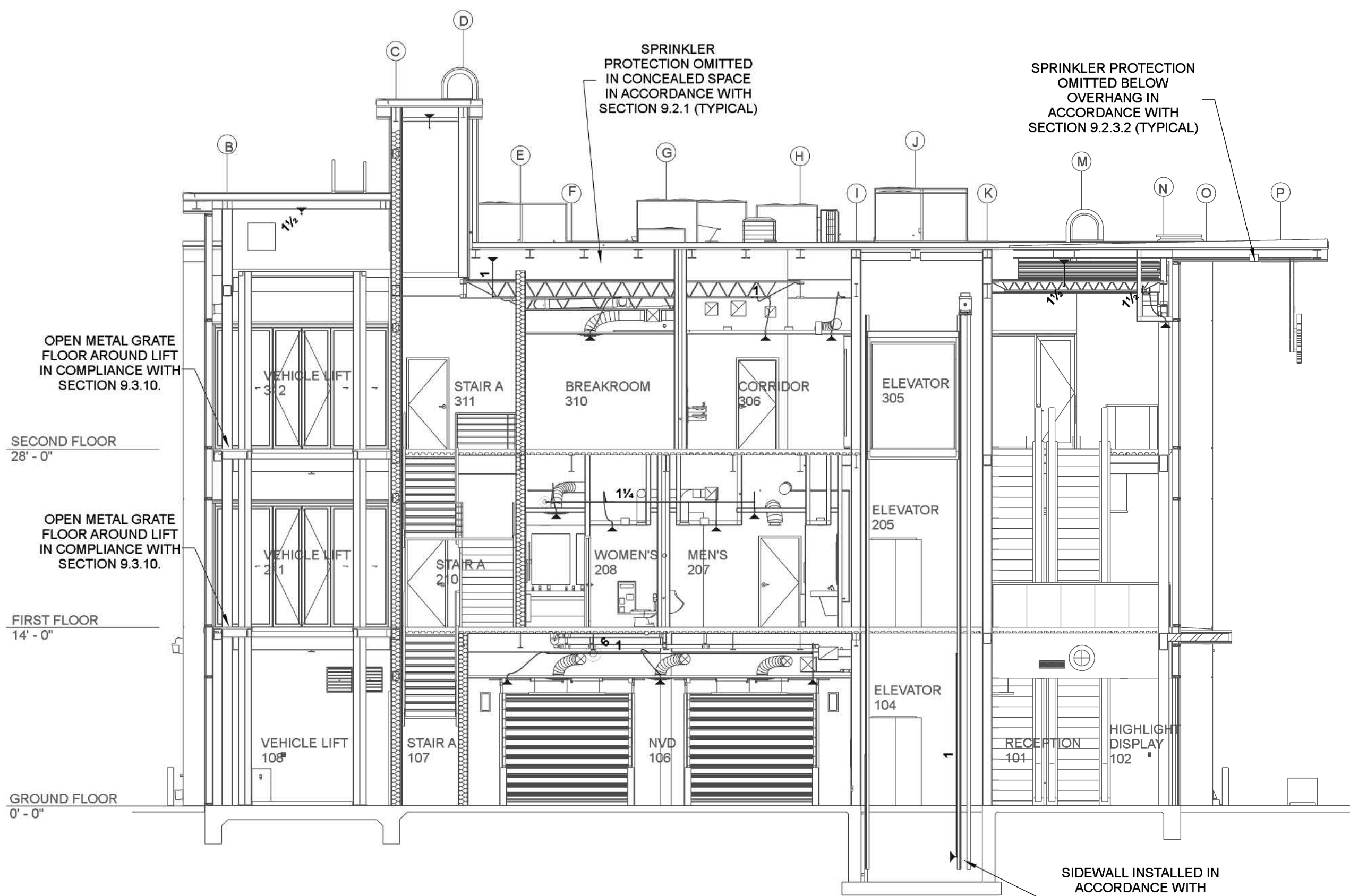




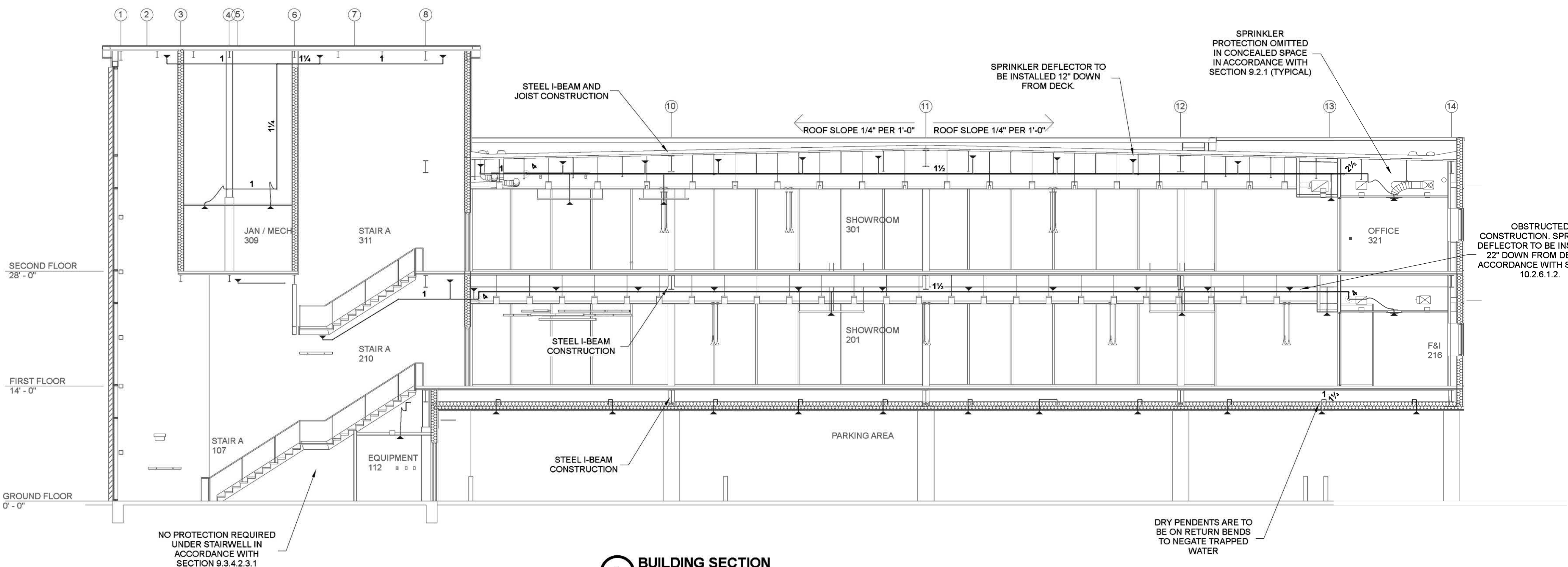
PROJECT ILLUSTRATION
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

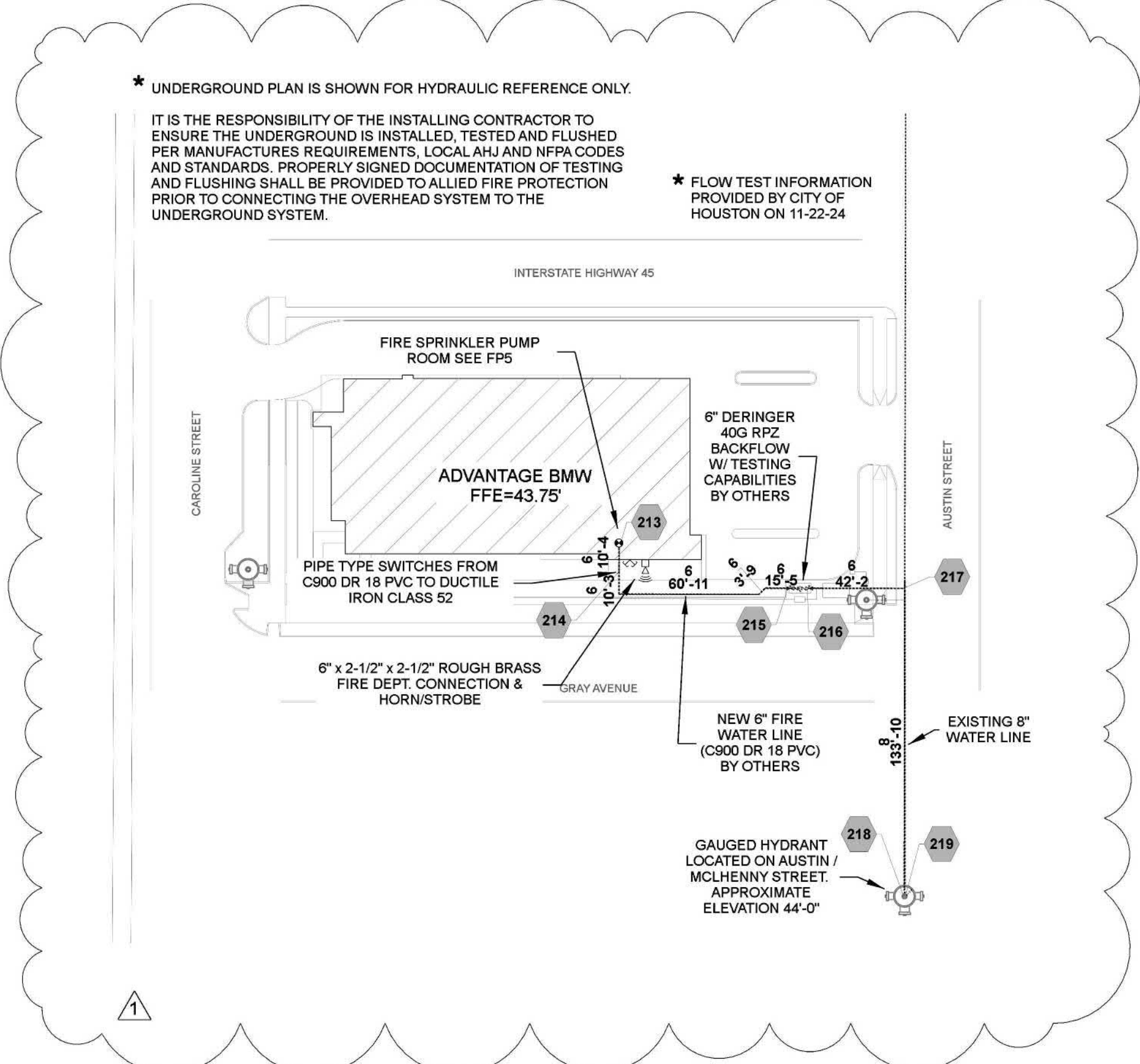


B BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

SYSTEM INFORMATION		
SPRINKLER HEAD COUNT		
SYSTEM 1 (DRY)	74	8,136
SYSTEM 2 (WET)	313	23,702
TOTAL	387	31,838



TRUE NORTH
PLAN NORTH

SITE PLAN
1" = 50'-0"

GENERAL NOTES

IN LOCATIONS SUBJECT TO FREEZING CONDITIONS, IT IS THE OWNERS RESPONSIBILITY TO PROVIDE HEAT THROUGHOUT WET SPRINKLER SYSTEM AREAS AND IN ENCLOSURES FOR DRY PIPE, DELUGE, AND OTHER TYPES OF SPRINKLER SYSTEMS.

SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED PER NFPA-13 AND APPLICABLE CODES. ALL SPRINKLER HEAD AND HANGER LOCATIONS ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS TO MEET NFPA-13 SPRINKLER HEADS TO BE IN ALIGNMENT ONLY, NO CENTER OF TILE UNLESS OTHERWISE NOTED. SPRINKLER HEADS MAY BE DRAWN TO APPEAR TO BE CENTER OF TILE. THIS DOES NOT MEAN ACTUAL CENTER OF TILE, UNLESS OTHERWISE NOTED.

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THIS CONTRACT DOES NOT INCLUDE ANY MATERIAL OR DEVICE TO IMPROVE THE STRUCTURAL STRENGTH OF THE BUILDING TO ENABLE IT TO CARRY THE LOAD OF THE FIRE SPRINKLER SYSTEM.

PIPE & FITTING TYPE

MAINS	B.L.'S	THREADED	MAINS	B.L.'S
SCHEDULE 10	☐	CAST IRON	☐	☐
SCHEDULE 40	☐	MALLEABLE IRON	☐	☐
MEGA-FLOW	☐	WELDED OUTLETS	☐	☐
MEGA-THREAD	☐	GROOVED OUTLETS	☐	☐
BLACK	☐	IGS OUTLETS	☐	☐
GALVANIZED	☐	STAINLESS STEEL	☐	☐
UNDERGROUND	☐			
PLASTIC C900	☒			
DUCTILE IRON	☒			

BUILDING & SYSTEM LEGEND

SYMBOL	DESCRIPTION
(40)	HYDRAULIC REFERENCE POINTS
—(40)—	HANGER LOCATION & HANGER ROD LENGTH
*X-X FF	ELEVATION ABOVE FINISHED FLOOR
*X-X TS	ELEVATION BELOW TOP OF STEEL
+20-0	ELEVATION OF TOP OF STEEL
(10-0)	CITY OF HOUSTON
X	CEILING HEIGHT
X	TRAPEZOID LOCATION

FLOW TEST INFORMATION

STATIC PRESSURE	61 PSI	PITOT READING	47
RESIDUAL PRESSURE	57 PSI	TIME PERFORMED	9:30 A.M.
FLOW IN GPM	1150	DATE PERFORMED	11/22/2024
WHO PERFORMED TEST	CITY OF HOUSTON		
	AUSTIN / MCLENNY ST.		
	AUSTIN / GRAY ST.		

REVISION DATES

NO.	DESCRIPTION	DATE
1	FIRE PUMP ADDITION IN RISER ROOM	5/8/25

GENERAL INFORMATION

SCOPE OF WORK
INSTALL A SINGLE WET ZONE TO COVER ALL INTERIOR AREAS OF THE BUILDING. INSTALL A SINGLE DRY ZONE TO COVER THE PARKING AREA ON THE GROUND FLOOR.
INSTALL A FIRE PUMP ASSEMBLY TO PROVIDE ADEQUATE PRESSURE TO THE SPRINKLER SYSTEMS.
ALLIED SCOPE OF WORK IS TO BEGIN AT FLANGE APPROXIMATELY 1'-0" A.F.F. AND INSTALLED PER NFPA 13 AND HOUSTON CODE REQUIREMENTS.

GENERAL NOTES
1) THE PROJECT IS WITHIN A NEW TYPE I-B BUILDING. ALL SYSTEM TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13, 2019 & CITY OF HOUSTON REQUIREMENTS.
2) ALL HANGERS TO BE IN ACCORDANCE WITH NFPA 13.
3) SYSTEM PRESSURE IS OVER 100 PSI. HANGERS TO BE IN ACCORDANCE WITH SECTION 17.4.3.4.4. & 17.4.3.5.2.
4) ALL DRAINAGE OF PIPING TO BE ACCORDANCE WITH NFPA 13.
5) ALL WELDING PERFORMED IN SHOP TO BE IN ACCORDANCE WITH NFPA 13.
6) ALL 1" TO 2" THREADED PIPE TO BE SCHEDULE 40 WITH BLACK CAST IRON CLASS 125 FITTINGS.
7) ALL 2 1/2" TO 6" ROLL GROOVED PIPE TO BE SCHEDULE 10 AND JOINED WITH GROOVED FITTINGS.
8) ALL PIPE DIMENSIONS ARE CENTER TO CENTER.
9) BUILDING CONSTRUCTION IS STEEL BEAM AND STEEL JOIST WITH INSULATED DECK, CONCRETE CONSTRUCTION. MAXIMUM DEFLECTOR DISTANCE FROM ROOF DECK IS 12" FOR STANDARD HEADS.
10) MONITORING THROUGH A CENTRAL STATION FOR FIRE PROTECTION DEVICES IS PROVIDED BY OTHERS.
11) FREEZE PROTECTION THROUGH ADEQUATE THERMOSTATICALLY CONTROLLED HEAT SHALL BE MAINTAINED AT A MINIMUM OF 40° FAHRENHEIT AND SHALL BE PROVIDED BY OTHERS IN THE BUILDING.
12) THE SYSTEM PRESSURE TO BE HYDROSTATICALLY TESTED AT 200 PSI FOR 2 HOURS.
13) ALLIED FIRE PROTECTION POINT OF CONTRACT TO START AT 1'-0" AFF INSIDE BUILDING INSTALLED BY OTHERS.
14) SPRINKLER AREAS (APPROXIMATE - SEE ARCHITECTURAL PLANS FOR ACTUAL)
GROUND FLOOR PARKING = 8,136 SF
1ST FLOOR = 10,186 SF
2ND FLOOR = 9,808 SF
TOTAL = 31,838 SF

DESIGN CRITERIA AND CODE NOTES:
1) DESIGN TO MEET CRITERIA IN NFPA 13 (2019)
2) HAZARD CLASSIFICATION ORDINARY HAZARD & LIGHT HAZARD.
3) DESIGN REQUIREMENTS FOR THE PROJECT INCLUDE:
LIGHT HAZARD 0.10/1,500 PLUS 100 GPM HOSE DEMAND
ORDINARY HAZARD GROUP 1 0.15/1,500 PLUS 250 GPM HOSE DEMAND
NOTE: FLEX HEAD CONNECTION FRICTION LOSS EQUIVALENT LENGTH. SEE DETAIL.

4) SPACING REQUIREMENTS:
6'-0" MINIMUM LINEAR SPACING FOR LIGHT HAZARD
6'-0" MINIMUM LINEAR SPACING FOR ORDINARY HAZARD
15'-0" MAXIMUM LINEAR SPACING FOR LIGHT HAZARD
15'-0" MAXIMUM LINEAR SPACING FOR ORDINARY HAZARD
LIGHT HAZARD SPACING AT A MAXIMUM OF 225 SQ. FT., UNLESS NOTED OTHERWISE
ORDINARY HAZARD SPACING AT A MAXIMUM OF 130 SQ. FT., UNLESS NOTED OTHERWISE
5) A MINIMUM OF (5 PSI/10%) SAFETY FACTOR IS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
6) FLOW TEST INFORMATION:
SEE FLOW TEST INFORMATION IN TITLE BLOCK.

TABLE OF CONTENTS

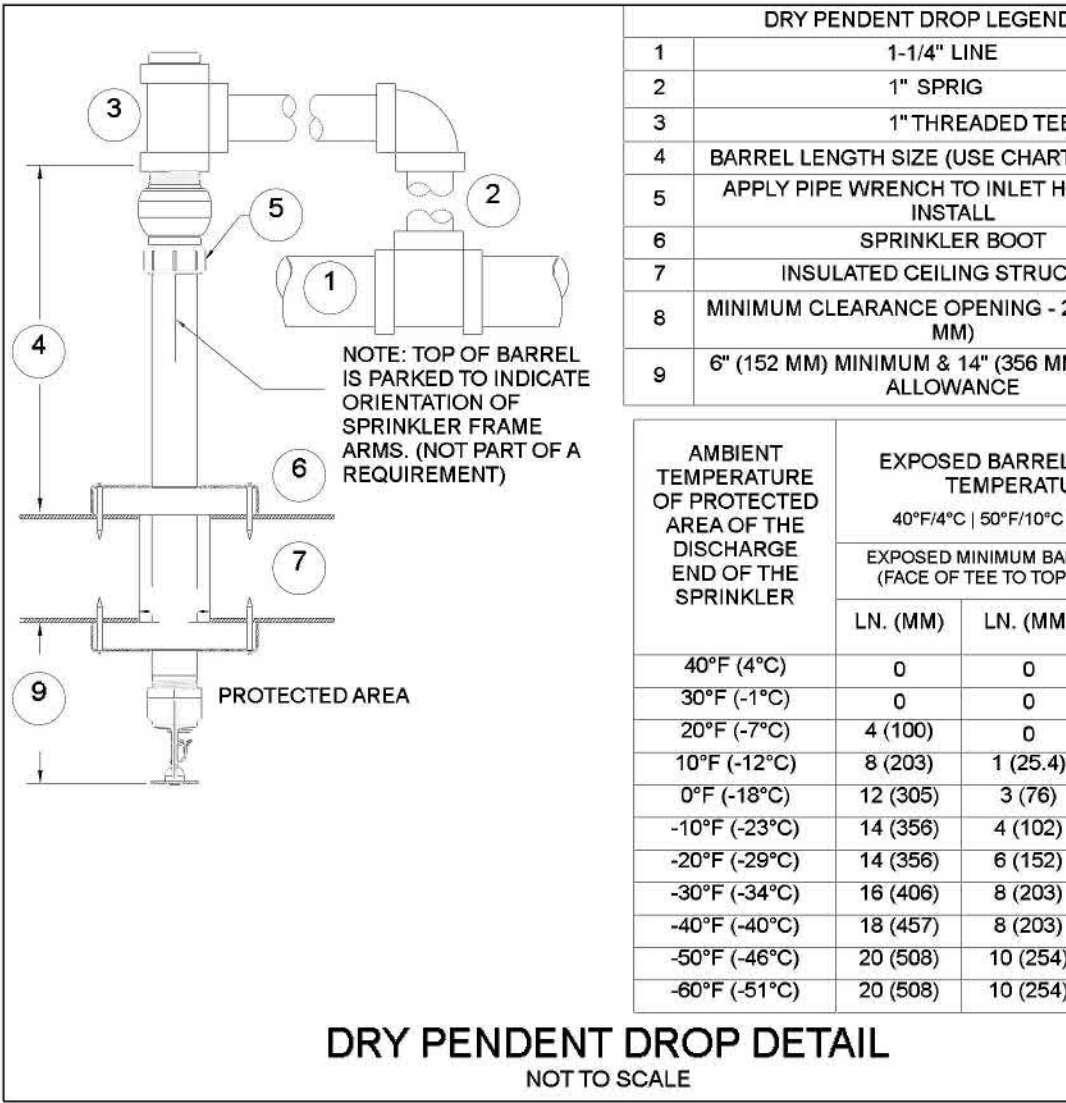
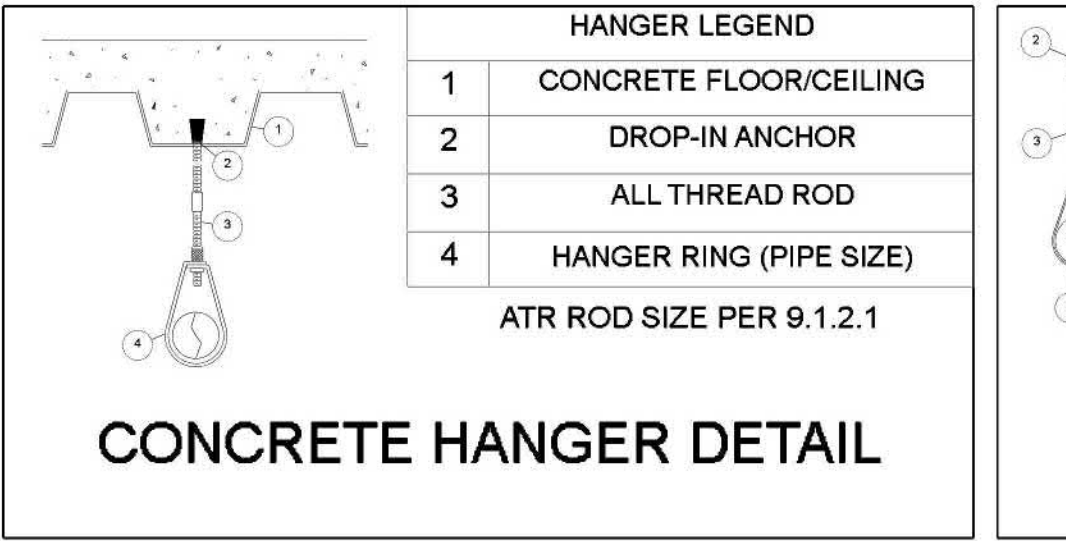
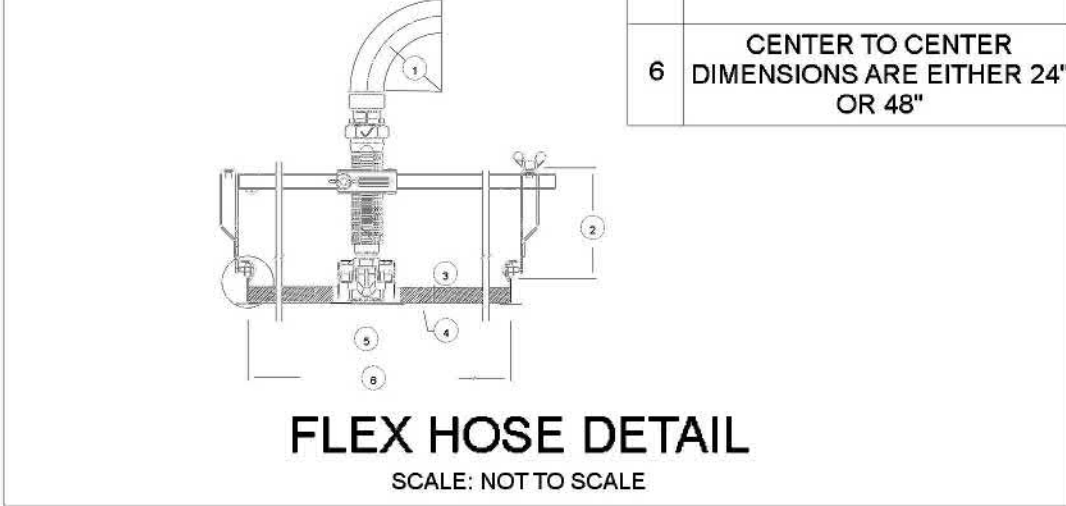
FP1 - COVER PAGE & DETAILS	
FP2 - GROUND FLOOR FIRE SPRINKLER PLAN	
FP3 - 1ST FLOOR FIRE SPRINKLER PLAN	
FP4 - 2ND FLOOR FIRE SPRINKLER PLAN	

ISSUE FOR PERMIT

ADVANTAGE BMW MIDTOWN
1305 GRAY STREET
HOUSTON, TX 77002

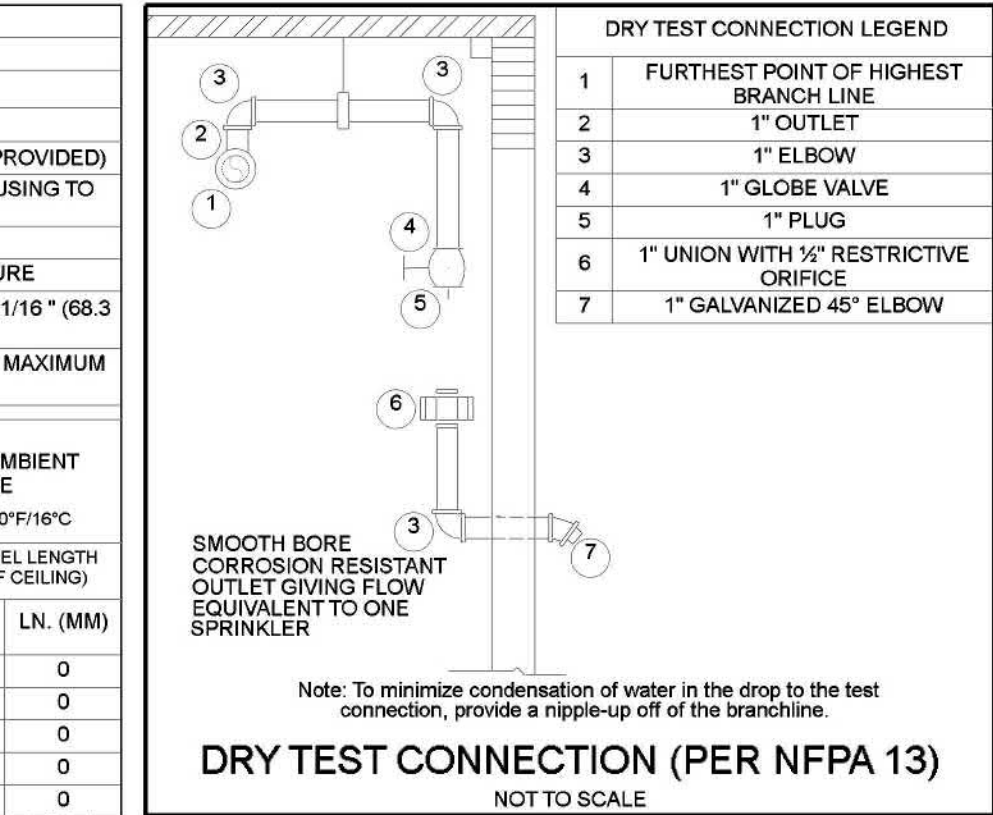
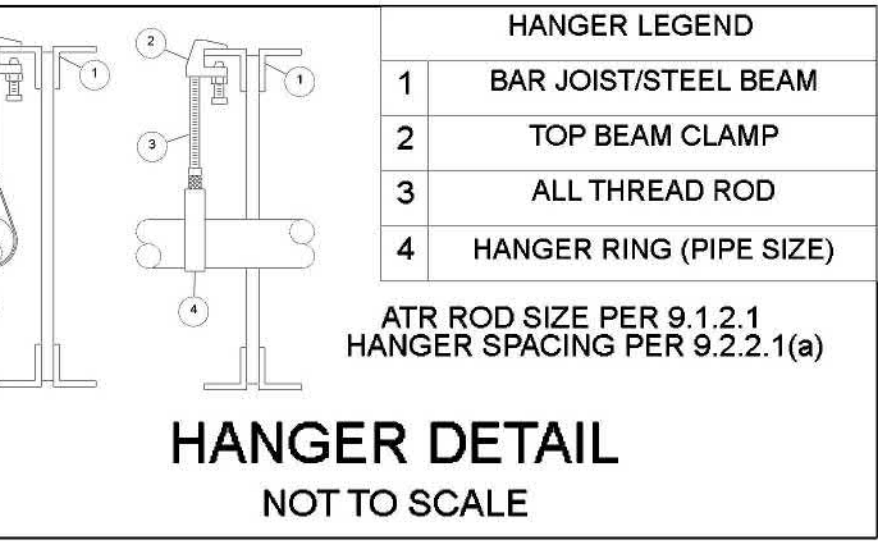
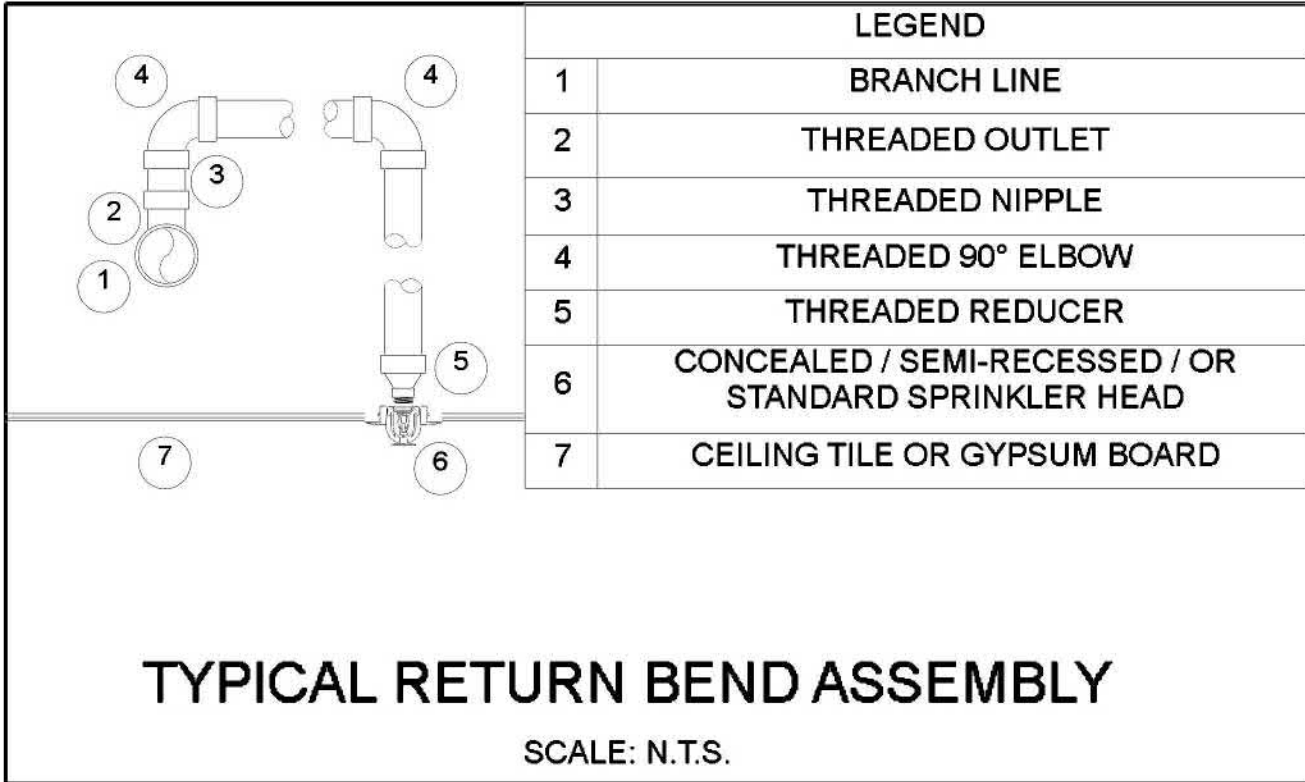
DRAWN BY:	SPENCER M	CONTRACT NO:	PC24-3132
SPRINKLERS ON JOB:	387	SPRINKLERS ON THIS SHEET:	0
DATE:	5/12/25	SHEET NO:	FP1
APPROVAL BY:		HOUSTON FIRE AUTHORITY	

FLEXIBLE HOSE DROP DETAILS ¾" HEADS UL LISTING				FLEXIBLE HOSE LEGEND	
FLEX CALLOUT	HOSE/EQUIVALENT LENGTH	MAX # OF BENDS	MIN BEND RADIUS	1	MINIMUM RADIUS
F1	31'16"-0"	4	2"	2	BRACKET ASSEMBLY (4.4" IN HEIGHT)
	36'21"-0"	5	2"	3	CEILING TILE
	48'32"-0"	8	2"	4	FINISHED CEILING FACE
	60'46"-0"	10	2"		
	72'55"-0"	12	2"	5	RECESSED SPRINKLER HEAD



DRY SYSTEM NOTE:
SLOPE ALL MAINS 1/4" PER 10'-0"
SLOPE ALL BRANCH LINES 1/2" PER 10'-0" MIN.

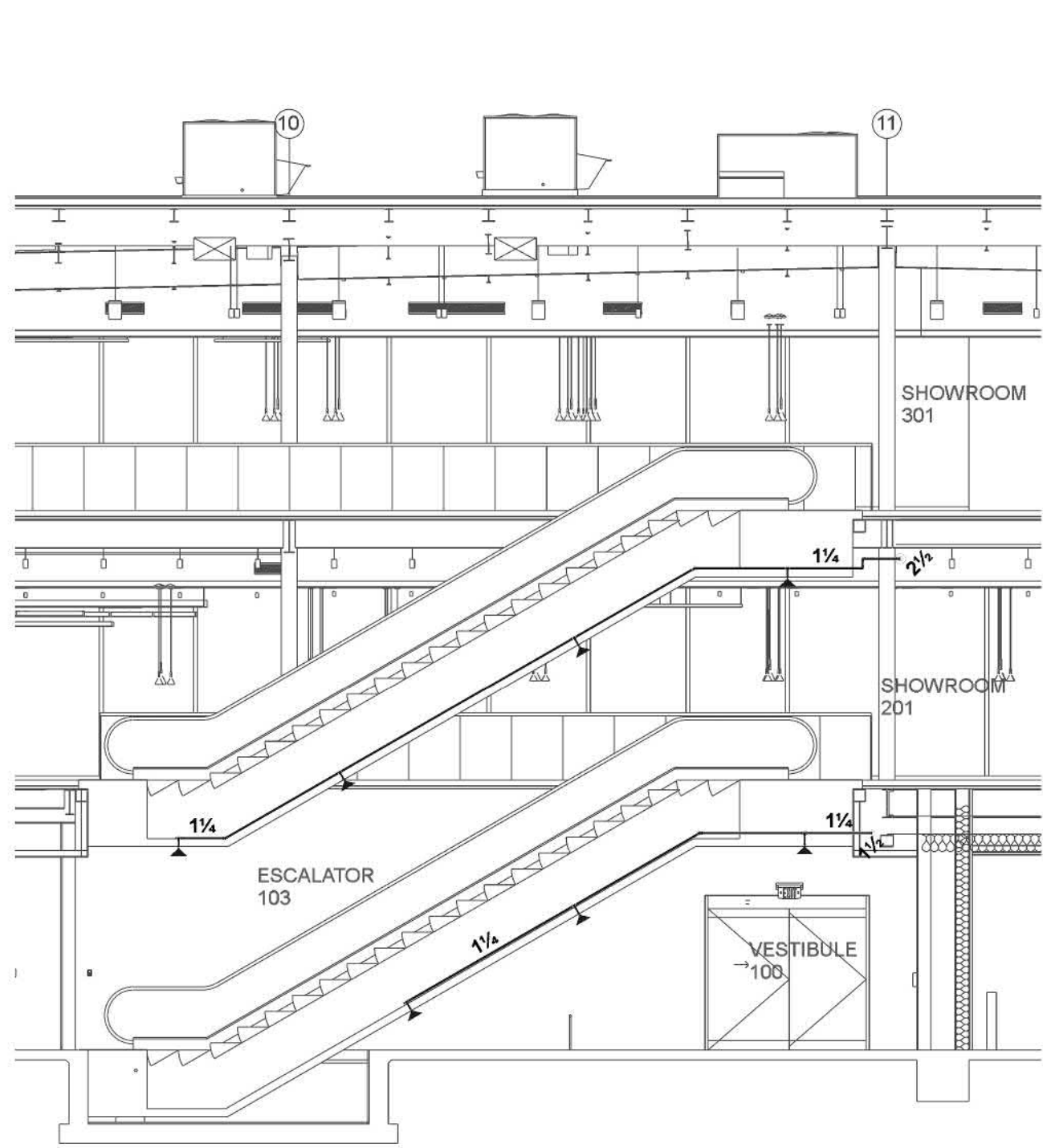
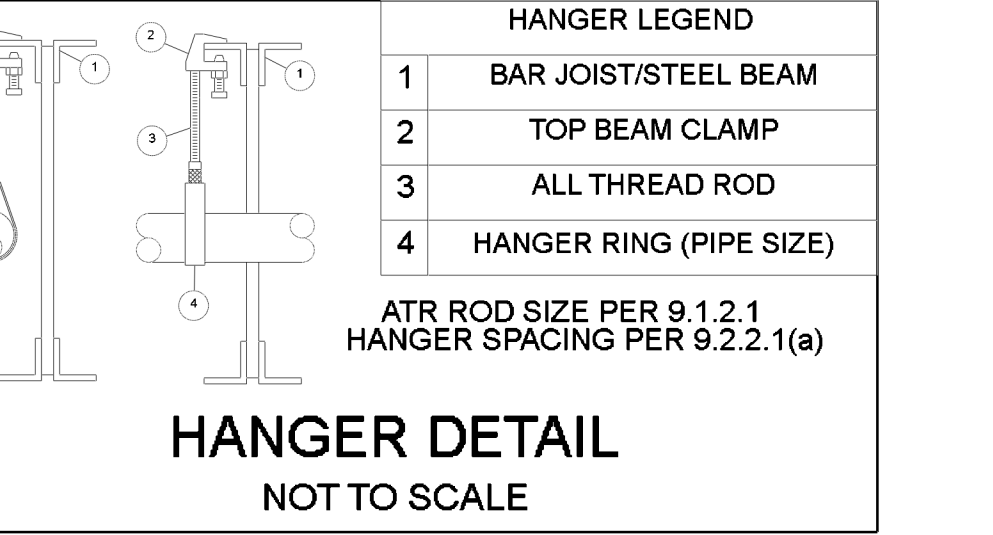
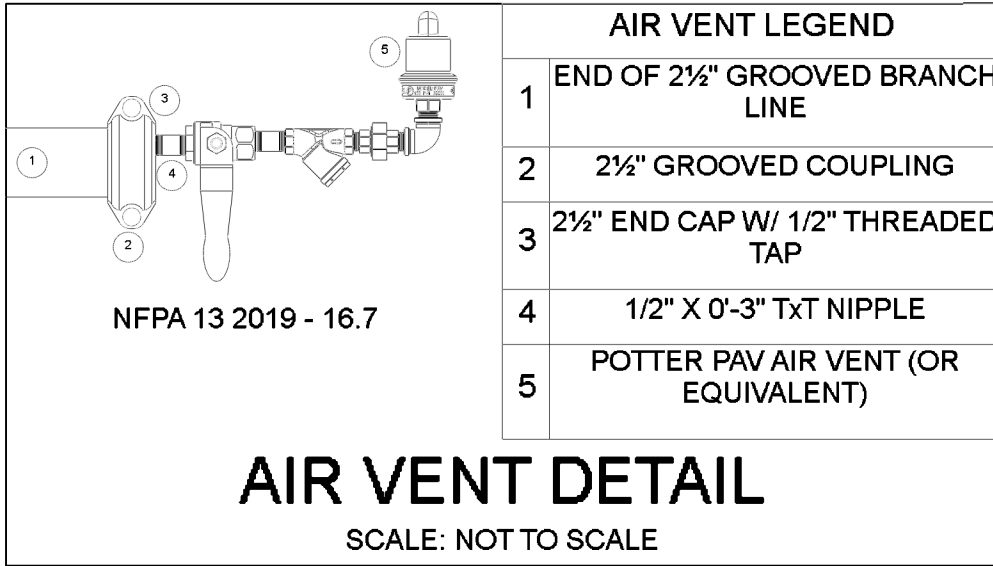
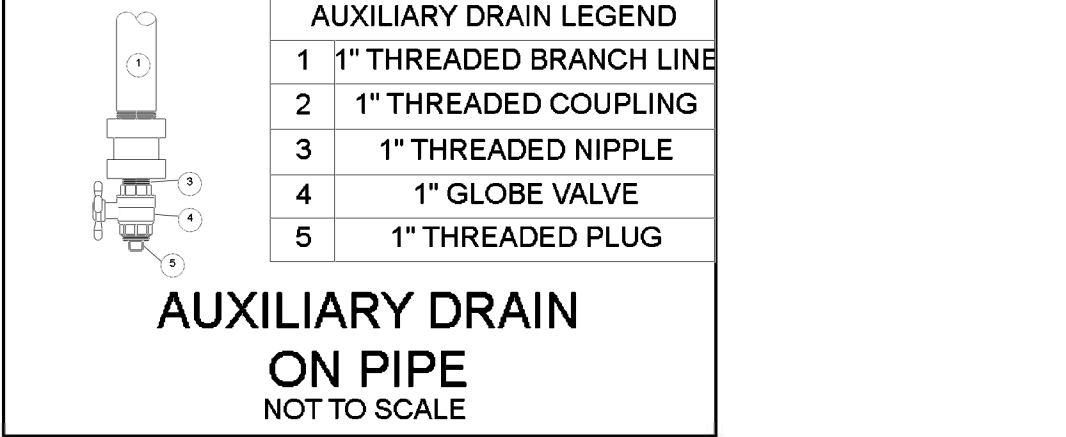
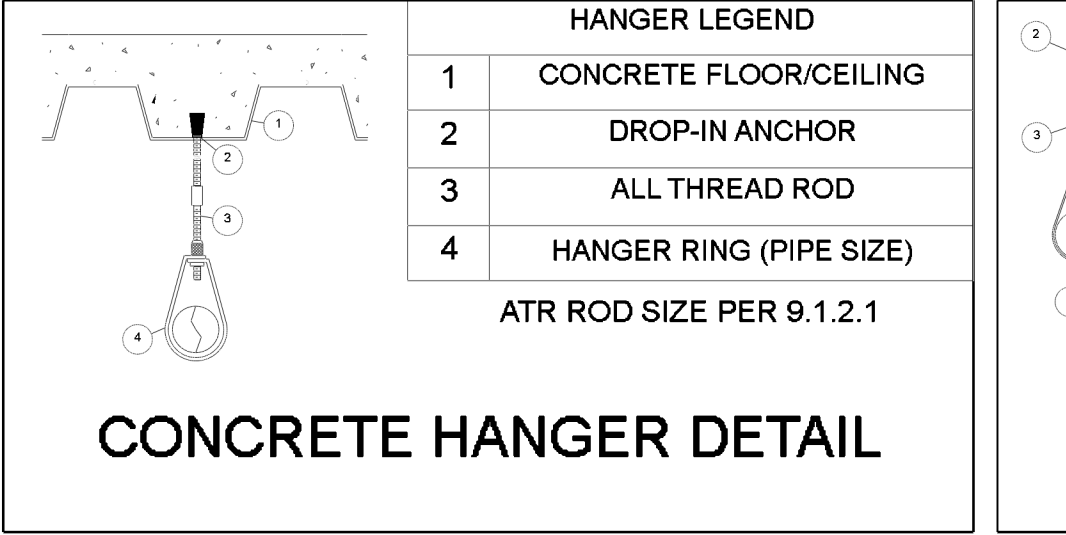
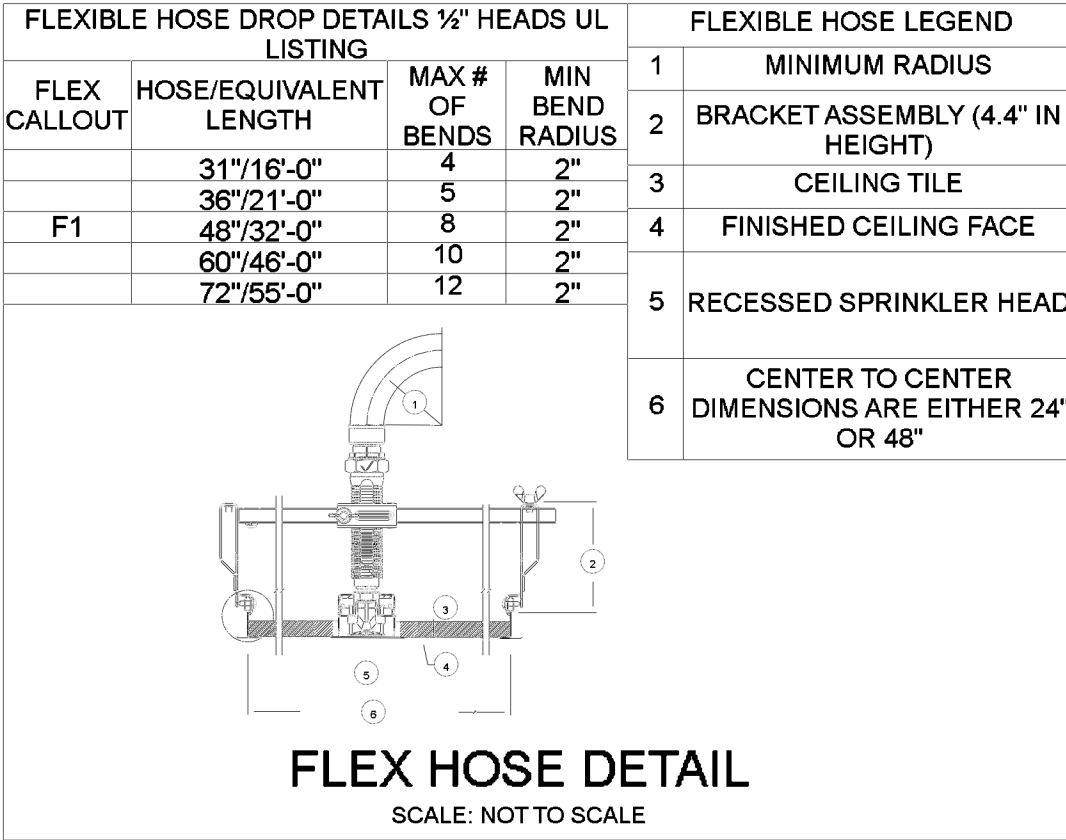
ACCELERATOR REQUIRED ONLY IF WATER DOES NOT REACH INSPECTORS TEST WITHIN 60 SEC.



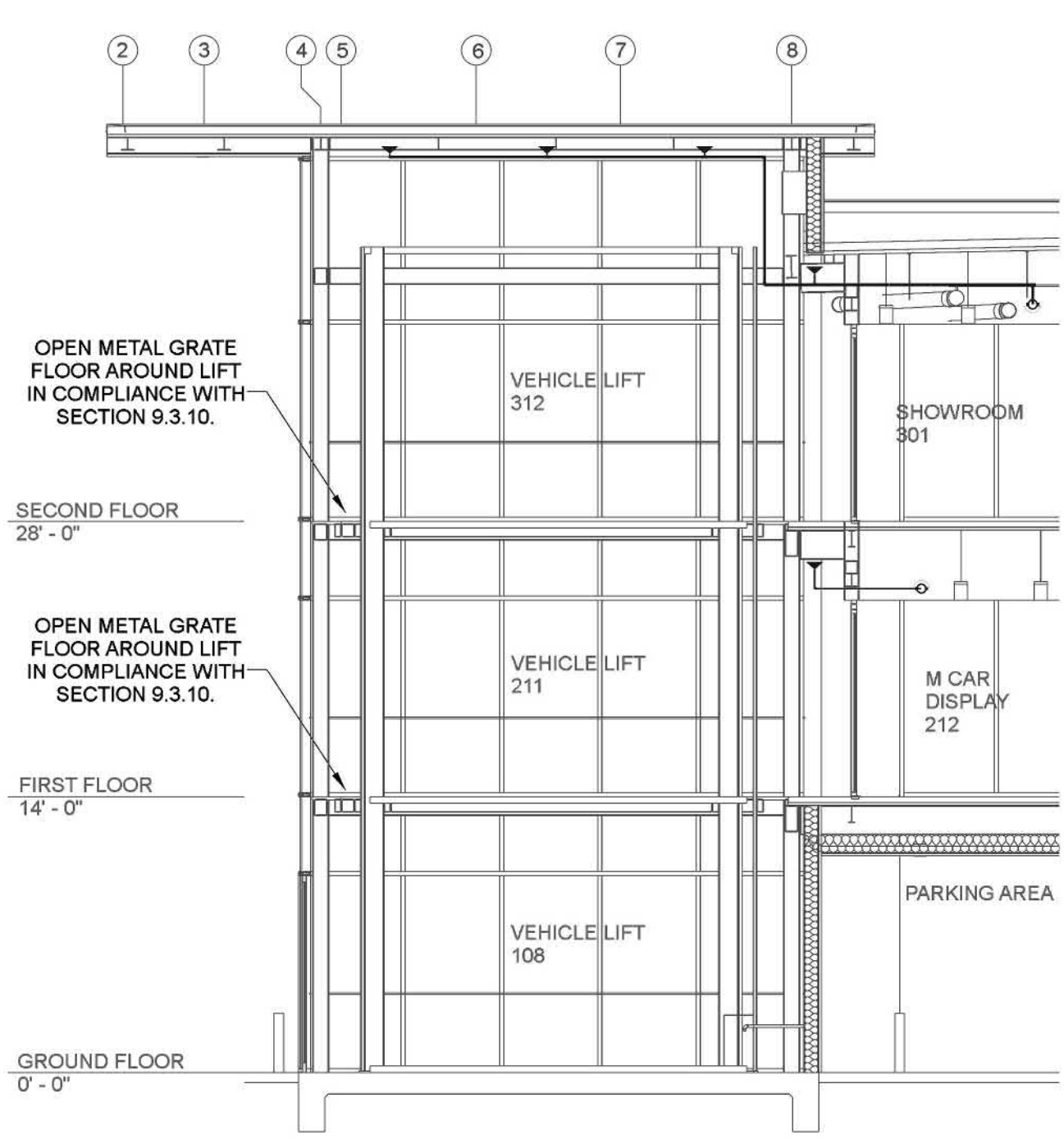
DRY TEST CONNECTION LEGEND	DRY TEST CONNECTION LEGEND
1 1-1/4" LINE	1 FURTHEST POINT OF HIGHEST BRANCH LINE
2 1" SPRING	2 1" OUTLET
3 1" THREADED TEE	3 1" ELBOW
4 BARREL LENGTH SIZE (USE CHART PROVIDED)	4 1" GLOBE VALVE
5 APPLY PIPE WRENCH TO INLET HOUSING TO INSTALL	5 1" PLUG
6 SPRINKLER BOOT	6 1" UNION WITH Y RESTRICTIVE ORIFICE
7 INSULATED CEILING STRUCTURE	7 1" GALVANIZED 45° ELBOW
8 MINIMUM CLEARANCE OPENING - 2 1/16" (88.3 MM)	
9 6" (152 MM) MINIMUM 5/16" (356 MM) MAXIMUM ALLOWANCE	

AMBIENT TEMPERATURE OF PROTECTED AREA OF THE DISCHARGE END OF THE SPRINKLER	EXPOSED BARREL AMBIENT TEMPERATURE
40°F (+4°C)	0
30°F (-1°C)	0
20°F (-7°C)	0
10°F (-12°C)	0
0°F (-18°C)	0
-10°F (-23°C)	0
-20°F (-29°C)	0
-30°F (-34°C)	0
-40°F (-40°C)	0
-50°F (-46°C)	0
-60°F (-51°C)	0

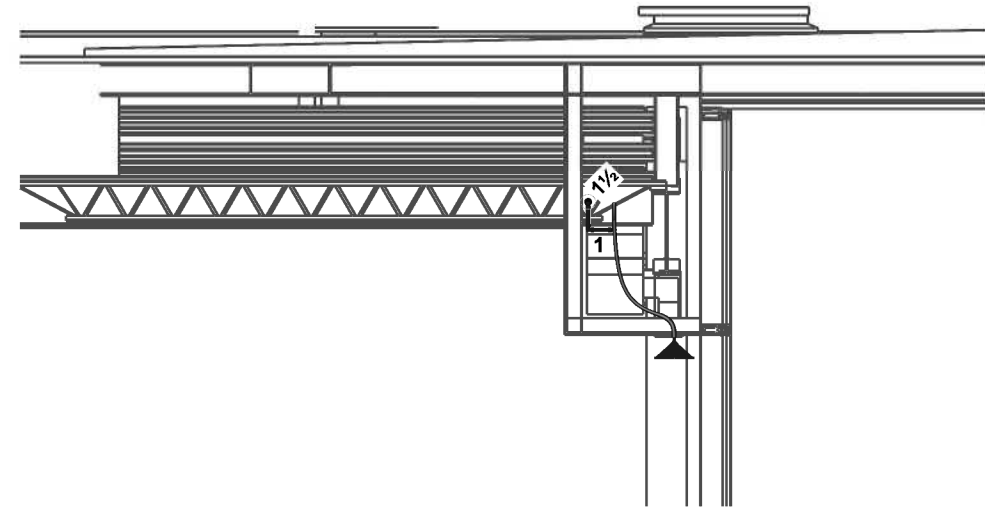
EXPOSED MINIMUM BARREL LENGTH (FACE OF TEE TO TOP OF CEILING)	LN. (MM)	LN. (MM)	LN. (MM)
0	0	0	0
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
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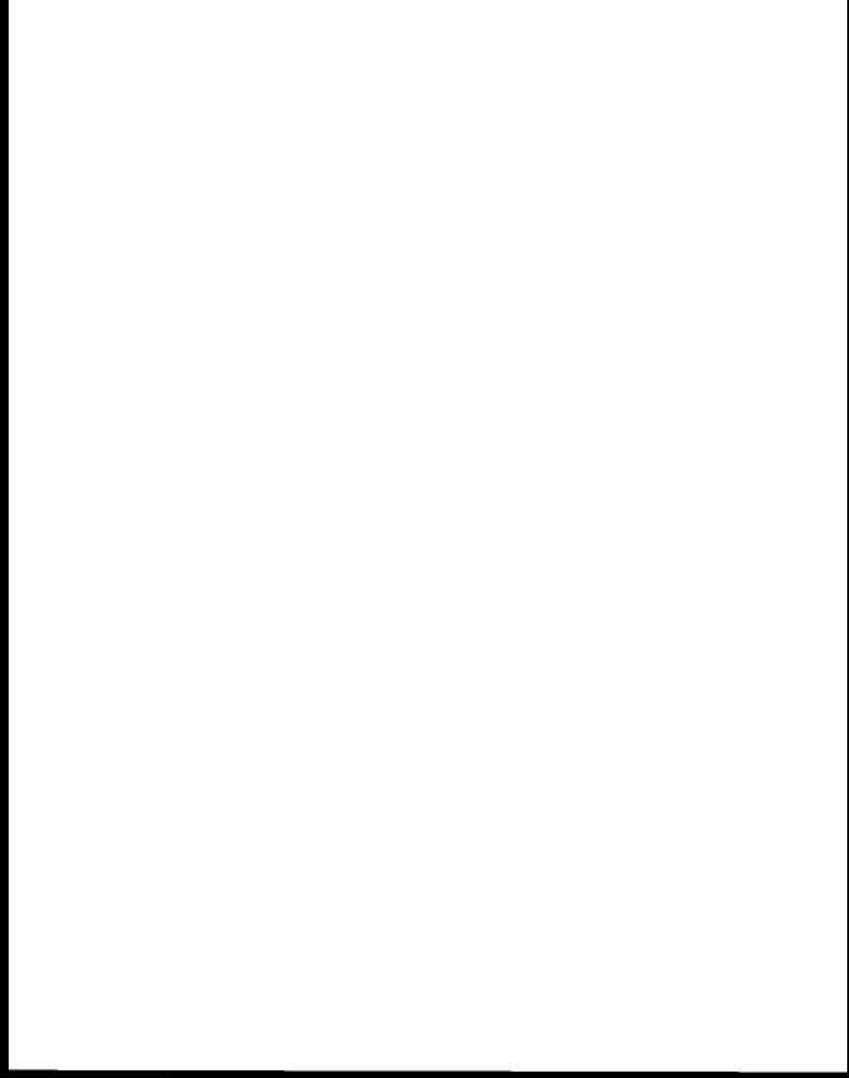
C ESCALATOR SECTION
SCALE: 1/8" = 1'-0"



D VEHICLE LIFT SECTION
SCALE: 1/8" = 1'-0"



E TYPICAL SOFFIT SECTION
SCALE: 1/8" = 1'-0"



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PIPE & FITTING TYPE			
	MAINS B.L.'S	THREADED	MAINS B.L.'S
SCHEDULE 40	☒	☒	☒
MEGA-FLOW	☐	☐	☐
MEGA-THREAD	☐	☒	☐
BLACK	☒	☒	☐
GALVANIZED	☐	☐	☐
UNDERGROUND	☐	☐	☐
PLASTIC C900	☐	☐	☐
DUCTILE IRON	☐	☐	☐



BUILDING & SYSTEM LEGEND	
SYMBOL	DESCRIPTION
	HYDRAULIC REFERENCE POINTS
	HANGER LOCATION & HANGER ROD LENGTH
	ELEVATION ABOVE FINISHED FLOOR
	ELEVATION BELOW TOP OF STEEL
	ELEVATION OF TOP OF STEEL
	CEILING HEIGHT
	TRAPEZE LOCATION

FLOW TEST INFORMATION			
STATIC PRESSURE	61 PSI	PITOT READING	47
RESIDUAL PRESSURE	57 PSI	TIME PERFORMED	9:30 A.M.
FLOW IN GPM	1150	DATE PERFORMED	11/22/2024
WHO PERFORMED TEST	AUSTIN / MCHENNY ST.		
	AUSTIN / GRAY ST.		

REVISION DATES		
	FIRE PUMP ADDITION IN RISER ROOM	5/6/25

SYMBOL	MODEL	S.I.N. #	QTY	SIZE	K	TEMP	COLOR
SEE SYSTEM SHEETS FOR SPRINKLER NOTES							
	VICTAULIC	V2704	4	V2704 5.6K 155	BRASS		
	VICTAULIC (W/SPRINK)	V2704	3	V2704 5.6K 155	BRASS		
	VICTAULIC	V3402	40	V3402 8.0K 155	BRASS		
	VICTAULIC (W/SPRINK)	V3402	3	V3402 8.0K 155	BRASS		
	VICTAULIC	V2708	18	V2708 5.6K 155	WHITE		
	VICTAULIC	V3802	62	V3802 5.6K 155	WHITE		
	VICTAULIC (DRY)	V3506	-	V3506 5.6K 155	WHITE		
	VICTAULIC	V2710	-	V2710 5.6K 155	CHROME		
	VICTAULIC	V2710	130	V2710 5.6K 155	CHROME		
	TOTAL						

GENERAL CONTRACTORS NAME AND ADDRESS	
SPD CONSTRUCTION LLC	
9545 KATY FWY, STE. 210	
HOUSTON, TX 77024	

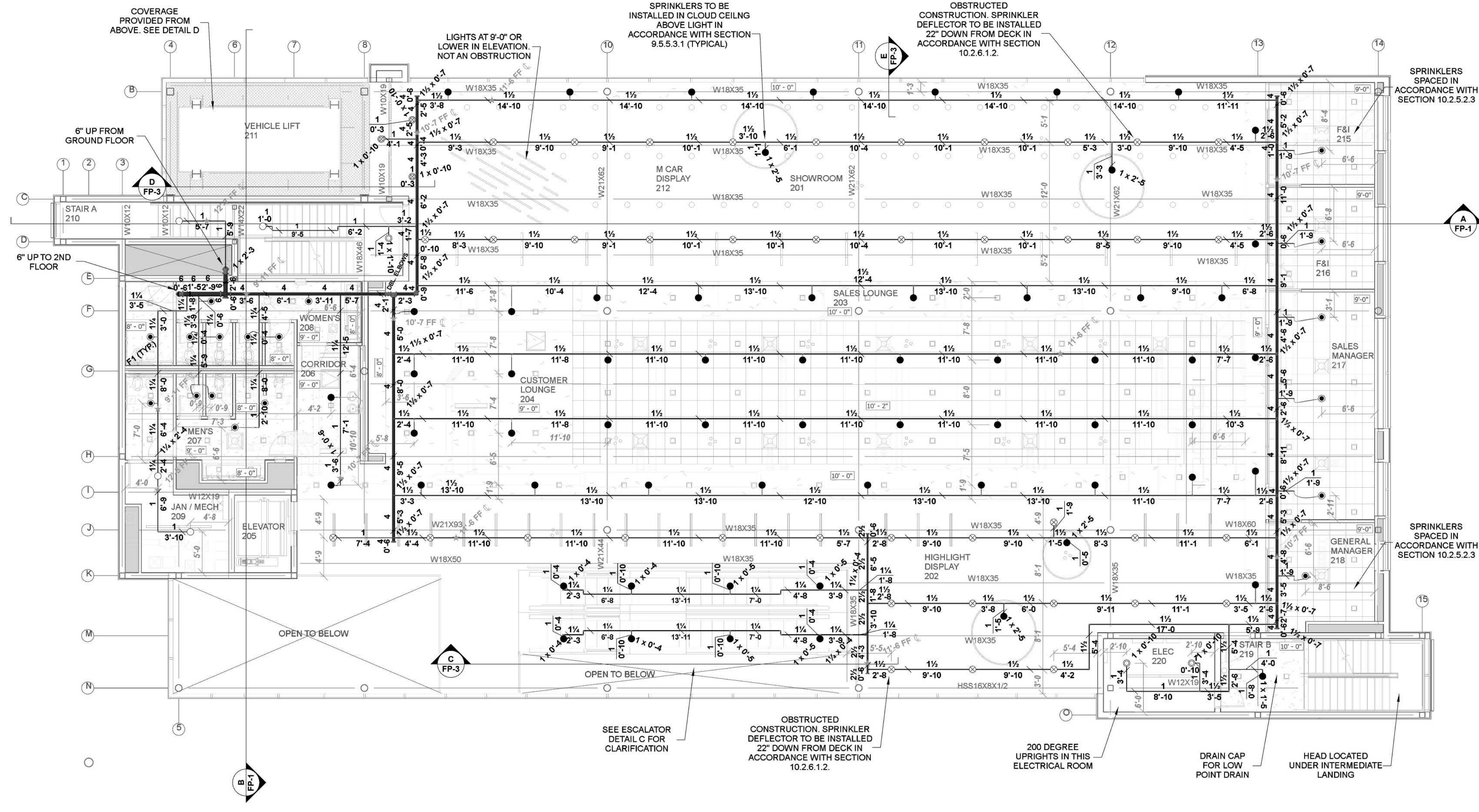
ADVANTAGE
BMW MIDTOWN

1305 GRAY STREET
HOUSTON, TX 77002

DRAWN BY: SPENCER M
SPRINKLERS ON JOB: 387
DATE: 5/12/25

CONTRACT NO: PC24-3132
SPRINKLERS ON THIS SHEET: 130
SHEET NO: FP3

APPROVAL BY: HOUSTON FIRE AUTHORITY

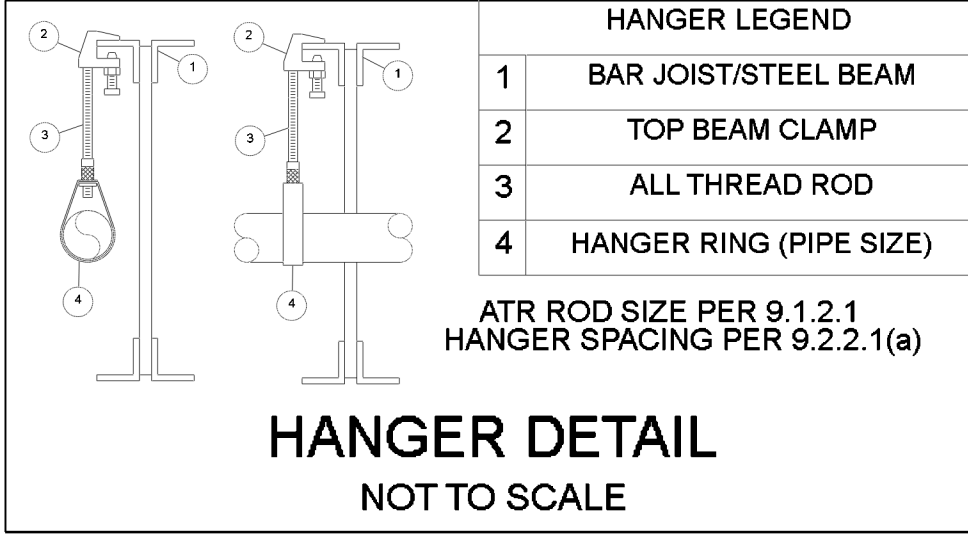
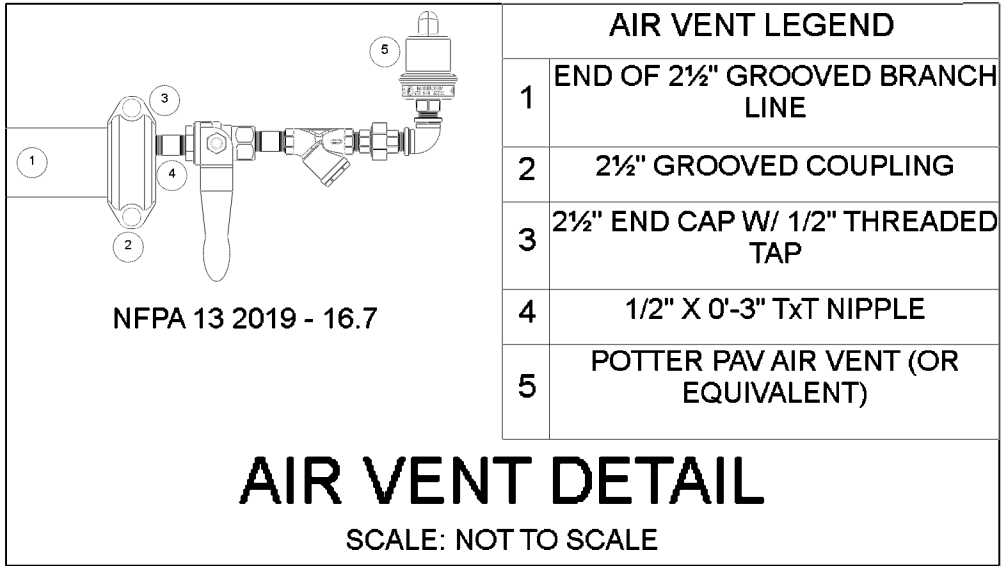
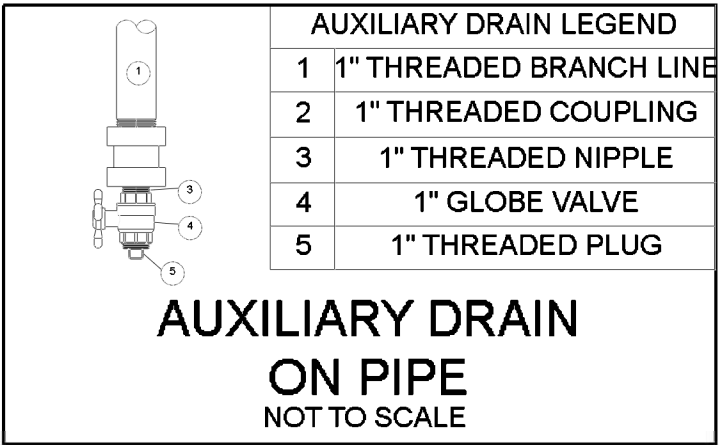
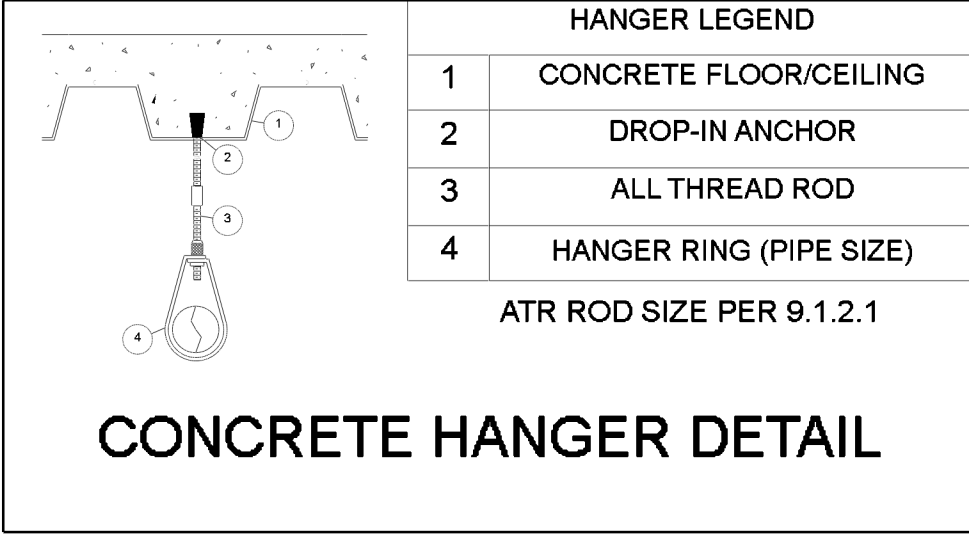
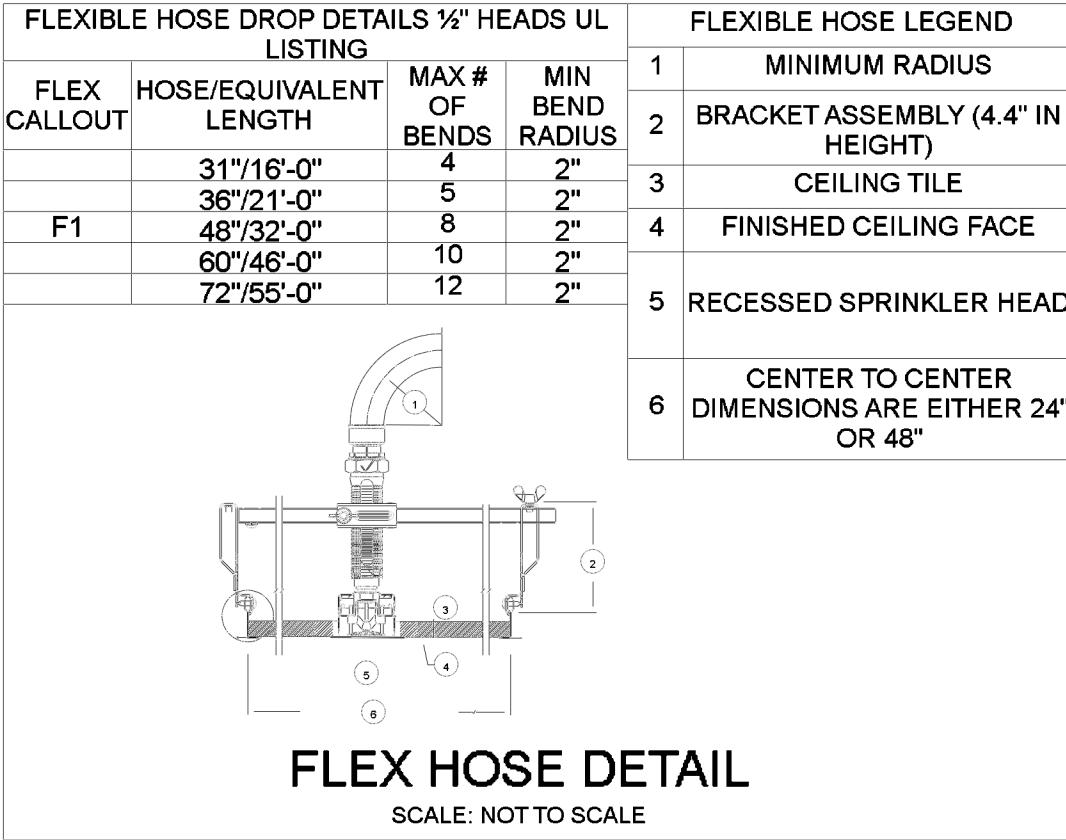


1ST FLOOR FIRE SPRINKLER PLAN
1/8" = 1'-0"

STRUCTURE LEGEND

	OPEN WEB JOISTS
	I BEAMS OVER 10' IN DEPTH OR ABOVE CEILING
	I BEAMS OVER 10' IN DEPTH

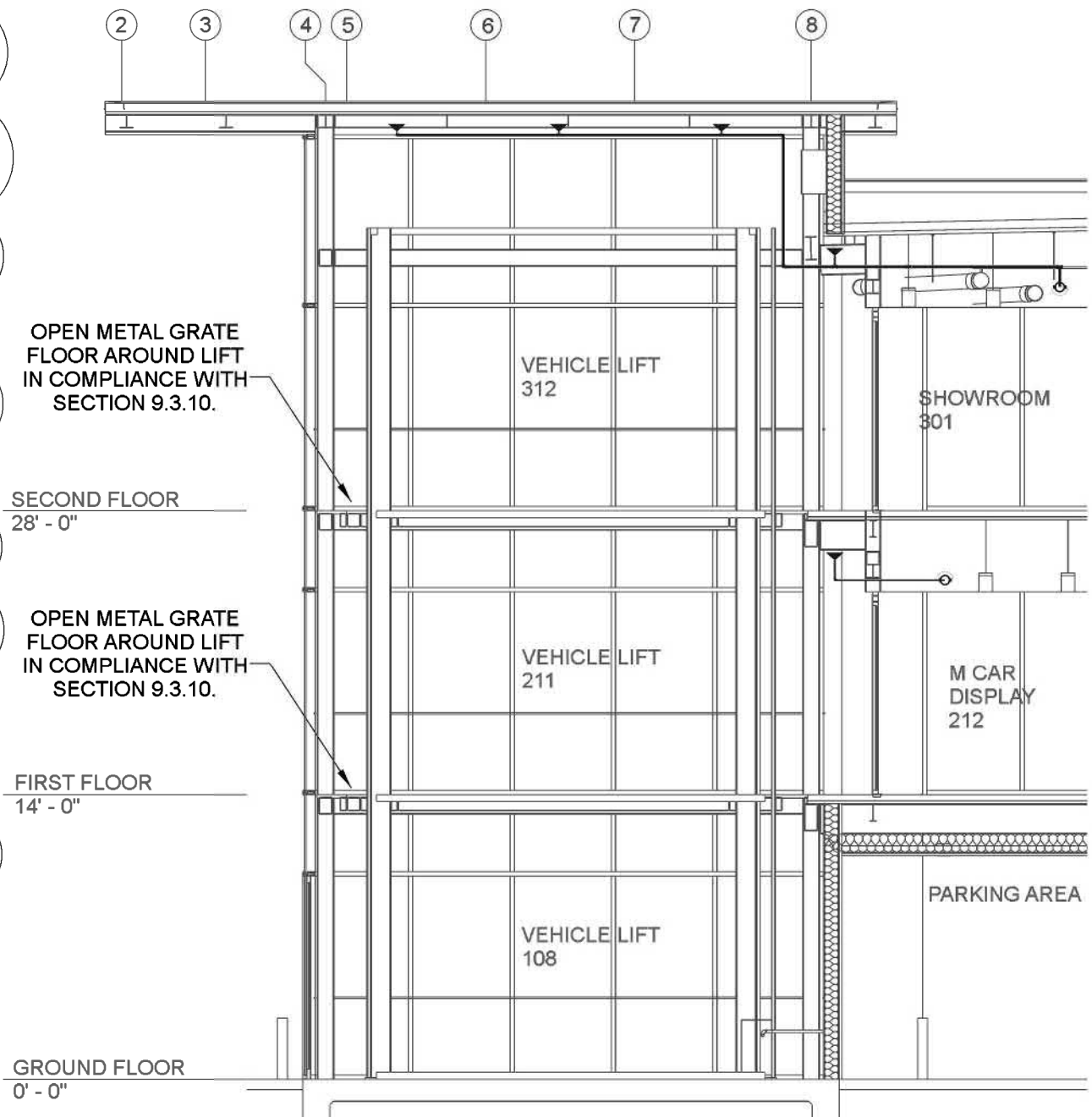
ISSUE FOR PERMIT



Hydraulically Calculated System

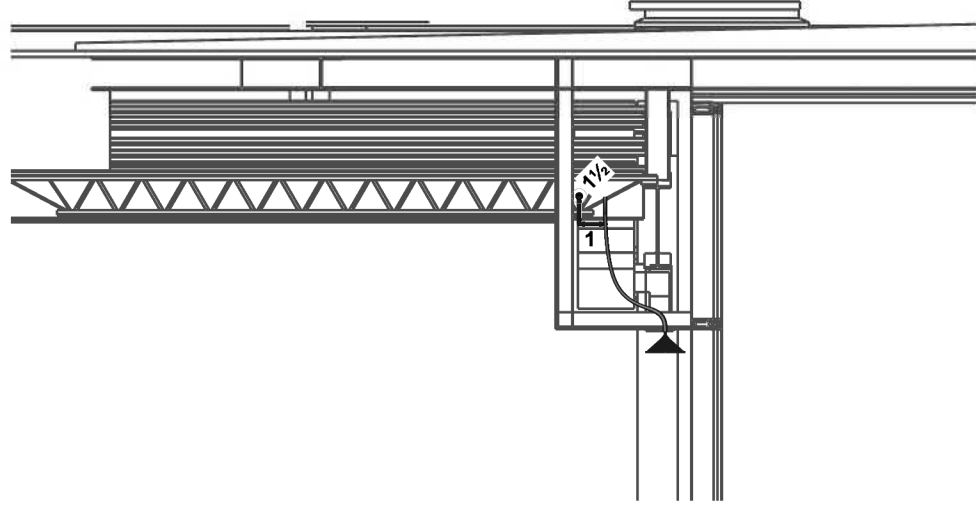
This system as shown on [ALLIED FIRE PROTECTION] company print no. FP-4 dated 5-12-25 for ADVANTAGE BMW MIDTOWN at SYSTEM NUMBER 2 cont. no. PC24-3132 is designed to discharge at a rate of .15 gpm (L/min per sq ft (m2) of floor area over a maximum area of 1500 (ACTUAL 1507) sq ft (m2) when supplied with water at the rate of 719.5 gpm (L/min) at 43.0 psi (bars) at the base of the riser. Hose stream allowance of 250 gpm (L/min) is included in the above. Occupancy classification ORDINARY HAZARD 1 Commodity classification N/A Maximum storage height PER NFPA ALLIED FIRE PROTECTION LP 24 HOUR SERVICE 1-800-804-2600

SAFETY FACTOR: 58.1 PSI / 98.0%
REMOTE AREA 2 WAS CALCULATED USING THE DENSITY AREA METHOD



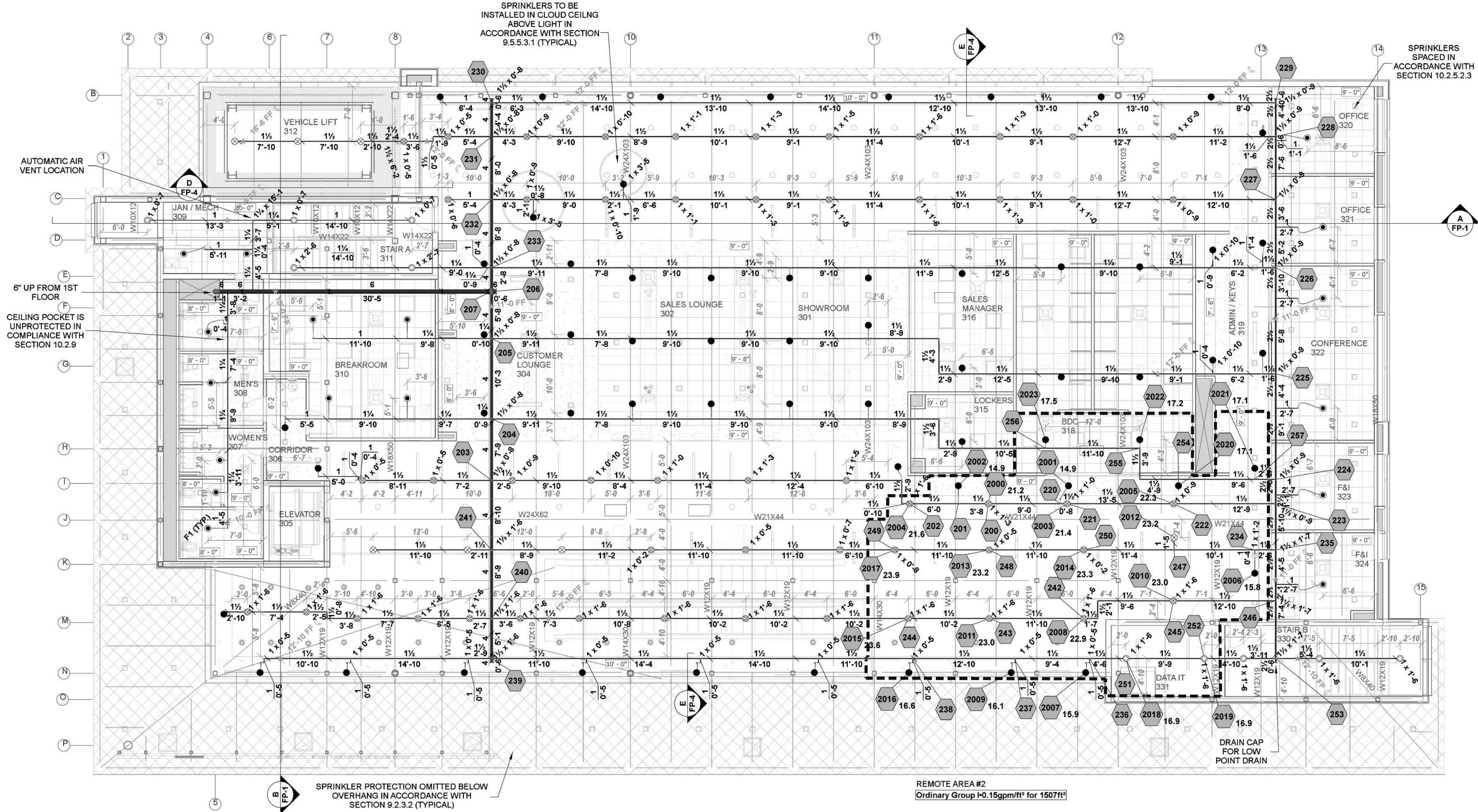
VEHICLE LIFT SECTION

SCALE: 1/8" = 1'-0"



TYPICAL SOFFIT SECTION

SCALE: 1/8" = 1'-0"



STRUCTURE LEGEND

- OPEN WEB JOISTS
- BEAMS UNDER 10" IN DEPTH OR ABOVE CEILING
- BEAMS OVER 10" IN DEPTH

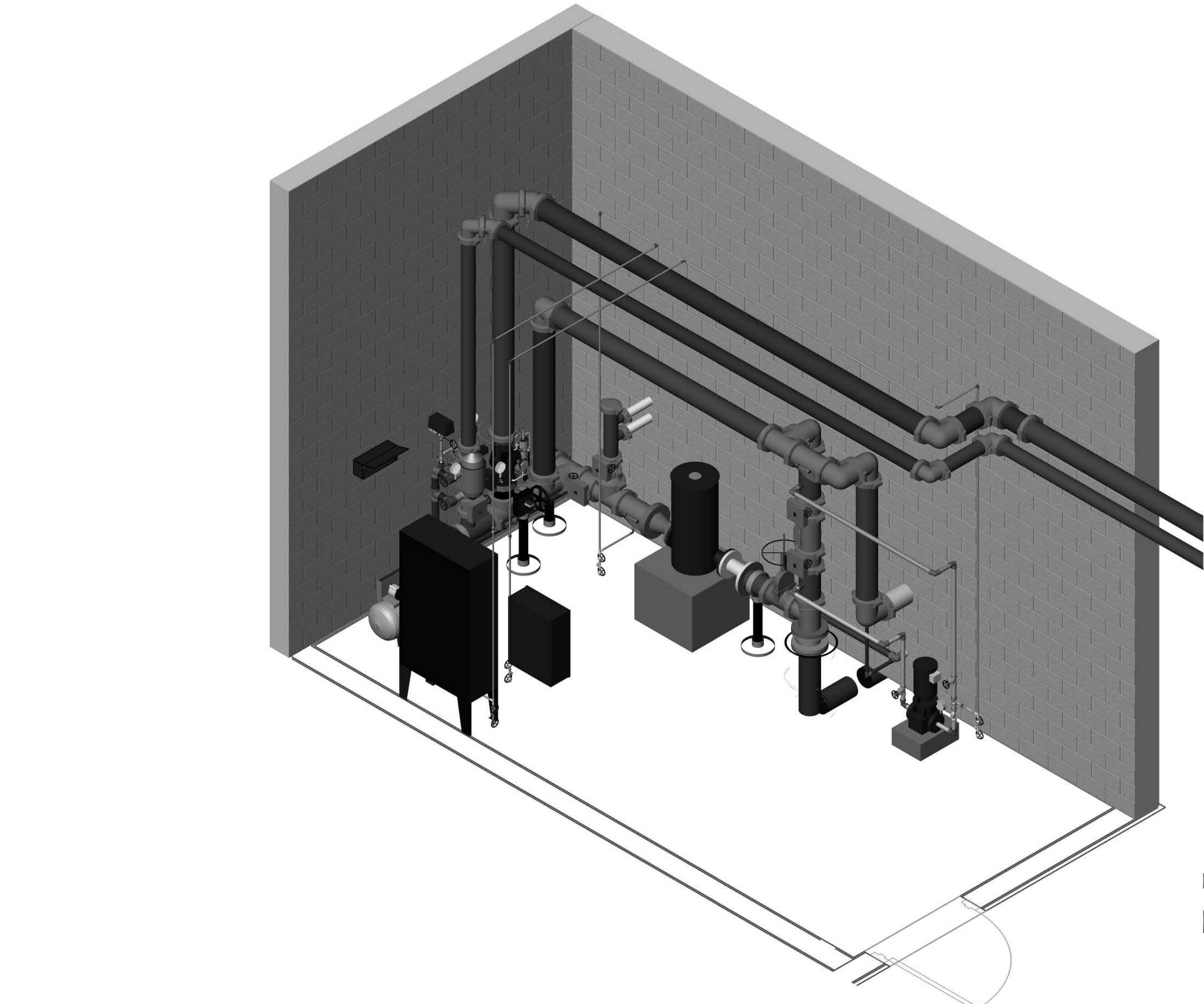
2ND FLOOR FIRE SPRINKLER PLAN

1/8" = 1'-0"

0' 2" 4" 8" 16"
1/8" = 1'-0"



ISSUE FOR PERMIT



FIRE PUMP SENSING LINE

JOCKEY PUMP SENSING LINE

FIRE PUMP BYPASS

TEST HEADER

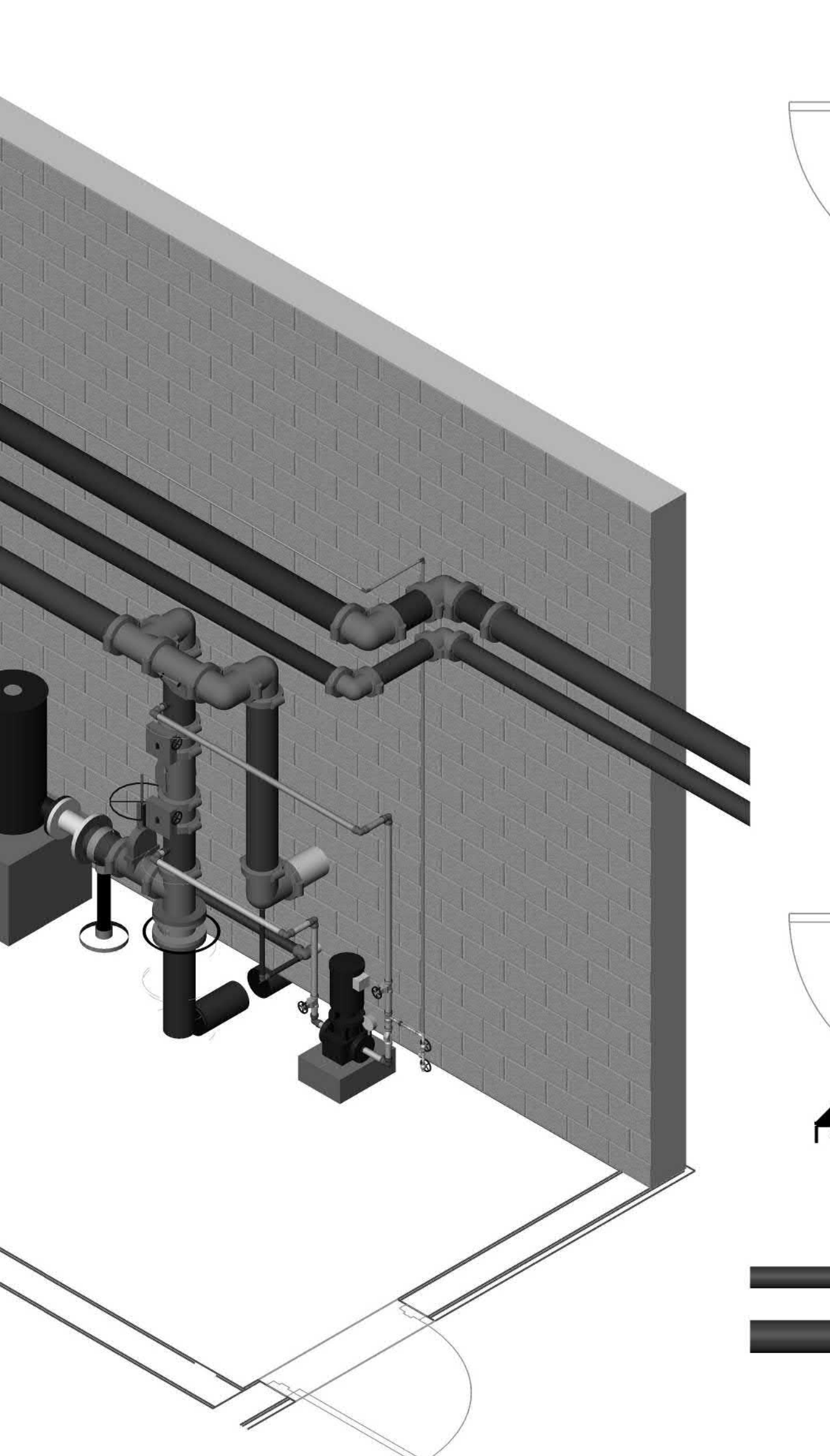
1/4" DISCHARGE JOCKEY PUMP PIPING

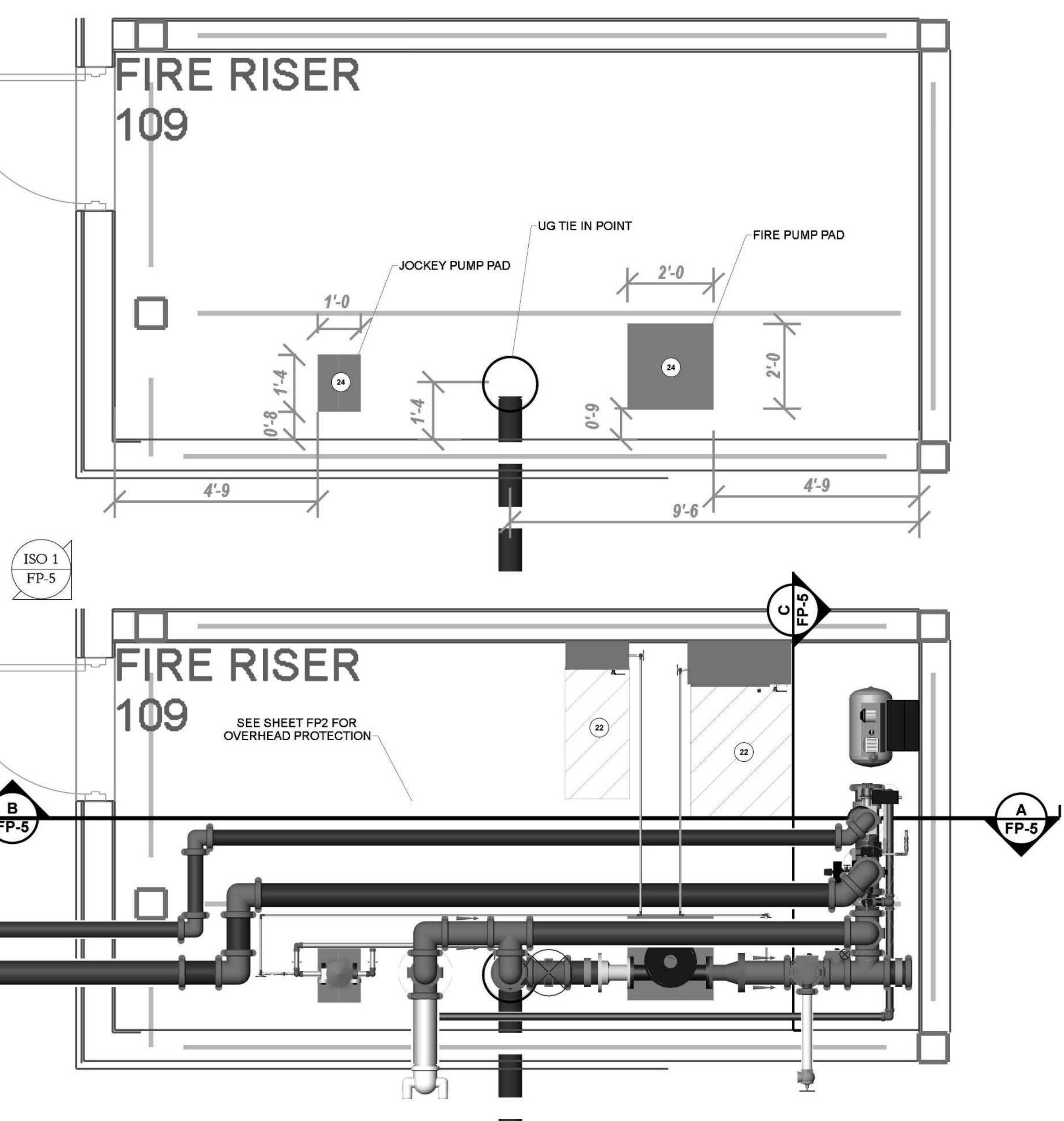
FDC

1/4" SUCTION JOCKEY PUMP PIPING

DRAIN PIPING

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24







DRAWN BY:	SPENCER M	CONTRACT NO:	PC24-3132
SPRINKLERS ON JOB:	387	SPRINKLERS ON THIS SHEET:	0
DATE:	5/12/25	SHEET NO:	FP5
APPROVAL BY:	HOUSTON FIRE AUTHORITY		

ISSUE FOR PERMIT