

High Mountain Development

Access Device & CCTV



electrified hardware with access reader and door contact



device controlled by access reader



electrified hardware with access reader in both directions and door contact



siren bypassed with access reader and door contact



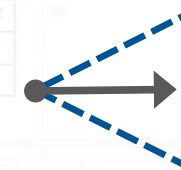
mechanical hardware with door contact



vehicular access controlled gate



guest entry system



directional dome/turret camera



wide angle dome/turret camera



prewire dome/turret camera



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Title Page

April 14, 2021

AD&CCTV.a1

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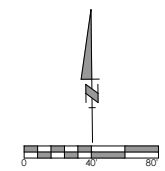
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256.539.1221

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- NOTE:**
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 2. FINISHED WALL HEIGHT AND AREA MAY VARY WITH FIELD CONDITIONS. MAXIMUM HEIGHTS ARE MEASURED FROM LOWEST ADJACENT FINISHED GRADE TO TOP OF WALL. CONTRACTOR SHALL CONSIDER ADDITIONAL SQUARE FOOTAGE REQUIRED DOWN TO FOOTINGS.
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Site Information

April 14, 2021

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Item	System	Purchase-Install-Program	Credentials	Notes
Unit door lock	Dorma-Kaba Saffire/Community	Access Control Trade	<ul style="list-style-type: none">(2 x #units) Mifare Plus(2 x #units) Bluetooth	May switch to 4 th generation MDU locks 2022
Amenity Access Control	Dorma-Kaba Aurora	Access Control Trade	<ul style="list-style-type: none">(2 x #units) Mifare Plus(2 x #units) Bluetooth	
Vehicular Access Control	<ul style="list-style-type: none">n/a	<ul style="list-style-type: none">n/a	<ul style="list-style-type: none">n/a	
Guest Entry/Intercom	<ul style="list-style-type: none">n/a	<ul style="list-style-type: none">n/a	<ul style="list-style-type: none">n/a	
CCTV	Access Control Trade	Access Control Trade	<ul style="list-style-type: none">n/a	



Door Type	Locking Mechanism	Release Mechanism
Amenity area single door	Magnetic or Strike	One motion per Architect
Amenity area double door	Magnetic	One motion per Architect
Other	Magnetic or Strike	One motion per Architect
Fire-rated	Electrified lock/trim	One motion per Architect
Stairs	Electrified lock/trim	One motion per Architect
Gates	Magnetic/Heavy Duty Strike	One motion per Architect
We recommend that the architect and/or hardware consultant specify FAIL-SAFE locking mechanisms throughout the community		
Hardware for Egress Doors is governed by corresponding version of International Building Code/NFPA/state & local codes		
The above are hardware recommendations - The hardware schedule issued by architect and/or hardware consultant controls		
We recommend that the architect and/or hardware consultant issue unique hardware sets for electrified doors		

- **1010.1.9.8 Sensor release of electrically locked egress doors. (2018 IBC)**
- Sensor release of electric locking systems shall be permitted on doors located in the means of egress in any occupancy except Group H where installed and operated in accordance with all of the following criteria:
 1. The sensor shall be installed on the egress side, arranged to detect an occupant approaching the doors, and shall cause the electric locking system to unlock.
 2. The electric locks shall be arranged to unlock by a signal from or loss of power to the sensor.
 3. Loss of power to the lock or locking system shall automatically unlock the electric locks.
 4. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016 mm to 1219 mm) vertically above the floor and within 5 feet (1524 mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the electric lock—independent of other electronics—and the electric lock shall remain unlocked for not less than 30 seconds.
 5. Activation of the building fire alarm system, where provided, shall automatically unlock the electric lock, and the electric lock shall remain unlocked until the fire alarm system has been reset.
 6. Activation of the building automatic sprinkler system or fire detection system, where provided, shall automatically unlock the electric lock. The electric lock shall remain unlocked until the fire alarm system has been reset.
 7. The door locking system units shall be listed in accordance with UL 294.
- **1010.1.9.10 Door hardware release of electrically locked egress doors. (2018 IBC)**
- Door hardware release of electric locking systems shall be permitted on doors in the means of egress in any occupancy except Group H where installed and operated in accordance with all of the following:
 1. The door hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
 2. The door hardware is capable of being operated with one hand and shall comply with Section 1010.1
 3. Operation of the door hardware directly interrupts the power to the electric lock and unlocks the door immediately.
 4. Loss of power to the electric locking system automatically unlocks the door.
 5. Where panic or fire exit hardware is required by Section 1010.1.10, operation of the panic or fire exit hardware also releases the electric lock.
 6. The locking system units shall be listed in accordance with UL 294.
- **1010.1.9.12 Stairway doors. (2018 IBC)**
- Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.
- Exceptions:
 1. Stairway discharge doors shall be openable from the egress side and shall only be locked from the opposite side.
 2. This section shall not apply to doors arranged in accordance with Section 403.5.3.
 3. Stairway exit doors are permitted to be locked from the side opposite the egress side, provided that they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.
 4. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group B, F, M and S occupancies where the only interior access to the tenant space is from a single exit stairway where permitted in Section 1006.3.3.
 5. Stairway exit doors shall be openable from the egress side and shall only be locked from the opposite side in Group R-2 occupancies where the only interior access to the dwelling unit is from a single exit stairway where permitted in Section 1006.3.3.

- Proposals shall include a complete turnkey solution including the coordination and commissioning of:
 - Door entry including management, monitoring and reporting systems
 - ~~Controlled parking including management, monitoring and reporting systems~~
 - ~~Guest entry including management, monitoring and reporting systems~~
 - Digital/IP CCTV including management, monitoring and reporting systems
- The Owner will provide (1) high-speed Internet access port/connection throughout amenity areas. However, the Contractor shall provide all data wiring and switching required for the system design to perform to specifications and system design intent.
- The Owner will provide equipment closets (IDFs) as indicated by the Voice-Video-Data (VVD) layouts and specifications.
- Items that are not specifically indicated, but are required by local, state and federal authorities or normally used and required for the system design to perform to specifications and system design intent, will be considered part of the proposal including, but not limited to, all cabling, IR emitters, fire-rated enclosures, mounts, filters, programming, and amplification per manufacturers specifications.
- The Low Voltage Contractor shall assist with General Contractor in ensuring that any essential items that fall under the responsibility of parties other than the Low Voltage Contractor are completed.
- All work will meet or exceed the requirements of all applicable statutes, ordinances, rules, codes, regulations, decisions, and orders of all local, state and federal authorities including, but not limited to, Americans With Disabilities Act, NFPA and other fire codes, NEC and other electrical codes, IBC and other building codes, safety requirements and certifications of UL, and the regulations of the Occupational Safety and Health Administration.
- The Contractor is responsible for all requisite fire rated backboxes, fire-stopping, smoke seals, and/or assemblies. No flammable materials will be used to line a chase or hole. All fire-stopping materials will meet applicable guidelines, standards, codes, rules, and regulations.
- The Contractor warrants all work to be free from defects for a period of 1 year from the completion of the work. Contractor shall, upon request by General Contractor or Owner, promptly repair or replace any defective work at no cost during that period.
- The General Contractor must explicitly approve any variance from specifications in writing.
- Unless explicitly specified otherwise, the Contractor shall ensure that all electrified hardware is fail-safe with each door and/or system connected to the fire panel(s) so that all doors unlock in both directions when there is a loss of power or the fire alarm is activated**
 - If required by code and/or the Authority Having Jurisdiction, the Contractor shall provide a knox box with a keyed switch for all ground floor access-controlled openings OR all community access-controlled openings
 - ~~If vehicular gates are included, the Contractor shall work with the gate operator trade to ensure compliance and fail-safe operation~~
- As otherwise required by code and/or the Authority Having Jurisdiction, the Contractor shall provide:
 - Keypads at access-controlled doors as required by local AHJ for emergency services
 - A master switch unlocking all fail-safe doors in the fire command room as required by local AHJ for emergency services
 - A Knox box with door release switch at the access control door closest to the mail and/or package room(s) as required by USPS

- The Contractor shall provide...
 - Provide a complete list of all items not included in proposal that are required for system(s) including unit door locking solution to perform to design intent including all software, SaaS and APIs
 - Ensure that all systems/software/services shall be accessible onsite and offsite with secure sign-on via PC, MAC and mobile app for iOS or Android devices
 - Detail any monthly or annual expense related to the access control and/or CCTV systems
 - Obtain approval from the Authority Having Jurisdiction (AHJ) of all plans and specifications
 - Provide complete shop drawings per access point detailing all equipment and cabling/ pathways as required for permitting
 - Provide optional cost to install all requisite conduit and other supporting infrastructure within each building
 - Utilize outdoor rated components and wiring for all devices not inside the building envelope
 - Install all systems and software so that all systems and hardware are centrally powered with limited battery backup and adequate surge protection
- Install door status contacts at every identified access control & egress only opening set for 5-minute door prop alarm that:
 - Emails management and alerts anyone with software open
 - Activates a wall mounted red LED visual alarm near door to management work room (Assa Abloy RP-31 or equivalent)
- Utilize mini/narrow line/small form factor credential readers
- Install all access control devices per the Americans With Disabilities Act, commonly at:
 - A maximum of 48" AFF to the top of user interface
 - A minimum of 24" outside the swing of gates and doors
- ~~• Provide for traffic moving in both directions at all vehicular gates unless specifically noted otherwise.~~
- ~~• Install an appropriately ranged outdoor long range RFID receiver at all incoming vehicular gates/arms~~
- ~~• Utilize a vehicle detection induction loop
 - ~~• For all outgoing vehicular gates/arms~~
 - ~~• As needed for incoming vehicular gates/arms to avoid accidental activation by outgoing vehicles~~~~
- ~~• Provide optional cost to install all corresponding gate operators and motors~~
- Furnish a USB encoder for programming all the credentials
- Effect at least (2) training sessions for the management team on the systems/service functionality and credential programming

- The Contractor shall...
 - Capture and store:
 - All interior wide-angle CCTV at 10 fps at a MINIMUM 2 MP or higher as required by the distance to target
 - All exterior wide-angle CCTV at 10 fps at a MINIMUM 5 MP or higher as required by the distance to target
 - All super wide-angle and ultra wide-angle CCTV should have a higher resolution to match the above criteria for interior and exterior resolution
 - ~~Connect to and record any guest entry device cameras~~
 - Install low profile vandal resistant turret or dome cameras for interior CCTV
 - Where the ceiling is in excess of 12' AFF, angled or concrete, wall mounted turret cameras should be used and placed on adjoining wall at 9' AFF
 - Bullet cameras may not be used inside building(s)
 - Install low profile vandal resistant turret or dome cameras with requisite bracket/gooseneck for all exterior CCTV
 - Utilize day-night and/or low-light (IR), wide dynamic range and glare resistant cameras and lenses as required by application to recognize faces/vehicles
 - Mount all "garage" or other exterior cameras under a ceiling between 8'-12' AFG
 - Mount all exterior "door" CCTV between 8'-10' AFG
 - Install "site" or other cameras mounted to the side of building(s) covering land/street scape at a minimum of 12' AFG
 - Bullet cameras may be used for license plate recognition, other specialized functions or with owner's written approval
 - Provide an onsite networked video recorder (NVR) OR 36 months PREPAID cloud-based video surveillance solution that:
 - Records all feeds for a minimum of 30 days
 - Allows for smart playback of each camera skipping or fast forwarding though (minimum 16x) through periods with no motion
 - Accessible onsite and offsite with secure sign-on via PC, MAC and mobile app for iOS or Android devices
 - Do not utilize equipment from Hangzhou Hikvision Digital Technology.
 - CCTV solutions from Digital Watchdog, Eagle Eye, Avigilon, Brivo, Verkada, and others are acceptable.

• n/a

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Options

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PARKING SUMMARY

TOTAL REQUIRED PARKING =

- 300 STANDARD SPACES (304 W/ PARKING REDUCTION)
- 7 ADA ACCESSIBLE SPACES
- 40 BIKE SPACES

PROVIDED PARKING

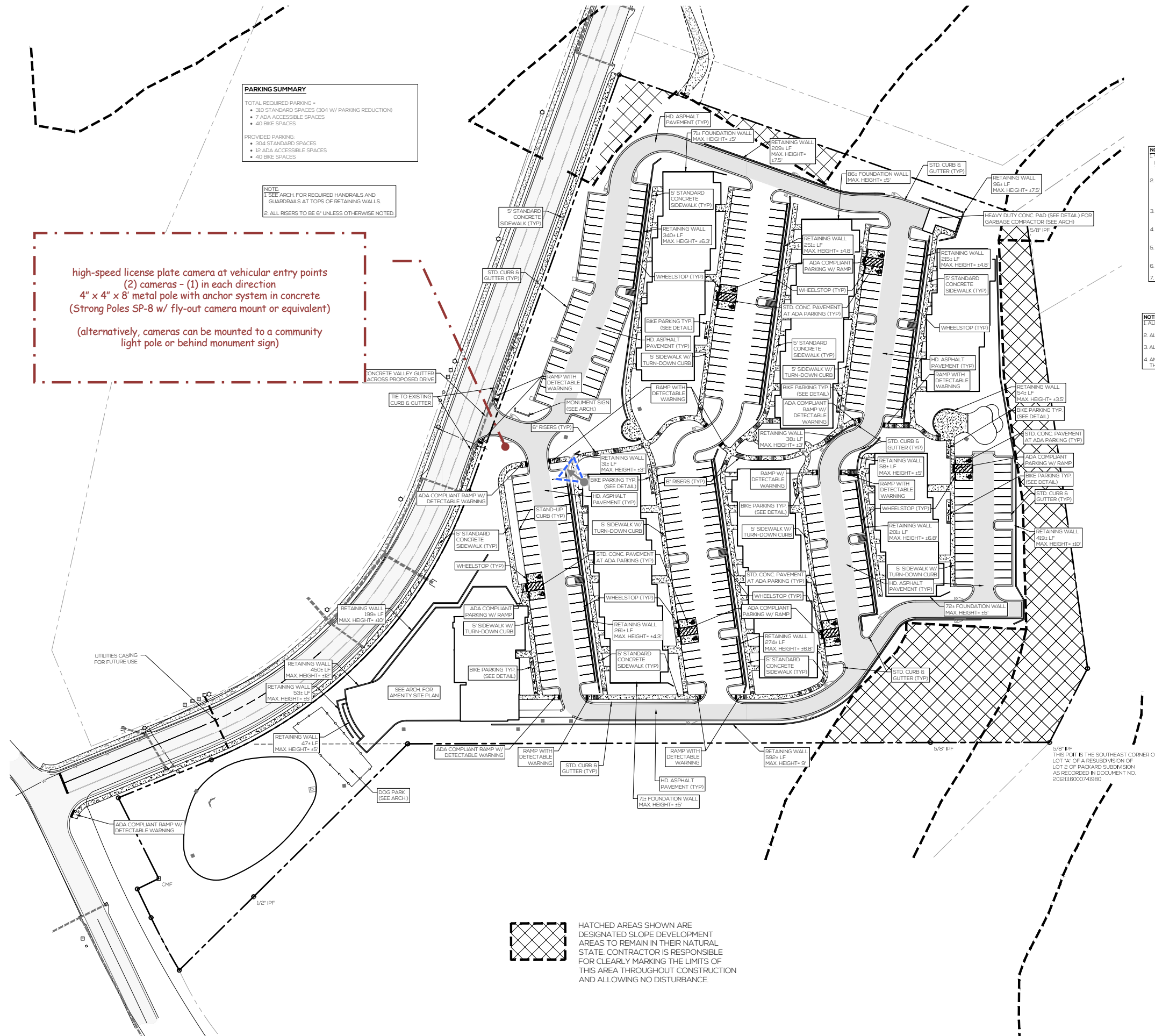
- 304 STANDARD SPACES
- 12 ADA ACCESSIBLE SPACES
- 40 BIKE SPACES

NOTE:

1. SEE ARCH. FOR REQUIRED HANDRAILS AND GUARDRAILS AT TOPS OF RETAINING WALLS.
2. ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED.

high-speed license plate camera at vehicular entry points
(2) cameras - (1) in each direction
4" x 4" x 8' metal pole with anchor system in concrete
(Strong Poles SP-8 w/ fly-out camera mount or equivalent)

(alternatively, cameras can be mounted to a community light pole or behind monument sign)



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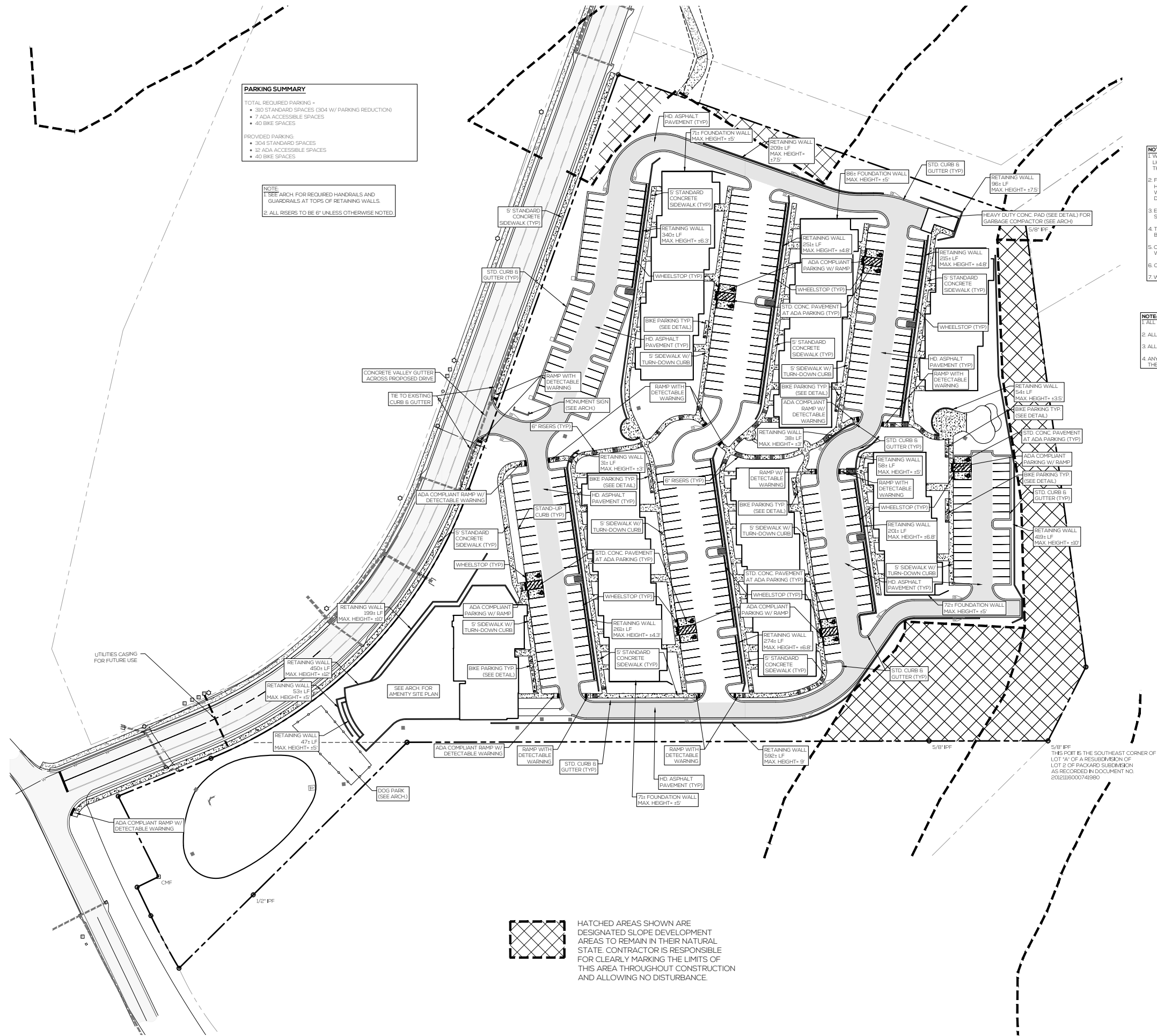
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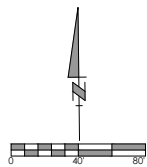
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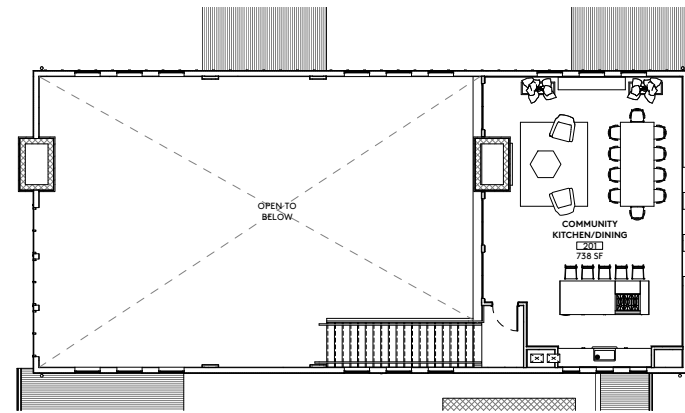
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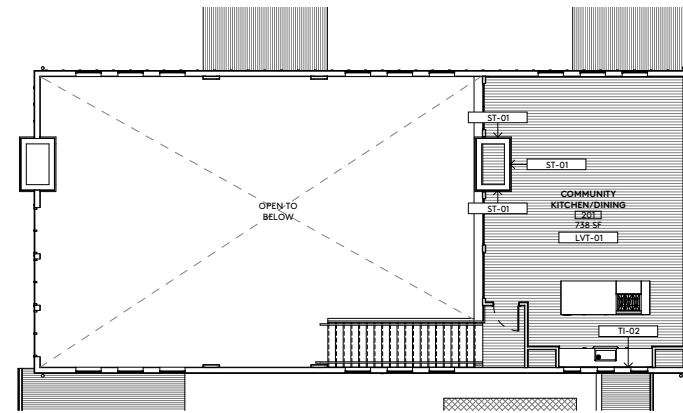
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LEVEL 2 FURNITURE PLAN
A200-1 | 1/8" = 1'-0" 4



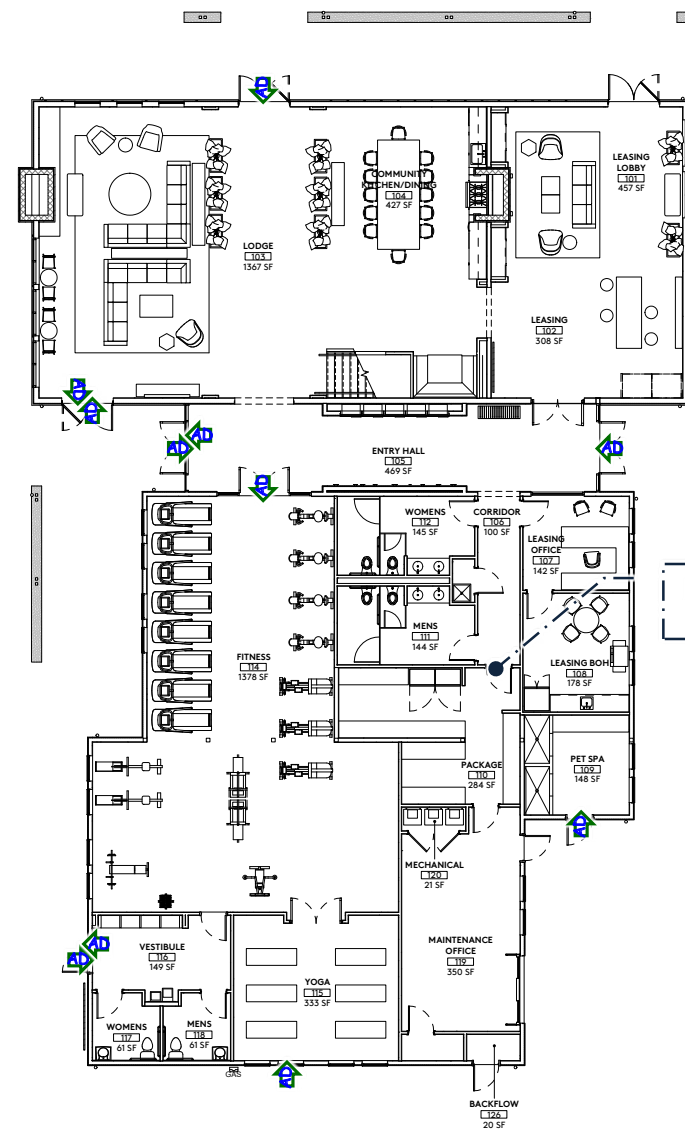
LEVEL 2 FINISH PLAN
A200-1 | 1/8" = 1'-0" 3

PROJECT NOTES

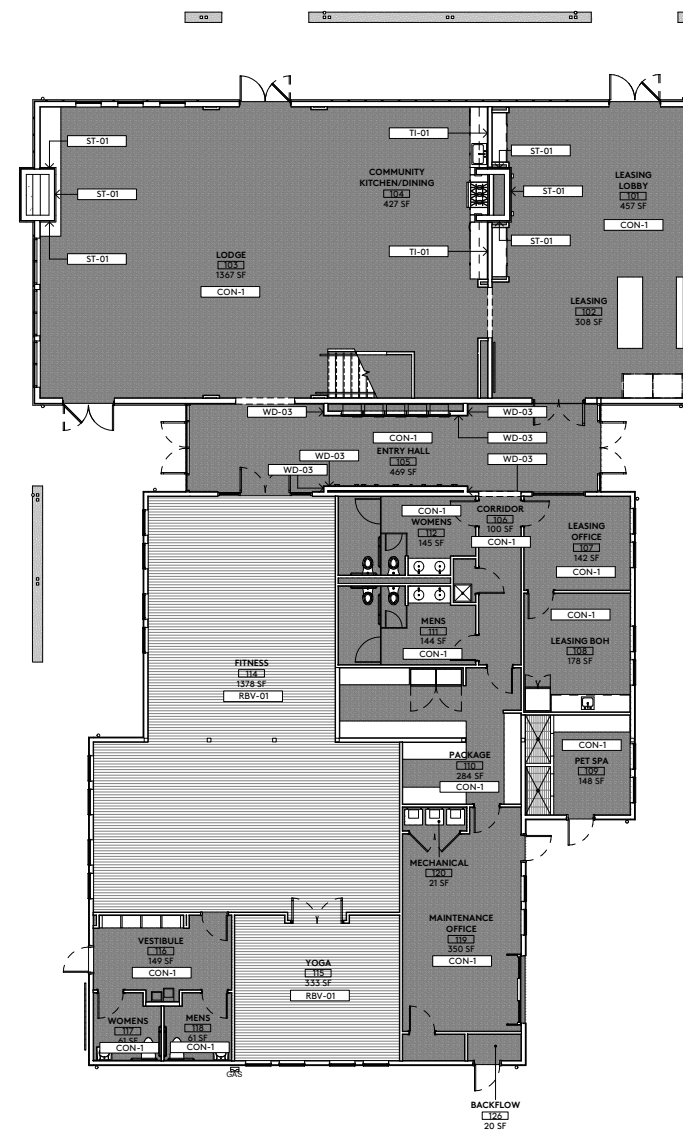
TAG DESCRIPTION
A BLOCKING PER TRUSS MANUF. REF. STRUCTURAL

SPECIFICATION KEYNOTES

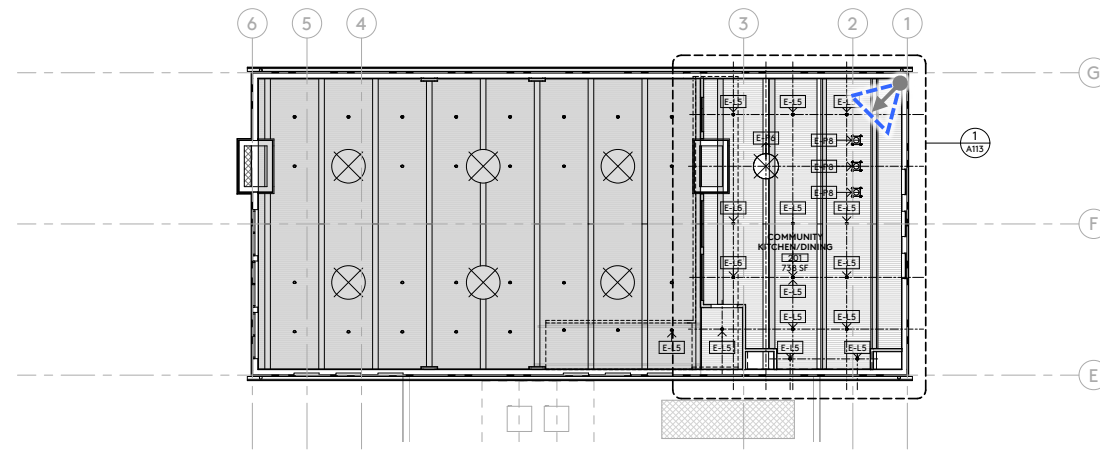
ASSEMBLY KEYNOTES



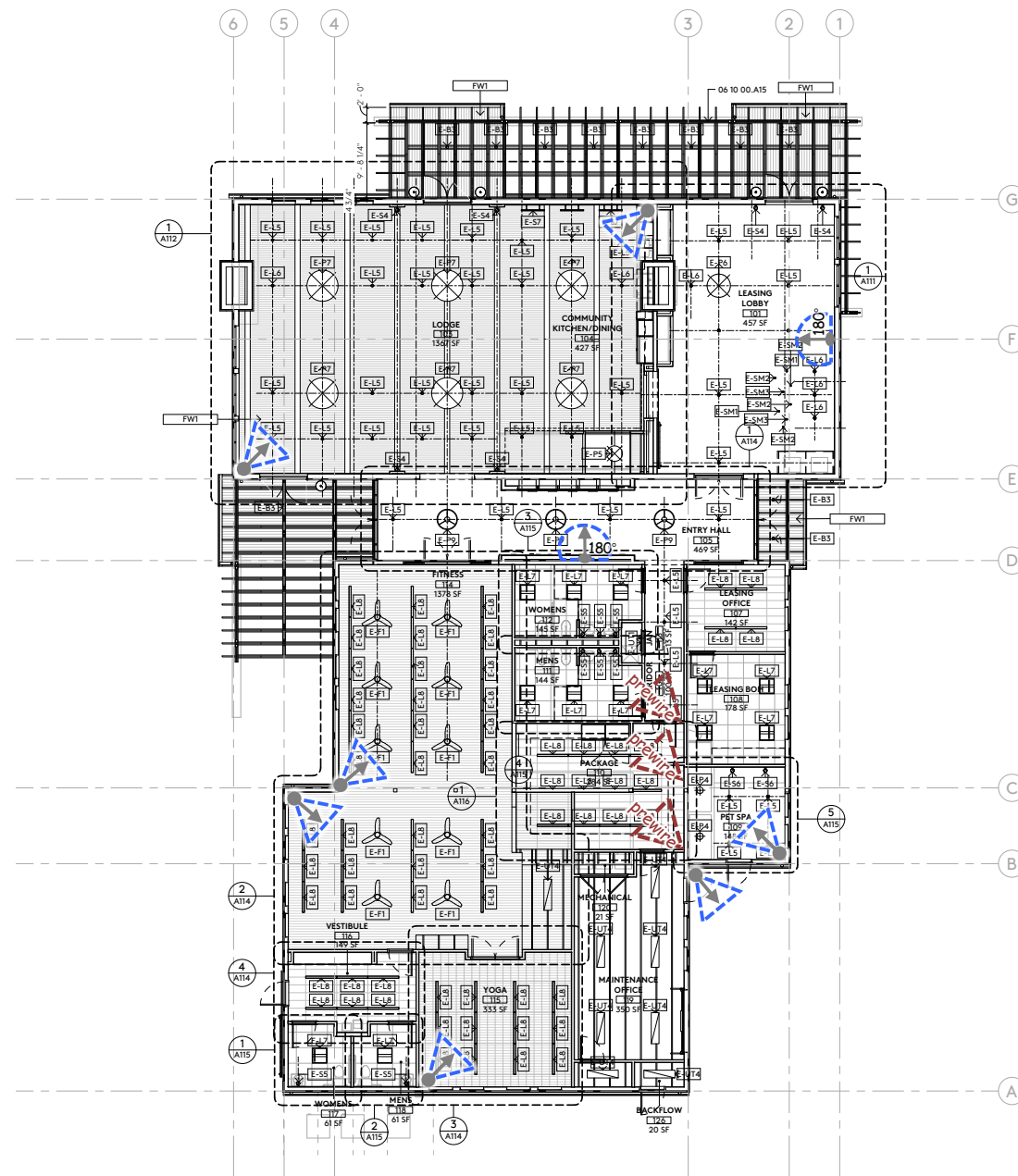
LEVEL 1 FURNITURE PLAN
A200-1 | 1/8" = 1'-0" 2



LEVEL 1 FINISH PLAN
A200-1 | 1/8" = 1'-0" 1



LEVEL 2 REFLECTED CEILING PLAN
A200-1 | 1/8" = 1'-0"



LEVEL 1 REFLECTED CEILING PLAN
A200-1 | 1/8" = 1'-0"

PROJECT NOTES

TAG DESCRIPTION
A BLOCKING PER TRUSS MANUF, REF. STRUCTURAL

SPECIFICATION KEYNOTES

06 10 00 A15 2X12

ASSEMBLY KEYNOTES

EXTERIOR LIGHT FIXTURES		
MARK	DESCRIPTION	COUNT
E-B3	CYLINDER PENDANT	16
E-B4	EXTERIOR WALL SCONCE	5

LIGHTING KEY : AMENITY BUILDING	
•	E-L5 : RECESSED DOWNLIGHT
•	E-L6 : RECESSED DIRECTIONAL DOWNLIGHT
□	E-L7 : RECESSED 2X2 LED FIXTURE
—	E-L8 : RECESSED 4'-0" LINEAR LED FIXTURE
—	E-UT1 : 2' LED SURFACE MOUNT UTILITY FIXTURE
—	E-UT4 : SUSPENDED LED UTILITY FIXTURE
•	E-SM1 : DECORATIVE SURFACE MOUNTED FIXTURE
•	E-SM2 : DECORATIVE SURFACE MOUNTED FIXTURE
•	E-SM3 : DECORATIVE SURFACE MOUNTED FIXTURE
•	E-S4 : DECORATIVE SCONCE - LOOGE
•	E-S5 : DECORATIVE SCONCE - RESTROOMS
•	E-S6 : DECORATIVE SCONCE - DOG SPA
—	E-S7 : 3' DECORATIVE PICTURE LIGHT
⊕	E-P4 : DECORATIVE PENDANT
⊕	E-P5 : DECORATIVE PENDANT
⊕	E-P6 : DECORATIVE PENDANT
⊕	E-P7 : DECORATIVE PENDANT
⊕	E-P8 : DECORATIVE PENDANT
⊕	E-P9 : DECORATIVE PENDANT
⊕	E-F1 : CEILING FAN WITHOUT LIGHT KIT

CEILING LEGEND	
ACT-01 : 1X4 ACT - WHITE	
GYP-01 : PAINTED GYP - WHITE	
GYP-02 : PAINTED GYP - COLOR	
XX-XX : ...	
WC-02 : WALLCOVERING	

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HARDSCAPE NOTES

1. ALL DIMENSIONS ARE AT 90° UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FACE OF MATERIAL OR EDGE OF SURFACE BEING DIMENSIONED, UNLESS OTHERWISE NOTED. DIMENSIONS TO BUILDING WALL ARE FACE OF WALL AT FINISHED GRADE.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICTS. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
4. EXPANSION JOINTS SHALL OCCUR WHERE PAVED SURFACES MEET WALLS AND WHERE HORIZONTAL SURFACES MEET VERTICAL SURFACES, OR WHERE OTHERWISE NOTED ON LAYOUT PLAN. LANDSCAPE ARCHITECT TO APPROVE JOINT FILLER COLOR WHERE VISIBLE AT EXISTING BUILDING. CONTROL JOINTS AS SHOWN ON LAYOUT PLANS.
5. CONTRACTOR TO VERIFY EXISTING ELEVATIONS.
6. ALL STAIRS TO BE 6" RISE UNLESS OTHERWISE NOTED.
7. ALL WALKS SHALL HAVE A MINIMUM CROSS SLOPE FOR POSITIVE DRAINAGE AND SHALL NOT EXCEED 2% CROSS SLOPE UNLESS APPROVED BY OWNER/ARCHITECT.
8. ALL WALL DIMENSIONS ARE TO CENTER OF COLUMN OR EDGE OF BUILDING.
9. SEE CIVIL SHEETS FOR GRADING.
10. ALL POURED CONCRETE STAIRS AND WALLS TO HAVE INTEGRAL COLOR: DAVIS COLORS LIGHT GRAY

SITE LEGEND

- EXISTING FOOTPRINT
- NEW CONSTRUCTION
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

HARDSCAPE MATERIAL KEY

- CONCRETE PAVING (4" THICK, REINFORCED)
- LARGE FORMAT CONCRETE PAVER (PEDESTRIAN RATED)
- LARGE FORMAT CONCRETE PAVER (VEHICULAR RATED)
- LAWN
- MULCH
- PLANTING

LANDSCAPE NOTES

- L-1 5' WIDE CONCRETE PATHWAY, TYP.
- L-2 5' TALL RETAINING WALL WITH 42" GUARDRAIL ON TOP
- L-3 4' TALL RETAINING WALL WITH 42" GUARDRAIL ON TOP
- L-4 7' TALL RETAINING WALL WITH 42" GUARDRAIL ON TOP
- L-5 5' TALL RETAINING WALL
- L-6 10' TALL RETAINING WALL
- L-7 42" HEIGHT ALUMINUM POOL FENCE
- L-8 ADA RAMP

