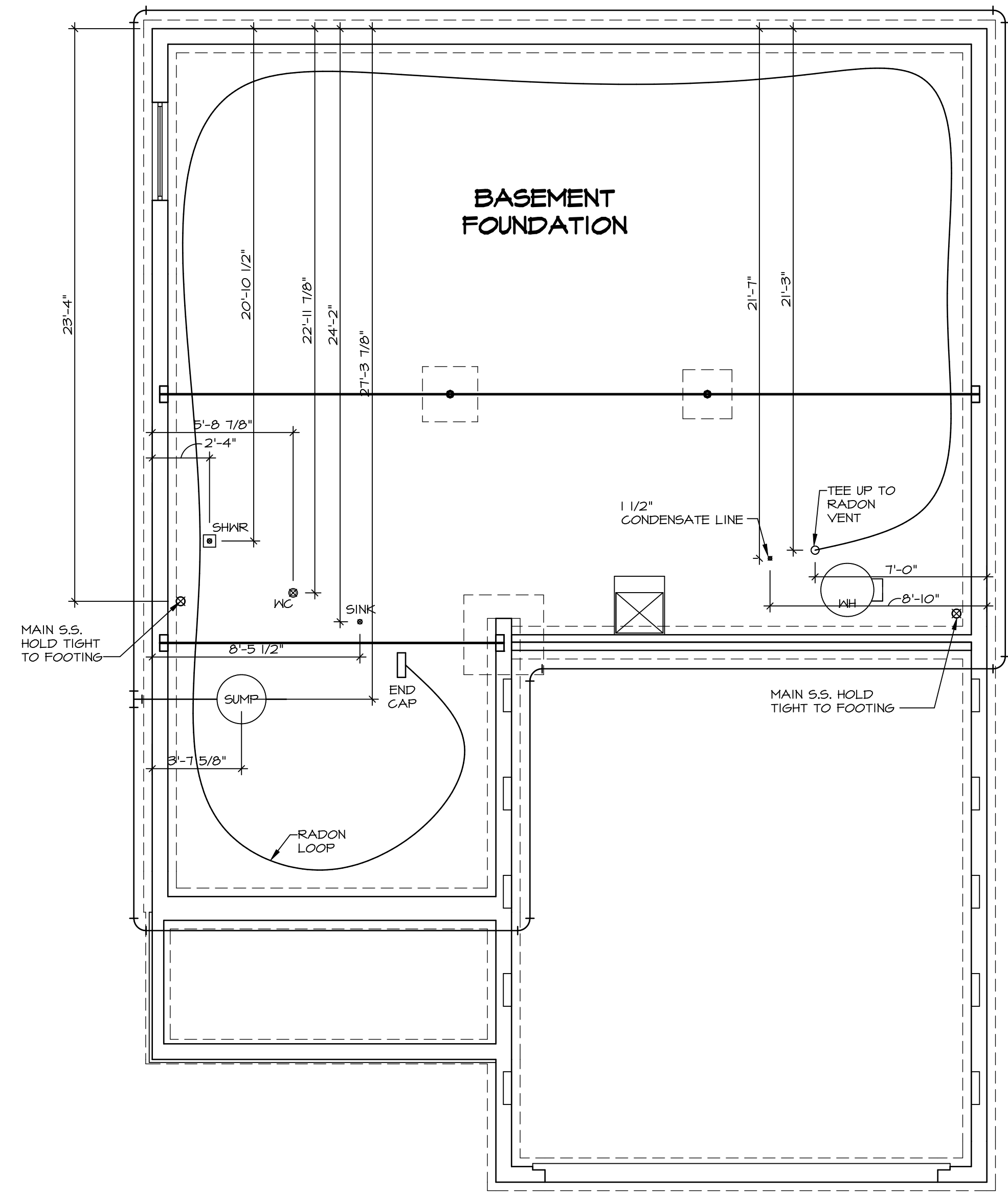


**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:

- (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

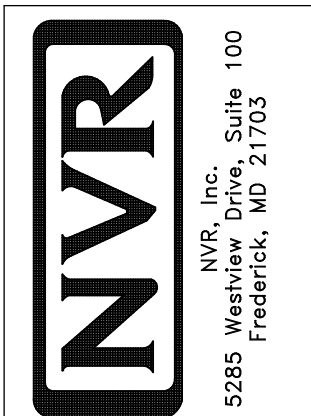
STACK REQUIREMENTS:

- 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. <b>BL600</b>	REV. NO.   DATE	REMARKS
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>		
OPTION DESCRIPTION <b>23</b>	DATE:	DATE:		
	OPTION	OPTION		



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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	
PFI01-2	EXT HEADER - 2X12 - 2 PLY	14'-4"	GCB	1028	2-PLY, PORTAL FRAME

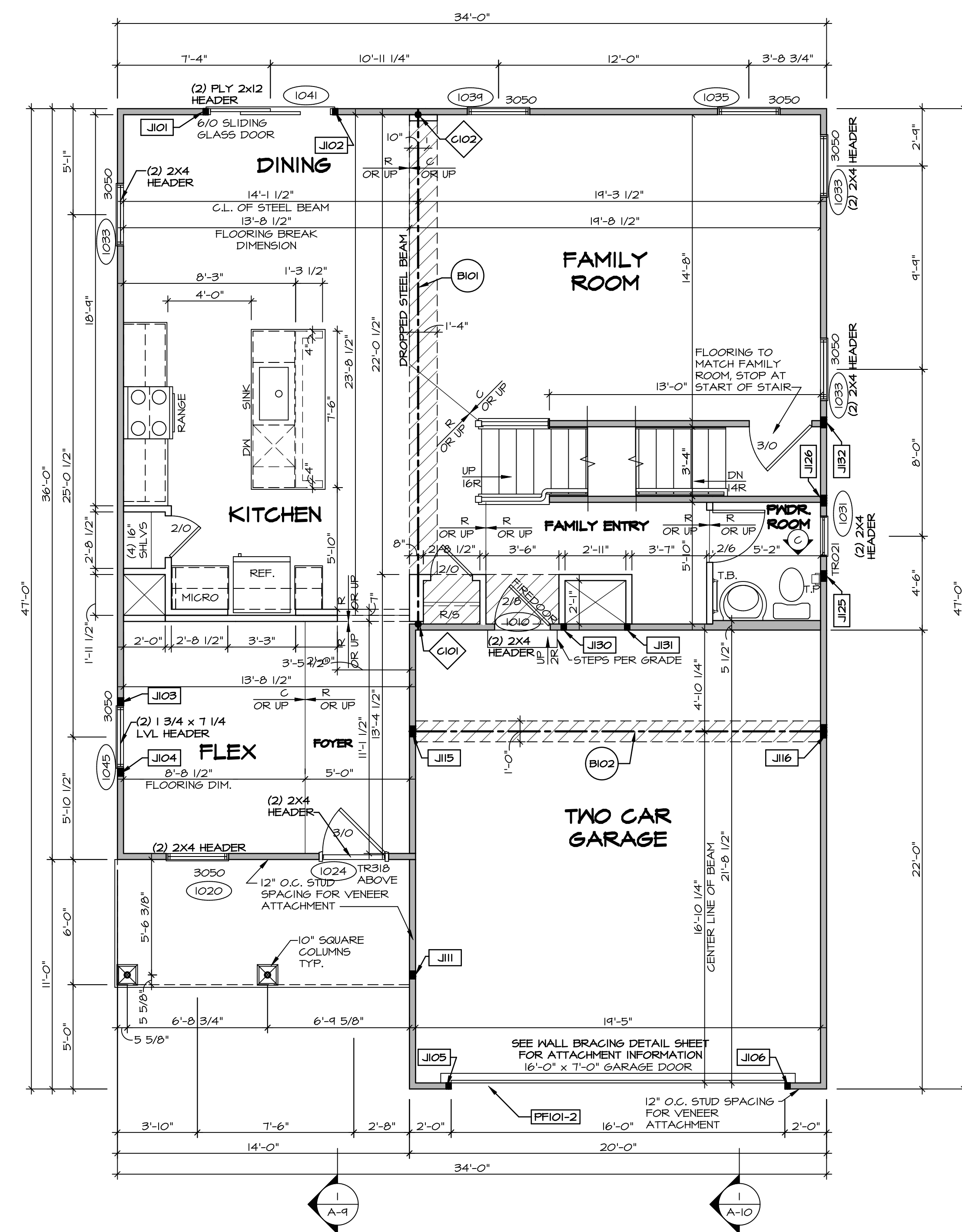
**LEGEND**

- 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 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, 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



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

REV. NO.	DATE	REMARKS

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5285 Washburne Lane  
Friedrich, MD 21703

MODEL: <b>BALLENGER</b>	SET NO: <b>BL600</b>
DRAWING TITLE: <b>FIRST FLOOR PLAN</b>	VERSION: <b>01</b>
OPTION DESCRIPTION: <b>A-7</b>	DRAWN BY: <b> </b>
SHEET NO. <b>A-7</b>	DATE: <b> </b>
<b>29</b>	OPTION: <b> </b>

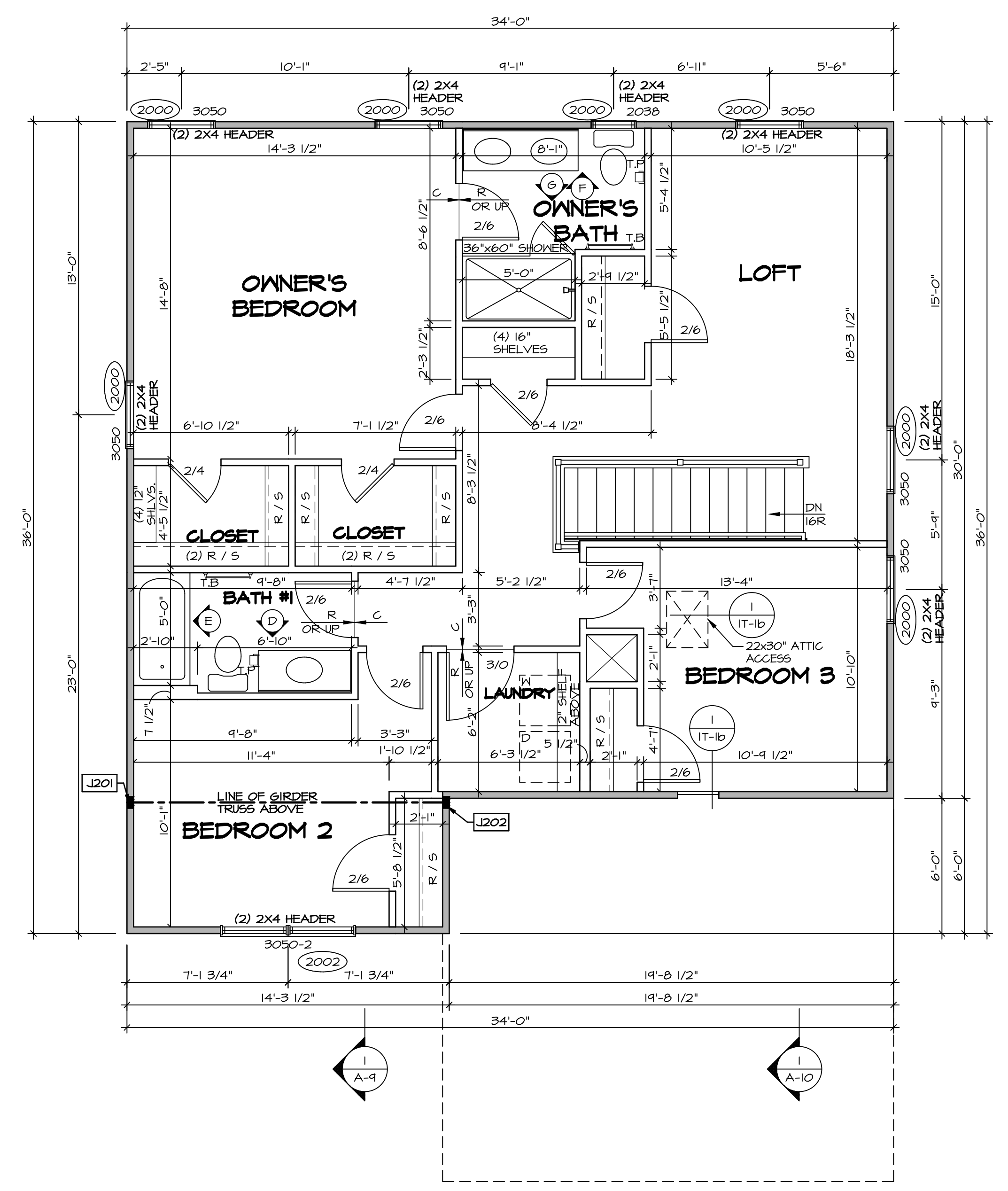
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	
J202	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	

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 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



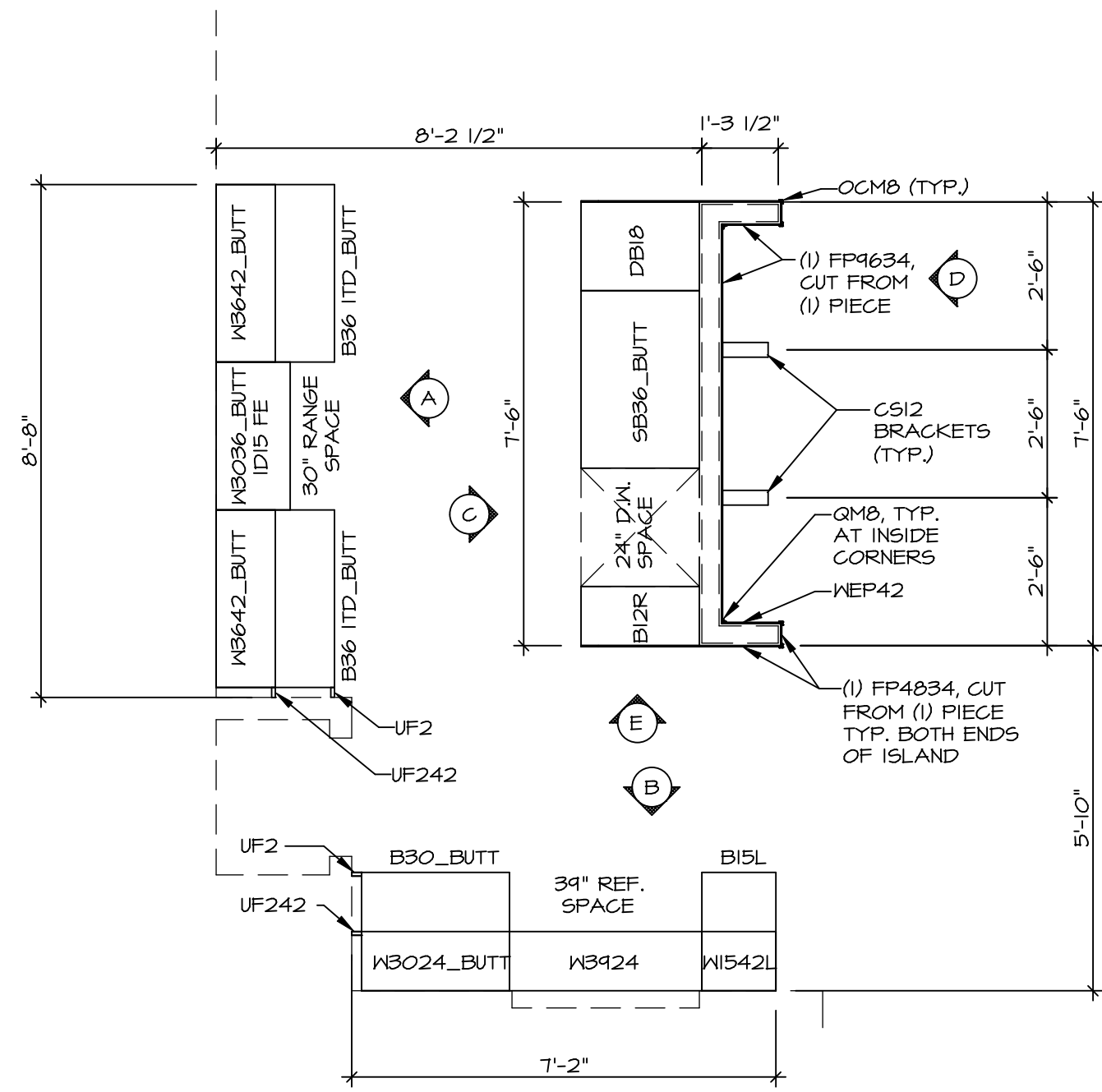
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.	DATE	REV. NO.	DATE	REMARKS
A-8	BALLENGER	BLG00_01	05/07/19			
32						

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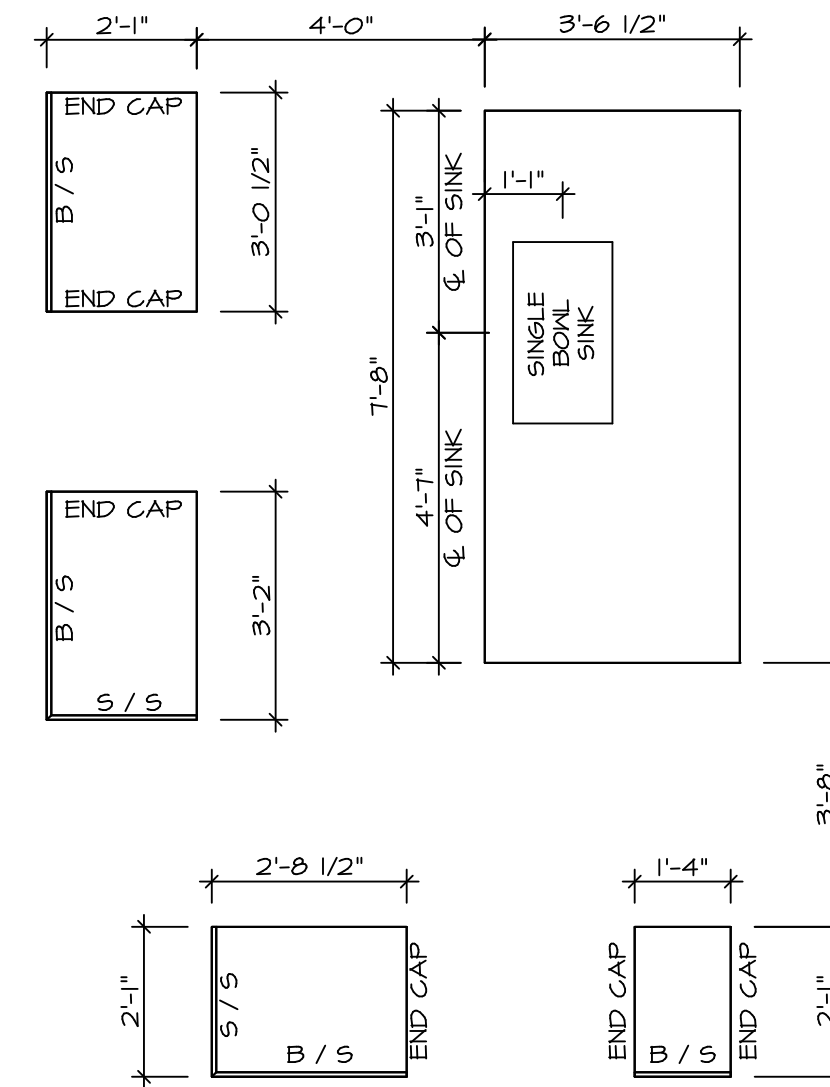
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SET NO. BLG00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION



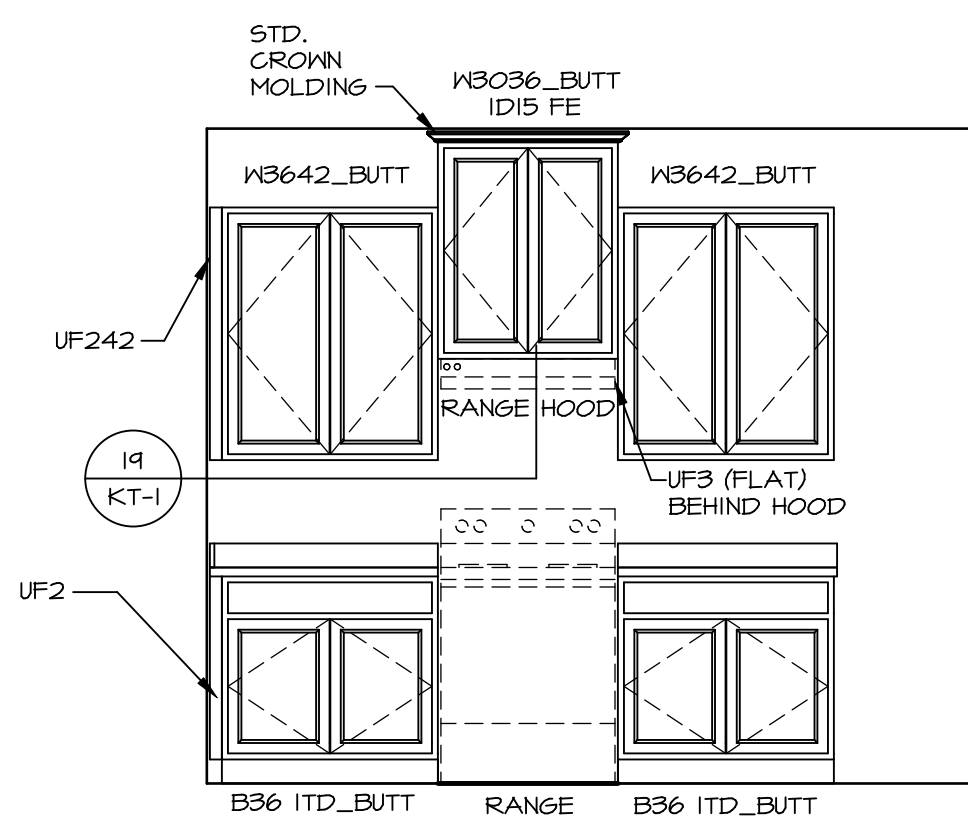
**KITCHEN CABINET PLAN (KC - 3491)**

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



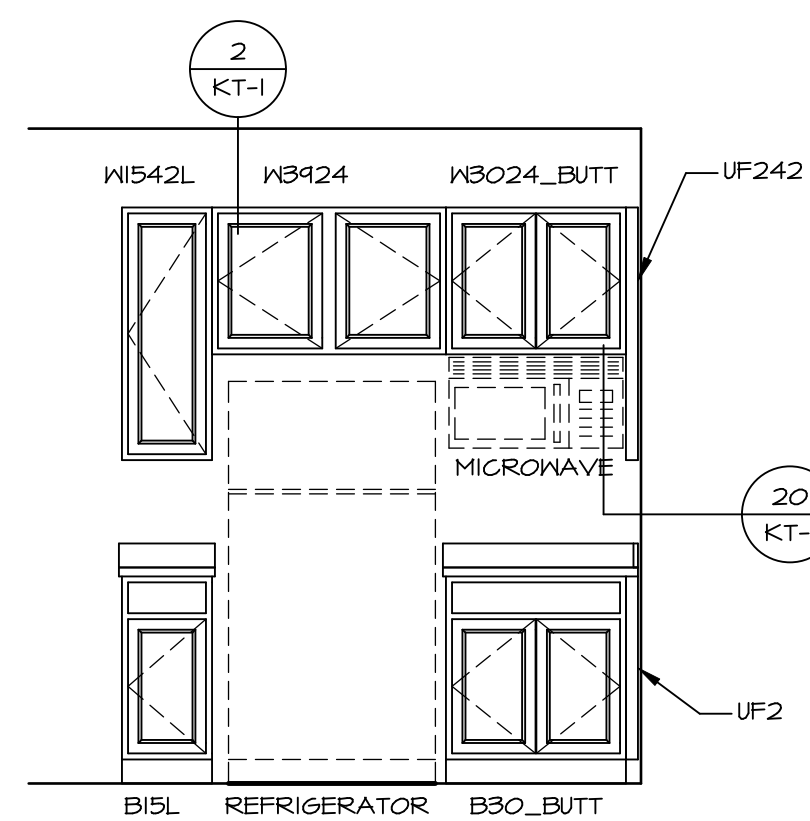
**KITCHEN COUNTERTOP PLAN (KC - 3491)**

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



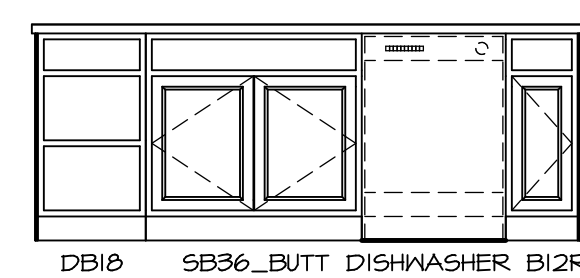
**ELEVATION "A"**

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



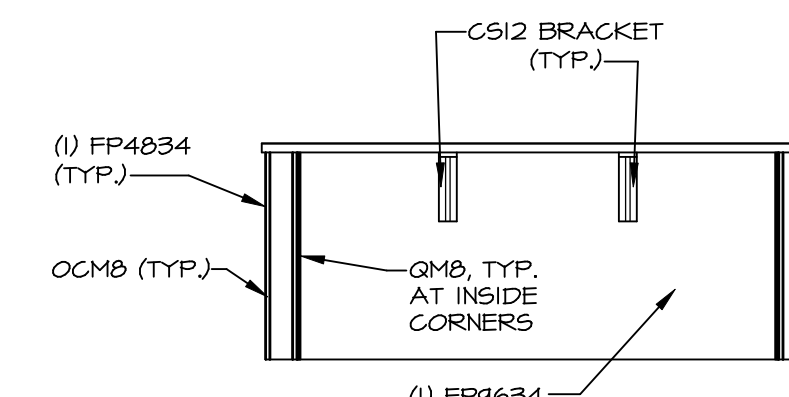
**ELEVATION "B"**

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



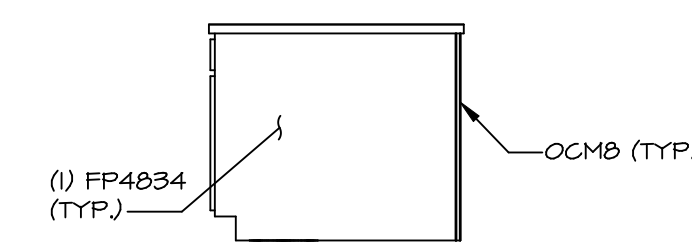
**ELEVATION "C"**

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



**ELEVATION "D"**

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



**ELEVATION "E"**

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

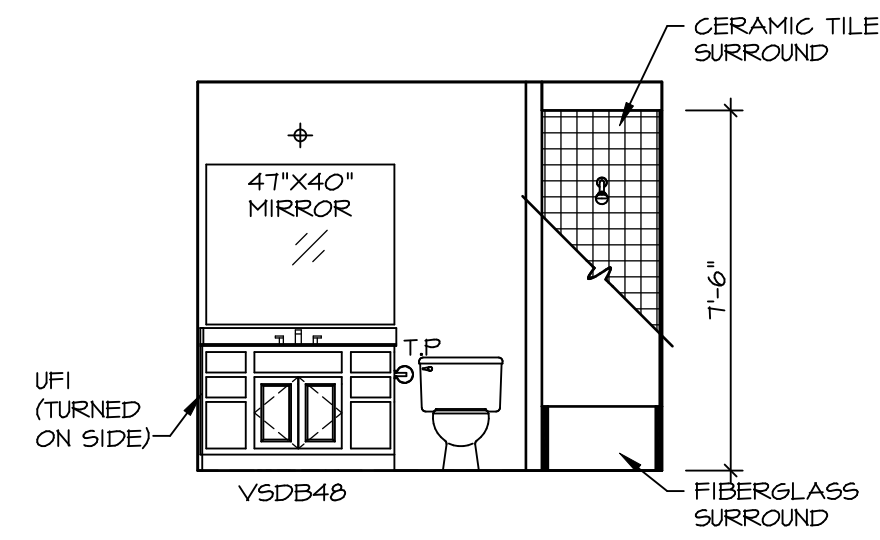
NOTE: KITCHEN ELEVATIONS/PLANS CALL OUT STANDARD MOLDING. REFER TO DETAIL 11/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.

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

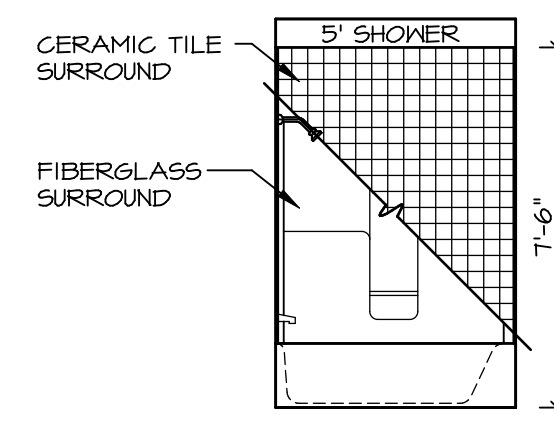
SHEET NO. <b>A-12</b>	MODEL <b>BALLENGER</b>	DRAWING TITLE <b>KITCHEN PLANS</b>	OPTION DESCRIPTION	REV. NO.	DATE	REMARKS
47						

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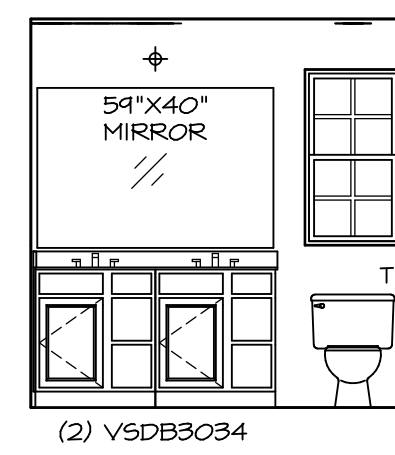
SET NO. BLG00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION



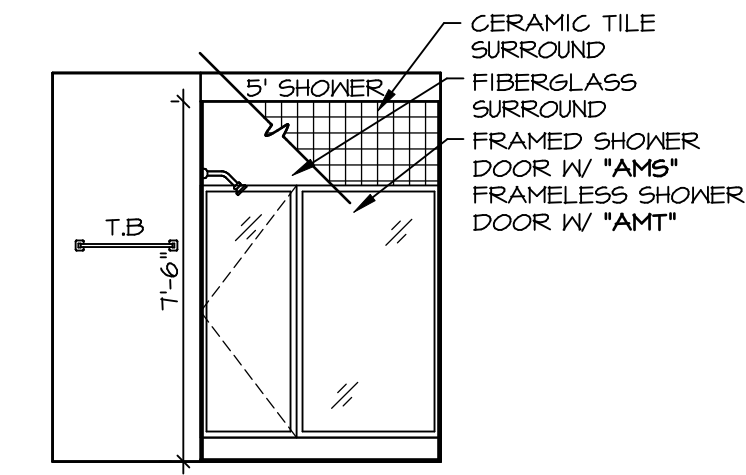
**D BATH #1**  
SCALE: 1/4" = 1'-0"



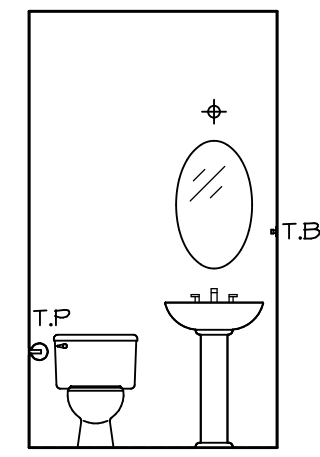
**E BATH #1**  
SCALE: 1/4" = 1'-0"



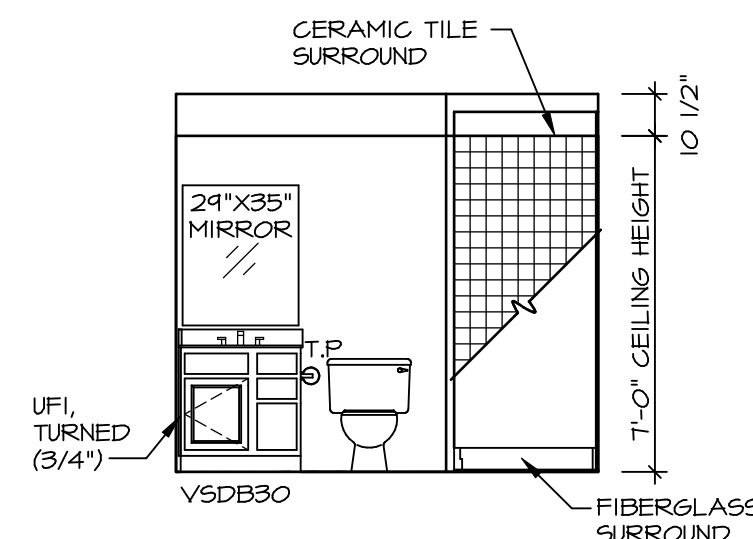
**F OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



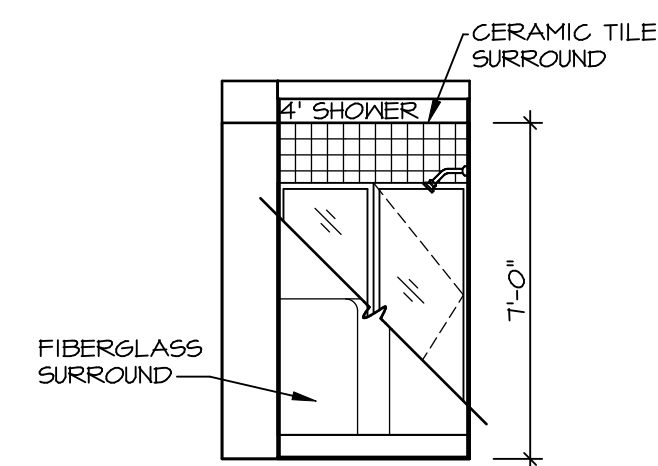
**G OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



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



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



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

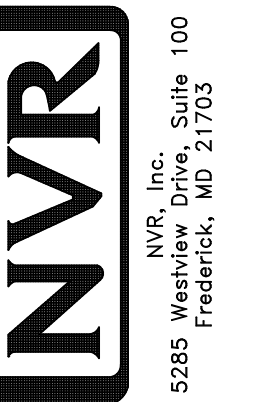
**NOTES:**

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.

REMARKS

REV. NO. | DATE

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MODEL	BALLENGER
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	

SHEET NO. **A-13**  
49