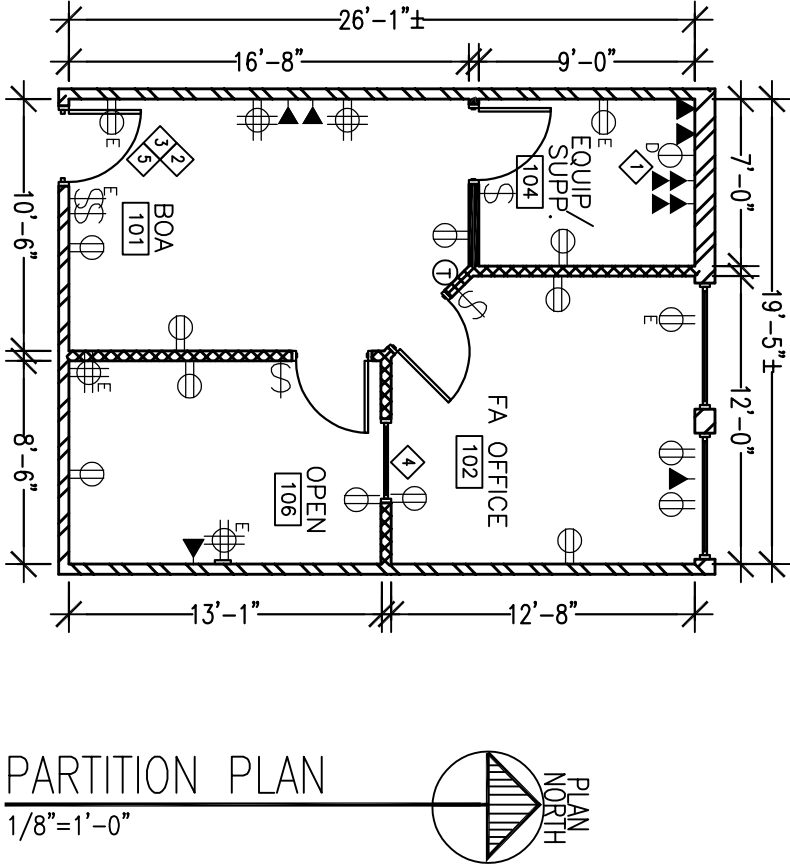


KEYED NOTES:

- PHONE COMPANY SERVICE TO BE INSTALLED AT BOC LOCATION PER DETAIL ON SHEET 6 OF 6 AND PER SPECIFICATIONS ON 1ST DAY OF CONSTRUCTION, EMAIL PHOTO TO LEASING COORDINATOR TO CONFIRM WORK ASAP.
- INSTALL DOOR CHIME AT ENTRY DOOR, CHIME TO BE LOCATED IN 101, HAMPTON BAY WIRELESS DOOR ALERT WITH WHITE COVER & HORIZONTAL LINES – HOME DEPOT MODEL HAMPTON BAY HB #7900-02OR COMPARABLE ALTERNATIVE:
IF LOCAL CODE WILL NOT ALLOW FOR THUMB-TURN LOCKSET AT ENTRY DOOR, NOTIFY DESIGNER IMMEDIATELY WITH ALTERNATIVE OPTIONS FOR LOCKSETS WITH INTERIOR LOCKING MECHANISMS.
- INSTALL FIXED GLASS WINDOW: 30"H X 42"W, WOOD FRAMING, SILL @42" AFF, WINDOW TO BE CENTERED ON PARTITION.
- INSTALL NEW ENTRY DOOR WITH GLASS INSERT TO MEET BUILDING STANDARD & ALL LOCAL FIRE CODES.

CONTRACTOR (SITE SPECIFIC) NOTES:

- 1. LANDLORD TO DELIVER SPACE IN TURNKEY CONDITION.
- 2. ALL ITEMS TO BE COMPLETED PER EDWARD JONES SPECIFICATIONS, SEE PAGES 4-6 UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & WINDOW MULLION PLACEMENT PRIOR TO CONSTRUCTION. IF YOU ARE UNABLE TO VERIFY DIMENSIONS OR IF A DISCREPANCY OCCURS, NOTIFY DESIGNER IMMEDIATELY.
- 4. BRANCH TO BE PREWIRED PER LOCAL CODES. PREWIRING TO BE COMPLETED BY INC- GC TO COORDINATE; INC TO INSTALL **4* CAT5E PHONE LINES IN 3/4" CONDUIT PROVIDED BY GC FROM BUILDING SOURCE TO BOC LOCATION IN EQUIP/SUPP 104. SEE DETAIL ON SHEET 6 OF 6.
- 5. DEMO EXISTING OUTLETS OVER 18" A.F.F. INSTALL NEW ELECTRICAL PER PLAN UNLESS WITHIN 36" OF EXISTING RECEPTACLE. VERIFY EXISTING ELECTRICAL PANEL MEETS EJC SPECIFICATIONS; UPGRADE OR ADD SUBPANEL AS REQUIRED. EP IS LOCATED IN A COMMON AREA, INSTALL BREAKER LOCKS AS REQUIRED.
- 6. INSTALL/RELOCATE SUPPLY & RETURN GRILLES, INCLUDING DUCTWORK, AS REQUIRED FOR COMPLETE & BALANCED WORKING SYSTEM AND TO ACHIEVE ONE SUPPLY & ONE RETURN AT MINIMUM IN EACH ROOM. CLEAN & CHECK HVAC UNIT;
- 7. INSTALL/RELOCATE DIGITAL PROGRAMMABLE THERMOSTAT AS SHOWN ON PLAN IN BOA 101.
- 8. PATCH, REPAIR, & PREP EXISTING PARTITIONS AS REQUIRED FOR NEW FINISHES; REMOVE EXISTING WALL COVERING/WALLPAPER AS REQUIRED. ENSURE ALL PARTITIONS ARE SIMILAR IN TEXTURE; MATCH AS REQUIRED.
- 9. VERIFY LOCATION OF ALL EXISTING DEMISING PARTITIONS. VERIFY THAT THEY EXTEND TO THE DECK & ARE INSULATED; EXTEND & ADD INSULATION AS REQUIRED.
- 10. REMOVE EXISTING FLOORING & BASE THROUGHOUT. ENSURE ALL FLOORING SURFACES ARE CLEAN, DRY, SMOOTH, & LEVEL WITHIN 3/16" PER EVERY 10 FEET; READY TO ACCEPT NEW FINISHES PER FINISH SCHEDULE. RESILIENT FLOORING TO BE INSTALLED PERPENDICULAR TO FRONT DOOR. IF BUILDING STANDARD VINYL PLANK FLOORING IS REQUIRED, INSTALL PER LANDLORD'S SPECIFICATIONS.
- 11. INSTALL NEW ADA ACCESSORIES & HARDWARE AS REQUIRED THROUGHOUT SPACE.
- 12. DEMO ALL ABANDONED PIPING & VOICE/DATA WIRING.
- 13. INSTALL NEW 3--0" SOLID CORE WOOD DOORS THROUGHOUT. PROVIDE & INSTALL STORE ROOM LOCKSET & DOOR CLOSER AT 104. STAIN & STYLE OF NEW DOORS/FRAMES TO MATCH EXISTING BUILDING STANDARD.



BRANCH TO BE PREWIRED

ISSUES/REVISIONS			EXHIBIT A
NO.	DATE	DESCRIPTION	
CONTRACTOR MUST HAVE ALL 6 PAGES OF THESE DESIGN INTENT DRAWINGS. IF YOU ARE MISSING ANY OF THESE 6 PAGES, PLEASE CONTACT DESIGNER AT PHONE NUMBER LISTED IN TITLEBLOCK. SEE PAGE 1 OF 6 FOR ADDITIONAL NOTES.			SHEET 2 of 6

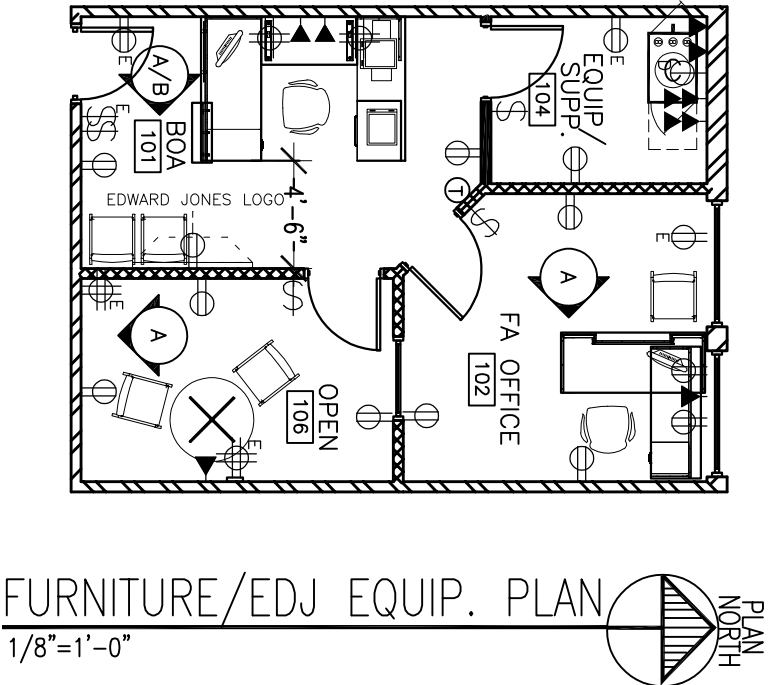
555 PIER AVENUE SUITE 2 HERMOSA BEACH, CA 90254	SQUARE FOOTAGE 580
BRANCH OFFICE 66706	

Edward Jones

BRANCH FACILITIES

DATE: 09/08/17

DEMARC EXTENSION WORK PER DETAIL ON SHEET 6 OF 6, TO BE COMPLETED ON THE FIRST DAY OF CONSTRUCTION. GC TO INSTALL BOARD AND CONDUIT AND COORDINATE INSTALL OF CAT5E LINES WITH INC. EMAIL PHOTO TO LEASING COORDINATOR TO CONFIRM WORK COMPLETION.



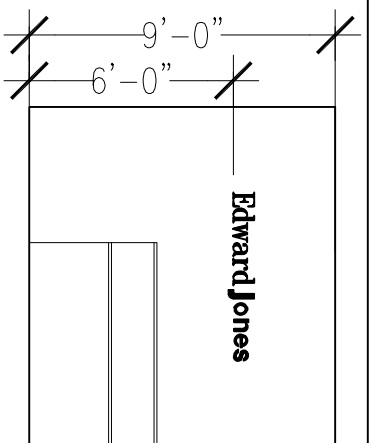
FURNITURE/EDJ EQUIP. PLAN
1/8"=1'-0"

KEYED NOTES:

- A** ACCENT WALL TO BE PAINTED WITH CUSTOM "EDJ GREEN" SEE FINISH SPECIFICATIONS.
- B** PREPAID FOR EDJ LOGO TO BE CENTERED ON PARTITION AS INDICATED ON PLAN. USE PROVIDED TEMPLATE FOR ACCURATE ALIGNMENT. SEE SIGNAGE ELEVATION TO THE RIGHT. PROVIDE & INSTALL COMMERCIAL 6" RECESSED SPOTLIGHT W/ WHITE ADJUSTABLE EYEBALL TRIM KIT UTILIZING AN ENERGY SAVING BULB. TO BE INSTALLED IN CEILING 5'-0" AWAY FROM WALL AND CENTERED ON PARTITION. FOR INSTALLATION INSTRUCTIONS, VISIT <http://www.metalogos.com/installation.aspx>. **FOR CANADA BRANCHES, PLEASE CALL SPECTRA SIGNS (SEE CONTACT INFO ON PAGE 1 OF 6). **
- 1. SIGNAGE TO BE ORDERED BY CONTRACTOR AND WILL BE PAID FOR BY EDWARD JONES. ONLY THE INSTALLATION SHOULD BE INCLUDED IN SCOPE OF WORK. (LETTER KIT WITH PINS ON BACK; KIT COMES WITH TEMPLATE FOR EASY INSTALLATION)
- 2. EDWARD JONES LOGO TO BE CENTERED ON PARTITION AS INDICATED ON PLAN. USE PROVIDED TEMPLATE FOR ACCURATE ALIGNMENT. BOTTOM OF LOGO TO BE 6'-0" AFF UNLESS THERE IS A WINDOW ON THE SIGNAGE WALL. THEN PLACE THE SIGNAGE 6" ABOVE WINDOW TRIM. ALLOW AT LEAST 2" ON EITHER SIDE OF SIGNAGE. IF PARTITION SELECTED FOR SIGNAGE, DOES NOT ALLOW NOTIFY DESIGNER IMMEDIATELY.

EXIST = EXISTING FINISH TO REMAIN N/C = NOT IN CONTRACT FOR FINISHES
MATCH = NEW FINISHES TO MATCH EXISTING N/A = FINISH NOT APPLICABLE TO THIS ROOM

SIGNAGE ELEVATION:



FINISH SCHEDULE

RM.NO.	PAINT	FLOORING	BASE	DOOR/TRIM	CEILING	NOTES
101	P3	LVP1	B2	MATCH/MATCH	DROP	SEE NOTE 'A'/'B'
102	P3	LVP1	B2	MATCH/MATCH	DROP	SEE NOTE 'A'
103	N/A	N/A	N/A	N/A	N/A	
104	P3	LVP1	B2	MATCH/MATCH	DROP	
105	N/A	N/A	N/A	N/A	N/A	COMMON RESTROOMS
106	P3	LVP1	B2	MATCH/MATCH	DROP	SEE NOTE 'A'

FINISH SPECIFICATIONS

TURNKEY: CONTRACTOR/LANDLORD TO CONTACT NATIONAL RETAIL FLOORING SERVICES, INC. LISTED ON SHEET 1 OF 6 TO ORDER & PURCHASE CARPET TILE & LVP1 ONLY. ALL OTHER MATERIAL (BASE, ETC.) TO BE SUPPLIED BY CONTRACTOR ALONG WITH ALL INSTALLATION OF FLOORING & BASE.						
PAINT P3- SW723 COLONY BUFF (SHERWIN WILLIAMS) OR PUTNAM IVORY HC39 (BENJAMIN MOORE)	CARPET PATOCRAFT PRIVATE LABEL PRODUCT CARPET TILE INSTALLATION: QUARTER-TURN	C10 - CUSTOM TILE- V8246	BASE ROPE 4" VINYL CONE BASE B2-P147 LIGHT BROWN			
ACCENT WALLS- SW6195 ROCK GARDEN (SHERWIN WILLIAMS) OR CUSTOM "EDJ GREEN" (BENJAMIN MOORE)	LUXURY LVP1- PATOCRAFT RESILIENT, 6'x48" PLANK- RESILIENT VINYL VINYL STYLE: 1800V HIGHLAND FOREST COLOR: 20220 LIGHT OAK RESILIENT ADHESIVE PATOCRAFT 4100 (100 YO SPREAD RATE)	C11 - CUSTOM TILE MATCH PATOCRAFT EDJ CUSTOM W218Y1	BROADLOOM ADHESIVE- PATOCRAFT 1000 ADHESIVE SPREAD RATE: 32-36 YO			
PACT- DOOR FRAME COLOR- SW7307 CHARTER-BROWN (SHERWIN WILLIAMS)-	GC USE C10- \$15.38 PER SY (COST INCLUDES FREIGHT) CARPET TILE ADHESIVE- \$73.99 (4 GALLON PAIL) ** IF QUOTED DIFFERENTLY THAN ABOVE, PLEASE CONTACT DESIGNER	** COST EXCLUDES ALASKA, HAWAII & CANADA CONTACT FOR FLOORING- NATIONAL RETAIL FLOORING SERVICES, INC.:: 866-440-6737 edwardjones@nrfinc.com				
PAINT TO HAVE EGGSHELL FINISH - SEE PAGE 5 FOR FULL SPECIFICATIONS	LVP ADHESIVE- \$119.00 (4 GALLON PAIL) BROADLOOM ADHESIVE- \$32.99 (4 GALLON PAIL)					

GC TO LEAVE (1) CARTON OF CARPET TILE IN BRANCH AT CONSTRUCTION COMPLETION

ISSUES/REVISIONS		
NO.	DATE	DESCRIPTION

CONTRACTOR MUST HAVE ALL 6 PAGES OF THESE DESIGN INTENT DRAWINGS. IF YOU ARE MISSING ANY OF THESE 6 PAGES, PLEASE CONTACT DESIGNER AT PHONE NUMBER LISTED IN TITLEBLOCK. SEE PAGE 1 OF 6 FOR ADDITIONAL NOTES.

Edward Jones

BRANCH FACILITIES

BRANCH OFFICE 66706

DATE: 09/08/17

555 PIER AVENUE
SUITE 2
HERMOSA BEACH, CA 90254

SQUARE FOOTAGE 580

EXHIBIT A

SHEET 3 of 6

EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS:

GENERAL NOTES THE FOLLOWING INFORMATION IS PROVIDED AS A GENERAL GUIDE. IN ALL CASES, IT IS PREFERRED THAT THE BUILDING STANDARD BE USED; OTHERWISE, USE THE INFORMATION PROVIDED BELOW AND ON THE DESIGN INTENT DRAWINGS, OFTEN REFERRED TO AS EXHIBIT A. IT IS THE INTENT THAT THESE MODIFICATIONS/ADDITIONS/IMPROVEMENTS WILL BE PERFORMED ON AN AS NEEDED BASIS, AT THE REASONABLE DISCRETION OF EDWARD D. JONES & CO., L.P. D/B/A EDWARD JONES, HEREIN AFTER REFERRED TO AS EDWARD JONES OR TENANT. ANY DISCREPANCIES ON PAGES 1-3 TO BE BROUGHT TO DESIGNERS ATTENTION IMMEDIATELY. ALL WORK SHOULD BE PERFORMED BY G.C. (GENERAL CONTRACTOR) PER CITY, STATE, PROVINCIAL, AND NATIONAL CODES (ALL REFERENCES TO "CODE" IN THIS DOCUMENT TO APPLY TO CITY, STATE, PROVINCIAL, AND/OR NATIONAL CODES AS APPLICABLE). ALL CONSTRUCTION WILL BE COMPLETED SO THAT AN OCCUPANCY PERMIT (OBTAINED BY THE G.C.) WILL BE GRANTED PRIOR TO LEASE COMMENCEMENT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ISSUED EDITION OF THE EDWARD JONES APPROVED EXHIBIT A INCLUDED WITH THE CONTRACT FOR SERVICES AT TIME OF BID AWARD. EXHIBIT A IS INTENDED FOR DESIGN INTENT ONLY AND IS NOT AN OFFICAL CONSTRUCTION DOCUMENT. GENERAL CONTRACTOR (GC) TO OBTAIN ALL NECESSARY PERMIT DRAWINGS AS REQUIRED PER CODE; COST TO BE INCLUDED IN BID IF REQUIRED TO OBTAIN PERMITS. GENERAL CONTRACTOR MUST PROVIDE ALL SUBCONTRACTORS ALL 6 PAGES AT TIME OF BID AND/OR PRIOR TO ANY CONSTRUCTION. ALL EXISTING ITEMS TO REMAIN IN BRANCH (AS SHOWN ON PLANS) MUST BE IN GOOD WORKING ORDER AND CONDITION, AND FREE OF MAJOR DEFECTS. ALL NEW INTERIOR HALLWAYS TO BE NO LESS THAN 4'-0" WIDE, UNLESS OTHERWISE REQUIRED BY CODE OR NOTED ON PAGE 2 OF 6. EDWARD JONES' INSTALLERS MUST BE NOTIFIED OF ANY CHANGES IN PLACEMENT OF EQUIPMENT, PHONES, OUTLETS, OR FURNITURE. EDWARD JONES HAS AN ESTABLISHED RELATIONSHIP WITH NATIONAL VENDORS FOR FLOORING, PAINT, SIGNAGE, AND LOW VOLTAGE WIRING. FURNITURE, EQUIPMENT, FIRE EXTINGUISHERS, BOTTLED WATER COOLER (IF REQUIRED BY CODE), PHONE AND DATA WIRING & ALL TERMINATIONS TO BE PROVIDED BY THE TENANT. THE SPACE SHOULD BE CLEANED AFTER CONSTRUCTION. PLEASE SEE FLOORING SPECIFICATIONS FOR CARPET AND TILE INSTRUCTIONS. WARRANTY DOCUMENTS SHALL BE PROVIDED TO THE BRANCH FACILITIES ONCE CONSTRUCTION IS COMPLETE. UPON PROJECT COMPLETION, CLOSE OUT DOCUMENTS TO BE SUBMITTED WITH FINAL INVOICE INCLUDE: CONSTRUCTION DOCUMENTS, APPROVED CHANGE ORDERS, CERTIFICATE OF OCCUPANCY, LIEN WAIVER, FINAL PHOTOS OF SPACE, COMPLETED PUNCH LIST WITH ALL OUTSTANDING ITEMS COMPLETED, AND AN AIR BALANCE REPORT. INTERIOR CONSTRUCTION SPECIFICATIONS		THAT END AT EXTERIOR WALLS OR MULLIONS TO INCLUDE SOUND CAULK AND RUBBER GASKET AT POINT OF CONNECTION. CEILING (UNLESS BUILDING STANDARD APPLIES) CEILINGS TO BE FREE FROM STAINS AND DIRT. IF INSTALLING NEW, PROVIDE AND INSTALL 2" x 4" COMMERCIAL GRADE GRID AND ACOUSTICAL CEILING TILES. MATCH BUILDING STANDARD WHERE APPLICABLE. STANDARD HEIGHT FOR NEW CEILING TO BE 9'-0", UNLESS NOTED ON PLANS. NEW CEILING TO MATCH EXISTING TO REMAIN UNLESS NOTED OTHERWISE ON THE PLANS. ACOUSTICAL CEILINGS: TILES TO BE FREE FROM CHIPS AND BREAKS; ALL TILES TO BE SAME COLOR AND STYLE. GRID TO BE WHITE AND EVEN, FREE FROM HOLES (OR FILLED), AND SHOULD BE CLEAN. PAINT WHITE IF EXISTING IS IN POOR CONDITION OR A COLOR OTHER THAN WHITE. REPLACE AS REQUIRED. TILES SHOULD BE A STANDARD COMMERCIAL GRADE ACOUSTICAL TILE. CONTIGUOUS AREAS MUST HAVE MATCHING TILE. DRYWALL CEILINGS: TO BE LEVEL, HAVE AN EVEN TEXTURE (MATCH EXISTING WHERE APPLICABLE), AND BE PAINTED WHITE (SEE PAINT SPEC). INSTALLATION OF CEILING GRID AND COMPONENT TO COMPLY WITH ALL CODES AS REQUIRED. PROVIDE AND INSTALL 3" SOUND BATT INSULATION ABOVE CEILING IN ROOM 102. RESTROOM/WASHROOM & PLUMBING (UNLESS COMMON FACILITIES PRESENT) PROVIDE AND INSTALL RESTROOM LAYOUT AND FIXTURES AS SHOWN ON EXHIBIT A. WASHROOM TO BE BARRIER FREE/HANDICAP ACCESSIBLE AS REQUIRED BY CODE OR AS SHOWN ON PLANS. G.C. TO ADHERE TO ANY CODES, WHICH MIGHT REQUIRE MODIFICATION OF EXISTING RESTROOM NOT SHOWN ON PLANS. RESTROOM TO HAVE (1) OF EACH OF THE FOLLOWING: TOILET, LAVATORY, WATER HEATER (DEDICATED TO EDU SPACE), GRAB BARS, TOILET PAPER HOLDER, PAPER TOWEL DISPENSER, SOAP DISPENSER AND MIRROR. PROVIDE AND INSTALL ANY OTHER ACCESSORY AS NOTED ON PLANS OR REQUIRED BY CODE. EXISTING RESTROOM/WASHROOM FIXTURES TO REMAIN TO BE IN GOOD CONDITION (I.E. IN GOOD OPERATION AND FREE OF STAINS OR CRACKS). CLEAN AND RESET FIXTURES AS REQUIRED. LAVATORY SINK(S) (ONLY IF SHOWN ON PAGES 2 & 3) TO HAVE HOT AND COLD-WATER SERVICE. IF UNABLE TO INSTALL WATER HEATER ABOVE CEILING, INSTALL INSTA-HOT UNDER SINK. PROVIDE AND INSTALL EXHAUST FAN WITH ADEQUATE DUCTING AND SWITCHING AS REQUIRED. PROVIDE AND INSTALL BARRIER-FREE UNDER-SINK PIPE PROTECTIVE COVER UNDER SINK IN 105 AS REQUIRED BY LOCAL CODE. ANY TRENCH OR GRAVEL AREAS TO BE POURED IN PLACE AFTER LOCATION OF RESTROOM. FIRE PROTECTION PROVIDE AND INSTALL NEW SPRINKLER SYSTEM ONLY AS REQUIRED BY CODE. IF EXISTING, MODIFY SPRINKLER LAYOUT AS REQUIRED PER CODE. INCLUDE NECESSARY PERMITS AND INSPECTIONS. HEADS MUST BE CENTERED IN TILE. PROVIDE APPROPRIATE COVERAGE OF HEADS FOR PARTITION LAYOUT AS REQUIRED BY CODE PER PARTITION LAYOUT AS SHOWN ON PAGES 2 & 3. QUANTITY AND LOCATION OF HEAD TO COMPLY WITH APPLICABLE CODES. PROVIDE/MODIFY FIRE ALARM SYSTEM IF REQUIRED BY LOCAL CODE. PROVIDE DESCRIPTION OF ANY LIFE SAFETY SYSTEM PROVIDED IN BUILDING AND ITS OPERATION. PROVIDE AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. HVAC (UNLESS SHARED SYSTEM PRESENT) SYSTEM TO BE FULLY OPERATIONAL, IN GOOD CONDITION AND PROPERLY BALANCED UPON COMPLETION OF WORK. BALANCE BOTH HEATING AND COOLING. SYSTEM TO BE DEDICATED TO EDU SPACE. HVAC BALANCE SHEET MUST BE SUBMITTED WITH INVOICE AT PROJECT COMPLETION. ALL DUCTING, DIFFUSERS, GRILLES, AND THERMOSTATS SHALL BE CLEAN, IN GOOD CONDITION AND PROPERLY FUNCTIONING. LOCATION TO BE REVISED AS NECESSARY PER NEW PARTITION LAYOUT. VERIFY THAT ALL ROOMS IN EDWARD JONES SPACE AS SHOWN ON PAGES 2 & 3 HAVE A MINIMUM OF (1) RETURN AND (1) SUPPLY GRILLE AND MEET TEMPERATURE REQUIREMENTS TO ENSURE A COMFORTABLE WORKING ENVIRONMENT. IF SPACE IS BEING SUBDIVIDED, EDWARD JONES SPACE TO BE SEPARATELY CONTROLLED--SHARING OF THERMOSTAT WITH ADJACENT SPACES IS NOT ACCEPTABLE UNLESS IT IS AN OFFICE BUILDING THAT UTILIZES A PLENUM RETURN. IF SHARED SYSTEM EXISTS, THERMOSTAT MAY NOT BE LOCATED WITHIN EDWARD JONES LEASED SPACE. VERIFY THERMOSTAT IS LOCATED IN AN ACCESSIBLE AREA OF THE SPACE AS SHOWN ON FLOOR PLAN (TYPICALLY IN ROOM 101 OR 103). PROVIDE AND INSTALL A NEW WHITE-RODGERS 7-DAY PROGRAMMABLE THERMOSTAT, UNLESS OTHERWISE NOTED ON PLANS. PROVIDE APPROPRIATE STAT FOR UNIT SIZE AND TYPE. SET THERMOSTAT FOR M-F 8-5 HOURS OF OPERATION. LEAVE INSTRUCTIONS TAPED TO THERMOSTAT FOR FUTURE REFERENCE. HVAC SYSTEM SHOULD BE ABLE TO MAINTAIN 75 DEGREE F SUMMER AND 70 DEGREE F WINTER TEMPERATURES IN ACCORDANCE WITH THE ASHRAE DESIGN STANDARDS APPLICABLE TO THIS LOCATION. IF NECESSARY, A FORMAL INSPECTION TO VERIFY EQUIPMENT CONDITION SHOULD BE DONE. EDWARD JONES BOC (AS SHOWN ON PAGES 2 & 3) REQUIRES VENTILATION. INSTALL A SUPPLY AND RETURN GRILLE IN BOC ROOM (USUALLY ROOM 104) OR AREA IT IS LOCATED IN, TO MAINTAIN CONSTANT TEMPERATURE REQUIRED. LIGHTING (UNLESS BUILDING STANDARD APPLIES) PROVIDE AND INSTALL COMMERCIAL GRADE 2X4 LIGHT FIXTURES, 4 LAMP FIXTURES PREFERRED (WV F28T8XLSBX3ECO LAMPS AND GE ULTRAMAX BALLAST OR EQUIVALENT) AT ONE FIXTURE PER EVERY 75 USABLE SF, IN PLACE SO AS TO ACCOMMODATE MINIMUM 60
		FOOTCANDLES AT DECK LOCATIONS. ALL NEW AND EXISTING LIGHTING SHOULD BE FULLY OPERATIONAL AND IN GOOD CONDITION. EXIT AND/OR EMERGENCY LIGHTING TO BE INSTALLED AS REQUIRED PER CODE. A SWITCH SHOULD OCCUR AT MAIN ENTRANCE AND WIRED TO OPERATE LIGHTING IN 101 AND PASSAGE 103 AS SHOWN ON PLAN, UNLESS EXISTING. IF SPACE HAS MORE THAN ONE EGRESS DOOR, SWITCH SHOULD BE 3-WAY TO OPERATE AT BOTH ENTRANCES. PROVIDE AND INSTALL EXIT LIGHTING AT EGRESS DOORS AS REQUIRED BY CODE. AT ALL LOCATIONS WHERE EXISTING FIXTURES ARE TO BE REPLACED, INSTALL SYLVANIA T8 OCTRON F028/830/RP/SS/EC03 LAMPS OR THE EQUIVALENT F28T8/JUMK/ECO LAMPS WITH GE ULTRAMAX BALLAST. IF IT IS MORE COST EFFECTIVE TO INSTALL NEW FIXTURES PLEASE PRICE NEW FIXTURE OPTION. IF EXISTING, VERIFY THAT ALL LENSES AND LAMPS ARE CONSISTENT IN COLOR. LENSES TO BE FREE OF ANY VISIBLE DAMAGE, STAINS, OR DISCOLORATION OF ANY KIND. IN ROOMS 101 AND 103, HARD WIRE ONE LIGHT FIXTURE TO REMAIN ON AT ALL TIMES IF NOTED IN SITE SPECIFIC NOTES ON PAGE 2 OF 6. LIGHTS TO BE ORIENTED TO ALLOW ILLUMINATION OF INTERIOR COMMON AREAS FROM EXTERIOR DURING EVENING HOURS. (THIS ITEM TO BE ADJUSTED IN TITLE 24 REGIONS TO MEET LOCAL ENERGY REQUIREMENTS). SEE CONTRACTOR'S NOTES ON PAGE 2 OF 6. PROVIDE AND INSTALL (1) COMMERCIAL, 6" RECESSED SPOTLIGHT W/ WHITE ADJUSTABLE EXCEL BALL KIT UTILIZING AN ENERGY SAVING BULB TO BE INSTALLED IN CEILING 5'-0" AWAY FROM WALL AND CENTERED ON PARTITION ABOVE INTERIOR LOBBY IN 101 AS SHOWN IN EXHIBIT A. PROVIDE A SEPARATE SWITCH FOR SPOTLIGHT; SWITCH TO BE INSTALLED AT ENTRY DOOR UNLESS OTHERWISE SHOWN ON PLAN. IF CEILINGS ARE HIGHER THAN 10'-0", CONTACT DESIGNER FOR ALTERNATE SOLUTION. DOORS (UNLESS BUILDING STANDARD APPLIES: SEE SHEET 2 FOR PAINT/STAIN INSTRUCTIONS) DOORS (BOTH INTERIOR AND EXTERIOR) AND OTHER WOODWORK SHOULD BE STAINED OR PAINTED TO MATCH EXISTING BUILDING STANDARD. IF NO STANDARD IS ESTABLISHED, USE SHEENWILLIAMS PAINT AS LISTED IN THIS DOCUMENT. FINISHED DOOR WILL BE FREE FROM UNWENEN COLOR, DRIPS OR RUNS. ALL DOOR EDGES, INCLUDING TOP AND BOTTOM, TO BE FINISHED. ALL DOORS TO BE INSTALLED CLEAR OF ANY OBSTRUCTIONS. REUSE/RELOCATE EXISTING DOORS AS NOTED ON PLANS. ANY EXISTING DOORS BEING REUSED/RELOCATED SHALL BE TOUCHED UP AND REVARNISHED OR REPANITED AS APPROPRIATE AND APPROVED FOR REUSE BY EDWARD JONES' DESIGNER. ANY NEW DOORS REQUIRED SHOULD MATCH EXISTING HEIGHT AND STYLE OF REUSED DOORS. DOORS CAN NOT BE UNDERCUT FOR ANY REASON. THE MAXIMUM GAP ALLOWED IS ¾". ALL DOORS TO HAVE WALL OR FLOOR MOUNTED STOPS, CONSISTENT WITH THE REST OF THE SPACE. EXTERIOR DOORS: 1. ALL DOORS TO THE EXTERIOR AND BUILDING COMMON SPACES MUST HAVE CLOSERS AND DEADBOLTS WITH THUMB-TURN ON OCCUPIED SIDE UNLESS CODE WILL NOT ALLOW. 2. AT REAR DOORS LEADING TO THE EXTERIOR, PROVIDE AND INSTALL INSULATED METAL DOOR WITH METAL PRY PLATES, CYLINDER GUARD, AT LEAST ONE SECURITY HINGE WITH NON-REMOVABLE PIN (MCKINNEY TA2314 OR APPROVED EQUAL) AND PEEPHOLE INSTALLED AT 5'-0" A.F.F. WHERE DEADBOLTS ARE NOT ALLOWED BY CODE, INSTALL PHOENIX DOUBLE DEFENDER QUICK RELEASE DOOR SECURITY BAR, SERIES DD-OR (UL LISTED PANIC HARDWARE 2N43). CALL 913-723-3203 FOR LOCAL RETAILER. 3. SUITE ENTRY DOOR(S) SHALL HAVE EXISTING OPERABLE CLOSERS OR RECEIVE NEW CLOSERS). INSTALL METAL PRY PLATES AT ALL TENANT ENTRY DOORS, COORDINATE WITH LID PRIOR TO INSTALLATION. 4. WASHINGTON/OREGON: INSTALL EXTERIOR DOOR LATCH PADDLE. INTERIOR DOORS: 1. NEW INTERIOR DOOR(S) TO BE NO LESS THAN 3'-0" FEET WIDE UNLESS NOTED OTHERWISE. 2. ALL NEW INTERIOR WOOD DOOR(S) SHOULD MATCH EXISTING WOOD DOOR HEIGHT AND STYLE, IF APPLICABLE. 3. PROVIDE AND INSTALL 6'-8" WOOD, SOLID CORE SIX (6) PANEL, PAINT-GRADE PRE-HUNG DOORS WITH WOOD FRAME AND TRIM ARE PREFERRED IN THE EVENT THERE IS NO EXISTING STANDARD TO MATCH. DOORS FOR ROOMS 102, 104, 105 AND 106 MUST BE SOLID CORE. REMAINING ROOMS TO BE HOLLOW CORE UNLESS NOTED OTHERWISE ON PLANS. REPLACE AS REQUIRED. 4. DOORS AND FRAMES TO BE PAINTED WHITE UNLESS NOTED OTHERWISE ON PLANS. SEE PAINT SPECIFICATIONS. THIS DOCUMENT. 5. ALL NEW HARDWARE TO BE A HANDICAP ACCESSIBLE LEVER STYLE. PROVIDE NEW PASSAGE HARDWARE FOR NEW DOORS TO MATCH EXISTING. IN THE EVENT THAT THE OWNER HAS ESTABLISHED NO STANDARD FINISH, BRUSHED NICKEL IS PREFERRED. 6. IF RESTROOM/WASHROOM IS IN EDU OCCUPIED SPACE, PROVIDE AND INSTALL PRIVACY LOCKSET AND CLOSER. 7. PROVIDE AND INSTALL STOREROOM LOCKSET AND CLOSER IN EQUIPMENT/SUPPLY 104.

Edward Jones BRANCH FACILITIES BRANCH OFFICE 66706 DATE: 09/08/17		555 PIER AVENUE SUITE 2 HERMOSA BEACH, CA 90254	SQUARE FOOTAGE 580
EXHIBIT A			
SHEET 4 of 6			

EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS:

9. FLOORING (UNLESS BUILDING STANDARD APPLIES) a. IF NEW CONSTRUCTION, GC REQUIRED TO COMPLETE MOISTURE TEST. IF MOISTURE READING IS ABOVE 95, UTILETE HIGH MOISTURE ADHESIVE- PATCHKIT LODGDS, 8 ROLL SLEEVE, ANY CONTROL JOINTS OR SEAMS TO BE A MINIMUM TO AVOID EXCESSIVE FLOOR PREPARATION. b. THE EDWARD JONES STANDARD CARPET, VINYL, BASEBOARD, AND LUXURY VINYL PLANK SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALLATION METHOD FOR CARPET IS DIRECT GLUE. SEE MANUFACTURER'S INSTRUCTIONS FOR POST-INSTALLATION/CLEANING INSTRUCTIONS. LUXURY VINYL PLANK JOINTS TO BE STAGGERED 6"± IN RANDOM PATTERN. c. PROVIDE A SMOOTH SURFACE FOR FLOORING INSTALLATION. IF FLOOR IS NOT LEVEL, CONTACT DESIGNER IMMEDIATELY. IN CASES OF SEVERE FLOOR PREP PROVIDE COST TO MAKE FLOOR LEVEL. d. FLOORING CONTRACT NATIONAL RETAIL FLOORING SERVICES, INC. IMMEDIATELY AFTER AWARD OF CONTRACT TO COORDINATE CARPET INSTALLATION. 1. GC: IF AWARDED FLOORING PORTION OF THE WORK, CARPET MATERIAL MUST BE ORDERED FROM NATIONAL RETAIL FLOORING SERVICES, INC. EDWARD JONES HAS A NATIONAL CONTRACT WITH NATIONAL RETAIL FLOORING SERVICES, INC. COORDINATION AND PURCHASE, AND INSTALLATION OF ALL FLOORING AND FINISHES AS LISTED ON PAGE 3 OF 6 WILL BE THE FULL RESPONSIBILITY OF THE GC. 2. TURN-KEY BRANCHES: THE LANDLORD IS RESPONSIBLE FOR FLOORING INSTALLATION, CARPET MATERIAL ONLY TO BE ORDERED AND PURCHASED FROM NATIONAL RETAIL FLOORING SERVICES, INC. SEE SHEET 1 OF 6 FOR CONTACT INFO. d. ALL CARPET TO BE INSTALLED PER CRI STANDARDS (CARPET & RUG INSTITUTE) e. CARPET TO BE VACUUMED WITH NO PROTRUDING TARN AT SEAMS. IF CARPET IS EXISTING TO REMAIN IN SPACE, GC TO HAVE CARPET PROFESSIONALLY CLEANED. f. A FULL BOX OF CARPET TILE SHALL BE LEFT IN STORAGE AREA OF EDWARD JONES SPACE. ALL REMAINING LUXURY VINYL PLANK SHOULD BE LEFT IN EDWARD JONES' STORAGE AREA.		10. PAINT a. 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ELECTRICAL TO INCLUDE OUTLETS AS SHOWN ON PAGES 2 & 3, INCLUDING DEDICATED OUTLET AS SHOWN ON PLAN. 1. GENERAL PURPOSE OUTLETS • ALL OUTLETS TO BE PLACED AS SHOWN ON DRAWING. • ONE (1) QUAD OUTLET AT FUTURE WORKSTATION LOCATION AND (2) QUAD OUTLETS AT BOA WORKSTATION. • AT ALL TERMINALS AND OTHER OFFICE EQUIPMENT AS SHOWN ON THE PLAN. 2. DEDICATED OUTLET • DEFINITION: A DEDICATED OUTLET IS WIRED DIRECTLY TO THE MAIN POWER DISTRIBUTION PANEL THROUGH A DESIGNATED (DEDICATED) CIRCUIT BREAKER. THE DEDICATED OUTLETS ARE COLOR CODED TO DISTINGUISH THEM FROM GENERAL-PURPOSE OUTLETS. ONLY THE BOC SHOULD BE PLUGGED INTO THE DEDICATED OUTLET. 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EXISTING OUTLETS CAN BE USED TO MEET THE REQUIREMENTS FOR GENERAL-PURPOSE OUTLETS ONLY. VERIFY EXISTING OUTLETS TO REMAIN ARE IN WORKING ORDER. d. NEW ELECTRICAL OUTLETS TO BE INSTALLED WHERE SHOWN ON PLANS AT 18" A.F.F. UNLESS AN EXISTING DEVICE IS ALREADY WITHIN 36" OF THE DESIRED LOCATION. e. DEMO/REMOVE OUTLETS ABOVE 18" A.F.F. UNLESS NOTED OTHERWISE ON PLANS. f. INSTALL OR REPLACE ALL OUTLET COVERS WITH WHITE FACEPLATES OR TO MATCH EXISTING, CONFORM COLOR WITH DESIGNER IF OTHER THAN WHITE. g. ALL COMPUTER EQUIPMENT FOR THIS OFFICE IS SENSITIVE TO HIGH ELECTROMAGNETIC INTERFERENCE (EMI). IT IS RECOMMENDED THAT THE AMBIENT EMI IN THE OFFICE DOES NOT EXCEED 2 MG. PLEASE NOTIFY DESIGNER IMMEDIATELY IF SITE IS LOCATED NEAR EXISTING POWER LINES, TRANSFORMERS, SUB-STATIONS, ETC. h. LANDLORD RESPONSIBLE FOR SETTING UP UTILITIES OR PROVIDING TEMPORARY ELECTRICAL IN SPACE THAT IS NEW CONSTRUCTION OR SPACE THAT IS BEING SUBDIVIDED. GENERAL CONTRACTOR IS RESPONSIBLE FOR ASSURING TEMPORARY POWER FOR ALL FINISH OUT WORK IF NOT ALREADY PROVIDED. i. ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL PANEL WILL ACCOMMODATE EDWARD JONES REQUIREMENTS; UPGRADE AS REQUIRED. j. CONTRACTOR TO INSTALL 2"x2" MINIMUM BACKER BOARD OF FRT PLYWOOD AT BOC LOCATION. BOARD TO BE PAINTED TO MATCH THE WALL WHEN THE WALL IS SCHEDULED FOR PAINT PER THE FINISH SCHEDULE. CONFRM WITH FIRE MARSHALL PRIOR TO PAINTING AND LEAVE RATING STAMP EXPOSED WHENEVER REQUIRED. BOARD TO BE INSTALLED AT 24" A.F.F. TO THE BOTTOM AT THE LOCATION SHOWN ON THE PLAN. REFER TO SHEET 6 OF 6 FOR EXACT LOCATION. k. ELECTRICAL TO INSTALL 3/4" CONDUIT & BOX WITH PULL STRING OR MUD RING (EXISTING WALL) AT ALL LOCATIONS (SEE SECTION 4 BELOW) WITH LOW VOLTAGE COMMUNICATION CONNECTIONS. INSTALL (1) SINGLE GANG BOX AT EACH LOCATION INDICATED ON THE DRAWING WITH A TRIANGLE (▼). DO NOT INSTALL A DOUBLE GANG BOX AT LOCATIONS WHERE (2) SYMBOLS ARE ADJACENT. REFER TO LEGEND AND PLANS ON SHEETS 1-3 FOR LOCATIONS OF DOUBLE GANG BOXES. IF CONDUIT IS NOT GOING TO BE INSTALLED, PLEASE CONTACT DESIGNER IMMEDIATELY. l. ELECTRICIAN TO INSTALL ONE 3/4" CONDUIT FROM BUILDING MAIN POINT OF ENTRY (MPOE) INTO BOTH SINGLE GANG ELECTRICAL BOXES FOR INCOMING PHONE JACKS (RJ11) WITHIN 1'-0" OF BOC PER DETAIL ON PAGE 6 OF 6. INC WILL INSTALL THE QUANTITY OF CABLES PHONE LINES INDICATED ON SHEET 2 OF 6. CONTRACTOR TO COORDINATE WITH INC. (INTEGRATED NETWORK CABLE, CONTACT INC INSTALL TEAM AT 888-519-9525).	
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