



150 & WARD RD. APARTMENTS

MEET MILHAUS

Milhaus is a national award-winning, vertically integrated multifamily developer, owner and operator specializing in Class A residential assets. Headquartered in Indianapolis, with regional offices in Austin, Tampa and Kansas City, Milhaus owns and operates a portfolio of approximately 7,500 units across a dozen secondary markets in the Midwest and Sunbelt.



BY THE NUMBERS

\$2.1B

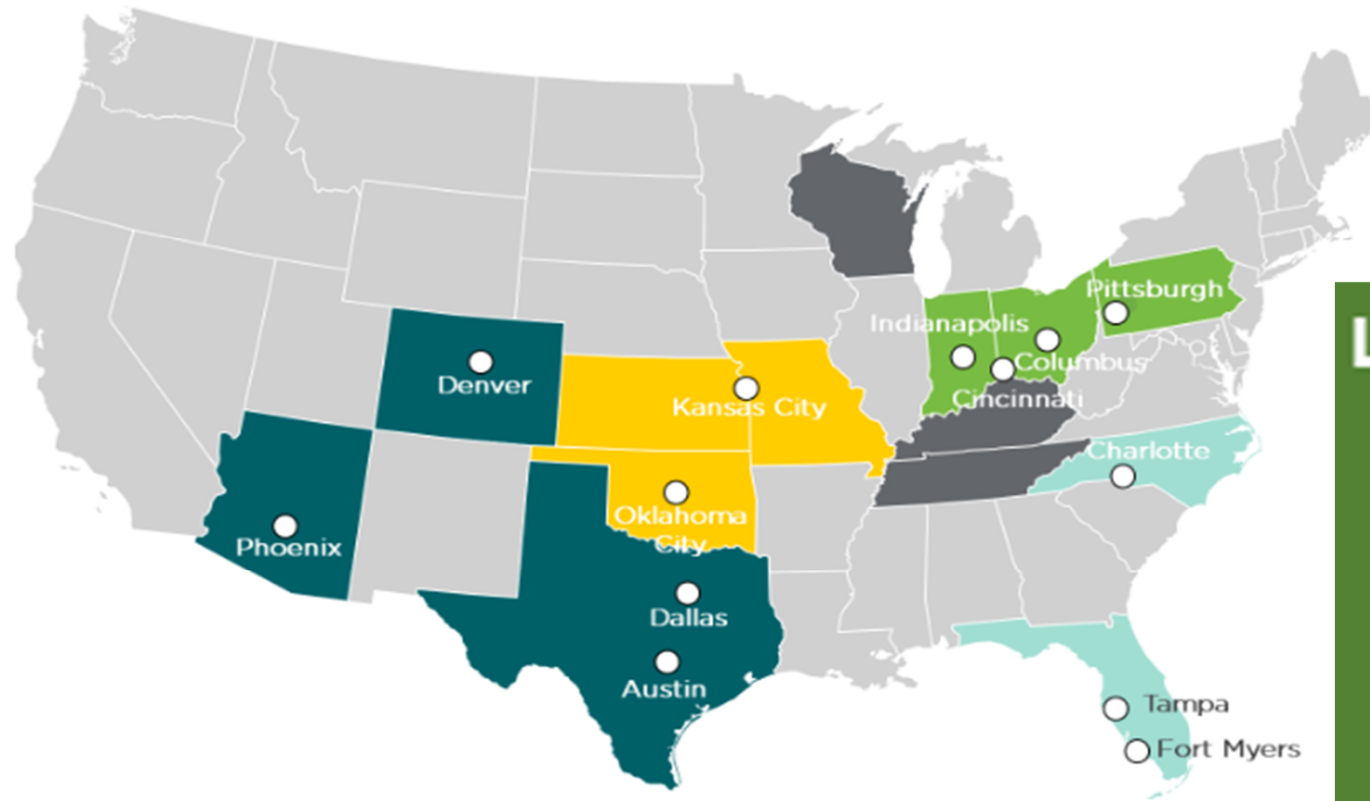
Assets Under
Management

51

Projects
Developed

12,805

Units Developed or
Under Construction



■ Midwest ■ Southeast ■ Central ■ Mountain West ■ Former

LOCAL PROJECTS

1. MARCATO
2. GALLERIE
3. ICON AT GALLERIE
4. ARTISTRY
5. URBANE
6. ARRELLO
7. VIA
8. SWITCH
9. ORA
10. JAMESTOWN

MASTER PLAN OVERVIEW

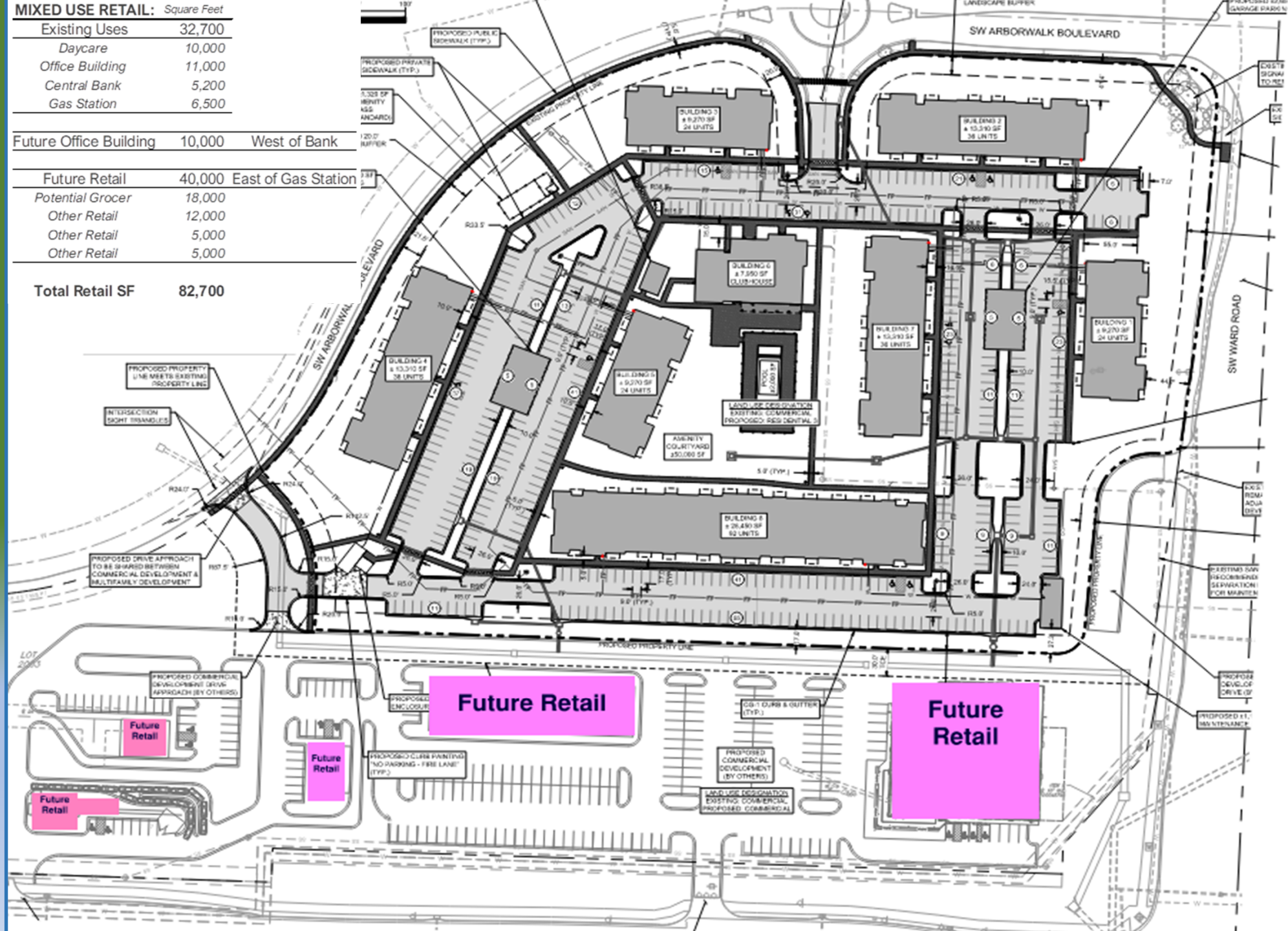


SITE PLAN



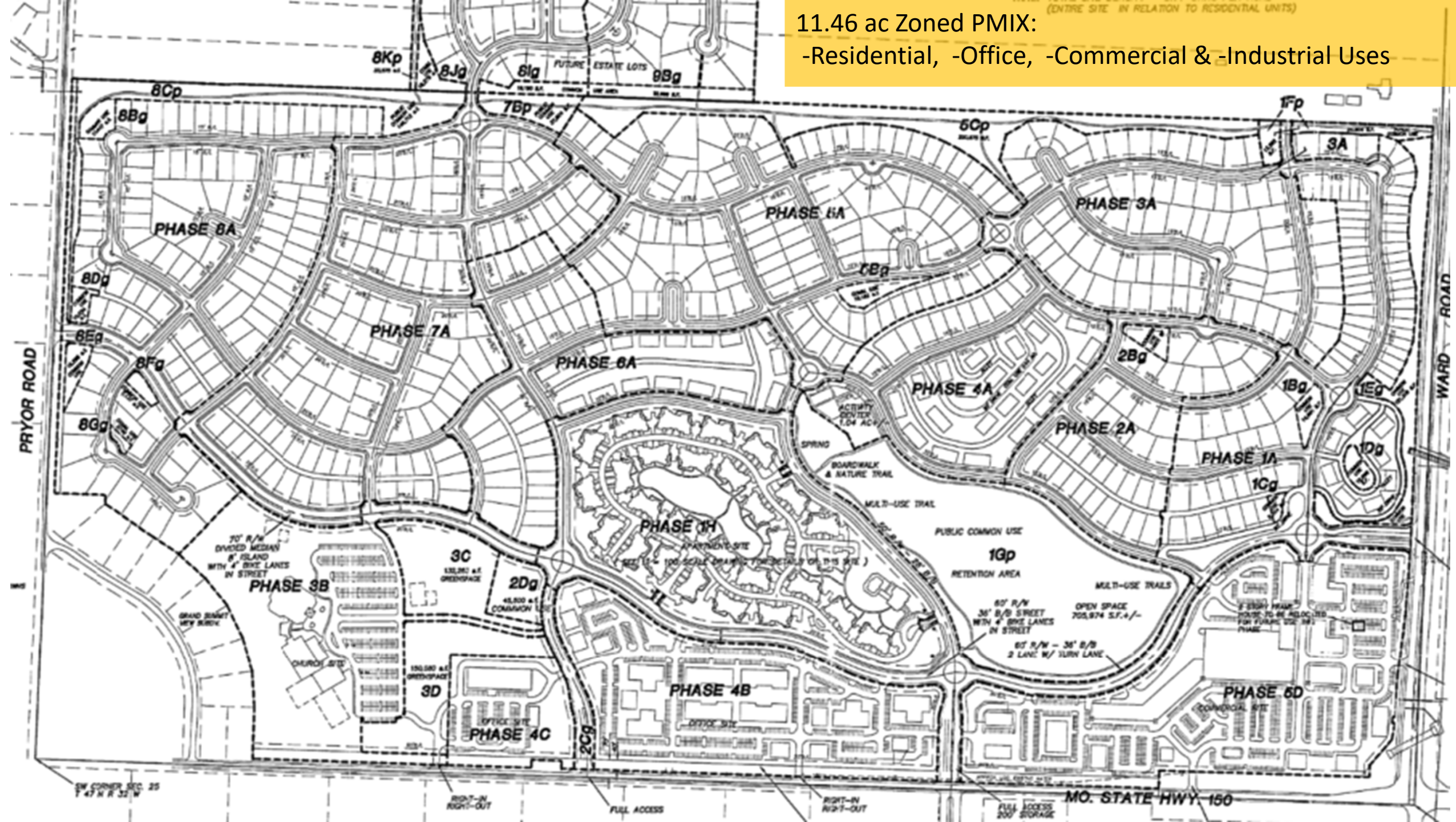
MIXED USE
INCLUDES
APARTMENTS BY
MILHAUS
AND RETAIL
BY MASTER
DEVELOPER

Future Office Building	10,000	West of Bank
Future Retail	40,000	East of Gas Station
Potential Grocer	18,000	
Other Retail	12,000	
Other Retail	5,000	
Other Retail	5,000	
Total Retail SF	82,700	



11.46 ac Zoned PMIX:

-Residential, -Office, -Commercial & -Industrial Uses





**+300 homes
planned
or
under
construction**

Inspired Homes at
Activity
Center



CHURCH

Daycare Center
10,000 SF
dwood Small...

43 Existing Homes



beddings **+280**
additional
homes
Planned

280 Apts
The Manor Homes of

**190
Assisted
Living
Center**

25,000
SF Office

6,500
SF Gas
Station

**Planned 40,000 SF
Retail**

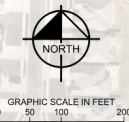
272 Apts

222 Existing Homes and Townhomes

43 Existing Homes

Comparable Cities Parking Requirements	
CITY	PARKING RATIO
Blue Springs	1.68
Independence	1.00
Raymore	1.50
Olathe	1.50
Lenexa	1.85
Overland Park	1.62

	UNIT TYPE	UNIT QUANTITY	UDO FACTOR	UDO REQUIRED SPACES	PROPOSED PARKING SPACES
	Studio	20	1.00	20	474
	1 Bedroom	124	1.50	186	
	2 Bedroom	112	1.50	168	
	3 Bedroom	16	2.00	32	
	Total Units	272		406	
	Visitor Parking		0.50	136	474
	TOTAL UDO REQUIRED SPACES			542	



C200 Site Plan

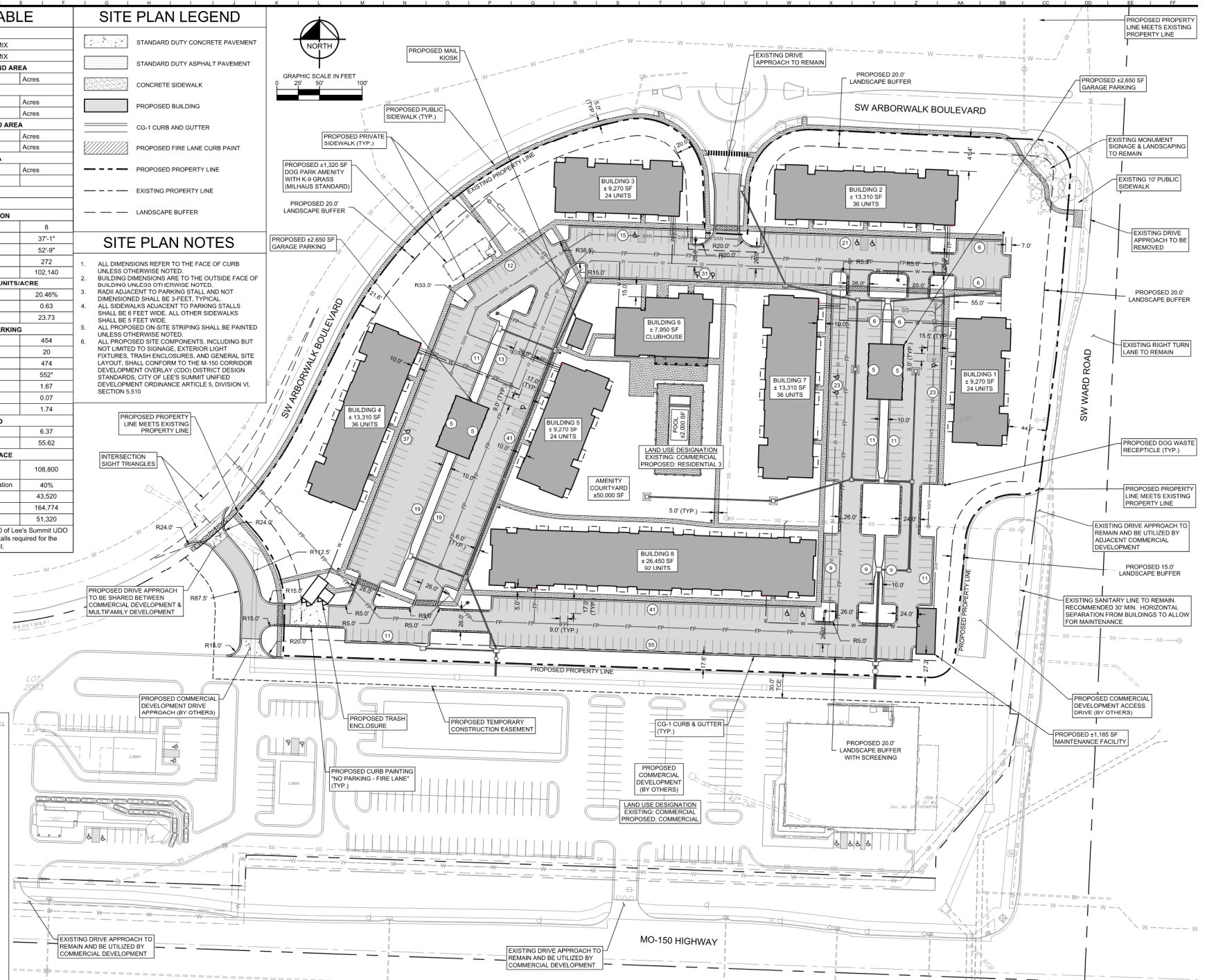
SITE SUMMARY TABLE			
A	ZONING		
	Existing		PMIX
	Proposed		PMIX
B	APPROXIMATE TOTAL LAND AREA		
	Existing	11.46	Acres
C	RIGHT-OF-WAY		
	Existing	0.00	Acres
	Proposed	0.00	Acres
D	APPROXIMATE NET LAND AREA		
	Existing	11.46	Acres
	Proposed	11.46	Acres
E	OPEN SPACE AREA		
	Proposed	3.78	Acres
	% of Site	33.01%	
F	PROPOSED USES		
	Multi-Family		
G	BUILDING INFORMATION		
	Number of Buildings		8
	3 Story Building Height (ft)		37'-1"
	4 Story Building Height (ft)		52'-9"
	Number of Units		272
	Total Gross Floor Area (SF)		102,140
H	BUILDING COVERAGE, FAR & UNITS/ACRE		
	Building Coverage		20.46%
	FAR		0.63
	Units/Acre		23.73
I	OFF-STREET VEHICLE PARKING		
	Surface Stalls Provided		454
	Garage Stalls Provided		20
	Total Stalls Provided		474
	Total Stall Required*		552*
	Surface Parking Ratio (Stalls/Unit)		1.67
J	Garage Parking Ratio (Stalls/Unit)		0.07
	Total Parking Ratio (Stalls/Unit)		1.74
	LAND COVER RATIO		
K	Total Impervious Area (Acres)		6.37
	Total Impervious Area (Percent)		55.62
	PRIVATE COMMON SPACE		
K	Common Space Required (SF) (400 SF/UNIT)		108,800
	% of Common Space to be Used as Recreation		40%
	Recreation Space Provided (SF)		43,520
	Common Space Provided (SF)		164,744
	Recreation Space Provided (SF)		51,320
An Alternate Parking Plan Per Section 8.540 of Lee's Summit UDO was provided to compute total parking stalls required for the proposed development.			

SITE PLAN LEGEND

	STANDARD DUTY CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED BUILDING
	CG-1 CURB AND GUTTER
	PROPOSED FIRE LANE CURB PAINT
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	LANDSCAPE BUFFER

SIGN PLAN NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. SIDE ADJACENT TO THE STREET SHALL BE 3 FEET AND NOT DIMENSIONED SHALL BE 3 FEET. TYPICAL.
4. ALL SIDEWALKS ADJACENT TO PARKING STALLS SHALL BE 5 FEET WIDE. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
6. ALL PROPOSED SIGN PLACEMENTS, INCLUDING BUT NOT LIMITED TO SIGNAGE, EXTERIOR LIGHT FIXTURES, TRASH ENCLOSURES, AND GENERAL SITE LAYOUT, SHALL CONFORM TO THE MOBILE COMMERCIAL DEVELOPMENT ORDINANCE (CCO) DISTRICT DESIGN STANDARDS. CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE ARTICLE 5, DIVISION VI, SECTION 5.5.10



GRADING & UTILITY LEGEND

- PROPOSED BUILDING
- CG-1 CURB AND GUTTER
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- LANDSCAPE BUFFER
- 700 FINISH GRADE MAJOR CONTOUR
- 701 FINISH GRADE MINOR CONTOUR
- 700 EXISTING GRADE MAJOR CONTOUR
- 701 EXISTING GRADE MINOR CONTOUR
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- EXISTING STORM STRUCTURE
- EXISTING STORM PIPE
- PROPOSED SANITARY SEWER MANHOLES
- PROPOSED PRIVATE SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING PUBLIC SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING WATER STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING FIBER OPTIC VAULT
- EXISTING FIBER OPTIC LINE
- EXISTING POWER STRUCTURE

GRADING & UTILITY NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND UTILITIES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
- ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER.
- THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
- NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB & GUTTER.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
- PROPOSED SANITARY SEWER MAIN SHALL BE PUBLIC.
- PROPOSED STORM SEWER SHALL BE PRIVATE.
- PROPOSED WATER MAIN SHALL BE PRIVATE.

LIMITS OF DISTURBANCE: 12.67 AC

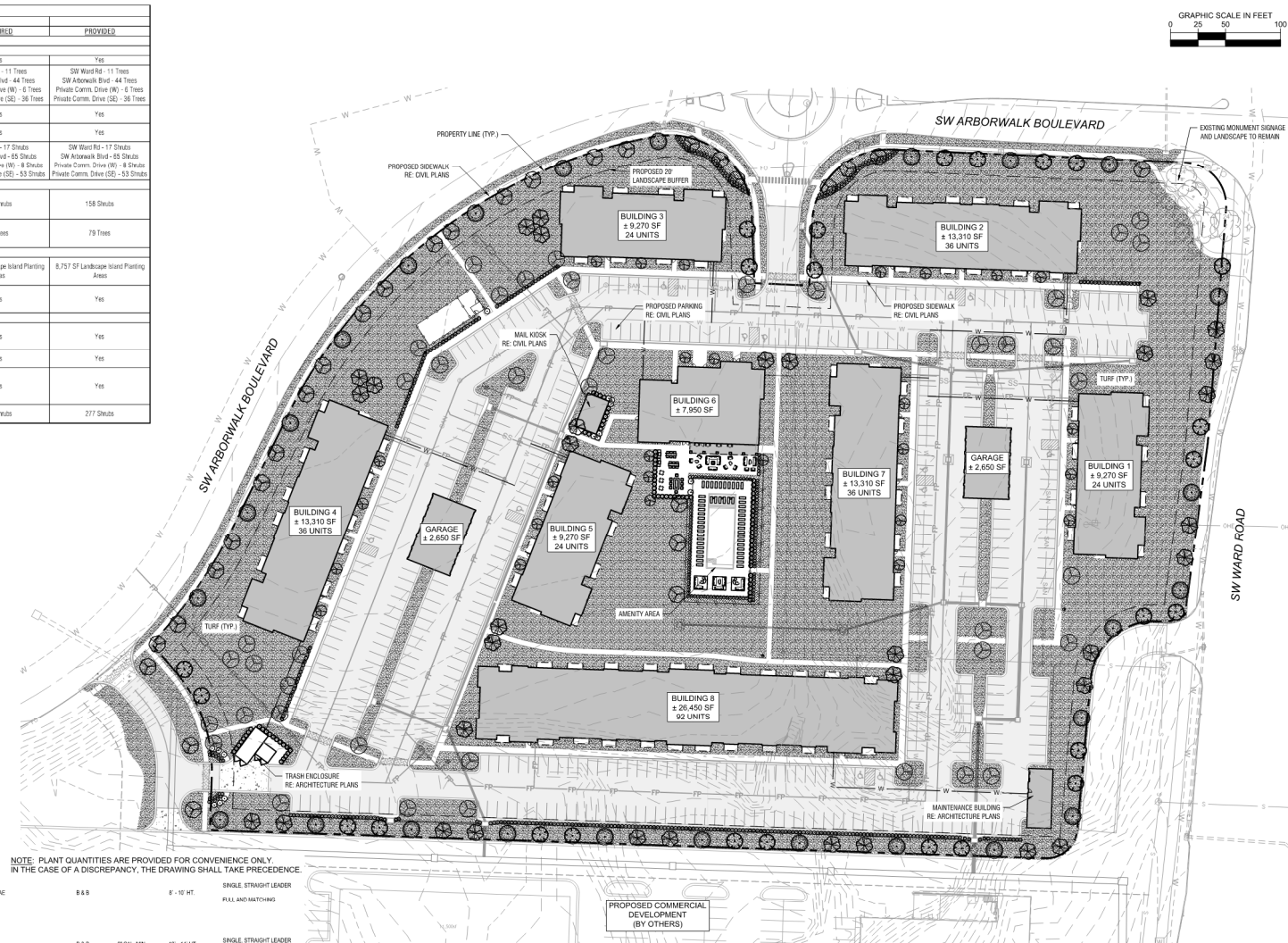
HYDRODYNAMIC SEPARATOR CALCULATIONS

HDS #1 (EAST)		HDS #2 (WEST)	
C	0.80	C	0.80
INTENSITY	10.20 (IN./HR.)	INTENSITY	10.20 (IN./HR.)
AREA	5.9 AC.	AREA	4.1 AC.
Q	49 CFS	Q	33 CFS
HDS UNIT	CDS 3035-6-C	HDS UNIT	CDS 3025-6-C

HYDRODYNAMIC SEPARATOR CALCULATIONS			
HDS #1 (EAST)		HDS #2 (WEST)	
C	0.80	C	0.80
INTENSITY	10.20 (IN./HR.)	INTENSITY	10.20 (IN./HR.)
AREA	5.9 AC.	AREA	4.1 AC.
Q	49 CFS	Q	33 CFS
HDS UNIT	CDS 3035-6-C	HDS UNIT	CDS 3025-6-C

L100 Landscape Plan

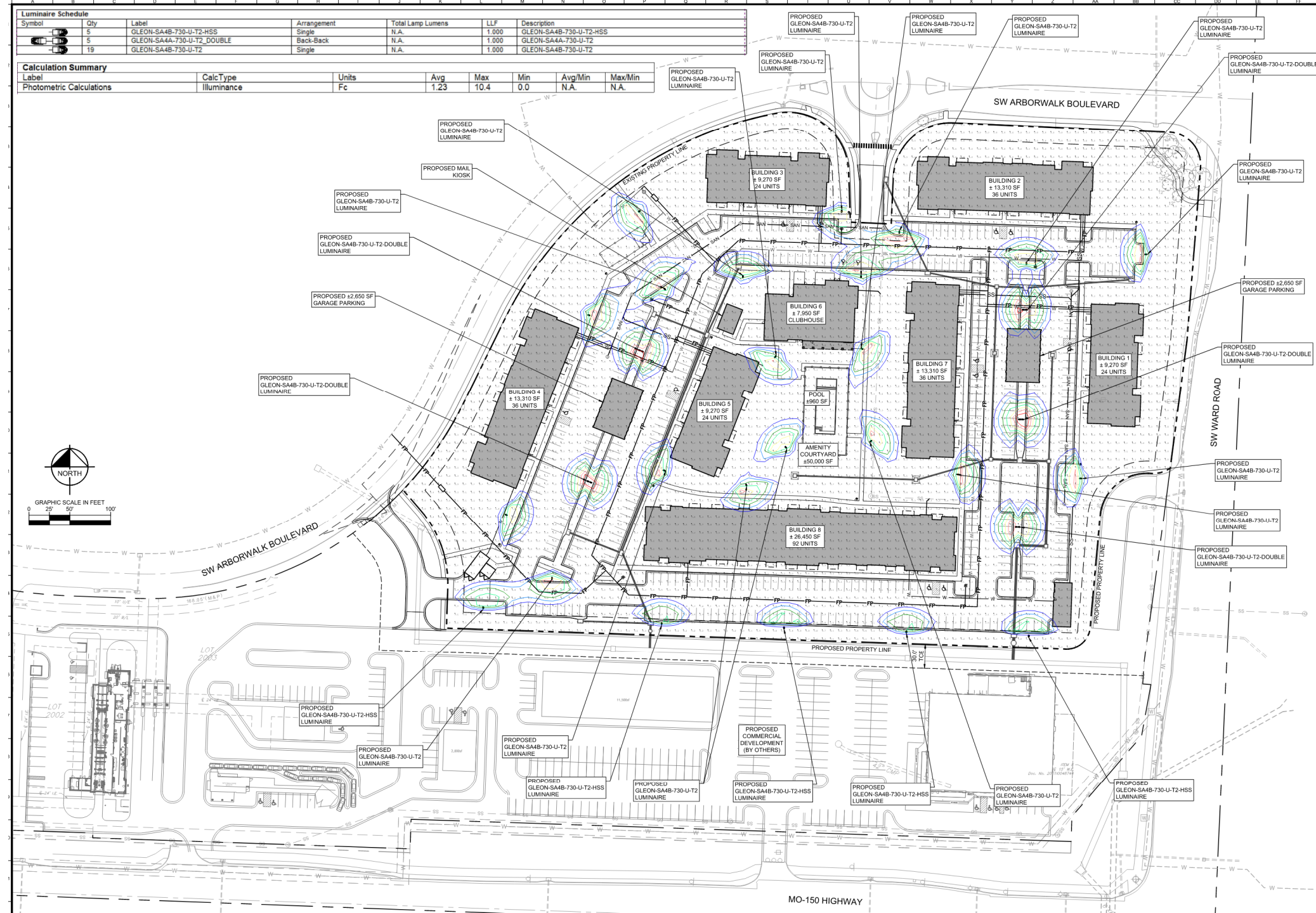
Leo Summit, Missouri - Landscape Data Table		
Site Area: 11.46 acres (499,197 SF) - Zoning PMIX		
	REQUIRED	PROVIDED
Section 8.700 - Landscape Minimum Requirements		
A. Street Frontage		
One tree shall be planted for each 35 feet of street frontage (public or private) within the landscape setback.	Yes	Yes
SW Ward Rd. 325 LF / 20' = 11 Trees	SW Ward Rd. - 11 Trees	SW Ward Rd. - 11 Trees
SW Arrowalk Blvd. 1,299 LF / 20' = 44 Trees	SW Arrowalk Blvd. - 44 Trees	SW Arrowalk Blvd. - 44 Trees
Private Commercial Drive (WC) - 161 LF / 20' = 6 Trees	Private Comm. Drive (WC) - 6 Trees	Private Comm. Drive (WC) - 6 Trees
Private Commercial Drive (SE) - 1,055 LF / 20' = 30 Trees	Private Comm. Drive (SE) - 30 Trees	Private Comm. Drive (SE) - 30 Trees
A minimum of 10 feet wide landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.	Yes	Yes
One shrub shall be provided for every 20 feet of street frontage within the landscape setback abutting street frontage.	Yes	Yes
SW Ward Rd. 325 LF / 20' = 11 Shrubs	SW Ward Rd. - 11 Shrubs	SW Ward Rd. - 11 Shrubs
SW Arrowalk Blvd. 1,299 LF / 20' = 44 Shrubs	SW Arrowalk Blvd. - 44 Shrubs	SW Arrowalk Blvd. - 44 Shrubs
Private Commercial Drive (WC) - 161 LF / 20' = 6 Shrubs	Private Comm. Drive (WC) - 6 Shrubs	Private Comm. Drive (WC) - 6 Shrubs
Private Commercial Drive (SE) - 1,055 LF / 20' = 30 Shrubs	Private Comm. Drive (SE) - 30 Shrubs	Private Comm. Drive (SE) - 30 Shrubs
B. Open Yard Areas		
The minimum open yard area landscaping requirements shall be two shades per 5,000 SF of total lot area (excluding building footprint area).	158 Shades	158 Shades
499,197 SF Lot Area - 106,129 SF Building Footprint = 393,068 SF / 5,000 = 79 * 2 = 158 Shades		
In addition to the trees required based on street frontage, additional trees shall be required at a ratio of one tree for every 5,000 SF of lot area not covered by buildings/structures.	79 Trees	79 Trees
499,197 SF Lot Area - 117,767 SF Building Footprint = 381,430 SF / 5,000 = 79 Trees		
Section 8.810 - Parking Lot Landscaping and Trees		
Landscape islands, strips or other planting areas shall be located within the parking lot and constitute at least five percent of the entire area devoted to parking spaces, aisles and driveways.	8,737 SF Landscape Island Planting Areas	8,737 SF Landscape Island Planting Areas
735,138 SF Area Devoted to Parking = 8,737 SF Landscape Island Planting Areas		
A landscape island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than nine feet wide for at least one-half the length of the adjacent parking space.	Yes	Yes
Section 8.820 - Screening, Parking Lot		
For any parking lot designed or intended to accommodate five cars or more and any area not used for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right of way, a visual screen shall be provided as required below.	Yes	Yes
Screening is a height of two and one-half feet must be provided along the edge of parking lot or loading area closest to and parallel to the street. A driveway to the parking lot or loading area may intersect the screening.	Yes	Yes
Planted only screening: a hedge consisting of at least 12 shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application.	Yes	Yes
552 LF Perimeter Parking Frontage / 40' * 12 = 98 Shrubs		
595 LF South Parking Frontage / 40' * 12 = 179 Shrubs	277 Shrubs	277 Shrubs

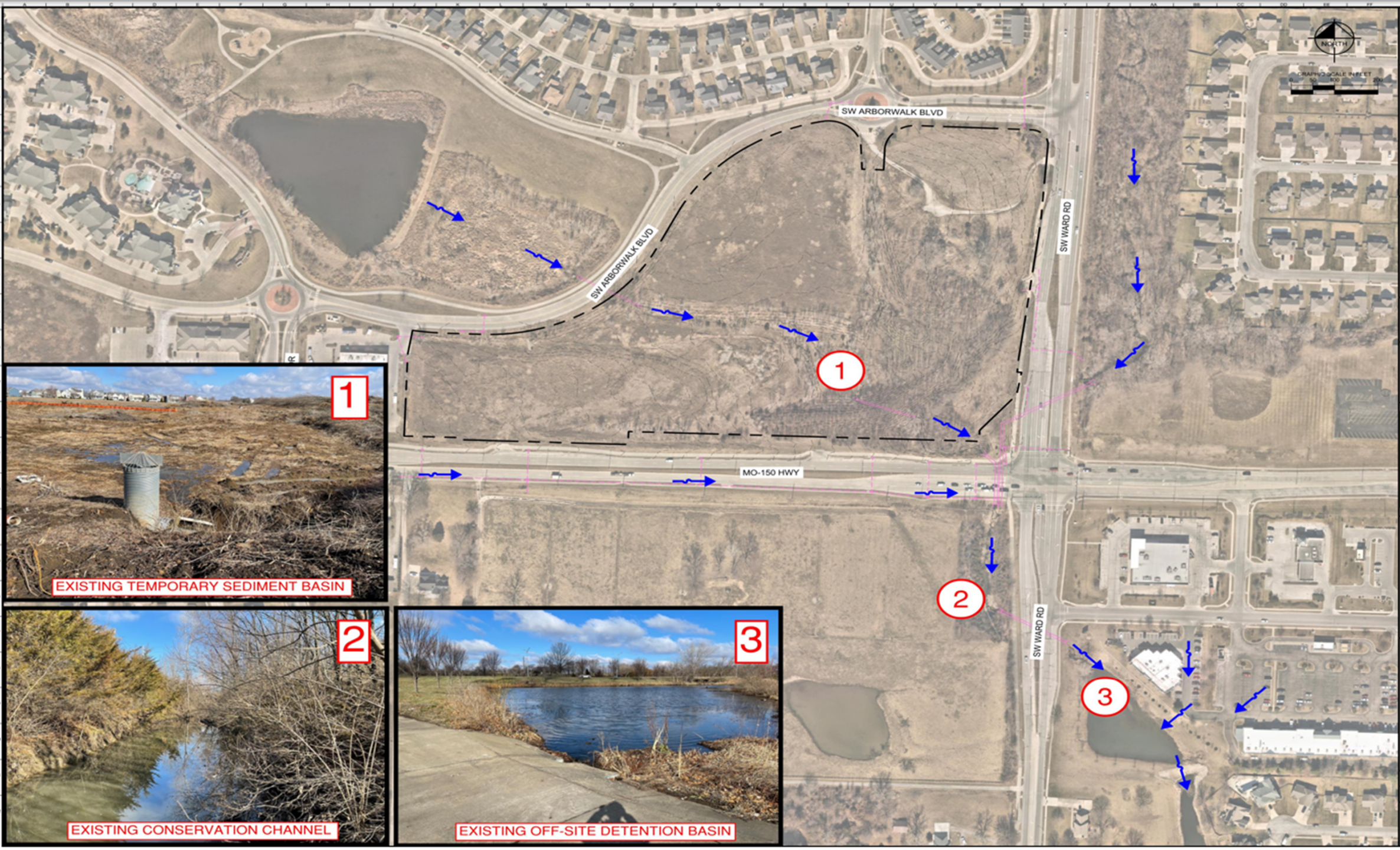


CONIFEROUS TREES									
TO	26	THUJA STANDISHI + PLICATA 'GREEN GIANT' / GREEN GIANT ARBOREVITAE	B & B	8' - 10' HT.	SINGLE, STRAIGHT LEADER	FULL AND MATCHING			
SHADE TREES									
CI	42	CARYA LILINOENSIS / PECAN HICKORY	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER	FULL AND MATCHING		
LT	25	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM' / NAUSEETIC BEAUTIFUL TULIP TREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER	FULL AND MATCHING		
MA	34	MAGNOLIA ACUMINATA / CUCUMBERTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER	FULL AND MATCHING		
MG	27	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKENS SOUTHERN BOGUE MAGNOLIA	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER	FULL AND MATCHING		
OL	29	QUERCUS LYRATA / OVERCUP OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER	FULL AND MATCHING		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS		
SHRUBS									
BO	143	BUXUS 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	CONT.	3 HT. MIN.	42" O.C.	FULL AND MATCHING			
HO	294	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	CONT.	3 HT. MIN.	42" O.C.	FULL AND MATCHING			
IG	196	ILEX GLABRA 'DENSE' / DENSE INEBRIARY HOLLY	CONT.	3 HT. MIN.	42" O.C.	FULL AND MATCHING			
JS	83	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	CONT.	4 HT. MIN.	48" O.C.	FULL AND MATCHING			
MR	15	MAGNOLIA 'ROSE MARIE' / ROSE MARIE MAGNOLIA	CONT.	3 HT. MIN.	48" O.C.	FULL AND MATCHING			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS		
GROUND COVERS									
LS	1,907	LIRIOPE SPICATA / CREEPING LILY TURF	CONT.	8" HT. X 10" W.	15" O.C.	FULL AND MATCHING			

- PLANTING NOTES:**
- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED PRE-CONSTRUCTION SUBMITTALS.
 - CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
 - ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
 - LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 - TREE STAKING: REFER TO TYPICAL TREE STAKING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
 - PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 - PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
 - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
 - LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 - CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
 - ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
 - ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE. POSSESSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
 - FERTILIZER: FERTILIZE SEEDBED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

PH100 Photo- metric Plan





KIMLEY-HORN	
SCALE	AS SHOWN
DESIGNED BY	AT
DRAWN BY	AT
CHECKED BY	TM
PRELIMINARY NOT FOR CONSTRUCTION	
MILWAUKEE	
EXISTING CONDITIONS	
ARBORWALK EAST MULTI-FAMILY DEVELOPMENT 150 HIGHWAY & SW WARD ROAD LEE'S SUMMIT, MISSOURI 64062	
ORIGINAL ISSUE: 3/9/2023 KHA PROJECT NO. 268277000 SHEET NUMBER C1	



1 | BLDG A-Front Elevation-C
scale: 1/8" = 1'-0"



2 | BLDG A- Rear Elevation-C
scale: 1/8" = 1'-0"



Window / Door Area %	
Window	20%
Door	10%
Other	10%

Exterior Material Finish Legend	
1. Modular Brick Type #1 (Field)	20. Concrete
2. Brick (Decorative)	21. Paint in Color with Current Panel Finish
3. Brick (Decorative)	22. Paint in Color with Current Panel Finish
4. Brick (Decorative)	23. Paint in Color with Current Panel Finish
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64. Paint in Color with Current Panel Finish	83. Paint in Color with Current Panel Finish
65. Paint in Color with Current Panel Finish	84. Paint in Color with Current Panel Finish
66. Paint in Color with Current Panel Finish	85. Paint in Color with Current Panel Finish
67. Paint in Color with Current Panel Finish	86. Paint in Color with Current Panel Finish
68. Paint in Color with Current Panel Finish	87. Paint in Color with Current Panel Finish
69. Paint in Color with Current Panel Finish	88. Paint in Color with Current Panel Finish
70. Paint in Color with Current Panel Finish	89. Paint in Color with Current Panel Finish
71. Paint in Color with Current Panel Finish	90. Paint in Color with Current Panel Finish
72. Paint in Color with Current Panel Finish	91. Paint in Color with Current Panel Finish
73. Paint in Color with Current Panel Finish	92. Paint in Color with Current Panel Finish
74. Paint in Color with Current Panel Finish	93. Paint in Color with Current Panel Finish
75. Paint in Color with Current Panel Finish	94. Paint in Color with Current Panel Finish
76. Paint in Color with Current Panel Finish	95. Paint in Color with Current Panel Finish
77. Paint in Color with Current Panel Finish	96. Paint in Color with Current Panel Finish
78. Paint in Color with Current Panel Finish	97. Paint in Color with Current Panel Finish
79. Paint in Color with Current Panel Finish	98. Paint in Color with Current Panel Finish
80. Paint in Color with Current Panel Finish	99. Paint in Color with Current Panel Finish
81. Paint in Color with Current Panel Finish	100. Paint in Color with Current Panel Finish

3 | BLDG A-Right Elevation-C
scale: 1/8" = 1'-0"



4 | BLDG A-Left Elevation-C
scale: 1/8" = 1'-0"



a proposed development for: Milhaus
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date
02-10-2020
drawn by
TJR
checked by
TJR
revisions

sheet number
PDP - A1
Bldg Type A - Exterior Elevations

drawing type
preliminary
project number
72238

1 BLDG B-Front Elevation
scale: 1/8" = 1'-0"



2 BLDG B-Rear Elevation
scale: 1/8" = 1'-0"

Exterior Material Finish Legend	
1. Modular Brick Type #1 (Face)	2. Canopies
3. Stone (Cladding)	4. Painted to Comply with Current Panel Finish
5. Dark Stucco/Exterior Brick	6. Color Black
7. Mortar	8. Treated Wood Frame Siding w/ Fiber Cement
9. Color: Neutral Gray	9. Blank Frame Painted
	10. Color Black
11. Hardwood Siding - Same as #1	11. Fire Engineered Treated Wood Panel / Painted
	12. Color: Black
12. Fiber Cement Siding - 8" Horizontal Lap Siding	13. Fiber Cement Siding - 8" Horizontal Lap Siding
13. Color: Light Brown	14. Color: Black
14. Texture: Smooth / Matte	15. Texture: Smooth / Matte
15. Fiber Cement Siding - 8" Horizontal Lap Siding	16. Vinyl Windows - Single Hung - Type 61
16. Color: Light Brown	17. Exterior Color: White
17. Texture: Smooth / Matte	18. Interior Color: White
18. Fiber Cement Panel w/ Siding System	19. Aluminum Siding / Finishing
19. Color: Black	20. Exterior Color: Neutral Black
20. Texture: Smooth / Matte	21. Interior Color: Neutral Black
21. Fiber Cement Panel Siding / Horizontal Lap Siding	22. Double 7'-0" x 4'-0" Clear Glass / Painted
22. Color: Neutral Gray	23. Color: Black
23. Texture: Smooth / Matte	24. Door w/ side by 7'-0" x 4'-0" Clear Glass / Painted
24. Fiber Cement Brick	25. Color: Black
25. Color: Black / Gray / (Hard)	26. Smooth Concrete Doors (2) 8'-0" x 4'-0" Clear
26. Color: No Match Siding	27. Glass / Painted
27. Texture: Smooth / Matte	28. Color: Black
28. Prefinished Metal Cladding	29. Steel Roll Doors 7'-0" x 7'-0" RM Door & Frame
29. Color: Match Trim	30. Color: Frame to Match Siding
30. Prefinished Aluminum Siding	31. Color: Black
31. Color: Black	32. Double Door 7'-0" x 4'-0" Exterior RM Door & Frame
	33. Color: Black & Frame painted Black
	34. Architectural Details
	35. Color: Black

Window / Door Area %	
Window	Area %
Single Hung	15%
Double Hung	15%
Roll Up	15%
Roll Up	15%



3 BLDG B-Right Elevation
scale: 1/8" = 1'-0"



4 BLDG B-Left Elevation
scale: 1/8" = 1'-0"

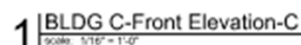
a proposed development for: **Milhaus**
150 & Ward Multi-Family
150 Highway & SW Ward Road
Lee's Summit, Missouri 64082

date: 05.10.2020
drawn by: J.B.
checked by: J.B.
revisions:

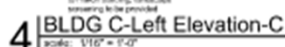
sheet number
PDP - A2

only Type B - Scale Elevations

drawing type
preliminary
project number
10000



Window / Door Area %	
<u>Building C</u>	
East	20%
West	20%
Left	1%
Right	1%

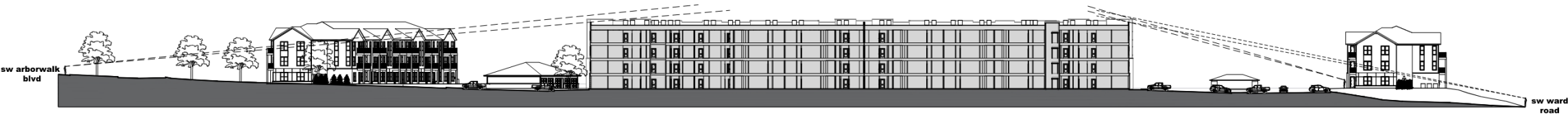


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150 & Ward Multi-Family
 150 Highway & SW Ward Road
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TJM
checked by
TJM
revisions

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 only type C - Exotic Structures
 drawing type
 preliminary
 project number
 00000

Sightline Illustration



1 | Site SECTION
scale: 1" = 40'-0"



2 | Site SECTION 2
scale: 1" = 40'-0"

Clubhouse Rendering



Outdoor Amenities

