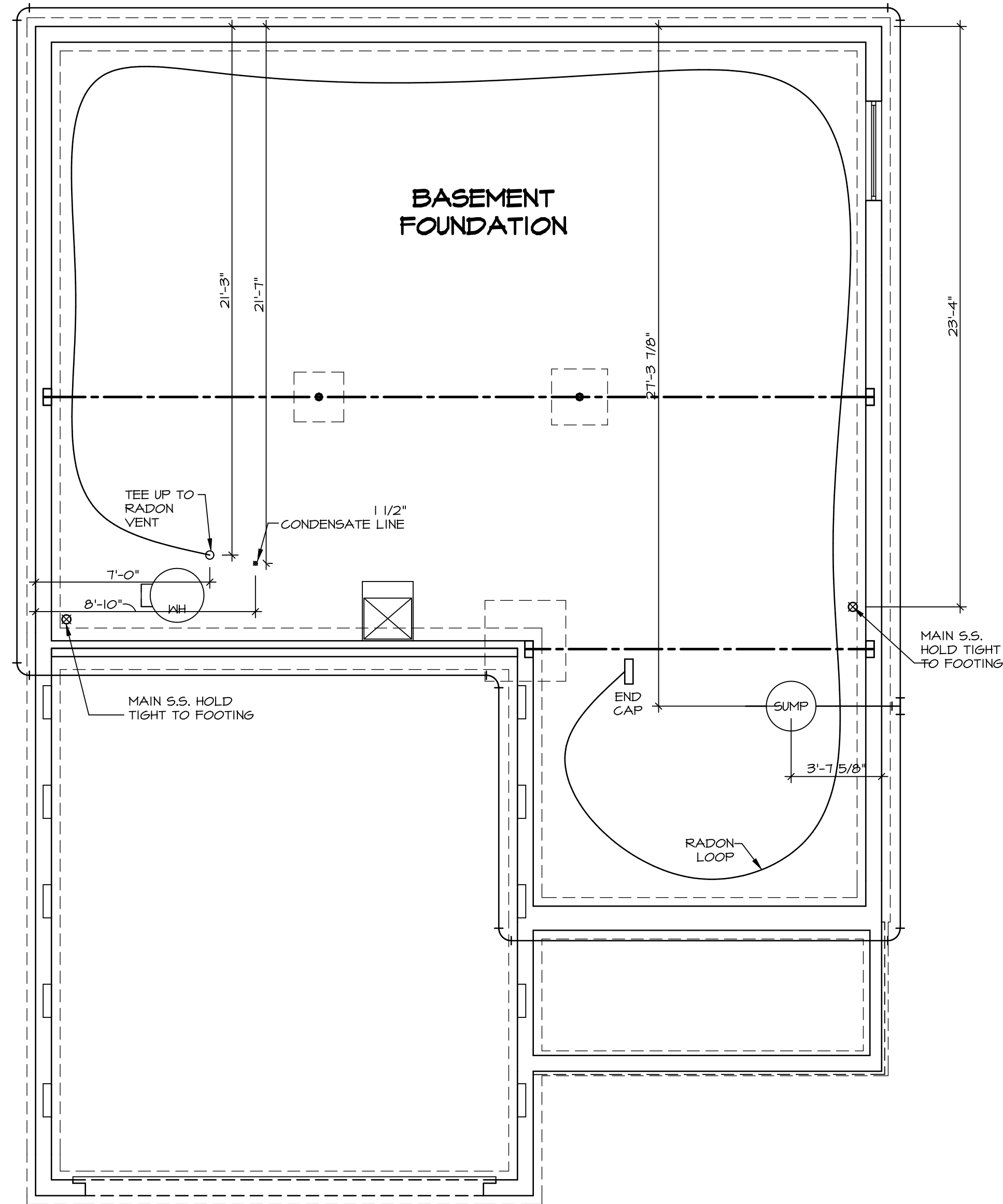


NOTE
 RADON REMEDIATION
 RADON LOOP

- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- (4") PERFORATED HDPE LOOP
- 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. BLG00	REV. NO.	DATE	REMARKS
	DRAWING TITLE PLUMBING PLAN	VERSION 01			
OPTION DESCRIPTION 23					

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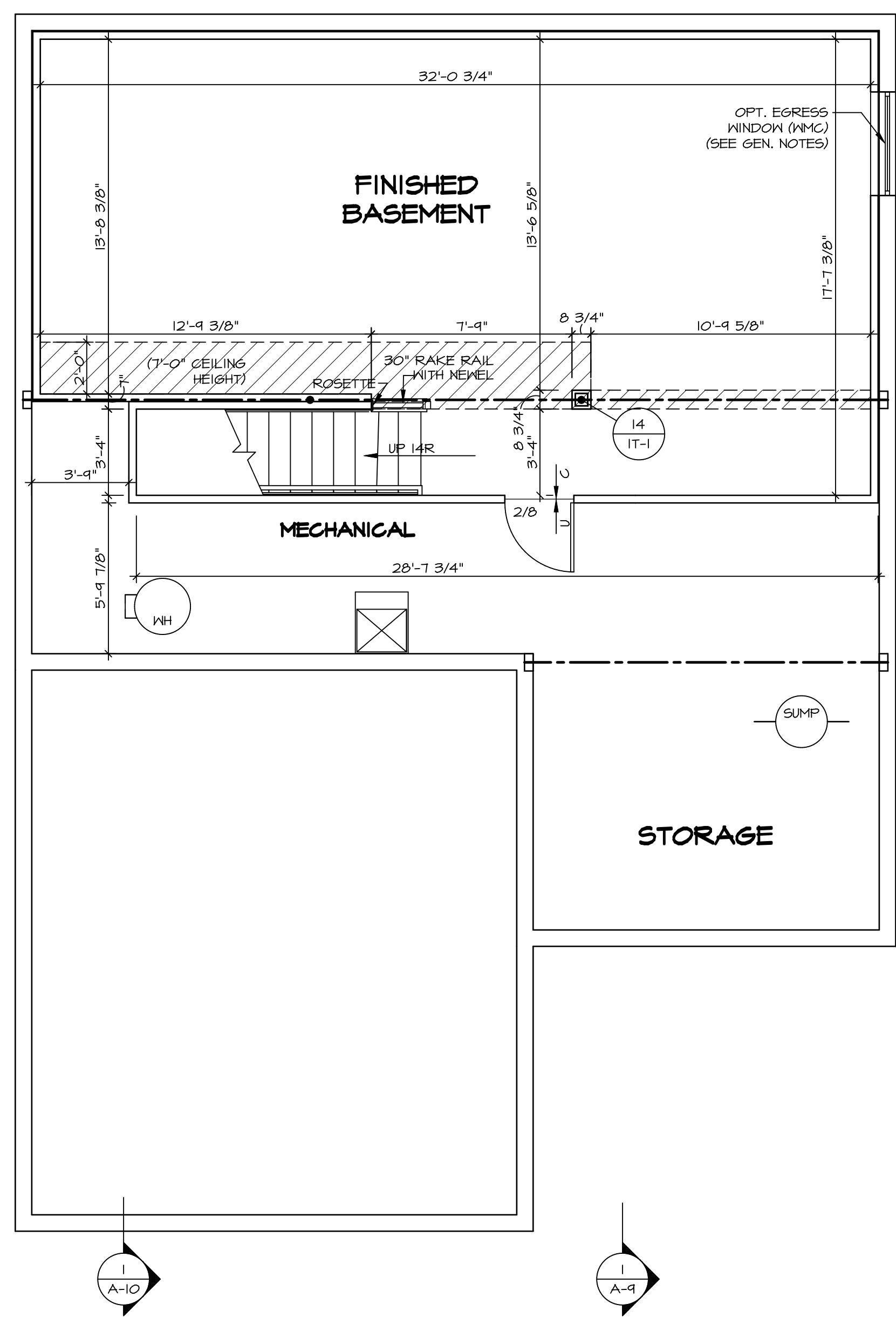
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

- 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, 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.	BLG00	VERSION	DATE	OPTION	REMARKS
A-6	BALLENGER	01	01				
27	BALLENGER						

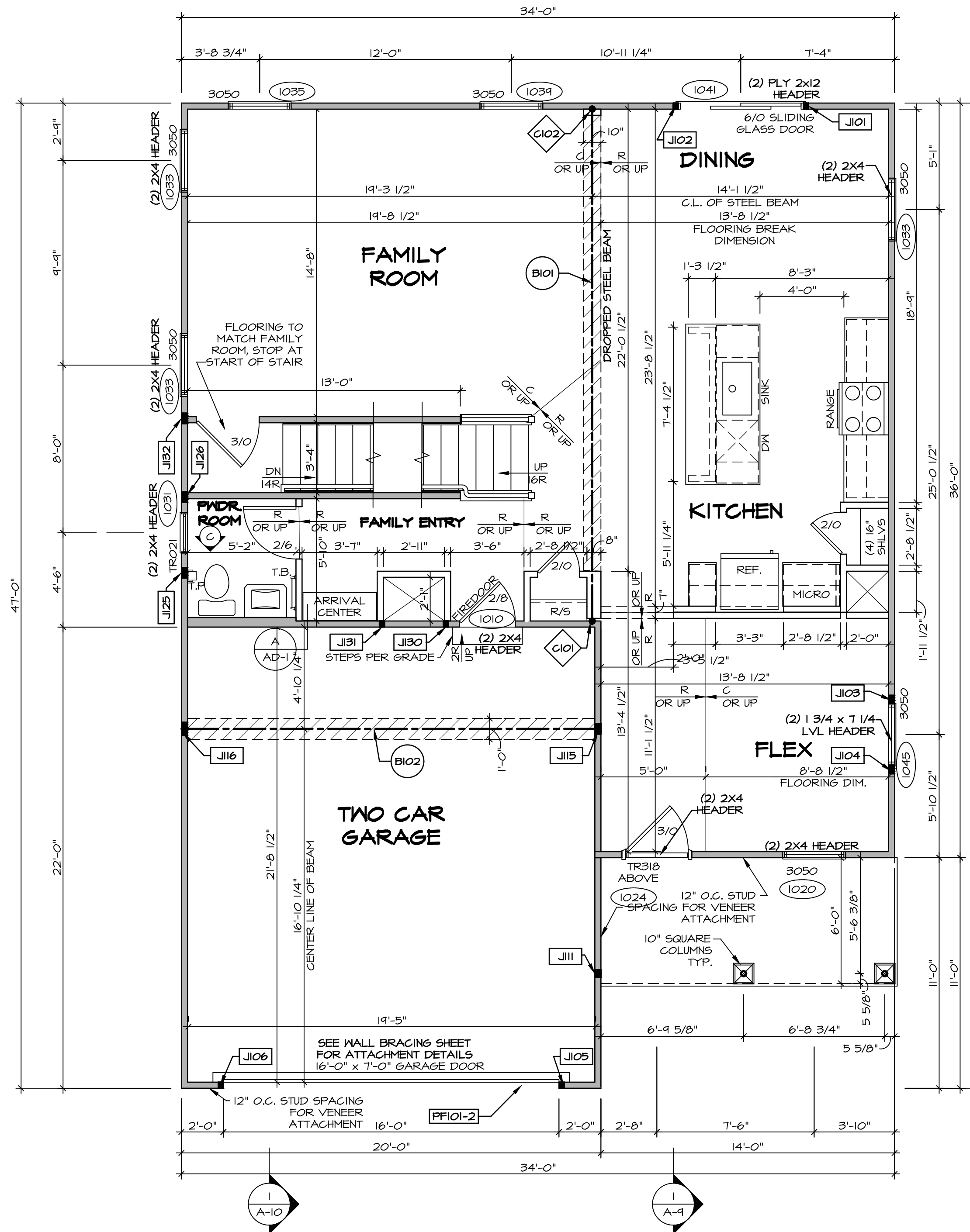
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Frederick, MD 21703

C:\NVR\Solves\BALLENGER-BLG00_01\DCY-VG-1511\85813 Sheets\Lot_Specific\27_A-6_BSM1_15.dwg_08/01/18 - 2:40 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		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	
PF101-2	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

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SET NO. BLG00
VERSION 01
DRAWN BY
DATE:
OPTION

BALLENGER
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

A-7

29

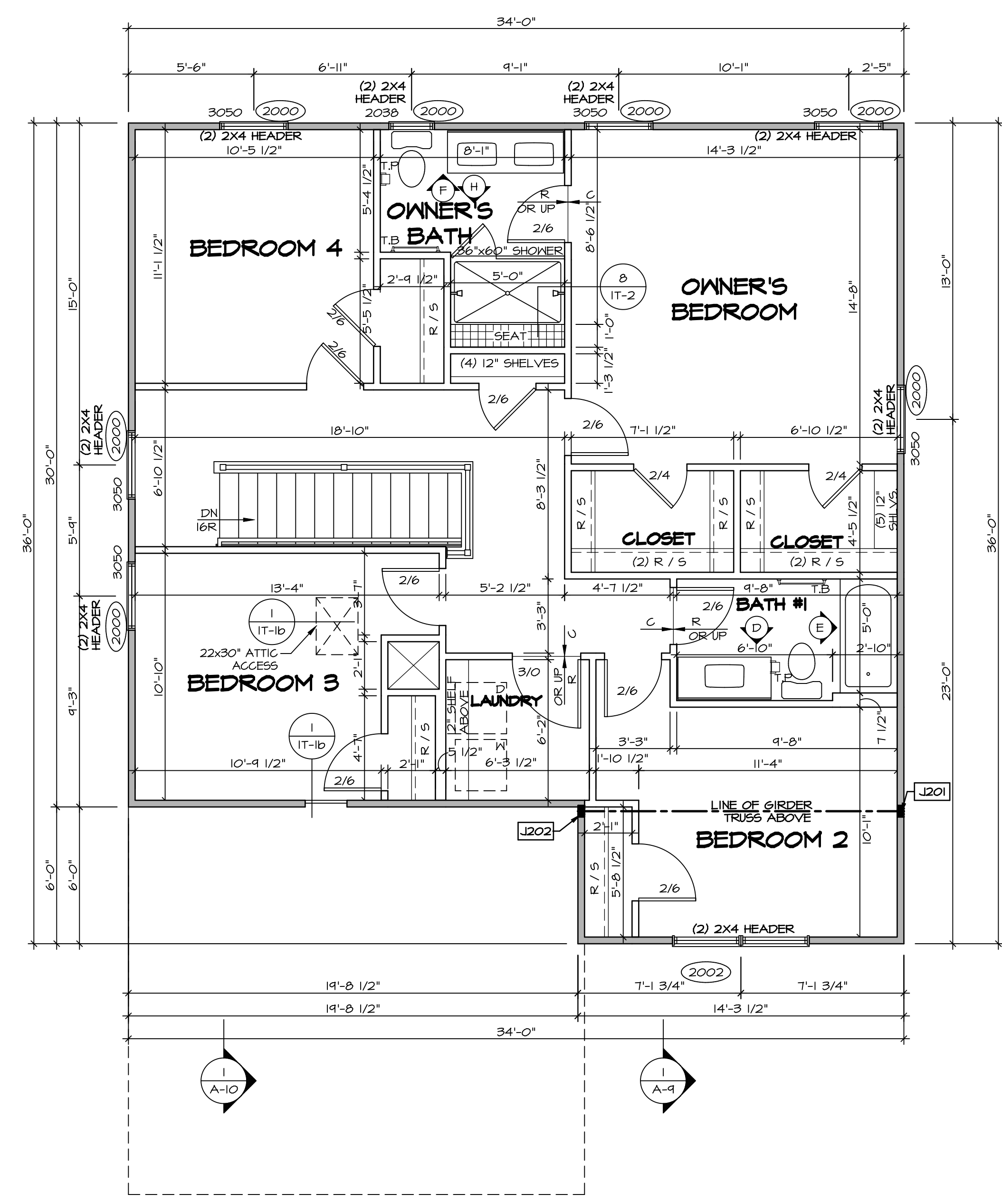
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SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	
J202	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	

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.
 - 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.
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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.
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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

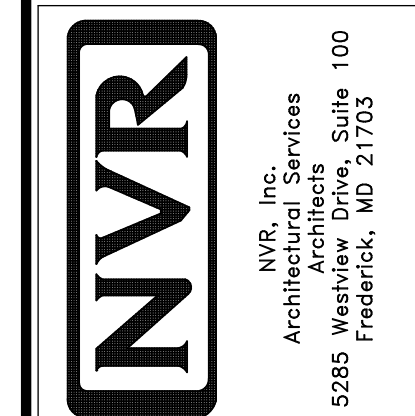


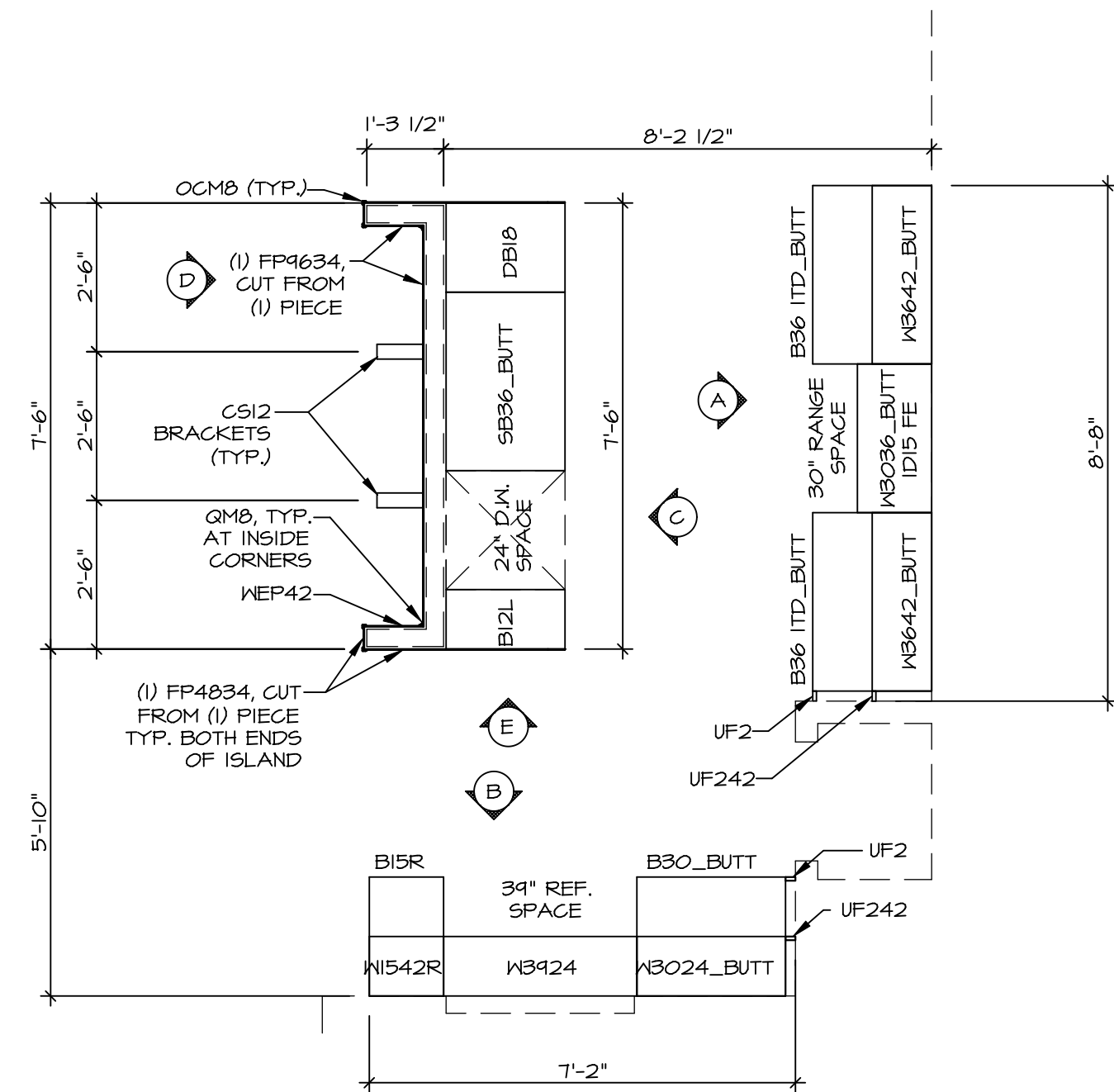
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-8	MODEL BALLENGER	SET NO. BLG00	VERSION 01
		DRAWN BY	DATE:
OPTION DESCRIPTION	DRAWING TITLE SECOND FLOOR PLAN	DATE:	OPTION
		DATE:	OPTION
32			

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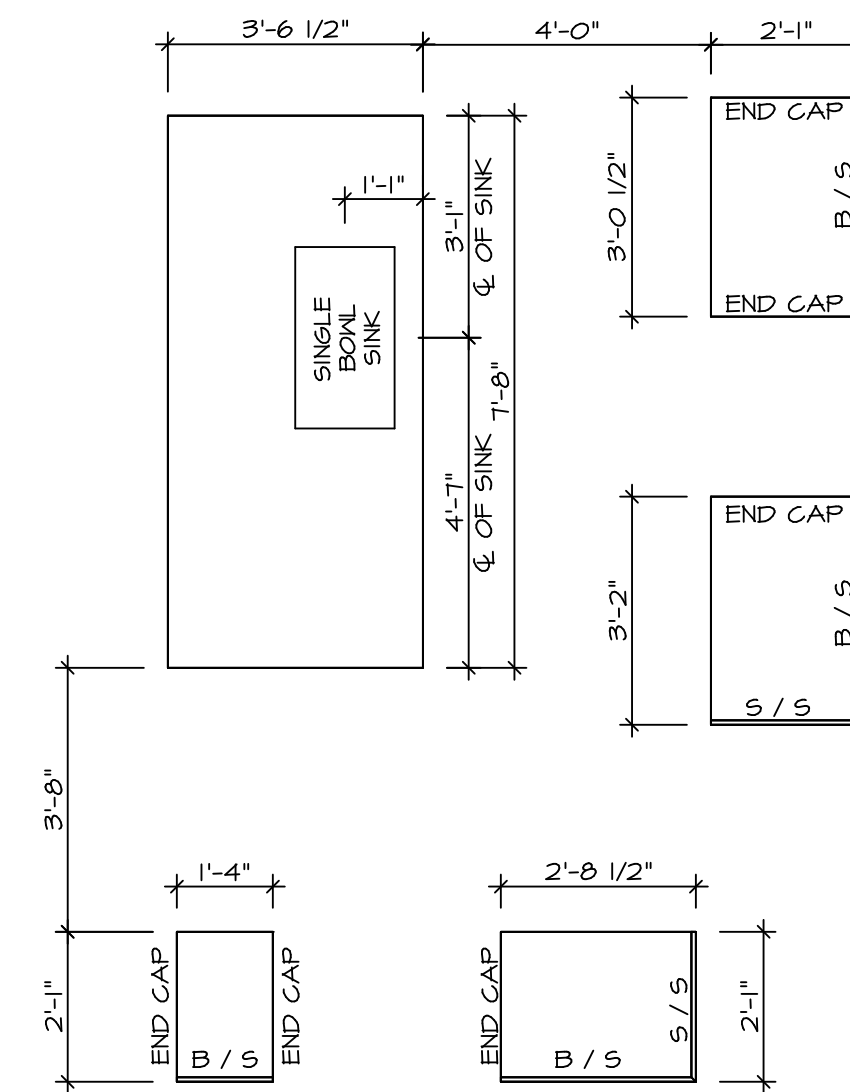
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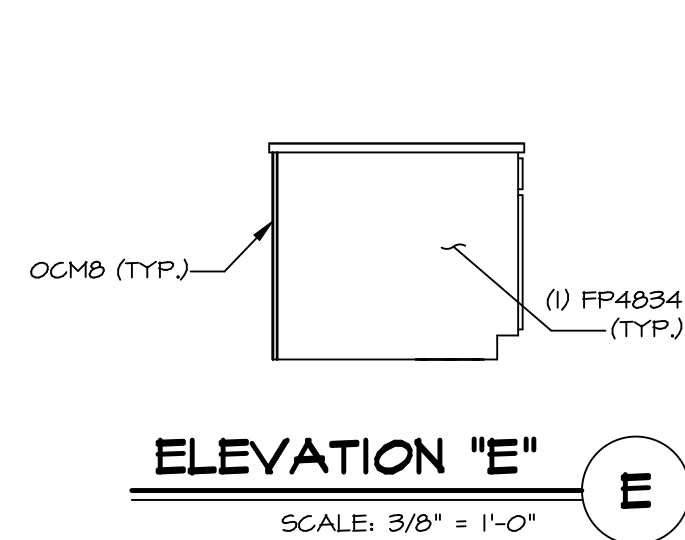
**KITCHEN CABINET
PLAN (KC - 3491)**

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



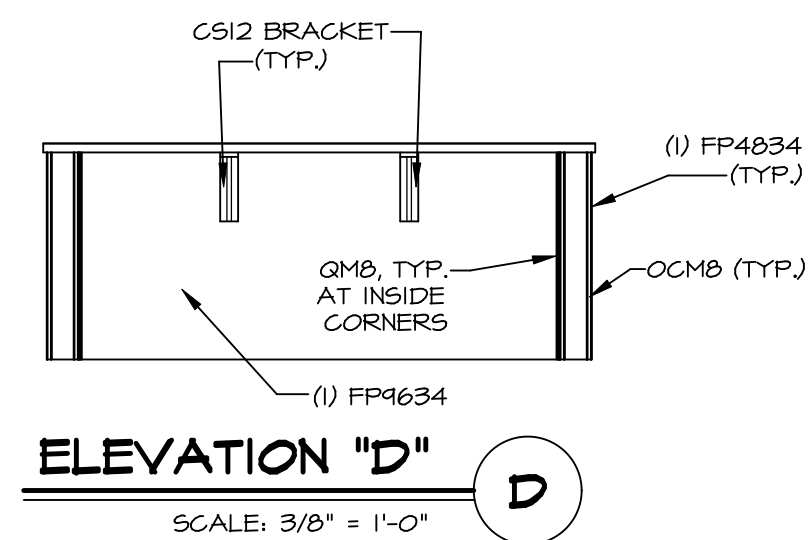
**KITCHEN COUNTERTOP
PLAN (KC - 3491)**

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



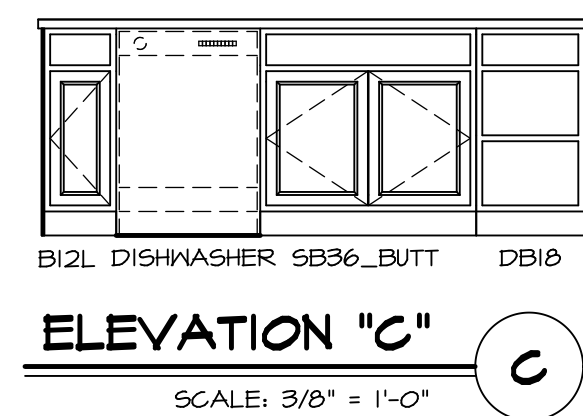
ELEVATION "E"

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



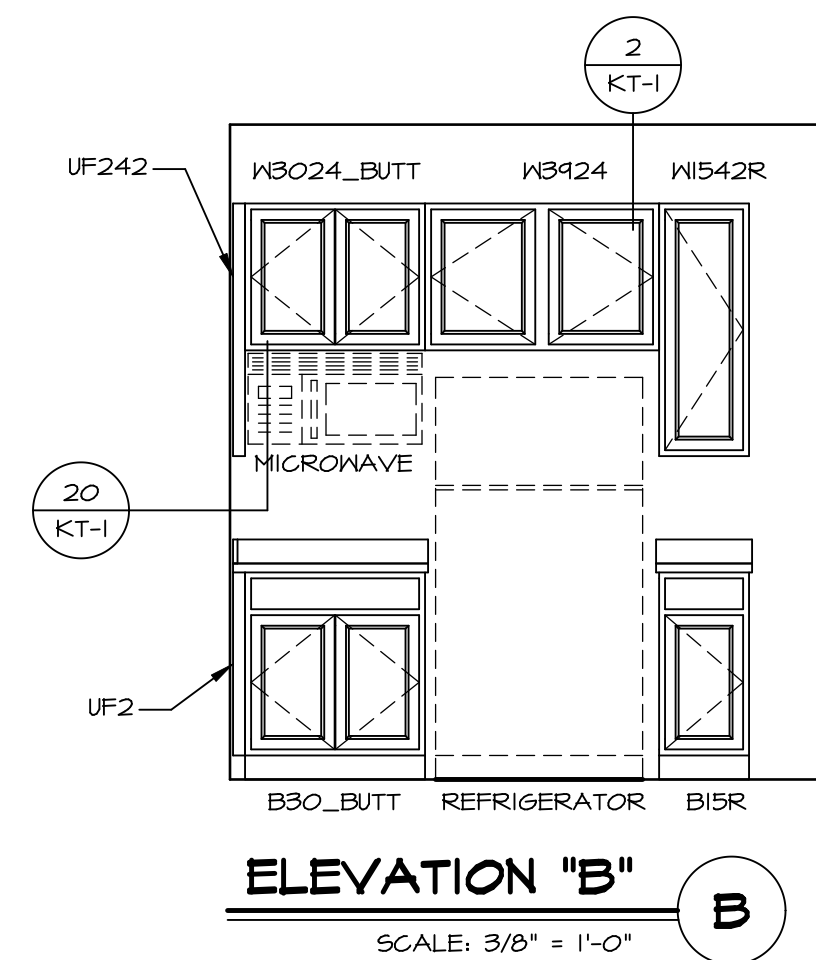
ELEVATION "D"

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



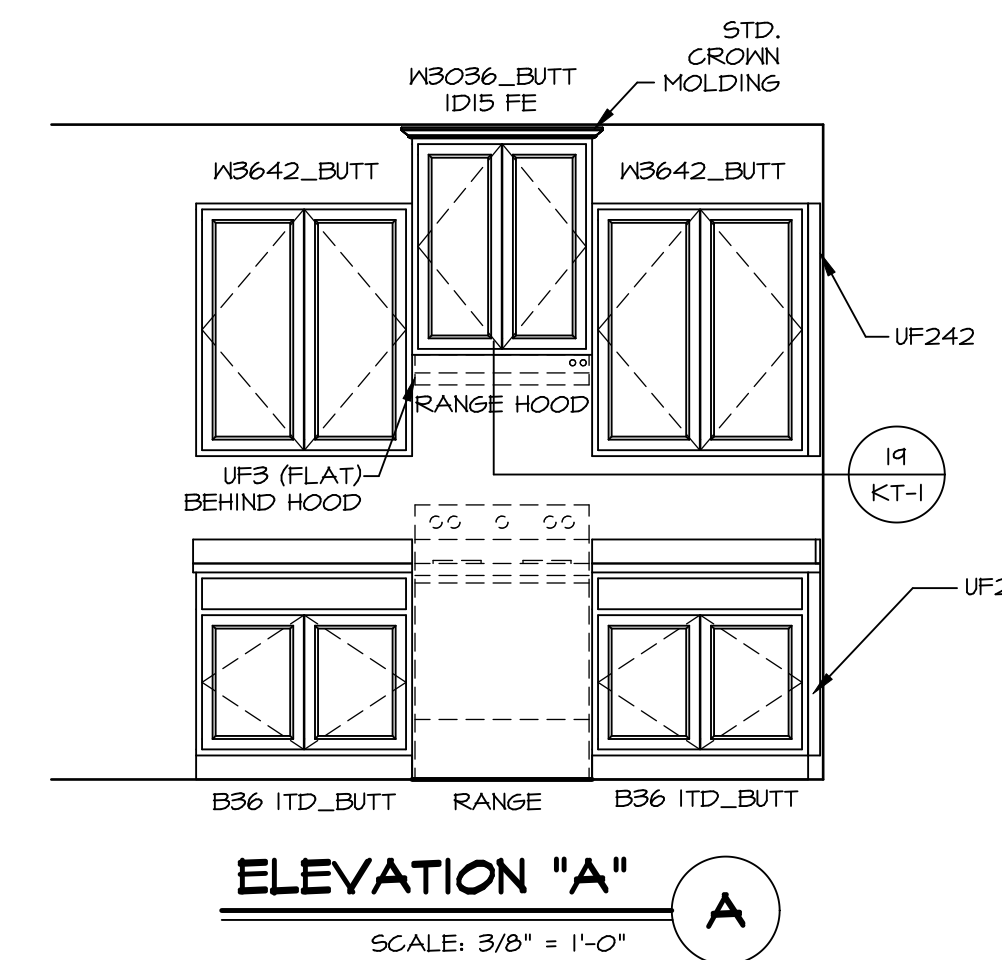
ELEVATION "C"

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



ELEVATION "B"

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



ELEVATION "A"

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

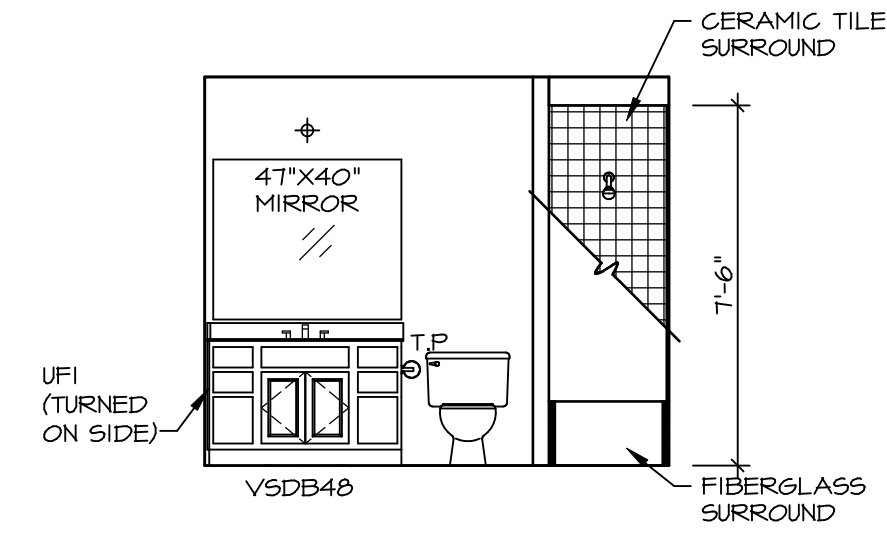
NOTE:
KITCHEN ELEVATIONS/PLANS CALL
OUT STANDARD MOLDING. REFER TO
DETAIL 11/KT-1 FOR REPLACEMENT
BASED ON CABINET STYLE.

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

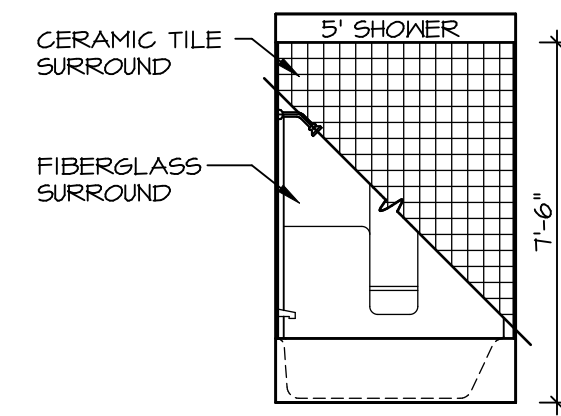
MODEL BALLENGER	SET NO. BLGOO	REVISIONS	REV. NO.	DATE	REMARKS
DRAWING TITLE KITCHEN PLANS	VERSION 01				
DRAWN BY	DATE:				
OPTION DESCRIPTION	OPTION				
A-12	47				

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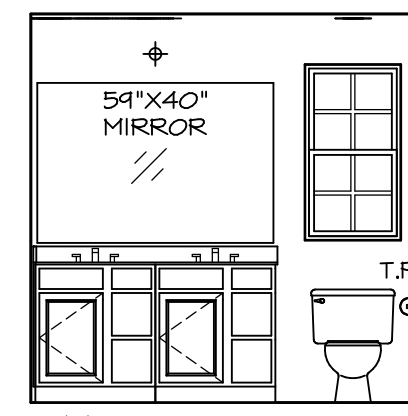
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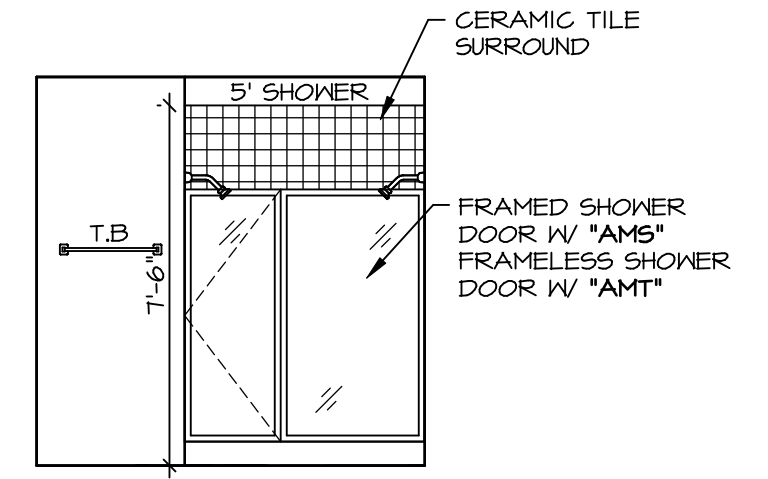
D BATH #1
SCALE: 1/4" = 1'-0"



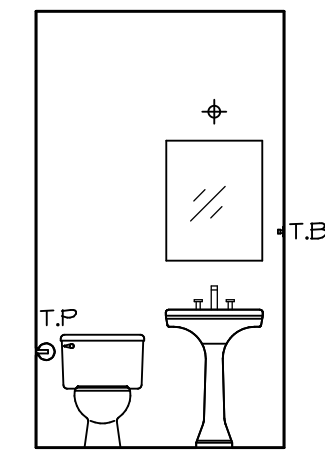
E BATH #1
SCALE: 1/4" = 1'-0"



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



H 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.

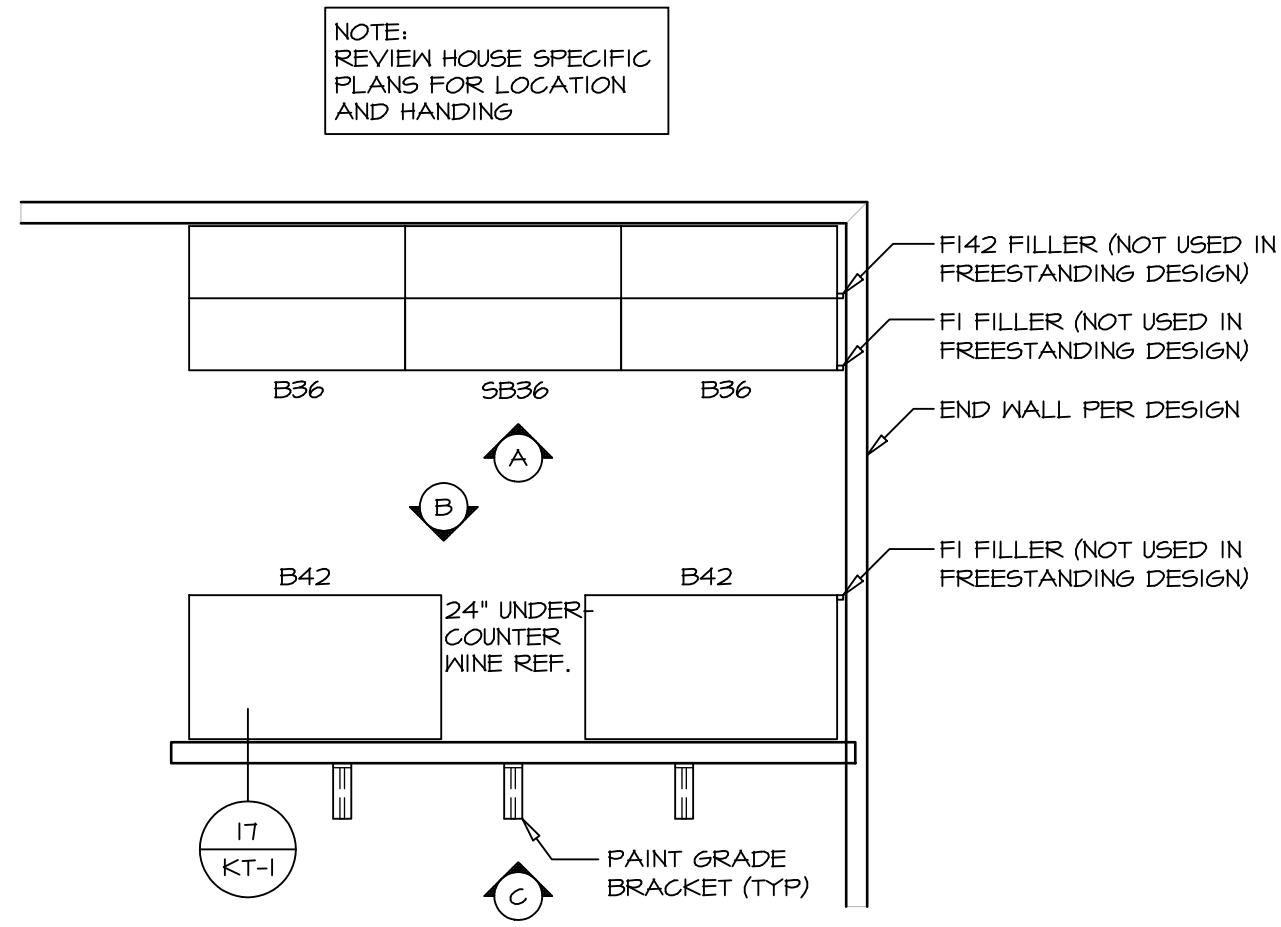
SHEET NO.	MODEL	SET NO.	BLG00
A-13	BALLENGER	VERSION	01
49	BATH ELEVATIONS	DRAWN BY	
		DATE:	
		OPTION	

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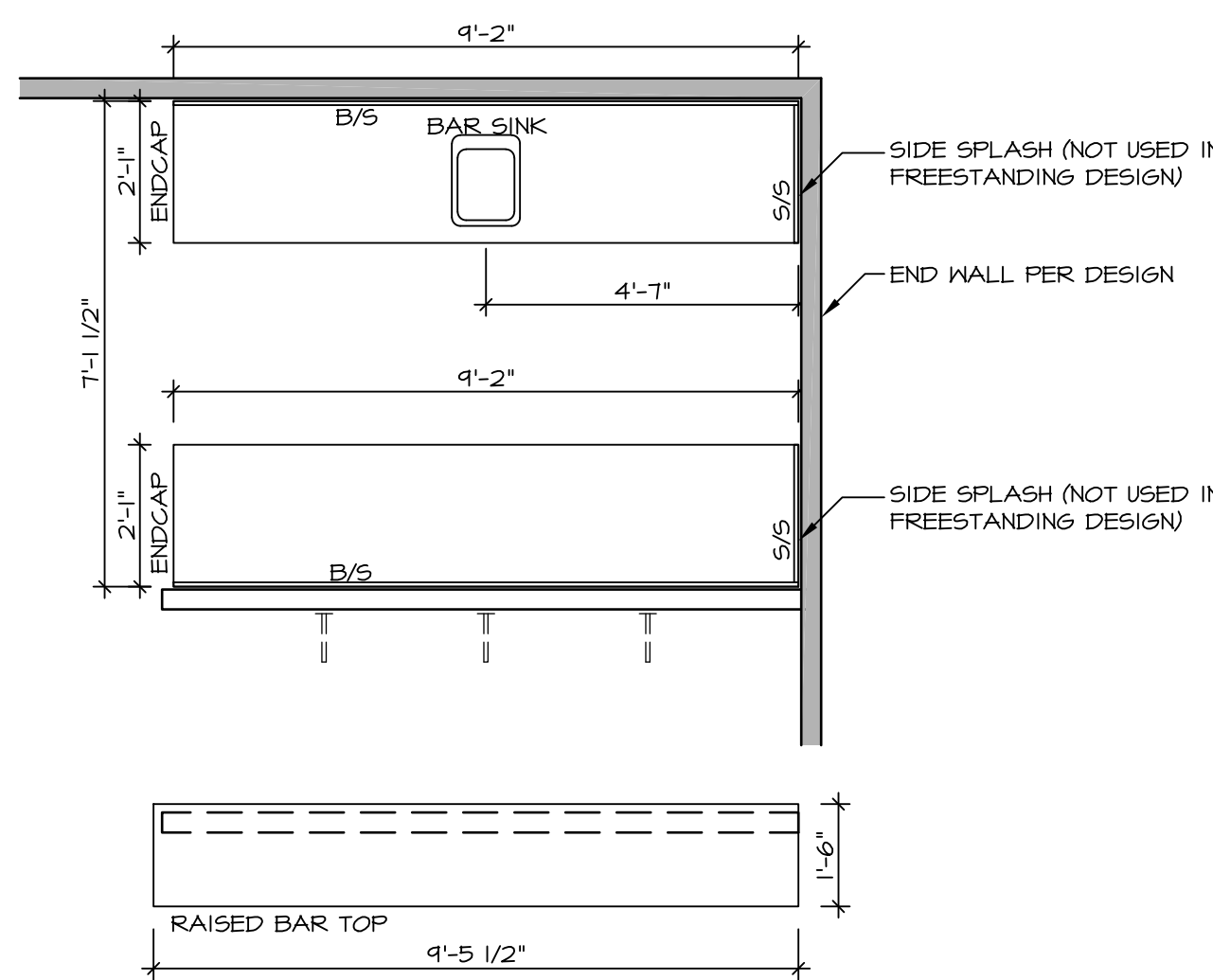
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REMARKS

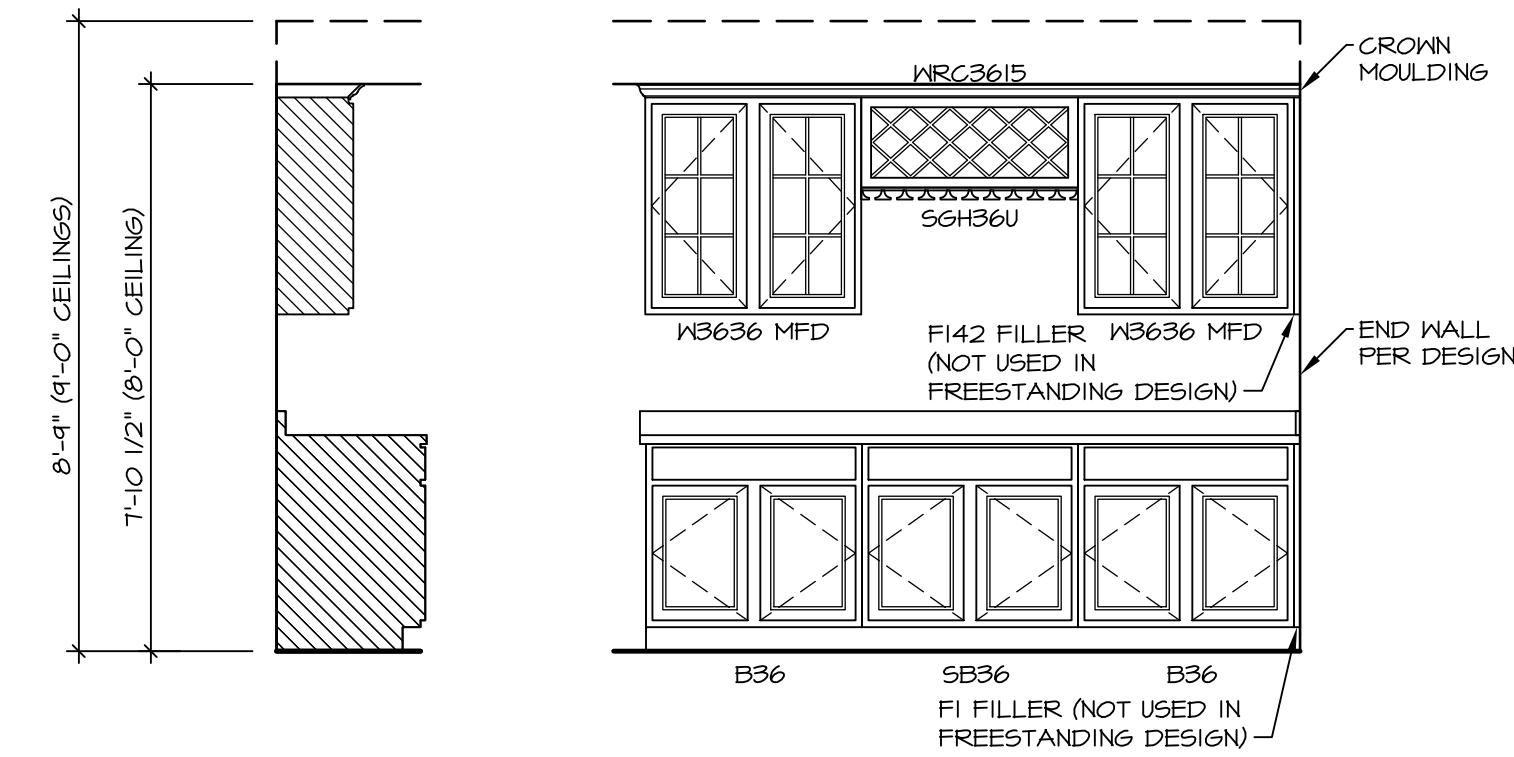
REV. NO. DATE



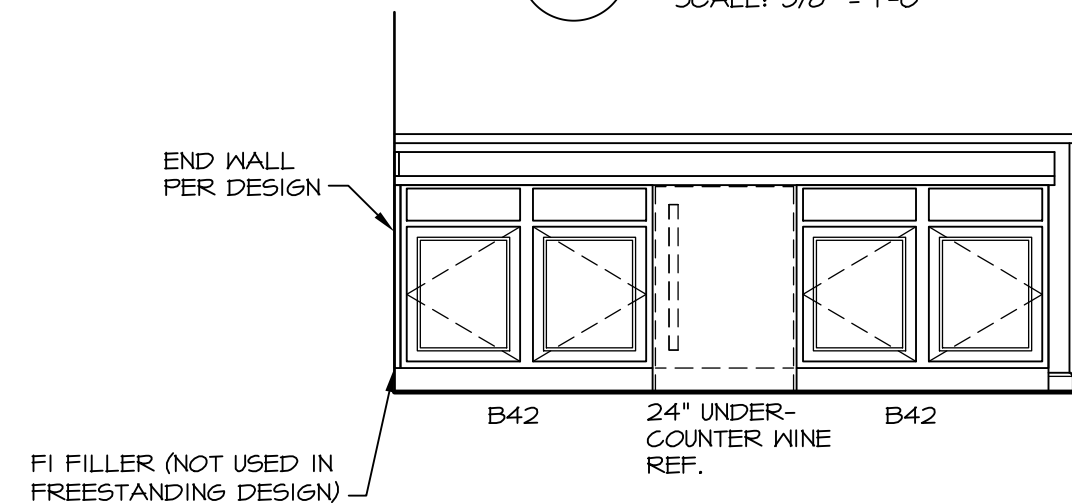
2
KITCHEN CABINET
PLAN KC - 1901
SCALE: 3/8" = 1'-0"



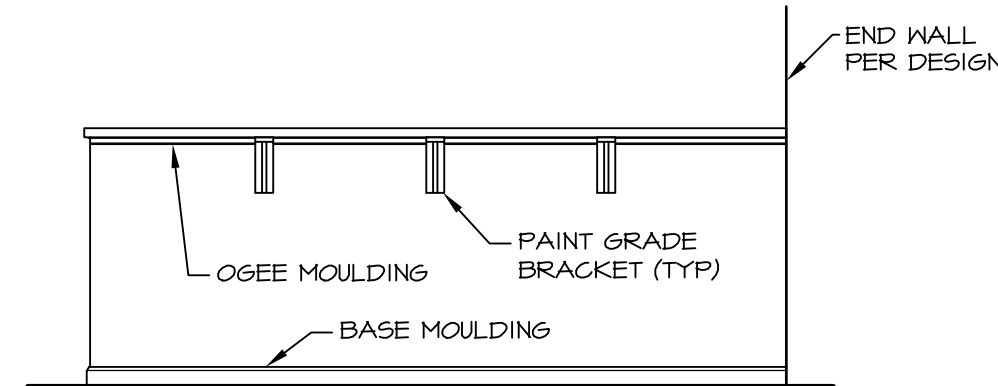
8
KITCHEN COUNTERTOP
PLAN KT - 1901
SCALE: 3/8" = 1'-0"



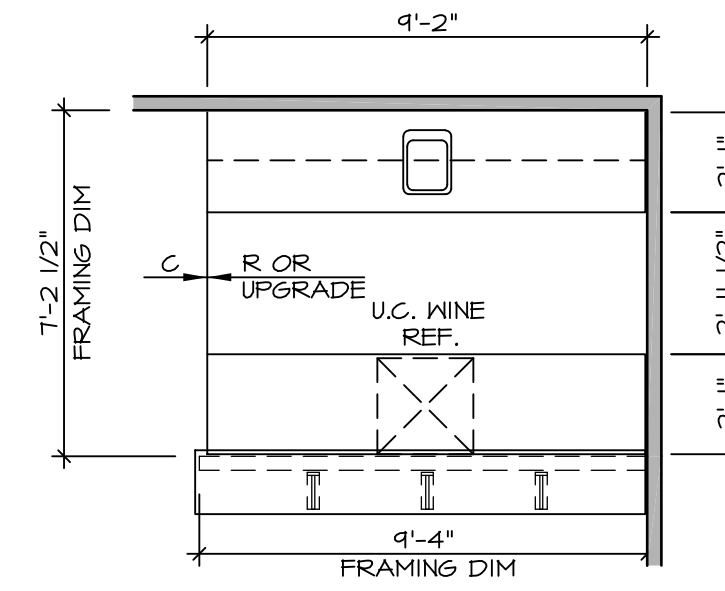
3
ELEVATION "A"
SCALE: 3/8" = 1'-0"



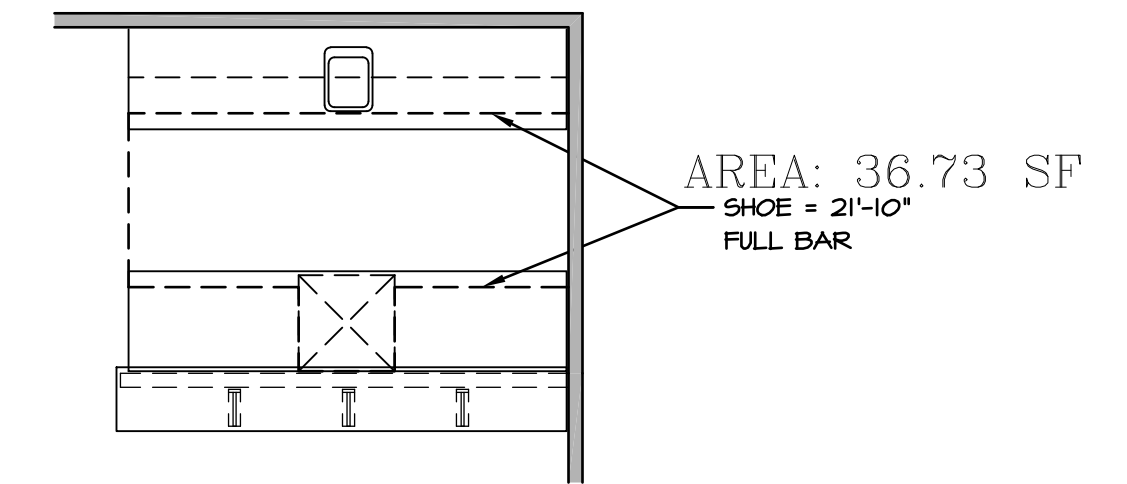
4
ELEVATION "B"
SCALE: 3/8" = 1'-0"



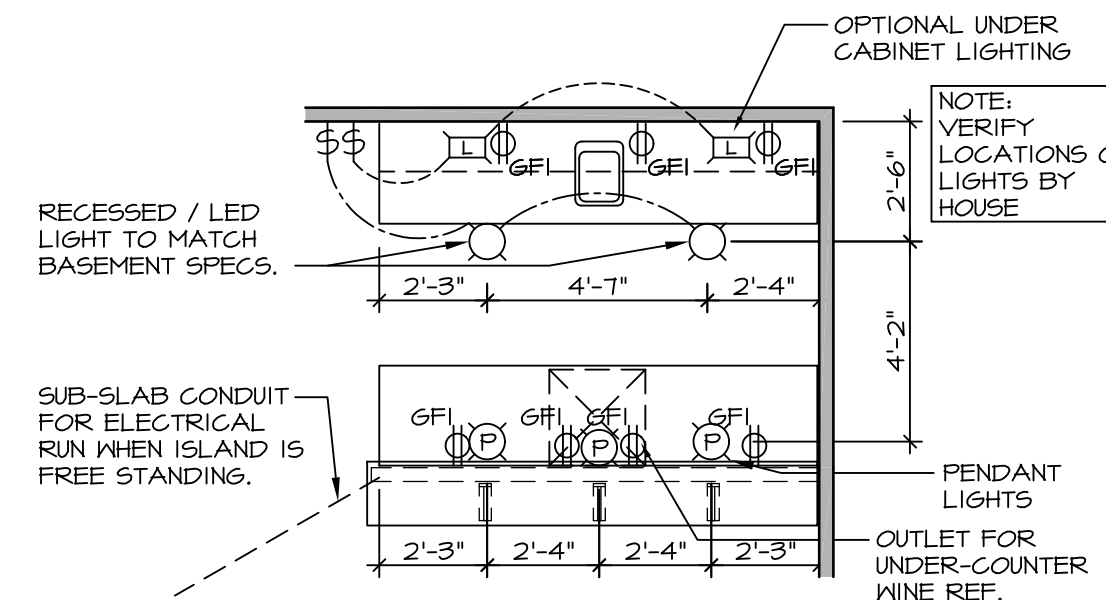
5
ELEVATION "C"
SCALE: 3/8" = 1'-0"



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



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

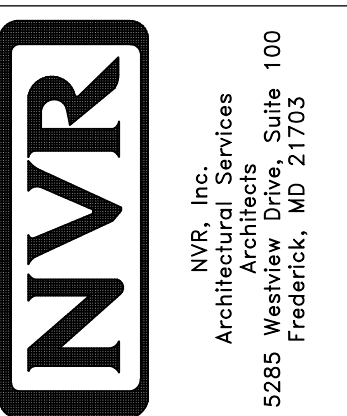


9
FLOOR PLAN ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

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 3/17-3
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

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SHEET NO.	MODEL	SET NO.
IT-3	STANDARD DETAILS	NVR
	DRAWING TITLE	VERSION
	INTERIOR TRIM DETAILS	
	NET BAR DETAILS - FULL BAR (RYAN ONLY)	DRAWN BY
	OPTION DESCRIPTION	DATE:
		OPTION