Interior Tenant Finish

Oak Park Commons Shopping Center
12120 West 95th Street Lenexa, Kansas 66215

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Abbreviations

AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED	RAD	RADIUS
ACT	ACOUSTIC CEILING TILE	GC	GENERAL CONTRACTOR	RE:	REFERENCE
A/C	AIR CONDITIONING	GB	GRAB BARS	RA	RETURN AIR
ALUM	ALUMINUM	GYP	GYPSUM WALL BOARD	RM	ROOM
				SCH	SCHEDULE
				SECT	SECTION
BD	BOARD	HDW	HARDWARE	SHT	SHEET
BOD	BOTTOM OF DECK	HTG	HEATING	SIM	SIMILAR
BOJ	BOTTOM OF JOIST	HVAC	HEATING/VENTILATION/ AIR CONDITIONING	SCW	SOLID CORE WOOD
BLDG	BUILDING			SPK	SPEAKER
		HT	HEIGHT	SPEC	SPECIFICATIONS
CLG	CEILING	HM	HOLLOW METAL	SQ	SQUARE
CJ	CONTROL JOINT	HORIZ	HORIZONTAL	STD	STANDARD
CM	CEILING MOUNTED	HW	HOT WATER	STL	STEEL
CT	CERAMIC TILE			STRUCT	STRUCTURAL
CO	CLEAN OUT	IN	INCH	SA	SUPPLY AIR
CW	COLD WATER	ID	INTERIOR DIMENSION		
COL	COLUMN			TEL	TELEPHONE
CONC	CONCRETE	JT	JOINT	THK	THICK (NESS)
CMU	CONCRETE MASONRY UNIT			T.O.	TOP OF
		LAM	LAMINATE	TOM	TOP OF MASONRY
		LAV	LAVATORY	TOS	TOP OF STEEL
DET	DETAIL			TOSST	TOP OF STEEL STUD TRUSS
DIM	DIMENSION	MAT'L	MATERIAL	TOSL	TOP OF SLAB
DD	DIRECT DRAIN	MECH	MECHANICAL	TYP	TYPICAL
DR	DOOR	MFR	MANUFACTURER		
DB	DRAIN BOARDS	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	MR	MIRROR		
		MISC	MISCELLANEOUS		
EA	EACH			VT	VENT
EJ	EXPANSION JOINT	NIC	NOT IN CONTRACT	VERT	VERTICAL
ELECT	ELECTRICAL	NTS	NOT TO SCALE	VRT	VENT THRU ROOF
EL	ELEVATION	NO	NUMBER		
EQ	EQUAL			WC	WATER CLOSET
EXG	EXISTING	OD	OUTSIDE DIMENSION	W/	WITH
EXP	EXPANSION	OC	ON CENTER	W/O	WITHOUT
EXT	EXTERIOR	OP	OPENING	WD	WOOD
FOF	FACE OF FINISH	PLUMB	PLUMBING		
FOS	FACE OF STUD	PLAM	PLASTIC LAMINATE		
FT	FEET	PNL	PANEL		
FRP	FIBERGLASS REINFORCED PLASTIC	PR	PAIR		
		PT	PAINT		
		PWD	PLYWOOD		
FIN	FINISH				
FLR	FLOOR	QTY	QUANTITY		
FD	FLOOR DRAIN				
FS	FLOOR SINK				

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Code Information

BUILDING CODE AUTHORITIES:
CITY OF LENEXA, KANSAS
DEPARTMENT OF COMMUNITY DEVELOPMENT
12350 WEST 87TH STREET
LENEXA, KANSAS 66215
CONTACT: CHRIS ZHENG, PLANS EXAMINER (913.477.7500)

BUILDING CODES UTILIZED:
2006 INTERNATIONAL BUILDING CODE (WITH AMENDMENTS)
2006 INTERNATIONAL MECHANICAL CODE (WITH AMENDMENTS)
2006 INTERNATIONAL PLUMBING CODE (WITH AMENDMENTS)
2005 NATIONAL ELECTRIC CODE (WITH AMENDMENTS)
2006 INTERNATIONAL FUEL GAS CODE (WITH AMENDMENTS)
2006 INTERNATIONAL FIRE CODE (WITH AMENDMENTS)
2006 INTERNATIONAL ENERGY CONSERVATION CODE (WITH AMENDMENTS)
2006 NFPA 1 UNIFORM FIRE CODE AND NFPA 101 LIFE SAFETY CODE.
2003 ANSI 117.1 ACCESSIBILITY STANDARDS

ZONING:
CP-3 - PLANNED REGIONAL COMMERCIAL (NO CHANGE).
MAXIMUM BUILDING HEIGHT = 325'-0". REFER TO SITE 1.1 FOR LEGAL DESCRIPTION.

REQUIRED PARKING:
REFER TO PARKING ANALYSIS DRAWING SITE 1.1

BUILDING TYPE (Section 602.2):
II-B (NO CHANGE IN USE) WITH MODIFICATION TO THE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM. (REFER TO GENERAL AND CODE NOTE NO. 1 THIS DRAWING.)

OCCUPANCY GROUP (Section 309.1):
FORMER OCCUPANCY USE GROUP = GROUP M - RETAIL
NEW OCCUPANCY USE GROUP M - RETAIL (NON-SEPERATED USE) (NO CHANGE IN USE)

TENANT AREA (Section 502.1):
TOTAL BUILDING: 32,574.07± S.F.
TENANT AREA: 15,690.89± S.F. (INTERIOR AREA PER IBC)

MAXIMUM ALLOWABLE BUILDING AREA (Table 503):
MAX ALLOWABLE AREA M / II-B = 12,500 S.F. + 300% FOR AUTOMATIC SPRINKLER SYSTEM INCREASE (Per Section 506.3) = 50,000 S.F. MAX. BUILDING AREA. OK.

REQUIRED OCCUPANCY SEPARATION:
PER TABLE 508.3.3 M / M = NO REQUIREMENT.
M / S = NO REQUIREMENT.

INDICATED OCCUPANCY SEPARATION:
1 HOUR RATED DEMISE WALL PER IBC TABLE 720.1(2), ITEM 13-12 (BY LANDLORD) AND EXISTING 4 HOUR RATED 12" THICK CMU BUILDING SEPARATION WALLS PER IBC TABLE 720.1(2), ITEM 3-13 (REFER TO DRAWING CODE 1.0 FOR LOCATIONS.)

OCCUPANCY LOAD (Table 1004.1.1):

ROOM NAME AND NO.	AREA (S.F.)	OCCUPANCY FACTOR	OCCUPANT LOAD
VESTIBULE 100:	150.55	1 / 30 S.F.	5.02
RETAIL SALES 101 (@ GRADE FLOOR):	10,730.01	1 / 30 S.F.	357.67
OP'S OFFICE 102:	377.44	1 / 100 S.F.	3.77
BREAK ROOM 103:	212.73	1 / 15 S.F.	14.18
JANITOR'S CLOSET 104:	43.05	1 / 300 S.F.	0.14
FEMALE TOILET 105:	162.15	1 / 100 S.F.	1.62
MALE TOILET 106:	163.73	1 / 100 S.F.	1.64
CORRIDOR 107:	302.81	1 / 100 S.F.	3.03
PARTS / PRODUCT PREP 108:	915.94	1 / 300 S.F.	3.05
STOCKROOM 109:	2,280.27	1 / 300 S.F.	7.06
ELECT. / DATA ROOM 110:	172.40	1 / 300 S.F.	0.57
(UNOCCUPIED SPACE = INTERIOR WALLS) UNOCCUPIED SPACE:	179.81	1 / 0 S.F.	0.00
TOTAL TENANT AREA = 15,690.89		TOTAL OCC. =	398.30

MEANS OF EGRESS (Table 1015.1):
REQUIRED: 2 MINIMUM. (ALL EXITS ACCESSIBLE)
PROVIDED: 2 EXITS (1 IN RETAIL SALES AND 1 IN CORRIDOR.)

EXIT WIDTH (Table 1005.1):
REQUIRED: 398.30 x .2\" = 79.75" CLEAR = 2 EXIT DOORS @ 36" WIDTH EACH (32.75" ACTUAL) = 65.5" CLEAR.
PROVIDED: 185.75" CLEAR (AUTO ENTRY DOOR 100A+B = 153.00" AND CORRIDOR EXIT DOOR 107A = 32.75")
50% LOSS = 93.75" / 2 = 29.87" CLEAR. EXIT DOOR 107A = 32.75" OK

MAXIMUM DISTANCE TO EXITS (Table 1016.1):
REQUIRED: 250 FEET MAXIMUM (WITH SPRINKLER SYSTEM), AND NOT LESS THAN 1/3 DISTANCE OF MAX. DIAGONAL = 141'-8"± / 3 = 47'-2 3/4"±.
PROVIDED: MAX. TRAVEL OF 182'-5 5/8"±.

PLUMBING FACILITIES PROVIDED (Table 2902.1):
BASED UPON TOTAL OCCUPANT LOAD OF 398 (199 MALES AND 199 FEMALES):

MALE:	FEMALE:
2 TOILETS (1 ACCESSIBLE)	3 TOILETS (1 ACCESSIBLE)
1 URINAL (ACCESSIBLE)	2 LAVATORIES (1 ACCESSIBLE)
2 LAVATORIES (BOTH ACCESSIBLE)	

ADDITIONAL FIXTURES REQUIRED: 2 DRINKING FOUNTAINS (1 ACCESSIBLE), AND 1 MOP / SERVICE SINK.
ADDITIONAL FIXTURES PROVIDED: 2 DRINKING FOUNTAINS (1 ACCESSIBLE), AND 1 MOP / SERVICE SINK.

LEVEL OF ADA COMPLIANCE:
100% AT BUILDING INTERIOR. (REFER TO LANDLORD'S SEPARATE DRAWINGS FOR EXTERIOR ADA COMPLIANCE AT FRONT (SOUTH) EXTERIOR PORTION OF BUILDING.)

Project Directory

END USER / TENANT:
NORTHERN TOOL + EQUIPMENT
2800 Southcross Drive West Burnsville, MN. 55337
Contact: Mr. Brian Graham, Construction Manager 952.895.6803

ARCHITECT:
JKLA, Inc.
Architecture
Interior Design
www.jkla.com
Dallas • Fort Worth Office:
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Fort Worth • Texas • 76116 817.377.1792
Kansas City Office:
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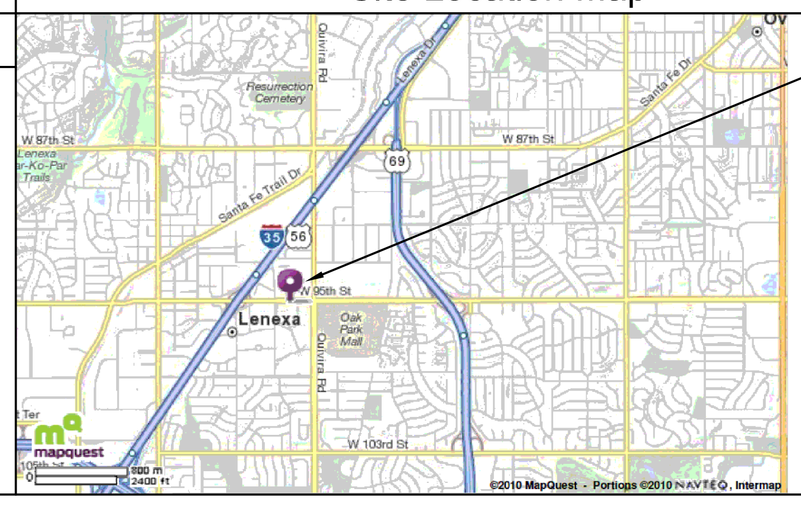
CONSULTING STRUCTURAL AND MEP ENGINEERS:
HD Engineering & Design, Inc.
6100 Nieman, Suite 200
Shawnee, Kansas 66203
913.631.2222

BUILDING LANDLORD:
OAK PARK COMMONS, L.P.,
a Kansas Limited Partnership
C/O COPAKEN BROOKS, LLC.
1100 WALNUT, SUITE 2000
KANSAS CITY, MISSOURI 64106
ATTN: LEASE ADMINISTRATION

Site Location Map



Symbol Legend

ELEVATION REFERENCE
5/A3.1 — INDICATES SHEET UPON WHICH DETAIL APPEARS
INDICATES DETAIL NO.

104 — DOOR NUMBER
REFER TO DOOR SCHEDULE

5/A3.1
DETAIL REFERENCE

15 — PLAN NOTE REFERENCE

FINISH FLOOR /CLG. ELEV.
— / —

5/A3.1
SECTION REFERENCE

G# — GLASS TYPE REFERENCE
REFER TO GLASS TYPES

A — WALL TYPE REFERENCE
REFER TO A2.2 FOR WALL TYPES

103 — ROOM NUMBER
REFER TO FINISH SCHEDULE

General and Code Notes

1. GENERAL CONTRACTOR TO PROVIDE DESIGN / BUILD SERVICES FOR FIRE PROTECTION AND FIRE ALARM SYSTEM MODIFICATIONS. RE: MEP DRAWINGS FOR ADDITIONAL INFORMATION. ALL FIRE PROTECTION AND FIRE ALARM SYSTEM MODIFICATIONS TO COMPLY WITH CHAPTER 906 OF NFPA 13 STANDARDS.
2. REFER TO DRAWINGS FOR LANDLORD PROVIDED WORK ITEMS. TENANT'S GENERAL CONTRACTOR TO COORDINATE WITH WORK EFFORTS OF LANDLORD'S GENERAL CONTRACTOR.
3. REFER TO DRAWING CODE 1.0 FOR CODE EXITING, FIRE INGRESS AND ANSI 117.1 ACCESSIBILITY COMPLIANT PLAN.
4. ALL EXTERIOR SIGNAGE TO BE UNDER SEPARATE SUBMITTAL BY TENANT'S SIGN COMPANY AND IS NOT PART OF THIS SUBMITTAL TO CITY, COUNTY AND/OR STATE FOR APPROVAL. TENANT'S SIGNAGE SUBMITTAL TO INCLUDE ALL ITEMS RELATING TO LOCATION, HEIGHT, SIZE, MATERIALS AND DESIGN OF PROPOSED SIGNAGE. ALL SIGNAGE REQUIRED TO CONFORM TO CITY, COUNTY AND STATE STANDARDS.
5. INSTALLATION OF STORE FIXTURES AND MERCHANDISING MAY OCCUR UNDER THE GENERAL CONSTRUCTION PERMIT. GENERAL CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS, CERTIFICATES AND / OR PERMISSION IN WRITING FROM ALL APPROPRIATE BUILDING OFFICIALS AS REQUIRED FOR TENANT TO INSTALL SHELVING AND STOCK WITH MERCHANDISE PRIOR TO THE DATES SCHEDULED BY NTE.