

REFERENCE PHOTOGRAPH OF TYPICAL STOREFRONT ONLY

TENANT IMPROVEMENT OF  
RETAIL SALES SPACE FOR:

**Lids™**

LD 6036  
OAKWOOD CENTER  
197 WESTBANK EXPRESSWAY  
SUITE 1085  
GRETNA, LA 70053

Order Plans

**LANDLORD NOTES**

THE TENANT'S GENERAL CONTRACTOR MUST CHECK IN WITH THE LANDLORD'S ON SITE REPRESENTATIVE PRIOR TO WORK START.  
THE TENANT'S GENERAL CONTRACTOR WILL REPAIR AND/OR REPAIR THE LANDLORD'S PROPERTY (BULKHEADS, REAR CORRIDOR, ETC.) THAT MAY BE DAMAGED DURING TENANT IMPROVEMENTS.  
ALL CEILING MATERIALS MUST HAVE A CLASS "A" FIRE RATING.  
SUPPORT WIRES FOR LAY-IN CEILING GRID, LIGHTS, HVAC EQUIPMENT, ETC. MUST NOT BE CONNECTED TO ANY OF THE LANDLORDS' ELECTRICAL, PLUMBING OR FIRE PROTECTION PIPING, MECHANICAL EQUIPMENT OR ROOF.  
ALL SUPPORT WIRES MAY ONLY BE CONNECTED TO THE TOP CORD OF STRUCTURAL JOIST OR STRUCTURAL MEMBERS.  
ALL MATERIALS USED IN CONSTRUCTION MUST BE ASBESTOS FREE.  
ANY PENETRATION OR MODIFICATION TO STRUCTURAL STEEL OR CONCRETE MUST BE COORDINATED AND APPROVED BY THE BROOKFIELD PROPERTIES ON SITE REPRESENTATIVE AND THE LANDLORD'S STRUCTURAL ENGINEER.  
NO TENANT UTILITIES SHALL BE ALLOWED IN CORRIDORS BELOW THE ONE HOUR RATED ACCESSIBLE CEILING.

**MALL REQ'D SUB CONTRACTORS**

- ROOFING**  
CLARK'S QUALITY ROOFING  
PH. 801.266.9999
- FIRE - LIFE SAFETY**  
ADS SYSTEMS  
PH. 504.471.0417
- FIRE SPRINKLERS**  
JEFFERSON SPRINKLER  
PH. 504.343.7699

**GENERAL NOTES**

NO UNAUTHORIZED VISITS TO SITE, OCCUPIED OR UNOCCUPIED, BY THE CONTRACTOR WILL BE PERMITTED PRIOR TO START OF WORK. ALL SITE VISITS MUST BE PRE-ARRANGED THRU THE MALL OPERATIONS MANAGER.  
RELATED DOCUMENTS: THIS DRAWING IS A SINGLE PART OF AN INTEGRATED SET OF CONSTRUCTION CONTRACT DOCUMENTS. THE GENERAL CONDITIONS OF THE CONTRACT, THE GENERAL REQUIREMENTS OF DIVISION 1 OF THE SPECIFICATIONS, APPLICABLE REQUIREMENTS OF DIVISION 2 THRU DIVISION 16 SECTIONS OF THE SPECIFICATIONS, AND OTHER DRAWINGS MAY PERTAIN TO THE WORK DESCRIBED ON THIS DRAWING. FAILURE TO REVIEW ALL OTHER DOCUMENTS DOES NOT RELIEVE THE GENERAL CONTRACTOR OR SUB CONTRACTORS FROM PROVIDING A COMPLETE PROJECT.  
CALCULATE AND MEASURE REQUIRED DIMENSIONS. DO NOT SCALE THE DRAWINGS UNLESS OTHERWISE DIRECTED TO DO SO BY THE ARCHITECT.  
APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY FOR THE WORK AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION, DIMENSIONS ARE TO FINISHED FACE OF GYPSUMBOARD MATERIAL, UNLESS OTHERWISE INDICATED.  
THIS SPACE IS CURRENTLY PROVIDED WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM. THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE MODIFICATION OF THE EXISTING DESIGN, PROVIDING A REVISED LAYOUT AND ALL MATERIALS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM FOR THE PROPOSED TENANT FINISH OF THIS SPACE. CONTRACTOR SHALL PREPARE ALL NEEDED DRAWINGS AND HAVE THE APPROVAL OF ALL STATE, LOCAL & INSURANCE UNDERWRITING AUTHORITIES AS WELL AS MEETINGS ALL NE PA 15 REQUIREMENTS. THE SPRINKLER SYSTEM SHALL BE PRESSURE TESTED BY FIRE PROTECTION CONTRACTOR, INSPECTED AND APPROVED BY LOCAL FIRE MARSHALL PRIOR TO ACCEPTANCE BY OWNER/TENANT. CONSULT WITH LANDLORD REPRESENTATIVE FOR EXACT EXISTING CONDITIONS OF FIRE PROTECTION SYSTEM FOR LOCATION OF CONNECTION POINT, SIZE, TYPE, ETC. PROVIDE SIGNED AND SEALED DRAWINGS AS REQUIRED TO THE LOCAL AUTHORITY AND LANDLORD'S INSURER. DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER EMPLOYED BY FIRE PROTECTION CONTRACTOR, WHO IS IN RESPONSIBLE CHARGE OF THIS WORK. SPRINKLER LEADS IN PUBLIC VIEWABLE CEILING MUST BE OF A CONCEALED MALL APPROVED TYPE. SURFACE MOUNTED HEADS ARE PERMITTED IN AREAS NOT VISIBLE TO CUSTOMER.  
IT IS THE RESPONSIBILITY OF THE TENANT'S GENERAL CONTRACTOR (TGC), THEIR SUPERVISOR AND/OR SUB CONTRACTOR(S) TO GUARANTEE THE SAFETY OF ALL MATERIALS SUPPLIED BY THE OWNER FOR THE CONSTRUCTION AND FIXTURING OF THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO COMPLETE CHECK OF ALL ITEMS RECEIVED AND NOTIFICATION WITHIN 24 HOURS OF ANY SHORTAGES OR DAMAGES AS WELL AS SECURITY FROM LOSS OR DAMAGE AFTER RECEIPT. ALL SHORTAGES AND/OR DAMAGES NOT REPORTED TO THE OWNER OR FIXTURING CONTRACTOR WITHIN SAID 48 HOURS WILL BE REPLACED WITH IDENTICAL QUALITY MATERIAL AT THE SOLE EXPENSE OF THE TENANT'S GENERAL CONTRACTOR.  
NO TOXIC OR COMBUSTIBLE MATERIALS TO BE USED ABOVE THE FINISH CEILING LINE.  
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED BY THE TENANT'S GENERAL CONTRACTOR FOR A PERIOD OF ONE YEAR.  
TENANT'S GENERAL CONTRACTOR SHALL LEAVE A MINIMUM OF (1) QUART, MAXIMUM OF (1) GALLON OF TOUCHUP PAINT OF TYPES AND COLORS USED IN THE STORE WITH THE STORE MANAGER AT THE COMPLETION OF FINISHES.  
PRIOR TO INSPECTION OF FINISHES, TENANT'S GENERAL CONTRACTOR SHALL PROVIDE CERTIFICATION AS TO THE FINISH SPREAD, RATINGS OF FINISHES FINISHES AS REQUIRED BY THE BUILDING DEPARTMENT.  
BILLING, CHANGE DESIGNS, ETC., SHALL BE PROVIDED BY THE OWNER/TENANT'S SUPERVISOR AND INSTALLED BY CONTRACTOR WHERE INDICATED ON THE DRAWING AND/OR SCHEDULES.  
LIGHTING IS FURNISHED BY LIDS VENDOR AND WILL BE SHIPPED DIRECT FROM CITY LIGHTS. NO SUBSTITUTIONS BY GC WILL BE ALLOWED.  
GC TO CONTACT THE FOLLOWING W/ CONSTRUCTION SCHEDULE:  
STEVE BENTRUP  
PH. 504.934.1294  
EMAIL: sbentrup@citylighting.com  
FLOORING MATERIALS ARE FURNISHED BY LIDS AND WILL BE SHIPPED DIRECT FROM KARNDEN DESIGN FLOORING. NO SUBSTITUTIONS IN FLOORING OR ADHESIVE IS ALLOWED.  
GC TO CONTACT THE FOLLOWING W/ FLOORING QUANTITY TAKE-OFF:  
STEVE WENDT  
STORE PROJECT MANAGER  
PH. 317.941.8420  
EMAIL: steve.wendt@lids.com

**LIDS NATIONAL VENDORS**

- LIGHTING VENDOR**  
CITY LIGHTING PRODUCTS  
4307 WEST PARRIS STREET  
ST. LOUIS, MISSOURI 63110  
CONTACT: STEVE BENTRUP  
PH. 514.934.1294  
EMAIL: sbentrup@citylighting.com  
TENANT PROVIDED/ISC INSTALLED
- FIXTURE - CASEWORK VENDOR**  
GABRIEL LOSAN  
1684 EAST FRONT ST  
LOSAN, OH 43030  
CONTACT: MISTY HILFING  
PH. 740.300.8804  
E-MAIL: mhillfing@gabriellosan.com  
TENANT PROVIDED/ISC INSTALLED
- FIXTURE VENDOR**  
SPECIALTY STORE SERVICES  
454 JARRIS AVE  
DES PLAINES, IL 60018  
CONTACT: JEFF GOLEMO  
PH. 847.712.9084  
EMAIL: jeffg@specialtystoreservices.com  
TENANT PROVIDED - GC INSTALLED
- FLOORING VENDOR**  
KARNDEN DESIGN FLOORING  
1100 FONTAINE COURT  
EXPORT, PA 15631  
CONTACT: JEFF SAMMONS  
PH. 313.940.0166  
EMAIL: lindaysc@karndendesign.com  
TENANT PROVIDED/ISC INSTALLED
- STOREFRONT METALS**  
AMERICAN PRODUCTS INC.  
1217 LINEBALKEN AVE #555  
TAMPA, FL 33604  
CONTACT: JASON MOORE-ESPPOSITO  
PH. 813.425.0167 EXT 263  
EMAIL: jmoore@americanprod.com  
TENANT PROVIDED/ISC INSTALLED

**STOREFRONT SIGNAGE**  
CANEDY SIGN AND GRAPHICS  
4891 COUNTY ROAD 210  
CAFE GIRARDEAU, MO 63701  
CONTACT: TERESA GRUMP  
PH. 800.325.0205  
EMAIL: tgrump@canedesign.com  
SIGN PROVIDED AND SIGN CONTRACTOR INSTALLED

**COMMUNICATIONS**  
DIVERSENET TELEMANAGEMENT  
10845 CODY LANE  
FISHERS, IN 46037  
CONTACT: MARIO ALESSANDRINI  
PH. 317.356.6000 EXT 102  
EMAIL: mario@diversenetc.com  
TENANT PROVIDED AND COMM CONTRACTOR INSTALLED

**CEILING TILE AND GRID**  
CELIDEX CORPORATION  
2314 CLIFTON AVE  
NASHVILLE, TN 37240  
CONTACT: DAVID WINSFIELD  
PH. 615.327.4674  
EMAIL: david@celidex.com  
TENANT PROVIDED/ISC INSTALLED

**STOREFRONT SECURITY AND LOSS PREVENTION**  
TGC TO CONTACT LIDS PROJECT MANAGER FOR ALL SECURITY AND LOSS PREVENTION ASSET CONTACT INFORMATION

**CEILING STEREO SPEAKERS**  
TENANT TO PROVIDE SPEAKERS - GC TO PROVIDE WIRING AND INSTALLATION

**PROJECT CONTACTS**

- DESIGNER**  
STUDIO T2 DESIGN  
8010 STATE LINE ROAD  
SUITE 180  
LEAWOOD, KS 66208  
CONTACT: THOM TOBEN  
PH. 418.649.6091  
EMAIL: thob@studio2.com
- MEP ENGINEER**  
DC ENGINEERS INCORPORATED  
5720 REEDER  
SHAWNEE, KS  
MECH/PLMB CONTACT: STEVE WENDT  
PH. 418.262.2172  
EMAIL: steve.wendt@lids.com
- TENANT**  
LIDS  
SPORTS GROUP, INC  
1555 LIDS WAY  
ZIONSVILLE, IN 46077  
CONTACT: KEITH DAVIS  
SENIOR MANAGER STORE PLANNING  
PH. 317.355.5400  
FAX: 317.412.8290  
EMAIL: keith.davis@lids.com
- CONTACT: STEVE WENDT  
STORE PROJECT MANAGER  
PH. 317.941.8420  
EMAIL: steve.wendt@lids.com
- TENANT COORDINATOR**  
BROOKFIELD PROPERTIES  
350 N GRILEANS ST  
SUITE 300  
CHICAGO, IL 60654  
CONTACT: ANTHONY FANTUZIS  
PH. 312.460.5558  
EMAIL: ANTHONY.FANTUZIS@BROOKFIELDPROPERTIESRETAIL.COM
- MUNICIPAL AUTHORITY**  
JEFFERSON PARISH  
INSPECTION AND CODE ENFORCEMENT  
JOSEPH S. YENNI BUILDING  
1221 ELMWOOD PARK BLVD.  
JEFFERSON, LA 70123  
PH. 504.736.6464
- STATE FIRE MARSHAL**  
OFFICE OF STATE FIRE MARSHAL  
1450 PONDRAIS STREET  
SUITE 1020  
NEW ORLEANS, LA 70112  
PH. 504.568.8506

**PREVIOUS PROJECT TENANT INFORMATION**

SPACE IS AT THE OAKWOOD CENTER. CURRENT TENANT IS FRANCESCA'S COLLECTIONS. PREVIOUS TENANT PRIOR WAS ADLER'S JEWELRY. PREVIOUS TENANT OCCUPANCY HAS M - MERCHANTILE. NEW TENANT WILL BE M - MERCHANTILE OCCUPANCY. EXISTING SPRINKLER SYSTEM AND FIRE ALARM TO BE UPDATE TO NEW TENANT LAYOUT

**PROJECT DESCRIPTION**

TENANT IMPROVEMENT TO EXISTING SPACE. IMPROVEMENTS TO INCLUDE REMODEL AND NEW CONSTRUCTION AS INDICATED ON THESE PLANS.  
STRUCTURAL ISSUES ARE A NON-FACTOR, AS NO STRUCTURAL MODIFICATIONS ARE PROPOSED UNDER THIS SUBMITTAL FOR BUILDING PERMIT.

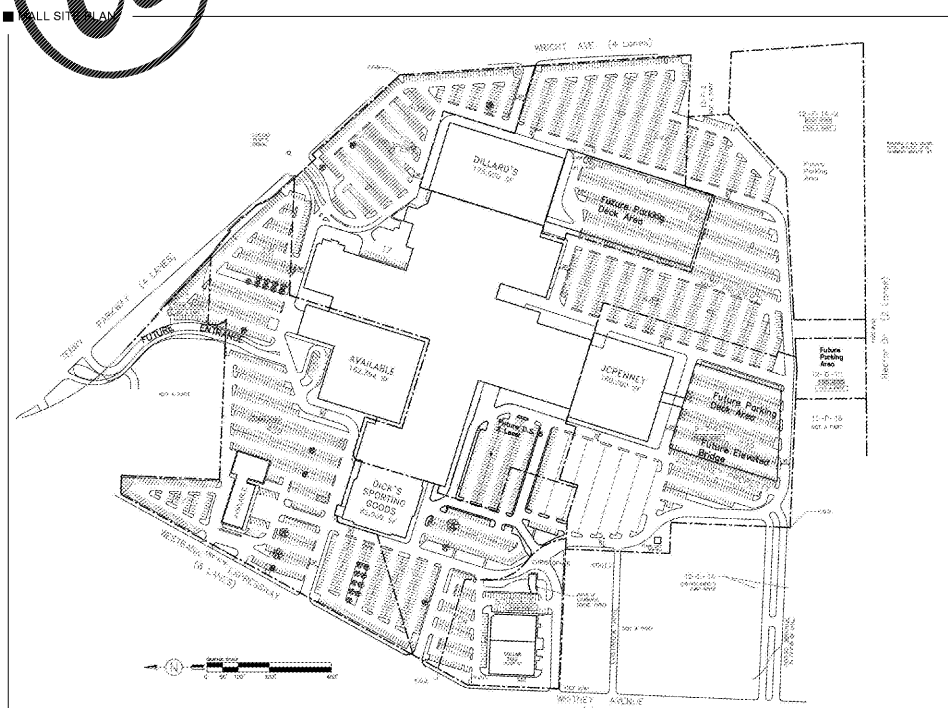
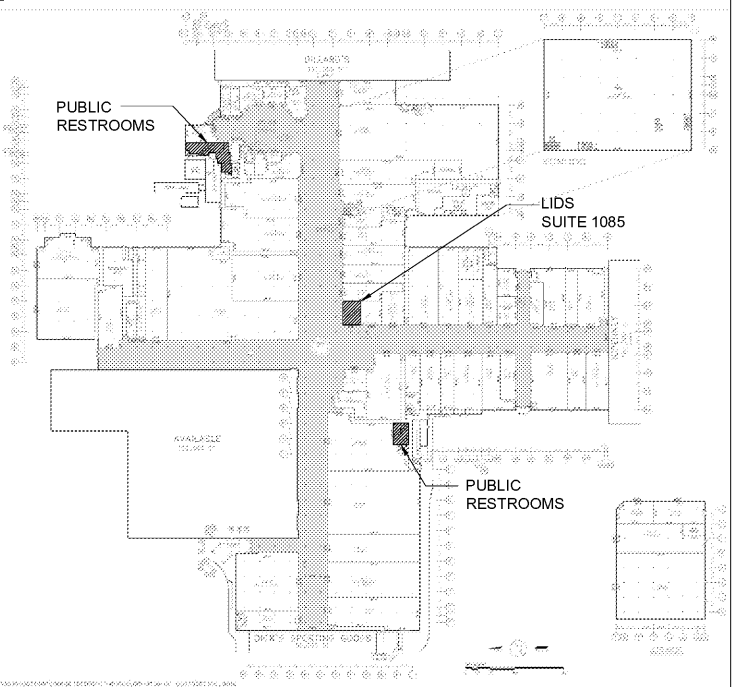
**CODE REVIEW SUMMARY**

APPLICABLE BUILDING CODE:	AMERICANS WITH DISABILITIES ACT OF 1990 (REV 2010)
2015 INTERNATIONAL BUILDING CODE	ICC A117.1 2009 ACCESSIBLE BLD'G AND FACILITIES
2015 INTERNATIONAL MECHANICAL CODE	USE GROUP: MERCHANTILE
2015 INTERNATIONAL PLUMBING CODE	CONSTRUCTION TYPE: II-B FULLY SPRINKLED
2014 NATIONAL ELECTRICAL CODE	TOTAL STOREFRONT: 69 LINEAL FEET
2015 INTERNATIONAL FIRE CODE	PROJECT/LEASE AREA: 1170 SQUARE FEET
2015 INTERNATIONAL ENERGY CONSERVATION CODE	
2015 INTERNATIONAL FUEL GAS CODE	
NFPA 101 LIFE SAFETY CODE	

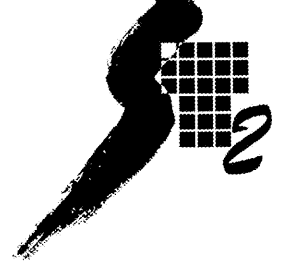
AREA	SQUARE FOOTAGE	OCCUPANT FACTOR	OCCUPANT LOAD	NO. OF EXITS REQUIRED
RETAIL SALES AREA	436	60	16	1 PER 44
STOCK & SUPPORT AREA	232	300	17	(1) FRONT DOOR EXIT PROVIDED - 66" CLEAR
TOTAL PROJECT AREA	1170			

**MALL LEASE PLAN**



**PROJECT**

**Lids™**  
LD 6036  
OAKWOOD CENTER  
197 WESTBANK EXPRESSWAY  
SUITE 1085  
GRETNA, LA 70053  
PROJECT NUMBER: 15-03-377  
DESIGNER



**STUDIO T2 DESIGN**  
INTERIOR ARCHITECTURE & DESIGN

8010 STATE LINE ROAD SUITE 180  
LEAWOOD, KANSAS 66208

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EXISTING CONDITIONS: THE DESIGNER / ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS, OR OTHER INSTRUMENTS RELATED TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT, WHICH DO NOT BEAR THE ARCHITECT'S SEAL.  
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**DRAWING INDEX**

NO.	DRAWING TITLE
CS	COVER SHEET W/ KEY PLAN
GN	GENERAL NOTES
A0.0	ACCESSIBILITY STANDARDS
A0.1	ACCESSIBILITY STANDARDS
AD1.0	DEMO FLOOR PLAN, DEMO CEILING PLAN, KEYNOTES
A1.0.0	FLOOR PLAN DIMENSION PLAN, KEYNOTES
A1.0	CEILING PLAN, KEYNOTES, LIGHT SCHED, SPRINKLER NOTES
A1.1	CEILING CASEWORK CLOUD DTL
A1.2.0	CASEWORK PLAN, KEYNOTES, CASEWORK DETAILS
A1.2.1	CASEWORK DETAILS & SECTIONS
A1.3.0	SCHEDULES
A1.4.0	MISCELLANEOUS DETAILS
A2.0.0	INTERIOR ELEVATIONS
A2.0.1	STOCKRM & RESTRM ELEV
A2.1.0	STOREFRONT ELEVATIONS
A2.1.1	SIGNAGE DETAILS
A2.2.0	STOREFRONT SECTIONS
A2.2.1	STOREFRONT SECTIONS
A2.2.2	STOREFRONT SECT & DETAILS
A2.3.0	ENLARGED STOREFRONT PLAN
A2.3.1	ENLARGED STOREFRONT DIMS
A2.3.2	STOREFRONT DETAILS
TC1.0	TELECOMMUNICATIONS SPECIFICATIONS
SF1.0	SPECIFICATIONS
SF1.1	SPECIFICATIONS
MPO	MECH/PLMB SPECIFICATIONS
MP1	MECH/PLMB PLAN, SCHEDULES & NOTES
EO	ELECTRICAL SPECIFICATIONS
E1	ELECTRICAL LIGHTING & POWER PLANS, NOTES AND SCHEDULES

**IN ASSOCIATION WITH**

JAMES LIGHTY, ARCHITECT  
I HEREBY CERTIFY that these plans and specifications were prepared by me or under my direct supervision and to the best of my knowledge comply with all local, state and federal regulations and that I am a duly registered ARCHITECT under the law of:  
STATE: LOUISIANA  
SEAL NUMBER: 3666  
DATE:

**REVISIONS AND NOTATIONS**

NO.	DESCRIPTION	DATE

DATE: 4 FEBRUARY 2019  
DRAWING TITLE: COVER SHEET

DRAWING NUMBER: CS