

PROJECT:

BUILDING 1

209, 211, 217, 219

JOYCE LANE WEST

THE VILLAS
AT
RANDALL RESIDENCE
WEST MILTON, OHIO 45383

OWNER:

TVWM LLC

310 WHITE OAK ROAD
LAWTON, MI 49065

DRAWING INDEX

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PLUMBING

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| DATE | DESCRIPTION |
|---------|--------------------|
| 3-15-23 | BUILDING PERMIT |
| 5-31-23 | PERMIT CORRECTIONS |
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ROLL & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
3176 KETTERING BOULEVARD DAYTON, OHIO 45439
PHONE (937) 299-4243 FAX (937) 299-3254



CODE NOTES

- 2017 OHIO BUILDING CODE
- SEC DESCRIPTION**
- 310.5 EXISTING USE & OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3.
 - 310.5.5 MULTI-FAMILY ALTERNATIVE COMPLIANCE: CHAPTERS 2-10 AND 44 OF THE RESIDENTIAL CODE OF OHIO (RCO) UNDER CONDITIONS 1-12.
 - 310.5.5 CONDITION 6: FIRE SEPARATION PROVIDED BETWEEN EACH 2-UNIT GROUPING PER ROOF SECTION 302.2 THROUGH 302.6.
 - T601 TYPE OF CONSTRUCTION: VB (NO FIRE-RESISTANCE RATING OF BUILDING ELEMENTS, EXCEPT PER RCO REQUIREMENTS BELOW).
 - 903.2.8.1 AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED, NOT PROPOSED.

2019 OHIO RESIDENTIAL CODE

- SEC DESCRIPTION**
- 302.2 2-HOUR FIRE SEPARATION BETWEEN EACH 2-UNIT GROUPING; 1-HOUR SEPARATION BETWEEN EACH UNIT.
 - T302.1 EXTERIOR WALLS: NO FIRE-RESISTANCE RATING REQUIRED.
 - T302.6 DWELLING/GARAGE SEPARATION: NOT LESS THAN 1/2" GYP. BOARD ON GARAGE SIDE.
 - 310.1 EMERGENCY ESCAPE: SLEEPING ROOMS PROVIDED WITH WINDOW OPENING WITH MIN. CLEAR OPENING OF 5.7 SF; MIN. CLEAR HEIGHT OF 24 IN.; MIN. CLEAR WIDTH OF 20 IN.
 - 311.2 EGRESS DOOR: UNIT ENTRY DOOR HAS MIN. CLEAR WIDTH OF 32 IN., MIN. CLEAR HEIGHT OF 78 IN.
 - 320.2 ACCESSIBILITY: ALL DWELLING UNITS ARE DESIGNED AS TYPE B UNITS PER CHAP. 10 OF ICC/ANSI A117.1.

DIRECTORY

| | | |
|---------------------------------|---|--|
| OWNER: | TVWM LLC 310 WHITE OAK ROAD LAWTON, MI 49065 | CHRISTOPHER RANDALL (269) 624-4841 CELL (269) 377-8111 EMAIL ccr@randalresidence.com |
| DESIGN/BUILD CONTRACTOR: | LIFESTYLE CONSTRUCTION, LLC P.O. BOX 936 SPRINGBORO, OHIO 45066 | JAYSON MORRIS (513) 709-8814 EMAIL jmorris@gracedevelopments.com |
| ARCHITECT: | ROLL & ASSOCIATES, INC. 3176 KETTERING BOULEVARD DAYTON, OHIO 45439 | JOHN ROLL (937) 299-4243 FAX (937) 299-3254 EMAIL jroll@rollassoc.com |
| CIVIL ENGINEER: | CHOICE ONE ENGINEERING 440 E. HOWISHER ROAD SIDNEY, OHIO 45365 | JEFF PUTHOFF PH. (937) 497-0200 CELL. (937) 726-0478 EMAIL jsp@choiceoneengineering.com |



PROJECT NO.
56133

PROJECT TITLE
**BUILDING 1
VILLAS @
WEST MILTON**

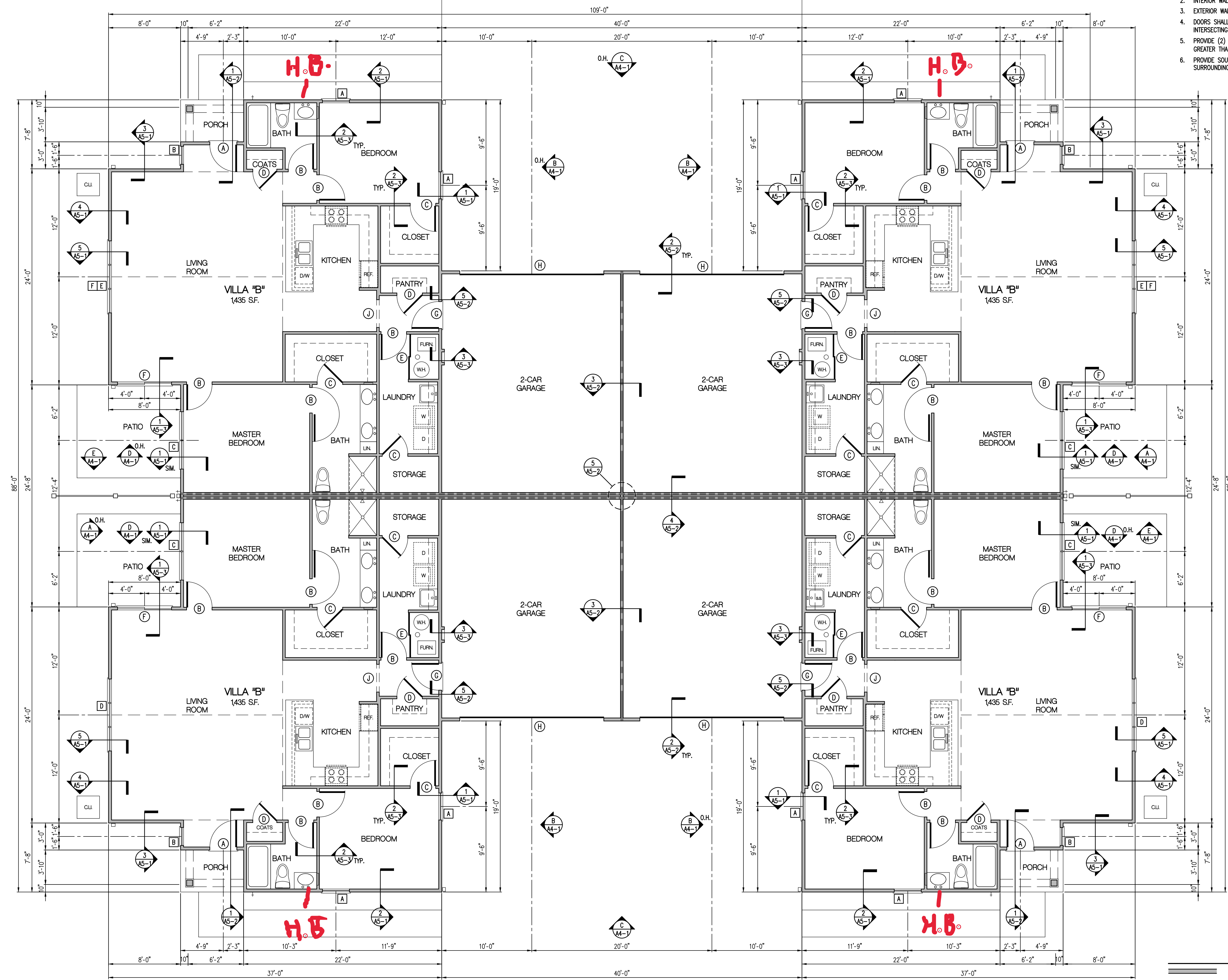
DWG. TITLE

TITLE SHEET

DWG. NO.
TS

General Notes

1. WALL FRAMING TO BE 2x4 WOOD STUDS @ 16" O.C. U.N.O.
2. INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD.
3. EXTERIOR WALL DIMENSIONS ARE TO FACE OF SHEATHING.
4. DOORS SHALL BE LOCATED W/ ROUGH OPENING 3" FROM INTERSECTING WALLS U.N.O.
5. PROVIDE (2) 2x JACKS UNDER ALL HEADERS W/ OPENINGS GREATER THAN 60" WIDE - TYPICAL.
6. PROVIDE SOUND BATTS BETWEEN EACH VILLA AND IN ALL WALLS SURROUNDING TOILET ROOM.

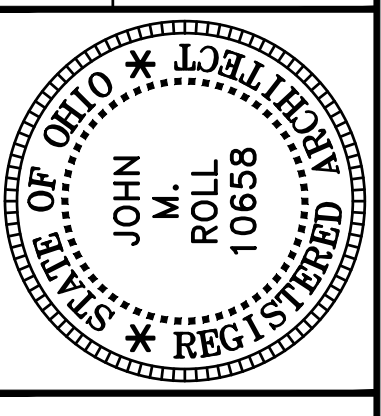


BUILDING PLAN - VILLA "B"
3/16" = 1'-0"

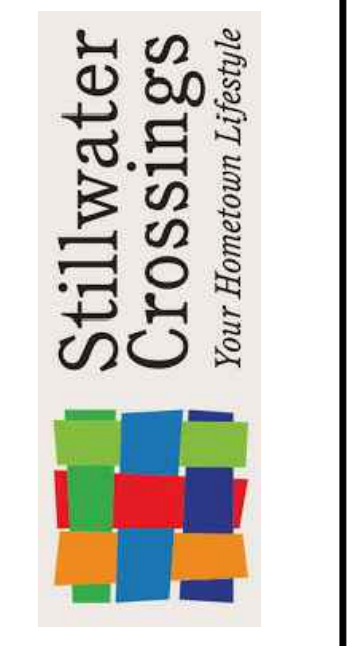
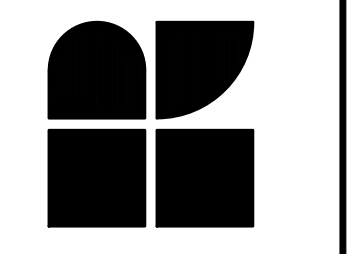
Legend

| | |
|--|--|
| | 2x WOOD STUD WALL - NO FIRE RATING |
| | 2x WOOD STUD WALL - 1 HOUR FIRE RATING |
| | 2x WOOD STUD WALL - 2 HOUR FIRE RATING |

| DATE | DESCRIPTION |
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| 3-15-23 | BUILDING PERMIT |
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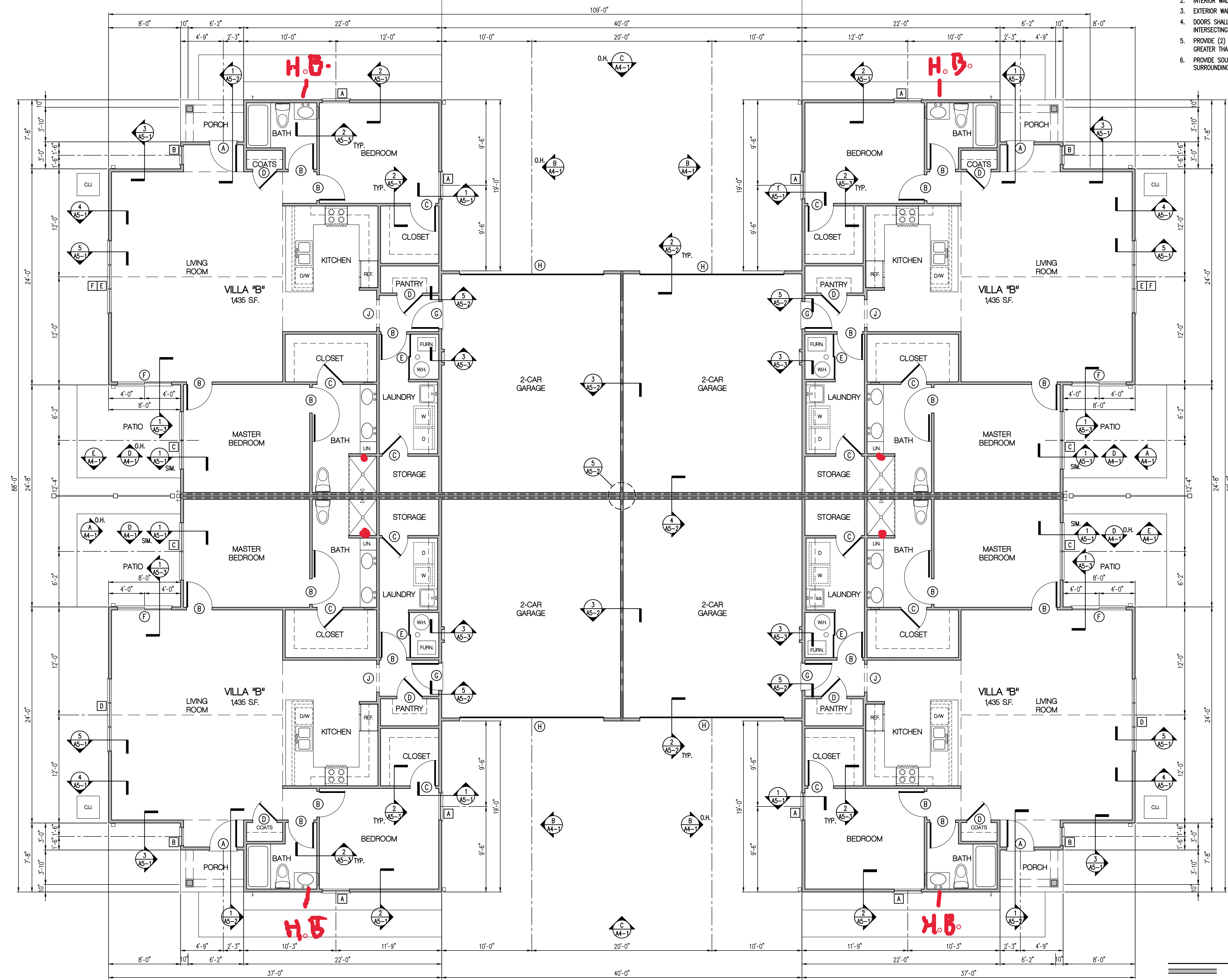


PROJECT NO.
56133
PROJECT TITLE
**BUILDING 1
VILLAS @
WEST MILTON**
DWG. TITLE
**BUILDING
PLAN**
DWG. NO.

A2-1

General Notes

1. WALL FRAMING TO BE 2x4 WOOD STUDS @ 16" O.C. U.N.O.
2. INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD.
3. EXTERIOR WALL DIMENSIONS ARE TO FACE OF SHEATHING.
4. DOORS SHALL BE LOCATED W/ ROUGH OPENING 3" FROM INTERSECTING WALLS U.N.O.
5. PROVIDE (2) 2x JACKS UNDER ALL HEADERS W/ OPENINGS GREATER THAN 60" WIDE - TYPICAL.
6. PROVIDE SOUND BATTS BETWEEN EACH VILLA AND IN ALL WALLS SURROUNDING TOILET ROOM.

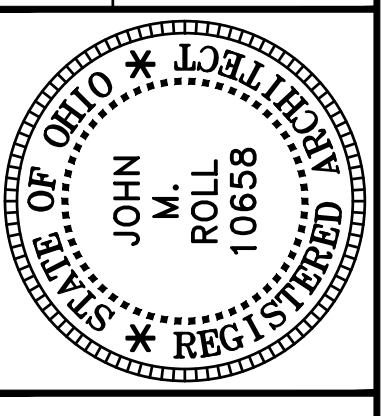


BUILDING PLAN - VILLA "B"
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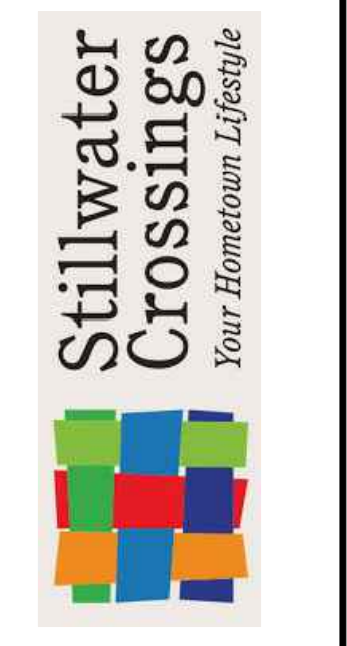
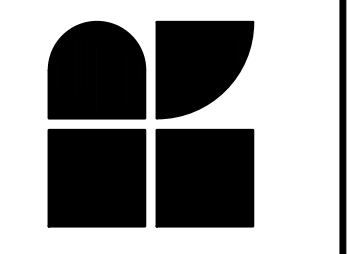
Legend

- 2x WOOD STUD WALL - NO FIRE RATING
- 2x WOOD STUD WALL - 1 HOUR FIRE RATING
- 2x WOOD STUD WALL - 2 HOUR FIRE RATING

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**BUILDING
PLAN**

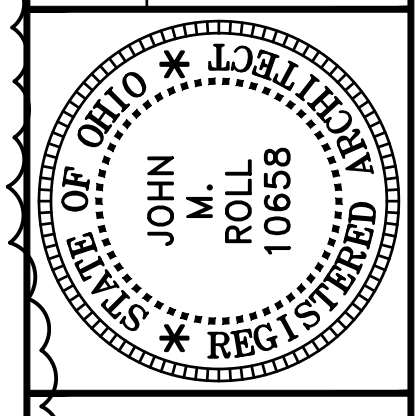
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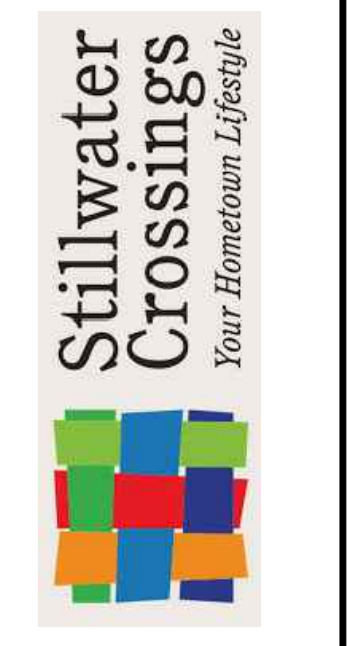
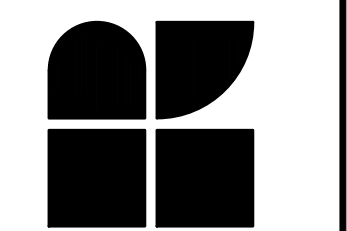
Design Loads

(OBC 2017/IBC 2015/ASCE 7-10)

- CODE REFERENCES:**
 - ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, ACI 318-2014.
 - MANUAL OF STEEL CONSTRUCTION - AISC, 360-10.
 - SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS - 2014.
 - STRUCTURAL WELDING CODE - STEEL, ANS/ASW D1.1 - 2011.
 - FOUNDATION DESIGN WAS COMPLETED USING AN ASSUMED ALLOWABLE BEARING CAPACITY OF 1,000 PSF.
- ROOF LIVE LOAD:**
 - MINIMUM DESIGN ROOF LIVE LOAD 20 PSF
- ROOF SNOW LOAD (ASCE 7-10):**
 - GROUND SNOW LOAD, P_g 20 PSF
 - FLAT-ROOF SNOW LOAD, P_f 14 PSF
 - SNOW EXPOSURE FACTOR, C_e 1.0
 - SNOW LOAD IMPORTANCE FACTOR, I 1.0
 - SNOW THERMAL FACTOR, C_t 1.0
- WIND DESIGN PARAMETERS: (ASCE 7-10)**
 - BASIC WIND SPEED 115 MPH (ULTIMATE)
 - WIND LOAD IMPORTANCE FACTOR 1.0
 - WIND EXPOSURE EXPOSURE C
 - INTERNAL PRESSURE COEFFICIENT ± 0.18
 - COMPONENT & CLADDING WIND PRESSURES $+18.4/-24.5$ PSF ($\phi 20$)
- SEISMIC DESIGN PARAMETERS: (ASCE 7-10)**
 - MAPPED SPECTRAL RESPONSE ACCELERATION:
 - $S_s = 0.183$, $S_1 = 0.069$
 - SITE CLASS = D
 - $R = 2$, LIGHT FRAMED BEARING WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS.

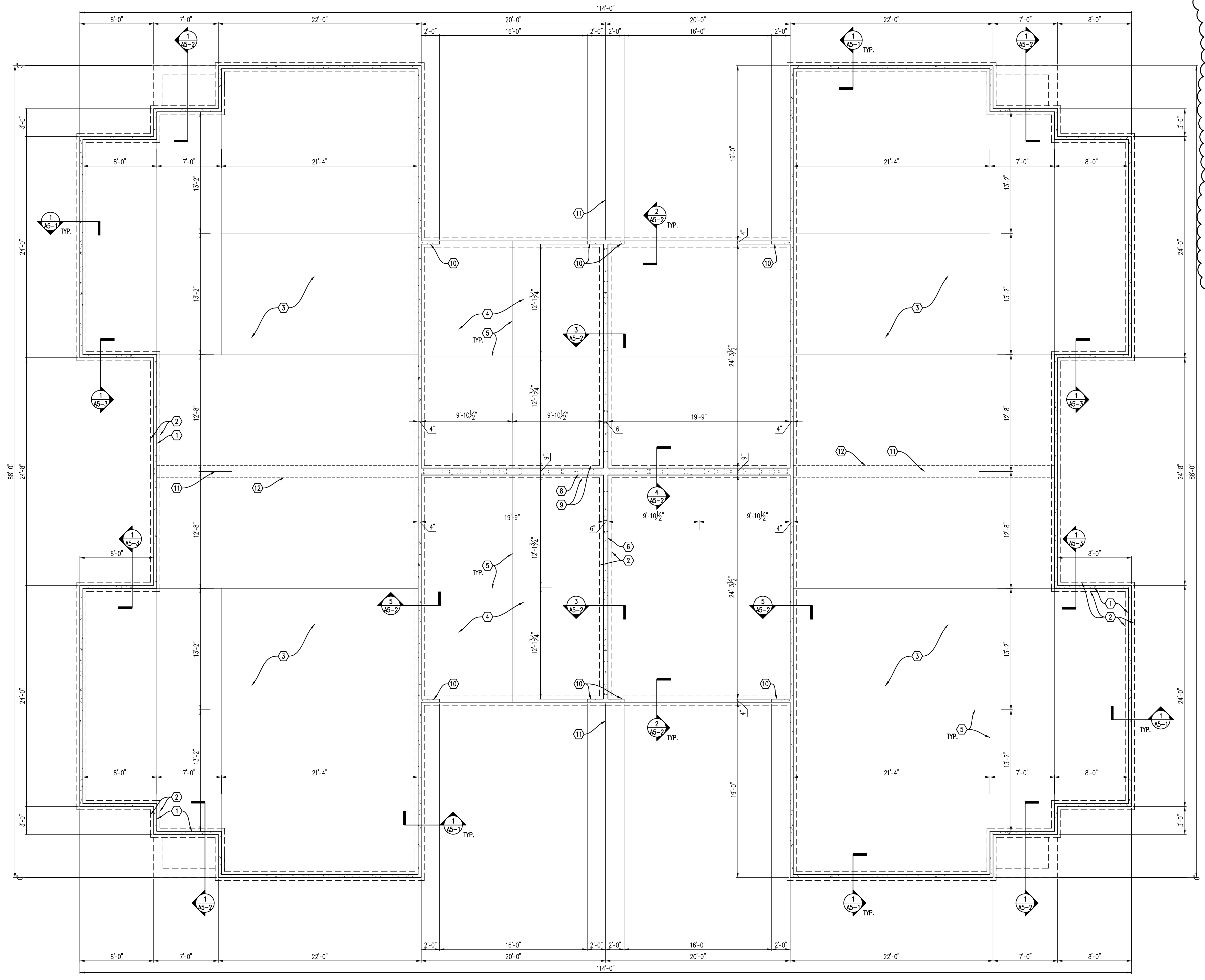


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Foundation Notes

- 4"x12" CONC. STEM WALL W/ (1) #5 CONT. HORIZ. REINF. & 1/2" x 12" L. ANCHOR BOLTS @ 48" O.C.
- 12" W. CONC. FOOTING W/ (3) #5'S CONT. HORIZ. REINF. & #4 x 28" L. DOWEL @ 48" O.C., EMBED 9" INTO STEM WALL
- 4" CONC. FLOOR SLAB OVER 4 MIL VAPOR BARRIER OVER 4" COMPACTED GRAVEL BASE. PROVIDE FIBER REINFORCEMENT.
- 4" CONC. FLOOR SLAB OVER 4" COMPACTED GRAVEL BASE. PROVIDE FIBER REINFORCEMENT.
- SAW CUT CONTROL JOINTS, 1/8" W. x 1/4" D.
- 6" CONC. STEM WALL W/ (1) #5 CONT. HORIZ. REINF. & 1/2" x 12" L. ANCHOR BOLTS @ 48" O.C.
- NOT USED.
- 9"x12" CONC. STEM WALL W/ (1) #5 CONT. HORIZ. REINF. & 1/2" x 12" L. ANCHOR BOLTS @ 48" O.C.
- 16" W. x 32" D. CONC. FOOTING W/ (3) #5'S CONT. HORIZ. REINF. & #4 x 28" L. DOWEL @ 48" O.C., EMBED 9" INTO STEM WALL.
- PROVIDE MIN. (2) ANCHOR BOLTS EA. SIDE OF GARAGE DOOR.
- COMMON @ BETWEEN UNITS.
- 16" W. x 8" D. THICKENED SLAB W/ (2) #4'S CONT.



FOUNDATION PLAN
 3/16" = 1'-0"

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| PROJECT NO. 56133 |
| PROJECT TITLE BUILDING 1 VILLAS @ WEST MILTON |
| DWG. TITLE FOUNDATION PLAN |
| DWG. NO. S-1 |

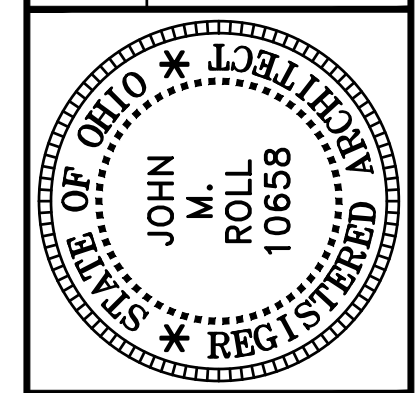
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Utility Legend

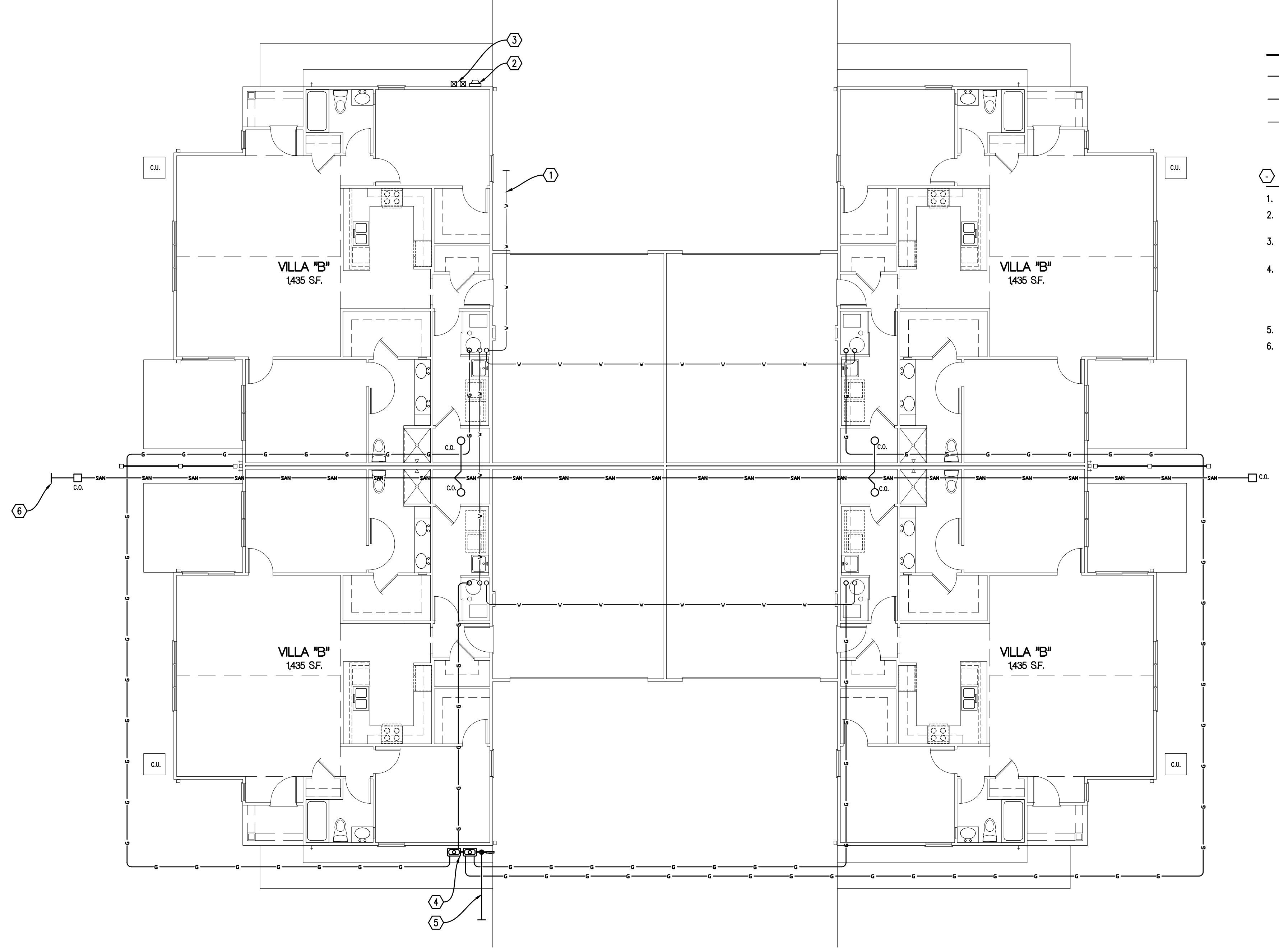
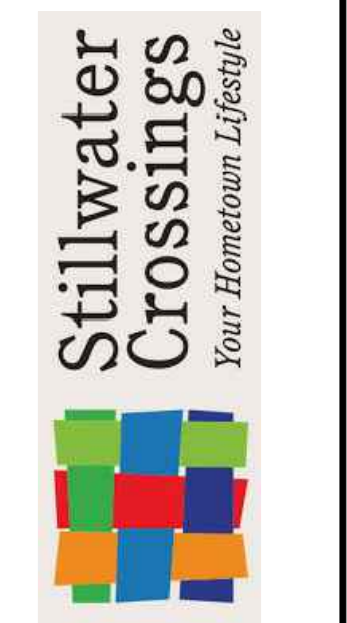
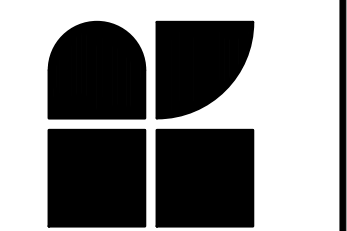
- GAS SUPPLY LINE (LOCATED IN ATTIC)
- 4" BUILDING SEWER LINE
- WATER SERVICE (LOCATED BELOW SLAB MIN. 42" B.F.F.)

Utility Notes

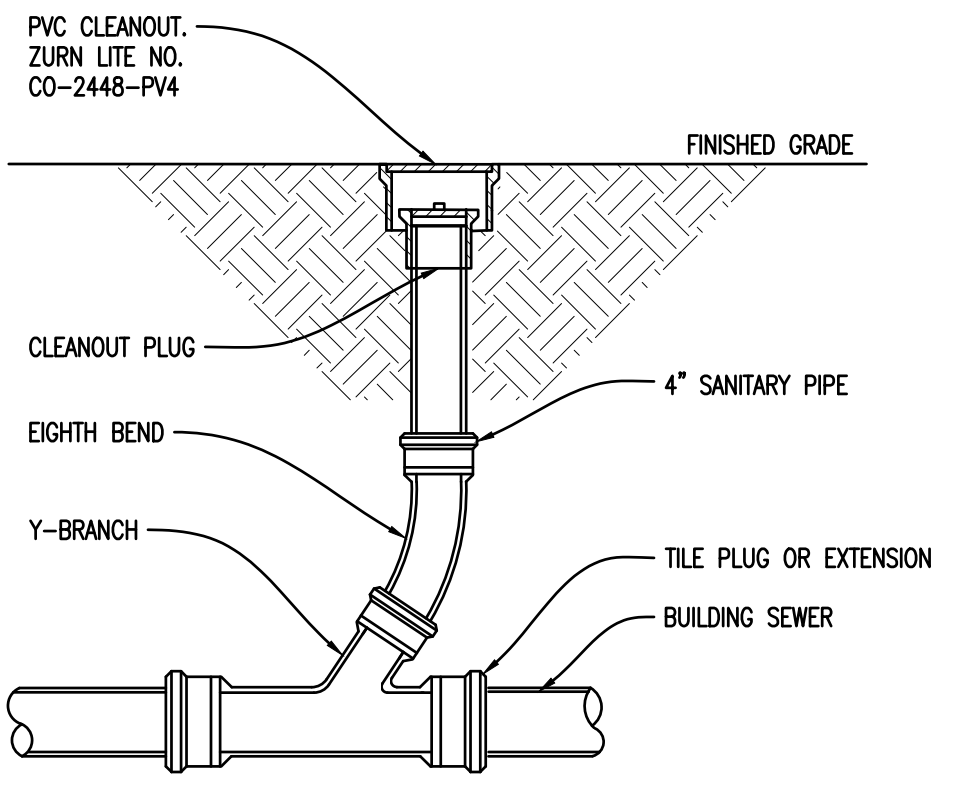
1. 1 1/2" WATER SERVICE.
2. ELECTRIC SERVICE/METERS. COORDINATE EXACT LOCATION W/ ONSITE CONDITIONS & LOCAL UTILITY CO.
3. TELEPHONE & CATV PEDESTALS. COORDINATE EXACT LOCATION W/ ONSITE CONDITIONS & LOCAL UTILITY CO.
4. GAS METER SET. COORDINATE EXACT LOCATION W/ ONSITE CONDITIONS & LOCAL UTILITY CO. GAS PIPING INSTALLED DOWNSTREAM OF METER SHALL NOT EXTEND THROUGH ANY RESIDENTIAL UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING (2009 IFGC, SECTION 404.1).
5. 1 1/4" GAS SERVICE.
6. 6" SANITARY SERVICE. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION & CONTINUATION.



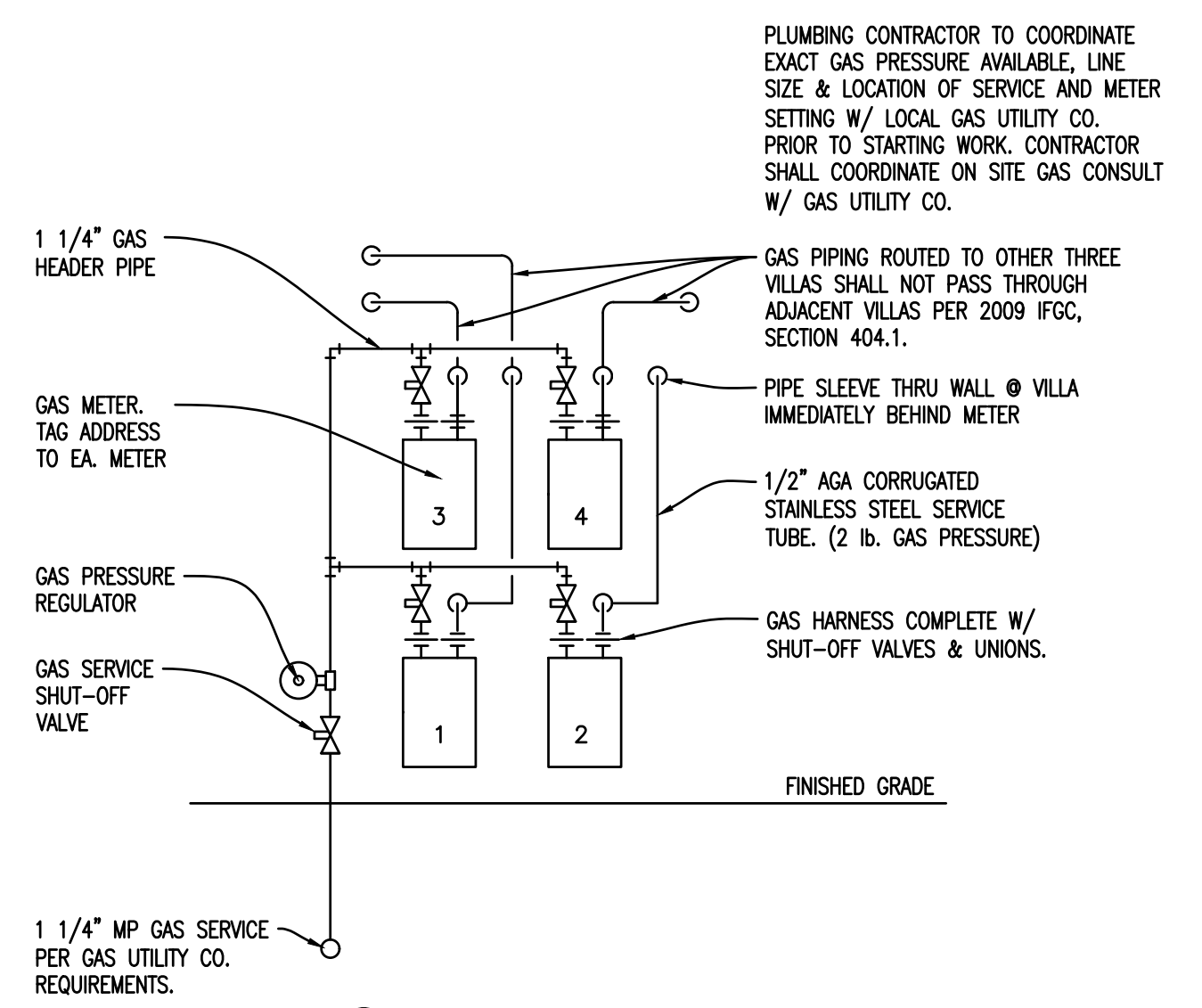
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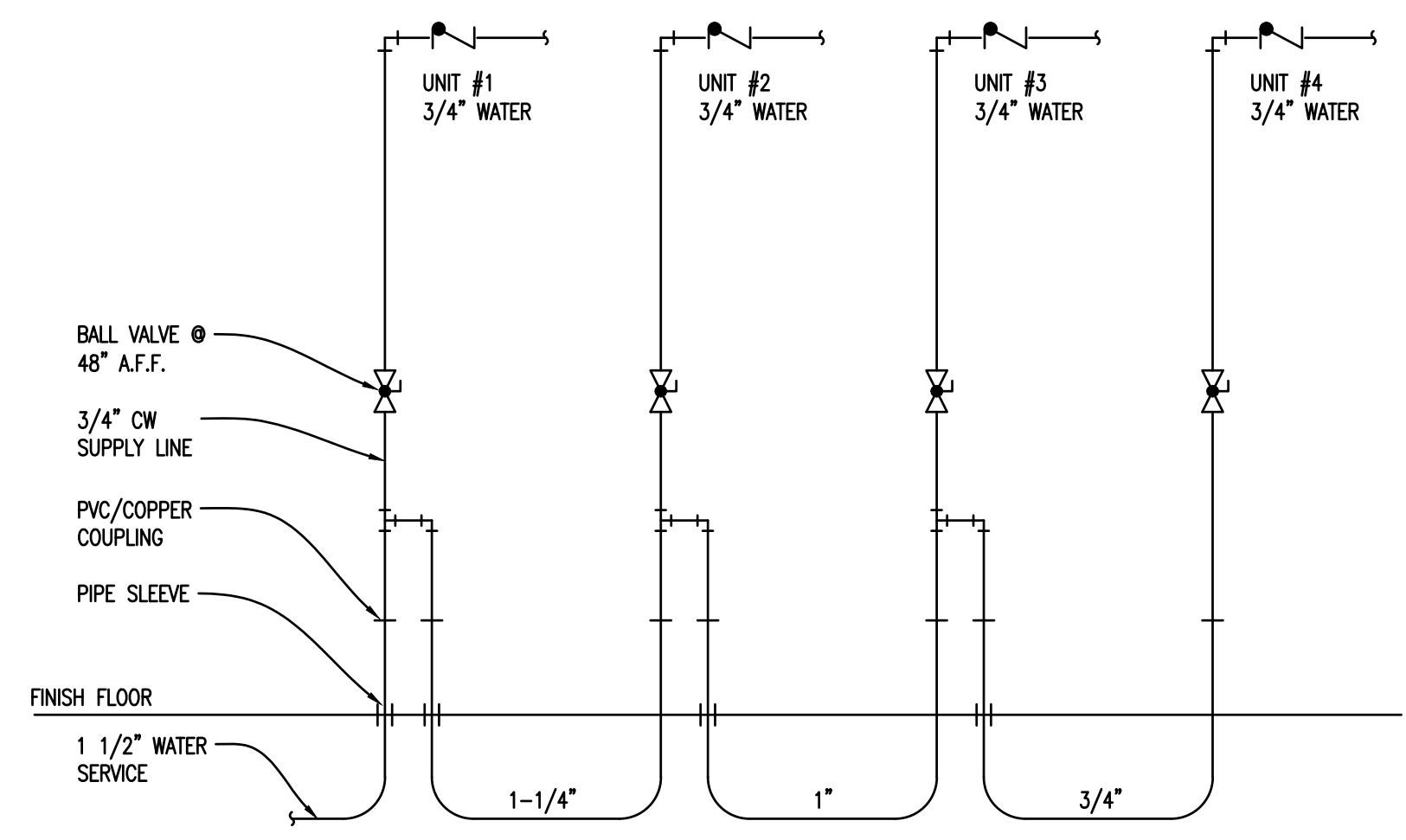
OVERALL UTILITY PLAN
 1/8" = 1'-0"



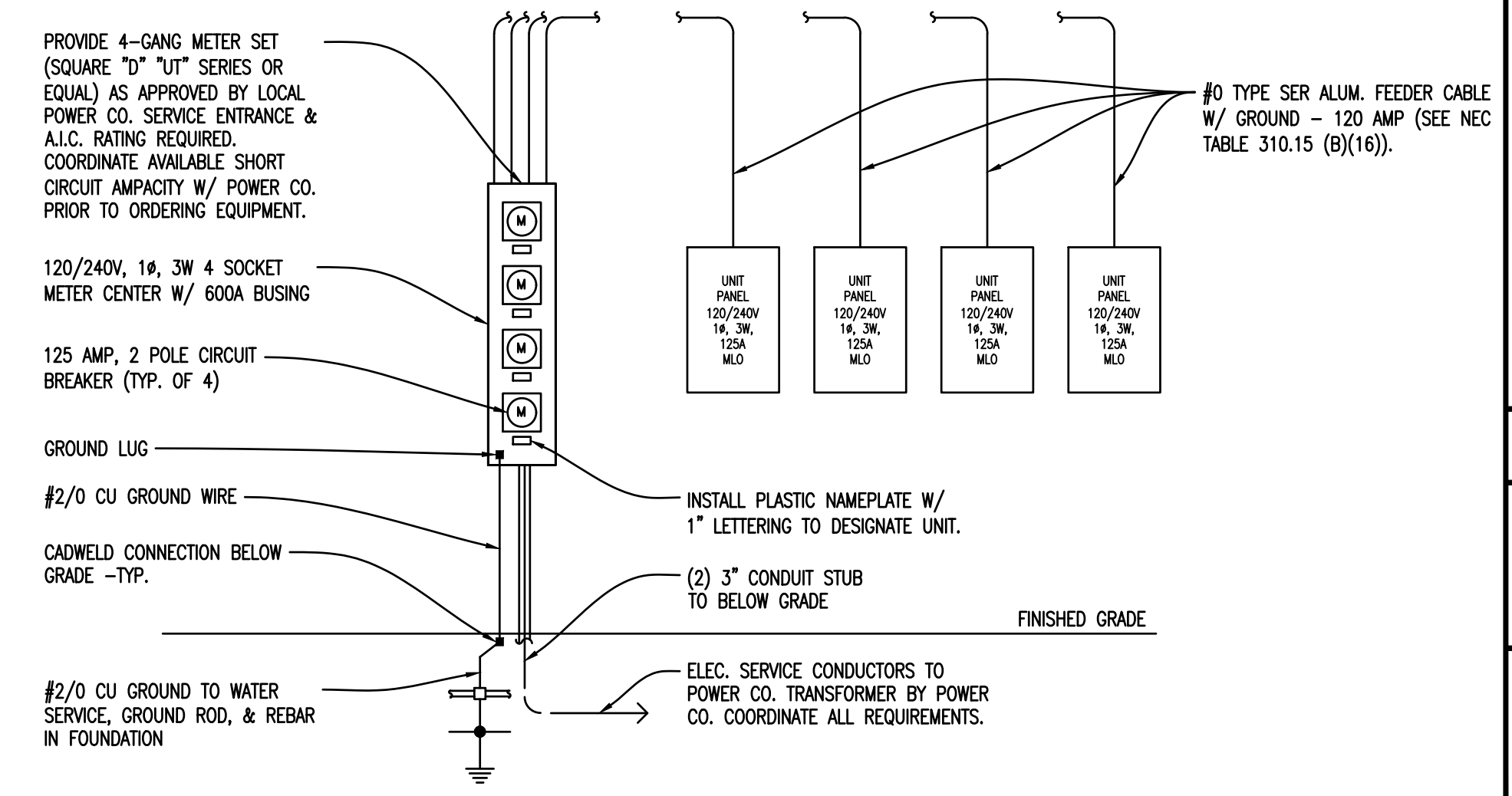
Outside Cleanout Detail



Gas Meter Set Detail



Water Service Detail

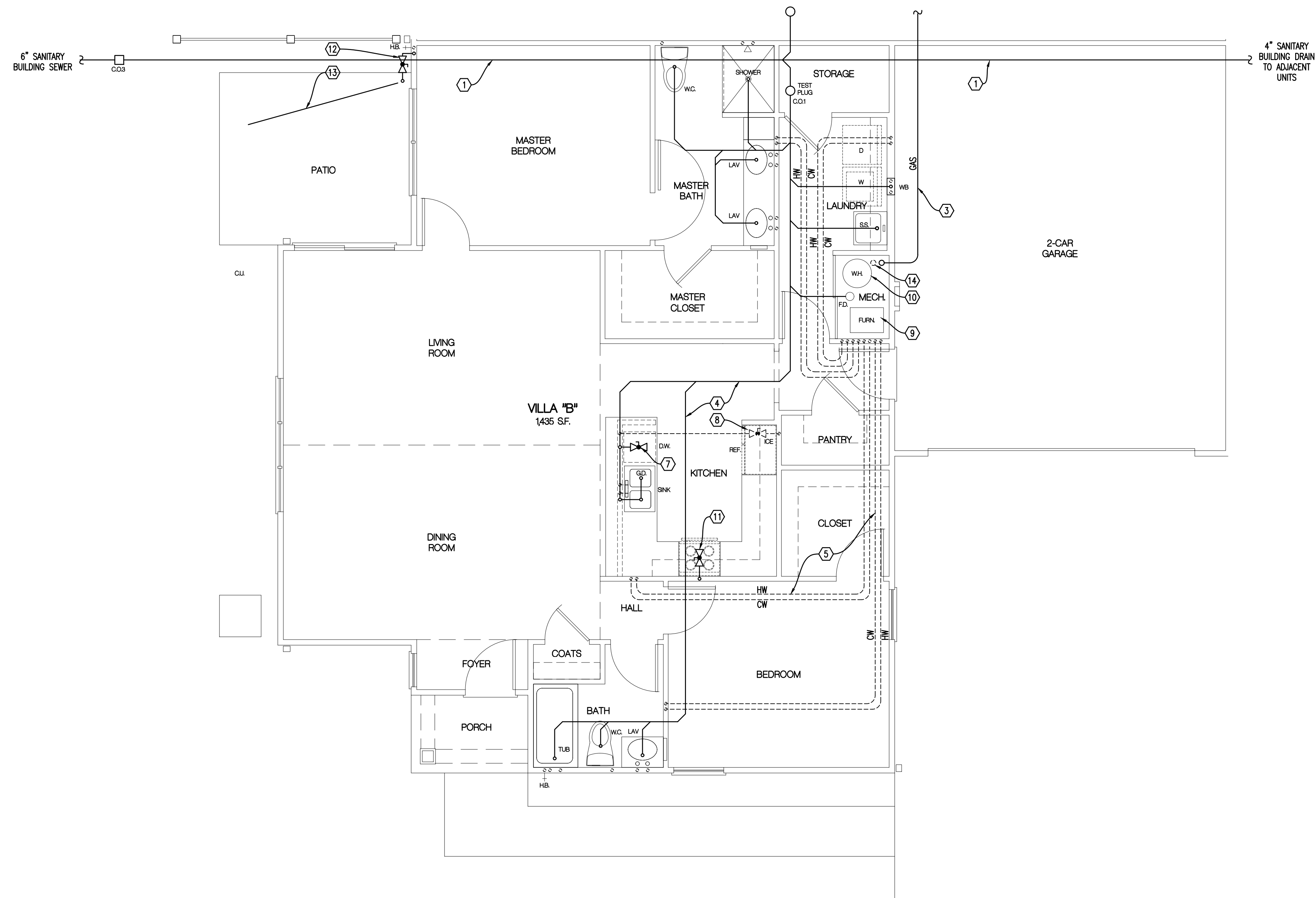


Electric Service Meter Center

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PROJECT NO.
56133
 PROJECT TITLE
BUILDING 1 VILLAS @ WEST MILTON
 DWG. TITLE
PLUMBING, MECHANICAL, ELECTRICAL
 DWG. NO.





PLUMBING PLAN - VILLA "B"
1/4" = 1'-0"

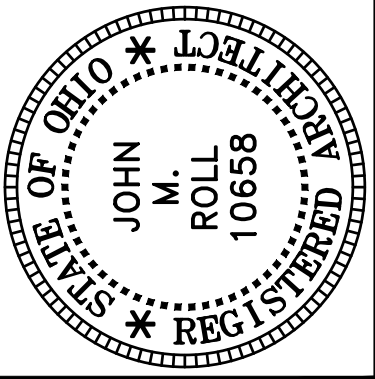
General Notes

- SANITARY BUILDING SERVICES SHALL BE SDR-35 AND AS APPROVED FOR USE BY LOCAL UTILITY.
- SANITARY DRAIN WASTE & VENT PIPING SHALL BE SCH 40 PVC SOLVENT WELD PIPE & FITTINGS. PIPING SHALL BE SLOPED AS FOLLOWS: 3" OR SMALLER 1/4" PER FOOT, 4" AND LARGER 1/8" PER FOOT.
- WATER SERVICE SUPPLY PIPING SHALL BE POLYETHYLENE TUBING OR TYPE "K" SOFT COPPER AND AS APPROVED FOR USE BY LOCAL UTILITY.
- PROVIDE 1 1/2" WATER SERVICE TO EACH BUILDING. PROVIDE 3/4" WATER SERVICE TO EACH UNIT. REFER TO OVERALL BUILDING PLANS & COORDINATE WITH LOCAL WATER UTILITY.
- PROVIDE WATTS LF7R BACKFLOW DEVICE ON WATER SERVICE TO EACH INDIVIDUAL UNIT.
- PROVIDE MINIMUM 1/2" WATER SUPPLY PIPE TO EACH PLUMBING FIXTURE. PIPING TO BE INSTALLED BELOW FLOOR SLAB (NO FITTINGS PERMITTED BELOW SLAB). WATER SUPPLY PIPING SHALL BE AS FOLLOWS: TYPE "K" SOFT COPPER TUBING (BELOW SLAB), TYPE "L" HARD COPPER TUBING (ABOVE SLAB), CPVC COILED PLASTIC TUBING (BELOW SLAB), CPVC RIGID PLASTIC TUBING (ABOVE SLAB).
- GAS SERVICE SUPPLY PIPING SHALL BE AS REQUIRED BY LOCAL GAS UTILITY.
- PROVIDE GAS METER & RISER ASSEMBLY FOR EACH UNIT PER LOCAL GAS UTILITY REQUIREMENTS.
- PROVIDE MINIMUM 1/2" GAS SUPPLY PIPE TO EACH DESIGNATED PIECE OF EQUIPMENT. PIPING TO BE INSTALLED IN VENTILATED ATTIC. GAS SUPPLY PIPING SHALL BE AS FOLLOWS: SCH 40 BLACK STEEL PIPE, CSST TUBING.
- PROVIDE GAS SUPPLY PIPE TO THE FOLLOWING EQUIPMENT: FURNACE, RANGE, FIRE PIT.
- ALL PIPING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS & INSTALLATION OF PLUMBING SYSTEMS SHALL COMPLY W/ STATE & LOCAL BUILDING CODE REQUIREMENTS.
- WATER HEATER SHALL BE 50 GAL. ELECTRIC W/ 4.5 KW INPUT. INSTALL CODE APPROVED, SELF CLOSING TEMPERATURE AND PRESSURE RELIEF VALVE AND DISCHARGE INDIRECTLY INTO HUB DRAIN. INSTALL HEAT TRAPS ON CW & HW SUPPLY PIPES. INSTALL THERMAL EXPANSION TANK ON CW SUPPLY PIPE TO WATER HEATER.
- WATER HEATER SHALL BE ADJUSTED TO DELIVER NO MORE THAN 120° F HW.
- SHOWER VALVES SHALL BE THERMOSTATIC/PRESSURE BALANCE TYPE MIXING VALVES W/ MAXIMUM WATER TEMPERATURE ADJUSTED TO DELIVER NO MORE THAN 110° F HW.
- EACH FIXTURE OR PIECE OF EQUIPMENT SHALL BE INSTALLED WITH INDIVIDUAL SHUT-OFF VALVES.
- SHOCK ARRESTORS SHALL BE INSTALLED ON WATER SUPPLY PIPING WHERE QUICK CLOSING VALVES ARE CONNECTED TO THE SYSTEM. (DISHWASHER & WASHING MACHINE)
- PROVIDE 1/2" CW SUPPLY PIPE WITH 1/4 TURN BALL VALVE PVC VALVE BOX FOR ICE MAKER.
- PROVIDE 1/2" HW SUPPLY PIPE WITH 1/4 TURN BALL VALVE FOR DISHWASHER. PROVIDE 5/8" DRAIN LINE FROM DISHWASHER TO GARBAGE DISPOSAL.
- INSTALL 1/3 HP GARBAGE DISPOSAL IN SINK COMPARTMENT CLOSEST TO DISHWASHER.
- PROVIDE 1/2" CW/HW SUPPLY PIPES WITH 1/4 TURN VALVES, 2" DRAIN LINE AND PVC BOX FOR WASHING MACHINE.
- NO WATER PIPING TO BE LOCATED IN EXTERIOR WALL. PIPE ROUGH-INS SHALL BE LOCATED IN BASE CABINET BELOW FIXTURE.
- INSTALL CLEANOUTS ON BUILDING SANITARY DRAINS AT MAXIMUM 100' O.C. AND CHANGES GREATER THAN 45°.
- INSTALL FLOOR DRAIN IN WATER HEATER CLOSET.
- PROVIDE TRAP PRIMER VALVE FOR ALL FLOOR DRAINS AND HUB DRAINS.
- REFER TO OVERALL BUILDING PLAN FOR GAS METER, ELECTRIC METER & CONDENSING UNIT LOCATIONS. MAINTAIN 3'-0" CLEARANCE BETWEEN METERS & CONDENSING UNITS.
- PENETRATIONS OF FLOOR-CEILING ASSEMBLIES AND WALL ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING MUST MAINTAIN THE INTEGRITY OF THE FIRE RESISTANCE-RATED ASSEMBLY AND LIMIT THE SPREAD OF FIRE AND SMOKE. FIRE/SMOKE STOPPING MATERIAL SHALL BE U.L. APPROVED AND SHALL BE RATED FOR THE TYPE OF FIRE RESISTANT RATED ASSEMBLY AND THE MATERIAL TYPE OF THE PENETRANT.
- PVC DRAIN, WASTE, AND VENT PIPING AND COPPER WATER PIPING PASSING THROUGH A STRUCTURAL MEMBER WITHIN 1 1/2" FROM THE NEAREST EDGE MUST BE PROTECTED BY A 1/16" STEEL PLATE TO PREVENT FASTENER PENETRATION.
- NO PIPING SHALL BE LOCATED DIRECTLY ABOVE ELECTRIC PANELS.

Plumbing Notes

1. 4" SANITARY SEWER PIPE LOCATED BELOW FLOOR SLAB, SLOPE 1/8" PER FOOT.
2. 1 1/2" WATER SUPPLY PIPING LOCATED BELOW FLOOR SLAB. INSTALL 48" BELOW GRADE (MIN.).
3. 1/2" (2LB.) CSST GAS SUPPLY LINE FROM METER SET TO MANIFOLD. INSTALL IN VENTILATED ATTIC.
4. SANITARY BRANCH PIPING TO BE LOCATED BELOW FLOOR SLAB.
5. HOT & COLD WATER PIPING TO BE LOCATED BELOW FLOOR SLAB, NO FITTINGS BELOW SLAB.
6. GAS PIPING INSTALLED DOWNSTREAM OF METER SHALL NOT EXTEND THROUGH ANY RESIDENTIAL UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING (2009 IFGC, SECTION 404.1).
7. DISHWASHER: 1/2" VALVED H.W. W/ FLEX HOSE TO D.W., 5/8" FLEX DRAIN LINE FROM D.W. TO G.D.
8. ICE MAKER VALVE BOX: 1/2" VALVED C.W. W/ 3/8" FLEX HOSE TO ICE MAKER.
9. FURNACE: 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO FURNACE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
10. WATER HEATER: ELECTRIC.
11. RANGE: 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO RANGE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
12. FIRE PIT: 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO FIRE PIT. INSTALL BRASS SHUT-OFF VALVE & KEY Ø 18" A.F.F.
13. 1/2" TYPE "K" FLEX COPPER GAS SUPPLY PIPE. INSTALL IN PVC CONDUIT 12"-18" BELOW GRADE, COORDINATE WITH G.C.
14. 3/4" VALVED CW EACH UNIT.

| DATE | DESCRIPTION |
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| 3-15-23 | BUILDING PERMIT |
| 5-31-23 | PERMIT CORRECTIONS |
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WEST MILTON**
DWG. TITLE
**PLUMBING
PLAN
- VILLA "B"**
DWG. NO.

P-1

FIXTURE & DRAIN SCHEDULE

| ITEM | DESCRIPTION | PIPING | | | | ACCESSORIES |
|-------|----------------------|--------|--------|------|------|-------------------------------------|
| | | WASTE | VENT | HOT | COLD | |
| WC | WATER CLOSET | 3" | 1 1/2" | | 1/2" | SEAT: BEMIS #60 |
| LAV | LAVATORY | 1 1/2" | 1 1/2" | 1/2" | 1/2" | |
| TUB | BATH TUB | 1 1/2" | 1 1/2" | 1/2" | 1/2" | LEFT OR RIGHT HAND OUTLET -SEE PLAN |
| SH | SHOWER | 2" | 1 1/2" | 1/2" | 1/2" | MOUNT HEAD @ 92" A.F.F. |
| SINK | SINK | 1 1/2" | 1 1/2" | 1/2" | 1/2" | |
| G.D. | GARBAGE DISPOSAL | 1 1/2" | | | | |
| ICE | ICE MAKER BOX | | | | 1/2" | |
| WB | WASHER BOX | 2" | 1 1/2" | 1/2" | 1/2" | |
| HB | FROST FREE HOSE BIBB | | | | 3/4" | INSTALL IN EA. GARAGE @ 18" A.F.F. |
| F.D. | FLOOR DRAIN | 3" | | | | FURNISH W/ TRAP PRIMER |
| C.O.1 | CLEAN OUT | 4" | | | | NICKALOY ACCESS COVER |
| C.O.2 | CLEAN OUT | 4" | | | | STAINLESS STEEL ACCESS COVER |
| C.O.3 | CLEAN OUT | 4" | | | | SEE BUILDING PLAN |
| S.S. | SERVICE SINK | 1 1/2" | 1 1/2" | 1/2" | 1/2" | |

General Notes

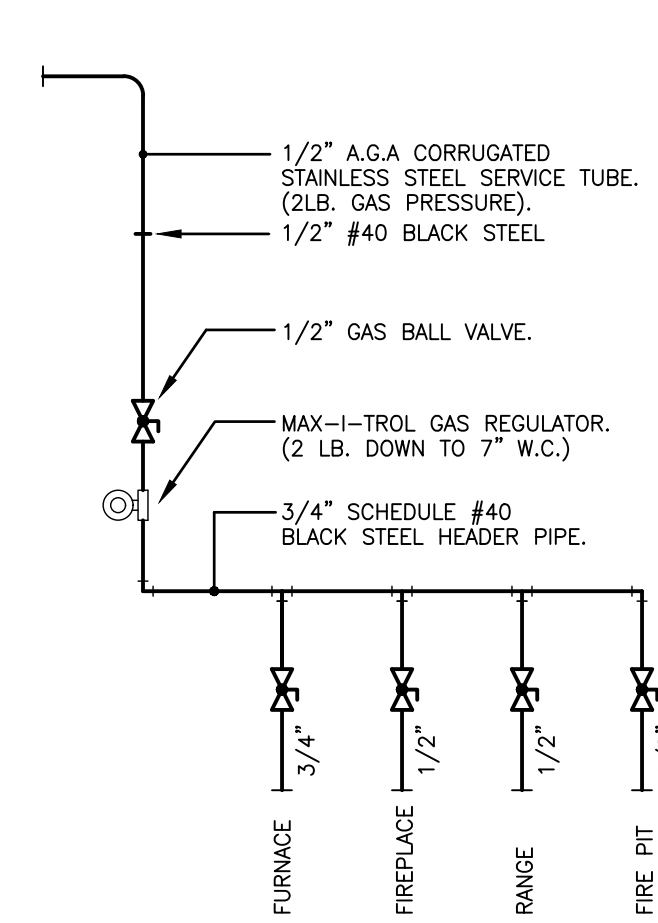
- REFER TO SCOPE OF WORK LETTER FOR PLUMBING SPECIFICATIONS AND RELATED WORK ITEMS.
- PRESSURE TEST ALL PIPING SYSTEMS:
 - SANITARY AND VENT PER OHIO PLUMBING CODE.
 - BUILDING WATER: 125 PSI WATER FOR 24 HOURS, NO DROP.
 - BUILDING GAS: 50 PSI NITROGEN FOR 24 HOURS, NO DROP.
- SANITARY SERVICE PIPE SHALL BE AS REQUIRED BY LOCAL UTILITY.
- WATER SERVICE PIPE SHALL BE AS REQUIRED BY LOCAL UTILITY.
- GAS SERVICE PIPE SHALL BE AS REQUIRED BY LOCAL UTILITY.
- SANITARY WASTE AND VENT PIPING SHALL BE SCH 40 (PVC) AND AS APPROVED FOR USE BY LOCAL CODE.
- WATER DISTRIBUTION PIPING SHALL BE SCH 40 CPVC PIPING WITH SOLVENT WELD JOINTS, THREADED CONNECTION TO BE BRASS.
- GAS DISTRIBUTION PIPING SHALL BE CODE APPROVED "CSST" PLASTIC COATED FLEXIBLE STAINLESS STEEL TUBING WITH THREADED FITTINGS.
- GAS PIPE ROUGH-INS OF EQUIPMENT SHALL BE SCH 40 BLACK STEEL PIPING WITH THREADED FITTINGS.
- PROVIDE PIPE HANGERS FOR ALL PIPING SYSTEMS INSTALLED. SUPPORT AT INTERVALS NOT TO EXCEED 4'-0". SUPPORT ALL PIPING AT FITTINGS, VALVES, AND UNIONS. LOCATE ALL SUPPORTS TO ALLOW FOR PROPER PITCH AND EXPANSION OF PIPES.
- PITCH 3" AND SMALLER SANITARY PIPE 1/4" PER FOOT. PITCH 4" AND LARGER SANITARY PIPE 1/8" PER FOOT. PITCH VENT PIPING FOR DRAINAGE.
- PROVIDE BLOCKING FOR ALL PLUMBING ROUGH-IN.
- ALL PIPING FOR PLUMBING FIXTURE ROUGH-INS TO BE LOCATED IN WALL (U.N.O.).
- CHROME ESCUTCHEON PLATE SHALL BE PROVIDED WHERE PIPE ROUGH-IN PENETRATES WALL.
- PROVIDE CHROME PLATED BRASS SHUT-OFF VALVE WITH CHROME SUPPLY PIPE AT EACH WATER CLOSET, LAVATORY, AND SINK.
- BATHTUB AND SHOWER VALVES SHALL BE EQUIPPED WITH INTEGRAL SHUT-OFF VALVES.
- PROVIDE BRASS SHUT-OFF VALVES AT WATER HEATER, DISHWASHER, ICE MAKER WATER BOX, AND WASHER BOX.

Plumbing Legend

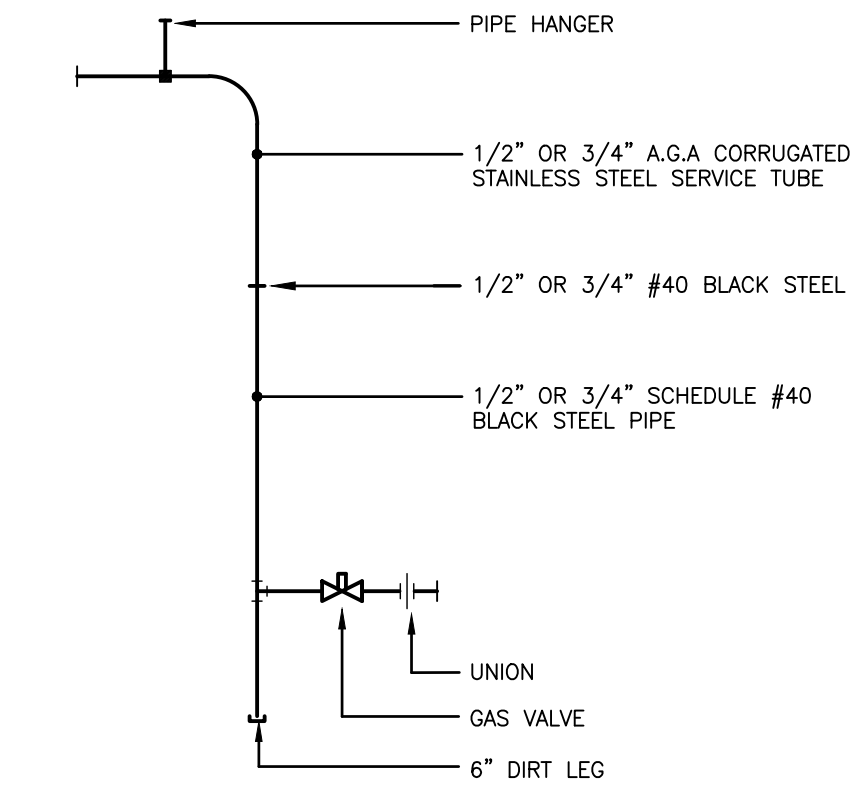
| | | |
|--|--------|-----------------------------------|
| | W | WATER SERVICE PIPING |
| | CW | COLD WATER SUPPLY PIPING |
| | HW | HOT WATER SUPPLY PIPING |
| | SAN | SANITARY PIPING |
| | | VENT PIPING |
| | G | LOW PRESSURE GAS PIPING |
| | | GATE VALVE (LINE SIZE) |
| | | BALL VALVE (LINE SIZE) |
| | | CHECK VALVE (LINE SIZE) |
| | | LUBRICATED PLUG VALVE (LINE SIZE) |
| | | THERMOMETER |
| | FD | FLOOR DRAIN |
| | CO | CLEAN OUT |
| | CO | CLEAN OUT PLUG |
| | CO | OUTSIDE CLEANOUT |
| | | HOSE BIBB (INSTALL 18" A.F.G.) |
| | | UNION |
| | | SHOCK ARRESTOR |
| | A.A.V. | AUTOMATIC AIR VENT |
| | V.T.R. | VENT THRU ROOF |

Detail Notes

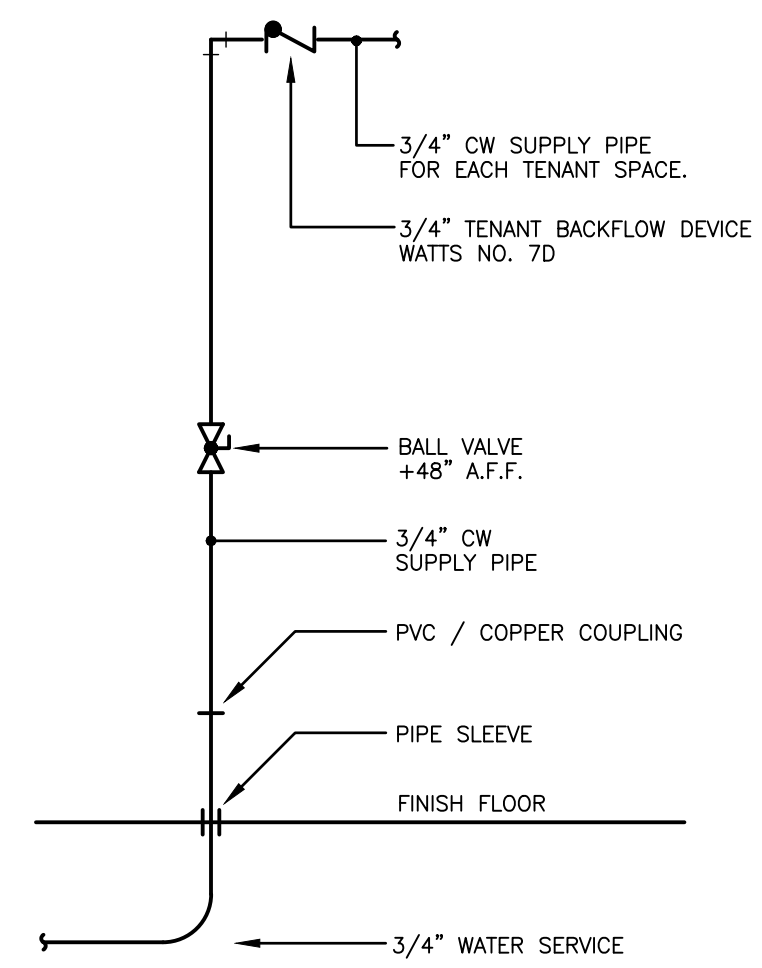
- GAS WATER HEATER: A.O. SMITH #ENT-50, 50 GALLON STORAGE, 21 GPH @ 90° RISE, 4.5 KW INPUT.
- EXPANSION TANK.
- BALL VALVE.
- DRAIN VALVE.
- TEMPERATURE AND PRESSURE RELIEF VALVE.
- 3/4" DRAIN PIPE, EXTEND TO HUB DRAIN.
- UNION.
- PROVIDE 24"x24"x2" GALVANIZED SHEET METAL DRIP PAN BELOW WATER HEATER, EXTEND 3/4" DRAIN LINE TO FLOOR DRAIN.



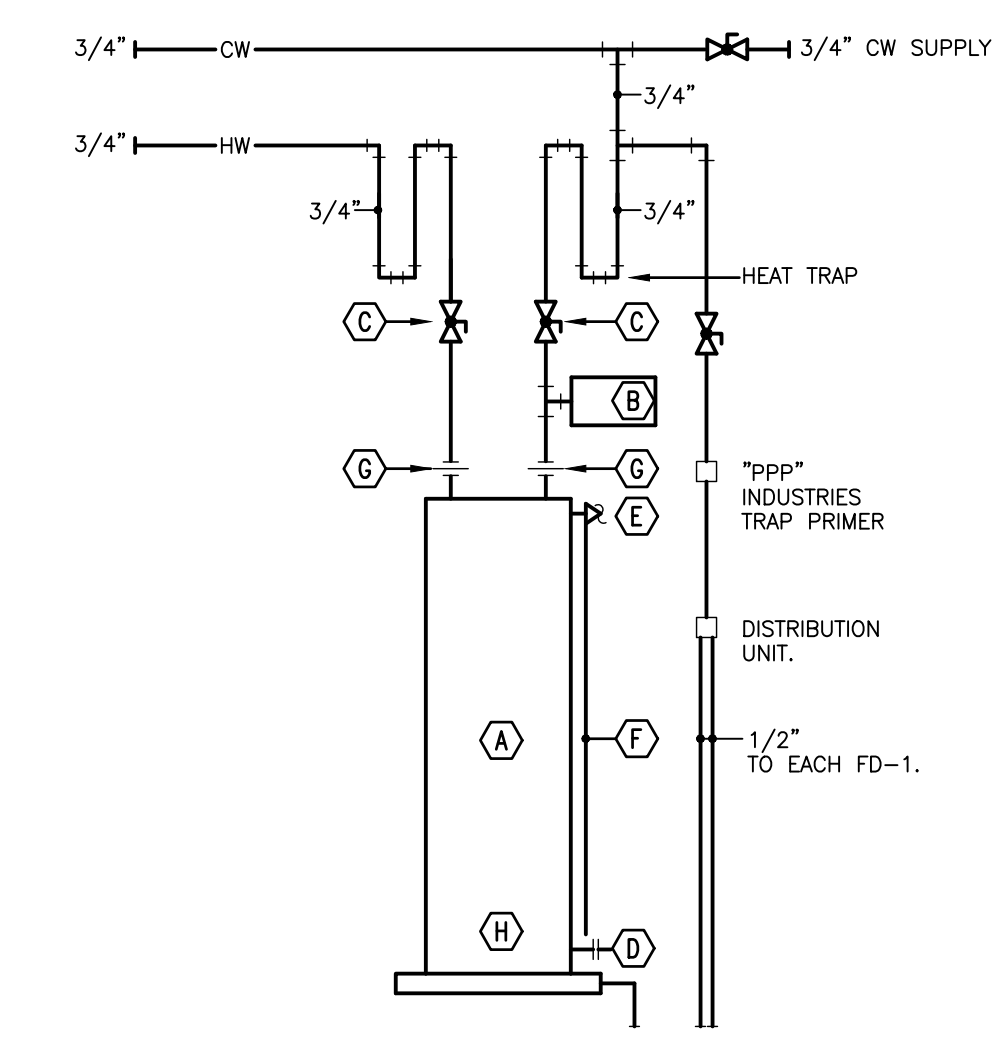
Gas Header Pipe Detail



Gas Pipe Connection Detail

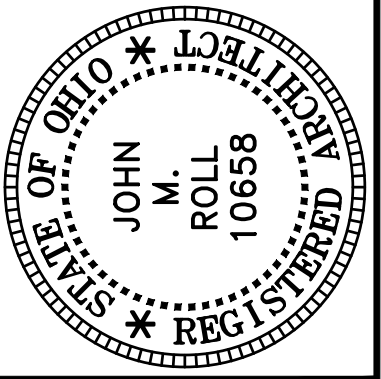


Tenant Water Service Riser Detail

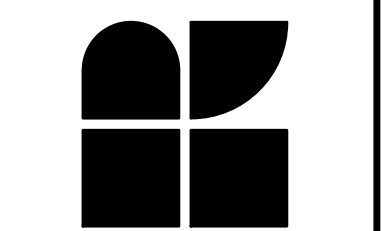


Water Heater Detail

| DATE | DESCRIPTION |
|---------|--------------------|
| 3-15-23 | BUILDING PERMIT |
| 5-31-23 | PERMIT CORRECTIONS |



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| |
|---|
| PROJECT NO. 56133 |
| PROJECT TITLE BUILDING 1 VILLAS @ WEST MILTON |
| DWG. TITLE PLUMBING DETAILS |
| DWG. NO. P-2 |

