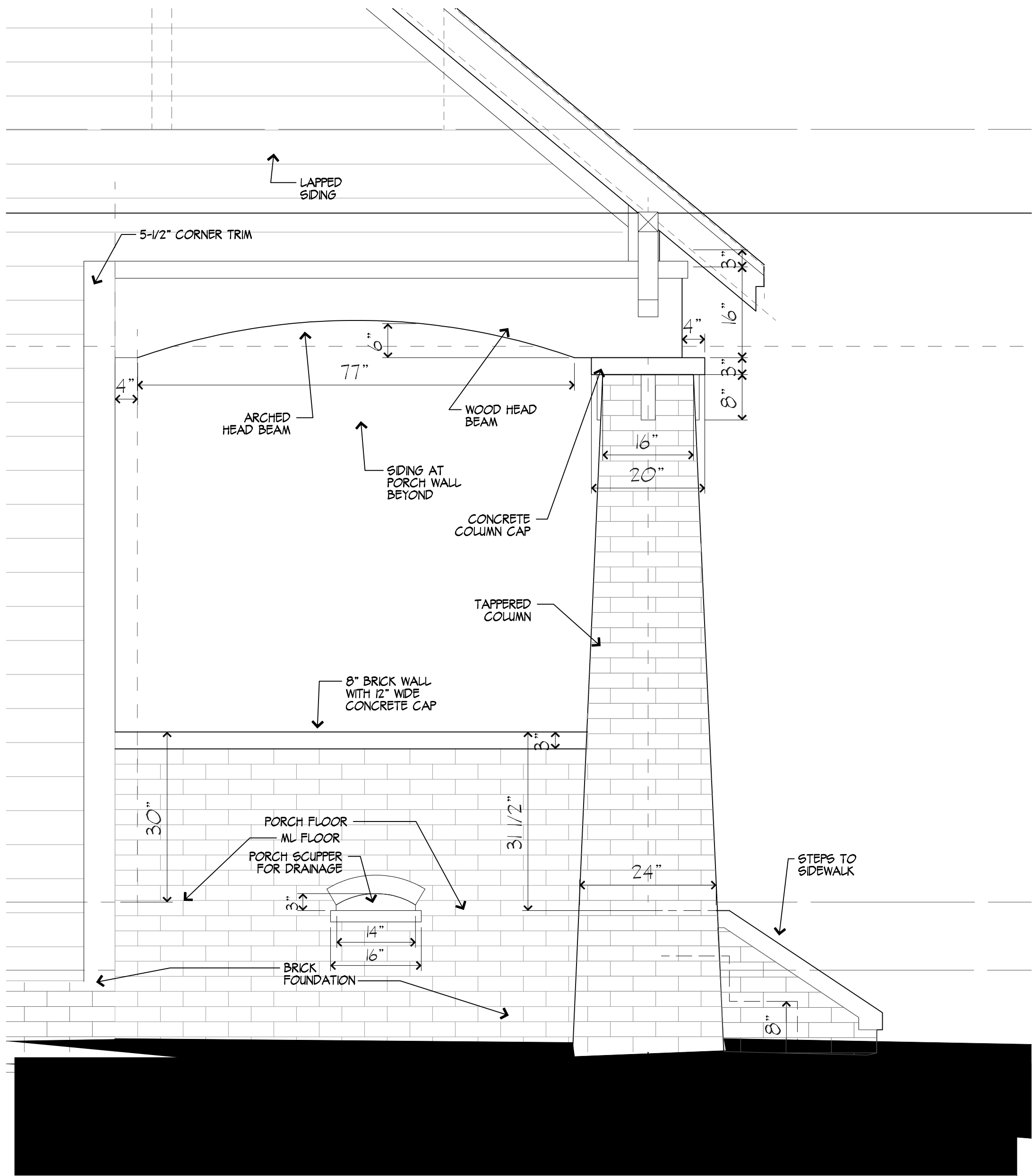
AREA  
CALCULATIONS

HEATED SQUARE FOOTAGE	
MAIN LEVEL LIVING	1468.62
2ND LEVEL LIVING	1284.10
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.72
UNHEATED SQUARE FOOTAGE	
GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

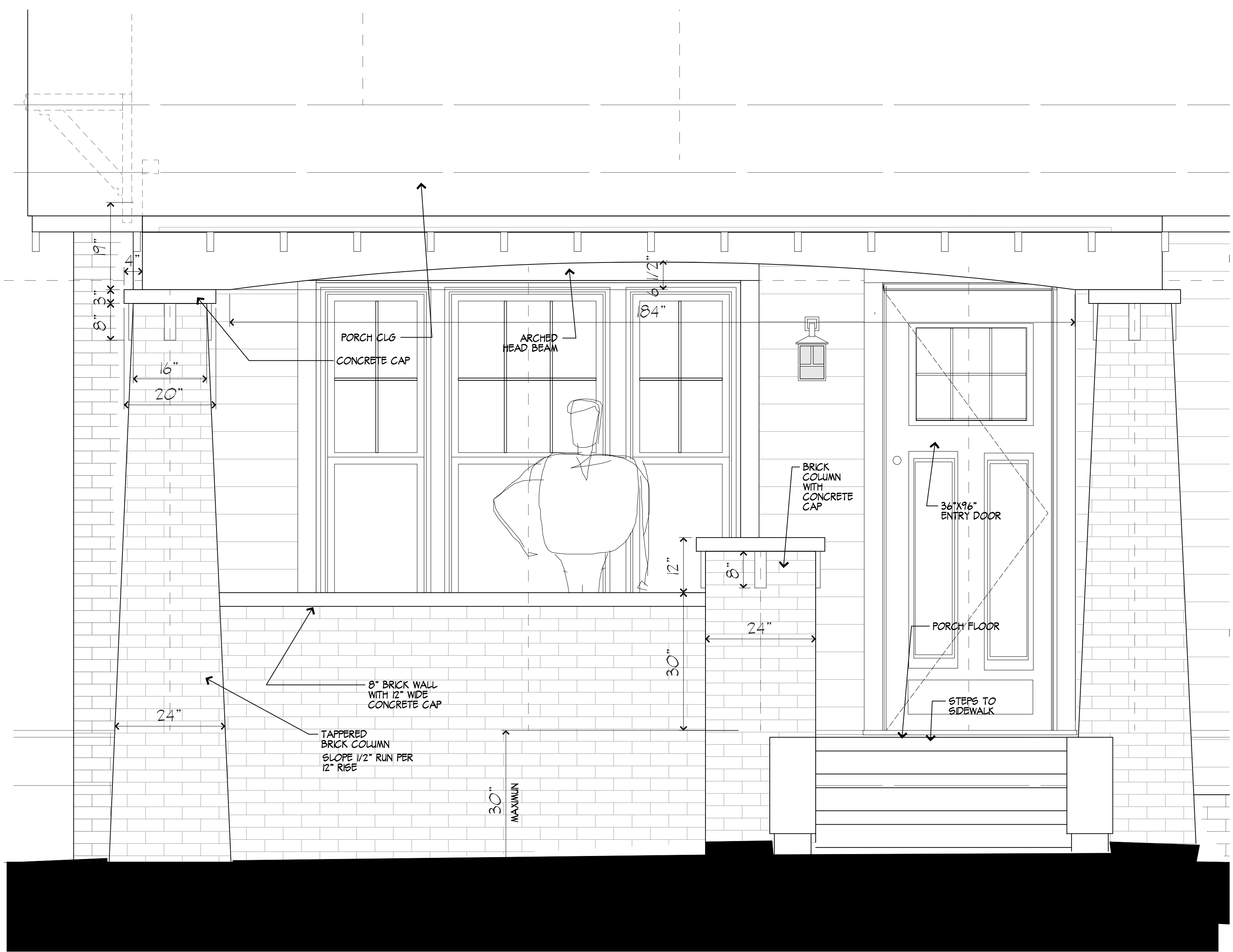
FOR CONSTRUCTION  
11/30/2018



EXTERIOR DETAILS



2  
A9.2  
EXTERIOR DETAIL  
SCALE 3/4" = 1'-0" ENLARGED ELEVATION AT FRONT PORCH SIDE



1  
A9.2  
EXTERIOR DETAIL  
SCALE 3/4" = 1'-0" ENLARGED ELEVATION AT FRONT PORCH



PRIVATE  
RESIDENCE

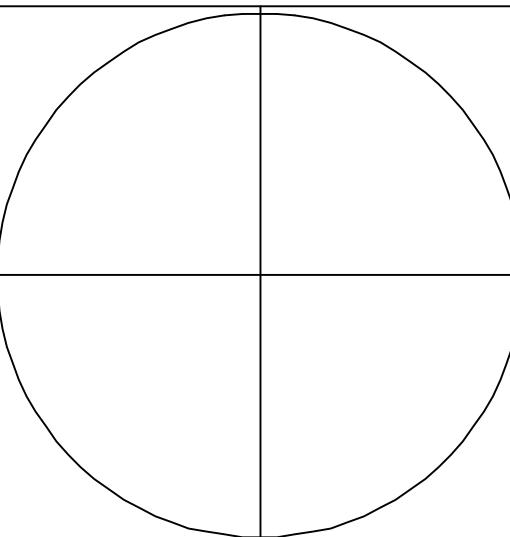
GRANDIN ROAD  
CHARLOTTE  
NORTH CAROLINA

AREA  
CALCULATIONS

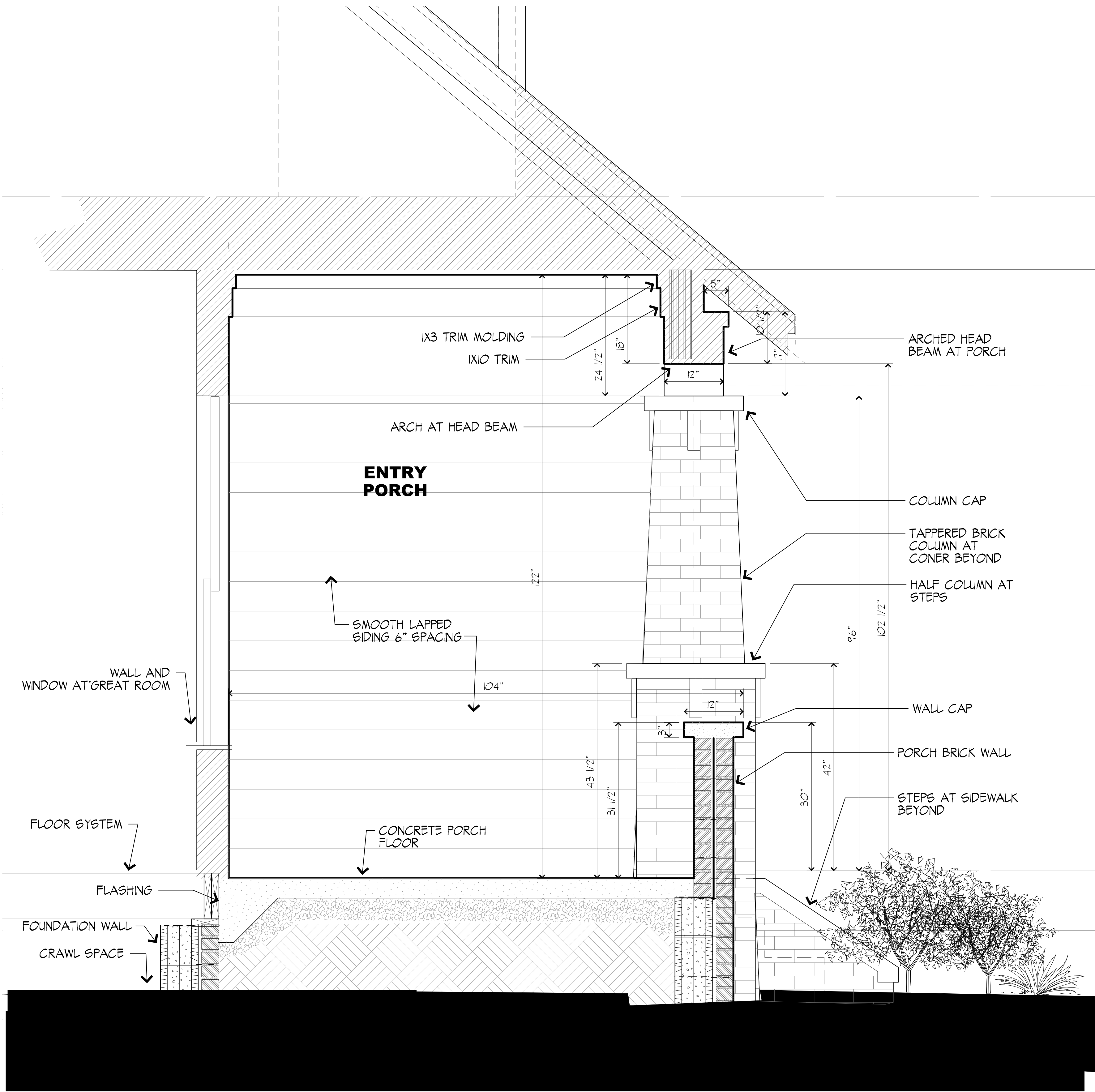
HEATED SQUARE FOOTAGE	
MAIN LEVEL LIVING	1468.62
2ND LEVEL LIVING	1284.10
3RD LEVEL LIVING	00.00
TOTAL HSF	2752.72

UNHEATED SQUARE FOOTAGE	
GARAGE AREA	0.00
STORAGE AREA	15.93
COVERED ENTRY PORCH	166.60
COVERED REAR PORCH	185.84
TOTAL UNHSF	368.37
TOTAL UNDER ROOF	3121.09

FOR CONSTRUCTION  
11/30/2018



INTERIOR DETAILS



1  
A9.3  
PORCH SECTION DETAIL  
SCALE 1" = 1'-0"

SEE SHEETS  
A01 + A02  
FOR PLAN  
AND CODE NOTES

SEE SHEETS  
A90 -  
FOR PLAN  
AND SECTION  
DETAILS

A9.3