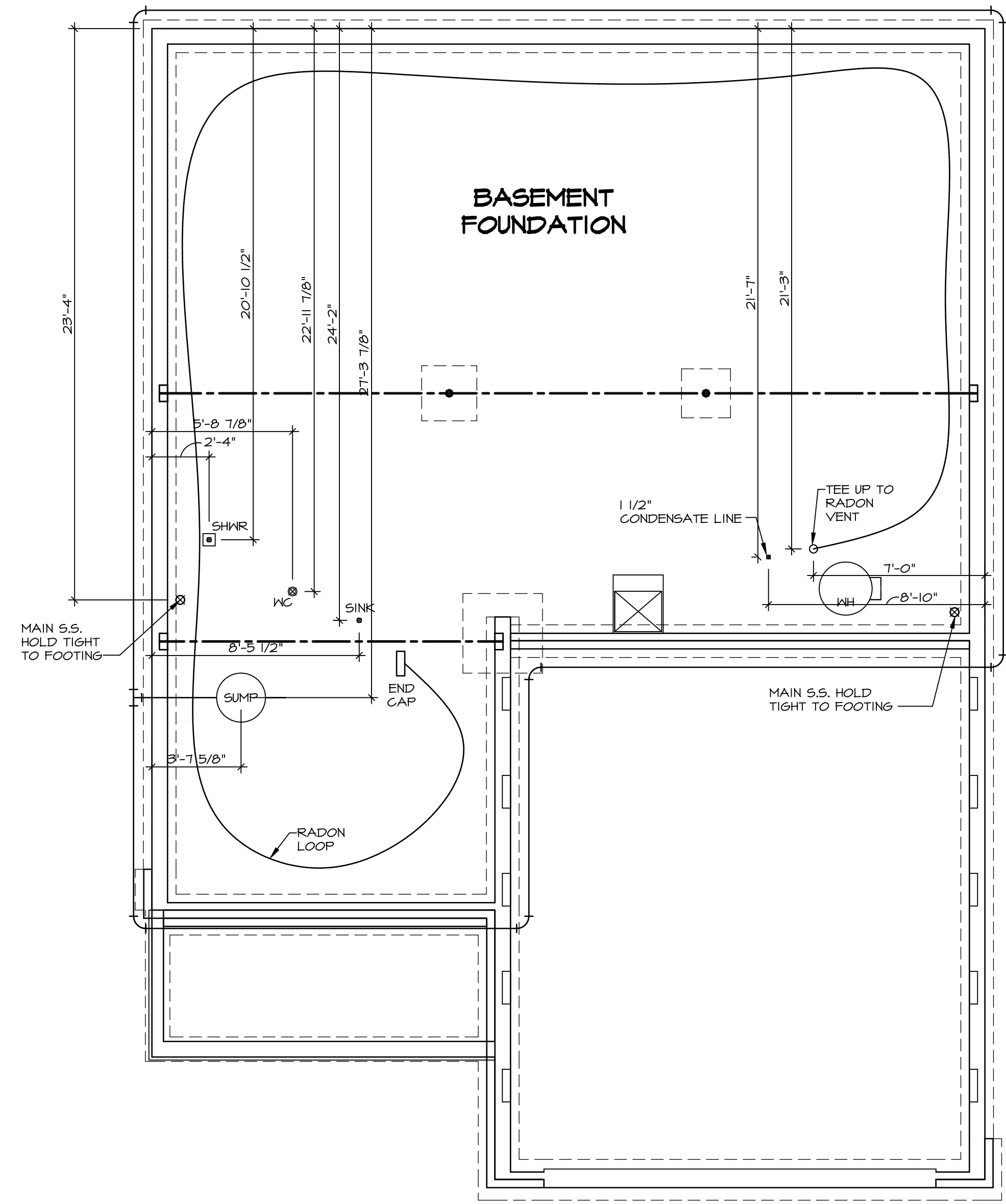


NOTE
 RADON REMEDIATION
 RADON LOOP:

- (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



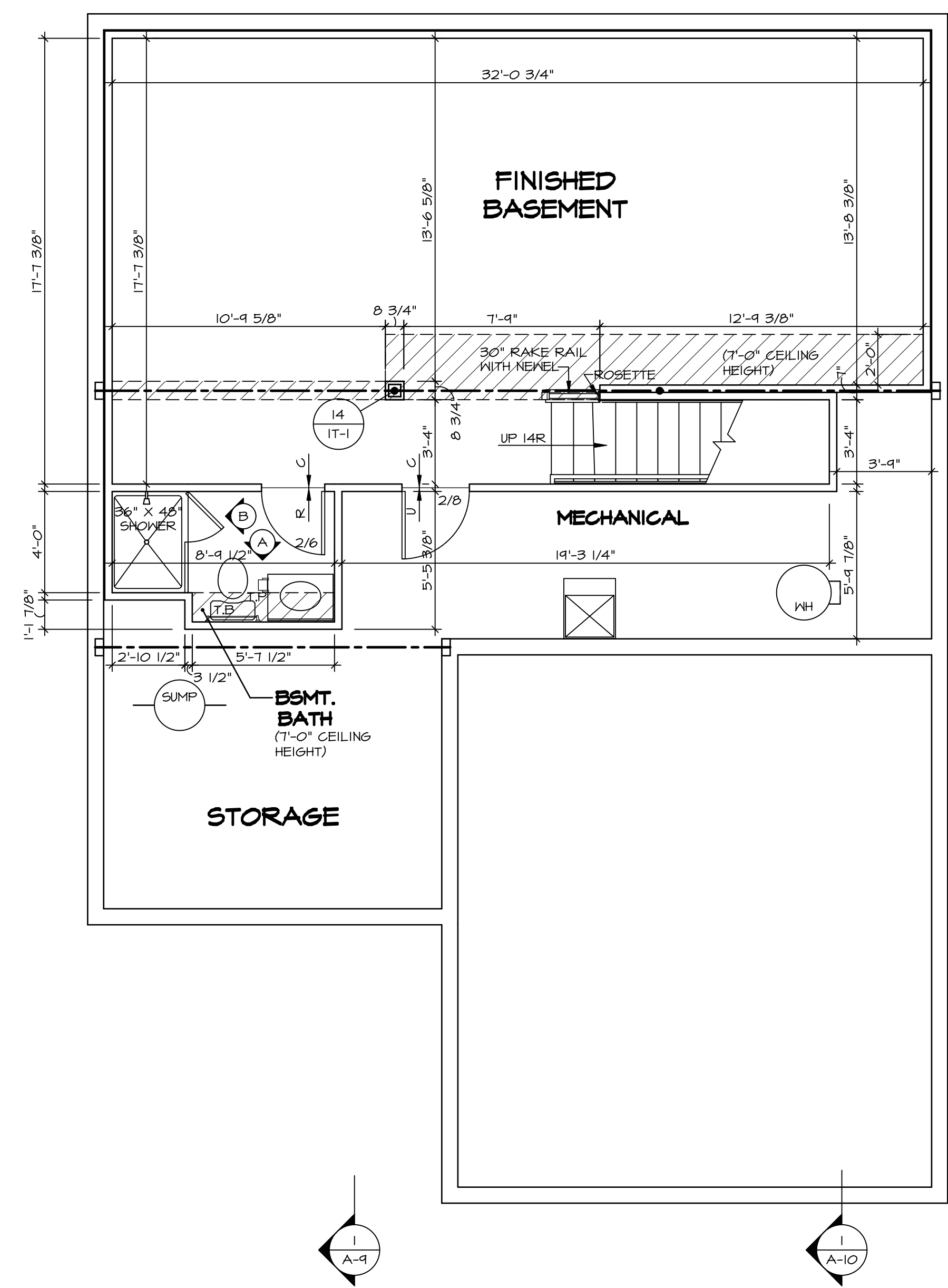
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

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

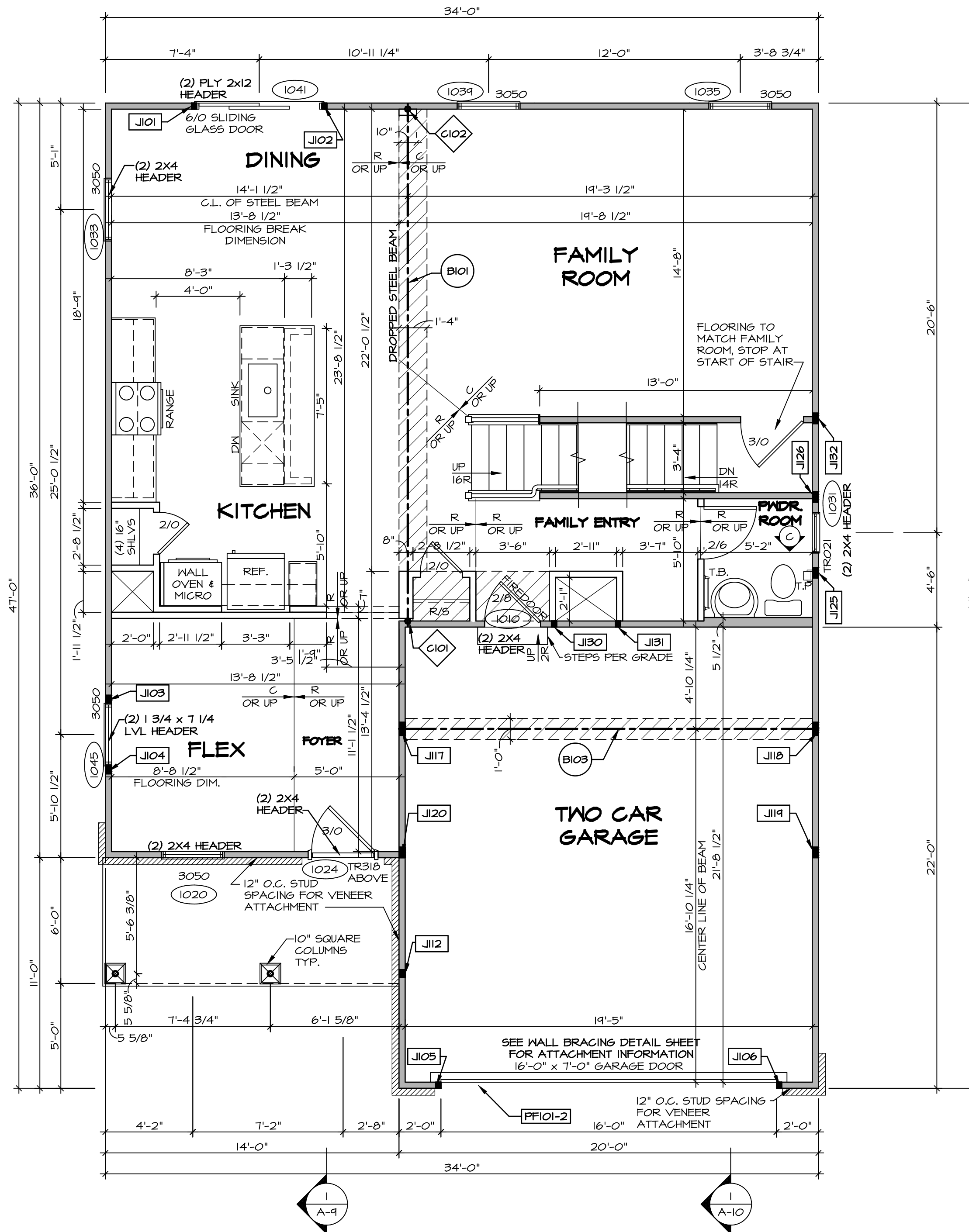
- GYPSUM NOTES**
- AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

| | | | | | |
|-------------------------|---------------------------|--|-------------------|----------|--------|
| SHEET NO. A-6 | MODEL BALLENGER | SET NO. BL600 | VERSION 01 | DATE: | OPTION |
| | | DRAWING TITLE BASEMENT FLOOR PLAN | | DRAWN BY | |
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| REMARKS | | <p>REV. NO. DATE</p> | | | |

| 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 | | |
| J112 | JACK - (3) 2X4 SFF STUD GRADE | ELL | 1028 | | |
| J117 | JACK - (5) 2X4 SFF STUD GRADE | ELB, ELC, ELL | 1014 | | |
| J118 | JACK - (5) 2X4 SFF STUD GRADE | ELB, ELC, ELL, 6CB | 1014 | | |
| J119 | JACK - (4) 2X4 SFF STUD GRADE | ELB, ELC, ELL | 1018 | | |
| J120 | JACK - (4) 2X4 SFF STUD GRADE | ELB, ELC, ELL | 1018 | | |
| J125 | JACK - (4) 2X4 SFF STUD GRADE | | 1008 | | |
| J126 | JACK - (4) 2X4 SFF STUD GRADE | | 1008 | | |
| J130 | JACK - (2) 2X4 SFF STUD GRADE | | | | |
| J131 | JACK - (2) 2X4 SFF STUD GRADE | | | | |
| J132 | JACK - (4) 2X4 SFF STUD GRADE | | 1008 | | |

| 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 | |
| B103 | BEAM STEEL - W12X30 | 20'-0" | ELB, ELC, ELL, 5XC | 1014 | |
| PFI01-2 | EXT HEADER - 2X12 - 2 PLY | 19'-4" | 6CB | 1028 | 2-PLY, PORTAL FRAME |



| 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

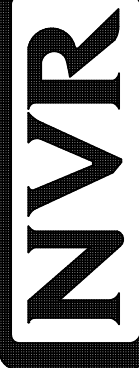
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
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GYPHUM NOTES

AT GARAGE:
GYPHUM 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" GYPHUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

| |
|---|
| REMARKS |
| REV. NO. DATE |
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| <p>SET NO. BLG00 VERSION 01 DRAWN BY DATE: OPTION</p> |
| <p>MODEL BALLENGER DRAWING TITLE FIRST FLOOR PLAN OPTION DESCRIPTION</p> |
| <p>SHEET NO. A-7 29</p> |

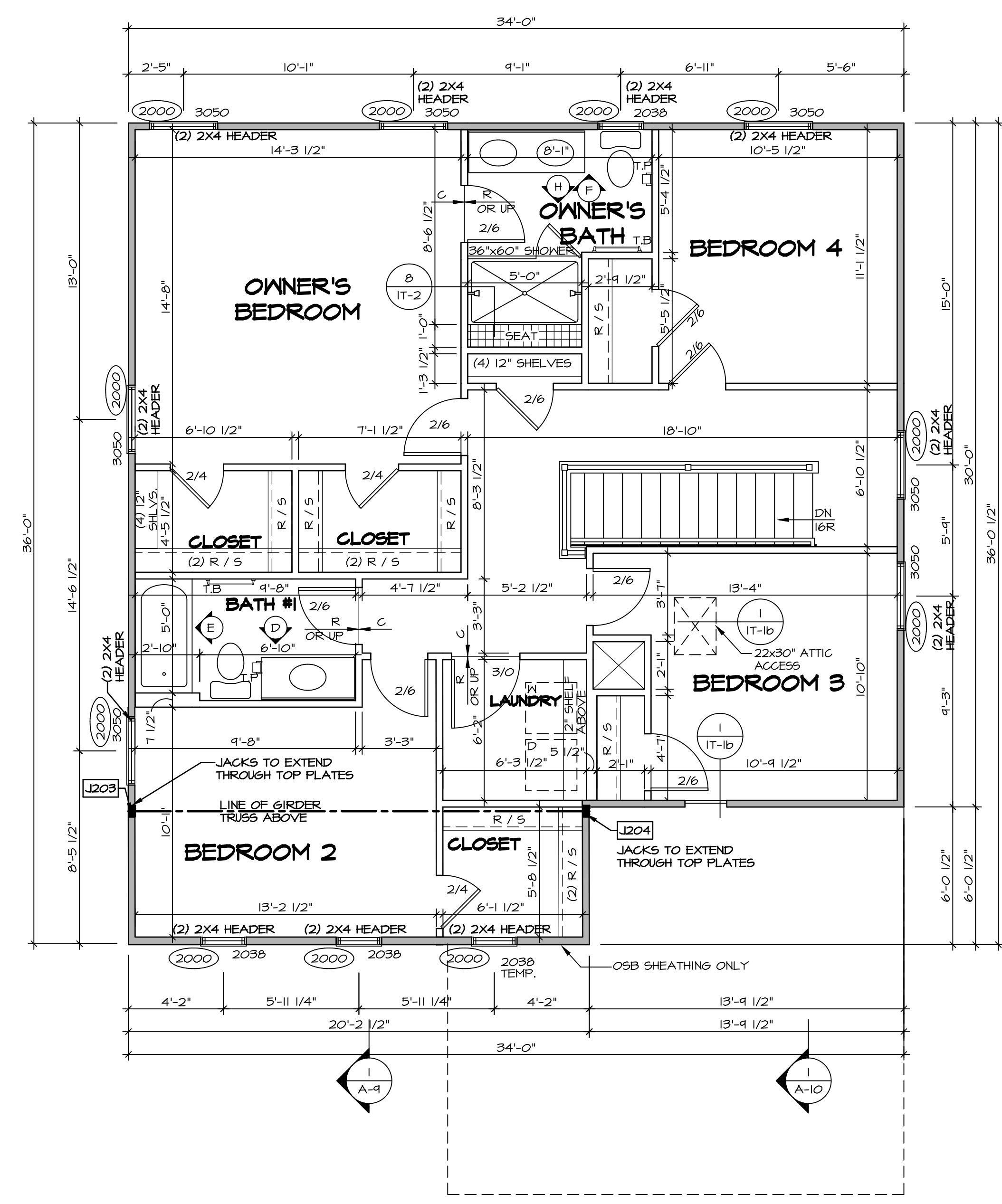
| SECOND FLOOR JACK SCHEDULE | | | | |
|----------------------------|---------------------|---------------|-----------|-----------------------|
| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
| J203 | JACK - (4) 2X4 5P#1 | ELB, ELC, ELL | 2004 | EXTEND THRU TOP PLATE |
| J204 | JACK - (4) 2X4 5P#1 | ELB, ELC, ELL | 2004 | EXTEND THRU TOP PLATE |

| 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

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- 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



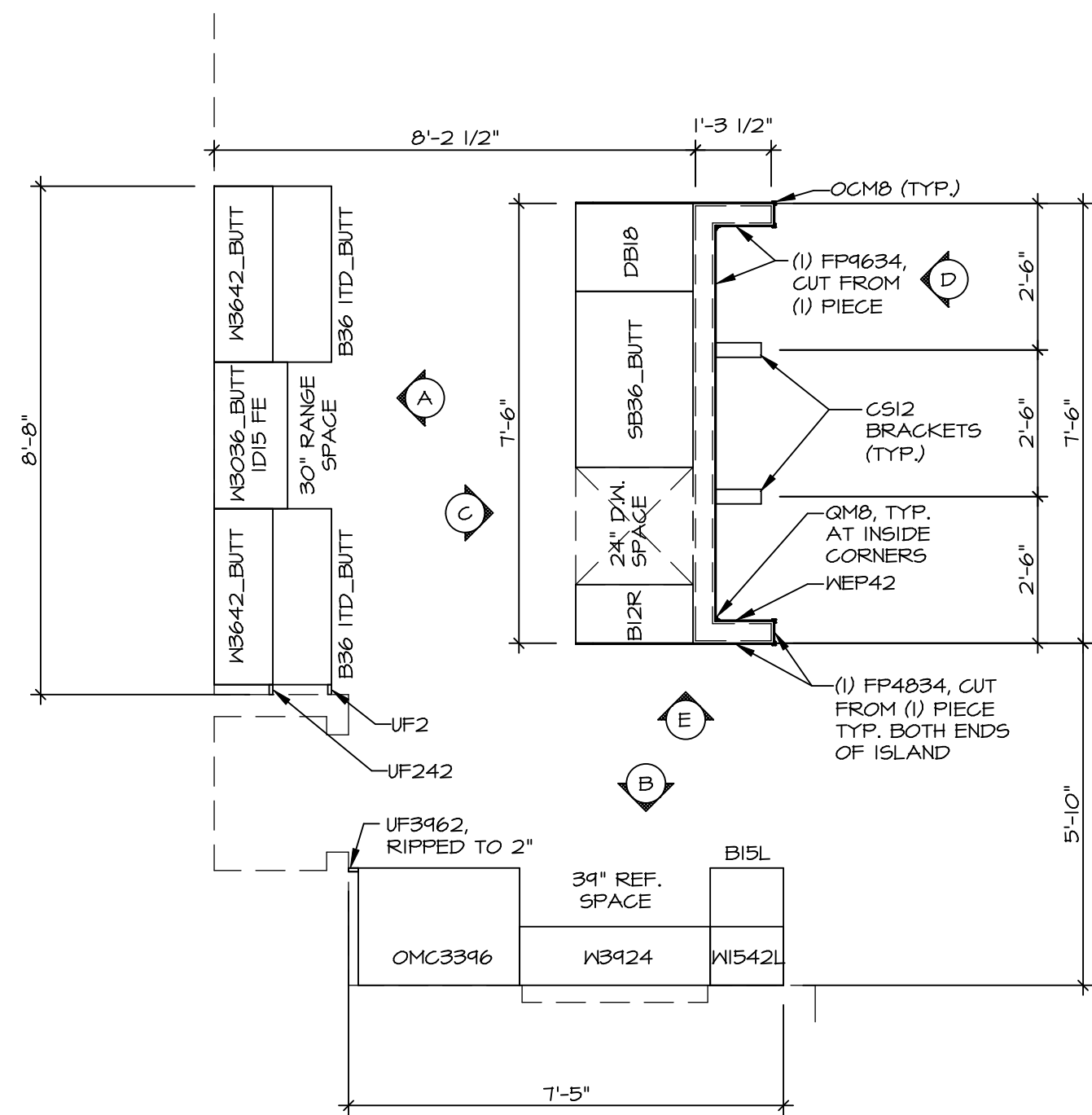
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

| SHEET NO. | MODEL | SET NO. | VERSION | DRAWN BY | DATE | OPTION | REMARKS |
|-----------|-----------|----------|---------|----------|------|--------|---------|
| A-8 | BALLENGER | BLG00_01 | 01 | | | | |
| 32 | | | | | | | |

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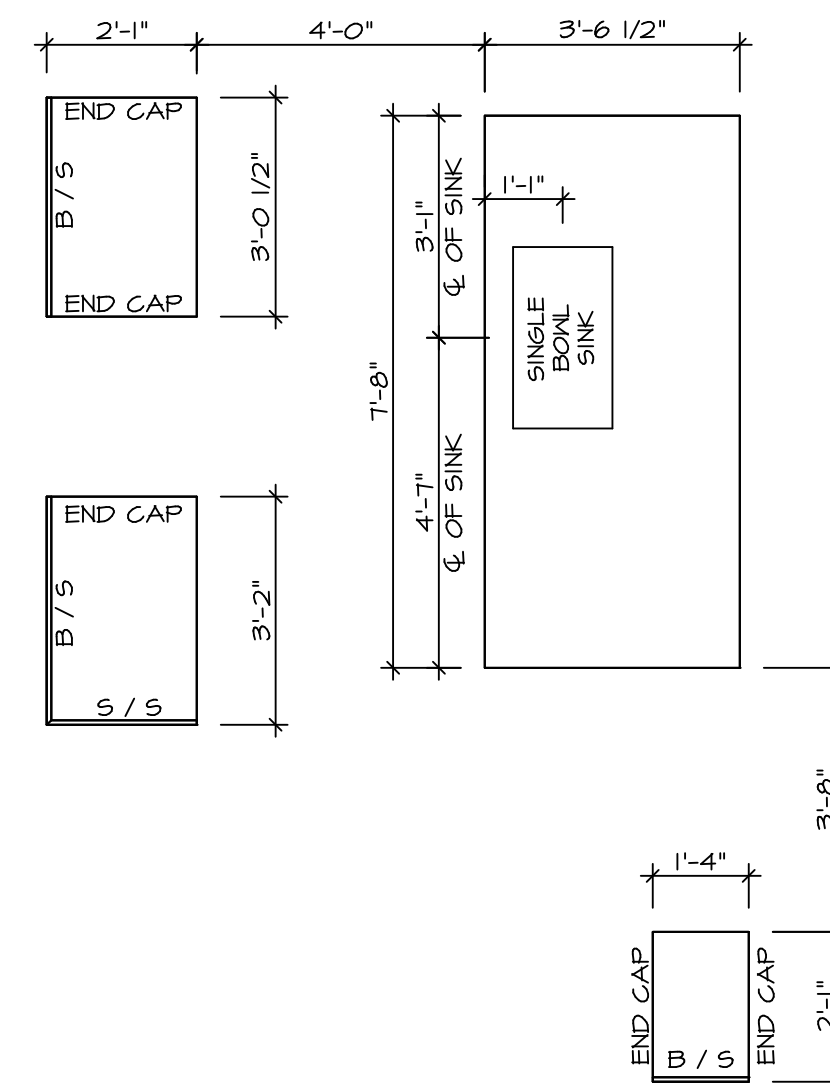
SET NO. BLG00
 VERSION 01
 DRAWN BY
 DATE:
 OPTION

C:\NVR\Solves\BALLENGER-BLG00_01\DCV-VG-L510\1132115\Sheets\02 A-8 PLAN_LS.dwg 02/27/19 - 8:51 am



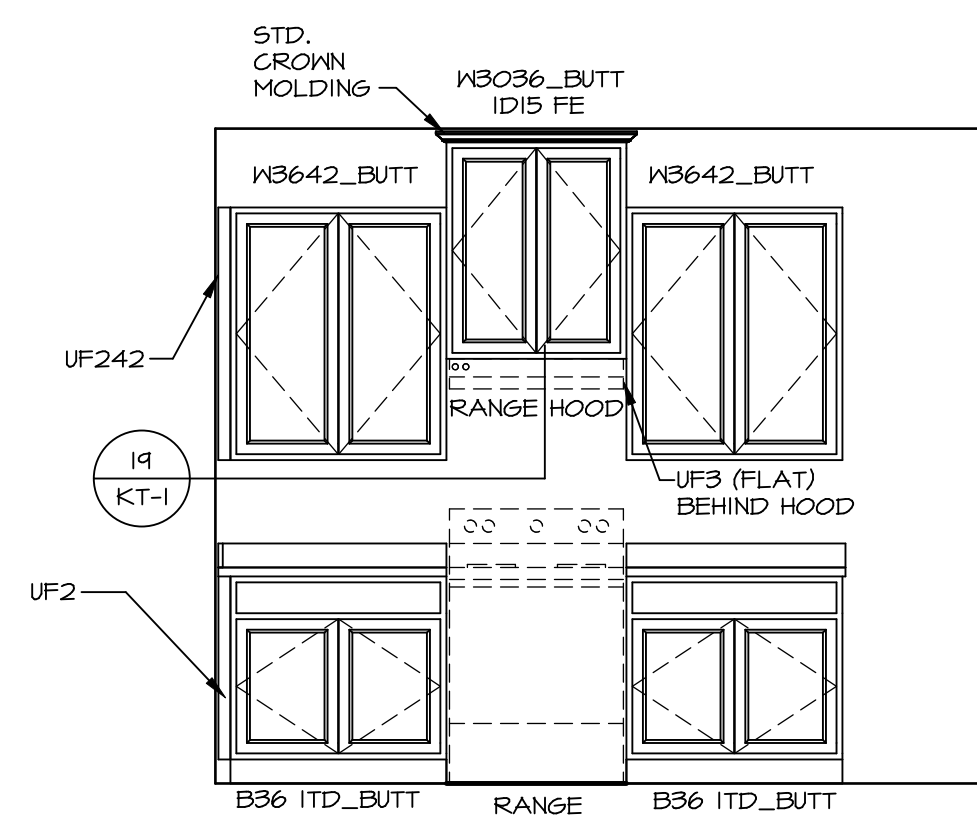
KITCHEN CABINET PLAN (KC - 3492)

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



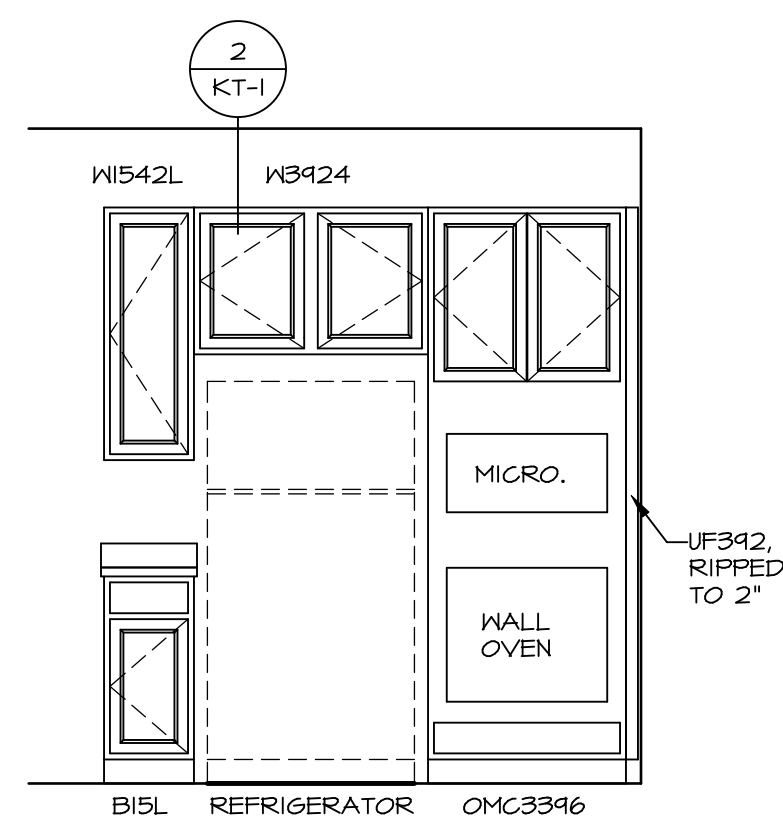
KITCHEN COUNTERTOP PLAN (KC - 3492)

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



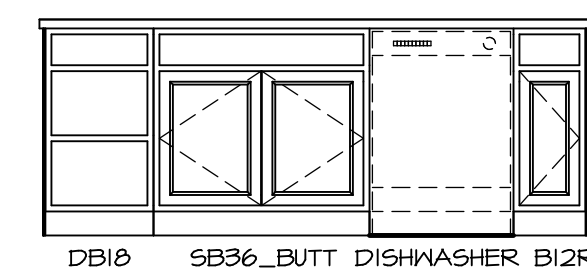
ELEVATION "A"

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



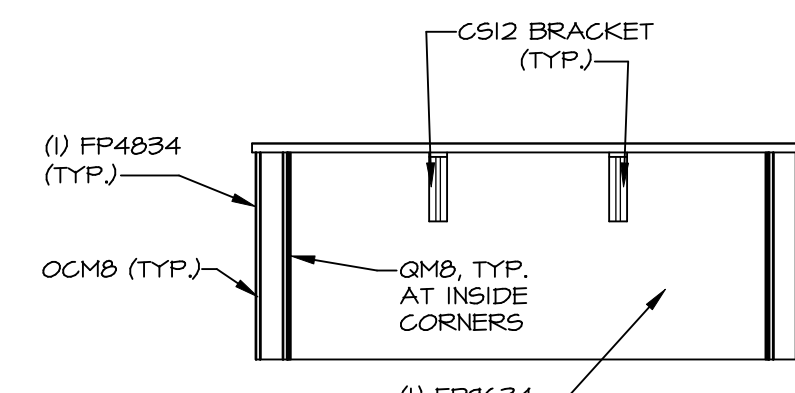
ELEVATION "B"

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



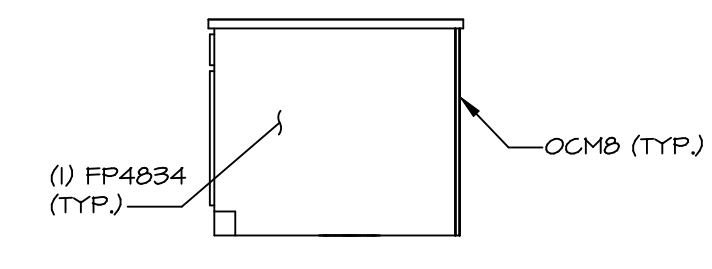
ELEVATION "C"

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.

SET NO. BLG00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
BALLENGER
DRAWING TITLE
KITCHEN PLANS
OPTION DESCRIPTION

SHEET NO.
A-12

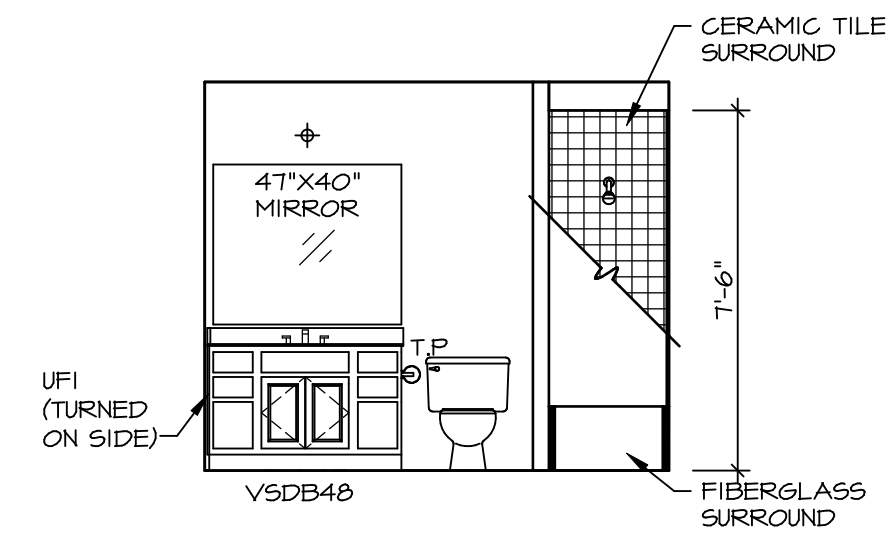
47

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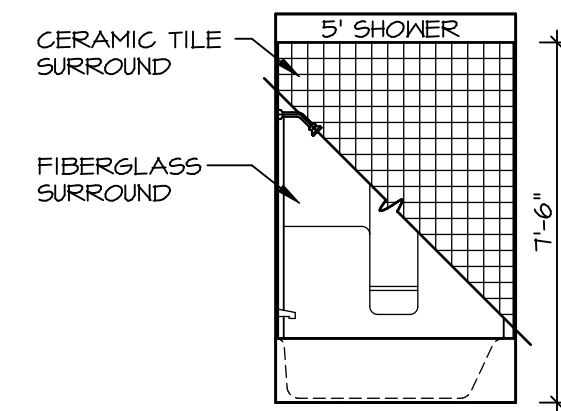
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Architects
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Frederick, MD 21703

REV. NO. DATE

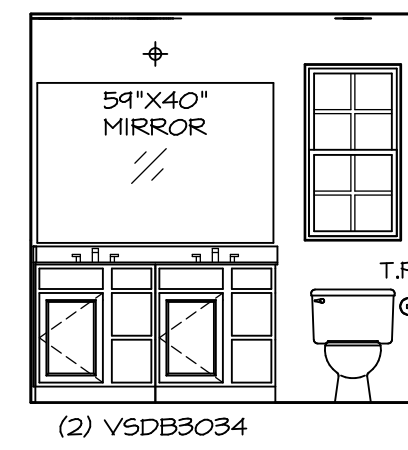
| REV. NO. | DATE | REMARKS |
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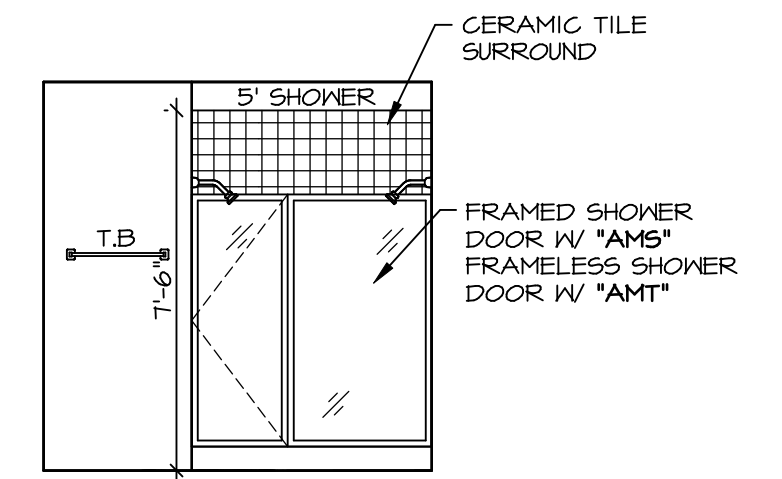
D BATH #1
SCALE: 1/4" = 1'-0"



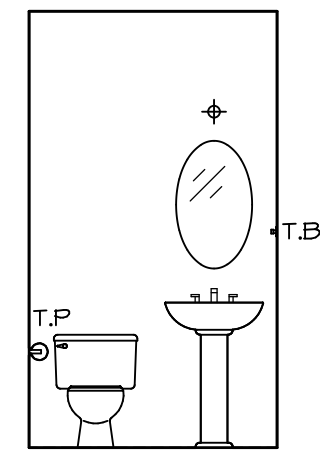
E BATH #1
SCALE: 1/4" = 1'-0"



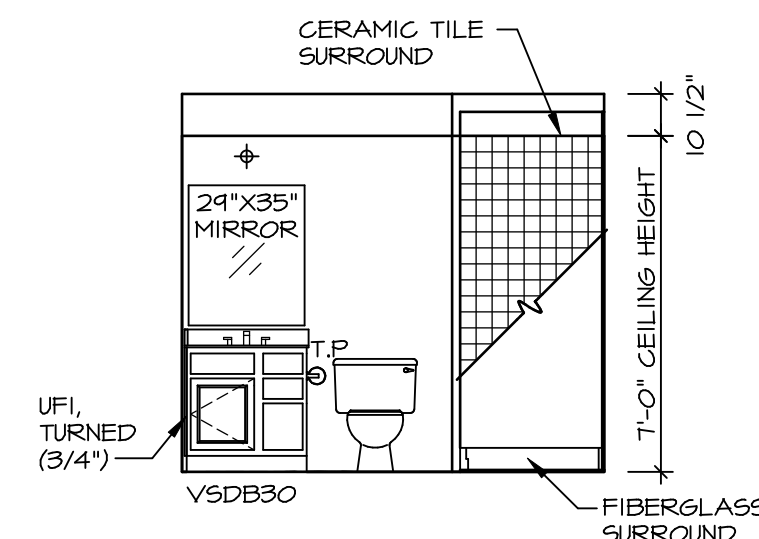
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



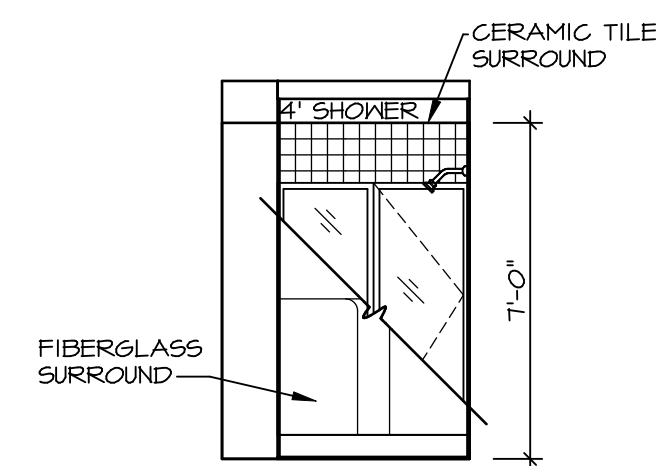
H OWNER'S BATH
SCALE: 1/4" = 1'-0"



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. | MODEL | SET NO. | BLG00 | VERSION | DATE | OPTION |
|--|---|---------|-------|---------|------|--------|
| A-13 | BALLENGER DRAWING TITLE BATH ELEVATIONS | 01 | 01 | | | |
| 49 | | | | | | |
| REMARKS | | | | | | |
| REV. NO. DATE | | | | | | |
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