

S2 382  
5723 MILLBROOK DRIVE  
MIDDLETOWN, OH 45042

1 Story Basement

3 pc rough in

2 hose bibs - no valves required

ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

Inside Water Meter setup

Gas Furnace

**LEGEND**

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FOUNDATION NOTES - BASEMENT**
- SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).
  - CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  - SLAB UNDER GARAGE:
    - UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
    - STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR CONNECTION INFORMATION)
  - OPTIONAL EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE WINDOW WELL, REQUIRED W/ CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
  - SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
  - THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
  - ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
  - REFER TO \_\_\_\_\_ FOR FOOTER SLEEVE INFORMATION.

**FOUNDATION BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B001	BEAM STEEL - W8X15	34'-4 1/4"	B0004	
B002	BEAM STEEL - W8X15	34'-4 1/4"	B0013	

**STEEL COLUMN SCHEDULE**

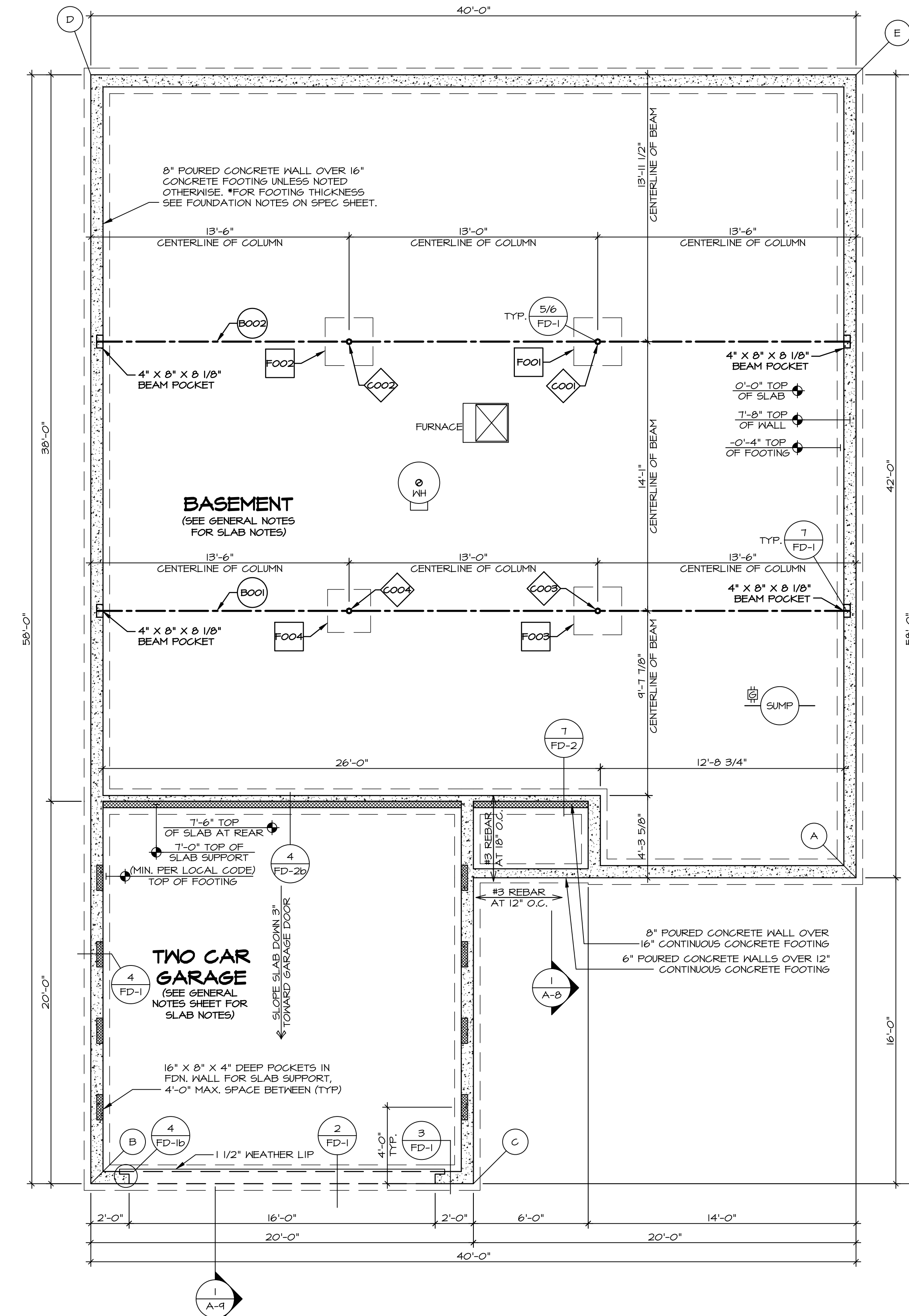
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C001	STANCHION - 3 IN DIA 116A ADJ	T-3 7/8"	B0016	
C002	STANCHION - 3 IN DIA 116A ADJ	T-3 7/8"	B0016	
C003	STANCHION - 3 IN DIA 116A ADJ	T-3 7/8"	B0012	
C004	STANCHION - 3 IN DIA 116A ADJ	T-3 7/8"	B0012	

**FOOTING/THICKENED SLAB SCHEDULE**

IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
F001	2'-6"	2'-6"	1'-0"	B0016	
F002	2'-6"	2'-6"	1'-0"	B0016	
F003	2'-6"	2'-6"	1'-0"	B0012	
F004	2'-3"	2'-3"	1'-0"	B0012	

**FOUNDATION DIAGONALS**

A		B	
A	0"	A	43'-1"
B	43'-1"	B	0"
C	25'-7 3/8"	C	20'-0"
D	58'-0"	D	58'-0"
E	42'-0"	E	70'-5 1/16"



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

DIV-COMM-LOT-UNIT  
**DCY-S2-0382**

COM-LOT  
SAATERS MILL - SIMPLY RYAN - 0982

STREET ADDRESS  
8723 MILLERCOCK DRIVE

CITY  
MIDDLETOWN

STATE  
OH

ZIP  
45042

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SET NO. TUPOO  
VERSION 01  
RELEASE NO. ----  
DRAWN BY HNP  
DATE: 02/20/20  
OPTION  
FBA

SHEET NO. **A-3**

MODEL  
**TUPELO**

DRAWING TITLE  
FOUNDATION

OPTION DESCRIPTION  
FULL BASEMENT FOUNDATION



**NOTES:**

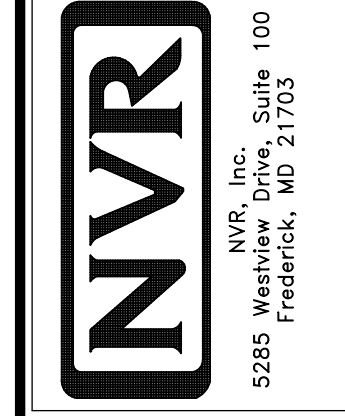
1. THE STARTING POINT FOR LAYING OUT JOINTS SHOULD INCLUDE A FRONT-TO-BACK LINE AND A SIDE-TO-SIDE LINE (A "T") OFF EACH COLUMN AND MAJOR FOUNDATION CORNER.
2. IF THAT PUTS MULTIPLE LINES TOO CLOSE TOGETHER (10' APART), CONSIDER GROUPING NEARBY LINES WHILE ENSURING EACH COLUMN AND HOUSE CORNER HAS AT LEAST ONE JOINT (FRONT-TO-BACK OR SIDE-TO-SIDE) EXTENDING FROM IT.
3. JOINT SPACING NOT TO EXCEED 15'
4. CONTROL JOINT LOCATIONS AND QUANTITY MAY VARY DEPENDING ON ADDITIONAL CONCRETE REINFORCEMENT (INCLUDING BUT NOT LIMITED TO WELDED WIRE MESH OR FIBER MESH).
5. THIS SHEET DEPICTS GENERIC GUIDELINES AND EXAMPLES, SO EXACT LAYOUT MAY DIFFER FROM WHAT'S SHOWN HERE.
6. CONTROL JOINTS AT GARAGE SHALL BE "TOOLED" (1/4 DEPTH OF THE SLAB OR 1" MINIMUM) AND INSTALLED TO THE FOLLOWING STANDARDS. OMIT WITH STRUCTURAL GARAGE SLAB AND GRADE BEAMS.

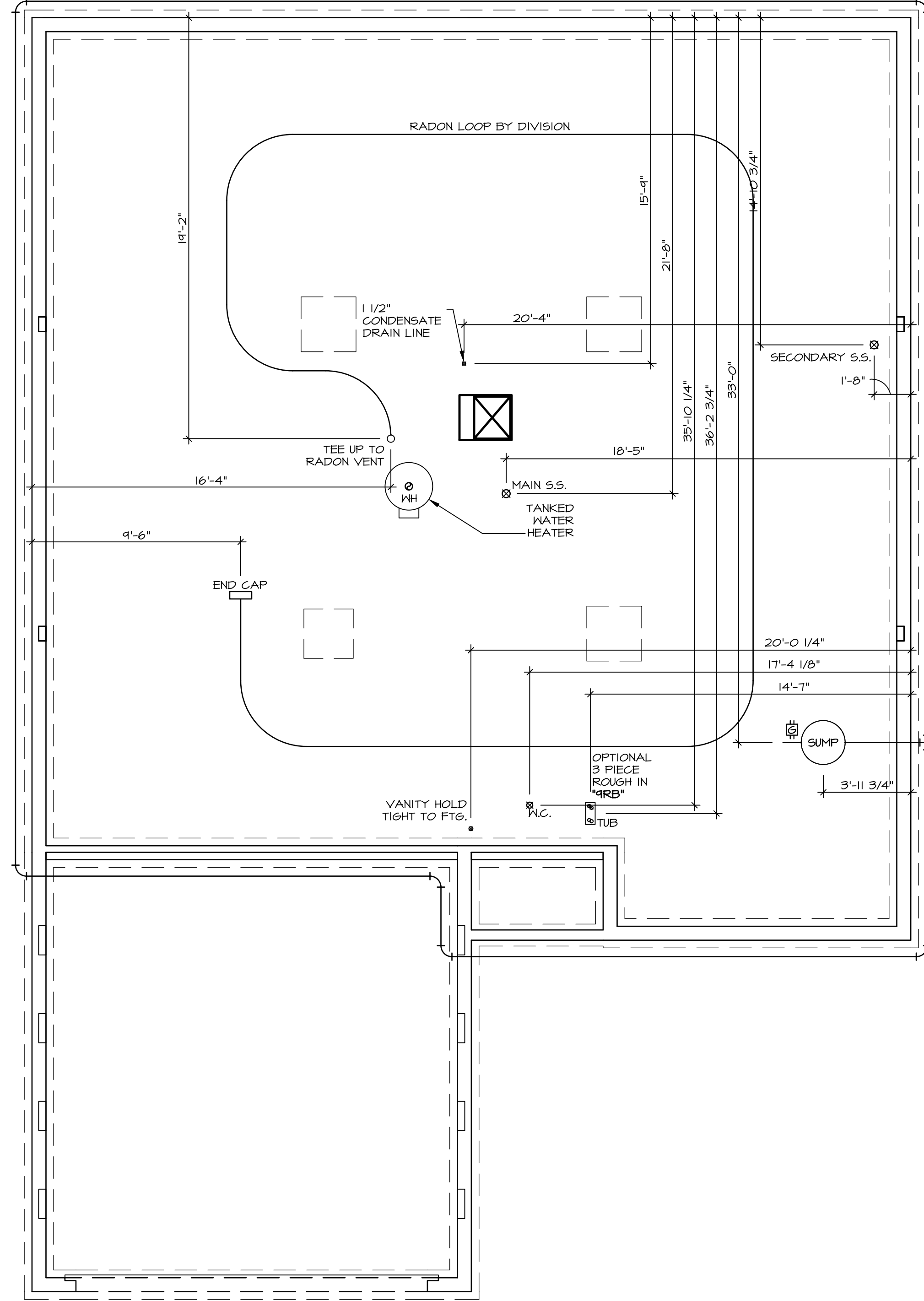
**CONCRETE CONTROL JOINTS**

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

SHEET NO. <b>A-3b</b>	MODEL <b>TUPELO</b>	SET NO. TUPOO	DIV-COMM-LOT-UNIT <b>DCY-S2-0382</b>
	DRAWING TITLE FOUNDATION CONTROL JOINT	VERSION OI	
OPTION DESCRIPTION 8	OPTION	RELEASE NO. ----	STREET ADDRESS 7123 MILLBROOK DRIVE
		DRAWN BY ###	CITY MIDDLETOWN
	DATE: #####	DATE: #####	STATE OH
		OPTION	ZIP 45042

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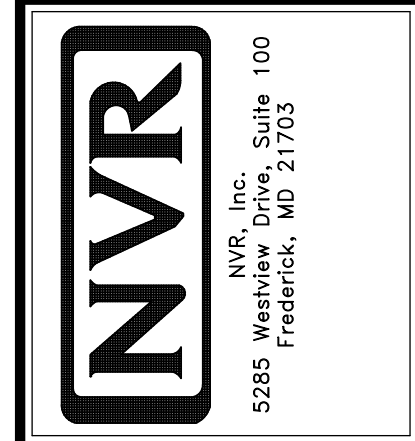




**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:  
 - (4") PERFORATED HDPE "LOOP"  
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
 - TO BE CORRUGATED HDPE PIPE  
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK  
 STACK REQUIREMENTS:  
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)  
 - NO PART OF STACK IS TO BE HORIZONTAL (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.

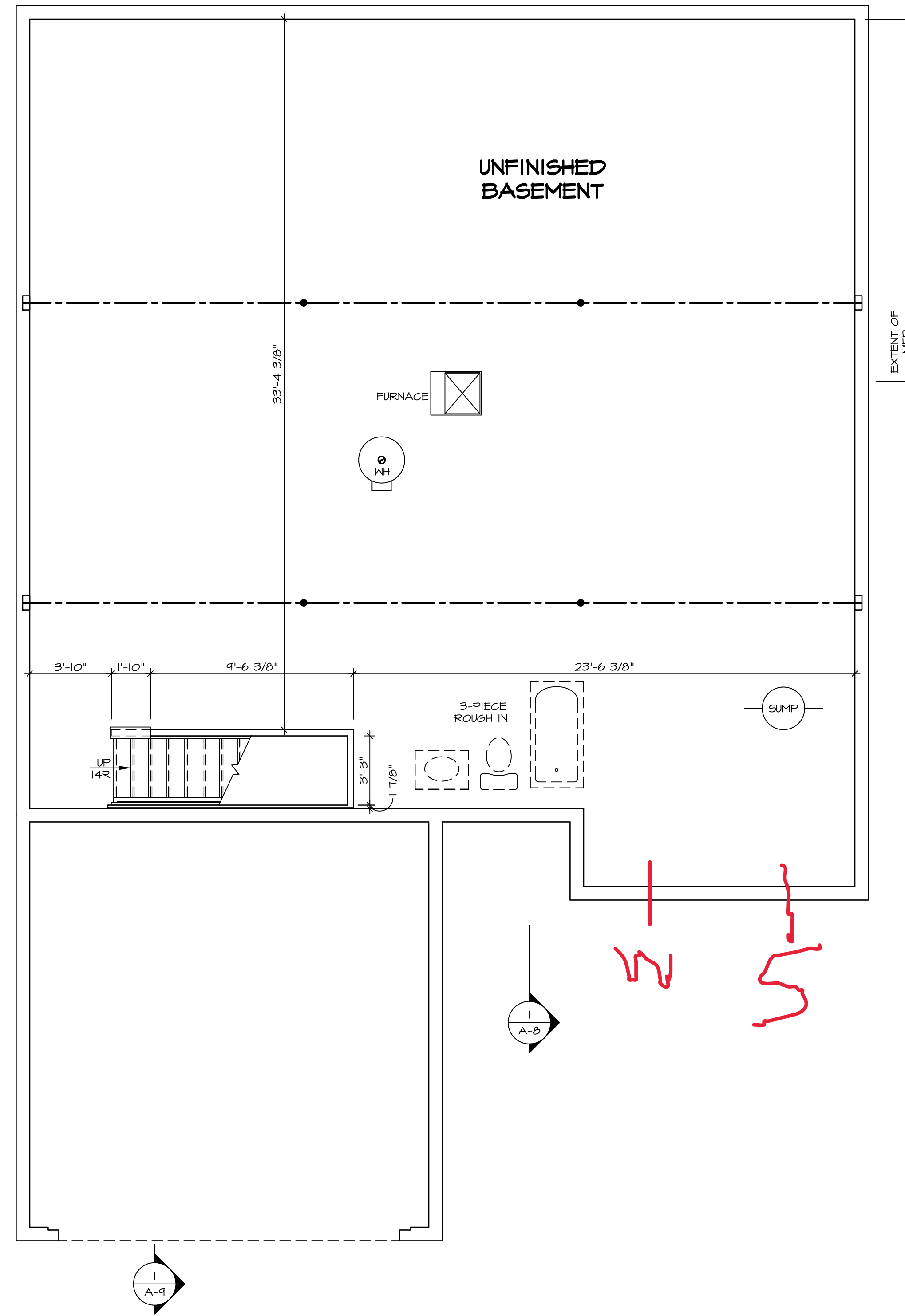
**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

SHEET NO.	<b>A-5</b>
MODEL	<b>TUPELO</b>
VERSION	01
RELEASE NO.	----
DRAWN BY	HNP
DATE	02/20/20
OPTION	OPTION



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DIV-COMM-LOT-UNIT	<b>DCY-S2-0382</b>
COM-LOT	SAYERS MILL - SIMPLY RYAN - 0382
STREET ADDRESS	5723 MILLBROOK DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042



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

**LEGEND**

	BEARING 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

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS

**FLOOR PLAN NOTES** RYAN

- 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" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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-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 ARCHITECTURAL 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 TO BE 6'-11" w/ 8'-0" CEILINGS AND 7'-11" w/ 9'-0" CEILINGS 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.

**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.

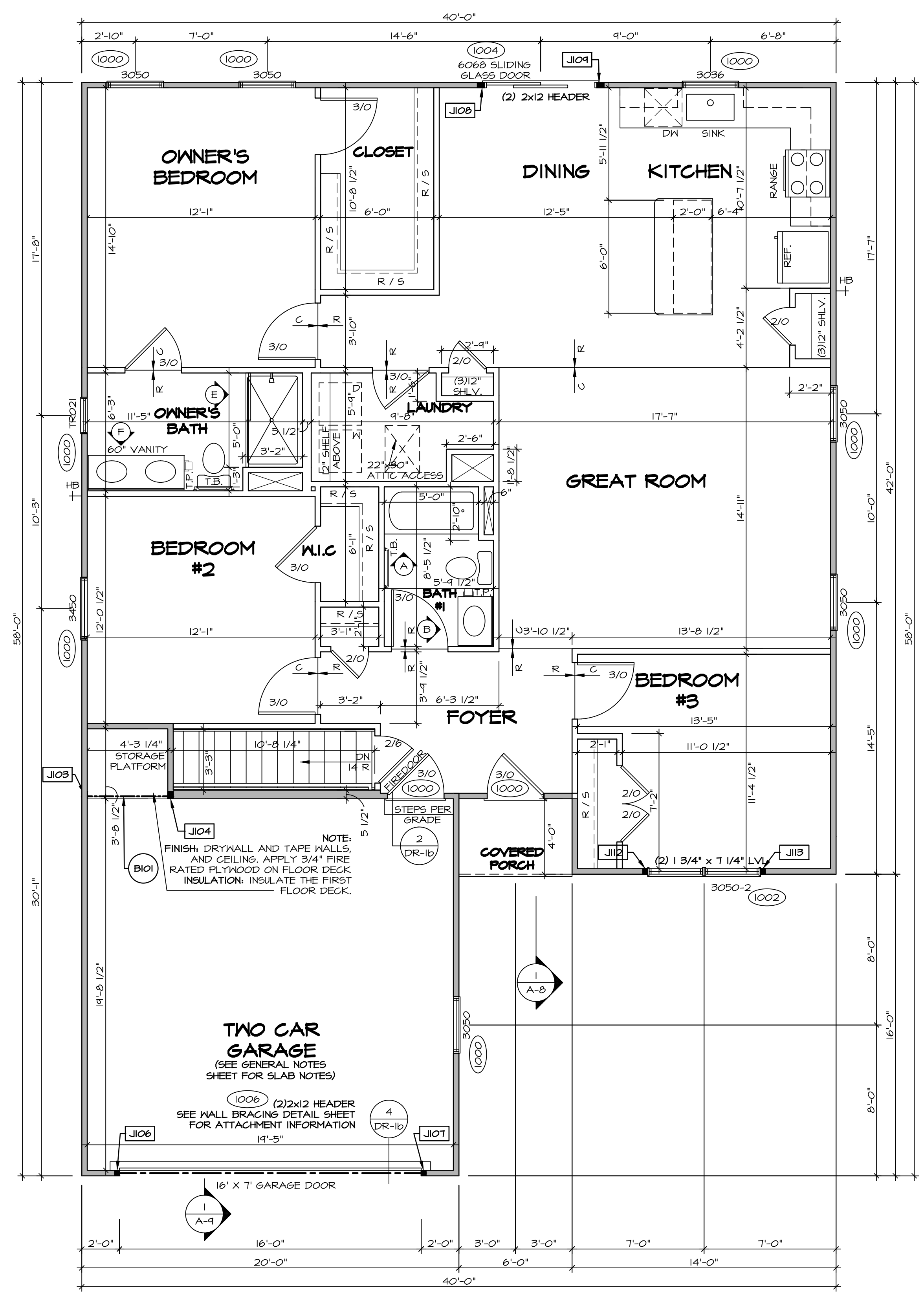
**AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET.

SHEET NO. <b>A-6</b>	MODEL TUPELO	SET NO. TUPOO	DIV-COMM-LOT-UNIT <b>DCY-S2-0382</b>
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	COM-LOT
OPTION DESCRIPTION 	RELEASE NO. ----	STREET ADDRESS SAIYERS MILL - SIMPLY RYAN - 0962	CITY MIDDLETOWN
	DRAWN BY HNT	APT. NO. 7123 MILLERCOOK DRIVE	STATE OH
	DATE: 02/21/20	ZIP 45042	

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

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J103	JACK - (3) 2X4 SPF STUD GRADE	1003	
J104	JACK - (3) 2X4 SPF STUD GRADE	1003	
J106	JACK - (2) 2X4 SPF STUD GRADE	1006	
J107	JACK - (2) 2X4 SPF STUD GRADE	1006	
J108	JACK - (3) 2X4 SPF STUD GRADE	1004	
J109	JACK - (3) 2X4 SPF STUD GRADE	1004	
J112	JACK - (2) 2X4 SPF STUD GRADE	1002	
J113	JACK - (2) 2X4 SPF STUD GRADE	1002	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X8 - 2 PLY	4'-10 1/4"	1003	

**LEGEND**

- BEARING WALL
- NON BEARING WALL
- JACKS
- BEAM/HEADER
- FOOTINGS/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FIG DETAILS FOR FRAMING CONNECTORS

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

- FLOOR PLAN NOTES** RYAN
- 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" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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-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 ARCHITECTURAL 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 TO BE 6'-11" w/ 8'-0" CEILINGS AND T-11" w/ 9'-0" CEILINGS 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.

**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

DIV-COMM-LOT-UNIT  
**DCY-S2-0382**  
COM-LOT  
SAYERS MILL - SIMPLY RYAN - 0382  
STREET ADDRESS  
9723 MILLERCOOK DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

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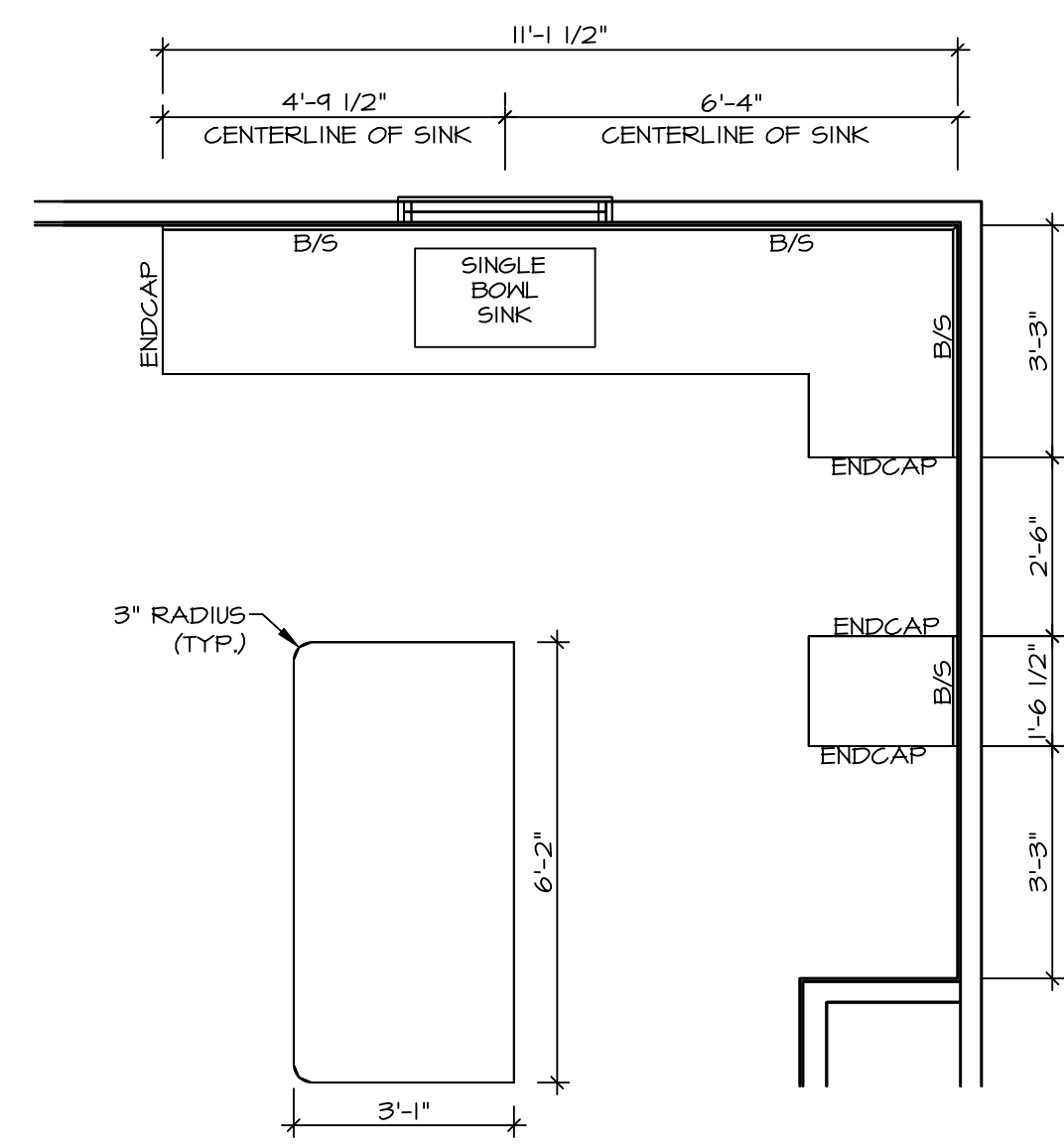
SET NO. TUPOO  
VERSION 01  
RELEASE NO. ----  
DRAWN BY HNT  
DATE: 02/21/20  
OPTION

SHEET NO. MODEL  
**A-7**  
TUPELO  
DRAWING TITLE  
FIRST FLOOR PLAN  
OPTION DESCRIPTION  
12

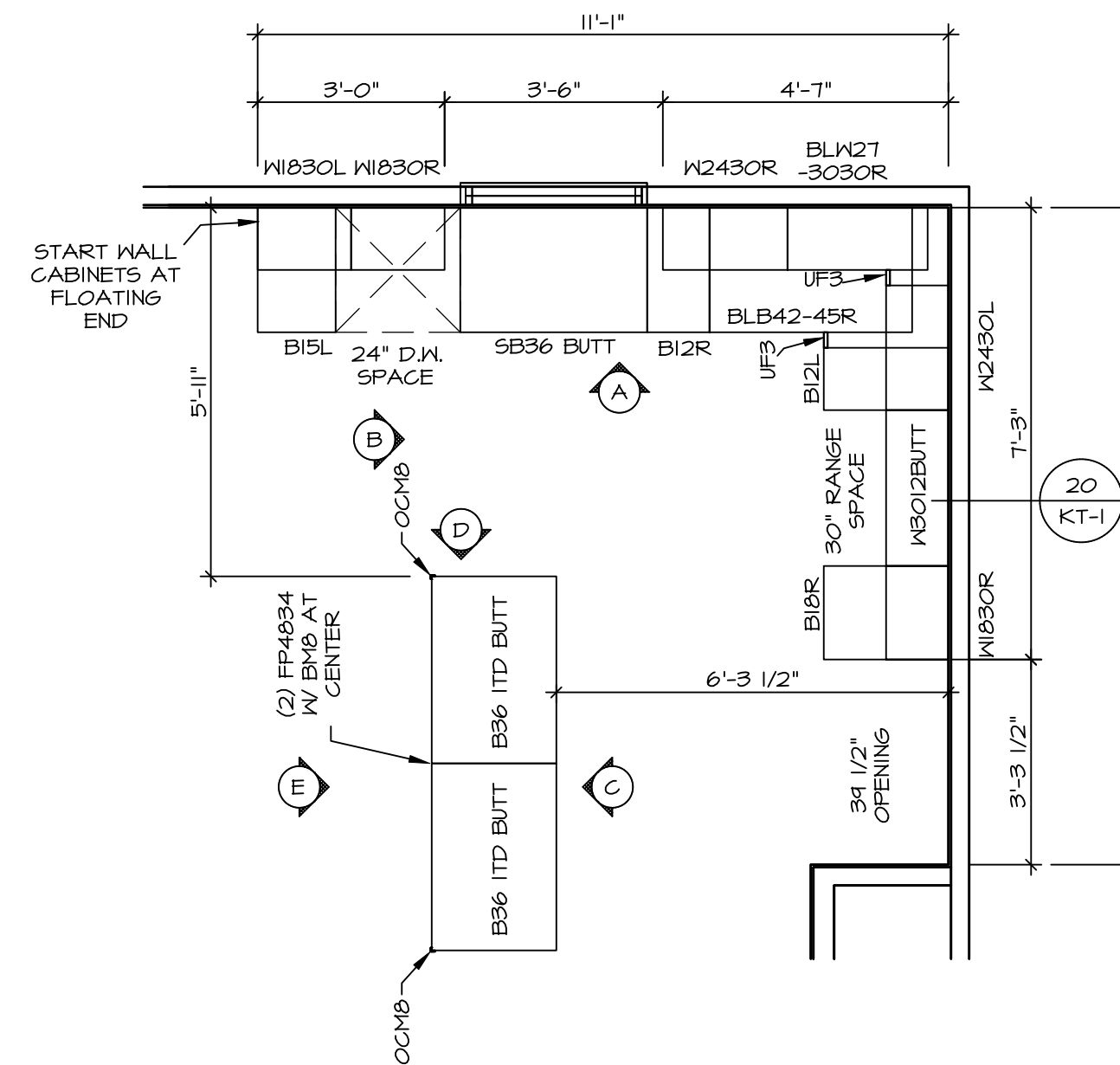


**NOTES:**  
 1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
 3. ALL (UFR) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.  
 4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.  
 5. SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL.) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.

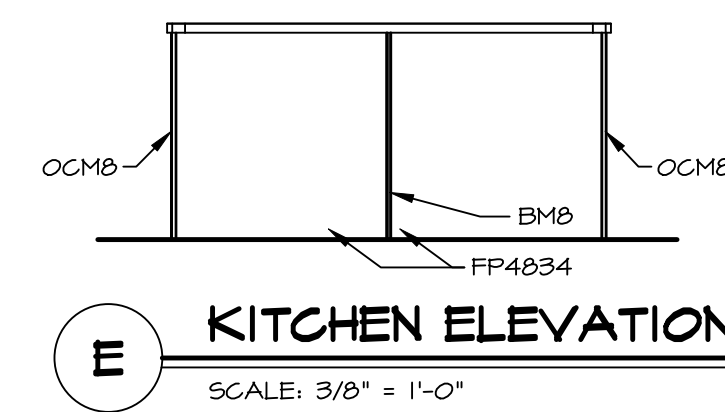
**NOTES:**  
 CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



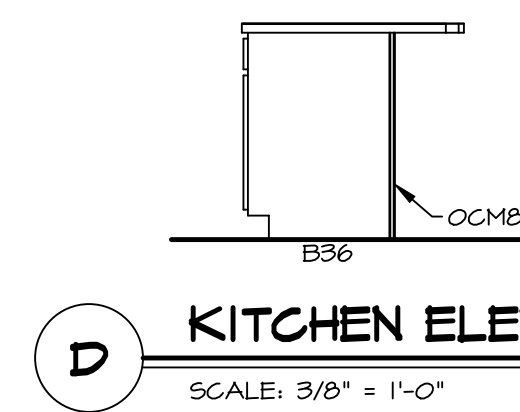
2 **KITCHEN COUNTERTOP PLAN- (KC-3933)**  
 A-II SCALE: 3/8" = 1'-0"



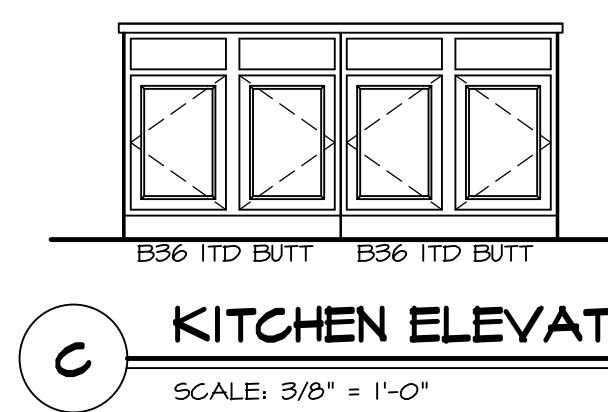
1 **KITCHEN CABINET PLAN- (KC-3933)**  
 A-II SCALE: 3/8" = 1'-0"



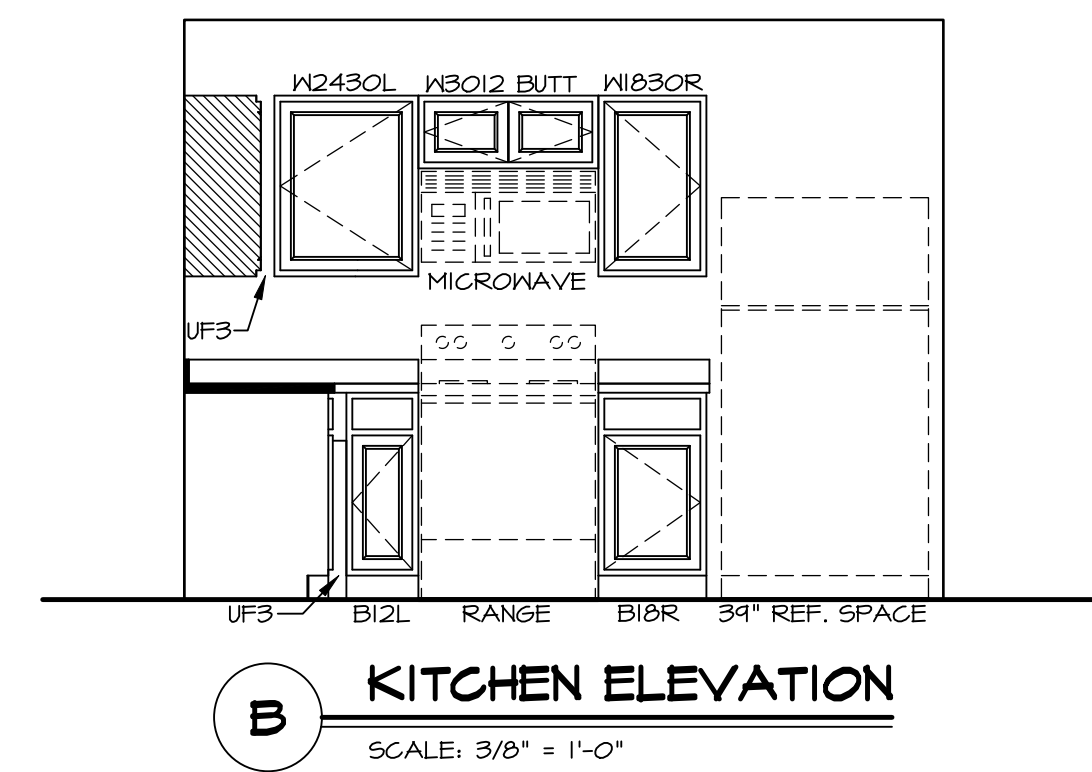
E **KITCHEN ELEVATION**  
 SCALE: 3/8" = 1'-0"



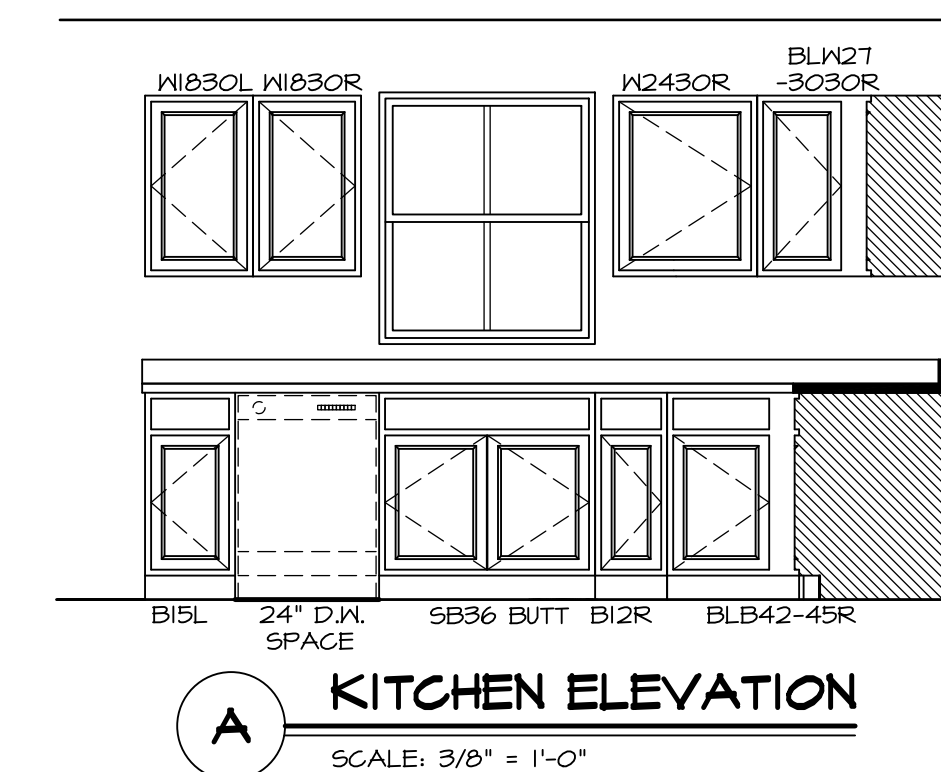
D **KITCHEN ELEVATION**  
 SCALE: 3/8" = 1'-0"



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



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



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

SHEET NO. **A-II**

MODEL **TUPELO**

DRAWING TITLE **KITCHEN**

OPTION DESCRIPTION

SET NO. **TUPOO**

VERSION **OI**

RELEASE NO. **----**

DRAWN BY **SGA**

DATE:

OPTION

DIV-COMM-LOT-UNIT **DCY-S2-0382**

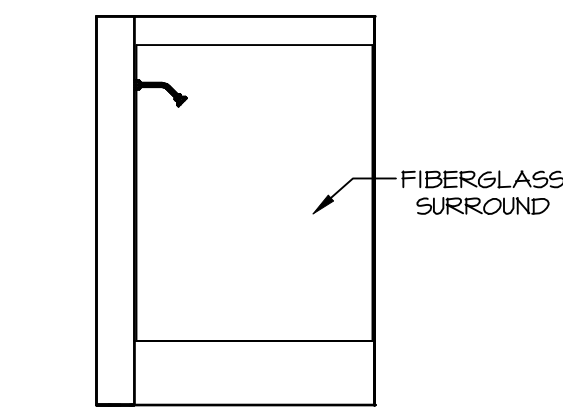
COM-LOT **SAMYERS MILL - SIMPLY RYAN - 0982**

STREET ADDRESS **5723 MILLERCOOK DRIVE**

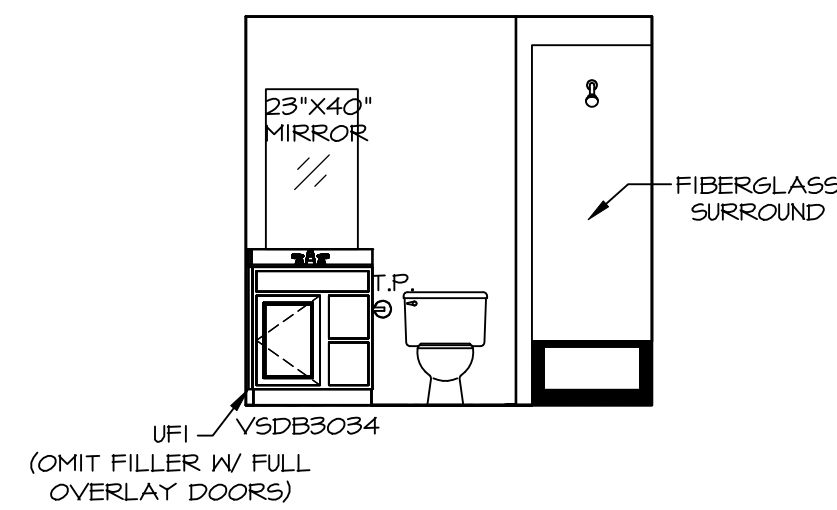
CITY **MIDDLETOWN** STATE **OH** ZIP **45042**

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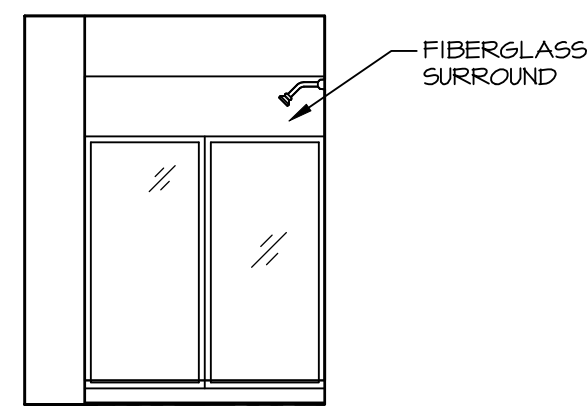
C:\NVA\Spines\TUPELO\_TUP00\_01\DCY-S2-0382\_2850293\_Sheets\Lot\_Specific\A-II\_KIT\_LS.dwg 11/01/23 - 3:21 am



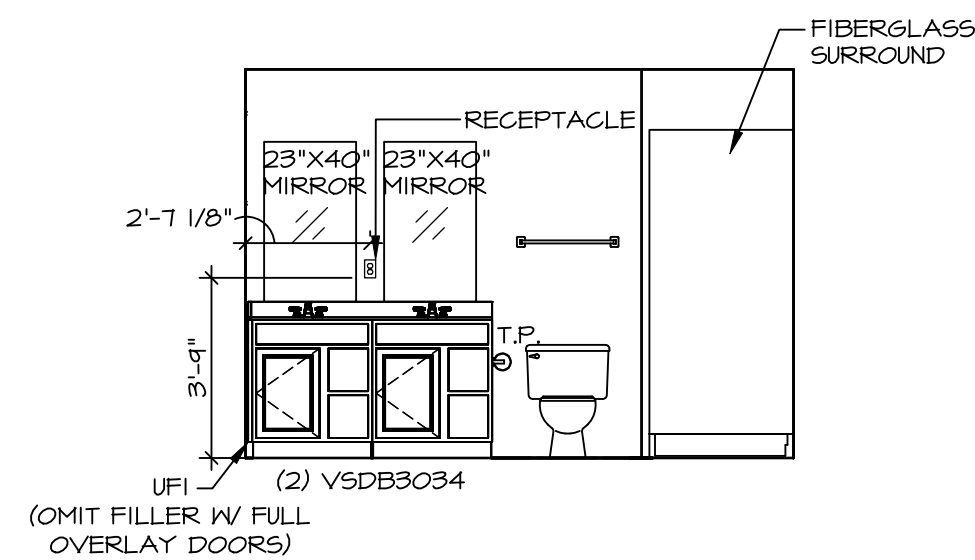
**A BATH #1**  
SCALE: 1/4" = 1'-0"



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



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

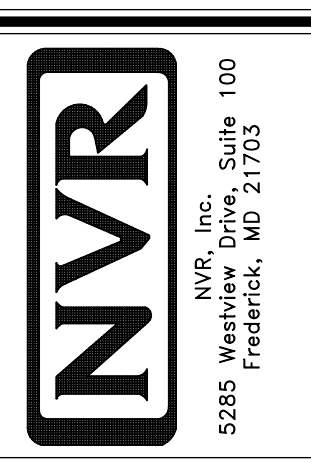


**F OWNER'S BATH**  
SCALE: 1/4" = 1'-0"

**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. ALL BATH ELEVATIONS SHOWN PER PLAN.
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.	<b>A-12</b>
MODEL	<b>TUPELO</b>
VERSION	01
RELEASE NO.	----
DRAWN BY	HNT
DATE	02/21/20
OPTION	



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DIV-COMM-LOT-UNIT	
<b>DCY-S2-0382</b>	
COM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0382
CITY	7123 MILLERCOOK DRIVE
STATE	OH
ZIP	45042