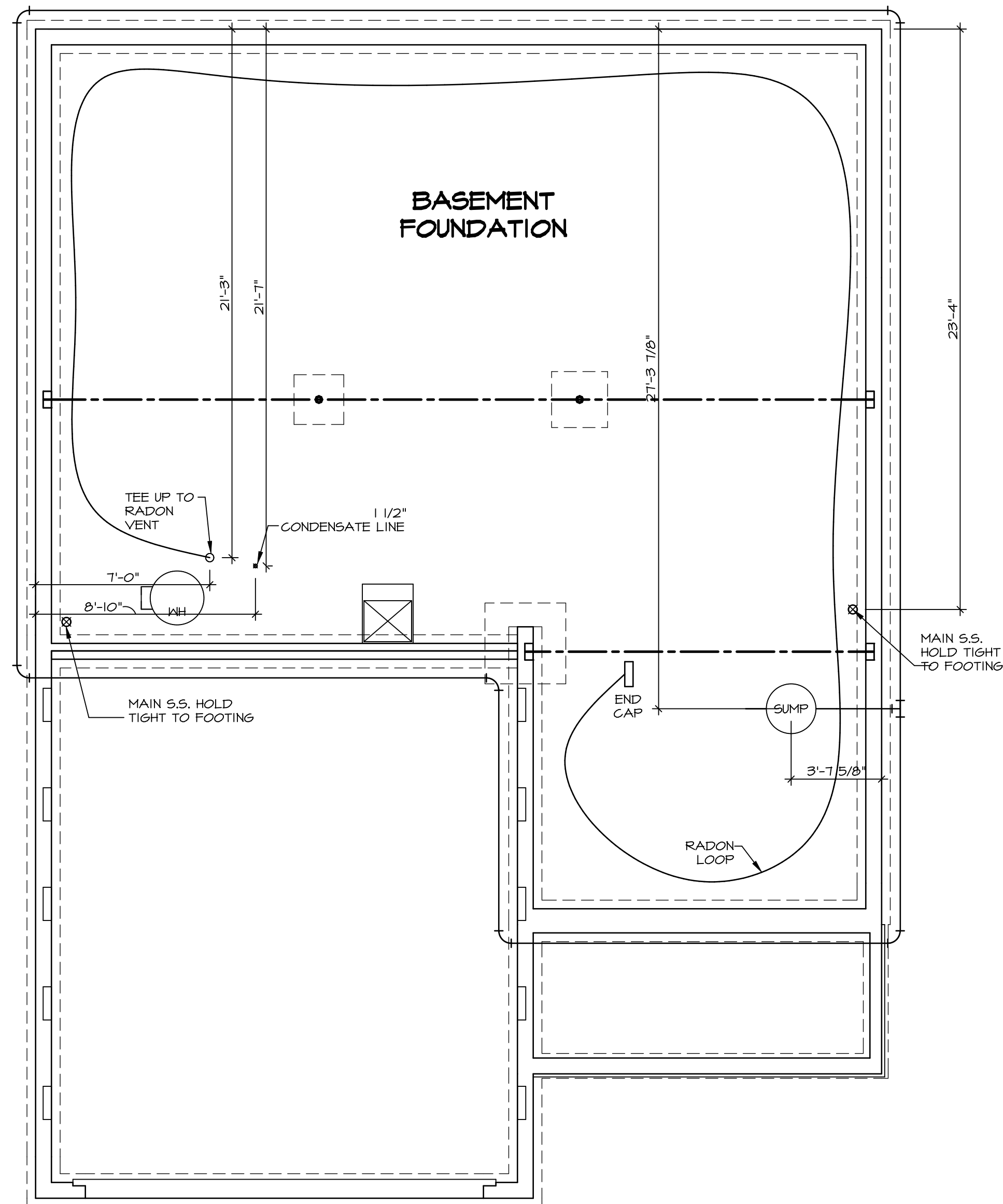


NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 - 3" PVC STACK (4" 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. A-5	MODEL BALLENGER	SET NO. BL600	REV. NO. DATE	REMARKS
	DRAWING TITLE PLUMBING PLAN	VERSION 01		
OPTION DESCRIPTION 23				

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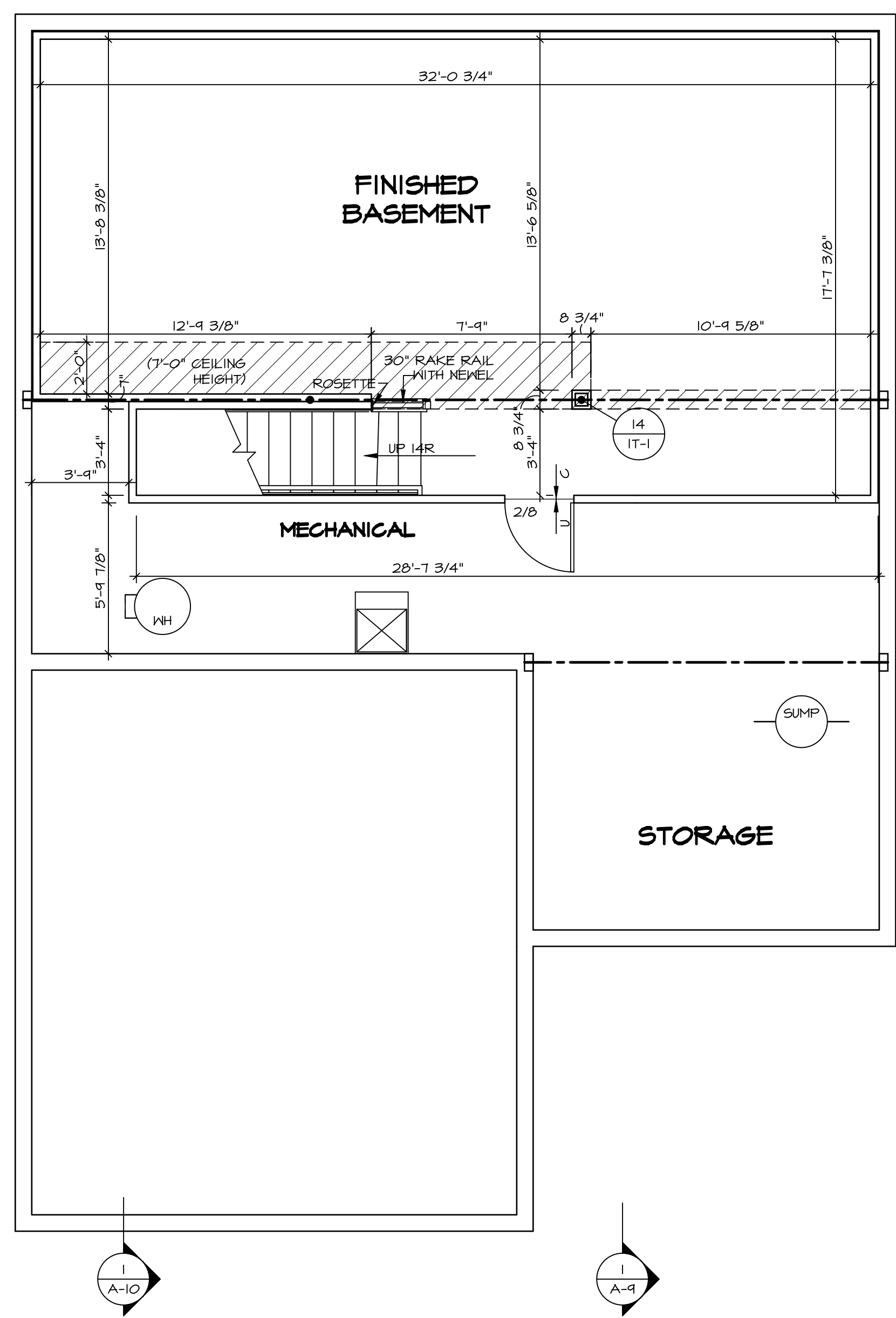
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 Frederick, MD 21703

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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, 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



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

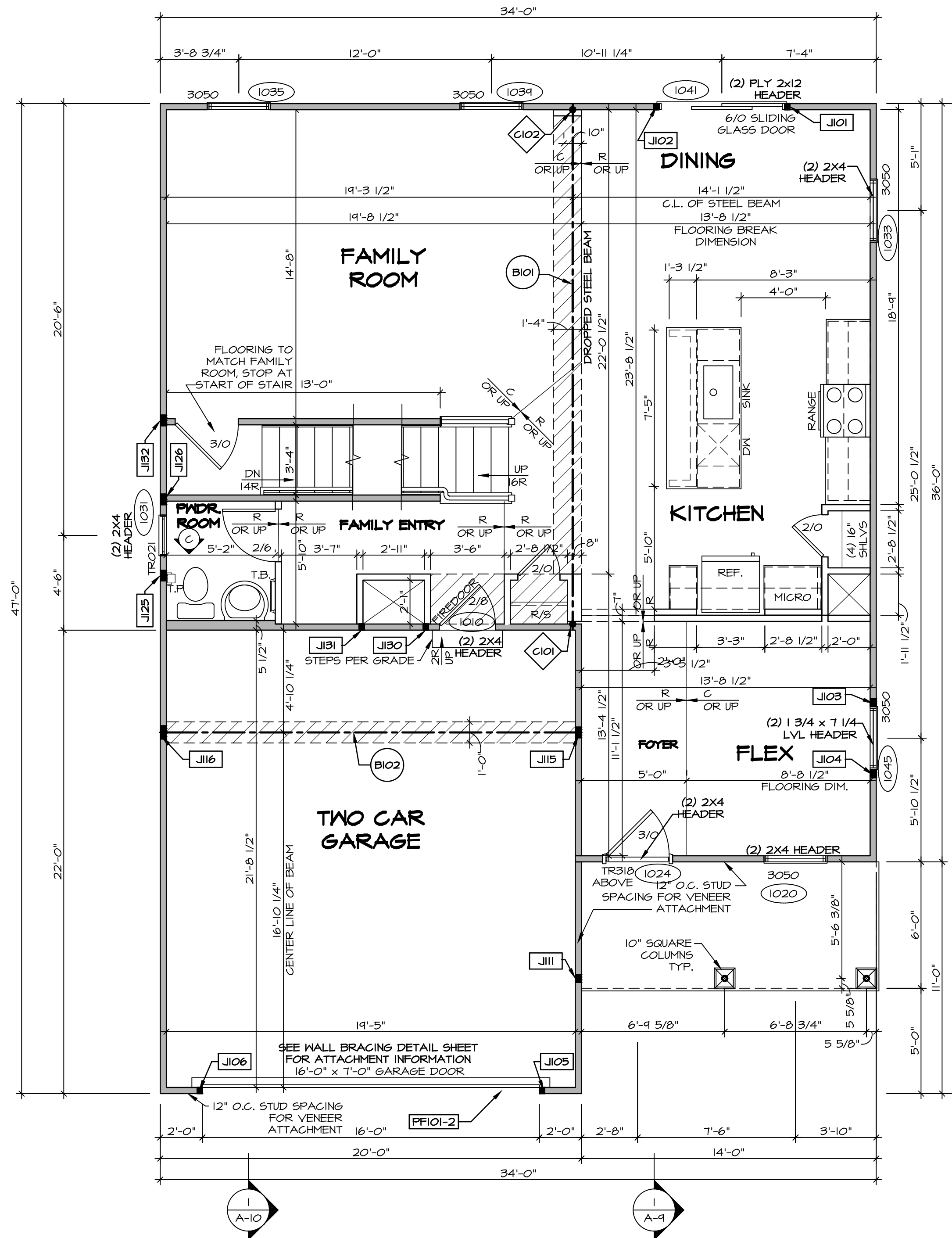
SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION	REMARKS
A-6	BALLENGER	BLG00	01			
	DRAWING TITLE					
	BASEMENT FLOOR PLAN					
	OPTION DESCRIPTION					

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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		1028		
J115	JACK - (4) 2X4 SFF STUD GRADE	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 - W12X35	24'-11"		1008	
B102	BEAM STEEL - W10X26	20'-0"	ELA, ELK, SXC	1012	
PF101-2	EXT HEADER - 2X12 - 2 PLY	14'-4"	GCB	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.
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 - 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.

- GYPSUM 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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SET NO. BLG00
VERSION 01
DRAWN BY
DATE:
OPTION

BALLENGER
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

A-7

29

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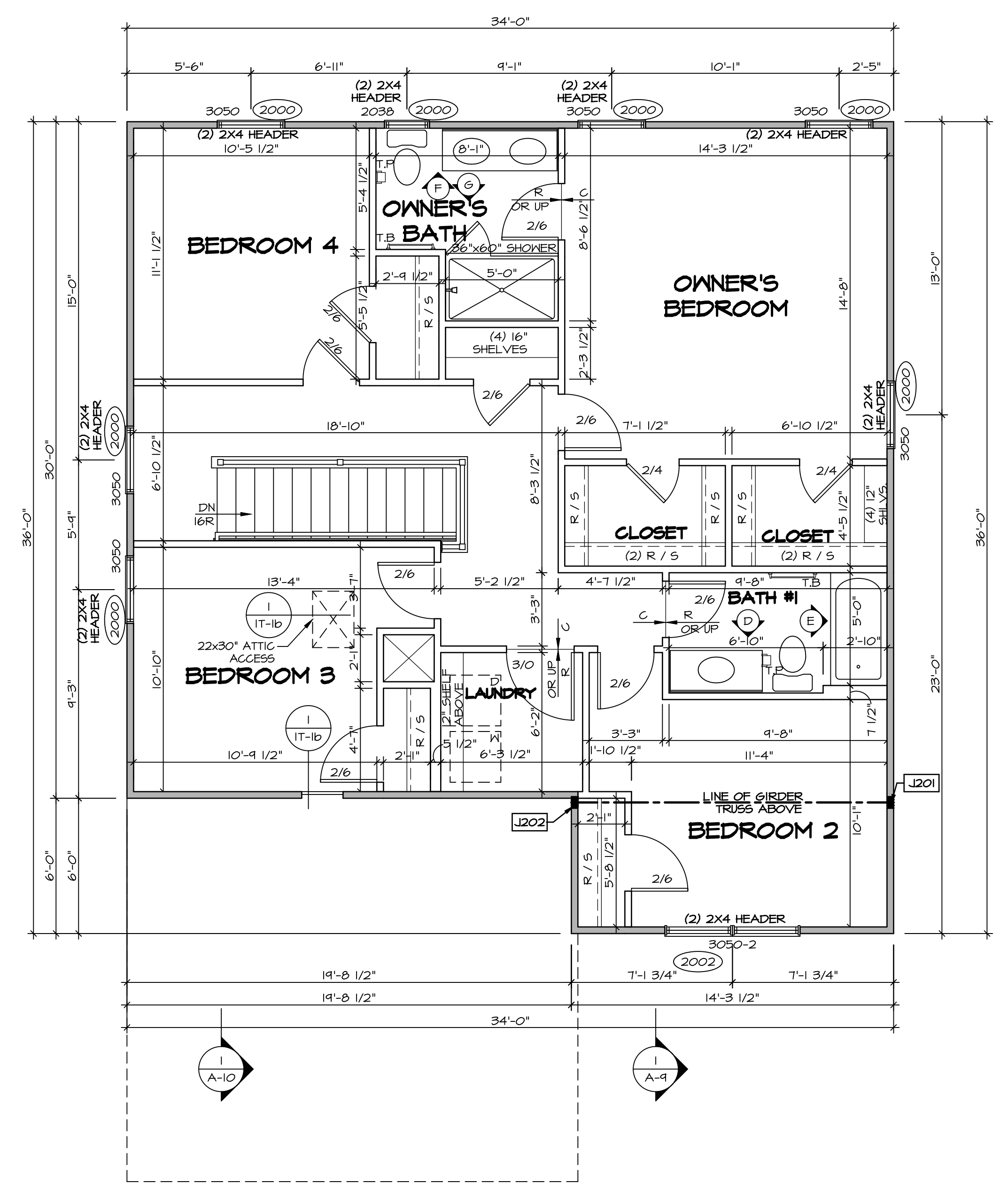
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	
J202	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	

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.
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- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

REV. NO.	DATE	REMARKS

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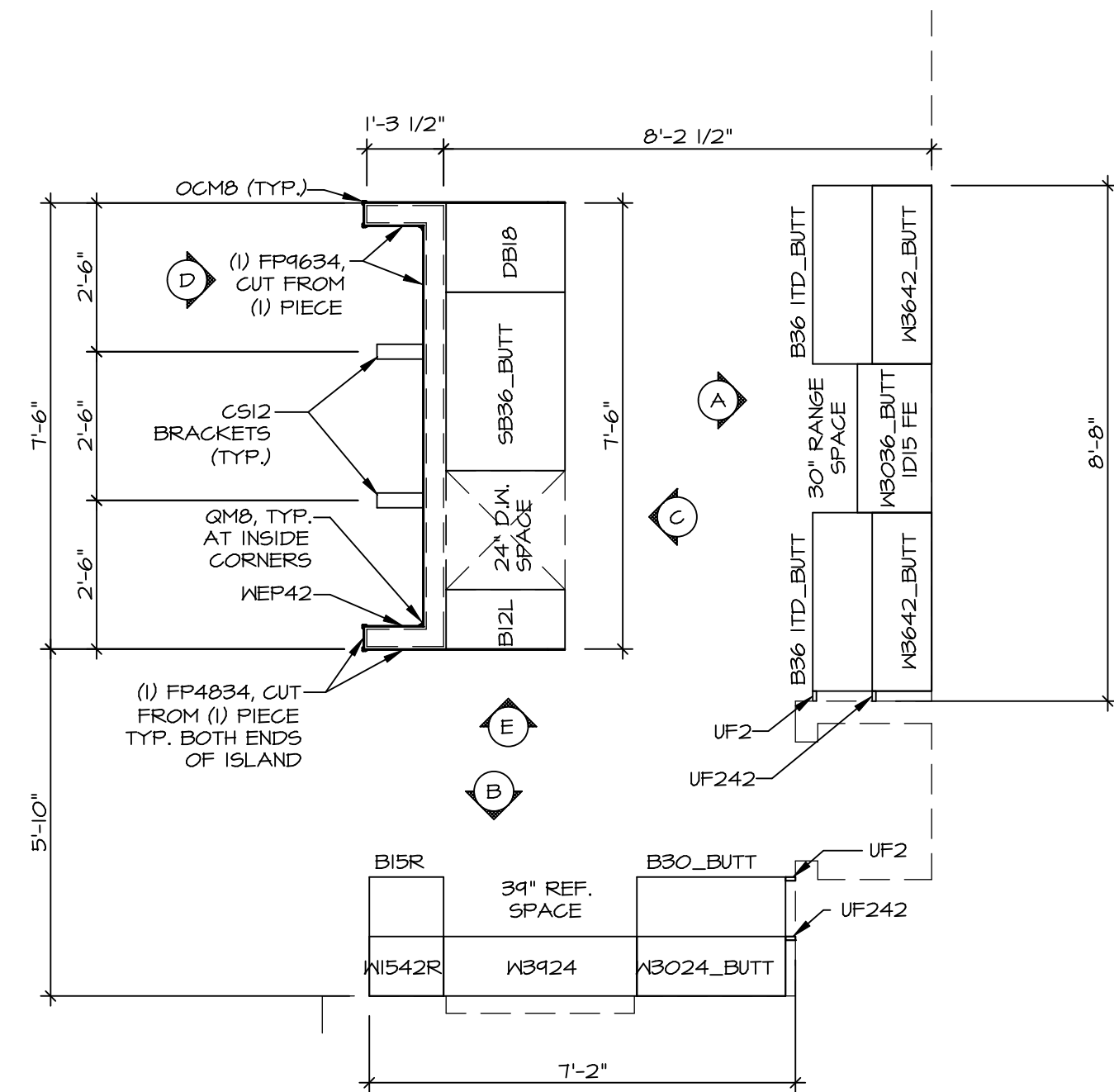
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Frederick, MD 21703

SET NO. BLG00
VERSION 01
DRAWN BY
DATE:
OPTION

BALLENGER
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

A-8
32

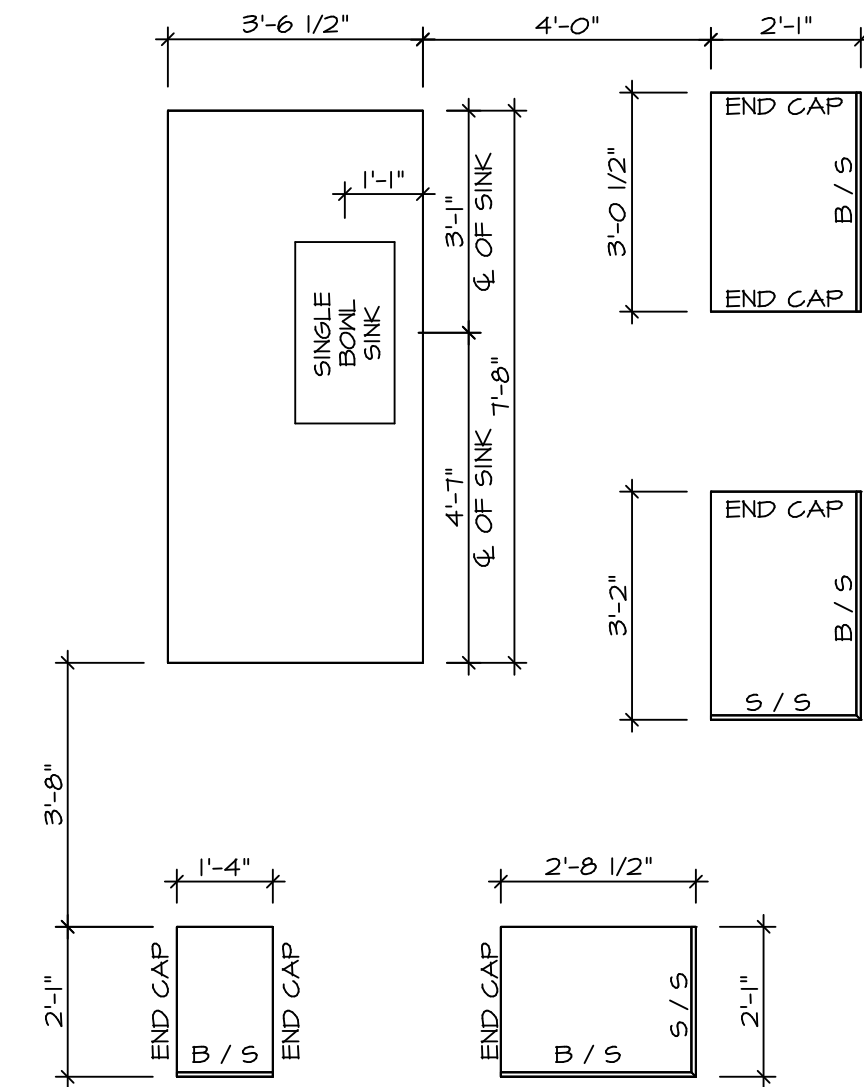
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**KITCHEN CABINET
PLAN (KC - 3491)**

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

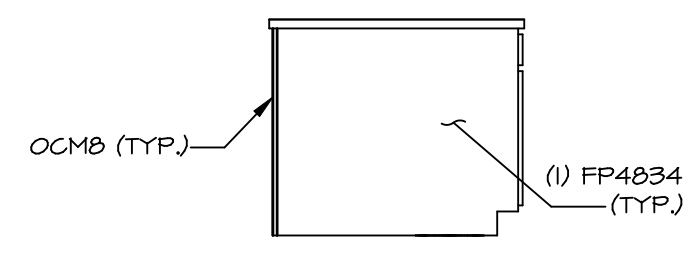
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A-12



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

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

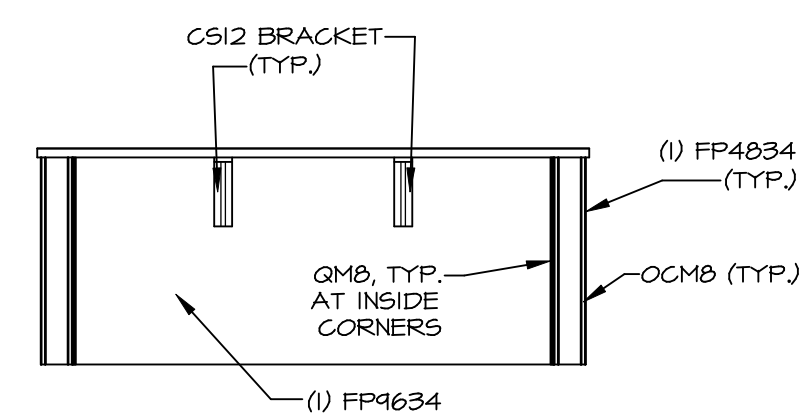
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A-12



ELEVATION "E"

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

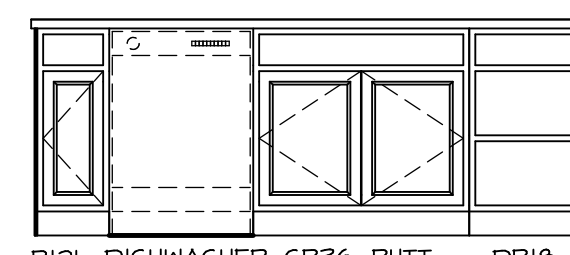
E



ELEVATION "D"

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

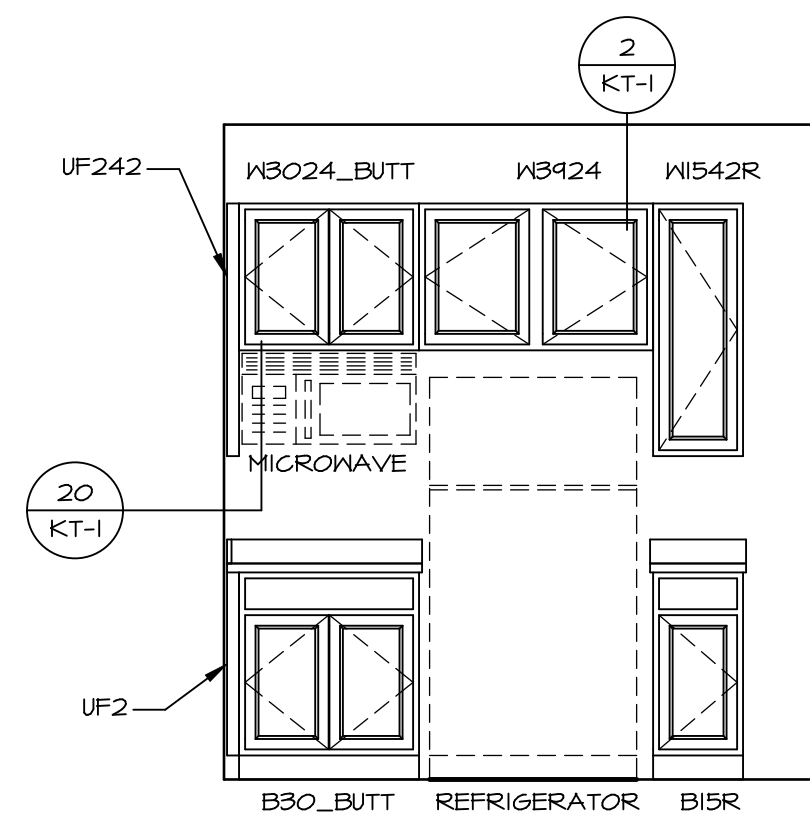
D



ELEVATION "C"

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

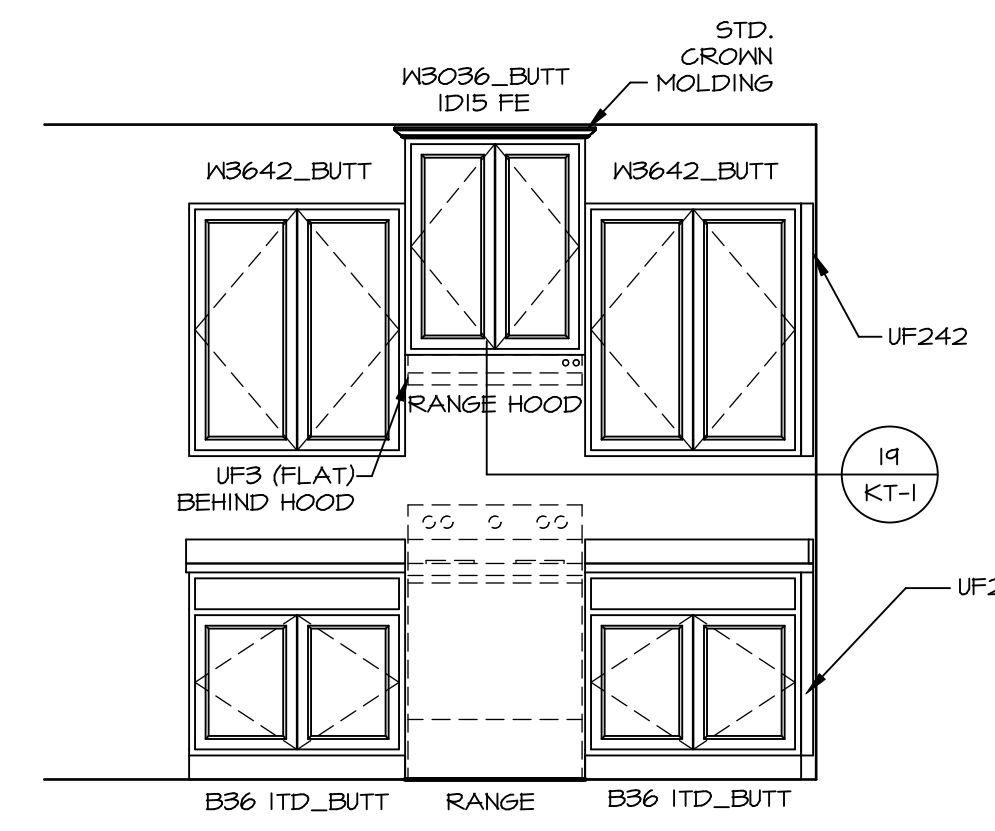
C



ELEVATION "B"

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

B



ELEVATION "A"

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

A

NOTE:
KITCHEN ELEVATIONS/PLANS CALL
OUT STANDARD MOLDING. REFER TO
DETAIL I1/KT-1 FOR REPLACEMENT
BASED ON CABINET STYLE.

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

MODEL
BALLENGER

SET NO. BLG00
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO.
A-12

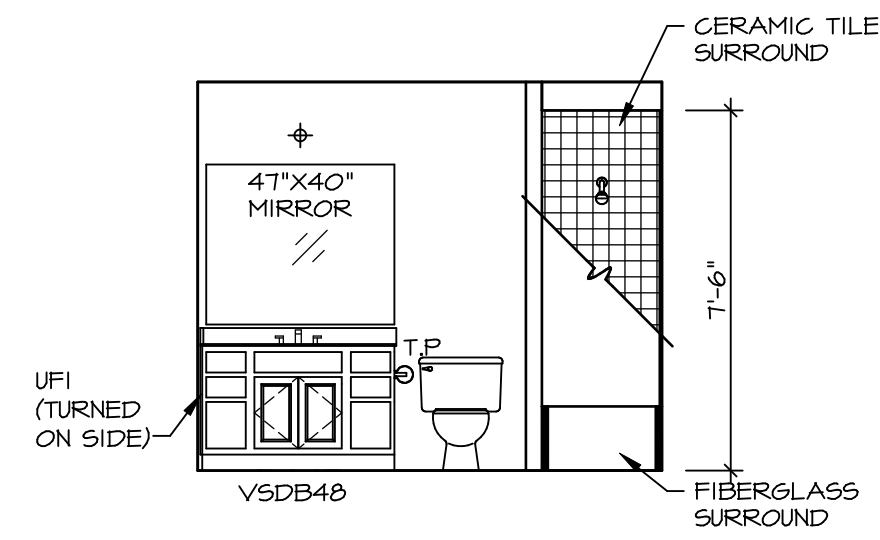
OPTION DESCRIPTION
47

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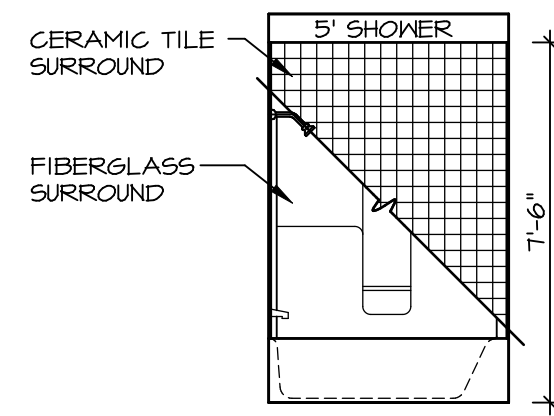
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REV. NO. DATE

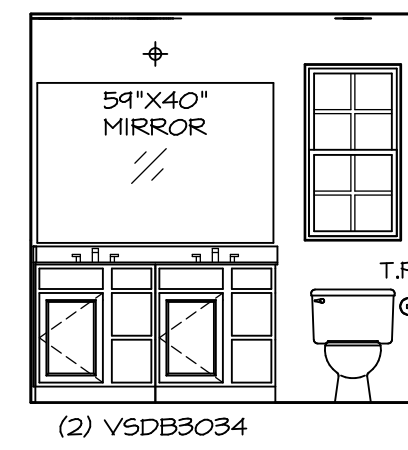
REMARKS



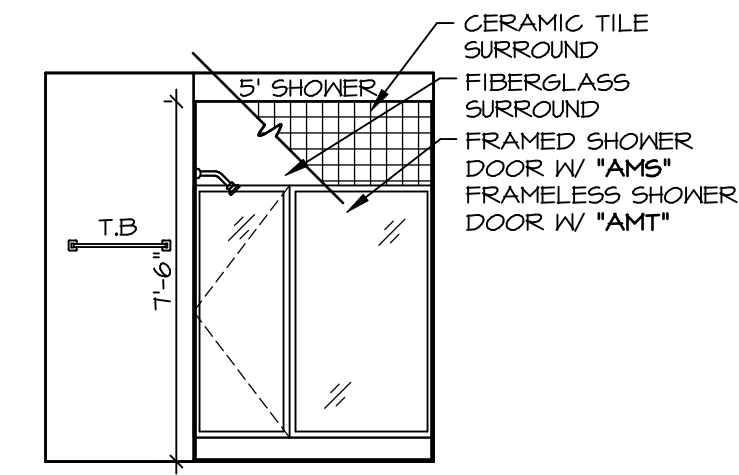
D BATH #1
SCALE: 1/4" = 1'-0"



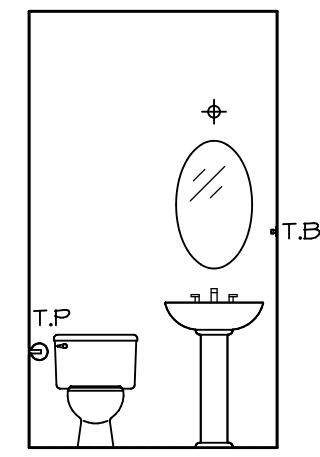
E BATH #1
SCALE: 1/4" = 1'-0"



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"

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. A-13	MODEL BALLENGER	DRAWING TITLE BATH ELEVATIONS	SET NO. BLG00	VERSION 01	DATE:	OPTION
			DRAWN BY	DATE:	OPTION	
49	REMARKS					

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