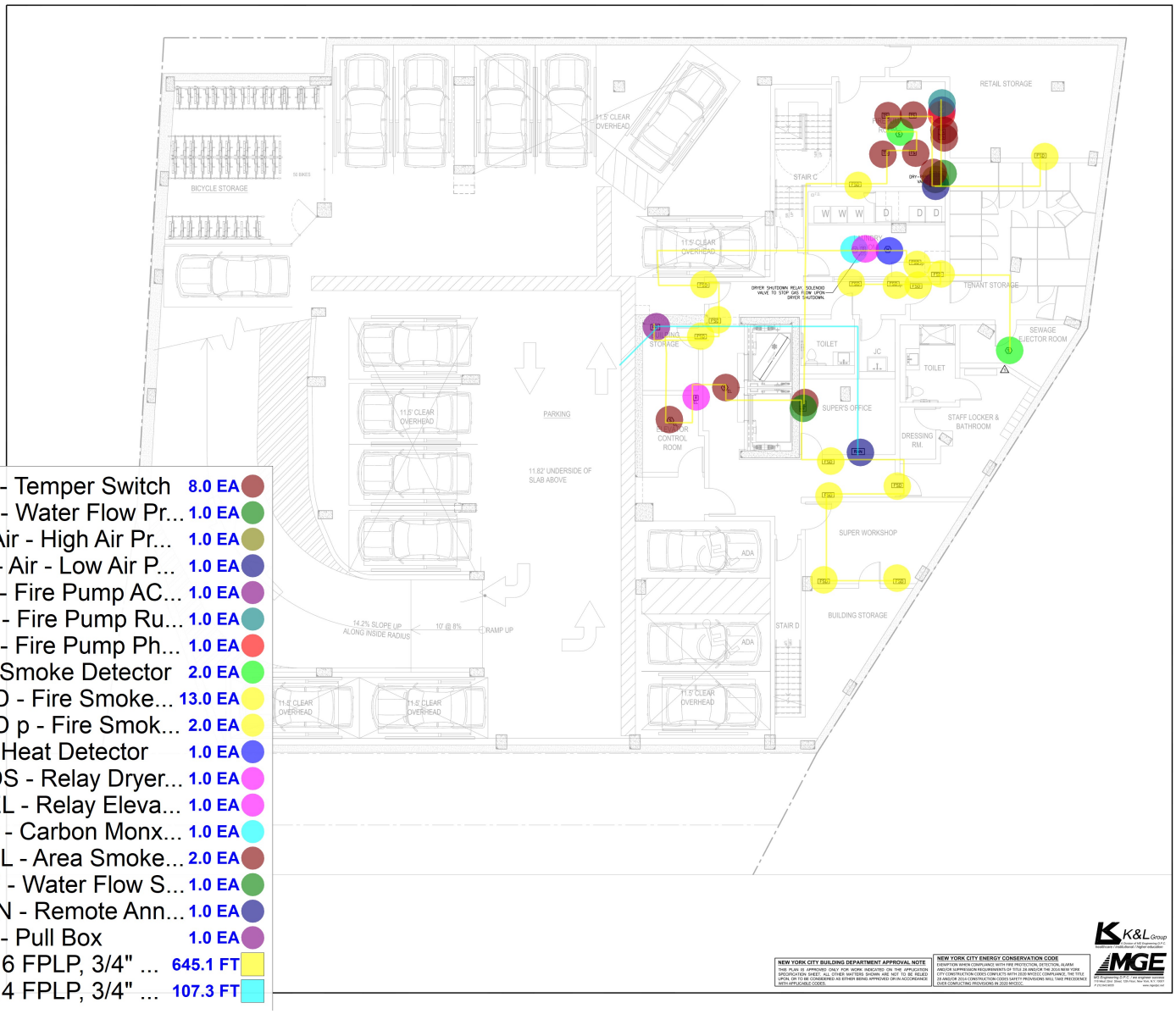


TS - Temper Switch	8.0	EA
PS - Water Flow Pr...	1.0	EA
Hi Air - High Air Pr...	1.0	EA
Lo - Air - Low Air P...	1.0	EA
PF - Fire Pump AC...	1.0	EA
PR - Fire Pump Ru...	1.0	EA
PP - Fire Pump Ph...	1.0	EA
S - Smoke Detector	2.0	EA
FSD - Fire Smoke...	13.0	EA
FSD p - Fire Smok...	2.0	EA
H - Heat Detector	1.0	EA
R DS - Relay Dryer...	1.0	EA
R EL - Relay Eleva...	1.0	EA
CO - Carbon Monx...	1.0	EA
S EL - Area Smoke...	2.0	EA
WF - Water Flow S...	1.0	EA
RAN - Remote Ann...	1.0	EA
PB - Pull Box	1.0	EA
2#16 FPLP, 3/4" ...	645.1	FT
2#14 FPLP, 3/4" ...	107.3	FT

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON AS BEING APPROVED OR DESCRIBED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH THE 2020 NYCECC COMPLIANCE. THE TITLE 28 AND/OR 2014 NEW YORK CITY CONSTRUCTION CODE PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Kaufman Legler Laboratories / Higher education
A division of MG Engineering D.P.C.

MGE
MG Engineering D.P.C. - P.E. or engineer licensed in Mech, Elec, Plumb, Fire Prot., Struc, Acoustic, Air, Water, Soil
P 212 343-0870
www.mgedpc.com

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
79 OKNER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEDPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHAENG.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

ISSUE NAME	DATE
CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
1 REVISED PER FDNY COMMENTS	06/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/5/20

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROY@DEMARCO.COM

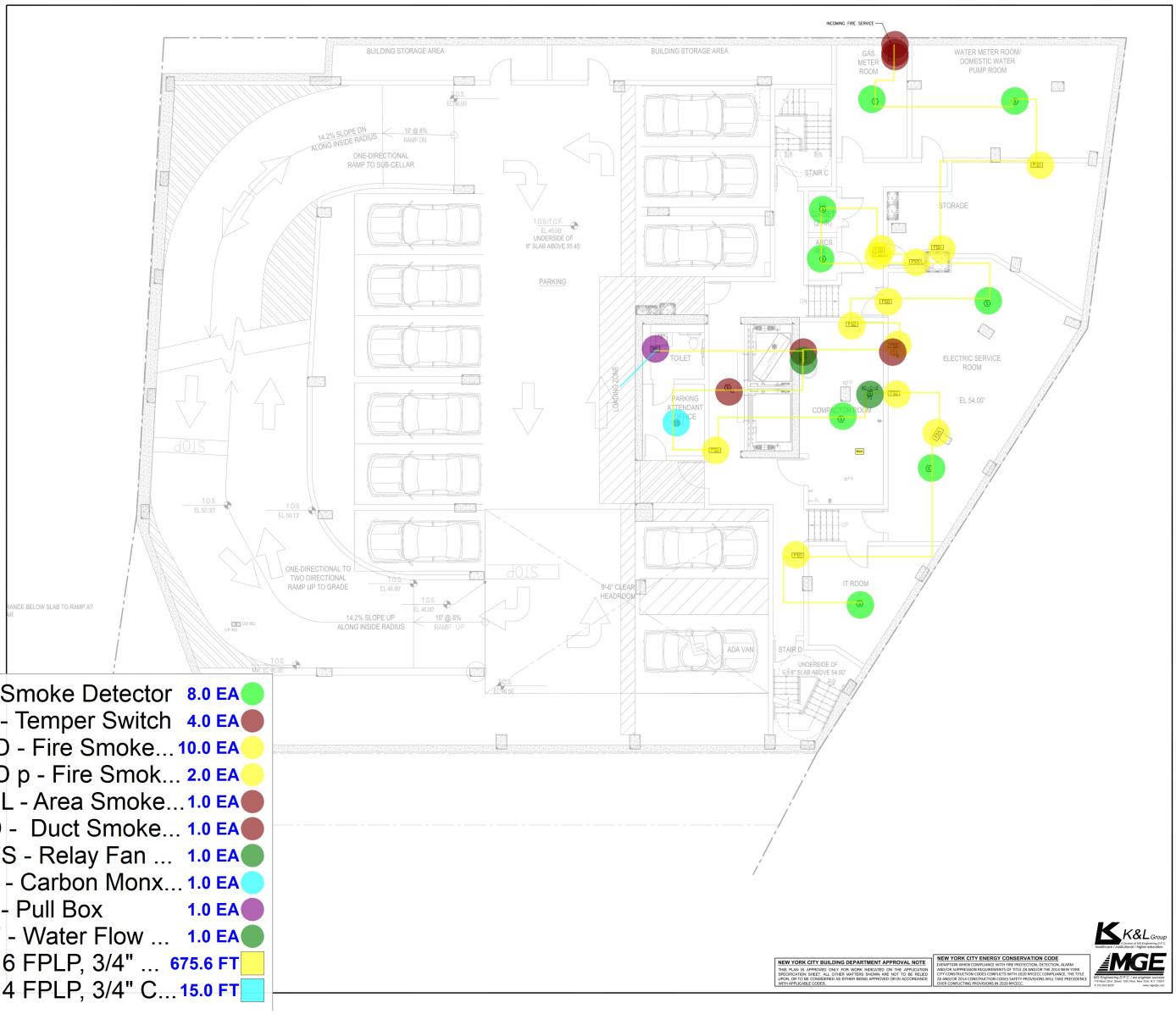
PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME:
SUB-CELLAR
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-099.00

1 OF 13



S - Smoke Detector	8.0 EA	
TS - Temper Switch	4.0 EA	
FSD - Fire Smoke...	10.0 EA	
FSD p - Fire Smok...	2.0 EA	
S EL - Area Smoke...	1.0 EA	
S D - Duct Smoke...	1.0 EA	
R FS - Relay Fan ...	1.0 EA	
CO - Carbon Monx...	1.0 EA	
PB - Pull Box	1.0 EA	
WF - Water Flow ...	1.0 EA	
2#16 FPLP, 3/4" ...	675.6 FT	
2#14 FPLP, 3/4" C...	15.0 FT	

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON AS BEING APPROVED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH THE 2020 NYCECC COMPLIANCE. THE TITLE 28 AND 2014 NEW YORK CITY CONSTRUCTION CODES PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
A Division of MG Engineering D.P.C.
Health care / Institutional / Higher education

MGE
MG Engineering D.P.C. - a.k.a. engineer services
1114 Bend Zone Blvd. 12th Floor, New York, N.Y. 10027
P 212.362.0870 www.mgedpc.com

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
79 OKNER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

MEANS & EGRESS:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEDPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHAENG.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

CO ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
REVISED PER FDNY COMMENTS	06/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/5/20
ISSUE NAME	DATE

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROY@DEMARCO.COM

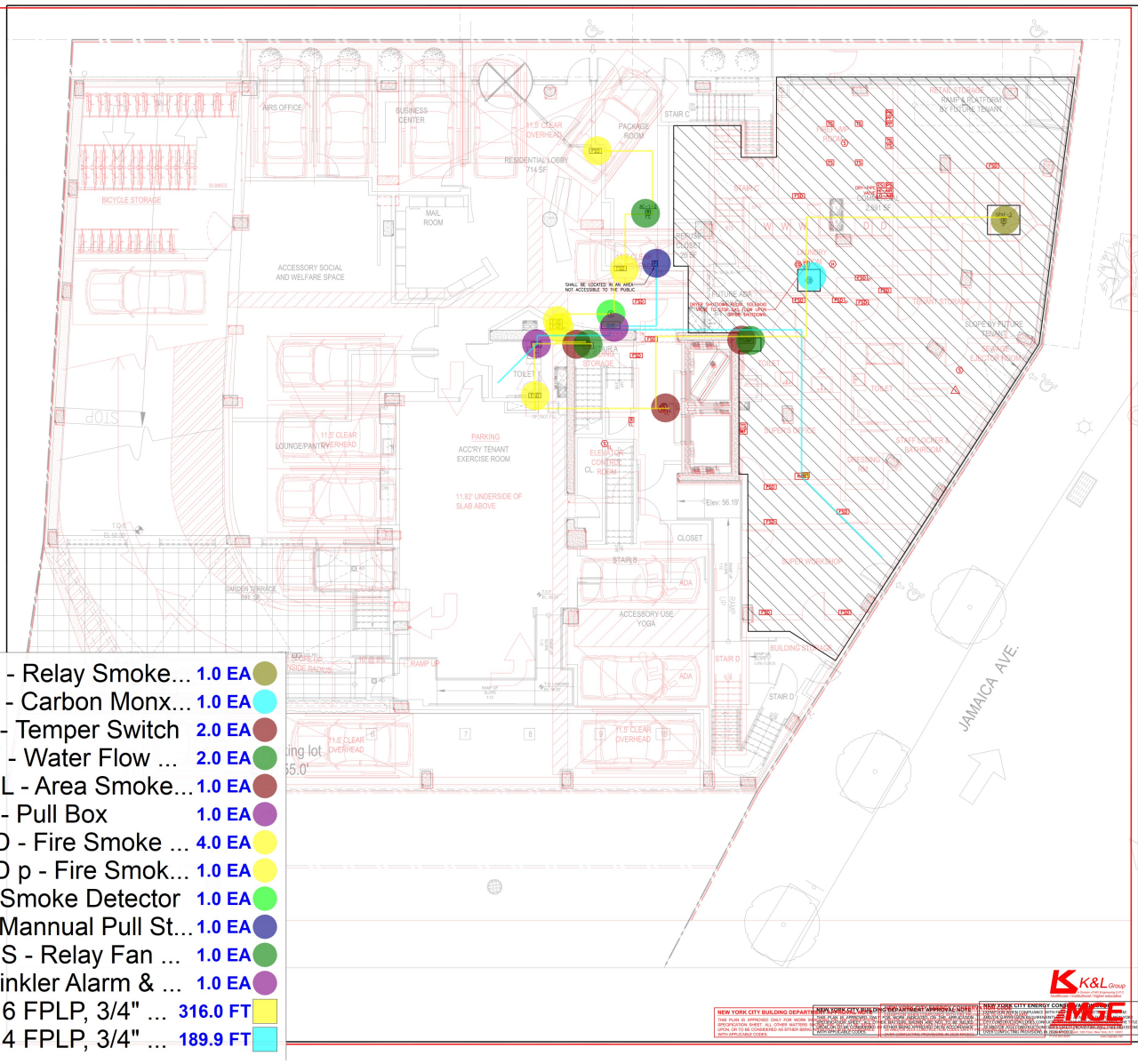
PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME:
CELLAR
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9168.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-100.00

2 OF 13



- R p - Relay Smoke... 1.0 EA
- CO - Carbon Monx... 1.0 EA
- TS - Temper Switch 2.0 EA
- WF - Water Flow ... 2.0 EA
- S EL - Area Smoke... 1.0 EA
- PB - Pull Box 1.0 EA
- FSD - Fire Smoke ... 4.0 EA
- FSD p - Fire Smok... 1.0 EA
- S - Smoke Detector 1.0 EA
- F - Mannual Pull St... 1.0 EA
- R FS - Relay Fan ... 1.0 EA
- Sprinkler Alarm & ... 1.0 EA
- 2#16 FPLP, 3/4" ... 316.0 FT
- 2#14 FPLP, 3/4" ... 189.9 FT

THE BRIAD GROUP

OWNER: THE BRIAD GROUP
78 OKNER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT: MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER: DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER: SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER: MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEPC.NET

GEOTECHNICAL ENGINEER: GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER: DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT: PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHABIB.COM

REAL ESTATE CONSULTANT: M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

ISSUE NAME	DATE
CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
REVISED PER FDNY COMMENTS	08/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20

ARCHITECT: Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

PROJECT: JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME: SUB-CELLAR FIRE ALARM PLAN

SHEET NAME: 1ST FLOOR FIRE ALARM PLAN

K&L Group

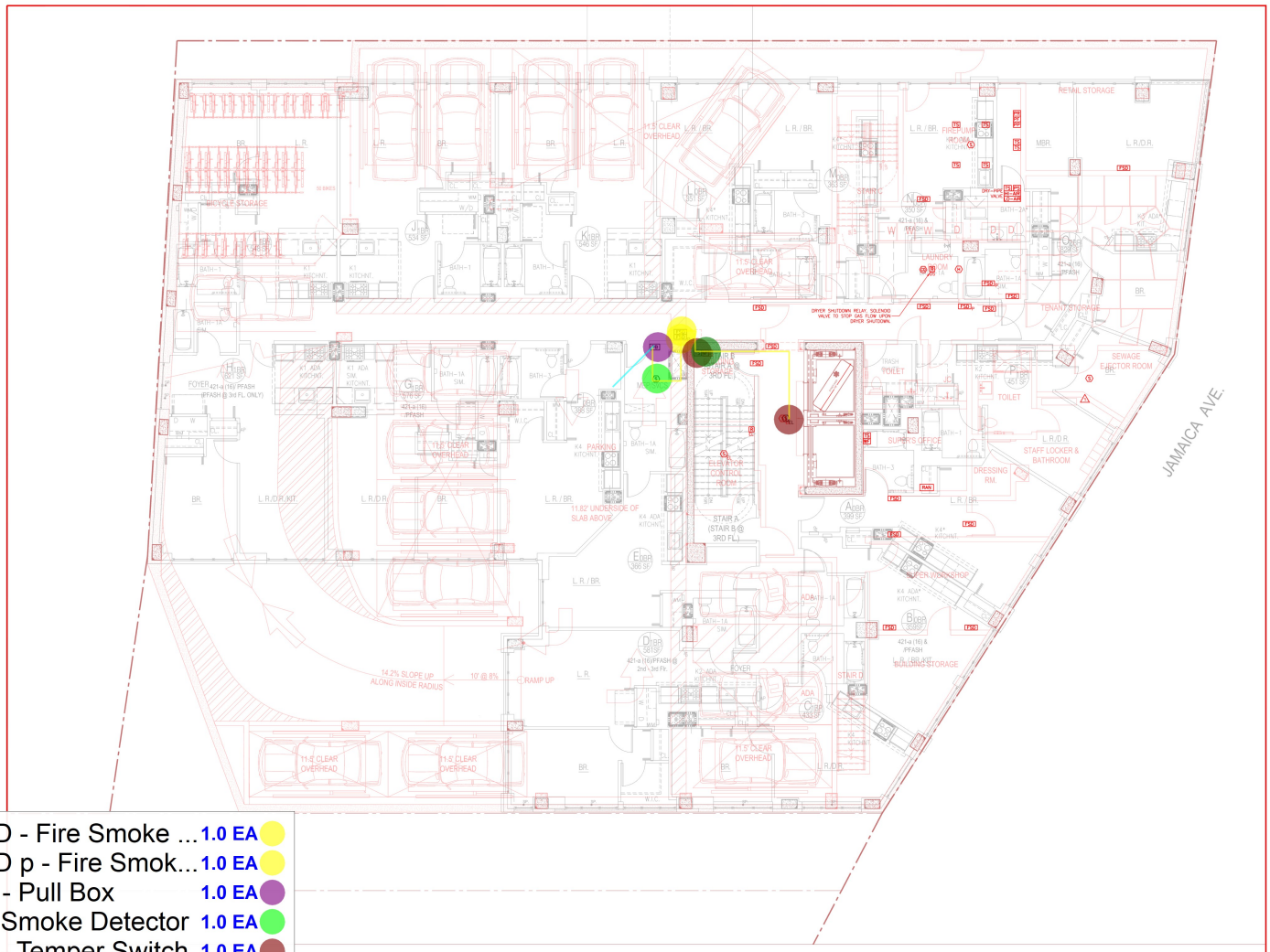
MGE

DATE:	2020.10.16
PROJECT NO.:	9186.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-101.00
3 OF 13	

FA-099.00

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTES

NEW YORK CITY ENERGY CONSERVATION CODE



FSD - Fire Smoke ...	1.0 EA	
FSD p - Fire Smok...	1.0 EA	
PB - Pull Box	1.0 EA	
S - Smoke Detector	1.0 EA	
TS - Temper Switch	1.0 EA	
WF - Water Flow ...	1.0 EA	
S EL - Area Smok...	1.0 EA	
2#16 FPLP, 3/4" ...	79.7 FT	
2#14 FPLP, 3/4" ...	15.0 FT	

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON AS BEING ACCEPTED OR REGARDED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NYCCC FIRE PROTECTION, DETECTION, ALARM AND/OR SAFETY PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architecture / Interior Design / Planning
A Division of MG Engineering D.P.C.
Mechanical / Electrical / Plumbing / Fire Protection

MGE
MG Engineering D.P.C. / an engineer owned
10 West 33rd Street, 12th Floor, New York, N.Y. 10001
P 212.563.9700 www.mgedpc.com

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRONER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEDPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHABIB.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
1 REVISED PER FDNY COMMENTS	06/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20
ISSUE NAME	DATE

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROY@DEMARCO.COM

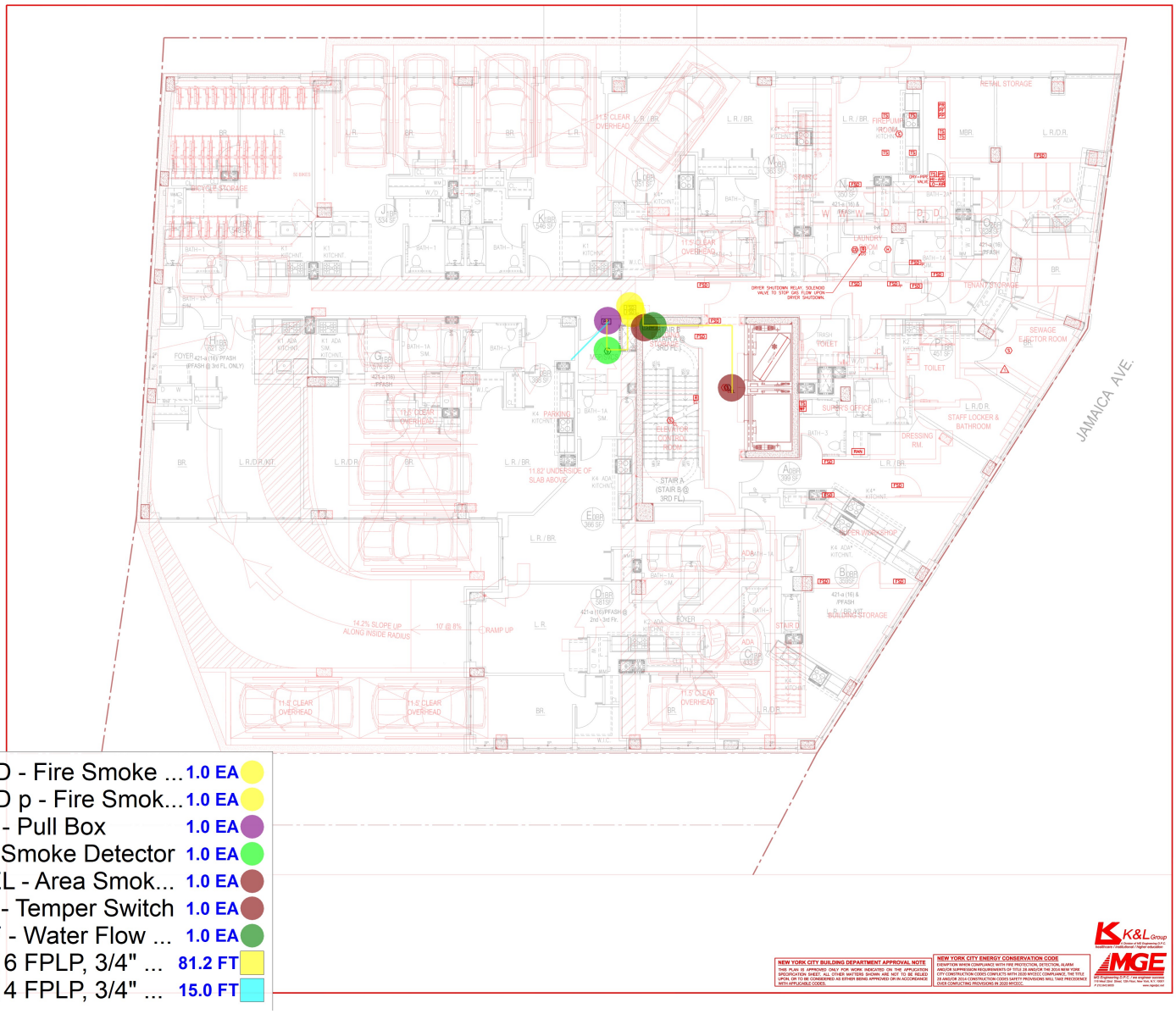
PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME:
2ND FLOOR
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-002.00

4 OF 13



FSD - Fire Smoke ...	1.0 EA	
FSD p - Fire Smok...	1.0 EA	
PB - Pull Box	1.0 EA	
S - Smoke Detector	1.0 EA	
S EL - Area Smok...	1.0 EA	
TS - Temper Switch	1.0 EA	
WF - Water Flow ...	1.0 EA	
2#16 FPLP, 3/4" ...	81.2 FT	
2#14 FPLP, 3/4" ...	15.0 FT	

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON. THIS PLAN IS NOT TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NYCCC FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architecture • Construction • Engineering
A Division of MG Engineering D.P.C.
Sustainable • Creative Design • Digital Innovation

MGE
MG Engineering D.P.C. / we engineer success
110 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.563.9000 www.mgedpc.com

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRONER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEDPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHABIB.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
7 REVISED PER FDNY COMMENTS	06/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20
ISSUE NAME	DATE

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

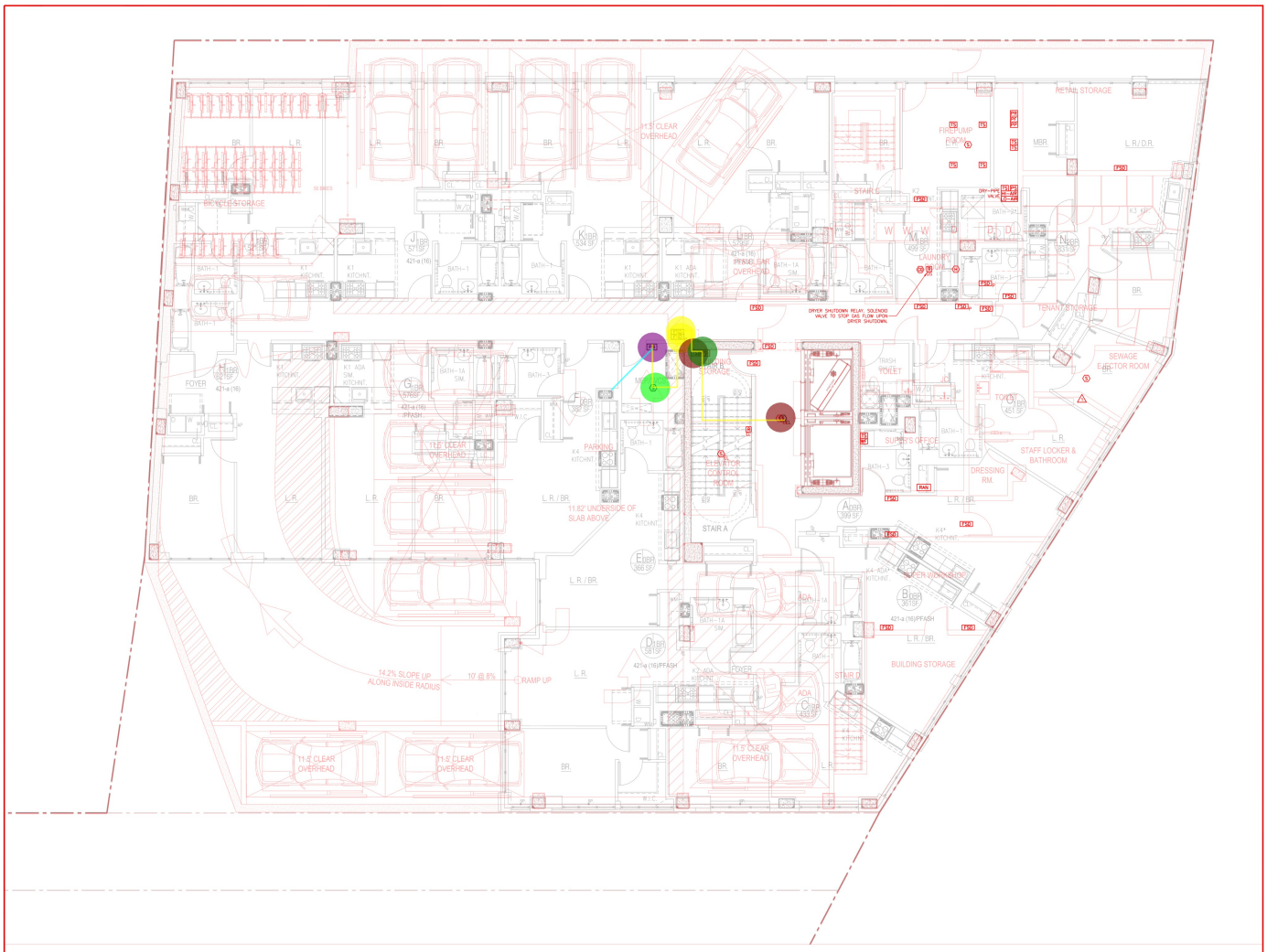
PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME:
3RD FLOOR
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-009.00

9 OF 13



NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON. THIS PLAN MUST BE MAINTAINED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NEW YORK CITY CONSTRUCTION CODE SAFETY PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architecture | Consulting | Engineering
A Division of MG Engineering D.P.C.
Mechanical | Electrical | Digital Innovation

MGE
MG Engineering D.P.C. / we engineer success
1114 West 23rd Street, 12th Floor, New York, N.Y. 10011
P 212.243.0900 www.mgepc.net

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRONER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHABIB.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
1 REVISED PER FDNY COMMENTS	06/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20
ISSUE NAME	DATE

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

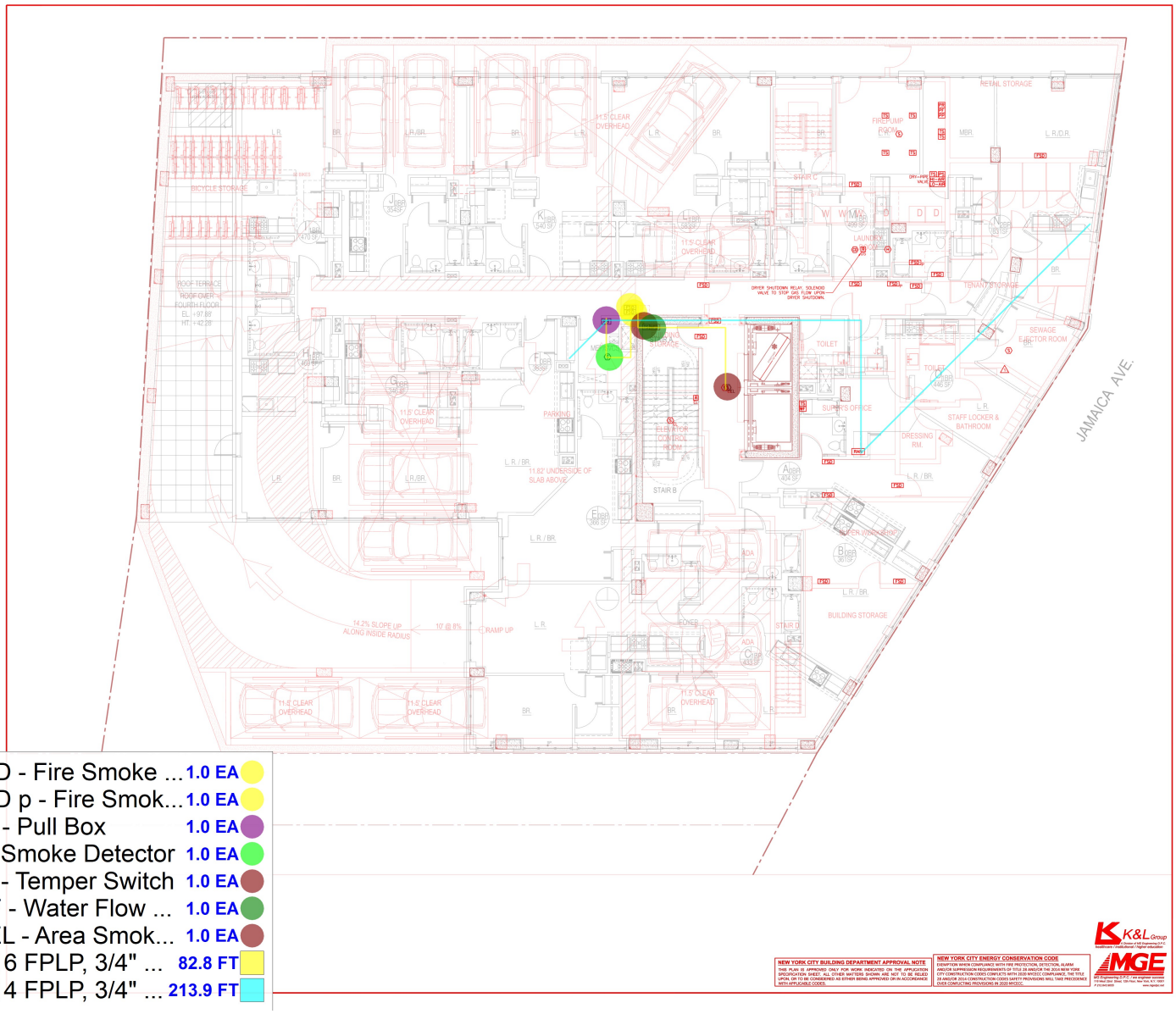
PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME:
SOTH-SECOND FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-004.00

6 OF 13



- FSD - Fire Smoke ... 1.0 EA
- FSD p - Fire Smok... 1.0 EA
- PB - Pull Box 1.0 EA
- S - Smoke Detector 1.0 EA
- TS - Temper Switch 1.0 EA
- WF - Water Flow ... 1.0 EA
- S EL - Area Smok... 1.0 EA
- 2#16 FPLP, 3/4" ... 82.8 FT
- 2#14 FPLP, 3/4" ... 213.9 FT

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON AS BEING ACCEPTED OR REGARDED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NEW YORK CITY CONSTRUCTION CODE SAFETY PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architecture | Construction | Engineering
A Division of MG Engineering D.P.C.
Mechanical | Electrical | Digital Information

MGE
MG Engineering D.P.C. / we engineer success
1114 West 23rd Street, 12th Floor, New York, N.Y. 10011
P 212 243-0010 www.mgedpc.net

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRONER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEDPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHAENG.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
1 REVISED PER FDNY COMMENTS	06/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20
ISSUE NAME	DATE

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

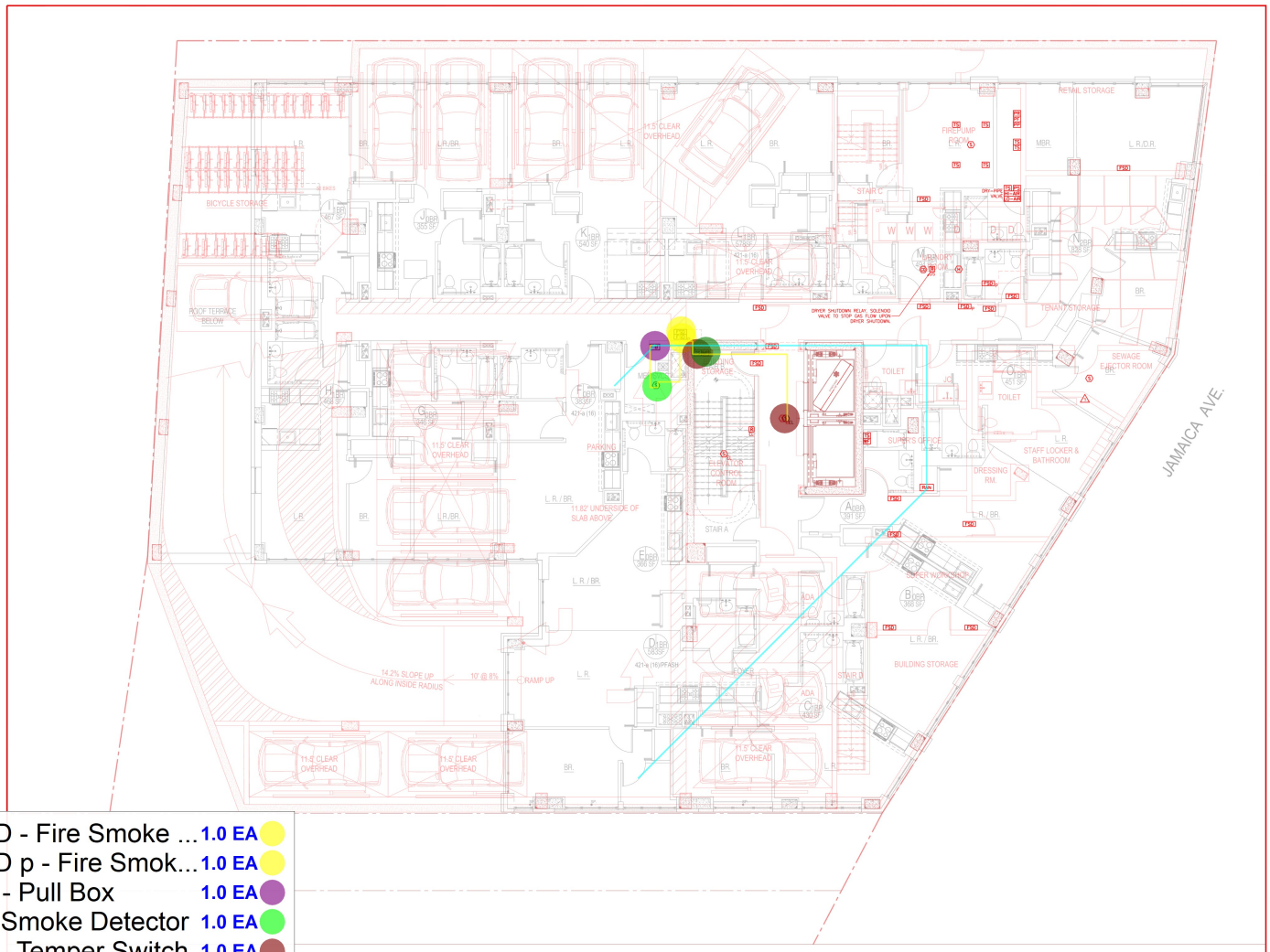
PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME:
~~5TH FLOOR~~
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-005.00

7 OF 13



- FSD - Fire Smoke ... 1.0 EA
- FSD p - Fire Smok... 1.0 EA
- PB - Pull Box 1.0 EA
- S - Smoke Detector 1.0 EA
- TS - Temper Switch 1.0 EA
- WF - Water Flow ... 1.0 EA
- S EL - Area Smok... 1.0 EA
- 2#16 FPLP, 3/4" ... 85.4 FT
- 2#14 FPLP, 3/4" ... 227.6 FT

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON AS BEING ACCEPTED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NEW YORK CITY CONSTRUCTION CODE SAFETY PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architecture | Interior Design | Planning
A Division of MG Engineering D.P.C.
Mechanical | Electrical | Plumbing | Fire Protection

MGE
MG Engineering D.P.C. / we engineer success
110 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212-563-9000 www.mgedpc.net

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRONER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEDPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHABIB.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

ISSUE NAME	DATE
CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
1 REVISED PER FDNY COMMENTS	06/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20

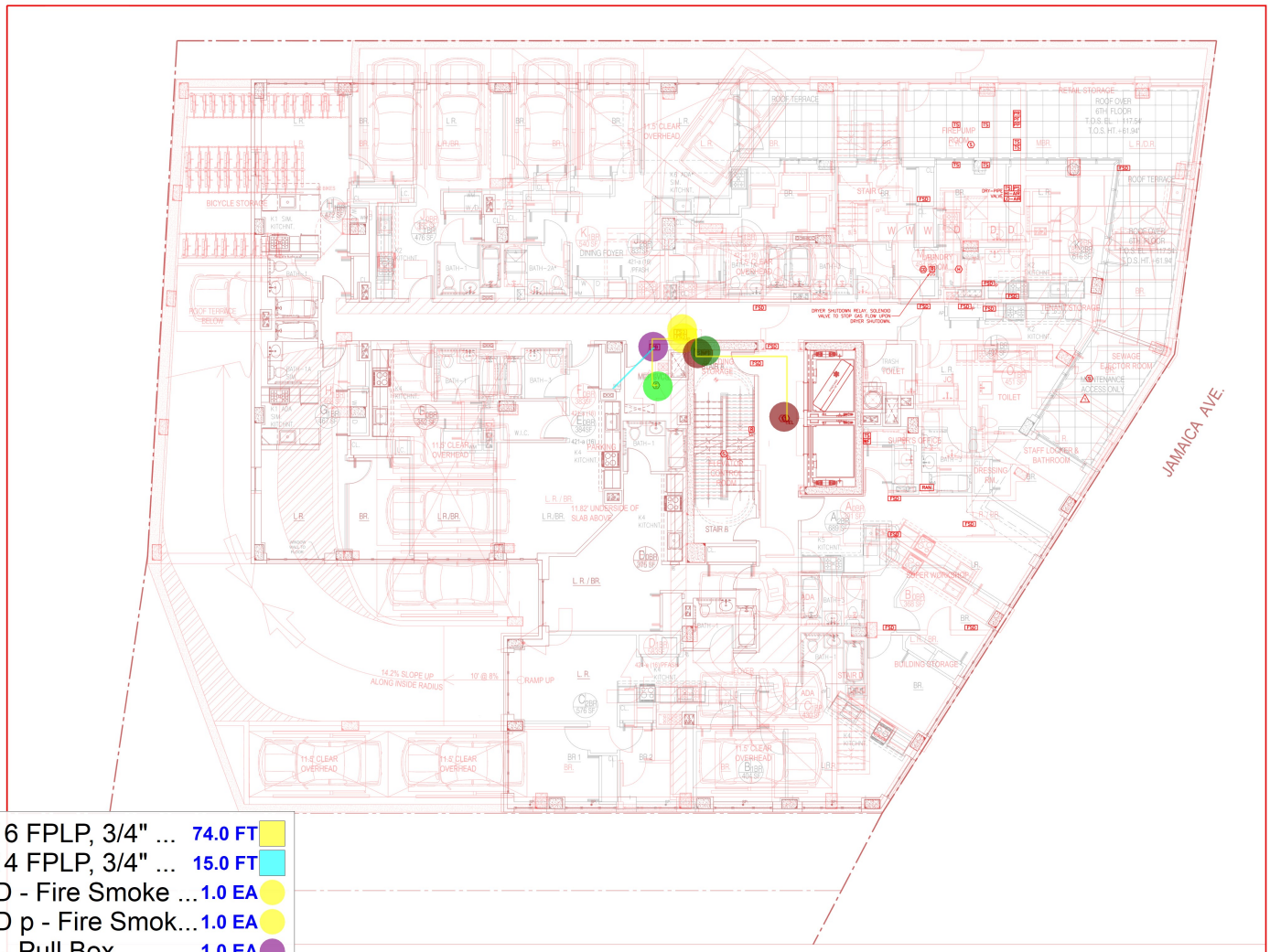
ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

PLAN NAME:
~~6TH FLOOR~~
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE: 2020.10.16
PROJECT NO.: 9188.00
PRINCIPAL: --
DRAWING BY: --
CHECKED BY: --
SCALE: 1/8"=1'
DWG No.: FA-006.00
8 OF 13



2#16 FPLP, 3/4" ...	74.0 FT
2#14 FPLP, 3/4" ...	15.0 FT
FSD - Fire Smoke ...	1.0 EA
FSD p - Fire Smok...	1.0 EA
PB - Pull Box	1.0 EA
S - Smoke Detector	1.0 EA
TS - Temper Switch	1.0 EA
WF - Water Flow ...	1.0 EA
S EL - Area Smok...	1.0 EA

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATERIS SHOWN ARE NOT TO BE RELIED UPON. ALL OTHER MATERIALS ARE NOT REGARDED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NYCCC FIRE PROTECTION, DETECTION, ALARM AND/OR SAFETY PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architecture / Interior Design / Digital Innovation
A Division of MG Engineering D.P.C.
MGE
MG Engineering D.P.C. / mep engineer consultant
1114 Bedford Ave. 12th Floor, New York, N.Y. 10027
P 212.343.0600 www.mgedpc.net

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRONER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEDPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHABIB.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

ISSUE NAME	DATE
CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
1 REVISED PER FDNY COMMENTS	06/12/21
90% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20

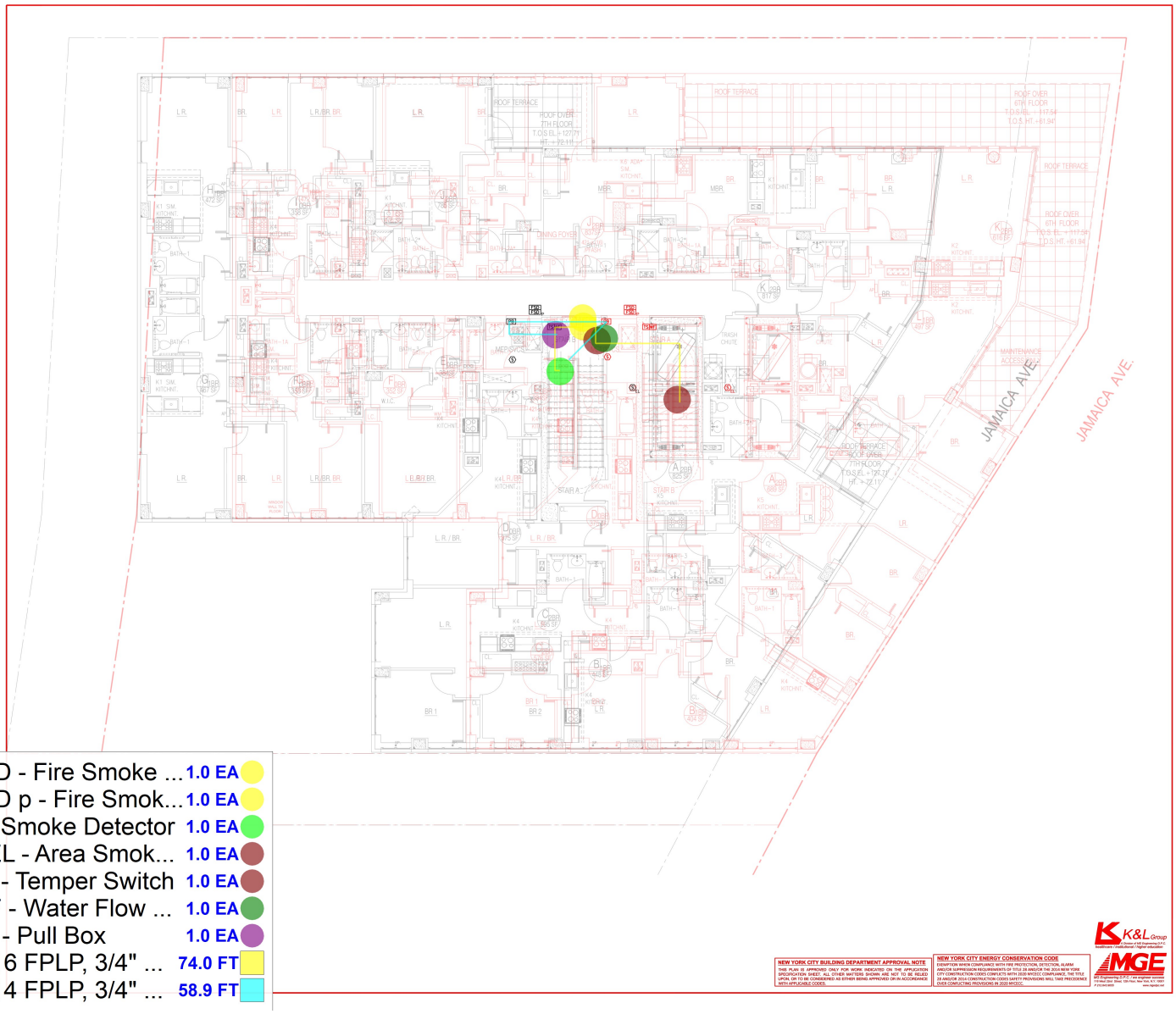
ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

PLAN NAME:
~~30TH FLOOR~~
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-~~008~~.00
	8 OF 13



FSD - Fire Smoke ...	1.0 EA	
FSD p - Fire Smok...	1.0 EA	
S - Smoke Detector	1.0 EA	
S EL - Area Smok...	1.0 EA	
TS - Temper Switch	1.0 EA	
WF - Water Flow ...	1.0 EA	
PB - Pull Box	1.0 EA	
2#16 FPLP, 3/4" ...	74.0 FT	
2#14 FPLP, 3/4" ...	58.9 FT	

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON AS BEING APPROVED OR REGARDED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH THE 2020 NYCECC COMPLIANCE. THE TITLE 28 AND/OR 2014 NEW YORK CITY CONSTRUCTION CODE SAFETY PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architecture / Interior Design / Digital Innovation
A Division of MG Engineering D.P.C.
MGE
MG Engineering D.P.C. / we engineer success
1114 Bard Ave. 2nd floor, 12th Floor, New York, N.Y. 10472
P 212-343-0800 www.mgeny.net

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRONER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

FAIRING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHAENG.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

ISSUE NAME	DATE
CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
REVISED PER FDNY COMMENTS	06/12/21
90% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

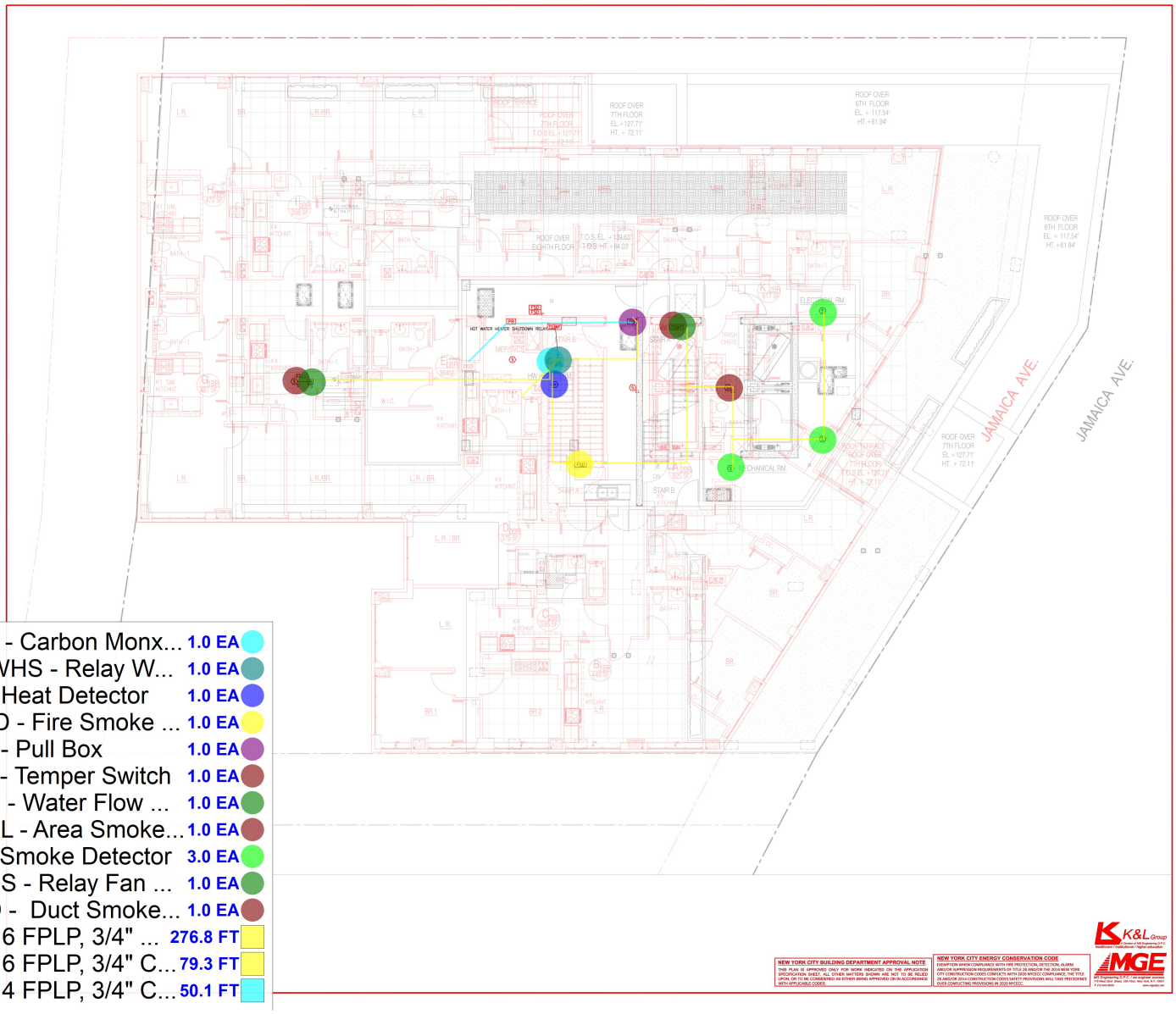
PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME:
8TH FLOOR
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-108.00

19 OF 19



CO - Carbon Monx...	1.0 EA	
R WHS - Relay W...	1.0 EA	
H - Heat Detector	1.0 EA	
FSD - Fire Smoke ...	1.0 EA	
PB - Pull Box	1.0 EA	
TS - Temper Switch	1.0 EA	
WF - Water Flow ...	1.0 EA	
S EL - Area Smoke...	1.0 EA	
S - Smoke Detector	3.0 EA	
R FS - Relay Fan ...	1.0 EA	
S D - Duct Smoke...	1.0 EA	
2#16 FPLP, 3/4" ...	276.8 FT	
2#16 FPLP, 3/4" C...	79.3 FT	
2#14 FPLP, 3/4" C...	50.1 FT	

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON. THIS PLAN SHOULD NOT BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NYCCC REQUIREMENTS OR SAFETY PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architects • Consultants • Engineers
A Division of MG Engineering D.P.C.
MGE
MG Engineering D.P.C. / an engineer owned
1114 West 35th Street, 12th Floor, New York, N.Y. 10001
P 212.563.9000 www.mgeny.net

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRANER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHABIND.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

ISSUE NAME	DATE
CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
REVISED PER FDNY COMMENTS	06/12/21
90% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/30/20

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

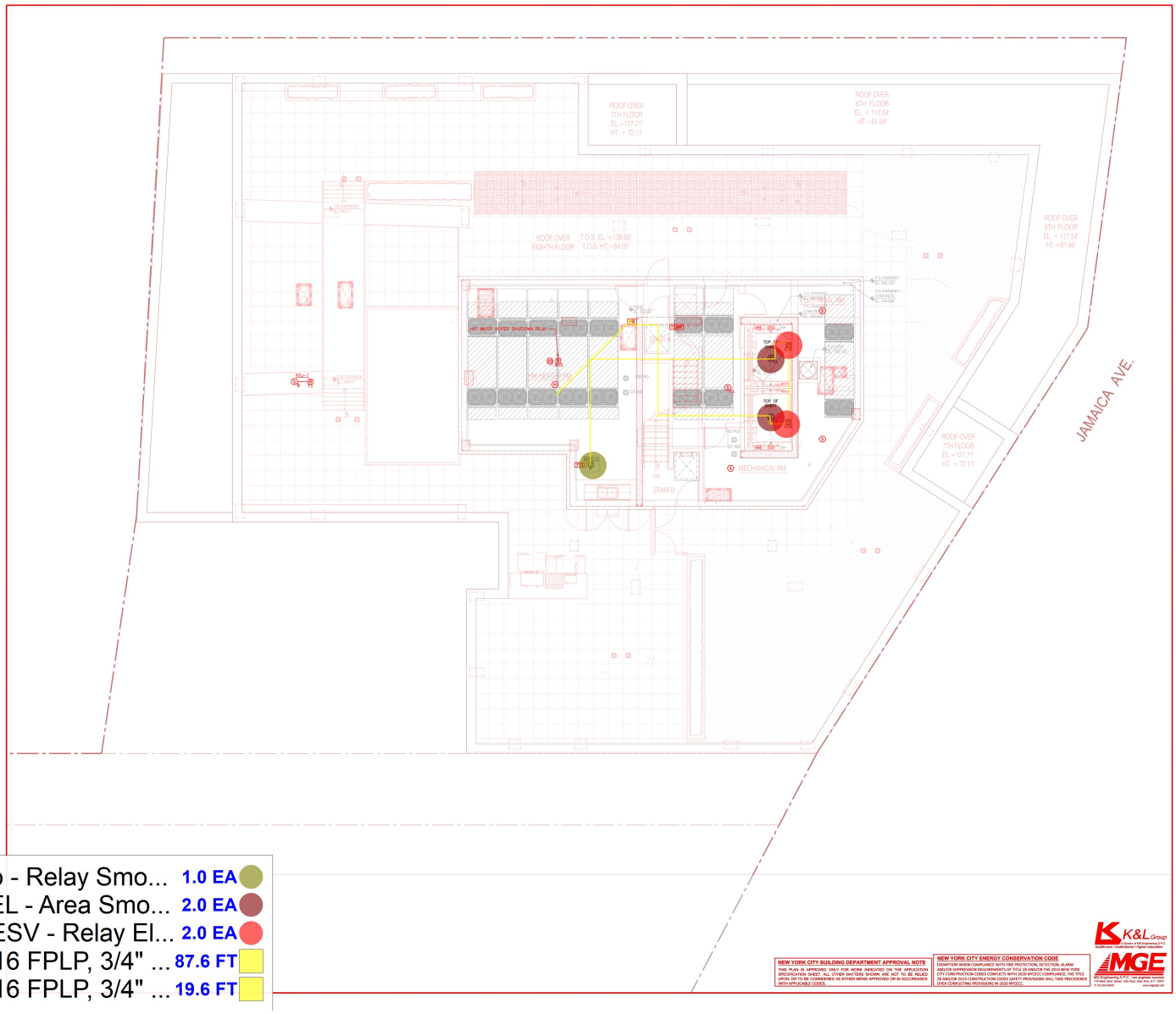
PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

PLAN NAME:
8TH FLOOR
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9168.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-108.00

18 OF 19



R p - Relay Smo...	1.0 EA	
S EL - Area Smo...	2.0 EA	
R ESV - Relay El...	2.0 EA	
2#16 FPLP, 3/4" ...	87.6 FT	
2#16 FPLP, 3/4" ...	19.6 FT	

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON AS BEING ACCEPTED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE

EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NEW YORK CITY CONSTRUCTION CODE PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Architecture • Construction • Development
A Division of MG Engineering D.P.C.

MGE
MG Engineering D.P.C. / we engineer success
1114 West 35th Street, 12th Floor, New York, N.Y. 10001
P 212.563.9000 www.mgedpc.net

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 CRONER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEDPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHAENG.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

ISSUE NAME	DATE
CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
DOB SUBMISSION COMMENTS	06/13/21
50% CD ISSUE	06/23/21
DOB SUBMISSION	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/02/20

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROY@DEMARCO.COM

PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

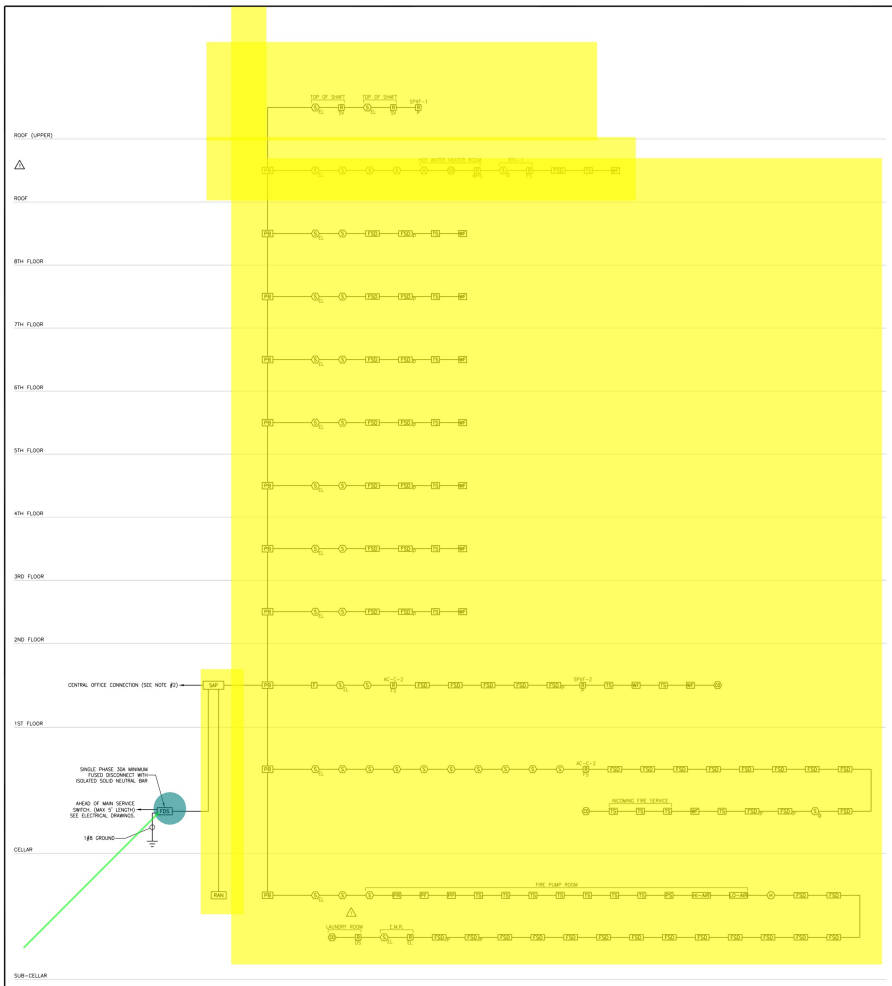
△

ROOF(UPPER)
FIRE ALARM PLAN

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	1/8"=1'
DWG No.:	FA-100.00

12 OF 13



FIRE ALARM RISER DIAGRAM
N.T.S.

SEQUENCE OF OPERATION

SYSTEM OUTPUTS

	SPRINKLER/SMOKE CONTROL PANEL ANNUNCIATION					NOTIFICATION														FIRE SAFETY CONTROL										
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD
SYSTEM INPUTS	ACTUATE COMMON ALARM SIGNAL NUNCIATOR DISPLAY	ACTUATE COMMON SUPERVISORY SIGNAL NUNCIATOR DISPLAY	ACTUATE LOCAL AUDIBLE ALARM SIGNAL AND	ACTUATE COMMON SUPERVISORY SIGNAL NUNCIATOR DISPLAY	ACTUATE LOCAL AUDIBLE SUPERVISORY SIGNAL	ACTUATE COMMON TROUBLE SIGNAL NUNCIATOR DISPLAY	ACTUATE LOCAL AUDIBLE TROUBLE SIGNAL AND	TRANSMIT SMOKE ALARM SIGNAL TO CENTRAL STATION	TRANSMIT WATERFLOW ALARM	TRANSMIT MANUAL PULL STATION	TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION	TRANSMIT SIGNAL TO CD-STATION	TRANSMIT SIGNAL TO CD-STATION FAILURE	TRANSMIT SIGNAL TO CD-STATION	TRANSMIT SIGNAL TO CD-STATION FAILURE	TRANSMIT SIGNAL TO CENTRAL STATION	TRANSMIT SIGNAL TO CENTRAL STATION	RECALL ELEVATORS TO THE DESIGNATED LEVEL	OPERATE ALL DOOR STRIKE RELEASE	OPERATE ALL DOOR STRIKE RELEASE	RELAYS TO OPEN LOADED DOORS	RELEASE 1ST ALARM DOORS TO CLOSE	RELEASE 2ND ALARM DOORS TO CLOSE	FIRE PUMP PHASE REVERSAL	FIRE PUMP PHASE REVERSAL	CD PRODUCING EQUIPMENT TO SHUTDOWN
1 MANUAL PULL STATION	●								●																					
2 AREA SMOKE DETECTOR	●						●														●		●		●					
3 ELEVATOR LOBBY OR E.M.R. SMOKE DETECTOR	●						●														●		●		●					
4 ELEVATOR HOISTWAY SMOKE DETECTOR	●						●														●		●		●		●			
5 IN-DUCT SMOKE DETECTOR	●						●																							
6 HEAT DETECTOR	●						●														●		●		●					
7 WATERFLOW SWITCH	●							●													●		●		●					
8 TAMPER SWITCH			●		●						●																			
9 FIRE PUMP RUNNING			●		●								●																	
10 FIRE PUMP POWER FAILURE			●		●									●																
11 FIRE PUMP PHASE REVERSAL			●		●										●															
12 DRY-PIPE ALARM PRESSURE SWITCH	●	●						●													●		●		●		●			
13 DRY-PIPE LOW AIR-PRESSURE SWITCH			●		●						●																			
14 DRY-PIPE HIGH AIR-PRESSURE SWITCH			●		●						●																			
15 CARBON MONOXIDE DETECTOR			●		●												●	●												
16 CARBON MONOXIDE DETECTOR AT CO PRODUCING SOURCE			●		●												●	●												●
17 FIRE ALARM AC POWER FAILURE						●	●					●																		
18 FIRE ALARM LOW BATTERY						●	●					●																		
19 OPEN CIRCUIT						●	●					●																		
20 GROUND FAULT						●	●					●																		

SYMBOL LEGEND

SAP	SPRINKLER ALARM AND SMOKE DETECTION CONTROL PANEL WITH INTEGRAL CENTRAL OFFICE DIALER
FDS	FIRE ALARM FUSED DISCONNECT SWITCH, LOCKABLE IN THE "ON" POSITION, (SINGLE PHASE 30A SERVICE) WITH NEUTRAL AND GROUND
PB	PULL BOX
RAN	REMOTE annunciator
S	AREA SMOKE DETECTOR EL – DENOTES ELEVATOR RECALL
S	DUCT SMOKE DETECTOR
H	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR WITH SOUNDER BASE
F	MANUAL PULL STATION, MOUNTED NOT LESS THAN 42" AND NOT MORE THAN 48" ABOVE FINISH FLOOR.
R	RELAY FS – DENOTES FAN SHUTDOWN. EL – DENOTES ELEVATOR RECALL ESV – DENOTES ELEVATOR SHAFT VENT PV – DENOTES TAMPER PURGE FAN DS – DENOTES DRYER SHUTDOWN WHS – DENOTES WATER HEATER SHUTDOWN
FSD	FIRE SMOKE DAMPER P – DENOTES PART OF SMOKE PURGE SYSTEM
TS	TAMPER SWITCH
WF	WATER FLOW SWITCH
FR	FIRE PUMP RUNNING
PF	FIRE PUMP AC FAIL
PP	FIRE PUMP PHASE REVERSAL
PS	WATER FLOW PRESSURE SWITCH
HI-AIR	HIGH AIR PRESSURE SWITCH
LO-AIR	LOW AIR PRESSURE SWITCH

NOTES:

1. FOR QUANTITY AND LOCATION OF SELF-CONTAINED APARTMENT SMOKE/CARBON MONOXIDE DETECTORS SEE ELECTRICAL DRAWINGS.
2. THE SPRINKLER/SMOKE ALARM CONTROL PANEL SHALL BE PROVIDED WITH AND CAPABLE OF SENDING A SIGNAL TO THE CENTRAL STATION FOR INSTALLATION, MANUAL PULL STATION, SMOKE, WATERFLOW, SUPERVISORY, TROUBLE, FIRE PUMP RUNNING, PUMP PHASE REVERSAL AND FIRE PUMP AC FAIL.
3. ADDRESSABLE DEVICES SHALL BE WIRED CLASS B CIRCUIT & LEVEL 1 SURVIVABILITY.
4. 24V POWER ON ALL FIRE ALARM DEVICES (RELAYS, SOUNDER BASES, ETC.) SHALL BE SUPERVISED BY THE FIRE ALARM SYSTEM.

NEW HVAC WORK

A. DUCT MOUNTED SMOKE DETECTOR: PROVIDE NEW DUCT MOUNTED SMOKE DETECTOR WHERE INDICATED ON THE DRAWINGS. PROVIDE SAMPLING TUBES, INTEGRATED TEST SWITCH AND REMOTE ALARM LED. DETECTORS ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR AND WIRED, INDIVIDUALLY, BACK TO THE SPRINKLER/SMOKE ALARM SYSTEM. ACTIVATION OF THE DETECTOR SHALL INDICATE AN ALARM CONDITION ON THE SPRINKLER/SMOKE ALARM SYSTEM AND SUBSEQUENTLY SHUT DOWN THE ASSOCIATED AIR HANDLING UNIT.

B. FAN SHUT DOWN: PROVIDE REQUIRED RELAYS FOR FAN SHUTDOWN IN ACCORDANCE WITH 2014 NYC MECHANICAL CODE SECTION 606.4.2. AND AS INDICATED ON DRAWINGS FOR ALL FANS 2,000 CFM AND LARGER. FANS THAT WERE SHUTDOWN DURING SMOKE/FIRE CONDITION MUST NOT AUTOMATICALLY RE-START OR BE RE-ENERGIZED UPON RESET OF SPRINKLER/SMOKE ALARM CONTROL PANEL. A MANUAL MEANS OF RESTARTING THE FANS OR FAN SYSTEM SHALL FUNCTION INDEPENDENTLY FROM THE MANUAL RESETTING OF EITHER THE AUTOMATIC FIRE DETECTING DEVICE OR SPRINKLER/SMOKE CONTROL PANEL. ALL DUCT DETECTORS SHALL BE PROVIDED WITH REMOTE ALARM LED.

FDNY NOTE:
AUXILIARY RADIO COMMUNICATION SYSTEM (ARCS) FILED UNDER SEPARATE APPLICATION

FDS - Single P... 1.0 EA
#8 Cu Ground 15.0 FT

NEW YORK CITY BUILDING DEPARTMENT APPROVAL NOTE
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON AS BEING ENDORSED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NEW YORK CITY ENERGY CONSERVATION CODE
EXEMPTION WHEN COMPLIANCE WITH FIRE PROTECTION, DETECTION, ALARM AND/OR SUPPRESSION REQUIREMENTS OF TITLE 28 AND/OR THE 2014 NEW YORK CITY CONSTRUCTION CODES CONFLICTS WITH 2020 NYCECC COMPLIANCE, THE TITLE 28 AND/OR 2014 NEW YORK CITY CONSTRUCTION CODE PROVISIONS WILL TAKE PRECEDENCE OVER CONFLICTING PROVISIONS IN 2020 NYCECC.

K&L Group
Mechanical • Electrical • Plumbing • Fire Protection
A Division of M2 Engineering PLLC
www.kandlgroup.com

MGE
MGE Engineering, D.P.C. - not an engineer owned
1010 Wall Street Suite 100 Fairfield, New Jersey 07004
P 973.340.0600 www.mgeinc.net

THE BRIAD GROUP

OWNER:
THE BRIAD GROUP
78 OKNER PKWY
LIVINGSTON, NJ
WWW.BRIAD.COM

ARCHITECT:
MONTROY DEMARCO LLP
99 MADISON AVE. 14TH FL.
NEW YORK, NY
WWW.MDALLP.COM

INTERIOR DESIGNER:
DHOSPITALITY
1819 WALCUTT RD SUITE 1,
COLUMBUS, OH
WWW.DHOSPITALITY.COM

STRUCTURAL ENGINEER:
SEVERUD ASSOCIATES, PC
489 SEVENTH AVE. SUITE 900
NEW YORK, NY
WWW.SEVERUD.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS:
MG ENGINEERING
116 WEST 32ND STREET
NEW YORK, NY
WWW.MGEPC.NET

GEOTECHNICAL ENGINEER:
GZA
104 WEST 29TH STREET, 10TH FL
NEW YORK, NY
WWW.GZA.COM

CIVIL ENGINEER:
DEROSIER ENGINEERING, LLC
249 WINDSOR AVE.,
WESTFIELD, NJ
WWW.DEROSIERENGINEERING.COM

PARKING CONSULTANT:
PHILIP HABIB AND ASSOCIATES
102 MADISON AVE. 11TH FL
NEW YORK, NY
WWW.PHAENG.COM

REAL ESTATE CONSULTANT:
M.N.S. REAL ESTATE NYC
40 N. 6TH STREET
BROOKLYN, NY
WWW.MNS.COM

ISSUE NAME	DATE
CD ISSUED FOR BID	09/01/21
ISSUED FOR BID (DRAFT)	09/01/21
1 REVISED PER FDNY COMMENTS	06/12/21
50% CD ISSUE	06/23/21
ISSUED FOR FILING	05/10/21
HPD RESUBMISSION	03/30/21
HPD SUBMISSION	03/22/21
DESIGN DEVELOPMENT ISSUE	03/15/21
50% DESIGN DEVELOPMENT	02/19/21
SCHEMATIC DESIGN DRAFT SUBMISSION	12/30/20

ARCHITECT:
Montroy ■ DeMarco Architecture LLP
99 MADISON AVENUE
14TH FLOOR
NEW YORK, NY 10016
212 481 5900
MONTROYDEMARCO.COM

PROJECT NAME:
JAMAICA - RESIDENTIAL
88-36 139TH STREET JAMAICA AVE
QUEENS, NY 11435
CONSTRUCTION DOCUMENTS

SHEET NAME:
FIRE ALARM RISER DIAGRAM, SYMBOL LEGEND AND NOTES

SEAL & SIGNATURE:
MONTROY DEMARCO, LLP

DATE:	2020.10.16
PROJECT NO.:	9188.00
PRINCIPAL:	--
DRAWING BY:	--
CHECKED BY:	--
SCALE:	N.T.S.
DWG No.:	FA-601.00

13 OF 13