EDWARD JONES GENERAL BUILDING AND FINISH SPECIFICATIONS:

9. FLOORING (UNLESS BUILDING STANDARD APPLIES)
a. 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 TILE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALLATION METHOD FOR CARPET IS DIRECT GLUE. SEE MANUFACTURER'S INSTRUCTIONS FOR POST-INSTALLATION/CLEANING INSTRUCTIONS.
c. PROVIDE A SMOOTH SURFACE FOR FLOORING INSTALLATION. IF FLOOR IS NOT LEVEL CONTACT DESIGNER IMMEDIATELY. IN CASES OF SEVERE FLOOR PREP, PROVIDE COST FOR PAD, IF SUFFICIENT FOR MAKING 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. ALL CARPET SCRAPS LARGER THAN 3 S.F. AND WIDER THAN 8" SHOULD BE LEFT IN STORAGE AREA OF EDWARD JONES' SPACE. ALL REMAINING LUXURY VINYL TILE 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 ALTERNATATES 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. 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: 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 TO 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. GYPSUM 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, BS28W02600.

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 18	OY 2X
BK 1X2.75	BK 4X11
TO 19.50	TO 2X14
OY 2	OY 8
WH 25.5	WH 3X8

3. 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

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, BS28W02600.

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, BS28W02600.~~

~~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 ISOLATED GROUND 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 OUTLETS
- DEFINITION: A DEDICATED OUTLET IS WIRED DIRECTLY TO THE MAIN POWER DISTRIBUTION PANEL THROUGH A DESIGNATED (DEDICATED) CIRCUIT BREAKER. AN ISOLATED GROUND IS A GROUND WIRE CONNECTED AT ONLY ONE COMMON POINT IN THE ELECTRICAL BREAKER PANEL. 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 THE 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/IG OUTLET, GE5362-IG OR EQUIVALENT).
- ALL GROUNDS MUST HAVE SAME GROUND POTENTIAL.

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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DATE: 11.7.2016

EXHIBIT A
SHEET 5 of 6