

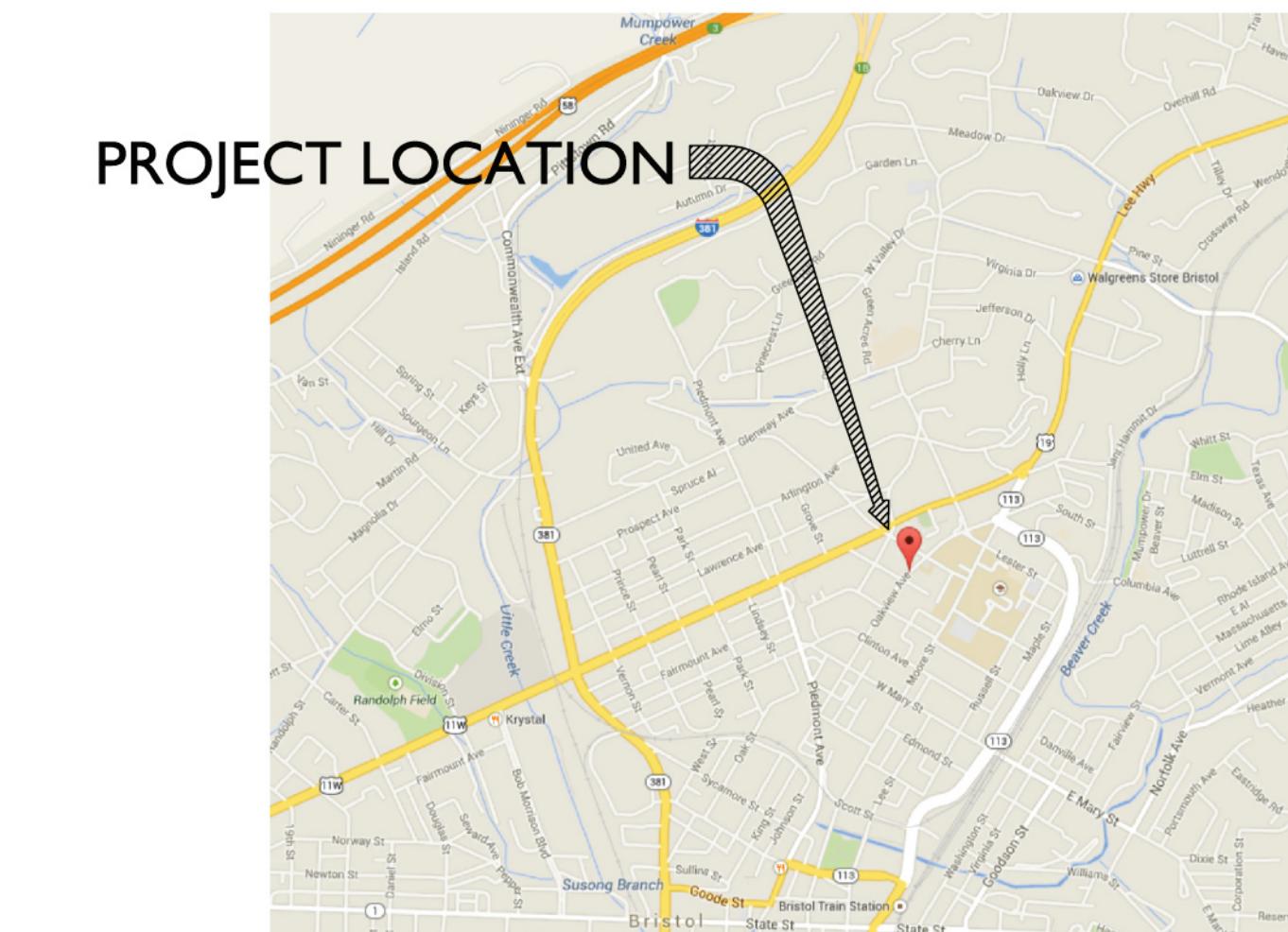
VICINITY MAP



THOMPSON & LITTON

100 Fifth Street
Suite 400
Bristol, Tennessee 37620

(423) 989-9491
(423) 989-9010 Fax



LOCATION MAP

THE VILLAGE AT OAKVIEW

DRAWING INDEX

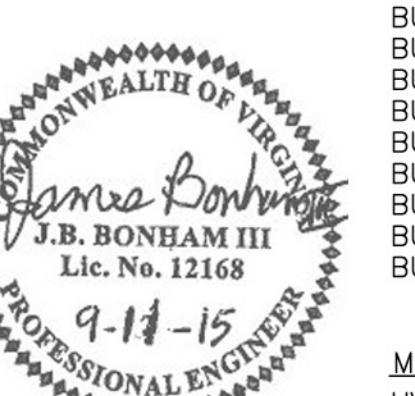
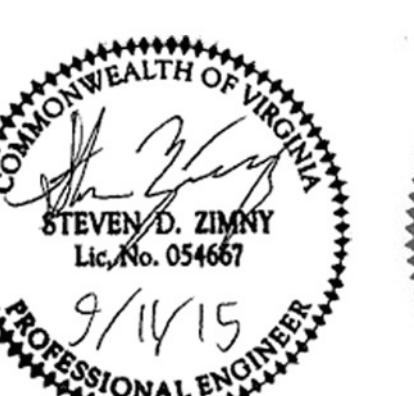
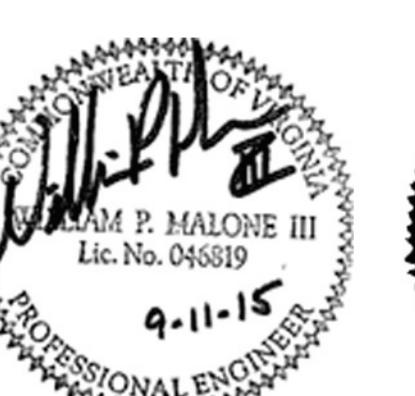
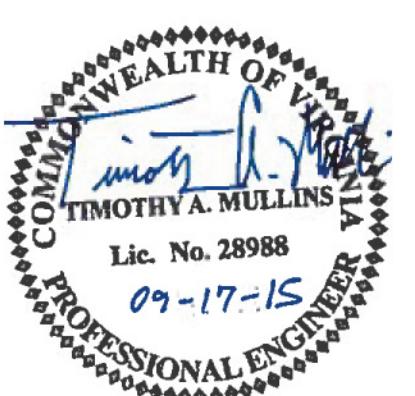
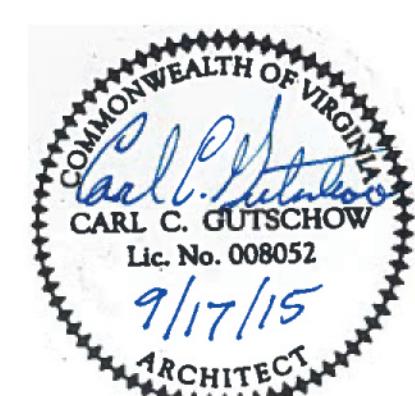
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T&L PROJECT NO.: 12655

SEPTEMBER 11, 2015

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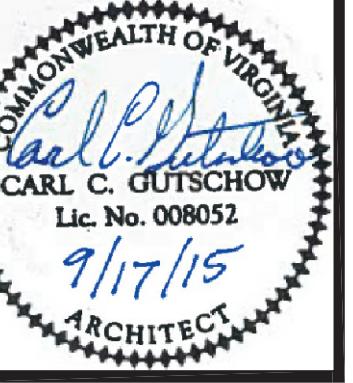
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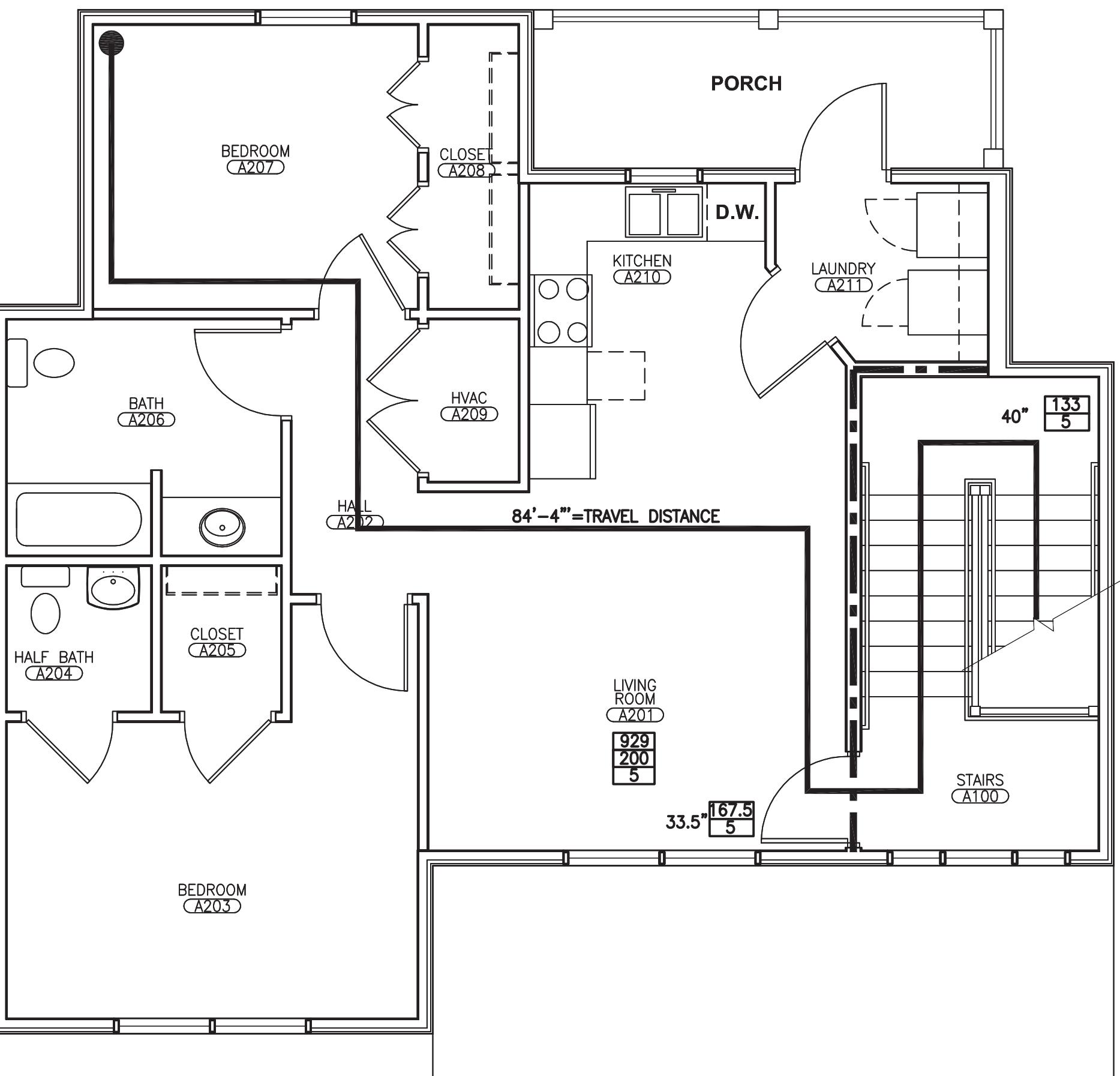
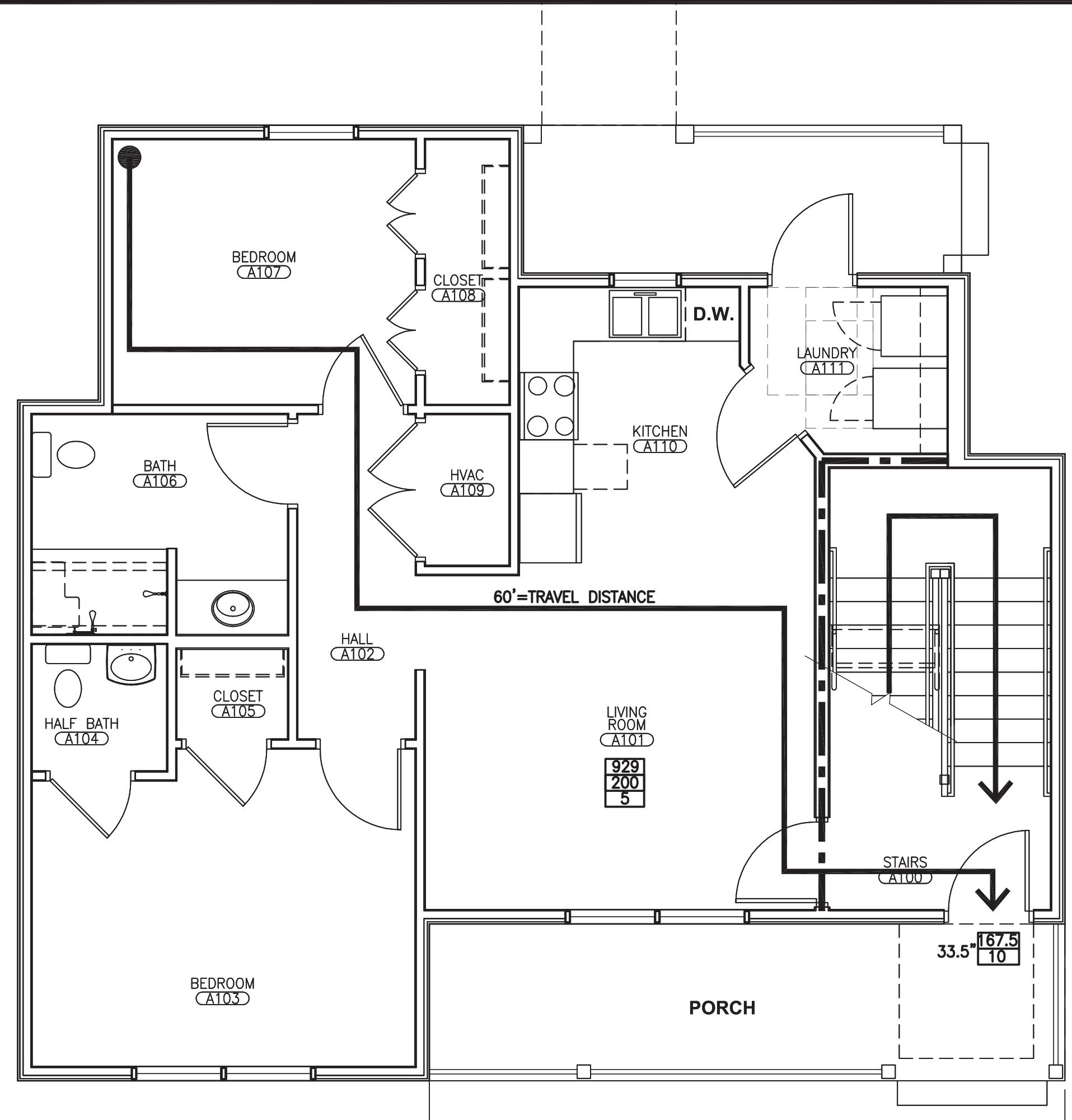
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**BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TWO-1460.00.MF.0915
LIFE SAFETY PLAN
BUILDING TYPE A AND D**



Code Data		
BUILDINGS A AND D		
2012 VUSBC Reference		
Occupancy 310.4	Allowable	Provided
Residential Group R-3	Nine Type A buildings which are two bedroom, 1½ bathroom, 2 story duplexes, 1 apartment on first floor and 1 apartment on second floor. First floor units are all Universally Designed, 2 of those will be accessible units and the other first floor units will be accessibility adaptable.	
420.2 Separation walls.	Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.	One hour fire partitions and fire separations
420.3 Horizontal separation.	Floor assemblies separating dwelling units in the same building, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.	One hour floor / ceiling assembly
420.4 Automatic sprinkler system.	Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2. 8	Sprinkler systems provided throughout according to NFPA 13R
420.5 Smoke detection and fire alarm systems.	Fire alarm systems and smoke alarms shall be provided in R-2 occupancies in accordance with Sections 907.2.9, respectively. Single- or multiple-station smoke alarms shall be in accordance with Section 907.2.11.	NFPA 72
TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS	Area per floor ≤ 7,000 square feet	1,858 Square Feet
	Number of Stories ≤ 2	2
	Height ≤ 40	27'-0"
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	Type of Construction VB	Wood framed, combustible
	Primary structural frame (see Section 202)	0 hours fire resistance rating
	Bearing walls	0 hours fire resistance rating
	Exterior	0 hours fire resistance rating
	Interior	0 hours fire resistance rating
	Nonbearing walls and partitions	0 hours fire resistance rating
	Floor construction and associated secondary members (see Section 202)	0 hours fire resistance rating
	Roof construction and associated secondary members (see Section 202)	0 hours fire resistance rating

SECTION 708 FIRE PARTITIONS 708.1 General.	The following wall assemblies shall comply with this section. 1. Walls separating dwelling units in the same building as required by Section 420.2. 2. Walls separating sleeping units in the same building as required by Section 420.2.	1 hours fire resistance rating
708.3 Fire-resistance rating.	Fire partitions shall have a fire resistance rating of less than 1 hour.	1 hours fire resistance rating
TABLE 716.5 Fire barriers having a required fire resistance rating of 1 hour	Enclosures for shafts, exit access stairways, exit access ramps, interior exit stairways, interior exit ramps and exit passageway walls: MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (hours)	1 hour
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	Residential: 200 gross square feet per occupant	Refer to Plan
TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE A, E, F-1, M, R, S-1	WITH SPRINKLER SYSTEM: 250 (feet)	Refer to Plan
TABLE 1021.2(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES	Basement, first, second or third story, R-2, 4 dwelling units, 125 feet	Refer to Plan
SECTION 1015 EXIT AND EXIT ACCESS DOORWAYS	1015.1 Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided whenever any of the following conditions exists: 1. The occupant load of the space exceeds 10. Exceptions: 1. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1 or 903.3.2.	Refer to Plan

Virginia Uniform Statewide Building Code 2012, Part I Virginia Construction Code
HUD : Section 504 of the Rehabilitation Act - Uniform Federal Accessibility Standards (UFAS)
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VHDA Minimum Cabinet Requirements, VHDA Multifamily Development 1.21, 2010
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Virginia Erosion and Sediment Control Handbook

LIFE SAFETY PLAN LEGEND:

- ONE HOUR FIRE BARRIER
- WALL MOUNTED FIRE EXTINGUISHER ON BRACKET
- 000'=TRAVEL DISTANCE
- EXIT TRAVEL PATH
- EXIT DOOR CAPACITY
- CLEAR OPENING
- 000' = 1'-0"
- EXIT DOOR OCCUPANT LOAD
- SQUARE FOOTAGE
- OCCUPANT FACTOR
- OCCUPANTS

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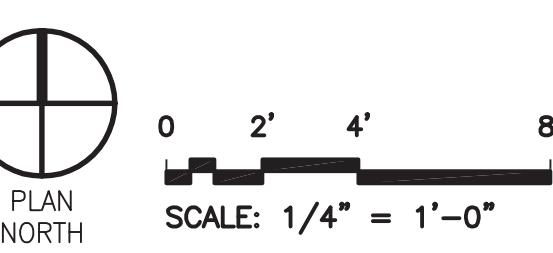
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Project No. 12655-05

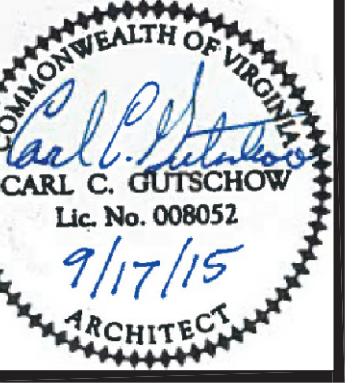


THOMPSON & LITTON

Sheet No. LS101A



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



**BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TWO 1460.00.MF.0915
LIFE SAFETY PLAN
BUILDING TYPE B**

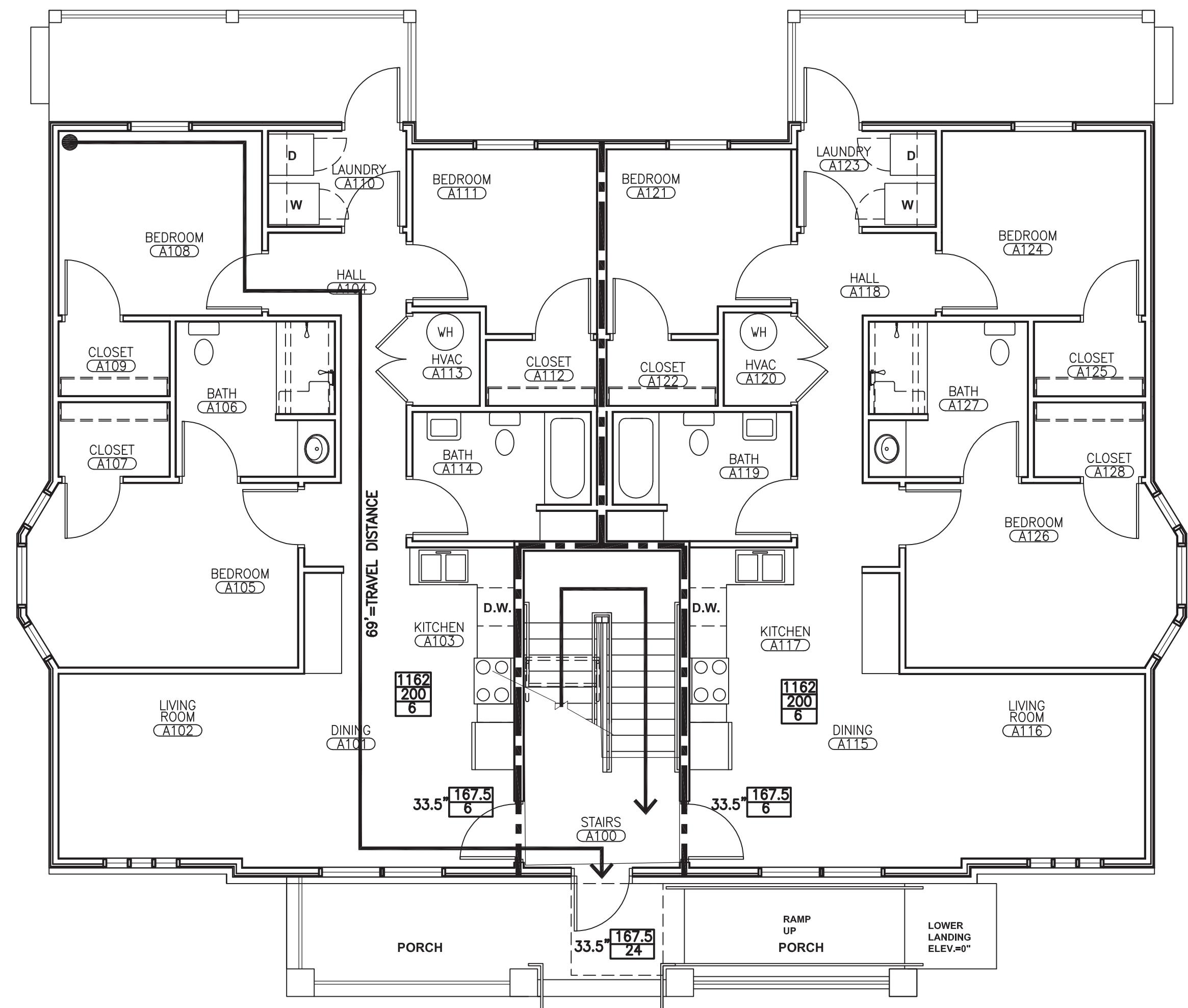
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Project No. 12655-05

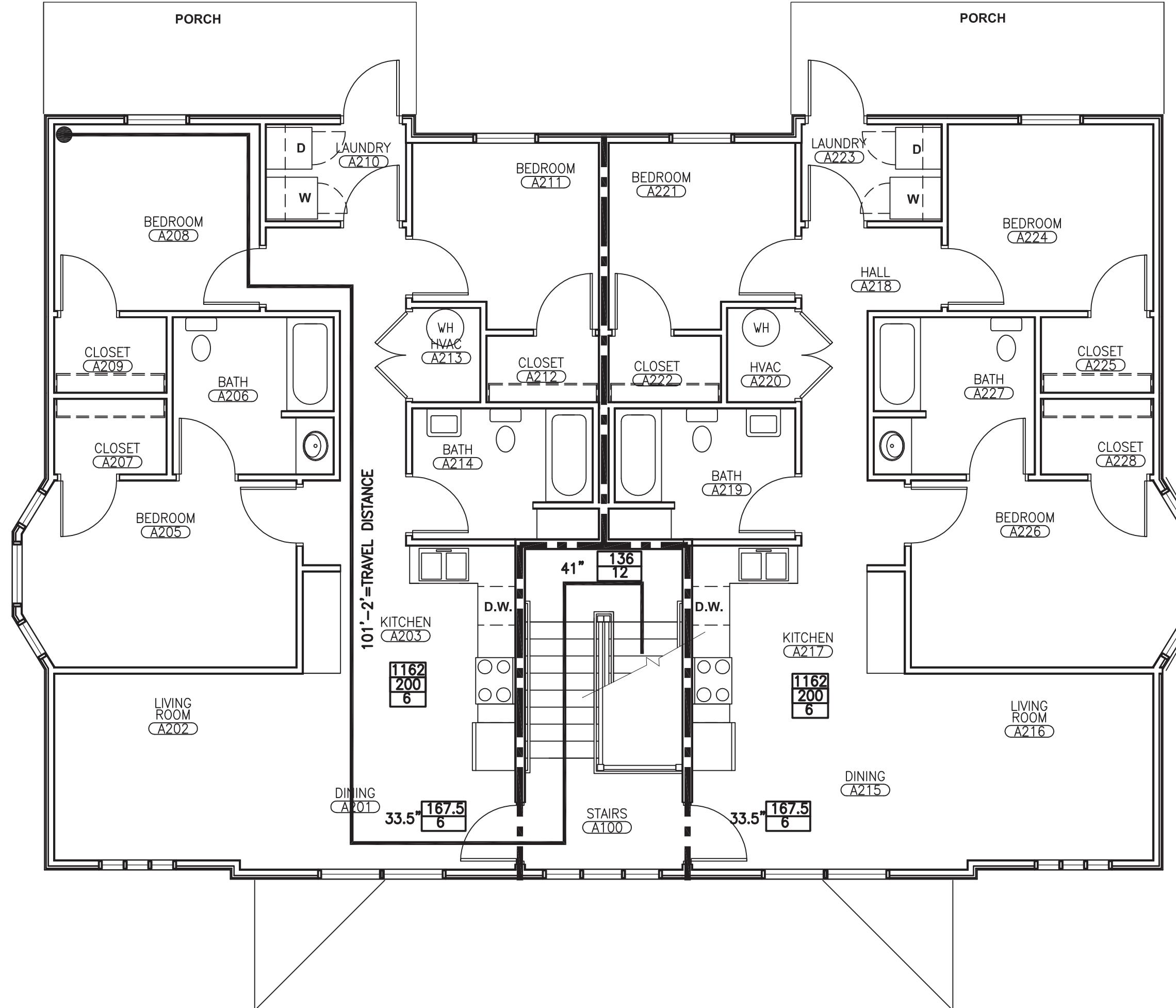


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LIFE SAFETY PLAN – FIRST LEVEL

SCALE: 3/16"=1'-0"



LIFE SAFETY PLAN – SECOND LEVEL

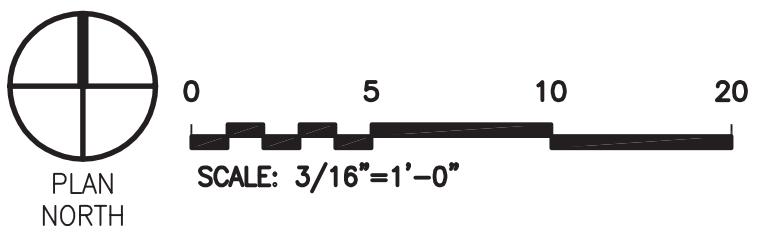
SCALE: 3/16"=1'-0"

Code Data

BUILDINGS B 2012 VSBC Reference		Allowable	Provided
Occupancy 310.4	Residential Group R-2	Six Type B buildings which are three bedroom, 2 bathroom, 2 story quadruplexes, 2 apartments on first floor and 2 apartments on second floor. First floor units are Universally Designed, 4 of those will be accessible units and the other first floor units will be accessible acceptable.	
420.2 Separation walls.	Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.	One hour fire partitions and fire separations	
420.3 Horizontal separation.	Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.	One hour floor / ceiling assembly	
420.4 Automatic sprinkler system.	Group R occupancies shall be equipped throughout with an <i>automatic sprinkler system</i> in accordance with Section 903.2.3.	Sprinkler systems provided throughout according to NFPA 13R	
420.5 Smoke detection and fire alarm systems.	<i>Fire alarm systems and smoke alarms</i> shall be provided in R-2 occupancies in accordance with Sections 907.2.9, respectively. Single- or multi-equipment station smoke alarms shall be in accordance with Section 907.2.11.	NFPA 72	
TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS	Area per floor ≤ 7,000 square feet	4,648 Square Feet	
	Number of Stories ≤ 2	2	
	Height ≤ 40	25'-4"	
	Type of Construction VB	Wood framed, combustible	
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	Primary structure frame (see Section 202)	0	0 hours fire resistance rating
	Bearing walls	0	0 hours fire resistance rating
	Exterior	0	0 hours fire resistance rating
	Interior	0	0 hours fire resistance rating
	Nonbearing walls and partitions	0	0 hours fire resistance rating
	Exterior	0	0 hours fire resistance rating
	Nonbearing walls and partitions	0	0 hours fire resistance rating
	Floor construction and associated secondary members (see Section 202)	0	0 hours fire resistance rating
	Roof construction and associated secondary members (see Section 202)	0	0 hours fire resistance rating

SECTION 708 FIRE PARTITIONS 708.1 General.	The following wall assemblies shall comply with the requirements of this section for a fire resistance rating of not less than 1 hour.	1 hours fire resistance rating
708.3 Fire-resistance rating. TABLE 719.5 Fire barriers having a required fire resistance rating of 1 hour	Fire barriers having a required fire resistance rating of not less than 1 hour.	1 hours fire resistance rating
TABLE 1034.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE A, E, F, I, M, S, T	Enclosures for shafts, exit access stairways, exit access ramps, interior exit stairways, interior exit ramps, exterior exit passageway walls: MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (hours)	1 hour
TABLE 1021.2(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES	Residential: 200 gross square feet per occupant	Refer to Par
SECTION 1015 EXIT AND EXIT ACCESS DOORWAYS	WITH SPRINKLER SYSTEM: 250 (feet)	Refer to Par
1015.1 Exits or exit access doorways from spaces. Two or exit access doorways from any space shall be provided where one of the following conditions exists: 1. The occupant load of the space exceeds 10 exceptions: 1. In Group R-2 and R-3 occupancies, one means of egress shall be provided within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an <i>automatic sprinkler system</i> in accordance with Section 903.3.1 or 903.3.2.	Refer to Par	

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LIFE SAFETY PLAN LEGEND:

- ONE HOUR FIRE BARRIER
- WALL MOUNTED FIRE EXTINGUISHER ON BRACKET
- EXIT TRAVEL PATH
- EXIT DOOR CAPACITY
- SQUARE FOOTAGE
- OCCUPANT FACTOR
- OCCUPANTS

000'=TRAVEL DISTANCE

000' CLEAR OPENING

000' EXIT DOOR OCCUPANT LOAD

000' SQUARE FOOTAGE

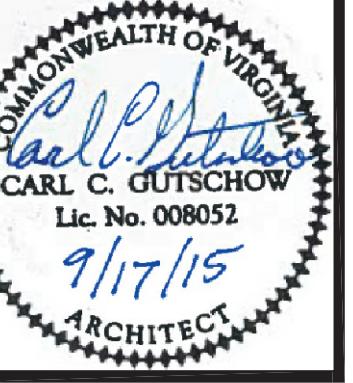
000' OCCUPANT FACTOR

000' OCCUPANTS

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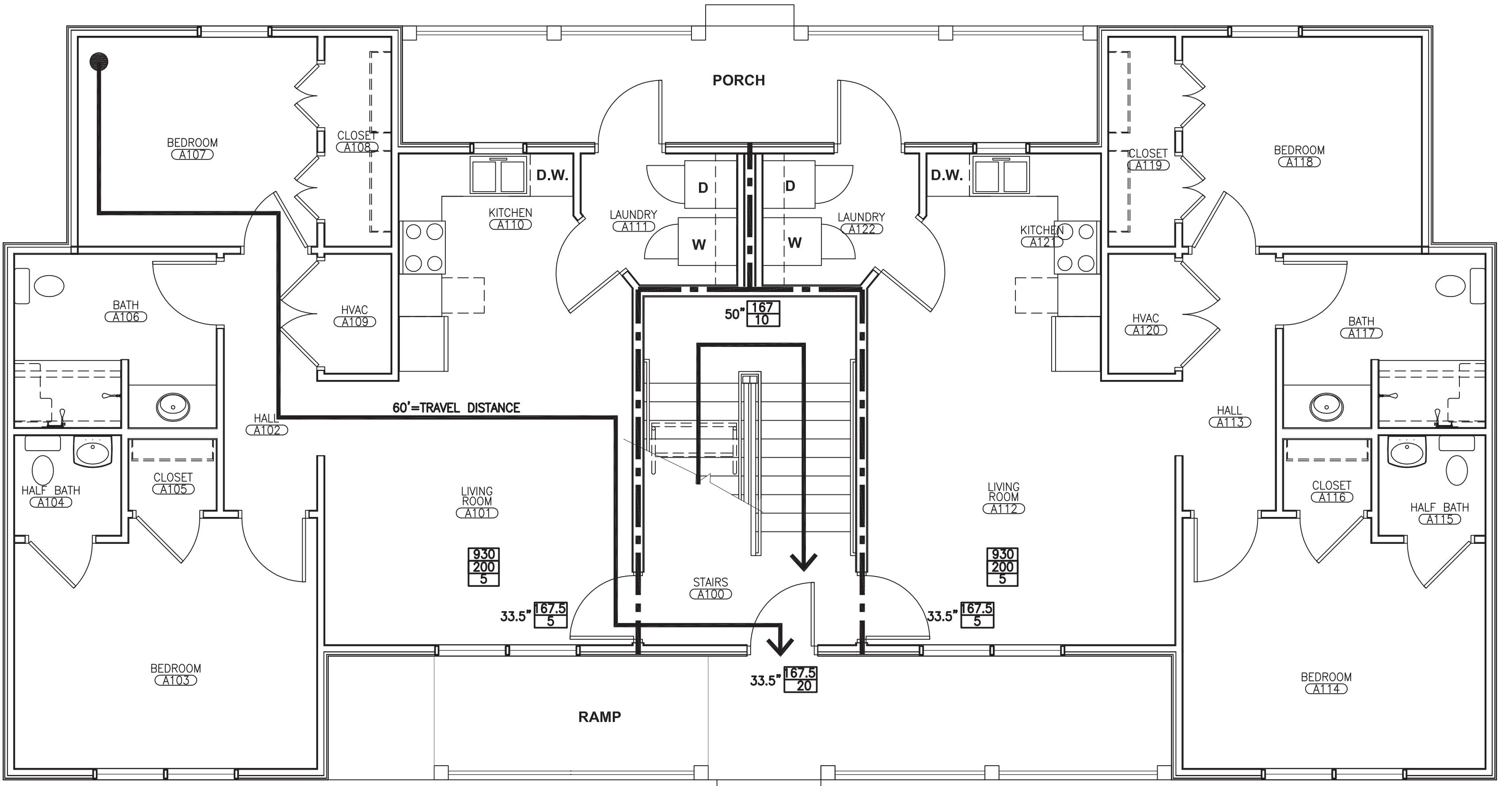
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**LIFE SAFETY PLAN
BUILDING TYPE C**

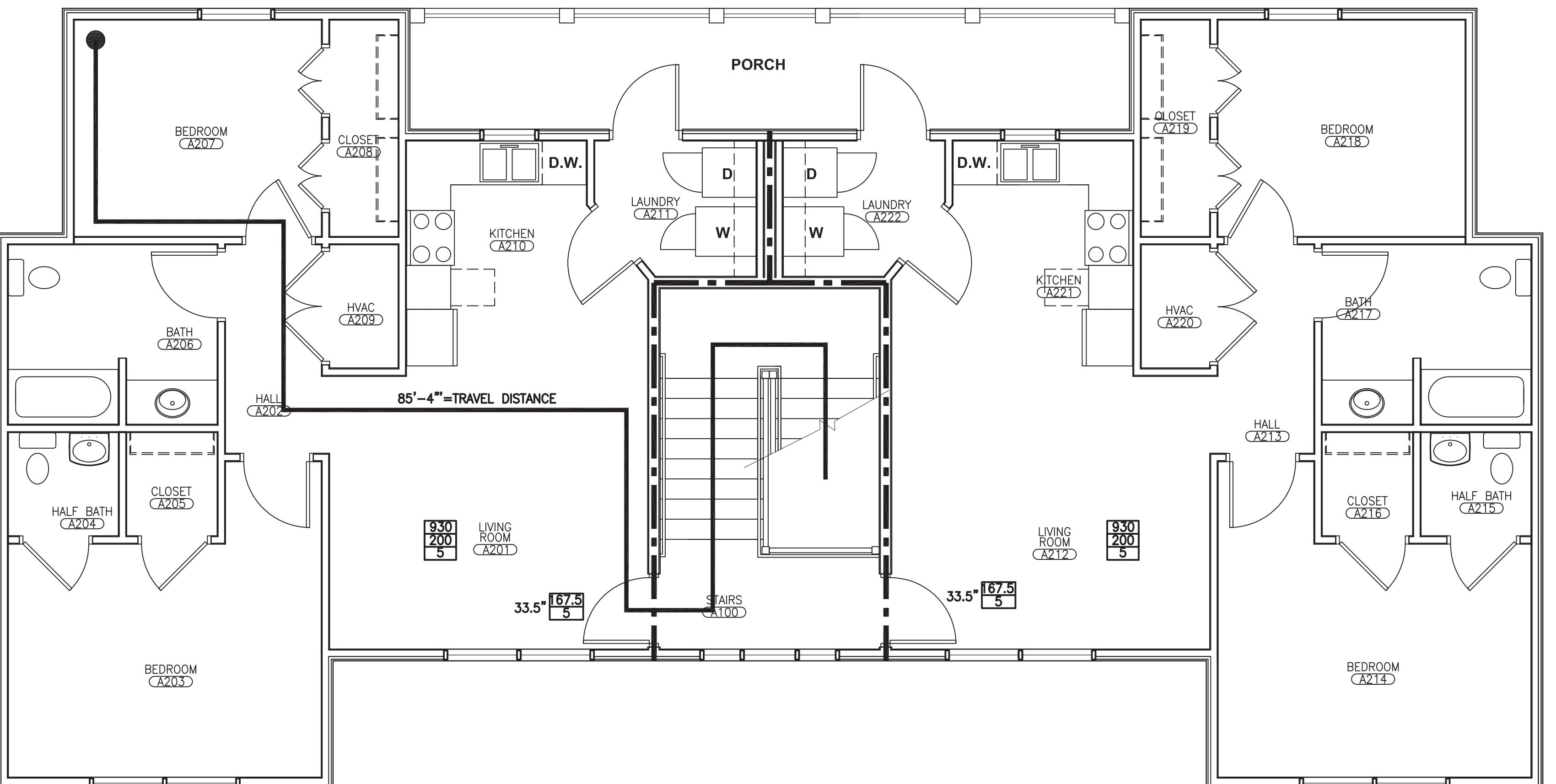
**BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA**

BRHA - TWO-1460.00.MF.0915



LIFE SAFETY PLAN – FIRST LEVEL

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



LIFE SAFETY PLAN – SECOND LEVEL

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

Code Data

BUILDING C 2012 VUSBC Reference	Allowable	Provided	
Occupancy 310.4			
Residential Group R-2	One Type C building which is two bedroom, 1½ bathroom, 2 story quadruplex, 2 apartments on first floor and 2 apartments on second floor. First floor units are Universally Designed and will be accessible adaptable.		
420.2 Separation walls.	Walls separating dwelling units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708	One hour fire partitions and fire separations	
420.3 Horizontal separation.	Floor assemblies separating dwelling units in the same building, floor assemblies separating sleeping units in the same building and roof assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.	One hour floor / ceiling assembly	
420.4 Automatic sprinkler system.	Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.	Sprinkler systems provided throughout according to NFPA 13R	
420.5 Smoke detection and fire alarm systems.	Fire alarm systems and smoke alarms shall be provided in R-2 occupancies in accordance with Sections 907.2.9, respectively. Single- or multiple-station smoke alarms shall be in accordance with Section 907.2.11.	NFPA 72	
TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS	Area per floor ≤ 7,000 square feet	3,720 Square Feet	
	Number of Stories ≤ 2	2	
	Height ≤ 40	25'-4"	
	Type of Construction VB	Wood framed, combustible	
	Primary structural frame (see Section 202)	0 hours fire resistance rating	
	Bearing walls	0 hours fire resistance rating	
	Exterior	0 hours fire resistance rating	
	Interior	0 hours fire resistance rating	
	Nonbearing walls and partitions	0 hours fire resistance rating	
	Exterior	0 hours fire resistance rating	
	Nonbearing walls and partitions	0 hours fire resistance rating	
	Floor construction and associated secondary members (see Section 202)	0 hours fire resistance rating	
	Roof construction and associated secondary members (see Section 202)	0 hours fire resistance rating	
SECTION 708 FIRE PARTITIONS	The following wall assemblies shall comply with this section.		
708.1 General.	1. Walls separating dwelling units in the same building as required by Section 420.2. 2. Walls separating sleeping units in the same building as required by Section 420.2.	1 hours fire resistance rating	
708.3 Fire-resistance rating.	Fire partitions shall have a fire resistance rating of not less than 1 hour.	1 hours fire resistance rating	
TABLE 716.5 FIRE BARRIERS HAVING A REQUIRED FIRE RESISTANCE RATING OF 1 HOUR	Fire barriers for stairs, exit access stairs, interior exit stairways, interior exit ramps and exit passageway walls: MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (hours)	1 hour	1 hours fire resistance rating
TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	Residential: 200 gross square feet per occupant	Refer to Plan	
TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE A, E, F-1, M, R, S-1	WITH SPRINKLER SYSTEM: 250 (feet)	Refer to Plan	
TABLE 1021.2(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES	Basement, first, second or third story, R-2, 4 dwelling units, 125 feet	Refer to Plan	
SECTION 1015 EXIT AND EXIT ACCESS DOORWAYS	1015.1 Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists: 1. The occupant load of the space exceeds 10 Exceptions: 1. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1 or 903.3.1.2.	Refer to Plan	

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Virginia Erosion and Sediment Control Handbook

LIFE SAFETY PLAN LEGEND:

ONE HOUR FIRE BARRIER

WALL MOUNTED FIRE EXTINGUISHER ON BRACKET 10 LB. MULTI-PURPOSE DRY CHEMICAL 4A:60BC

EXIT TRAVEL PATH

0'0"-TRAVEL DISTANCE

EXIT DOOR CAPACITY

CLEAR OPENING 00"

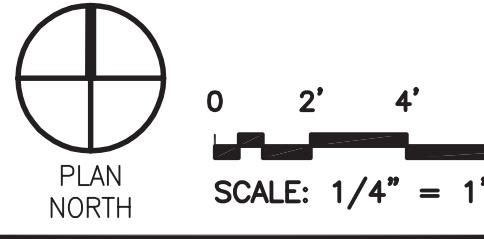
EXIT DOOR OCCUPANT LOAD

000

SQUARE FOOTAGE

OCCUPANT FACTOR 000

OCCUPANTS 000



Sheet No.

LS103C

Project No. 12655-05



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