

## GENERAL CONSTRUCTION NOTES:

- NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE FROM DRAWINGS.
- DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB) UNLESS OTHERWISE NOTED ON PLANS.
- ALL DOOR JAMBS ARE 4" FROM A WALL EDGE, UNLESS OTHERWISE NOTED.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
- ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE OWNER.
- UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY ALL LABOR, MATERIALS EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, PERMITS AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
- FOR ALL WOOD MEMBERS REQUIRED BY CODE TO BE FIRE RETARDANT TREATED, PROVIDE PRESSURE IMPREGNATION WITH FIRE RETARDANT TO PROVIDE UL PRS FIRE HAZARD CLASSIFICATION. ALL WOOD SHALL BE IDENTIFIED WITH A UL LABEL CERTIFYING THIS CLASSIFICATION AND FM DIAMOND.
- APPROVED FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY LOCAL AUTHORITY.
- ALL PENETRATIONS OF FIRE RESISTIVE FLOOR OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORMS TO UL STANDARDS FOR THROUGH PENETRATION FIRESTOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT. SUCH DRAWINGS SHALL BE AVAILABLE TO ANY CITY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRINGS TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
- THE CONTRACTOR IS TO REPLACE ANY FIREPROOFING REMOVED FROM THE BUILDING STRUCTURE DURING DEMOLITION/CONSTRUCTION.
- ACCESS PANELS IN WALL FOR PLUMBING, MECHANICAL OR ELECTRICAL ACCESS TO BE FLUSH FRAMELESS GYP. BD. PANELS.
- PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL DOORS. GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INTEGRITY OF RATED PARTITIONS & STRUCTURE PARTICULARLY WHERE PENETRATED BY VARIOUS TRADES AND SERVICES.
- THE GENERAL CONTRACTOR TO PROVIDE AND INSTALL PAPER COVERING APPLIED TO THE STOREFRONT GLAZING DURING MERCHANDISING.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK.
- G.C. SHALL SUPPLY & INSTALL PROPER AND ADEQUATE WOOD BLOCKING TO SUPPORT ALL OWNER SUPPLIED AND MWC SUPPLIED & INSTALLED ITEMS FOR FIRM AND SECURE INSTALLATION ON WALLS, COLUMNS, ETC. GC SHALL COORDINATE WITH MWC FOR REQUIRED LOCATIONS AND ADEQUACY OF BLOCKING REQUIREMENT AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. IF REQUIRED BY CODE AND LOCAL BUILDING OFFICIAL, SUCH BLOCKING SHALL BE FIRE RETARDANT TREATED TO MEET SUCH REQUIREMENT.
- G.C. TO PROVIDE 30 YD. DUMPSTER, 8 FT. LADDER AND HAND TRUCK AT TURNOVER.
- MAINTAIN BUILDING FIRE RATING AT COL. AND BEAMS THROUGHOUT CONST. UNLESS OTHERWISE NOTED.
- GC TO PROVIDE PROTECTION FOR EXIST. FINISHES & EQUIP. FOR DURATION OF TENANT FIT-OUT WORK. ITEMS TO BE PROTECTED INCLUDE, BUT ARE NOT LIMITED TO, CURTAIN WALL, STOREFRONT, MULLIONS, HEATING COVERS, COLUMN ENCLOSURES, DRINKING FOUNTAINS, PLUMBING FIXTURES, BATHROOM ACCESS, ELEVATORS, AND EGRESS STAIRS, WHERE APPLICABLE.

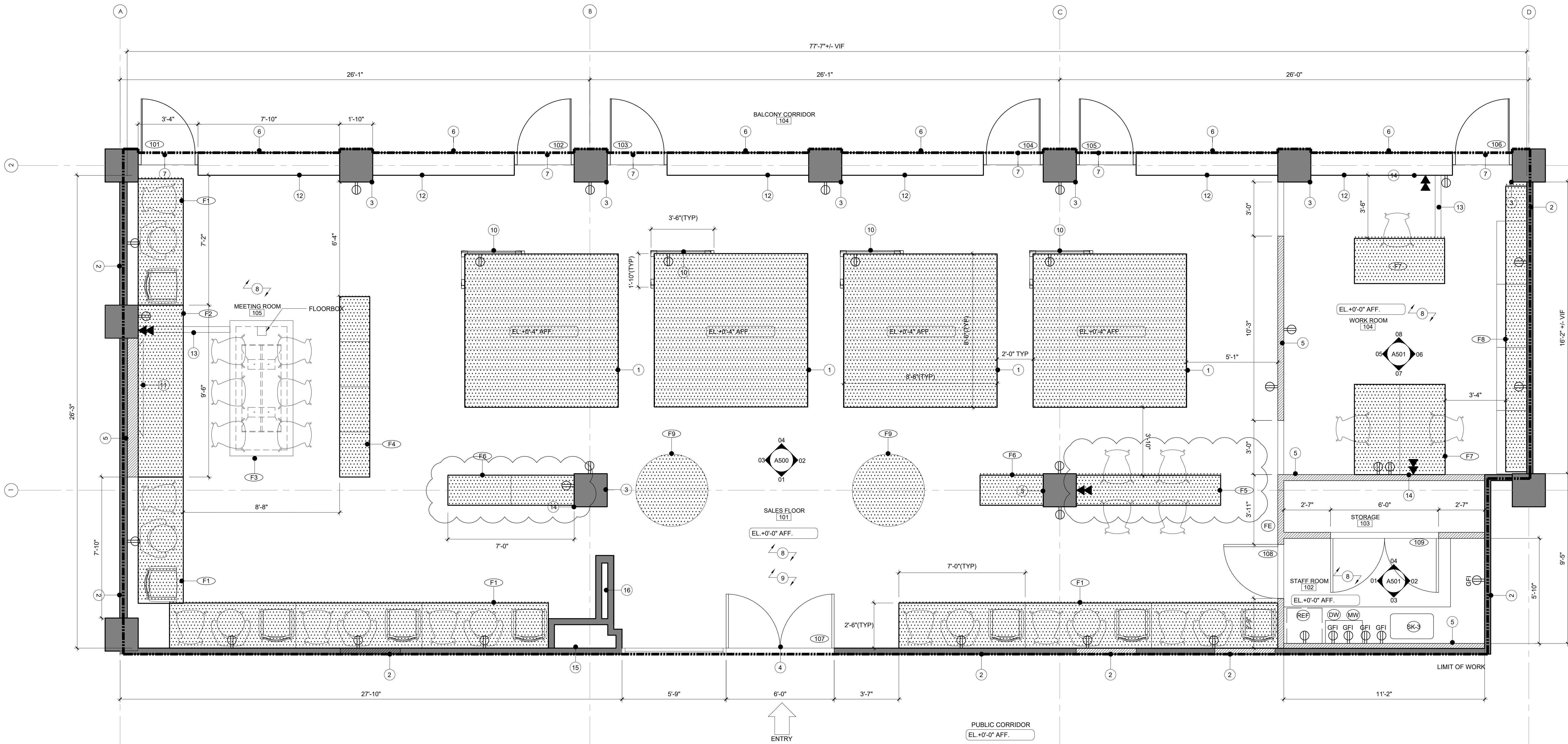
ALL DIMENSIONS TO BE V.I.F.

## PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN (FIELD VERIFY EXACT LOCATION)
- NEW CONSTRUCTION
- NOT IN SCOPE
- SCHEDULED DOOR
- SCHEDULED PARTITION
- FIRE EXTINGUISHER
- FURNITURE
- LEASE LINE

WALL MOUNTED DUPLEX OUTLET

WALL MOUNTED DATA OUTLET / CAT 6



## TAGGED CONSTRUCTION NOTES

- NEW FLOOR DISPLAY PLATFORM. PLEASE SEE DETAIL 1 @ A710
- EXISTING DEMISING WALL TO BE PATCHED AND PAINTED PER SCHEDULED PAINT SPEC UPON THE REMOVAL OF THE EXISTING WALL / ALL MILLWORK BY LANDLORD
- EXISTING COLUMN TO REMAIN. PATCH AND PAINT SURFACE AS REQUIRED
- NEW STOREFRONT. PLEASE SEE DOOR SCHEDULE @ A901
- NEW FULL PARTITION- 5/8\" THICK GYPSUM WALL BOARD ON BOTH SIDES OF A 3 5/8\" METAL STUD 20G.
- EXISTING WINDOW TO REMAIN. GC TO REPAIR AND CLEAN THE SURFACE AS NEEDED TO MAINTAIN THE CONDITION LIKE NEW
- EXISTING DOOR AND FRAME TO REMAIN. PROVIDE NEW CYLINDER KEY TO REPLACE EXISTING
- EXISTING CARPET TO BE REMOVED INCLUDING ALL ADHESIVES AND SUB-FLOORING. SAND DOWN, POLISH, AND SEAL FLOOR THRU OUT TO MAINTAIN CONDITION LIKE NEW AND TO REMOVE ANY CONSTRUCTION DEBRIS/PAINT DRIPS ETC ON FLOOR
- PROVIDE NEW COAT OF PAINT THRU WALL, CEILING, EXPOSED DUCTWORK, AND PROVIDE AS MANY COATS OF PAINT AS NEEDED TO COVER ANY DARKENED SPOTS. LEVEL 5 FINISH. PT-1,PT-2,PT-3.
- NEW FULL PARTITION WITH FINISHED SHEET ROCK PANEL. PLEASE SEE DETAIL 2,3 AND 4 @ A710. GC TO ENSURE PARTITION IS SECURED TO EXISTING CEILING. GC SHALL PROVIDE ADDITIONAL BRACING ABOVE CEILING TO PARTITION IS SECURELY FASTENED. FINISHED PANEL SHALL BE PTD BM ROCKGREY COLOR IN EGGSHELL. PT-5.
- GC TO PROVIDE POWER AND CAT 6 DATA POINT TO TV SCREEN LOCATION. LOCATION TO BE DETERMINED IN FIELD. TV FIXTURE PROVIDED AND INSTALLED BY DWR
- EXISTING BUILDING WINDOW SILL / RADIATOR TO REMAIN AND TO BE PATCHED AND PAINTED THROUGHOUT. PT-3.
- PROVIDE/SURFACE METAL TRANSITION STRIP FOR POWER AND DATA TRANSFER TO UNDER DESK FLOOR BOX.
- PROVIDE A DUPLEX AND CAT 6 DATA POINT HERE
- EXISTING FIRE HOSE CLOSET TO REMAIN.
- GC TO PROVIDE PROB TO EXISTING PLUMBING RISER. UPON PROB, PROVIDE ALLOWANCE TO REMOVE RISER COMPLETELY IF THERE IS NO MEP WORK WITHIN RISER OR REMOVE PARTIAL RISER AND RUN NEW FRAMING AS TIGHT AS POSSIBLE TO EXISTING PLUMBING. SHEETROCK, PLASTER, TAP AND PAINT NEW RISER TO MATCH ADJACENT SURFACE FINISH.

## FURNITURE SCHEDULE

| FURNITURE NO. | ROOM NO. | DESCRIPTION                                       | BY  | QUANTITY |
|---------------|----------|---------------------------------------------------|-----|----------|
| F1            | 101      | FREESTANDING CHAIR DISPLAY                        | DWR | 8        |
| F2            | 105      | COUNTER HEIGHT STORAGE UNIT                       | DWR | 1        |
| F3            | 105      | LC6 TABLE ( H 29\" W88.5\" D33.5\" )              | DWR | 1        |
| F4            | 101      | MERIDIAN LATERAL FILE                             | DWR | 4        |
| F5            | 101      | MERIDIAN TABLE                                    | DWR | 1        |
| F6            | 101      | MERIDIAN STORAGE CASE (3 DOOR)                    | DWR | 3        |
| F7            | 104      | RENEW SIT-TO-STAND TABLE RECTANGULAR (30\"X60\" ) | DWR | 3        |
| F8            | 104      | SAPPORO 4 SHELVES HIGH( H66\" W47.5\" D14\" )     | DWR | 4        |
| F9            | 101      | ROUND FREESTANDING DISPLAY                        | DWR | 2        |

Project Location:

SUITE 830 & 895,  
5646 MILTON STREET,  
DALLAS, TX 75206

Project Description:

TENANT IMPROVEMENT

Design Architect:

DFA  
888 Avenue of the Americas, 12th floor  
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E: info@d-f-a.com  
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MEP Consultant:

GAUSMAN &amp; MOORE

Lighting Consultant:

LIGHT STUDIO LA

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Culver City, CA 90230  
info@lightstudio.com  
T: 310 557 0382

Structural Consultant:

## NOTES:

## ARCHITECT:

Architect of Record:

JONES COMMERCIAL INTERIORS  
CONTRACT: JONES COMMERCIAL  
5600 WILLOW STREET, SUITE 150,  
DALLAS, TX 75206  
903-217-3422

## PROJECT:

DESIGN WITHIN REACH CONTRACT  
DALLAS

CLIENT:

DESIGN WITHIN REACH

SHEET TITLE:

CONSTRUCTION PLAN

SCALE:

3/8\" = 1'-0"

DATE: 07/23/2018

PROJECT NO: 18-09

DRAWING BY: JV

DRAWING NO:

A100

CAD FILE NO: