

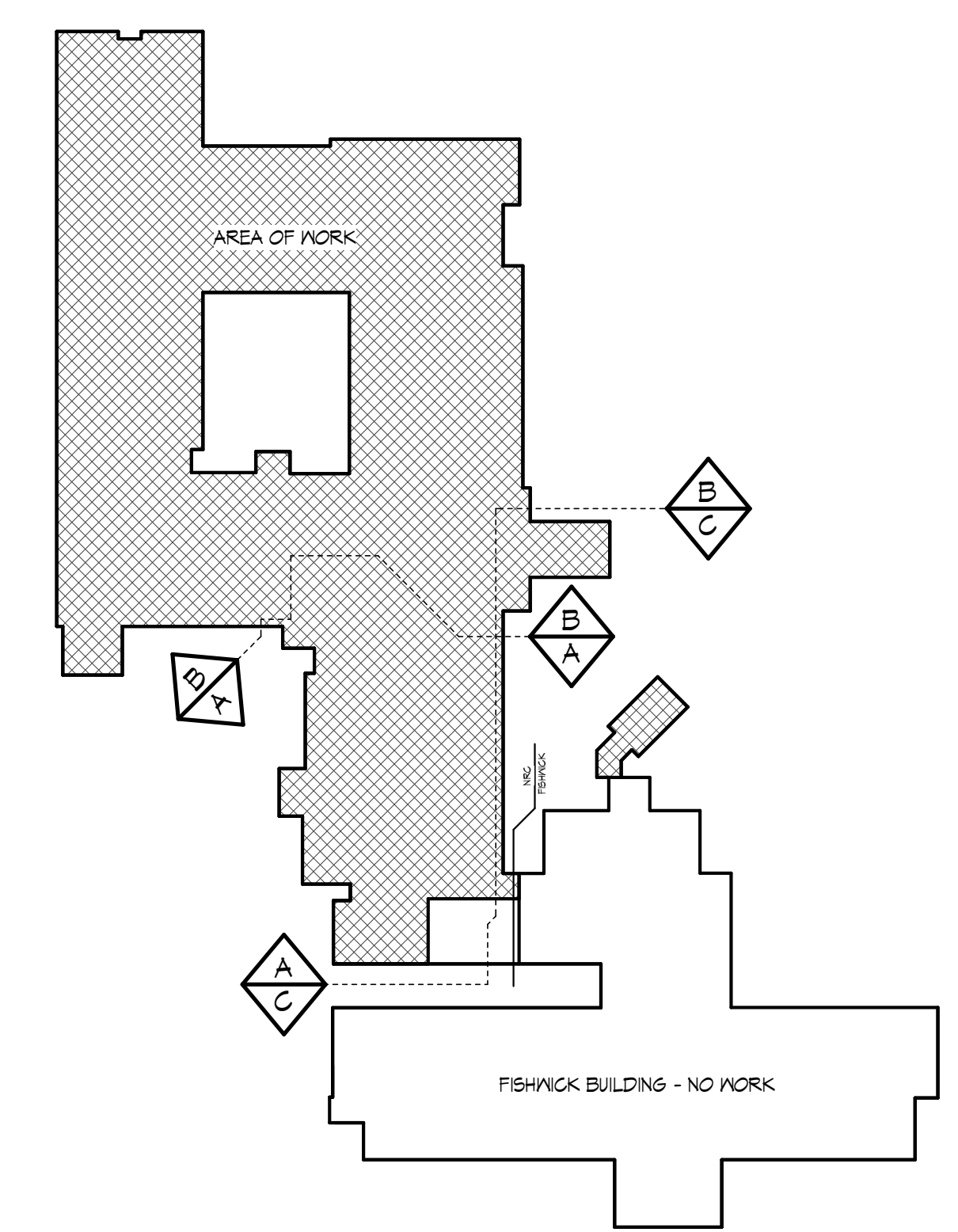
**1 FIRST FLOOR PLUMBING DEMOLITION PLAN AREA A**  
 P201.2 SCALE: 1/8" = 1'-0"

**GENERAL NOTES** (THIS SHEET ONLY)

- A. REFER TO P001 FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.
- B. THE INTENT OF THE DEMOLITION IN THE AREAS SHOWN ON THIS DRAWING IS THE COMPLETE REMOVAL OF ALL INTERIOR AND EXTERIOR PLUMBING SYSTEMS EXCEPT WHERE NOTED. REMOVAL SHALL INCLUDE ALL FIXTURES, SANITARY SEWER PIPING, STORM SEWER PIPING, VENT PIPING, DOMESTIC COLD WATER PIPING, DOMESTIC HOT WATER PIPING, DOMESTIC HOT WATER REGRIC. PIPING, GAS PIPING, FIRE STANDPIPES, PIPING FOR FIRE HOSE CONNECTION, HOSE CABINETS, FIRE HOSES AND ACCESSORIES, HOT WATER HEATERS/GENERATORS, CIRCULATOR PUMPS, VALVES, FLOOR DRAINS, ROOF DRAINS, AREA DRAINS, PRESSURE REGULATORS AND ALL OTHER MISCELLANEOUS EQUIPMENT ASSOCIATED WITH PLUMBING SYSTEMS. AFTER THE DEMOLITION OF AN AREA, THE ONLY EXISTING ITEM THAT SHOULD REMAIN IS PIPING IN (E) MASONRY WALLS AND BELOW (E) FLOORS. REMAINING PIPING IN THESE LOCATIONS SHALL BE PATCHED OVER AND NOT VISIBLE NOR REUSABLE. NO PIPING SHALL REMAIN IN CEILING SPACES.
- C. GAS SHALL BE REMOVED FROM GAS LINES WHERE REQUIRED IN A MANNER PROTECTING BOTH OCCUPANTS WITHIN THE FACILITY AND INDIVIDUALS ON SITE DURING PERIODS OF SERVICE INTERRUPTION AND RECONNECTION.
- D. IF SUSPICIOUS MATERIAL IS FOUND THAT MAY BE ASBESTOS, NOTIFY THE OWNER PRIOR TO CUTTING, REMOVING OR CORE DRILLING.
- E. DEMOLISH ALL (E) M AND (E) ST PIPING EXCEPT WHERE OTHERWISE NOTED. LOCATE ALL INSTANCES WHERE (E) M AND (E) ST PIPING EXTENDS BELOW FINISHED FLOOR. DEMOLISH (E) M AND (E) ST AT THESE LOCATIONS TO BELOW FINISHED FLOOR AND CAP WITH CLEANOUT PLUS. PATCH FLOOR OPENINGS TO MATCH EXISTING AND REFINISH AS REQUIRED IN ARCHITECTURAL DOCUMENTS FOR GIVEN LOCATION.
- F. IN THE EVENT THAT (E) M, (E) ST, (E) G, (E) TO OR (E) WATER SERVICE PIPING IS DISCOVERED BELOW FINISHED FLOOR WHERE NEW PIPING IS TO BE INSTALLED, NOTIFY ENGINEER TO RECEIVE DIRECTION ON HOW TO PROCEED.
- G. SEE THE ARCHITECTURAL PHASING AND DEMOLITION DRAWINGS FOR THE PHASING, LOCATIONS, AND EXTENT OF DEMOLITION ON THIS PROJECT. NOTE THAT THE PHASING PLANS INDICATE WHEN CERTAIN AREAS ARE TO BE FINISHED RELATIVE TO OTHER AREAS. THEY DO NOT REPRESENT LIMITS ON AREAS WHERE CONSTRUCTION WILL NEED TO OCCUR DURING THE VARIOUS PHASES. WORK WILL NEED TO BE PERFORMED THROUGHOUT THE FACILITY AT VARIOUS TIMES, REGARDLESS OF PHASE, TO ENSURE THAT THE PHASING INDICATED ON THE ARCHITECTURAL DRAWINGS CAN BE ACCOMMODATED AS SPECIFIED.
- H. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL PLUMBING DEMOLITION WORK. THEREFORE, AS STATED ON DRAWING P001, IT IS IMPERATIVE THAT THE CONTRACTOR THOROUGHLY EXAMINE THE SITE PRIOR TO SUBMITTING THEIR BID. DUE TO THE NATURE OF THIS PROJECT AND THE STATE OF THE EXISTING BUILDING, IT IS IMPOSSIBLE TO COMPLETELY RELATE THE SCOPE OF THE DEMOLITION REQUIRED TO THE CONTRACTOR THROUGH THIS DRAWING. FAILURE TO VISIT THE SITE WILL NOT RELIEVE THE CONTRACTOR OF DEMOLITION RESPONSIBILITIES UNDER THIS CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND COORDINATE THE EXACT CONTENT OF DEMOLITION NECESSARY TO PROVIDE A RENOVATED AND UPGRADED SPACE AND TO FACILITATE ALL NEW WORK.
- I. WHERE DEMOLITION OF PLUMBING EQUIPMENT DAMAGES EXISTING SURFACES TO REMAIN, RESTORE THOSE SURFACES TO THE CONDITION OF THE ADJACENT SURFACES. ALL PATCHES AND REPAIRS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.
- J. THE DEMOLITION OF THE PLUMBING SYSTEMS MUST BE PHASED TO CORRESPOND TO THE PHASING OF THE CONSTRUCTION OF THIS PROJECT. IF ANY SYSTEM OR PORTION OF A SYSTEM IS REMOVED WHILE THAT SYSTEM IS STILL REQUIRED TO BE OPERATIONAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY PROVISIONS TO KEEP THE SYSTEM OPERATIONAL AND FOR RESTORING IT TO A FULLY OPERATIONAL STATE AS NECESSARY. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORK NECESSARY TO KEEP REQUIRED SYSTEMS OPERATIONAL UNTIL THEY ARE NO LONGER NEEDED. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, RELOCATION OF SYSTEM EQUIPMENT AND RE-PIPING OF SYSTEM EQUIPMENT.
- K. THE CONTRACTOR IS RESPONSIBLE FOR THE SAWCUTTING OF THE (E) FLOOR SLAB TO DEMOLISH (E) PIPING, AS WELL AS FACILITATE THE INSTALLATION OF ALL (N) BELOW SLAB PIPING. ONCE BELOW SLAB PIPING IS DEMOLISHED/INSTALLED THE FLOOR SLAB SHALL BE RESTORED TO THE CONDITION OF THE ADJACENT (E) FLOOR SLAB.
- L. ANY ADJACENT BUILDING WINGS SERVED FROM DOMESTIC HOT AND COLD WATER SYSTEMS BEING REPLACED SHALL REMAIN IN OPERATION THROUGH THE ENTIRETY OF CONSTRUCTION. (N) DOMESTIC PIPING MAINS SHALL BE ROUTED IN SUCH A MANNER TO ALLOW RE-CONNECTION OF BRANCHES SERVING ADJACENT WINGS WITHOUT ANY INTERRUPTION.

**KEY NOTES**

- 1 THE INTENT OF THE DEMOLITION IN THE AREAS SHOWN ON THIS DRAWING IS THE COMPLETE REMOVAL OF ALL INTERIOR AND EXTERIOR PLUMBING SYSTEMS, UNLESS NOTED OTHERWISE. REMOVAL SHALL INCLUDE ALL FIXTURES, SANITARY SEWER PIPING, STORM SEWER PIPING, VENT PIPING, DOMESTIC COLD WATER PIPING, DOMESTIC HOT WATER PIPING, DOMESTIC HOT WATER REGRIC. PIPING, GAS PIPING, VALVES, PRESSURE REGULATORS AND ALL OTHER MISCELLANEOUS EQUIPMENT ASSOCIATED WITH PLUMBING SYSTEMS. AFTER THE DEMOLITION OF AN AREA, NOTHING SHALL REMAIN EXCEPT BELOW SLAB PIPING.
- 2 DEMOLISH (E) 1/4" x 1/4" PIPING TO POINT INDICATED AND TEMPORARILY CAP ABOVE CEILING, FOR RECONNECTION UNDER NEW WORK.
- 3 DEMOLISH (E) 6" PIPING ASSOCIATED WITH (E) FURNACE BACK TO MAIN AND PERMANENTLY CAP. RE: MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- 4 DEMOLISH (E) TANKLESS WATER HEATER AND ALL APPURTENANCES, STORAGE TANKS, EXPANSION TANKS AND CIRCULATING PUMPS AND ALL APPURTENANCES. RETAIN (E) TANKLESS WATER HEATER FOR RELOCATION UNDER NEW WORK. STORAGE TANKS, EXPANSION TANKS AND CIRCULATING PUMPS SHALL BE TURNED OVER TO THE OWNER FOLLOWING DEMOLITION. (E) CENTRAL DOMESTIC HOT WATER PLANT SHALL REMAIN IN OPERATION DURING CONSTRUCTION WHILE (E) KITCHEN IS IN OPERATION. ONCE (E) KITCHEN IS OUT OF OPERATION (E) TANKLESS WATER HEATER SHALL BE RELOCATED TO (N) CENTRAL DOMESTIC HOT WATER PLANT, AS INDICATED.



**KEY PLAN**  
 NOT TO SCALE

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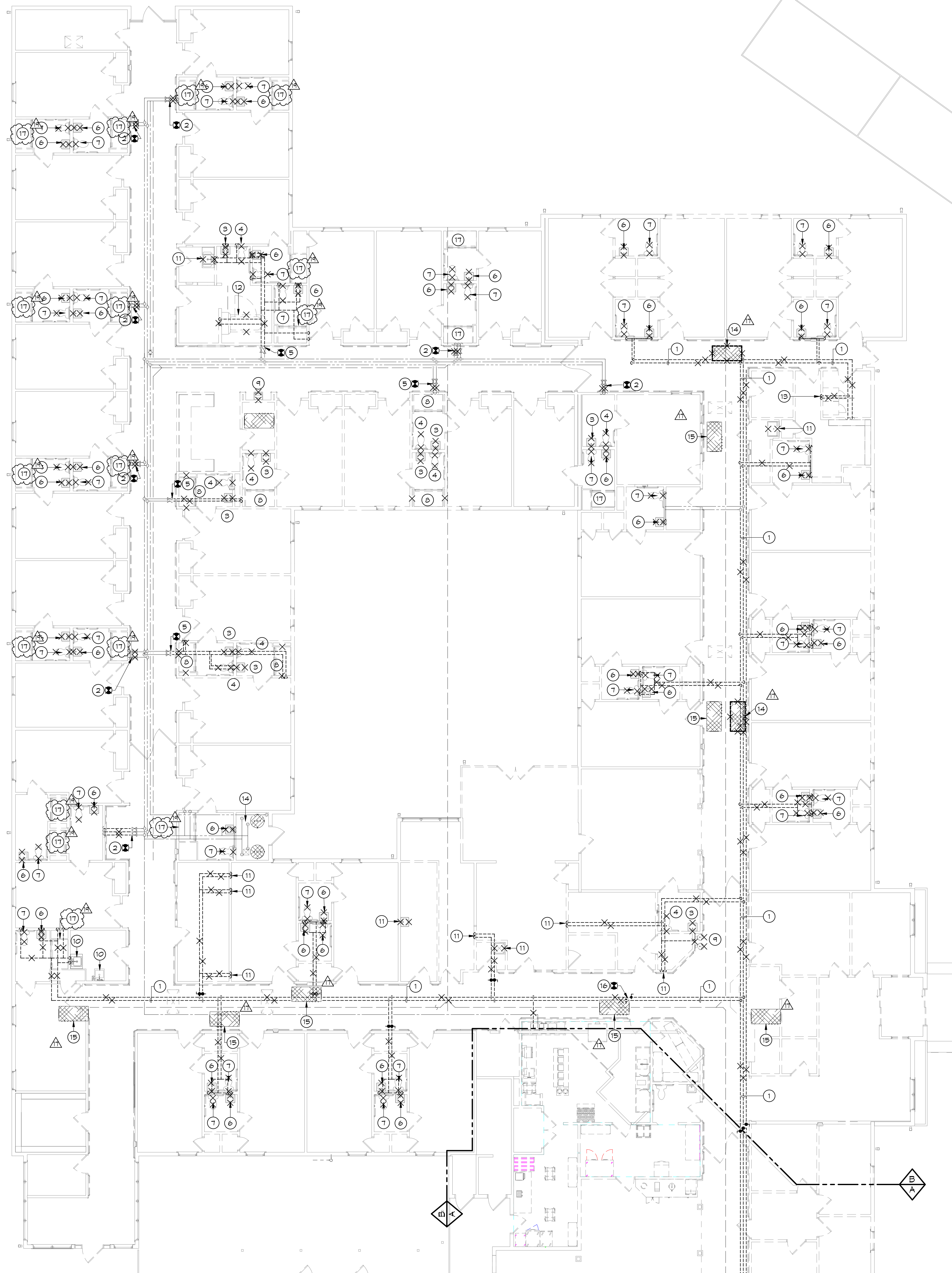
BRANDON OAKS - PHASES 2 AND 3  
 NURSING REHABILITATION CENTER RENOVATION  
 FOR  
 VIRGINIA LUTHERAN HOMES  
 3837 BRANDON AVENUE, S.W. ROANOKE, VA 24018  
 DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

NO.	DATE	DESCRIPTION
17	04/15/2020	PHASES 2 & 3 - APPENDIX 01

**FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA A**  
 SCALE: AS NOTED DATE: 08.28.2020

VOLUME II  
 PHASES 2 AND 3  
 DRAWING NO:  
**P201.2**  
 COMMISSION NO:  
 2019091

11/17/2020 9:23:23 AM



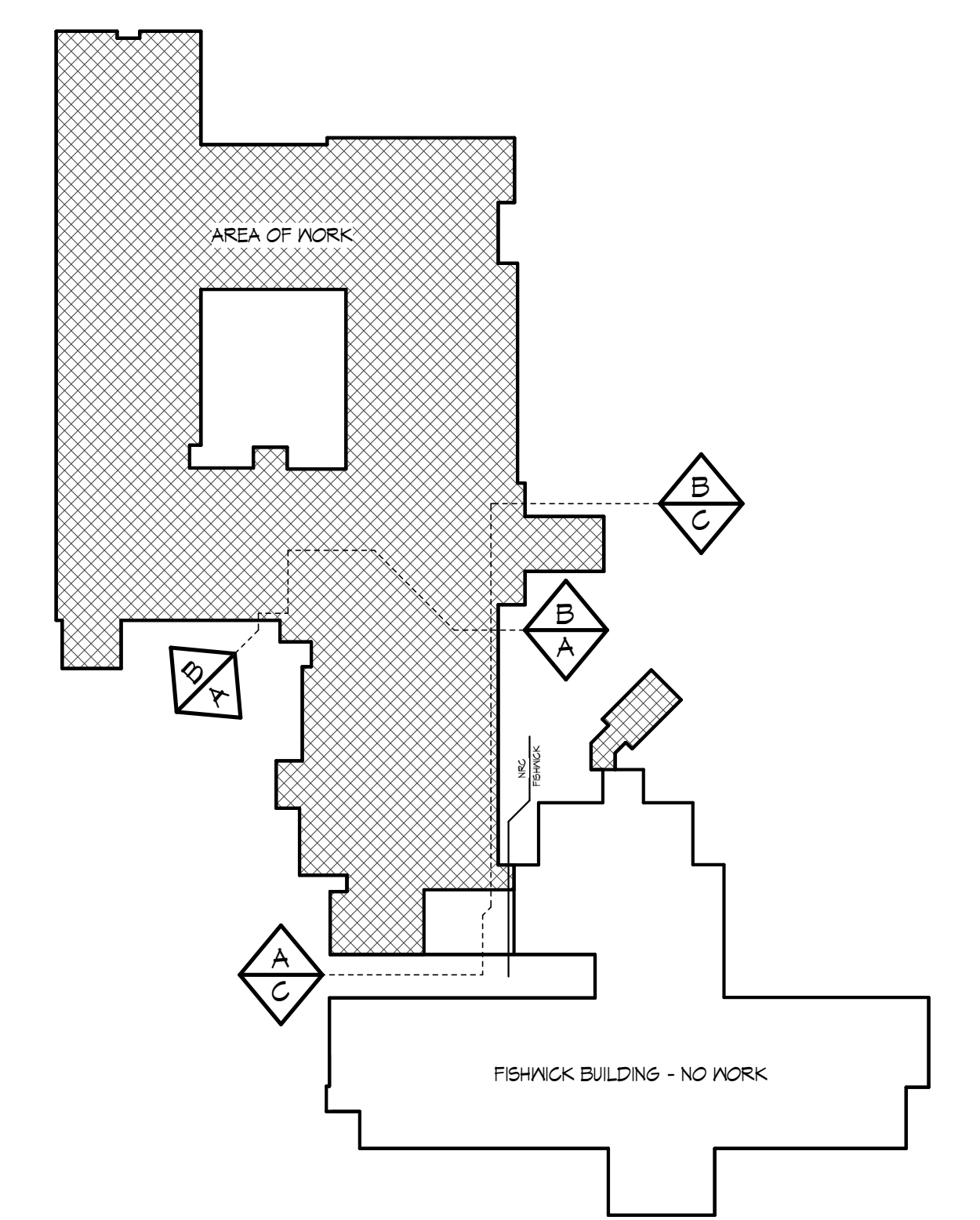
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- C. GAS SHALL BE REMOVED FROM GAS LINES WHERE REQUIRED IN A MANNER PROTECTING BOTH OCCUPANTS WITHIN THE FACILITY AND INDIVIDUALS ON SITE DURING PERIODS OF SERVICE INTERRUPTION AND RECONNECTION.
- D. IF SUSPICIOUS MATERIAL IS FOUND THAT MAY BE ASBESTOS, NOTIFY THE OWNER PRIOR TO CUTTING, REMOVING OR CORE DRILLING.
- E. DEMOLISH ALL (E) W AND (E) ST PIPING EXCEPT WHERE OTHERWISE NOTED. LOCATE ALL INSTANCES WHERE (E) W AND (E) ST PIPING EXTENDS BELOW FINISHED FLOOR. DEMOLISH (E) W AND (E) ST AT THESE LOCATIONS TO BELOW FINISHED FLOOR AND CAP WITH GLEAMING PLUG. PATCH FLOOR OPENING TO MATCH EXISTING AND REFINISH AS REQUIRED IN ARCHITECTURAL DOCUMENTS FOR GIVEN LOCATION.
- F. IN THE EVENT THAT (E) W, (E) ST, (E) S, (E) FO OR (E) WATER SERVICE PIPING IS DISCOVERED BELOW FINISHED FLOOR WHERE NEW PIPING IS TO BE INSTALLED, NOTIFY ENGINEER TO RECEIVE DIRECTION ON HOW TO PROCEED.
- G. SEE THE ARCHITECTURAL PHASING AND DEMOLITION DRAWINGS FOR THE PHASING, LOCATIONS, AND EXTENT OF DEMOLITION ON THIS PROJECT. NOTE THAT THE PHASING PLANS INDICATE WHEN CERTAIN AREAS ARE TO BE FINISHED RELATIVE TO OTHER AREAS, THEY DO NOT REPRESENT LIMITS ON AREAS WHERE CONSTRUCTION WILL NEED TO OCCUR DURING THE VARIOUS PHASES. WORK SHALL NEED TO BE PERFORMED THROUGHOUT THE FACILITY AT VARIOUS TIMES, REGARDLESS OF PHASE, TO ENSURE THAT THE PHASES INDICATED ON THE ARCHITECTURAL DRAWINGS CAN BE ACCOMMODATED AS SPECIFIED.
- H. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL PLUMBING DEMOLITION WORK. THEREFORE, AS STATED ON DRAWING P001, IT IS IMPERATIVE THAT THE CONTRACTOR THOROUGHLY EXAMINE THE SITE PRIOR TO SUBMITTING THEIR BID. DUE TO THE NATURE OF THIS PROJECT AND THE STATE OF THE EXISTING BUILDING, IT IS IMPOSSIBLE TO COMPLETELY RELATE THE SCOPE OF THE DEMOLITION REQUIRED TO THE CONTRACTOR THROUGH THIS DRAWING. FAILURE TO VISIT THE SITE WILL NOT RELIEVE THE CONTRACTOR OF DEMOLITION RESPONSIBILITIES UNDER THIS CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND COORDINATE THE EXACT CONTENT OF DEMOLITION NECESSARY TO PROVIDE A RENOVATED AND UPGRADED SPACE AND TO FACILITATE ALL NEW WORK.
- I. WHERE DEMOLITION OF PLUMBING EQUIPMENT DAMAGES EXISTING SURFACES TO REMAIN, RESTORE THOSE SURFACES TO THE CONDITION OF THE ADJACENT SURFACES. ALL PATCHES AND REPAIRS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.
- J. THE DEMOLITION OF THE PLUMBING SYSTEMS MUST BE PHASED TO CORRESPOND TO THE PHASING OF THE CONSTRUCTION OF THIS PROJECT. IF ANY SYSTEM OR PORTION OF A SYSTEM IS REMOVED WHILE THAT SYSTEM IS STILL REQUIRED TO BE OPERATIONAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY PROVISIONS TO KEEP THE SYSTEM OPERATIONAL AND FOR RESTORING IT TO A FULLY OPERATIONAL STATE AS NECESSARY. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORK NECESSARY TO KEEP REQUIRED SYSTEMS OPERATIONAL UNTIL THEY ARE NO LONGER NEEDED. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO: RELOCATION OF SYSTEM EQUIPMENT AND RE-PIPING OF SYSTEM EQUIPMENT.
- K. THE CONTRACTOR IS RESPONSIBLE FOR THE SANGUTTING OF THE (E) FLOOR SLAB TO DEMOLISH (E) PIPING, AS WELL AS, FACILITATE THE INSTALLATION OF ALL (N) BELOW SLAB PIPING. ONCE BELOW SLAB PIPING IS DEMOLISHED/INSTALLED THE FLOOR SLAB SHALL BE RESTORED TO THE CONDITION OF THE ADJACENT (E) FLOOR SLAB.
- L. ANY ADJACENT BUILDING WINGS SERVED FROM DOMESTIC HOT AND COLD WATER SYSTEMS BEING REPLACED SHALL REMAIN IN OPERATION THROUGH THE ENTIRETY OF CONSTRUCTION. (N) DOMESTIC PIPING MAINS SHALL BE ROUTED IN SUCH A MANNER TO ALLOW RE-CONNECTION OF BRANCHES SERVING ADJACENT WINGS WITHOUT ANY INTERRUPTION.

**KEY NOTES**

- 1 DEMOLISH (E) GA, HW & HWC PIPING TO POINT INDICATED AND TEMPORARILY CAP ABOVE CEILING FOR RECONNECTION UNDER NEW WORK.
- 2 DEMOLISH (E) GA & HW PIPING TO POINT INDICATED IN CORRIDOR AND TEMPORARILY CAP ABOVE CEILING FOR RECONNECTION UNDER NEW WORK.
- 3 DEMOLISH (E) LAVATORY AND ASSOCIATED (E) GA, HW, W AND V PIPING BACK TO MAINS AND PERMANENTLY CAP.
- 4 DEMOLISH (E) WATER CLOSET AND ASSOCIATED FLANGE AND ASSOCIATED (E) GA, W AND V PIPING BACK TO MAINS AND PERMANENTLY CAP.
- 5 DEMOLISH (E) GA & HW PIPING TO POINT INDICATED IN CORRIDOR AND PERMANENTLY CAP.
- 6 DEMOLISH (E) LAVATORY. DEMOLISH (E) ABOVE CEILING GA & HW SUPPLY PIPING TO WALL AND TEMPORARILY CAP FOR RECONNECTION UNDER NEW WORK. RETAIN (E) GA, HW, AND W ROUGH-INS FOR INSTALLATION OF (N) LAVATORY.
- 7 DEMOLISH (E) WATER CLOSET AND ASSOCIATED FLANGE. DEMOLISH (E) ABOVE CEILING GA & HW SUPPLY PIPING TO WALL AND TEMPORARILY CAP FOR RECONNECTION UNDER NEW WORK. RETAIN (E) GA AND W ROUGH-INS FOR INSTALLATIONS OF (N) WATER CLOSET.
- 8 DEMOLISH (E) SHOWER AND ASSOCIATED (E) GA, HW, W AND V PIPING BACK TO MAINS AND PERMANENTLY CAP.
- 9 DEMOLISH (E) DRINKING FOUNTAIN AND ASSOCIATED (E) GA, W AND V PIPING BACK TO MAINS AND PERMANENTLY CAP.
- 10 (E) FIXTURE TO REMAIN. DEMOLISH (E) ABOVE CEILING GA & HW SUPPLY PIPING TO WALL AND TEMPORARILY CAP FOR RECONNECTION UNDER NEW WORK.
- 11 DEMOLISH (E) SINK AND ASSOCIATED (E) GA, HW, W AND V PIPING BACK TO MAINS AND PERMANENTLY CAP.
- 12 DEMOLISH (E) SPA TUB AND ASSOCIATED (E) GA, HW, W AND V PIPING BACK TO MAINS AND PERMANENTLY CAP.
- 13 DEMOLISH (E) CLOTHES WASHER AND ASSOCIATED (E) GA, HW, W AND V PIPING BACK TO MAINS AND PERMANENTLY CAP.
- 14 DEMOLISH (E) G PIPING ASSOCIATED WITH (E) FURNACE BACK TO MAIN AND PERMANENTLY CAP. RE: MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- 15 (E) FURNACE AND ASSOCIATED (E) G PIPING TO REMAIN.
- 16 DEMOLISH (E) GA & HW PIPING TO POINT INDICATED AND TEMPORARILY CAP ABOVE CEILING. FOR RECONNECTION UNDER NEW WORK. (E) PIPING SHALL REMAIN IN OPERATION UNTIL (N) GA & HW MAINS ARE ROUTED TO SERVE (E) RESIDENT UNITS OUTSIDE OF CURRENT PHASE. ONCE (N) MAINS ARE ROUTED, (E) PIPING SHALL BE DEMOLISHED, AS INDICATED, RE: ARCHITECTURAL PHASING PLANS.
- 17 DEMOLISH (E) SHOWER. DEMOLISH (E) ABOVE CEILING GA & HW SUPPLY PIPING TO WALL AND TEMPORARILY CAP FOR RECONNECTION UNDER NEW WORK. RETAIN (E) W ROUGH-INS FOR INSTALLATION OF (N) LAVATORY.



**1 FIRST FLOOR PLUMBING DEMOLITION PLAN AREA B**  
 SCALE: 1/8" = 1'-0"

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**R.E.E. HACKMAN**  
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BRANDON OAKS - PHASES 2 AND 3  
 NURSING REHABILITATION CENTER RENOVATION  
 FOR  
 VIRGINIA LUTHERAN HOMES  
 3837 BRANDON AVENUE, S.W., ROANOKE, VA 24018  
 DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

NO.	DATE	DESCRIPTION
17	04/15/2020	PHASES 2 & 3 - ADDENDUM 01
18	05/11/2021	PHASE 2 & 3 - REVISION 02

**REVISIONS**  
 FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B  
 DATE: 08.26.2020  
 SCALE: AS NOTED

**P202.2**  
 COMMISSION NO: 2019091  
 DATE: 08.26.2020  
 SCALE: AS NOTED

**KEY PLAN**  
 NOT TO SCALE

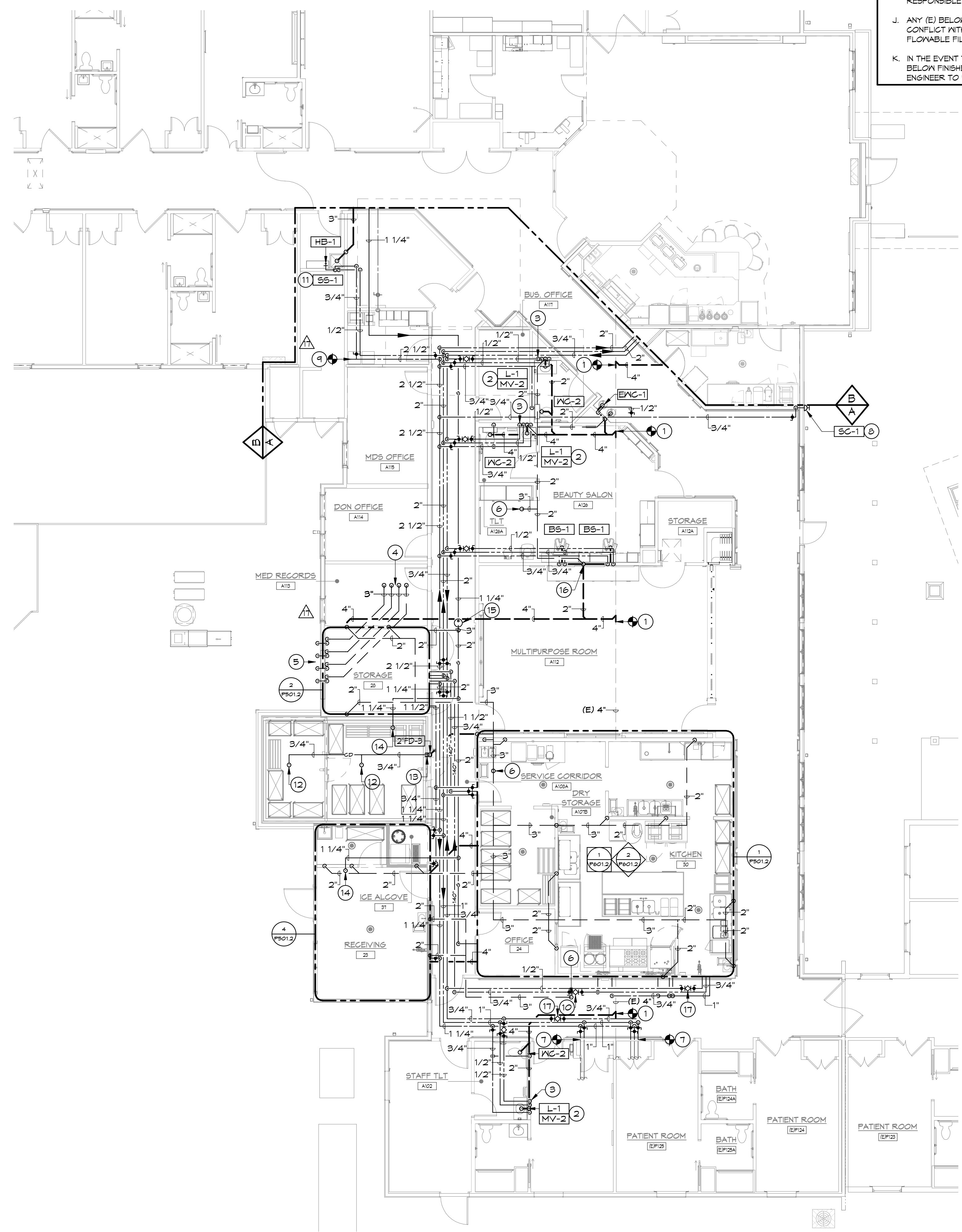
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**GENERAL NOTES** (THIS SHEET ONLY)

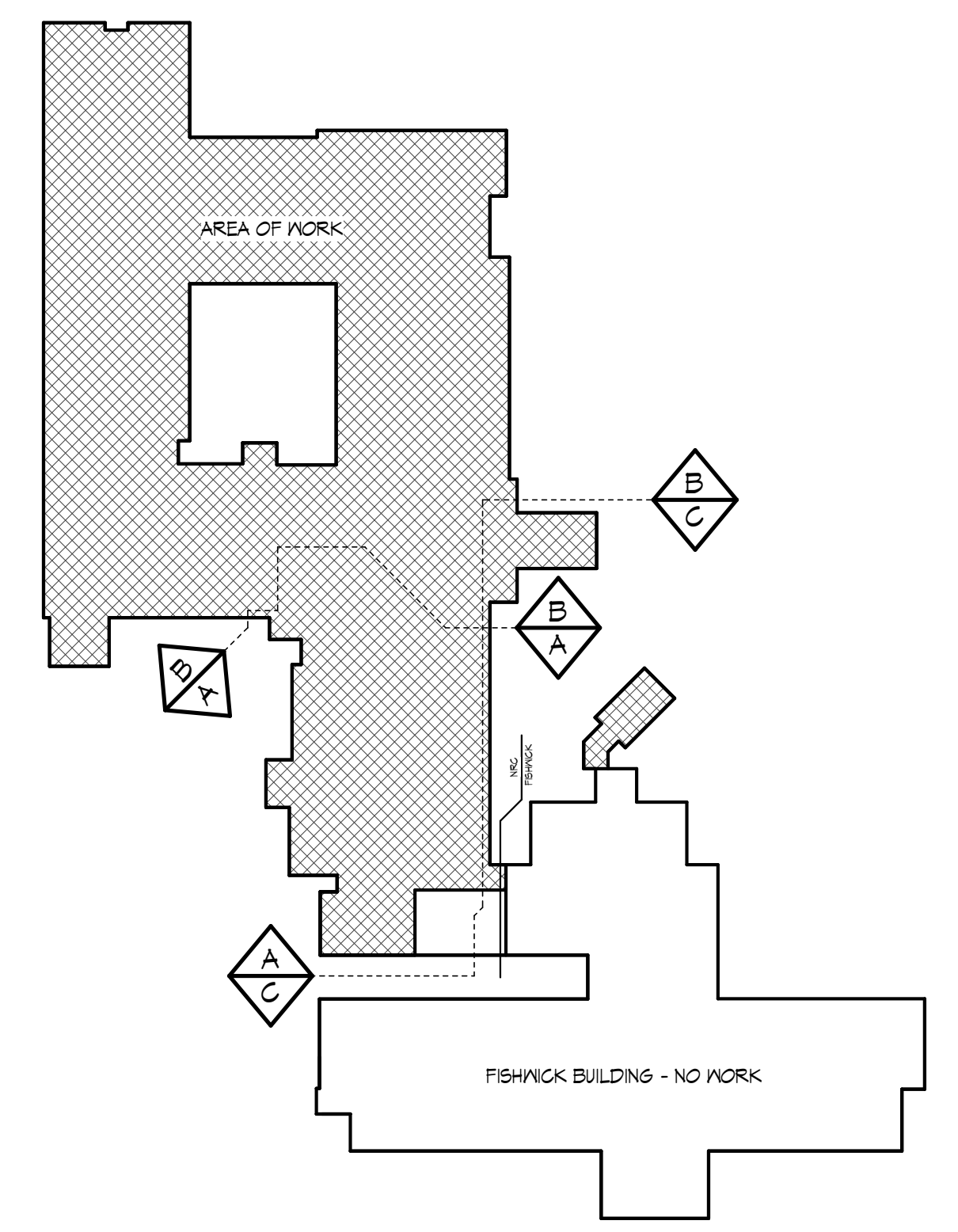
- A. REFER TO FOOTNOTES FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.
- B. LOCATE ALL VALVES IN ACCESSIBLE SECTIONS OF CEILINGS.
- C. SET ALL BALANCING VALVES TO 0.5 GPM UNLESS OTHERWISE NOTED.
- D. REFER TO FIXTURE CONNECTION SCHEDULE FOR INDIVIDUAL FIXTURE CONNECTION SIZES.
- E. ALL DOMESTIC HOT WATER AND HOT WATER RE-CIRC. SHALL BE 120°F UNLESS NOTED OTHERWISE.
- F. REFER TO FOOD SERVICE CONSULTANT'S DRAWINGS FOR EXACT WATER AND WASTE ROUGH-IN LOCATIONS AND ELEVATIONS.
- G. PLUMBING CONTRACTOR SHALL ROUTE ALL INDIRECT WASTE CONNECTIONS FROM KITCHEN EQUIPMENT TO THEIR RESPECTIVE FLOOR SINKS. RE: FOOD SERVICE DRAWINGS FOR ALL REQUIREMENTS.
- H. ALL GREASE WASTE AND HIGH TEMPERATURE DISCHARGE (140°F) PIPING SHALL BE CAST IRON.
- I. WHERE THE INSTALLATION OF A (N) FIXTURE REQUIRES THE DEMOLITION OF AN (E) WALL, FLOOR OR CEILING THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRS TO MATCH THE (E) FINISH.
- J. ANY (E) BELOW SLAB IN PIPING THAT IS BEING DEMOLISHED AND DOES NOT CONFLICT WITH (N) UNDER SLAB UTILITIES MAY BE CLEANED, FILLED WITH FLOWABLE FILL, CAPPED AND ABANDONED IN PLACE.
- K. IN THE EVENT THAT (E) IN, ST. & OR WATER SERVICE PIPING IS DISCOVERED BELOW FINISHED FLOOR WHERE (N) PIPING IS TO BE INSTALLED, NOTIFY ENGINEER TO RECEIVE DIRECTION ON HOW TO PROCEED.

**KEY NOTES**

- 1 CONNECT (N) 4" IN TO (E) 4" IN BELOW SLAB, AS INDICATED.
- 2 1/2" CN & 1/2" HN DOWN IN WALL, OFFSET TO MIXING VALVE. EXTEND 3/8" IN FROM MIXING VALVE TO FAUCET.
- 3 1/2" HN PIPING SERVING LAVATORY SHALL LOOP IN WALL TO MAINTAIN A MAXIMUM DISTANCE OF 2'-0" FROM HN FIXTURE SUPPLY TO THE HWC RETURN PIPE.
- 4 3" SCHEDULE 40 PVC WATER HEATER FLUE UP TO ROOF ABOVE (TYP. OF 4).
- 5 3" SCHEDULE 40 PVC WATER HEATER INTAKE THROUGH EXTERIOR WALL (TYP. OF 4). TERMINATE WITH 45° TURNDOWN AT 8'-0" A.F.F. PER MANUFACTURER'S REQUIREMENTS. PAINT TO MATCH EXTERIOR WALL. PROVIDE INSECT AND BIRD SCREEN.
- 6 3" V UP TO ROOF.
- 7 CONNECT (N) 3/4" CN & 3/4" HN TO (E) CN 4 HN ABOVE CEILING, AS INDICATED.
- 8 3/4" CN DOWN IN WALL TO SILLCOCK MOUNTED AT 24" A.F.F.
- 9 CONNECT (N) 2-1/2" CN TO (E) CN ABOVE CEILING, AS INDICATED.
- 10 SET BALANCING VALVE TO 3.0 GPM.
- 11 3/4" CN & 1/2" HN DOWN IN WALL, OFFSET 3/4" CN TO HOSE BIBB MOUNTED AT 48" A.F.F. EXTEND 1/2" CN & 1/2" HN TO SERVICE SINK.
- 12 EXTEND CONDENSATE PIPING FROM WALK-IN EVAPORATORS THROUGH WALK-IN WALL TO DISCHARGE OVER FLOOR DRAIN WITH AIR GAP. INSULATE AND HEAT TRACE ALL PIPING WITHIN WALK-INS AT 3 WATTS/LF USING RAYCHEM XL TRACE OR APPROVED EQUAL. ALL INSULATION TO BE JACKETED. RE: FOOD SERVICE CONSULTANT PLANS FOR ADDITIONAL INFORMATION.
- 13 3/4" CD DOWN IN WALL TO DISCHARGE OVER FLOOR DRAIN WITH AIR GAP.
- 14 1-1/4" & UP TO ROOF ABOVE.
- 15 PROVIDE IN-LINE GAS PRESSURE REGULATOR. PRESSURE REGULATOR SHALL BE CAPABLE OF PROVIDING AN OUTLET PRESSURE OF 10" W.C. WITH AN INLET PRESSURE OF 2 PSI. TOTAL CONNECTED LOAD = 2.039 MMB. ROUTE REGULATOR VENT TO ROOF AND MAINTAIN ALL CODE CLEARANCES. SIZE AND TERMINATE VENT PER MANUFACTURER'S REQUIREMENTS. PAINT VENT TERMINATION TO MATCH ROOF. PROVIDE INSECT SCREEN ON TERMINATION OPENING. RE: SPECIFICATIONS FOR REGULATOR REQUIREMENTS.
- 16 OFFSET 2" IN IN WALL FROM EACH BEAUTY SINK. COLLECT IN SINGLE 2" IN DROP AND OFFSET DOWN TO BELOW SLAB.
- 17 SET BALANCING VALVE TO 1.0 GPM.



**1 FIRST FLOOR PLUMBING PLAN**  
 P301.2 SCALE: 1/8" = 1'-0"



**KEY PLAN**  
 NOT TO SCALE

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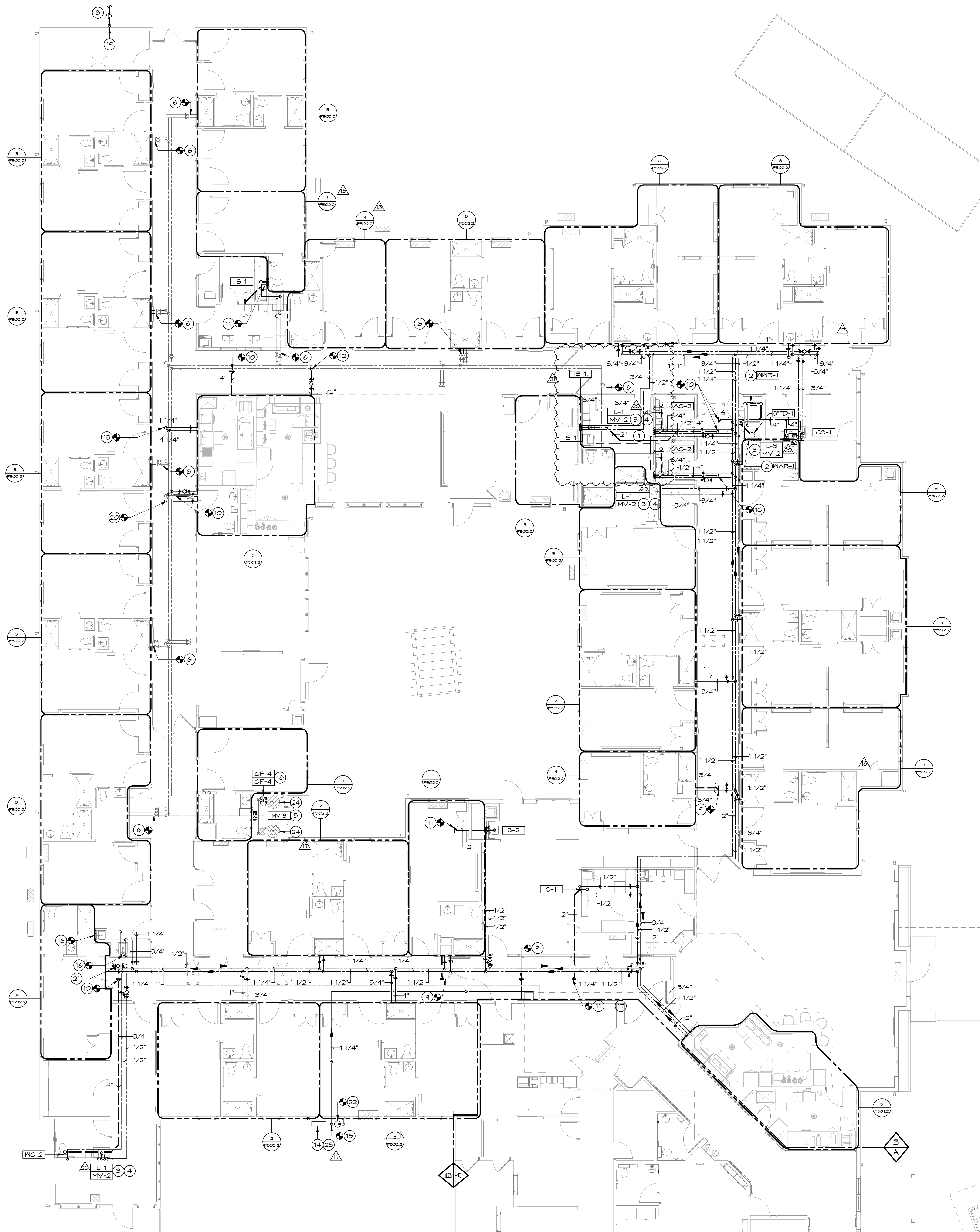
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REVISIONS	
NO.	DATE DESCRIPTION
17	04/15/2020 PHASES 2 & 3 - APPENDIX 01

VOLUME II	PHASE 2 AND 3
DRAWING NO:	<b>P301.2</b>
COMMISSION NO:	2019091
SCALE:	AS NOTED
DATE:	08.28.2020

BRANDON OAKS - PHASES 2 AND 3  
 NURSING REHABILITATION CENTER RENOVATION  
 FOR  
 VIRGINIA LUTHERAN HOMES  
 3837 BRANDON AVENUE, S.W. ROANOKE, VA 24018  
 DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

11/17/2020 9:23:48 AM



**1** **FIRST FLOOR PLUMBING PLAN AREA B**  
 SCALE: 1/8" = 1'-0"

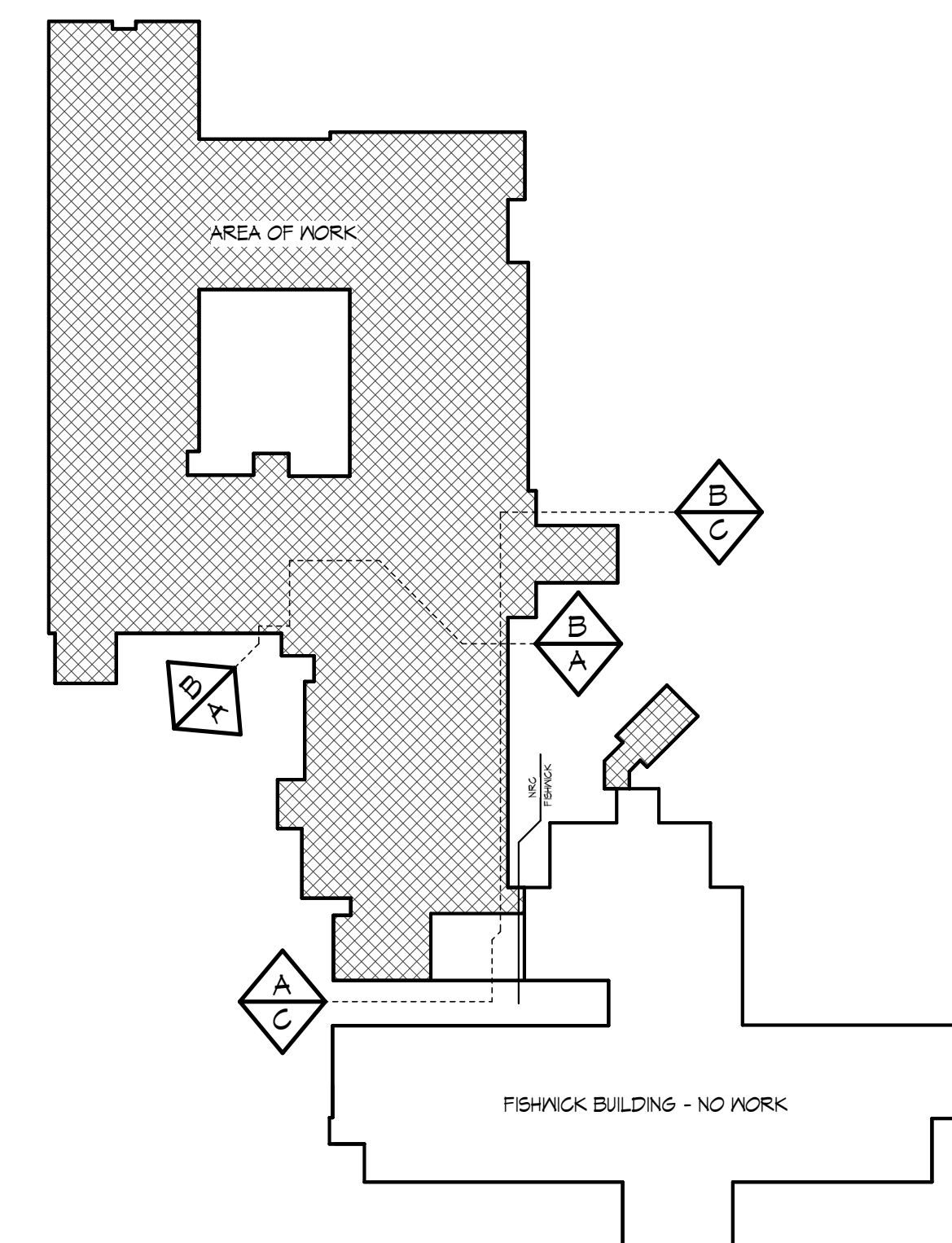
**GENERAL NOTES**

(THIS SHEET ONLY)

- A. REFER TO P001 FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.
- B. LOCATE ALL VALVES IN ACCESSIBLE SECTIONS OF CEILING.
- C. SET ALL BALANCING VALVES TO 0.5 GPM UNLESS OTHERWISE NOTED.
- D. REFER TO FIXTURE CONNECTION SCHEDULE FOR INDIVIDUAL FIXTURE CONNECTION SIZES.
- E. ALL DOMESTIC HOT WATER AND HOT WATER RE-CIRC. SHALL BE 120°F UNLESS NOTED OTHERWISE.
- F. WHERE THE INSTALLATION OF A (N) FIXTURE REQUIRES THE DEMOLITION OF AN (E) WALL, FLOOR OR CEILING THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING TO MATCH THE (E) FINISH.
- G. ANY (E) BELOW SLAB IN PIPING THAT IS BEING DEMOLISHED AND DOES NOT CONFLICT WITH (N) UNDER SLAB UTILITIES MAY BE CLEANED, FILLED WITH FLOWABLE FILL, GAPPED AND ABANDONED IN PLACE.
- H. IN THE EVENT THAT (E) PLUMBING OR WATER SERVICE PIPING IS DISCOVERED BELOW FINISHED FLOOR WHERE (N) PIPING IS TO BE INSTALLED, NOTIFY ENGINEER TO RECEIVE DIRECTION ON HOW TO PROCEED.

**KEY NOTES**

- 1 COORDINATE ICE MAKER BOX MOUNTING HEIGHT WITH THE REFRIGERATOR MANUFACTURER.
- 2 WASHER WALL BOX MOUNTED IN WALL AT WASHER MANUFACTURER'S REQUIRED HEIGHT. RE: DETAIL 5/P002.2
- 3 3/8" GA # 3/8" HX DOWN IN WALL OFFSET TO MIXING VALVE. EXTEND 3/8" IN FROM MIXING VALVE TO FAUCET.
- 4 1/2" HX PIPING SERVING LAVATORY SHALL LOOP IN WALL TO MAINTAIN A MAXIMUM DISTANCE OF 2'-0" FROM HX FIXTURE SUPPLY TO THE HX RETURN PIPE.
- 5 MIXING VALVE MOUNTED ON WALL AT 48" A.F.F. RE: SPECIFICATION 22119 + DETAIL 7/P002.2
- 6 CONNECT (N) 1" GA # 3/4" HX BRANCHES TO (E) GA # HX MAINS ABOVE CORRIDOR CEILING DOWNSTREAM OF (E) VALVES, AT POINT INDICATED.
- 7 CONNECT (N) 2" GA, 2" HX # 3/4" HX TO (E) 2" GA, 2" HX # 3/4" HX ABOVE CEILING, AS INDICATED.
- 8 2" G WITH VALVE TO VENTILATION UNIT. COORDINATE EXACT ROUGH-IN LOCATION WITH VENTILATION UNIT MANUFACTURER. TOTAL CONNECTED LOAD = 300 MBH. RE: DETAIL 3/P001.3
- 9 CONNECT (N) 3" K TO (E) K BELOW SLAB, AS INDICATED.
- 10 CONNECT (N) 4" K TO (E) K BELOW SLAB, AS INDICATED.
- 11 CONNECT (N) 2" K TO (E) K BELOW SLAB, AS INDICATED.
- 12 CONNECT (N) 1/2" HX TO (E) HX ABOVE CEILING, AS INDICATED.
- 13 CONNECT (N) 1-1/4" GA # 1-1/4" HX TO (E) GA # HX MAINS ABOVE CORRIDOR CEILING, AS INDICATED.
- 14 (E) UTILITY METER AND REGULATOR SHALL BE UPGRADED, AS NECESSARY, TO ACCOMMODATE INCREASE IN TOTAL SYSTEM CAPACITY (3,546 MBH) AND SERVICE PRESSURE (2 PSI).
- 15 CONNECT (N) 1-1/4" G TO (E) MAIN UPSTREAM OF (N) REGULATOR, AS INDICATED.
- 16 (E) FIXTURE TO REMAIN. CONNECT (N) GA # HX BRANCH PIPING TO (E) GA # HX FIXTURE SUPPLIES IN WALL GAPPED DURING DEMOLITION, AS INDICATED.
- 17 PROVIDE VALVES AND TEMPORARY CONNECTION OF (N) GA, HX # HX MAINS TO (E) MAINS BETWEEN PHASES. RE: ARCHITECTURAL PHASING PLANS.
- 18 CONNECT (N) CIRCULATING PUMPS TO (E) HX PIPING. MOUNT ON WALL WITH VIBRATION ISOLATORS. RE: DETAIL 2/P001.2
- 19 1-1/2" G DOWN FROM ATTIC TIGHT TO EXTERIOR WALL.
- 20 CONNECT (N) 3/4" GA, 1/2" HX # 1/2" HX TO (E) GA, HX # HX ABOVE CEILING, AS INDICATED.
- 21 SET BALANCING VALVE TO 1.0 GPM.
- 22 CONNECT (N) IN-LINE GAS PRESSURE REGULATOR TO (E) 2" G MAIN, AS INDICATED. PRESSURE REGULATOR SHALL BE CAPABLE OF PROVIDING AN OUTLET PRESSURE TO MATCH (E) SERVICE PRESSURE WITH AN INLET PRESSURE OF 2 PSI. TOTAL CONNECTED LOAD = 1,148 MBH. RE: SPECIFICATIONS FOR REGULATOR REQUIREMENTS.
- 23 PROVIDE TEMPORARY GAS CONNECTION FOR TEMPORARY VENTILATION UNIT FROM (E) GAS MAIN. RE: MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- 24 ADJUST (E) WATER HEATER OUTLET TEMPERATURE TO 140°F.



**KEY PLAN**  
 NOT TO SCALE

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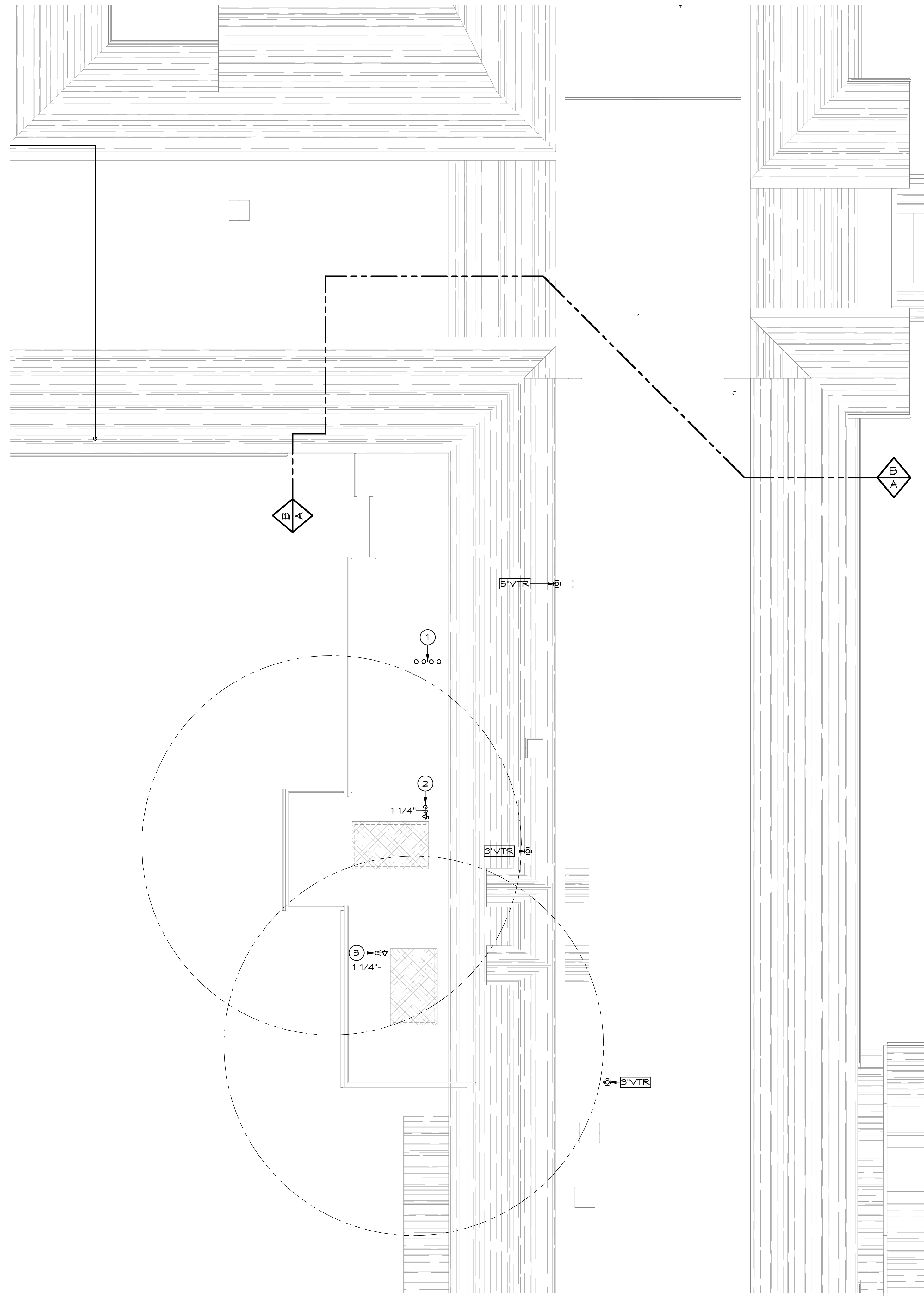
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 717-560-9501 FAX: 717-560-2373 R|P|S, LLP ©

REVISIONS		
NO.	DATE	DESCRIPTION
17	04/15/2020	PHASES 2 & 3 - APPENDIX 01
18	04/23/2020	PHASES 2 & 3 - APPENDIX 02
20	05/18/2021	REVISION 02
21	05/18/2021	REVISION 04

BRANDON OAKS - PHASES 2 AND 3  
**NURSING REHABILITATION CENTER RENOVATION**  
 FOR  
**VIRGINIA LUTHERAN HOMES**  
 3837 BRANDON AVENUE, S.W. ROANOKE, VA 24018  
 DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

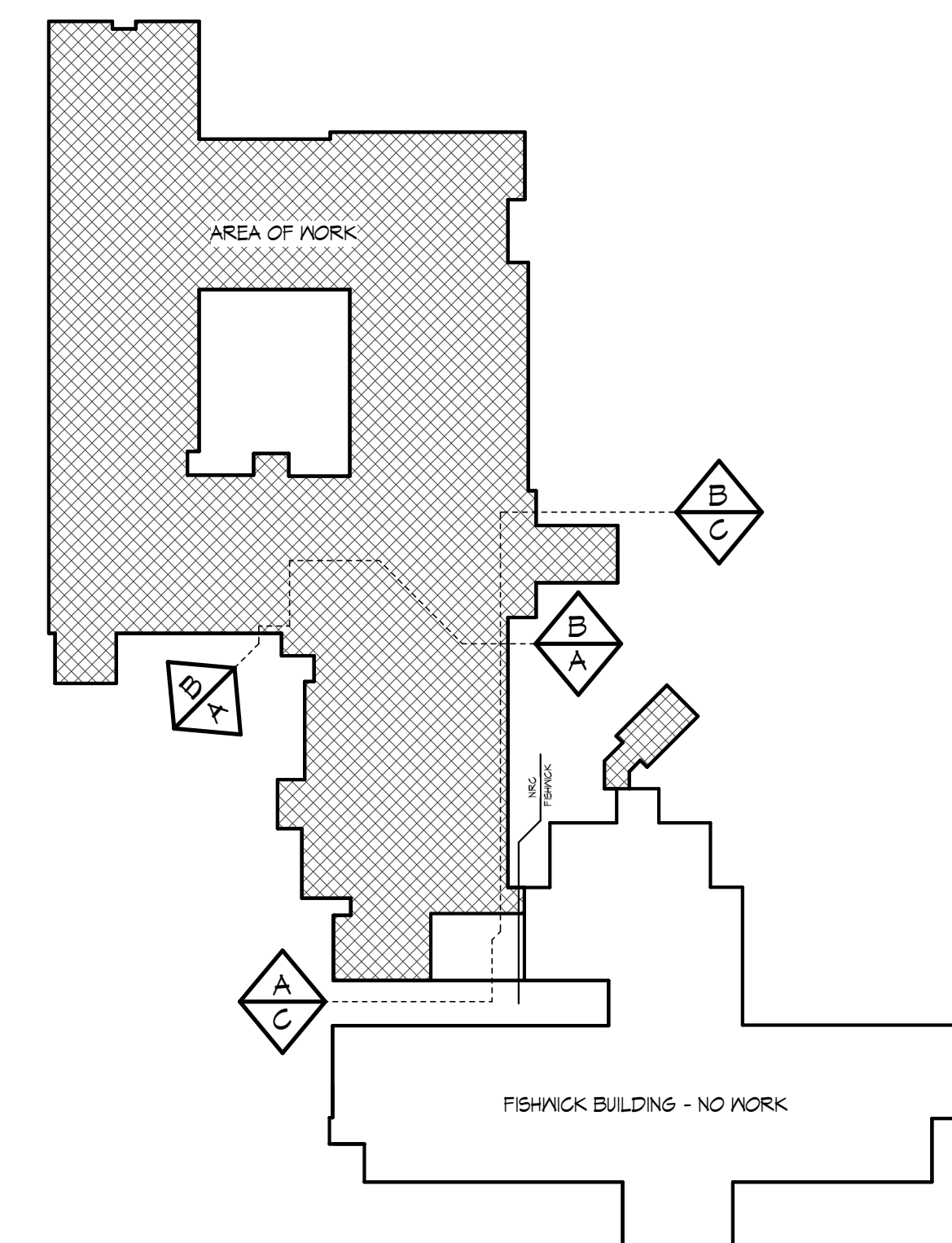
**FIRST FLOOR PLUMBING PLAN - AREA B**  
 SCALE: AS NOTED DATE: 08.26.2020  
 VOLUME II PHASES 2 AND 3 DRAWING NO: **P302.2** COMMISSION NO: 2019091 5/18/2021 10:55:36 AM



1 **ROOF PLUMBING PLAN AREA A**  
 P303.2 SCALE: 1/8" = 1'-0"

- GENERAL NOTES** (THIS SHEET ONLY)
- A. REFER TO P001 FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.
  - B. ALL VENT THROUGH ROOF TERMINATIONS SHALL BE 3" UNLESS NOTED OTHERWISE.
  - C. ALL VENT THROUGH ROOF TERMINATIONS SHALL BE PAINTED TO MATCH ROOF.
  - D. MAINTAIN A MINIMUM OF 25'-0" FROM ALL MECHANICAL AIR INTAKES WITH VENT THROUGH ROOF TERMINATIONS.

- KEY NOTES**
- ① 3" SCHEDULE 40 PVC WATER HEATER FLUE UP FROM BELOW (TYP. OF 4). TERMINATE WITH TEE AT MIN. 1'-0" ABOVE ROOF, PER MANUFACTURER'S REQUIREMENTS. PAINT TO MATCH ROOF. PROVIDE INSECT AND BIRD SCREEN.
  - ② 1-1/4" G UP FROM BELOW WITH VALVE TO VENTILATION UNIT. COORDINATE EXACT ROUGH-IN LOCATION WITH VENTILATION UNIT MANUFACTURER. TOTAL CONNECTED LOAD = 300 MBH. RE: DETAIL 2/P302.2.
  - ③ 1-1/4" G UP FROM BELOW WITH VALVE TO MAKE-UP AIR UNIT. COORDINATE EXACT ROUGH-IN LOCATION WITH MAKE-UP AIR UNIT MANUFACTURER. TOTAL CONNECTED LOAD = 200 MBH. RE: DETAIL 2/P302.2.



**KEY PLAN**  
 NOT TO SCALE

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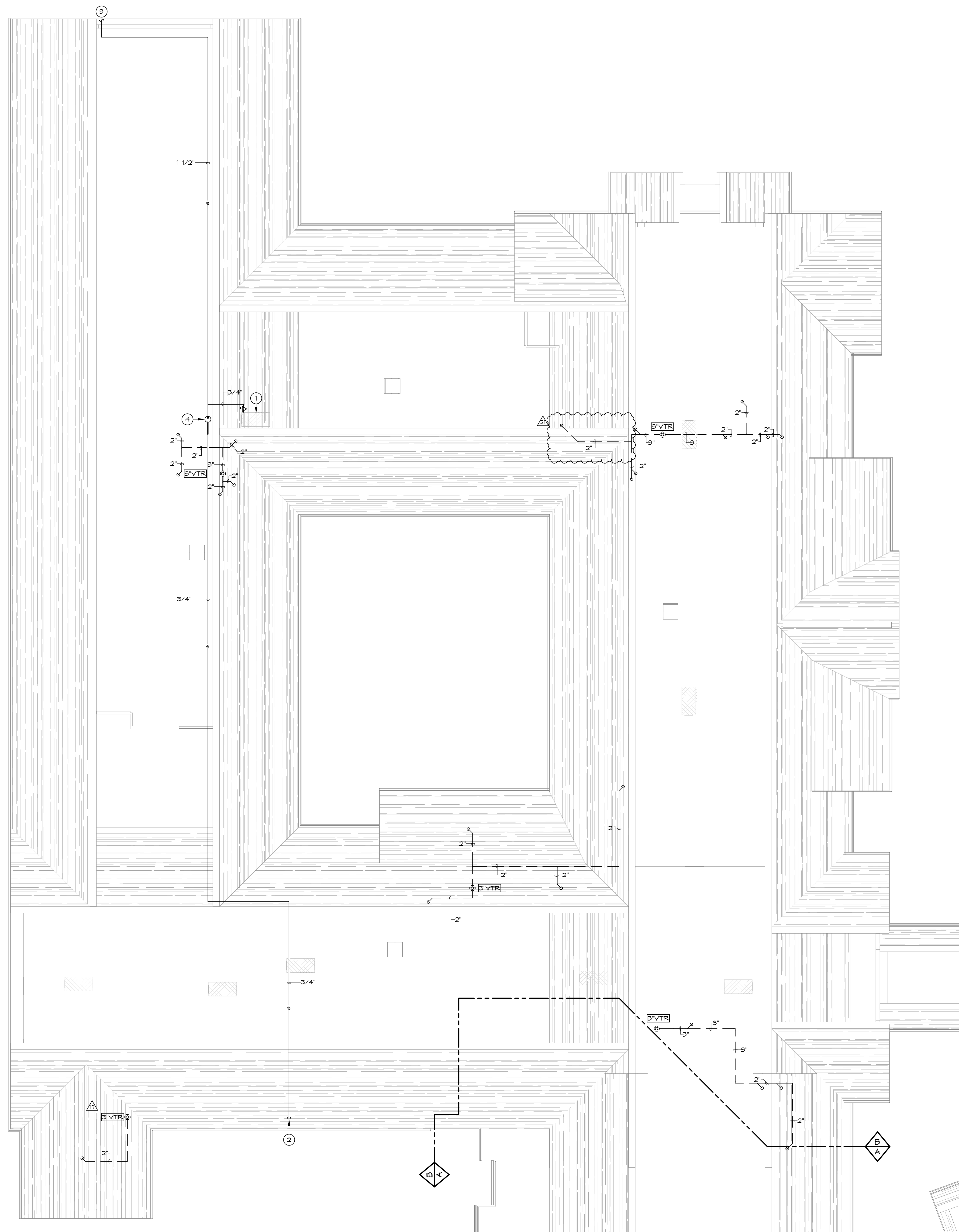
REVISIONS	
NO.	DESCRIPTION

BRANDON OAKS - PHASES 2 AND 3  
**NURSING REHABILITATION CENTER RENOVATION**  
 FOR  
**VIRGINIA LUTHERAN HOMES**  
 3837 BRANDON AVENUE, S.W. ROANOKE, VA 24018  
 DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

**ROOF PLUMBING PLAN - AREA A**  
 A  
 SCALE: AS NOTED DATE: 08.28.2020

VOLUME II  
 PHASES 2 AND 3  
**P303.2**  
 COMMISSION NO: 2019091 SCALE: AS NOTED DATE: 08.28.2020

11/17/2020 9:24:13 AM



1 P304.2 ROOF PLUMBING PLAN AREA B SCALE: NONE

**GENERAL NOTES** (THIS SHEET ONLY)

A. REFER TO P001 FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.

B. ALL VENT THROUGH ROOF TERMINATIONS SHALL BE 3" UNLESS NOTED OTHERWISE.

C. ALL VENT THROUGH ROOF TERMINATIONS SHALL BE PAINTED TO MATCH ROOF.

D. MAINTAIN A MINIMUM OF 25'-0" FROM ALL MECHANICAL AIR INTAKES WITH VENT THROUGH ROOF TERMINATIONS.

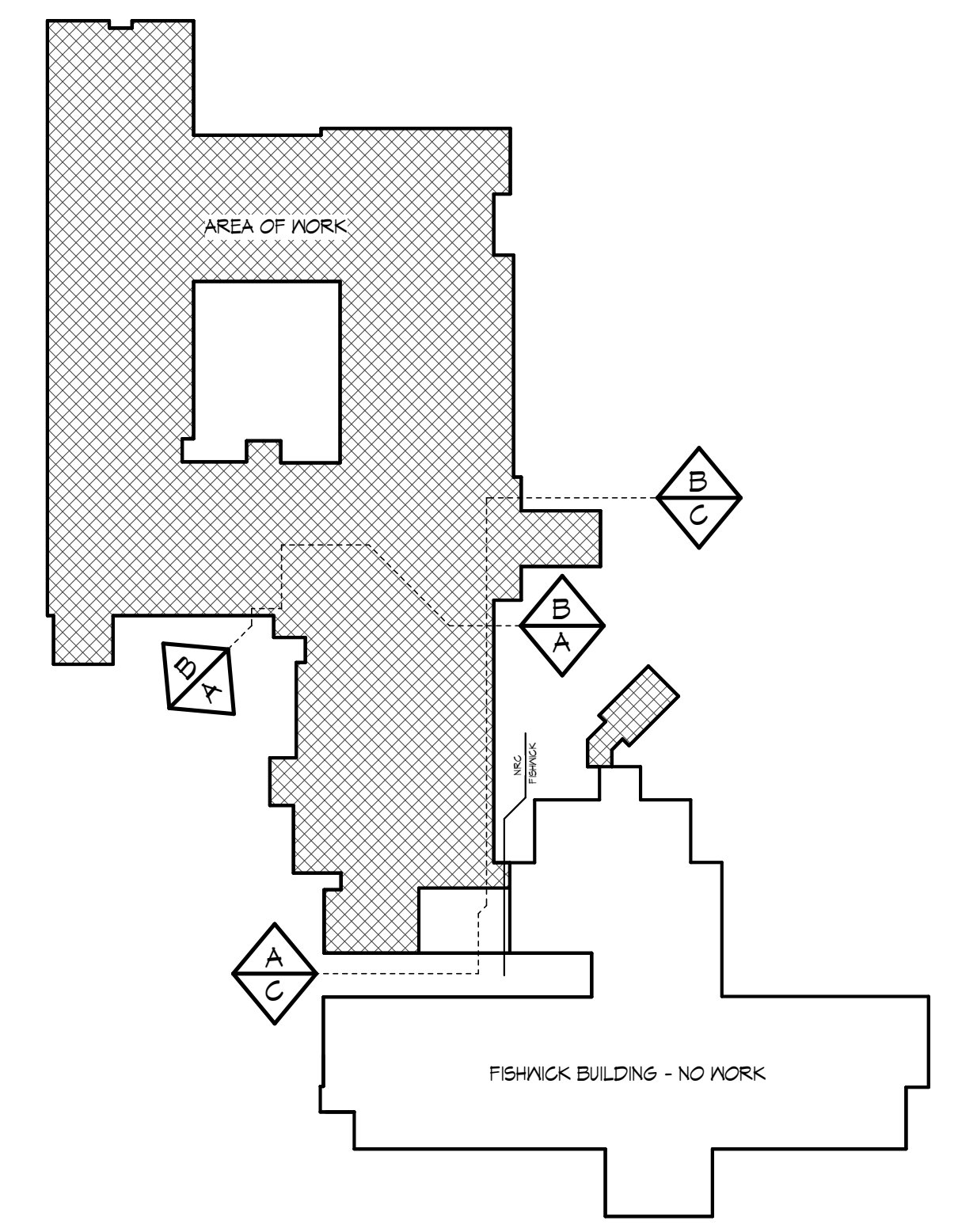
**KEY NOTES**

1 3/4" G WITH VALVE TO RELOCATED (E) FURNACE. COORDINATE EXACT ROUGH-IN LOCATION WITH FURNACE MANUFACTURER. TOTAL CONNECTED LOAD = 110 MBH. RE: DETAIL 3/201.2.

2 3/4" G UP FROM UTILITY METER SET BELOW, OFFSET IN ATTIC.

3 1-1/2" G DOWN TIGHT TO EXTERIOR WALL, FOLLOW MECHANICAL DUCT PENETRATION.

4 PROVIDE IN-LINE GAS PRESSURE REGULATOR. PRESSURE REGULATOR SHALL BE CAPABLE OF PROVIDING AN OUTLET PRESSURE OF 10" W.C. WITH AN INLET PRESSURE OF 2 PSI. TOTAL CONNECTED LOAD = 410 MBH. ROUTE REGULATOR VENT TO ROOF AND MAINTAIN ALL CODE CLEARANCES. SIZE AND TERMINATE VENT PER MANUFACTURER'S REQUIREMENTS. PAINT VENT TERMINATION TO MATCH ROOF. PROVIDE INSECT SCREEN ON TERMINATION OPENING. RE: SPECIFICATIONS FOR REGULATOR REQUIREMENTS.



KEY PLAN NOT TO SCALE

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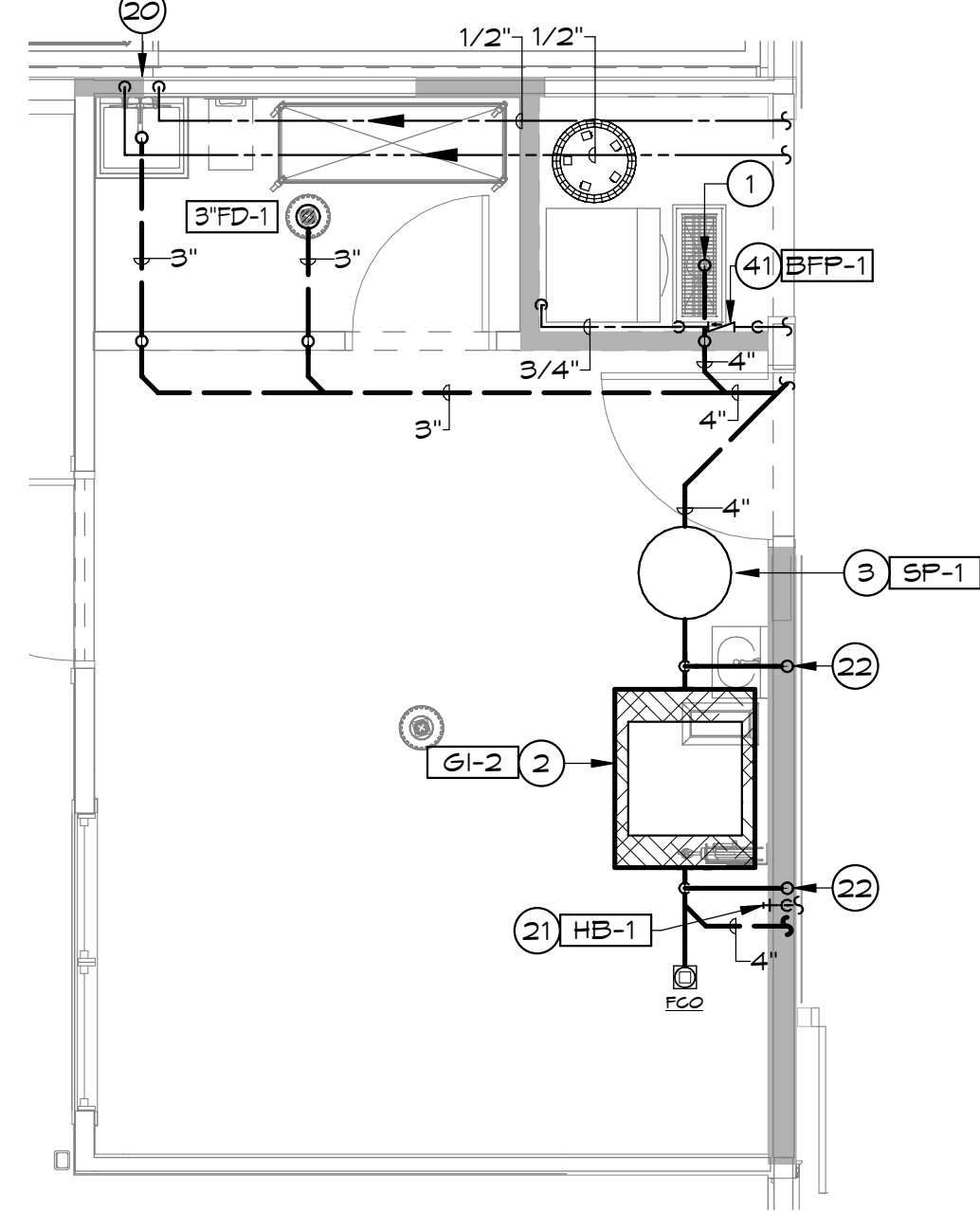
BRANDON OAKS - PHASES 2 AND 3  
NURSING REHABILITATION CENTER RENOVATION  
FOR  
VIRGINIA LUTHERAN HOMES  
3837 BRANDON AVENUE, S.W., ROANOKE, VA 24018  
DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

REVISIONS	
NO.	DATE DESCRIPTION
17	04.15.2020 PHASES 2 & 3 - ADDENDUM 01
21	05.18.2021 REVISION #6

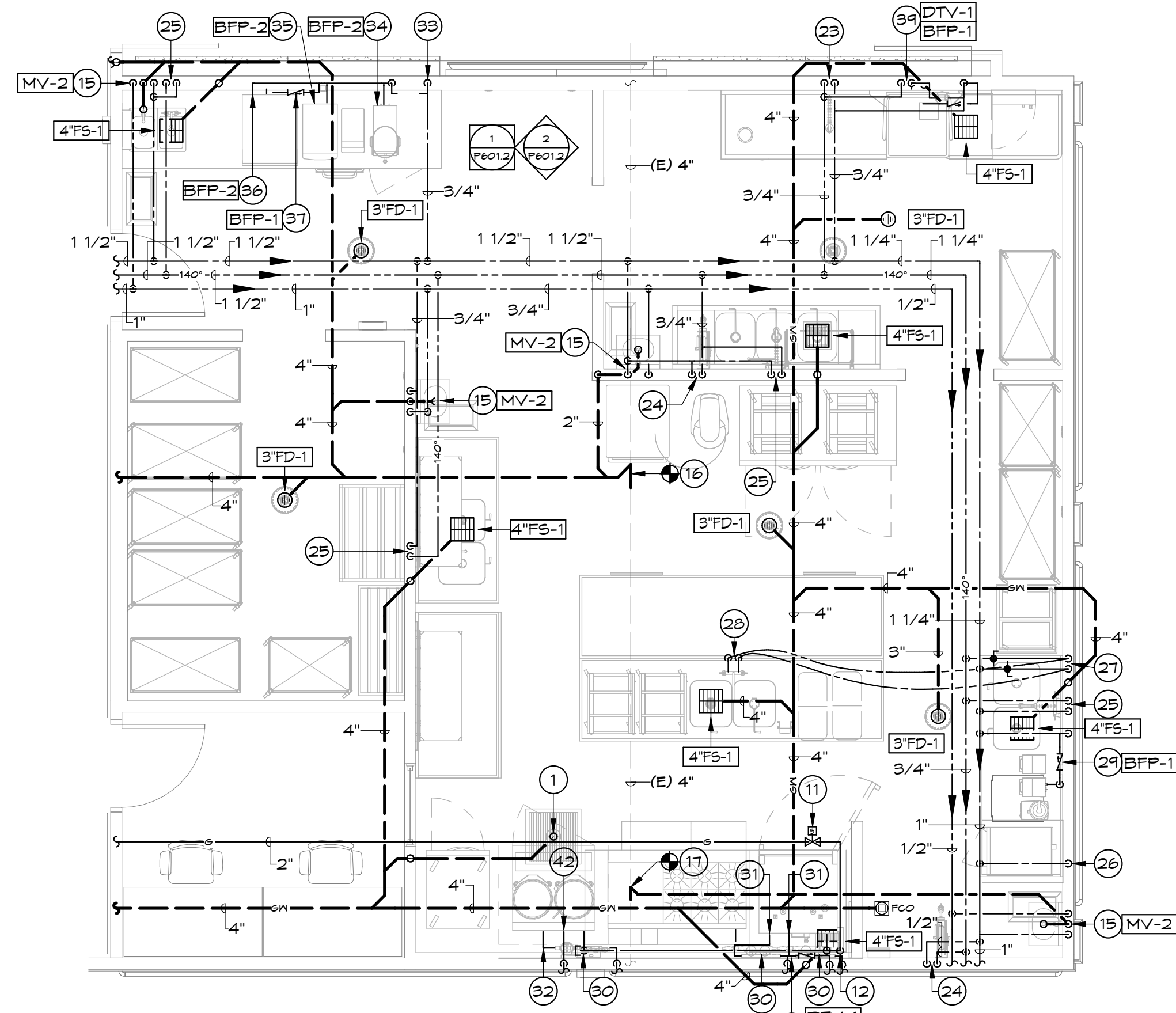
ROOF PLUMBING PLAN - AREA B  
DATE: 08.28.2020  
SCALE: AS NOTED

VOLUME II PHASES 2 AND 3  
DRAWING NO: P304.2  
COMMISSION NO: 2019091  
DATE: 08.28.2020

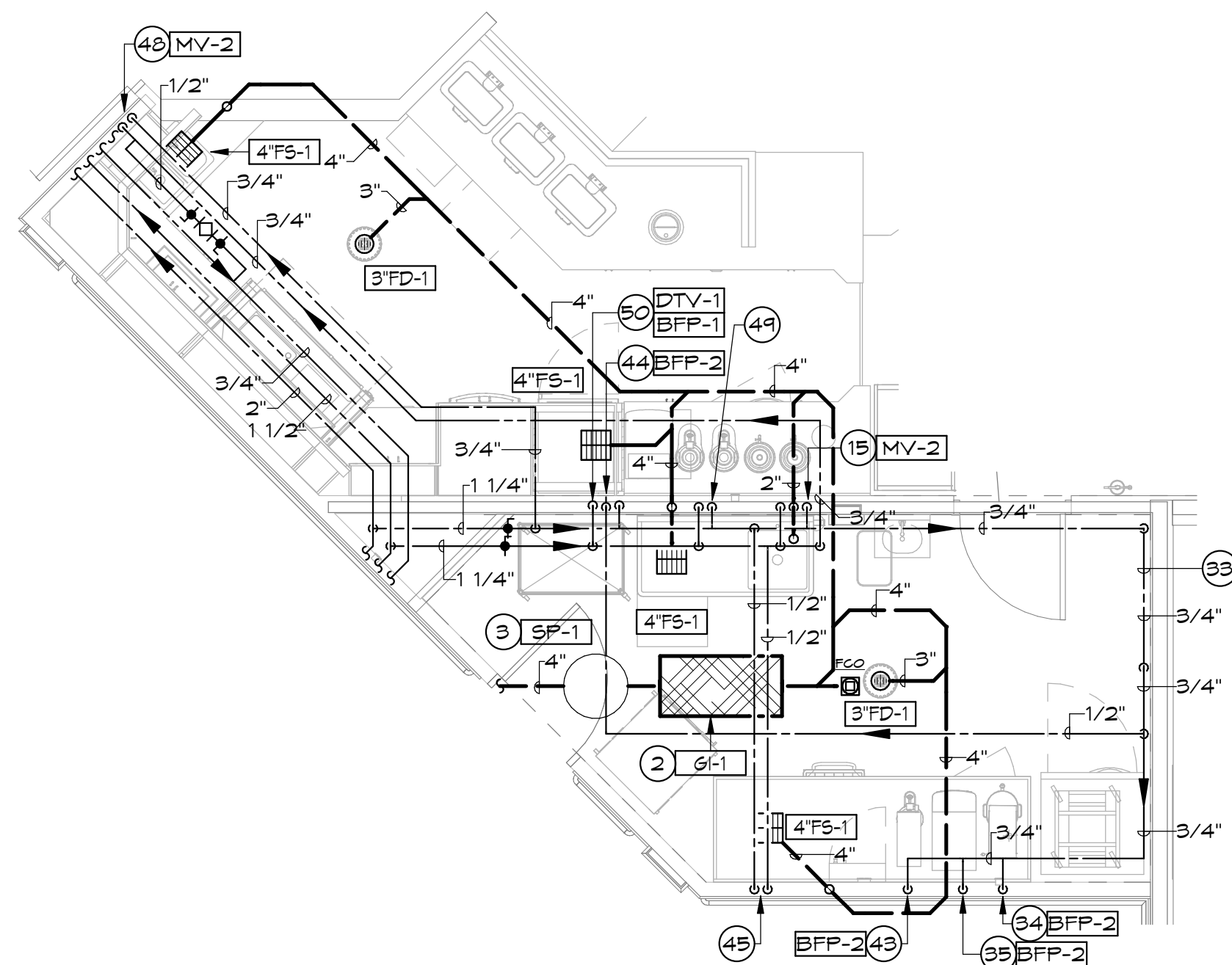
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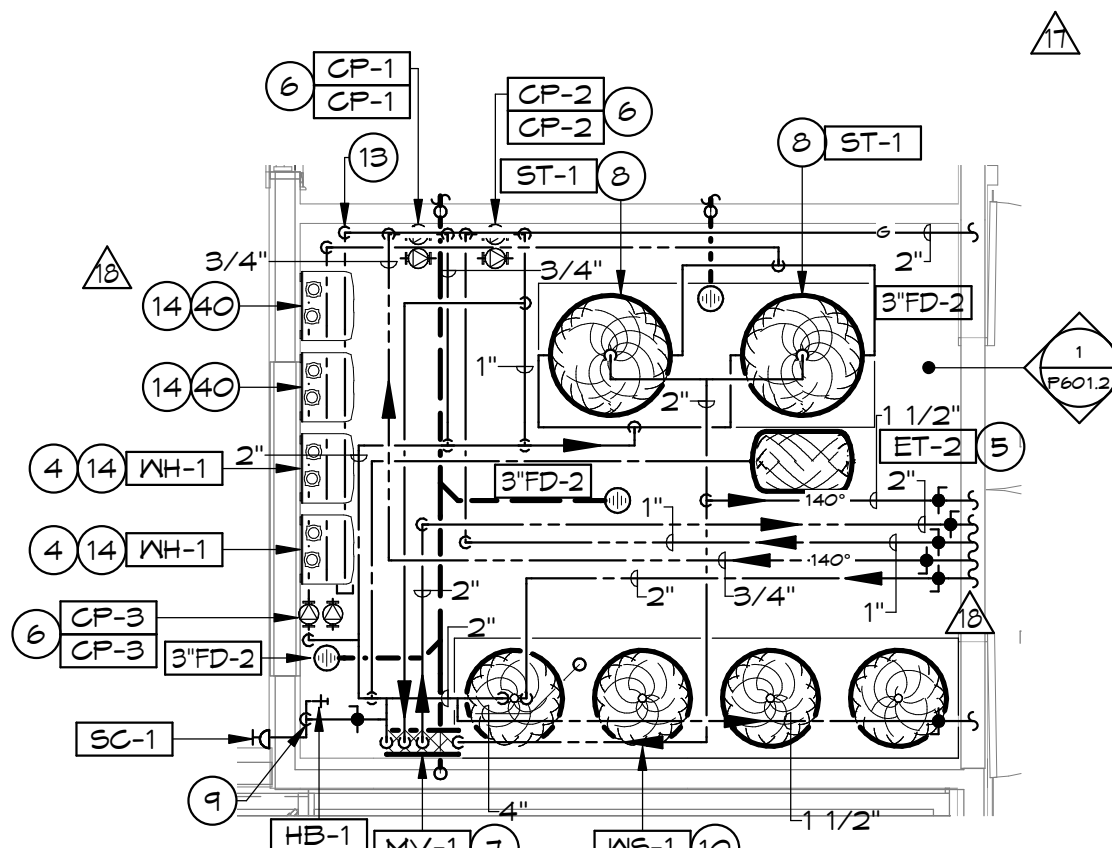
**4 ENLARGED RECEIVING PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"



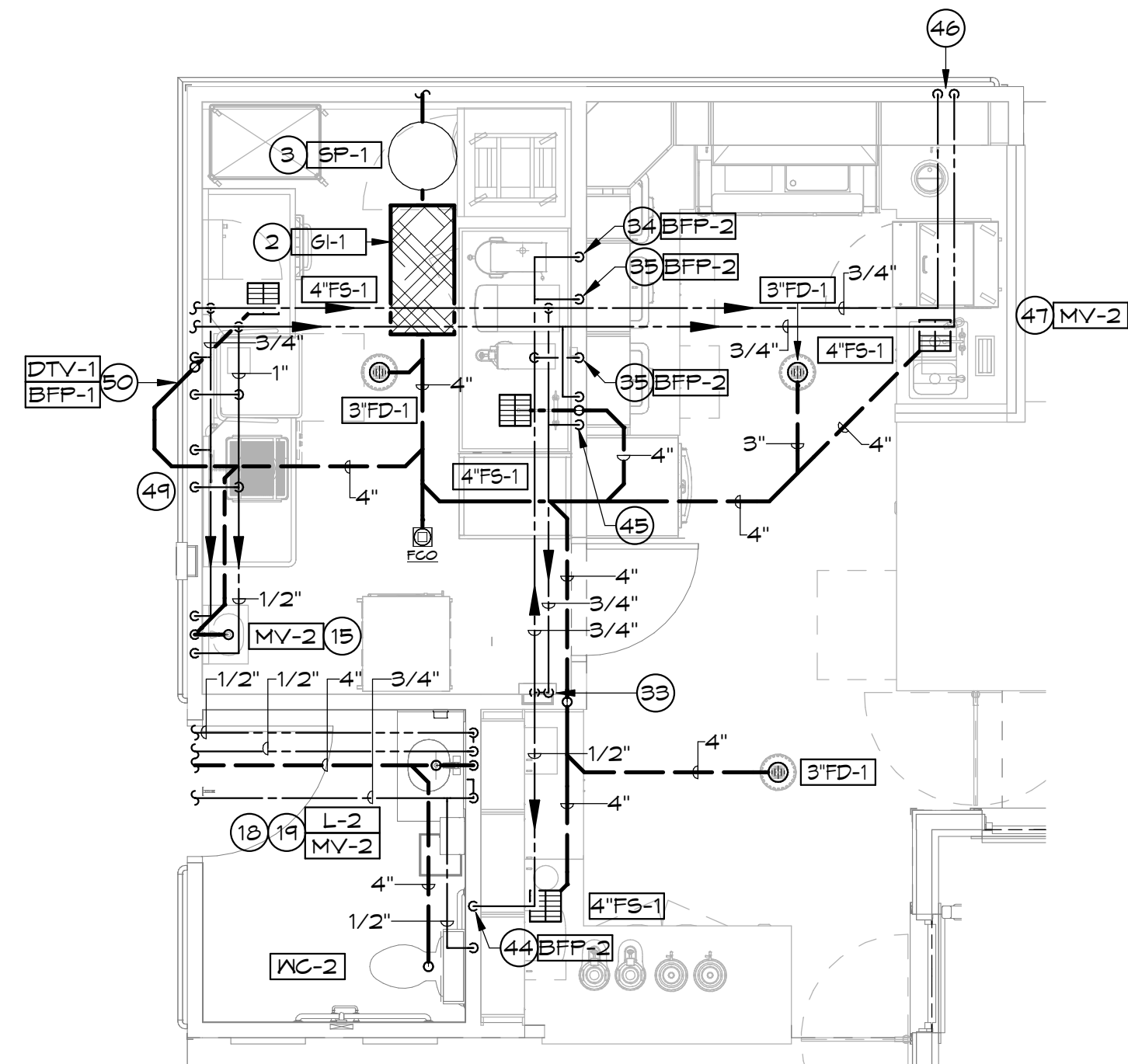
**1 ENLARGED MAIN KITCHEN PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"



**5 ENLARGED ASSISTED LIVING KITCHEN PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"



**2 ENLARGED MECH ROOM PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"



**3 ENLARGED MEMORY CARE KITCHEN PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES** (THIS SHEET ONLY)

- A. REFER TO P001 FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.
- B. REFER TO FIXTURE CONNECTION SCHEDULE FOR INDIVIDUAL FIXTURE CONNECTION SIZES.
- C. LOCATE ALL VALVES IN ACCESSIBLE SECTIONS OF CEILING.
- D. ALL DOMESTIC HOT WATER AND HOT WATER RE-CIRC. SHALL BE 120°F UNLESS NOTED OTHERWISE.
- E. REFER TO FOOD SERVICE CONSULTANT'S DRAWINGS FOR EXACT GAS, WATER AND WASTE ROUGH-IN LOCATIONS AND ELEVATIONS.
- F. PLUMBING CONTRACTOR SHALL ROUTE ALL INDIRECT WASTE CONNECTIONS FROM KITCHEN EQUIPMENT TO THEIR RESPECTIVE FLOOR SINKS. RE: FOOD SERVICE DRAWINGS FOR ALL REQUIREMENTS.
- G. ALL GREASE WASTE AND HIGH TEMPERATURE DISCHARGE PIPING SHALL BE CAST IRON.
- H. REFER TO FLOOR PLANS (P3006) FOR VENT COLLECTION NOT SHOWN ON ENLARGED PLANS.

**KEY NOTES**

- 1 4" GA FROM FLOOR TROUGH, FLOOR TROUGH BY FOOD SERVICE CONTRACTOR.
- 2 SET INTERCEPTOR IN FLOOR, LID SHALL BE MOUNTED FLUSH WITH FINISHED FLOOR.
- 3 SET SAMPLING PORT IN FLOOR, LID SHALL BE MOUNTED FLUSH WITH FINISHED FLOOR. INSTALL SAMPLING PORT DOWNSTREAM OF GREASE INTERCEPTOR.
- 4 WALL MOUNTED GAS FIRED TANKLESS DOMESTIC WATER HEATER. RE: DETAIL 1/PB01.2. MAINTAIN 30" CLEAR IN FRONT AND 3" ON SIDES.
- 5 DOMESTIC WATER EXPANSION TANK. RE: DETAIL 1/PB01.2. MAINTAIN 18" CLEAR ON ALL SIDES.
- 6 CIRCULATING PUMPS MOUNTED ON WALL WITH VIBRATION ISOLATORS. RE: DETAILS 1 & 2/PB01.2.
- 7 DOMESTIC WATER MIXING VALVE MOUNTED ON WALL. RE: DETAILS 1 & 4/PB01.2.
- 8 DOMESTIC HOT WATER STORAGE TANK. RE: DETAIL 1/PB01.2. MAINTAIN 18" CLEAR ON ALL SIDES.
- 9 3/4" GA DOWN ON WALL OFFSET 3/4" GA TO SHUT-OFF VALVE MOUNTED AT 24" A.F.F. EXTEND 3/4" GA TO HOSE BIBB MOUNTED AT 24" A.F.F.
- 10 TRIPLEX WATER SOFTENER SERVING THE DOMESTIC WATER SUPPLY. RE: DETAILS 4 & 6/PB02.2. PIPE REGEN TO DISCHARGE TO HUB DRAIN.
- 11 PROVIDE SOLENOID VALVE AND MANUAL SHUT-OFF VALVE TO SERVE COOKING EQUIPMENT. INTERLOCK SOLENOID VALVE WITH HOOD.
- 12 2" G DOWN ON WALL TO 2" G HEADER TO SERVE GAS FIRED KITCHEN EQUIPMENT. REFER TO FOOD SERVICE DOCUMENTS FOR ALL GAS COOKING APPLIANCE CONNECTIONS. RE: DETAIL 3/PB02.2 FOR KITCHEN EQUIPMENT GAS CONNECTION. TOTAL CONNECTED LOAD = 675 MBH.
- 13 2" G DOWN ON WALL TO 2" G HEADER TO SERVE GAS FIRED TANKLESS WATER HEATERS.
- 14 1" G WITH VALVE UP FROM 2" G HEADER TO WATER HEATER. COORDINATE EXACT ROUGH-IN LOCATION WITH WATER HEATER MANUFACTURER. TOTAL CONNECTED LOAD = 198 MBH. RE: DETAIL 3/PB01.2.
- 15 1/2" GA & 1/2" HA DOWN IN WALL TO MIXING VALVE. EXTEND 1/2" TX (105") FROM MIXING VALVE TO FAUCET.
- 16 CONNECT (N) 4" W TO (E) 4" W BELOW SLAB, AS INDICATED.
- 17 CONNECT (N) 2" W TO (E) 4" W BELOW SLAB, AS INDICATED.
- 18 3/8" GA & 3/8" HA DOWN IN WALL, OFFSET TO MIXING VALVE. EXTEND 3/8" TX FROM MIXING VALVE TO FAUCET.
- 19 1/2" HA PIPING SERVING LAVATORY SHALL LOOP IN WALL TO MAINTAIN A MAXIMUM DISTANCE OF 2'-0" FROM HW FIXTURE SUPPLY TO THE HW RETURN PIPE.
- 20 1/2" GA & 1/2" HA DOWN IN WALL TO SERVICE SINK.
- 21 3/4" GA DOWN IN TO HOSE BIBB MOUNTED AT 24" A.F.F.
- 22 2" V UP FROM BELOW SLAB, OFFSET IN WALL UP TO ABOVE CEILING.
- 23 1/2" GA & 1/2" HA (140°) DOWN IN WALL TO PRE-RINSE FAUCET.
- 24 1/2" GA & 1/2" HA (140°) DOWN IN WALL TO SINK REEL.
- 25 1/2" GA & 1/2" HA (140°) DOWN IN WALL TO SINK FAUCET.
- 26 3/4" GA DOWN IN WALL TO CONVECTION STEAMER.
- 27 1/2" GA & 1/2" HA (140°) DOWN IN WALL, OFFSET BELOW SLAB TO SINK. NO FITTINGS OR BENDS TO OCCUR BELOW SLAB.
- 28 1/2" GA & 1/2" HA (140°) UP FROM BELOW SLAB TO SINK FAUCET.
- 29 1/2" GA DOWN IN WALL OFFSET TO BACKFLOW PREVENTER. EXTEND 1/2" GA FROM BACKFLOW PREVENTER TO ICE MACHINE. EXTEND DRAIN TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER ON WALL BELOW SINK. PROVIDE WORKING CLEARANCES FOR ALL VALVES.
- 30 3/4" GA DOWN IN WALL TO FILTER SYSTEM PROVIDED BY FOOD SERVICE CONTRACTOR. FILTER SYSTEM TO SERVE ALL COOKING EQUIPMENT. DOWNSTREAM OF FILTER OUTLET. RE: FOOD SERVICE CONSULTANT PLANS FOR ADDITIONAL INFORMATION.
- 31 3/4" FILTERED GA IN WALL TO EACH (2) COMBI OVEN.
- 32 3/4" FILTERED GA IN WALL TO KETTLES.
- 33 3/4" GA DOWN IN WALL TO FILTER SYSTEM PROVIDED BY FOOD SERVICE CONTRACTOR. FILTER SYSTEM TO SERVE ALL BEVERAGE EQUIPMENT. DOWNSTREAM OF FILTER OUTLET. RE: FOOD SERVICE CONSULTANT PLANS FOR ADDITIONAL INFORMATION.
- 34 1/2" FILTERED GA IN WALL TO ICED TEA BREWER. PROVIDE BACKFLOW PREVENTER ON GA LINE UPSTREAM OF BEVERAGE EQUIPMENT. EXTEND DRAIN FROM BACKFLOW PREVENTER TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER BELOW THE COUNTER BENEATH EQUIPMENT.
- 35 1/2" FILTERED GA IN WALL TO JUICE DISPENSER. PROVIDE BACKFLOW PREVENTER ON GA LINE UPSTREAM OF BEVERAGE EQUIPMENT. EXTEND DRAIN FROM BACKFLOW PREVENTER TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER BELOW THE COUNTER BENEATH EQUIPMENT.
- 36 1/2" FILTERED GA IN WALL TO SODA DISPENSER. PROVIDE BACKFLOW PREVENTER ON GA LINE UPSTREAM OF BEVERAGE EQUIPMENT. EXTEND DRAIN FROM BACKFLOW PREVENTER TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER BELOW THE COUNTER BENEATH EQUIPMENT.
- 37 1/2" FILTERED GA IN WALL OFFSET TO BACKFLOW PREVENTER. EXTEND 1/2" FILTERED GA FROM BACKFLOW PREVENTER TO ICE MACHINE. EXTEND DRAIN TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER ON WALL BELOW SINK. PROVIDE WORKING CLEARANCES FOR ALL VALVES.
- 38 3/4" GA DOWN IN WALL TO DRAIN TEMPERING DEVICE. PROVIDE BACKFLOW PREVENTER ON DRAIN TEMPERING VALVE INLET. EXTEND DRAIN TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER ON WALL BEHIND COOKING EQUIPMENT.
- 39 3/4" GA & 1/2" HA (140°) DOWN IN WALL, OFFSET 3/4" GA TO FILTER SYSTEM PROVIDED BY FOOD SERVICE CONTRACTOR. EXTEND 3/4" FILTERED GA & 1/2" HA TO DISHWASHER. RE: DETAIL 1/PB02.2. EXTEND 3/4" TO DRAIN TEMPERING DEVICE. PROVIDE BACKFLOW PREVENTER ON DRAIN TEMPERING VALVE INLET. EXTEND DRAIN TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER ON WALL BELOW DISHTABLE.

**KEY NOTES**

- 40 RELOCATED (E) WALL MOUNTED GAS FIRED TANKLESS DOMESTIC WATER HEATER. RE: DETAIL 1/PB01.2. MAINTAIN 30" CLEAR IN FRONT AND 3" ON SIDES.
- 41 3/4" GA DOWN IN WALL TO BACKFLOW PREVENTER MOUNTED AT 48" A.F.F. EXTEND 3/4" GA TO ICE MAKER, OFFSET ABOVE CEILING. EXTEND DRAIN TO FLOOR TROUGH WITH AIR GAP.
- 42 1/2" HA (140°) DOWN IN WALL TO KETTLES.
- 43 1/2" FILTERED GA IN WALL TO COFFEE BREWER. PROVIDE BACKFLOW PREVENTER ON GA LINE UPSTREAM OF BEVERAGE EQUIPMENT. EXTEND DRAIN FROM BACKFLOW PREVENTER TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER BELOW THE COUNTER BENEATH EQUIPMENT.
- 44 1/2" FILTERED GA IN WALL TO ICE AND WATER DISPENSER. PROVIDE BACKFLOW PREVENTER ON GA LINE UPSTREAM OF BEVERAGE EQUIPMENT. EXTEND DRAIN FROM BACKFLOW PREVENTER TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER BELOW THE COUNTER BENEATH EQUIPMENT.
- 45 1/2" GA & 1/2" HA (120°) DOWN IN WALL TO SINK FAUCET.
- 46 3/4" GA & 3/4" HA (120°) DOWN IN WALL, OFFSET BELOW SLAB TO PREP/HAND SINK. NO FITTINGS OR ELBOWS TO OCCUR BELOW SLAB.
- 47 3/4" GA & 3/4" HA (120°) UP FROM BELOW SLAB TO SINKS. OFFSET 1/2" GA & 1/2" HA TO PREP SINK FAUCET. EXTEND 1/2" GA & 1/2" HA TO MIXING VALVE. EXTEND 1/2" TX (105") FROM MIXING VALVE TO HAND SINK FAUCET.
- 48 3/4" GA & 3/4" HA (120°) DOWN IN WALL TO SINKS. OFFSET 1/2" GA & 1/2" HA TO PREP SINK FAUCET. EXTEND 1/2" GA & 1/2" HA TO MIXING VALVE. EXTEND 1/2" TX (105") FROM MIXING VALVE TO HAND SINK FAUCET.
- 49 1/2" GA & 1/2" HA (140°) DOWN IN WALL TO PRE-RINSE FAUCET.
- 50 3/4" GA & 1/2" HA (140°) DOWN IN WALL. OFFSET 3/4" GA TO FILTER SYSTEM PROVIDED BY FOOD SERVICE CONTRACTOR. EXTEND 3/4" FILTERED GA & 1/2" HA TO DISHWASHER. RE: DETAIL 1/PB02.2. EXTEND 3/4" TO DRAIN TEMPERING DEVICE. PROVIDE BACKFLOW PREVENTER ON DRAIN TEMPERING VALVE INLET. EXTEND DRAIN TO FLOOR SINK WITH AIR GAP. LOCATE BACKFLOW PREVENTER ON WALL BELOW DISHTABLE.

VOLUME II  
 PHASES 2 AND 3  
 DRAWING NO:  
**P501.2**  
 COMMISSION NO:  
 2019091  
 DATE:  
 08.26.2020  
 SCALE:  
 AS NOTED

**ENLARGED PLUMBING PLANS**

NO.	DATE	DESCRIPTION
17	04.15.2020	PHASES 2 & 3 - APPENDIX 01
18	04.23.2020	PHASES 2 & 3 - APPENDIX 02

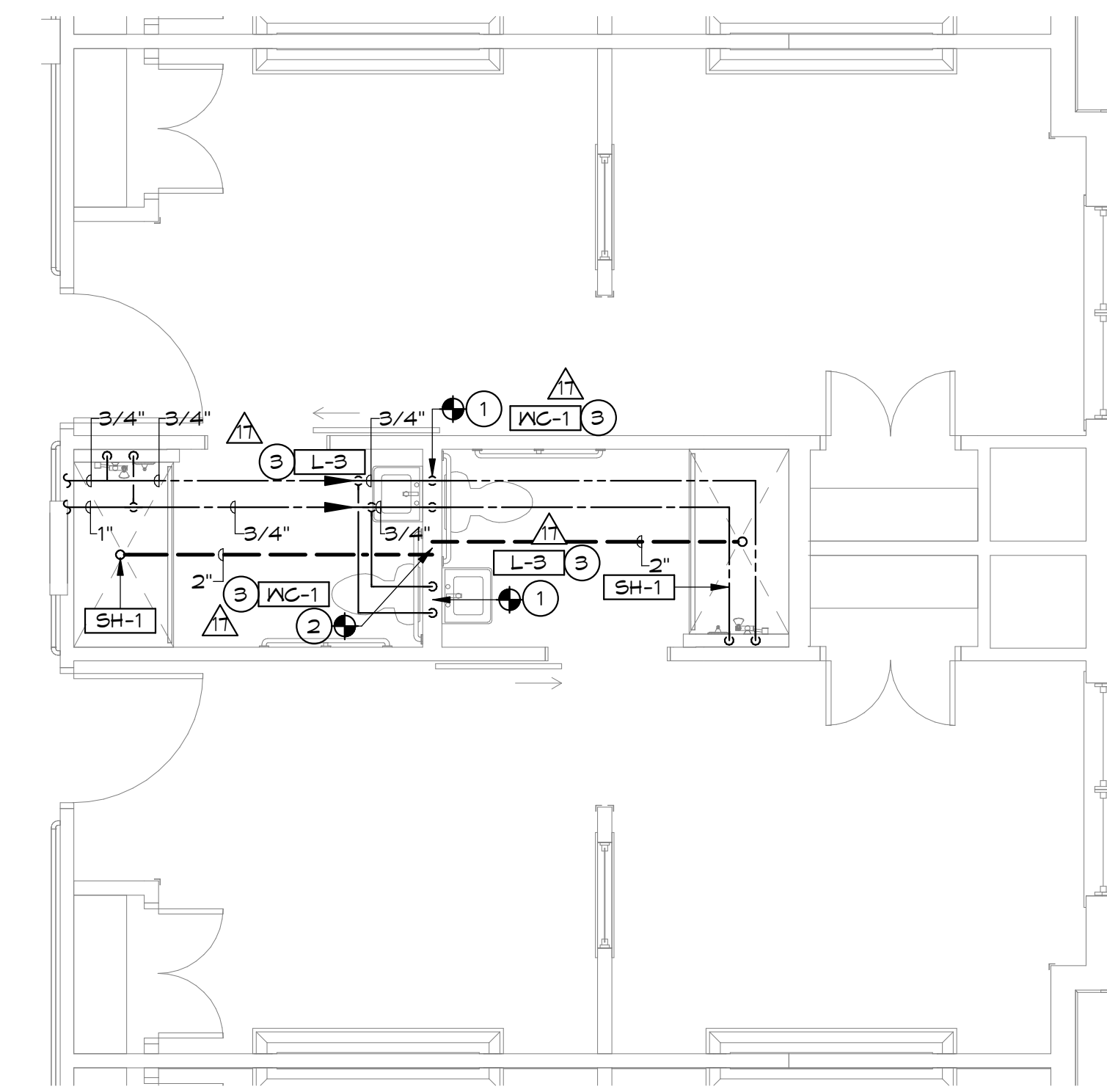
**REVISIONS**

NO.	DATE	DESCRIPTION	BY	APPROVED BY:
				R.H.
				R.H.
				R.H.

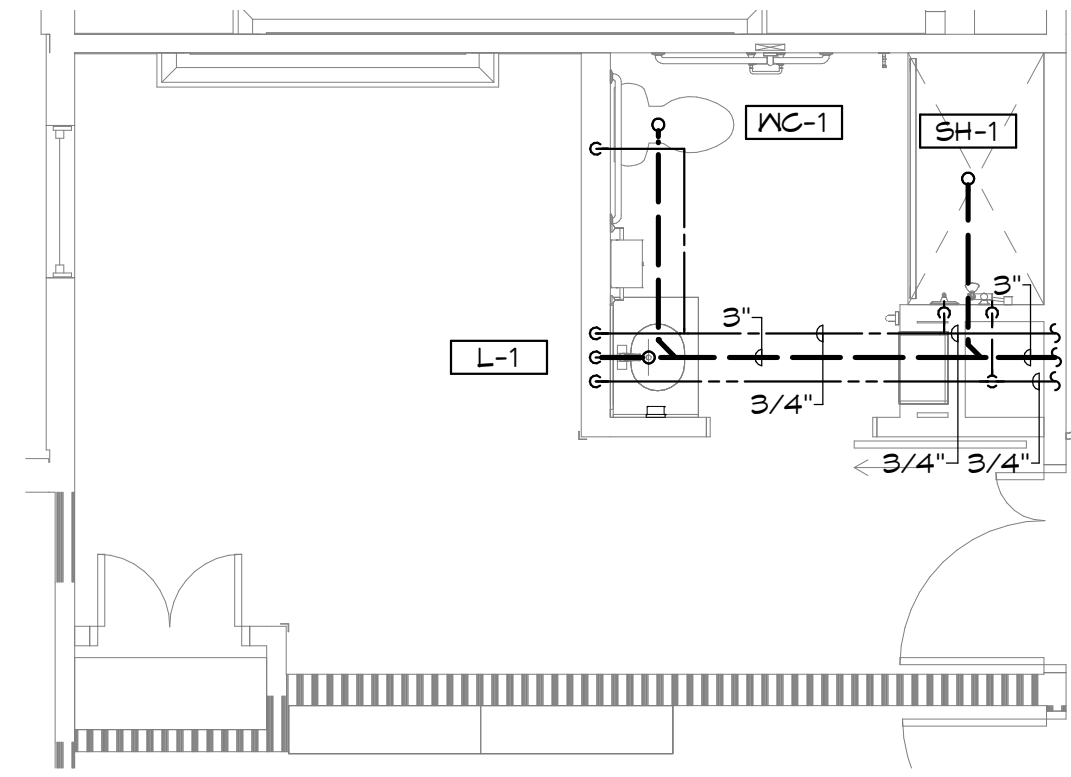
BRANDON OAKS - PHASES 2 AND 3  
**NURSING REHABILITATION CENTER RENOVATION**  
 FOR  
**VIRGINIA LUTHERAN HOMES**  
 3837 BRANDON AVENUE, S.W. ROANOKE, VA 24018  
 DRAWN BY: R.H.  
 CHECKED BY: R.H.  
 APPROVED BY: R.H.

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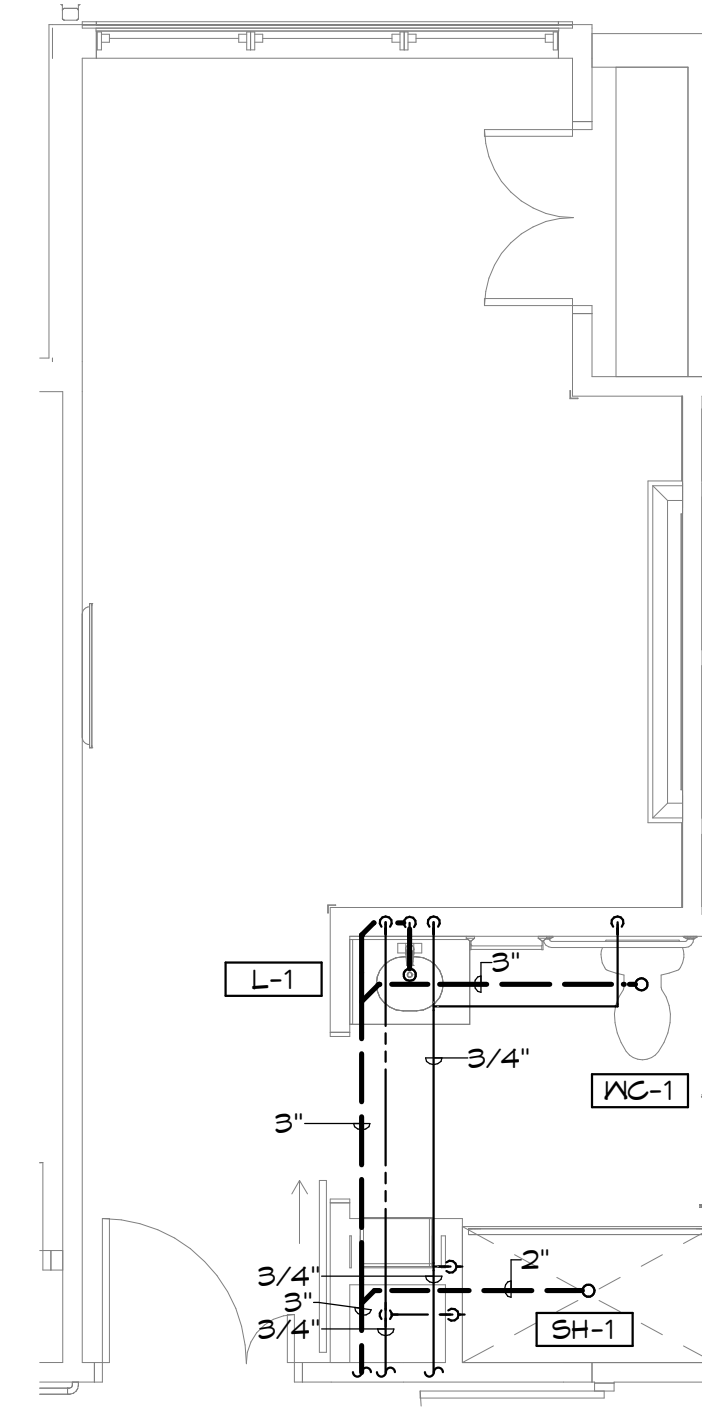




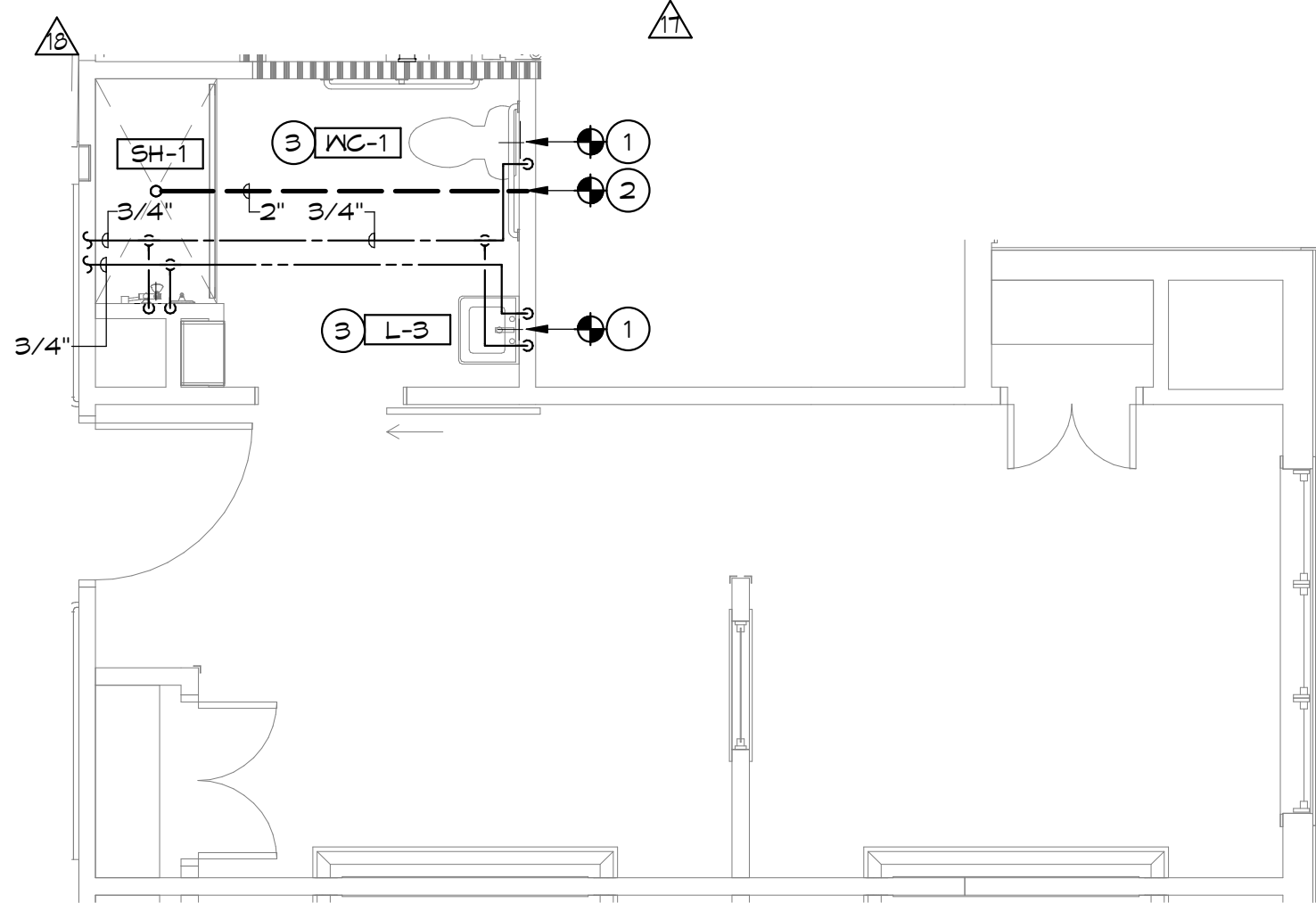
**7 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"



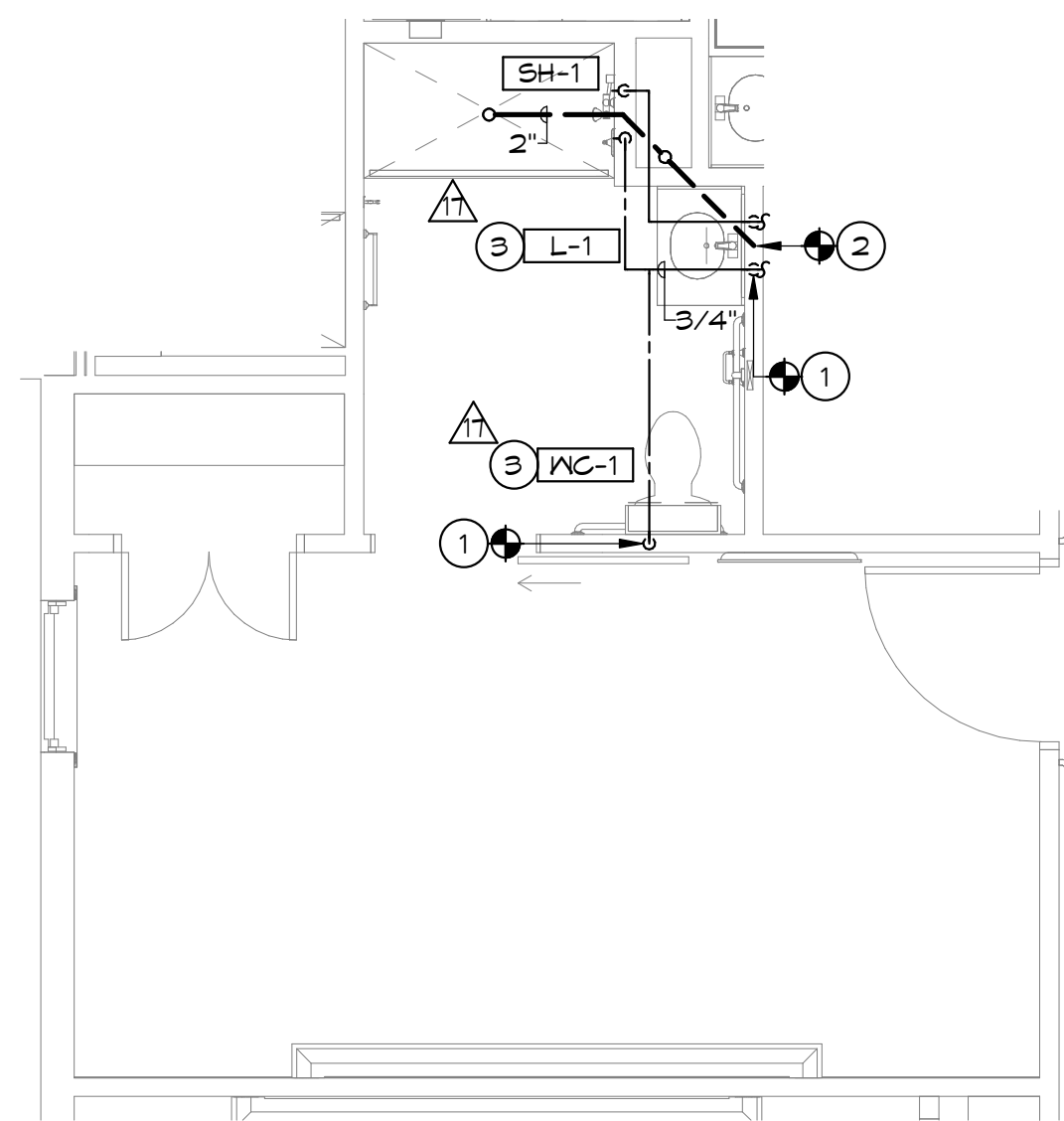
**4 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"



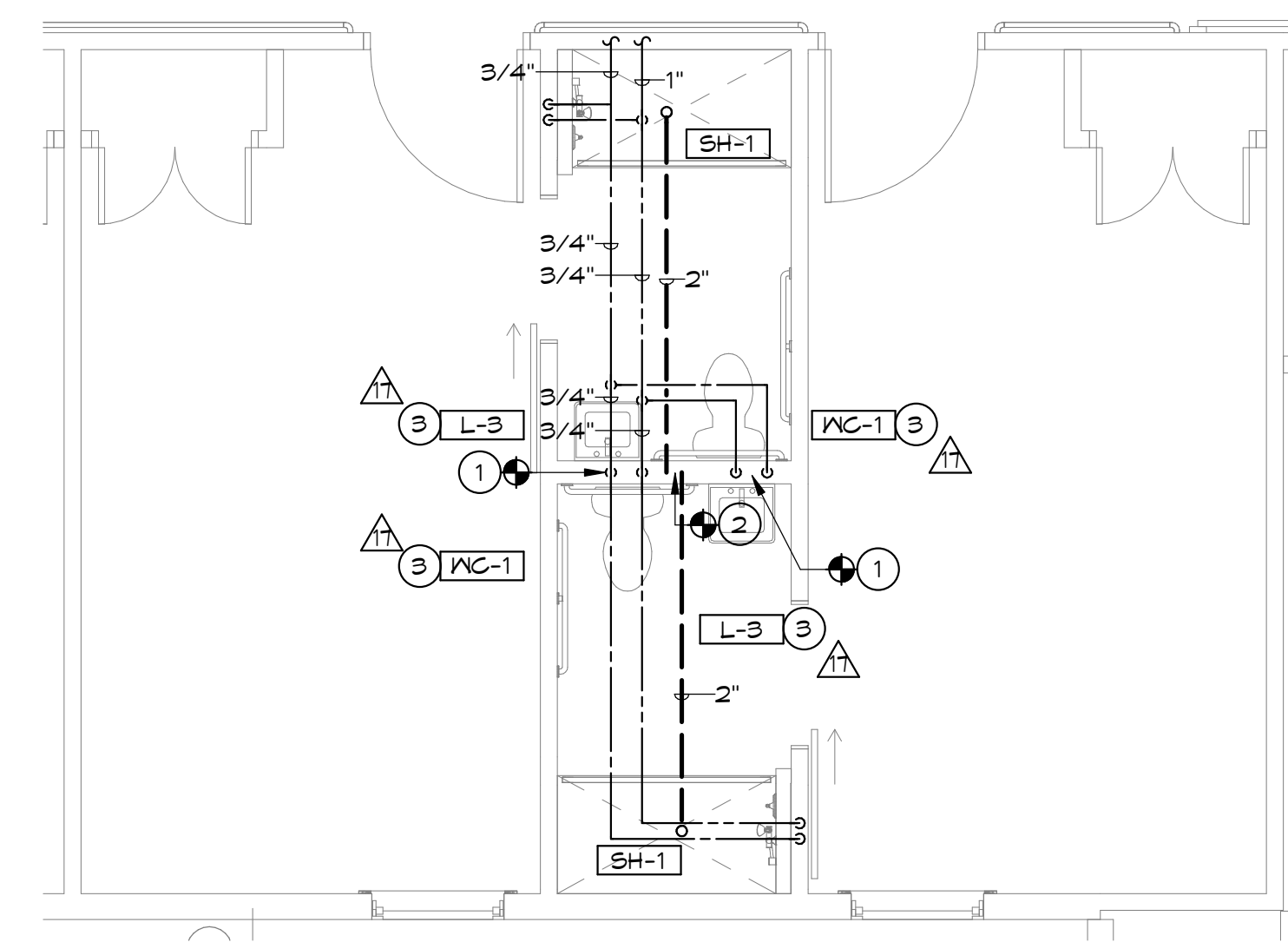
**1 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"



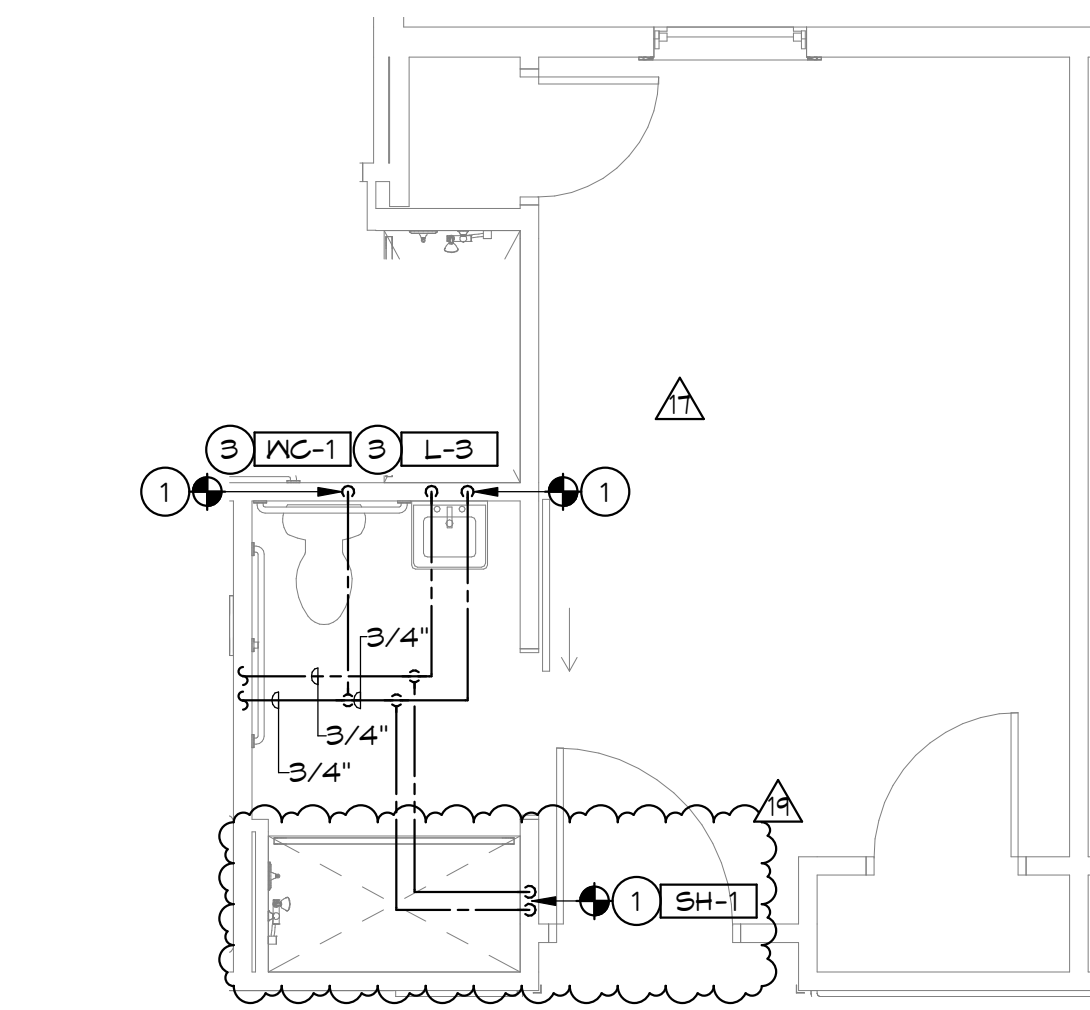
**8 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"



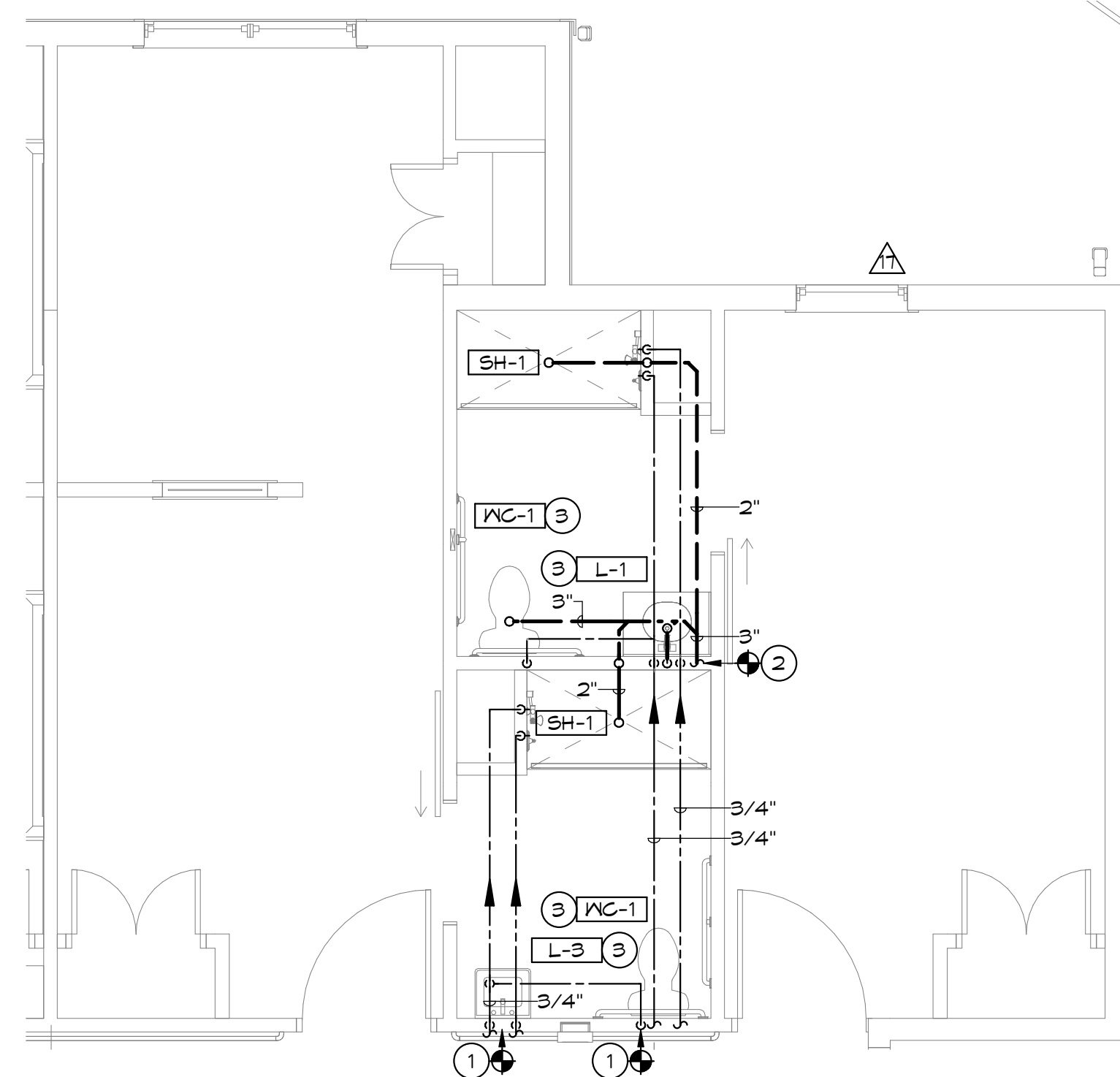
**5 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"



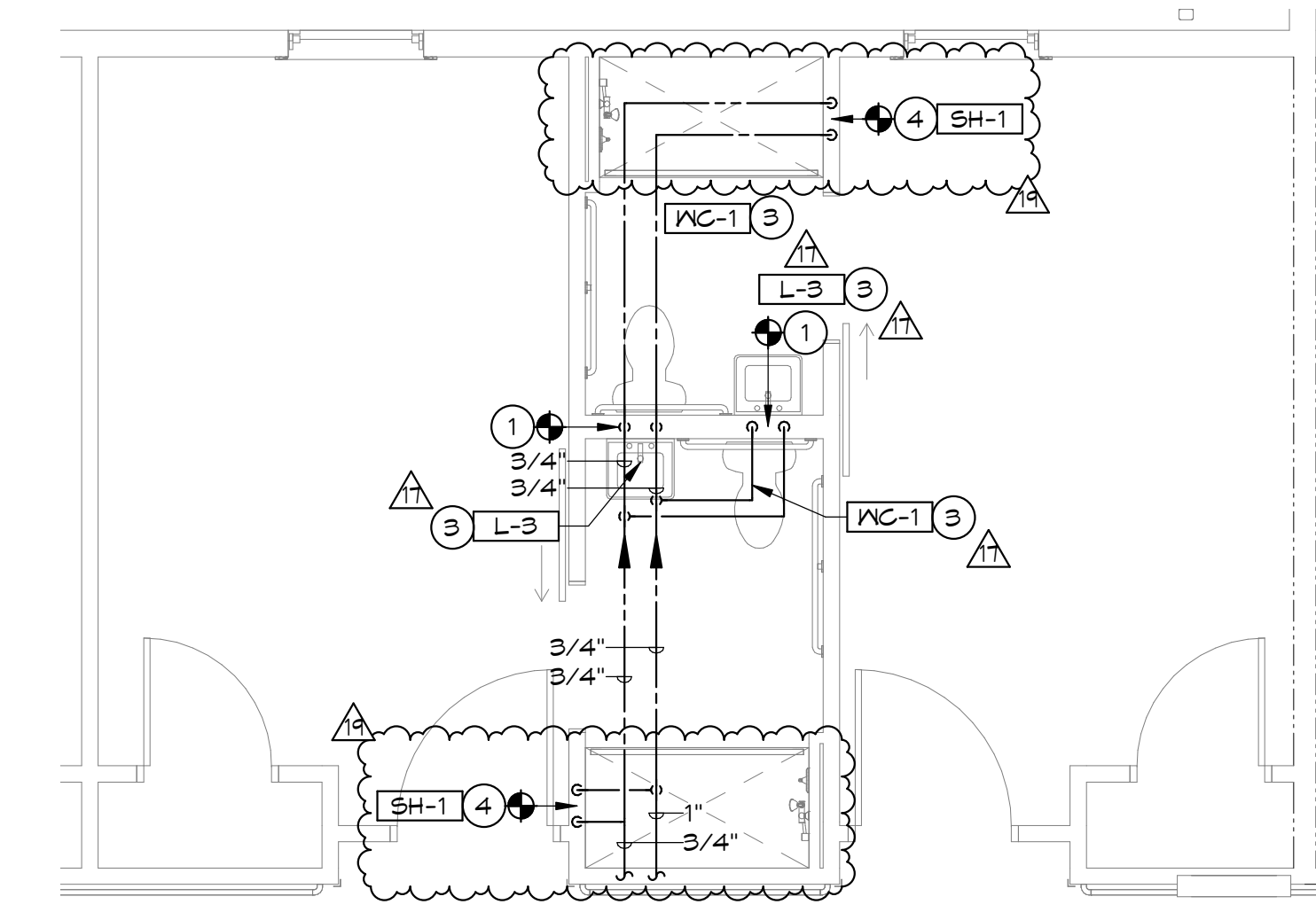
**2 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"



**9 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"



**6 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"



**3 ENLARGED PLUMBING PLAN**  
 P502.2 SCALE: 1/4" = 1'-0"

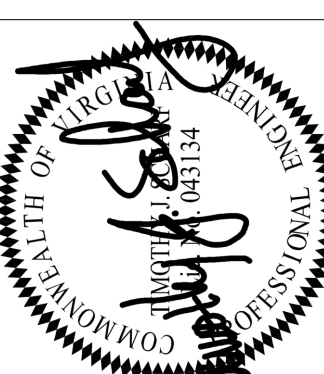
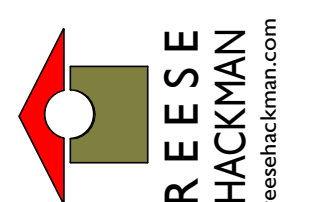
**GENERAL NOTES** (THIS SHEET ONLY)

- REFER TO P001 FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.
- LOCATE ALL VALVES IN ACCESSIBLE SECTIONS OF CEILING.
- SET ALL BALANCING VALVES TO 0.5 GPM UNLESS OTHERWISE NOTED.
- REFER TO FIXTURE CONNECTION SCHEDULE FOR INDIVIDUAL FIXTURE CONNECTION SIZES.
- ALL DOMESTIC HOT WATER AND HOT WATER RE-CIRC. SHALL BE 120°F UNLESS NOTED OTHERWISE.
- TYPICAL ENLARGED UNIT SHOWN. REFER TO FLOOR PLANS FOR MIRRORED CONDITIONS, EXACT UNIT LOCATION AND ORIENTATION.
- REFER TO FLOOR PLANS (P300s) FOR VENT COLLECTION NOT SHOWN ON ENLARGED PLANS.

**KEY NOTES**

- CONNECT (N) C/N 4 HX BRANCH PIPING TO (E) C/N 4 HX FIXTURE SUPPLIES IN WALL CAPPED DURING DEMOLITION, AS INDICATED.
- CONNECT (N) FIXTURE PIPING TO (E) N BRANCH PIPING BELOW SLAB, AS INDICATED.
- CONNECT (N) FIXTURE TO (E) FIXTURE ROUGH-INS. (E) ROUGH-INS SHALL BE MODIFIED AS NECESSARY TO CONNECT TO (N) FIXTURE.
- CONNECT (N) SHOWER TO (E) BELOW SLAB PIPING ROUGH-IN. (E) PIPING ROUGH-IN SHALL BE MODIFIED AS NECESSARY TO CONNECT TO (N) FIXTURE.

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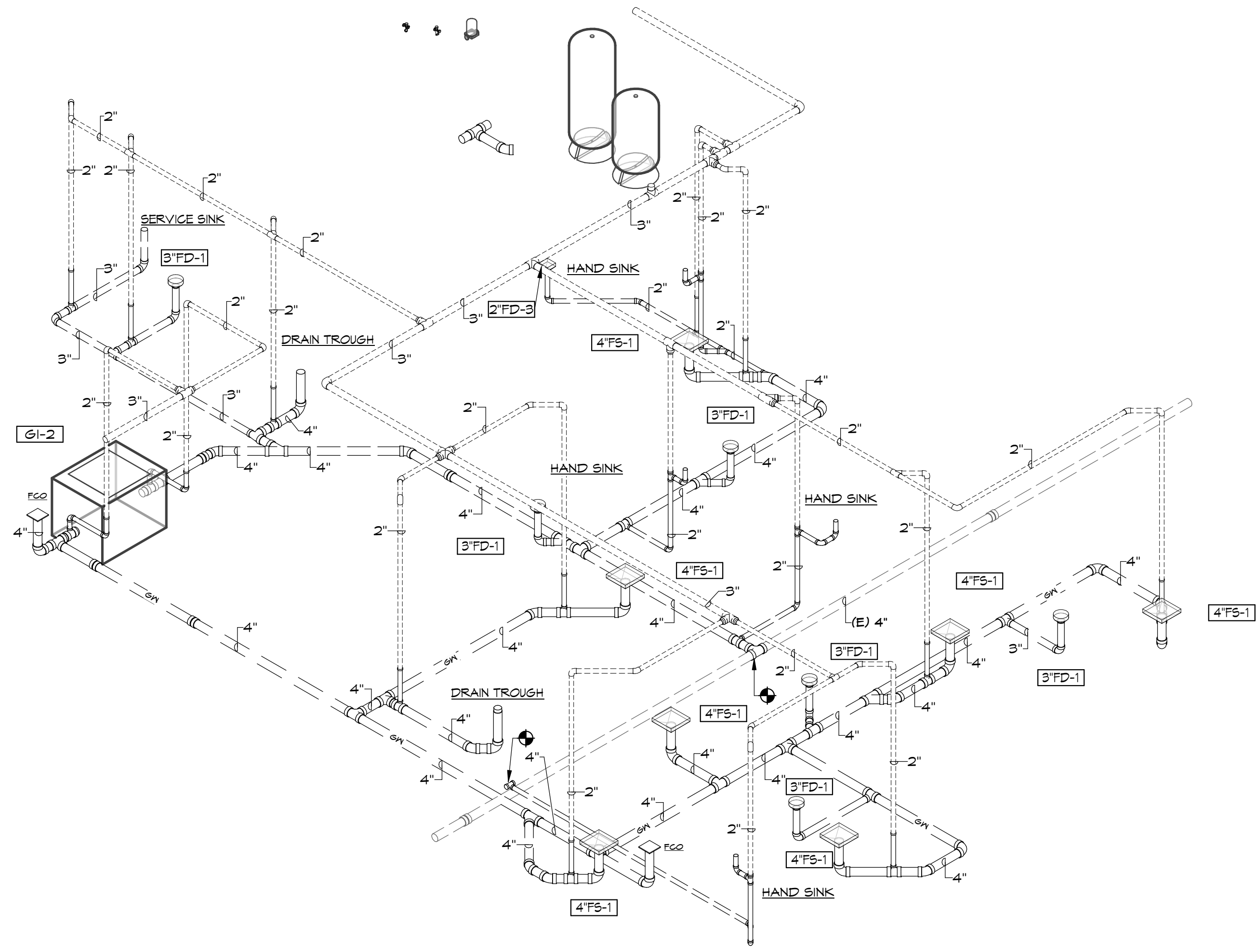
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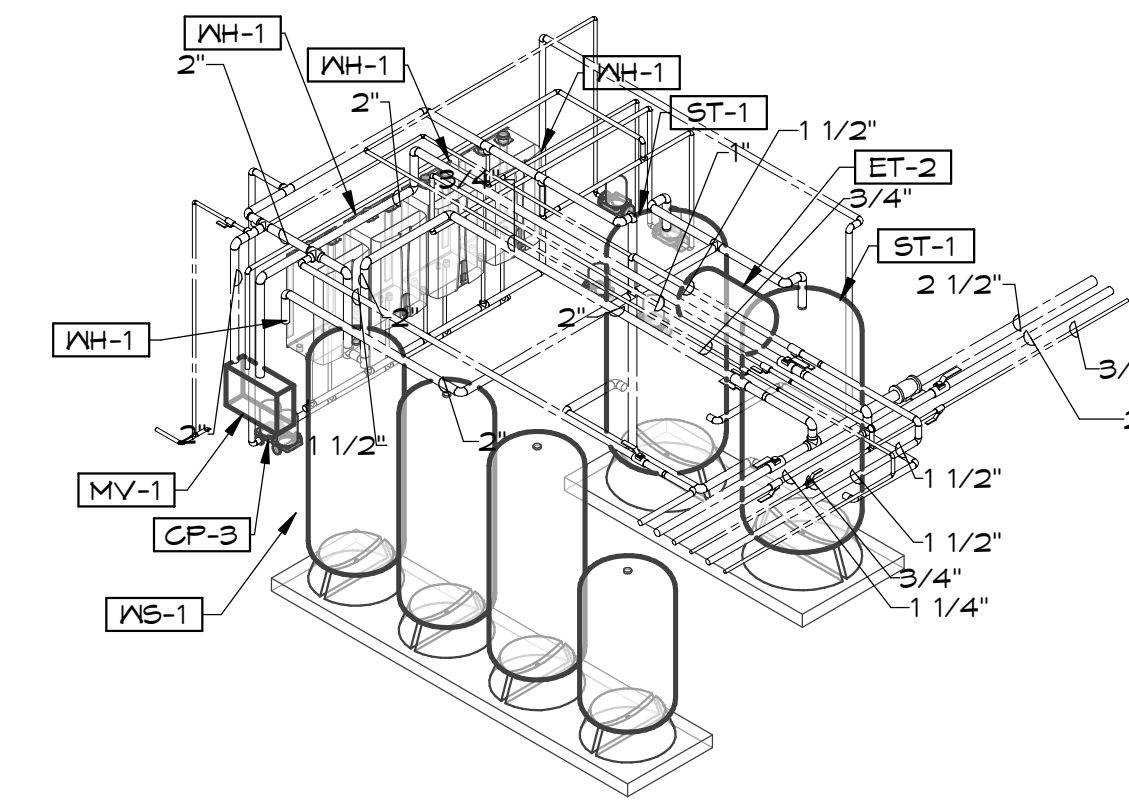
BRANDON OAKS - PHASES 2 AND 3  
**NURSING REHABILITATION CENTER RENOVATION**  
 FOR  
**VIRGINIA LUTHERAN HOMES**  
 3837 BRANDON AVENUE, S.W., ROANOKE, VA 24018  
 DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

REVISIONS	
NO.	DESCRIPTION
17	04/15/2020 PHASES 2 & 3 - APPENDIX 01
18	04/23/2020 PHASES 2 & 3 - APPENDIX 02
19	05/17/2021 PHASE 2 & 3 - REVISION 02

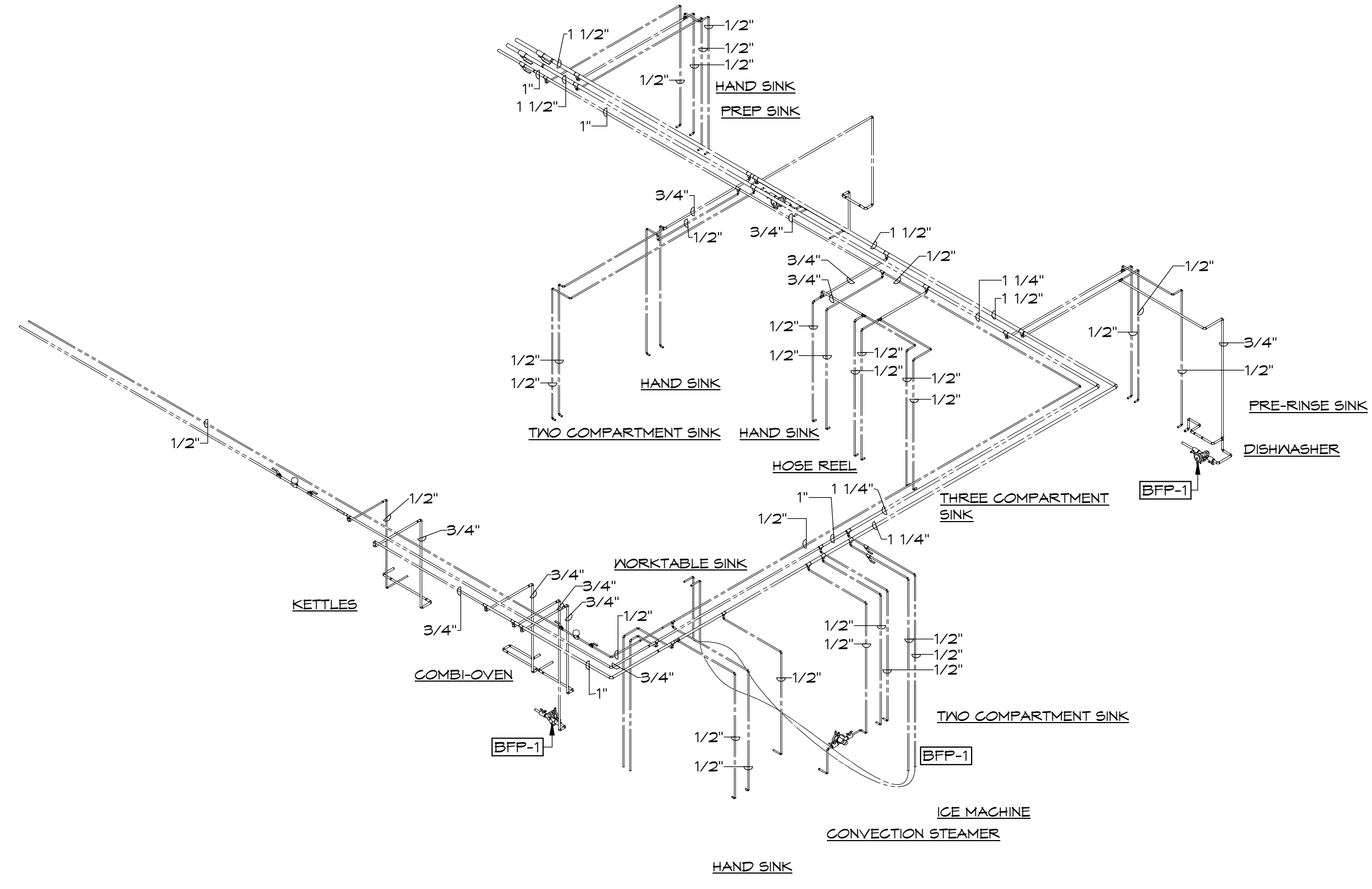
**ENLARGED PLUMBING PLANS**  
**P502.2**  
 COMMISSION NO.: 2019091 SCALE: AS NOTED DATE: 08.28.2020  
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1  
P601.2



1  
P601.2



2  
P601.2

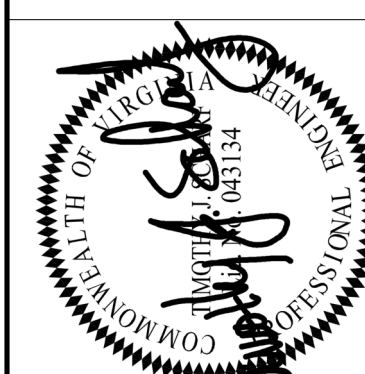
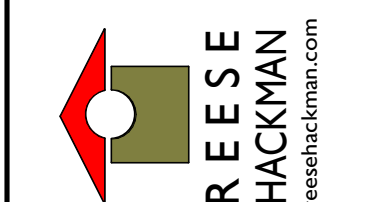
**GENERAL NOTES** (THIS SHEET ONLY)

A. REFER TO P001 FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.

B. SET ALL BALANCING VALVES TO 0.5 GPM UNLESS OTHERWISE NOTED.

D. ALL HVAC BRANCHES TO BE 1/2" UNLESS NOTED OTHERWISE.

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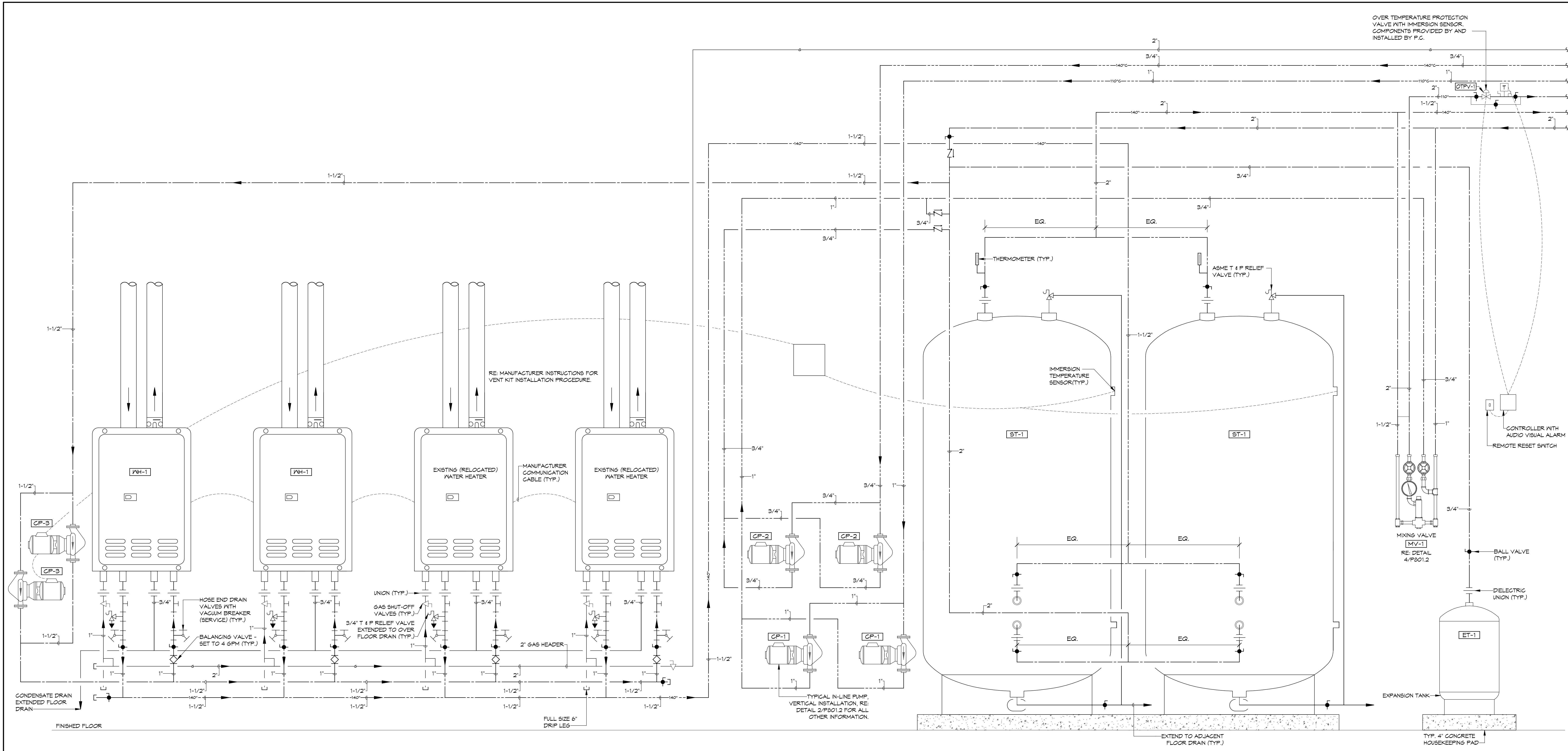
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BRANDON OAKS - PHASES 2 AND 3  
 NURSING REHABILITATION CENTER RENOVATION  
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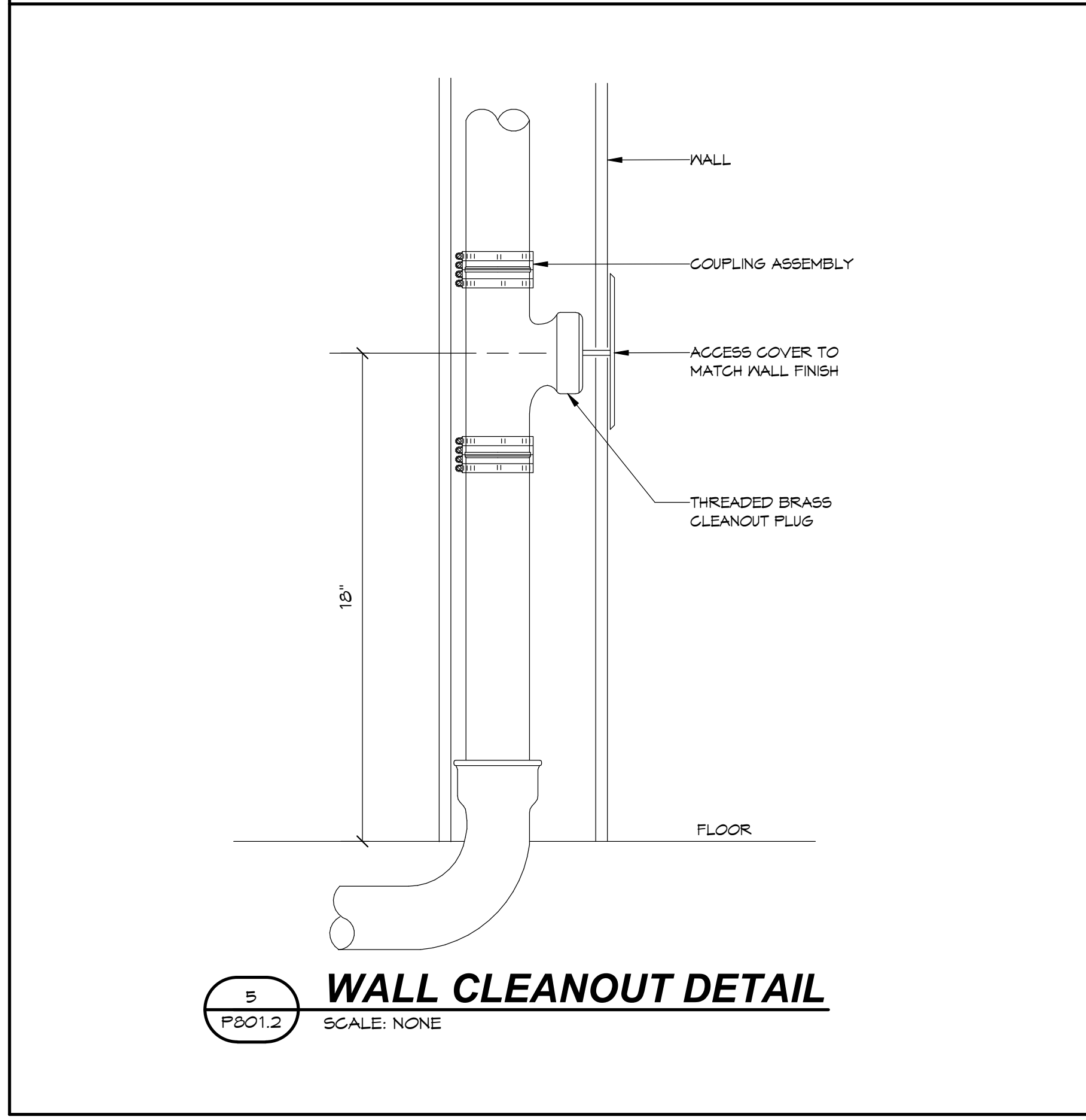
REVISIONS	
NO.	DESCRIPTION

VOLUME II  
 PHASES 2 AND 3  
**P601.2**  
 COMMISSION NO.: 2019091  
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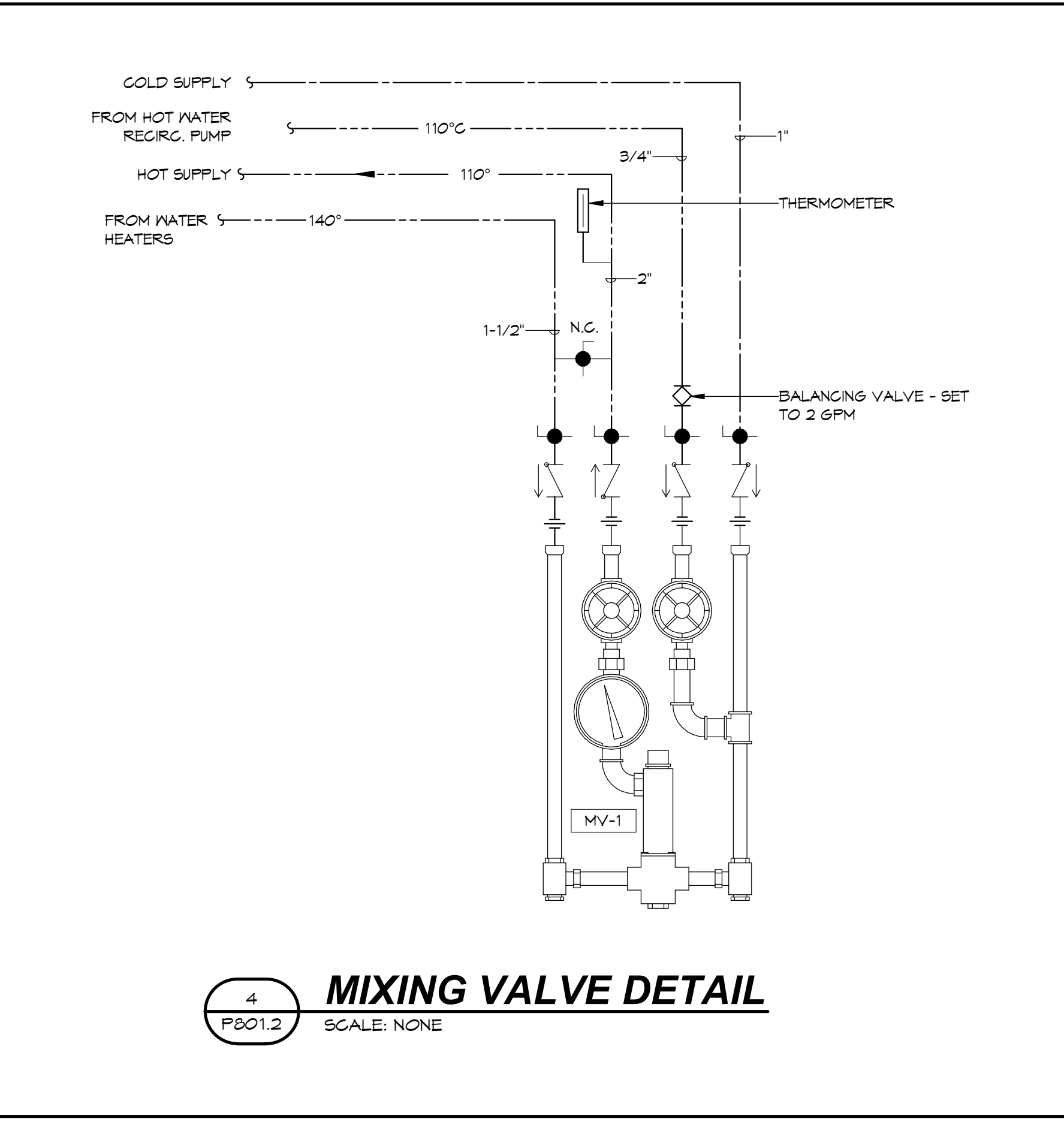




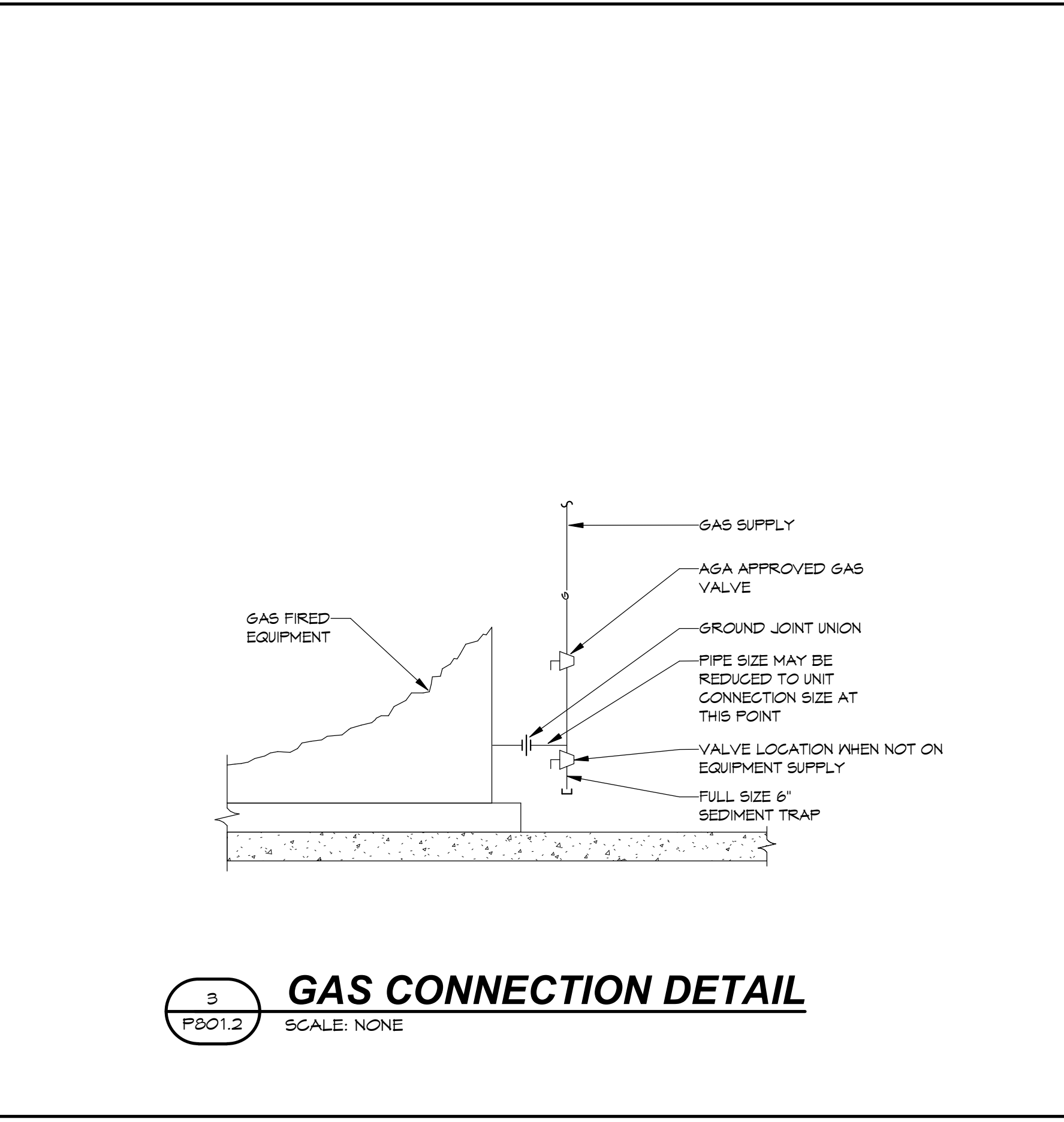
**1 INSTANTANEOUS WATER HEATER DETAIL**  
SCALE: NONE



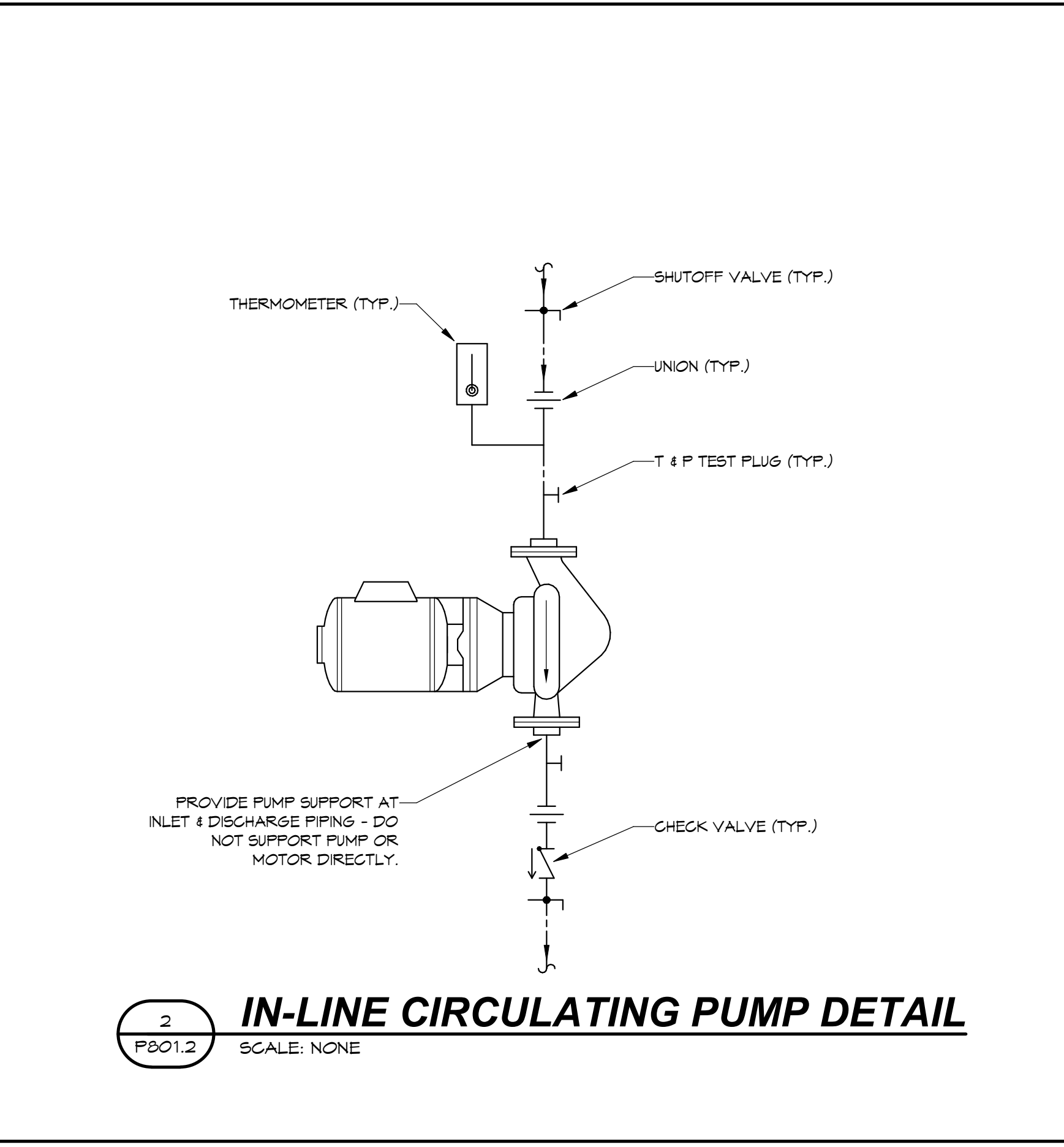
**5 WALL CLEANOUT DETAIL**  
SCALE: NONE



**4 MIXING VALVE DETAIL**  
SCALE: NONE



**3 GAS CONNECTION DETAIL**  
SCALE: NONE



**2 IN-LINE CIRCULATING PUMP DETAIL**  
SCALE: NONE

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**RESE HACKMAN**  
ARCHITECTS

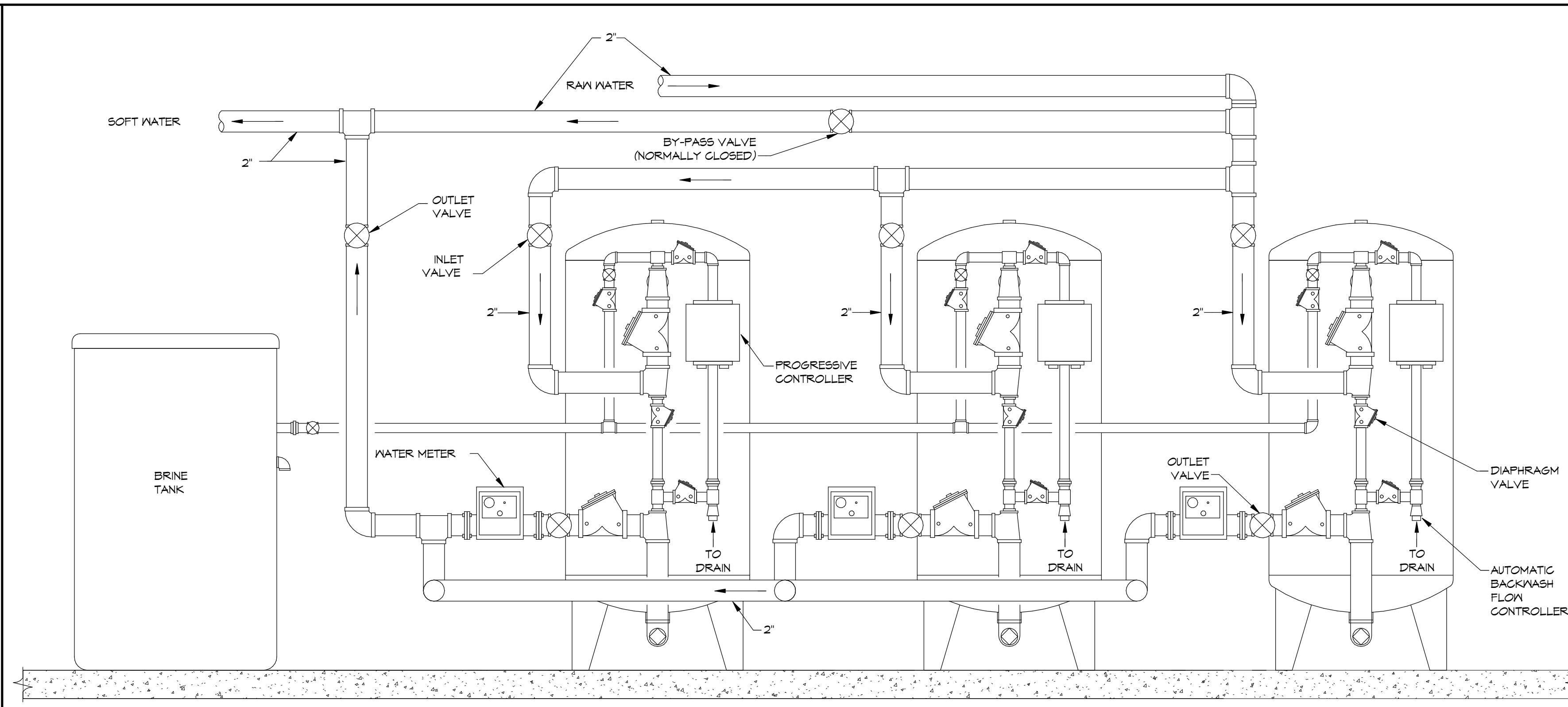
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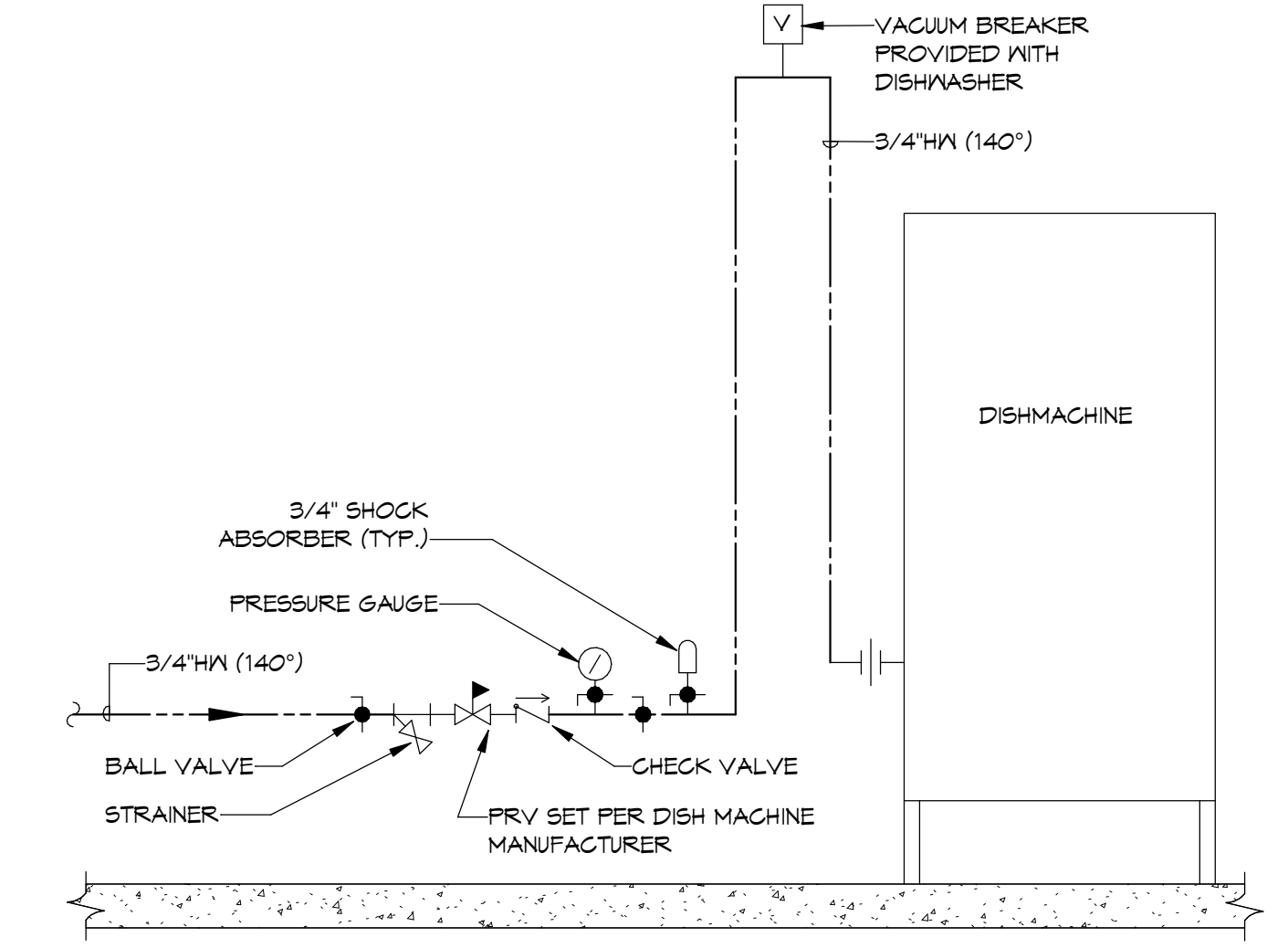
REVISIONS	
NO.	DATE

BRANDON OAKS - PHASES 2 AND 3  
**NURSING REHABILITATION CENTER RENOVATION**  
 FOR  
**VIRGINIA LUTHERAN HOMES**  
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 DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

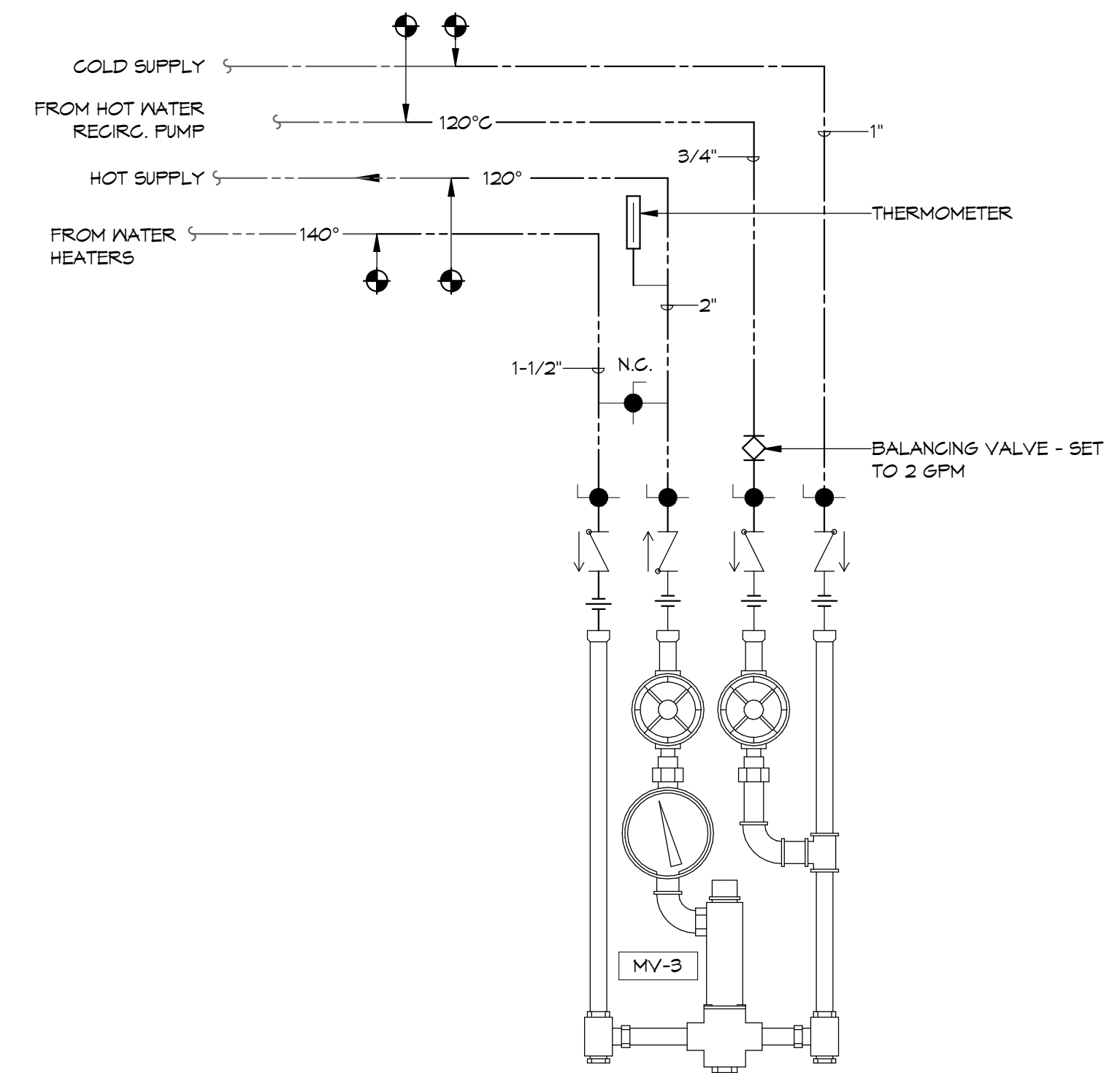
**PLUMBING DETAILS**  
**P801.2**  
 COMMISSION NO: 2019091 SCALE: AS NOTED DATE: 08.28.2020  
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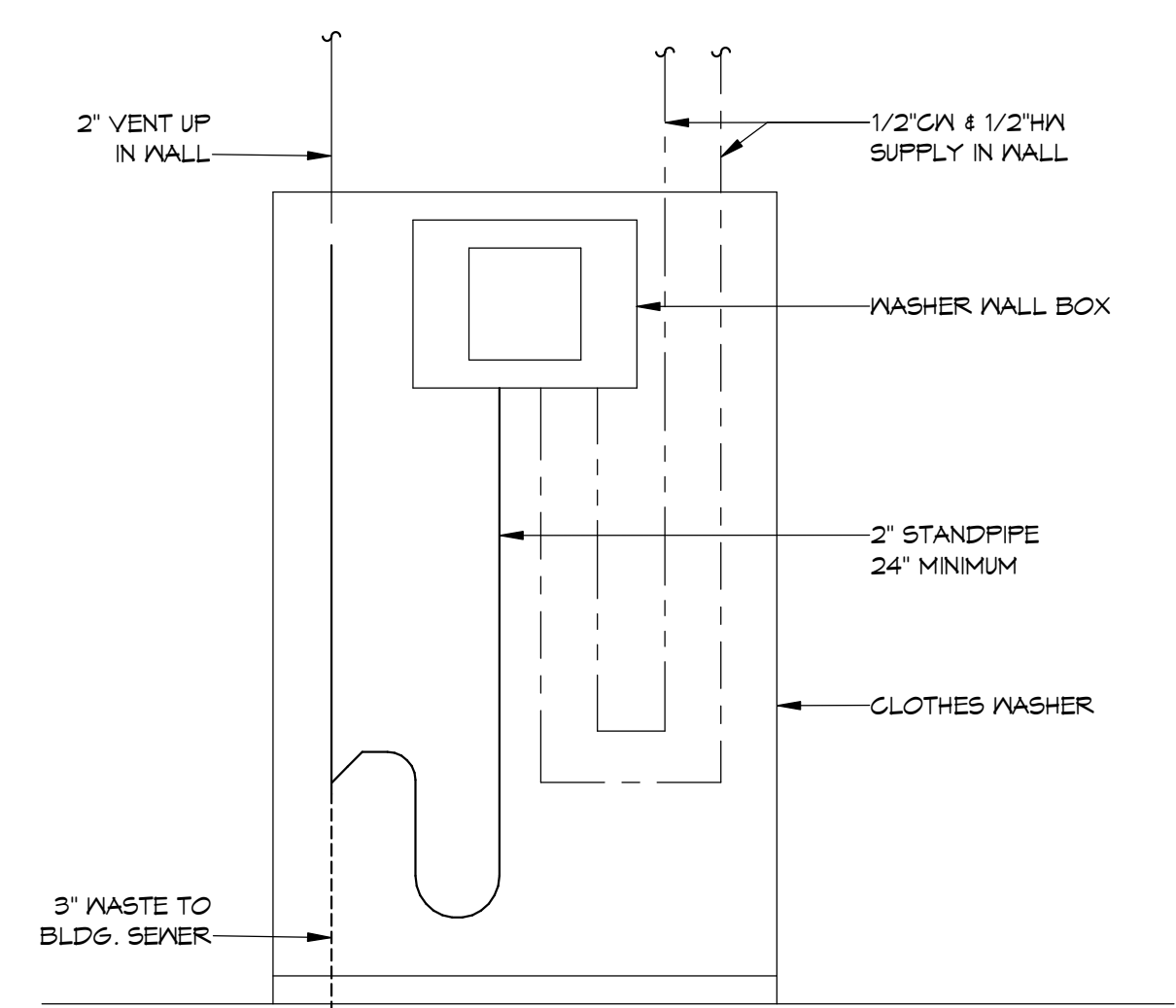
**4 WATER SOFTENER DETAIL**  
SCALE: NONE



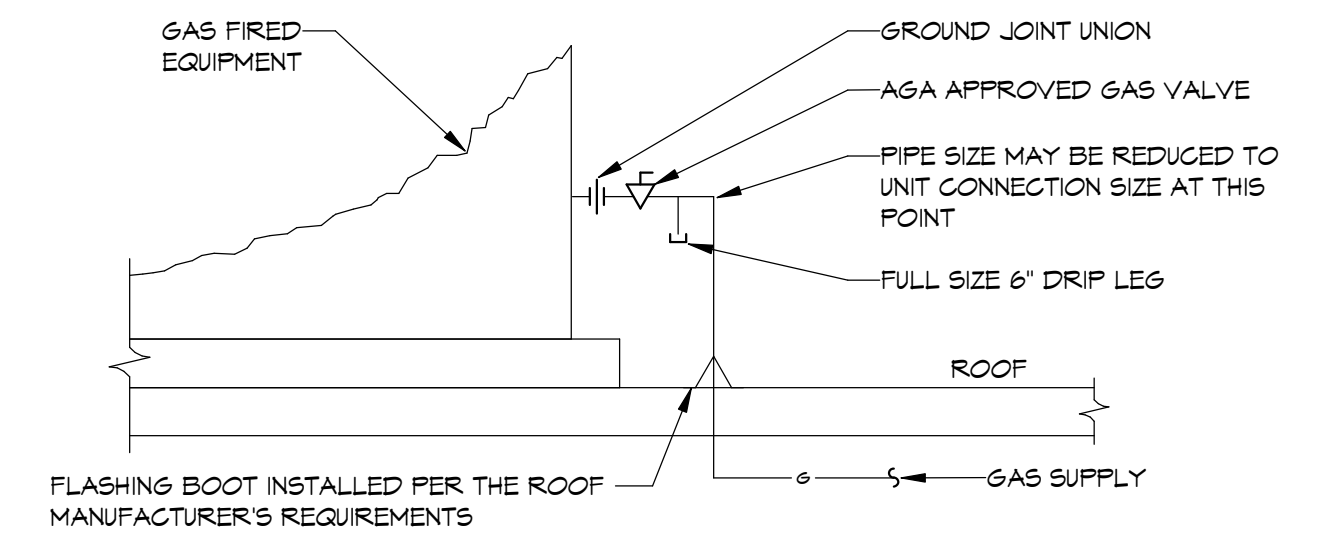
**1 DISHWASHER PIPING DETAIL**  
SCALE: NONE



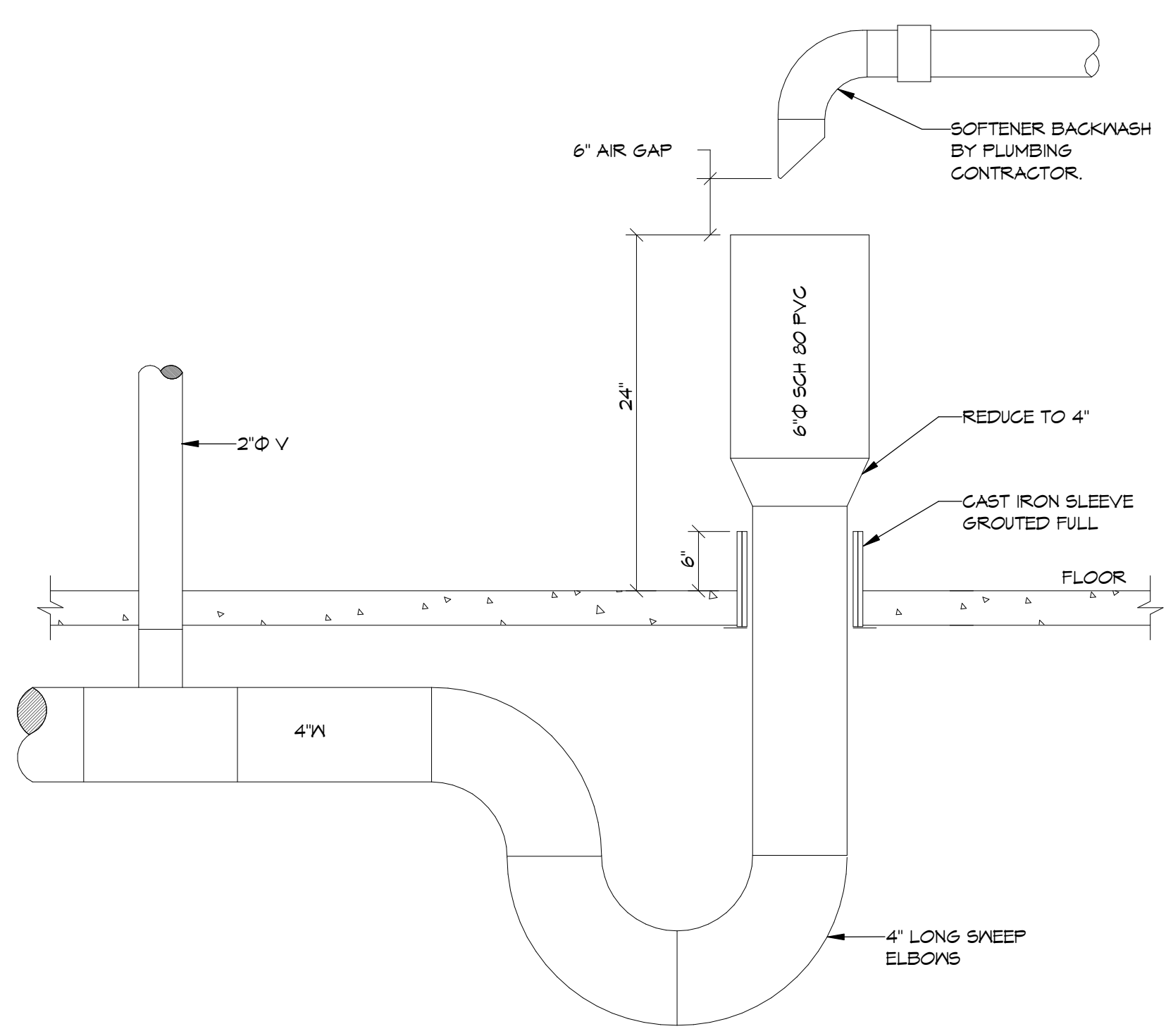
**7 MIXING VALVE DETAIL**  
SCALE: 1/8" = 1'-0"



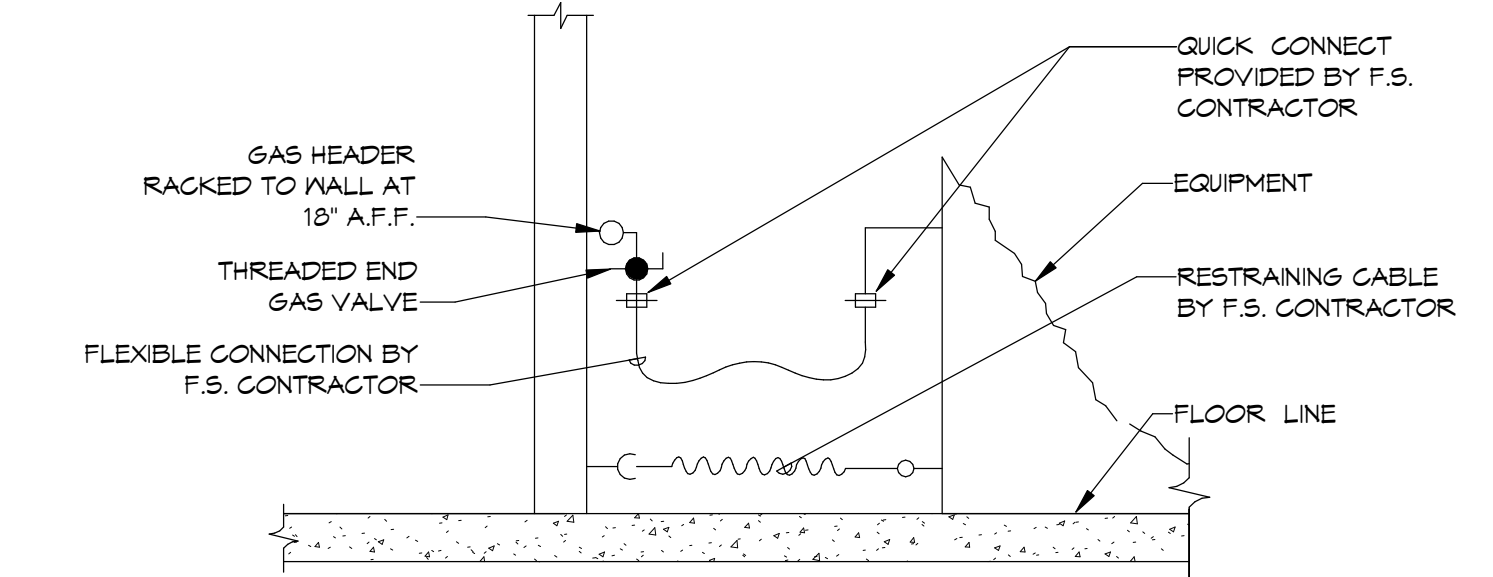
**5 WASHER WALL BOX PIPING DETAIL**  
SCALE: 1/8" = 1'-0"



**2 GAS ROOF CONNECTION DETAIL**  
SCALE: NONE

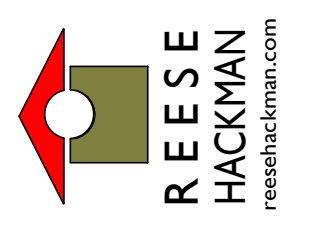


**6 BACKWASH DRAIN STANDPIPE DETAIL**  
SCALE: NONE



**3 KITCHEN EQUIPMENT GAS CONNECTION DETAIL**  
SCALE: NONE

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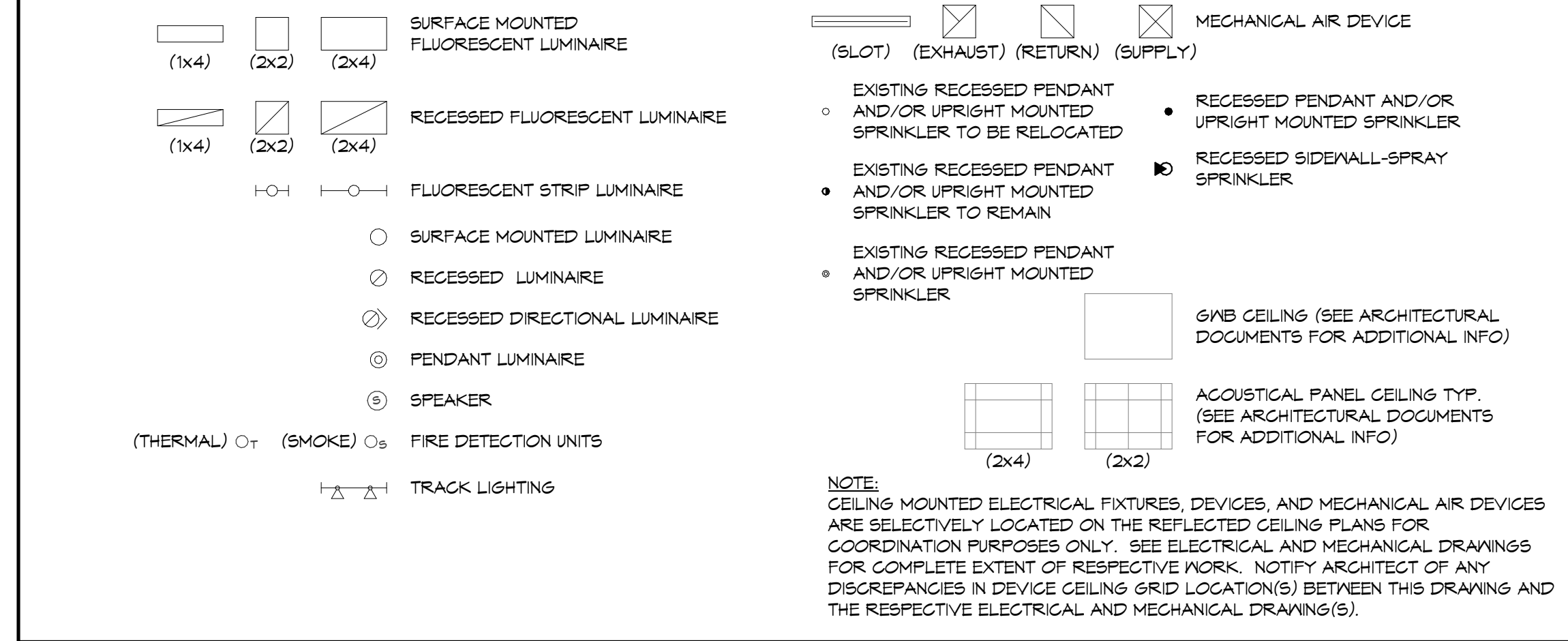
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**NURSING REHABILITATION CENTER RENOVATION**  
FOR  
**VIRGINIA LUTHERAN HOMES**  
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DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

REVISIONS		
NO.	DATE	DESCRIPTION
18	04/28/2020	PHASES 2 & 3 - ADDENDUM 02

**PLUMBING DETAILS**  
**P802.2**  
COMMISSION NO: 2019091 SCALE: AS NOTED DATE: 08.28.2020  
VOLUME II PHASES 2 AND 3

### REFLECTED CEILING LEGEND

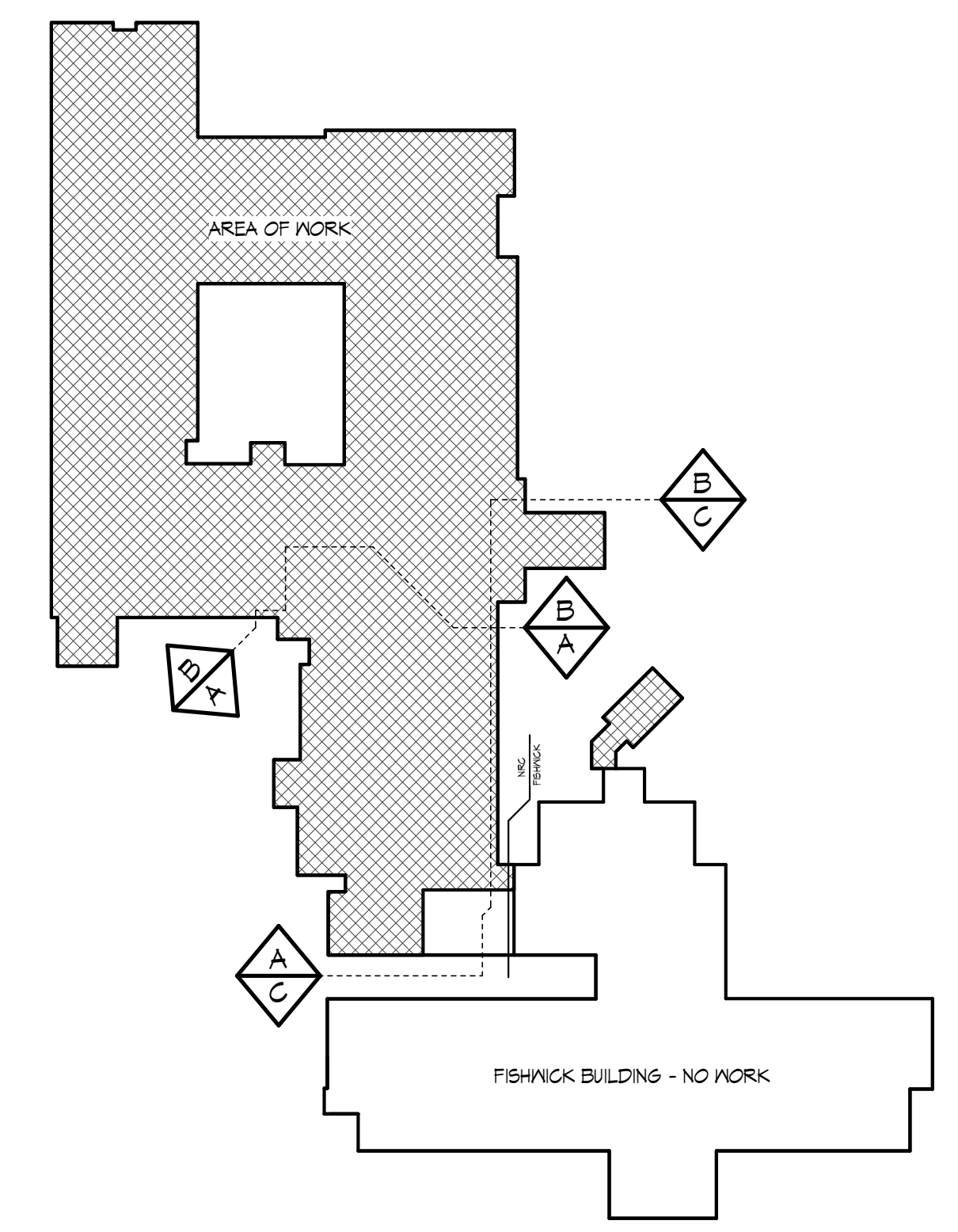
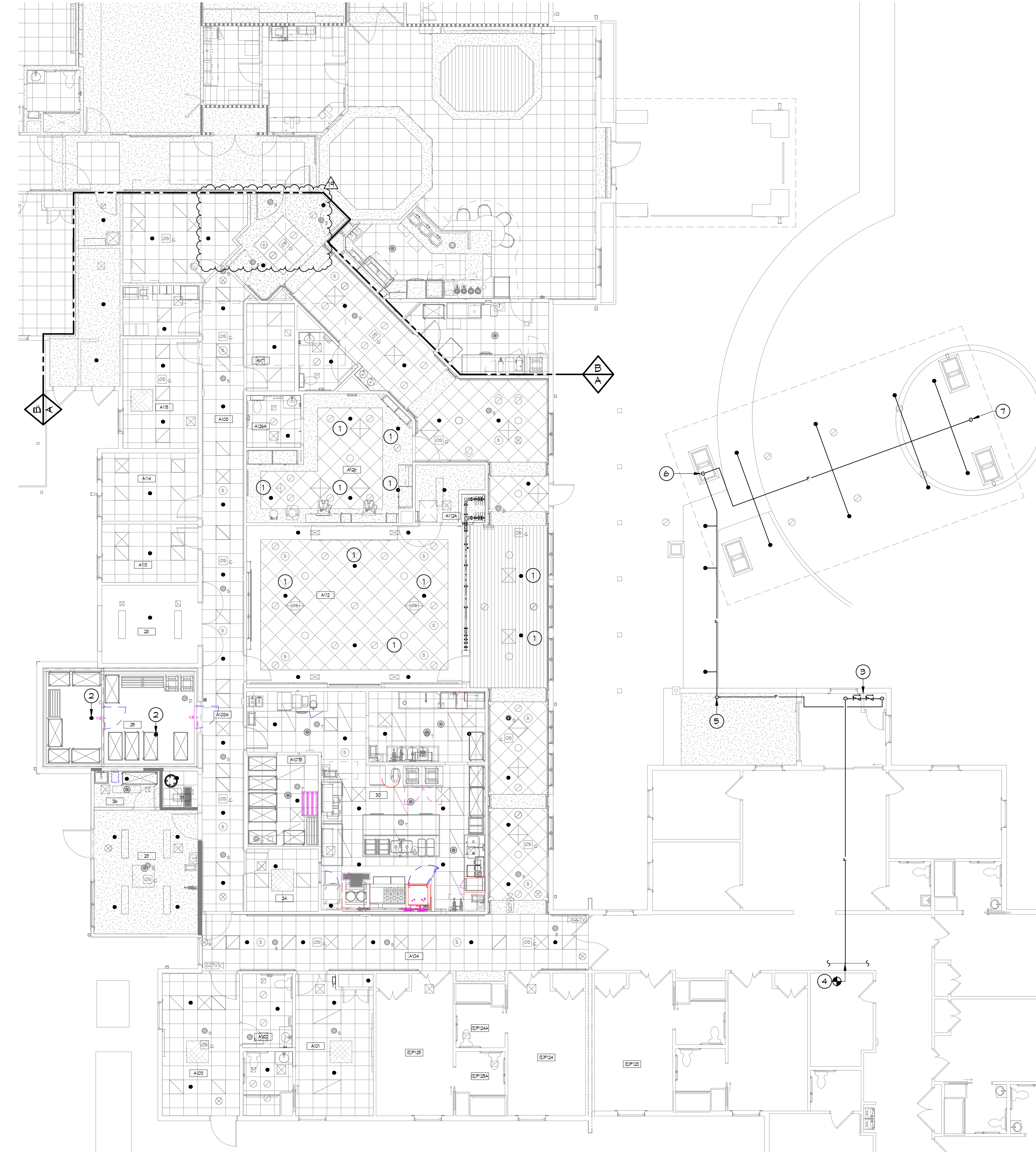


### GENERAL NOTES

- (THIS SHEET ONLY)
- REFER TO POOL FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.
  - SPRINKLER HEAD LAYOUTS ARE FOR DESIGN INTENT PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE FIRE PROTECTION ENGINEER TO PROVIDE A FULLY FUNCTIONING SYSTEM THAT SHALL MEET ALL REQUIREMENTS OF NFPA 13.
  - SPRINKLER HEAD LOCATIONS SHOWN SHALL BE ADJUSTED AS REQUIRED TO MEET ALL CODE REQUIREMENTS. ALL SPRINKLER HEAD LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.
  - SPRINKLER HEADS SHALL BE PROVIDED WITHIN ALL CONCEALED COMBUSTIBLE SPACES INCLUDING BUT NOT LIMITED TO THE TRUSS SPACE OF THE PORTE COCHERE, TRUSS SPACE OF ALL BUILDING ADDITIONS, DORMER ADDITIONS AND MECHANICAL ENCLOSURES. SPRINKLER HEAD LAYOUTS SHALL MEET THE REQUIREMENTS FOR A CONCEALED COMBUSTIBLE SPACE. CONCEALED COMBUSTIBLE SPACES LOCATED WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE SERVED FROM THE KET SYSTEM; SPACES LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE SERVED FROM THE DRY SYSTEM.

### KEY NOTES

- CONCEALED PENDENT TYPE SPRINKLER HEAD, WITH CUSTOM FINISH COVER PLATE. COLOR TO BE SELECTED BY ARCHITECT.
- DRY PENDENT SPRINKLERS FED FROM KET SYSTEM TO SERVE ALL WALKWAYS. COORDINATE EXACT PLACEMENT WITH ALL CEILING MOUNTED DEVICES. PROVIDE WIRE SPRINKLER GUARD.
- ANTI-FREEZE SYSTEM VALVE TRAIN TO BE LOCATED IN CLOSET. ALL COMPONENTS REQUIRED BY NFPA 13 FOR AN ANTI-FREEZE SYSTEM SHALL BE PROVIDED FOR A FULLY FUNCTIONING SYSTEM, INCLUDING BUT NOT LIMITED TO A BACKFLOW PREVENTER, EXPANSION CHAMBER, FILLING CUP AND DRAIN VALVE. SYSTEM COMPONENTS SHALL BE APPROPRIATELY SIZED FOR REQUIRED SYSTEM VOLUME. TEBCO SERIES 8297, REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE PROVIDED. AIR GAP FITTING FROM BACKFLOW PREVENTER AND ANTI-FREEZE SYSTEM DRAIN SHALL BE FIRED TO THE BUILDING EXTERIOR. CONTRACTOR SHALL PROVIDE A GALVANIZED DRAIN PAN BENEATH THE BACKFLOW PREVENTER. DRAIN PAN SHALL HAVE DRAIN CONNECTION PIPED TO THE EXTERIOR. EXTERIOR PENETRATIONS SHALL BE PAINTED IN COLOR TO BE SELECTED BY THE ARCHITECT.
- CONNECT (N) KET SPRINKLER PIPING TO (E) KET SPRINKLER MAIN AT POINT INDICATED.
- FIRE PROTECTION MAIN OFFSET DOWN BELOW BEAM IN ARCHITECTURAL ENCLOSURE.
- FIRE PROTECTION MAIN UP TIGHT TO BACKSIDE OF COLUMN FROM COVERED WALKWAY, OFFSET IN PORTE COCHERE TRUSS SPACE.
- ANTI-FREEZE SYSTEM REMOTE TEST & DRAIN CONNECTION. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ACCESS PANEL.



**1** FIRST FLOOR FIRE PROTECTION PLAN  
SCALE: 1/8" = 1'-0"

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**R.E.E. HACKMAN**  
ARCHITECTS AND ENGINEERS

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NURSING REHABILITATION CENTER RENOVATION  
FOR  
VIRGINIA LUTHERAN HOMES  
3837 BRANDON AVENUE, S.W., ROANOKE, VA 24018  
DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

R E V I S I O N S	
NO.	DATE DESCRIPTION
17	04/15/2020 PHASES 2 & 3 - ADDENDUM 01
18	02/17/2021 PHASE 2 & 3 - REVISION 02

**FIRST FLOOR FIRE PROTECTION PLAN - AREA A**  
DATE: 08.28.2020

**FP401.2**  
COMMISSION NO.: 2019091 SCALE: AS NOTED

3/17/2021 2:36:06 PM



**FIRST FLOOR FIRE PROTECTION PLAN**  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES** (THIS SHEET ONLY)

A. REFER TO P001 FOR GENERAL NOTES THAT APPLY TO ALL PLUMBING DRAWINGS.

B. SPRINKLER HEAD LAYOUTS ARE FOR DESIGN INTENT PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE FIRE PROTECTION ENGINEER TO PROVIDE A FULLY FUNCTIONING SYSTEM THAT SHALL MEET ALL REQUIREMENTS OF NFPA 13.

C. SPRINKLER HEAD LOCATIONS SHOWN SHALL BE ADJUSTED AS REQUIRED TO MEET ALL CODE REQUIREMENTS. ALL SPRINKLER HEAD LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

D. SPRINKLER HEADS SHALL BE PROVIDED WITHIN ALL CONGEALED COMBUSTIBLE SPACES INCLUDING BUT NOT LIMITED TO THE TRUSS SPACE OF THE PORTE COCHERE, TRUSS SPACE OF ALL BUILDING ADDITIONS, DORMER ADDITIONS AND MECHANICAL ENCLOSURES. SPRINKLER HEAD LAYOUTS SHALL MEET THE REQUIREMENTS FOR A CONGEALED COMBUSTIBLE SPACE. CONGEALED COMBUSTIBLE SPACES LOCATED WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE SERVED FROM THE WET SYSTEM; SPACES LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE SERVED FROM THE DRY SYSTEM.

**KEY NOTES**

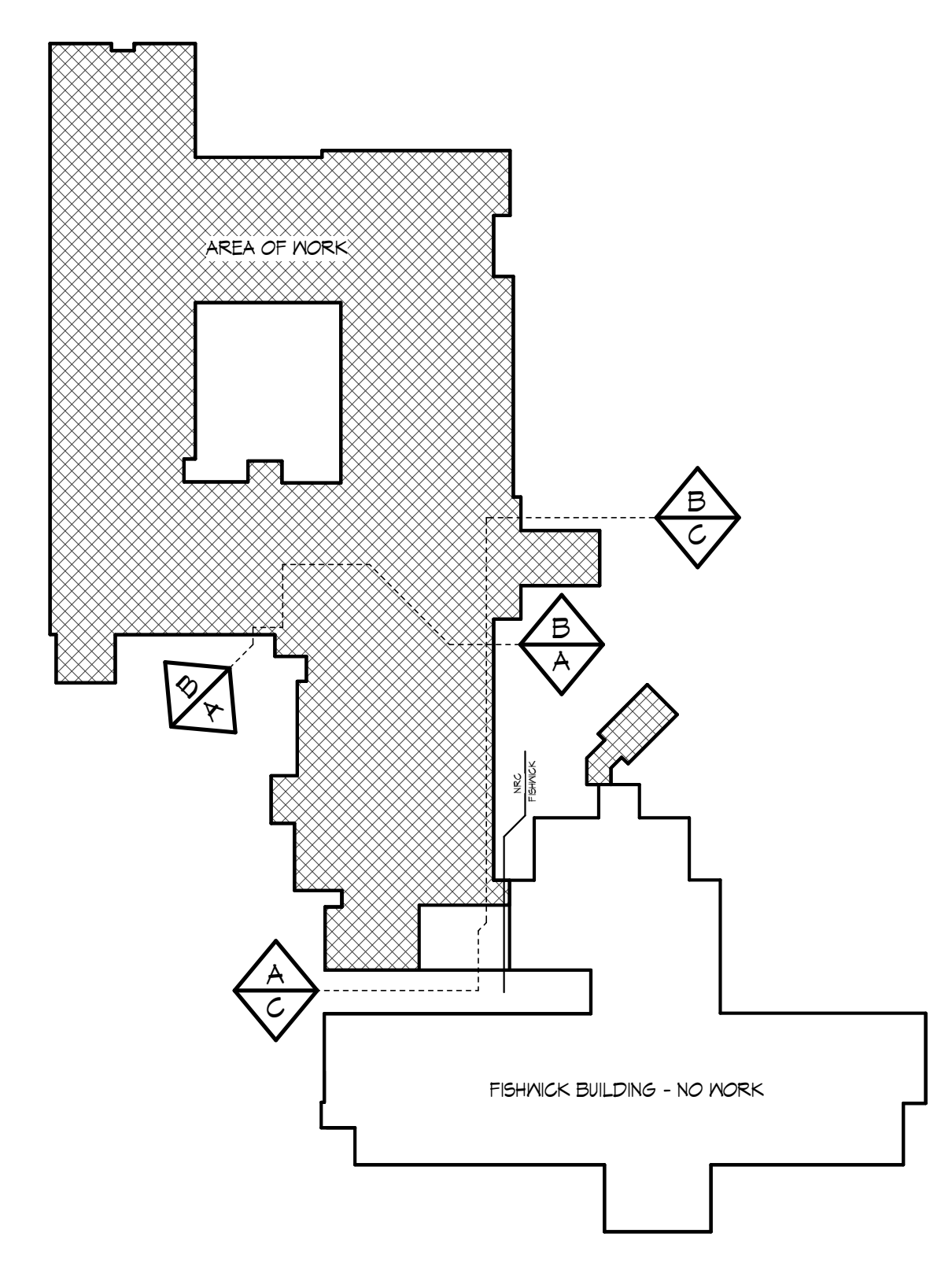
1. CONGEALED PENDENT TYPE SPRINKLER HEAD, WITH CUSTOM FINISH COVER PLATE. COLOR TO BE SELECTED BY ARCHITECT.

2. DEMOLISH (E) SPRINKLER HEADS IN AREA INDICATED. TEMPORARILY CAP AND RETAIN (E) FIRE PROTECTION PIPING FOR (N) SPRINKLER HEADS. PROVIDE (N) SEMI-RECESSED WHITE PENDENT SPRINKLER HEAD WHERE INDICATED. CONNECT TO (E) FIRE PROTECTION PIPING. REVISE AS NECESSARY TO ACCOMMODATE (N) ARCHITECTURAL CEILING LAYOUT. CONTRACTOR TO VERIFY RELATIONS WITH HEAD TYPE & MATCH EXISTING (E.G. WET OR DRY SPRINKLER HEAD). CENTER SPRINKLER HEADS IN CEILING TILE.

**REFLECTED CEILING LEGEND**

			SURFACE MOUNTED FLUORESCENT LUMINAIRE
			RECESSED FLUORESCENT LUMINAIRE
			FLUORESCENT STRIP LUMINAIRE
			SURFACE MOUNTED LUMINAIRE
			RECESSED LUMINAIRE
			RECESSED DIRECTIONAL LUMINAIRE
			PENDANT LUMINAIRE
			SPEAKER
			FIRE DETECTION UNITS (THERMAL) (SMOKE)
			TRACK LIGHTING
			MECHANICAL AIR DEVICE (SLOT) (EXHAUST) (RETURN)
			(SUPPLY)
			RECESSED PENDANT AND/OR UPRIGHT MOUNTED SPRINKLER
			RECESSED SIDEWALL-SPRAY SPRINKLER
			EXISTING RECESSED PENDANT AND/OR UPRIGHT MOUNTED SPRINKLER
			EXISTING RECESSED PENDANT AND/OR UPRIGHT MOUNTED SPRINKLER TO BE RELOCATED
			EXISTING RECESSED PENDANT AND/OR UPRIGHT MOUNTED SPRINKLER TO REMAIN
			GIB CEILING (SEE ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFO)
			ACOUSTICAL PANEL CEILING TYPE (SEE ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFO)

**NOTE:** CEILING MOUNTED ELECTRICAL FIXTURES, DEVICES AND MECHANICAL AIR DEVICES ARE SELECTIVELY LOCATED ON THE REFLECTED CEILING PLANS FOR COORDINATION PURPOSES ONLY. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR COMPLETE EXTENT OF RESPECTIVE WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DEVICE CEILING GRID LOCATIONS BETWEEN THIS DRAWING AND THE RESPECTIVE ELECTRICAL AND MECHANICAL DRAWINGS.



**KEY PLAN**  
 NOT TO SCALE

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BRANDON OAKS - PHASES 2 AND 3  
**NURSING REHABILITATION CENTER RENOVATION**  
 FOR  
**VIRGINIA LUTHERAN HOMES**  
 3837 BRANDON AVENUE, S.W., ROANOKE, VA 24018  
 DRAWN BY: R.H. CHECKED BY: R.H. APPROVED BY: R.H.

NO.	DATE	DESCRIPTION
17	04/15/2020	PHASES 2 & 3 - ADDENDUM 01
18	05/11/2021	PHASE 2 & 3 - REVISION 02

**FIRST FLOOR FIRE PROTECTION PLAN - AREA B**  
 SCALE: AS NOTED DATE: 08.26.2020

VOLUME II  
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