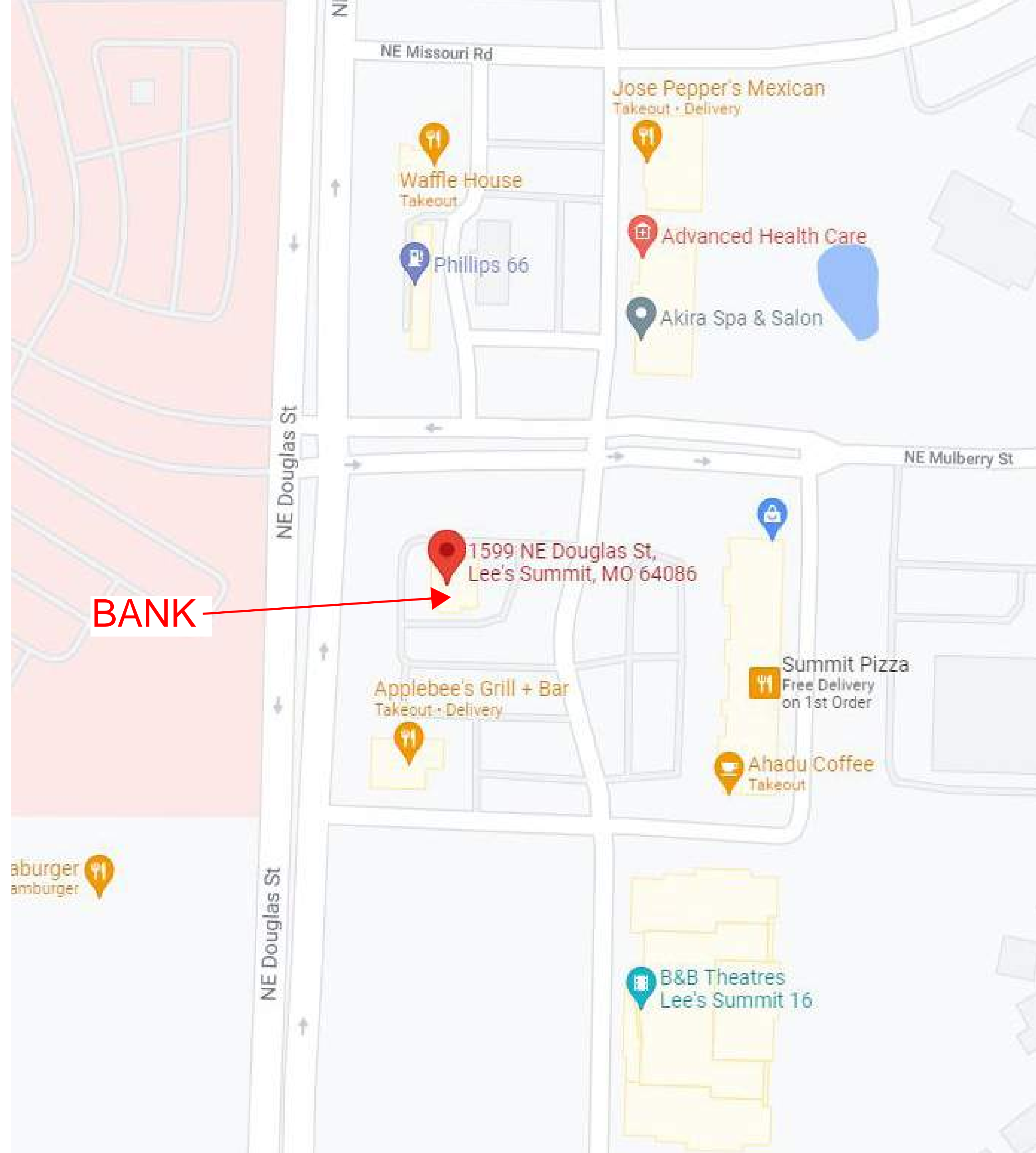


MARCH, 2024

# DOUGLAS SQUARE

1599 NE DOUGLAS ST.  
LEE'S SUMMIT, MO 64086

OWNERSHIP	OWNED
PLATFORM	REMODEL
INTERIOR TIER	TIER 3
EXTERIOR TIER	TIER 3
SQUARE FOOTAGE	3374
BUDGET (MANAGED)	N/A



**BANK**



(C) 2024 RSP ARCHITECTS, LTD

# DESIGN REVIEW SUBMITTAL COLOR RENDERING



- 
**CMP-1A**  
 ACM METAL PANEL  
 COLOR: AWARD BLUE
- 
**CMP-1B**  
 ACM METAL PANEL  
 COLOR: BONE WHITE
- 
**CMP-2J**  
 ACM METAL PANEL  
 COLOR: SLATE GRAY
- 
**MCS-1A**  
 METAL SOFFIT SYSTEM  
 COLOR: WALNUT
- 
**SMF-D**  
 SHEET METAL FLASHING  
 COLOR: MIDNIGHT BRONZE
- 
**PT-41C**  
 EXTERIOR PAINT  
 COLOR: NETWORK GRAY
- 
**PT-41E**  
 EXTERIOR PAINT  
 COLOR: WEB GRAY

# DESIGN REVIEW SUBMITTAL COLOR RENDERING



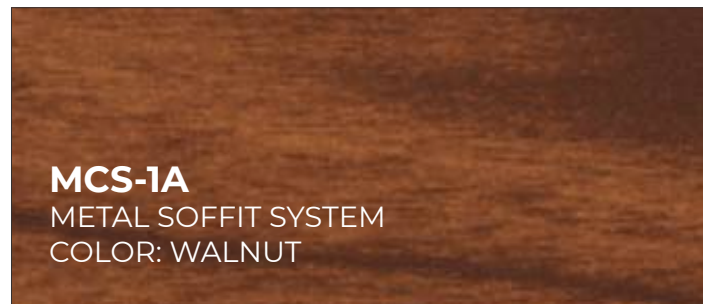
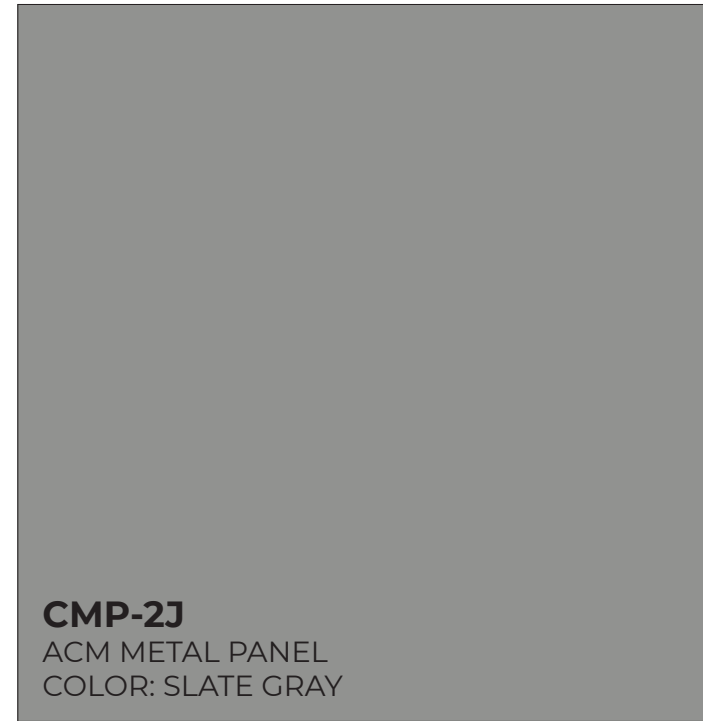
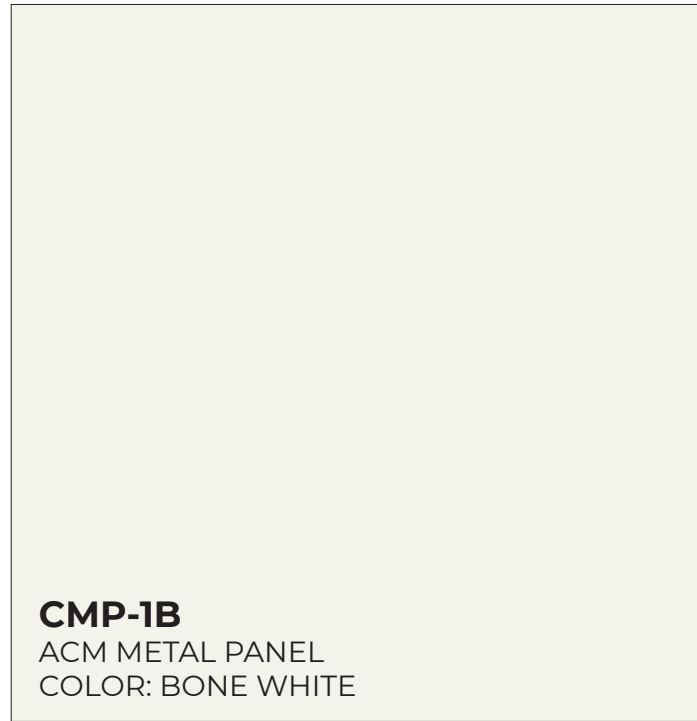
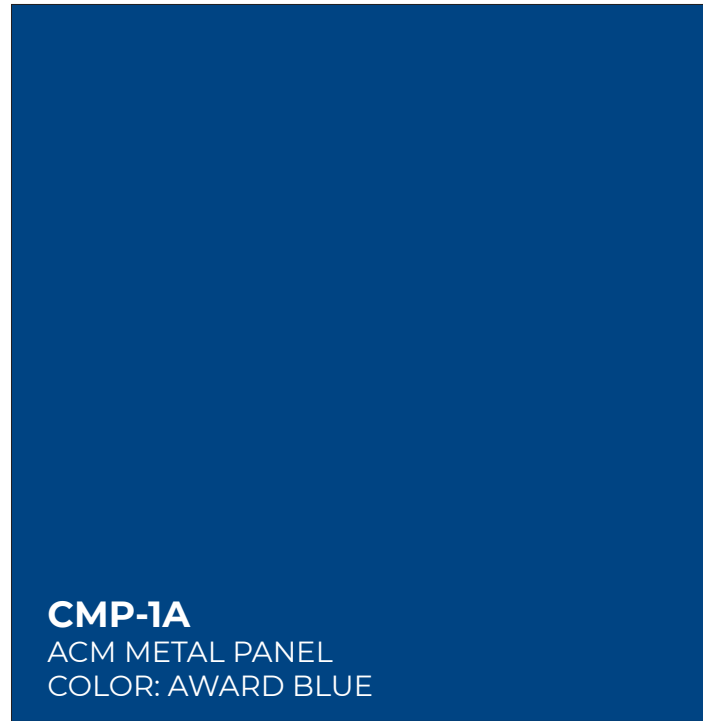
- 
**CMP-1A**  
 ACM METAL PANEL  
 COLOR: AWARD BLUE
- 
**CMP-1B**  
 ACM METAL PANEL  
 COLOR: BONE WHITE
- 
**CMP-2J**  
 ACM METAL PANEL  
 COLOR: SLATE GRAY
- 
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 COLOR: MIDNIGHT BRONZE
- 
**PT-41C**  
 EXTERIOR PAINT  
 COLOR: NETWORK GRAY
- 
**PT-41E**  
 EXTERIOR PAINT  
 COLOR: WEB GRAY

# DESIGN REVIEW SUBMITTAL COLOR RENDERING



- CMP-1A**  
ACM METAL PANEL  
COLOR: AWARD BLUE
- CMP-1B**  
ACM METAL PANEL  
COLOR: BONE WHITE
- CMP-2J**  
ACM METAL PANEL  
COLOR: SLATE GRAY
- MCS-1A**  
METAL SOFFIT SYSTEM  
COLOR: WALNUT
- SMF-D**  
SHEET METAL FLASHING  
COLOR: MIDNIGHT BRONZE
- PT-41C**  
EXTERIOR PAINT  
COLOR: NETWORK GRAY
- PT-41E**  
EXTERIOR PAINT  
COLOR: WEB GRAY

DESIGN REVIEW SUBMITTAL  
**MATERIAL BOARD**



DESIGN REVIEW SUBMITTAL  
**ACM PANEL & SOFFIT INSTALLATION**



U.S. Bank - Aurora, CO

DESIGN REVIEW SUBMITTAL  
**ACM PANEL & SOFFIT INSTALLATION**



U.S. Bank - Nampa, ID

DESIGN REVIEW SUBMITTAL  
**ACM PANEL & SOFFIT INSTALLATION**



U.S. Bank - Edina, MN



DESIGN REVIEW SUBMITTAL  
**ACM PANEL & SOFFIT INSTALLATION**



U.S. Bank - Edina, MN



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 Minnesota 55413-1036 www.rsparch.com  
 Project Contact:  
 Bart Palmgren 612.677.7203

Consultants

Certification

Name **STEPHEN J. FAUTSCH**  
 License Number 2010004585 License Expiration 12/31/2024  
 Date Signed **OCTOBER 6, 2023**



**1599 NE Douglas Street,  
 Lee's Summit, MO 64086**

Project No. 14853FA658  
 Drawn By BP  
 Checked By DC  
 Date 10/06/2023

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**Sheet Issues / Revisions**

No.	Date	Description

**ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET 000.**

**ARCHITECTURAL SITE PLAN**

**A001**

**GENERAL NOTES - SITE PLAN**

1. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING PATH OF TRAVEL FROM STREET SIDEWALK AND EXISTING ACCESSIBLE PARKING STALLS TO THE BUILDING ENTRANCE COMPLIES WITH 2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARD
2. TO THE BEST OF OUR KNOWLEDGE, NO ABRUPT CHANGES IN ELEVATION EXIST ALONG THE PATH OF TRAVEL AND THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL DOES NOT EXCEED 5% AND 2% RESPECTIVELY.
3. 8'-2" CLEAR VERTICAL CLEARANCE PROVIDED FOR ACCESSIBILITY TO ACCESSIBLE PARKING.
4. ALL PARKING STALLS AND SIGNAGE ARE EXISTING. TO THE BEST OF OUR KNOWLEDGE, EXISTING STALLS AND SIGNAGE COMPLY WITH CURRENT REQUIREMENTS SHOWN ON THIS SHEET.
5. SMOKING IS PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, AND IN BUILDINGS. (SECTION 5.504.7)
6. G.C. TO VERIFY EXISTING CONDITIONS. IF EXISTING ELEMENTS ARE FOUND TO BE NON-COMPLIANT, PROVIDE NEW ELEMENTS COMPLYING WITH CURRENT REQUIREMENTS SHOWN ON THIS SHEET.

**GENERAL NOTES - SITE PLAN**

1. ACCESSIBLE ROUTES TO BE VERIFIED IN THE FIELD FOR COMPLIANCE WITH ADA REQUIREMENTS.
2. LANDSCAPING TO BE SHAPED TO PROVIDE USE OF SIDEWALKS AND VISIBILITY OF SIGNAGE AND THROUGH WINDOWS.
3. USE BOLLARD COVER BC-1A FOR BOLLARDS AT DRIVE-THRU
4. USE BOLLARD COVER BC-1B FOR BOLLARDS AT TRASH ENCLOSURE

**KEYNOTES - SITE PLAN**

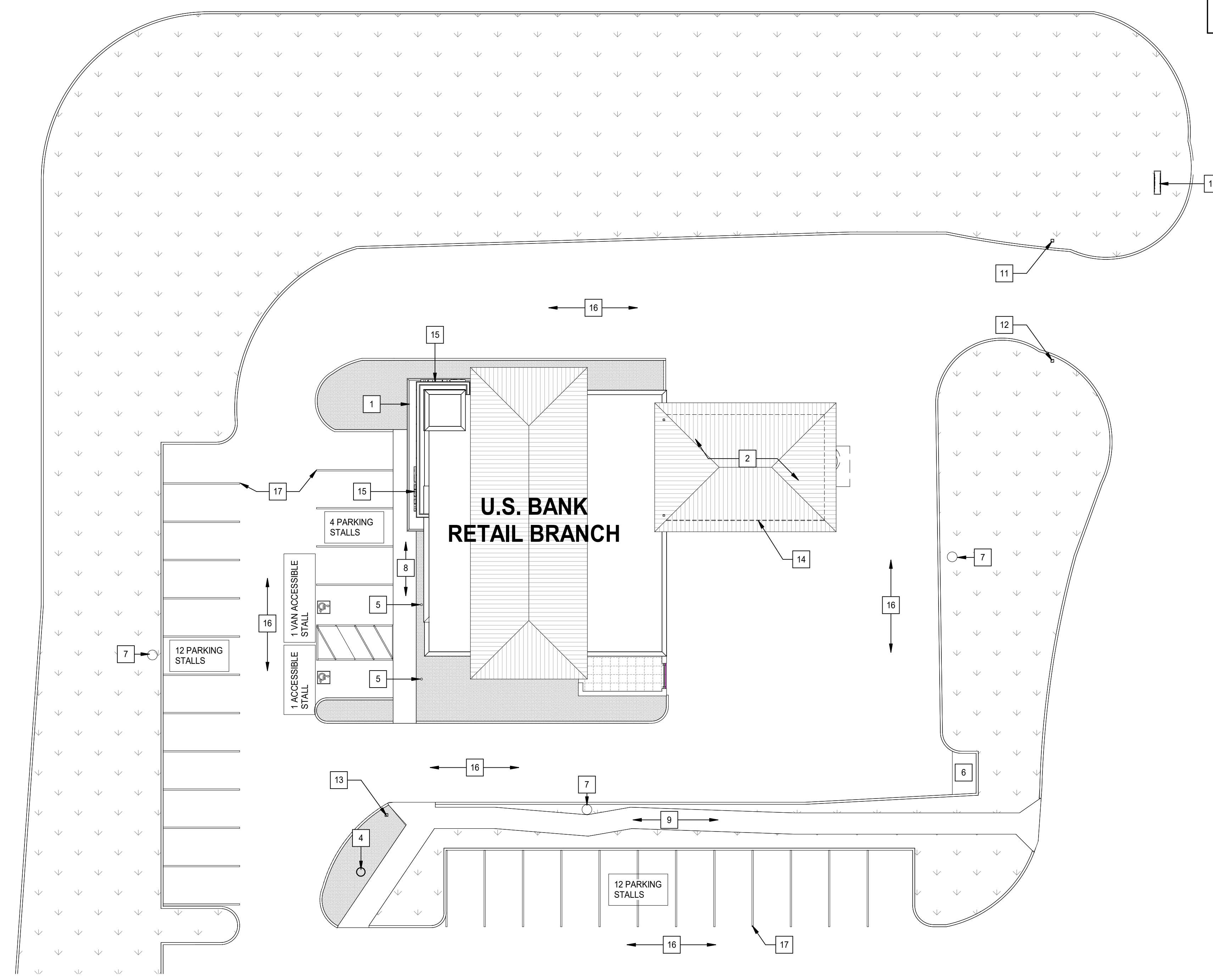
NO.	DESCRIPTION
1	OUTLINE OF NEW CANOPY ABOVE
2	EXISTING DRIVE-UP CANOPY ROOF
3	BUILDING FOOTPRINT
4	FIRE HYDRANT
5	EXISTING ADA PARKING SIGN
6	EXISTING TRASH ENCLOSURE
7	EXISTING LIGHT POLE
8	EXISTING PATH OF TRAVEL TO ACCESSIBLE PARKING SPACE
9	EXISTING PATH OF TRAVEL TO PUBLIC WAY
10	NEW PYLON SIGN UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
11	NEW "ENTER" DIRECTIONAL SIGNAGE UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
12	NEW "EXIT" DIRECTIONAL SIGNAGE UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
13	NEW "DRIVE-THRU" DIRECTIONAL SIGNAGE UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
14	NEW "CLEARANCE" CANOPY SIGNAGE UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
15	NEW BUILDING SIGNAGE UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
16	RESURFACE ENTIRE LOT
17	RESTRIPE ENTIRE PARKING LOT - SEE CIVIL PLANS

**ALLOCATED PARKING STALLS**

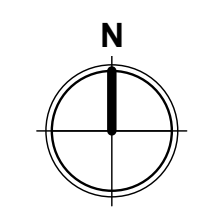
STANDARD PARKING STALLS:	28
ACCESSIBLE PARKING STALLS:	01
VAN ACCESSIBLE PARKING STALLS:	02
TOTAL ASSIGNED TO THIS SITE:	30

NE MULBERRY ST

NE DOUGLAS ST

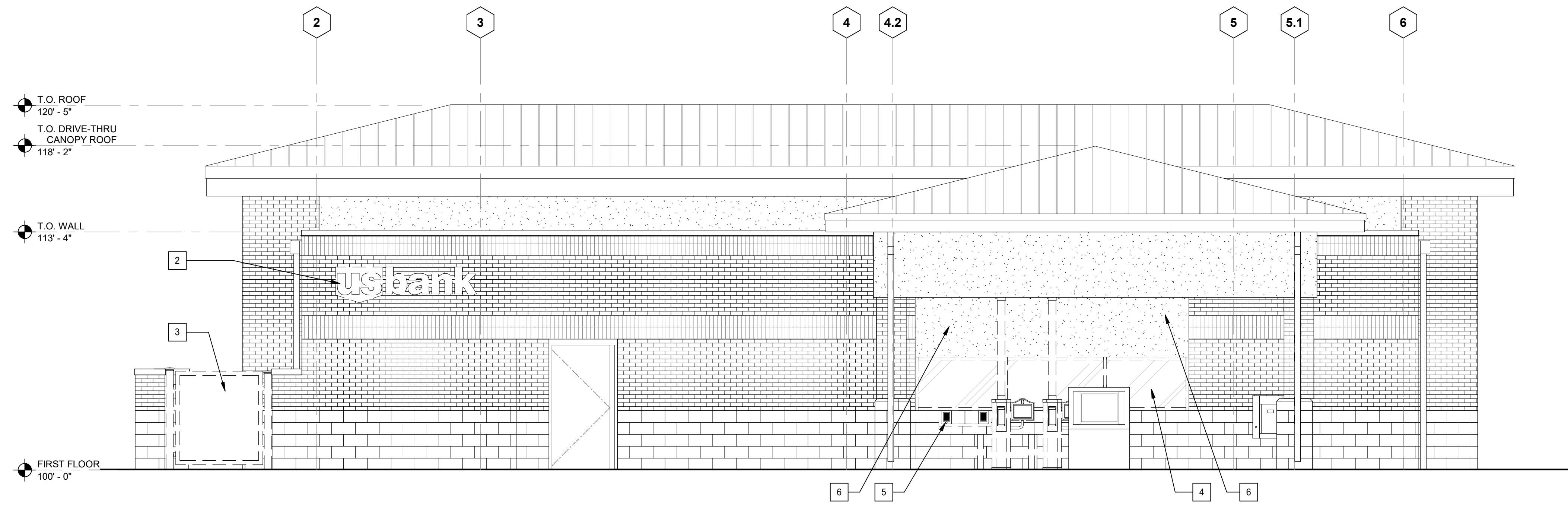


**1** ARCHITECTURAL SITE PLAN  
 1/16" = 1'-0"

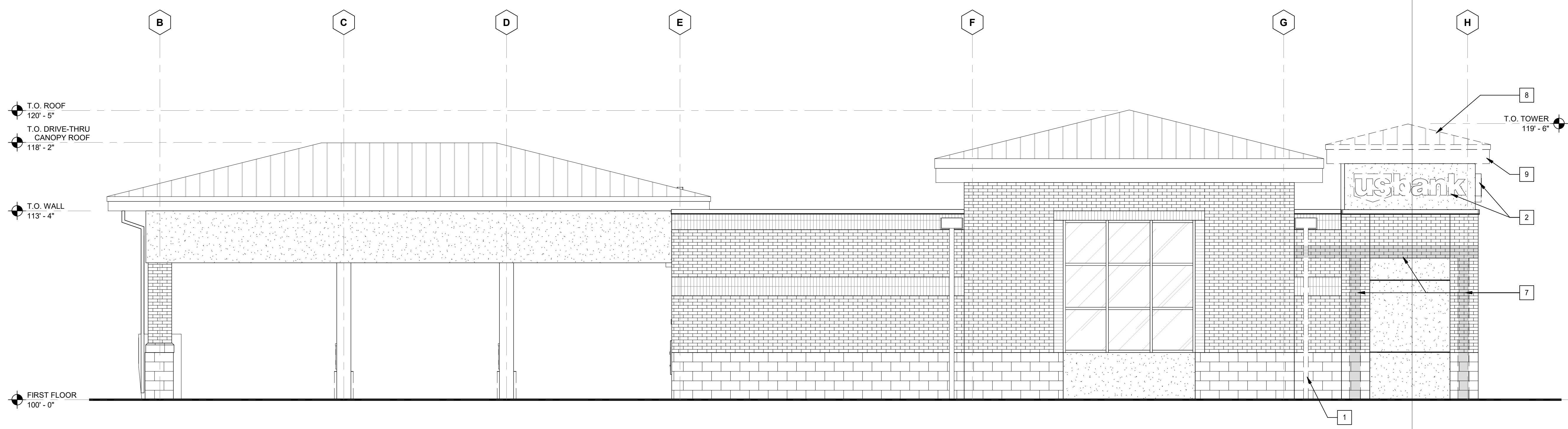


**KEYNOTES - DEMOLITION EXTERIOR ELEVATIONS**

NO.	DESCRIPTION
1	REMOVE EXISTING DOWNSPOUT AND COLLECTOR BOX. FIT WALL OPENING WITH METAL THRU-WALL SCUPPER
2	REMOVE EXISTING SIGNAGE. CLEAN AND PATCH EXISTING WALL TO "LIKE NEW" CONDITION AND PREPARE FOR NEW PAINT
3	REMOVE EXISTING WOOD GATE AND ALL ASSOCIATED HARDWARE
4	REMOVE EXISTING DRIVE-THRU TELLER WINDOW AND ALL ASSOCIATED HARDWARE
5	REMOVE EXISTING DRIVE-THRU DEALER DRAWER AND ALL ASSOCIATED ELECTRICAL AND HARDWARE
6	REMOVE EXISTING STUCCOEIFS, REPAIR OR REPLACE GYP SHEATHING AND PREPARE FOR NEW BRICK TO MATCH ADJACENT
7	REMOVE EXISTING BRICK AS NECESSARY FOR NEW STRUCTURAL SUPPORT OF THE NEW METAL CANOPY
8	REMOVE EXISTING PITCH METAL TOWER ROOF AND METAL FASCIA
9	REMOVE EXISTING TOWER OVERHANG BACK TO EXISTING EIFS/STUCCO TOWER WALLS. EXISTING FOUR TOWER WALLS TO REMAIN



**1** DEMOLITION EXTERIOR ELEVATION  
1/4" = 1'-0"



**2** DEMOLITION EXTERIOR ELEVATION  
1/4" = 1'-0"



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**Project Contact:**  
 Bart Palmgren 612.677.7203  
**Consultants**

Certification

Name **STEPHEN J. FAUTSCH**  
 License Number **2010004585** License Expiration **12/31/2024**  
 Date Signed **OCTOBER 6, 2023**

Project For  
**usbank**  
 1599 NE Douglas Street,  
 Lee's Summit, MO 64086  
 Project No. **14853FA658**  
 Drawn By **BP**  
 Checked By **DC**  
 Date **10/06/2023**

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**Sheet Issues / Revisions**

No.	Date	Description

**ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET 0000.**

**DEMOLITION EXTERIOR ELEVATIONS**

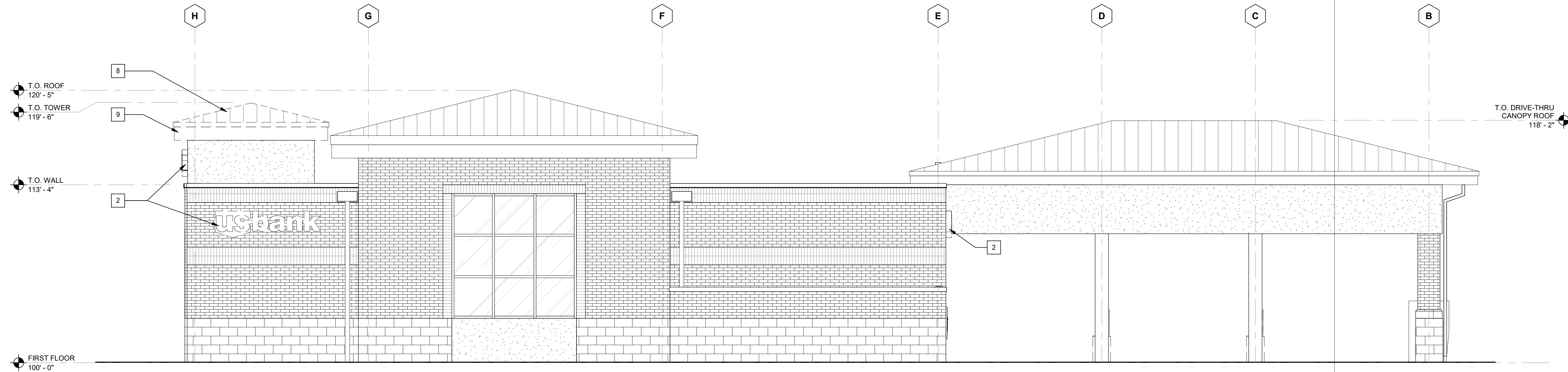
**D401**

**KEYNOTES - DEMOLITION EXTERIOR ELEVATIONS**

NO.	DESCRIPTION
1	REMOVE EXISTING DOWNSPOUT AND COLLECTOR BOX. FIT WALL OPENING WITH METAL THRU-WALL SCUPPER
2	REMOVE EXISTING SIGNAGE. CLEAN AND PATCH EXISTING WALL TO "LIKE NEW" CONDITION AND PREPARE FOR NEW PAINT
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**1** DEMOLITION EXTERIOR ELEVATION  
1/4" = 1'-0"



**2** DEMOLITION EXTERIOR ELEVATION  
1/4" = 1'-0"



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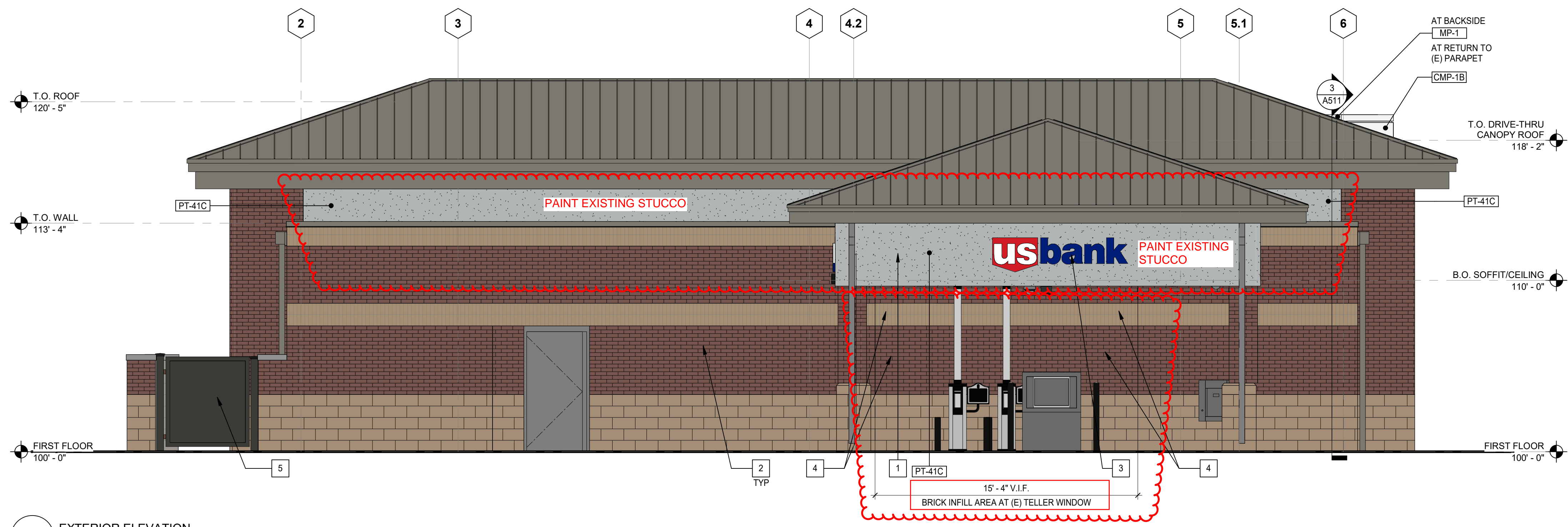
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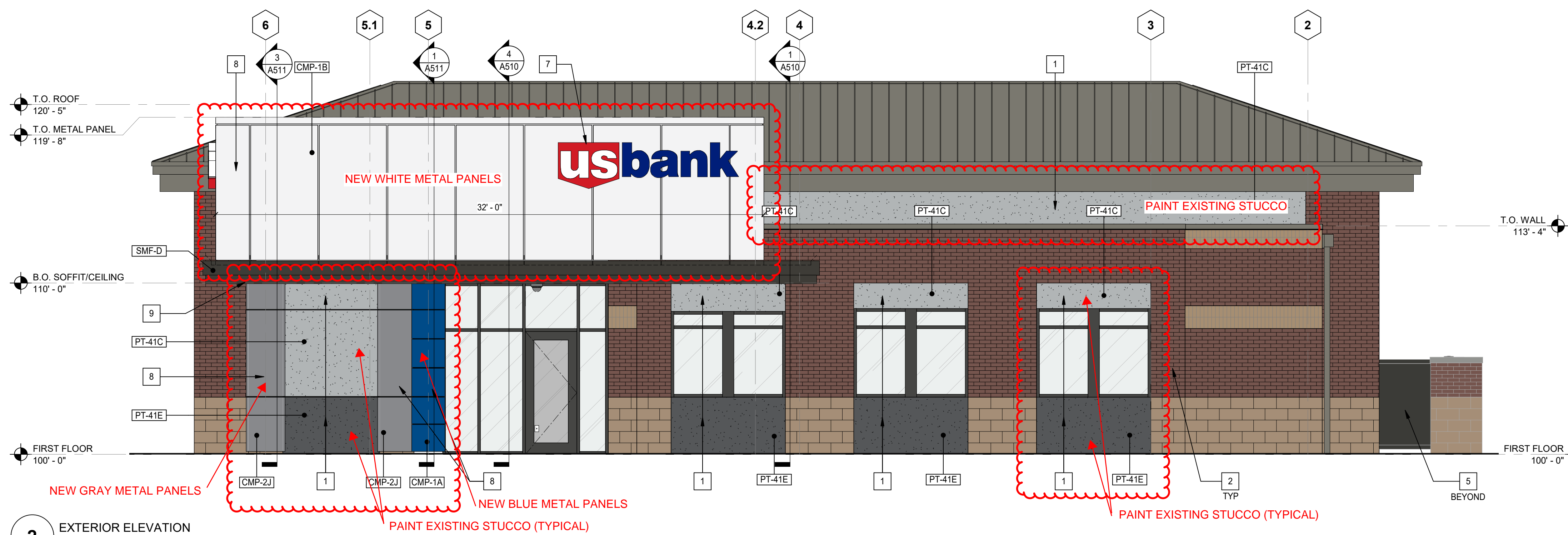
**ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.**

**DEMOLITION EXTERIOR ELEVATIONS**

**D402**



**1** EXTERIOR ELEVATION  
1/4" = 1'-0"



**2** EXTERIOR ELEVATION  
1/4" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS	
NO.	DESCRIPTION
1	REPAINT EXISTING STUCCO/EIFS AREA
2	POWERWASH ALL BRICK AND CMU SURFACES
3	NEW USI-18 SIGNAGE UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
4	REPLACE STUCCO/EIFS AREA WITH BRICK TO MATCH ADJACENT INCLUDING SOLDIER COURSE BANDING
5	REPLACE EXISTING WOOD GATE WITH NEW METAL GATE
6	NEW CLEARANCE SIGNAGE UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
7	NEW USI-24 SIGNAGE UNDER SEPARATE SIGNAGE PACKAGE BY STRATUS
8	NEW COMPOSITE METAL PANEL SYSTEM
9	NEW METAL CANOPY SYSTEM
10	NEW THRU-WALL SCUPPER IN EXISTING OPENING. MATCH EXISTING METAL COPING COLOR
11	NEW "OPEN/CLOSED" SIGNAGE - CENTER ON LANE

- GENERAL NOTES - EXTERIOR ELEVATIONS**
- A. SEE SHEET G003 FOR EXTERIOR MATERIAL SCHEDULE.
  - B. ALL FINISH MATERIALS TO BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION.
  - C. ALL SIGNAGE BY STRATUS UNDER SEPARATE SIGNAGE PACKAGE
  - D. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR SIMILAR CONDITIONS.
  - E. DO NOT SCALE DRAWINGS. REFER TO FLOOR PLAN ON SHEET A101 AND WALL SECTIONS ON SHEETS A510 AND A511.



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Sheet Issues / Revisions		
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EXTERIOR ELEVATIONS

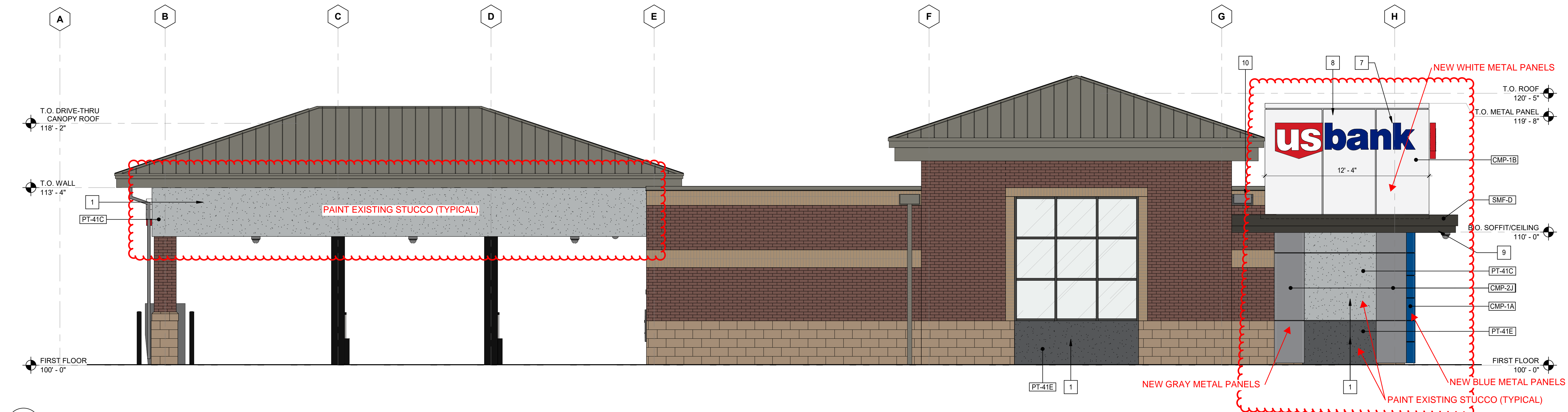
**A401**

**GENERAL NOTES - EXTERIOR ELEVATIONS**

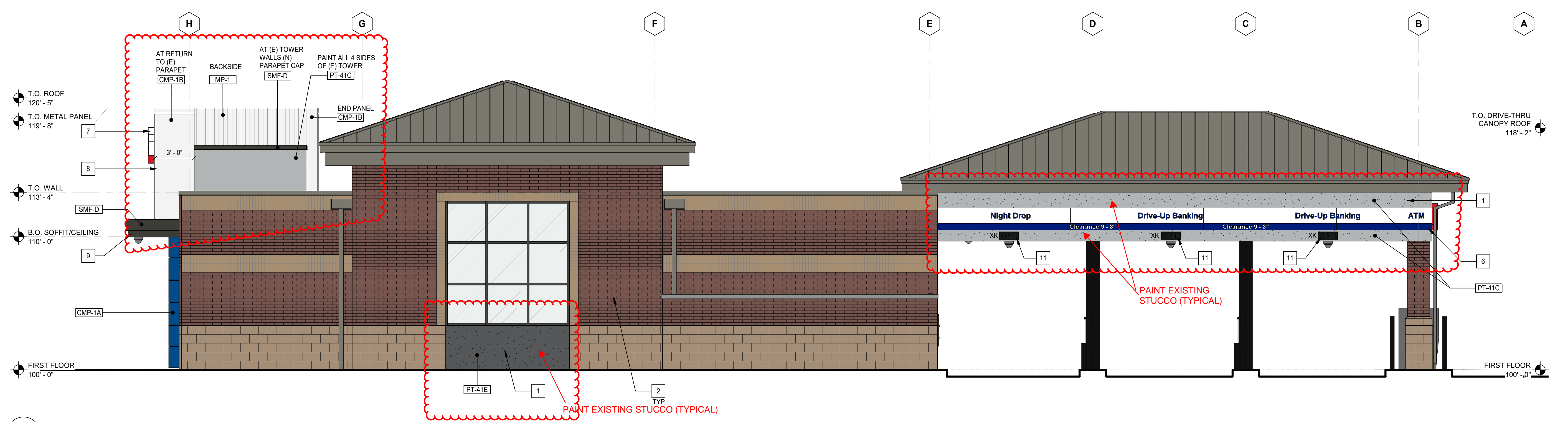
- A. SEE SHEET G003 FOR EXTERIOR MATERIAL SCHEDULE.
- B. ALL FINISH MATERIALS TO BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION.
- C. ALL SIGNAGE BY STRATUS UNDER SEPARATE SIGNAGE PACKAGE
- D. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR SIMILAR CONDITIONS.
- E. DO NOT SCALE DRAWINGS. REFER TO FLOOR PLAN ON SHEET A101 AND WALL SECTIONS ON SHEETS A510 AND A511.

**KEYNOTES - EXTERIOR ELEVATIONS**

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1	REPAINT EXISTING STUCCO/EIFS AREA
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11	NEW "OPEN/CLOSED" SIGNAGE - CENTER ON LANE



**1** EXTERIOR ELEVATION  
1/4" = 1'-0"



**2** EXTERIOR ELEVATION  
1/4" = 1'-0"



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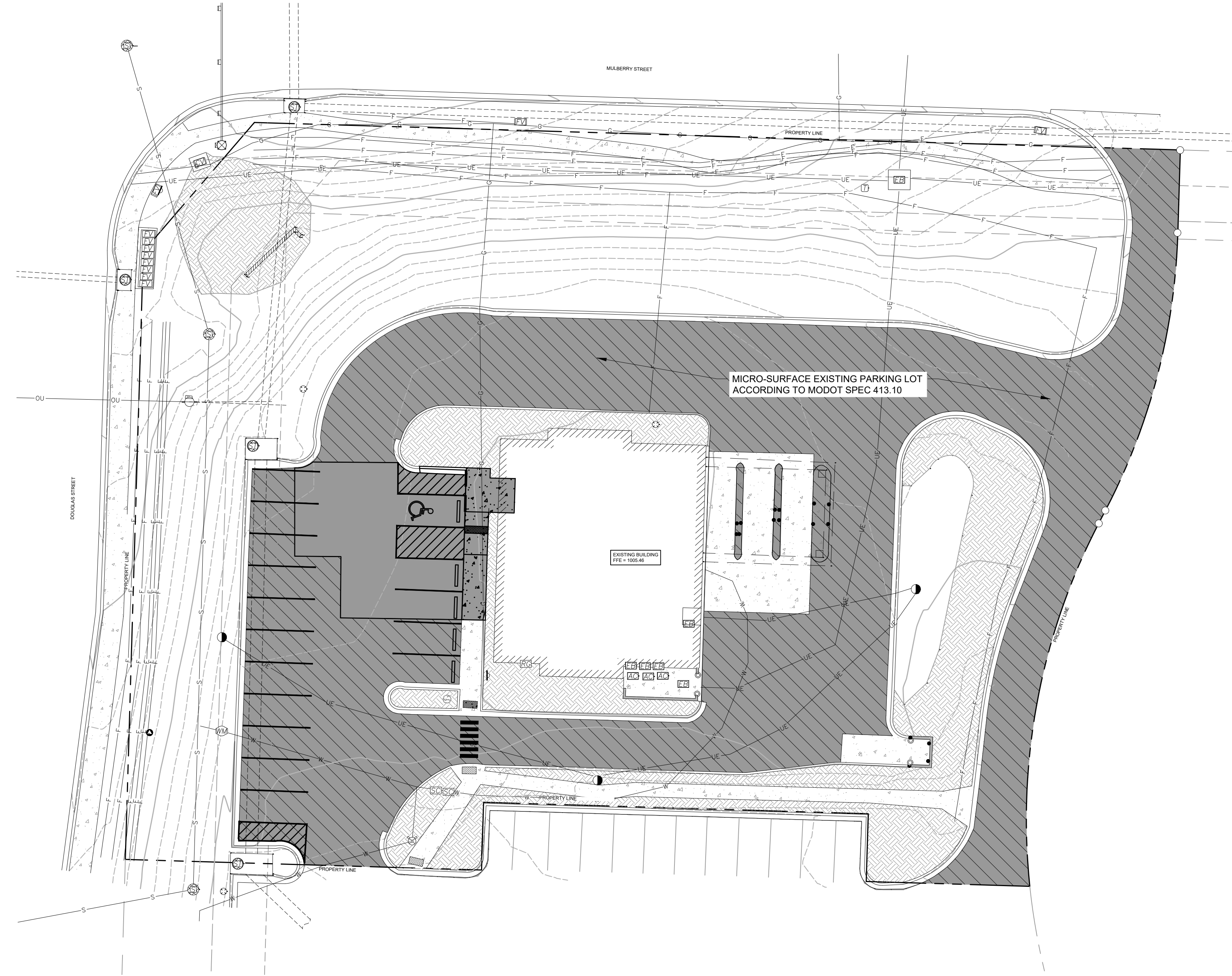
**Sheet Issues / Revisions**

No.	Date	Description

**ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.**

**EXTERIOR ELEVATIONS**

**A402**



NORTH  
 1 OVERALL SITE, PAVING AND UTILITY PLAN  
 C201  
 0 20' 40' 60'  
 1"=20'

**GENERAL NOTES**

1. ALL EXISTING BACKGROUND INFORMATION TAKEN FROM DRAWINGS PROVIDED BY BHC ON 11/01/2023, PROJECT NUMBER 032950.00.17. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES.
2. SUBSURFACE GEOTECHNICAL INVESTIGATION HAS NOT BEEN COMPLETED TO DATE.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
6. ALL WORK TO CONFORM WITH CITY OF LEE'S SUMMIT AND STATE OF MISSOURI STANDARDS AND REGULATIONS.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CATCHBASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
9. PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CITY OF LEE'S SUMMIT AND MMUTCD REQUIREMENTS.
10. ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED.

**UTILITY NOTES**

1. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF LEE'S SUMMIT AND STATE OF MISSOURI REGULATIONS AND STANDARDS.
2. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT 811 BEFORE EXCAVATING.
3. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION. CLEAN PAVED ROADWAYS BY SHOVELING OR SWEEPING. STREET WASHING IS ALLOWED ONLY AFTER SHOVELING OR SWEEPING HAS REMOVED SEDIMENT. SEE CITY OF LEE'S SUMMIT STANDARDS AND REGULATIONS.

**LEGEND**

- EXISTING GREEN SPACE/LANDSCAPING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT TO BE MICRO SURFACED
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FIBER OPTIC LINE
- EXISTING NATURAL GAS LINE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING SEWER LINE
- EXISTING WATER LINE
- LIMITS OF DISTURBANCE
- PROPOSED SAWCUT LINE
- EXISTING ELECTRICAL EQUIPMENT
- EXISTING UTILITY POLE
- EXISTING FIBER EQUIPMENT
- EXISTING LIGHT POLE
- EXISTING MANHOLE
- EXISTING TRAFFIC CONTROL EQUIPMENT
- EXISTING STORM SEWER MANHOLE
- EXISTING HYDRANT

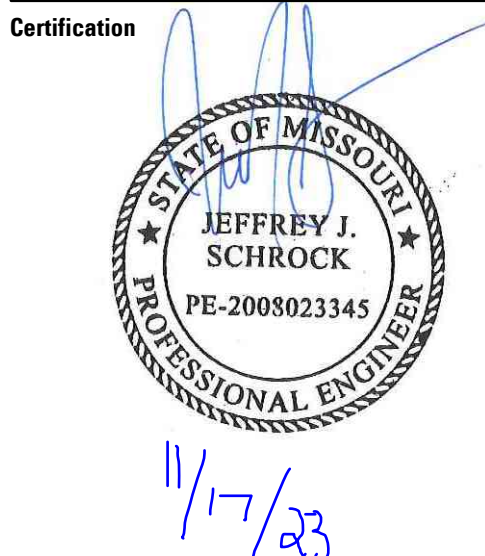
**Stephen J. Fautsch**  
 Architect

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**VAA**  
 CONSULTANTS

VAA, LLC 763.559.9100  
 2300 Berkshire Lane N, Suite 200 www.vaaeng.com  
 Plymouth, MN 55441 Project # 233014



Name: JEFFREY J. SCHROCK  
 License Number: PE-2008023345  
 License Expiration: 12/31/2024  
 Date Signed: 11/17/23

Project For  
**us bank**  
 1599 DOUGLAS STREET  
 LEE'S SUMMIT, MO 64086

Project No. 233014  
 Drawn By NMP  
 Checked By JJS  
 Date 11/17/23

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**Sheet Issues / Revisions**

No.	Date	Description
A	11/10/2023	CHECK SET
B	11/17/2023	PERMIT SET

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET 0000.

OVERALL SITE, PAVING AND UTILITY PLAN

C201

# DESIGN REVIEW SUBMITTAL

LOCAL METAL PANEL INSTALLATION



BOK Financial - 1670 NE Douglass St, Lees Summit, MO



DESIGN REVIEW SUBMITTAL

LOCAL METAL PANEL INSTALLATION



B&B THEATRES 16 - 1451 NE Douglass St, Lees Summit, MO

# DESIGN REVIEW SUBMITTAL

LOCAL METAL PANEL INSTALLATION



Gas Station - 100 NE Mulberry St, Lees Summit, MO