

REMOTE AREA 1	
Hydraulically Calculated System	
This system as shown on Fire Protection Plan	
company print no. FP2	dated 10/16/2025
for ROWAN RESIDENCE	
at OFFICE 301	contract no.
is designed to discharge at a rate of 0.05 gpm	
(L/min) per sq ft (m²) of floor area over a maximum area of	
NFPA 13R - 4 SPRINKLERS	sq ft (m²)
with water at the rate of 94.1 gpm (L/min)	
at 64.3 psi (bars) at the base of the riser.	
Hose stream allowance of 25 gpm (L/min)	
is included in the above.	
Occupancy classification	NFPA 13R - LIGHT
Commodity classification	N/A
Maximum storage height	N/A
Safety factor	10.7

25 GALLON DOMESTIC DEMAND INCLUDED

REMOTE AREA 2	
Hydraulically Calculated System	
This system as shown on Fire Protection Plan	
company print no. FP2	dated 10/16/2025
for ROWAN RESIDENCE	
at LOUNGE 101	contract no.
is designed to discharge at a rate of 0.05 gpm	
(L/min) per sq ft (m²) of floor area over a maximum area of	
NFPA 13R - 4 SPRINKLERS	sq ft (m²)
with water at the rate of 99.9 gpm (L/min)	
at 61.1 psi (bars) at the base of the riser.	
Hose stream allowance of 25 gpm (L/min)	
is included in the above.	
Occupancy classification	NFPA 13R - LIGHT
Commodity classification	N/A
Maximum storage height	N/A
Safety factor	13.9

25 GALLON DOMESTIC DEMAND INCLUDED

REMOTE AREA 3	
Hydraulically Calculated System	
This system as shown on Fire Protection Plan	
company print no. FP2	dated 10/16/2025
for ROWAN RESIDENCE	
at LOUNGE 101	contract no.
is designed to discharge at a rate of 0.05 gpm	
(L/min) per sq ft (m²) of floor area over a maximum area of	
NFPA 13R - 4 SPRINKLERS	sq ft (m²)
with water at the rate of 94.8 gpm (L/min)	
at 58.4 psi (bars) at the base of the riser.	
Hose stream allowance of 25 gpm (L/min)	
is included in the above.	
Occupancy classification	NFPA 13R - LIGHT
Commodity classification	N/A
Maximum storage height	N/A
Safety factor	16.6

25 GALLON DOMESTIC DEMAND INCLUDED

PIPE LEGEND	
---	CPVC PIPING
---	BLACK STEEL PIPING

NO.		DATE	REVISIONS	DRAWN	CHECKED													
GENERAL CONTRACTOR:		AUTHORITY HAVING JURISDICTION:																
ADDRESS:		NORTH LAKE TAHOE FIRE PROTECTION DISTRICT																
CITY:		ADDRESS: 866 ORIOLE WAY																
PHONE:		CITY: INCLINE VILLAGE, NV																
CONTACT:		PHONE: 775-831-0351																
ARCHITECT:		FIELD INSPECTIONS:																
ADDRESS:		1.																
CITY:		2.																
PHONE:		3.																
FIRE SPRINKLER NOTES:		4.																
1. THE PROPOSED FIRE SPRINKLER SYSTEM IS AN ANTI-FREEZE SYSTEM																		
AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA																		
13R 2022 WITH MODIFICATIONS MANDATED BY THE AHJ AS FOLLOWS:																		
• SPRINKLER PROTECTION FOR BALCONIES, DECKS, PATIOS & OTHER																		
OVERHANGS OVER 4'-0".																		
• 4 HEAD CALCULATION																		
• ANTI-FREEZE TESTPORT																		
2. THIS SPRINKLER SYSTEM IS HYDRAULICALLY CALCULATED IN																		
ACCORDANCE WITH NFPA 13R TO PROVIDE 0.05 GPM PER SQ. FT. OVER																		
THE MOST REMOTE AREA.																		
3. THE NUMBER OF DESIGN SPRINKLERS SHALL INCLUDE ALL SPRINKLERS																		
WITHIN A COMPARTMENT UP TO A MAXIMUM OF 4 SPRINKLERS																		
4. ALL SPRINKLER PIPING CONCEALED ABOVE CEILINGS SHALL BE CPVC																		
PIPING UNLESS OTHERWISE NOTED.																		
5. ALL DIMENSIONS SHOWN ARE CENTER TO CENTER U.O.N.																		
6. ALL HANGERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R																		
AND/OR NFPA 13 REQUIREMENTS.																		
7. HOLES THROUGH SOLID STRUCTURAL MEMBERS SHALL BE PERMITTED																		
TO SERVE AS HANGERS FOR THE SUPPORT OF SYSTEM PIPING.																		
8. ALL SYSTEM PIPING SHALL BE TESTED FOR LEAKAGE AT NORMAL																		
SYSTEM OPERATING PRESSURE.																		
9. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING A MINIMUM																		
TEMPERATURE OF 40° FAHRENHEIT TO PROTECT FROM FREEZING. THE																		
SECTIONS OF THE SPRINKLER SYSTEM WHERE THERE IS NO																		
ANTI-FREEZE IN THE PIPING (UPSTREAM OF THE RISER).																		
SPRINKLER HEAD LEGEND																		
SYM	QTY	TYPE	MFG.	MODEL#	NPT	K	TEMP	FINISH	S.I.N.									
⊗	43	CONCEALED	SENJU	RC-RES	1/2"	4.9	162	WHITE	SS8464									
⊗	13	EXPOSED	SENJU	RC-RES	1/2"	4.9	205	BRASS	SS8464									
⊗	6	SEM-RECESS	SENJU	FR-RES	1/2"	4.9	205	WHITE	SS4401									
⊗	1	CONCEALED	SENJU	RC-RES	1/2"	4.9	205	WHITE	SS8464									
⊗	1	SEM-RECESS	SENJU	FR-OR	1/2"	5.6	286	WHITE	SS2501									
64 TOTAL SPRINKLERS																		
FIRE SPRINKLER SYMBOLS																		
⊗	AUTOMATIC SPRINKLER RISER																	
⊕	EARTHQUAKE BRACING																	
⊕	2-WAY & 4-WAY																	
⊕	PIPE HANGER & TYPE DESIGNATION																	
⊕	HYDRAULIC REF PT																	
⊕	GRVD OR THRD CAP																	
⊕	GRVD COUPLING																	
⊕	TYPICAL POINT OF CONNECTION (POC)																	
⊕	+13" ELEV. BELOW DECK OR TOS																	
⊕	+12'-9" ELEV. ABOVE FINISHED FLOOR																	
⊕	--- CHANGE ELEVATION UP																	
⊕	--- CHANGE ELEVATION DN																	
⊕	--- INSPECTORS TEST																	
⊕	--- AUX DRAIN																	
⊕	△ REVISION NOTATION																	
⊕	△ LOCAL ALARM																	
SITE LOCATION:																		
PROJECT NAME: FIRE SPRINKLER PLANS FOR																		
ROWAN RESIDENCE																		
771 BURGUNDY RD																		
INCLINE VILLAGE, NV 89451																		
STAMP:																		
DRAWING TITLE:																		
FIRE SPRINKLER PLAN																		
SCALE: 1/8" = 1'-0"					JOB NO.: 25-5043													
DRAWN BY:					DWG NO.:													
BORN ON DATE: 10/16/2025					FP-2													
FILE:					SHEET 1 OF 2													

SUBMITTAL

NO SPRINKLERS REQUIRED IN:
BATHROOMS 55 SQ.FT. OR LESS IN AREA
PER NFPA 13R SECTION 6.6.2
CLOSETS 24 SQ.FT. OR LESS IN AREA
PER NFPA 13R SECTION 6.6.3

PROJECT SQUARE FOOTAGES

LOWER LEVEL = 2530 SF
MAIN LEVEL = 2970 SF
UPPER LEVEL = 789 SF

NFPA 13 - Table 9.2.2.1(a) Maximum Distance Between Hangers (ft-in.)												
	Nominal Pipe Size (in.)											
	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"	8"		
Steel Pipe except threaded lightwall	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0		
Threaded lightwall steel pipe	N/A	12-0	12-0	15-0	15-0	15-0	15-0	N/A	N/A	N/A		
Copper tube	8-0	8-0	10-0	10-0	12-0	12-0	12-0	15-0	15-0	15-0		
CPVC	5-6	6-0	6-6	7-0	8-0	9-0	10-0	N/A	N/A	N/A		

PROJECT SUMMARY:

PROJECT NAME: ROWAN RESIDENCE
PROJECT ADDRESS: 771 BURGUNDY RD., INCLINE VILLAGE, NV
APN: 126-271-08
PROJECT TYPE: ☐ NEW ☒ T.I.
TYPE OF CONSTRUCTION: V
OCCUPANCY GROUP(S): R3
OCCUPIED LEVELS: 3
TOTAL SPRINKLERED AREA: 6289 SQ. FT.
NFPA CODE REQUIREMENT: ☐ NFPA 13 ☒ NFPA 13R ☐ NFPA 13D
NUMBER OF SYSTEMS: 1
SYSTEM TYPE(S): ☐ WET ☒ ANTI-FREEZE ☐ DRY ☐ PREACTION
TOTAL SPRINKLERS: 64
SPECIAL NOTES: SEE FIRE SPRINKLER NOTES THIS SHEET

SPRINKLER SPACING

- A SINGLE PENDENT SPRINKLER IN A COMPARTMENT MAY BE SPACED AT A MAXIMUM OF 18'x18' (324 SQ. FT.) OR UP TO 9' OFF A WALL.
- FOUR OR MORE HEADS IN A COMPARTMENT SHALL BE SPACED AT A MAXIMUM OF 18'x18' (324 SQ. FT.) OR UP TO 9' OFF A WALL (MINIMUM 8'-0" BETWEEN SPRINKLERS)
- SPRINKLERS SHALL BE MEASURED AT PERPENDICULAR ANGLES TO WALLS AND ALONG THE SLOPES OF CEILINGS.

THIS FIRE SPRINKLER SYSTEM UTILIZES
THE NOBLE COMPANY FIREFIGHTER
ELIMINATOR ANTI-FREEZE SOLUTION

PIPE VOLUMES:

(CPVC)

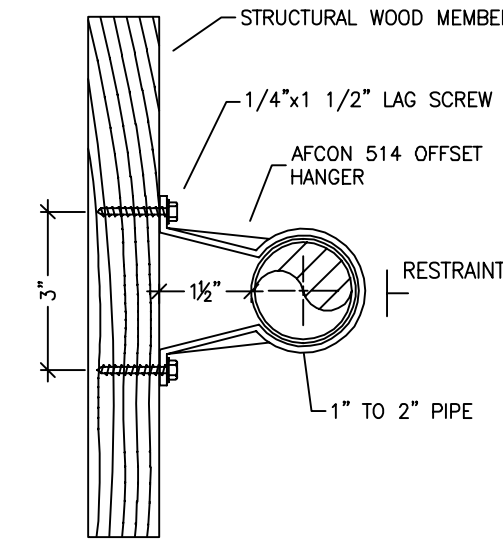
TOTAL PIPE FOOTAGE AND CAPACITY:
1" CPVC = 522' (25.82 GAL)
1-1/4" CPVC = 103' (8.17 GAL)
1" STEEL = 126' (5.66 GAL)

TOTAL VOLUME: ±39.64 GALLONS

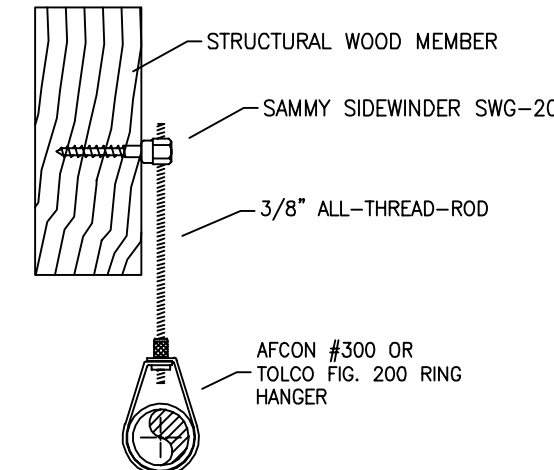
SPRINKLER HEAT ZONES:

HEAT SOURCE:	ORDINARY TEMP. SPRINKLER	INTERMEDIATE TEMP. SPRINKLER
SIDE OF OPEN OR RECESSED FIRE PLACE	36"	12"
FRONT OF RECESSED FIRE PLACE	60"	36"
COAL OR WOOD BURNING STOVE	42"	12"
RANGE/OVEN, HOT AIR FLUES & UNINSULATED HEAT DUCT	18"	9"
UNINSULATED HOT WATER PIPES & 250-499 WATT LIGHTS	12"	6"
SIDE OF CEILING OR WALL MOUNTED HOT AIR DIFFUSERS	24"	12"
FRONT OF WALL MOUNTED HOT AIR DIFFUSERS	36"	18"
HOT WATER HEATER, FURNACE, LIGHT FIXTURE 0-250 WATT	6"	3"

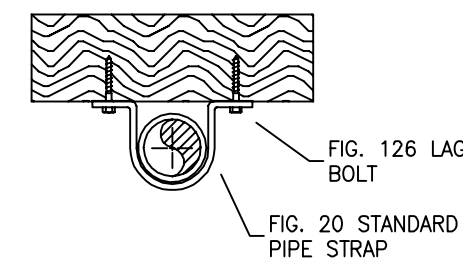
NFPA 13 - Table A.7.2.3 Capacity of 1 ft of pipe (Based on Actual Internal Pipe Diameter)			
Nominal Pipe Diameter (in.)	Pipe Schedule 40 Schedule 10 (gal)	CPVC	
1	0.045	0.049	0.049
1 1/4	0.078	0.085	0.079
1 1/2	0.106	0.115	0.104
2	0.174	0.190	
2 1/2	0.248	0.283	



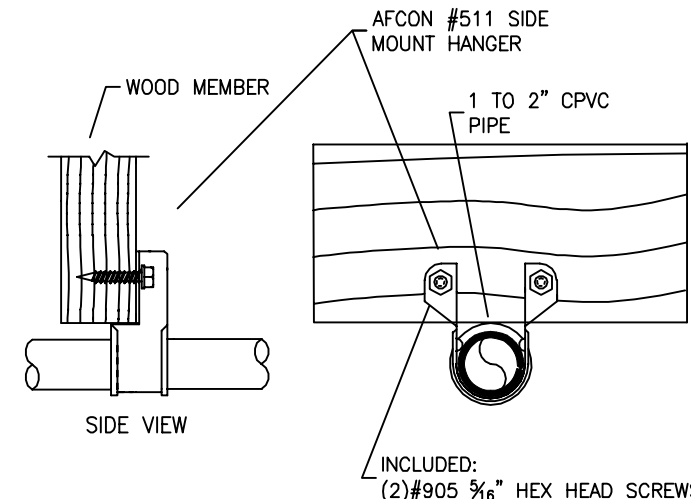
514 OFFSET HANGER
STEEL PIPE APPLICATION NTS



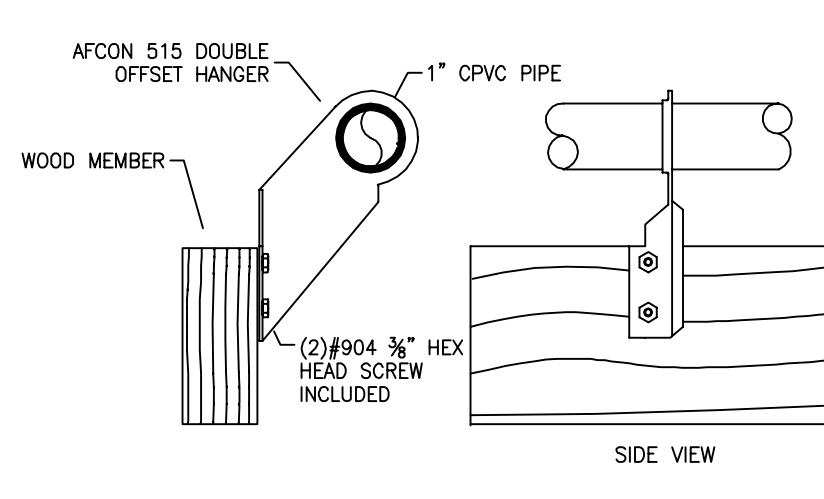
SWG-20 HANGER DETAIL
FOR HORIZONTAL ATTACHMENT TO WOOD NTS



STANDARD PIPE STRAP
NTS

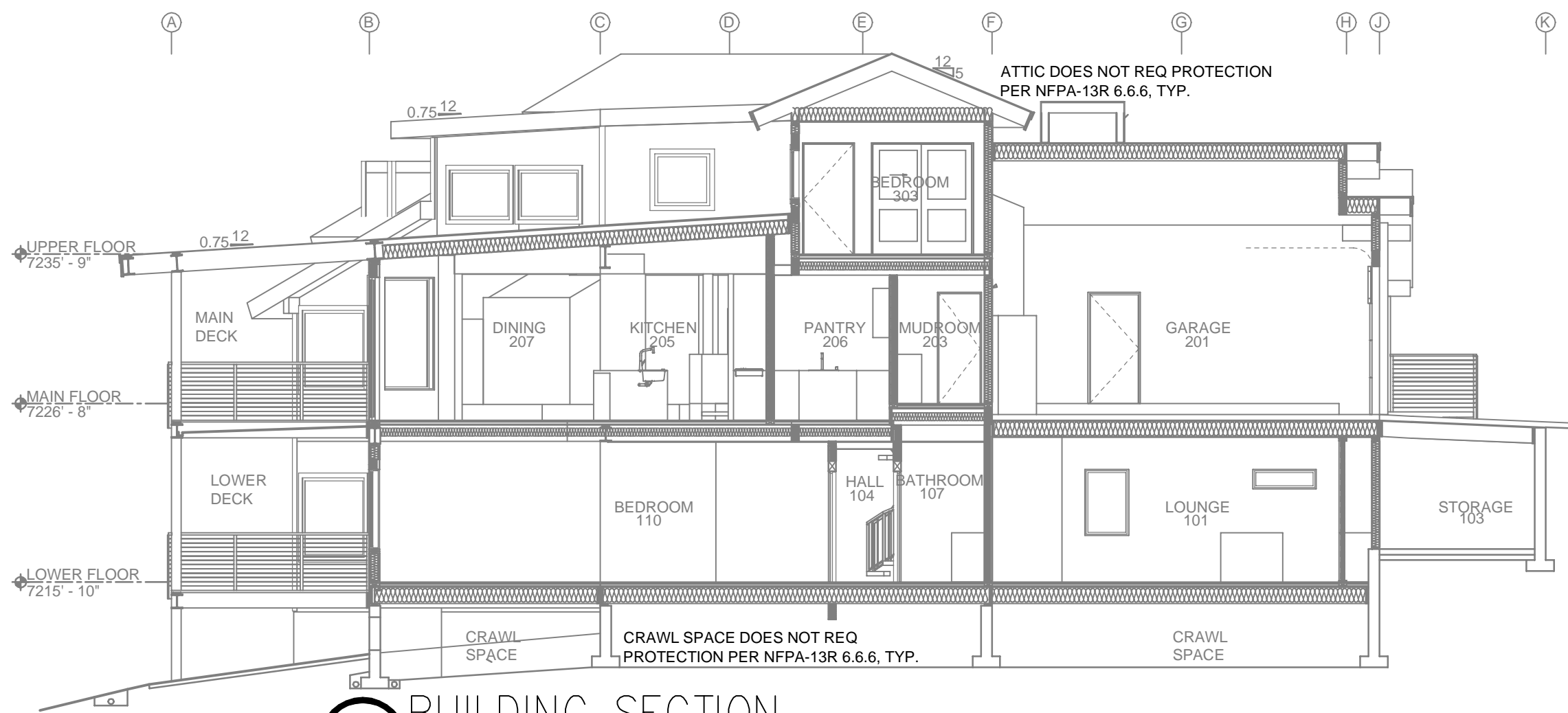


511 SIDE MOUNT HANGER
CPVC PIPE APPLICATION NTS

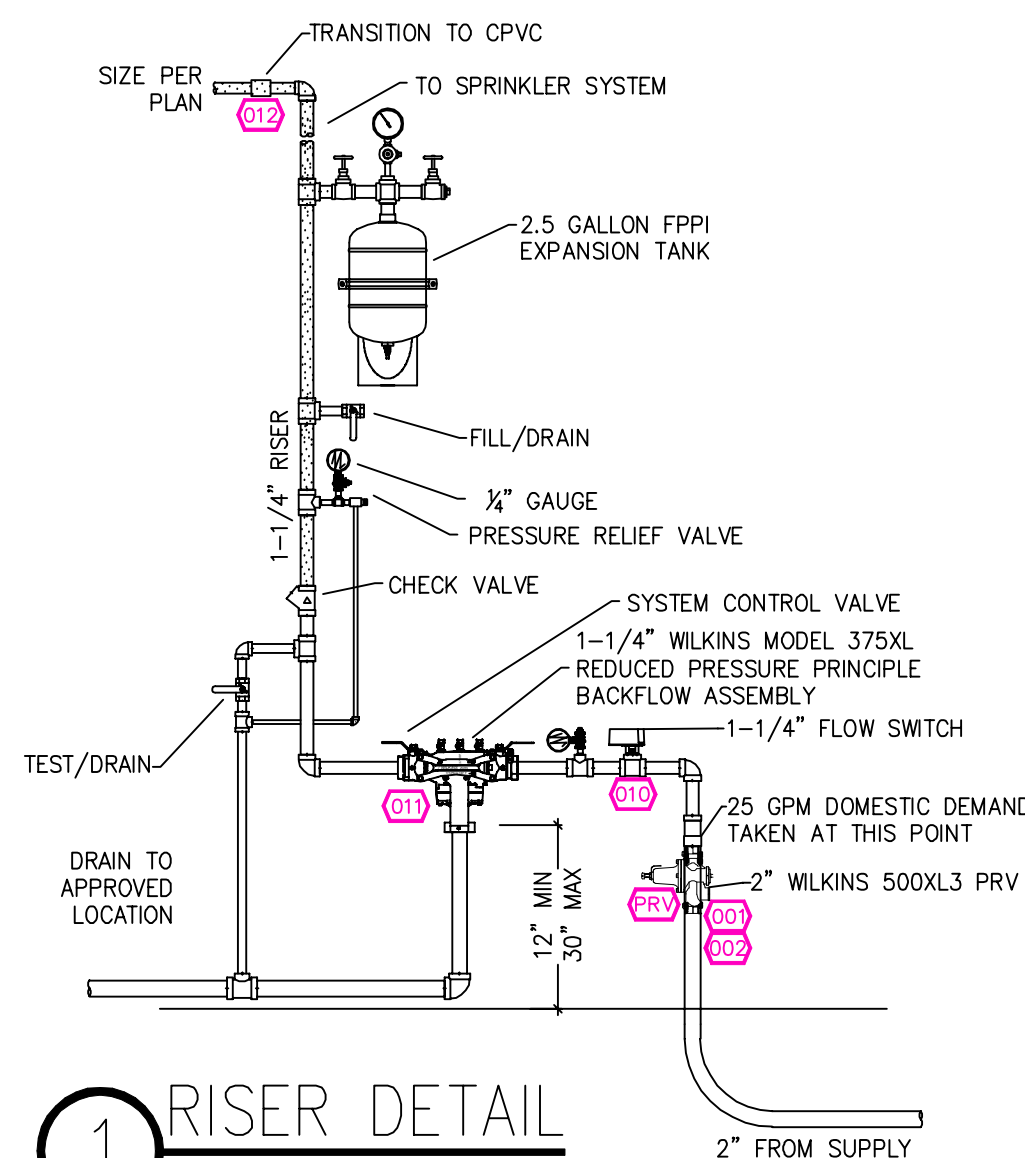


515 DOUBLE OFFSET HANGER
CPVC PIPE APPLICATION NTS

HANGER DETAILS



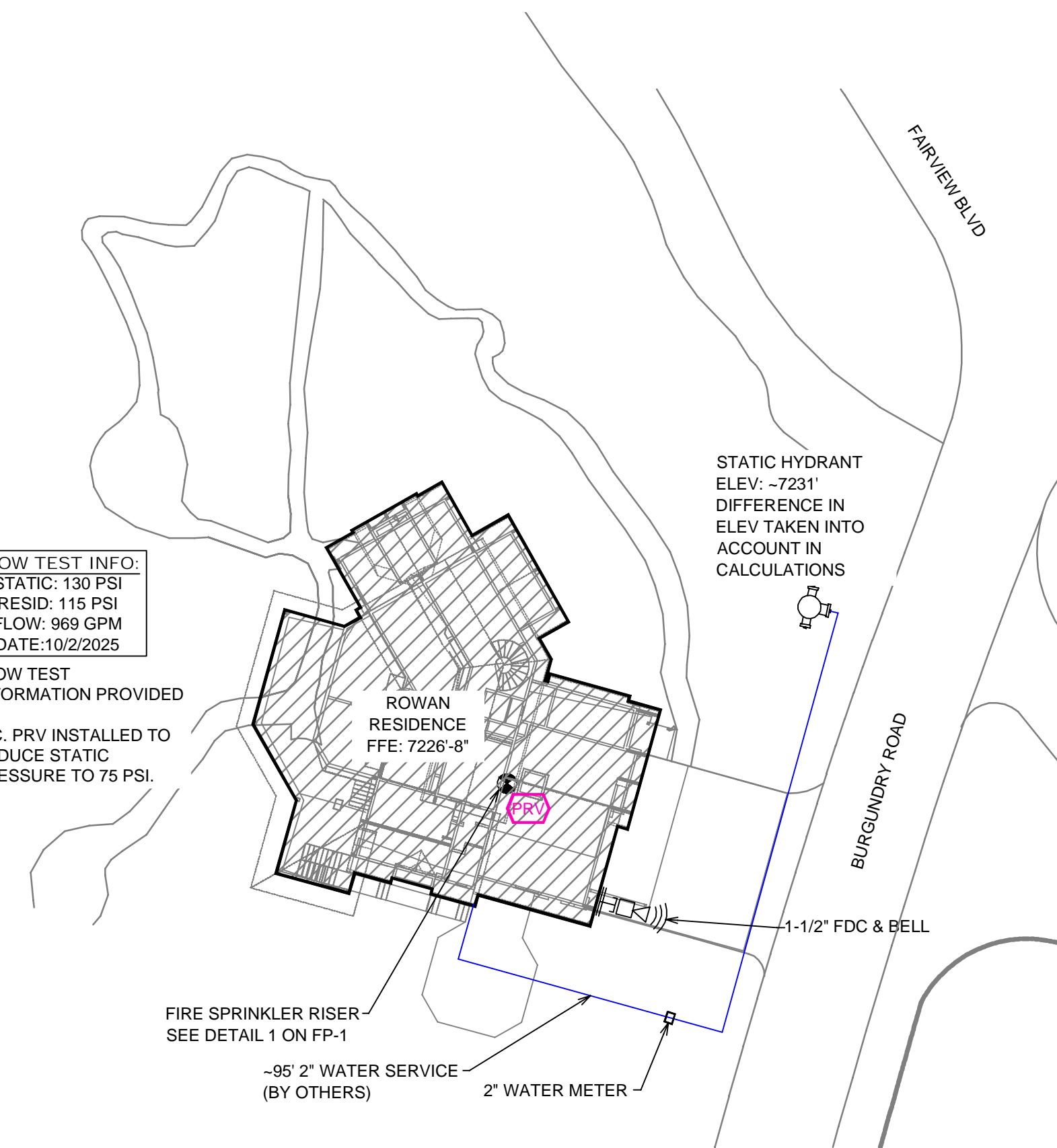
A BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

FLOW TEST INFO:
STATIC: 130 PSI
RESID: 115 PSI
FLOW: 969 GPM
DATE: 10/2/2025

* FLOW TEST
INFORMATION PROVIDED
INC. PRV INSTALLED TO
REDUCE STATIC
PRESSURE TO 75 PSI.



SITE PLAN
SCALE: 1" = 25'-0"

NO.	DATE	REVISIONS	DRAWN	CHECKED
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GENERAL CONTRACTOR: NORTH LAKE TAHOE FIRE PROTECTION DISTRICT
ADDRESS: 866 ORIOLE WAY
CITY: INCLINE VILLAGE, NV
PHONE: 775-831-0351
CONTACT: CONTACT:

ARCHITECT: FIELD INSPECTIONS:
1.
2.
3.
4.

FIRE SPRINKLER NOTES:
1. THE PROPOSED FIRE SPRINKLER SYSTEM IS AN ANTI-FREEZE SYSTEM AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13R 2022 WITH MODIFICATIONS MANDATED BY THE AHJ AS FOLLOWS:
• SPRINKLER PROTECTION FOR BALCONIES, DECKS, PATIOS & OTHER OVERHANGS OVER 4'-0".
• 4 HEAD CALCULATION.
• ANTIFREEZE TESTPORT
2. THIS SPRINKLER SYSTEM IS HYDRAULICALLY CALCULATED IN ACCORDANCE WITH NFPA 13R TO PROVIDE 0.05 GPM PER SQ. FT. OVER THE MOST REMOTE AREA.
3. THE NUMBER OF DESIGN SPRINKLERS SHALL INCLUDE ALL SPRINKLERS WITHIN A COMPARTMENT UP TO A MAXIMUM OF 4 SPRINKLERS.
4. ALL SPRINKLER PIPING CONCEALED ABOVE CEILINGS SHALL BE CPVC PIPING UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHOWN ARE CENTER TO CENTER U.O.N.
6. ALL HANGERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R AND/OR NFPA 13 REQUIREMENTS.
7. HOLES THROUGH SOLID STRUCTURAL MEMBERS SHALL BE PERMITTED TO SERVE AS HANGERS FOR THE SUPPORT OF SYSTEM PIPING.
8. ALL SYSTEM PIPING SHALL BE TESTED FOR LEAKAGE AT NORMAL SYSTEM OPERATING PRESSURE.
9. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING A MINIMUM TEMPERATURE OF 40° FAHRENHEIT TO PROTECT FROM FREEZING. THE SECTIONS OF THE SPRINKLER SYSTEM WHERE THERE IS NO ANTI-FREEZE IN THE PIPING (UPSTREAM OF THE RISER).

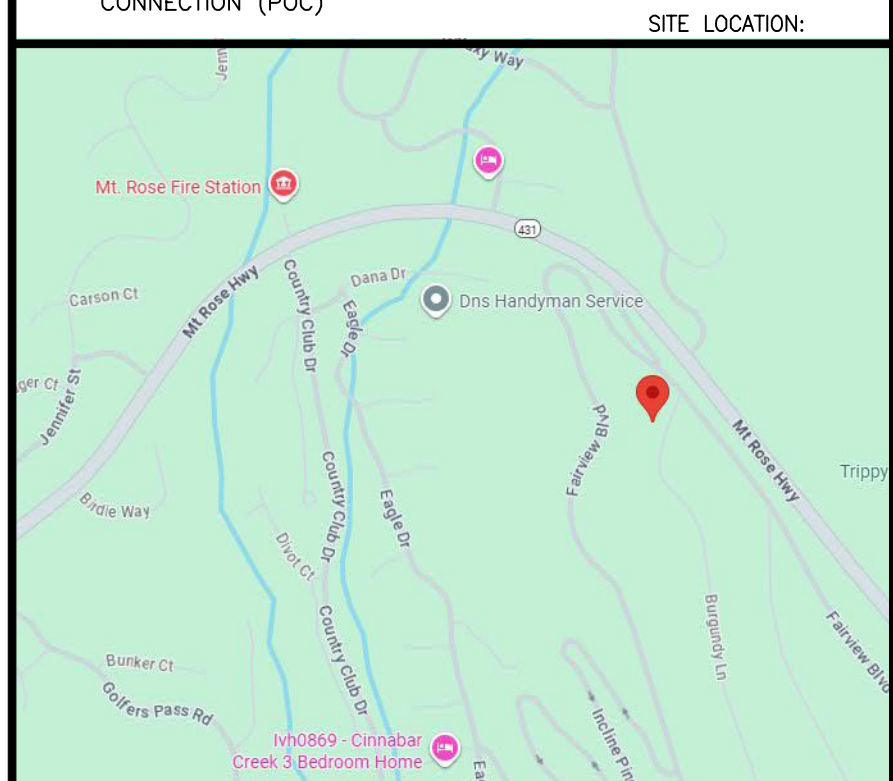
SPRINKLER HEAD LEGEND

SYM	QTY	TYPE	MFG.	MODEL#	NPT	K	TEMP	FINISH	S.I.N.
⊗	43	CONCEALED	SENAJ	RC-RES	1/2"	4.9	162	WHITE	SS8464
⊗	13	EXPOSED	SENAJ	RC-RES	1/2"	4.9	205	BRASS	SS8464
⊗	8	SEM-RECESS	SENAJ	FR-RES	1/2"	4.9	205	WHITE	SS4401
⊗	1	CONCEALED	SENAJ	RC-RES	1/2"	4.9	205	WHITE	SS8464
⊗	1	SEM-RECESS	SENAJ	FR-OR	1/2"	5.6	286	WHITE	SS2501

64 TOTAL SPRINKLERS

FIRE SPRINKLER SYMBOLS

⊗ AUTOMATIC SPRINKLER RISER	+13" ELEV. BELOW DECK OR TOS
⊕ EARTHQUAKE BRACING	+12'-9" ELEV. ABOVE FINISHED FLOOR
2-WAY & 4-WAY	→ CHANGE ELEVATION UP
PIPE HANGER & TYPE DESIGNATION	→ CHANGE ELEVATION DN
HYDRAULIC REF PT	→ INSPECTORS TEST
GRVD OR THRD CAP	→ AUX DRAIN
GRVD COUPLING	→ REVISION NOTATION
TYPICAL POINT OF CONNECTION (POC)	→ LOCAL ALARM



PROJECT NAME: FIRE SPRINKLER PLANS FOR
ROWAN RESIDENCE
771 BURGUNDY RD
INCLINE VILLAGE, NV 89451

STAMP:

DRAWING TITLE:
FIRE SPRINKLER PLAN

SCALE: 1/8" = 1'-0" JOB NO.: 25-5043
DRAWN BY: DWG NO.:
BORN ON DATE: 10/16/2025 **FP-1**
FILE: SHEET 1 OF 2