

RIVERHOUSE AT Odette's

274 SOUTH RIVER ROAD
NEW HOPE, PA 18938

OWNER/ OPERATOR:
GATEWAY TO NEW HOPE, LLC
274 South River Road
New Hope, PA 18938

ARCHITECT:
STOKES ARCHITECTURE
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STRUCTURAL ENGINEER:
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STOKES.
ARCHITECTURE + DESIGN
STOKESARCH.COM

SEAL

PROJECT #	FILENAME	DATE
1	CONSTRUCTION	02.28.2019
2	COMMISSIONING	01.23.2019
3	COMMENTS	07.25.2018
4	90% PRICING SET	06.18.2018
MARK	REVISIONS	DATE

ALL DIMENSIONS AND RELATIONSHIPS MUST BE VERIFIED BY CONTRACTOR. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.

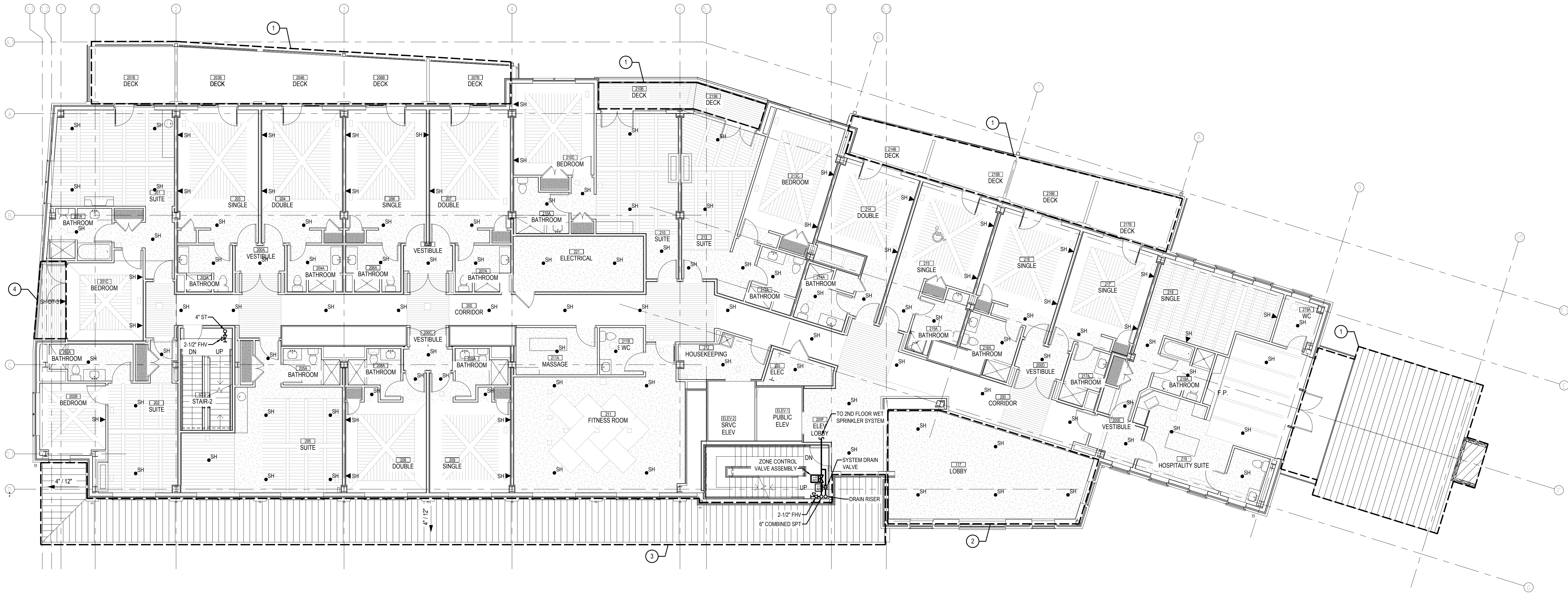
PROJECT # 140145.001
DRAWING: WFW
CHECKED: WFW
DATE: 07/25/18

ISSUE FOR CONSTRUCTION
02-28-2019

SECOND FLOOR PLAN - FIRE
PROTECTION
WORK

DRAWING

FP-3



SECOND FLOOR PLAN — FIRE PROTECTION WORK

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

NOTES :

- REFER TO DRAWING MPE-1 FOR HVAC, PLUMBING/FIRE PROTECTION & ELECTRICAL GENERAL NOTES, ABBREVIATIONS, LEGENDS & DRAWING LIST.
- WORK TO CONFORM TO IFCC2009 & AND NFPA 13 2007 AS ADOPTED AND AMENDED BY BOROUGH OF NEW HOPE, PENNSYLVANIA.
- THIS DRAWING IS DIAGRAMMATIC IN NATURE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING PIPING ROUTES WITH ALL OTHER TRADES. FIRE PROTECTION PIPES ARE TO BE ROUTED BELOW NEW CONSTRUCTION OR IN BETWEEN STRUCTURAL ELEMENTS. NO SUPPORT HANGER OR CLAMP TO BE MOUNTED ON DUCTWORK. NO BEAM PENETRATIONS ARE PERMITTED WITHOUT PRIOR AUTHORIZATION FROM STRUCTURAL ENGINEER OF RECORD.
- CONTRACTOR IS TO HYDRAULICALLY CALCULATE AND DESIGN THE SYSTEM PER STANDARDS AND HAZARD RATINGS OUTLINED. SUBMIT FOR ENGINEER'S APPROVAL ALONGSIDE WITH SPRINKLER CALCULATIONS TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL PIPE SIZES DEPICTED WITHOUT A SIZE, ARE TO BE HYDRAULICALLY CALCULATED BY CONTRACTOR DURING DESIGN.
- ALL SPACES, UNLESS OTHERWISE NOTED BY DRAWING NOTES, ARE PROTECTED BY A WET SPRINKLER SYSTEM PER FIRE PROTECTION DESIGN CRITERIA FOUND ON FP-6.
- ALL SPRINKLER PIPING, UNLESS OTHERWISE NOTED IS SLOPED TO DRAIN AT CODE ALLOWED MINIMUM. IN CASES WHERE THE PIPE CAN NOT CONTINUOUSLY SLOPE TO ITS DESIGNATED DRAIN VALVE, PROVIDE DRUM DRIP VALVES TO ALLOW FUTURE MAINTENANCE.
- BUILDING IS PROTECTED BY CLASS 1 WET MANUAL STAND PIPE, PER IN BC 2009 SECTION 905.3.1 EXCEPTION 1 AND DOES NOT MAINTAIN 100 PSI AT THE TOP MOST 2-1/2" FHV. CLASS 1 WET MANUAL STAND PIPE SYSTEM IS COMBINED WITH AUTOMATIC SPRINKLER SYSTEM. SYSTEM'S PRESSURE IS DRIVEN BY THE AUTOMATIC SPRINKLER SYSTEM REQUIREMENT. SYSTEM'S FLOW IS DRIVEN BY NUMBER OF STAND PIPES.
- STANDPIPE 2-1/2" FIRE HOSE VALVE CONNECTION THREAD TYPE IS DICTATED BY THE FIRE MARSHAL. CONTRACTOR IS TO CONTACT AND COORDINATE THREAD TYPE PRIOR TO ORDERING EQUIPMENT.
- REFER TO RISER DIAGRAM 1FP-7 FOR PIPING SIZE, TS, FS LOCATIONS AND OTHER INFORMATION NOT DEPICTED ON PLANS FOR GRAPHICAL CLARITY.
- PER NFPA 13 2007 SECTION 8.14.8, SPRINKLERS ARE NOT REQUIRED TO BE PROVIDED OF BATHROOMS AND CLOSETS ASSOCIATED WITH DWELLING UNITS AS DEFINED BY NFPA 13 WHEN THE FORMER IS SMALLER THAN 52 SQ.FT. AND 24 SQ.FT. RESPECTIVELY.

DRAWING NOTES :

- AREA OUTLINED BY THIS NOTE RESIDES UNDER NON-COMBUSTIBLE ROOF OPEN TO THE OUTSIDE UNDER WHICH NO COMBUSTIBLE MATERIALS ARE STORED OR HANDLED. PER NFPA 13 2007 SECTION 8.14.1.2 THIS AREA DOES NOT REQUIRE AUTOMATIC SPRINKLER FIRE PROTECTION.
- AREA OUTLINED BY THIS NOTE IS OPEN TO BELOW. SPRINKLERS ON THIS FLOOR PROTECT THE FLOOR BELOW AS WELL. SEE 1FP-2 FOR DETAILS ABOUT THIS AREA.
- AREA OUTLINED BY THIS NOTE REPRESENTS A SPACE WITHOUT A ROOF AND COMPLETELY OPEN TO THE OUTSIDE. THIS AREA DOES NOT REQUIRE AUTOMATIC SPRINKLER FIRE PROTECTION.
- AREA OUTLINED BY THIS NOTE ENCLOSES BALCONIES NOT OPENED TO THE OUTSIDE AND IS PROTECTED BY DRY TYPE FREEZE PROOF SPRINKLERS VIKING VK156 OR EQUAL, FED FROM MAIN WET SPRINKLER ZONE.