

## **COLD CORE & SHELL NARRATIVE SPEC.**

### A. Floor Slabs and Finishes

Install smooth, level concrete floor, ready to receive Tenant's finishes.

Any cable or piping serving the residential above shall be encased in code-compliant conduit and strapped securely to the deck, taking care to minimize impact to clear height.

### B. Walls, Partitions and Ceiling

Demising walls shall consist of wood framing with two layers of 5/8" fire code drywall each side, from the finished floor to the underside of the floor above, taped and spackled ready for Tenant's finish.

All exterior walls to receive furring with 5/8" fire code drywall.

All walls to be taped and spackled ready to receive Tenant's finishes per approved plans.

Supply and install hung ceiling.

The interior partition layout will be coordinated with the structural point loads from the floors above. An allowance is included for miscellaneous metals to span tenant internal openings. The final ceiling height will depend on the structural members used within the Premises.

No floor or wall finishes are included (i.e. carpet, paint, wallcovering, wall panels, etc. to be provided by Tenant).

### C. Windows and Doors

Provide one 3'0" x 7'0" aluminum and glass entry door with standard hardware package to match windows.

Install oversized Silverline® windows to differentiate the Premises from the residential use.

### D. Fire Protection

Supply and install NFPA, UL and code approved, concealed sprinkler heads coordinated to desired partition layout (for normal hazard).

Supply base building annunciator panel with capacity to receive communication signals from Premises. Tenant to install separate panel in the Premises that will communicate with base building.

- E. Plumbing  
Install 4” sanitary line under slab.  
Install minimum 1” copper water line.  
Install two 2-fixture ADA-compliant bathrooms within Premises.  
Install adequate plumbing venting (minimum 4” diameter duct through roof) for connection to futures.  
Gas service to be stubbed to Premises. Tenant to set meter.
- F. HVAC  
Provide independent complete HVAC system for Premises—specification TBD.
- G. Electrical System  
Provide service for 200 amp Tenant sub-panel, to be separately metered.  
Supply and install general surface mount lighting throughout.  
Install all emergency and exit lighting if necessary by code for shell condition.  
Provide convenience outlets and code-required GFI outlets.
- H. Telephone  
Provide a telephone conduit stubbed to a central location in the Premises at ceiling level. The conduit shall extend from that point to the main telephone backboard.
- I. Signage and Other Miscellaneous  
Provide one sign outlet for exterior sign.  
Install standing seam metal roof where Premises protrude from the residential footprint at the second floor above.