# PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT PLANS
FOR
# FLEX SPACE 60 SE THOMPSON DR.

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NW $\frac{1}{4}$, SECTION S17, TOWNSHIP 47N, RANGE 31W

## PROJECT TEAM

**OWNER:**
CAPITAL BUILDERS
1507 NE WALL ST.
LEE'S SUMMIT, MO. 64086
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EMAIL: MATT@CAPITALBUILDERSKC.COM
TEL: (816) 609-8633

**CIVIL ENGINEER:**
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE. SUITE 150,
KANSAS CITY, MO 64105
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TEL: (785) 550-8994
EMAIL: PATRICK.JOYCE@KIMLEY-HORN.COM

**ARCHITECT:**
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KANSAS CITY, MO 64108
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**LANDSCAPE:**
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102 S CHERRY ST.
OLATHE, KS 66061
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EMAIL: ERICA@LANDWORKSSTUDIO.COM

## UTILITY AND GOVERNING AGENCY CONTACTS

**SANITARY & WATER:**
CITY OF LEE'S SUMMIT
JEFF THORN
1200 SE HAMBLEN RD.
LEE'S SUMMIT, MO 64081
TEL: (816) 969-1900

**STREETS:**
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN ST.
LEE'S SUMMIT, MO 64063
TEL: (8160 969-1800

**EVERGY:**
DOUG DAVIN
1300 SE HAMBLEN RD.
LEE'S SUMMIT, MO 64081
TEL: (816) 347-4320

**STORMWATER:**
CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN ST.
LEE'S SUMMIT, MISSOURI 64063
TEL: (816) 969-1800

**AT&T:**
RONALD GIPFERT
500 E 8TH ST.
KANSAS CITY, MO 64106
TEL: (816) 275-1550

**MISSOURI GAS ENERGY:**
RICHARD FROCK
3025 SW CLOVER DR.
LEE'S SUMMIT, MO 64082
TEL: (816) 472-3489

## GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI, IN ALL USAGE AND ALL SUPPLEMENTS THERE TO.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
3. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
4. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
7. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
8. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.
9. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER/OWNER, AT THE CONTRACTOR'S EXPENSE.
10. ANY EXISTING OR NEW STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.


VICINITY MAP

## HISTORIC INFORMATION

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE, ACCESSED JUNE 27, 2023.

## FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAPS 29095C0438G: EFFECTIVE DATE JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISION ARE BEING PROPOSED.

## LEGAL DESCRIPTION

LOT 3A, DECKER STREET MINOR PLAT, LOTS 2A AND 3A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT RECORDED AUGUST 6, 2021.

## WATERSHED

THIS SITE IS LOCATED WITHIN THE BIG CREEK WATERSHED

## PROJECT SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:
1. THE CITY OF LEE'S SUMMIT, MISSOURI
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

## OIL AND GAS WELL NOTES

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCITON ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, ACCESSED JUNE 27, 2023.

APPROXIMATE TOTAL ACREAGE: 2.13 AC
LIMITS OF DISTURBANCE: 1.53 AC

DATE: 7/14/2023


LOCATION MAP
1" = 100'

| Sheet List Table | |
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| Sheet Number | Sheet Title |
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| C003 | SITE PLAN |
| C004 | GRADING PLAN |
| C005 | UTILITY & STORMWATER PLAN |
| C006 | STORMWATER DETAILS |
| L001 | LANDSCAPE PLAN |
| A101 | FLOOR PLANS |
| A201 | ELEVATIONS - BUILDING A |
| A202 | ELEVATIONS - BUILDING B |
| A203 | RENDERINGS |

811 Know what's **below.** **Call** before you dig.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn


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SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

COVER SHEET

LEE'S SUMMIT FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE: XX/XX/2023
KHA PROJECT NO. 268442000
SHEET NUMBER
C001

1638 SE DECKER ST
±1.45 AC
ZONING
PI
LAND USE
WAREHOUSE-STORAGE

1639 SE DECKER ST
±0.57 AC
ZONING
PI
LAND USE
WAREHOUSE-STORAGE

NO ADDRESS ASSIGNED
±8.97 AC
ZONING
PI
LAND USE
UNIMP. COMM. LAND

1610 SE SUMMIT ST
±0.49 AC
ZONING
PI
LAND USE
SF RESIDENCE

1613 SE SUMMIT ST
±0.52 AC
ZONING
PI
LAND USE
SF RESIDENCE

203 SE 16TH TER
±0.50 AC
ZONING
PI
LAND USE
SF RESIDENCE

1644 SE DECKER ST
±0.83 AC
ZONING
PI
LAND USE
WEARHOUSE-STORAGE

1645 SE DECKER ST
±0.47 AC
ZONING
PI
LAND USE
WHOLESALE-TRADE

1612 SE SUMMIT ST
±0.51 AC
ZONING
PI
LAND USE
SF RESIDENCE

1614 SE SUMMIT ST
±0.46 AC
ZONING
PI
LAND USE
SF RESIDENCE

1653 SE DECKER ST
±0.88 AC
ZONING
PI
LAND USE
WHOLESALE-TRADE

1644 SE DECKER ST
±2.05 AC
ZONING
PI
LAND USE
UNIMP. COMM. LAND

185-FT PROPERTY OFFSET

1695 SE DECKER ST
±4.62 AC
ZONING
PI
LAND USE
WAREHOUSE-STORAGE

1621 SE SUMMIT ST
±2.87 AC
ZONING
PI
LAND USE
WAREHOUSE-STORAGE

185-FT PROPERTY OFFSET

20 SE THOMPSON DR
±1.28 AC
ZONING
PI
LAND USE
UNIMP. COMM. LAND

SE DECKER ST

60 SE THOMPSON DR
±2.13 AC
ZONING
PI
LAND USE
UNIMP. COMM. LAND
PARCEL NUMBER
61-800-12-35-00-0-00-000

PROJECT LIMITS

150 SE THOMPSON DR
±4.76 AC
ZONING
PI
LAND USE
WAREHOUSE-STORAGE

S MO RTE 291

S MO RTE 291

185-FT PROPERTY OFFSET

SE THOMPSON DR

185-FT PROPERTY OFFSET

450 SE THOMPSON DR
±102.4 AC
ZONING
PI
LAND USE
AGRICULTURAL

*NOTE: DASHED PARCEL LINES ARE FROM CITY OF LEE'S SUMMIT GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH





| No | REVISIONS | DATE | BY |
|---|---|---|---|

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SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

# EXISTING CONDITIONS

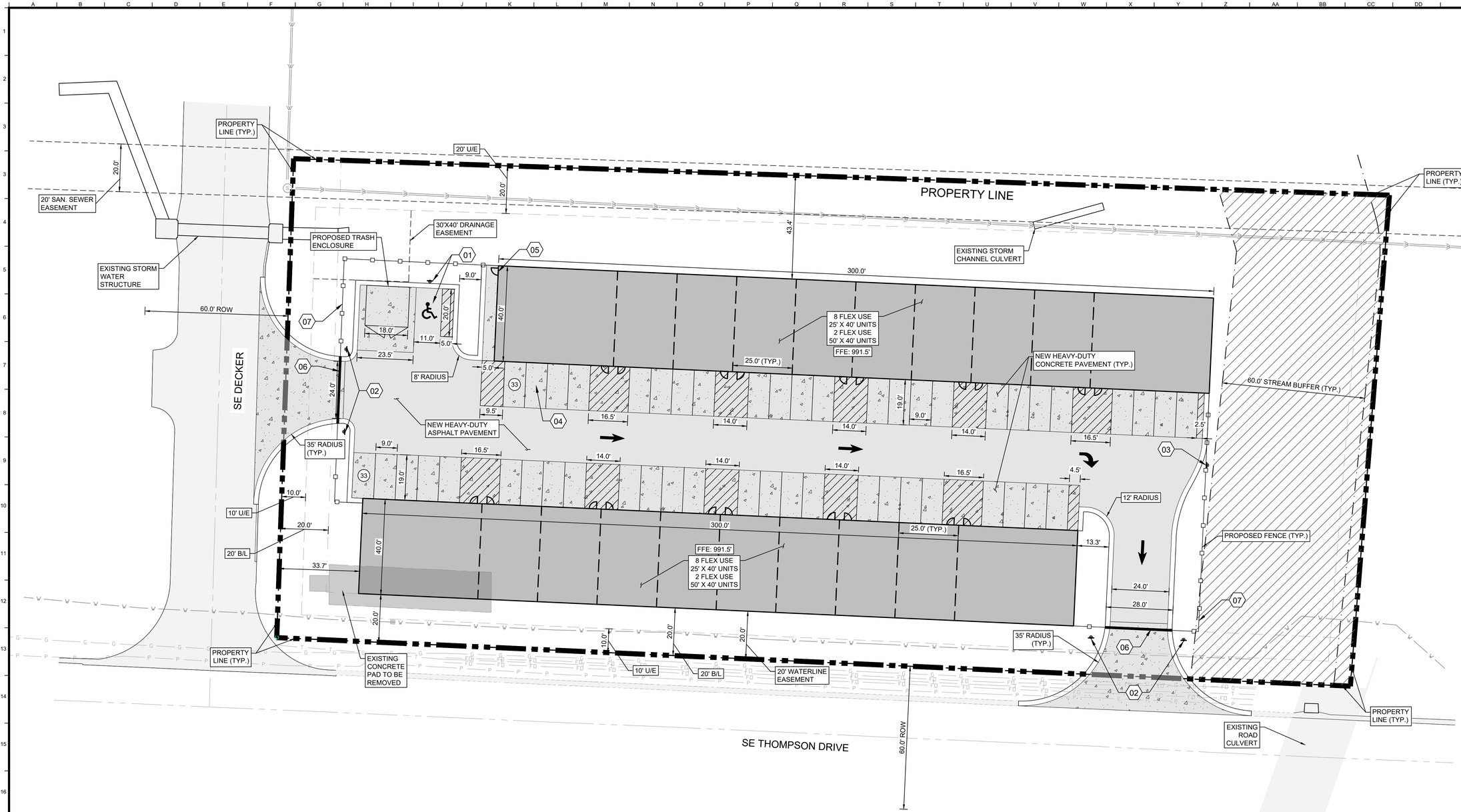
# LEE'S SUMMIT FLEX SPACE

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:
XX/XX/2023

KHA PROJECT NO.
268442000

SHEET NUMBER
C002




## SITE PLAN LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- EXISTING PUBLIC ROADWAY
- EXISTING 60' STREAM BUFFER
- PROPOSED BUILDING OUTLINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- STANDARD CURB & GUTTER

## GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. B/L REFERS TO THE BUILDING SETBACK LINE.
4. U/E REFERS TO THE UTILITY EASEMENT LINE.
5. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5-FEET, TYPICAL.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH THE LIGHTING STANDARDS UNDER THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8.
8. TRASH ENCLOSURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE SECTION 8.180.G.
9. AN AUTOMATIC SPRINKLER SYSTEM IS TO BE INSTALLED IN BOTH BUILDINGS IN ACCORDANCE WITH IFC 503.1.1, SECTION 903.3.1.1 AND 903.3.1.3.

## PROPOSED USE

WAREHOUSE-OFFICE SPACE (APPROVED IN PI ZONING PER CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE §6.020, TABLE 6-1

## GENERAL USE

1. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION, OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

## ZONING

PI (PLANNED INDUSTRIAL)

## CURRENT USE

VACANT

## (#) SITE PLAN KEY NOTES

01 INSTALL 1 VAN ACCESSIBLE ADA PARKING STALL WITH SIGN MOUNTED A MINIMUM OF 5 FEET ABOVE FINISHED GRADE
02 INSTALL "DO NOT ENTER" SIGNS
03 INSTALL "ONE WAY" SIGN
04 INSTALL PARKING STALLS (TYP.)
05 INSTALL SECURED RESTROOM WITH SIDE DOOR
06 INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM GATE IF PROJECT BUDGET PERMITS
07 INSTALL AMERISTAR MONTAGE PLUS 3-RAIL SYSTEM FENCE IF PROJECT BUDGET PERMITS

## SUMMARY TABLE

| | | | |
|---|---|---|---|
| A | **Zoning** | | |
| | Existing | Industrial | |
| | Proposed | Industrial | |
| B | **Approximate Total Land Area*** | | |
| | Existing | 2.13 | Acres |
| C | **Right-of-way** | | |
| | Existing | 0.00 | Acres |
| | Proposed | 0.00 | Acres |
| D | **Approximate Net Land Area*** | | |
| | Existing | 2.13 | Acres |
| | Proposed | 2.13 | Acres |
| E | **Impervious Area** | | |
| | Existing | 0.03 Acres | 1.4% Area |
| | Proposed | 1.19 Acres | 55.9% Area |
| F | **Proposed Uses** | | |
| | Flex Storage | | |
| G | **Building Information** | | |
| | Gross Floor Area (SF) | +/- 24,000 | |
| | Floor Area Ratio | 0.27 | |
| H | **Off-Street Vehicle Parking** | | |
| | Stalls Required | 25 | |
| | Stalls Provided | 48 | |
| | ADA Stalls Required | 1 | |
| | ADA Stalls Provided | 1 | |

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

| No | REVISIONS | DATE | BY |
|---|---|---|---|

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# SITE PLAN

# LEE'S SUMMIT FLEX SPACE

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:
XX/XX/2023

KHA PROJECT NO.
268442000

SHEET NUMBER
**C003**

EXISTING DRAINAGE CHANNEL

SE DECKER

SE THOMPSON DRIVE

EXISTING STREAM

FFE: 991.5'

FFE: 991.5'

991.50

990.60

990.50

987.78

0.00%

4.96%

3.43%

01

## GRADING LEGEND

| | |
|---|---|
| 1015 | EXISTING CONTOUR |
| 1015 | PROPOSED CONTOUR |
| XXX.XX | SPOT ELEVATION |
| X.XX% | SLOPE ARROW |

## (#) SITE PLAN KEY NOTES

01 EXISTING RUBBLE SHALL BE HAULED AND DISPOSED OF PROPERLY OFFSITE

## LIMITS OF DISTURBANCE: 1.57 AC

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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GRADING PLAN

# LEE'S SUMMIT FLEX SPACE

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE:
XX/XX/2023

KHA PROJECT NO.
268442000

SHEET NUMBER
C004

EXISTING WATER LINE TO BE ABANDONED IN PLACE

WATER LINE METER

6'x4' BACKFLOW BOX

EXISTING SANITARY SEWER

ADS STORMTECH MC-4500 UNDERGROUND DETENTION CHAMBERS (TYP.)

SE DECKER

5'X5' INLET JUNCTION BOX

12" STORMWATER DETENTION PIPE (TYP.)

5'X5' INLET BOX (TYP.)

5'X5' OUTLET CONTROL STRUCTURE

12" HDPE

18" HDPE

30.0'

220.0'

FLARED-END SECTION INLET

3'X4' CURB INLET

SE THOMPSON DRIVE

EXISTING WATER MAIN

EXISTING WATER LINE

PROPOSED FIRE HYDRANT

## UTILITY LEGEND

| | |
|---|---|
| UE — UE | PROPOSED UNDERGROUND ELECTRIC |
| SAN — SAN | PROPOSED SANITARY SEWER |
| W — W | PROPOSED WATER LINE |
| T | PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY) |

## SITE PLAN KEY NOTES

01 INSTALL CONCRETE PLUG
02 REMOVE EXISTING FIRE HYDRANT AND INSTALL CONCRETE PLUG
03 WATER LINE TO BE INSTALLED BY ADJACENT PROJECT. IF NOT INSTALLED BY ADJACENT PROJECT, THIS DEVELOPMENT WILL INSTALL.

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

| No | REVISIONS | DATE | BY |
|---|---|---|---|

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# UTILITY & STORMWATER PLAN

# LEE'S SUMMIT FLEX SPACE

60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE: XX/XX/2023
KHA PROJECT NO. 268442000
SHEET NUMBER C005

Advanced Drainage Systems, Inc.

SiteAssist®
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

## MC-4500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-4500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

## IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

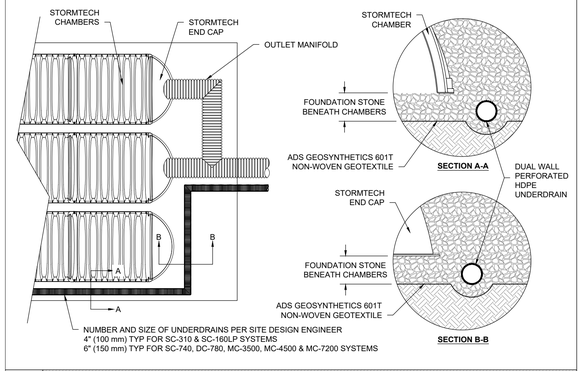
1. STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

## NOTES FOR CONSTRUCTION EQUIPMENT

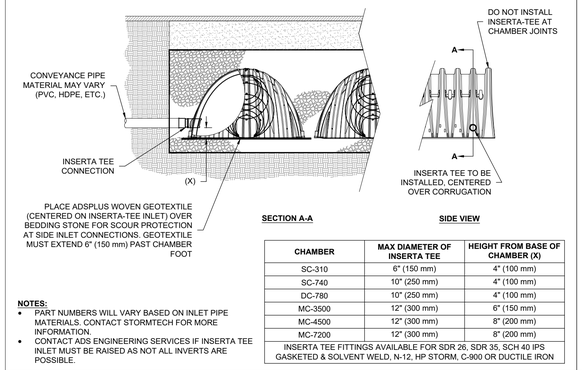
1. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

**USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.**

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.




## 5 UNDERDRAIN DETAIL

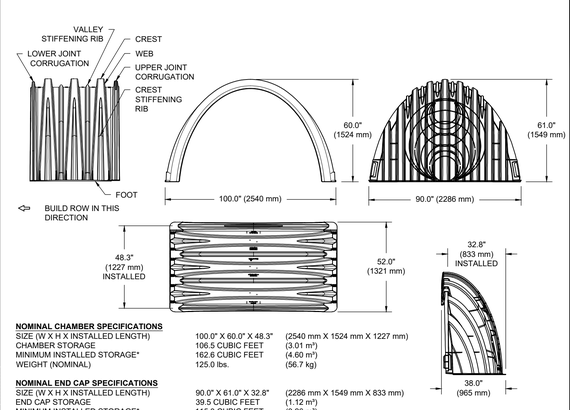



**NOTES:**
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

| CHAMBER | MAX DIAMETER OF INSERTA TEE | HEIGHT FROM BASE OF CHAMBER (X) |
|---|---|---|
| SC-310 | 6" (150 mm) | 4" (100 mm) |
| SC-740 | 10" (250 mm) | 4" (100 mm) |
| DC-780 | 10" (250 mm) | 4" (100 mm) |
| MC-3500 | 12" (300 mm) | 6" (150 mm) |
| MC-4500 | 12" (300 mm) | 8" (200 mm) |
| MC-7200 | 12" (300 mm) | 8" (200 mm) |

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

## 6 INSERTA-TEE SIDE INLET DETAIL




**NOMINAL CHAMBER SPECIFICATIONS**

| | | |
|---|---|---|
| SIZE (W X H X INSTALLED LENGTH) | 100.0" X 60.0" X 48.3" | (2540 mm X 1524 mm X 1227 mm) |
| CHAMBER STORAGE | 106.5 CUBIC FEET | (3.01 m³) |
| MINIMUM INSTALLED STORAGE* | 162.6 CUBIC FEET | (4.60 m³) |
| WEIGHT (NOMINAL) | 125.0 lbs. | (56.7 kg) |

**NOMINAL END CAP SPECIFICATIONS**

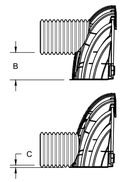
| | | |
|---|---|---|
| SIZE (W X H X INSTALLED LENGTH) | 90.0" X 61.0" X 32.8" | (2286 mm X 1549 mm X 833 mm) |
| END CAP STORAGE | 39.5 CUBIC FEET | (1.12 m³) |
| MINIMUM INSTALLED STORAGE* | 115.3 CUBIC FEET | (3.26 m³) |
| WEIGHT (NOMINAL) | 90 lbs. | (40.8 kg) |

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

| PART # | STUB | B | C |
|---|---|---|---|
| MC4500IEPP06T | 6" (150 mm) | 42.54" (1081 mm) | --- |
| MC4500IEPP06B | | --- | 0.86" (22 mm) |
| MC4500IEPP08T | 8" (200 mm) | 40.50" (1029 mm) | --- |
| MC4500IEPP08B | | --- | 1.01" (26 mm) |
| MC4500IEPP10T | 10" (250 mm) | 38.37" (975 mm) | --- |
| MC4500IEPP10B | | --- | 1.33" (34 mm) |
| MC4500IEPP12T | 12" (300 mm) | 35.69" (907 mm) | --- |
| MC4500IEPP12B | | --- | 1.55" (39 mm) |
| MC4500IEPP15T | 15" (375 mm) | 32.72" (831 mm) | --- |
| MC4500IEPP15B | | --- | 1.70" (43 mm) |
| MC4500IEPP18T | 18" (450 mm) | 29.36" (746 mm) | --- |
| MC4500IEPP18TW | | | |
| MC4500IEPP18B | | --- | 1.97" (50 mm) |
| MC4500IEPP18BW | | | |
| MC4500IEPP24T | 24" (600 mm) | 23.05" (585 mm) | --- |
| MC4500IEPP24TW | | | |
| MC4500IEPP24B | | --- | 2.26" (57 mm) |
| MC4500IEPP24BW | | | |
| MC4500IEPP30BW | 30" (750 mm) | --- | 2.95" (75 mm) |
| MC4500IEPP36BW | 36" (900 mm) | --- | 3.25" (83 mm) |
| MC4500IEPP42BW | 42" (1050 mm) | --- | 3.55" (90 mm) |

NOTE: ALL DIMENSIONS ARE NOMINAL




CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

## 2 MC-4500 TECHNICAL SPECIFICATIONS

### INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

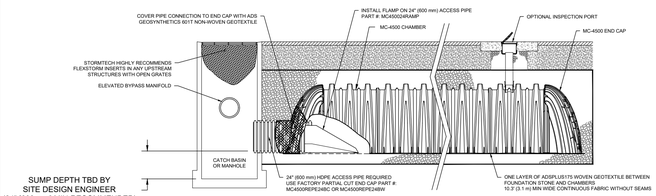
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

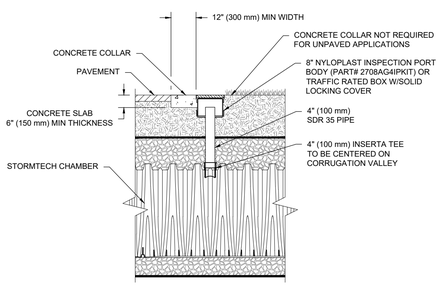
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

### NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

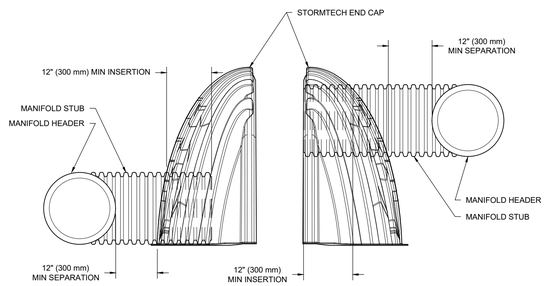



## 3 MC-4500 ISOLATOR ROW PLUS DETAIL




NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

## 4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)



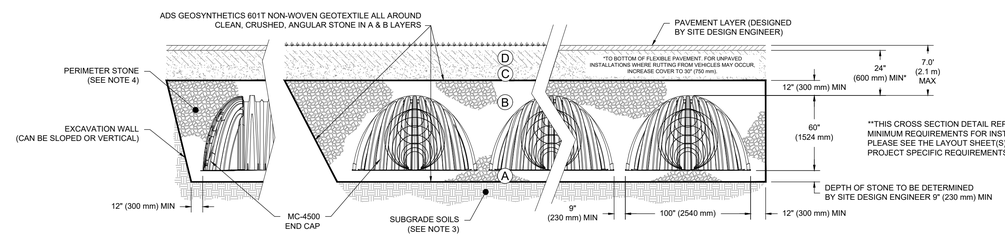

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

## 7 MC-SERIES END CAP INSERTION DETAIL

## ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

| | MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|---|---|---|---|---|
| D | **FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | **INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.<br>MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M145[1]<br>A-1, A-2-4, A-3<br>OR<br>AASHTO M43[1]<br>3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. |
| B | **EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M43[1]<br>3, 4 | NO COMPACTION REQUIRED. |
| A | **FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M43[1]<br>3, 4 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3] |

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.




## NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

## 1 MC-4500 CROSS SECTION DETAIL

DRAWN: | DATE:
REVIEWED: | PROJECT NO:
REV: | NOT TO SCALE

# MC-4500 STANDARD DETAILS

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

Advanced Drainage Systems, Inc.

SHEET

## LANDSCAPE SUMMARY

STREET FRONTAGE

REQUIRED: 1 TREE PER 30 FEET OF FRONTAGE AND 1 SHRUB PER 20 FEET OF FRONTAGE.

| | |
|---|---|
| THOMPSON DRIVE | 452 FEET / 30 = 15 TREES AND 23 SHRUBS |
| DECKER STREET | 200 FEET / 30 = 7 TREES AND 10 SHRUBS |

PROVIDED:

| | |
|---|---|
| THOMPSON DRIVE | 15 TREES AND 23 SHRUBS |
| DECKER STREET | 7 TREES AND 10 SHRUBS |

OPEN YARD AREAS

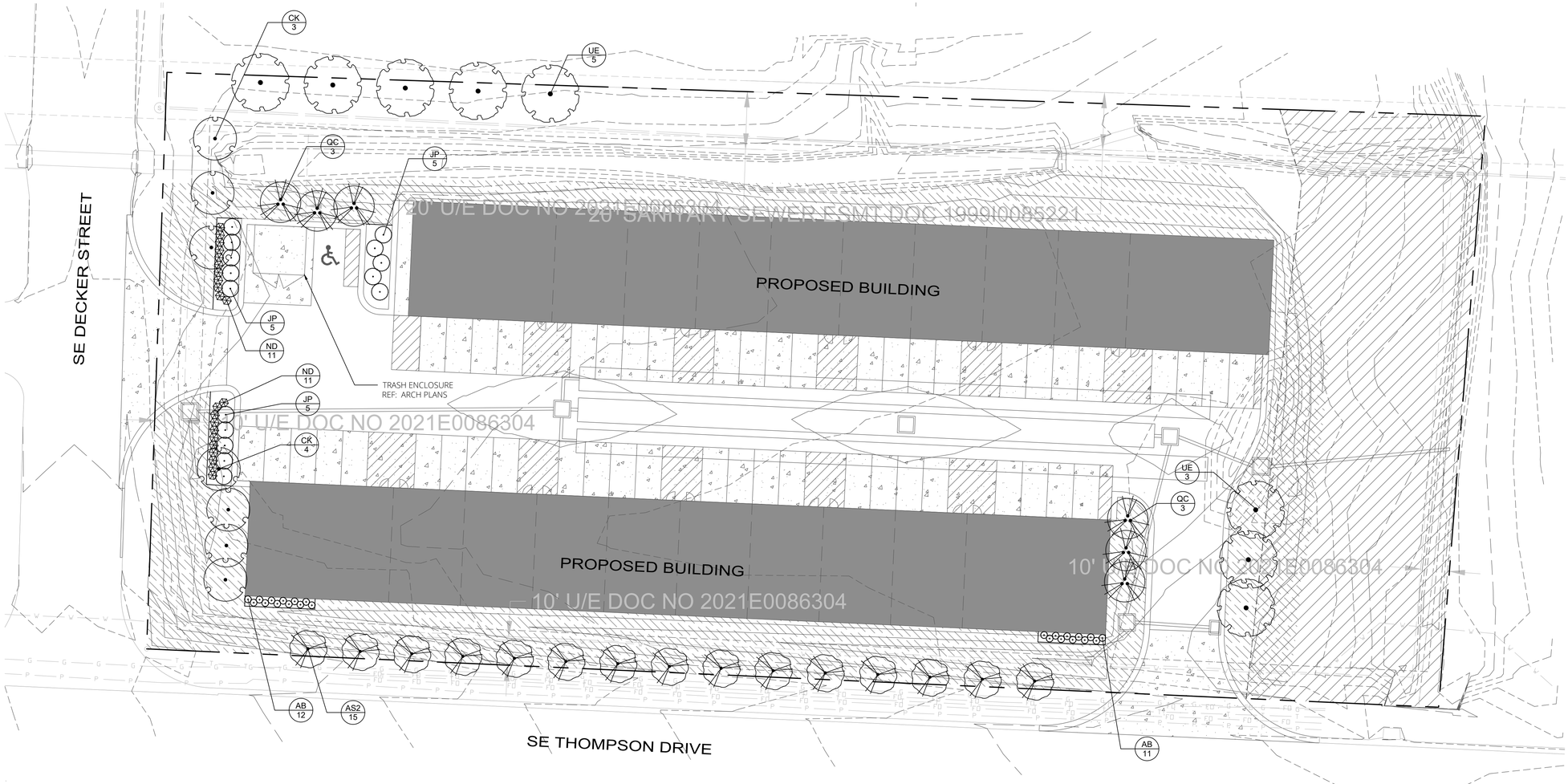
REQUIRED: 1 TREE AND 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA

92,667 SF - 24,000 SF = 68,667 SF / 5,000 = 14 TREES AND 27 SHRUBS

PROVIDED: 14 TREES AND 27 SHRUBS

## PLANT SCHEDULE

| DECIDUOUS TREES | CODE | QTY | COMMON / BOTANICAL NAME | CONT | CAL |
|---|---|---|---|---|---|
| | AS2 | 15 | SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE' | B & B | 3"CAL |
| | QC | 6 | CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' | B & B | 3"CAL |
| | UE | 8 | ALLEE LACEBARK ELM / ULMUS PARVIFOLIA `EMER II` TM | B & B | 3"CAL |
| **ORNAMENTAL TREE** | **CODE** | **QTY** | **COMMON / BOTANICAL NAME** | **CONT** | **CAL** |
| | CK | 7 | KOUSA DOGWOOD / CORNUS KOUSA | B & B | 3"CAL |
| **DECIDUOUS SHRUBS** | **CODE** | **QTY** | **COMMON / BOTANICAL NAME** | **CONT** | |
| | AB | 23 | LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA `UCONNAM166` TM | 2 GAL | |
| | ND | 22 | FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER' | 2 GAL | |
| **EVERGREEN SHRUBS** | **CODE** | **QTY** | **COMMON / BOTANICAL NAME** | **CONT** | |
| | JP | 15 | SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA `SEA GREEN` | 5 GAL | |
| **GROUND COVERS** | **CODE** | **QTY** | **COMMON / BOTANICAL NAME** | **CONT** | |
| | TTF | 18,486 SF | TURF TYPE TALL FSCUE / DROUGHT TOLERANT FESCUE BLEND | SOD | |




1 LANDSCAPE PLAN

SCALE = 1" = 1'-20"

0 20' 40'

GRAPHIC SCALE 20'

IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.


landworks STUDIO
102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com


**FLEX SPACE**
**LEE'S SUMMIT, MISSOURI**

60 SOUTHEAST THOMPSON DRIVE
LEE'S SUMMIT, MO 64082

current submittal

**Special Use Permit Plan**

issued: 08/15/2023

revisions

| Date | No. |
|---|---|

professional seal

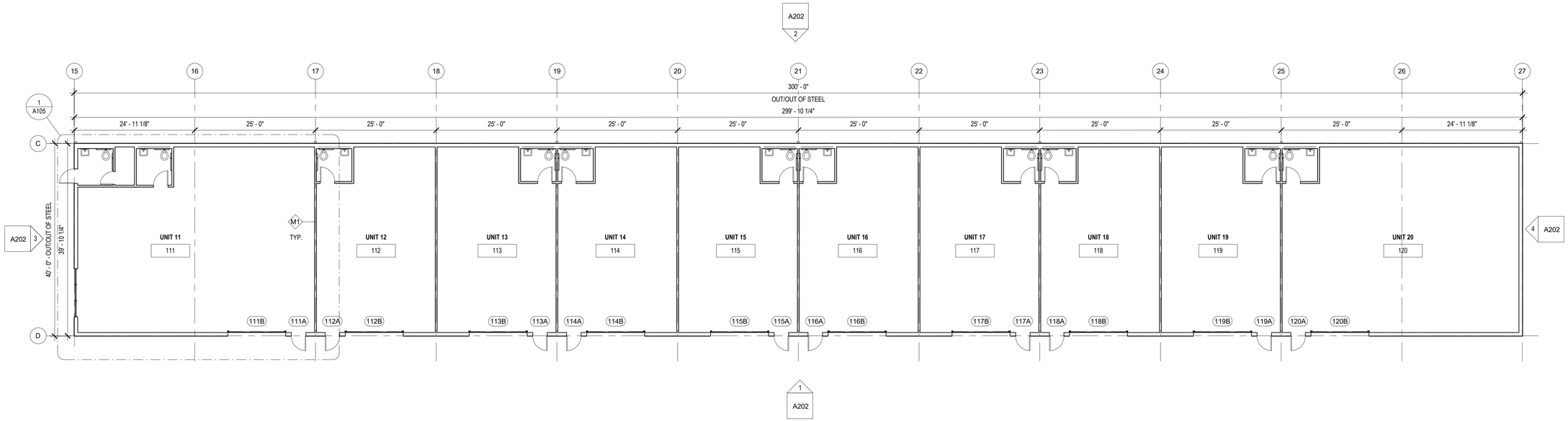
**LANDSCAPE PLAN**

# L001


PLOTTED BY: ERICA FLAD
File Path: p:\23-054 flex spaces - lee's summit, mo\23-054 cad current\23-054_L001_LSCP_CURRENT.DWG

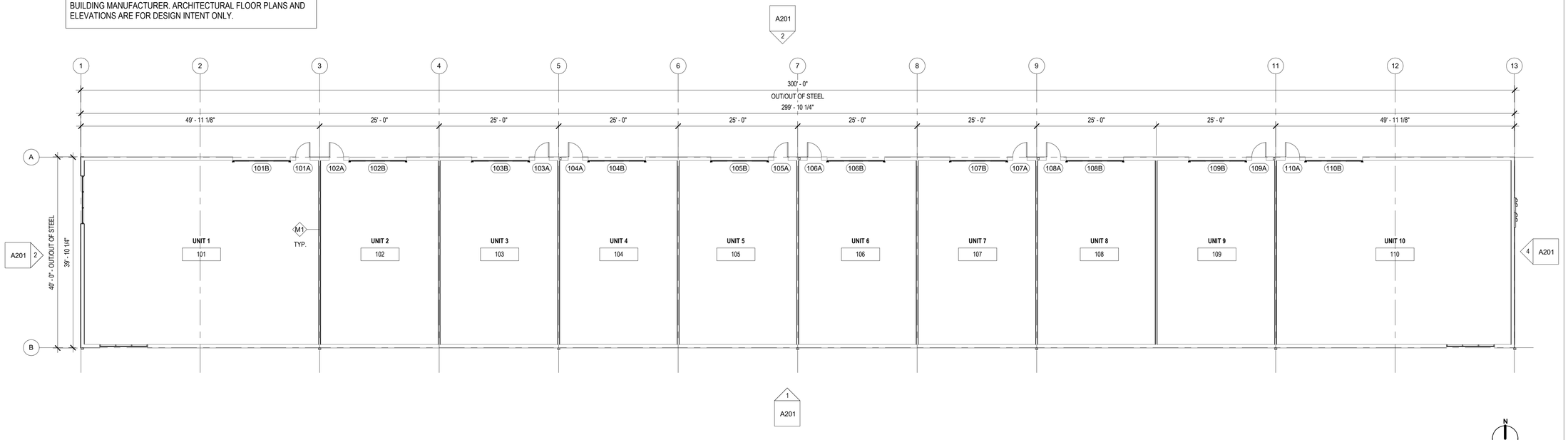
PLOTTED ON: Tuesday, August 15, 2023 11:10:23 AM
cad\23-054 cad current\23-054_L001_lasp_current.dwg

FILE NAME: 23-054_L001_LSCP_CURRENT.DWG




2 **FLOOR PLAN - BUILDING B**
3/32" = 1'-0"

NOTE: BUILDING ENCLOSURE INCLUDING STRUCTURAL FRAME, EXTERIOR WALLS, ROOF, INSULATION, GUTTERS, DOWNSPOUTS, WALL/ROOF TRIM, AND FLASHING ARE BY PRE-ENGINEERED BUILDING MANUFACTURER. ARCHITECTURAL FLOOR PLANS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY.




1 **FLOOR PLAN - BUILDING A**
3/32" = 1'-0"

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# FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT:
Matt Hendrickson

## SCHEMATIC DESIGN

08.28.2023

Architect
License no.

| REV. | DATE | ISSUE |
|---|---|---|
| | | |
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| | | |
| | | |
| | | |
| | | |


ARCHITECT:

six twenty one

SixTwentyOne

1705 SUMMIT ST.
KANSAS CITY, MO 64108
T: 816.694.1369

www.sixtwentyone.com




FLOOR PLANS

Sheet

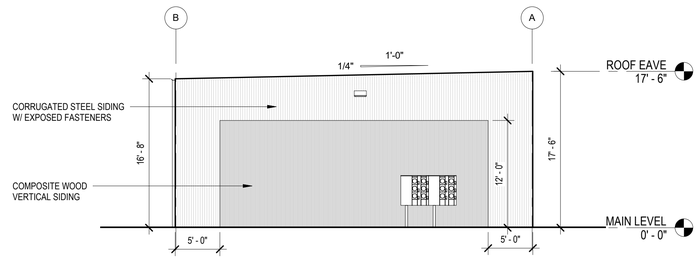
# A101

Revision no.

CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE

COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK

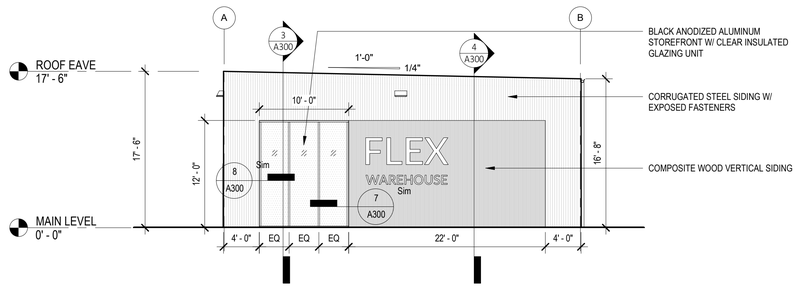
STEEL TRIM

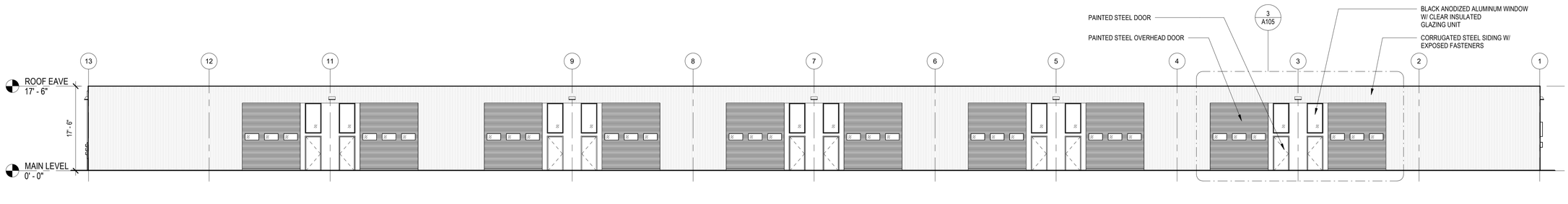

4 **ELEVATION - BUILDING A (EAST)**
1/8" = 1'-0"

TOTAL WALL AREA: 683 SF

| | | |
|---|---|---|
| | CORRUGATED STEEL SIDING | 299 SF (44%) |
| | COMPOSITE WOOD SIDING | 264 SF (39%) |
| | STOREFRONT GLASS | 120 SF (17%) |



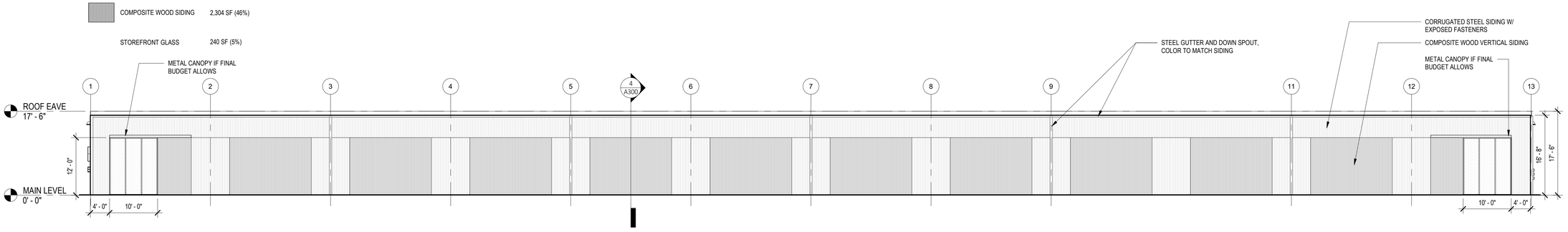

3 **ELEVATION - BUILDING A (WEST)**
1/8" = 1'-0"




2 **ELEVATION - BUILDING A (NORTH)**
3/32" = 1'-0"

TOTAL WALL AREA: 5,044 SF

| | | |
|---|---|---|
| | CORRUGATED STEEL SIDING | 2,500 SF (49%) |
| | COMPOSITE WOOD SIDING | 2,304 SF (46%) |
| | STOREFRONT GLASS | 240 SF (5%) |




1 **ELEVATION - BUILDING A (SOUTH)**
3/32" = 1'-0"

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# FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT:
Matt Hendrickson

## SCHEMATIC DESIGN

08.28.2023

Architect
License no.

| REV. | DATE | ISSUE |
|---|---|---|
| | | |


ARCHITECT:

six twenty one

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ELEVATIONS - BUILDING A

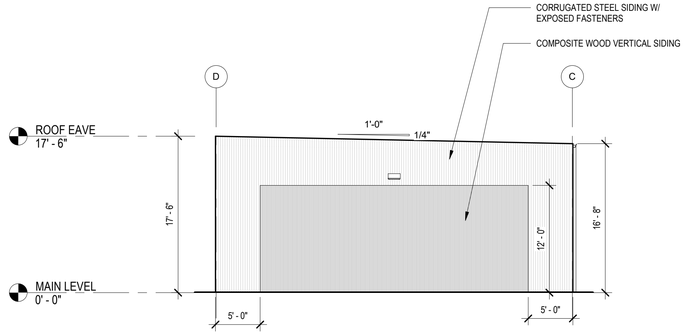
Sheet
A201

Revision no.

CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE

COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK

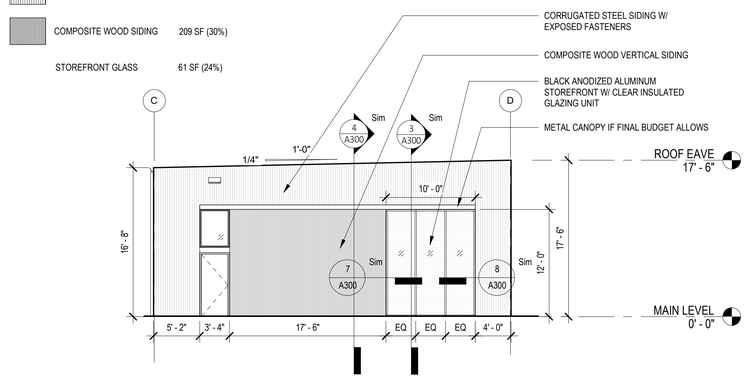
STEEL TRIM

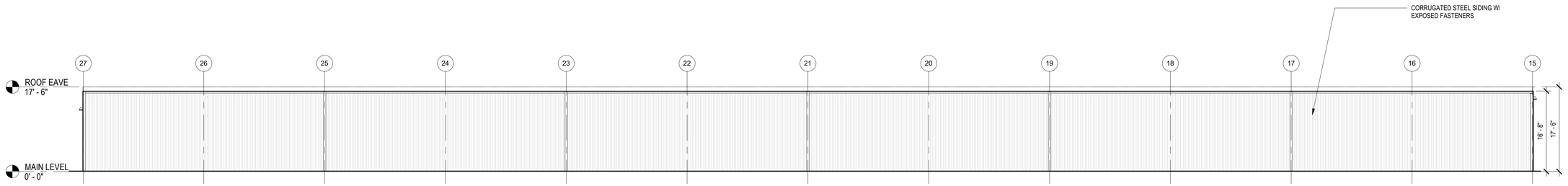

4 **ELEVATION - BUILDING B (EAST)**
1/8" = 1'-0"

TOTAL WALL AREA: 683 SF

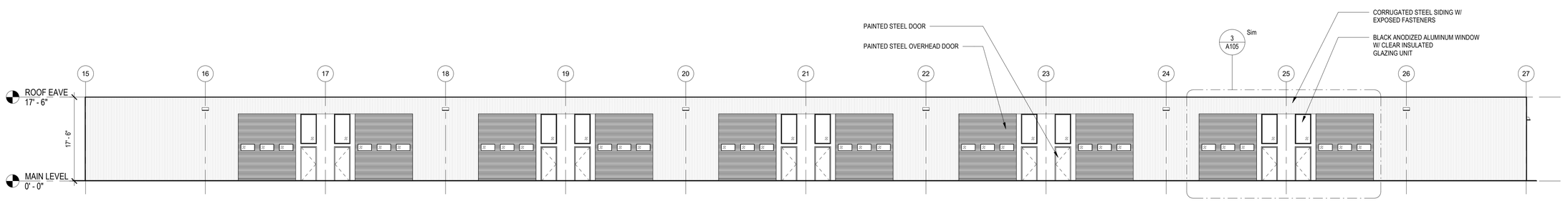
| | | |
|---|---|---|
| CORRUGATED STEEL SIDING | 314 SF | (46%) |
| COMPOSITE WOOD SIDING | 209 SF | (30%) |
| STOREFRONT GLASS | 61 SF | (24%) |




3 **ELEVATION - BUILDING B (WEST)**
1/8" = 1'-0"




2 **ELEVATION - BUILDING B (NORTH)**
3/32" = 1'-0"




1 **ELEVATION - BUILDING B (SOUTH)**
3/32" = 1'-0"

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# FLEX SPACES

60 SE Thompson Dr.
Lee's Summit, MO 64082

PROJECT NUMBER: 23092

CLIENT:
Matt Hendrickson

## SCHEMATIC DESIGN

08.28.2023

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ELEVATIONS - BUILDING B

Sheet

# A202

Revision no.


BUILDING A - WEST AND SOUTH ELEVATIONS


BUILDING A - EAST AND NORTH ELEVATIONS


BUILDING B - WEST AND SOUTH ELEVATIONS


BUILDING B - SOUTH AND EAST ELEVATIONS

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RENDERINGS

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