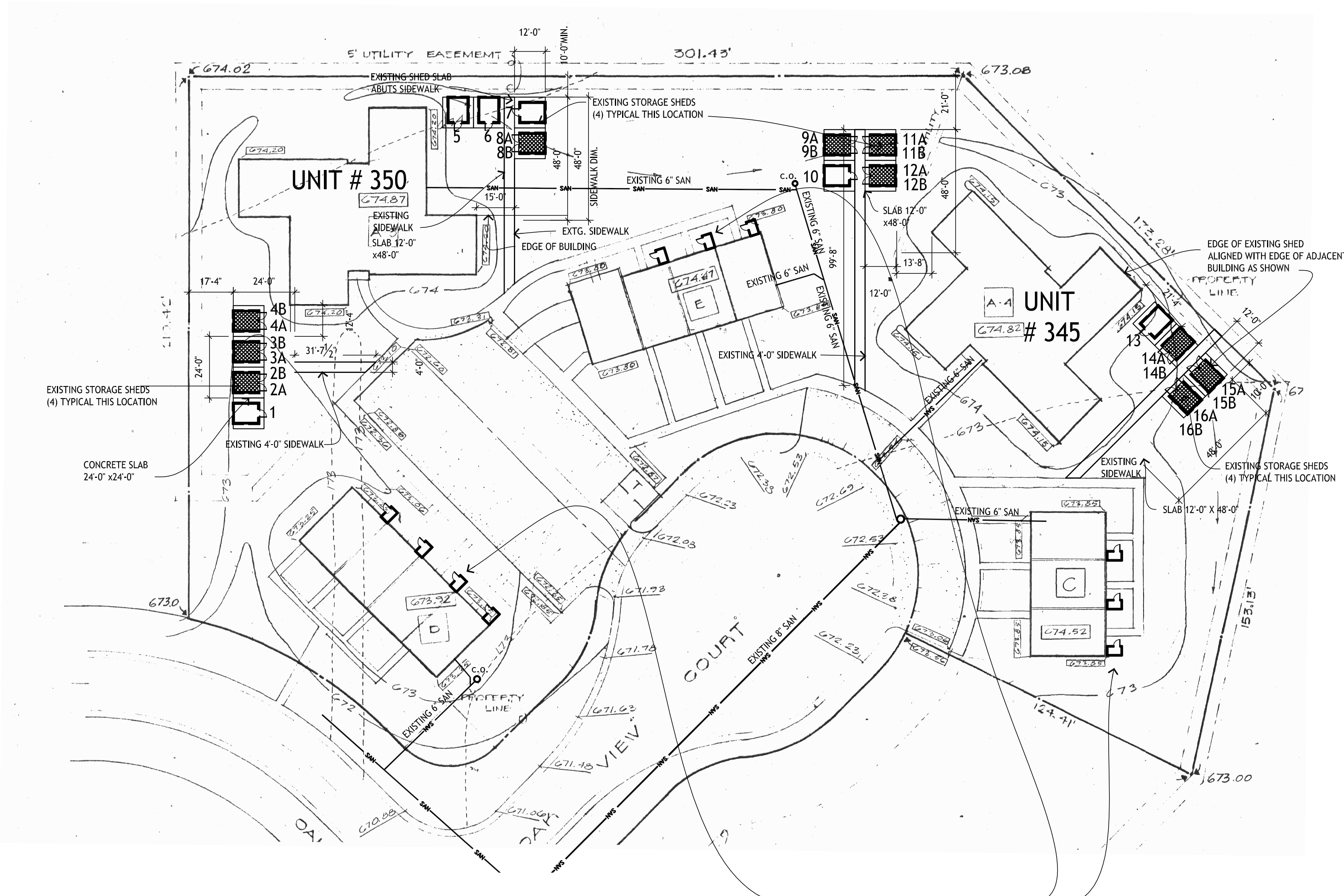




- NOTES:
- EXISTING SANITARY LINES TO BE SCOPED AND CONDITION VERIFIED.
  - CONTRACTOR TO NOTE ANY DAMAGED OR BROKEN PIPE OR INTERFERENCE.
  - CONTRACTOR TO PROVIDE UNIT COST FOR 6" SANITARY LINE PVC REPLACEMENT.
  - CONTRACTOR TO REPLACE ANY DAMAGED SANITARY SEWER LINES WITH SCHEDULE 40 PVC PIPING PER OPC- OHIO PLUMBING CODE.
  - CONTRACTOR TO SEQUENCE PROJECT WITH LMHA FOR BUILDINGS THAT NEED TO BE VACATED.

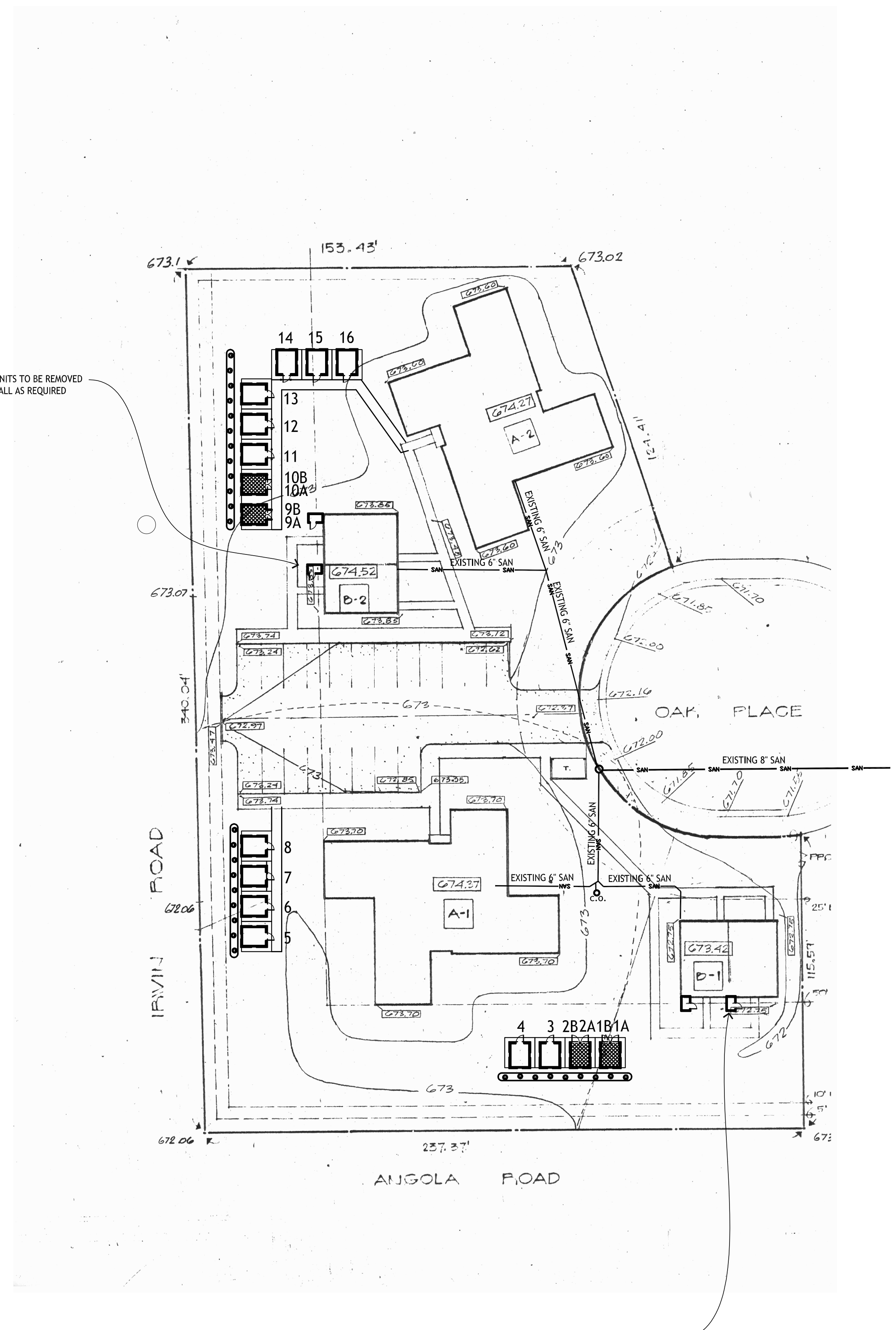


HATCH INDICATES EXISTING SHED TO BE DIVIDED INTO TWO STORAGE AREAS

**PARTIAL SITE PLAN AREA 'A'**

SCALE: 1" = 30'-0"

NORTH  
WEST ↑ EAST  
SOUTH



HATCH INDICATES EXISTING SHED TO BE DIVIDED INTO TWO STORAGE AREAS

**PARTIAL SITE PLAN AREA 'B'**

SCALE: 1" = 30'-0"

NORTH  
WEST ↑ EAST  
SOUTH





SCOTT ROSSI, LICENSE# 9834  
EXPIRATION 12/31/23

ROSSI ASSOCIATES, LLC  
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FLOOR PLAN/ELEVATION OF TWO DOOR DETACHED SHEDS  
SITE IMPROVEMENTS TO  
OAK GROVE ESTATES  
300 BLOCK OAK VIEW COURT/  
OAK PLACE COURT  
HOLLAND, OHIO



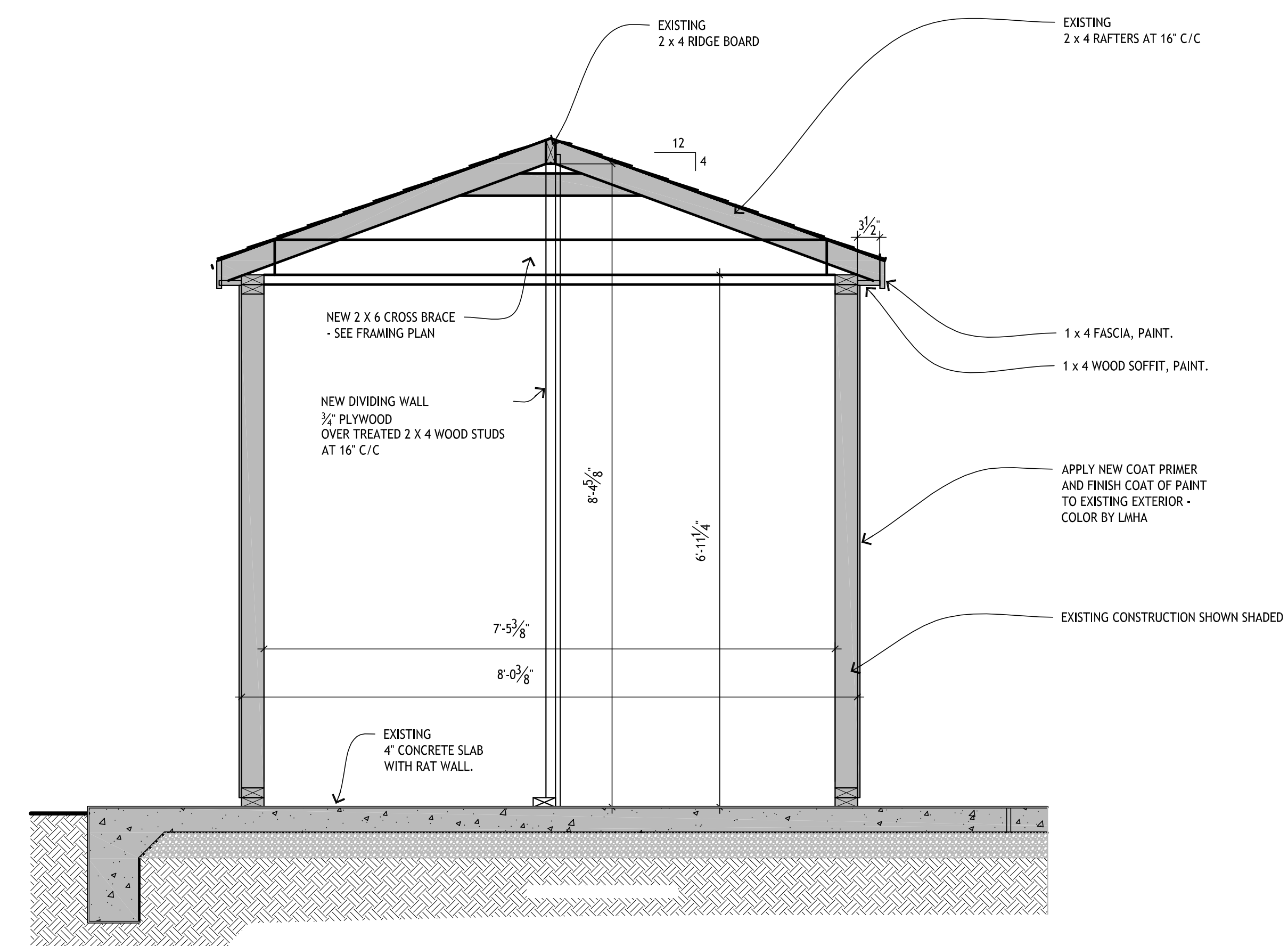
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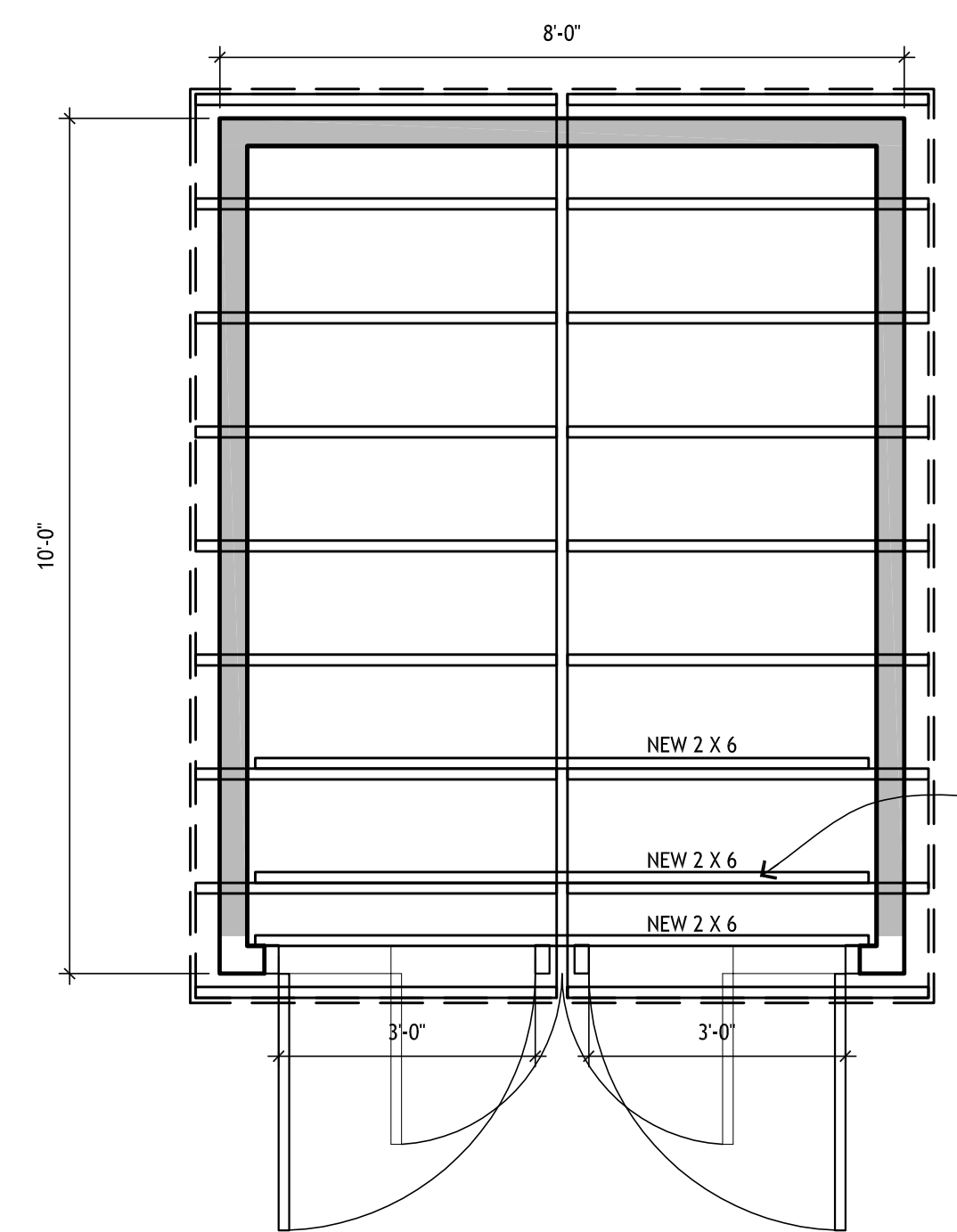
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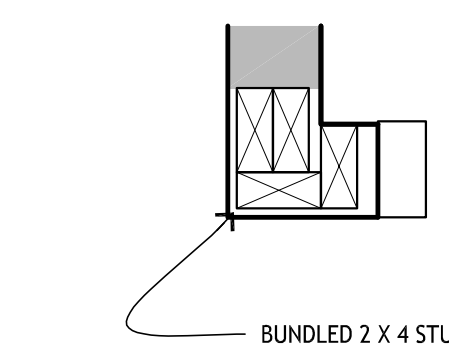
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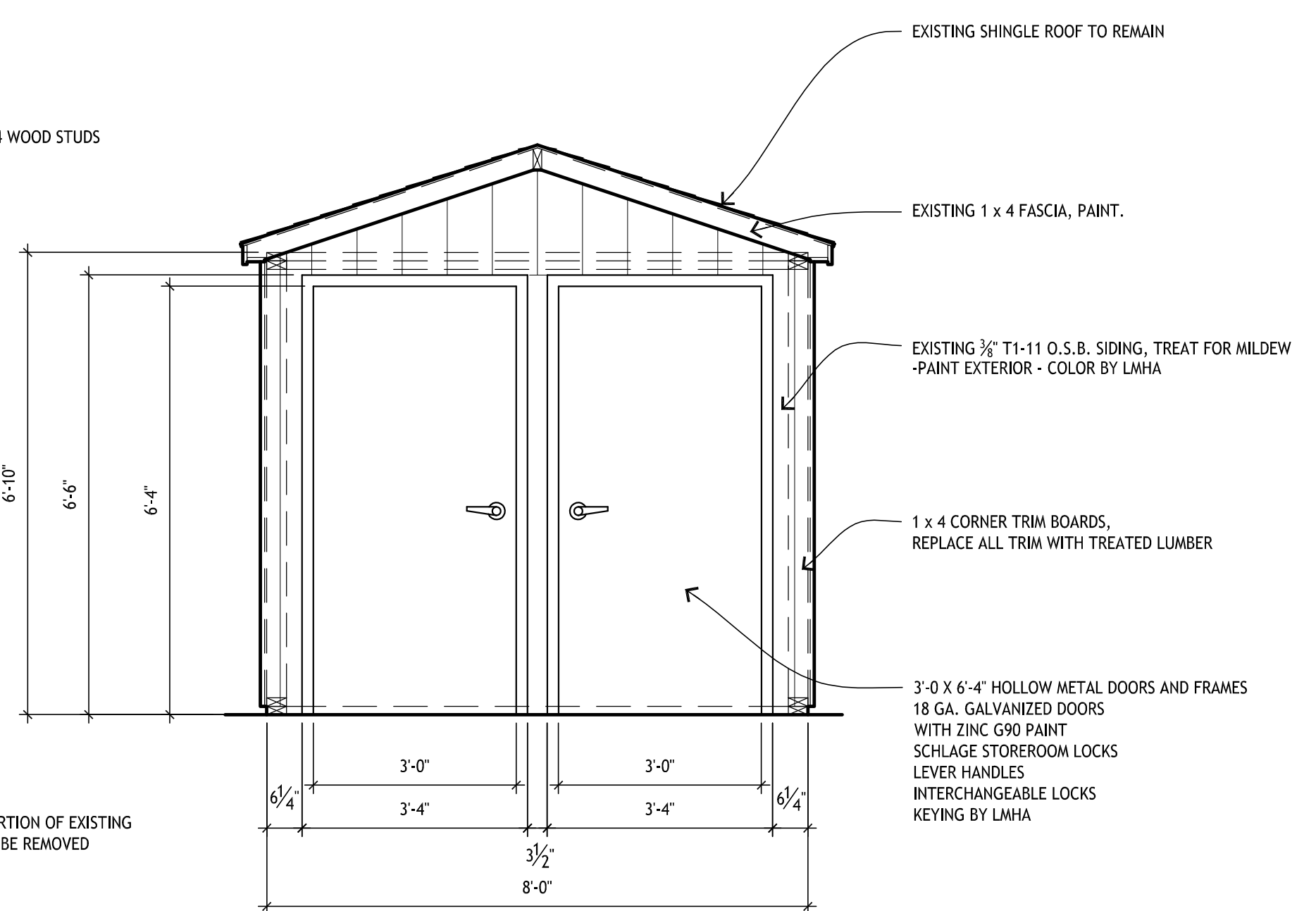
**SECTION**  
SCALE: 3/4" = 1'-0"  
A  
A-7 A-7



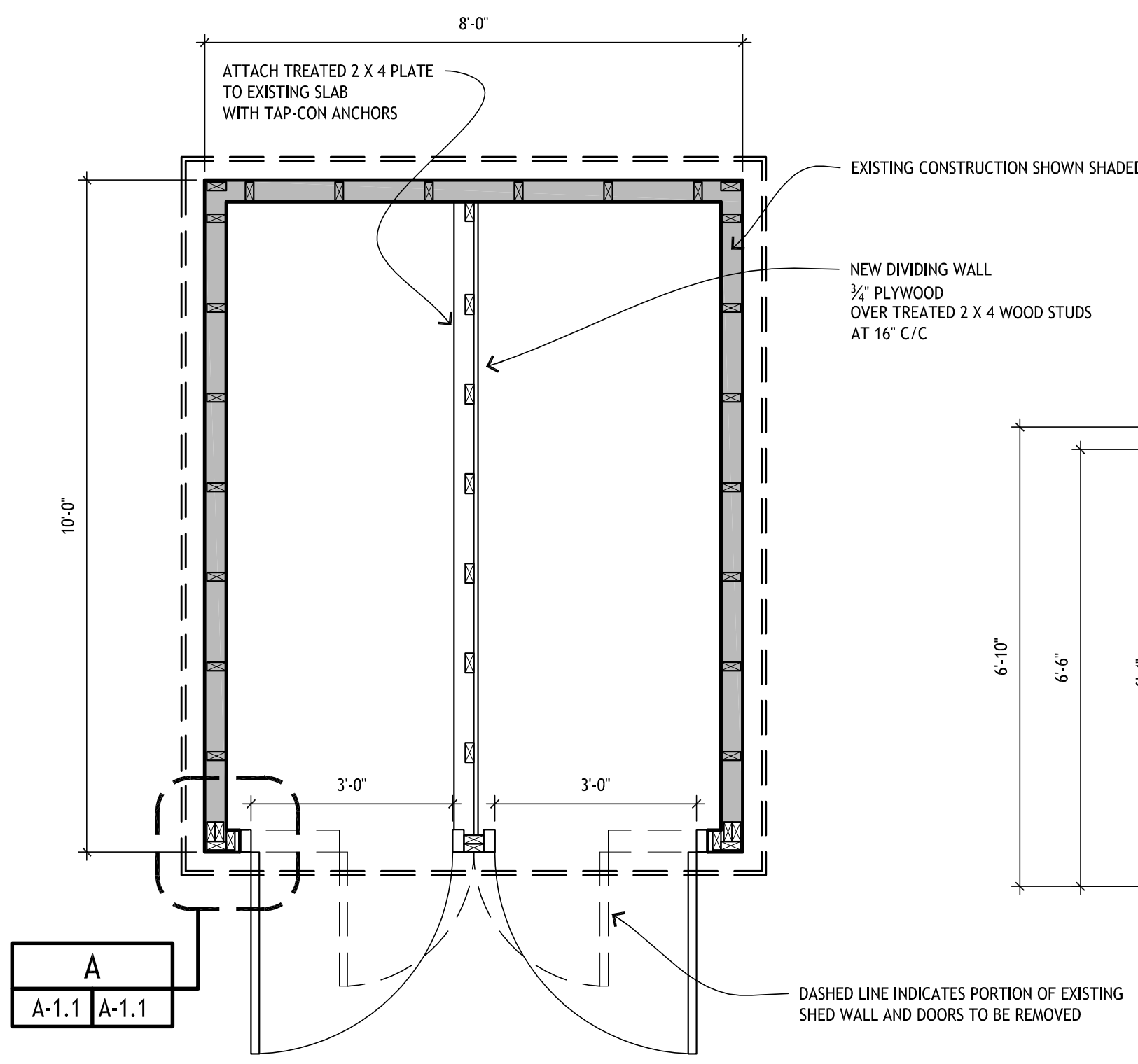
**FRAMING PLAN**  
SCALE: 1/2" = 1'-0"  
REAR  
LEFT + RIGHT  
FRONT



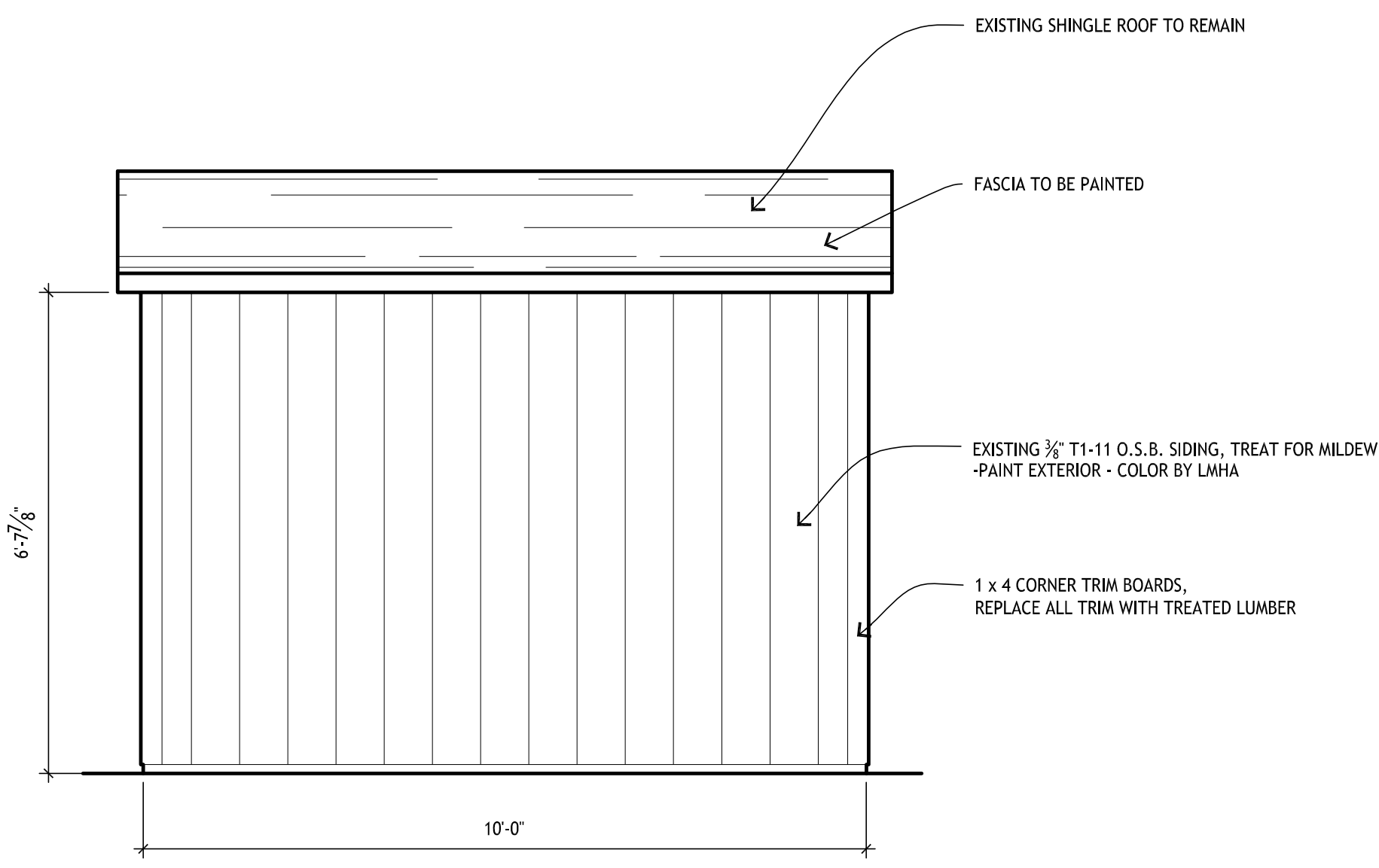
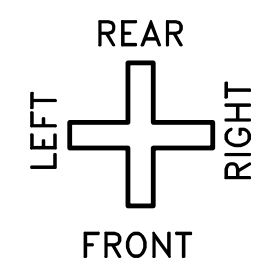
**DETAIL**  
SCALE: A  
A-1.1 A-1.1



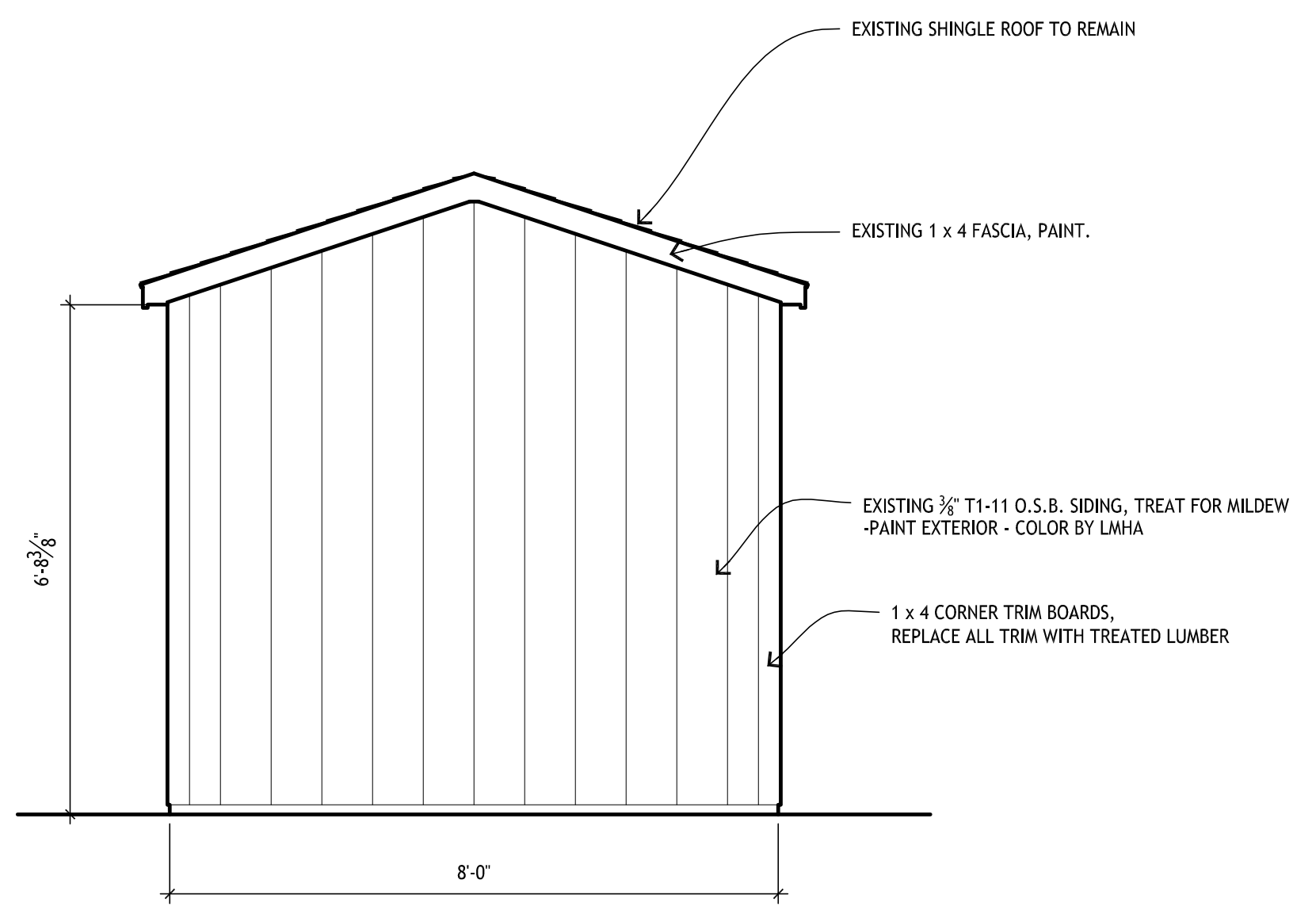
**FRONT ELEVATION**  
TYPICAL - (2) DOOR  
VERSION  
SCALE: 1/2" = 1'-0"



**FLOOR PLAN**  
TYPICAL - (2) DOOR  
VERSION  
SCALE: 1/2" = 1'-0"



**LEFT & RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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ALTERATIONS TO  
OAK GROVE APTS.  
TOLEDO, OHIO

FIRST FLOOR TOWNHOUSE PLANS BUILDINGS 5 & 7

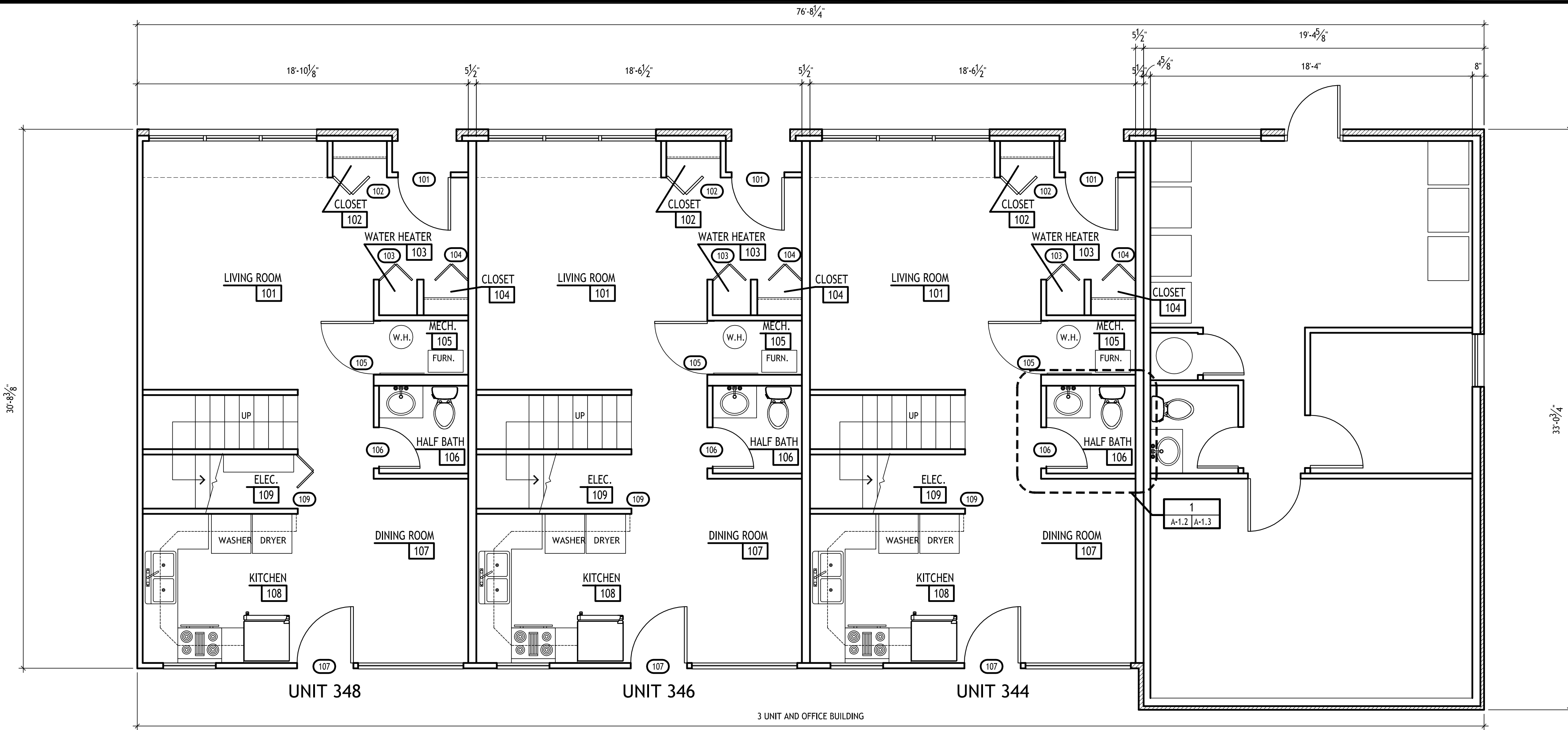
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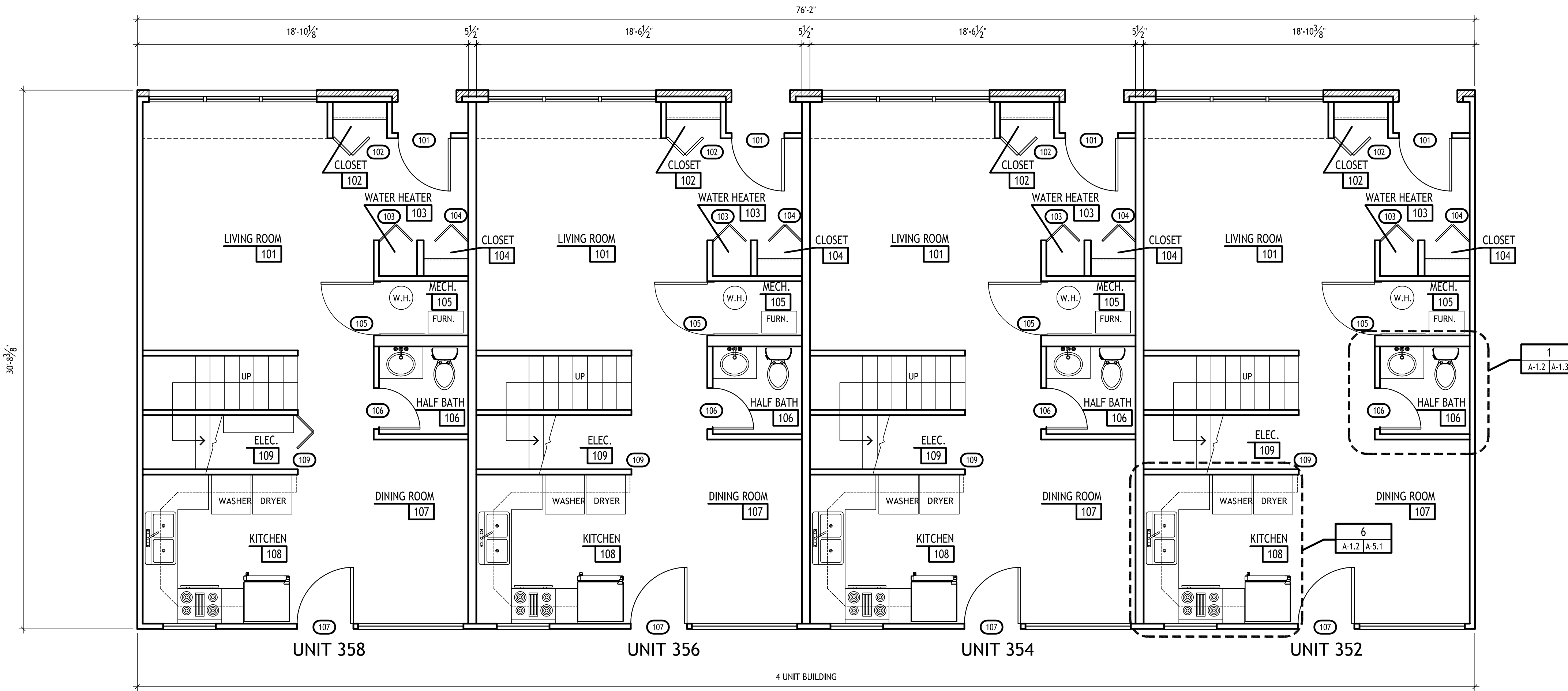
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1-1



FIRST FLOOR PLAN  
BUILDING #7  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
BUILDING #5  
SCALE: 1/4" = 1'-0"

NOTES:

- CASEWORK:
  - CABINETS TO BE AS MANUFACTURED BY AVA CABINETY, STYLE "CHARLESTON", FINISH "SADDLE".
  - DIMENSIONS TO BE FIELD VERIFIED.
  - ALL FILLERS AND TRIM TO BE INCLUDED.
  - CASEWORK TO BE IN ACCORDANCE WITH ANSI A161.1 "MINIMUM CONSTRUCTION PERFORMANCE STANDARDS FOR KITCHEN CABINETS".
  - UNPROTECTED WOOD CABINETS MOUNTED ABOVE STOVES SHALL HAVE A MINIMUM CLEARANCE OF 30 INCHES. THE CLEARANCE MAY BE REDUCED TO 24 INCHES WHEN THE UNDERSIDE IS PROTECTED WITH A FIRE-RESISTANT MATERIAL MEETING THE RELEVANT FIRE CODES.

FINISHES:

- STAINLESS STEEL WALL COVERING, MIN. 28GA. ON WALL BELOW HOOD ABOVE COOKTOP/STOVE. AVOID SWITCH/RECEPTACLE INSTALLATION ON COVERING.
- COUNTERTOP, BACK AND SIDE SPLASH TO BE CONTINUOUS AND PREFORMED PLASTIC LAMINATE.
- RUBBER BASE ALONG BASE CABINET TOE KICK
- GYPSUM WALL BOARD TO BE PAINTED.

APPLIANCES:

- BY OWNER, DELIVERED TO SITE AND INSTALLED BY CONTRACTOR
- HOOD TO BE INSTALLED MIN. 24" ABOVE COOKING SURFACE.
- REFRIGERATOR WITH FREEZER

PLUMBING FIXTURES:

- KITCHEN SINK
  - STAINLESS STEEL BASIN, WITH SINGLE FAUCET WASHERLESS CONTROLS, HAVE BASKET STRAINER. HOT WATER FLOW 0.5 GPM MAX AND 3 GPM TOTAL FLOW.

LAVATORIES

- PORCELAIN ON STEEL OR CAST CONSTRUCTION;
- SINGLE FAUCET WASHERLESS CONTROLS
- CONTINUOUS AND PREFORMED BACKSPLASHES AND EDGING;
- MECHANICAL WASTE FITTINGS; AND
- DEVICES THAT LIMIT HOT WATER FLOW TO RECOMMENDED .5 GPM; MAXIMUM 3 GPM TOTAL FLOW

WHEN NEW BATHING FACILITIES ARE PROVIDED, THEY SHALL HAVE THE FOLLOWING FEATURES:

NEW BATHTUBS

- THESE SHALL BE PORCELAIN ENAMEL ON STEEL OR CAST IRON OR CONSTRUCTED OF FIBERGLASS REINFORCED PLASTIC. THE FINISHED PRODUCT SHALL MEET THE STANDARDS SET FORTH IN PORCELAIN ENAMELED FORMED STEEL PLUMBING FIXTURES, ANSI A112.19.4.1977 AND USE OF MATERIALS BULLETIN NO. 73, PLASTIC BATHTUBS, PLASTIC SHOWER STALLS AND RECEPTORS.

SHOWER UNITS

- MOUNTED WITH THE WALL OR HIDDEN ON THE SURFACE OF THE WALL.
- SINGLE LEVER WASHERLESS BATHTUB FIXTURE AND/OR SHOWER CONTROL.
- SHOWER FAUCET FLOW RESTRICTORS THAT LIMIT WATER USE TO RECOMMENDED 3 GPM MAXIMUM;
- SHOWER FLOW RESTRICTORS THAT LIMIT HOT WATER USE TO 3 GPM; AND
- ACCESS PANELS FOR BATHTUBS AND SHOWERS

BATHROOMS SHALL HAVE THE FOLLOWING ACCESSORIES:

- (1) SPACE FOR A TENANT-PROVIDED SOAP DISH AT LAVATORY. WHEN SPACE DOES NOT EXIST, SECURELY ANCHORED WALL TYPE;
- (2) TOWEL BAR CONVENIENT TO WASHING AND BATHING FACILITIES;
- (3) TOILET PAPER HOLDER AT TOILET;
- (4) SHOWER CURTAIN ROD OR ENCLOSURE AT SHOWER;
- (5) SECURELY ANCHORED GRAB BAR/SOAP DISH AT BATHTUB OR SHOWER; AND
- (6) MIRROR AND MEDICINE CABINET OR EQUIVALENT ENCLOSED STORAGE.

NOTE: NEW SOAP DISHES, CLIP HOLDERS AND TOWEL BARS SHOULD BE CERAMIC, STAINLESS OR CHROMED STEEL.

CLOTHES STORAGE. CLOSETS SHALL HAVE A DOOR, ACCESSIBLE ROD, CLEAR SPACE BELOW FOR HANGING CLOTHES AND A SHELF ABOVE THE ROD.

IN ALL UNITS REMOVE EXISTING FLOORING COMPLETELY IN ALL ROOM ON FIRST LEVEL. SEE ROOM FINISH SCHEDULE FOR NEW FINISHES.

REMOVE AND REPLACE ALL DAMAGED DOORS AS REQUIRED  
ALL EXISTING CASEWORK, COUNTERS AND APPLIANCES TO BE REMOVED AND DISCARDED ANY SALVAGEABLE APPLIANCES TO BECOME PROPERTY OF OWNER

PATCH AND REPAIR ALL AREAS OF CONCRETE SLAB REMOVALS W/ NEW 4" CONCRETE SLAB TO MATCH. AFTER INSTALLATION OF NEW SANITARY LINES PROVIDE 6" GRANULAR BACK FILL W/ 6 MIL VAPOR BARRIER ON TOP, BELOW NEW CONCRETE SLAB PATCH. PREPARE SLAB AS REQUIRED TO RECEIVE NEW FLOORING. SEE FINISH SCHEDULE.

REMOVE ALL EXISTING WOOD BASE BOARD AND REPLACE WITH NEW. PAINT TO MATCH WALL COLOR.  
ALL EXISTING WALLS AND CEILINGS TO BE PAINTER ON FIRST LEVEL ONLY. NO WORK SECOND LEVEL.

DETACH AND REPLACE ALL EXISTING FURNACES AND WATER HEATERS

DETACH AND REPLACE ALL EXISTING CEILING MOUNTED LIGHTS.

REMOVE AND REPLACE ANY DRYWALL / STUD WALLS A REQUIRED FOR INSTALLATION OF NEW SANITARY SEWER LINES PAINT ALL NEW WALLS TO MATCH

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY ERRORS OR OMISSIONS DIRECTLY TO ARCHITECT PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO WILL DEEM THESE DRAWINGS AS ACCEPTABLE AND NO FURTHER COMPENSATION WILL BE CONSIDERED.

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EXPIRATION 12/31/23

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ALTERATIONS TO  
OAK GROVE APTS.  
TOLEDO, OHIO

FIRST FLOOR PLAN QUAD BUILDINGS 1 & 3

DATE

2-27-23 PRICING/PERMIT

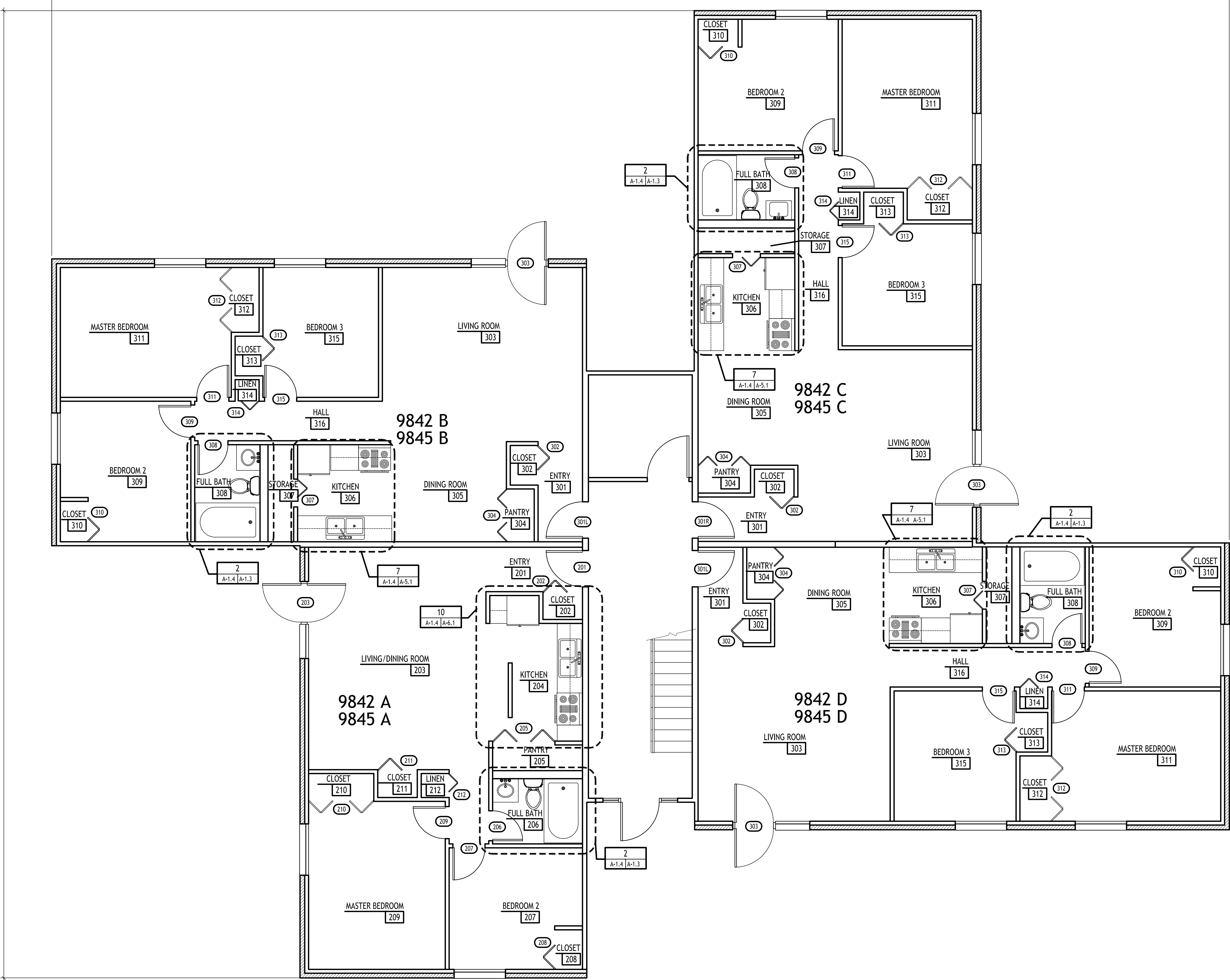
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A-1.4

1-1

91'-8"

75'-4"



NOTES:

CASEWORK:

- CABINETS TO BE AS MANUFACTURED BY AVA CABINETRY, STYLE "CHARLESTON", FINISH "SADDLE".
- DIMENSIONS TO BE FIELD VERIFIED.
- ALL FILLERS AND TRIM TO BE INCLUDED.
- CASEWORK TO BE IN ACCORDANCE WITH ANSI A161.1 "MINIMUM CONSTRUCTION PERFORMANCE STANDARDS FOR KITCHEN CABINETS."
- UNPROTECTED WOOD CABINETS MOUNTED ABOVE STOVES SHALL HAVE A MINIMUM CLEARANCE OF 30 INCHES. THE CLEARANCE MAY BE REDUCED TO 24 INCHES WHEN THE UNDERSIDE IS PROTECTED WITH A FIRE-RESISTANT MATERIAL MEETING THE RELEVANT FIRE CODES

FINISHES:

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- GYPSON WALL BOARD TO BE PAINTED.

APPLIANCES:

- BY OWNER, DELIVERED TO SITE AND INSTALLED BY CONTRACTOR
- HOOD TO BE INSTALLED MIN. 24" ABOVE COOKING SURFACE.
- REFRIGERATOR WITH FREEZER

PLUMBING FIXTURES:

- KITCHEN SINK
  - STAINLESS STEEL BASIN, WITH SINGLE FAUCET WASHERLESS CONTROLS, HAVE BASKET STRAINER, HOT WATER FLOW 0.5 GPM MAX AND 3 GPM TOTAL FLOW.

LAVATORIES

- PORCELAIN ON STEEL OR CAST CONSTRUCTION;
- SINGLE FAUCET WASHERLESS CONTROLS
- CONTINUOUS AND PERFORMED BACKSPASHES AND EDGING;
- MECHANICAL WASTE FITTING; AND
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SHOWER UNITS

- MOUNTED WITH THE WALL OR HIDDEN ON THE SURFACE OF THE WALL;
- SINGLE LEVER WASHERLESS BATHTUB FIXTURE AND/OR SHOWER CONTROL;
- SHOWER FAUCET FLOW RESTRICTORS THAT LIMIT WATER USE TO RECOMMENDED 3 GPM MAXIMUM;
- SHOWER FLOW RESTRICTORS THAT LIMIT HOT WATER USE TO 3 GPM; AND
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IN ALL UNITS REMOVE EXISTING FLOORING COMPLETELY IN ALL ROOM ON FIRST LEVEL. SEE ROOM FINISH SCHEDULE FOR NEW FINISHES.

REMOVE AND REPLACE ALL DAMAGED DOORS AS REQUIRED

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IN QUAD UNITS REMOVE FLOORING ONLY IN ENTRY, CLOSET, PANTRY, LIVING ROOM, KITCHEN, DINING, TOILET ROOMS AND KITCHENS- NO WORK IN BEDROOMS.

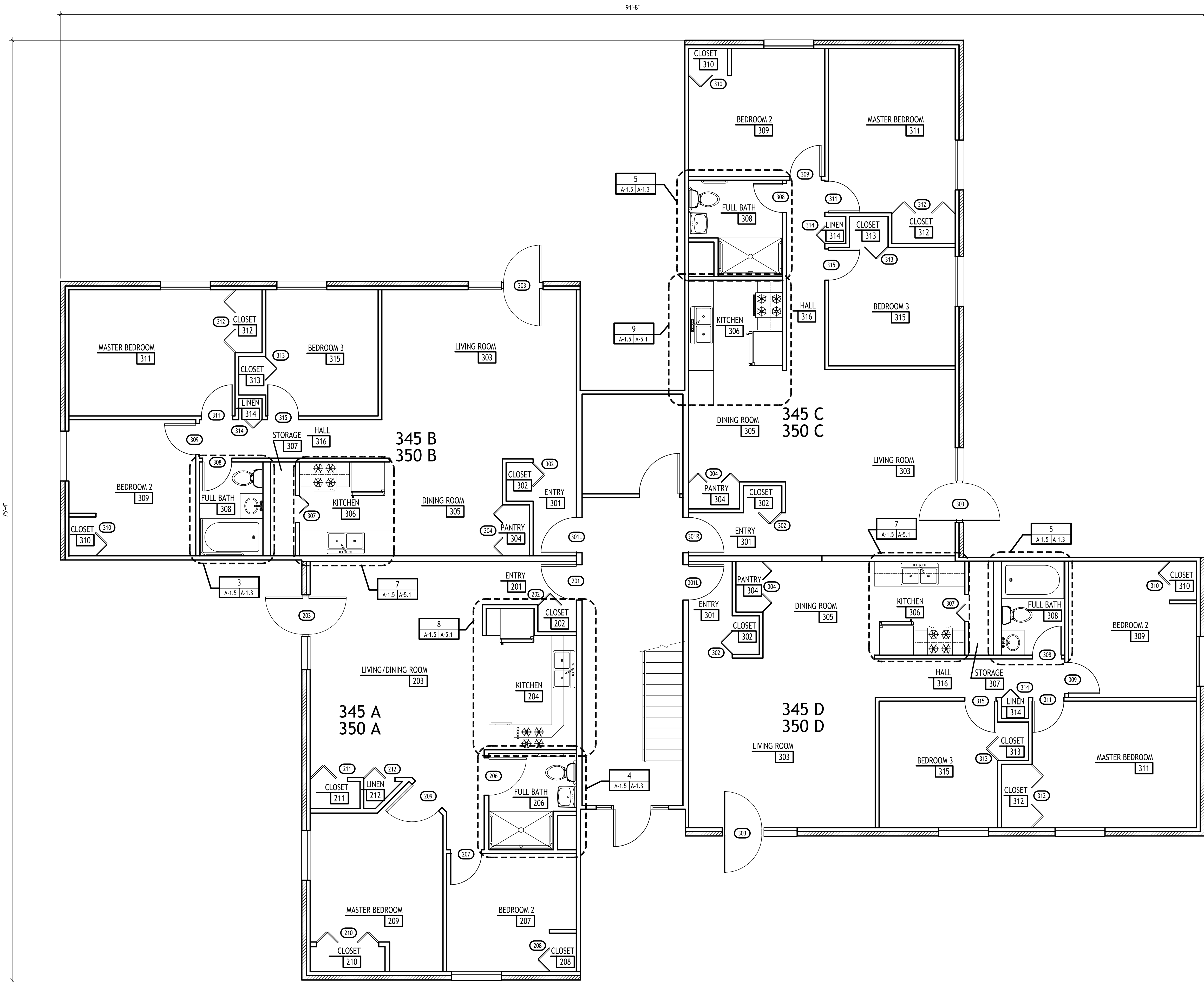
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY ERRORS OR OMISSIONS DIRECTLY TO ARCHITECT PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO WILL DEEM THESE DRAWINGS AS ACCEPTABLE AND NO FURTHER COMPENSATION WILL BE CONSIDERED.

FIRST FLOOR PLAN

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

BUILDING #1 & 3

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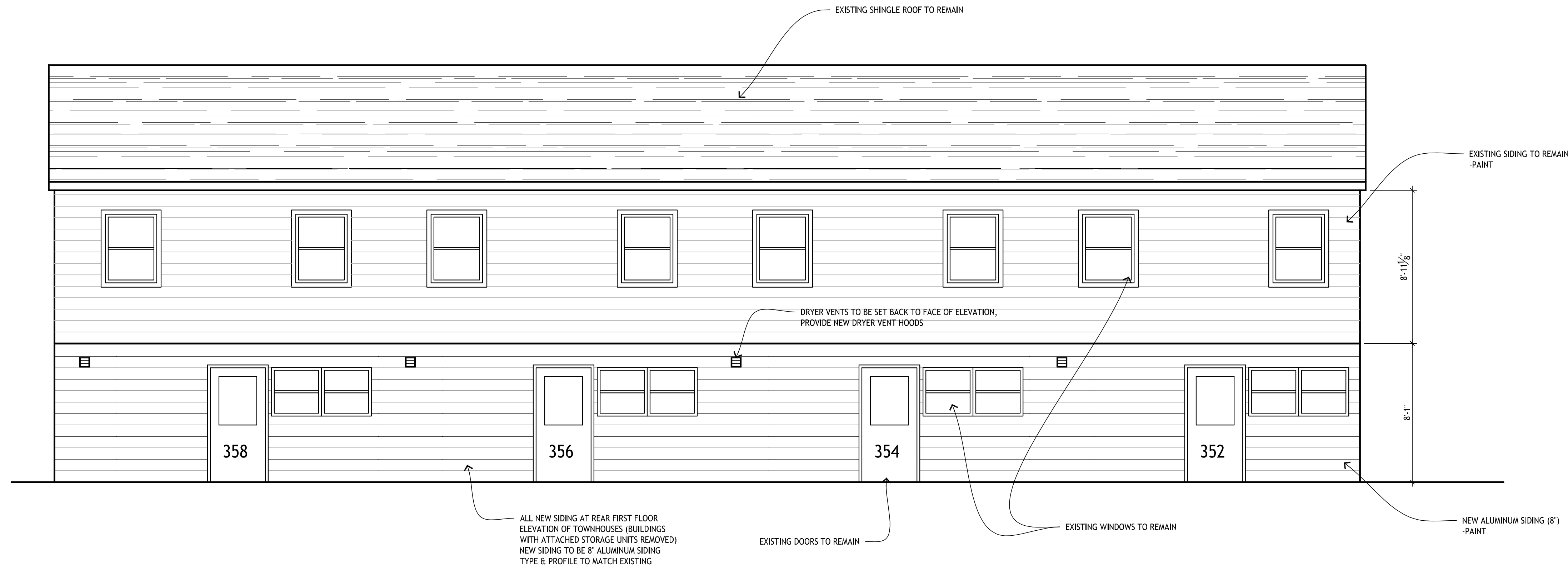


- NOTES:**
- CASEWORK:**
- CABINETS TO BE AS MANUFACTURED BY AVA CABINERY, STYLE "CHARLESTON", FINISH "SADDLE".
  - DIMENSIONS TO BE FIELD VERIFIED.
  - ALL FILLERS AND TRIM TO BE INCLUDED.
  - CASEWORK TO BE IN ACCORDANCE WITH ANSI A16.1.1 "MINIMUM CONSTRUCTION PERFORMANCE STANDARDS FOR KITCHEN CABINETS."
  - UNPROTECTED WOOD CABINETS MOUNTED ABOVE STOVES SHALL HAVE A MINIMUM CLEARANCE OF 30 INCHES. THE CLEARANCE MAY BE REDUCED TO 24 INCHES WHEN THE UNDERSIDE IS PROTECTED WITH A FIRE-RESISTANT MATERIAL MEETING THE RELEVANT FIRE CODES
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  - HOOD TO BE INSTALLED MIN. 24" ABOVE COOKING SURFACE.
  - REFRIGERATOR WITH FREEZER
- PLUMBING FIXTURES:**
- KITCHEN SINK:**
- STAINLESS STEEL BASIN, WITH SINGLE FAUCET WASHERLESS CONTROLS, HAVE BASKET STRAINER. HOT WATER FLOW 0.5 GPM MAX AND 3 GPM TOTAL FLOW.
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  - SINGLE FAUCET WASHERLESS CONTROLS
  - CONTINUOUS AND PREFORMED BACKSPASHES AND EDGING;
  - MECHANICAL WASTE FITTING; AND
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- SHOWER UNITS**
- MOUNTED WITH THE WALL OR HIDDEN ON THE SURFACE OF THE WALL;
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  - SHOWER FAUCET FLOW RESTRICTORS THAT LIMIT WATER USE TO RECOMMENDED 3 GPM MAXIMUM;
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- CLOTHES STORAGE. CLOSETS SHALL HAVE A DOOR, ACCESSIBLE ROD, CLEAR SPACE BELOW FOR HANGING CLOTHES AND A SHELF ABOVE THE ROD.**
- IN ALL UNITS REMOVE EXISTING FLOORING COMPLETELY IN ALL ROOM ON FIRST LEVEL. SEE ROOM FINISH SCHEDULE FOR NEW FINISHES.**
- REMOVE AND REPLACE ALL DAMAGED DOORS AS REQUIRED**
- ALL EXISTING CASEWORK, COUNTERS AND APPLIANCES TO BE REMOVED AND DISCARDED ANY SALVAGEABLE APPLIANCES TO BECOME PROPERTY OF OWNER**
- PATCH AND REPAIR ALL AREAS OF CONCRETE SLAB REMOVALS W/ NEW 4" CONCRETE SLAB TO MATCH. AFTER INSTALLATION OF NEW SANITARY LINES PROVIDE 6" GRANULAR BACK FILL W/ 6 MIL VAPOR BARRIER ON TOP, BELOW NEW CONCRETE SLAB PATCH. PREPARE SLAB AS REQUIRED TO RECEIVE NEW FLOORING. SEE FINISH SCHEDULE.**
- REMOVE ALL EXISTING WOOD BASE BOARD AND REPLACE WITH NEW. PAINT TO MATCH WALL COLOR.**
- ALL EXISTING WALLS AND CEILINGS TO BE PAINTER ON FIRST LEVEL ONLY. NO WORK SECOND LEVEL.**
- DETACH AND REPLACE ALL EXISTING FURNACES AND WATER HEATERS**
- DETACH AND REPLACE ALL EXISTING CEILING MOUNTED LIGHTS.**
- REMOVE AND REPLACE ANY DRYWALL / STUD WALLS A REQUIRED FOR INSTALLATION OF NEW SANITARY SEWER LINES PAINT ALL NEW WALLS TO MATCH**
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- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY ERRORS OR OMISSIONS DIRECTLY TO ARCHITECT PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO WILL DEEM THESE DRAWINGS AS ACCEPTABLE AND NO FURTHER COMPENSATION WILL BE CONSIDERED.**

**FIRST FLOOR PLAN**  
BUILDING #6 & 8  
SCALE: 1/4" = 1'-0"

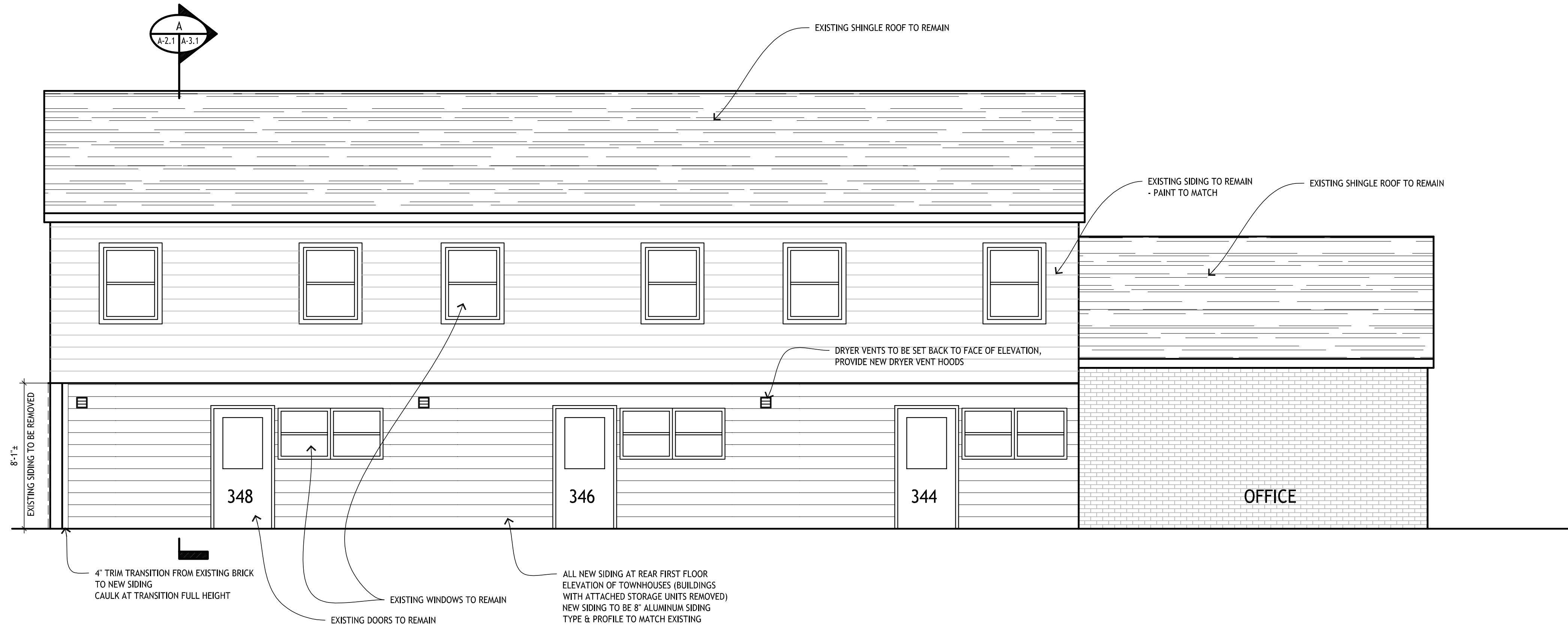
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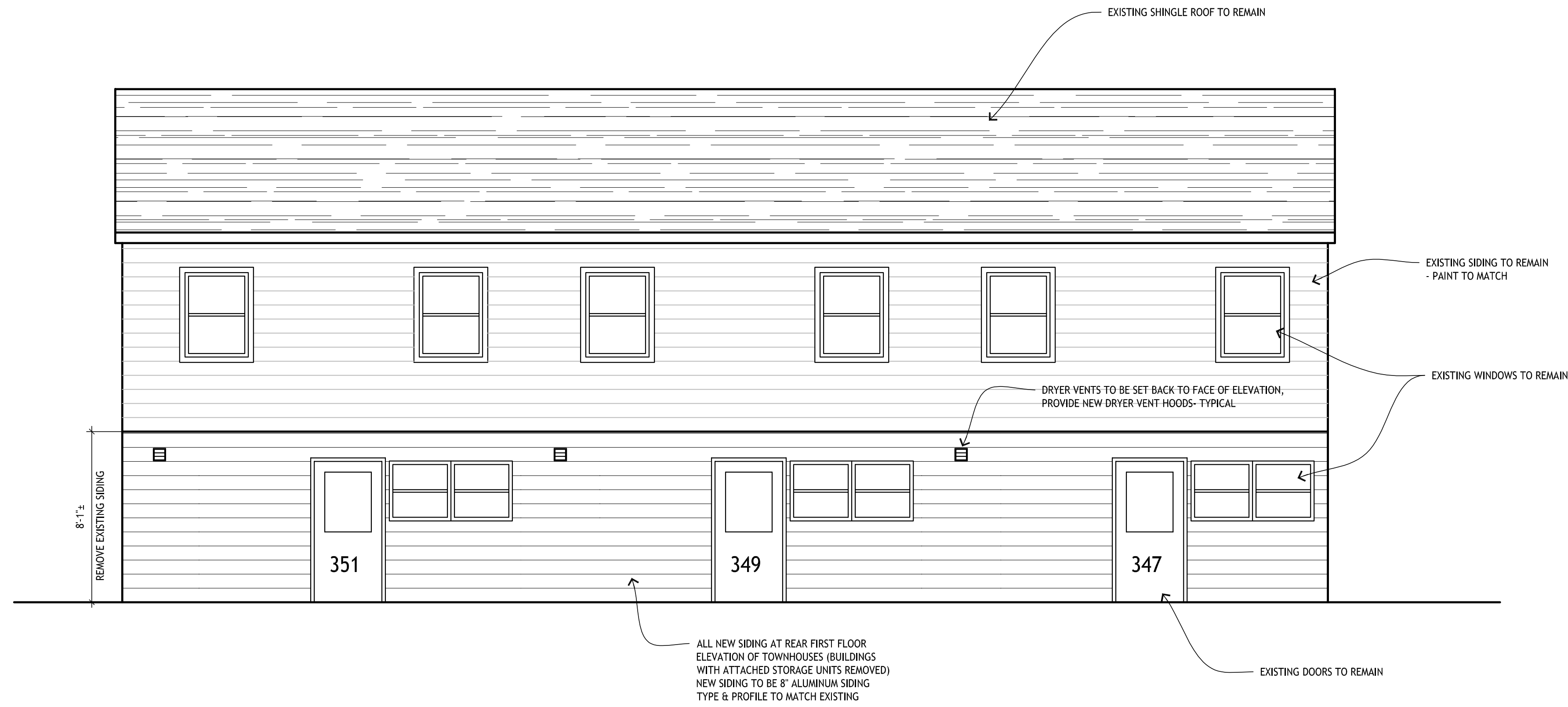
**REAR ELEVATION - BUILDING 'D'**

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

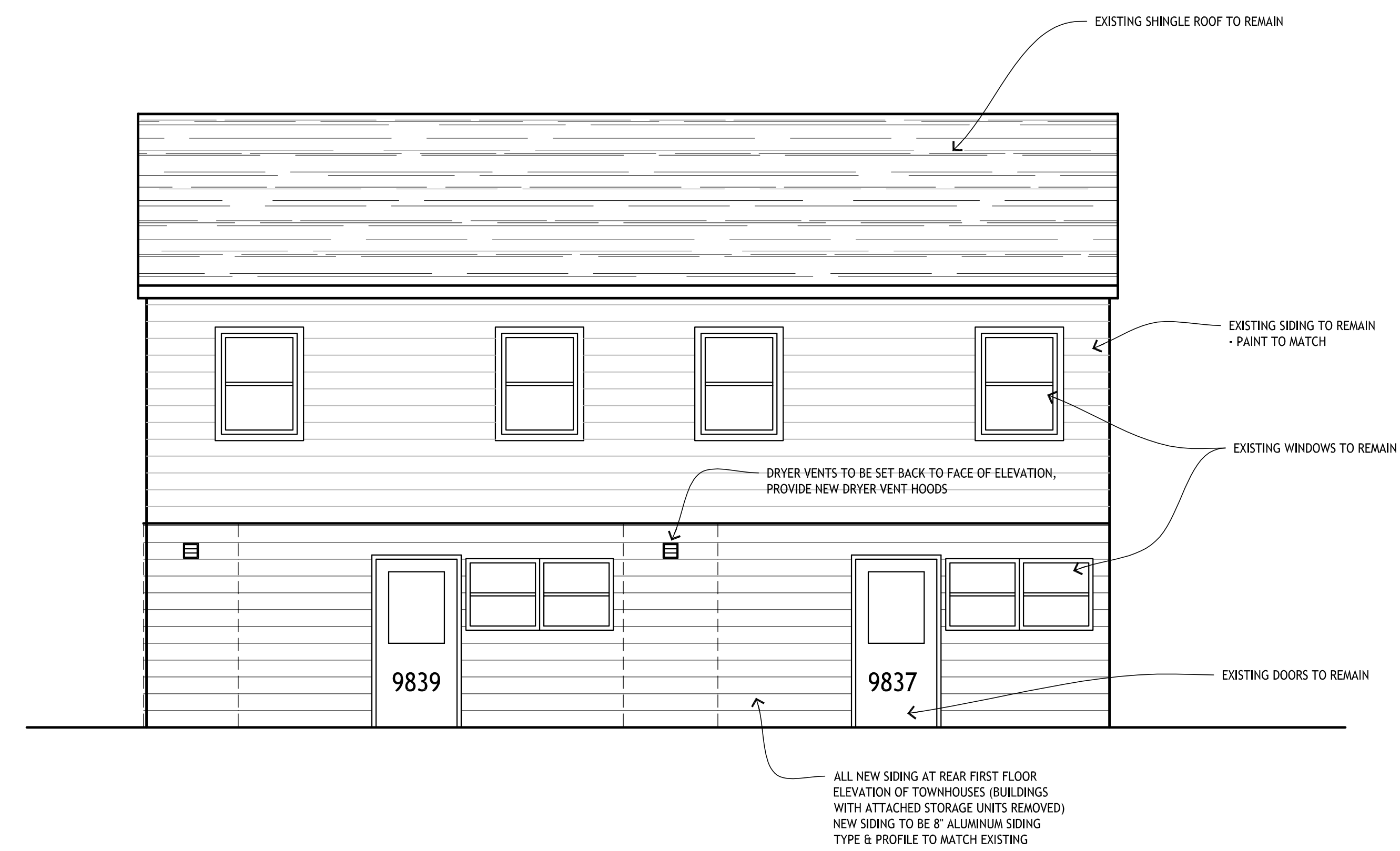


**REAR ELEVATION - BUILDING 'E'**

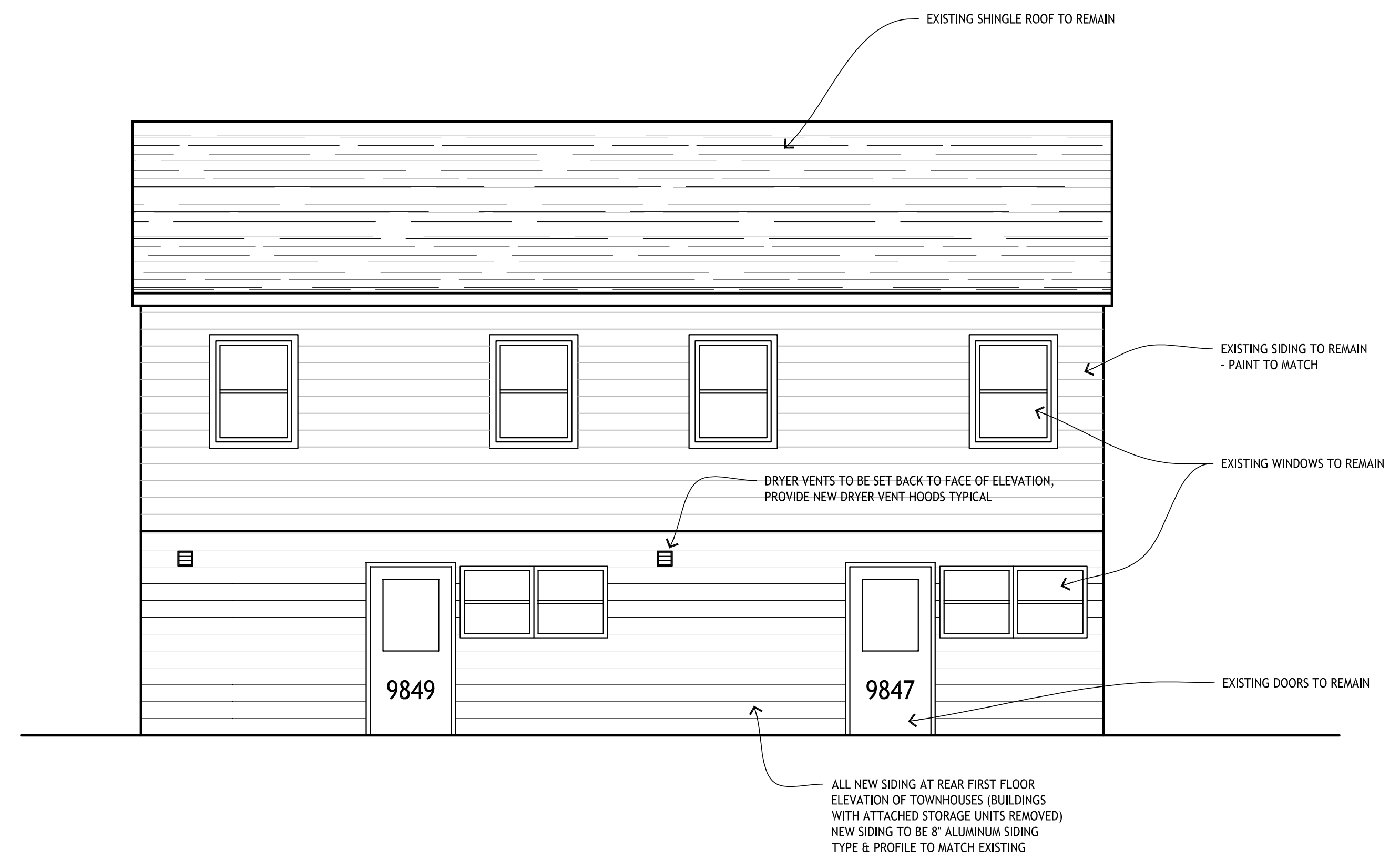
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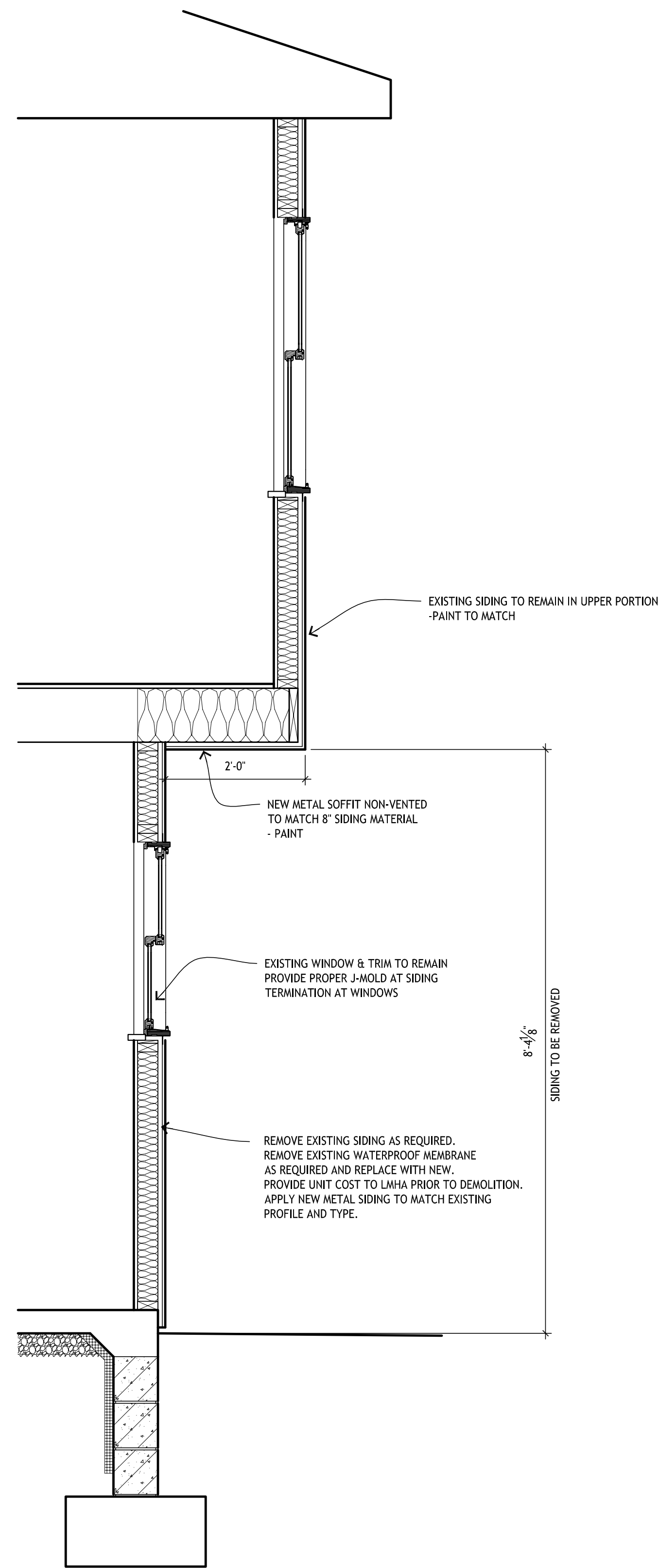
**REAR ELEVATION - BUILDING 'C'**  
 SCALE: 1/4" = 1'-0"



**REAR ELEVATION - BUILDING 'B-1'**  
 SCALE: 1/4" = 1'-0"

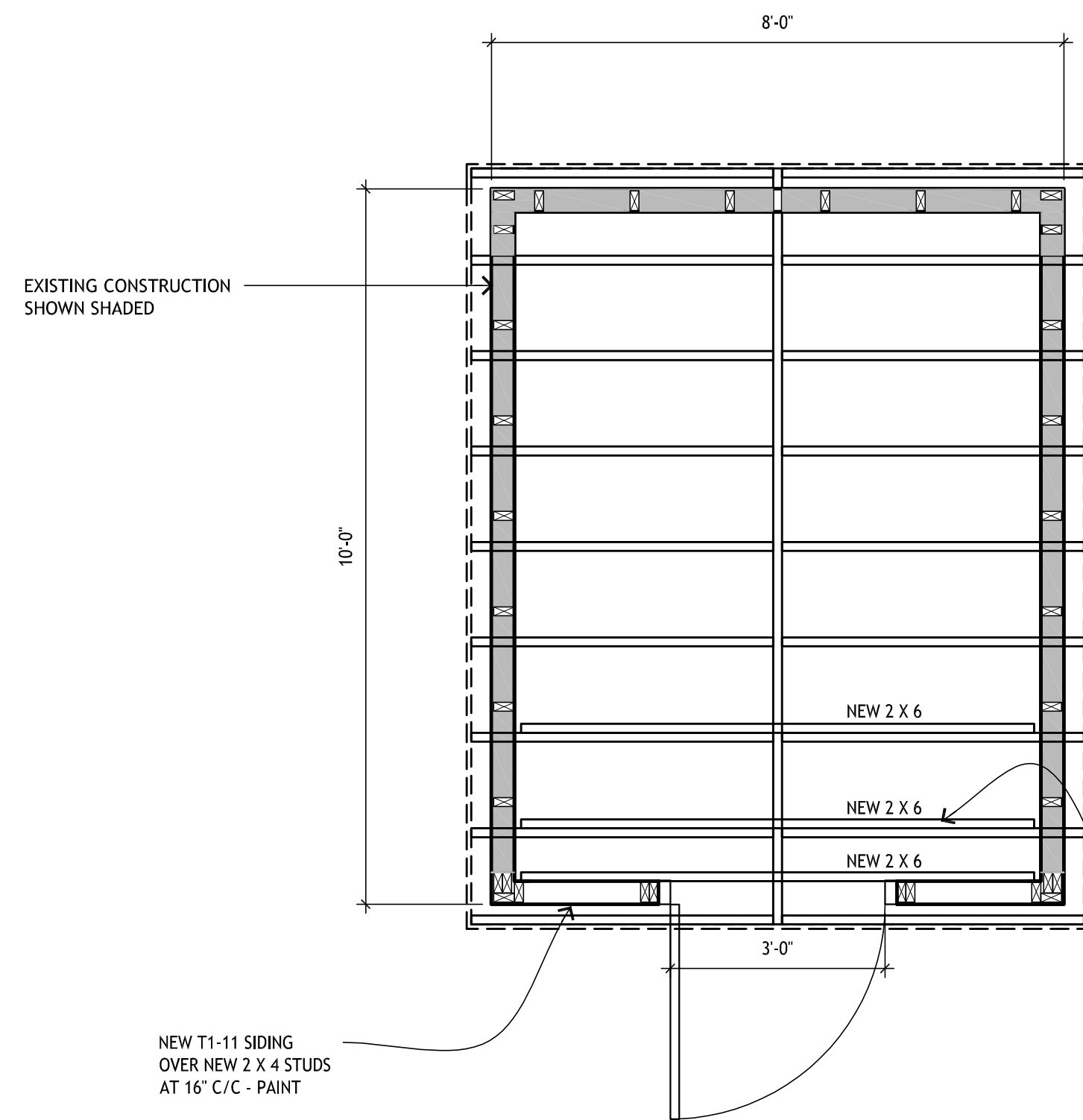


**REAR ELEVATION - BUILDING 'B-2'**  
 SCALE: 1/4" = 1'-0"



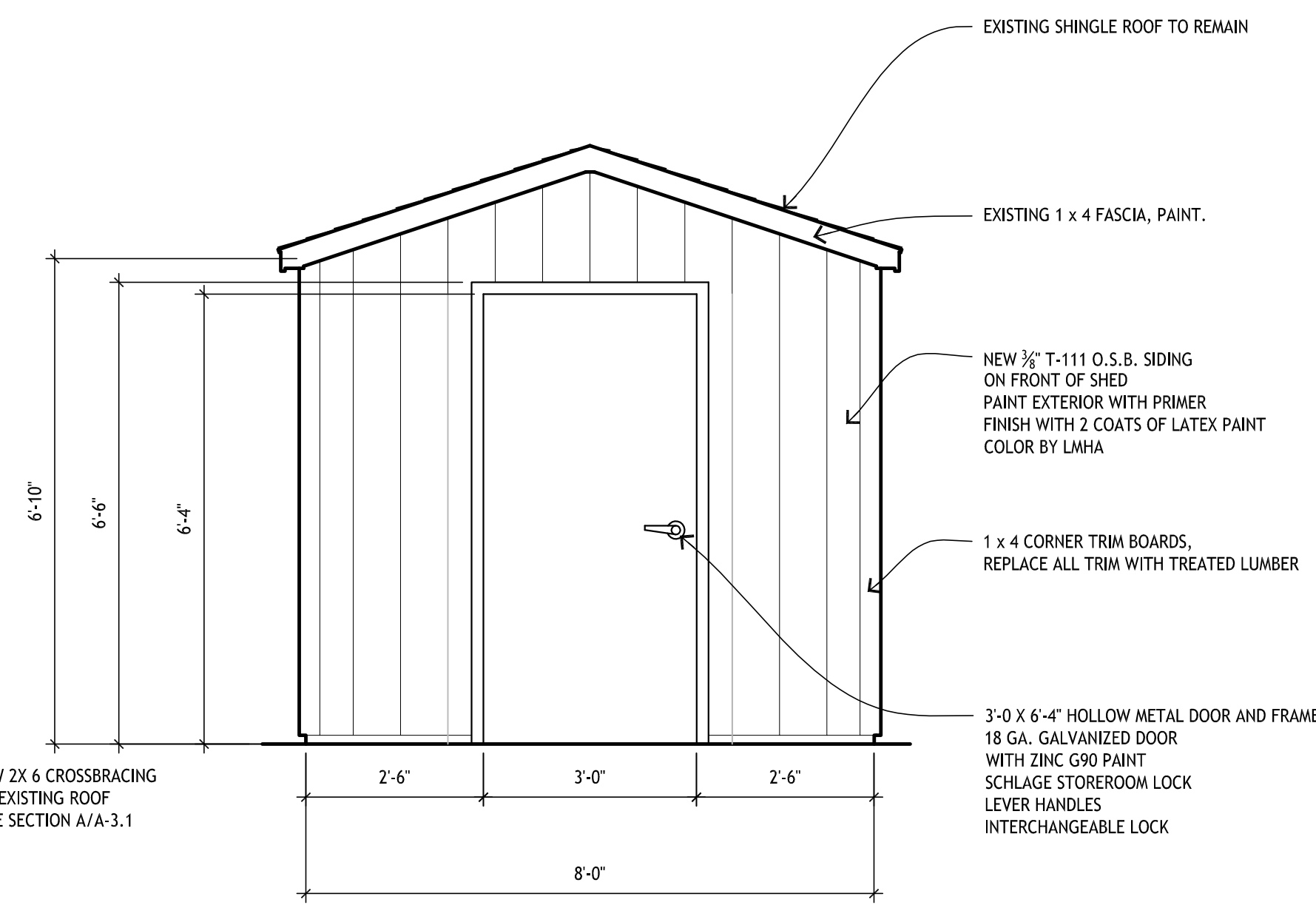
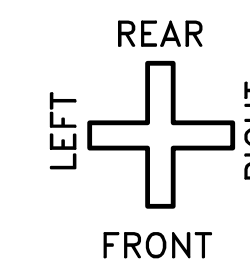
**SECTION**  
SCALE

A  
A-2.1 | A-3.1



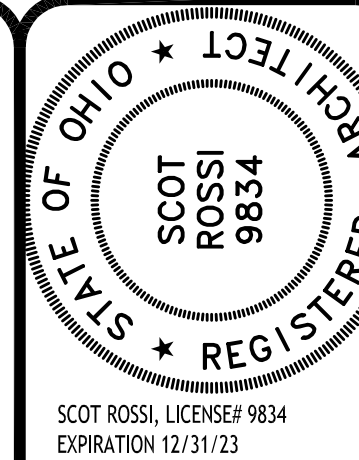
**FLOOR PLAN  
TYPICAL - (1) DOOR  
VERSION**

SCALE: 1/2" = 1'-0"



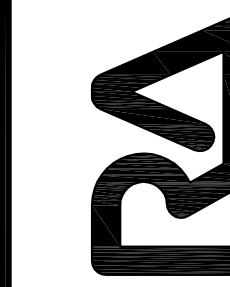
**FRONT ELEVATION  
TYPICAL - (1) DOOR  
VERSION**

SCALE: 1/2" = 1'-0"



SCOTT ROSSI, LICENSE# 9834  
EXPIRATION 12/31/23

**ROSSI ASSOCIATES, LLC**  
ARCHITECTURE



1821 SPRINGER STREET TOLEDO, OHIO 43609 PH: (419) 385-6633 FAX: (419) 385-7894  
WWW.ROSSIASSOCIATES.COM

FLOOR PLAN/ELEVATION OF ONE DOOR DETACHED SHEDS & WALL SECTION

**SITE IMPROVEMENTS TO  
OAK GROVE ESTATES  
300 BLOCK OAK VIEW COURT/  
OAK PLACE COURT  
HOLLAND, OHIO**



DATE  
2-27-23 PRICING/PERMIT

DRAWN BY KF

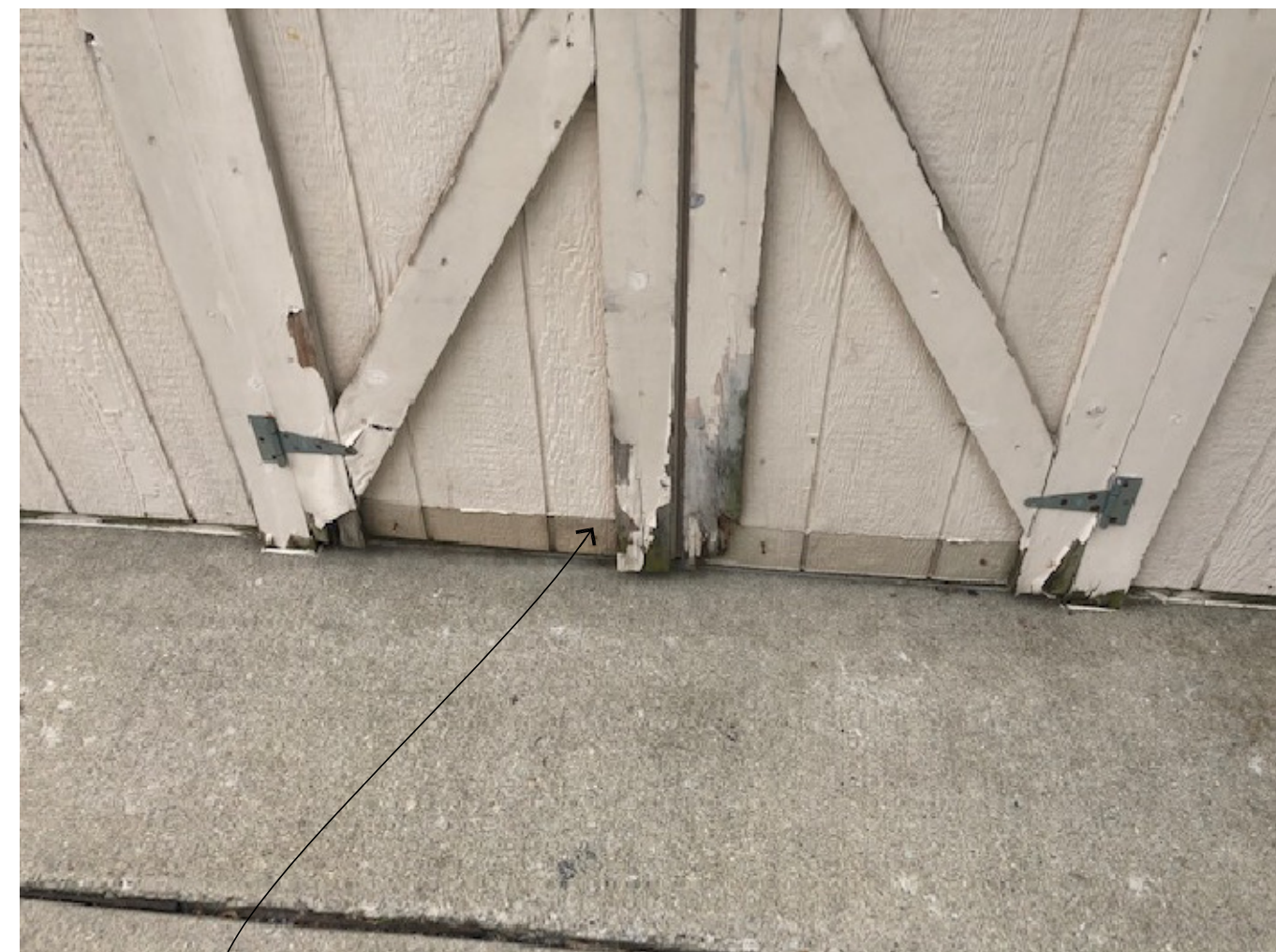
**A-3.1**



TYPICAL FRONT OF DETACHED STORAGE UNITS. NOTE LIMIT TO MOVING DOORS APART AND INCREASING WIDTH OF DOORS.



TYPICAL BACK AND SIDE OF DETACHED STORAGE UNITS. REMOVE MILDEW ON SIDING PRIOR TO PAINT



EXITING DOORS TO BE REMOVED, TYPICAL



INTERIOR VIEW OF TYPICAL DETACHED STORAGE UNIT



NOTE MOST STORAGE UNITS DO NOT HAVE VENTED OPENINGS AS SHOWN IN THIS UNIT.



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ARCHITECTURE



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SITE IMPROVEMENTS TO  
OAK GROVE ESTATES  
300 BLOCK OAK VIEW COURT/  
OAK PLACE COURT  
HOLLAND, OHIO

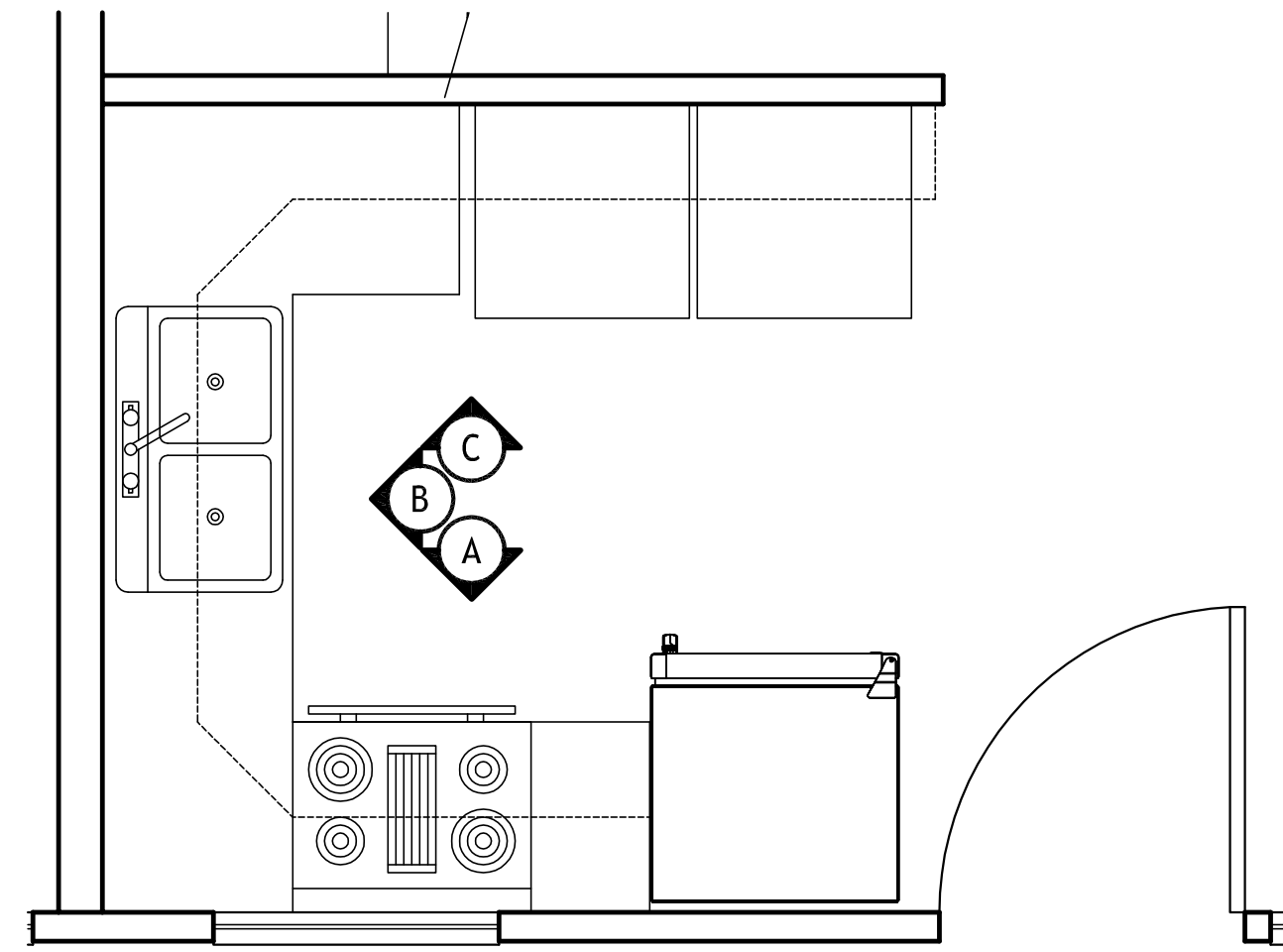


SHED - PHOTOS

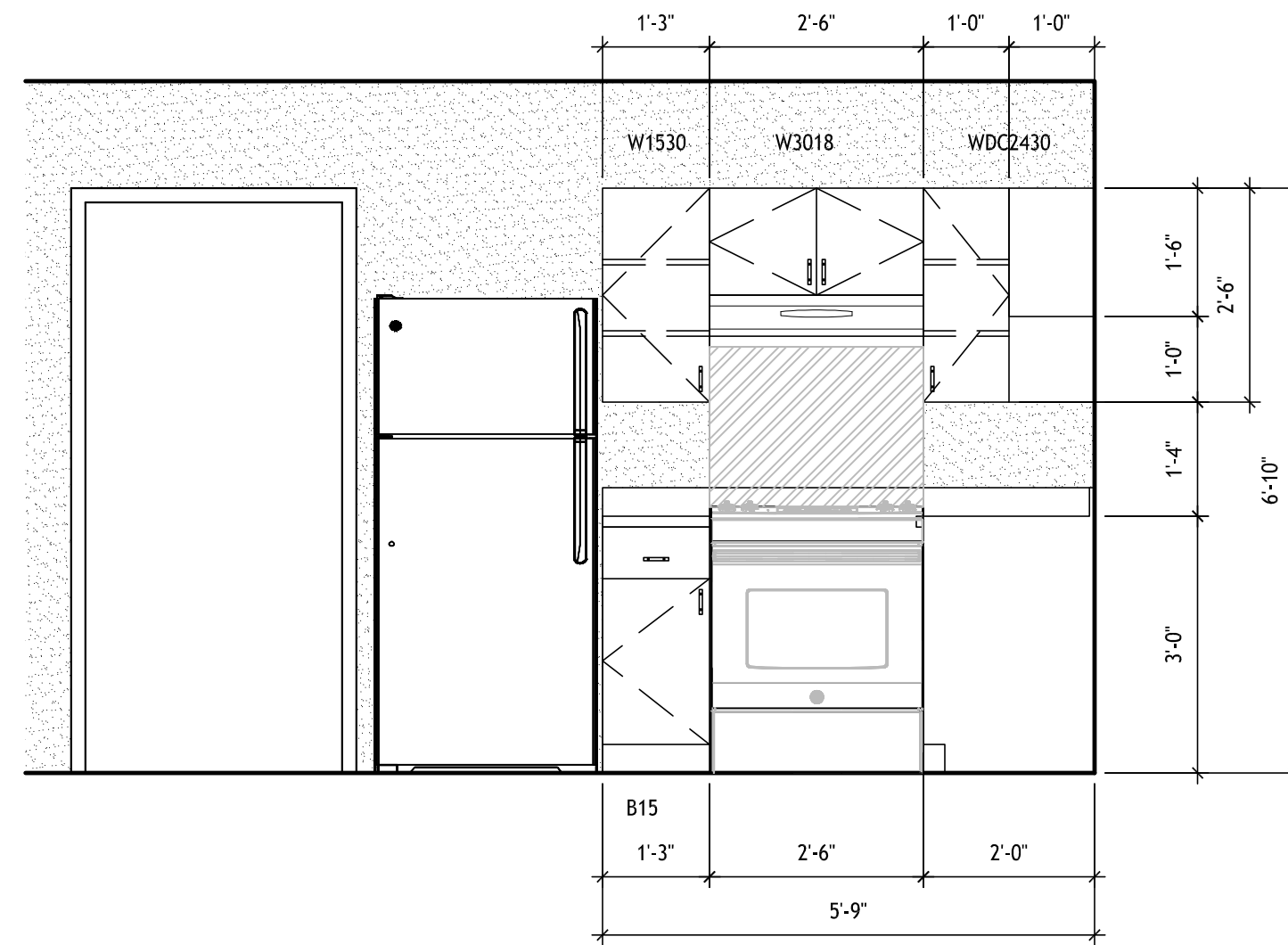
DATE  
2-27-23 PRICING/PERMIT

DRAWN BY SR

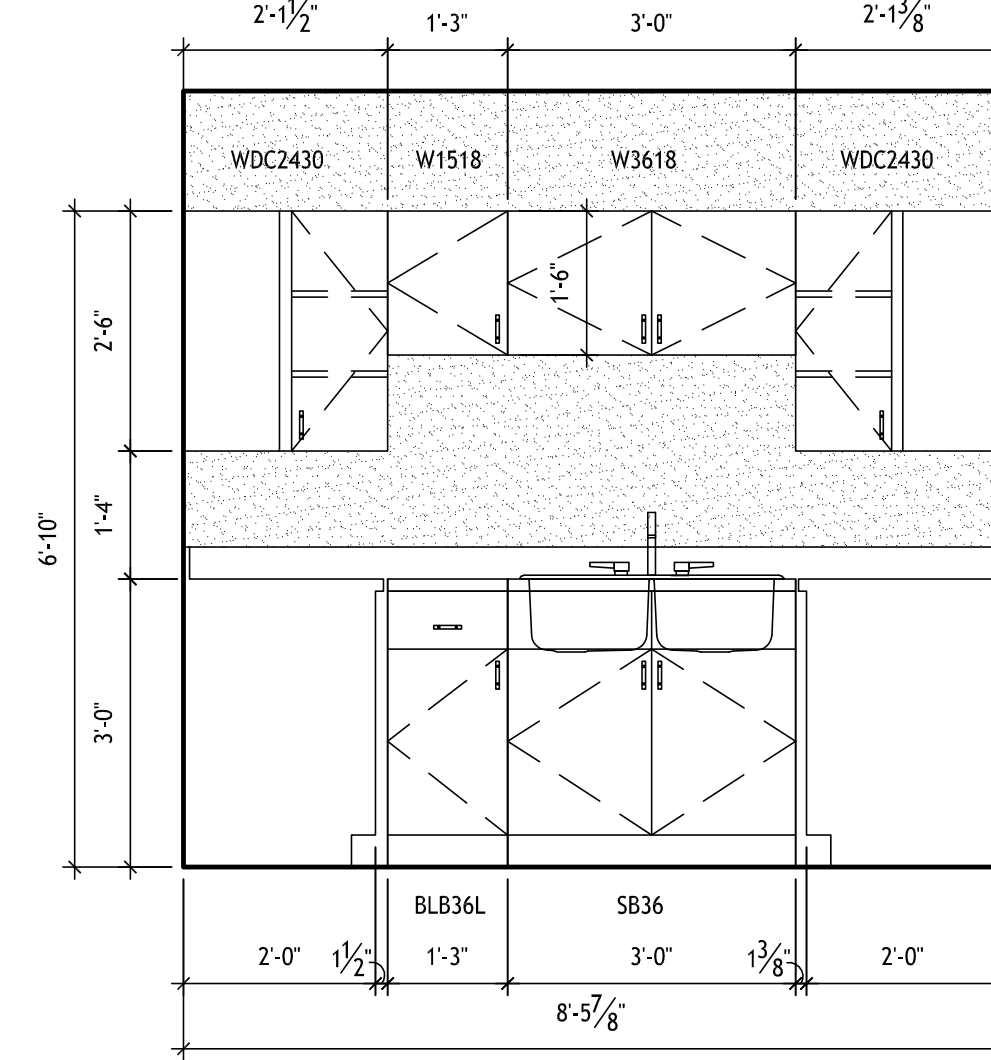
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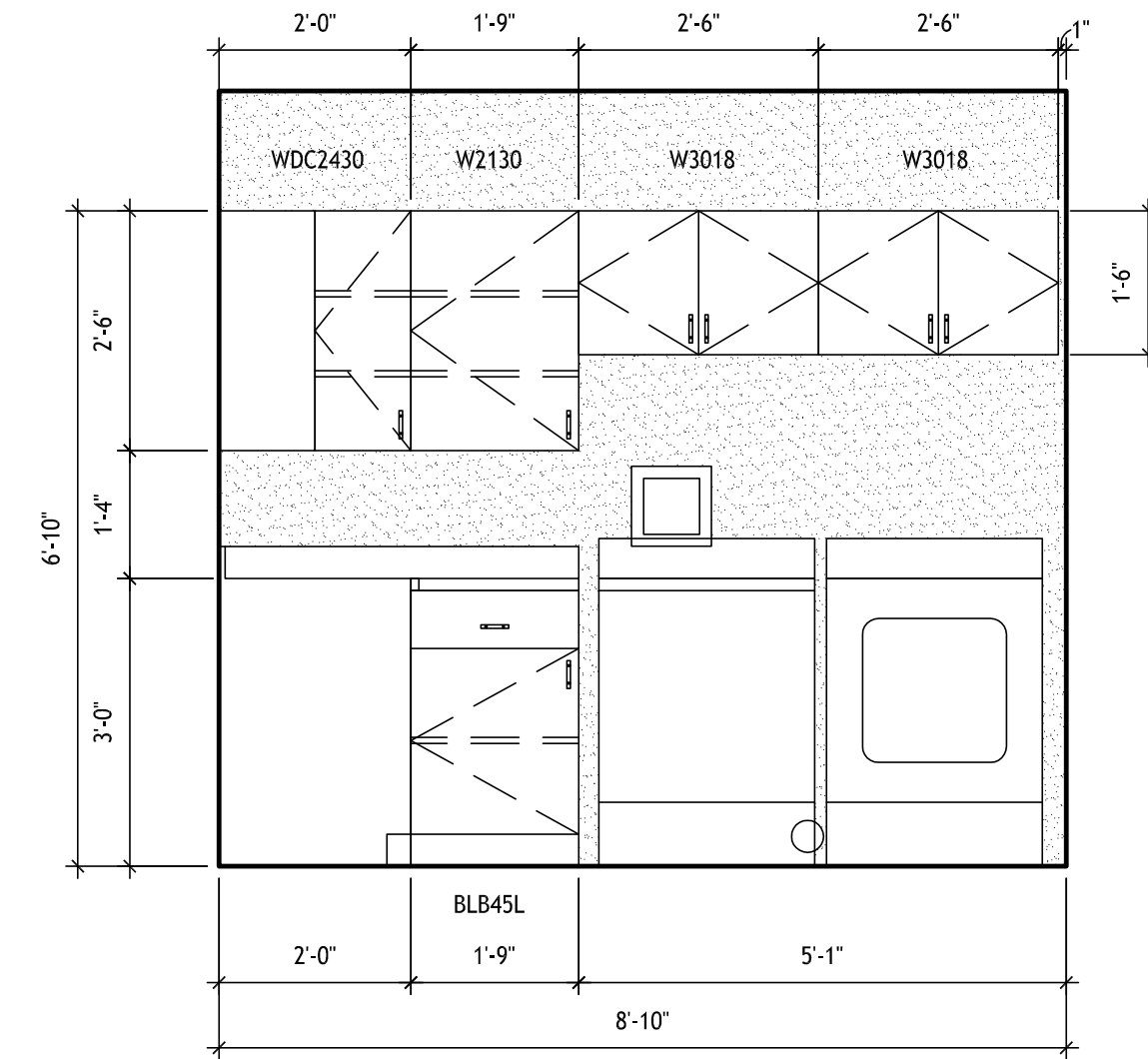
TOWNHOUSE KITCHEN - PLAN 6  
SCALE: 1/2" = 1'-0"  
A-1.2 | A-5.1



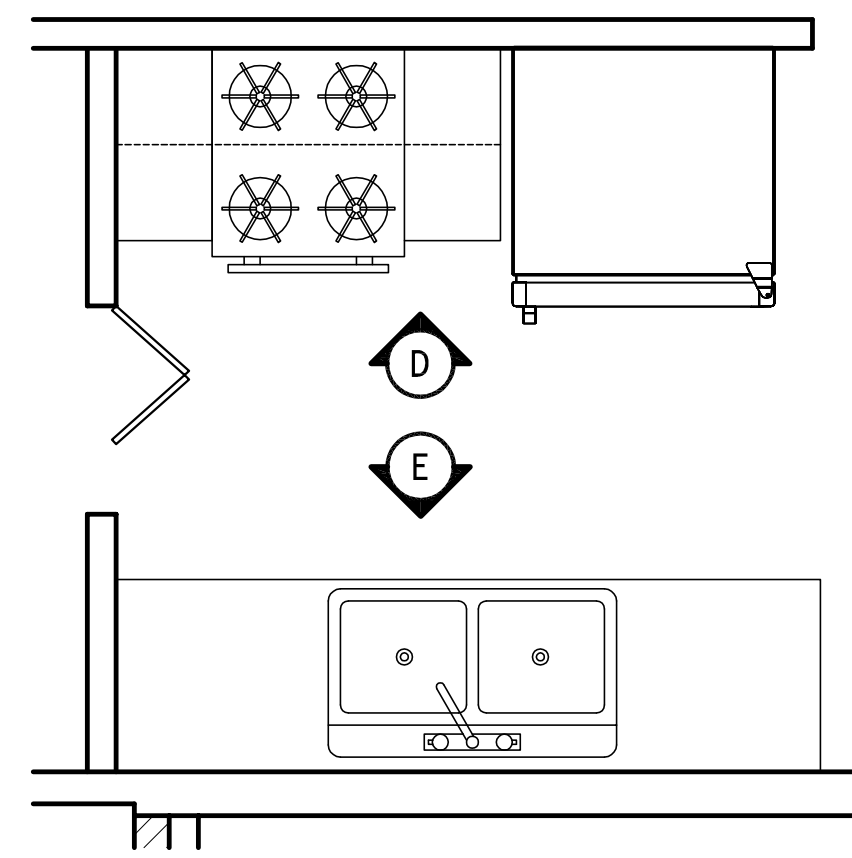
'A'



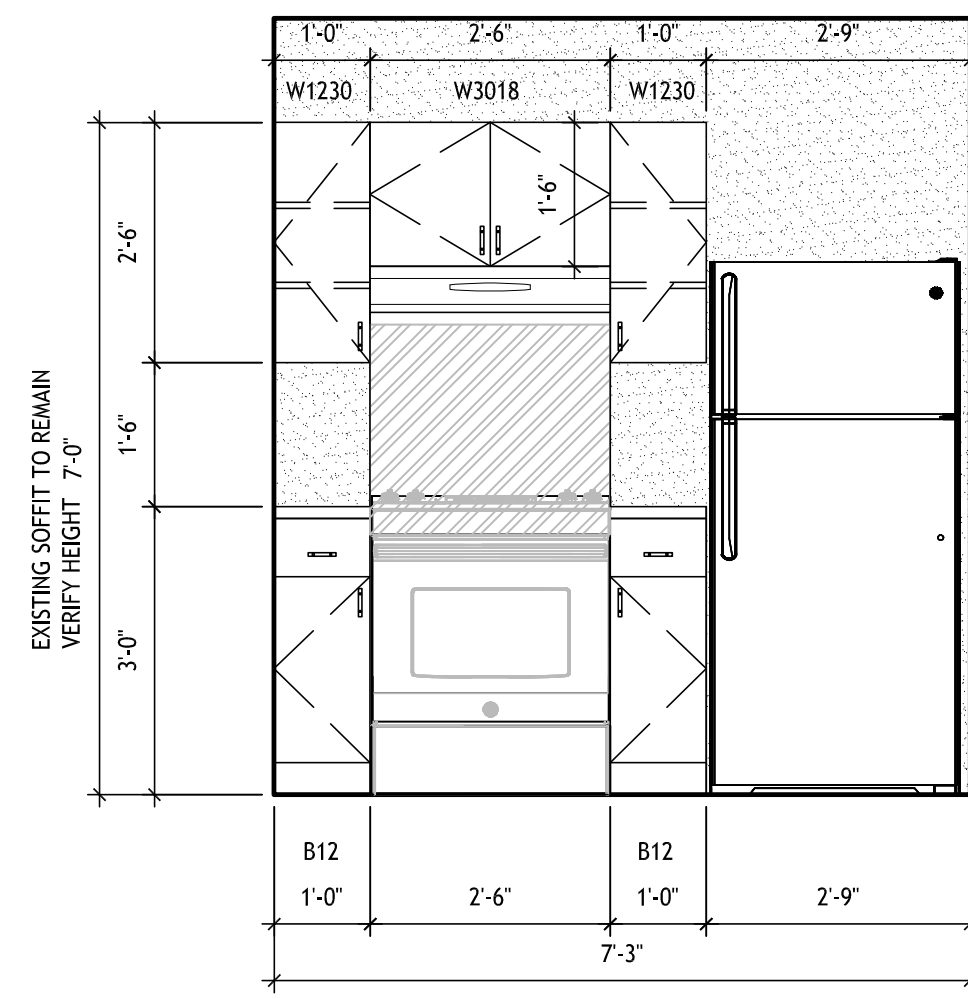
'B'



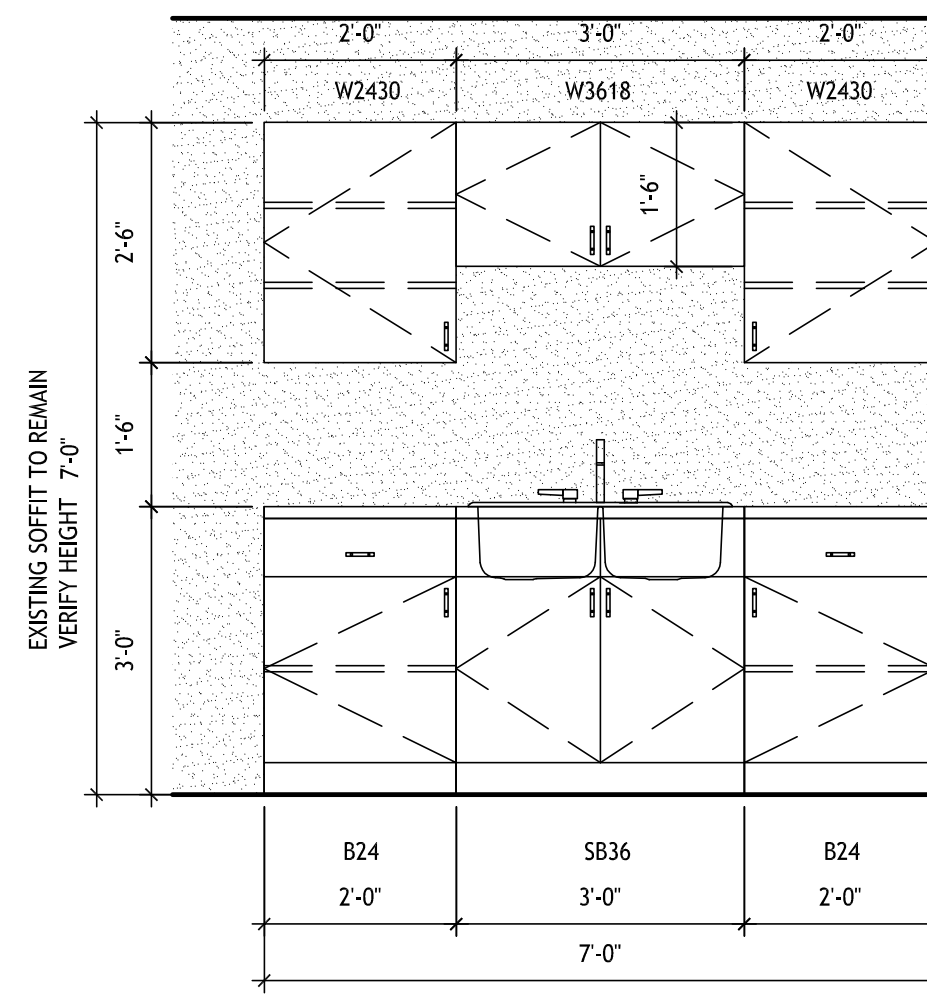
'C'



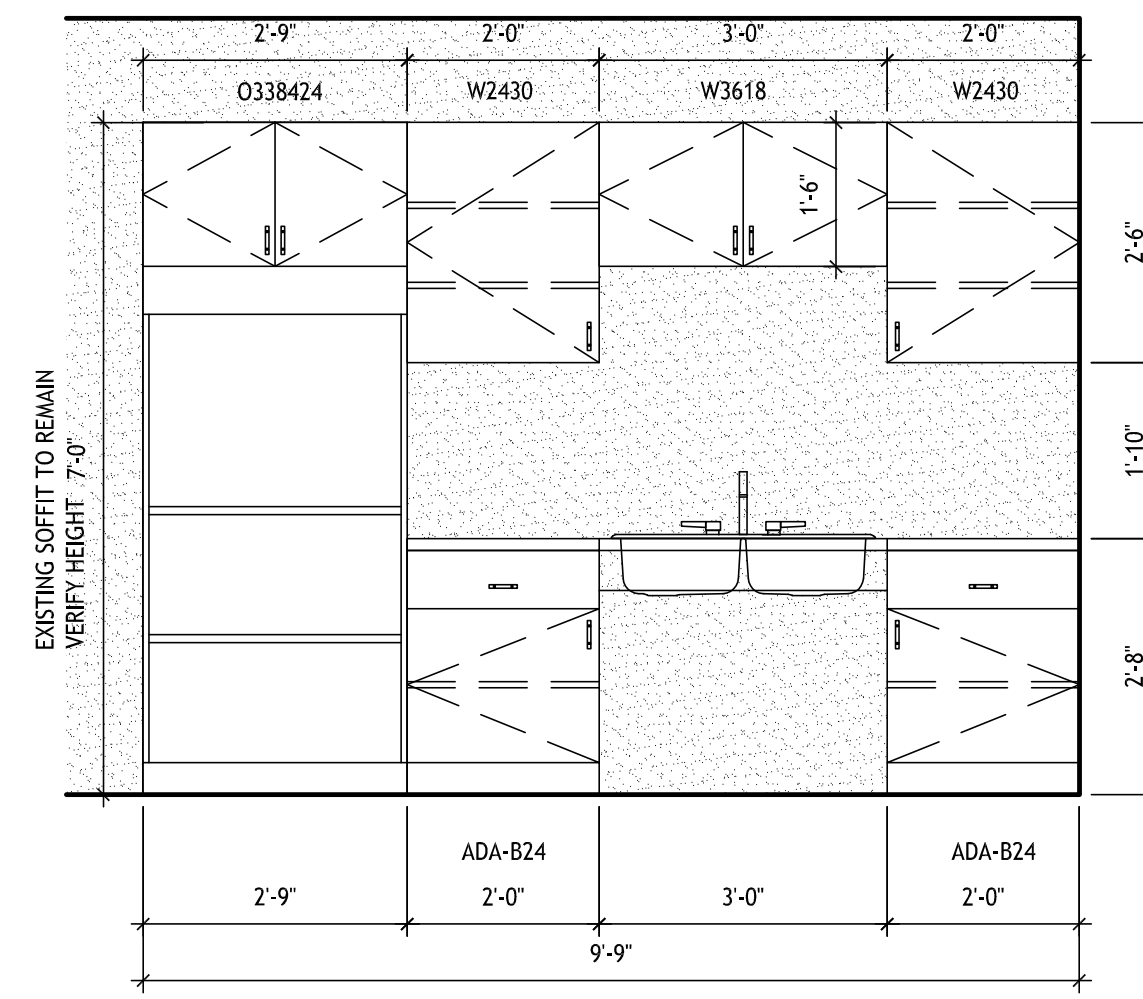
QUAD KITCHEN - PLAN 7  
SCALE: 1/2" = 1'-0"  
UNIT TYPES B & D



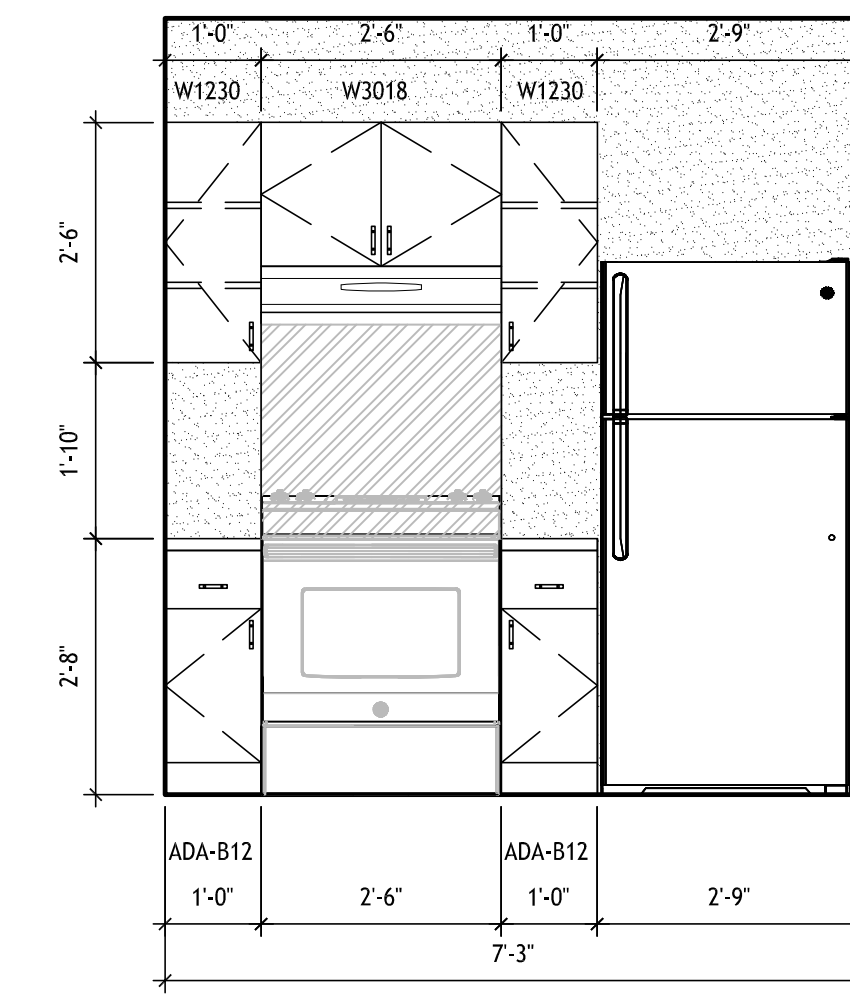
'D'



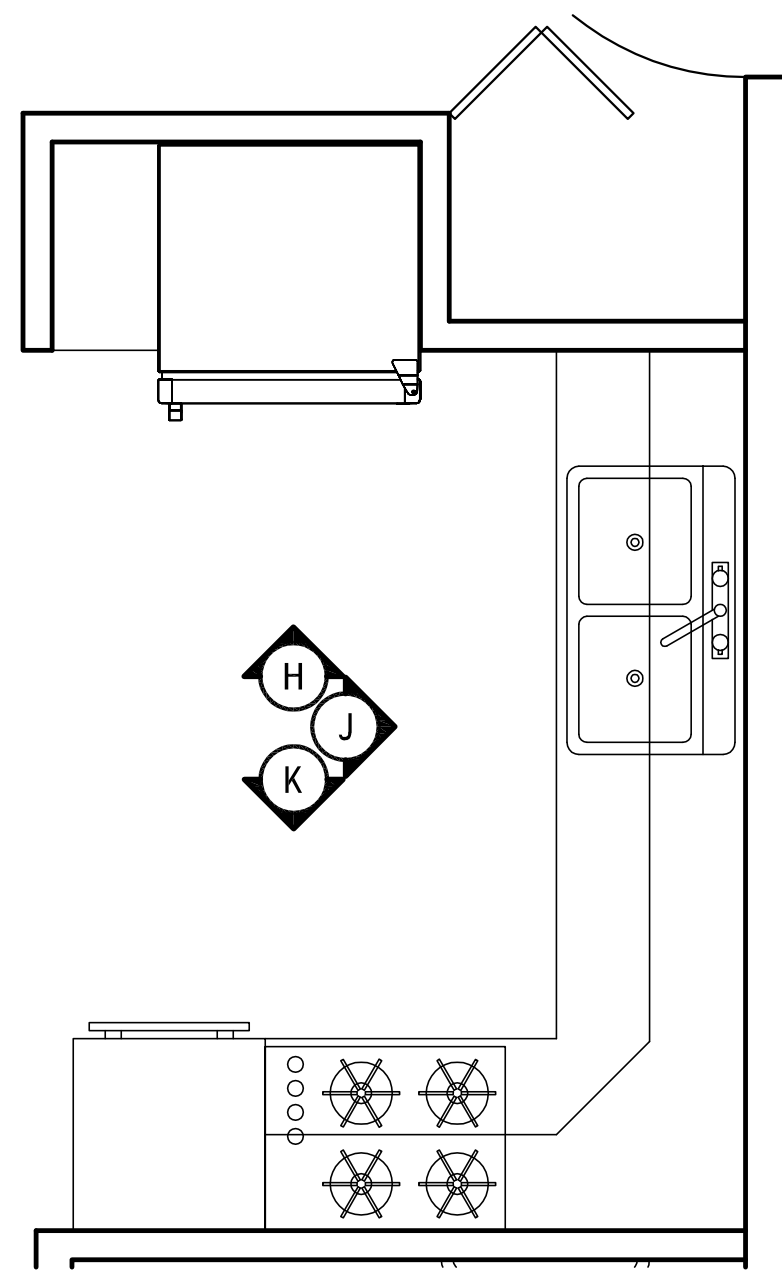
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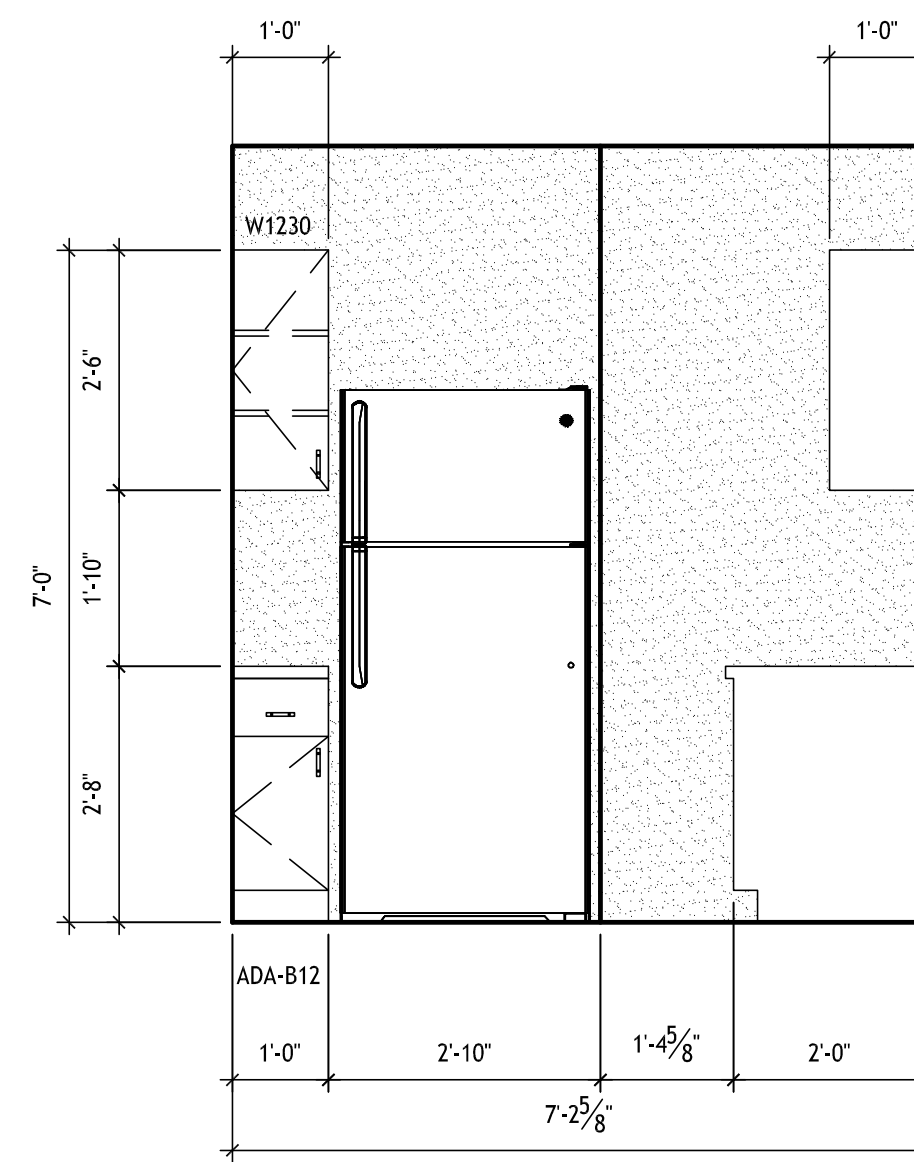
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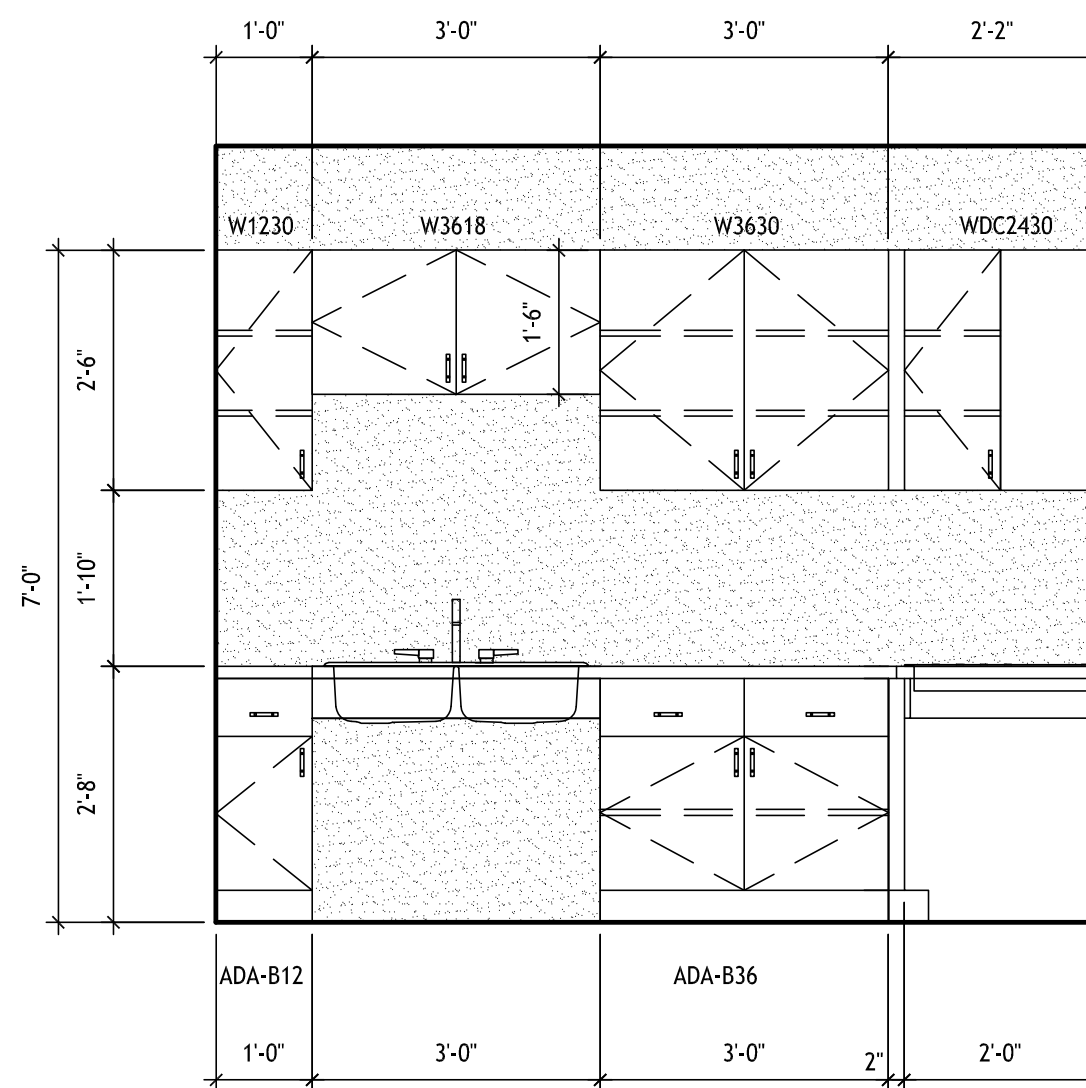
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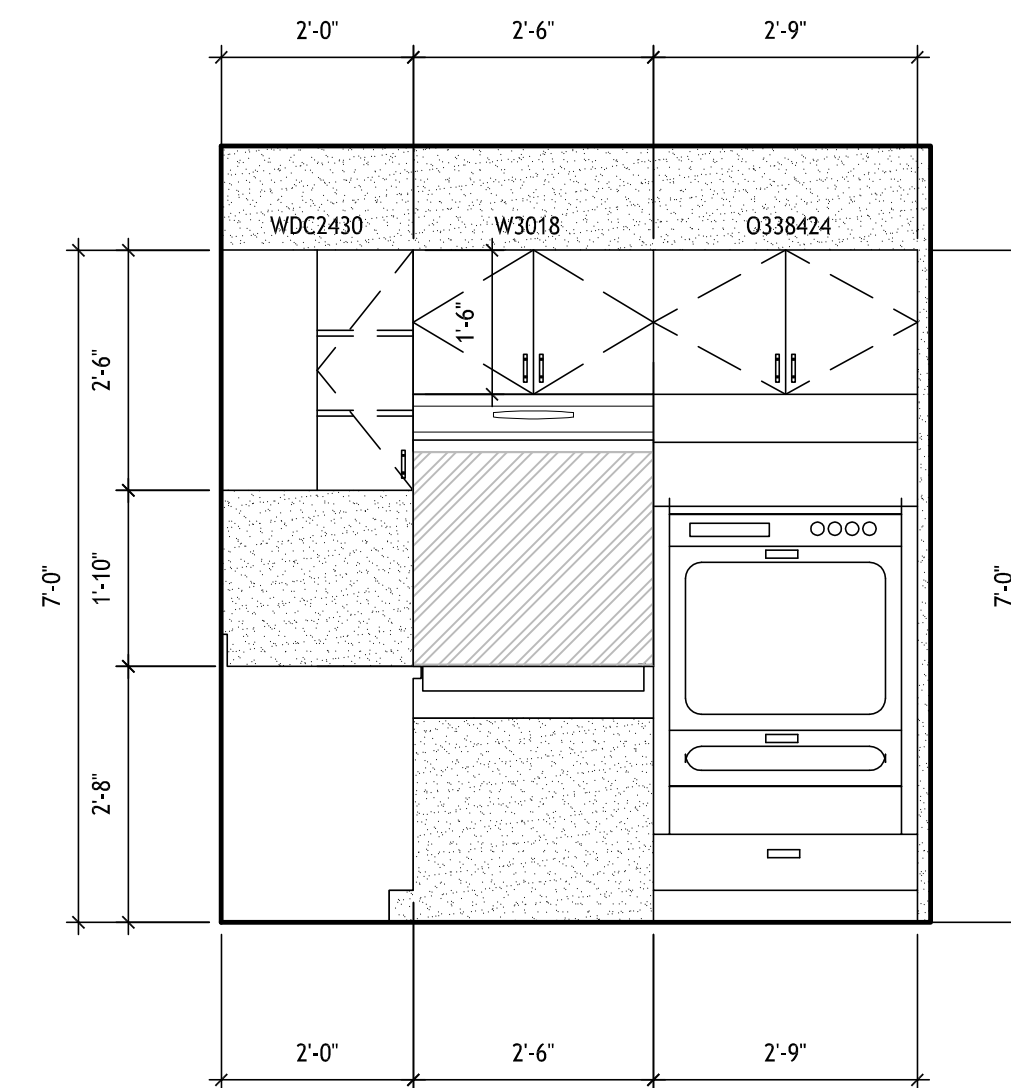
QUAD KITCHEN - PLAN 8  
SCALE: 1/2" = 1'-0"  
UNIT TYPE A



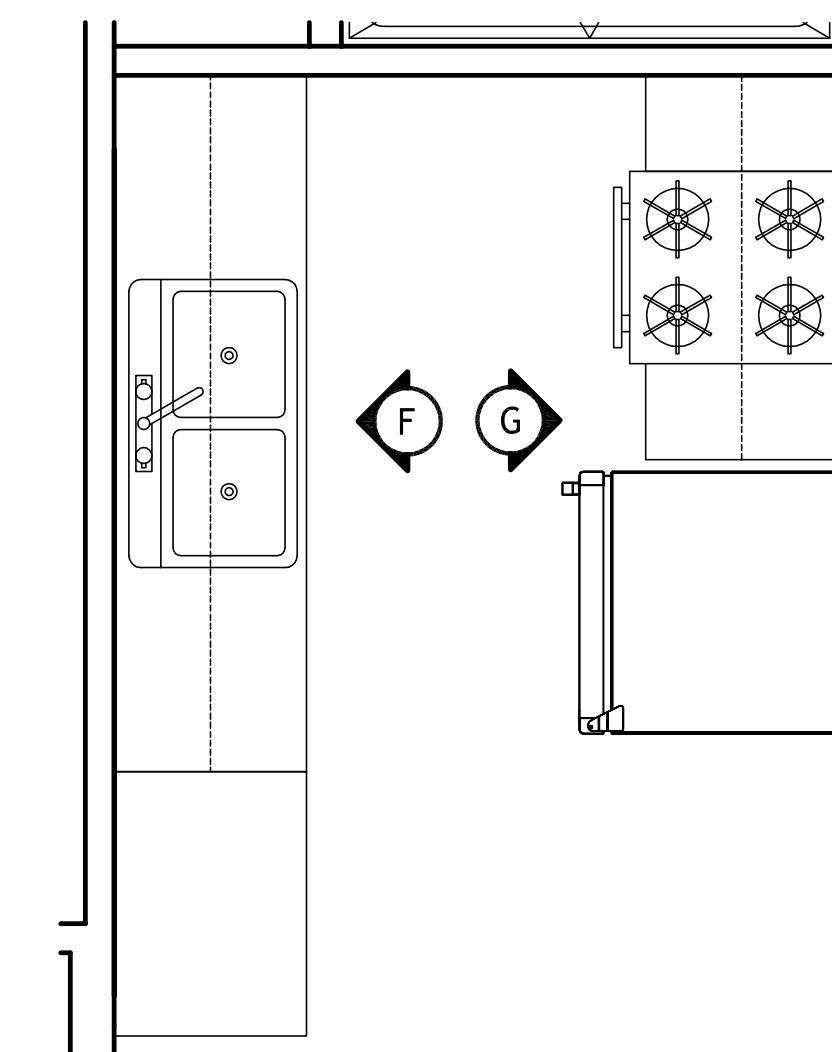
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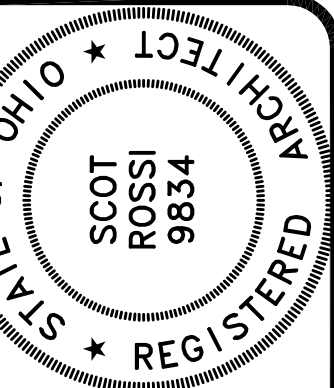
'J'



'K'



QUAD KITCHEN - PLAN 9  
SCALE: 1/2" = 1'-0"  
UNIT TYPE C



SCOTT ROSSI, LICENSE# 9834  
EXPIRATION 12/31/23

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ALTERATIONS TO  
OAK GROVE APTS.  
TOLEDO, OHIO

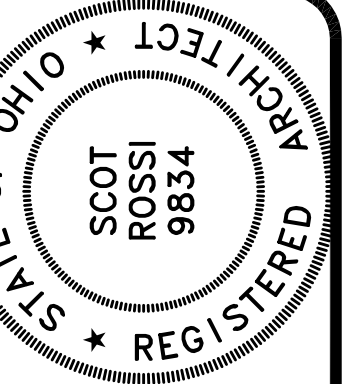
KITCHEN CASEWORK ELEVATIONS/DETAILS

DATE

2-27-23 PRICING/PERMIT

DRAWN BY

A-5.1



SCOTT ROSSI, LICENSE# 9834  
EXPIRATION 12/31/23

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ALTERATIONS TO  
OAK GROVE APTS.  
TOLEDO, OHIO

DOOR & ROOM FINISH SCHEDULES / KITCHEN CASEWORK DETAILS

DATE: 2-27-23 PRICING/PERMIT  
DRAWN BY:

A-6.1

DOOR DATA												FRAME DATA					
DOOR NO.	DOOR SIZE	DOOR THICKNESS	ACTIVE HAND	GAUGE	TYPE	DOOR MATERIAL	LABEL	GAUGE	FRAME MATERIAL	FINISH	ANCHOR	FRAME DETAILS			LINTEL	HARDWARE SET	NOTES OR REMARKS
												HEAD	JAMB	SILL			
101	3068	1 3/4"	LH	-	C	HM	-	-	-	-	-	-	-	-	-	-	W/SCREEN AND STORM DOOR (ALUM)
102	3068	3/4"	BF	-	D	WD	-	-	-	-	-	-	-	-	-	-	
103	2268	3/4"	BF	-	D	WD	-	-	-	-	-	-	-	-	-	-	
104	2668 (VERIFY)	3/4"	BF	-	D	WD	-	-	-	-	-	-	-	-	-	-	
105	3068	1 3/4"	LHR	-	H	WD	-	-	-	-	-	-	-	-	-	-	
106	2468	1 3/8"	RH	-	F	WD	-	-	-	-	-	-	-	-	-	-	
107	3068	1 3/4"	RH	-	C	HM	-	-	-	-	-	-	-	-	-	-	W/SCREEN AND STORM DOOR (ALUM)
109	2668	3/4"	BF	-	D	WD	-	-	-	-	-	-	-	-	-	-	
201	3068	1 3/4"	RH	-	-	-	-	-	-	-	-	-	-	-	-	-	
202	3068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
203	3068	1 3/4"	LH	-	-	-	-	-	-	-	-	-	-	-	-	-	W/SCREEN AND STORM DOOR (ALUM)
205	5068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
206	2468	1 3/8"	RH	-	-	-	-	-	-	-	-	-	-	-	-	-	
207	2668	1 3/8"	RH	-	-	-	-	-	-	-	-	-	-	-	-	-	
208	3068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
209	2668	1 3/8"	RH	-	-	-	-	-	-	-	-	-	-	-	-	-	
210	5068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
211	3068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
212	1668	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
301L	3068	1 3/4"	LH	-	-	-	-	-	-	-	-	-	-	-	-	-	
301R	3068	1 3/4"	RH	-	-	-	-	-	-	-	-	-	-	-	-	-	
302	3068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
303	3068	1 3/4"	LH	-	-	-	-	-	-	-	-	-	-	-	-	-	W/SCREEN AND STORM DOOR (ALUM)
304	4068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
307	2668	1 3/8"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
308	2468	1 3/8"	RH	-	-	-	-	-	-	-	-	-	-	-	-	-	
309	2668	1 3/8"	RH	-	-	-	-	-	-	-	-	-	-	-	-	-	
310	3068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
311	2668	1 3/8"	RH	-	-	-	-	-	-	-	-	-	-	-	-	-	
312	5068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
313	3068	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
314	1668	3/4"	BF	-	-	-	-	-	-	-	-	-	-	-	-	-	
315	2668	1 3/8"	LH	-	-	-	-	-	-	-	-	-	-	-	-	-	

**FINISH LEGEND**

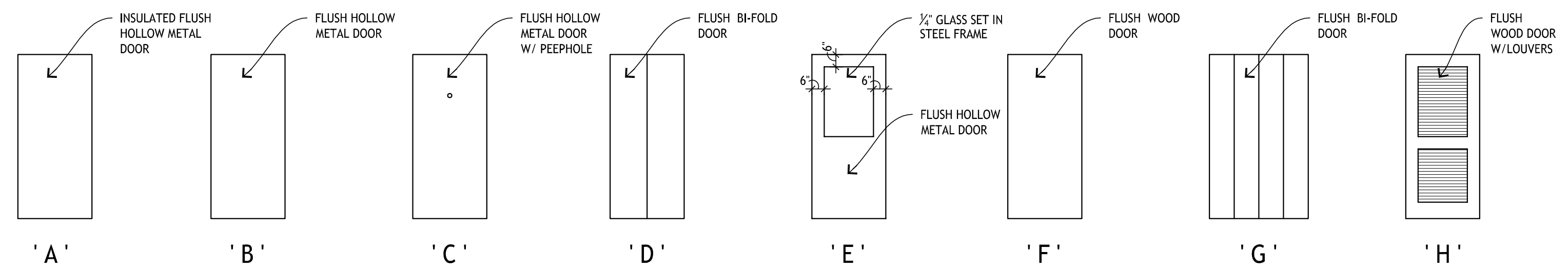
- EX EXISTING
- GB GYPSUM BOARD
- LVT LUXURY VINYL TILE
- P PAINT
- VB VINYL BASE
- VCT VINYL COMPOSITION TILE
- WD WOOD

**DOOR FINISH LEGEND**

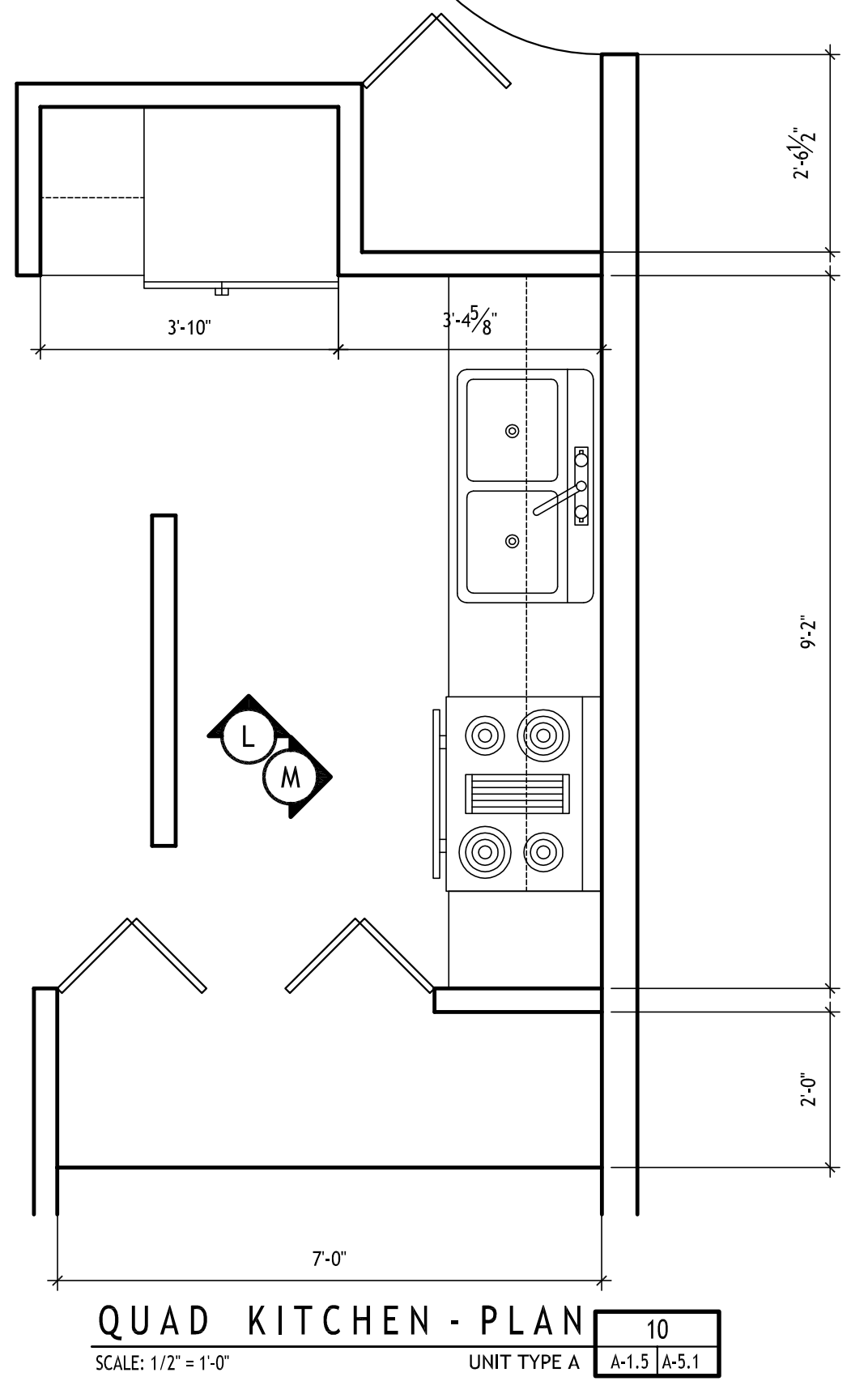
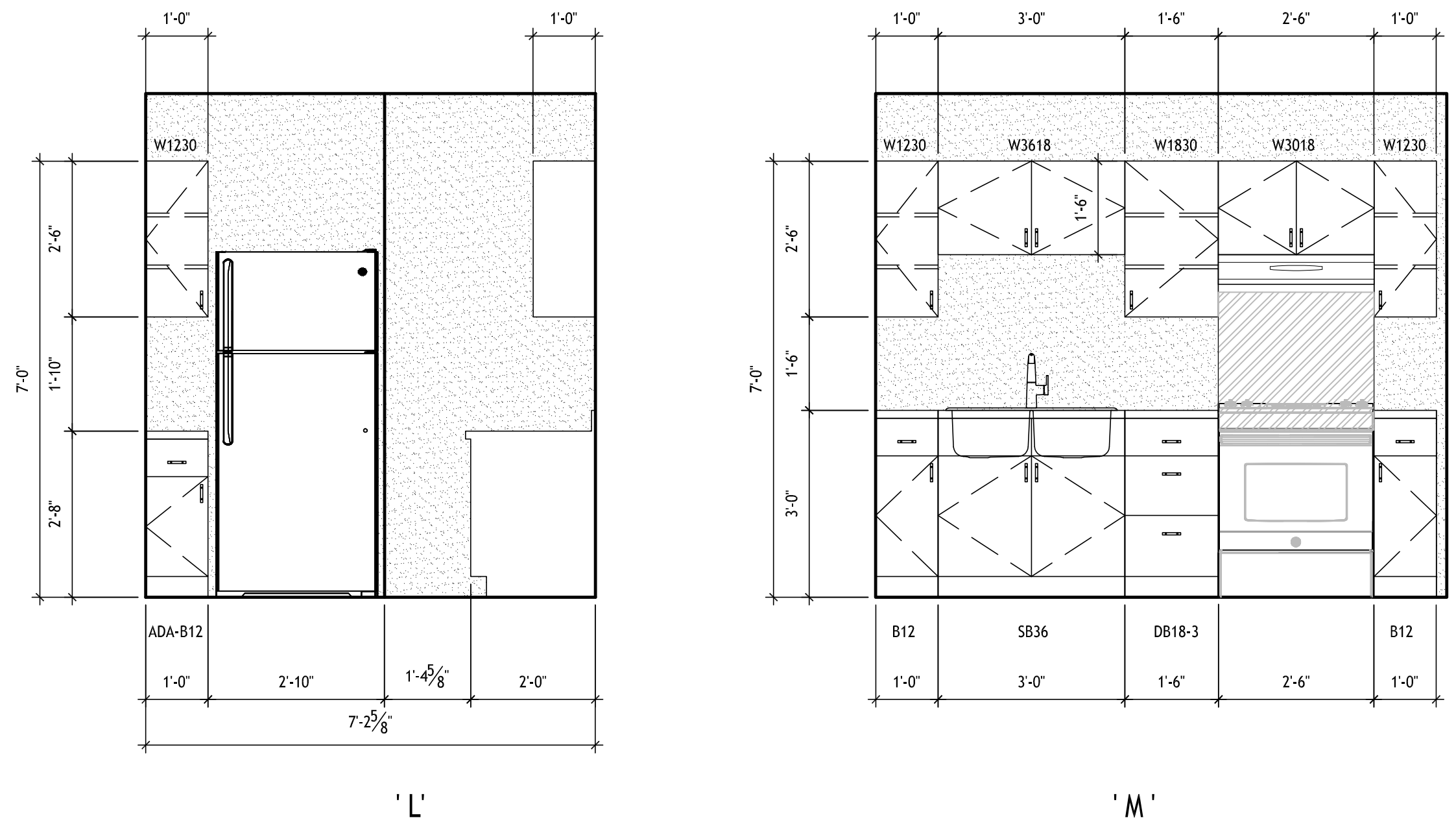
- AA ANODIZED ALUMINUM
- AL ALUMINUM
- BA BRONZE ANODIZED
- GB GYPSUM BOARD
- HM HOLLOW METAL
- L LAMINATE
- M MASONRY
- OH STEEL SECTIONAL DOOR
- P PAINT
- PF PREFINISHED
- ST STAIN AND SEAL
- WD SOLID CORE WOOD DOOR

NOTE: LEVER TYPE OR PUSH/PULL DOOR HARDWARE COMPLYING WITH OBC 1008.1.9.1 TO BE PROVIDED ON ALL NEW AND EXISTING DOORS THAT DO NOT REQUIRE PANIC HARDWARE

ROOM FINISH SCHEDULE											
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		ROOM NO.	REMARKS
				NORTH	EAST	SOUTH	WEST	MATERIAL	HEIGHT		
101	LIVING ROOM	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	101	
102	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	102	
103	WATER HEATER	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	103	
104	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	104	
105	MECH.	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	105	
106	HALF BATH	LVT	VB	EX/P	EX/P	EX/P	EX/P	EX/P	EX	106	
107	DINING ROOM	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	107	
108	KITCHEN	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	108	
109	ELEC.	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	109	
201	ENTRY	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	201	
202	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	202	
203	LIVING/DINING ROOM	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	203	
204	KITCHEN	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	204	
205	PANTRY	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	205	
206	FULL BATH	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	206	
207	BEDROOM 2	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	207	
208	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	208	
209	MASTER BEDROOM	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	209	
210	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	210	
211	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	211	
212	LINEN	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	212	
301	ENTRY	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	301	
302	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	302	
303	LIVING ROOM	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	303	
304	PANTRY	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	304	
305	DINING ROOM	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	305	
306	KITCHEN	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	306	
307	STORAGE	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	307	
308	FULL BATH	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	308	
309	BEDROOM 2	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	309	
310	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	310	
311	MASTER BEDROOM	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	311	
312	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	312	
313	CLOSET	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	313	
314	LINEN	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	314	
315	BEDROOM 3	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	315	
316	HALL	LVT	WD/P	EX/P	EX/P	EX/P	EX/P	EX/P	EX	316	



**DOOR TYPES**  
SCALE: N.T.S.



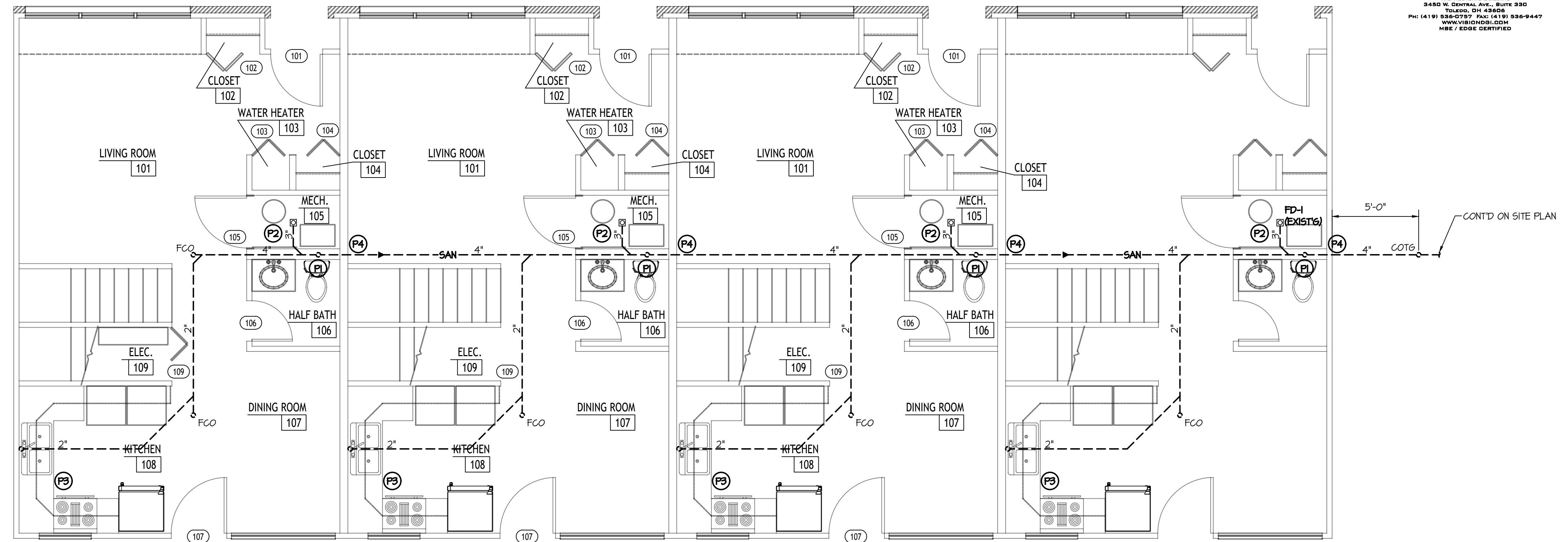
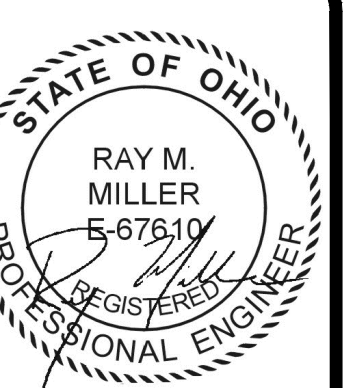
QUAD KITCHEN - PLAN  
SCALE: 1/2" = 1'-0"  
UNIT TYPE A  
10  
A-1.5 | A-5.1

**GENERAL PLUMBING NOTES:**

1. CONTRACTOR TO FIELD COORDINATE PLUMBING UTILITIES TO MISS ALL EXISTING AND NEW PIPING, ELECTRICAL AND HVAC.
2. SANITARY PIPING 2 1/2 INCHES AND BELOW TO MAINTAIN 1/4 IN/FT SLOPE. ALL OTHER SANITARY PIPING TO MAINTAIN A MINIMUM 1/8 IN/FT SLOPE.
3. PRIOR TO INSTALLATION, CONTRACTOR TO FIELD VERIFY EXISTING TIE IN LOCATIONS AND SERVICE SIZES.
4. ALL FINAL CONNECTIONS AND PLUMBING ROUGH-INS TO BE PERFORMED BY PLUMBING CONTRACTOR IN FIELD.
5. SANITARY AND VENT PIPING SHALL BE TESTED PER THE PLUMBING CODE.
6. PLUMBING PIPING, MATERIALS, TESTING OF PIPE, PIPE CLEANING, DISINFECTING AND PIPE SUPPORTING SHALL BE PER THE OHIO PLUMBING CODE.

**PLUMBING PLAN KEY NOTES:**

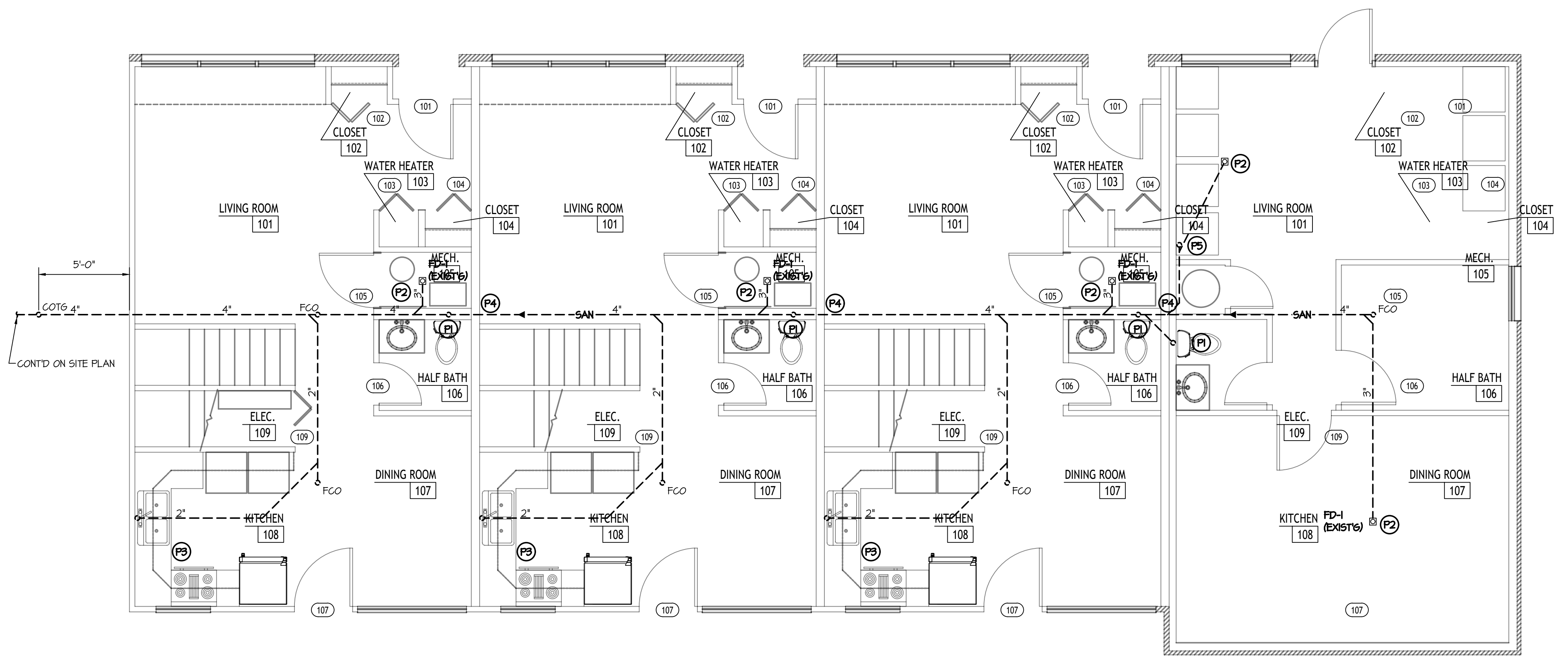
- (P1) - REMOVE EXISTING SANITARY MAIN AT BASE OF VERTICAL STACK AND PROVIDE NEW CONNECTION INTO NEW 4" UNDERGROUND SANITARY SYSTEM. EXISTING UNDERGROUND SANITARY MAINS TO BE CUT AND ABANDON IN PLACE. SUPPORT EXISTING VERTICAL SANITARY STACK AS REQUIRED TO MINIMIZE ANY DISRUPTION TO THE EXISTING VERTICAL PIPING LOCATED IN CHASE WALL.
- (P2) - CONNECT NEW 3" SANITARY MAIN INTO EXISTING FLOOR DRAIN. CUT EXISTING SANITARY MAIN AND ABANDON IN PLACE.
- (P3) - CONNECT NEW 2" SANITARY MAIN INTO EXISTING KITCHEN SINK AT FLOOR. CUT 2" EXISTING UNDERGROUND SANITARY MAIN AND ABANDON IN PLACE.
- (P4) - CONTRACTOR TO COORDINATE NEW SANITARY MAIN ROUTING WITH UNDERGROUND DUCTWORK.
- (P5) - CONTRACTOR TO CONNECT NEW 3" SAN MAIN INTO EXISTING WASHER STAND PIPES AT FLOOR. CUT EXISTING 3" UNDERGROUND SANITARY MAIN AND ABANDON IN PLACE.



PLUMBING LEGEND	
---	SAN SANITARY PIPING (ABOVE GROUND)
---	SAN SANITARY PIPING (UNDER GROUND)
---	HW HOT WATER PIPING (ABOVE GROUND)
---	HW HOT WATER PIPING (UNDER GROUND)
---	CW COLD WATER PIPING (ABOVE GROUND)
---	CW COLD WATER PIPING (UNDER GROUND)
---	NG NATURAL GAS (ABOVE GROUND)
---	NG NATURAL GAS (UNDER GROUND)
---	HW HOT WATER REGR. (ABOVE GROUND)
---	V VENT PIPING
○	SIZE REDUCER
○	BALL VALVE
○	BALL VALVE IN VERTICAL
○	CHECK VALVE
○	GATE VALVE
○	FD FLOOR DRAIN
○	VTR VENT THROUGH ROOF
○	NC NEW CONNECTION

NOTE: ALL LIGHT LINE WORK INDICATES EXISTING.

**PLUMBING FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" TYPICAL 3 UNIT WITH LAUNDRY AREA



**PLUMBING FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" TYPICAL 3 UNIT WITH LAUNDRY AREA

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**LUCAS METROPOLITAN HOUSING**  
 SITE IMPROVEMENTS TO  
 OAK GROVE ESTATES  
 300 BLOCK OAK VIEW COURT/  
 OAK PLACE COURT  
 HOLLAND, OHIO

PLUMBING FIRST FLOOR PLANS

DATE	1-20-23
BIDS / PERMIT	
DRAWN BY	RMM

**P1.1**

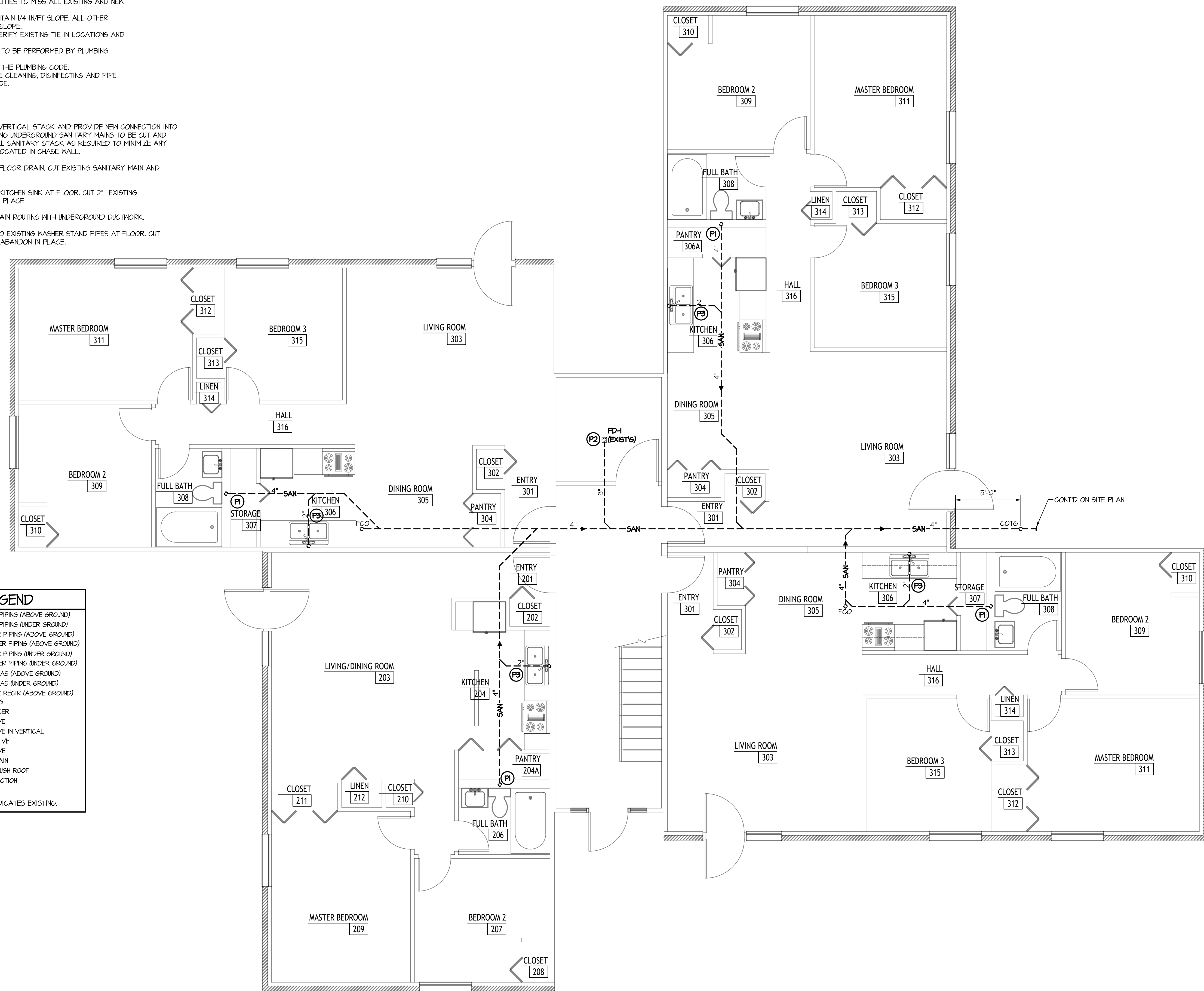


**GENERAL PLUMBING NOTES:**

1. CONTRACTOR TO FIELD COORDINATE PLUMBING UTILITIES TO MISS ALL EXISTING AND NEW PIPING, ELECTRICAL AND HVAC.
2. SANITARY PIPING 2 1/2 INCHES AND BELOW TO MAINTAIN 1/4 IN/FT SLOPE. ALL OTHER SANITARY PIPING TO MAINTAIN A MINIMUM 1/8 IN/FT SLOPE.
3. PRIOR TO INSTALLATION, CONTRACTOR TO FIELD VERIFY EXISTING TIE IN LOCATIONS AND SERVICE SIZES.
4. ALL FINAL CONNECTIONS AND PLUMBING ROUGH-INS TO BE PERFORMED BY PLUMBING CONTRACTOR IN FIELD.
5. SANITARY AND VENT PIPING SHALL BE TESTED PER THE PLUMBING CODE.
6. PLUMBING PIPING, MATERIALS, TESTING OF PIPE, PIPE CLEANING, DISINFECTING AND PIPE SUPPORTING SHALL BE PER THE OHIO PLUMBING CODE.

**PLUMBING PLAN KEY NOTES:**

- (P1) - REMOVE EXISTING SANITARY MAIN AT BASE OF VERTICAL STACK AND PROVIDE NEW CONNECTION INTO NEW 4" UNDERGROUND SANITARY SYSTEM. EXISTING UNDERGROUND SANITARY MAINS TO BE CUT AND ABANDON IN PLACE. SUPPORT EXISTING VERTICAL SANITARY STACK AS REQUIRED TO MINIMIZE ANY DISRUPTION TO THE EXISTING VERTICAL PIPING LOCATED IN CHASE WALL.
- (P2) - CONNECT NEW 3" SANITARY MAIN INTO EXISTING FLOOR DRAIN. CUT EXISTING SANITARY MAIN AND ABANDON IN PLACE.
- (P3) - CONNECT NEW 2" SANITARY MAIN INTO EXISTING KITCHEN SINK AT FLOOR. CUT 2" EXISTING UNDERGROUND SANITARY MAIN AND ABANDON IN PLACE.
- (P4) - CONTRACTOR TO COORDINATE NEW SANITARY MAIN ROUTING WITH UNDERGROUND DUCTWORK.
- (P5) - CONTRACTOR TO CONNECT NEW 3" SAN MAIN INTO EXISTING WASHER STAND PIPES AT FLOOR. CUT EXISTING 3" UNDERGROUND SANITARY MAIN AND ABANDON IN PLACE.



PLUMBING LEGEND	
— SAN —	SANITARY PIPING (ABOVE GROUND)
- - - SAN - - -	SANITARY PIPING (UNDER GROUND)
— HW —	HOT WATER PIPING (ABOVE GROUND)
- - - HW - - -	HOT WATER PIPING (UNDER GROUND)
— CW —	COLD WATER PIPING (ABOVE GROUND)
- - - CW - - -	COLD WATER PIPING (UNDER GROUND)
— NG —	NATURAL GAS (ABOVE GROUND)
- - - NG - - -	NATURAL GAS (UNDER GROUND)
— HWR —	HOT WATER RECIR (ABOVE GROUND)
— V —	VENT PIPING
∅	SIZE REDUCER
⊘	BALL VALVE
⊘	BALL VALVE IN VERTICAL
∩	CHECK VALVE
Z	GATE VALVE
FD	FLOOR DRAIN
VTR	VENT THROUGH ROOF
NC	NEW CONNECTION

NOTE: ALL LIGHT LINE WORK INDICATES EXISTING.

**PLUMBING FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" TYPICAL QUAD UNIT

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SITE IMPROVEMENTS TO  
 OAK GROVE ESTATES  
 300 BLOCK OAK VIEW COURT/  
 OAK PLACE COURT  
 HOLLAND, OHIO  
 LUCAS METROPOLITAN HOUSING

PLUMBING FIRST FLOOR PLAN

DATE	1-20-23
BIDS / PERMIT	
DRAWN BY	RMM

**P1.2**



**GENERAL PLUMBING NOTES:**

1. CONTRACTOR TO FIELD COORDINATE PLUMBING UTILITIES TO MISS ALL EXISTING AND NEW PIPING, ELECTRICAL AND HVAC.
2. SANITARY PIPING 2 1/2 INCHES AND BELOW TO MAINTAIN 1/4 INFT SLOPE. ALL OTHER SANITARY PIPING TO MAINTAIN A MINIMUM 1/8 INFT SLOPE.
3. PRIOR TO INSTALLATION, CONTRACTOR TO FIELD VERIFY EXISTING TIE IN LOCATIONS AND SERVICE SIZES.
4. ALL FINAL CONNECTIONS AND PLUMBING ROUGH-INS TO BE PERFORMED BY PLUMBING CONTRACTOR IN FIELD.
5. SANITARY AND VENT PIPING SHALL BE TESTED PER THE PLUMBING CODE.
6. PLUMBING PIPING, MATERIALS, TESTING OF PIPE, PIPE CLEANING, DISINFECTING AND PIPE SUPPORTING SHALL BE PER THE OHIO PLUMBING CODE.

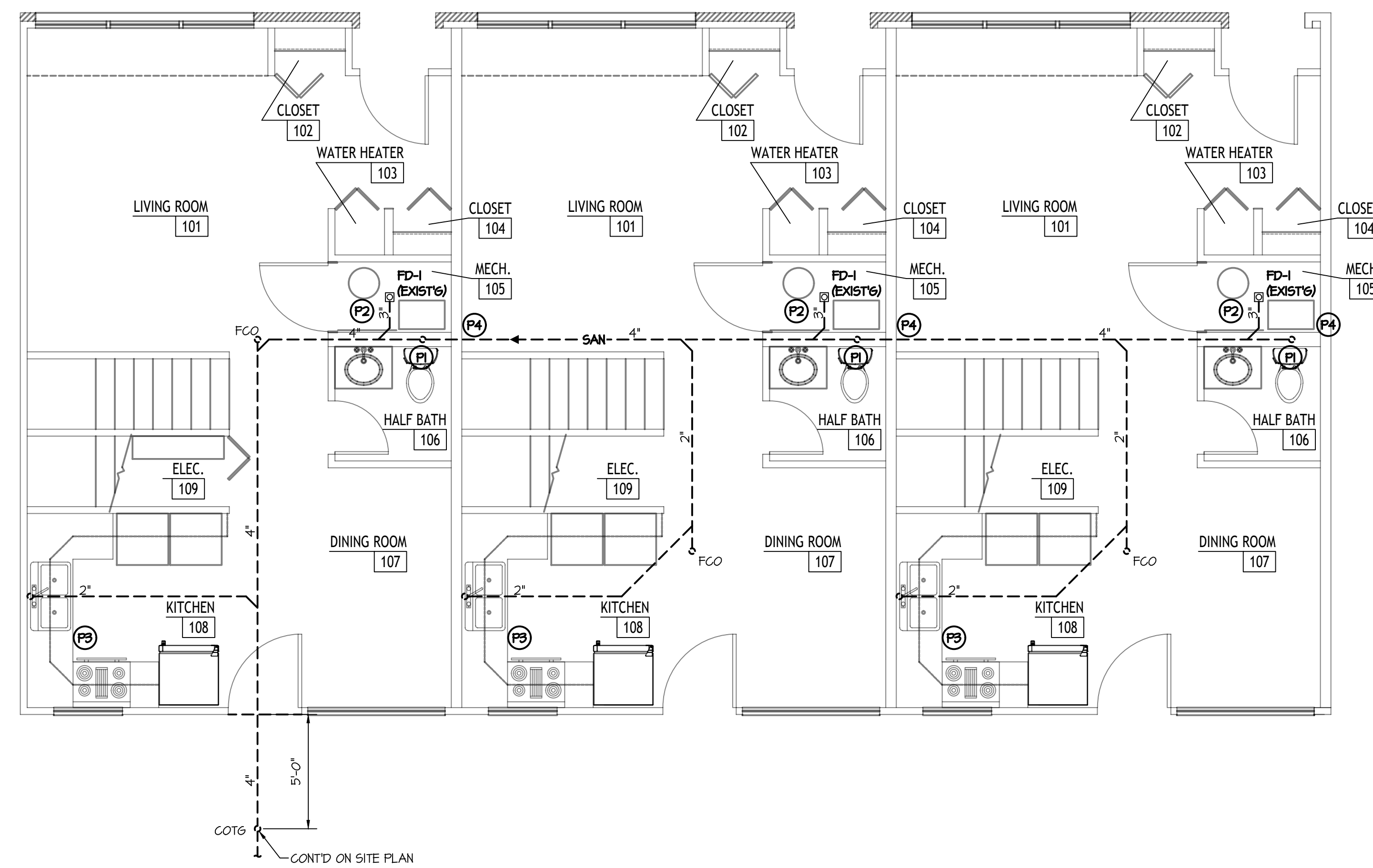
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- (P5) - CONTRACTOR TO CONNECT NEW 3" SAN MAIN INTO EXISTING WASHER STAND PIPES AT FLOOR. CUT EXISTING 3" UNDERGROUND SANITARY MAIN AND ABANDON IN PLACE.



PLUMBING LEGEND	
— SAN —	SANITARY PIPING (ABOVE GROUND)
- - - SAN - - -	SANITARY PIPING (UNDER GROUND)
— HW —	HOT WATER PIPING (ABOVE GROUND)
- - - HW - - -	HOT WATER PIPING (UNDER GROUND)
— CW —	COLD WATER PIPING (ABOVE GROUND)
- - - CW - - -	COLD WATER PIPING (UNDER GROUND)
— NG —	NATURAL GAS (ABOVE GROUND)
- - - NG - - -	NATURAL GAS (UNDER GROUND)
— HWR —	HOT WATER REG'R (ABOVE GROUND)
— V —	VENT PIPING
D	SIZE REDUCER
○	BALL VALVE
○	BALL VALVE IN VERTICAL
○	CHECK VALVE
○	GATE VALVE
FD	FLOOR DRAIN
VTR	VENT THROUGH ROOF
NC	NEW CONNECTION

NOTE: ALL LIGHT LINE WORK INDICATES EXISTING.



**PLUMBING FIRST FLOOR PLAN**

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

TYPICAL QUAD UNIT

DATE	1-20-23
BIDS / PERMIT	
DRAWN BY	RMM

**GENERAL PLUMBING NOTES:**

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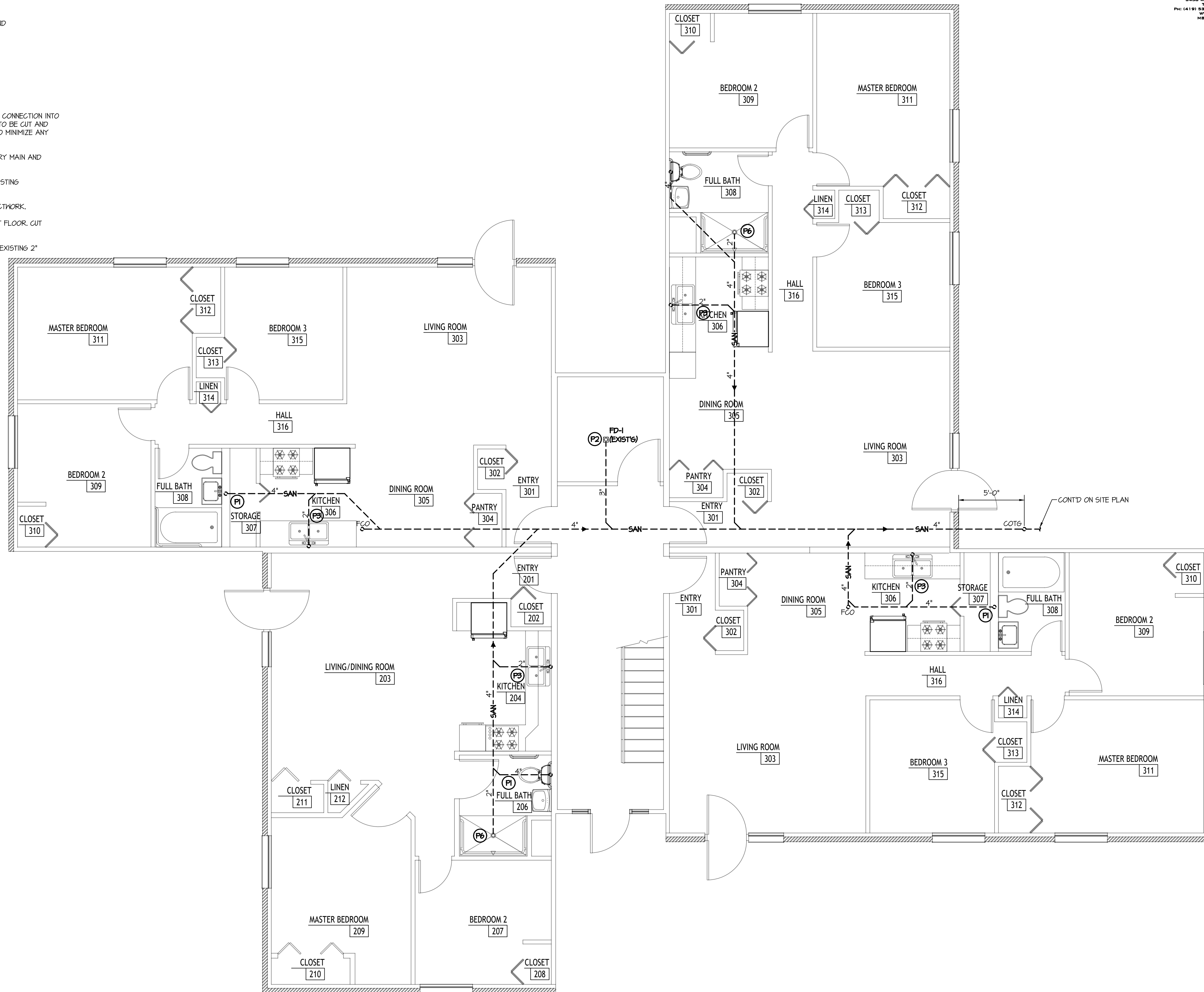
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- (P4) - CONTRACTOR TO COORDINATE NEW SANITARY MAIN ROUTING WITH UNDERGROUND DUCTWORK.
- (P5) - CONTRACTOR TO CONNECT NEW 3" SAN MAIN INTO EXISTING WASHER STAND PIPES AT FLOOR. CUT EXISTING 3" UNDERGROUND SANITARY MAIN AND ABANDON IN PLACE.
- (P6) - CONTRACTOR TO CONNECT NEW 2" SAN MAIN INTO EXISTING SHOWER AT FLOOR. CUT EXISTING 2" UNDERGROUND SANITARY MAIN AND ABANDON IN PLACE.



PLUMBING LEGEND	
---	SANITARY PIPING (ABOVE GROUND)
---	SANITARY PIPING (UNDER GROUND)
---	HOT WATER PIPING (ABOVE GROUND)
---	COLD WATER PIPING (ABOVE GROUND)
---	HOT WATER PIPING (UNDER GROUND)
---	COLD WATER PIPING (UNDER GROUND)
---	NATURAL GAS (ABOVE GROUND)
---	NATURAL GAS (UNDER GROUND)
---	HOT WATER REG'LR (ABOVE GROUND)
---	VENT PIPING
⊘	SIZE REDUCER
⊘	BALL VALVE
⊘	BALL VALVE IN VERTICAL
⊘	CHECK VALVE
⊘	GATE VALVE
FD	FLOOR DRAIN
VTR	VENT THROUGH ROOF
⊘ NC	NEW CONNECTION

NOTE: ALL LIGHT LINE WORK INDICATES EXISTING.



**PLUMBING FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0" TYPICAL QUAD UNIT - ADA

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PLUMBING FIRST FLOOR PLAN

DATE  
 1-20-23 BIDS / PERMIT

DRAWN BY RMM

**P1.4**