



LEE'S SUMMIT FLEX SPACES

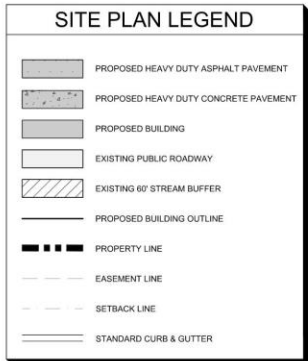
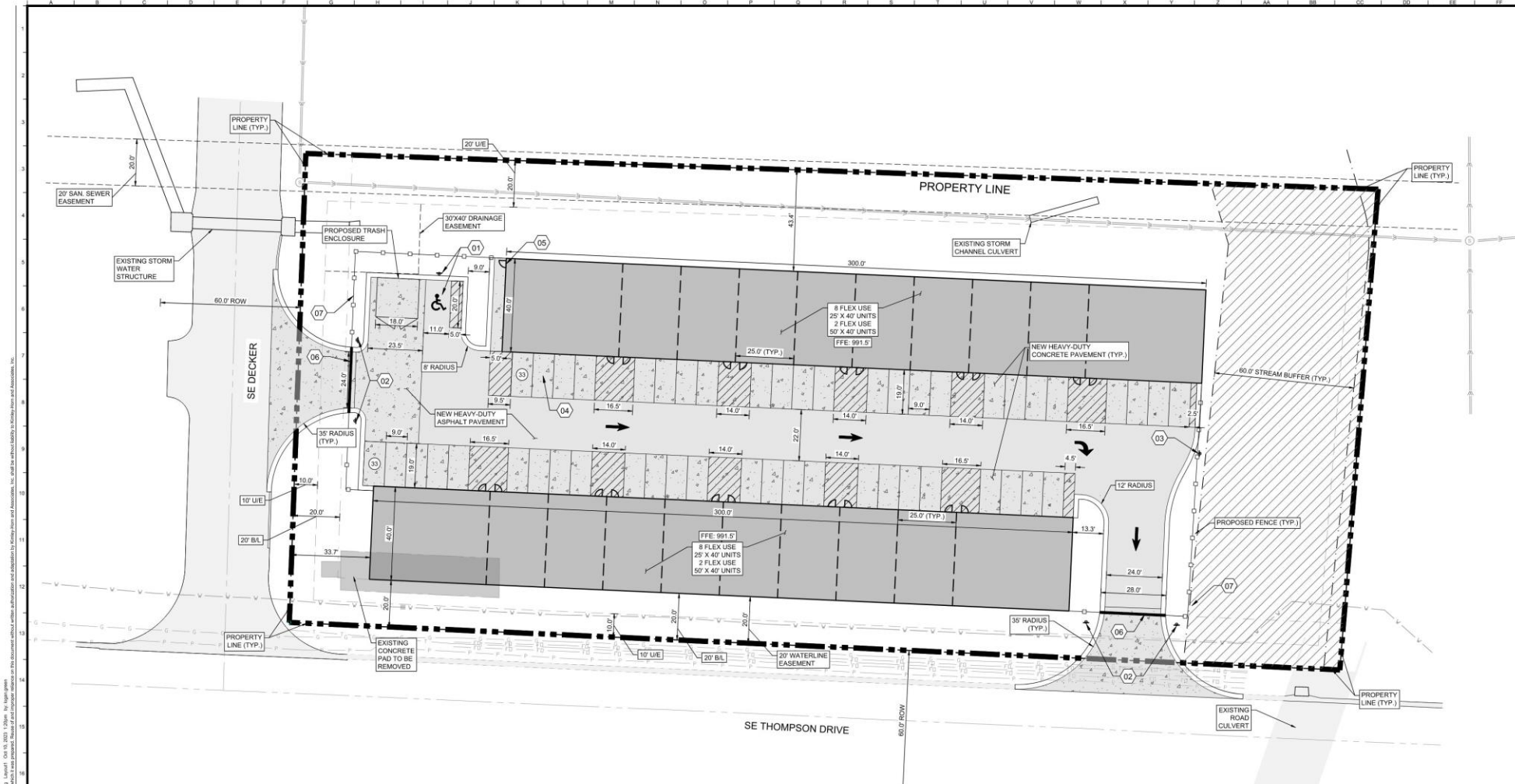
CAPITAL BUILDERS

PROJECT STAFF

- DEVELOPER/OWNER – CAPITAL BUILDERS
 - MATT HENDRICKSON
- ENGINEER – KIMLEY-HORN
 - PATRICK JOYCE, P.E.
- ARCHITECT – SixTwentyOne
 - JACOB LITTRELL RA, LEED AP BD+C







- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - BL REFERS TO THE BUILDING SETBACK LINE.
 - UIE REFERS TO THE UTILITY EASEMENT LINE.
 - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5- FEET, TYPICAL.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 - EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH THE LIGHTING STANDARDS UNDER THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE ARTICLE 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.
 - 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 P1 ZONING PER CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE 96.025, TABLE 9-1)

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

P1 (PLANNED INDUSTRIAL)

CURRENT USE

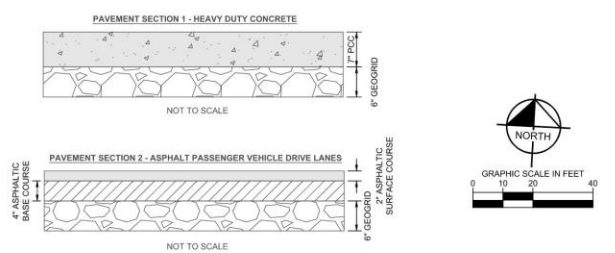
VACANT

SITE PLAN KEY NOTES

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

SUMMARY TABLE

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



DATE: _____

NO. _____

REVISIONS: _____

DESIGNED BY: LLO
DRAWN BY: LLO
CHECKED BY: PUJ

SITE PLAN

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

ORIGINAL ISSUE: XXXX/2023
KHA PROJECT NO: 2844200
SHEET NUMBER: _____

C003

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

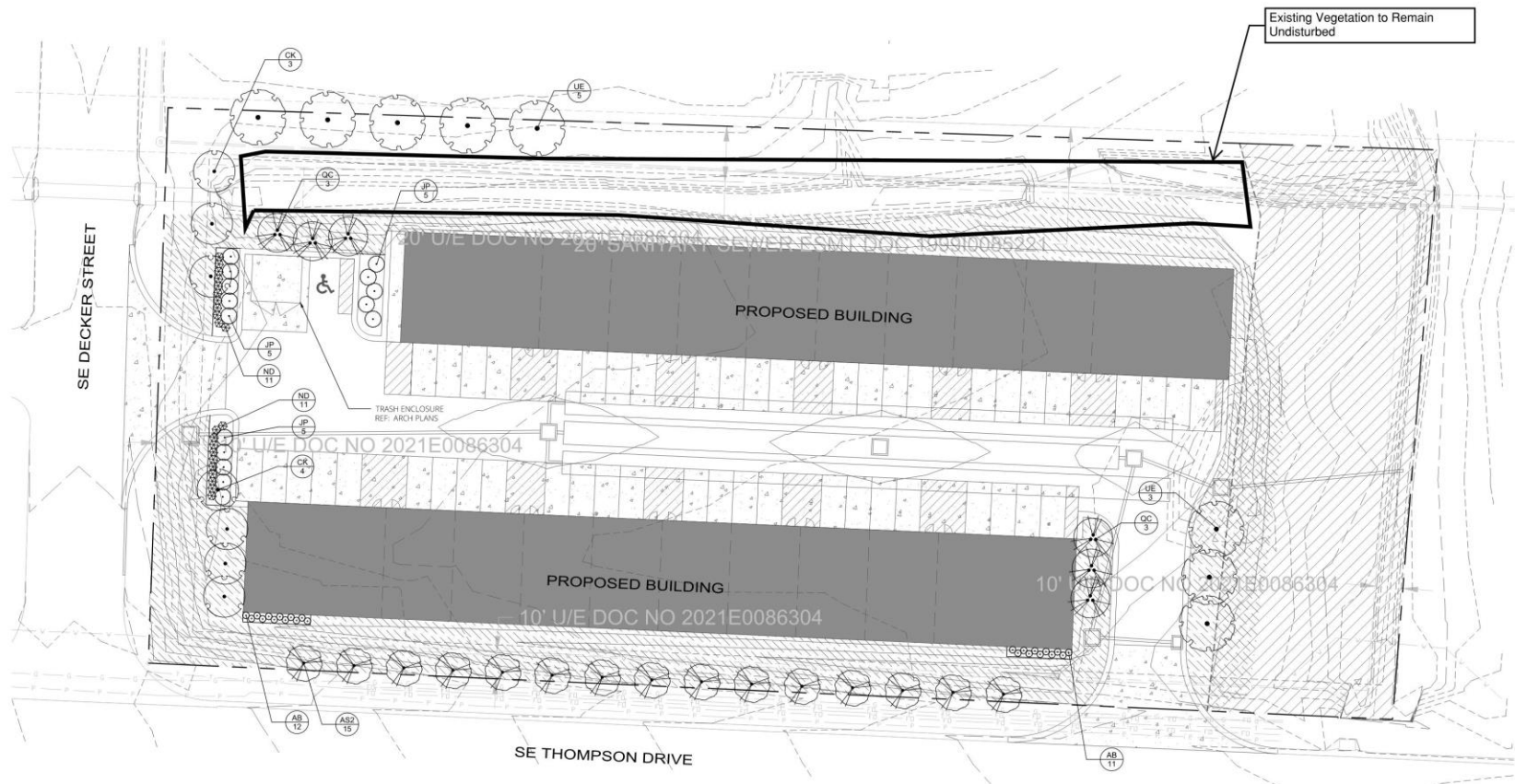
OPEN YARD AREAS

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'	8 & 8	3'CAL
	QC	6	CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	8 & 8	3'CAL
	UE	8	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'EMER II'™	8 & 8	3'CAL
ORNAMENTAL TREE	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	CK	7	KOUSA DOGWOOD / CORNUS KOUSA	8 & 8	3'CAL
DECIDUOUS SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	AB	23	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'™	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	
	TF	18,486 SF	TURF TYPE TALL FESCUE / DROUGHT TOLERANT FESCUE BLEND	900	



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.

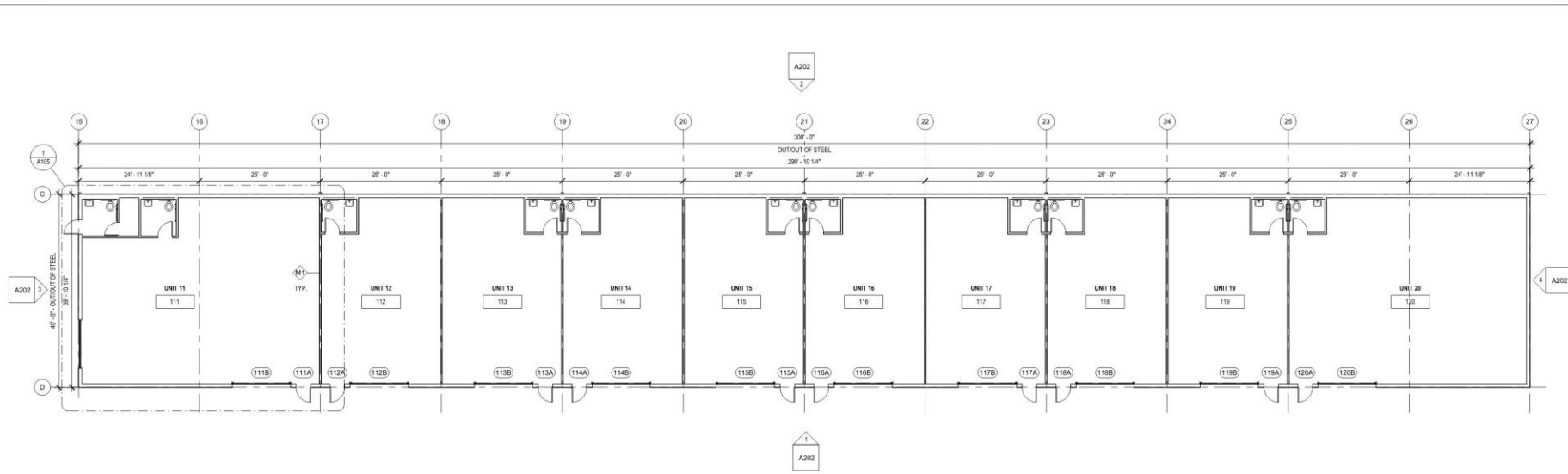
professional seal

LANDSCAPE PLAN

L001

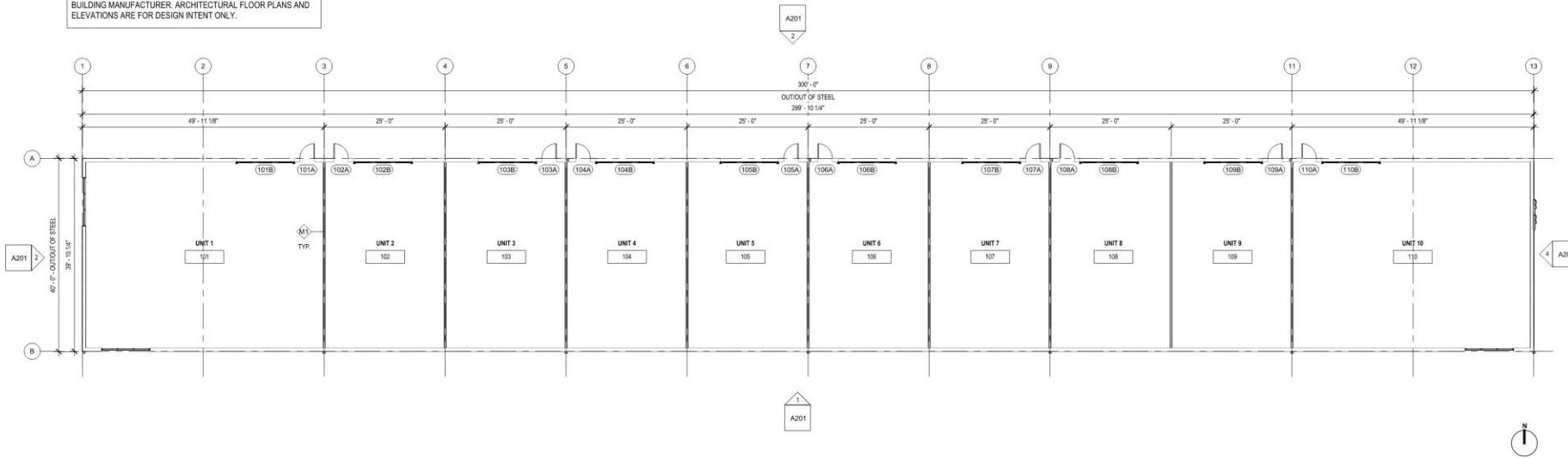
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IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.



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"

FLEX SPACES

60 SE Thompson Dr.
Lanham, MD 20646

PROJECT NUMBER: 20042
Client:
Mast Interiors

SCHEMATIC DESIGN

08.28.2023

REV.	DATE	ISSUE

ARCHITECT:

**six
twenty
one**

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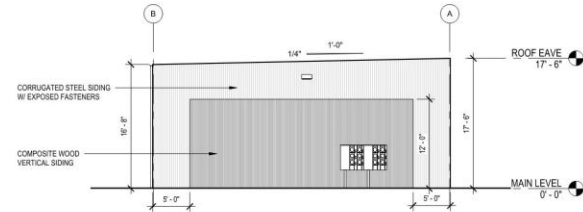
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FLOOR PLANS

Sheet	Revision No.

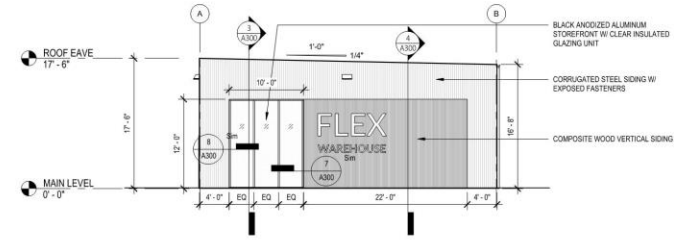
A101

-  CORRUGATED STEEL SIDING: MBCI, PFC METAL WALL PANEL, MIDNIGHT BRONZE
-  COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUVIAN TEAK
-  STEEL TRIM

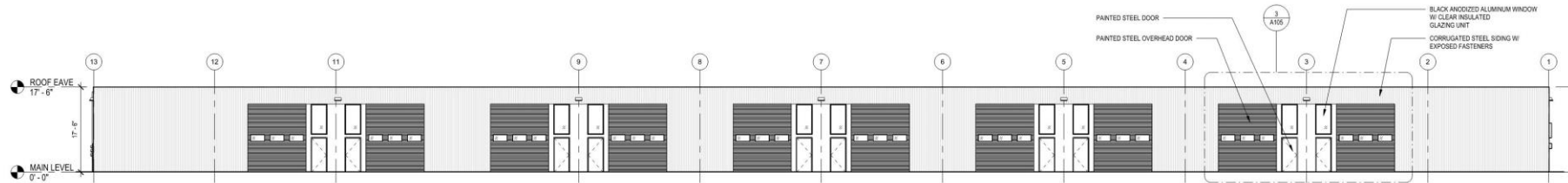


4 ELEVATION - BUILDING A (EAST)
1/8" = 1'-0"

- TOTAL WALL AREA: 683 SF
-  CORRUGATED STEEL SIDING 299 SF (44%)
 -  COMPOSITE WOOD SIDING 264 SF (39%)
 - STOREFRONT GLASS 120 SF (17%)

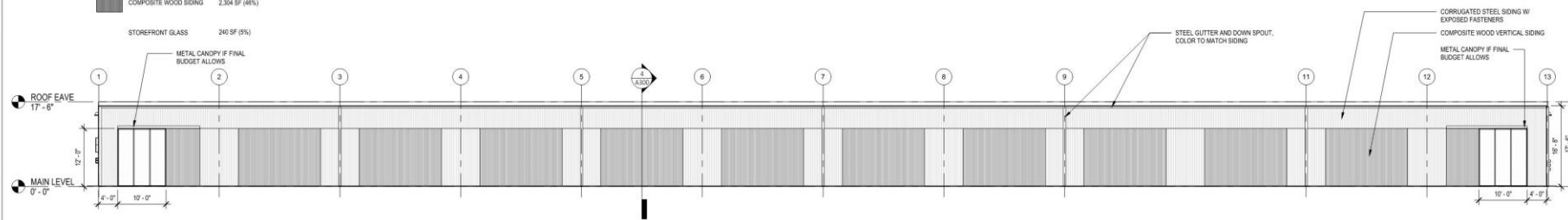


3 ELEVATION - BUILDING A (WEST)
1/8" = 1'-0"



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"

FLEX SPACES

60 SE Thompson Dr
Lubbock, TX 79402

PROJECT NUMBER: 2002

CLIENT:
Matt Hendrickson

SCHEMATIC DESIGN

08.28.2023

REV	DATE	ISSUE

ARCHITECT:

six
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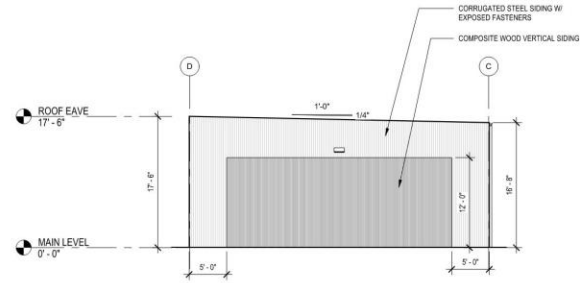
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ELEVATIONS - BUILDING A

Drawn: _____ Revision No: _____

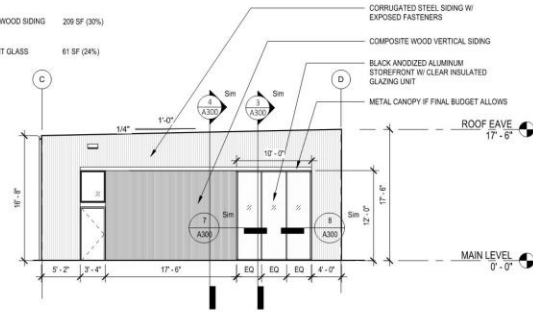
A201

- CORRUGATED STEEL SIDING: MBCI, PBC METAL WALL PANEL, MIDNIGHT BRONZE
- COMPOSITE WOOD SIDING: NEWTECH WOOD, EUROPEAN SIDING, NORWEGIAN BOARD, PERUMAN TEAK
- STEEL TRIM

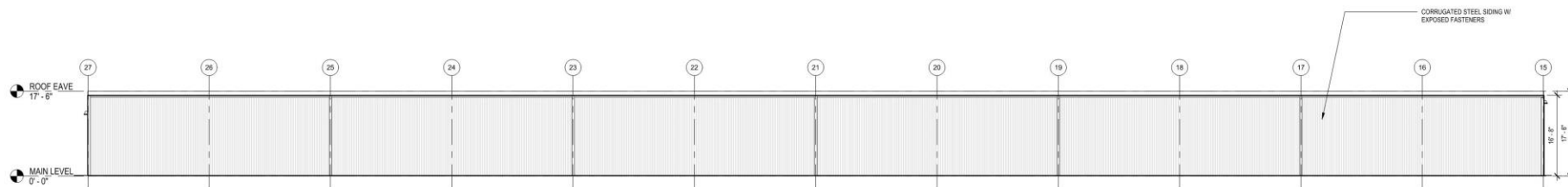


4 ELEVATION - BUILDING B (EAST)
1/8" = 1'-0"

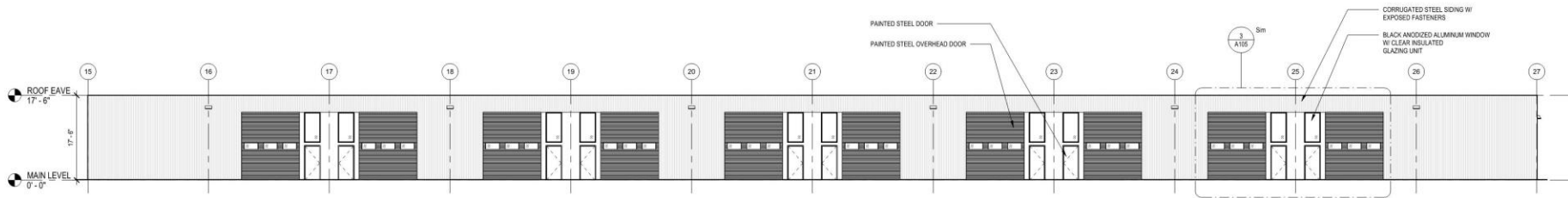
- TOTAL WALL AREA 683 SF
- CORRUGATED STEEL SIDING 314 SF (46%)
 - COMPOSITE WOOD SIDING 209 SF (30%)
 - STOREFRONT GLASS 61 SF (9%)



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"

FLEX SPACES

60 SE Thompson Dr.
Lees Summit, MO 64042

PROJECT NUMBER: 20402

Client:
Matt Henschelbach

SCHEMATIC DESIGN

08.28.2023

REV.	DATE	ISSUE

ARCHITECT:

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ELEVATIONS - BUILDING B

Sheet

Revision No.

A202



BUILDING A - WEST AND SOUTH ELEVATIONS



BUILDING A - EAST AND NORTH ELEVATIONS



BUILDING B - WEST AND SOUTH ELEVATIONS



BUILDING B - SOUTH AND EAST ELEVATIONS

FLEX SPACES

60 SE Thompson Dr.
Lees Summit, MO 64082

PROJECT NUMBER: 200E

OWNER:
Matt Haney/Johnson

SCHEMATIC DESIGN

08.28.2023

REV.	DATE	ISSUE

ARCHITECT:

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RENDERINGS

Sheet: **A203** Revision: 00

Sat Sep 2 2023



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38°53'22.51" N 94°22'15.91" W elev 1004 ft eye alt 1002 ft

THANKS

