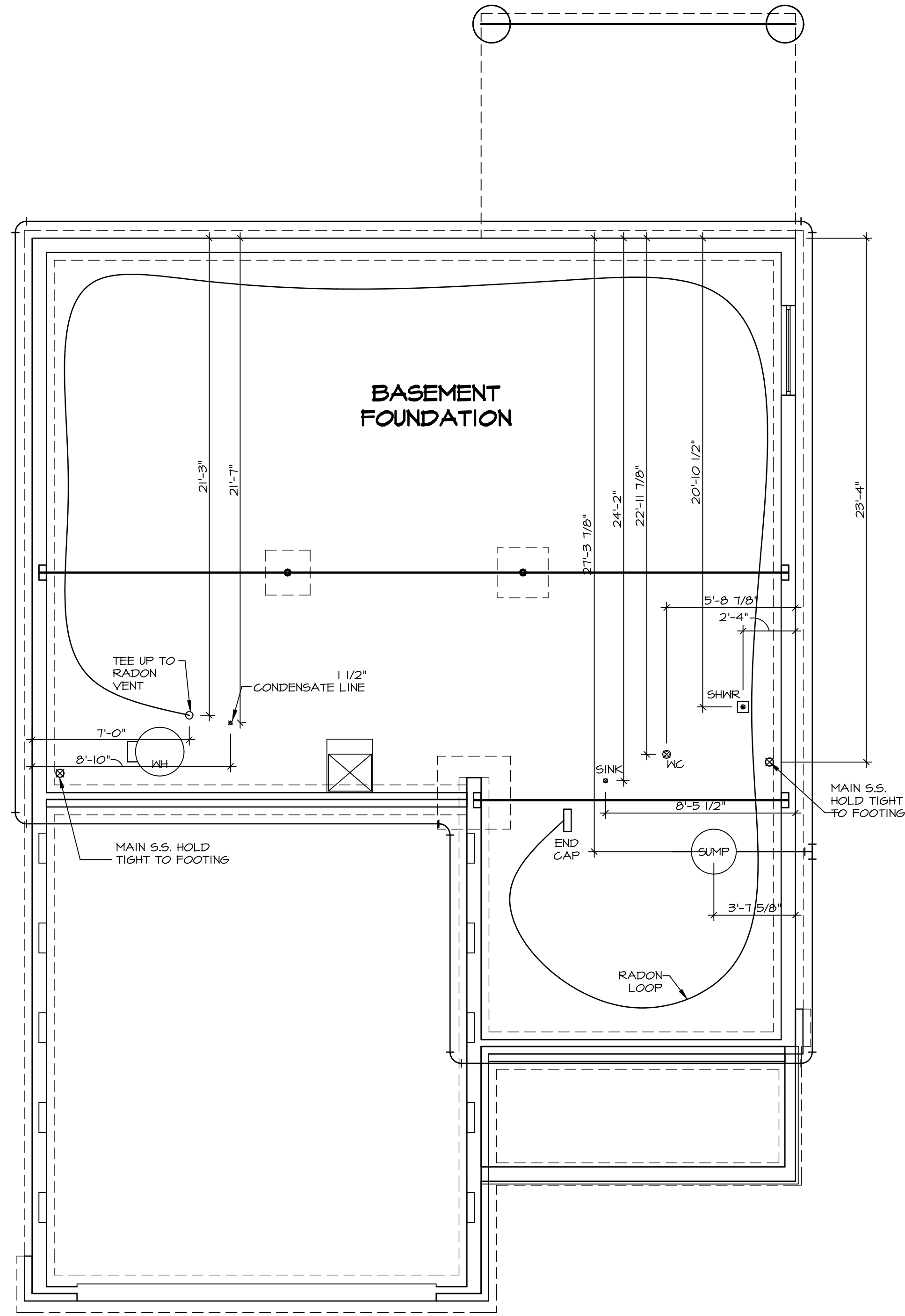


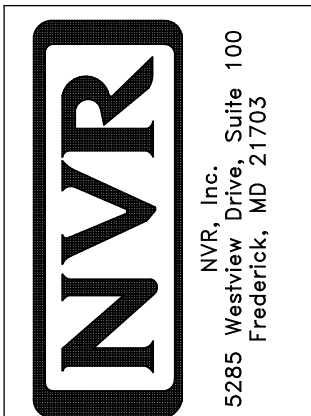
**NOTE**  
 RADON REMEDIATION  
 RADON LOOP

- 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. <b>A-5</b>	MODEL <b>BALLENGER</b>	SET NO. BLG00	REVISION 01	REV. NO.	DATE	REMARKS
	DRAWING TITLE PLUMBING PLAN	DRAWN BY	DATE:			
	OPTION DESCRIPTION	OPTION				

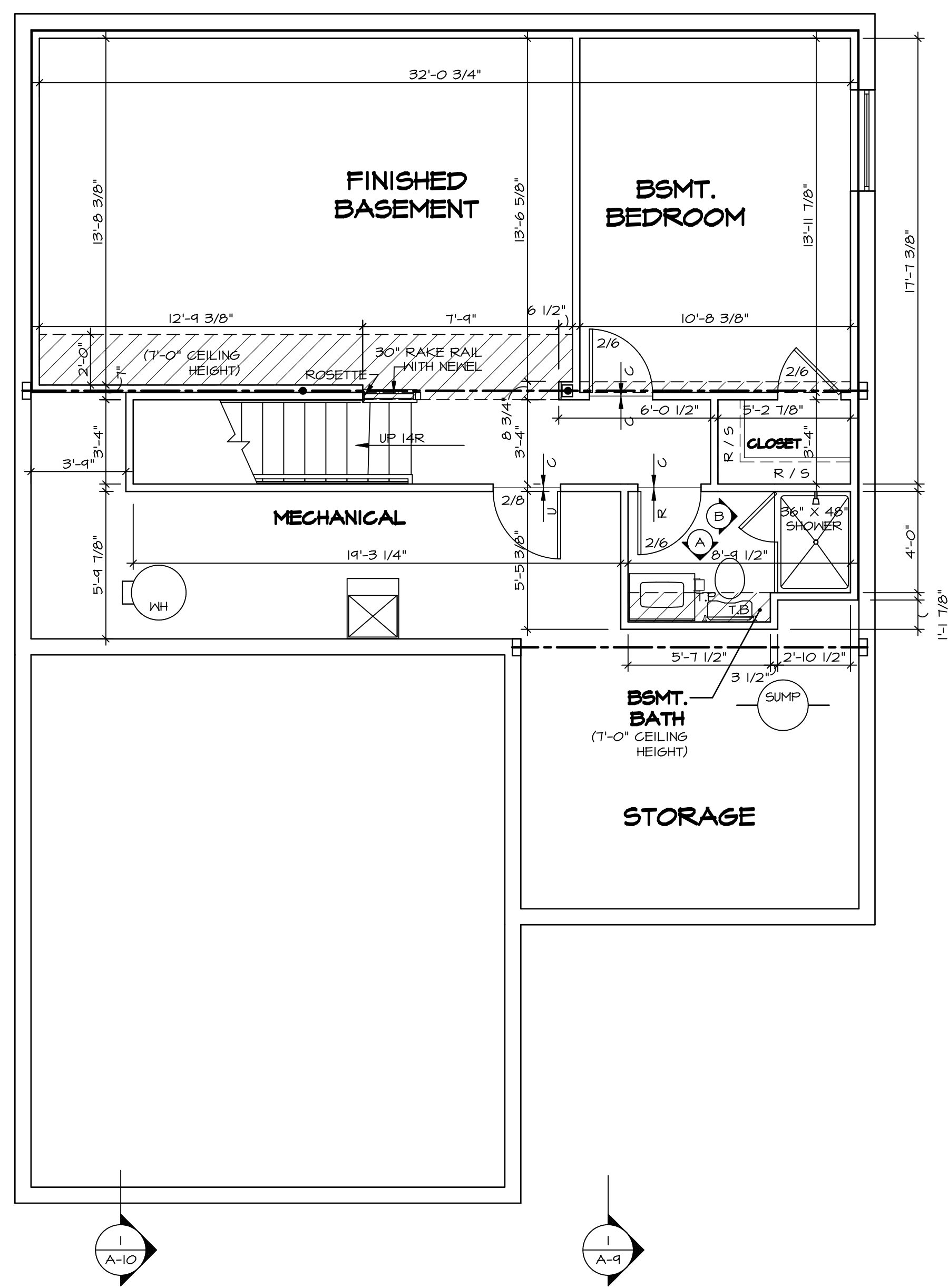


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LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

- 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.

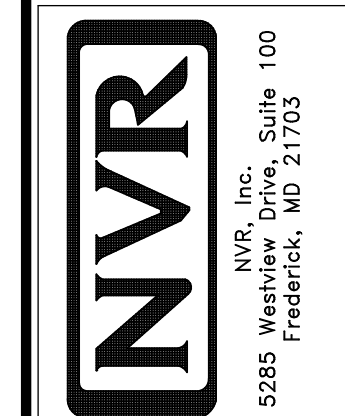
- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION	REMARKS
A-6	BALLENGER	BLG00	01			
	DRAWING TITLE					
	BASEMENT FLOOR PLAN					
	OPTION DESCRIPTION					
27						

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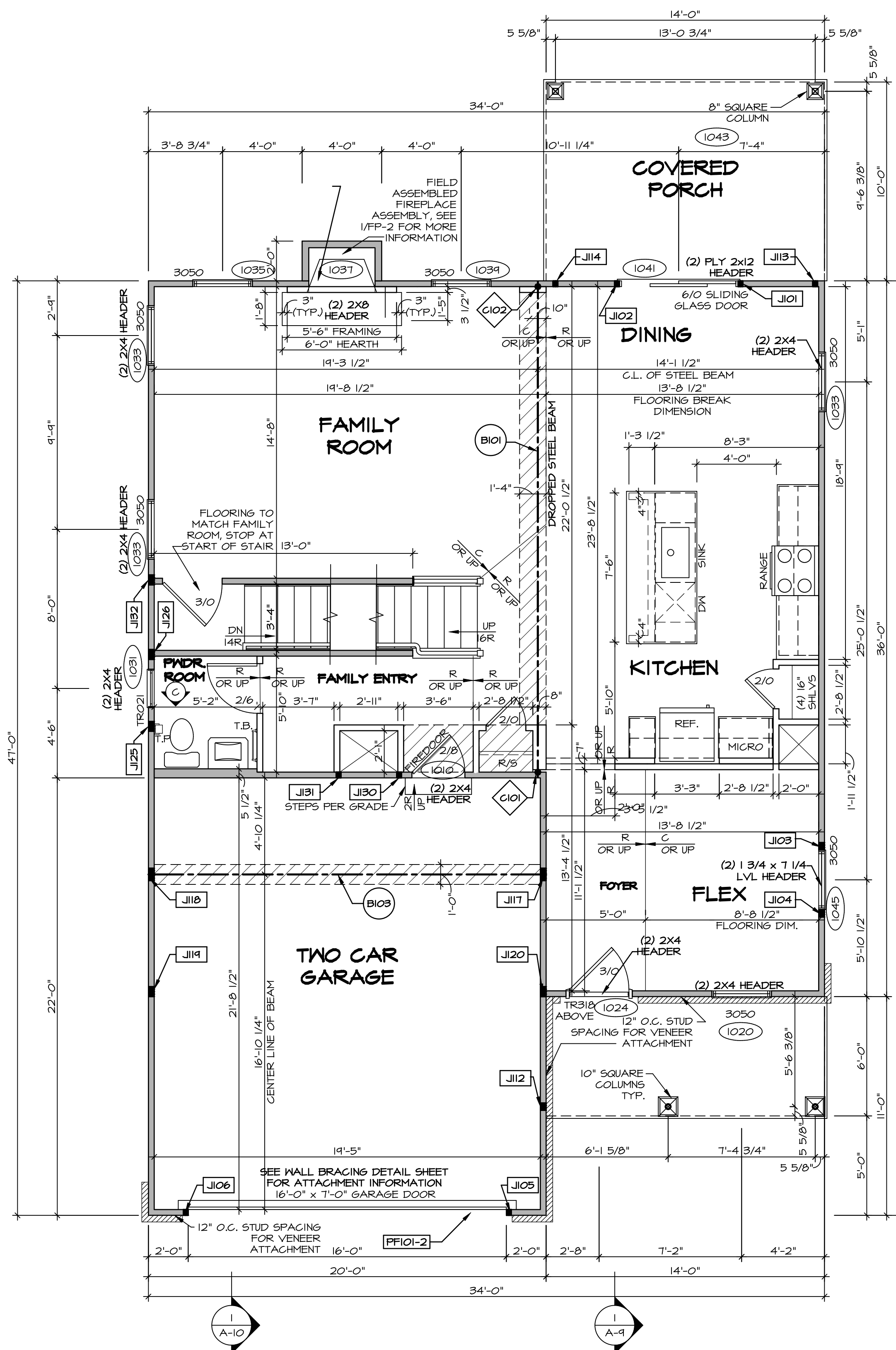


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FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE		1041	
J102	JACK - (2) 2X4 SFF STUD GRADE		1041	
J103	JACK - (3) 2X4 SFF STUD GRADE		1045	
J104	JACK - (3) 2X4 SFF STUD GRADE		1045	
J105	JACK - (2) 2X4 SFF STUD GRADE		1028	
J106	JACK - (2) 2X4 SFF STUD GRADE		1028	
J112	JACK - (3) 2X4 SFF STUD GRADE	ELL	1028	
J113	JACK - (2) 2X4 SFF STUD GRADE	EPE	1043	
J114	JACK - (2) 2X4 SFF STUD GRADE	EPE	1043	
J117	JACK - (5) 2X4 SFF STUD GRADE	ELB, ELC, ELL, GCB	1014	
J118	JACK - (5) 2X4 SFF STUD GRADE	ELB, ELC, ELL, GCB	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		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	
B103	BEAM STEEL - W12X30	20'-0"	ELB, ELC, ELL, 5XC	1014	
PFOI-2	EXT HEADER - 2X12 - 2 PLY	19'-4"	GCB	1028	2-PLY, PORTAL FRAME



LEGEND	
▬	BEARING WALL
▬	NON BEARING WALL
⊗	INDICATES BEARING FROM POINT-LOAD ABOVE
J	JACKS
B	BEAM/HEADER
F	PAD FOOTING
C	STEEL COLUMN
X	PORTAL FRAME
X	JOIST/TRUSS
L	LVL
(X)	ENGINEERING PAGE NUMBER

- 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

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

REVISIONS

REV. NO.	DATE	REMARKS

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SET NO. BLG00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

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

A-7  
29

C:\NVR\Solves\BALLENGER-BLG00\_01\DCI-VG-155A\195960\Sheets\A-7-FLNT-LS.dwg 04/18/19 - 8:08 am

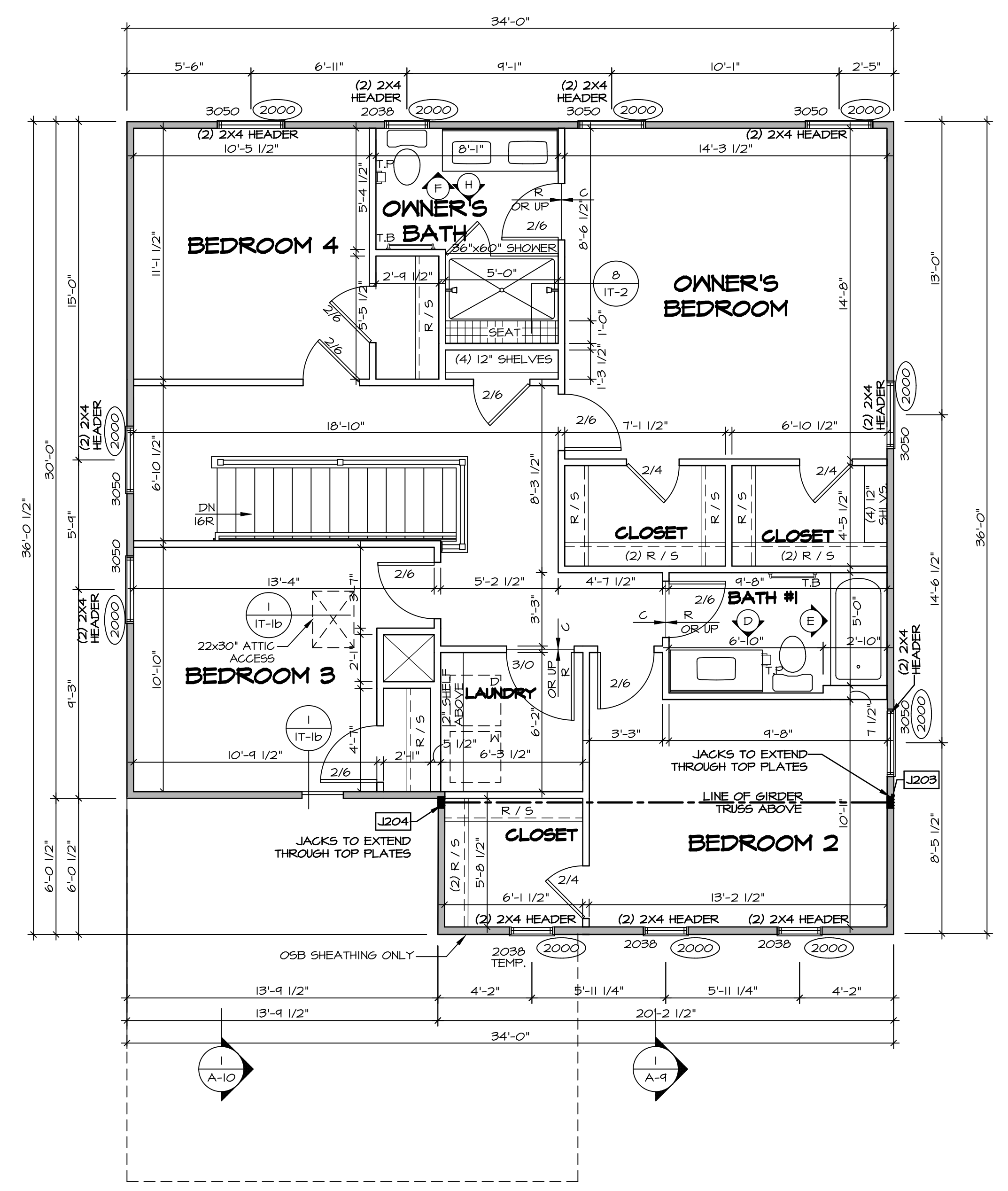
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J203	JACK - (4) 2X4 5P#1	ELB, ELC, ELL	2004	EXTEND THRU TOP PLATE
J204	JACK - (4) 2X4 5P#1	ELB, ELC, ELL	2004	EXTEND THRU TOP PLATE

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

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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  - ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT 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"

REV. NO.	DATE	REMARKS

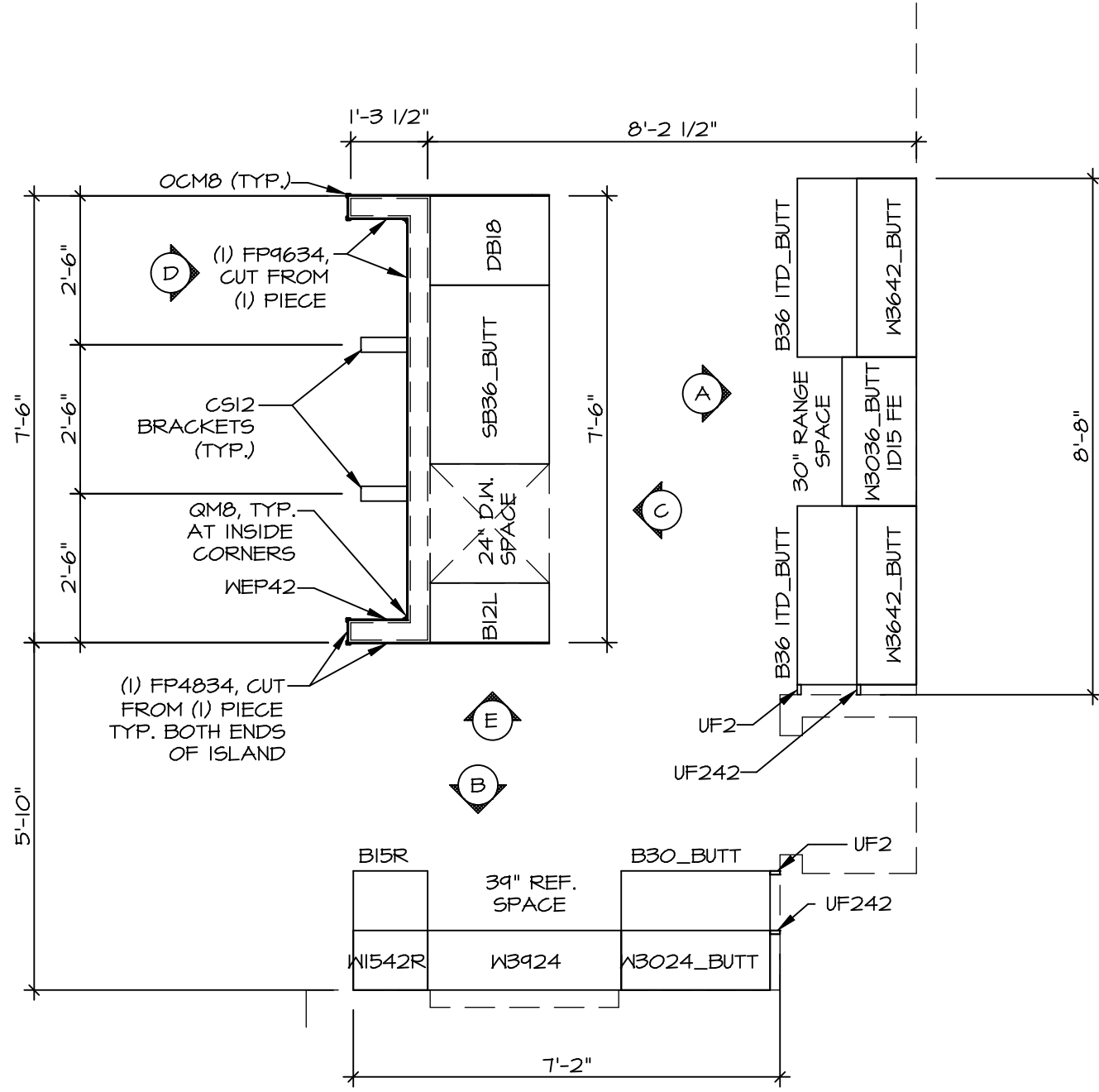
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MODEL	SET NO.	BLG00
BALLENGER	01	01
DRAWING TITLE		
SECOND FLOOR PLAN		
OPTION DESCRIPTION		

SHEET NO. **A-8** OF 32

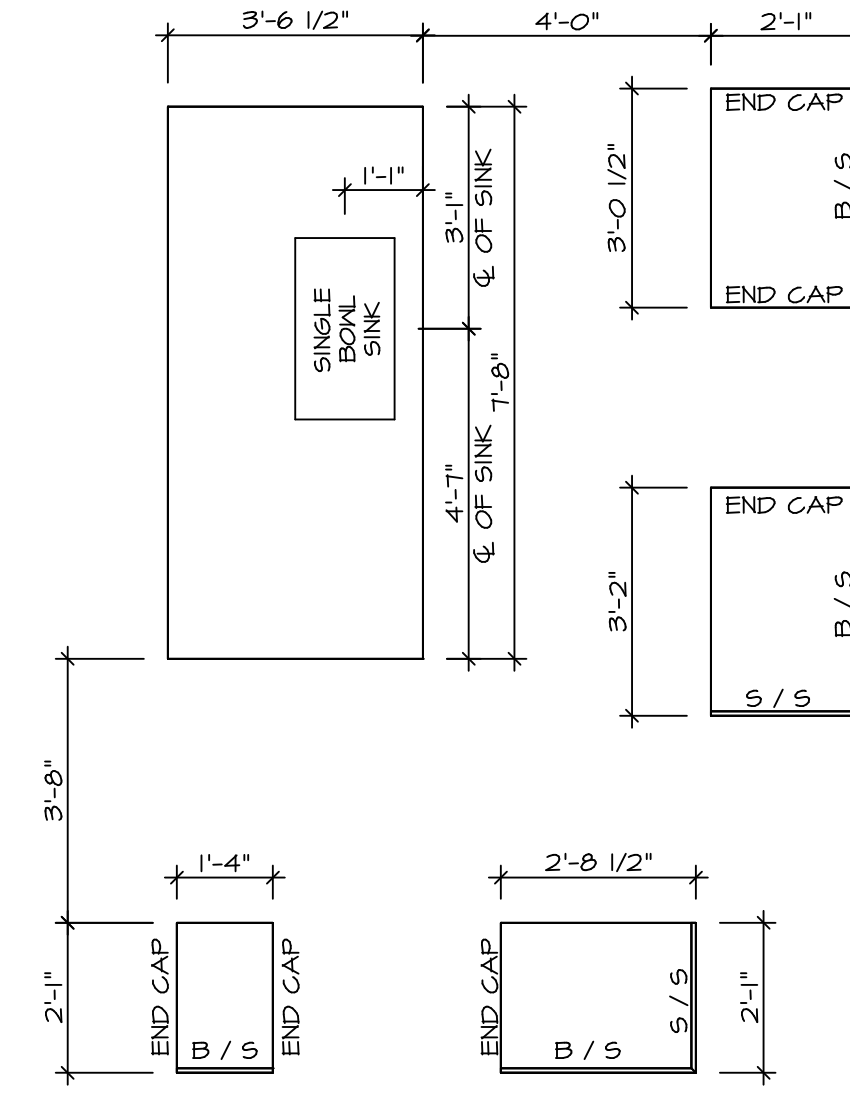
C:\NVR\Solves\BALLENGER-BLG00\_01\DCI-VG-155A\1199960\Sheets\2 A-8 PLAN\_15.dwg 04/18/19 - 8:08 am



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

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

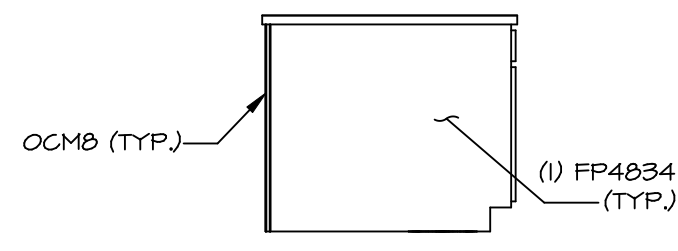
1  
A-12



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

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

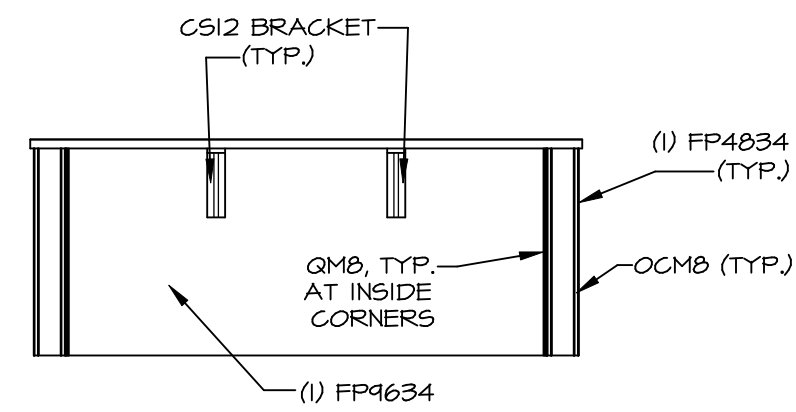
2  
A-12



**ELEVATION "E"**

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

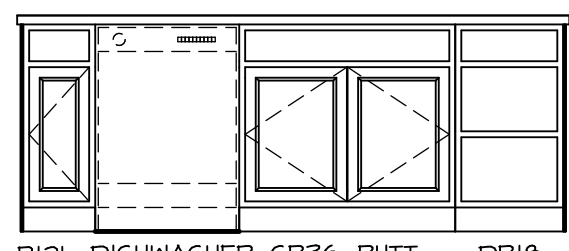
E



**ELEVATION "D"**

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

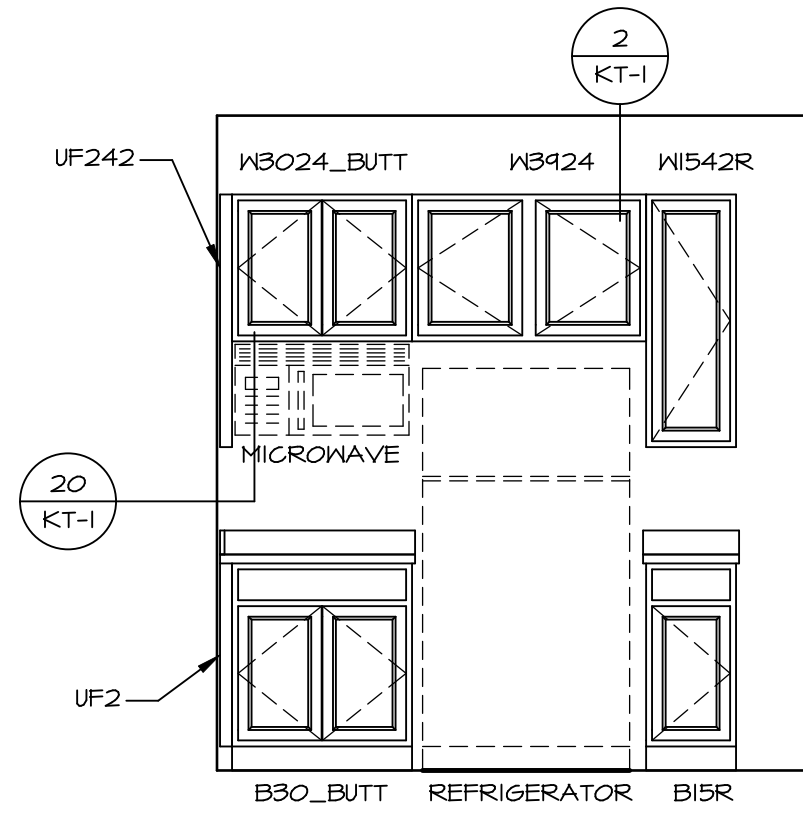
D



**ELEVATION "C"**

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

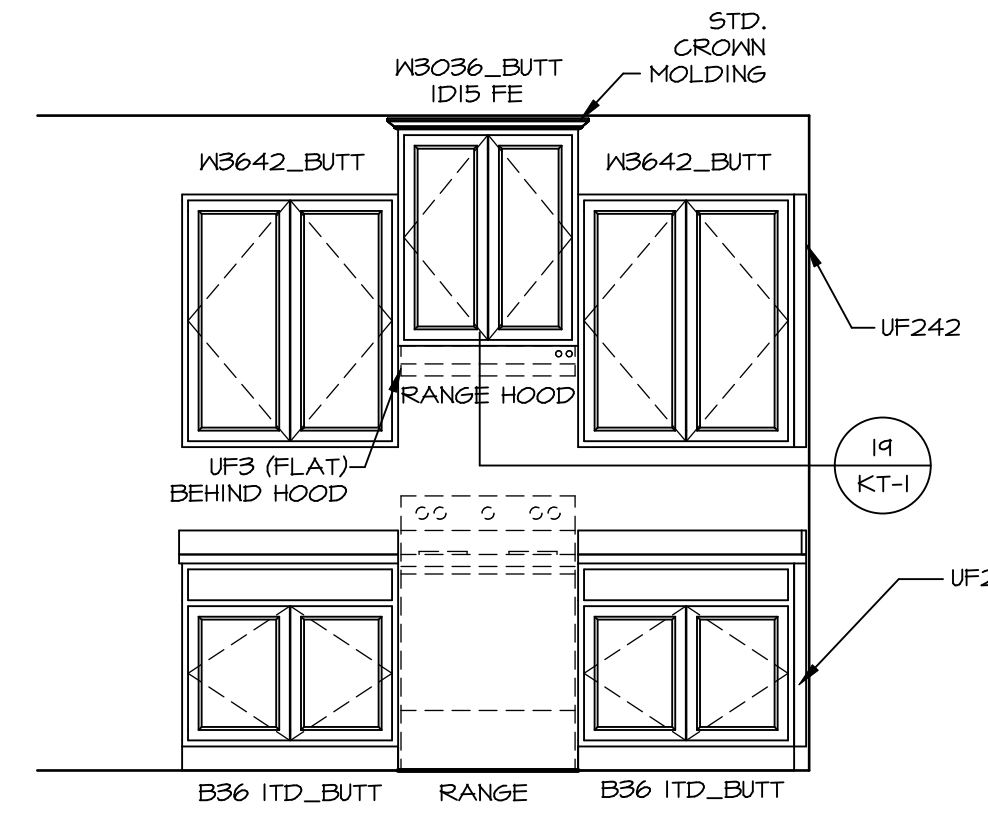
C



**ELEVATION "B"**

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

B



**ELEVATION "A"**

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

A

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

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

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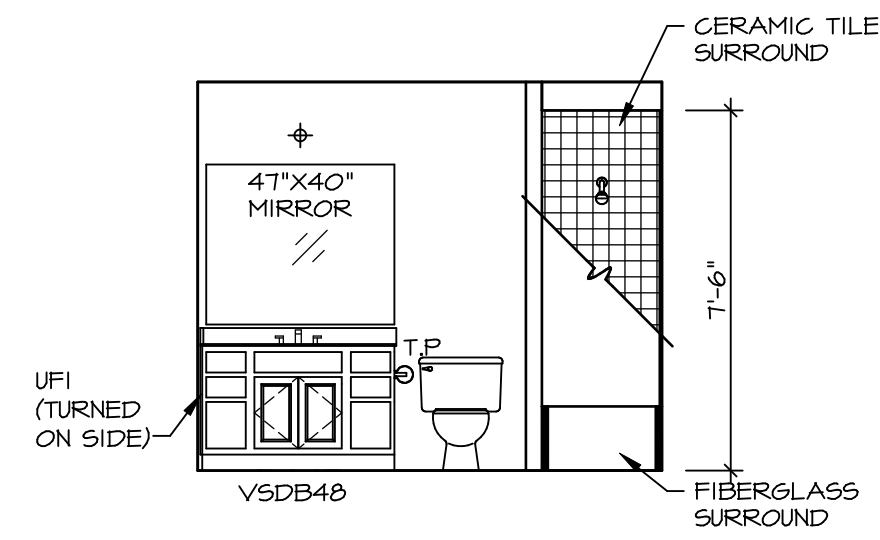
SET NO. BLG00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

MODEL  
**BALLENGER**  
DRAWING TITLE  
KITCHEN PLANS  
OPTION DESCRIPTION

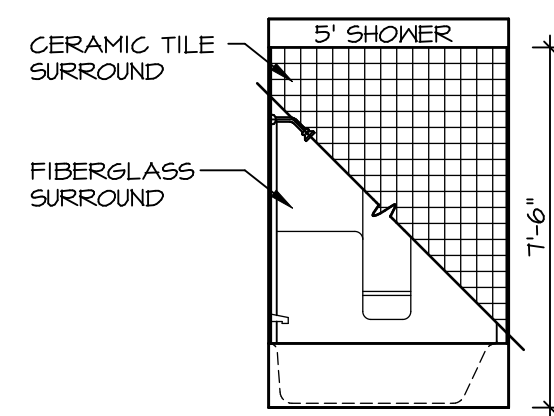
SHEET NO.  
**A-12**  
47

REV. NO. DATE

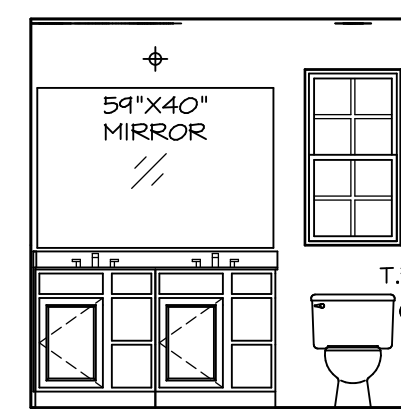
REMARKS



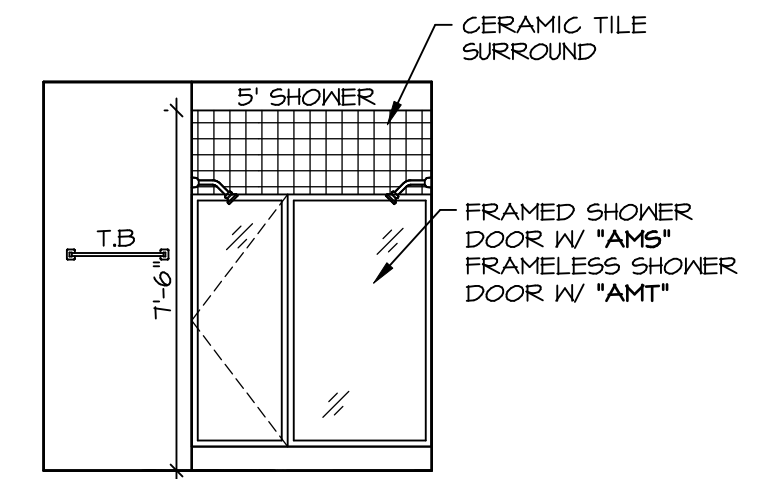
**D BATH #1**  
SCALE: 1/4" = 1'-0"



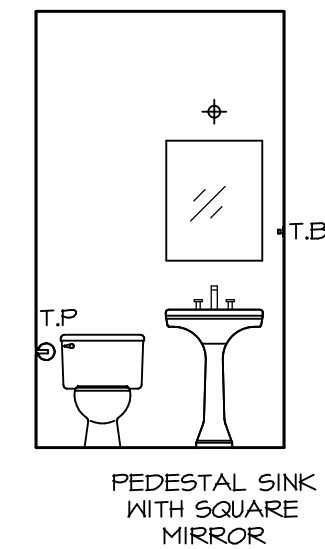
**E BATH #1**  
SCALE: 1/4" = 1'-0"



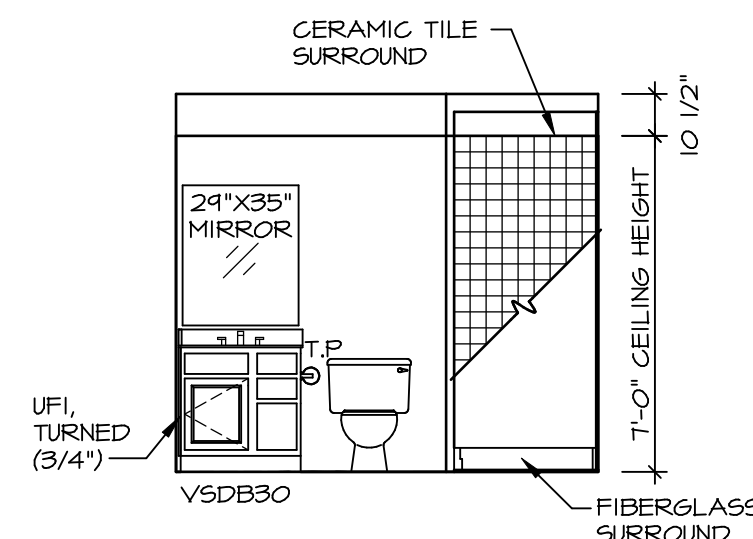
**F OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



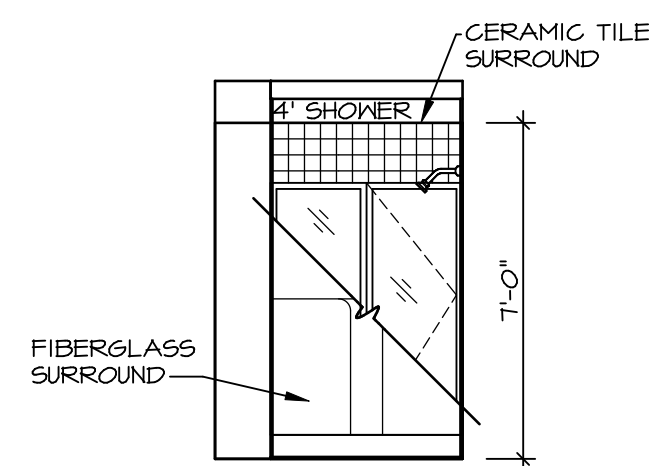
**H OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**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.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-13	BALLENGER DRAWING TITLE BATH ELEVATIONS	BLG00	01				
49							

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