

OJAI PERMANENT SUPPORTIVE HOUSING

# Architectural Outline Specifications

DESIGN DEVELOPMENT | 25 JULY 2025 | NOT FOR CONSTRUCTION

DIVISION 00 BIDDING AND CONTRACT METHOD	
Purpose	<p>These Architectural Outline Specifications are NOT FOR CONSTRUCTION and intended to be used for Design Development level cost estimating as part of the Request for Proposal issued by Dignity Moves and the City of Ojai.</p> <p>These specifications are subject to change and will be revised and further developed during the Construction Documents phase of the project.</p>
Bidding Instructions	<p>Refer to Request for Proposal issued by Dignity Moves and the City of Ojai. Project contracting to comply with the California Public Contract Code sections 22030-22045 and Ojai Municipal Code Chapter 8-4.</p> <p>All products and building systems are specified for type and quality, alternate products of equal or superior quality that meet the design intent may be proposed. See substitution procedures below.</p>
Construction Contract	Refer to Request for Proposal issued by Dignity Moves and the City of Ojai.
Alternates	<ol style="list-style-type: none"> <li><b>Roof Assembly.</b> Provide deductive alternate pricing to remove clay tile roofing assembly and replace with Class A Asphalt Composition Single Roofing including underlayments as required by manufacture to achieve Class A Fire Rating.</li> <li><b>Exterior Sheathing.</b> Provide alternate pricing to remove Compressed Straw Panel and Simpson Strong Walls from exterior face of exterior wall assembly and replace with with ½" CDX plywood shear walls per structural drawings.</li> <li><b>Roof Sheathing.</b> Provide alternate pricing to remove Compressed Straw Panel as roof sheathing and replace with ½" CDX plywood per structural drawings. At Assembly 11 (Gathering Space) provide 2x6 T&amp;G decking at interior finish side in lieu of Compressed Straw Panels.</li> <li><b>Interior Wall Paneling.</b> Provide alternate pricing to remove Compressed Straw Panel interior wall finishes and replace with Type X Gypsum Wall Board, Painted with Level 4 Finish. Maintain 1-Hour Rated wall and ceiling assemblies separating SRO units.</li> </ol>
DIVISION 01 GENERAL REQUIREMENTS	
Summary of Work	<p>The City of Ojai ("Owner"), in partnership with non-profit developer Dignity Moves ("Developer"), will construct, on city owned property at 622 South Montgomery, a permanent supportive housing project for formerly unhoused individuals containing thirty (30) single-story residential units each with ensuite bathrooms, a common area, laundry and gathering facilities, and offices for site managers, on-site case managers and site security, an accessory storage building, trash enclosure and associated site, civil and landscape developments (together with all related facilities, the "Project").</p>

	<p>All products, materials and construction systems to be installed per manufacturer's recommendations and requirements, industry standards and in conformance with applicable codes and regulations.</p>
Design Build	<p><b>Design-Build Scope of Work</b> Portions of work indicated as "Design Build" (DB) require Contractor to provide design and construction services in compliance with applicable codes, regulations and general design conformance as indicated in drawings and Outline Specifications.</p> <p>Contractor shall coordinate all Design-Build services with the Developer and Architect during design and construction and receive approval from the Developer prior to commencement of construction.</p> <p>Design-Build portions of the project include miscellaneous materials, items and systems not specifically identified in the drawings and outline specifications but necessary for completion of the project. A partial list includes:</p> <p>A. Water and air tight building envelope, the drawings include some, but not all details required to ensure a weather-proof building envelope. Contractor shall employ industry best practices and provide flashings, sealants and the like to ensure building is air and water tight.</p> <p>B. Fire Sprinkler and alarm systems.</p> <p>C. Miscellaneous carpentry and blocking not shown in drawings but necessary to complete the Project in compliance with referenced building codes and industry standards.</p>
Owner's Separate Contractors	<p><b>Owner's Separate Contractors</b> The Owner may retain separate contractors to complete portions of the Work outside the scope of the General Contract for Construction. The Contractor shall cooperate and coordinate with the Owner's separate contractors and shall notify the Owner in the event that conflicts arise.</p>
Permits & Inspections	<p><b>Permitting and Communications with Authorities Having Jurisdiction</b> The Developer will lead the project team in applying for and obtaining all required Building Permits from the City of Ojai.</p> <p>The Contractor shall call for and coordinate all inspections.</p> <p>Permits currently active relating to the project include: <b>City Council Resolution 25-19</b></p>
Schedule	<p><b>Time and Schedule</b> Refer to Request for Proposal issued by Dignity Moves and the City of Ojai. Construction of structures is planned to commence in Q1 of 2026. Prior to commencement of construction, contractor shall provide detailed schedule</p>

	of work with date of anticipated Substantial Completion. Schedule to include statement of anticipated project staffing for the duration of the project.
Substitution Procedures	<p><b>Substitution Procedures</b> In the event that the contractor wishes to provide products, items or systems different than specified herein, Contractor to submit detailed description of proposed substitution outlining reason for substitution and verification that substitution is of equal or better quality than the specified item. Impact on project cost and schedule shall be clearly defined.</p> <p>Substitutions requests shall be reviewed by the Developer and relevant consultants. Substitutions shall be incorporated into the Contract Documents only through Developer's written approval.</p>
General Construction Administration Procedures	<p>Refer to Developer's Contract for Construction for additional information.</p> <p><b>Submittal Procedures</b> Contractor to provide Developer and Architect with submittals for work including product cut sheets, product samples and warranty information. Contractor to obtain written acknowledgment of Developer and Architect's review and approval prior to installation. Prior to commencement of Construction Contractor to provide List of Submittals for review and approval.</p> <p><b>Request for Information (RFI) Procedures</b> During construction Contractor to address Requests for Information to Developer and Architect.</p> <p><b>Application for Payment Procedures</b> Refer to Contract for Construction.</p> <p><b>Final Cleaning</b> Provide complete and excellent cleaning of all completed construction and site. All construction debris to be removed.</p> <p><b>Closeout Procedures</b> Prior to requesting Developer's final inspection, submit documentation of the following:</p> <ol style="list-style-type: none"> <li>1. Statement of Substantial Completion with explanation of any outstanding incomplete items with explanation and schedule for completion.</li> <li>2. Advise Developer of pending Insurance change over requirements.</li> <li>3. Submit to Developer 3-Ring Binder including Warranties and Operation and Maintenance Manual for all products and systems installed. Manual to include product cut sheet and contact information of manufacturers and subcontractors for all items and systems installed.</li> <li>4. Obtain and submit releases enabling Developer's full and unrestricted use of the Work and access to services and utilities,</li> </ol>

	<p>including all required occupancy permits, operating certificates and similar releases.</p> <ol style="list-style-type: none"> <li>5. Submit to Developer drawings showing as-built condition of work.</li> <li>6. Deliver tools, spare parts, extra stock of materials and similar physical items to Developer as approved by Developer.</li> <li>7. Make final changeover of locks and transmit keys to Developer.</li> <li>8. Complete start-up testing of systems and provide operation and maintenance instruction walk-through with Owner and Developer.</li> <li>9. Provide Affidavit from General Contractor that all subcontractors and material suppliers have been paid in full.</li> <li>10. Provide final Waiver of Lien from the Contractor stating that no claims are outstanding on the work covered by the contract.</li> </ol> <p>After completion of above items, Owner, Developer and Architect shall complete walk through inspection of Work and provide Punch List of incomplete items to be corrected. Prior to receiving final payment, Contractor shall address all items in Punch List and receive statement of final acceptance from Developer.</p>
Referenced Standards	<p><b>References and Industry Standards</b></p> <p>Unless drawings and Specifications contain more stringent requirements, applicable industry standards have the same force and effect as if bound or copied directly into the drawings and Specifications. Where two or more standards are in conflict, the more stringent shall apply.</p> <p>California Title 24  2022 California Building Code  2022 California Electrical Code  2022 California Plumbing Code  2022 California Mechanical Code  2022 California Green Building Code  Associated Air Balance Council  American Association of Nurserymen  American Concrete Institute  American Gas Association  Associated General Contractors of America  American Institute of Architects  American Institute of Steel Construction  American Institute of Timber Construction  American National Standards Institute  APA The Engineered Wood Association  Air Conditioning and Refrigeration Institute  American Society of Civil Engineers  American Society of Heating, Refrigeration and Air-Conditioning Engineers  ASME International  American Society of Sanitary Engineering  ASTM International  Association of Wall and Ceiling Industries International</p>

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**Ojai Permanent Supportive Housing**

611 South Montgomery Street, Ojai, California

	<p> American Window Covering Manufactures Association  Architectural Woodwork institute  American Wood Preservers' Association  American Welding Society  American Water Works Association  Builders Hardware Manufacturers Association  Cast Iron Soil Pipe Institute  Carpet and Rug Institute  Concrete Reinforcing Steel Institute  Construction Specifications Institute  Door and Hardware Institute  Forest Stewardship Council  Gypsum Association  Glass Association of North America  Glass Tempering Division of Glass Association of N. America  Hardwood Plywood and Veneer Association  Institute of Electrical and Electronic Engineers, Inc.  Illuminating Engineering Society of North America  Insulating Glass Certification Council  Insulating Glass Manufactures Alliance  Master Painters Institute  National Association of Architectural Metal Manufacturers  National Air Duct Cleaners Association  National Electrical Contractors Association  National Electrical Manufacturers Association  National Fire Protection Association  National Glass Association  National Hardwood Lumber Association  National Roofing Contractors Association  Plumbing and Drainage Institute  Safety Glazing Certification Council  Sealed Insulating Glass Manufacturers Association  Sheet Metal and Air Conditioning Contractors National Association (SMACNA)  Specialty Steel Industry of North America  The Society for Protective Coatings  Tile Council of America, Inc.  Underwriters Laboratories, Inc.  US Green Building Council  West Coast Lumber Inspection Bureau  Window and Door Manufacturers Association  Western Wood Products Association </p>
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<b>DIVISION 02 EXISTING CONDITIONS</b>	<p>Refer to Civil Plans.</p> <p>Contractor to verify existing conditions including grades, utility and drainage locations, property lines and easements prior to beginning work.</p>
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	Erosion control and tree protection shall be implemented and maintained throughout the project duration, See Civil and Landscape Drawings.
<b>DIVISION 03 CONCRETE</b>	
Slab-on-grade	<p>See structural drawings. Provide smooth, troweled, integral colored and finished concrete as finish floor surface.</p> <p>1/8" square cut Control joints with equal spacing max 10' o.c. both directions and at corners/change in direction of slab perimeter.</p> <p>Slope exterior concrete away from building 2%.</p> <p>Slope concrete to drain 1/8" per foot within 48" of all floor drains.</p> <p>Integral Color: TBD</p> <p>Finish: Glaze and Seal "Green" Wet Look Acrylic Lacquer</p> <p>Submittals required: mix design, truck load tickets stating time truck was filled, time of pour, temperature at pour, weather conditions and slump; Shop drawings of proposed control joint layout. Cut sheets and samples of color, finish and sealer.</p>
Cast-in-place	<p>See structural drawings.</p> <p>Submittal required: mix design, truck load tickets stating time truck was filled, time of pour, temperature at pour, weather conditions and slump.</p>
<b>DIVISION 04 MASONRY</b>	
Not Used	Not used.
<b>DIVISION 05 METALS</b>	
Structural Steel	Not used.
Decorative Ironwork	Not used.
<b>DIVISION 06 WOOD</b>	
Rough Carpentry	<p>See Structural Drawings. Provide framing lumber of quality such that all walls, floors and ceilings are flat, plumb and level as designed.</p> <p>Provide pressure treated (PT) wood at all sill plates or where wood is within 18" of ground. Provide continuous sill sealer closed cell foam at all points of</p>

	<p>contact between wood and concrete.</p> <p>All fasteners into PT ply shall be stainless steel or hot dipped galvanized. Verify fastener compatibility with wood treatment manufacturer.</p>
Finish Carpentry & Millwork	<p>Normal finish carpentry and millwork items including but not limited to window and door sills, jambs, heads, casing, base trim, shelving and installation of certain work specified in other sections.</p> <p>Material: FSC certified plywood, and ANSI 130 grade MDF. Paint color by Architect.</p> <p>Submittal required: shop and drawings, samples of wood and finish.</p>
Compressed Straw Panel	<p>Compressed Straw Panel pressed-straw panels, DurraPanel by Oretch Industries specified for type and quality. Refer to drawings for locations and assemblies.</p> <p>Install with joint sealants as required to achieve fire ratings.</p> <p>Submittal required: shop drawings of panel layout, installation details, fastener layout, ASTM E119 and ASTM E84 test reports*, material cut sheets, warranty information.</p> <p><i>*Note: as of 7/25/2025 note ASTM testing underway and shall be complete prior to construction.</i></p>
Custom Casework	<p>Custom cabinets, uppers and lowers, open shelving, laundry folding counters, miscellaneous storage cabinets. Refer to Interior Elevations and Details</p> <p>Material: FSC certified plywood, and ANSI 130 grade MDF. Paint color and wood finishes by Architect.</p> <p>Submittal required: complete shop drawings, samples of panel material and finish; hardware samples, cut sheets and warranty information.</p> <p>Cabinet Pulls: Doug Mockett 5" Round ADA Pulls. Bronze finish.</p>
<b>DIVISION 07 THERMAL &amp; MOISTURE PROTECTION</b>	
Stucco	<p>See A3.0 for color and finish.</p> <p>Submittal Required: color samples, cut sheets, warranty information.</p>
Water and Air Barrier	Tyvek Stucco Wrap or equal.

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	Submittal Required: Product cut sheets, MSDS, TDS, warranty information.
Sheet Metal flashing and Trim	<p>Conform to SMACNA standards. Provide typical 22 ga pre-coated Kynar finish flashings as indicated.</p> <p>Color: Kynar Dark Bronze</p> <p>Provide continuous self adhered flashing underlayment, typical.</p> <p>Submittal required: Cut sheets, color samples of metal flashing min 4" x 4" squares and cut sheets.</p>
Joint Sealants	<p>Dow 795 Sealant typical.</p> <p>Provide fire rated intumescent sealants at rated assemblies.</p> <p>Submittal Required: MSDS, TDS.</p>
Firestopping	<p>Hilti or 3M firestopping as required at fire wall penetrations.</p> <p>Submittal Required: MSDS, TDS.</p>
Compressible Joint Filler	<p>EMSEAL AST Hi-Acrylic.</p> <p>Submittal Required: MSDS, TDS.</p>
Gutters and Downspouts	<p>5" round 22 gauge gutters and 4" round downspouts, see Roof Plans and Elevations. Provide continuous gutter screens.</p> <p>Color: Kynar Dark Bronze Color.</p> <p>Submittal Required: shop drawing confirming layout, cutsheets and samples of paint colors.</p>
Vapor Retarder	<p>15 mil poly sheet used only below slab and below sill plates of bale walls. No vapor retarder to be installed at walls or roof assembly.</p> <p>Submittal Required: Product cut sheet, MSDS, TDS.</p>
Insulation	<p><b>INSUL-1 (Wall Insulation)</b> Hempitecture Hempwool:</p> <ul style="list-style-type: none"><li>• 5.5" R-20 at exterior 2x6 walls</li><li>• 3.5" at interior acoustic partitions.</li></ul> <p>Submittal Required: Cut sheets, MSDS, TDS, warranty information.</p> <p><b>INSUL-2 (Attic Insulation)</b> Hempitecture FiberFill blown-in insulation, provide R-40 minimum.</p>

	<p>Submittal Required: Cut sheets, MSDS, TDS, warranty information.</p> <p><b>INSUL-3 (Closed Cell Spray Foam)</b> Closed Cell Spray Foam at unvented roof assembly. Icynene or Equal.</p> <p>Submittal Required: Cut sheets, MSDS, TDS, warranty information.</p>
Intumescent Vents	<p>Intumescent ventilation screens, Vulcan Vent specified for type and quality. See drawings for locations and sizes. Provide Gable Vents, Continuous Soffit and Ridge Vents, and others as indicated in drawings.</p> <p>Submittal Required: Cut sheets, MSDS, TDS, shop drawings of custom shapes and installation details, warranty information.</p>
Roofing	<p>Two-Piece Mission clay tile over underlayment and membrane per manufacture's requirements. Redland specified for type and quality.</p> <p>Color by Architect. See Structural drawings for sheathing requirements.</p> <p>Roof Assembly to be Class A Fire Rated, seismically restrained and provide minimum 20 year warranty. Provide all required fasteners, flashings, penetration boots, and accessories with matching colors and as recommended by roofing manufacturer.</p> <p>Submittal required: Cut sheets, tile samples, membrane sample, shop drawings showing flashing details, cut sheets and complete warranty information.</p>

<b>DIVISION 08 DOORS &amp; WINDOWS</b>	
Windows	<p>Pella Impervia Fiberglass or Equal. See Window Schedule on drawings.</p> <p>Exterior Finish: Black. Interior Finish: Black.</p> <p>All window glazing to be tempered.</p> <p>Provide frosted privacy glass at all bathrooms.</p> <p>Install per Manufacturers recommendations and provide accessory flashings and sealants required to ensure weather tight building envelope.</p> <p>Contactor to field verify all rough opening dimensions prior to ordering.</p>

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	Submittal required: Cut sheets, MSDS, TDS, NFRC data, color samples, complete shop drawings.
Exterior Doors	<p>Simpson solid core wood doors, UL Listed and 1-hour rated minimum. Panel details, paint and/or wood finish by Architect. See Door Schedule on Drawings.</p> <p>All glazed doors to utilize tempered glass.</p> <p>Submittal required: Cut sheets, NFRC data, color samples, complete shop drawings.</p>
Interior Doors	<p>1 3/8" shaker style painted wood doors. Simpson or equal.</p> <p>Submittal required: cut sheets, samples of painted wood finish.</p>
Exterior Door Hardware	<p>See hardware on Door Schedule.</p> <p>Submittal required: Cut sheets, hardware schedule.</p>
Interior Door Hardware	<p>See hardware on Door Schedule.</p> <p>Submittal required: Cut sheets, hardware schedule.</p>

<b>DIVISION 09 FINISHES</b>	
FRP Wall Panels.	<p>Glasliner FRP panels by Sabilit America, or equal at wet areas including Gathering Space and all bathrooms. See Interior Finish Schedule and Interior Elevations. Color and finish by Architect.</p> <p>Submittal required: Cut sheets, MSDS, TDS, color and finish samples, accessory details, shop drawings.</p>
Drywall	<p>5/8" Type X CD (ceiling density) gypsum wall board.</p> <p>Provide Gypsum Association smooth <b>"Level 5"</b> finish at typical locations.</p> <p>Provide edge metal and square corners, typical.</p> <p>Do not nail drywall, screw only.</p> <p>Submittal required: Cut sheets for wall board, MSDS, TDS, reveal beads and accessories.</p>
Interior Paint	<p>Sherwin Williams Harmony Zero-VOC paint specified for type and quality. Provide compatible low VOC vapor barrier latex primer (&lt;0.5 perms per ASTM E-96).</p> <p>Sheen: Eggshell in all non-wet areas.</p>

	<p>Semi-gloss in bathrooms.</p> <p>Provide three colors to be selected by Architect.</p> <p>Submittal Required: Drawdown color and sheen samples, cut sheets, MSDS, TDS, Warranty information.</p>
Interior Stain and Wood Finish	<p>Stain and finish all exposed framing and woodwork. Provide exclusively low VOC (&lt;200 g/L) paint, stains and varnish. Color by architect.</p> <p>Submittal required: Cut sheets, MSDS with VOC and vapor transmission data, TDS, samples.</p>
Exterior Stain	<p>Cabot Stain, Semi-Solid Cordoban Brown.</p> <p>Submittal required: Cut sheets, MSDS with VOC and vapor transmission data, TDS, samples.</p>
Counter Tops	<p>Quartz slabs, Ceaserstone or Equal. Color, finish and details by Architect.</p> <p>Submittal required: Cut sheets, MSDS, TDS, samples, shop drawings.</p>
Wood Flooring	<p>Not used.</p>
Acoustic Panels	<p>F-Sorb 1" thick recycled PET panels, or equal. Provide panel sizes as indicated on drawings. See Reflected Ceiling Plans.</p> <p>Color: White.</p> <p>Submittal Required: cut sheets, samples, attachment details, layout drawings indicating coordination with lighting, MEP and sprinkler heads.</p>
Concrete Sealer & Finish	<p>Water-based concrete sealer and lacquer "Glaze and Seal Wet Look Green" specified for type and quality.</p> <p>Submittal required: Cut sheets, MSDS, TDS, samples, shop drawings.</p>
Cove Base	<p>6" Cove Base at Wet Areas. Color by architect. Forbo Marmoleum specified for type and quality.</p> <p>Submittal Required: cut sheets, samples, attachment details.</p>
Carpet	<p>Not Used.</p>

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<b>DIVISION 10 SPECIALTIES</b>	
Open Shelving	FSC Plywood Core with white melamine finish and edge banding.  See drawings for locations.  Submittal Required:
Window Coverings	Honeycomb top-down, bottom-up manual operated shades throughout. Hunter Douglas or similar.  Submittal Required: cut sheets, samples.
Fire Extinguishers	Provide wall mounted fire extinguishers and fire extinguisher cabinets as indicated on drawings and required by code and local fire marshal.  Kiddie specified for type and quality.  Submittal Required: cut sheets, shop drawing indicating locations.
Washroom Accessories	Provide stainless steel restroom accessories as indicated on drawings and required by ADA. All accessories to be manufactured and installed per ADA requirements. Provide blocking and backing as required.  Bobrick specified for type and quality.  Submittal Required: cut sheets, installation details, warranty information.
<b>DIVISION 11 EQUIPMENT</b>	
Dishwashers	Moyer Deibel 383HT Undercounter Commercial Dishwasher or equal.  Submittal Required: Cut sheets, installation details, warranty information.
Under sink Disposals	Insinkerator SS-500 Large Capacity Commercial Garbage Disposals or equal.  Submittal Required: Cut sheets, installation details, warranty information.
Refrigeration	True TS-49-HC 54 1/8" Stainless Steel Solid Door Reach-In Refrigerator or equal.  Submittal Required: Cut sheets, installation details, warranty information.
Freezers	True T-49F-HC 54 1/8" Solid Door Reach-In Freezer or equal.  Submittal Required: Cut sheets, installation details, warranty information.

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Laundry Equipment	<p>Speed Queen Multi-Housing Quantum Gold Pro ADA Accessible front-control front load washing machines or equal.</p> <p>Speed Queen Multi-Housing Quantum Gold Pro ADA Accessible front-control front load electric dryers or equal.</p> <p>Submittal Required: Cut sheets, installation details, warranty information.</p>
ADA Shower Units	<p>Roll-in fully ADA compliant Barrier Free Architectural or Freedom Showers specified for type and quality. See Drawings for sizes and configurations.</p> <p>Submittal Required: Cut sheets, installation details, warranty information.</p>
<b>DIVISION 12 FURNISHINGS</b>	
Window Coverings	<p>Hunter Douglas Honeycomb top down/bottom up shades or equal. Provide shades at all windows and glazed doors.</p> <p>Submittal Required: Cut sheets, samples, Installation details, warranty information.</p>
<b>DIVISION 14 CONVEYING EQUIPMENT</b>	
<b>Not Used.</b>	
<b>DIVISION 22 PLUMBING SEE MEP DRAWINGS</b>	
Toilets	<p>Kohler Kingston The Complete Solution two-piece elongated toilet, 1.28 GPF or equal.</p> <p>Submittal Required: cut sheets, warranty information, ADA Compliance verification.</p>
Bathroom Sinks	<p>American Standard Decorum Wall-Hung EverClean Sink with 8" Widespread faucet or equal.</p> <p>Submittal Required: cut sheets, warranty information, ADA Compliance verification.</p>
Bathroom Faucets	<p>American Standard Monterrey Widespread Bathroom Faucet with High Arch Spout and Wrist Blade Handles or equal.</p> <p>Submittal Required: cut sheets, warranty information, ADA Compliance verification.</p>

Gathering Space Sinks	<p>Elkay Gourmet 31" Single Basin Drop In Stainless Steel Sink. (3) Hole, or equal.</p> <p>Faucet: Elkay Avado 1.8 GPM Single Hole Pre-Rinse Pull Down. Cap un-used sink holes for future use.</p> <p>Submittal Required: cut sheets, warranty information, ADA Compliance verification.</p>
Mop Sink	<p>Elkay 24x20 16 Gauge Mop Sink. Model FLR-1X or equal.</p> <p>Faucet: Elkay Wall Mounted 8" Center Service Faucet with Bucket Hook.</p> <p>Submittal Required: cut sheets, warranty information, ADA Compliance verification.</p>
Utility Sink	<p>Elkay Celebrity 20" Drop In Single Basin Stainless Steel Laundry Sink or equal.</p> <p>Faucet: TBD</p> <p>Submittal Required: cut sheets, warranty information, ADA Compliance verification.</p>
Plumbing Rough	See plumbing drawings.
Fire Sprinklers	<p>Provide fully sprinklered and alarmed building under deferred submittal.</p> <p>Submittal Required: deferred permit submittal including system drawings, head locations, riser location and details.</p>
<p><b>DIVISION 23 HEATING, VENTILATING AND AIR CONDITIONING (HVAC)</b> <b>SEE HVAC DRAWINGS</b></p>	

<b>DIVISION 26 ELECTRICAL</b> <b>SEE ELECTRICAL DRAWINGS</b>	
Lighting	<p>See Electrical drawings, Reflected Ceiling Plans and Electrical Device Schedules.</p> <p>Submittal Required: cut sheets, warranty information.</p>
Communication Devices for Accessible Units	<p>Provide ADA communication devices at accessible unites, including:</p> <ul style="list-style-type: none"> <li>• Intercom systems that are usable by individuals with hearing impairments</li> <li>• Emergency alarms with both visual and auditory signals</li> <li>• Information available in large print or braille</li> <li>• Accessible technology for residents with disabilities</li> </ul> <p>Submittal Required: product information, system diagrams.</p>
Ceiling Fans	<p>See Electrical drawings, Reflected Ceiling Plans and Electrical Device Schedules.</p> <p>Submittal Required: cut sheets, warranty information.</p>
PV Solar Array	<p>See Roof Plan, 47kW PV system to be provided under deferred submittal.</p> <p>Submittal Required: Complete system design, energy calculations, warranty information.</p>
Security System	To be designed and coordinated with Developer, Owner and Architect.
AV Systems	To be designed and coordinated with Developer, Owner and Architect.
Networking	See Electrical Drawings, provide allowance in bid to provide high-speed wifi throughout building.
EV Charging	Provide allowance for (2) Level 2 EV Chargers at parking area.