

UPDate



A Project Update from
The Douglas Company



City Forest of Toledo

Toledo, Ohio

Owner	City Forest of Toledo Partnership c/o The Wick Group L.L.C.
Architect/Engineer	Design Services Company
Groundbreaking	November 26, 2001
Completion	October, 2002
Square footage	70 scattered site homes

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Toledo, Ohio



City Forest of Toledo is an inner city development of 70 scattered site single family homes, each with four bedrooms and two baths. Homes range in size from 1,248 square feet to 1,625 square feet, and were built within the City of Toledo under a Tax Credit Program. Most lots included building on existing home sites and foundations were designed to assure footings could span poor subsoils, which are inherent in these type projects.

Design Services Company, a division of The Douglas Company, provided full site and building design for the project including geotechnical reviews and lot surveys, lot/plot plans, site plan approvals, architectural, structural design and approvals through all state and local agencies.

Some features of these homes are:

- High efficiency furnace and a/c units
- 2 x 6 walls
- Oak cabinetry
- High insulation levels
- Security systems
- Mini blinds
- Wood doors and trim
- Patios
- New utilities to all lots (gas, electricity, water, and sewer)

The average cost of these homes is \$98,500. The project included 5 ADA homes and two sensory impaired homes.