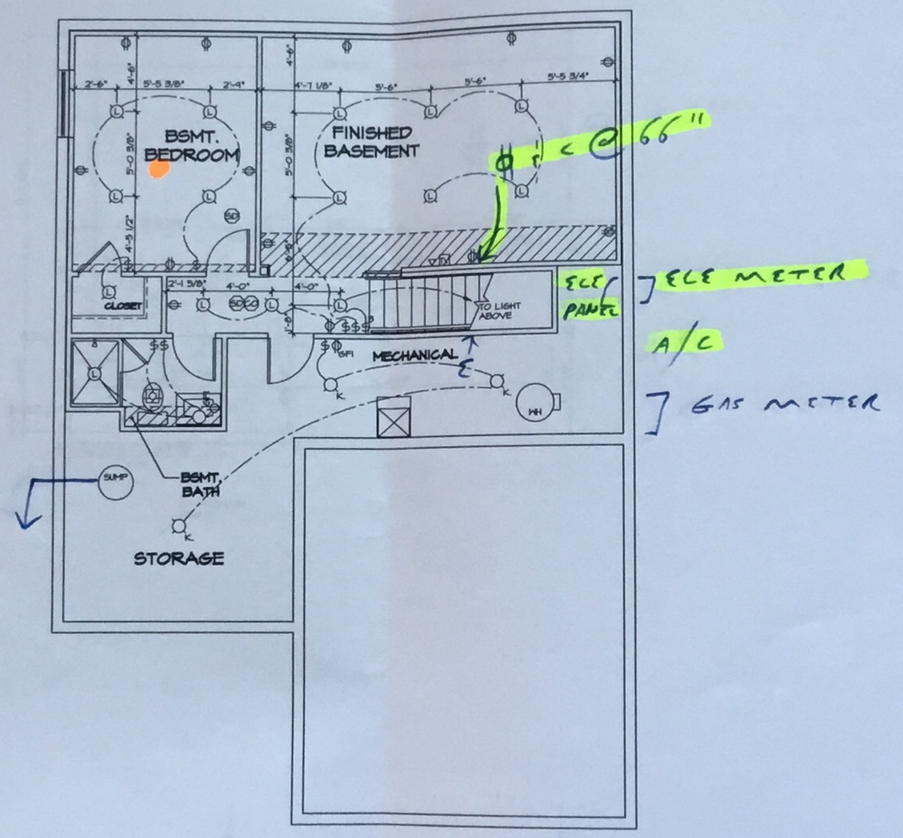
NOTES:

1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
2. ALL KITCHEN, GARAGES, UNFINISHED BASEMENT, METBARS AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
3. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
4. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL BEDROOM RECEPTACLES.
6. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
7. DRYER RECEPTACLE 110 W/ GAS OR 220 W/ ELECTRIC.

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
- DUPLEX RECEPTACLE - FLOOR MOUNTED
- RECEPTACLE - 220V
- USB — DUPLEX RECEPTACLE - USB
- GFI — DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
- WPGFI — DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
- SD — SMOKE DETECTOR - WIRED IN SERIES
- CO — CARBON MONOXIDE DETECTOR
- EXHAUST FAN MOTOR
- EXHAUST FAN MOTOR WITH LIGHT
- TV — TELEVISION RECEPTACLE
- TELEPHONE RECEPTACLE
- DB — DOOR CHIME
- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - RECESSED
- WP — LIGHT FIXTURE - RECESSED WEATHER PROOF
- LIGHT FIXTURE - CEILING MOUNTED LED
- LIGHT FIXTURE - HANGING
- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - FLUORESCENT
- LIGHT FIXTURE - UNDER CABINET LIGHT "S" = SMALL "M" = MEDIUM "L" = LARGE
- PULLCHAIN LAMPHOLDER
- P.C. — KEYLESS LAMPHOLDER



1 / E-1 BASEMENT FLOOR ELECTRICAL PLAN

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

K.S.

REMARKS | REV. NO. | DATE

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Frederick, MD 21703

SET NO. BL600
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL BALLENGER
DRAWING TITLE BASEMENT ELECTRICAL PLAN

SHEET NO. E-1

OPTION DESCRIPTION

50

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NOTE

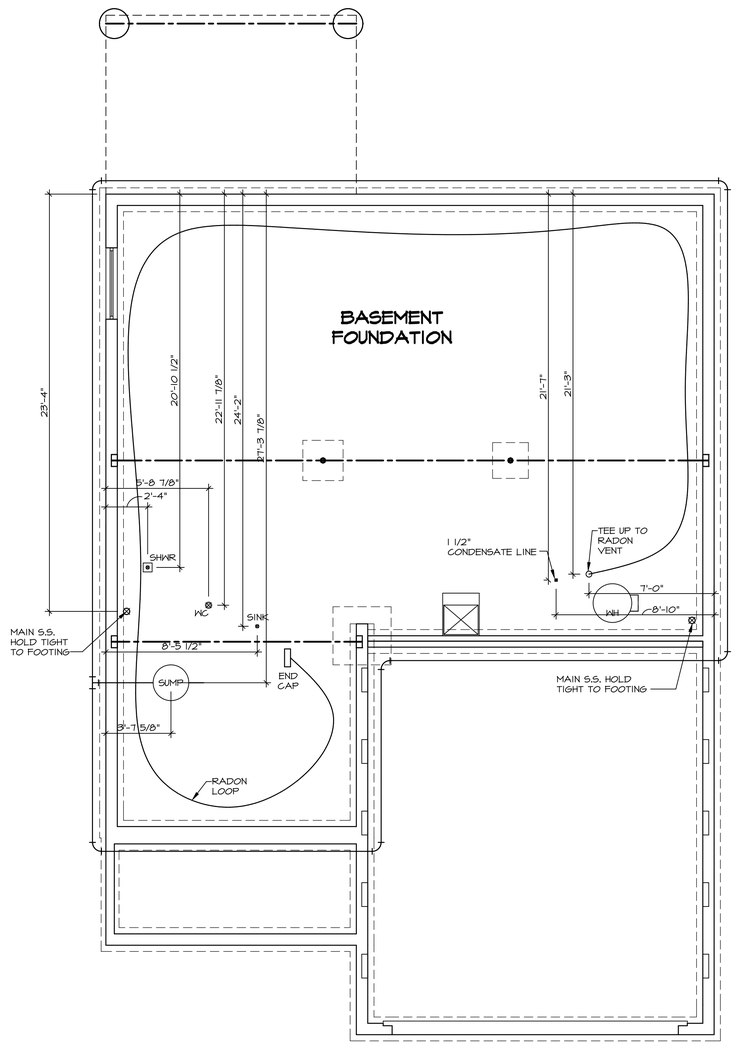
RADON REMEDIATION

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

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



1 / A-5 PLUMBING PLAN

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

REV. NO.	DATE	REMARKS

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SET NO. BL600
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL: BALLENGER

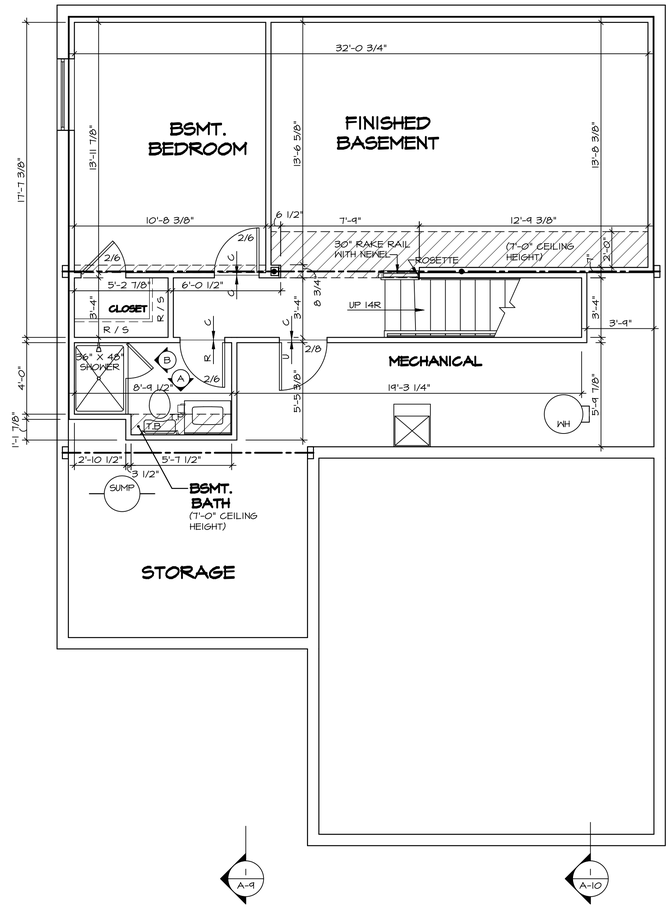
DRAWING TITLE: PLUMBING PLAN

SHEET NO. A-5

OPTION DESCRIPTION

23

C:\NVR Solves\BALLENGER_BL600_01\DCT-VG-T492\1023115\Sheets\Lot Specific\23 A-5 PLMG LS.dwg 11/18/18 - 2:55 pm



BASEMENT FLOOR PLAN

A-6

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

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-FLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
10. 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

REV. NO.	DATE	REMARKS

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VERSION 01
DRAWN BY
DATE:
OPTION
OPTION DESCRIPTION

MODEL BALLENGER
DRAWING TITLE BASEMENT FLOOR PLAN

SHEET NO. A-6

27

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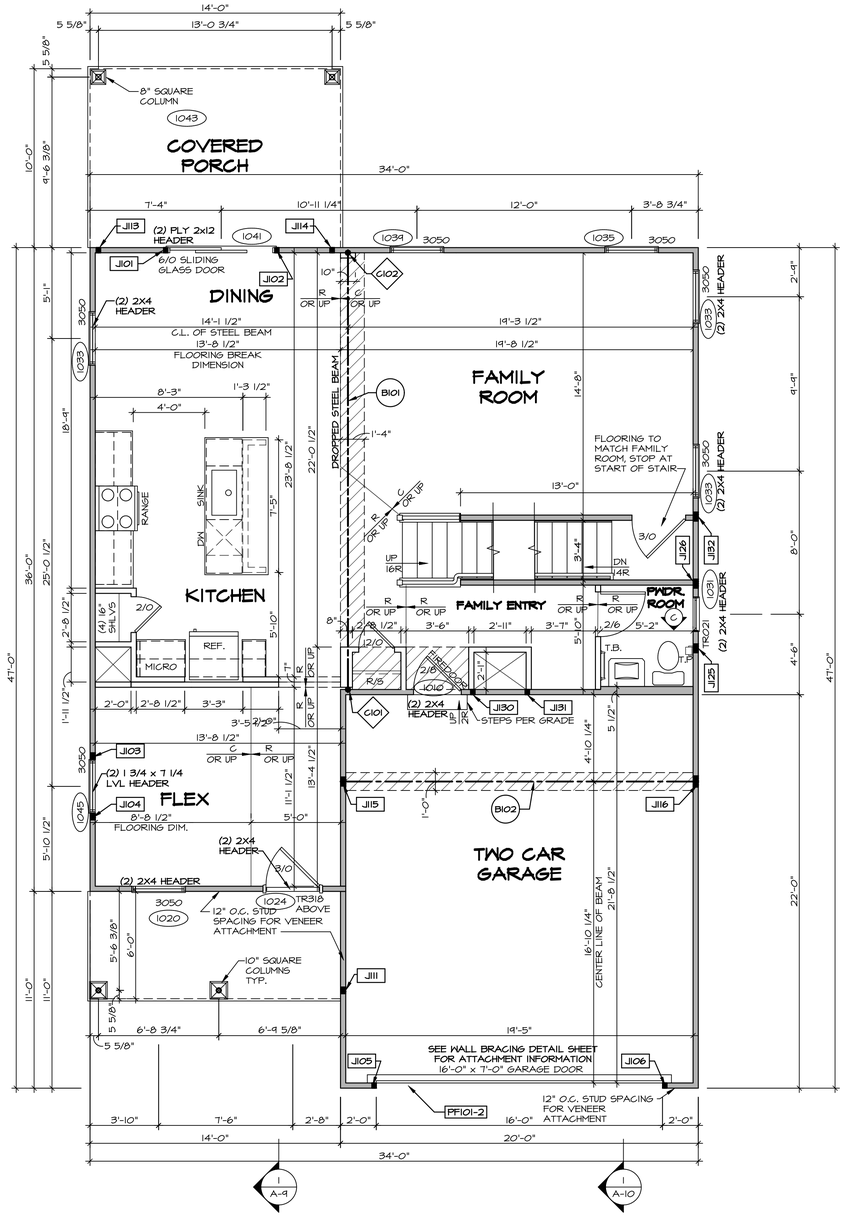
FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JI01	JACK - (2) 2X4 SPF STUD GRADE		1041	
JI02	JACK - (2) 2X4 SPF STUD GRADE		1041	
JI03	JACK - (3) 2X4 SPF STUD GRADE		1045	
JI04	JACK - (3) 2X4 SPF STUD GRADE		1045	
JI05	JACK - (2) 2X4 SPF STUD GRADE		1028	
JI06	JACK - (2) 2X4 SPF STUD GRADE		1028	
JI11	JACK - (3) 2X4 SPF STUD GRADE	ELK	1026	
JI13	JACK - (2) 2X4 SPF STUD GRADE	EPE	1043	
JI14	JACK - (2) 2X4 SPF STUD GRADE	EPE	1043	
JI15	JACK - (4) 2X4 SPF#1	ELA, ELK	1012	
JI16	JACK - (5) 2X4 SPF#1	ELA, ELK, GGB	1012	
JI25	JACK - (4) 2X4 SPF STUD GRADE		1006	
JI26	JACK - (4) 2X4 SPF STUD GRADE		1006	
JI30	JACK - (2) 2X4 SPF STUD GRADE			
JI31	JACK - (2) 2X4 SPF STUD GRADE			
JI32	JACK - (4) 2X4 SPF 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	19'-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

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
3. 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.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE **7'-0 1/2"** HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
10. 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

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SET NO. BLG00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
BALLENGER
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NO.
A-7

OPTION DESCRIPTION

29

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

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
3. 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.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE **7'-0 1/2"** HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
10. TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

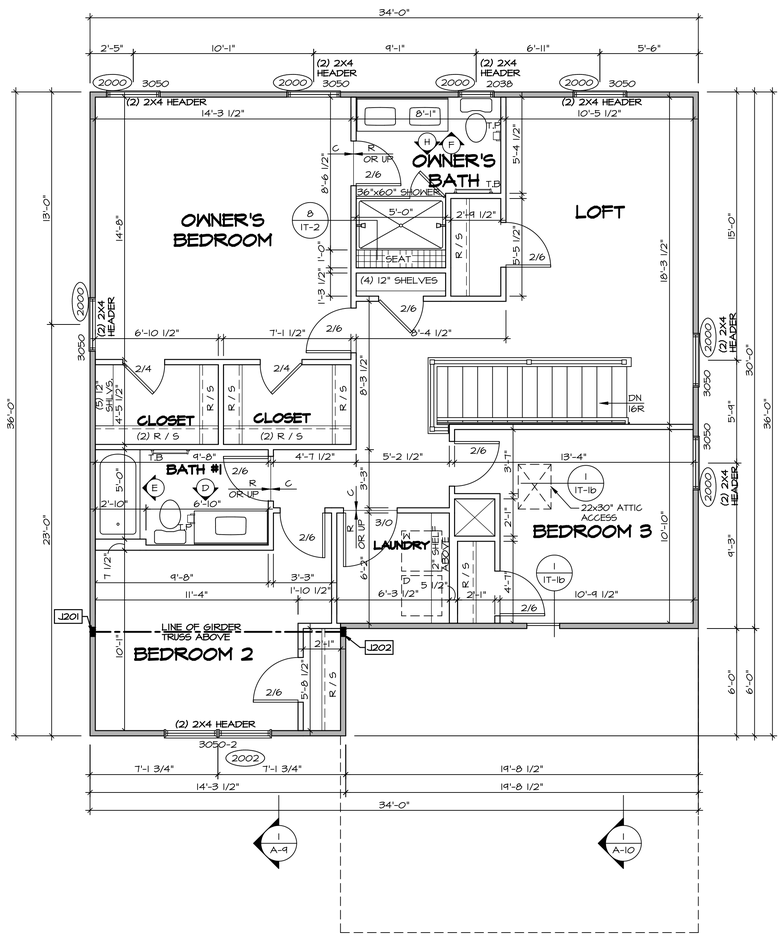
GYPSUM NOTES

AT GARAGE:

GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL **FA-1(c)** 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

1 / A-8

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

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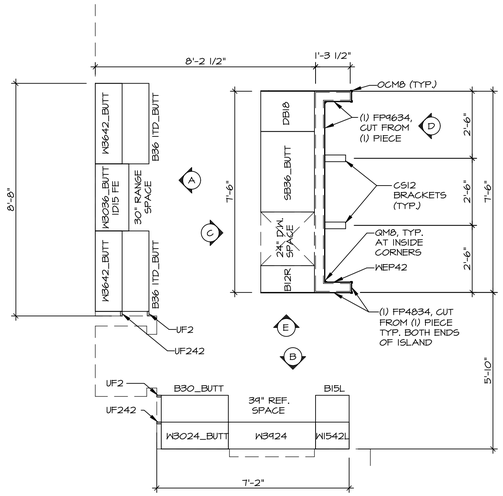
SET NO. BL600
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
BALLENGER
DRAWING TITLE
SECOND FLOOR PLAN

SHEET NO.
A-8

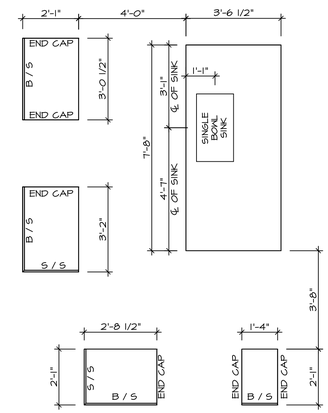
OPTION DESCRIPTION

32



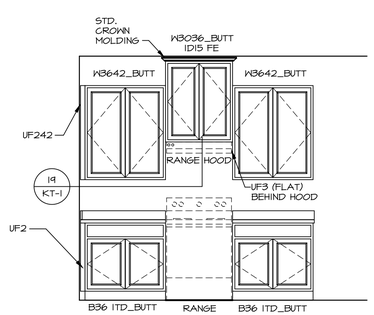
KITCHEN CABINET PLAN (KC - 3491)

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



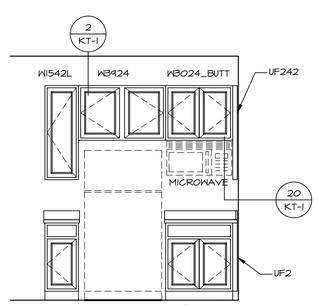
KITCHEN COUNTERTOP PLAN (KC - 3491)

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



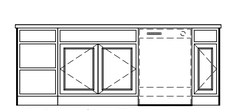
A ELEVATION "A"

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



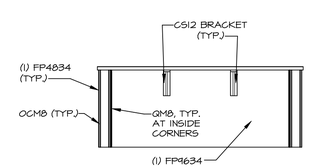
B ELEVATION "B"

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



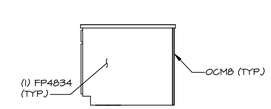
C ELEVATION "C"

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.

REMARKS

REV. NO.	DATE

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11/19/18 - 2:56 pm

SET NO. BLG00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL BALLENGER
DRAWING TITLE KITCHEN PLANS

SHEET NO. A-12

OPTION DESCRIPTION

47

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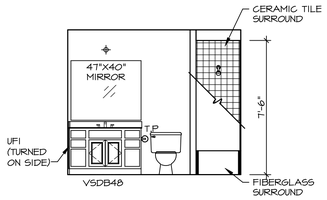
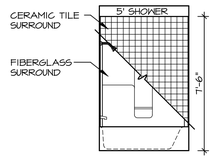


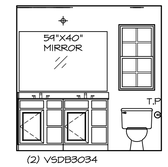
D BATH #1

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



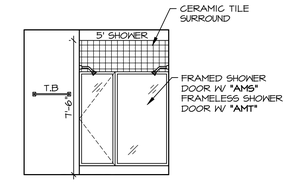
E BATH #1

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



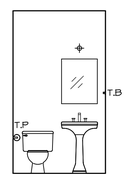
F OWNER'S BATH

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



H OWNER'S BATH

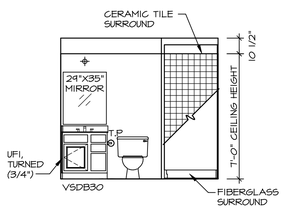
SCALE: 1/4" = 1'-0"



PEDESTAL SINK WITH SQUARE MIRROR

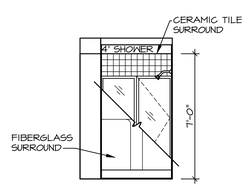
C POWDER ROOM

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 11-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

REV. NO.	DATE	REMARKS

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SET NO. BL600
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL BALLENGER
DRAWING TITLE BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-13

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