

NOT FOR CONSTRUCTION

K-1 Speed
Entertainment Complex
Lot 4C Strother Crossing
Lots 4A-4C Lee's Summit, MO

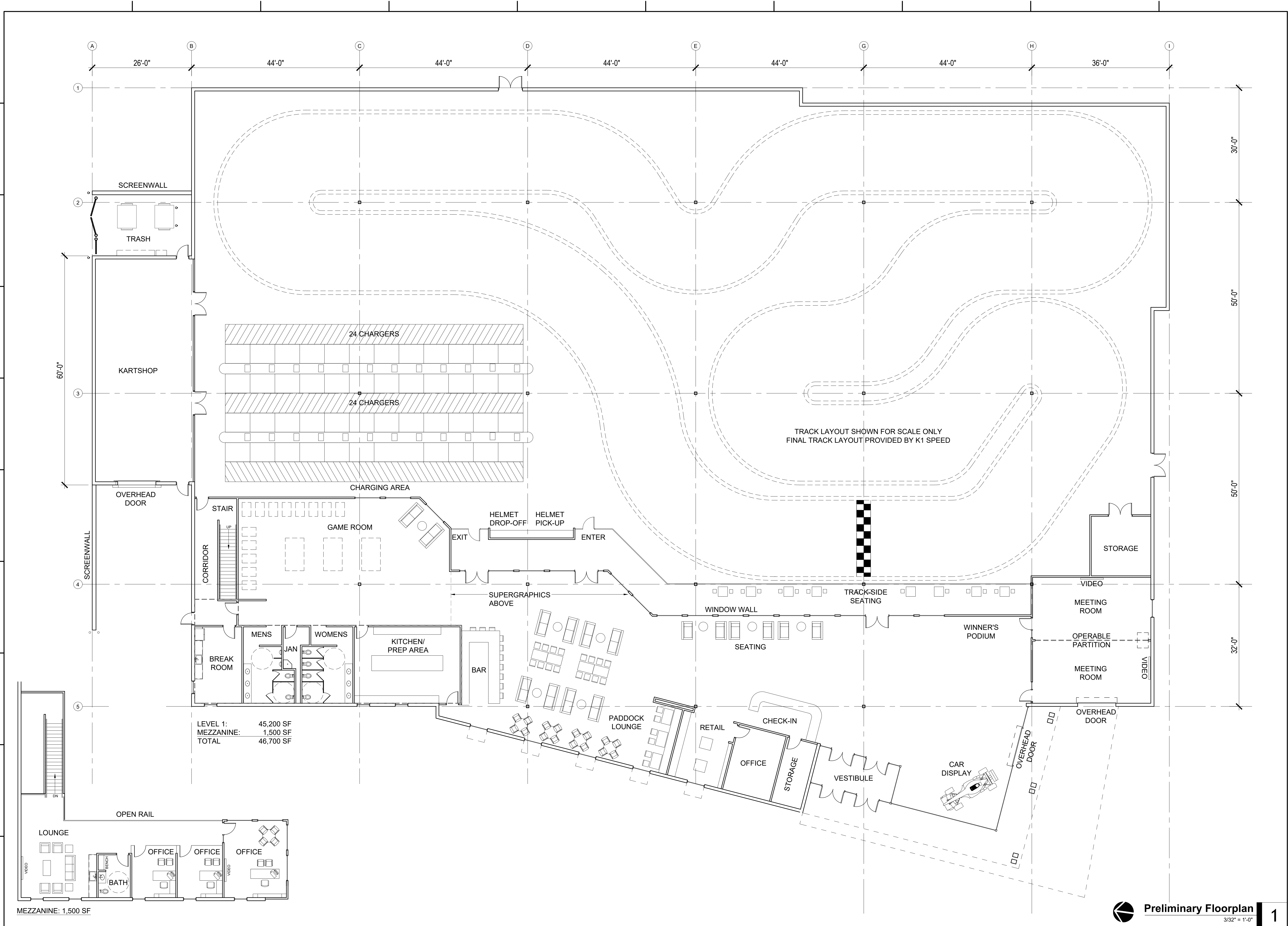
#	Revisions:
01	PDP-CITY COMMENTS 03/15/2022

Project #: 211107

Preliminary
Development Plan
10 February 2022

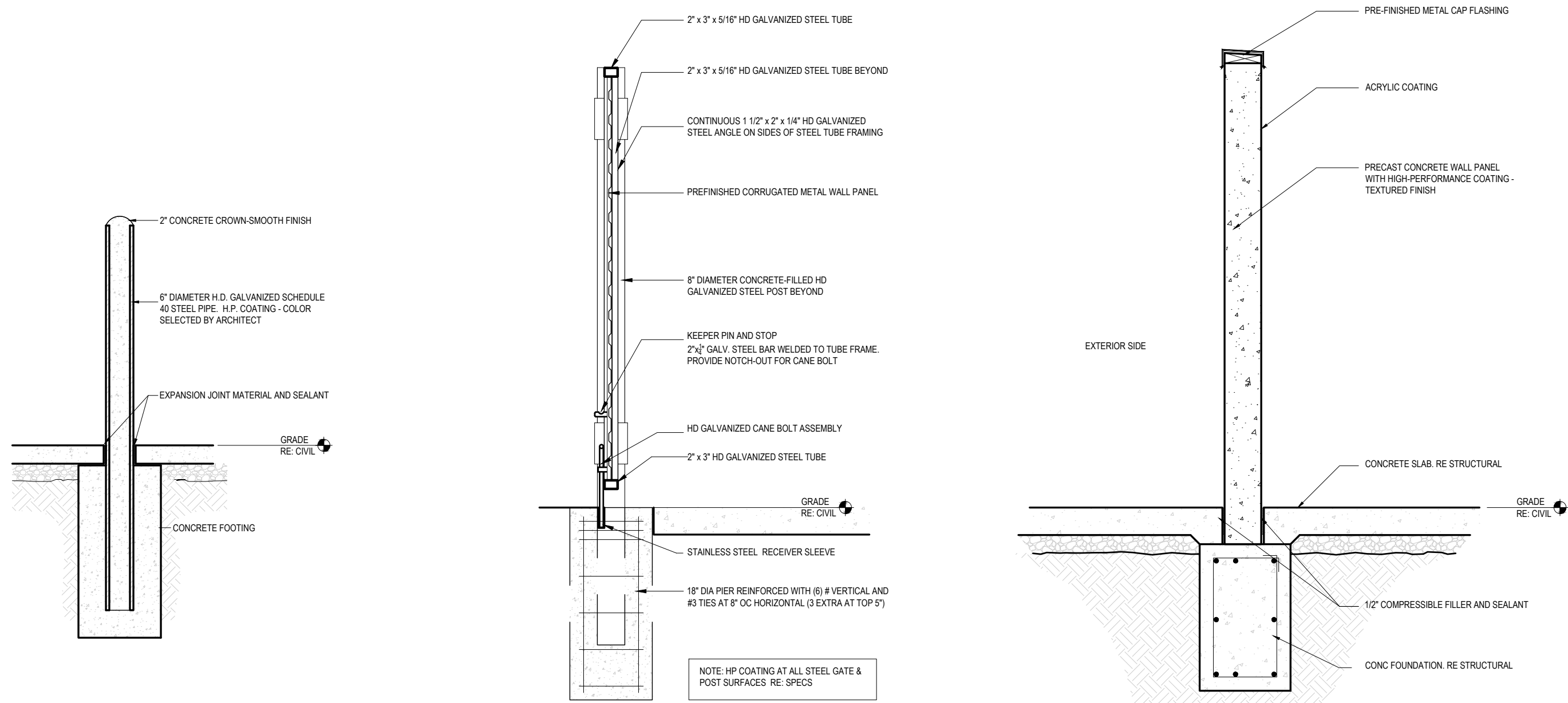
Preliminary
Floorplan

A100



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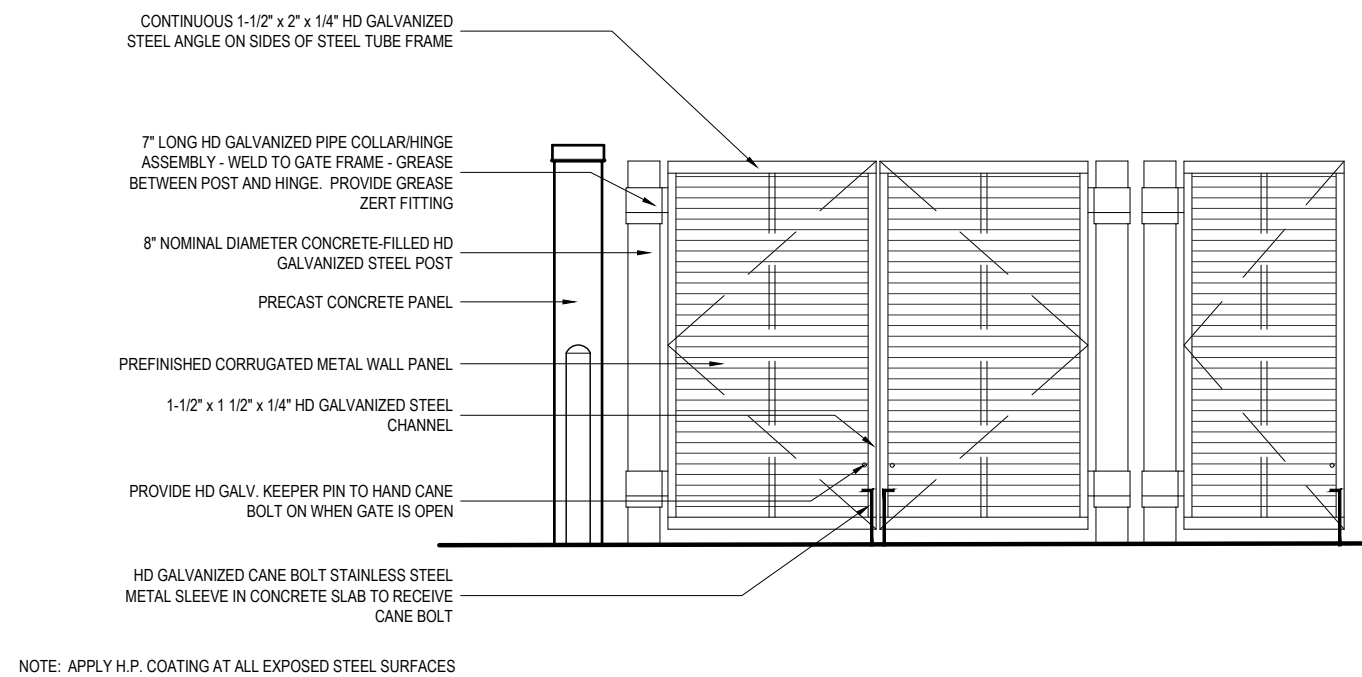
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Enlarged Trash Enclosure Details

1/2" = 1'-0"

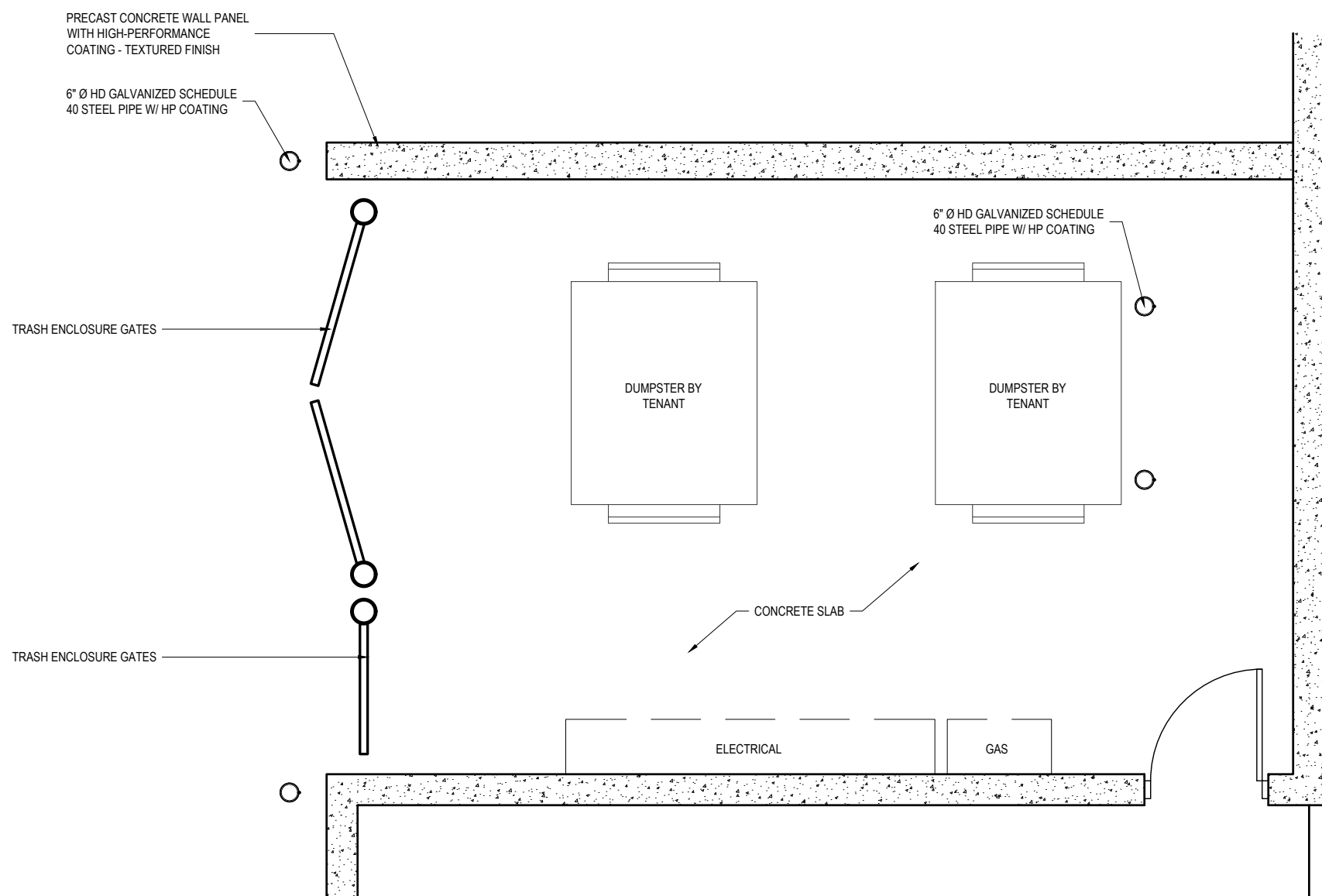
2



Enlarged Trash Enclosure Elevation

1/4" = 1'-0"

3



Enlarged Trash Enclosure Plan

1/4" = 1'-0"

1

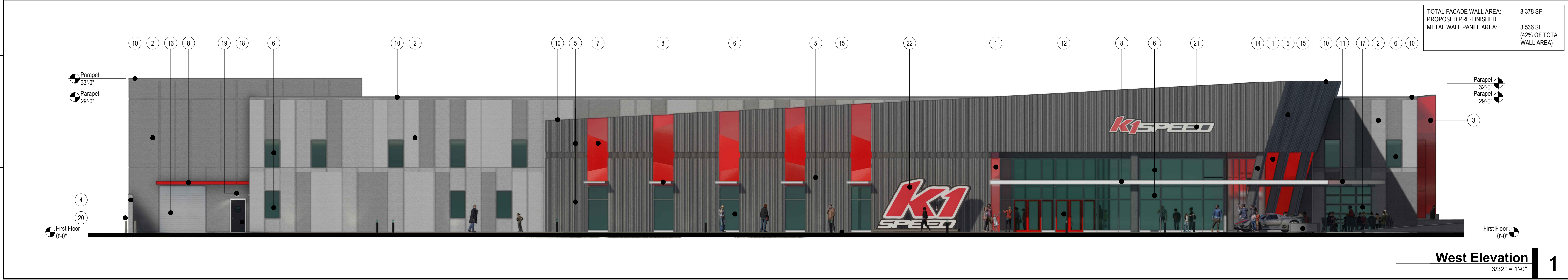
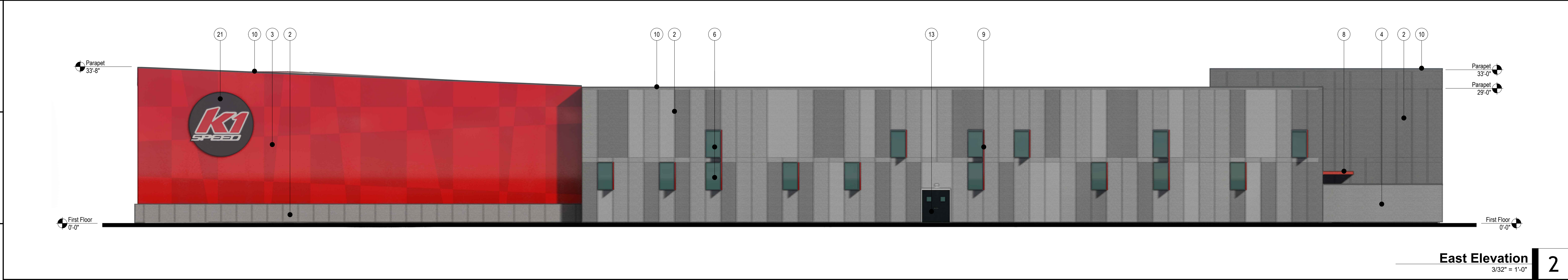
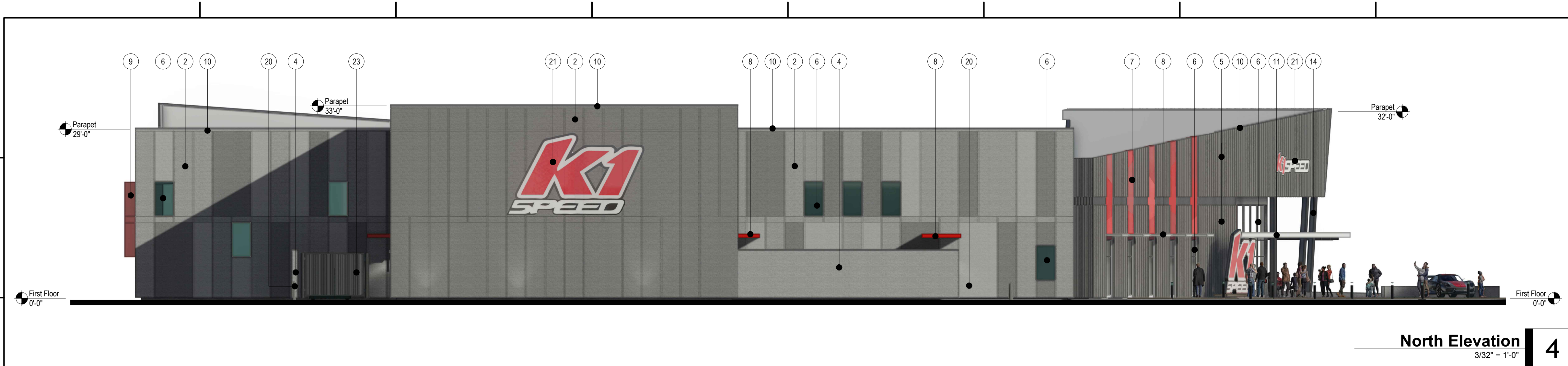
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Trash Enclosure
Details

A101



MATERIALS LEGEND

1

ALUMINUM COMPOSITE METAL WALL PANEL

2

PRE-CAST CONCRETE WALL PANEL WITH HIGH PERFORMANCE COATING - TEXTURED FINISH

3

PRE-CAST CONCRETE WALL PANEL WITH HIGH PERFORMANCE COATING - SMOOTH FINISH

4

PRE-CAST CONCRETE SCREEN WALL WITH HIGH PERFORMANCE COATING - TEXTURED FINISH

5

PRE-FINISHED METAL WALL PANEL SYSTEM

6

ALUMINUM STOREFRONT SYSTEM WITH LOW-E GLAZING

7

ALUMINUM STOREFRONT SYSTEM WITH COLORED INTERLAYER LOW-E GLAZING - INTERNALLY LIT

8

PRE-FINISHED METAL CANOPY SYSTEM

9

PRE-FINISHED METAL VERTICAL SUNSHADE SYSTEM

10

PRE-FINISHED METAL COPING

11

CANOPY SHADE STRUCTURE SYSTEM

12

ALUMINUM/GLASS STOREFRONT DOOR(S)

13

FLUSH HOLLOW CORE STEEL DOOR

14

HD GALVANIZED STRUCTURAL STEEL FRAMING WITH HP COATING

15

EXPOSED CONCRETE CURB WITH RUBBED FINISH

16

INSULATED COILING STEEL OVERHEAD DOOR

17

ALUMINUM FRAME GLASS OVERHEAD DOOR

18

FLUSH HOLLOW CORE STEEL DOOR WITH VIEW LITES

19

WALL MOUNTED EXTERIOR LIGHTING

20

6" HD GALVANIZED CONCRETE FILLED STEEL PIPE BOLLARD WITH HP COATING

21

INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE - ALL SIGNAGE TO CONFORM TO CITY SIGNAGE REQUIREMENTS AND SUBMITTED FOR REVIEW UNDER A SEPARATE APPLICATION

22

FREESTANDING PHOTO OPPORTUNITY LOCATION

23

TRASH ENCLOSURE GATE - PRE-FINISHED METAL PANEL IN HD GALVANIZED STEEL FRAME

NOTE:

1.

ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW USING PARAPET WALLS. DEVELOPER TO STUDY THE FEASIBILITY OF USING ROOF PANEL SOLAR ENERGY. SIZE AND FINAL LOCATION OF ROOF PANELS TO BE DETERMINED.

3.

ARCHITECTURAL ELEVATION NOTATION 0'-0" TO CORRESPOND WITH A SPECIFIC CIVIL ELEVATION.

SAI

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Kansas City, Missouri • Omaha, Nebraska

888-776-1918

slaggie.com

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#

Revisions:

01

PDP-CITY COMMENTS 03/15/2022

02

PDP-CITY COMMENTS 04/04/2022

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Preliminary

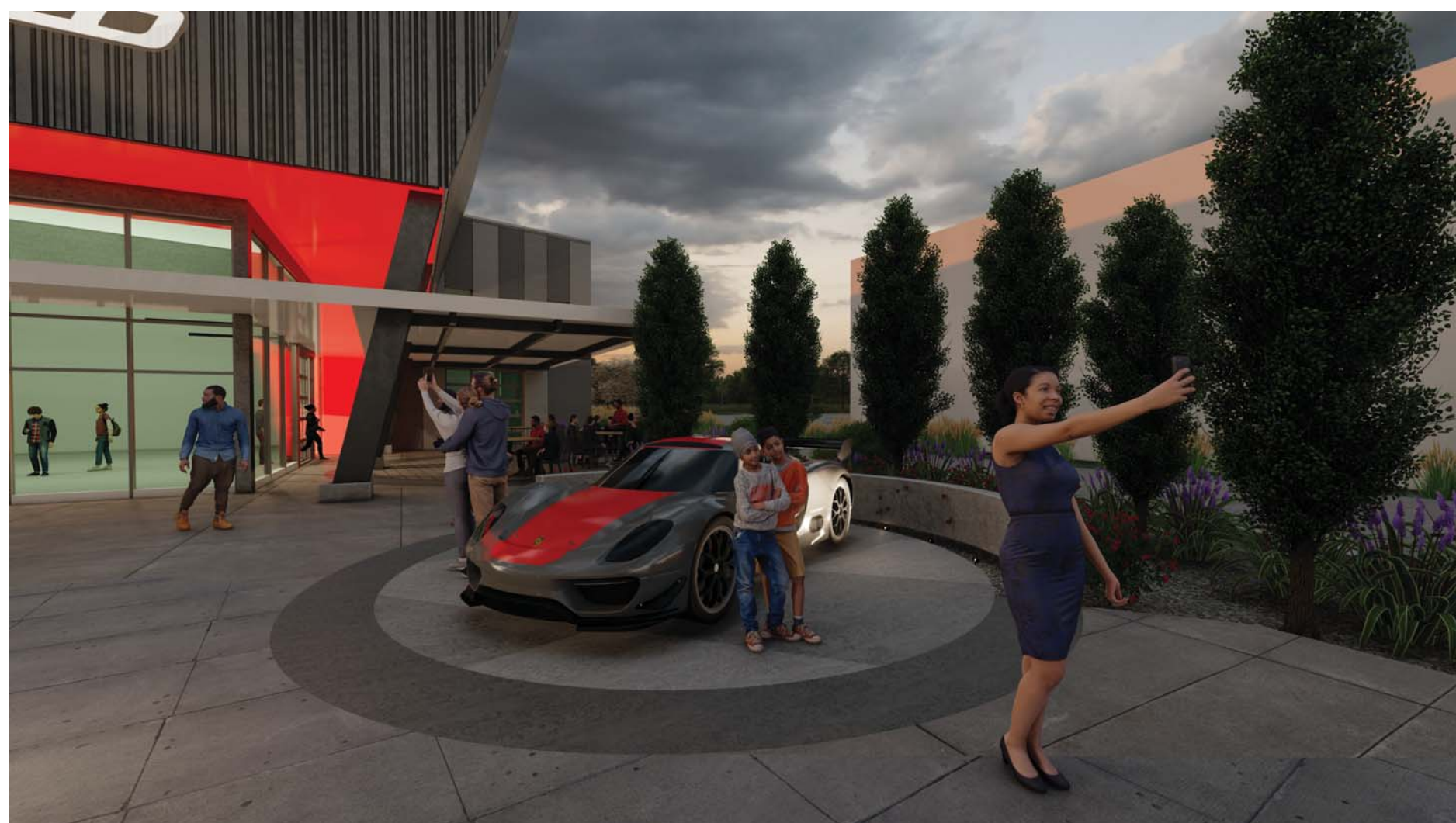
Development Plan

10 February 2022

Preliminary

Exterior Elevations

A200



K1 Speed - Exterior 3D Renderings

Lee's Summit, MO

SAI# 211107 04.04.2022



K1 Speed - Exterior 3D Renderings

Lee's Summit, MO

SAI# 211107 04.04.2022

PRELIMINARY EXTERIOR MATERIALS PALETTE:

- A.

Aluminum Composite Metal Wall Panel
Manufacturer: Alpolic
Color/Finish: Red to Match K1 Speed Standards
- B.

Precast Concrete Wall Panel (Textured):
Manufacturer: Enterprise Precast or Equal
Color/Finish: High Performance Coating in 3 Shades of Gray
- C.

Precast Concrete Wall Panel (Smooth)
Manufacturer: Enterprise Precast or Equal
Color/Finish: Smooth Coating to Match K1 Speed Standards
- D.

Pre-Finished Metal Wall Panel System
Manufacturer: Centria Concept Series
Vertical Installation of Panel Types CS210, CS220 and CS260.
Color/Finish: 9960 XL Medium Gray
- E.

Aluminum Storefront System:
Manufacturer: Kawneer Versaglaze 451-T
Color/Finish: Clear Anodized / Red
- F.

Clear Insulated Low E Glazing
Manufacturer: AGC Energy Select
- G.

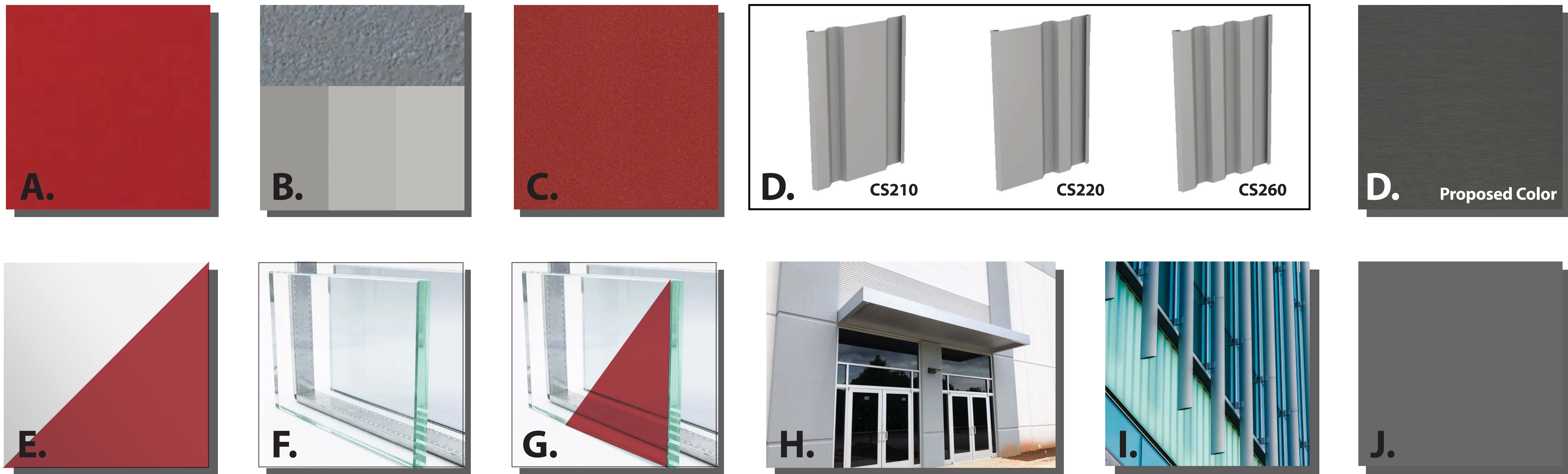
Translucent Insulated Low E Glazing with Laminated Translucent Interior Light
Manufacturer: AGC Eergy Select 40 with Butacite Interlayer Shades of Red
- H.

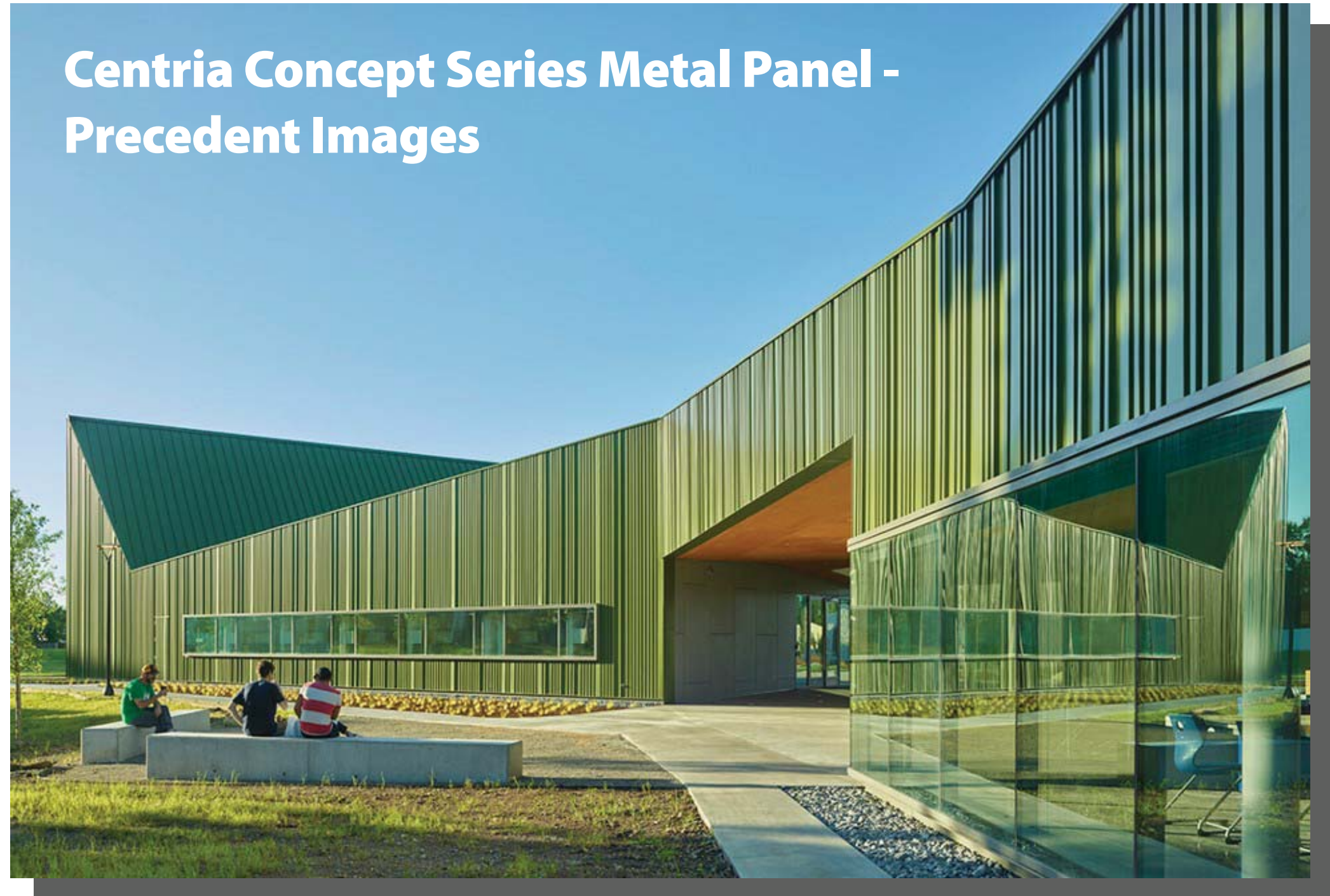
Pre-Finished Metal Canopy System
Manufacturer: Custom - TBD.
Color/Finish: White/Red to Match K1 Speed Standards
- I.

Pre-Finished Metal Vertical Sunshade System
Manufacturer: Custom - TBD.
Color/Finish: Red to Match K1 Speed Standards
- J.

Pre-Finished Metal Coping
Manufacturer: Berridge Manufacturing
Color/Finish: Lead Cote
- NOTE:

All Materials Subject to Approved Equal or Substitutions as Development Progresses.





Note:
The new Colbern Road Library Center
Mid-Continent Public Library
1000 NE Colbern Road, Lee's Summit, MO
Uses the same (or almost the same) metal panel
that that is being proposed for K1 Speed.

**EXTERIOR MATERIAL FOR
CITY REVIEW/APPROVAL:**

- D.** Pre-Finished Metal Wall Panel System
Manufacturer: Centria Concept Series
Vertical Installation of Panel Types CS210,
CS220 and CS260.
Color/Finish: 9960 XL Medium Gray

D.

CS210



CS220



CS260

D.

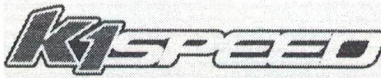
Proposed Color



K1 Speed - Pre-Finished Metal Wall Panel System

Lee's Summit, MO

SAI# 211107 03.15.2022



March 14, 2022

David Hill
Midwest Karting, LLC
10624 S Eastern Ave, Ste A-975
Henderson, NV 89052-2982
816.823.8323

David,

Please see the following parking analysis of various existing K1 Speed locations as a supplement to the 2005 study for the Irvine, CA location we previously provided.

State	City	Sq. Ft.	Spaces	Per1K	
California	Anaheim	69,200	107	1.55	
California	Irvine	86,882	120	1.38	
California	San Diego	47,940	96	2.00	
California	Thousand Oaks	51,150	105	2.05	
Colorado	Denver	70,200	97	1.37	
Florida	Orlando	87,200	120	1.38	
Illinois	Addison	99,300	142	1.43	
Indiana	Indianapolis	67,962	103	1.51	
Missouri	Lee's Summit	46,700	74	1.58	avg
			96	2.05	max

We collected data for four locations inside California and four locations outside California to provide a reasonable sample with various building sizes. K1 Speed uses a standard of 1.5 spaces per 1,000 sq. ft. As you can see in the highlighted section, when we apply the average of the sample locations at 1.58 per 1K to the proposed building size for your Lee's Summit, Missouri location, we come up with a requirement of 74 parking spaces. In addition, even when using the maximum sample of 2.05 per 1K, we calculate 96 required spaces. Given that you are planning for approximately 110 spaces, you should have more than sufficient parking.

Cordially,

David Danglard
Founder/CEO
K1 Speed, Inc.

K1SPEED.com
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LOCATIONS NATIONWIDE