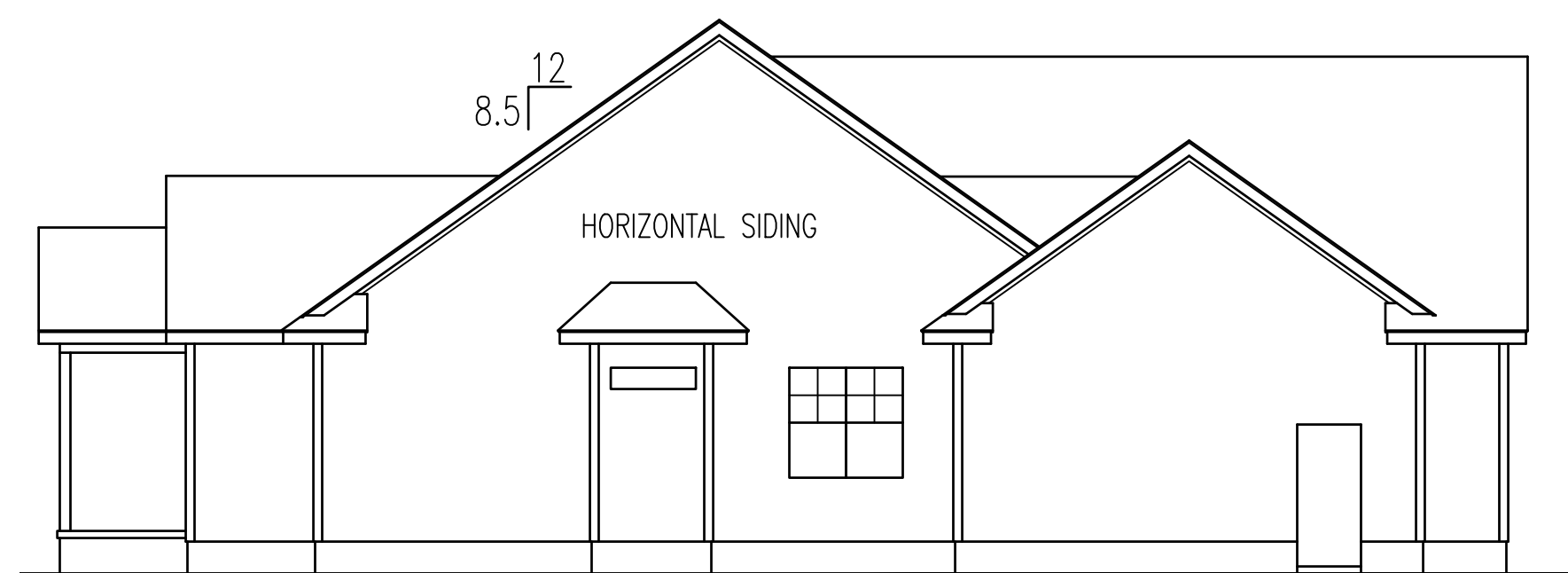
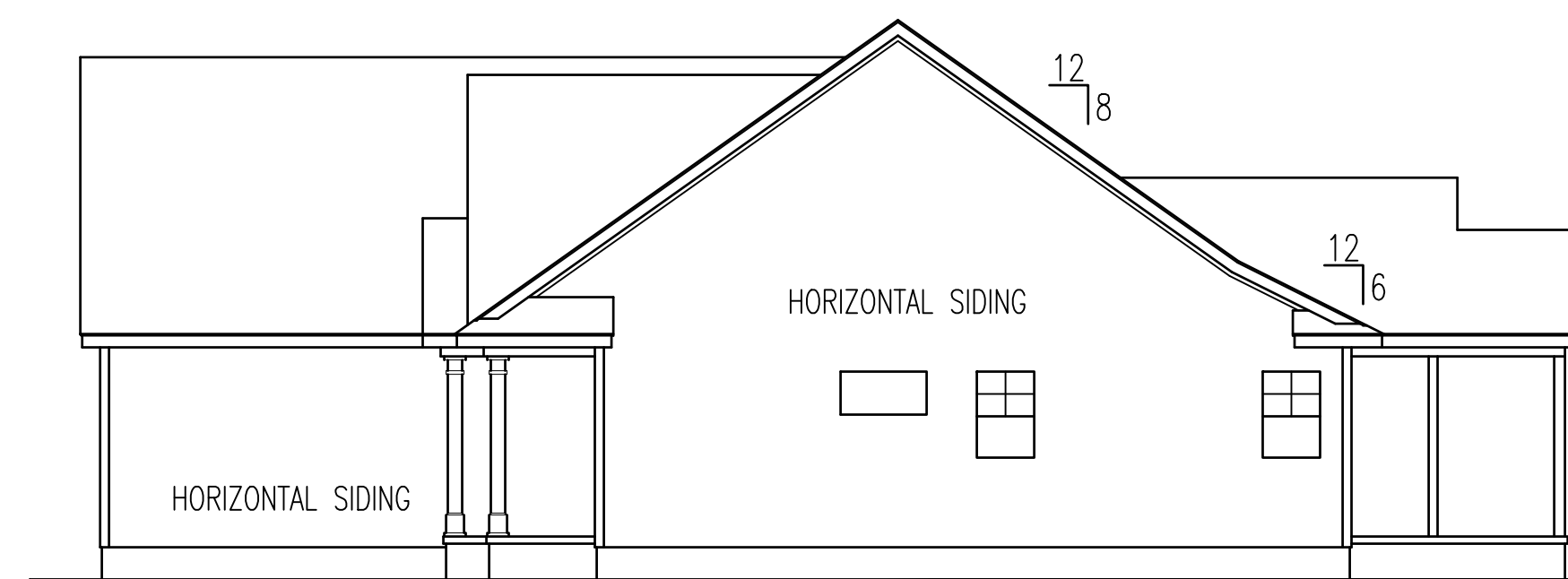


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

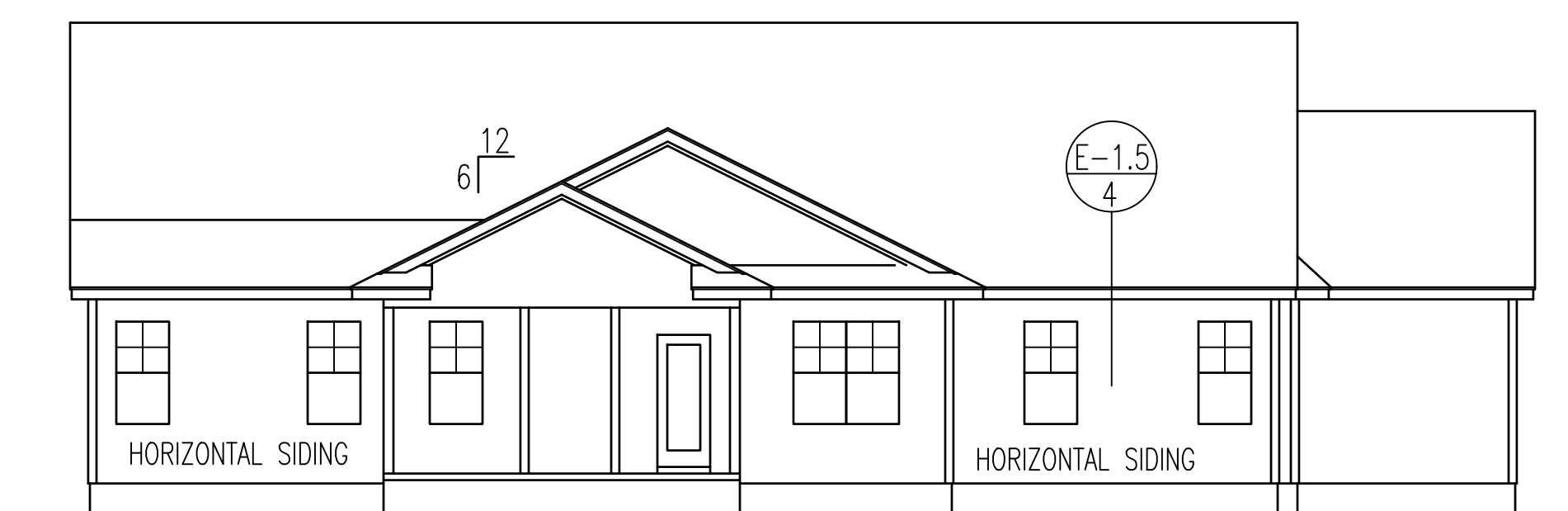
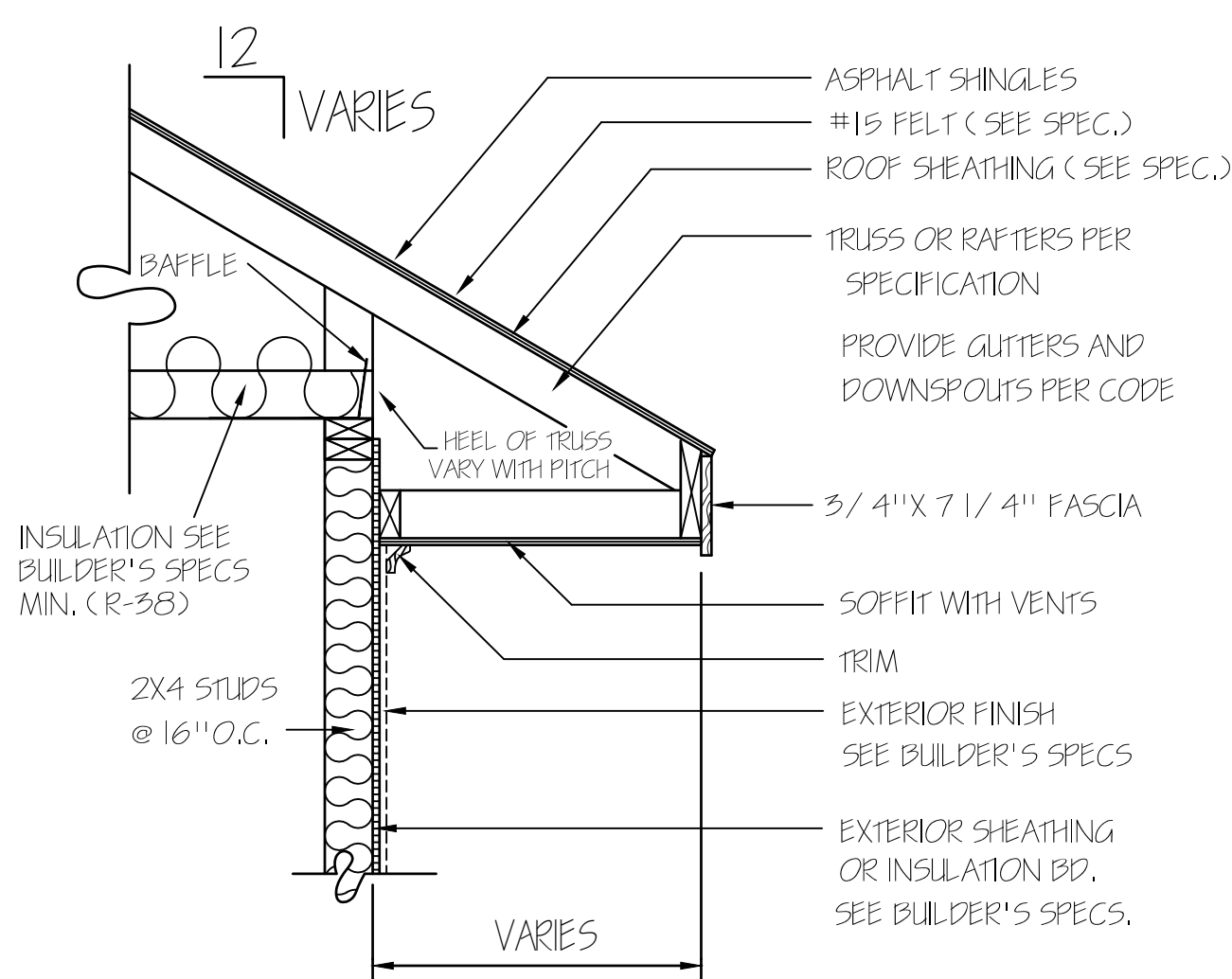


LEFT ELEVATION

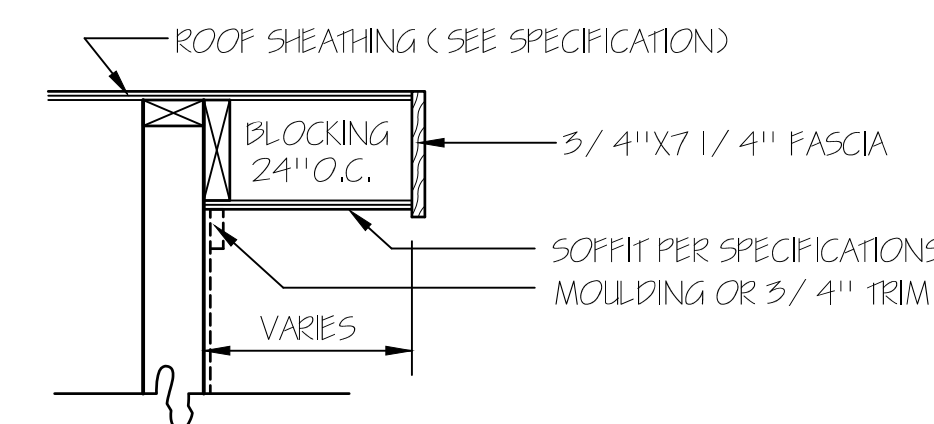


RIGHT ELEVATION

HERO PACKAGE



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



RAKE DETAIL FOR GABLE ENDS

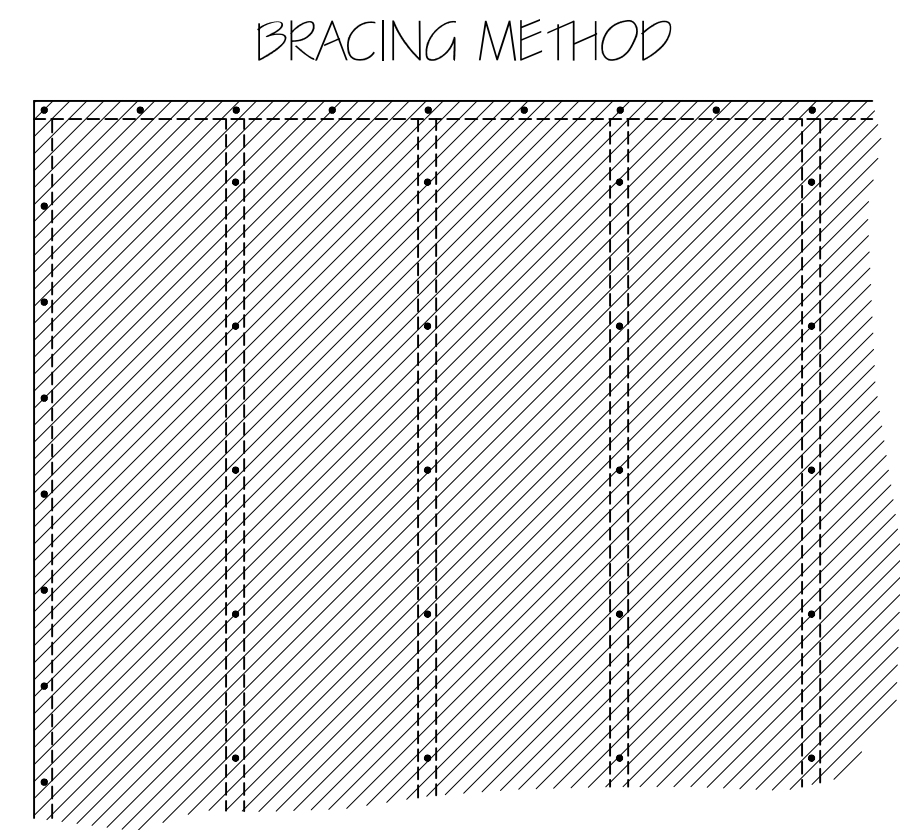
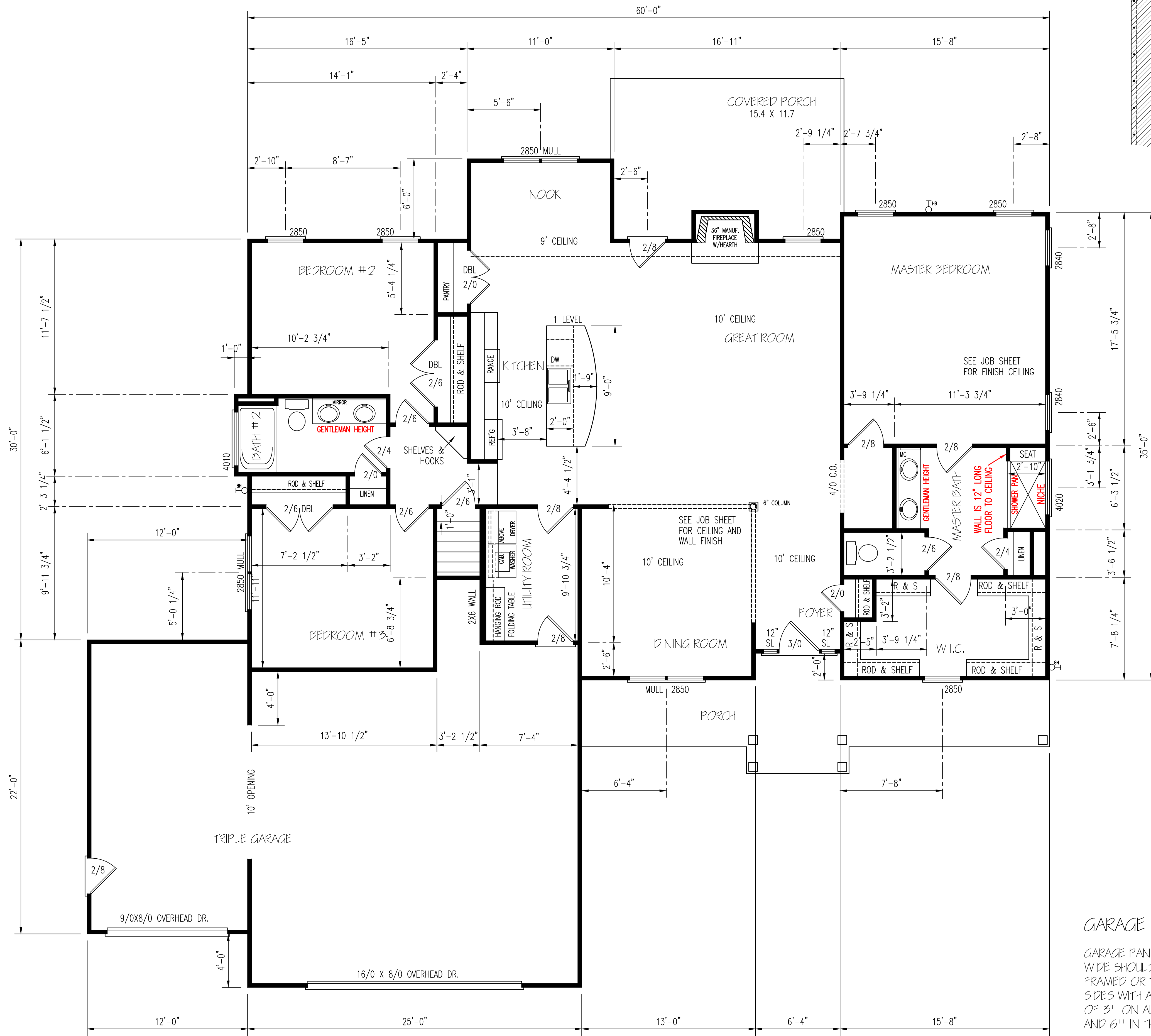
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**WATERMARK HOMES**  
 EXCLUSIVE RESIDENCE DESIGN FOR:

NAME: OLEANDER II  
 LOT: 119 BALLARD WOODS

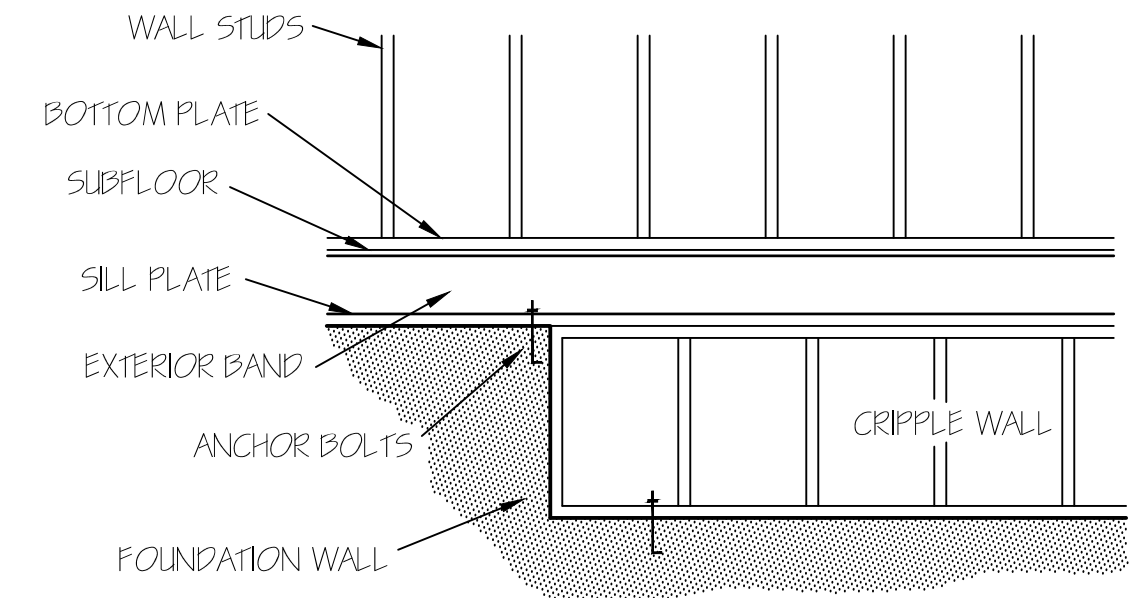
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PLAN NUMBER	
RG16-A01	
OPTION #4	
1	GARAGE L L F
DATE: 12/18/19	

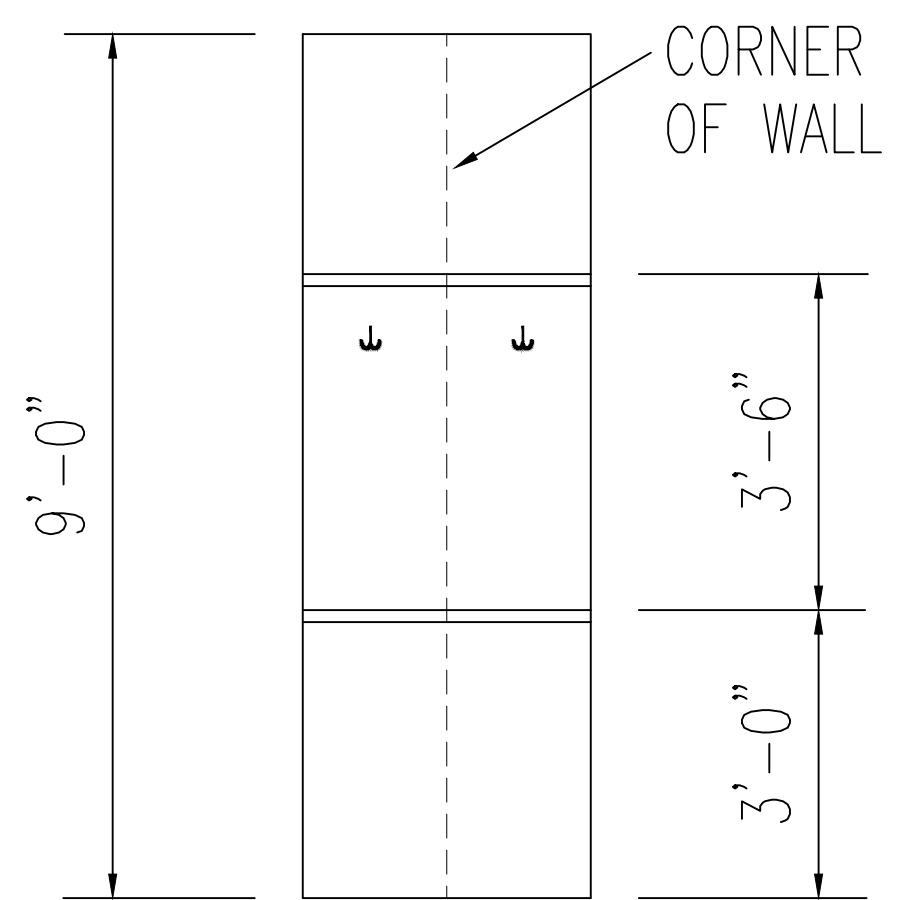


EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 8" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

**ENERGY TABLE**  
 UFACTOR OF WINDOWS .30  
 CLIMATE ZONE 3  
 INSULATION: WALLS 15  
 CEILING 3/8  
 FLOORS 19



FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDING ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH WOOD STRUCTURAL PANELS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.2.3(1). OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.



SHELVES IN HALLWAY DETAIL

**HERO PACKAGE**

**GARAGE PANEL WALL**

GARAGE PANEL WALLS UNDER 24" WIDE SHOULD BE EITHER PORTAL FRAMED OR 7/16" OSB ON BOTH SIDES WITH A NAILING PATTERN OF 3" ON ALL PANEL EDGES AND 6" IN THE FIELD.

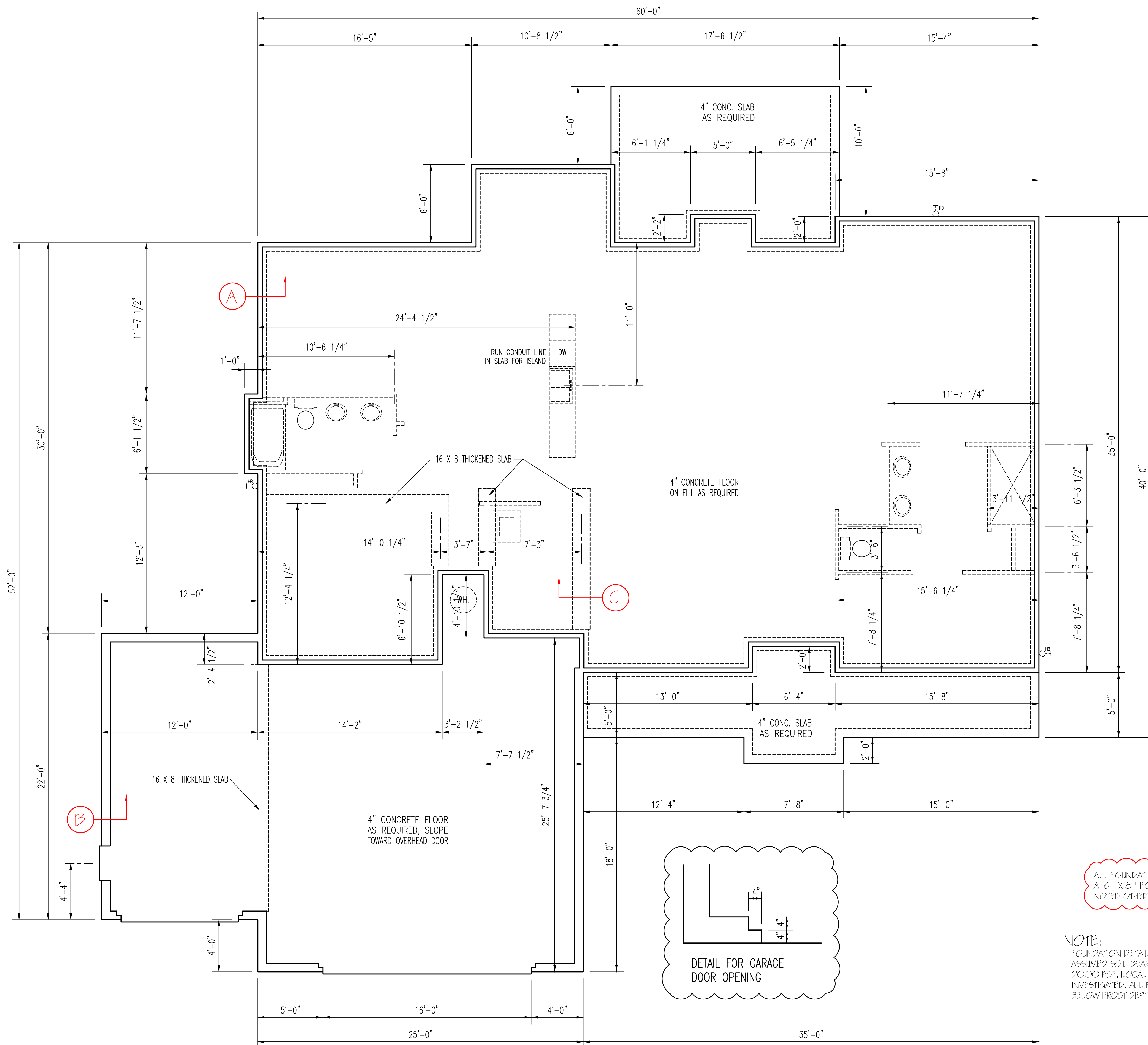
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

HEATED AREA	
1ST FL	2015 SQ FT
2ND FL	399 SQ FT
TOTAL	2414 SQ FT

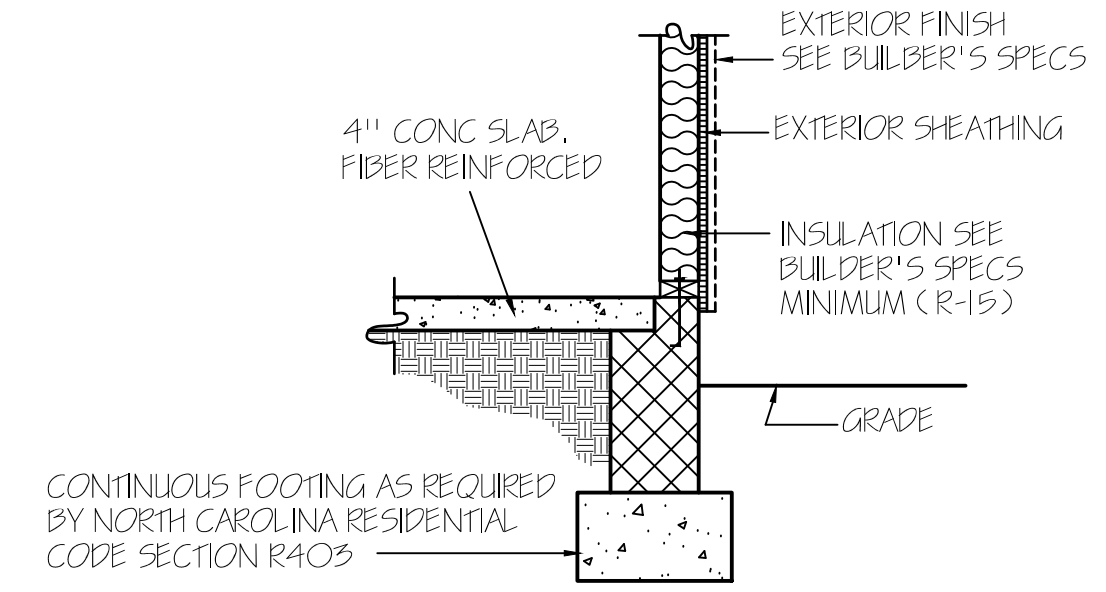
  

OTHER AREAS	
GARAGE	894 SQ FT
F.PORCH	203 SQ FT
R.PORCH	208 SQ FT



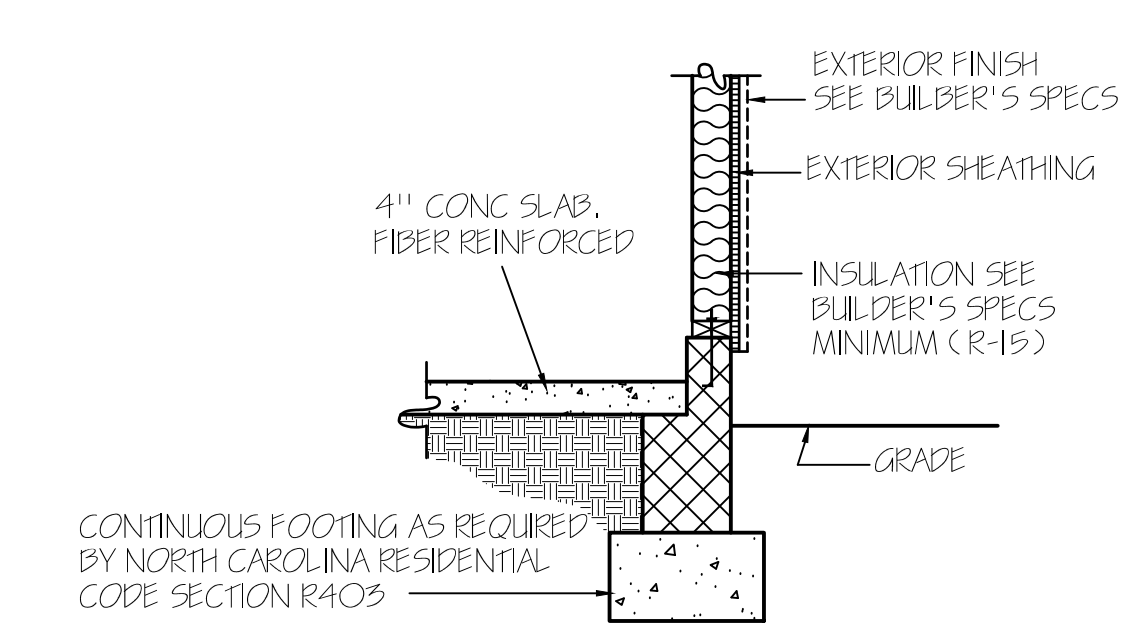


WALL ANCHOR OPTIONS  
 USE ANCHOR BOLTS  
 ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.  
 AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED  
 MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS  
 PER EACH STUD WALL



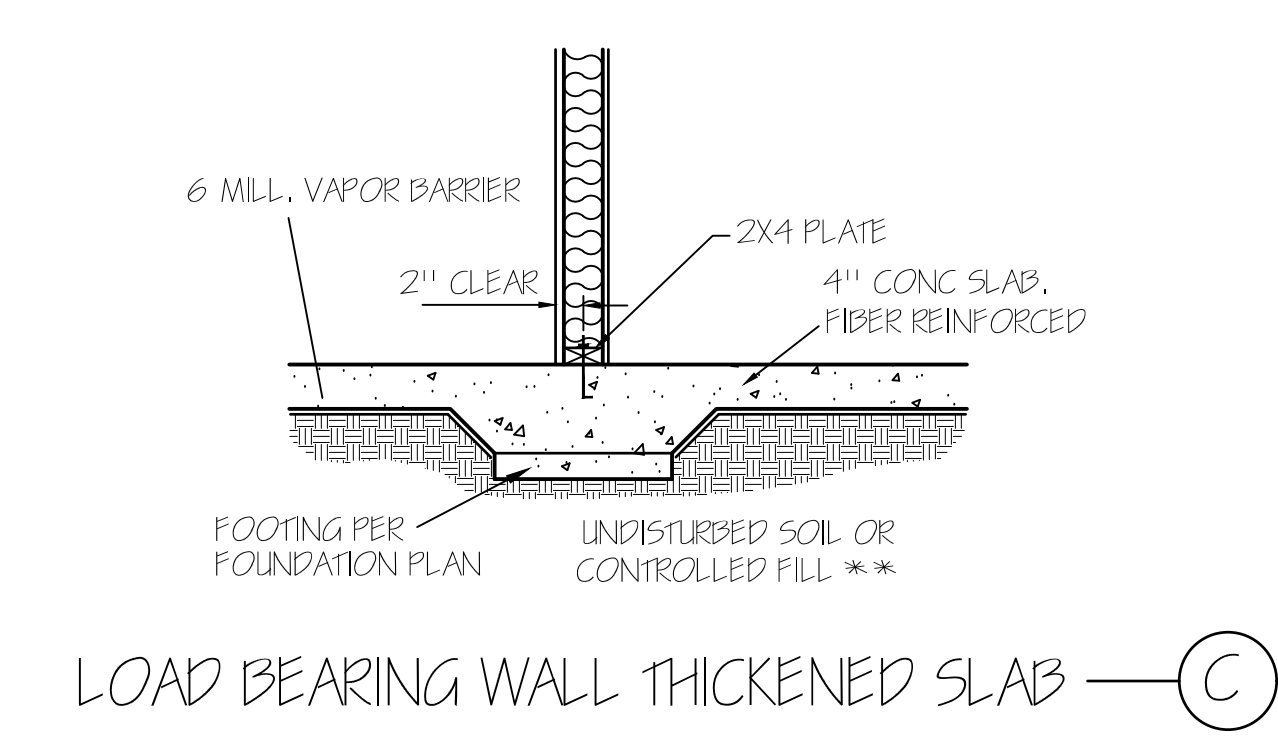
NOTE: PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR

CONCRETE SLAB FLOOR — (A)



NOTE: PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB 24" OR VERTICAL 24" BELOW SLAB FLOOR

GARAGE WALL — (B)



LOAD BEARING WALL THICKENED SLAB — (C)

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

ALL FOUNDATION WALLS HAVE A 16" X 8" FOOTING UNLESS NOTED OTHERWISE.

NOTE: FOUNDATION DETAILS SHOWN ARE BASED ON ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. LOCAL SITE CONDITIONS MUST BE INVESTIGATED. ALL FOOTING TO BE LOCATED BELOW FROST DEPTH.

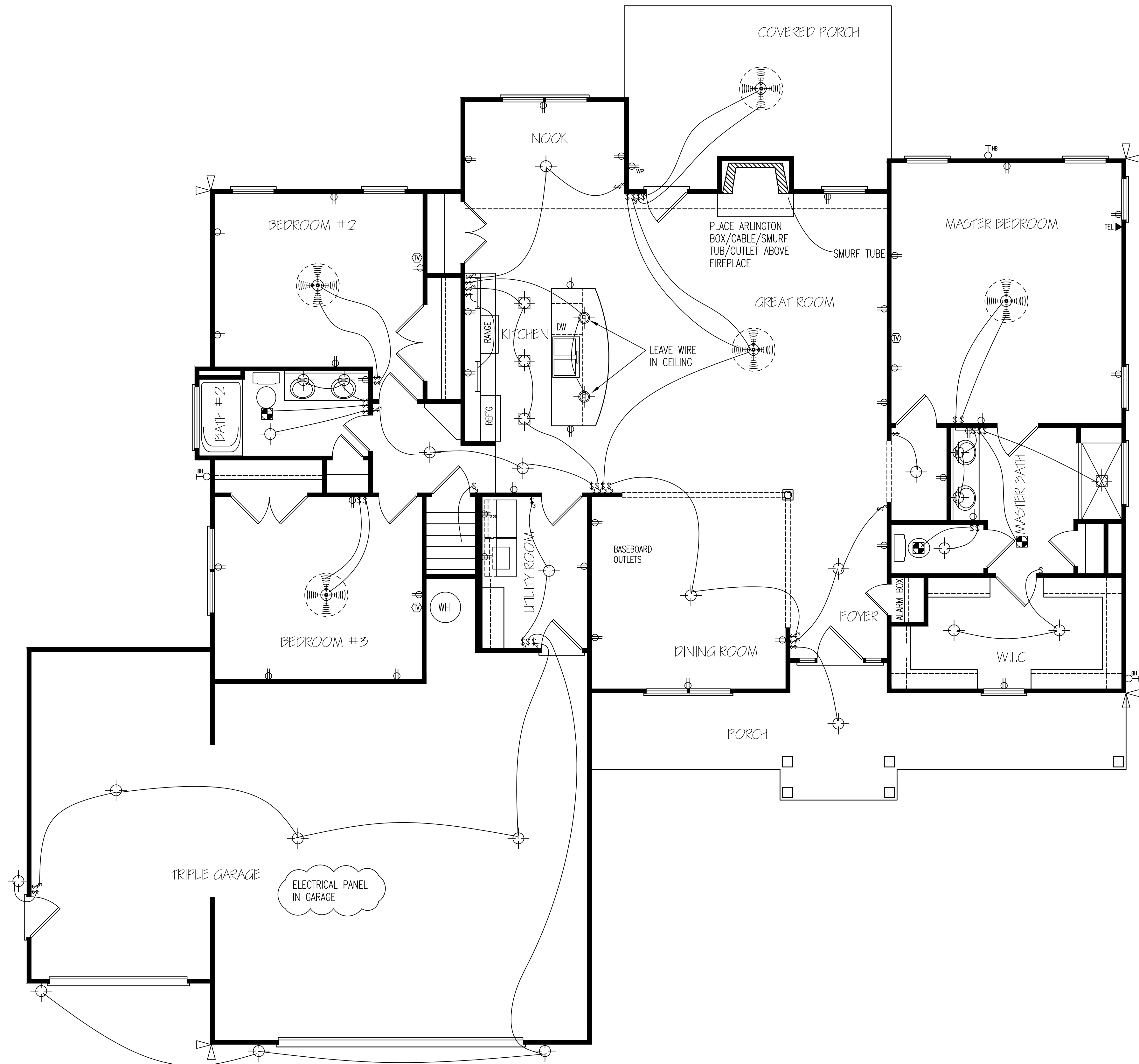
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EXCLUSIVE RESIDENCE DESIGN FOR:  
**WATERMARK HOMES**  
 LOT: 119 BALLARD WOODS  
 NAME: OLEANDER II

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PLAN NUMBER  
 RG16-A01  
 OPTION #4

3 GARAGE L F  
 DATE: 12/18/19



HERO PACKAGE

FIRST FLOOR  
ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

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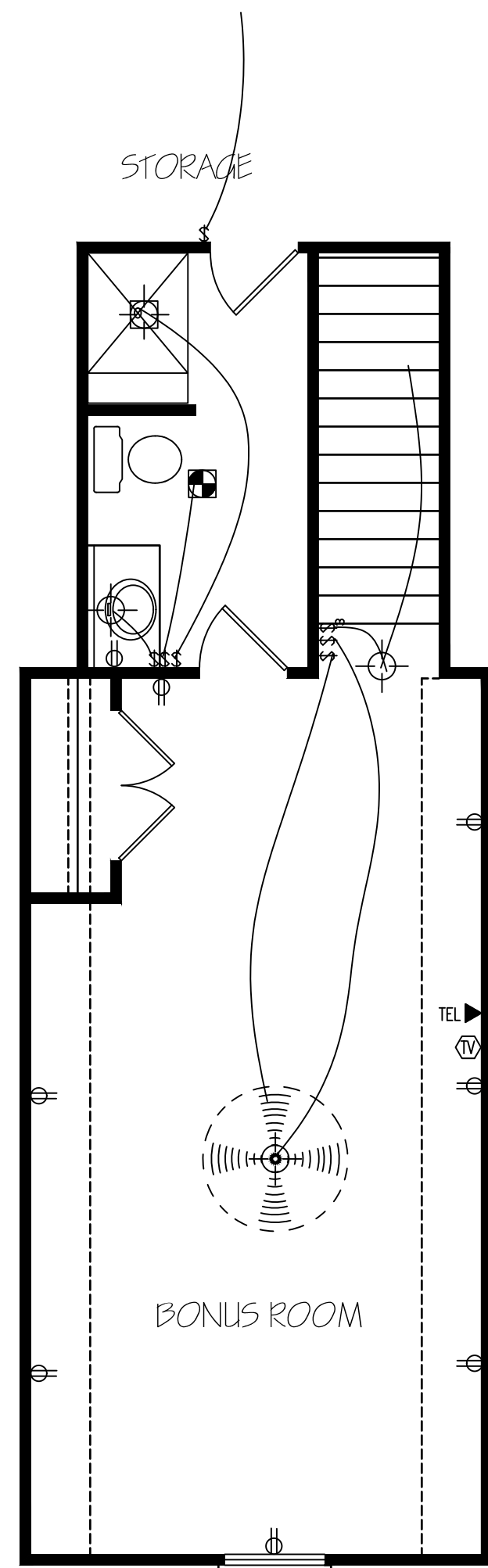
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RG16-A01  
OPTION #4

E-1	GARAGE	L	F
	DATE:	12/18/19	



BONUS ROOM  
ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT  
TOP AND SWITCHED BOTTOM

HERO PACKAGE

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PLAN NUMBER  
RG16-A01

OPTION #4

E-2	GARAGE	L	F
	DATE:	12/18/19	