ADDENDUM NO. 2
FOR
PHELAN PIÑON HILLS CSD
CIVIC CENTER DEVELOPMENT PHASE I PROJECT

DATE: October 2, 2025

FROM: PPHCSD
4176 Warbler Road
Phelan, CA 92371
Tel: (760) 868-1212 ext. 319

TO: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the original Procurement Documents dated August 2025, and Addendum No. 1, as noted herein. Each bidder shall acknowledge receipt of this Addendum by completing the acknowledgment at the end of this Addendum, and by confirming receipt of this addendum on the contract Bid Form. Failure to do so may subject Bidder to disqualification.

PLEASE NOTE THAT AN ADDENDUM NO. 3 WILL BE FORTHCOMING AS SOON AS IT IS AVAILABLE.

The following changes or clarifications have been made to the Bid Documents:

CHANGES TO PRIOR ADDENDA:

1. Technical Specifications. See Items 7, 8 and 9 below.
2. Drawings/Sheets. See Items 10 and 11 below.

CHANGES TO PROCUREMENT REQUIREMENTS:

3. Notice Inviting Bids. Modify date that Bids will be Received, from October 9, 2025, to October 14, 2025. Time and location of Bid submission remains unchanged.
4. Bid Forms, DEBARMENT AND SUSPENSION CERTIFICATION. Replace the Certification Form with the attached revised DEBARMENT AND SUSPENSION CERTIFICATION form.
5. Qualifications for Public Works Projects. Contractors' attention is directed to "QUALIFICATIONS OF SUCCESSFUL BIDDER FOR PPHCSD FOR CONSTRUCTION OF CIVIC CENTER DEVELOPMENT PHASE I PROJECT". To the first paragraph, delete the following sentence: "The fully completed questionnaire is to be submitted prior to issuance of the Notice of Intent to Award letter."

CHANGES TO CONTRACTING REQUIREMENTS:

6. .None.

CHANGES TO SPECIFICATIONS:

7. Replace the Technical Specification Table of Contents with the attached updated Table of Contents.
8. Replace the following Technical Specifications (that were included as part of Addendum No. 1) with the attached Sections:
    a. Section 01 57 23, Stormwater Pollution Control
    b. Section 05 12 00 Structural Steel Framing

c. Section 06 10 00, Rough Carpentry
d. Section 06 20 00, Finish Carpentry
e. Section 07 50 00, Membrane Roofing
f. Section 08 51 13, Aluminum Windows
g. Section 08 71 00, Door Hardware

9. Add the following new Technical Specifications:
    a. Section 21 13 13, Wet Pipe Sprinkler System
    b. Section 27 40 00, Audio-Video Communications

CHANGES TO DRAWINGS:

Architectural:

10. Replace the following Sheets with the attached updated Sheets:
    a. D-1, Demo Plan (Added)
    b. A-0, Site Plan (Revised)
    c. A-1.1, Exterior Details (Revised)
    d. A-3, Sections (Revised)
    e. A-3.1, Sections (Revised)
    f. A-3.2, Sections (Revised)
    g. A-4, Roof Plan (Revised)
    h. A-5.0, Interior Elevations (Revised)
    i. A-6, Door & Window Schedule (issued as part of Addendum No. 1) (Revised)
    j. A-6.1, Door & Window Schedule (issued as part of Addendum No. 1) (Revised)
    k. ID-6.0, Details (Revised)
    l. ID-2.3, Interior Elevations (Revised)
    m. S-1, Foundation Plan (Revised)
    n. S-2, Structural Plan (Revised)
    o. SD-1.1, Structural Details (Revised)

Civil:

11. U-1, Utility Plan (Revised)

RFI Responses 2.1 through 2.60 Attached as Exhibit RFI 2.

Please acknowledge receipt of this Addendum No. **2** by signing where indicated below. **Please email a PDF of the signed and dated addendum to Mr. George Cardenas, PPHCSD, at gcardenas@pphcsd.org.**

_____ _____

Company Name Date

END OF ADDENDUM

DEBARMENT AND SUSPENSION CERTIFICATION

1) The Contractor certifies, to the best of its knowledge and belief, that he/she and its subcontractors and subrecipients:
   a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
   b) Have not, within the three (3) year period preceding this certification, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) transaction or contract under a public transaction, violation of Federal or state antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
   c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, state, or local) with commission of any of the offenses listed in subparagraph (1)(b) of this certification; and
   d) Have not, within the three (3) year period preceding this certification, had one or more public transactions (Federal, state, and local) terminated for cause or default.
2) The Contractor also certifies that, if Contractor later becomes aware of any information contradicting the statements of paragraph (1) above, it will promptly provide that information to the State.
3) If the Applicant is unable to certify to all statements in paragraphs (1) and (2) of this certification, through those means available to Applicant, including the General Services Administration's Excluded Parties List System (EPLS), Applicant shall indicate so in its applications, or in the transmittal letter or message accompanying its annual certifications and assurances, and will provide a written explanation to the State.

In signing this document, I declare under penalties of perjury that the foregoing certifications and assurances, and any other statements made by me on behalf of the Applicant are true and correct.

Signature _____

Date_____

Printed Name _____

PHELAN PINON HILLS CIVIC CENTER DEVELOPMENT PHASE I PROJECT

TECHNICAL SPECIFICATIONS - TABLE OF CONTENTS

These technical specifications were prepared by various professionals qualified in their respective disciplines. The following professionals were responsible for preparing these technical specifications, and their initials are indicated by each specification section as being the responsible architect of record (AOR) and engineer of record (EOR) for corresponding sections prepared by each respective AOR/EOR. Profession seals on these technical specifications correspond to each individual listed and the respective specification sections each is responsible for:

- Steven G. Tanaka, P.E. (SGT), Wallace Group, License C49779
- Thomas R. Steeno (TRS), Steeno Design Studio, Inc., Licensed Architect #26448
- Matthew J. Wilkins, Wallace Group, LA # 6398







SPECIFICATIONS GROUP **RESPONSIBLE AOR/EOR**

GENERAL REQUIREMENTS SUBGROUP

Division 01 – General Requirements

01 11 00 Summary of Work ..... SGT
01 11 16 Work by Owner ..... SGT
01 20 00 Price and Payment Procedures ..... SGT
01 26 13 Requests for Information ..... SGT
01 30 00 Administrative Requirements ..... SGT
01 32 16.13 Network Analysis Schedules ..... SGT
01 35 00 Special Project Procedures ..... SGT
01 50 00 Temporary Facilities and Controls ..... SGT
01 57 23 Temporary Storm Water Pollution Control ..... TRS
01 60 00 Product Requirements ..... SGT
01 70 00 Execution and Closeout Requirements ..... SGT

FACILITY CONSTRUCTION SUBGROUP

Division 02 – Existing Conditions -NOT USED

Division 03 - Concrete

03 11 00 Concrete Forming ..... TRS
03 20 00 Concrete Reinforcing ..... TRS
03 30 00 Cast In Place Concrete ..... TRS

Division 04 – Masonry

04 22 23 Architectural Concrete Unit Masonry ..... TRS
04 73 00 Simulated Masonry ..... TRS

Division 05 – Metals

05 12 00 TRS Steel ..... TRS
05 51 33 Metal Ladders ..... TRS
05 52 00 Metal Railings ..... TRS

Division 06 – Wood, Plastics, and Composites

06 10 00 Rough Carpentry ..... TRS
06 17 33 Wood I Joists ..... TRS
06 20 00 Finish Carpentry ..... TRS
06 41 16 Plastic Laminate-Clad Architectural Cabinets ..... TRS

Division 07 – Thermal and Moisture Protection

07 41 13 Metal Roof Panels ..... TRS
07 42 13 Metal Rib Paneling ..... TRS
07 50 00 Membrane Roofing ..... TRS
07 60 00 Flashing and Sheet Metal ..... TRS
07 72 33 Roof Hatches & Access Ladder ..... TRS
07 90 00 Joint Protection ..... TRS

Division 08 – Openings

08 10 00 Doors and Frames ..... TRS
08 11 00 Metal Doors and Frames ..... TRS
08 21 00 Wood Doors ..... TRS

08 33 23 Overhead Coiling Door....TRS
08 51 13 Aluminum Windows....TRS
08 80 00 Glazing....TRS

Division 09 – Finishes
09 20 00 Plaster and Gypsum Board....TRS
09 30 00 Tile Setting Materials and Accessories....TRS
09 30 14 Porcelain Tile Floor Finishing....TRS
09 51 00 Acoustical Ceilings....TRS
09 65 00 Resilient Flooring....TRS
09 65 19 Resilient Tile Flooring....TRS
09 68 13 Tile Carpeting....TRS
09 72 00 Wallcovering....TRS
09 77 33 Fiber Reinforced Plastic Panels....TRS
09 91 00 Painting....TRS
09 93 23 Stains and Transparent Finish....TRS

Division 10 - Specialties
10 28 00 Toilet and Bath Accessories....TRS
10 44 00 Fire Protection Specialties....TRS

Division 11 – Equipment
11 40 00 Food Service Equipment....TRS

Division 12through 14 – NOT USED

FACILITY SERVICES SUBGROUP
Division 21 – Fire Suppression
21 13 13 Wet Pipe Sprinkler System....TRS

Division 22 – Plumbing
22 10 00 Plumbing Piping....TRS

Division 23 – Heating, Ventilating, and Air Conditioning
23 00 00 Heating, Ventilating, and Air Conditioning....TRS

Division 25 – Integrated Automation – NOT USED

Division 26 - Electrical
26 05 33.13 Conduit for Electrical Systems....TRS
26 05 33.16 Boxes for Electrical Systems....TRS
26 05 53 Conductors....TRS
26 05 70 Wiring Devices....TRS
26 24 16 Panelboards....TRS
26 24 19 Motor Control Centers....TRS

Division 27 - Communications
27 40 00 Audio-Video Communications.....TRS

SITE AND INFRASTRUCTURE SUBGROUP
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Division 32 – Exterior Improvements
32 01 90 Landscape Maintenance.....MJW
32 84 00 Planting Irrigation.....MJW
32 93 00 Plants.....MJW

Division 33 to 35 – Not Used

PROCESS EQUIPMENT SUBGROUP – Not Used

SECTION 01 57 23

TEMPORARY STORM WATER POLLUTION CONTROL

PART 1 GENERAL

1.01 GENERAL

A. This section includes requirements for storm water pollution control in accordance with the Storm Water Pollution Prevention Plan (SWPPP) prepared by Merrell Johnson Engineering, Inc., dated July 29, 2025, which is hereby incorporated into these Contract Documents.

B. Discharges of storm water from the project must comply with NPDES General Permit for "Storm Water Discharges Associated with Construction and Land Disturbance Activities" (Order No. 2022-0057-DWQ(NPDES No. CAS000002) [Appendix S] hereinafter called the "Permit.

C. The QSP for this Project is Merrell Johnson Engineering, Inc. Contractor shall coordinate with QSP at all times throughout the Project.

D. The Risk Level for this Project is 2.

1.02 MEASUREMENT AND PAYMENT

A. Payment for implementation of the SWPPP is included in the lump sum price for the Work. In Contractor's Schedule of Values, Contractor shall provide discrete SWPPP costs for each corresponding task/work item that requires such SWPPP activities.

1.03 SUBMITTALS

A. Comply with all submittal requirements delineated in the SWPPP, that are designated to be Contractor's responsibility. At the Pre-Construction meeting, the District (LRP), Owner's Representative (CPM), QSP and Contractor will review in detail all submittal requirements.

PART 2 - PRODUCTS

A. Products to be used for implementation of the SWPPP are included in the SWPPP.

PART 3 - EXECUTION

3.01 SWPPP IMPLEMENTATION

A. Implement all required elements of the SWPPP as part of the Work, at no additional cost to Owner. Coordinate closely with the QSP at all times throughout the construction period.

END OF SECTION

DIVISION 05 - METALS
05 12 00 - STRUCTURAL STEEL

PART 1 - GENERAL

The requirements of Conditions of Contract and Division 1 apply to the work of this Section.

1.01 DESCRIPTION

Include all labor, materials, equipment, transportation, etc., necessary for furnishing and installing completely and properly all structural steel work and related items.

Items of work covered by this Section shall include, but are not limited to the following:

A. Shop and erection drawings.

B. Structural steel framing and related items.

C. Plates, anchor bolts, templates, connection devices and fastenings.

D. Shop painting and field touch-up.

E. Punching's, drilling and tapping's for connection of work of other trades.

F. Galvanizing.

G. Clean-up and disposal.

1.02 GENERAL REQUIREMENTS

A. Verification of Conditions: Verify at site all conditions affecting the work of this Section and take field measurements as required. Report any major discrepancies between Drawings and field dimensions to the Architect prior to commencing with work.

B. Shop Drawings and Erection Diagrams: Submit shop drawings and erection drawings prior to fabrication details, showing materials, construction and fabrication details, layout and erection diagrams as required, and method of anchorage to adjacent construction. Shop drawings and their submittal will comply to the requirements of the General Conditions.

1.03 RELATED WORK SPECIFIED IN OTHER SECTIONS

The following is a list of the principal items of work not included in this Section.

A. Sheet Metal Work.

B. Miscellaneous Iron and Steel

C. Field Painting, except touch ups on prime coats.

D. Drypack, grouting and setting of embedded items.

E. Shear Connectors and Deformed Bar Anchors.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Structural Steel: ASTM A-36, ASTM A992.

B. Bars, Flats, Rounds, Sheets and Miscellaneous Items: STM A-36.

C. Threaded Bolts and Nuts (Machine Bolts): ASTM A-307

D. Steel Pipe: ASTM A-53, Types E or S, Grade B.

E. Structural Tubing: ASTM A-5001 Grade B, (Fy = 46 Ksi).

F. Welding Electrodes: ASTM A-233, of classification required for intended use. Use E70 series electrode or better.

G. High Strength Bolts: ASTM A-325, Friction Type 1.

H. Galvanizing: ASTM A-123, A-525 or A-526.

ART 3 - EXECUTION

3.01 STANDARDS

A. Building Code: Work shall conform to requirements of the California Building Code, latest edition, with latest revisions and amendments, and to other Codes having jurisdiction.

B. Trade Standards: Current rules and practices set forth in "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" of the American Institute of Steel Construction (AISC), latest edition, shall govern, except as noted or specified, or required by governing Building Codes. Welding shall conform to "Standard Code Arc and Gas Welding in Building Construction" of the American Welding Society.

3.02 TESTING AND INSPECTION

Refer to Section - TESTING AND INSPECTION, for procedures and requirements.

A. Test Specimens: Test specimens shall be taken under the direction of the Testing and Inspection Agency and shall be machined to dimensions as required

by the related applicable Standard ASTM Specifications. All tests shall be made in accordance with applicable Building Codes and as specified herein.

B. Tests: Test all unidentified structural steel.

C. Inspection: Continuous inspection by a Registered Deputy Building Inspector shall be provided for all field welding and for the installation of all high strength bolts.

3.03 PROTECTION

Exercise all reasonable precautions to protect finished concrete floor surfaces and adjacent work from damage. Green concrete floors shall not be overloaded. All mobile equipment used in placing steel shall have pneumatic tires. Prior to erection, place NO steel members directly on floor; pads of timber or other material for cushioning shall be placed under steel.

3.04 SUBSTITUTIONS

Substitutions of materials and sections for those indicated or specified will not be permitted except by specific approval in advance of fabrication. The sections, shapes, thicknesses, weights, and the details of construction indicated for the structural steel work on the Drawings shall be furnished; provided, however, the Contractor, because of his stock or shop practices, may suggest changes therein, which the Architect may approve, provided the net area of the shape or section is not thereby reduced, and the section modulii and radii of gyration are at least equivalent. The overall dimensions shall not be exceeded, except upon written permission from the Structural Engineer.

3.05 WORKMANSHIP

Contractor for structural steel shall be an approved Fabricator, as defined in the CBC, approved by the local agency or Building Department. Contractor shall fabricate and erect the structural material with workmen skilled in those branches of the structural steel industry.

3.06 FABRICATION

Contractor shall detail, fabricate and erect work in accordance with drawings and specifications, and approved shop drawings. If not indicated or specified, Contractor shall detail, fabricate and erect work in accordance with the previously specified Standards, and all safety regulations prescribed by the State of California. Design of minor connections and fastenings not specifically indicated on drawings or specified, shall be completed by fabricator to meet required conditions and shall be shown in detail in the shop drawings.

3.07 ERECTION

A. General: Structural Steel shall be erected plumb, square, and true to line and level, and in positions indicated. Insofar as possible, work shall be fitted and shop-assembled, ready for

erection. Jointing and intersections shall be accurately made, tightly fitted and made in true plane with adequate fastenings. Defective workmanship in shop or in field will not be accepted.

B. Holes: Do not make or enlarge holes by burning. Holes shall be provided in members to permit connection of work of other trades who will furnish necessary templates and information required. Drill or punch holes for bolts, unless otherwise noted.

C. Connections:

1. Field Connections: Unless otherwise indicated, field connections shall be in accordance with AISC Standards, using machine bolts, high strength bolts, and the AWS Standards for welding. High strength bolts shall be tightened by either the "turn of nut" method or by a calibrated wrench.

2. Shop Connections: As shown and subject to approval of the Architect.

3. Bolted Connections: Unless otherwise indicated, in accordance with AISC Standards. One-sided or other types of eccentric connections will not be permitted unless shown in detail on approved drawings.

D. Welding: Welds shall be as noted and shall be done by the electric-arc process. Shop welding shall be performed on the premises of the fabricator. All welding shall be done by Certified Welders.

E. Welding Inspection: Continuous inspection of all field welding is required. The Owner will select and pay for the services of a Registered Deputy Inspector who will be on continuous duty during execution of all field welding.

F. False Work: Provide all necessary guys, braces or false work for temporary support of any part of work. Remove temporary supports at such time as work is erected to a point where structural members are self-supporting, and work has been inspected and approved. Approval of temporary bracing shall be secured from Building Department.

G. Bearing plates and bases shall be shimmed where required, to line and grade, ready to receive grouting. Shims shall consist of steel wedges of sufficient size to properly support members.

H. Drift pins may be used only to bring several parts together; they shall not be used to enlarge holes or in a manner to distort or damage the material.

I. Leveling: All structural steel framing shall be vertical of level, within limits specified in AISC Specification and Standards, unless in specific locations finer tolerances are required to receive work of other trades.

END OF SECTION

DIVISION 06 – WOOD, PLASTIC & COMPOSITES
06 10 00 ROUGH CARPENTRY

PART 1 - GENERAL

The requirements of the Conditions of Contract and Division 1 apply to the work of this Section.

1.01 DESCRIPTION

The work of this Section shall include all labor, materials, equipment, and transportation to complete all rough and finish woodwork and related work. The following items of work covered by this Section shall include, but not be limited to, the following:

A. All rough hardware, bolts, angle clips, nails, lag screws, anchors, etc., required to properly connect parts to each other or to other materials shall be supplied and installed.

B. Install all finish hardware and equipment not specifically specified as being installed by other trades.

C. Miscellaneous rough and finish wood and related work.

D. Temporary dust stop partitions and barricades.

E. Concrete form work shall be installed as specified under Concrete.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Framing Lumber: All framing lumber used shall be new with "Standard Grading and Dressing Rules", No. 16 of the West Coast Lumbermen's Association. Where noted on drawings, Lumber shall be fire retardant tested as specified (exterior canopy).

B. Plywood where required shall be new "Douglas Fir" thickness as noted). Where noted on drawings, plywood shall be fire retardant tested as specified (exterior canopy).

C. Sizing and Dressing: All lumber shall be sized to widths. All lumber that remains exposed shall be mill dressed on all exposed surfaces.

D. Rough Hardware shall be standard type. All nuts and bolt heads shall have metal washers between them and the wood.

E. Fire Retardant Treatment: Where indicated on drawings, lumber and plywood used in rough and finish carpentry work shall be fire retardant pressure treated with J.H. Baxter & Co. "BASCO-PYRESOTE" or Koppers Company, Inc. "NON-COM" Treatment shall be in accordance with the Underwriter's Laboratories, Inc. requirements for a flame spread of not over 25 and no evidence of progressive combustion in a test of 30 minutes duration. Each piece shall bear the Underwriter's Laboratories, Inc. label. All fire

retardant treatments shall be acceptable to agencies with environmental control jurisdiction.

F. Caulking: Where noted on drawings and/or where require to water and dust seal all trades construction joints between similar and dissimilar materials, caulking mastic shall be "Tremco Mono" non-hardening flashing compound. Colors will be selected and scheduled by the Architect.

PART 3 - EXECUTION

3.01 CARPENTRY

A. All work shall be accurately and skillfully installed, with all true to line, level and plumb.

B. The Contractor shall check at the job all measurements, openings, etc., and shall report to the Architect all errors and variations so that allowances may be made when Shop Drawings are checked. No claims for extra work due to errors in existing work or faulty measurement will be allowed.

3.02 BARRICADES AND DUST STOP PARTITIONS

A. The site shall be protected with all required barricades, canopies, fences, safety lights, and similar items as and where required by the Building Code, and public authorities having jurisdiction.

B. The above barricade materials shall become the property of the Contractor and shall be removed and disposed of by him when no longer required by public authorities or the Owner.

C. Temporary dust stop partitions shall be installed in all locations within the existing building where required to protect personnel and equipment from dust and debris created by the Contractor's work.

D. Temporary dust stop partition materials shall be incombustible to flameproof wood. Flameproof and waterproof curtains may be used to provide the required protection around existing equipment only at locations where plywood dust partitions would not allow sufficient access or workspace for personnel. These curtains shall extend from floor to slab above, and from partition to partition, or other structure to exclude all possible dust and/or weather from equipment and/or occupied areas. Heavy duty flameproof and waterproof "GRIFFOLYN 75",or "FR-TUF SKIN" by Mission Construction Service Corp. of San Fernando, may be used for this purpose. Fabric or polyethylene materials will not be permitted. All joints and connections to surrounding construction must be sealed with similar waterproof and flameproof tape.

3.03 FINISH HARDWARE

Install all finish hardware not installed by others as specified under Finish Hardware Section. Hardware shall be accurately fitted and with exception of butts, all surfaced hardware shall be removed before painting. After painting all hardware shall be replaced in permanent settings.

3.04 WOOD DOORS

A. Wood doors shall be of size, thickness, and type as designated in the door schedule on the drawings. Doors shall meet or exceed Commercial Standards CS 171 as amended, complete with paint grade hardwood surfaces.

B. All doors shall operate freely without sticking or binding and shall have all hardware properly adjusted and functioning.

C. Contractor shall guarantee for one year minimum that no door will warp or twist out of straight in any part, shrink or open at any joint, that no veneer will buckle, crack or become loose. Any door having any of these defects will be removed from the site and replaced at the Contractor's expense.

3.05 FINISH CARPENTRY AND MILLWORK

A. No interior wood finish, millwork, or doors will be permitted in the building until moisture is out of the structure.

B. Prime all woodwork surfaces not scheduled for natural finish, immediately after delivery with one coat of wood primer.

C. All interior finish shall be smoothly dressed and belt sanded on the job and shall be turned over to the painter in perfect condition.

3.06 MISCELLANEOUS

Provide and install any other miscellaneous items of rough and finish carpentry work, including all necessary cutting, patching, and touch up work required to complete and join all parts of the new building as indicated or required to the true intent of the drawings.

END OF SECTION

DIVISION 06 – WOOD, PLASTICS, & COMPOSITES
06 20 00 – FINISH CARPENTRY

1. PART 1 GENERAL

1.1 SECTION INCLUDES

A. Finish carpentry items, other than shop prefabricated casework.

B. Hardware and attachment accessories.

1.2 REFERENCES

A. ASTM E84 - Test Method for Surface Burning Characteristics of Building Materials.

B. AWPA - American Wood Preservers Association.

C. CBC - California Building Code, (CCR) California Code of Regulations, Title 24, Part 2.

D. UL - Underwriters' Laboratories, Inc.

E. WI - Woodwork Institute: North American Architectural Woodwork Standards 3.0.

1.3 QUALITY ASSURANCE

A. Manufacture millwork and finish carpentry items in accordance with quality standards of the North American Architectural Woodwork Standards of the Woodwork Institute.

B. All millwork and the installation of millwork shall be monitored for compliance under the scope of the WI Monitored Compliance Program (MCP).

C. Fees charged by the Woodwork Institute for their monitored compliance service are the responsibility of the millwork manufacturer.

D. Provide WI Certified Compliance Labels on all items of millwork.

E. Provide WI Inspection Service at the job site prior to installation. Provide to Architect a written report showing results of the reinspection.

F. Upon completion of the installation, provide a WI Monitored Compliance Certificate.

G. Accredited certification bodies shall be one of the following:

- Rainforest Alliance, www.rainforest-alliance.org.
- SCS Global Services, www.scsglobalservices.com.

1.4 REGULATORY REQUIREMENTS

A. Conform to CBC and UL requirements for fire ratings.

B. Conform to Flame Spread Classifications of Interior Millwork for flame spread ratings as tested according to ASTM E84.

1.5 SUBMITTALS

A. Submit shop drawings under provisions of Section 01 33 00.

B. Indicate materials, component profiles, fastening methods, jointing details, finishes, and accessories to a scale of 1-1/2 inch to one foot. Provide WI Certified Compliance label on first page of each set.

C. Submit samples under provisions of Section 01 33 00.

D. Submit two samples 6 x 12 inch in size illustrating wood grain, species, and specified finish.

E. Submit two samples 12 inch long of wood trim.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store and protect products under provisions of Section 01 60 00.

B. For interior applications conform to Section 2 of the North American Architectural Woodwork Standards for a climate controlled application.

C. Store materials in ventilated interior locations under constant minimum temperatures of 60 degrees F and maximum relative humidity of 25 to 55 percent.

2 PART2 PRODUCTS

2.1 FABRICATORS

A. Active member of the Woodwork Institute, licensed by WI to provide the WI certified Compliance Certificates and Labels for the products and materials specified in this section, www.woodworkinstitute.cam.

B. Substitutions: Under provisions of Section 01.

2.2 MATERIALS

A. Materials specified under the North American Architectural Woodwork Standards Section Numbers refer to lumber grades as follows: Section 3, Lumber - Hardwood/SofMoods; Section 4, Plywood - Hardwood/Softwood; Section 6, Exterior Trim; and Interior Trim; Section 7, Stair Work.

2.3 INTERIOR TRIM

A. Fabricate in accordance with Section 6 of the North American Architectural Woodwork Standards.

2.4 MISCELLANEOUS INTERIOR MILL WORK

A. Fabricate in accordance with Section 6 of the North American Architectural Woodwork Standards.

2.5 ADHESIVE

A. Adhesives: Type 1 adhesive recommended by WI to accommodate application in accordance with the Appendix A to the North American Architectural Woodwork Standards.

B. WallAdhesive: Solvent release, cartridge type, compatible with wall substrate, capable of achieving durable bond.

2.6 WOOD TREATMENT PROCESS

A. Fire Retardant Type: Listed by Underwriters' Laboratories, Inc. (UL).; capable of providing a maximum flame/smoke development rating of 20/25 in accordance with ASTM E84, where required by code.

2.7 ACCESSORIES

A. Nails: Size and type to suit application, galvanized finish for interior use, stainless steel for exterior use.

B. Bolts, Nuts, Washers, Blind Fasteners, Lags, and Screws: Size and type to suit application; galvanized finish for interior use, stainless steel for exterior use.

C. Lumber for Shimming and Blocking: Softwood lumber of Douglas Fir species.

D. Primer: Alkyd primer sealer.

E. Wood Filler: Solvent base, tinted to match surface finish color.

2.8 FABRICATION

A. Fabricate work in accordance with WI Custom grade standards.

B. Shop assemble work for delivery to site, permitting passage through building openings.

C. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.

3 PART 3 EXECUTION

3.1 EXAMINATION

3.2 Verify that surfaces and openings are ready to receive work and field measurements are as instructed by the fabricator.

3.3 Verify mechanical, electrical, and building items affecting work of this Section are placed and ready to receive this work.

3.4 Verify adequacy of backing and support framing.

3.5 Beginning of installation means acceptance of existing conditions.

3.2 PREPARATION

A. Before installation, prime paint surfaces of items or assemblies to be in contact with cementitious materials or that will be permanently concealed from view.

3.3 INSTALLATION

A. Install work in accordance with the WI North American Architectural Woodwork Standards Custom quality standard.

B. Install fire rated door frames in accordance with NFPA 80.

3.4 TOLERANCES

A. Maximum Variation from True Position: 1/16 inch.

B. Maximum Offset from True Alignment with Abutting Materials: 1/32 inch.

3.5 PREPARATION FOR FINISHING

A. Set exposed fasteners. Apply wood filler in exposed fastener indentations. Sand work smooth.

3.6 FINISHING

A. Site finish under provisions of Section 09 93 23.

3.7 PROTECTION

A. Protect finished installation under provisions of Section 01

END OF SECTION

DIVISION 07 – THERMAL & MOISTURE PROTECTION
07 50 00 – MEMBRANE ROOFING

Part I – GENERAL

1.01 Description

A. Adhered Roofing Systems (Sure-Weld / Sure-Weld SAT™)

1. The Sure-Weld Adhered Roofing System incorporates maximum 16’ wide white, gray or tan 45, 60 or 80-mil thick scrim-reinforced Sure-Weld Thermoplastic Polyolefin (TPO) membrane and special colors in 60-mil thick, 5’ and 10’ wide sheets). The Spectro-Weld™ Adhered Roofing System incorporates 10’ wide, white, 60 or 80- mil thick scrim-reinforced Thermoplastic Polyolefin (TPO) membrane field sheets. Carlisle Insulation is mechanically fastened to the roof deck or secured with Flexible FAST™ Adhesive, OlyBond 500 BA, or OlyBond Spot Shot Adhesive and the membrane is fully adhered to the insulation with the appropriate Sure- Weld Bonding Adhesive. Adjoining sheets of membrane are overlapped approximately 2" and joined together with a minimum 1-1/2" wide heat weld.

2. The Sure-Weld SAT™ (Self Adhering Technology) membrane is a heat-weldable single-ply thermoplastic polyolefin (TPO) sheet available in 10’ and 12’ wide, (white, tan or gray) 60 or 80-mil thick reinforced TPO membrane laminated to an elastomeric pressure-sensitive adhesive.

1.02 General Design Considerations

Various Warranty Tables have been included in Paragraph 1.05 citing various requirements by which specific warranty coverage can be obtained. Appropriate Warranty Table should be referenced to ensure proper warranty coverage.

A . An Adhered Roofing System may be specified or refer to the Metal Retrofit Roofing System Specification, published separately for other roofing options

B. Certain petroleum-based products, chemicals, and waste products may not be compatible with this roofing system. Contact Carlisle for verification of compatibility and recommendations concerning an acceptable roofing assembly.

C. Metal-Edge Systems and Copings should be designed in compliance with Section 1504.5 of the International Building Code and shall be tested in accordance with ANSI/SPRI ES-1.

D. Concentrated loads from rooftop equipment may cause deformation of insulation/underlayment and possible damage to the membrane if proper protection is not provided. A protection course or sleepers must be specified.

E. It is the responsibility of the building owner or his/her designated representative to verify structural load limitation. In addition, a core cut may be taken to verify weight of existing components when the roofing system is to be specified on an existing facility.

H. Construction Generated Moisture / Vapor Drive

1. On new construction projects, especially in cold climate regions, moisture generated due to the construction process could adversely impact various components within the roofing assembly if not addressed. Refer to Design Reference DR-01" Construction Generated Moisture" included in the Carlisle Technical Manual.

NOTE: If left unaddressed, collected moisture could weaken insulation boards and facers resulting in a blow-off or increase the probability of mold growth.

I. Drainage

1. Drainage must be evaluated by the specifier in accordance with all applicable codes. Slopes may be provided by tapering the structure or through the use of tapered insulation; a sufficient number of roof drains should also be specified and properly located to allow for positive drainage. Significant ponding that could remain after 48 hours should be eliminated with the addition of auxiliary drains in low areas where ponding is anticipated.

Carlisle specifically disclaims responsibility for the design and selection of an adequate drainage system and drain accessories. Selection must be made by the building owner or the owner's design professional.

2. Small incidental areas of ponded water will not impact the performance of this roofing system; however, in accordance with industry standards, the roofing assembly should be designed to prevent ponding of water on the roof for prolonged periods (longer than 48 hours). Good roofing practice dictates proper drainage to prevent possible excessive live load and, in the event of a roof leak, to minimize potential interior damage to the roofing assembly and to the interior of the building.

3. Tapered edge strips, crickets or saddles are recommended where periodic ponding of water may occur. When the slope of the taper exceeds 2 inches to one horizontal foot, additional membrane securement at the base of the tapered edge strip will be required.

4. Subject to code requirement, it is recommended that a minimum roof slope of 1/8" per horizontal foot be provided to serve long-term aesthetics. On New Construction projects, roof drains should be positioned in areas where maximum deflection is anticipated. Slopes greater than 1/8" per foot should be considered due to possible roof deflection.

J. Vapor Retarders

1. Carlisle does not require a vapor retarder for the protection of the membrane; however, it should be considered by the specifier for the protection of the roofing assembly (i.e. primarily insulation, underlayment and adhesives). The following criteria should be considered by the specifier:

2. Use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated roofing assembly should be investigated by the specifier.

3. In the generally temperate climate of the United States, during the winter months, water vapor flows upward from a heated, more humid interior toward a colder, drier exterior. Vapor retarders are more commonly required in northern climates than in southern regions, where downward vapor pressure may be expected and the roofing membrane itself becomes the vapor retarder.

4. All Carlisle roofing membranes are tested and pass in accordance with ASTM E 2178 and shall qualify as an air barrier when following Carlisle specifications and details for roofing applications.

1.03 Quality Assurance

Building codes are above and beyond the intended purpose of this specification. The building owner, owner's representative or Specifier should verify local codes for applicable requirements and limitations. It is the responsibility of the specifier to review local, state and regional codes to determine their impact on the specified Carlisle Roofing System.

NOTE: For code approvals achieved with the Carlisle Roofing Systems, refer to the Carlisle Code Approval Guide, DORA (Directory of Roof Assemblies), Factory Mutual (FM) Approval Guide or Underwriters Laboratories (UL) Fire Resistance or Roofing Materials and Systems Directories.

A. Carlisle recommends the use of Carlisle supplied products for use with Sure-Weld Roofing Systems. The performance or integrity of products by others, when selected by the specifier and accepted as compatible by Carlisle, is not the responsibility of Carlisle and is expressly disclaimed by the Carlisle warranty.

B. This roofing system must be installed by a Carlisle Authorized Roofing Applicator in compliance with drawings and specifications as approved by Carlisle SynTec.

C. There must be no deviations made from Carlisle's specifications or Carlisle's approved shop drawings without the PRIOR WRITTEN APPROVAL of Carlisle SynTec.

D. After completion of the installation, upon request, an inspection shall be conducted by a Field Service Representative (FSR) of Carlisle SynTec to ascertain that the membrane roofing system has been installed according to Carlisle's published specifications and details applicable at the time of bid. This inspection is to determine whether a warranty shall be issued. It is not intended as a final inspection for the benefit of the owner.

E. Coordination between various trades is essential to avoid unnecessary rooftop traffic over completed sections of the roof and to prevent subsequent damage to the membrane roofing system.

F. The solar reflectance of this roofing product may decrease over time due to environmental defacement such as dirt, biological growth, ponded water, etc. The roof should be monitored at regular intervals and maintained or cleaned when necessary to assure the maximum solar reflectance.

1.05 Warranty

A. A Total System Warranty is available for roofing systems on commercial buildings within the United States and applies only to products manufactured or marketed by Carlisle SynTec. The total system is defined as membrane, flashings, adhesives, sealants and other Carlisle brand products utilized in the installation. For a complete description of these products, refer to the Part II "Products" Section in this Specification and Spec Supplement "Related Products" P-01.

See Tables Below for information regarding Warranted Systems and Design Criteria:

TABLE I - Minimum Membrane Thickness for Various Warranty Options Identifies minimum membrane thickness for Reinforced membranes used in adhered or mechanically fastened roofing systems.

TABLE V - Adhered Roofing Systems - Underlayment and Fastening Density for TPO Assemblies with Warranties Up to 20 Yrs Identifies required underlayments for adhered roofing systems with Warranties up to 20 year based on the various wind speed coverages available. The Table also identifies fastening density or adhesive bead spacing and required edge terminations.

END OF SECTION

DIVISION 08 – OPENINGS
08 51 13 – ALUMINUM WINDOWS

1. PART 1 GENERAL

1.1 SECTION INCLUDES

A. Extruded aluminum windows

B. Glass and glazing.

C. Perimeter sealant.

1.2 REFERENCES – as applicable per drawings

A. AAMA 101 - Voluntary Specifications for Aluminum Prime Windows and Sliding Glass Door.

B. ASTM B221 - Aluminum-Alloy Extruded Bar, Rod, Wire, Shape, and Tube.

C. ASTM E283 - Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors.

D. ASTM E330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

E. ASTM E331 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

F. ASTM E547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.

G. CBC - California Building Code, (CCR) California Code of Regulations, Title 24, Part 6.

H. CEC - California Energy Commission.

I. FS RR-W-365A - Wire Fabric (Insect Screening).

J. NFRC - National Fenestration Rating Council.

K. NAAMM - National Association of Architectural Metal Manufacturers.

L. SIGMA - Sealed Insulating Glass Manufacturers Association.

M. UFC 4-010-01, - DoD Minimum Antiterrorism Standards for Buildings

1.3 PERFORMANCE REQUIREMENTS

A. Comply with air infiltration, water penetration and structural

performance requirements indicated in AAMA 101 for the type, grade and performance class of window units required.

B. Provide current certified AAMA test report that reflects the window configuration and type specified.

C. Test each type and size of required window unit through a recognized testing laboratory or agency, in accordance with ASTM E330 for structural performance, with ASTM E283 for air infiltration and with both ASTM E331 and ASTM E547 for water penetration. Provide certified test results.

D. Thermal Performance: Overall U-value of 1.02 as rated in accordance with the National Fenestration Rating Council's (NFRC) 100 Rating Procedure or in accordance with default table method approved by the California Energy Commission (CEC). Provide certified test results.

E. Air Leakage: Infiltration rates shall not exceed 0.3 cfm/ft. squared of window area when tested according to The National Fenestration Rating Council's (NFRC) 400 Rating Procedure or ASTM E283 at a pressure differential of 6.24 pounds/ft. squared. Provide certified test results.

F. Solar Heat Gain Coefficient (SHGC): The SHGC shall be rated in accordance with The National Fenestration Rating Council's (NFRC) 200 Rating Procedure or in accordance with the default table method approved by the California Energy Commission (CEC). Provide certified test results.

1.4 SUBMITTALS

A. Submit shop drawings and product data under provisions of Section 01

B. Include wall opening and component dimensions; wall opening tolerances required; anchorage and fasteners; affected related work; installation requirements.

C. Submit manufacturer's installation instructions under provisions of Section 01

D. Submit samples under provisions of Section 01

E. Submit two samples 12 x 12 inches in size illustrating window frame sections, corner section, mullion section, screen and frame.

F. Submit manufacturer's certificate under provisions of 01 that window units meet or exceed specified requirements.

1.5 QUALITY ASSURANCE

A. Label to be permanently affixed to frame listing certified U-value, certifying organization and rating procedure.

B. Label to be temporarily affixed to frame certifying that U-value, SHGC, and air infiltration requirements of California Building Code (CBC), California Code of Regulations (CCR), Title 24, Part 6, Section 110 have been met.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store and protect window units under provisions of Section 01 With wrapping or strippable coating to protect prefinished aluminum surfaces.

1.7 WARRANTY

A. Provide five year manufacturer's and SIGMA warranty under provisions of Section 01

B. SIGMA Warranty: Include coverage of insulated glass units from seal failure, interpane dusting or misting,and replacement of same.

C. Manufacturers Warranty: Include coverage for materials and finish.

2. PART 2 PRODUCTS

2.1 MATERIALS

A. Extruded Aluminum: ASTM B221, 6063 alloy, T5 or T6 temper.

2.2 FABRICATED COMPONENTS

A. Frames: SEE DRAWING DETAILS

B. Fasteners: Stainless steel.

2.3 GLASS AND GLAZING MATERIALS

A. Glass and Glazing Materials: Specified in Section 08 80 00.

B. Glass: Clear, tinted, single pane, sealed insulated units of tempered laminated glass.

2.4 SEALANT MATERIALS

A. Sealant and Backing Material: As specified in Section 07 90 00.

2.5 FABRICATION

A. Fabricate windows allowing for minimum installation clearances and shim spacing around perimeter of assembly, yet enabling installation.

B. Rigidly fit joints and corners. Accurately fit and secure corners tight. Make corner joints flush, hairline, and weatherproof. Seal comer joints with sealant.

C. Develop drainage holes with moisture pattern to exterior.

D. Prepare components to receive anchor devices. Fabricate anchorage items.

E. Prepare components with internal reinforcement for operating hardware.

F. Provide internal reinforcement in mullions to maintain rigidity,

G. Shop glaze window units in accordance with manufacturer's instructions.

2.6 FINISHES

A. Dark Bronze Anodized Finish

1. Apply one coat of bituminous paint to concealed aluminum and steel surfaces in contact with cementitious or dissimilar materials.

3. PART 3 EXECUTION

3.1 INSPECTION

A, Verify wall openings are ready to receive Work of this Section.

B. Beginning of installation means acceptance of existing conditions.

3.2 INSTALLATION

A. Install window frames, glass, glazing, and hardware in accordance with manufacturer's instructions.

B. Use anchorage devices to securely attach frame to structure.

C. Align window frame plumb and level, free of warp or twist. Maintain dimensional tolerances, aligning with adjacent work.

D. Pack fibrous insulation in shim spaces at perimeter to maintain continuity of thermal barrier.

E. Install sealant and backing materials as specified in Section 07 90 00.

3.3 CLEANING

A. Remove protective material from prefinished aluminum surfaces.

B. Wash down exposed surfaces using a solution of mild detergent in warm water. Rinse with clean water, and wipe dry with soft, clean wiping cloths. Take care to remove dirt from corners. Wipe surfaces clean.

C. Remove excess sealant by moderate use of mineral spirits or other solvent acceptable to sealant manufacturer.

END OF SECTION

DIVISION 08 - OPENINGS
08 71 00 –DOOR HARDWARE

PART 1- GENERAL

The requirements and Conditions of Contract and Division 1 apply to the work of this Section.

1.01 SUMMARY

A. SECTION INCLUDES

Provide finish hardware for interior and exterior swinging, fire and egress door assemblies.

B. RELATED SECTIONS

The following items for associated work are included in other sections of these specifications.

a. 06 20 00 Finish Carpentry
b. 08 11 00 Metal Doors and Frames
c. 08 14 16 Wood Flush Doors

1.02 REFERENCES

A. Use the following list of references to properly furnish, provide, and install the required finish hardware items.

1. American National Standards Institute (ANSI) / International Code Council (ICC)
   a. A117.1 Accessible and Usable Buildings and Facilities (2009)
2. Door and Hardware Institute (DHI)
   a. Recommended Locations for Architectural Hardware for Standard Steel Door and Frames (1996)
   b. Keying Systems and Nomenclature (1999)
   c. Sequence and Format for the Hardware Schedule
3. National Fire Protection Association (NFPA)
   a. NFPA 80 Standard for Fire Doors and Other Opening Protectives (2013)
   b. NFPA 101 Life Safety Code (2018)
4. Builder Hardware Manufacturers Association (BHMA)
   a. A156.18 Materials and Finishes (2013)
   b. A156.13 Mortise Locks (2013)

1.03 SUBMITTALS

A. General Requirements

1. Provide finish hardware submittals in accordance with SECTION 01 SUBMITTAL PROCEDURES. Submit documents marked with a “Seal” stamped by an AHC, or AOC currently enrolled in DHI “Continuing Education Program” (CEP), to ensure documents and listed components comply with the specified scope of work, quality, design, and grade.

B. Schedules

1. Furnish finish hardware schedules in the vertical format in accordance with DHI “Sequence and Format for the Hardware Schedule”. Furnish 5 sets on 8-1/2 inch by 11-inch white paper with no lines, and 1 additional set electronically in “PDF format”.
    a. Submittal package format to follow the Architects numbering. Submittal package to include, a cover page detailing Name, Address, and Phone numbers, for the Project, Architect, General Contractor, Architectural Hardware Consultant (AHC), or Architectural Opening Consultant (AOC). Include an Index page; opening numbers, hardware set numbers for each opening. List abbreviations for each product listed in the detailed hardware set. Include abbreviations for hardware fastening systems, and handing, e.g. Right Hand (RH), Left Hand (LH), Right Hand Reverse (RHR), Left Hand Reverse (LHR), Template Machine Screw (TMS), Wood Screw (WS), Strike Template Machine Screw (STMS), Jamb Template Machine Screw (JTMS), Lead Expansion Shield (LES), Sheet Metal Screw (SMS), Non Removable Pin (NRP), Adhesive (ADH), Toggle Nut and Bolt (TgB), Bevel 4 Edge (B4E). Furnish an additional page with each Heading Set. This page to include a list for each opening with the following information: heading number, with hardware set number, Key set when applicable, single, or paired opening, door number, opening location of opening “TO/FROM” which room numbers, maximum degree of swing, handing, and fire rating when applicable.
    b. Group identical interior and exterior openings into the same headings.
    c. For electrified openings, include operational description with door number, and location, include the normal state of the door, how door is operated from the secure side of the door, processes to allow egress, and function during the event of power failure, or fire alarm.

C. PRODUCT DATA

Submit 5 sets of catalog cut sheets for each hardware item. Highlight information to show product model numbers, functions, options, fasteners, and finish.

D. TEMPLATES

Upon approval of finish hardware schedule, submit copies of most current manufacturers' hardware templates to related trades. Include templates for mortise and templated hardware items. Provide installation templates for surface mounted hardware items that require internal door and frame reinforcement. Indicate mounting locations for surface mounted finish hardware, function holes and locations for mortise locking hardware, proper sizing for strikes for mortise, and exit devices.

1. Forward copies of hardware templates to Door and Frame manufacturers.

E. WIRING DIAGRAMS

Submit 6 copies each elevation drawings, 5 copies on 11-inch by 17-inch white paper, and 1 copy electronically in "PDF" format along with hardware schedule.

a. Include the following elements in the perimeter of elevation drawings, bordered drawing area, with title block. The title block to include, door opening number, facility name, date of drawing, date of latest revision, fire rating, and initials and contact information of publisher.

b. Include the following elements in the body of elevation drawings, dashed line for ceiling, and solid line for floor, door number with the side of door drawing is viewed from, either secured, or non-secured. Include a separate area to describe operational description, and comments or notes to specify special requirements, directions to trades, and conditions. Identify components to be installed with required mounting locations, heights, size and number of junction boxes required, number of stranded cables, and wire gage. Solid lines signify view from the operating side of the opening, dashed lines denote the opposing side, and termination points. A legend is required on each drawing, to include a written list of electrified hardware components, with part number, name, required volts, and amps.

2. Upon receipt of approved hardware schedule and elevation drawings, submit 6 sets of point to point drawings, 5 copies on 11-inch by 17-inch white paper, and 1 set electronically in "PDF" format.

a. Point-to-point drawings title box to include project name, address, date of drawing, revised dates, door number, name, and contact information of publisher. A legend with electrified components and required volts, and amps. Stamp drawings with “Seal” from AHC, AOC, or Electrified Hardware Consultant (EHC).
b. Drawings shall include switch form, color of conductors, termination points, required relay connections, wire gage, and labeled components. Operational description to define function of system.
c. Verify approved hardware schedule, elevation, and point to point drawings to cross reference one another with door number, hardware components, and operational descriptions.

F. KEYING SCHEDULE
1. Conduct a Keying meeting after approved hardware schedule, and before hardware is ordered, include, Owner’s representative. Follow guidelines and structure of DHI Keying Systems and Nomenclature (1999)

G. SAMPLES
1. Submit samples in accordance with Section 01 Submittal Procedures. Provide 1 piece of finish hardware; attach a label to each piece identifying the applicable paragraph number, brand name, number, finish, and hardware package number. Upon approval return finish hardware to incorporate into the work.

H. OPERATIONS AND MAINTENANCE
1. Upon substantial completion submit “Operations and Maintenance manuals in accordance with section 01 “CLOSE OUT SUBMITALS FOR OPERATIONS AND MAINTANANCE”. Furnish a quantity of two 5 ring binders capable of holding required documents labeled with distributors name, and contact information. Binder to include copies of approved finish hardware schedule, elevation, and point to point drawings, approved keying schedule, installation and maintenance manuals, and warranty information.
2. Operation and Maintenance manuals for major finish hardware items would include Floor Closers, Locks, and Latches, Panic and fire exit devices, Surface mounted closers, Door coordinators, Overhead stops, and holders, and Power Supplies.
3. Create a tabbed section for “Fire Rated” openings (if applicable), list fire rated openings in this section to aid in the requirement of annual fire door inspection.

1.04 QUALITY ASSURANCE

A. SUPPLIER

1. Furnish finish hardware from a supply firm with minimum 5 years working knowledge of hardware components, and supply related to this project, and has an active AHC, or AOC that is currently enrolled in the DHI's CEP. Furnish 3 references from supplier of projects completed within the last 2 years and DHI registration numbers to qualify the requirements have been met. Supplier is required to have AHC, or AOC available to consult on site within a time frame that will not conflict with the construction schedule.

B. INSTALLER

1. Install finish hardware as designed by the manufacturer, Use a qualified installer with a minimum of 5 years' experience of installation and working knowledge of finish hardware in the same scope of work. Installer to furnish a resume of 5 projects he has completed within the same scope and size of this project. Installer's previous project completion date not to exceed 6 months from time of submitting resume for this project.

C. PREINSTALLATION MEETING

1. In accordance with section 01 Administrative Requirements: 1 week before beginning the installation of finish hardware, conduct a meeting with person's installing doors, frames, and hardware, and finish hardware suppliers AHC, or AOC. Furnish a copy of installation instructions and approved hardware schedules. Review and discuss each opening for proper sequence and format to avoid conflicts during the installation process. Upon conclusion of the meeting, submit a report documenting when the meeting was held, and who was in attendance.

D. FIRE RATED OPENINGS

1. Fire rated openings shall comply with the minimum requirements as written in NFPA 80. Fire exit hardware devices, door closers, flush bolts, locks, latches, and switches to bare labels, for use on fire rated door assemblies from an agency acceptable to the AHJ. Fasteners used to attach hardware items shall be of proper size and material as designed and as tested. Install Fire Exit Hardware on fire rated doors bearing labels that state, "Fire Door To Be Equipped with Fire Exit Hardware".

1.05 SHIPPING, HANDLING, AND DELIVERY

A. MARKING AND PACKAGING

1. Furnish finish hardware items in manufacturers' original packaging. Mark each item using appropriate hardware set numbers. Separate locksets, keys, and cylinders by application, package together, and mark with door opening number. Finish hardware items received in wet boxes shall be inspected, and removed from wet package immediately, and repackaged to avoid damage.

B. JOBSITE DELIVERY

1. Deliver finish hardware as instructed. Coordinate deliveries with supplier and installer. Each item shall be checked for correctness, quantity, and free from damage. When damaged material is delivered, reject immediately, note damage on the delivery ticket, adjust the quantity, and notify the supplier for a replacement item. When shortage occurs, note on delivery ticket, and contact supplier to report the missing item. For items required by related trades, ship items directly to trade location.

C. STORAGE

1. Store hardware items in an area free from moisture, dirt, and debris. Area shall be large enough to store, and organize locksets, closers, and operators by door opening number, and smaller items such as, hinges, plates, and gasketing by heading number. Identifying markings, or labels to face out so they are readable without the need to move and rearrange other hardware. Store hardware off the floor on shelving, use pallets for larger hardware components that will not fit on a shelf. Secure area with restricted access to authorized personnel.

1.06 WARRANTY

1. In accordance with "Warranties", products listed in this specification meet the following manufacturers' written limited warranties are effective upon Date of Substantial Completion. The manufacturers' warranty their products to repair or replace hardware components that fail in materials or workmanship for the following time periods. A manufacturer is not required to include labor as part of this warranty.
    a. Mechanical Hardware
        1. Conventional Butt Hinges (Limited Lifetime)
        2. Surface Overhead Closers (30 Years)
        3. Floor, Intermediate pivots, and Closers (10 Years)
        4. Locks, panic hardware, fire exit hardware and Cylinders (3 Years)

5. Perimeter Gasketing, Sills, Sweeps, Drips (5 Years)

b. Electrified

1. Auto-Operators (2 Years)
2. Magnetic Locks (Limited Lifetime)

1.07 MAINTENANCE AND SERVICE

A. EXTRA MATERIALS

1. SCREWS AND FASTENERS

a. Furnish 50 additional Template Machine Screws (TMS) for hinges in metal doors and frames.

b. Furnish 100 additional Wood Screws (WS) for hinges in wood doors and frames.

c. Furnish 50 additional Jamb Template Machine screws (JTMS) for closers, brackets and arms.

d. Furnish 100 additional Sheet Metal Screws (SMS) for non-rated protection plates and edge guards.

e. Furnish 50 additional Strike Template Machine Screw (STMS) for strike plates at exit device, and lockset locations.

f. Furnish an additional 50 feet of adhesive tape for protection plates at fire rated locations.

g. Furnish an additional 25 Lead Expansion Shield (LES) anchors for concrete mounted finish hardware.

h. Furnish 50 additional Machine Screws (MS) for Power Supplies, and surface mounted hardware in metal doors.

i. Furnish 10 Toggle Nut and Bolts (TgB) for surface mounted wall stops without additional blocking.

2. EXTRA MATERIALS

a. Furnish a complete set of special wrenches, bits, or tools used to install the finish hardware. Furnish a complete set of maintenance instructions for the Owner to continue adjustment, maintenance, removal and replacement of door closers, operators, electrified locksets, panic, and fire exit hardware devices. Furnish specialized accessories, and additional parts supplied from the manufacturer to the Owner for continued maintenance and upkeep of the hardware installed.

b. Upon substantial completion, return extra material. Package hardware items in protective covering and label each item for identification.

c. Furnish one each of the following hardware items to the Owner for the purpose of inventory when related hardware component is supplied.

1. Floor Pivots
2. Offset Floor Closer
3. Center Hung Floor Closer
4. Double Acting Floor Closer
5. Mechanical Panic Hardware
6. Electrified Panic Hardware
7. Fire Exit hardware
8. Power Supply
9. Auto-Operator
10. Surface closer
11. Mechanical Mortise Lock of each function
12. Electrified Mortise Lock of each function
13. Magnetic Lock

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Acceptable Manufacturers

1. The following manufacturers have been approved for this project. Products supplied shall meet design, function, grade, and other qualities as specified, or equal.

2. HINGES: Doormerica, Hager
3. LOCKS AND LATCHES: Doormerica
4. EXIT DEVICES: Doormerica
5. SURFACE DOOR CLOSERS: Doormerica
6. DOOR TRIM: Doormerica
7. PROTECTION PLATES, EDGE GUARDS: Doormerica
8. DOORSTOPS (OVERHEAD): Glynn Johnson
9. THERSHOLDS AND GASKETING, SMOKE SEAL, DOOR SWEEPS, DRIP CAPS: Pemko
10. SIGNAGE: Doormerica

B. Substitutions

a. Product substitutions shall comply with section 01 25 13 “Product Substitutions Procedures”. Request shall be no less than 10 business days prior to bid date. Submit manufacturers’ cut sheets detailing features, functions, and finish, with highlighted areas showing product comparison. Include a physical sample of the proposed product and a brief statement explaining how the product will benefit the project in the areas of performance, or finance. Upon approved substitution request, a addendum for the product shall be issued with 3 business days allowance to rebid.

2.02 MATERIALS

A. Screws and Fasteners

1. Provide Phillips head #12 X 1-1/4 inch threaded to the head wood screws for hinges, pivots, and strikes on wood door leaves, and wood frames. For doors weighing in excess of 250lbs use #14 X 1-1/2 inch threaded to the head wood screws. Provide #8 X 7/8-inch sheet metal screws for metal doors with combination “PUSH/PULL” plates. Provide template machine screws for hinges, pivots and strikes on hollow metal, aluminum, stainless steel door leaves and frames. Provide heavy duty lead expansion shield anchors for masonry applications such as thresholds and floor pivots. Use sheet metal screws for protection plates on non-fire rated doors and adhesive tape on openings with fire rated doors. For fire rated openings, use steel, or stainless-steel fasteners in accordance with the manufacturer’s published listings. Provide sex nut and bolts for specialty hardware such as overhead stops, and magnetic lock armatures. Finish on exposed fasteners and base material to match hardware.

B. Hinges

1. Provide 4-1/2 inch high, .180 gauge, 5 knuckle, ball bearing hinges for interior solid 1-3/4-inch-thick doors up to 36 inch wide. Use 5 inch over 36 inches in width up to 48 inches. On 2-1/4” thick use 5 inch high up to 36 inch in width, use 6 inch high for doors over 36 inches in width. Size hinge width to minimally clear trim. Use manufacturers next closest standard size. Provide 2 hinges on doors up to 60 inches high, provide 1 additional hinge for every additional 30 inches in height or fraction thereof. Provide non removable pin on locking reverse bevel doors. Provide UL listed, stainless steel on fire rated openings. Provide proper cabling on electrified hinges to correctly operate the hardware based on

manufacture guidelines for number of connectors, gauge of wire, and type of connectors. Hospital and Steeple tips required in hardware set.

HAGER	BB1279
DOORMERICA	DH179, DHBB179

C. Pivots

1. Provide 3/4 inch offset pivot for single swing doors; and center hung on double acting doors. Intermediate pivots required doors with a minimum thickness of 1-3/4 inch, up to 60 inches in height. Doors over 60 inches in height require an additional intermediate pivot for every 30 inches of additional height or fraction thereof. Provide 3 load bearing intermediate pivots for arch top doors. Provide labeled and listed pivots for fire rated doors.

RIXON	370, ML19

D. Locks and Latches

1. Locksets
   a. Lock to have independent lever rotation and shall be labeled and listed on fire rated openings up to 3 hours. Locks shall meet or exceed ANSI A156.2, Grade 1, or Grade 2 (at locations specified). Install plate with manufacturers screws provided. Provide factory handed locks to the opening.
   Use manufactures spindles for doors thicker than 1-3/4 inch to center lock in the thickness of the door. Provide stainless steel non-handed Sparta lever with barrier free function and ½" return of face design. Locks to comply with ANSI A117.1, NFPA-80, and NFPA-101 for life safety.

DOORMERICA	LHV53 LOCKSET x SFIC – W/ SCHLAGE LATCH 13-248
	LHV40 LOCKSET W/ SCHLAGE LATCH 14-047
	LHV10 LOCKSET W/ SCHLAGE LATCH 14-047
	LHV80 LOCKSET W/ SCHLAGE LATCH 14-047
SCHLAGE	AL80PD– 14-047
	AL40S– 14-047
	AL10S -13-248

2. Dead Bolt
   a. Provide Grade 1 to meet or exceed ANSI/BHMA A156.36-2020, Grade 1 auxiliary lock, rated to 3 hours, Trim ring: 7/8" wide solid zinc with solid brass

in a solid zinc housing. Dust box and wood frame reinforcer: Metal with 3" screws standard.

SCHLAGE B663
B672IC-LOC

3. Cylinders
   a. Provide 6-pin Everest C123 keyway small format interchangeable cores (SFIC), with two patented keys. Cams and tail pieces to match lock body and intended function. Provide 1-1/8 inch rose trim for standard cylinders with rose trim and 1-1/4 inch for escutcheons. Cylinders to be stainless steel, and from the same manufacturer to match throughout the project.

      SCHLAGE 80-043 AB 630

4. Strikes
   a. Provide heavy-duty stainless-steel strikes with finish to match lock trim, complete with screws from the manufacture. Curve lip strikes not to exceed 1/4 inch beyond the face of the frame on metal single openings, and casing on wood single openings, 7/8-inch flat lip on pairs with flat astragal. Provide 1-1/4 inch by 4-7/8 inch by 1-3/16 inch lip to center curve lip, to fit flush in the same plane of the frame surface and minimally clear trim. Provide UL listed strikes on fire rated openings.

      SCHLAGE 10-025

E. Door Closers
   1. Concealed
      a. Provide heavy duty closer All closers shall be ITS96 Series concealed in the door cam and roller closers. The closers will have aluminum alloy bodies with high compression steel springs and steel cams and rollers for doors opening up to 130° maximum. The closers will have two noncritical thermostatic valves to separately control sweep and latch speeds and provide constant closing speeds even under extreme temperatures. The closers will have field adjustable spring power from size 1–3 to meet barrier-free requirements or 2–5 for exterior or larger doors. Must be capable of spring adjustment when installed in the door. Closers to have cushioned stop adjustable

from 80°–130°.

DORMAKABA ITS9625NHO

2. Surface

a. Provide closers to allow door swing a maximum 180 degrees. Size closer for door size and weight. Provide fully hydraulic, rack and pinion action with high strength cast iron cylinders and one piece forged steel pistons. Openings requiring fire rating provide UL listed device. Provide accessories, options, and features required to properly install the closer, in accordance with the manufacture's recommendations.

LCN 1461, 1460

DOORMERICA DC851

F. Exit Device

1. Panic Hardware

a. Provide cylinder dogging option where listed in the hardware sets. Openings specified with Concealed Vertical Rod (CVR) bottom rod to latch as designed by the manufacturer. Size device to fit door assembly in accordance with the manufacturer's recommendation and published listings. Provide Rim device at single door locations, and Vertical rod devices at paired openings as specified in the finish hardware schedule. Hand device by door swing. For delayed egress openings, provide 24VDC device, wired into project fire alarm system, when active siren will sound. Install signage as described and shown in approved elevation drawings. Pushing exit pad for 15 seconds will allow egress, resetting the system is required after activation, review operation description in the elevation drawing for correct procedure. Match exterior trim to color and design of locksets.

VON DUPRIN 5547L

G. Door Trim

1. Offset Pulls

a. Shall be made of stainless steel, and not exceed 90° angle and of tubular design. Grab surface must meet ANSI A117.1 for grab perimeter. Mounting height shall be to center of grab portion and meet project requirements, local codes, or AHJ. Pull shall have a maximum projection of 3-1/2", with a

minimum clearance of 2-1/2", and 4" offset, not to exceed 12" center to center, and 13" in overall length. Handing shall be called out same as door swing.

IVES 8190HD

2. Push/Pull Plates
   a. Provide heavy-duty stainless-steel material. Provide a combination plate for double-acting openings. Openings requiring cylinders, prepare plates to accept cylinders in accordance with the manufactures' template. Plate shall be 4" X 15-3/4" in size and beveled 4 edges. Finger pulls projection 1" from flush surface of the door.

      Hager 120L

H. Protection Plates
   1. Kick Plates
      a. Provide 16 inches in height heavy duty 0.050 thick stainless steel, beveled all 4 edges. Size for single doors 1-1/2 inch (LDW), pairs 1 inch (LDW). For stile and rail doors, 10 inches in height, edge guards, astragals, perimeter gasketing, and stop heights greater than 5/8 inch shall not overlap.

         ROCKWOOD K1050

   2. Mop Plates
      a. Provide 6 inches in height heavy duty 0.050 thick stainless steel, beveled all 4 edges. Size 1-inch (LDW) singles and pairs. For double egress doors provide 16 inch in height to all 4 door faces.

         ROCKWOOD K1050

I. Door Stops
   1. Overhead Stops and Holders
      a. Provide heavy duty overhead door stop where indicated in the hardware sets. For fire rated openings, use non hold open feature. Use stop only feature on rescue hardware door assembly. Set degree of swing in accordance with approved specification hardware set. Prepare both door faces when used with rescue hardware and set degree of swing to 180 degrees. Special

template is required on all patient rooms to ensure proper operation of swing clear hinge.

GLYNN JOHNSON 410S

2. Floor Stops
   a. Provide one piece dome stop, heavy duty constructed cast from brass. Include all hardware for mounting with varying floor conditions. Provide low profile stops where specified. Stop dimension not to exceed 1-11/32" overall height, 1-3/4" base diameter, and 1/2" base height, with a replaceable grey rubber bumper, and meets ANSI A156.16, L12161

      IVES FS17

3. Wall Bumpers
   a. Provide cast wrought metal with rubber convex design. Device is 1 inch diameter rose with anti vandal concealed mount. Mount in accordance with manufactures' written instructions. Anchors shall be toggle nut and bolt (TgB) for drywall, and lead expansion shield (LES) for masonry. Color to match as specified in approved hardware set.

J. Thresholds and Gasketing
   1. Thresholds
      a. Provide a 1/2 inch in height saddle design, constructed from 6063 extruded aluminum. Color to match as specified in approved hardware set. On exterior application, threshold shall be thermally broken at door and run the full length of the exterior face dimension. When installed with 1/4-inch tile or other floor material, threshold to fit snug to the meeting edge. For masonry application, install using heavy duty (LES) anchors. Exposed screws to match finish. Miter and return ends for tight fit on interior assembly.

         PEMKO 2006T

   2. Perimeter Gasket
      a. Provide adhesive backed silicone compression bulb type. Provide heavy duty predrilled aluminum extrusion with silicone bulb on exterior outswing. Install gasketing continuously with no breaks. Exposed screws on exterior application shall be galvanized. Color to match as specified in approved hardware set.

      PEMKO S88

3. Door Sweeps
    a. Provide heavy duty extruded aluminum with vinyl gasket. Size to fit flush with door width; adjust height to create a watertight barrier between vinyl strip and sill. Exposed screws shall be galvanized. Color to match as specified in approved hardware set.

        PEMKO 57V

K. Silencers
1. Metal Frames
    a. Provide adhesive backed silicone bulb for exterior, fire, and sound rated openings, provide as continuous coil for singles and pairs. Installation shall be without gaps. Provide push in, 1/2 inch diameter rubber type for interior non-rated single opening locations. Provide quantity of 3 up to 7 foot tall, and one additional for every 30 inches of height, or fraction thereof. Apply to stop face on locking side of frame. Provide 2 for pairs up to 60 inches wide and additional two for every 6 inches per door leaf or fraction thereof. Apply to stop face on head.

        IVES SR64

2.03 FINISHES

A. Hardware finishes including the following to comply with the requirements of ANSI/BHMA 156.18 standards (use with approved hardware schedule);

PRODUCTS	**SYMBOLS**	**DESCRIPTION**
1. Hinges	630	Stainless Steel
2. Pivots Top and Bottom	626	Brass
3. Pivots Intermediate	626	Brass
4. Floor Concealed Closers	626	Brass
5. Floor Closer Double Acting	689	Aluminum Painted
6. Door Bolts	630	Stainless Steel
	626	Brass
7. Coordinators	713	Aluminum
8. Locks and Latches	626	Brass (non-rated)
	630	Stainless Steel (rated)
9. Panic Hardware	630	Stainless Steel
10. Fire Exit Hardware	630	Stainless Steel (rated)

11. Surface Closers	689	Aluminum Painted
12. Door Operators	719	Satin Aluminum
13. Protection Plates and Edge Guards	630	Stainless Steel
14. Door Stops	630	Stainless Steel
15. Thresholds	628	Satin Aluminum Clear
16. Astragals	689	Aluminum Painted
	600	Aluminum White
17. Electrified Lock	626	Brass
18. Power Transfer	628	Satin Aluminum Clear
19. Power Supply	600	Steel (Prime)
20. Miscellaneous,	626	Brass

B. Other Finishes

1. Card Readers	BLK	Plastic
2. Keypads	BLK	Plastic
3. Siren	WHT	Plastic
4. Silencers	GRY	Rubber
5. Gasketing	WHT	Rubber
6. Signage	RED	Mylar

2.04 KEYING

A. Provide new key systems using a 6 pin Everest C123 keyway. Locks shall have interchangeable cores during construction.

B. During construction cores shall be keyed alike. Furnish 12 copies of this key. Provide temporary cores for exterior doors, and 24 temporary cores for select interior door as determined by the General Contractor.

C. Provide cylinders manufactured in stainless steel. Provide keys manufactured of nickel-silver material. Provide bottom ball, or pins, that come in contact with the key as nickel material, and master pins and drivers in brass. Provide driver springs in stainless steel. Provide and secure nylon patch to cam screws to help prevent loosening.

D. Except where otherwise indicated, provide change key for each lock that is not designated to be keyed alike with a group of related locks.

E. Stamp keys with key set symbol. Stamp key bows with “DO NOT DUPLICATE”.

F. Deliver permanent cores and keys directly from the cylinder manufacturer to the Owner's Representative via registered means.

G. At project completion, remove construction cores and install permanent cores. Return construction cores to supplier.

H. Furnish keys in the following quantities.

1. 2 copies of each Grand master key
2. 2 copies of each Master key
3. 4 Change keys per core
4. 2 Construction keys
5. 1 Control key
6. 100 key blanks

2.05 KEY CONTROL

A. Provide HPC, KEKAB-DL265 key control system including envelopes, labels, tags, registry book, and self locking key clips with capacity of 265 keys. Furnish key cabinet and instructions to Owner.

B. Furnish complete cross index system set up by key control manufacturer and place keys on markers and hooks in the cabinet as determined by the final key schedule.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Examine doors, and frames for correct size, thickness, fire ratings, hardware preparations, and handing. Verify doors, and frames have been prepared for mortise locks, and templated hardware. Inspect frames have been rigidly attached to the opening.

B. Prior to installation of finish hardware, verify doors and frames have been finished. Verify the floor covering at the doorways is present.

C. Correct deficiencies that prevent the proper installation and function of finish hardware.

3.02 INSTALLATION

A. Install hardware in accordance with drawings, shop drawings, and manufacturers written instructions. Install in accordance with manufactures recommended procedures and DHI publication "Recommended Locations for Architectural Hardware for Steel Doors and Frames". Check hardware schedule for special templating requirements.

B. Verify proper number of wires and correct wire gauge is present on openings requiring electrified hardware.

C. Fasteners

1. Install hardware using manufacturers supplied screws for each item. Pre-drill prior to securing to prevent cracking or breaking.

D. Hardware Mounting Heights

1. Install finish hardware in accordance with Door Hardware Institute DHI publication guide for “Recommended Locations for Architectural Hardware For Standard Steel Doors and Frames. Except when otherwise specified, comply with requirements of ICC A117.1.
2. Mount hardware at the following locations.
    a. Hospital Lock/Latches: Locate locks for wood and steel doors at 45” above bottom of frame to centerline of paddles, as shown in hardware schedule. Install locks with cylinders as shown in drawings and handed in hardware specification section. Securely fasten hardware parts, fit faces, and mortise parts tightly and flush with surface. Verify hardware functions, and moves freely without binding.
    b. Auxiliary Locks: Locate at 48 inches above bottom of frame to center of dead bolt.
    c. Push/Pull Plates: Install push plate at 48 inches above bottom of the frame to centerline of plate. Install pull plate at 42 inches above bottom of frame to center grip portion.
    d. Pivots: 3 intermediate pivots are required for an arch top door; install 2 top intermediate pivots within the first 12 inches of the vertical plain and center third pivot between top and bottom pivot.
    e. Install signage in accordance with ICC A117.1 and as per manufacturers written instructions. Install 12 inches above panic hardware, and fire exit hardware device and centered on door for electrified egress openings.
    f. Mount wall components at heights and locations in accordance with ICC A117.1, and as indicated in drawings, and written instructions. Install wall switches 42 inches above finish floor (AFF) to top of plate, and location shown in elevation drawing from frame edge. Wall stops to align directly with center of door lever.

E. CLEARANCES

Operational clearances for fire rated and non-fire rated doors. Install in accordance with NFPA-80.

a. Clearance at vertical and top edge of door and frame; 1/8 inch (plus or minus 1/16 inch)
b. Clearance at meeting stile edge of doors for pairs; 1/8 inch (plus or minus 1/16 inch)
c. Clearance between bottom edges of doors and floor; Not more than 3/4 inch.
d. Where hardware extends from bottom edge of door; clearance between door and floor is to comply with the door manufacturer's recommendations.

F. PANIC HARDWARE AND FIRE EXIT HARDWARE

Install devices after jamb mounted gasketing. Fire rated pairs with Less Bottom Rod (LBR) require the use of a "Fire Pin". Install device in accordance with manufacturers written instructions. Install device parallel to frame head. Install device heights in accordance with manufacture's installation templates. Install fire exit devices on fire rated openings in accordance with NFPA 80. Install strike screws provided, including adjustment and set screws. Shim strikes or use special plates to ensure strike plates gasketing or weather-strip remains continuous and unbroken.

G. DOOR CLOSERS

Install special brackets, spacers, and plates to ensure weather-strip remains continuous and unbroken. Install closers on room side of door assemblies, and interior side of exterior doors. Provide closing devices on fire rated doors in accordance with NFPA 80. Adjust back check, sweep, and latch speed for minimum and maximum opening and closing force in accordance with ICC A117.1. Adjust spring for power as recommended in manufacturer's instructions for door size, and weight. Install appropriate arms, and spacers to special template requirements. Install and adjust for degree of swing as shown in approved hardware schedule..

H. THRESHOLDS AND SADDLES

Install to fit overall frame width. Close ends by mitering and welding corners that return to the frame.. Apply a bed of silicone sealant prior to installation. Install on sealant to avoid penetration of air or moisture under the component. Notch ends of thresholds to neatly fit the frame profile. Prepare threshold for required finish hardware.

I. GASKETING

Install as continuous system, vertical, and horizontal with no breaks. Install prior to soffit mounted hardware components. Install astragals at paired openings, adjust top to fit snug to weather-strip, overlap fully on both doors with equal amounts on each door leaf. Fit length even and flush with top and bottom of door. Install rain drip to fit full frame width, and flush with top of frame on exterior side. Apply a bead of silicone sealant to frame prior to installing drip cap. Install door sweep to fit snug with door threshold, or saddle to prevent the penetration of air and moisture.

J. PROTECTION PLATES

Install kick and armor plates on push side of door. Install Mop plates on pull side of door. Install protection plates flush with bottom edge of door and centered.

K. WALL STOPS

For drywall, install without toggle bolts, use solid wood, or structural reinforced blocking for mounting. For masonry, use Lead expansion shield (LES) with machine screw. Align wall bumpers with contact at lever, and other projecting trim.

L. WIRING TERMINATIONS

Refer to hardware schedule, manufacturers' instructions, and approved drawings for proper termination, cabling, voltage, and amperage requirements.

M. MAGNETIC LOCKS

Install single gang box on wall to meet with the door 6 inches down from top of door, and 6 inches in from latch edge. Install armature on door to align properly with magnetic base component mounted on wall.

3.03 FIELD QUALITY CONTROL

Two weeks prior to Date of Substantial Completion, visually inspect and functionally test each door assembly. Report inoperative, defective and nonconforming finish hardware items when discovered. Components that do not meet the requirements as specified and approved shall be removed, repaired, or replaced with new. Verify finish hardware for proper installation in accordance with the manufacturers' installation instructions. Verify fire rated openings comply with NFPA-80. Test electrified hardware for proper and conformance to elevation drawings and operational descriptions as approved. Correct deficiencies prior to Date of

Substantial Completion.

3.04 DEMONSTRATION

Prior to Date of Substantial Completion, instruct the Owner's representative in the maintenance and administration of key systems. Explain levels within the master key system, key control, and administration of cut keys. Demonstrate operation of electrified finish hardware, and access control systems. Review arming, disarming alarm, and resetting delayed egress, and alarmed fire exit and panic hardware. Perform how to program keypads, proximity, and card readers.

3.05 ADJUSTING AND CLEANING

Upon substantial completion, after HVAC system has been balanced, and with the HVAC system running, adjust closers for proper operation for opening force, closing speed, and latching requirements in compliance with ICC A117.1. Check door control systems, and automatic door operators for proper function and full range of motion as designed and intended in approved shop drawings. Use only manufacturers' recommended cleaning products and procedures on finish hardware. Remove pencil lines, and other installation marks made during installation of finish hardware. After substantial completion, and prior to project being turned over to the Owner. Remove protective wraps and masking after construction debris, dirt, and dust have been completely removed from area around or near finish hardware. Leave finish hardware in a clean and neat condition.

3.06 PROTECTION

Exposed hardware items that were not provided with protective wrap, masking, or protective coating shall be covered with an appropriate material to adequately protect the product from damage until Date of Substantial Completion. Cover operable trim on panic hardware, fire exit hardware, mortise locks, and other door pull trim with bubble wrap. Protect fire labels and listings with low adhesion plastic film or masking tape. Remove finish hardware prior to painting or staining door and frames. Reinstall hardware after painting and staining of doors and frames is completed.

3.07 SCHEDULES

Hardware Set 1 – (#1 w/ storefront, Rm 104 & 139) Main Entries RHRA/LHRA 90°

1 Pair (x2) 2 ea. 3'-0" x 8'-0" x 1-3/4" Aluminum Glass Doors

4 ea.		380 x Pivots x Top x Bottom x TMS	RIX	619
4 ea.		ML19 x Intermediate Pivots x TMS	RIX	619
1 ea.	Lock	AL80PD x NEP x 10-025 x TMS	SCH	619
1 ea.	Closer	ITS9025 x RH x LH x Concealed X Head x NHO TMS	DOR	695
1 ea.	Floor Stop	FS17 x Anchor	IVE	613
3 ea.	Silencers	SR64 x ADH	IVE	GRY

Hardware Set 2 – (#2 w/ storefront, Rm 107, & 108) Board Room From Vestibule

RHRA/LHRA 90°

1 Pair 2 ea. 3'-0" x 8'-0" x 1-3/4" Aluminum Glass Doors

4 ea.		380 x Pivots x Top x Bottom x TMS	RIX	619
4 ea.		ML19 x Intermediate Pivots x TMS	RIX	619
1 ea.	Lock	AL80PD x NEP x 10-025 x TMS	SCH	619
1 ea.	Closer	ITS9025 x RH x LH x Concealed X Head x NHO TMS	DOR	695
1 ea.	Floor Stop	FS17 x Anchor	IVE	613
3 ea.	Silencers	SR64 x ADH	IVE	GRY

Hardware Set 3 – (#3 w/ storefront, Rm 130) Break Rm From Covered Break Area RHR 180°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Aluminum Exterior Door

4 ea.	Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
2 ea.	Offset Handle	8190HD X 8190HD X TMS	IVE	613
1 ea.	Deadbolt	B672 x IC0LOC x Indicator x MS	SCH	613
1 ea.	Closer	ITS9025 x LH x Concealed X Head x NHO TMS	DOR	695
1 ea.	Floor Stop	FS17 x Anchor	IVE	613
3 ea.	Silencers	SR64 x ADH	IVE	GR

Hardware Set 4 – (#4 w/ storefront, Rm 108) Vestibule From Covered Entry LHR 90°

1 Single Door (x2) 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea.	Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea.	Offset Handle	8190HD X 8190HD X TMS	IVE	613

1 ea. Exit Device	5547L x MS x Cylinder x 20-022-B502-292	VON	613
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 5 – (#5 & # 6 w/storefront, Rm 000 & 134) Ext/ Rear Corr. & comm. rm LHR 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613
1 ea. Exit Device	5547L x MS x Cylinder x 20-022-B502-292	VON	613
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 6 – (#7 w/ storefront,Rm 105) Corridor To Conference RH 180°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	DHBB179 x 4.5 x 4.5 x TMS	DOO	613
1 ea. Lock	LSV53 x 10-025 x WS x TMS	DOO	613
1 ea. Cylinder	20-022-B502-292 x MS	SCH	613
1 ea. Closer	DC851 x RH x RA x TJM x WS (Top Jamb Mount)	DOO	ALM
1 ea. Floor Stop	SH436 x Anchor	DOO	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 7 – (Door #8 w/ storefront, Corridor To Offices #12 & 14) LH 180°

1 Single Door (x2) 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	DHBB179 x 4.5 x 4.5 x TMS	DOO	613
1 ea. Lock	LSV53 x 10-025 x WS x TMS	DOO	613
1 ea. Cylinder	20-022-B502-292 x MS	SCH	613
1 ea. Closer	DC851 x RH x RA x TJM x WS (Top Jamb Mount)	DOO	ALM
1 ea. Floor Stop	SH436 x Anchor	DOO	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 8 – (Door #9 w/ storefront, Corridor To Board rm)		LH	90°
1 Single Door	3’-0” x 8’-0” x 1-3/4” Aluminum Door		
4 ea. Hinge	BB1279 x 4.5 x 4.5 x TMS	HAG	613
2 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613
1 ea. Closer	ITS9025 x LH x Concealed X Head x NHO TMS	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 9 – (Door #10 w/ storefront, Entry to corridors)		RHR/LHR	90°
1 Single Door (x2)	3’-0” x 8’-0” x 1-3/4” Aluminum Door		
4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613
1 ea. Exit Device	5547L x MS x Cylinder x 20-022-B502-292	VON	613
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 10 – (Door #11, Corridor To Break Room)		LH	180°
1 Single Door	3’-0” x 8’-0” x 1-3/4” Aluminum Door		
4 ea. Hinge	BB1279 x 4.5 x 4.5 x TMS	HAG	613
1 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613
1 ea. Closer	ITS9025 x LH x Concealed X Head x NHO TMS	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 11 – (Door 1 Offices 1-11) Corridor To Office		RH / LH	90°
1 Single Door (x13)	3’-0” x 8’-0” x 1-3/4” Wood Door		
4 ea. Hinge	DHBB179 x 4.5 x 4.5 x TMS	DOO	613
1 ea. Lock	LHV53 x SFIC x 13-248 x 10-025 x WS x TMS	DOO	613
1 ea. Cylinder	20-022-B502-292 x MS	SCH	613
1 ea. Closer	DC851 x RH x LH x RA x TJM x WS x TMS (Top Jamb Mount)	DOO	ALM

1 ea. Floor Stop	SH436 x Anchor	DOO	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 12 – Door **3** Corridor To E.O.C. Control Room LH/RH 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea. Lock	LSV80 x 10-025 x 14-047 x Sparta x WS x MS	DOO	613
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613
1 ea. Closer	ITS9025 x RH x LH x RA x Concealed X Head x NHO	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 13 – Door **3** Lactation Rm #119 From Corridor RHR 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea. Lock	LSV40 x 14-047 x 10-025 x Sparta x WS x MS	DOO	613
1 ea. Deadbolt	B672 x IC0LOC x Indicator x MS	SCH	613
1 ea. Closer	ITS9025 x LH x Concealed X Head x NHO TMS	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 14 – Door **3** Various locations – except as listed above RH 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea. Lock	LSV80 x 14-047 x10-025 x Sparta x WS x MS	DOO	613
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 15 – Door **4** Generator / Electrical From Outside LHRA / RHR 90°

1 Pair Door 3'-0" x 7'-0" x 1-3/4" Hollow Metal Louver Door

6 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea. Lock	LHV80 x Sparta x 10-025 x TMS x STMS	DOO	613

1 ea. Cylinder	20-022-B502-292 x MS	SCH	613
2 ea. Closer	1461 x RH x LH z EDA x Dead Stop x HO x JTMS	LCN	ALU
1 ea. Coordinator	COR152 x FL20 x JTMS	IVE	713
1 ea. Astragal	139 x 83-3/4 x Flat x Weld (install on LHR)	NGP	GRY
2 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 16 – Door **5** Riser Room From Outside LHR 90°

1 Single Door 3’-0” x 7’-0” x 1-3/4” Hollow Metal Door

3 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea. Lock	LHV80 x Sparta x 10-025 x TMS x STMS	DOO	613
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 17 – Door **6** Community Room From Outside LHR 90°

1 Single Door 3’-6” x 8’-0” x 1-3/4” Wood Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613
1 ea. Exit Device	5547L x MS x Cylinder x 20-022-B502-292	VON	613
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613
1 ea. Closer	1460 x RH x PA x EDA x Dead Stop x WS x TMS	LCN	ALU
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

Hardware Set 18 – Door **7** Restrooms LH / RH 90°

1 Single Door (x7) 3’-6” x 8’-0” x 1-3/4” Wood Door

4 ea. Hinge	BB1279 x 4.5 x 4.5 x WS x TMS	HAG	613
1 ea. Closer	1460 x RH x LH x PA x WS x TMS	LCN	ALU
1 ea. Deadbolt	B672 x IC0LOC x Indicator x MS	SCH	613
1 ea. Push Plate	8200 x 4 x 16 x CFC x BCS	IVE	613
1 ea. Pull Plate	8300 x 4 x 16 x CFC x CS	IVE	613
1 ea. Kick Plate	8400 x 12 x 1-1/2” LDW x CS	IVE	613
1 ea. Mop Plate	8400 x 8 x 1” LDW x CS	IVE	613
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY
1 ea. Signage	ADH x Men x Women x Uni x ADA	BLU	PLA

Hardware Set 19 – Door # **8** (Rm 131) Corridor To Coffee Bar		RH	90°
1 Single Door	3’-0” x 8’-0” x 1-3/4” Wood Door w/ glass		
4 ea. Hinge	BB1279 x 4.5 x 4.5 x WS x TMS	HAG	613
1 ea. Lock	LSV10 x 14-047 x10-025 x Sparta x WS x MS	DOO	613
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695
1 ea. Floor Stop	FS17 x Anchor	IVE	613
3 ea. Silencers	SR64 x ADH	IVE	GRY

END OF SECTION

DIVISION 21 – FIRE SUPRESSION
21 13 13 – WET PIPE SPINKLER SYSTEM

PART 1- GENERAL

The requirements and Conditions of Contract and Division 1 apply to the work of this Section.

1.1 GENERAL AND SPECIAL CONDITIONS

A. Contractor to furnish all equipment, materials, tools, labor, engineering, drawings, etc. necessary for a complete fire protection system, with said system being made ready for operation in accordance with the adopted standards of the 2022 California Fire Code and the requirements of the San Bernardino County Fire Department.
   1. The purpose of the permit drawings and specifications is to convey to the Contractor the scope of work required, all of which the Contractor is responsible to furnish, install, adjust, and make operable.
   2. The Contractor shall visit the site before submitting his bid and shall examine all existing physical conditions that may be material to the performance of his/her work.
   3. No extra payments will be allowed to the Contractor as a result of extra work made necessary by his/her failure to do so.
   4. Any case of error, omission, discrepancy, or lack of clarity shall be promptly identified to the Architect and Engineer for clarification prior to the bid due date.
B. Contractor to provide all devices and equipment required by these specifications.
C. Under no circumstances will the Contractor delete any equipment or devices without an approved Change Order.

1.2 SYSTEM ABBREVIATIONS AND DEFINITIONS

A. AHJ – Authority Having Jurisdiction (Division of the State Architect [DSA]).
B. ANSI – American National Standards Institute.
C. Approved – Unless otherwise stated, materials, equipment or submittals approved by the Engineer.
D. Architect – Steeno Design Studio Inc.
E. ASTM – American Society for Testing and Materials.
F. AWS – American Welding Society.
G. AWWA – American Water Works Association.
H. Concealed – Where used in connection with installation of piping or conduit and accessories, shall mean, “Hidden from sight” as in shafts, furred spaces, in soffits or above suspended ceilings.
I. Contractor – The Company awarded the prime contract for this work and any of its subcontractors, vendors, suppliers, or fabricators.
J. Engineer – Architect's engineering consultant.
K. Exposed – Where used in connection with installation of piping or conduit and accessories, shall mean “visible” or “not concealed.”
L. FM – FM Global.

M. FM Approved – Materials or equipment approved by Factory Mutual and included in the most recent edition of the FM Approval Guide.
N. Furnish – Supply materials.
O. GPM – Gallons per minute.
P. Install – Install materials, mount, and connect equipment or assemblies.
Q. IRI – Industrial Risk Insurers.
R. ISO – Insurance Services Office.
S. NFPA – National Fire Protection Association.
T. PIV – Post indicating valve.
U. Provide – Furnish, install, and connect.
V. PSI – pounds per square inch.
W. QR – Quick Response Sprinkler
X. Remove – Remove material and equipment and restore surface.
Y. UL – Underwriters Laboratories, Inc.
Z. UL Listed – Materials or equipment by Underwriters Laboratories and included in the most recent edition of the UL Fire Protection Equipment Directory.

1.3 SCOPE OF WORK

A. Provide complete fire protection system as outlined in the project specifications, including all labor, materials and permits needed to furnish and install complete and functional automatic sprinkler system, and all the following:
   1. Wet pipe automatic sprinkler systems throughout, complete with supervised control valves, combination inspector's test and main drain assembly, vane type water flow switch, and pressure gauge.
      a. Scope of work to begin at flange inside the Riser Room.
      b. Earthquake bracing and flexible couplings.
      c. Furnish, install, and adjust all water flow and valve supervisory switches.
      d. Coordinate all work with other trades. Install offsets as required for coordination with other trades.
      e. Install pipe offsets as required to coordinate around other trades.
      f. Coordination and interface of alarm initiating and supervisory devices with the fire alarm system.
      g. Provide access panels where valve(s) are concealed in walls or ceilings.
      h. On-site project supervision.
      i. Required signs in English at all control valves, main drains, auxiliary drains and inspector's test connections, etc., including hydraulic placards, in accordance with NFPA 13 requirements as amended by the 2022 California Fire Code Chapter 80.
      j. All required system testing in accordance with the 2022 edition of NFPA 13, the 2019 edition of NPFA 24, and the 2013 California edition of NFPA 25.
      k. Warranty on all materials and labor.

I. All permits, taxes and fees, including AHJ inspection and testing fees necessary to complete the specified work.

1.4 RELATED WORK

A. Materials and methods specified in other sections, included but not limited to:
   1. Cutting and patching.
   2. Fire extinguishers, cabinets, and accessories.
   3. Painting of finished surfaces at pipe penetrations by other than installing sprinkler subcontractor.
   4. Excavation, trenching, and backfill.

B. Materials furnished and installed in this section but wired by others:
   1. Building interior valve supervisory devices shall be furnished and installed by the sprinkler subcontractor but wired by the alarm subcontractor.
   2. Water flow switches shall be furnished and installed by the sprinkler contractor but wired by the alarm contractor.

1.5 APPLICABLE STANDARDS

A. 2022 California Fire & Building Codes and their adopted standards, requirements of the San Bernardino County Fire Department
B. ANSI A21.10 a – Gray-Iron and Ductile-Iron Fittings, 2 inch through 48 inch for Water and Other Liquids.
C. ANSI A21.11 - American National Standard for Rubber Gasket Joints For Cast Iron and Ductile Iron Pressure Pipe and Fittings; current edition.
D. ANSI B16.1 – Cast-Iron Pipe Flanges and Flanged Fittings, 24, 125, 250, and 800 pounds.
E. ANSI B16.3 – Malleable-Iron Threaded Fitting, Class 150 and 300.
F. ANSI B16.4 – Cast-Iron Threaded Fitting, Class 125 and 250.
G. ANSI B18.2.1 – Square and Hex Bolts and Screws.
H. ANSI B18.2.2 – Square and Hex Nuts.
I. ANSI B36.10 – Welded and Seamless Wrought Steel Pipe.
J. ANSI B112.1 – Hose Valves for Fire Protection Services.
K. ASME B1.20.1 - Pipe Threads, General Purpose, Inch; 2013.
L. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2020.
M. ASTM A307 - Standard Specification for Carbon Steel Bolts, Studs, and Threaded Rod 60,000 PSI Tensile Strength; 2021
N. AWS B2.1/B2.1M - Specification for Welding Procedure and Performance Qualification; 2014.
O. AWS D10.9 - Specification for Qualification of Welding Procedures and Welders for Piping and Tubing; 1980.
P. AWWA C105/A21.5 - Polyethylene Encasement for Ductile-Iron Pipe Systems; 2010 (ANSI/AWWA C105/A21.5).
Q. AWWA C200 - Steel Water Pipe, 6 In. (150 mm) and Larger; 2012 (ANSI/AWWA C200).
R. AWWA C207 - Steel Pipe Flanges for Waterworks Service, Size 4 In. Through 144 In. (100 mm Through 3,600 mm); 2007 (ANSI/AWWA C205).

S. AWWA C500 - Metal-Seated Gate Valves for Water Supply Service; 2009 (ANSI/AWWA C500).
T. FM Publications: Approval Guide.
U. FS GG-G76D – Gages, Pressure and Vacuum, Dial Indicating, (for Air, Steam, Oil, Water, Ammonia, and Chloro-Floro Hydrocarbon Gases).
V. FS WW-P-421c – Pipe, Cast Gray and Ductile Iron, Pressure (for Water and Other Liquids).
W. FS WW-P-521f – Pipe Fittings, Flange Fittings and Flanges, Steel and Malleable Iron (Threaded and Butt-Welding) 150 Pound.
X. FS WW-V-51E – Valve, Angle, Check and Globe, Bronze (125, & Int. AM-2 150 and 200 Pound, Threaded End, Flange Ends, (GSA-FFS) – Solder Ends and Brazed End, for Land Use).
Y. FS WW-V-58B – Valves, Gate, Cast Iron; Threaded and Flanged (for Land Use).
Z. NFPA 13 - Standard for the Installation of Sprinkler Systems; 2022, as amended in 2022 CBC Referenced Standards.
AA. NFPA 14 – Standard for the Installation of Standpipe and Hose Systems; 2019, as amended in 2022 CBC Referenced Standards.
BB. NFPA 24 - Standard for the Installation of Private Fire Service Mains and Their Appurtenances; 2019; as amended in 2022 CBC Referenced Standards.
CC. NFPA 25 - Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems; 2013-CA; as amended in 2022 CBC Referenced Standards.
DD. Underwriters Laboratories, Inc. (UL) Publication:
1. Fire Protection Equipment List (Annually with Quarterly Supplements).

1.6 QUALITY ASSURANCE

A. Testing Agency: All materials shall be UL listed or FM approved for their intended use.
B. Regulatory Agencies: State and local building codes and ordinances, and fire department requirements shall apply.
C. The Contractor shall be fully experienced and licensed in all aspects of the fire protections systems herein specified.
D. Similar materials shall be from a single manufacturer.

1.7 SUBMITTALS

1. Contractor shall submit complete system packages.
2. Partial system submittals will be rejected.

B. Manufacturer's Product Data:
1. Provide data from manufacturer on the following devices, including installation, maintenance, and testing procedures, dimensions, wiring diagrams, etc. At a minimum, the following data sheets shall be provided:
a. Sprinklers and escutcheons.
b. Pipe, fittings, and hangers.
c. Control valves.
d. Check valves.

e. Water flow devices.
f. Valve supervisory devices.
g. Electric bell.
h. Fire stopping materials (including installation detail).
i. Where any devices that are provided or furnished involve work by someone other than the installer sprinkler subcontractor, submit additional data copies directly to the Contractor.

C. Changes
1. Make no changes in installation from layout as shown on the approved drawings unless change is specifically approved by the Architect and Engineer.
2. Any pipe fabricated and/or installed before all approvals are obtained at the Contractor's own expense and responsibility.
a. Any changes made to the approved drawings other than as stated above are at the Contractor's own expense and responsibility.

D. Samples
1. Provide one sample of each type of sprinkler and escutcheon.

E. Final Inspection and Test
1. The Contractor shall make arrangements with the San Bernardino County Fire Department for final inspection and witnessing of the final acceptance tests.
a. The San Bernardino County Fire Department shall witness and approve all aspects of the sprinkler system acceptance.
2. Perform all tests and inspections required by the referenced codes and standards.
3. Upon completion of final inspections and tests, as required by appropriate NFPA Standards, submit copies of Standard Contractor's Material and Test Certificate to District, Architect, Engineer, and Division of the State Architect.

F. Record Drawings
1. An approved set of installation documents shall remain on-site at all times.

G. Operating Instructions
1. At the completion of the work, provide a small-scale plan of building indicating the locations of all control valves, low point drains, and inspector's test valves.
a. The plan(s) shall be neatly drawn and color-coded to indicate the portion of the building protected by each system, framed under glass and permanently mounted on the wall at the sprinkler room.
2. Furnish one copy of the California NFPA 25 Edition and bound set of printed operating and maintenance instructions to the District, and adequately instruct the District's maintenance personnel in proper operation and test procedures of all fire protection components provided, furnished, or installed.

H. Spare Parts:

1. Provide and install one spare sprinkler cabinet, complete with 12 sprinklers consisting of all types and temperature ratings used throughout the installation.
    a. The cabinet shall be equipped with sprinklers and special sprinkler wrenches required for each type of sprinkler installed located in the dedicated Fire Riser Room.
2. Confer with the Architect for exact location of cabinet.

1.8 GUARANTEE

A. Guarantee all materials and workmanship for a period of one year beginning with the date of final acceptance by the fire department representative.
B. Contractor shall be responsible during the installation, testing and guarantee periods for any damage caused by themselves or his/her subcontractors' work, materials, or equipment.

1.9 PRODUCT DELIVERY

A. Delivery of Materials: Delivery of all materials and equipment to the job site shall be scheduled to assure compliance with the predetermined construction schedules.
B. Storage of Materials, Equipment, and Fixtures: Contractor shall be responsible for storage of materials on job site, including furnishing of any storage facilities or structures required.
C. Handling Materials and Equipment: Contractor shall be responsible for on-site handling of materials and equipment.

1.10 JOB CONDITIONS

A. Damage: Protect all unfinished work to prevent damage and furnish protection of all surrounding areas where necessary.
B. Leak Damage: The Contractor shall be responsible during the installation and testing periods of the sprinkler system for any damage to the work of others, to the building or its contents caused by leaks in any equipment, by unplugged or disconnected pipes or fittings, or by overflow, and shall pay for the necessary replacements or repairs to work of others damaged by such leakage.

1.11 PERMITS AND FEES

A. Pay for all permit fees, and charges required for this work.

PART 2 – PRODUCTS

2.1 GENERAL

A. All components shall be used in accordance with the manufacturer's recommendations and its UL listing and/or FM approval.
B. The naming of manufacturers in the specifications shall not be construed as eliminating the materials, products or services of other manufacturers and suppliers providing approved equivalent items.

C. The substitutions of materials or products other than those named in the specifications are subject to proper approval of the Owner or Owner's Representative in writing.

2.2 DESIGN CRITERIA

A. Sprinkler System

1. Light Hazard Areas - Wet system with a K-Factor of 5.6 spaced to a maximum of 225 square feet per sprinkler, limited per hydraulic calculations or construction type, whichever is less. The system design shall provide a minimum density of .10 gallons per minute per square foot over the most remote 1,500 square feet. Where the roof/ceiling slope exceeds 2:12, a 30% increase in the most remote area shall be applied. Light Hazard areas include attics, public areas, common areas, hallways, restrooms, lactation rooms, community room, break rooms, corridors, etc.
2. Ordinary Hazard Group I Areas - Wet system with a K-Factor of 5.6 spaced to a maximum of 130 square feet per sprinkler or limited per hydraulic calculations, whichever is less. The system design shall provide a minimum density of .15 gallons per minute per square foot over the most remote 1,500 square feet. Ordinary Hazard Group I areas include storage rooms, janitor rooms and generator/electrical room.

2.3 ABOVEGROUND PIPE

A. Feed Mains and Branch Line Piping

1. Pipe shall be new, rated for 175 psi working pressure, conforming to ASTM specifications, and have the manufacturer's name and brand along with the applicable ASTM standard marked on each length of pipe.
   a. Pipe shall be black steel and must comply with the specifications of the American Society for Testing and Materials, ASTM A 53 for welded and seamless steel pipe.
   b. Schedule 40 piping is required for all branch lines and arm-overs.
   c. Schedule 40 piping is required for mains, regardless of pipe diameter.
   d. Schedule 7 or similar thin wall piping is not permitted.
   d. Galvanized pipe shall be used when exposed to the outside.
   e. Galvanized pipe shall be used for drain pipe.
   f. A seismic separation assembly shall be installed where sprinkler piping crosses building seismic separation joints (if present).
   g. System shall be designed to facilitate flushing of all cross mains and branch lines.

2.4 FITTINGS AND JOINTS

A. Steel Pipe:

1. Screwed fittings shall be ductile iron, 175-pound class, black, and in accordance with ANSI B 16.4 or malleable iron, 175-pound class, black and in accordance with ANSI B 16.3. Bushings shall not be used.

2. Weld fittings shall be steel, standard weights, black, and in accordance with ASME B 16.9, ASME B 16.25, ASME B 16.5, ASME B 16.11 and ASTM A 234.
3. Grooved fittings and couplings shall be produced by the same manufacturer.
4. Grooved couplings shall be dimensionally compatible with pipe.

2.5 SPRINKLERS

A. Listed lead-coated or corrosion-proof sprinklers shall be installed in all areas exposed to outside atmosphere or to corrosive conditions.
B. Sprinklers in light hazard and ordinary hazard occupancies shall be upright or pendent, quick response type with intermediate temperature rating.
C. Sprinklers in unfinished areas shall be rough brass finish. Sprinklers in finished areas shall have white paint finish applied at the time of sprinkler manufacturing. All sprinklers that have overspray by other trades at the project site shall be replaced.
D. Pendent sprinklers installed in areas where ceilings are located shall be of the semi-recessed type. Sprinklers shall be installed in the quarter points or center of ceiling tiles.

2.6 VALVES

A. Control valves shall be listed/approved indicating type.
   1. OS & Y valves shall be resilient seat type.
   2. Butterfly valves shall be gear operated with internal tamper switches.
   3. Ball valves shall be gear operated with full port.
B. Drain, trim, and test valves shall be approved.
C. Check Valves
   1. Check valves for water supply, fire department connections and risers shall have removable covers for maintenance without removing the valve from the system.
   2. Check valves in the trim shall be approved.

2.7 SLEEVES FOR WALL/FLOOR PENETRATIONS

A. Sleeves through walls and floors shall be of a type that can be made watertight and fire stopped.
   1. Sleeve sizes shall be as required by NFPA 13 for Earthquake Protection.
   2. Provide fire stopping for all rated penetrations based upon piper materials, sizes and wall construction.

2.8 WATER FLOW ALARM AND SUPERVISORY DEVICES

A. Devices shall be listed/approved for the intended application and compatible with the alarm system.
   1. Supervisory (Tamper) switches provided with butterfly/ball valves by the valve manufacturer shall be listed/approved as an assembly.
B. Water Flow Switches.
   1. Vane type flow switches shall be compatible with the alarm system and provided by the fire sprinkler contractor.

2.9 SIGNAGE

A. Provide standard metal signs in English in accordance with NFPA 13.
B. Provide hydraulic calculation information signs at risers in accordance with NFPA 13 and the 2022 CBC requirements.

2.10 HANGERS

A. All hanger components shall be of an approved and listed type.
   1. Earthquake bracing steel shapes listed in NFPA 13 shall be limited to maximum length indicated. The slenderness ratio shall not exceed 200.

PART 3 – EXECUTION

3.1 GENERAL

A. Product Delivery
   1. Delivery of all materials and equipment to the job site shall be scheduled to assure compliance with the predetermined construction schedules.
   2. Storage of Materials, Equipment, and Fixtures: Contractor shall be responsible for storage of materials on job site, including furnishing of any storage facilities or structures required.
   3. Handling Materials and Equipment: Contractor shall be responsible for on-site handling of materials and equipment.
B. Clean-up
   1. Maintain the premises free from accumulation of waste materials or rubbish caused by this work.
   2. At the completion of the work, removed all surplus materials, tools, etc., and leave the premises clean.
C. Leak Protection
   1. Damage: Protect all unfinished work to prevent damage and furnish protection of all surrounding areas where necessary.
   2. Leak Damage: The Contractor shall be responsible during the installation and testing periods of the fire protection system for any damage to the work of others, to the building or its contents caused by leaks in any equipment, by unplugged or disconnected pipes or fittings, or by overflow, and shall pay for the necessary replacements or repairs to work of others damaged by such leakage.

3.2 FABRICATION

A. Pipe Ends
   1. Ream and remove burrs after cutting pipe. Standard wall pipe ends shall be welded, threaded, cut grooved, or plain end.
   2. Thin wall pipe ends shall be plain end, welded or roll grooved in accordance with the fitting manufactures' recommendation.
   3. Threads shall be in accordance with ASME B1.20.1. Each thread on light wall pipe shall be gauged before the fitting is made-up.
B. Grooved Ends

1. Pipe minimum thickness, squareness, and out-of roundness shall be in accordance with the coupling manufacturers specifications.
2. Pipe surface shall be free of indentations, projections, or roll marks from the end of the pipe to the groove.

C. Welding
1. No field welding of sprinkler piping shall be permitted.
2. Headers risers, feed mains, cross mains and branch lines may be shop welded using acceptable welding fittings. Welding methods shall comply with all the requirements of AWS B2.1.
3. Certified records shall be maintained upon the completion of each weld, welder shall stamp an imprint of their identification into the side of the pipe adjacent to the weld.

3.3 INSTALLATION

A. General
1. A clean set of prints or shop drawings shall be maintained at the site and marked up to show any changes.
2. Piping shall be installed above ceilings except in areas where there is no ceiling. Install piping in exposed areas as high as possible using necessary fittings and auxiliary drains to maintain maximum clear head room.

3.4 SPRINKLERS

A. General
1. Sprinklers below ceilings of exposed piping shall be listed and approved regular bronze frame upright type, in upright position.
   a. Listed and approved regular bronze pendent type may be used where necessary due to clear height requirements, duct interference, etc.
2. Sprig-ups shall be provided wherever necessary to provide proper deflector distances in accordance with NFPA 13 requirements.

B. Sprinkler Guards and Water Shields
1. Provide guards on sprinklers within 7 feet of finished floor or wherever sprinklers may be subject to mechanical damage.

C. Drains
1. Provide main drain valve at system control valve, sized in accordance with NFPA 13 and AHJ requirements that extend piping to exterior or to hub drain per plumbing documents.
2. Provide all auxiliary drains where necessary.
3. Pipe all drains and auxiliary drains to locations where water drained will not damage stock, equipment, vehicles, planted areas, etc., or injure personnel.
4. Plugs used for auxiliary drains shall be brass.
5. All piping and fittings downstream of drain valve shall be galvanized.
6. The contractor shall comply with all water discharge restrictions.

3.5 VALVES

A. General

1. Valves shall be installed with sufficient clearance for operation, testing, and maintenance.
2. Where wafer bodied valves are used, they shall be installed so that the discs do not interfere with other components.

B. Control valves shall be installed so that valve position indicator is visible.

C. Drain, test, and trim valves.
1. Valves shall be installed no more than 7 feet 0 inches above the finished floor and shall be accessible.

3.6 FIRE DEPARTMENT CONNECTION

A. Refer to Civil drawings.

3.7 PRESSURE GAUGES

A. Gauges shall be located where not subject to freezing.

B. Gauges shall be installed vertically, with three-way valve with ¼-inch plugged outlet, and as follows:
1. Above and below wet system riser check valves.
2. At each water supply and inlet of floor control valve.

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4.1 HANGERS, SUPPORTS, AND EARTHQUAKE BRACING

A. General
1. All piping must be substantially supported from building structure and only approved types of hangers by the structural engineer of record are to be used.
a. Piping lines under ducts shall not be supported from duct work, but shall be supported from building structure with trapeze hangers where necessary or from steel angles supporting duct work in accordance with NFPA 13.
2. All thread rods shall not be bent.
3. Hanger components shall be ferrous.
4. Powder driven studs shall be specifically listed for use in the required seismic zone.

B. Feed and Cross Mains
1. Install at least one hanger per length of pipe up to 8 feet in length joined by grooved couplings.

C. Risers
1. Risers shall be supported at lowest level and alternate levels above using riser clamp (if applicable).
2. Install flexible couplings in risers as required by NFPA-13..

D. Earthquake Protection
1. Install flexible joints and sub bracing as provided in NFPA 13 section 9.3.2.

4.2 SLEEVINGS, WALL & FLOOR PENETRATIONS - SEE SECTION 07 84 00

A. Set Schedule 40 sleeves in place for all pipes passing through openings in fire resistance rated construction when required by UL listing for fire stopping method utilized.

B. Provide clearance between the sprinkler piping and sleeves in accordance with NFPA and/or FM.
   1. The space between sleeve and pipe shall be filled with noncombustible, UL listed fire- stopping materials.
   2. Provide chrome wall plates at each side of wall.
C. Sleeves through floors shall be watertight.
   1. Penetrations through fire rated construction shall be adequately fire stopped to maintain the fire resistance rating required.

4.3 SIGNAGE

A. Valves
   1. Secure to each valve with corrosion resistant wire or chain with signage indicating the valves use.
B. Hydraulic Design Information
   1. Secure to each system riser with corrosion resistant fasteners.

4.4 WATER FLOW ALARMS & SUPERVISORY DEVICES

A. Alarm Bells
   1. Electric bells and wiring diagrams shall be delivered to the alarm contractor for installation and wiring.
B. Alarm and Supervisory Switches
   1. Deliver wiring diagrams to alarm contractor.
   2. Install alarm water flow switches in accordance with switch and valve manufacturer's instructions.
   3. Install and adjust valve supervisory switches in accordance with switch manufacturer's instructions.

4.5 INSPECTOR'S TEST

A. Provide inspector's test connections, as specified in NFPA 13, at required points for testing each water flow alarm device.
   1. Discharge orifice shall have same size orifice as smallest orifice sprinklers installed.
B. Provide 1-inch sight glass if inspector's test discharge cannot be readily observed while operating valve.
C. Pipe all inspector's test connections discharging to atmosphere to location where water drained will not damage stock, equipment, vehicles, planted areas, etc., or injure personnel.
D. Splash blocks shall be provided where inspector's test discharge could produce damage to surroundings.
E. All pipe and fittings downstream of inspector's test valve shall be galvanized.

4.6 SYSTEM ACCEPTANCE

A. Tests
   1. General system test shall be coordinated with the Architect and Engineer for training and witnessed by the AHJ.

a. Problems noted during testing such as air or water leaks, difficulty in operating valves, alarm failures, etc. shall be corrected before the installing subcontractor leaves the job.

2. Hydrostatically test all overhead piping at 200 psi for two hours.
   a. If the highest static pressure at the lowest point in the system exceeds 150 psi, the system shall be tested at 50 psi more than the highest static pressure.
3. Flow Tests
   a. Main drain shall be opened wide until pressure stabilizes then slowly closed, noting and recording flowing (residual) and static (non-flow) pressures. Test data to be affixed to riser assembly for future reference.

B. Valve Operation
   1. Operate each valve through its entire range. Adjust valve packing glands.
   2. Threads for hose valve/wall hydrant outlets and fire department inlets shall be verified to conform to those used by the AHJ.

C. Water Flow and Supervisory Devices
   1. Coordinate testing of electric components with the alarm contractor.
   2. Each water flow device shall be tested in accordance with NFPA 72 by opening the inspectors test or alarm test valve.
   3. Each valve supervisory device shall be tested by operating the valve wheel/crank.
   4. Verify all signals have been noted by the fire alarm control panel and each audible alarm device operates.

D. Contractor's material and test certificates and all required NFPA certificates shall be completed for each system/floor, signed by the Contractor, witnessed by the owner's representative/AHJ and be provided to the owner, local fire marshal and architect.

E. Training
   1. General – In addition to the tests required in Parts A through C and witnessed by the owner's representative(s), conduct one/two-hour training sessions to familiarize the representatives with all operating features of the system, including control valve, drain and test valve locations and operations.
   2. Provide owner's representatives with:
      a. A small-scale plan of the system/building showing locations of control, drain and test valves.
      b. Component manufacturer's inspection and testing manuals.
      c. Two copies of NFPA 25 (California edition).
   3. Spare Parts
      a. Provide 12 spare sprinklers consisting of all types and ratings that are installed, in a steel cabinet complete with special sprinkler wrenches. Install cabinet as directed by architect/owner.

4.7 ADJUSTMENT AND CLEANING

A. Cleaning: Flush all piping in accordance with NFPA Standards for test procedures.

4.8 TRAINING

A. Conduct two training sessions of four hours each to familiarize the facility personnel with the features, operation and maintenance of the sprinkler systems.
B. Training sessions shall be scheduled by the Owner at a mutually agreeable time to the Contractor.

4.9 EMERGENCY SERVICE

A. The installing subcontractor shall provide emergency repair service for the sprinkler system within four hours of a request for such service by the District during the warranty period.
B. This service shall be available on a 24-hour per day, seven-day per week basis.

END OF SECTION

SECTION 27 40 00

AUDIO-VIDEO COMMUNICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Work Included.

B. Submittals

C. Pre-Installation Meeting

D. Warranty

1.02 WORK INCLUDED

A. The work includes audio-visual (AV) equipment/systems for the new 14,034 SF Civic Center building and 3,592 SF Community Emergency Operations Center (EOC). The AV equipment is broken down into three systems/categories as follows:

1. General Audio-Visual Equipment
2. Telecommunications Equipment
3. Security Equipment

B. The Work for the above AV equipment includes providing all equipment, materials, labor and other resources necessary to provide complete and functional/operational Audio-Visual equipment for the Civic Center Building in the occupancy areas/spaces defined, with the above equipment/systems and associated cables, hardware and connectors, infrastructure integral to the building. The provided equipment/systems shall meet the design intent of the three above-referenced AV systems, attached at the end of this Section, including training and commissioning and a 1-year maintenance contract.

1.03 PRE-INSTALLATION MEETING

A. Coordinate and schedule a pre-installation meeting for the AV systems, a minimum of 21 calendar days prior to scheduled start of Work. The meeting may be a combined meeting for all three AV systems. At a minimum, include Contractor, Subcontractor(s), Owner, Owner's Representative, Architect, manufacturers of equipment/systems if warranted.

1.04 SUBMITTALS

1. Submit shop drawings, product data sheets and other technical information demonstrating conformance to the Basis of Design

documents attached to these Specifications, for review and approval by the Owner and Architect.

a. Submit copies of all warranties, for review/approval by Owner and Architect.
b. Submit detailed schedule delineating timing of installation of all concealed conduits, wiring and other components, such that these components are installed and tested prior to closure/installation of drywall, ceilings, flooring and other construction that will conceal such components.
c. All listed Brand Name equipment may include “or equal” manufacturers that meet the design intent of the listed equipment and perform as described in the Basis of Design documents. Do not “mix and match” AV equipment where compatibility is of utmost importance to the functionality of the system.
d. Submit the AV packages as three separate submittal packages for the equipment/systems listed above.
e. Provide sufficient product information to demonstrate conformance to the design intent and description of the three AV systems. Indicate any exceptions to the design intent of the AV systems and listed equipment.
f. Clearly show where coordination and overlap occurs between the AV systems, and how such systems will be coordinated during construction.
g. Submit AV Work Plan, showing phasing of all Work to be performed for proper installation of the AV systems, for approval by Owner and Architect.
h. Closeout Submittals:
    1) Complete O&M Manual for each AV System.
    2) 1-Year Maintenance Agreement

1.05 WARRANTY

A. Provide manufacturers’ warranty for each individual equipment items to be provided. Manufacturer’s warranty shall meet at a minimum, 12-month standard warranty required of the General Conditions, and shall meet all manufacturer warranties specified in the attached documents.

PART 2 PRODUCTS

2.01 GENERAL

A. Provide products meeting the design intent of the attached AV system Basis of Design documents.

PART 3 EXECUTION

3.01 GENERAL

A. Install all equipment in accordance with manufacturers’ recommendations.

B. Provide manufacturers' field support during installation, startup and testing, as recommended by the corresponding manufacturers. Provide sufficient field training on use of the AV systems as part of AV system startup activities.

END OF SECTION

Phelan Piñon Hills Community Services District Civic Center

BASIS OF DESIGN NARRATIVE – General Audiovisual

Date: **10/01/2025**

From: **Shan Cawili – PLANNET**

Re: **General Audiovisual**

1. INTRODUCTION

The following design assumptions apply in the development of this narrative. This BOD narrative focuses on the AV systems for the conference room, office, and entry/ lobby only.

In February 2008, the citizens of Phelan and Piñon Hills voted to separate the Water, Parks and Recreation, and Street Lighting Districts from the County of San Bernardino and to create a Community Services District. The Phelan Piñon Hills Community Services District (PPHCSD) is a consolidation of three Special Districts and enables the Communities to establish a form of self-governance while maintaining their individual rural integrity. The District is interested in developing an expansion of Phelan Community Park for us of the community of Phelan and Pinon Hills. The new 14-acre park will host community events, district offices, and multiple sports venues. The project is being split into at least 4 phases, with a new 14,035 SF, 1-story Civic Center building on the West side of the site.

The following design assumptions apply to the development of this design development narrative.

1. Based on information obtained during the client call, the following items are noted and are included with the current program documentation:

    - Client interview.
    - Design Criteria requirements.

2. SPACES

Areas in the expansion project consist of the following Audiovisual spaces:

- (1) Conference Room 105
- Community Room
- (3) Offices
- (1) Entry 104

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Addendum No. 2

Audiovisual Space requirements and PLANNET comments are as follows:

- Provide LCD 4K Display shall be sized according to room dimensions and viewing distances.
- Microphones and speakers shall be sized according to room dimensions and acoustics.
- Video cameras shall be sized according to room dimensions.
- "One Touch" join meetings for intuitive functionality. With a single button press on the touch panel included with each videoconferencing room, employees at PPHCSD shall be able to join the scheduled videoconference call. For this feature to work, the organizer must include the room in the meeting invite and have a mini PC or appliance in the room that can be loaded with the room videoconferencing platform to receive that invite. That PC must be part of an integrated "kit of parts" designed to work together with
- Meeting invites come from a variety of outside organizations (clients, partners, etc.), and each one has their own preference when it comes to what UC platform they use for video and conference calls.
    - To accommodate third-party calls, a third-party button integration can be added to the panels to launch the WebRTC clients of the various platforms.
- Enhanced experience for far end videoconferencing users by using quality mics and cameras.
- Simplicity in systems and equipment, including control unit. All videoconferencing rooms shall be controlled by an intuitive touch panel featuring the same look and feel already familiar to the users.
- Cost management
    - PLANNET understands that the audiovisual systems must be designed to not only meet PPHCSD's functional and aesthetic needs, but also regarding cost management.

3. SPACE REQUIREMENT DETAILS

3.1 Large Conference Room Overview

The space is designed to support 10–12 participants for meetings, audio and video conferencing, local presentations, and to serve as an overflow space for the Emergency Operations Center (E.O.C.) / Boardroom.

A 75-inch 4K commercial-grade display shall be wall-mounted on a dual-swing articulating arm mount with an in-wall storage box for cable management and equipment concealment.

A video conferencing soundbar with integrated camera shall provide high-quality audio and video for conferencing sessions. The system shall include auto-framing camera functionality, integrated microphones, and built-in speakers to ensure clear communication during calls.

A wireless presentation system shall allow participants to share content from laptops and mobile devices without the need for physical cables.

A digital signage media player shall be provided to display scheduled content and room information.

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Addendum No. 2

A network-based AV transport system and video switcher shall manage routing of connected sources to the display.

All AV components shall be supported by a managed network switch and a dedicated control processor for reliable communication and system integration.

System operation shall be managed through a touch control interface located near the display. The control panel shall provide user access to system functions including power on/off, source selection, volume control, input switching, and channel navigation.

3.2 Community Room Overview

The use case of this space is to allow 40-50+ people to conduct meetings, conferences, local presentations and serve as an over-flow space for the Emergency Operation Center (E.O.C.) / Boardroom. The room video shall be supported with a 98" 4K display.

Room audio shall be supported with portable speakers and connected through local speaker input connections at the front wall.

3.3 Offices

The use case of this space is to allow 1-5 people to conduct meetings, audio/video conferences and local presentations. The room shall be based on the videoconferencing room platform with dual 55" 4K displays.

Room shall be supported with a smart sound bar containing camera, microphone, and speakers.

Control shall be supported with a touch screen running the videoconferencing application and additional UC platform buttons.

3.4 Entry / Digital Signage

The use case of this display is to allow helpful business information to be shared within the entry area. The entry shall have a 55" 4K display for digital signage.

END OF DRAFT BASIS OF DESIGN NARRATIVE - AUDIOVISUAL

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Addendum No. 2

Exhibit B - Audio Visual Systems

Addendum No. 2

Specification Section Room Type / Category	Item	Product Description	Manufacturer	Model
Conference Room		**105**		
Displays/Screens	1.01	75" 4K Commercial-Grade Display	Samsung	QM75C
	1.02	Large Thinstall™ Dual Swing Arm Wall Display Mount - 25 Inch Extension	Chief	TS525TU
	1.03	Large In-Wall Storage Box	Chief	PAC526
Video Systems	2.01	UC Video Conference Smart Soundbar & Camera	Crestron	UC-SB1-CAM
	2.02	DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder	Crestron	DM-NVX-384
	2.03	AirMedia® Receiver 3200 with Wi-Fi® Network Connectivity	Crestron	AM-3200-WF
	2.04	DM® Essentials 4K60 4:4:4 Transmitter and 2x1 Auto-Switcher for HDMI®, USB-C® DisplayPort™, and USB 2.0 Signal Extension over CATx Cable	Crestron	HD-TXU-4KZ-211
	2.05	DM® Essentials 4K60 4:4:4 Receiver for HDMI®, USB 2.0, and Ethernet Signal Extension over CATx Cable	Crestron	HD-RXU-4KZ-101-E
Control System	4.01	8x1G PoE+ 110W 1x1G and 1xSFP Managed Switch	Netgear	GSM4210PD
	4.02	4-Series™ Control System	Crestron	RMC4
	4.03	7 in. Tabletop Touch Screen, Black Smooth	Crestron	TS-770-B-S
Other/Misc.	5.01	Miscellaneous cables, hardware and connectors		
Training & Commissioning				
Shipping				
1-Year Maintenance				
Total Cost - Each				

Exhibit B - Audio Visual Systems

Addendum No. 2

Specification Section Room Type / Category	Item	Product Description	Manufacturer	Model	Qty.
Office		**1, 10, 11**			
Displays/Screens	1.01	65" Commercial 4K Display	Samsung	QM65N	1
	1.02	Large Low-Profile In-Wall Swing Arm Mount	Chief	PWRIWUB	1
	1.03	In-wall box, 20" x 20" **provided and installed by others**	Chief	PAC501	1
	1.04	Header and Footer Kit for PAC501 In-Wall Solution **provided and installed by others**	Chief	PACHFK1	1
Video Systems	2.01	AirMedia® Series 3 Conferencing System with AM-3200-WF and Jabra® PanaCast 50 Video Bar	Crestron	UC-SB-P50-AM-WF KIT	1
	2.02	HDMI/ USB-C Pass-thru Wallplate	Panel Crafters		1
	2.03	Apple TV	Apple		1
Other/Misc.	5.01	Miscellaneous cables, hardware and connectors			1
Training & Commissioning					
Shipping					
1-Year Maintenance					
Total Cost - Each					

Exhibit B - Audio Visual Systems

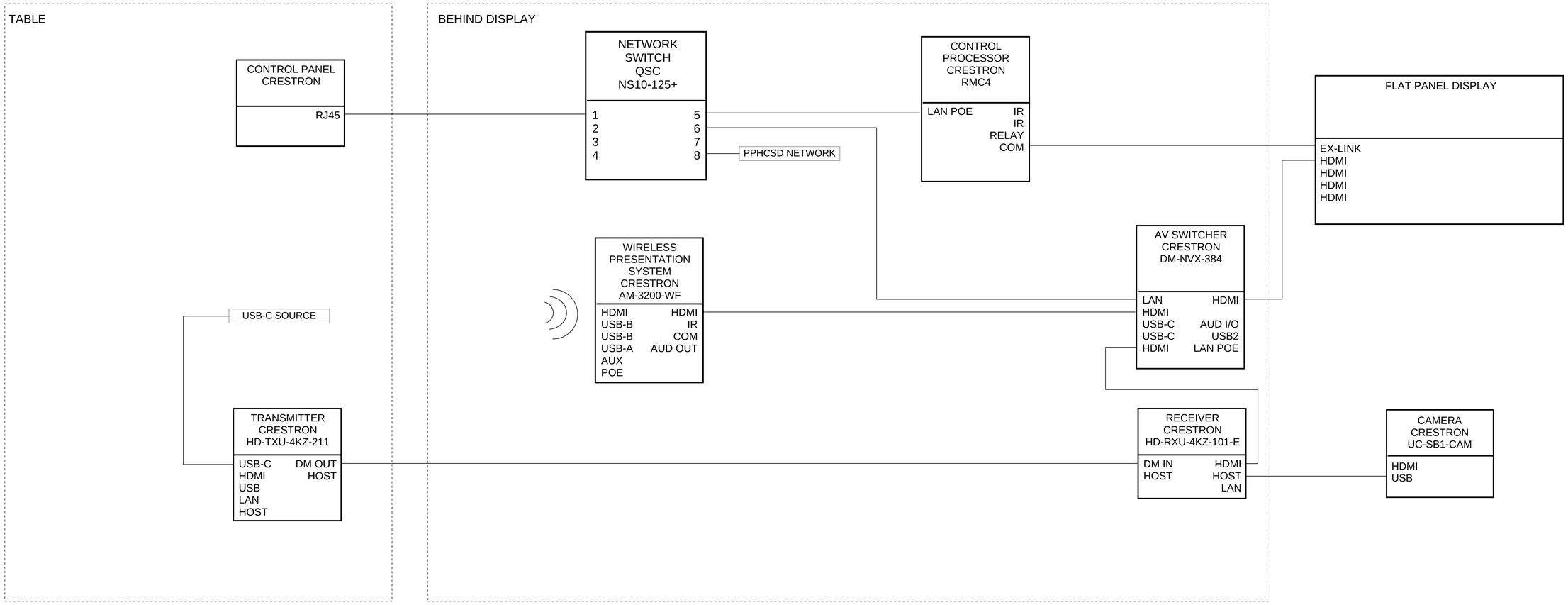
Addendum No. 2

Specification Section Room Type / Category	Item	Product Description	Manufacturer	Model	Qty.
Entry		**104**			
Displays/Screens	1.01	55" Commercial 4K Display	Samsung	QM55N	1
	1.02	Large Low-Profile In-Wall Swing Arm Mount	Chief	PWRIWUB	1
	1.03	In-wall box, 20" x 20" **provided and installed by others**	Chief	PAC501	1
	1.04	Header and Footer Kit for PAC501 In-Wall Solution **provided and installed by others**	Chief	PACHFK1	1
Video Systems	2.01	UltraHD Digital Signage I/O Player	Brightsign	HD225	1
	2.02	DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder	Crestron	DM-NVX-360	1
Other/Misc.	5.01	Miscellaneous cables, hardware and connectors			1
Training & Commissioning					
Shipping					
1-Year Maintenance					
Total Cost - Each					

Exhibit B - Audio Visual Systems

Addendum No. 2

Specification Section Room Type / Category	Item	Product Description	Manufacturer	Model	Qty.
Community Room		**Short Description**			
Displays/Screens	1.01	98" 4K Commercial-Grade Display	Samsung	QM98N	1
	1.02	Large Low-Profile In-Wall Swing Arm Mount	Chief	PNRIWUB	1
	1.03	In-wall box, 20" x 20" **provided and installed by others**	Chief	PAC501	1
	1.04	Header and Footer Kit for PAC501 In-Wall Solution **provided and installed by others**	Chief	PACHFK1	1
Video Systems	2.01	UltraHD Digital Signage I/O Player	Brightsign	HD225	1
	2.02	DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder	Crestron	DM-NVX-360	1
	2.03	HDMI Pass-thru Wallplate	TBD		1
Audio Systems	3.01	XLR Female Wallplate	TBD		2
Other/Misc.	5.01	Miscellaneous cables, hardware and connectors			1
Training & Commissioning					
Shipping					
1-Year Maintenance					
Total Cost - Each					



CONFERENCE ROOM

PHELAN PINON HILLS CSD
CONFERENCE ROOM

SINGLE-LINE
DRAWING

No.	Revision/Issue	Date

Firm Name and Address

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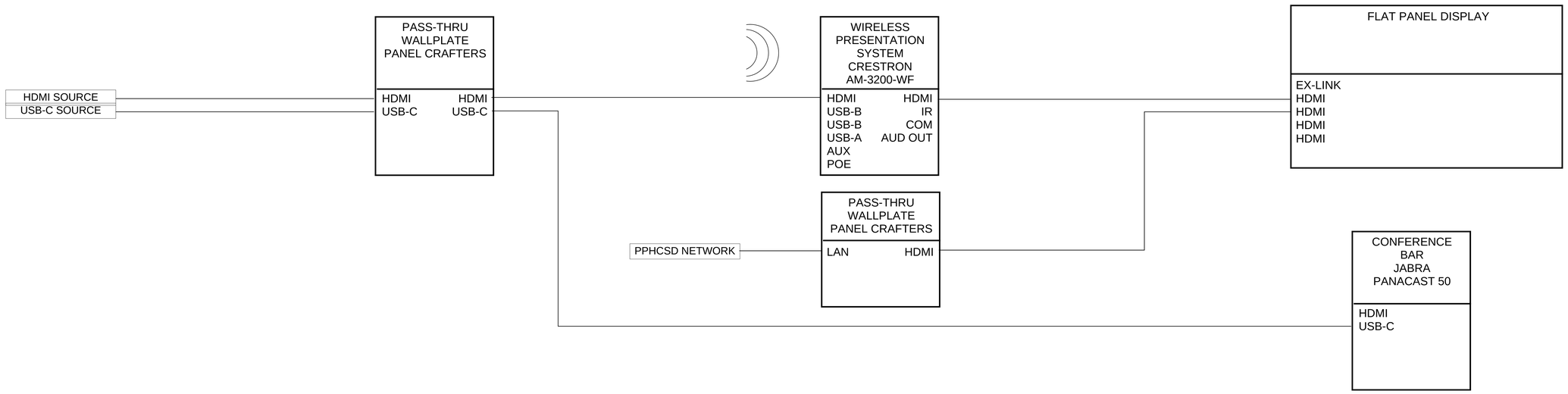
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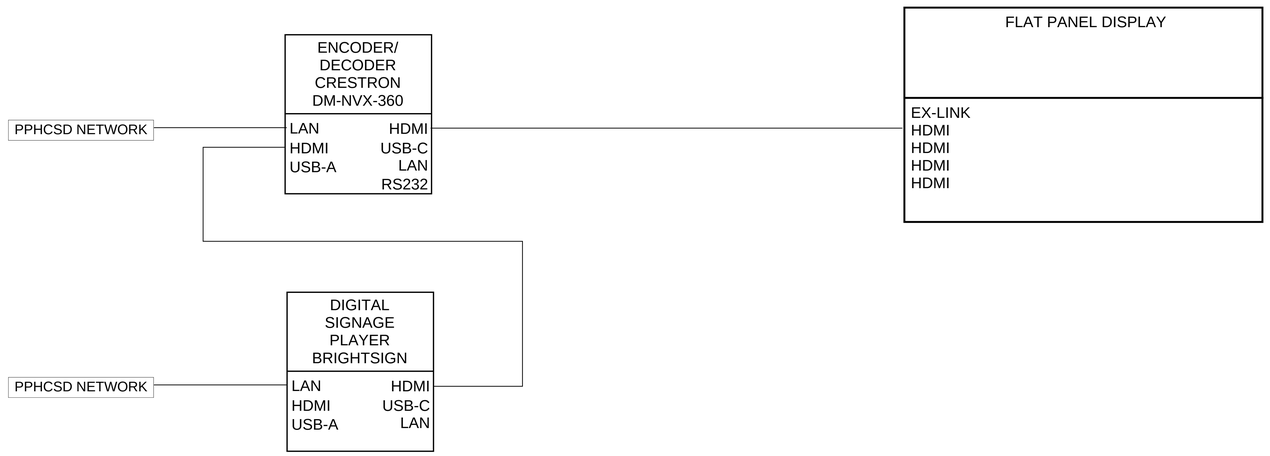
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SCALE	NTS

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AV104



OFFICE



ENTRY/ COMMUNITY ROOM

PHELAN PINON HILLS CSD
OFFICE / ENTRY / COMMUNITY ROOM

SINGLE-LINE DRAWING

No.	Revision/Issue	Date

Firm Name and Address

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DESIGNED BY	SC
DATE	03/31/2024
SCALE	NTS

Sheet

AV105

Phelan Piñon Hills Community Services District

BASIS OF DESIGN NARRATIVE – Boardroom Audiovisual

Date: **04/04/2024**

From: **Christian Madarang – PLANNET**

Re: **Boardroom Audiovisual**

1. INTRODUCTION

The following design assumptions apply in the development of this narrative. This BOD narrative focuses on the AV systems for the Boardroom/Emergency Operations Center only.

In February 2008, the citizens of Phelan and Piñon Hills voted to separate the Water, Parks and Recreation, and Street Lighting Districts from the County of San Bernardino and to create a Community Services District. The Phelan Piñon Hills Community Services District (PPHCSD) is a consolidation of three Special Districts and enables the Communities to establish a form of self-governance while maintaining their individual rural integrity. The District is interested in developing an expansion of Phelan Community Park for us of the community of Phelan and Piñon Hills. The new 14-acre park will host community events, district offices, and multiple sports venues. The project is being split into at least 4 phases, with a new 14,035 SF, 1-story Civic Center building on the West side of the site.

From an audiovisual perspective, the Boardroom is a substantial component of the project, as it will also serve as an Emergency Operations Center (EOC).

The following design assumptions apply to the development of this design development narrative.

1. Based on information obtained during the client call, the following items are noted and are included with the current program documentation:

    - Client interview.
    - Design Criteria requirements.

2. SPACES

Areas defined by this document consist of the following Audiovisual spaces:

- (1) Boardroom/EOC

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Addendum No. 2

Audiovisual Space requirements and PLANNET comments are as follows:

- The Boardroom shall serve the primary purpose of providing a permanent location from where the District can hold Board and Committee meetings.
- When used for meetings, the public seating area shall have the ability to view presentations on a video display. The presentation shall originate from a computer within the AV system or an HDMI source at the lectern.
- Audio shall be intelligible from anywhere in the Boardroom and compliant to ADA requirements of accommodations for the hard-of-hearing.
- AV system control shall provide detailed control over the system for technical operators, but should also be easy to use for administrative and non-technical staff.
- The Boardroom shall also have overflow capabilities to the Large Conference Room and Lobby. This is a secondary function to those rooms, with the primary functions being noted in the Basis of Design for General Audiovisual.
- The Boardroom shall also function as an Emergency Operations Center, or EOC, when activated for that use case. The EOC function should allow viewing of (4) sources simultaneously, each on its own display. Available sources should include (4) HDMI inputs for laptops and (2) cable TV set top boxes. The EOC functions shall tie to the house loudspeakers and the main presentation display.

3. SPACE REQUIREMENT DETAILS

3.1 Boardroom (Board Meeting Function)

The use case of this space is to allow approximately 50 people to be audience at a board meeting. The board will consist of 12-14 board members and staff at a dais and tables. Presenters will be able to address the board from a lectern. Participants will be able to join remotely via Zoom and should be able to interact with meeting participants equally to participants that are attending in-person.

The main display in the room shall be a 98"-100" commercial-grade flat panel display mounted to the side wall of the room. It shall be viewable by all audience members. Audio shall be fed to the audience space via in-ceiling loudspeakers with quantity sufficient to provide full coverage to the entire audience space. An in-ceiling microphone array shall also be incorporated into the design to capture speech within the audience space for delivery to a video conference call. There shall also be three PTZ broadcast cameras to cover the dais, the lectern, and the audience. A fourth fixed broadcast camera shall provide a constant full view of the dais. All cameras shall be controllable from the control room.

The dais shall be fitted with individual confidence monitors with the ability to change what is shown between any available sources. Gooseneck microphones will also be placed at each position for capture of speech. There shall also be individual audio monitors at each position for listening to program audio and voice reinforcement. A touch panel controller at each position will allow controls such as confidence monitor source selection, mic muting, etc.

The AV system shall be controllable from the control room via a touch screen control panel. Other control from the control room shall include broadcast switching/routing, PTZ camera control and audio control. There shall be a mic and audio monitor for talk

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Addendum No. 2

back to the Boardroom.

The room shall be equipped with an assistive listening system to support the occupancy of the space and provide sufficient accommodation for the hard of hearing, per applicable codes.

3.2 Boardroom (Emergency Operations Center Function)

The use case of this space is to allow activation as a community Emergency Operations Center. The configuration shall be focused on the Incident Command System (ICS) organizational structure. There shall be four 75" flat panel displays on mobile carts that connect to floor boxes fed by the AV system. Each display will serve as a monitor for a given ICS section. Each section will have an HDMI input that feeds the display, as well as the AV system. The main Boardroom display will have the ability to display content from any of the four sections, or from the cable TV set top box in the system.

The boardroom broadcast will serve as video coverage of activity within the Boardroom during an EOC activation. An operator will have the ability to send the feed to an observation room. Similarly, video shown on the main display will also be viewable from the observation room.

If necessary for the incident, the EOC will also have the ability to connect to a video conference call, utilizing the broadcast cameras in the room for video, and the ceiling microphone for speech. The video conference call will be hosted from the PC within the Boardroom AV system.

END OF DRAFT BASIS OF DESIGN NARRATIVE - AUDIOVISUAL

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Addendum No. 2

Exhibit B - Audio Visual Systems

Addendum No. 2

Specification Section Room Type / Category	Item	Product Description	Manufacturer	Model	Qty.
Boardroom		**Short Description**			
Displays/Screens	1.01	98" Flat Panel Display	Samsung	QM98T-B	1
	1.02	Universal in-wall Mount	RP Visual	RPWM-32MAXBF-XMS-UNV	1
	1.03	22" Desktop Display -(13) Dais Positions	Planar	PCT-2235	13
Video Systems	2.01	DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder -98" Flat Panel Display -Lectern Input -(2) Dais Inputs -(13) Dais Monitors	Crestron	DM-NVX-360	17
	2.02	PTZOptics Move 4K SDI/HDMI/USB/IP PTZ Camera with 20x Optical Zoom (White)	PTZOptics	PT20X-4K-WH-G3	2
	2.03	PTZOptics Move 4K SDI/HDMI/USB/IP PTZ Camera with 12x Optical Zoom (White)	PTZOptics	PT12X-4K-WH-G3	2
	2.04	PTZOptics 20x NDI|HX ZCAM 3G-SDI Box Camera	PTZOptics	PT20X-NDI-ZCAM	1
	2.05	Web Presenter 4K	Blackmagic Design	BDLKWEBPTR4K	1
	2.06	Mini Converter SDI Distribution	Blackmagic Design	CONVMSDIDA	1
Audio Systems	3.01	6" Ceiling Loudspeakers	JBL	Control 26CT	6
	3.02	Ceiling Array Microphone	Shure	MXA920	1
	3.03	Gooseneck Mircophone -(13) Dais Positions -(1) Lectern	Shure	MX415RLPDF/C	14
	3.04	Gooseneck Microphone Desktop Base -(13) Dais Positions -(1) Lectern	Shure	MX400DP	14
	3.05	Decora-Style Audio Monitor -(13) Dais Positions	RDL	DB-PSP1	13
	3.06	Desktop Mount for Decora-Style Audio Monitor -(13) Dais Positions	RDL	DC-1G	13
	3.07	4 Input, 4 Output Dante Audio Interface	Extron	AXI 44 AT	4
	3.08	Handheld and Lavalier Combo Wireless Microphone System	Shure	QLXD124/85	2
	3.09	Bodypack Combo Wireless Microphone System	Shure	QLXD14	2
	3.10	Five-Way Active Antenna Splitter	Shure	UA844+SWB/LC	1
	3.11	Active Antenna Amplifier	Shure	UA834WB	4
Control System	4.01	10.1 in. Tabletop Touch Screen, Black Smooth -(2) Dais Positions with AV control	Crestron	TS-1070-B-S	2
	4.02	7 in. Tabletop Touch Screen, Black Smooth -(11) Dais Positions	Crestron	TS-770-B-S	11
Other/Misc.	5.01	Miscellaneous Cables, Connectors, and Hardware	TBD	TBD	1
Training & Commissioning					
Shipping					
1-Year Maintenance					
Total Cost - Each					

Exhibit B - Audio Visual Systems Line Item Pricing Spreadsheet

Addendum No. 2

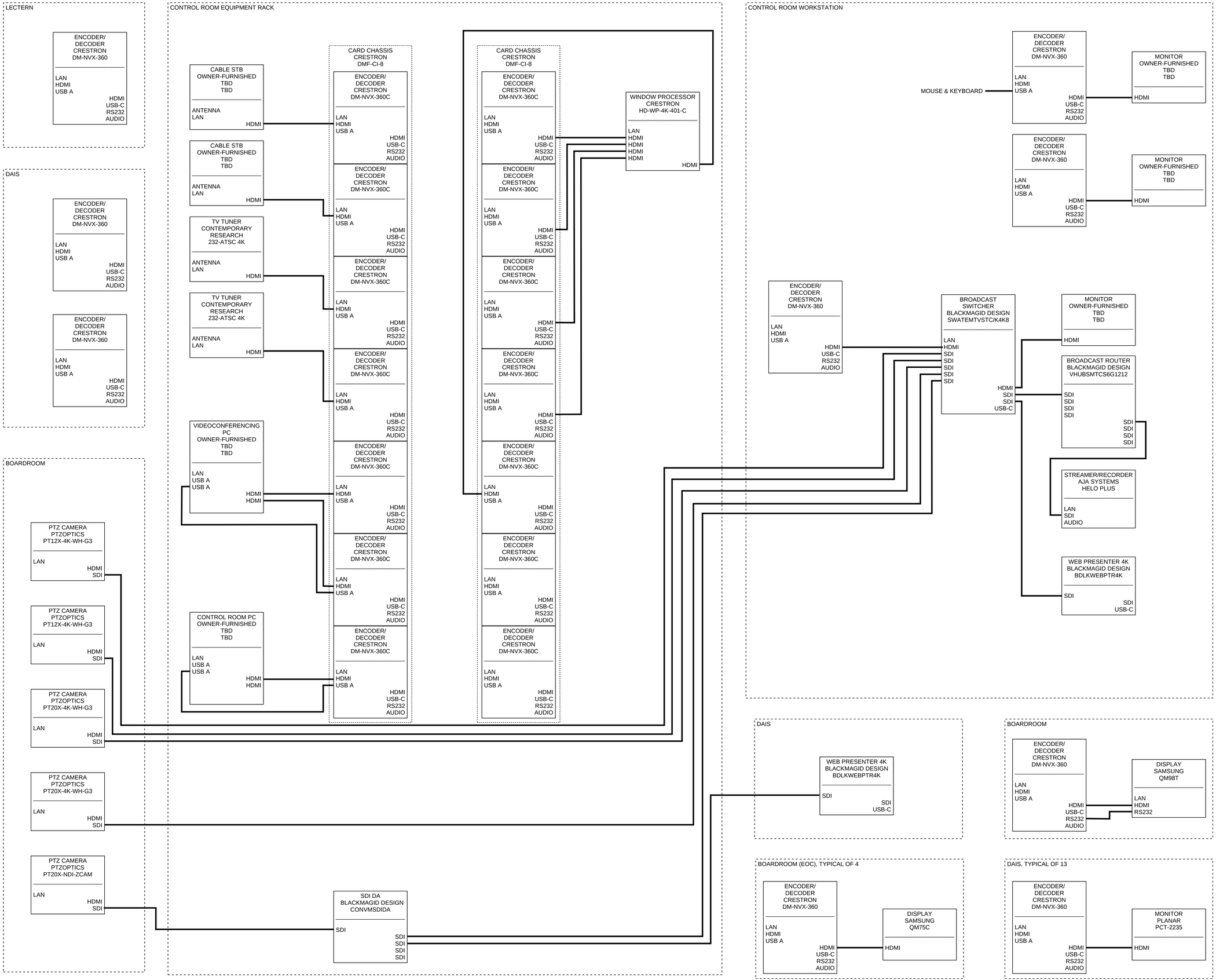
Specification Section Room Type / Category	Item	Product Description	Manufacturer	Model	Qty.	Material Unit Price	Material Sub-Total	Labor Sub-Total	Sales Tax (Material only)	Total Cost by Category (Labor + Material + tax)
Control Room		**Short Description**								
Displays/Screens	1.01	Multiview Desktop Monitor	OFE	OFE	1	$ -	$ -	$ -	$0.00	$ -
	1.02	Control Room PC Monitor	OFE	OFE	2	$ -	$ -	$ -	$0.00	$ -
Video Systems	2.01	DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder -(2) Control Room Monitor -Broadcast Switch	Crestron	DM-NVX-360	3	$ 1,389.02	$ 4,167.07	$ 1,458.48	$322.95	$ 5,948.50
	2.02	DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder Card -Video Conferencing PC 1 and 2 -Control Room PC -(2)Cable TV set top box -(2) TV Tuner -(5) Window Processor I/O -Program Audio -(1) Spare	Crestron	DM-NVX-360C	14	$ 1,207.32	$ 16,902.44	$ 5,915.85	$1,309.94	$ 24,128.23
	2.03	DigitalMedia™ Card Chassis for DM-NVX-C & DMCF, 8 Slots	Crestron	DMF-CI-8	2	$ 1,341.46	$ 2,682.93	$ 939.02	$207.93	$ 3,829.88
	2.04	ATEM Television Studio 4K8	Blackmagic Design	SWATEMTVSTC/K4K8	1	$ 4,595.00	$ 4,595.00	$ 1,608.25	$356.11	$ 6,559.36
	2.05	Smart Videohub CleanSwitch 12 x 12 6G-SDI	Blackmagic Design	VHUBSMTCS6G1212	1	$ 1,495.00	$ 1,495.00	$ 523.25	$115.86	$ 2,134.11
	2.06	4K Multi-Window Video Processor with HDBaseT® & HDMI® Outputs	Crestron	HD-WP-4K-401-C	1	$ 5,400.00	$ 5,400.00	$ 1,890.00	$418.50	$ 7,708.50
	2.07	232-ATSC 4K HDTV Tuner	Contemporary Research	232-ATSC 4K	2	$ 1,171.95	$ 2,343.90	$ 820.37	$181.65	$ 3,345.92
	2.08	Web Presenter 4K	Blackmagic Design	BDLKWEBPTR4K	1	$ 675.00	$ 675.00	$ 236.25	$52.31	$ 963.56
	2.09	Advanced H.264 Streamer and Recorder	AJA	Helo Plus	1	$ 1,869.00	$ 1,869.00	$ 654.15	$144.85	$ 2,668.00
Audio Systems	3.01	Audio DSP	Biamp	TesiraFORTE DAN VT	2	$ 3,152.44	$ 6,304.88	$ 2,206.71	$488.63	$ 9,000.21
	3.02	Audio Amplifier	QSC	SPA4-100	1	$ 1,155.00	$ 1,155.00	$ 404.25	$89.51	$ 1,648.76
	3.03	Gooseneck Mircophone -(1) Talkback	Shure	MX415RLPDF/C	1	$ 251.00	$ 251.00	$ 87.85	$19.45	$ 358.30
	3.04	Gooseneck Microphone Desktop Base -(1) Talkback	Shure	MX400DP	1	$ 259.00	$ 259.00	$ 90.65	$20.07	$ 369.72
	3.05	Studio Headphones	Sony	MDR-7506	1	$ 120.00	$ 120.00	$ 42.00	$9.30	$ 171.30
	3.06	Listen iDSP Advanced Level IV Stationary RF System (72 MHz)	Listen Technologies	LS-71-072	1	$ 3,535.37	$ 3,535.37	$ 1,237.38	$273.99	$ 5,046.73
	3.07	Decora-Style Audio Monitor -(1) Talkback Monitor	RDL	DB-PSP1	1	$ 253.59	$ 253.59	$ 88.76	$19.65	$ 362.00
	3.08	Desktop Mount for Decora-Style Audio Monitor -(1) Talkback Monitor	RDL	DC-1G	1	$ 73.28	$ 73.28	$ 25.65	$5.68	$ 104.61
										$ -
Control System	4.01	4-Series™ Control System	Crestron	CP4N	1	$ 1,878.05	$ 1,878.05	$ 657.32	$145.55	$ 2,680.91
	4.02	10.1 in. Tabletop Touch Screen, Black Smooth	Crestron	TS-1070-B-S	1	$ 2,213.41	$ 2,213.41	$ 774.70	$171.54	$ 3,159.65
	4.03	SuperJoy NDI|HX/IP & Serial PTZ Camera Joystick Controller	PTZOptics	PT-SUPERJOY-G1	1	$ 1,096.34	$ 1,096.34	$ 383.72	$84.97	$ 1,565.03
	4.04	PoE Controller with 16 GPIO	Biamp	Tesria EX-LOGIC	2	$ 470.73	$ 941.46	$ 329.51	$72.96	$ 1,343.94
	4.05	Network Switch	Crestron	CEN-SWPOE-48	2	$ 3,414.63	$ 6,829.27	$ 2,390.24	$529.27	$ 9,748.78
Other/Misc.	5.01	Miscellaneous Cables, Connectors, and Hardware	TBD	TBD	1	$ 3,965.91	$ 3,965.91	$ 1,388.07	$307.36	$ 5,661.34
Training & Commissioning										$ 4,105.91
Shipping										$ 2,070.21
1-Year Maintenance										$ 3,450.35
Total Cost - Each							$69,006.91	$ 24,152.42	$5,348.04	$ 108,133.82

EXCLUSIONS:

Exhibit B - Audio Visual Systems

Addendum No. 2

Specification Section Room Type / Category	Item	Product Description	Manufacturer	Model	Qty.
EOC		**Short Description**			
Displays/Screens	1.01	75" Flat Panel Display	Samsung	QM75C	4
	1.02	Large Fusion® Manual Height Adjustable Mobile AV Cart	Chief	LPAUB	4
	1.03	Fusion® Large Height-Adjustable Accessory Shelf, Black	Chief	FCA613B	4
Video Systems	2.01	DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder -(4) Mobile Flat Panel Displays	Crestron	DM-NVX-360	4
Other/Misc.	5.01	Miscellaneous Cables, Connectors, and Hardware	TBD	TBD	1
Training & Commissioning					
Shipping					
1-Year Maintenance					
Total Cost - Each					



PHELAN PINON HILLS CSD
BOARDROOM AV

SINGLE-LINE
DRAWING
VIDEO

No.	Revision/Issue	Date

Firm Name and Address

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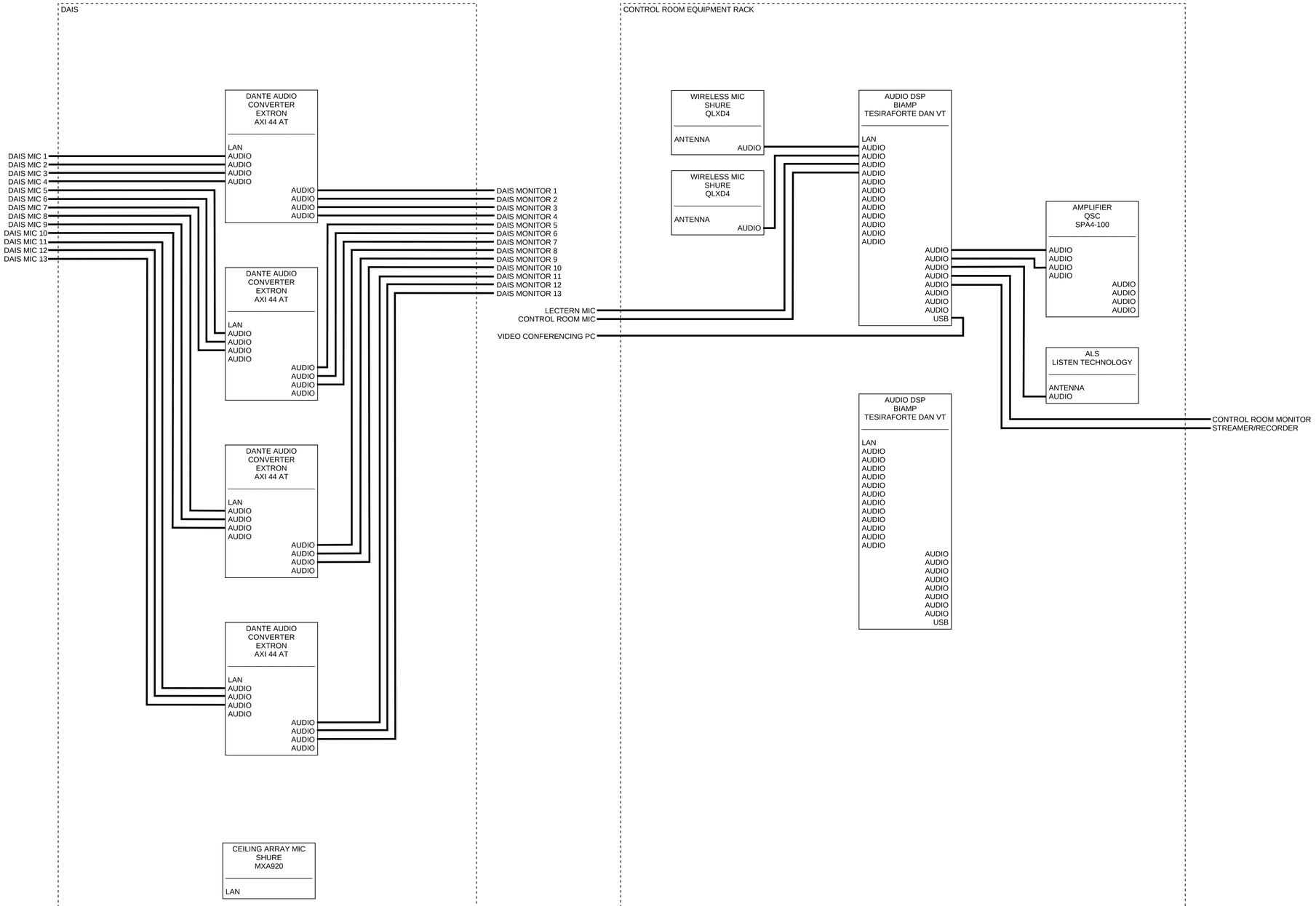
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SCALE	NTS

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AV101

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1/15/2004



PHELAN PINON HILLS CSD BOARDROOM AV

SINGLE-LINE DRAWING AUDIO

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AV102

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DAIS

TOUCH PANEL
CRESTRON
TS-1070-B-S
LAN

TOUCH PANEL
CRESTRON
TS-1070-B-S
LAN

TOUCH PANEL
CRESTRON
TS-770-B-S
LAN

TOUCH PANEL
CRESTRON
TS-770-B-S
LAN

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TOUCH PANEL
CRESTRON
TS-770-B-S
LAN

CONTROL ROOM

TOUCH PANEL
CRESTRON
TS-1070-B-S
LAN

PTZ CAMERA JOYSTICK
PTZOPTICS
SUPERJOY
LAN

CONTROL ROOM EQUIPMENT RACK

CONTROL PROCESSOR
CRESTRON
CP4N
LAN

NETWORK SWITCH
CRESTRON
CEN-SWPOE-48
LAN

NETWORK SWITCH
CRESTRON
CEN-SWPOE-48
LAN

GPIO
BIAMP
TESIRA EX-LOGIC

CONTROL ROOM MIC BUTTON	GPIO 1
DAIS MIC BUTTON 1	GPIO 2
DAIS MIC BUTTON 2	GPIO 3
DAIS MIC BUTTON 3	GPIO 4
DAIS MIC BUTTON 4	GPIO 5
DAIS MIC BUTTON 5	GPIO 6
DAIS MIC BUTTON 6	GPIO 7
DAIS MIC BUTTON 7	GPIO 8
DAIS MIC BUTTON 8	GPIO 9
DAIS MIC BUTTON 9	GPIO 10
DAIS MIC BUTTON 10	GPIO 11
DAIS MIC BUTTON 11	GPIO 12
DAIS MIC BUTTON 12	GPIO 13
DAIS MIC BUTTON 13	GPIO 14
LECTERN MIC BUTTON	GPIO 15
	GPIO 16

GPIO
BIAMP
TESIRA EX-LOGIC

GPIO 1	CONTROL ROOM MIC LED
GPIO 2	DAIS MIC LED 1
GPIO 3	DAIS MIC LED 2
GPIO 4	DAIS MIC LED 3
GPIO 5	DAIS MIC LED 4
GPIO 6	DAIS MIC LED 5
GPIO 7	DAIS MIC LED 6
GPIO 8	DAIS MIC LED 7
GPIO 9	DAIS MIC LED 8
GPIO 10	DAIS MIC LED 9
GPIO 11	DAIS MIC LED 10
GPIO 12	DAIS MIC LED 11
GPIO 13	DAIS MIC LED 12
GPIO 14	DAIS MIC LED 13
GPIO 15	LECTERN MIC LED
GPIO 16	

PHELAN PINON HILLS CSD BOARDROOM AV

SINGLE-LINE DRAWING CONTROL

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SCALE	NTS

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AV103

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Phelan – Piñon Hills CSD Civic Center Project

BASIS OF DESIGN NARRATIVE – SECURITY

Date: **4/4/2024**

From: **Mike Morawski – Security Systems Design**

Re: **Phelan - PHCSDCC Project Basis of Design**

1. INTRODUCTION

The following is design criteria developed for the Access Control, Video Surveillance and Intrusion Detection Systems for the new PPHCSD Civic Center Project. Information in this document outlines the design criteria and technical requirements for the above systems and their associated devices.

The following design assumptions apply in the development of this design development narrative.

1. This section identifies Security Systems (Access Control, Video Surveillance and Intrusion Detection) and functionality required to support the planned uses of the new PPHCSD Civic Center project. As the Architectural design develops and the project progresses, the security system needs are expected to be more refined.

2. Based on information obtained from Steeno, PPHCSD and previous similar projects, the following items are noted and are included with the current program documentation:

   - Access Control in the form of card readers shall be installed at locations indicated during meeting with Steeno and PPHDCSD.
   - Video Surveillance Cameras will be installed to provide coverage of sensitive and common area locations and at locations provided by Steeno.
   - Door contacts, Motion Detectors, Glass Break Detectors and Duress Buttons shall be connected to an Intrusion Detection System to be monitored by a 3rd Party monitoring firm.

2. SECURITY SYSTEMS

Access Control

The access control system shall be a non-proprietary, stand-alone system with on-site monitoring capabilities. All critical functions have the capability to be operated and monitored remotely at an off-site location. Card readers shall be utilized to gain access to both perimeter entry points and critical rooms within the space. Employees authorized to access the building will be issued a credential from Management/Owner that can be used for entrance by presentation to the card reader. Once in the Building, the individual will be provided with permissions to access areas where they are authorized to enter. Attempts to gain entry to restricted areas will be denied by

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Addendum No. 2 4/2024

the Access Control System. There will also be functionality to allow for the issuance of temporary access codes (PINs) to access the Community Room.

Access Control System shall consist of the following equipment and devices:

- Door Controllers – Panel where local decisions are made regarding the validity of a credential and if the credential should grant access to that particular door at that particular time. Door controllers should be able to function in an offline environment, where there is no connectivity to the host server, and log a minimum of 10,000 transactions. Transaction data shall upload, and any recent system changes should download as soon as host connectivity is restored.
- Card Readers – These are contactless devices which wirelessly read a user's credential, decrypt the credential identifier, and transmit that credential identifier to the Door Controller for validation of access. Dual factor Authentication Card Readers shall also have an integral keypad to allow for Personal Identification Number (PIN) entry. Any card reader or card reader / keypad installed shall be capable of reading any non- proprietary proximity card or key fob credential issued since 1998.
- System Credential - A Credential that is issued by PPHDCSD for the purpose of allowing authorized individuals to access buildings and selected rooms within buildings. The type of credential can vary, and may include form factors such as proximity cards, multi-class smart cards, key fobs, and phone applications.
- Electronic Locking Hardware – Door hardware which physically secures the door and releases it for access upon presentation of a valid credential to the card reader. Electronic Locking Hardware shall be specified/installed by the Division 8 Designer/Contractor and be configured to accept access control as a method for accessing a secured space.
- Request to Exit (REX) Sensor – Device allows users to exit through an access-controlled door without triggering a "forced door" alert which results if an access-controlled door is opened without presentation of a valid credential. It is typically either an integral part of the electronic door locking hardware, or a separate device mounted above the secure side of the door.
- Door Position Sensor (Door Contact) – Device monitors the door for opening and reclosing and will cause the system to alert if a door is opened without presentation of a valid credential or if the door is left open within a pre-programmed amount of time after presentation of a valid credential.

Video Surveillance System

Video Surveillance Cameras shall be deployed per plans provided by Steeno.

The following areas are to be equipped with surveillance cameras meeting the minimum required performance parameters for each type of area without exception:

Surveillance cameras will be placed in the following locations;

- Facial Recognition (50-60 PPF across the center of the horizontal field of view):
    - Main Pedestrian Entryways
    - Main building entryways/exits.

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- Secondary Pedestrian Entryways/Exits
- Areas containing valuable assets
- Main Interior Pedestrian Walkways

- General Activity Observation (Minimum 20 PPF across the horizontal center of the field of view):
  - Building exterior perimeters
  - Exterior Walkways and gathering areas
  - Interior entrance lobbies
  - Large public meeting rooms

Locations for the cameras will be coordinated with the architect and Owner to ensure they are inconspicuous and where possible, concealed. Coverage maps will be developed to ensure the elimination of blind spots throughout the property.

The cameras will be IP based, high pixel type, allowing for connection by Power over Ethernet (PoE) eliminating the need for electrical power to be run to each camera location. At a minimum, cameras shall provide the following basic functionality;

- ONVIF Compliant
- Wide Dynamic Range
- Day/Night Capability
- Motion Detection
- Analytics Capability
- Standard Mounting

Typical cameras for this project shall meet the following functional parameters;

- Minimum 4 Megapixel interior/exterior wall / ceiling mount fixed dome type camera, integral IR illumination and varifocal lens, color / low light BW capable
- Specialty cameras as needed for project specific application such as multi-sensor 360-, 270- or 180-degree type

Video will be recorded and stored on an on-premises server environment that includes a server designated for storage and for VSS application. Access to the stored video will be through the data network or via internet connection with the use of the appropriate login and password. Access levels can be assigned to restrict what video is visible by different personnel. Contractor will coordinate with the Owner the levels of access desired.

Intrusion Detection Systems

Intrusion Detection Devices shall be connected to an PPHDCSD approved Intrusion Detection System. Defined entry/exit areas in the space shall be equipped with arm/disarm alphanumeric keypads to allow arm/disarm of secure areas by authorized personnel. Keypads shall consist of a

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Addendum No. 2 4/2024

user programmable three-line, 32 character each alpha-numeric display. Depending on the security level, the alarm panel shall be located inside the secure area as required. Only authorized personnel shall have the ability to initiate all changes in access and secure status. Entrance door sensors shall have an initial time delay to allow for change in alarm status, but not to exceed 60 seconds. Reception and display of an alarm condition shall take place within 500 milliseconds from the time the intrusion device is activated. The Intrusion Detection System shall be monitored on a 24-hour basis. The following Intrusion Detection devices shall be utilized;

- Door Position Switches (DPS) Normally closed Balanced Magnetic door position switches The DPS shall be used to monitor all card reader-controlled doors, as-well-as any perimeter doors designated as emergency exit only or requiring monitoring. The DPS shall monitor for door propping, forced door alarms, and open or closed status. The system shall provide four state supervised monitoring of the DPS. The switches shall be concealed whenever possible, and not have a gap of more than 1/2".
- Motion Detectors shall be a UL 639 listed device and shall utilize a combination Passive Infrared (PIR) and microwave technology. Both microwave and PIR shall activate simultaneously to generate an alarm. The motion sensor shall allow for manual adjustment of filtering and sensitivity to minimize nuisance alarms caused by moving objects in the facility. The motion detector shall be equipped with a tamper switch to monitor the detector masking and cover tampering. Motion detectors shall be either ceiling or wall mounted and installed at all entry/exit points at a minimum. A failed detector shall cause an immediate and continuous alarm condition.
- Acoustic Glass Break Detection shall be installed at all accessible windows below 18'. The appropriate detector shall be furnished based on the type and thickness of the glass being protected. Where the type and thickness of the glass does not permit acoustic detection an appropriate intrusion detection unit installed to signal breakage or penetration of the window shall be used. The glass break sensors shall have adjustable sensitivity for 3' to 25' and shall have an LED indicating active status with constant on light, and a flashing light when in alarm mode.
- Duress Alarm buttons shall be desk and/or case mounted duress switch. Duress button shall be mounted as to allow surreptitious activation, have an activation indicator, and key operated reset switch. Personal duress monitoring shall be furnished at locations identified by Owner and all duress switches shall be connected to and supervised from the Intrusion Detection System.

END OF BASIS OF DESIGN NARRATIVE – SECURITY

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Addendum No. 2 4/2024

PPHCSD CIVIC CENTER
Preliminary Integrated Security System

Prepared by: PLANNET
Dated: 03/21/24

Description	Quantity
(ACS) Access Control System Implementation - (provided by Sec Contractor):	
LEVEL 1	
Access Control Door (Single Gang or Mullion Type Card Reader, Door Contacts, Rex devices)	16
Monitored Door (Door Contact Only)	6
Video Intercom System	0
Intrusion Detection System (includes Alarm Panel, Key Pad, Duress Button)	1
Glass Break Detector	24
Motion Sensor	7
Credentials	100
(ACP) Access Control Panel (per 10 readers)	2
Server/Appliance	1
ACP System Software	1
Workstation (to program credentials, manage system, and monitor ACS alarms, shared with VMS)	1
Network Switches	1
Misc. (rack, power supplies, UPS, etc.)	1
Notes: **1.** Electrified Locking Hardware shall be specified by the Architect. **2.** CONTROL is the ability to control the Electrified Door Hardware by the ACS. Composite Cable Included. **3.** Electrified Locking Hardware (ELH) devices are not included. **4.** AC power for hardware power supplies required for panic hardware provided by others.	
ACS Sub-Total	
(VMS) Video Surveillance System Implementation (provided by Sec Contractor):	
LEVEL 1	
Interior Cameras - (Ceiling/Wall mounted dome type, Fixed Camera, IP/PoE HD, 5MP)	8
Interior Cameras - (Ceiling/Wall mounted dome type, Fixed Camera, IP/PoE HD, Dual Sensor)	3
Interior Cameras - (Ceiling/Wall mounted dome type, Fixed Camera, IP/PoE HD 180 degree)	1
Interior Cameras - (Ceiling/Wall mounted dome type, Fixed Camera, IP/PoE HD 360 degree)	1
Exterior Cameras - (Ceiling/Wall mounted dome type, Fixed Camera, IP/PoE HD, 5MP)	7
Exterior Cameras - (Ceiling/Wall mounted dome type, Fixed Camera, IP/PoE HD, Dual Sensor)	0
Exterior Cameras - (Ceiling/Wall mounted dome type, Fixed Camera, IP/PoE HD 180 degree)	8
Exterior Cameras - (Ceiling/Wall mounted dome type, Fixed Camera, IP/PoE HD 360 degree)	0
Gigabit Network Switch, PoE capable (per 12 cameras**)**	3
(VSS) Video Surveillance Software - (included with recording server)	1
Recording Server and Storage - (per 16 cameras)	2
Video Client Workstation - (Included with ACS)	0
Misc. (rack, power supplies, UPS, etc.)	1
Software - Channel License (per camera)	28
Notes: **1.** Camera storage is based on 30 days, at 5 MP resolution, 12IPS- 50 % image motion, variable Bit Rate, H.265 compression **2.** Alarm events will be recorded at 30 Images per Second, saved as a "Clip". **3.** Camera cost includes power supply, and mounting hardware, complete assembly. Cabling provided by Comm Contractor	

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Addendum No. 2

Phelan – Piñon Hills CSD Civic Center Project

BASIS OF DESIGN NARRATIVE - TELECOMMUNICATIONS

Date: 04/04/2024

From: Tom McDonnell, RCDD

Re: Phelan – Piñon Hills CSD Civic Center Project Basis of Design

1. INTRODUCTION

The following are design criteria developed for the cable infrastructure which includes Information Transport System (ITS) for the Phelan - Piñon Hills CSD Civic Center project located in Phelan California. The information in this document addresses design criteria obtained from coordination with PPHCSD representatives and industry best practices.

The PPHCSD project is located at 9535 Sheep Creek Road in Phelan, CA. The space will incorporate a mixture of private offices, open office space, and specialty spaces listed below.

The following design assumptions apply to the development of this design development narrative.

1. The Information Transport Systems (ITS) design recommendation is based on the following:
   - Schematic Design information provided to PLANNET by Steeno.
   - Information provided to PLANNET via questionnaire completed by PPHCSD, Steeno and PLANNET via conference call on 2/19/24.

2. SPACES

Areas in the Civic Center consist of the following:

- Private Offices
- Open Work Areas
- Board Room
- Reception
- Community Room
- Conference Room
- Wellness
- Telecom Rooms

Private Office/Workstation/ Board Room, specialty spaces requirements are as follows:

1. Private office outlet - Provide for one standard wall-mounted communication outlets with standard jacks, one outlet. Standard wall outlet will consist of two, Category 6A, unshielded cables terminated on one, RJ-45 jack at the faceplate. Faceplates will be mounted at 18" AFF unless directed otherwise by the architect.
2. Floor Outlet - Provide for one standard floor-mounted communication outlets with standard jacks. Standard floor mounted outlet will consist of one, Category 6A, unshielded cable terminated on one, RJ-45 jacks at the faceplate. Floor mounted outlet will be

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Addendum No. 2

mounted flush to floor with a floor-box specified by electrician/architect.

3. Furniture Outlet - Provide for one standard workstation type outlet with standard jack. Standard workstation outlet will consist of one, Category 6A, unshielded cable terminated onto one, RJ-45 jack at the bezel faceplate. Bezel placement will be coordinated with furniture dealer.
4. Flat Panel Display Outlet - Provide for one standard wall-mounted communication outlets with standard jacks, one outlet for each wall for Flat Panel Display**.** Standard wall outlet will consist of two, Category 6A, unshielded cables terminated on two, RJ-45 jacks at the faceplate. Faceplates will be mounted at 60" AFF unless directed otherwise by the architect.
5. Security Camera Outlet - Each video surveillance camera outlet will consist of one, Category 6A, unshielded cable terminated on one, RJ45 jack.
6. Wireless Access Point Outlet - Each wireless access point outlet will consist of one, Category 6A, unshielded cables terminated on one, RJ45 jacks.

3. TELECOM SUPPORT AREAS

Support Areas will include Telecommunication Room (TR). The list of relevant Support areas is listed below.

A. TR requirements are as follows:

1. There shall be (1) Telecommunications Room (TR) for the Civic Center. The TR should be located no more than 270' measured horizontally from the furthest communication outlet. The TR will house horizontal structured cables and termination components, (2) equipment racks, wall mounted security access control panels and LAN equipment.
   Material:
   1. Chatsworth Products Inc. (CPI)
   2. UL Listed to support 1500 lb. load.
4. All equipment enclosures, equipment racks, and wall mount racks will be equipped with horizontal and vertical wire management.
5. PPHCSD to provide (2) UPS' to support equipment in the TR. UPS input shall be:
6. Power – Provide 120VAC, 20A NEMA 5-20R dedicated circuit With One Duplex Receptacle Per Circuit Per Rack And (1) 208V, 30A NEMA L6-30R dedicated circuit mounted at the side of the cable runway for telecommunications and IT equipment. Final power placement will dictated by IT equipment.
7. Equipment racks will have one (1) horizontal power distribution units (PDU's) [Owner Furnished Owner installed (OFOI)], each plugged into an OFE rack-mounted UPS.
8. HVAC – Dedicated equipment needs to supply continuous (24 hours per day, 356 days per year) environmental control. The HVAC system will be tuned, programmed/set, to maintain positive air pressure differential with a minimum of one air change per hour and concerning surrounding areas and maintain 64 to 74 degrees Fahrenheit with relative humidity 50% +/- 20%. Recommend allowance is 1.5 tons of cooling for the TR.
9. Ceiling – The recommended height from the finished floor to the finished ceiling will be a minimum of 10'. Ceiling protrusions (e.g., sprinkler heads) must be placed to assure a minimum clear height of 8ft. that is clear of obstructions, to provide space over the equipment frames for cables and suspended cable trays. Sprinkler heads must not be placed directly over from the equipment racks to avoid damage in case of dripping. The

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ceiling should minimize dust and be light in color to enhance the room lighting.

10. Flooring – The floors should be covered with static dissipating tile. Isolation base kits are acceptable.
11. Entrance – Doors should be a minimum of 36" in width and swing outward. The doors should be lockable.
12. Lighting – Provide adequate and uniform LED lighting needs to provide a minimum equivalent of 500 lux (50 foot-candles) when measured 39" above the finished floor. Locations of the light fixtures are to be coordinated with the placement of the equipment and overhead cable trays to ensure the light is not obstructed.
13. The minimum space recommendation allocated to the TR shall be 120 sq. ft. with a minimum dimension of 12 ft. in one direction.
14. Do not locate TRs in any place that may be subject to water infiltration, steam infiltration, humidity from nearby water or steam, heat (e. g., direct sunlight), or any other corrosive atmospheric or adverse environmental conditions.
15. Locate the TR far enough away from sources of EMI to reduce interference with telecommunications cabling, including EMI from electrical power supply transformers, motors, generators, radio transmitters, radar transmitters, and induction heating devices.
16. Provide AC grade ¾" thick fire-rated plywood 6" AFF on each wall with stamp visible.
17. Provide separate duplex 120V, 15A convenience outlets (NEMA 5-15R) for tools, test sets, etc., located at least 18 in. above the finished floor, placed at approximately 6 ft. intervals around perimeter walls and identified and marked as such.
18. TR shall have a connection to the backup generator that is included as part of the scope of the project.
19. Provide a copper signal ground busbar in TR. The ground conductor shall be a 1/0 copper cable, exothermic welded directly to the Ufer Ground or Main Building Entrance Ground or building steel.
20. Fire Suppression: Provide a pre-action system.
21. Rack layouts require signoff from PPHCSD IT Managers during the design phase and secondary signoff prior to installation.
22. Patch cords shall be factory assembled and 100% transmission tested with laboratory-grade network analyzers for proper performance up to 550MHz. The manufacturer will be able to supply any length patch required (custom) from 6" – 20' at no additional charge.
23. Small diameter patch cables shall be the standard for all TR's (28AWG or less).
24. A laminated floor plan shall be mounted in the TR identifying all outlets serving.

4. PATHWAYS

1. For office applications, Cat-6A station cable locations will require 3/4" inch hard-piped conduit from a 5S each deep back box into the nearest TR. Each information outlet will be fitted with a single gang mud ring for the outlet receptacle.
2. Conduit Fill Requirements
   a. Maximum 40% fill in conduit
   b. Trade Size ¾" = 2 CAT 6A UTP Cables

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c. Trade Size 1" = 4 CAT 6A UTP Cables

d. Trade Size 1.25" = 7 CAT 6A UTP Cables

3. A minimum of two (1) 2" conduit sleeves shall be provided through all full height partition walls, final count of conduits may change depending on fill ratio. The location, junction boxes, and pull boxes are to be determined through coordination with Architect and Electrical. Conduit routing shall be direct as possible between points and installed in locations where they are easily accessible, have plastic bushings on both sides, and be fire-stopped per approved UL system.
4. The contractor is responsible for all dimensions, quantities, correct installation, and coordination with other trades.
5. If applicable, tie-in cabling shall be fully enclosed in a metallic conduit between each TR. Horizontal distribution of station cabling shall be primarily through conduits.
6. Where conduit is used to provide horizontal pathways through inaccessible areas, conduits shall be continuous with pull boxes no farther than 100 feet apart and where more than two (2) 90-degree bends are required. Suspended supports (e.g. J-hooks) may be used within concealed accessible ceiling areas (e.g. above removable ceiling tiles).
7. Standard wall outlets will require a junction box and conduit to the nearest accessible ceiling space. Special conditions such as cable feed to recessed floor boxes, systems furniture, security devices, wireless access points, outdoor locations, or specialized equipment will need to be considered on an individual basis to determine appropriate cable containment and connection solutions. Free wiring within walls and other contained spaces is not acceptable.

5. BACKBONE CABLING

1. If required, a 12-strand single-mode fiber shall be installed from the TR to the building entry interconnect location as designated by the local ISP. ISP service should extend directly into the TR.
2. Alternatively, the TR can be connected directly to an existing adjacent building to share ISP and other network services. A 24-strand fiber would be recommended.

6. TESTING & MANUFACTURER WARRANTY

1. All cables and termination hardware shall be 100% tested for defects in installation and to verify cabling system performance under installed conditions according to the requirements of ANSI/TIA/EIA-568-C.2. All pairs of each installed cable shall be verified prior to system acceptance. Any defect in the cabling system installation including but not limited to cable, connectors, patch panels, and connector blocks shall be repaired or replaced in order to ensure 100% usable conductors in all cables installed.

2. Project standard structured communication cabling system requirements are based on Panduit connectivity. The Telecommunications contractor must be an approved certified contractor. The telecommunications contractor is responsible for workmanship and installation practices in accordance with the certified installer program. For the copper cabling Category 6 system, the telecommunications contractor shall provide labor, materials, and documentation according to requirements necessary to ensure that the owner will be furnished with a Manufacturer's Warranty of 20 years in length.

END OF BASIS OF DESIGN NARRATIVE - TELECOMMUNICATIONS

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Addendum No. 2



DEMO PLAN
SCALE = 1:30

NORTH
SCALE: 1" = 30'

NOTE:
NO EXISTING JOSHUA
TREES ON SITE

DEMO NOTES

1. CONTRACTOR IS RESPONSIBLE TO DEMOLISH AND REMOVE ALL ITEMS AS NOTED ON THIS DEMO SITE PLAN. ALL DEMO DEBRIS MUST BE REMOVED FROM THE SITE AND DISPOSED OF TO A LEGAL DUMP SITE. ALL DUMP FEES, TRUCKING, AND HAULING ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. CONTRACTOR TO LOCATE EXISTING UTILITIES HORIZONTAL & VERTICAL LOCATION & NOTIFY OWNER / ARCHITECT & ENGINEER.

3. CONTRACTOR TO CAP EXISTING UTILITIES FOR FUTURE CONNECTION TO PROPOSED BUILDING.

4. CONTRACTOR TO REMOVE AS NEEDED EXISTING UTILITIES FROM UNDER PROPOSED BUILDING SLAB LOCATION.

COUNTY OF SAN BERNARDINO
DEPARTMENT LAND USE SERVICES

SAN BERNARDINO COUNTY

RECOMMENDED BY:

APPROVED BY:

DATE

STEENO
DESIGN STUDIO INC.
ARCHITECTURE ◆ DESIGN ◆ PLANNING
11774 HESPERIA ROAD, SUITE B ◆ HESPERIA, CA. 92345
PHONE (760) 244-5001 ◆ FAX (760) 244-1948
www.steenodesign.com

DATE FINISHED
MAY 2023

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LICENSED ARCHITECT
THOMAS R. STEENO
RENEWAL 2/28/27
C-26448
STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3066-261-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

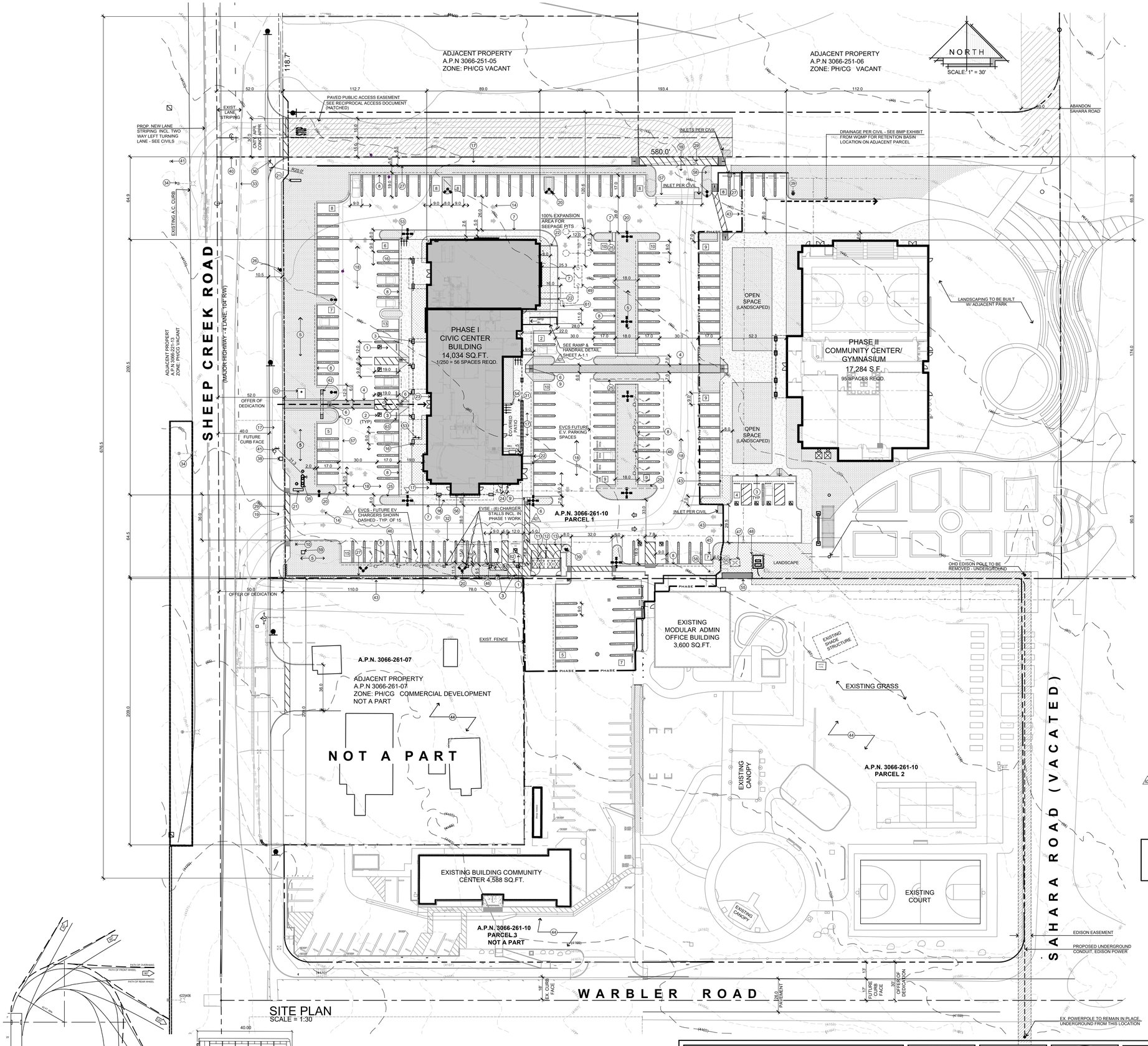
CONTACT:
DON BARTZ

JOB NO.: C23-L60

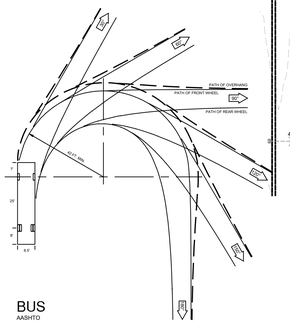
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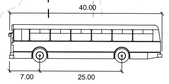
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D-1
Addendum No. 2

S:\2023 Ayrojects\02 - Commercial\L - P(60 - PPHCSD - Civic CenterVXX - Demo PlanVA-0 Demo SitePlan_PPHCSD_Civic Center.dwg, 10/1/2025 3:34:16 PM, DWG To PDF.pc3



SITE PLAN
SCALE = 1:30





City Bus
feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.3

NOTE:
1. S.106.5.2.1 PARKING STALL MARKING.
PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR VEHICLE
2. AN ACCESSIBLE ROUTE SHALL NOT TRAVEL BEHIND PARKING OTHER THAN HIS/ HER OWN.

PROJECT DATA

ZONE: PER COUNTY MAP FH04A	(PH/CG) GENERAL COMMERCIAL
OVERLAYS:	FLOOD PLAIN 1 (FP1) / FIRE SAFETY 2 (FS2)
OCCUPANCY: (A)	(B) BUSINESS - 4,621 SQ.FT., (A) ASSEMBLY - 5,294, (S1) & (S2) STORAGE - 653 SQ.FT. REF: EG-1 EGRESS PLAN SHEET FOR BREAK DOWNS
CONSTRUCTION TYPE:	V- B
STORIES:	1-STORY
FIRE SPRINKLERS:	YES
A.P.N.	3066-261-10
PTN. N.W. 1/4, SEC. 24 T.4N., R.7W. SITE ADDRESS:	UNKNOWN
ZONING SETBACKS: F.E.M.A. FLOOD ZONE	

APPLICANT/OWNER:	ARCHITECT/REPRESENTATIVE:
PHELAN/PINON HILLS C.S.D. PO BOX 294049 4176 WARBLER RD. PHELAN, CA 92329-4049 PH:760-868-1212 FAX:760-868-2323	STEENO DESIGN STUDIO, INC. ARCHITECT: TOM STEENO 11774 HESPERIA ROAD. SUITE B-1 PH: 760-244-5001 FAX: 760-244-1948

SITE INFORMATION:

PARCEL 1 GROSS AREA (4.65 AC.)	=	202,925 SQ. FT.	100%
PROPOSED			
PROP. BUILDING AREA	=	31,318 SQ. FT.	15.4 %
ADMINISTRATIVE & REC BUILDING			
PROP. LANDSCAPED AREA	=	35,854 SQ. FT.	17.6 %
PROP. PAVING & CONC. (TOTAL)	=	136,092 SQ. FT.	67%
PROP. LANDSCAPING WITH-IN R/W	=	811 SQ. FT.	NAP

PARKING INFORMATION: SYMBOL INDICATING QTY OF STALLS: X

REQUIRED PARKING STALLS:
PHASE 1;
ADMIN BLD'G @ 1/250 GROSS FLR. AREA 14,034 SQ.FT / 250 = 56 SPACES
PHASE 2;
MULTI-PURPOSE BUILDING 17,284 SQ. FT. 706 SQ.FT OF SEATING @ 1/5 SQ.FT. = 29 SPACES

TOTAL REQUIRED PARKING STALLS PHASE 1 (9'x19')	= 56 SPACES
TOTAL PROVIDED PARKING STALLS PHASE 1	= 128 SPACES
INCLUDES "ACCESSIBLE" PARKING STALLS @ 9'x19' (NON EV-CHARGING)	= (5) SPACES ONE IS VAN ACCESSIBLE
REQUIRED "ACCESSIBLE" PARKING STALLS @ 9'x19' (NON EV-CHARGING)	= 5 SPACES ONE IS VAN ACCESSIBLE
ALLOCATED SPACES FOR EXISTING ADMIN BLDG.	= 7 SPACES
SURPLUS OF STALLS	= 72 SPACES
FUTURE EV CHARGING PARKING STALLS	= 15 SPACES
EV CHARGING PARKING STALLS W/ EQUIPMENT	= 6 SPACES
PROVIDED EV CHARGING PARKING STALLS	= 21 SPACES
REQUIRED EV CHARGING PARKING STALLS	= 7 SPACES
INCLUDES "ACCESSIBLE" EV PARKING @ 9'x19' STALLS	= (2) SPACES ONE IS VAN ACCESSIBLE
REQUIRED "ACCESSIBLE" EV PARKING @ 9'x19' STALLS	= 1 SPACE VAN ACCESSIBLE

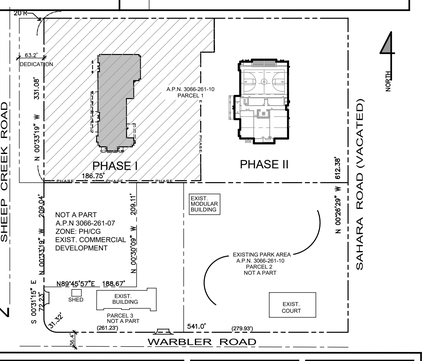
SITE ENGINEERING - PHASE 1

IMPERVIOUS SURFACE	=	99,543	SQ. FT.
NON-IMPERVIOUS SURFACE	=	19,002	SQ. FT.
DEVELOPED AREA	=	118,543	SQ. FT.
GRADING LIMITS	=	515,432	SQ. FT.

KEYED NOTES

#	DESCRIPTION
1	VAN ACCESSIBLE PARKING SPACE, SEE DETL 4A ON SHEET AC-1
2	ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN
3	DISABLED ACCESSIBLE PARKING ONLY SIGN - WALL/ COLUMN MOUNTED WHERE POSSIBLE. SEE DETAIL 13 ON SHEET AC-1.
4	72" WIDE ADA PATH OF TRAVEL W/ DECORATIVE PAVERS SEE LANDSCAPE PLANS FOR PAVERS SPEC
5	LANDSCAPED AREA - TO INCLUDE "HILLSIDE LANDSCAPING" AT PROJECT PERIMETER - SEE WQMP BMP EXHIBIT
6	TRUNCATED DOMES 36" DEEP X WIDTH OF RAMP OR LANDING, CAST IN PLACE STYLE, TYP. REF SHEET AC-1, NOTE 4B
7	6" WIDE CONCRETE CURB.
8	6" WIDE CONCRETE CURB. W/ 2' PARKING NOSE OVER
9	ACCESSIBLE RAMP NOT TO EXCEED 8% SLOPE IN DIRECTION OF RUN AND 2% MAX CROSS SLOPE, REF: AC-1/4
10	WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES
11	DBL. 5YD. BIN TRASH ENCLOSURE PER COUNTY STANDARDS (6' HIGH) PER SEPARATE PERMIT, REF. SHEETS TE-1 & TE-2
12	REINFORCED CONC. PAD (#5 REBAR 18" O.C. IN 7" THK PCC O/ 4" CL2) W/ 2% MAX. SLOPE AWAY FROM T/E
13	STRIPPED LOADING ZONE
14	TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN, TYP.
15	DOUBLE STRIPED PAINTED PARKING STALL STRIPE
16	BUILDING COLUMNS AND OVERHANG, TYPICAL
17	PROP.CONC. SIDEWALK PER COUNTY STANDARD 109 TYPE C
18	PROPOSED CONCRETE OR A.C. PAVING PER CIVIL DRAWINGS
19	PROPOSED CONC. DRIVEWAY APPROACH PER COUNTY STANDARD 129-B AND LOCATED PER SAN BERNARDINO COUNTY STANDARD 130
20	SITE LIGHT STANDARD PER SEPARATE PERMIT SUBMITTAL
21	PROPOSED MONUMENT SIGN,4' HIGH & 36 SQ.FT., MAX UNDER SEPARATE PERMIT (TYP. OF 2)
22	ROOF DRAIN PIPES UNDER SIDEWALK
23	S.B.C.F.D. KNOX BOX
24	PROPOSED GAS METER
25	12" CONCRETE STEP OUT, TYP. REF. GRADING SHEET G-3/ A
26	RELOCATED EX. FIRE HYDRANT
27	PROP. MASONRY BLOCK WALL MAX. 6' HI. SEE GRADING PLAN FOR HT. UNDER SEPARATE PERMIT. SPLIT FACED BLOCK, BOTH SIDES, MATCHING CAP, COLOR: VALLEY RED BY ORCO. USE E STEP WATERPROOF SYSTEM WITH DIMPLED DRAINAGE MEMBRANE BEHIND BLOCK.
28	NOT USED
29	ACCESSIBILITY EASEMENT ACROSS DRIVE APPROACH @ HATCHED AREA
30	DASHED LINE OF EASEMENT / B.S.L.
31	5' HIGH WROUGHT IRON FENCE W/ GATE W/ PANIC HARDWARE
32	PROVIDE (16) DESIGNATED PARKING STALL FOR FUEL EFFICIENT VEHICLES WITH THE WORDS "CLEAN AIR VEHICLE" PAINTED IN THE SAME STALL STRIPING PAINT & SUCH THAT THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE. GREEN CODE 5.106.5.2
33	EXISTING EDGE OF PAVEMENT
34	EX. STREET LIGHT TO REMAIN
35	PROPOSED F.D.C. & P.I.V. FOR FIRE SPRINKLERS & DOUBLE DETECTOR CHECK VALVE ASSEMBLY
36	EX. FIRE HYDRANT TO BE RELOCATED
37	FLOW LINE, SEE GRADING PLANS
38	EX. WATER METER
39	PROPOSED FIRE HYDRANT
40	LINE OF EXISTING PROPERTY LINE TO BE DEDICATED
41	EX. FIRE HYDRANT TO REMAIN
42	PROJECT ENTRY PORTAL, SEE SHEET A-1.1
43	LINE OF PROJECT PHASING. ANY INFORMATION SHOWN BEYOND PHASE LINE IS FOR REFERENCE ONLY
44	EXISTING DEVELOPMENT
45	7 PARKING SPACES RESERVED FOR EXISTING OFFICE
46	PROVIDE 13 - 40 AMP. DUAL EVCS CHARGING PEDESTAL FOR (6) EVSE & FUTURE EV PARKING STALL. GREEN CODE 5.106.5.3.3
47	EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED, SEE ELECTRICAL SHEETS
48	PROPOSED 10' X 12' ELECTRIC TRANSFORMER PAD W/ 5'X8'-5' X 5' TRANSFORMER
49	TRAFFIC RATED 3,600 GAL. SEPTIC TANK W/ (2) 28.5' DEEP 5' DIAMETER SEEPAGE PITS, WITH DISTRIBUTION BOX AND 100% EXPANSION AREA PER EHS APPROVED PERC REPORT. THE DEPTH OF THE SEEPAGE PIT SHALL BE MEASURED BELOW THE SEWER PIPING INLET. ALL COMPONENTS TO BE DESIGNED FOR VEHICULAR TRAFFIC FOR STANDARD H-20 WHEEL LOADING
50	REPLACE EXIST. 800 AMP SERVICE W/ NEW 4000 AMP SERVICE
51	NOT USED
52	50' TAPERED FLAG POLE ON 6'-0" X 8'-0" CONCRETE PAD
53	SHORT-TERM BICYCLE PARKING - PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FT. OF THE VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS BY, FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MIN. OF (1) TWO-BIKE CAPACITY RACK. SEE LANDSCAPE DRAWINGS FOR DETAILS.
54	LONG-TERM BICYCLE PARKING - PROVIDE SECURE BICYCLE PARKING FOR 5% OF MOTORIZED VEHICLE PARKING CAPACITY W/ A MIN. OF (1) SPACE. ACCEPTABLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET. SEE LANDSCAPE DRAWINGS FOR DETAILS.
55	PROP. 4000 AMP ELECTRIC SERVICE
56	LINE OF BUILDING - TO HOUSE OPERATIONS & MAINTENANCE FOR (PER THE WQMP BMP EXHIBIT); LANDSCAPE INSPECTION, SPILL KIT INSPECTION, & EFFICIENT IRRIGATION
57	GUTTER - SEE CIVILS
58	STORM DRAIN SIGNAGE PER WQMP BMP EXHIBIT
59	WATER METER - 1 1/2" FOR IRRIGATION
60	4 ' X 6' PAD W/ 2'-6" X 4' BOX BY EDISON
61	GREASE INTERCEPTOR
62	CONCRETE WHEEL STOP
63	30" X 42" ADA CLEARANCE AT EV CHARGER CONTROLS

NOTE:
NO EXISTING JOSHUA TREES ON SITE



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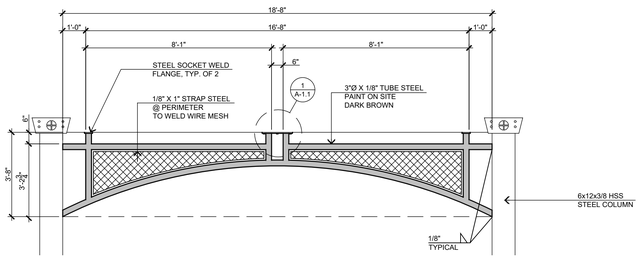
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26448
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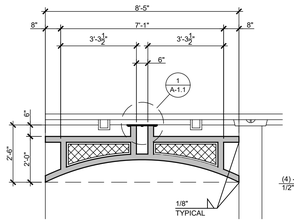
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SITE ADDRESS: A.P.N. 3066-261-10, 9535 SHEEP CREEK ROAD, PHELAN, CA 92329
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JOB NO.: C23-L60
SHEET NAME: SITE PLAN
PAGE: A-0
Addendum No. 2

EDISON _ 12-7-22

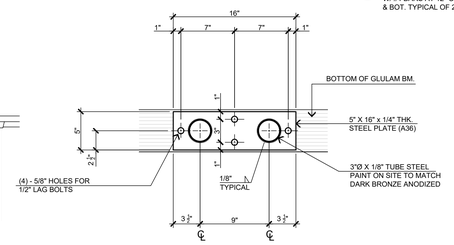


PROFILE "A" QTY.: 2
LOCATION: ENTRY PORTAL & FRONT PORCHES

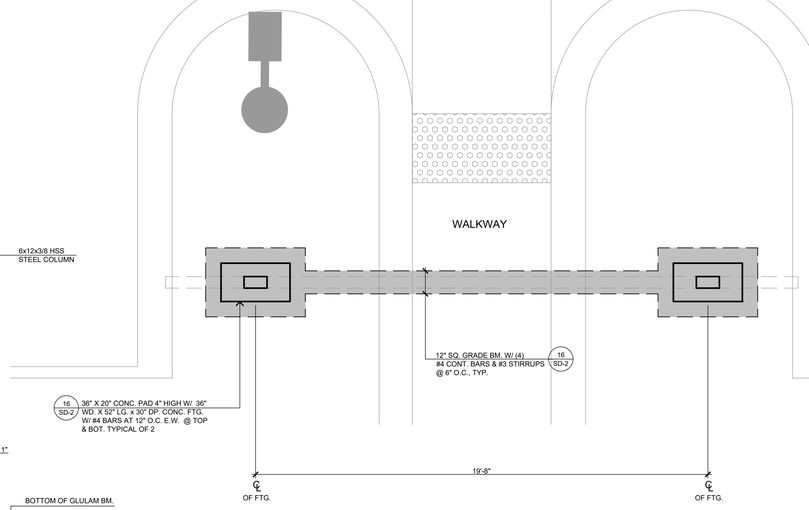


PROFILE "B" QTY.: 2
LOCATION: COVERED ENTRY @ VESTIBULE

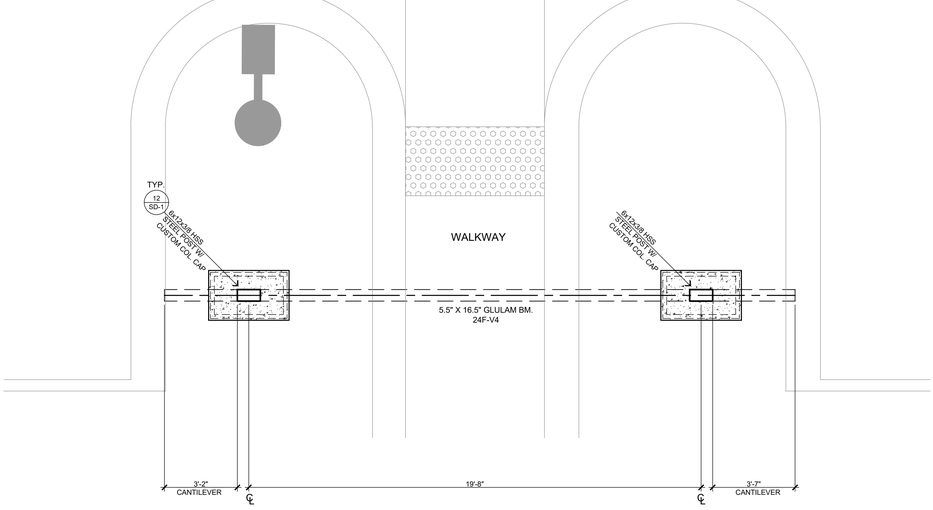
ARCHED METAL PROFILE
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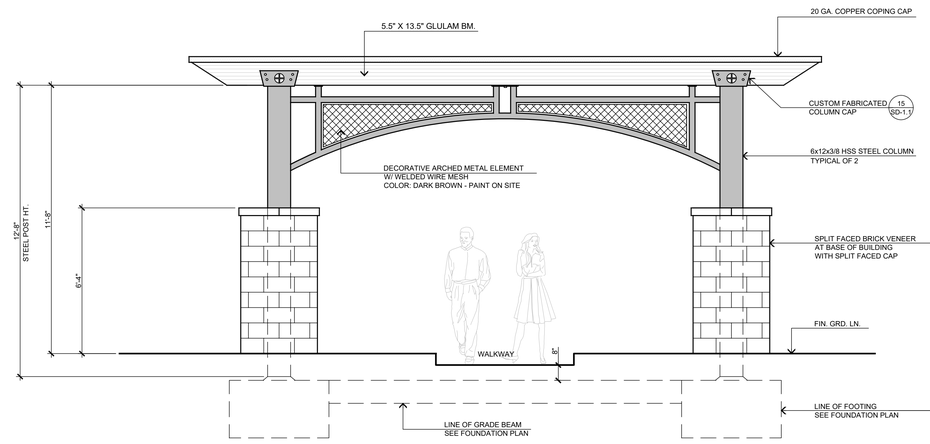
STEEL TUBE TO BEAM DETAIL
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1 A-1.1



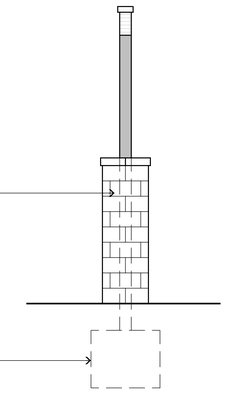
ENTRY PORTAL FOUNDATION PLAN
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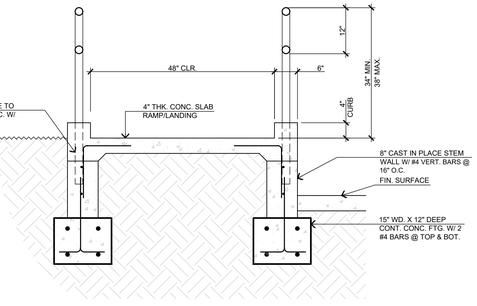
ENTRY PORTAL STRUCTURAL PLAN
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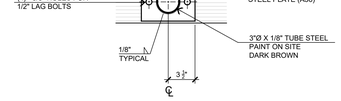
ENTRY PORTAL FRONT/ REAR ELEVATION
SCALE: 3/8" = 1'-0"



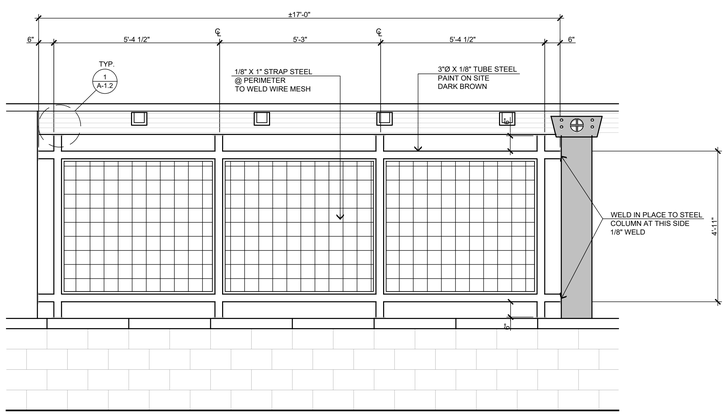
SIDE ELEVATION



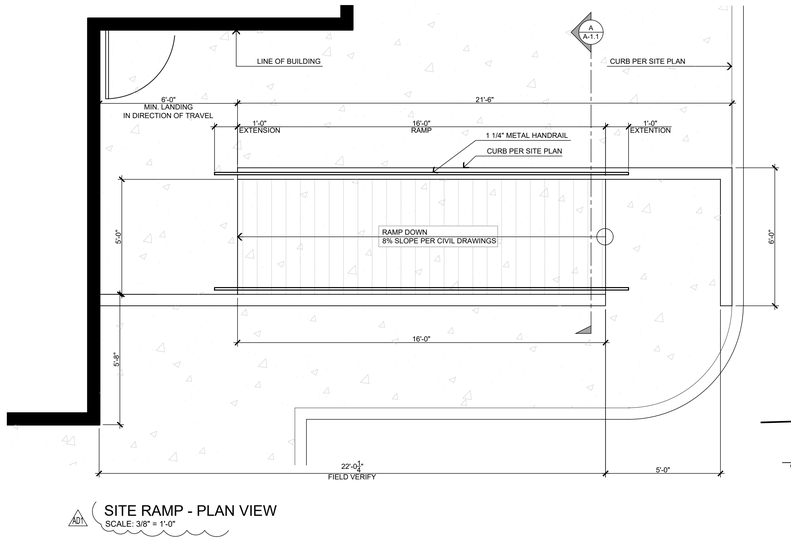
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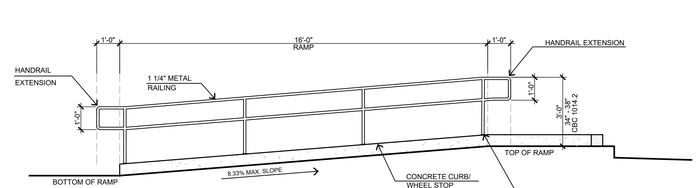
STEEL TUBE TO ATTACHMENT DETAIL
SCALE: 1 3/4" = 1'-0"
1 A-1.2



METAL PRIVACY SCREEN DETAIL
SCALE: 1/2" = 1'-0"

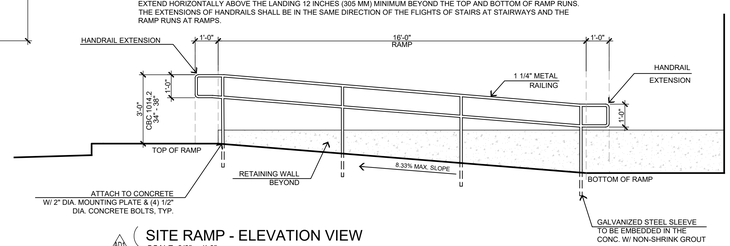


AD1 SITE RAMP - PLAN VIEW
SCALE: 3/8" = 1'-0"



AD1 SITE RAMP - ELEVATION VIEW
SCALE: 3/8" = 1'-0"

GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMPS.



AD1 SITE RAMP - ELEVATION VIEW
SCALE: 3/8" = 1'-0"

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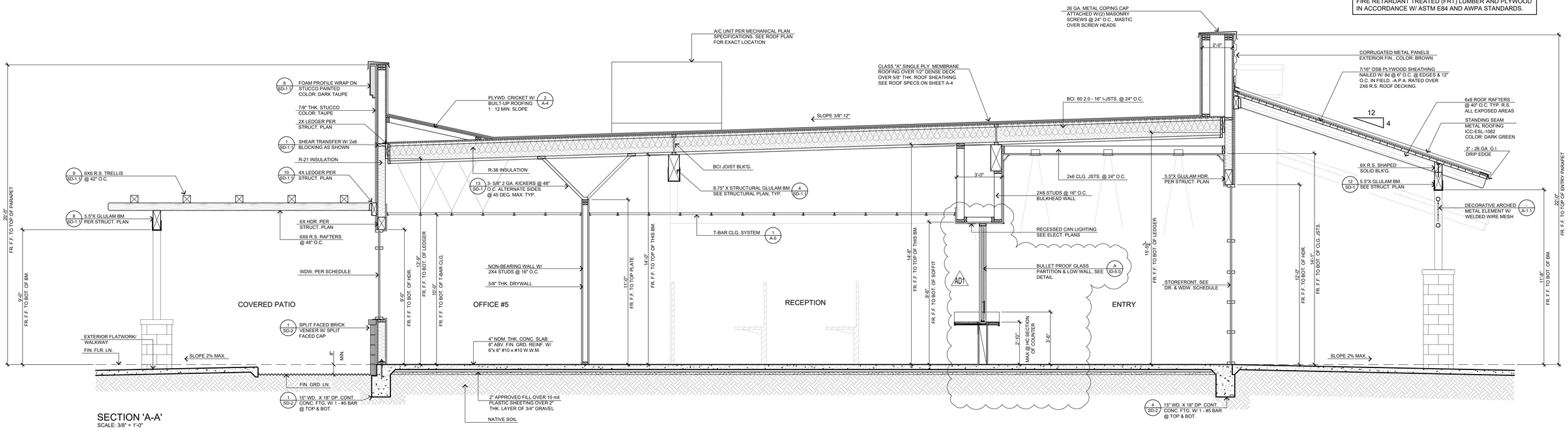
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SHEET NAME:
EXTERIOR DETAILS

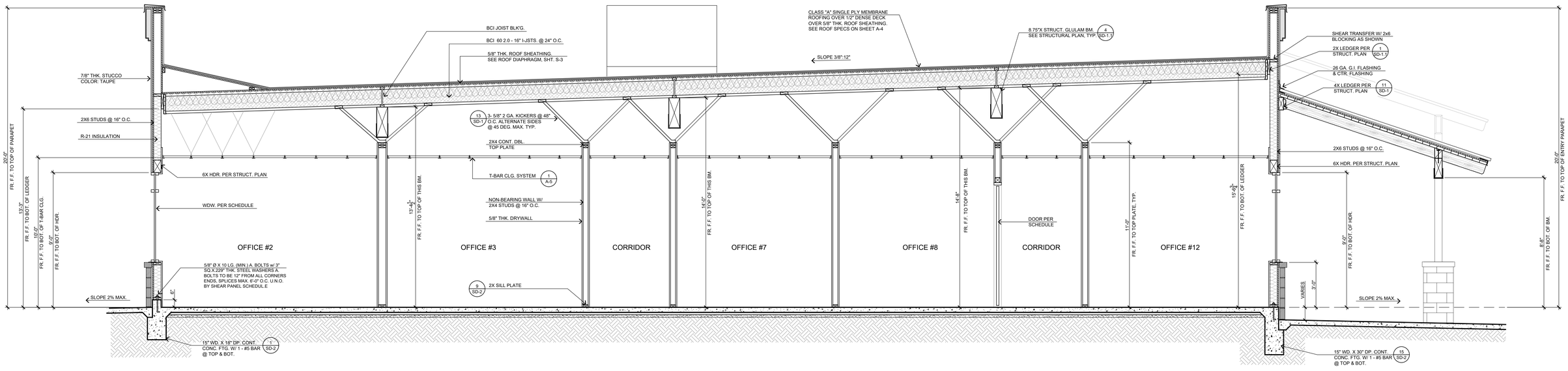
PAGE
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NOTE:
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SECTION 'A-A'
SCALE: 3/8" = 1'-0"



SECTION 'B-B'
SCALE: 3/8" = 1'-0"

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26448
REN. 2/20/27
STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

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A.P.N. 3066-261-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

CONTACT:
DON BARTZ

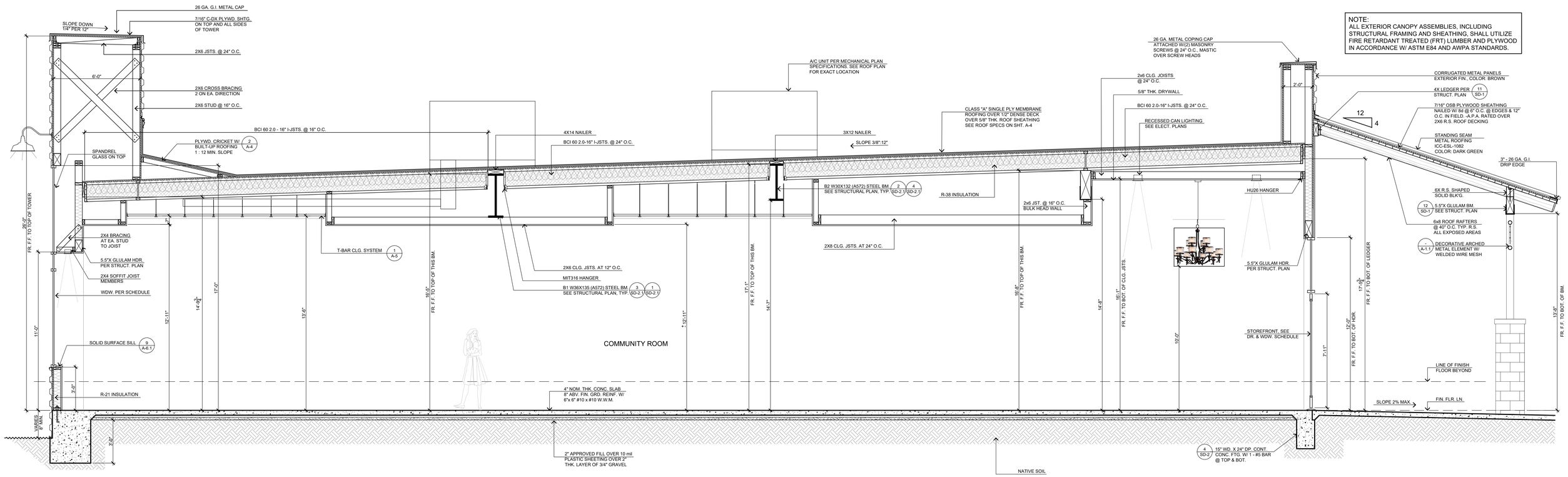
JOB NO.
C23-L60

SHEET NAME:
SECTIONS

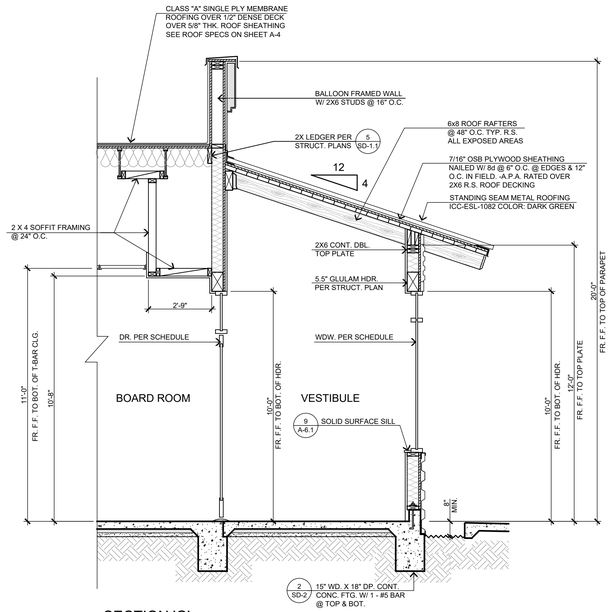
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Addendum No. 2

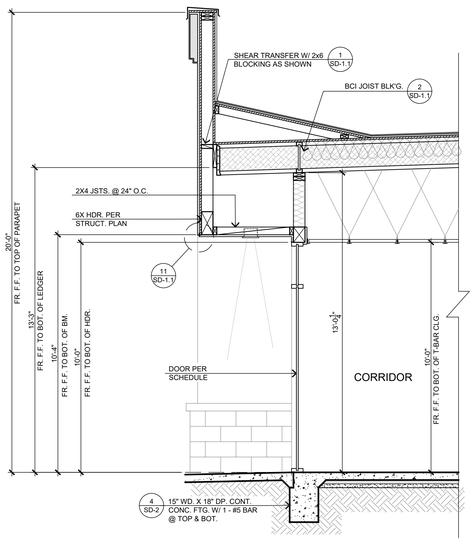
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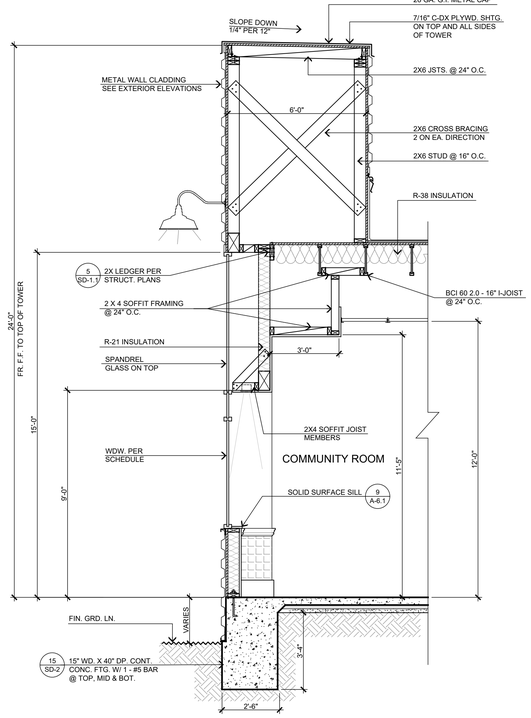
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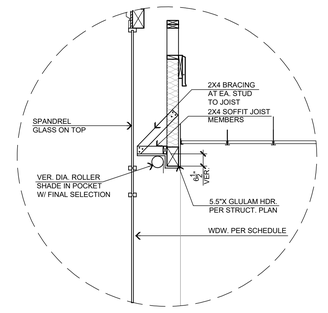
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SECTION 'F'
SCALE: 3/8" = 1'-0"



SECTION "E"
SCALE: 3/8" = 1'-0"



DETAIL 1 (REF. SHEET A-5)
SCALE: 3/8" = 1'-0"

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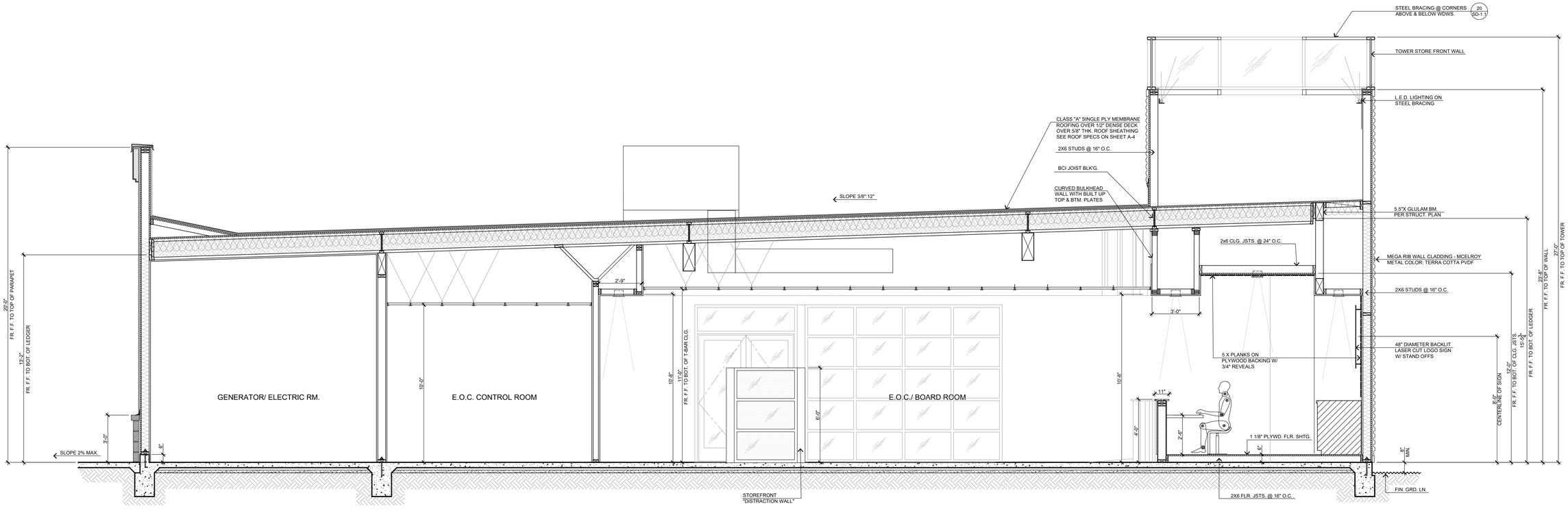
CONTACT:
DON BARTZ

JOB NO.
C23-L60

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SECTIONS

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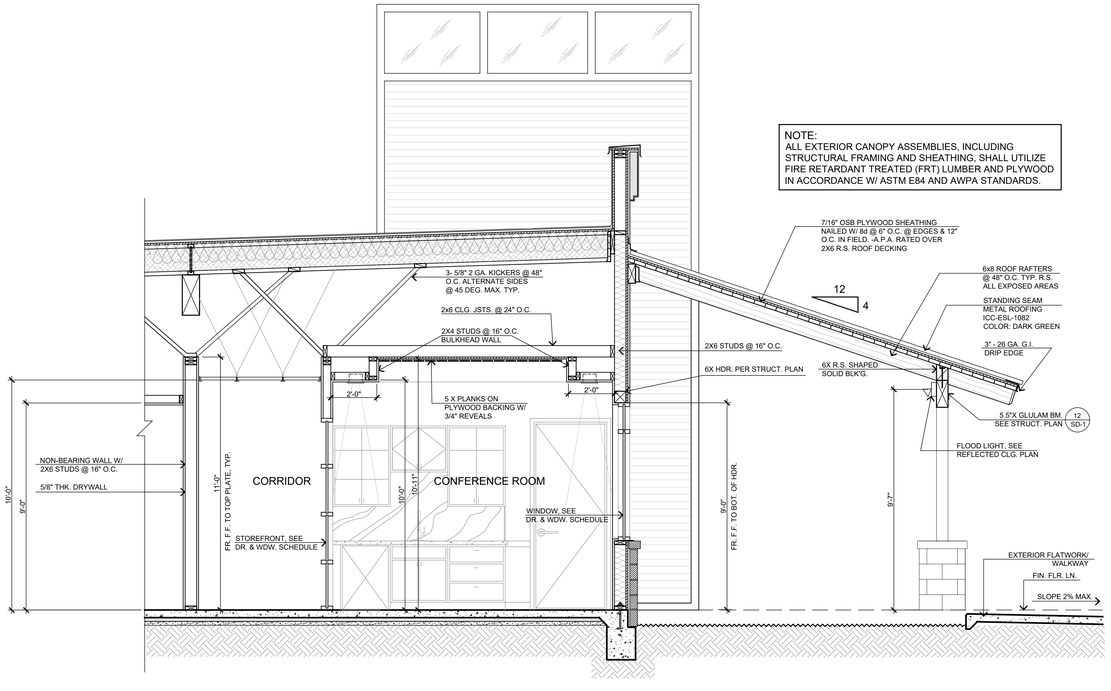
Addendum No. 2



SECTION 'D-D'

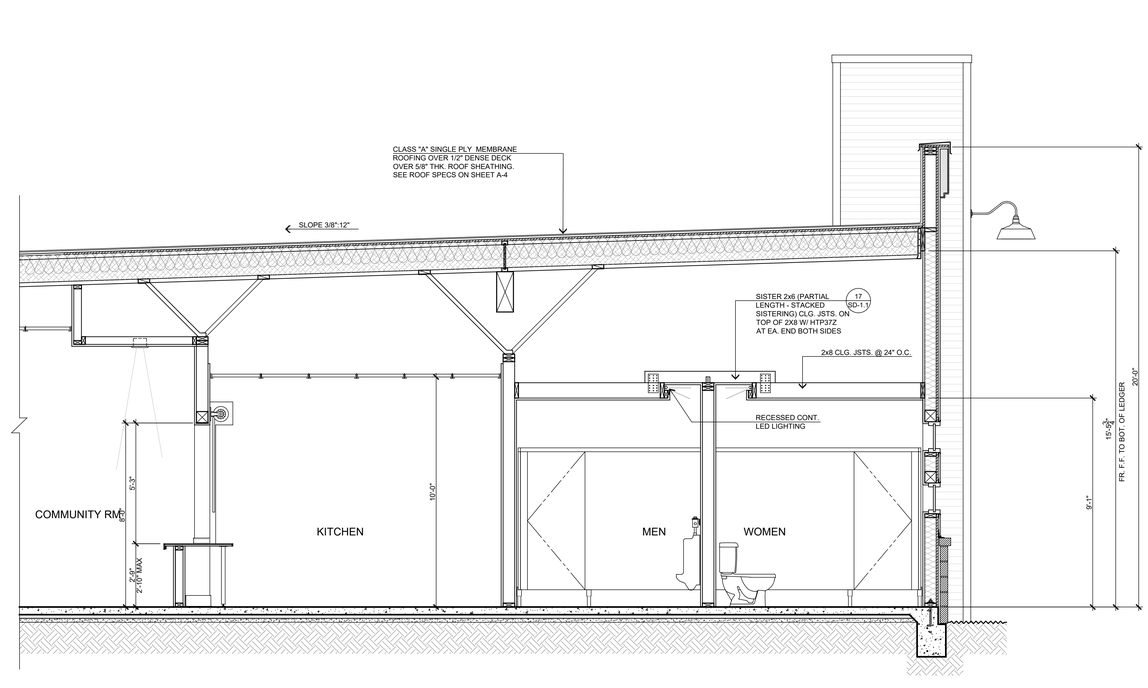
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SECTION 'I'

SCALE: 3/8" = 1'-0"



SECTION 'H'

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STANDING SEAM METAL ROOFING
ICC-ESL-1082
COLOR: DARK GREEN

COMBINATION ROOF DRAIN W/ OVERFLOW IN 22"X30" RECESS (TYPICAL OF 6) — 1 / A-4

NORTH

ZONE A — ZONE B — ZONE C — ZONE D — ZONE E — ZONE F

"TIPPING RAIN BUCKET" RAINWATER SENSOR PER LANDSCAPE PLANS

CRICKET FLOW — SLOPE 1/2" - 12"

TOP OF TOWER 26'-0" A.F.F.

TOP OF PARAPET 20'-0" A.F.F.

BCI 60 2.0 - 16" I-JOIST @ 16" O.C. SEE MANUF. SPECS.

BCI 60 2.0 - 16" I-JOIST @ 24" O.C. SEE MANUF. SPECS.

6X8 R.S. RAFTERS @ 48" O.C.

SLOPE = 3/8" - 12"

SLOPE 4" - 12"

SLOPE DOWN

VENT GENERATOR THRU ROOF

PARAPET LINE

BUILDING LINE

TOP OF PARAPET 20'-0" A.F.F.

ROOF SYSTEM
CLASS "A" SINGLE PLY MEMBRANE ROOFING OVER 1/2" DENSE DECK OVER 5/8" THK. ROOF SHEATHING

SINGLE PLY ROOF SYSTEM
CLASS 'A' "SURE-WELD FULLY ADHERED ROOFING SYSTEM" W/ 60 MIL THK. SINGLE PLY TPO ROOFING MEMBRANE (BY: CARLISLE SYNTEC SYSTEMS) OVER 1/2" DENSE DECK OVER 5/8" THK. ROOF SHEATHING.

STERLING WALKWAY PAD ROOFTOP 2' X 2' X 2" IN BLACK OR EQUAL

30" X 36" BILCO ROOF ACCESS HATCH — 14 / SD-1

"SOLATUBE" SKYLIGHT, TYP. SEE REFLECTED CEILING PLAN

A/C UNIT PER MECHANICAL PLAN SPECIFICATIONS. TYPICAL OF 8

LINE OF TOWER WALL @ HATCHED AREA, TYP.

LOW WALL SCUPPER OPENING — 8 / SD-1

AC-1 1,200 LBS
AC-2 1,000 LBS
AC-3 900 LBS
AC-4A 1,200 LBS
AC-4B 1,200 LBS
AC-5 700 LBS
AC-6 1,000 LBS
AC-7 150 LBS

TOP OF TOWER 24'-0" A.F.F.
TOP OF PARAPET 20'-0" A.F.F.
TOP OF ENTRY TOWER 22'-0" A.F.F.

37'-8" — 22'-4" — 35'-6" — 82'-7" — 97'-0" — 48'-8" — 14'-0" — 9'-7"

12'-1" — 23'-8" — 16'-3" — 14'-3" — 16'-0" — 16'-0" — 17'-10" — 10'-3"

BM.

ROOF PLAN
SCALE: 3/16" = 1'-0"

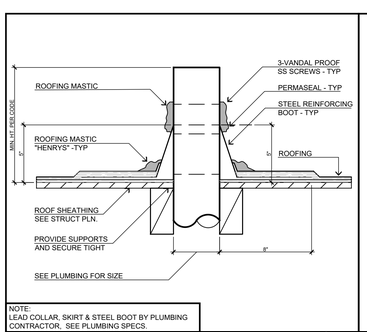
ROOFING NOTE:
- MAIN ROOF TO BE CLASS 'A' "SURE-WELD FULLY ADHERED ROOFING SYSTEM" W/ 60 MIL THK. SINGLE PLY TPO ROOFING MEMBRANE (BY: CARLISLE SYNTEC SYSTEMS) OVER 1/2" DENSE DECK OVER 5/8" THK. ROOF SHEATHING.

NOTE:
- OUTSIDE AIR SHALL NOT BE TAKEN FROM LESS THAN 10 FT. I DISTANCE FROM AN APPLIANCE VENT OPENING, A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM, OR THE DISCHARGE OUTLET OF AN EXHAUST FAN UNLESS THE OUTLET IS 3 FT. ABOVE THE OUTSIDE AIR INLET

ROOF DIAPHRAGM
USE ZONED 5/8" CD-X PLYWOOD DIAPHRAGM (WITH 2X FRAMING) W/ 10d NAILS

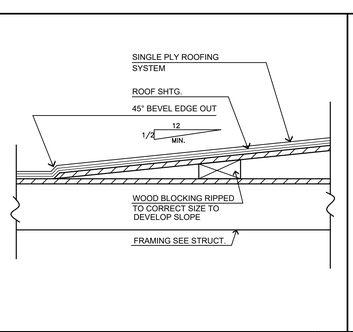
BLOCKED DIAPHRAGM PORTION :
- ALONG DIAPHRAGM BOUNDARIES - 6" O.C.
- ALONG ALL OTHER PANELS EDGES - 6" O.C.
- ALONG INTERMEDIATE SUPPORTS - 12" O.C.

UNBLOCKED DIAPHRAGM PORTION : NAIL SPACING
- ALONG DIAPHRAGM BOUNDARIES - 6" O.C.
- ALONG ALL OTHER PANELS EDGES - 6" O.C.
- ALONG INTERMEDIATE SUPPORTS - 12" O.C.



NOTE:
LEAD COLLAR, SKIRT & STEEL BOOT BY PLUMBING CONTRACTOR. SEE PLUMBING SPECS.

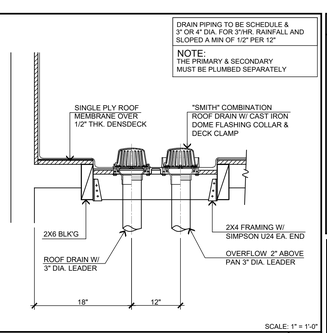
VENT PIPE THRU ROOF DETAIL — SCALE: NONE — 3



ROOF CRICKET DETAIL — SCALE: NONE — 2

DRAIN PIPING TO BE SCHEDULE & 3" OR 4" DIA. FOR 3"/HR. RAINFALL AND SLOPED A MIN OF 1/2" PER 12"

NOTE:
THE PRIMARY & SECONDARY MUST BE PLUMBED SEPARATELY



SCALE: 1" = 1'-0"

ROOF DRAIN W/ OVERFLOW DETAIL — 1

ROOF FRAMING NOTES
1. REFER TO SHEET GN-1 FOR GENERAL NOTES.
2. REFER TO OTHER CONTRACT DOCUMENTS FOR ITEMS NOT SHOWN SUCH AS NON-STRUCTURAL CURBS, WALLS, OPENINGS PENETRATIONS ETC., AS WELL AS FOR ITEMS NOT SPECIFIED, DIMENSIONS AND ELEVATIONS NOT NOTED ETC.
3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
4. TYPICAL ROOF SHEATHING SHALL BE 5/8" THK. C-DX PLYWOOD APA RATED (SPAN INDEX 48/0) W/ 10d @ 131"DIA X 2-1/2") NAILS AT 6 B.N., 6 E.N., 12 F.N., UNBLOCKED.
5. FOR "VERTICAL" PLYWOOD SHEATHING THICKNESS, NAIL SIZE AND SPACING REFER TO "SHEARWALL SCHEDULE" ON PLAN. SEE "PLAN" FOR LOCATION (WHERE OCCURS).
6. SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND AT 10 FOOT INTERVALS FOR RAFTERS AND AT 8 FOOT INTERVALS FOR JOISTS. THIS IS IN ADDITION TO THE ONE SHOWN ON PLANS.
7. WHENEVER THE DOUBLE TOP PLATES ARE CUT BY PERPENDICULAR BEAM, CONNECT THE TOP PLATES TOGETHER USING SIMPSON MST48 OR MST60. REFER TO SIMPSON CATALOG FOR CORRECT INSTALLATION OF CONNECTORS.
8. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN OR NOTED.

HORIZONTAL RAINWATER PIPING
(2019 CPC TABLE 1101.8)

SIZE OF PIPE	(1/4 INCH FLOW PER FOOT)	MAX ALLOWABLE HORIZONTAL PROJECTED ROOF AREA (SQUARE FEET)		
INCHES	GPM	1 (IN/HR)	2 (IN/HR)	3 (IN/HR)
3	48	4,640	2,320	1,546
4	110	10,600	5,300	3,533
5	196	18,880	9,440	6,293
6	314	30,200	15,100	10,066

ROOF DRAIN CALCULATIONS

ZONE A

ROOF AREA	=	2,313 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	=	363 SQ. FT.
TOTAL ZONE A	=	2,676 SQ. FT.
REQUIRED PER TABLE 1101.8		(1) @ 4" DIA.
PROVIDED PER PLAN		(1) @ 4" DIA.

ZONE B

ROOF AREA	=	2,359 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	=	193 SQ. FT.
TOTAL ZONE B	=	2,552 SQ. FT.
REQUIRED PER TABLE 1101.8		(1) @ 4" DIA.
PROVIDED PER PLAN		(1) @ 4" DIA.

ZONE C

ROOF AREA	=	2,726 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	=	74 SQ. FT.
TOTAL ZONE C	=	2,800 SQ. FT.
REQUIRED PER TABLE 1101.8		(1) @ 4" DIA.
PROVIDED PER PLAN		(1) @ 4" DIA.

ZONE D

ROOF AREA	=	2,175 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	=	92 SQ. FT.
TOTAL ZONE D	=	2,267 SQ. FT.
REQUIRED PER TABLE 1101.8		(1) @ 4" DIA.
PROVIDED PER PLAN		(1) @ 4" DIA.

ZONE E

ROOF AREA	=	2,488 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	=	104 SQ. FT.
TOTAL ZONE E	=	2,592 SQ. FT.
REQUIRED PER TABLE 1101.8		(1) @ 4" DIA.
PROVIDED PER PLAN		(1) @ 4" DIA.

ZONE F

ROOF AREA	=	1,438 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	=	136 SQ. FT.
TOTAL ZONE F	=	1,574 SQ. FT.
REQUIRED PER TABLE 1101.8		(1) @ 4" DIA.
PROVIDED PER PLAN		(1) @ 4" DIA.

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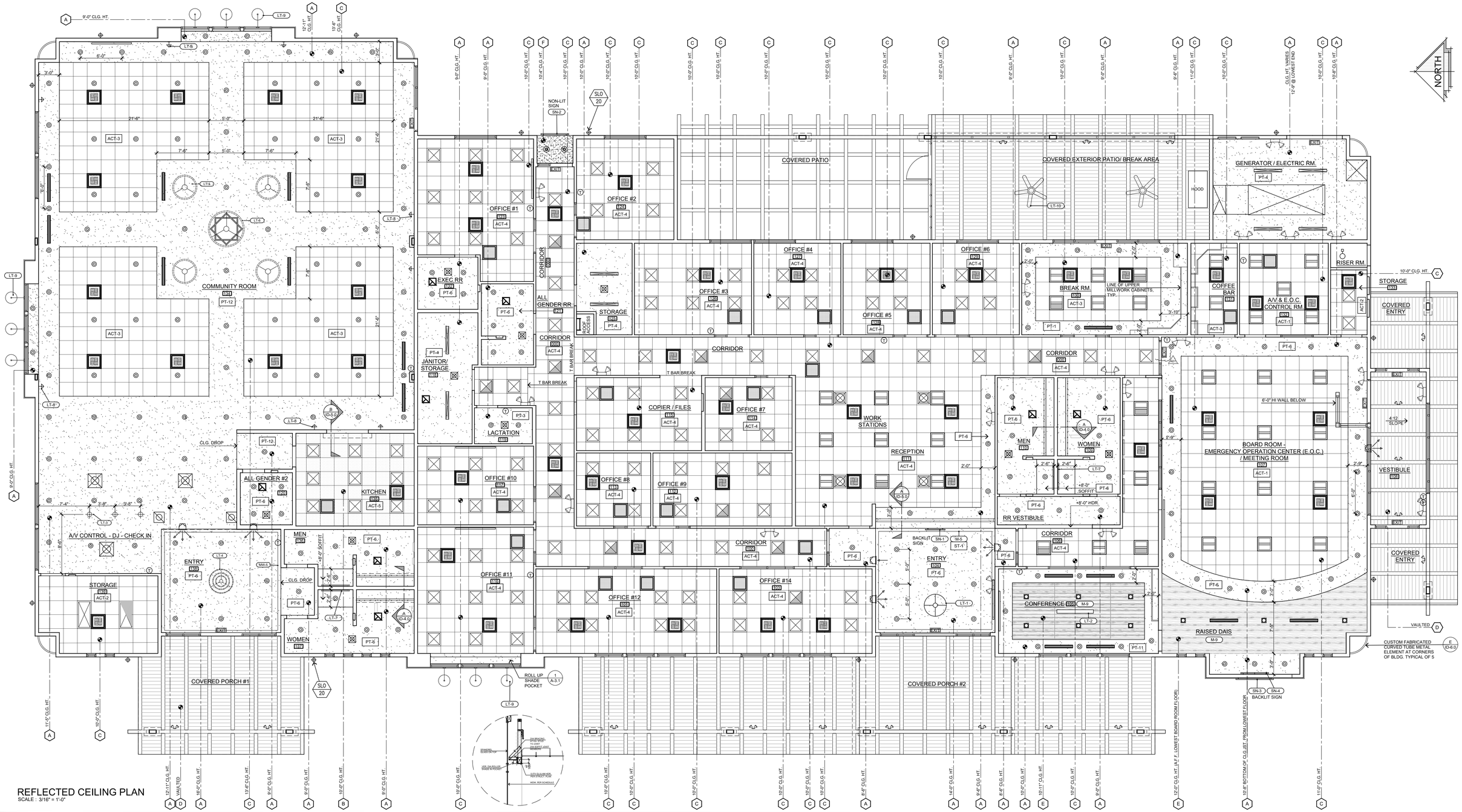
CONTACT:
DON BARTZ

JOB NO.: C23-L60

SHEET NAME: ROOF PLAN

PAGE: A-4

Addendum No. 2



REFLECTED CEILING PLAN

SCALE : 3/16" = 1'-0"

NOTE: SEE ELECTRICAL SPECIFICATIONS FOR SITE AND IN GRADE LIGHTING

LIGHTING FIXTURE LEGEND

TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	CONTACT
F1 30		2 X 2 L.E.D. PANEL LIGHTING	ENVISION LED-BPL-2X2-3M40-5CCT-30W-40K	KSS LIGHTING & CONTROLS STEVE CLINE, PRINCIPAL 909-793-9554 OFFICE 760-900-5132 CELL STEVE@KSSLIGHTING.COM
F2 30		2 X 2 L.E.D. PANEL LIGHTING W/ EMERGENCY BATTERY	ENVISION LED-BPL-2X2-3M40-5CCT-EMB-30W-40K	
F3 20		L.E.D. RECESSED LIGHTING	ENVISION LED-CADM-3M30-5CCT-UNV/ CADM-6-CSH/CUNV-NC-RI-J-JBX-13W, 40K 6" (FIXTURE COMES WET-RATED & SUITABLE FOR SHOWER INSTALLATIONS)	
F4 20		L.E.D. RECESSED LIGHTING W/ EMERGENCY BATTERY	ENVISION LED-CADM-3M30-5CCT-UNV/ CADM-6-CSH/CUNV-NC-RI-J-JBX/ LED-EMB-13W-HV-0/ 10V-2P-20W, 40K, 6"	
F5 20		RECESSED - LED SQUARE	ENVISION LED-CADM-3M30-5CCT-UNV/ CADM-6-CSH-SQ/CUNV-NC-SQ-RI-J-JBX-13W-40K	
F6 50		2 X 4 L.E.D. PANEL LIGHTING	ENVISION LED-BPL-2X4-3M50-5CCT-50W-40K	
F7 50		2 X 4 L.E.D. PANEL LIGHTING W/ EMERGENCY BATTERY	ENVISION LED-BPL-2X4-3M50-5CCT-EMB-50W-40K	
F8 20		COVE LIGHT - 8'-0" LONG (COMMUNITY RM RR)	PRIMUS ALX8-L-3K-UNV-W-8'	
F9 20		COVE LIGHT - 11'-0" LONG (MAIN RR)	PRIMUS ALX8-L-3K-UNV-W-11'	
F10 48		48" SURFACE MOUNT	ENVISION LED-WRP-FR-4FT-48W-5CCT-UNV	

TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	CONTACT
F11 30		2 X 2 L.E.D. TROFFER PANEL LIGHTING	LGL-STFR-22-2P-SV-30W-40K	KSS LIGHTING & CONTROLS STEVE CLINE, PRINCIPAL 909-793-9554 OFFICE 760-900-5132 CELL STEVE@KSSLIGHTING.COM
F12 30		2 X 2 L.E.D. TROFFER PANEL LIGHTING W/ EMERGENCY BATTERY	LGL-STFR-22-2P-SV-EM-30W-40K	
SL0 20		EXTERIOR SCONCE	AWL LIGHTING "CORE SQUARE CUT OUT" 6" UP/ DOWN SCONCE, #CC06/WL 2P 83 35 40 NN (FOR BOTH DIRECT & INDIRECT) IN DARK BRONZE	ALWUSA.COM
SL4 20		EXTERIOR DOWNLIGHT	ENVISION LED-CADM-3M30-5CCT-UNV/ CADM-6-CSH/ CUNV-NC-RI-J-JBX-20W-40K	KSS LIGHTING - SEE CONTACT INFO ABOVE
SL6 25		OUTDOOR FLOOD LIGHT	B-K LIGHTING - 2) DS-LED-E65-WFL-A9-BZP-A-360SL (2 FLOOD LIGHTS FOR EACH MOUNTING BOX.) 1) PM1D-SM-TRE20-BZP	
X1 15	EXIT	ILLUMINATED EXIT SIGN	BIG BEAM EDTP-1 OR 2 (SINGLE OR DOUBLE FACED PER LOCATION) -G-A	KSS LIGHTING - SEE CONTACT INFO ABOVE
X2 15		EMERGENCY BACK-UP LIGHT	BIG BEAM 2COBW	
LT-1		LOBBY CHANDELIER	TAFFORD 37 3/4" WIDE MAHOGANY WOOD 8-LIGHT CHANDELIER - 480 TOTAL WATTAGE	LAMPS PLUS
LT-2		CONFERENCE PENDANT	MINIMALIST PENDANT LED LINEAR BY LIGHT SOURCE: AC, 75 W, 90-260V	MIRODEMI COLLECTIONS
LT-3		COMMUNITY RM. PENDANT	PARK, 22" OVAL PENDANT , INTEGRATED 12W LED, 120V	EUROFACE
LT-4		COMMUNITY RM. ENTRY CHANDELIER	"DAKOTA" STYLE 3-TIER IN DARK BRONZE, 324W LED OPTION W/ MERCURY GLASS #SN-8712-10-MROR-DBRZ-LED	JUSTICE DESIGN GROUP

TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	CONTACT
LT-5		COMMUNITY RM. CHANDELIER 42" DIA.	"DAKOTA" STYLE 1-TIER, IN DARK BRONZE, 135W LED OPTION W/ MERCURY GLASS #FSN-8715-10-MROR-DBRZ-LED BY JUSTICE DESIGN GROUP	JUSTICE DESIGN GROUP
LT-6		COMMUNITY RM. CHANDELIER 60" DIA.	"DAKOTA" STYLE 1-TIER, IN DARK BRONZE, 149W LED OPTION W/ MERCURY GLASS #FSN-8716-10-MROR-DBRZ-LED BY JUSTICE DESIGN GROUP	
LT-7		BACKLIT MIRROR	48" X 35" UL LISTED, DIMMABLE, 3000K LED PERIMETER LIT "ORIGINAL MIRROR", SEE RESTROOM ELEVATIONS, INSTALL PER MANUF. INSTRUCTIONS. G.C. TO INSTAL WALL BACKING WHERE NEEDED	IBMIRROR.COM, 855-444-9333
LT-8		INTERIOR SCONCE, COMMUNITY ROOM	"SABRE" STYLE SCONCE, IN DARK BRONZE, 9W LED OPTION W/ MERCURY GLASS #FSN-8791-20-MROR-DBRZ-LED BY JUSTICE DESIGN GROUP	JUSTICE DESIGN GROUP
LT-9		EXTERIOR GOOSENECK SCONCE	REDONDO BARN LIGHT 20" DIA DOME OUTDOOR WALL MOUNTED, DARK BRONZE EXTERIOR & INTERIOR, E26 LED LAMP NOT INCLUDED, 300 W	STEEL LIGHTING CO.
LT-10		PATIO FAN	60" WIND & SEA BRONZE FINISH OUTDOOR CEILING FAN WITH REMOTE - 17W DIMMABLE LED MODULE 1550 LUMENS	LAMPS PLUS

CEILING FINISH LEGEND

SYMB	PATTERN	8'-0" HT. CEILING HEIGHT / CEILING MATERIAL	
A			5/8" GYPSUM BOARD CEILING SMOOTH FINISH FACE PAINTED UNLESS NOTED OTHERWISE
B			24" X 24" HEALTH DEPARTMENT APPROVED CEILING TILES WITH MATCHING SUSPENSION GRID, SEE PLAN & FINISH SCHEDULE REFERENCE FOR COLOR AND STYLE CALL OUT
C			24" X 24" ACOUSTICAL CEILING TILES WITH MATCHING SUSPENSION GRID, SEE PLAN & FINISH SCHEDULE REFERENCE FOR COLOR AND STYLE CALL OUT
D			2X6 CHAMFERED TONGUE AND GROOVE, OUTDOOR GRADE FOR CANOPY CLADDING AND STAINED WALNUT TO MATCH DESIGNER'S SAMPLE
E			4" WOOD PLANKS STAINED TO MATCH ARMSTRONG WOODWORKS LINEAR VENEERED QUARTERED WALNUT #6460F01W1
F			STUCCO TO MATCH ADJACENT WALL

MECH SYM. LEGEND

SYMBOL	DESCRIPTION	SEE MECH. PLANS FOR SPECS
	EXHAUST FAN DIFFUSER FLUSH TYPE	
	RETURN AIR GRILL SEE MECHANICAL PLANS FOR SIZES	
	24" SQ. SUPPLY GRILL FOR T-BAR CEILING	
	LINEAR RETURN AIR DIFFUSER	
	SIDE WALL SUPPLY AIR DIFFUSER	
	SIDE WALL RETURN AIR DIFFUSER	
T	THERMOSTAT	
	SIGN	
XX-X	FINISH CALL OUT	

	24" RETURN GRILL FOR DRYWALL CEILING
	24" SUPPLY GRILL FOR DRYWALL CEILING
	12" RETURN GRILL FOR DRYWALL CEILING
	12" SUPPLY GRILL FOR DRYWALL CEILING

MISC. SYM. LEGEND

SYMBOL	DESCRIPTION	REMARKS
SP	SPEAKER	
	SKYLIGHT	SOLATUBE "SOLAMASTER" MODEL #750 DS-C, 21" SQ.
	SIGN	BACK LIT WHERE INDICATED. VERIFY W/ SIGNAGE PACKAGE
XX-X	FINISH CALL OUT	SEE SHEET ID-0.1 FINISH SCHEDULE

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PRINTED_09-17-25
PRINTED_09-26-25

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LICENSED ARCHITECT THOMAS R. STEENO RENEWAL 2/29/27 STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

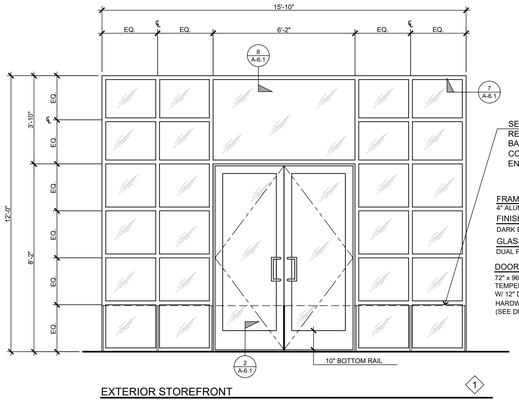
SITE ADDRESS:
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9535 SHEEP CREEK ROAD
PHELAN, CA 92329

CONTACT:
DON BARTZ

JOB NO.
C23-L60

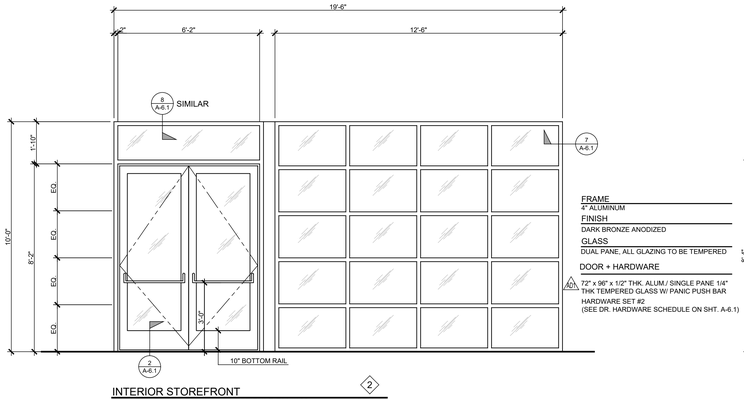
SHEET NAME:
INTERIOR ELEVATIONS

PAGE
A-5.0
Addendum No. 2



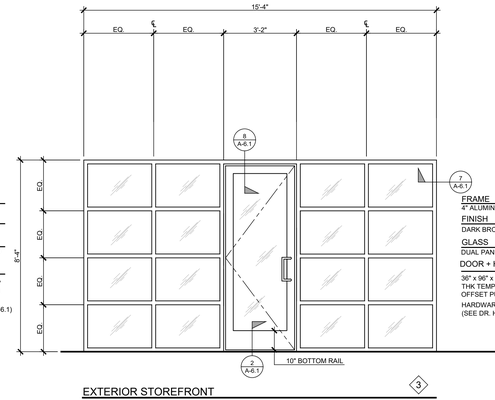
EXTERIOR STOREFRONT
MAIN ENTRY - OFFICE, RM. #104 & COMMUNITY ROOM # 139 (QTY. 2)

1



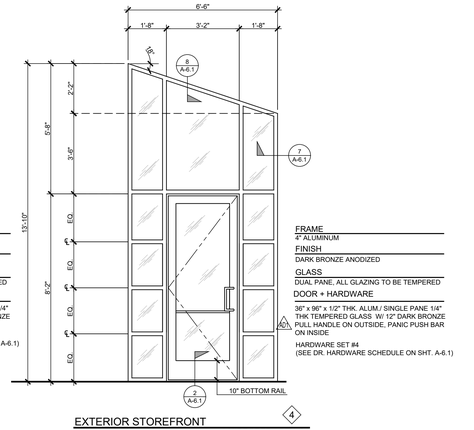
INTERIOR STOREFRONT
BETWEEN BOARD RM. #107 & VESTIBULE RM #108 (QTY. 1)

2



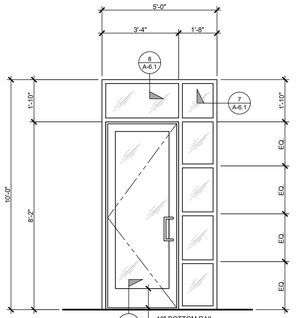
EXTERIOR STOREFRONT
BREAK RM. #130 (QTY. 1)

3



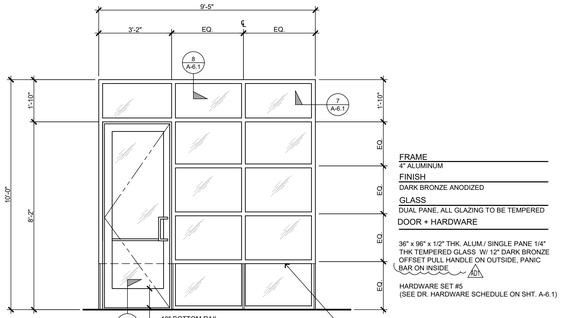
EXTERIOR STOREFRONT
VESTIBULE RM. #108 1 MIRRORED (QTY. 2)

4



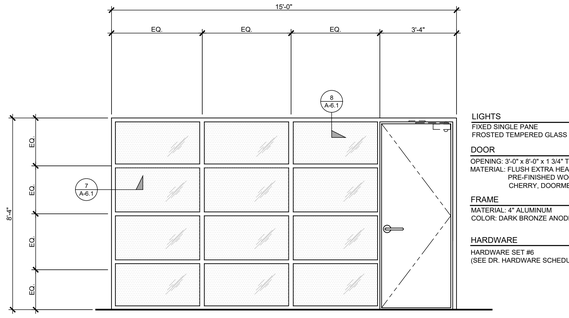
EXTERIOR STOREFRONT
REAR CORRIDOR #000 (QTY. 1)

5



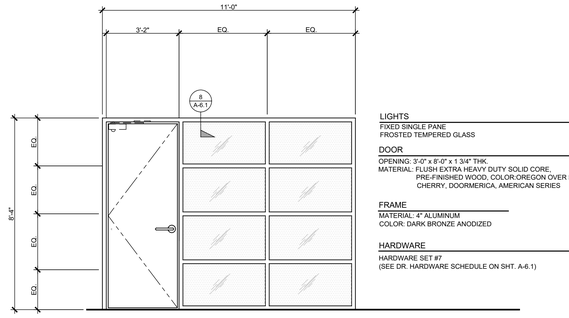
EXTERIOR STOREFRONT
COMMUNITY RM. #134 (QTY. 1)

6



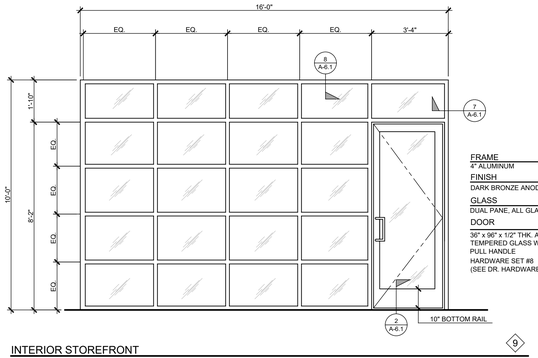
INTERIOR STOREFRONT
CONFERENCE RM. #105 (QTY. 1)

7



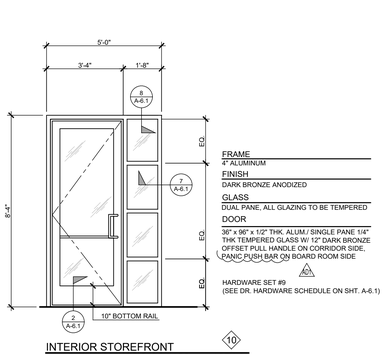
INTERIOR STOREFRONT
OFFICE #12 & 14 (QTY. 2)

8



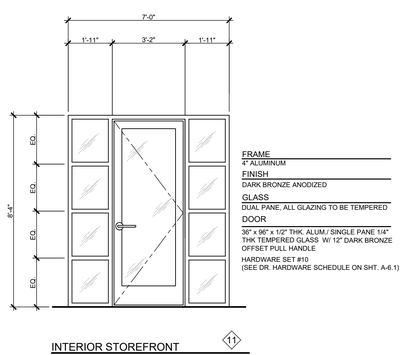
INTERIOR STOREFRONT
BOARD ROOM (QTY. 1)

9



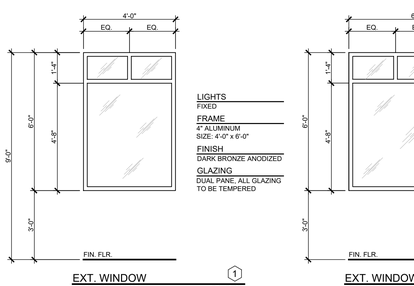
INTERIOR STOREFRONT
MAIN ENTRY LOBBY TO CORRIDORS (QTY. 2)

10



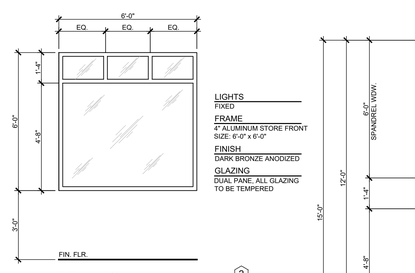
INTERIOR STOREFRONT
BREAK RM. (QTY. 1)

11



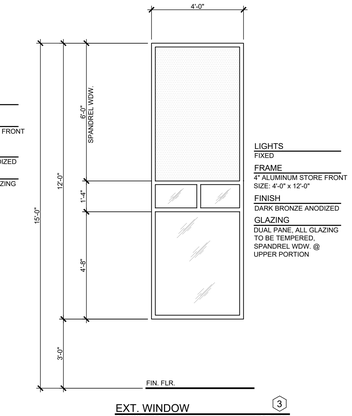
EXT. WINDOW
FRONT OF BLD'G (QTY. 9)

1



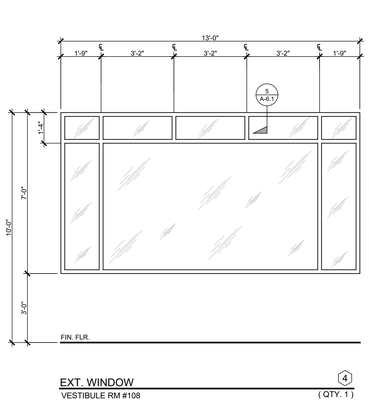
EXT. WINDOW
REAR & LEFT OF BLD'G (QTY. 10)

2



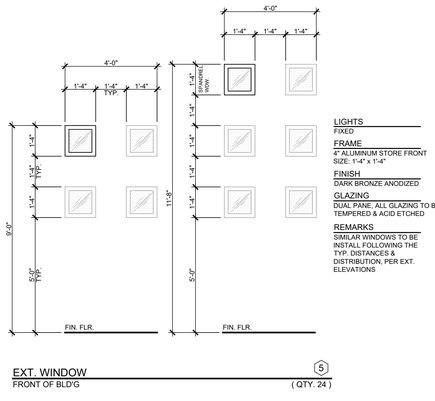
EXT. WINDOW
OFFICE #11 (QTY. 3)

3



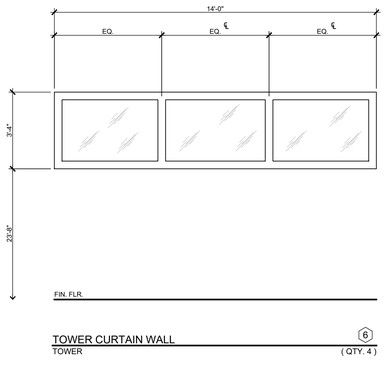
EXT. WINDOW
VESTIBULE RM #108 (QTY. 1)

4



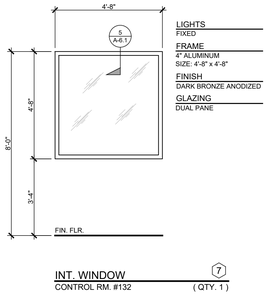
EXT. WINDOW
FRONT OF BLD'G (QTY. 24)

5



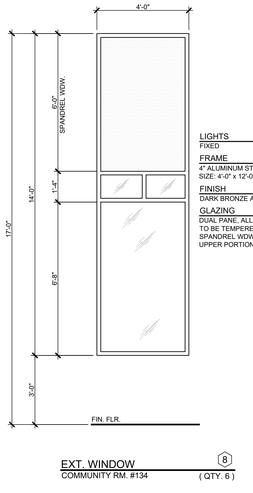
TOWER CURTAIN WALL
TOWER (QTY. 4)

6



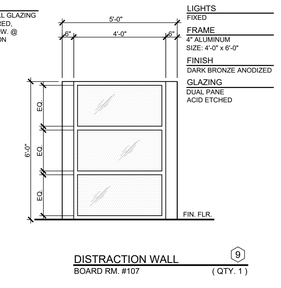
INT. WINDOW
CONTROL RM. #132 (QTY. 1)

7



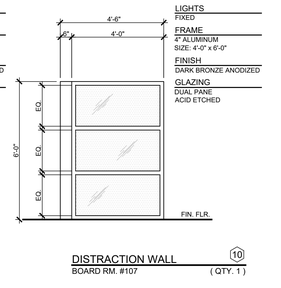
EXT. WINDOW
COMMUNITY RM. #134 (QTY. 6)

8



DISTRACTION WALL
BOARD RM. #107 (QTY. 1)

9



DISTRACTION WALL
BOARD RM. #107 (QTY. 1)

10

S:\2023 Ag\projects\02 - Commercial\L - P160 - PPHCSD - Civic Center\A-6 Window & Door Schedule_PPHCSD_Civic Center.dwg, 9/30/2025 12:09:11 PM, DWG To PDF.pc3

STEENO
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REVISIONS
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PRINTED_09-17-25
PRINTED_09-26-25

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LICENSED ARCHITECT
THOMAS R. STEENO
26448
2/28/27
STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

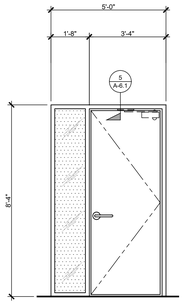
SITE ADDRESS:
A.P.N. 3066-261-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

CONTACT:
DON BARTZ

JOB NO.
C23-L60

SHEET NAME:
DOOR & WINDOW SCHEDULE

PAGE
A-6
Addendum No. 2



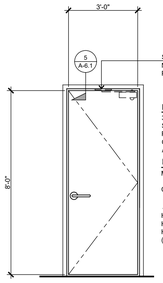
LIGHTS
FIXED SINGLE PANE
FROSTED TEMPERED GLASS

DOOR
OPENING: 3'-0" x 8'-0" x 1 3/4" THK.
MATERIAL: FLUSH EXTRA HEAVY DUTY SOLID CORE,
PRE-FINISHED WOOD, COLOR:OREGON OVER P/S CHERRY
DOORMERICA, AMERICAN SERIES

FRAME
MATERIAL: BY "TIMELY" C SERIES STEEL FRAME
W/ TA-28 CASING W/ TA-10 REINFORCEMENT
COLOR: #CC401 CHARCOAL

HARDWARE
HARDWARE SET #11
(SEE DOOR HARDWARE SCHEDULE)

INT. DOOR ASSEMBLY ①
VARIOUS (QTY AS SHOWN - 5/ MIRRORED - 6)



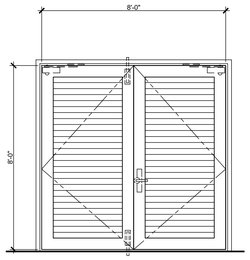
SELF CLOSER
NOTE: 5LBS. MAX
PRESSURE TO OPERATE

DOOR
36" x 96" x 13/4" THK.
SOLID CORE
PRE-FINISHED WOOD, COLOR: OREGON
OVER P/S CHERRY, DOORMERICA,
AMERICAN SERIES

FRAME
MATERIAL: BY "TIMELY" C SERIES STEEL FRAME
W/ TA-28 CASING W/ TA-12 REINF.
COLOR: #CC401 CHARCOAL

HARDWARE
HARDWARE SET #12 (E.O.C. CONTROL RM.)
HARDWARE SET #13 (LACTATION RM.)
HARDWARE SET #14 (VARIOUS)
(SEE DOOR HARDWARE SCHEDULE)

DOOR ③
VARIOUS (QTY. 9)

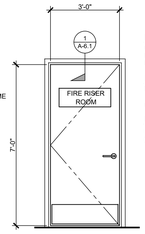


DOOR
OPENING: 6'-0" x 8'-0" x 1 3/4"
MATERIAL: H.C.M. DOOR & JAMB, FULLY LOUVERED
ACTIVE/ INACTIVE LEAF
FINISH: PAINT TO MATCH BUILDING

FRAME
MATERIAL: BY "STEELCRAFT" F-SERIES STEEL FRAME
W/ F-SERIES CASING
COLOR: MIDNITE BRONZE

HARDWARE
HARDWARE SET #15
(SEE DOOR HARDWARE SCHEDULE)

DOOR ④
GENERATOR / ELECTRIC ROOM (QTY. 1)

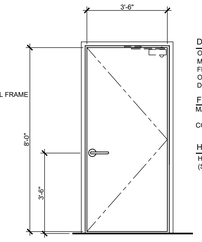


DOOR
OPENING: 3'-0" x 7'-0" x 1 3/4"
MATERIAL: H.C.M. DOOR & JAMB
FINISH: PAINT TO MATCH EXTERIORS

FRAME
MATERIAL: BY "STEELCRAFT" F-SERIES STEEL FRAME
W/ F-SERIES CASING

HARDWARE
HARDWARE SET #16
(SEE DOOR HARDWARE SCHEDULE)

DOOR ⑤
RISER RM. (QTY. 1)

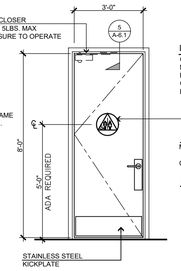


DOOR
OPENING: 3'-6" x 8'-0" x 1 3/4"
MATERIAL: SOLID CORE
FINISH: PRE-FINISHED WOOD, COLOR:
OREGON OVER P/S CHERRY,
DOORMERICA, AMERICAN SERIES

FRAME
MATERIAL: BY "TIMELY" C-SERIES STEEL FRAME
W/ TA-28 CASING W/ TA-10 REINF.
COLOR: #CC401 CHARCOAL

HARDWARE
HARDWARE SET #17
(SEE DOOR HARDWARE SCHEDULE)

DOOR ⑥
COMMUNITY RM. STORAGE (QTY. 1)



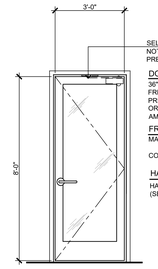
DOOR
OPENING: 3'-6" x 8'-0" x 1 3/4"
MATERIAL: SOLID CORE
FINISH: PRE-FINISHED WOOD, COLOR:
OREGON OVER P/S CHERRY,
DOORMERICA, AMERICAN SERIES

RESTROOM DOOR SIGNAGE,
SEE SHT. OC-1

FRAME
MATERIAL: BY "TIMELY" C-SERIES STEEL FRAME
W/ TA-28 CASING W/ TA-10 REINF.
COLOR: #CC401 CHARCOAL

HARDWARE
HARDWARE SET #18
(SEE DOOR HARDWARE SCHEDULE)

DOOR ⑦
ALL BATHROOMS (QTY. 7)



SELF CLOSER
NOTE: 5LBS. MAX
PRESSURE TO OPERATE

DOOR
36" x 96" x 1 3/4" THK.
FRENCH DOOR W/ TEMPERED GLASS
PRE-FINISHED WOOD FRAM, COLOR:
OREGON OVER P/S CHERRY, DOORMERICA,
AMERICAN SERIES

FRAME
MATERIAL: BY "TIMELY" C-SERIES STEEL FRAME
W/ TA-28 CASING W/ TA-12 REINF.
COLOR: #CC401 CHARCOAL

HARDWARE
HARDWARE SET #19
(SEE DOOR HARDWARE SCHEDULE)

FRENCH DOOR ⑧
COFFEE BAR (QTY. 1)

DOOR HARDWARE SCHEDULE

Hardware Set 1 – (#1 w/ storefront, Rm 104 & 139) Main Entries — RHRA/LHRA 90°

1 Pair (x2) 2 ea. 3'-0" x 8'-0" x 1-3/4" Aluminum Glass Doors

4 ea.	380 x Pivots x Top x Bottom x TMS	RIX	619	
4 ea.	ML19 x Intermediate Pivots x TMS	RIX	619	
1 ea. Lock	AL80PD x NEP x 10-025 x TMS	SCH	619	
1 ea. Closer	ITS9025 x RH x LH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 2 – (#2 w/ storefront, Rm 107, & 108) Board Room From Vestibule — RHRA/LHRA 90°

1 Pair 2 ea. 3'-0" x 8'-0" x 1-3/4" Aluminum Glass Doors

4 ea.	380 x Pivots x Top x Bottom x TMS	RIX	619	
4 ea.	ML19 x Intermediate Pivots x TMS	RIX	619	
1 ea. Lock	AL80PD x NEP x 10-025 x TMS	SCH	619	
1 ea. Closer	ITS9025 x RH x LH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 3 – (#3 w/ storefront, Rm 130) Break Rm From Covered Break Area — RHR 180°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Aluminum Exterior Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
2 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613	
1 ea. Deadbolt	B672 x IC0LOC x Indicator x MS	SCH	613	
1 ea. Closer	ITS9025 x LH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GR	

NOTE: CENTER HINGE ON DOOR NEAREST TO THE LOCK SHALL BE HAGER BB1279 ETW-6

Hardware Set 4 – (#4 w/ storefront, Rm 108) Vestibule From Covered Entry — LHR 90°

1 Single Door (x2) 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613	
1 ea. Exit Device	5547L x MS x Cylinder x 20-022-B502-292	VON	613	
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 5 – (#5 & # 6 w/storefront, Rm 000 & 134) Ext/ Rear Corr. & comm. rm — LHR 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613	
1 ea. Exit Device	5547L x MS x Cylinder x 20-022-B502-292	VON	613	
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

NOTE: CENTER HINGE ON DOOR NEAREST TO THE LOCK SHALL BE HAGER BB1279 ETW-6

Hardware Set 6 – (#7 w/ storefront,Rm 105) Corridor To Conference — RH 180°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	DHBB179 x 4.5 x 4.5 x TMS	DOO	613	
1 ea. Lock	LSV53 x 10-025 x WS x TMS	DOO	613	
1 ea. Cylinder	20-022-B502-292 x MS	SCH	613	
1 ea. Closer	DC851 x RH x RA x TJM x WS (Top Jamb Mount)	DOO	ALM	
1 ea. Floor Stop	SH436 x Anchor	DOO	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 7 – (Door #8 w/ storefront, Corridor To Offices #12 & 14) — LH 180°

1 Single Door (x2) 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	DHBB179 x 4.5 x 4.5 x TMS	DOO	613	
1 ea. Lock	LSV53 x 10-025 x WS x TMS	DOO	613	
1 ea. Cylinder	20-022-B502-292 x MS	SCH	613	
1 ea. Closer	DC851 x RH x RA x TJM x WS (Top Jamb Mount)	DOO	ALM	
1 ea. Floor Stop	SH436 x Anchor	DOO	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 8 – (Door #9 w/ storefront, Corridor To Board rm) — LH 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
2 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613	
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613	
1 ea. Closer	ITS9025 x LH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

NOTE: CENTER HINGE ON DOOR NEAREST TO THE LOCK SHALL BE HAGER BB1279 ETW-6

Hardware Set 9 – (Door #10 w/ storefront, Entry to corridors) — RHR/LHR 90°

1 Single Door (x2) 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613	
1 ea. Exit Device	5547L x MS x Cylinder x 20-022-B502-292	VON	613	
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

NOTE: CENTER HINGE ON DOOR NEAREST TO THE LOCK SHALL BE HAGER BB1279 ETW-6

Hardware Set 10 – (Door #11, Corridor To Break Room) — LH 180°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Aluminum Door

4 ea. Hinge	BB1279 x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Offset Handle	8190HD X 8190HD X TMS	IVE	613	
1 ea. Closer	ITS9025 x LH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 11 – (Door 1 Offices 1-11) Corridor To Office — RH / LH 90°

1 Single Door (x13) 3'-0" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	DHBB179 x 4.5 x 4.5 x TMS	DOO	613	
1 ea. Lock	LHV53 x SFIC x 13-248 x 10-025 x WS x TMS	DOO	613	
1 ea. Cylinder	20-022-B502-292 x MS	SCH	613	
1 ea. Closer	DC851 x RH x LH x RA x TJM x WS x TMS (Top Jamb Mount)	DOO	ALM	
1 ea. Floor Stop	SH436 x Anchor	DOO	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 12 – Door 3 Corridor To E.O.C. Control Room — LH/RH 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Lock	LSV80 x 10-025 x 14-047 x Sparta x WS x MS	DOO	613	
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613	
1 ea. Closer	ITS9025 x RH x LH x RA x Concealed X Head x NHO	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

NOTE: CENTER HINGE ON DOOR NEAREST TO THE LOCK SHALL BE HAGER BB1279 ETW-6

Hardware Set 13 – Door 3 Lactation Rm #119 From Corridor — RHR 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Lock	LSV40 x 14-047 x 10-025 x Sparta x WS x MS	DOO	613	
1 ea. Deadbolt	B672 x IC0LOC x Indicator x MS	SCH	613	
1 ea. Closer	ITS9025 x LH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 14 – Door 3 Various locations – except as listed above — RH 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Lock	LSV80 x 14-047 x10-025 x Sparta x WS x MS	DOO	613	
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613	
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

NOTE: CENTER HINGE ON DOOR NEAREST TO THE LOCK SHALL BE HAGER BB1279 ETW-6 AT E.O.C. TO CONF. RM. AND AT CORRIDOR

Hardware Set 15 – Door 4 Generator / Electrical From Outside — LHRA / RHR 90°

1 Pair Door 3'-0" x 7'-0" x 1-3/4" Hollow Metal Louver Door

6 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Lock	LHV80 x Sparta x 10-025 x TMS x STMS	DOO	613	
1 ea. Cylinder	20-022-B502-292 x MS	SCH	613	
2 ea. Closer	1461 x RH x LH z EDA x Dead Stop x HO x JTMS	LCN	ALU	
1 ea. Coordinator	COR152 x FL20 x JTMS	IVE	713	
1 ea. Astragal	139 x 83-3/4 x Flat x Weld (install on LHR)	NGP	GRY	
2 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 16 – Door 5 Riser Room From Outside — LHR 90°

1 Single Door 3'-0" x 7'-0" x 1-3/4" Hollow Metal Door

3 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Lock	LHV80 x Sparta x 10-025 x TMS x STMS	DOO	613	
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

Hardware Set 17 – Door 6 Community Room From Outside — LHR 90°

1 Single Door 3'-6" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	BB1279 x NRP x 4.5 x 4.5 x TMS	HAG	613	
1 ea. Exit Device	5547L x MS x Cylinder x 20-022-B502-292	VON	613	
1 ea. Deadbolt	B663 x SFIC x B202-957	SCH	613	
1 ea. Closer	1460 x RH x PA x EDA x Dead Stop x WS x TMS	LCN	ALU	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

NOTE: CENTER HINGE ON DOOR NEAREST TO THE LOCK SHALL BE HAGER BB1279 ETW-6

Hardware Set 18 – Door 7 Restrooms — LH / RH 90°

1 Single Door (x7) 3'-6" x 8'-0" x 1-3/4" Wood Door

4 ea. Hinge	BB1279 x 4.5 x 4.5 x WS x TMS	HAG	613	
1 ea. Closer	1460 x RH x LH x PA x WS x TMS	LCN	ALU	
1 ea. Deadbolt	B672 x IC0LOC x Indicator x MS	SCH	613	
1 ea. Push Plate	8200 x 4 x 16 x CFC x BCS	IVE	613	
1 ea. Pull Plate	8300 x 4 x 16 x CFC x CS	IVE	613	
1 ea. Kick Plate	8400 x 12 x 1-1/2" LDW x CS	IVE	613	
1 ea. Mop Plate	8400 x 8 x 1" LDW x CS	IVE	613	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	
1 ea. Signage	ADH x Men x Women x Uni x ADA	BLU	PLA	

Hardware Set 19 – Door # 8 (Rm 131) Corridor To Coffee Bar — RH 90°

1 Single Door 3'-0" x 8'-0" x 1-3/4" Wood Door w/ glass

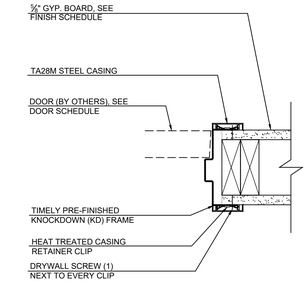
4 ea. Hinge	BB1279 x 4.5 x 4.5 x WS x TMS	HAG	613	
1 ea. Lock	LSV10 x 14-047 x10-025 x Sparta x WS x MS	DOO	613	
1 ea. Closer	ITS9025 x RH x Concealed X Head x NHO TMS	DOR	695	
1 ea. Floor Stop	FS17 x Anchor	IVE	613	
3 ea. Silencers	SR64 x ADH	IVE	GRY	

NOTE:
WS - WOOD SCREWS
TMS - TEMPLATED MACHINE SCREWS
STMS - SECURITY TEMPLATED SCREWS
MS - MACHINE SCREWS
ADH - ADHEIVE HINGE/ HARDWARE

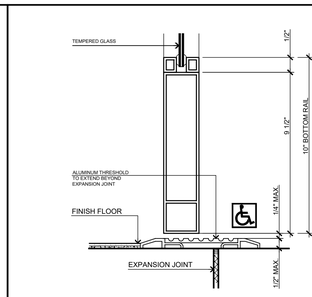
NHO TMS - NON-HANDED HARDWARE TEMPLATE MACHINE SCREWS
TJM - TAMPER RESISTANT JAMB
RH/ RA - RIGHT HAND/ RIGHT HAND ACTIVE
LH - LEFT HAND
NEP - NON-ELECTRIC PREP
NRP - NON-RATED PREP

DOOR NOTES

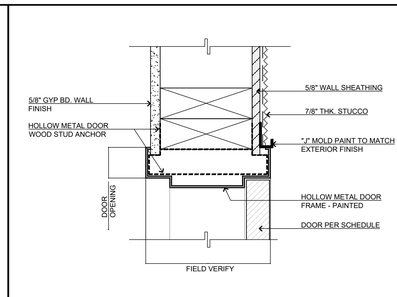
1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET (30 480 MM) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT. CBC 1013.1. ALL REQUIRED EXIT DOORS TO HAVE PANIC HARDWARE
2. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED. CBC 1013.3
3. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP. THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
   A. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
   B. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.
   C. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. CBC 1010.1.9.3
4. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. CBC 1010.1.9
5. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS:
   A. INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
   B. SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.
   C. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N).
   D. EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM. CBC 11B-404.2.9
6. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE W/ IN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER & BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. CBC 11B-404.2.10
7. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. CBC 1010.1.3
8. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. CBC 11B-404.2.7
9. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CBC 11B-303.3.FLOOR LANDING NOT MORE THAN 1/2" @ DISABLES ACCESS IS REQUIRED BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR.
10. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303
11. A SIGN SHALL BE ABOVE THE PRIMARY ENTRANCE INDICATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGNAGE SHALL BE IN LETTERS 1" HIGH ON CONTRASTING BACKGROUND
12. THE LOCKING DEVISE IS READILY DISTINGUISHABLE AS LOCKED OR UNLOCKED.
13. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.



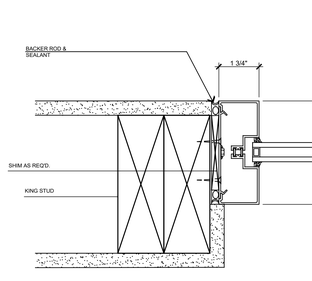
TYP. JAMB - STRIKE SIDE — SCALE: 3" = 1'-0" — 3



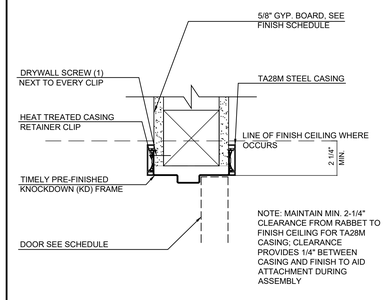
EXTERIOR DOOR THRESHOLD — SCALE: NONE — 2



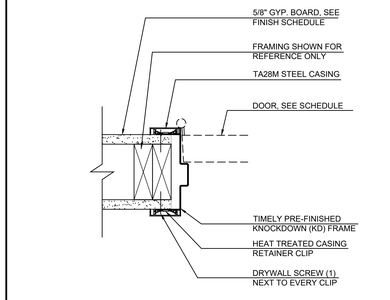
HOLLOW METAL EXTERIOR DOOR JAMB — SCALE: NONE — 1



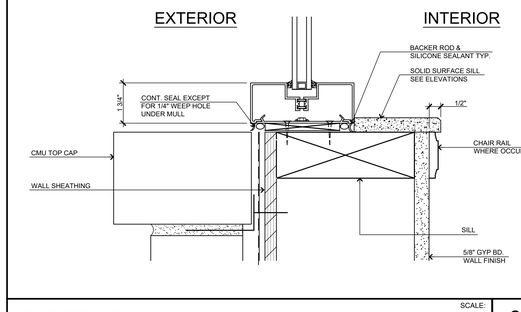
INTERIOR STOREFRONT JAMB — SCALE: NONE — 6



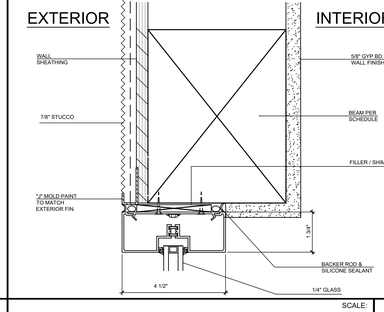
TYP. HEADER — SCALE: 3"=1'-0" — 5



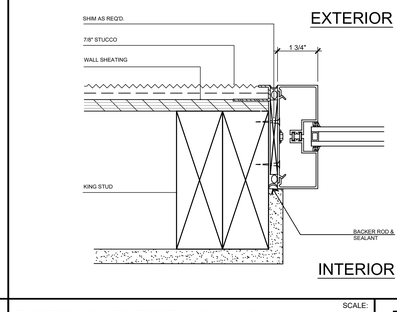
TYP. JAMB - HINGE SIDE — SCALE: 3" = 1'-0" — 4



STOREFRONT SILL — SCALE: NONE — 9



STOREFRONT HEAD DETAIL — SCALE: NONE — 8



EXTERIOR STOREFRONT JAMB — SCALE: NONE — 7

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THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 CBC, 2019 CRC, 2019 CMC, 2019 CPC, 2019 CEC AND THE 2019 ENERGY STANDARDS

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PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

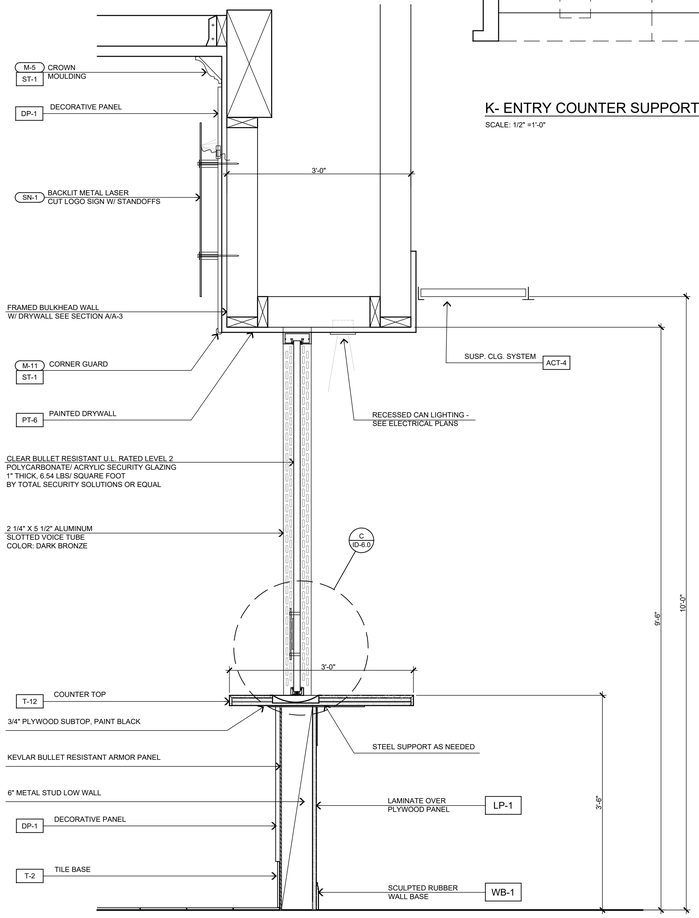
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C23-L60

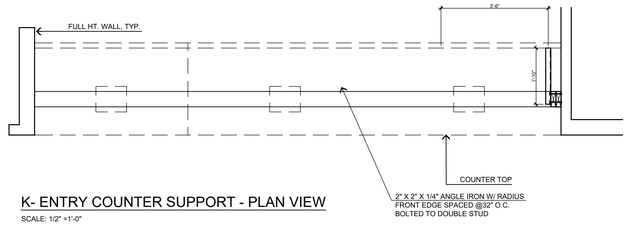
SHEET NAME:
DOOR & WINDOW SCHEDULE

PAGE
A-6.1
Addendum No. 2



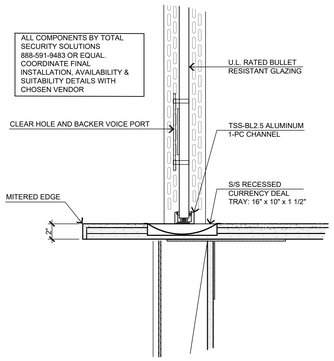
A - FRONT COUNTER SECTION

SCALE: 1" =1'-0"



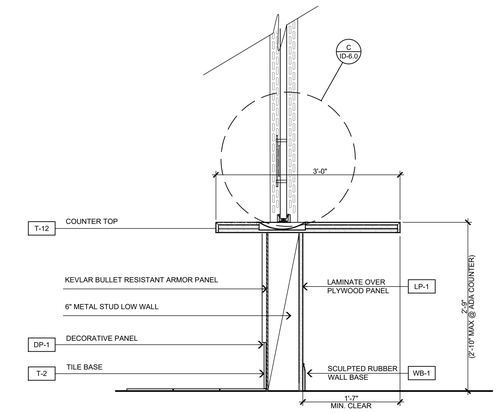
K- ENTRY COUNTER SUPPORT - PLAN VIEW

SCALE: 1/2" =1'-0"



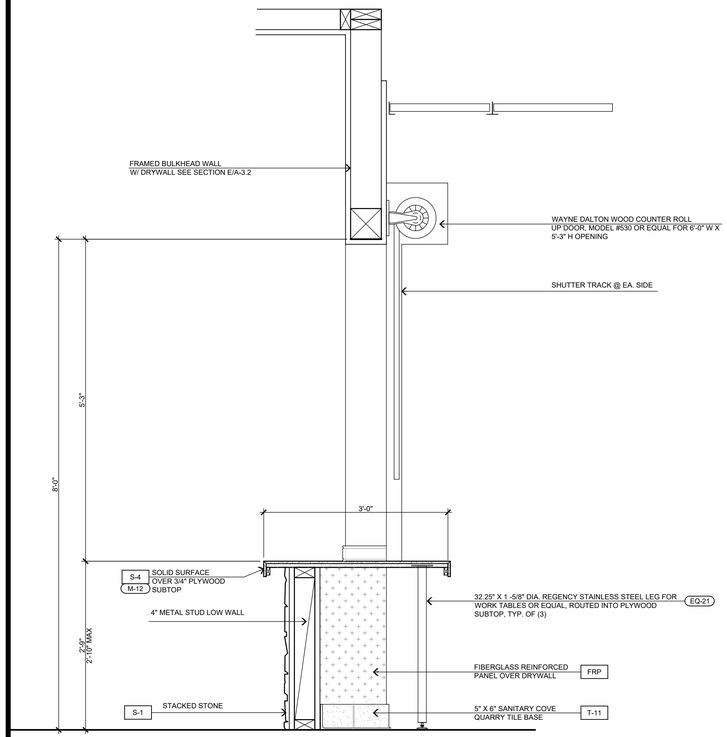
C - TRANSACTION DETAIL

SCALE: 1 1/2" =1'-0"



B - FRONT COUNTER SECTION - ADA HT.

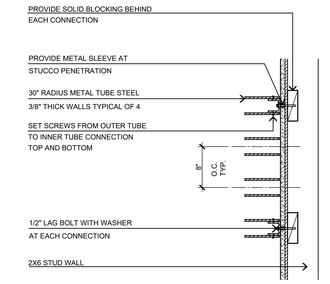
SCALE: 1" =1'-0"



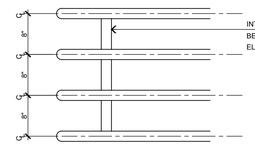
D - KITCHEN PASS THROUGH SECTION

SCALE: 1" =1'-0"

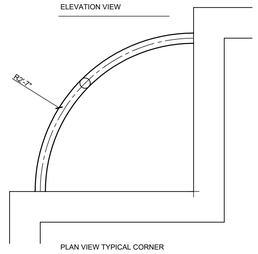
NOTE: ALL METAL COMPONENTS OF CORNER ELEMENT TO BE BRONZE POWDER COAT COLOR



SECTION AT END WALL SIDE CONNECTION



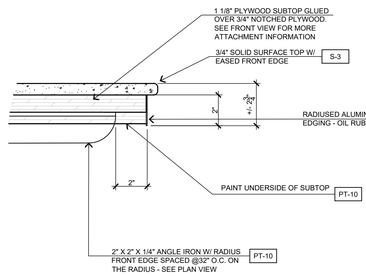
ELEVATION VIEW



PLAN VIEW TYPICAL CORNER

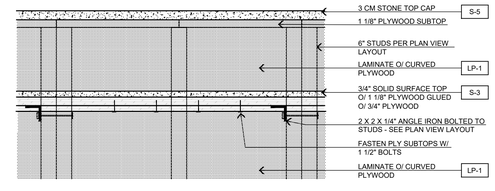
E - EXTERIOR CORNER ELEMENT

SCALE: 1" =1'-0"



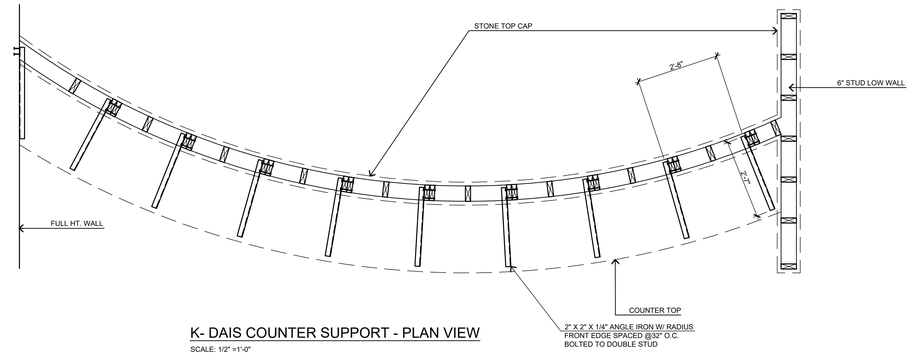
H - EDGE DETAIL

SCALE: 3" =1'-0"



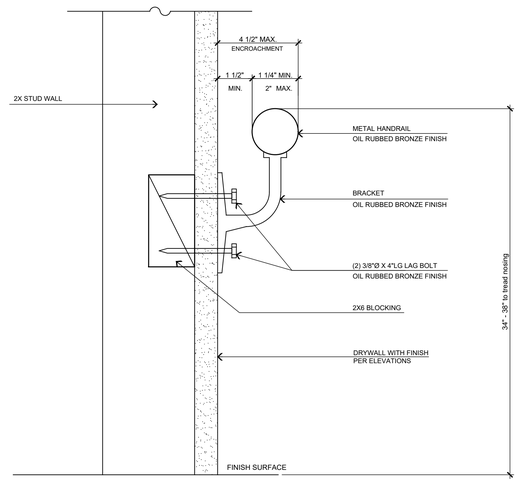
J - DAIS LOW WALL FRONT SECTION

SCALE: 1 1/2" =1'-0"



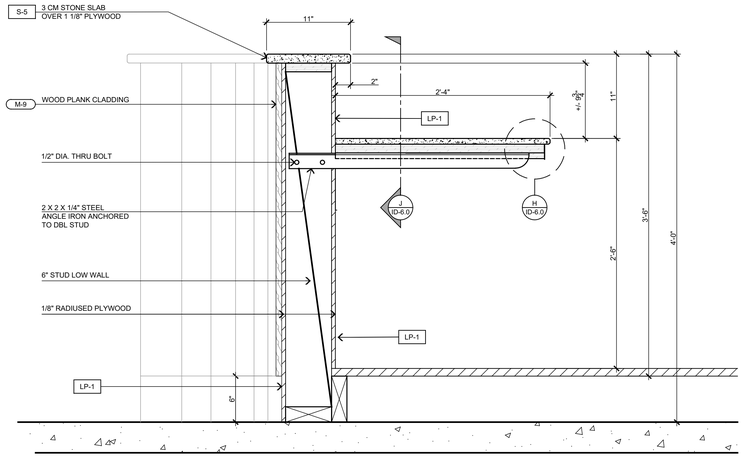
K- DAIS COUNTER SUPPORT - PLAN VIEW

SCALE: 1/2" =1'-0"



F - HANDRAIL DETAIL

NOT TO SCALE



G - DAIS LOW WALL SECTION

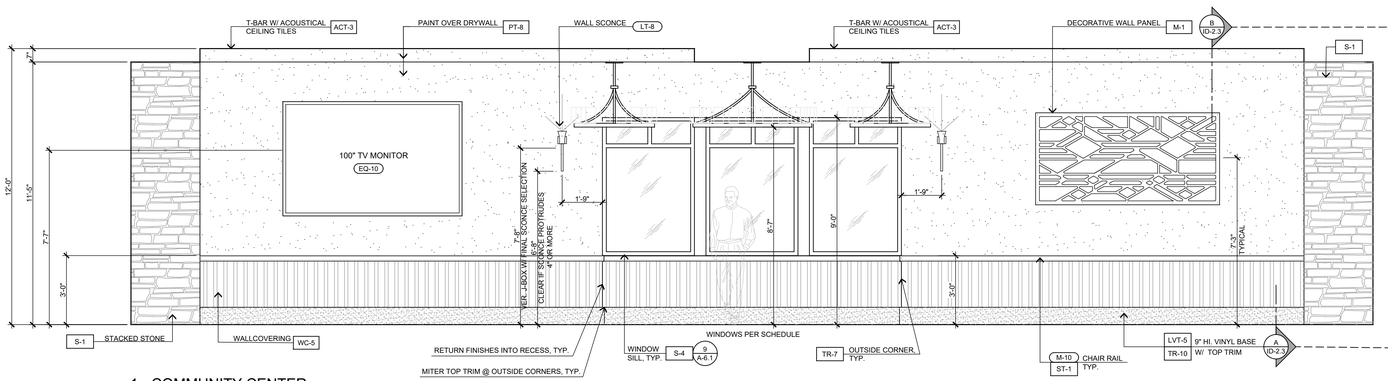
SCALE: 1 1/2" =1'-0"

STEENO DESIGN STUDIO INC.
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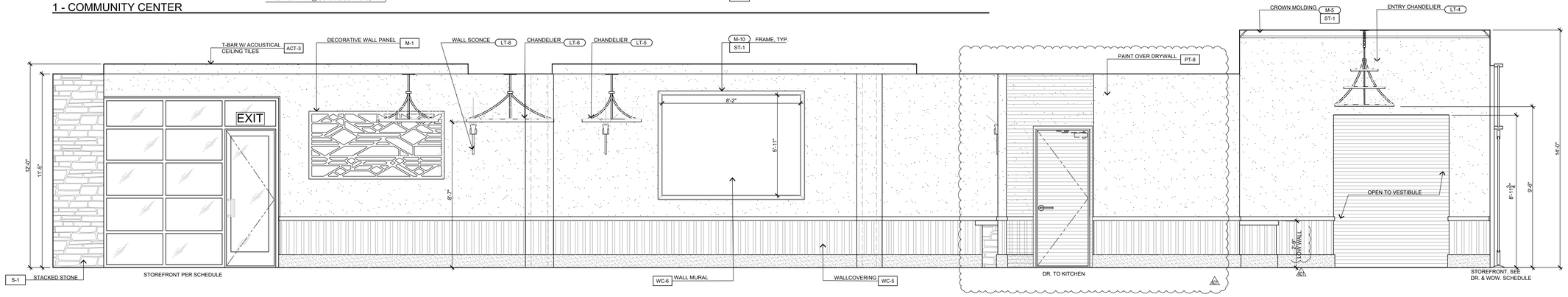
DATE FINISHED
MAY 2023

REVISIONS
BAS_08-07-24
BAS_10-09-24
PRINTED_04-11-25
PRINTED_08-20-25
PRINTED_09-17-25
PRINTED_09-26-25

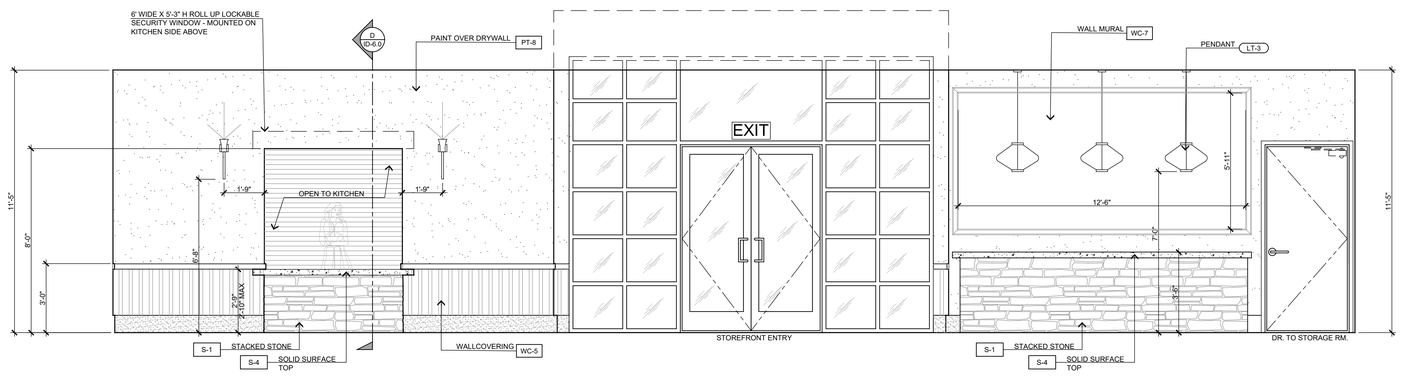
THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA EXISTING BUILDING CODE, 2019 CALIFORNIA HISTORICAL BUILDING CODE, 2019 CALIFORNIA REFERENCED STANDARDS CODE, 2019 CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA WILDLAND-URBAN INTERFACE



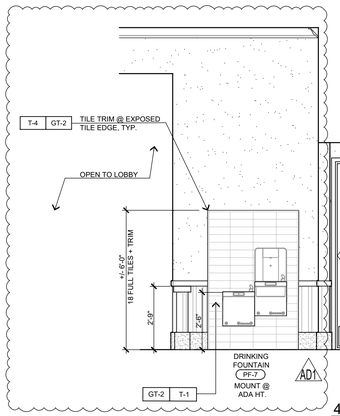
1 - COMMUNITY CENTER



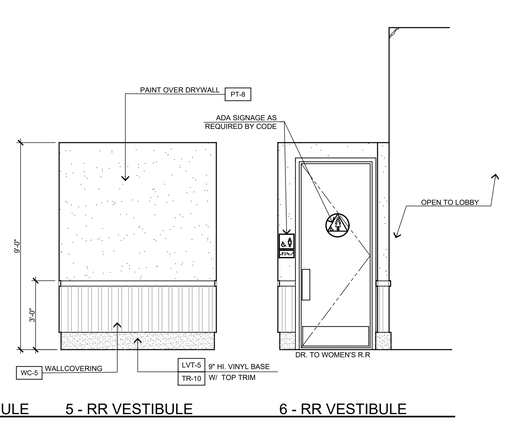
2 - COMMUNITY CENTER



3 - COMMUNITY CENTER

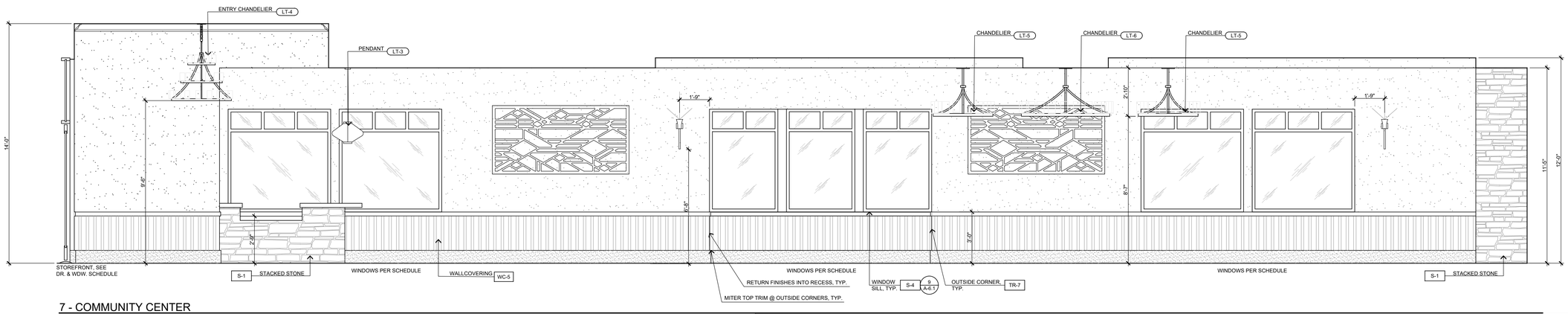


4 - RR VESTIBULE



5 - RR VESTIBULE

6 - RR VESTIBULE



7 - COMMUNITY CENTER

INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

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DATE FINISHED
MAY 2023

REVISIONS
B&S_08-07-24
B&S_10-09-24
PRINTED_04-11-25
PRINTED_08-20-25
PRINTED_09-17-25
PRINTED_09-26-25

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2019 CBC, 2019 CPC, 2019 CMC, 2019 CEC, 2019 CGBSC, 2019 CHC AND THE 2019 ENERGY STANDARDS

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LICENSED ARCHITECT THOMAS R. STEENO RENEWAL 2/31/27 C-26448 STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3066-261-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

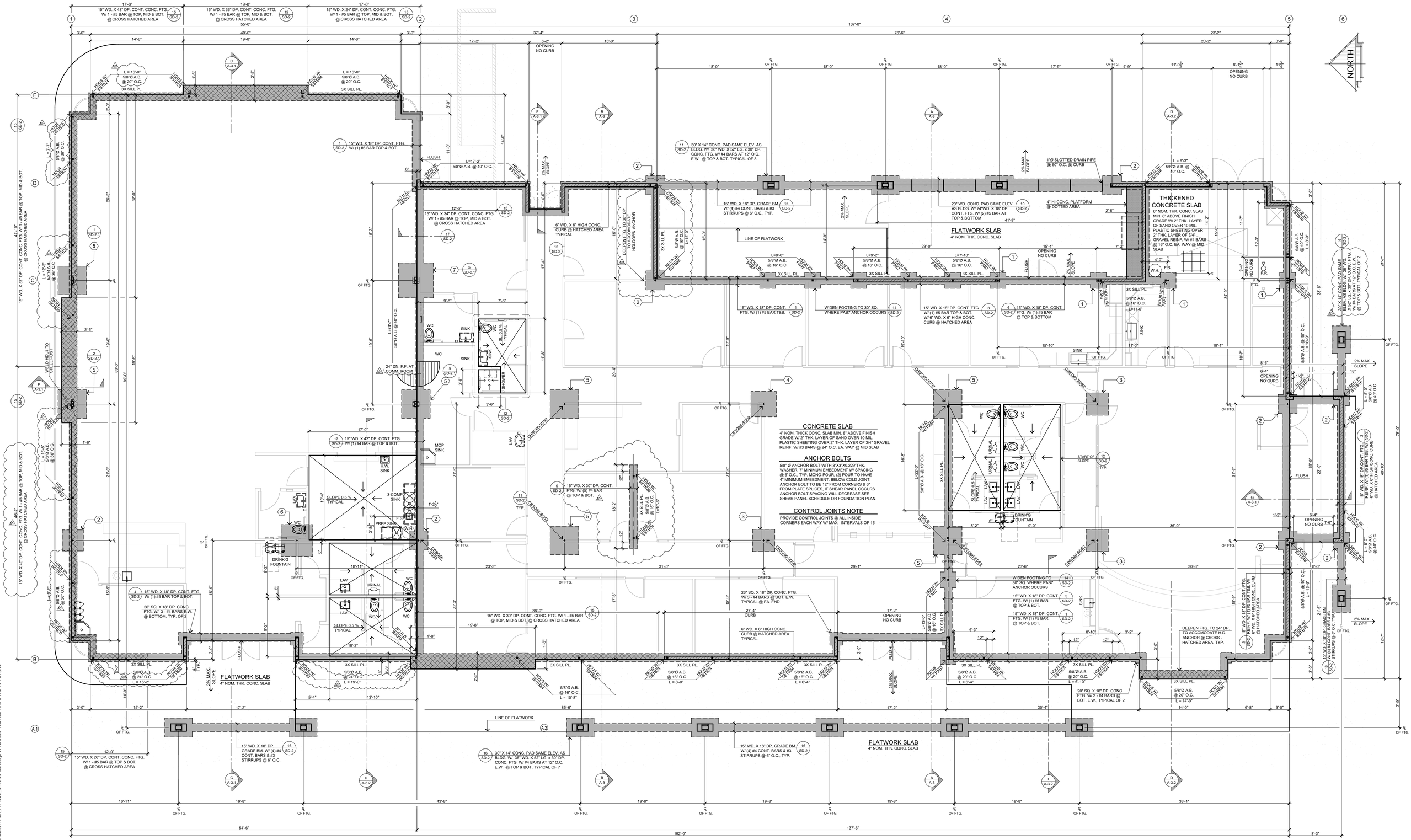
CONTACT:
DON BARTZ

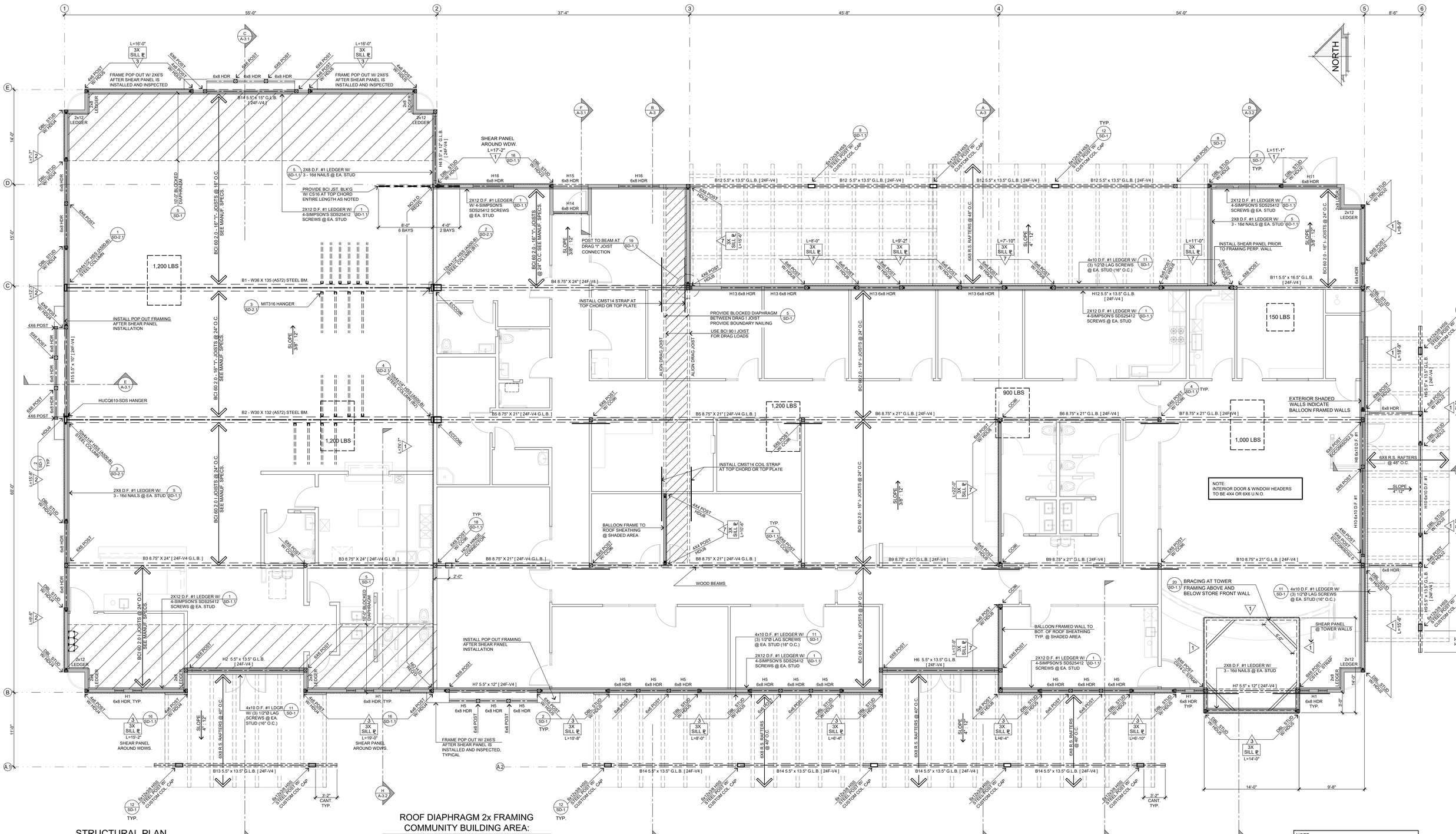
JOB NO.
C23-L60

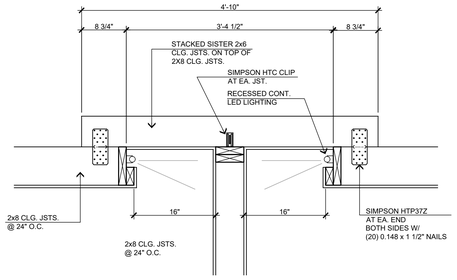
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INTERIOR ELEVATIONS

PAGE
ID-2.3
Addendum No. 2

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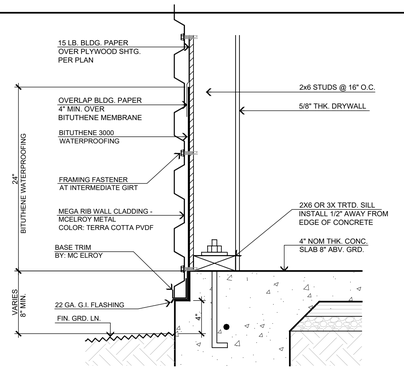

NORTH
THICKENED CONCRETE SLAB
6" NOM. THK. CONC. SLAB MIN. 8" ABOVE FINISH GRADE W/ 2" THK. LAYER OF SAND OVER 10 MIL. PLASTIC SHEETING OVER 2" THK. LAYER OF 3/4". GRAVEL REINF. W/ #4 BARS @ 16" O.C. EA. WAY @ MID. SLAB
FLATWORK SLAB
4" NOM. THK. CONC. SLAB
CONCRETE SLAB
4" NOM. THICK CONC. SLAB MIN. 8" ABOVE FINISH GRADE W/ 2" THK. LAYER OF SAND OVER 10 MIL PLASTIC SHEETING OVER 2" THK. LAYER OF 3/4" GRAVEL REINF. W/ #3 BARS @ 24" O.C. EA. WAY @ MID SLAB
ANCHOR BOLTS
5/8" Ø ANCHOR BOLT WITH 3"X3"X0.229"THK. WASHER. 7" MINIMUM EMBEDMENT W/ SPACING @ 6' O.C., TYP. MONO-POUR, (2) POUR TO HAVE 4" MINIMUM EMBEDMENT. BELOW COLD JOINT, ANCHOR BOLT TO BE 12" FROM CORNERS & 6" FROM PLATE SPLICES, IF SHEAR PANEL OCCURS ANCHOR BOLT SPACING WILL DECREASE SEE SHEAR PANEL SCHEDULE OR FOUNDATION PLAN.
CONTROL JOINTS NOTE
PROVIDE CONTROL JOINTS @ ALL INSIDE CORNERS EACH WAY W/ MAX. INTERVALS OF 15'
FLATWORK SLAB
4" NOM. THK. CONC. SLAB
LINE OF FLATWORK
OPENING NO CURB
SLOPE 0.5 % TYPICAL
DRINK'G FOUNTAIN
3-COMP. SINK
PREP SINK
MOP SINK
H.W. SINK
SHOWER
URINAL
LAV
WC
SINK
24" DN. F.F. AT COMM. ROOM
NO H.D. REQ'D
DEEPEN FTG. TO 30" DP. TO ACCOMODATE HOLDOWN ANCHOR
6" WD. X 6" HIGH CONC. CURB @ HATCHED AREA TYPICAL
DEEPEN FTG. TO 24" DP. TO ACCOMODATE H.D. ANCHOR @ CROSS - HATCHED AREA, TYP.
WIDEN FOOTING TO 30" SQ. WHERE PAB7 ANCHOR OCCURS
20" WD. CONC. PAD SAME ELEV. AS BLDG. W/ 24"WD. X 18" DP. CONT. FTG. W/ (2) #5 BAR AT TOP & BOTTOM
4" HI CONC. PLATFORM @ DOTTED AREA
1"Ø SLOTTED DRAIN PIPE @ 60" O.C. @ CURB
FLUSH
2% MAX. SLOPE
W.H.
P.B.
FTG.
OF FTG.
START OF SLOPE
TYP.
DESCRIBE SOG2
DESCRIBE SOG3
HOLD W/ SIST62
HOLD W/ SIST62A
HOLD W/ SIST62B
HOLD W/ SIST62C
HOLD W/ SIST62D
HOLD W/ SIST62E
HOLD W/ SIST62F
HOLD W/ SIST62G
HOLD W/ PAB7
HOLD W/ PAB7
HOLD W/ PAB7


1
2
3
4
5
6
55'-0"
37'-4"
45'-8"
54'-0"
8'-6"
NORTH
E
D
C
B
A
A-2
14'-0"
15'-0"
11'-0"
60'-0"
FRAME POP OUT W/ 2X6'S AFTER SHEAR PANEL IS INSTALLED AND INSPECTED
B14 5.5"x 15" G.L.B. [24F-V4]
SHEAR PANEL AROUND WDW. L=17'-2"
2X12 LEDGER
DBL STUD W/ HDU4
6x8 HDR
6x6 POST
4x6 POST W/ HDU6
6x6 POST W/ HDU8
5X12 BLOCKED DIAPHRAGM
2X8 D.F. #1 LEDGER W/ 3 - 16d NAILS @ EA. STUD
2X12 D.F. #1 LEDGER W/ 4-SIMPSON'S SDS25412 SCREWS @ EA. STUD
PROVIDE BCI JST. BLK'G W/ CS16 AT TOP CHORD ENTIRE LENGTH AS NOTED
NO H.D. REQ'D
8'-0" 6 BAYS
4'-0" 2 BAYS
2X12 D.F. #1 LEDGER W/ 4-SIMPSON'S SDS25412 SCREWS @ EA. STUD
BCI 60 2.0 - 16" I"- JOISTS @ 16" O.C. SEE MANUF. SPECS
BCI 60 2.0 - 16" I"- JOISTS @ 24" O.C. SEE MANUF. SPECS
1,200 LBS
1,000 LBS
150 LBS
900 LBS
B1 - W36 X 135 (A572) STEEL BM.
B2 - W30 X 132 (A572) STEEL BM.
B4 8.75" X 24" [24F-V4]
B5 8.75" X 21" [24F-V4 G.L.B.]
B6 8.75" x 21" G.L.B. [24F-V4]
B7 8.75" x 21" G.L.B. [24F1V4]
B8 8.75" X 21" [24F-V4 G.L.B.]
B9 8.75" x 21" G.L.B. [24F-V4]
B10 8.75" x 21" G.L.B. [24F-V4]
B11 5.5" x 16.5" G.L.B. [24F-V4]
B12 5.5" x 13.5" G.L.B. [24F-V4]
B13 5.5" x 13.5" G.L.B. [24F-V4]
B14 5.5" x 13.5" G.L.B. [24F-V4]
H2 5.5" x 13.5" G.L.B. [24F-V4]
H4 5.5" x 10" G.L.B. [24F-V4]
H6 5.5" x 13.5" G.L.B. [24F-V4]
H7 5.5" x 12" [24F-V4]
H10 6x10 D.F. #1
H11 6x8 HDR
H12 5.5" x 13.5" G.L.B. [24F-V4]
H13 6x8 HDR
H14 6x8 HDR
H15 6x8 HDR
H16 6x8 HDR
H1 6x8 HDR, TYP.
H5 6x8 HDR
6x8 R.S. RAFTERS @ 48" O.C.
6x8 R.S. RAFTERS @ 40" O.C.
6x8 R.S. RAFTERS @ 24" O.C.
6x8 RAFTERS @ 48" O.C.
SLOPE 3/8" : 12"
SLOPE 4" :12"
POST TO BEAM AT DRAG 'I" JOIST CONNECTION
INSTALL CMST14 STRAP AT TOP CHORD OR TOP PLATE
PROVIDE BLOCKED DIAPHRAGM BETWEEN DRAG I JOIST PROVIDE BOUNDARY NAILING
USE BCI 90 I JOIST FOR DRAG LOADS
ALIGN DRAG JOIST
INSTALL CMST14 COIL STRAP AT TOP CHORD OR TOP PLATE
BALLOON FRAME TO ROOF SHEATHING @ SHADED AREA
WOOD BEAMS
INSTALL POP OUT FRAMING AFTER SHEAR PANEL INSTALLATION
FRAME POP OUT W/ 2X6'S AFTER SHEAR PANEL IS INSTALLED AND INSPECTED, TYPICAL
INSTALL POP OUT FRAMING AFTER SHEAR PANEL INSTALLATION
INSTALL SHEAR PANEL PRIOR TO FRAMING PERP. WALL
SHEAR PANEL AROUND WDWS.
HUCQ610-SDS HANGER
MIT316 HANGER
ECCOBE
CODE
EXTERIOR SHADED WALLS INDICATE BALLOON FRAMED WALLS
BALLOON FRAMED WALL TO BOT. OF ROOF SHEATHING TYP. @ SHADED AREA
BRACING AT TOWER FRAMING ABOVE AND BELOW STORE FRONT WALL
SHEAR PANEL @ TOWER WALLS
2X8 D.F. #1 LEDGER W/ 3 - 16d NAILS @ EA. STUD
4x10 D.F. #1 LEDGER W/ (3) 1/2"Ø LAG SCREWS @ EA. STUD (16" O.C.)
2X12 D.F. #1 LEDGER W/ 4-SIMPSON'S SDS25412 SCREWS @ EA. STUD
6x12x3/8 HSS STEEL POST W/ CUSTOM COL. CAP
6x12x5/8 HSS STEEL POST W/ CUSTOM COL. CAP



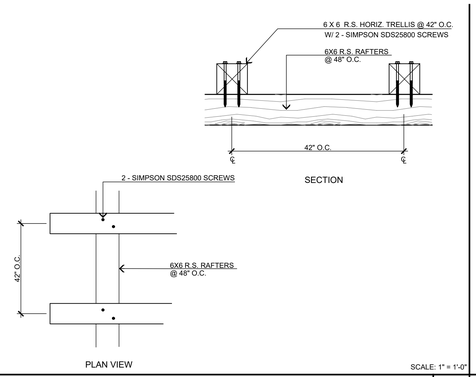
SCALE: 1" = 1'-0"

SISTER FRAMING AT CEILING JOIST 17



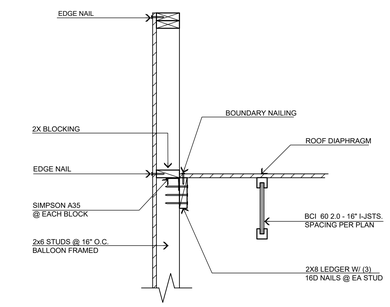
SCALE: 1 1/2" = 1'-0"

DRY FLOODPROOFING @ MEGA RIB CLADDING 13



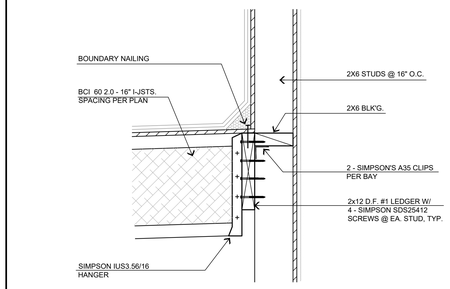
SCALE: 1" = 1'-0"

TRELLIS TO RAFTERS CONNECTION 9



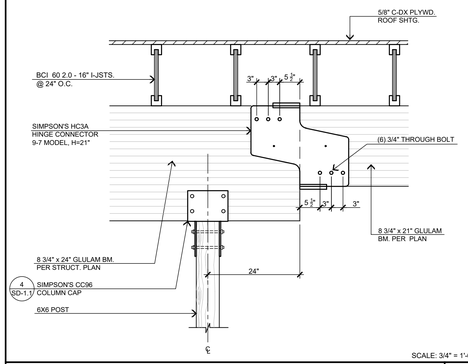
SCALE: 1" = 1'-0"

LEDGER CONNECTION AT BALLOON FRAMED WALL 5



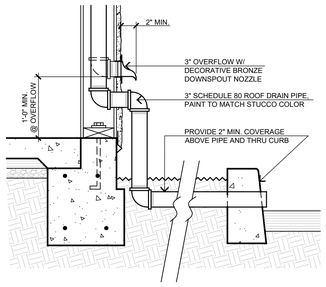
SCALE: 1 1/4" = 1'-0"

SHEAR TRANSFER DETAIL 1



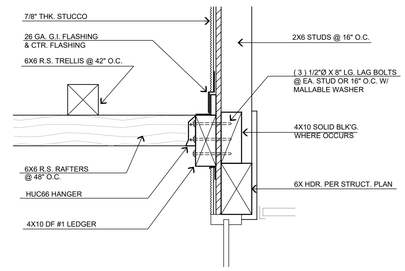
SCALE: 3/4" = 1'-0"

BEAM TRANSITION DETAIL 18



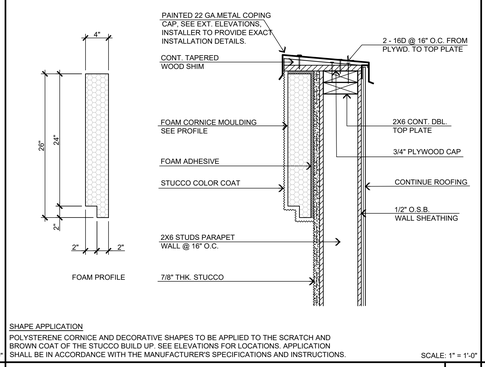
SCALE: 1" = 1'-0"

ROOF DRAIN DOWNSPOUT DETAIL 14



SCALE: 1" = 1'-0"

RAFTER TO WALL CONNECTION AT TRELLIS 10

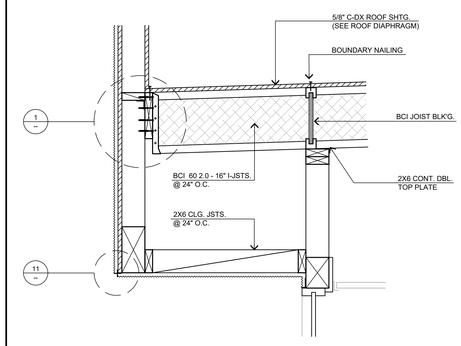


SHAPE APPLICATION

POLYSTERENE CORNICE AND DECORATIVE SHAPES TO BE APPLIED TO THE SCRATCH AND BROWN COAT OF THE STUCCO BUILD UP. SEE ELEVATIONS FOR LOCATIONS. APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

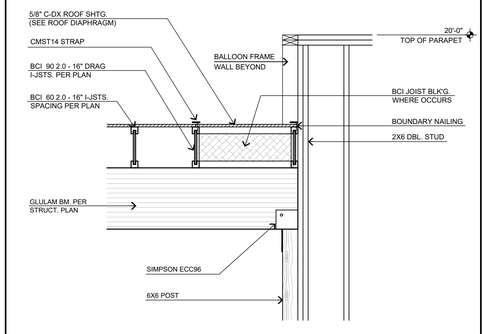
SCALE: 1" = 1'-0"

PARAPET DETAIL 6



SCALE: 3/4" = 1'-0"

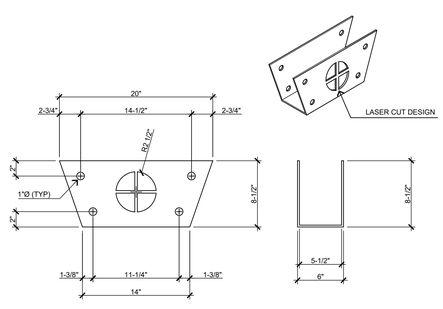
SHEAR TRANSFER DETAIL 2



SCALE: 3/4" = 1'-0"

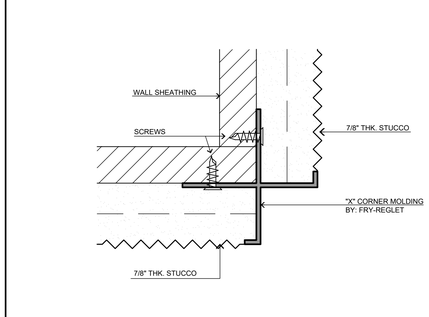
POST TO BEAM AT DRAG I-JOIST 19

FABRICATE FROM 1/4" PLATE STEEL



NOT TO SCALE

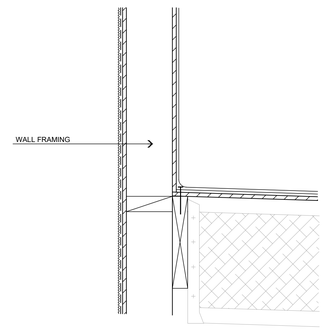
CUSTOM FABRICATED COLUMN CAP 15



NOTE: TYPICAL MOULDING @ ALL STUCCOED OVERHANGS

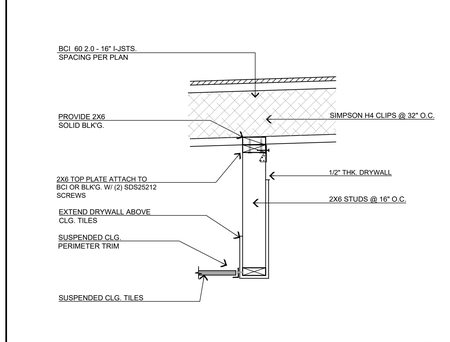
NOT TO SCALE

"X" CORNER MOLDING 11



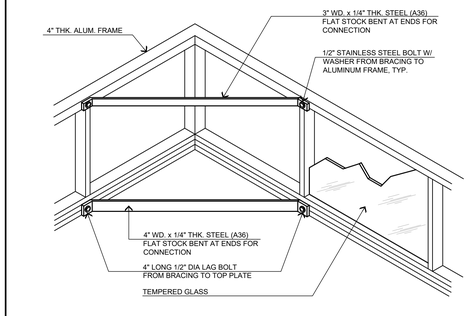
SCALE: 1 1/2" = 1'-0"

"FRY REGLET" FLASHING DETAIL 7



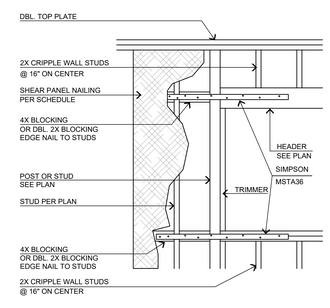
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BULKHEAD WALL CONNECTION DETAIL 3



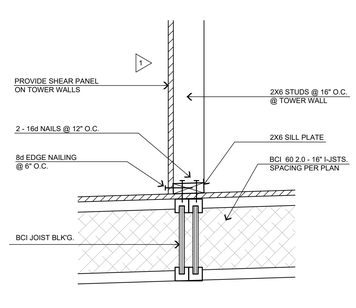
NOT TO SCALE

BRACING AT TOWER FRAMING TO CURTAIN WALL 20



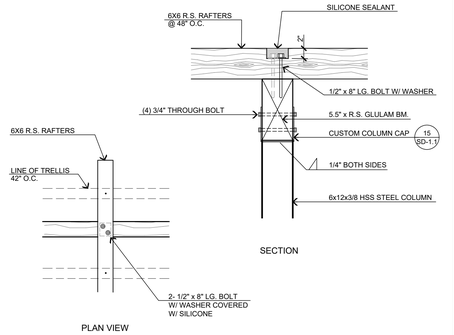
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SHEAR PANEL AROUND WINDOW 16



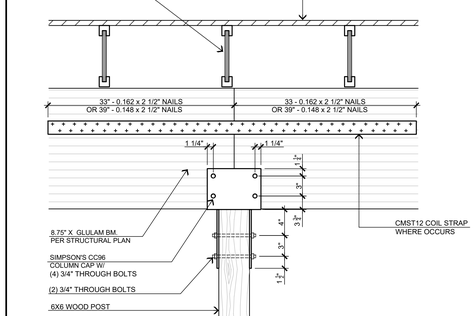
SCALE: 1" = 1'-0"

TOWER WALL CONNECTION TO ROOF 12



SCALE: 1" = 1'-0"

RAFTERS TO BEAM CONNECTION 8



SCALE: 3/4" = 1'-0"

POST TO BEAM CONNECTION DETAIL 4

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MAY 2023

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PRINTED_09-26-25

THESE PLANS SHALL COMPLY WITH THE 2019 CBC, 2019 CRC, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CGBSC, 2019 CFC, AND THE 2019 ENERGY STANDARDS

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LICENSED ARCHITECT THOMAS R. STEENO 26448 REN. 2/28/27 STATE OF CALIFORNIA

PROJECT: CIVIC CENTER BUILDING

PHELAN PIÑON HILLS C.S.D.

SITE ADDRESS:
A.P.N. 3066-051-10
9535 SHEEP CREEK ROAD
PHELAN, CA 92329

CONTACT:
DON BARTZ

JOB NO.
C23-L60

SHEET NAME:
STRUCTURAL DETAILS

PAGE
SD-1.1

Addendum No. 2

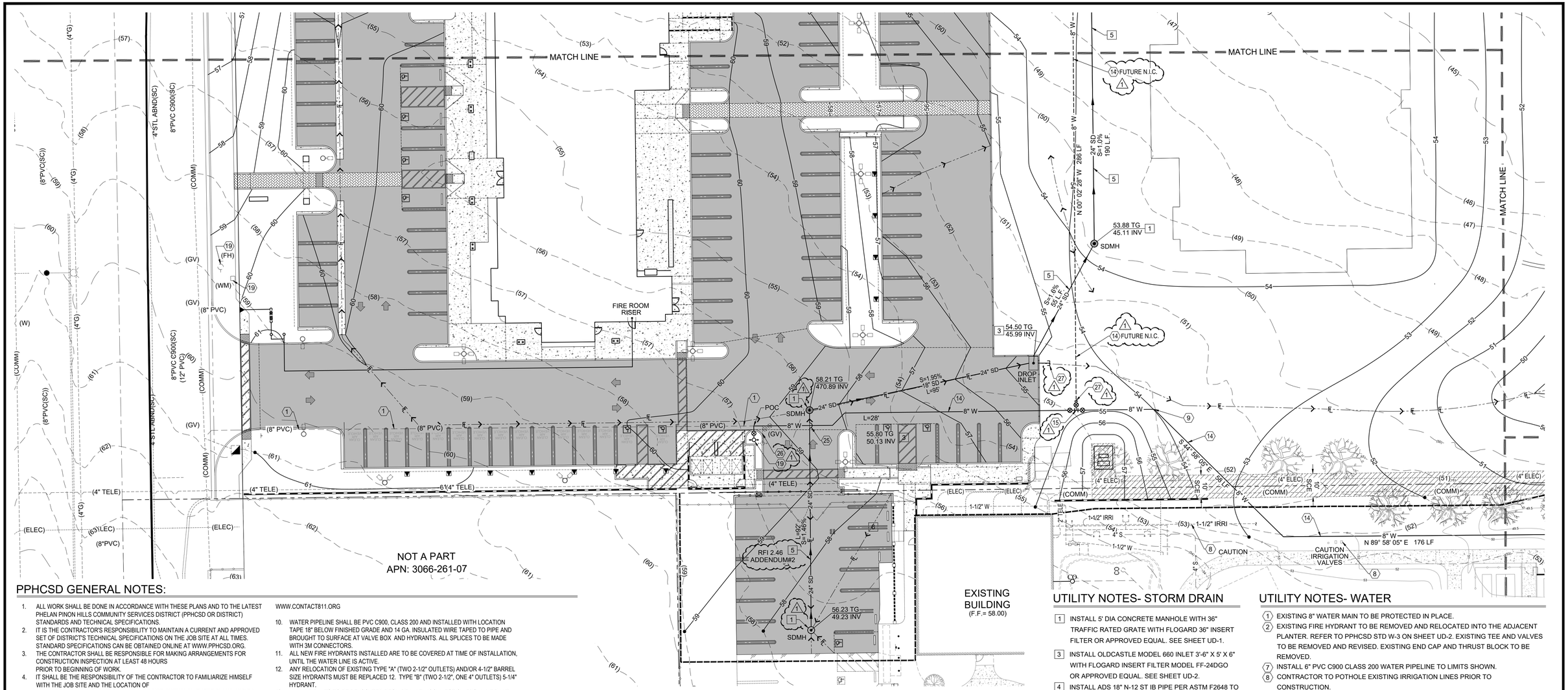

MATCH LINE
MATCH LINE
MATCH LINE
NOT A PART
APN: 3066-261-07
FIRE ROOM RISER
SDMH
58.21 TG
470.89 INV
POC
SDMH
55.80 TG
50.13 INV
L=28'
53.88 TG
45.11 INV
SDMH
54.50 TG
45.99 INV
DROP INLET
56.23 TG
49.23 INV
SDMH
RFI 2.46
ADDENDUM#2
FUTURE N.I.C.
FUTURE N.I.C.
24" SD S=1.0% 190 L.F.
8" W N 00° 02' 28" W 286 LF
S=1.95% 18" SD L=95
S=1.46% 24" SD L=55
24" SD
8" W
8" W
8" W

EXHIBIT RFI 2

Pre-Bid RFI Responses

RFI 2.1	**Question:** Sheet A-0 shows Parcel 3 "Not a Part" - the following items are noted in the parcel 3 area 1 - key note 8 - 6" wide concrete curb 2 - key note 9 - Accessible Ramp not to exceed 8% 3 - key note 44 - Existing Development. 4 - Note on plan - "Existing parking lot to be re-stripped - Do Not Remove EX. A/C" 5 - Note on plan - "Relocated Shed" Question - is any work being done to the area on the plan noted as Parcel 3 "Not a Part"? **Response:** Refer to Addendum #02, Sheet A-1 updated to remove all notes mentioning work in the parcel 3 area.
RFI 2.2	**Question:** Detail 1 shows concrete paver's. There is no spec for the concrete paver's to know what type to bid. Question - Will a spec for the concrete paver's be issued by the architect or do we bid what is most cost effective per the detail? **Response:** Pavers are shown on plan sheet LC-01 and noted as Reference Keynote  . Refer to plan sheet LC-03 *Landscape Construction legend, item 123 for additional information for the pavers.

RFI 2.3	**Question:** Plan Sheet A6.1: Office #11 room 116 shows a roll up shade pocket at the window to the outside. There is no spec for window shades and the detail for the roll up shade is blank. Question - Does this building require roll up shades at any of the windows? if so please provide a spec and mark the shades on sheet A5 so bidders know what to price. **Response:** Detail for roll up shade added to sheet A-3.1, Refer to Addendum #02. Exact specification for the shade itself to be developed with client.
RFI 2.4	**VOID**
RFI 2.5	**Question:** Plan Sheet G-1: Item # 33 - install 38' wide electrical powered rolling gate - (refer to Arch plan) Question - Does this building require roll up shades at any of the windows? if so please provide a spec and mark the shades on sheet A5 so bidders know what to price. **Response:** Please disregard keynote #33 on Civil sheet G-1 for a rolling gate on the site. Rolling window shades are addressed in RFI 2.3.
RFI 2.6	**Question:** Following the release off addendum #1 I just have one questions/comment. I see that DBE Goof Faith Efforts are now required for this project. Good Faith Efforts require 30 days of advertisement before bid opening date and as of today there is 20 days before bid opening with a 5 day grace period which still does not add up to 30 days. Will the advertisement period be waived or will the good faith effort document be like Phelan Park where is needs to be submitted withing 14 days of notice to award? **Response:** Special Provisions, Item 5.G.4. This section of the original bid documents identified DBE requirements, indicating that if Prime Contractor intends to subcontract Work, affirmative actions shall be taken. This paragraph also identifies the elements that are required to meet this documentation. The last sentence of the first paragraph requires good faith effort documentation to be submitted within 14 calendar days following issuance of Notice of Award. Addendum No. 1 requires submission of this documentation within 5 calendar days of bid opening. The Bid Period for this Project commenced on August 19, 2025, with a bid opening date of October 9, 2025, or a

	total bid period of 51 calendar days. This timeline is more than sufficient to have addressed noticing of DBE subcontractors. Also please note the following: • Notice Inviting Bids. The second paragraph, last sentence, advises Bidders of the requirement to comply with funding agency requirements. • Instructions to Bidders. The second paragraph directs Bidders' attention to Special Provisions, Para. 5.G regarding funding agency requirements. **The Bid Opening date is extended per Addendum No. 2.**
RFI 2.7	**Question:** 1. Sheet A-6 Window schedule Interior Types 7 & 8 list frames as Timely, however the details call for SF. Please confirm Types 7 & 8 are to be aluminum and not Timely. 2. The plans do not call for a window type or interior elevation for the bullet resistant reception window. Please provide. Glass types: Acid Etched- Exterior: Type 5, Interior: Type 9 & 10 Frosted: Interior Type 7 & 8 Spandrel- Exterior Upper Portion: 3 & 8 Epandrel glass make up- color? 3. Is there a detail for the Tower Curtain Wall? Is there to be a parapet cap by others like section CC/A-3.1? **Response:** 1. Sheet A-6 corrected to show types 7 & 8 as 4" aluminum. 2. Interior Elevations for bullet proof glass can be found on sheet ID-2.0: #1 (customer side) & #5 (staff side). Also see section A on ID-6.0. Specification to be finalized with client as there are different levels of bullet proof protection. 3. See section D-D on sheet A-3.2 and detail #20 on sheet SD-1.1. No parapet cap on this tower.
RFI 2.8	**Question:** 1. In review of the spec and the Table of Contents, Spec Sections 01 35 00 (Special Project Procedures) and 01 50 00 (Temporary Facilities and Controls) are missing. Will these missing sections be added per Addendum? If not, how is the Contractor to bid this? Please advise.

	2. In review of Spec Section 01 57 23 (Temporary Storm Water Pollution Control) Section 1.02 (Measurement and Payment) states that preparing, implementing, controlling, monitoring, and submitting the annual plan shall be included in the lump sum bid. Per discussion at the Pre-Bid meeting, it was stated that Contractor was responsible to install and maintain BMP's only. What is the contractor's responsibility for the project? **Response:** 1. Refer to Addendum #01. 2. Refer to Addendum #02.
RFI 2.9	**Question:** Door types 4 and 5 are exterior doors. Door schedule both have Timely frames for an interior door system and not used for exterior doors. Both doors 4 & 5 are hollow metal. Hollow metal doors normally get Hollow Metal Frames from the door manufacture for an exterior application and not Timely frames. Can doors 4 and 5 use a hollow metal frame in lieu of a Timely frame? **Response:** Yes, sheet A-6.1 revised to show Hollow metal frame by "Steelcraft" F-Series has been specified (14 ga. min. as specified on spec. sheet 081100 part 2.2).
RFI 2.10	**Question:** Plan Sheet G-0 & A-0 Monument Signs - sheet G-0 states - per owners consultant. - There are 2 shown on sheet A-0 note 21. There are no details on the plan showing how the monument signs are to be made, attached or installed. Question - Is the contractor to bid the monument signs? If so will architect provide details? **Response:** Contractor will be responsible to provide and install the monument signs. Refer to upcoming addendum for basis of design.

RFI 2.11	**Question:** Addendum 1 Scope of Work Summary notes: add notes 1-16: item #1 states that contractor is responsible to provide water and adequate dust control of the site during construction. There are near by fire hydrants that exist now and are to be moved. The plan was to use existing water from existing fire hydrants before they are moved to grade the site. Question - Will water be available to build this project from the existing fire hydrants or will contractor need to truck in water and create storage to build the project? **Response:** Refer to General Conditions, Section 2, Subsection 2-5.2 Temporary Utility Services. There are existing on-site fire hydrants that will be available throughout the construction period, thus no need to haul construction water from off-site. Refer to plans for existing fire hydrant locations.
RFI 2.12	**Question:** Sheet G-0 Contractor Notes: states contractor responsible for the construction of the wind and / or seismic resisting system that is listed in the statement of special inspection. A review of all the documents with word search I can't find a "statement of special inspections" to find the seismic resisting system that is needed. Question - Can Architect direct a bidding contractor where to find the "Statement of special inspection"? **Response:** Special Inspections are listed on sheet S-2 & Seismic Force Resisting System is listed under Item J and marked “Yes” in the “required” column.
RFI 2.13	**Question:** Specification Section 061000 Part 2 Paragraph A&B specifies all lumber and plywood to be fire retardant treated. Paragraph E states "where indicated." Is this an oversight? Engineered wood and glue lams will not likely be obtainable in a fire-retardant material and getting exterior fire treated material in California is another challenge in itself. Please clarify if fire treatment is actually a requirement and indicate exactly what items will require treatment. **Response:** Specification and drawings updated to show fire retardant treated wood only at exterior canopies as required by Fire.

RFI 2.14	**Question:** Off-site owner storage building for unloading and lowing owners equipment and FF&E from building to site will need a fork lift each time a truck is loaded and unloaded. Question - Is there a fork lift at the owners storage building for contractors use or will contractor need to provide a fork lift for each move in or out of the building? **Response:** Refer to section 01 11 16 Work By Owner, Section 3, Subsection 3.2 Receiving and Handling OFCI and OFOI Equipment. Clarification: The Contractor will be responsible to provide all equipment to load and transport equipment from the Off-site storage facility to the project site and shall be included in the base bid.
RFI 2.15	**Question:** Spec section 01 20 00-3.03.B.4 states Do not "included" communications / audio visual system related to the EOC if included in item 3.02.B.2 above. Question - What does that statement mean because there is no 3.02.B.2 above in the spec? **Response:** Replace the indicated sentence with "Do not ~~included~~ communications/audio visual systems related to the EOC if included in item 3.0~~3~~2.B.2 above."
RFI 2.16	**Question:** Spec section 01 35 00-3.04.B states the buffer zone around each Joshua Tree to be 50 feet. Plans on all the G sheets call for buffer zone of 40 feet Question - What is the correct buffer zone 40 or 50 feet? **Response:** Refer to Addendum #01, item 20.

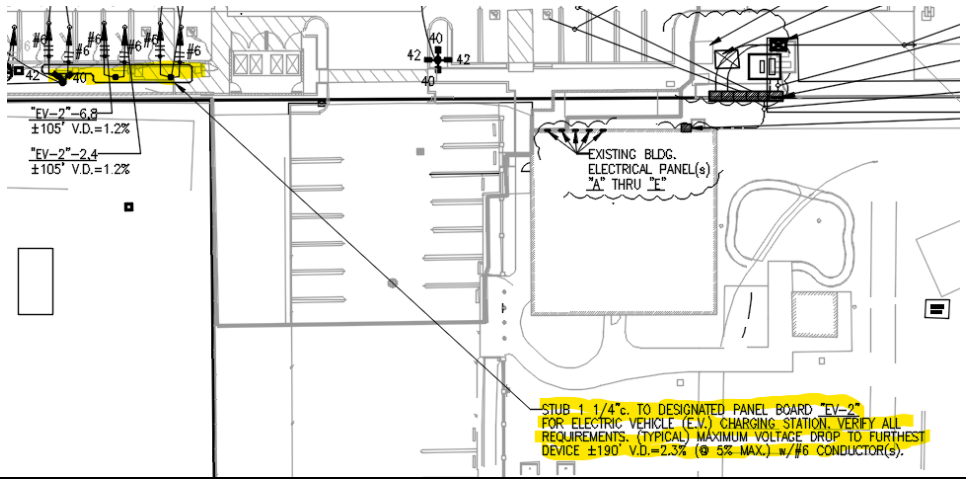
RFI 2.17	**Question:** Spec section 01 50 00 - 1.02.A - Provide and pay for temporary power service required form local Utility source as need for construction operation. It is normal for contractor to hook up to power and disperse it to all areas needed to build the project but unusual for the contractor to pay for the electricity used - we would need to open an account with the local Utility and we don't own the property. Question - Will the Contractor be responsible for paying the electricity bill from the Utility company each month? **Response:** Power consumption shall not disrupt Owner's need for continuous service. Owner will pay for cost of energy used. Exercise measures to conserve energy.
RFI 2.18	**Question:** Spec section 01 50 00 - 1.10.F.2 - Storage spaces: Covered storage to protect equipment, materials and products from the weather. provide heating ventilation and humidity control. Typically the use of storage containers are used for protecting equipment and materials from weather. But they do not have heating, ventilation or humidity control. Question - What type of storage is the spec section talking about - do we need storage containers with heaters, AC, units, humidifiers and ventilation? **Response:** The Contractor shall be responsible to store materials to meet the manufacturers' environmental requirements where applicable, and where otherwise indicated on the drawings and/or specified in the technical specifications.

RFI 2.19	**Question:** The door and Hardware Specifications throughout the plans and schedules appear to be inconsistent and incomplete. Some openings list closers while others do not, some omit levers entirely, and certain notes reference manufactures (e.g LCN) while others simply state "deadbolt". Please confirm the following: General Hardware: For all doors should we assume commercial grade hardware (lever, closers, etc) whereever items are missing from the schedule? If not please provide a complete hardware specification for each opening. Door Type 4: Confirm the correct door height - 8'0" or 6'0" as both are listed. Please also confirm whether the frame should be Timely or Steelcraft, considering this is an exterior opening. Door Type 5: Confirm whether the frame should be Timely or Steelcraft, Considering this is an exterior opening. **Response:** Door & hardware schedules have been added on plans per spec. sheets 087100. Door & window schedule has been updated per specs sheet.
RFI 2.20	**Question:** On sheet A-1 at Room #104 Entry/Reception, there is a call out for a bullet proof glass divider. On sheet ID-6.0 Detail B, it shows Kevlar bullet resistant armor panel and UL rated bullet resistant glazing. Spec Section 088000 1.1 section B states "Note- Bullet Proof Glass at main entry desk not included. Coordinate with Client for bullet proof level desired. What is the bullet proof level desired for the glazing and armor panel? **Response:** Refer to updated ID-6.0 sheet for safety level and more specification information for bullet resistant glazing panel.

RFI	Questions:
2.21	1. Please provide the detail for the valve manifold. 2. The irrigation legend on sheet LI-06 states that the ball valve manifold size shall match the size of the largest remote control valve. However, the irrigation plan shows some ball valve manifolds located near quick coupler valves only. Please confirm the required size of the ball valve manifold at these quick coupler valve locations. 3. According to the irrigation legend on sheet LI-06, the system uses a 2-wire configuration. However, irrigation note #15 on the same sheet requests the installation of a spare control wire. Please confirm whether the spare wire mentioned in note #15 is required. 4. The irrigation legend on sheet LI-06 specifies plastic ball valves for both mainline isolation and manifold isolation. However, the irrigation details only provide detail 4/LI-03 for brass ball valves. Please provide the details for the plastic ball valves as specified. 5. The irrigation legend on sheet LI-06 indicates that drip inline tubing is to be installed subsurface. However, detail 1/LI-05 shows dripline installation on-grade. Please clarify whether the drip tubing should be installed on-grade or subsurface. If subsurface, please specify the required trenching depth. 6. Specification 328400/2.4/B/3 states that one two-wire decoder should be provided per remote control valve. However, the decoder model shown on sheet LI-06 (CALSENSE CS-2W-2ST) supports two stations. Please confirm whether this decoder should be used for one valve only or can be shared between two valve stations. 7. Please provide installation details for the point source irrigation system as referenced in the irrigation legend on sheet LI-06. 8. Sheet LP-01 shows a ground cover area with irrigation, while the same location on the site plan (sheet LC-01) is shown as a paved area. Please clarify whether this area is intended to be landscaped or paved.

	9. There are no trees shown in the ground cover area on sheet LC-01. However, the irrigation plan on sheet LI-01 shows tree bubblers in this area. Please confirm whether trees are to be planted here. 10. For bidding purposes, please provide the material type and application rate for soil amendment as part of soil preparation. 11. Detail 05 on sheet LI-05 and detail 05 on sheet LI-03 both indicate the installation of the RCVs. 12. Kindly clarify which one shall be used. Kindly clarify whether the wye strainer is included with the backflow preventer. The legend on sheet LI-06 indicates it is, but detail 2 on sheet LI-03 does not show the wye strainer. **Responses:** See upcoming Addendum #3.
RFI 2.22	**Question:** Spec section 06 17 33 is calling for Roseburg Forest Products or equal with substitutions in accordance with contract conditions and substitution procedures. Plan page S2 is calling for BCI Joists which are not noted in the spec section 06 17 33 and would be a substitution to the spec but not the plan. Roseburg would be a substitution to the plan but not the spec. Question - Which joist manufacturer does the Architect want to make a substitution Roseburg or BCI / or can both be bid with no substitution needed? **Response:** Per the spec section noted, “Roseburg Forest Products or equal” means that BCI can be proposed.

RFI 2.23	**Question:** Spec section 06 20 00 is calling for 1x6 T&G Vee Joint Wainscot Red Oak with Transparent finish. Red Oak Wainscot is not listed anywhere on the finish schedule sheet ID0.4 Question - Where will the Red Oak Wainscot noted in spec section 06 20 00 be going in the building? **Response:** Wainscot note removed from specification section 06 20 00. Refer to ID drawings for finish carpentry applications.
RFI 2.24	**Question:** Spec section 07 50 00 appears to be an unedited spec from the manufacturer. spec lists every thickness of roofing, every warranty and every other item available from Carlisle. Coping noted in the spec calls for every size and finish available. Walk pads call out every type available and none of them match what the plan calls for in manufacturer Question - What thickness of roofing, what size coping, walk pads and warranty is the architect wanting the Bidders to bid for the building? - can all the choices that are not wanted be removed so all bids come in apples for apples? **Response:** See updated specifications and drawings for roofing.
RFI 2.25	**Question:** Spec section 08 80 00 - states Bullet Proof Glass at main entry desk not included. Coordinate with client for Bullet Proof Level desired. detail A calls for safety level 1 & 3 options. Not sure what is wanted for bullet proof glass. Question - Can Architect state what type of security / safety level that is wanted so all bidders bid the same thing or provide a spec on the bullet proof glass? **Response:** Refer to updated ID-6.0 sheet for safety level and more specification information for bullet resistant glazing panel.

RFI 2.26	**Question:** Utility note on sheet E-0 states Electrical Contractor must obtain approved construction drawings from the respective utility companies. Question - Are there Utility company plans for the on site and off site electrical and natural fuel gas? **Response:** There is an SCE drawing for site electrical (provided in bid package) but no drawing from the natural gas provider.
RFI 2.27	**Question:** There does not seem to be a difference between EV-1 and EV-2 as noted on sheet E-0. Both state the exact same verbiage. Both say future. Question - 1 - What is the difference between EV-1 and EV-2? 2 - Do any of the EV charges get wiring into the panel? 3 - If so what size? 4 - Do any of the EV charges need to be completed and made ready for charging or are all of them to be wired and hooked up in the future by others? **Response:** 1. EV-1 & EV-2 designations refer to charger groupings on the site plan. EV-1 are all east of the Civic Center building and EV-2 are all south of the building. 2. Yes, panels “EV-1 & EV-2” as noted on north wall of generator room. 3. Refer to sheet E-6.1. 4. Yes, (3) double chargers are to be completed and ready for charging as noted on sheet E-0 and A-0. Also see sheet E-6.1. See drawing screenshot below from E-0: 

RFI 2.28	**Question:** Sheet E-3.1 shows Electronic Locking Hardware, card readers & REX Sensor. There is no spec for Electronic hardware or card readers that I can find. Note states hardware shall be specified / installed by the division 8 designer. Question - 1 - Will Architect provide a spec for Electronic Locking, card reader & REX - Door Hardware? 2 - Will it be OFCI or CFCI? **Response:** Refer to AV package provided in Addendum #2 and updated door schedule on sheet A-6.1.
RFI 2.29	**Question:** Sheet ID2.1 and A-1 show a distraction wall with Etched glass. There is no detail showing what is etched on the glass or any type of info as to what it is. Question - 1 - Will Architect provide a spec for the glass and any type of etching that is wanted on the distraction wall glass for bidders to bid? **Response:** Refer to sheet A-6, types 9 & 10 as noted on sheet A-1. All glass is to be "acid etched" or "frosted" to block opacity.
RFI 2.30	**Question:** Sheet E3.1 Keynote for Microphones and Speakers shall be sized according to room dimensions. There are no sizes of the microphones or speakers provided in the specs or on the plans. Question - 1 - Will Architect provide a spec with sizes for the Microphones and speakers so bidders can bid apples to apples? **Response:** Refer to AV package provided in Addendum #2. Specifications can be found in the pricing spreadsheets. Substitutions will be considered.

RFI 2.31	**Question:** Sheet E3.1 Keynote for Duress Alarm buttons. There is no spec for Duress Alarm. Question - 1 - Will Architect provide a spec for the Duress Alarm so bidders can bid apples to apples? **Response:** Refer to AV package provided in Addendum #2 for basis of design. No spec provided.
RFI 2.32	**Question:** Sheet E3.1 Keynote for Flat Panel Display. There is no spec for a Flat Panel Display. Question - 1 - Will Architect provide a spec for the Flat Panel Display so bidders can bid apples to apples? **Response:** Refer to AV package provided in Addendum #2. Specifications can be found in the pricing spreadsheets. Substitutions will be considered.
RFI 2.33	**Question:** Sheet E3.1 Keynote for Security Camera. There is no spec for a Security Camera. Question - 1 - Will Architect provide a spec for the Security Camera so bidders can bid apples to apples? **Response:** Refer to AV package provided in Addendum #2 for basis of design. No spec provided.

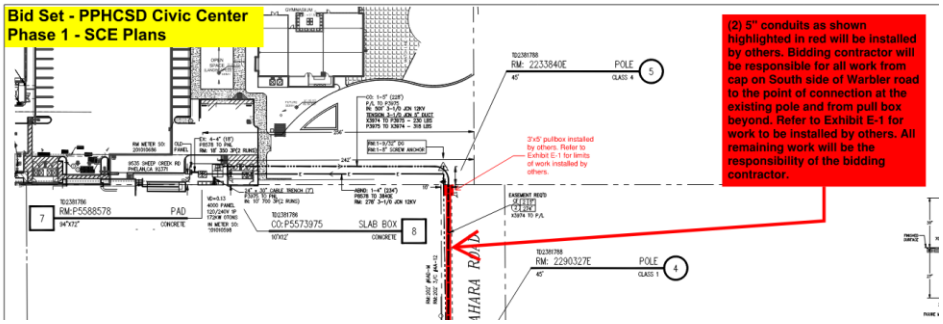
RFI 2.34	**Question:** Sheet E3.1 Keynote for Wireless Access Point (WAP). There is no spec for a WAP Question - 1 - Will Architect provide a spec for the WAP so bidders can bid apples to apples? **Response:** Refer to AV package provided in Addendum #2 for basis of design. No spec provided.
RFI 2.35	**Question:** Sheet E3.1 Keynote - Video Cameras shall be sized according to room dimensions. There is no spec for the Video Cameras Question - 1 - Will Architect provide a spec for the Video Cameras so bidders can bid apples to apples? **Response:** Refer to AV package provided in Addendum #2 for basis of design. No spec provided.
RFI 2.36	**Question:** Addendum 1 "Changes to Procurement Requirements, paragraph 4 states that we are to "Submit a copy of Contractor's and Subcontractor's Proof of Registration with the DIR, with the Bid." 1. Please confirm the type of Proof of DIR registration required. If individual print outs of the subcontractor's registration is required, this will not be possible to provide with the bid due to the nature of the bidding process (the GC typically relays bid information for the bid forms to a runner who is at the site where the bid will be turned in and the GC will not know which subcontractors to include before the bid deadline nor can physical copies be printed by the runner on site). Proposed Solution: Include DIR numbers with CSLB numbers on the "Designation of Subcontractors" form included with the bid. DIR print outs can be provided at a later date as designated by the Client if necessary.

	Response: Provide copy of Contractor/Subcontractor DIR registration with bid, demonstrating current registration is valid. Screenshot of registration listing from DIR website is acceptable.
RFI 2.37	**Question:** Sheet E3.1 Keynote - Acoustic Glass Break Detection - "Shall be furnished based on type and thickness of the glass being protected". There is no spec and there is no guide to know what type of detector needs to be used at any one location over any other location. Question - 1 - Will Architect provide a spec for the Acoustic Glass Break Detection system so bidders can bid apples to apples? **Response:** Refer to AV package provided in Addendum #2 for basis of design. No spec provided.
RFI 2.38	**Question:** Sheet P-1 shows the seepage pit section and calls for 2 - 28.5' deep pits. Sheet U-2 shows 2 pits dark and bold and 2 pits dashed with notes and arrows for 100% expansion. Question - 1 - Will there be 4 seepage pits with hole covers or just 2? 2 - Are there 2 seepage pits with man hole and 2 over flow pits with no manhole? 3 - Does the 100% expansion mean NIC and will be future work if needed? **Response:** 100% Expansion space means NIC and will be future work if needed.
RFI 2.39	**Question:** Sheet S-2 in office #9 it is calling for "4" SQ Tubes if Possible" with an arrow to the GLB over the wall. Question - 1 - What does the statement 4" SQ Tubes If Possible mean to the bidding contractor? - where and how do the 4" SQ Tubes get installed and how many or are they needed? **Response:** Note removed from Sheet S-2.

RFI 2.40	**Question:** Spec section 06 10 00-2.01.E - states: Fire Retardant Treatment where indicated - all lumber and plywood used in rough and finish carpentry shall be fire retardant. Fire retardant lumber is not indicated to be used on the plan anywhere. Question - 1 - Is Fire Retardant lumber needed to any location on the building? **Response:** Specification and drawings (note on lower right corner of sheet S-2) updated to show fire retardant treated wood only at exterior canopies as required by Fire.
RFI 2.41	**Question:** 7/8" thick stucco is shown on the back of the parapet in detail 6/SD-1.1 This detail is not called out to be used to any location and all the sections show roofing continuous up the back side of the parapets and not stucco. Question - 1 - Will architect tag detail 6/SD-1.1 where it is to go or will roofing be installed to the back side of each parapet like the sections show? **Response:** Detail #6 on sheet SD-1.1 updated to match condition shown on building sections.
RFI 2.42	**Question:** It's my understanding that you are the one I need to reach out to for insight, clarity, and confirmation regarding the Civic Center Development Project in Phelan, CA. Each of the Contractors are giving us different quantities for the following site furnishings. If you would kindly confirm the quantities below are correct, it would be an enormous help and greatly appreciated as well! We will happily provide sales quotes for: ELLT-43-R Table: 4-ft, espresso recycled plastic slats, color white = QTY 2 ELL-53-R4 Bench: 4-ft, espresso recycled plastic slats, color white = QTY 4 STE-20-R6 Bench: 6-ft, espresso recycled plastic slats, color white = QTY 5 BSTE-161-K Bike Rack: surface mount, Kebony wood cap (not offered in recycled plastic slats), color white = QTY 12 REN-36TD-ER Trash Receptacle: wide mouth convex lid, solid steel panels & espresso recycled plastic slats, color white = QTY 4

	REN-36TD-ER Recycle Receptacle: recycled lid w/decals TBD, solid steel panels & espresso recycled plastic slats, color white = QTY 4 I also wanted to bring to your attention possible few discrepancies / typos with the specs. Kindly see below: 1. It appears that the BSTE-161 Bike Rack is called out with recycled plastic slats, which it is only offered with the following caps: all-steel, Jatoba wood caps, or Kebony wood caps. 2. The "ELLA" picnic table says 4-ft but the model number on the specs shows (ELLT-63-W) is for a 6-ft table in wood but calls out recycle plastic slats. 3. The "ELLA" backless benches in 4-ft backless shows a model number (ELL-53-W) which indicates it in wood but calls out recycled plastic slats. 4. The Bike rack model number on the specs (BSTE-161-W) which indicates wood, but the description calls out espresso recycled plastic slats. 5. The REN Receptacles model number (REN-36SDTD) is actually for a receptacle w/solid steel panels and the description calls out espresso recycled plastic slats. **Response:** See upcoming Addendum #3.
RFI 2.43	**Question:** Sheet T24F has Solar and Battery certificate of compliance charts. There is no solar or solar battery's noted on the plan or in the specs Question - 1 - Will architect provide information on where the solar panels and battery system will be going on the building? **Response:** See upcoming Addendum #3.

RFI 2.44	**Question:** Details 2 & 3 / ID2.3 show wall murals WC-6 & WC-7 both have a frame around them with no information as to what the frame is**.** Question - 1 - Will Architect provide a details showing what the mitered frames are made of and how they attach to the wall in details 2 & 3 for the wall murals WC-6 & WC-7? **Response:** A note was added to revised sheet ID-2.3 clarifying that the frames are the same M-10 trim as the chair rail, stained & attached the same way.
RFI 2.45	**Question:** Openings 4 and 5 are shown on Plan page A-6.1 as a hollow-core metal door with a Timely Frame. These openings are exterior doors, and Timely frames are only intended for use in interior locations. Please advise if we can use exterior HM frames as manufactured by the same manufacturer as the hollow metal doors. **Response:** Refer to updated Door schedules in addendum #2, sheets A-6 & 6.1.
RFI 2.46	**Question:** 1. Drawing UF-3 (Fire Water Plan): Since the fire water is shown as out of Phase 1, please confirm if it is out of our scope. 2. Drawing UF-2 (Fire Water Plan): Please confirm whether the future water line is under our scope. 3. Drawing U-1 (Civil Plan): Note 4 states an 18" N-12 ST pipe, but the plan shows a 24" pipeline. Please confirm which size is correct. 4. Drawing G-1 (Civil Plan),Note 55: Please confirm if the supply and installation of the transformer are under our scope. 5. Drawing LL(E) 1.2 (SCE Plan – Exhibit E): Since this is out of Phase 1, please confirm if it is out of our scope. **Response:** 1. The Fire Water plans do not have a phase limit. All work shown on these plans is in the contractor's scope unless noted as "Future NIC". 2. Future water line as indicated by hatched line and noted NIC are not part of the current scope of work. 3. Piping should be 24" per Civil Engineer.

	4. The civil plans reflect the transformer pad for grade elevations. Refer to SCE plan for contractor responsibility. **5.** Please refer to notes on SCE plan regarding scope of work, screenshot below. 
RFI 2.47	**Question:** •1. Division 21 – Fire Suppression System: Please provide the specifications for the fire suppression system, as they are currently missing. • 2. Division 27 – Communications: Please provide the specifications for the communications system. • 3. Division 28 – Safety and Security: The specifications for the safety and security system are missing. Please provide. • 4. Audio/Visual Work: Kindly confirm that all AV works will be provided by the owner and installed by the General Contractor. **Response:** 1. See added specification #21 13 13 WET PIPE SPRINKLER SYSTEM 2.-4. See Audio Visual packet provided in Addendum #2.
RFI 2.48	**Question:** 1. Addendum 1 states that a copy of Contractors' and Subcontractors' proof of registration is to be submitted with the bid. Since we receive bids from subcontractors up to the final minutes before the bid deadline, it wouldn't be possible to deliver these copies in person with our bid. May I suggest allowing this to be submitted via email within 24 hours of the bid OR modifying the Subcontractor listing page to include a column for entering the subcontractor's DIR numbers. 2. Is the List of Material/Equipment Suppliers due at the time of bid? The requested information isn't known at the time of bid, could this be submitted sometime after the award is made?

	3. There is a formatting issue on the Debarment and Suspension Certification Page. There is no space or lines for the signature, date, and printed name. 4. Additionally, would it be acceptable to have the Debarment and Suspension Certification Page signed by our President and notarized rather than having a signature from our attorney? 5. Should the qualifications, and all of its attachments, be submitted in a separate envelope at the time of bid? **Response:** 1. See response to RFI 2.36. Include proof of DIR registration with the Bid, as indicated. 2. The List of Material/Equipment Suppliers is due at the time of Bid, if there are items listed by the AOR/EOR on this sheet. If no materials/equipment items are listed, submit this sheet with your Bid, blank. 3. See Addendum 2 for revised Debarment and Suspension Certification Page. Attorney signature shall not be required. 4. Signature by authorized agent of the Contractor is sufficient for signature, notary not required. **5.** Submit the qualifications with the Bid, a separate envelope to that already required for the sealed Bid, is not necessary.
RFI 2.49	**Question:** Plan sheet A-1.1 shows all the exposed steel arch elements and wire mesh to be powder coated dark brown. Most of the steel pieces that are exposed will need to be field welded. The powder coating will need to be removed in order to field wild where needed. Powder coating can't be matched after welding in the filed because powder coating is cooked in an oven and there are no ovens on the job to fix the powder coating after welding. Question - 1 - Will Architect change the powder coating requirement to a field painting applacation so paint can be uniform on each exposed beam element? **Response:** See updated sheet A-1.1 – all components to be field painted.

RFI 2.50	**Question:** Plan sheet A-3.1 shows Security cameras, card readers and other types of detectors - there are no specs for the security system to be used. Question - 1 - Will Architect issue security system specs for bidders to bid apples to apples? **Response:** Question references Sheet A-3.1, which does not show the item listed. I believe it is actually referring to sheet E-3.1. See AV package provided in Addendum #2.
RFI 2.51	**Question:** Plan sheet A-3.1 shows Video Cameras and WAP's - there are no specs for the Audio Visual system to be used. Question - 1 - Will Architect issue Audio Visual system specs for bidders to bid apples to apples? - if so is it going to be Owner Furnished and Contractor installed? **Response:** Question references Sheet A-3.1, which does not show the item listed. I believe it is actually referring to sheet E-3.1. See AV package provided in Addendum #2.
RFI 2.52	**Question:** Plan sheet A-3.1 shows what looks to be division 27 Low V items but there are no specs. Bidders need to know cable type - Manufacturer standards - Termination Hardware and testing requirements. Question - 1 - Will Architect issue Division 27 specs for bidders to bid apples to apples? **Response:** Question references Sheet A-3.1, which does not show the item listed. I believe you are referring to sheet E-3.1. See AV package provided in Addendum #2.

RFI 2.53	**Question:** Backbone Cabling Question - 1 - what are the backbone cabling requirement (fiber or copper) between IDF/MDF rooms, community room, control room and AV Control Room? 2 - Is there a service provider extension from other buildings that needs to be used? **Response:** See AV package provided in Addendum #2.
RFI 2.54	**Question:** Patch Cords Question - 1 - Are Patch cords (station and rack side) included in division 27 scope? 2 - If yes what length, color and category are required? **Response:** See AV package provided in Addendum #2.
RFI 2.55	**Question:** It looks like all the doors on sheet A-6 will receive 1/2" thick Tempered Glass. All the window show Dbl Pane 1/4" glass Question - 1 - Verify if glass in doors will be single pane 1/2" - (not dual Pane 1/4")? **Response:** Use single pane 1/4" glass on the doors and dual pane 1/4” glass on the windows. Notes on sheet A-6 updated for clarity.

RFI 2.56	**Question:** New specs from addendum 1 call for Door America Cylindrical lock sets. - The options shown (13-248, 10-025, WS, TMS, STMS, 14-047) are not DoorAmerica options, either from their catalog or from a conversation with a representative of DoorAmerica. Question - 1 - Please identify what is meant by each option so all bidders are apples to apples. **Response:** Error corrected on specification 08 71 00 Door Hardware, Addendum 2.
RFI 2.57	**Question:** The keyed lock sets are calling for a small format IC core (SFIC). However, the cylinders that are shown are a rim cylinder, full-size IC core (FSIC). You cannot have a rim cylinder in a cylindrical lock set. What you normally have is a core that is key-in-lock. (KIL), either small format or large format. Question - 1 - Will Architect update lock sets one way or the other so bidders bid apples to apples. **Response:** The intention is for the SFIC, small format IC core – see updated specifications.
RFI 2.58	**Question:** There is a mixture of both grade 1 (LHV) and grade 2 (LSV) cylindrical lock sets. Question - 1 - Is this what the owner wants - 2 different lock set grades? **Response:** Yes, grade 1 is for high traffic areas and grade 2 is for moderate traffic areas.
RFI 2.59	**Question:** Specification Section 05 12 00 Structural Steel Per special coatings contractor, Zinc Chromate, Fed.Spec. TT-P-645 as per specs is typically used for aluminum aircraft, is it acceptable to use TNEME-ZINC Series 90-97? **Response:** Coating requirement removed from specification 05 12 00 as approved by the structural engineer.

RFI 2.60	**Question:** Looking at E-2, Single Line Diagram, it appears that the Generator is Furnished by Others (FBO). Is the ATS also Furnished by Others as well? Please Clarify if we are to omit/exclude cost for the Generator, ATS or both. Response: Contractor to refer to Addendum No. 1, Section 01 11 16, Work By Owner, Part A, item 3, d. for Owner Furnished Contractor Installed Electrical Equipment.