## SITE PLAN

1 AERIAL VIEW
N.T.S.

# Edward Jones
BRANCH REAL ESTATE

**BRANCH OFFICE: 06307**

**200 SOUTHEAST DOUGLAS ST., SUITE 105,**
**LEE'S SUMMIT, MO**
**64063**

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## BUILDING INFORMATION

**CONSTRUCTION TYPE:** WOOD FRAMING, BRICK EXTERIOR
**# OF FLOORS:** MULTI-STORY, EDJ ON LEVEL 1
**FIRE PROTECTION:** NON-SPRINKLERED

**BUILDING RULES / REGULATIONS:** PROTECT COMMON AREAS/ BUILDING STANDARDS IN PLACE/ REQUIRED BIDDER LIST

## PROJECT CONTACT INFORMATION

**LEASING MANAGER**
HASADDA MERERHOFF — p: 314.390.6490
e: hadassa.meyerhoff@cushwake.com

**CONSTRUCTION MANAGER**
KAICEE WOODS — p: 314.274.3452
e: kaicee.woods@cushwake.com

**BUILDING OWNER / PROPERTY MANAGER**
MAS 200 LLC. — p: 816.916.4547
e: Masmac1@mac.com

**FLOORING CONTACT:**
INTERFACE SERVICES - MELANIE TAYLOR
https://edwardjones.guides.interface.com/global-products-standards
p: 770.975.4801 | e: EDWARDJONES@INTERFACE.COM

**EDJ LOGO CONTACT:**
METAL LOGOS - DEB GORAT
p: 402.339.3264 | e: DEB@METALLOGOS.COM

**BRAND WALL REVEAL CONTACT:**
FRY REGLET - DARIN BLASER
p: 1.800.237.9773 | e: DARINBLASER@FRYREGLET.COM

**LIGHTING CONTACT:**
VILLA LIGHTING - HEATHER WILKS
p: 314.633.0415 | e: HEATHER.WILKS@VILLALIGHTING.COM

## LEGEND

| | |
|---|---|
| E | EXISTING |
| L | LANDLORD'S RESPONSIBILITY |
| | DEMO PARTITION |
| | EXIST. PARTITION |
| | EXIST. DEMISING PARTITION |
| | NEW PARTITION |
| | NEW PARTITION/ INSUL. |
| | NEW DEMISING PARTITION |
| | HEADER |
| | EXISTING DOOR |
| | NEW DOOR |
| WH | WATER HEATER |
| WC | WATER COOLER (TO BE PROVIDED BY FINANCIAL ADVISOR) |
| FURN | FURNACE |
| | DUPLEX RECEPTACLE |
| | QUADRUPLEX RECEPTACLE |
| | DEDICATED SIMPLEX RECEPTACLE TO BE MARKED WITH "D" & ORANGE |
| GFI | GFI DUPLEX RECEPTACLE |
| R | RECESSED DUPLEX RECEPTACLE |
| EP | ELECTRICAL PANEL |
| | SINGLE GANG PHONE/ DATA BOX |
| | DOUBLE GANG PHONE/ DATA BOX |
| AV | SINGLE GANG BOX FOR AV CABLE PASS-THRUS (AV CABLING TO BE PROVIDED BY FINANCIAL ADVISOR) |
| $ | SWITCH |
| $3 | 3-WAY SWITCH |
| T | THERMOSTAT LOCATION |
| F | FIRE EXTINGUISHER |
| | EXIT/EMERGENCY COMBO |
| | EXIT/EMERGENCY LIGHT |

## PLAN NORTH VS TRUE NORTH

PLAN NORTH IS BASED ON THE PREDOMINANT AXIS OF THE BUILDING GEOMETRY.
FOR THIS PROJECT, PLAN NORTH POINTS TOWARDS THE TOP OF THE DRAWING AREA.
ALL VIEWS IN THIS DRAWING SET USE PLAN NORTH AS ITS ORIENTATION.

TRUE NORTH IS THE REAL-WORLD NORTH DIRECTION BASED ON SITE CONDITIONS.
TRUE NORTH INFORMATION IS NOT USED OR PROVIDED FOR THESE DOCUMENTS.

## EXTERIOR SIGN CIRCUIT INSTALLATION INSTRUCTIONS

GENERAL CONTRACTOR (GC) TO VERIFY EXISTENCE AND FUNCTIONALITY OF SIGN CIRCUIT ALONG SIGN BAND SERVING SUBJECT SPACE. EXISTING CIRCUIT MUST BE LOCATED IN/ON THE SIGN BAN ABOVE THE SUBJECT SPACE AND WITHIN SIX FEET (6') OF THE CENTERLINE OF THE SPACE. THE CIRCUIT SHOULD BE A DIRECT FEED FROM THE ELECTRICAL PANEL WITHIN THE TENANT SPACE AND BE FED THROUGH A PHOTOCELL. SHOULD THE CIRCUIT NOT EXIST AND/OR BE DEEMED NONFUNCTIONAL, GC TO PROVIDE INSTALLATION OF NEW DEDICATED SIGN CIRCUIT, PHOTOCELL AND JUNCTION BOX TO BE MOUNTED WITHIN THE SIGN BAND NO MORE THAN SIX FEET (6') FROM THE CENTERLINE OF THE SUBJECT SPACE. COST FOR INSTALLATION OF THE CIRCUIT, JUNCTION BOX AND PHOTOCELL TO BE INCLUDED IN THE BASE ELECTRICAL BID FOR THE PROJECT AS WELL AS FINAL CONNECTION OF SIGN BY ELECTRICIAN IF REQUIRED BY CODE. EXTERIOR SIGNAGE TO BE PROVIDED AND INSTALLED BY TENANT'S SIGN CONTRACTOR (UNDER A SEPERATE PERMIT) GENERAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH SIGN VENDOR.

## GENERAL NOTES

1. ALL ITEMS ARE TO BE COMPLETED PER EDWARD JONES SPECIFICATIONS UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS; IF THERE ARE ANY CHANGES, REVISIONS, OR DISCREPANCIES PLEASE CONTACT CONSTRUCTION MANAGER.
   *EXISTING AND NEW PARTITION DIMENSION MAXIMUM TOLERANCE IS 4" UNLESS NOTED AS HOLD.
3. ALL REFERENCES TO "CODE" IN THIS DOCUMENT APPLY TO LOCAL, STATE, PROVINCIAL, NATIONAL, AND ALL OTHER APPLICABLE CODES.
4. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, PROVINCIAL, NATIONAL, AND ALL OTHER APPLICABLE BUILDING CODES.
5. ALL NEW CONSTRUCTION AND MODIFICATIONS SHALL FULLY COMPLY WITH ADA AND BUILDING CODE ACCESSIBILITY REQUIREMENTS.
6. CONTRACTOR TO CONTACT THE CITY TO DETERMINE IF ANY CHANGES ARE NEEDED TO COMPLY WITH ALL LOCAL, STATE, PROVINCIAL, AND/OR NATIONAL CODES, INCLUDING FIRE MARSHALL FOR SPRINKLER AND ALARM SYSTEMS. NOTIFY PROJECT MANAGER IF ANY DISCREPANCIES ARE FOUND OR REVISIONS ARE NEEDED.
7. CONTRACTOR MUST SATISFY ALL LANDLORD REQUIREMENTS AND ALL WORK IDENTIFIED ON TENANT'S FINAL PUNCH LIST

## ISSUES / REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

****DO NOT SCALE DRAWINGS****

**CONTRACTOR MUST HAVE ( 8 ) SHEETS FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY SHEETS, PLEASE CONTACT CONSTRUCTION MANAGER.

200 SOUTHEAST DOUGLAS ST., SUITE 105,
LEE'S SUMMIT, MO
64063

SQUARE FOOTAGE: **2,125 USF | 1,500 RSF**

EdwardJones BRANCH REAL ESTATE

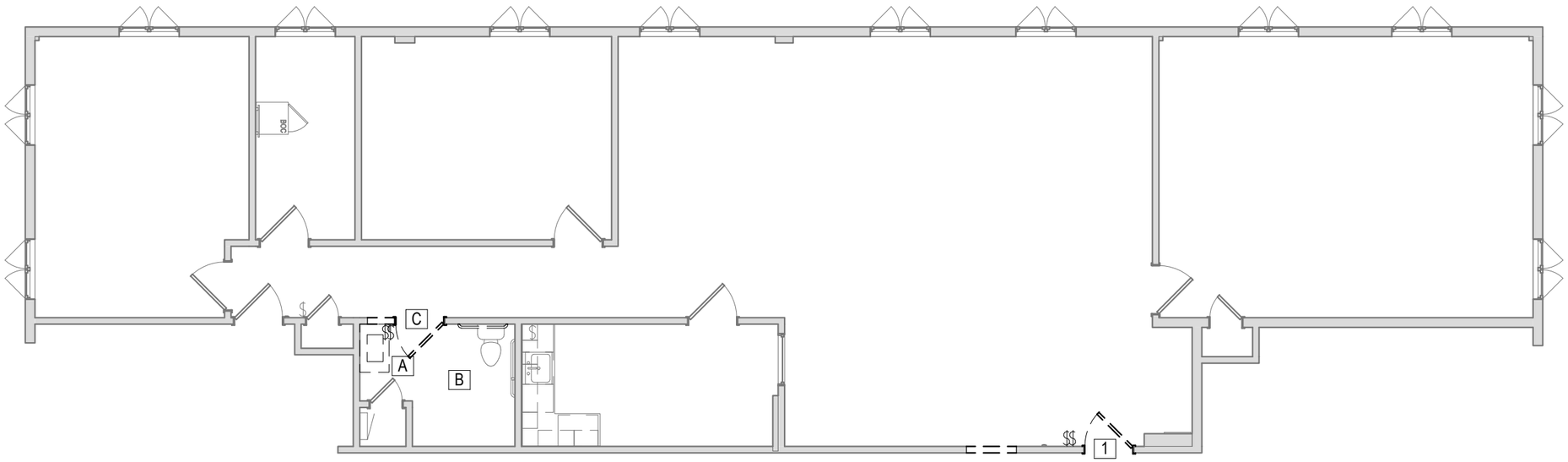
BRANCH OFFICE: **06307**

DATE: **2023.06.13**

**EXHIBIT A**

COVER SHEET

SHEET 1 of 8




1 DEMOLITION PLAN
1/8" = 1'-0"

## ADA DEMOLITION KEYED NOTES X

****ACCESSIBILITY RELATED WORK - TO BE ON SEPARATE BROKEN OUT BID ****

A. REMOVE EXISTING SINK. CAP PLUMBING LINES AND PATCH/REPAIR ADJACENT SURFACES AS NEEDED.

B. REMOVE & RELOCATE EXISTING GRAB BARS& MIRROR AND PREPARE FOR INSTALLATION PER PLAN.

C. REMOVE EXISTING DOOR & FRAME INCLUDING FRAMING. PATCH AND REPAIR TO ACCEPT NEW FINISHES.

## DEMOLITION KEYED NOTES X

1. REMOVE EXISTING ENTRY DOOR INCLUDING FRAMING; INFILL WITH NEW DEMISING PARTITION TO MATCH EXISTING.

## SITE SPECIFIC NOTES

**SITE WORK**

1. EXISTING BLINDS TO REMAIN. PROTECT DURING CONSTRUCTION.
2. REMOVE EXISTING FLOORING, WALL BASE, & FLOORING ADHESIVES THROUGHT THE BRANCH. WOOD BASE TO BE SALVAGED FOR REUSE.
3. REMOVE ANY EXISTING IVORY/BEIGE OUTLET/SWITCH FACEPLATES AND SOCKETS; TO BE REPLACED WITH WHITE.

**ISSUES / REVISIONS**

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|---|---|---|

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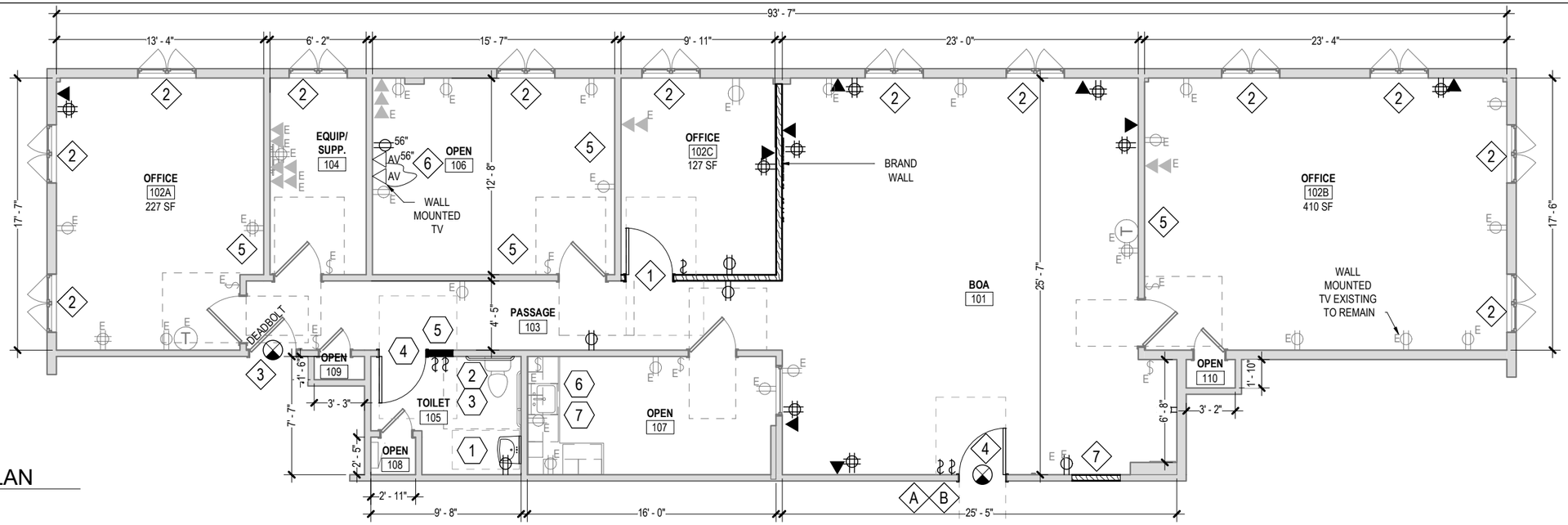
**EXHIBIT A**

DEMO PLAN

SHEET 2 of 8




1 PARTITION PLAN
1/8" = 1'-0"

## SITE SPECIFIC SCOPE NOTES

**GENERAL CONDITIONS**

1. SPACE IS AN EXISTING EDWARD JONES BRANCH LOCATION & IS CURRENTLY OCCUPIED.
2. ALL ITEMS TO BE COMPLETED PER EDWARD JONES SPECIFICATIONS (**SEE SHEETS 6-8**) UNLESS OTHERWISE NOTED IN SITE SPECIFIC OR KEYED NOTES ON SHEETS 1-5, OR REQUIRED BUILDING STANDARD APPLIES.
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 CONSTRUCTION MANAGER ON COVER SHEET IMMEDIATELY.

**DEMOLITION**

1. REFERENCE SHEET 2 FOR ALL DEMOLITION RELATED SCOPE OF WORK.

**CONCRETE**

1. ENSURE ALL FLOORING SURFACES ARE CLEAN, DRY, SMOOTH, & LEVEL WITHIN 3/16" PER EVERY 10 FEET; READY TO ACCEPT NEW FINISHES PER FINISH SCHEDULE.
2. TRENCH AND CORE FOR PLUMBING AS NEEDED PER PLANS; PATCH AND PREP PARTITIONS AND SUBFLOOR TO RECEIVE NEW FINISHES.

**THERMAL & MOISTURE PROTECTION**

1. INSTALL 4FT LAY-IN BATT INSULATION ABOVE DROPPED CEILING AT ROOMS 102A, 102B, 102C, AND 106 IF NOT EXISTING.

**DOORS / WINDOWS**

1. EXISTING DOORS TO REMAIN AS SHOWN. SEE FINISH SCHEDULE ON SHEET 4 FOR SPECS.
2. INSTALL NEW 3'-0" W X 6'-8" H SOLID CORE WOOD DOORS AND FRAMES TO MATCH EXISTING. SEE FINISH SCHEDULE ON SHEET 4 FOR SPECS.
3. PROVIDE & INSTALL DEADBOLT ON EGRESS DOOR AS SHOWN ON PLAN.
4. RELOCATE EXISTING PRIVACY LOCKSET TO NEW 105 DOOR.
5. INSTALL LEVER-STYLE HARDWARE ON ALL NEW DOORS THROUGHOUT, IN ORDER TO MEET ACCESSIBILITY CODES. MATCH TO EXISTING STYLE AND FINISH.

**CEILING / PARTITIONS / FINISHES**

1. EXISTING CEILING TO REMAIN WHERE POSSIBLE; PATCH / REPAIR / REWORK GRID AS REQUIRED FOR NEW PARTITION LAYOUT AND TO ENSURE CONSISTENT GRID THROUGHOUT SPACE.
2. EXISTING DRYWALL CEILING TO REMAIN WHERE POSSIBLE; PATCH / REPAIR / INSTALL NEW TO MATCH AS REQUIRED FOR NEW PARTITION LAYOUT. PAINT DRYWALL CEILING WHITE THROUGHOUT.
3. PATCH/REPAIR & PREP EXISTING PARTITIONS AS REQUIRED FOR NEW FINISHES.
4. REINSTALL EXISTING WOOD BASE AND PROVIDE NEW TO MATCH WHERE NEEDED. SEE FINISH SCHEDULE ON SHEET 4 FOR SPECS.
5. REINSTALL EXISTING EDWARD JONES METAL LOGO AFTER PAINT, AS SHOWN ON SHEET 4.
6. INSTALL NEW FLOORING, WALL BASE, AND PAINT PER FINISH SCHEDULE ON SHEET 4. REFER TO FINISH PLAN FOR FLOOR PATTERN INSTALL DIRECTION.
7. MATCH EXISTING CROWN MOLDING AS REQUIRED IN 101, 102C, & 103.

**MECHANICAL**

1. 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.
2. EXISTING THERMOSTAT TO REMAIN AS SHOWN.
3. EXISTING EXHAUST FAN TO REMAIN.
4. PROVIDE & INSTALL NEW SPRINKLER SYSTEM SMOKE DETECTORS / FIRE ALARMS AS REQUIRED BY LOCAL CODES..

**ELECTRICAL**

1. INSTALL NEW ELECTRICAL PER PLAN. NEW SWITCHES, OUTLETS, AND FACE PLATES TO BE WHITE; REPLACE ALL EXISTING SWITCHES, OUTLETS, AND FACEPLATES WITH NEW WHITE TO MATCH IF NOT EXISTING.
2. EXISTING LIGHTING TO REMAIN THROUGHOUT. RELOCATE EXISTING AND PROVIDE/INSTALL NEW TO MATCH AS NEEDED TO ACCOMMODATE NEW PARTITION LAYOUT AND EDJ SPECIFICATIONS FOR ONE FIXTURE PER EVERY 75 USABLE SF, SO AS TO ACCOMMODATE MINIMUM 50 FOOTCANDLES AT DESK LOCATIONS. CLEAN EXISTING LIGHTING LENSES AS NEEDED THROUGHOUT; REPLACE BULBS AS NEEDED.
3. EXISTING WALL-MOUNTED LIGHT FIXTURE IN 105 TO BE RELOCATED PER NEW SINK LOCATION.
4. RELOCATE COMMERCIAL WALL WASH LIGHT FIXTURE TO ILLUMINATE INTERIOR LOGO AS PER KEYNOTE P2 ON SHEET 4; TO BE SEPARATELY SWITCHED.
5. INSTALL EMERGENCY LIGHTS AT EGRESS DOORS AS SHOWN ON PLAN AND AS REQUIRED BY LOCAL CODES.

**PLUMBING / RESTROOMS**

1. INSTALL NEW ADA SINK PAPER TOWEL DISPENSER, AND SOAP DISPENSER. REFERENCE SCHEDULE AND ELEVATIONS ON SHEET 6 FOR INSTALLED DIMENSIONS AND SPECIFICATIONS.
2. RELOCATE EXISTING MIRROR AND GRAB BARS AS SHOWN ON PLAN TO MEET ACCESSIBILITY REQUIREMENTS; REFERENCE SCHEDULE AND ELEVATIONS ON SHEET 6 FOR INSTALLED DIMENSIONS AND SPECIFICATIONS. CLEAN EXISTING PLUMBING FIXTURES TO LIKE NEW CONDITION.

## ADDITIONAL KEYED NOTES (X)

****ACCESSIBILITY RELATED WORK - TO BE ON SEPARATE BROKEN OUT BID ****

1. MODIFY EXISTING PLUMBING LINES AS NEEDED FOR NEW FIXTURE LOCATIONS. REFERENCE SCHEDULE AND ELEVATIONS ON SHEET 6 FOR INSTALLED DIMENSIONS AND SPECIFICATIONS.
2. RELOCATE GRAB BARS AND REFLECTIVE SURFACE. REFERENCE SCHEDULE AND ELEVATIONS ON SHEET 6 FOR INSTALLED DIMENSIONS AND SPECIFICATIONS
3. PROVIDE AND INSTALL NEW PAPER TOWEL AND SOAP DISPENSER. REFERENCE SCHEDULE AND ELEVATIONS ON SHEET 6 FOR INSTALLED DIMENSIONS AND SPECIFICATIONS
4. INSTALL NEW 3'-0" SOLID CORE WOOD DOOR AS SHOWN TO MATCH EXISTING. REFER TO SHEET 4 FOR FINISH SPECS.
5. INFILL OPENING / BUILD NEW PARTITION AS SHOWN, TO MATCH EXISTING.
6. NEW KITCHENETTE ALTERNATE: CONTRACTOR TO PROVIDE SEPARATE, BROKEN-OUT COST TO INSTALL 11'-10" LF OF BASE & UPPER CABINETS, COUNTERTOP, AND STAINLESS STEEL SINK & FAUCET. BROKEN-OUT COST TO INCLUDE ALL PLUMBING AS NEEDED FOR FIXTURES SHOWN INCLUDING HOOKUP TO EXISTING HOT WATER HEATER OR INSTALL OF NEW INSTA-HOT. REFER TO SHEET 8 FOR STANDARD SPECIFICATIONS AND BASIS OF DESIGN FOR PRICING. CONTACT FA FOR FINAL DESIGN & MATERIAL SELECTIONS - FAS BRAIN SANDY | P: #816-272-5650 AND/OR JOSEPH HYDE | P: #816-272-6219.
7. MODIFYING EXISTING KITCHENETTE ALTERNATE: CONTRACTOR TO PROVIDE SEPARATE, BROKEN-OUT COST TO MODIFY THE EXISTING KITCHENETTE TO MEET ADA CODE REQUIREMENTS. MODIFICATIONS INCLUDE, BUT ARE NOT

LIMITED TO:

- ENSURE HEIGHT DOES NOT EXCEED 34" IN HEIGHT (CURRENTLY AT 36") AND IS NO LOWER THAN 28"
- ENSURE ALL KNEE/TOE CLEARENCE REQUIREMENTS ARE MET AT KITCHENETTE SINK.

## PARTITION KEYED NOTES (X)

1. INSTALL NEW 3'-0" SOLID CORE WOOD DOOR AS SHOWN TO MATCH EXISTING. REFER TO SHEET 4 FOR FINISH SPECS.
2. ENSURE WINDOW AND TRIM ARE CLEAN & IN LIKE NEW CONDITION; TOUCH UP AS NEEDED.
3. INSTALL DEADBOLT LOCK AND PEEP HOLE IN EXISTING EGRESS DOOR AT PROPER HEIGHT A.F.F., AND TO MEET ALL LOCAL CODES. **NOTIFY DESIGNER IMMEDIATELY** IF LANDLORD WILL NOT ALLOW PEEP HOLE PER BUILDING STANDARD.
4. INSTALL NEW ENTRY DOOR WITH GLASS INSERT TO MEET BUILDING STANDARD & ALL LOCAL FIRE CODES
5. CONFIRM EXISTING PARTITION IS INSULATED; INSTALL/BLOW IN INSULATION AS REQUIRED.
6. INSTALL OUTLETS AND SINGLE GANG BOXES AS SHOWN FOR FUTURE, FA-PROVIDED, WALL-MOUNTED TV. REFER TO PLAN AND TYPICAL DETAIL ON SHEET 5 FOR RECEPTACLE HEIGHTS, LOCATIONS, AND ADDITIONAL INFO FOR PULL-STRINGS AND BLOCKING IN WALL. FA TO SUPPLY AND INSTALL TV, TV WALL MOUNT, AND AV CABLING BETWEEN TV AND CPU.
7. INFILL OPENING / BUILD NEW INSULATED PARTITION AS SHOWN, TO MATCH EXISTING.

## LANDLORD SCOPE OF WORK (X)

**FOR REFERENCE IN LEASE AGREEMENT (- NOT TO BE INCLUDED IN GC'S SCOPE)**

LANDLORD TO COMPLETE ALL SCOPE OF WORK LISTED BELOW PRIOR TO DELIVERY OF SPACE OR ACCORDING TO LEASE TERMS. LANDLORD TO ENSURE ALL COMPLETED WORK IS DONE TO MEET ADA AND BUILDING CODE STANDARDS.

A. MODIFY THRESHOLD AT FRONT DOOR TO BE COMPLIANT; 1/2" OR LESS OR 3/4" IF BEVELED W/ MAX SLOPE OF 1:2.

B. PAINT HANDICAP PARKING SPACE AND ACCESS AISLE, AND PROVIDE/INSTALL REQUIRED SIGNAGE; MINIMUM OF ONE VAN ACCESSIBLE SPOT TO BE PROVIDED. TO COMPLY WITH ADA AND BUILDING CODE STANDARDS.

**ISSUES / REVISIONS**

| NO. | DATE | DESCRIPTION |
|---|---|---|

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SQUARE FOOTAGE: **2,125 USF | 1,500 RSF**

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BRANCH REAL ESTATE

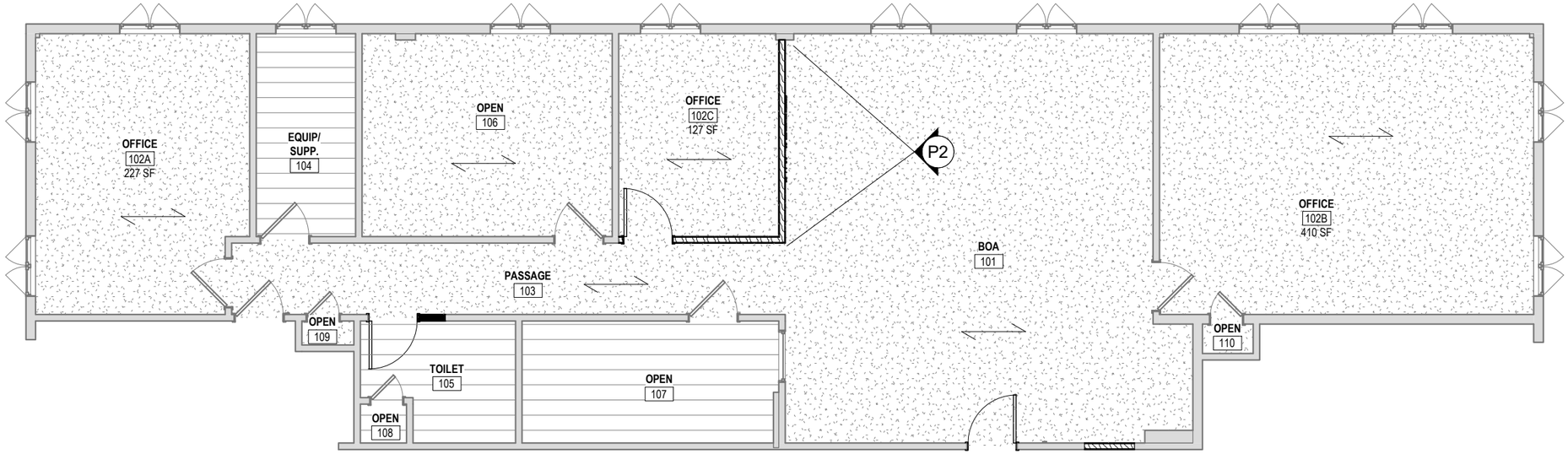
BRANCH OFFICE: **06307**

DATE: **2023.06.13**

**EXHIBIT A**

PARTITION PLAN

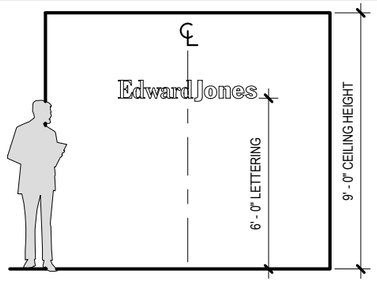
SHEET 3 of 8




1 FINISH PLAN
1/8" = 1'-0"

PLAN NORTH

## SIGNAGE ELEVATION




P2 REFER TO KEYED NOTE ABOVE

**LOGO TO BE CENTERED ON WALL, U.N.O.

## FINISH KEY

EXIST = EXISTING FINISH TO REMAIN
MATCH = NEW FINISH TO MATCH EXISTING
BLDG STND = BUILDING STANDARD APPLIES
RELO = RELOCATED

CARPET TILE
LUXURY VINYL TILE
EXISTING TO REMAIN
MATCH EXISTING
NOT IN CONTRACT

FLOOR PATTERN DIRECTION SYMBOL *SEE PLAN

## FINISH KEYED NOTES

P2 WALL TO BE PAINTED WITH ACCENT COLOR P2, AND EDJ LOGO TO BE REINSTALLED AFTER PAINTING.
1. EXISTING LOGO TO BE REINSTALLED AFTER PAINTING (SEE SPECIFICATIONS SHEET 8 FOR INSTALL INSTRUCTIONS ONLY. NO NEW LOGO TO BE ORDERED).

## FINISH SPECIFICATIONS | REMODEL

**WALLS**

P1 GENERAL WALL PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW 7005 PURE WHITE

P2 BRAND WALL PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW 7075 WEB GRAY

**WALL BASE**

MATCH MATCH WOOD BASE
STYLE: TO MATCH EXISTING, TO BE STAINED
COLOR: TO MATCH

EX-WD EXISTING WOOD BASE TO REMAIN

**FLOORING**

CPT1 GENERAL CARPET TILE
MFR: INTERFACE
STYLE: EJ BOUCLE
COLOR: 189214
SIZE: 25CM X 1M
INSTALL: ASHLAR

LVT1 LUXURY VINYL TILE
MFR: INTERFACE
STYLE: STUDIO SET
COLOR: A00704 ESPRESSO
SIZE: 25CM X 1M
INSTALL: RANDOM STAGGERED

**DOOR PANELS**

EX-D1 EXISTING TO REMAIN

MATCH MATCH EXISTING DOOR
TYPE: TO MATCH EXISTING STYLE, TO BE RE-STAINED
COLOR: TO MATCH

**DOOR FRAMES**

EXIST EXISTING TO REMAIN

MATCH MATCH FRAMES
TYPE: TO MATCH EXISTING

**GENERAL NOTES:**

- INSTALL SCHLUTER TRANSITION STRIPS BETWEEN DISSIMILAR FLOORS.
- REFER TO SPEC SHEETS FOR MORE INFO ON WALL AND FLOORING SPECS

## ROOM FINISH SCHEDULE

| RM. NO. | PAINT | | | | FLOORING | BASE | DOOR PANEL | DOOR FRAME | CEILING | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|
| | N | S | E | W | | | | | | |
| 101 | P1 | P1 | P1 | P2 | CPT1 | MATCH | MATCH | MATCH | EXIST | SEE NOTE "P2" |
| 102A | P1 | P1 | P1 | P1 | CPT1 | EX-WD | EX-D1 | EXIST | EXIST | |
| 102B | P1 | P1 | P1 | P1 | CPT1 | EX-WD | EX-D1 | EXIST | EXIST | |
| 102C | P1 | P1 | P1 | P1 | CPT1 | MATCH | MATCH | MATCH | EXIST | |
| 103 | P1 | P1 | P1 | P1 | CPT1 | MATCH | | | EXIST | |
| 104 | P1 | P1 | P1 | P1 | LVT1 | EX-WD | EX-D1 | EXIST | EXIST | |
| 105 | P1 | P1 | P1 | P1 | LVT1 | MATCH | MATCH | MATCH | EXIST | |
| 106 | P1 | P1 | P1 | P1 | CPT1 | EX-WD | EX-D1 | EXIST | EXIST | |
| 107 | P1 | P1 | P1 | P1 | LVT1 | EX-WD | EX-D1 | EXIST | EXIST | |
| 108 | P1 | P1 | P1 | P1 | LVT1 | EX-WD | EX-D1 | EXIST | EXIST | |
| 109 | P1 | P1 | P1 | P1 | CPT1 | EX-WD | EX-D1 | EXIST | EXIST | |
| 110 | P1 | P1 | P1 | P1 | CPT1 | EX-WD | EX-D1 | EXIST | EXIST | |

**ISSUES / REVISIONS**

| NO. | DATE | DESCRIPTION |
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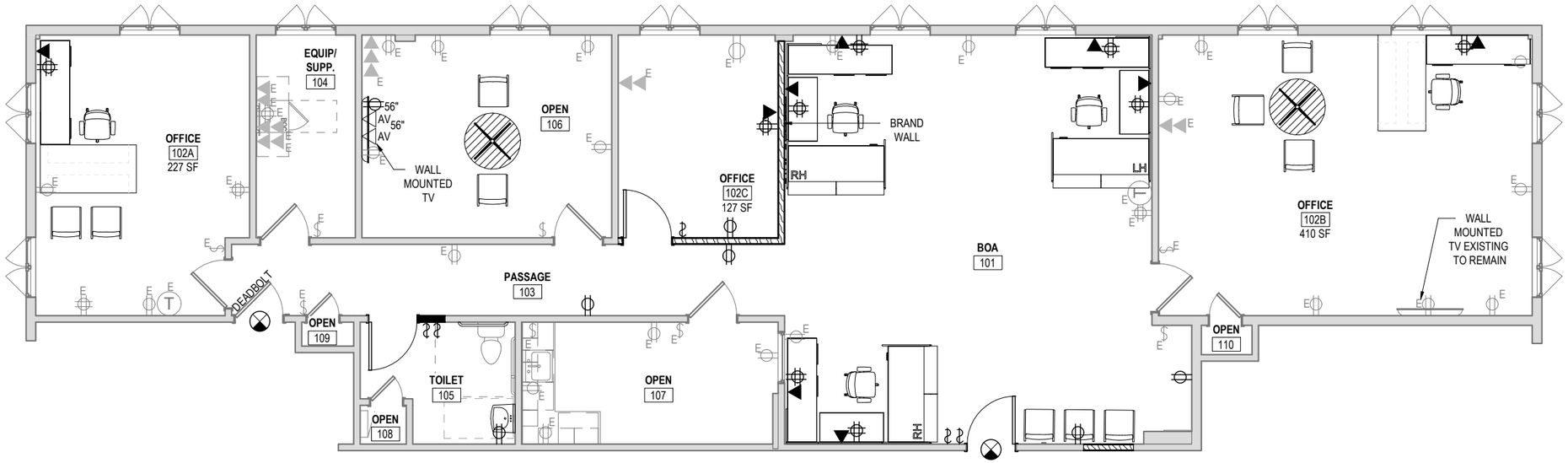
**EXHIBIT A**

FINISH PLAN

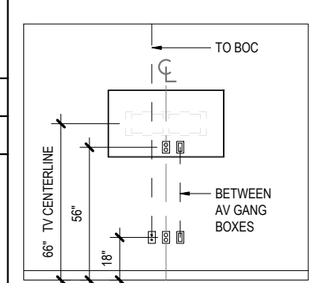
SHEET 4 of 8




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

PLAN
NORTH

## TYPICAL TV MOUNT DETAIL




**GENERAL NOTES**

1. REFER TO SPECIFICATION SHEETS FOR MORE INFO.
2. REFER TO PARTITION PLAN AND KEYED NOTES ON SHEET 3 FOR EXACT RECEPTACLES NEEDED AND LOCATIONS. RECEPTACLES FOR CPU MAY BE ON OPPOSITE SIDE OF ROOM.
3. CONTRACTOR TO INSTALL PULL-STRINGS BETWEEN BOC LOCATION AND GANG BOXES FOR DATA, AND PULL-STRINGS BETWEEN AV GANG BOXES FOR FUTURE FA-PROVIDED AV CABLING.
4. TO BE CENTERED ON WALL AS SHOWN, U.N.O.
5. CONTRACTOR TO INSTALL BLOCKING IN WALL FOR FUTURE WALL-MOUNT.
6. FA TO SUPPLY AND INSTALL TV, MOUNT, AND DISPLAY CABLES REQ'D.

## FURNITURE SCHEDULE

| DESCRIPTION | QUANTITY | ORDER? | EXISTING? |
|---|---|---|---|
| **BOA** | | | |
| 29"H Credenza | 3 | 3 | |
| Desk Frame U-Shaped_LH | 1 | 1 | |
| Desk Frame U-Shaped_RH | 2 | 2 | |
| Height-Adjustable Bridge | 3 | 3 | |
| **CHAIRS** | | | |
| Rein Guest Chair - Hashtag | 10 | 10 | |
| Zonal Task Chair | 5 | 5 | |
| **FA** | | | |
| Applause Table - 42" Round, Wood Top | 2 | 2 | |
| Traditional 29"H Credenza | 2 | 2 | |
| Traditional Parson's Desk | 2 | 2 | |

## STANDARD FURNITURE

### GENERAL NOTES

1. REFER TO PLAN FOR EXACT CONFIGURATION AND HANDEDNESS OF FURNITURE TO BE PROVIDED. HANDEDNESS CANNOT BE INTERCHANGED ONCE ORDER IS PLACED. CONFIRM HANDEDNESS WITH DESIGNER PRIOR TO ORDER.
2. EXACT ORDER TO BE VERIFIED WITH DESIGNER PRIOR TO PURCHASE.
3. ONCE ORDER IS PLACED, ANY CHANGES WILL RESULT IN ADDITIONAL CHARGES.
4. REFER TO PLAN FOR EXACT LOCATION OF WALL-MOUNTED ACCESSORIES, REFER TO ACCESSORY TAGS (X)
5. REFER TO MANUFACTURER SPECS FOR WALL-MOUNTED ACCESSORY HEIGHTS

## EQUIPMENT LEGEND AND DETAILS

****EQUIPMENT SUPPLIED & INSTALLED BY EDWARD JONES**

LASER PRINTER

COPIER/FAX/SCANNER

BOC (BRANCH OFFICE CONTROLLER)
*PHONE SYSTEM*

**ISSUES / REVISIONS**

| NO. | DATE | DESCRIPTION |
|---|---|---|

****DO NOT SCALE DRAWINGS****

**CONTRACTOR MUST HAVE (11) SHEETS FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY SHEETS, PLEASE CONTACT CONSTRUCTION MANAGER.

200 SOUTHEAST DOUGLAS ST., SUITE 105,
LEE'S SUMMIT, MO
64063

SQUARE FOOTAGE: **2,125 USF | 1,500 RSF**

EdwardJones
BRANCH REAL ESTATE

BRANCH OFFICE: **06307**

DATE: **2023.06.13**

**EXHIBIT A**

FURNITURE / EDJ
EQUIPMENT PLAN

SHEET 5 of 11

# EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS

## GENERAL NOTES

1. 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.
2. ANY DISCREPANCIES ON SHEETS 1-5 TO BE BROUGHT TO DESIGNERS ATTENTION IMMEDIATELY.
3. 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.
4. 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.
5. EXHIBIT A IS INTENDED FOR DESIGN INTENT ONLY AND IS NOT AN OFFICIAL 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.
6. GENERAL CONTRACTOR MUST PROVIDE ALL SUBCONTRACTORS ALL 8 SHEETS AT TIME OF BID AND/OR PRIOR TO ANY CONSTRUCTION.
7. ALL EXISTING ITEMS TO REMAIN IN BRANCH (AS SHOWN ON PLANS) MUST BE IN GOOD WORKING ORDER AND CONDITION, AND FREE OF MAJOR DEFECTS.
8. 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.
9. FURNITURE, EQUIPMENT, BOTTLED WATER COOLER (IF REQUIRED BY CODE), PHONE AND DATA WIRING & ALL TERMINATIONS TO BE PROVIDED BY THE TENANT.
10. THE SPACE SHOULD BE CLEANED AFTER CONSTRUCTION.
11. WARRANTY DOCUMENTS SHALL BE PROVIDED TO THE BRANCH REAL ESTATE ONCE CONSTRUCTION IS COMPLETE.
12. 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

**1. DEMOLITION**

A. DEMOLISH AND REMOVE FROM THE SITE ALL DEBRIS FROM THE AREAS AS SHOWN ON EXHIBIT A. LEAVE SPACE FREE OF ALL CONSTRUCTION DEBRIS.
B. REMOVE EXISTING FINISHES ONLY IN AREAS THAT ARE TO RECEIVE NEW FINISHES PER THE FINISH SCHEDULE SHOWN ON SHEET 4. ROOMS LISTED "NIC" OR "EXIST" SHALL REMAIN AS-IS UNLESS OTHERWISE NOTED ON FLOOR PLAN.
C. LEAVE AND/OR PREPARE FLOOR TO ACCEPT NEW GLUE DOWN FLOORING PER FINISH SCHEDULE. SURFACES THAT ARE TO ACCEPT NEW FLOORING ARE TO BE FREE OF ALL DEBRIS AND/OR RESINOUS DEPOSITS. FOR BRANCHES ON A SLAB FILL ALL FLOOR CUTS REMAINING FROM ANY PLUMBING OR OTHER TERMINATION WITH CONCRETE. DEMO ALL FLOOR OUTLETS AND PATCH AS REQUIRED. IF FLOOR HVAC VENTS ARE PRESENT IN A WALKWAY, PLEASE CONTACT DESIGNER FOR RELOCATION INSTRUCTIONS.

**2. PARTITIONS**

A. ALL NEW WALLS WILL BE CONSTRUCTED OF 3 5/8" METAL STUDS AT 16" O.C. (WOOD STUDS ACCEPTABLE IF APPROVED BY CODE) AND 5/8" DRYWALL MINIMUM, OR MATCH EXISTING TO REMAIN.
B. ALL NEW AND EXISTING WALLS SHALL BE TAPED AND SMOOTH, READY FOR PAINT, LEVEL 4 FINISH.
C. ALL DEMISING WALLS TO BE BUILT TO DECK STRUCTURE ABOVE, FIRE SEALING ALL PENETRATIONS AS REQUIRED. IF PROPERTY UTILIZES A PLENUM RETURN FOR ENTIRE BUILDING, IT IS REQUIRED TO TAKE DEMISING WALLS TO HEIGHT OF ADJACENT TENANT'S WALLS AND INSTALL 2" X 4" 12-GAUGE WIRE SECURITY FENCING FROM TOP OF WALL TO DECK TO PROVIDE A SECURE DEMISING WALL.
   1. VERIFY DEMISING WALLS ARE INSULATED AND EXTEND TO DECK; EXTEND AND PROVIDE INSULATION AS REQUIRED
   2. PROVIDE AND INSTALL SOUND BATT INSULATION ABOVE CEILING ALONG NEW DEMISING PARTITION. IF ADJACENT TENANT IS A RESTAURANT OR NAIL SALON, CAULK ALL OUTLETS AND PENETRATIONS AS WELL AS FLOOR LINE AND CONNECTION AT DECK TO AVOID SMELL TRANSFERENCE.
   3. FINISH DEMISING WALL ON BOTH SIDES ONLY IF REQUIRED BY CODE, OR IF NOTED OTHERWISE ON PLANS. IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF THIS IS REQUIRED DURING THE BIDDING PROCESS.
D. A MINIMUM OF 3" SOUND BATT INSULATION SHALL BE INSTALLED IN PARTITIONS AS INDICATED ON EXHIBIT A, BETWEEN STUDS AND ABOVE CEILING WHERE THE WALL AND CEILING MEET. IF WALLS ARE EXISTING, USE BLOW-IN INSULATION.
E. PROVIDE RUBBER MOLD/BREAK METAL AT WINDOW MULLION, CAULK ALL SEAMS. ALL WALLS THAT END AT EXTERIOR WALLS OR MULLIONS TO INCLUDE SOUND CAULK AND RUBBER GASKET AT POINT OF CONNECTION.

**3. CEILING**

A. ACOUSTICAL CEILINGS: TILES TO BE FREE FROM STAINS, DIRT, 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. CONTIGUOUS AREAS MUST HAVE MATCHING TILE.
B. MATCH EXISTING CEILING TILES AND GRID, OR BUILDING STANDARD, WHERE APPLICABLE.
C. IF EXISTING GRID IS IN POOR CONDITION, OR COLOR OTHER THAN WHITE (AND NOT A BUILDING STANDARD), PAINT GRID WHITE, OR REPLACE AS REQUIRED.
D. IF INSTALLING NEW, PROVIDE AND INSTALL 2 X 4' COMMERCIAL GRADE ACOUSTICAL CEILING TILE AND GRID. STANDARD HEIGHT FOR NEW CEILING TO BE 9'-0", UNLESS NOTED ON PLANS.
   - BASIS OF DESIGN:
     - MFR: USG
     - PRODUCT: OLYMPIA MICRO 4753, NRC .60, SIZE: 2' X 4'
     - PROFILE: SHADOWLINE TAPERED
     - GRID: D, USG DX FLAT GRID
     - COLOR: WHITE
   - OR COMPARABLE ALTERNATE
E. DRYWALL CEILINGS: TO BE LEVEL, HAVE AN EVEN TEXTURE (MATCH EXISTING WHERE APPLICABLE), AND BE PAINTED WHITE (SEE PAINT SPEC).

**4. FIRE PROTECTION**

A. 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.
B. PROVIDE APPROPRIATE COVERAGE OF HEADS FOR PARTITION LAYOUT AS REQUIRED BY CODE PER PARTITION LAYOUT AS SHOWN ON EXHIBIT A. QUANTITY AND LOCATION OF HEAD TO COMPLY WITH APPLICABLE CODES.
C. PROVIDE/MODIFY FIRE ALARM SYSTEM IF REQUIRED BY LOCAL CODE.
D. PROVIDE DESCRIPTION OF ANY LIFE SAFETY SYSTEM PROVIDED IN BUILDING AND ITS OPERATION.
E. PROVIDE AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE.
F. PROVIDE AND INSTALL FIRE EXTINGUISHER; TO MEET ALL LOCAL CODES.

**5. TOILET/WASHROOM & PLUMBING (UNLESS COMMON FACILITIES PRESENT)**

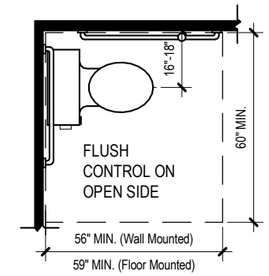
A. PROVIDE AND INSTALL RESTROOM LAYOUT AND FIXTURES AS SHOWN ON EXHIBIT A. WASHROOM TO BE BARRIER FREE / HANDICAP ACCESSIBLE AS REQUIRED BY ADA STANDARDS, BUILDING CODES, AND AS SHOWN ON PLANS. GC TO ADHERE TO ANY CODES WHICH MIGHT REQUIRE MODIFICATION OF EXISTING RESTROOM NOT SHOWN ON PLANS; CONTACT DESIGNER IF CODE REQUIREMENTS DIFFER FROM PLANS.
B. RESTROOM TO HAVE (1) OF EACH OF THE FOLLOWING: TOILET, SINK, WATER HEATER (DEDICATED TO EDJ SPACE), GRAB BARS, TOILET PAPER HOLDER, PAPER TOWEL DISPENSER, SOAP DISPENSER, & MIRROR. PROVIDE & INSTALL ANY OTHER ACCESSORY AS NOTED ON PLANS OR REQ'D BY CODE.
C. EXISTING RESTROOM FIXTURES TO REMAIN IF DETERMINED TO BE IN GOOD CONDITION (I.E. IN GOOD OPERATION AND FREE OF STAINS OR CRACKS). CLEAN AND RESET FIXTURES AS REQUIRED.
D. SINK(S) (ONLY IF SHOWN ON EXHIBIT A) TO HAVE HOT AND COLD-WATER SERVICE. IF UNABLE TO INSTALL WATER HEATER ABOVE CEILING, INSTALL INSTA-HOT UNDER SINK.
E. PROVIDE AND INSTALL EXHAUST FAN WITH ADEQUATE DUCTING & SEPARATELY SWITCHED AS REQUIRED.
F. PROVIDE AND INSTALL BARRIER-FREE UNDER-SINK PIPE PROTECTIVE COVER UNDER SINK IN 105.

## EDJ PLUMBING FIXTURE SCHEDULE

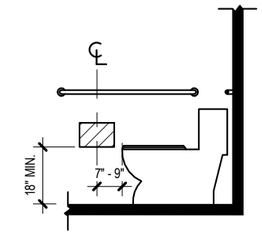
| ITEM | MODEL # | COMMENTS |
|---|---|---|
| 18" GRAB BAR | BOBRICK #B-5806X18 | |
| 36" GRAB BAR | BOBRICK #B-5806X36 | |
| 42" GRAB BAR | BOBRICK #B-5806X42 | |
| MIRROR** | 24"WX36"H W/J-MOLD | |
| PAPER TOWEL DISPENSER | 47260 – SCOTT MOD™ | ELECTRONIC SLIMROLL, BLACK, PINK CODE |
| SINK FAUCET** | ZURN Z7440-XL | |
| SINK** | ZURN Z5340, WHITE | ADA- COMPLIANT WALL MOUNTED, CAULK AS REQ. |
| SOAP DISPENSER | 32504 SCOTT MOD SKINCARE DISPENSER | WALL MOUNTED, TOUCHLESS BATTERY OPERATED |
| TOILET PAPER DISPENSER | 09604 SCOTT SERIES INSIGHT | SURFACE MOUNTED DOUBLE ROLL TOILET TISSUE DISPENSER |
| TOILET SIGNAGE | PLASTIC ACCESSIBLE RESTROOM SIGN-UNISEX | |
| TOILET** | PF5112HEWH/PF1403TWH (LEFT FLUSH) PF5112RHEWH/PF1403TWH (RIGHT FLUSH) | ADA COMPLIANT, FLOOR MOUNTED CAULK AS REQ. |

**ITEMS SHOWN WITH ** MAY USE SIMILAR ALTERNATE MODEL, OTHERWISE GC TO USE SPECIFIED ITEM.**

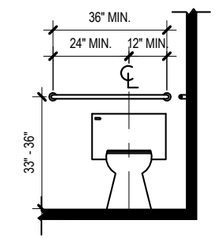
## TYPICAL RESTROOM DETAILS



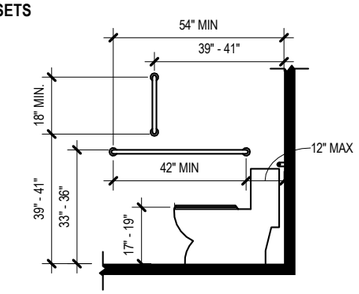

PLAN CLEARANCE AT WATER CLOSETS



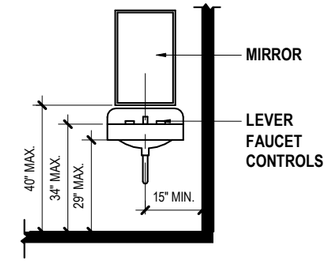

DISPENSER LOCATION




REAR WALL GRAB BAR
AT WATER CLOSETS

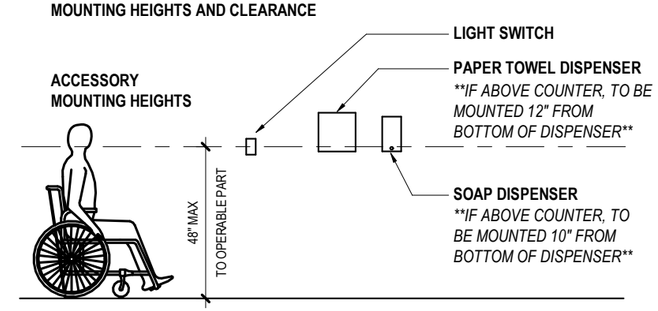



SIDE WALL GRAB BAR
AT WATER CLOSETS/SEAT HEIGHT

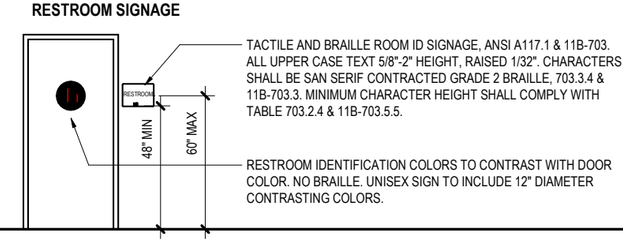



LAVATORY
MOUNTING HEIGHTS AND CLEARANCE

ACCESSORY
MOUNTING HEIGHTS




RESTROOM SIGNAGE




****DO NOT SCALE DRAWINGS****

**CONTRACTOR MUST HAVE ( 8 ) SHEETS FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY SHEETS, PLEASE CONTACT PROJECT MANAGER.

200 SOUTHEAST DOUGLAS ST.,
SUITE 105,
LEE'S SUMMIT, MO
64063

SQUARE FOOTAGE: **2,125 USF | 1,500 RSF**

EdwardJones
BRANCH REAL ESTATE

BRANCH OFFICE: **06307**

DATE: **2023.06.13**

**EXHIBIT A**
FINISH SPECIFICATIONS

## EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS

**6. HVAC (UNLESS SHARED SYSTEM PRESENT)**

A. 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 EDJ SPACE.
- HVAC BALANCE SHEET MUST BE SUBMITTED WITH INVOICE AT PROJECT COMPLETION.

B. 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 SHEET 3/4/5 HAVE A MINIMUM OF (1) RETURN AND (1) SUPPLY GRILLE AND MEET TEMPERATURE REQUIREMENTS TO ENSURE A COMFORTABLE WORKING ENVIRONMENT.

C. 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.

D. VERIFY THERMOSTAT IS LOCATED IN AN ACCESSIBLE AREA OF THE SPACE AS SHOWN ON FLOOR PLAN (TYPICALLY IN ROOM 101 OR 103).

E. 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.

F. 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.

G. EDWARD JONES BOC (AS SHOWN ON EXHIBIT A) REQUIRES VENTILATION. INSTALL A SUPPLY GRILLE IN BOC ROOM (USUALLY ROOM 104) OR AREA IT IS LOCATED IN, TO MAINTAIN CONSTANT TEMPERATURE REQUIRED.

H. IF BUILDING UTILIZES AN OPEN PELNUM SYSTEM, PROVIDE AND INSTALL SOUND BOOTS ON EACH RETURN GRILL (HERCULES INDUSTRIES SB222 SOUND BOOTS OR SIMILAR).

**7. LIGHTING (UNLESS BUILDING STANDARD APPLIES)**

A. IF T12 LIGHTING IS EXISTING UTILIZE BALLAST BYPASS LED LAMPS, PROVIDE AND INSTALL COMMERCIAL GRADE 2X4 LIGHT FIXTURES AT ONE FIXTURE PER EVERY 75 USABLE SF, SO AS TO ACCOMMODATE MINIMUM 50 FOOTCANDLES AT DESK LOCATIONS.

B. FOR NEW CONSTRUCTION OR NEW LIGHTING REQUIRED THROUGHOUT, PROVIDE AND INSTALL COMMERCIAL GRADE 2X4 LED FIXTURES AT ONE FIXTURE PER EVERY 75 USABLE SF, IN PLACE TO ACCOMMODATE MINIMUM 50 FOOTCANDLES AT DESK LOCATIONS.
- BASIS OF DESIGN:
  - DEALER: VILLA LIGHTING (*SEE CONTACT ON SHEET 1)
  - STYLE: 2X4 LED, WITH ANGLED DIFFUSER
  - OUTPUT: W/40W, 4700 LUMENS, 3500K
- OR COMPARABLE ALTERNATE (CONTACT PROJECT MANAGER FOR APPROVAL).

C. EDWARD JONES HAS ESTABLISHED A PREFERRED VENDOR ARRANGEMENT WITH VILLA LIGHTING. PLEASE CONTACT VILLA LIGHTING FOR QUOTATION ON THE LIGHTING SPECIFICS.

D. ALL NEW AND EXISTING LIGHTING SHOULD BE FULLY OPERATIONAL AND IN GOOD CONDITION.

E. EXIT AND/OR EMERGENCY LIGHTING TO BE INSTALLED AS REQUIRED PER CODE.

F. 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; EXCLUDING BRANCHES IN CA.

G. PROVIDE AND INSTALL EXIT LIGHTING AT EGRESS DOORS AS REQUIRED BY CODE.

H. 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.

I. IN ROOMS 101 AND 103, HARD WIRE ONE LIGHT FIXTURE TO REMAIN ON AT ALL TIMES IF NOTED IN SITE SPECIFIC NOTES ON SHEET 3 OF 8. 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 SHEET 3 OF 8.

J. PROVIDE AND INSTALL (1) COMMERCIAL LINEAR SLOT WALL WASH LED TO ILLUMINATE INTERIOR LOGO. NEW CEILING TILE REQUIRED. INSTALL IN CEILING 3'-0" AWAY FROM WALL AND CENTERED ON PARTITION ABOVE INTERIOR LOGO IN 101 AS DETAILED ON SHEET 4. PROVIDE A SEPARATE SWITCH FOR LIGHT; SWITCH TO BE INSTALLED AT ENTRY DOOR UNLESS OTHERWISE SHOWN.
- BASIS OF DESIGN:
  - PRODUCT: ELLIPTIPAR S222 WALL WASH
  - COLOR: MATTE WHITE
  - SPECS: L-MOUNT (ACT) OR P-MOUNT (DRYWALL), 3500K, 80+ CRI, NON-DIMMING
  - MOUNTING: FIXTURE TO BE CENTERED ON WALL LOGO.
    - CLG HTS UP TO 9' TALL = 30" OFF FACE OF WALL
    - CLG HTS BETWEEN 9'-10' TALL = 33" OFF FACE OF WALL
    - CLG HTS ABOVE 10' TALL 36" OFF FACE OF WALL
- OR COMPARABLE ALTERNATE (CONTACT PROJECT MANAGER FOR APPROVAL).

**8. DOORS (UNLESS BUILDING STANDARD APPLIES)**

A. ALL DOORS TO BE INSTALLED CLEAR OF ANY OBSTRUCTIONS.

B. ALL DOOR CLEARANCES TO BE MET AS SHOWN ON SHEET 3 AND PER ACCESSIBILITY REQUIREMENTS.

C. ALL DOORS TO HAVE WALL OR FLOOR MOUNTED STOPS, CONSISTENT WITH THE SPACE.

D. REUSE / RELOCATE EXISTING DOORS AS NOTED ON SHEETS 2 AND 3. ANY EXISTING DOORS BEING REUSED SHALL BE REPAIRED OR REPAINTED AS REQUIRED. REPAIRED DOORS SHALL BE APPROVED FOR REUSE BY EDWARD JONES' DESIGNER.

E. ANY NEW DOOR SHALL BE NO LESS THAN 3'-0" W, UNLESS OTHERWISE NOTED ON SHEET 3.

F. ANY NEW DOOR SHALL MATCH EXISTING HEIGHT AND STYLE OF EXISTING, REMAINING DOORS. DOORS CAN NOT BE UNDERCUT FOR ANY REASON. THE MAXIMUM GAP ALLOWED IS ½".

G. DOORS (BOTH INTERIOR AND EXTERIOR) AND OTHER WOODWORK SHOULD BE PAINTED OR STAINED TO MATCH EXISTING BUILDING STANDARD WHERE REQUIRED. IF NO STANDARD IS ESTABLISHED, USE PAINT OR STAIN AS LISTED IN THIS DOCUMENT ON SHEET 4.

H. FINISHED DOORS WILL BE FREE FROM UNEVEN COLOR, DRIPS OR RUNS. ALL DOOR EDGES, INCLUDING TOP AND BOTTOM, TO BE FINISHED.

I. EXTERIOR DOORS:
1. ALL SUITE ENTRY DOORS, AND REAR DOORS LEADING TO BUILDING COMMON AREA, MUST HAVE CLOSERS, METAL PRY PLATES, AND THUMB-TURN DEADBOLT HARDWARE, ON OCCUPIED SIDE. COORDINATE WITH LANDLORD PRIOR TO INSTALLATION.
2. ALL REAR DOORS LEADING TO THE EXTERIOR, MUST HAVE CLOSER, METAL PRY PLATES, CYLINDER GUARD, AT LEAST ONE SECURITY HINGE WITH NON-REMOVABLE PIN (MCKINNEY TA2314 OR APPROVED EQUAL), DEADBOLT, AND PEEPHOLE INSTALLED AT 5'-0" A.F.F. NOTIFY PROJECT MANAGER IMMEDIATELY IF PROPERTY MANAGER WILL NOT ALLOW PEEPHOLE TO BE INSTALLED.
3. IF CODE DOES NOT ALLOW DEADBOLT, UTILIZE PANIC HARDWARE.
   - BASIS OF DESIGN:
     - PRODUCT: PHOENIX DOUBLE DEGENDER
     - MODEL: DD-QR, QUICK RELEASE SECURITY BAR
     - NOTE: UL LISTED PANIC HARDWARE 2N43, CALL 913-723-3203 FOR LOCAL RETAILER.
   - OR COMPARABLE ALTERNATE (CONTACT PROJECT MANAGER FOR APPROVAL)
4. WASHINGTON/OREGON: INSTALL LATCH PADDLES ON EXTERIOR ENTRY DOORS.

J. INTERIOR DOORS:
1. NO INTERIOR DOOR CLOSERS TO BE INSTALLED UNLESS OTHERWISE NOTED ON SHEET 3.
2. WHERE ALL NEW INTERIOR DOORS ARE REQUIRED, PROVIDE AND INSTALL COMMERCIAL-GRADE, WOOD DOORS WITH HOLLOW METAL FRAMES.
   - BASIS OF DESIGN:
     - DOOR: PAINT-READY BIRCH WOOD, PAINTED/STAINED PER FINISH SPECS ON SHEET 4. ROOMS 102A, 102B, 104, 105, AND 106 TO BE SOLID CORE. ALL OTHERS MAY BE HOLLOW-CORE UNLESS NOTED OTHERWISE ON PLAN. REPLACE EXISTING AS REQUIRED.
     - FRAME: HOLLOW METAL, PAINTED PER FINISH SPECS ON SHEET 4.
     - SIZE: 3'-0" W X 6'-8" H.
3. ALL DOOR HARDWARE TO BE HANDICAP ACCESSIBLE. REPLACE EXISTING, OR PROVIDE NEW.
   - BASIS OF DESIGN:
     - STYLE: LEVER-STYLE, ADA-COMPLIANT
     - FINISH: MATCH EXISTING OR BUILDING STANDARD, IF APPLICABLE. IF NO STANDARD, NEW HARDWARE TO BE BRUSHED NICKEL.
4. PRIVACY LOCKSET TO BE PROVIDED FOR ROOM 105 (IF APPLICABLE, SEE SHEET 3)
5. KEYLESS STOREROOM LOCKSET TO BE PROVIDED FOR ROOM 104 (IF APPLICABLE, SEE SHEET 3):
   - BASIS OF DESIGN:
     - VENDOR: HOME DEPOT
     - MODEL: KWIKSET #909HFL720-15SMT
     - COLOR: SATIN NICKEL
   - OR COMPARABLE ALTERNATE (CONTACT PROJECT MANAGER FOR APPROVAL).

**9. FLOORING (UNLESS BUILDING STANDARD APPLIES)**

A. IF NEW CONSTRUCTION, GC REQUIRED TO COMPLETE MOISTURE TEST. IF MOISTURE READING IS ABOVE 95, NOTIFY INTERFACE FLOORING IMMEDIATELY.

B. THE EDWARD JONES STANDARD CARPET, VINYL BASEBOARD, AND LUXURY VINYL PLANK SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALL METHOD FOR CARPET IS DIRECT GLUE IN AN ASHLAR PATTERN. SEE MANUFACTURER'S INSTRUCTIONS FOR POST-INSTALLATION /CLEANING INSTRUCTIONS. LUXURY VINYL PLANK JOINTS TO BE STAGGERED 6"+ IN RANDOM PATTERN. WHEN INSTALLING, CONTRACTOR SHOULD MIX TILES FROM MULTIPLE BOXES.
- ADHESIVE: 2000 PLUS, SPREAD RATE: 35 SY/GAL

C. PROVIDE A SMOOTH SURFACE FOR FLOORING INSTALLATION. IF FLOOR IS NOT LEVEL CONTACT DESIGNER IMMEDIATELY.

D. PLEASE CONTACT INTERFACE SERVICES IMMEDIATELY AFTER AWARD OF CONTRACT TO COORDINATE FLOORING DELIVERY.
1. GC: CARPET MATERIAL MUST BE ORDERED FROM INTERFACE SERVICES. EDWARD JONES HAS A NATIONAL CONTRACT WITH INTERFACE SERVICES. COORDINATION AND PURCHASE, AND INSTALLATION OF ALL FLOORING AND FINISHES AS LISTED IN EXHIBIT A, WILL BE THE FULL RESPONSIBILITY OF THE GC.

E. ALL CARPET TO BE INSTALLED PER CRI STANDARDS (CARPET & RUG INSTITUTE).

F. INSTALL SCHLUTER TRANSITION STRIP (ANODIZED ALUMINUM) BETWEEN ANY DISSIMILAR FLOORS.

G. CARPET TO BE VACUUMED WITH NO PROTRUDING YARN AT SEAMS. IF CARPET IS EXISTING TO REMAIN IN SPACE, GC TO HAVE CARPET PROFESSIONALLY CLEANED.

H. 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. ALL EXPOSED SURFACES IN AREAS INDICATED IN FINISH SCHEDULE ON SHEET 4, SHALL BE PRIMED AND PAINTED WITH SHERWIN WILLIAMS PAINT.

B. FOR ALL REPAINT AND REMODEL, THE PRIME COATS NOTED BELOW MAY BE EXCLUDED UNLESS COATING A BARE SURFACE. FOLLOW ALL MANUFACTURERS' RECOMMENDED SURFACE PREPARATION.

C. ASSUME ONE TRIP FOR TOUCH UP PAINT AFTER FLOORING INSTALLATION AND FURNITURE DELIVERY. REMAINING TOUCH UP PAINT TO BE LEFT IN THE STORAGE AREA OF EDWARD JONES SPACE, CLEARLY LABELED.

D. IF THERE ARE ANY QUESTIONS REGARDING PAINT COLORS, PLEASE CONTACT EDWARD JONES BRANCH DESIGN- DESIGNER NAME AND PHONE NUMBER LISTED ON EXHIBIT A.

E. EXACT SPECIFICATIONS MAY BE OBTAINED FROM SHERWIN WILLIAMS: 1-800-474-3794.

F. REFER TO PAINT SELECTION SHEET 4. COLORS MAY INCLUDE SEVERAL, BUT NOT ALL, OF THE FOLLOWING:

GYPSUM PARTITIONS (EXCEPT ACCENT WALLS & CEILINGS):
TWO FINISH COATS OVER AN EXISTING FINISH OR PRIMER.
- SHERWIN WILLIAMS:
  - PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
  - 1ST & 2ND COATS: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC EGGSHELL, A97-100 SERIES (IN ROLLER APPLICATIONS, USE ONLY A ½" NAP SYNTHETIC COVER).
  - COLOR: INDICATED ON SHEET 4

GYPSUM PARTITIONS (ACCENT WALLS): (NOTE Ax , SHEET 4)
TWO FINISH COATS OVER AN EXISTING FINISH OR A PRIMER.
- SHERWIN WILLIAMS:
  - PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
  - 1ST & 2ND COATS: SHERWIN-WILLIAMS COLOR ACCENTS INTERIOR PROMAR 200 ZERO VOC EGGSHELL WALL FINISH, Y38 SERIES.
  - COLOR: INDICATED ON SHEET 4

GYPSUM CEILINGS: ONE FINISH COAT OVER AN EXISTING FINISH OR PRIMER.
- SHERWIN WILLIAMS:
  - PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
  - FINISH COAT: SHERWIN-WILLIAMS PROMAR 400 INTERIOR LATEX FLAT, B30W451.
  - COLOR: SW7005 PURE WHITE

INTERIOR WOOD DOORS, JAMBS & FRAMES (METAL OR WOOD)
FOR PAINT ONLY: TWO FINISH COATS OVER A PRIMER
FOR STAIN: ONE COAT, UNLESS SECOND COAT IS NEEDED FOR A CONSISTENT FINISH THROUGHOUT.
- SHERWIN WILLIAMS:
  - PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, BS28W02600.
  - 1ST & 2ND COATS: SHERWIN-WILLIAMS PROCLASSIC WATERBORNE INTERIOR ACRYLIC SEMI-GLOSS ENAMEL, B31W51 SERIES
  - COLOR: INDICATED ON SHEET 4

  **OR**
- SHERWIN WILLIAMS:
  - STAIN: SHERWIN-WILLIAMS MINWAX PERFORMANCE SERIES TINTABLE WOOD STAIN
  - COLOR: INDICATED ON SHEET 4.

EXTERIOR METAL DOORS, JAMBS & FRAMES
TWO FINISH COATS OVER A PRIMER.
- SHERWIN WILLIAMS:
  - PRIMER: SHERWIN-WILLIAMS DTM ACRYLIC PRIMER/FINISH, B66W1
  - 1ST & 2ND COATS: SHERWIN-WILLIAMS PROCLASSIC WATERBORNE INTERIOR ACRYLIC SEMI-GLOSS ENAMEL, B31W51 SERIES
  - COLOR: INDICATED ON SHEET 4

****DO NOT SCALE DRAWINGS****

**CONTRACTOR MUST HAVE ( **8** ) SHEETS FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY SHEETS, PLEASE CONTACT PROJECT MANAGER.

200 SOUTHEAST DOUGLAS ST.,
SUITE 105,
LEE'S SUMMIT, MO
64063

SQUARE FOOTAGE: **2,125 USF | 1,500 RSF**

EdwardJones
BRANCH REAL ESTATE

BRANCH OFFICE: **06307**

DATE: **2023.06.13**

**EXHIBIT A**
FINISH SPECIFICATIONS

## EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS

**11. ELECTRICAL**

A. ELECTRICAL TO INCLUDE OUTLETS AS SHOWN ON EXHIBIT A, INCLUDING DEDICATED OUTLET AS SHOWN.
   1. GENERAL PURPOSE OUTLETS
      - ALL OUTLETS TO BE PLACED AS SHOWN ON DRAWING.
      - ONE (1) QUAD OR (2) DUPLEXES 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. THE TECHNICAL INFORMATION FOR THIS OUTLET IS AS FOLLOWS:
      - ONE DEDICATED OUTLET (SIMPLEX, NOT DUPLEX) REQUIRED FOR THE BOC
      - OUTLET TO BE STANDARD 3-PRONG, 120 VOLT, 20 AMP, DEDICATED CIRCUIT.
      - OUTLET TO BE SIMPLEX, ORANGE COLOR CODED RECEPTACLE (NEMA TYPE 5-15 R/IG OUTLET, GE5362-IG OR EQUIVALENT).
      - ALL GROUNDS MUST HAVE SAME GROUND POTENTIAL.
   3. RECESSED OUTLET (IF APPLICABLE)
      - LEVITON RECESSED ONE-GANG DUPLEX RECEPTACLE (15A-125VAC 2-POLE, 3-WIRE-NEMA 5-15R) - CAT NO. 689 TO INCLUDE ELECTRICAL BOX.
      - CATALOG NO. 012-00689-00W; UPC NO. 07847731284 1
      - IF ABOVE SPECIFICATION IS UNAVAILABLE, FIND COMPARABLE ALTERNATIVE

B. ALL OUTLETS TO BE 110 VOLT STANDARD 3-PRONG OUTLETS THAT MEET STATE AND LOCAL REQUIREMENTS (NEMA TYPE 5-15R). THE GROUNDING CONDUCTORS FOR THE BUILDING'S CIRCUITS SHOULD BE REFERENCED TO THE POINT OF "ZERO CURRENT" WITHIN THE ELECTRICAL SUPPLY SYSTEM, WHICH IS WHERE THE NEUTRAL AND GROUND FOR THE SYSTEM ARE TIED TOGETHER.

C. EXISTING OUTLETS CAN BE USED TO MEET THE REQUIREMENTS FOR GENERAL-PURPOSE OUTLETS ONLY. VERIFY EXISTING OUTLETS TO REMAIN ARE IN WORKING ORDER, AND IF WITHIN 6" OF A NEW OUTLET LOCATION INDICATED, NO NEW OUTLET IS NEEDED.

D. NEW ELECTRICAL OUTLETS TO BE INSTALLED WHERE SHOWN ON PLANS AT 18" A.F.F., U.N.O..

E. DEMO/REMOVE OUTLETS ABOVE 18" A.F.F. U.N.O. ON PLANS.

F. INSTALL OR REPLACE ALL OUTLET AND LIGHT COVERS/SOCKETS WITH WHITE THROUGHOUT, U.N.O..

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 OF 200 AMPS; UPGRADE AS REQUIRED.

J. CONTRACTOR TO INSTALL 2'X3' 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. CONFIRM WITH FIRE MARSHALL PRIOR TO PAINTING AND LEAVE RATING STAMP EXPOSED WHENEVER REQUIRED. BOARD TO BE INSTALLED AT 36" A.F.F. TO THE BOTTOM AT THE LOCATION SHOWN ON THE PLAN. REFER TO SHEET 3 FOR LOCATION ON PLAN.

K. ELECTRICIAN TO INSTALL 3/4" CONDUIT & BOX WITH PULL STRING OR MUD RING (EXISTING WALL) AT ALL LOCATIONS (SEE SECTION 12 BELOW) WITH LOW VOLTAGE COMMUNICATION CONNECTIONS. INSTALL (1) SINGLE GANG BOX AT EACH LOCATION INDICATED ON THE DRAWING WITH A TRIANGLE (▼ OR ▽). DO NOT INSTALL A DOUBLE GANG BOX AT LOCATIONS WHERE (2) SYMBOLS ARE ADJACENT. REFER TO LEGEND AND PLANS ON EXHIBIT A FOR LOCATIONS OF DOUBLE GANG BOXES.

**12. LOW VOLTAGE (ALSO KNOWN AS PHONE/DATA CABLING)**

LOW VOLTAGE WIRING (ALSO KNOWN AS PHONE/DATA CABLING)

A. LOW VOLTAGE IMPLIES THE ACTUAL WIRE OR CABLE THAT IS RUN FROM THE BOC TO EACH PHONE, COMPUTER, PRINTER, AND FUTURE WORKSTATION LOCATION, WITH THE EXCEPTION OF THE DEMARC EXTENSION. LOW VOLTAGE WORK IS DONE BY EDWARD JONES BRANCH INSTALL DEPT. THROUGH A PREFERRED NATIONAL VENDOR. THIS WORK IS DONE AFTER THE SPACE IS TURNED OVER TO CLIENT. CONTRACTOR ONLY RESPONSIBLE FOR GANG BOXES, AV FACEPLATES, CONDUIT, AND PULLSTRINGS AS NOTED IN NEXT SECTION.

B. IF LOW VOLTAGE WORK IS REQUIRED TO BE PERMITTED AND INSPECTED AS NOTED ON EXHIBIT A, GENERAL CONTRACTOR IS TO COORDINATE THE INSTALLATION WITH EDWARD JONES; CONTACT LEASING COORDINATOR/PROJECT MANAGER LISTED ON SHEET 1. NOTE THAT PRE-WIRE IS NOT STANDARD AND IS ONLY DONE WHEN REQUIRED VS. BEING DONE FOR CONVENIENCE. PREWIRE WILL BE REQUIRED IF CEILING HEIGHT IS OVER 9'-0" IN U.S. AND OVER 10'-0" IN CANADA; AND/OR IF INDICATED ON SHEET 3. IF A PREWIRE IS INDICATED ON SHEET 3, GC TO CONTACT EDWARD JONES BRANCH INSTALL AT BRINSTALL@EDWARDJONES.COM WHEN PROJECT IS READY FOR LOW VOLTAGE PRE-WIRE.

C. NOTIFY LEASING COORDINATOR/PROJECT MANAGER OF LOW VOLTAGE REQUIREMENTS NEEDED IN ORDER TO OBTAIN CERTIFICATE OF OCCUPANCY.
   1. ELECTRICAL BOXES - 4X2-1/8D HANDY BOX MUST BE USED, PER DIAGRAM BELOW FOR ALL LOW VOLTAGE APPLICATIONS IN NEW WALLS AND CONCRETE WALLS.
   2. MUD RINGS - MPLS METAL SINGLE GANG DRYWALL MOUNTING PLATE, PER DIAGRAM BELOW FOR ALL LOW VOLTAGE APPLICATIONS IN EXISTING WALLS.

CONDUIT-DEMISED PREMISES

A. CONDUIT STUB-UPS TO BE INSTALLED IN NEW WALLS WHERE PHONE/DATA/PRINTERS ARE SHOWN ON THE FLOOR PLAN (INDICATED BY TRIANGLE ▼ ) IF THE NEW CEILING IS DRYWALL, INSTALL CONDUIT FROM THE POINT OF CONNECTION (PHONES/DATA/PRINTER LOCATIONS INDICATED WITH ▼ ) AND STUB ABOVE CEILING WITH PULL STRING RUN TO THE POINT OF TERMINATION (CLIENT SERVER OR BOC).

B. CONFIRM ACTUAL LOCATIONS ON EXHIBIT A PRIOR TO INSTALLATION. EXISTING CONSTRUCTION--CONDUIT NOT TO BE DONE IF IT REQUIRES REMOVAL OF DRYWALL PARTITIONS OR CEILINGS, UNLESS PRIOR APPROVAL RECEIVED FROM EDJ DESIGNER. IF WIREMOLD PRODUCT IS REQUIRED, INSTALL PANDUIT RACEWAY LD10E16-A.

C. PROVIDE ONE SINGLE GANG BOX (ONE PER TRIANGLE ▼ ) AND PULL STRING AT EACH CONDUIT LOCATION. LABEL PULL STRINGS AT POINT OF TERMINATION (BOC) WITH ROOM NUMBER OF POINT OF CONNECTION. RECEPTACLES AND FACEPLATES TO BE PROVIDED BY EDWARD JONES BRANCH INSTALL.

D. IF APPLICABLE, PROVIDE ONE SINGLE GANG BOX AND BRUSH CABLE PASS-THRU FACEPLATE (ONE PER TRIANGLE ▽) WITH PULL-STRING BETWEEN AV GANG BOXES FOR FUTURE FA-PROVIDED AV CABLING.

E. IF WALLS ARE EXISTING AND CONDUIT IS NOT INSTALLED, PROVIDE PULL STRING AND CUT IN A NEW BOX AT THE SAME LOCATIONS.

F. STANDARD STUB-UP QUANTITY: TEN (10) 3/4" DIAMETER LOCATIONS, UNLESS NOTED OTHERWISE ON PLANS - INDICATED BY TRIANGLE SYMBOL ON FLOOR PLANS.
   1. 3/4" CONDUIT LOCATIONS
      - (2) AT BOA (ROOM 101)
      - (1) AT OFFICE 102A
      - (1) AT OFFICE 102B
      - (4) AT BOC INTO DOUBLE GANG BOXES
      - (2) AT INCOMING PHONE/DATA LINES TO BOC PER PLAN (ONE ACTIVE FOR PHONES AND ONE W/ #6 GROUND WIRE RUN FROM BOX TO ELECTRICAL PANEL TO GROUND BOX FOR DATA)
      - (1) AT OPEN 106 + IF INDICATED ON PLAN
   2. ADDITIONAL MAY BE NEEDED IF ADDITIONAL DATA PORTS ARE SHOWN ON PLAN.

G. ALL BOXES AND CONDUIT AT BOC LOCATION TO BE INSTALLED PER DETAIL. #6 GROUND WIRE MUST BE INSTALLED AND TERMINATED ON A BUSBAR FOR #6 WIRE MOUNTED ON THE BOTTOM CORNER OF THE BACK BOARD. THE BUSBAR SHOULD HAVE 4 TO 6 TERMINALS.

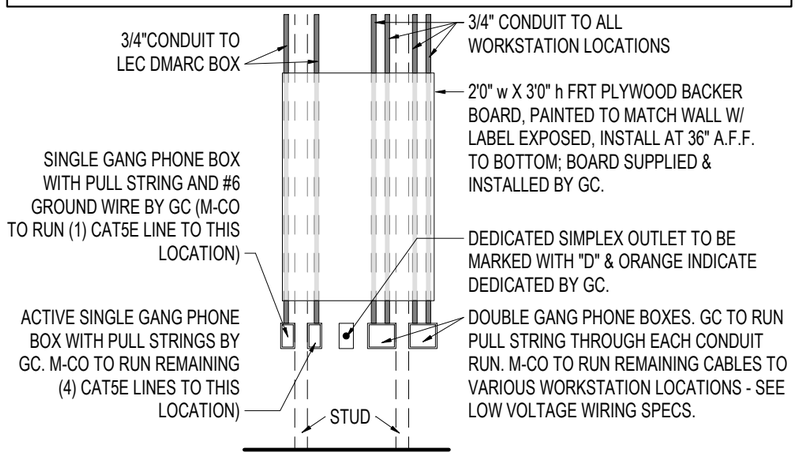
CONDUIT AND PHONE LINES FROM BUILDING SOURCE TO EXTENDED DEMARC (BOC)

A. GENERAL CONTRACTOR TO INSTALL (2) 3/4" CONDUIT FROM THE BUILDING SOURCE TO THE EXTENDED DEMARC LOCATION WITHIN THE BRANCH (BOC LOCATION SHOWN ON PLAN).
   ****IF DATA LINES ENTER BUILDING AT A DIFFERENT LOCATION THAN PHONE LINES, (1) CONDUIT WILL NEED TO COME FROM THE DATA SOURCE TO THE GROUNDED BOX AT THE BOC LOCATION. REMAINING CONDUIT SHOULD BE RUN IN FROM THE PHONE LINE SOURCE TO THE BOC LOCATION*****

B. CONTACT BRANCH REAL ESTATE IMMEDIATELY IF THERE ARE ANY QUESTIONS REGARDING THE NUMBER OF PHONES LINES OR LOCATION OF DEMARC EXTENSION CONDUIT.

**BOC REQUIREMENTS:**

NOTE: CONDUIT IS INSTALLED INSIDE WALL. IF WALL IS EXISTING, CONDUIT MAY BE SURFACE MOUNTED. MUST HAVE ROOM FOR EQUIPMENT TO INSTALL ON PLYWOOD. (SEE KEYED NOTE #1 ON SHEET 3)




**13. MISCELLANEOUS (ONLY IF SHOWN ON SHEET 3)**

A. FIXED WINDOW
   1. NEW INTERIOR WINDOW BETWEEN FA OFFICE AND BOA AREA TO BE A FIXED, 42"W X 30"H AND INSTALLED AT 42" A.F.F., UNLESS NOTED OTHERWISE; FRAME TO MATCH DOOR FRAMES.
   2. GLASS TO BE CLEAR, ¼" TEMPERED STATIONARY PANEL. GLIDERS AND MIRRORED WINDOWS NOT ALLOWED.

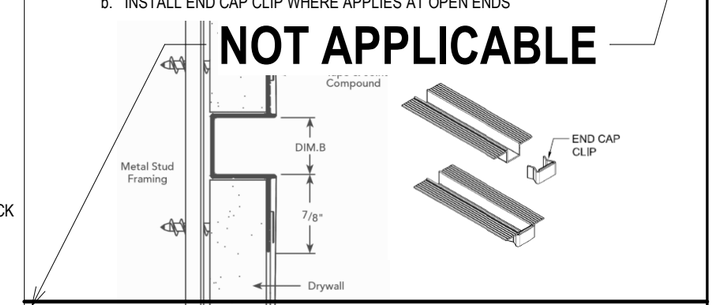
B. FIREPLACES, STOVES, SHOWERS, TUBS
   1. ALL GAS AND PLUMBING LINES TO THESE ELEMENTS/FIXTURES TO BE RENDERED INOPERABLE AND ALL LINES TO BE CAPPED.
   2. IF WOOD BURNING FIREPLACE EXISTING GC TO INSTALL COVER MADE FROM LUMBER AND DRYWALL THAT RESTS INSIDE THE OPENING AND DOES NOT DAMAGE THE FIREPLACE.

**14. EDWARD JONES STANDARD SIGNAGE**

A. FOR ORDERING & INSTALL INSTRUCTIONS, SEE CONTACT INFO ON SHEET 1

B. EDJ LOGO
   1. EDJ LOGO LETTERING TO BE ORDERED BY CONTRACTOR, BUT WILL BE PAID FOR BY EDWARD JONES. ONLY INSTALLATION SHOULD BE INCLUDED IN CONTRACTOR'S SCOPE OF WORK.
   2. LETTERING TO BE CENTERED ON PARTITION AS SHOWN ON FINISH PLAN ON SHEET 4. REFER TO SIGNAGE ELEVATION FOR MOUNTING HEIGHT.
   3. CONTRACTOR TO USE PROVIDED TEMPLATE FOR ACCURATE ALIGNMENT, ALLOW AT LEAST 2" ON EITHER SIDE OF LETTERING. IF PARTITION SELECTED DOES NOT MATCH ELEVATION, NOTIFY DESIGNER IMMEDIATELY.

C. BRAND WALL METAL REVEAL (IF APPLICABLE, SEE SHEET 4)
   1. CONTRACTOR TO ORDER METAL REVEAL (EDJ-625-625) FROM FRY REGLET AND INSTALL PER MANUFACTURER INSTRUCTIONS. REFERENCE FINISH PLAN AND SIGNAGE ELEVATION ON SHEET 4.
      a. REVEAL AVAILABLE IN 10' STANDARD LENGTHS ONLY. REVEAL TO BE CENTERED IF WALL IS SLIGHTLY LONGER THAN 10', OR WILL REQUIRE MUTIPLE REVEALS SEAMED TOGETHER IF INDICATED TO BE LONGER. SEE FINISH PLAN ON SHEET 4.
      b. INSTALL END CAP CLIP WHERE APPLIES AT OPEN ENDS




**15. INTERIOR CASEWORK AND EQUIPMENT**

A. REFER TO SHEET 3 FOR CASEWORK SCOPE OF WORK. IF NOTED TO BE ALTERNATE SCOPE OF WORK, GC TO PROVIDE BROKEN-OUT COST IN BID BASED ON THE BELOW BASIS OF DESIGN. IF APPROVED TO PROCEED WITH THE ALTERNATE, GC TO COORDINATE DIRECTLY WITH THE FINANCIAL ADVISOR TO FINALIZE FINISH SELECTIONS AND COST ESTIMATE. PAYMENT FOR ANY ALTERNATE SCOPE WILL BE COORDINATED BETWEEN GC AND FINANCIAL ADVISOR.

B. CASEWORK TO BE MADE UP OF 3/4" PLYWOOD WITH PLASTIC LAMINATE ON ALL EXPOSED EDGES, AND MELAMINE INTERIOR. INTERIOR ADJUSTABLE SHELVING TO BE MADE UP OF 3/4" PLYWOOD WITH MATCHING MELAMINE ON ALL EXPOSED EDGES.

C. CASEWORK TO INCLUDE SOFT-CLOSE HINGES AND DRAWER SLIDES.

D. CABINET PULLS TO BE 4" WIRE PULL, BRUSHED NICKEL.

E. NEW CASEWORK TO MATCH EXISTING CASEWORK FINISHES, IF APPLICABLE. IF NO STANDARD IS IN PLACE, BASIS OF DESIGN TO BE PLASTIC LAMINATE CABINETS, AND PLASTIC LAMINATE COUNTERTOP.
   - BASIS OF DESIGN:
     - CABINET EXTERIOR: WILSONART, FRENCH LINEN 5016
     - CABINET INTERIOR: BLACK MELAMINE
     - COUNTERTOP: WILSONART, CLASSIC LINEN 4943-38, EASED EDGE, BACKSPLASH

F. ALL ELECTRICAL, PLUMBING, AND PLUMBING FIXTURES TO BE PROVIDED AND INSTALLED BY CONTRACTOR. REFER TO SHEET 3 FOR SPECIFIC ELECTRICAL AND PLUMBING SCOPE OF WORK NEEDED.
   - KITCHEN SINK BASIS OF DESIGN:
     - MFR: GLACIER BAY
     - MODEL: VT3322G2, ALL-IN-ONE, DUAL MOUNT
   - OR COMPARABLE ALTERNATE (CONTACT PROJECT MANAGER FOR APPROVAL).

G. ALL APPLIANCES FOR KITCHENETTES AND COFFEE BARS TO BE PROVIDED AND INSTALLED BY FINANCIAL ADVISOR, UNLESS NOTED OTHERWISE ON SHEET 3.

H. ALL CASEWORK TO BE BUILT TO COMPLY WITH ADA AND BUILDING ACCESSIBILITY CODE:

CLIENT-FACING SERVICE COUNTERS (BOA DESK)
- SHALL COMPLY WITH SECTION 904, FOR EITHER PARALLEL OR FORWARD APPROACH
- CLEAR FLOOR SPACE COMPLYING WITH SECTION 305 SHALL BE POSITIONED IN FRONT OF THE ADA COUNTER.

WORK COUNTERS
- SHALL COMPLY WITH SECTION 902
- CLEAR FLOOR SPACE COMPLYING WITH 305, AND KNEE AND TOE CLEARANCE COMPLYING WITH 306.

KITCHENETTES
- SHALL BE 34" HIGH MAX COUNTERS
- COMPLY WITH SECTIONS 305, 606, AND 808, AND PROVIDE EITHER PARALLEL OR FRONT APPROACH CLEARANCES AT SINKS AND ALL APPLIANCES

****DO NOT SCALE DRAWINGS****

**CONTRACTOR MUST HAVE ( **8** ) SHEETS FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY SHEETS, PLEASE CONTACT PROJECT MANAGER.

200 SOUTHEAST DOUGLAS ST.,
SUITE 105,
LEE'S SUMMIT, MO
64063

SQUARE FOOTAGE: **2,125 USF | 1,500 RSF**

EdwardJones
BRANCH REAL ESTATE

BRANCH OFFICE: **06307**

DATE: **2023.06.13**

**EXHIBIT A**

FINISH SPECIFICATIONS