

SUBMITTAL

NO SPRINKLERS REQUIRED IN:
BATHROOMS 55 SQ.FT. OR LESS IN AREA
PER NFPA 13D SECTION 8.6.2
CLOSETS 24 SQ.FT. OR LESS IN AREA
PER NFPA 13D SECTION 8.6.3

PROJECT SQUARE FOOTAGES

LOWER FLOOR = 3085 S.F.
MAIN FLOOR = 4235 S.F.

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"

PROJECT SUMMARY:

PROJECT NAME: 7103 VILLANDRY CIRCLE
PROJECT ADDRESS: 7103 VILLANDRY CIRCLE, TRUCKEE, CA
APN: 106-440-022-000
PROJECT TYPE: ☒ NEW ☐ T.I.
TYPE OF CONSTRUCTION: V
OCCUPANCY GROUP(S): R3
OCCUPIED LEVELS: 2
TOTAL SPRINKLERED AREA: 7320 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: 66
SPECIAL NOTES: SEE FIRE SPRINKLER NOTES THIS SHEET

SPRINKLER SPACING

- A SINGLE PENDENT SPRINKLER MAY BE SPACED AT A MAXIMUM OF 16'X16' (256SQ. FT.) OR UP TO 8' OFF A WALL (MINIMUM 8'-0" BETWEEN SPRINKLERS)
- TWO OR MORE HEADS IN A COMPARTMENT SHALL BE SPACED AT A MAXIMUM OF 16'X16' (256SQ. FT.) OR UP TO 8' OFF A WALL UNO. (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

	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	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0						
lightwall																
Threaded lightwall steel	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	N/A	N/A	N/A					
pipe																
Copper tube	8-0	8-0	10-0	10-0	12-0	12-0	15-0	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						

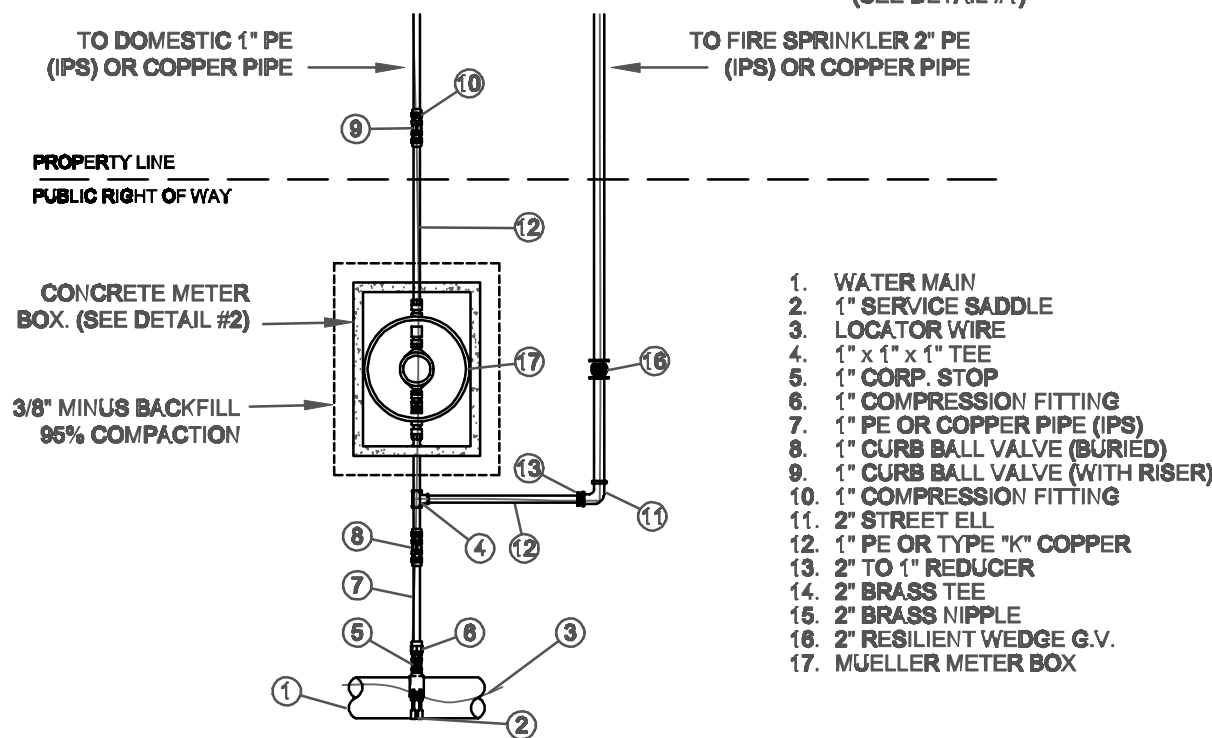
PIPE VOLUMES: (CPVC)

TOTAL PIPE FOOTAGE AND CAPACITY:
1" = 747' (36.94 GAL)
1-1/4" = 7' (0.55 GAL)

TOTAL VOLUME: ±37.50 GALLONS

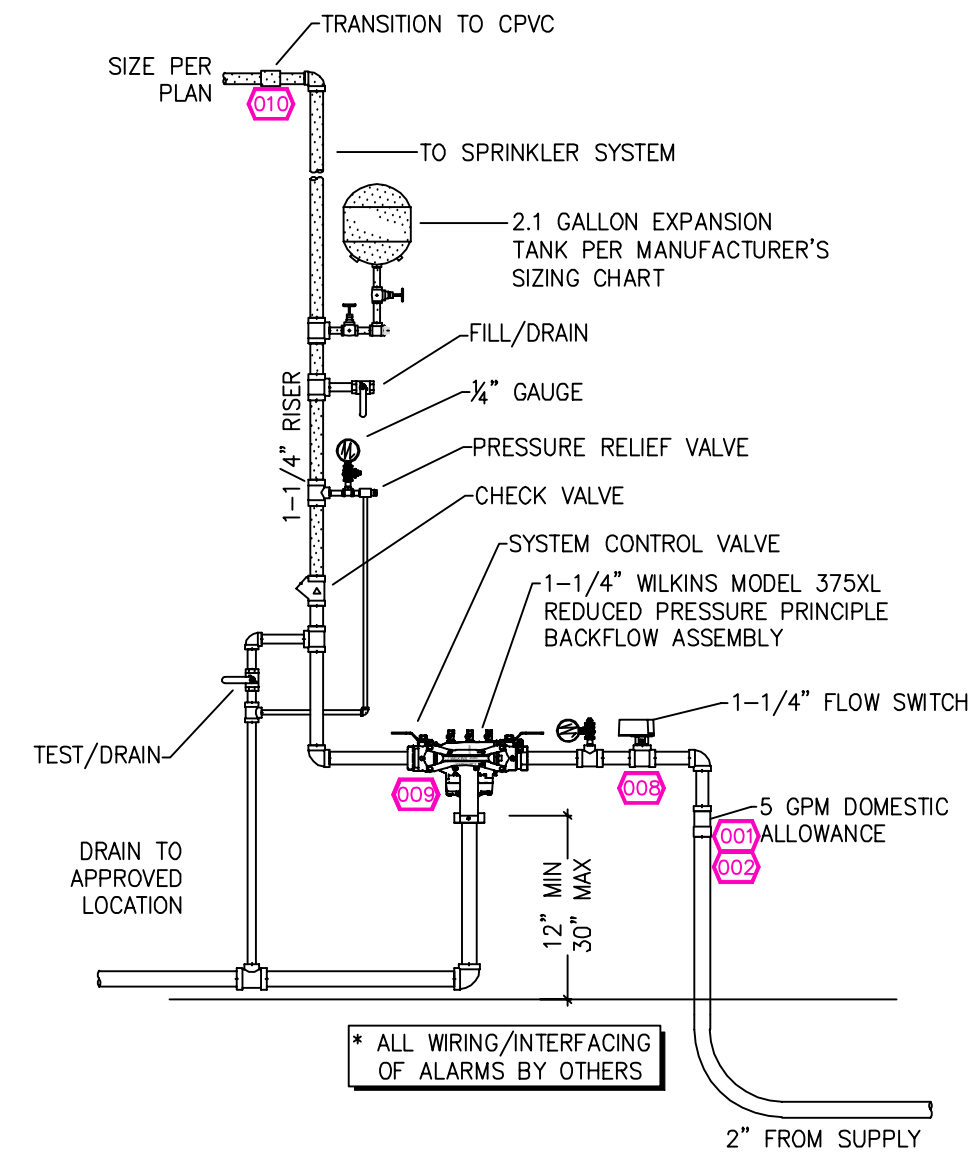
Nominal Pipe Diameter (in.)	Pipe Schedule 40 Schedule 10 CPVC		
	(gal)	(gal)	(gal)
1	0.045	0.049	0.049
1 1/4	0.078	0.085	0.079
1 1/2	0.106	0.115	0.104
2	0.174	0.190	
2 1/2	0.248	0.283	

PLAN VIEW



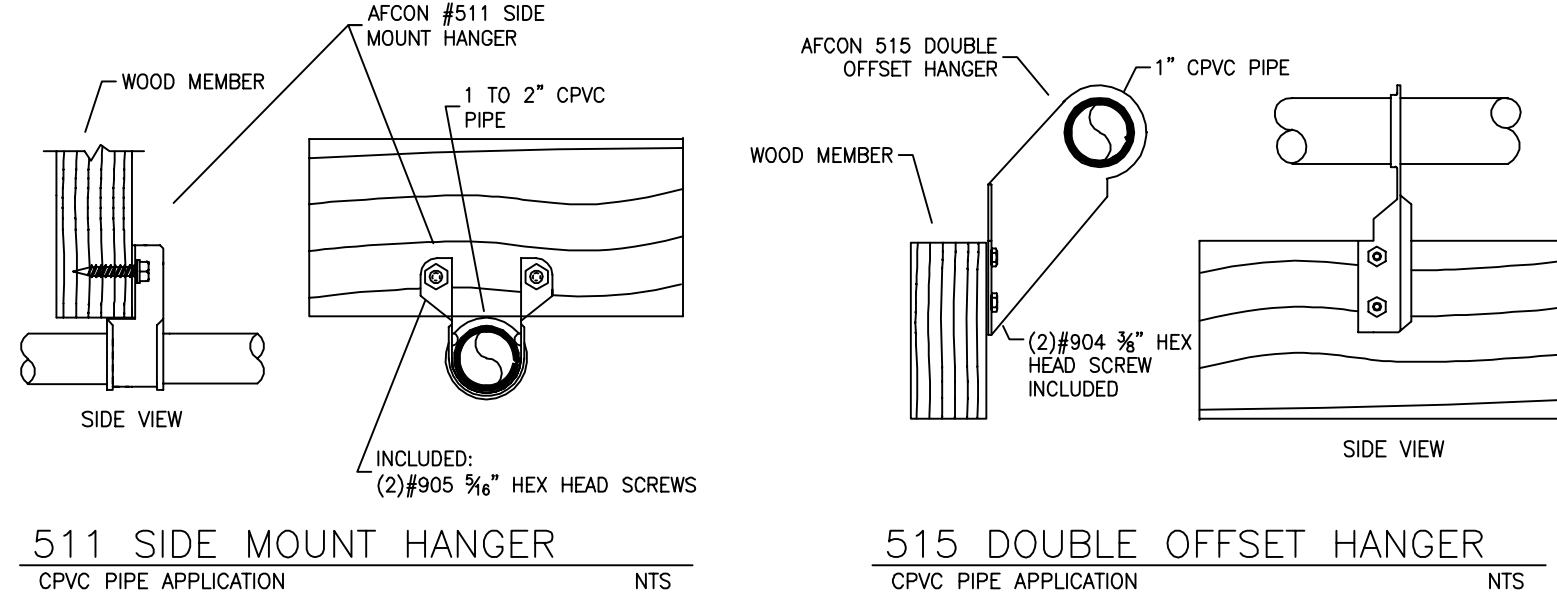
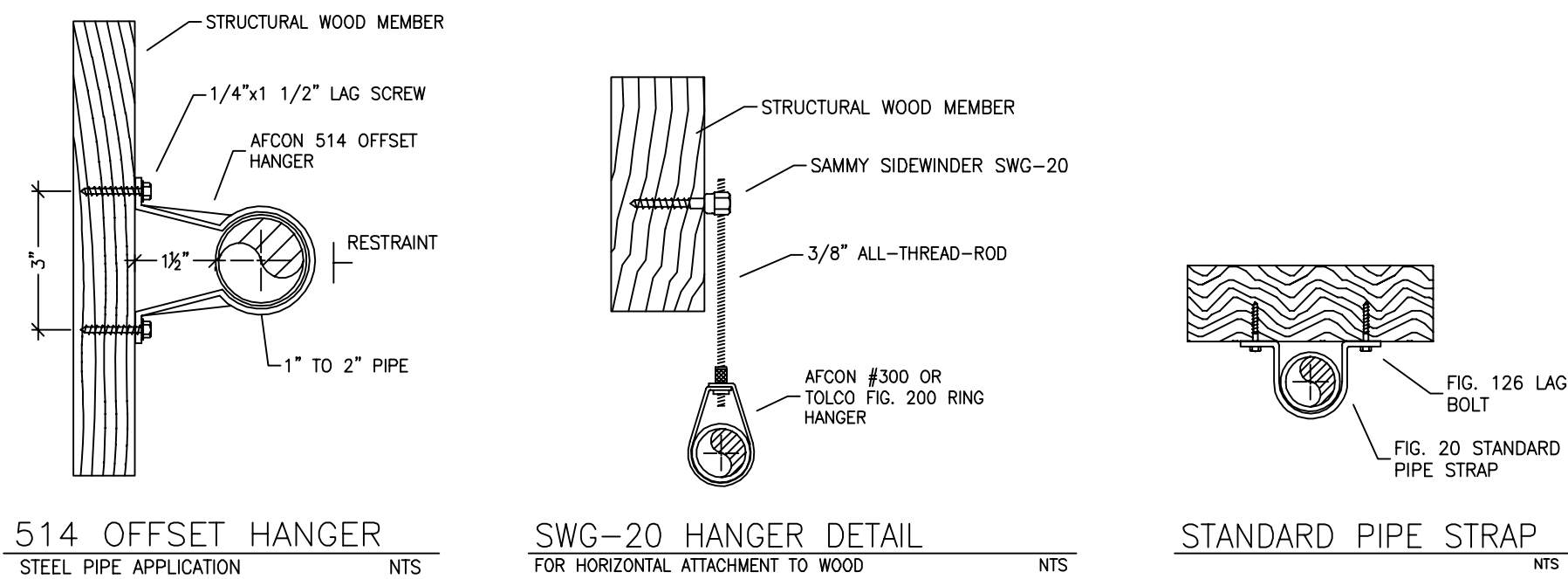
1 WATER METER DETAIL

SCALE: NTS

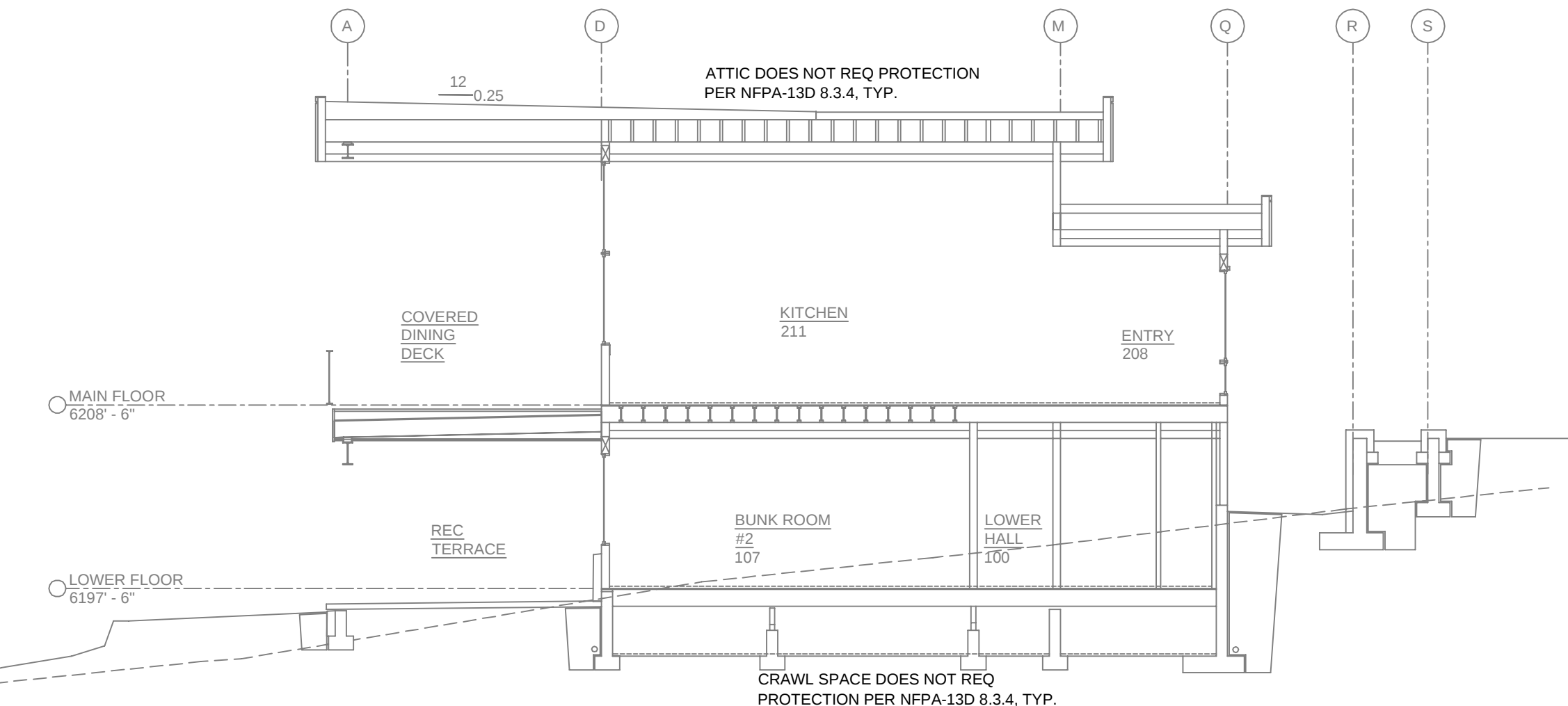
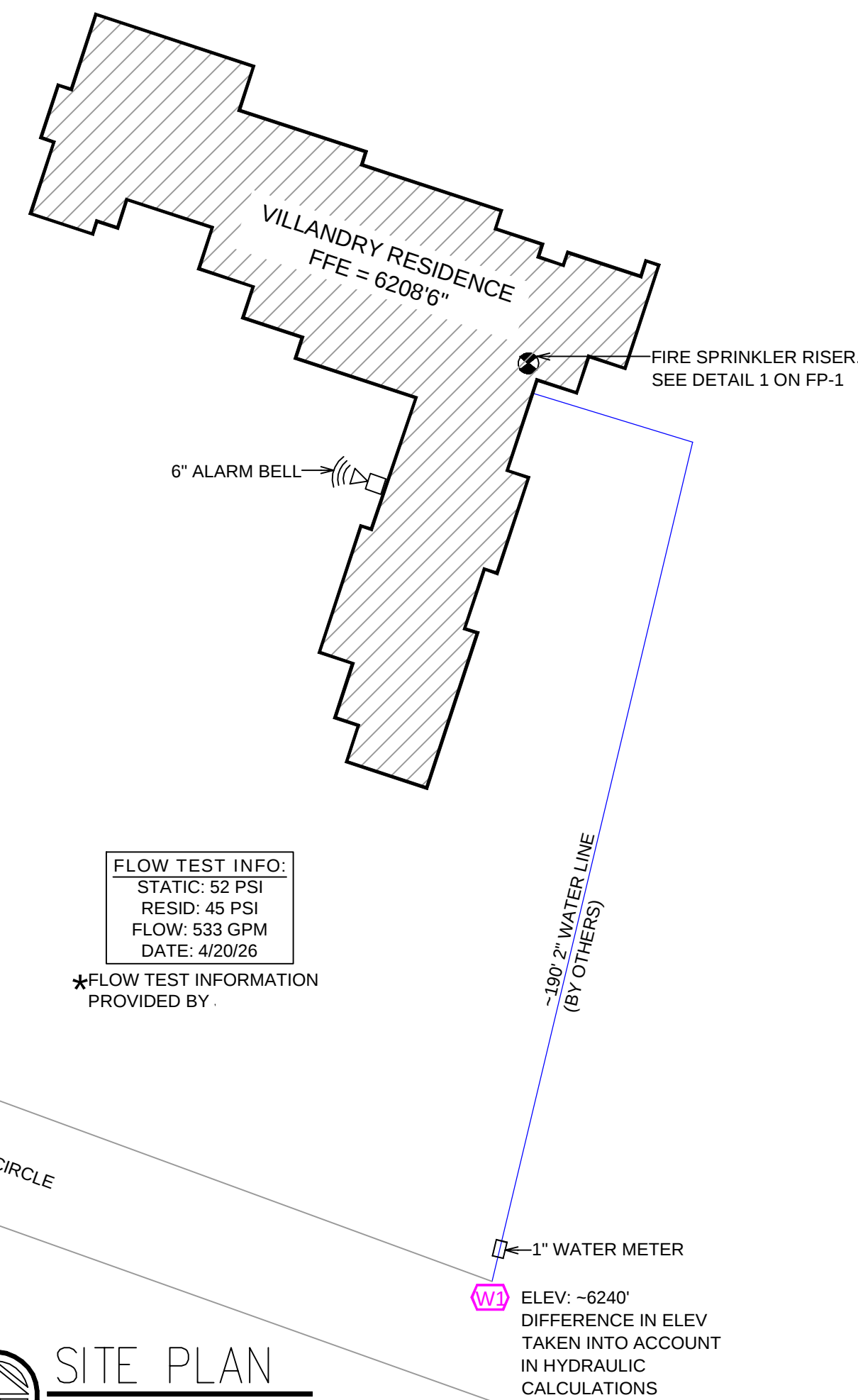


1 RISER DETAIL

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



HANGER DETAILS



A BUILDING SECTION

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

NO. DATE		REVISIONS		DRAWN CHECKED					
GENERAL CONTRACTOR: AUTHORITY HAVING JURISDICTION:									
TOWN OF TRUCKEE BUILDING DIVISION									
ADDRESS: 10183 TRUCKEE AIRPORT RD									
CITY: TRUCKEE, CA 96161									
PHONE: 530-582-7820									
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 13D 2022									
2. THIS SPRINKLER SYSTEM IS HYDRAULICALLY CALCULATED IN ACCORDANCE WITH NFPA 13D 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 2 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 13D 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.
⊗	56	CONCEALED	SENJU	RC-RES	1/2"	4.9	162	WHITE	SS8464
⊗	1	CONCEALED	SENJU	RC-RES	1/2"	4.9	205	WHITE	SS8464
⊗	9	SEM-RECESS	SENJU	FR-RES	1/2"	4.9	205	WHITE	SS4451
66 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						
⊕	GRID OR THRD CAP		→ AUX DRAIN						
⊕	GRID COUPLING		→ REVISION NOTATION						
⊕	TYPICAL POINT OF CONNECTION (POC)		→ LOCAL ALARM						
SITE LOCATION:									
PROJECT NAME: FIRE SPRINKLER PLANS FOR									
7103 VILLANDRY CIRCLE									
7103 VILLANDRY CIRCLE MARTIS CAMP LOT 643 TRUCKEE, CA 96161									
STAMP:									
DRAWING TITLE:									
FIRE SPRINKLER PLAN									
SCALE: 1/8" = 1'-0"					JOB NO.: 26-6005				
DRAWN BY:					DWG NO.:				
BORN ON DATE: 5/5/2026					FP-1				
FILE:					SHEET 1 OF 2				

REMOTE AREA 1

Hydraulically Calculated System

This system as shown on

Fire Protection Plan

company print no.

FP1

 dated

5/4/2026

for

7103 VILLANDRY CIRCLE

at

PRIMARY BEDROOM

 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 13D - 2 SPRINKLERS sq ft (m²) when supplied

with water at the rate of

31.2

 gpm (L/min)

at

26.4

 psi (bars) at the base of the riser.

Hose stream allowance of

5

 gpm (L/min)

is included in the above.

Occupancy classification

1D UNF TRNG

Commodity classification

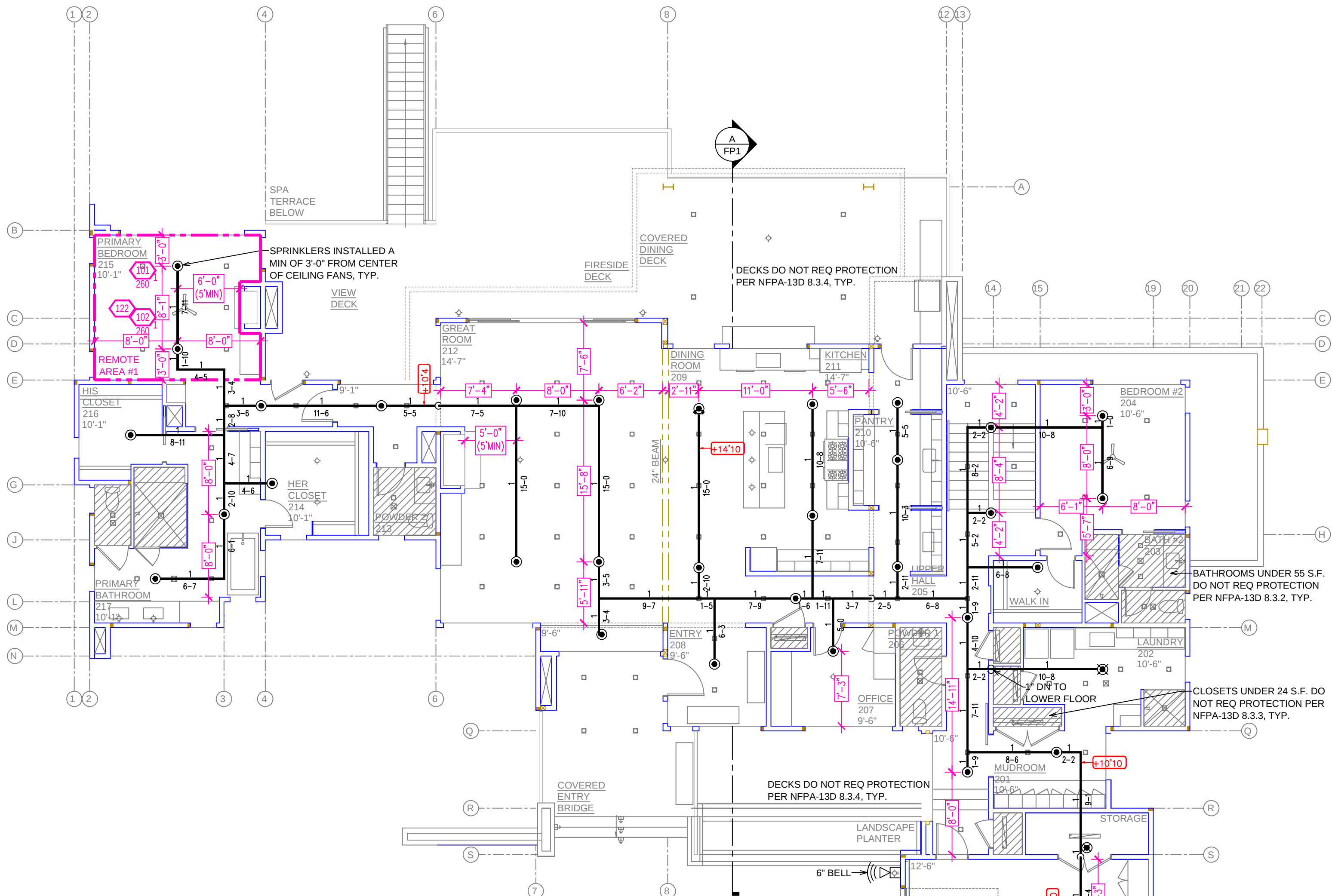
NA

Maximum storage height

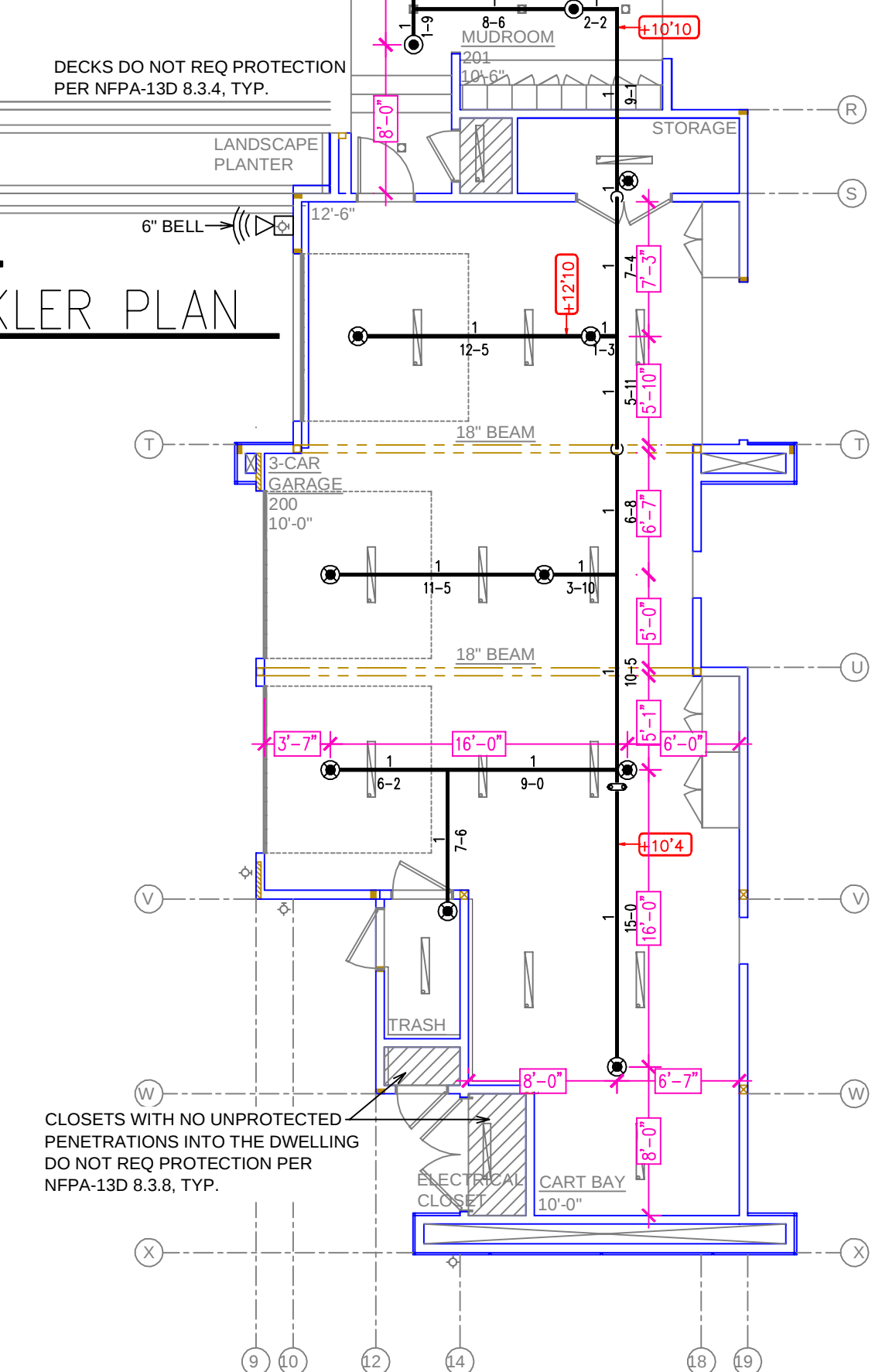
NA

Safety factor

5.5



UPPER FLOOR FIRE SPRINKLER PLAN
SCALE: 1/8" = 1'-0"



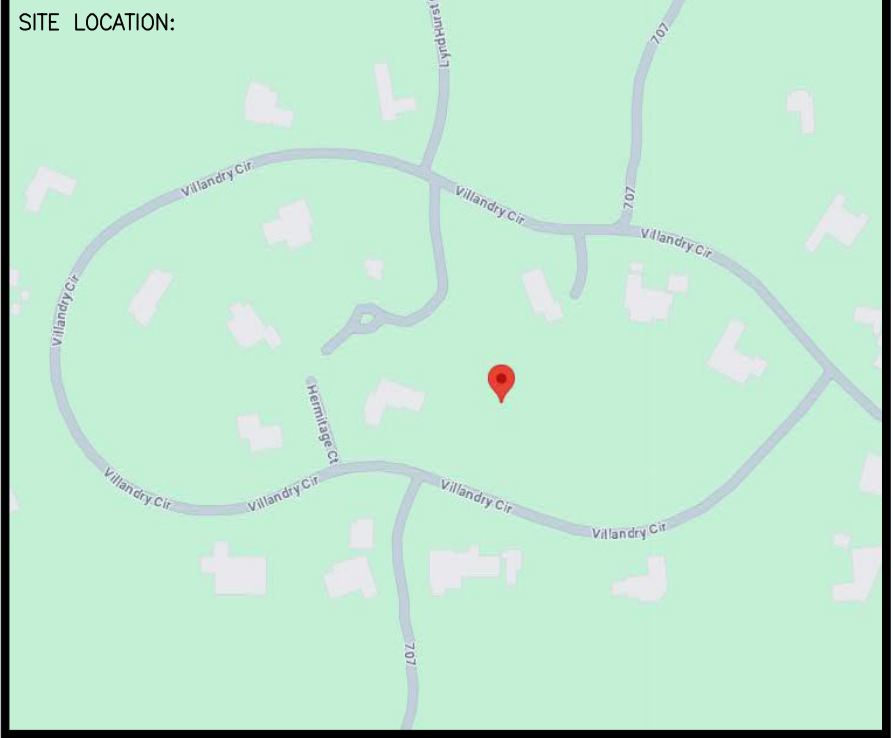
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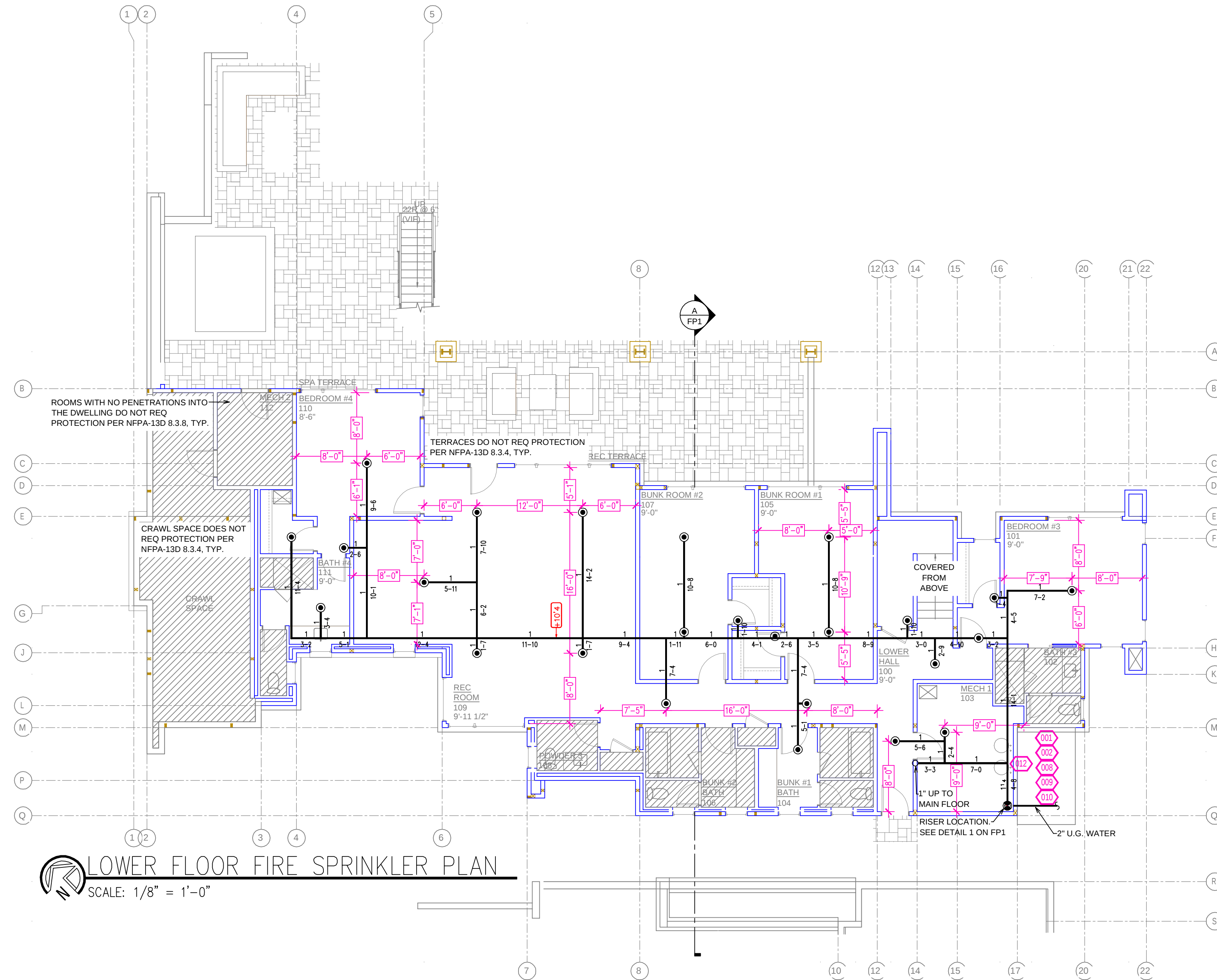
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7103 VILLANDRY CIRCLE
7103 VILLANDRY CIRCLE
MARTIS CAMP LOT 643
TRUCKEE, CA 96161

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DRAWING TITLE: FIRE SPRINKLER PLAN	
SCALE: 1/8"=1'-0"	JOB NO.: 26-6005
DRAWN BY:	DWG NO.:
BORN ON DATE: 5/5/2026	FP-2
FILE:	SHEET 2 OF 2



LOWER FLOOR FIRE SPRINKLER PLAN
SCALE: 1/8" = 1'-0"