



IREDELL COUNTY DEVELOPMENT SERVICES

PO BOX 788 - STATESVILLE NC 28687

349 N CENTER ST / BUILDING STANDARDS CENTER

Central Permitting: 704-878-3113

Commercial Plans: 704-928-2021

Fax: 704-878-3171

www.co.iredell.nc.us

Fax: 704-878-3122

BUILDING PERMIT APPLICATION

Application / Project #: _____ CID/EFT # _____ Date: 9/4/2019

Property Owner: True Homes, LLC T/A Tribute Homes Contact # 704-238-1229

Project Address: 154 Sutters Mill Drive, Troutman, NC, 28166

Parcel Identification #: 4750409833

General Contractor: True Homes, LLC T/A Tribute Homes
Contractor name / Company name MUST be exactly as listed with the license board.

Contractor License #: 67353 Contact #: 704-238-1229

Email address: sbrink@truehomesusa.com Fax #: 704-238-1150

Contractor Address: 2649 Brekonridge Centre Drive, Suite 104 Monroe, NC 28110

Brief Description of Work: New Construction-Single Family Residence

✓ CH 9-5-19

Heated Area: 2615 Unheated Area: 672 Total Area: 3287

ADDITIONAL PERMITS IN THE PROJECT: CHECK ALL THAT APPLY

Electrical: <u>✓</u>	Mechanical: <u>✓</u>	Plumbing: <u>✓</u>
Gas Piping: _____	Sprinkler: _____	Fire: _____
Commercial Ventilation: _____	Refrigeration: _____	

ADDITIONAL INFORMATION REQUIRED: ENTER THE AMOUNT

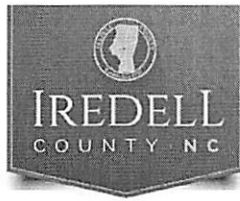
Estimated Cost: \$ 118,040.00 # of Fireplaces: 0 # of Stories: 2

I hereby certify that all information in this application is correct and all work will comply with the state code and all other applicable state and local laws, ordinances and regulations. The inspection department will be notified of any changes in the approved plans and specifications for the project permitted herein. This application becomes a permit only when validated and approved.

SIGNATURE OF GENERAL CONTRACTOR

S Q B O

A non-refundable application fee of \$77.25 is included in the charges on all permits.



Grading Permit Application

No building permit shall be issued for a residential dwelling or a nonresidential principal structure until a grading permit has been issued. No land shall be graded for the purpose of construction of a residential dwelling or nonresidential principal structure, until a grading permit has been issued by the County. A grading permit shall be issued for any grading of 5,000 sf and greater, when the grading is not associated with the building of a residential dwelling or nonresidential principle structure. The County shall collect such fees for the issuance of grading permits as are authorized by the fee schedule adopted by the Board of Commissioners.

1. Permit Number: _____ Parcel Number: 4750409833
Parcel Address: 154 Sutters Mill Drive, Troutman, NC, 28166
Total area of Parcel: 5,708 SF Total acreage being disturbed or uncovered: < 1 acre
Lot Number: 45 Subdivision: Sutter's Mill

2. Approximate date land-disturbing activity will commence: 9/14/2019

3. Purpose of development: ☒ Residential ☐ Commercial

4. Applicant Contact Information:

True Homes, LLC T/A Tribute Homes	<u>704-238-1229</u>	<u>704-238-1150</u>
Name	Telephone	Fax Number
2649 Brekonridge Centre Drive, Suite 104	<u>Monroe, NC 28110</u>	
Current Mailing Address	City	State Zip

✓CS
9-5-19

5. Landowner(s) of Record:

True Homes, LLC T/A Tribute Homes	<u>704-238-1229</u>	
Name	Telephone	Fax Number
2649 Brekonridge Centre Drive, Suite 104	<u>Monroe, NC 28110</u>	
Current Mailing Address	City	State Zip

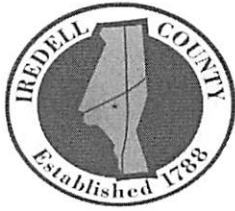
In Addition to obtaining the permit; the owner, building contractor, or other responsible party shall:

- A. Control run-off as to not damage or adversely impact adjoining properties or natural watercourses by providing sufficient erosion measures such as silt fence, drainage ditches, swales, etc.
- B. Refrain from altering the general direction of natural drainage direction and avoid concentrated flows when possible.
- C. Schedule an inspection through Central Permitting, over the automated phone line, or online through Iredell County Self Services, www.co.iredell.nc.us, when measures are in place prior to any building footing/foundation inspection.

The applicant certifies that there are no deed restrictions, contractual agreements, or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. Applicant further acknowledges that enforcement of deed restrictions, plat conditions, and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Any land disturbing activity 1 acre and greater or ½ acre and greater inside of a watershed requires an erosion control permit **in addition to the grading permit**. Failure to submit an erosion control plan prior to land disturbing activity may result in penalties. Contact **Iredell County Erosion Control Section** at (704)832-2352 with any questions.

Applicant Signature: [Signature] Date: 9/4/2019



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Fax: 704-878-3122

SAW SERVICE PERMIT APPLICATION

Application / Project #: _____ CID/EFT # _____ Date: 9/4/2019

Property Owner: True Homes, LLC T/A Tribute Homes Contact # 704-238-1229

Project Address: 154 Sutters Mill Drive, Troutman, NC, 28166

Parcel Identification #: 4750409833

Contractor Name: True Homes, LLC T/A Tribute Homes
Contractor name / Company name MUST be exactly as listed with the license board.

Contractor License #: 67353 Contact #: 704-238-1229

Email address: sbrink@truehomesusa.com Fax #: 704-238-1150

Contractor Address: 2649 Brekonridge Centre Drive, Suite 104 Monroe, NC 28110

Brief Description of Work: New Construction-Single Family Residence

Estimate cost: _____

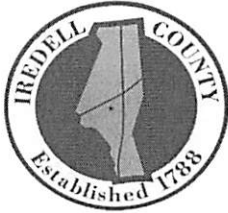
Size of service: _____

Other: _____

I hereby certify that all information in this application is correct and all work will comply with the state code and all other applicable state and local laws, ordinances and regulations. The inspection department will be notified of any changes in the approved plans and specifications for the project permitted herein. This application becomes a permit only when validated and approved.

SIGNATURE OF CONTRACTOR: 

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Fax: 704-878-3122

TEMPORARY POWER PERMIT APPLICATION

I/We, the undersigned, request temporary electrical power for construction purposes only.

Application /
Project #: _____ CID/EFT#: _____ Date: 9/4/2019

Contractor or
Owner: True Homes, LLC T/A Tribute Homes Contact #: 704-238-1229

Project Address: 154 Sutters Mill Drive, Troutman, NC, 28166

Parcel Identification #: 4750409833

Applicant: Sarah Brink Contact #: 704-238-1229

Email address: sbrink@truehomesusa.com Fax #: 704-238-1150

Address: 2649 Brekonridge Centre Drive, Suite 104 Monroe, NC 28110

Portions of the electrical system to be energized are limited to LIGHTS, EQUIPMENT AND OUTLETS PROTECTED BY GFCI (ground fault circuit interrupters).

The Code Enforcement Department shall have the electricity disconnected in case of a hazard, illegal occupancy of the building, or the inability, caused by others to make proper inspections. The Code Enforcement Department reserves the right to have the power disconnected for violation of the above without prior notice to the owner or their agent. The applicant has secured written permission from the other contractor's involved in this project and they are aware that power is being connected to this building.

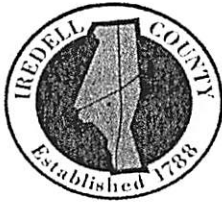
Temporary power is issued for thirty (30) days only. Temporary power may be extended for thirty (30) day intervals, if justified, for an additional fee per extension. It is the owner/applicant's responsibility to apply for an extension. Temporary power, which has not been extended, will be disconnected without further notice (per section 308.2 of the NC Administrative & Enforcement Code).

BY MY SIGNATURE BELOW I CERTIFY I HAVE READ, UNDERSTAND, AND AGREE WITH THE CONDITIONS OUTLINED HEREIN, AND IF DISCONNECTION OCCURS DUE TO MY NON-COMPLIANCE I AUTHORIZE THE INSPECTION DEPT. AND THE SERVING UTILITY TO DISCONNECT THE POWER AND HOLD THEM HARMLESS FROM ANY DAMAGES WHICH MAY RESULT FROM THEIR ACTIONS. IN ADDITION I CERTIFY THAT I AM THE OWNER OR THEIR AUTHORIZED AGENT.

Applicant: (print) Sarah Brink

(signature)

S B R



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Fax: 704-878-3122

LOW VOLTAGE PERMIT APPLICATION

Application /
Project #: _____ CID/EFT # _____ Date: 9/4/2019

Property Owner: True Homes, LLC T/A Tribute Homes Contact # 704-238-1229

Project Address: 154 Sutters Mill Drive, Troutman, NC, 28166

Parcel Identification #: 4750409833

Low Voltage Contractor: CPI Security Systems Inc
Contractor name / Company name MUST be exactly as listed with the license board.

Contractor License #: 16876 Contact #: 704-945-6133

Email address: ncclt@cpisecurity.com Fax #: 704-945-6114

Contractor Address: 4200 Sandy Porter Road, Charlotte, NC 28273

Brief Description of Work: Wiring for electrical, cable, phone, & security in new home.

Estimated Cost: _____

Low Voltage for: Data

☒ Yes / No (circle one)

Phone

☐ Yes / No (circle one)

Fire Alarm*

☐ Yes / No (circle one)

Security System*

☐ Yes / No (circle one)

Other: _____

* Must be licensed

I hereby certify that all information in this application is correct and all work will comply with the state code and all other applicable state and local laws, ordinances and regulations. The inspection department will be notified of any changes in the approved plans and specifications for the project permitted herein. This application becomes a permit only when validated and approved.

SIGNATURE OF LOW VOLTAGE CONTRACTOR

A non-refundable application fee of \$77.25 is included in the charges on all permits.

DO NOT REMOVE!**Details: Appointment of Lien Agent**

Entry #: 1102496

Filed on: 08/28/2019

Initially filed by: truehomes2008

Designated Lien Agent

Chicago Title Company, LLC

Online: www.liensnc.com

Address: 19 W. Hargett St., Suite 507 /

Raleigh, NC 27601

Phone: 888-690-7384

Fax: 913-489-5231

Email: support@liensnc.com**Project Property**Lot #45 Sutter's Mill Subdivision
154 Sutters Mill Drive
Troutman, NC 28166
Iredell County**Print & Post****Contractors:**

Please post this notice on the Job Site.

Suppliers and Subcontractors:

Scan this image with your smart phone to view this filing. You can then file a Notice to Lien Agent for this project.

Owner InformationTrue Homes, LLC
2649 Brekonridge Centre Drive
Suite 104
Monroe, NC 28110
United States
Email: sbrink@truehomesusa.com
Phone: 704-238-1229**Property Type**

1-2 Family Dwelling

Date of First Furnishing

08/28/2019

View Comments (0)

Technical Support Hotline: (888) 690-7384

AFFIDAVIT OF WORKERS' COMPENSATION COVERAGE

COMPLETION OF THIS IS REQUIRED BY G.S.87-14 WHEN THE PROJECT
COST IS \$30,000 OR MORE.

The law provides that any person, firm, or corporation making application for a Building permit where the project cost is \$30,000 or more shall, before he is entitled to such permit, furnish "satisfactory proof" to the building inspector that "he has in effect workers' Compensation Insurance as required by Chapter 97 of the General Statutes."

AFFIDAVIT OF WORKERS' COMPENSATION COVERAGE

N.C.G.S. 87-14

The undersigned applicant for Building Permit # _____ being the

☒ Contractor _____ Owner _____ Officer/Agent of the contractor or owner

Do hereby under penalties of perjury that the person(s), firm(s), or corporation(s) performing the work set forth in the permit:

☒ Has/have three (3) or more employees and have obtained workers' compensation insurance to cover them.

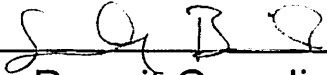
_____ Has/have one or more subcontractor(s) and have obtained workers' compensation insurance covering them.

☒ Has/have one or more subcontractors(s) who has/have their own policy of workers' Compensation covering themselves.

_____ Has/have not more than two (2) employees and no subcontractors.

While working on the project or which this permit is sought; it is understood that the Inspections Department issuing the permit may require certificates of coverage prior to issuance of the permit and at any time during the permitted work from any person, firm, or corporation carrying out the work.

Firm Name: True Homes, LLC T/A Tribute Homes

By: 

Title: Permit Coordinator

Date: 9/4/2019

Zoning Permit # 300554
 Fee \$ 45.00 Code 104

See reverse for new construction.



Zoning Permit			
L O C A T I O N	Date (mm/dd/yy)	8/29/2019	Tax Parcel # 4750409833
	Business Name or Property Owner	True Homes, LLC T/A Tribute Homes	
	Street Address	154 Sutters Mill Drive, Troutman, NC, 28166	
	Business Type and/or Project Description	New Construction-Single Family Residence	
A P P L I C A N T	Applicant	Sarah Brink	Preferred Phone 704-238-1229
	Address City/State/Zip	2649 Brekonridge Centre Drive, Suite 104 Monroe, NC 28110	
	E-Mail	sbrink@truehomesusa.com	
	Would you like your e-mail address added to: (check any of interest)	☐ The Whistle Stop (Town of Troutman newsletter) ☐ Troutman Business Council (Local Chamber of Commerce) ☐ Sunshine List (Agenda for Town Board Meetings)	
Following approval of this permit proceed to Iredell County Building Inspections (349 N Center St, Statesville, NC 28677). All Applicants, please note that final inspection by the Town is required prior to occupancy (exception, single family residential additions/expansions). Business Applicants, please note that proof of RPZ (backflow) inspection is required prior to occupancy (in addition, restaurants may be required to have a grease trap inspection).			
O f f i c e U s e O n l y	Zoning District(s)	R5CZCC02	Plans Attached Yes ☒ No ☐
	Utilities	Public WA/SW	Floodplain Yes ☐ No ☒
	Permitted Use of Property	SFR	
	Minimum Setback Requirements	Front <u>25</u> , Rear <u>20</u> , Right Side <u>5</u> , Left Side <u>5</u> , <i>Setback measured from nearest projecting point of structure to Property Line.</i>	
	Comments:	2 Front yard trees + 10 shrubs. 2 door garage.	

I hereby certify that all of the information provided for this application is, to the best of my knowledge, accurate and complete. I understand that this permit will expire and become invalid unless the work for which it was issued is started within six (6) months of the date of issue or is the work authorized is suspended or abandoned for a period of one (1) year.

[Signature]
 Signature of Applicant

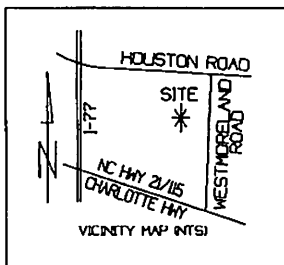
To the best of my knowledge, this application is deemed complete and approved based on the information provided to me and my knowledge of the Town of Troutman Unified Development Ordinance.

[Signature]
 Signature of Zoning Administrator

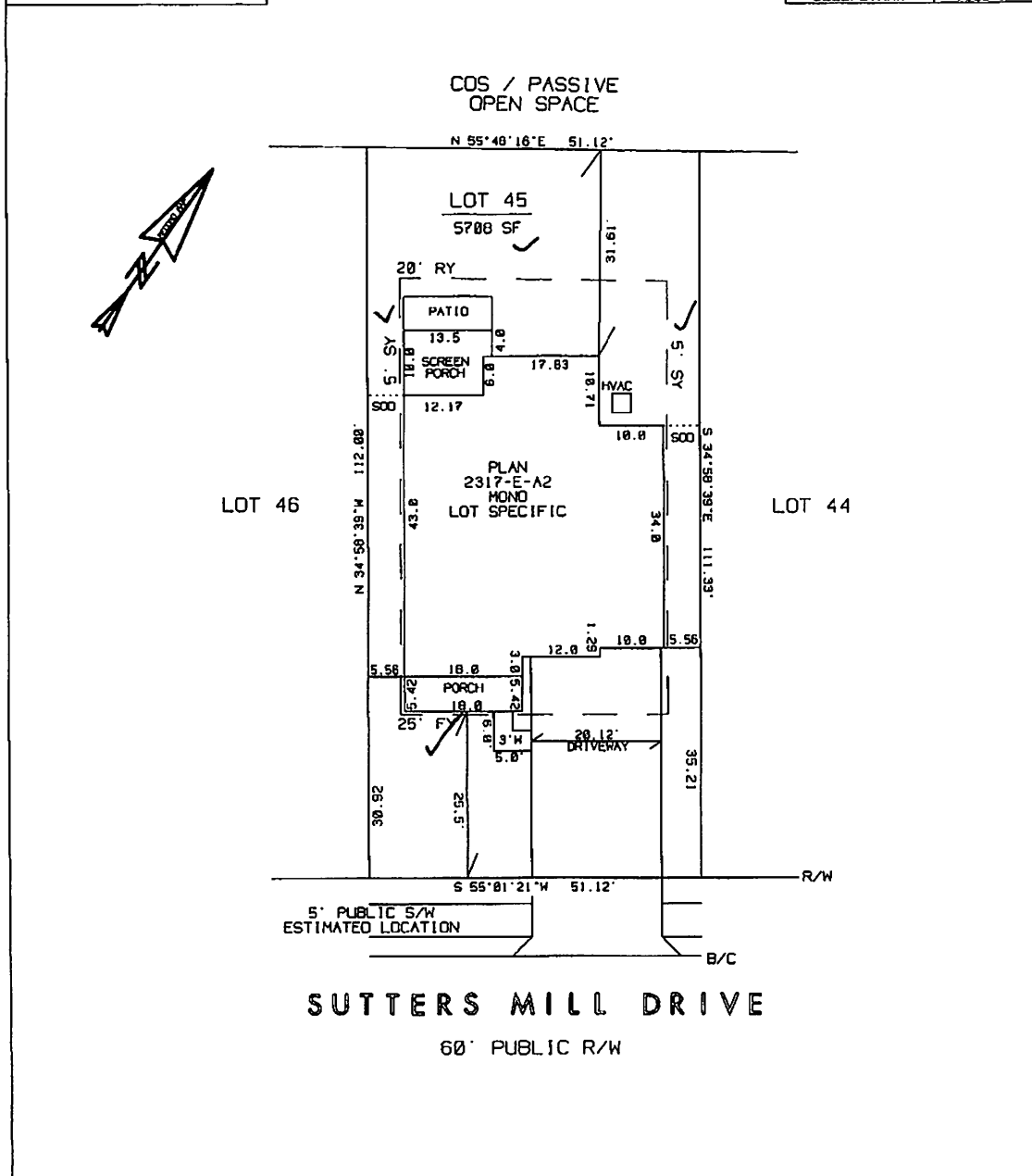
License Details

[Home \(/\)](#) / License Details

License Number	67353
Status	Valid
Renewal Date	2019-01-01
Name	Tribute Homes
Address	True Homes, LLC T/A 2649 Breckonridge Centre Dr., Ste. 104 Monroe, NC 28110
County	Union
Telephone	(704) 238-1229
Limitation	Unlimited
Classifications	Building
Qualifiers	Hood, James



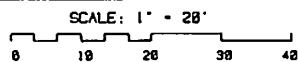
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
LOT AREA TO B/C	6321 SF
HOUSE	1926 SF
DRIVE TO R/W	895 SF
DRIVE APRON	258 SF
PATIO	78 SF
LEADWALK	27 SF
DECK	N/A
5' PUBLIC WALK	155 SF
TOTAL PROPOSED	3123 SF
SOO/SEEDING CALCULATIONS	
TYPE	BERMUDA
SOO	1499 SF
SEED/STRAW	1699 SF



PUBLIC SIDEWALK LOCATION/SIZE
TO BE DETERMINED ON SITE

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED
RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND
RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED.

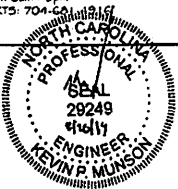
THIS DRAWING DOES NOT
REFLECT AS-BUILT INFORMATION
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES



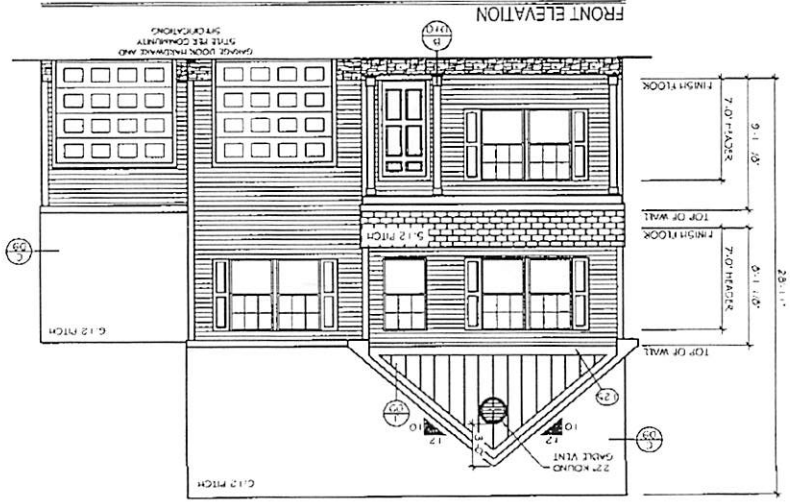
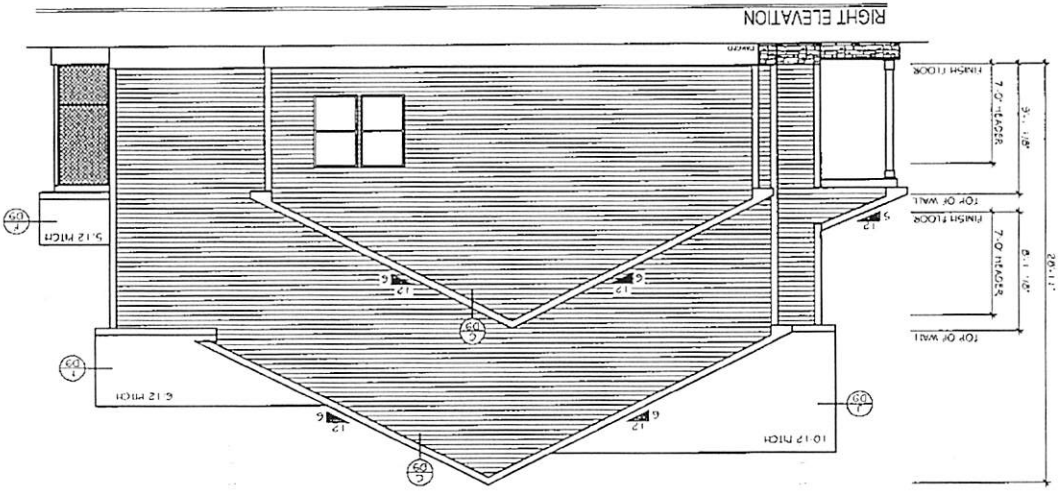
JENKINS AND LOWERY
LAND SURVEYING
PO BOX 1169
WAXHAH, NC 28173
704-821-3350
FIRM LICENSE # C-3167

HOUSE LOCATION PLOT PLAN FOR TRUE HOMES
OF
154 SUTTERS MILL DRIVE
LOT 45 OF SUTTERS MILL PHASE 3 MAP 2
TOWN OF TROUTMAN, BARRINGER TOWNSHIP, IREDELL COUNTY, N.C.
AREA BY COORDINATE COMPUTATION
MAP BOOK 70
PAGE 79
DATE: 8/28/19
DRAWN BY: JEJ
SERVER GEO 08/19
P: QC45

IT'S ALL ABOUT U

THE 'JASPER'																																																	
SUTTER'S MILL																																																	
LOT #45	ELEMENTS																																																
TBD SUTTERS MILL DRIVE TROUTMAN, NC 28166	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center; font-weight: bold;">HELP HOTLINES</th> <th style="width: 50%; text-align: center; font-weight: bold;">TABLE OF CONTENTS</th> </tr> <tr> <td style="font-weight: bold;">"WHEN IN DOUBT, GIVE US A SHOUT"</td> <td>C1 COVER SHEET</td> </tr> <tr> <td style="font-weight: bold;">TRUE BUILDER:</td> <td>A1 FIRST FLOOR PLAN</td> </tr> <tr> <td style="font-size: 0.8em;">(To be filled in by Builder or Sub)</td> <td>A2 SECOND FLOOR PLAN</td> </tr> <tr> <td>NAME: _____</td> <td>A3 FRONT & SIDE ELEVATIONS</td> </tr> <tr> <td>ADDRESS: _____</td> <td>A4 REAR & SIDE ELEVATIONS</td> </tr> <tr> <td>TELEPHONE: _____</td> <td>A5 STAIR SECTIONS</td> </tr> <tr> <td colspan="2" style="text-align: center; font-weight: bold;">ARCHITECTURAL SERVICES:</td> </tr> <tr> <td style="font-size: 0.8em;"> • Missing or Conflicting Dimensions • Plan Legibility • Missing Options </td> <td>C11 FIRST FLOOR ELECTRICAL PLAN</td> </tr> <tr> <td style="font-size: 0.8em;"> Mon-Fri: 9am - 5pm CHARLOTTE MKTS: 704-681-7037 ALL OTHER MKTS: 704-993-1141 E-mail: CADISSUE@metromedia.com </td> <td>C12 SECOND FLOOR ELECTRICAL PLAN</td> </tr> <tr> <td></td> <td>F1 FOUNDATION PLAN</td> </tr> <tr> <td></td> <td>F2 FIRST FLOOR FRAMING</td> </tr> <tr> <td></td> <td>F3 ROOF FRAMING PLAN</td> </tr> <tr> <td></td> <td>G1 GENERAL STRUCTURAL NOTES</td> </tr> <tr> <td></td> <td>D1 FTM FOUNDATION DETAILS</td> </tr> <tr> <td></td> <td>D3 FTM FLASHING DETAIL</td> </tr> <tr> <td></td> <td>D4 FTM PORTAL FRAME DETAIL</td> </tr> <tr> <td></td> <td>D5 FTM RINK PLATE DETAIL</td> </tr> <tr> <td></td> <td>D5.1 FTM STAIR DETAILS</td> </tr> <tr> <td></td> <td>D5.2 FTM STAIR DETAILS</td> </tr> <tr> <td></td> <td>D5.3 FTM STAIR DETAILS</td> </tr> <tr> <td></td> <td>D6 FTM SCREEN PORCH DETAILS</td> </tr> <tr> <td></td> <td>D9 FTM CORNER DETAILS</td> </tr> <tr> <td></td> <td>D10 TRIM DETAILS</td> </tr> </table>	HELP HOTLINES	TABLE OF CONTENTS	"WHEN IN DOUBT, GIVE US A SHOUT"	C1 COVER SHEET	TRUE BUILDER:	A1 FIRST FLOOR PLAN	(To be filled in by Builder or Sub)	A2 SECOND FLOOR PLAN	NAME: _____	A3 FRONT & SIDE ELEVATIONS	ADDRESS: _____	A4 REAR & SIDE ELEVATIONS	TELEPHONE: _____	A5 STAIR SECTIONS	ARCHITECTURAL SERVICES:		• Missing or Conflicting Dimensions • Plan Legibility • Missing Options	C11 FIRST FLOOR ELECTRICAL PLAN	Mon-Fri: 9am - 5pm CHARLOTTE MKTS: 704-681-7037 ALL OTHER MKTS: 704-993-1141 E-mail: CADISSUE@metromedia.com	C12 SECOND FLOOR ELECTRICAL PLAN		F1 FOUNDATION PLAN		F2 FIRST FLOOR FRAMING		F3 ROOF FRAMING PLAN		G1 GENERAL STRUCTURAL NOTES		D1 FTM FOUNDATION DETAILS		D3 FTM FLASHING DETAIL		D4 FTM PORTAL FRAME DETAIL		D5 FTM RINK PLATE DETAIL		D5.1 FTM STAIR DETAILS		D5.2 FTM STAIR DETAILS		D5.3 FTM STAIR DETAILS		D6 FTM SCREEN PORCH DETAILS		D9 FTM CORNER DETAILS		D10 TRIM DETAILS
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(Detailed listing of all Community Specifications can be found in Showroom Selections)																																																	
• 18" RAISED MONO FOUNDATION • VINYL SIDING / VINYL SOFFIT • 2 CAR GARAGE																																																	
SQUARE FOOTAGE																																																	
FIRST FLOOR	1254.50 SQ. FT.																																																
SECOND FLOOR	1361.50 SQ. FT.																																																
TOTAL LIVABLE	2615.50 SQ. FT.																																																
FRONT PORCH	98.50 SQ. FT.																																																
REAR COVERED PORCH	127.50 SQ. FT.																																																
2-CAR GARAGE	447.50 SQ. FT.																																																
REAR PATIO	70.50 SQ. FT.																																																
OVERALL HT. (FT. to Ridge)	28'-11"																																																
PLATE HEIGHT(s)	9'-8"																																																
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BASE ELEVATION																																																	
ORIGINAL CONTRACT# ID# 27547																																																	

SHEET. CS



EXTERIOR MATERIAL		LEGEND	
BRICK	BRICK	BRICK	BRICK
HORIZONTAL SIDING	HORIZONTAL SIDING	HORIZONTAL SIDING	HORIZONTAL SIDING
SHAKE SIDING	SHAKE SIDING	SHAKE SIDING	SHAKE SIDING
METAL ROOF	METAL ROOF	METAL ROOF	METAL ROOF
STONE	STONE	STONE	STONE
KEY NOTES		KEY NOTES	
FOUNDATION EXTERIOR MATERIALS		FOUNDATION EXTERIOR MATERIALS	
BASED ON SITE CONDITIONS		BASED ON SITE CONDITIONS	
FINAL CRACKING & COMPLETION		FINAL CRACKING & COMPLETION	
SHEATHING		SHEATHING	
VINYL SHEATHING		VINYL SHEATHING	
BRICK/STONE TRIM		BRICK/STONE TRIM	
1x4 TRIM BOARD		1x4 TRIM BOARD	
1x6 TRIM BOARD		1x6 TRIM BOARD	
1x8 TRIM BOARD		1x8 TRIM BOARD	
1x10 TRIM BOARD		1x10 TRIM BOARD	
1-1/2" THICK STONE CAP		1-1/2" THICK STONE CAP	
KNOCKOUT SILL		KNOCKOUT SILL	
BRICK JACK ARCH		BRICK JACK ARCH	
SOLDER CONCRETE		SOLDER CONCRETE	
PRECAST CONCRETE		PRECAST CONCRETE	
1x4 TRIM WHITE SHOWN AT		1x4 TRIM WHITE SHOWN AT	
WINDOWS AND DOORS		WINDOWS AND DOORS	
UNLESS OTHERWISE NOTED		UNLESS OTHERWISE NOTED	
SEE ROOF FRAMING PLANS		SEE ROOF FRAMING PLANS	
FOR OVERHANG DIMENSIONS		FOR OVERHANG DIMENSIONS	
AND DORMER LOCATIONS		AND DORMER LOCATIONS	

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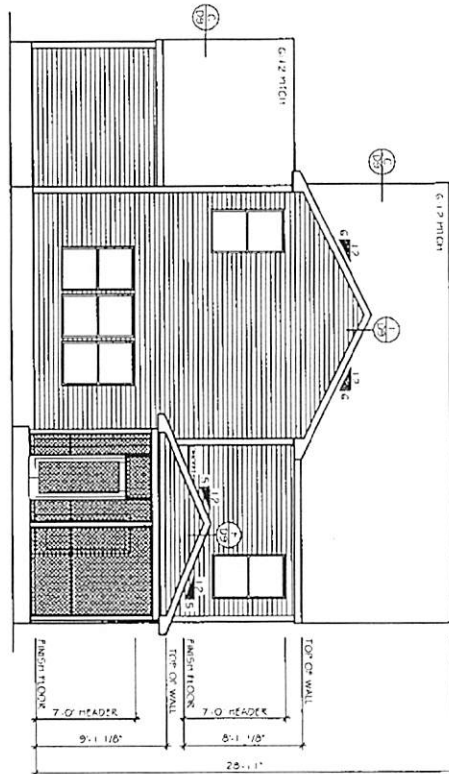
SCOTT
REVIEWED BY:
DATE: 05-25-19
NICK
PREPARED BY:
DATE: 05-25-19
NICK
REVIEWED BY:
DATE: 05-25-19
NICK

JASPER
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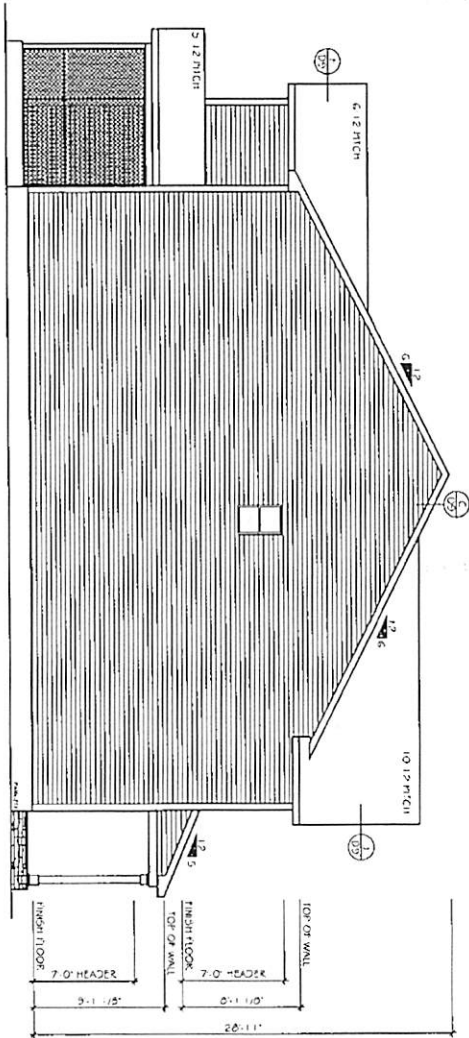
SUTTER'S MILL
LOT# 45

TrueHomes
179 ALL ABOUT U
2649 Bickford Dr. Suite 104
Morris, N.C. 28110
704-271-1191

REAR ELEVATION



LEFT ELEVATION



EXTERIOR MATERIAL LEGEND

	STONE		BRICK
	SIDING		HORIZONTAL SIDING
	VINYL SIDING		ROOF SHINGLES
	STAIR SIDING		SCAFFOLDING SIDING

FOUNDATION REVEAL MAY VARY
BASED ON SITE CONDITIONS,
FINISH GRADING, & COMMUNITY
PRACTICES

KEY NOTES

1. VINYL SHUTTER
2. BRICKWORK FINISH
3. 1/2" T&B BOARD
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99. 1/2" T&B BOARD
100. 1/2" T&B BOARD

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

SUTTER'S MILL

LOT# 45

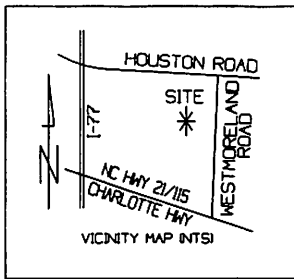
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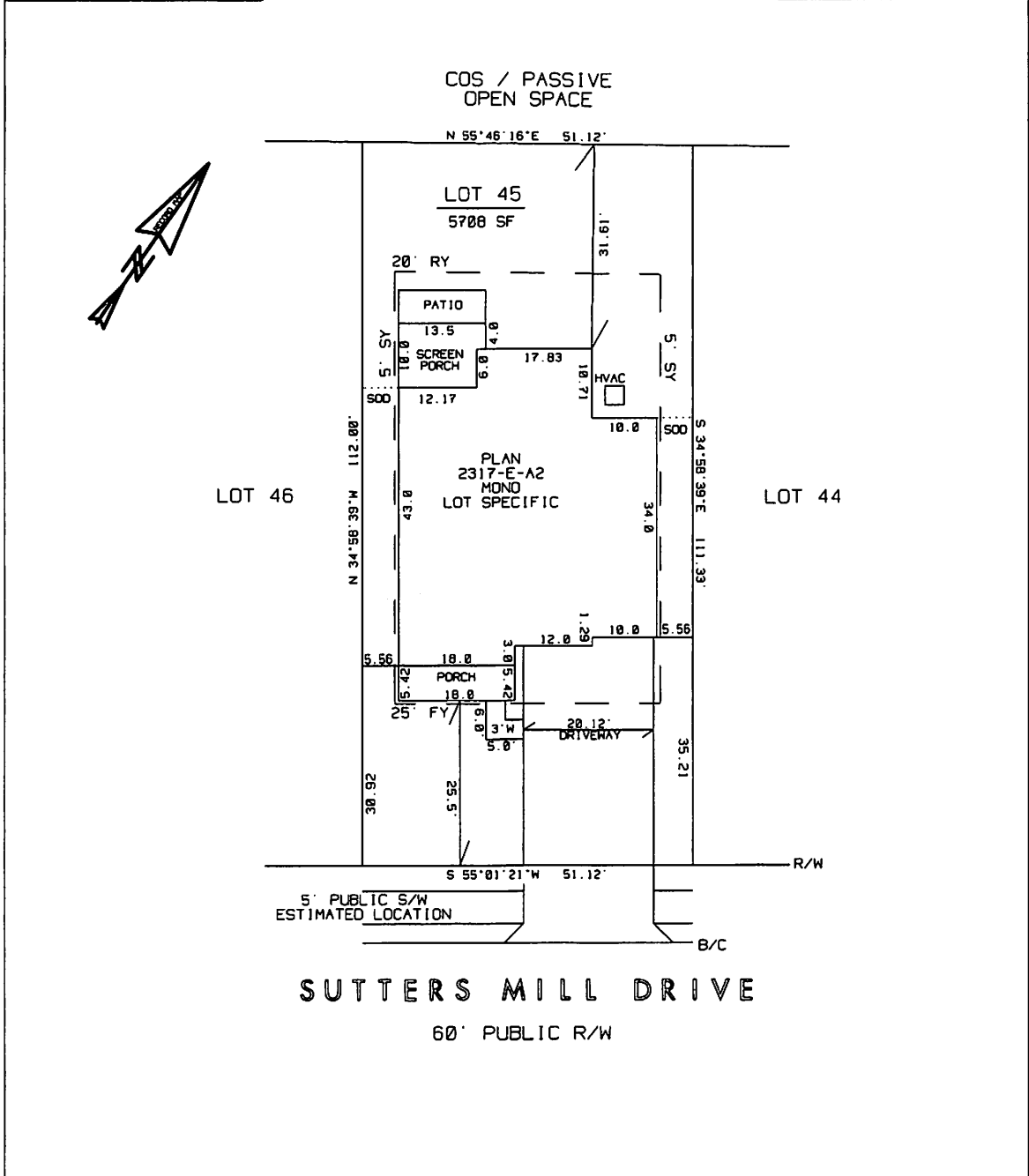
TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Dr.
Suite 104
Monroe, N.C. 28110
704-271-1191

SHEET
A3.2

DATE: 08.23.19
SCALE: 1/8" = 1'-0"
REVIEWED BY: SCOTT
PREPARED BY: NICK



IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
LOT AREA TO B/C	6321 SF
HOUSE	1926 SF
DRIVE TO R/W	695 SF
DRIVE APRON	250 SF
PATIO	70 SF
LEADWALK	27 SF
DECK	N/A
5' PUBLIC WALK	155 SF
TOTAL PROPOSED	3123 SF
SOD/SEEDING CALCULATIONS	
TYPE	BERMUDA
SOD	1499 SF
SEED/STRAW	1699 SF



PUBLIC SIDEWALK LOCATION/SIZE
TO BE DETERMINED ON SITE

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED
RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND
RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED.

THIS DRAWING DOES NOT
REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

SCALE: 1" = 20'

JENKINS AND LOWERY
LAND SURVEYING
PO BOX 1169
WAXHAW, NC 28173
704-821-3350
FIRM LICENSE # C-3167

HOUSE LOCATION PLOT PLAN FOR TRUE HOMES
OF
154 SUTTERS MILL DRIVE
LOT 45 OF SUTTERS MILL PHASE 3 MAP 2
TOWN OF TROUTMAN, BARRINGER TOWNSHIP, IREDELL COUNTY, N.C.
AREA BY COORDINATE COMPUTATION
MAP BOOK 70
PAGE 79

DATE: 8/28/19
DRAWN BY: JEJ
SERVER GEO 08/19
P: 0C45