

EDWARD JONES GENERAL NOTES

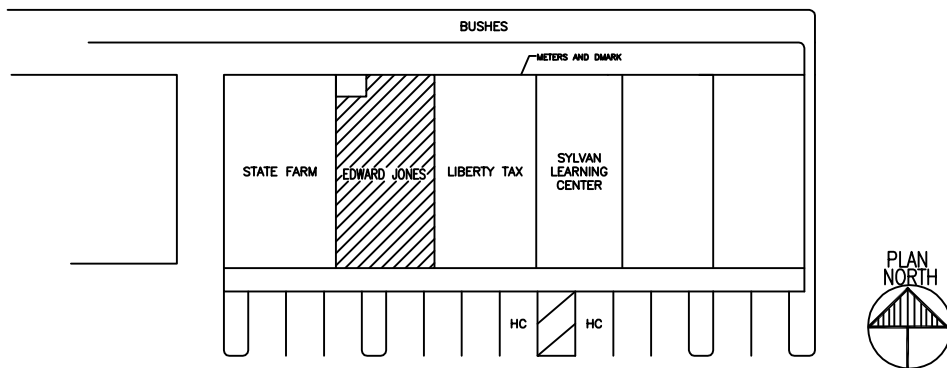
1. All items are to be completed per Edward Jones Specifications (see Exhibit B) unless noted otherwise on these pages.
2. CONTRACTOR to field verify all existing conditions; if there are any changes, revisions or discrepancies please call: 314.515.3807
 *Existing and new partition dimension maximum tolerance is 4" unless noted as HOLD.
3. CONTRACTOR TO CONTACT THE CITY TO DETERMINE IF ANY UPGRADES WILL NEED TO BE MADE TO COMPLY WITH LOCAL CODES INCLUDING FIRE MARSHAL FOR SPRINKLER AND ALARM SYSTEMS.
4. Landlord/Contractor to provide separate HVAC controls for Edward Jones space.
5. 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.
6. A switch shall occur at each egress door, and shall be 3-way if applicable for multiple entrances.
7. Mechanical, Electrical, and Plumbing (MEP) are all Design/Build; MEP contractors are required to obtain all required drawings, permits, etc. related to their work.
8. Contractor to provide and install Exit/Emergency lights as required by local building codes.
9. Contractor to coordinate install of CAT5E phone lines by INC (number as shown on Sheet 2 of 5) in 3/4" conduit (conduit by GC) as required by local code from building source (DMark) to BOC server location as indicated on plan by symbol ▲.

EXTERIOR SIGN CIRCUIT INSTALLATION INSTRUCTIONS

General Contractor (GC) to verify existence and functionality of sign circuit along sign ban 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 ban 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.

KEY PLAN

PLAN NOT TO SCALE



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

** CONTRACTOR MUST HAVE (5) PAGES FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY PAGES, PLEASE CONTACT DESIGNER AT

314.515.3807

Edward Jones
BRANCH FACILITIES

BRANCH OFFICE 78099

4808 EAST FWY

BAYTOWN, TX 77521

LEASE SQ. FT. 1150

ISSUES/ REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: AS 314.515.3807	EXHIBIT A SHEET 1 of 5
DATE: 12/12/2011	

BUILDING INFORMATION (STEEL FRAMING)

1- Story, NON-Sprinklered

OCCUPANCY USE GROUP: B-Business

GENERAL CONTRACTOR:
CIC 314.218.6488

CCA (FLOORING CONTACT):
MY FLOORING AMERICA-WEBSTER, TX 281.338.1345

METAL LOGOS CONTACT:
DEB GORAT 402-339-3264

INTEGRATED NETWORK CABLES (INC) CONTACT:
INSTALL TEAM 888-519-9525

BUILDING OWNER/PROPERTY MANAGER CONTACT:
FRANK MCRAE 713.659.3131

LEASING COORDINATOR:
SCOTT CHARTRAND 314.515.3912

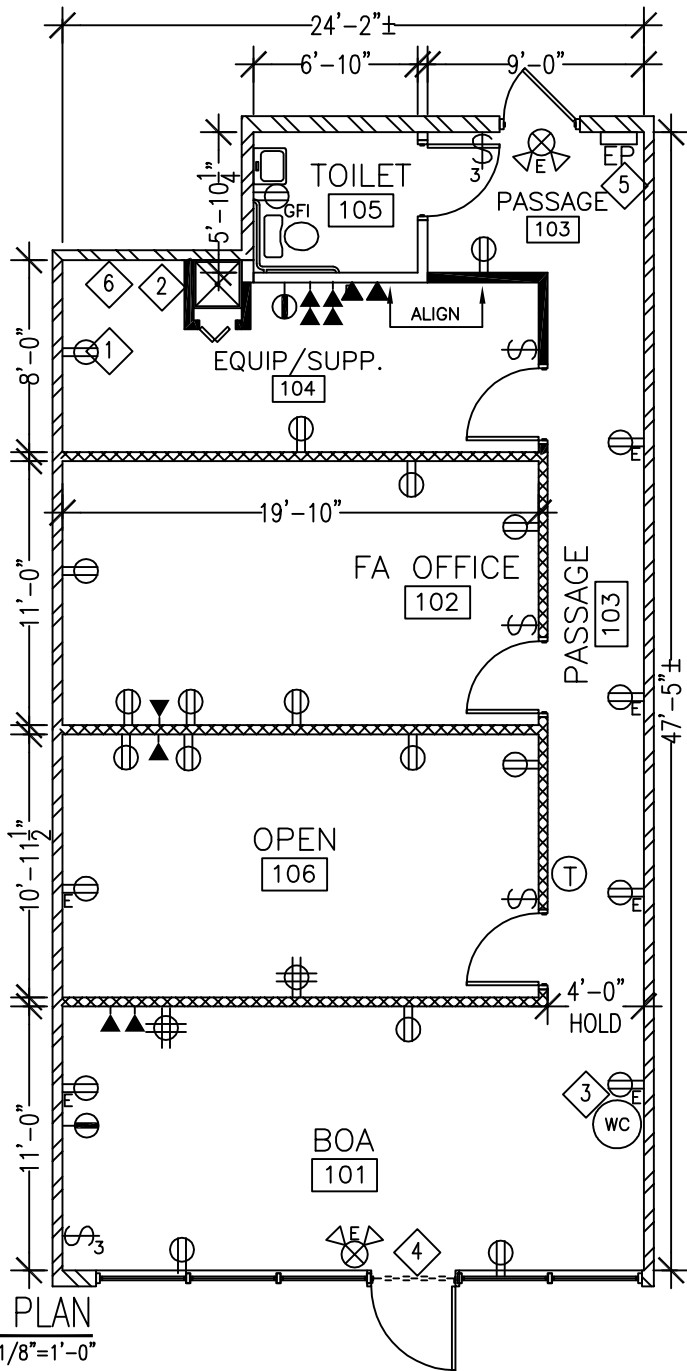
DESIGNER
ALEXANDRA SPEZIA 314.515.3807

KEYED NOTES:

- 1 PHONE COMPANY SERVICE TO BE INSTALLED AT BOC LOCATION PER DETAIL ON SHEET 4 OF 5 AND PER SPECIFICATIONS ON 1ST DAY OF CONSTRUCTION. EMAIL PHOTO TO LEASING COORDINATOR TO CONFIRM WORK ASAP.
- 2 INSTALL UTILITY TUB AS SHOWN ON PLAN PER CITY CODE.
- 3 PER CITY, BRANCH TO LOCATE WATER COOLER WITHIN SPACE; FA TO PROVIDE.
- 4 LANDLORD TO DEMO EXISTING WINDOW/DEMISING PARTITION AS INDICATED ON PLAN TO INSTALL NEW EXTERIOR ENTRY DOOR; PATCH & REPAIR ADJACENT SURFACES FOR NEW FINISHES.
- 5 PAINT ELECTRICAL PANEL TO MATCH PARTITION.

ALTERNATES:

- 6 RUN PLUMBING TO THIS AREA FOR THE FUTURE LOCATION OF A KITCHENETTE. CAP PLUMBING TO RENDER INOPERABLE AT THIS TIME.



LEGEND:

- DEMO PARTITION
- EXIST. PARTITION
- EXIST. DEMISING PARTITION
- NEW PARTITION
- NEW PARTITION/ INSUL.
- NEW DEMISING PARTITION
- ⤴ EXISTING DOOR
- ⤵ NEW DOOR
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUADRAPLEX RECEPTACLE
- ⊕ DEDICATED SIMPLEX RECEPTACLE W/ ISOLATED GROUND TO BE MARKED WITH "D" & ORANGE
- ▲ SINGLE GANG PHONE/DATA BOX
- ▲ DOUBLE GANG PHONE/DATA BOX
- ⌘ SWITCH
- E EXISTING
- L LANDLORD'S RESPONSIBILITY
- EP ELECTRICAL PANEL
- ⊖ THERMOSTAT LOCATION
- ⊕ WH WATER HEATER
- ⊕ EXIT/EMER. COMBO
- ⊕ EXIT/EMERGENCY LIGHT
- ⊕ WC WATER COOLER TO BE PROVIDED BY FINANCIAL ADVISOR

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

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D-Mark extension work per Detail on sheet 4 of 5, to be completed on the first day of construction. GC to install board and conduit and coordinate install of CAT5E lines with INC. Email photo to Leasing Coordinator to confirm work completion.

Edward Jones
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 BRANCH OFFICE 78099
 4808 EAST FWY
 BAYTOWN, TX 77521
 LEASE SQ. FT. 1150

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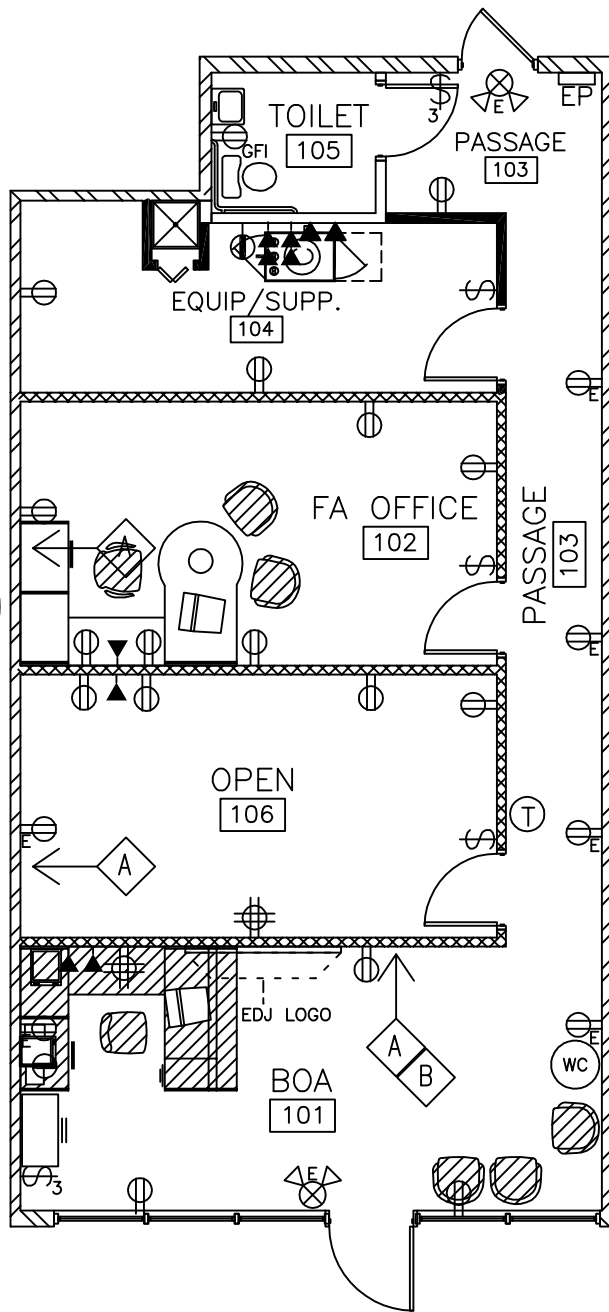
EXHIBIT A
 SHEET 2 of 5

****BRANCH TO BE PREWIRED****

CONTRACTOR NOTES:

1. LANDLORD TO DELIVER SPACE IN EDWARD JONES WHITE BOX CONDITION (SEE EXHIBIT C). LANDLORD TO INSTALL NEW EXTERIOR ENTRY DOOR AS INDICATED ON PLAN & TO REMEDIATE MOLD BEFORE CONSTRUCTION COMMENCES. LANDLORD TO PROVIDE SMOOTH & CLEAN CONCRETE FLOOR SURFACE FOR NEW FINISHES.
2. ALL ITEMS TO BE COMPLETED PER EDWARD JONES SPECIFICATIONS (SEE EXHIBIT B) UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION; IF YOU ARE UNABLE TO VERIFY DIMENSIONS OR IF A DISCREPANCY OCCURS, NOTIFY DESIGNER IMMEDIATELY.
4. DUE TO CEILING HEIGHT AT 9'9", BRANCH TO BE PREWIRED. PREWIRING TO BE COMPLETED BY INC- GC TO COORDINATE; INC TO INSTALL (3) CAT5E PHONE LINES IN 3/4" CONDUIT PROVIDED BY GC FROM BUILDING SOURCE TO BOC SERVER LOCATION IN EQ/SUPP 104 (SEE DETAIL ON SHEET 4 OF 5).
5. INSTALL NEW ELECTRICAL PER PLAN UNLESS WITHIN 36" OF EXISTING RECEPTACLE.
6. INSTALL/RELOCATE SUPPLY & RETURN GRILLES AS REQUIRED FOR COMPLETE & BALANCED WORKING SYSTEM AND TO ACHIEVE ONE SUPPLY & ONE RETURN AT MINIMUM IN EACH ROOM; INSTALL/RELOCATE DIGITAL PROGRAMMABLE THERMOSTAT AS SHOWN ON PLAN IN PASSAGE 103.
7. INSTALL/RELOCATE 2'x4' FLUORESCENT 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 5.
8. VERIFY LOCATION OF ALL EXISTING DEMISING PARTITIONS; VERIFY THAT THEY EXTEND TO THE DECK & ARE INSULATED; EXTEND & ADD INSULATION AS REQUIRED.
9. INSTALL NEW 6-PANEL SOLID CORE WOOD DOORS THROUGHOUT SPACE. INSTALL LOCK AND DOOR CLOSER AT ROOM 104.
10. VERIFY EXISTING 150-AMP ELECTRICAL PANEL MEETS EDWARD JONES REQUIREMENTS; UPGRADE AS NEEDED.
11. CLEAN & REUSE EXISTING PLUMBING FIXTURES IN TOILET 105.
12. REMOVE EXISTING FLOORING & BASE. PATCH, REPAIR, PREP & CLEAN FOR NEW FINISHES PER FINISH SCHEDULE.

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



- A** ACCENT WALL TO BE PAINTED WITH CUSTOM "EDJ GREEN" SEE BELOW FOR CONTACT INFORMATION
- B** EDJ LOGO TO BE CENTERED ON PARTITION AS INDICATED ON PLAN; USE PROVIDED TEMPLATE FOR ACCURATE ALIGNMENT; SEE SHEET 4 OF 5 FOR SIGNAGE ELEVATION; 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.

EDJ EQUIPMENT LEGEND (NIC):

- COMPUTER TERMINAL
- LASER PRINTER W/ DEDICATED OUTLET
- COPIER/FAX/SCANNER
- BOC-(Branch Office Controller)
- *DIGITAL INDOOR UNIT
- *INT REC DECODER
- *PHONE SYSTEM

FURNITURE TO BE ORDERED:

- (1) BOA WORKSTATION
- (1) BOA CHAIR
- (1) FA CHAIR
- (5) GUEST CHAIRS

FURNITURE TO BE MOVED:

- (1) FA WORKSTATION-'11
- (1) LATERAL FILE-'11

UPHOLSTERY: GREEN

EXIST = EXISTING FINISH TO REMAIN
N.I.C. = NOT IN CONTRACT FOR FINISHES

FINISH SCHEDULE

RM.NO.	PAINT	FLOORING	BASE	NOTES
101	P3	C8	B1	SEE NOTE 'A'/'B'
102	P3	C8	B1	SEE NOTE 'A'
103	P3	C8	B1	
104	N.I.C.	N.I.C.	N.I.C.	
105	P3	LVT1	B1	
106	P3	C8	B1	SEE NOTE 'A'

FINISH SPECIFICATIONS

PAINT P3- SW7723 COLONY BUFF (SHERWIN WILLIAMS) OR PUTNAM IVORY HC39 (BENJAMIN MOORE) **PAINT TO HAVE SATIN FINISH - SEE EXHIBIT B FOR FULL SPECIFICATIONS**
ACCENT WALLS- SW6195 ROCK GARDEN (SHERWIN WILLIAMS) OR CUSTOM "EDJ GREEN" (BENJAMIN MOORE)

CONTRACTOR TO CONTACT LOCAL CCA STORE LISTED ON SHEET 1 OF 5 TO ORDER FLOORING; FOR BIDDING PURPOSES, USE PRICING AS LISTED BELOW.

CARPET PATCRAFT PRIVATE LABEL PRODUCT C8 - COLOR: "DIGEST" CONTACT FOR CARPETING:

GC USE ONLY: CARPET: \$10.26 PER SY (PRICE INCLUDES FREIGHT) SEE SHEET 1 OF 5 FOR LOCAL STORE CONTACT.
*COST EXCLUDES ALASKA, HAWAII & CANADA
** IF QUOTED DIFFERENTLY THAN ABOVE, PLEASE CONTACT DESIGNER

TILE LVT1- SHAW FLOORS, DECO ADVANTAGE STONE 18"x18" LUXURY VINYL TILE STYLE: 0009V, COLOR: SAND DUNE
T2- ARMSTRONG CONNECTION CORLON SHEET VINYL #88702, WHITE CLIFFS
BASE
ROPPE
4" VINYL COVE BASE
B1-P191 CAMEL

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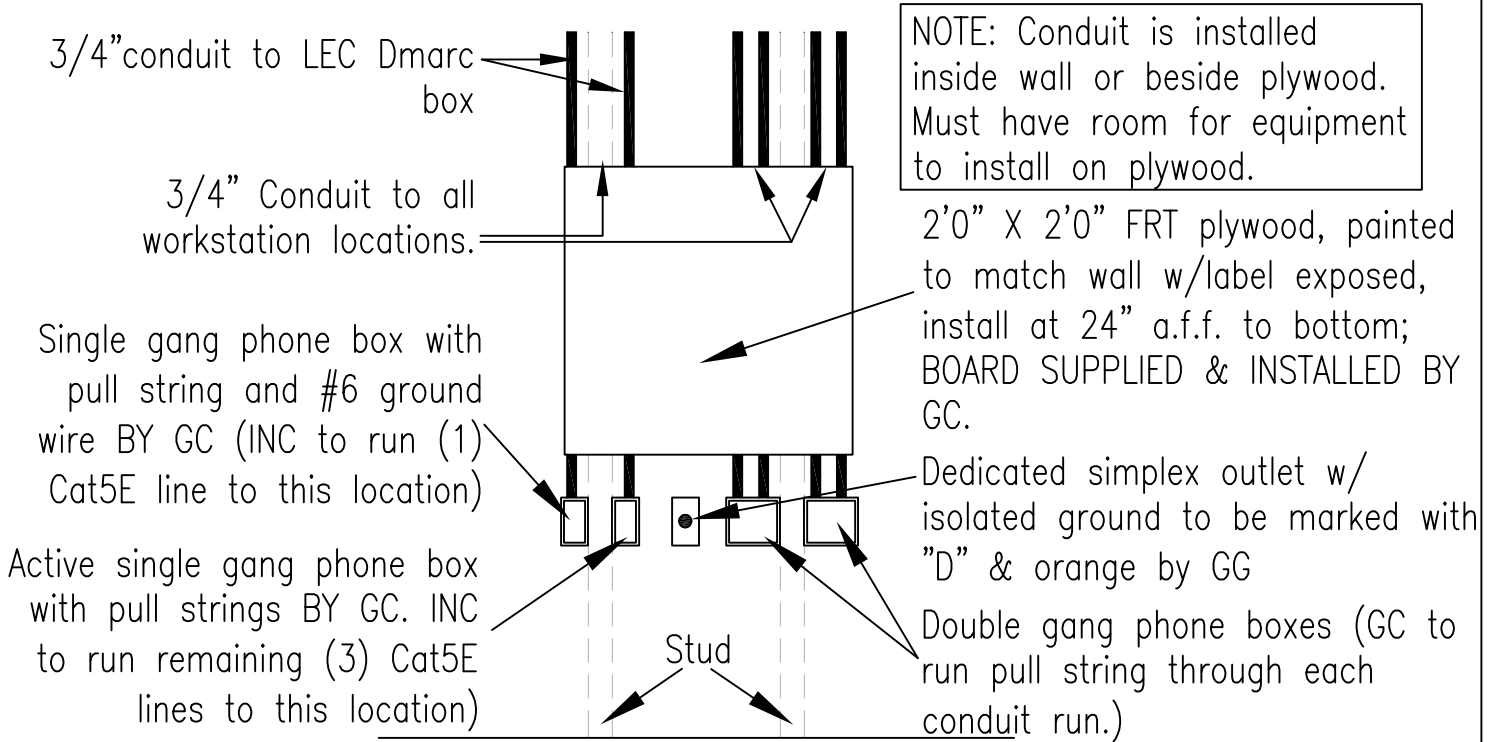
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EXHIBIT A
SHEET 3 of 5

BOC REQUIREMENTS



Contractor portion of work per detail above, to be completed on the first day of construction. GC to install board, conduit, dedicated circuit and run ground wire from first single gang box. Coordinate install of CAT5E lines with INC (see contact information sheet 1 of 5). Email photo to Leasing Coordinator to confirm work completion.

#6 ground wire must be installed and terminated on a busbar for #6 wire mounted on the bottom corner of the backboard. The busbar should have 4 to 6 terminals.

****CONDUIT NEVER TO BE INSTALLED ON TOP OF PHONE BOARD****

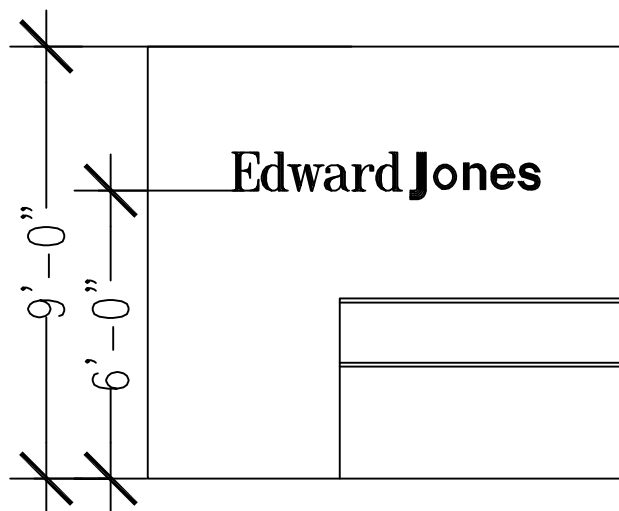
If BOC board is placed on fire-rated wall or existing concrete block wall, surface mounted conduit can be utilized. If this is the case, please run conduit on either side of board so that board remains free for placement of future equipment.

PREWIRE REQUIREMENTS

If sheet 2 of 5 notes that a prewire is required for this branch, GC to coordinate with INC (contact information on sheet 1 of 5).

SIGNAGE ELEVATION

CONTACT METAL LOGOS FOR ORDERING
(CONTACT INFORMATION ON SHEET 1 OF 5)



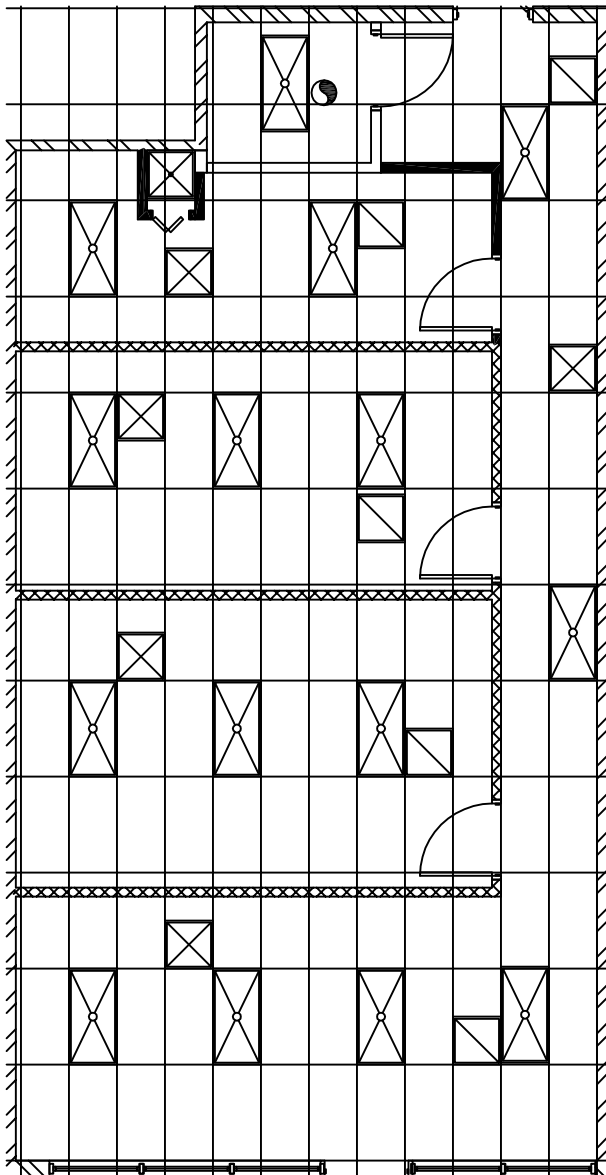
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


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EXHIBIT A
SHEET 4 of 5



LIGHTING LEGEND:

-  2'x4' FLUORESCENT
-  2'x2' FLUORESCENT
-  AIR SUPPLY GRILLE
-  AIR RETURN GRILLE
-  EXHAUST FAN
-  SPOTLIGHT FOR INTERIOR SIGN

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REFLECTED CEILING PLAN

1/8"=1'-0"



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5 of 5