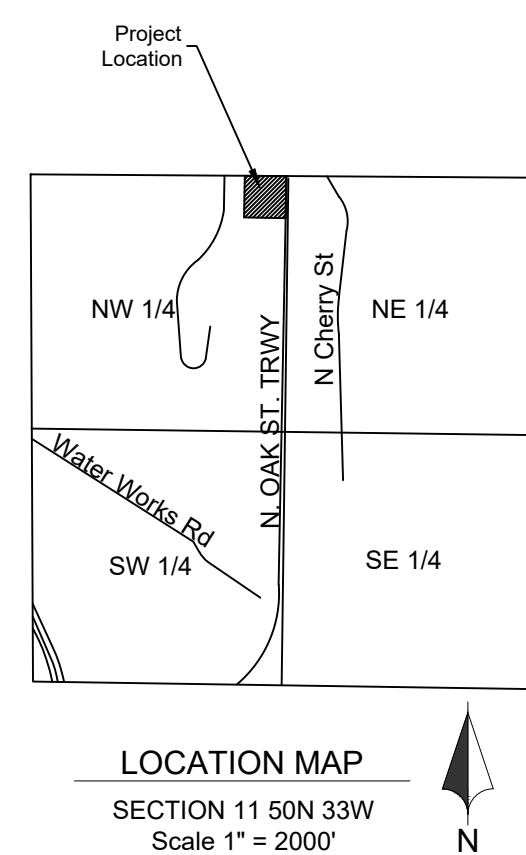


Development Plans for 3910 North Oak Trafficway - Kansas City, Mo. Kansas City, Clay County, Missouri



LEGAL DESCRIPTION

LOT 1, CHEZIK ADDITION REPLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN "SCHEDULE A" OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/ FILE NO: NCS-1110789-COL, BEARING AN EFFECTIVE DATE OF JANUARY 28, 2022, AT 8:00AM.

BENCH MARK

BM1: MAG NAIL LOCATED APPROXIMATELY 71 FEET EAST AND 66 FEET NORTH OF THE SOUTHWEST PROPERTY LINE CORNER. ELEVATION: 911.61'
N: 39.166157
E: -94.577705

FLOOD PLAIN NOTE

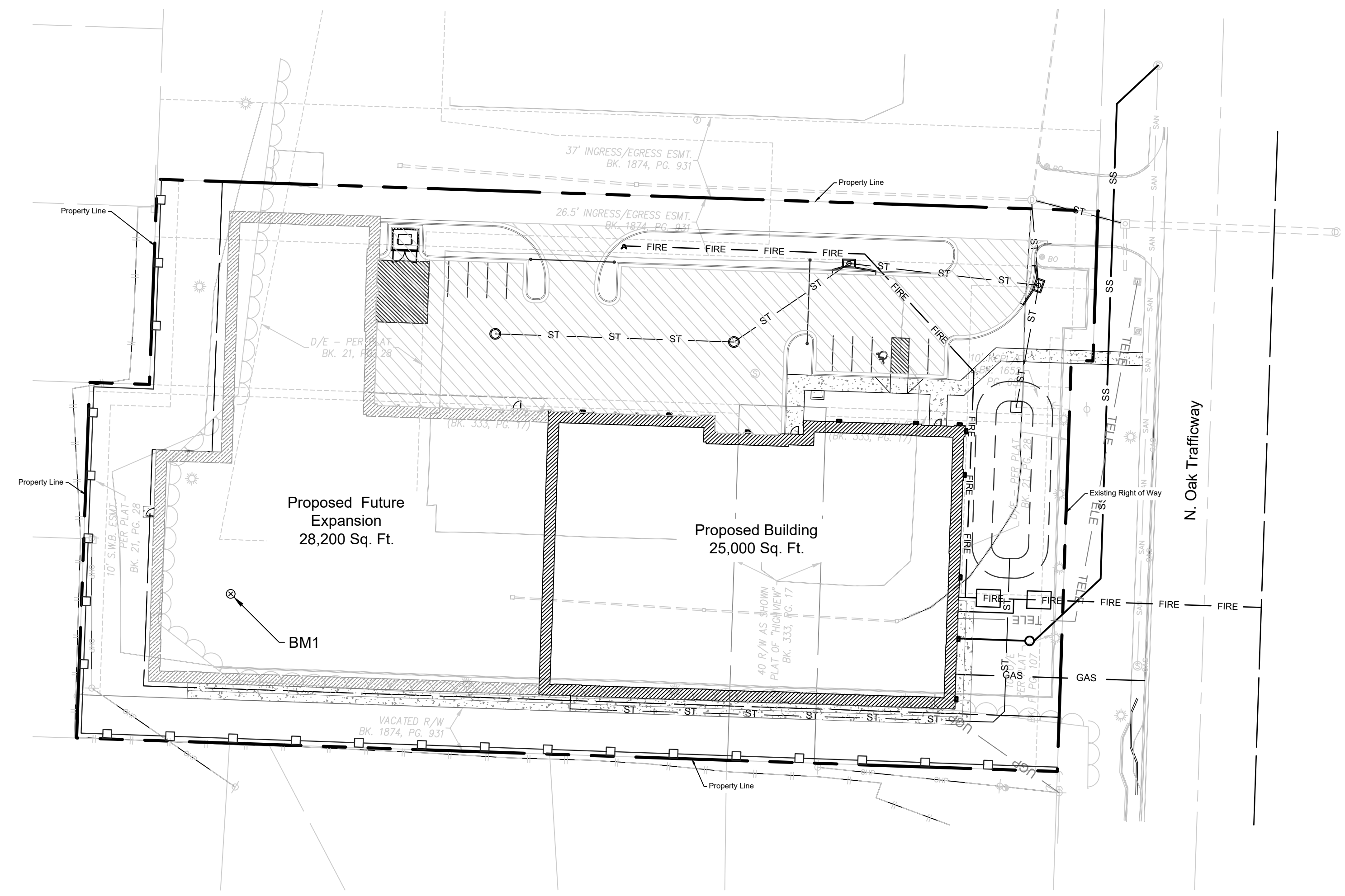
According to the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel Number 41 of 625, Community-Panel Number 29095C0041G, Revised January 20, 2017, portions of the subject property lay within Zone AE - Base Flood Elevations determined.

UTILITY CONTACTS

AT&T TELEPHONE COMPANY	816-275-2721
CENTURYLINK	1-800-283-4237
COMCAST	1-866-641-1625
CONSOLIDATED	1-800-283-4237
EVERGY	816-471-5275
GOOGLE FIBER	1-866-954-1572
KANSAS CITY, MO. PUBLIC WORKS DEPT.	816-513-9871
KANSAS CITY, MO. WATER SERVICES DEPT.	816-513-0209
KC FIBER/LINK CITY	816-564-9994
LEVEL 3	913-645-5032
MAGELLAN MIDSTREAM PARTNERS	1-800-720-2417
MODOT	1-888-275-6636
NORTH KANSAS CITY SCHOOL DISTRICT	816-413-5075
SOUTHERN STAR CENTRAL	913-422-6321
SPECTRUM	1-866-967-7611
SPIRE ENERGY	1-314-776-9517
SPRINT	913-488-8489
UNITE PRIVATE NETWORK	1-866-963-4237
UTILITY LOCATION MARKING	1-800-DIG-RITE
VEOLIA ENERGY (TRIGEN)	816-889-4977
VERIZON COMMUNICATIONS, INC.	1-800-624-9675
ZAYO	816-591-0282

UTILITIES:

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY INFORMATION, PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, IF ANY, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES, IF SHOWN, ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THERE WERE NO PLANS AND/OR REPORTS PROVIDED BY THE CLIENT REGARDING UNDERGROUND UTILITY INFORMATION.
- UNDERGROUND ELECTRICAL LINES, STORM SEWER LINES AND UNDERGROUND GAS VALVE VERIFIED BY THE FURNISHED GPRS FINDINGS MAP, DATED 02/09/2022.
- LIST OF KANSAS CITY, MO UTILITY COMPANIES:
[https:// www.kcmo.gov/home/showpublisheddocument/7513/637753362513270000](https://www.kcmo.gov/home/showpublisheddocument/7513/637753362513270000)



LEGEND			
	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
	Existing Contour Minor		Future Curb and Gutter

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions - Demolition Plan
C03	General layout
C04	Dimension Plans
C05	Grading Plan
C06	Site Utility
C07	Fire Truck Turning Movement
L01	Landscape Plan
A-101	First Floor Building Plan
A-102	Second Floor Building Plan
A-201	Elevations
A-202	Elevations
A-203	Phase I North and East Elevations
PH	Electrical Photometrics

1 - 800 - 344 - 7483
1 - 800 - (DIG-RITE)
(811)



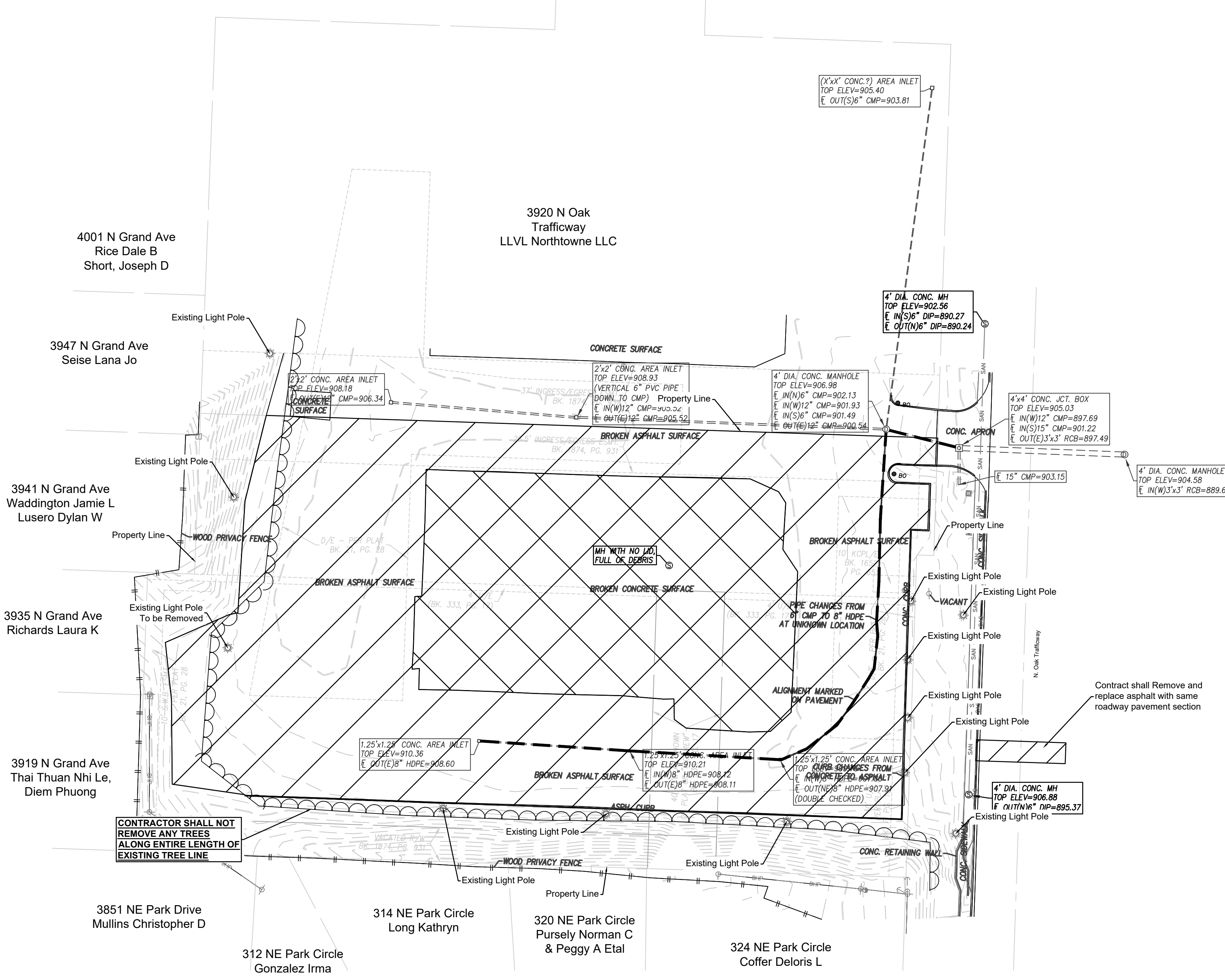
Development Plans
 22-0140
 3910 North Oak Trafficway - Kansas City, Mo.
 Kansas City, Clay County, Missouri

Title Sheet

NO.	DATE	REVISION
07/15/2022		Original Submittal
JAA		CMK

Sheet
 C01

c:\kohler
 Oct 02, 2022, 8:31pm
 Z:\R\C Design\2022-0140\DWG\Sheets\FDP\22-0140_PDP-TITLE-01.dwg



Legend

- Asphalt Removal
- Concrete Removal
- Storm Line Removal

DEMOLITION NOTES:

1. Contractor shall be responsible for raising and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
3. All demolition work shall be performed in accordance with the owner's site work specifications.
4. Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing structures or underground utilities that are to remain in place.
5. All items designated to be demolished and removed from the site shall be disposed of in an appropriate location in accordance with state or local guidelines.
6. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations at all times.
7. The contractor shall be responsible for dust and erosion control during demolition operations.
8. The contractor shall coordinate with all applicable utility companies prior to removal or relocation of any utilities and to safely stop services and dismantle service lines prior to beginning demolition operations.
9. Contractor is to remove and re-use if applicable, but is not limited to sewer pipes, power poles and guy wires, water lines and meters, vegetation, asphalt, and other unsuitable debris or material shown or not shown within construction limits and where necessary to allow for construction activity, all material to be removed as unclassified excavation.
10. All cavities created by removal of existing facilities in the area of proposed construction shall be filled and compacted in accordance with the site work specifications to subgrade elevation.
11. The contractor shall exercise extreme caution when working in the vicinity of the existing overhead electrical power lines.
12. Existing utilities are shown as located and identified in the field by utility company representative. The owner and the engineer make no assurance of the actual location, depth, size or type of utility lines shown. The owner and the engineer makes no assurance that all of the existing utility lines on the site are shown.

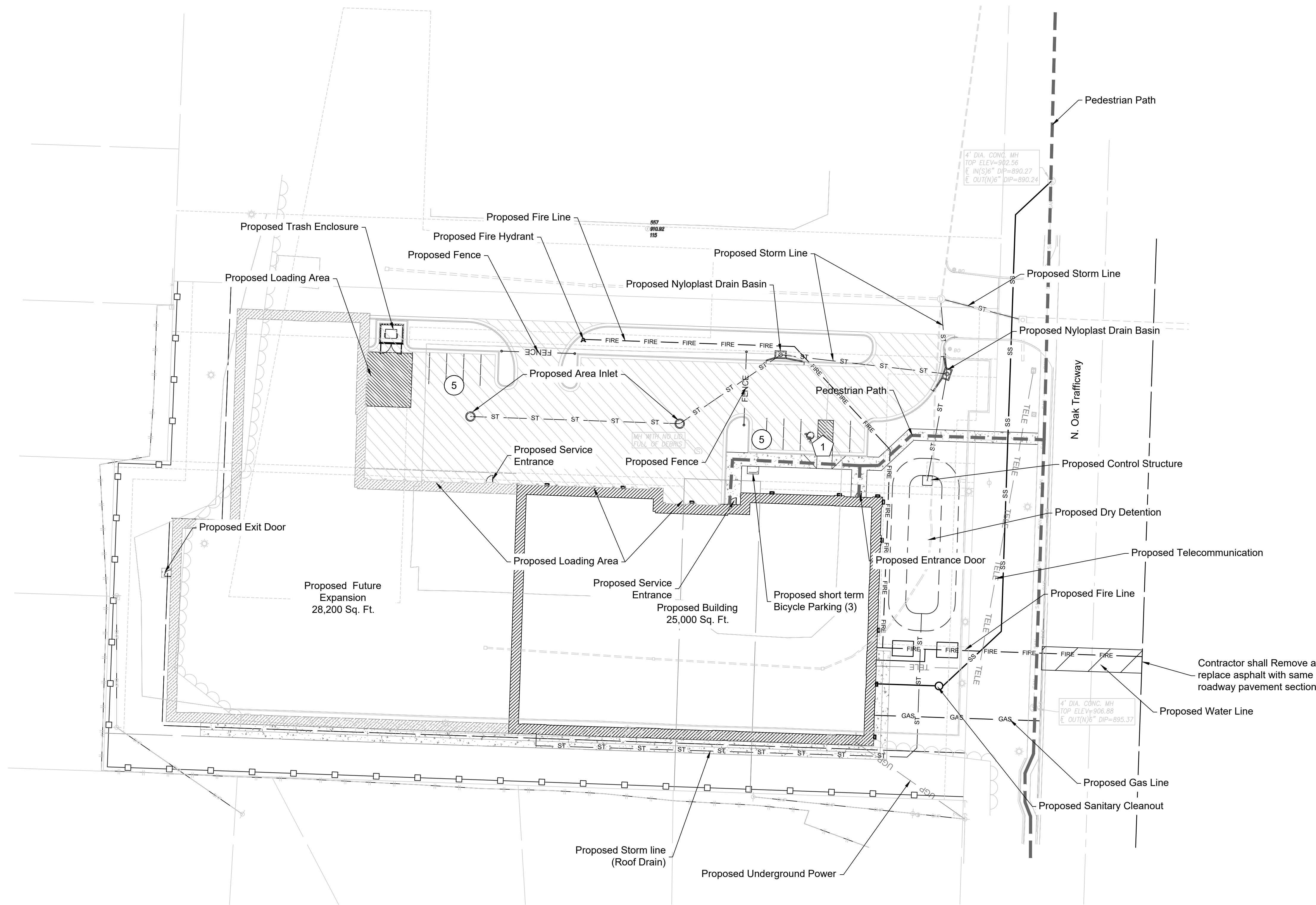
NO.	DATE	REVISION
07/15/2022		Original Submittal

DRAWN BY: JAA CHECKED BY: CMK

Renaissance Infrastructure Consulting
816-800-0950
www.RIC-CONSULT.COM
400 E 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630



ckohler
Oct 02, 2022 8:32pm
Z:\R\C\Design\2022\22-01140\Drawings\Sheets\22-01140-PDP-GEN-LAY-01.dwg

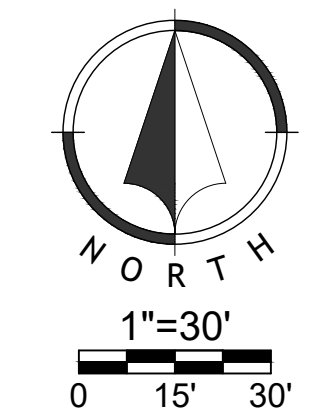


- SITE DATA TABLE (Proposed) :**
- LOT 1:
- A. Zoning: B4-2
 - B. Total Lot Area: 114,891 Sq. Ft. = 2.64 Acres ±
 - C. Land Area or acres for existing and proposed street right of way: N/A
 - D. Net Land Area: 2.64 Acres ±
 - E. Proposed Use: Storage Warehouse
 - F. Height above Grade at Building: 32.16 ft
 - G. Gross Floor Area : 25,000 SF Total Floor Area: 25,000 SF
 - H. Building Coverage and Floor area Ratio: 0.347
 - I. Residential Gross and Net Density: N/A
 - J. Commercial Parking
Required - 3, Plus 1 per 75 storage spaces (250 Storage Units): 7 spaces
Provided - 11 Spaces
 - K. Short Term Bike Parking: 3
Long Term Bike Parking: 1 per 20 employee: 1
(Long Term Bike Parking to be provided inside of building)
 - L. Applications for Amendments to Development: N/A
 - M. Applications for Amendments to Development: N/A

- SITE DATA TABLE (Future Expansion) :**
- LOT 1:
- A. Zoning: B4-2
 - B. Total Lot Area: 114,891 Sq. Ft. = 2.64 Acres ±
 - C. Land Area or acres for existing and proposed street right of way: N/A
 - D. Net Land Area: 2.64 Acres ±
 - E. Proposed Use: Storage Warehouse
 - F. Height above Grade at Building: 33.16 ft
 - G. Gross Floor Area : 53,200 SF Total Floor Area: 53,200 SF
 - H. Building Coverage and Floor area Ratio: 0.739
 - I. Residential Gross and Net Density: N/A
 - J. Commercial Parking
Required - 3, Plus 1 per 75 storage Spaces (250 + 282 with Expansion) : 11
Provided - 11 Spaces
 - K. Short Term Bike Parking: 3
Long Term Bike Parking: 1 per 20 employee: 1
(Long Term Bike Parking to be provided inside of building)
 - L. Applications for Amendments to Development: N/A
 - M. Applications for Amendments to Development: N/A

- Parking Count Legend**
- ADA Stall Count
 - Standard Stall Count

- Pavement Legend**
- Asphalt Pavement
 - Concrete Sidewalk



NO.	DATE	REVISION
07/15/2022		Original Submittal

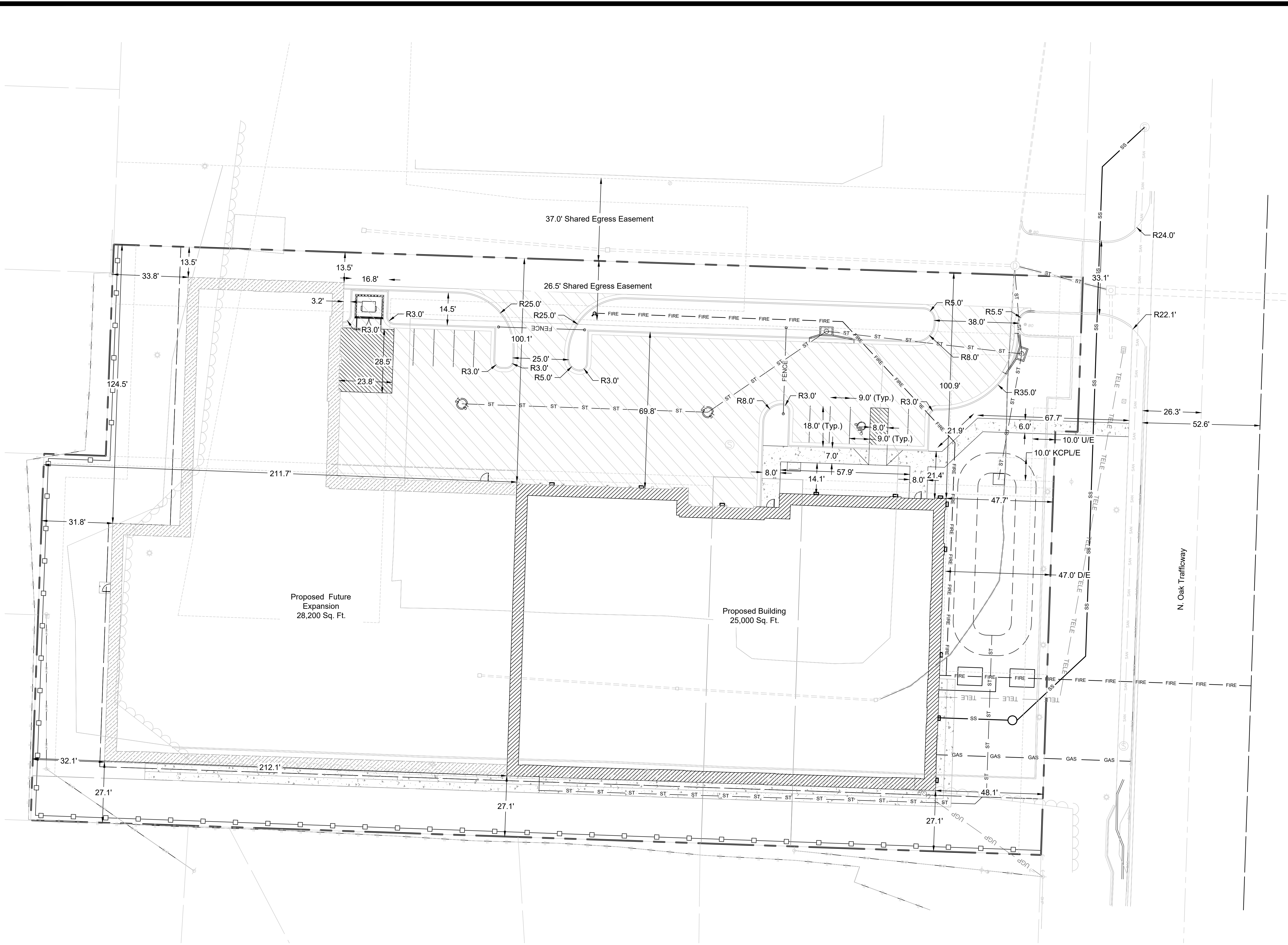
DRAWN BY: JAA
CHECKED BY: CMK

Renaissance Infrastructure Consulting

400 E 17th Street
Kansas City, Missouri 64108
816-800-0950
www.rii-consult.com

MO Certificate of Authority: E-2010033630

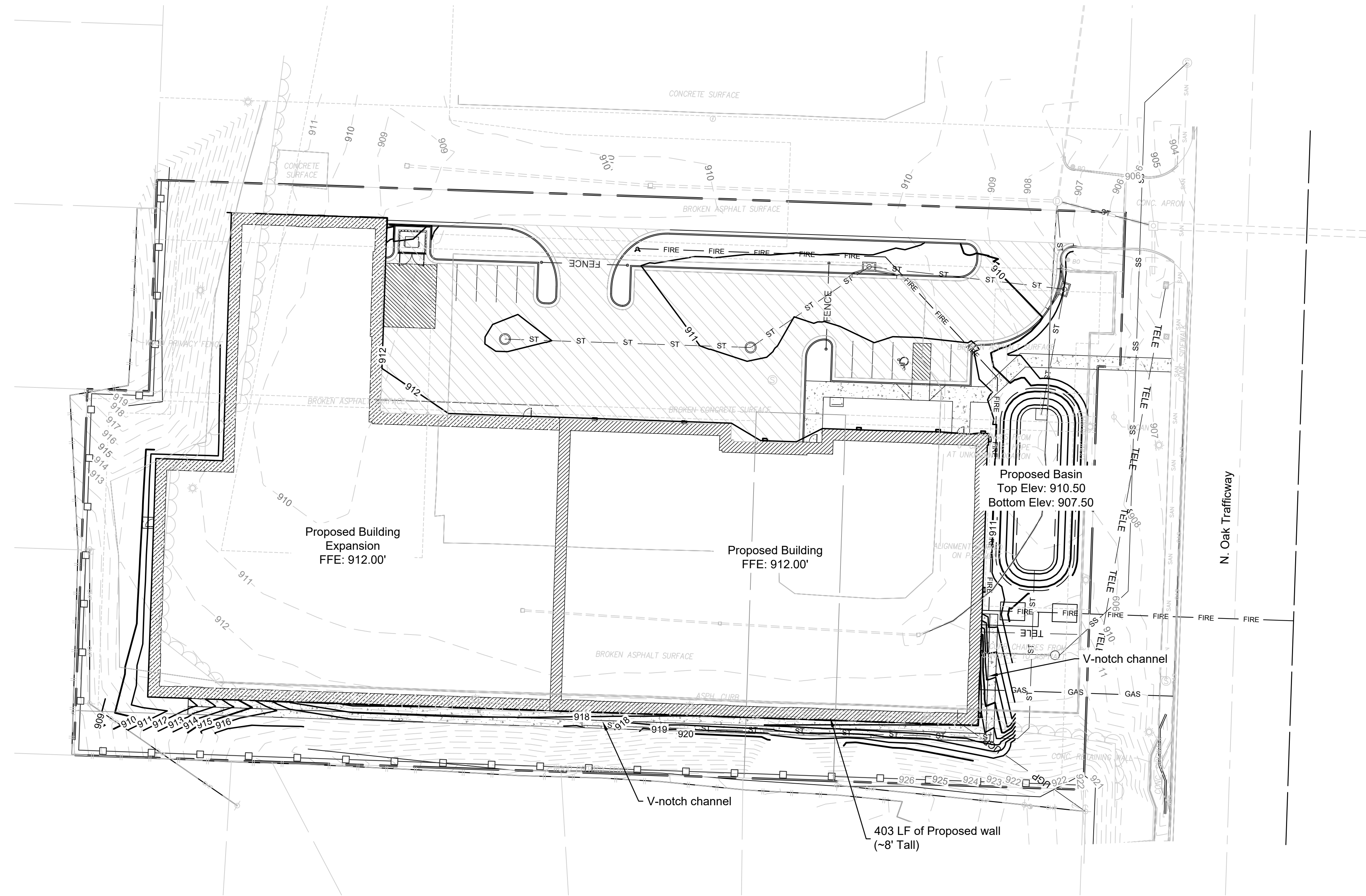
ckohler
 Oct 02, 2022 8:33pm
 Z:\R\C Design\2022-01140\Drawings\22-01140-PDP-DIMENSION-01.dwg



07/15/2022	Original Submittal	
NO.	DATE	REVISION

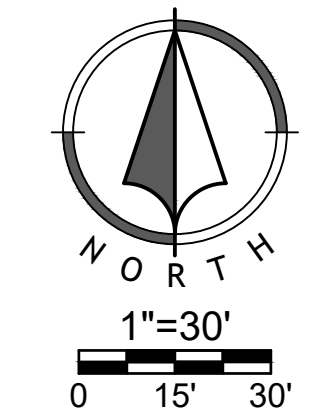
DRAWN BY: JAA
 CHECKED BY: CMK

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816-800-0950
 www.rii-consult.com
 MO Certificate of Authority: E-2010033630



--- Existing Major Contour
 - - - Existing Minor Contour
 = = = Proposed Major Contour
 = = = Proposed Minor Contour

Earthwork Calculations
 Cut: 1003.18 CY
 Fill: 3264.87 CY
 Net (Fill): 2261.70 CY



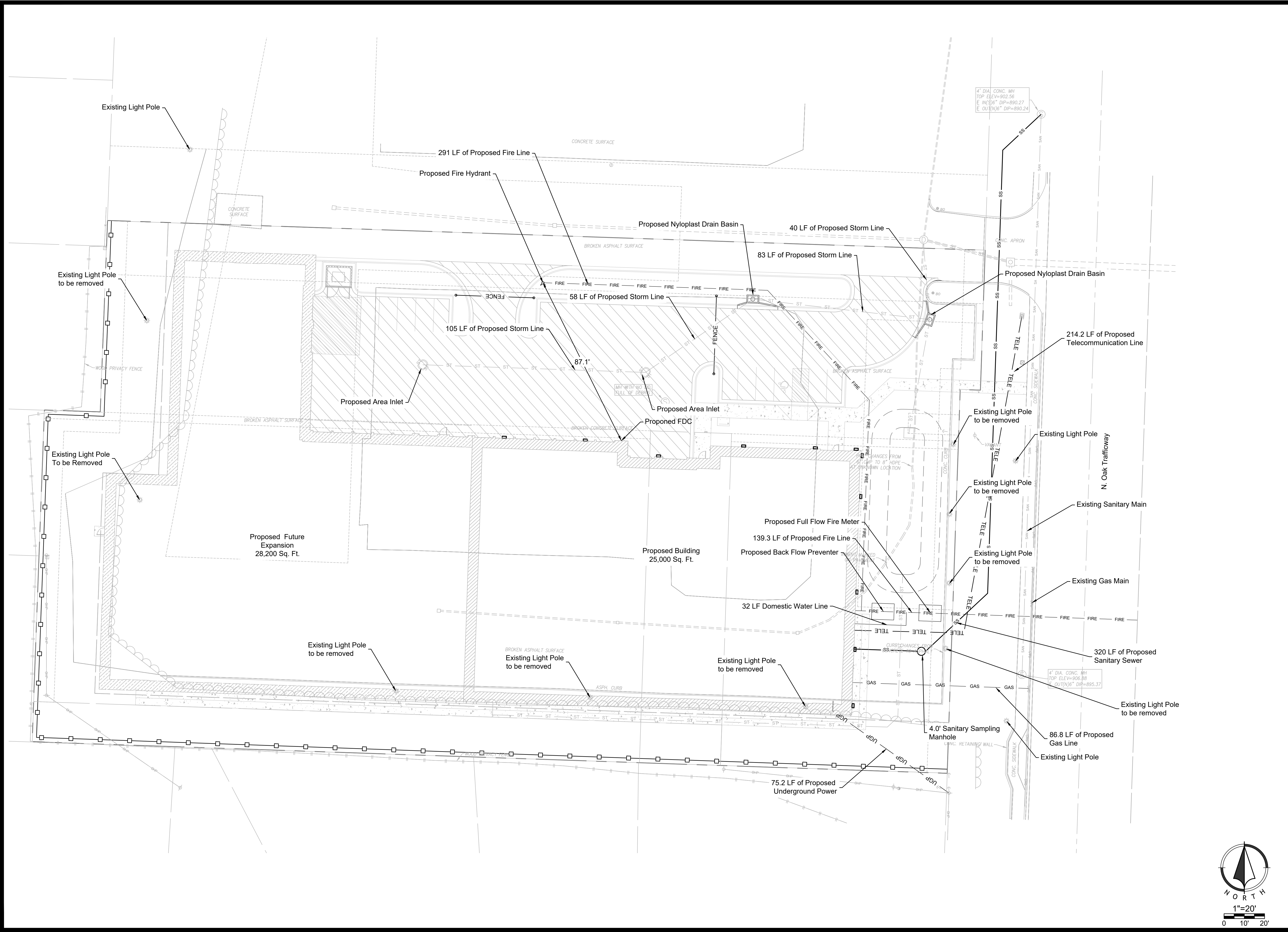
Grading Plan

07/15/2022	Original Submittal	
NO.	DATE	REVISION

DRAWN BY: JAA
 CHECKED BY: CMK

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816.800.0950
 www.ri-c.com
 MO Certificate of Authority: E-2010033830

ckochler
 Oct 02, 2022 8:34pm
 Z:\R\C\Design\2022-01140\Drawings\Sheets\PD\22-01140_PDP-UTILITY-01.dwg



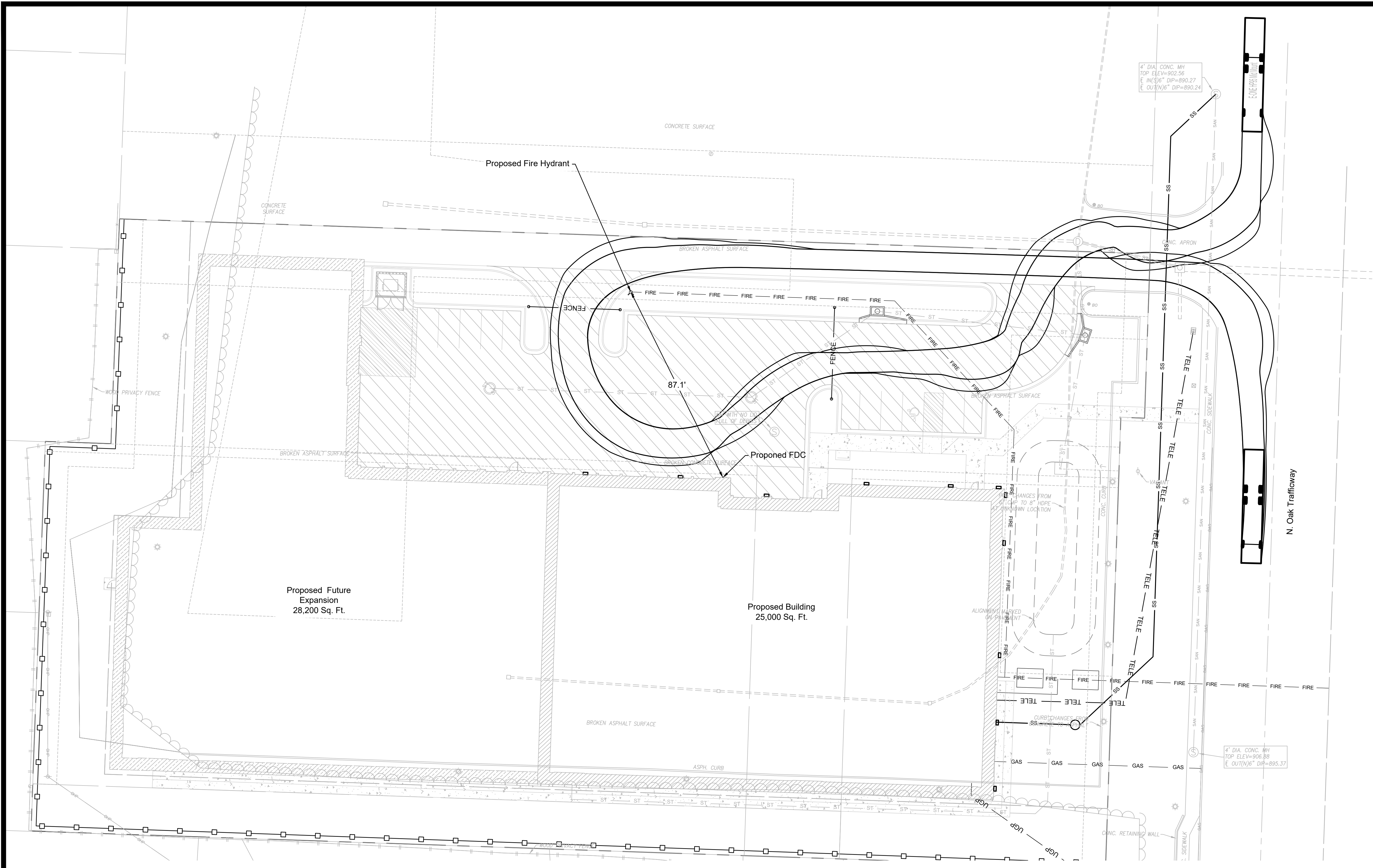
NO.	DATE	REVISION
07/15/2022		Original Submittal

DRAWN BY: JAA
 CHECKED BY: CMK

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816.800.0950
 www.ri-consult.com
 MO Certificate of Authority: E-2010033830

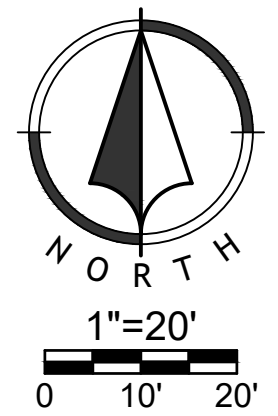
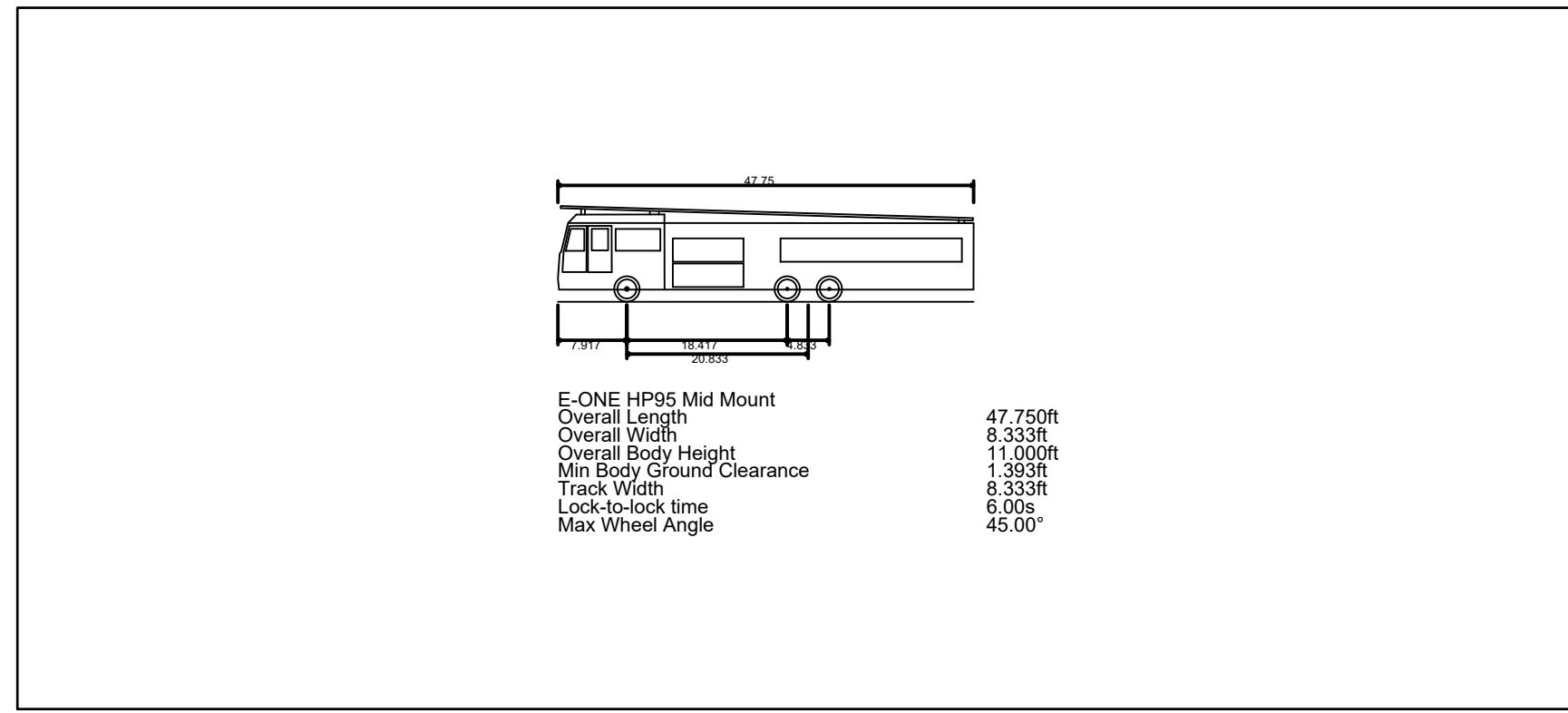


ckohier
Oct 02, 2022, 8:34pm
Z:\R\C\Design\2022-0140\Drawings\Sheets\PD\22-0140_PDP-UTILITY-01.dwg



4" DIA. CONC. MH
TOP ELEV=902.56
E. IN(S)6" DIP=890.27
E. OUT(N)6" DIP=890.24

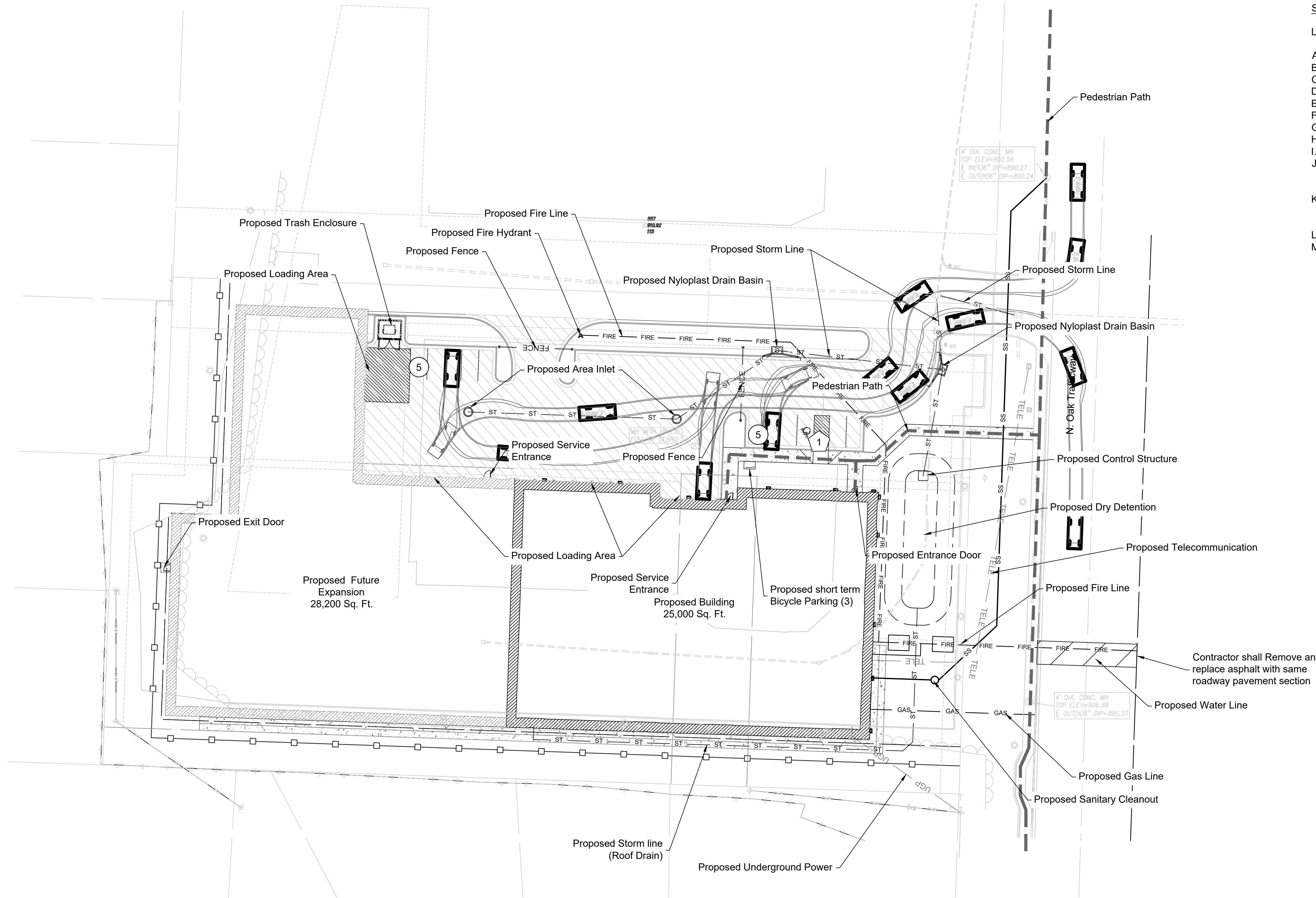
4" DIA. CONC. MH
TOP ELEV=906.88
E. OUT(N)6" DIP=895.37



NO.	DATE	REVISION
07/15/2022		Original Submittal

DRAWN BY: JAA
CHECKED BY: CMK

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816-800-0950
www.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033830



SITE DATA TABLE (Proposed) :

LOT 1:

- A. Zoning: B4-2
- B. Total Lot Area: 114,891 Sq. Ft. = 2.64 Acres ±
- C. Land Area or acres for existing and proposed street right of way: N/A
- D. Net Land Area: 2.64 Acres ±
- E. Proposed Use: Storage Warehouse
- F. Height above Grade at Building: 32.16 ft
- G. Gross Floor Area : 25,000 SF Total Floor Area: 25,000 SF
- H. Building Coverage and Floor area Ratio: 0.347
- I. Residential Gross and Net Density: N/A
- J. Commercial Parking
Required - 3, Plus 1 per 75 storage spaces (250 Storage Units): 7 spaces
Provided - 11 Spaces
- K. Short Term Bike Parking: 3
Long Term Bike Parking: 1 per 20 employee: 1
(Long Term Bike Parking to be provided inside of building)
- L. Applications for Amendments to Development: N/A
- M. Applications for Amendments to Development: N/A

SITE DATA TABLE (Future Expansion) :

LOT 1:

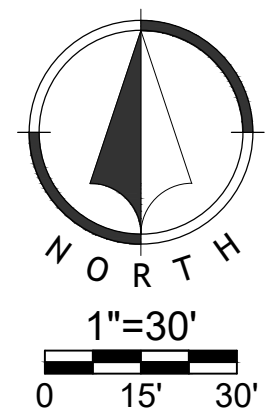
- A. Zoning: B4-2
- B. Total Lot Area: 114,891 Sq. Ft. = 2.64 Acres ±
- C. Land Area or acres for existing and proposed street right of way: N/A
- D. Net Land Area: 2.64 Acres ±
- E. Proposed Use: Storage Warehouse
- F. Height above Grade at Building: 33.16 ft
- G. Gross Floor Area : 53,200 SF Total Floor Area: 53,200 SF
- H. Building Coverage and Floor area Ratio: 0.739
- I. Residential Gross and Net Density: N/A
- J. Commercial Parking
Required - 3, Plus 1 per 75 storage Spaces (250 + 282 with Expansion) : 11
Provided - 11 Spaces
- K. Short Term Bike Parking: 3
Long Term Bike Parking: 1 per 20 employee: 1
(Long Term Bike Parking to be provided inside of building)
- L. Applications for Amendments to Development: N/A
- M. Applications for Amendments to Development: N/A

Parking Count Legend

- ADA Stall Count
- Standard Stall Count

Pavement Legend

- Asphalt Pavement
- Concrete Sidewalk



NO.	DATE	REVISION
07/15/2022		Original Submittal

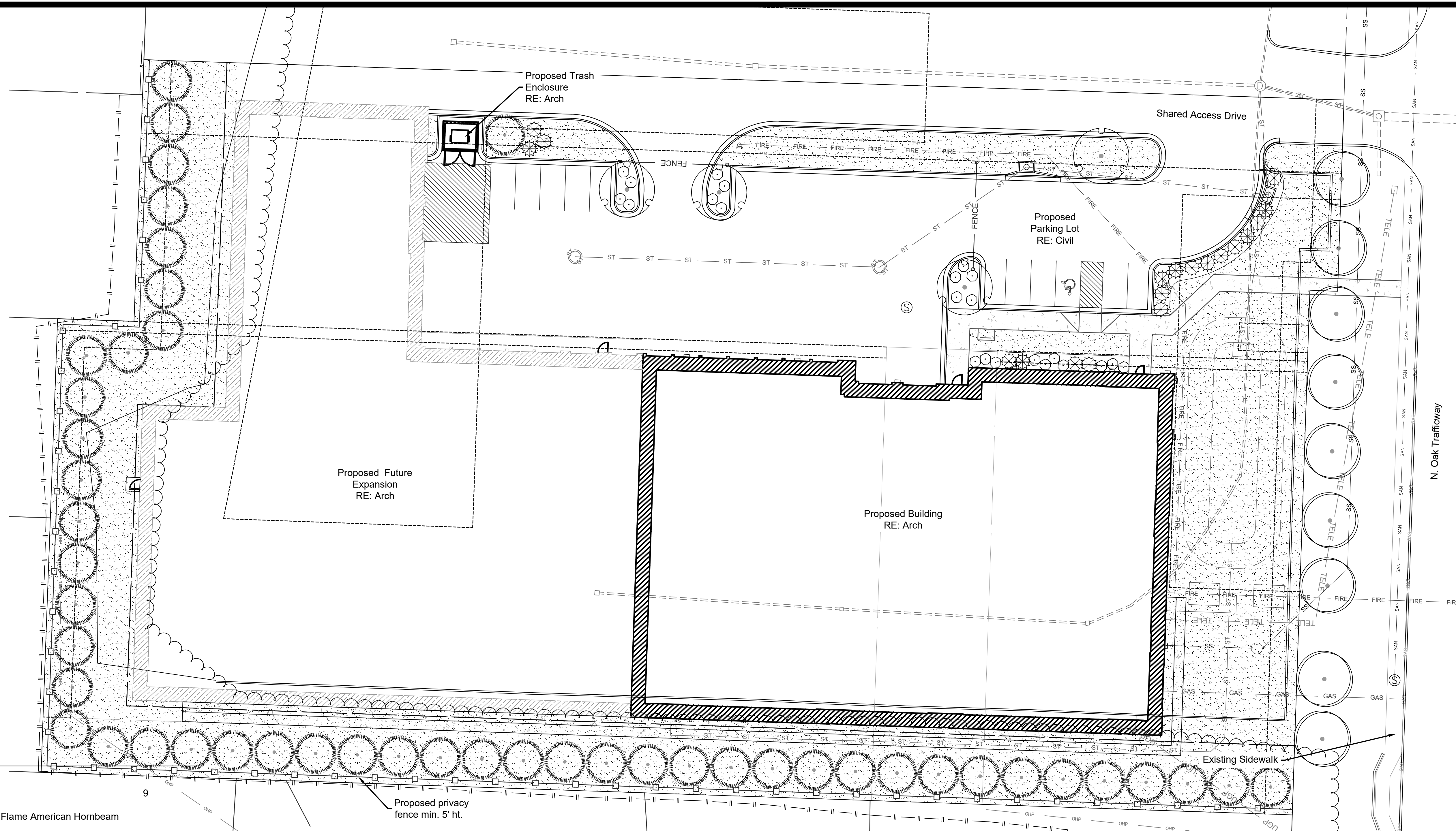
DRAWN BY: JAA CHECKED BY: CMK

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816-800-0950
 www.RIC-consult.com
 MO Certificate of Authority: E-2010033630

NO.	DATE	REVISION
07/15/2022		Original Submittal

DRAWN BY	CHECKED BY
AL	%%

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 www.ri-consult.com
 MO Certificate of Authority: E-2010033630



CONCEPT PLANT SCHEDULE

	STREET TREE 2" Cal. B&B Carpinus caroliniana 'JFS-KW6' TM / Native Flame American Hornbeam Quercus rubra / Red Oak Ulmus americana 'Valley Forge' / Valley Forge American Elm	9
	SHADE/ORNAIMENTAL TREE 2" Cal. B&B Acer griseum / Paperbark Maple Cornus kousa / Kousa Dogwood Nyssa sylvatica 'Wildfire' / Black Gum	4
	EVERGREEN TREE 5' Ht. Min. B&B Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper Juniperus chinensis 'Perfecta' / Perfecta Juniper Juniperus chinensis 'Spartan' / Spartan Juniper Juniperus virginiana 'Hillspire' / Hillspire Juniper Picea pungens 'Fat Albert' / Colorado Spruce Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	48
	EVERGREEN SHRUBS 24" Ht. Min. 3-5 Gal. Juniperus chinensis 'Gold Lace' / Gold Lace Juniper Juniperus chinensis 'Sea Green' / Sea Green Juniper	19
	SHRUBS AND GRASSES 24" Ht. Min. 3-5 Gal. Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood Fothergilla gardenii 'Blue Mist' / Blue Mist Dwarf Fothergilla Spiraea japonica / Japanese Spirea	23
	TURFGRASS Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	33,576 sf

LANDSCAPE CALCULATIONS

Zoning: B4-2

Street Trees
 Required: 1 Tree / 30' of Street Frontage
 Provided: N Oak Trafficway: 259' = 9 Trees

General Landscaping
 Required: 1 Tree / 5,000 sf Building Coverage
 Provided: 53,200 sf Building Coverage = 11 Trees

Perimeter Landscaping of Parking Adjacent to Streets
 Required: Cont. evergreen hedge and 1 Tree / 30' of Street Frontage
 Provided: N Oak Trafficway: 66' = 3 Trees* and cont. evergreen hedge

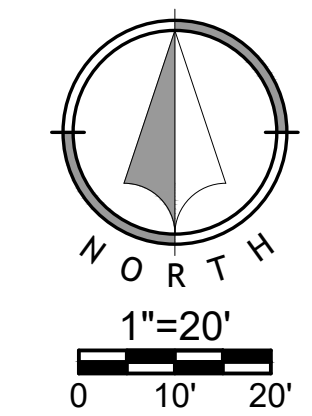
**Trees planted to satisfy the street tree planting requirements are counted toward perimeter landscaping requirements.*

Interior Landscaping of Parking Lots
 Required: 1 Tree / 5 Parking Spaces & 1 Shrub / Parking Space
 Provided: 11 Parking Spaces = 2 Trees + 11 Shrubs

Screening and Buffering of Outdoor Uses
 Required: 6-8' ht. wall or fence adj. to R or DR District
 Provided: Existing wood fence to remain

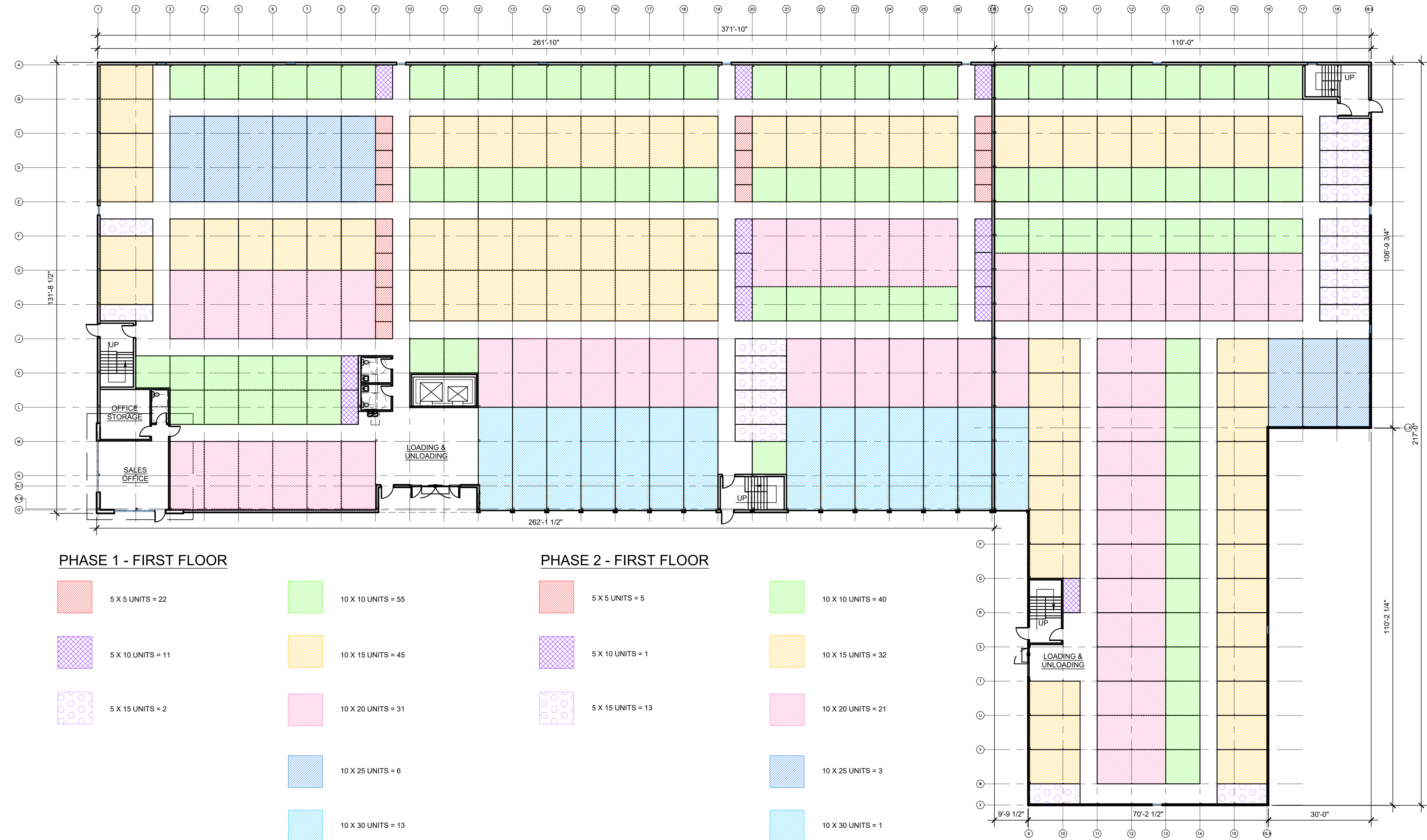
LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.



ckoehler
 Oct 02, 2022 8:34pm
 \\192.168.50.3\library\RIC Design\2022\22-0140\DWG\Sheets\PP\22-0140_PDF_LND-01.dwg

UNIT COUNTS							
	PHASE 1 - FIRST FLOOR	PHASE 1 - SECOND FLOOR	TOTAL PER PHASE 1	PHASE 2 - FIRST FLOOR	PHASE 2 - SECOND FLOOR	TOTAL PER PHASE 2	TOTALS FOR ALL PHASES
5 X 5 RED	22	47	69	5	3	8	77
5 X 10 PURPLE DIAMOND	11	33	44	1	1	2	46
5 X 15 LAVENDER HEX	2	7	9	13	5	18	27
10 X 10 GREEN	55	60	115	40	41	81	196
10 X 15 ORANGE	45	58	103	32	37	69	172
10 X 20 PINK	31	26	57	21	21	42	99
10 X 25 BLUE	6	6	12	3	3	6	18
10 X 30 CYAN	13	0	13	1	0	1	14
TOTALS	185	237	422	116	111	227	649



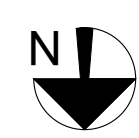
PHASE 1 - FIRST FLOOR

- 5 X 5 UNITS = 22
- 5 X 10 UNITS = 11
- 5 X 15 UNITS = 2
- 10 X 10 UNITS = 55
- 10 X 15 UNITS = 45
- 10 X 20 UNITS = 31
- 10 X 25 UNITS = 6
- 10 X 30 UNITS = 13

PHASE 2 - FIRST FLOOR

- 5 X 5 UNITS = 5
- 5 X 10 UNITS = 1
- 5 X 15 UNITS = 13
- 10 X 10 UNITS = 40
- 10 X 15 UNITS = 32
- 10 X 20 UNITS = 21
- 10 X 25 UNITS = 3
- 10 X 30 UNITS = 1

**PHASE 1 AND 2
FIRST FLOOR**
1
SCALE: 1/16"=1'-0"



Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\022020 A-101 BUILDING PLANS.dwg Last Modified: Sep 30, 2022 - 2:03pm Plotted on: Sep 30, 2022 - 2:20pm by mwinslow

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX (913) 322-6277

Copyright © 2022

NEW CONSTRUCTION

NORTH OAK TRAFFICWAY

CLIMATE CONTROLLED STORAGE

3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

This project is a professional architectural and engineering service provided by Nolte & Associates, P.A. Nolte & Associates, P.A. assumes no responsibility for the accuracy, construction and detailing of information contained herein. Do not modify, reproduce, retransmit, disseminate or transfer the material without the express written permission of Nolte & Associates, P.A.

DATE PRINTED:
Sep 30, 2022

DATE ISSUED:

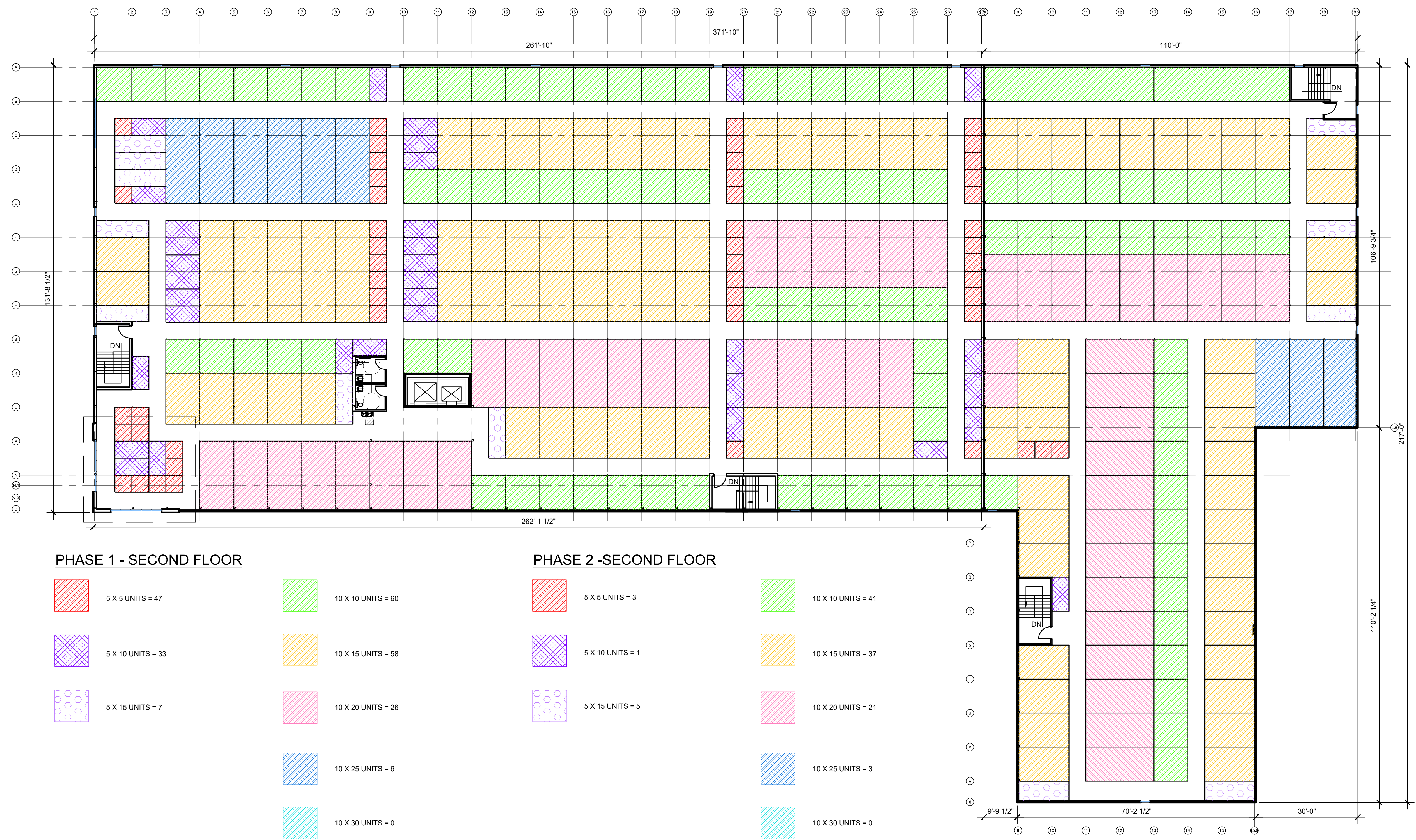
REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2022020

FIRST FLOOR
BUILDING PLAN

SHEET NUMBER
A-101

UNIT COUNTS							
	PHASE 1 - FIRST FLOOR	PHASE 1 - SECOND FLOOR	TOTAL PER PHASE 1	PHASE 2 - FIRST FLOOR	PHASE 2 - SECOND FLOOR	TOTAL PER PHASE 2	TOTALS FOR ALL PHASES
5 X 5 RED	22	47	69	5	3	8	77
5 X 10 PURPLE DIAMOND	11	33	44	1	1	2	46
5 X 15 LAVENDER HEX	2	7	9	13	5	18	27
10 X 10 GREEN	55	60	115	40	41	81	196
10 X 15 ORANGE	45	58	103	32	37	69	172
10 X 20 PINK	31	26	57	21	21	42	99
10 X 25 BLUE	6	6	12	3	3	6	18
10 X 30 CYAN	13	0	13	1	0	1	14
TOTALS	185	237	422	116	111	227	649



PHASE 1 - SECOND FLOOR

- 5 X 5 UNITS = 47
- 10 X 10 UNITS = 60
- 5 X 10 UNITS = 33
- 10 X 15 UNITS = 58
- 5 X 15 UNITS = 7
- 10 X 20 UNITS = 26
- 10 X 25 UNITS = 6
- 10 X 30 UNITS = 0

PHASE 2 - SECOND FLOOR

- 5 X 5 UNITS = 3
- 10 X 10 UNITS = 41
- 5 X 10 UNITS = 1
- 10 X 15 UNITS = 37
- 5 X 15 UNITS = 5
- 10 X 20 UNITS = 21
- 10 X 25 UNITS = 3
- 10 X 30 UNITS = 0

Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\2022020 A-102 BUILDING PLANS.dwg Last Modified: Sep 30, 2022 - 2:16pm by mwinslow

1 PHASE 1 AND 2
SECOND FLOOR
SCALE: 1/16"=1'-0"



NOLTE & ASSOCIATES, P.A.
 ARCHITECTS / PLANNERS
 9400 REEDS ROAD, SUITE 200
 OVERLAND PARK, KANSAS 66207
 (913) 322-2444
 FAX (913) 322-6277

Copyright © 2022

NEW CONSTRUCTION
NORTH OAK TRAFFICWAY
CLIMATE CONTROLLED STORAGE
 3910 NORTH OAK TRAFFICWAY
 KANSAS CITY, MISSOURI
 CLAY COUNTY

This project is a professional architectural and engineering project. Nolte & Associates, P.A. assumes no responsibility for their accuracy, construction and detailing of information contained herein. Do not modify, reproduce, retransmit, disseminate or transfer the material without the express written permission of Nolte & Associates, P.A.

DATE PRINTED:
Sep 30, 2022

DATE ISSUED:

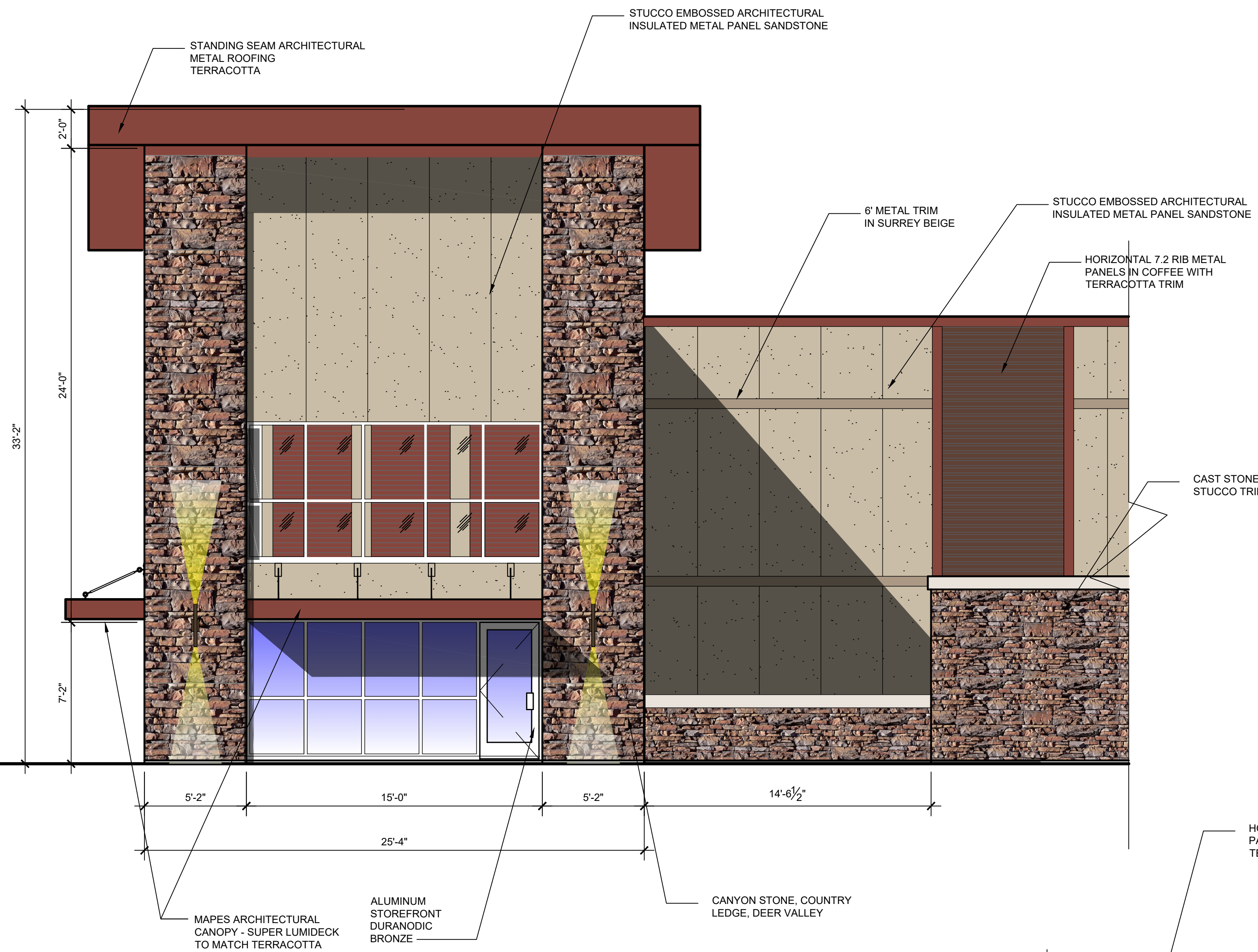
REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2022020

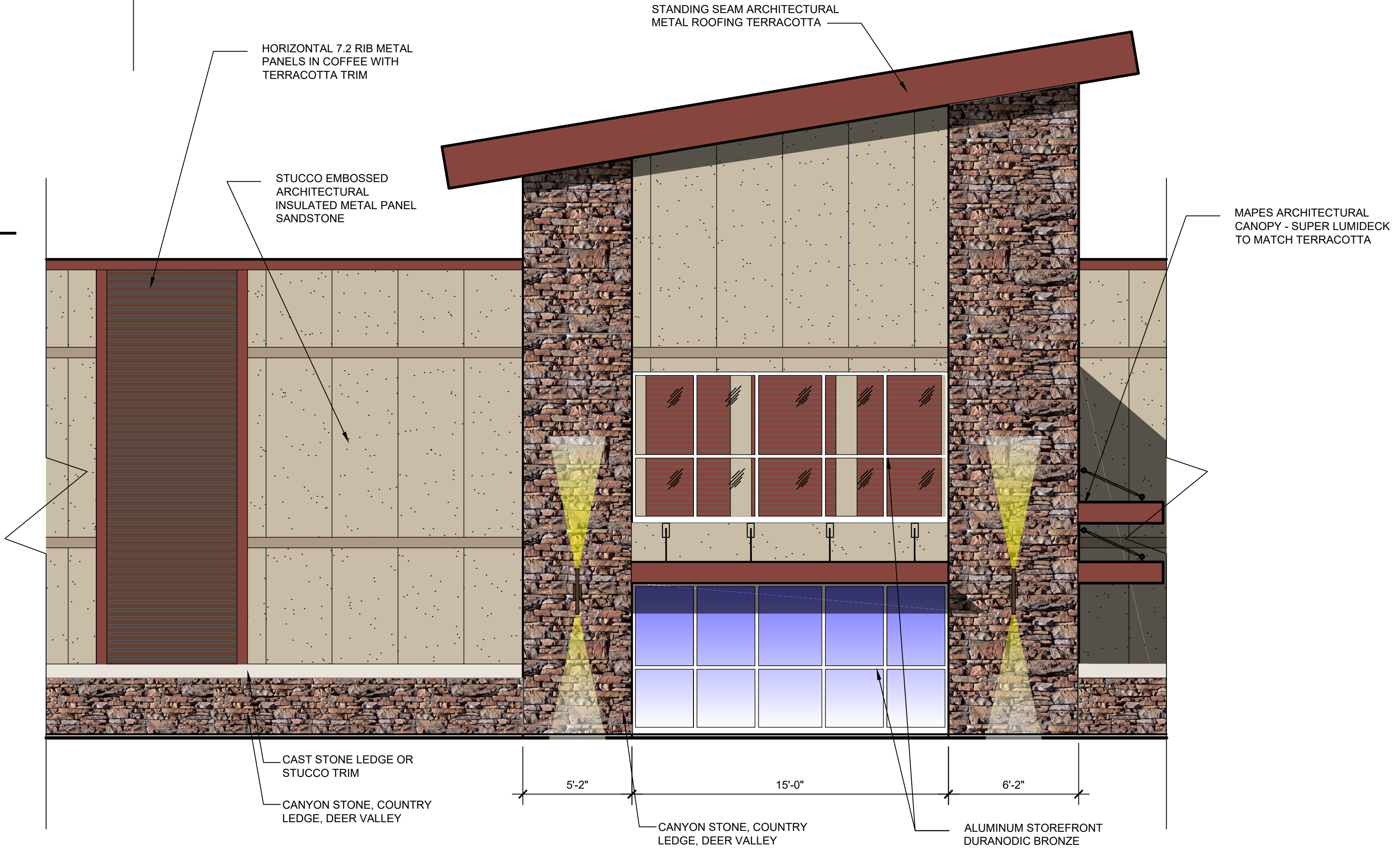
SECOND
FLOOR
BUILDING PLAN

SHEET NUMBER
A-102

Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\03 - Design Development\2022020 A-203 PHASE 1 ELEVS.dwg Last Modified: Nov 22, 2022 - 2:45pm Plotted on: Nov 23, 2022 - 12:05pm by: mwinslow



2 ENTRANCE TOWER
NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 ENTRANCE TOWER
EAST ELEVATION
SCALE: 1/4"=1'-0"

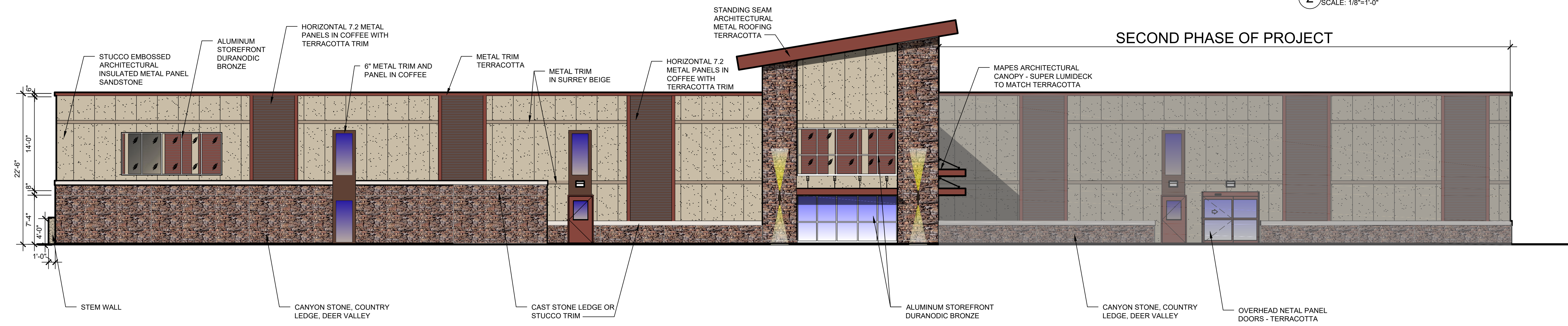
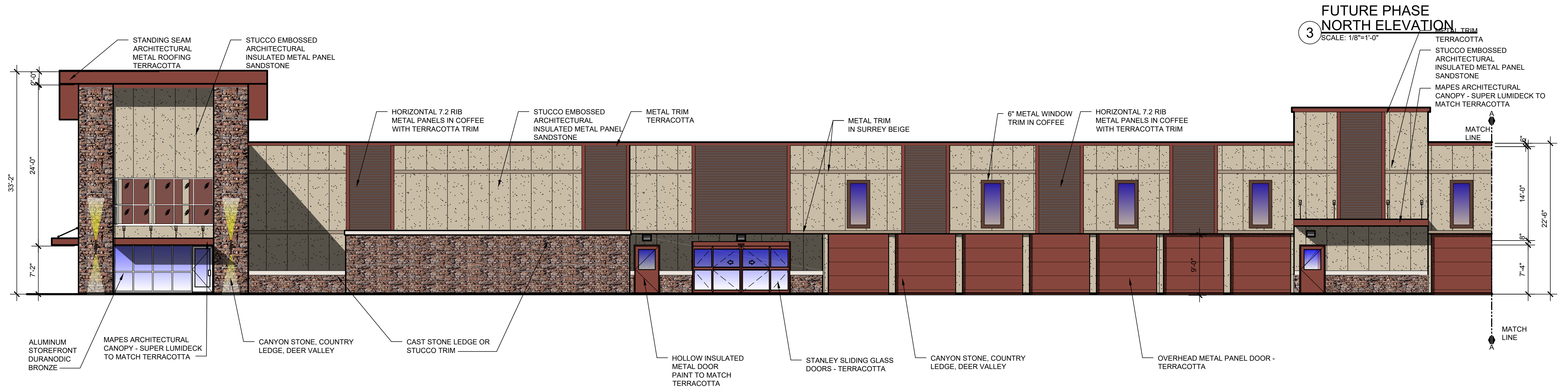
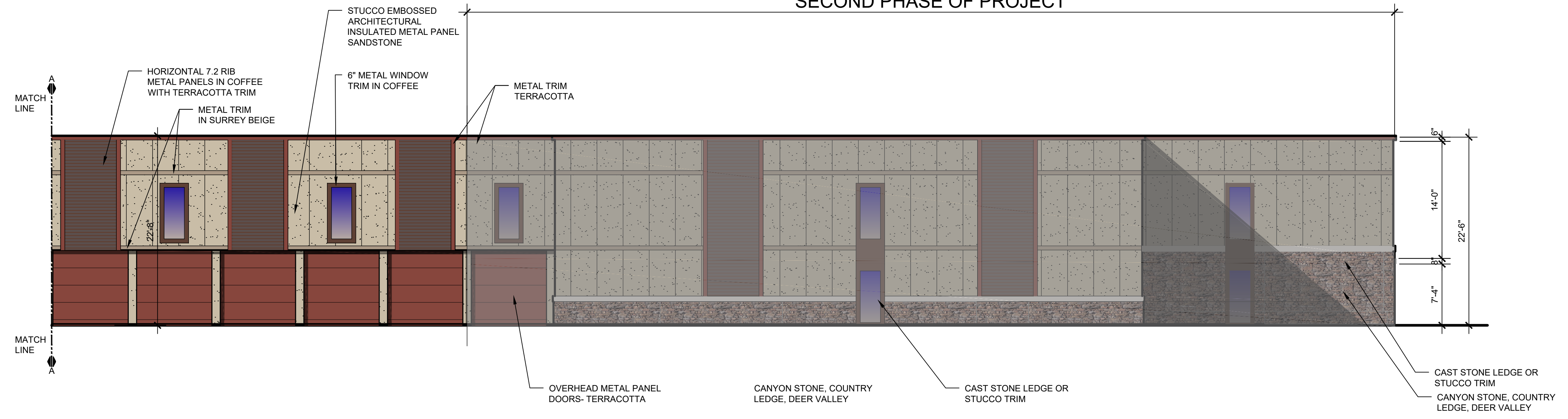
NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX (913) 322-6277
Copyright © 2022

NEW CONSTRUCTION
**NORTH OAK TRAFFICWAY
CLIMATE CONTROLLED STORAGE**
3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

DATE PRINTED: Nov 23, 2022
DATE ISSUED:
REVISIONS:
ARCHITECTURAL PROJECT NUMBER 2022020
PHASE 1 N/E ENLARGED TOWER ELEVS.
SHEET NUMBER A-204

Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\03 - Design Development\2022020 A-201 Elevations.dwg Last Modified: Sep 30, 2022 - 2:58pm Plotted on: Nov 23, 2022 - 11:38am by mwinslow

SECOND PHASE OF PROJECT



3 FUTURE PHASE NORTH ELEVATION
SCALE: 1/8"=1'-0"

2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

1 EAST ELEVATION
SCALE: 1/8"=1'-0"

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX (913) 322-6277

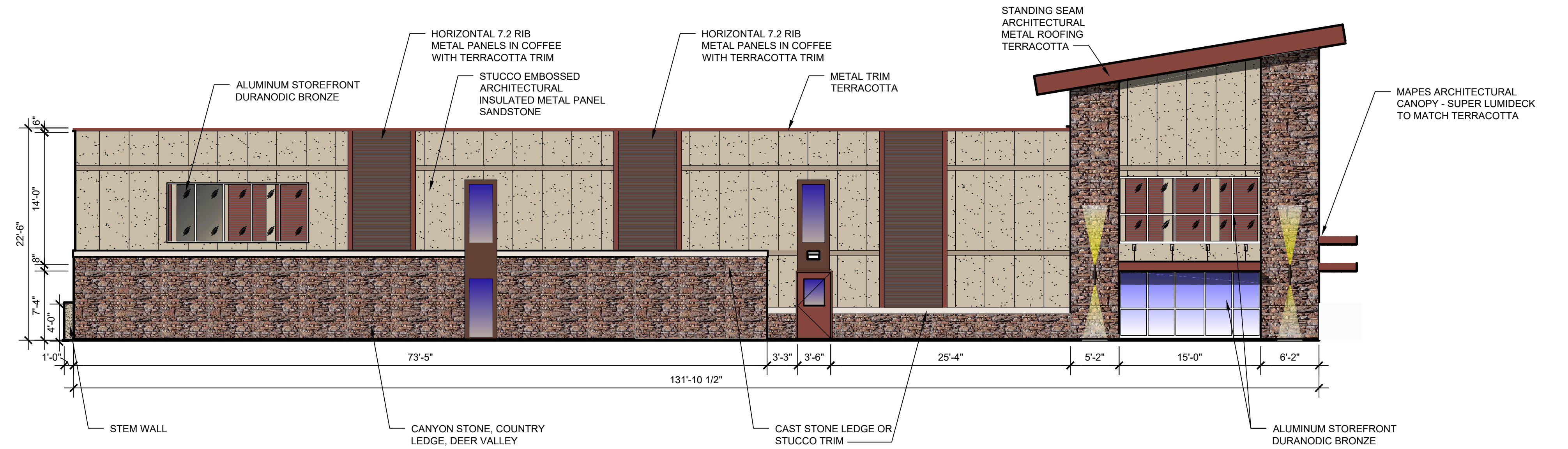
Copyright © 2022

NEW CONSTRUCTION
NORTH OAK TRAFFICWAY
CLIMATE CONTROLLED STORAGE
3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

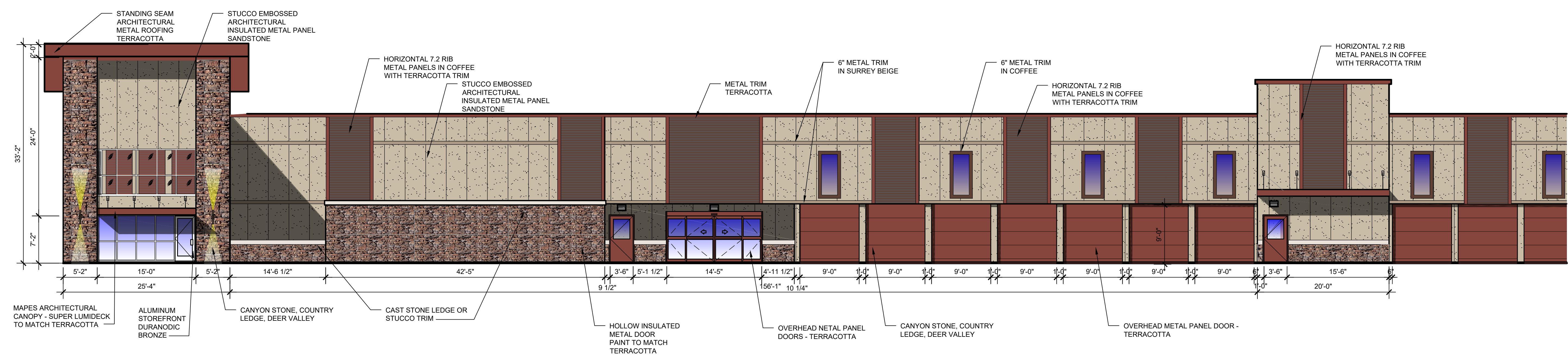
This project is protected under copyright law. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written permission of Nolte & Associates, P.A.

DATE PRINTED: Nov 23, 2022
DATE ISSUED:
REVISIONS:
ARCHITECTURAL PROJECT NUMBER 2022020
ELEVATIONS
SHEET NUMBER A-201

Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\03 - Design Development\2022020 A-203 PHASE 1 ELEVATIONS.dwg Last Modified: Nov 22, 2022 - 2:45pm Plotted on: Nov 23, 2022 - 12:03pm by mwinslow



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX (913) 322-6277

Copyright © 2022

NEW CONSTRUCTION
**NORTH OAK TRAFFICWAY
CLIMATE CONTROLLED STORAGE**
3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

This project is professional property and remains the property of Nolte & Associates, P.A. No part of this project may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written permission of Nolte & Associates, P.A.

DATE PRINTED:
Nov 23, 2022

DATE ISSUED:

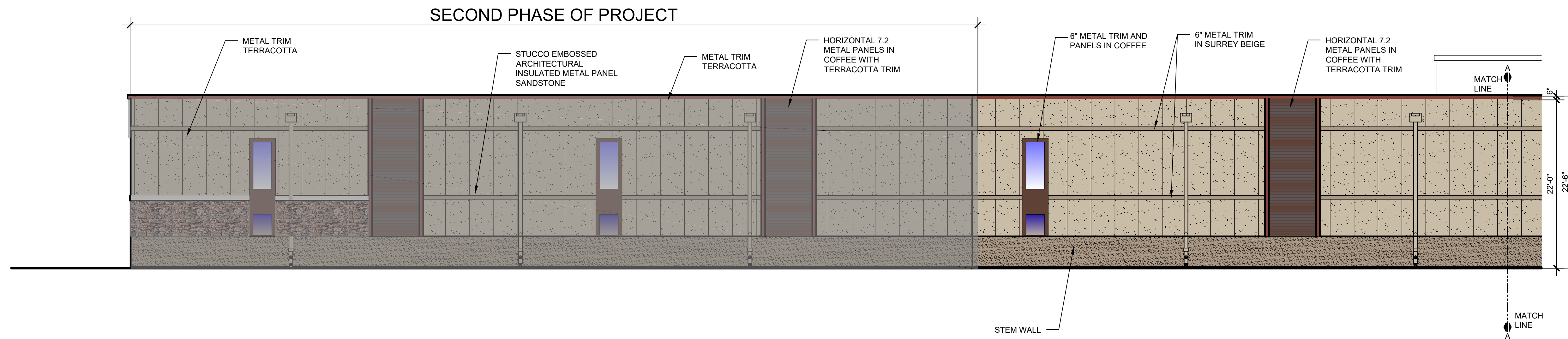
REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2022020

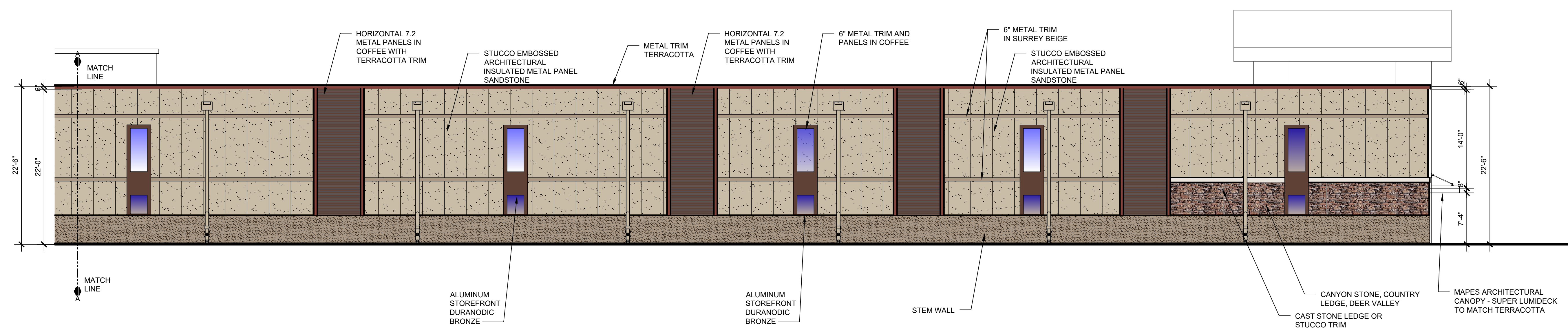
PHASE 1
NORTH & EAST
ELEVATIONS

SHEET NUMBER
A-203

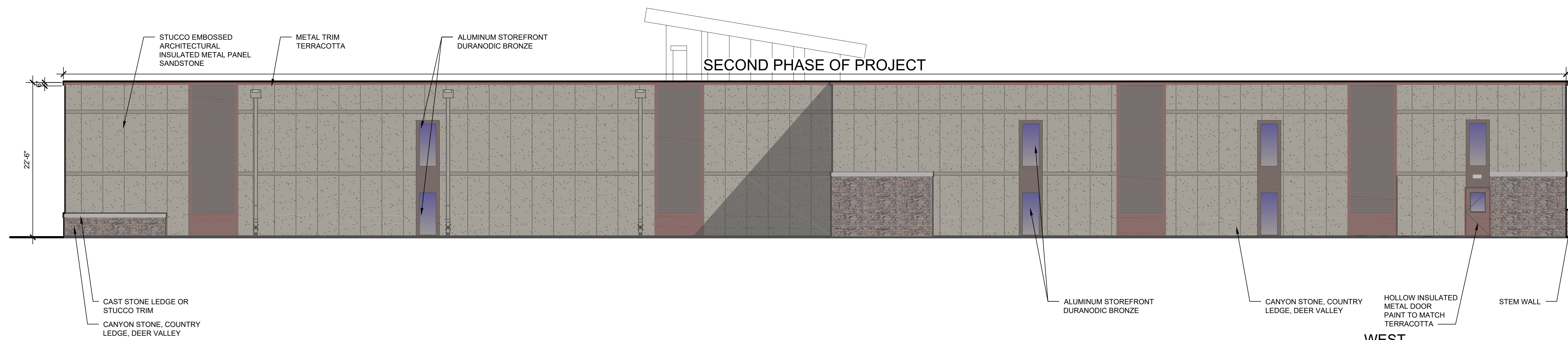
Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\02\2020 A-202 Elev.dwg Last Modified: Sep 30, 2022 - 2:58pm Plotted on: Nov 23, 2022 - 11:51 am by mwinlow



3 FUTURE PHASE SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX (913) 322-6277

Copyright © 2022

NEW CONSTRUCTION
**NORTH OAK TRAFFICWAY
CLIMATE CONTROLLED STORAGE**
3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

This project is professional property and shall be used only by the architect. No part of this project shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written permission of Nolte & Associates, P.A.

DATE PRINTED:
Nov 23, 2022

DATE ISSUED:

REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2022020

ELEVATIONS

SHEET NUMBER
A-202



ENGINEERS
INCORPORATED
5720 Reeder
Shawnee, KS 66203
(913)262-1772

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for the use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing hereon, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited.
© 2022 BC Engineers, Inc.

PE COA #2009003629

8/15/2022



BC PROJECT #22669

A PROJECT FOR:
3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MO

ISSUE DATE:
8-15-2022

REVISION:

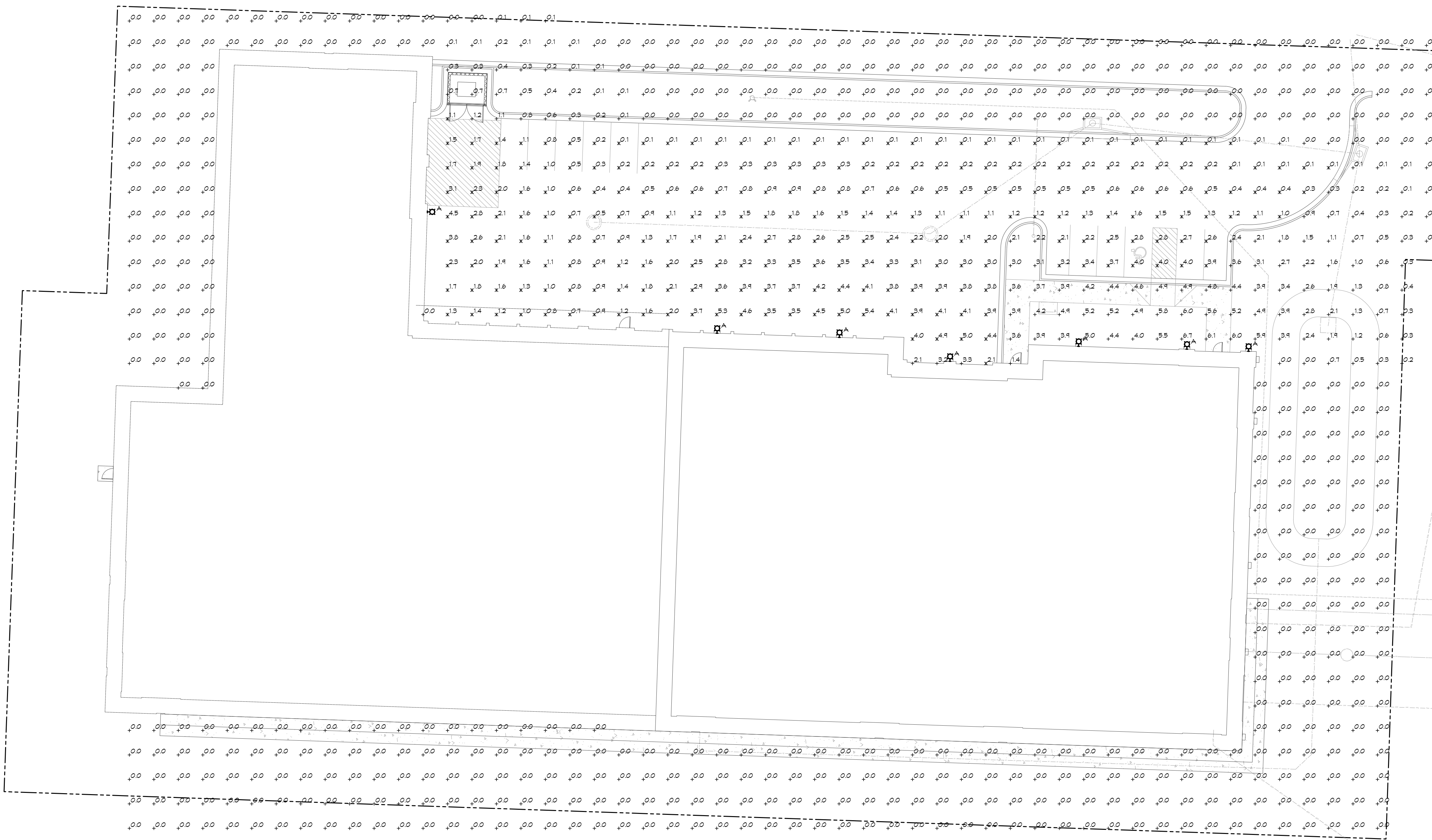
SHEET TITLE
ELECTRICAL
PHOTOMETRICS

PH

LIGHT FIXTURE SCHEDULE					
MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	LITHONIA LIGHTING CSXV-LED-30C-100-40K-T4M	120 V 64 W	LED 7924 LUM 4000K	LED WALL MOUNTED PACK MOUNTED @ 1T AFF	SURE-LITES DUAL-LITE OR EQUAL

NOTES:
1.

STATISTICAL AREA SUMMARY					
AREA	AVG FC	MAX FC	MIN FC	MAX/MIN	AVG/MIN
PARKING	1.6	5.4	0.1	54.0:1	16.0:1



ELECTRICAL PHOTOMETRICS PLAN
SCALE: 1" = 20'-0"
NORTH

MONTAGE II®

INDUSTRIAL ORNAMENTAL STEEL FENCE



The Ornamental Iron Standard

↑ CLASSIC

As the world's leader in ornamental fencing Ameristar Fence Products continues to deliver value added products that outperform industry standards. Montage II is the preferred choice among owners, architects, and contractors for industrial ornamental fence.

Strength

Montage II is manufactured using a proven fusion welding technology. The welded design of Montage II bonds the industrial pickets at each rail intersection delivering unmatched strength.

Appeal

Montage II is available in multiple styles and heights to match any project requirement. The 1" steel picket design of Montage II delivers a versatile appeal by combining security with aesthetics.

Design

The Montage II ATF (all terrain fence) design can traverse over a 50% grade change. Ameristar's E-Coat coating process protects Montage II from weathering, guaranteeing long lasting beauty and structural integrity providing a 20 year warranty.



We take great pride in manufacturing "Made in the USA" products. Ameristar is located in Tulsa, Oklahoma and is American owned and operated.

Applications:

- > State Facilities
- > Municipal Facilities
- > Airports
- > Water Treatment & Storage
- > Public Housing Authorities
- > Parks & Recreation
- > Stadiums & Event Centers
- > Schools & Universities
- > Hospitals

Covered by or for use with one or more of the following U.S. patents: 6.811.145, 7.071.439, 7.159.853, 7.282.659, 7.396.002, 7.621.510

www.ameristarfence.com | 888-333-3422
mktg@ameristarfence.com



AMERISTAR
FENCE PRODUCTS

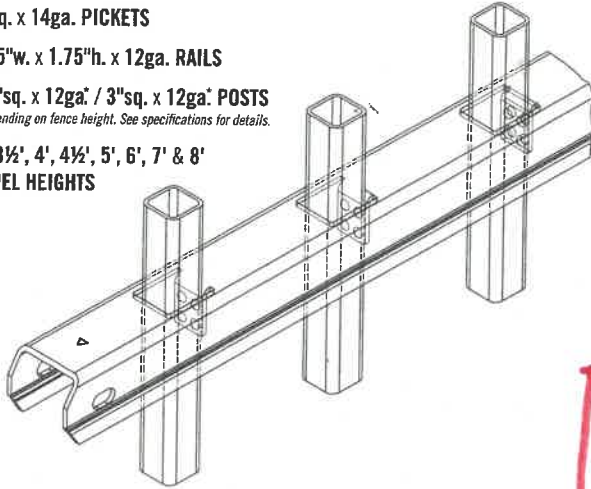
MONTAGE II®

INDUSTRIAL ORNAMENTAL STEEL FENCE

Panels

Montage II panels are welded using pro-fusion technology, a process proven in the automotive and aerospace industries.

- > 1"sq. x 14ga. PICKETS
- > 1.75"w. x 1.75"h. x 12ga. RAILS
- > 2.5"sq. x 12ga. / 3"sq. x 12ga. POSTS
*Depending on fence height. See specifications for details.
- > 3', 3½', 4', 4½', 5', 6', 7' & 8'
PANEL HEIGHTS



Posts

Posts are manufactured of high tensile steel and are galvanized inside and out for superior corrosion protection.

Brackets

Montage II brackets are designed of high strength stainless steel and accompanied with tamper-proof fasteners. Ameristar's bracketed design allows the contractor to have a flawless installation and helps maintain the integrity of the coating by not welding the panels to the posts.

Gates

Ameristar understands the importance of balancing perimeter security with the highest quality entry control gates. Montage II has a wide variety of Swing, Slide, and Cantilever Gates to match any entry.



Montage II is produced using up to 96% post-industrial recycled steel.

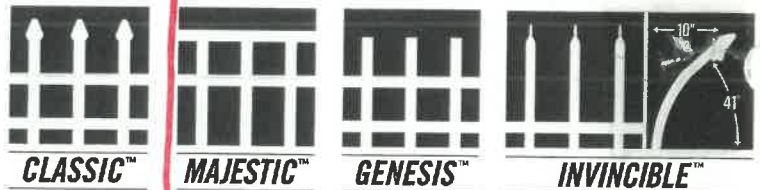
Warranty

Montage II is produced in a state-of-the-art manufacturing facility using the highest quality materials and processes. Ameristar has over 25 years of experience and research in coating and processing of ornamental fence products allowing Montage II to support a 20 year warranty.

Coating

Ameristar has always challenged the industry by developing and producing products with superior coatings. Montage II was developed using E-Coat technology which deposits coatings throughout the entire product, thus eliminating any risk of corrosion where typical powders will not adhere.

Styles



PART# 9790 / REV 05/2013

TRANSPORT

CANTILEVER GATES



THE PREFERRED ENTRY GATE SOLUTION

TransPort Cantilever Gate systems are available for ornamental picket, ornamental pale, chain link, and security mesh applications. TransPort is an all weather cantilever gate utilizing an aluminum track extrusion with internal roller assemblies.

STRENGTH

The gate and track system operate as a single sliding unit. TransPort Cantilever Gates offer superior strength as the track is 60% heavier (by weight) than competitor's extrusions.

VERSATILE

TransPort is a revolutionary cantilever gate system made up of a three components; frame, façade, & hardware. Because of its unique design the TransPort can be easily installed without the use of equipment or excess labor.

MODULAR

Unlike other enclosed-track cantilever gates, TransPort's standard component design made up of top and bottom track, rigid diagonal braces, and uprights make this gate system rigid and well balanced for simplistic functionality.



We take great pride in manufacturing "Made in the USA" products. Ameristar is located in Tulsa, Oklahoma and is American owned and operated.

Applications:

- Water Treatment & Storage
- Municipal Facilities
- Government Facilities
- Airports
- Manufacturing Plants
- Petroleum & Chemical Facilities
- Power Plants & Substations
- Schools & Universities
- Stadiums & Event Centers

Covered by or for use with one or more of the following U.S. patents: 5.136.813, D609551

AMERISTARFENCE.COM

PH. 888-333-3422

MKTG@AMERISTARFENCE.COM

TRANSPORT

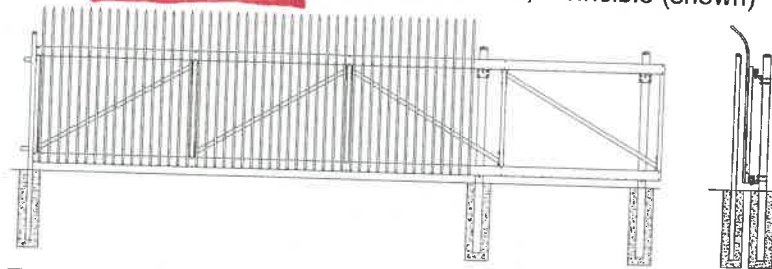
CANTILEVER GATES

TYPES

TransPort II - 1" Ornamental Picket Design

Matches Montage II, Echelon II, & Aegis II systems

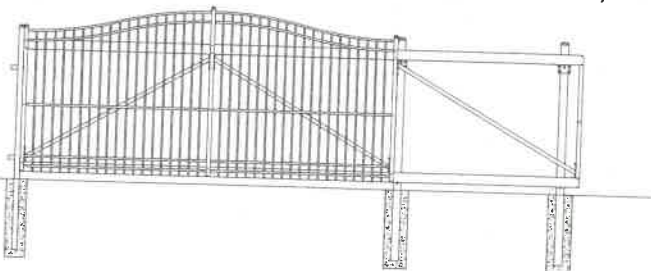
Styles: Classic, Majestic, Genesis, Invincible (shown)



TransPort Estate - 3/4" Ornamental Picket Arched Design

Matches Estate Gates

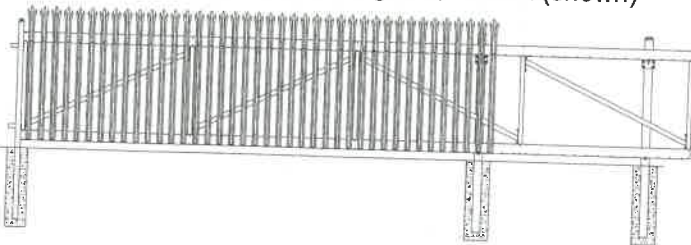
Styles: Classic, Genesis, Majestic (shown)



TransPort IS - 2-3/4" Ornamental Pale Design

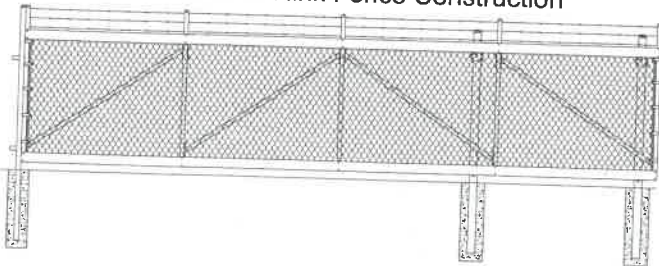
Matches Impasse

Styles: Gauntlet, Stronghold, Trident (shown)



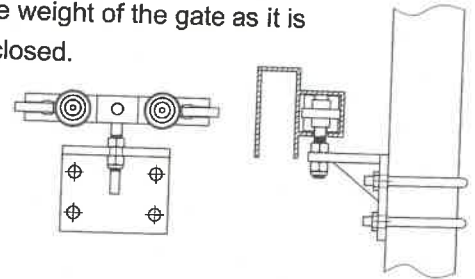
TransPort Link - Chain Link Design

Matches Chain link Fence Construction



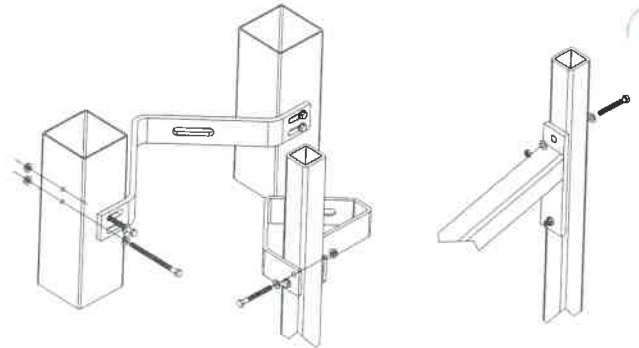
HARDWARE

Unlike other engineered cantilever gates, Transport gates come equipped with 4 internal trolleys that distribute the weight of the gate as it is opened or closed.



DESIGN

The component design of Ameristar's TransPort Cantilever gate decreases the risk of damage during transit. The new TransPort design does not require a team of installers or machinery to install the gate frame, the cantilever gate can easily be installed with a standard three man crew in about two hours.



Design Components

Track: 5" x 2" Fast-Trak (top & bottom)

Uprights & Diagonal Bracing : 2" x 1/4" wall

Material: Aluminum (6063 - T6)

Minimum 4" x 11ga. gate posts



Effective: 08/2010

AMERISTAR FENCE PRODUCTS
1555 N. MINGO RD.
TULSA, OK 74116

AMERISTARFENCE.COM

PH. 888-333-3422
MKTG@AMERISTARFENCE.COM