

GENERAL NOTES

Overview

- An Addressable Type, Fire Alarm System Shall Be Installed Throughout The Building Including:
 - Fire Alarm Control Panel (FACP)
 - Digital Alarm Communicator Transmitter (DACT)
 - Fire Alarm Remote Annunciator Panel
 - Detection Devices - Automatic Smoke / Heat Detection, Manual Fire Alarm Boxes (Pull Stations)
 - Notification Appliances - Horn / Strobes
 - Remote Booster Power Supplies (BPS)
 - HVAC System Shutdown
 - Fire Protection / Sprinkler System Monitoring - Water Flow & Tamper Switches
- The Fire Alarm System Design Is Based Upon The Building Being Fully Protected By An Automatic Sprinkler System.

General

- The Fire Alarm System Shall Be Installed In Accordance With National Fire Protection Association (NFPA) 72 And All Applicable Codes.
- All Conduits Entering / Leaving The Building Shall Be Sealed At The Building's Exterior To Prevent Moisture Within The Raceway From Entering The Facility. The Sealing Method Shall Be Compatible With The Conduit And Conductors Installed.
- Maintain Fire Rating Of All Penetrated Walls And Floors. Install Fireproofing Material As Required.
- Perform Final Acceptance Testing Of The Entire Fire Alarm System In Accordance With All Applicable Codes Including The International Building Code (IBC) And NFPA 72. Testing Shall Be Performed By NICET Level II Or Greater Certified Fire Alarm Technician And
- Provide Fire Alarm System Testing Results Report To Facility Representative And Authority Having Jurisdiction (AHJ).
- The Existing Facility Shall Be Protected At All Times By A Properly Working / Approved Fire Alarm System. When Such Conditions Are Not Possible, A Supervised Fire Watch Shall Be Employed.
- Perform A Reacceptance Test Of All Additions And/Or Alterations Made To The Existing Fire Alarm System In Accordance With NFPA Requirements.

Equipment

- The Fire Alarm Control Panel (FACP) Shall Include:
 - Primary Power Source Derived From A Dedicated, Lockable Electrical Circuit Breaker (Colored Red).
 - Secondary Power Source Derived From A Battery Sized To Provide 15 Minutes Of Alarm Condition After 24 Hours Of Standby Operation Without Normal Power And Include 20 Percent Additional Spare Capacity.
 - Digital Alarm Communicator Transmitter (DACT) To Automatically Contact An Off-Site Central Station Monitoring Service During An Alarm, Trouble, Or Supervisory Condition.
- Provide Battery Capacity Calculations For All Fire Alarm Control Panels (FACP), Boosters Power Supplies (BPS), And Any Other Batteries Associated With The Fire Alarm System.
- Refer To Electrical Drawings For Electrical Circuiting Of Fire Alarm System Components Requiring 120 Volt Power.

Devices

- All Addressable Duct Smoke Detectors Shall Be Provided With An Appropriate Environmental Housing, Sampling Tubes, Remote LED Indicator / Test Switch, And Addressable Control Module to Shutdown The Associated HVAC Unit.
- Provide Fire Alarm Wiring Connections To Each Non-Addressable Device Via Monitor Modules.
- Provide Control Modules For HVAC Shutdown And Other Devices That Required Control Via A Relay.
- Visual Fire Alarm Devices (Strobes) Shall Be Synchronized And Have A Minimum 5'-0" Clearance From Any Obstructions.
- Each Notification Appliance Circuit Shall Contain A Minimum Of 30 Percent Spare Capacity.
- Provide Voltage Drop Calculations For All Notification Alliance Circuits.

Coordination

- Equipment Of Other Trades Shown On The Fire Alarm Drawings Is For Coordination Purposes And Are Approximate Locations. Refer To Specific Trade Plans For Exact Locations.
- All Duct Smoke Detectors Shall Be Monitored By The Fire Alarm System. They Have Been Shown On These Drawings For Reference; Coordinate With Mechanical Plans / Contractor For Exact Location And Quantity Of Devices.
- Duct Smoke Detectors Shall Be Furnished / Wired By The Electrical Contractor And Installed By The Mechanical Contractor.
- Provide Fire Alarm System Connections To Each Sprinkler System Water Flow, Pressure Switch, And Tamper Switch. Refer To Fire Protection Plans / Contractor For The Exact Location And Quantity Of Devices.

GENERAL NOTES (CONTINUED)

Wiring Methods

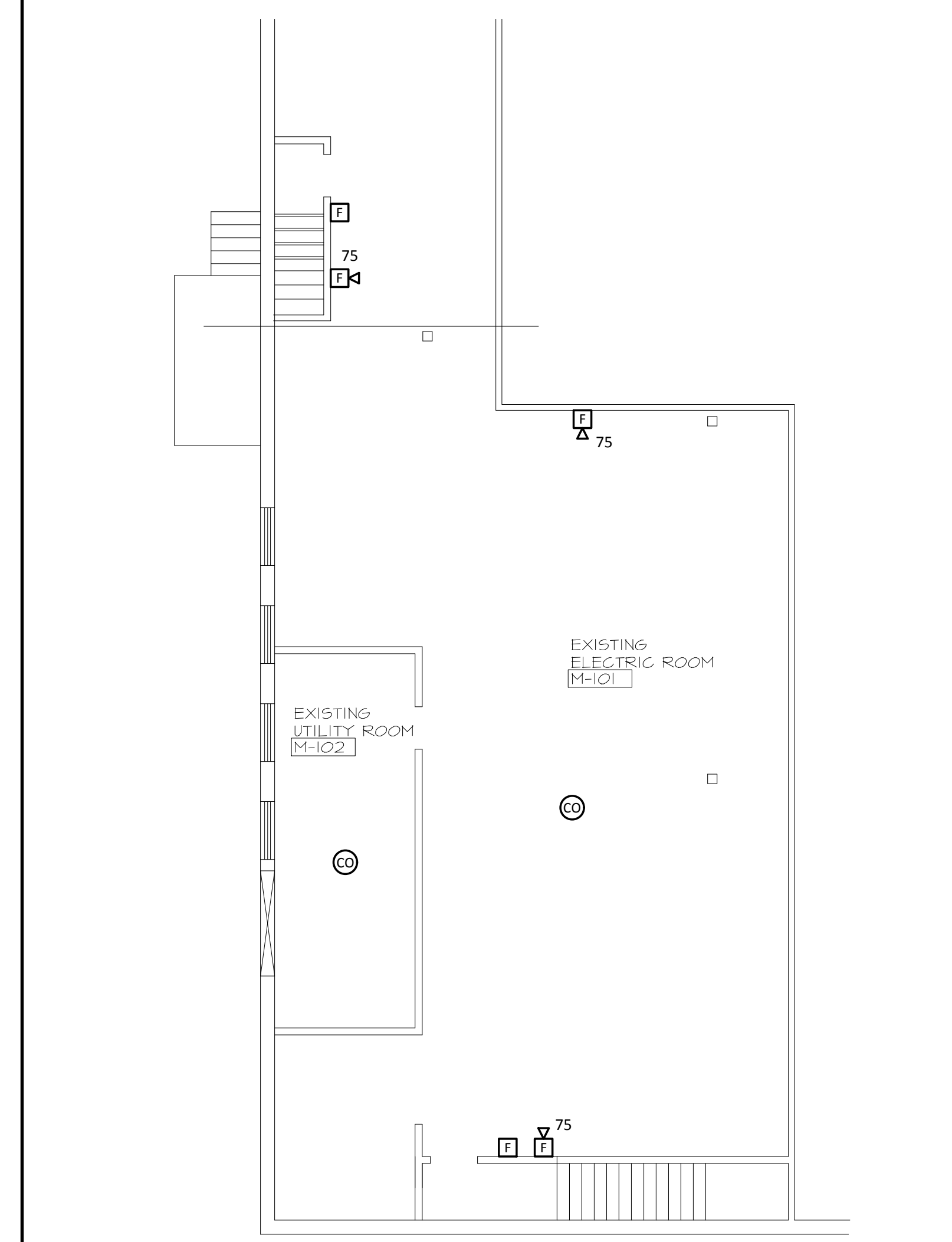
- Fire Alarm System Wiring Shall Be Plenum Rated Throughout.
- In Finished Areas, Conceal All Wiring In Building Walls, Floors, And Above Finished Ceilings.
- In General, Fire Alarm System Wiring Shall Be Installed Within Conduit (Painted Red As Required) And Sized Per Code. The Minimum Conduit Size Shall Be 3/4 Inch, Unless Noted Otherwise.
- Where Not Required By Applicable Codes Or These Drawings, Plenum Rated Fire Alarm System Wiring May Be Routed Exposed (Using 'J' Hooks Or Other Acceptable Means) When Installed 8 Feet Or More Above Finished Floor (Elevation With Minimal Risk Of Physical Damage).
- Conduit Material - Indoors (Unclassified Areas):
 - Exposed: EMT Conduit With Steel Set Screw Fittings, Unless Otherwise Noted
 - In Dry Walls/Above Ceilings: EMT Conduit With Steel Set Screw Fittings
 - In Concrete Walls/Floors: RGS Threaded Conduit
- Conduit Material - Outdoors (Including Unconditioned Covered Areas):
 - Above Ground: RGS Threaded Conduit
 - Underground: Schedule 40 PVC Conduit, Minimum Burial Depth 24 Inches Below Finished Grade, Unless Otherwise Noted
- Conduit Material - On Roofs:
 - RGS Threaded Conduit With Rain Tight Steel Fittings Mounted On Supports Minimum 24 Inches Above Roof

PARTIAL SYMBOL LIST

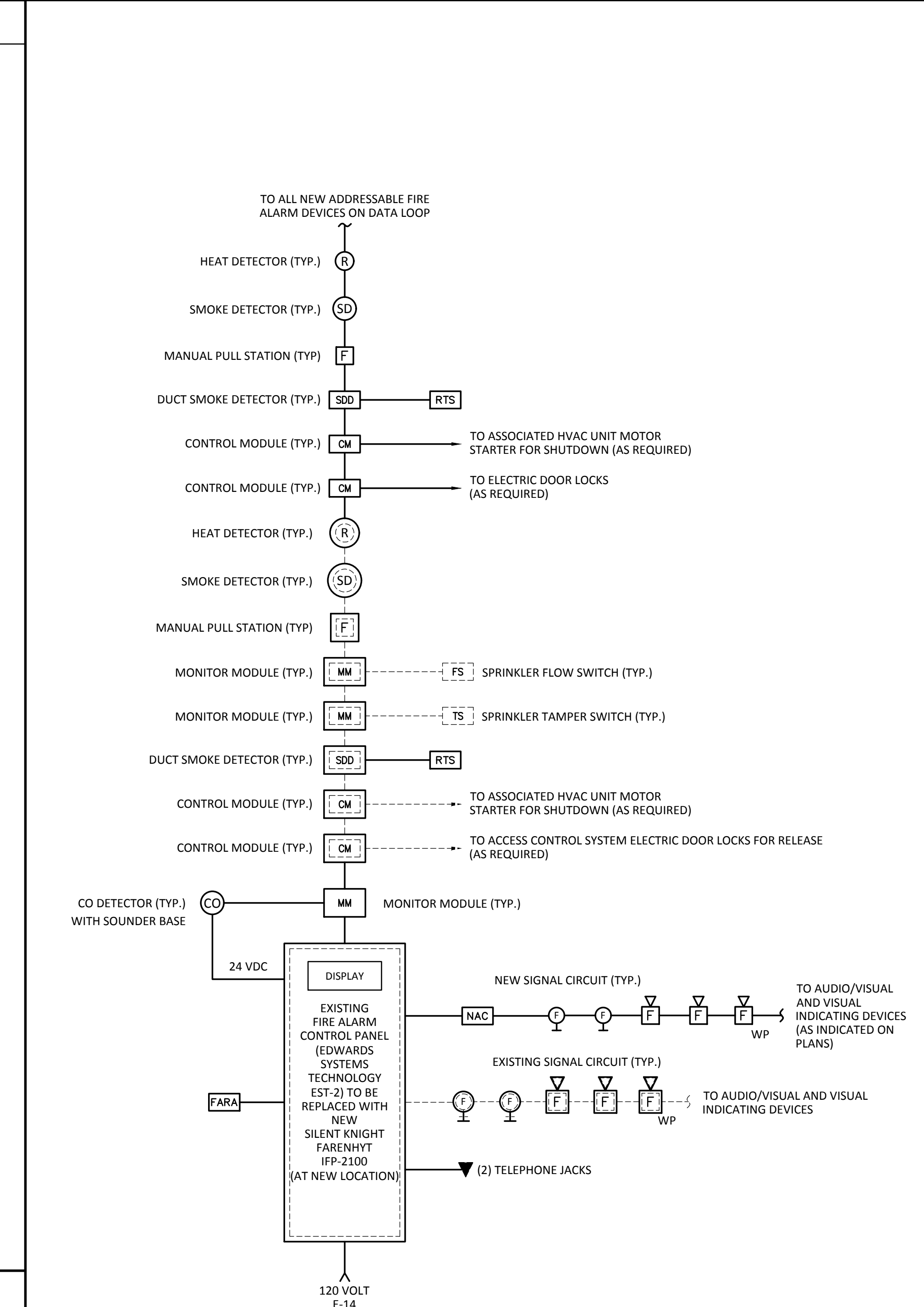
Identifier	Description
	Manual Pull Station Mounted 46" From Finished Floor To The Activation Handle
	Wall Mounted Strobe (Number Indicates Candela Rating) Mounted So The Entire Lens Is Between 80" and 96" Above The Finished Floor, or 6" Below The Ceiling (Whichever Is Lower)
	Horn/Strobe (Number Indicates Candela Output Rating) Mounted So The Entire Lens Is Between 80" And 96" Above The Finished Floor, Or 6" Below The Ceiling (Whichever Is Lower)
	Smoke Detector
	Carbon Monoxide Detector
	Heat Detector (ROR)
	Duct Smoke Detector Remote Test Station
	Duct Smoke Detector
	Fire Alarm Control Panel
	Fire Alarm Remote Annunciator Panel Mounted With Top 50" Above Finished Floor
	Fire Alarm Monitor Module
	Fire Alarm Control Module
	Sprinkler Tamper Switch
	Sprinkler Flow Switch

SEQUENCE OF OPERATIONS

FIRE ALARM SYSTEM RESPONSE MATRIX		Response					
System	Component	Building	FACP	Annunciator	Central Station		
		Activate Audio / Visual Signals Throughout Building					
		Shut Down HVAC Units					
		Audio / Visual Annunciation Of Alarm					
		Audio / Visual Annunciation Of Trouble					
		Audio / Visual Annunciation Of Alarm					
		Audio / Visual Annunciation Of Trouble					
		Audio / Visual Annunciation Of Supervisory Signal					
		Transmit Alarm					
		Transmit Trouble					
		Transmit Supervisory Signal					
General	Manual Pull Station	X	X		X		X
	Smoke Detector	X	X	X		X	
	Heat Detector	X	X	X		X	
	Duct Smoke Detector		X	X	X		X
Sprinkler	Flow Switch	X	X	X		X	
	Tamper Switch			X	X		X
Trouble	All Trouble Conditions			X	X		X



MEZZANINE PLAN Scale: 3/8"=1'-0" Drawing: FA-001 Detail: 02



SPECIFIC NOTES:

- All Existing EST Fire Alarm Devices Throughout The Building Including Pull Stations, Smoke And Heat Detectors, Horn/Strobes, Strobes Monitor Modules, Control Modules, Power Supplies, EOL Resistors, Etc. Shall Be Removed And Be Replaced With Fire Alarm Devices Compatible With The New Silent Knight Farenhyt Fire Alarm Control Panel.
- The Following Is List Of Quantities Of Existing Fire Alarm Devices That Will Need To Be Replaced In The Areas Of The Building That Are Not Being Renovated (Verify Exact Quantity In The Field):

Device	Quantity
Pull Station	8
Smoke Detector	15
Duct Smoke Detector	16
Remote Test Station	16
Heat Detector	10
Horn/Strobe	70
Detector Base	25
NAC Power Supply	3
Monitor Module	18
Control Module	25
- Contractor To Verify Comparability Of Existing Wiring And Run New Wiring If Required And To New Locations Of Fire Alarm Devices.
- Duct Smoke Detector Shall Be Furnished And Wired By The Electrical Contractor And Installed By The Mechanical Contractor.
- Provide Signal Power Boosters As Required For Signal Circuits.
- Contractor Shall Allow Enough Flexibility In Bid Price To Include Additional Fire Alarm Devices Required By Fire Subcode Official.

GENERAL NOTES:

- The Fire Alarm Riser Diagram Is Intended As An Overview Of The System Including General Configuration And Type Of Devices Found Throughout The Building.
- Provide All Required Expansion Panels, PC Boards, Power Supplies, Batteries, Branch Circuits, Fuse Cutouts (Where Required), And Notification Appliance Circuits (NAC) Signal Power Boosters, For A Complete And Operable Fire Alarm System.
- Provide Fire Alarm Control Panel (FACP) Ground Consisting Of A #8 AWG Conductor In 3/4" Conduit To The Building's Grounding Electrode System.
- Provide Fire Alarm Wiring Connections To Each Non-Addressable Device Via Monitor Modules (MM).
- Provide 24 Volt Control Transformer Along With Wiring And Conduit For All Motorized Dampers And Duct Smoke Detectors.
- Provide Necessary Connections To Each Sprinkler System Waterflow & Tamper Switch, Coordinate Exact Quantity And Location With Fire Protection Plans / Contractor.

FIRE ALARM RISER DIAGRAM Scale: NTS Drawing: FA-001 Detail: 01



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No.	Description	Date
1	100% CD SUBMISSION	02.23.18
2	60% CD SUBMISSION	05.31.18
3	85% CD SUBMISSION	10.31.18
4	90% CD SUBMISSION	11.15.18
5	100% CD SUBMISSION	12.26.18
6	Final County Review	04.26.19

JOB NO. 16.013
DRAWN BY: SF CHECKED BY: JL
DATE: Bid Documents 01/10/2019
CAD FILE: ---

INTERIOR RENOVATIONS & ALTERATIONS TO THE MONMOUTH COUNTY SEAVIEW BUILDING

2407 ROUTE 66
OCEAN, NJ,

FIRE ALARM OVERVIEW

FA-001

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GENERAL NOTES

- The Fire Alarm Plan Shows The General Layout And Intent Of The Fire Alarm System. It Does Not Necessarily Reflect Exact Quantities Required By Code. The Contractor Shall Determine The Actual Quantity Of Devices Required Based Upon Actual Field / Constructed Conditions Required As Per NFPA 72.
- The Fire Alarm System Shall Consist Of Smoke Detectors, Duct Smoke Detectors, Heat Detectors, Manual Pull Stations, CO Detectors, Water Flow Switches And Tamper Switches On The Automatic Sprinkler System. The Fire Alarm System Shall Consist Of Horns And Strobes To Provide Audible And Visual Annunciation. The Entire System Shall Be Controlled Via The Fire Alarm Control Panel.
- The Fire Alarm System Shall Comply With NFPA 72 And All Local Codes And Amendments.
- Provide Installation And Final Testing Per NFPA 72 By NICET Level II Or Greater Certified Fire Alarm Technician. Test System Prior To New Work To Identify Any Preexisting Conditions. Provide Testing Record To Facility Representative.
- See Drawing FA001 For Fire Alarm Riser Diagram And Response Matrix.

PARTIAL SYMBOL LIST

Identifier	Description
[MPS]	Manual Pull Station Mounted 46" From Finished Floor To The Activation Handle
[WMS]	Wall Mounted Strobe Mounted So The Entire Lens Is Between 80" and 96" Above The Finished Floor, or 6" Below The Ceiling (Whichever Is Lower)
[HS]	Horn/Strobe Mounted So The Entire Lens Is Between 80" And 96" Above The Finished Floor, Or 6" Below The Ceiling (Whichever Is Lower)
[SD]	Smoke Detector
[CO]	Carbon Monoxide Detector With Sounder Base
[ROR]	Heat Detector (ROR)
[SDS]	Duct Smoke Detector Remote Test Station
[SDS]	Duct Smoke Detector
[FACP]	Fire Alarm Control Panel
[FARA]	Fire Alarm Remote Annunciator Panel Mounted With Top 50" Above Finished Floor
[FMM]	Fire Alarm Monitor Module
[FAM]	Fire Alarm Control Module
[TS]	Sprinkler Tamper Switch
[FS]	Sprinkler Flow Switch



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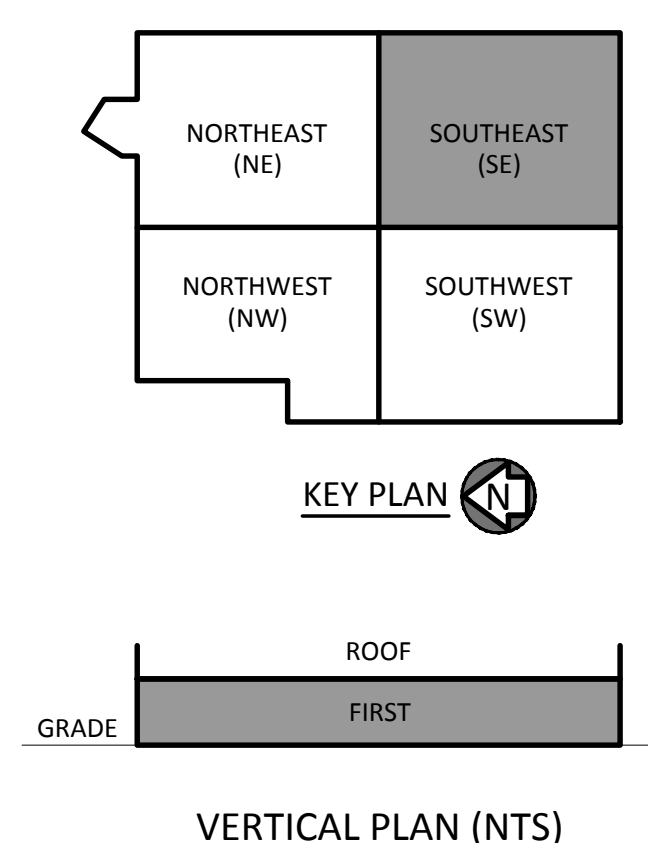
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INTERIOR RENOVATIONS & ALTERATIONS TO THE MONMOUTH COUNTY SEAVIEW BUILDING

2407 ROUTE 66
OCEAN, NJ,

1ST FLOOR PLAN - SE
FIRE ALARM PLAN

FA-101



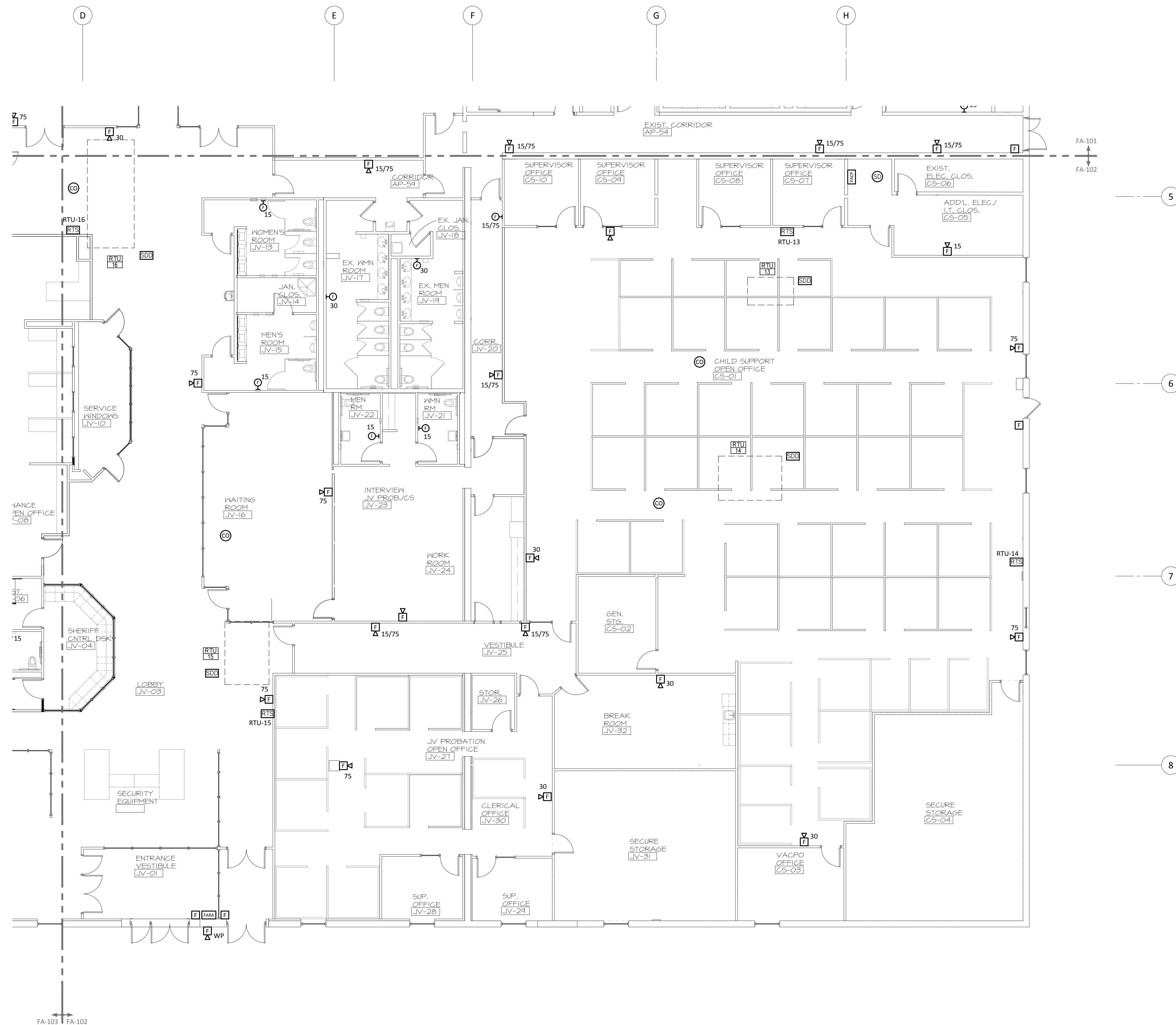
FIRST FLOOR PART PLAN

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

Drawing: FA-101

Detail: 01

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4. Provide Installation And Final Testing Per NFPA 72 By NICET Level II Or Greater Certified Fire Alarm Technician. Test System Prior To New Work To Identify Any Preexisting Conditions. Provide Testing Record To Facility Representative.
5. See Drawing FA001 For Fire Alarm Riser Diagram And Response Matrix.

PARTIAL SYMBOL LIST

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MPS	Manual Pull Station Mounted 46" From Finished Floor To The Activation Handle
SD	Wall Mounted Strobe Mounted So The Entire Lens Is Between 80" and 96" Above The Finished Floor, or 6" Below The Ceiling (Whichever Is Lower)
HD	Horn/Strobe Mounted So The Entire Lens Is Between 80" And 96" Above The Finished Floor, Or 6" Below The Ceiling (Whichever Is Lower)
SD	Smoke Detector
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FMM	Fire Alarm Monitor Module
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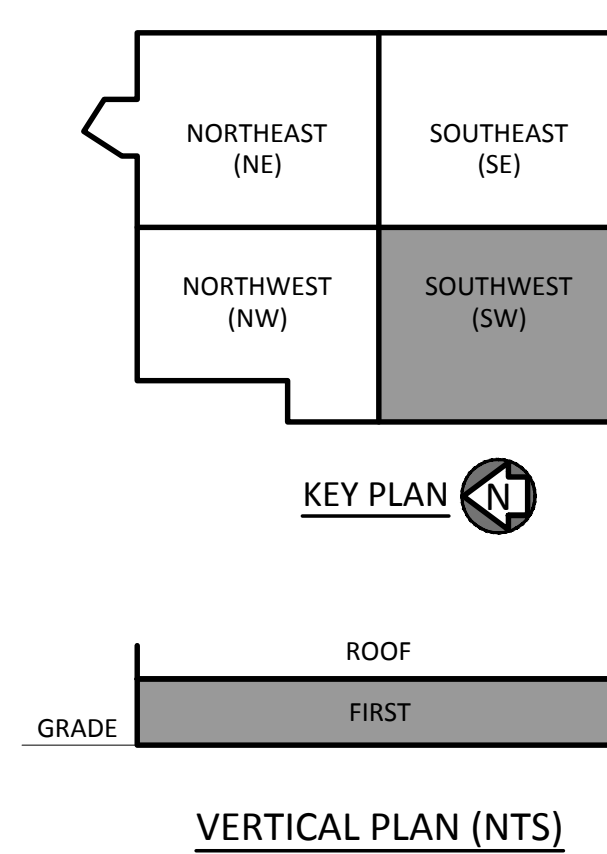
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INTERIOR RENOVATIONS & ALTERATIONS TO THE MONMOUTH COUNTY SEAVIEW BUILDING

2407 ROUTE 66
OCEAN, NJ,

1ST FLOOR PLAN - SW
FIRE ALARM PLAN

FA-102



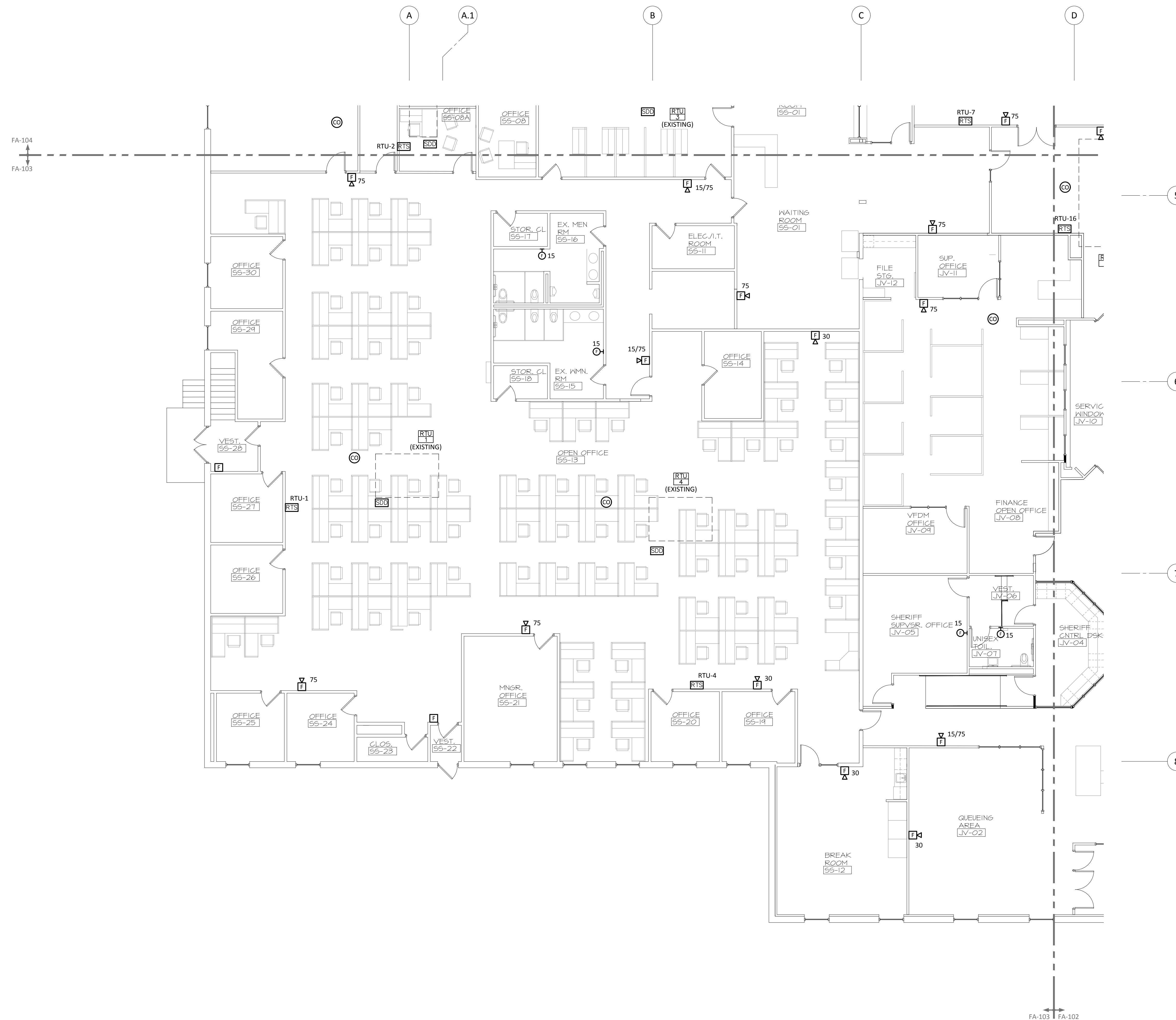
FIRST FLOOR PART PLAN

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



Drawing: FA-102
Detail: 01

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GENERAL NOTES

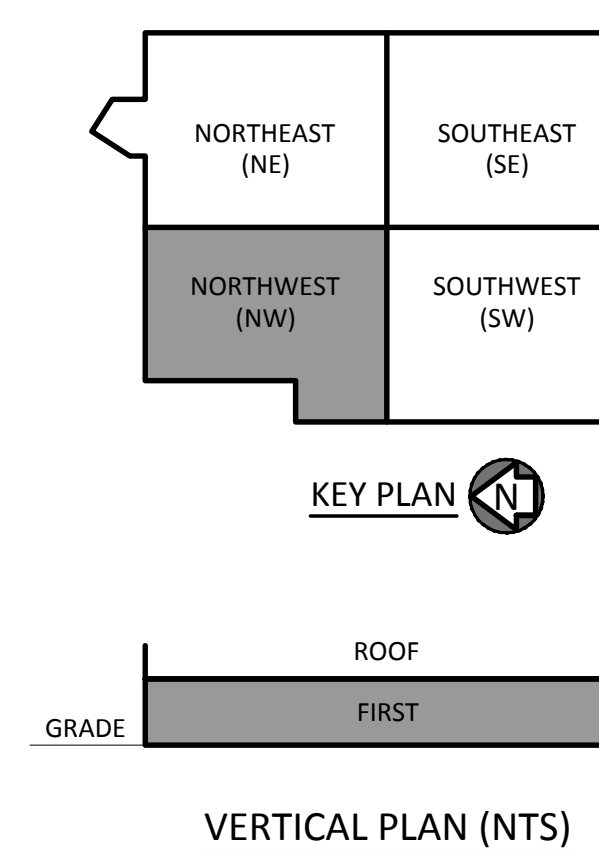
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PARTIAL SYMBOL LIST

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[FMM]	Fire Alarm Monitor Module
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[TS]	Sprinkler Tamper Switch
[FS]	Sprinkler Flow Switch

FIRST FLOOR PART PLAN

Scale: 1/8"=1'-0"
 2' 4' 8' 16'
 Drawing: FA-103
 Detail: 01



VERTICAL PLAN (NTS)



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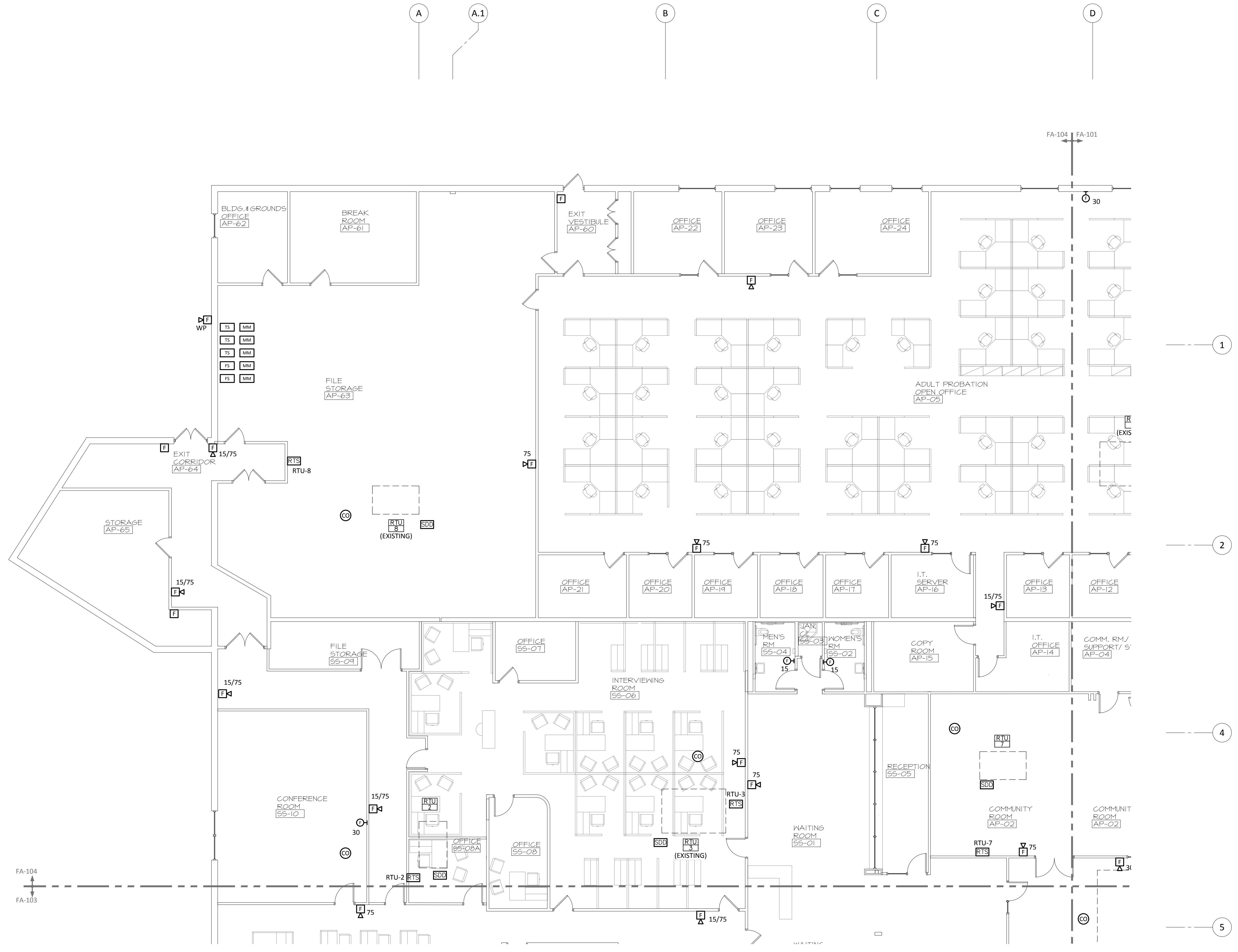
INTERIOR RENOVATIONS & ALTERATIONS TO THE MONMOUTH COUNTY SEAVIEW BUILDING

2407 ROUTE 66
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**1ST FLOOR PLAN - NW
 FIRE ALARM PLAN**

FA-103

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Scott W. McConnell, PE
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MECH/ ELECT / PLUMBING ENGINEERS
DLB Associates
Consulting Engineers
265 Industrial Way West
Easton, NJ 07724
732-927-5127 (O) | 732-774-5000 (F)

Dan Dyer, PE
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No.	Description	Date
1	100% DD SUBMISSION	02.23.18
2	60% CD SUBMISSION	05.31.18
3	85% CD SUBMISSION	10.31.18
4	90% CD SUBMISSION	11.15.18
5	100% CD SUBMISSION	12.26.18
6	Final County Review	04.26.19

JOB NO. 16.013
DRAWN BY: LZR CHECKED BY: JL
DATE: Bid Documents 01/10/2019
CAD FILE: ---

INTERIOR RENOVATIONS & ALTERATIONS TO THE MONMOUTH COUNTY SEAVIEW BUILDING

2407 ROUTE 66
OCEAN, NJ,
1ST FLOOR PLAN - NE
FIRE ALARM PLAN

FA-104

