GILLETTE MANOR

6TH FLOOR / ATTIC FIRE SUPPRESSION REPLACEMENT

650 WASHINGTON ROAD
SAYEVILLE, NJ 08872

PROJECT LOCATION

SITE LOCATION

AERIAL IMAGE
MISSION AND PURPOSE STATEMENT

1. The project consists of the replacement of the dry sprinkler system that serves the sixth floor and attic area.
2. The existing piping in the attic space which currently serves the sixth floor and attic space shall be removed back to the dry pipe run as indicated on the first floor plan.
3. A new dry pipe system, served from the existing 6” dry pipe system riser, shall be installed to protect the attic space.
4. A new wet pipe system shall be installed, served from the existing 4” wet riser, to protect the sixth floor apartments.
5. All new fire alarm devices related to the sprinkler system will be installed to be connected to the existing fire alarm system.

PROJECT OVERVIEW

1. This project consists of the replacement of the dry sprinkler system that serves the sixth floor and attic area.
2. All work within the occupied space needs to be coordinated with the owner's representative. The contractor shall be responsible for the construction and installation of all new equipment and systems.
3. Corridors at the sixth floor have a dropped ceiling which will be removed and replaced by the contractor.
4. The contractor shall install the new dry pipe system riser, new wet pipe system, and new fire alarm devices.
5. The contractor shall limit the amount of cutting and noise in occupied spaces. All work shall be performed during the hours and days as authorized by the owner's representative.
6. The contractor shall maintain a means of egress from occupied spaces at all times.

SPECIAL EMPHASIS, CONCERNS AND LIMITATIONS

1. The design and application of seismic restraints shall be in accordance with the following criteria:
   - Seismic Occupancy Category: C
   - Seismic Design Category: 2E
   - American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.
   - ASHRAE Handbooks
   - SMACNA Handbook for Duct Construction

DESIGN CRITERIA AND ADDITIONAL PROJECT REQUIREMENTS

1. The existing installation shall comply with all local and state codes and other authorities having jurisdiction.
2. The contractor shall be responsible for the construction and installation of all new equipment and systems.
3. All work within the occupied space needs to be coordinated with the owner's representative.
4. The contractor shall limit the amount of cutting and noise in occupied spaces.
5. The contractor shall install the new dry pipe system riser, new wet pipe system, and new fire alarm devices.
6. All new fire alarm devices related to the sprinkler system will be installed to be connected to the existing fire alarm system.
7. The contractor shall limit the amount of cutting and noise in occupied spaces.
8. All work shall be performed during the hours and days as authorized by the owner's representative.
9. The contractor shall maintain a means of egress from occupied spaces at all times.
10. All work shall be performed with the owner's representative present.
11. The contractor shall be responsible for the installation of all new equipment and systems.
12. The contractor shall limit the amount of cutting and noise in occupied spaces.
13. All work shall be performed in accordance with the owner's representative.
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1. Each Contractor Shall Be Responsible For All Cutting And Patching Of Walls, Ceilings, Roofs And Floors.

2. Piping Layouts Are Schematic Diagrams And Are Intended To Show General Arrangement, Size And Location Of Equipment. They Do Not Indicate All Required Fittings, Drains, Etc. All Offsets Are Not Necessarily Shown.

3. Contractor Shall Coordinate His Work With The Work Of All Other Trades And The Existing Field Conditions.

4. All Support Systems (Supports, Hangers, Anchors, Guides, Bracing, Fasteners, Welds, Etc.) For Equipment Shall Be Labeled, Located And Listed Collectively On The Drawings On Which They Are Located.


6. Fire Protection Piping Is Labeled To Provide Increased Clarity. Sometimes The Most Recent Change Is Clouded To Provide Increased Clarity.


8. All Exposed Cables Of Any Type In Plenum Ceiling Space Shall Be Plenum Rated.


10. In Areas Without Suspended Ceilings, Locate Sprinkler Heads Above And Below All Ducts Over 48" In Width.

11. stacking Of Sprinklers Shall Be Furnished As Required For Each Temperature Rating.

12. Distance Of Sprinklers From Heat Sources Shall Be In Accordance With NFPA.

13. Provide One Inspectors Test Connection At The Zone Control Valve. Combination Test And Drain Shall Be Provided By The Contractor.

14. The Engineer And Fire Sub-Code Official, Prior To The Installation Of Any Equipment. Obtain Certificate Of Inspection And Approve From The Space Agency Having Jurisdiction Before Installation. For The Type Of Protection System Provided By The Contractor.

15. All Penetrations Of Floors (Whether Or Not Fire Resistance Rated) And All Penetrations Of Fire Rated Walls Shall Be Labeled, Located And Listed Collectively On The Drawings On Which They Are Located.

16. Flanges, Gaskets, And Bolts Of Any Type Shall Be Fire Resistant Rated And All Penetrations Of Fire Rated Walls Shall Be Labeled, Located And Listed Collectively On The Drawings On Which They Are Located.

17. Any Sprinkler Heads Which Are Spaced Less Than 4'-0" Apart Shall Be Provided With Cross Baffles As Per NFPA 13.


19. To Areas Without Suspended Ceilings, Locate Sprinkler Heads Above And Below All Ducts Over 48" In Width.

20. All Penetrations Of Floors (Whether Or Not Fire Resistance Rated) And All Penetrations Of Fire Rated Walls Shall Be Labeled, Located And Listed Collectively On The Drawings On Which They Are Located.

1. Remove The Existing Dry Type 1/6th Floor Sprinkler System, Including All Heads, Piping, And Associated Supports, To Be Replaced By The New System To Maintain The Integrity Of Any Existing Systems To Remain. Housing Authority Will Patch Any Apartment Ceiling Penetrations To Match Adjacent.

2. Connect New Wet System (Z6) And Associated Valves/Controls Into Existing Riser At The Sixth Floor. The Drain Connection For The New System Shall Be Connected Into The Existing Drain Riser At The Floor Below.

3. The New Sixth Floor Sprinkler Main Shall Be Routed Above The Ceiling In The Corridors And Other Locations With A Dropped Ceiling. The Housing Authority Shall Remove Existing Corridor Dropped Ceiling To Provide Adequate Access For The Installation Of The New Sprinkler Pipe.

4. Sixth Floor Corridors And Lobby Space With A Dropped Ceiling To Be Concealed Pendant Heads.

5. Sixth Floor Laundry, Janitor, Trash, Stairwell And Other Spaces Have A Hard Ceiling. Pipe To Be Run Exposed Tight Against Wall And To Be Thrown Off Weight Heads.

6. Proposed Pipe Routing And Sprinkler Head Locations For A Typical Apartment. Contractor Shall Install A Mock Up Of A Typical Apartment And Review With Housing Authority Prior To Actual Installation. The Final Location / Quantity Of The Sprinkler Heads And The Pipe Routing Shall Be Confirmed With Building Representative Prior To Installation.
1. Contractor To Utilize The Existing Building Fire Alarm Vendor, Silent Companion For This Work. Alarm Vendor Contact is Rich Barnett (732) 738-4500.

2. To Ensure Compatibility With The Existing System, Provide A Single Source For The Supply Of Parts And Maintenance, And Provide Products Of The Same Manufacturers As The Existing System.

3. All Work Shall Comply With The Applicable Building Code, Occupancy Code, And Zoning Ordinance, The Requirements Of The Authorities Having Jurisdiction And NFPA 72, And NFPA 122.

4. Prior To Installing Any New Devices In The Existing System, Obtain Field Service Support Testing From The Existing System Vendor To Ensure Compatibility. New Devices Shall Not Be Connected To The Existing System Until The Operational Condition Has Been Confirmed.

5. Monitor Operation Of The Existing System During Work.

6. After The New Work Is Complete, Perform All Checks To Ensure Proper Operation. Check The Existing Circuits To Which The New Devices Are Connected. Check All Of The Existing Initiating Devices In The Room And Spaces Immediately Adjacent To The Area Of Work. Reroute All Of The New Devices That Are Not Directly Affected By The Work. Be Sure To Document All Of The Changes Made.

7. All Work Shall Comply With The Applicable Building Code, Occupancy Code, And Zoning Ordinance, The Requirements Of The Authorities Having Jurisdiction And NFPA 70 And NFPA 72.


