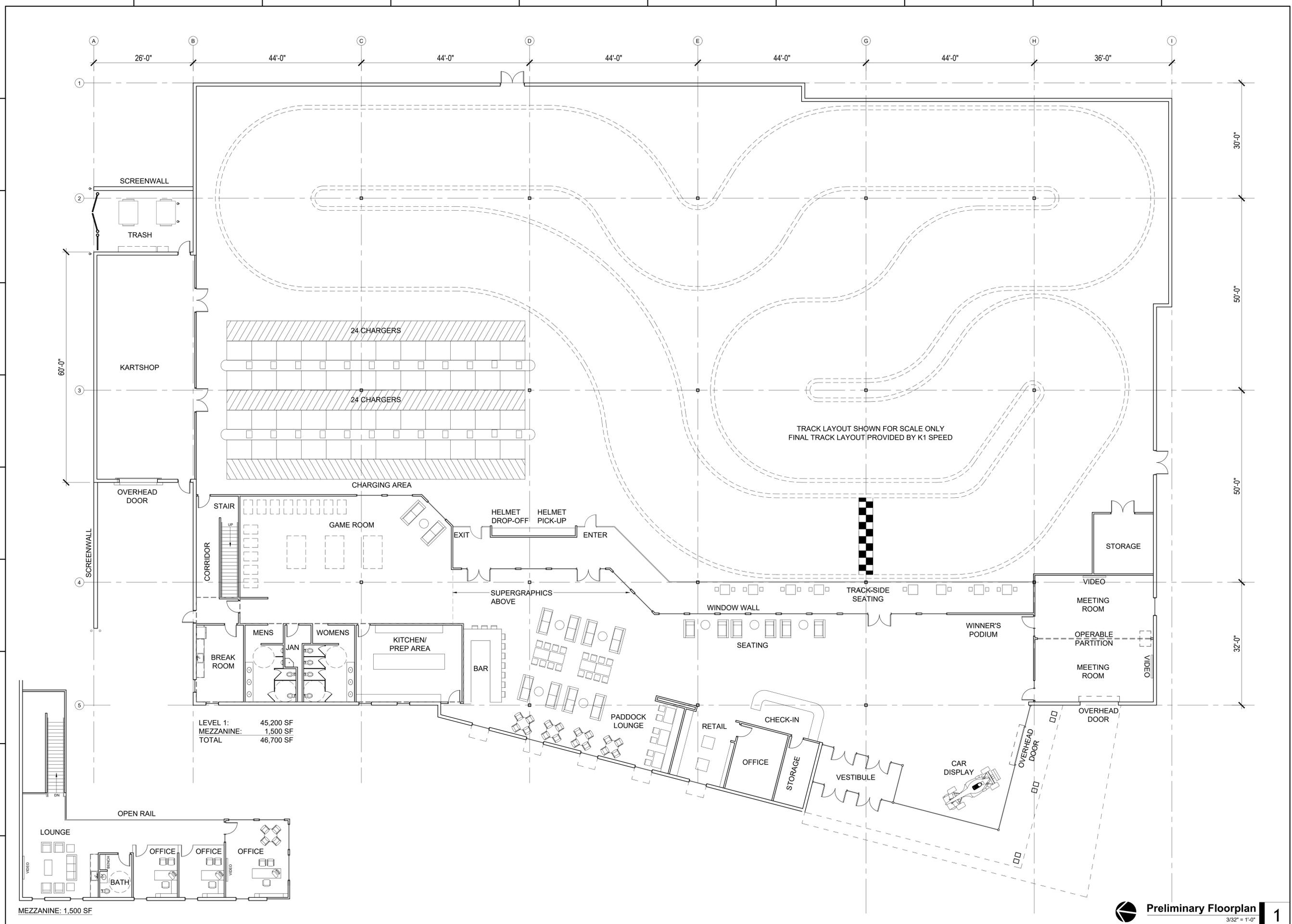


NOT FOR CONSTRUCTION

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



LEVEL 1: 45,200 SF  
 MEZZANINE: 1,500 SF  
 TOTAL: 46,700 SF

MEZZANINE: 1,500 SF

# Revisions:

01	PDP-CITY COMMENTS 03/15/2022

Project #: 211107

Preliminary Development Plan  
 10 February 2022

Preliminary Floorplan



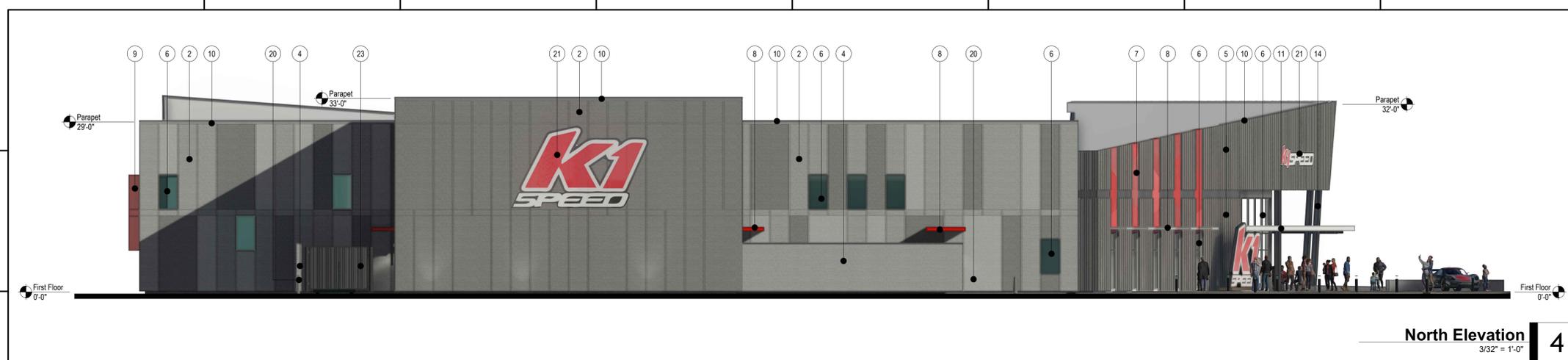
NOT FOR CONSTRUCTION

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

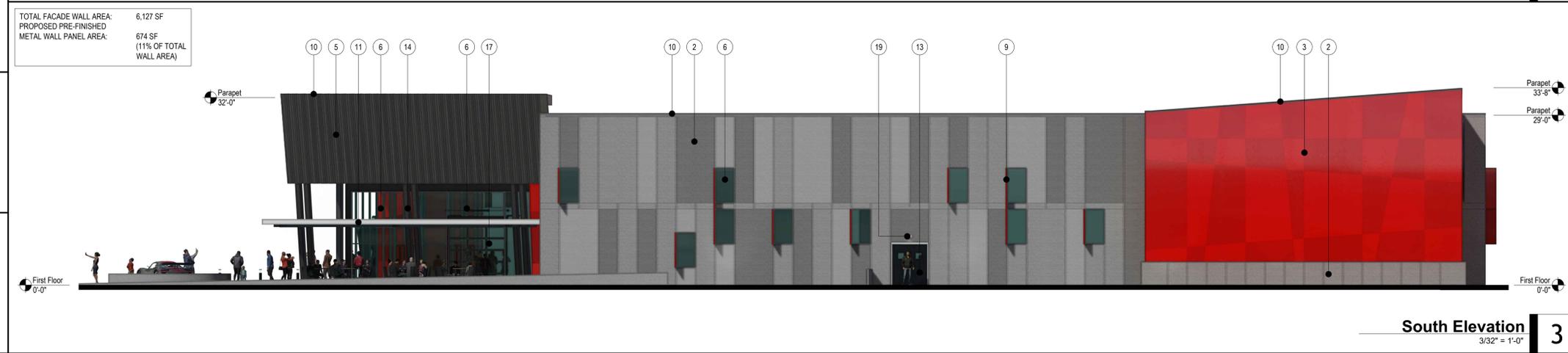
**MATERIALS LEGEND**

- 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-GLAZING
- 7 ALUMINUM STOREFRONT SYSTEM WITH COLORED INTERLAYER LOW-E GLAZING - INTERVALLY 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

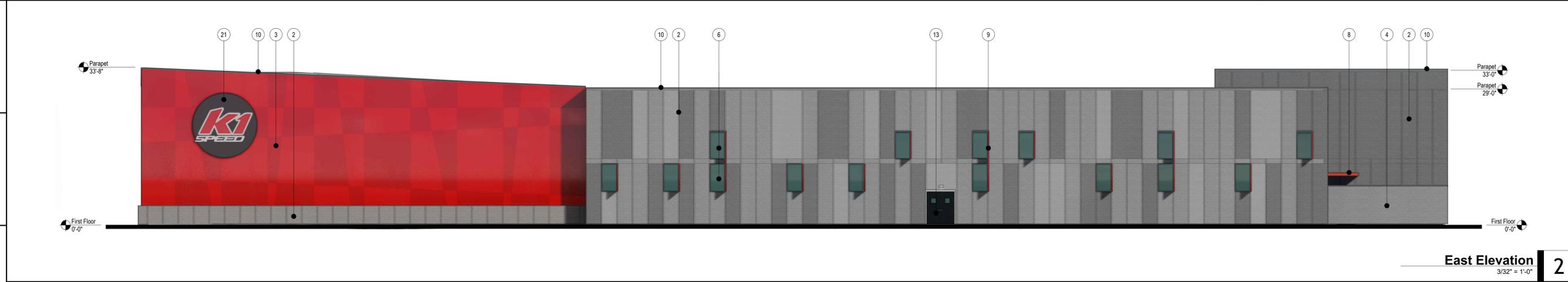
NOTE:  
1. ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW USING PARAPET WALLS.  
2. DEVELOPER TO STUDY THE FEASIBILITY OF USING ROOF PANEL SOLAR ENERGY. SIZE AND FINAL LOCATION OF ROOF PANELS TO BE DETERMINED.  
3. ARCHITECTURAL ELEVATION NOTATION 0'-0" TO CORRESPOND WITH A SPECIFIC CIVIL ELEVATION.



**North Elevation**  
3/32" = 1'-0" **4**



**South Elevation**  
3/32" = 1'-0" **3**



**East Elevation**  
3/32" = 1'-0" **2**



**West Elevation**  
3/32" = 1'-0" **1**

TOTAL FACADE WALL AREA: 6,127 SF  
PROPOSED PRE-FINISHED METAL WALL PANEL AREA: 874 SF (11% OF TOTAL WALL AREA)

TOTAL FACADE WALL AREA: 8,378 SF  
PROPOSED PRE-FINISHED METAL WALL PANEL AREA: 3,536 SF (42% OF TOTAL WALL AREA)

#	Revisions:
01	PDP-CITY COMMENTS 03/15/2022
02	PDP-CITY COMMENTS 04/04/2022

Project #: 211107

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

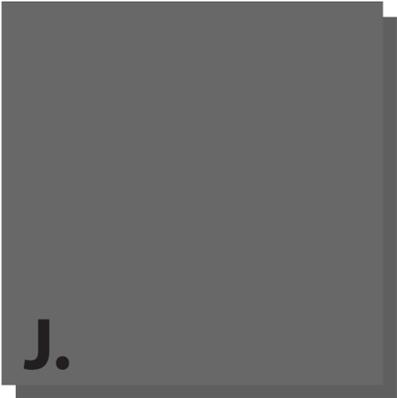
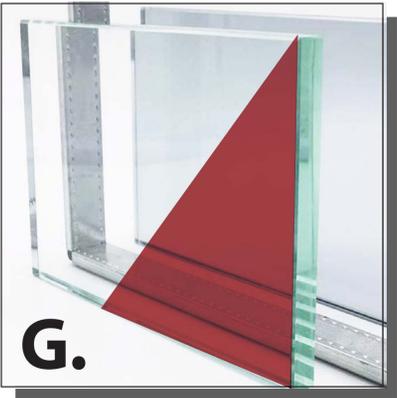
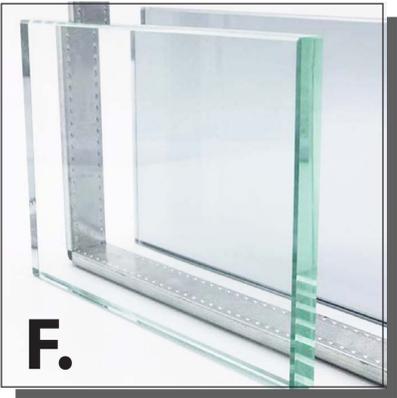
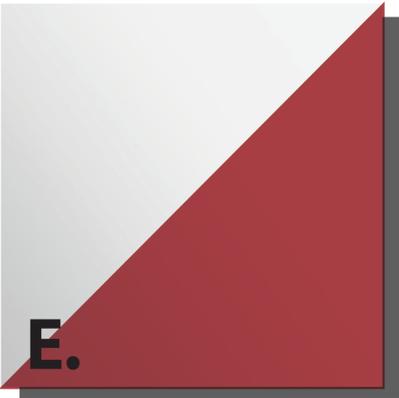
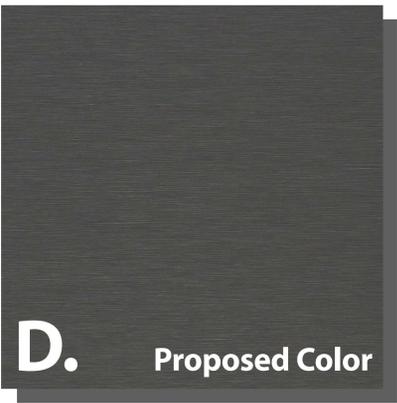
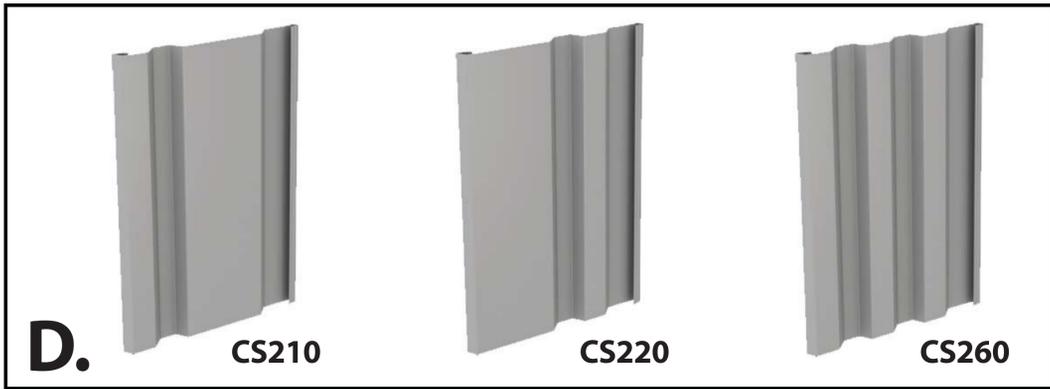
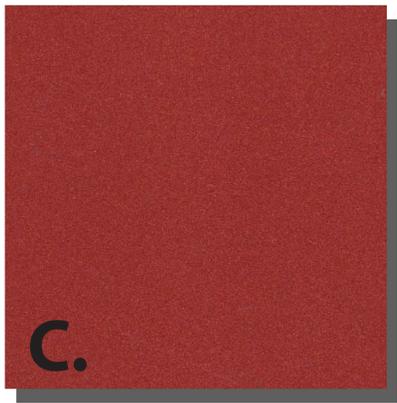
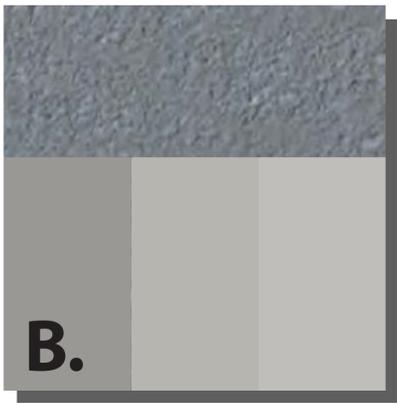
Lee's Summit, MO

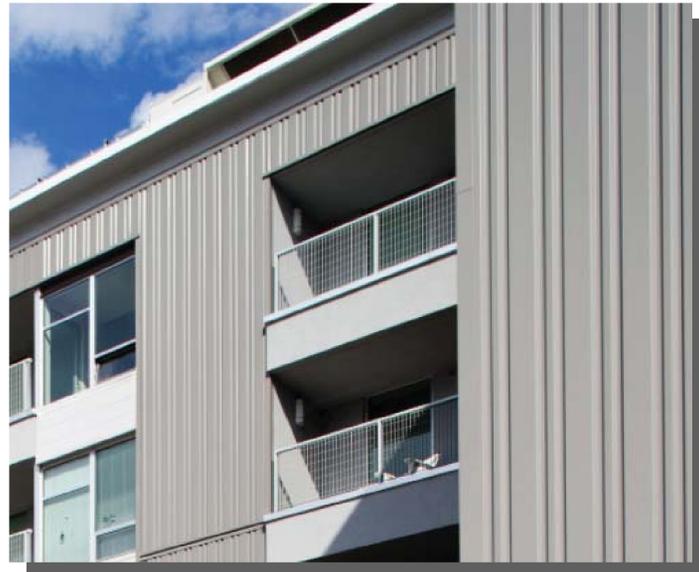
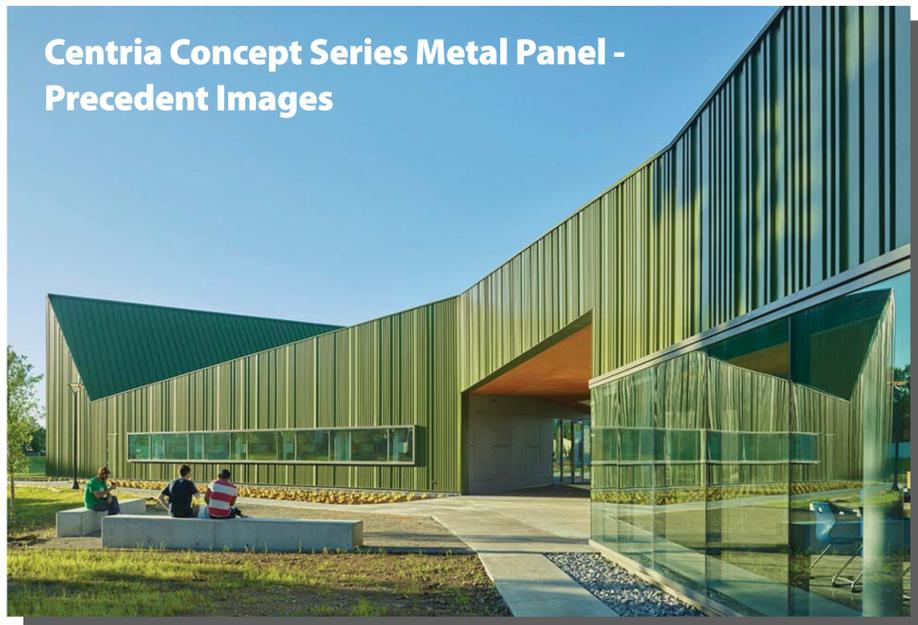
SAI# 211107 04.04.2022

**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.

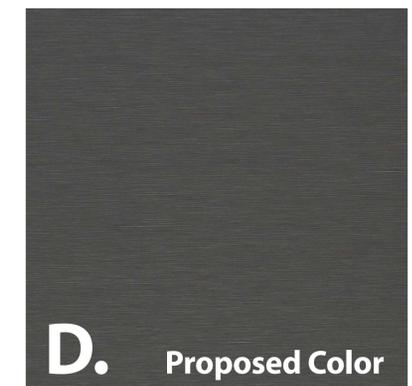
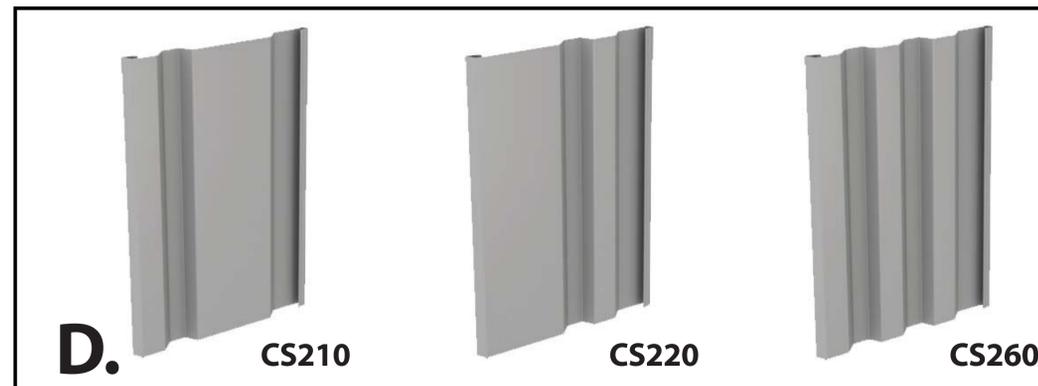




**Note:**  
 The new Colbern Road Library Center  
 Mid-Continent Public Library  
 1000 NE Colbern Road, Lee's Summit, MO  
 Uses the same (or almost the same) metal panel  
 that that is being proposed for K1 Speed.

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

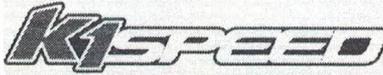
- D. Pre-Finished Metal Wall Panel System  
 Manufacturer: Centria Concept Series  
 Vertical Installation of Panel Types CS210,  
 CS220 and CS260.  
 Color/Finish: 9960 XL Medium Gray



**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
<b>Missouri</b>	<b>Lee's Summit</b>	<b>46,700</b>	<b>74</b>	<b>1.58 avg</b>
			<b>96</b>	<b>2.05 max</b>

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.