



## King County Housing Authority

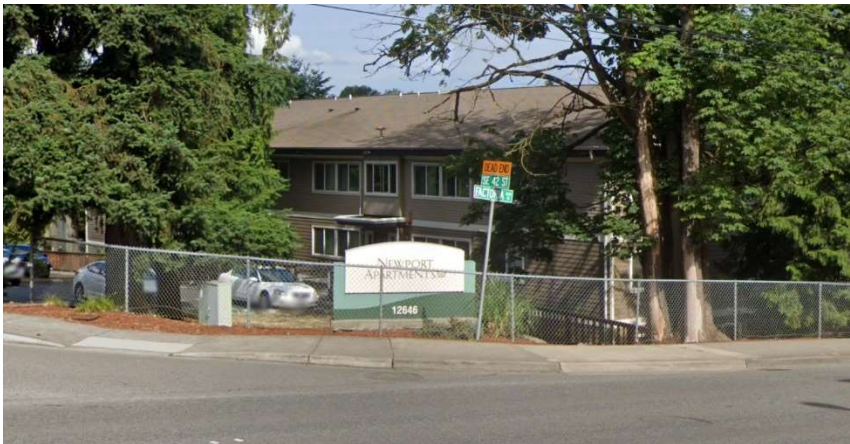
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### Fire Alarm System Replacement Assessment Report

**Newport Apartments**  
**12646 S.E. 42<sup>nd</sup> Street**  
**Bellevue, WA 98006**

CD Project No. CC2500965

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BCE Project No. P515240363

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# FIRE ALARM SYSTEM – NEWPORT APARTMENTS ASSESSMENT REPORT:

## EXISTING BUILDING INFORMATION:

The Newport apartment building located at 12646 SE 42<sup>nd</sup> Street, Bellevue, WA 98006 is a three (3) story apartment building with 23 Dwelling Units R2 occupancy. There are four one (1) bedroom one (1) bathroom units, fourteen two (2) Bedroom one (1) Bathroom unit, and five one (3) bedroom one (1) bathroom units.

## APPLICABLE CODES AND STANDARDS:

Codes:

International Existing Building Code (IEBC)	Washington State Existing Building Code (WSEBC)
International Building Code (IBC)	Washington State Building Code (WSBC)
International Fire Code (IFC)	Washington State Fire Code (WFC)
National Electrical Code (NEC) NFPA 70	Washington State Electrical Code
International Mechanical Code (IMC)	RCW Chapter 19.28 Electricians and Electrical Installations
City of Bellevue Municipal Code	WAC Chapter 296-46B: Electrical Safety Standards, Administration, & Installation
National Fire Alarm and Signaling Code (NFPA 72)	Washington State Energy Code (WSEC)

Standards:

Institute of Electrical and Electronics Engineers (IEEE)	National Electrical Manufacturers Association (NEMA)
ADA (American Disabilities Act)	Underwriters Laboratories.

## EXISTING FIRE ALARM SYSTEM EQUIPMENT INFORMATION:

The current fire alarm system was installed in 1994 and the main fire alarm control panel is a Notifier AFP-200 located in the Electrical Room off the main hallway on the first floor and powered by power panel “EXIT” circuit breaker #3

The UL-Listed Central Station monitoring is provided by Smith Fire Systems, Inc via AES Radio Transceiver located below the main fire alarm panel, Account # AES 7413. (See Photos Below).



The existing remote annunciator is located in the main entry lobby of the east main entrance. The New fire alarm system will replace this with a new remote annunciator



#### EXISTING FIRE ALARM SYSTEM DETECTORS AND DEVICE COVERAGE INFORMATION:

The current fire alarm system has the following detectors and devices:

1. Addressable loop smoke detectors are in the common areas (corridors, multi-purpose room, and top of stairwell), and maintenance shop/electrical rooms.
2. Stand-a-lone 120VAC smoke/CO detectors are in all dwelling units living rooms and bedrooms.
3. Addressable loop heat detectors are in the storage, laundry rooms on 1<sup>st</sup> floor, and in the attic.
4. Conventional weatherproof heat detectors with addressable input modules are in the carport areas.
5. There is addressable loop pull stations at every exterior exit and every stairway on each level.
6. Notification and visual coverage consist of Wheelock horn/strobes in the common areas (corridors, laundry rooms, some stairways) with Wheelock mini-horns in each tenant unit living room and bedroom.
7. Dwelling unit notification and visual are stand-a-lone 120VAC smoke/heat detector horns in living and bedroom areas for local dwelling only and living area fire alarm system horn/strobe for full building alarm events.
8. The building is not sprinklered. There is a standpipe from the front entry to the 1<sup>st</sup> floor, 2<sup>nd</sup> floor, 3<sup>rd</sup> floor, and roof. This standpipe is not connected to the alarm system.



**EXISTING FIRE ALARM SYSTEM RECORD OF COMPLETION /ANNUAL INSPECTION FORM:**

Newport Apartments				
12646 SE 42nd Street, Bellevue, WA, 98006				
Device Type	Quantity	Make	Model	Location
FACP	1	Notifier	AFP-200	Main Electrical Room - 1st Floor
Remote Ann	1	Notifier	LCD-80TM	Main Entry - 2nd Floor
Power Supply	N/A			
Monitoring	1	AES	7788F	Under the Fire Alarm Control Panel, no Intelli-tap, Monitors alarm & trouble
Smoke Detector	14	Notifier	FSP-851 & -951	common spaces, Mech/Elec spaces
Smoke Alarm w/Sounder	70	Kiddie	21007582	Inside dwelling units
Duct Smoke Detector	N/A			
Heat Detector	4	Edwards Signaling	302-AW-135	Parking Carports & Crawl Spaces at basement level
Heat Detector	4	Notifier	FSP-851	Attic
Pull Station	5	Notifier	BG-10	Exits and Stairs
Outside Bell/Strobe	1	System Sensor	SSM24-10 / WM3T-24-FR	Right of Front Entry (at 2nd Floor)
Mini-Horn Piezo	70	Wheelock	MIZ-24R	Dwelling Units-Bedroom & Living Room
Horn/Strobe	12	Wheelock	MT-24-WM-CFR	Common Areas & Corridors
Fire Smoke Dampers				
Door Holders	3			Common Area Corridors
Elevator Recall				
Shunt Trip				
Sprinkler Valve				
Wet				
Floor Controls				
Standpipe	1			East Stair - 1st, 2nd, 3rd Flr, and Roof
Backflow - Tampers				
PIV				
Tamper Switches				
WF Switches				

## **EXISTING FIRE ALARM SYSTEM OPERATION:**

During the site visual inspection of the fire alarm system, it appears that the existing fire alarm system operates on the following:

- The activation of any common area smoke detector, manual pull station, or heat detector activates all notification in the building. (Common area Audible coverage and tenant mini-horns) and releases all magnetic door holders (Qty 3)
- The activation of any tenant smoke alarm activates the internal temporal 3 sounder all smoke alarms within that tenant unit only. It appears these smoke alarms are not connected to the building fire alarm system.

## **EXISTING FIRE ALARM SYSTEM ISSUES:**

During the site visual inspection of the fire alarm system, we witnessed the following items:

- The current AFP series Notifier is discontinued and no longer manufactured or supported. While the current AFP-200 is a great fire alarm panel and still functioning, it is over 20-year-old technology.
- Some of the smoke detectors have been replaced with newer compatible versions however most are the same vintage as the main control panel.
- The notification devices are over 20-year-old technology.

## **EXISTING FIRE ALARM SYSTEM LIFE EXPECTANCY:**

A fire alarm system, if properly tested and maintained, can last 20 to 30 years. However, many buildings are remodeled before the system reaches its end of life.

The main risks to a fire alarm system are maintenance and replacement. The brain (head-end equipment) of the system typically has an approximately 16-year lifespan, which often aligns with when the manufacturer stops supporting it. This doesn't mean the system will fail immediately, but parts become harder and more expensive to find after this point. If the system's brain fails and is unsupported, it becomes an emergency situation, requiring costly repairs and possibly a fire watch until it's fixed.

Field devices (such as smoke detectors, heat detectors, and pull stations) have their own lifespans set by the manufacturer. On average smoke detectors usually last 15-20 years and should be tested for sensitivity every two years. Heat detectors typically last 15 years before needing replacement or testing. Newer systems can check the sensitivity of these devices automatically. Additionally, the NFPA-72 standards require the following replacements:

- Residential smoke and carbon monoxide detectors should be replaced every 10 years.
- Fire alarm batteries should be replaced every 5 years.
- System smoke detectors should be replaced every 20 years.

Notification devices (e.g., horn/strobes, strobes) last longer than initiation devices and usually don't depend on the head-end equipment. They can last over 20 years, but if a building's fire alarm system is upgraded to include emergency communication, horn/strobes and strobes must be replaced with speakers.

A well-maintained fire alarm system can last many years, with regular testing and replacement of parts as necessary. The system's longevity is greatly influenced by how well it is maintained and whether replacement parts are available.

## NEW FIRE ALARM SYSTEM CODE REQUIREMENTS:

The fire alarm system as recommended by BCE, Engineers :

- Automatic Smoke Detectors required in all Public Egress Pathways, and electrical rooms.
- Heat Detectors are required in the carport and attic spaces of the non-sprinklered building.
- Automatic Smoke *Detectors* with low frequency sounder bases programmed to function like single- and -multiple station alarms in all dwelling unit sleeping areas (bedroom & living room) in accordance with section 907.2.10.2
- Manual Pull Stations are required at all exits.
- Graphic Maps (Qty. 2) are required for this project and shall be posted at the fire alarm control panel and all remote annunciator panel locations.
- Remote Annunciators (Qty. 1) shall be installed. One at a pre-approved fire department location.
  - Quantity and location of remote annunciators are subject to location and accessibility of main fire alarm panel. Coordinate final location with the local AHJ to determine if the existing location will be allowed.
- Audible/Visual Notification shall be installed throughout the entire building in accordance with sections 907.5.2.1 and 907.5.2.3 of the International Building Code (IBC) and section 18.4 and 18.5 of NFPA 72.
  - Audible/Visual Coverage in building common areas (Community rooms, laundry rooms, restrooms, community outdoor decks, and interior corridors).
  - All sleeping areas will be equipped with low frequency sounder bases activated by building alarm.
- Audible/Visual Notification shall be installed in all dwelling units in accordance with section 907.5.2.1 and 907.5.2.3.3 of the International Building Code (IBC) and section 18.5.5.8 of NFPA 72.
  - Provide visual coverage in bedroom, living room, & bathroom of all dwelling units.
- The Fire Alarm System shall also interface with Magnetic Door Holders as shown on existing fire alarm drawings.
- Provide Central station monitoring via AES radio mesh network. (Plain Old Telephone Service (POTS) lines are not permitted)

Section 23.11 of the City of Bellevue municipal code requires the following amendments to the standard international fire code:

- IFC section 907.1 – The replacement of the fire alarm system in this building shall follow the requirements for new buildings.
  - Fire alarm system upgrades shall not require upgrades to other building systems.
- IFC section 907.5.2.1.1 – The minimum sound pressure level shall be 75db in all R2 occupancies.
- IFC section 907.6.4 - Each floor shall be zoned separately. A zone shall not exceed 22,500 square feet. Each zone shall not exceed 300 feet in length.
- IFC section 907.6.3.1 – Annunciator panel. All fire alarm systems in buildings without a fire command center shall be provided with an annunciator panel (or the main fire alarm control panel) located inside the building at the main addressed building entrance.

## RECOMENDATIONS:

1. The existing Notifier AFP-200 Fire Alarm Panel and field devices are obsolete and need to be replaced.
2. Provide zonal output groups for annual inspection bypass. The zonal output groups shall be a minimum of the following:
  - a. All Public NAC Circuits.
  - b. Dwelling NAC Audio/Visual.
  - c. Door Holders
3. Set up a binder with the last fire alarm annual inspection reports, printed point list, and instructions on how to find attic heat detectors and other hard to find fire alarm devices that need to be tested annually. Put half-size as-built drawings inside the binder. These documents could be used to do annual inspections, help the fire department find fire alarm devices, and maintain the fire alarm system.
4. Installing a fire alarm document cabinet adjacent to the fire alarm panel in the building.
  - a. A fire alarm documents storage cabinet adjacent to the main fire alarm panel per NFPA-72 current code is required.
  - b. Coordinate location with Owner's Representative prior to installation.
  - c. Download program data and point list onto the 4GB flash drive built-in to cabinet per NFPA-72 current code.
  - d. Provide closeout documents in a binder as required.Manufacturers:
  - Space Age Electronic Part Number SSU00685 or equal.
5. Installing a fire alarm "handle" lock on the device for the 120VAC circuit breaker.
  - a. NFPA current code requires that all fire alarm circuit breakers install lockout devices.Manufacturers:
  - Space Age Electronic Part Number ELOCK\_FA or equal.
6. Fire Alarm equipment and device labeling:
  - a. We recommend that the main fire alarm panels shall have the following labeling below:

Description:	Example:
Panel Name:	<b>MAIN FIRE ALARM</b> <b>Node 1 / CAB 1</b> <b>AC Panel: EXIT</b> <b>Breaker # 3</b>
Node #:	
AC PANEL:	
BREAKER #:	

7. Fire Alarm equipment and device labeling:
  - a. We recommend the following fire alarm device labels:  
Refer to the example below:

Description:	Example:
Device Name:	<b>N10SLC1-S03</b>

- b. Use for the identification of all fire alarm input and output control devices. In clear sight of the floor. Otherwise, provide a duct detector-type label. These address labels shall match the fire alarm readout and as-built drawings. All module devices shall have a description of what it is monitoring and controlling.



8. Data drop with internet access for the fire alarm panel.
  - a. Note: all telecom equipment that the fire alarm communication connection (Router) to the internet will need to be battery backup for 4 hours.
  - b. The cabling support Bridle Ring works better than J and D hooks for open cable support fire alarm installation.
9. The cabling support Bridle Ring works better than J and D hooks for open cable support fire alarm installation.
10. The Dwelling Unit bedroom smoke detector should be designed to be a Smoke detector with a low-frequency sounder base. The smoke shall be programmed to operate like dwelling unit tandem multiple-detector alarms as supervisory events to the fire alarm system and central station monitoring.
11. The Dwelling Unit Living Room smoke detector should be designed to be a Smoke/Heat/CO multi-criteria detector with a low-frequency sounder base. The heat shall be programmed as a full building alarm event. The smoke and CO shall be programmed to operate like dwelling unit tandem multiple-detector alarms as supervisory events to the fire alarm system and central station monitoring.

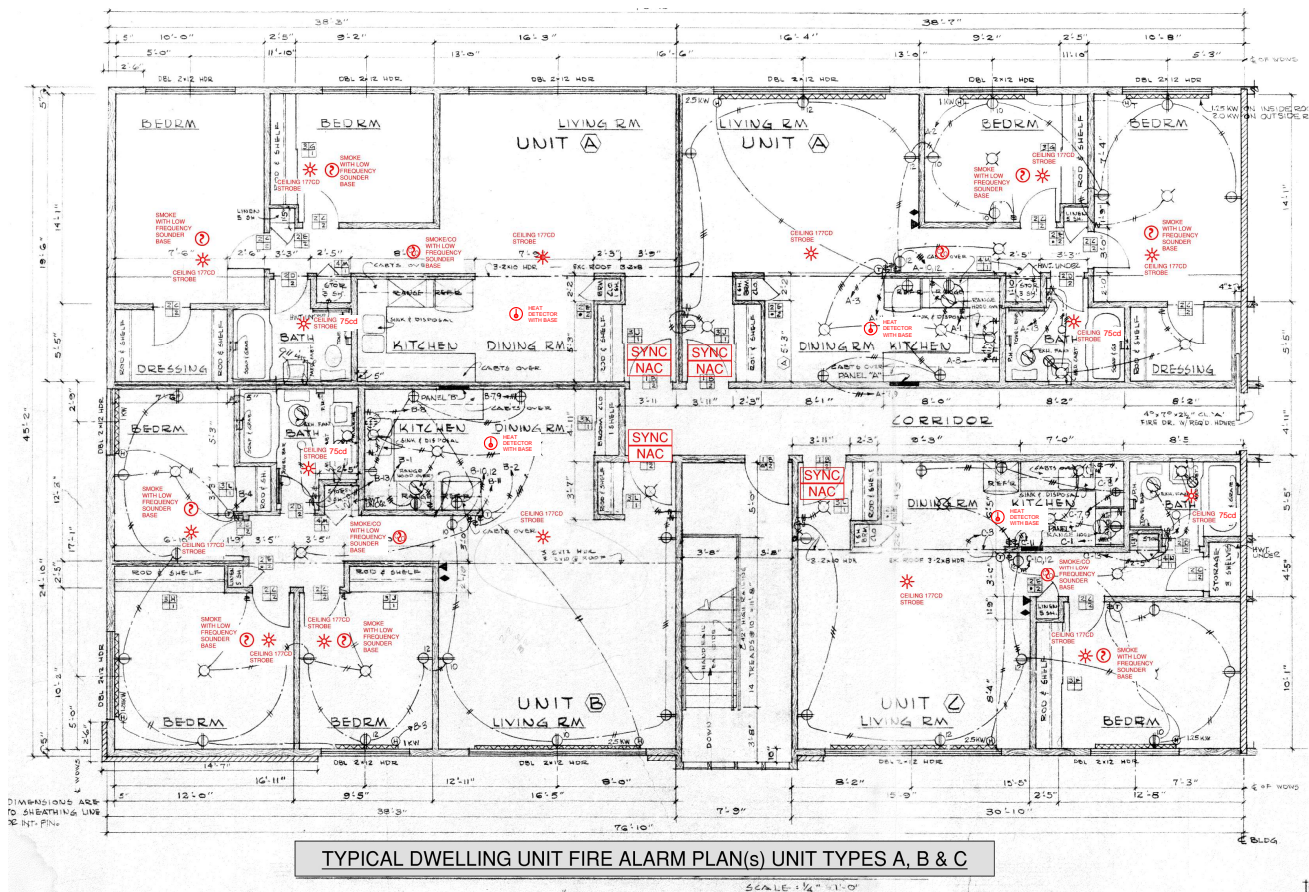
## 12. FIRE ALARM SYSTEM REPLACEMENT:

The following items will require replacement:

1. New fire alarm panel should be mounted left of the existing fire alarm panel on the same wall.
2. Stack the new NAC Panels adjacent to the new fire alarm panel.
3. Mount the AES radio above the new fire alarm panel.
4. New NAC Panels should be mounted right of the existing.
5. Remove the existing remote annunciator and utilize the existing conduit to pull new cabling to the new remote annunciator.
6. The electrical contractor will need to provide Electrical 120VAC equipment and circuits to support any new fire alarm control panels and equipment. They will also need to remove all 120VAC combination smoke detectors in all units once the new fire alarm system has been approved by the local AHJ.
7. Replace each detector or device within 3 feet of the existing detector or device and make sure that all these are within the fire code coverage requirements.
8. The Dwelling Unit shall be designed per the typical drawings provided below.
  - a. Each dwelling unit shall have the following items for strobe coverage and control will be provided with:
    - (1) - Addressable NAC module
    - (1) - Sync module
    - (1ea) - fire alarm LED 75CD strobes (Bathroom)
    - (1ea) - fire alarm LED 177CD strobe (Bedrooms/Living Rooms)
    - (1ea) - Addressable low-frequency sounder bases. (Bedrooms/Living Rooms)
    - (1ea) - Addressable Smoke/CO detector heads (Living Rooms)
    - (1ea) - Addressable Smoke detector heads (Bedrooms)
    - (1ea) - Addressable Heat Detector with standard base (Kitchens)

9. The fire alarm addressable SLC loop circuit and 24VDC power circuit.
  - a. The 24VDC power is for the addressable NAC module via the sync module to run the dwelling unit strobes and addressable low-frequency sounder bases.
  - b. Newport Apartments has 3 stories and 23 dwelling units. 7 dwelling units on 1st floor, 8 dwelling units on 2nd floor, and 8 dwelling units on the 3rd floor.
  - c. We can power four(4) dwelling units with one(1) NAC power circuit at 2.9A. The 10A NAC panel can service three (3) NAC circuits. We would need to have two (2) NAC Panel added for Newport Apartments.
  - d. Newport Apartments would utilize the main fire alarm panel for public areas on 1st floor horn/strobes, 2nd floor horn/strobes, and 3rd floor horn/strobes using three (3) NAC circuits.

Figure 1: Typical Fire Alarm Dwelling Unit Layout from Newport Apartments



## REVISED FIRE ALARM SYSTEM OPERATION

After the replacement of the existing fire alarm system, the fire alarm system will operate in the following:

- If any of the common area smoke detectors, heat detectors, or manual pull stations will activate alarm events for all notification and visual devices in the entire building, to the building fire alarm system, and central station monitoring. All Door Holders and will close.
- The dwelling unit smoke *detectors* shall be programmed to act like single- and multiple-station *alarms*. If any of the dwelling unit smoke detectors activate an alarm event, all smoke detector sounder bases within that dwelling unit will sound within the unit only.
  - The activation of any tenant smoke detector shall activate the low frequency sounder bases of all smoke detectors within that tenant unit only.
- Each dwelling unit has an SLC loop addressable monitoring module to activate a non-latching supervisory signal to the building fire alarm system and central station monitoring.
- **If any of the two smoke detectors within the same dwelling unit are in an alarm the entire building will go into a full alarm event.**



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FIRE ALARM S SYSTEM LEGEND	
SYMBOL	DESCRIPTION
	FIRE ALARM SYSTEM CONTROL PANEL
	FIRE ALARM SYSTEM POWER SUPPLY FOR NOTIFICATION DEVICES
	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR PANEL
	AES WIRELESS TRANSCIEVER
	BATTERY CABINET
	GRAPHIC MAP
	SMOKE DETECTOR (CEILING MOUNTED)
	SMOKE/CARBON MONOXIDE DETECTOR (CEILING MOUNTED)
	HEAT DETECTOR (CEILING MOUNTED)
	MANUAL PULL STATION - WALL MOUNT
	REMOTE TEST STATION / REMOTE INDICATOR
	FIRE ALARM SYSTEM MONITOR MODULE
	FIRE ALARM SYSTEM RELAY MODULE
	FIRE ALARM HORN W/CLEAR (WHITE) STROBE - WALL MOUNTED PER NFPA 72
	FIRE ALARM CLEAR (WHITE) STROBE ONLY - WALL MOUNTED PER NFPA 72
	COMBINATION FIRE ALARM HORN/STROBE APPLIANCE - CEILING MOUNTED
	FIRE ALARM STROBE ONLY - CEILING MOUNTED
	DOOR HOLDER
	TRANSMITTER ANTENNA

MISCELLANEOUS	
SYMBOL	DESCRIPTION
	RISER CONSTRUCTION NOTES
	JUNCTION BOX
F	F INDICATES FIXED TEMPERATURE TYPE
LF,SB	LF INDICATES LOW FREQUENCY, SB INDICATED SOUNDER BASE
MSTA	MULTIPLE STATION ALARM
W	W INDICATES WEATHERPROOF DEVICE

### FIRE ALARM SYSTEM EQUIPMENT REQUIREMENTS

- THE FIRE ALARM SYSTEM SHALL BE FULLY FUNCTIONAL WITHOUT THE USE OF PRIMARY POWER. THE FIRE ALARM SYSTEM SHALL BE PROVIDED WITH A MINIMUM OF 24 HOURS OF STANDBY OPERATION FOLLOWED BY AN ADDITIONAL 5 MINUTES OF ALARM OPERATION.
- ALL BATTERIES SHALL PROVIDE AT LEAST 25% SPARE CAPACITY.
- PROVIDE 25% SPARE CAPACITY FOR NOTIFICATION POWER SUPPLIES.
- THE FIRE ALARM SYSTEM CONTROL PANEL (FACP) SHALL BE A **POTTER AFC SERIES** AND MAY INCLUDE INTERNAL POWER SUPPLIES. PROVIDE ADDITIONAL QUANTITIES OF POWER SUPPLIES AS REQUIRED FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM. THE FIRE ALARM SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE ELECTRICAL CONTRACTOR FOR ALL POWER CONNECTIONS THE FIRE ALARM SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL COSTS ASSOCIATED WITH ALL NON-COORDINATED POWER CONNECTIONS
- PROVIDE MULTIPLE INITIATING DEVICE CIRCUITS AND SIGNALING LINE CIRCUITS (SLC) SO THAT FAILURE OF ONE CIRCUIT DOES NOT CAUSE THE FACILITY TO LOSE OVER 50% OF ITS DETECTION CAPABILITY PER FLOOR.
- DWELLING UNIT NOTIFICATION SHALL BE ACCOMPLISHED BY LOW FREQUENCY SOUNDER BASES AND VISUAL DEVICES. THERE SHALL BE NO MORE THAN 4 DWELLING UNITS BEING SERVED FROM ONE SOUNDER BASE NOTIFICATION APPLIANCE CIRCUIT. THIS ALLOWS FOR THE VISUAL COVERAGE WITHIN THESE 4 UNITS AS THIS IS A 65+ "SENIOR BUILDING" MANY OF THE TENANTS WILL BE A "MODERATELY SEVERE TO PROFOUND HEARING LOSS" TENANTS.
- DWELLING UNIT NOTIFICATION CIRCUIT END OF LINE RESISTORS SHALL BE LOCATED IN THE LIVING ROOM OF THE DWELLING UNIT.
- PROVIDE ISOLATION MODULES PER FLOOR. SEPARATE SLC CIRCUITS SUCH THAT EACH FLOOR SHALL HAVE A ONE ISOLATION MODULE.
- PROVIDE BATTERY CALCULATIONS FOR ALL FIRE ALARM SYSTEMS.

### FIRE ALARM SYSTEM AUDIBILITY REQUIREMENTS

- THE FIRE ALARM SYSTEM CONTRACTOR SHALL PERFORM AUDIBILITY TESTING IN EACH SPACE OF THE BUILDING PRIOR TO ACCEPTANCE TESTING. DOCUMENTATION OF DECIBEL (dB) VALUES RECORDED IN ALL SPACES SHALL BE PROVIDED TO THE ARCHITECT / ENGINEER PRIOR TO ACCEPTANCE TESTING.
  - DECIBEL READINGS SHALL BE TAKEN AT A POINT 10'-0" FROM THE APPLIANCE AT AN ELEVATION OF 5'-0" ABOVE FINISHED FLOOR.
  - THE SOUND LEVEL SHALL BE A MINIMUM OF 15 DECIBELS (dBs) ABOVE THE AVERAGE AMBIENT SOUND LEVEL.
  - THE SOUND LEVEL SHALL BE A MAXIMUM OF 30 DECIBELS (dBs) ABOVE THE AVERAGE AMBIENT SOUND LEVEL.
  - THE SOUND LEVEL SHALL BE A MINIMUM OF 5 DECIBELS (dBs) ABOVE THE MAXIMUM SOUND LEVEL HAVING A MINIMUM DURATION OF 60 SECONDS.
  - IN SPACES THAT DO NOT MEET THE MINIMUM AUDIBLE (dB) VALUES, THE FIRE ALARM SYSTEM CONTRACTOR SHALL PROVIDE ADDITIONAL AUDIBLE NOTIFICATION APPLIANCES UNTIL THE MINIMUM DECIBEL (dB) VALUES ARE OBTAINED.

### FIRE ALARM SYSTEM SCOPE OF WORK NARRATIVE

THE SCOPE OF THIS PROJECT INCLUDES THE FOLLOWING:

- REPLACE THE EXISTING FIRE ALARM SYSTEM IN ITS ENTIRETY. ALL PANELS, DEVICES, AND WIRE SHALL BE COMPLETELY DEMOLISHED AND REPLACED.
- THE EXISTING SYSTEM IS TO REMAIN OPERATIONAL AT ALL TIMES UNTIL THE NEW SYSTEM IS INSTALLED, TESTED, AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ONCE THE NEW SYSTEM IS APPROVED, THE EXISTING SYSTEM SHALL BE DEMOLISHED. AT NO TIME SHALL ANY EXISTING WIRES BE CONNECTED TO THE NEW FIRE ALARM CONTROL PANEL.
- READ THE ACCOMPANYING DOCUMENTS WHICH INCLUDE THE NEWPORT APARTMENTS FIRE ALARM REPLACEMENT ASSESSMENT REPORT.
- PROVIDE ALL MATERIAL, LABOR, EQUIPMENT, DESIGN, AND SERVICES NECESSARY TO PERFORM THE INSTALLATION OF A COMPLETE, FULLY OPERATIONAL, INTELLIGENT (ANALOG) AND ADDRESSABLE (DIGITAL), LOW VOLTAGE 24 VOLTS D.C., POINT IDENTIFICATION, MICROPROCESSOR-BASED FIRE ALARM SYSTEM
- THE CONTRACTOR SHALL OBTAIN A PERMIT AND FINAL APPROVAL FROM (CITY OF BELLEVUE FOR THE FIRE ALARM SYSTEM. ALL PERMITS, FEES FOR PLAN REVIEW, INSPECTIONS, TESTING, ETC. SHALL BE INCLUDED IN THE BID PROPOSAL.

IN THE EVENT OF A CONFLICT BETWEEN THIS STATEMENT OF WORK AND THE DRAWINGS OR SPECIFICATIONS, THE STATEMENT OF WORK SHALL GOVERN OVER SPECIFICATIONS AND DRAWINGS, AND THE SPECIFICATIONS SHALL GOVERN OVER THE DRAWINGS.

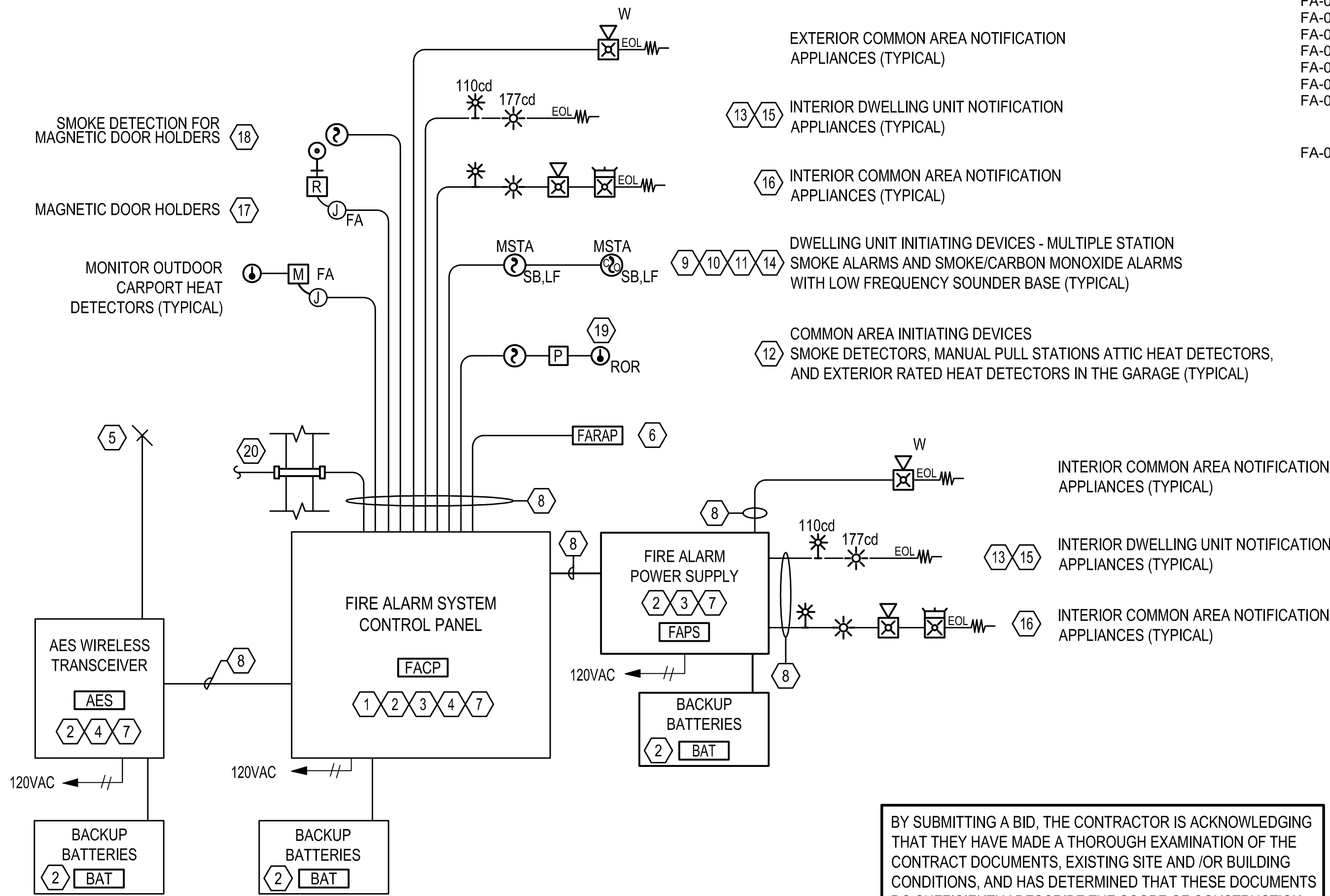
### FIRE ALARM SYSTEM FLOOR PLAN GENERAL NOTES

- THESE FIRE ALARM SYSTEM CONTRACT DRAWINGS ARE NOT A COMPLETE DESIGN AND ARE SIMPLY CONCEPTUAL. THESE DOCUMENTS ARE PROVIDED TO AID THE NICET DESIGNER IN CREATING SHOP DRAWINGS IN ACCORDANCE WITH NFPA 72, STATE & LOCAL REQUIREMENTS, AND **CONTRACT DOCUMENTS: BCE FIRE ALARM REPLACEMNT ASSESSMENT, AND SPECIFICATIONS.** THE CONTRACTORS AND THE FIRE ALARM SYSTEM DESIGNER SHALL COORDINATE THE EXACT QUANTITIES AND LOCATIONS OF ALL SYSTEM COMPONENTS BETWEEN TRADES AND/OR EXISTING CONDITIONS.
  - PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, DESIGN AND PROGRAMMING FOR THE **COMPLETE REPLACEMENT OF AN EXISTING NOTIFIER BRAND AFP-200 WITH A COMPLETE, ADDRESSABLE LOW VOLTAGE 24 VOLT D.C., FULLY OPERATIONAL POTTER BRAND AFC SERIES FIRE ALARM SYSTEM.** ALL EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE NEW, CURRENTLY MANUFACTURED, AND SHALL BE DELIVERED TO THE PROJECT SITE WITH THE ORIGINAL FACTORY SEAL INTACT. MATERIALS AND WORKMANSHIP SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (N.F.P.A. #70), NATIONAL FIRE ALARM AND SIGNALING CODE (N.F.P.A. #72), THE LAWS AND REGULATIONS OF WASHINGTON STATE, AND THE CITY OF BELLEVUE MUNICIPAL CODE. .
- THE NICET DESIGNER SHALL BE RESPONSIBLE FOR DESIGN, LAYOUT, AND COORDINATION OF SMOKE DETECTION COVERAGE IN ALL CONCEALED SPACES PER NFPA #72
  - REMOVE, RELOCATE, ADD, OR REPLACE AS NECESSARY TO ACCOMMODATE THE CHANGES FROM THE TENANT IMPROVEMENT WITHIN THE AREA OF WORK ONLY.
  - SHOP DRAWINGS
    - PREPARE DETAILED WORKING DRAWINGS FOR THE SYSTEM LAYOUT IN ACCORDANCE WITH N.F.P.A. #72 AND THE FOLLOWING:
    - SHOP DRAWING REQUIREMENTS: THE INSTALLING VENDOR'S/CONTRACTOR'S COMPLETE AND FULL-SIZE SET OF SHOP DRAWINGS SHALL BE ISSUED IN THE FOLLOWING FORMAT:
      - THEY SHALL BE CLEAR AND LEGIBLE.
      - THE SAME SHEET SIZE AS THE CONTRACT DRAWINGS (I.E. 30" X 42").
      - A MINIMUM OF 1/8" TEXT HEIGHT SHALL BE USED FOR ALL TEXT, SYMBOL TEXT, AND SUBSCRIPT TEXT.
      - SCALE OF DRAWINGS
        - ANY SITE PLAN DRAWINGS SHALL BE THE SAME SCALE AS ISSUED IN THE CONTRACT DOCUMENTS.
        - FLOOR PLAN DRAWINGS SHALL BE 1/8"=1'-0", UNLESS DIRECTED TO DO OTHERWISE.
        - THE ELECTRICAL LEGEND, WIRE LEGEND, LOAD AND BATTERY CALCULATIONS, RISER DIAGRAM, SEQUENCE OF OPERATION INFO, WIRING DETAILS, AND MOUNTING DETAILS SHALL PRECEDE THE SITE PLANS AND FLOOR PLANS.
        - ALL SHEETS, INCLUDING THE COVER, SHALL INCLUDE A TITLE BLOCK ALONG THE EDGE OF EACH OF THE DRAWINGS THAT, WHEN THE DRAWINGS ARE ROLLED UP, THE FOLLOWING INFORMATION SHALL BE VISIBLE:
          - THE SYSTEM-SPECIFIC SHEET NUMBER
          - PROJECT NAME, SPECIFICATION SECTION NUMBER AND SECTION TITLE NAME
          - FLOOR NAME, AREA, AND/OR SECTION OF THE BUILDING (USE THE NAME OF THE AREA AND/OR FLOOR DESCRIPTION THAT IS ON THE CONTRACT DRAWINGS.)
          - ARCHITECTURAL INFORMATION ON THE CONTRACT DRAWINGS SHALL BE INCLUDED ON THE INSTALLING VENDOR'S/CONTRACTOR'S SHOP DRAWINGS, INCLUDING, BUT NOT LIMITED TO: MATCH LINES, GRID LINES, GRID BUBBLES, KEY PLAN, AND ENLARGED FLOOR PLANS.

- THE GENERAL CONTRACTOR AND FIRE ALARM SYSTEM CONTRACTOR SHALL COORDINATE ALL CUTTING, PATCHING AND FINISH WORK.
- ALL MANUAL PULL STATIONS SHALL BE DUAL ACTION, KEY OPERABLE. THE USE OF BREAK GLASS FRONT STATIONS ARE NOT ALLOWED.
- ALL ADDRESSABLE DEVICES AND DETECTOR BASES SHALL BE PERMANENTLY AND CLEARLY LABELED WITH THE DEVICE ADDRESS IN A READILY VISIBLE LOCATION DIRECTLY ON THE DEVICE.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS. NOTIFY OWNER OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WITH THE WORK.
- COORDINATE ALL OPERATIONS WITH OWNER, SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF WORK, CUTTING, PATCHING, FINISH WORK, AND REQUIREMENTS OF NOISE ORDINANCE. INSTALL DUST AND NOISE BARRIERS AS REQUIRED TO PROTECT EXISTING ADJACENT AREAS AND OCCUPANTS AND TO MAINTAIN AN ENVIRONMENT SUITABLE TO PERMIT CONTINUED OCCUPANCY.
- NEW SYSTEM INSTALLATIONS OR REPLACEMENT OF EXISTING SYSTEMS SHALL UTILIZE POTTER BRAND CONTROL PANELS AND EQUIPMENT AVAILABLE FROM MULTIPLE INSTALLERS IN THE LOCAL SERVICE AREA.

### FIRE ALARM SYSTEM RISER DIAGRAM CONSTRUCTION NOTES

- THE RISER DIAGRAM IS DIAGRAMMATIC IN NATURE. IT DOES NOT SHOW ALL DEVICES AND DOES NOT REPRESENT ACTUAL CONDUIT OR CABLE ROUTING.
- THE FIRE ALARM SYSTEM SHALL BE FULLY FUNCTIONAL WITHOUT THE USE OF PRIMARY POWER. THE FIRE ALARM SYSTEM SHALL BE PROVIDED WITH A MINIMUM OF 24 HOURS OF STANDBY OPERATION FOLLOWED BY AN ADDITIONAL 5 MINUTES OF ALARM OPERATION. ALL BATTERIES SHALL BE SIZED TO PROVIDE AT LEAST 25% ADDITIONAL SPARE CAPACITY. SEE THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PROVIDE SYSTEM POWER SUPPLIES WHERE REQUIRED. COORDINATE ADDITIONAL POWER CONNECTIONS THAT ARE NOT SHOWN ON ELECTRICAL DRAWINGS WITH ELECTRICAL CONTRACTOR AS REQUIRED. COST FOR ADDITIONAL CONNECTIONS SHALL BE INCLUDED.
- PROVIDE ALL NECESSARY EQUIPMENT, INTERFACES, OTHER APPURTENANCES, AND PROGRAMMING AS REQUIRED FOR COMMUNICATION TO THE CENTRAL STATION MONITORING COMPANY OR MONITORING STATION. SEE THE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MONITORING AGREEMENT.
- FIRE ALARM CONTRACTOR SHALL MEASURE AES SIGNAL STRENGTH. SIGNAL STRENGTH SHALL BE A NETCON 5 OR BETTER. IF AN OUTDOOR ANTENNA IS REQUIRED, MOUNT ANTENNA SO IT REACHES ABOVE THE ROOF LINE OF THE BUILDING.
- FIRE ALARM SYSTEM REMOTE ANNUNCIATOR PANEL INSTALLED WHERE REQUIRED BY AHJ - FRONT ENTRY.
- PROVIDE SURGE PROTECTION ON ALL INCOMING PRIMARY POWER SUPPLIES SERVING FIRE ALARM SYSTEM PANELS.
- PROVIDE SYSTEM CABLES FOR A FULLY FUNCTIONAL SYSTEM AS REQUIRED.
- WITHIN ANY ONE DWELLING UNIT, SYSTEM SMOKE *DETECTORS* SHALL BE PROGRAMMED TO ACT LIKE SINGLE- AND MULTIPLE-STATION ALARMS. WHEN THE *DETECTOR* IS ACTIVATED, THE SOUNDER BASE IS ACTIVATED; WHEN THE DETECTOR IS CLEARED, THE SOUNDER BASE IS DEACTIVATED. THE FIRE ALARM CONTRACTOR SHALL PROGRAM THESE *DETECTORS* TO ACTIVATE A SUPERVISORY INDICATION AT THE MAIN FIRE ALARM PANEL AND NOTIFY THE OFF-SITE MONITORING COMPANY OF THE CONDITION. THE MONITORING COMPANY SHALL BE DIRECTED TO TAKE NO ACTION OTHER THAN AUTOMATIC LOGGING AND EMAIL THE EVENT TO PROPERTY MANAGER.
- THE ACTIVATION OF ANY ONE DWELLING UNIT SMOKE *DETECTOR* SHALL ACTIVATE THE LOW FREQUENCY SOUNDER BASES OF ALL DWELLING UNIT SMOKE *DETECTORS* AND STROBES WITHIN THAT DWELLING UNIT ONLY.
- THE ACTIVATION OF SMOKE *DETECTOR WITHIN* DWELLING UNIT SHALL ACTIVATE WITHIN THE UNIT ONLY AND ACTIVATION OF THE HEAT OR CARBON MONOXIDE DETECTORS SHALL ACTIVATE THE BUILDING FIRE ALARM SYSTEM.
- ACTIVATION OF ANY COMMON AREA SMOKE DETECTOR, HEAT DETECTOR, OR MANUAL PULL STATION SHALL ACTIVATE THE BUILDING FIRE ALARM SYSTEM.
- THE FIRE ALARM SYSTEM CONTRACTOR SHALL PROVIDE VISUAL COVERAGE FOR ALL DWELLING UNITS. IF VISUAL COVERAGE IS PROVIDED ON WALLS, GREATER THAN 24" DOWN FROM CEILING, STROBE INTENSITY SHALL BE 110CD. IF VISUAL COVERAGE IS PROVIDED ON THE CEILING OR THE WALL LESS THAN 24" DOWN FROM THE CEILING, STROBE INTENSITY SHALL BE 177CD. VISUAL DEVICES SHALL BE PROVIDED IN EACH BEDROOM, LIVING ROOM, AND BATHROOM.
- DWELLING UNIT NOTIFICATION SHALL BE ACCOMPLISHED BY LOW FREQUENCY SOUNDER BASES AND VISUAL DEVICES. THERE SHALL BE NO MORE THAN 4 DWELLING UNITS BEING SERVED FROM ONE SOUNDER BASE NOTIFICATION APPLIANCE CIRCUIT. THIS ALLOWS FOR THE VISUAL COVERAGE WITHIN THESE 4 UNITS AS THIS IS A 65+ "SENIOR BUILDING" MANY OF THE TENANTS WILL BE A "MODERATELY SEVERE TO PROFOUND HEARING LOSS" TENANTS. DWELLING UNIT NOTIFICATION CIRCUIT END OF LINE RESISTORS SHALL BE LOCATED IN THE LIVING ROOM OF THE DWELLING UNIT.
- ALL DWELLING UNITS SHALL BE CONSIDERED TO BE OCCUPIED BY A "MODERATELY SEVERE TO PROFOUND HEARING LOSS" TENANT AND SHALL BE PROVIDED WITH VISUAL COVERAGE AS DESCRIBED ABOVE IN NOTE 13.
- COMMON AREA NOTIFICATION POWER SUPPLY CIRCUITS SHALL BE KEPT SEPARATE FROM DWELLING UNIT NOTIFICATION POWER SUPPLY CIRCUITS. COMMON AREA NOTIFICATION CIRCUIT END OF LINE RESISTORS SHALL BE LOCATED WITHIN AN ACCESSIBLE COMMON SPACE
- THE FIRE ALARM SYSTEM CONTRACTOR SHALL PROVIDE A RELAY MODULE FOR CONNECTION TO THE MAGNETIC DOOR HOLDERS.THE MAGNETIC DOOR HOLDER SHALL RELEASE UPON ACTIVATION OF THE SMOKE DETECTOR SERVING THE DOOR HOLDERS OR UPON RECEIVING AN ALARM SIGNAL FROM THE FIRE ALARM SYSTEM CONTROL PANEL. (WHERE APPLICABLE) PROVIDE NEW IF NECESSARY.
- SMOKE DETECTOR FOR MAGNETIC DOOR HOLDER RELEASE SHALL BE LOCATED WITHIN 5'-0" OF THE DOOR IT IS SERVING AND INSTALLED ALONG THE CENTERLINE OF THE DOOR OPENING UNLESS SMOKE DETECTION AS PART OF AN OPEN AREA PROTECTION SYSTEM COVERING THE ROOM, CORRIDOR, OR ENCLOSED SPACE ON EACH SIDE OF THE SMOKE DOOR AND THAT ARE LOCATED AND SPACED AS REQUIRED BY NFPA #72 SECTION 17.7.3 SHALL BE PERMITTED TO ACCOMPLISH SMOKE DOOR RELEASE SERVICE. (WHERE APPLICABLE).
- PROVIDE REMOTE ALARM INDICATOR FOR EACH INITIATING DEVICE NOT VISIBLE FROM THE FLOOR (WHERE APPLICABLE). REMOTE ALARM INDICATORS INSTALLED IN ACOUSTICAL CEILING TILES SHALL BE CENTERED ON THE CEILING TILES (12" FROM AN ACOUSTICAL TILE RUNNER) OR ON THE WALL OF EXPOSED STRUCTURE SPACES.
- FIRE ALARM SYSTEM CABLING THAT PENETRATES EXISTING OR NEW WALLS SHALL BE PROVIDED WITH AN APPROVED PENETRATION METHOD AS OUTLINED IN THE PROJECT SPECIFICATIONS.



### FIRE ALARM SYSTEM RISER DIAGRAM

DIAGRAMMATIC



## NEWPORT APARTMENTS

12645 S.E. 42ND ST.  
BELLEVUE, WA 98006

### DRAWING SHEET INDEX

FA-COVER	FIRE ALARM ASSESSMENT REPORT
FA-01	GENERAL NOTES
FA-02	SPRINKLER RISER
FA-03	1st FLOOR FIRE ALARM
FA-04	2nd and 3rd FLOOR FIRE ALARM PLANS
FA-05	ATTIC FIRE ALARM PLAN
FA-06	EXHIBIT 1: 1st FLOOR PLAN
FA-07	EXHIBIT 2: 2nd and 3rd FLOOR PLANS
FA-08	EXTERIOR ELEVATION PLANS
	FIRE ALARM POINTS LIST
	DEVICE LOCATION PLAN
	UNIT NUMBERS

△ SUBMITTAL / REVISION	DATE
PRELIMINARY BID SET	2025-04-11

JURISDICTIONAL APPROVAL STAMP

SHEET TITLE

FIRE ALARM SYSTEM LEGEND ,  
RISER, AND NOTES

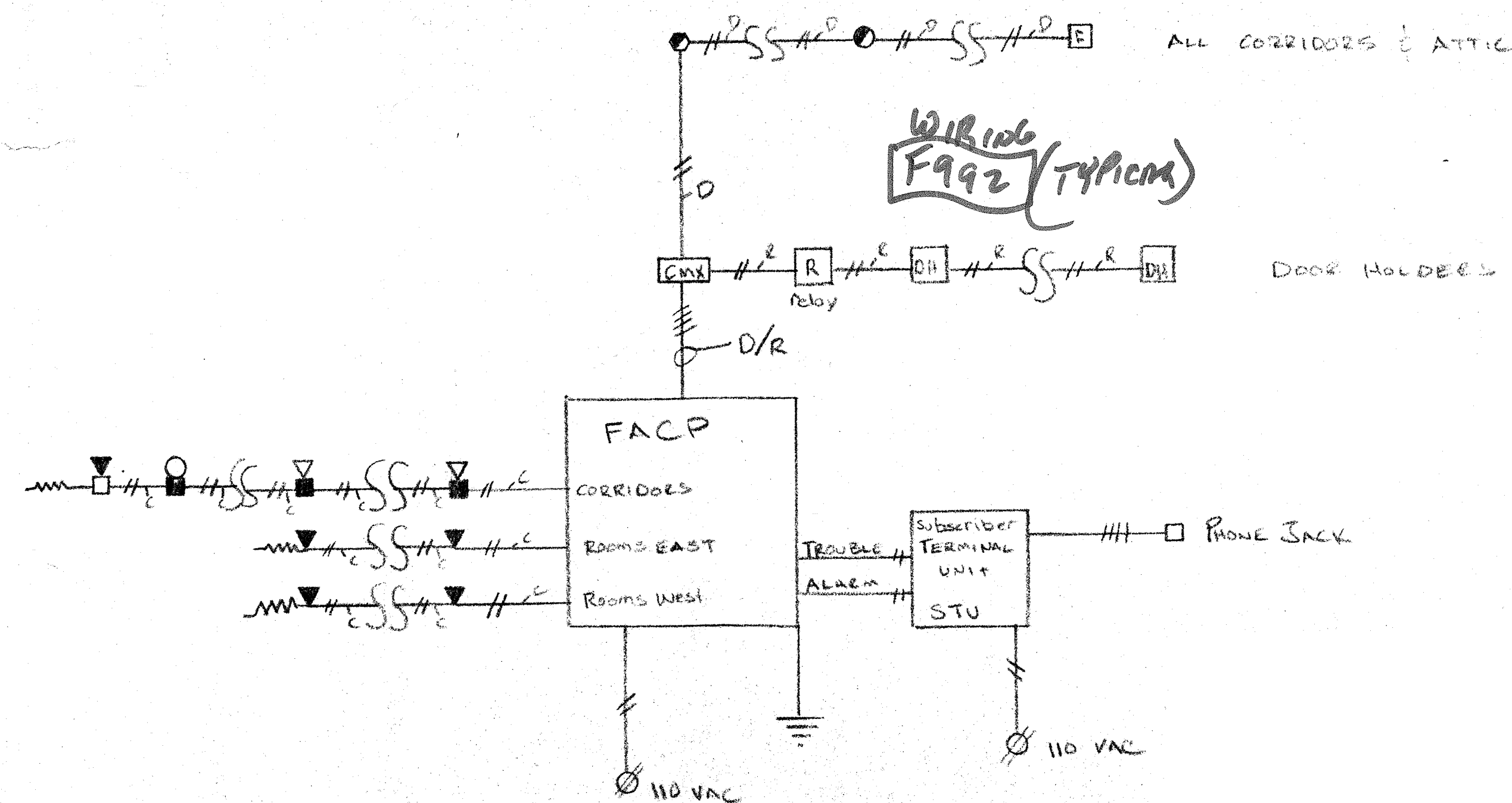
SHEET NUMBER

## FA-COVER

BY SUBMITTING A BID, THE CONTRACTOR IS ACKNOWLEDGING THAT THEY HAVE MADE A THOROUGH EXAMINATION OF THE CONTRACT DOCUMENTS, EXISTING SITE AND /OR BUILDING CONDITIONS, AND HAS DETERMINED THAT THESE DOCUMENTS DO SUFFICIENTLY DESCRIBE THE SCOPE OF CONSTRUCTION WORK REQUIRED UNDER THIS CONTRACT.

ALL CONTRACT REQUIREMENTS THAT EXCEED THE MINIMUM REQUIREMENTS OF IBC, IFB, AND NFPA 72 SHALL BE INCORPORATED INTO THE BID, DESIGN, AND CONSTRUCTION.





THIS DRAWING WAS PRODUCED FROM ORIGINAL AS-BUILT DRAWINGS AND FIELD OBSERVATIONS, AND MAY NOT REPRESENT AN ACCURATE AS-BUILT CONDITION. DISCREPANCIES MAY BE ENCOUNTERED, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL CONDITIONS.

RISER PLAN - SCALE:N.T.S

FIRE ALARM RISER PLAN  
REFERENCE ONLY

FA-01

NEWPORT APARTMENTS  
12646 SE 42<sup>ND</sup> STREET  
BELLEVUE, WA 98006

GUARDIAN SECURITY SYSTEMS, INC.  
1743 1ST AVE. SO., SEATTLE, WA 98134 622-6545

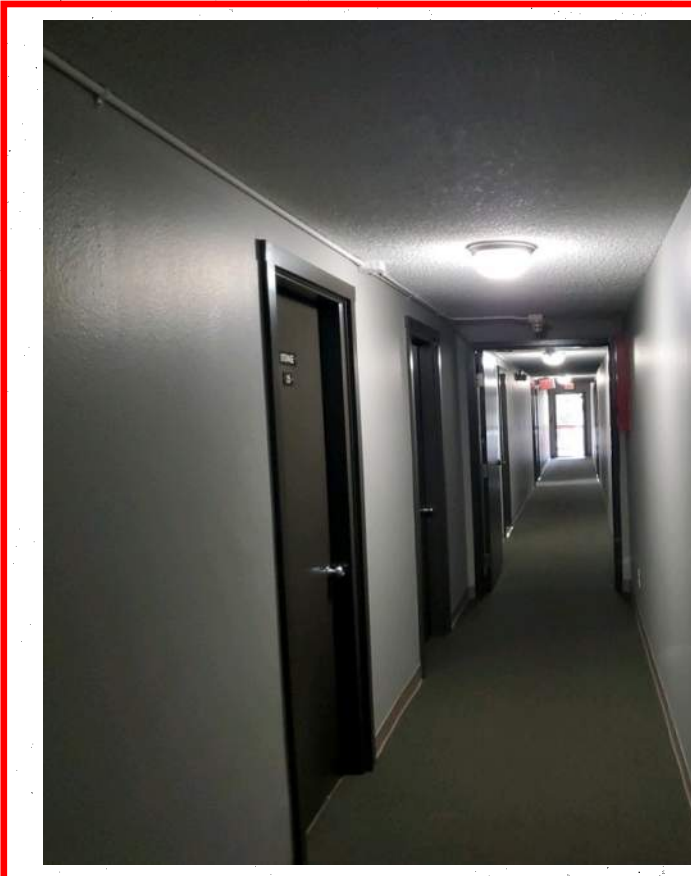
DATE	REVISION & PURPOSE	DWN BY:	CKD BY:	APPD BY:	DATE: 4-15



GENERAL REQUIREMENT NOTES

1. EQUIPMENT AND DEVICES SHOWN DASHED DARK AND WITH A (RE) ARE EXISTING TO BE DEMO OR REPLACED, UNLESS NOTED OTHERWISE. REPLACE EXISTING FIRE ALARM DEVICE WITH NEW ADDRESSABLE FIRE ALARM DEVICE. MAINTAIN EXISTING FIRE ALARM J-BOXES, AND CONDUIT AS REQUIRED BACK TO THE NEW FIRE ALARM PANEL.
2. EQUIPMENT AND DEVICES SHOWN LIGHT AND WITH A (E) ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE. PROVIDE NEW INTERFACE MODULES AS REQUIRED TO RECONNECT IS EXISTING EQUIPMENT OR DEVICE. PROVIDE J-BOXES, CONDUIT, CABLING, AND CONNECTIONS AS REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM.
3. ALL WORK SHALL COMPLY WITH THE LATEST NEC AND LOCAL CODE AND EXCEED CODE REQUIREMENTS WERE CALLED OUT BY KCHA PLANS AND SPECIFICATION.
4. ALL EMPTY CONDUITS SHALL INCLUDE PULL STRING.
5. UNLESS NOTED OTHERWISE ALL WIRING SHALL BE IN GALVANIZED RIGID STEEL OR EMT CONDUIT WITH MINIMUM TRADE SIZE OF 3/4-INCH.
6. COORDINATE ALL WORK WITH OWNER REPRESENTATIVE FOR WORK SCHEDULES DETAILS PRIOR TO DECOMMISSIONED, DEMOLITION, RELOCATION, SHUT DOWN OF FIRE ALARM PANELS AND PANELBOARDS & ETC.
7. PROVIDE PATCH AND PAINT AS REQUIRED FOR ALL NEW EQUIPMENT AND DEVICES.
8. PROVIDE ELECTRICAL AND FIRE ALARM WORK ACCORDING TO CONSTRUCTION PHASING SCHEDULES. AT THE END OF EACH AREA OF CONSTRUCTION PER PHASING PLANNING SCHEDULE, PROVIDE ELECTRICAL AND FIRE ALARM TESTING TO INSURE COMPLETION OF WORK IS SATISFACTORY FOR ACCEPTANCE.
9. TRACE EXISTING POWER CIRCUITS FOR THE EXISTING MAIN FIRE ALARM PANEL, NAC PANELS, DOOR HOLDERS AND FIRE SMOKE DAMPERS. PROVIDE NEW TYPED POWER PANEL INDEX CARDS AND LOCK ON DEVICES AS REQUIRED.

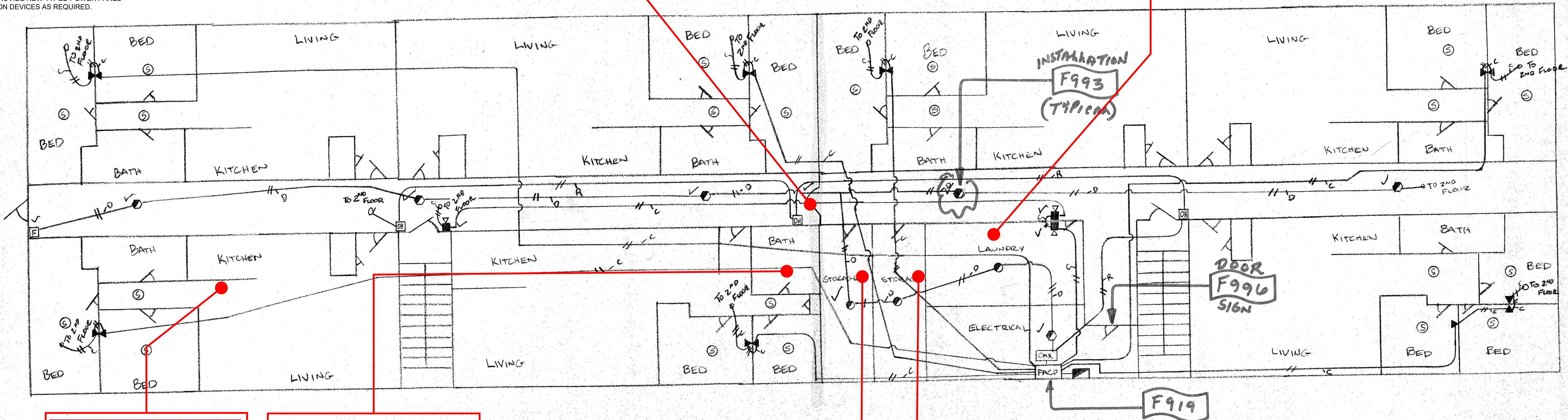
1ST FLOOR CORRIDOR  
AND DOOR HOLDER



LAUNDRY ROOM



1ST FLOORS



TYPICAL EXISTING  
LIVING ROOM



TYPICAL EXISTING  
BEDROOM

WIRE

C = 16 Gu 2c  
D = 18 Gu 1p  
R = 18 Gu 2



STORAGE ROOMS



LEGEND

- RATE OF RISE
- PHOTO-ELECTRIC SMOKE
- ◀ MINI HORNS
- ADA HORN/STROBES
- Ⓜ MANUAL PULL STATIONS
- Ⓜ DOOR HOLDERS
- Ⓜ FIRE ALARM CONTROL PANEL
- OUTDOOR BELL
- ◀ OUTDOOR STROBE
- SUBSCRIBER TERMINAL UNIT
- Ⓜ BATTERY OPERATED SMOKE DETECTORS

THIS DRAWING WAS PRODUCED FROM ORIGINAL AS-BUILT DRAWINGS AND FIELD OBSERVATIONS, AND MAY NOT REPRESENT AN ACCURATE AS-BUILT CONDITION. DISCREPANCIES MAY BE ENCOUNTERED, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL CONDITIONS.

1ST FLOOR FIRE ALARM PLAN  
REFERENCE ONLY

FA-02

NEWPORT APARTMENTS  
12646 SE 42<sup>ND</sup> ST.  
BELLEVUE, WA 98006

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1743 1ST AVE. SO., SEATTLE, WA 98134 622-6545

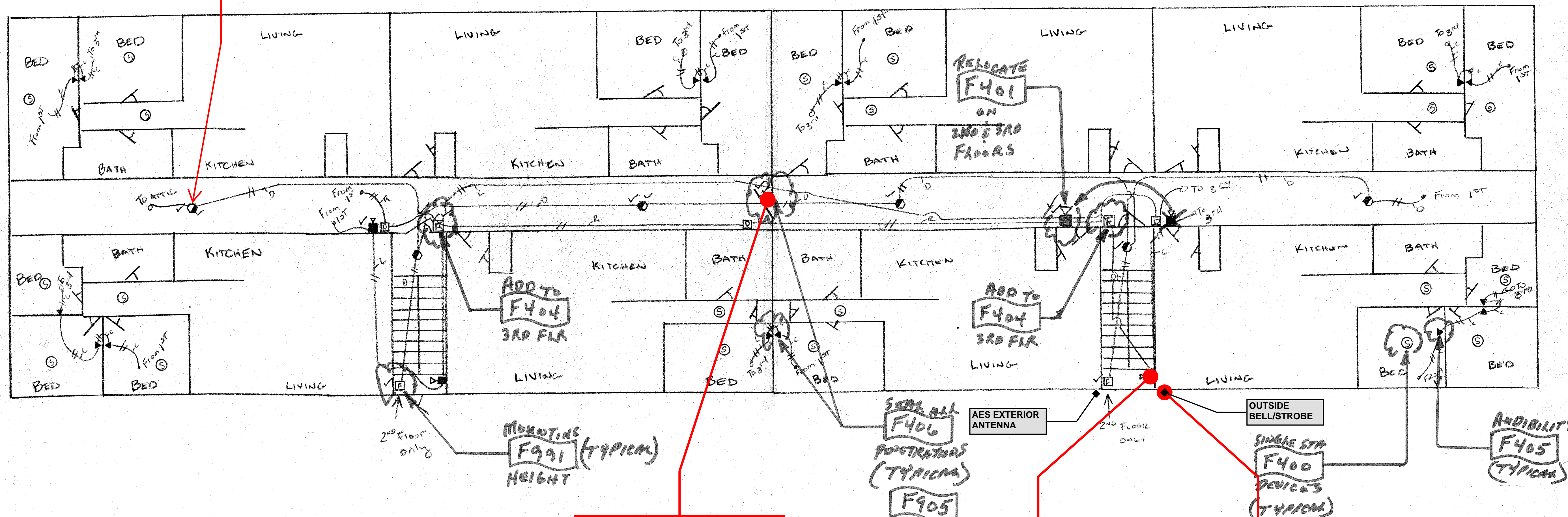
DATE	REVISION & PURPOSE	OWN BY:	CKD BY:	APPD BY:	DATE
					4-15-94



4TH FLOOR COORIDOR SMOKE DETECTOR AND  
REMOTE LED FOR ATTIC HEAT DETECTOR - TYPICAL



2ND AND 3RD FLOORS

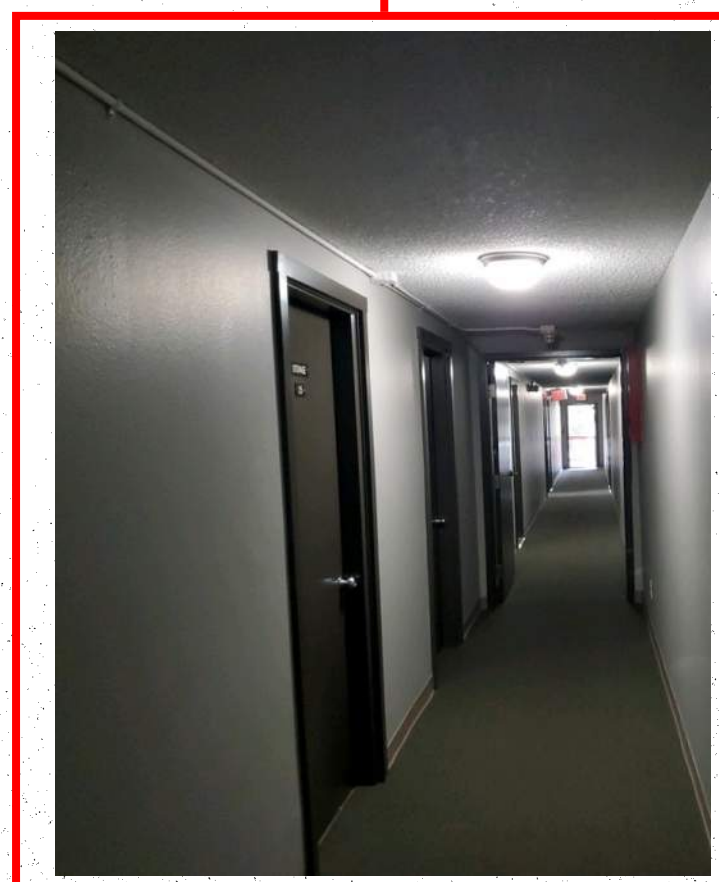


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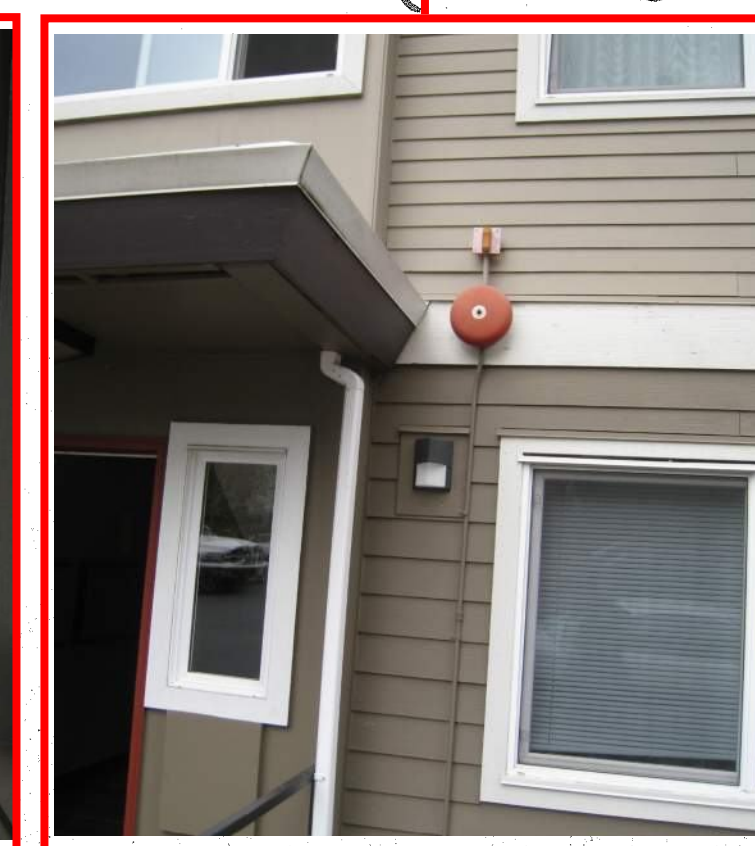
2ND & 3RD FLOOR FIRE ALARM PLAN  
REFERENCE ONLY



1ST FLOOR CORRIDOR  
AND DOOR HOLDER



REMOTE ANNUNCIATOR



OUTSIDE BELL/STROBE

FA-03

NEWPORT APARTMENTS  
12646 SE 42ND STREET  
BELLEVUE, WA 98006

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1743 1ST AVE. SO., SEATTLE, WA 98134 622-6545

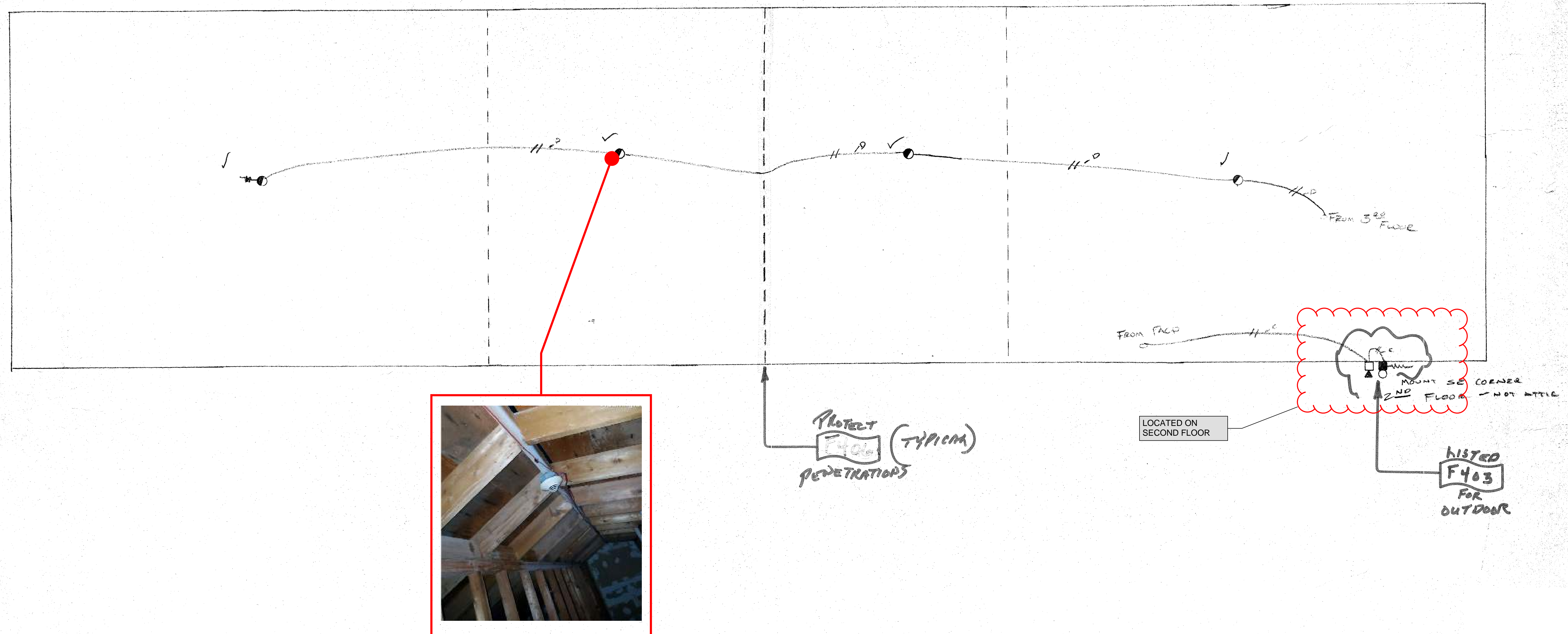
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					4-15-94



## ATTIC

## GENERAL REQUIREMENT NOTES

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ATTIC FIRE ALARM PLAN  
REFERENCE ONLY

ATTIC HEAT DETECTION

FA-04

NEWPORT APARTMENTS  
12646 SE 42<sup>ND</sup> STREET  
BELLEVUE, WA 98006

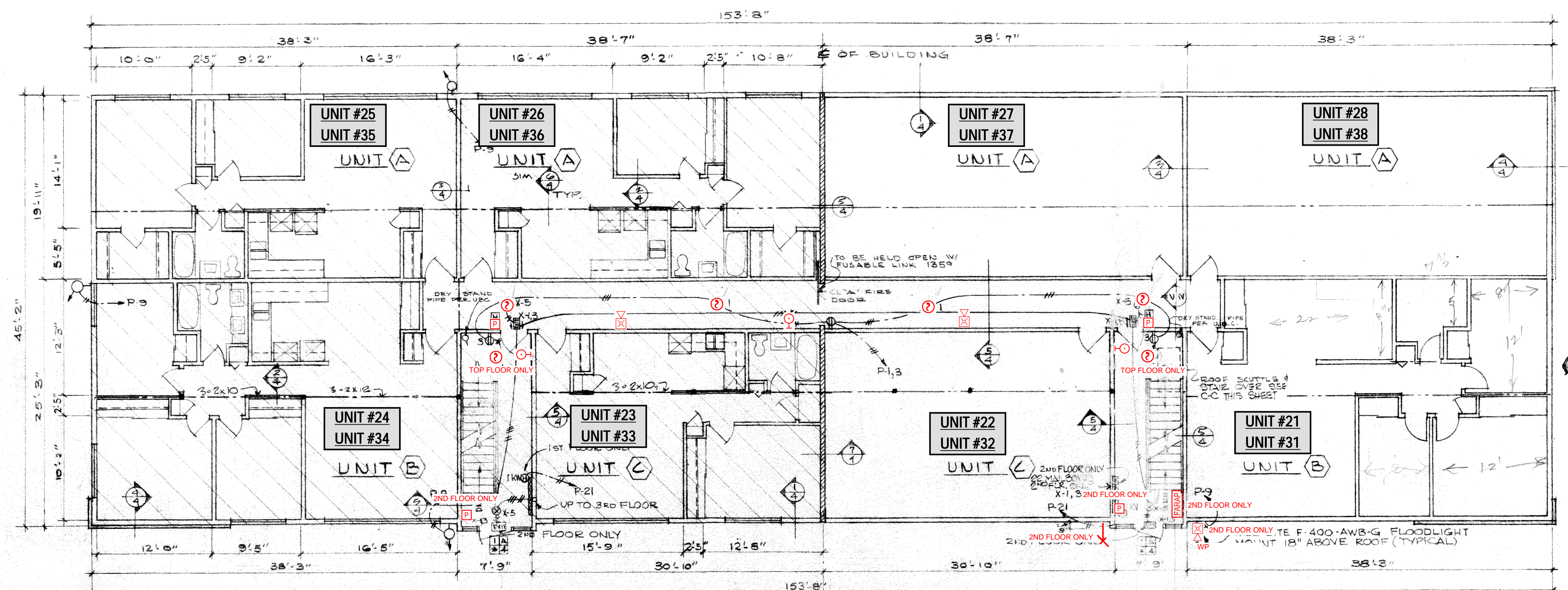
GUARDIAN SECURITY SYSTEMS, INC.  
1743 1ST AVE. SO., SEATTLE, WA 98134 622-6546

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					2/11/24



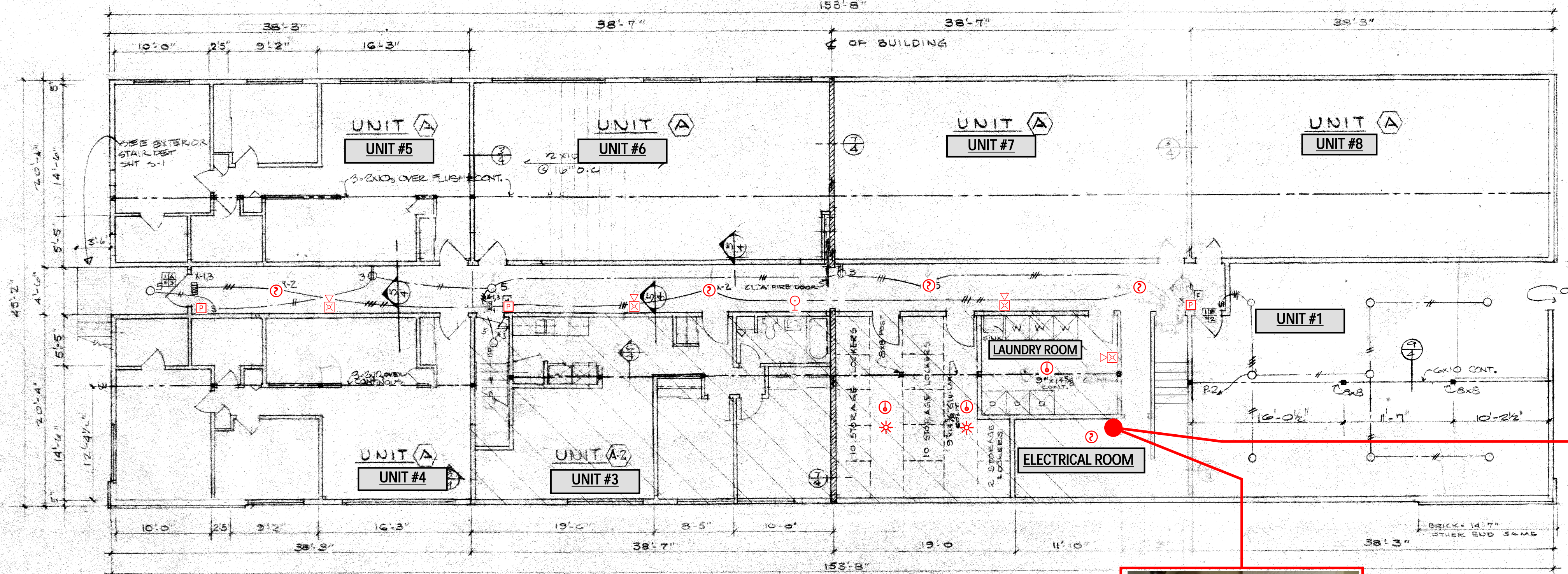
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SECOND & THIRD FLOOR PLAN

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



FIRST FLOOR PLAN

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

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ARCHITECTURAL FLOOR PLANS  
REFERENCE ONLY

EXHIBIT 1

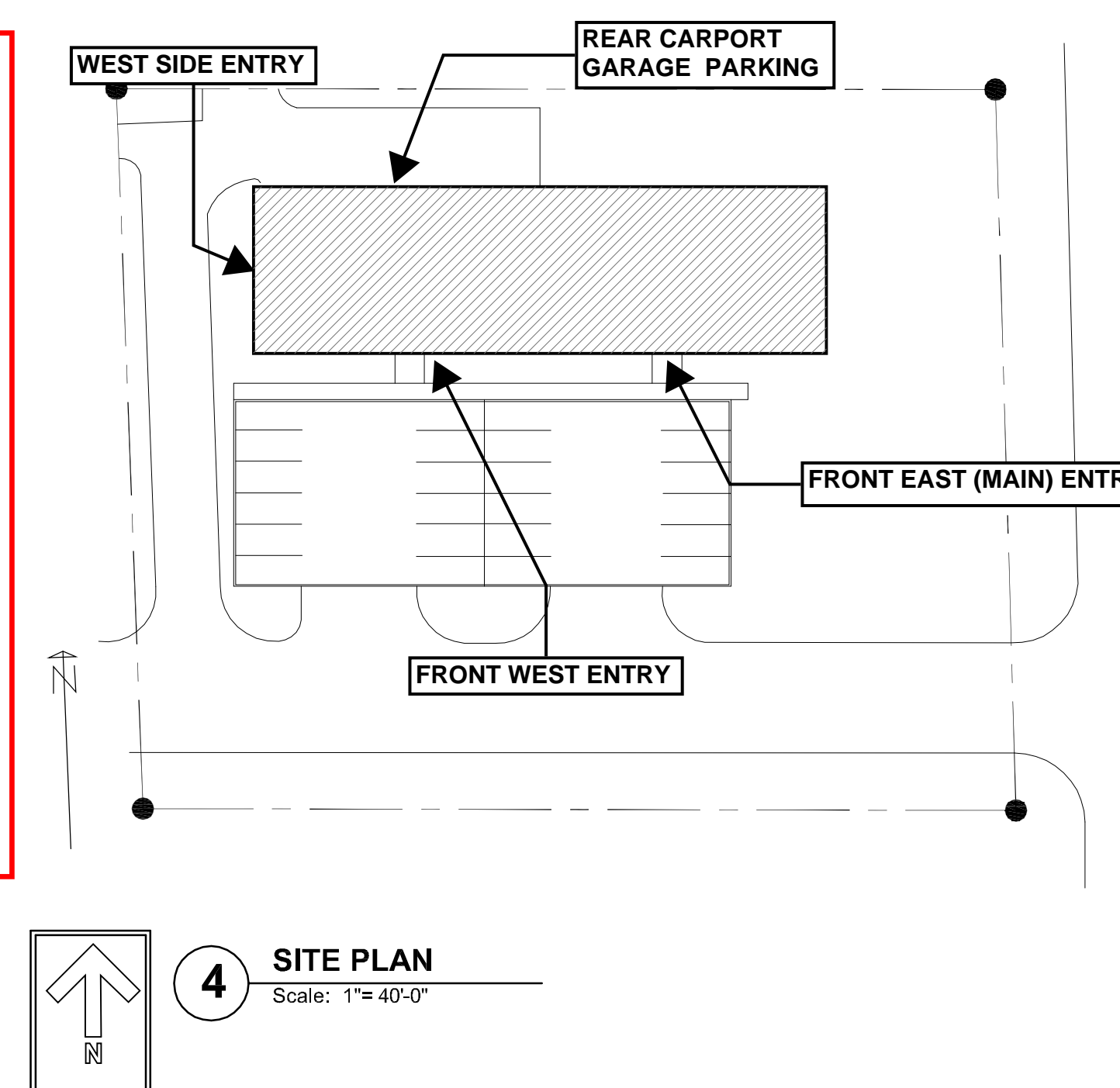


MAIN FIRE ALARM  
CONTROL PANEL



AES TRANSCEIVER

FIRE ALARM MONITORING  
COMPANY IS  
ALARM CENTER, INC  
ACCOUNT # AES-7413



4 SITE PLAN  
Scale: 1"=40'-0"

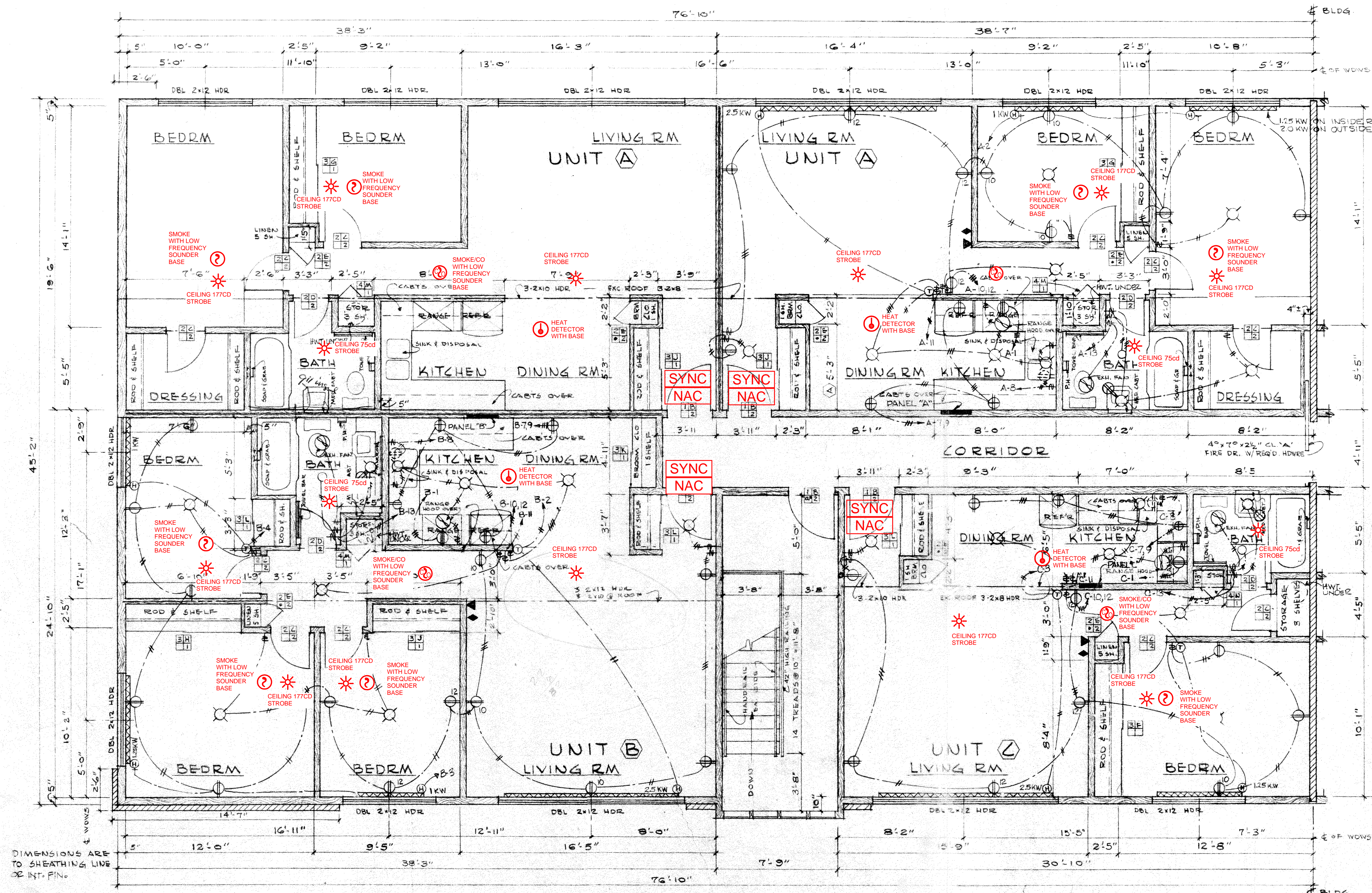
NEWPORT APTS.  
22 UNIT APARTMENT BUILDING FOR  
RICHARD B. STOCKTON BELLEVUE, WA.

FA-05  
2  
OF 6 SHEETS



# GENERAL REQUIREMENT NOTES

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TYPICAL DWELLING UNIT FIRE ALARM PLAN(s) UNIT TYPES A, B & C

## UNIT TYPE LEGEND:

### UNIT A NUMBERS:

3,4,5,6,7,8,25,26,27,28,35,36,37,38

### UNIT B NUMBERS:

21,24,31,34

### UNIT C NUMBERS:

22,23,32,33

THIS DRAWING WAS PRODUCED FROM ORIGINAL AS-BUILT DRAWINGS AND FIELD OBSERVATIONS, AND MAY NOT REPRESENT AN ACCURATE AS-BUILT CONDITION. DISCREPANCIES MAY BE ENCOUNTERED, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL CONDITIONS.

ARCHITECTURAL TYPICAL  
DWELLING UNIT PLAN  
REFERENCE ONLY

EXHIBIT 2

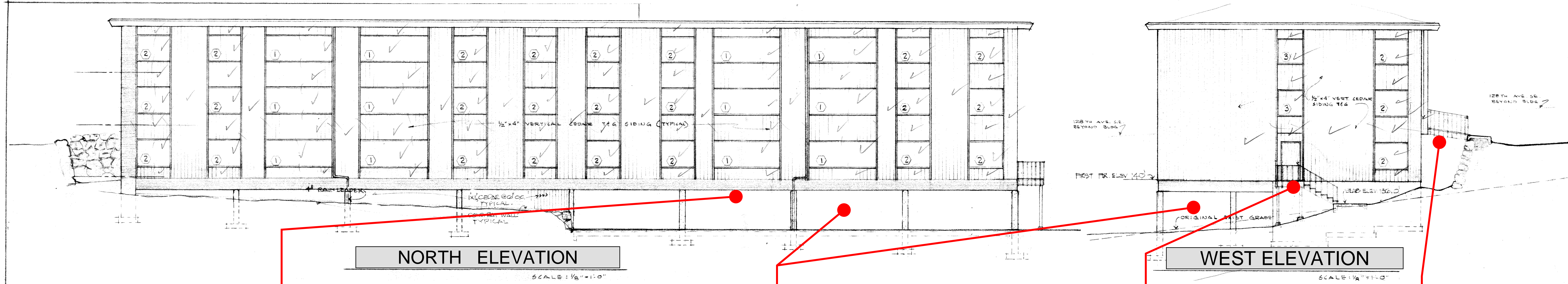
FA-06

NEWPORT APTS.  
22 UNIT APT. BUILDING FOR  
RICHARD B. STOCKTON BELLEVILLE

3

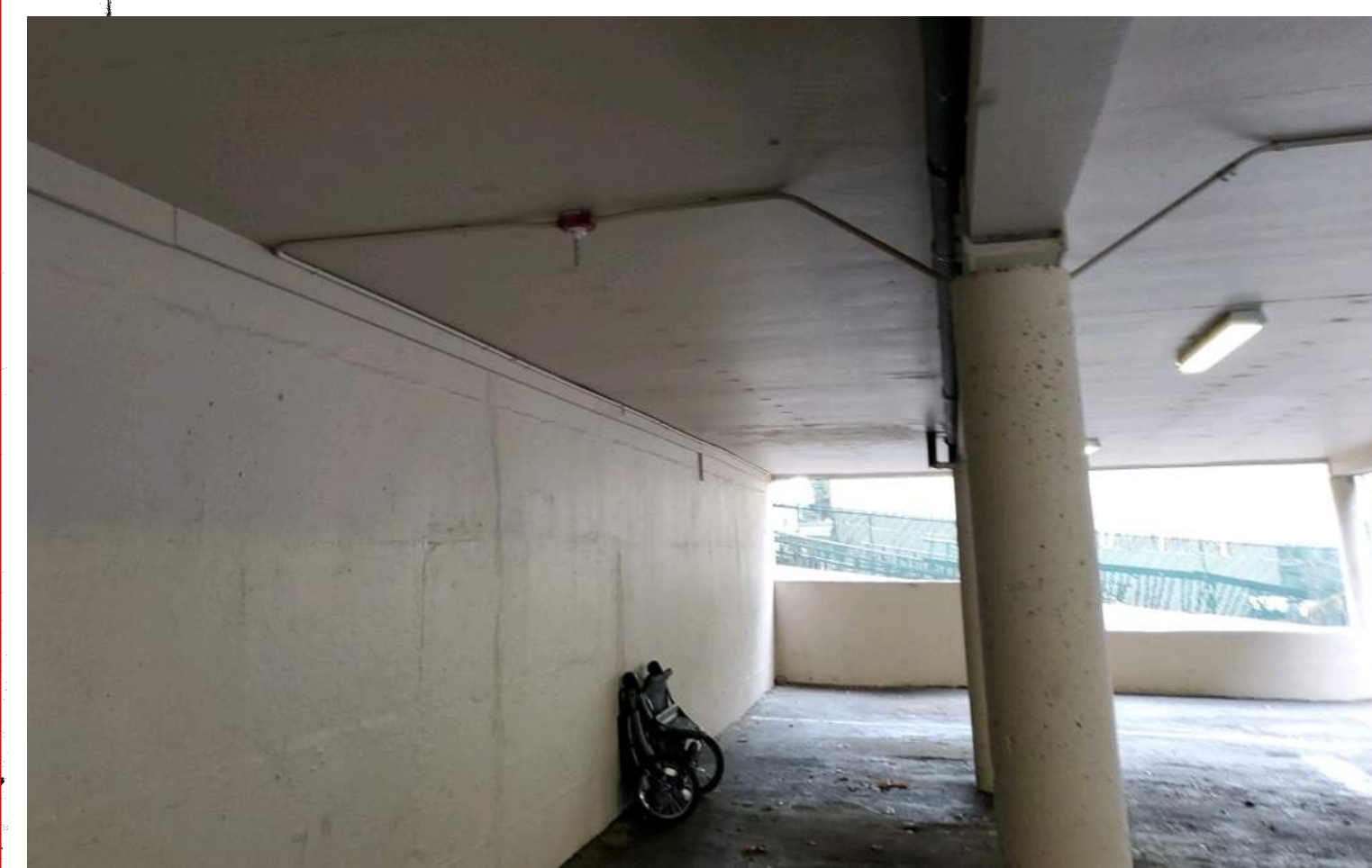
E T H E  
I N T E R  
W A S H I N G T O N





NORTH ELEVATION

WEST ELEVATION



OUTDOOR CONVENTIONAL  
HEAT DETECTOR



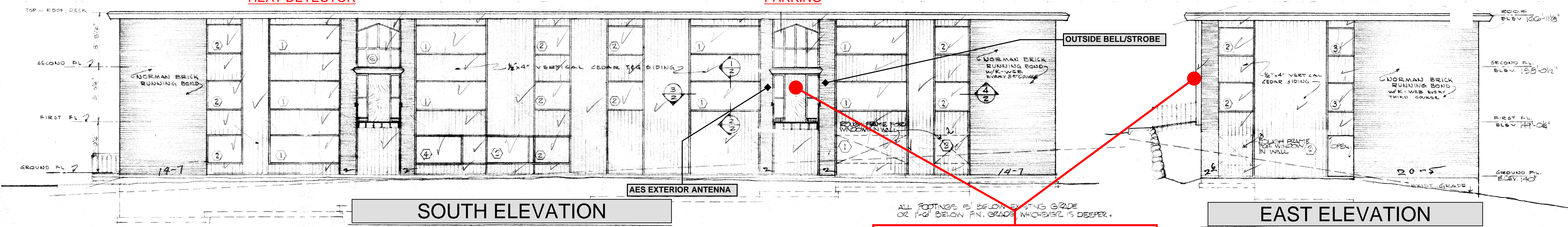
REAR CARPORT GARAGE  
PARKING



WEST SIDE ENTRY



WEST FRONT ENTRY



SOUTH ELEVATION

EAST ELEVATION

- GENERAL REQUIREMENT NOTES**
- EQUIPMENT AND DEVICES SHOWN DASHED DARK AND WITH A (RE) ARE EXISTING TO BE DEMO OR REPLACED, UNLESS NOTED OTHERWISE. REPLACE EXISTING FIRE ALARM DEVICE WITH NEW ADDRESSABLE FIRE ALARM DEVICE. MAINTAIN EXISTING FIRE ALARM J-BOXES, AND CONDUIT AS REQUIRE BACK TO THE NEW FIRE ALARM PANEL.
  - EQUIPMENT AND DEVICES SHOWN LIGHT AND WITH A (E) ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE. PROVIDE NEW INTERFACE MODULES AS REQUIRED TO RECONNECT IS EXISTING EQUIPMENT OR DEVICE. PROVIDE J-BOXES, CONDUIT, CABLING, AND CONNECTIONS AS REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM.
  - ALL WORK SHALL COMPLY WITH THE LATEST NEC AND LOCAL CODE AND EXCEED CODE REQUIREMENTS WERE CALLED OUT BY KCHA PLANS AND SPECIFICATION.
  - ALL EMPTY CONDUITS SHALL INCLUDE PULL STRING.
  - UNLESS NOTED OTHERWISE ALL WIRING SHALL BE IN GALVANIZED RIGID STEEL OR EMT CONDUIT WITH MINIMUM TRADE SIZE OF 3/4-INCH.
  - COORDINATE ALL WORK WITH OWNER REPRESENTATIVE FOR WORK SCHEDULES DETAILS PRIOR TO DECOMMISSIONED, DEMOLITION, RELOCATION, SHUT DOWN OF FIRE ALARM PANELS AND PANELBOARDS & ETC.
  - PROVIDE PATCH AND PAINT AS REQUIRED FOR ALL NEW EQUIPMENT AND DEVICES.
  - PROVIDE ELECTRICAL AND FIRE ALARM WORK ACCORDING TO CONSTRUCTION PHASING SCHEDULES. AT THE END OF EACH AREA OF CONSTRUCTION PER PHASING PLANNING SCHEDULE, PROVIDE ELECTRICAL AND FIRE ALARM TESTING TO INSURE COMPLETION OF WORK IS SATISFACTORY FOR ACCEPTANCE.
  - TRACE EXISTING POWER CIRCUITS FOR THE EXISTING MAIN FIRE ALARM PANEL, NAC PANELS, DOOR HOLDERS AND FIRE/SMOKE DAMPERS. PROVIDE NEW TYPED POWER PANEL INDEX CARDS AND LOCK ON DEVICES AS REQUIRED.

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EAST FRONT (MAIN) ENTRY

ARCHITECTURAL ELEVATION PLAN  
REFERENCE ONLY

EXHIBIT 3

FA-07

5

PECK AND MERRIWETH  
ARCHITECTS  
1000 MERCER STREET - SEATTLE 9, WASH



NEWPORT APARTMENTS EXISTING FIRE ALARM SYSTEM POINT LIST	
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NOTES: FIRE ALARM MANUFACTURER IS NOTIFIER MODULE #AFP-200

## DETECTORS

Address	Location	Type	Zone
1	Attic East End	Analog Heat	Z1
2	Attic Center East	Analog Heat	Z1
3	Attic Center West	Analog Heat	Z1
4	Attic West End	Analog Heat	Z1
5	FL3 East Stairw	Photo Smoke	Z3
6	FL3 East	Photo Smoke	Z3
7	FL3 East Center	Photo Smoke	Z3
8	FL3 West Center	Photo Smoke	Z3
9	FL3 West	Photo Smoke	Z3
10	FL3 West Stairw	Photo Smoke	Z3
11	Not Installed		
12	Not Installed		
13	FL2 West End	Photo Smoke	Z1
14	FL2 West Center	Photo Smoke	Z1
15	FL2 East Center	Photo Smoke	Z1
16	FL2 East End	Photo Smoke	Z1
17	Not Installed		
18	FL1 West Exit	Photo Smoke	Z3
19	FL1 West Stair	Photo Smoke	Z3
20	FL1 West Center	Photo Smoke	Z3
21	FL1 Center East	Photo Smoke	Z3
22	FL1 East End	Photo Smoke	Z3
23	No Description	Photo Smoke	Z1
24	FL1 Laundry Rm	Analog Heat	Z1
25	FL1 Storage Rm	Analog Heat	Z1
26	FL1 Storage Rm	Analog Heat	Z1
27	Not Installed		
28	Not Installed		
29-99	Not Installed		

## MODULES

Address	Location	Type	Zone
1	Door Holder	Relay Module	Z0
2	Carport Heat	Input Module	Z1
3	Not Installed		
4	Not Installed		
5	Not Installed		
6	Not Installed		
7	Not Installed		
8	Not Installed		
9	Not Installed		
10	Not Installed		
11	FL2 West Exit	Pull Station	Z4
12	FL2 East Exit	Pull Station	Z4
13	Not Installed		
14	Not Installed		
15	Not Installed		
16	Not Installed		
17	FL1 West Exit	Pull Station	Z4
18	Not Installed		
19	Not Installed		
20	Not Installed		
21	Not Installed		
22	Not Installed		
23	Not Installed		
24	Not Installed		
25	Not Installed		
26	Not Installed		
27	FL3 East Exit	Pull Station	Z4
28	FL3 West Exit	Pull Station	
29-99			

[illegible]



# NEWPORT APARTMENTS

## FIRST FLOOR

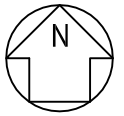
12646 S.E. 42ND STREET  
BELLEVUE, WA, 98006

UNIT ENTRY = YES

UNIT QUANTITY = 23

ACCOUNT # AES-7413

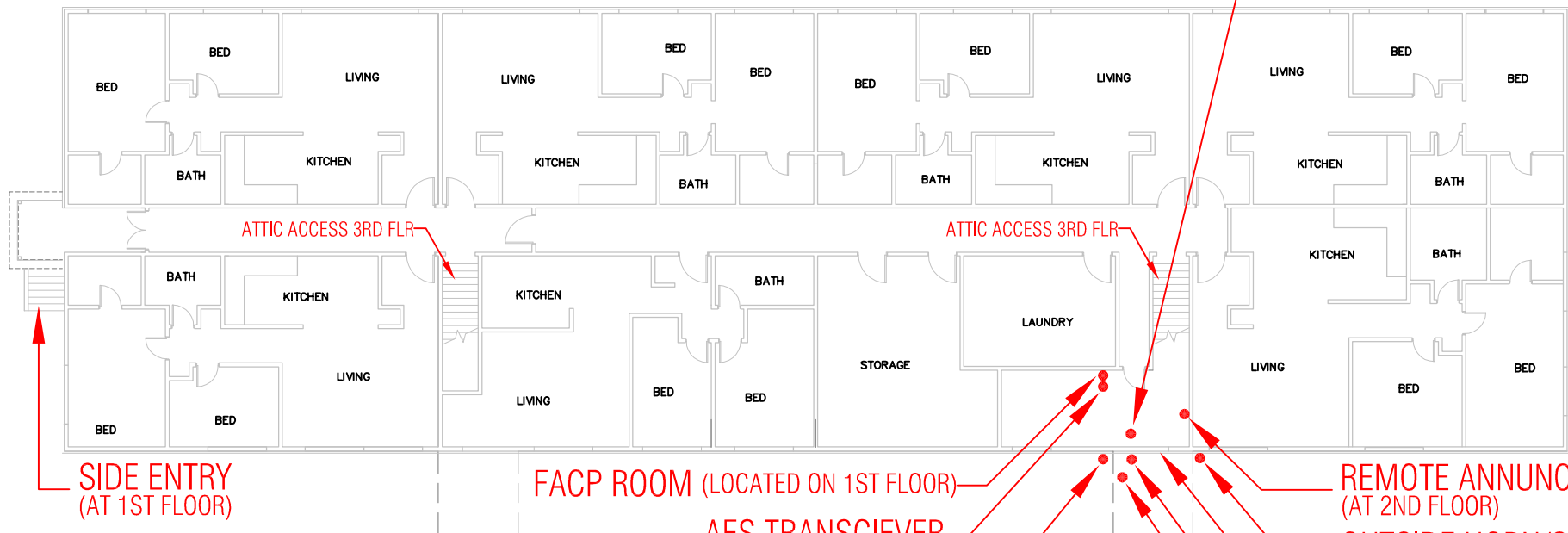
COMPANY = THE ALARM CENTER, INC.



CARPORTS ON THIS  
SIDE BASEMENT LEVEL

CRAWLSPACE ENTRY  
BASEMENT LEVEL

STANDPIPE LOCATION  
(AT 1ST, 2ND, 3RD, AND ROOF)



SIDE ENTRY  
(AT 1ST FLOOR)

FACP ROOM (LOCATED ON 1ST FLOOR)

AES TRANSCIEVER  
AES EXTERIOR ANTENNA  
(AT 2ND FLOOR)

REMOTE ANNUNCIATOR  
(AT 2ND FLOOR)

OUTSIDE HORN/STROBE  
(ENTER AT 2ND FLOOR)

FRONT ENTRY  
(ENTER AT 2ND FLOOR)

KNOX BOX  
(AT 2ND FLOOR)

F.D.C. LOCATION (P.I.V.)  
(AT 2ND FLOOR)

