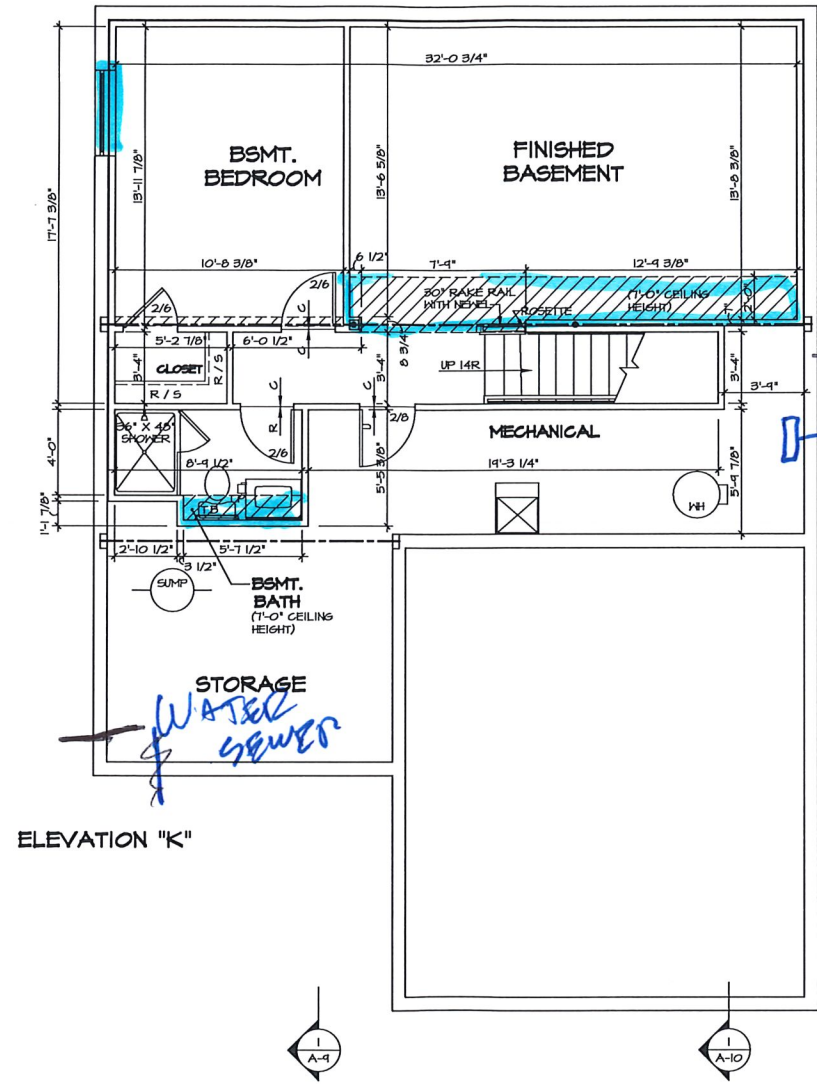


- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
  3. ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-FLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  5. SEE TRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  6. ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  7. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  8. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

- LEGEND**
- BEARING WALL
  - NON BEARING WALL
  - ⊙ INDICATES BEARING FROM POINT-LOAD ABOVE
  - J JACKS
  - B BEAM/HEADER
  - F PAD FOOTING
  - ◇ STEEL COLUMN
  - X PORTAL FRAME
  - X JOIST/TRUSS
  - LVL



☐ - GAS METER  
 ☐ - AC UNIT  
 ☐ - ELEC PANEL  
 ☐ - ELECTRIC METER

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

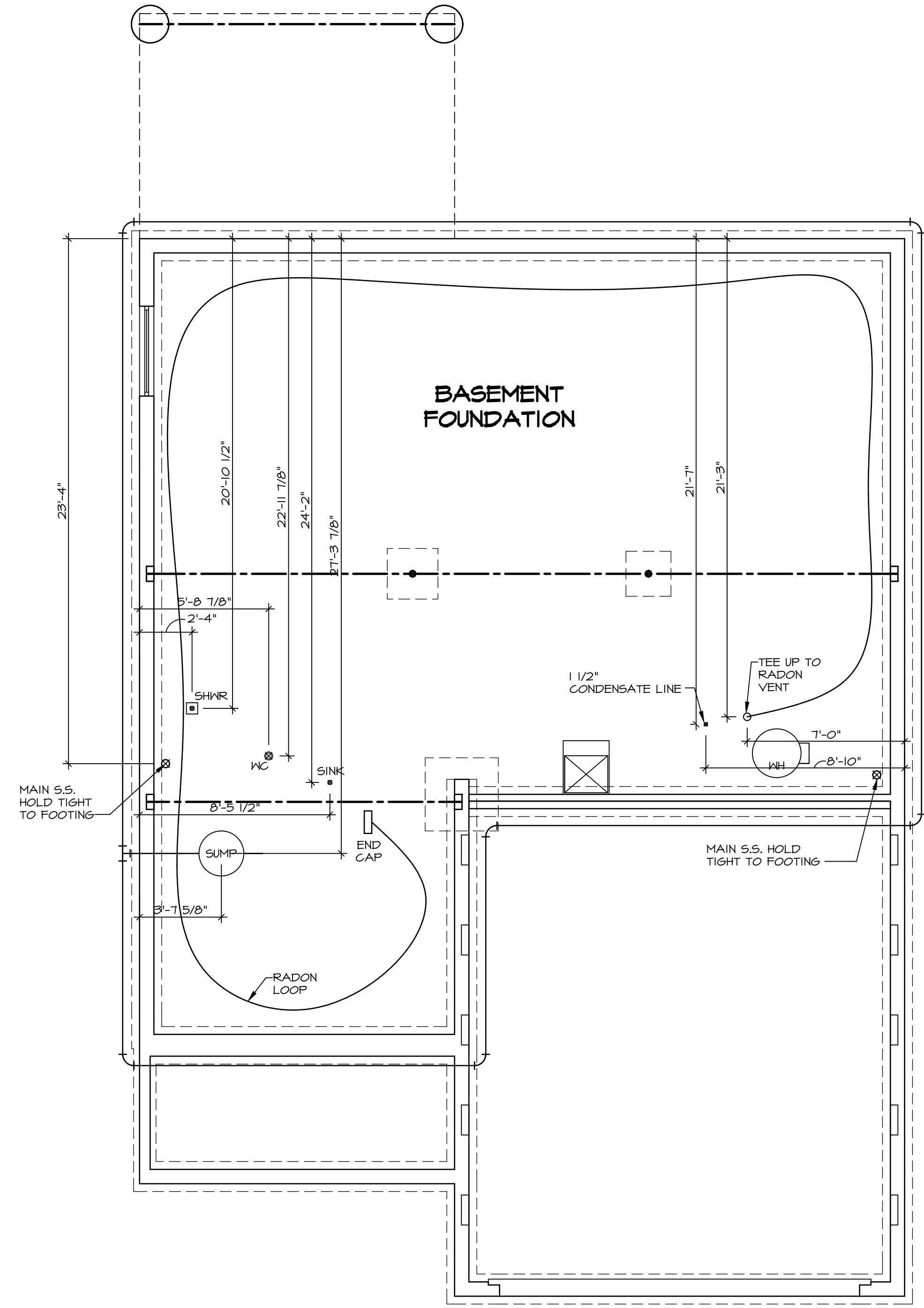
SHEET NO. <b>A-6</b>	MODEL <b>BALLENGER</b>	SET NO. <b>BL-600</b>	VERSION <b>01</b>
		DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	OPTION
27	DRAWING DESCRIPTION	DATE:	OPTION:
		DATE:	OPTION:
<p>REMARKS</p>			
<p>REV. NO. DATE</p>			
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<p>11/29/18 - 8:07 am</p>			

**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:

- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

STACK REQUIREMENTS:

- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER
- JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

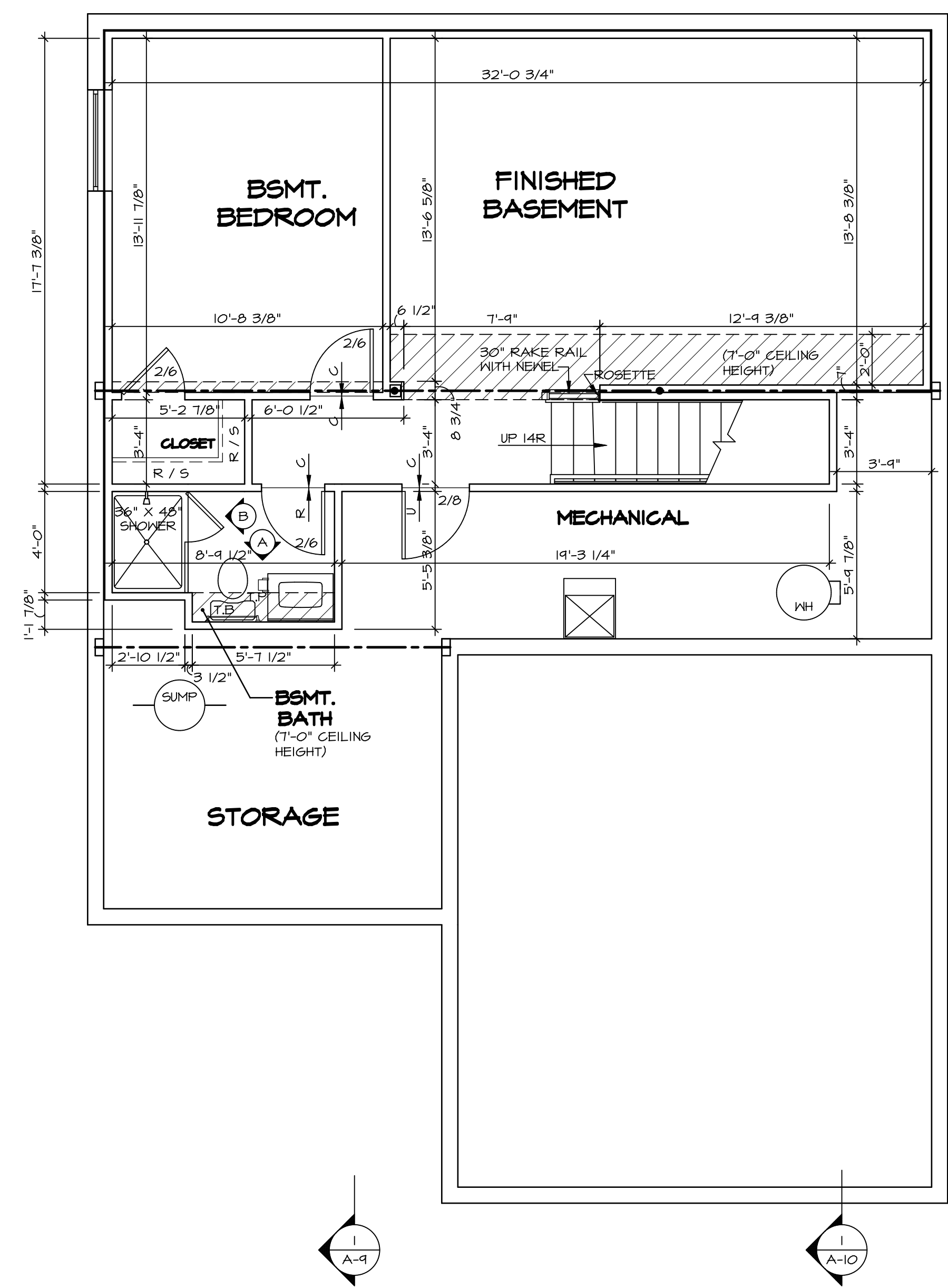


**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	MODEL <b>BALLENGER</b>	SET NO. BLG00	REV. NO.	DATE	REMARKS
	DRAWING TITLE PLUMBING PLAN	VERSION 01			
OPTION DESCRIPTION <b>23</b>	DATE:	DATE:			
	OPTION	OPTION			

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

**LEGEND**

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO. <b>A-6</b>	MODEL <b>BALLENGER</b>	SET NO. <b>BLG00</b>	REVISIONS	REMARKS
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION <b>01</b>	DATE	
OPTION DESCRIPTION				
<b>27</b>				

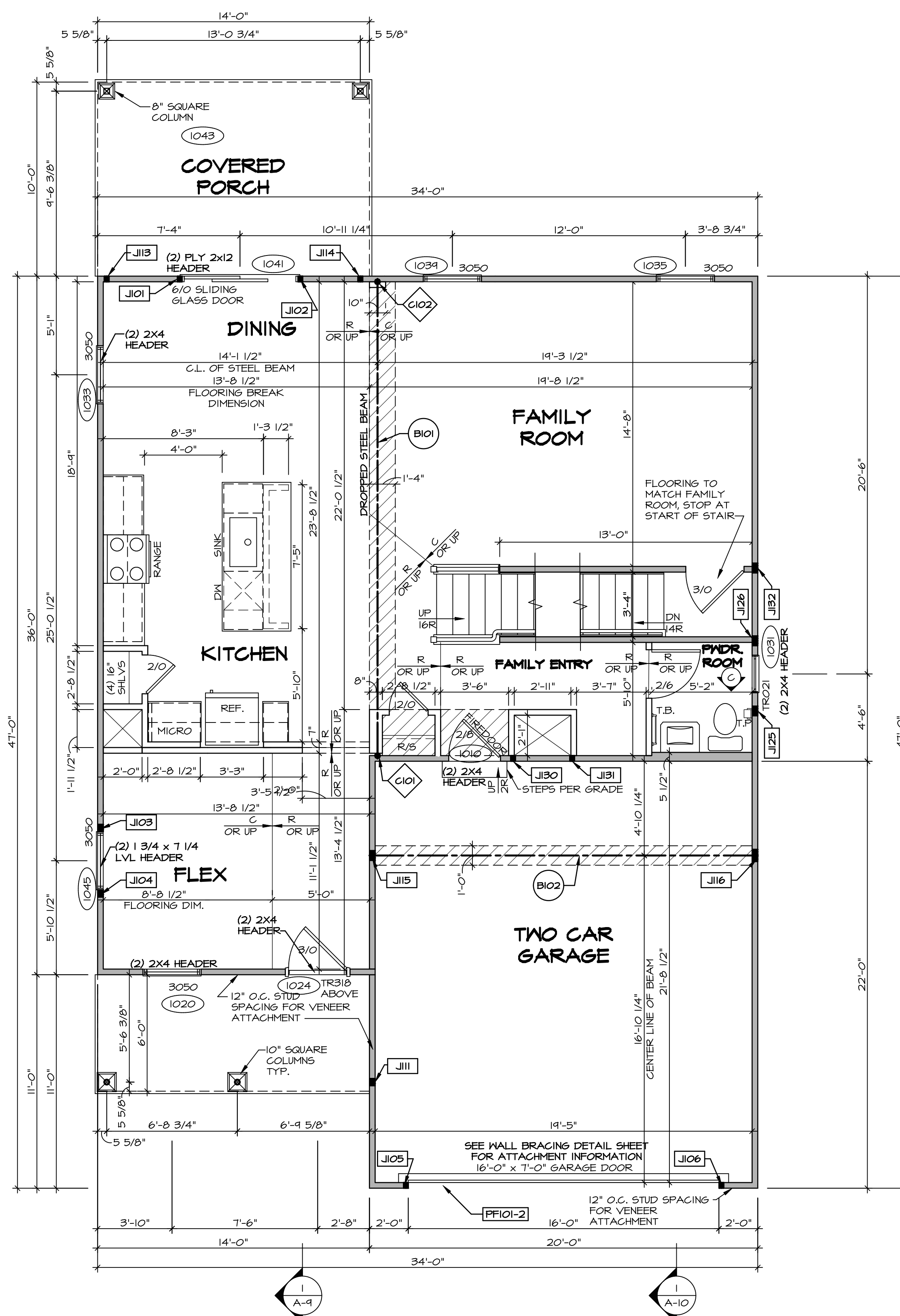
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Frederick, MD 21703

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FIRST FLOOR JACK SCHEDULE					
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS	
J101	JACK - (2) 2X4 SFF STUD GRADE		1041		
J102	JACK - (2) 2X4 SFF STUD GRADE		1041		
J103	JACK - (3) 2X4 SFF STUD GRADE		1045		
J104	JACK - (3) 2X4 SFF STUD GRADE		1045		
J105	JACK - (2) 2X4 SFF STUD GRADE		1028		
J106	JACK - (2) 2X4 SFF STUD GRADE		1028		
J111	JACK - (3) 2X4 SFF STUD GRADE	ELK	1028		
J113	JACK - (2) 2X4 SFF STUD GRADE	EPE	1043		
J114	JACK - (2) 2X4 SFF STUD GRADE	EPE	1043		
J115	JACK - (4) 2X4 SFF STUD GRADE	ELA, ELK	1012		
J116	JACK - (5) 2X4 SFF STUD GRADE	ELA, ELK, GCB	1012		
J125	JACK - (4) 2X4 SFF STUD GRADE		1006		
J126	JACK - (4) 2X4 SFF STUD GRADE		1006		
J130	JACK - (2) 2X4 SFF STUD GRADE				
J131	JACK - (2) 2X4 SFF STUD GRADE				
J132	JACK - (4) 2X4 SFF STUD GRADE		1006		

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C102	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - H12X35	24'-8 1/2"		1008	
B102	BEAM STEEL - H10X26	20'-0"	ELA, ELK, SXC	1012	
PFI01-2	EXT HEADER - 2X12 - 2 PLY	14'-4"		1028	2-PLY, PORTAL FRAME



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

**LEGEND**

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

**FLOOR PLAN NOTES**

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

**GYP SUM NOTES**

- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

REMARKS	
REV. NO. DATE	
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NVR	NVR, Inc. Architects 5285 West Shore Drive Frederick, MD 21703
SET NO. BLG00 VERSION 01 DRAWN BY DATE: OPTION	MODEL: BAILENGER DRAWING TITLE: FIRST FLOOR PLAN OPTION DESCRIPTION
A-7	29

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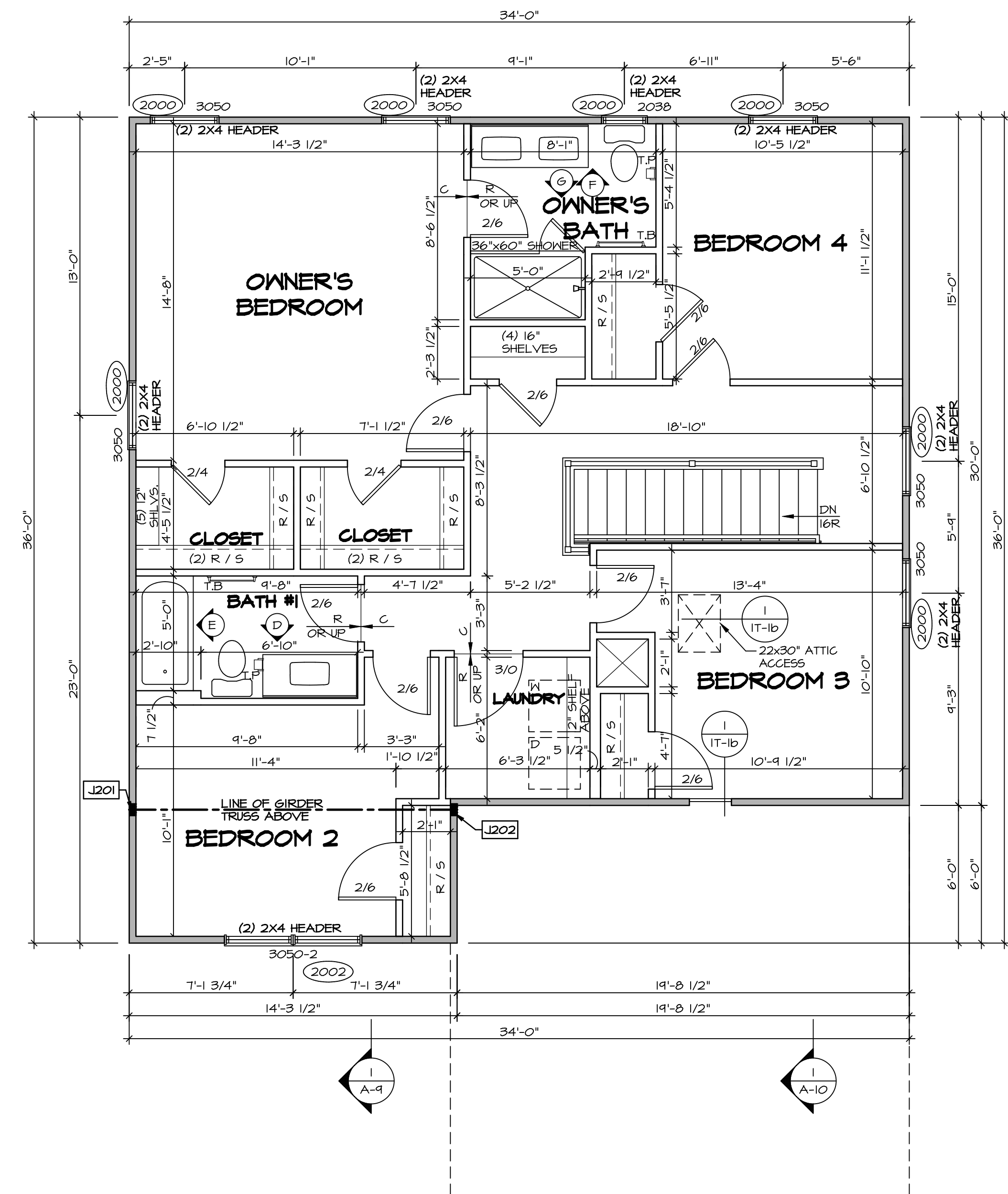
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	
J202	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FG DETAILS FOR FRAMING CONNECTORS

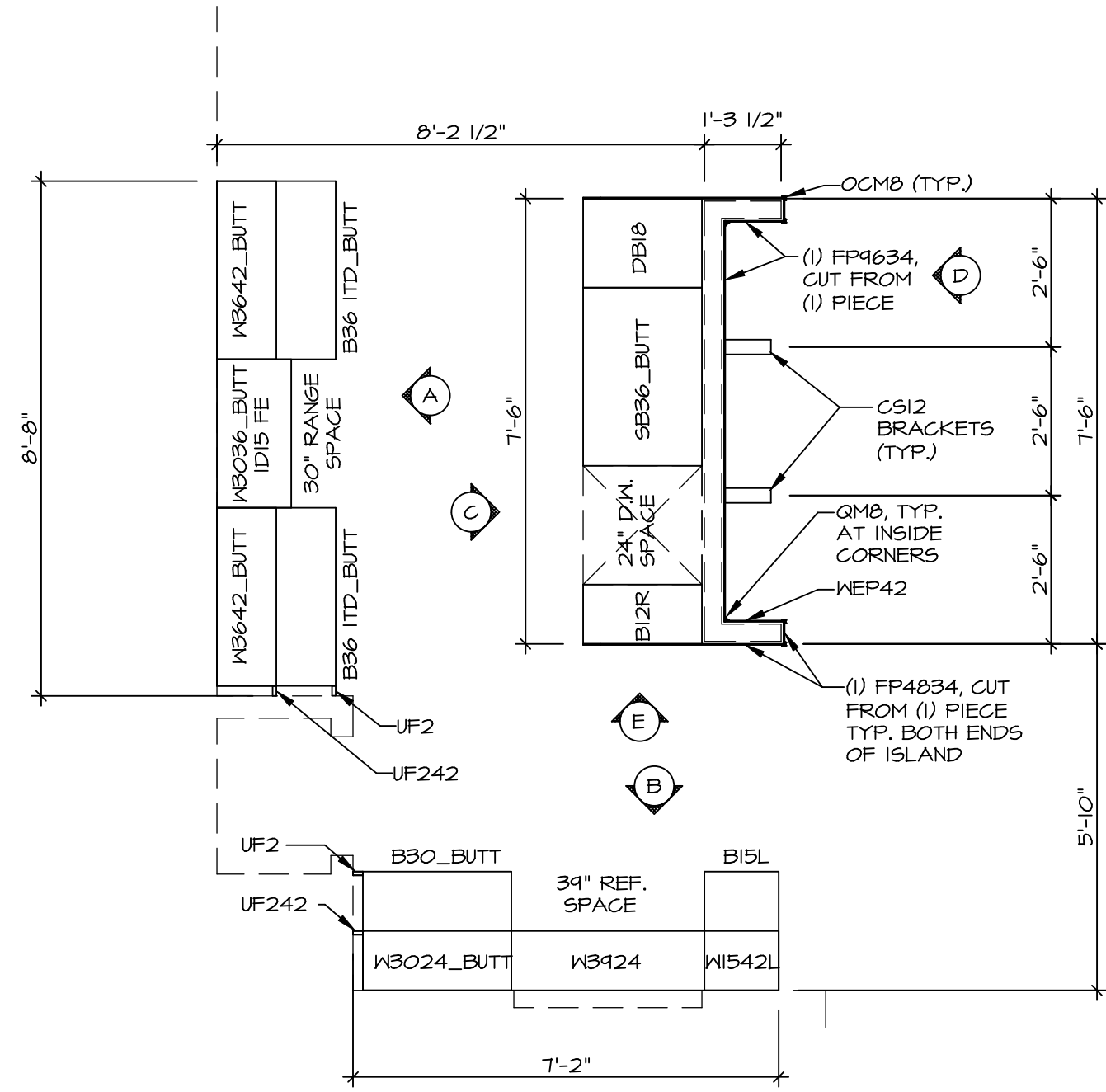
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- GYPSON NOTES**
- AT GARAGE:  
GYPSON BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



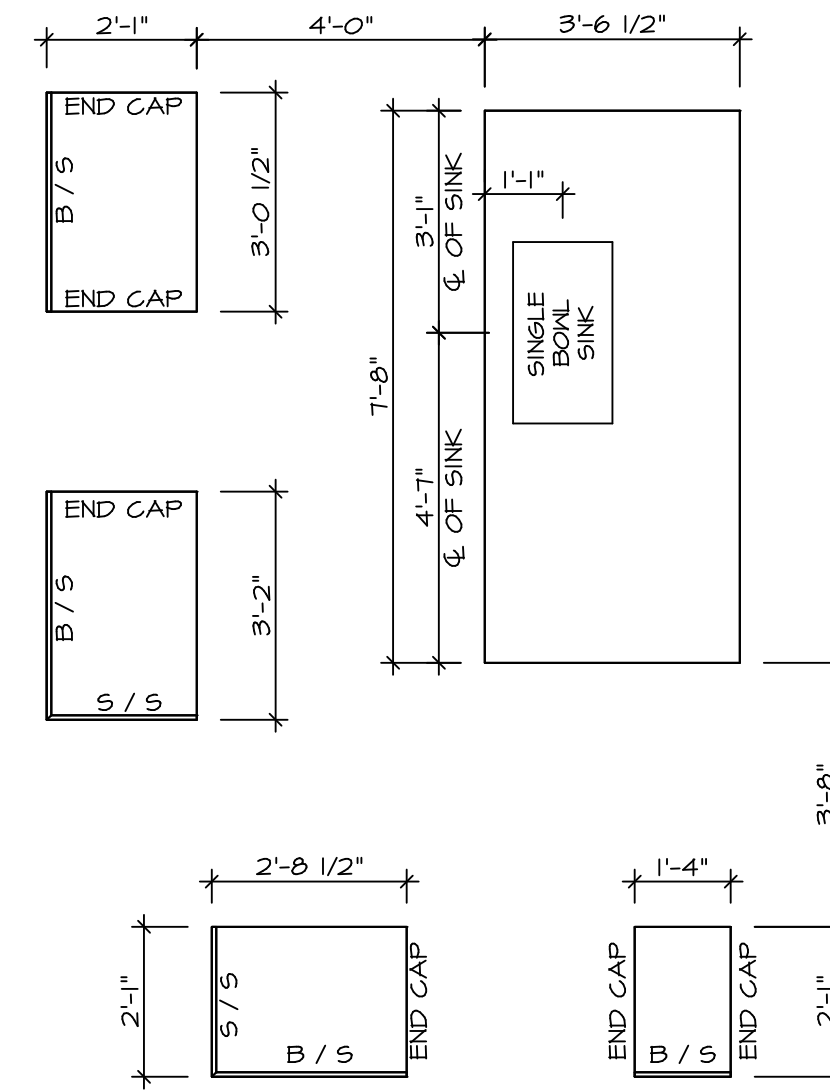
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REMARKS	
REV. NO.	DATE
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SET NO. BLG00	VERSION 01
DRAWN BY	DATE:
OPTION	OPTION
<p>MODEL: <b>BALLENGER</b></p> <p>DRAWING TITLE: <b>SECOND FLOOR PLAN</b></p> <p>OPTION DESCRIPTION</p>	
SHEET NO. <b>A-8</b>	32



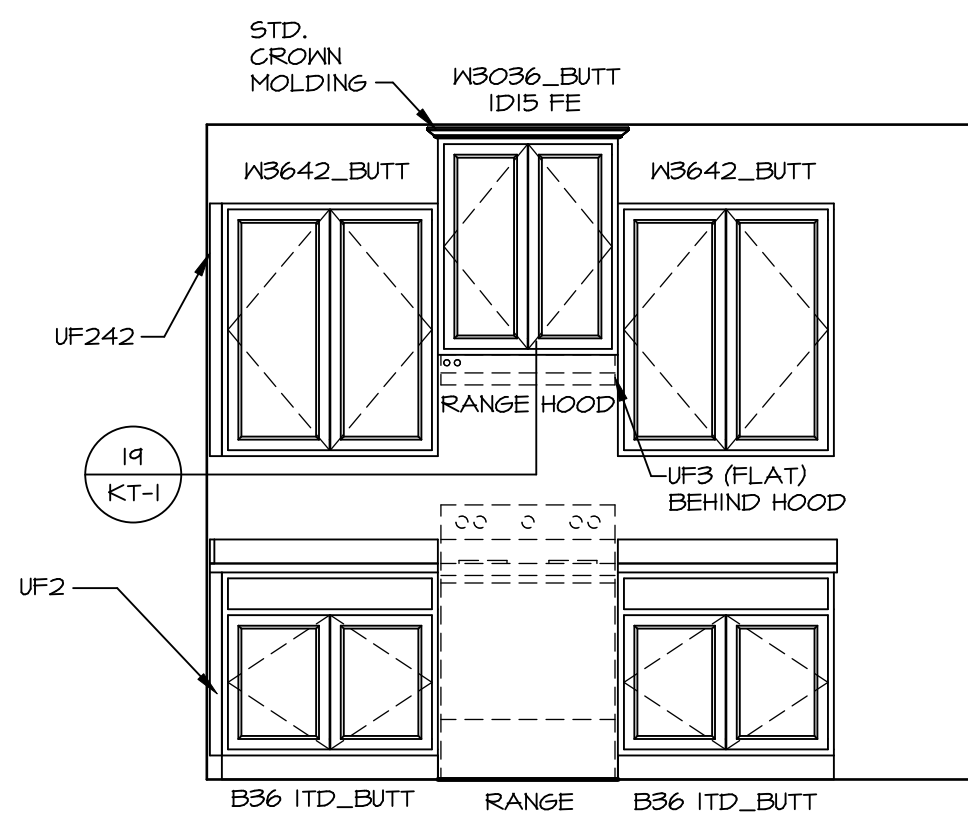
**KITCHEN CABINET PLAN (KC - 3491)**

SCALE: 3/8" = 1'-0"



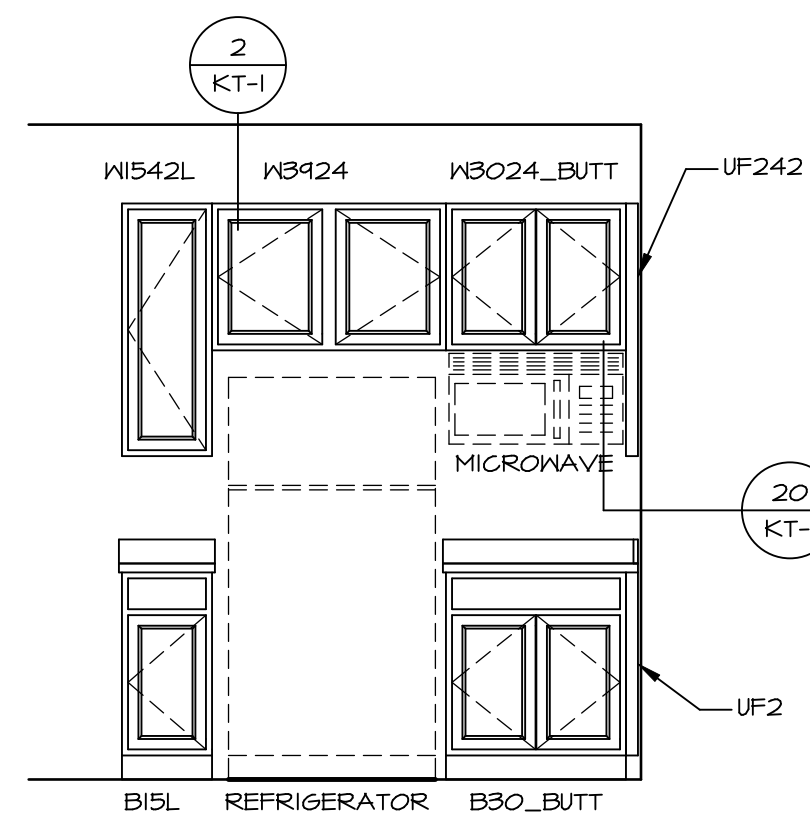
**KITCHEN COUNTERTOP PLAN (KC - 3491)**

SCALE: 3/8" = 1'-0"



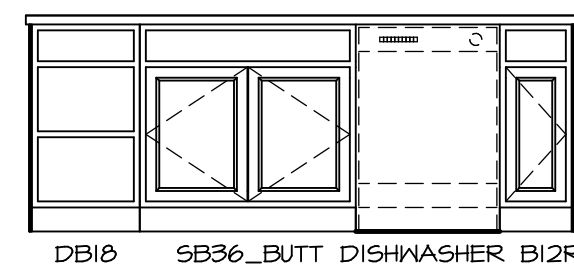
**ELEVATION "A"**

SCALE: 3/8" = 1'-0"



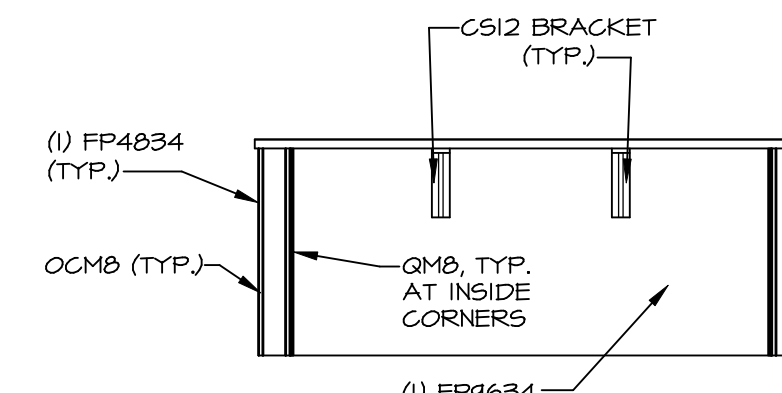
**ELEVATION "B"**

SCALE: 3/8" = 1'-0"



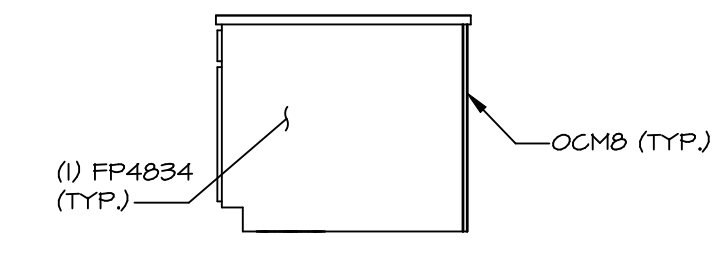
**ELEVATION "C"**

SCALE: 3/8" = 1'-0"



**ELEVATION "D"**

SCALE: 3/8" = 1'-0"



**ELEVATION "E"**

SCALE: 3/8" = 1'-0"

NOTE: KITCHEN ELEVATIONS/PLANS CALL OUT STANDARD MOLDING. REFER TO DETAIL 11/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.

NOTE: CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSION TO DRYWALL.

MODEL	BALLENGER
DRAWING TITLE	KITCHEN PLANS
OPTION DESCRIPTION	

SHEET NO. A-12  
47

SET NO. BLG00  
VERSION 01

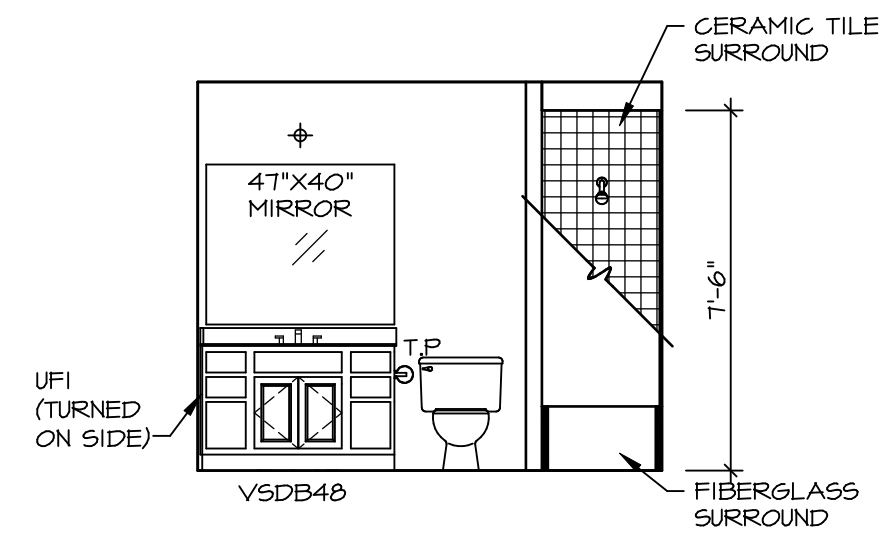
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OPTION: \_\_\_\_\_

REMARKS

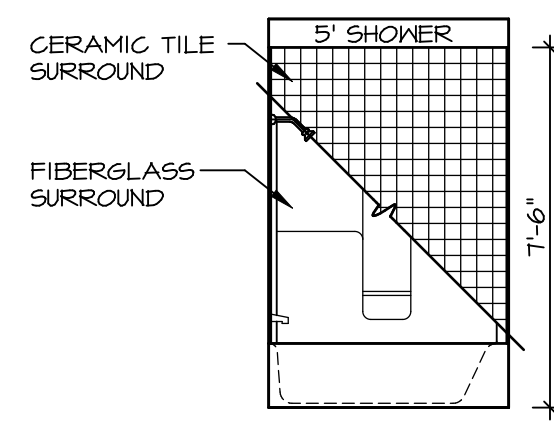
REV. NO.	DATE	REMARKS

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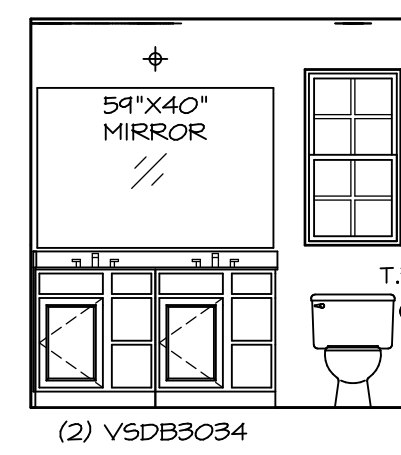
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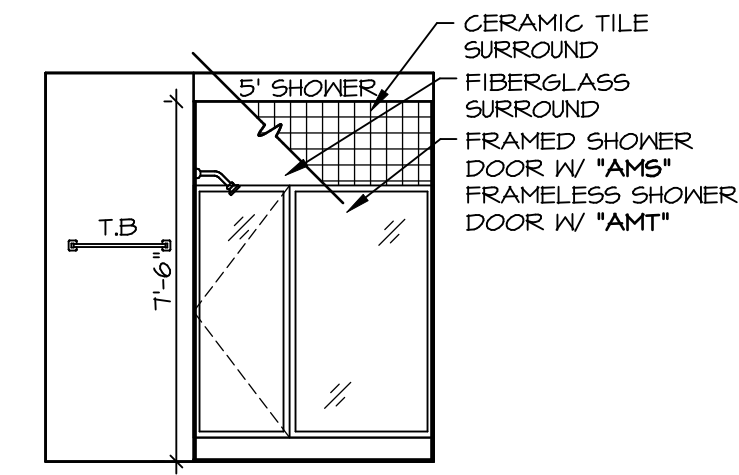
**D BATH #1**  
SCALE: 1/4" = 1'-0"



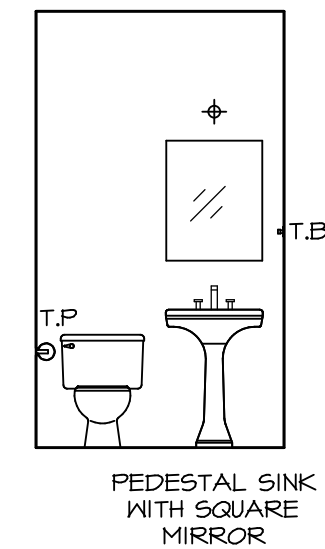
**E BATH #1**  
SCALE: 1/4" = 1'-0"



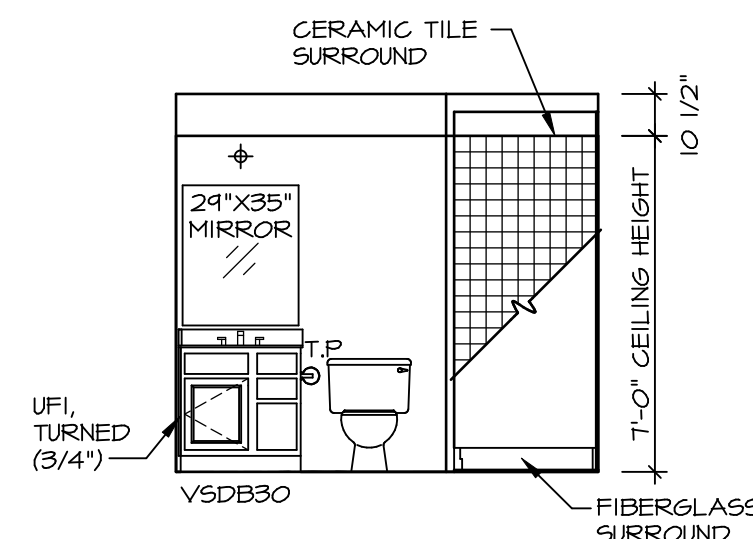
**F OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



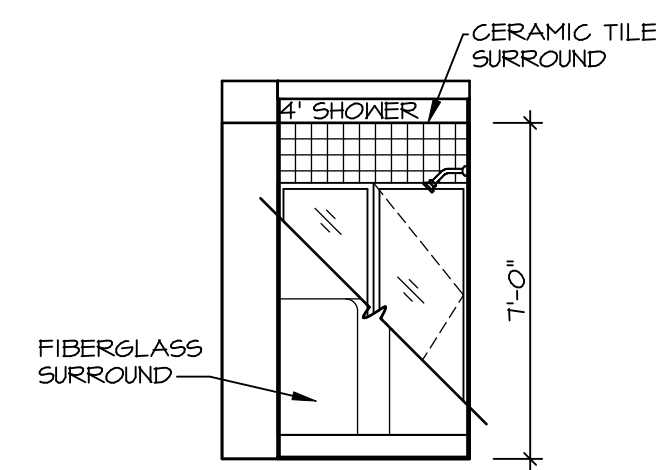
**G OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**C POWDER ROOM**  
SCALE: 1/4" = 1'-0"



**A BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



**B BASEMENT BATH**  
SCALE: 1/4" = 1'-0"

**NOTES:**

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO.	MODEL	SET NO.	VERSION
A-13	BALLENGER	BLG00_01	01
	DRAWING TITLE	DRAWN BY	DATE:
	BATH ELEVATIONS		OPTION

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