

KEY PLAN

NO SITE PLAN AVAILABLE

- GENERAL NOTES**
- ALL ITEMS ARE TO BE COMPLETED PER EDWARD JONES SPECIFICATIONS (SEE PGS. 4-6) UNLESS NOTED OTHERWISE ON THESE PAGES.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS; IF THERE ARE ANY CHANGES, REVISIONS OR DISCREPANCIES PLEASE CALL: 314.515.3365
 - *EXISTING AND NEW PARTITION DIMENSION MAXIMUM TOLERANCE IS 4" UNLESS NOTED AS HOLD.
 - CONTRACTOR TO CONTACT THE CITY TO DETERMINE IF ANY UPGRADES WILL NEED TO BE MADE TO COMPLY WITH LOCAL, STATE, OR PROVINCIAL CODES INCLUDING FIRE MARSHAL FOR SPRINKLER AND ALARM SYSTEMS.
 - LANDLORD/CONTRACTOR TO PROVIDE HVAC CONTROLS FOR EDWARD JONES SPACE.
 - CONTRACTOR TO PROVIDE NEW ELECTRICAL DEVICES AS INDICATED ON PLAN IF AN EXISTING DEVICE IS NOT WITHIN 36" OF DEVICE INDICATED. * DO NOT REMOVE DEVICES THAT ARE EXISTING IN REMAINING WALLS, UNLESS NOTED. VERIFY EXISTING DEVICES ARE IN GOOD WORKING CONDITION.
 - A SWITCH SHALL OCCUR AT EACH EGRESS DOOR, AND SHALL BE 3-WAY IF APPLICABLE FOR MULTIPLE ENTRANCES.
 - MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) ARE ALL DESIGN/BUILD; MEP CONTRACTORS ARE REQUIRED TO OBTAIN ALL REQUIRED DRAWINGS, PERMITS, ETC. RELATED TO THEIR WORK.
 - CONTRACTOR TO PROVIDE AND INSTALL EXIT/EMERGENCY LIGHTS AS REQUIRED BY LOCAL, STATE, OR PROVINCIAL BUILDING CODES.
 - CONTRACTOR TO COORDINATE INSTALL OF CAT5E PHONE LINES BY INC (QUANTITY AS SHOWN ON SHEET 2 OF 6) IN 3/4" CONDUIT (CONDUIT BY GC) AS REQUIRED BY LOCAL CODE FROM BUILDING SOURCE (DEMARC) TO BOC LOCATION AS INDICATED ON PLAN BY SYMBOL.

PROJECT CONTACT INFORMATION

LEASING COORDINATOR/PROJECT MANAGER:
KATIE KARL 314-515-4386

BUILDING OWNER/PROPERTY MANAGER CONTACT:
JIM COOK W: 970-846-1746 C: 970-819-4366 jim@commercial-businessreditor.com

GENERAL CONTRACTOR:
TO BE DETERMINED

FLOORING CONTACT:
NATIONAL RETAIL FLOORING SERVICES, INC. 866-440-6737 edwardjones@nrfsinc.com

METAL LOGOS CONTACT:
DEB GORAT 402-339-3264

Edward Jones

BRANCH FACILITIES

BRANCH OFFICE 99881

465 Anglers Dr
Suite 1A
Steamboat Springs, CO 80477

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SHEET 4-6 EDWARD JONES SPECIFICATIONS

BUILDING INFORMATION

CONSTRUCTION TYPE: STEEL FRAMING
2-STORY; EDJ ON 1ST FLOOR,
SPRINKLERED/FIRE ALARMS
OCCUPANCY USE GROUP: B-BUSINESS

- EQUIPMENT LEGEND**
-  COMPUTER TERMINAL
 -  LASER PRINTER
 -  COPIER/FAX/SCANNER
 -  BOC (Branch Office Controller)
PHONE SYSTEM

EQUIPMENT SUPPLIED & INSTALLED BY EDWARD JONES

LEGEND

 DEMO PARTITION	 SINGLE GANG PHONE/DATA BOX
 EXIST. PARTITION	 DOUBLE GANG PHONE/DATA BOX
 EXIST. DEMISING PARTITION	 SWITCH
 NEW PARTITION	E EXISTING
 NEW PARTITION/ INSUL.	L LANDLORD'S RESPONSIBILITY
 NEW DEMISING PARTITION	EP ELECTRICAL PANEL
 HEADER	 T THERMOSTAT LOCATION
 EXISTING DOOR	 WH WATER HEATER
 NEW DOOR	 EXIT/EMER. COMBO
 DUPLEX RECEPTACLE	 EXIT/EMERGENCY LIGHT
 QUADRAPLEX RECEPTACLE	 WC WATER COOLER TO BE PROVIDED BY FINANCIAL ADVISOR
 DEDICATED SIMPLEX RECEPTACLE TO BE MARKED WITH "D" & ORANGE	 F FIRE EXTINGUISHER
 RECESSED DUPLEX RECEPTACLE	

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 TIME CLOCK OR 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.

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION

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

** CONTRACTOR MUST HAVE (6) PAGES FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY PAGES, PLEASE CONTACT DESIGNER, JESSICA LAVERGNE AT: 314.515.3365

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SQUARE FOOTAGE 772

Edward Jones
BRANCH FACILITIES
BRANCH OFFICE 99881
DATE: 3/11/2020

EXHIBIT A

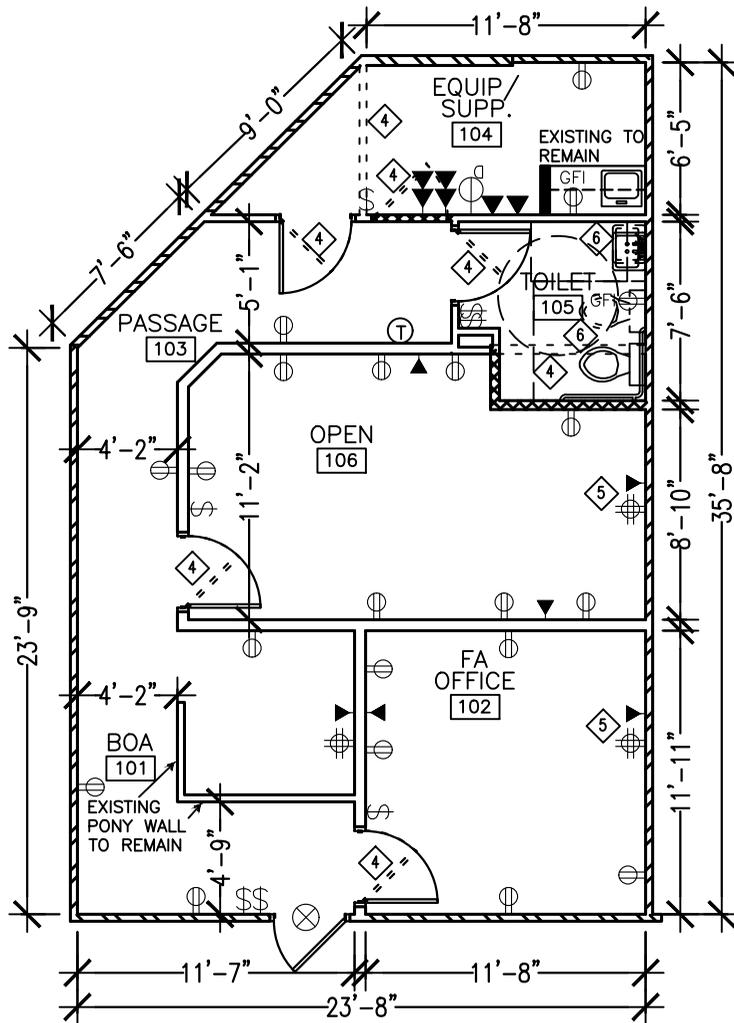
SHEET 1 of 6

KEYED NOTES:

- 1. 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.
- 2. INSTALL DOOR CHIME AT ENTRY DOOR. CHIME TO BE LOCATED IN (101/103). HAMPTON BAY WIRELESS DOOR ALERT WITH WHITE COVER & HORIZONTAL LINES - HOME DEPOT MODEL HAMPTON BAY HB #7900-02OR COMPARABLE ALTERNATIVE.
- 3. 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.
- 4. DEMO EXISTING PARTITION/DOOR AS INDICATED ON PLAN; PATCH & REPAIR ADJACENT SURFACES FOR NEW FINISHES.
- 5. INSTALL NEEDED ELECTRICAL OUTLET & DATA BOX WITH PULL STRING FOR FUTURE AUDIO/VISUAL DISPLAY. GC TO COORDINATE HEIGHT WITH FINANCIAL ADVISOR; (EA MOULTON-970-879-0044). GC TO INSTALL BLOCKING AS REQUIRED FOR TV MOUNT. FA TO PURCHASE HDMI CABLE, TV, & TV MOUNT.
- 6. RELOCATE EXISTING FIXTURES AS INDICATED ON PLAN AND PATCH SURFACES AS NECESSARY.

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 LOW-VOLTAGE PREWIRED PER LOCAL CODES.
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 EDJ 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; INSTALL DIGITAL PROGRAMMABLE THERMOSTAT AS SHOWN ON PLAN IN PASSAGE 103.
7. INSTALL LED LAMPS AND ELECTRONIC BALLASTS IN ALL EXISTING FIXTURES IF NOT EXISTING; INSTALL/RELOCATE 2'x4' LED LAY-IN LIGHTS ACCORDING TO NEW PARTITIONS; (2) NIGHT LIGHTS TO BE HARDWIRED AT 101 & 103. INSTALL COMMERCIAL 6" RECESSED SPOTLIGHT TO ILLUMINATE INTERIOR LOGO AS PER KEYNOTE B ON PAGE 3 OF 6; SEPARATELY SWITCHED. CLEAN LENSES AND REPLACE ALL STAINED/DAMAGED CEILING TILES. INSTALL INSULATION ABOVE CEILING AT ROOM 102 & 106.
8. PATCH, REPAIR, & PREP EXISTING PARTITIONS AS REQUIRED FOR NEW FINISHES; PATCH/REPAIR CEILING GRID/TILE 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; MATCH AS NECESSARY.
11. CLEAN & REUSE EXISTING PLUMBING FIXTURES IN TOILET 105. INSTALL NEW ADA HARDWARE AS REQUIRED IN TOILET 105 AND THROUGHOUT SPACE. INSTALL EXHAUST FAN VENTED TO EXTERIOR & LIGHT FIXTURE IN TOILET 105 AS REQUIRED BY LOCAL CODE.
12. DEMO ALL ABANDONED PIPING & VOICE/DATA WIRING.
13. INSTALL 3'-0" 6-PANEL SOLID CORE WOOD DOORS THROUGHOUT. PROVIDE & INSTALL STORE ROOM LOCKSET & DOOR CLOSER AT 104. PROVIDE & INSTALL PRIVACY LOCKSET & DOOR CLOSER AT 105. STAIN NEW DOORS TO MATCH EXISTING.
14. MODIFY EXISTING SPRINKLER SYSTEM/FIRE ALARM AS REQUIRED BY LOCAL CODES.
15. EXISTING BLINDS TO REMAIN; PROTECT DURING CONSTRUCTION.



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

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.

ISSUES/REVISIONS

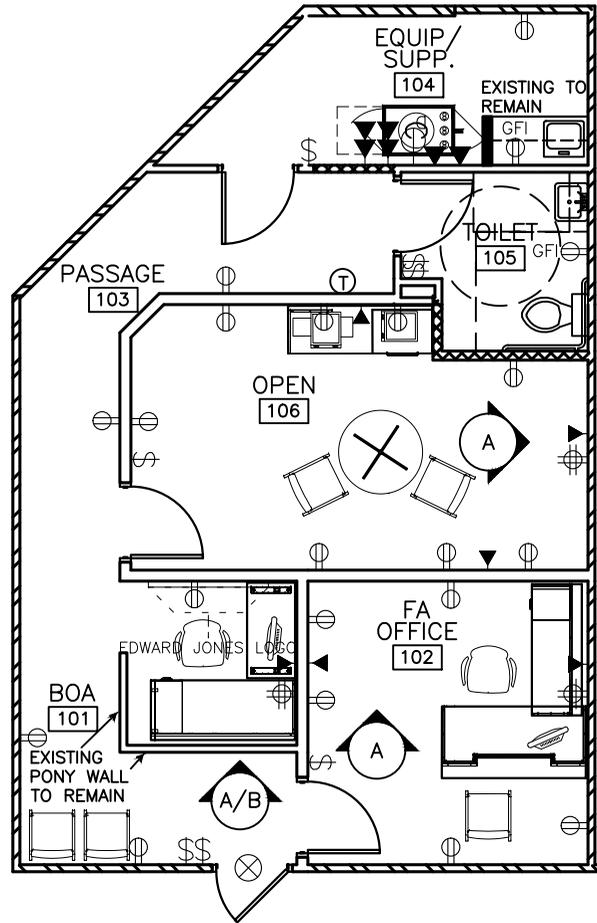
NO.	DATE	DESCRIPTION

DEMARC EXTENSION WORK PER DETAIL ON SHEET 6 OF 6, TO BE COMPLETED ON THE FIRST DAY OF CONSTRUCTION.

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BRANCH OFFICE 99881
DATE: 3/11/2020

EXHIBIT A
SHEET 2 of 6

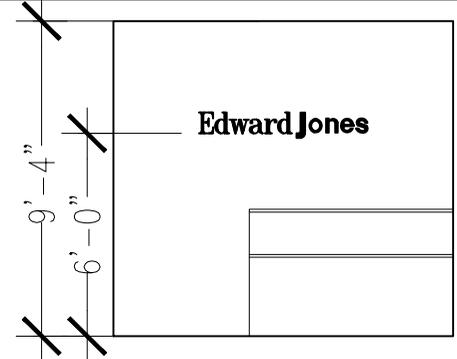


FURNITURE/EDJ EQUIP. PLAN
1/8"=1'-0"
PLAN NORTH

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.metallogos.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.

SIGNAGE ELEVATION:



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

FINISH SCHEDULE

RM.NO.	PAINT	FLOORING	BASE	DOOR/TRIM	CEILING	NOTES
101	P3	EXIST	EXIST	EXIST/EXIST	DROP	SEE NOTE 'A'/'B'
102	P3	B/S	EXIST	MATCH/EXIST	DROP	SEE NOTE 'A'
103	P3	B/S	EXIST	MATCH/EXIST	DROP	
104	P3	B/S	EXIST	MATCH/EXIST	DROP	
105	P3	EXIST/MATCH	MATCH	MATCH/EXIST	DROP	
106	P3	B/S	MATCH	MATCH/EXIST	DROP	SEE NOTE 'A'

FINISH SPECIFICATIONS

CONTRACTOR TO CONTACT NATIONAL RETAIL FLOORING SERVICES, INC. LISTED ON SHEET 1 OF 6 TO ORDER FLOORING; FOR BIDDING PURPOSES, USE PRICING AS LISTED BELOW.

PAINT P3- SW7723 COLONY BUFF (SHERWIN WILLIAMS) OR PUTNAM IVORY HC39 (BENJAMIN MOORE) ACCENT WALLS- SW6195 ROCK GARDEN (SHERWIN WILLIAMS) OR CUSTOM "EDJ GREEN" (BENJAMIN MOORE) ALT. DOOR FRAME COLOR - SW7510 CHATEAU BROWN (SHERWIN WILLIAMS) **PAINT TO HAVE EGGSHELL FINISH - SEE PAGE 5 FOR FULL SPECIFICATIONS**	CARPET PATCRAFT PRIVATE LABEL PRODUCT C10 - CUSTOM TILE- V824G TILE CARPET TILE INSTALLATION: QUARTER-TURN CARPET TILE ADHESIVE- PATCRAFT 5900 HIGH MOISTURE (100 YD SPREAD RATE) LUXURY VINYL PLANK LVP1- PATCRAFT RESILIENT, 6"x48" PLANK- RESILIENT VINYL STYLE: 1800V HIGHLAND FOREST COLOR: 20220 LIGHT OAK RESILIENT ADHESIVE PATCRAFT 4100 (100 YD SPREAD RATE)	BASE ROPPE 4" VINYL COVE BASE B2-P147 LIGHT BROWN BROADLOOM C11 - CUSTOM TILE MATCH PATCRAFT EDJ CUSTOM W218Y1 ADHESIVE- PATCRAFT 1000 UNIT PRICING \$7.79/SY ADHESIVE SPREAD RATE: 32-36 YD CONTACT FOR FLOORING: NATIONAL RETAIL FLOORING SERVICES, INC.: 866-440-6737 edwardjones@nrfisinc.com
GC USE ONLY: LVP1- \$65.00 PER BOX (COST INCLUDES FREIGHT) C10- \$15.38 PER SY (COST INCLUDES FREIGHT) CARPET TILE ADHESIVE- \$86.40 (4 GALLON PAIL) LVP ADHESIVE- \$135.00 (4 GALLON PAIL) BROADLOOM ADHESIVE- \$32.99 (4 GALLON PAIL)	** COST EXCLUDES ALASKA, HAWAII & CANADA ** IF QUOTED DIFFERENTLY THAN ABOVE, PLEASE CONTACT DESIGNER	

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

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ISSUES/REVISIONS

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DATE: 3/11/2020

SQUARE FOOTAGE 772

EXHIBIT A
SHEET 3 of 6

EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS:

GENERAL NOTES

- a. 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.
- b. ANY DISCREPANCIES ON PAGES 1-3 TO BE BROUGHT TO DESIGNERS ATTENTION IMMEDIATELY.
- c. 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.
- d. 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.
- e. 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.
- f. GENERAL CONTRACTOR MUST PROVIDE ALL SUBCONTRACTORS ALL 6 PAGES AT TIME OF BID AND/OR PRIOR TO ANY CONSTRUCTION.
- g. ALL EXISTING ITEMS TO REMAIN IN BRANCH (AS SHOWN ON PLANS) MUST BE IN GOOD WORKING ORDER AND CONDITION, AND FREE OF MAJOR DEFECTS.
- h. ALL NEW INTERIOR HALLWAYS TO BE NO LESS THAN 4'-0" WIDE, UNLESS OTHERWISE REQUIRED BY CODE OR NOTED ON PAGE 2 OF 6.
- i. 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.
- j. FURNITURE, EQUIPMENT, FIRE EXTINGUISHERS, BOTTLED WATER COOLER (IF REQUIRED BY CODE), PHONE AND DATA WIRING & ALL TERMINATIONS TO BE PROVIDED BY THE TENANT.
- k. THE SPACE SHOULD BE CLEANED AFTER CONSTRUCTION, PLEASE SEE FLOORING SPECIFICATIONS FOR CARPET AND TILE INSTRUCTIONS.
- l. WARRANTY DOCUMENTS SHALL BE PROVIDED TO THE BRANCH FACILITIES ONCE CONSTRUCTION IS COMPLETE.
- m. 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 PAGE 3. ROOMS LISTED "NIC" 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. 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.
- c. ALL DEMISING WALLS TO BE BUILT TO DECK STRUCTURE ABOVE, 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 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. FA OFFICE AND WASHROOM WALLS ARE TO BE FITTED WITH A MINIMUM OF 3" SOUND INSULATION BATTS BETWEEN STUDS.
- 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 (UNLESS BUILDING STANDARD APPLIES)
 - a. 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.
 - b. NEW CEILING TO MATCH EXISTING TO REMAIN UNLESS NOTED OTHERWISE ON THE PLANS.
 - c. 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.
 - d. DRYWALL CEILINGS: TO BE LEVEL, HAVE AN EVEN TEXTURE (MATCH EXISTING WHERE APPLICABLE), AND BE PAINTED WHITE (SEE PAINT SPEC).
 - e. INSTALLATION OF CEILING GRID AND COMPONENT TO COMPLY WITH ALL CODES AS REQUIRED.
 - f. PROVIDE AND INSTALL 3" SOUND BATT INSULATION ABOVE CEILING IN ROOM 102.
 4. RESTROOM/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 CODE OR AS SHOWN ON PLANS. G.C. TO ADHERE TO ANY CODES, WHICH MIGHT REQUIRE MODIFICATION OF EXISTING RESTROOM NOT SHOWN ON PLANS.
 - b. RESTROOM TO HAVE (1) OF EACH OF THE FOLLOWING: TOILET, LAVATORY, WATER HEATER (DEDICATED TO EDJ 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.
 - c. 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.
 - d. 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.
 - e. PROVIDE AND INSTALL EXHAUST FAN WITH ADEQUATE DUCTING AND SWITCHING AS REQUIRED.
 - f. PROVIDE AND INSTALL BARRIER-FREE UNDER-SINK PIPE PROTECTIVE COVER UNDER SINK IN 105 AS REQUIRED BY LOCAL CODE.
 - g. ANY TRENCH OR GRAVEL AREAS TO BE POURED IN PLACE AFTER LOCATION OF RESTROOM.
 5. 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 PAGES 2 & 3. 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.
 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 PAGES 2 & 3 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 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.
 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 (W/40W.4700 LUMENS, 3500K) AT ONE FIXTURE PER EVERY 75 USABLE SF, IN PLACE TO ACCOMODATE MINIMUM 50 FOOTCANDLES AT DESK LOCATIONS.
- c. EDWARD JONES AS 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.
- g. PROVIDE AND INSTALL EXIT LIGHTING AT EGRESS DOORS AS REQUIRED BY CODE.
- h. AT ALL LOCATIONS WHERE EXISTING FIXTURES ARE TO BE RELAMPED, INSTALL SYLVANIA T8 OCTRON F028/830/XP/SS/ECO3 LAMPS OR THE EQUIVALENT F28TB/UMX/ECO LAMPS WITH GE ULTRAMAX BALLAST. IF IT IS MORE COST EFFECTIVE TO INSTALL NEW FIXTURES PLEASE PRICE NEW FIXTURE OPTION.
 1. 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.
 2. 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.
 3. PROVIDE AND INSTALL (1) COMMERCIAL 3 3/4" (95mm) APERTURE ADJUSTABLE ELBOW LED MR16 RECESSED LED SPOTLIGHT TO ILLUMINATE INTERIOR LOGO. NEW CEILING TILE REQUIRED. INSTALL IN CEILING 5'-0" AWAY FROM WALL AND CENTERED ON PARTITION ABOVE INTERIOR LOGO 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.
 1. IF CEILINGS ARE HIGHER THAN 10'-0", CONTACT DESIGNER FOR ALTERNATE SOLUTION.
8. DOORS (UNLESS BUILDING STANDARD APPLIES; SEE SHEET 2 FOR PAINT/STAIN INSTRUCTIONS)
 - a. DOORS (BOTH INTERIOR AND EXTERIOR) AND OTHER WOODWORK SHOULD BE STAINED OR PAINTED TO MATCH EXISTING BUILDING STANDARD. IF NO STANDARD IS ESTABLISHED, USE SHERWIN WILLIAMS PAINT AS LISTED IN THIS DOCUMENT. FINISHED DOOR WILL BE FREE FROM UNEVEN COLOR, DRIPS OR RUNS. ALL DOOR EDGES, INCLUDING TOP AND BOTTOM, TO BE FINISHED.
 - b. ALL DOORS TO BE INSTALLED CLEAR OF ANY OBSTRUCTIONS.
 - c. REUSE/RELOCATE EXISTING DOORS AS NOTED ON PLANS. ANY EXISTING DOORS BEING REUSED SHALL BE TOUCHED UP AND REVARNISHED OR REPAINTED 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 1/2".
 - d. ALL DOOR(S) TO HAVE WALL OR FLOOR MOUNTED STOPS, CONSISTENT WITH THE REST OF THE SPACE.
 - e. EXTERIOR DOORS:
 1. ALL DOOR(S) 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-QR (UL LISTED PANIC HARDWARE 2N43). CALL 913-723-3203 FOR LOCAL RETAILER.
 3. SUITE ENTRY DOOR(S) SHALL HAVE EXISTING OPERABLE CLOSER(S) OR RECEIVE NEW CLOSER(S). INSTALL METAL PRY PLATES AT ALL TENANT ENTRY DOORS, COORDINATE WITH LLD PRIOR TO INSTALLATION.
 4. WASHINGTON/OREGON: INSTALL EXTERIOR DOOR LATCH PADDLE.
 - f. 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 DOOR(S) TO MATCH EXISTING. IN THE EVENT THAT THE OWNER HAS ESTABLISHED NO STANDARD FINISH, BRUSHED NICKEL IS PREFERRED.
 6. IF RESTROOM/WASHROOM IS IN EDJ OCCUPIED SPACE, PROVIDE AND INSTALL PRIVACY LOCKSET AND CLOSER.
 7. PROVIDE AND INSTALL STOREROOM LOCKSET AND CLOSER IN EQUIPMENT/SUPPLY 104.

465 Anglers Dr Suite 1A Steamboat Springs, CO 80687	SQUARE FOOTAGE 772	Edward Jones BRANCH FACILITIES BRANCH OFFICE 99881 DATE: 3/11/2020
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, UTILIZE HIGH MOISTURE ADHESIVE- PATCRAFT LocDots, 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. PLEASE CONTACT 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 YARN 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. ALL EXPOSED SURFACES IN AREAS INDICATED ON FINISH SCHEDULE ON PAGE 3 OF 6, SHALL BE PRIMED AND PAINTED WITH SHERWIN WILLIAMS PAINT. IF UNABLE TO USE SHERWIN WILLIAMS, SEE BENJAMIN MOORE'S ALTERNATES LISTED BELOW. PLEASE SEE FINISH SCHEDULE FOR EXACT LOCATIONS.

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 TENANT'S STORAGE AREA, CLEARLY LABELED.

d. IF THERE ARE ANY QUESTIONS REGARDING PAINT COLORS, PLEASE CONTACT EDWARD JONES BRANCH DESIGN- DESIGNER NAME AND PHONE NUMBER LISTED ON SHEET 1 OF 6.

e. EXACT SPECIFICATIONS MAY BE OBTAINED FROM SHERWIN WILLIAMS: 1-800-474-3794. IF USING BENJAMIN MOORE, THE DIRECT ORDER LINE IS 1-855-724-6802.

f. COLORS MAY INCLUDE SEVERAL, BUT NOT ALL, OF THE FOLLOWING:

1. **GYPSTUM 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, B528W02600.

1ST & 2ND COATS: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC EGGSHELL, A97-100 SERIES (IN ROLLER APPLICATIONS, USE ONLY A 1/2" NAP SYNTHETIC COVER).
COLOR: SW7723- COLONY BUFF

OR

• **BENJAMIN MOORE:**
PRIMER: A REGAL FIRST COAT LATEX-BASED, INTERIOR PRIMER APPLIED AT SPREADING RATE RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM). BENJAMIN MOORE REGAL FIRST COAT, 216

1ST & 2ND COATS: REGAL AQUA PEARL WASHABLE PEARL FINISH, ACRYLIC-LATEX, INTERIOR ENAMEL APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.8 MILS PER COAT (0.071 MM). BENJAMIN MOORE REGAL AQUA PEARL FINISH 310
COLOR: HC-39 PUTNAM IVORY

2. **GYPSTUM PARTITIONS (ACCENT WALLS):** (NOTE A, SHEET 3) TWO FINISH COATS OVER AN EXISTING FINISH OR A PRIMER.

• **SHERWIN WILLIAMS:**
PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, B528W02600.

1ST & 2ND COATS: SHERWIN-WILLIAMS COLOR ACCENTS INTERIOR PROMAR 200 ZERO VOC EGGSHELL WALL FINISH, Y38 SERIES.
COLOR: SW6195 ROCK GARDEN

OR

• **BENJAMIN MOORE:**
REGAL FIRST COAT LATEX-BASED, INTERIOR PRIMER APPLIED AT SPREADING RATE

RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM). BENJAMIN MOORE REGAL FIRST COAT, 216

1ST & 2ND COATS: REGAL AQUA PEARL WASHABLE PEARL FINISH, ACRYLIC-LATEX, INTERIOR ENAMEL APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.8 MILS PER COAT (0.071 MM). BENJAMIN MOORE REGAL AQUA PEARL FINISH, 310
COLOR: CUSTOM FORMULA EDWARD JONES GREEN

EDWARD JONES GREEN N310 4B BASE QUART FORMULA	EDWARD JONES GREEN N310 4B BASE GALLON FORMULA
OY 16	OY 2X
BK 1X2.75	BK 4X11
TG 19.50	TG 2X14
OY 2	OY 8
WH 25.5	WH 3X6

3. **GYPSTUM CEILINGS:** ONE FINISH COAT OVER AN EXISTING FINISH OR PRIMER.

• **SHERWIN WILLIAMS:**
PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, B528W02600.

FINISH COAT: SHERWIN-WILLIAMS PROMAR 400 INTERIOR LATEX FLAT, B30W451.
COLOR: SW7005 PURE WHITE

OR

• **BENJAMIN MOORE:**
PRIMER: SUPER SPEC LATEX ENAMEL UNDERCOAT, APPLIED AT SPREADING RATE RECOMMENDED TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM). BENJAMIN MOORE SUPER SPEC LATEX EN. UNDERCOATER & PRIMER SEALER, 253
FINISH COAT: MURESCO CEILING WHITE VINYL ACRYLIC-LATEX APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.8 MILS (0.071 MM).
COLOR: MURESCO CEILING WHITE 258-01

4. **INTERIOR WOOD DOORS, JAMBS & FRAMES (METAL OR WOOD)** TWO FINISH COATS OVER A PRIMER.

• **SHERWIN WILLIAMS:**
PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, B528W02600.

1ST & 2ND COATS: SHERWIN-WILLIAMS PROCLASSIC WATERBORNE INTERIOR ACRYLIC SEMI-GLOSS ENAMEL, B31W51 SERIES
COLOR: SW7005--PURE WHITE

• **SHERWIN WILLIAMS (BROWN PAINT OPTION)-**
~~PRIMER: SHERWIN-WILLIAMS PROMAR 200 ZERO VOC, INTERIOR LATEX PRIMER, B528W02600.~~

~~**1ST & 2ND COATS:** SHERWIN-WILLIAMS PROCLASSIC WATERBORNE INTERIOR ACRYLIC SEMI-GLOSS ENAMEL, B31W51 SERIES
COLOR: SW7510--CHATEAU BROWN~~

OR

• **BENJAMIN MOORE:**
PRIMER: A REGAL FIRST COAT LATEX-BASED, INTERIOR PRIMER APPLIED AT SPREADING RATE RECOMMENDED BY THE MANUFACTURER TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 1.2 MILS (0.031MM). BENJAMIN MOORE REGAL FIRST COAT, 216
1ST & 2ND COATS: WATERBORNE SEMI-GLOSS IMPERVO WHITE 314-01 ACRYLIC-LATEX ENAMEL APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.6 MILS (0.066MM).
COLOR: WATERBORNE SATIN IMPERVO, 314-01 READY MIXED WHITE

5. **EXTERIOR ONLY-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: SW7723- COLONY BUFF

OR

• **BENJAMIN MOORE:**
PRIMER-A: M04 METAL PRIMER USED FOR BARE METAL AND SPOT PRIMING. APPLY AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN

1.2 MILS (0.031MM). BENJAMIN MOORE ACRYLIC METAL PRIMER, M04
1ST & 2ND COATS: M29 DTM SEMI GLOSS ACRYLIC-LATEX ENAMEL APPLIED AT SPREADING RATE TO ACHIEVE A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 2.6 MILS (0.066MM).
BENJAMIN MOORE DTM ACRYLIC SEMI-GLOSS ENAMEL, M29
COLOR: HC-39 PUTNAM IVORY

11. ELECTRICAL

a. 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. THE TECHNICAL INFORMATION FOR THIS OUTLET IS AS FOLLOWS:
- ONE DEDICATED OUTLET (SIMPLEX, NOT DUPLEX) REQUIRED FOR THE BOC (SEE LEGEND ON SHEET 1 OF 6).
- 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/G OUTLET, GE5362-IG OR EQUIVALENT).
- ALL GROUNDS MUST HAVE SAME GROUND POTENTIAL.

3. RECESSED OUTLET

- 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.

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. CONFIRM 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. CONFIRM 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. ELECTRICIAN 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 CAT5 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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Suite 1A
Steamboat Springs, CO 80467

SQUARE FOOTAGE 772

Edward Jones
BRANCH FACILITIES
BRANCH OFFICE 99881

DATE: 3/11/2020

EXHIBIT A

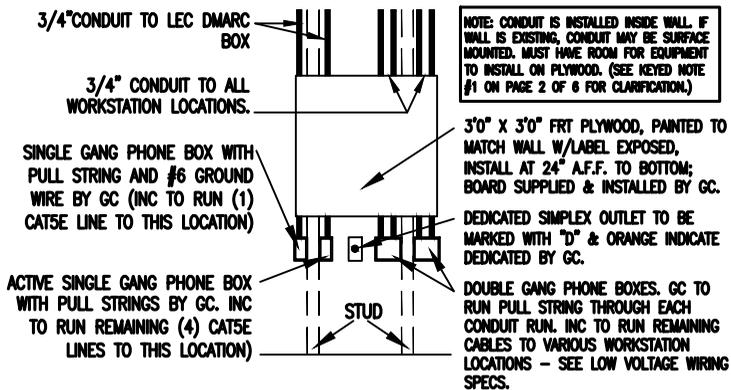
SHEET 5 of 6

EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS:

12. LOW VOLTAGE (ALSO KNOWN AS PHONE/DATA CABLING) 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 FLOOR PLAN SHEET 2 OF 6 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.
- d. IF WALLS ARE EXISTING AND CONDUIT IS NOT INSTALLED, PROVIDE PULL STRING AND CUT IN A NEW BOX AT THE SAME LOCATIONS.
- e. STANDARD STUB-UP QUANTITY: TEN (10) 3/4" DIAMETER LOCATIONS, UNLESS NOTED OTHERWISE ON PLANS - INDICATED BY TRIANGLE SYMBOL ON FLOOR PLANS.
 - a. **3/4" CONDUIT LOCATIONS**
 - (2) AT BOA (ROOM 101)
 - (1) AT FA OFFICE (ROOM 102)
 - (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
- f. ALL BOXES AND CONDUIT AT BOC LOCATION TO BE INSTALLED PER DETAIL BELOW. #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.

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 PAGE 2 OF 6 FOR CLARIFICATION.)

3'0" X 3'0" FRT PLYWOOD, PAINTED TO MATCH WALL W/LABEL EXPOSED, INSTALL AT 24" A.F.F. TO BOTTOM; BOARD SUPPLIED & INSTALLED BY GC.

DEDICATED SIMPLEX OUTLET TO BE MARKED WITH "D" & ORANGE INDICATE DEDICATED BY GC.

DOUBLE GANG PHONE BOXES. GC TO RUN PULL STRING THROUGH EACH CONDUIT RUN. INC TO RUN REMAINING CABLES TO VARIOUS WORKSTATION LOCATIONS - SEE LOW VOLTAGE WIRING SPECS.

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) AS WELL AS COORDINATE WITH INC TO INSTALL CAT5E PLENUM RATED PHONE LINES IN QUANTITY SPECIFIED ON PAGE 2. INC CONTACT INFORMATION IS AVAILABLE ON SHEET 1 OF 6.
- ****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. THE REMAINING CONDUIT SHOULD BE RUN IN FROM THE PHONE LINE SOURCE TO THE BOC LOCATION****
- b. CONTACT BRANCH FACILITIES IMMEDIATELY IF THERE ARE ANY QUESTIONS REGARDING THE NUMBER OF PHONES LINES OR LOCATION OF DEMARC EXTENSION CONDUIT.

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 (BOC) REFERENCED IN SECTION 5, LOW VOLTAGE WORK IS DONE BY EDWARD JONES BRANCH INSTALL DEPT. THROUGH A PREFERRED NATIONAL VENDOR, CBIZ. THIS WORK IS DONE AFTER THE SPACE IS TURNED OVER TO EDWARD JONES.

- b. IF LOW VOLTAGE WORK IS REQUIRED TO BE PERMITTED AND INSPECTED AS NOTED ON EXHIBIT A PRIOR TO CLOSING ANY NEW PARTITIONS, GENERAL CONTRACTOR IS TO COORDINATE THE INSTALLATION WITH EDWARD JONES PREFERRED NATIONAL VENDOR INC. INC CONTACT INFORMATION IS AVAILABLE ON SHEET 1 OF 6. **NOTE THAT PRE-WIRE IS NOT STANDARD AND IS ONLY DONE WHEN REQUIRED VS. BEING DONE FOR CONVENIENCE.** THERE IS A WIRING SPECIFICATION AVAILABLE FOR PROJECTS REQUIRING PREWIRE.
- c. NOTIFY BRANCH FACILITIES 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.

13. MISCELLANEOUS

- a. FIXED WINDOW (ONLY IF SHOWN ON PAGES 2 & 3)
 - 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 BE WOOD (OR TO MATCH DOOR FRAMES)
 - 2. PAINT WOOD TRIM WHITE TO MATCH DOOR/FRAME COLOR.
 - 3. GLASS TO BE CLEAR, 1/4" TEMPERED STATIONARY PANEL. GLIDERS AND MIRRORRED 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.

465 Anglers Dr Suite 1A Steamboat Springs, CO 8		SQUARE FOOTAGE 772
Edward Jones BRANCH FACILITIES	BRANCH OFFICE 99881	DATE: 3/11/2020
EXHIBIT A		SHEET 6 of 6