

# JESSAMINE

## JESSAMINE REVISION LIST - STRUCTURAL:

1. ADDED JOIST SERIES/SPACING (11-16)
2. CHANGED FRAMING AND REMOVED FOOTINGS AND FOUNDATION SUPPORT FOR THE REMOVED VAULT IN BEDROOM 3, (11-16)
3. ADDED FRAMING FOR CHASE AT SECOND FLOOR (11-16)
4. ADDED/REMOVED EXTRA JOISTS IN CRAWL (11-16)
5. ADDED PLUMBING DIMENSIONS WITH OPTIONAL MASTER MATH ON MONO (11-16)
6. CHANGED ALL GARAGE HEADERS TO (3) PLY (11-16)
7. CHANGED DOUBLE STUD POCKETS TO TRIPLE STUD POCKETS (11-18)
8. REMOVED BRICK FROM REAR PORCH (11-18)
9. REMOVED INTERIOR WALL BRACING PANELS (11-18)
10. 2018 CODE UPDATE (6-19)
11. CHANGE 2X6 EXTERIOR WALLS TO 2X4 EXTERIOR WALLS (3-11-20)
12. SQUARE FOOTAGES CHANGE ON SECOND FLOOR BETWEEN ALL ELEVATIONS DUE TO CLOSET BUMP OUT (B ELEVATIONS) AND BEDROOM 4 BUMP OUT (C ELEVATIONS) (08-13-20)
13. SQUARE FOOTAGE OF FIRST FLOOR CHANGES WITH B ELEVATIONS DUE TO BUMP OUT IN FOYER (08-13-20)
14. CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED (12-01-20)
15. CREATED OPTIONAL BASEMENT TO PLAN (10-01-22)
16. CHANGED FRONT WALL AT FOYER TO PORCH TO 2X6 (10-01-22)
17. EXTENDED 2X6 SEPERATING GARAGE FROM LIVING SPACE TO FRONT WALL (10-01-22)
18. CHANGED WALL IN BASEMENT TO 2X6 BETWEEN UNFINISHED MECH. & UNFINISHED (10-01-22)
19. UPDATED SC CODES FROM 2018 IRC TO 2021 IRC (10-01-22)
20. WINDOW LOCATION AND SIZE CHANGE IN OPTIONAL OWNER'S BATH 3 (10-01-22)

01/28/2026 - Selection Notes Added

## JESSAMINE REVISION LIST - ARCHITECTURAL:

OCTOBER 01, 2022

1. ADDED OPTIONAL BASEMENT LAYOUT TO PLAN
2. REMOVED TRANSOM WINDOW FROM STANDARD OWNER'S BATH
3. CHANGED FRONT WALL AT FOYER TO PORCH TO 2X6
4. EXTENDED 2X6 WALL SEPERATING GARAGE FROM LIVING SPACE TO FRONT WALL AND SHIFTED 2" INTO LIVING SPACE
5. CHANGED WALL IN BASEMENT TO 2X6 BETWEEN UNFINISHED MECH. & UNFINISHED
6. CHANGED WINDOW IN OWNER'S BATH 3 FROM 2/0 4/0 TO 4/0 1/0 TRANSOM AND CHANGED LOCATION
7. DIMENSION FIXED TO SHOW GARAGE WALL LINING UP FROM 1ST TO 2ND FLOORS (01-28-25)



COVER SHEET

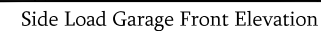
DREAM FINDERS HOMES  
JESSAMINE

DATE: SEPTEMBER 18, 2015  
REV: OCTOBER 01, 2022  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

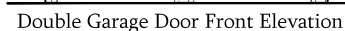
CS



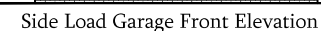
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



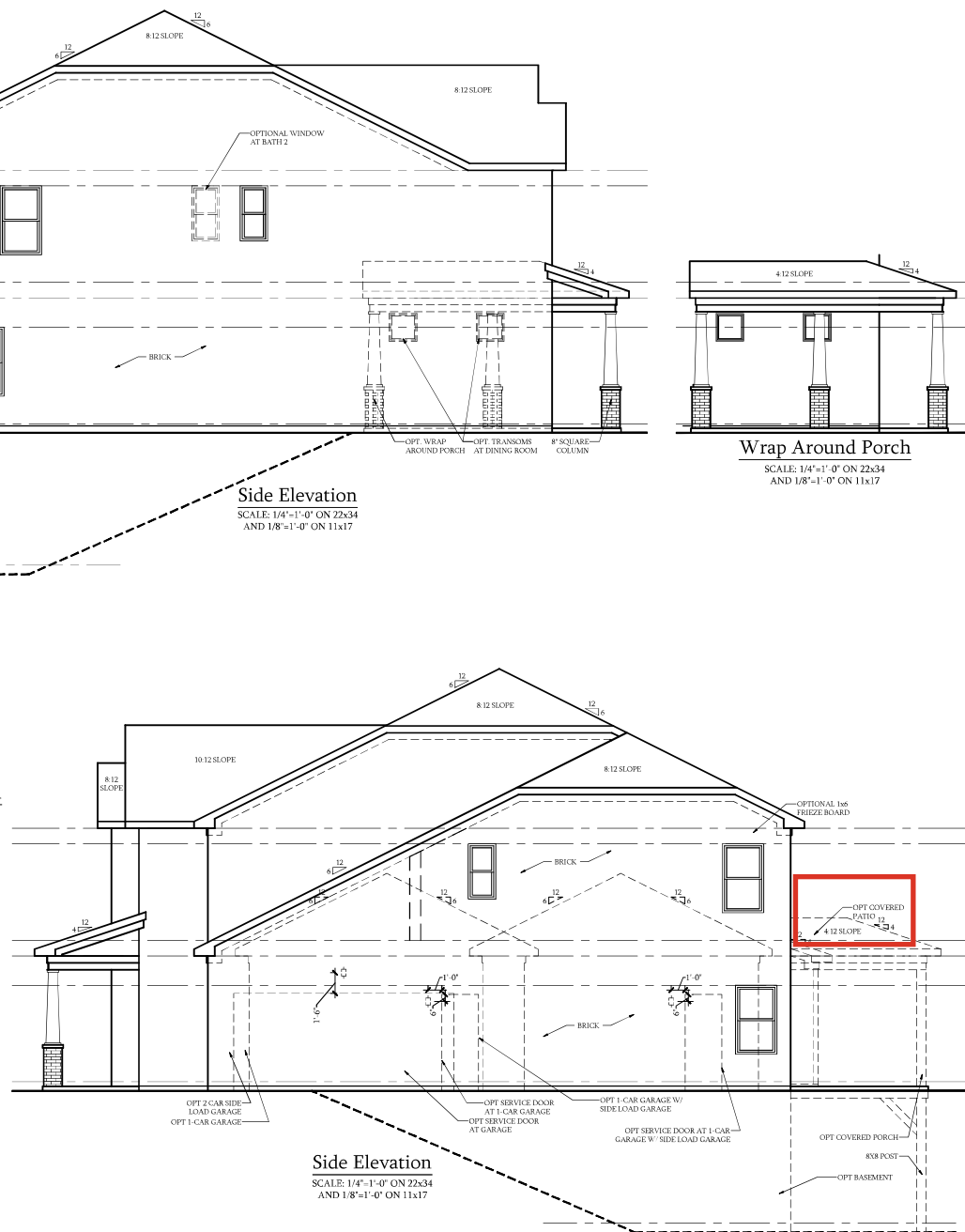
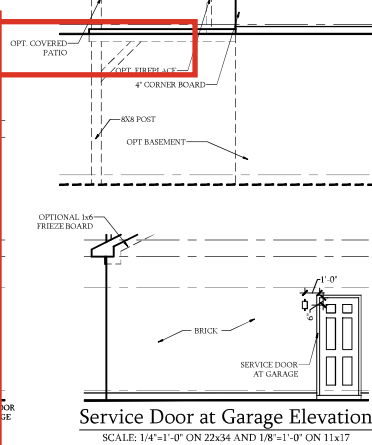
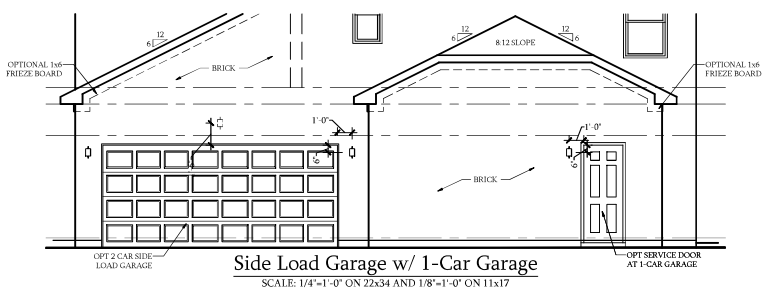
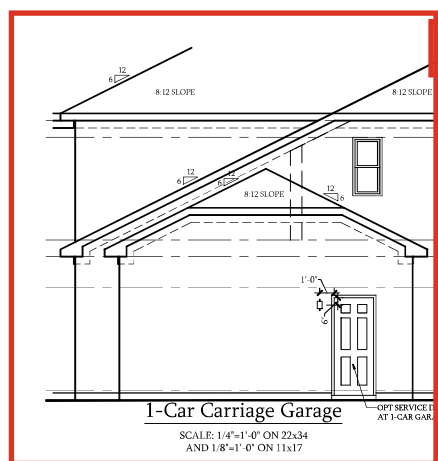
Side Load Garage Front Elevation

DATE: SEPTEMBER 18, 201  
REV.: OCTOBER 01, 2022  
SCALE: AS NOTED  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:  
B-2 & B-3  
ELEVATIONS (W/  
BRICK FRONT)

A-2.2



DREAM FINDERS  
HOMES

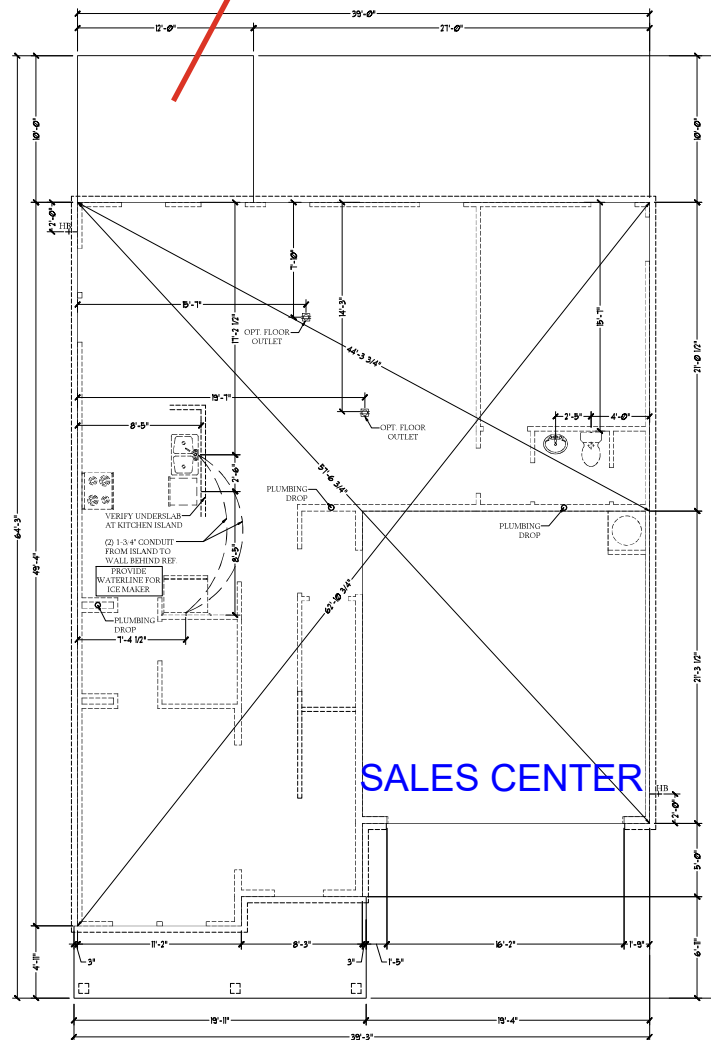


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JESSAMINE

DATE: SEPTEMBER 18, 201  
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SCALE: AS NOTED  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

B - 4 SIDE  
ELEVATIONS  
A-2.5



SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



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HOMES

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JESSAMINE

DATE: SEPTEMBER 18, 2017  
REV.: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

SLAB INTERFACE  
PLAN

A-4



Optional Wrap  
Around Porch  
C Elevation  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Wrap  
Around Porch  
B Elevation  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Wrap  
Around Porch  
A Elevation  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Covered Patio  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

VERIFY UNDERSLAB  
AT KITCHEN ISLAND  
8'-5"  
2" 1-3/4" CONDUIT  
FROM ISLAND TO  
WALL BEHIND REFR.  
7'-4 1/2"  
PROVIDE  
WATERLINE  
FOR ICE  
MAKERS  
PLUMBING  
DROPP  
Optional Gourmet  
Kitchen  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

NO ADDITIONAL  
INFORMATION  
REQUIRED  
Optional Butler Pantry  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Transom  
Windows at  
Dining Room  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Tray Ceiling  
at Dining Room  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Extended Patio  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Valet  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Stairs to Optional  
Basement  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Curb Wall  
I/O 45° Wall w/ Cap  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Drop  
Zone  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Fireplace at Family Room  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

Optional Bedroom 4  
I/O Study  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Side Entry Garage  
Elevation A  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Side Entry Garage  
Elevation B  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Side Entry Garage  
Elevation C  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Door I/O Window  
at Study/ Bedroom 4  
NOT AVAILABLE W/ OPT. BASEMENT  
SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17

Optional 1-Car  
Garage w/ Opt. Side  
Entry Garage  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional 1-Car  
Garage  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Service Door At  
Garage & 1-Car Garage  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Service Door  
At Base Garage  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Service Door At  
Garage & 1-Car Garage  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

Optional Double  
Garage Door  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

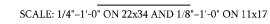
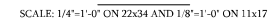
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JESSAMINE

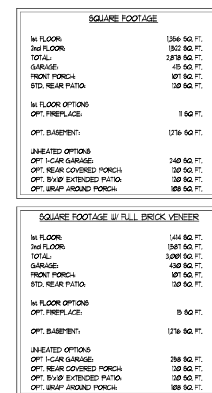
DATE: SEPTEMBER 18, 2017  
REV.: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

SLAB INTERFACE  
PLAN - OPTIONS

A-4.1



A-4.2



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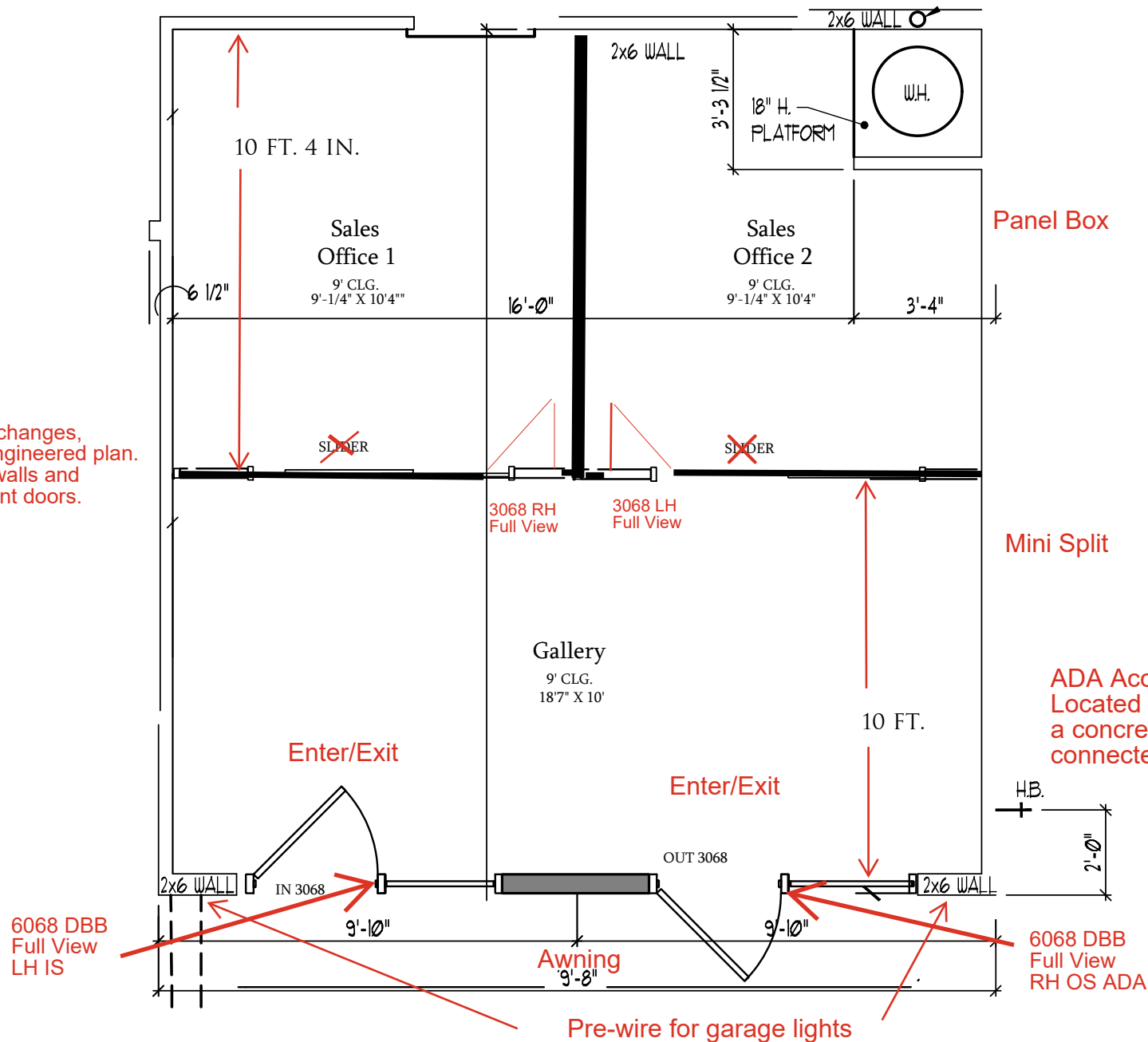
DATE: SEPTEMBER 18, 2017  
REV.: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

FIRST FLOOR  
PLAN  
A-6

# Sales Center Template for Prelude, Wayfare, Jessamine and Redbud

MAX OCCUPANCY: 4

ADA ACCESSIBLE ENTRANCE/  
EXIT WITH ADA HARDWARE: 2



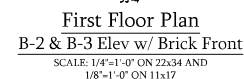
\*No structural changes,  
frame to the engineered plan.  
Use partician walls and  
frame in for front doors.

ADA Accessible Porta Potty  
Located at side of home on  
a concrete pad with ADA sidewalk  
connected to the front door sidewalk

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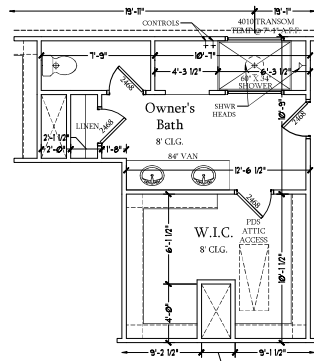




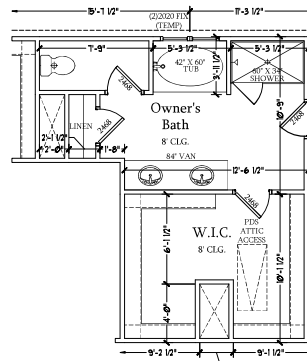


A-6.3

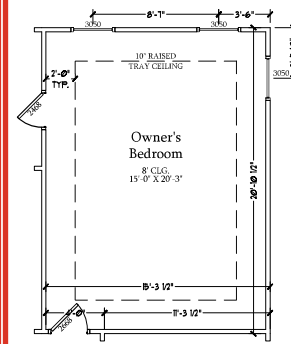




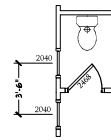
**Optional Owner's Bath 3**  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



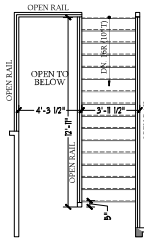
**Optional Owner's Bath 2**  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



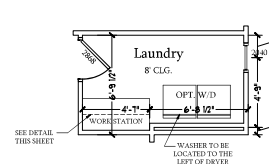
**Optional Tray Ceiling  
at Owner's Bedroom**  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



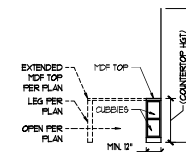
**Optional Window  
at Bath 2**  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



**Optional Open Rail ILO  
45" Wall w/ Cap at Loft**  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



**Optional Work  
Station at Laundry**  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



**Optional Work  
Station Detail**





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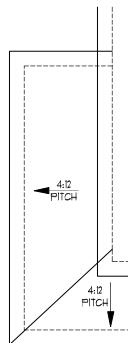
DREAM FINDERS HOMES  
JESSAMINE

DATE: SEPTEMBER 18, 2017  
REV.: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

SECOND FLOOR  
PARTIAL PLANS  
A-7.2

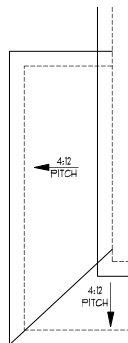






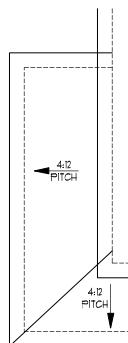
Wrap Around Porch  
Elevation C

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



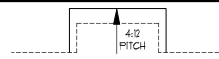
Wrap Around Porch  
Elevation B

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



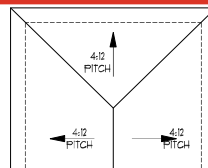
Wrap Around Porch  
Elevation A

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



Opt. Fireplace

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

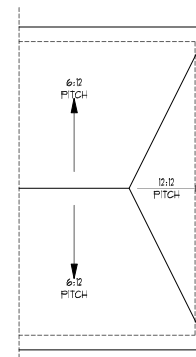


Covered Patio

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17

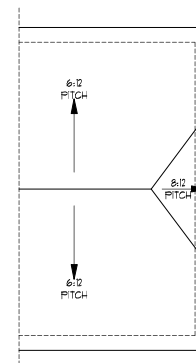
1-Car Garage Roof Plan  
Elevation C

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



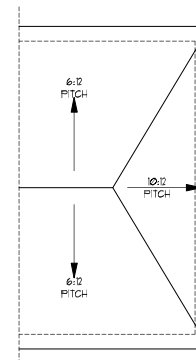
1-Car Garage Roof Plan  
Elevation B

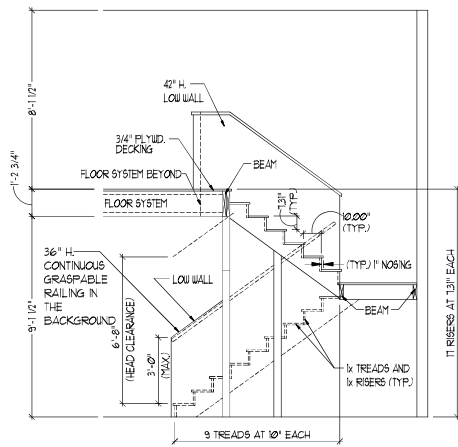
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



1-Car Garage Roof Plan  
Elevation A

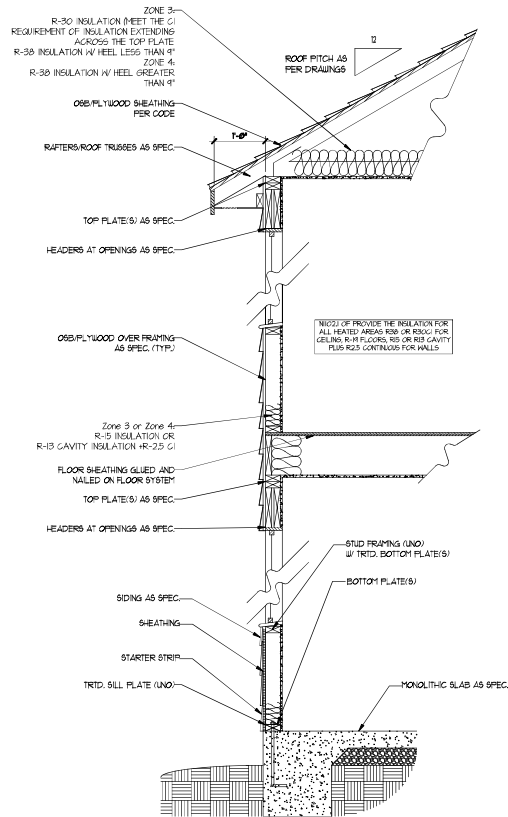
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



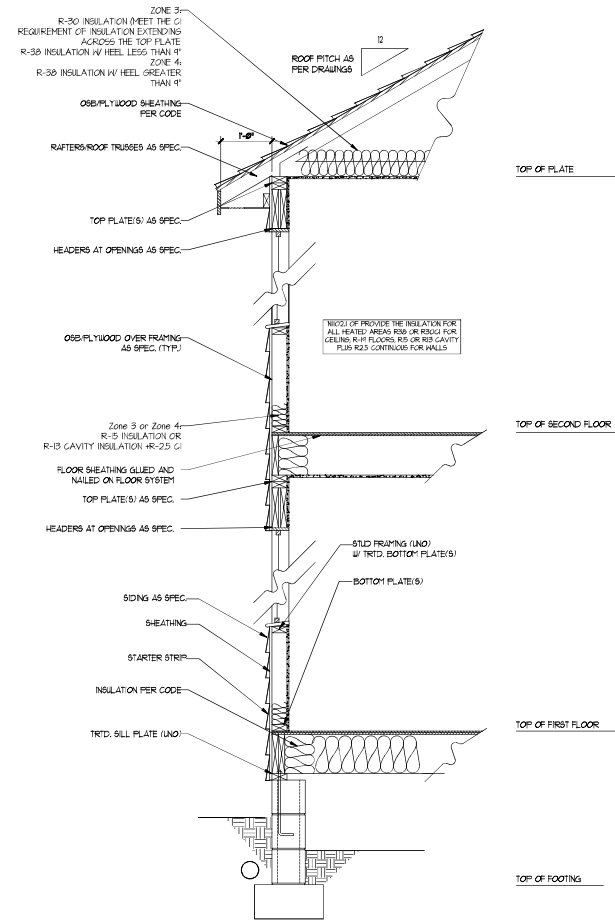


TYPICAL STAIR DETAIL  
(NTS)

STAIR NOTES:  
BALUSTERS SHALL BE SPACED SO THAT A 4\"/>



WALL SECTION W/ SLAB  
W/ STD. SIDING SHOWN (NTS)



WALL SECTION W/ CRAWL SPACE  
W/ STD. SIDING SHOWN (NTS)

# ELECTRICAL LEGEND

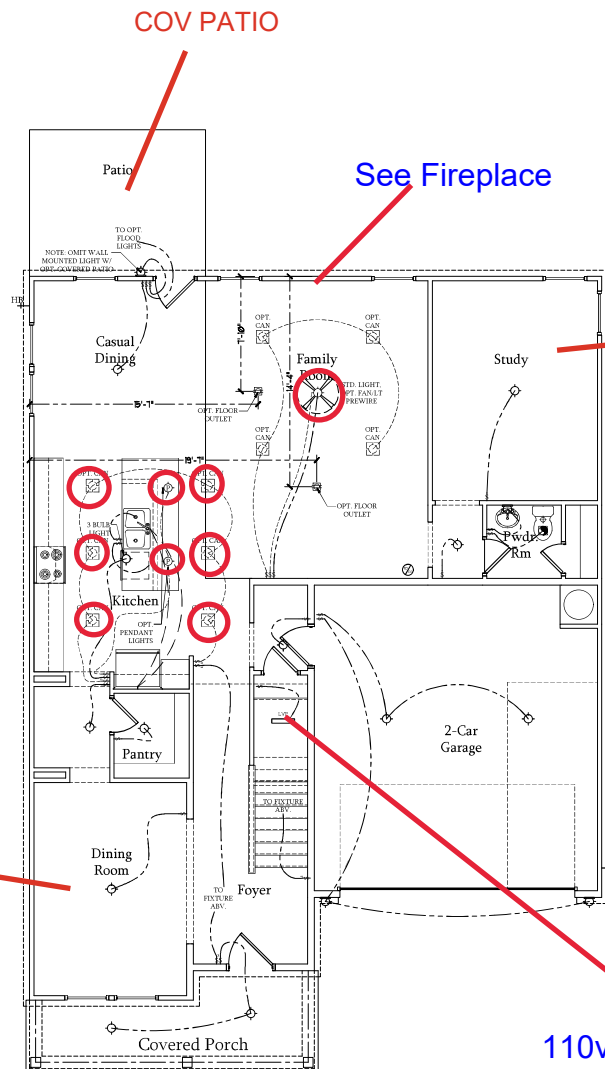
- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EVERBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT

## ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTER (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
  - SWITCHES - 42"
  - OUTLETS - 14"
  - TELEPHONE - 14" (UNLESS ABV COUNTERTOP)
  - TELEVISION - 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORES, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE, A.C.I. DEVICE AND TAMPER PROOF RECEPTACLES.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSIL FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

TRAY  
CEILING



COV PATIO

See Fireplace

BED #4

110v Outlet in Closet  
for Panel Box

## First Floor Electrical Plan

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



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DREAM FINDERS HOMES  
JESSAMINE

DATE: SEPTEMBER 18, 2017  
REV: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:  
FIRST FLOOR  
ELECTRICAL  
PLAN

E-1

HVAC: MINI-SPLIT LOCATED IN GALLERY

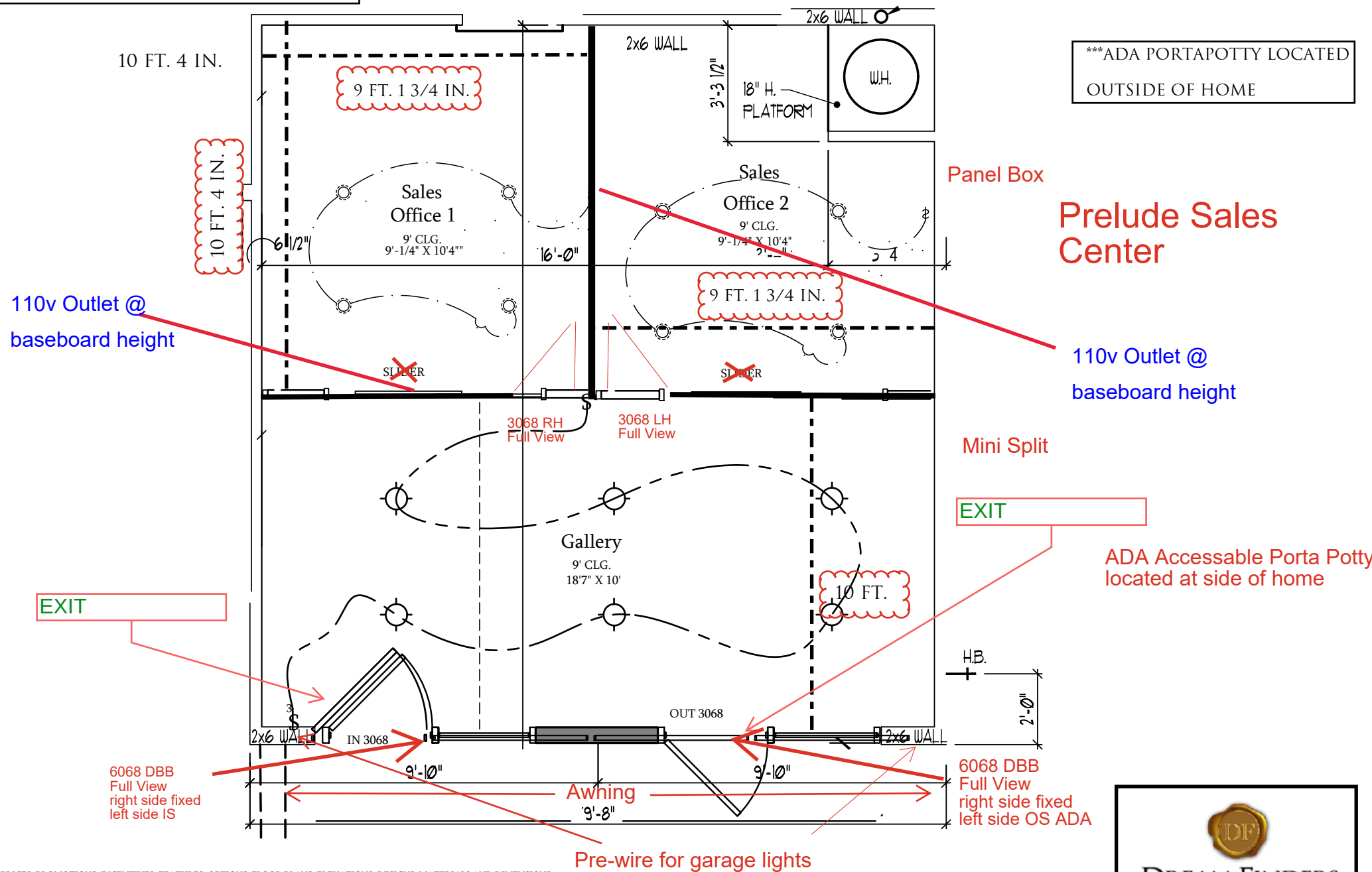
VOLTAGE: 230/208V

\*\*\*SHUT-OFF LOCATED OUTSIDE

MAX OCCUPANCY: 4

ADA ACCESSIBLE ENTRANCE/  
EXIT WITH ADA HARDWARE: 2

\*\*\*ADA PORTAPOTTY LOCATED  
OUTSIDE OF HOME



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS HOMES. ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © DREAM FINDERS HOMES



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HOMES

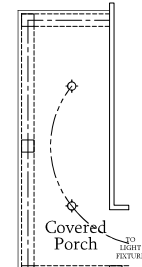
# 110v Outlet w/ TV Connections

## ELECTRICAL LEGEND



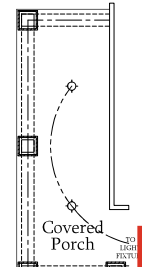
## ELECTRICAL NOTES:

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2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
SWITCHES: 42"  
OUTLETS: 14"  
COUNTERTOP TELEVISION: 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
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5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFI C1 PROTECTED (G.F.I.).
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7. EVERY BUILDING HAVING A POSSIBLE BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



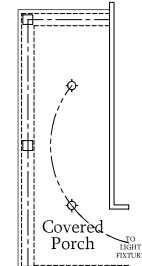
Optional Wrap Around Porch  
C Elevation

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



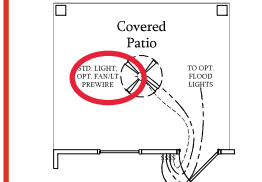
Optional Wrap Around Porch  
B Elevation

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



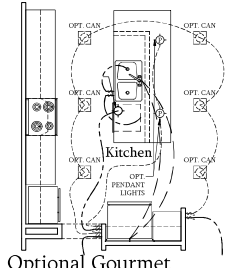
Optional Wrap Around Porch  
A Elevation

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



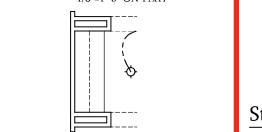
Optional Covered Patio

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



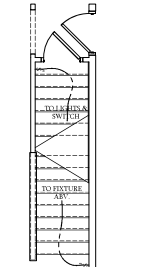
Optional Gourmet  
Kitchen

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



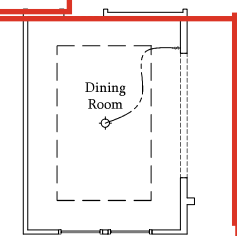
Optional Butler Pantry

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



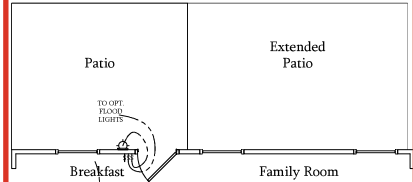
Stairs to Optional  
Basement

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



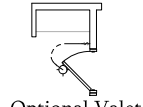
Optional Tray Ceiling  
at Dining Room

SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



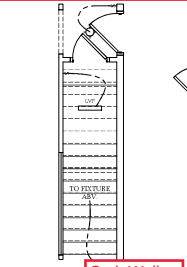
Optional Extended Patio

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



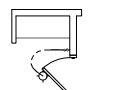
Optional Valet

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



Optional Curb Wall  
ILO 45" Wall w/ Cap

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



Optional Drop Zone

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



Optional Side Load Garage  
(A Elevations)

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



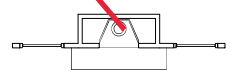
Optional Side Load Garage  
(B Elevations)

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



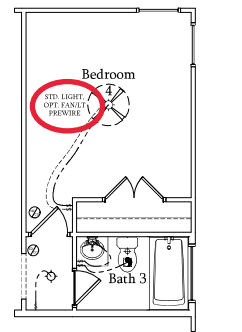
Optional Side Load Garage  
(C Elevations)

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



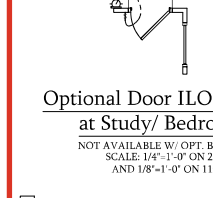
Optional Fireplace at Family Room

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



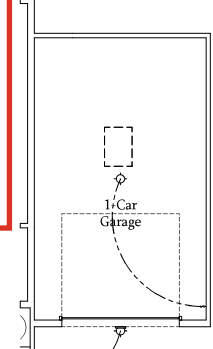
Optional Bedroom 4  
ILO Study

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



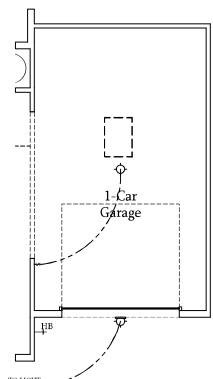
Optional Door ILO Window  
at Study/ Bedroom 4

NOT AVAILABLE W/ OPT. BASEMENT  
SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



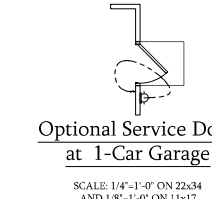
Optional 1-Car  
Carriage Garage w/  
Opt. Side Load Garage

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



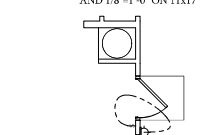
Optional 1-Car  
Carriage Garage

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



Optional Service Door  
at 1-Car Garage

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



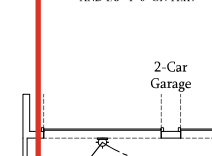
Optional Service Door  
at Base Garage

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



Optional Service  
Door at 1-Car Garage

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17



Optional Double Garage Door

SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17

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JESSAMINE

DATE: SEPTEMBER 18, 2017  
REV: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:  
FIRST FLOOR ELECTRICAL PLAN - OPTIONS

E-1.1



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REVIEWED BY:

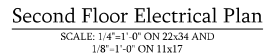
FIRST FLOOR  
ELECTRICAL  
PARTIAL PLANS

E-1.2



-  120V OUTLET
-  120V GFI OUTLET
-  120V SWITCHED-OUTLET
-  120V BASEBOARD
-  4 PLEX
-  FLOOR MOUNTED 120V
-  FLOOR MOUNTED 120V GFI
-  WEATHERPROOF
-  220V OUTLET
-  120V DEDICATED CIRCUIT
-  220V DEDICATED CIRCUIT
-  SPECIAL PURPOSE (240 V, ETC.)
-  WALL MOUNT LIGHT
-  CEILING MOUNT LIGHT
-  PENDANT LIGHT
-  RECESSED CAS LIGHT
-  MINI CAS LIGHT
-  EYEBALL LIGHT
-  FLUORESCENT LIGHT
-  UNDERCABINET LIGHT
-  FLOOD LIGHT
-  1 SWITCH
-  3 WAY SWITCH
-  4 WAY SWITCH
-  DIMMER SWITCH
-  TELEPHONE
-  TV CONNECTION
-  SPEAKER FOR COMPONENT WIRING
-  CERBERE LOCK
-  CARBON MONOXIDE DETECTOR
-  110 V METER
-  EXHAUST FAN
-  LOW VOLTAGE PANEL

- 1 PROVIDE AND INSTALL GROUND FLOOR  
ELEVATION, AND SECOND FLOOR ELEVATION  
ON PLANES OR AT 10' AND 5' BELOW  
INDICATES
- 2 UNLESS OTHERWISE INDICATED, INSTALL  
STAIRS AND RECEIPT ALARMS AT THE  
FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
OUTLETS, 4"  
TELEPHONE, 14" UNLESS 4' 6"  
COUNTER, 34"  
TELEVISION, 14"
- 3 ALL SMOKE DETECTORS SHALL BE HARDBOARD  
TYPE, 12" SQUARE, 1/2" THICK, AND SHALL  
BE EQUIPPED WITH A MOUNTED BATTERY  
BACKUP. DETECTORS SHALL BE IN A  
CERTIFIED SMOKE DETECTOR  
LABORATORY
- 4 ALL ISA AND 20A RECEIPT ALARMS IN LIVING  
ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING  
ROOMS, LIBRARIES, OFFICE, SUNROOM,  
RECREATION ROOM, CLOSETS, HALLWAYS, AND  
BATHS SHALL BE HARDBOARD TYPE A-1  
TYPE A-1 C1 DEVICE AND TAMPER-PROOF  
RECEIPT
- 5 ALL ISA AND 20A RECEIPT ALARMS LOCATED IN  
THE ATTIC AND UTILITY ROOM SHALL BE  
C-1 C1 (PROTECTED G.F.)
- 6 IT IS THE RESPONSIBILITY OF THE LICENSED  
ELECTRICIAN TO VERIFY THAT ALL ELECTRICAL  
WORK IS IN FULL COMPLIANCE WITH ALL  
APPLICABLE LOCAL STANDARDS, CODES, AND  
ORDINANCES
- 7 EVERY BUILDING HAVING A FOSSIL FUEL-BURNING  
HEATING OR APPLIANCE, HEAT PUMP, OR  
WATER HEATER SHALL HAVE A MANUALLY  
OPERATED CARBON MONOXIDE DETECTOR  
IN EACH ROOM OF EACH ROOM FOR  
USE FOR SLEEPING PURPOSES
- 8 ALARMS SHALL RECEIVE THEIR PRIMARY POWER  
FROM THE BUILDING WIRING, HAVE BACKUP  
BATTERY POWER, AND BE IN A  
CERTIFIED CARBON MONOXIDE DETECTOR  
LABORATORY
- 9 CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY  
A LISTED OR LABELED CARBON MONOXIDE  
LABORATORY



PRICES, PROMOTIONS, INCENTIVES, OPTIONS, FLOOR PLANS, FINISHES, DESIGN MATERIALS AND CONSTRUCTION. THE NUMBER OF HOMES AVAILABLE TO BE SELECTED TO CONCEPTS, SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS HOMES, INC. USE, REPRODUCTION, ADAPTATION OR HOMES, CONSULT DREAM FINDERS HOMES, INC. FOR NEW HOME SALES CONSULT FOR CURRENT DETAILS.

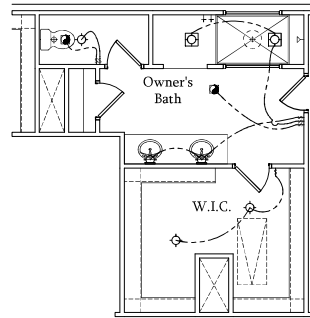
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DATE: SEPTEMBER 18, 2017  
REV.: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

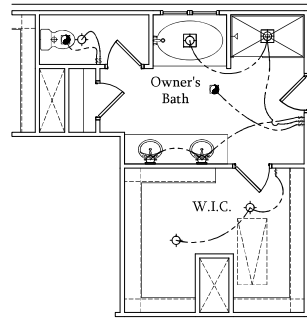
### SECOND FLOOR ELECTRICAL PLAN

E-2

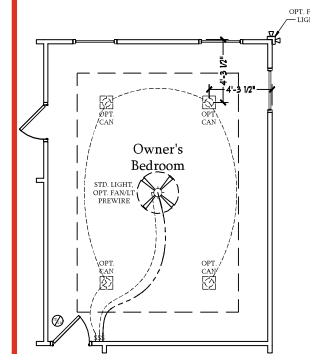
-  120V OUTLET
-  120V GFI OUTLET
-  120V SWITCHED-OUTLET
-  120V BATHROOM-OUTLET
-  4 PLEX
-  FLOOR MOUNTED 120V
-  FLOOR MOUNTED 120V GFI
-  WEATHERPROOF
-  220V OUTLET
-  120V DEDICATED-CIRCUIT
-  220V DEDICATED-CIRCUIT
-  SPECIAL PURPOSE (400 V, ETC.)
-  WALL MOUNT LIGHT
-  CEILING MOUNT LIGHT
-  PENDANT LIGHT
-  RECESSED CAN LIGHT
-  MINI CAN LIGHT
-  EYEBALL LIGHT
-  FLUORESCENT LIGHT
-  UNDERCABINET LIGHT
-  FLOOD LIGHT
-  SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIMMER SWITCH
-  TELEPHONE
-  TV CONNECTION
-  SPEAKER FOR COMPONENT WIRING
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  110 V-MORE DETECTOR
-  EXHAUST FAN
-  LOW VOLTAGE PANEL



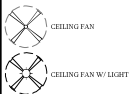
Optional Owner's Bath 3  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



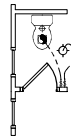
Optional Owner's Bath 2  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



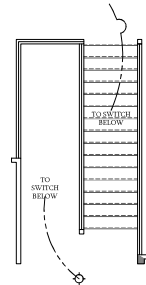
Optional Tray Ceiling  
at Owner's Bedroom



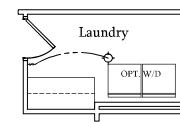
1. PROVIDE AND INSTALL GROUND-FAULT CIRCUT INTERRUPTERS (G.F.I.) AS INDICATED IN THE SPECIFICATIONS, TESTING, AND AS BELOW INDICATES
2. UNLESS OTHERWISE INDICATED, INSTALL RECEPTACLES LOCATED AT THE FOLLOWING LOCATIONS: ABOVE EACH FLOOR SWITCHES - 4" TELEPHONE - 14" UNLESS ABV' COUNTERTOP
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY AND BATTERY CHARGING INDICATOR. ALL LATTERLY CERTIFIED SMOKE DETECTORS
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS FAMILY ROOMS DINING ROOMS, LIVING ROOMS, LIBRARIES, TYPES, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SLEEPING PORCHES SHALL BE IDENTIFICATION TYPE G.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE BATHS AND UTILITY ROOMS SHALL BE G.C.I. PROTECTED (G.F.I.)
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS COMPLETED IN ACCORDANCE WITH APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES
7. EVERY BUILDING REQUIRING A FORSIL, FUEL, BURNING OR FLAME SPREADING FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATING TYPE MONITORED MONOCORD ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S ELECTRICAL SYSTEM. WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP IN THE EVENT OF A POWER OUTAGE. MONOCORD ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY



Optional Window  
at Bath 2  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



Optional Open Rail ILO  
45" Wall w/ Cap at Loft  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



Optional Work  
Station at Laundry  
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



DREAM FINDERS  
HOMES

PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLAT. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS HOMES. NO PART OF THIS ADVERTISEMENT OR ANY DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS.  
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DREAM FINDERS HOMES  
JESSAMINE

DATE: SEPTEMBER 18, 2017  
REV.: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

SECOND FLOOR  
ELECTRICAL  
PLAN - OPTIONS

E-2.1

DREAM FINDERS HOMES  
JESSAMINE

DATE: SEPTEMBER 18, 2017  
REV.: OCTOBER 01, 2022  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:  
SECOND FLOOR  
ELECTRICAL  
PARTIAL PLANS  
E-2.2



# KSE ENGINEERING

1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951  
www.kse-eng.com (215) 804-4449

## JESSAMINE RH

## NORTH CAROLINA

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

### DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS "THE BUILDING CODE"):  
• 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

#### DESIGN LIVE LOADS:

- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
- UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- FLOOR = 40 PSF
- FLOOR (SLEEPING AREAS) = 30 PSF
- DECK = 40 PSF
- BALCONY = 40 PSF
- STAIRS = 40 PSF

#### DESIGN DEAD LOADS:

- ROOF TRUSS = 17 PSF (TC=7, BC=10)
- FLOOR TRUSS = 15 PSF (TC=10, BC=5)
- FLOOR JOIST = 10 PSF
- QUEEN ANNE BRICK = 25 PSF

\*NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.\*

#### DESIGN WIND LOADS:

- ULTIMATE WIND SPEED = Up to 130 MPH
- EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F<sub>b</sub>=2,325 PSI, F<sub>v</sub>=310 PSI, F<sub>c</sub>=900 PSI
- LVL: E=2,000,000 PSI, F<sub>b</sub>=2,600 PSI, F<sub>v</sub>=285 PSI, F<sub>c</sub>=750 PSI
- PSL: E=2,100,000 PSI, F<sub>b</sub>=2,900 PSI, F<sub>v</sub>=290 PSI, F<sub>c</sub>=625 PSI

THIS PLAN HAS BEEN DESIGNED PER THE 2018 EDITION OF THE NC RESIDENTIAL CODE. WHERE FRAMING, FOUNDATION, OR OTHER STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE, THOSE ITEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER NCRC R301.1.3.

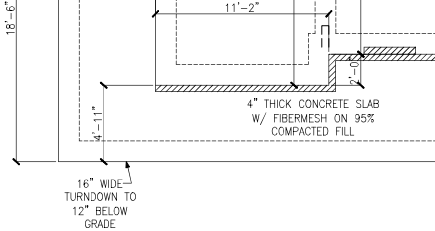


Cover Sheet  
Jessamine Model - RH  
Up to 130 M.P.H.  
Carolina Division

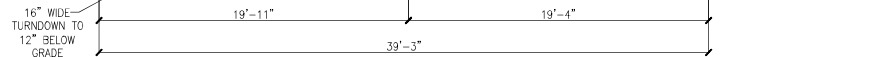
Project #: 105-16010  
Designed By: KRK  
Checked By:  
Issue Date: 4/5/19  
Re-Issue: 12/22/22  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34

S-0

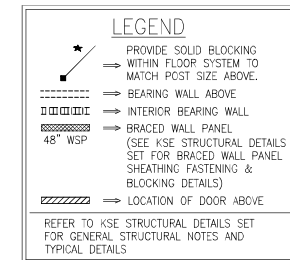




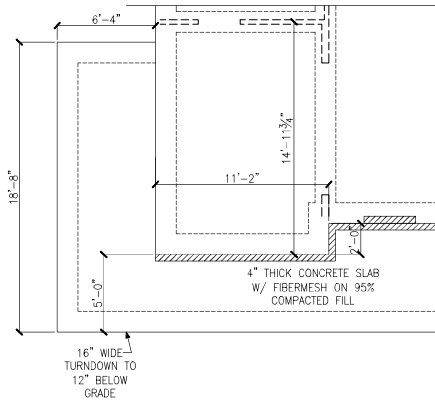
OPT. WRAP AROUND PORCH  
ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'



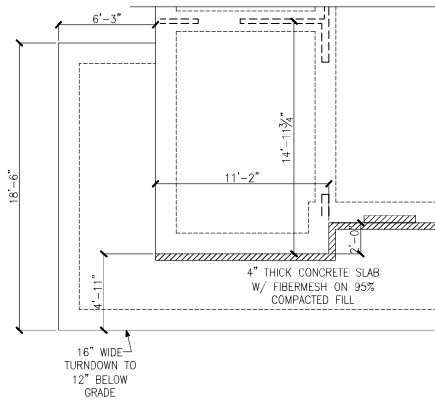
ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'



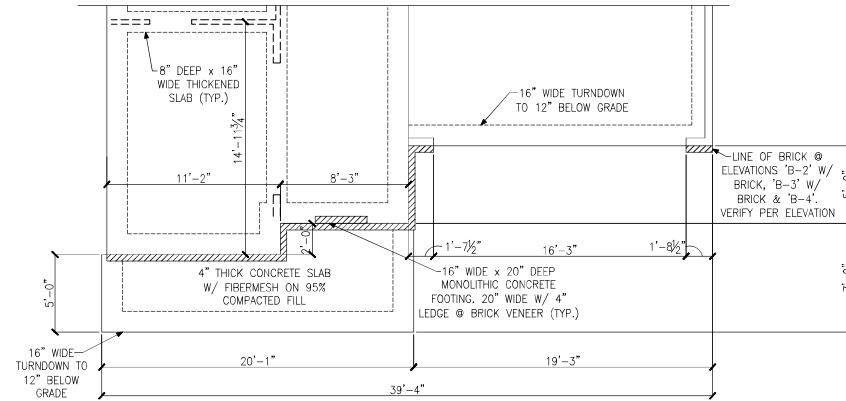




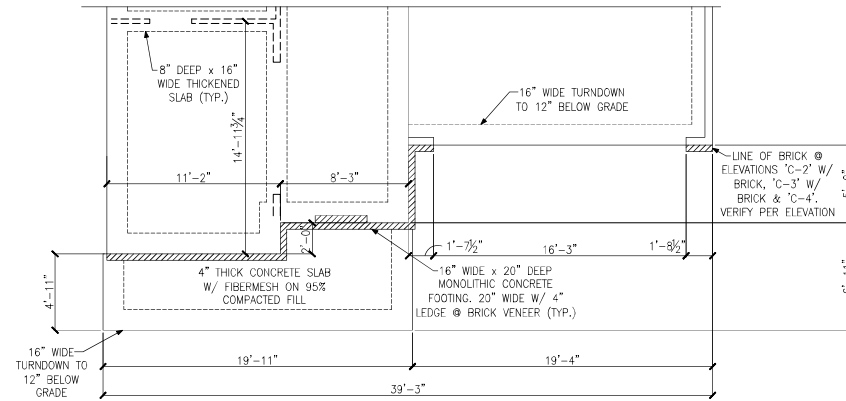
PARTIAL FOUNDATION PLAN  
OPT. WRAP AROUND PORCH  
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



PARTIAL FOUNDATION PLAN  
OPT. WRAP AROUND PORCH  
ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'



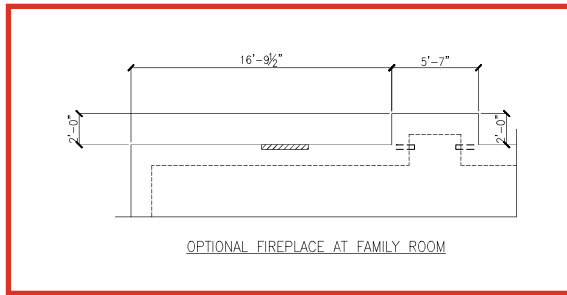
MONOLITHIC SLAB FOUNDATION PLAN  
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



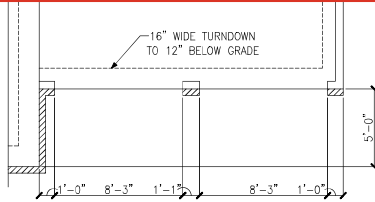
MONOLITHIC SLAB FOUNDATION PLAN  
ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

| LEGEND                                                                               |                                                                                                                 |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|                                                                                      | PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.                                            |
|                                                                                      | BEARING WALL ABOVE                                                                                              |
|                                                                                      | INTERIOR BEARING WALL                                                                                           |
|                                                                                      | BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) |
|                                                                                      | LOCATION OF DOOR ABOVE                                                                                          |
| REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS |                                                                                                                 |

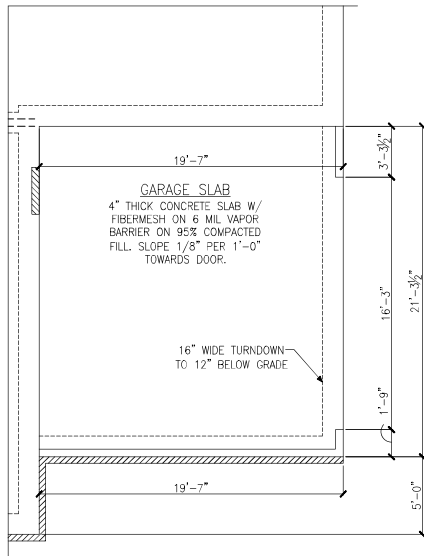




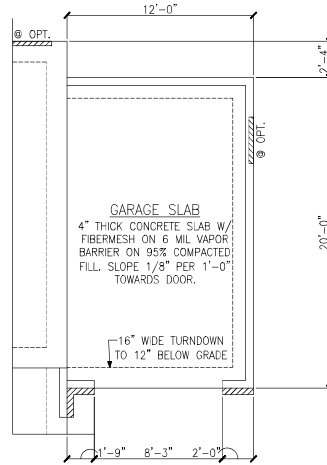
OPTIONAL FIREPLACE AT FAMILY ROOM



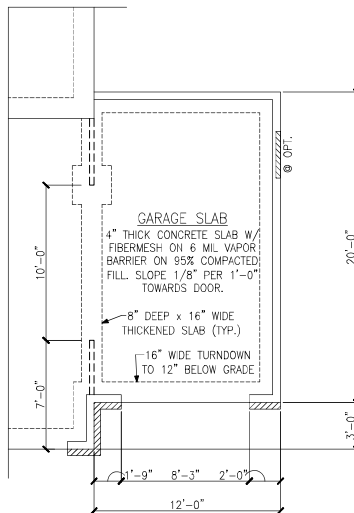
PARTIAL FOUNDATION PLAN  
OPTIONAL DOUBLE GARAGE DOOR



PARTIAL FOUNDATION PLAN  
OPTIONAL SIDE LOAD GARAGE



MONOLITHIC SLAB FOUNDATION PLAN  
OPTIONAL 1-CAR CARRIAGE GARAGE W/  
OPT. SIDE LOAD GARAGE



MONOLITHIC SLAB FOUNDATION PLAN  
OPTIONAL 1-CAR CARRIAGE GARAGE

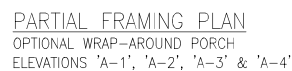
**LEGEND**

- ★ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ===== BEARING WALL ABOVE
- ===== INTERIOR BEARING WALL
- ===== BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- ===== LOCATION OF DOOR ABOVE

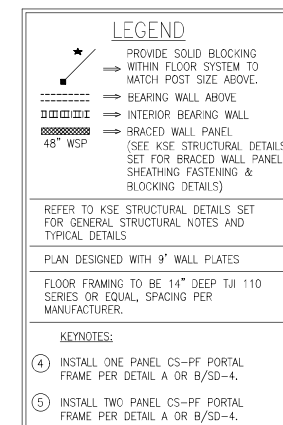
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

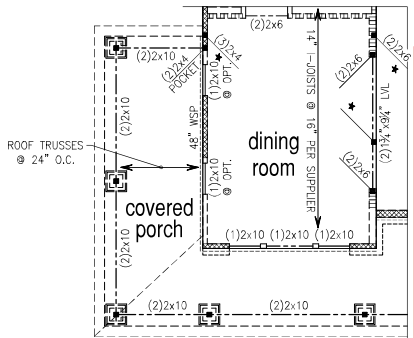




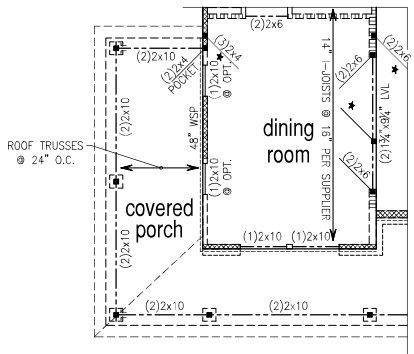


SECOND FLOOR FRAMING PLAN  
ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

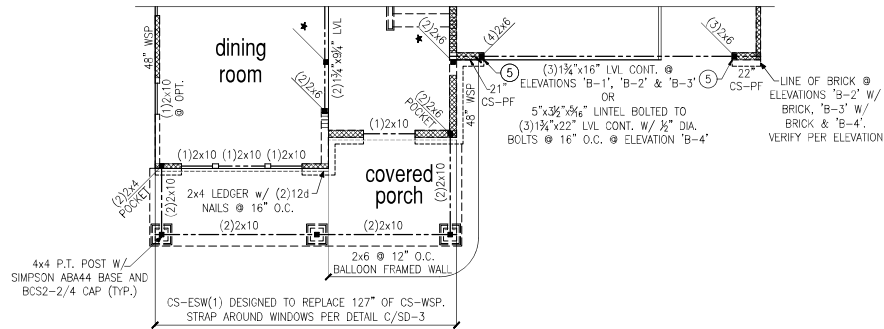




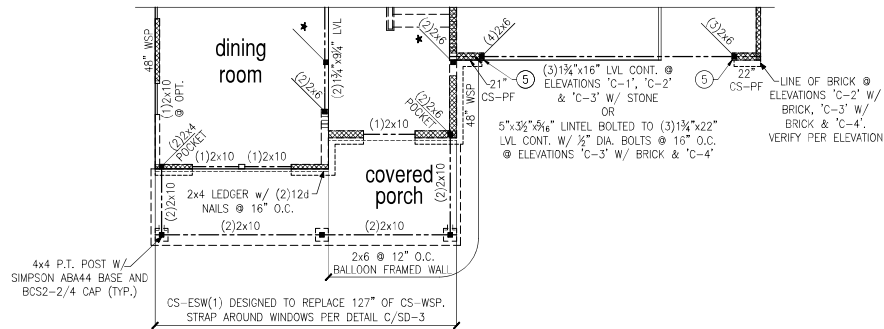
PARTIAL FRAMING PLAN  
OPTIONAL WRAP-AROUND PORCH  
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



PARTIAL FRAMING PLAN  
OPTIONAL WRAP-AROUND PORCH  
ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'



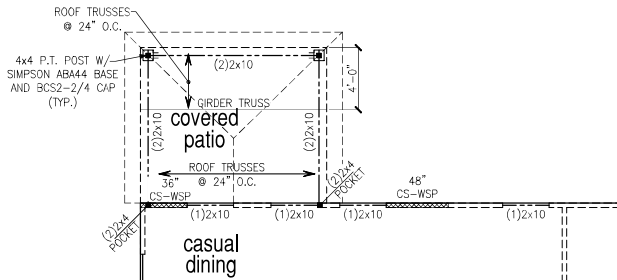
SECOND FLOOR FRAMING PLAN  
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



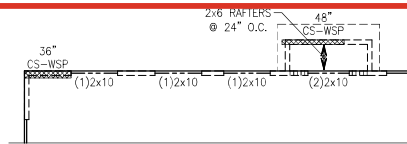
SECOND FLOOR FRAMING PLAN  
ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

| LEGEND                                                                               |                                                                                                                 |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|                                                                                      | PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.                                            |
|                                                                                      | BEARING WALL ABOVE                                                                                              |
|                                                                                      | INTERIOR BEARING WALL                                                                                           |
|                                                                                      | BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) |
| REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS |                                                                                                                 |
| PLAN DESIGNED WITH 9" WALL PLATES                                                    |                                                                                                                 |
| FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.      |                                                                                                                 |
| KEYNOTES:                                                                            |                                                                                                                 |
| ④                                                                                    | INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.                                                    |
| ⑤                                                                                    | INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.                                                    |

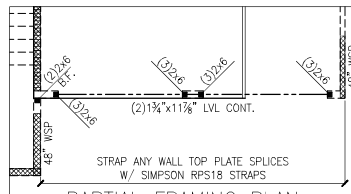




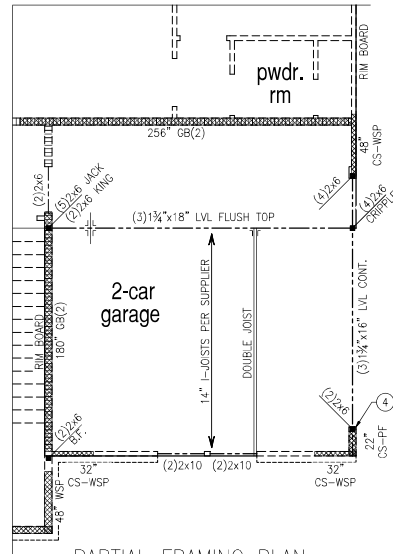
PARTIAL FRAMING PLAN  
OPTIONAL COVERED PATIO



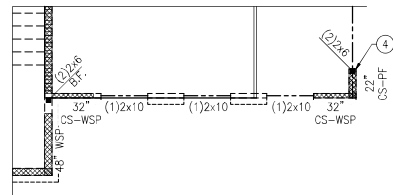
OPTIONAL FIREPLACE AT FAMILY ROOM



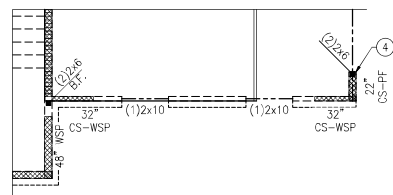
PARTIAL FRAMING PLAN  
OPTIONAL DOUBLE GARAGE DOOR



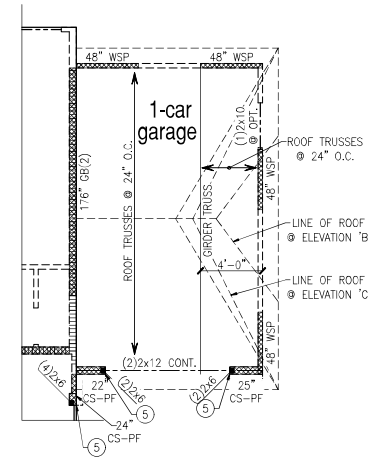
PARTIAL FRAMING PLAN  
OPTIONAL SIDE LOAD GARAGE  
ELEVATION A



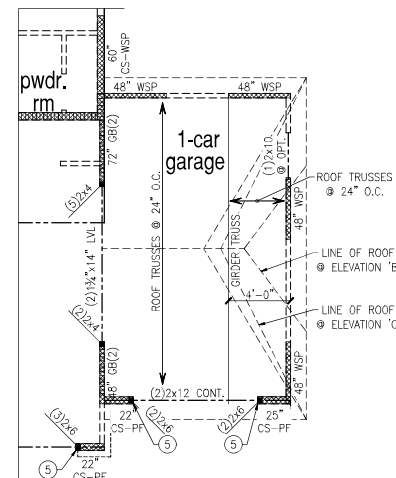
PARTIAL FRAMING PLAN  
OPTIONAL SIDE LOAD GARAGE  
ELEVATION B



PARTIAL FRAMING PLAN  
OPTIONAL SIDE LOAD GARAGE  
ELEVATION C



PARTIAL FRAMING PLAN  
OPTIONAL 1-CAR CARRIAGE GARAGE W/  
OPT. SIDE LOAD GARAGE



PARTIAL FRAMING PLAN  
OPTIONAL 1-CAR CARRIAGE GARAGE

**LEGEND**

- ★ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE.
- INTERIOR BEARING WALL.
- BRACED WALL PANEL (SEE K&E STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS).

REFER TO K&E STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

PLAN DESIGNED WITH 9" WALL PLATES

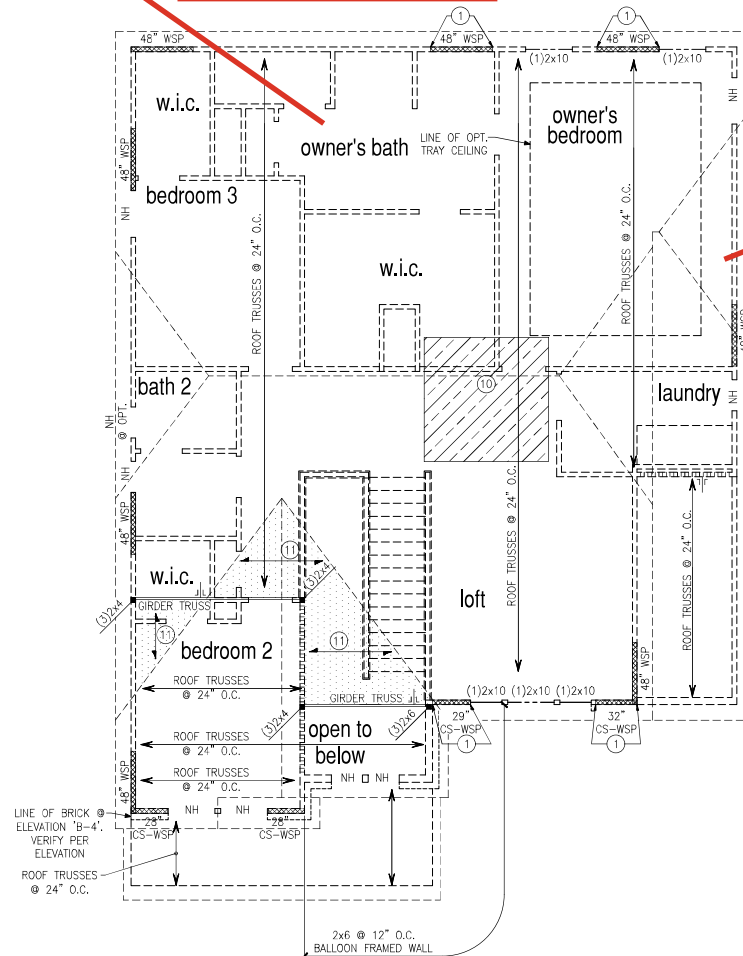
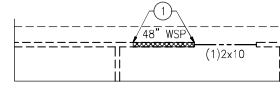
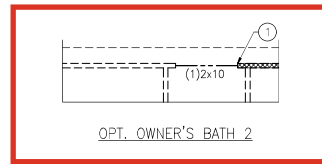
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

**KEYNOTES:**

- ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
- ⑤ INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.



OWNER'S  
BATH #2



TRAY  
CEILING

ROOF FRAMING PLAN  
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'

**LEGEND**

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

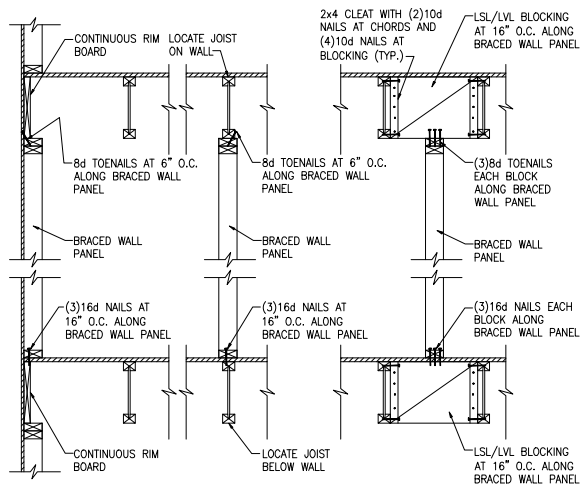
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 8" WALL PLATES

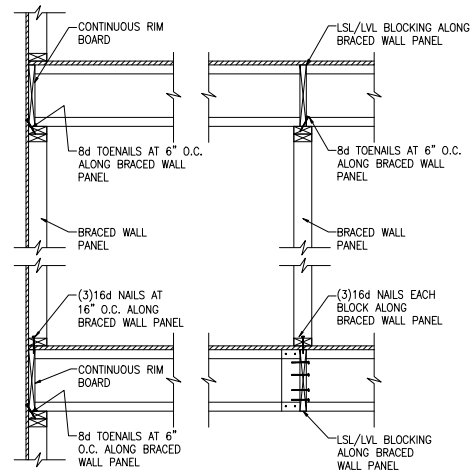
**KEYNOTES:**

- CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS22 COIL STRAP WITH MIN 8-10d NAILS EACH END.
- 8'x8' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)

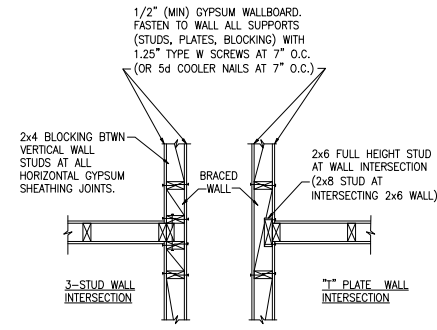




**(A) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION**  
BRACED WALL PANELS PARALLEL TO I-JOISTS

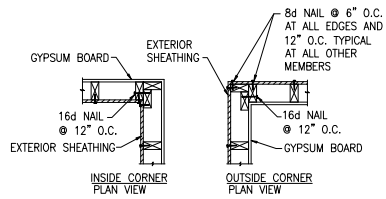


**(B) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION**  
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS

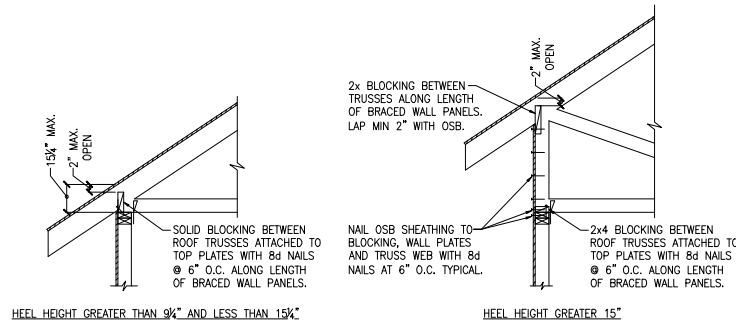


BRACED WALL INTERSECTIONS MAY  
BE FRAMED USING EITHER THE  
3-STUD OR THE T-PLATE METHOD.

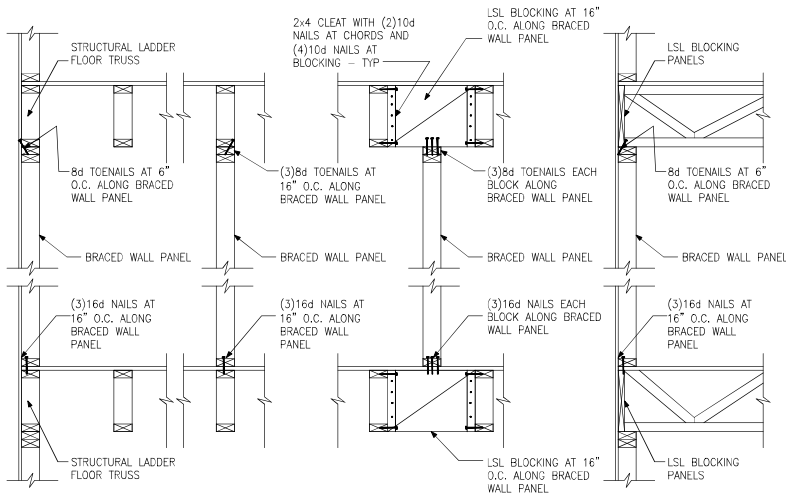
**(C) METHOD GB(1) AND GB(2) INTERSECTION DETAILS**



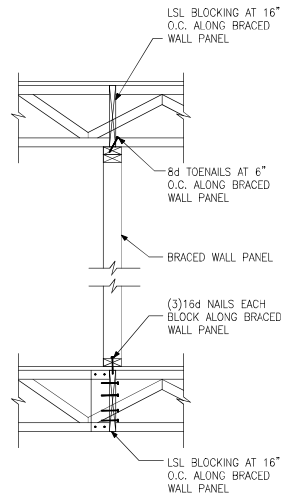
**(D) TYPICAL EXTERIOR CORNER WALL FRAMING**



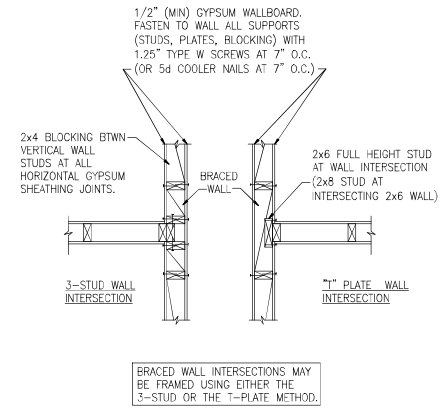
**(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS**  
ONLY REQUIRED AT BRACED WALL PANELS



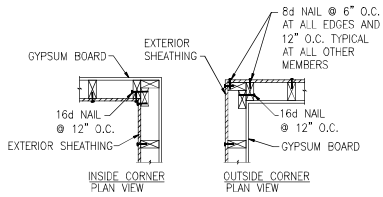
**(A) TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION**  
BRACED WALL PANELS PARALLEL TO TRUSSES



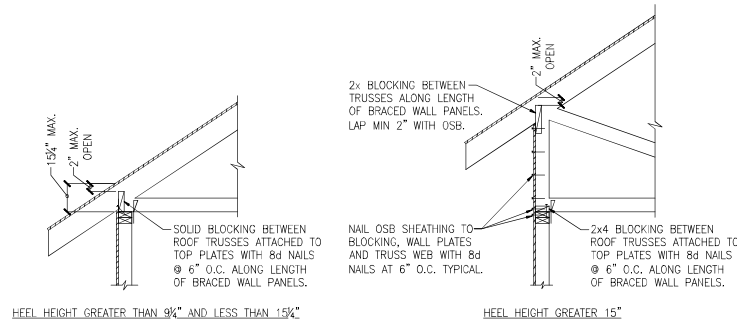
**(B) TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION**  
BRACED WALL PANELS PERPENDICULAR TO TRUSSES



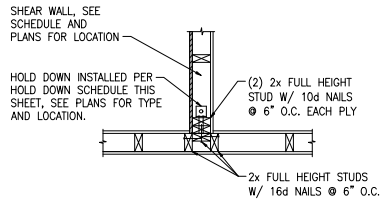
**(C) METHOD GB(1) AND GB(2) INTERSECTION DETAILS**



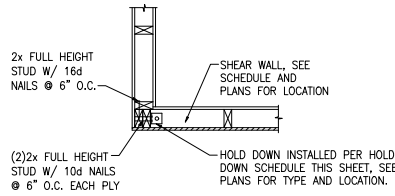
**(D) TYPICAL EXTERIOR CORNER WALL FRAMING**



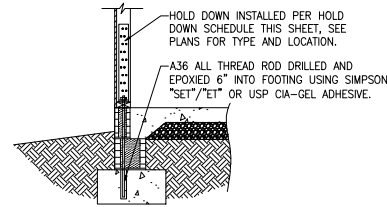
**(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS**  
ONLY REQUIRED AT BRACED WALL PANELS



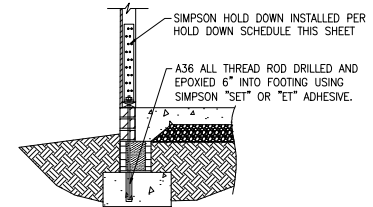
(A) TYPICAL HOLD DOWN DETAIL



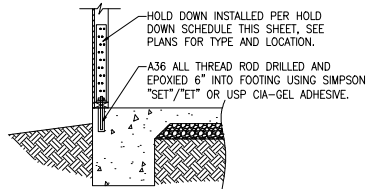
(B) TYPICAL HOLD DOWN DETAIL



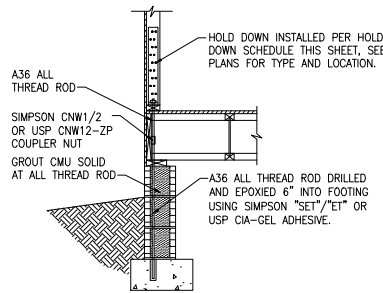
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



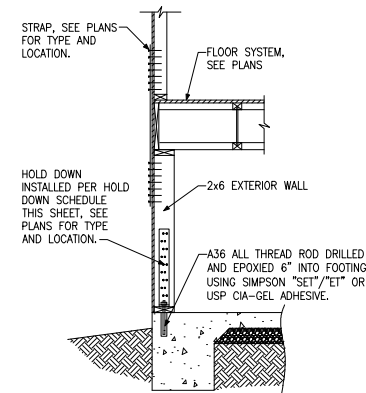
(C) HOLD DOWN AT STEMWALL SLAB



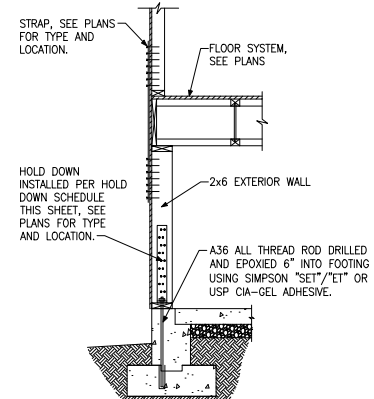
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN

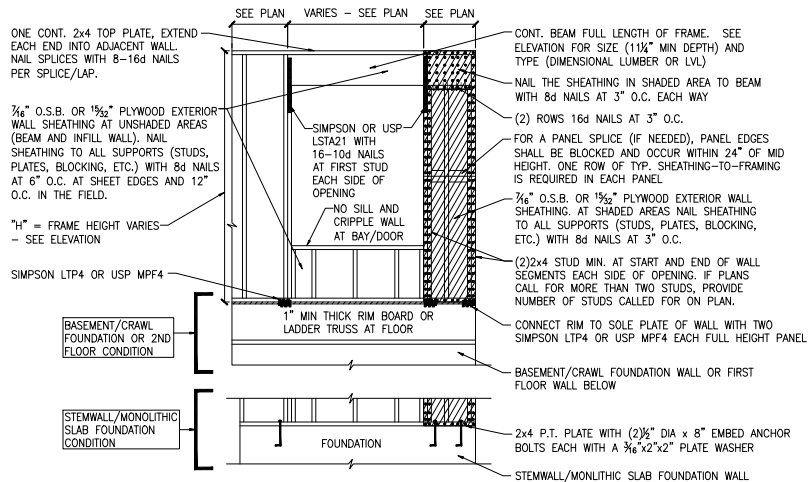


(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

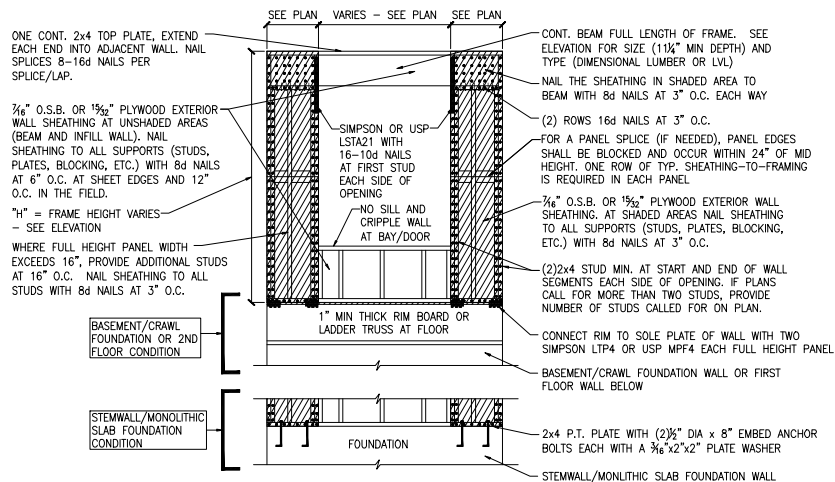
| HOLD DOWN SCHEDULE |       |                |                              |
|--------------------|-------|----------------|------------------------------|
| HOLD DOWN          |       | ALL THREAD ROD | FASTENERS                    |
| SIMPSON            | USP   |                |                              |
| LTP2               | N.A.  | 1/2" DIA.      | (12)0.148"x2 1/2" LONG NAILS |
| HTT4               | HTT16 | 3/8" DIA.      | (18)0.148"x2 1/2" LONG NAILS |
| HTT5               | HTT45 | 3/8" DIA.      | (26)0.148"x2 1/2" LONG NAILS |



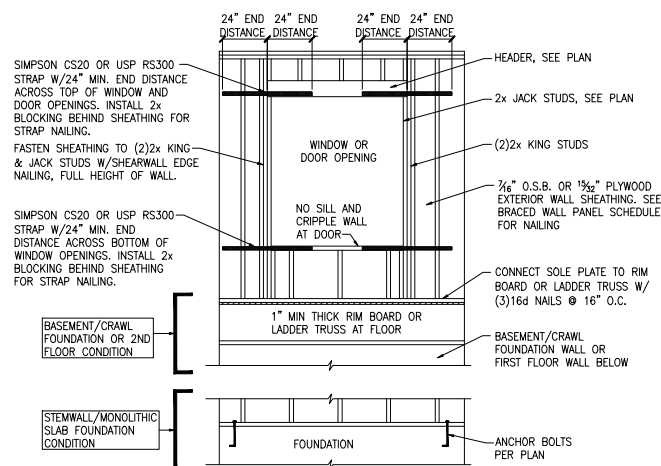




**A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION**  
ONE BRACED WALL SEGMENT



**B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION**  
TWO BRACED WALL SEGMENTS



**C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL**  
ONLY REQUIRED WHERE SPECIFIED ON PLANS

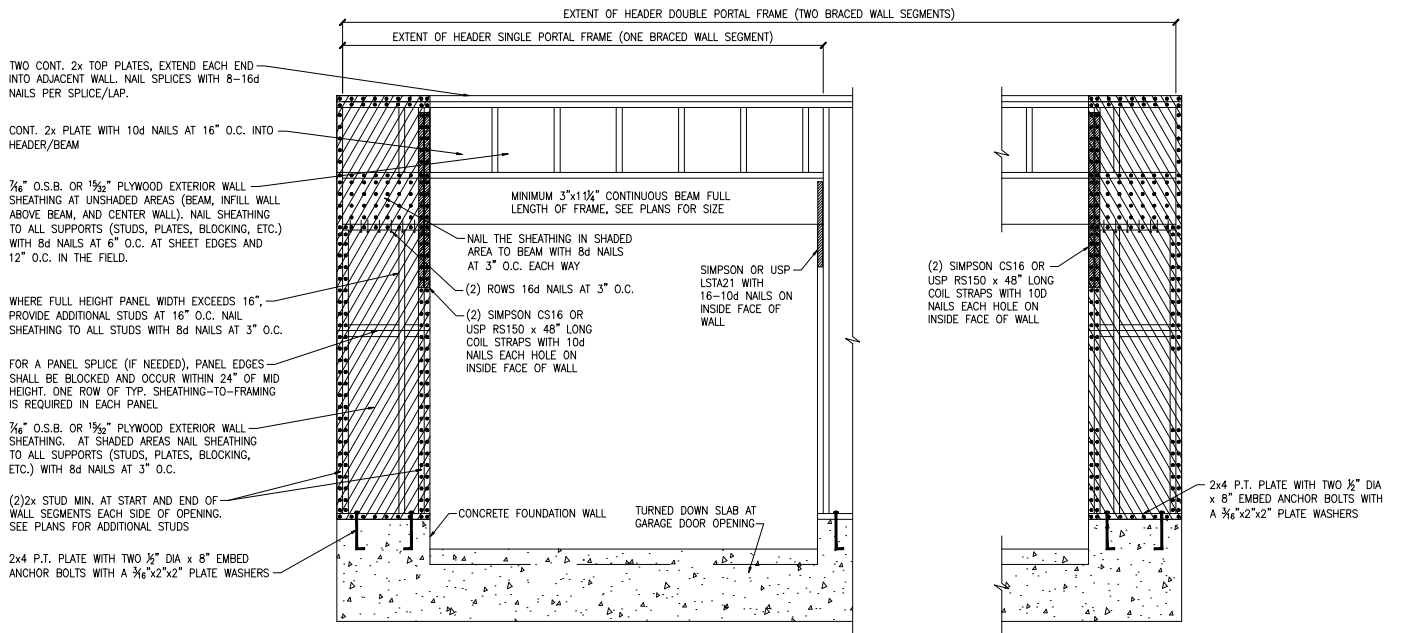
| BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE |                                                          |             |                                                                                                                                                                                                             |
|------------------------------------------------------|----------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PANEL TYPES                                          | PANEL TYPE                                               | MATERIAL    | FASTENERS                                                                                                                                                                                                   |
| WSP                                                  | INTERMITTENT WOOD STRUCTURAL PANEL                       | 7/16" OSB   | 6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS |
| GB(1)                                                | INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)   | 1/2" GYPSUM | 1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.                                                                    |
| GB(1)-4                                              | INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)   | 1/2" GYPSUM | 1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.                                                                    |
| GB(2)                                                | INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL) | 1/2" GYPSUM | 1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.                                                                    |
| CS-WSP                                               | CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL                | 7/16" OSB   | 6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS |
| CS-PF                                                | CONTINUOUS SHEATHED PORTAL FRAME                         | 7/16" OSB   | NAILING PER DETAIL                                                                                                                                                                                          |
| PFH                                                  | PORTAL FRAME WITH HOLD DOWNS                             | 7/16" OSB   | NAILING PER DETAIL                                                                                                                                                                                          |
| CS-ESW(1)                                            | ENGINEERED SHEAR WALL, TYPE 1                            | 7/16" OSB   | 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS                                                                                 |
| CS-ESW(2)                                            | ENGINEERED SHEAR WALL, TYPE 2                            | 7/16" OSB   | 8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS                                                                                 |
| CS-ESW(3)                                            | ENGINEERED SHEAR WALL, TYPE 3                            | 7/16" OSB   | 8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS                                                                                 |

**BRACED WALL PANEL NOTES:**

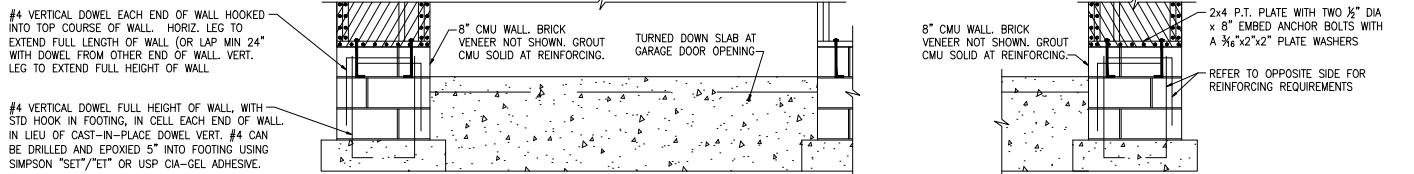
- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 3/4" O.S.B., OR 1/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



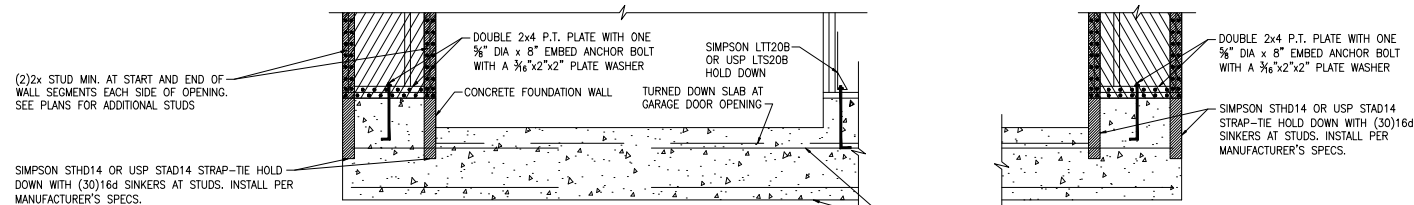




**A** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
MONOLITHIC SLAB OR BASEMENT FOUNDATION



**B** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
STEM WALL SLAB OR CRAWL SPACE FOUNDATION



**C** METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS  
MONOLITHIC SLAB OR BASEMENT FOUNDATION



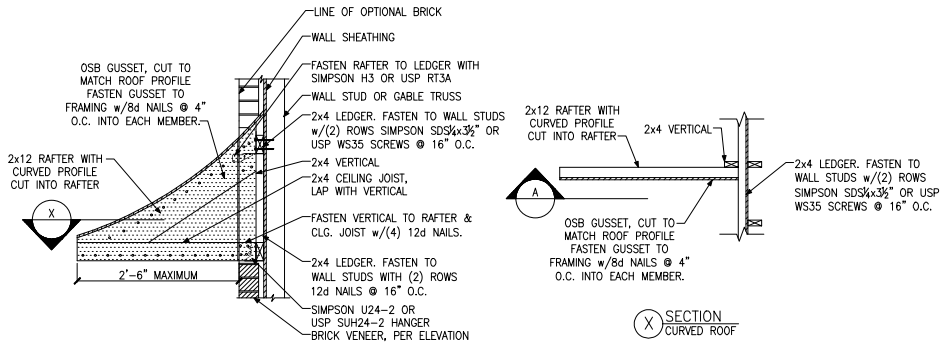


(B) BEARING ENHANCER  
FLUSH LVL

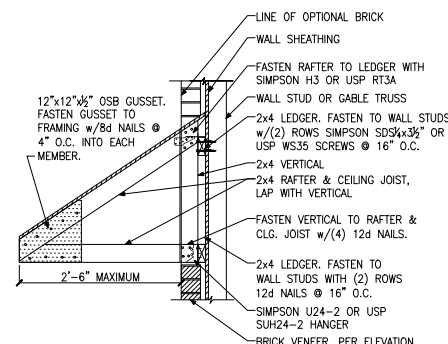
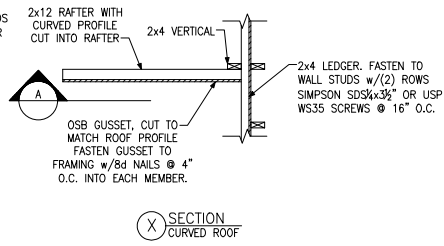


(E) BUILT-UP STUD DETAIL SUPPORTING BEAM

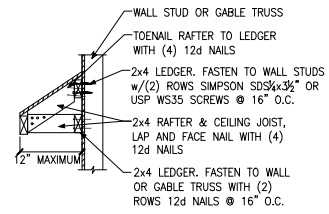




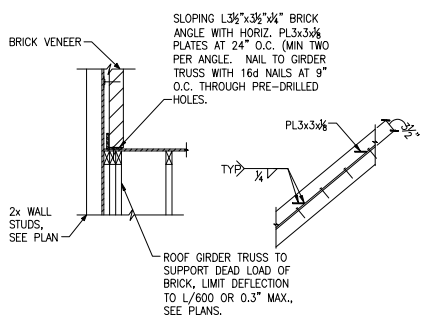
**A** PENT ROOF DETAIL  
CURVED ROOF



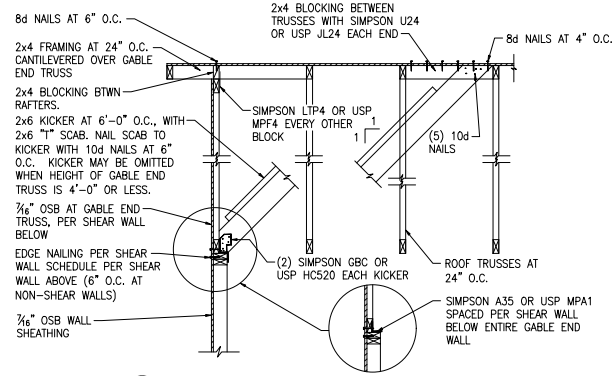
**B** PENT ROOF DETAIL  
STRAIGHT ROOF



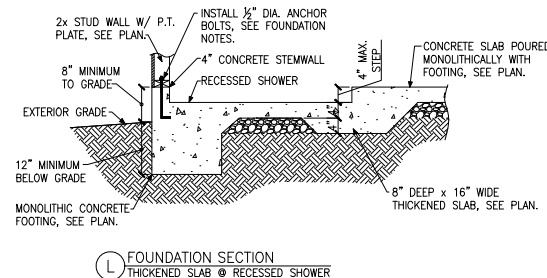
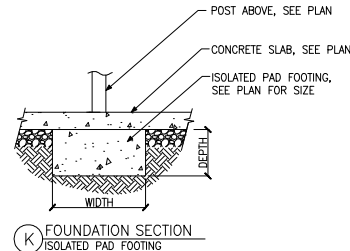
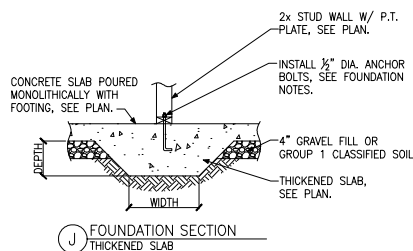
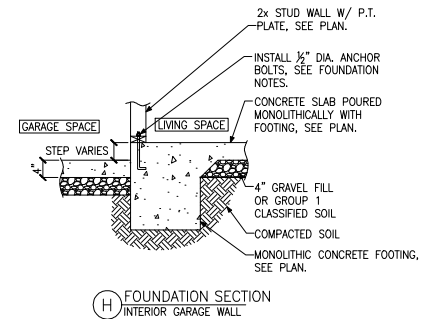
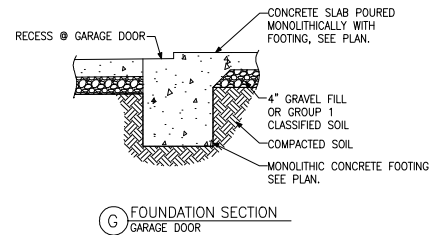
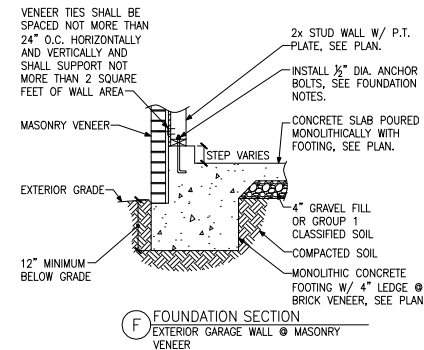
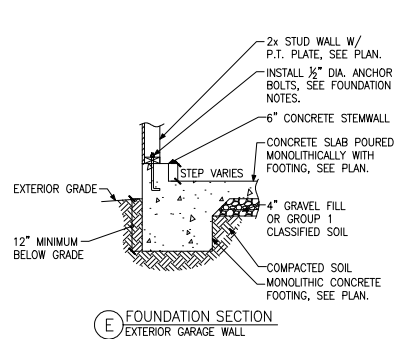
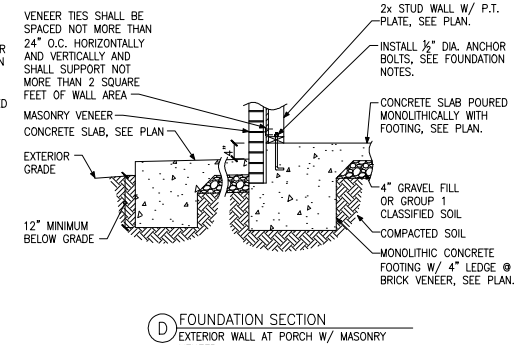
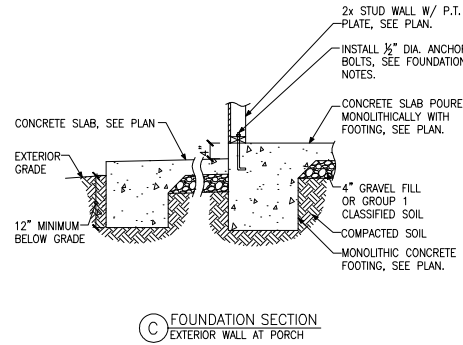
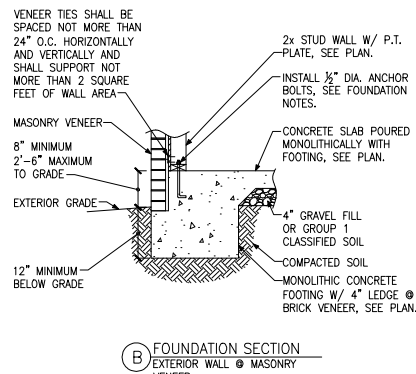
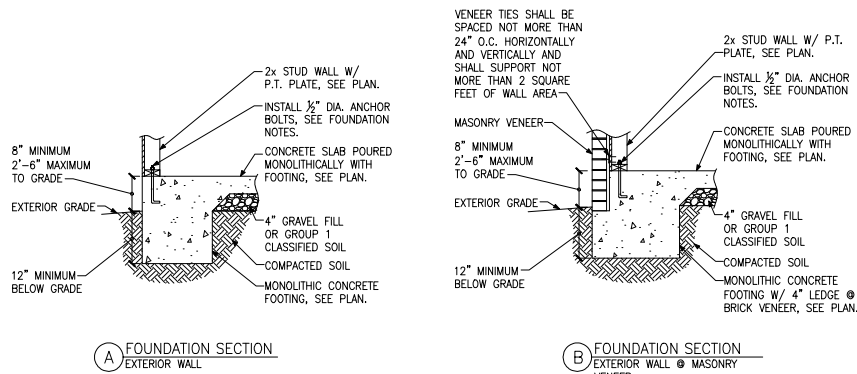
**C** EYEBROW ROOF DETAIL  
STRAIGHT ROOF

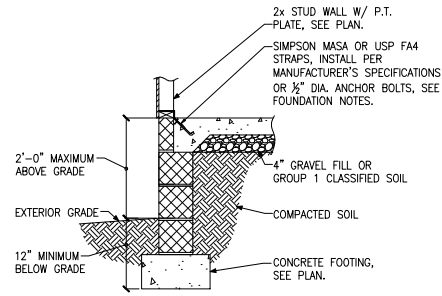


**D** TRUSS DETAIL

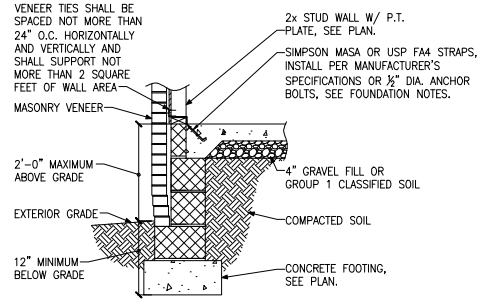


**E** GABLE END WALL DETAIL

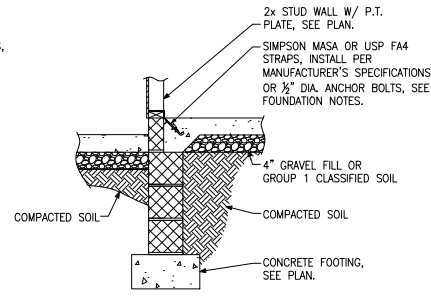




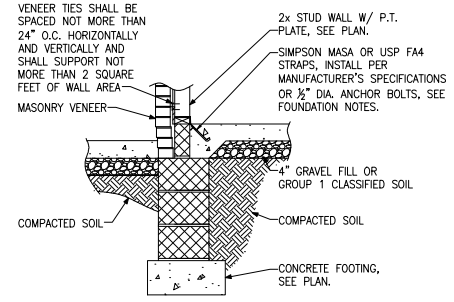
**A** FOUNDATION SECTION  
EXTERIOR WALL



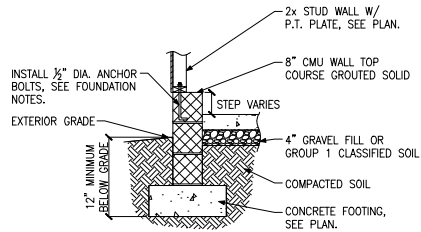
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY VENEER



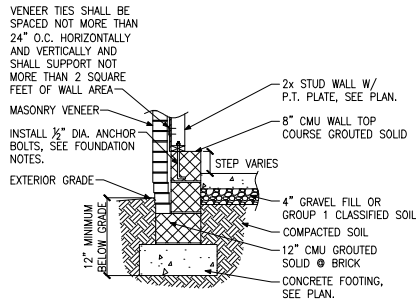
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



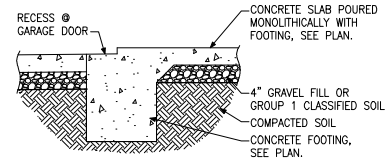
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



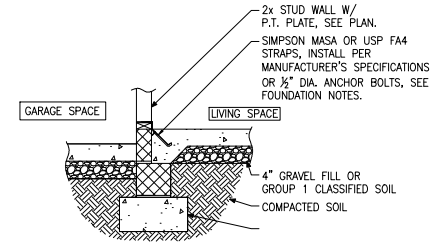
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



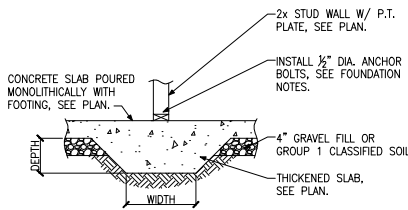
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY VENEER



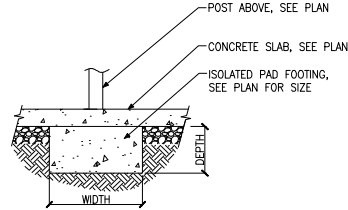
**G** FOUNDATION SECTION  
GARAGE DOOR



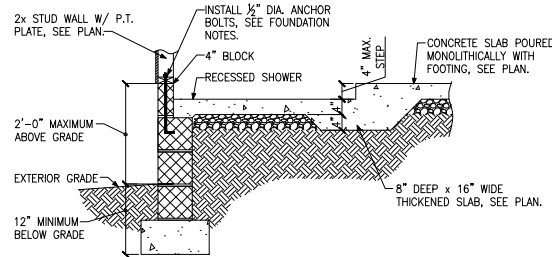
**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



**J** FOUNDATION SECTION  
THICKENED SLAB

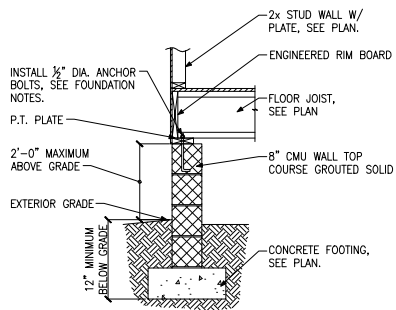


**K** FOUNDATION SECTION  
ISOLATED PAD FOOTING

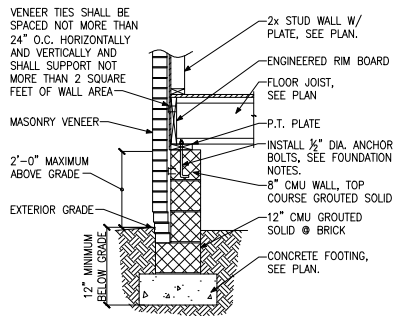


**L** FOUNDATION SECTION  
THICKENED SLAB @ RECESSED SHOWER

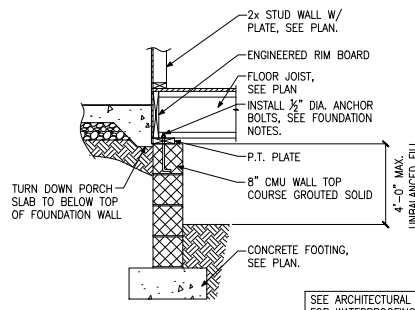




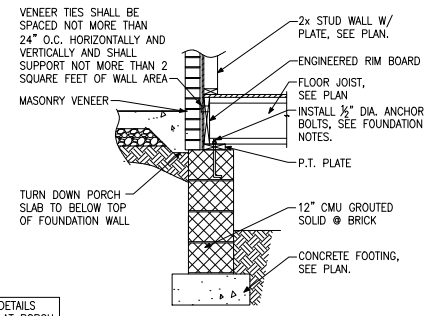
**A** FOUNDATION SECTION  
EXTERIOR WALL



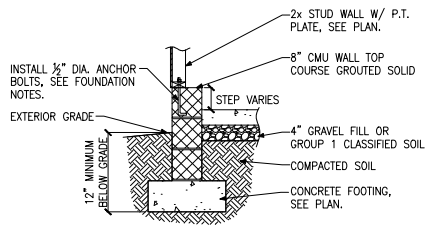
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY VENEER



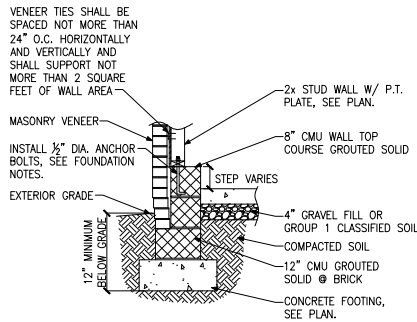
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



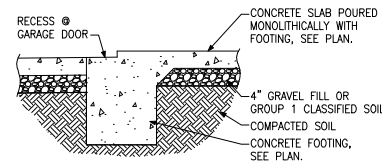
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



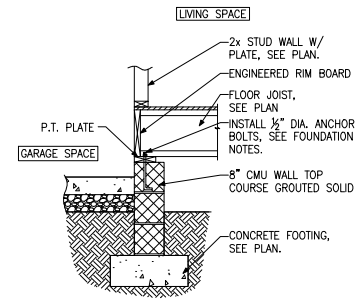
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



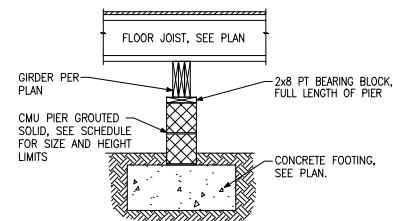
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY VENEER



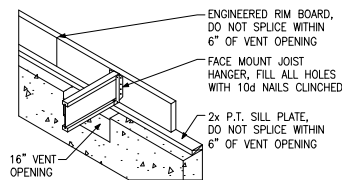
**G** FOUNDATION SECTION  
GARAGE DOOR



**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



**J** FOUNDATION SECTION  
INTERIOR PIER

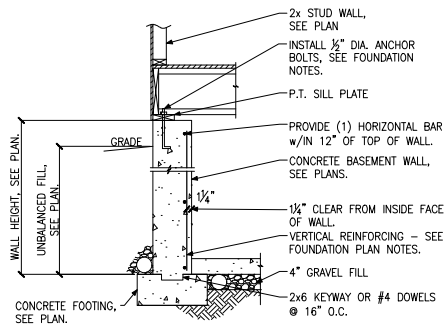


**K** CRAWL SPACE VENT DETAIL

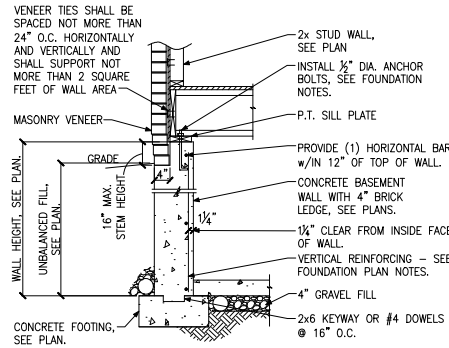
| PIER AND FOOTING SCHEDULE |           |                   |            |
|---------------------------|-----------|-------------------|------------|
| PIER HEIGHT               | PIER SIZE | MIN. FOOTING SIZE |            |
| UP TO 2'-8"               | 8" x 16"  | 24" x 24"         | 12" U.N.O. |
| UP TO 5'-4"               | 16" x 16" | 24" x 24"         | 12" U.N.O. |
| UP TO 8'-0"               | 16" x 16" | 30" x 30"         | 12" U.N.O. |

NOTE:  
PIERS SHALL BE CAPPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED SOLID WITH CONCRETE/MORTAR.  
PIERS OVER 5'-4" SHALL BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR.  
FOR PIERS OVER 8'-0" CONTACT KSE ENGINEERING FOR PIER AND FOOTING DESIGN.

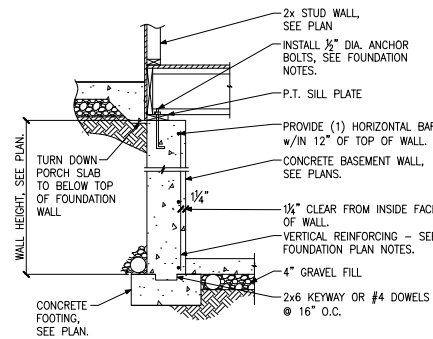




**(A) FOUNDATION SECTION**  
EXTERIOR WALL

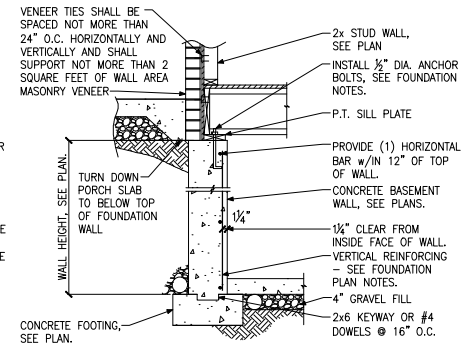


**(B) FOUNDATION SECTION**  
EXTERIOR WALL @ MASONRY VENEER

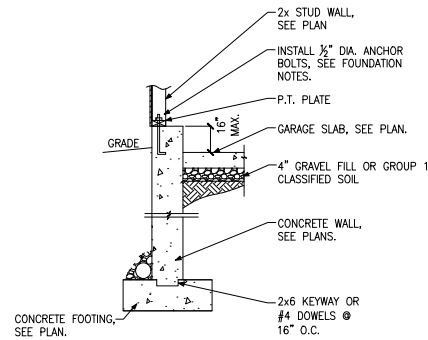


**(C) FOUNDATION SECTION**  
EXTERIOR WALL AT PORCH

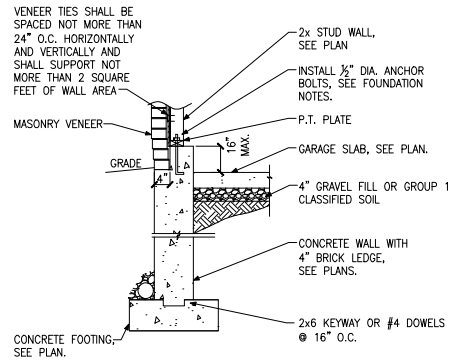
SEE ARCHITECTURAL DETAILS  
FOR WATERPROOFING AT PORCH  
SLAB/WOOD FRAMING.



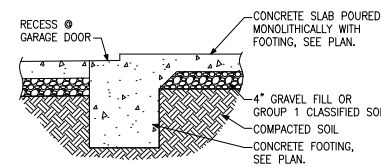
**(D) FOUNDATION SECTION**  
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



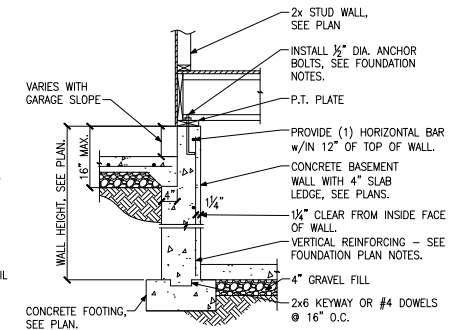
**(E) FOUNDATION SECTION**  
EXTERIOR GARAGE WALL



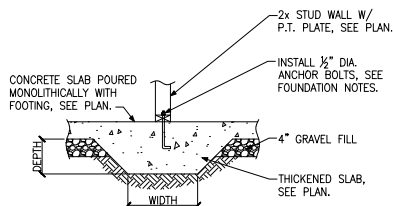
**(F) FOUNDATION SECTION**  
EXTERIOR GARAGE WALL @ MASONRY VENEER



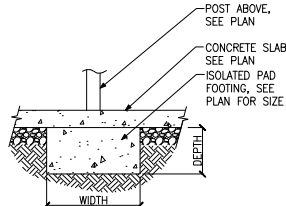
**(G) FOUNDATION SECTION**  
GARAGE DOOR



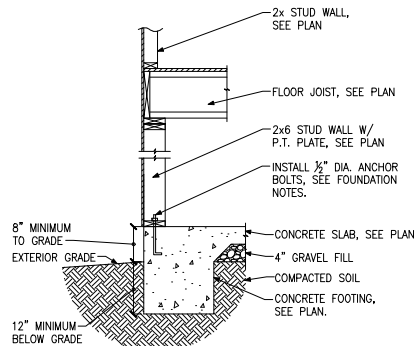
**(H) FOUNDATION SECTION**  
INTERIOR GARAGE WALL



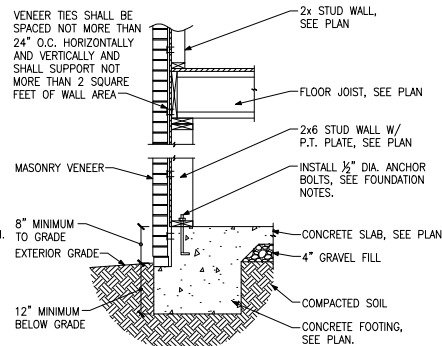
**(J) FOUNDATION SECTION**  
THICKENED SLAB



**(K) FOUNDATION SECTION**  
ISOLATED PAD FOOTING



**(L) FOUNDATION SECTION**  
WALKOUT BASEMENT



**(M) FOUNDATION SECTION**  
WALKOUT BASEMENT

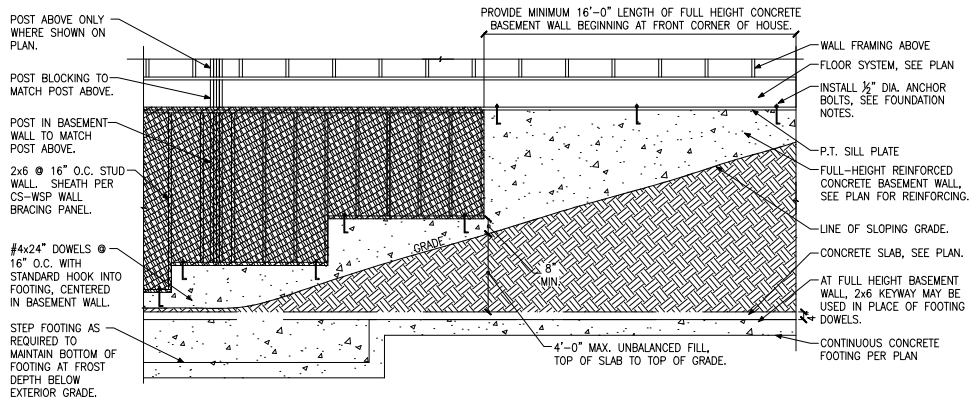


Basement Foundation Details

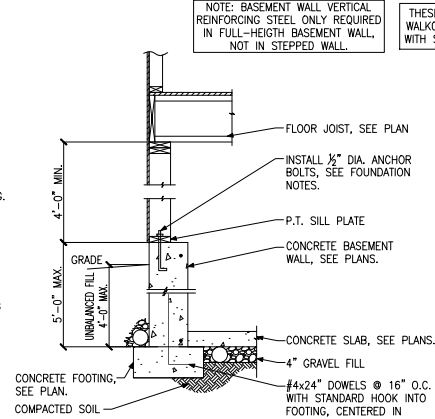
Up to 130 M.P.H.  
North Carolina

Project #: 105-19000  
Designed By: KRK  
Checked By:  
Issue Date: 1/1/19  
Re-Issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34

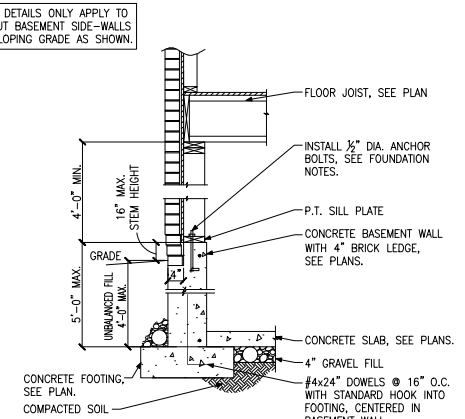
SD-10



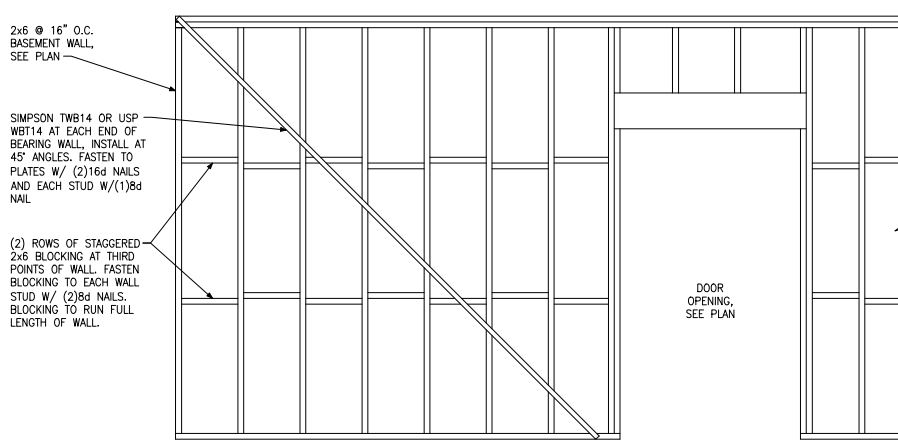
(A) FOUNDATION ELEVATION  
STEPPED SIDEWALL



(B) FOUNDATION SECTION  
STEPPED SIDEWALL



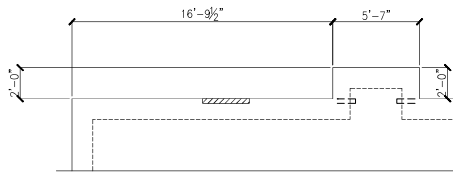
(C) FOUNDATION SECTION  
STEPPED SIDEWALL @ MASONRY  
VENEER



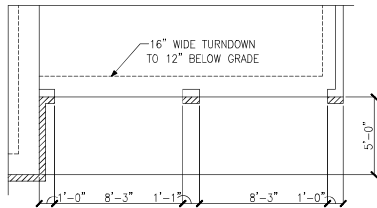
(D) BASEMENT BEARING WALL BRACING DETAIL

NOTE: BLOCKING AND SIMPSON STRAPS ARE NOT REQUIRED IF WALL IS SHEATHED ON ONE FACE WITH GYPSUM WALL BOARD

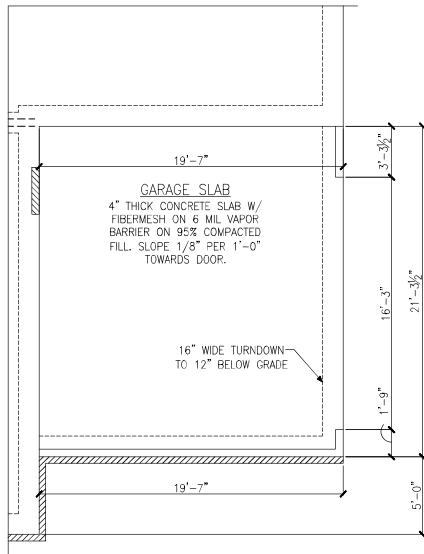




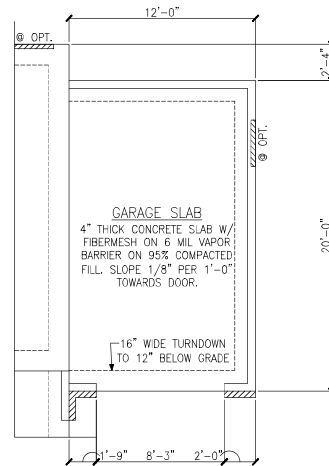
OPTIONAL FIREPLACE AT FAMILY ROOM



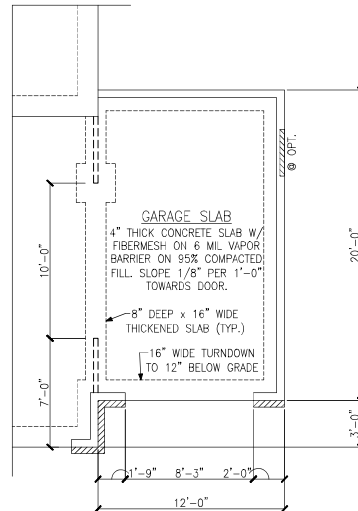
PARTIAL FOUNDATION PLAN  
OPTIONAL DOUBLE GARAGE DOOR



PARTIAL FOUNDATION PLAN  
OPTIONAL SIDE LOAD GARAGE



MONOLITHIC SLAB FOUNDATION PLAN  
OPTIONAL 1-CAR CARRIAGE GARAGE W/  
OPT. SIDE LOAD GARAGE



MONOLITHIC SLAB FOUNDATION PLAN  
OPTIONAL 1-CAR CARRIAGE GARAGE

| LEGEND                                                                               |                                                                                                                 |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|                                                                                      | PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.                                            |
|                                                                                      | BEARING WALL ABOVE                                                                                              |
|                                                                                      | INTERIOR BEARING WALL                                                                                           |
|                                                                                      | BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) |
|                                                                                      | LOCATION OF DOOR ABOVE                                                                                          |
| REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS |                                                                                                                 |

