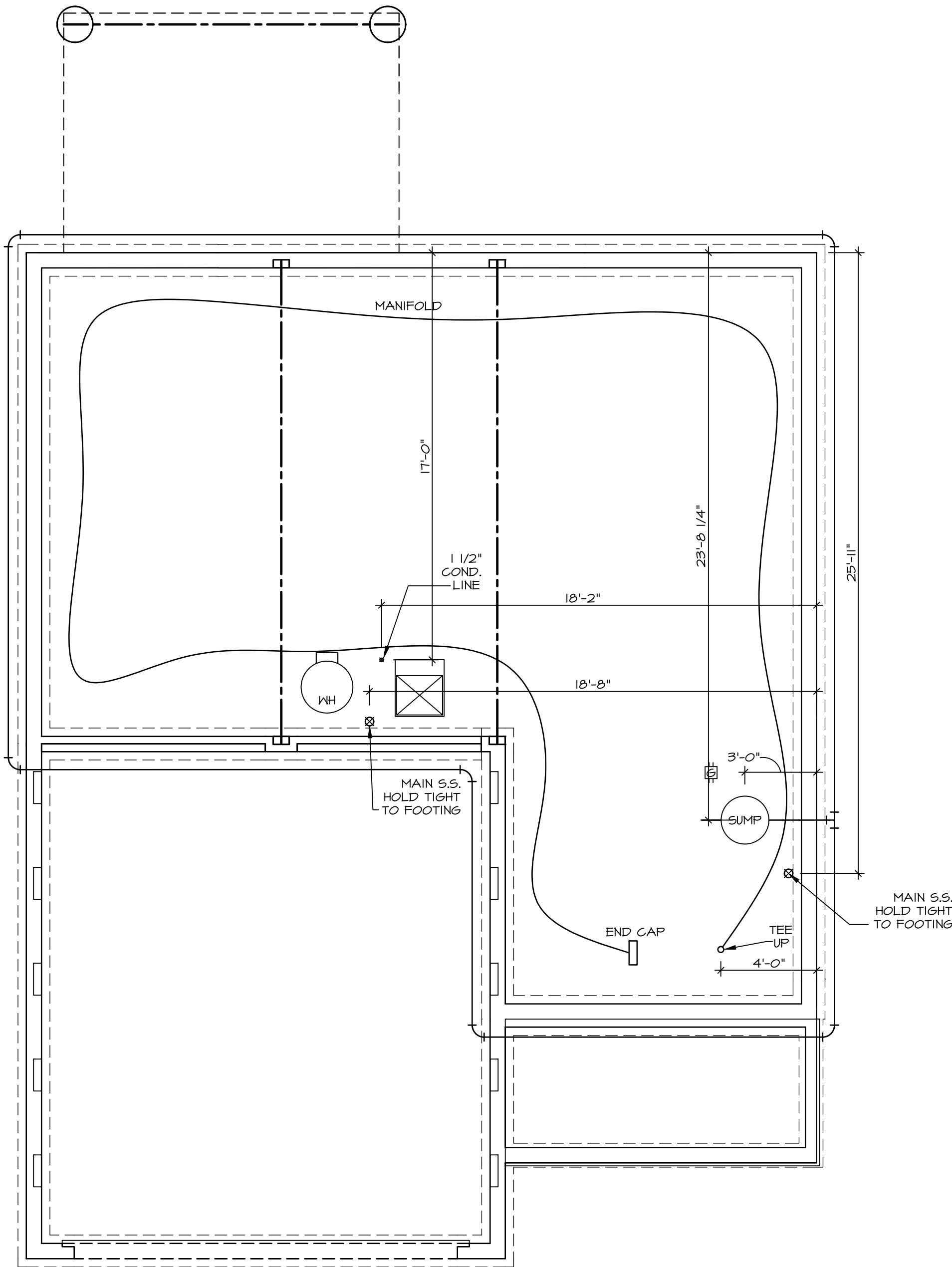


DY 8394  
1220 DEER VALLEY DR  
Miamisburg, OH 45342

2 Story Basement  
Vent Floor Drain  
50 gal electric  
AA on kitchen  
1 shower  
1 tub

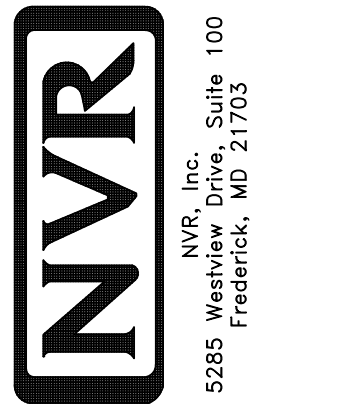
Gas Furnace



1  
A-5  
PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

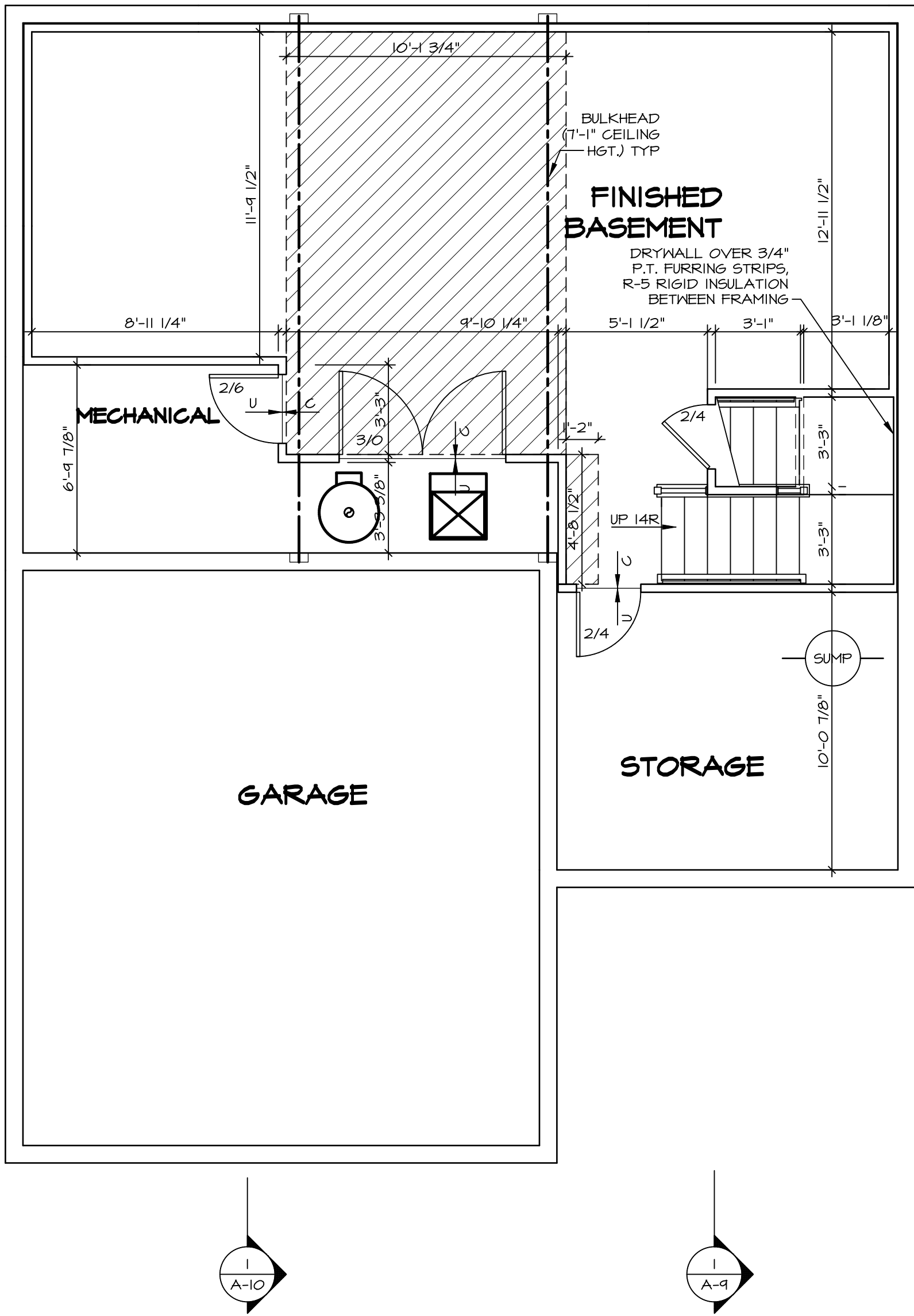
- PLUMBING NOTES:**
- RADON REMEDIATION**  
**RADON LOOP:**
- (4") PERFORATED "LOOP"
  - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
  - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
  - TO BE CORRUGATED PIPE
  - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
- STACK REQUIREMENTS:**
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
  - NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
  - 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 OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

SHEET NO.	MODEL	SET NO.	ALGOO
A-5	ALLEGHENY	VERSION 01	
	DRAWING TITLE	RELEASE NO.	----
	PLUMBING	DRAWN BY	TN
		DATE:	08/04/2017
	OPTION DESCRIPTION	OPTION	
10			



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DIV-COMM-LOT-UNIT	DCY-DY-8394
COMM-LOT	DEER VALLEY - 8394
STREET ADDRESS	1220 DEER VALLEY DR
CITY	MIDANISBURG
STATE	OH
ZIP	45942



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

LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTINGS/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 8/IT-18 FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
  - 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 DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - 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.
  - INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
  - BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
  - ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
  - NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

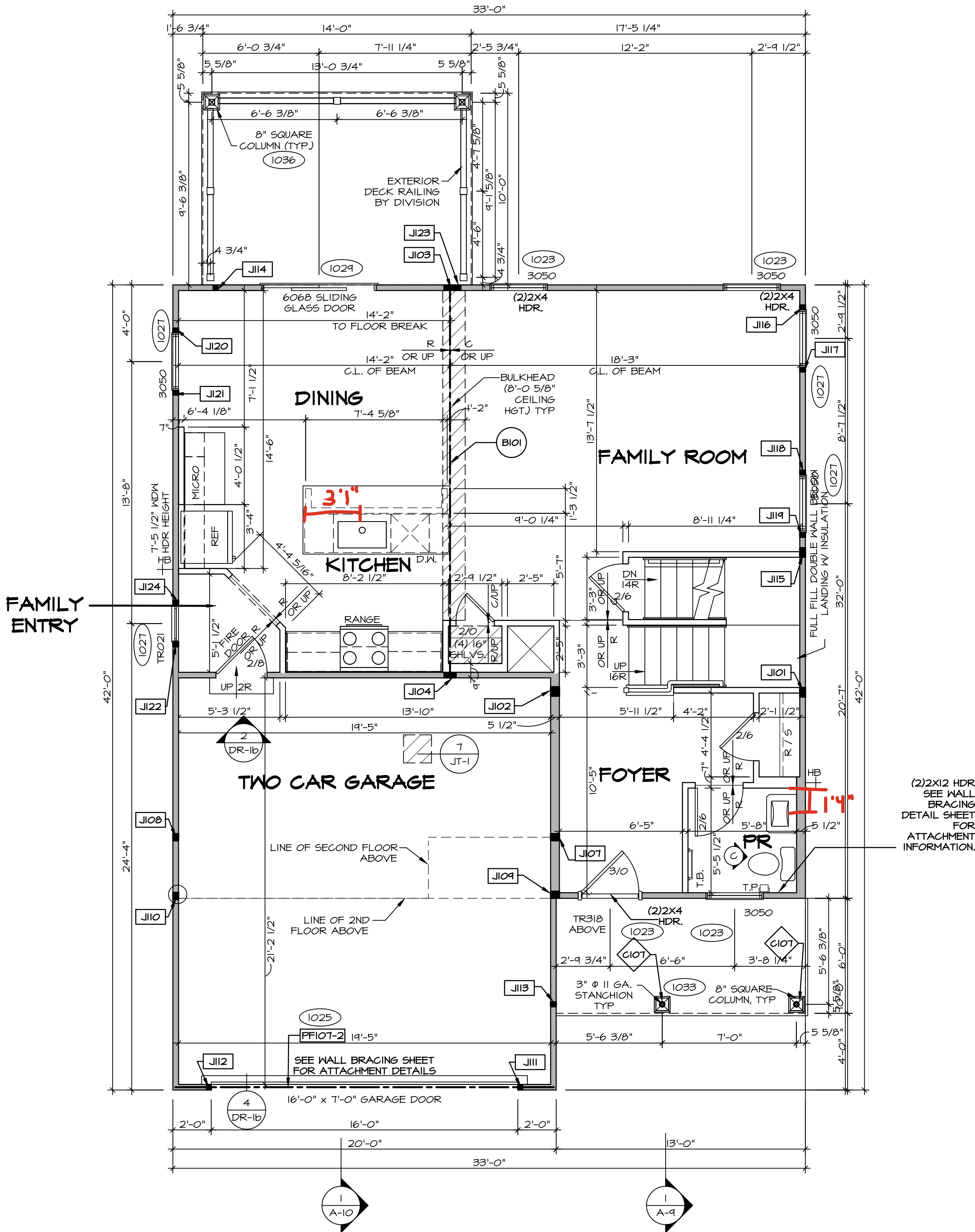
- GYPSUM NOTES:**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO. <b>A-6</b>	MODEL <b>ALLEGHENY</b> DRAWING TITLE <b>BASEMENT FLOOR PLAN</b> OPTION DESCRIPTION <b>  </b>	SET NO. <b>AL600</b>	VERSION <b>01</b>	RELEASE NO. <b>----</b>	
		DRAWN BY <b>TN</b>	DATE: <b>08/04/2017</b>	OPTION	
		DIV-COMM-LOT-UNIT <b>DCY-DY-8394</b>			
		COM-LOT <b>DEER VALLEY - 8394</b>	STREET ADDRESS <b>1220 DEER VALLEY DR</b>	APT. NO. <b>----</b>	
CITY <b>MIAMI</b>		STATE <b>OH</b>	ZIP <b>45342</b>	© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or manner whatsoever, nor are they to be used for any purpose other than the first obtaining the express written consent of NVR, Inc.	
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FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SPF STUD GRADE	1004	
J102	JACK - (4) 2X6 SPF STUD GRADE	1004	
J103	JACK - (5) 2X4 SPH	1008	
J104	JACK - (5) 2X4 SPH	1008	
J107	JACK - (3) 2X6 SPH	1014	
J108	JACK - (3) 2X4 SPF STUD GRADE	1014	
J109	JACK - (3) 2X6 SPF STUD GRADE	1016	
J110	JACK - (3) 2X4 SPF STUD GRADE	1016	
J111	JACK - (2) 2X4 SPF STUD GRADE	1025	
J112	JACK - (2) 2X4 SPF STUD GRADE	1025	
J113	JACK - (2) 2X4 SPF STUD GRADE	1033	
J114	JACK - (2) 2X4 SPF STUD GRADE	1036	
J115	JACK - (4) 2X4 SPF STUD GRADE	1006	
J116	JACK - (2) 2X4 SPF STUD GRADE	1027	
J117	JACK - (2) 2X4 SPF STUD GRADE	1027	
J118	JACK - (2) 2X4 SPF STUD GRADE	1027	
J119	JACK - (2) 2X4 SPF STUD GRADE	1027	
J120	JACK - (2) 2X4 SPF STUD GRADE	1027	
J121	JACK - (2) 2X4 SPF STUD GRADE	1027	
J122	JACK - (2) 2X4 SPF STUD GRADE	1027	
J123	JACK - (2) 2X4 SPF STUD GRADE	1036	
J124	JACK - (2) 2X4 SPF STUD GRADE	1027	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X30	20'-6"	1008	
PF107-2	LVL 1.75 - 11-04	19'-9"	1025	PORTAL FRAME 1A

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	9'-10 1/8"	1033	



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

ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

#### LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG
- SEE FA DETAILS FOR FIRE ASSEMBLIES
- SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

#### 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 8/11-B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
- 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 DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- 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.
- INTERIOR HEADER HEIGHT FOR 8" CEILING WILL BE 6'-11", 9" CEILING WILL BE 7'-11", 10" CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

#### 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

#### LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- (2) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 14" UP TO AND INCLUDING 18": FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 20" TALL AND OVER: FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
- (3) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 20" TALL AND OVER: FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) PLY (ALL SIZES): FASTEN PLYS WITH (3) ROWS OF SDP22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

DCY-DY-8394

COM-LOT

DEER VALLEY - 8394

STREET ADDRESS

1220 DEER VALLEY DR

CITY

MIAMI

STATE

OH

ZIP

45942

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NVR, Inc., Suite 100  
5285 Westview, Frederick, MD 21703

SET NO. ALG00

VERSION 01

RELEASE NO. ----

DRAWN BY YON

DATE: 08/10/2017

OPTION

MODEL ALLEGHENY

DRAWING TITLE

FIRST FLOOR PLAN

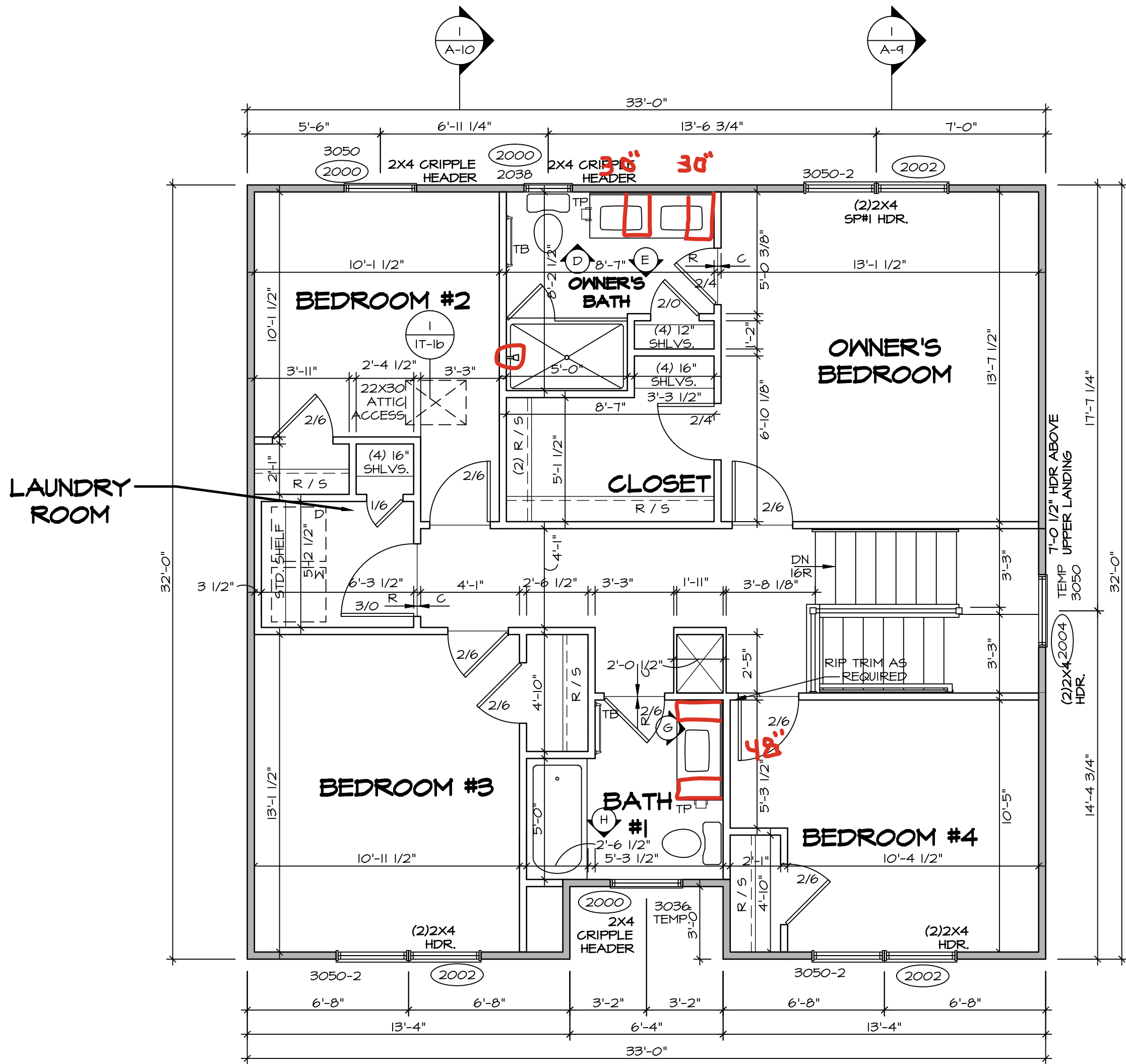
OPTION DESCRIPTION

A-7

12



SECOND FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.



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

ALL WINDOWS HAVE 6'-11 5/8" HEADER  
HEIGHT UNLESS OTHERWISE NOTED

**LEGEND**

- BEARING WALL
  - NON BEARING WALL
  - MASONRY WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - FOOTING/THICKENED SLAB
  - STEEL COLUMN
  - TRUSS TIE DOWN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
  - WINDOW/DOOR TAG
  - PRECAST LINTEL TAG
- SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

**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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 0/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
- 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 DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- 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.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

**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

DIV-COMM-LOT-UNIT		DCY-DY-8394	
COM-LOT	DEER VALLEY - 8394	APT. NO.	----
STREET ADDRESS	1220 DEER VALLEY DR	CITY	MIAMI
STATE	OH	ZIP	45342

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5285 Westwick Road  
Frederick, MD 21703

MODEL	ALLEGHENY	SET NO.	AL600
DRAWING TITLE	SECOND FLOOR PLAN	VERSION	01
OPTION DESCRIPTION		RELEASE NO.	----
		DRAWN BY	YON
		DATE:	08/10/2017
		OPTION	

SHEET NO. **A-8**

13

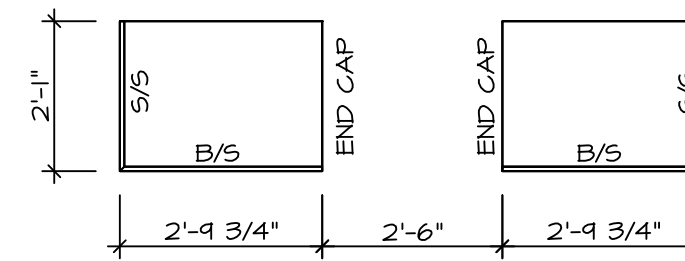
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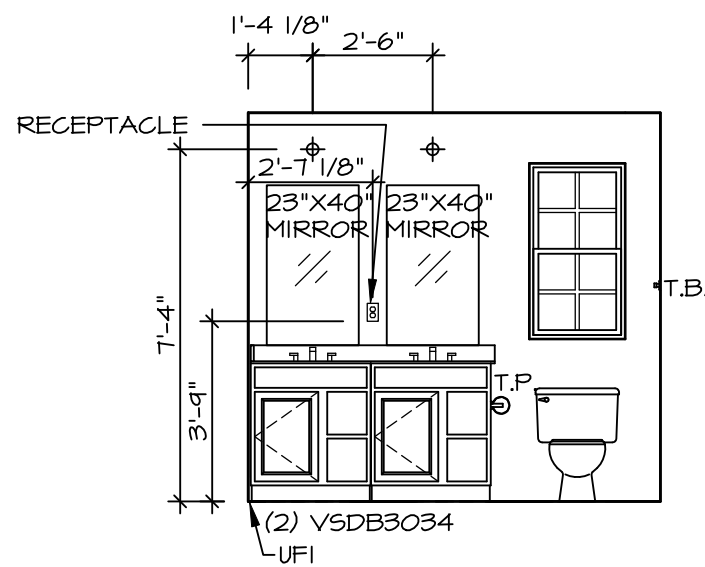
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANGE/LEVELATIONS CALL-OUTS TO NOT FOLLOW, REFER TO STANDARD DETAIL 1/1K-T-1 FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (OFF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMBED W/ ADJOINING BASE CABINETS.
5. SET PRE-FINISHED SCRIBE MOLDING AT CABINET RAILHEADS (WHERE FINISHED CABINETS MEET DRYWALL). PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN TO THE WALL. (FACE-MOUNTED CABINET CROWN MOLDING).
6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND PULLS GO ON ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/1K-T-1b.

CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

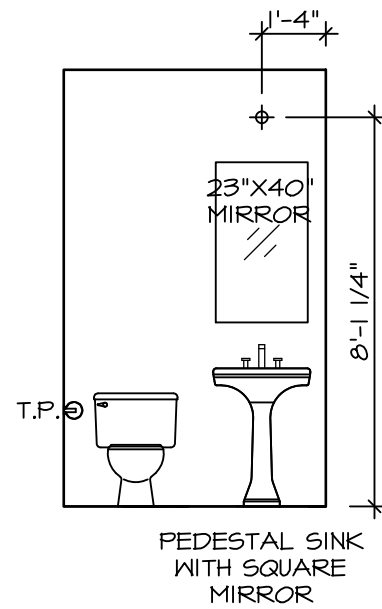


SCALE: 3/8" = 1'-0"

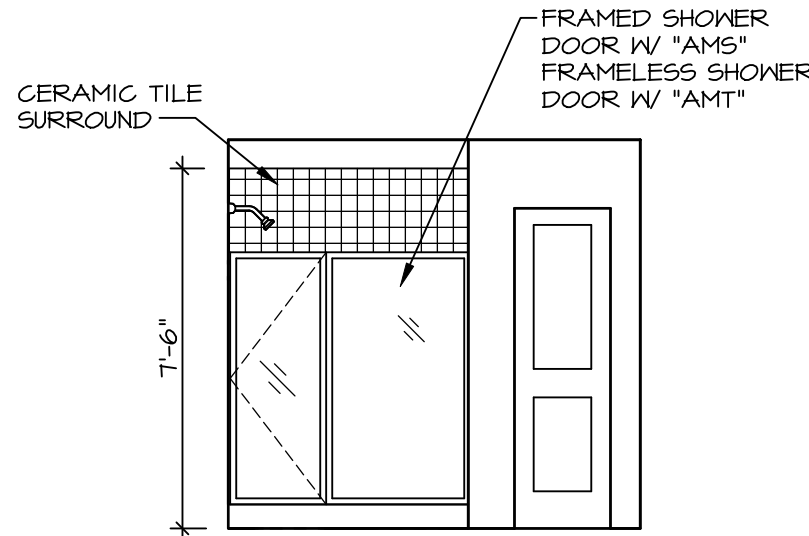
SCAF:  $3/8" = 1'-0"$



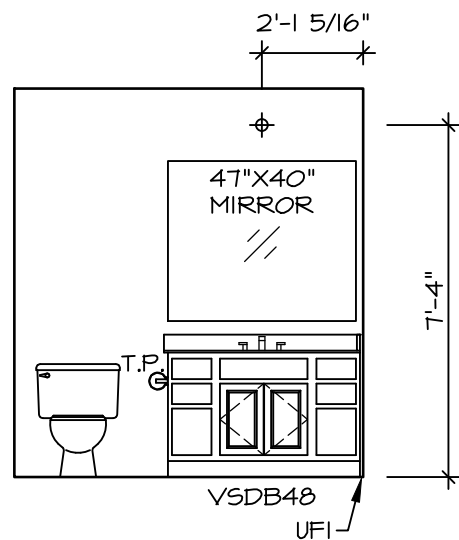
**D OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



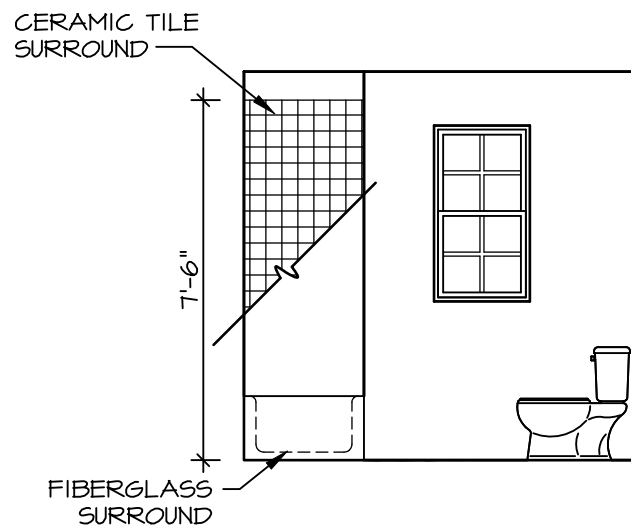
**C POWDER ROOM**  
SCALE: 1/4" = 1'-0"



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



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



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

**BATH 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 DETAILS IT- FOR TUB AND SHOWER.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

SHEET NO. **A-13**

MODEL **ALLEGHENY**  
DRAWING TITLE **BATH ELEVATIONS**

OPTION DESCRIPTION

18

SET NO. **AL600**  
VERSION **01**  
RELEASE NO. **----**  
DRAWN BY **YON**  
DATE: **4/8/17**  
OPTION

**NVR**  
NVR, Inc., Suite 100  
5285 Westview Road  
Frederick, MD 21703

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DIV-COMM-LOT-UNIT

**DCY-DY-8394**

COMM-LOT

DEER VALLEY - 8394

STREET ADDRESS

1220 DEER VALLEY DR

CITY

MIAMI

STATE

OH

ZIP

45942

APT. NO.

----

STATE

OH

ZIP

45942