

# GROUND ROOTS COFFEE

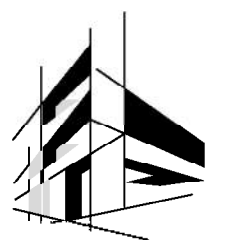
FINAL DEVELOPMENT PLAN

3680 NE AKIN DRIVE SUITE 144  
LEE'S SUMMIT, MO

date: 5-11-22

## INNOVATIVE DESIGN & RENOVATION

8011 PASEO SUITE 201  
KANSAS CITY, MO. 64131  
(816) 531-2221  
Arkitec35@aol.com



**AEC**  
ARCHITECTURAL  
ENGINEERING  
CONSORTIUM, INC

MECHANICAL • ELECTRICAL • PLUMBING  
STRUCTURAL • FIRE PROTECTION

WWW.AECCONSORT.COM

**KANSAS OFFICE** 11032 S Green Rd,  
Olathe, KS 66061  
913-266-3803  
F: 913-263-6352

**MISSOURI OFFICE** 1722 Dignell Dam Blvd,  
Lake Ozark, MO 65049  
573-865-7101  
F: 573-865-2102



### CODE REVIEW

- Building codes used:
  - 2018 International Building Code
  - 2018 International Mechanical Code
  - 2018 International Plumbing Code
  - 2018 International Fuel and Gas Code
  - 2018 International Fire Code
  - 2017 National Electrical Code
  - 2018 International Existing Building Code
  - 2012 International Energy Conservation Code
- Occupancy type: (B) Retail shop (New building) = 1,096 SF. gross
- Construction type VB (NO SPRINKLERS)
- Area of building for occupancy M
  - Retail Sales 388 SF/60(gross) = 6
  - Kitchen 415 SF/200(gross) = 2
  - TOTAL 8 Occupants**
- Sprinklers are NOT required.
- Building height 18'-0" actual 40'-0" allowed.
- Number of stories 1 actual, 2 allowed above grade plane.
- Structural fire ratings for type VB construction per table 601:

	ALLOWABLE	ACTUAL
Primary structural frame	0 hour	0 hour
Bearing walls	0 hour	0 hour
Nonbearing walls	0 hour	0 hour
Floor construction	0 hour	0 hour
Roof construction	0 hour	0 hour
- Number of exits required = 1 Number provided =2

The subject property lies within a flood zone designated Zone (X), areas located outside the 100-year floodplain, per FEMA Map, Community Panel No. 25095C0430G Effective Date 1/20/2017.

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST TO BE \$680,355.00

### OIL AND GAS

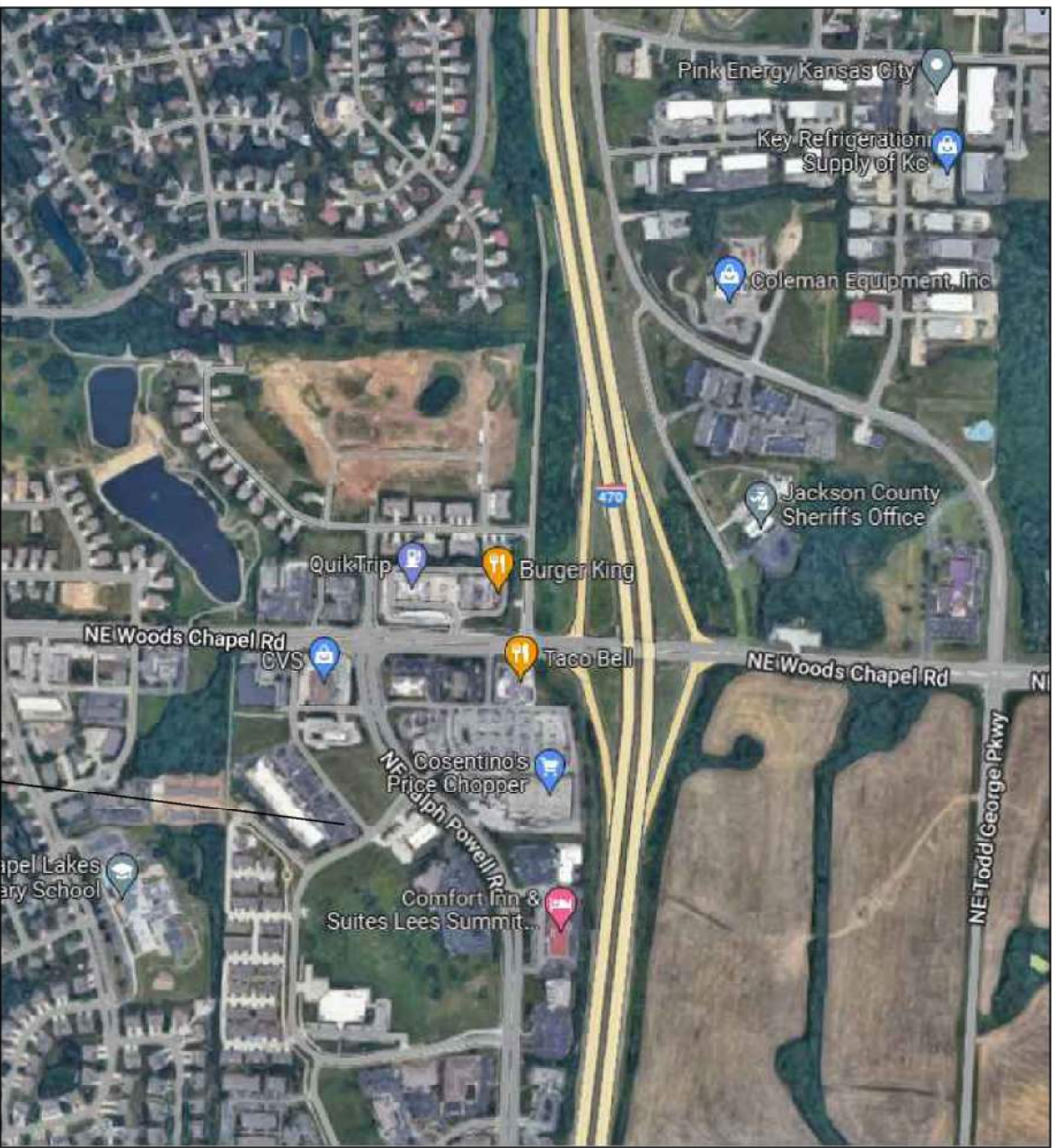
ACCORDING TO THE WELL INSTALLATION SECTION DRILLING INFORMATION MAP OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES THERE ARE NO OIL AND GAS WELLS IN THE VICINITY OF THIS PROPERTY

### ABBREVIATIONS

ACOUS	ACOUSTICAL	CLG	CEILING	ELEV	ELEVATOR	H	HIGH	MH	MANHOLE	QT	QUARRY TILE	T & B	TOP AND BOTTOM	
ACT	AIR CONDITIONING	CLR	CLOSET	ENCL	ENCLOSURE	HB	HOSE BIBB	MIN	MINIMUM	QTR	QUARTER	T & G	TONGUE AND GROOVE	
ADJ	ADJUSTABLE	CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	HD	HEAD	MO	MASONRY OPENING	RA	RETURN AIR	TELE	TELEPHONE	
ADJ	ADJACENT	COL	COLUMN	ESMT	EQUIPMENT	HOW	HARDWARE	MS	MACHINE SCREW	RB	RESILIENT BASE	TEMP	TEMPERED	
AGG	AGGREGATE	CONC	CONCRETE	EW	ELECT. WATER COOLER	HM	HOLLOW METAL	MTL	METAL	R	RISER	TERR	TERRAZZO	
ALT	ALTERNATE OR ALTERNATIVE	CONC	CONCRETE	EW	ELECT. WATER COOLER	HORIZ	HORIZONTAL	MULL	MULLION	RAD	RADIUS	THK	THICK	
AL	ALUMINUM	CONC	CONCRETE	EW	ELECT. WATER COOLER	HP	HIGH POINT	NEG	NEGATIVE	RES	RESILIENT	THRU	THROUGH	
AP	APPROXIMATE (LY)	CONC	CONCRETE	EW	ELECT. WATER COOLER	HI	HIGH	NO	NUMBER	REF	REFER TO	TO	TOP OF	
ASPH	ASPHALT	CONC	CONCRETE	EW	ELECT. WATER COOLER	HYV	HEATING VENTILATING AND AIR CONDITIONING	NOM	NOMINAL	REF	REFERENCE	TRANS	TRANSFORMER	
ATTN	ATTENTION	CONC	CONCRETE	EW	ELECT. WATER COOLER	INFO	INFORMATION	NIS	NOT TO SCALE	REIN	REINFORCE	TYP	TYPICAL	
BETW	BETWEEN	CONC	CONCRETE	EW	ELECT. WATER COOLER	INS	INSULATION	OC	OVER ALL	REIN	REINFORCE	UC	UNDER CUT	
BL	BRICK LEDGE	CONC	CONCRETE	EW	ELECT. WATER COOLER	ID	INSIDE DIAMETER	OD	OUTSIDE DIAMETER	REQD	REQUIRED	UH	UNIT HEATER	
BLDG	BUILDING	CONC	CONCRETE	EW	ELECT. WATER COOLER	IN	INTERIOR	OPNG	OPENING	REJ	REJOINING	UNFIN	UNFINISHED	
BLK	BLOCK	CONC	CONCRETE	EW	ELECT. WATER COOLER	INCL	INCLUDE	OPNG	OPENING	REV	REVISION	UL	UNDERWRITERS LABORATORY	
BLM	BEAM	CONC	CONCRETE	EW	ELECT. WATER COOLER	JAN	JANITOR	OPP	OPPOSITE	RM	ROOM	UNLESS NOTED OTHERWISE	V	VINYL
B.N.	BUILDING NORTH	CONC	CONCRETE	EW	ELECT. WATER COOLER	JT	JOINT	RTU	ROUGH TOP UNIT	RO	ROUGH OPENING	VCT	VINYL COMPOSITION TILE	
BD	BOARD	CONC	CONCRETE	EW	ELECT. WATER COOLER	JST	JOIST	SA	SUPPLY AIR	RTU	ROUGH TOP UNIT	VT	VINYL TILE	
BD	BOTTOM OF	CONC	CONCRETE	EW	ELECT. WATER COOLER	LAM	LAMINATE OR LAMINATED	SAN	SANITARY	SC	SEALED CONCRETE	VEST	VESTIBULE	
BRG	BEARING	CONC	CONCRETE	EW	ELECT. WATER COOLER	LAV	LAVATORY	SC	SEALED CONCRETE	SD	SMOKE DETECTOR	VTR	VENT THROUGH ROOF	
BSMT	BASMENT	CONC	CONCRETE	EW	ELECT. WATER COOLER	LOC	LOCATION	SF	SQUARE FEET	SF	SQUARE FEET	VWC	VINYL WALL COVERING	
BUR	BUILT UP ROOF	CONC	CONCRETE	EW	ELECT. WATER COOLER	LWB	LOW POINT	SHT	SHEET	SH	SHEET	W	WIDE	
CAB(S)	CABINET(S)	CONC	CONCRETE	EW	ELECT. WATER COOLER	LWB	LOW POINT	SIM	SIMILAR	SP	STAND PIPE	W/	W/	
CB	CATCH BASIN	CONC	CONCRETE	EW	ELECT. WATER COOLER	LWB	LOW POINT	SP	STAND PIPE	SP	STAND PIPE	W/	W/	
CEM	CEMENT	CONC	CONCRETE	EW	ELECT. WATER COOLER	LWB	LOW POINT	SP	STAND PIPE	SP	STAND PIPE	W/	W/	
CJ	CONTROL JOINT	CONC	CONCRETE	EW	ELECT. WATER COOLER	LWB	LOW POINT	SP	STAND PIPE	SP	STAND PIPE	W/	W/	
?	CENTER LINE	CONC	CONCRETE	EW	ELECT. WATER COOLER	LWB	LOW POINT	SP	STAND PIPE	SP	STAND PIPE	W/	W/	

### SYMBOLS LEGEND

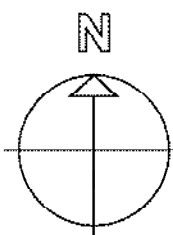
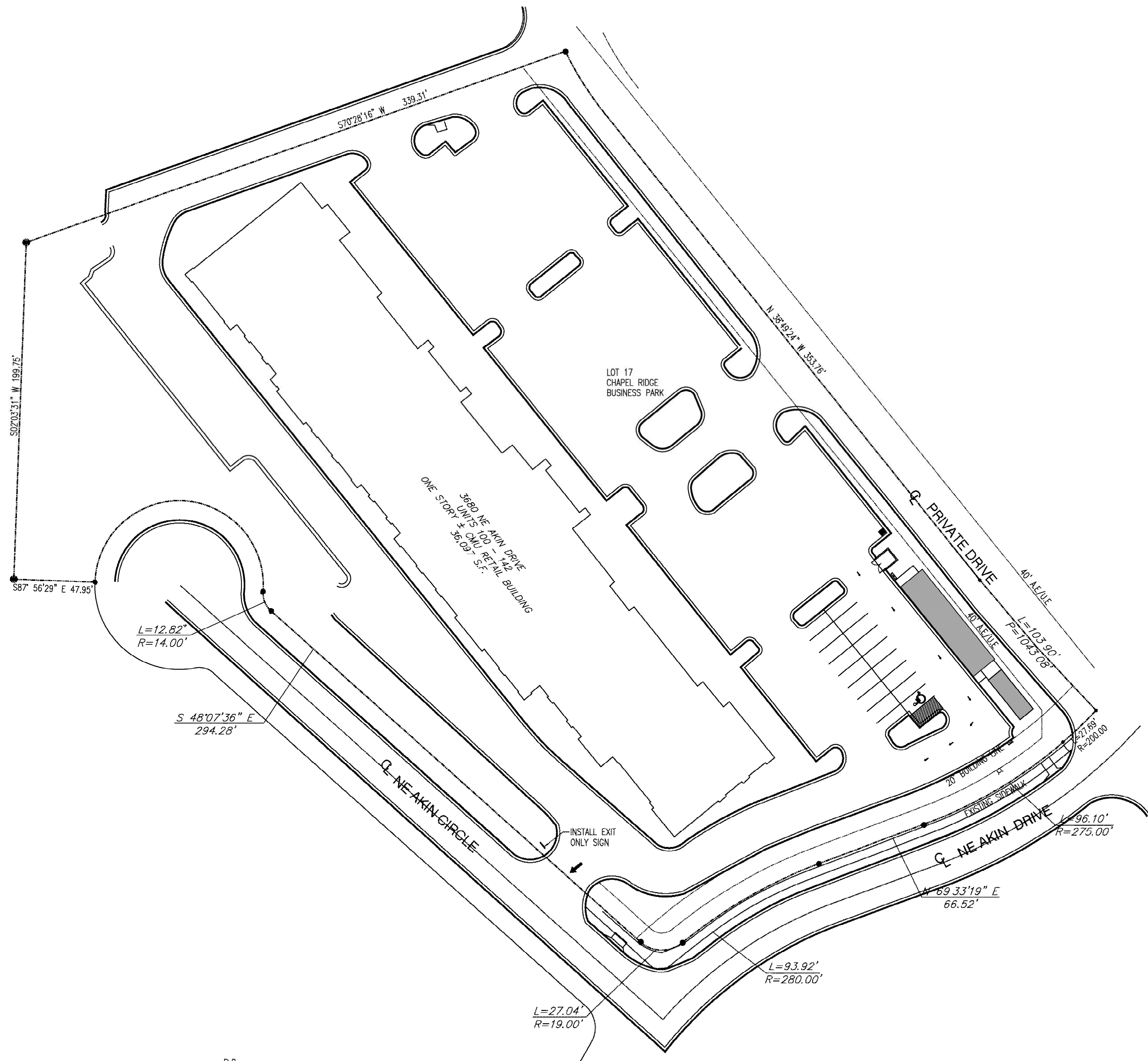
WALL SECTION	INTERIOR ELEVATION MARK	BUILDING ELEVATION	REVISION MARK	NEW PARTITION	INTERIOR PARTITION TYPE	PROPERTY LINE	LUT LINE	ACCESSORY / EQUIPMENT KEY	KEYED NOTE	ROOM NUMBER IDENTIFICATION	DOOR NUMBER IDENTIFICATION	HIDDEN OR ITEM ABOVE



### VICINITY MAP

RELEASED FOR  
CONSTRUCTION  
As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
09/15/2022





**SITE PLAN**  
Scale 1"=40.0'

**SITE LEGEND**

- Section Line
- Gas Line
- Overhead Electric Line
- Underground Electric Line
- Stormwater Sewer Line
- Telephone Line
- Water Line
- Sanitary Line
- Fence Line
- LOT LINE
- PROPERTY LINE
- FH = Fire Hydrant
- LP = Light Pole
- SIGN
- GM = GAS METER
- MH = Sanitary Sewer Manhole
- WM = Water Meter
- XFMR = Transformer
- NEW CONTOURS
- EXISTING CONTOURS
- CENTELINE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- TJB TELEPHONE JUNCTION BOX
- GP GUARD POST
- TFC TANK FILLER CAP
- EJB ELECTRIC JUNCTION BOX
- C.I. CONCRETE INLET
- + HB HOSE BIBB

**LEGAL DESCRIPTION**

LOT 17, CHAPEL RIDGE BUSINESS PARK, LOTS 10 THRU 18 TRACTS H THRU K, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**SITE DATA TABLE**

EXISTING LOT AREA	182,138 SQ.FT.
PROPOSED BUILDING AREA	1,096 SQ.FT.
FAR % (LOT 17)	1.9%
IMPERVIOUS AREA	NO CHANGE
EXISTING PARKING SPACES	170
PROPOSED PARKING SPACES	155

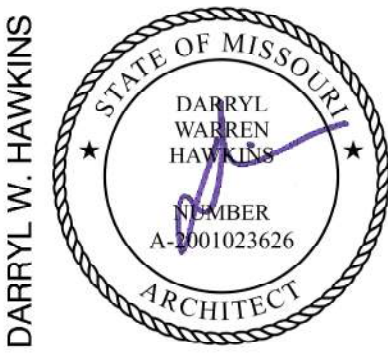
**DEVELOPER**

YAAP CHAPEL RIDGE, LLC  
ATTN: DR. VEERAL BHOOT  
P.O. BOX 24193  
OVERLAND PARK, KS

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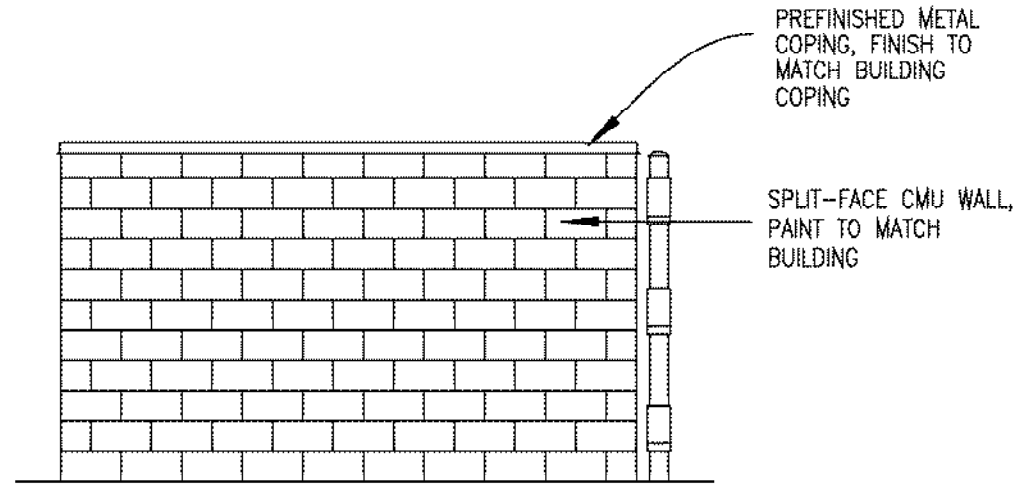
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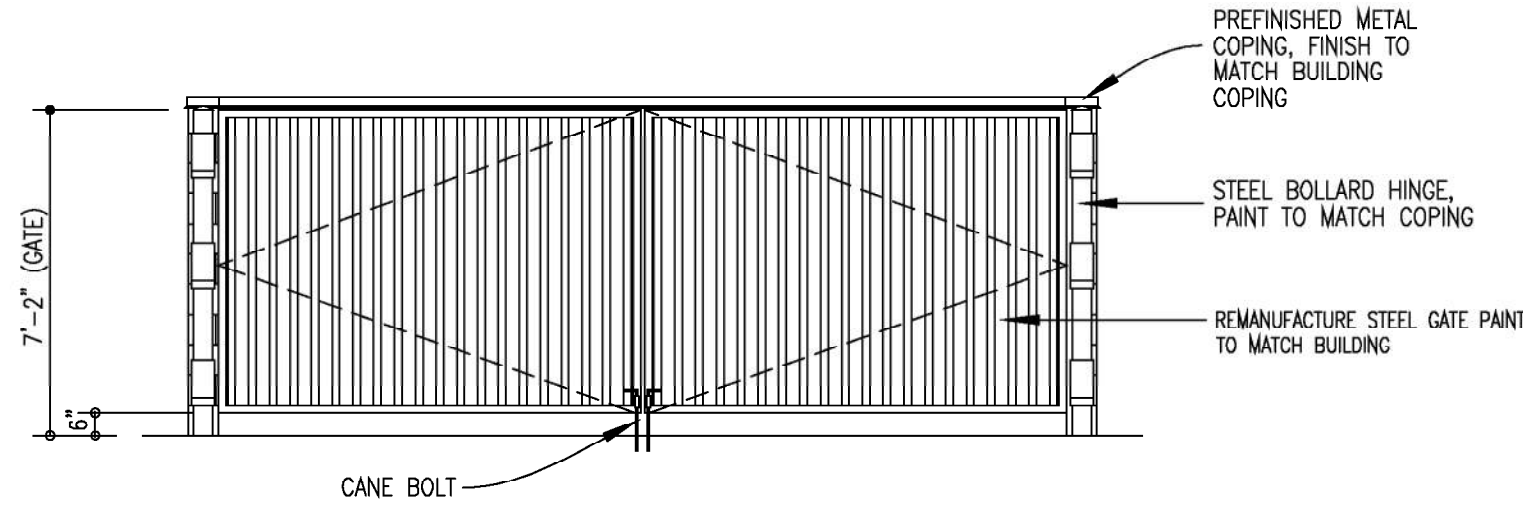
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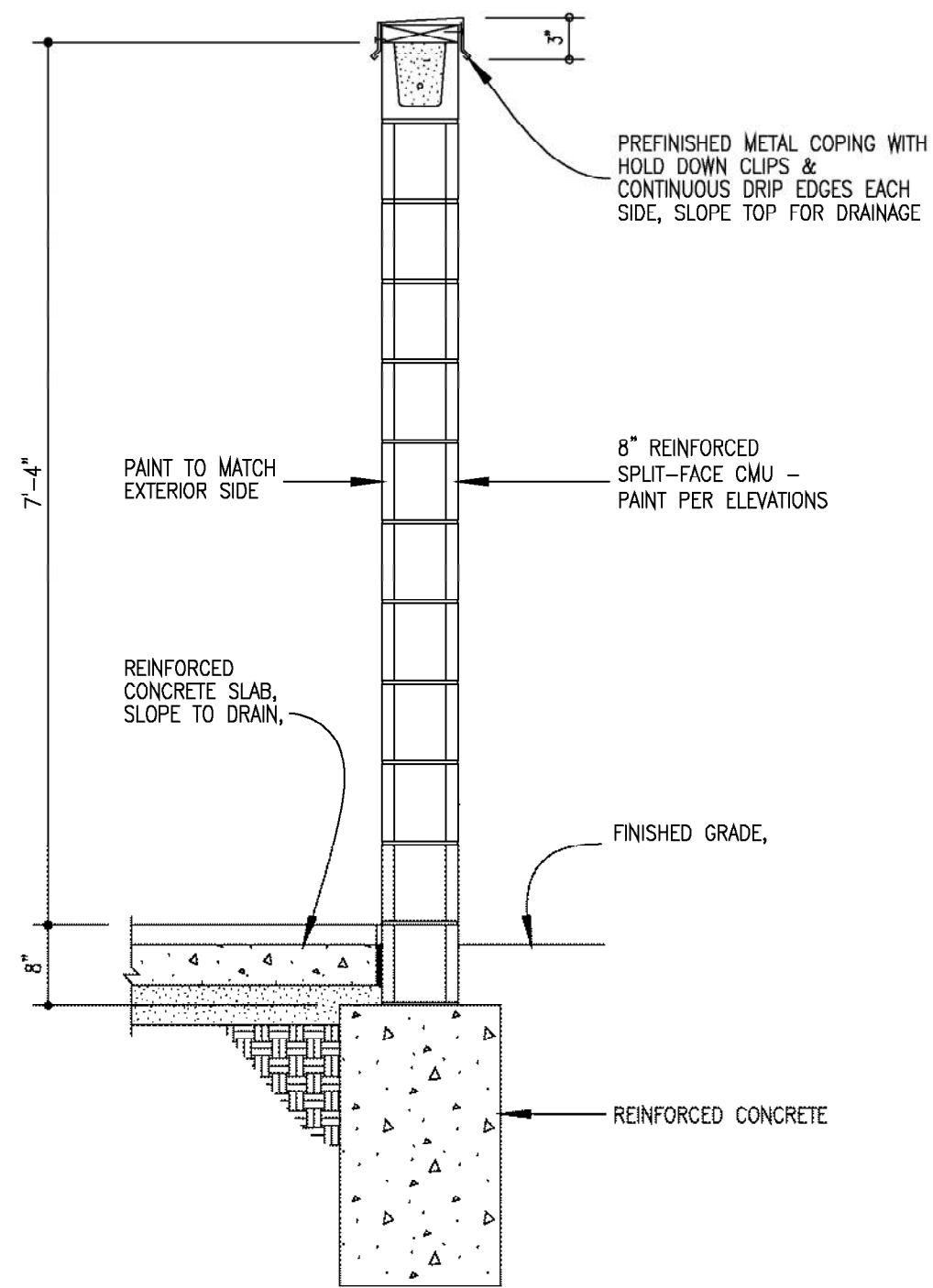
### TRASH ENCLOSURE SIDE ELEVATON

Scale 1/4"=1'-0"



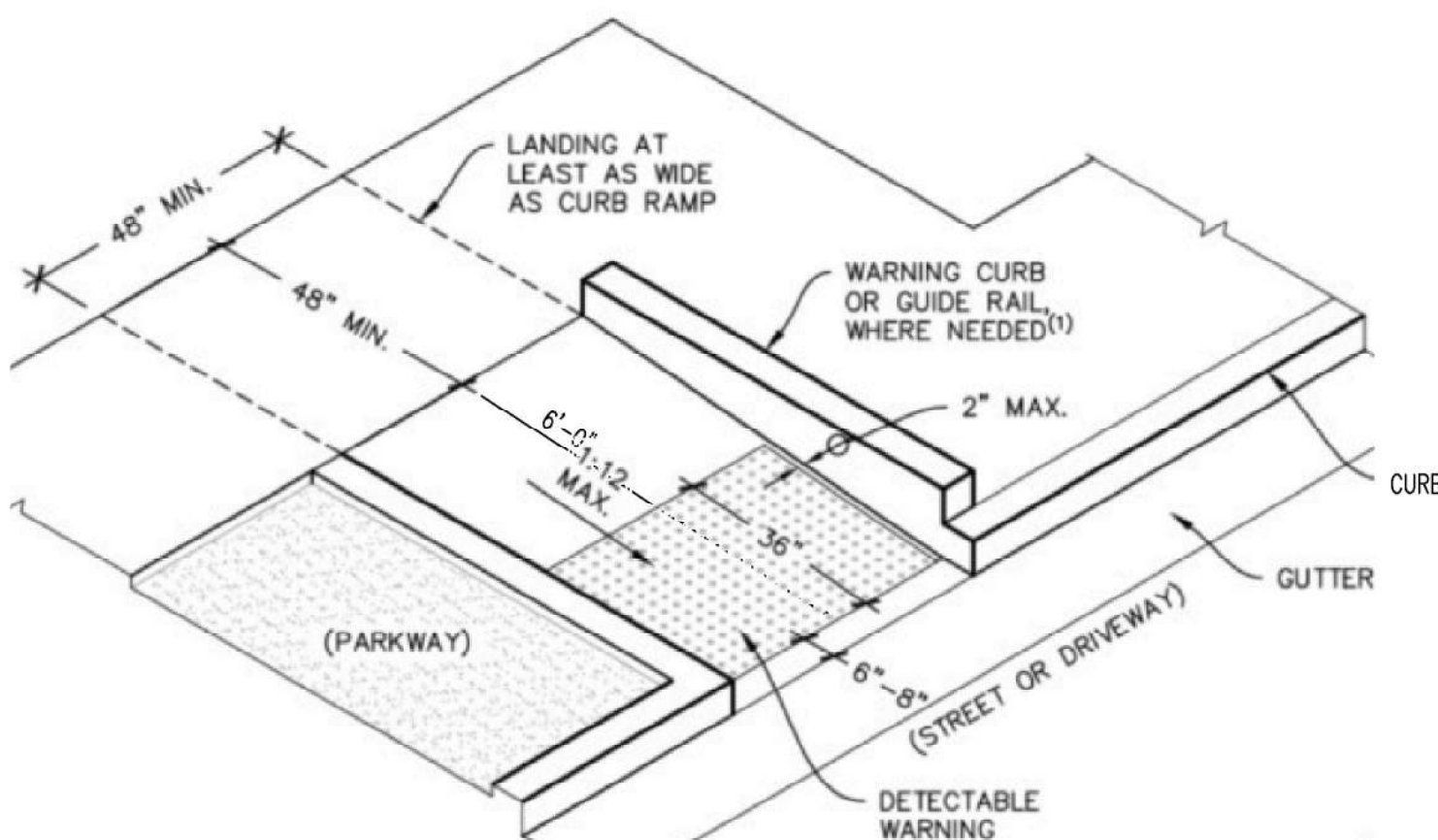
### TRASH ENCLOSURE FRONT ELEVATON

Scale 1/4"=1'-0"



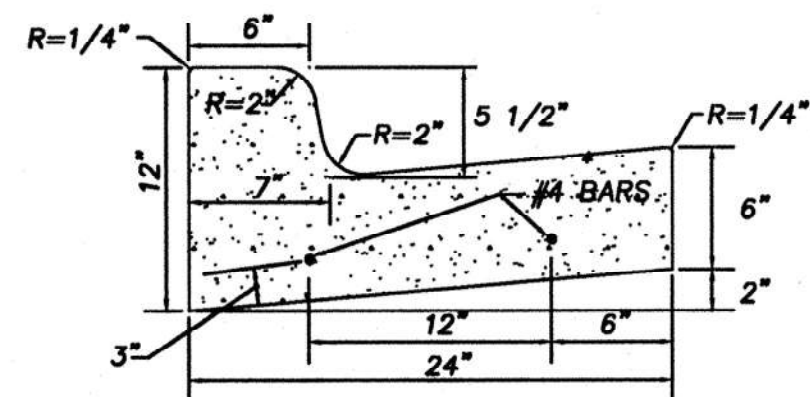
### 1 SECTION

C2 Scale 3/4"=1'-0"

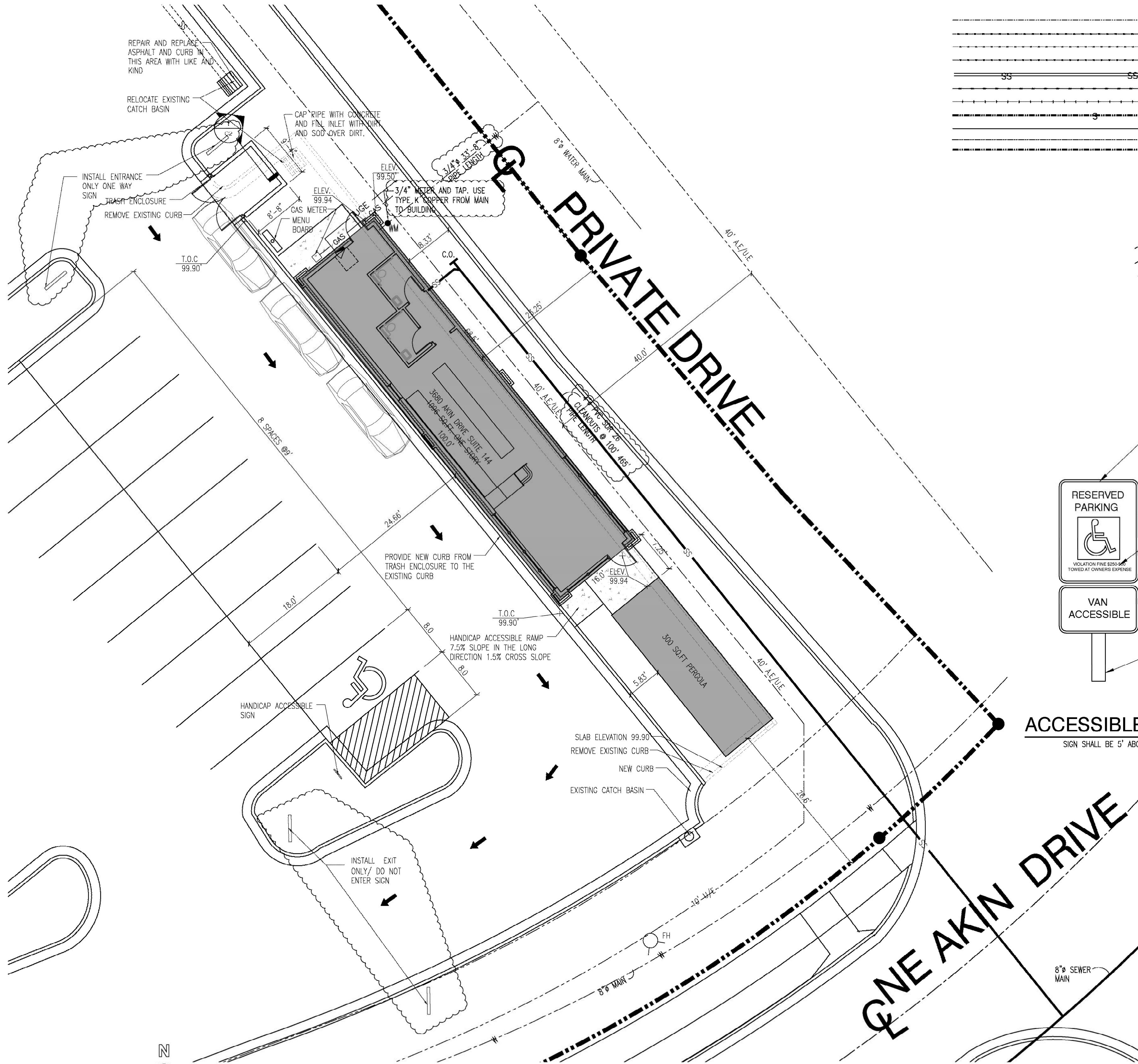


### ACCESSIBLE RAMP DETAIL

6' RAMP LENGTH



### CURB DETAIL



### SITE PLAN

Scale 1"=10.0'

### SITE LEGEND

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MOUNTED A MIN. OF 5' ABOVE GRADE TO THE BOTTOM OF THE SIGN



SIGN TYPE R7-8 (12'X18')  
SIGN FIELD IS WHITE  
SIGN LETTERING AND BORDER ARE GREEN  
INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND

RECOMMENCED OPTIONAL LANGUAGE



SIGN TYPE R7-8 (6'X12')  
SIGN FIELD IS WHITE  
SIGN LETTERING AND BORDER ARE GREEN

SIGN POLE

### ACCESSIBLE SIGN DETAIL

SIGN SHALL BE 5' ABOVE GRADE

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### GENERAL NOTES

- Contractor shall obtain all permits including land disturbance, right-of-way, hauling, etc., with public works prior to construction as applicable.
- Excavated material that is not immediately loaded and hauled off site shall be stockpiled on site. Contractor shall provide the appropriate BMP (silt fence, compost sock, gravel filter bags, wattles, etc.) fully surrounding the stockpile area to protect adjacent inlets or areas, etc. until such time that stockpile is removed from site.
- Good housekeeping including all spill response shall be done.
- The new building must maintain proper clearances from Every overhead electric lines.
- Provide irrigation for new landscaping.
- Parking lot shall be paved and stripped and will comply with the unified development ordinance article 8 in terms of paving and thickness base.
- All construction traffic, temporary traffic control devices, and pavement markings shall conform to the requirements of the latest manual of the UNIFORM TRAFFIC CONTROL DEVICES.
- The contractor shall provide all materials, tools, equipment and labor as necessary to install and maintain adequate erosion control, keep streets clean of mud and debris, and prevent soil from leaving the project site.
- All water service installations including backflow devices are subject to field verification and approval by the Water Department inspector.
- Sanitary sewer improvements- The site will utilize the existing sanitary sewer on the South side of the building.
- Water main improvements- The site will utilize the existing 8" water main on the East side of the building.
- Storm water improvements- the site will utilize the existing storm water catch basins.
- Connection to the sewer line shall be made with a cut-in wye.

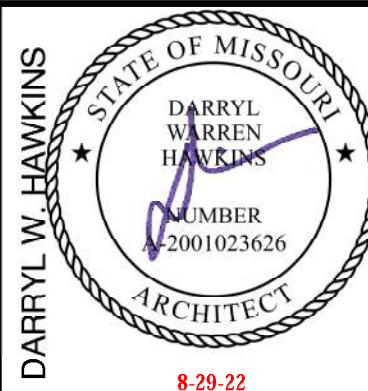
BEFORE YOU  
DIG - DRILL - BLAST



Call  
1-800-344-7483 (MISSOURI)  
1-800-344-7233 (KANSAS)

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date 5-11-22  
drawn by RES  
checked by 8-29-22  
revised

sheet no.

C2



SILT FENCE EROSION CONTROL

1. Fabric fences may be constructed with supporting fences, such as snow fences or wire mesh fences. The supporting fences shall be strong enough to withstand the load from pond water and trapped sediment. The support posts shall be spaced at 10 feet intervals or less, and shall be placed or driven at least 2 feet into the ground. Posts shall be 4-inch diameter wooden posts or standard steel posts.

When fabric fence is installed without a supporting fence, the posts shall be spaced at 4 feet or less. Posts shall be placed or driven at least 2 feet into the ground. Posts shall be 2-inch square wood posts or standard steel posts.

2. A trench for anchoring the fabric shall be dug along the upslope side of the posts. The trench shall be at least 8 inches wide and 12 inches deep. The fabric shall be laid in the trench, which then shall be back filled and compacted to prevent water and sediment from passing underneath the fabric fence.

3. The filter fabric shall be furnished in a continuous roll cut to the length of the sill fence to avoid splices. When splices are necessary, the fabric shall be spliced at a support post with a minimum of 6-inch overlap, folded over, and securely fastened.

4. The synthetic filter fabric shall be a pervious sheet of polypropylene, nylon, polyester, or ethylene yarn uniform in texture and appearance and free from defects, flaws, or tears that would affect its physical properties. When installing fabric for silt fences, follow manufacturer's recommendations.

EROSION CONTROL:

All erosion control practices are to be in accordance with EROSION and SEDIMENT CONTROL SPECIFICATION, of the MDNR. Erosion control practices are to be in place prior to construction. Where it is impractical to install erosion control practices prior to construction, the contractor shall install erosion control practices as soon as practical, during or following construction.

SODDING:

SODDING, may be used in any area requiring permanent seeding.

PERMANENT SEEDING/MULCHING

Permanent vegetation is to be seeded within 30 working days of the completion of construction and grading.

At the contractors option sod may be established in any area where permanent vegetation is required.

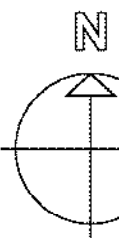
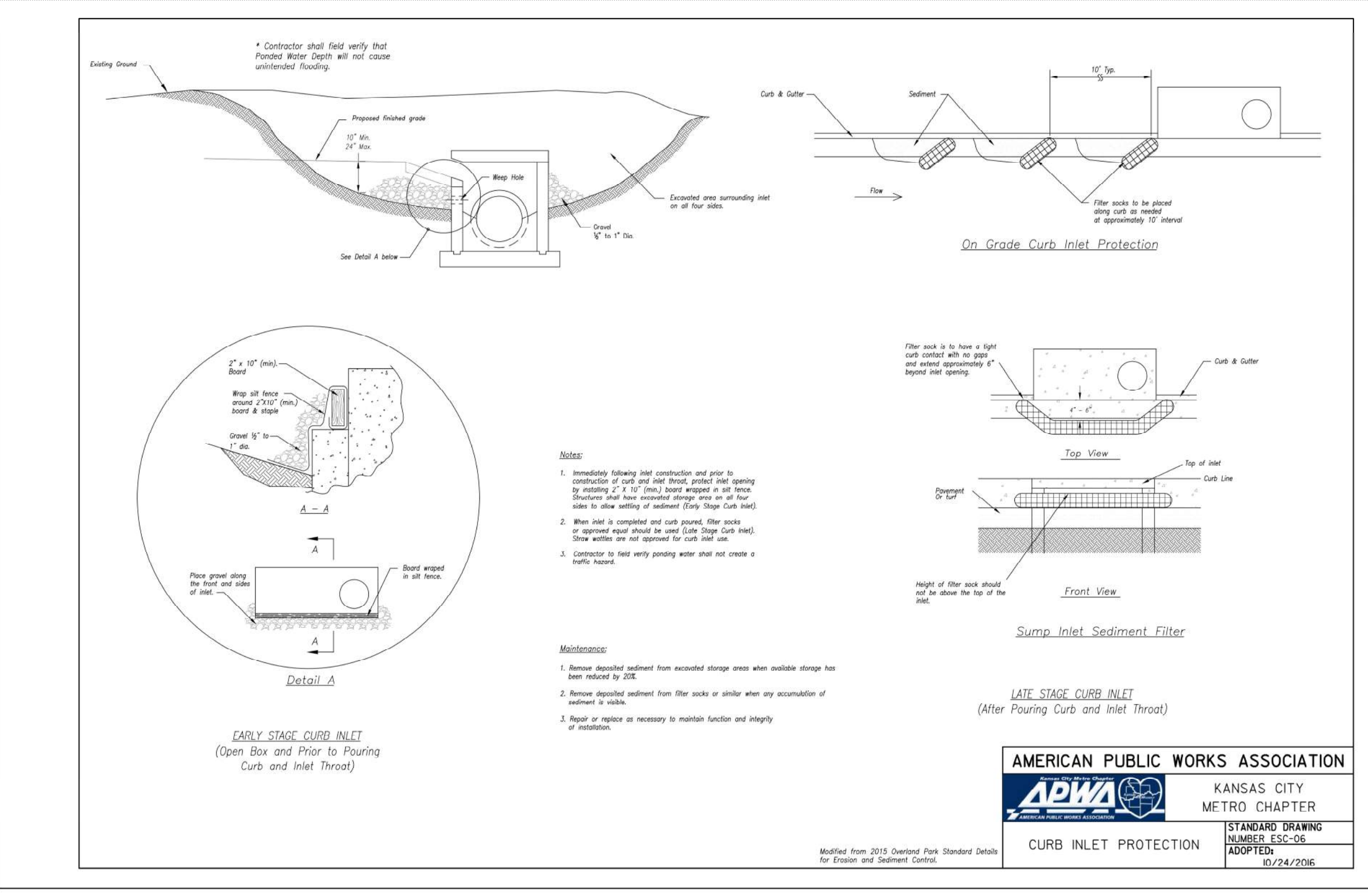
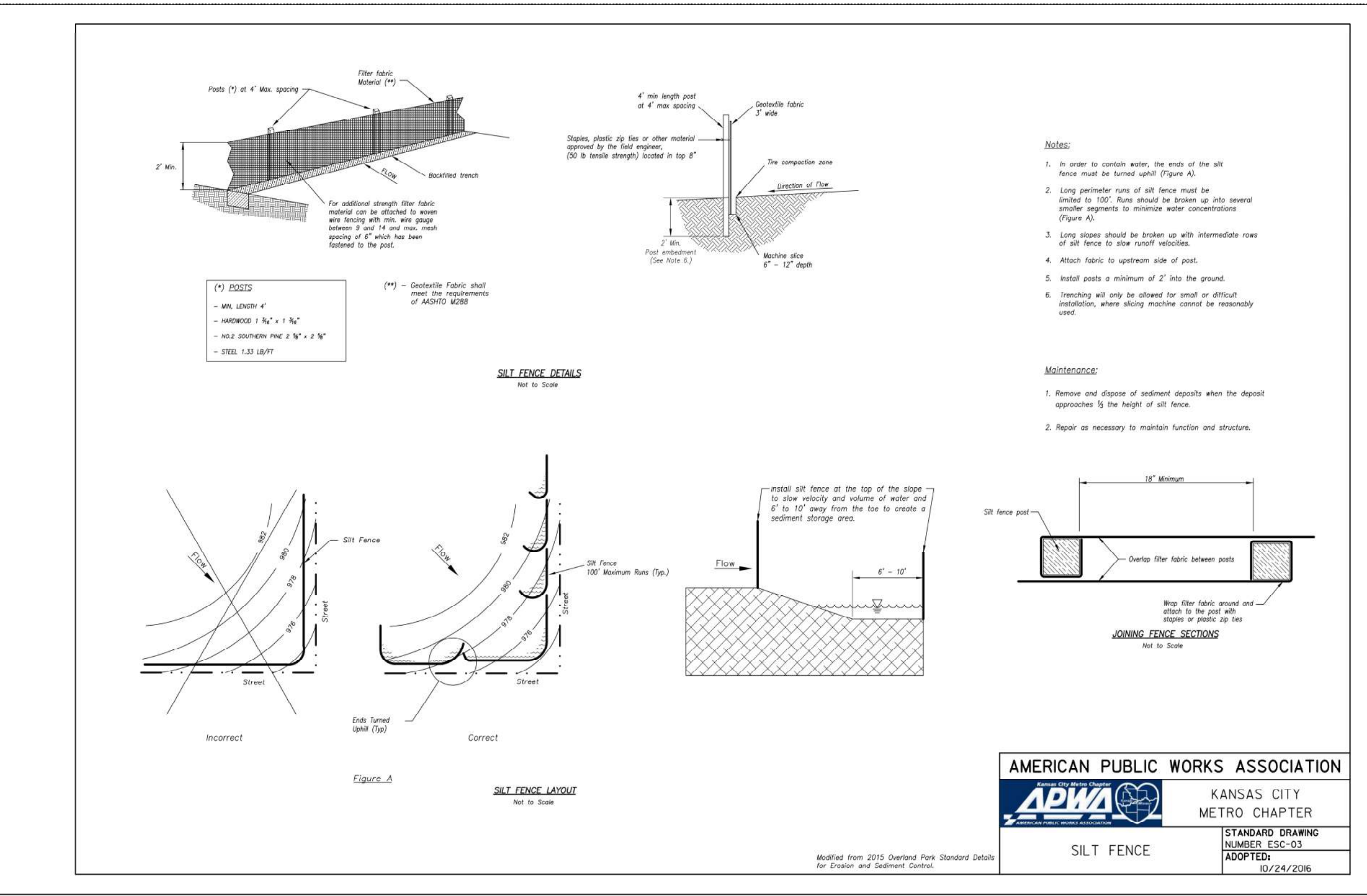
SILT FENCE or STRAW BALE BARRIERS:

Silt fence is to be installed in accordance with MDNR Standards

SEDIMENT FENCE.

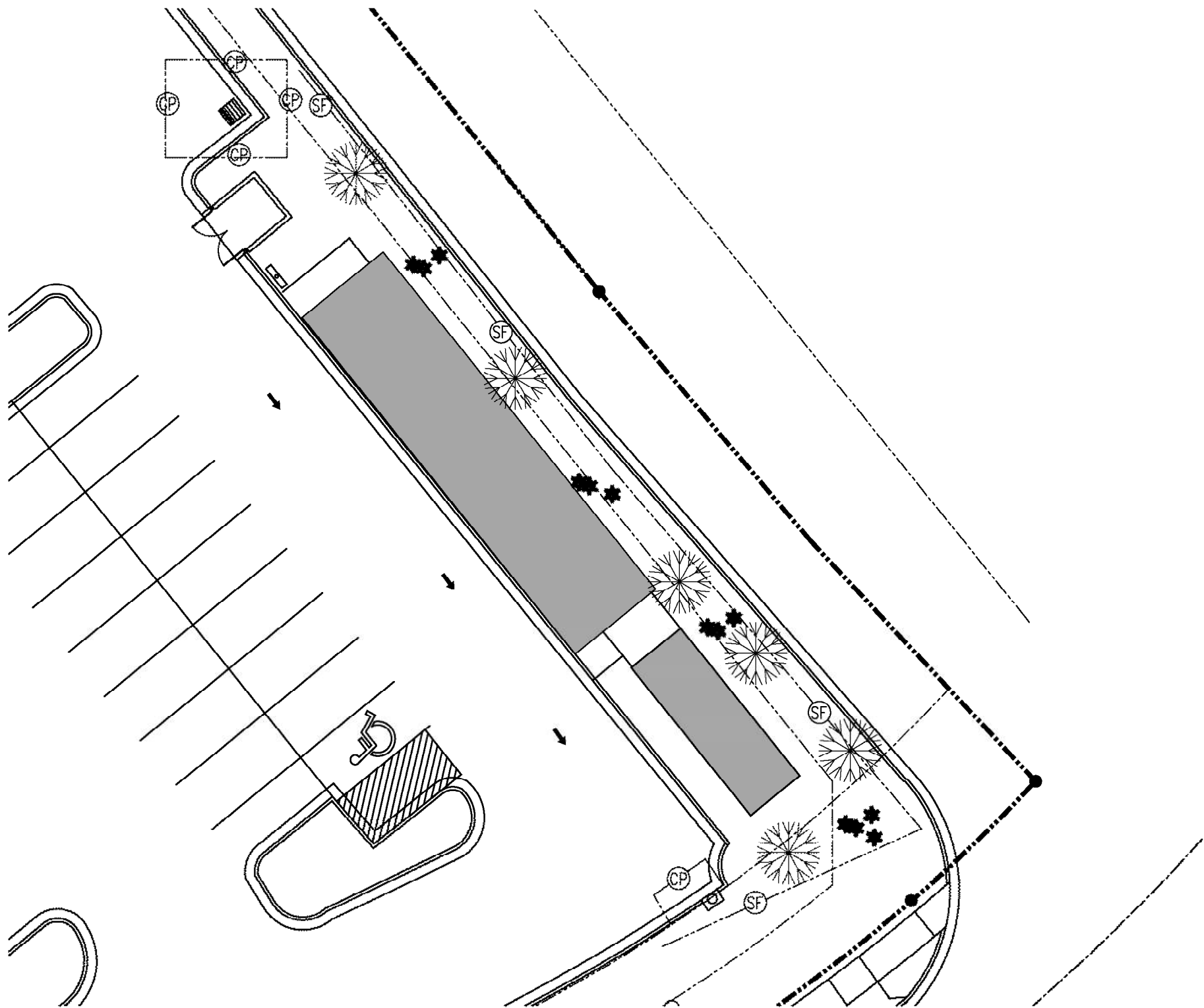
Straw bale barriers are to be installed in accordance MDNR Standards.

Maintain sediment traps, silt fence straw bales after each significant rainfall, remove sediment and restore to original dimensions when sediment has accumulated to half the design depth. Place removed sediment in disposal or fill areas.



EROSION CONTROL PLAN

Scale 1"=20.0'



- (CB)— GRATE INLET PROTECTION TO BE IN PLACE PRIOR TO CONSTRUCTION  
SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH MISSOURI  
DEPARTMENT OF NATURAL RESOURCES
- (SF)— SILT FENCING TO BE IN PLACE PRIOR TO CONSTRUCTION  
SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH  
THE CITY OF LEE'S SUMMIT, MO

GENERAL NOTES

- The contractor shall provide all materials, tools, equipment and labor as necessary to install and maintain adequate erosion control, keep streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the city of Lee's Summit, Mo. The contractor shall be responsible for providing additional erosion control measure or modifications if the plan fails to substantially control erosion or offsite sedimentation.
- The contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5" or more. The contractor shall repair damage, clean out sediment, and additional erosion control devices as needed, as soon as practicable, after inspection.

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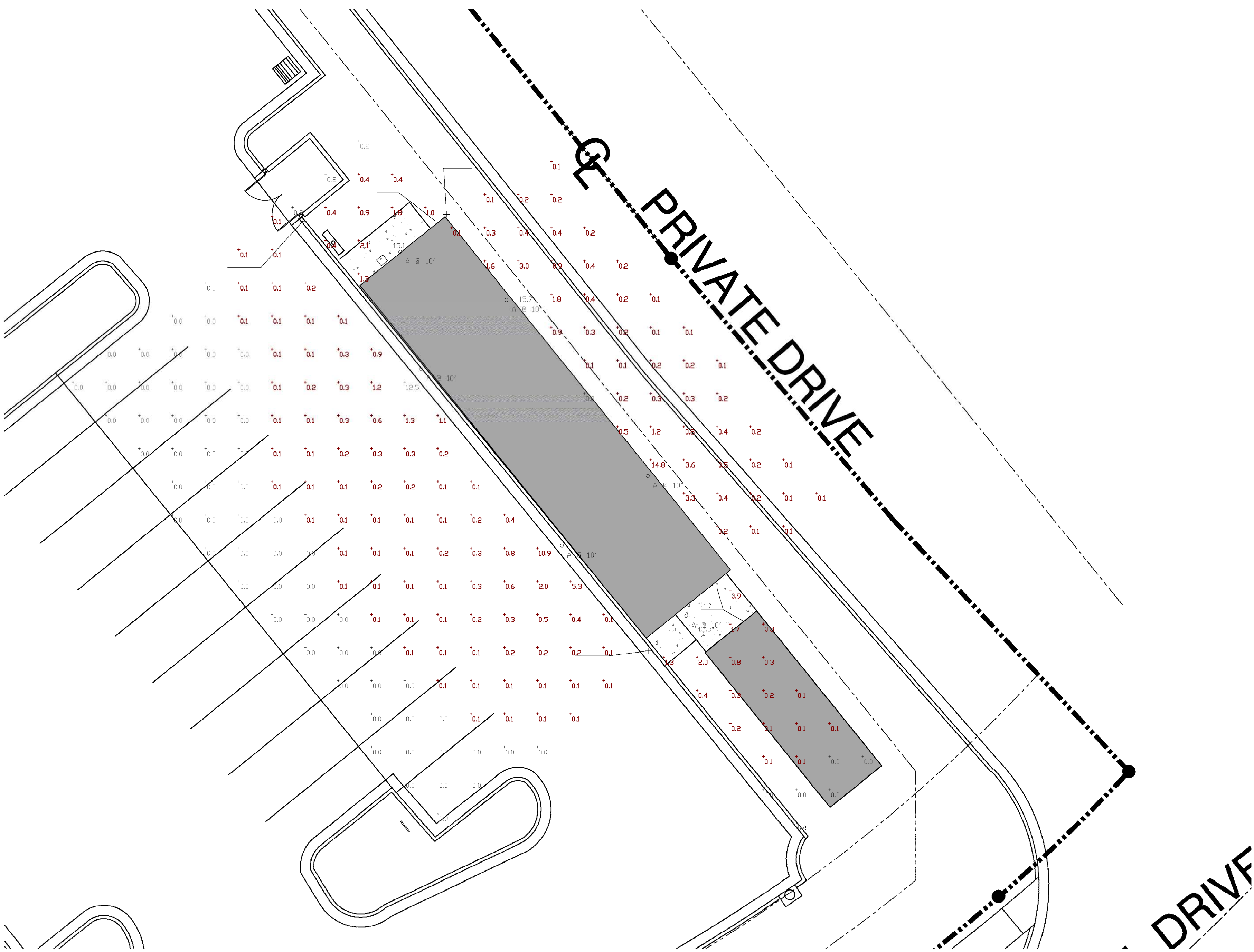
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C3





**SITE PLAN**  
Scale 1"=10.0'

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	6	Peachtree Lighting, LLC	C6BLR00-14-35K-80-SH-RC-FINISH-WAL-P-WL	6" CYLINDER, WITH A GEN 7 VERDIO CoB, SURFACE MOUNT	1	2911	0.9	17

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NW SIDE	+	1.9 fc	15.1 fc	0.2 fc	75.5:1	9.5:1
PARKING LOT	+	0.3 fc	12.5 fc	0.0 fc	N/A	N/A
SE SIDE	+	1.0 fc	15.5 fc	0.0 fc	N/A	N/A
NE SIDE	+	1.1 fc	15.7 fc	0.0 fc	N/A	N/A

Note  
1. FIXTURES MOUNTED AT 10' ABOVE GRADE.

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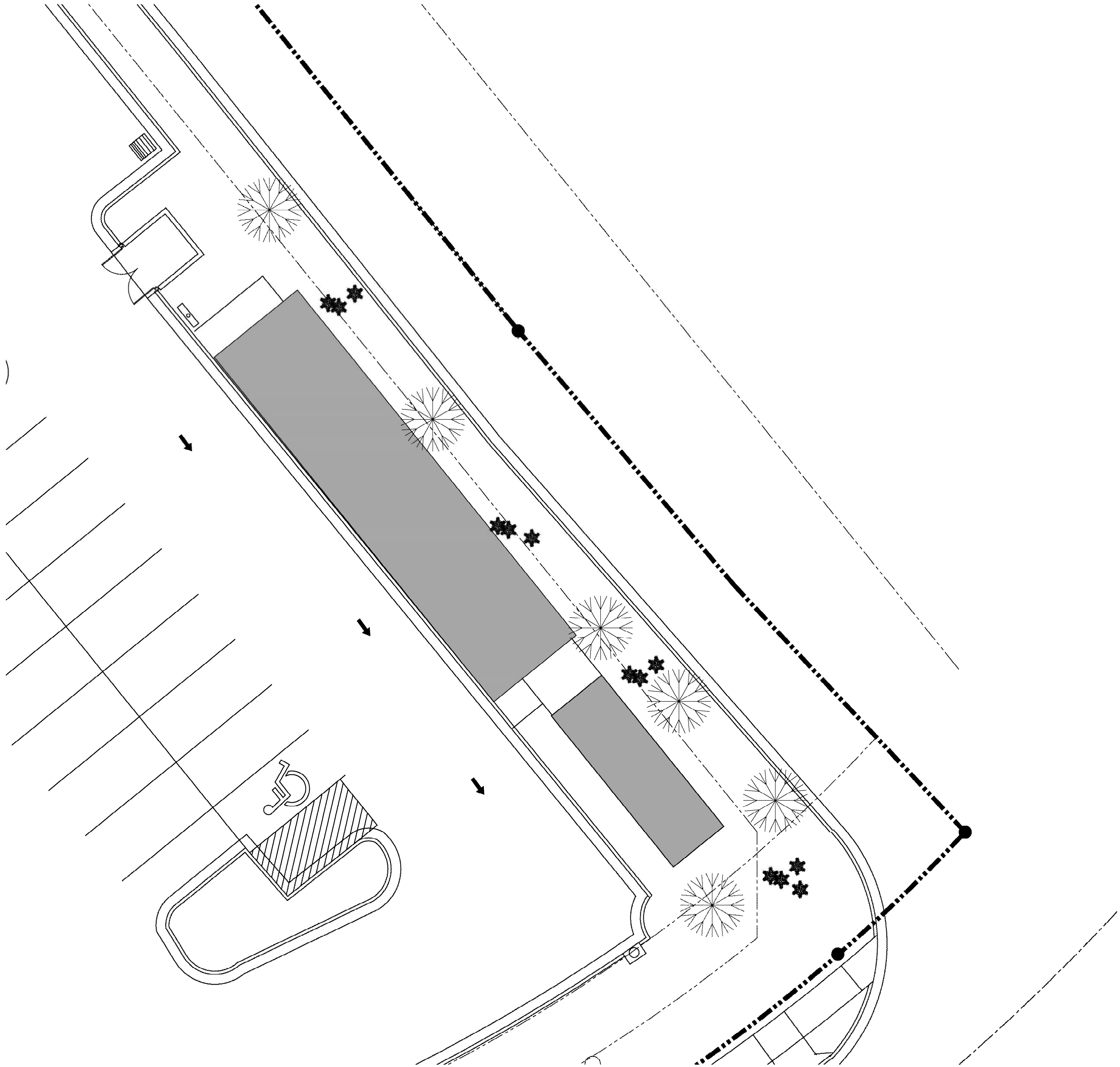
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C4

LANDSCAPE NOTES

1. ALL LANDSCAPING IS EXISTING, REPLACE WITH LIKE AND KIND AS NEEDED.



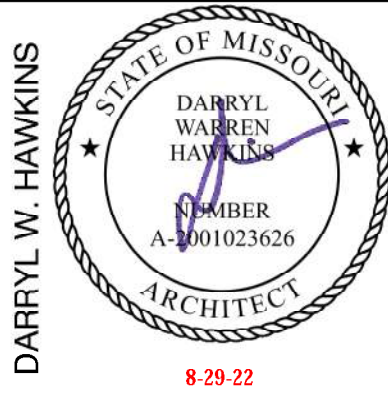
LANDSCAPE PLAN

Scale " = 10.0'

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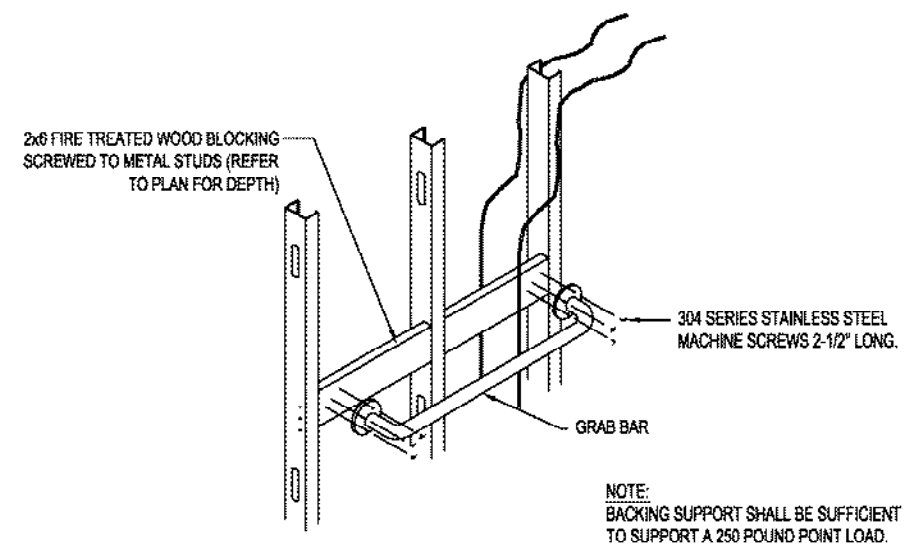
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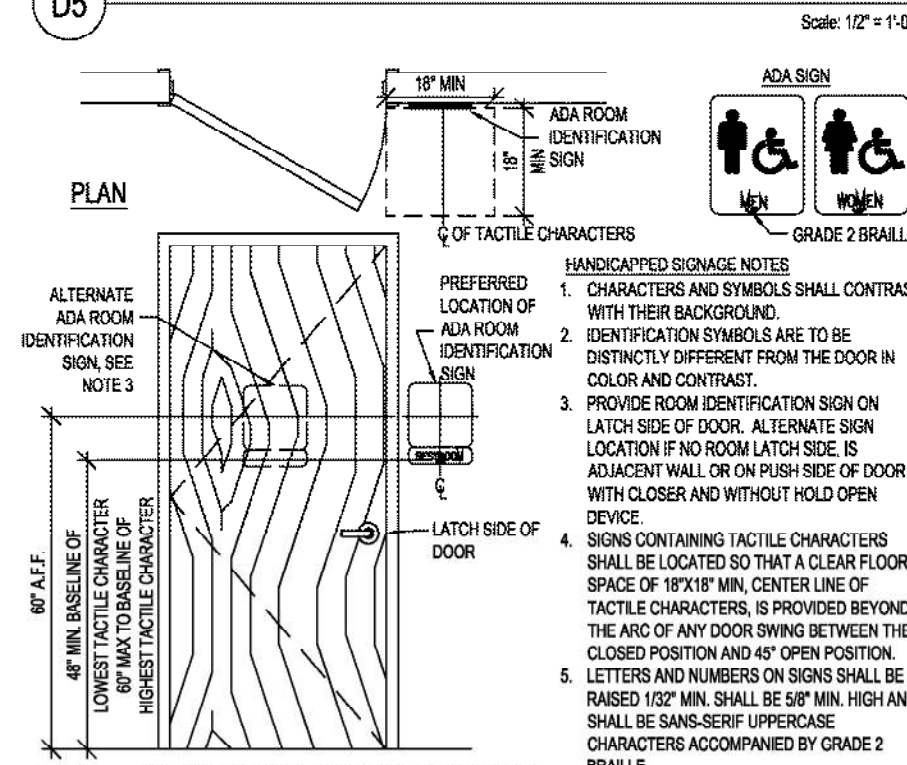
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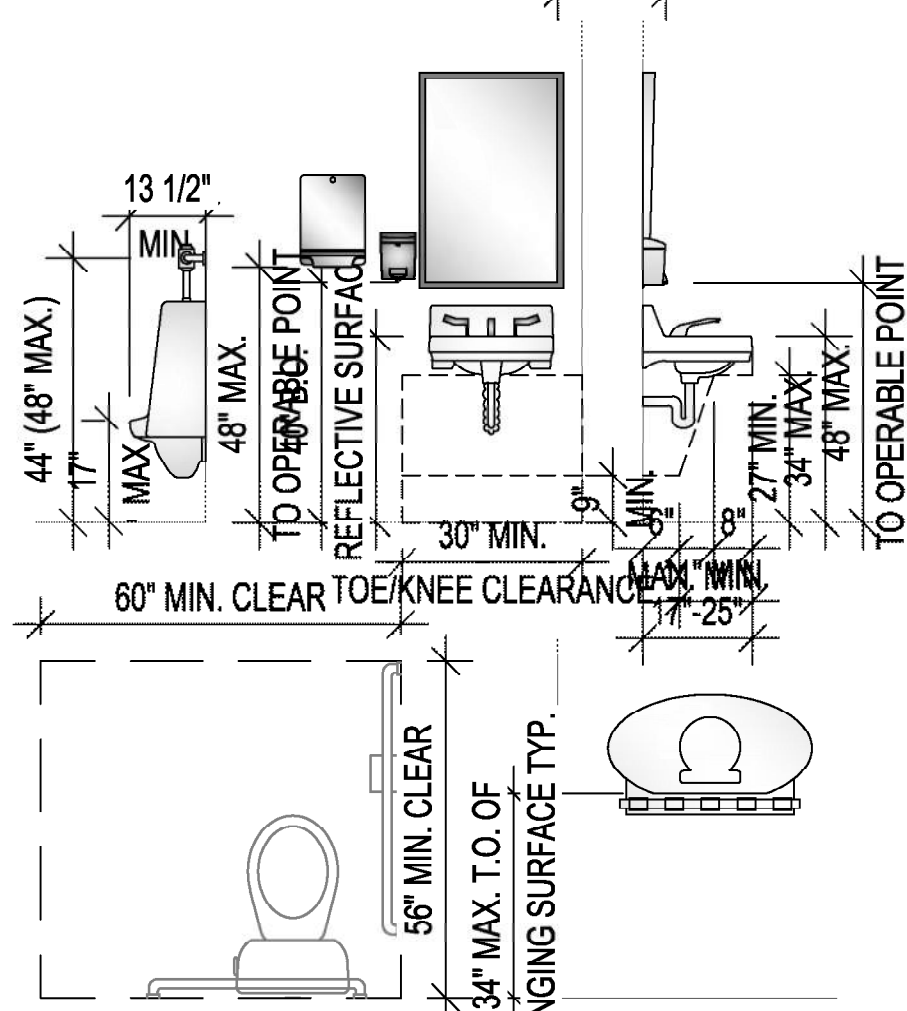
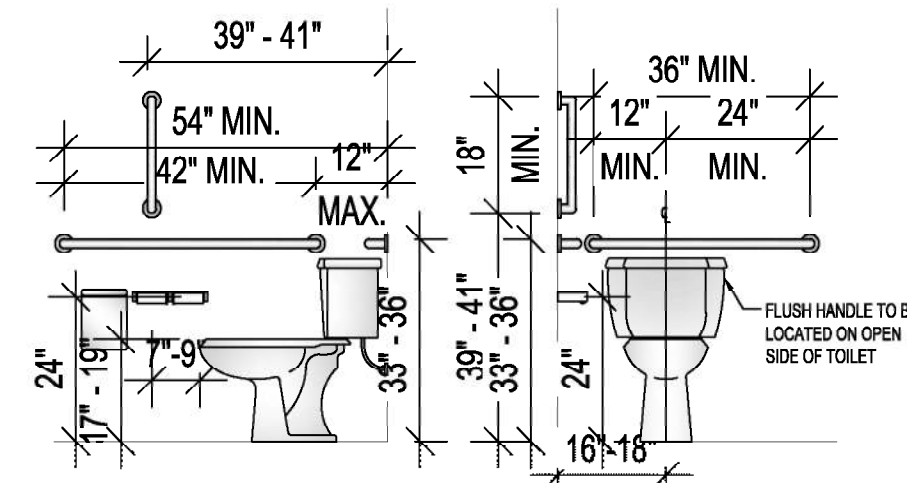




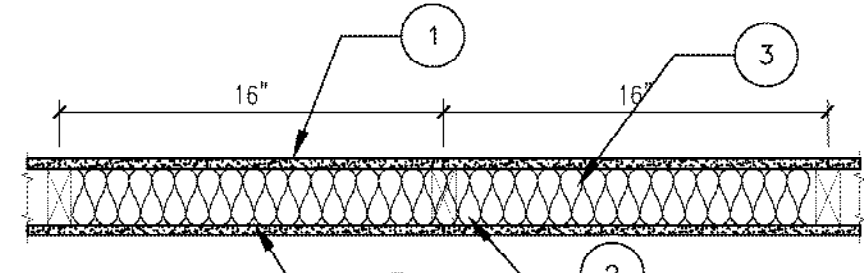
D5 TYP. GRAB BAR ATTACHMENT DETAIL



C5 RESTROOM SIGNAGE DETAIL

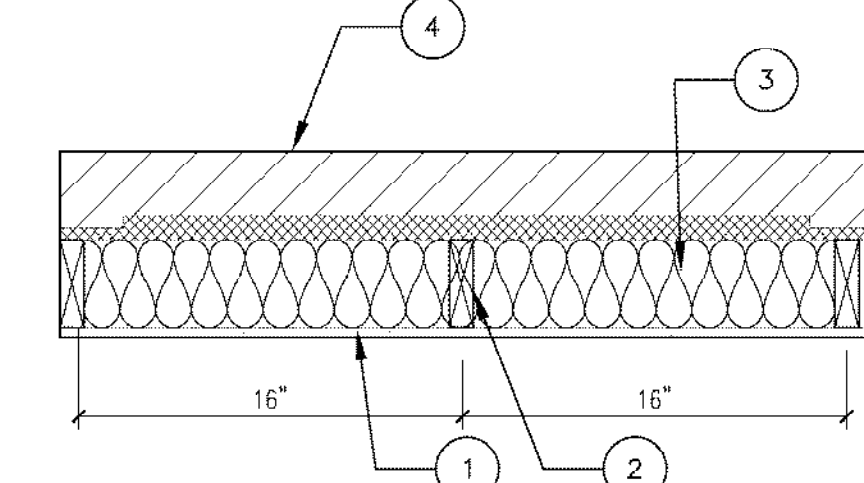


A5 REQUIRED ACCESSIBLE FIXTURE CLEARANCES



1 WALL TYPE

1. GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED VERTICALLY.
2. WOOD STUDS: 2X4 WOOD STUDS @16" O.C.
3. INSULATION: MIN. 3-1/2 IN. THICK FIBERGLASS. INSULATION



1 WALL TYPE

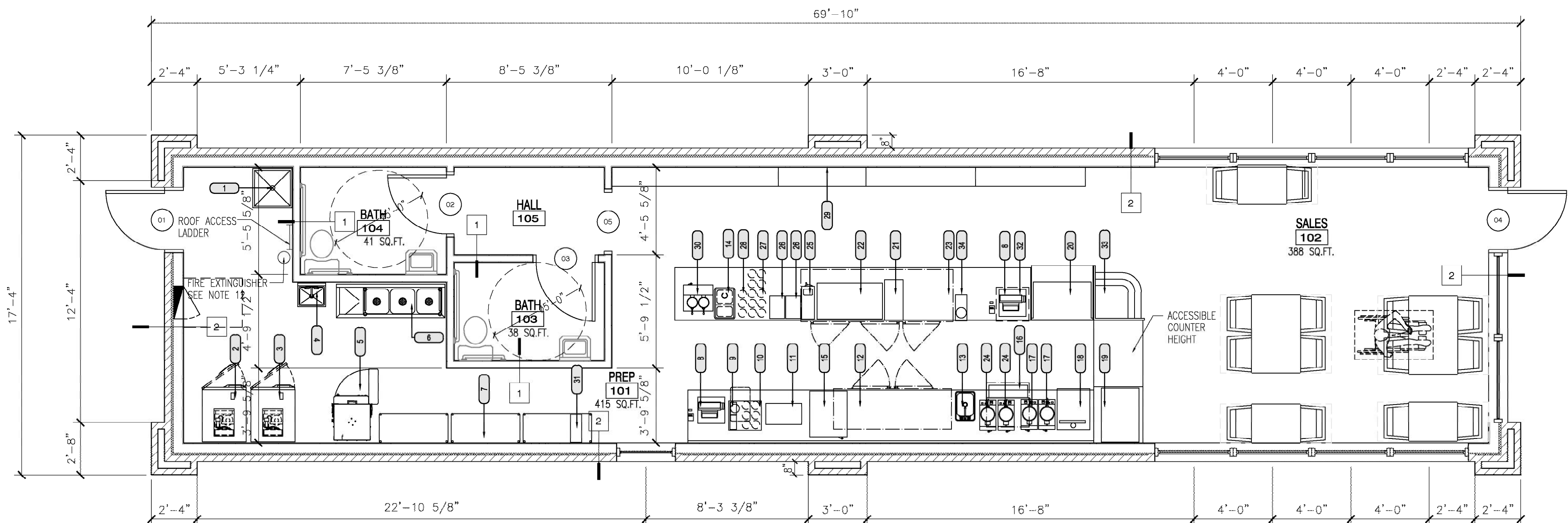
1. GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED VERTICALLY.
2. WOOD STUDS: 2X6 WOOD STUDS @16" O.C.
3. INSULATION: MIN. 3-1/2 IN. THICK FIBERGLASS. INSULATION
4. BRICK WAINSCOT

ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR	WALLS				CEILING		NOTES
			N	S	E	W	MATL	HEIGHT	
101	PREP	SEALED CONC.	FRP	FRP	FRP	FRP	2X4	8'-0"	--
102	SALES	SEALED CONC.	GYP.BD	GYP.BD	GYP.BD	GYP.BD	EXPOSED	12'-0"	--
103	BATH	TILE	TILE 4" A.F.F.	TILE 4" A.F.F.	TILE 4" A.F.F.	TILE 4" A.F.F.	2X4	8'-6"	--
104	BATH	TILE	TILE 4" A.F.F.	TILE 4" A.F.F.	TILE 4" A.F.F.	TILE 4" A.F.F.	2X4	8'-0"	--
105	HALL	SEALED CONC.	GYP.BD	GYP.BD	GYP.BD	GYP.BD	2X4	8'-0"	--

LEGEND	
	NEW STUD WALLS
	NEW STUD WALLS
	PARTITION TYPE
	DOOR NUMBER
	WINDOW TAG

DOOR AND FRAME SCHEDULE						
MARK	DOOR			FRAME	HARDWARE	NOTES
	SIZE		MATL			
	WD	HGT				
01	3'-0"	6'-8"	1 3/4"	GLASS	MTL	---
02	3'-0"	6'-8"	1 3/4"	WD	WD	---
03	3'-0"	6'-8"	1 3/4"	WD	WD	---
04	3'-0"	7'-0"	1 3/4"	GLASS	MTL	---
05	3'-0"	6'-8"	NA	WD	WD	---

EQUIPMENT LIST		
EQ#	QTY	DESCRIPTION
1	1	MOP SINK
2	1	FREEZER
3	1	REFRIGERATOR
4	1	HAND SINK
5	1	DISHWASHER
6	1	3 COMPARTMENT SINK
7	3	SHELVING
8	2	P.O.S.
9	1	UNDERCOUNTER TRASH CONTAINER
10	1	EGG MAKER
11	1	MICROWAVE
12	1	REFRIGERATED PREP TABLE
13	1	DROP IN HAND SINK
14	1	ICE BIN
15	1	OVENTOASTER
16	1	UNDERCOUNTER ICE MAKER
17	2	BLENDERS
18	1	KOMBUCHA ON TAP
19	1	BEVERAGE COOLER
20	1	PASTRY DISPLAY
21	1	COLD BREW ON TAP
22	1	ESPRESSO MACHINE
23	1	UNDERCOUNTER REFRIGERATOR
24	2	ICE TEA MAKER
25	1	TAMPER
26	2	GRINDERS
27	-	SYRUPS
28	-	CUPS
29	-	PRODUCT DISPLAY
30	1	TWIN AIRPOT COFFEE BREWER
31	1	GHZ GRINDER
32	1	FLOOR SAFE
33	1	DISPLAY CASE
34	1	FLUSH MOUNT RINSER



FLOOR PLAN  
Scale 1/4" = 1'-0"

## GENERAL NOTES

- All refrigeration units are capable of maintaining refrigerated foods at or below 41° Fahrenheit at all times. Reach-in refrigerators, prep refrigerators, refrigerated display cases, and freezers must be specifically constructed for commercial use.
- This is a non-smoking establishment.
- All cooking and food service equipment must be commercial grade and shall meet NSF Standards.
- Adequate and suitable space has been provided for the storage of food. Approximately twenty-five percent (25%) of the food preparation area, and at least 32 linear feet of approved shelving for each 100 square feet of storage area are considered adequate (excluding refrigeration). Shelving is easily cleanable and durable. The lowest shelf of any shelving unit shall be at least six inches above the floor.
- The floor surfaces, in all areas in which food is prepared, packaged, or stored, where any utensil is washed, where refuse or garbage is stored and where janitorial facilities are located, and in all toilet and hand washing areas, shall be smooth and of such durable construction and non-absorbent material as to be easily cleaned. Floor surfaces are covered at the juncture of the floor and wall, with a three-eighths inch (3/8") minimum radius coving.
- Walls and ceilings of food preparation and utensil washing areas shall be light colored and constructed with materials that provide a durable, smooth, non-absorbent, washable surface. Conduits of all types shall be installed within walls as practicable. When otherwise installed, they are mounted or enclosed so as to facilitate cleaning.
- The delivery door leading to the outside is the overhead door #14.
- The main entrance door leading to the outside shall have a self-closing device. Provide a sign on the main exit door that says "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" instead of panic hardware.
- All floors, walls and ceilings in the kitchen, restrooms, food prep areas and storage areas will be smooth washable and nonabsorbent.
- Install batt insulation in all interior walls for sound transmission.
- Building address shall be posted in a conspicuous place during construction.
- Fire extinguishers shall be installed in accordance with the International Fire Code and NFPA 10. Extinguishers shall be mounted 5 feet for 40 lbs or 3.5 feet for greater the 40 lbs above finished floor. Provide blocking in wall for mounting. A class "K" fire extinguisher shall be supplied in the kitchen.
- Tactile "Exit" signs shall be placed at each Exit door. ADA required wall signage shall be placed on the latch side of single doors 9-inches center-line from the door edge. Tactile signs shall be installed 48-inches minimum and 60-inches maximum AFF to the baseline of the highest text.
- Verify existing dimensions before construction.
- Type I Hood system must have a current inspection tag and shall be cleaned upon final inspection.
- Additional emergency lighting/exit signs may be required if upon final fire inspection it is determined there is not adequate lighting to show a clear path of egress.
- Supply Knox box at front door facing the street. Install box 5' to the top of the box.
- Install towel and soap dispenser at all hand sinks
- Use suspended ceiling with a flame spread rating of 25.

### Door Hardware:

- All doors required for egress (exit doors) shall be installed with approved hardware as listed below:
- Exit doors shall be operable from the inside without the use of a key or any special knowledge of effort. For exception on the main exterior exits. See note 8 sheet A1.
  - Manually operated edge- or surface-mounted flush bolts and surface bolts are prohibited.
  - Handles, pulls, latches, locks and other operating devices on accessible doors shall be easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms and U-shaped mechanisms are acceptable designs.

RELEASED FOR  
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As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
09/15/2022

INNOVATIVE DESIGN & RENOVATION

8011 PASEO SUITE 201  
KANSAS CITY, MO. 64131  
(816) 531-2221  
Arkitec35@aol.com

DARRYL W. HAWKINS



GROUND ROOTS COFFEE

3680 NE AKIN DRIVE SUITE 144  
LEES SUMMIT, MO

date 5-11-22  
drawn by RES.  
checked by  
revised

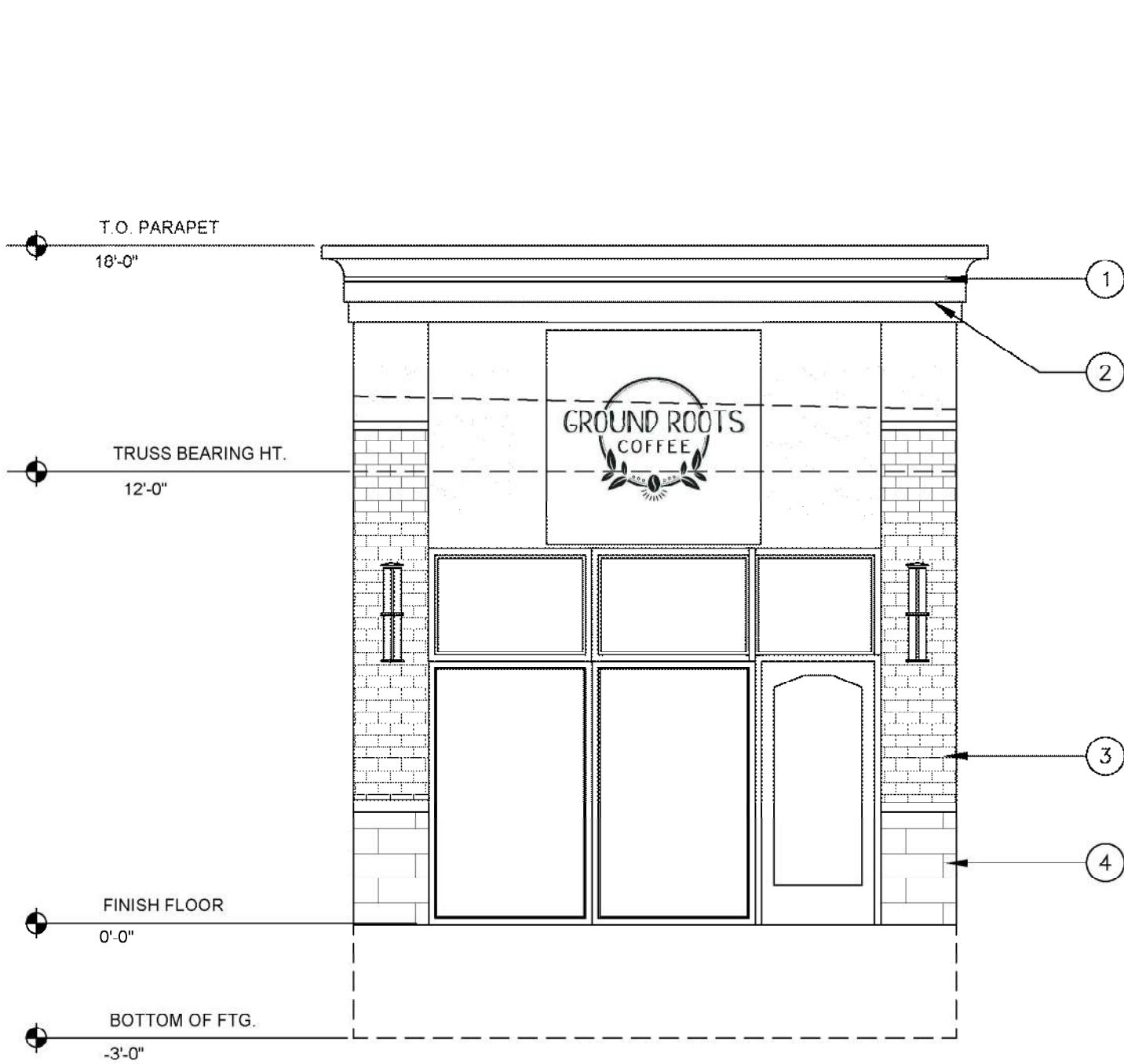
sheet no.

A1



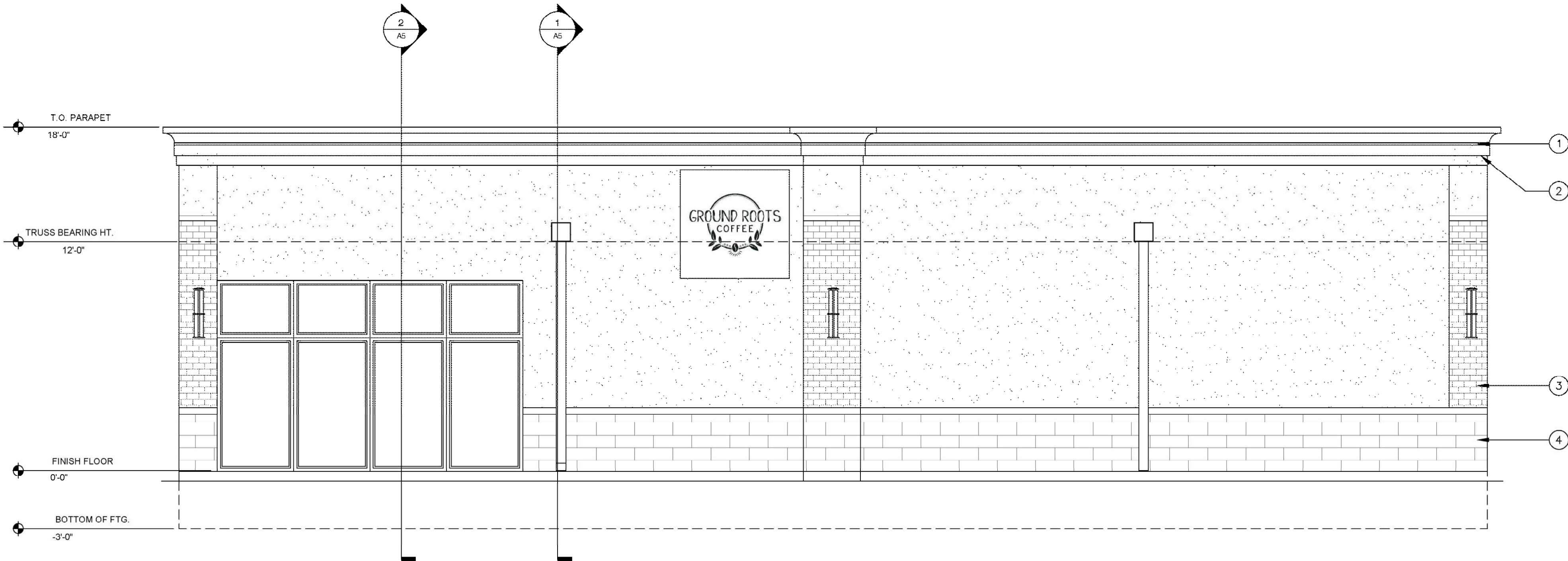
FINISH SCHEDULE

- 1. BUILT UP E.F.I.S. FOR CORNICE
- 2. E.F.I.S. MATCH EXISTING SHOPPING CENTER COLOR
- 3. BRICK MATCH EXISTING SHOPPING CENTER COLOR
- 4. STONE WAINSCOT MATCH EXISTING SHOPPING CENTER COLOR



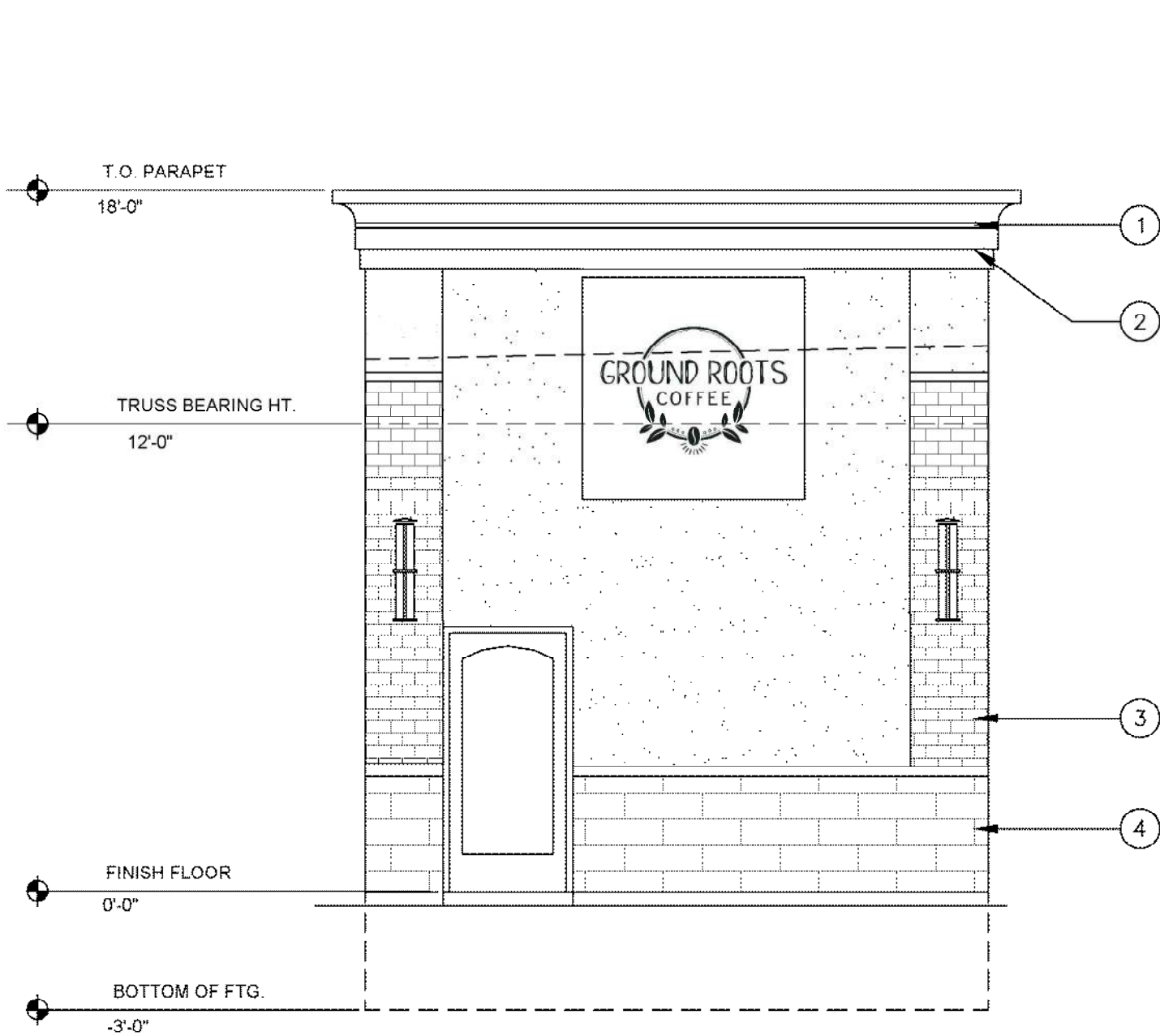
NORTH ELEVATION

Scale 1/4"= 1'-0"



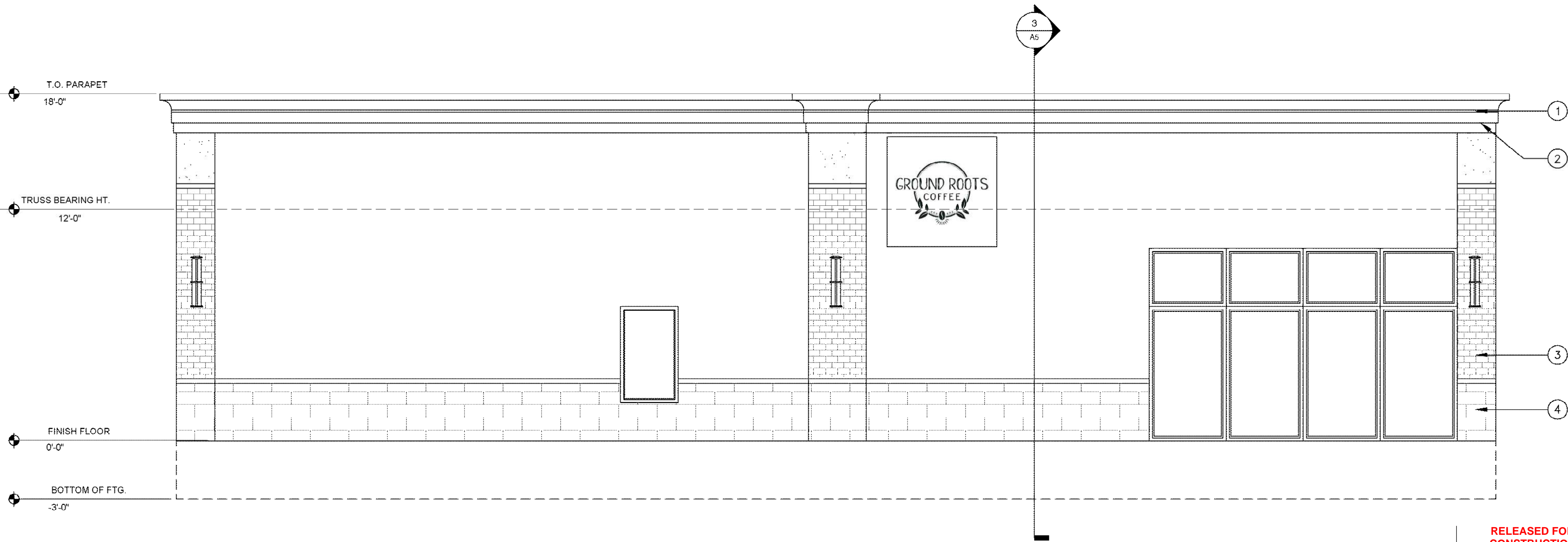
EAST ELEVATION

Scale 1/4"= 1'-0"



SOUTH ELEVATION

Scale 1/4"= 1'-0"



WEST ELEVATION

Scale 1/4"= 1'-0"

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DARRYL W. HAWKINS



GROUND ROOTS COFFEE

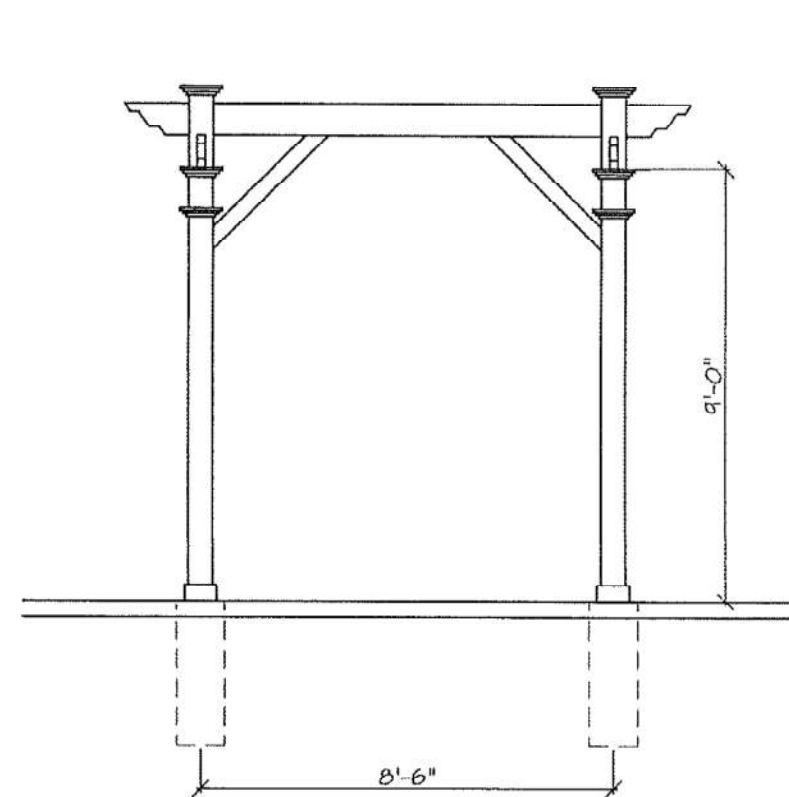
3680 NE AKIN DRIVE SUITE 144  
LEE'S SUMMIT, MO

date 5-11-22  
drawn by R.E.S.  
checked by  
revised

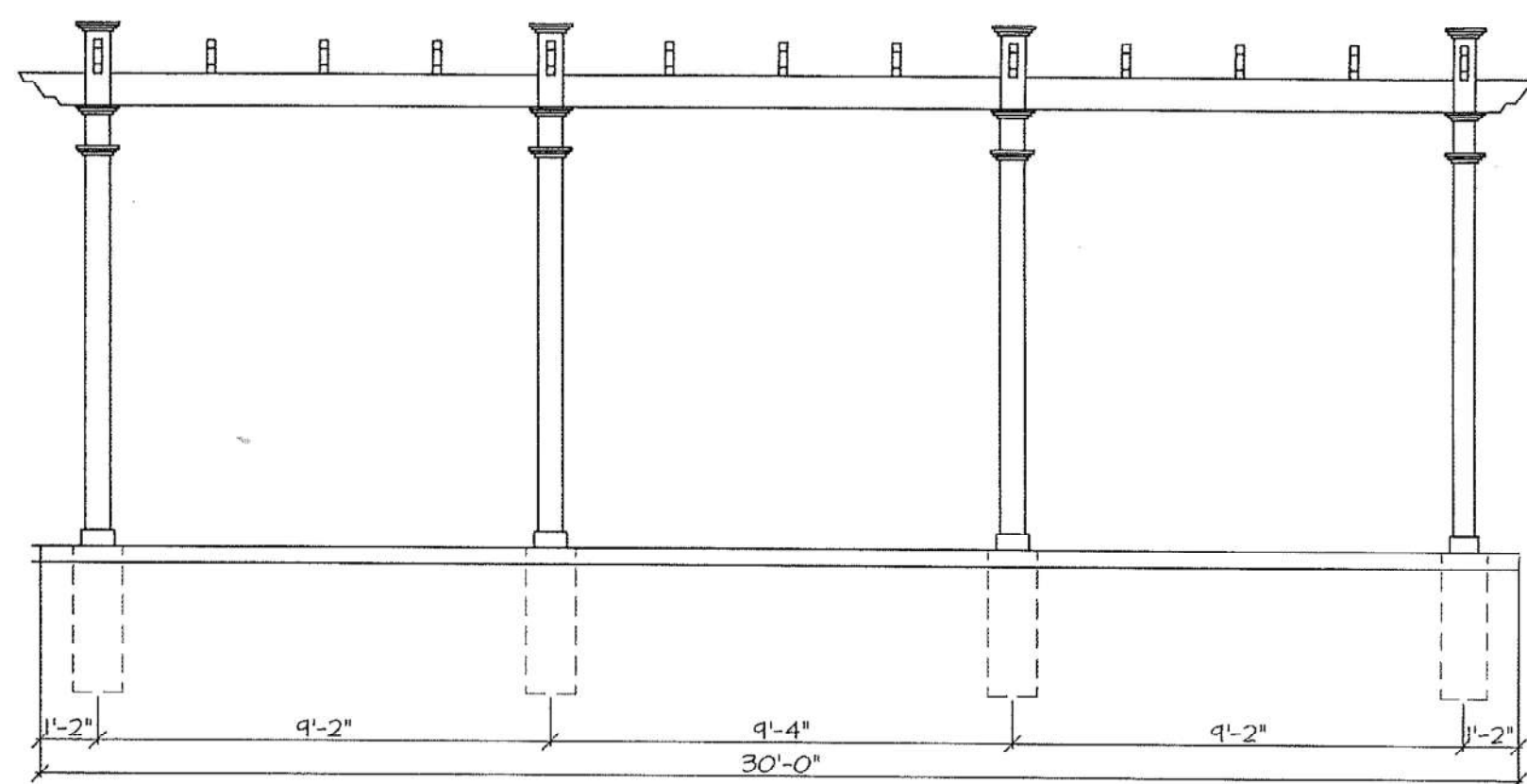
sheet no.

A4

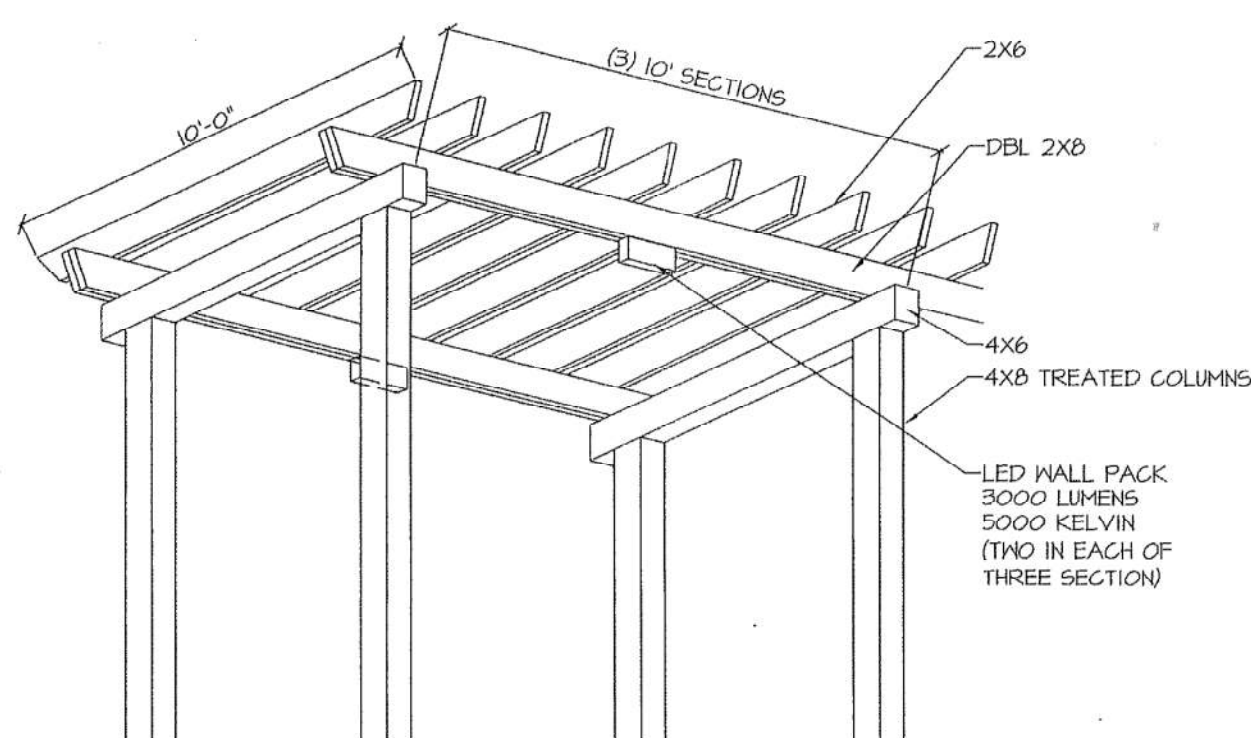




**PURGOLA SIDE ELEVATION**  
Scale 1/4"=1'-0"



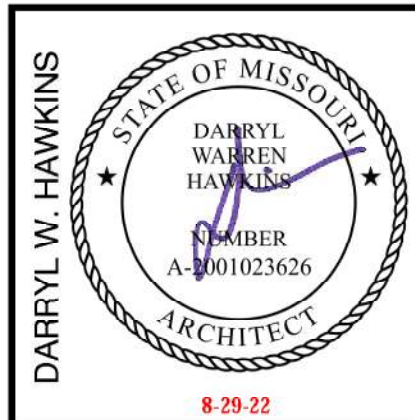
**PURGOLA FRONT ELEVATION**  
Scale 1/4"=1'-0"



**PURGOLA DETAIL**  
Scale 1/4"=1'-0"

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sheet no.

A5