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COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
Lic. No. 008052
12/17/2015
ARCHITECT

ADDENDUM NO. 1

TO: All Plan Holders

RE: The Village at Oakview
for Bristol Redevelopment and Housing Authority
BRHA-1460.00.MF.0915
T&L Project No. 12655-05

DATE: December 17, 2015

BID OPENING DATE: **REVISED TO JANUARY 14, 2016.**

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated September 11, 2015. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of Seven (8) pages, Drawing BVU, and revised drawings AS101, AS102, C100, C101, C102, C103, C104, C301, C302, L101, L102, L103, A101A, A103B, A104C, A201A, A202B, A203C, A301A, A302A, A304B, A401A, A402B, A403C, A702, ESI, E101A, E102B, E103C, E104D. Revised drawings have a date of 12/16/2015. Items on the drawings that have changed are clouded and tagged with a triangle with the number "1" inside it. The number "1" signifies a change as issued in this Addendum #1.

THE BID OPENING DATE HAS BEEN CHANGED TO JANUARY 14, 2016.
NO QUESTIONS WILL BE CONSIDERED IF RECEIVED AFTER 3:00 PM, EASTERN STANDARD TIME, ON JANUARY 7, 2016.

CLARIFICATIONS AND ANSWERS TO PRE-BID QUESTIONS:

1. Several drawings are updated versions being issued due to assembly oversight just prior to printing bid documents. Several of the questions are answered by these correct drawings.
2. When a single manufacturer's product is listed in the documents, this product is the Basis-of-Design and any comparable products that meet or exceed the performance characteristics of the Basis-of-Design product may be used subject to compliance with the said specifications and the Contract Documents including, but not limited to, Submittals and Product Requirements.
3. **Question:** AS101 – Based on the drawing, it appears that some of the tree canopies along Oakview may interfere with the building lines. Is the owner to cut-back the trees if they interfere?

Answer: The contractor shall trim tree limbs to be a minimum of 10' away from new buildings.

4. **Question:** Refer to sheet C101 – A temporary construction fence should be provided to protect the site. There are no indications on the plans for a temporary fence. Please clarify the requirements.

   Answer: The contractor shall be responsible for security and safety on the project site.

5. **Question:** Structural Framing:

   a. There does not appear to be any framing hardware called-out or indicated on the drawings (joist hangers, etc). Is it intended that all the structural framing be simply nailed connections?

      Response: Joist hangers are called for in Specification Section-06 1000 - Rough Carpentry and on Sheet S001; Wood Notes #8 and #9, and, Structural Wood Note #3, which refers to Table 2304.9.1 in the Virginia Building Code.

   b. Please specify the post/beam connectors (Simpson #).

   Response: The requested information is shown on the updated sheet.

6. **Question:** Exterior Trim:

   Please indicate on the exterior elevations what sizes of trim are required. Clarify what is 5/4 thickness and 1x?

   Response: Trim board thickness shall be 5/4. Corner boards shall be 5.5" wide. Window surround trim shall be 3.5" wide.

7. **Question:** Refer to detail "B/A302A" (typ) – The detail indicates something in the cavity at the base between the sheathing and the veneer. Not labeled. What is it? **Response**: The material is cavity mortar control as specified in 04 2000-Unit Masonry; Section 2.06.

8. Provide a specification for the 1 ½" R6.6 composite insulating sheathing.

   Response: Refer to Specification 06 1000-Rough Carpentry; Section 2.04.D.

9. Refer to sheets A801A, A802B, A803B, and A804C: Provide framing details for the dropped ceilings.

   Response: Refer to detail "1/A801- Typical Furr Down Detail".

10. Refer to A101A, Bldg-A, First Floor: Please clarify. At the end of the back porch is there to be a concrete step or a rail?

    Response: Installation of step or rail varies and is to be coordinated with building locations as shown on the civil drawings.

11. Refer to Wall Section "B/A302A:

    a. At the porch beam the note indicates fiber cement wrap on 3 sides of the beam. The detail show lap siding. Clarify the requirement.

       Response: Lap siding shall be installed on two sides with fiber cement board wrap on the bottom of the porch beam.

    b. Is some type of frieze indicated at the soffit. No notes to indicate anything. Clarify the detail/requirement.

Response: Install 5/4 by 3.5" tall trim board at top of lap siding -typical.

12. Site Power – Per notes, electrical service is to be installed by BVU.

    a. Provide site power plan to indicate transformer pad locations and routing of secondary service to buildings.

       Response: Refer to attached Drawing BVU.

    b. Have arrangements already been made with BVU to install the electrical services?

       Response: Yes, BVU is aware of the project.

    c. What is the schedule & duration for installation of electrical service? Has this been factored into the 12 month construction schedule?

       Response: The schedule for electrical power and communication utilities will be coordinated with the Owner, BVU and the Contractor. BVU plans to install a backbone system first after grading and set transformers. Service laterals will be installed after final grading.

13. Site Utilities – Has the owner already made arrangements for other site utility installations (telecom, etc.)?

    Response: BVU is aware of the project. BVU will provide raceway and burial for fiber (which includes TV, Telephone, and Data). Other providers will provide their own raceway and burial.

14. Refer to sheet S110A (typ): Clarify the intent of the roof overbuilds. Is it to be accomplished with trusses or stick built?

    Response: Use “valley set” trusses – pre-engineered wood truss manufacturer will provide.

15. Refer to the Bid Form: Please clarify what is to be included in the “Sitework and Landscaping” line item. Will it be anything outside the dwelling units… including the shelters and site lighting?

    Response: The **Sitework and Landscaping** Line Item #3 on the Bid Form shall include the site cost and exclude the construction cost of the buildings and shelters. The building and shelter graded pads shall be included in the **Sitework and Landscaping** Line Item #3 cost.

16. Note Drawing Sheet S001 on the above references base states that all wood for load bearing walls and rafters is to be southern pine, yellow pine, or douglas fir. Is spruce acceptable?

    Response: Spruce-Pine-Fir, SPF #1 or better may be used on this project subject to compliance with the specifications and Product Requirements

17. The C101 drawing shows a development sign at the entrance on Oakview Avenue. Is this a temporary construction sign or a permanent sign? Are there any details for this?

    Response: This is a permanent sign. Refer to AS101 and Specification 10 1400-Signage.

18. Do both picnic and bus shelters receive 5/8” plywood?

    Response: Yes.

19. Does the picnic shelter paint?

    Response: Yes, all exposed wood surfaces and trim shall receive one coat of exterior primer and two finish coats of exterior satin paint.

20. Refer to AS101, : all exposed wood surfaces and trimon the bus shelter shall receive one coat of exterior primer and two finish coats of exterior satin paint.

21. Could you provide a section through the bus shelter?

    Response: Refer to revised Drawing Sheet AS102

22. Re: Building A, D – Provide section at rake and gables. How is the rake, overhang to be framed? Provide dimensions. How is the gable to be framed? Is insulation sheathing required? Provide soffit and rake trim details, dimensions.

    Response: Refer to revised Drawing Sheet A304B

23. Re: B/A302A – Verify the dimensions for the exterior slab turn-down at the porch. Detail on S200 shows 8" deep. Architectural detail is shown much deeper.

    Response: The exterior slab turn-down shall be 24" deep.

24. Re: B/A301A (typ) – It appears that the details are provided for vinyl siding although the elevations note fiber cement siding & trim. The frieze board behind the soffit is labeled as FC 1x4 but is drawn as a vinyl trim component. Please clarify.

    Response: The frieze board shall be 5/4 x 3.5 inch fiber cement board.

25. Re: BA302A (typ) – Are all the porch soffits to be solid or ventilated? Fiber cement or vinyl?

    Response: The front porch and second floor rear porch soffits shall be non-vented fiber cement soffits. The first floor rear porch shall not have a soffit on the base bid design. The first floor rear porch Deductive Alternate-1 design shall have a non-vented fiber cement soffit.

26. Re: A802B – The RCP for building B indicates a wider porch beam (approx.. 18"?) for the front porch. Provide appropriate details for this condition. Provide details for the vinyl tapered columns.

    Response: The porch beam for Building-B shall be the same as it is for the other buildings. The vinyl tapered columns are premanufactured vinyl column covers installed over wood columns.

27. Re: Finish Schedule – In the remarks column, 4'x5' CT is noted @ entry? Is a slab recess required? Thin set or mud set?

    Response: The entry tile is thin set with Schluter SCHIENE or equivalent metal edge protection.

28. Re: Specifications, sec 04-2000 – There are three different brick products specified and two different sizes. There are no indications on the plans to show where each occurs. Please clarify.

    Response: Refer Drawing AS101 and updated attached drawings of elevations

29. Re: Specifications, sec 04-7200 – Where does the cast stone masonry occur? There does not appear to be any noted on the plans.

    Response: Refer to Drawing AS101 and updated attached drawings of elevations.

30. Re: The plans show a 9.5A surface asphalt which maybe a typing error. This mix is used typically on VDOT routes for a Non-Skid finish. We normally use 9.5AL in parking lots. Can you check on this and verify which mix we need to price?

    Response: Contractor shall use the 9.5A surface mix.

CHANGES TO THE SPECIFICATIONS:

1. Refer to Specification Section 08 1600.00-Molded Composite Doors. We have been told by suppliers that the door specified (Arlington) is obsolete (discontinued). Please specify another door.

   Response: Replace the Basis-of-Design with Jeld-Wen; Colonist series interior doors in lieu of the Arlington series doors.

2. **Question:** Refer to Specification Section 08 1423-Entry Doors. The "Basis of Design" is for Pella doors. Are comparable doors by other manufacturer's acceptable?

   Answer: Yes, other manufacturers of fiberglass entrance systems compliant with thermal and performance characteristics specified are acceptable subject to the Product Requirements provisions. Note that the thermal and performance criteria are critical factors in the building envelope performance for the Earthcraft Platinum compliance.

3. Provide a specification for the railings (interior and exterior).

   Response: Refer to Specification Section 06 2000-Finish Carpentry for the exterior railing. The interior metal railing shall be shop fabricated.

4. Refer to Specification 238126-Split System Air Conditioners Section 2.02.A.(e)

   Add the following:

   (2) HVAC Manufacturer shall have at least one of the following options for thermostats for visually impaired occupants:
   a. Thermostat cover with raised buttons and pre-programmed temperature dead bands.
   b. Rotary-style thermostat with audible clicks representing degree changes.
   c. Digital talking thermostat.

CHANGES TO DRAWINGS:

1. The Civil and Landscape sheets have been revised to show tiered retaining walls.

   Design parameters for the water quality filtration system have been given on Civil sheet C301. The locations of the ornamental fence are shown on sheets AS101 and C102. The revised sheets are attached to this addendum.

2. Refer to detail "1/AS102" – Provide details for the Picnic Shelter:

   a. Foundation design details, dimensions?

   b. Specify post connectors to be provided (Simpson #)?

c. Specify post bases to be provided (Simpson #)?

d. Verify 4x4 beams. Seem too small for the span.

Response: The requested information is shown on the updated sheet AS102.

3. Refer to detail "2/AS102" – Provide details for the Bus Shelter:

a. Roof framing construction?

b. Concrete pad/foundation details, dimensions?

c. Bench construction?

d. Window details? Specification, head/jamb/sill details?

e. Provide section. Soffit required?

Response: The requested information is shown on the updated sheet.

4. Refer to sheet S200:

a. Note 1 indicates that all wall and column footings be undercut per the detail. At the pre-bid meeting it was said that the allowances on the bid form were to address the undercut. Please clarify.

Response: The undercut shown in the drawings shall be calculated and included in the Buildings and Site Construction Lump Sum Line 2 in the Bid Form. The Unit Prices 1 and 2 [“Allowance”] are for ADDITIONAL undercut beyond, in excess of, or below the design subgrade undercut shown on Drawing Sheet S200.

On Sheet S200, Typical Detail-Footing Undercut, change Note #2: D=2.0 x B for wall Footings.

5. Stair Detail A – Where does this apply?

Response: The "Typical Detail-Concrete Stairs" occurs at the front and rear porches. The Contractor shall coordinate with the civil drawings.

6. Refer to Bid Form, Alternate 1:

a. The verbal description provided is not complete enough for pricing.

Response: Refer to the updated architectural sheets for clarification of Deductive Alternate Item #1.

7. Suggest providing elevations and section to indicate what conditions are to be there after omitting the deck.

Response: The adjacent masonry, fiber cement siding, and trim shall continue, if the porches are deleted in that area. The requested information is shown on the updated sheet.

8. Since the roof extends over the balcony, the roof framing and trusses will need to be revised. Will you change the roof slope to match the new eave line? Provide a revised roof plan for the alternate.

Response: Yes, the roof slope will change if the rear porches are deleted.

9. Refer to detail "B/A302A" (typ) – Specify the anchor bolt size, type and spacing.

Response: Sill plate anchor bolts are ½” diameter with 9” embedment at 48” on center.

10. Refer to detail "B/A302A" (typ) – Specify the size, spacing, etc. for the bolts supporting the ledger.

    Response: Connect 2x8 ledger to LVL rim joist with ½" diameter through-bolts at 16" on center.

11. Refer to detail "B/A302A": What type of decking is to be used for the balcony? Nothing is indicated.

    Response: The second floor porch deck boards shall be pressure treated 1x6 material.

12. Will the balcony deck be "open" to below to drip on the soffit? Is some kind of drainage needed?

    Response: The second floor porch decks shall be open to below.

13. Refer to detail "B/A304B": There appears to be a conflict in the roof framing over the bay windows. The architectural detail is different from the structural detail (2/S300). Please clarify.

    Response: The architectural detail is the correct detail. Add a wood 2x4 above the ceiling along the bump-out wall for support of the gypsum board edge.

14. Refer to Building Section "AA/A301: Please provide information regarding the stair framing:

    a. How many stringers are required?

    Response; 2x12 stringers notched for stairs are similar to 2x6 strength-wise. (3) stringers of double 2x12's will work. Alternatively, use un-notched 2x10's under (3) notched 2x12 stringers.

    b. What framing is required for the landings?

    Response; (3)2x12 No. 1 at edge of landings (which support stringers). Otherwise 2x12 @ 16".

    c. What material is to be used for the treads?

    Response: Refer to the Finish Schedules on sheets A801A, A802B, A804C, and Specification 09 6500-Resilient Flooring; Section 2.02.A.

    d. What are the risers covered with?

    Response: Refer to the Finish Schedules on sheets A801A, A802B, A804C, and Specification 09 6500-Resilient Flooring; Section 2.02.B.

15. Refer to Sheet A601 and A602: The pull knobs shown on the cabinetry shall be replaced with pull handles as stated in Specification 12 3530-Residential Casework Section 2.03.

16. Refer to Sheet ES1; Outdoor Lighting Schedule; Fixtures "S2" and "S3" with pole heights of 25 feet shall be revised to 20 feet high poles. Lights grouped together shall be mounted on one pole.

17. Refer to Sheet ES1; Electrical Notes: Add Note: All site branch wiring conductors shall be #10 THWN with ground in 1" PVC conduit on 240V 2P-15A breakers.

18. Refer to Sheets E101A, E102B, E103C, and E104D: Add the following GFI electrical outlets in the Mechanical Closets for future Dehumidification Units.

    a. Buildings-A, C, and D: Circuit 27 (750 watts)

b. Building-B: Connect to ventilation system circuit 30 (870 watts) with the addition of a safety switch to the circuit.

19. Refer to sheet P001: Add note #37 as follows: "Drain provided in mechanical rooms is for future dehumidification unit."

20. During the site visit, it was noticed that there was building debris and remains of an old foundation on the site where D-1 is to be located. Has the site been checked for any soil contamination?

    Response: We are not aware of any soil testing that has been conducted at the site other than the geotechnical report. If soil contamination is encountered at the site, it would be considered a Differing Site Condition in accordance with the General Conditions.

21. Revise panel schedules found on sheets E101A, E102B, E103C, and E105D to allow plug-on breakers for residential load centers.

22. Revise specification section 262416 – 2.4 “Equipment for Electricity Metering” – Change from “by owner” to “ - contractor provided”

23. See equipment schedule on sheet E001 for additional meter center specifications.

24. Revise Note 20. In “General Electrical Notes” on sheet E001 to read “All receptacles shall be listed as tamper resistant (TR) as required by NEC 406.12.”

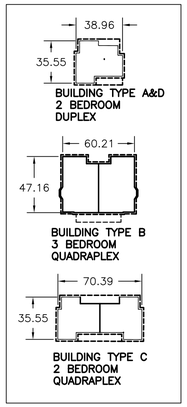
END OF ADDENDUM NARRATIVE

ATTACHMENTS FOLLOW

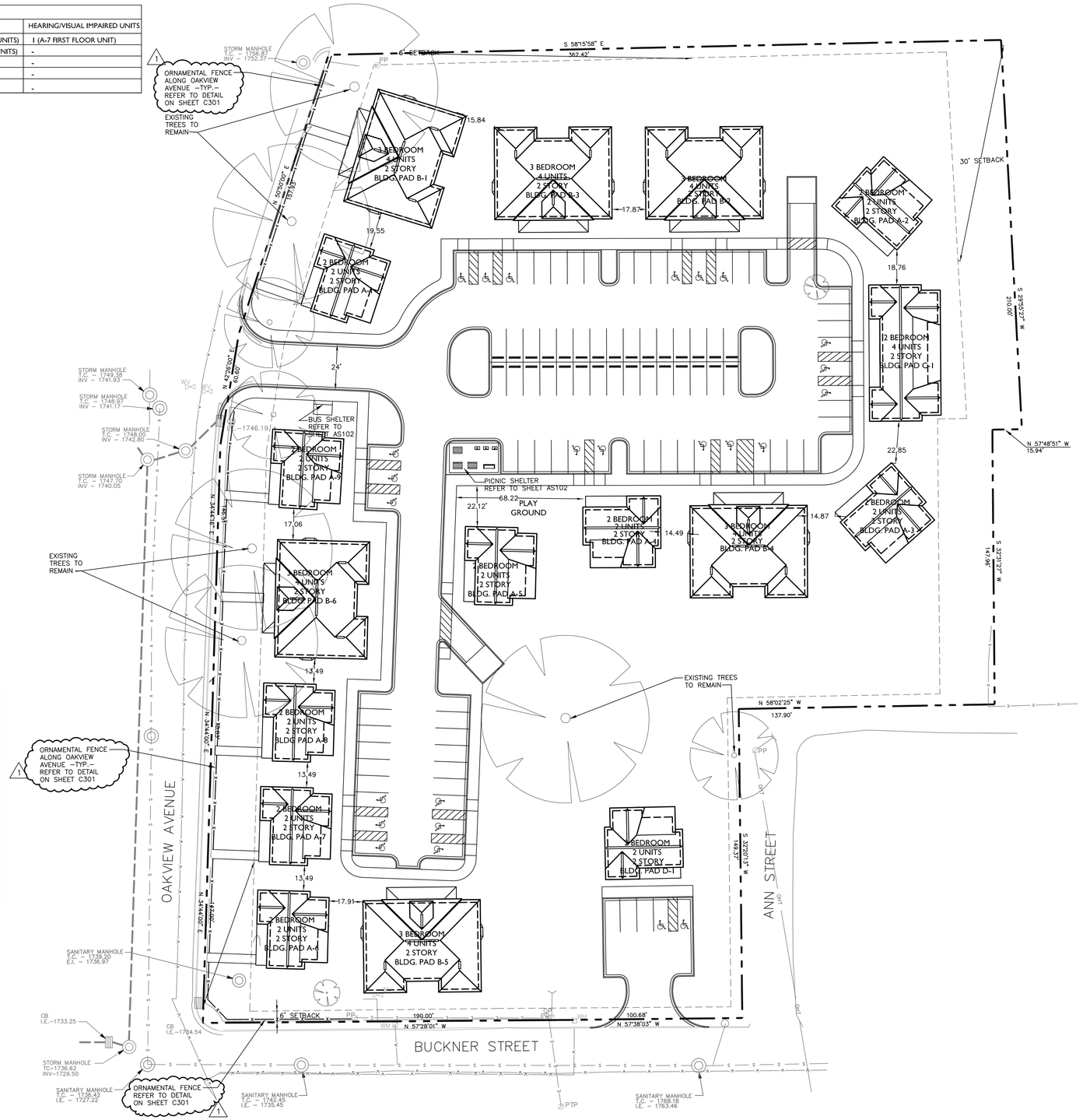
UNIT DATA								
BUILDING TYPE	UNIT TYPE	GROSS SF PER UNIT	NET SF PER UNIT	# OF BUILDINGS	TOTAL # OF FIRST FLOOR UD UNITS	TOTAL # OF SECOND FLOOR UNITS	ACCESSIBLE UNITS	HEARING/VISUAL IMPAIRED UNITS
A	2 BEDROOM	929	854	9	9	9	2 (A-4 AND A-9 FIRST FLOOR UNITS)	1 (A-7 FIRST FLOOR UNIT)
B	3 BEDROOM	1,162	1,089	6	12	12	4 (B-3 AND B-4 FIRST FLOOR UNITS)	-
C	2 BEDROOM	930	854	1	2	2	-	-
D	2 BEDROOM	929	854	1	1	1	-	-
			TOTAL	17	24	24	6	-

GENERAL LEGEND

- PROPERTY/ROW BOUNDARY
- WATER LINE
- WATER VALVE
- SANITARY SEWER
- MANHOLE



MASONRY SCHEDULE		
BUILDING	BRICK	CAST STONE
A-1	M/S SPALDING TUDOR	CITADEL SILVER SLATE
A-2	M/S SPALDING TUDOR	CITADEL IRON MOUNTAIN
A-3	M/S NOTTINGHAM TUDOR	CITADEL SILVER SLATE
A-4	Q/M MILLSTONE	CITADEL IRON MOUNTAIN
A-5	M/S NOTTINGHAM TUDOR	CITADEL IRON MOUNTAIN
A-6	Q/M MILLSTONE	CITADEL SILVER SLATE
A-7	M/S NOTTINGHAM TUDOR	CITADEL SILVER SLATE
A-8	Q/M MILLSTONE	CITADEL IRON MOUNTAIN
A-9	M/S NOTTINGHAM TUDOR	CITADEL IRON MOUNTAIN
B-1	Q/M MILLSTONE	CITADEL SILVER SLATE
B-2	M/S NOTTINGHAM TUDOR	CITADEL SILVER SLATE
B-3	M/S SPALDING TUDOR	CITADEL IRON MOUNTAIN
B-4	M/S SPALDING TUDOR	CITADEL SILVER SLATE
B-5	M/S NOTTINGHAM TUDOR	CITADEL IRON MOUNTAIN
B-6	M/S SPALDING TUDOR	CITADEL SILVER SLATE
C-1	Q/M MILLSTONE	CITADEL IRON MOUNTAIN
D-1	Q/M MILLSTONE	CITADEL SILVER SLATE



ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

PARKING DATA	
PARKING SPACES	71
HANDICAP PARKING SPACES (VAN ACCESSIBLE)	1
HANDICAP PARKING SPACES (CAR ACCESSIBLE)	24
TOTAL PARKING SPACES	96

15 0 30
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA
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BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
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BRHA - TVO-1460.00.MF.0915

ARCHITECTURAL SITE PLAN

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	HA
Checked	CCG
Date	SEP. 11, 2015
File No.	-

Project No. 12655-05

THOMPSON & LITTON

Sheet No. AS101

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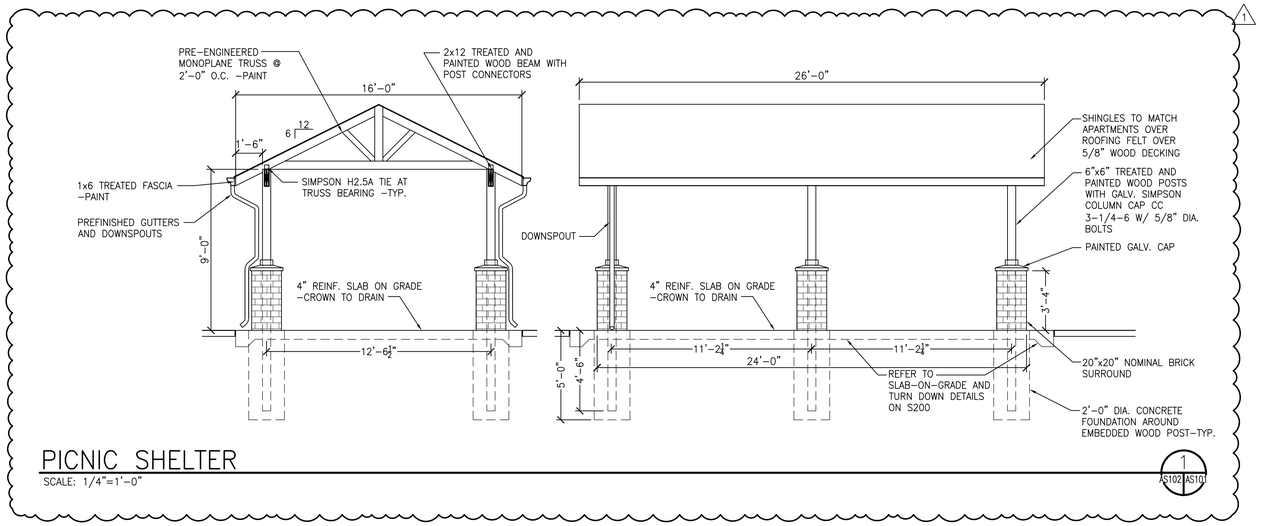
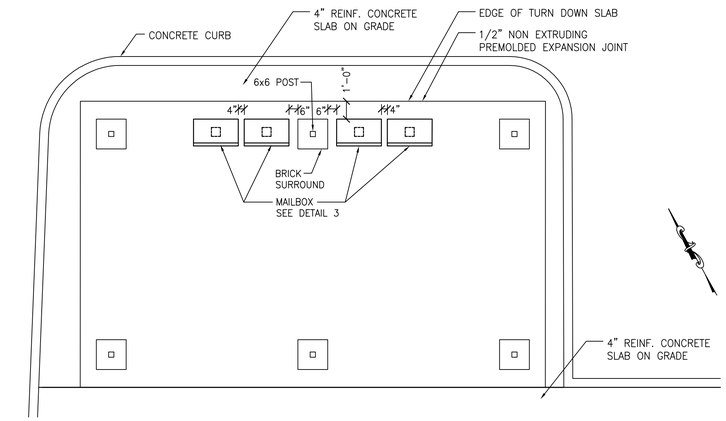


PICNIC SHELTER

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

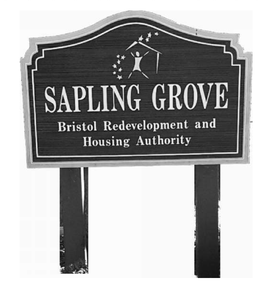
1 / AS102 AS103



PICNIC SHELTER FLOOR PLAN

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

A / AS102 AS103

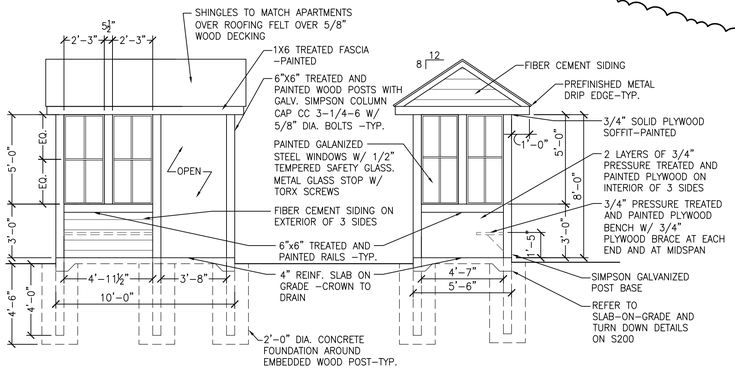


DEVELOPMENT SIGN EXAMPLE

SCALE: NTS

NOTE: REFER TO SPECIFICATION 10 1400-SIGNAGE SECTION 2.02.F FOR INFORMATION

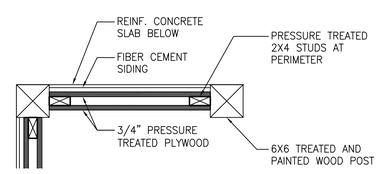
1



BUS SHELTER

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

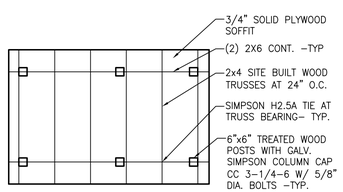
2 / AS102 AS103



BUS SHELTER CORNER DETAIL

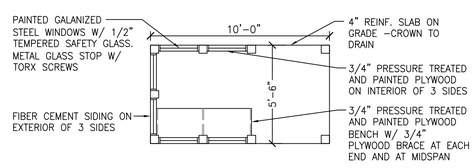
SCALE: 1"=1'-0"

1



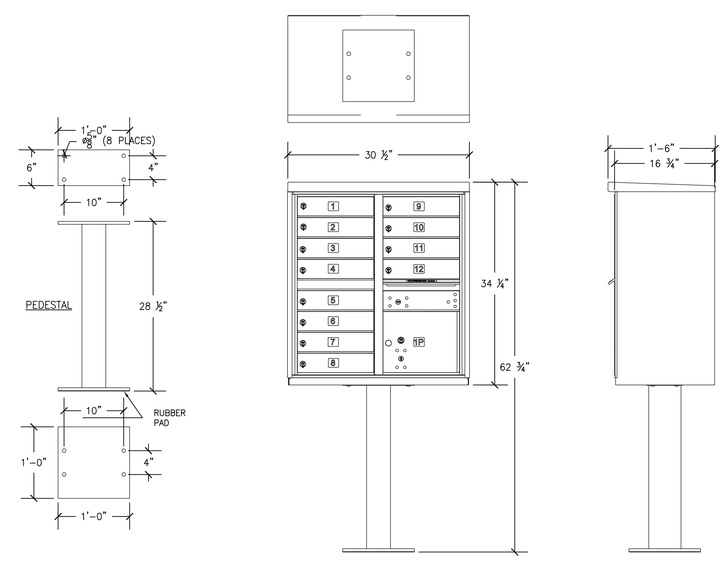
BUS SHELTER ROOF FRAMING PLAN

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



BUS SHELTER FLOOR PLAN

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



MAILBOX DETAIL

SCALE: 1"=1'-0"

3 / AS102 AS103

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BRHA - TYO-1460.00.MF.0915

SHELTER DETAILS

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	HLA
Checked	CCG
Date	SEP. 11, 2015
File No.	12655-AS102

Project No. 12655-05

THOMPSON & LITTON

Sheet No.

AS102

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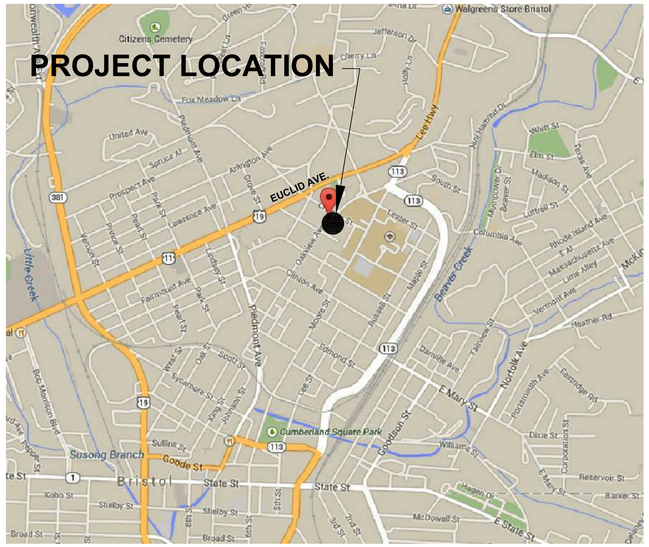


LOCATION MAP

N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
	COVER SHEET
C100.	LOCATION MAP, LEGEND & NOTES
C101.	SITE PLAN
C102.	GRADING PLAN
C103.	DRAINAGE & EROSION AND SEDIMENT CONTROL PLAN
C104.	WATER AND SANITARY SEWER PLAN
C200.	SANITARY SEWER LINE 100 & 101S PROFILES
C300.	SITE DETAILS
C301.	UTILITY DETAILS
C302.	STANDARD WATER AND SANITARY SEWER DETAILS
C303.	STANDARD WATER LINE DETAILS
C304.	DUMPSTER PAD AND ENCLOSURE PLAN AND DETAILS

EROSION AND SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS, THE EROSION AND SEDIMENT CONTROL PLAN FOR THIS PROJECT AND THE LATEST EDITION OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK," BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, AS APPLICABLE.
2. THE CONTRACTOR SHALL KEEP AT THE PROJECT SITE COPIES OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE EROSION AND SEDIMENT CONTROL PLAN FOR THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION AND SEDIMENT CONTROL FACILITIES NECESSARY TO PREVENT EROSION AND SEDIMENTATION ON-SITE OR OFF-SITE AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
4. ALL DISTURBED AREAS SHALL DRAIN TO APPROVED EROSION AND SEDIMENT CONTROL FACILITIES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION IS ACHIEVED. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE CONSTRUCTED AS A FIRST STEP IN ALL LAND DISTURBING ACTIVITIES AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. MATERIAL STOCKPILES SHALL BE CONTAINED WITHIN SEDIMENT BARRIERS. STOCKPILES THAT ARE TO REMAIN UNWORKED FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING WITHIN 7 DAYS AFTER THE COMPLETION OF STOCKPILING.
7. TEMPORARY STABILIZATION SHALL BE INSTALLED WITHIN 7 DAYS ON DENUDED AREAS THAT ARE TO REMAIN DORMANT FOR GREATER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. PERMANENT STABILIZATION SHALL BE INSTALLED WITHIN 7 DAYS OF FINAL STABILIZATION.
8. ALL AREAS WHICH REQUIRE SEEDING SHALL BE "TOPSOILED" AND STABILIZED WITH MULCH IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN AND SPECIFICATIONS FOR THIS PROJECT.
9. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE LOCAL PROGRAM ADMINISTRATOR OR HIS DESIGNATED AGENT, IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND INHIBITS EROSION.
10. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
11. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
12. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL FACILITIES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MADE IMMEDIATELY. RECORDS OF ALL INSPECTIONS AND REPAIRS MADE TO EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR.
13. NO MORE THAN 200 LINEAR FEET OF TRENCH MAY BE OPEN AT ONE TIME.
14. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
15. PAVED OR PUBLIC ROAD SURFACES SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY.
16. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH A DEWATERING STRUCTURE AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
17. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IS COMPLETED IN THE WATERCOURSE.
18. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
19. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

EROSION AND SEDIMENT CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE
TO	TOPSOILING
PS	PERMANENT SEEDING
TS	TEMPORARY SEEDING
CE	CONSTRUCTION ENTRANCE
SR	SURFACE ROUGHENING
IP	INLET PROTECTION

GENERAL LEGEND

EXISTING	NEW	DESCRIPTION
2140	2140	CONTOUR
	40.50	SPOT ELEVATION
		TEMPORARY BENCHMARK
		PROPERTY BOUNDARY
		RIGHT-OF-WAY BOUNDARY
		DRAINAGE AND UTILITY EASEMENT
		BUILDING SETBACK
		PAVED ROAD
		CULVERT
X		FENCE
E		ELECTRICAL LINE/CONDUIT
		POWER POLE
S		SEWER LINE
		MANHOLE
W		WATER LINE
NPW		NONPOTABLE WATER LINE
		GATE VALVE
	BOV	BLOW-OFF VALVE
	ARV	AIR RELEASE VALVE
	FH	FIRE HYDRANT
	WM	WATER METER
G		GAS LINE
FO		FIBER OPTIC CONDUIT
SFM		SEWER FORCE MAIN
T		TELEPHONE LINE
		TREE
		SIDEWALK

GENERAL NOTES

1. FIELD SURVEYS TO PROVIDE TOPOGRAPHIC MAPPING WERE PERFORMED BY OTHERS.
2. VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (93).
4. THE EXISTENCE AND LOCATION OF EXISTING UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND FIELD VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. ANY DAMAGE DONE TO EXISTING UTILITIES AND FACILITIES SHALL BE REPAIRED WITH THE UTILITIES AND FACILITIES RESTORED TO AT LEAST THEIR ORIGINAL CONDITION.
5. THE TOPS OF MANHOLE COVERS SHALL TERMINATE AT GRADE UNLESS OTHERWISE NOTED.
6. ALL UNPAVED AND UNGRAVELED AREAS DISTURBED BY EXCAVATION SHALL BE SEEDED.
7. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS, AS APPLICABLE.
8. PROPOSED CROSSWALKS, STOP BARS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE M.U.T.C.D. MANUAL AND VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS, AS APPLICABLE.
9. EXISTING CONTOURS SHOWN ON ALL PLANS REPRESENT THE APPROXIMATE FIELD CONDITIONS AND ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND FIELD VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK.
10. MINIMUM PIPE COVER FOR WATER LINES SHALL BE 3'-0" UNLESS OTHERWISE INDICATED
11. SEWER SLOPES SHOWN ARE BASED ON THE HORIZONTAL DISTANCE BETWEEN THE CENTERLINE OF MANHOLES.
12. MINIMUM PIPE COVER FOR GRAVITY SEWER LINES SHALL BE 2'-6" UNLESS OTHERWISE INDICATED.
13. ALL UNPAVED AND UNGRAVELED AREAS DISTURBED BY EXCAVATION SHALL BE SEEDED.
14. OWNERSHIP OF DOCUMENTS – THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS INCORPORATED IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THOMPSON & LITTON.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINISH SITE GRADING TO AVOID STANDING WATER. ALL AREAS SHALL BE GRADED TO DRAIN TO DRAINAGE SWALES AND/OR DRAINAGE STRUCTURES AS INDICATED ON THE PLANS.

COMMONWEALTH OF VIRGINIA
TIMOTHY A. MULLINS
Lic. No. 28988
09-17-15
PROFESSIONAL ENGINEER

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

LOCATION MAP, LEGEND, & NOTES

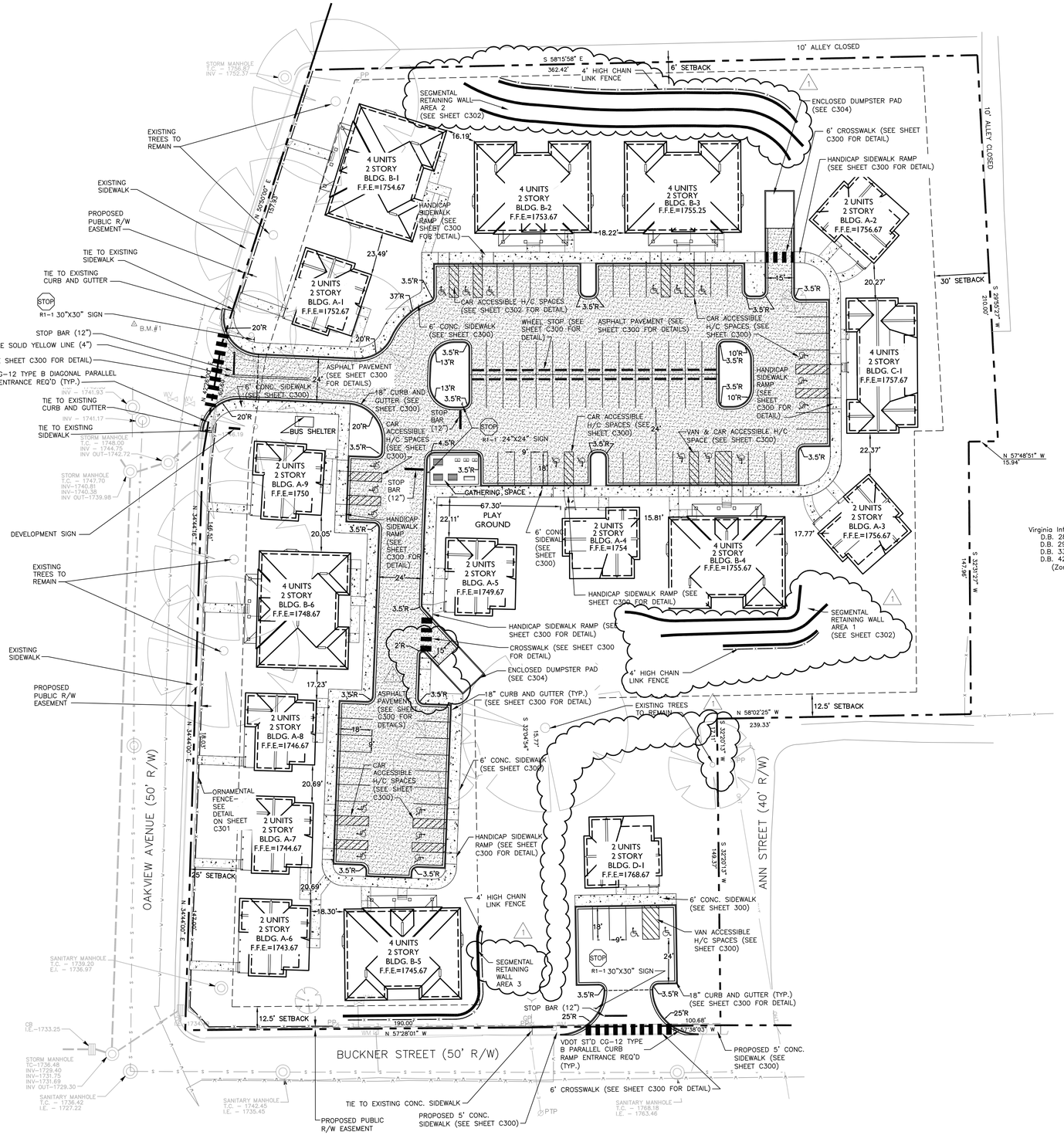
No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	JB
Drawn	JB
Checked	JJM / TAM
Date	SEP. 18, 2015
File No.	TITLE.dwg

Project No. 12655-06

THOMPSON & LITTON
100 Fifth Street
Suite 400
Bristol, Tennessee 37620

Sheet No. C100



SITE DATA

ADDRESS:	401 OAKVIEW AVENUE BRISTOL, VA. 24201
OWNER:	BRISTOL REDEVELOPMENT & HOUSING AUTHORITY 809 EDMOND ST. BRISTOL, VA. 24201 CONTACT: TODD MUSICK PHONE: (276) 642-2001
TAX MAP / PARCEL :	T.M. 17(14)-BK5-1-12 T.M. 17(14)-BK6-5,6,6A T.M. 17(15)-BK4-4-6,10-14
ZONING:	R-3, MODERATE DENSITY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL HOUSING
PROPERTY DIMENSIONS & AREA:	AREA - 4.43 AC. (193,163 S.F.)
SETBACKS REQUIRMENTS:	FRONT = 25' REAR = 30' NORTH SIDE = 6' SOUTH SIDE = 12.5'
BUILDING AREA:	28,048 S.F.
BUILDING HEIGHT:	2-STORY
PARKING:	2 SPACES / RESIDENTIAL UNIT REQUIRED - 96 SPACES PROVIDED - 71 STD. & 25 H/C
SIGNS:	FREE STANDING - 1 @ 25 S.F., 7' H
DRAINAGE:	PRE/POST & QUALITY STORMWATER MANAGMENT REQUIRED
BENCHMARK:	B.M. #1 - BACK OF CURB IN GRASS N: 3401001.399 E: 10403007.762 ELEV.: 1750.66
FLOOD ZONE DESIGNATION:	SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "X" ON FLOOD INSURANCE RATE MAP NO. 510022008D. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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SITE PLAN

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	JB
Drawn	JB
Checked	JJM
Date	SEP. 11, 2015
File No.	BONHAM SITE PLAN.dwg

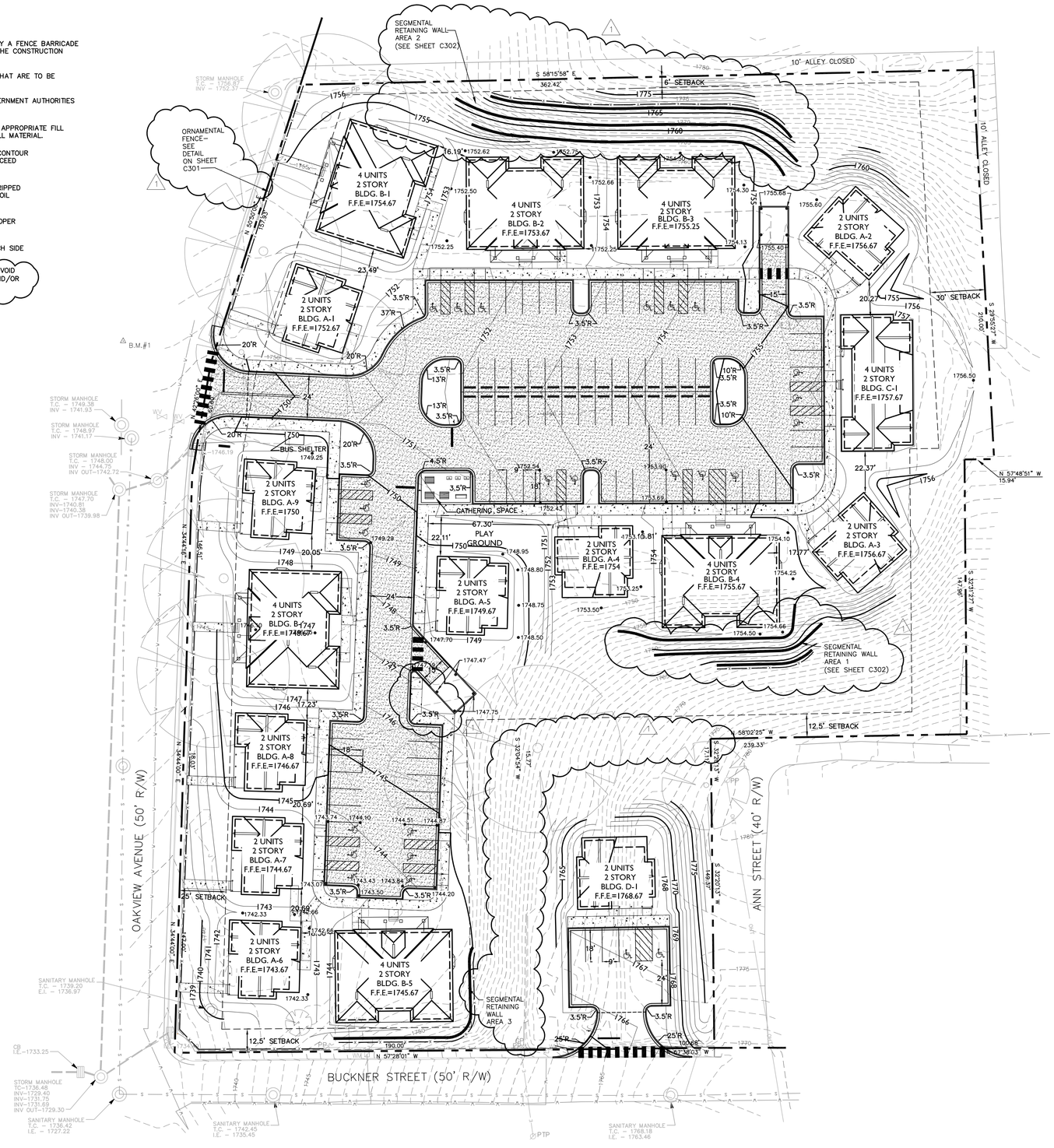
Project No.
12655-06

THOMPSON & LITTON
100 Fifth Street
Suite 400
Bristol, Tennessee 37620

Sheet No.
C101

GRADING NOTES

1. NOTED TREES AND VEGETATION TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY A FENCE BARRICADE PRIOR TO CONSTRUCTION OPERATIONS. NO TREES ARE TO BE REMOVED OUTSIDE OF THE CONSTRUCTION LIMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TREES THAT ARE TO BE REMOVED FROM THE SITE.
3. BURNING ONSITE IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE LOCAL GOVERNMENT AUTHORITIES HAVING JURISDICTION.
4. ANY YIELDING, PUMPING OR SOFT MATERIAL SHALL BE CUT OUT AND REPLACED WITH APPROPRIATE FILL MATERIAL. SOIL CLASSIFIED AS: PT, OH, OL, CH, AND MH, ARE NOT SATISFACTORY FILL MATERIAL.
5. FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED AT THE LOCATIONS AND TO THE CONTOUR LINES AND GRADES INDICATED ON THE CONSTRUCTION PLANS. SLOPES SHALL NOT EXCEED 2:1 SLOPES.
6. AREAS DESIGNATED FOR GRADING OPERATIONS THAT CONTAIN TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR LATER USE. ONCE THE PROPOSED GRADING IS COMPLETE TOPSOIL SHALL BE PLACED OVER THE GRADED AREAS.
7. STOCKPILED TOPSOIL SHALL BE STORED IN A SATISFACTORY MANNER TO AFFORD PROPER DRAINAGE AND EROSION AND SEDIMENT CONTROL MEASURES.
8. IF ROCK IS ENCOUNTERED, REMOVE ROCK TO A DEPTH OF 6" BELOW AND 8" OF EACH SIDE OF PIPES IN TRENCHES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINISH SITE GRADING TO AVOID STANDING WATER. ALL AREAS SHALL BE GRADED TO DRAIN TO DRAINAGE SWALES AND/OR DRAINAGE STRUCTURES AS INDICATED ON THE PLANS.



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THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
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GRADING PLAN

No.	Date	Purpose of Document Issue
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Drawn	JB
Checked	TAM
Date	SEP. 11, 2015
File No.	BONHAM SITE GRADING PLAN.dwg

Project No.
12655-06

THOMPSON & LITTON
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Bristol, Tennessee 37620

Sheet No.
C102

DRAINAGE SCHEDULE

3-1
I EA. DI-1 REQ'D.
RIM ELEV. = 1752.05
INV. IN = 1748.65 - 15" H.D.P.E.

3-1 3-2
28 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-2
I EA. DI-3C REQ'D. L=10'
RIM ELEV. = 1751.60
INV. IN = 1747.35 - 15" H.D.P.E.
INV. IN = 1745.10 - 15" H.D.P.E.
INV, OUT = 1745.10 - 15" H.D.P.E.

3-2 3-9
140 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-3
I EA. DI-3C REQ'D. L=10'
RIM ELEV. = 1752.80
INV. IN = 1748.55 - 15" H.D.P.E.
INV. IN = 1746.55 - 15" H.D.P.E.
INV, OUT = 1746.55 - 15" H.D.P.E.

3-3 3-2
87 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-4
I EA. DI-1 REQ'D.
RIM ELEV. = 1752.05
INV, OUT = 1748.85 - 15" H.D.P.E.

3-4 3-3
26 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-5
I EA. DI-3C REQ'D. L = 6'
RIM ELEV. = 1755.00
INV. IN = 1747.25 -15" H.D.P.E.
INV. IN. = 1750.25 -15" H.D.P.E.
INV. OUT = 1747.25 - 15" H.D.P.E.

3-5 3-3
90 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-6
I EA. DI-1REQ'D.
RIM ELEV. = 1754.05
INV. IN = 1750.75 -15" H.D.P.E.
INV. OUT = 1750.75 - 15" H.D.P.E.

3-6 3-5
53 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-7
I EA. DI-1REQ'D.
RIM ELEV. = 1755.50
INV. OUT = 1751.75 - 15" H.D.P.E.

3-7 3-6
32 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-8
I EA. DI-1 REQ'D.
RIM ELEV. = 1755.00
INV. OUT = 1747.75 - 15" H.D.P.E.

3-8 3-5
65 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-9
I EA. DI-3B REQ'D. L=8'
RIM ELEV. = 1749.05
INV. IN = 1740.00 - 15" H.D.P.E.
INV. IN = 1740.00 - 36" H.D.P.E.
INV. OUT = 1740.00 - 18" H.D.P.E.

3-9 3-18
80 L.F. -18" DIAMETER H.D.P.E. PIPE REQ'D

3-10
I EA. DI-3B REQ'D. L=8'
RIM ELEV. = 1751.50
INV. IN = 1746.50 - 15" H.D.P.E.
INV. OUT = 1740.50 - 36" H.D.P.E.

3-10 3-9
70 L.F. - 36" DIAMETER H.D.P.E. PIPE REQ'D

3-11
I EA. DI-3B REQ'D. L=12'
RIM ELEV. = 1753.50
INV. IN = 1747.65 - 15" H.D.P.E.
INV. OUT = 1747.65 - 15" H.D.P.E.

3-11 3-10
66 L.F. -15" DIAMETER H.D.P.E. PIPE REQ'D

3-12
I EA. M.H.-1 OR M.H.-2 REQ'D.
RIM ELEV. = 1755.50
INV. IN = 1749.25 - 15" H.D.P.E.
INV. IN = 1749.25 - 15" H.D.P.E.
INV. OUT = 1749.25 - 15" H.D.P.E.

3-12 3-11
105 L.F. -15" DIAMETER H.D.P.E. PIPE REQ'D

3-13 3-12
24 L.F. -15" DIAMETER H.D.P.E. PIPE REQ'D

3-13
I EA. DI-1 REQ'D.
RIM ELEV. = 1754.01
INV. OUT = 1750.75 - 15" H.D.P.E.

3-14
I EA. DI-1 REQ'D.
RIM ELEV. = 1755.00
INV. OUT = 1750.75 - 15" H.D.P.E.

3-14 3-12
45 L.F. -15" DIAMETER H.D.P.E. PIPE REQ'D

3-15
I EA. DI-1 REQ'D.
RIM ELEV. = 1753.10
INV. OUT = 1749.55 - 15" H.D.P.E.

3-15 3-16
62 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-16
I EA. DI-1 REQ'D.
RIM ELEV. = 1748.30
INV. IN = 1745.95 -15" H.D.P.E.
INV. OUT = 1742.00 - 18" H.D.P.E.

3-16 3-17
55 L.F. - 18" DIAMETER H.D.P.E. PIPE REQ'D

3-17
I EA. DI-1 REQ'D.
RIM ELEV. = 1747.00
INV. IN = 1740.75 -18" H.D.P.E.
INV. OUT = 1737.50 - 24" H.D.P.E.

3-17 3-18
54 L.F. - 24" DIAMETER H.D.P.E. PIPE REQ'D

3-18
I EA. DI-3B REQ'D. L=8'
RIM ELEV. = 1746.00
INV. IN = 1736.75 -24" H.D.P.E.
INV. IN = 1735.75 - 18" H.D.P.E.
INV. OUT = 1735.75 - 18" H.D.P.E.

3-18 3-20
99 L.F. - 18" DIAMETER H.D.P.E. PIPE REQ'D

3-19
I EA. DI-1 REQ'D.
RIM ELEV. = 1744.90
INV. OUT = 1737.25 - 36" H.D.P.E.

3-19 3-20
70 L.F. - 36" DIAMETER H.D.P.E. PIPE REQ'D

3-20
I EA. DI-3B REQ'D. L=12'
RIM ELEV. = 1743.57
INV. IN = 1735.25 -18" H.D.P.E.
INV. IN = 1735.25 - 36" H.D.P.E.
INV. OUT = 1735.25 - 18" H.D.P.E.

3-20 3-21
26 L.F. - 18" DIAMETER H.D.P.E. PIPE REQ'D

3-21
I EA. WATER QUALITY BMP REQ'D.
RIM ELEV. = 1743.00
INV. IN = 1735.12 - 18" H.D.P.E.
INV. OUT = 1734.37 - 18" H.D.P.E.

3-21 3-22
23 L.F. - 18" DIAMETER H.D.P.E. PIPE REQ'D

3-22
I EA. DI-1REQ'D.
RIM ELEV. = 1740.80
INV. IN = 1730.50 - 18" H.D.P.E.
INV. OUT = 1730.50 - 15" H.D.P.E.

3-23
I EA. DI-3B REQ'D. L = 4'
RIM ELEV. = 1736.49
INV. IN = 1729.50 - 15" H.D.P.E.
INV. OUT = 1729.50 - 18" H.D.P.E.

3-23 EX. MH 3
38 L.F. - 18" DIAMETER H.D.P.E. PIPE REQ'D

3-24 3-23
11 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-22 3-24
63 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-24
I EA. JUNCTION BOX REQ'D.
CONTROL STRUCTURE (SEE SHEET C300 FOR DETAIL)
RIM ELEV. = 1738.00
INV. IN = 1729.67 - 15" H.D.P.E.
INV. IN = 1729.67 - 36" H.D.P.E.
INV. OUT = 1729.67 - 15" H.D.P.E.

3-25 3-24
89 L.F. - 36" DIAMETER H.D.P.E. PIPE REQ'D

3-25
I EA. DI-1REQ'D.
RIM ELEV. = 1747.50
INV. IN = 1741.25 - 15" H.D.P.E.
INV. OUT = 1732.67 - 36" H.D.P.E.

3-26 3-25
55 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-26
I EA. M.H.-1 OR M.H.-2 REQ'D.
RIM ELEV. = 1755.5
INV. IN = 1751.25 - 15" H.D.P.E.
INV. OUT = 1749.25 - 15" H.D.P.E.

3-27 3-26
58 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-27
I EA. DI-3B REQ'D. L=8'
RIM ELEV. = 1766.00
INV. OUT = 1759.68 - 15" H.D.P.E.

3-28
I EA. DI-3B REQ'D. L=10'
RIM ELEV. = 1750.00
INV. IN = 1746.26 - 15" H.D.P.E.
INV. OUT = 1746.26 - 15" H.D.P.E.

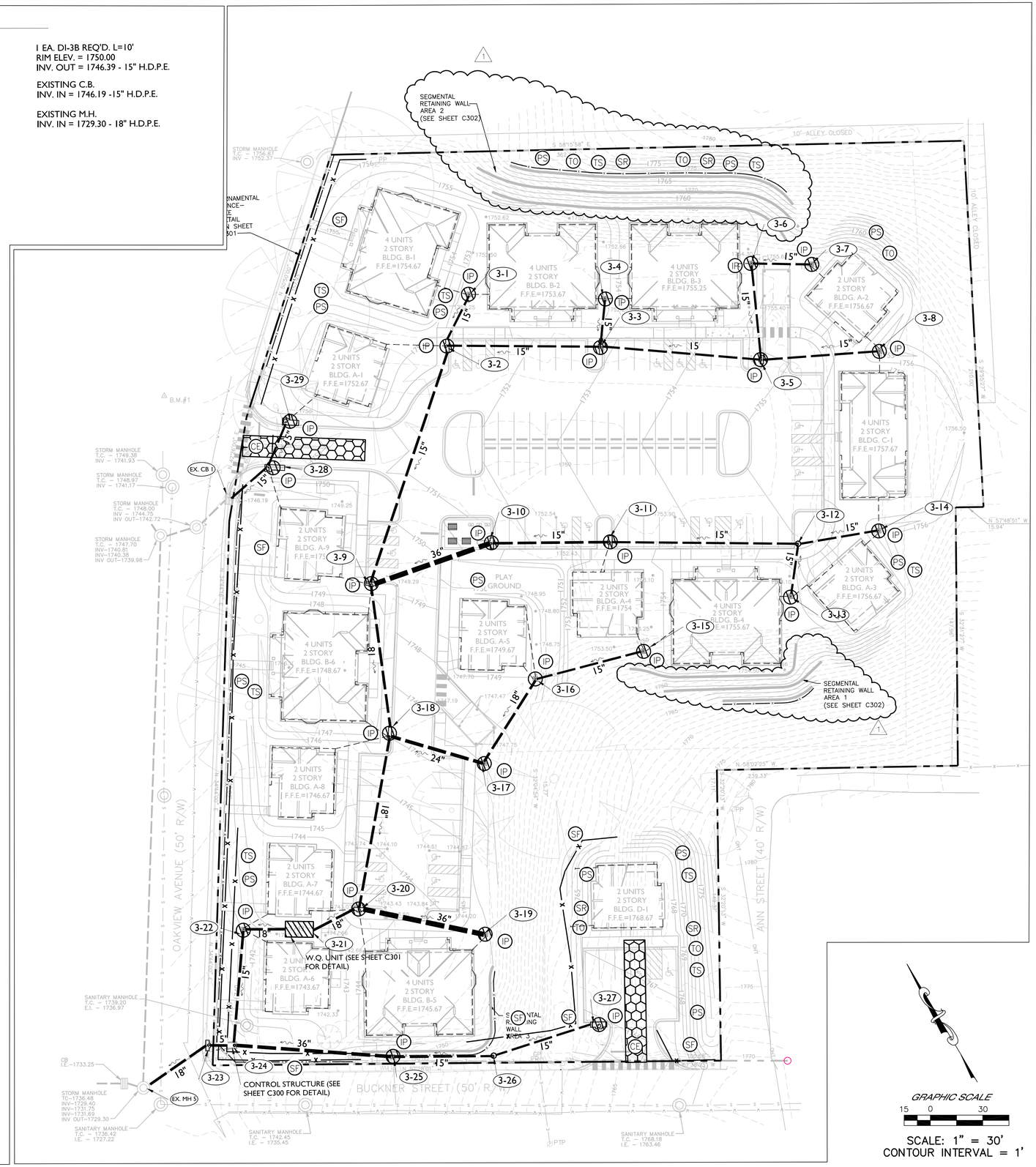
3-29 3-28
26 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-28 EX. CB 1
26 L.F. - 15" DIAMETER H.D.P.E. PIPE REQ'D

3-29
I EA. DI-3B REQ'D. L=10'
RIM ELEV. = 1750.00
INV. OUT = 1746.39 - 15" H.D.P.E.

EX. CB 1
EXISTING C.B.
INV. IN = 1746.19 -15" H.D.P.E.

EX. MH 3
EXISTING M.H.
INV. IN = 1729.30 - 18" H.D.P.E.



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THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

DRAINAGE &
EROSION AND SEDIMENT CONTROL PLAN

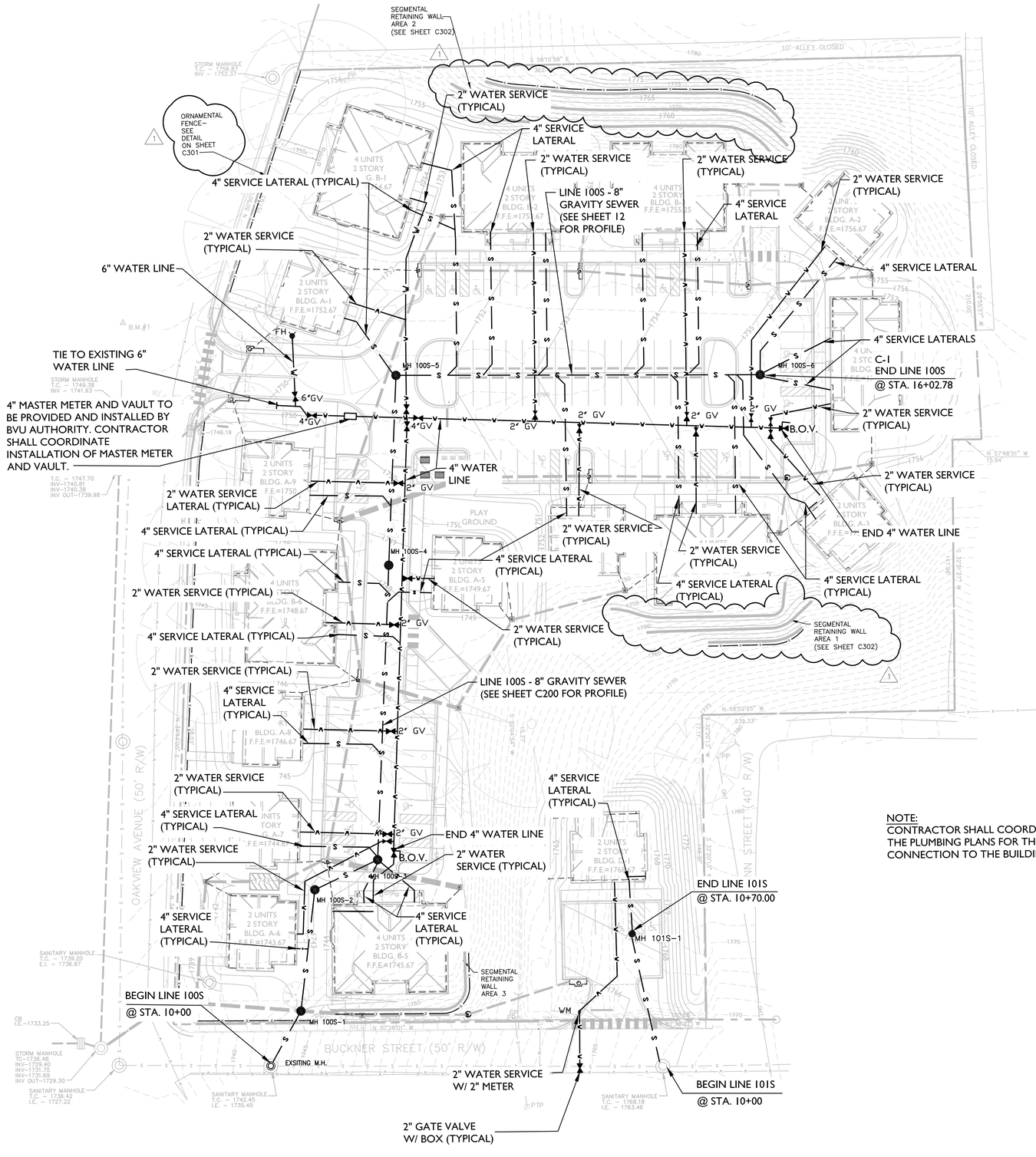
No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	JJM
Drawn	JB
Checked	JJM/TAM
Date	SEP. 11, 2015
File No.	BONHAM SITE DRAINAGE & ES PLAN.dwg

Project No.
12655-06

THOMPSON & LITTON
100 Fifth Street
Suite 400
Bristol, Tennessee 37620

Sheet No.
C103



NOTE:
CONTRACTOR SHALL COORDINATE WITH THE PLUMBING PLANS FOR THE CONNECTION TO THE BUILDINGS

GRAPHIC SCALE
15 0 30

SCALE: 1" = 30'
CONTOUR INTERVAL = 1'

COMMONWEALTH OF VIRGINIA
TIMOTHY A. MULLINS
Lic. No. 28988
09-17-15
PROFESSIONAL ENGINEER

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
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WATER AND SANITARY SEWER PLAN

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	JB
Drawn	JB
Checked	JJM/TAM
Date	SEP 11, 2015
File No.	BONNAM SITE WATER AND SEWER PLAN.dwg

Project No.
12655-06

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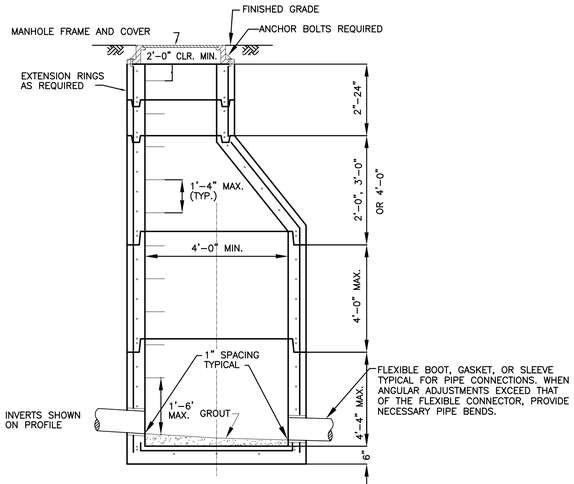
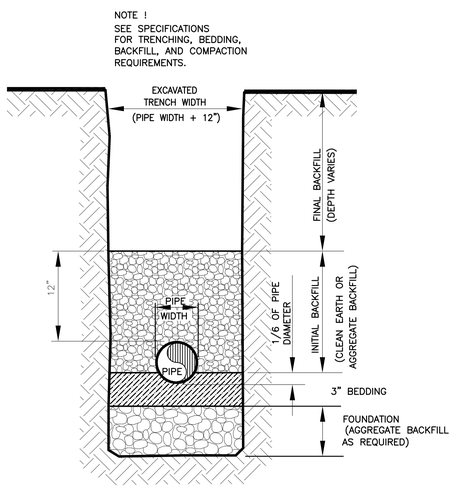
C104



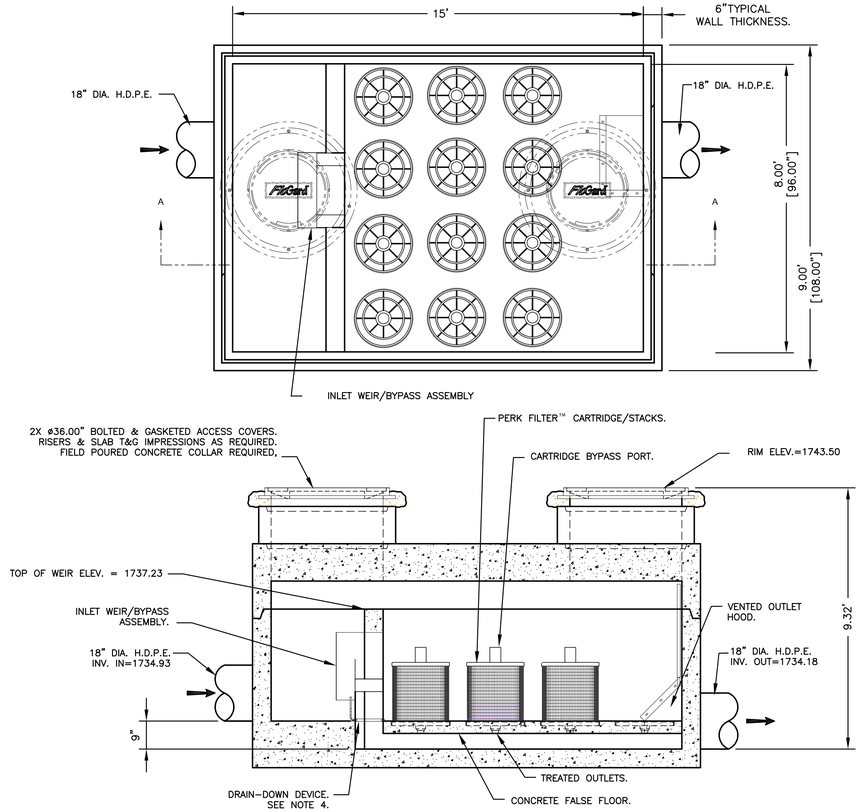
PRECAST MANHOLE WITH MONOLITHIC BASE

N.T.S.



TYPICAL DETAIL - PIPE TRENCH

NOT TO SCALE



NOTES:

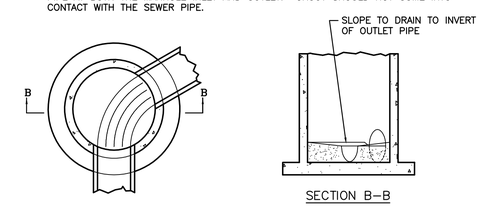
1. PRECAST CONCRETE STRUCTURE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION C857 AND C858.
2. FILTER SYSTEM SHALL BE SUPPLIED WITH TRAFFIC RATED (H20) BOLTED & GASKETED ø36" CIRCULAR ACCESS COVERS WITH RISERS AS REQUIRED. SHALLOW APPLICATIONS MAY REQUIRE CONFIGURATIONS WITH (H20) BOLTED & GASKETED SQUARE/RECTANGULAR ACCESS HATCHES. FIELD POURED CONCRETE COLLARS REQUIRED.
3. INLET & OUTLET PIPES MAY ENTER DEVICE ON ALL THREE SIDES OF THE INLET & OUTLET CHAMBERS RESPECTIVELY.
4. THE WATER QUALITY UNIT SHALL HAVE 21 EACH-18" CARTRIDGES.
5. DETAIL DOES NOT REPRESENT CARTRIDGE LAYOUT WITHIN THE BOX. CONSULT WITH THE MANUFACTURER FOR LAYOUT.

TYPICAL DETAIL - FLOGARD PERK FILTER STORMWATER WATER QUALITY UNIT

NOT TO SCALE

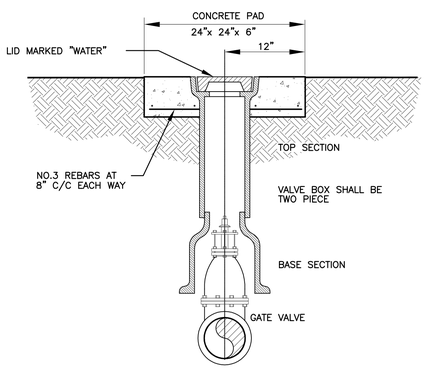
NOTES:

1. SHAPING OF MANHOLE INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES SPECIFIED ON PLANS.
2. MANHOLES ARE TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHAPING AS DETAILED HEREON IS TO CONSIST OF A PORTLAND CEMENT CONCRETE MIX CONFORMING TO A CLASS A OR CLASS C, EXCEPT THAT 25% OF COARSE AGGREGATE MAY BE UP TO 4" IN DIAMETER AND CONSIST OF STONE, BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.
3. DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.
4. A 1" GAP SHALL BE MAINTAINED BETWEEN THE GROUTED CHANNEL AND THE SEWER PIPE AT BOTH THE MANHOLE INLET AND OUTLET. GROUT SHOULD NOT COME INTO CONTACT WITH THE SEWER PIPE.



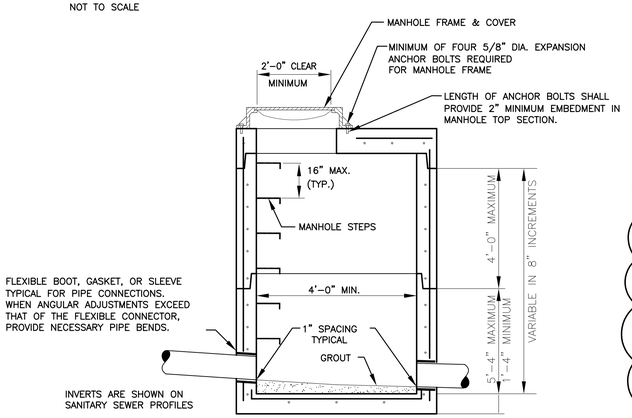
STANDARD SHAPING OF MANHOLE INVERTS

N.T.S.



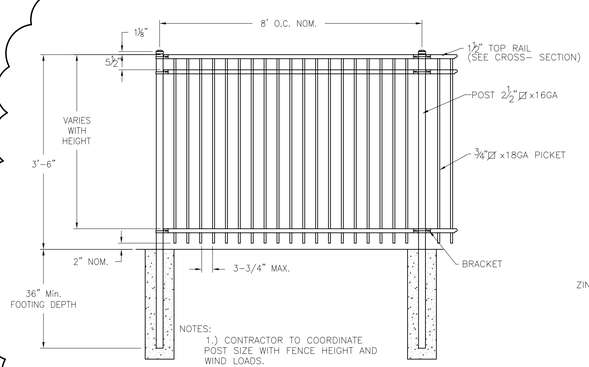
TYPICAL DETAIL - VALVE BOX

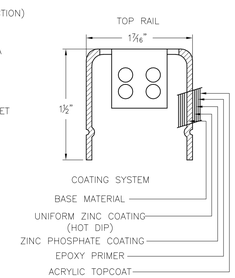
NOT TO SCALE

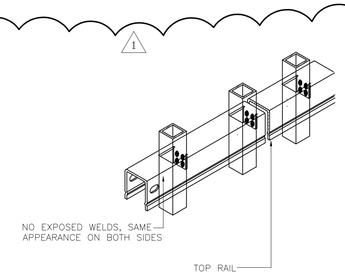


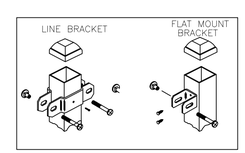
TYPICAL DETAIL - SHALLOW MANHOLE WITH MONOLITHIC BASE

NOT TO SCALE









ORNAMENTAL FENCE DETAIL

NOT TO SCALE

WATER QUALITY UNIT PERFORMANCE REQUIREMENTS

AN ALTERNATIVE FOR THE STORMWATER QUALITY UNIT WILL BE CONSIDERED EQUAL TO THE 'BASIS OF DESIGN' AND WILL BE ACCEPTED FOR THIS PROJECT IF IT MEETS OR EXCEEDS THE FOLLOWING:

1.BE A VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVED WATER QUALITY BEST MANAGEMENT PRACTICE (BMP). A COMPLETE LIST OF APPROVED BMPS CAN BE FOUND AT THE VIRGINIA STORMWATER BMP CLEARINGHOUSE WEBSITE.

2.REMOVE A MINIMUM OF 1.43 LB/YEAR OF PHOSPHOROUS BASED ON THE FOLLOWING HYDRAULIC/SITE PARAMETERS:
- •TOTAL AREA = 4.40 ACRES
- •IMPERVIOUS AREA = 1.98 ACRES
- •LAWN/TURF AREA = 1.50 ACRES
- •FOREST AREA = 0.92 ACRES
- •FLOW RATES: Q10 = 9.59 CFS
  Q2 = 7.47 CFS

3.BE IN ACCORDANCE WITH THE FOLLOWING DIMENSIONS AND ELEVATIONS:
- •MAXIMUM WIDTH OF 11 FEET, MAXIMUM LENGTH OF 22 FEET
- •RIM ELEVATION: 1743.00
- •INVERT ELEVATIONS FOR 18-INCH PIPE (IN AND OUT OF THE BMP)
- •INVERT IN: 1735.12
- •INVERT OUT: 1734.37

COMMONWEALTH OF VIRGINIA
TIMOTHY A. MULLINS
Lic. No. 28988
09-17-15
PROFESSIONAL ENGINEER

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

UTILITY AND ORNAMENTAL FENCE DETAILS

No.	Date	Purpose of Document Issue
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Drawn	JB
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File No.	DETAILS.dwg

Project No.
12655-06

THOMPSON & LITTON
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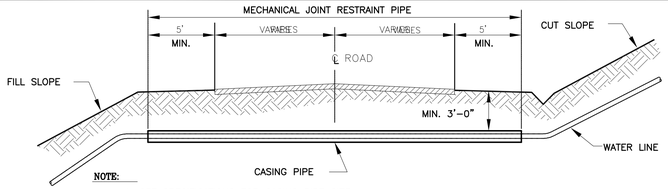
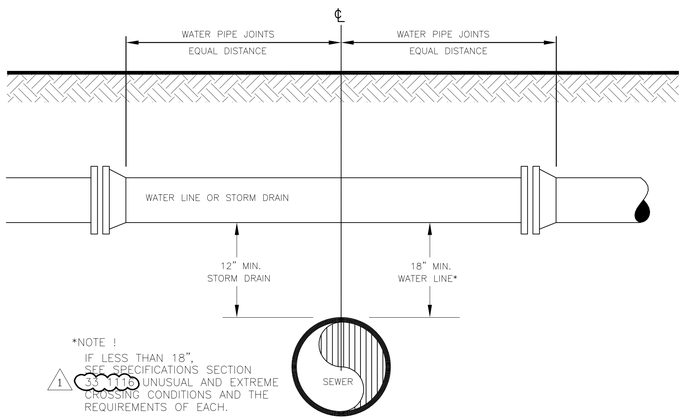
Bristol, Tennessee 37620

Sheet No.
C301



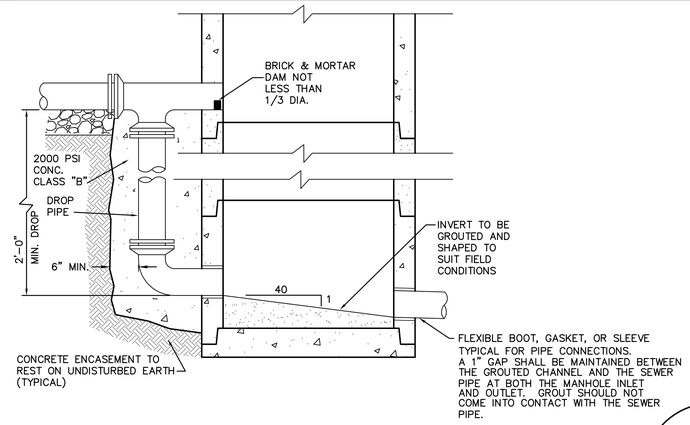
NOTE:
1. SEE SPECIFICATIONS FOR CASING PIPE SIZE.
2. RESTRAINED JOINTS SHALL BE REQUIRED WITHIN 20 FEET OF THE END OF THE CASING PIPE ON BOTH SIDES OF THE ROAD CROSSING.

TYPICAL DETAIL - WATER LINE ROAD CROSSING



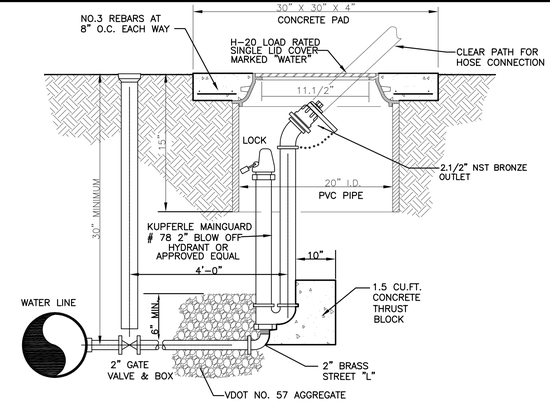
TYPICAL DETAIL - UTILITY CROSSING

NOT TO SCALE



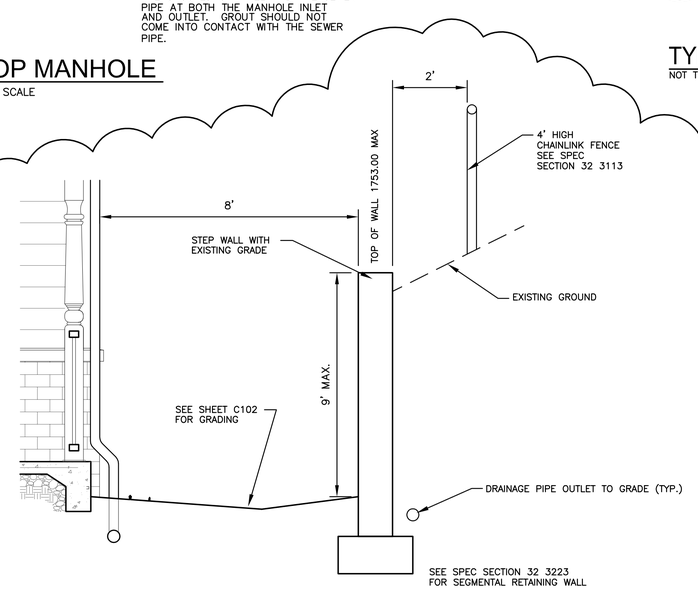
DETAIL OF DROP MANHOLE

NOT TO SCALE



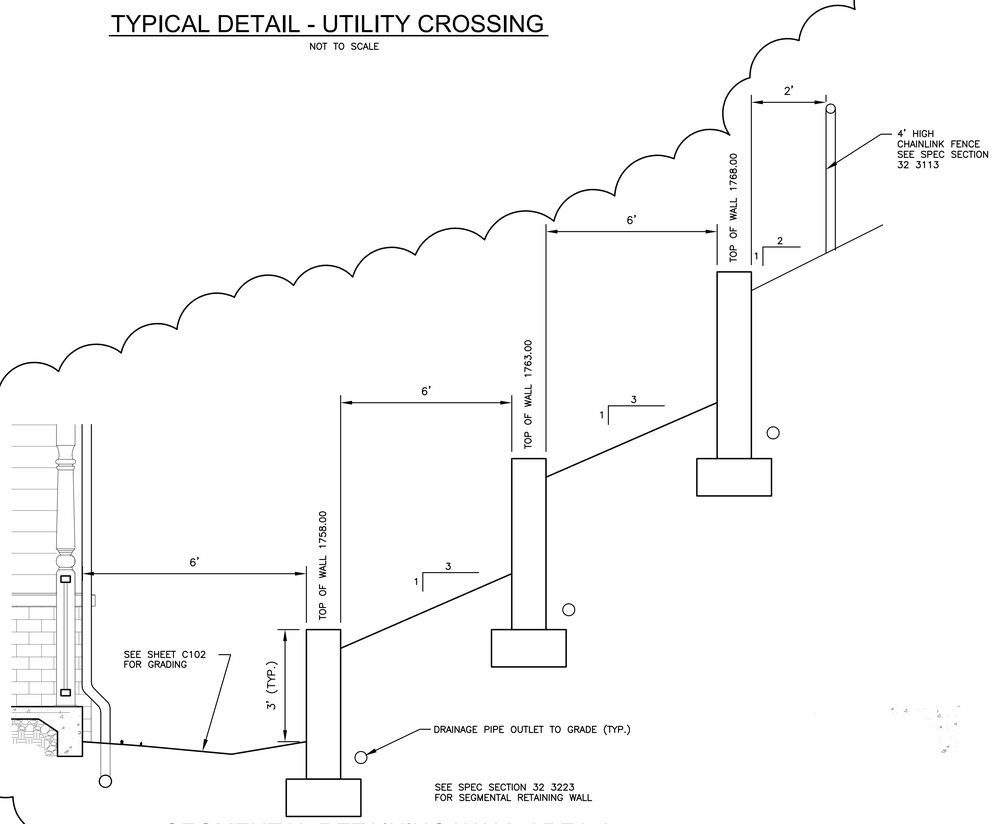
TYPICAL DETAIL - BLOW-OFF VALVE

NOT TO SCALE



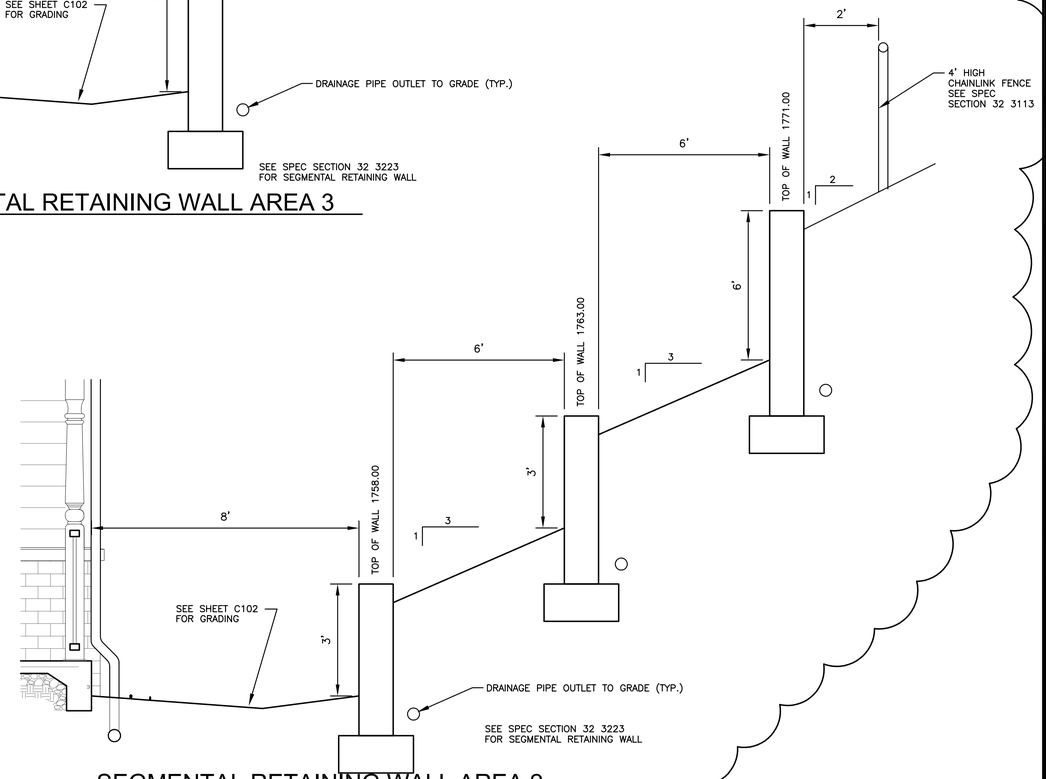
SEGMENTAL RETAINING WALL AREA 3

NOT TO SCALE



SEGMENTAL RETAINING WALL AREA 1

NOT TO SCALE



SEGMENTAL RETAINING WALL AREA 2

NOT TO SCALE

COMMONWEALTH OF VIRGINIA
TIMOTHY A. MULLINS
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BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

STANDARD WATER,SANITARY SEWER AND SEGMENTAL RETAINING WALL DETAILS

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	JB
Drawn	JB
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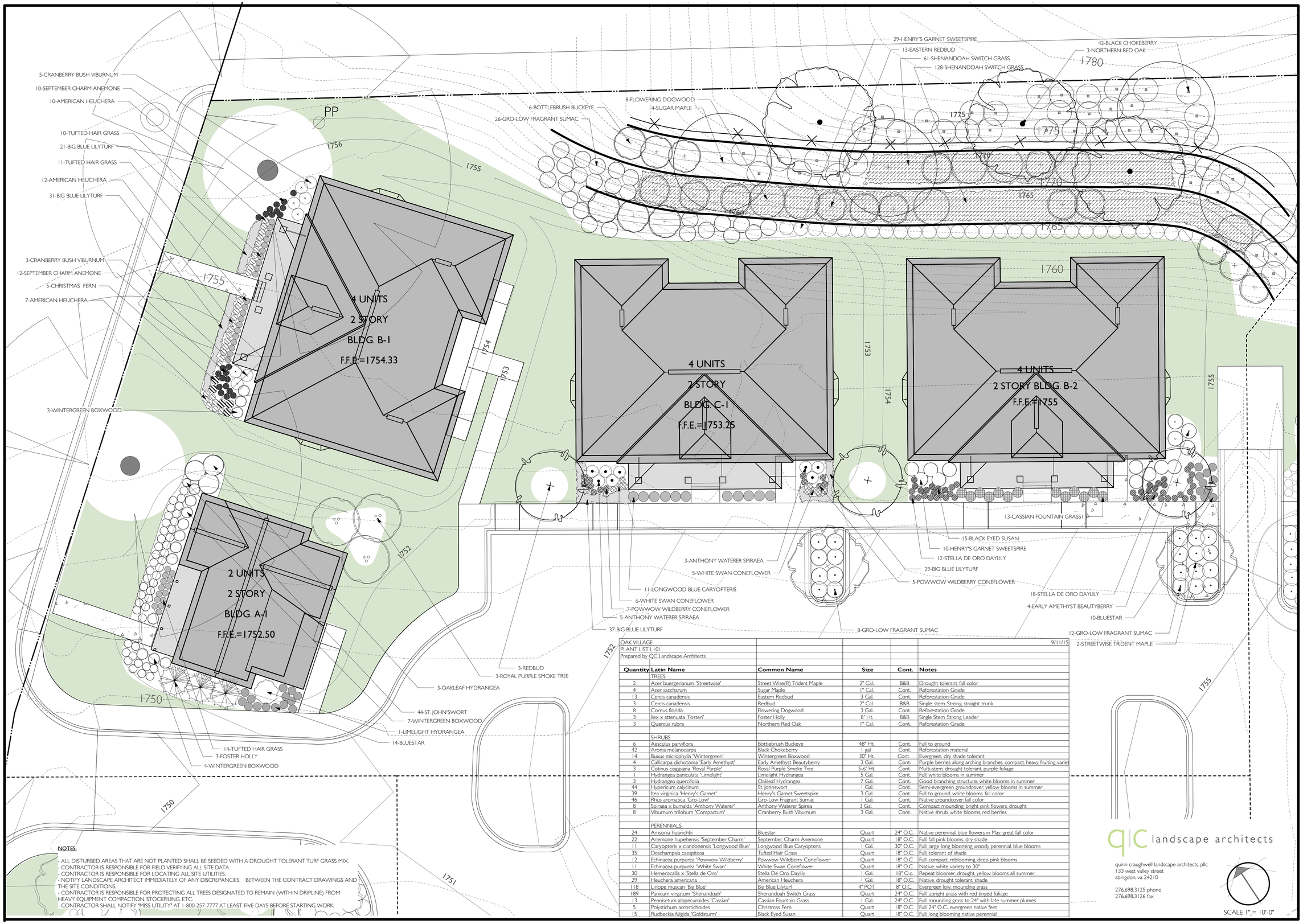
File No.	DETAILS.dwg

Project No.
12655-06

THOMPSON & LITTON
100 Fifth Street
Suite 400
Bristol, Tennessee 37620

Sheet No.
C302



OAK VILLAGE
PLANT LIST L101
Prepared by QC Landscape Architects

9/11/15

Quantity	Latin Name	Common Name	Size	Cont.	Notes
	TREES				
2	Acer buergerianum 'Streetwise'	Street Wise(R) Trident Maple	2" Cal.	B&B	Drought tolerant, fall color
4	Acer saccharum	Sugar Maple	1" Cal.	Cont.	Reforestation Grade
13	Cercis canadensis	Eastern Redbud	3 Gal.	Cont.	Reforestation Grade
3	Cercis canadensis	Redbud	2" Cal.	B&B	Single, stem Strong, straight trunk
8	Cornus florida	Flowering Dogwood	3 Gal.	Cont.	Reforestation Grade
3	Ilex x attenuata 'Fosten'	Foster Holly	8' Ht.	B&B	Single Stem Strong Leader
3	Quercus rubra	Northern Red Oak	1" Cal.	Cont.	Reforestation Grade
	SHRUBS				
6	Aesculus parviflora	Bottlebrush Buckeye	48" Ht.	Cont.	Full to ground
42	Aronia melanocarpa	Black Chokeberry	1 gal.	Cont.	Reforestation material
14	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	30" Ht.	Cont.	Evergreen, dry shade tolerant
4	Callicarpa dichotoma 'Early Amethyst'	Early Amethyst Beautyberry	3 Gal.	Cont.	Purple berries along arching branches, compact, heavy fruiting variet
3	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	5-6' Ht.	Cont.	Multi-stem, drought tolerant, purple foliage
1	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 Gal.	Cont.	Full, white blooms in summer
3	Hydrangea quercifolia	Oakleaf Hydrangea	7 Gal.	Cont.	Good branching structure, white blooms in summer
44	Hypericum calycinum	St. Johnswort	1 Gal.	Cont.	Semi-evergreen groundcover, yellow blooms in summer
39	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 Gal.	Cont.	Full to ground, white blooms, fall color
46	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 Gal.	Cont.	Native groundcover, fall color
8	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 Gal.	Cont.	Compact mounding, bright pink flowers, drought
8	Viburnum trilobum 'Compactum'	Cranberry Bush Viburnum	3 Gal.	Cont.	Native shrub, white blooms, red bernes
	PERENNIALS				
24	Amsonia hubrichtii	Bluestar	Quart	24" O.C.	Native perennial, blue flowers in May, great fall color
22	Anemone hupehensis 'September Charm'	September Charm Anemone	Quart	18" O.C.	Full, fall pink blooms, dry shade
11	Caryopteris x clandonensis 'Longwood Blue'	Longwood Blue Caryopteris	1 Gal.	30" O.C.	Full, large long blooming woody, perennial, blue blooms
35	Deschampsia caespitosa	Tufted Hair Grass	Quart	18" O.C.	Full, tolerant of shade
12	Echinacea purpurea 'Powwow Wildberry'	Powwow Wildberry Coneflower	Quart	18" O.C.	Full, compact, reblooming, deep pink blooms
11	Echinacea purpurea 'White Swan'	White Swan Coneflower	Quart	18" O.C.	Native, white variety to 30"
30	Hemerocallis x 'Stella de Oro'	Stella De Oro Daylily	1 Gal.	18" O.c.	Repeat bloomer, drought, yellow blooms all summer
29	Heuchera americana	American Heuchera	1 Gal.	18" O.C.	Native, drought tolerant, shade
118	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" POT	8" O.C.	Evergreen low, mounding grass
189	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	Quart	24" O.C.	Full, upright grass with red tinged foliage
13	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	1 Gal.	24" O.C.	Full, mounding grass to 24" with late summer plumes
5	Polystichum acrostichoides	Christmas Fern	Quart	18" O.C.	Full, 24" O.C., evergreen native fern
15	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	Quart	18" O.C.	Full, long blooming native perennial

NOTES:

- ALL DISTURBED AREAS THAT ARE NOT PLANTED SHALL BE SEEDED WITH A DROUGHT TOLERANT TURF GRASS MIX.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DATA.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SITE UTILITIES.
- NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE CONTRACT DRAWINGS AND THE SITE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES DESIGNATED TO REMAIN (WITHIN DRIPLINE) FROM HEAVY EQUIPMENT COMPACTION, STOCKPILING, ETC.
- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FIVE DAYS BEFORE STARTING WORK.

Seal

COMMONWEALTH OF VIRGINIA
QUINN WHEEL CRAUGHWELL
Lic. No. 001372
9/15/15
LANDSCAPE ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	
Drawn	
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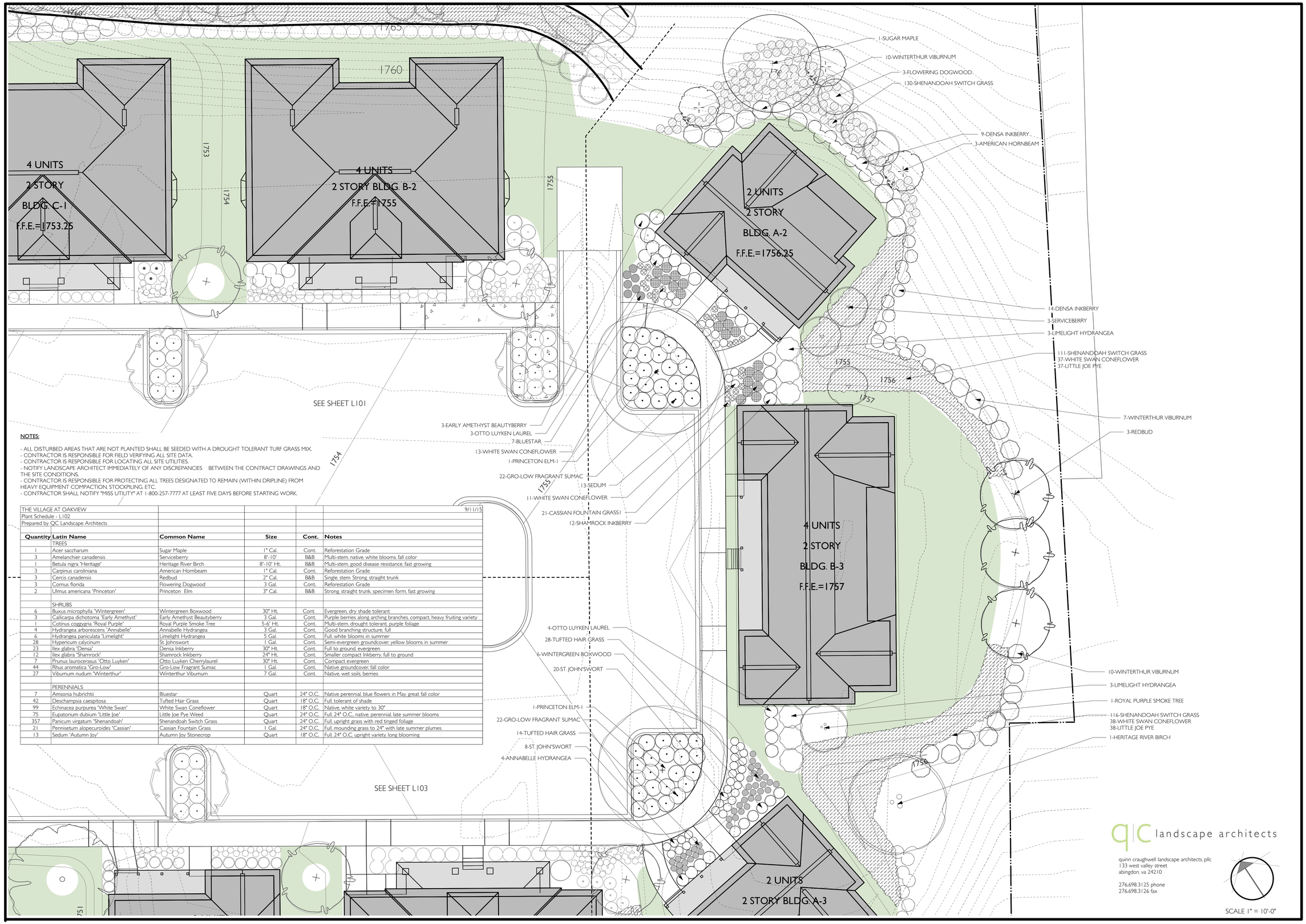
Date	SEP. 11, 2015
File No.	

Project No. 12655-05

THOMPSON & LITTON

Sheet No.

L101



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THE VILLAGE AT OAKVIEW — 9/11/15
Plant Schedule - L102
Prepared by QC Landscape Architects

Quantity	Latin Name	Common Name	Size	Cont.	Notes
	TREES				
1	Acer saccharum	Sugar Maple	1" Cal.	Cont.	Reforestation Grade
3	Amelanchier canadensis	Serviceberry	8'-10'	B&B	Multi-stem, native, white blooms, fall color
1	Betula nigra 'Heritage'	Heritage River Birch	8'-10' Ht.	B&B	Multi-stem, good disease resistance, fast growing
3	Carpinus caroliniana	American Hornbeam	1" Cal.	Cont.	Reforestation Grade
3	Cercis canadensis	Redbud	2" Cal.	B&B	Single, stem. Strong, straight trunk
3	Cornus florida	Flowering Dogwood	3 Gal.	Cont.	Reforestation Grade
2	Ulmus americana 'Princeton'	Princeton Elm	3" Cal.	B&B	Strong, straight trunk, specimen form, fast growing
	SHRUBS				
6	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	30" Ht.	Cont.	Evergreen, dry shade tolerant
3	Callicarpa dichotoma 'Early Amethyst'	Early Amethyst Beautyberry	3 Gal.	Cont.	Purple berries along arching branches, compact, heavy fruiting variety
1	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	5-6' Ht.	Cont.	Multi-stem, drought tolerant, purple foliage
4	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 Gal.	Cont.	Good branching structure, full
6	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 Gal.	Cont.	Full, white blooms in summer
28	Hypericum calycinum	St. Johnswort	1 Gal.	Cont.	Semi-evergreen groundcover, yellow blooms in summer
23	Ilex glabra 'Densa'	Densa Inkberry	30" Ht.	Cont.	Full to ground, evergreen
12	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" Ht.	Cont.	Smaller compact Inkberry, full to ground
7	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherrylaurel	30" Ht.	Cont.	Compact evergreen
44	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 Gal.	Cont.	Native groundcover, fall color
27	Viburnum nudum 'Winterthur'	Winterthur Viburnum	7 Gal.	Cont.	Native, wet soils, berries
	PERENNIALS				
7	Amsonia hubrichtii	Bluestar	Quart	24" O.C.	Native perennial, blue flowers in May, great fall color
42	Deschampsia caespitosa	Tufted Hair Grass	Quart	18" O.C.	Full, tolerant of shade
99	Echinacea purpurea 'White Swan'	White Swan Coneflower	Quart	18" O.C.	Native, white variety to 30"
75	Eupatorium dubium 'Little Joe'	Little Joe Pye Weed	Quart	24" O.C.	Full, 24" O.C., native, perennial, late summer blooms
357	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	Quart	24" O.C.	Full, upright grass with red tinged foliage
21	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	1 Gal.	24" O.C.	Full, mounding grass to 24" with late summer plumes
13	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	Quart	18" O.C.	Full, 24" O.C., upright variety, long blooming

qc landscape architects
quinn craughwell landscape architects, pllc
133 west valley street
abingdon, va 24210

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Seal

COMMONWEALTH OF VIRGINIA
QUINN WHITE CRAUGHWELL
Lic. No. 001372
9/15/15
LANDSCAPE ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
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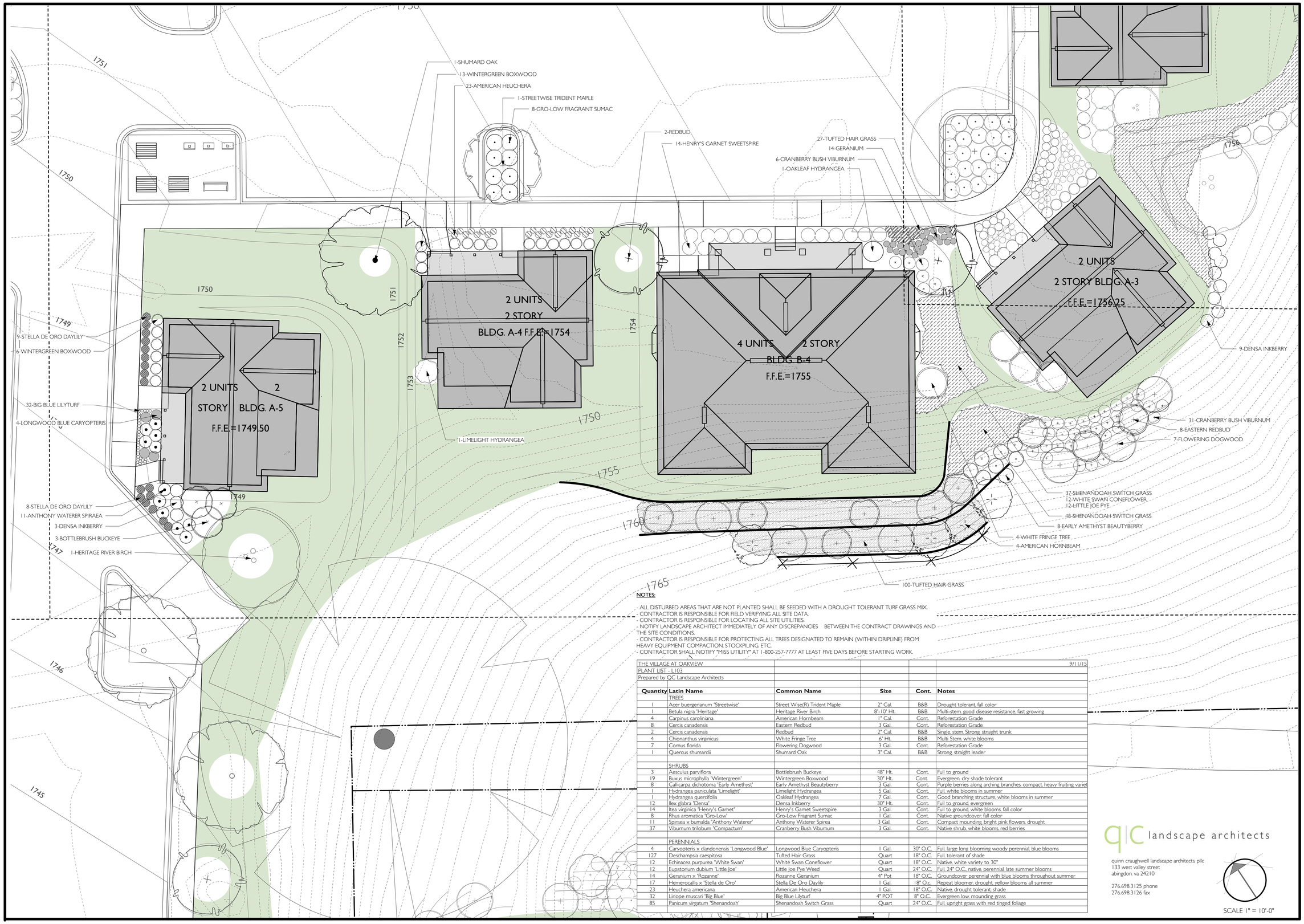
12655-05

THOMPSON & LITTON

Sheet No.
L102



NOTES:

- ALL DISTURBED AREAS THAT ARE NOT PLANTED SHALL BE SEEDED WITH A DROUGHT TOLERANT TURF GRASS MIX.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DATA.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SITE UTILITIES.
- NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE CONTRACT DRAWINGS AND THE SITE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES DESIGNATED TO REMAIN (WITHIN DRIPLINE) FROM HEAVY EQUIPMENT COMPACTION, STOCKPILING, ETC.
- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FIVE DAYS BEFORE STARTING WORK.

THE VILLAGE AT OAKVIEW — 9/11/15
PLANT LIST - L103
Prepared by QC Landscape Architects

Quantity	Latin Name	Common Name	Size	Cont.	Notes
	TREES				
1	Acer buergerianum 'Streetwise'	Street Wise(R) Trident Maple	2" Cal.	B&B	Drought tolerant, fall color
1	Betula nigra 'Heritage'	Heritage River Birch	8'-10' Ht.	B&B	Multi-stem, good disease resistance, fast growing
4	Carpinus caroliniana	American Hornbeam	1" Cal.	Cont.	Reforestation Grade
8	Cercis canadensis	Eastern Redbud	3 Gal.	Cont.	Reforestation Grade
2	Cercis canadensis	Redbud	2" Cal.	B&B	Single stem, Strong, straight trunk
4	Chionanthus virginicus	White Fringe Tree	6' Ht.	B&B	Multi Stem, white blooms
7	Cornus florida	Flowering Dogwood	3 Gal.	Cont.	Reforestation Grade
1	Quercus shumardii	Shumard Oak	3" Cal.	B&B	Strong, straight leader
	SHRUBS				
3	Aesculus parviflora	Bottlebrush Buckeye	48" Ht.	Cont.	Full to ground
19	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	30" Ht.	Cont.	Evergreen, dry shade tolerant
8	Callicarpa dichotoma 'Early Amethyst'	Early Amethyst Beautyberry	3 Gal.	Cont.	Purple berries along arching branches, compact, heavy fruiting variet
1	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 Gal.	Cont.	Full, white blooms in summer
1	Hydrangea quercifolia	Oakleaf Hydrangea	7 Gal.	Cont.	Good branching structure, white blooms in summer
12	Ilex glabra 'Densa'	Densa Inkberry	30" Ht.	Cont.	Full to ground, evergreen
14	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 Gal.	Cont.	Full to ground, white blooms, fall color
8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 Gal.	Cont.	Native groundcover, fall color
11	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 Gal.	Cont.	Compact mounding, bright pink flowers, drought
37	Viburnum trilobum 'Compactum'	Cranberry Bush Viburnum	3 Gal.	Cont.	Native shrub, white blooms, red berries
	PERENNIALS				
4	Caryopteris x clandonensis 'Longwood Blue'	Longwood Blue Caryopteris	1 Gal.	30" O.C.	Full, large long blooming woody perennial, blue blooms
127	Deschampsia caespitosa	Tufted Hair Grass	Quart	18" O.C.	Full, tolerant of shade
12	Echinacea purpurea 'White Swan'	White Swan Coneflower	Quart	18" O.C.	Native, white variety to 30"
12	Eupatorium dubium 'Little Joe'	Little Joe Pye Weed	Quart	24" O.C.	Full, 24" O.C., native, perennial, late summer blooms
14	Geranium x 'Rozanne'	Rozanne Geranium	4" Pot	18" O.C.	Groundcover perennial with blue blooms throughout summer
17	Hemerocallis x 'Stella de Oro'	Stella De Oro Daylily	1 Gal.	18" O.c.	Repeat bloomer, drought, yellow blooms all summer
23	Heuchera americana	American Heuchera	1 Gal.	18" O.C.	Native, drought tolerant, shade
32	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" POT	8" O.C.	Evergreen low, mounding grass
85	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	Quart	24" O.C.	Full, upright grass with red tinged foliage

qc landscape architects

quinn craughwell landscape architects, pllc
133 west valley street
abingdon, va 24210

276.698.3125 phone
276.698.3126 fax

SCALE 1" = 10'-0"

Seal

COMMONWEALTH OF VIRGINIA
QUINN WHITE CRAUGHWELL
Lic. No. 001372
LANDSCAPE ARCHITECT
9/15/15

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

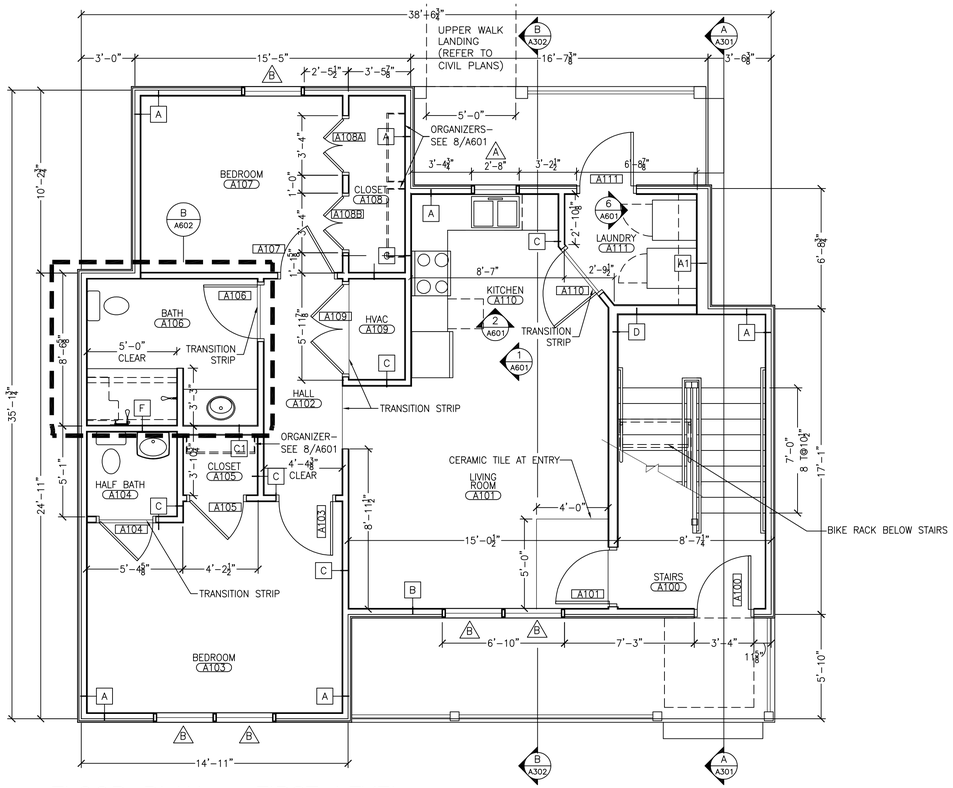
Designed	
Drawn	
Checked	
Date	SEP. 11, 2015
File No.	

Project No. 12655-05

THOMPSON & LITTON

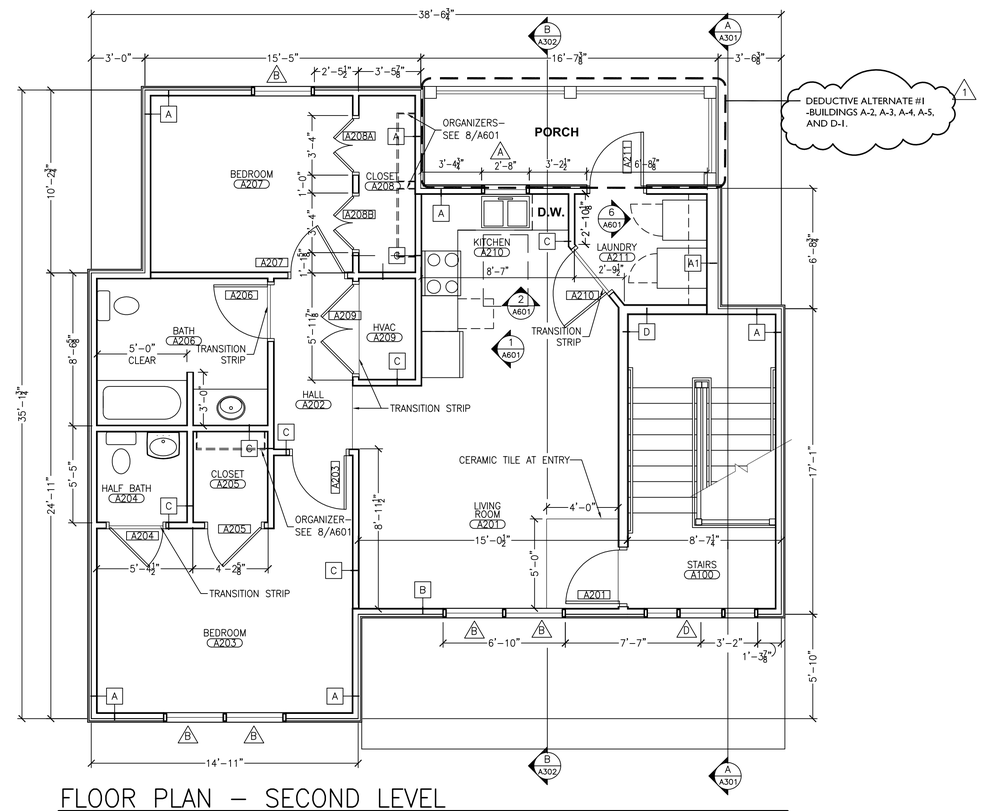
Sheet No.

L103



FLOOR PLAN – FIRST LEVEL

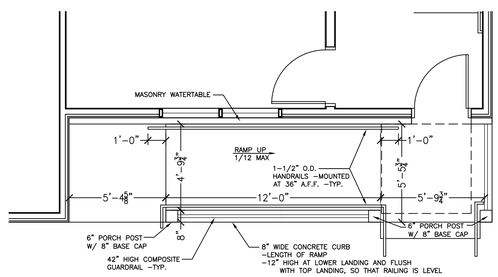
SCALE: 1/4"=1'-0"



FLOOR PLAN – SECOND LEVEL

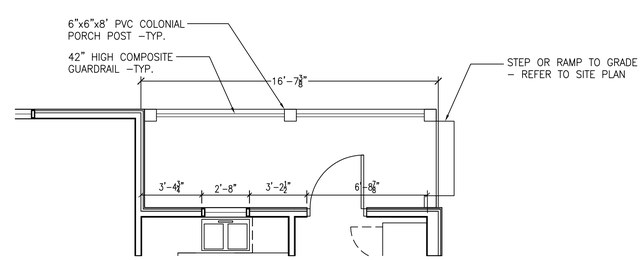
SCALE: 1/4"=1'-0"

EQUIPMENT SCHEDULE	
ENERGY STAR AND ADA COMPLIANT APPLIANCES	**MAKE & MODEL (BASIS OF DESIGN)**
REFRIGERATOR	FRIGIDAIRE FGHS2631PP
DISHWASHER	SAMSUNG #DW7933LRASR
CLOTHES WASHER	FRIGIDAIRE #FAFW3801LW
CLOTHES DRYER	FRIGIDAIRE #FARE4044MW
RANGE	FRIGIDAIRE #FFEF3009P



FIRST LEVEL ALTERNATE FRONT PORCH (AT BUILDINGS A–2, 3, 4, 5 AND D–1)

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



FIRST LEVEL ALTERNATE REAR PORCH (AT BUILDINGS A–2, 3, 4, 5 AND D–1)

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

COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
Lic. No. 008052
9/17/15
ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TYO-1460.00.MF.0915

FLOOR PLAN
BUILDING TYPE A AND D

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

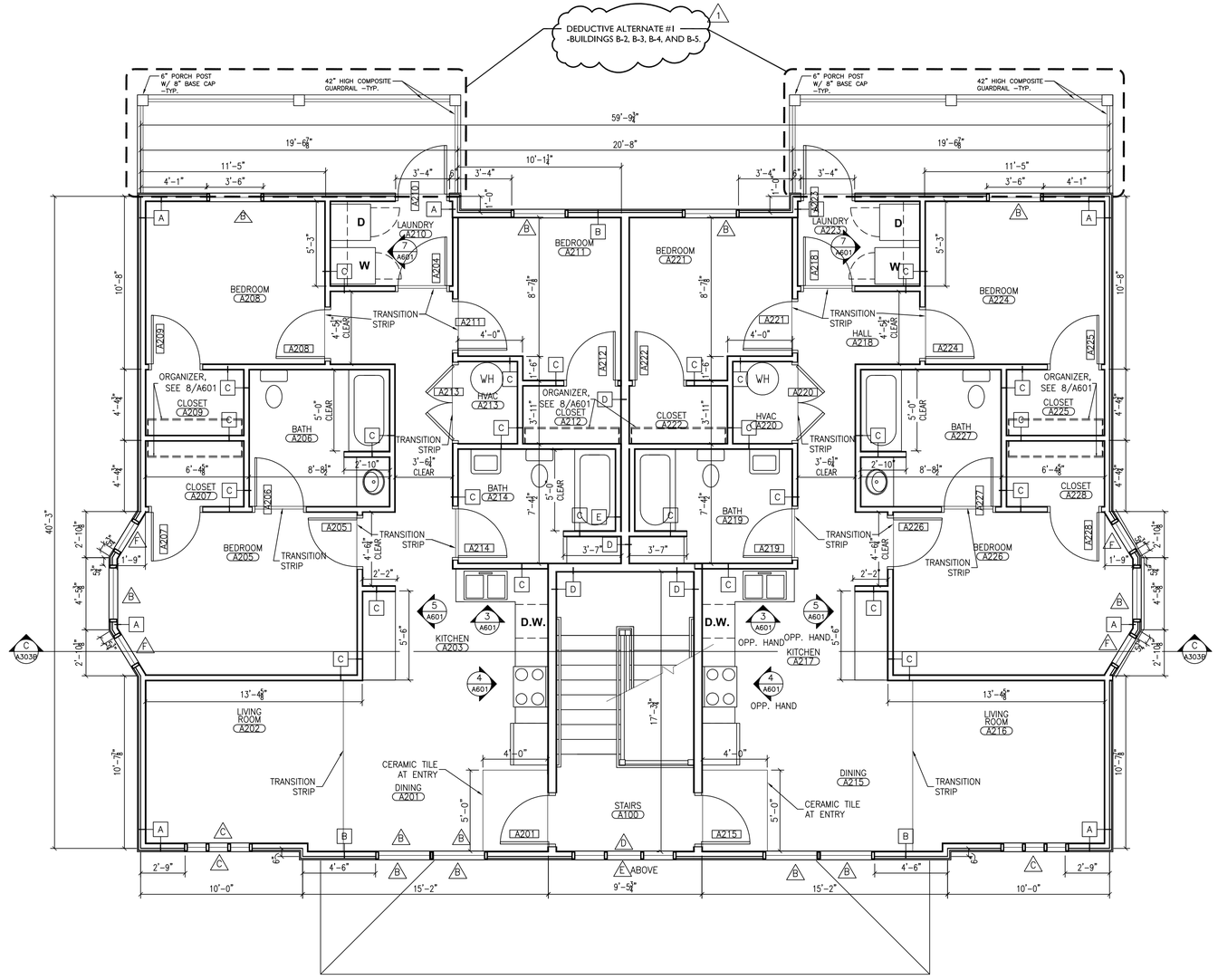
Designed	CCG
Drawn	HA/ EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A101.dwg

Project No. 12655-05

THOMPSON & LITTON

Sheet No.
A101A

User: elliott_lambert Date/Time: Dec 15, 2015 - 9:24am Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A101.dwg



FLOOR PLAN – SECOND LEVEL

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

COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
Lic. No. 008052
9/17/15
ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

SECOND FLOOR PLAN
BUILDING TYPE B

No.	Date	Purpose of Document Issue
1	12/18/2015	ADDENDUM #1

Designed	CCG
Drawn	HA
Checked	CCG
Date	SEP. 11, 2015
File No.	A101.dwg

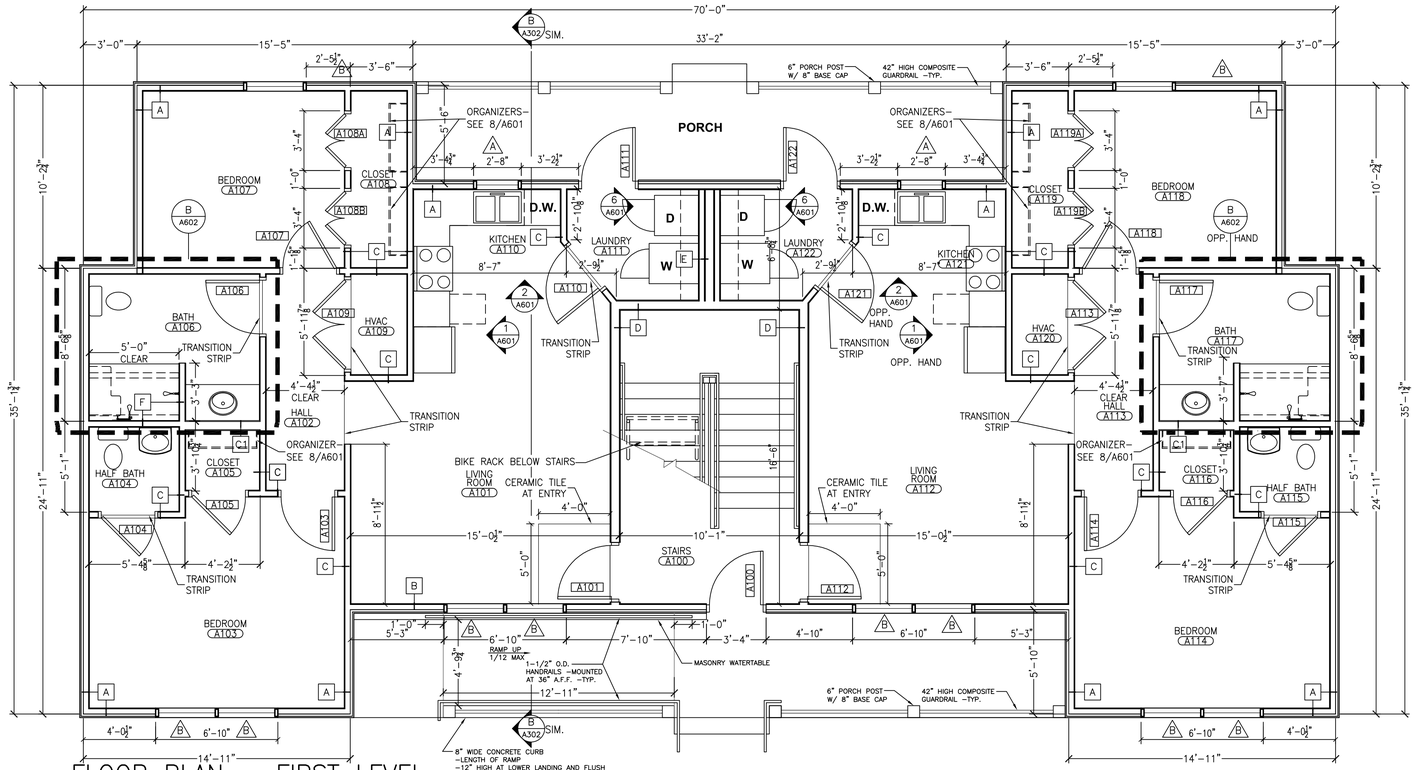
Project No.
12655-05

THOMPSON & LITTON

Sheet No.
A103B

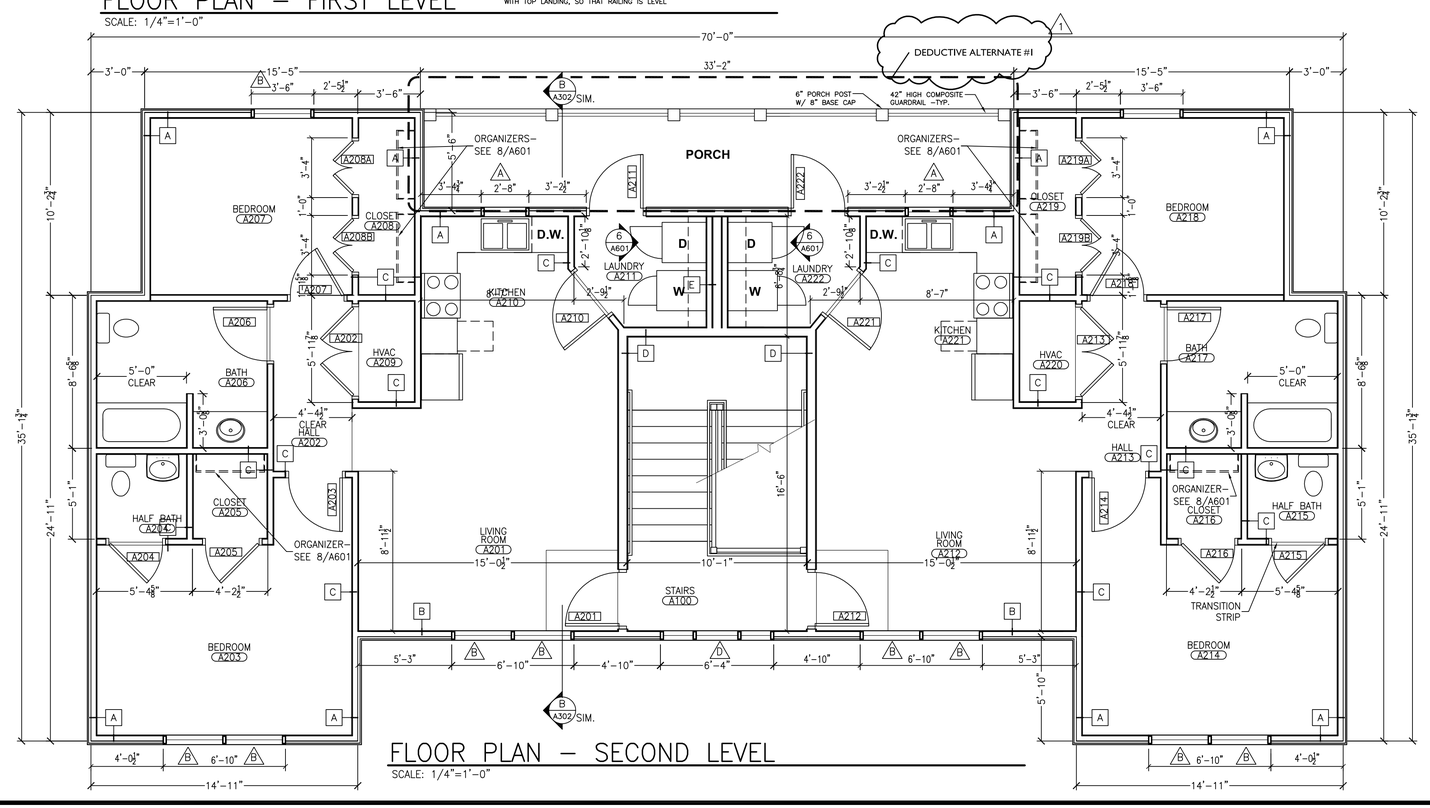
User: elliott_lambert Date/Time: Dec 15, 2015 - 9:26am Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A102-103.dwg

EQUIPMENT SCHEDULE	
ENERGY STAR AND ADA COMPLIANT APPLIANCES	**MAKE & MODEL (BASIS OF DESIGN)**
REFRIGERATOR	FRIGIDAIRE FGHS2631PP
DISHWASHER	SAMSUNG #DW7933LRASR
CLOTHES WASHER	FRIGIDAIRE #FAFW3801LW
CLOTHES DRYER	FRIGIDAIRE #FARE4044MW
RANGE	FRIGIDAIRE #FFEF3009P



FLOOR PLAN – FIRST LEVEL

SCALE: 1/4"=1'–0"



FLOOR PLAN – SECOND LEVEL

SCALE: 1/4"=1'–0"

COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
Lic. No. 008052
9/17/15
ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TYO-1460.00.MF.0915

FLOOR PLAN BUILDING TYPE C

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	HA/ EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A101.dwg

Project No. 12655-05

THOMPSON & LITTON

Sheet No.

A104C

User: elliott_lambert Date/Time: Dec 15, 2015 - 9:29am Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A104.dwg

FRONT ELEVATION
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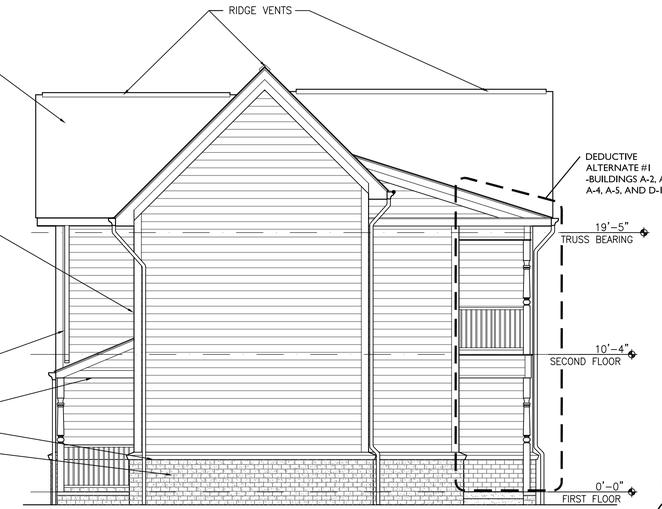
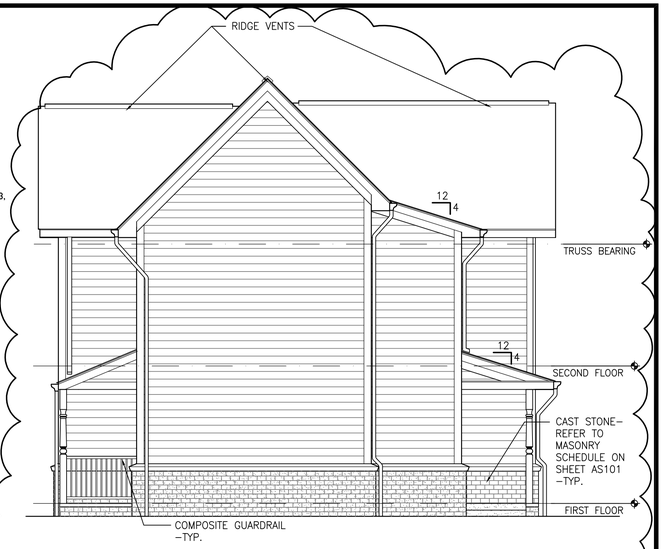
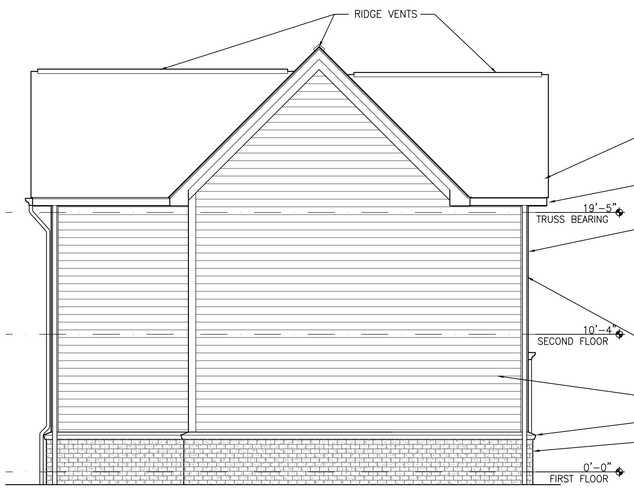


RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

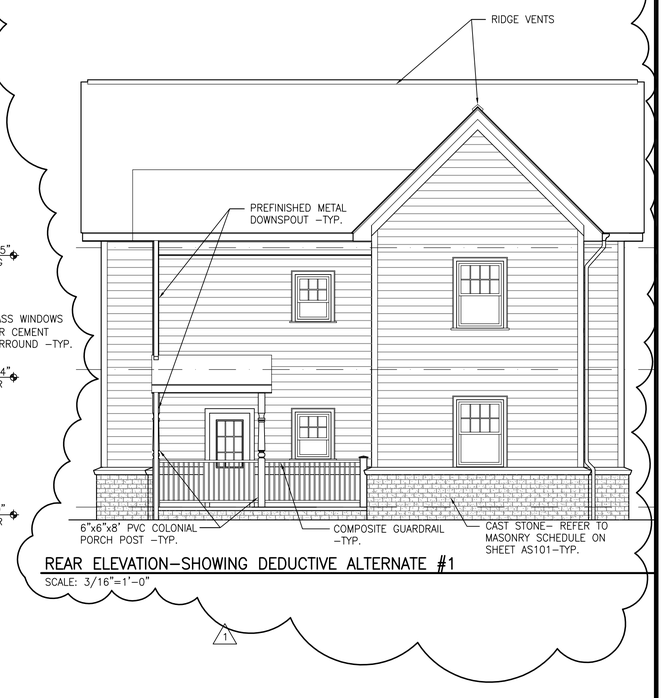


RIGHT SIDE ELEVATION-SHOWING DEDUCTIVE ALTERNATE #1
SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

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



REAR ELEVATION-SHOWING DEDUCTIVE ALTERNATE #1
SCALE: 3/16"=1'-0"

4' 0 4' 8' 16' 24'
3/16"=1'-0"
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
Lic. No. 008052
9/17/15
ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

BUILDING A AND D EXTERIOR ELEVATIONS

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

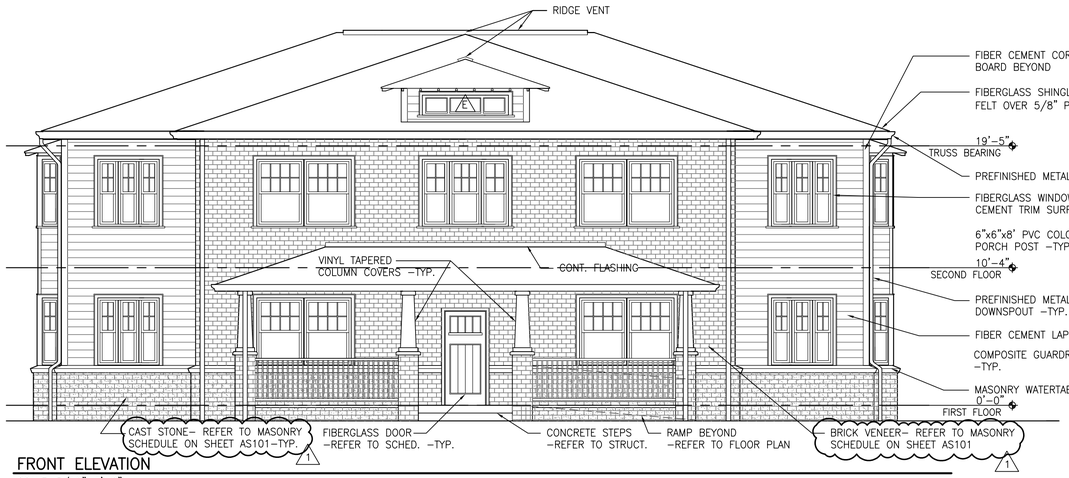
Designed	CCG
Drawn	HA/ EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A201.dwg

Project No. 12655-05

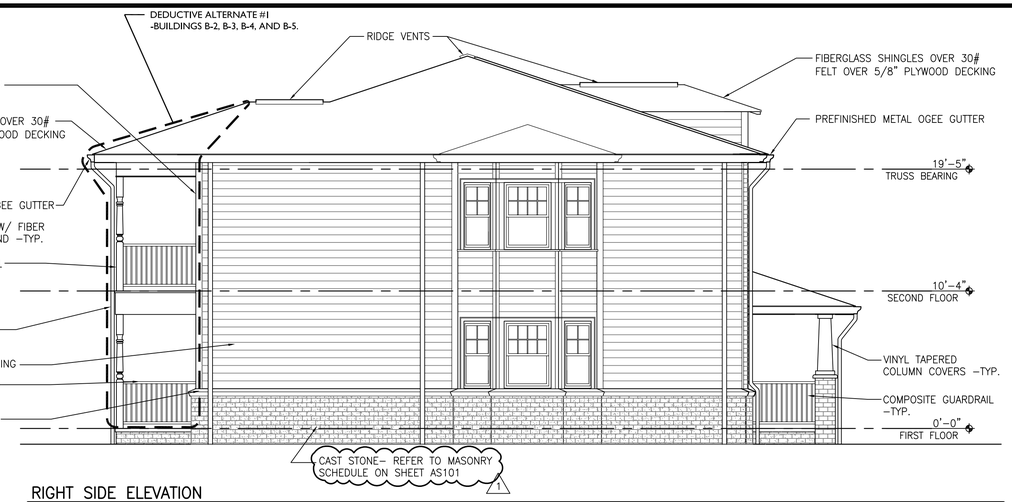
THOMPSON & LITTON

Sheet No.
A201A

User: elliott_lambert Date/Time: Dec 16, 2015 - 5:52pm Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A201.dwg



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



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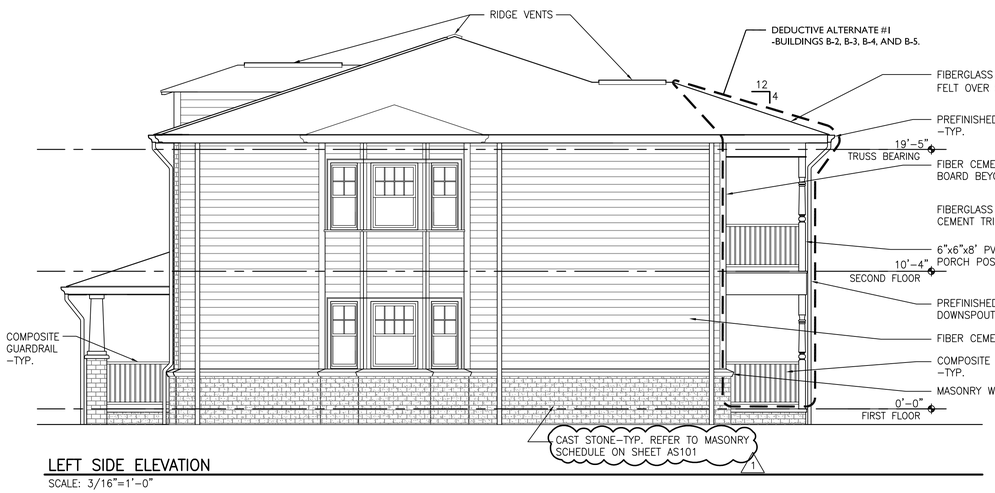
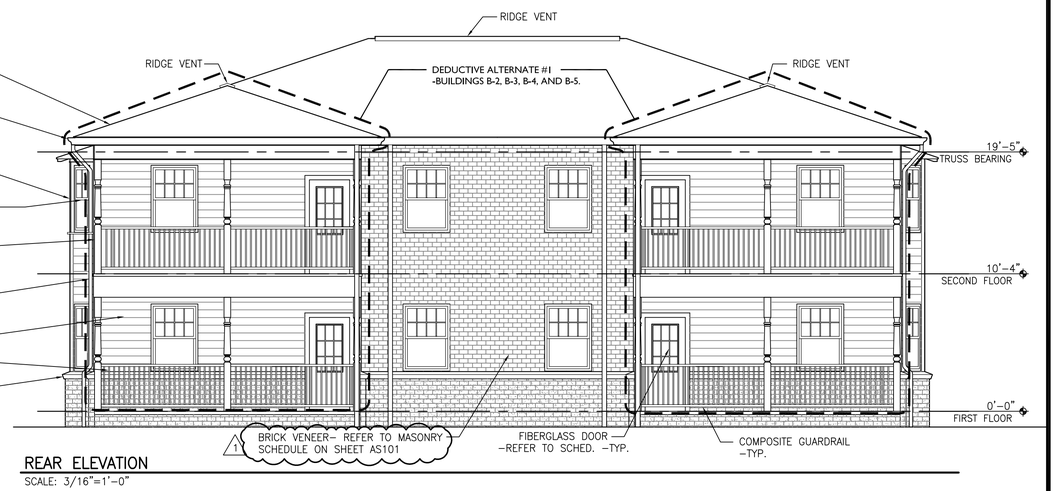
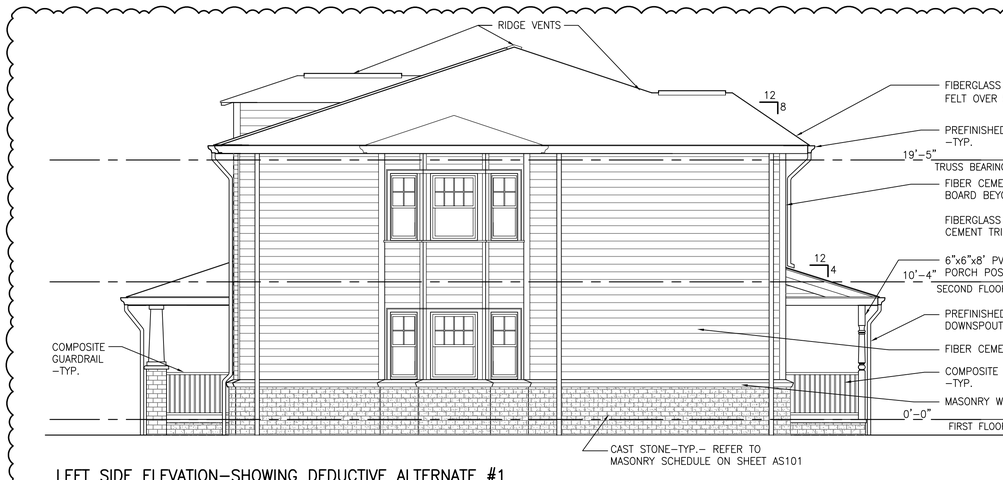
SCALE: 3/16"=1'-0"



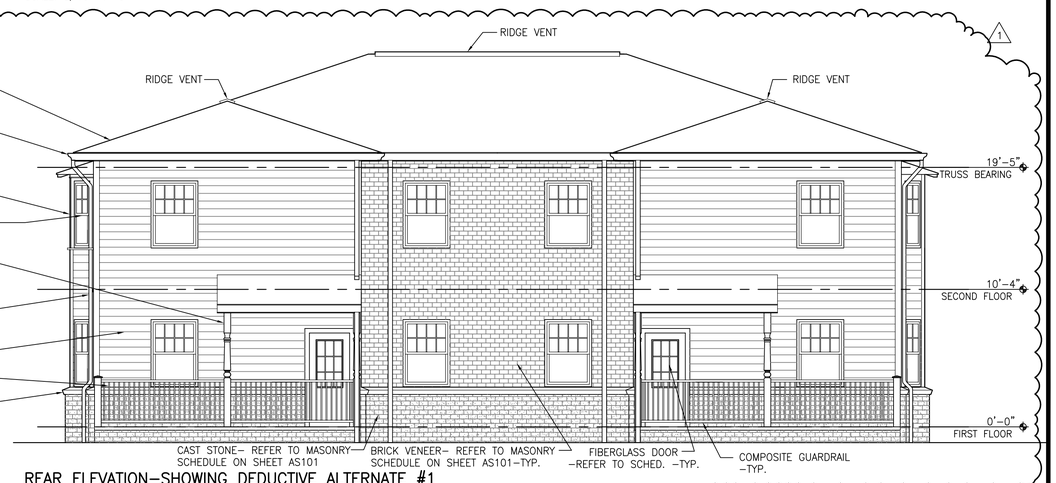
LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"



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



LEFT SIDE ELEVATION-SHOWING DEDUCTIVE ALTERNATE #1
SCALE: 3/16"=1'-0"



REAR ELEVATION-SHOWING DEDUCTIVE ALTERNATE #1
SCALE: 3/16"=1'-0"

4' 0 4' 8' 16' 24'
3/16"=1'-0"
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
Lic. No. 008052
9/17/15
ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

BUILDING B
EXTERIOR ELEVATIONS

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	HA/ EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A201.dwg

Project No. 12655-05

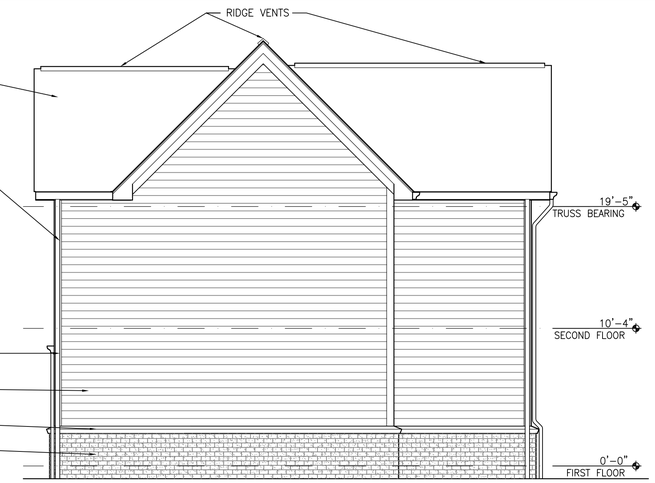
THOMPSON & LITTON

Sheet No.
A202B

User: elliott_lambert Date/Time: Dec 16, 2015 - 5:51pm Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A201.dwg

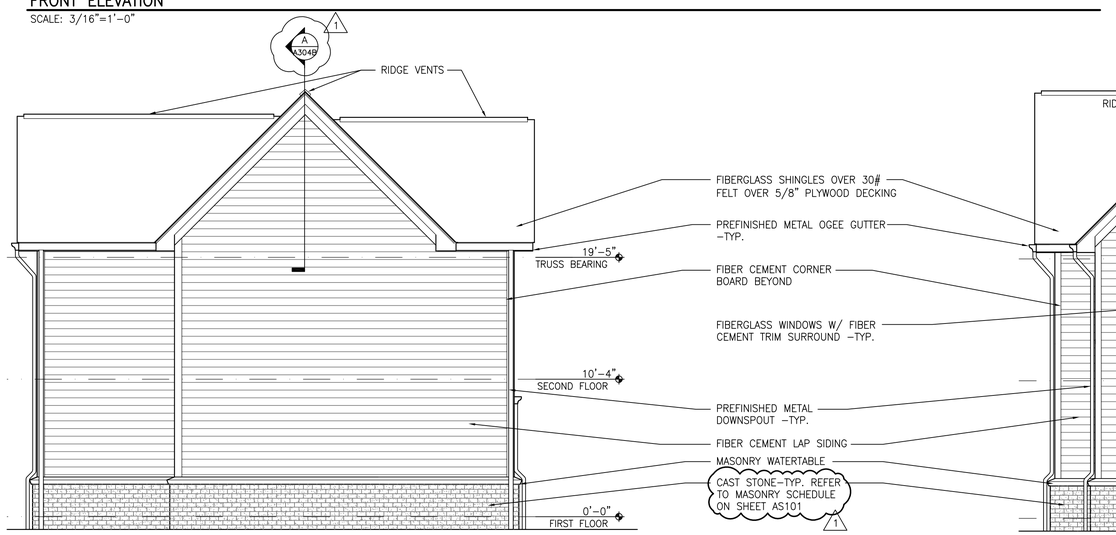
FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

REAR ELEVATION

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

REAR ELEVATION-SHOWING DEDUCTIVE ALTERNATE #1

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

4' 0 4' 8' 16' 24'

3/16"=1'-0"

GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
Lic. No. 008052
9/17/15
ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY

THE VILLAGE AT OAKVIEW

BRISTOL, VIRGINIA

BRHA - TVO-1460.00.MF.0915

BUILDING C
EXTERIOR ELEVATIONS

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	HA/ EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A201.dwg

Project No. 12655-05

THOMPSON & LITTON

Sheet No.

A203C

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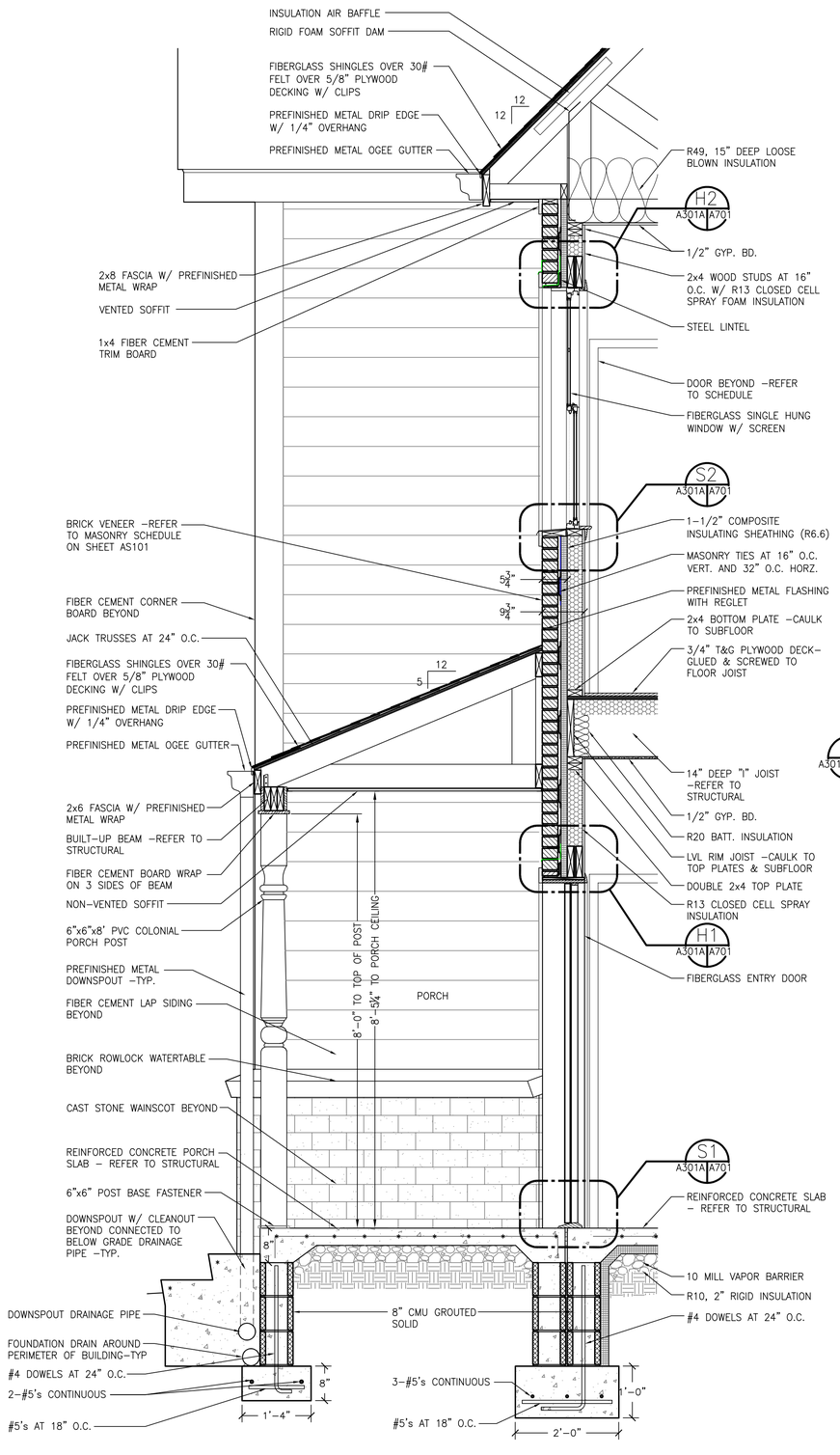
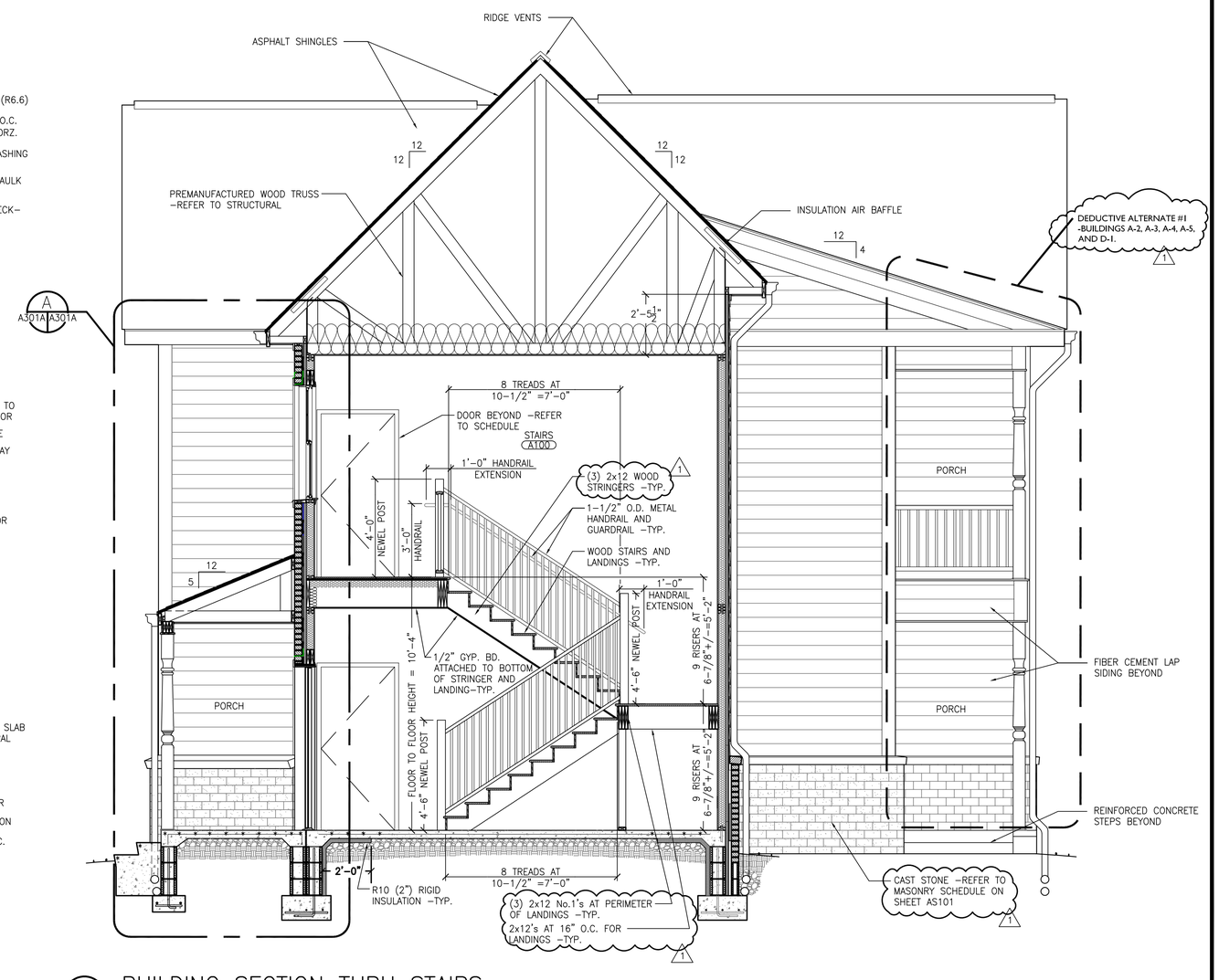


A
A301A A301A
SECTION THRU FRONT PORCH
SCALE: 3/4"=1'–0"



AA
A101A A301A
BUILDING SECTION THRU STAIRS
SCALE: 3/8"=1'–0"

COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
Lic. No. 008052
9/17/15
ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915
BUILDING TYPE A & D
BUILDING & WALL SECTIONS

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

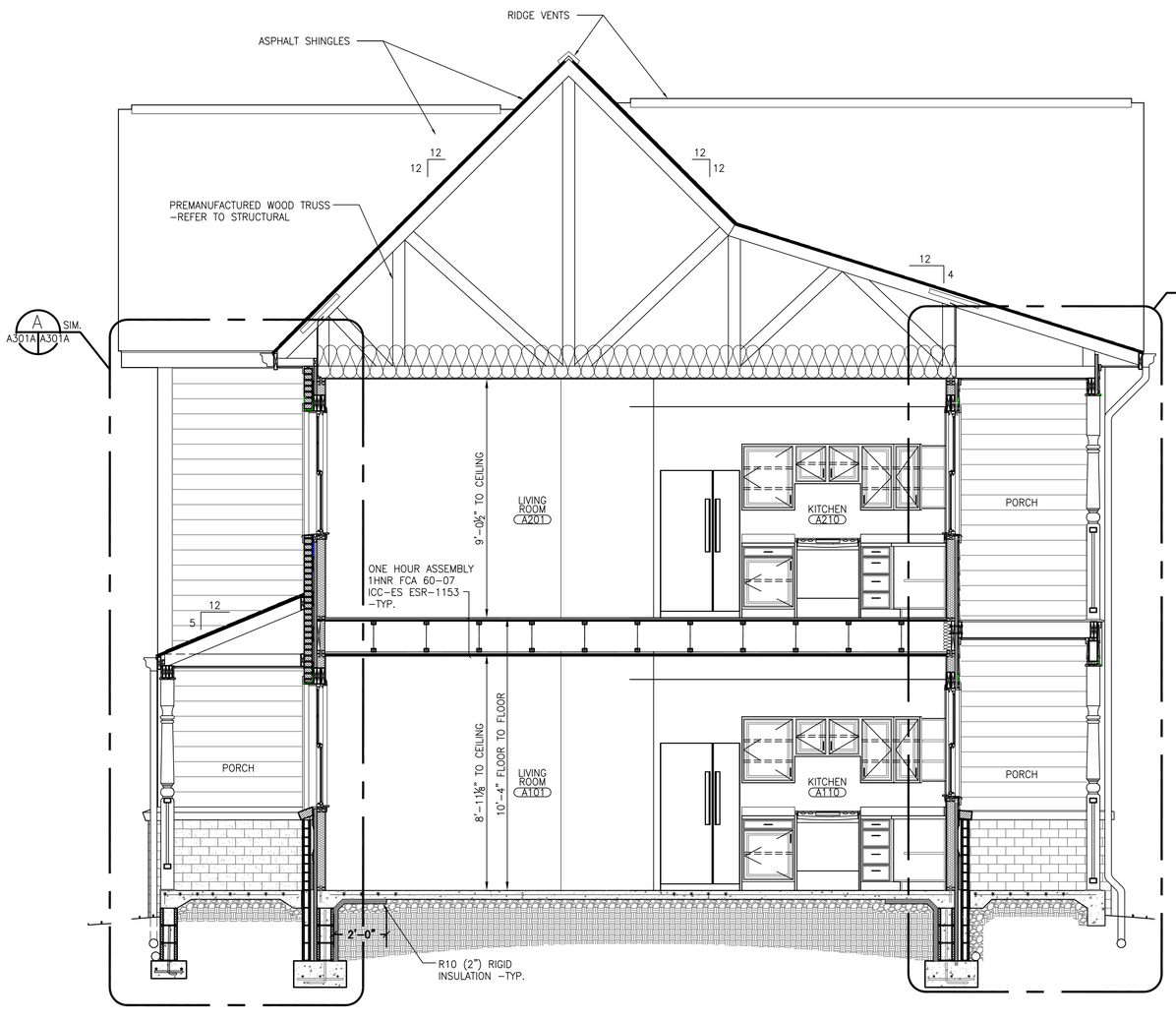
Designed	EL
Drawn	EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A301.dwg

Project No. 12655-05

THOMPSON & LITTON

Sheet No.
A301A

User: alliott_lambert Date/Time: Dec 16, 2015 - 6:11pm Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\Building Sections.dwg



BB A101A A302A BUILDING SECTION
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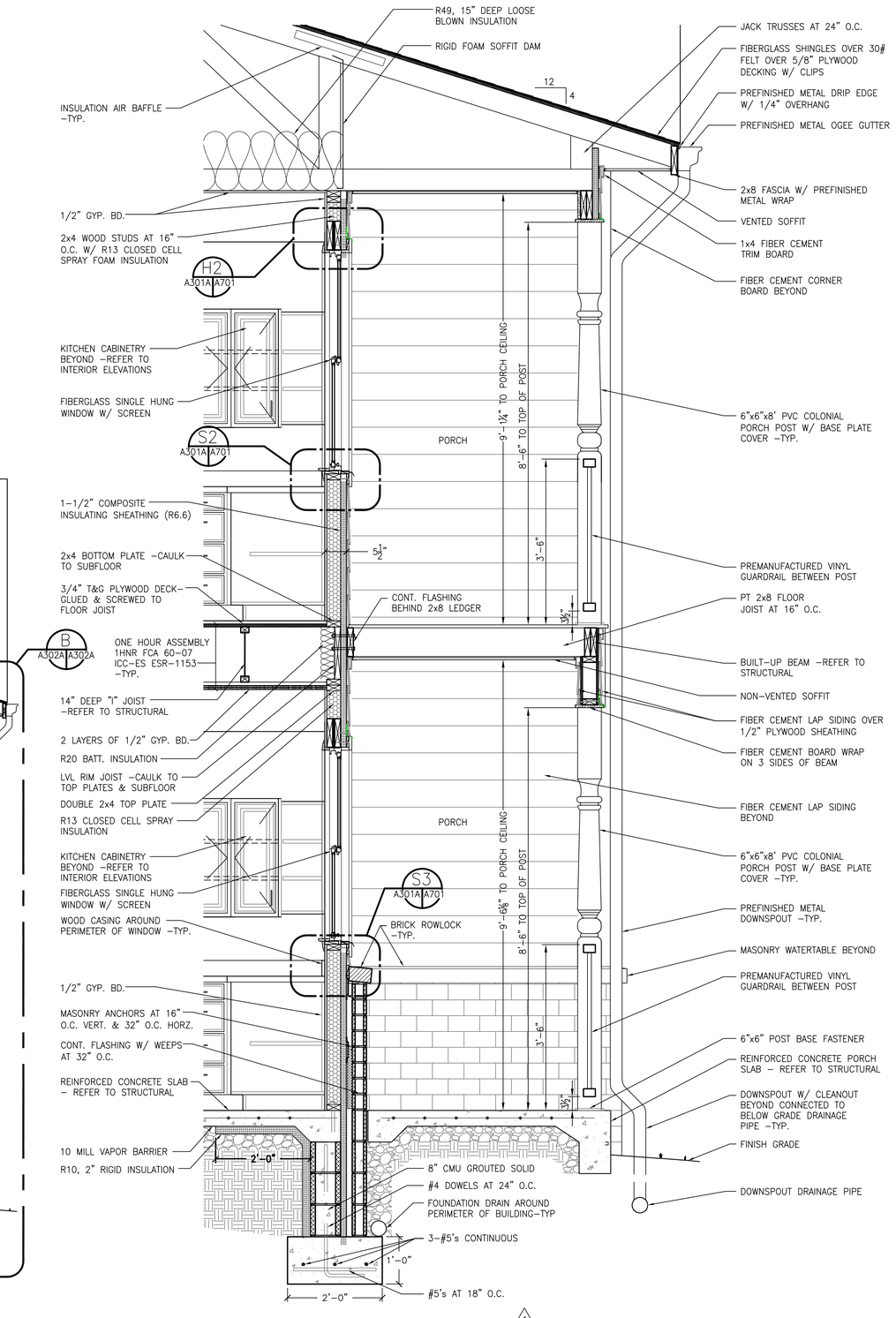

B A302A A302A SECTION THRU REAR PORCH
SCALE: 3/4"=1'–0"

1 REFER TO EXTERIOR ELEVATIONS FOR
(DEDUCTIVE ALTERNATE #1: A-2, A-3, A-4, A-5, C-1, D1)

COMMONWEALTH OF VIRGINIA
CARL C. GUTSCHOW
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9/17/15
ARCHITECT

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

BUILDING TYPE A & D (C-SIMILAR) BUILDING & WALL SECTIONS

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

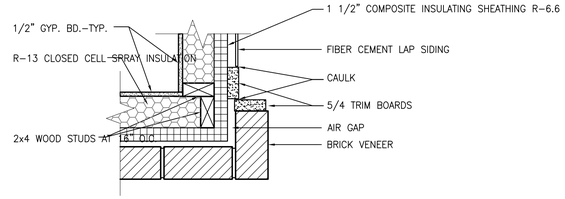
Designed	EL
Drawn	EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A301.dwg

Project No. 12655-05

THOMPSON & LITTON

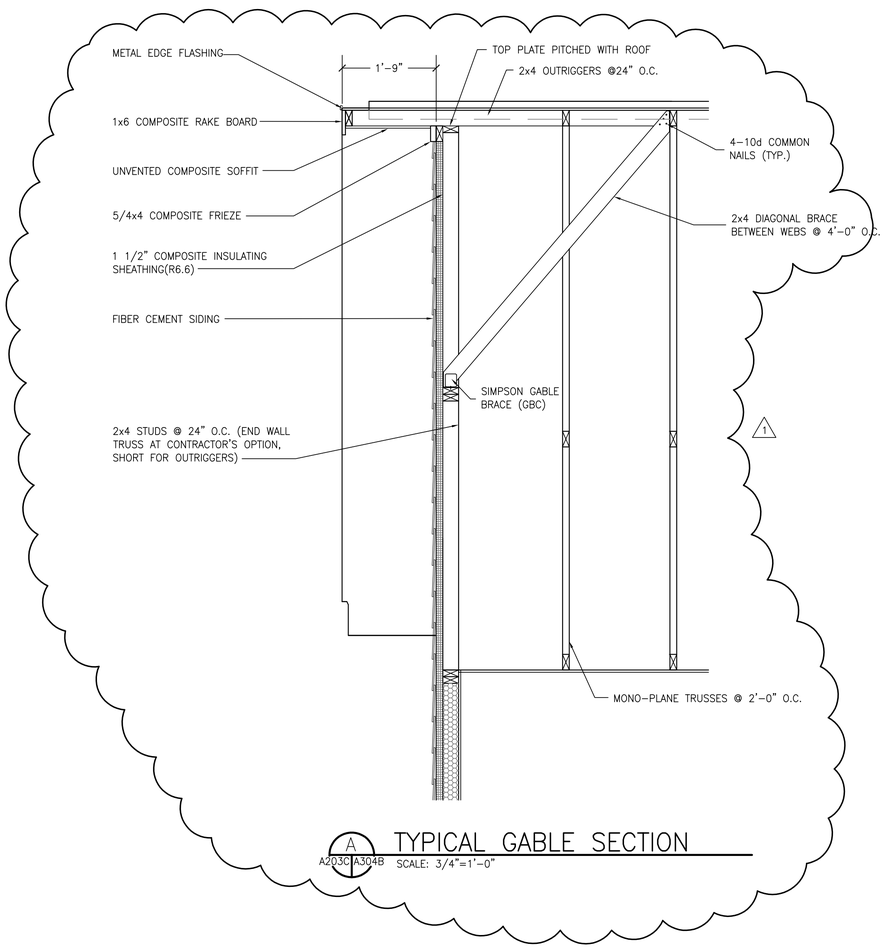
Sheet No.
A302A

User: elliott_lambert Date/Time: Dec 16, 2015 - 6:21pm Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\Building Sections.dwg



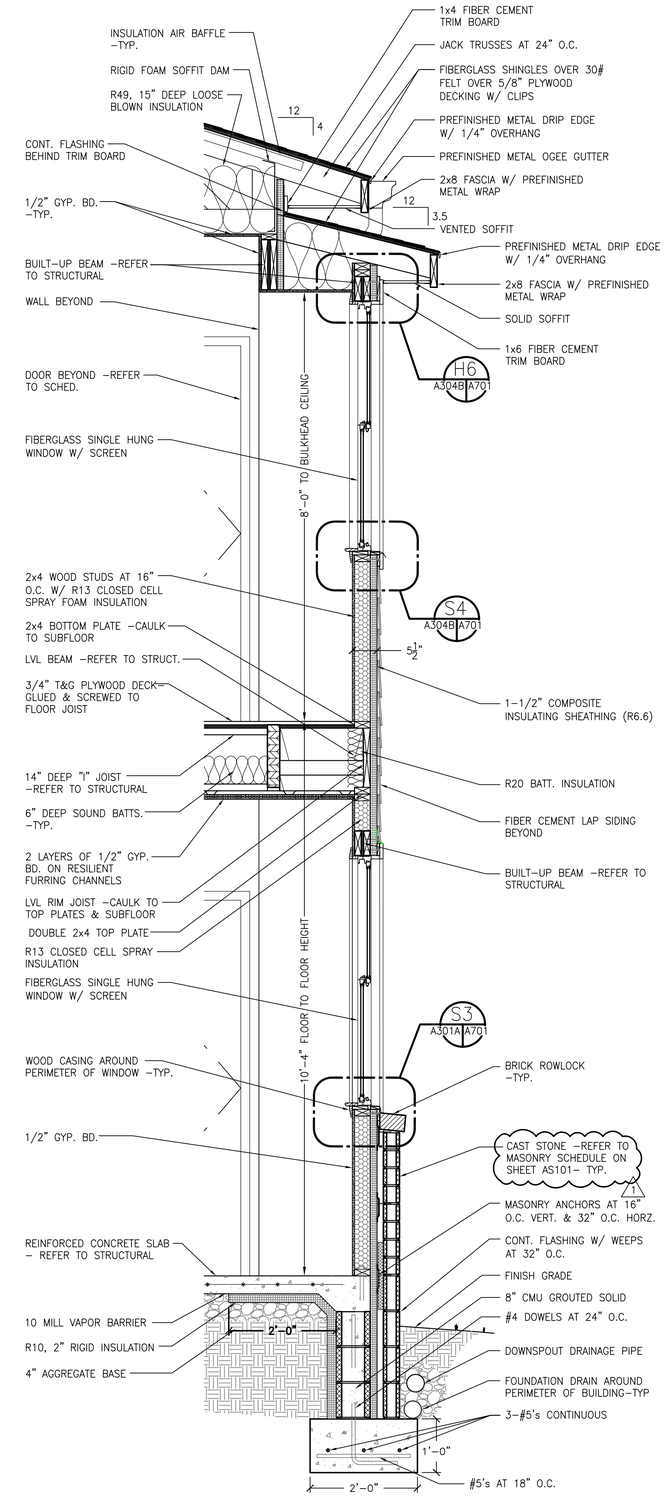
BRICK RETURN DETAIL

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



A A203C|A304B TYPICAL GABLE SECTION

SCALE: 3/4"=1'-0"



B A303B|A304B WALL SECTION

SCALE: 3/4"=1'-0"

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BRISTOL, VIRGINIA
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BUILDING TYPE B WALL SECTION

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	EL
Drawn	EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A301.dwg

Project No. 12655-05

THOMPSON & LITTON

Sheet No.
A304B

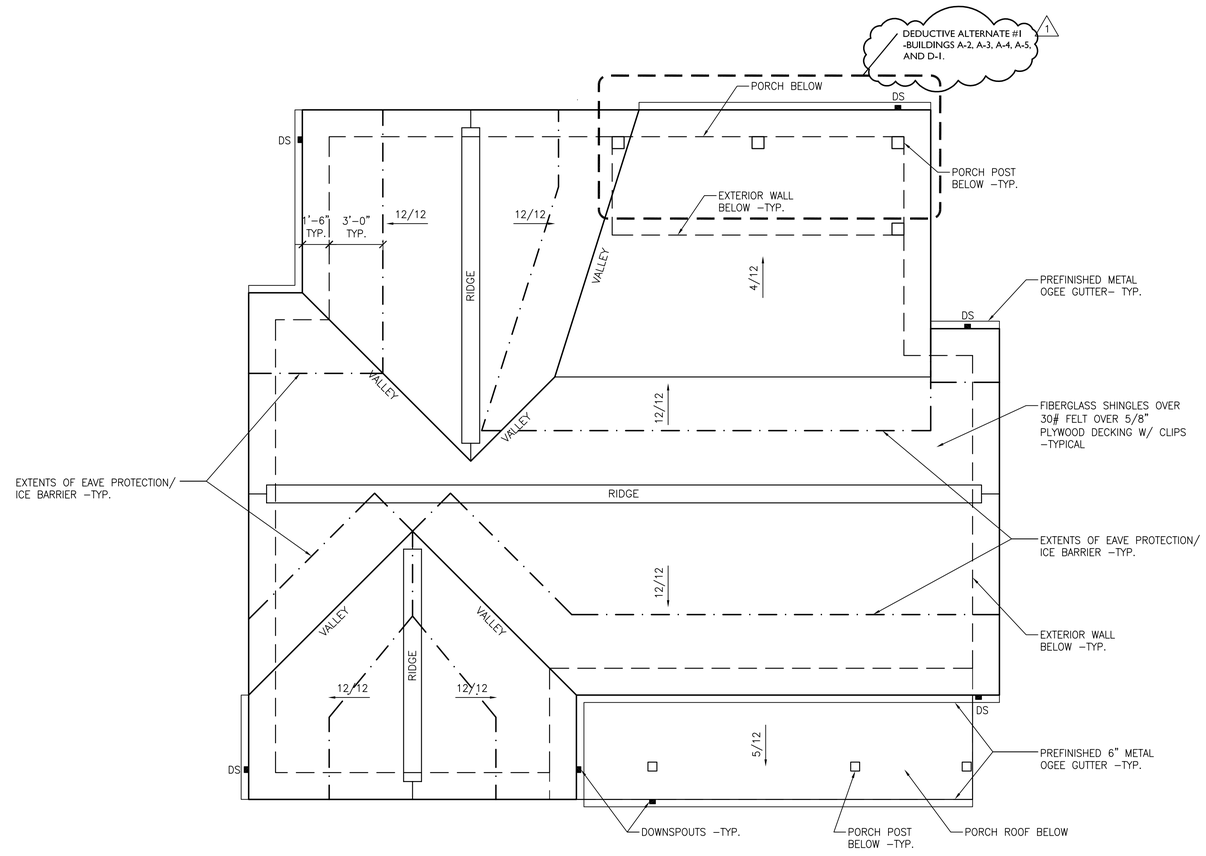
User: elliott_lambert Date/Time: Dec 16, 2015 - 6:19pm Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\Building Sections.dwg

GENERAL ROOF CONSTRUCTION NOTES:

1. REFER TO MECHNICAL AND PLUMBING DRAWINGS FOR VERIFICATION OF ALL LOCATIONS OF MECHANICAL AND PLUMBING PENETRATIONS.
2. REFER TO CIVIL SHEETS FOR ROUTING OF DOWNSPOUT DRAIN LINES TO STORM SEWER SYSTEM.

LEGEND:

■ DS :3"x4" DOWNSPOUT



ROOF PLAN

SCALE: 1/4"=1'–0"

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ROOF PLAN
BUILDING TYPE A AND D

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A401.dwg

Project No. 12655-05

THOMPSON & LITTON

Sheet No.

A401A

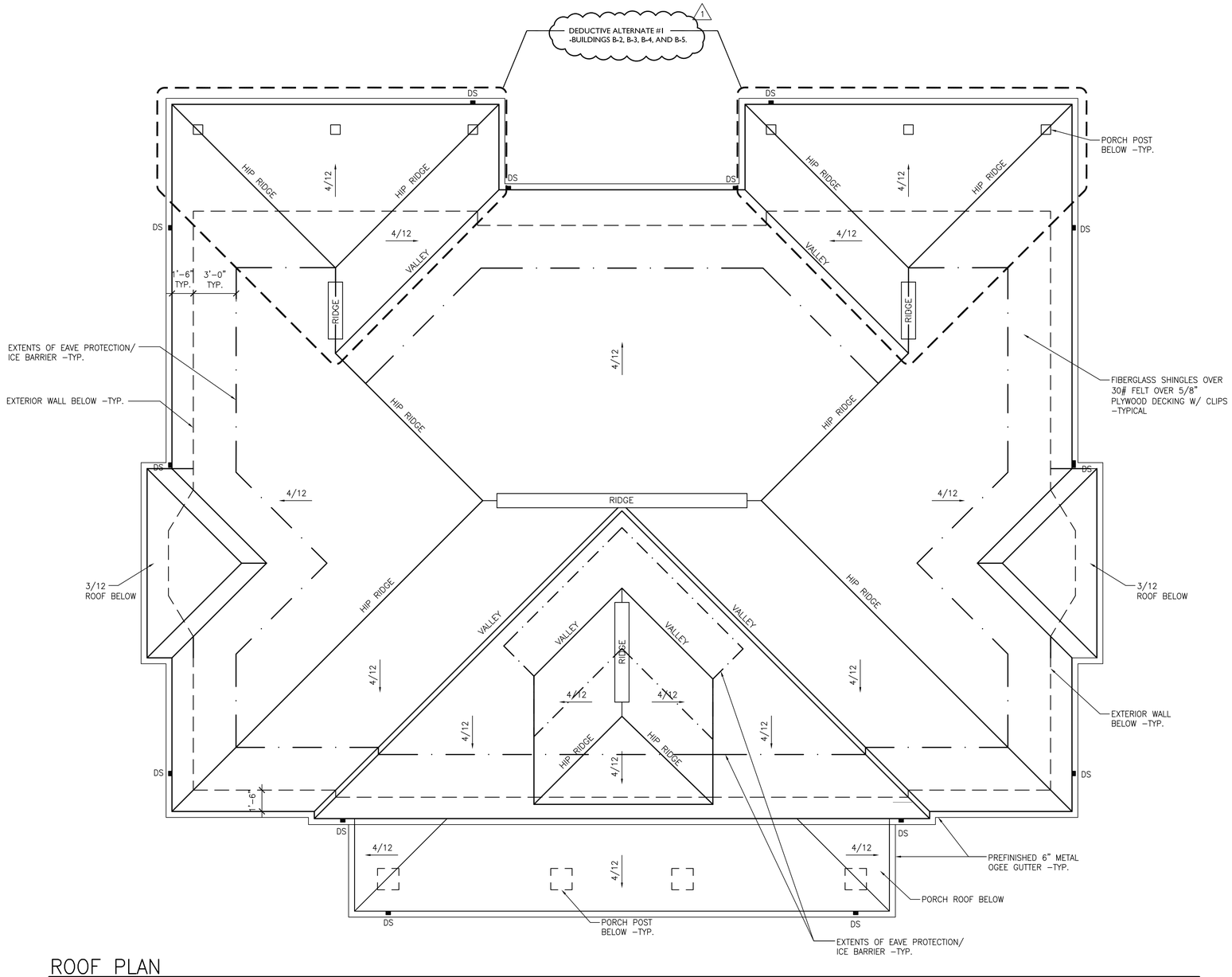
User: elliott_lambert Date/Time: Dec 15, 2015 - 9:59am Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A401.dwg

GENERAL ROOF CONSTRUCTION NOTES:

1. REFER TO MECHNICAL AND PLUMBING DRAWINGS FOR VERIFICATION OF ALL LOCATIONS OF MECHANICAL AND PLUMBING PENETRATIONS.
2. REFER TO CIVIL SHEETS FOR ROUTING OF DOWNSPOUT DRAIN LINES TO STORM SEWER SYSTEM.

LEGEND:

■ DS :3"x4" DOWNSPOUT



ROOF PLAN

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

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ROOF PLAN
BUILDING TYPE B

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	EL
Checked	CCG
Date	SEP. 11, 2015
File No.	A401.dwg

Project No.
12655-05

THOMPSON & LITTON

Sheet No.
A402B

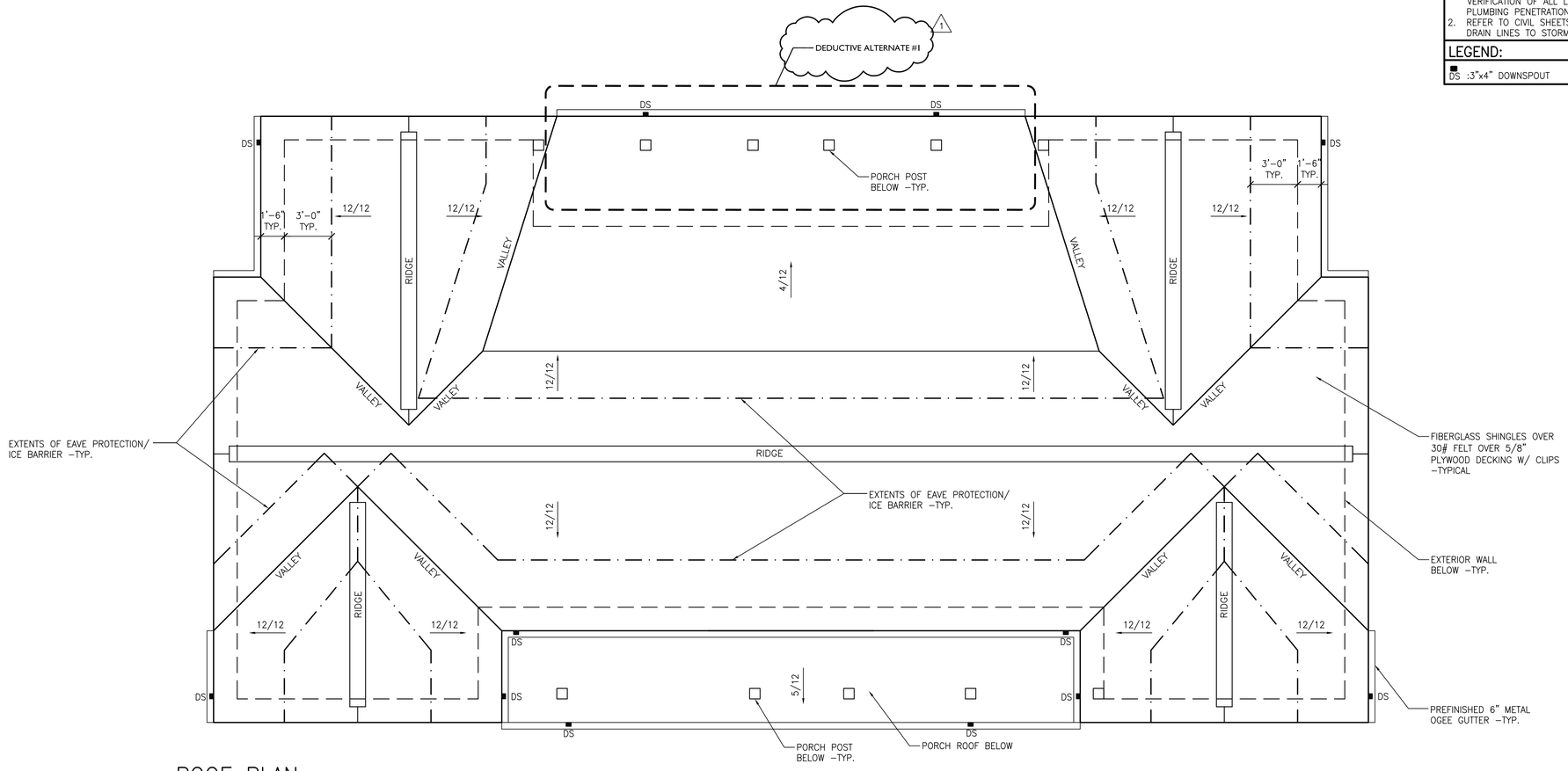
User: elliott_lambert Date/Time: Dec 15, 2015 - 9:57am Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A401.dwg

GENERAL ROOF CONSTRUCTION NOTES:

1. REFER TO MECHNICAL AND PLUMBING DRAWINGS FOR VERIFICATION OF ALL LOCATIONS OF MECHANICAL AND PLUMBING PENETRATIONS.
2. REFER TO CIVIL SHEETS FOR ROUTING OF DOWNSPOUT DRAIN LINES TO STORM SEWER SYSTEM.

LEGEND:

■ DS :3"x4" DOWNSPOUT



ROOF PLAN

SCALE: 1/4"=1'–0"

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ROOF PLAN
BUILDING TYPE C

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	EL
Checked	CCG
Date	SEP. 11, 2015
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Project No.
12655-05

THOMPSON & LITTON

Sheet No.
A403C

User: elliott_lambert Date/Time: Dec 15, 2015 - 9:56am Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A401.dwg

BUILDING A AND D OPENING SCHEDULE

MARK	DOOR SIZE			MATERIAL	TYPE	RATING (MIN)	HDW SET NO	FRAME	REMARKS
	WIDTH	HEIGHT	THICKNESS					MATERIAL	
A100	3'–0"	6'–8"	1 3/4"	FIBERGLASS	V	–	H1	WD	–
A101	3'–0"	6'–8"	1 3/4"	WD	F	1 HOUR	H2	WD	–
A103	3'–0"	6'–8"	1 3/8"	WD	F	–	H4	WD	–
A104	3'–0"	6'–8"	1 3/8"	WD	F	–	H4	WD	–
A105	3'–0"	6'–8"	1 3/8"	WD	F	–	H5	WD	–
A106	3'–0"	6'–8"	1 3/8"	WD	F	–	H4	WD	–
A107	3'–0"	6'–8"	1 3/8"	WD	F	–	H4	WD	–
A108A	PR 1'–6"	6'–8"	1 3/8"	WD	F	–	H6	WD	–
A108B	PR 1'–6"	6'–8"	1 3/8"	WD	F	–	H6	WD	–
A109	PR 2'–6"	6'–8"	1 3/8"	WD	F	–	H6	WD	–
A110	3'–0"	6'–8"	1 3/8"	WD	F	–	H5	WD	–
A111	3'–0"	6'–8"	1 3/4"	FIBERGLASS	G	–	H3	WD	–
A201	3'–0"	6'–8"	1 3/4"	WD	F	1 HOUR	H2	WD	–
A203	3'–0"	6'–8"	1 3/8"	WD	F	–	H4	WD	–
A204	3'–0"	6'–8"	1 3/8"	WD	F	–	H4	WD	–
A205	3'–0"	6'–8"	1 3/8"	WD	F	–	H5	WD	–
A206	3'–0"	6'–8"	1 3/8"	WD	F	–	H4	WD	–
A207	3'–0"	6'–8"	1 3/8"	WD	F	–	H4	WD	–
A208A	PR 1'–6"	6'–8"	1 3/8"	WD	F	–	H6	WD	–
A208B	PR 1'–6"	6'–8"	1 3/8"	WD	F	–	H6	WD	–
A209	PR 2'–6"	6'–8"	1 3/8"	WD	F	–	H6	WD	–
A210	3'–0"	6'–8"	1 3/8"	WD	F	–	H5	WD	
A211	3'–0"	6'–8"	1 3/4"	FIBERGLASS	G	–	H3	WD	NOTE #2

NOTE #2: DEDUCTIVE ALTERNATE #1 : A-1, A-2, A-3, A-4, A-5, D-1 (1)

BUILDING B OPENING SCHEDULE

MARK	DOOR SIZE			MATERIAL	TYPE	RATING (MIN)	HDW SET NO	FRAME	REMARKS
	WIDTH	HEIGHT	THICKNESS					MATERIAL	
A100	3'–0"	7'–0"	1 3/4"	FIBERGLASS	V	–	H1	WD	–
A101	3'–0"	7'–0"	1 3/4"	WD	HG	1 HOUR	H2	WD	–
A104	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A105	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A106	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A107	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A108	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A109	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A110	3'–0"	7'–0"	1 3/4"	FIBERGLASS	G	–	H3	WD	–
A111	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A112	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A113	PR 2'–4"	7'–0"	1 3/4"	WD	F	–	H6	WD	–
A114	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A115	3'–0"	7'–0"	1 3/4"	WD	HG	1 HOUR	H2	WD	–
A118	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A119	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A120	PR 2'–4"	7'–0"	1 3/4"	WD	F	–	H6	WD	–
A121	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A122	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A123	3'–0"	7'–0"	1 3/4"	FIBERGLASS	G	–	H3	WD	–
A124	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A125	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A126	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A127	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A128	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A201	3'–0"	7'–0"	1 3/4"	WD	HG	1 HOUR	H2	WD	–
A204	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A205	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A206	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A207	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A208	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A209	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	
A210	3'–0"	7'–0"	1 3/4"	FIBERGLASS	G	–	H3	WD	NOTE #1
A211	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	
A212	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A213	PR 2'–4"	7'–0"	1 3/4"	WD	F	–	H6	WD	–
A214	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A215	3'–0"	7'–0"	1 3/4"	WD	HG	1 HOUR	H2	WD	–
A218	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A219	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A220	PR 2'–4"	7'–0"	1 3/4"	WD	F	–	H6	WD	–
A221	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A222	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	
A223	3'–0"	7'–0"	1 3/4"	FIBERGLASS	G	–	H3	WD	NOTE #1
A224	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	
A225	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–
A226	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A227	3'–0"	7'–0"	1 3/8"	WD	F	–	H4	WD	–
A228	3'–0"	7'–0"	1 3/8"	WD	F	–	H5	WD	–

NOTE #1: DEDUCTIVE ALTERNATE #1 : B-2, B-3, B-4, B-5 (1)

BUILDING C OPENING SCHEDULE

MARK	DOOR SIZE			MATERIAL	TYPE	RATING (MIN)	HDW SET NO	FRAME	REMARKS
	WIDTH	HEIGHT	THICKNESS					MATERIAL	
A100	3'–0"	6'–8"	1 3/4"	FIBERGLASS	V	–	H1	WD	–
A101	3'–0"	6'–8"	1 3/4"	WD	F	1 HOUR	H2	WD	–
A103	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A104	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A105	3'–0"	6'–8"	1 3/4"	WD	F	–	H5	WD	–
A106	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A107	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A108A	PR 1'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A108B	PR 1'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A109	PR 2'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A110	3'–0"	6'–8"	1 3/4"	WD	F	–	H5	WD	–
A111	3'–0"	6'–8"	1 3/4"	FIBERGLASS	G	–	H3	WD	–
A112	3'–0"	6'–8"	1 3/4"	WD	F	1 HOUR	H2	WD	–
A113	PR 2'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A114	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A115	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A116	3'–0"	6'–8"	1 3/4"	WD	F	–	H5	WD	–
A117	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A118	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A119A	PR 1'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A119B	PR 1'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A121	3'–0"	6'–8"	1 3/4"	WD	F	–	H5	WD	–
A122	3'–0"	6'–8"	1 3/4"	FIBERGLASS	G	–	H3	WD	–
A201	3'–0"	6'–8"	1 3/4"	WD	F	1 HOUR	H2	WD	–
A202	PR 2'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A203	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A204	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A205	3'–0"	6'–8"	1 3/4"	WD	F	–	H5	WD	–
A206	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A207	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A208A	PR 1'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A208B	PR 1'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A210	3'–0"	6'–8"	1 3/4"	WD	F	–	H5	WD	
A211	3'–0"	6'–8"	1 3/4"	FIBERGLASS	G	–	H3	WD	NOTE #3
A212	3'–0"	6'–8"	1 3/4"	WD	F	1 HOUR	H2	WD	
A213	PR 2'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A214	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A215	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A216	3'–0"	6'–8"	1 3/4"	WD	F	–	H5	WD	–
A217	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A218	3'–0"	6'–8"	1 3/4"	WD	F	–	H4	WD	–
A219A	PR 1'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A219B	PR 1'–6"	6'–8"	1 3/4"	WD	F	–	H6	WD	–
A221	3'–0"	6'–8"	1 3/4"	WD	F	–	H5	WD	
A222	3'–0"	6'–8"	1 3/4"	FIBERGLASS	G	–	H3	WD	NOTE #3

NOTE #3: DEDUCTIVE ALTERNATE #1 (1)

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THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TYO-1460.00.MF.0915

DOOR SCHEDULES

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	CCG
Drawn	HA
Checked	CCG
Date	SEP. 11, 2015
File No.	A401.dwg

Project No. 12655-05

THOMPSON & LITTON

Sheet No.
A702

User: elliott_lambert Date/Time: Dec 16, 2015 - 6:30pm Filename: K:\projects\12655-BRHA\12655 Task 5 Apartment Design\12655-A701.dwg

ELECTRICAL NOTES

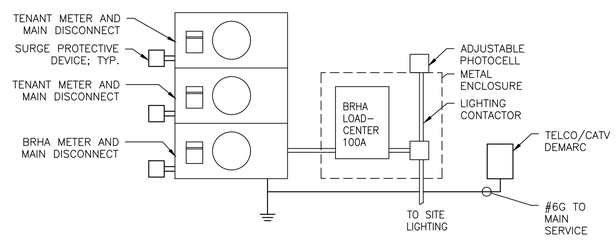
1. NOT USED
2. BVU WILL PROVIDE TRENCHING, UNDERGROUND HIGH VOLTAGE AND LOW VOLTAGE CABLING, DUCT BANK EXCAVATION AND BACKFILL FOR ALL ON SITE PRIMARY AND SECONDARY POWER SERVICE, TELEPHONE SERVICE, AND DATA SERVICE, INCLUDING RACEWAY AS REQUIRED.
3. BVU WILL PROVIDE AND INSTALL PAD MOUNT TRANSFORMER PADS, TRANSFORMERS, AND SECONDARY SERVICES TO THE METER PACKS. THE CONTRACTOR SHALL PROVIDE AND INSTALL THE METER PACKS.
4. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL WIRING AND RACEWAYS FOR UNDERGROUND SITE LIGHTING BRANCH CIRCUITS AS SHOWN, INCLUDING TRENCHING AND BACKFILL.
5. SITE LIGHTING CONDUITS SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THE NEC. THE CONDUITS SHALL BE 1" PVC INSTALLED AT 30" BELOW GRADE.
6. LIGHT POLES SHALL BE SET PLUMB.
7. ~~COMMUNICATION CABLES, CONDUIT, PEDESTALS AND TERMINATIONS SHALL BE PROVIDED BY UTILITY COMPANIES.~~
8. ALL SITE BRANCH WIRING CONDUCTORS SHALL BE #10 THWN WITH GROUND IN 1" PVC CONDUIT ON 240V 2P-15A BREAKERS.
9. CONTRACTOR SHALL COORDINATE WITH BVU AND BRHA FOR EXACT LOCATIONS OF SERVICE ENTRANCES FOR EACH BUILDING AND LOCATIONS OF TRANSFORMERS, TELEPHONE, AND TV DEMARCS.

OUTDOOR LIGHITNG SCHEDULE

S1	POST TOP LUMINAIRE, 67 WATT LED MODULE, 4000K, TYPE 4 FORWARD THROW DISTRIBUTION, POST TOP TENON MOUNT, BLACK FINISH, 12 FT. POLE, EQUAL TO KIM LIGHITNG – LED LANTERN ERA 19" LED SERIES.
S2	POST TOP LUMINAIRE, 530mA LED MODULE, 4000K, 86W, TYPE 4 FORWARD THROW DISTRIBUTION, BLACK FINISH, 20 FT. POLE, EQUAL TO LITHONIA – MR1 LED SERIES.
S3	POST TOP LUMINAIRE, 700mA LED MODULE, 4000K, 132W, TYPE 4 FORWARD THROW DISTRIBUTION, BLACK FINISH, 20 FT. POLE, EQUAL TO LITHONIA – MR2 LED SERIES.

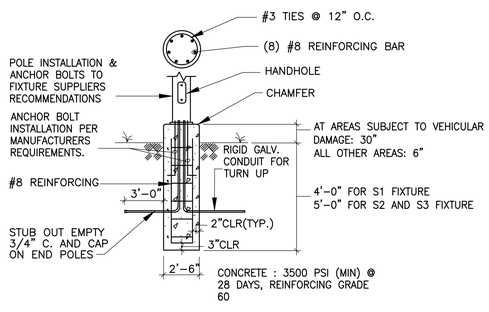
LEGEND

- NEW 240V U.G. LIGHTING CIRCUIT
- SX SITE LIGHT. ARROW INDICATES DIRECTION OF THROW WHERE SHOWN. LIGHTS SHOWN GROUPED TOGETHER TO BE MOUNTED ON ONE POLE.
- MC TENANT METER CENTER. UNITS WITH BRHA METER, PANEL, AND SITE LIGHTING CONTROL WHERE INDICATED.



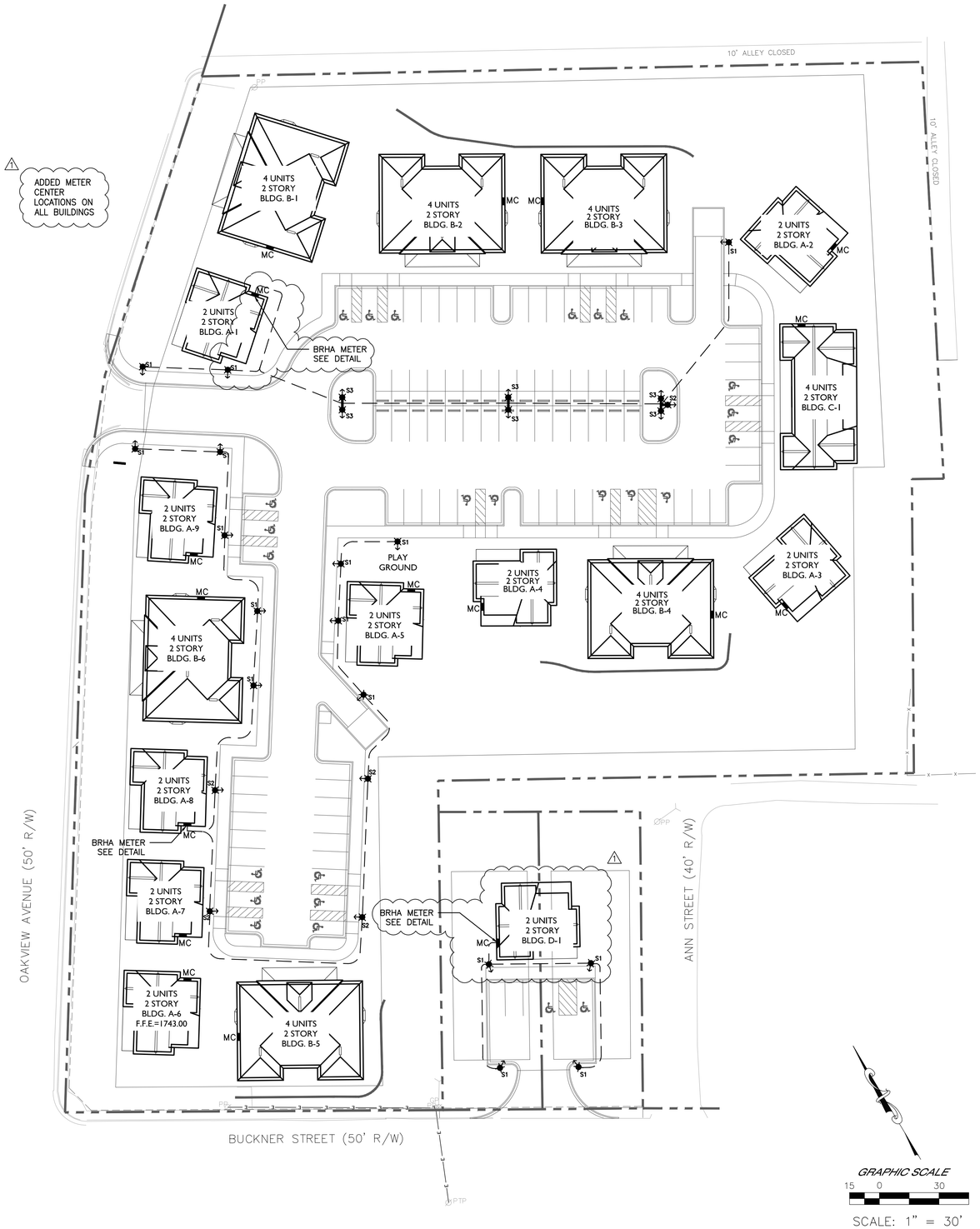
TYP. TENANT AND BRHA METER INSTALLATION

NTS



LIGHTING FIXTURE FOUNDATION DETAIL

NTS



Seal
COMMONWEALTH OF VIRGINIA
J.B. BONHAM III
Lic. No. 12168
9-11-15
PROFESSIONAL ENGINEER

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

ELECTRICAL SITE PLAN

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	LDM
Drawn	JBC
Checked	LDM
Date	SEP. 11, 2015
File No.	

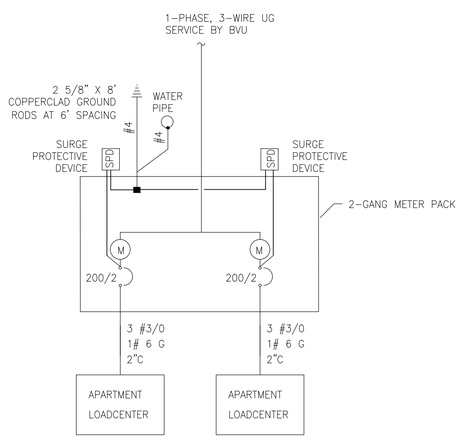
Project No. 12655-05

THOMPSON & LITTON

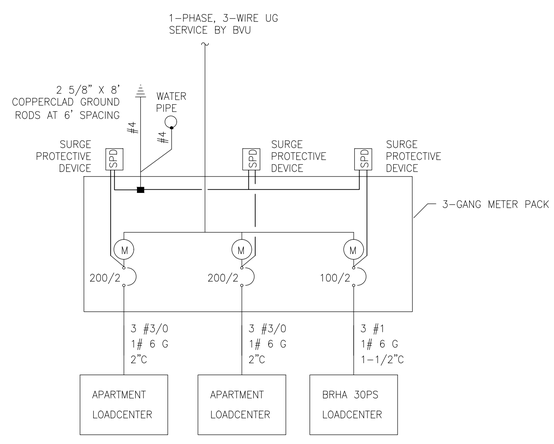
Sheet No.
ES1

A	200A RATING, 200A MAIN C.B., 120/240V, 1P, 3W, 22,000A SHORT CIRCUIT RATING, 30 POLE SPACE BOLT-ON CIRCUIT BREAKERS, SERVICE ENTRANCE PANEL, NEMA 1 FLUSH MOUNT															
LOAD DESCRIPTION	WATTS		CONDUCTORS			C.B.	CKT #	CKT #	C.B.	CONDUCTORS			WATTS		LOAD DESCRIPTION
	B	A	Ø	N	G					Ø	N	G	A	B	
LIGHTS	416		14	14	14	15/1	1	2	50/2	6	–	10	2500		RANGE
DISHWASHER		1500	12	12	12	20/1	3	4	---	--	--	--		2500	-----
SMOKE DET./SPRINK.	100		12	12	12	20/1	5	6	30/2	10	10	10	2500		DRYER
REFRIGE.		750	12	12	12	20/1	7	8	---	--	--	--		2500	-----
CLOTHES WASH.	1200		12	12	12	20/1	9	10	20/2	12	12	12	1980		HP
RECEP. – BR1		900	12	12	12	20/1*	11	12	---	--	--	--		1980	-----
RECEP. – BR2	720		12	12	12	20/1*	13	14	15/2**	12	12	12	173		AHU
RECEP. – L.R.		1260	12	12	12	20/1*	15	16	---	--	--	--		173	-----
RECEP. – BATH	180		12	12	12	20/1	17	18	20/1**	12	12	12	240		KH
RECEP. – KIT		360	12	12	12	20/1	19	20	20/1	12	12	12		180	RECEP. – HP
RECEP. – KIT	360		12	12	12	20/1	21	22	30/2**	10	–	10	2250		WATER HEATER
RECEP. – LDRY.		180	12	12	12	20/1*	23	24	---	--	--	--		2250	-----
RECEP. – BATH2	180		12	12	12	20/1	25	26	25/2**	10	10	10	2840		AUX HEAT
RECEP. – DEHUMID.		750	12	12	12	20/1	27	28	---	--	--	--		2840	-----
							29	30	20/1**	12	12	12	120		VS
LOCATION: LAUNDRY								TOTAL LOAD: 33,602 WATTS 140 AMPS							

* AFCI BREAKER
** PROVIDE WITH BREAKER LOCKOUT ATTACHMENT



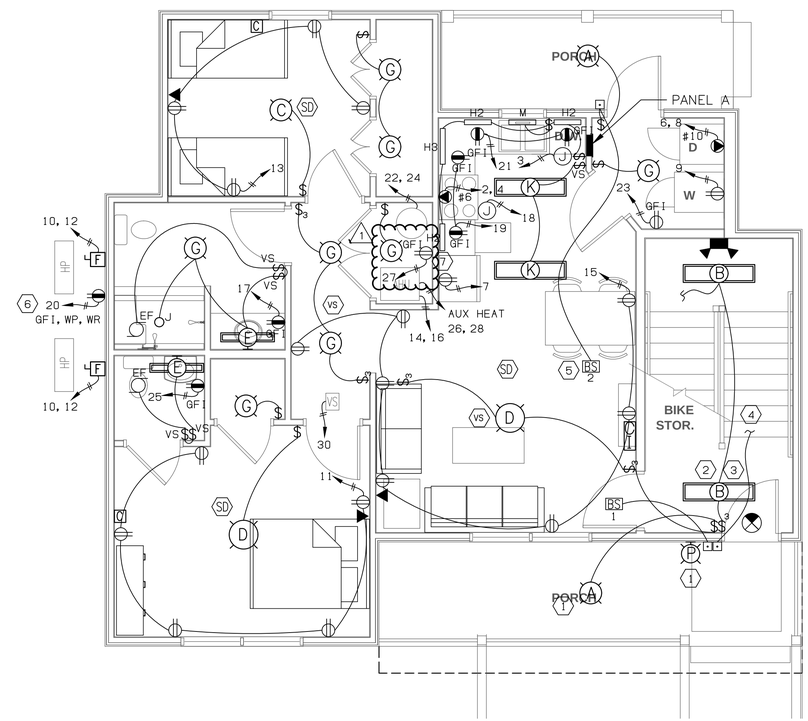
ELECTRICAL ONE-LINE DIAGRAM - TYPE A



ELECTRICAL ONE-LINE DIAGRAM - TYPE A W/BRHA LOADCENTER

KEYED NOTES

1. RAMP LIGHT AND WALL LIGHT IS PRESENT ON FIRST FLOOR ONLY AND POWERED BY THE TENANT LIGHTING CIRCUITS ON THE FIRST FLOOR.
2. INSTALL "B" FIXTURE ON SECOND FLOOR IN SAME GENERAL LOCATION AS THE FIXTURE SHOWN ON THE FIRST FLOOR. (3) STAIRWELL FIXTURES SHALL BE POWERED BY AN UPSTAIRS TENANT LIGHTING CIRCUIT AND CONTROLLED BY A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.
3. INSTALL AN EMERGENCY LIGHT ON SECOND FLOOR WALL WITH LAMPS FACING TOWARD STAIRS.
4. TO DOOR BELL ABOVE APARTMENT ENTRY DOOR ON SECOND FLOOR.
5. INSTALL HARD WIRED BELL/STROBE SYSTEM (DOOR STROBE SIGNALLERS) SIMILAR TO NUTONE (AS SHOWN) FOR ALL UD DESIGNATED UNITS. DOOR BELL/STROBE 1 AND DOOR BELL/STROBE 2 SHALL HAVE DIFFERENT SOUNDS. INSTALL DOOR BELL SYSTEM WITHOUT STROBE FOR ALL OTHERS.
6. OUTSIDE RECEPTACLE FOR HVAC SERVICE IS ONLY PRESENT ON GROUND FLOOR UNITS. ON ALL SECOND LEVEL UNITS, PROVIDE SPACE WITH PROVISIONS IN APARTMENT LOADCENTER AND LABEL ACCORDINGLY.
7. ELECTRICAL OUTLET IN MECHANICAL CLOSET FOR FUTURE DEHUMIDIFICATION UNIT. 1



ELECTRICAL FLOOR PLAN – TYPE A
1/4" = 1'-0"

GENERAL NOTES

1. ALL LIGHTING CONNECTS TO CIRCUIT 1.
2. UD DESIGNATED UNIT SMOKE DETECTORS SHALL HAVE BOTH AUDIO AND VISUAL ALARM OUTPUTS. PROVIDE SLAVE BELL/STROBE ALARMS FOR ALL HABITABLE AREAS PER UD REQUIREMENTS. SMOKE DETECTORS AND SLAVE BELL/STROBES SHALL HAVE BATTERY BACKUP POWER.
3. SMOKE DETECTORS FOR UD UNITS SHALL PROVIDE AN INTENSITY OF NOT LESS THAN 100CD PER VUSBC 3413.4.
4. ALL OUTLETS, SWITCHES, AND CONTROLS IN UD/HANDICAPPED UNITS SHALL MEET THE REACH RANGE SPECIFIED IN ANSI 117.1 (15" MIN. AND 48" MAX AFF).

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BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

ELECTRICAL FLOOR PLAN - BLDG. A

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	LDM
Drawn	RR
Checked	LDM
Date	SEP. 11, 2015
File No.	

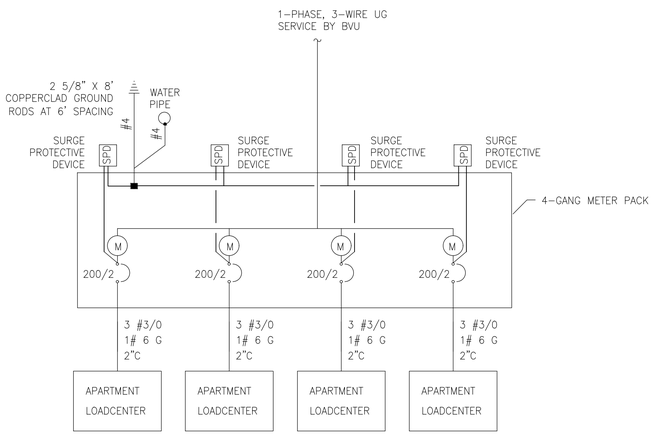
Project No. 12655-05

THOMPSON & LITTON

Sheet No.
E101A

B	200A RATING, 200A MAIN C.B., 120/240V, 1P, 3W, 22,000A SHORT CIRCUIT RATING, 30 POLE SPACE BOLT-ON CIRCUIT BREAKERS, SERVICE ENTRANCE PANEL, NEMA 1 FLUSH MOUNT														
LOAD DESCRIPTION	WATTS		CONDUCTORS			C.B.	CKT #	CKT #	C.B.	CONDUCTORS			WATTS		LOAD DESCRIPTION
	B	A	Ø	N	G					Ø	N	G	A	B	
LIGHTS	484		14	14	14	15/1	1	2	50/2	6	–	10	2500		RANGE
DISHWASHER		1500	12	12	12	20/1	3	4	---	--	--	--		2500	-----
SMOKE DET./SPRINK.	100		12	12	12	20/1	5	6	30/2	10	10	10	2500		DRYER
REFRIGE.		750	12	12	12	20/1	7	8	---	--	--	--		2500	-----
CLOTHES WASH.	1200		12	12	12	20/1	9	10	20/2	12	12	12	1980		HP
RECEP. – BR1		720	12	12	12	20/1*	11	12	---	--	--	--		1980	-----
RECEP. – BR2	540		12	12	12	20/1*	13	14	15/2**	12	12	12	173		AHU
RECEP. – BR3		360	12	12	12	20/1*	15	16	---	--	--	--		173	-----
RECEP. – L.R.	1080		12	12	12	20/1*	17	18	20/1**	12	12	12	240		KH
RECEP. – BATH		180	12	12	12	20/1	19	20	20/1	12	12	12		180	RECEP. – HP
RECEP. – HALL	360		12	12	12	20/1*	21	22	30/2**	10	–	10	2250		WATER HEATER
RECEP. – BATH2		180	12	12	12	20/1	23	24	---	--	--	--		2250	-----
RECEP. – KIT	360		12	12	12	20/1	25	26	35/2**	8	8	8	3600		AUX HEAT
RECEP. – KIT		180	12	12	12	20/1	27	28	---	--	--	--		3600	-----
RECEP. – LDRY	180		12	12	12	20/1*	29	30	20/1	12	12	12	870		VS/RECEPT. DEHUM.
LOCATION: LAUNDRY								TOTAL LOAD: 35,370 WATTS 147 AMPS							

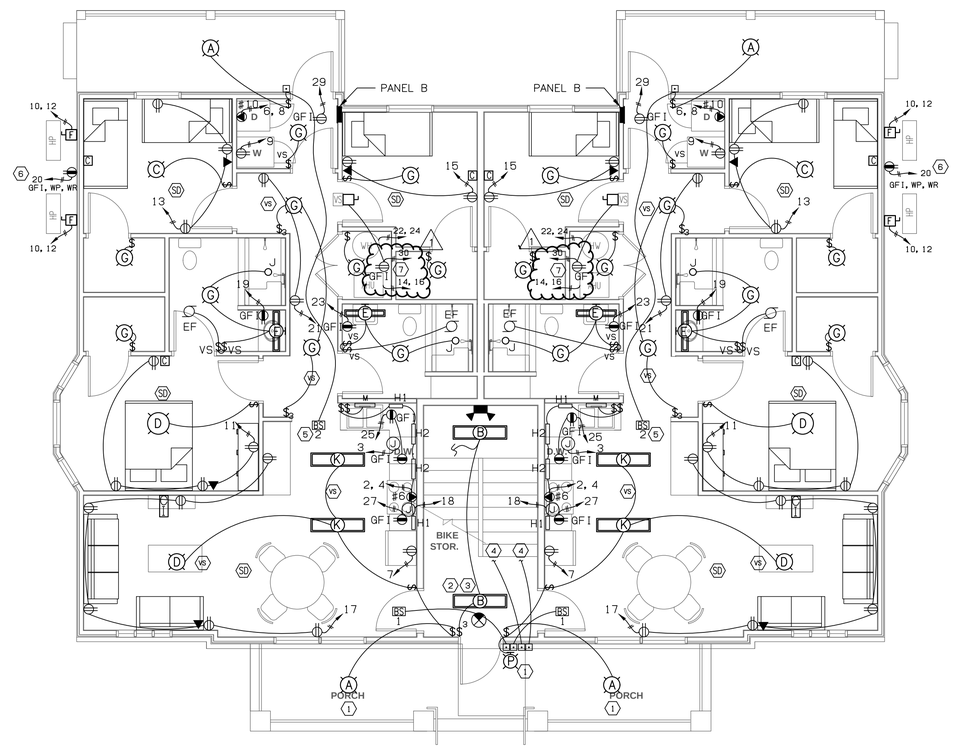
* AFCI BREAKER
** PROVIDE WITH BREAKER LOCKOUT ATTACHMENT



ELECTRICAL ONE-LINE DIAGRAM - TYPE B

KEYED NOTES

1. RAMP LIGHT AND WALL LIGHT IS PRESENT ON FIRST FLOOR ONLY AND POWERED BY THE TENANT LIGHTING CIRCUITS ON THE FIRST FLOOR.
2. INSTALL "B" FIXTURE ON SECOND FLOOR IN SAME GENERAL LOCATION AS THE FIXTURE SHOWN ON THE FIRST FLOOR. (3) STAIRWELL FIXTURES SHALL BE POWERED BY AN UPSTAIRS TENANT LIGHTING CIRCUIT AND CONTROLLED BY A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.
3. INSTALL AN EMERGENCY LIGHT ON SECOND FLOOR WALL WITH LAMPS FACING TOWARD STAIRS.
4. TO DOOR BELL ABOVE APARTMENT ENTRY DOOR ON SECOND FLOOR.
5. INSTALL HARD WIRED BELL/STROBE SYSTEM (DOOR STROBE SIGNALLERS) SIMILAR TO NUTONE (AS SHOWN) FOR ALL UD DESIGNATED UNITS. DOOR BELL/STROBE 1 AND DOOR BELL/STROBE 2 SHALL HAVE DIFFERENT SOUNDS. INSTALL DOOR BELL SYSTEM WITHOUT STROBE FOR ALL OTHERS.
6. OUTSIDE RECEPTACLE FOR HVAC SERVICE IS ONLY PRESENT ON GROUND FLOOR UNITS. ON ALL SECOND LEVEL UNITS, PROVIDE SPACE WITH PROVISIONS IN APARTMENT LOADCENTER AND LABEL ACCORDINGLY.
7. ELECTRICAL OUTLET IN MECHANICAL CLOSET FOR FUTURE DEHUMIDIFICATION UNIT.



ELECTRICAL FLOOR PLAN – TYPE B

3/16" = 1'-0"

GENERAL NOTES

1. ALL LIGHTING CONNECTS TO CIRCUIT 1.
2. UD DESIGNATED UNIT SMOKE DETECTORS SHALL HAVE BOTH AUDIO AND VISUAL ALARM OUTPUTS. PROVIDE SLAVE BELL/STROBE ALARMS FOR ALL HABITABLE AREAS PER UD REQUIREMENTS. SMOKE DETECTORS AND SLAVE BELL/STROBES SHALL HAVE BATTERY BACKUP POWER.
3. SMOKE DETECTORS FOR UD UNITS SHALL PROVIDE AN INTENSITY OF NOT LESS THAN 100CD PER VUSBC 3413.4.
4. ALL OUTLETS, SWITCHES, AND CONTROLS IN UD/HANDICAPPED UNITS SHALL MEET THE REACH RANGE SPECIFIED IN ANSI 117.1 (15" MIN. AND 48" MAX AFF).

Seal
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THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

ELECTRICAL FLOOR PLAN - BLDG. B

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	LDM
Drawn	RR
Checked	LDM
Date	SEP. 11, 2015
File No.	

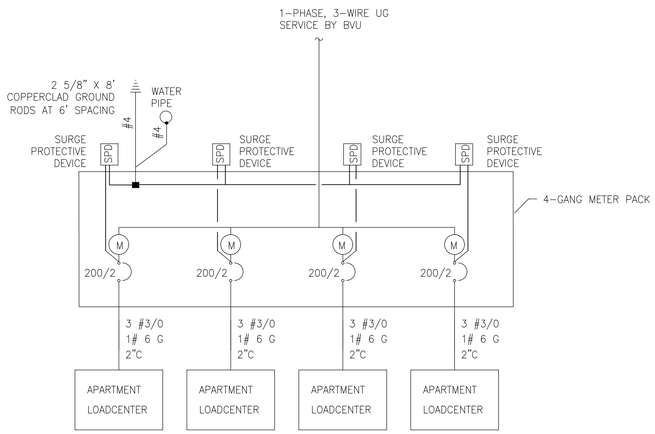
Project No. 12655-05

THOMPSON & LITTON

Sheet No.
E102B

C	200A RATING, 200A MAIN C.B., 120/240V, 1P, 3W, 22,000A SHORT CIRCUIT RATING, 30 POLE SPACE BOLT-ON CIRCUIT BREAKERS, SERVICE ENTRANCE PANEL, NEMA 1 FLUSH MOUNT														
LOAD DESCRIPTION	WATTS		CONDUCTORS			C.B.	CKT #	CKT #	C.B.	CONDUCTORS			WATTS		LOAD DESCRIPTION
	B	A	Ø	N	G					Ø	N	G	A	B	
LIGHTS	416		14	14	14	15/1	1	2	50/2	6	–	10	2500		RANGE
DISHWASHER		1500	12	12	12	20/1	3	4	---	--	--	--		2500	-----
SMOKE DET./SPRINK.	100		12	12	12	20/1	5	6	30/2	10	10	10	2500		DRYER
REFRIGE.		750	12	12	12	20/1	7	8	---	--	--	--		2500	-----
CLOTHES WASH.	1200		12	12	12	20/1	9	10	20/2	12	12	12	1980		HP
RECEP. – BR1		900	12	12	12	20/1*	11	12	---	--	--	--		1980	-----
RECEP. – BR2	540		12	12	12	20/1*	13	14	15/2**	12	12	12	173		AHU
RECEP. – L.R.		1260	12	12	12	20/1*	15	16	---	--	--	--		173	-----
RECEP. – BATH	180		12	12	12	20/1	17	18	20/1**	12	12	12	240		KH
RECEP. – BATH2		180	12	12	12	20/1	19	20	20/1	12	12	12		180	RECEP. – HP
RECEP. – KIT	360		12	12	12	20/1	21	22	30/2**	10	–	10	2250		WATER HEATER
RECEP. – KIT		360	12	12	12	20/1	23	24	---	--	--	--		2250	-----
RECEP. – LDRY	180		12	12	12	20/1*	25	26	25/2**	10	10	10	2840		AUX HEAT
RECEP. – DEHUMID.		750	12	12	12	20/1	27	28	---	--	--	--		2840	-----
							29	30	20/1**	12	12	12	120		VS
LOCATION: LAUNDRY								TOTAL LOAD: 33,602 WATTS 140 AMPS							

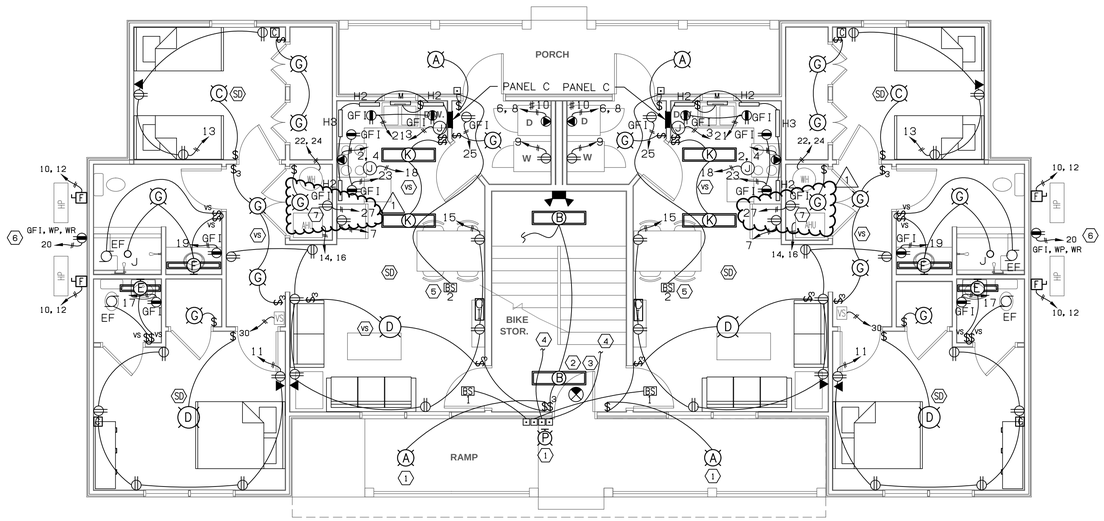
* AFCI BREAKER
** PROVIDE WITH BREAKER LOCKOUT ATTACHMENT



ELECTRICAL ONE-LINE DIAGRAM - TYPE C

KEYED NOTES

1. RAMP LIGHT AND WALL LIGHT ON FIRST FLOOR ONLY.
2. INSTALL "B" FIXTURE ON SECOND FLOOR IN SAME GENERAL LOCATION AS THE FIXTURE SHOWN ON THE FIRST FLOOR. (3) STAIRWELL FIXTURES SHALL BE POWERED BY AN UPSTAIRS TENANT LIGHTING CIRCUIT AND CONTROLLED BY A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.
3. INSTALL AN EMERGENCY LIGHT ON SECOND FLOOR WALL WITH LAMPS FACING TOWARD STAIRS.
4. TO DOOR BELL ABOVE APARTMENT ENTRY DOOR ON SECOND FLOOR.
5. INSTALL HARD WIRED BELL/STROBE SYSTEM (DOOR STROBE SIGNALLERS) SIMILAR TO NUTONE SHOWN FOR ALL UD DESIGNATED UNITS. DOOR BELL/STROBE 1 AND DOOR BELL/STROBE 2 SHALL HAVE DIFFERENT SOUNDS. INSTALL DOOR BELL SYSTEM WITHOUT STROBE FOR ALL OTHERS.
6. OUTSIDE RECEPTACLE FOR HVAC SERVICE IS ONLY PRESENT ON GROUND FLOOR UNITS. ON ALL SECOND LEVEL UNITS, PROVIDE SPACE WITH PROVISIONS IN APARTMENT LOADCENTER AND LABEL ACCORDINGLY.
7. ELECTRICAL OUTLET IN MECHANICAL CLOSET FOR FUTURE DEHUMIDIFICATION UNIT.



ELECTRICAL FLOOR PLAN – TYPE C

3/16" = 1'-0"

GENERAL NOTES

1. ALL LIGHTING CONNECTS TO CIRCUIT 1.
2. UD DESIGNATED UNIT SMOKE DETECTORS SHALL HAVE BOTH AUDIO AND VISUAL ALARM OUTPUTS. PROVIDE SLAVE BELL/STROBE ALARMS FOR ALL HABITABLE AREAS PER UD REQUIREMENTS. SMOKE DETECTORS AND SLAVE BELL/STROBES SHALL HAVE BATTERY BACKUP POWER.
3. SMOKE DETECTORS FOR UD UNITS SHALL PROVIDE AN INTENSITY OF NOT LESS THAN 100CD PER VUSBC 3413.4.
4. ALL OUTLETS, SWITCHES, AND CONTROLS IN UD/HANDICAPPED UNITS SHALL MEET THE REACH RANGE SPECIFIED IN ANSI 117.1 (15" MIN. AND 48" MAX AFF).

Seal
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9-11-15
PROFESSIONAL ENGINEER

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

ELECTRICAL FLOOR PLAN - BLDG. C

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	LDM
Drawn	RR
Checked	LDM
Date	SEP. 11, 2015
File No.	

Project No. 12655-05

THOMPSON & LITTON

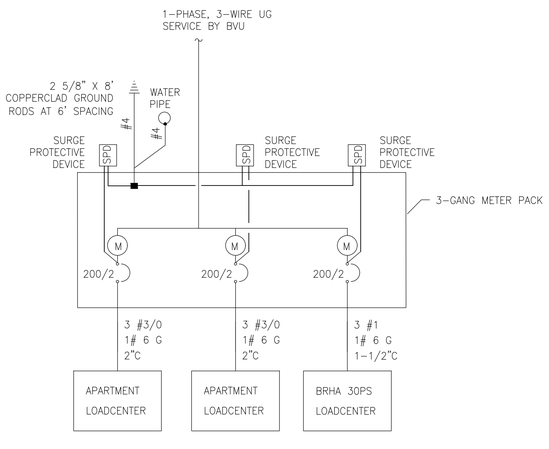
Sheet No.
E103C

KEYED NOTES

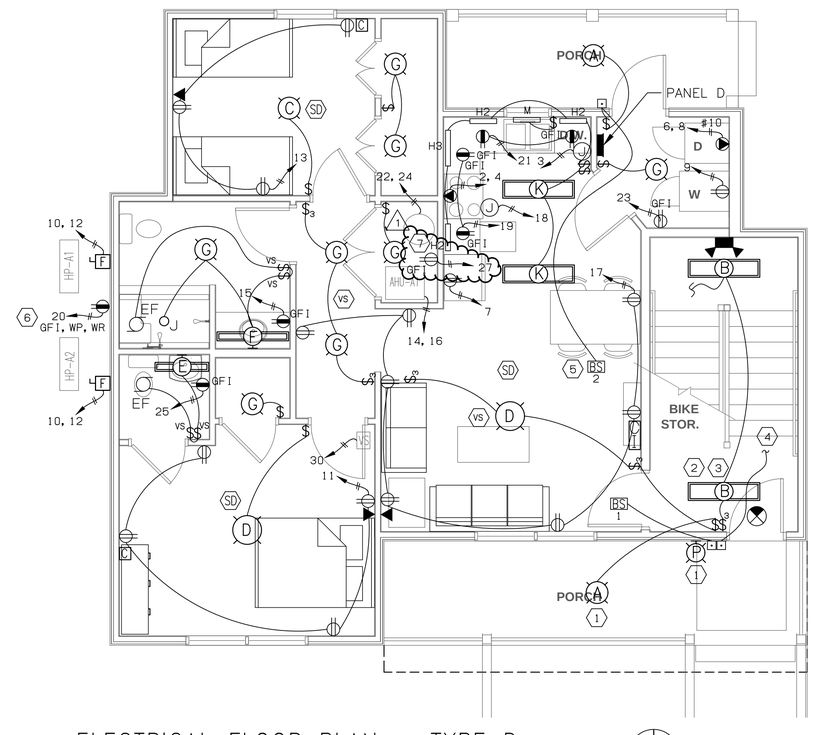
1. RAMP LIGHT AND WALL LIGHT IS PRESENT ON FIRST FLOOR ONLY AND POWERED BY THE TENANT LIGHTING CIRCUITS ON THE FIRST FLOOR.
2. INSTALL "B" FIXTURE ON SECOND FLOOR IN SAME GENERAL LOCATION AS THE FIXTURE SHOWN ON THE FIRST FLOOR.(3) STAIRWELL FIXTURES SHALL BE POWERED BY AN UPSTAIRS TENANT LIGHTING CIRCUIT AND CONTROLLED BY A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.
3. INSTALL AN EMERGENCY LIGHT ON SECOND FLOOR WALL WITH LAMPS FACING TOWARD STAIRS.
4. TO DOOR BELL ABOVE APARTMENT ENTRY DOOR ON SECOND FLOOR.
5. DOOR BELL/STROBE 1 AND DOOR BELL/STROBE 2 SHALL HAVE DIFFERENT SOUNDS. INSTALL HARD WIRED BELL/STROBE SYSTEM (DOOR STROBE SIGNALLERS) SHOWN FOR ALL UD DESIGNATED UNITS. INSTALL DOOR BELL SYSTEM WITHOUT STROBE FOR ALL OTHERS, SIMILAR TO NUTONE.
6. OUTSIDE RECEPTACLE FOR HVAC SERVICE IS ONLY PRESENT ON GROUND FLOOR UNITS. ON ALL SECOND LEVEL UNITS, PROVIDE SPACE WITH PROVISIONS IN APARTMENT LOADCENTER AND LABEL ACCORDINGLY.
7. ELECTRICAL OUTLET IN MECHANICAL CLOSET FOR FUTURE DEHUMIDIFICATION UNIT. 1

D	200A RATING, 200A MAIN C.B., 120/240V, 1P, 3W, 22,000A SHORT CIRCUIT RATING, 30 POLE SPACE BOLT-ON CIRCUIT BREAKERS, SERVICE ENTRANCE PANEL, NEMA 1 FLUSH MOUNT														
LOAD DESCRIPTION	WATTS		CONDUCTORS			C.B.	CKT #	CKT #	C.B.	CONDUCTORS			WATTS		LOAD DESCRIPTION
	B	A	Ø	N	G					Ø	N	G	A	B	
LIGHTS	416		14	14	14	15/1	1	2	50/2	6	–	10	2500		RANGE
DISHWASHER		1500	12	12	12	20/1	3	4	---	--	--	--		2500	-----
SMOKE DET./SPRINK.	100		12	12	12	20/1	5	6	30/2	10	10	10	2500		DRYER
REFRIGE.		750	12	12	12	20/1	7	8	---	--	--	--		2500	-----
CLOTHES WASH.	1200		12	12	12	20/1	9	10	20/2	12	12	12	1980		HP
RECEP. – BR1		720	12	12	12	20/1*	11	12	---	--	--	--		1980	-----
RECEP. – BR2	720		12	12	12	20/1*	13	14	20/2**	12	12	12	173		AHU
RECEP. – BATH		180	12	12	12	20/1*	15	16	---	--	--	--		173	-----
RECEP. – L.R.	1260		12	12	12	20/1*	17	18	20/1**	12	12	12	240		KH
RECEP. – KIT		360	12	12	12	20/1	19	20	20/1	12	12	12		180	RECEP. – HP
RECEP. – KIT	360		12	12	12	20/1	21	22	30/2**	10	–	10	2250		WATER HEATER
RECEP. – LDRY		180	12	12	12	20/1*	23	24	---	--	--	--		2250	-----
RECEP. – BATH2	180		12	12	12	20/1	25	26	25/2**	10	10	10	2840		AUX HEAT
1 RECEP. – DEHUMID.		750	12	12	12	20/1	27	28	---	--	--	--		2840	-----
							29	30	20/1**	12	12	12	120		VS
LOCATION: LAUNDRY								TOTAL LOAD: 33,422 WATTS 139 AMPS							1

* AFCI BREAKER
** PROVIDE WITH BREAKER LOCKOUT ATTACHMENT



ELECTRICAL ONE-LINE DIAGRAM - TYPE D W/BRHA LOADCENTER



ELECTRICAL FLOOR PLAN – TYPE D

1/4" = 1'-0"

GENERAL NOTES

1. ALL LIGHTING CONNECTS TO CIRCUIT 1.
2. UD DESIGNATED UNIT SMOKE DETECTORS SHALL HAVE BOTH AUDIO AND VISUAL ALARM OUTPUTS. PROVIDE SLAVE BELL/STROBE ALARMS FOR ALL HABITABLE AREAS PER UD REQUIREMENTS. SMOKE DETECTORS AND SLAVE BELL/STROBES SHALL HAVE BATTERY BACKUP POWER.
3. SMOKE DETECTORS FOR UD UNITS SHALL PROVIDE AN INTENSITY OF NOT LESS THAN 100CD PER VUSBC 3413.4.
4. ALL OUTLETS, SWITCHES, AND CONTROLS IN UD/HANDICAPPED UNITS SHALL MEET THE REACH RANGE SPECIFIED IN ANSI 117.1 (15" MIN. AND 48" MAX AFF).

Seal
COMMONWEALTH OF VIRGINIA
J.B. BONHAM III
Lic. No. 12168
9-11-15
PROFESSIONAL ENGINEER

BRISTOL REDEVELOPMENT & HOUSING AUTHORITY
THE VILLAGE AT OAKVIEW
BRISTOL, VIRGINIA
BRHA - TVO-1460.00.MF.0915

ELECTRICAL FLOOR PLAN - BLDG. D

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	LDM
Drawn	RR
Checked	LDM
Date	SEP. 11, 2015
File No.	

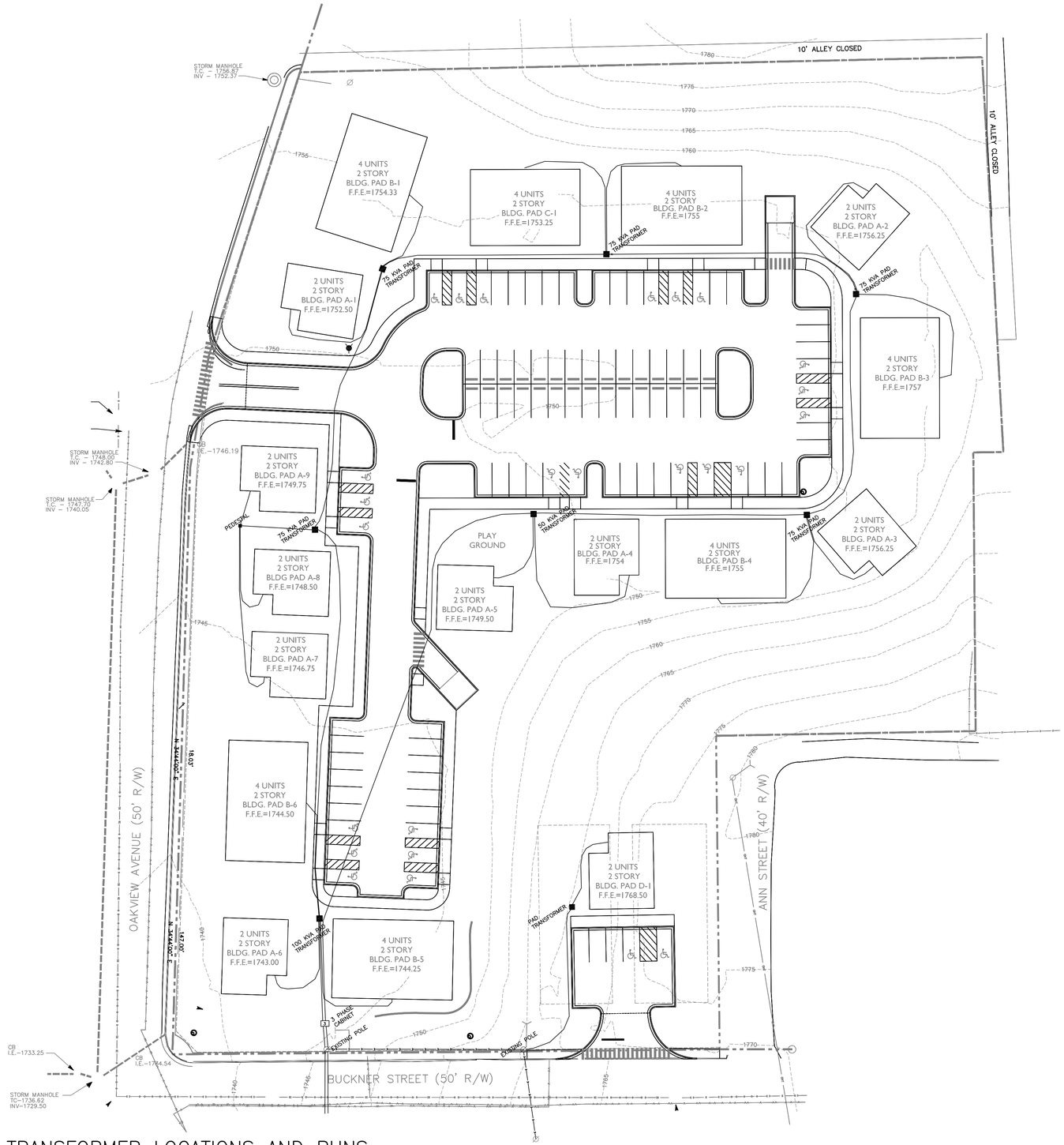
Project No. 12655-05

THOMPSON & LITTON

Sheet No.
E104D

NOTE:

THE ELECTRICAL INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM BVU AND IS FOR COORDINATION AND INFORMATION PURPOSES.



TRANSFORMER LOCATIONS AND RUNS

SCALE: 1"=30'-0"

GRAPHIC SCALE

15 0 30

SCALE: 1" = 30'
CONTOUR INTERVAL = 1'

BONHAM CIRCLE REDEVELOPMENT
FOR THE
BRISTOL REDEVELOPMENT & HOUSING AUTHORITY

TRANSFORMER LOCATIONS AND RUNS

No.	Date	Purpose of Document Issue
1	12/16/2015	ADDENDUM #1

Designed	JB
Drawn	JB
Checked	JJM
Date	9/11/2015
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Sheet No.

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