

△ - Guardian

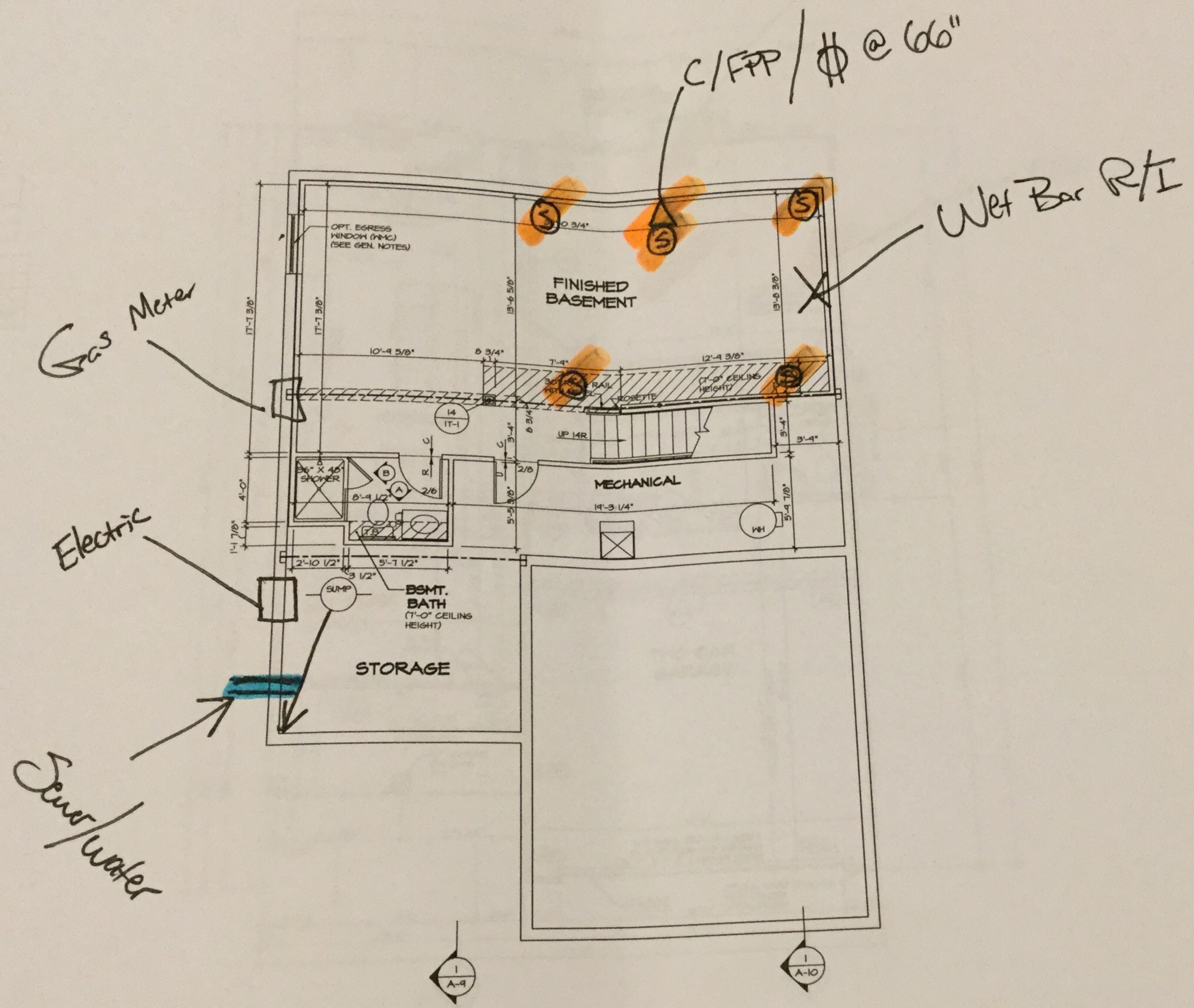
LEGEND

- BEARING WALL
- NON-BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACK
- BEAMHEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NO.

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (2) 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (6) 2x4 OR 2x6 JACK STUD EACH END, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 5" W/ T-PLY, ALL INTERIOR WALLS TO BE 5 1/2", OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILING. DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR WALL FRAMING LOCATIONS AND HEADER SIZES APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE T-O 1/2" HEADER UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS TO BE SINGLE PLAT 2x4 OR 2x6 ATTACHED TO ABOVE, UNLESS OTHERWISE NOTED.
 10. TANKED WATER HEATER SHOWN AS GAS. OPTIONAL TANKLESS WATER HEATER IS ALTERNATIVE TO TANKED WATER HEATER.

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



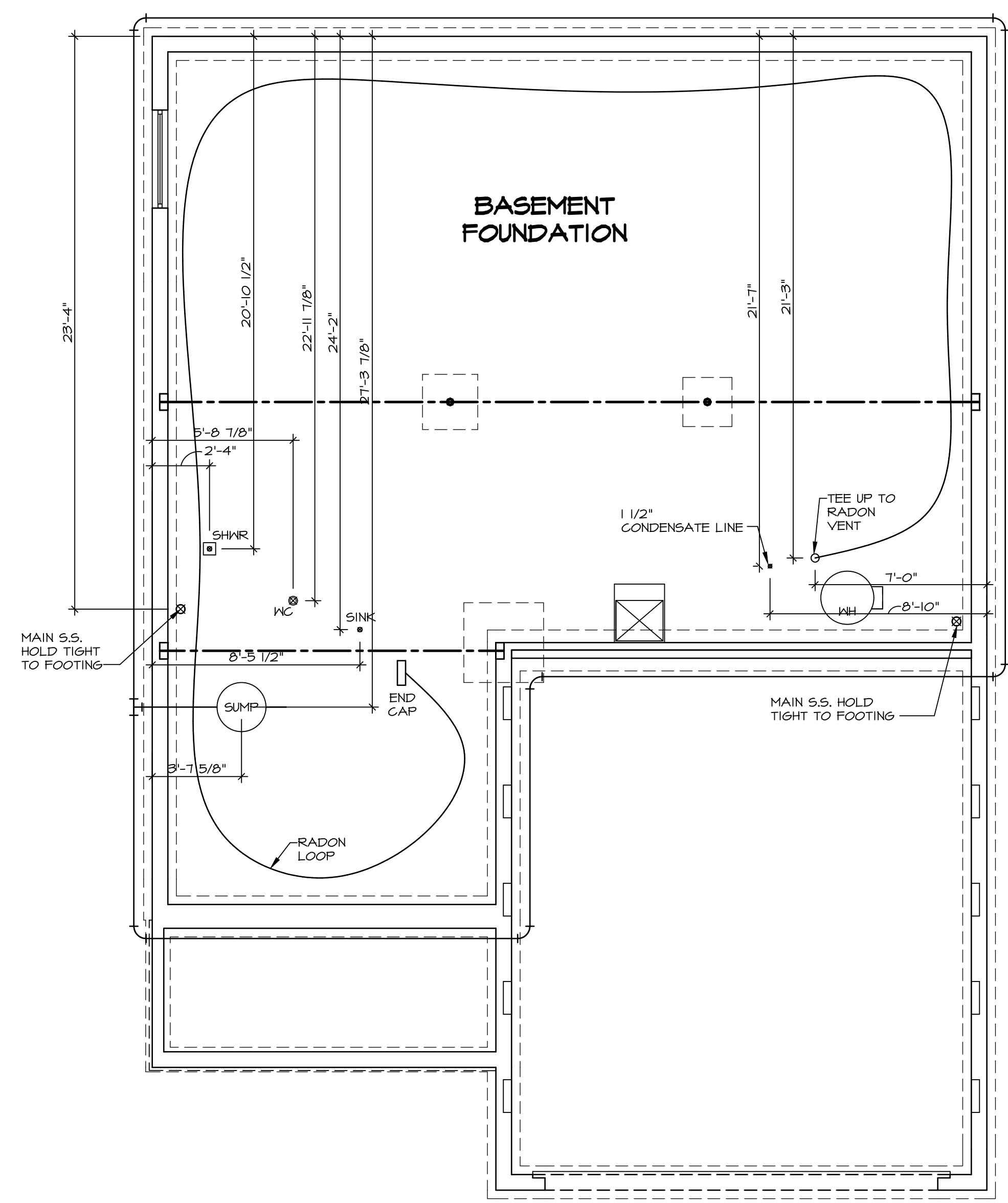
BASEMENT FLOOR PLAN

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. A-5	MODEL BALLENGER	SET NO. BL600	REV. NO.	DATE	REMARKS
	DRAWING TITLE PLUMBING PLAN	VERSION 01			
OPTION DESCRIPTION					
23					

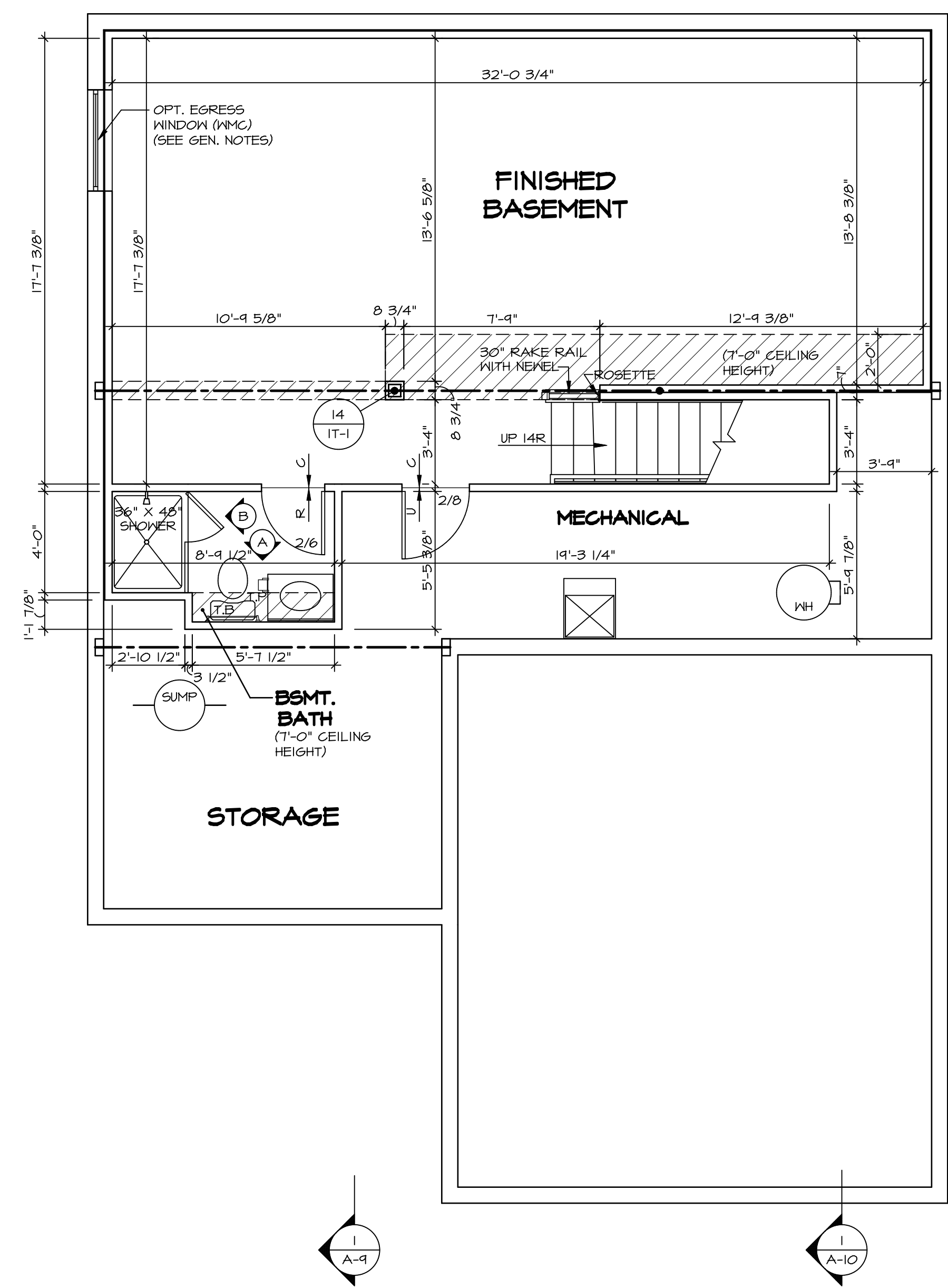
NVR
 NVR, Inc.
 Architectural Services
 Architects
 5285 Westpark Drive, Suite 100
 Frederick, MD 21703

NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, adapted, or otherwise used in any way without the written consent of NVR, Inc.

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



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

SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION	REMARKS
A-6	BALLENGER	BLG00	01			
27						

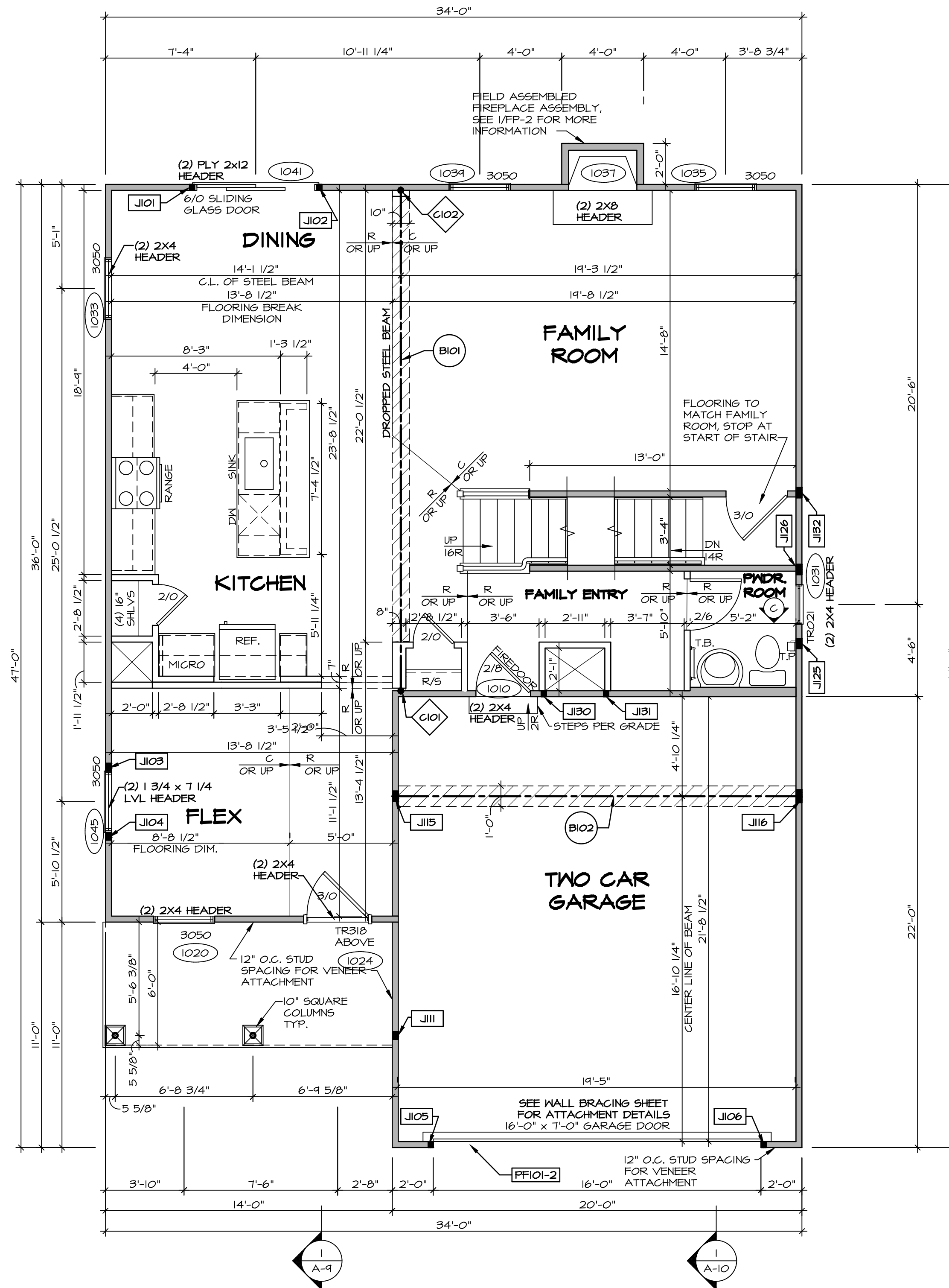
NVR
Architectural Services
5285 West... Suite 100
Frederick, MD 21703

C:\NVR\Solves\BALLENGER-BLG00_01\DCY-VG-1506\1506267\Sheets\Lot_Specific\27_A-6_BSMT_LS.dwg_08/15/18 - 2:35 am

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		
J115	JACK - (4) 2X4 SFF STUD GRADE	ELA, ELK	1012		
J116	JACK - (5) 2X4 SFF STUD GRADE	ELA, ELK	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'-8 1/2"		1008	
B102	BEAM STEEL - W10X26	20'-0"	ELA, ELK, SXC	1012	
PFI01-2	EXT HEADER - 2X12 - 2 PLY	14'-9"		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 CEILING. ALL DROPPED CEILING 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.

- 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

REMARKS

REV. NO. DATE

MODEL: **BALLENGER**
DRAWING TITLE: **FIRST FLOOR PLAN**
OPTION DESCRIPTION

SHEET NO. **A-7**

SET NO. **BLG00**
VERSION **01**
DRAWN BY
DATE:
OPTION

NVR Inc.
Architectural Services
5285 Westchase Square, Suite 100
Frederick, MD 21703

C:\NVR\Solves\BALLENGER-BLG00_01\DCI-VG-1506\032626\Sheets\Lot_Specific\29_A-7_FLN1_LS.dwg 08/15/18 - 2:56 am

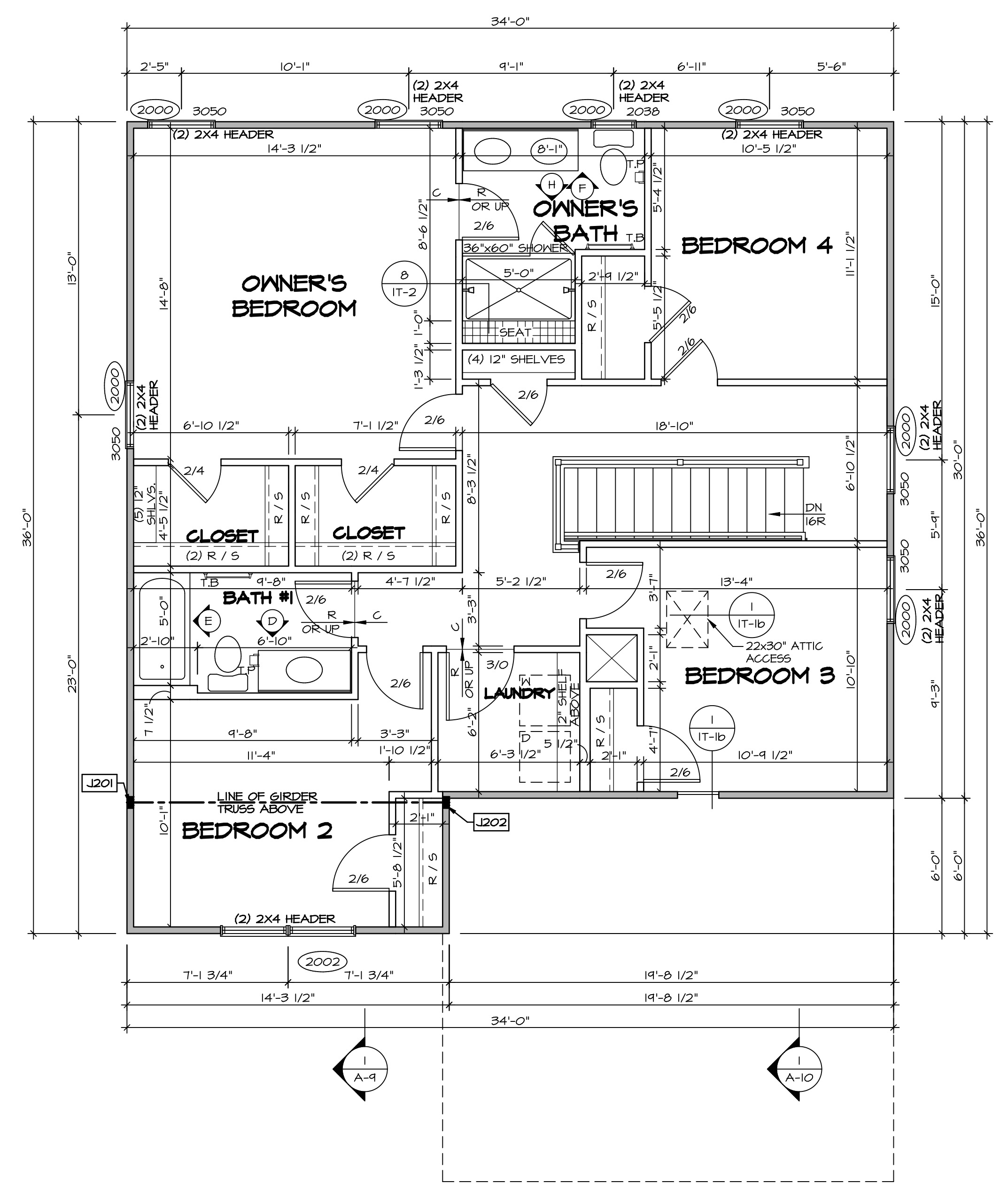
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	
J202	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	

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 CEILING. ALL DROPPED CEILING 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.

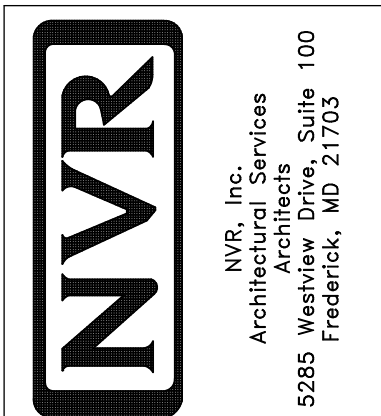
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

SHEET NO.	MODEL	SET NO.	BLG00	VERSION	DATE	OPTION	REMARKS
A-8	BALLENGER	01	01				
32							

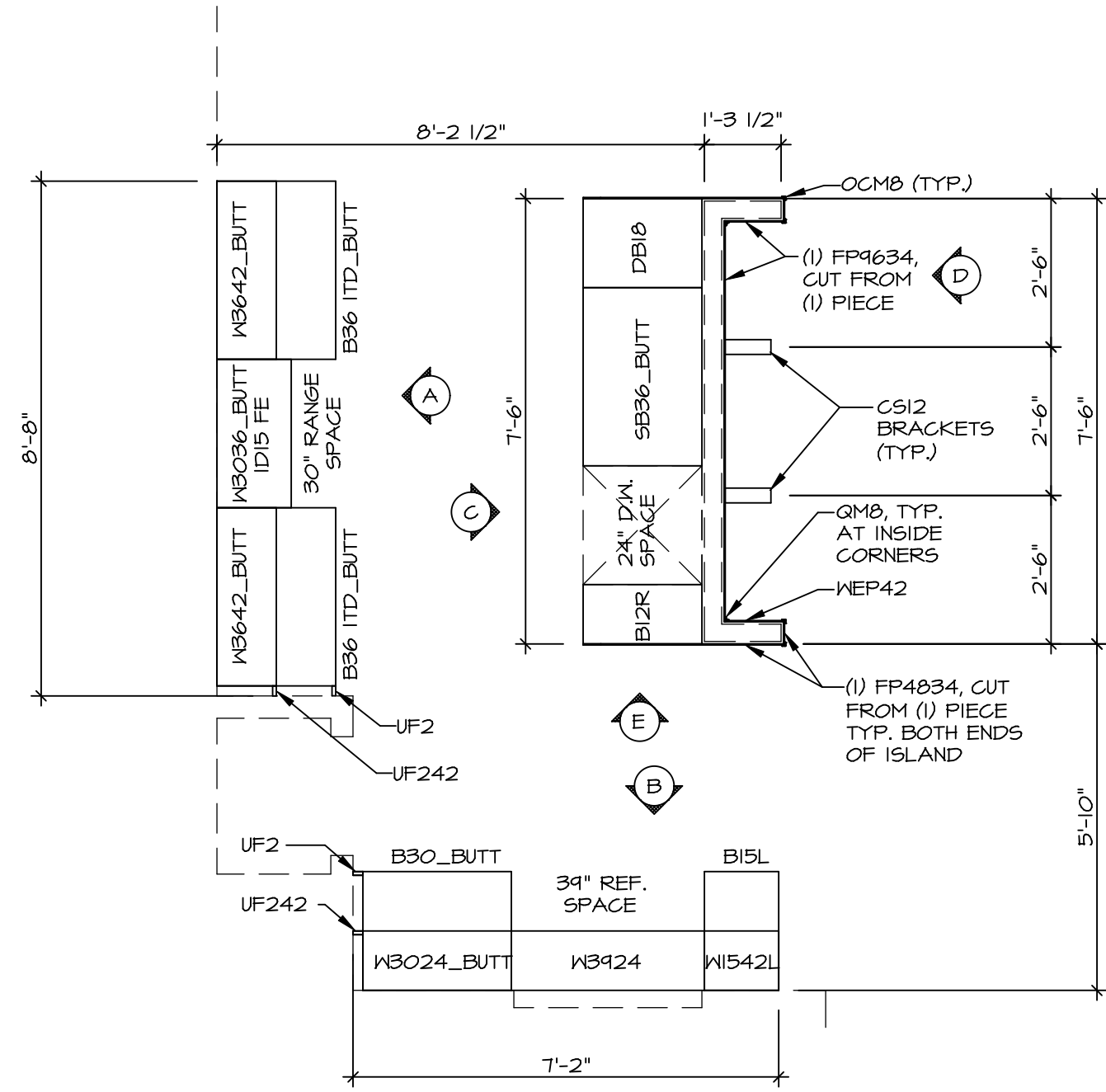
NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used in any way without the written consent of NVR, Inc.



SET NO. BLG00
VERSION 01
DRAWN BY
DATE:
OPTION

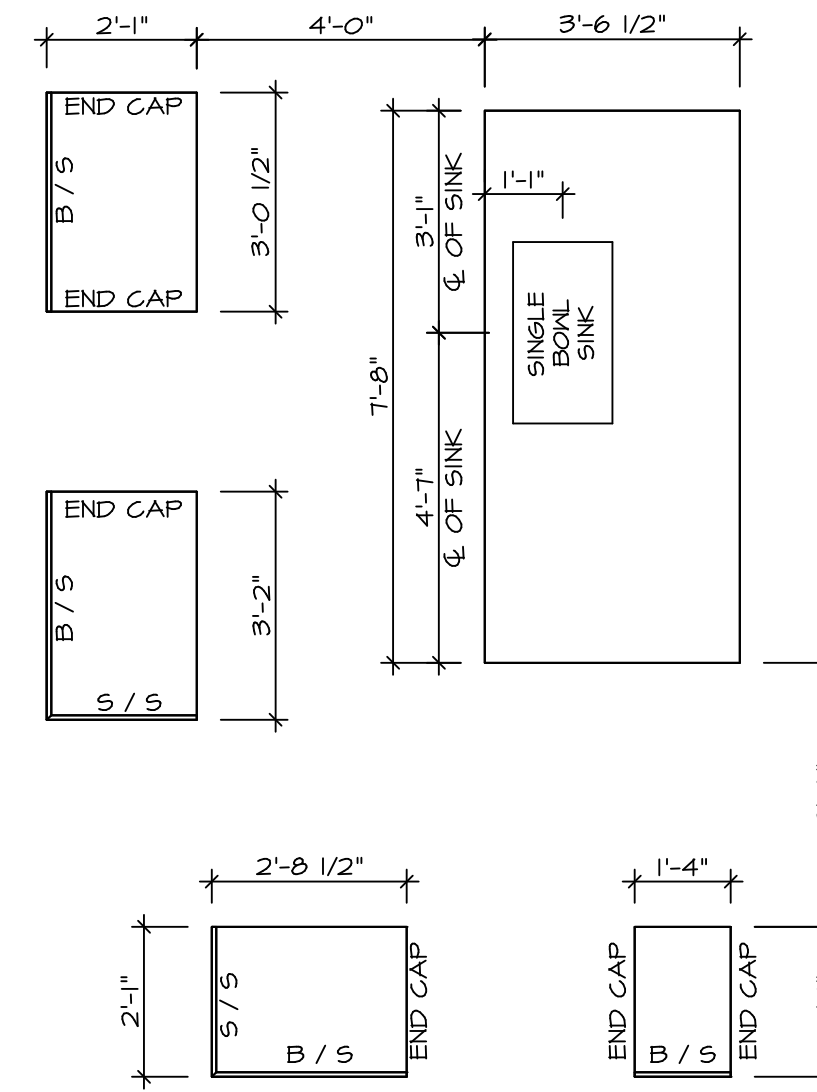
DRAWING TITLE
SECOND FLOOR PLAN

OPTION DESCRIPTION



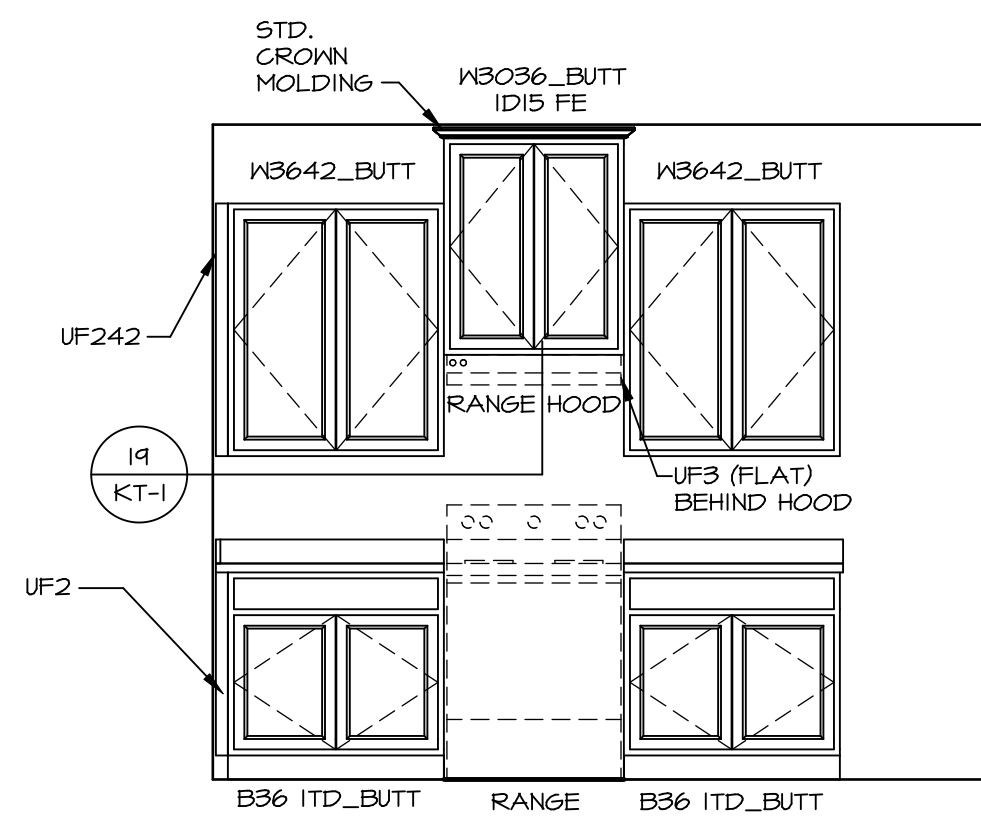
**KITCHEN CABINET
PLAN (KC - 3491)**

A-12 SCALE: 3/8" = 1'-0"



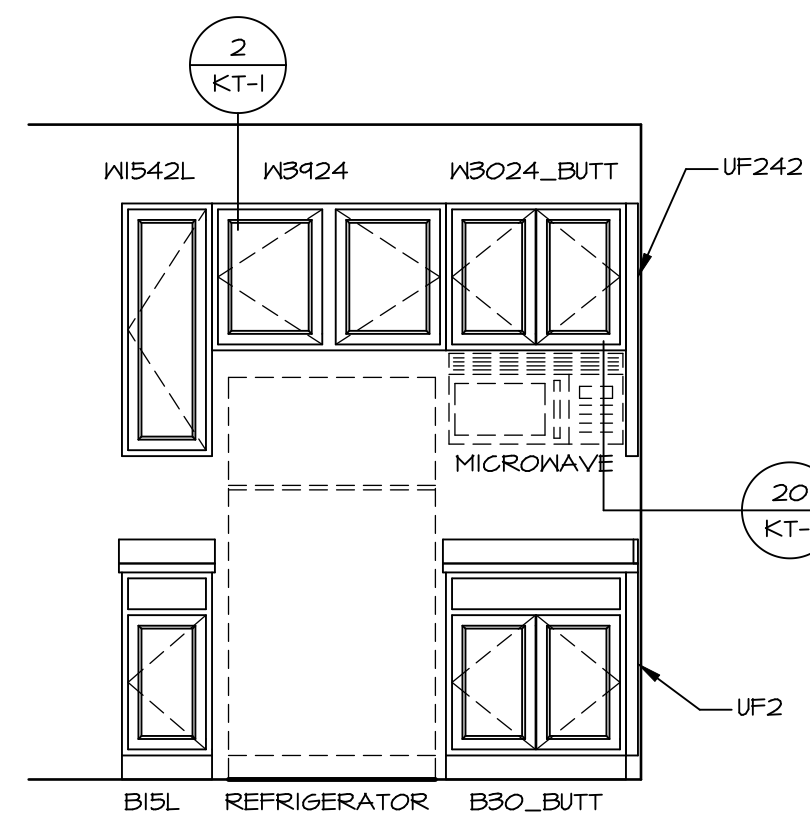
**KITCHEN COUNTERTOP
PLAN (KC - 3491)**

A-12 SCALE: 3/8" = 1'-0"



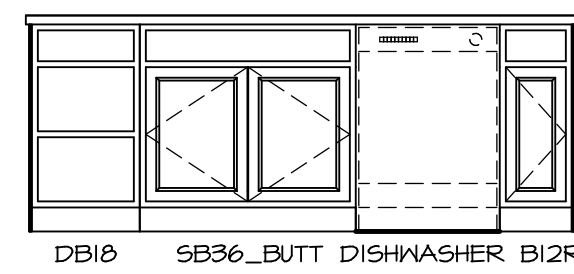
A ELEVATION "A"

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



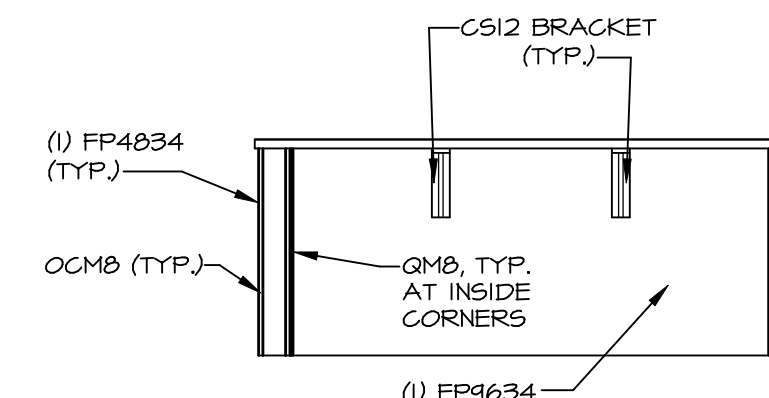
B ELEVATION "B"

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



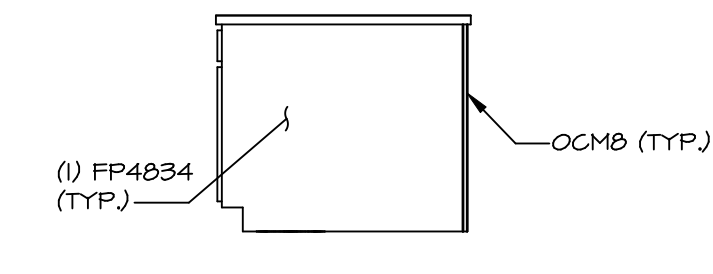
C ELEVATION "C"

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



D ELEVATION "D"

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

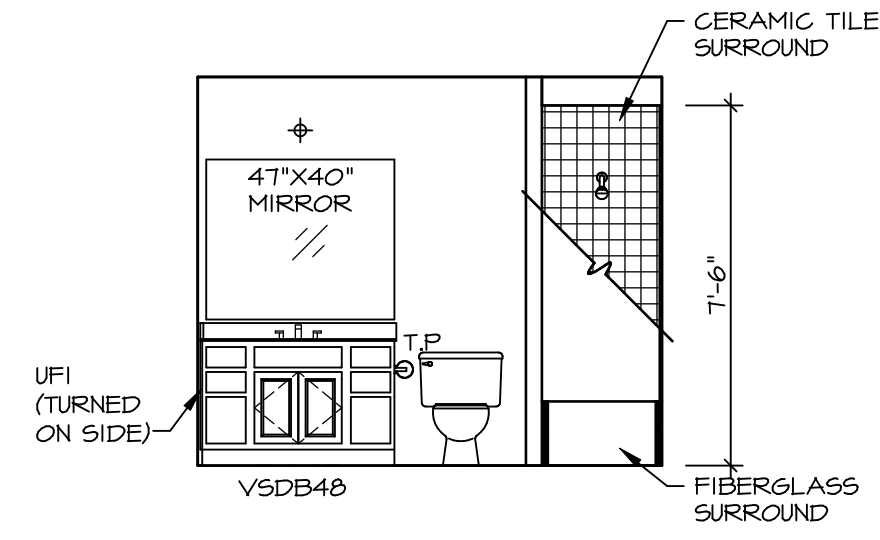


E ELEVATION "E"

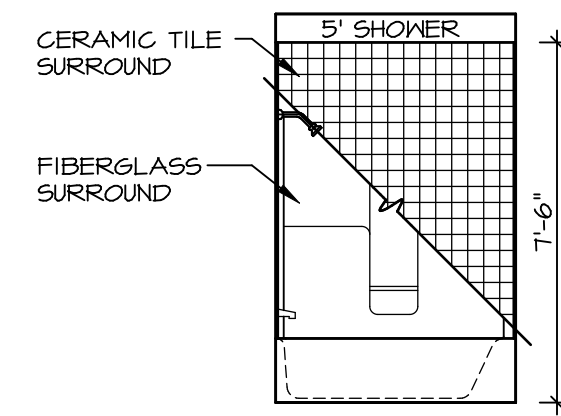
SCALE: 3/8" = 1'-0"

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

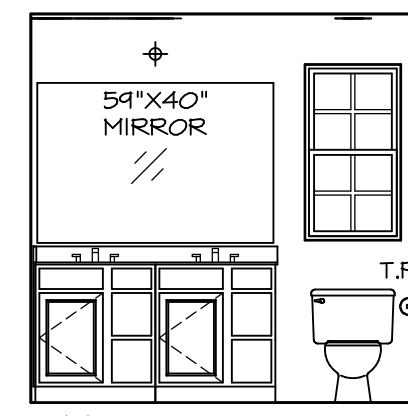
NOTE:
CABINET LAYOUT(S) ARE
BASED ON FINISHED
DIMENSION TO DRYWALL.



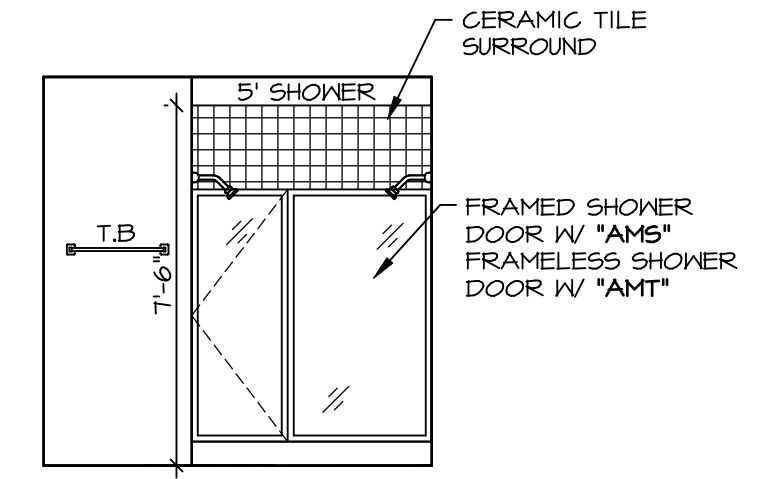
D BATH #1
SCALE: 1/4" = 1'-0"



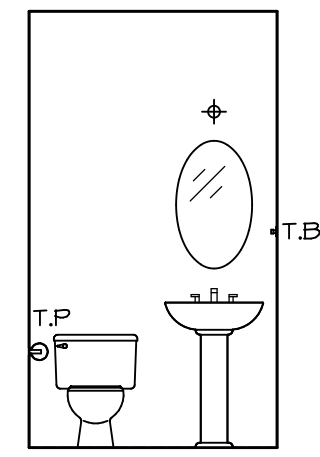
E BATH #1
SCALE: 1/4" = 1'-0"



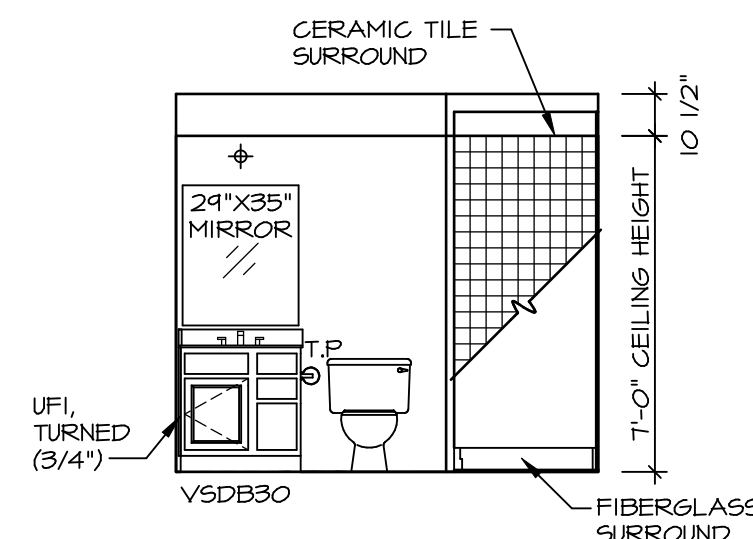
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



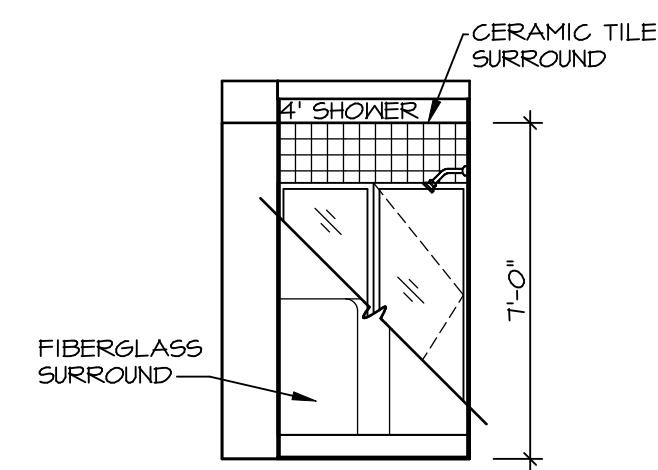
H OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



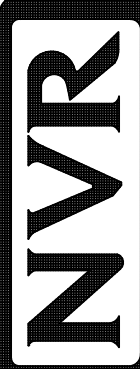
A BASEMENT BATH
SCALE: 1/4" = 1'-0"

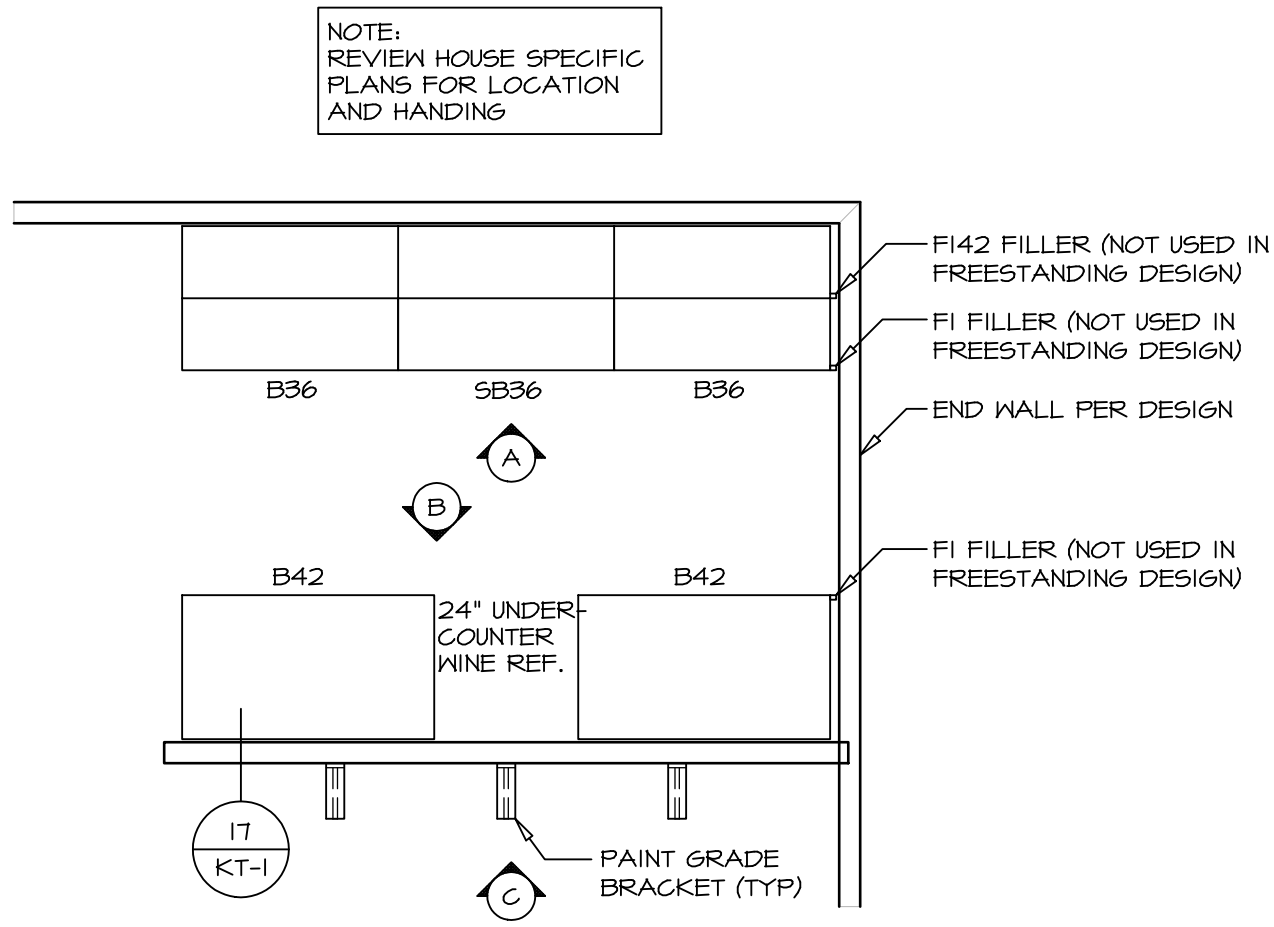


B BASEMENT BATH
SCALE: 1/4" = 1'-0"

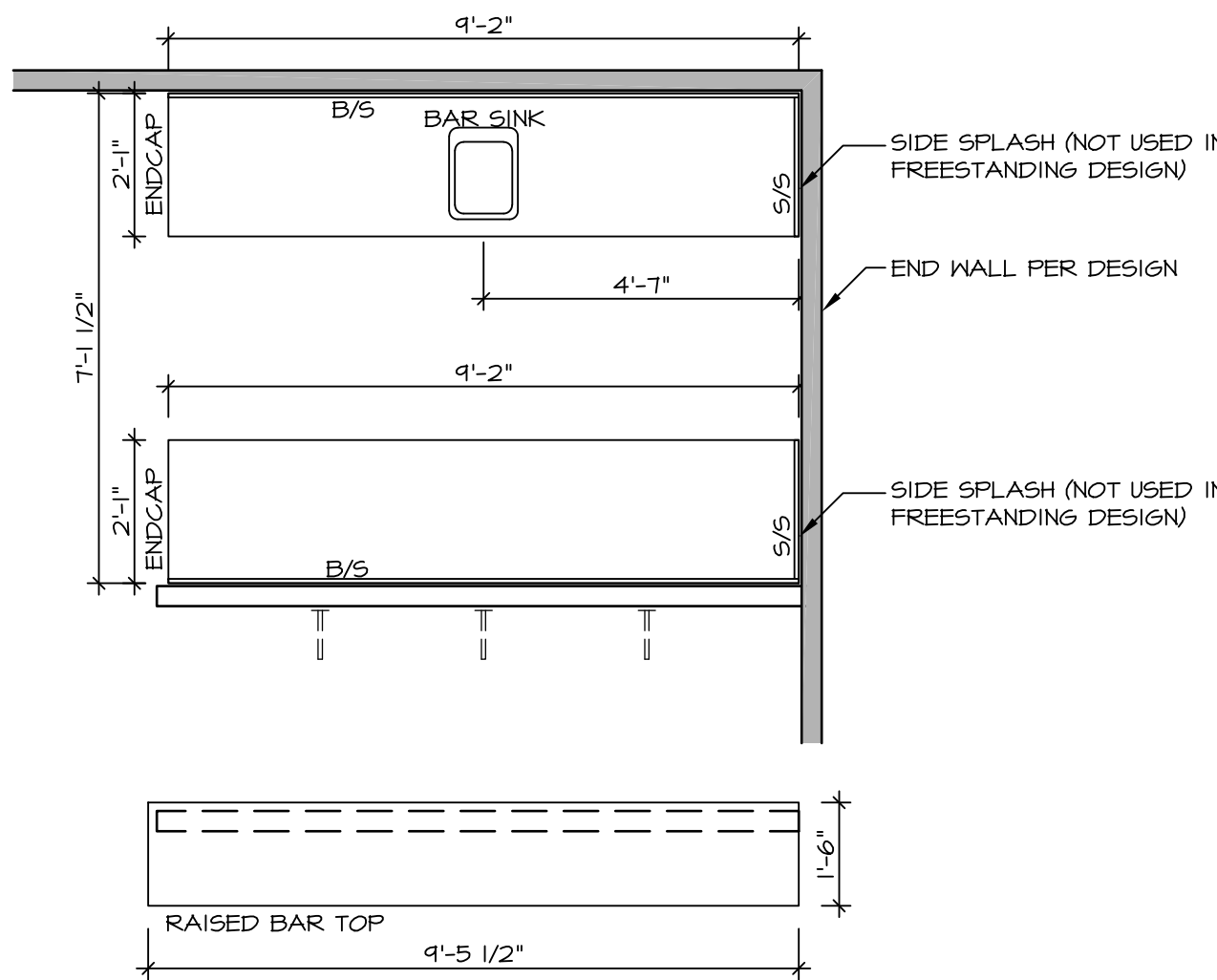
NOTES:

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.

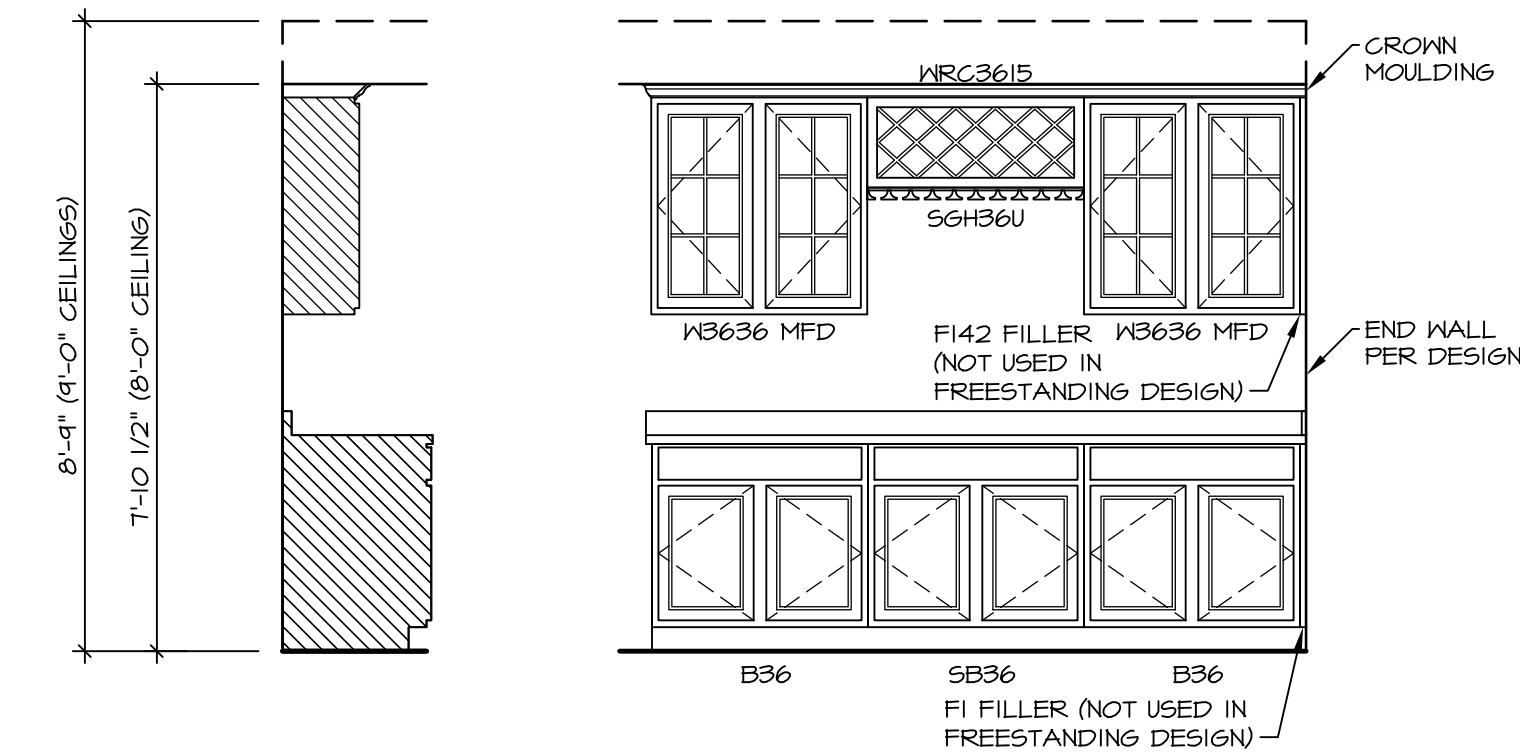
SHEET NO. A-13	MODEL BALLENGER	DRAWING TITLE BATH ELEVATIONS	SET NO. BL600	VERSION 01	DRAWN BY	DATE:	OPTION
			OPTION DESCRIPTION				
NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used without the written consent of NVR, Inc.			 NVR, Inc. Architectural Services Architects 5285 Westover Hills Frederick, MD 21703				
REMARKS							
REV. NO. DATE							
C:\NVR\Solves\BALLENGER-BL600_01\DCI-VG-1506\903267\Sheets\Lot_Specific\49 A-13 BATH_LS.dwg 08/15/18 - 2:37 am							



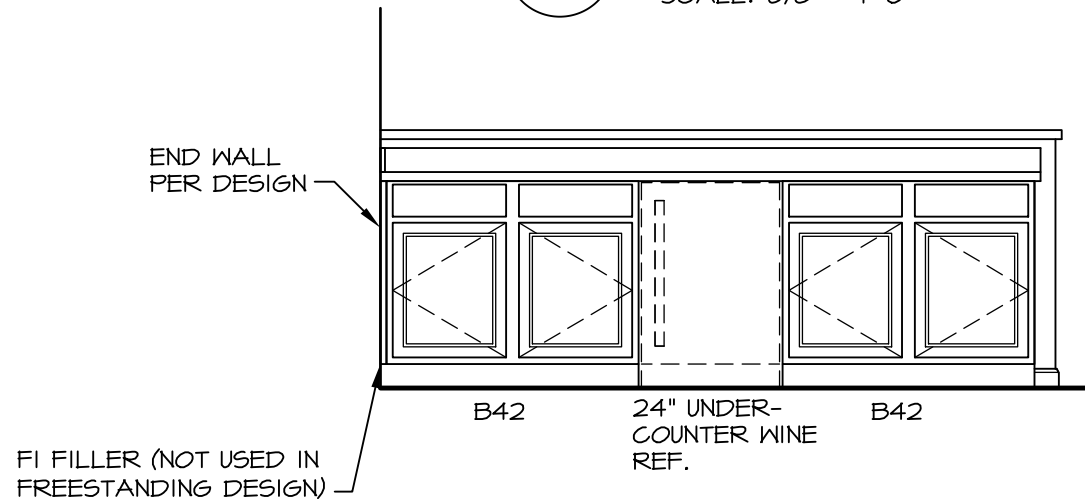
2
KITCHEN CABINET
PLAN KC - 1901
SCALE: 3/8" = 1'-0"



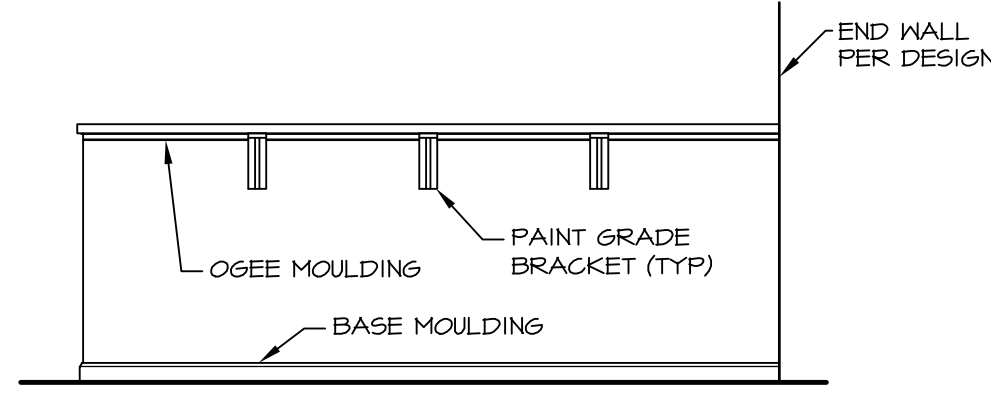
8
KITCHEN COUNTERTOP
PLAN KT - 1901
SCALE: 3/8" = 1'-0"



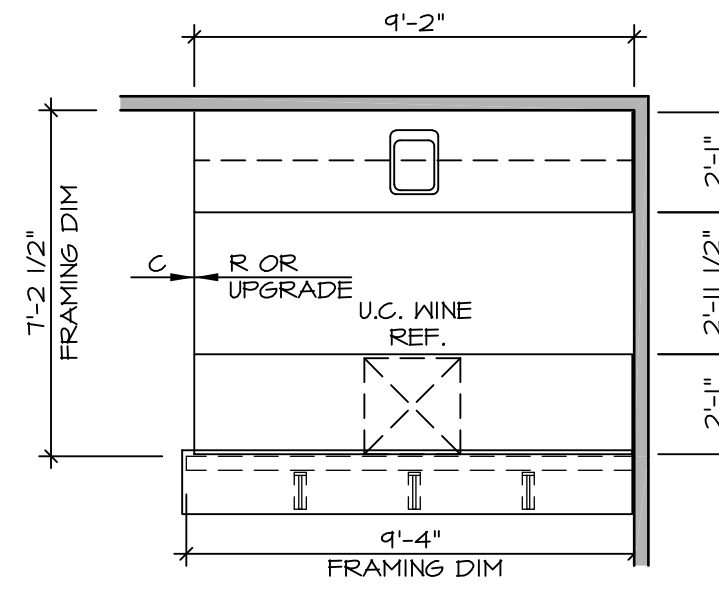
3
ELEVATION "A"
SCALE: 3/8" = 1'-0"



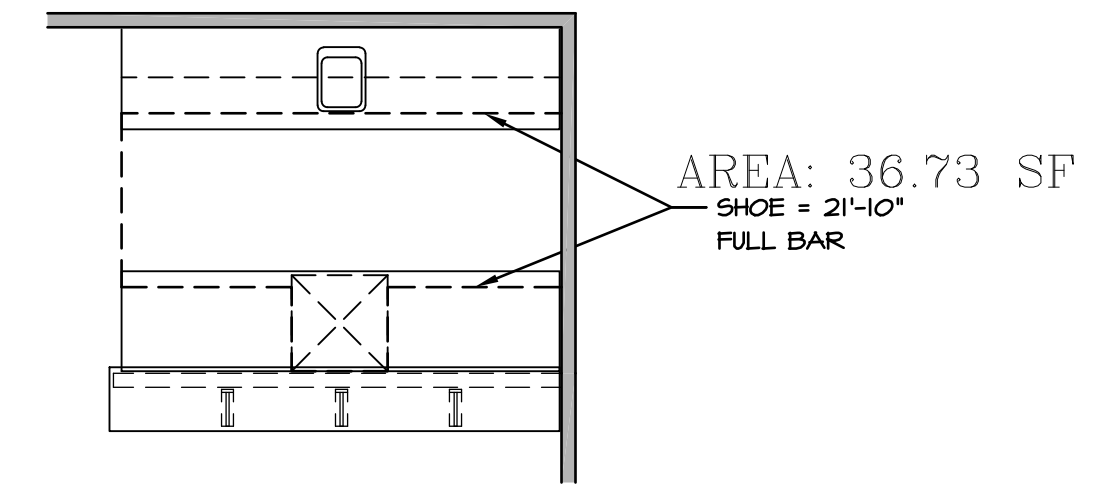
4
ELEVATION "B"
SCALE: 3/8" = 1'-0"



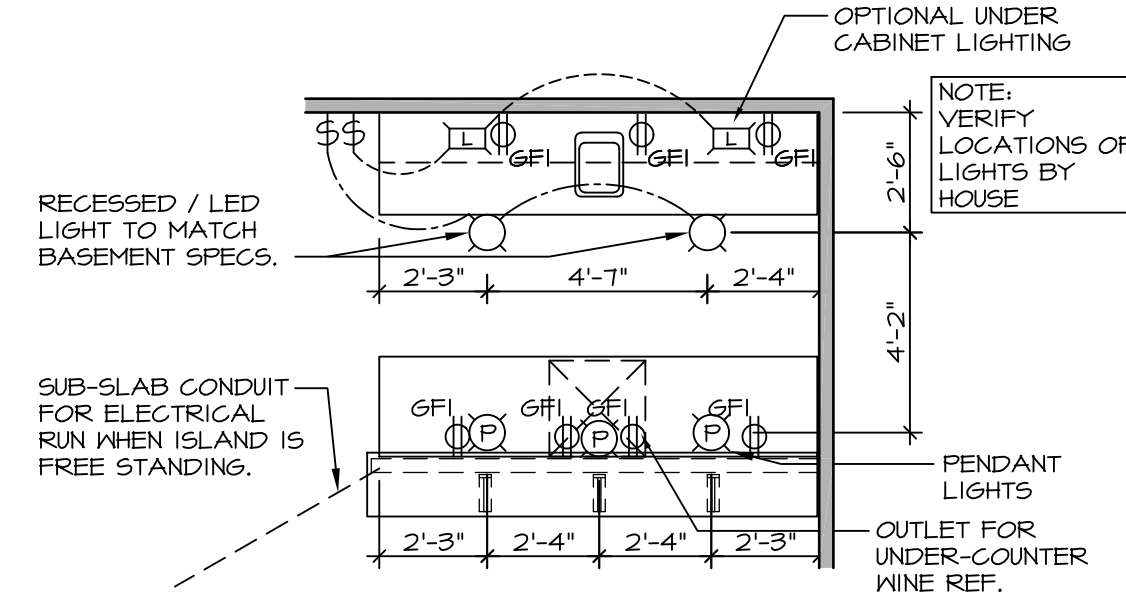
5
ELEVATION "C"
SCALE: 3/8" = 1'-0"



6
FLOOR PLAN
SCALE: 1/4" = 1'-0"



7
FLOORING PLAN
SCALE: 1/4" = 1'-0"

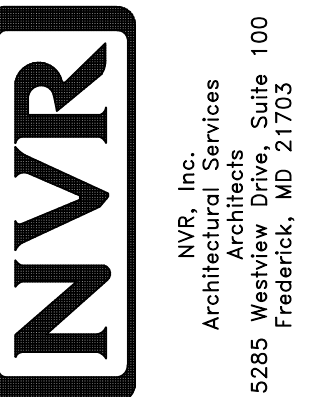


9
FLOOR PLAN ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

1
WET BAR DETAILS
SCALE: VARIES

REV. NO.	DATE	REMARKS
1	5/17/17	56A - REVISED FLOOR PLAN DIMENSIONS TO MATCH COUNTERTOP DIMENSIONS
2	5/23/17	56A - FIXED OVERLAPPING TEXT ON B/IT-3
3	6/5/17	56A - REMOVED U.C. REF. AND TURNED OFF FLOORING SPACES
4	9/14/17	EBP - ADDED NOTE TO RECESSED LIGHT / LED LIGHT IN NET BAR
5	9/28/17	EBP - ADDED FRAMING DIMENSIONS FOR THE NET BAR WALL

NVR, Inc., owner, expressly reserves its common law copyright and other proprietary rights in these plans. These plans are not to be copied, reproduced, or transmitted in any form or by any means, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.



SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
IT-3	STANDARD DETAILS INTERIOR TRIM DETAILS WET BAR DETAILS - FULL BAR (RYAN ONLY)	1	1			