



**Venture West
Venture West Construction LLC**

**LA CHOLLA CORPORATE CENTER
BUILDING STANDARD
SPECIFICATIONS**

STRUCTURE

1. Poured-in place 3000 PSI concrete foundations
2. Poured-in place 4" thick concrete slab over 4" of aggregate base
3. Wood frame walls with 2" x 6" douglas fir studs at 16" O.C. for exterior walls and 2" x 4" douglas fir or 3-5/8" metal studs at 24" O.C. for interior walls
4. Wood frame roof with glu-lam beams and truss joists or equivalent.
5. OSB (1/2") for roof sheathing and 3/8" wall sheathing

NOTE: All the above structural specifications shall be designed and determined by:
a. Licensed Arizona Structural Engineers and
b. Licensed Geotechnical Engineers

STUCCO

1. Two coat fiberglass reinforced stucco over 1" rigid foam (Contractor's option)

ROOFING

1. Three ply built-up roof membrane over roof sloped at minimum 3/8" per foot with Desert Tan roof coating

ACCENT ROOFING

1. Clay mission tile or standing seam metal, when applicable based on the building exterior elevations

DRYWALL

1. 5/8" gypsum board on all interior wall surfaces to a height of 10' - 0" above the finish floor elevation. Square corner bead. Hock and trowel texture
2. In buildings over 3000 SF the building code may require a one hour separation. This will be provided by using fire rated walls, doors, and windows as required by code. The floor plan may be modified to mitigate these fire-rating requirements

INSULATION

1. R-30 batts in truss cavities (roof)
2. R-19 batts in stud cavities (exterior walls only)
3. Sound batt insulation in toilet room walls only

PAINT

1. Exterior - prime coat with two finish coats (2 standard colors)
2. Interior - two finish coats flat latex (1 standard color)

FLOOR COVERING

1. Toilet rooms – Dal-Tile Edgefield 12" x 12" ceramic tile with 6" tile base
2. Office areas - carpet - Shaw, 100% solution dyed nylon, 26 oz., direct glue down or equal
3. Wall base - Roppe Rubber Base

CEILINGS

1. 2 x 2 suspended white grid with acoustical tile at 9' - 6" above finish floor (Armstrong Minatone Cortega 24" x 24")
2. Drywall in the toilet room(s)

TOILET ROOMS

1. One toilet room for 1500 S.F. building and below, two toilet rooms for buildings above 1500 S.F. and (3) toilet rooms above 5000 S.F. Fully handicapped accessible ADA design toilet, (Kohler K3427), lavatory - Kohler #K2005, Kingston, white (wall mounted) with Delta 2529-HDM faucet, grab bars, mirror, toilet paper dispenser, and paper towel dispenser Bobrick) are included
2. A 4' tile wainscot will be installed on the toilet room wet wall and one perpendicular wall. Tile is 12"x 12" Dal-Tile Edgefield standard color selections

DOORS

1. FRONT DOOR - (1) 3'-0" x 8'-0" Storefront type aluminum with factory paint and medium stile
2. INTERIOR DOORS - 3'-0" x 6'-8" solid core pre-finished hardwood doors (flush slab type) with knock down pre-finished metal frames and ADA accessible Schlage, AL commercial series hardware

DOOR STOCK SELECTIONS:

- | | |
|--------------------------------------|----------------------------------|
| Birch-Natural Clear 0-95 Rotary Cut | Oak-Red Clear 0-95 Plain-Sliced |
| Birch-Natural Honey 26-95 Rotary Cut | Oak-Red Honey 26-95 Plain-Sliced |
| Birch-Natural Wine -38-95 Rotary Cut | |
3. Hardware Selections: Schlage, AL - Saturn (all finishes)

WINDOWS

1. Aluminum, dual pane, pre-finished, color and style selected by Venture West

MECHANICAL SYSTEM

1. Roof mounted electric heat pumps (Carrier 5 OTJQ Commercial series or equal) with zones and HVAC tonnage based on building size. Standard building allows approximately one (1) zone per 1300 S.F. plus fraction thereof, and approximately one ton of HVAC per 225 S.F.

PLUMBING SYSTEM

1. Copper water supply piping, ABS waste and vent piping
2. 1 – 5/8" Water Meter with Backflow device
3. Multi-Toilet Rooms plumbed back to back

ELECTRICAL SYSTEM

1. Exterior accent lighting at front door (subject to night lighting ordinance)
2. Interior 2' x 4' "lay-in" fluorescent fixtures with acrylic lens and three lamp T-8 type electronic ballast
3. Exit signs as required by code
4. Emergency light as required by code
5. Telephone, internet, data, etc. conduit only – number of conduits based on square footage of building
6. Metered electrical service - 200 Amp service up to 4000 square feet
400 Amp service above 4000 square feet

NOT IN CONTRACT

1. Skylights
2. All cabinetry
3. Kitchen equipment
4. Water filtration system
5. Interior signage other than restroom identification signs
6. Exterior signage and Building Numerals (shall conform to La Cholla Corporate Center Signage Regulations and Pima County Sign Code)
7. Security and/or fire alarm system
8. Fire sprinkler system
9. Door closers other than front entry door
10. Fiber optics telecommunication line or service
11. Any communication "dishes" on roof. (These may be added by buyer only with location approval by Venture West, Inc.)
12. Floor mounted electrical or telecommunication outlets
13. Natural Gas is not available in this project
14. Sinks, Floor Drains, Recirculation Pumps, Water Loops other than the necessary for ADA Toilet Rooms

**SPECIFICATIONS SUBJECT TO CHANGE TO PRODUCTS OF
EQUAL OR SIMILAR QUALITY IF DEEMED NECESSARY BY
VENTURE WEST**



Venture West
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La Cholla Building Standard Allowances

	<u>2 x 4 Light Fixtures</u>	<u>L.F. Interior Walls</u>	<u># of Interior Doors</u>	<u># of Toilet Rooms</u>	<u># of Electrical Outlets</u>	<u># of Conduits</u>	<u># Zone HVAC</u>	<u>Tonnage HVAC</u>
Bldg A 2035 SF	21	181	7	2	21	9	2	9
Bldg B 1260 SF	13	111	4	1	13	5	1	5 ½
Bldg C 1760 SF	18	156	6	2	18	7	2	8
Bldg D, E 1500 SF	15	134	5	1	15	6	2	6 ½
Building F 1000 SF	10	89	4	1	10	4	1	4 ½