



CITY OF CAMPBELL
Community Development Department

November 5, 2015

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

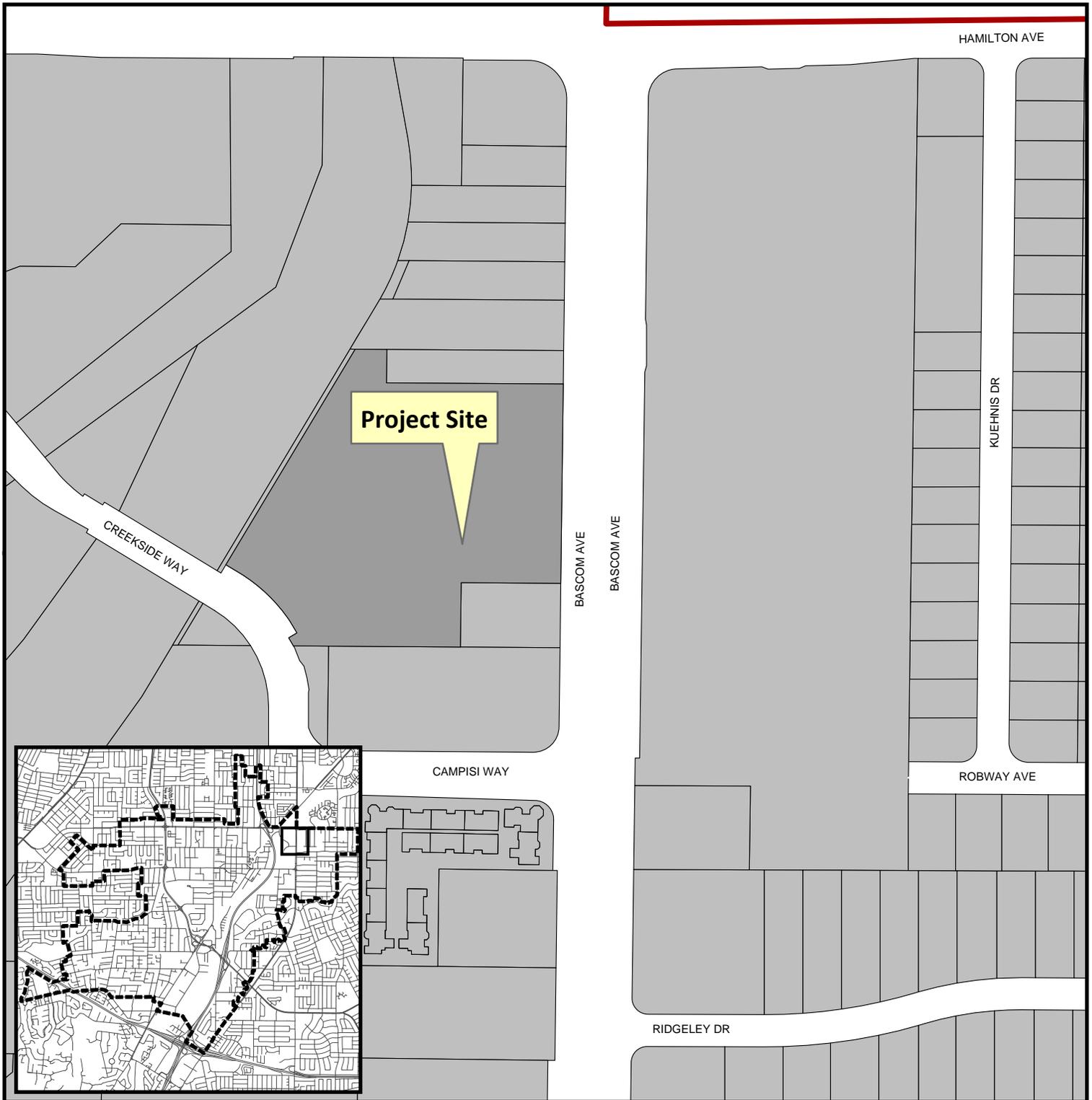
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.:	PLN2015-314
Applicant:	Jackie Woody
Project Address:	1725 S. Bascom Avenue, Suite 1022
Property Owner:	Campbell Apt. Properties
Zoning District:	P-D (Planned Development)
General Plan:	Commercial, Professional Office, Residential (Mixed Use)
Project Description:	To allow the establishment of a professional office use (Scottrade) out of an existing commercial tenant space at Revere.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on November 6, 2015 and ends on November 16, 2015. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 16, 2015**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email stephenr@cityofcampbell.com.

Project Location Map

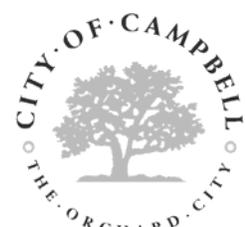
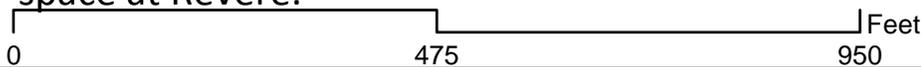


Project Location: 1725 S. Bascom Avenue

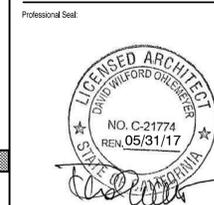
Application Type: Admin. Planned Development Permit

Planning File No.: PLN2015-314

Description: To establish a professional office use (Scottrade) out of an existing commercial tenant space at Revere.



Community Development Department
Planning Division



1677 South Bascom Ave. Suite 200 Campbell, CA

Owner:

SCOTTRADE

BRANCH OFFICE #: L04

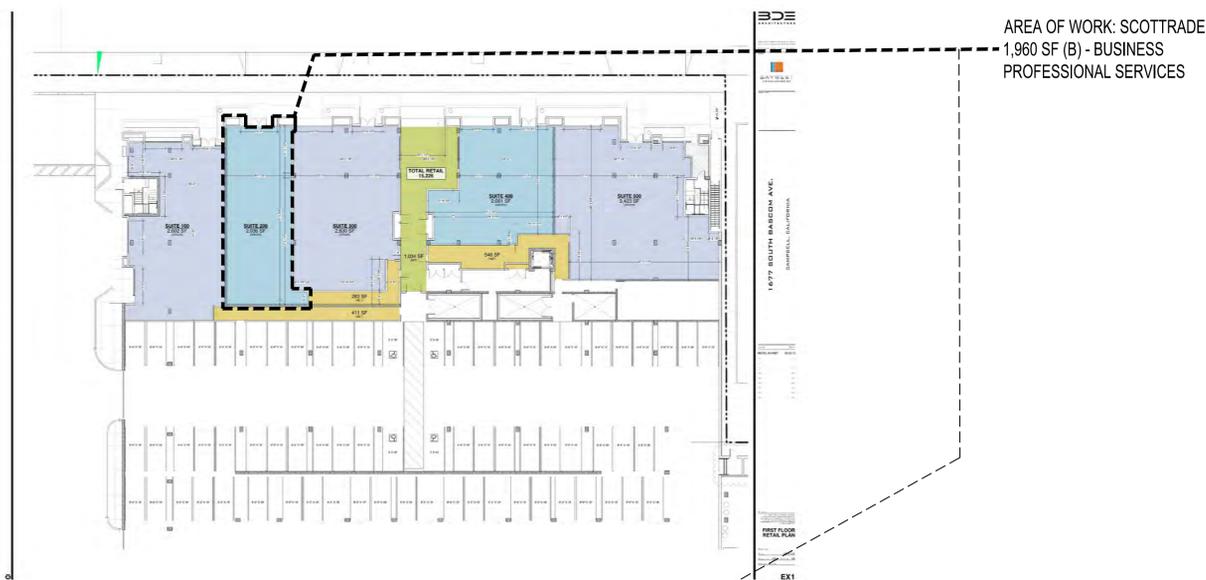
PROJECT TEAM

Tenant: SCOTTRADE
 700 MARYVILLE CENTRE, 5TH FLOOR
 ST. LOUIS, MISSOURI 63141
 CONTACT: JUDY LAMPE
 PH: 314.965.1555 EXT. 1328

Property Manager: BAY WEST DEVELOPMENT
 2 HENRY ADAMS STREET
 SAN FRANCISCO, CA 94103
 CONTACT: PETE BERITZHUFF
 PH: 408-680-4938

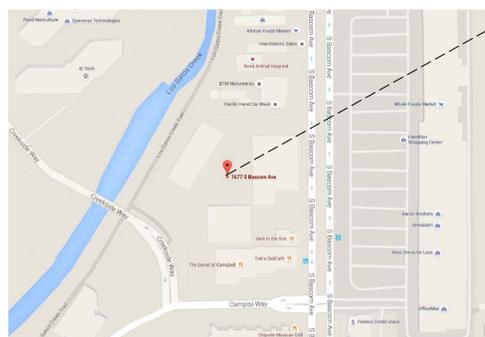
General Contractor: TO BE DETERMINED

PROJECT LOCATION



AREA OF WORK: SCOTTRADE
 1,960 SF (B) - BUSINESS
 PROFESSIONAL SERVICES

SITE PLAN - BUILDING



VICINITY PLAN



LANDLORD DELIVERABLE

LANDLORD TO PROVIDE SPACE IN THE FOLLOWING CONDITION: WHITE BOX CONDITION INCLUDING:
 ALL INTERIOR PARTITIONS, FIXTURES, FURNITURE, SLATWALL, DECORATIVE FINISHES, ETC. FROM PREVIOUS TENANT REMOVED (IF APPLICABLE)
 CONCRETE FLOOR LEVEL, SMOOTH AND BROOM SWEEP
 DROPPED CEILING INCLUDING LIGHT FIXTURES AT 12'-0" AFF; GRID AND TILE TO SCOTTRADE'S SPECIFICATIONS
 T-8 LIGHT FIXTURES WITH PARABOLIC LENSES TO MATCH SCOTTRADE'S FINISH LAYOUT (CEILING PLAN)
 200 AMP ELECTRICAL PANEL DESIGNATED TO SCOTTRADE'S SPACE
 ALL UTILITY METERS
 ADA-COMPLIANT RESTROOMS WITH ALL FIXTURES (MIRROR, PAPER DISPENSERS, GRAB BARS, ETC.) INCLUDING CONNECTIONS TO WATER HEATER FOR ALL PLUMBING FIXTURES
 A UTILITY SINK (IF APPLICABLE)
 A HIGH-LOW DRINKING FOUNTAIN (IF APPLICABLE)
 DEMISING WALLS WITH R11 INSULATION OR BETTER TO DECK; ALL PENETRATIONS FILLED WITH FIRE CAULK PER CODE
 FULLY ACCESSIBLE STOREFRONT WITH ENTRY DOOR AND HARDWARE
 HVAC UNIT WITH MECHANICAL DISTRIBUTION TO MATCH SCOTTRADE'S FINISH LAYOUT (CEILING PLAN)
 ALL FIRE ALARM AND OTHER FIRE SUPPRESSION WORK (IF APPLICABLE)
 EMERGENCY EXIT LIGHTING
 SPRINKLER SYSTEM INSTALLED TO CEILING TILES PER SCOTTRADE'S FINISH LAYOUT (CEILING PLAN) (IF APPLICABLE)
 1" OPEN CONDUIT WITH PULL STRINGS BETWEEN MPOE AND SCOTTRADE'S PHONE BOARD LOCATION

PROJECT INFORMATION

- APPLICABLE CODES:
 - 2013 CALIFORNIA BUILDING CODE
 - 2013 CALIFORNIA ENERGY CONSERVATION CODE
 - 2013 CALIFORNIA MECHANICAL CODE
 - 2013 CALIFORNIA ELECTRIC CODE
 - 2013 CALIFORNIA PLUMBING CODE
- CONSTRUCTION TYPE:
 - II-B UNPROTECTED, NON-COMBUSTIBLE
- FIRE PROTECTION: BUILDING IS FULLY SPRINKLERED
- OCCUPANCY:
 - PARTIAL 1ST FLOOR OF EXISTING BUILDING: (B) BUSINESS
- PROJECT AREA:
 - PARTIAL 1ST FLOOR OF EXISTING BUILDING: 1,960 SF
- CALCULATED OCCUPANT LOAD (PARTIAL 1ST FLOOR):
 - 1,960 SF (FLOOR AREA) / 100 = 20 PERSONS
- ACTUAL NUMBER OF OCCUPANTS: 10 MAXIMUM (4 EMPLOYEES, 6 CUSTOMERS) AT ANY GIVEN TIME DURING BUSINESS HOURS

LIST OF DRAWINGS

ARCHITECTURAL SHEETS

- T1 COVER SHEET
- A1 EXISTING CONDITIONS PLAN
- A2 CONSTRUCTION PLAN
- A3 REFLECTED CEILING PLAN
- A4 ELECTRICAL/COMM/FURNITURE PLAN
- A5 ACCESSIBILITY DETAILS/DETAILS

ALTERATIONS TO EXISTING SPRINKLER SYSTEM DETERMINED BY GC AND SPRINKLER SUB-CONTRACTOR; AS NEEDED, PLANS TO INDICATE SPRINKLER ALTERATIONS ARE THE RESPONSIBILITY OF THE GC AND/OR SPRINKLER SUB AND ARE TO BE SUBMITTED SEPARATELY FROM THESE PLANS.

MECHANICAL SHEETS

- M1 HVAC PLAN
- M2 HVAC SPECIFICATIONS

ELECTRICAL SHEETS

- E0 ELECTRICAL DIAGRAMS AND SCHEDULES
- E1 POWER SYSTEMS AND LIGHTING PLANS
- E2 LIGHTING CONTROL DETAILS
- E3 LIGHTING CONTROL DETAILS
- E4 ELECTRICAL SPECIFICATIONS
- E5 ELECTRICAL SPECIFICATIONS

TENANT SCOPE

TENANT'S GENERAL CONTRACTOR (GC) TO CONFIRM EXISTING CONDITIONS PRIOR TO STARTING WORK; GC'S SCOPE TO INCLUDE BUT NOT LIMITED TO (AS OUTLINED ON THE FOLLOWING PLANS):
 INSTALL OR RELOCATE PROGRAMMABLE THERMOSTAT(S) PER SCOTTRADE'S PLANS
 NEW NON-STRUCTURAL WALL CONSTRUCTION
 ALL FINISHES
 ELECTRICAL FOR TENANT'S USE

Project Title:

TENANT IMPROVEMENT WORK FOR:
SCOTTRADE
 BRANCH OFFICE #L04
 1677 SOUTH BASCOM AVE. SUITE 200
 CAMPBELL, CA 95008

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No.	Description	Date

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Sheet Title:



Development Application

FILE NO: _____

Planning Division - City of Campbell - 70 N. First Street, Campbell, California 95008 (408) 866-2140

PROJECT LOCATION: 1725 S. Bascom Avenue
(Address) (Assessor's Parcel Number)

GENERAL PROJECT DESCRIPTION: NEW TENANT TO MOVE INTO AN EXISTING COMMERCIAL SPACE. INTERIOR BUILD-OUT OF SPACE.

ZONING: _____ GENERAL PLAN: _____

APPLICANT INFORMATION:

NAME: SCOTTRADE, INC
ADDRESS: 700 Maryville Centre Drive
TELEPHONE: 314-965-1555 ext 2378
CITY/STATE: St. Louis, MO. ZIP: 63141
CELL: _____
EMAIL: JWoody@scottrade.com

PROPERTY OWNER INFORMATION: Berkshire Communities

NAME: _____
ADDRESS: 1725 S Bascom Ave STE 1200
TELEPHONE: 669-237-1900
CITY/STATE: Campbell, CA ZIP: 95008
CELL: _____
EMAIL: Kristina.Chan@BerkshireCommunities.com

Attach a separate sheet listing any additional people to receive copies of reports and agendas.

AFFIDAVIT/SIGNATURE(S):

The undersigned person(s), having an interest in the above-described property, hereby make this application in accordance with the provisions of the Campbell Municipal Code; and, hereby certify that the information given herein is true and correct to the best of my/our knowledge and belief.

[Signature] 10/6/15 [Signature] 10/7/15
Applicant's Signature Date Property Owner's Signature Date

The City will review the application for completeness and will notify the applicant within 30 days of submittal of a complete or incomplete application.

Types of Application(s) - Check off all that apply for this project:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Administrative Planned Development Permit | <input type="checkbox"/> Reasonable Accommodation |
| <input type="checkbox"/> Administrative Site and Architectural Review Permit | <input type="checkbox"/> Sign Application - Single Sign |
| <input type="checkbox"/> Extension of Approval | <input type="checkbox"/> Signs - Additional Signs per business filed at same time |
| <input type="checkbox"/> Fence Exception | <input type="checkbox"/> Signs - Program - (five or more signs) |
| <input type="checkbox"/> Environmental Impact Report Review | <input type="checkbox"/> Signs - Downtown (C-3) Exceptions |
| <input type="checkbox"/> Fire Review | <input type="checkbox"/> Signs - Exception |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Signs - Freeway Oriented |
| <input type="checkbox"/> Heritage Tree Designation | <input type="checkbox"/> Site and Architectural Review Permit |
| <input type="checkbox"/> Home Occupation Permit | <input type="checkbox"/> Subdivision Map (five lots or more) |
| <input type="checkbox"/> Initial Study/Negative Declaration | <input type="checkbox"/> Temporary Sign(s) |
| <input type="checkbox"/> Landmark Designation | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Alteration to Designated Landmark | <input checked="" type="checkbox"/> Use Permits |
| <input type="checkbox"/> Minor Modifications to Side Yard Setback (residential) | <input type="checkbox"/> Underground Utility Waiver |
| <input type="checkbox"/> Modifications | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Outdoor Seating and Display Permit | <input type="checkbox"/> Zoning Certification Letter |
| <input type="checkbox"/> Parcel Map (four lots or fewer) | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Planned Development Permit | |
| <input type="checkbox"/> Pre-Application (Tier 1 or Tier 2) | |



Austin Carolina New York St. Louis
 Office: 319 North 4th Street
 Suite 1000
 St. Louis, Missouri 63102
 P 314.221.5700
 F 314.221.0816



Professional Engineer:
 SCHNACKEL ENGINEERS, INC.
 3035 SOUTH 72ND STREET
 OMAHA, NEBRASKA 68124
 PHONE: 402-391-7680



Project Title:

TENANT IMPROVEMENT WORK FOR:
SCOTTRADE
 BRANCH OFFICE #L04
 1677 SOUTH BASCOM AVE. SUITE 200
 CAMPBELL, CA 95008

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Sheet Title:
 Project Number: 15930.016
 Sheet Number: A2
 Drawn By: ARS
 Issue Date: AUGUST 28, 2015

CONSTRUCTION PLAN GENERAL NOTES

1. THE WORD "ARCHITECT" AS USED IN THESE DOCUMENTS REFERS TO THE TENANT IMPROVEMENT ARCHITECT, LAWRENCE GROUP.
2. THE WORD "ALIGN" AS USED IN THESE DOCUMENTS SUPERSEDES ANY DIMENSIONAL INFORMATION INDICATED. IF DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
3. THE WORD "PROVIDE" AS USED IN THESE DOCUMENTS MEANS SUPPLY AND INSTALL.
4. GC AND ALL SUBCONTRACTORS TO COMPLY WITH BUILDING OWNERS BUILDING CONSTRUCTION REGULATIONS AND STANDARDS.
5. DURING BIDDING, GC SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND NOTIFY THE TENANT OF ANY OMISSIONS, DISCREPANCIES AND/OR CONFLICTS.
6. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
7. UNO, PARTITIONS ARE DIMENSIONED TO FACE OF PARTITION.
8. UNO, ALL EXISTING DOORS AND HARDWARE TO REMAIN.
9. ALL BLOCKING TO COMPLY WITH LOCAL BUILDING CODE REQUIREMENTS.
10. PATCH ALL WALLS, PARTITIONS, COLUMNS, CONCRETE FLOORS, ETC. WHERE DEMOLITION HAS OCCURRED.
11. GC TO PROVIDE NEW OR RELOCATED FIRE EXTINGUISHERS AS SHOWN ON PLAN. GC TO VERIFY THAT FIRE EXTINGUISHERS AND LOCATIONS COMPLY WITH ALL EXISTING LOCAL, CITY AND STATE FIRE CODES. GC TO VERIFY THAT ALL FIRE EXTINGUISHERS ARE NEW OR RECENTLY SERVICED.
12. GC TO ENSURE NO EXISTING OR NEW EQUIPMENT IS INSTALLED ON WALLCOVERING ACCENT WALL. GC TO NOTIFY TENANT IF VARYING CONDITIONS EXIST PRIOR TO WALLCOVERING INSTALLATION.
13. UNO, ALL PARTITIONS TO BE TYPE "1".
14. REMOVE ALL EXISTING DATA AND PHONE WIRING BACK TO WHERE THE BUILDING SERVICE ENTERS THE SUITE.
15. UNO, ALL APPLIANCES AND EQUIPMENT SHOWN IN DOCUMENTS TO BE PURCHASED AND INSTALLED BY TENANT.
16. GC TO VERIFY HVAC IS IN WORKING ORDER FOR TENANT'S USE.
17. UNO, EDGE OF DOOR TO BE LOCATED 5" OFF PERPENDICULAR WALL.
18. ALL COLD WATER LINES INSTALLED FOR SINKS AND ALL OTHER APPLIANCES TO BE INSULATED FROM WET COLUMN / PARTITION TO POINT OF CONNECTION.
19. ALL INTERIOR FINISH AND TRIM TO MEET OR EXCEED CLASS II FLAME SPREAD, 26-75 SMOKE DEVELOPMENT RATING LESS THAN 450 AND ALL OTHER APPLICABLE CODES OR BUILDING STANDARDS.

FINISH GENERAL NOTES

1. ALL INTERIOR FINISH AND TRIM TO MEET OR EXCEED CLASS II FLAME SPREAD, 26-75 SMOKE DEVELOPMENT RATING LESS THAN 450 AND ALL OTHER APPLICABLE CODES OR BUILDING STANDARDS.
2. PREPARE ALL VERTICAL SURFACES TO ACCEPT A SMOOTH UNIFORM FINISH. THIS INCLUDES, BUT IS NOT LIMITED TO REMOVAL OF ALL WALLCOVERING, WAINSCOTING, SLAT-WALL, SHELVING, HOOKS, TACKS, NAILS, WALL SCONES, ETC. PATCH AND REPAIR SURFACE AS NEEDED. ALL ELECTRICAL FOR WALL SCONES TO BE TAKEN BACK TO THE POINT WHERE THE SERVICE ENTERS THE SUITE. ALL WALLS TO RECEIVE A SMOOTH LEVEL FIVE FINISH.
3. UNO, IT IS THE RESPONSIBILITY OF THE GC TO CONFIRM ALL WALLS RECEIVE A LEVEL FIVE FINISH AND MEET THE RECOMMENDATIONS OF THE DRYWALL FINISHING COUNCIL. ALL WALLS TO BE FREE OF TOOL MARKS, RIDGES AND COATED WITH AN APPLICATION OF HIGH QUALITY, HIGH SOLID DRYWALL PRIMER PRIOR TO APPLICATION OF THE FINAL PAINT.
4. UNO, ALL WALLS AND PARTITIONS TO RECEIVE PAINT P2. GC TO LEAVE REMAINING P2 ON SITE FOR TENANT'S USE.
5. THE FINISH NAME TAKES PRECEDENCE OVER THE FINISH PRODUCT NUMBER WHEN ORDERING MATERIALS. SPECIFY "FOR SCOTTRADE" WHEN ORDERING DIRECTLY FROM VENDOR.
6. UNO, ALL NEW, EXISTING AND RELOCATED DOOR FRAMES TO RECEIVE PAINT COLOR TO MATCH WALL ON WHICH THEY OCCUR. DOORS AND FRAMES SHOULD BE FINISHED AS SEMI-GLOSS.
7. USE LOW OR NO VOC PAINT FROM SHERWIN WILLIAMS. SEE FINISH SCHEDULE FOR COLORS.
8. UNO, ALL GYP. BD. CEILINGS AND CEILING SOFFITS TO BE PAINTED P1. SEE CEILING PLAN FOR THESE LOCATIONS.
9. UNO, FLOORING TO BE T1 IN ROOM 100, C1 IN ROOMS 101 AND 102, AND T4 IN ROOM 104. SEE FINISH SCHEDULE FOR MORE INFORMATION. USE BASE B1 OR B3 AS NOTED ON PLANS; TRANSITION EXACTLY AT DIMENSIONED TRANSITION LINE; BASE COLORS TO ALIGN WITH FLOORING TYPES.
10. UNO, INSTALL ALL FINISHES TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND WITH ALL WARRANTIES IN TACT.
11. TENANT WILL PROVIDE; GC TO INSTALL ALL FLOORING MATERIALS, BASE, AND GROUT. GC IS RESPONSIBLE FOR CARPET ADHESIVE AND TRANSITION STRIPS. GC SHALL NOT OVER-APPLY ADHESIVES TO CARPET TILES; FOLLOW ALL CARPET MANUFACTURER SPECIFICATIONS FOR ADHESIVE APPLICATION. CARPET TILES ARE INTENDED TO BE ABLE TO BE REMOVED AND REPLACED AS NEEDED.
12. UNO, GC TO INSTALL CARPET (C1) IN "BRICK" PATTERN.
13. UNO, CEILING TO BE ACT1 IF THE EXISTING SUSPENDED CEILING SYSTEM IS NOT TO BE REUSED. SEE FINISH SCHEDULE FOR SPECIFICATIONS.
14. UNO, ALL PAINTED SURFACE TO RECEIVE A MIN. OF ONE (1) PRIMER COAT AND TWO (2) FINISH PAINT COATS. TINT PRIMER COAT PER MANUFACTURER'S SPECIFICATIONS.
15. ALL GLASS DOORS AND SIDELIGHTS TO BE TEMPERED GLASS GL1.
16. UNO, ALL FLOORING TRANSITIONS TO BE CENTERED UNDER DOOR.
17. UNO, GC TO INSTALL WALLCOVERING PER WALLCOVERING MANUFACTURER'S RECOMMENDATION, CONTACT WALLCOVERING MANUFACTURER DIRECTLY.
18. GC TO INSTALL WALLCOVERING; SEE FINISH SCHEDULE. WHERE INDICATED, WALLS TO RECEIVE WALLCOVERING SHOULD ALSO BE DIMENSIONED.
NOTE: NOT ALL LOCATIONS WILL RECEIVE WALLCOVERING. CONSULT FINISH SCHEDULE BEFORE ORDERING.
19. GC TO PREPARE FLOOR TO HAVE A BROOM SWEEP CONCRETE SURFACE. REMOVE ROUGH AREAS, PROJECTIONS, RIDGES AND BUMPS. FILL LOW SPOTS, CONTROL OR CONSTRUCTION JOINTS, AND OTHER DEFECTS THAT AFFECT TILE INSTALLATION.
20. UNO, GC TO LAY 12"x24" PORCELAIN TILE (T1) PERPENDICULAR TO THE DEMISING WALLS AND PARALLEL TO THE STOREFRONT. SEE FINISH SCHEDULE. SEE DETAILS ON SHEET A5.
21. UNO, GC TO INSTALL SUBWAY WALL TILE (T2) TO MANUFACTURER'S RECOMMENDATION WITH EPOXY GROUT G1 WITH 1/16" KNIFE JOINTS. SEE FINISH SCHEDULE.
22. GC TO ENSURE THAT NEW FLOORING TRANSITIONS THROUGHOUT SPACE DO NOT EXCEED 3/4" IN HEIGHT.
23. PAINTED SURFACES TO RECEIVE THE FOLLOWING FINISHES:
EGGSHELL: GYP. BD. VERTICAL WALL SURFACES
FLAT: GYP. BD. CEILINGS, SOFFITS, BULKHEADS
SEMI-GLOSS: HOLLOW METAL SURFACES, PAINTED WOOD SURFACES, RESTROOM WALLS.
24. UNO, PAINT TRANSITIONS TO OCCUR ONLY AT INSIDE CORNERS; UNO, NO OUTSIDE PAINT TRANSITIONS.
25. EXISTING AND NEW LIGHT SWITCH AND OUTLET DEVICES AND COVER PLATES TO BE THE FOLLOWING FINISHES:
ALL WALLS PAINTED P2 ARE TO RECEIVE GRAY DEVICES AND GRAY FACEPLATES; WHEN GRAY IS UNAVAILABLE, INSTALL WHITE DEVICES WITH WHITE FACEPLATES. ALL WALLS PAINTED P4 OR WC1 ARE TO RECEIVE BRONZE DEVICES WITH BRONZE FACEPLATES.
26. IT IS THE GC'S RESPONSIBILITY TO IDENTIFY AND INFORM THE SUBCONTRACTORS OF THE PROJECT DEADLINE.
27. ALL FINISHES MUST BE INSTALLED AS SPECIFIED IN FINISH SCHEDULE. NO SUBSTITUTIONS UNLESS AUTHORIZED BY SCOTTRADE IN CONJUNCTION WITH ARCHITECT AND MANUFACTURER AND MANUFACTURER'S REPS.
28. GC TO PERFORM A CALCIUM CHLORIDE TEST FOLLOWING ASTM 1869 PROCEDURES. THE MOISTURE LEVEL FROM THE CONCRETE SHOULD NOT EXCEED 5.0 LBS/1000 SF IN ANY 24 HOUR PERIOD.

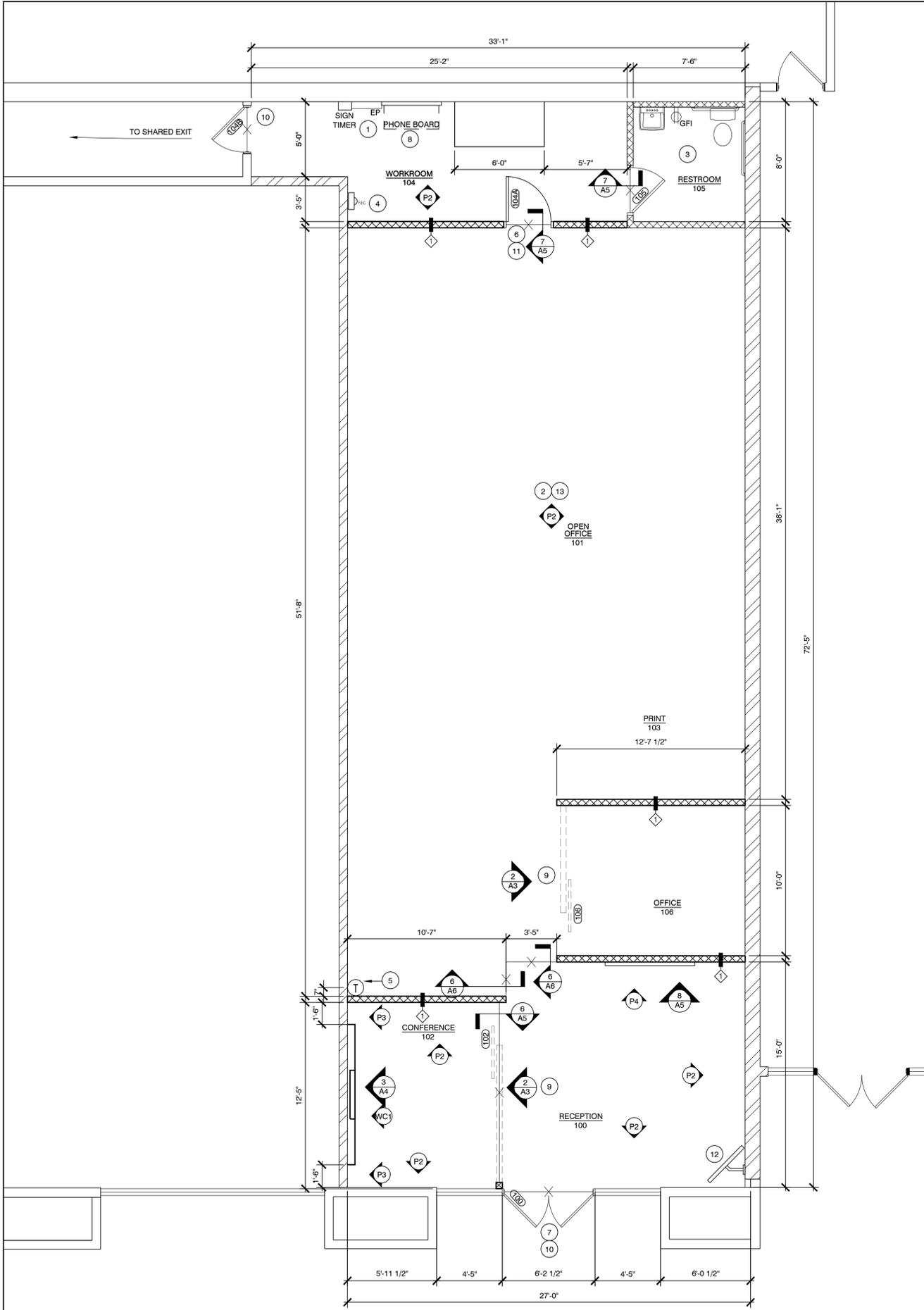
CONSTRUCTION & FINISH PLAN KEYED NOTES

- 1 EXISTING ELECTRICAL PANEL.
- 2 EXISTING HVAC UNIT AND ALL DUCTWORK TO REMAIN. NO MAJOR MECHANICAL WORK IS INCLUDED IN SCOTTRADE'S SCOPE. SEE MECHANICAL PLANS FOR MINOR SCOPE.
- 3 EXISTING FULLY ACCESSIBLE RESTROOM, INCLUDING ACCESSORIES, IN ACCORDANCE WITH ALL LOCAL CODES.
- 4 EXISTING FIRE EXTINGUISHER CABINET. FIELD VERIFY EXACT LOCATION.
- 5 EXISTING PROGRAMMABLE THERMOSTAT AT 48" AFF. THERMOSTAT COVER TO BE WHITE OR LIGHT GRAY. GC TO RELOCATE THERMOSTAT AS REQUIRED IF EXISTING LOCATION DOES NOT COORDINATE WITH NEW PARTITIONS.
- 6 GC TO PROVIDE AND INSTALL DOOR AND HARDWARE PER DOOR SCHEDULE. GC TO PAINT DOORS AND FRAME TO MATCH WALL COLOR.
- 7 GC TO PROVIDE AND INSTALL LOCK BOX ON OUTSIDE OF SUITE UPON CONSTRUCTION COMMENCEMENT. GC TO GIVE TENANT THE CODE TO THIS LOCK BOX AS SOON AS IT IS INSTALLED. LOCK BOX TO REMAIN ON SITE UNTIL SCOTTRADE'S SET UP WEEK. CONTACT TENANT FOR ADDITIONAL INFORMATION.
- 8 GC TO INSTALL SURFACE MOUNTED 3/4"x48"x48" FIRE RETARDANT PLYWOOD PHONE BOARD @ 48" AFF TO BOTTOM OF BOARD. GC TO PAINT BOARD TO MATCH WALL WITH A FIRE RETARDANT FINISH. GC TO LEAVE FIRE RATED PLYWOOD LABEL EXPOSED IF APPLICABLE PER CODE. GC TO COORDINATE WITH TENANT TO INSTALL AND PAINT PHONE BOARD IF APPLICABLE WITHIN 10 DAYS OF CONSTRUCTION COMMENCEMENT.
- 9 GC TO COORDINATE INSTALLATION OF DIRTT MODULAR WALL SYSTEM WITH SCOTTRADE AND DIRTT CERTIFIED INSTALLERS. SEE ELEVATION.
- 10 AS PERMITTED BY CODE. GC TO INSTALL DEADBOLTS ON EACH MEANS OF EGRESS. FINISH TO MATCH DOOR HARDWARE. HARDWARE MUST COMPLY WITH ALL ACCESSIBILITY STANDARDS; DOOR SHALL REMAIN UNLOCKED AT ALL TIMES DURING REGULAR POSTED BUSINESS HOURS.
- 11 WHERE PERMITTED BY CODE, INSTALL AUTOMATIC DOOR CLOSER ON WORKROOM DOOR WITH HARDWARE PACKAGE.
- 12 GC TO INSTALL WALL-MOUNTED MONITOR BRACKET AND BLOCKING IN WALL TO SECURE BRACKET FOR 40" FLATSCREEN TELEVISION. INSTALL PEERLESS INDUSTRIES, INC., MODEL#: SMARTMOUNT ARTICULATING LCD WALL ARM, SA740P. BRACKET PROVIDED BY TENANT SCOTTRADE. GC TO REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS. FOR ADDITIONAL INFORMATION GO TO: www.peerlessindustries.com. GC TO LEAVE ALL REMAINING HARDWARE ON SITE.
- 13 GC TO INSTALL SCOTTRADE PROVIDED ARTWORK. SEE DETAIL 13/A5. COORDINATE WITH SCOTTRADE.

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	NOTES
100	T1/G1	B1	P2/P4	INSTALL T1 PARALLEL TO STOREFRONT; SEE 5/A6
101	C1	B1	P2	INSTALL C1 IN 'BRICK' PATTERN; SEE 4/A6
102	C1	B1	P2/WC1/P3	INSTALL C1 IN 'BRICK' PATTERN; SEE 4/A6
103	C1	B1	P2	INSTALL C1 IN 'BRICK' PATTERN; SEE 4/A6
104	T4	B5	P2	
105	EXIST.	EXIST.	EXIST.	EXISTING FINISHES TO REMAIN
106	C1	B1	P2	INSTALL C1 IN 'BRICK' PATTERN; SEE 4/A6

- PAINT AND WALLCOVERING**
 P1 - SW7028 INCREDIBLE WHITE
 P2 - SW7016 MINDFUL GRAY
 P3 - SW7048 URBANE BRONZE
 P4 - CUSTOM COLOR SCUFFMASTER PAINT
 WC1 - WOLF GORDON G-8735479
- TILE**
 T1 - FLORIDA TILE TIDES 1224 FT128110 SEA SALT
 T2 - AMERICAN OLEAN PROFILES 3X6 SUBWAY TILE 0025 ICE WHITE
 T3 - AMERICAN OLEAN ST GERMAIN SABLE #SE64
 T4 - AZROCK V-230 SOGGYBOTTOM
- CARPET**
 C1 - INTERFACE for CUSTOM 252294-117
- BASE**
 B1 - JOHNSONITE 4' REVEAL 469 MYSTIFY CG
 B2 - AMERICAN OLEAN ST GERMAIN SABLE COVE #S36CGT
 B3 - JOHNSONITE 4' REVEAL 44 DARK BROWN B
 B4 - JOHNSONITE 4' COVE BASE 44 DARK BROWN B
 B5 - JOHNSONITE 4' COVE BASE 285 TOAST
 B6 - AMERICAN OLEAN PROFILES 3X6 SUBWAY TILE BASE 0025 ICE WHITE
- TRANSITION (CAN BE SUPPLIED BY SCOTTRADE OR EXACT SPEC PURCHASED LOCALLY)**
 TR1 - SCHLUTER SCHIENE-AE SATIN ANODIZED ALUM
 TR2 - SCHLUTER SYSTEMS JOLLY TOP CAP AT-SATIN NICKEL ANODIZED ALUMINUM
 TR3 - SCHLUTER RENO-TK-EB BRUSHED STAINLESS STEEL*
 *ACCEPTABLE SUBSTITUTE FOR TR3: JOHNSONITE RUBBER TRANSITION STRIPS 44 DARK BROWN B
- GROUT**
 G1 - (EPOXY) TEC POWER GROUT: STERLING
 G2 - TEC POWER GROUT: DARK WALNUT
- LAMINATES (FOR MILLWORK) (CAN BE SUPPLIED BY SCOTTRADE OR EXACT SPEC PURCHASED LOCALLY)**
 L1 - PIONITE AV971 SUEDE MOONLIGHT PAPEL
 L2 - WILSONART LAMINATE 7943K-07 COLUMBIAN WALNUT
- ACOUSTICAL CEILING TILE CONTRACTOR TO PURCHASE LOCALLY; NO SUBSTITUTIONS**
 GRID1 - ARMSTRONG PRELUDE ML 15/16 EXPOSED TEE MAIN BEAM #7300, CROSS TEE #ML7313, MOLDING #7809 OR EQUAL - WHITE
 ACT1 - ARMSTRONG DUNE SECOND LOOK II; 2X4' SCORED TILES WITH REGULAR EDGE
- GLAZING CONTRACTOR TO PURCHASE LOCALLY**
 GL1 - TEMPERED GLASS
- NOTE TO CONTRACTOR: UNO, SCOTTRADE WILL PLACE ORDER FOR MATERIALS AND HAVE THEM SHIPPED TO SITE/ADDRESS PROVIDED. IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY SCOTTRADE CONTACT IMMEDIATELY WITH QUANTITIES. LOCAL SUBSTITUTIONS ARE NOT PERMITTED. ONCE RECEIVED, GC IS RESPONSIBLE FOR NOTIFYING SCOTTRADE OF DAMAGE OR SHORTAGES.**
- IN THE EVENT OF EMERGENCY (SPECIFIC TO FINISH MATERIALS) AND SCOTTRADE CONTACT IS UNAVAILABLE, CALL BOB WOODSIDE (C1 SELECT) AT 314-909-6917.**
- DIRTT PRODUCT IS ORDERED BY SCOTTRADE AND INSTALLED BY CERTIFIED DIRTT INSTALLERS. GC TO COORDINATE TIMING WITH INSTALLERS. IN THE EVENT OF EMERGENCY (SPECIFIC TO DIRTT PARTITIONS) AND SCOTTRADE CONTACT IS UNAVAILABLE, CALL KARA DEE FLACKE (CIG CONSTRUCTION) AT 314-630-8758.**



CONSTRUCTION AND FINISH PLAN
 SCALE: 1/4" = 1'-0"







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