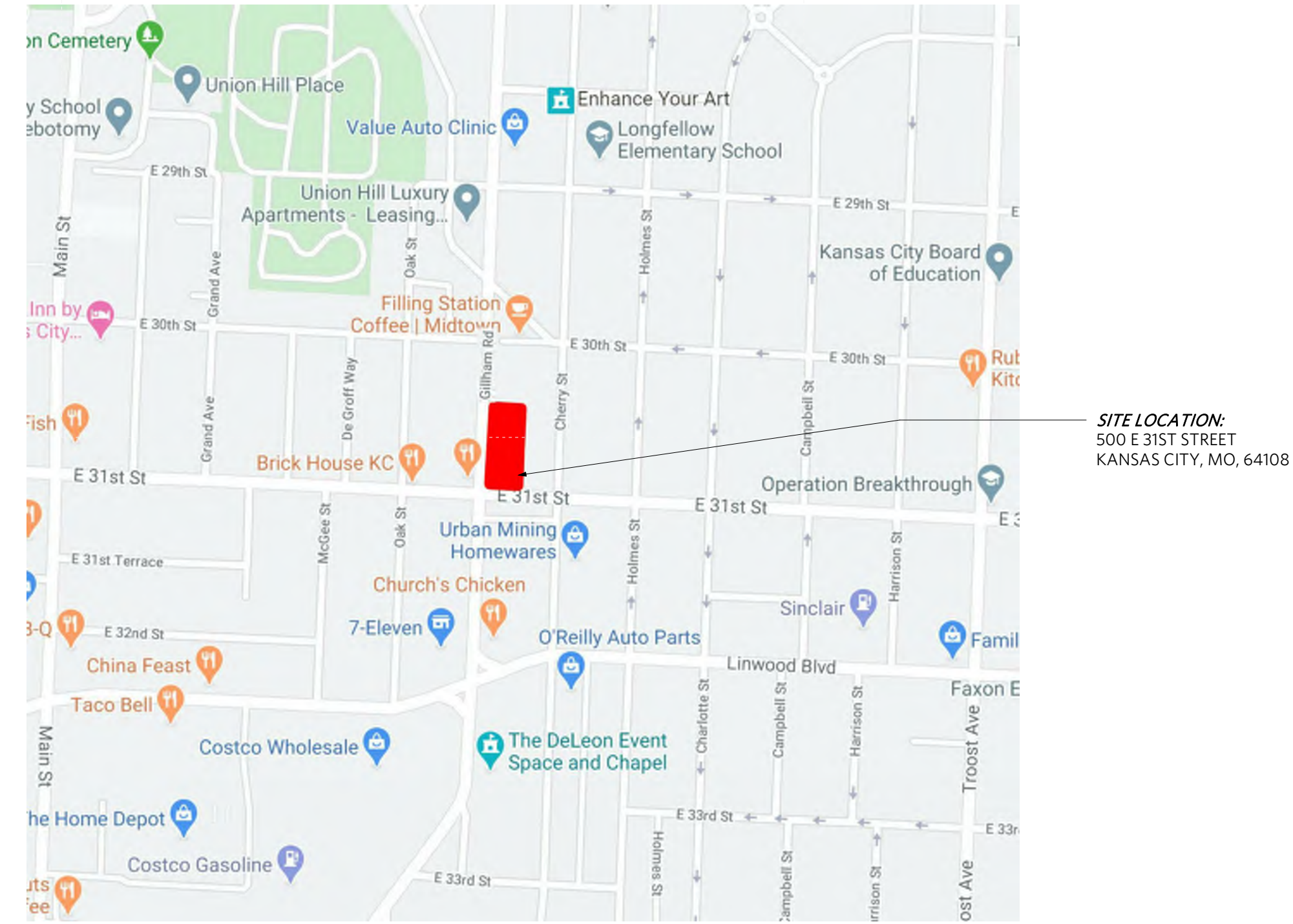


LEVY AT MARTINI CORNER

LOCATOR PLAN



SITE LOCATION:
500 E 31ST STREET
KANSAS CITY, MO, 64108

PROJECT TEAM

OWNER:
MW AND GARRISON COMPANIES
2020 BROADWAY BLVD
KANSAS CITY, MO 64108
CONTACT: GARY HASSENFLU
P: 816 474 4775

CONTRACTOR:
NAME
ADDRESS LINE 1
ADDRESS LINE 2
CONTACT: NAME
P: 000 000 0000

ARCHITECTURAL:
CLOCKWORK
423 DELAWARE ST, SUITE 102
KANSAS CITY, MO 64105
CONTACT: JON WAYNICK
P: 816 536 1301
E: jon@clockwork-ks.com

MEP:
NAME
ADDRESS LINE 1
ADDRESS LINE 2
CONTACT: NAME
P: 000 000 0000

STRUCTURAL:
NAME
ADDRESS LINE 1
ADDRESS LINE 2
CONTACT: NAME
P: 000 000 0000

CIVIL:
TALIAFERRO & BROWNE, INC.
1020 EAST 8TH STREET
KANSAS CITY, MO 64106
CONTACT: LAMIN B. NYANG
KURT MITSCHER
P: 816 283 3456
F: 816 283 0810

SHEET INDEX

GENERAL	
A000	TITLE SHEET
CIVIL	
C1-01	REZONING INFORMATION SHEET
C1-02	EXISTING CONDITIONS
C1-03	PROPOSED CONDITIONS
ARCHITECTURAL	
A100	GROUND LEVEL FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

DRAWING SYMBOLS

WALL SECTION		CONSTRUCTION KEYNOTE	
ELEVATION MARKS (EXTERIOR // INTERIOR)		GLAZING FRAME MARK	
ELEVATION MARKS (EXTERIOR // INTERIOR)		GLAZING MARK	GL1
REVISION MARK + CLOUD		DOOR MARK	101A
ROOM TAG		WINDOW MARK	
ELEVATION MARK		WALL PARTITION TYPE	
		FLOOR TRANSITION	
		EXISTING PARTITION	
		NEW PARTITION	
		DEMOLITION PARTITION	



NORTH WEST CORNER



SOUTH WEST CORNER

LEVY AT MARTINI CORNER
500 E 31ST STREET
KANSAS CITY, MO, 64108



REV	ISSUE	DATE
A	SD	08-21-2020
A	PLANNING REV. 01	10-05-2020

TITLE SHEET

A000

THE LEVY AT MARTINI CORNER UR PLAN AND PRELIMINARY PLAT

SECTION 17 TOWNSHIP 49N RANGE 33W

DEVELOPER:

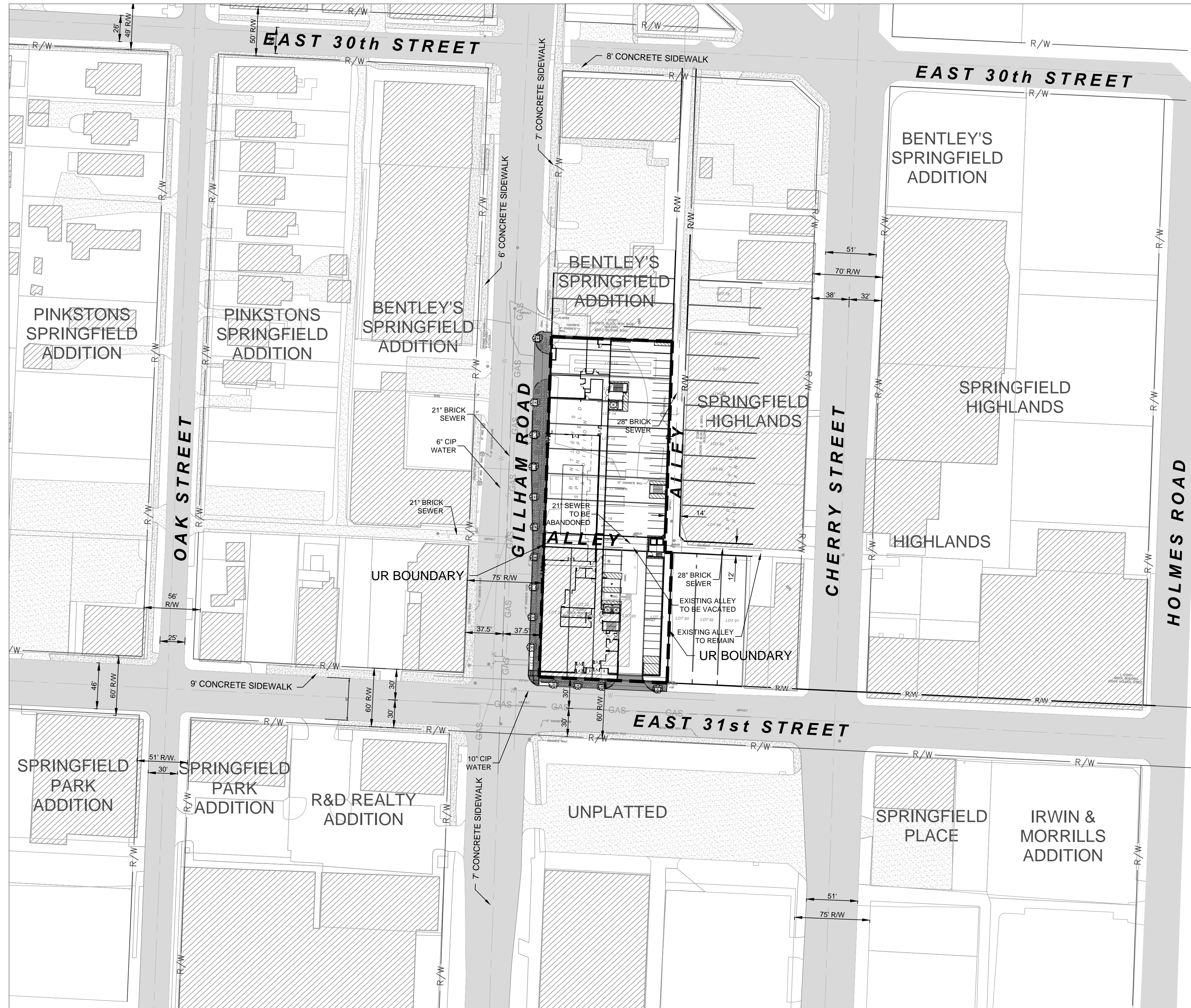
MW AND GARRISON COMPANIES
2020 BROADWAY BOULEVARD
KANSAS CITY, MO 64108
PHONE: (CELL) (816) 898-9285
PHONE: (OFFICE) (816) 474-4775
GARY HASSENFLU

**CIVIL ENGINEER/
LANDSCAPE ARCHITECT:**

TALIAFERRO & BROWNE, INC.
1020 EAST 8th STREET
KANSAS CITY, MO 64106
PHONE: (816) 283-3456
FAX: (816) 283-0810
CONTACT: LAMIN B. NYANG
KURT MITSCHER

ARCHITECT

CLOCKWORK
423 DELAWARE ST., SUITE 102
KANSAS CITY, MO 64105
PHONE: (816) 536-1301
CONTACT: JON WAYNICK



UR REZONING INFORMATION

- A. ZONING INFORMATION
 - 1. EXISTING ZONING: THE PROPERTY IS CURRENTLY ZONED M-1.5 (FROM KCMO WEB SITE - 08/03/2020)
 - 2. PROPOSED ZONING: URBAN REDEVELOPMENT DISTRICT
- B. TOTAL LAND AREA
41,988 SQ. FT. (0.96 ACRES) INCLUDING ALL CURRENT PROPERTY WITHIN THE BOUNDARY SHOWN
- C. LAND AREA FOR STREET RIGHT-OF-WAY
 - 1. EXISTING STREET (ALLEY) RIGHT-OF-WAY 1705 SQ. FT. (0.04 ACRES)
 - 2. PROPOSED ADDITIONAL STREET-RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
 - 3. PROPOSED REMOVED STREET-RIGHT-OF-WAY: 1705 SQ. FT. (0.04 ACRES) RIGHT-OF-WAY TO BE VACATED
 - 4. PROPOSED TOTAL STREET-RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) AFTER VACATION & DEDICATION
- D. NET LAND AREA
40,283 SQ. FT. (0.92 ACRES) AFTER R/W DEDICATION AND VACATION - TOTAL, ALL PHASES
- E., F., & G. BUILDING USE AND HEIGHT INFORMATION

Name	Above Grade	Elevation	No. Floors	No. Use	Area (sf)	Units / Flr	Total Units	Pkg/Floor	Total Pkg	Fl. Area (sf)	Total Area (sf)	
Building 1	58'-6"	966.00	6	Ground	39,315	-	113	113	39,829			
				Parking	33,867	3	3	62	62	32,939		
				Residential	31,386	40	160	-	-	124,304	197,072	
Totals:						163	175	175		197,072		

- 1. Height above grade is measured from 1st floor elevation fronting on 31st Street to top of roof.
- 2. Total Area (sf) per zoning requirements.
- 3. FAR = 4.69
- 4. Total parking required - Residential: 1.0 spaces per unit
- 5. Total parking provided - 175 spaces - Ratio = 1.07 per Unit
- 6. Total short term bicycle parking proposed: 18 Spaces
- 7. Total long term bicycle parking proposed: 63 Spaces

H. BUILDING COVERAGE AND FLOOR AREA RATIO

- 1. BUILDING COVERAGE: 39,829 SF
- 2. FLOOR AREA RATIO - ALL PHASES: 4.69

I. DENSITY

- 1. GROSS DENSITY: 176.41 UNITS / ACRE (BASED ON TOTAL LAND AREA)
- 2. NET DENSITY: 176.41 UNITS / ACRE (NET LAND AREA)

J. PROPOSED PARKING SPACES

VEHICLE PARKING	PROPOSED NO. OF SPACES	TOTAL
RESIDENTIAL (1.0 PER UNIT)	163	163
TOTAL PARKING REQUIRED	163	163
TOTAL PARKING PROVIDED	175	175

BICYCLE PARKING	REQUIRED NO. OF SPACES	TOTAL	PROVIDED	TOTAL
SHORT TERM BICYCLE PARKING REQUIRED	17	17	18	18
LONG TERM BICYCLE PARKING REQUIRED	54	54	63	63

K. PROJECT TIMELINE: (PROJECT WILL BE CONSTRUCTED IN ONE PHASE)

PHASE 1 CONSTRUCTION START: QUARTER 1 2022 CONSTRUCTION END: QUARTER 2 2023

L. BOUNDARY DESCRIPTION

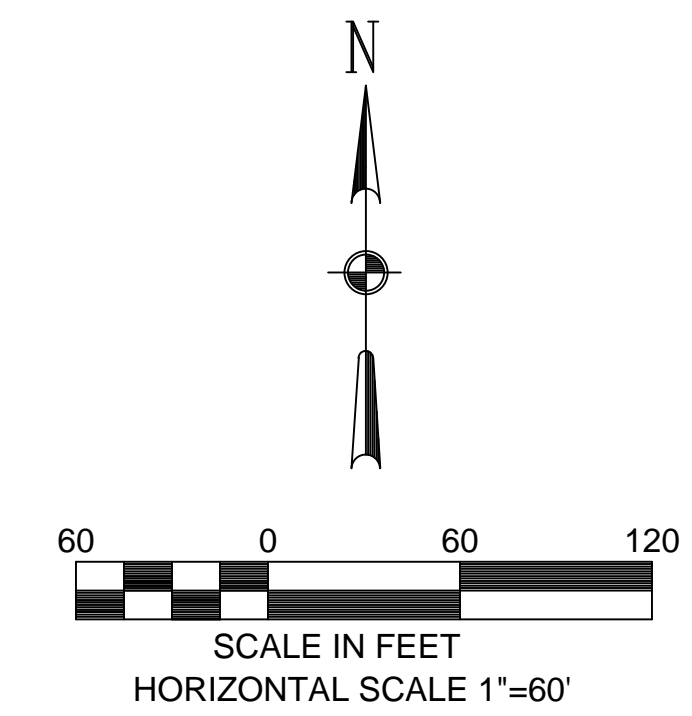
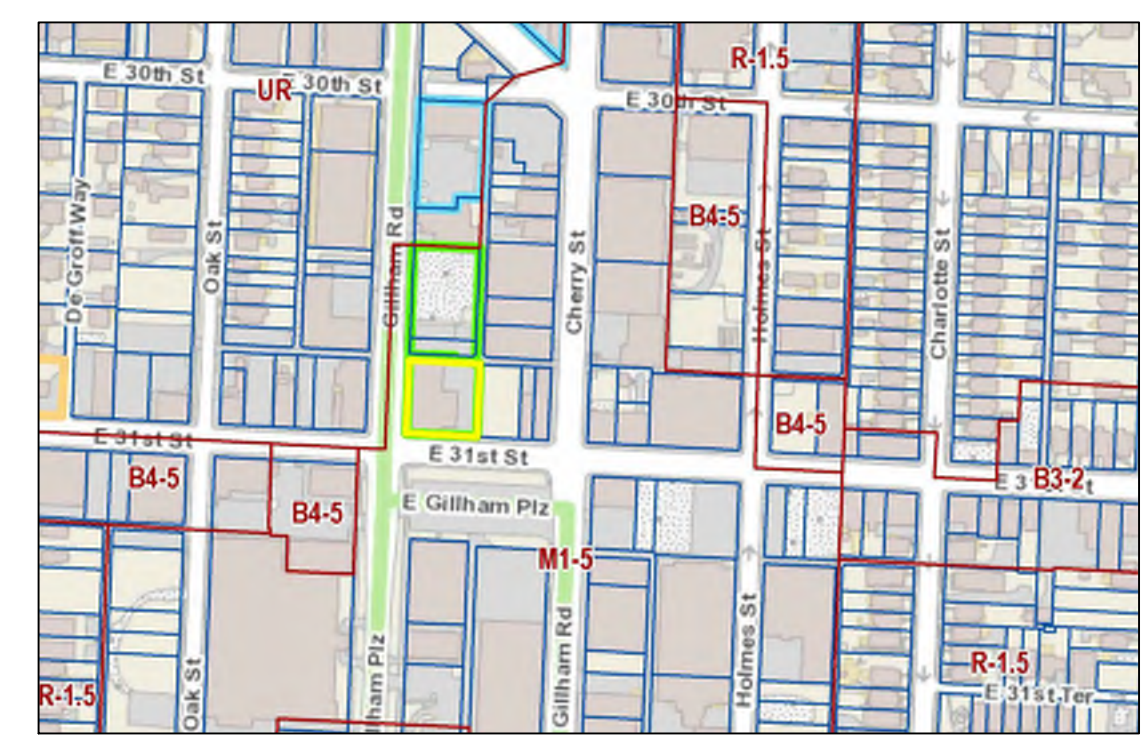
DESCRIPTION:
ALL THAT PART OF LOT 11 LYING SOUTH OF A LINE BEGINNING IN THE EAST LINE OF SAID LOT 11 AT A POINT WHICH IS 340.37 FEET NORTH OF THE NORTH LINE OF 31st STREET, AS NOW ESTABLISHED, SAID POINT BEING 0.59 FEET EAST OF THE SOUTHEAST CORNER OF A ONE STORY CONCRETE BLOCK BUILDING, PRESENTLY LOCATED ON THE NORTH ONE-HALF (1/2) OF SAID LOT 11; THENCE WEST ALONG THE FACE OF THE SOUTH WALL OF SAID BUILDING, 80.77 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID BUILDING, WHICH CORNER IS LOCATED 40.15 FEET EAST OF THE EAST LINE OF GILLHAM ROAD AND 339.70 FEET NORTH OF THE NORTH LINE OF SAID 31st STREET, AS NOW ESTABLISHED; THENCE WEST ALONG A LINE 339.70 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF 31st STREET, 40.15 FEET, TO A POINT IN THE EAST LINE OF GILLHAM ROAD AS NOW ESTABLISHED; AND ALL OF LOT 12, EXCEPT THE PART OF SAID LOTS NOW IN GILLHAM ROAD, IN BENTLEY'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TOGETHER WITH ALL OF LOTS 13, 14, 15, 16, EXCEPT THE PART THEREOF IN GILLHAM ROAD, IN BENTLEY'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TOGETHER WITH ALL OF LOTS 17 AND 18, EXCEPT PART THEREOF IN GILLHAM ROAD, AND LOTS 19, 20, 21, 22 AND 23, EXCEPT THAT PART OF LOT 23 IN GILLHAM ROAD, IN BENTLEY'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

FOR CITY PROPOSED CYCLE TRACK, SEE SHEET C1-03

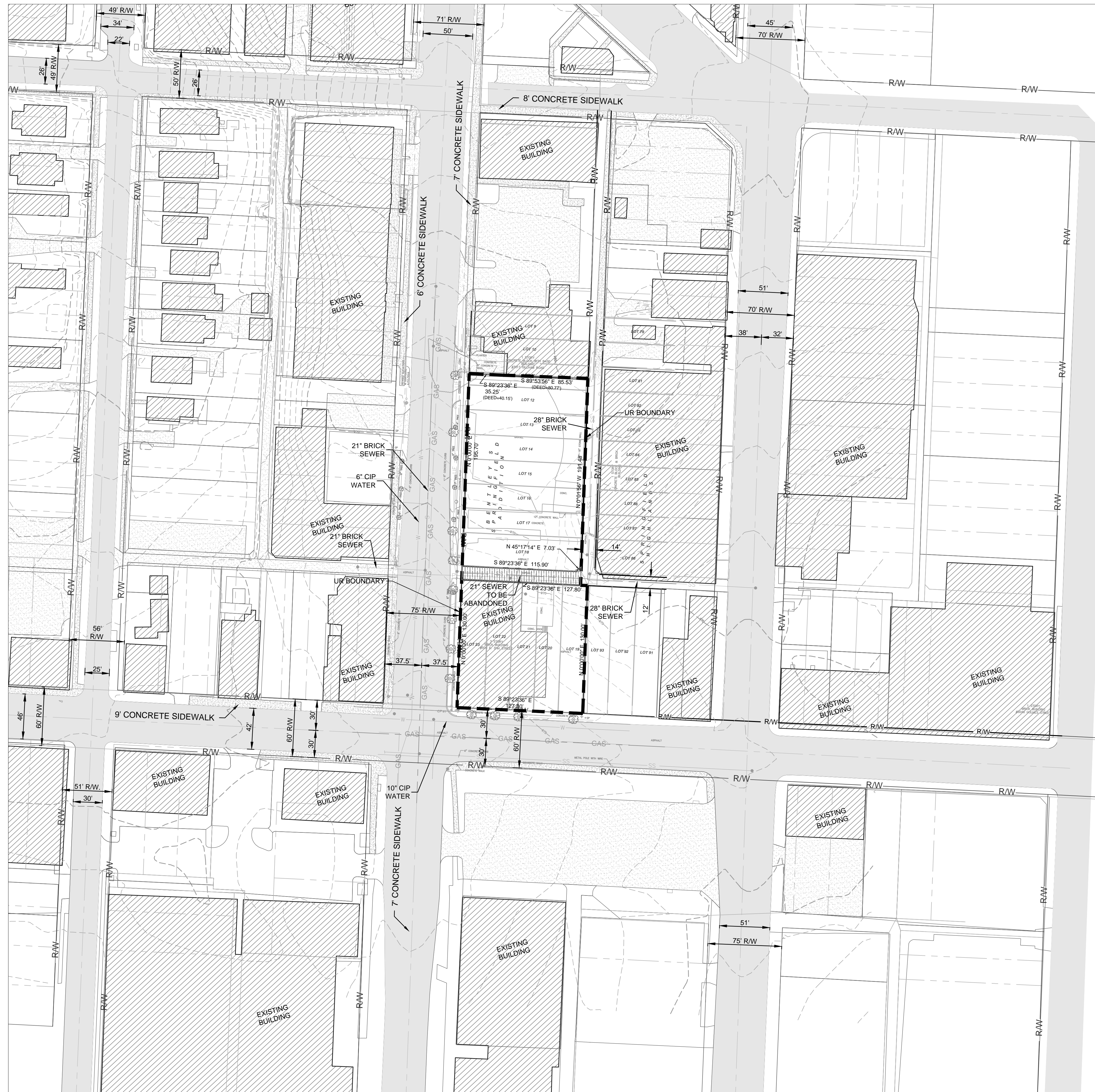
CURRENT ZONING:



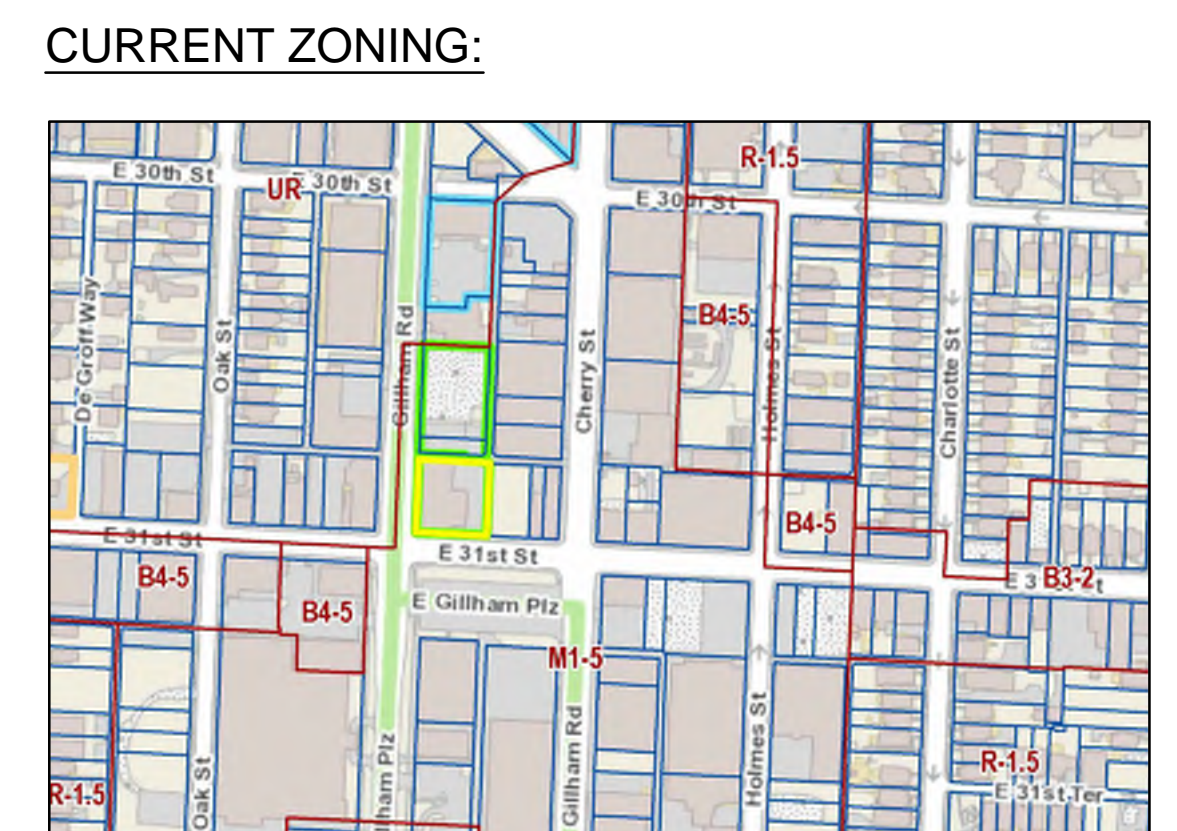
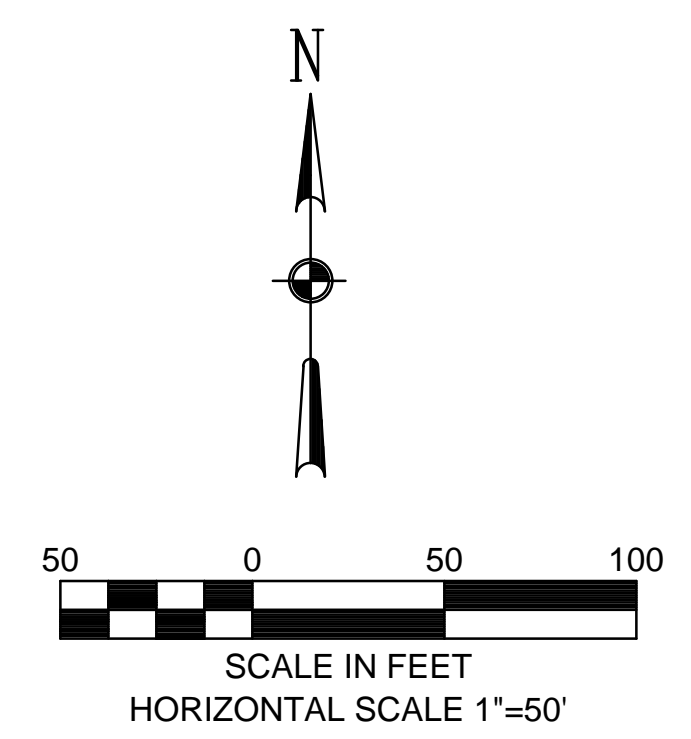
Levy at Martini Corner
 Development Plan
 500 E. 31st Street
 Kansas City, MO 64108

rev	issue	date
	Development Plan	08.21.2020

19.05.Levy at Martini Corner



- LEGEND:**
- LIMITS OF PROPOSED SITE
 - EXISTING BUILDINGS
 - EXISTING ROADS
 - EXISTING SIDEWALKS
 - EXISTING ASPHALT/CONCRETE PAVEMENT
 - EXISTING ALLEY TO BE VACATED



Levy at Martini Corner
 Development Plan
 500 E. 31st Street
 Kansas City, MO 64108

rev	issue	date
	Development Plan	08.21.2020

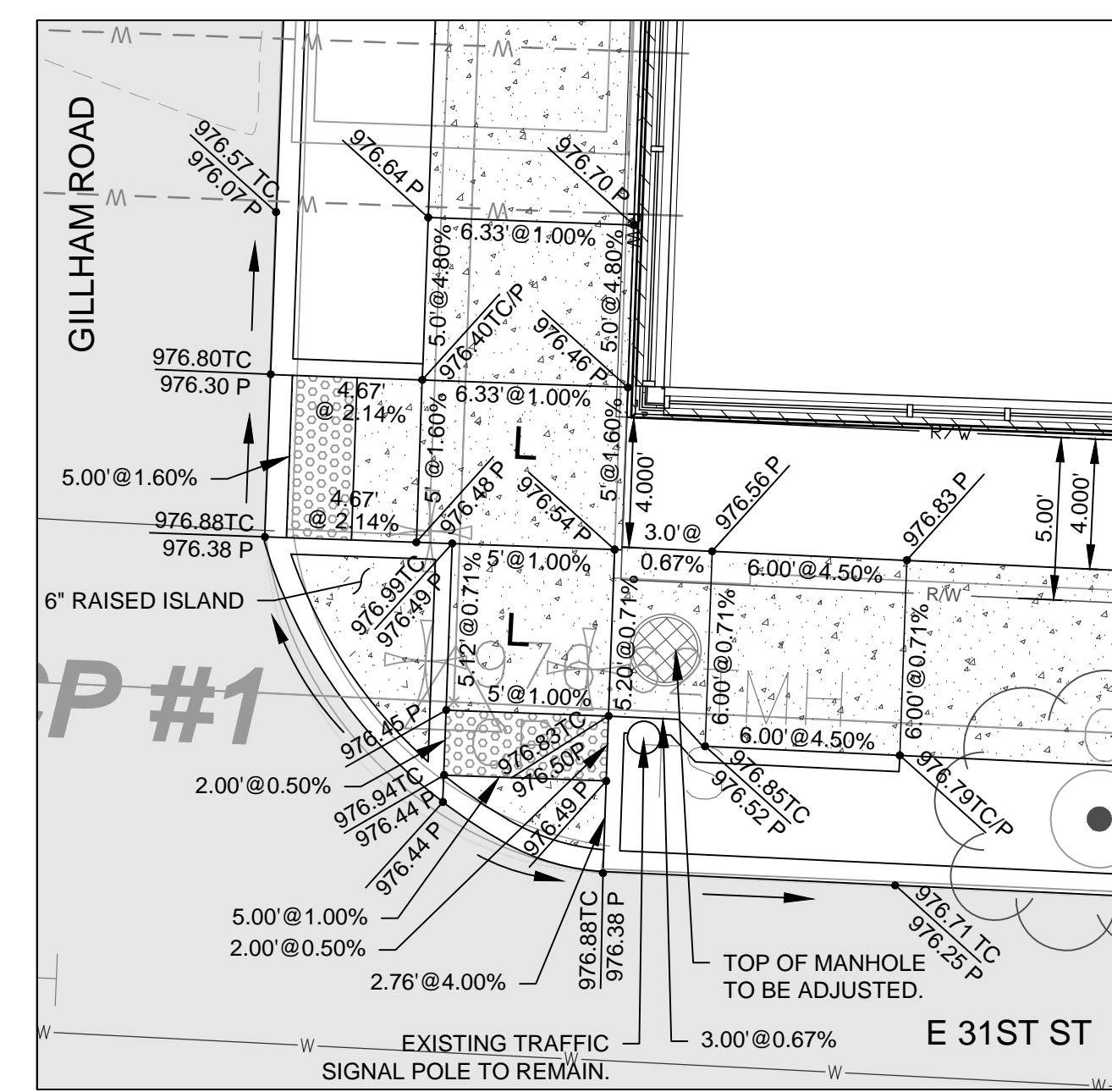
19.05.Levy at Martini Corner



SITE KEYNOTES #

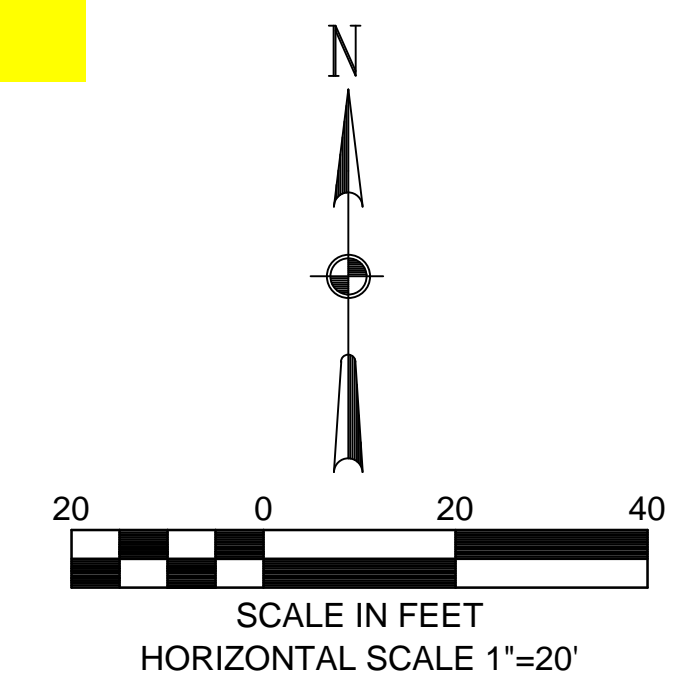
- A. UNDERGROUND DETENTION BASIN. REQUIRED STORAGE VOLUME 5249 CUBIC FEET.
 - B. OUTLET CONTROL STRUCTURE
 - C. STORMSEWER 18" LINE
 - D. STORMSEWER 4" LINE
 - E. SANITARY 6" SERVICE
 - F. 4" SAMPLING MANHOLE
 - G. DOMESTIC SERVICE 6". THIS SERVICE MAY BE RELOCATED TO 31ST STREET DEPENDING ON FLOW TEST RESULTS.
 - H. FIRE PROTECTION 6". THIS SERVICE MAY BE RELOCATED TO 31ST STREET DEPENDING ON FLOW TEST RESULTS.
 - I. WATER METER
- a. EXISTING 21" BRICK SEWER
 - b. EXISTING 28" BRICK SEWER
 - c. EXISTING 32" BRICK SEWER
 - d. EXISTING 8" SANITARY SEWER TO BE ABANDONED
 - e. EXISTING 6" CIP WATER MAIN
 - f. EXISTING 10" CIP WATER MAIN

- 1. PROPOSED BUILDING
- 2. TRASH ENCLOSURE
- 3. 24' WIDE TYPE D2 TYPE 6 DRIVE APRON
- 4. SIDEWALK/CONCRETE
- 5. PARKING STRIPE
- 6. PROPOSED STREET TREE FROM APPROVED STREET TREE LIST
- 7. PROPOSED SHORT TERM BICYCLE PARKING
- 8. POOL/OUTDOOR AMENITY
- 9. R10-11B NO TURN ON RED SIGN (BY OTHERS)
- 10. CYCLE TRACK PAVEMENT MARKINGS (BY OTHER) COORDINATE WITH KCMO PUBLIC WORKS DEPARTMENT



ADA requires a sidewalk width of 4.0 feet minimum and City Standard is 5.0 feet minimum. This revised plan provides 5.20 feet minimum. The distance between the signal pole and north edge of sidewalk is 5.20 feet. The distance between the signal pole and the curb is 3.0 feet.

ADA RAMP DETAIL
SCALE 1" = 5'



CURRENT ZONING:



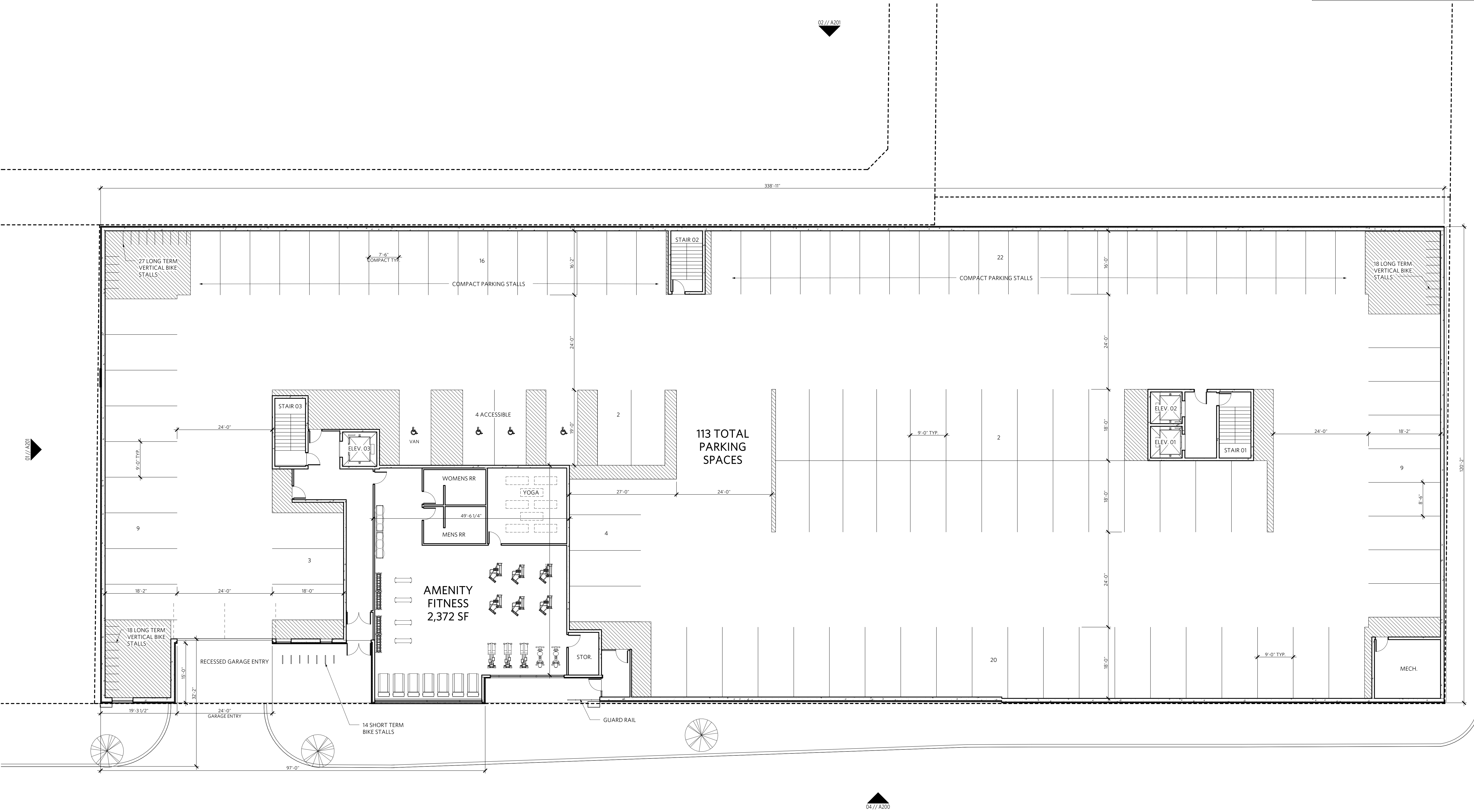
Levy at Martini Corner
Development Plan
500 E. 31st Street
Kansas City, MO 64108

rev	issue	date
	Development Plan	08.21.2020

19.05.Levy at Martini Corner

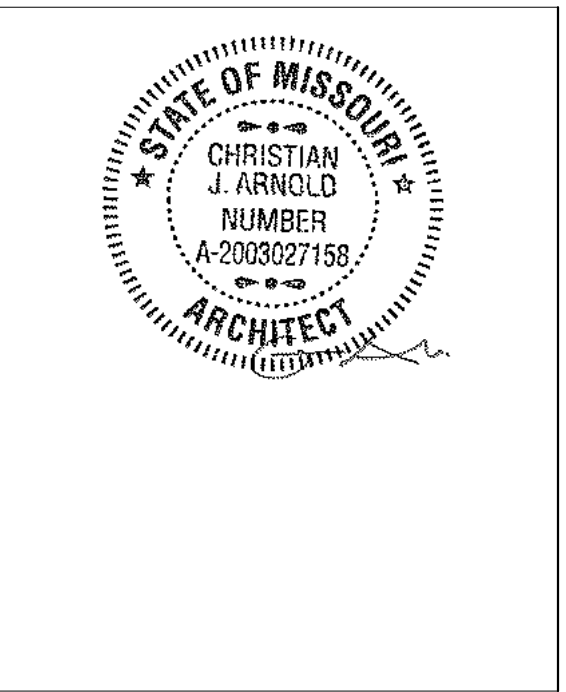
BUILDING INFORMATION

UNIT & PARKING TOTALS		BICYCLE PARKING	
FIRST FLOOR		GROUND FLOOR	
2	1 BEDROOM	10	SHORT TERM SPACE
1	2 BEDROOM	55	LONG TERM SPACES
TYPICAL FLOORS (2-5)		FIRST FLOOR	
19	STUDIOS	8	SHORT TERM SPACES
17	1 BEDROOM APARTMENTS	17	REQUIRED SHORT TERM
4	2 BEDROOM APARTMENTS	54	REQUIRED LONG TERM
LEVY BUILDING TOTALS		18 PROVIDED SHORT TERM	
76	STUDIOS	63 PROVIDED LONG TERM	
70	1 BEDROOM APARTMENTS	GROSS SQUARE FOOTAGE	
17	2 BEDROOM APARTMENTS	BASEMENT LEVEL	39,829 SF
163	UNIT TOTAL	FIRST FLOOR	32,939 SF
PARKING TOTALS		SECOND FLOOR	31,076 SF
109	GROUND FLOOR	THIRD FLOOR	31,076 SF
4	ACCESSIBLE	FOURTH FLOOR	31,076 SF
60	FIRST FLOOR	FIFTH FLOOR	31,076 SF
2	ACCESSIBLE	TOTAL GROSS SF	197,072 SF
175	TOTAL		



LEVY AT MARTINI CORNER

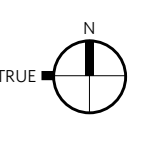
500 E 31ST STREET
KANSAS CITY, MO, 64108



REV	ISSUE	DATE
A	SD	08-21-2020
	PLANNING REV. 01	10-05-2020

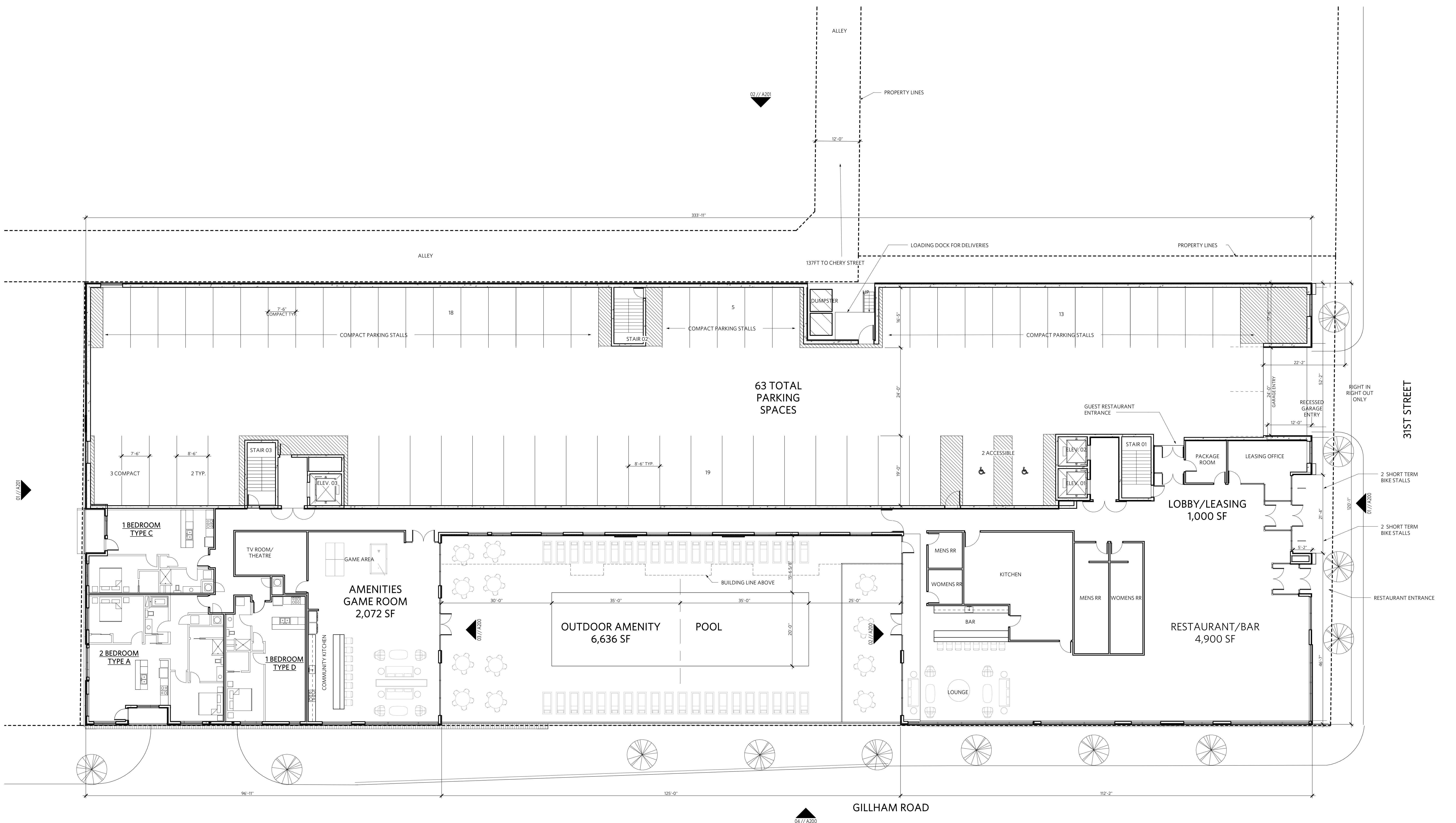
GROUND LEVEL FLOOR PLAN

A100



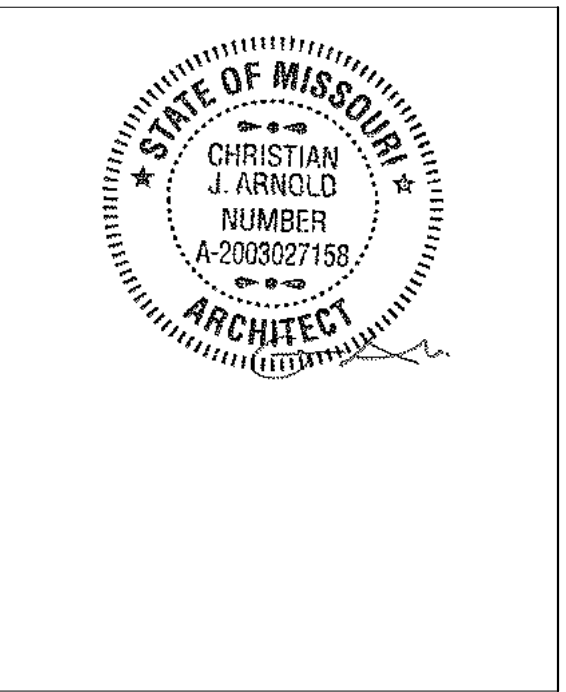
BUILDING INFORMATION

UNIT & PARKING TOTALS		BICYCLE PARKING	
FIRST FLOOR		GROUND FLOOR	
2 1 BEDROOM		10 SHORT TERM SPACE	
1 2 BEDROOM		55 LONG TERM SPACES	
TYPICAL FLOORS (2-5)		FIRST FLOOR	
19 STUDIOS		8 SHORT TERM SPACES	
17 1 BEDROOM APARTMENTS		17 REQUIRED SHORT TERM	
4 2 BEDROOM APARTMENTS		54 REQUIRED LONG TERM	
LEVY BUILDING TOTALS		18 PROVIDED SHORT TERM	
76 STUDIOS		63 PROVIDED LONG TERM	
70 1 BEDROOM APARTMENTS		GROSS SQUARE FOOTAGE	
17 2 BEDROOM APARTMENTS		BASEMENT LEVEL	39,829 SF
163 UNIT TOTAL		FIRST FLOOR	32,939 SF
PARKING TOTALS		SECOND FLOOR	31,076 SF
109 GROUND FLOOR		THIRD FLOOR	31,076 SF
4 ACCESSIBLE		FOURTH FLOOR	31,076 SF
60 FIRST FLOOR		FIFTH FLOOR	31,076 SF
2 ACCESSIBLE		TOTAL GROSS SF	197,072 SF
175 TOTAL			



LEVY AT MARTINI CORNER

500 E 31ST STREET
KANSAS CITY, MO, 64108

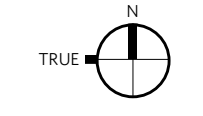


REV	ISSUE	DATE
A	SD	08-21-2020
A	PLANNING REV. 01	10-05-2020

FIRST FLOOR PLAN

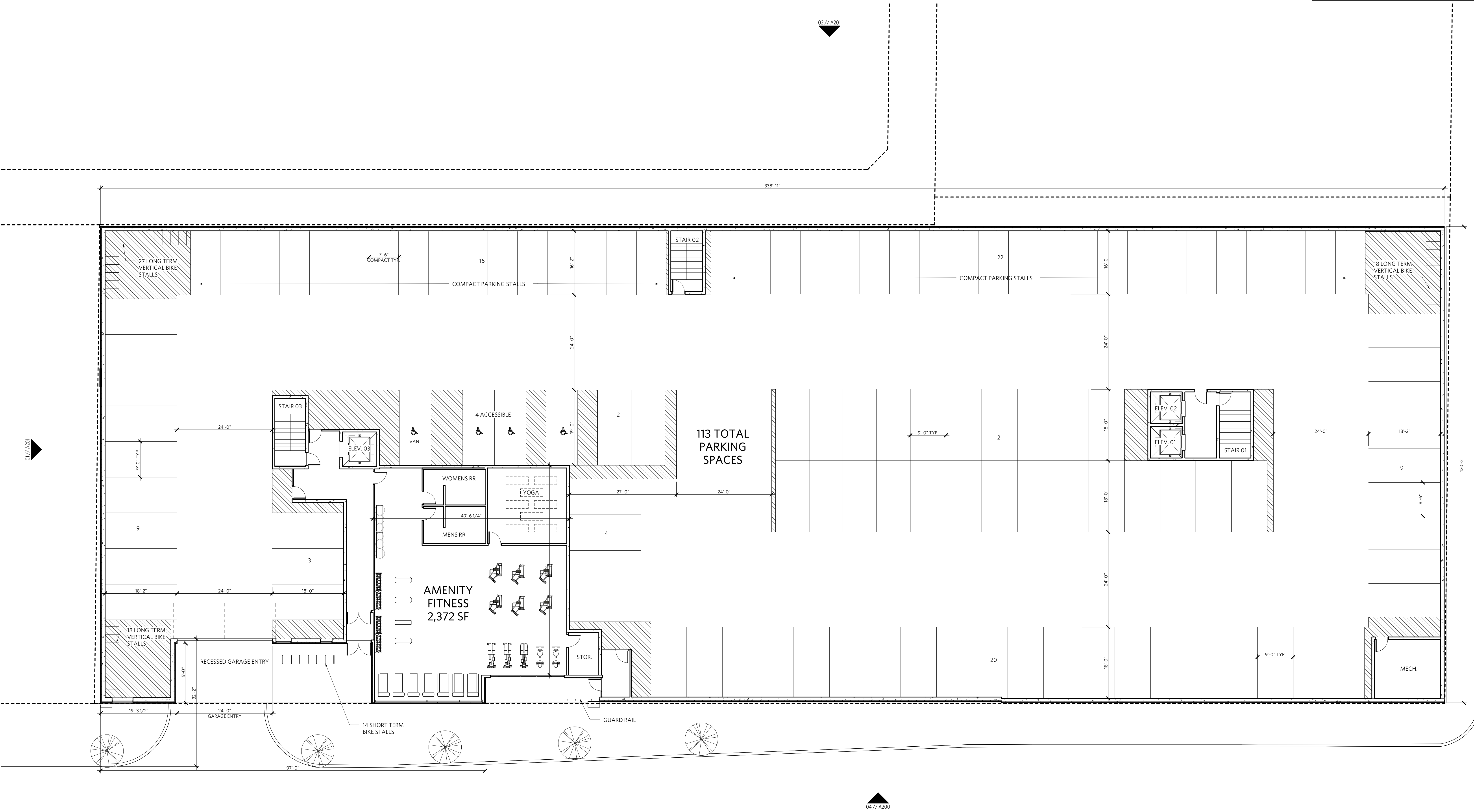
A101

01 | FIRST FLOOR PLAN
3/32" = 1'-0"



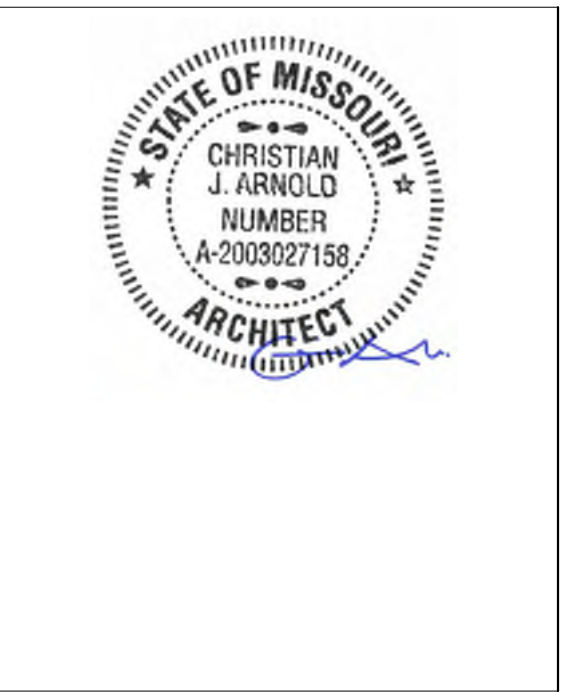
BUILDING INFORMATION

UNIT & PARKING TOTALS		BICYCLE PARKING	
FIRST FLOOR		GROUND FLOOR	
2	1 BEDROOM	10	SHORT TERM SPACE
1	2 BEDROOM	55	LONG TERM SPACES
TYPICAL FLOORS (2-5)		FIRST FLOOR	
19	STUDIOS	8	SHORT TERM SPACES
17	1 BEDROOM APARTMENTS	17	REQUIRED SHORT TERM
4	2 BEDROOM APARTMENTS	54	REQUIRED LONG TERM
LEVY BUILDING TOTALS		18 PROVIDED SHORT TERM	
76	STUDIOS	63 PROVIDED LONG TERM	
70	1 BEDROOM APARTMENTS	GROSS SQUARE FOOTAGE	
17	2 BEDROOM APARTMENTS	BASEMENT LEVEL 39,829 SF	
163	UNIT TOTAL	FIRST FLOOR 32,939 SF	
PARKING TOTALS		SECOND FLOOR 31,076 SF	
109	GROUND FLOOR	THIRD FLOOR 31,076 SF	
4	ACCESSIBLE	FOURTH FLOOR 31,076 SF	
60	FIRST FLOOR	FIFTH FLOOR 31,076 SF	
2	ACCESSIBLE	TOTAL GROSS SF 197,072 SF	
175	TOTAL		



LEVY AT MARTINI CORNER

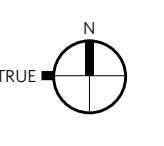
500 E 31ST STREET
KANSAS CITY, MO, 64108



REV	ISSUE	DATE
A	SD	08-21-2020
	PLANNING REV. 01	10-05-2020

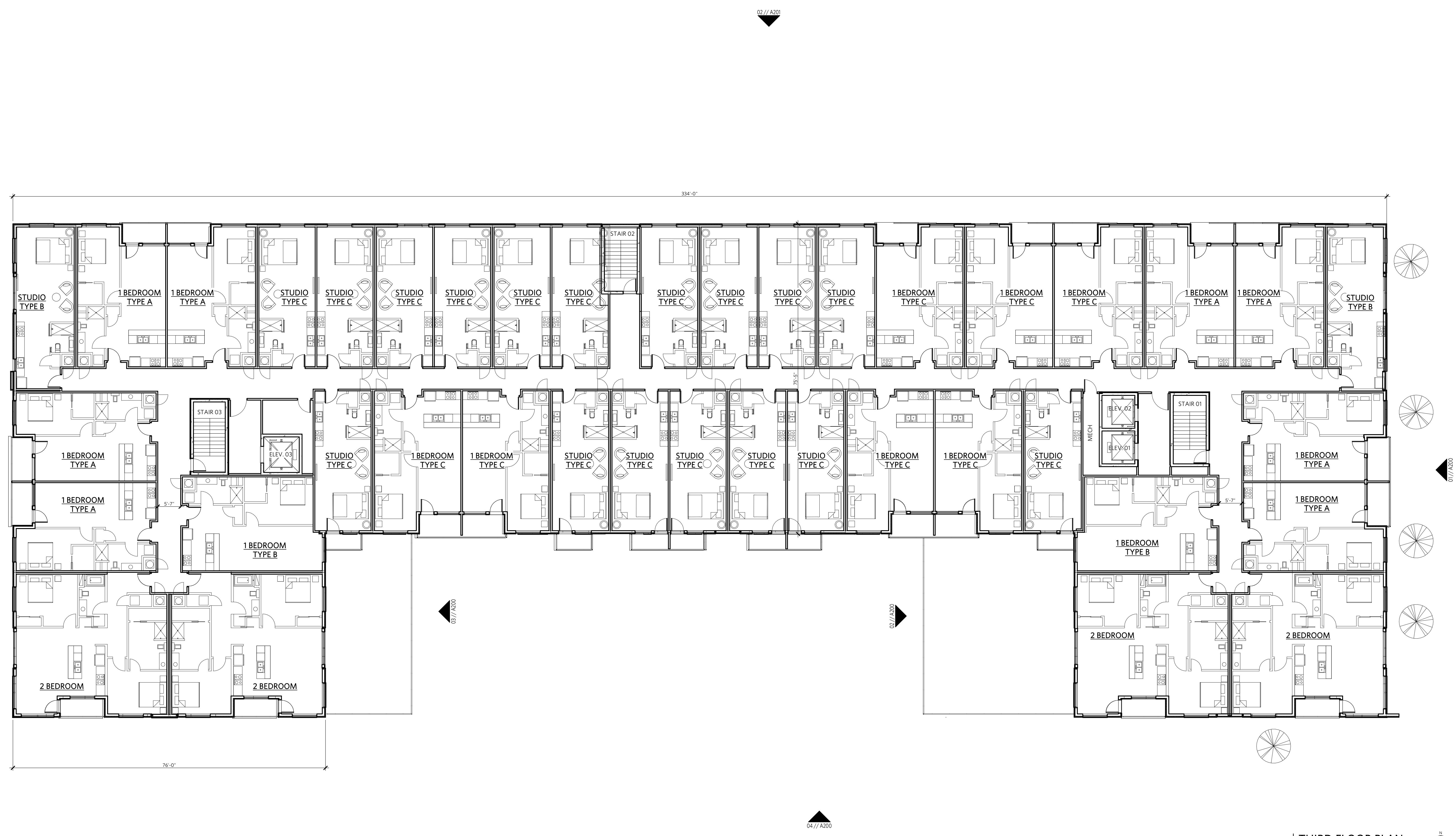
GROUND LEVEL FLOOR PLAN

A100



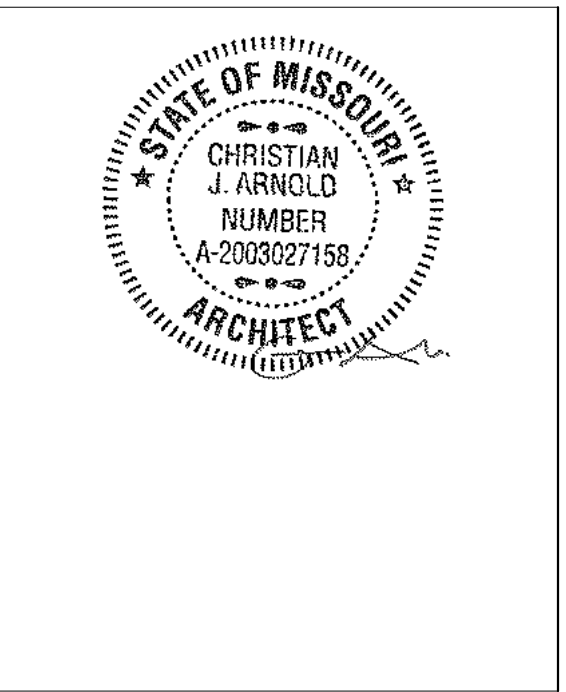
BUILDING INFORMATION

UNIT & PARKING TOTALS		BICYCLE PARKING	
FIRST FLOOR		GROUND FLOOR	
2	1 BEDROOM	10	SHORT TERM SPACE
1	2 BEDROOM	55	LONG TERM SPACES
TYPICAL FLOORS (2-5)		FIRST FLOOR	
19	STUDIOS	8	SHORT TERM SPACES
17	1 BEDROOM APARTMENTS	17	REQUIRED SHORT TERM
4	2 BEDROOM APARTMENTS	54	REQUIRED LONG TERM
LEVY BUILDING TOTALS		18 PROVIDED SHORT TERM	
76	STUDIOS	63 PROVIDED LONG TERM	
70	1 BEDROOM APARTMENTS	GROSS SQUARE FOOTAGE	
17	2 BEDROOM APARTMENTS	BASEMENT LEVEL 39,829 SF	
163	UNIT TOTAL	FIRST FLOOR 32,939 SF	
PARKING TOTALS		SECOND FLOOR 31,076 SF	
109	GROUND FLOOR	THIRD FLOOR 31,076 SF	
4	ACCESSIBLE	FOURTH FLOOR 31,076 SF	
60	FIRST FLOOR	FIFTH FLOOR 31,076 SF	
2	ACCESSIBLE	TOTAL GROSS SF 197,072 SF	
175	TOTAL		



LEVY AT MARTINI CORNER

500 E 31ST STREET
KANSAS CITY, MO, 64108



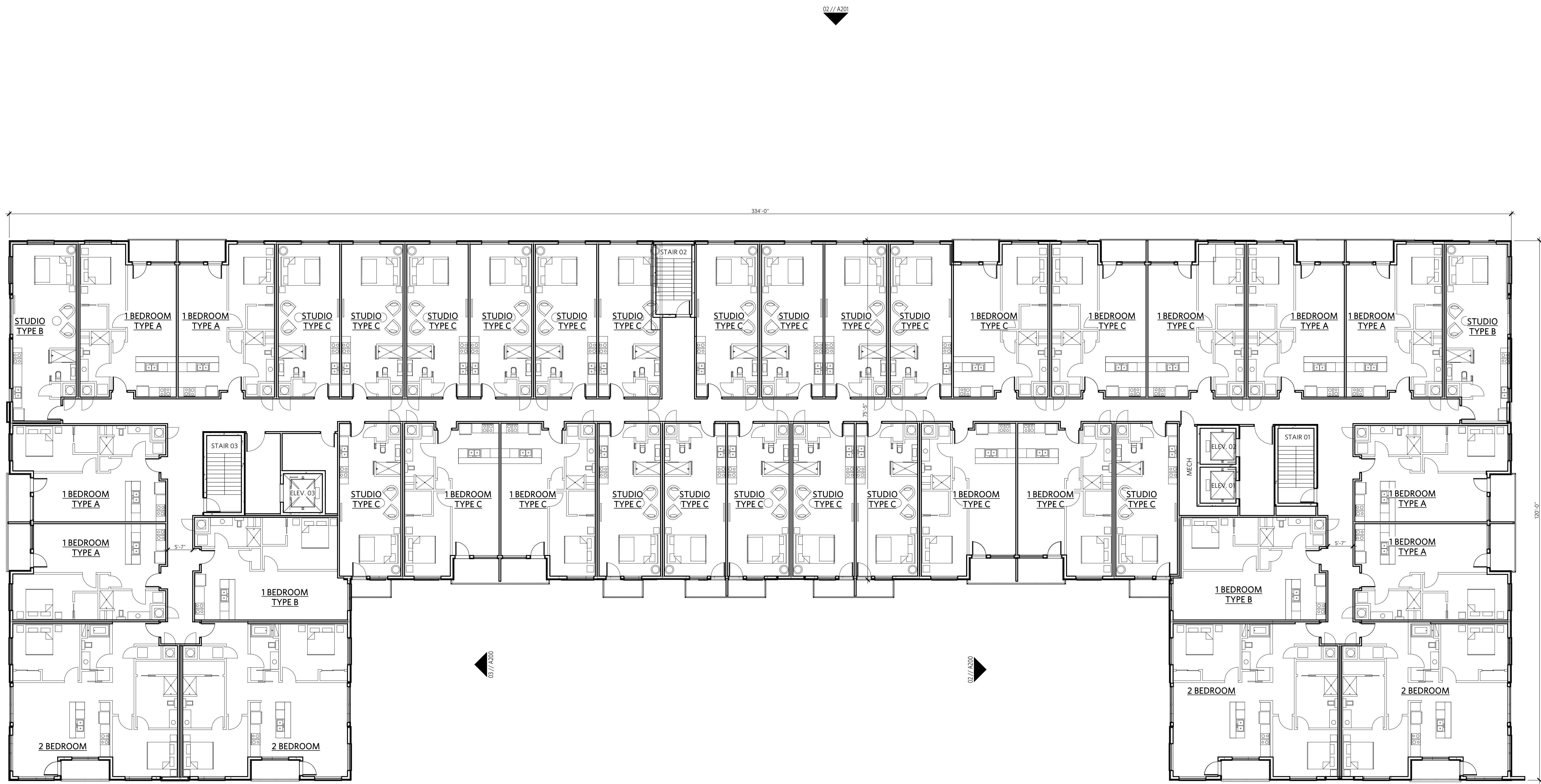
REV	ISSUE	DATE
A	SD	08-21-2020
	PLANNING REV. 01	10-05-2020

01 | THIRD FLOOR PLAN
3/32" = 1'-0"

THIRD FLOOR PLAN
A103

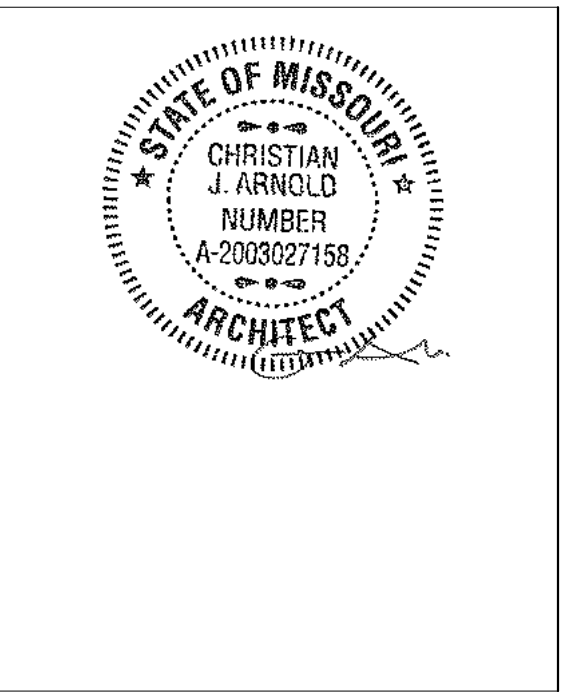
BUILDING INFORMATION

UNIT & PARKING TOTALS		BICYCLE PARKING	
FIRST FLOOR		GROUND FLOOR	
2	1 BEDROOM	10	SHORT TERM SPACE
1	2 BEDROOM	55	LONG TERM SPACES
TYPICAL FLOORS (2-5)		FIRST FLOOR	
19	STUDIOS	8	SHORT TERM SPACES
17	1 BEDROOM APARTMENTS	17	REQUIRED SHORT TERM
4	2 BEDROOM APARTMENTS	54	REQUIRED LONG TERM
LEVY BUILDING TOTALS		PROVIDED SHORT TERM	
76	STUDIOS	18	PROVIDED SHORT TERM
70	1 BEDROOM APARTMENTS	63	PROVIDED LONG TERM
17	2 BEDROOM APARTMENTS	GROSS SQUARE FOOTAGE	
163	UNIT TOTAL	BASEMENT LEVEL 39,829 SF	
PARKING TOTALS		FIRST FLOOR 32,939 SF	
109	GROUND FLOOR	SECOND FLOOR 31,076 SF	
4	ACCESSIBLE	THIRD FLOOR 31,076 SF	
60	FIRST FLOOR	FOURTH FLOOR 31,076 SF	
2	ACCESSIBLE	FIFTH FLOOR 31,076 SF	
175	TOTAL	TOTAL GROSS SF 197,072 SF	



LEVY AT MARTINI CORNER

500 E 31ST STREET
KANSAS CITY, MO, 64108



REV	ISSUE	DATE
A	SD	08-21-2020
	PLANNING REV. 01	10-05-2020

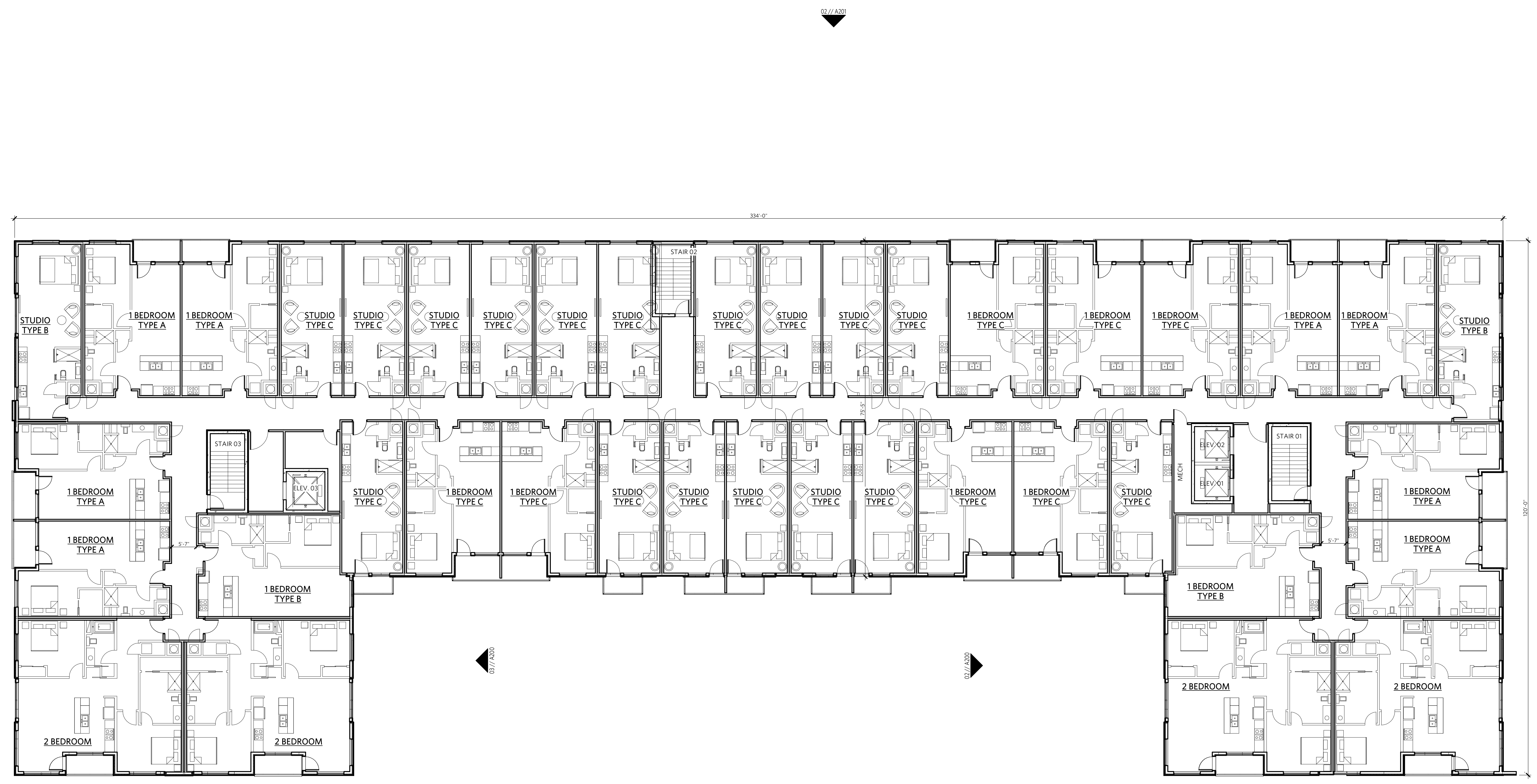
1 | **FOURTH FLOOR PLAN**
3/32" = 1'-0"

FOURTH FLOOR PLAN

A104

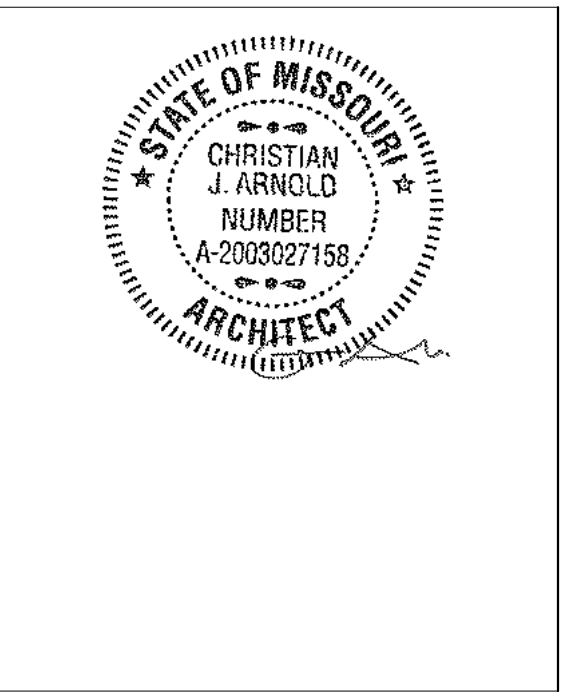
BUILDING INFORMATION

UNIT & PARKING TOTALS		BICYCLE PARKING	
FIRST FLOOR	GROUND FLOOR	GROUND FLOOR	
2 1 BEDROOM	10	SHORT TERM SPACE	
1 2 BEDROOM	55	LONG TERM SPACES	
TYPICAL FLOORS (2-5)		FIRST FLOOR	
19 STUDIOS	8	SHORT TERM SPACES	
17 1 BEDROOM APARTMENTS	17	REQUIRED SHORT TERM	
4 2 BEDROOM APARTMENTS	54	REQUIRED LONG TERM	
LEVY BUILDING TOTALS		PROVIDED SHORT TERM	
76 STUDIOS	18	PROVIDED LONG TERM	
70 1 BEDROOM APARTMENTS	63		
17 2 BEDROOM APARTMENTS			
163 UNIT TOTAL		GROSS SQUARE FOOTAGE	
PARKING TOTALS		BASEMENT LEVEL	39,829 SF
109 GROUND FLOOR		FIRST FLOOR	32,939 SF
4 ACCESSIBLE		SECOND FLOOR	31,076 SF
60 FIRST FLOOR		THIRD FLOOR	31,076 SF
2 ACCESSIBLE		FOURTH FLOOR	31,076 SF
175 TOTAL		FIFTH FLOOR	31,076 SF
		TOTAL GROSS SF	197,072 SF



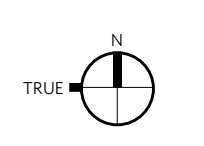
LEVY AT MARTINI CORNER

500 E 31ST STREET
KANSAS CITY, MO, 64108



REV	ISSUE	DATE
A	SD	08-21-2020
	PLANNING REV. 01	10-05-2020

1 5-FIFTH FLOOR PLAN
3/32" = 1'-0"



FIFTH FLOOR PLAN

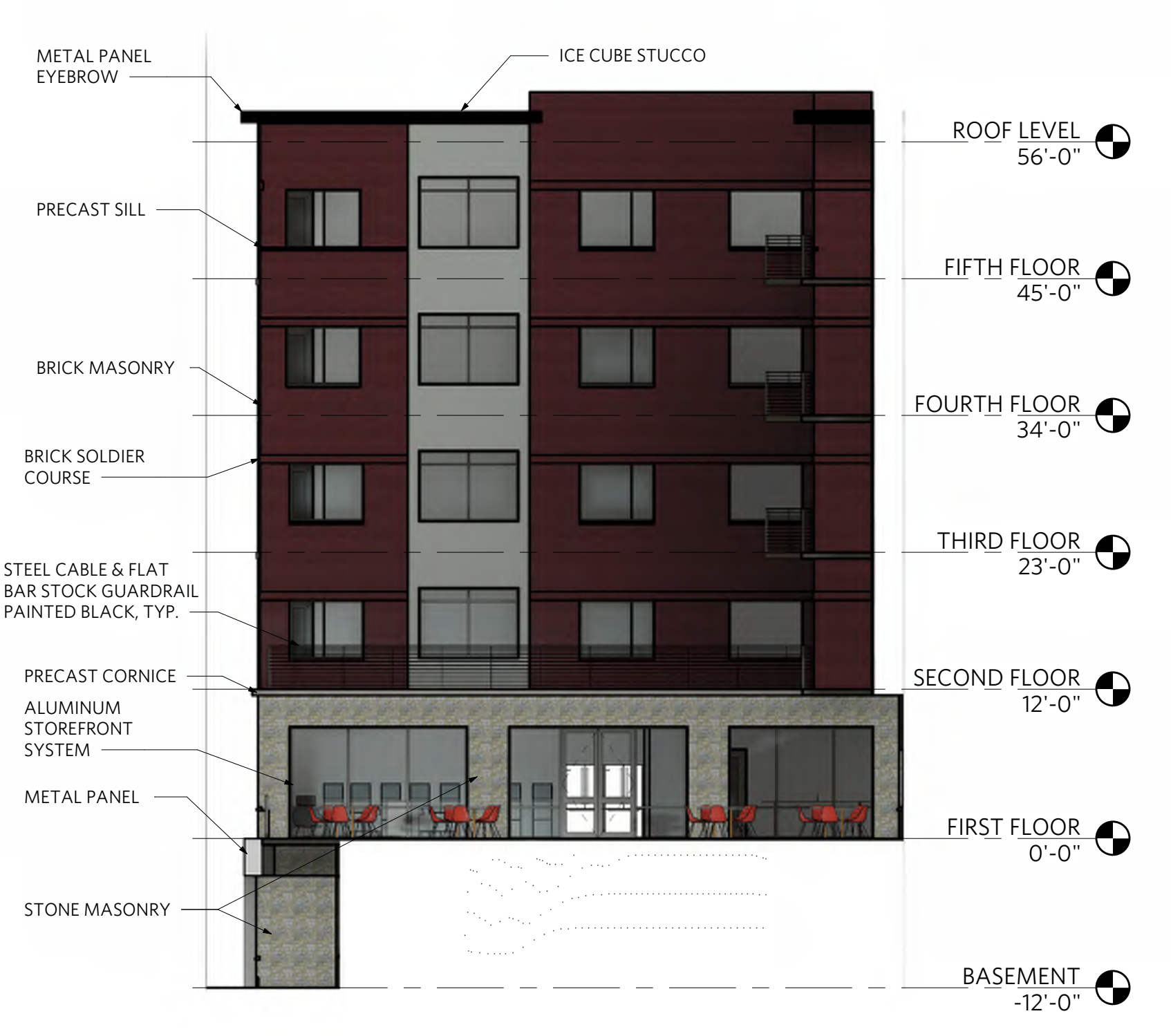
A105

EXTERIOR MATERIAL LEGEND

	
STONE MASONRY	SW 6292 ICE CUBE STUCCO
	
BRICK MASONRY	SW 6237 DARK NIGHT STUCCO
	
MATTE BLACK METAL PANEL EYEBROW	METAL PANEL SYSTEM
	
NICHIHA WOOD LOOK SYSTEM VINTAGEWOOD CEDAR	



04 | WEST ELEVATION
3/32" = 1'-0"



03 | NORTH COURTYARD ELEVATION
3/32" = 1'-0"

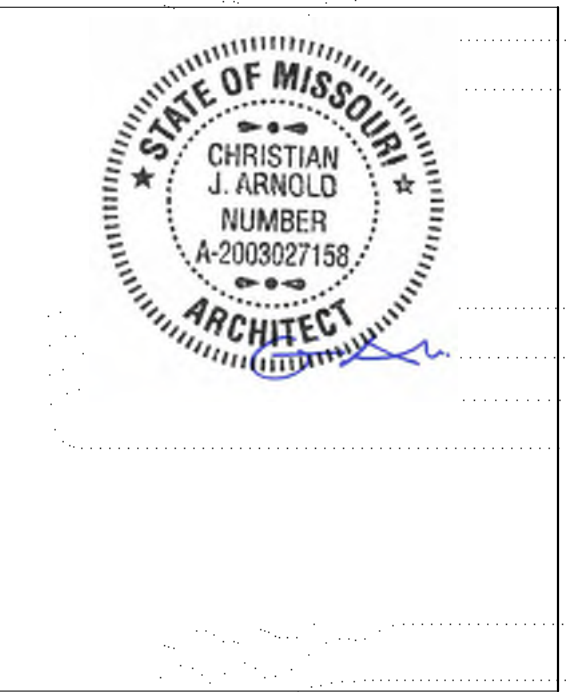


02 | SOUTH COURTYARD ELEVATION
3/32" = 1'-0"



01 | SOUTH ELEVATION
3/32" = 1'-0"

LEVY AT MARTINI CORNER
500 E 31ST STREET
KANSAS CITY, MO, 64108




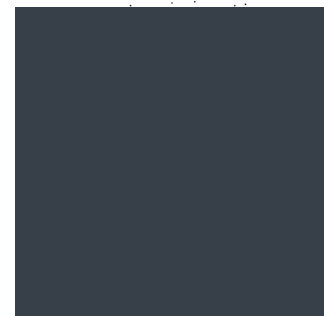




REV	ISSUE	DATE
A	SD PLANNING REV. 01	08-21-2020 10-05-2020

EXTERIOR ELEVATIONS

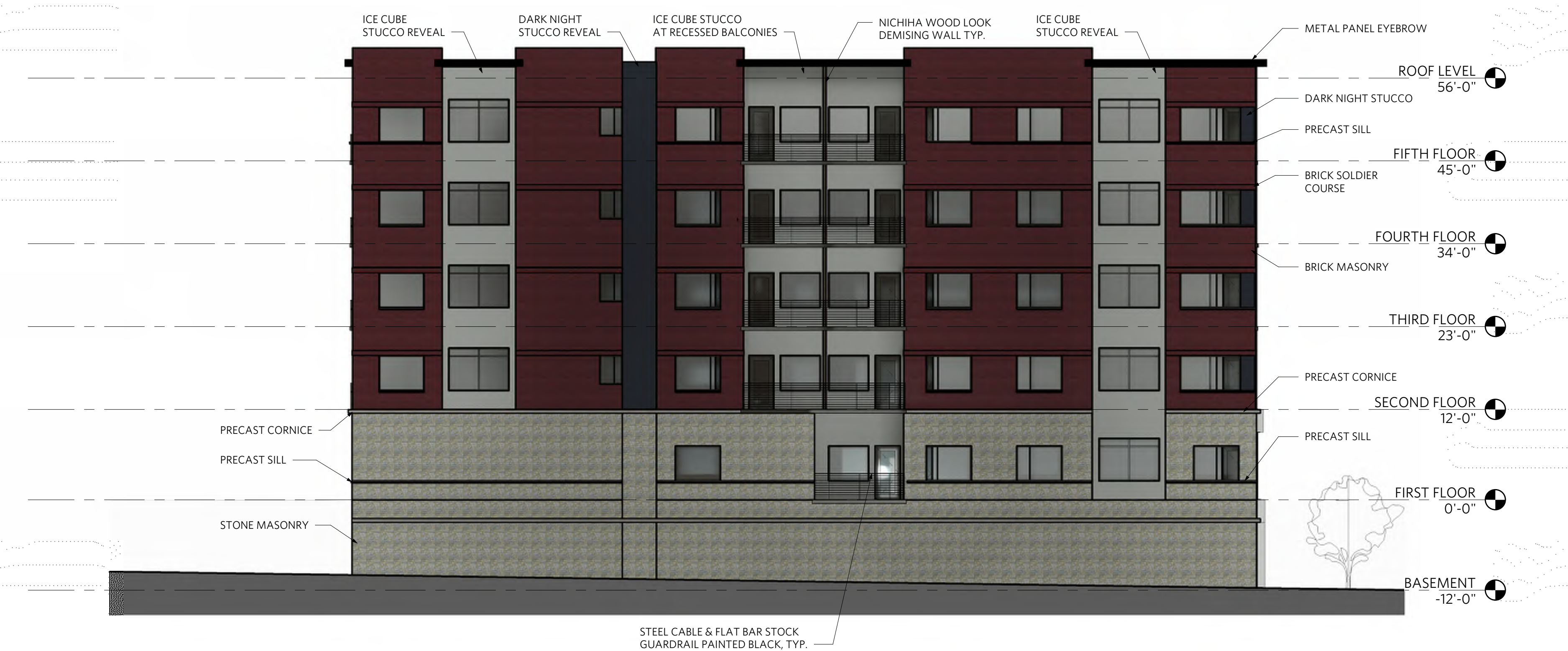
A200

EXTERIOR MATERIAL LEGEND

	
STONE MASONRY	SW 6252 ICE CUBE STUCCO
	
BRICK MASONRY	SW 6237 DARK NIGHT STUCCO
	
MATTE BLACK METAL PANEL EYEBROW	METAL PANEL SYSTEM
	
NICHIHA WOOD LOOK SYSTEM VINTAGEWOOD CEDAR	

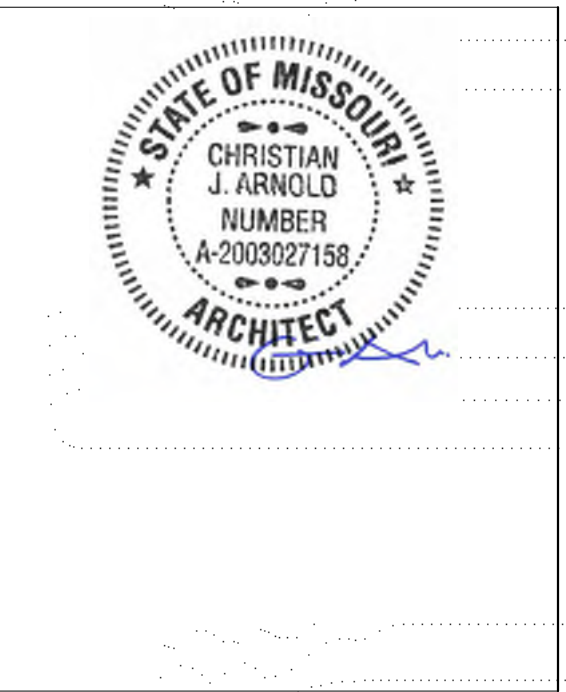


02 | EAST ELEVATION
3/32" = 1'-0"



01 | NORTH ELEVATION
3/32" = 1'-0"

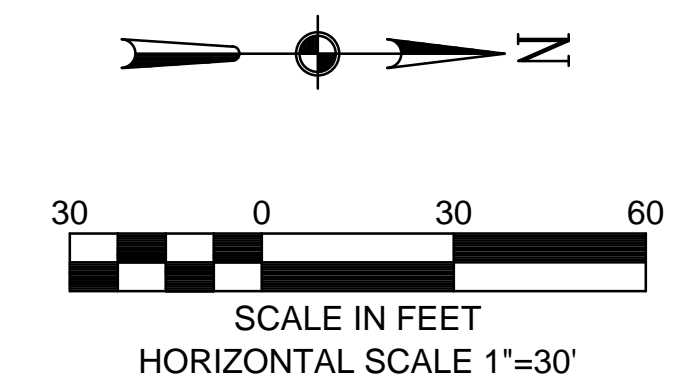
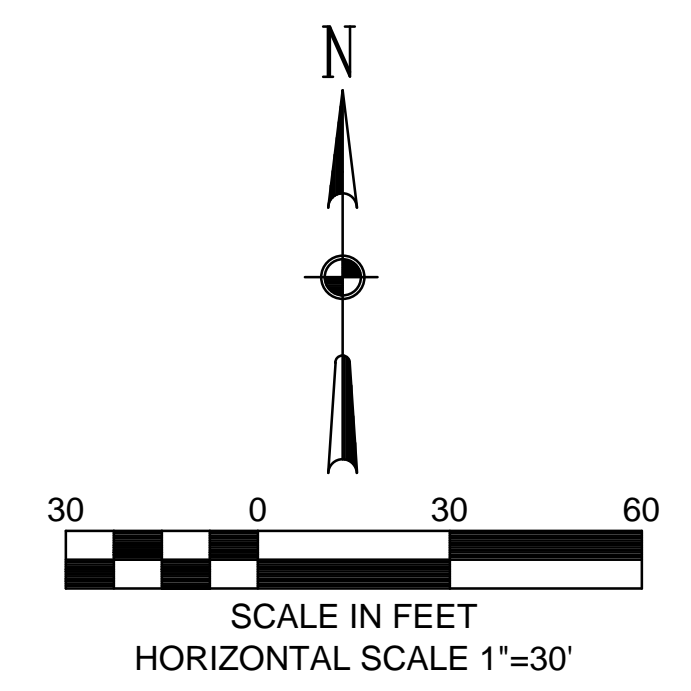
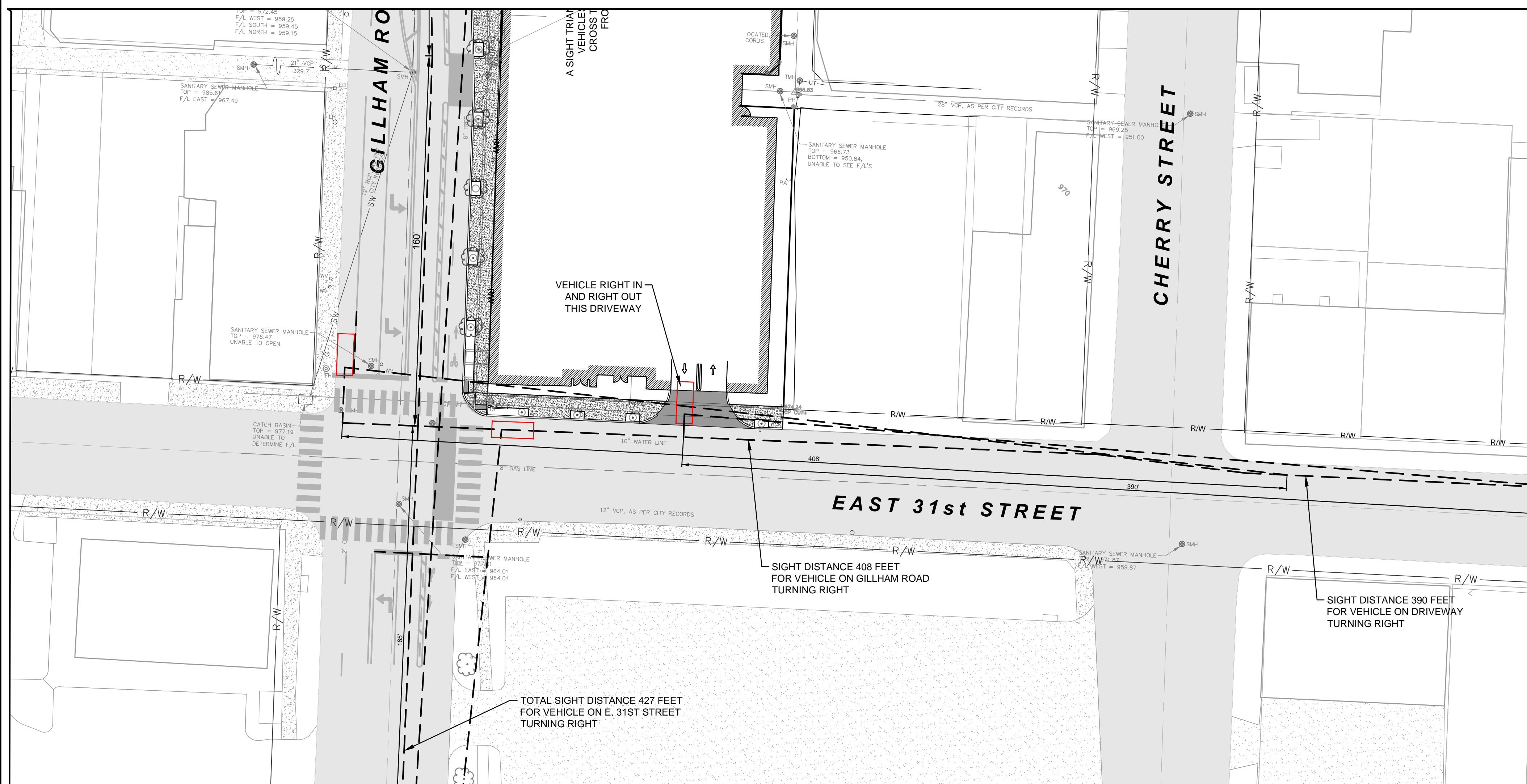
LEVY AT MARTINI CORNER
500 E 31ST STREET
KANSAS CITY, MO, 64108



REV	ISSUE	DATE
A	SD	08-21-2020
A	PLANNING REV. 01	10-05-2020

EXTERIOR ELEVATIONS

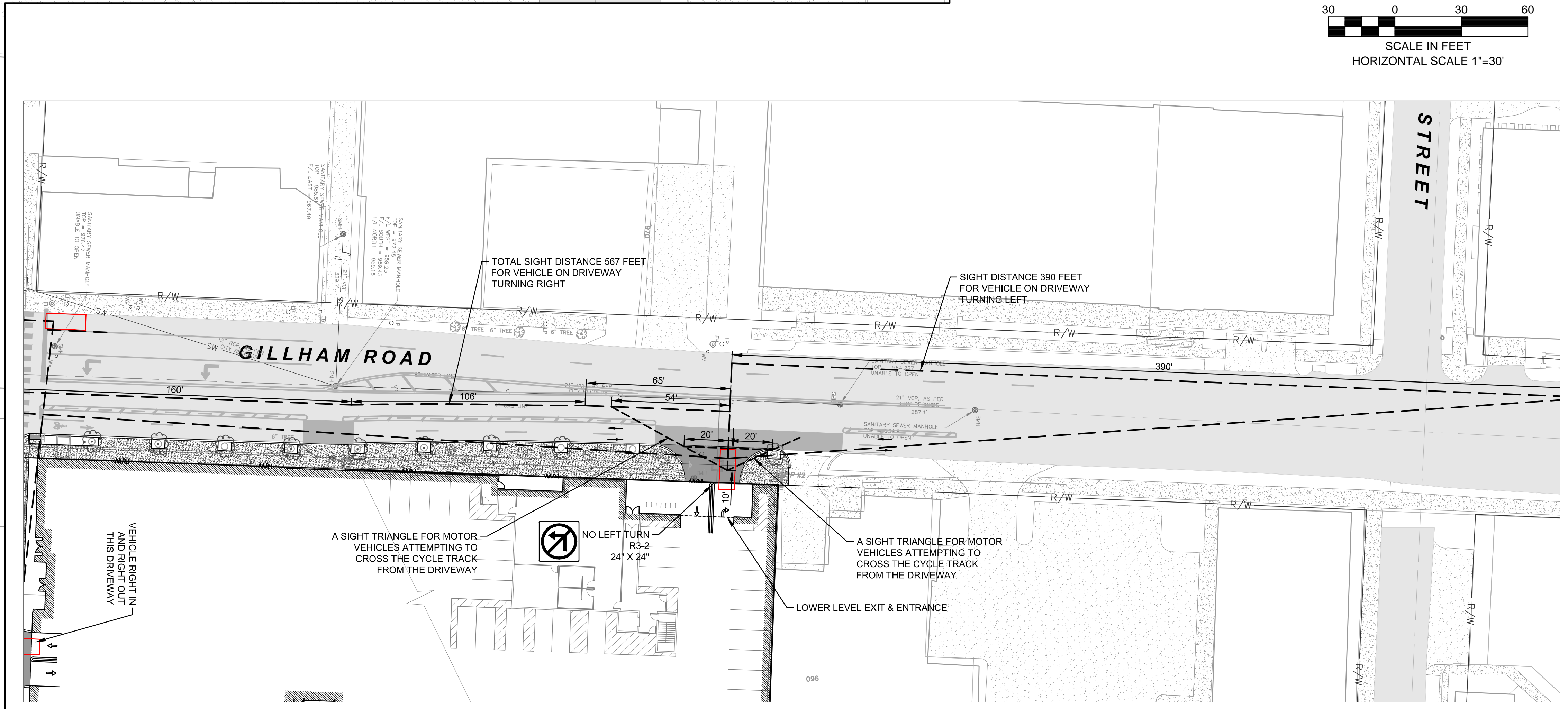
A201



NOTES

- 31ST STREET POSTED SPEED LIMIT IS 35 MPH
- GILLHAM ROAD POSTED SPEED LIMIT IS 35 MPH
- APPROACH GRADE AT THIS INTERSECTION IS -3% TO 3%. NO ADJUSTMENT IS NEEDED FOR SIGHT DISTANCE SHOWN ON THE AASHTO TABLES
- PER AASHTO GUIDELINES, INTERSECTION SIGHT DISTANCE FOR STOP CONTROL APPROACH ARE LISTED AS FOLLOWS:

	LEFT TURN	RIGHT TURN	CROSSING
35MPH	390 FEET	335 FEET	335 FEET
- TRIANGLE SIGHT DISTANCES FOR VEHICLES ON GILLHAM ROAD TURNING RIGHT, VEHICLES ON 31ST STREET TURNING RIGHT AND VEHICLES ON BOTH DRIVEWAYS TURNING MOVEMENT MEETS AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS.
- A SIGHT TRIANGLE FOR GARAGE ENTRANCE ALONG GILLHAM ROAD SHOWN ON THE PLAN MEETS NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS (NACTO) URBAN BIKEWAY DESIGN GUIDE. NACTO GUIDELINES INDICATE A 20' SIGHT TRIANGLE AT INTERSECTIONS AND 10' SIGHT TRIANGLE AT DRIVEWAYS.



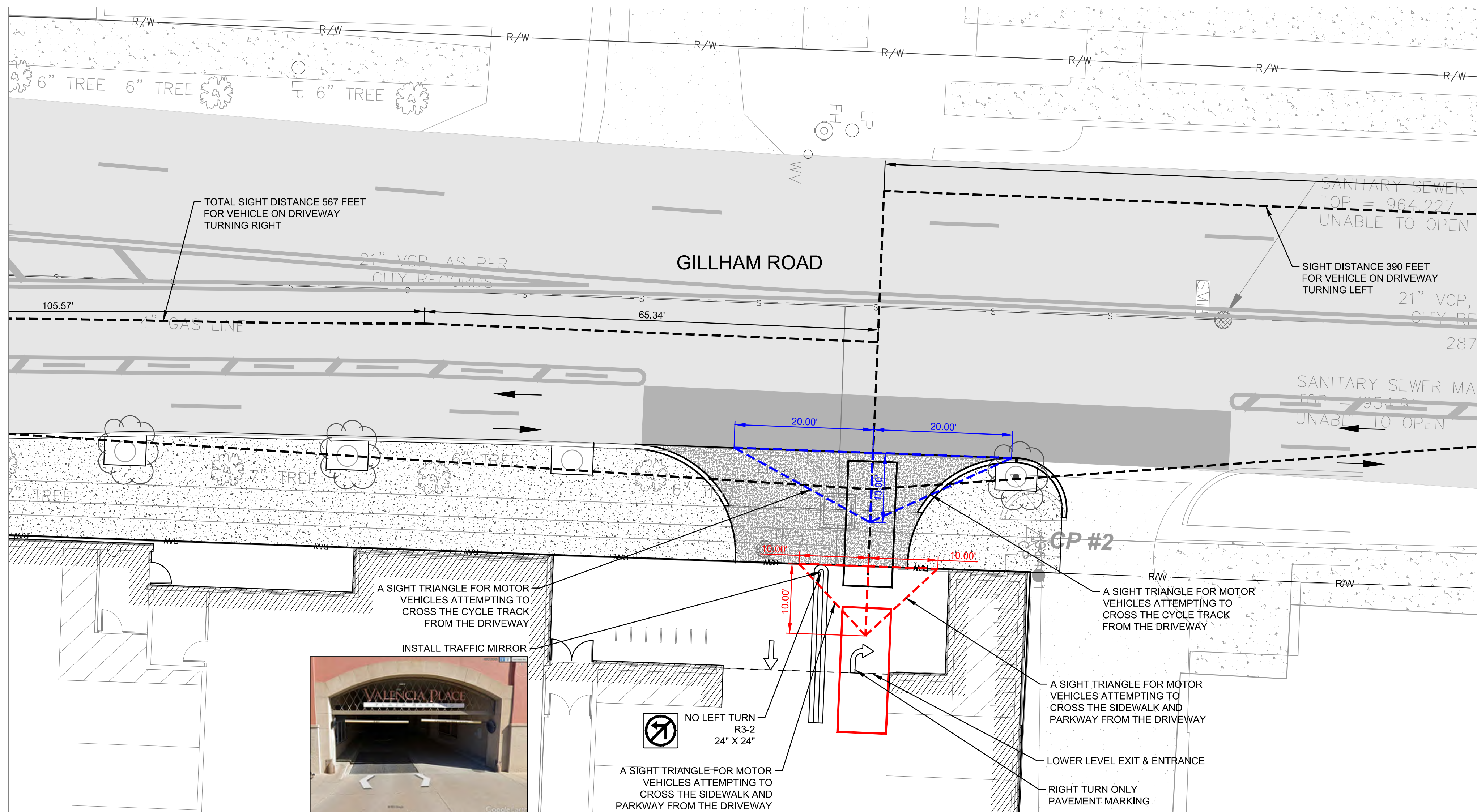
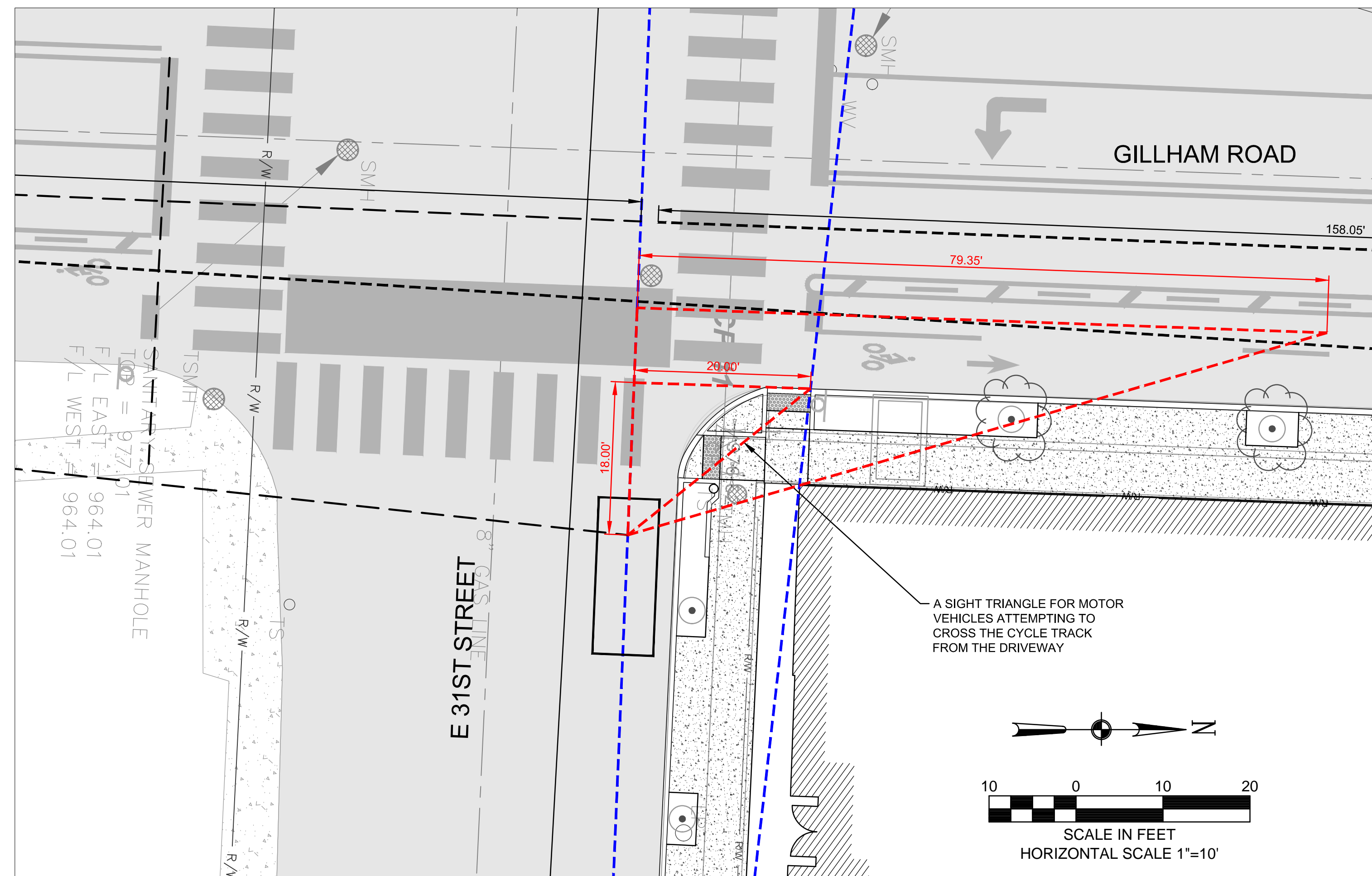
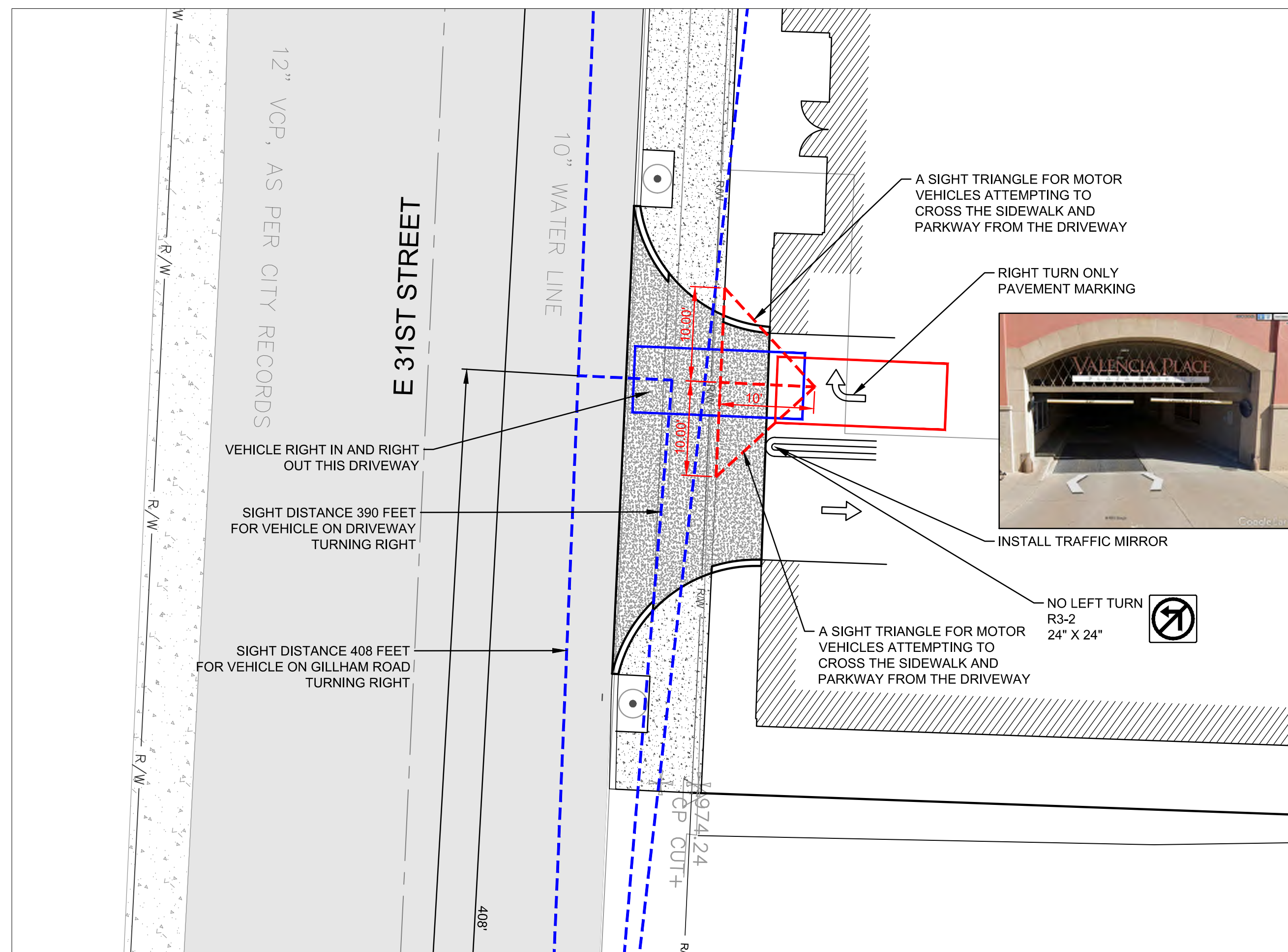
Levy at Martini Corner
 Development Plan

500 E. 31st Street
 Kansas City, MO 64108

rev	issue	date
	Development Plan	08.21.2020

19.05.Levy at Martini Corner

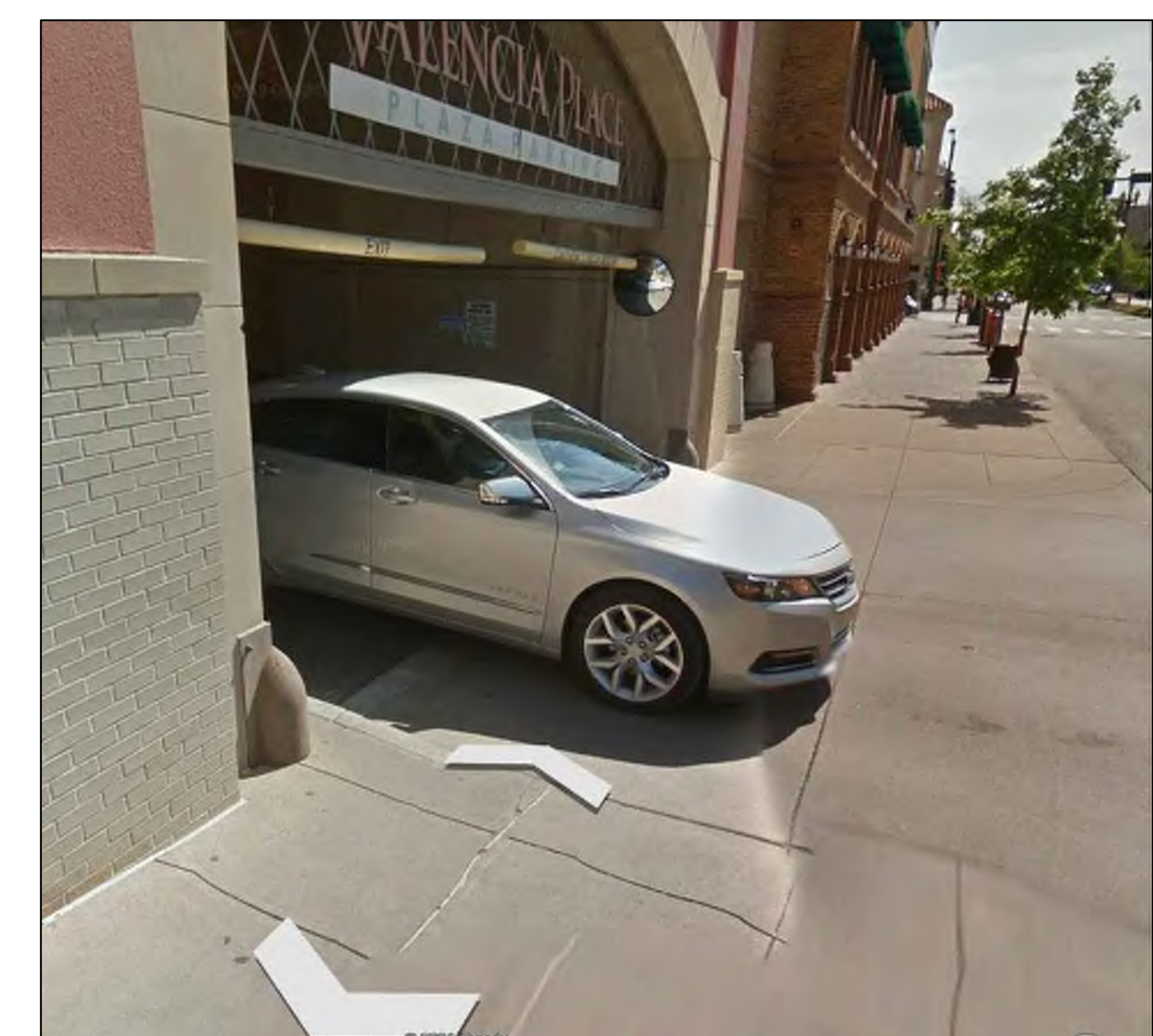
INTERSECTION SIGHT DISTANCE LAYOUT
 SHEET C-A



NOTES

- 31ST STREET POSTED SPEED LIMIT IS 35 MPH
- GILLHAM ROAD POSTED SPEED LIMIT IS 35 MPH
- APPROACH GRADE AT THIS INTERSECTION IS -3% TO 3%, NO ADJUSTMENT IS NEEDED FOR SIGHT DISTANCE SHOWN ON THE AASHTO TABLES
- PER AASHTO GUIDELINES, INTERSECTION SIGHT DISTANCE FOR STOP CONTROL APPROACH ARE LISTED AS FOLLOWS:

	LEFT TURN	RIGHT TURN	CROSSING
35MPH	390 FEET	335 FEET	335 FEET
- TRIANGLE SIGHT DISTANCES FOR VEHICLES ON GILLHAM ROAD TURNING RIGHT, VEHICLES ON 31ST STREET TURNING RIGHT AND VEHICLES ON BOTH DRIVEWAYS TURNING MOVEMENT MEETS AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS
- A SIGHT TRIANGLE FOR GARAGE ENTRANCE ALONG GILLHAM ROAD SHOWN ON THE PLAN MEETS NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS (NACTO) URBAN BIKEWAY DESIGN GUIDE. NACTO GUIDELINES INDICATE A 20' SIGHT TRIANGLE AT INTERSECTIONS AND 10' SIGHT TRIANGLE AT DRIVEWAYS.



Levy at Martini Corner
Development Plan

500 E. 31st Street
Kansas City, MO 64108

rev	issue	date
	Development Plan	08.21.2020

19.05.Levy at Martini Corner

INTERSECTION SIGHT DISTANCE LAYOUT
SHEET C-B