



Standard Operating Procedure (SOP)

Fire Alarm Work Onsite

Purpose:

To clearly document a procedure for any personnel, third-party contractor(s), and consultants working on the Fire Alarm system to follow while at the Landmark at Eastview and 1 Rockwood Road campuses.

Process:

- 1) Regeneron has chosen Siemens as the only authorized fire alarm vendor. Any and all work related to the Fire Alarm System service maintenance, design, programming, and commissioning must be performed by Siemens. The contact information for the Siemen's account representatives is below:

Account Manager

Ian Lynn

(P) 917-921-4265

(E) Ian.Lynn@siemens.com

Pre-Construction

Frank Burger

(P) 609-548-8131

(E) Frank.Burger@siemens.com

- 2) Prior to completing work that could impact the FA system, the Project Manager and General Contractor must provide the Corp. Security and Real Estate/Facilities Management team a MOP detailing the planned work and impact on the Fire Alarm system, including the following detail:
 - a. Project Name
 - b. Floors Affected
 - c. Contractor Name and Contact Information
 - d. Clearly indicate any areas outside of the scope of work area that may be impacted
 - e. List known circuits to be affected

Is work is taking place in a critical area Y ☐ N ☐:

- f. If yes, provide a list of devices in critical area

Questions concerning the planned work and related MOPs should be directed to the following representatives from the RE/Facilities Team and Campus Security:



Gilberto Davila
Regeneron Pharmaceuticals
(P) (914) 847-1593
(E) gilberto.davila@regeneron.com

Frank Taylor
Jones Lang LaSalle
(P) 914-588-4167
(E) FrankM.Taylor@am.jll.com

- 3) The General Contractor must sign in and sign out with Corporate Security at the 777 South Main Lobby Fire Command Station Office at the start and end of each day of work to review any troubles in the fire alarm system that may relate to the project work ongoing.
- 4) The General Contractor will be responsible for eliminating troubles, maintaining an operable system, protecting FA devices (covering heads), and ensuring that adjacent and non-project areas are not impacted by their work at any time throughout the project.
- 5) Construction drawings issued as part of the project shall provide at a minimum detail as to the demolition process. Siemens is responsible to trace out devices being prepared for removal and identify devices, circuits, and which nodes they reside in:
 - Addressable devices will be salvaged by the electrical contractor under the direction of Siemens.
 - Demolition work cannot occur until all affected devices are removed.
 - Siemens will program TRI devices for Conventional Heat Detector coverage and setup Conventional Heat Detectors, as temporary coverage in the fit-out space Siemens will confirm project area is free of troubles and has full coverage before leaving the site.
 - Siemens will inform Regeneron and JLL about any compromise of the system, and will take immediate steps to resolve.
- 6) The Project Manager and General Contractor will provide as built drawings and schedule a close out meeting with Corporate Security and Real Estate/Facilities Management to confirm that any and all troubles in the system are resolved prior to closing out the project.
- 7) The Engineer/Architect-On-Record shall work with Siemens as part of the design process and incorporate the template details and specifications outlined in the attached exhibit A into the Construction Drawings.

EXHIBIT A

RECOMMENDED GENERAL LOCATION OF SMOKE DETECTOR - FOR SPECIFIC LOCATIONS, REFER TO FLOORPLAN DRAWINGS FA-03-XX

LOCATE THE DETECTOR IN THE MAIN SUPPLY DUCT DOWNSTREAM FROM THE FILTERS & BLOWER. IF A DETECTOR IS REQUIRED IN THE RETURN DUCT, SEE DIAGRAM BELOW.

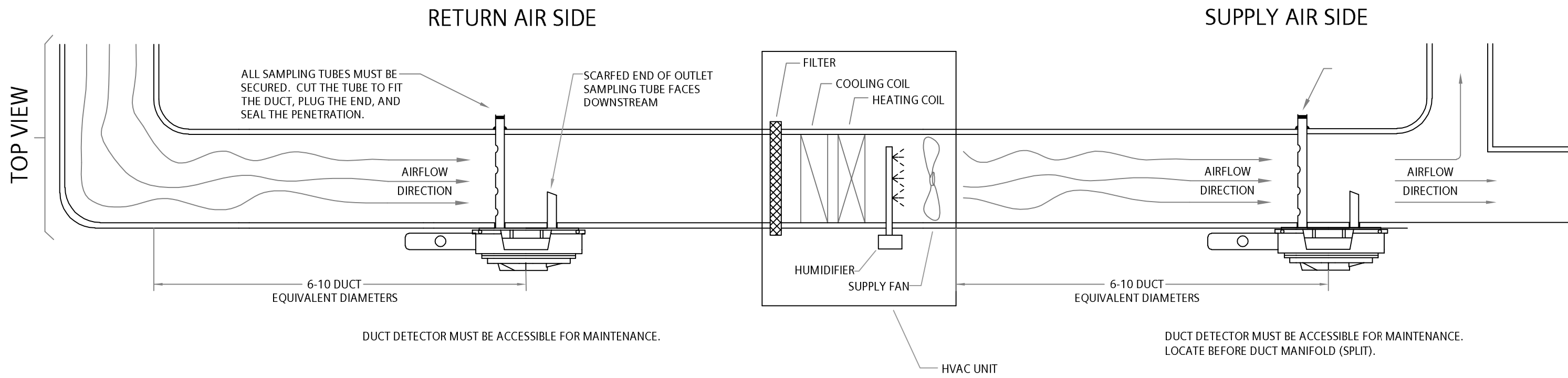
TO SAMPLE THE "SMOOTH" AIR STREAM AND RELIABLY DETECT SMOKE, THE DETECTOR SHOULD IDEALLY BE MOUNTED 6-10 DUCT EQUIVALENT DIAMETERS AWAY FROM ANY SOURCE OF TURBULENCE. A SOURCE OF TURBULENCE WOULD BE: A BEND IN THE DUCT WORK OR THE HVAC FAN UNIT ITSELF.

THESE DUCT DETECTORS USE SAMPLING TUBES WHICH MONITOR THE FULL WIDTH OF THE DUCT. THE SAMPLING HOLES MUST BE ORIENTED PROPERLY, THE END OF THE SAMPLING TUBE MUST BE PLUGGED, AND THE DUCT PENETRATION MUST BE SEALED. THE SAMPLING TUBE MUST BE INSTALLED ACROSS THE WIDEST PART OF THE DUCT.

TO MAINTAIN PROPER AIRFLOW THROUGH THE DETECTOR, THE EXHAUST TUBE MUST BE POSITIONED DOWNSTREAM OF THE SAMPLING TUBE.

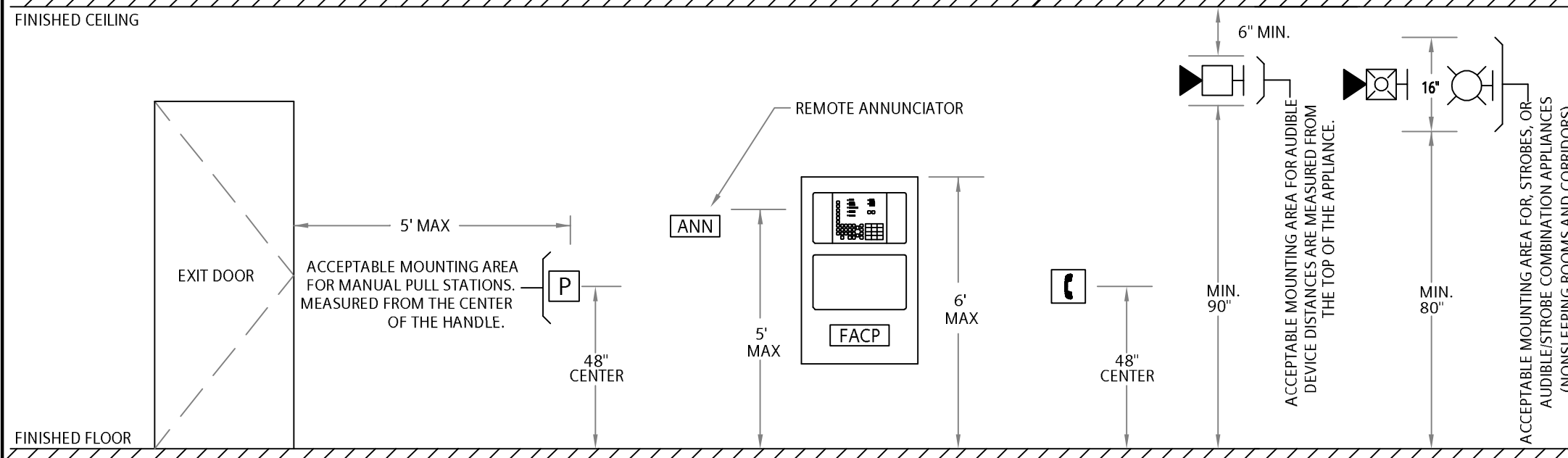
DUCT DETECTORS MUST BE MOUNTED INDOORS ONLY. DO NOT MOUNT DUCT DETECTORS OUTSIDE.

SEE DIAGRAM BELOW FOR PROPER MOUNTING. REFER TO INSTALLATION INSTRUCTIONS INCLUDED WITH EACH DUCT DETECTOR.

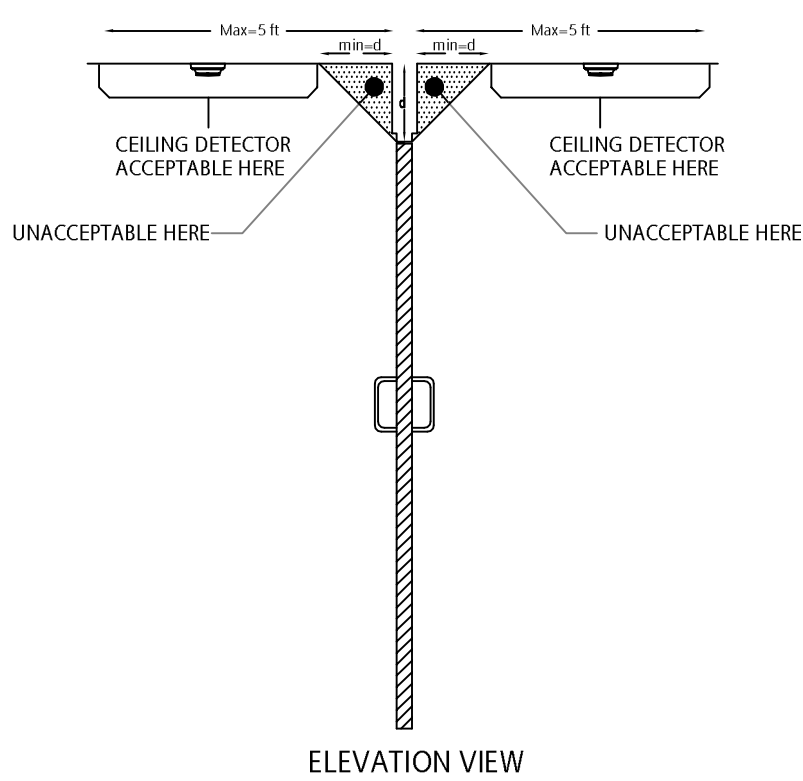


TYPICAL SMOKE DUCT DETECTOR MOUNTING AND PLACEMENT - TOP VIEW

NYC ELECTRICAL CODE REQUIRES ALL NOTIFICATION APPLIANCES TO BE MOUNTED 80" A.F.F. - NO EXCEPTIONS



TYPICAL DEVICE AND APPLIANCE MOUNTING HEIGHTS

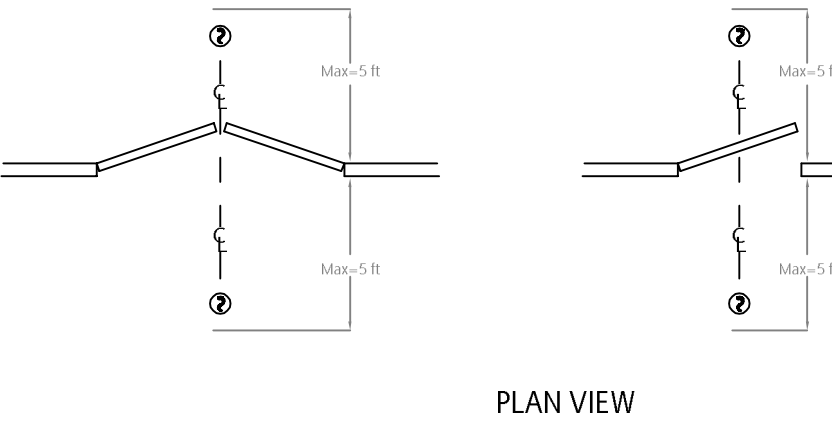


SMOKE DETECTOR MOUNTING GUIDELINES FOR DOOR HOLDER SERVICE

SMOKE DETECTORS USED FOR DOOR RELEASE SERVICE SHALL BE LOCATED AS FOLLOWS:

- ON THE CENTERLINE OF THE DOORWAY; AND
- NO MORE THAN 5 FT, MEASURED ALONG THE CEILING AND PERPENDICULAR TO THE DOORWAY; AND
- NO CLOSER THAN THE HEIGHT OF THE HEADER (d) ABOVE THE DOOR.

D) IF HEADER IS GREATER THAN 24", DETECTORS ARE REQUIRED ON BOTH SIDES OF THE DOORWAY.



EQUIPMENT MOUNTING NOTES:

1. DO NOT INSTALL ANY EQUIPMENT OUTSIDE UNLESS IT IS LISTED FOR OUTDOOR USE.

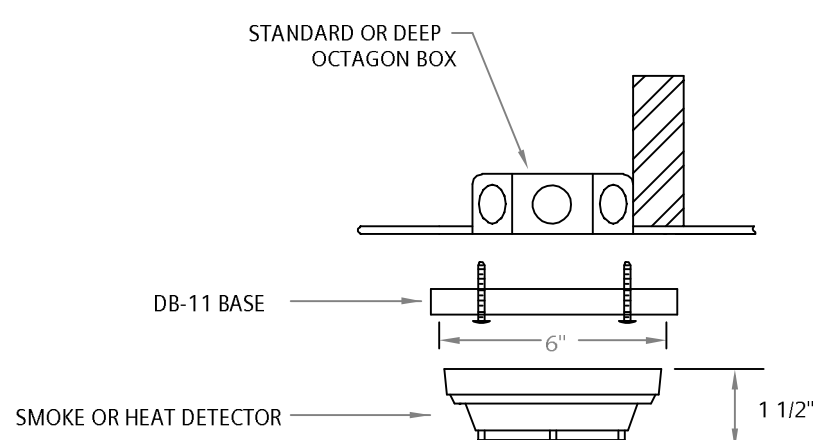
2. FOR LOW CEILINGS WHERE THE MOUNTING HEIGHTS CAN NOT BE MET, MOUNT THE INDICATING APPLIANCE (EX: HORNS, STROBE) 6" FROM THE CEILING.

3. MOUNT ALL INDICATING APPLIANCES ON THE WALL, UNLESS INDICATED OTHERWISE.

4. ALL DEVICE & APPLIANCE HEIGHTS SHOULD BE CONSISTENT FOR THE ENTIRE PROJECT.

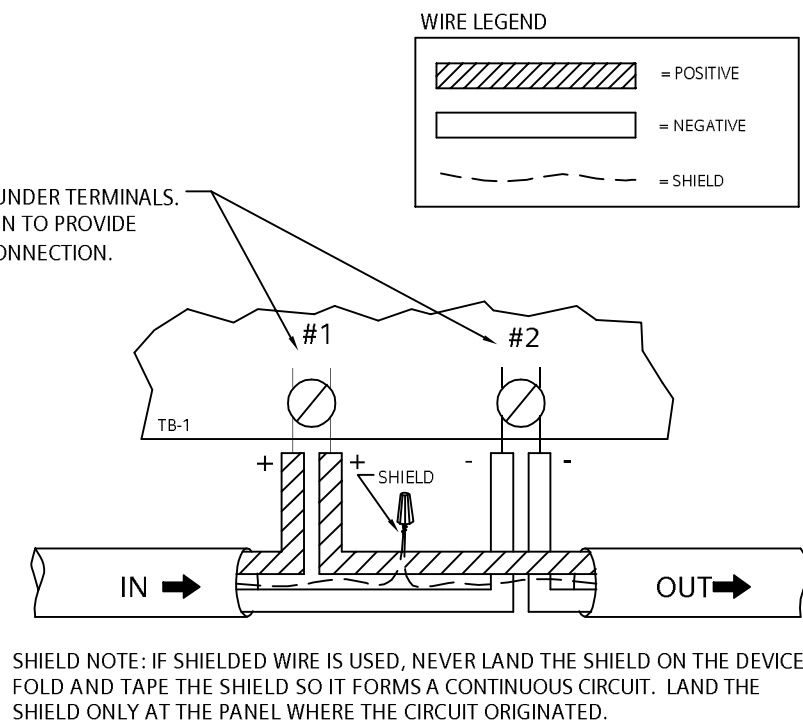
5. THE FIRE PANEL SHALL HAVE A MINIMUM 3 FT CLEARANCE FROM THE FRONT OF THE CONTROL EQUIPMENT & BE LOCATED IN A CLIMATE CONTROLLED AREA.

DEVICE MOUNTING NOTE:
THE DETECTOR AND THE BASE MUST BE SUPPORTED INDEPENDENTLY OF THE CONDUCTORS. DO NOT HOLD THE DETECTORS AGAINST THE CEILING WITH FIRE ALARM CABLE. SCREW THE BASE INTO AN ELECTRIC BOX.

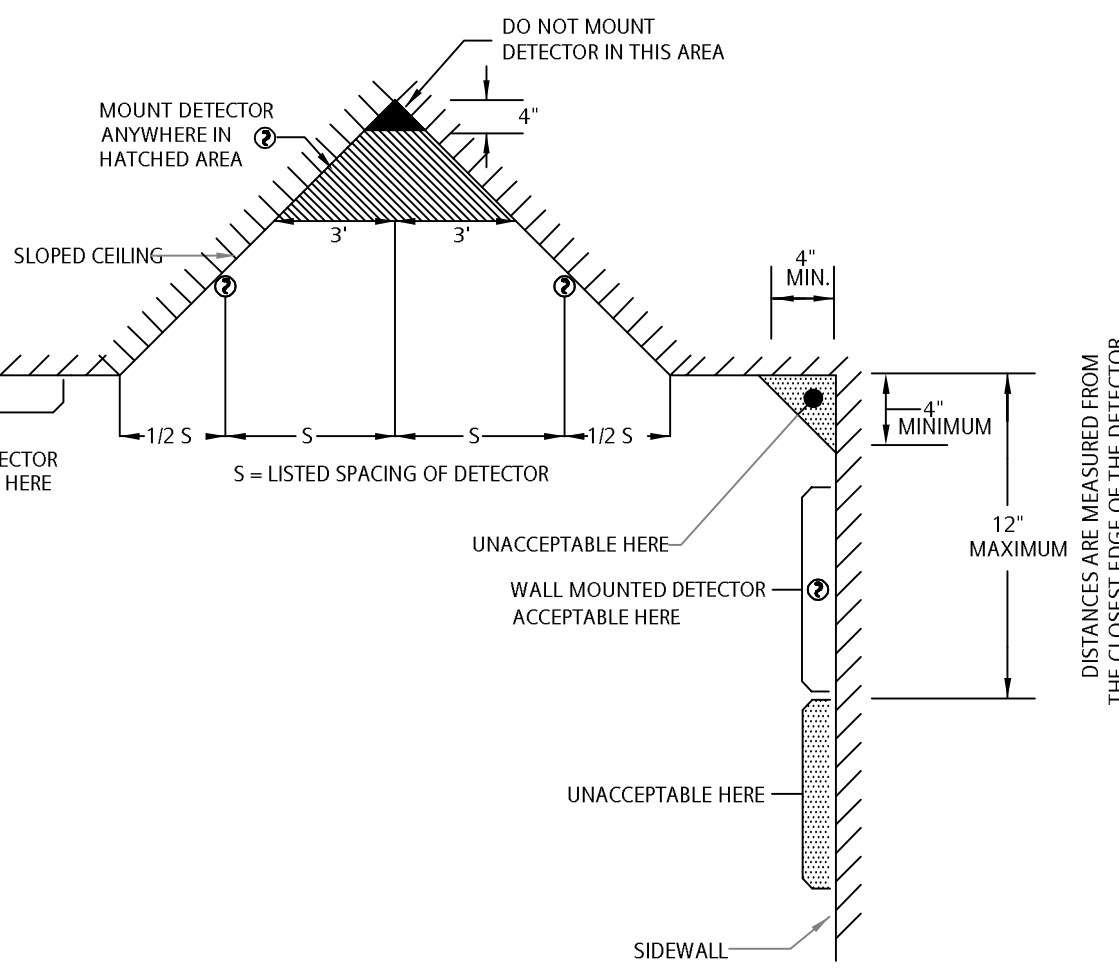


TYPICAL DRYWALL DETECTOR MOUNTING

NEVER LOOP WIRE UNDER TERMINALS. BREAK THE WIRE RUN TO PROVIDE SUPERVISION OF CONNECTION.



TYPICAL DEVICE CONNECTIONS



TYPICAL SMOKE DETECTOR MOUNTING GUIDELINES

DEVICE MOUNTING DETAILS & INSTALLATION GUIDELINES

BEFORE YOU START INSTALLING...

- CALL SIEMENS TO SCHEDULE A PROJECT REVIEW MEETING BEFORE INSTALLING ANY DEVICES.
- IT IS BEST TO USE "DEEP BACK" BOXES WHEN INSTALLING MODULES AND ROLL STATIONS. THE DEEP BACK BOX WILL PROVIDE MORE ROOM FOR THE WIRES, AND IT WILL CUT DOWN ON GROUNDS AND SHORTS.
- WHEN INSTALLING DEVICES, TAPE THE "IN" SIDE OF THE WIRE WITH BLACK ELECTRICAL TAPE TO AVOID CROSSING WIRES AND PLANNET.
- WHEN USING SHIELDED CABLE, THE SHIELD MUST BE GROUNDED ONLY AT THE FIRE ALARM CONTROL PANEL (DO NOT GROUND ANYWHERE ELSE). SHIELDS SHALL BE KEPT CONTINUOUS THROUGHOUT THE CIRCUIT AND KEPT FREE FROM ANY REFERENCE TO EARTH GROUND. SHIELDS MUST BE SPliced THRU AND ISOLATED FROM EVERY BACK BOX. DO NOT LAND THE SHIELD ON THE DEVICE.
- THE CUSTOM DEVICE MESSAGES FOR ANNUNCIATION ARE BASED ON DRAWINGS PROVIDED BY ARCHITECT/ENGINEER. IF MESSAGES ARE GOING TO CHANGE, END USER MUST SIGN OFF.
- ALWAYS USE GROMMETS/BISSHOUS ON THE END OF CONDUIT STUBS UP IN ELECTRICAL BOXES & CONNECTIONS TO PANELS & ALL POINTS WHERE WIRING EXITS CONDUIT, TO AVOID SCRAPING OF WIRE COATING AND POTENTIAL GROUND FAULTS.
- REVIEW CUT SHEETS FOR ALL DEVICES TO VERIFY CORRECT INSTALLATION PROCEDURES ARE USED. EACH DEVICE HAS INSTALLATION AND WIRING INSTRUCTIONS INCLUDED IN PACKAGING. ALWAYS SAVE INSTRUCTION SHEETS, CUT SHEETS AND MANUALS FOR THE OWNER.
- FIRE WALL/FLOOR PENETRATIONS MUST BE PATCHED WITH APPROVED FIRE PATCH WHICH MAINTAINS THE PARTITION'S FIRE RATING. BOTH SIDES OF THE PENETRATION MUST BE PATCHED.
- PRIOR TO SCHEDULING START UP WITH SIEMENS FIRE SAFETY, VERIFY THAT YOUR PROJECT MEETS ALL THE CRITERIA OUTLINED BELOW IN THE "CHECK LIST FOR START UP". A MINIMUM OF TEN DAYS NOTICE IS REQUIRED FOR SCHEDULING YOUR START UP.

POWER UP/DOWN SEQUENCE

- CAUTION: ALWAYS REMOVE POWER (BATTERY/AC) AND WAIT AT LEAST 10 SECONDS TO ALLOW SUPPLY VOLTAGES TO DISAPPEAR BEFORE INSTALLING OR REMOVING ANY MODULE, CARD, CABLE OR WIRING. AUXILIARY SUPPLIES MUST BE POWERED DOWN PRIOR TO THE MAIN (GAL) SUPPLIES.
- POWER UP:
 - CONNECT AC POWER FIRST.
 - CONNECT THE BATTERY SECOND.
 - POWER DOWN:
 - DISCONNECT THE BATTERY FIRST.
 - DISCONNECT AC POWER SECOND.

NOTE: PLEASE REFER TO THE LOCAL JURISDICTION (AHJ) AND A CURRENT COPY OF THE NATIONAL FIRE PROTECTION ASSOCIATIONS NATIONAL ELECTRICAL CODE AND NATIONAL FIRE ALARM CODE FOR ANY QUESTIONS YOU HAVE RELATED TO CODE COMPLIANCE. ALL INFORMATION CONTAINED ON THIS SHEET IS GENERAL INFORMATION AND SHOULD NOT BE USED AS A SCALE SOURCE FOR INSTALLATIONS. SIEMENS FIRE SAFETY OR SIEMENS EMPLOYEES SHALL NOT BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR LIABILITIES THAT MAY ARISE FROM THE USE OF THIS DOCUMENT.

CHECK LIST FOR START UP

THE FOLLOWING IS A LIST OF CRITERIA THAT MUST BE MET PRIOR TO START UP

- MARK-UP THE SIEMENS FIRE SAFETY SHOP DRAWINGS, SHOWING THE ACTUAL WIRE RUNS. NOTE ANY DISCREPANCIES/CHANGES BETWEEN THE ACTUAL CONDITIONS AND THE SYSTEM DRAWINGS SHOULD BE NOTED FOR INCLUSION ON THE FINAL AS-BUILT DRAWINGS OF RECORD.
- ALL DEVICES HAVE BEEN INSTALLED AND TERMINATED PROPERLY.
- CONTACTED SIEMENS FIRE SAFETY PROJECT MANAGER TEN DAYS PRIOR TO SCHEDULED START UP.
- IF YOUR SYSTEM IS BEING FURNISHED WITH A DIALER, (2) RJ31X PHONE JACKS MUST BE INSTALLED WITHIN 5 FT. OF THE F.A.C.P. THESE PHONE LINES MUST BE CONNECTED BEFORE TO ALL BUILDING PHONE EQUIPMENT AND "BY BUREAU" AND SHOULD HAVE NO DIAL OUT RESTRICTIONS. PROVIDE THE SIEMENS PROJECT MANAGER WITH A CUSTOMER EMERGENCY CALL LIST. IF MONITORING NOT PROVIDED BY SIEMENS, THEN FOLLOWING INFORMATION MUST ALSO BE OBTAINED PRIOR TO START UP: CENTRAL STATION ACCOUNT NUMBER, RECEIVER PHONE NUMBERS, CENTRAL STATION VOICE LINE NUMBER AND ALARM COMPANY PHONE NUMBER.
- ALL FIELD DEVICES, SMOKE DETECTORS, MONITOR MODULES, CONTROL MODULES, NOTIFICATION APPLIANCES BOTH VISUAL AND AUDIBLE ARE ADDRESSED AND OUTPUT SET (AS REQUIRED) AND INSTALLED.

CHECK FIELD WIRING WITH AN OHMMETER

ALL FIRE ALARM CIRCUITS SHOULD BE COMPLETED AND TESTED BEFORE THE ARRIVAL OF THE FIRE ALARM TECHNICIAN. CIRCUITS MUST BE FREE OF OPENS, SHORTS AND GROUND FAULTS BEFORE BEING CONNECTED TO THE SYSTEM. CIRCUITS SHOULD HAVE END OF LINE RESISTORS INSTALLED BEFORE TESTING THEM. A WRITTEN CONFIRMATION SHALL BE PROVIDED TO SIEMENS BY THE INSTALLER/KNOWLEDGEABLE ALL CIRCUITS HAVE BEEN TESTED. ADHERENCE TO THIS PRACTICE WILL SAVE TIME AND MONEY FOR ALL CONCERNED PARTIES. IF IT IS A NAC CIRCUIT, THE RESISTOR IS WITH THE EQUIPMENT THAT CONTROLS THAT CIRCUIT.

A GROUND FAULT IS A CONDUCTOR THAT IS CONNECTED TO GROUND. THEY CAN OCCUR FROM DAMAGED INSULATION OR INTERNAL DEVICE FAILURES. FIRE ALARM SYSTEMS MONITOR BOTH THE POSITIVE AND NEGATIVE CONDUCTORS FOR SHORTS TO GROUND. SHORTS CAN BE DETECTED BY USING A CONTINUITY DETECTOR OR AN OHMMETER. SIMPLY CONNECT ONE LEAD OF YOUR METER TO A GOOD GROUND SOURCE AND THE OTHER TO THE CONDUCTOR YOU ARE TRYING TO TEST. THE METER SHOULD GIVE AN INDICATION OF AN OPEN IF THE CIRCUIT IS FREE FROM A FAULT. ALL SYSTEM FIELD WIRING MUST BE FREE OF GROUNDS AND SHORTS, BEFORE THE START UP.

- MEASURE EACH CONDUCTOR OF THE ADDRESSABLE LOOP (SLC) TO GROUND, CONDUCTOR TO CONDUCTOR, CONDUCTOR TO SHIELD, AND SHIELD TO EARTH. THE RESISTANCE SHOULD BE GREATER THAN 1 MEGA OHM. NOTE: LINE TO LINE MEASUREMENTS REQUIRE ONE END OF THE PAIR TO BE SHORTED. STRAY VOLTAGES SHOULD BE LESS THAN 1 VOLT/AC. RECORD THE READINGS.
- MEASURE EACH CONDUCTOR OF THE NOTIFICATION APPLIANCE CIRCUIT (NAC) TO GROUND, AND CONDUCTOR TO CONDUCTOR. THE RESISTANCE SHOULD BE GREATER THAN 1 MEGA OHM, WITHOUT THE END OF LINE RESISTOR. STRAY VOLTAGES SHOULD BE LESS THAN 1 VOLT/AC.
- MEASURE ACROSS THE CONDUCTORS OF A NOTIFICATION APPLIANCE CIRCUIT (NAC). YOUR READING SHOULD BE EQUIVALENT TO THE VALUE OF THE END OF LINE RESISTOR INSTALLED AT THE LAST DEVICE.

IF THE MEASUREMENTS ARE NOT WITHIN THE ACCEPTABLE VALUES, THE CIRCUIT WIRING HAS A SHORT OR AN OPEN, AND IS NOT READY FOR START UP!

INSTALLATION GUIDELINES

	THE UL LISTED OPERATING TEMPERATURE RANGE FOR ALL ADDRESSABLE DEVICES: (FP-113, TRS, FP-113, ETC.) IS FROM 32°F (0°C) TO 100°F (38°C). IF A DEVICE IS SHOWN IN AN AREA WHICH MAY EXPERIENCE EXTREME COLD OR HEAT, CONTACT YOUR SIEMENS REPRESENTATIVE. GENERAL RULE: IF IT IS UNCOMFORTABLE FOR YOU, THE DEVICE WILL PROBABLY NOT OPERATE CORRECTLY.
	NEVER ALLOW ANY FIRE ALARM EQUIPMENT TO GET WET. ONLY WEATHERPROOF NOTIFICATION APPLIANCES (HORN, STROBE, ETC.) MAY BE PLACED OUTSIDE. IF EQUIPMENT DOES GET WET, CONTACT YOUR SIEMENS PROJECT MANAGER.
	DO NOT INSTALL ADDRESSABLE DEVICES UNTIL THEY HAVE BEEN PROGRAMMED. CONTACT SIEMENS FIRE SAFETY (973-575-6300) TO SCHEDULE A PROGRAMMING SESSION. THE COVER SHEET LISTS WHICH DEVICE ARE ADDRESSABLE.
	DO NOT REMOVE THE RED DUST COVERS FROM SMOKE DETECTORS UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. DETECTORS THAT HAVE HAD THEIR DUST COVERS REMOVED PRIOR TO THE FINAL CLEAN-UP OF ALL TRADES SHALL BE CLEANED OR REPLACED. IN ACCORDANCE WITH NFPA 72, SIEMENS FIRE SAFETY CANNOT BE RESPONSIBLE FOR FAULTS FOUND TO BE DUST AND DIRT RELATED.
	ALL INITIATING DEVICES (SMOKES, MANUAL PULLS, ETC.) AND NOTIFICATION APPLIANCES (HORNS, STROBES, ETC.) MUST BE INSTALLED WITH BACKBOXES. THE EQUIPMENT SHOULD NEVER BE SUPPORTED BY ALL TRADES SHALL BE CLEANED OR REPLACED.
	SIEMENS INDUSTRY, INC. MAIN PHONE: (973) 575-6300

SMOKE DETECTOR NOTES:

1. MEASUREMENTS SHOWN ARE TO THE CLOSEST EDGE OF THE DETECTOR.

2. DETECTORS SHOULD NOT BE LOCATED IN DIRECT AIR FLOW OR CLOSER THAN 36" FROM AN AIR SUPPLY DIFFUSER.

3. AVOID LOCATING SMOKE DETECTORS IN CLOSE PROXIMITY TO DOMESTIC SMOKE SOURCES SUCH AS KITCHENS, AND AREAS OF RELATIVELY HIGH HUMIDITY WHERE CONDENSATION MAY OCCUR.

4. AVOID LOCATING HEAT DETECTORS IN CLOSE PROXIMITY TO DOMESTIC HEAT SOURCES SUCH AS KITCHENS, HEATERS, BURNERS, AND OTHER AREAS OF SUDDEN TEMPERATURE CHANGES.

5. DO NOT INSTALL SMOKE DETECTORS UNTIL ALL CONSTRUCTION IS FINAL AND COMPLETE. DETECTORS INSTALLED PRIOR TO FINAL CLEANUP BY ALL TRADES SHALL BE CLEANED OR REPLACED.

6. INSTALL ALL SMOKE DETECTORS ON THE CEILING, UNLESS OTHERWISE NOTED.

7. DO NOT MOUNT DETECTORS DIRECTLY ADJACENT TO FLUORESCENT LIGHTS. A RECOMMENDED DISTANCE IS 1 FOOT OR GREATER.

8. MOUNT SMOKE DETECTORS A MINIMUM OF 3 FT OUTSIDE BATHROOMS WHICH HAVE SHOWERS.

9. FOR BEAMS WITH DEPTHS EXCEEDING 1" OR CEILING OVER 12" IN HEIGHT, DETECTORS MUST BE INSTALLED IN EVERY BEAM POCKET.

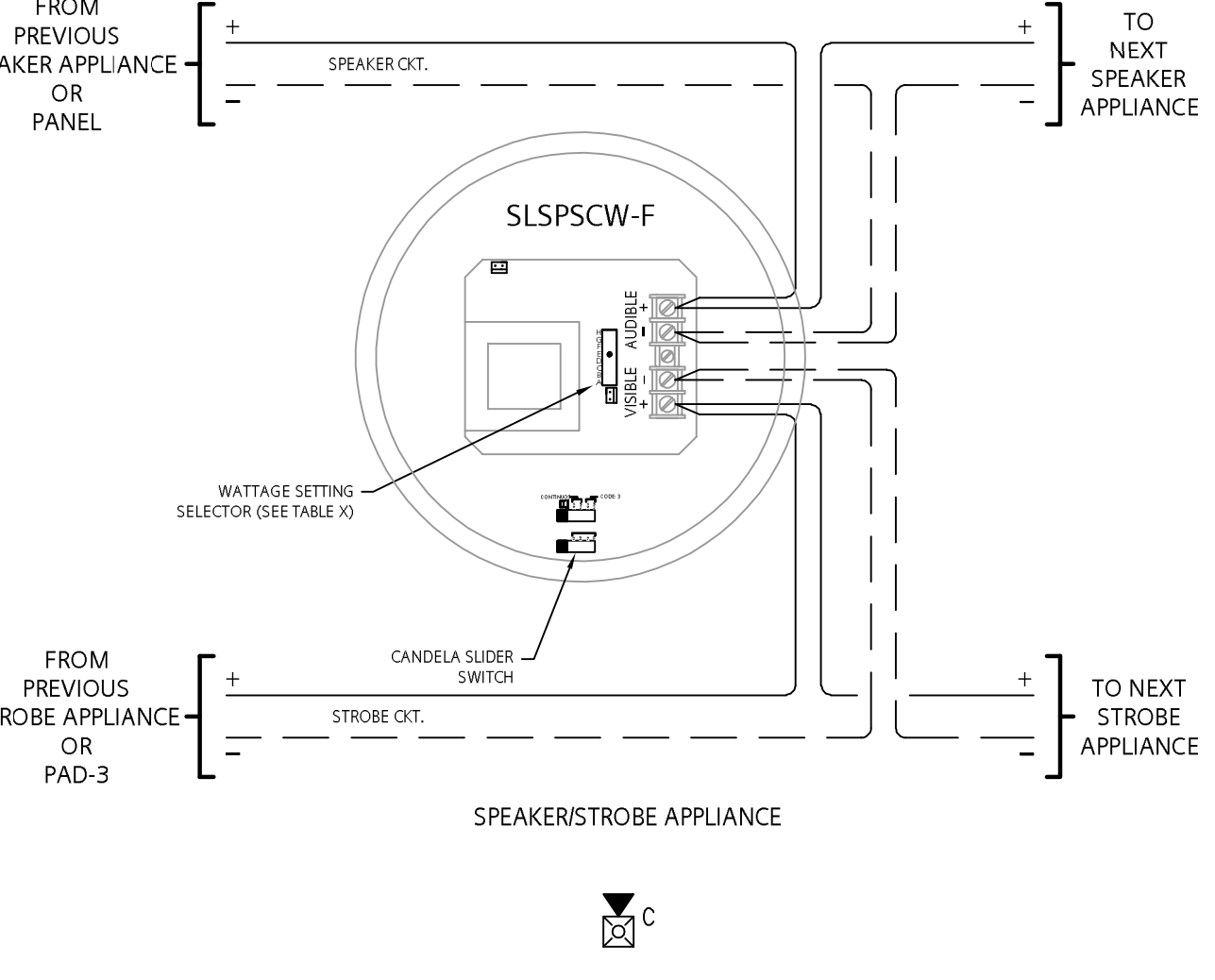
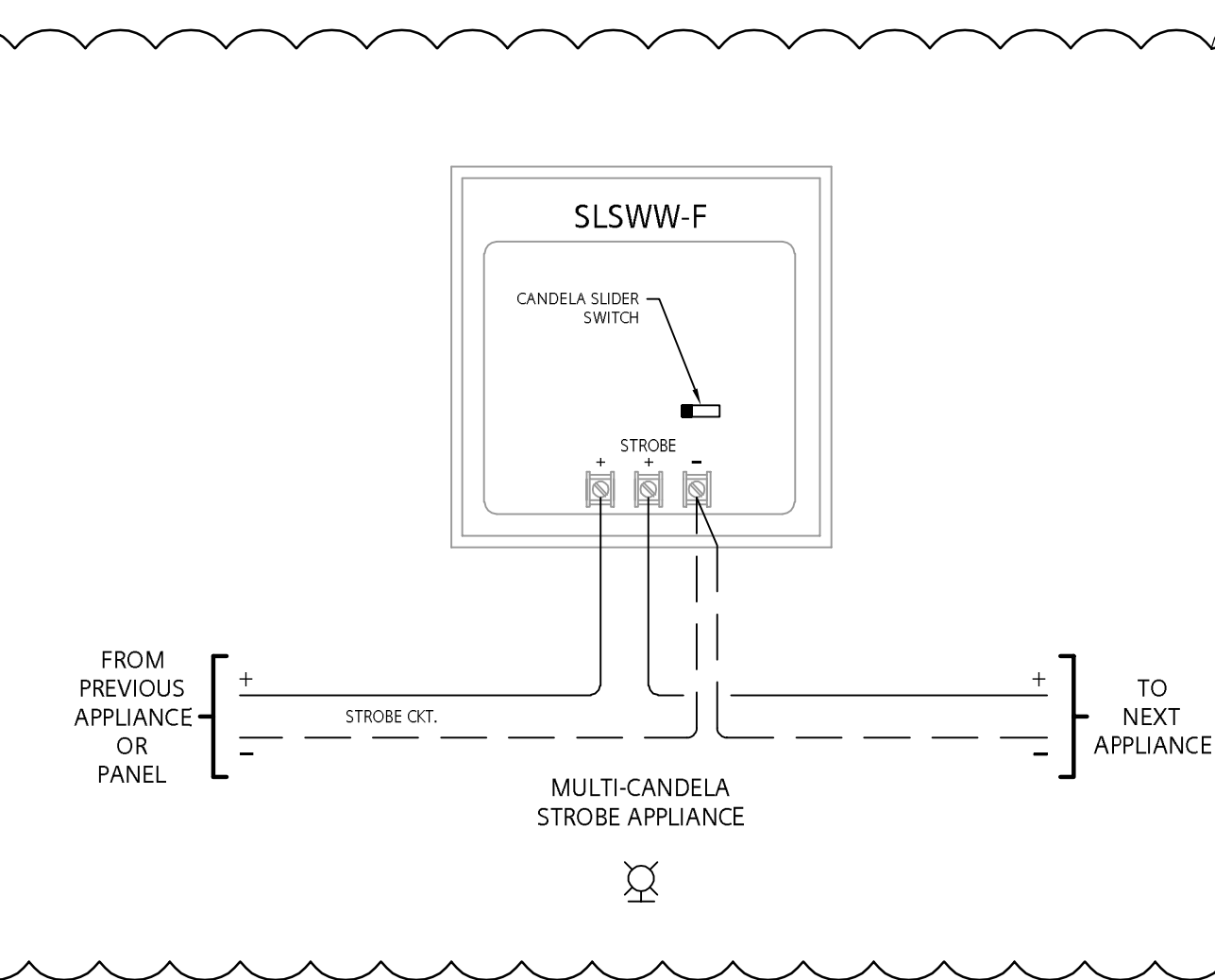
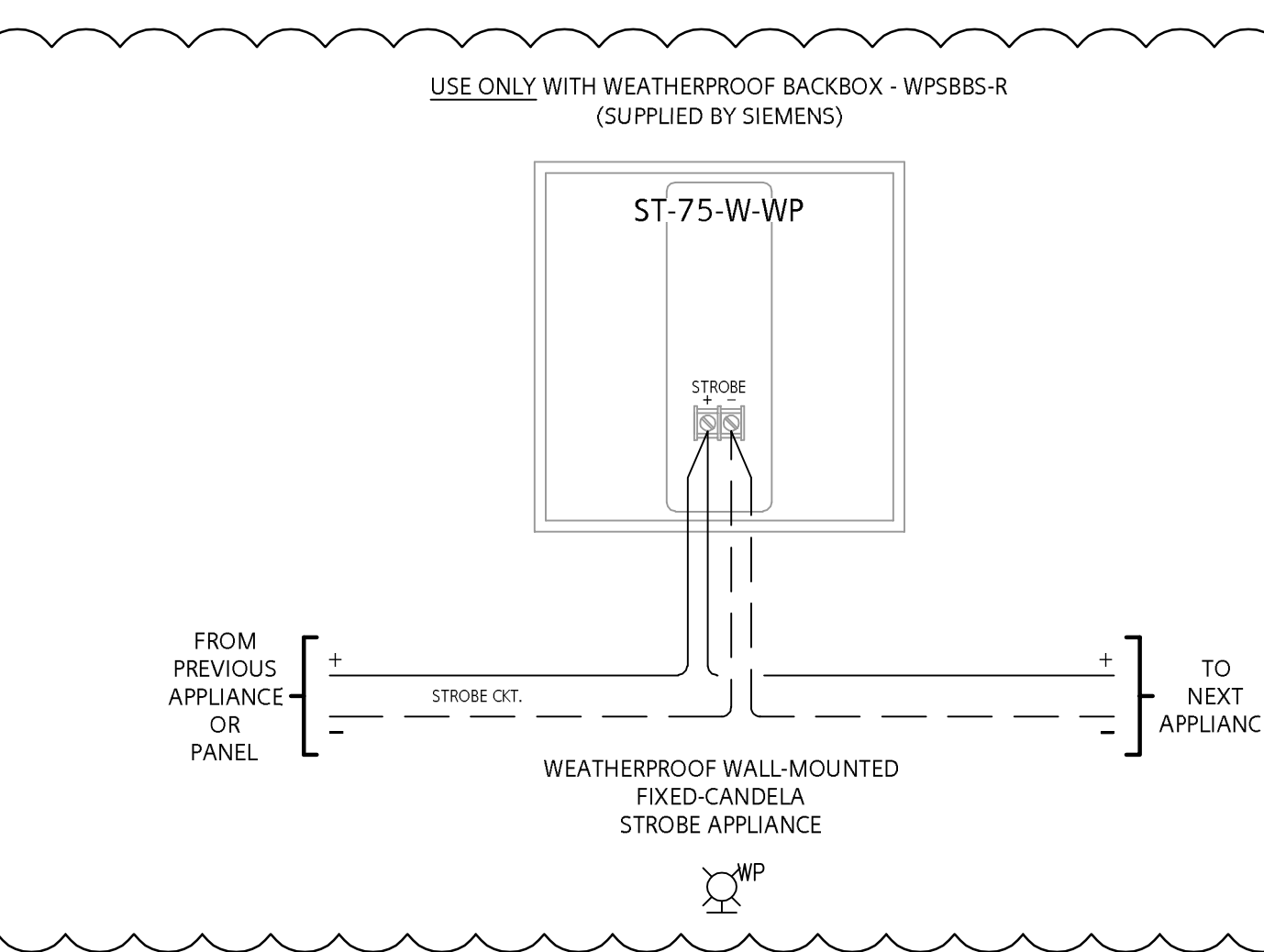
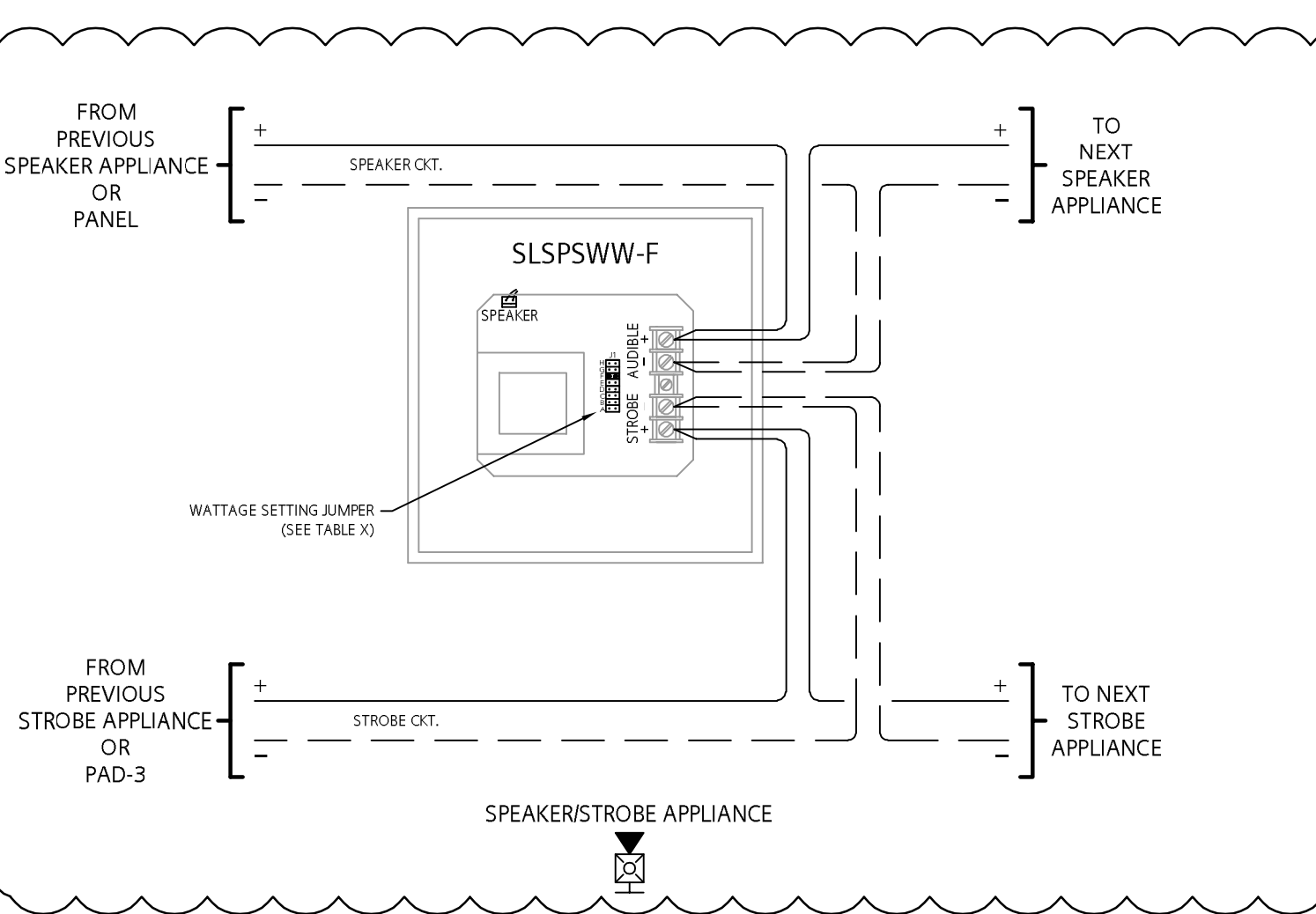
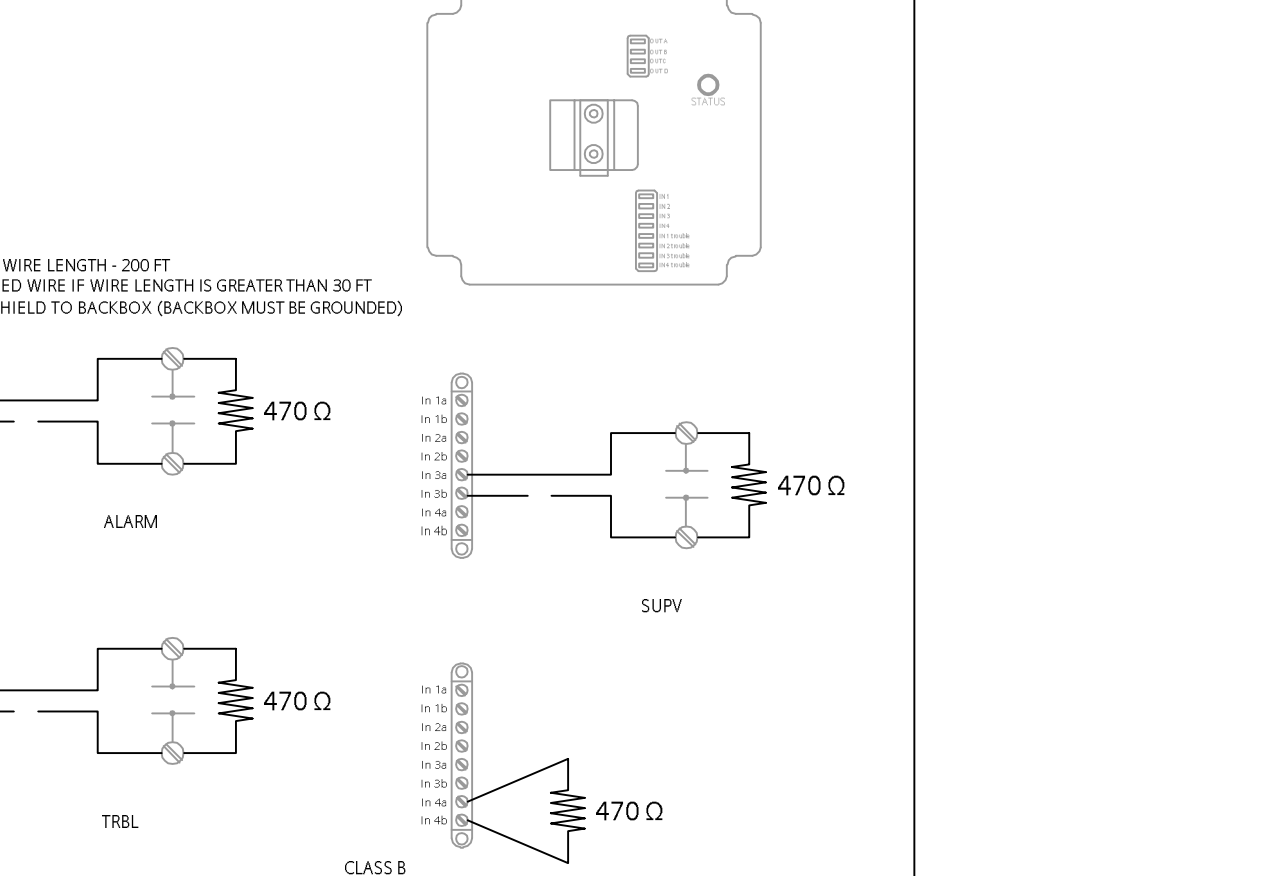
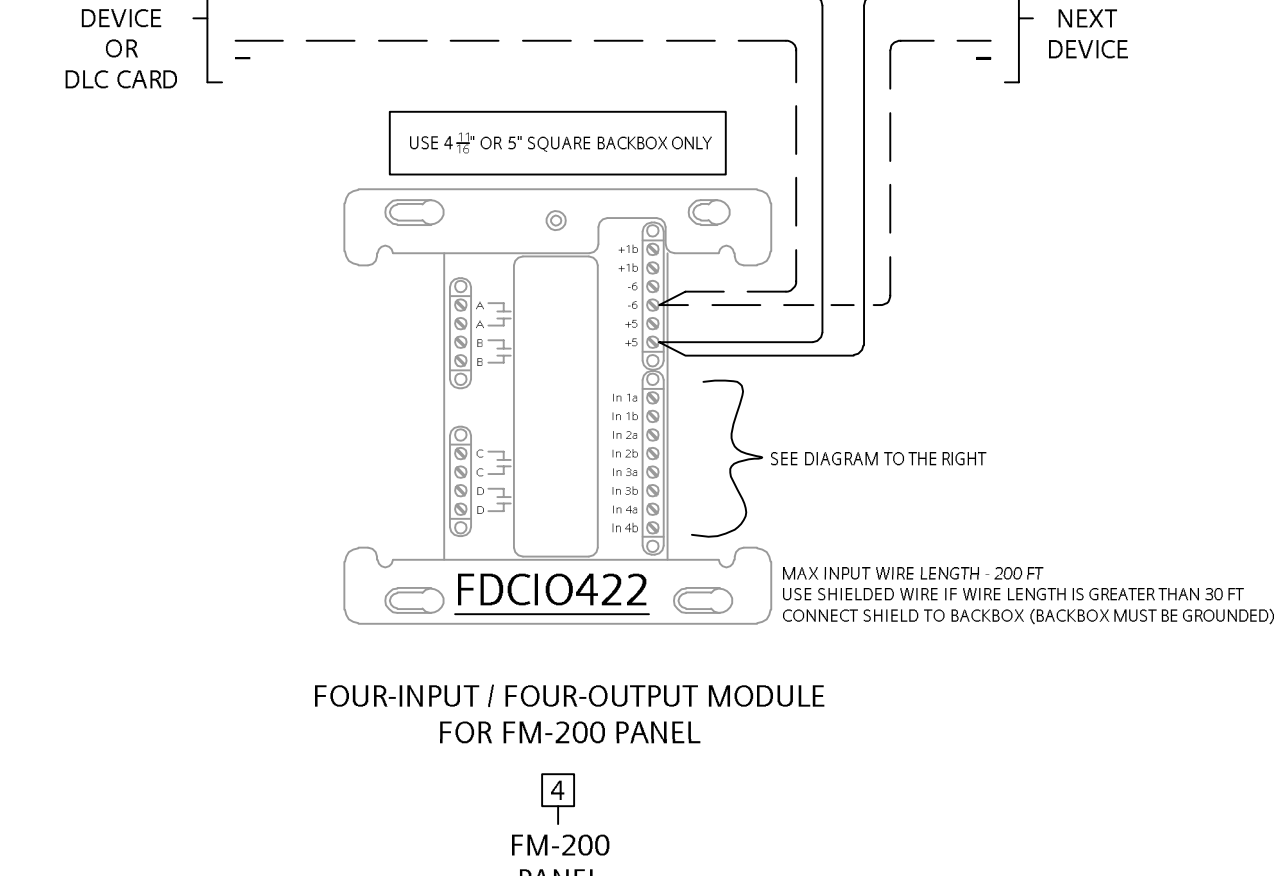
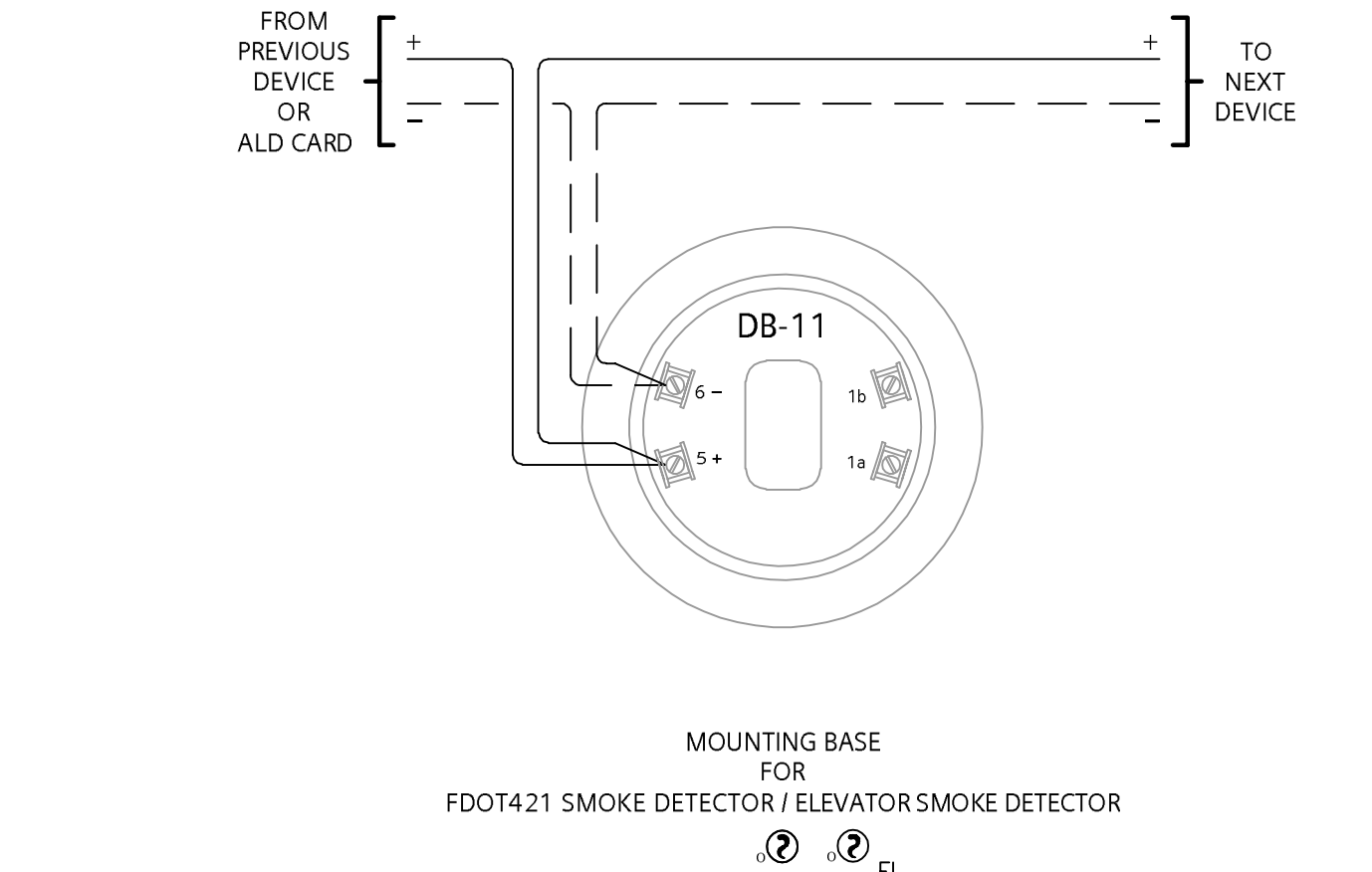
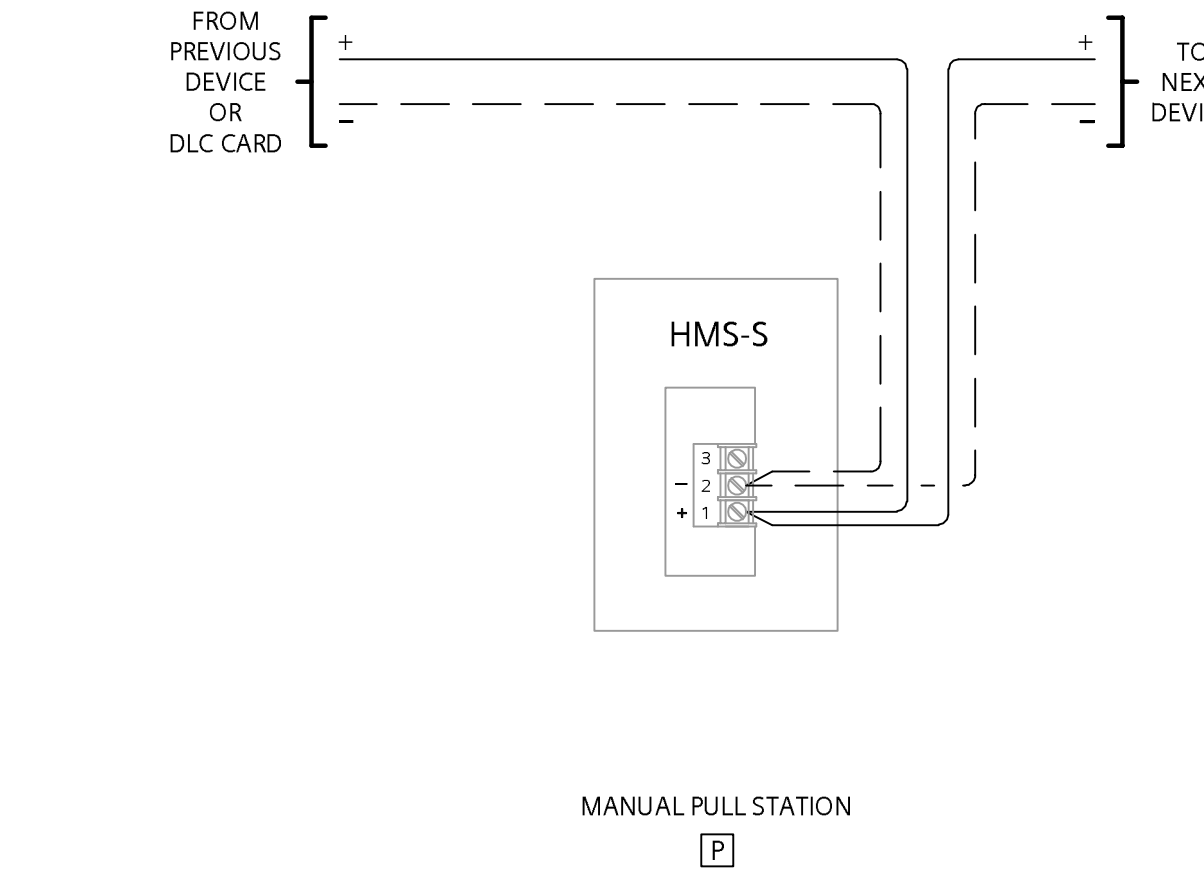
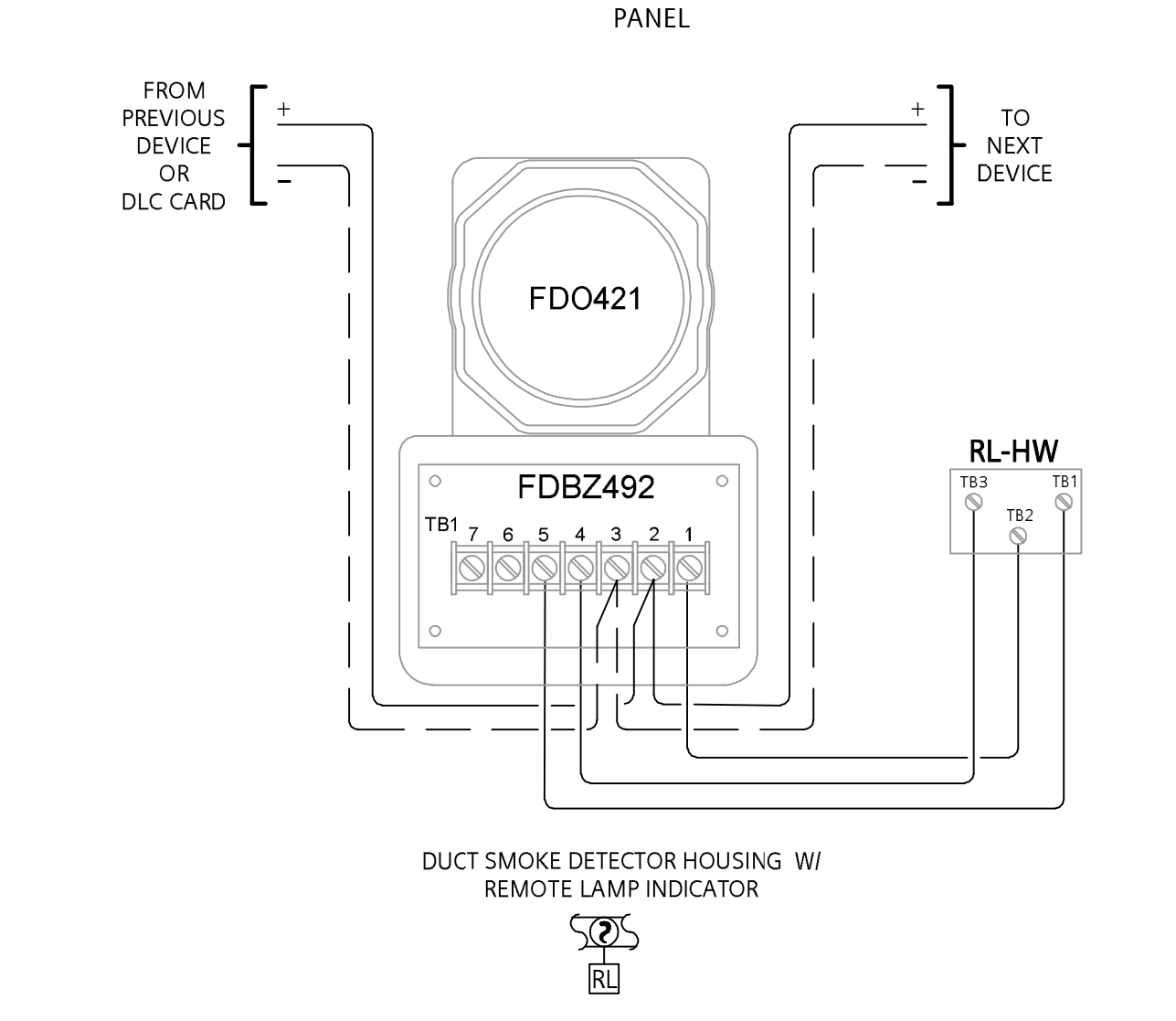
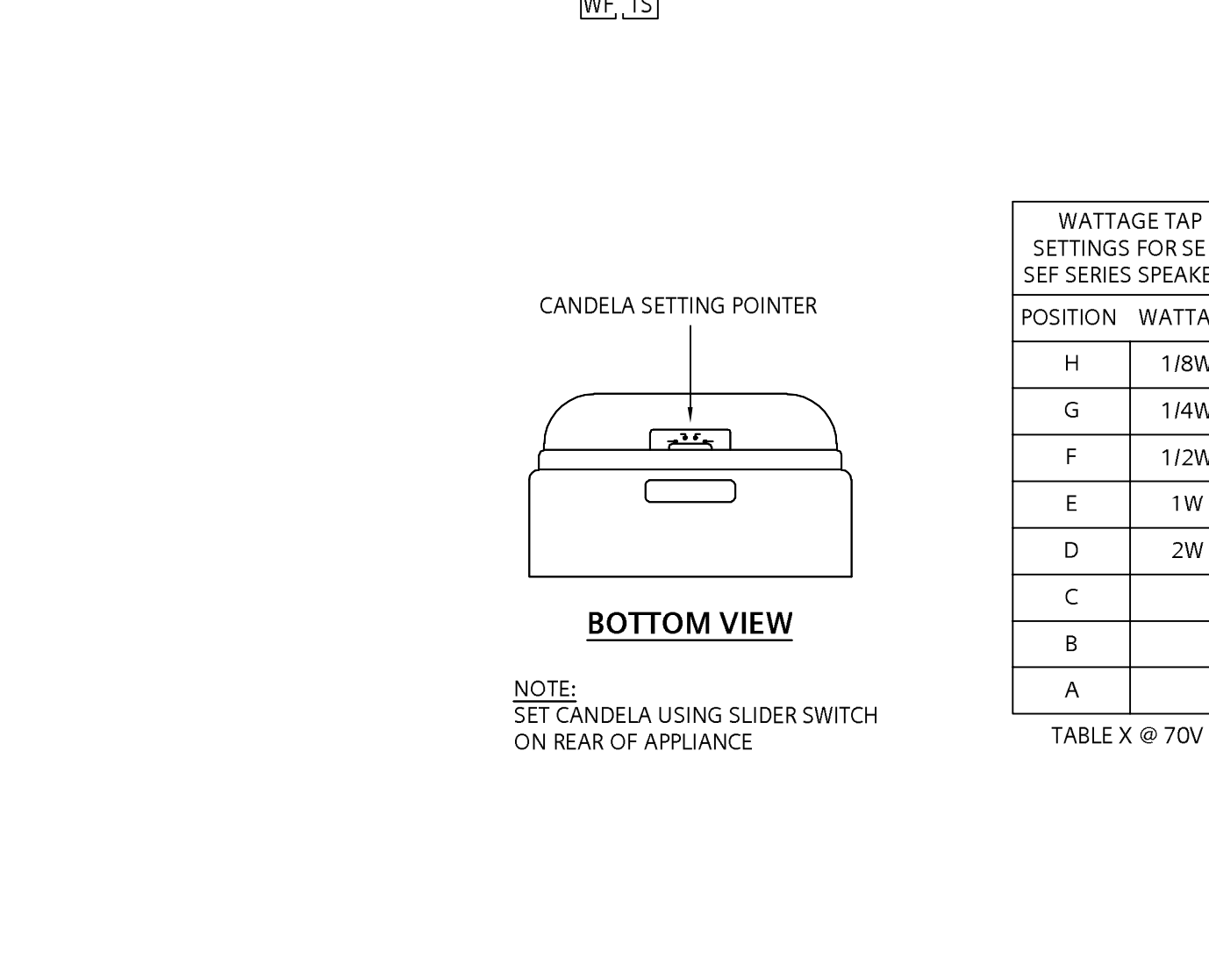
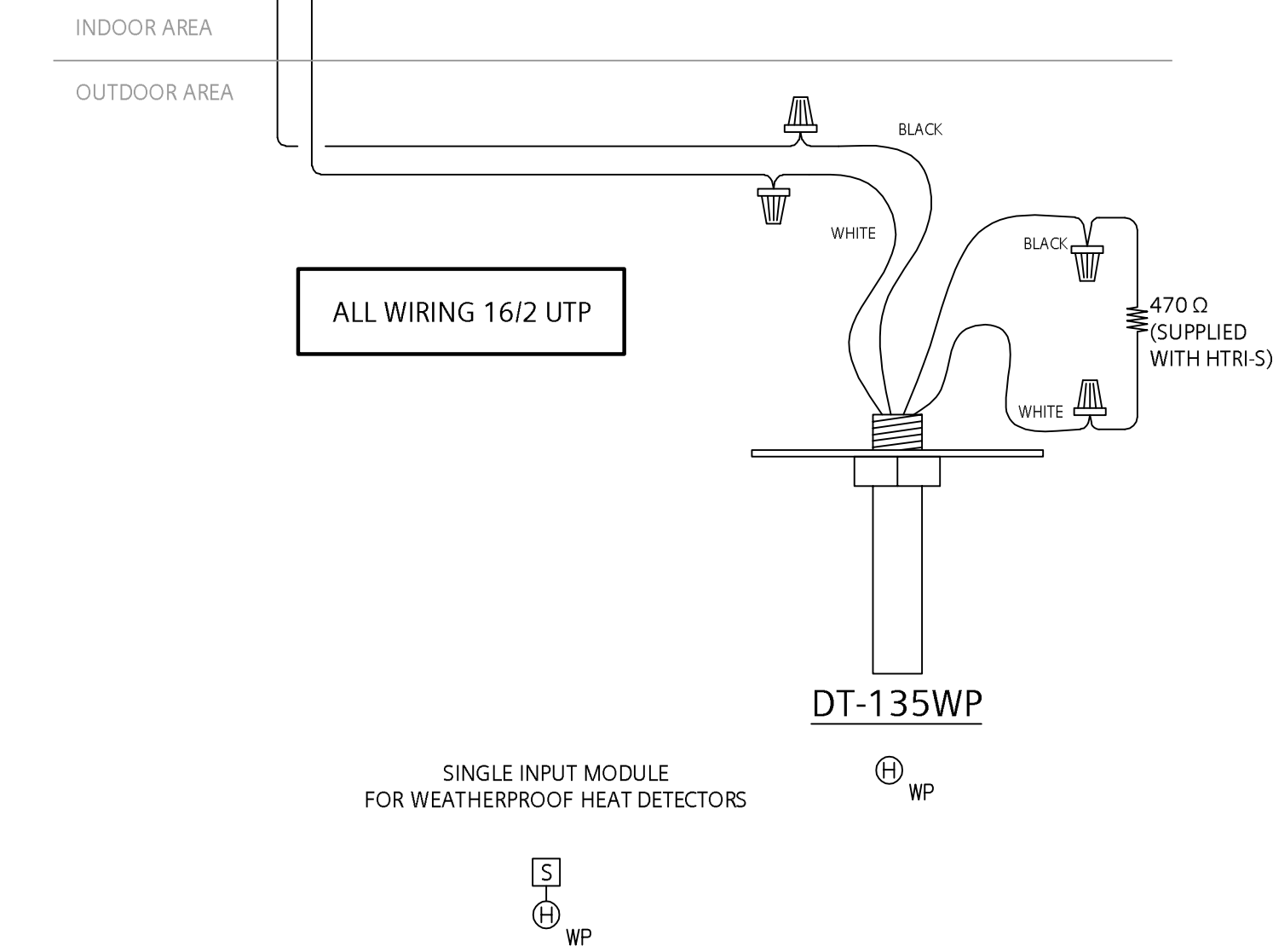
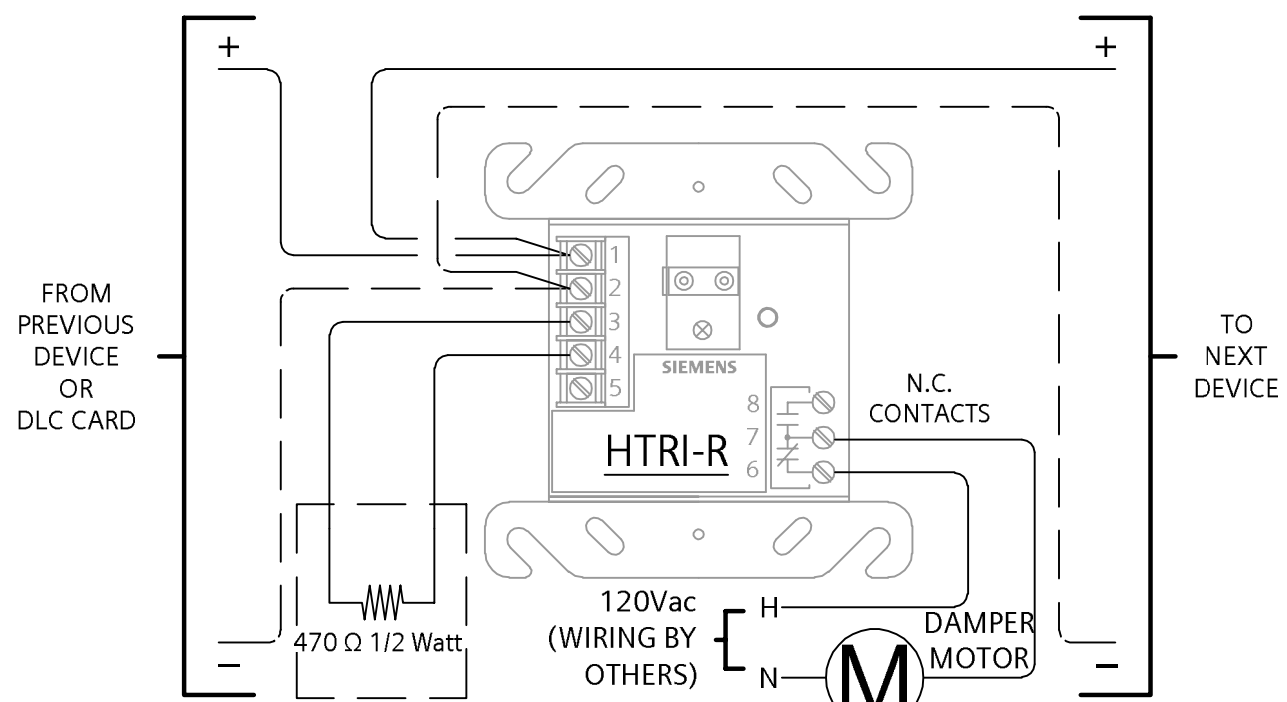
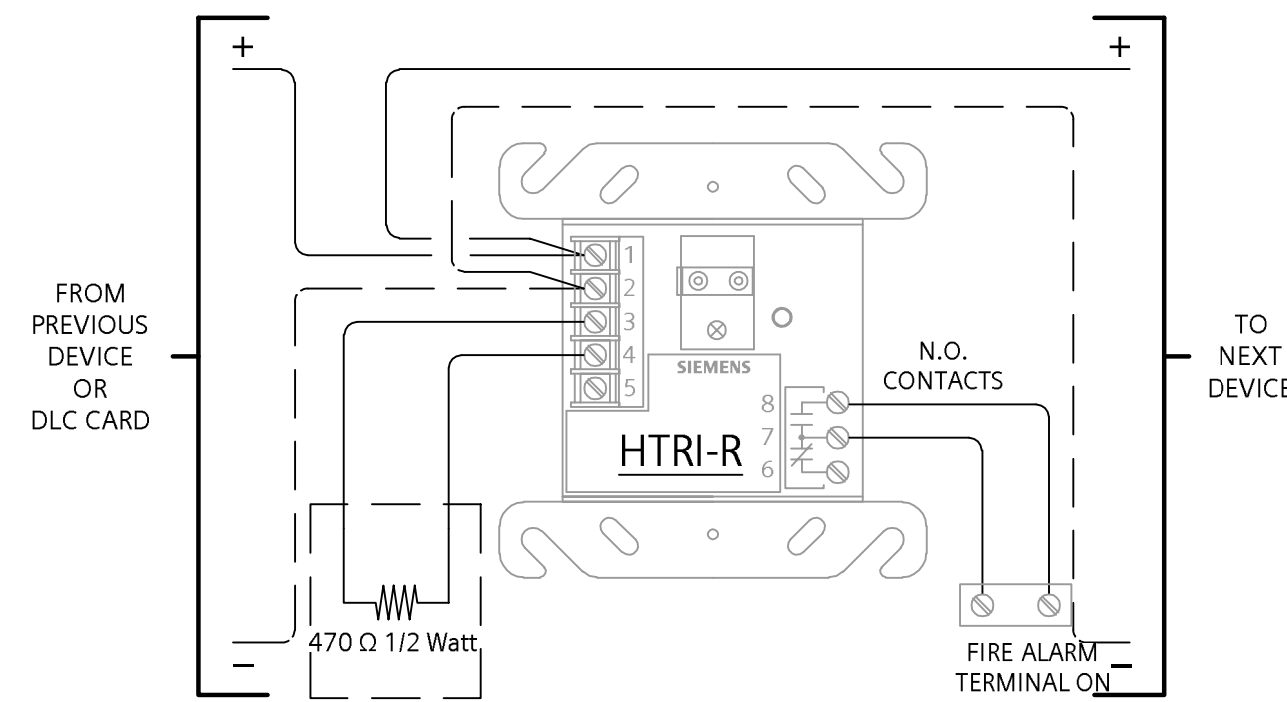
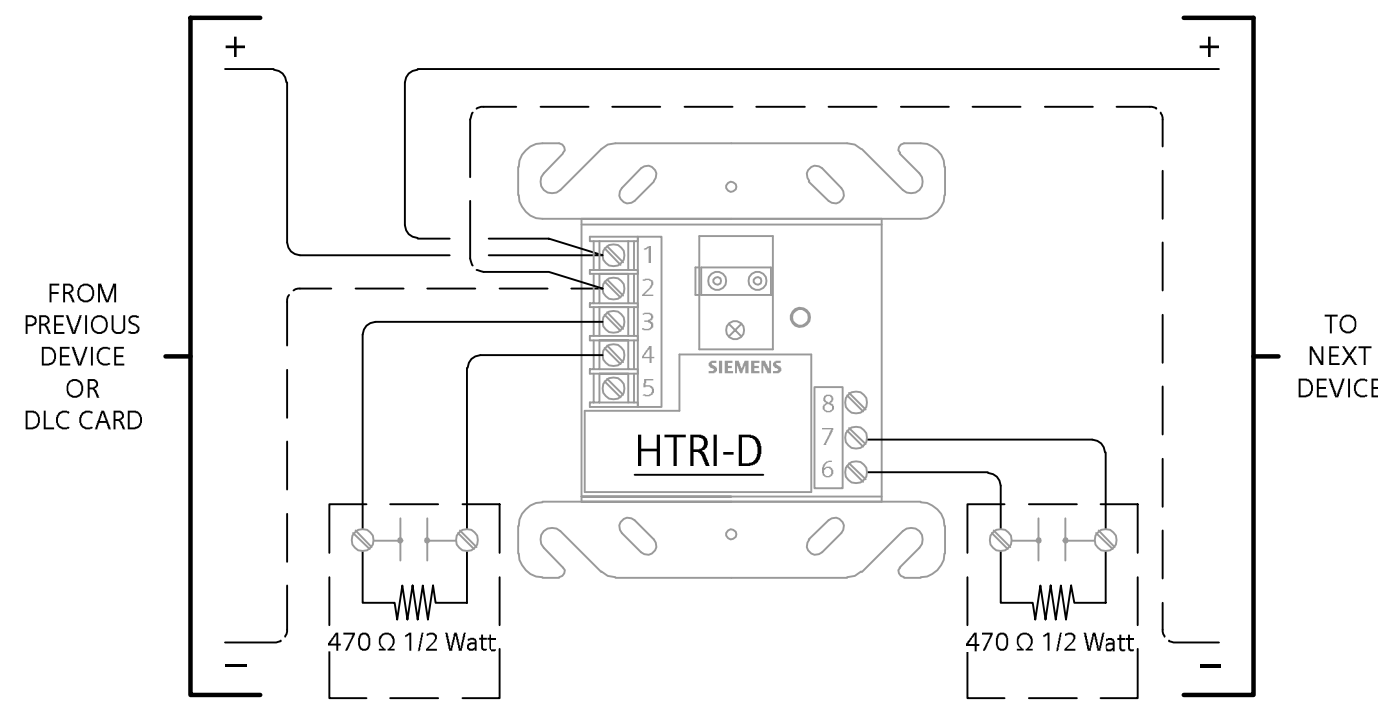
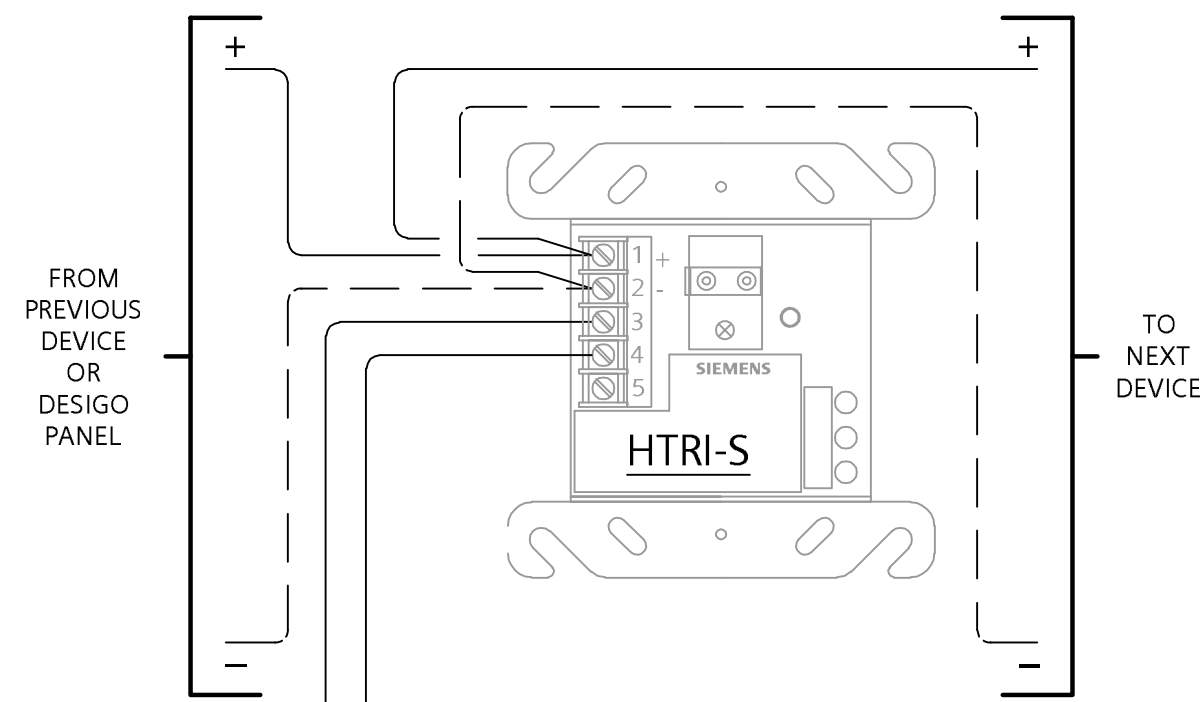
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Siemens Industry, Inc. - Building Technologies Division
Fire Safety Engineering Department
50 Ovalle Drive
Bohemia, NY 11716
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Web: www.siemens.com/fire
8 Fernwood Road
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Fax: (973) 575-6301
E-mail: fire@siemens.com
Web: www.siemens.com/fire

REGENERON PHARMACEUTICALS, INC.
3C RENOVATION
777 OLD SAWMILL RIVER ROAD, TARRYTOWN, NY, 10591-6707
DEVICE MOUNTING DETAILS & INSTALLATION GUIDELINES

DRAWN BY:
R.F.
SCALE @ D-SIZE:
N.T.S.
DATE:
03-22-19
JOB NUMBER:
44OP-259971
CHECKED BY:
J.F.R. III
SHEET NO:
FA-01-01



DEVICE WIRING DETAILS - ADDRESSABLE & NOTIFICATION DEVICES

NO.	DATE	REVISIONS
1	04-20-10	CHANGE ALL RED WALL TO RED WALL SPEAKER TO RED WALL SPEAKER AND WHITE WALL SPEAKER TO WHITE WALL SPEAKER

THESE WIRING DETAILS ARE FOR INFORMATION ONLY. THEY DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION.

SIEMENS Industry, Inc. - Building Technologies Division
Fire Safety Engineering Department
50 Orville Drive
Bohemia, NY 11716
8 Fernwood Road
Florham Park, NJ 07932
License No. 120023666
Business Permit ID #P0257

REGENERON PHARMACEUTICALS, INC.
3 CRENOVATION
777 OLD SAWMILL RIVER ROAD, TARRYTOWN, NY, 10591-6707
DEVICE WIRING DETAILS - ADDRESSABLE & NOTIFICATION DEVICES

DRAWN BY:
R.F.
SCALE @ D-SIZE:
N.T.S.
DATE:
03-22-19
JOB NUMBER:
44OP-259971
CHECKED BY:
J.F.R. III

SHEET NO.
FA-06-01