



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**

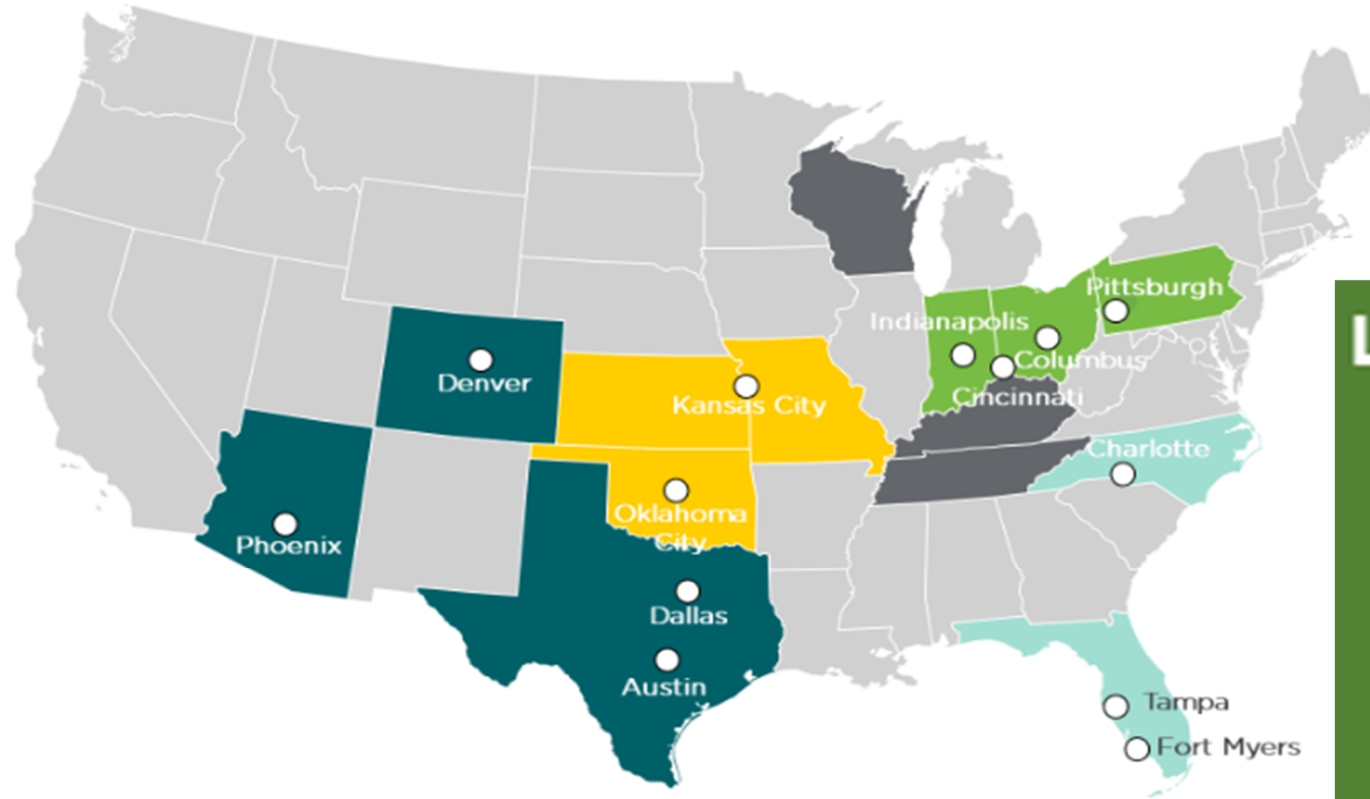
Assets Under  
Management

**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





# MASTER SITE PLAN

MIXED USE  
INCLUDES  
APARTMENTS BY  
MILHAUS  
AND RETAIL  
BY MASTER  
DEVELOPER

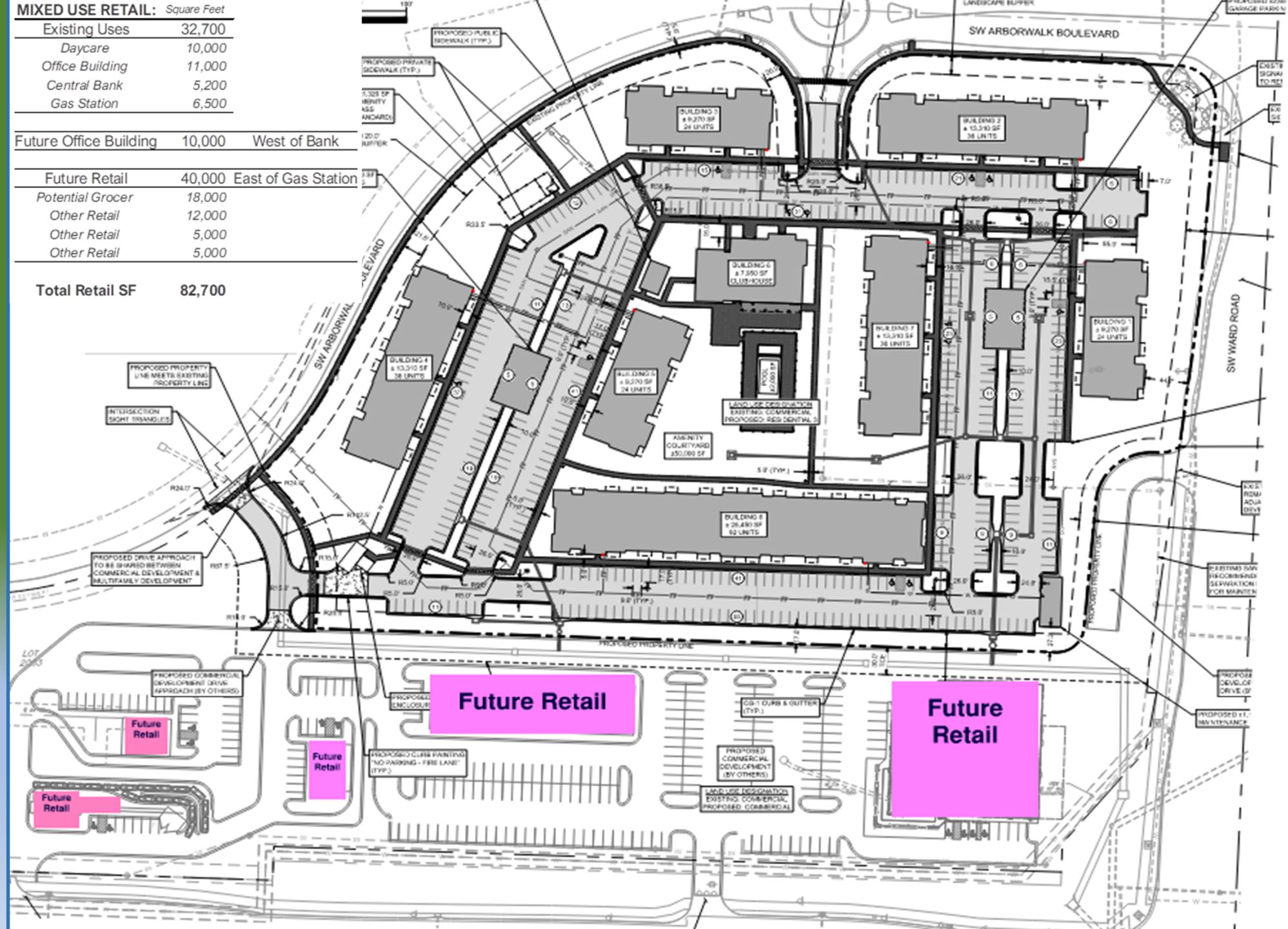
## MIXED USE RETAIL: Square Feet

Existing Uses	32,700
Daycare	10,000
Office Building	11,000
Central Bank	5,200
Gas Station	6,500

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

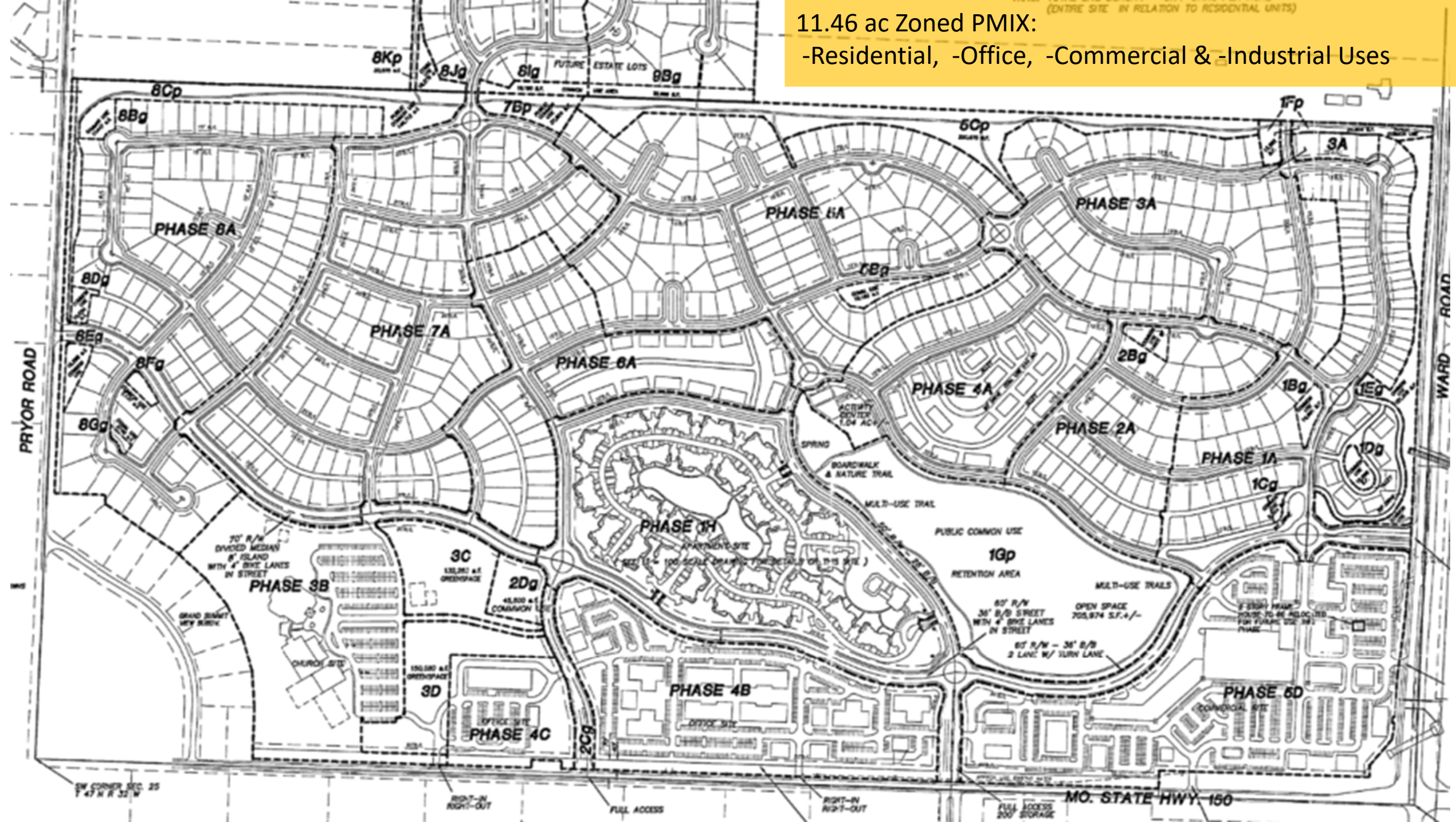
Total Retail SF 82,700





11.46 ac Zoned PMIX:

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







**+300 homes  
planned  
or  
under  
construction**

**43  
Existing  
Homes**

**+280  
additional  
homes  
Planned**

**222 Existing Homes  
and Townhomes**

**280 Apts**

**272 Apts**

**Planned 40,000 SF  
Retail**

**25,000  
SF Office**

**6,500  
SF Gas  
Station**

**190  
Assisted  
Living  
Center**

**Daycare  
Center  
10,000 SF**

**CHURCH**

**Activity  
Center**

**The Manor Homes of Arborwalk Apartments**

**Mary Frances Weddings**

**Summit Homes**

**Ballantyne Homes**

**Inspired Homes at Pinyon Ridge**

**SW Pinyon Rd**

**SW Orange Rd**

**SW Arborwalk Blvd**

**SW Arborwalk Blvd**

**Cypress Rd**

**150**

**150**

**Quick and Mobile Wildwood Small...**

**Arborwalk**

**Ra**

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

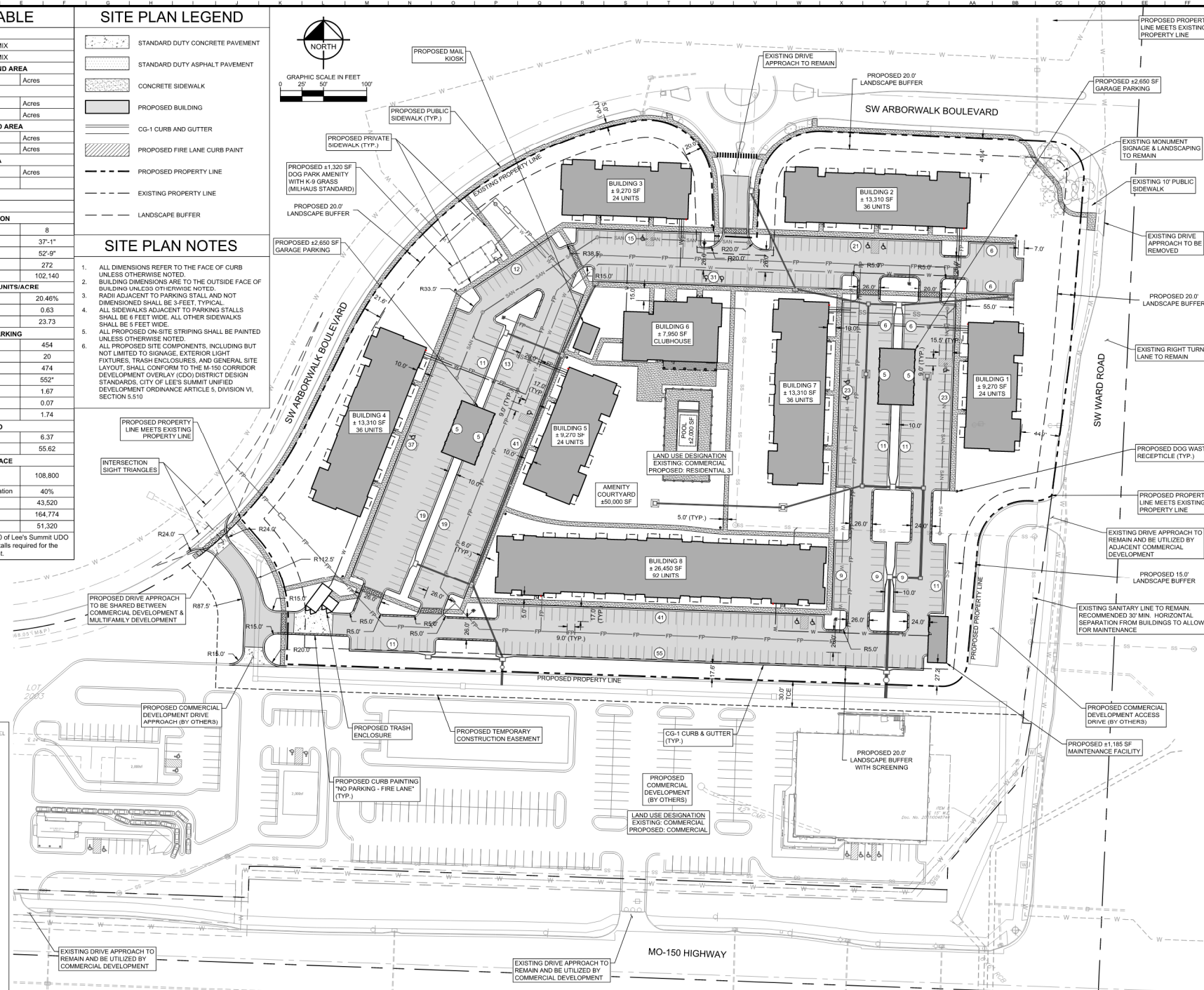
SITE SUMMARY TABLE			
A	ZONING		
	Existing		PMIX
	Proposed		PMIX
B	APPROXIMATE TOTAL LAND AREA		
	Existing	11.46	Acres
C	RIGHT-OF-WAY		
	Existing	0.00	Acres
	Proposed	0.00	Acres
D	APPROXIMATE NET LAND AREA		
	Existing	11.46	Acres
	Proposed	11.46	Acres
E	OPEN SPACE AREA		
	Proposed	3.78	Acres
	% of Site	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		
	Common Space Required (SF) (400 SF/UNIT)		108,800
L	% of Common Space to be Used as Recreation		40%
	Recreation Space Required (SF)		43,520
	Common Space Provided (SF)		164,774
	Recreation Space Provided (SF)		51,320
An Alternate Parking Plan Per Section 8.540 of Lee's Summit UDO was provided to compute the 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

## SITE 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. ADJACENT AREAS TO MARKING STRIP SHALL BE UNNOTED DIMENSIONED SHALL BE 3 FEET.
4. ALL SIDEWALKS ADJACENT TO PARKING STALLS SHALL BE 6 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 SIGNAGE ELEMENTS, INCLUDING BUT NOT LIMITED TO SIGNAGE, EXTERIOR LIGHT FIXTURES, TRASH ENCLOSURES, AND GENERAL SITE LAYOUT, SHALL CONFORM TO THE M-150 CORRIDOR DEVELOPMENT ORIENTATION (CDO) DISTRICT DESIGN STANDARDS. CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE ARTICLE 5, DIVISION VI, SECTION 5.510





**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**

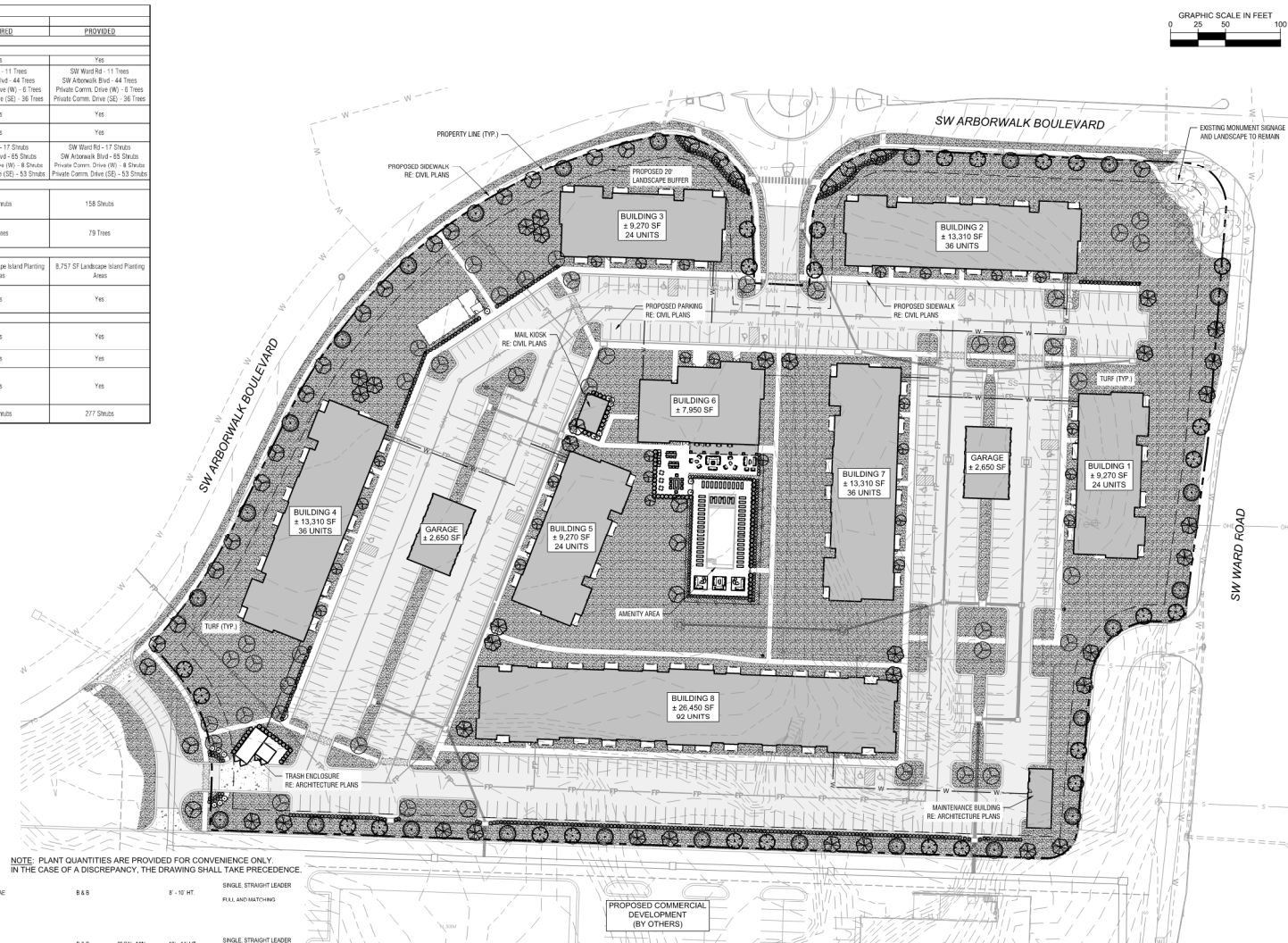
**HYDRODYNAMIC SEPARATOR CALCULATIONS**

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
<b>Section 8.700 - Landscape Minimum Requirements</b>		
<b>A. Street Frontage</b>		
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 Arbores Blvd. 1,299 LF / 20' = 44 Trees	SW Arbores Blvd. - 44 Trees	SW Arbores 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 Arbores Blvd. 1,299 LF / 20' = 44 Shrubs	SW Arbores Blvd. - 44 Shrubs	SW Arbores 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>B. Open Yard Areas</b>		
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		
<b>Section 8.810 - Parking Lot Landscaping and Trees</b>		
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
735,128 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
<b>Section 8.820 - Screening, Parking Lot</b>		
For any parking lot designed or intended to accommodate five cars or more and any area set aside 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



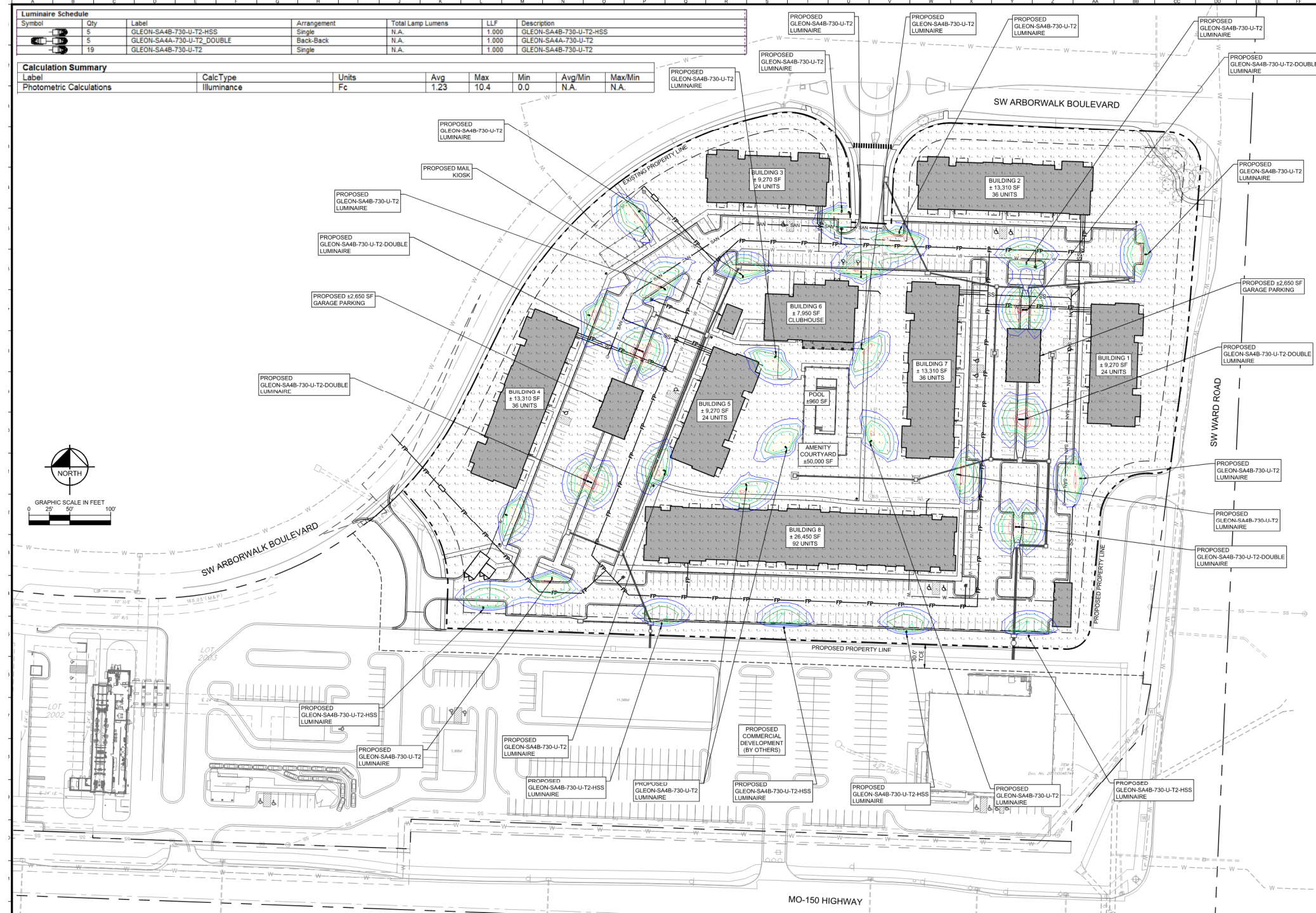
CONIFEROUS TREES									
TO	26	THUJA STANDISHI + PLICATA 'GREEN GIANT' / GREEN GIANT ARBOREVITAE	B & B	8' - 10' HT.	SINGLE, STRAIGHT LEADER	FULL AND MATCHING			
SHADE TREES									
CI	42	CARYA LILINOENSIS / PECAN HICKORY	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER	FULL AND MATCHING		
LT	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 / CUMBERBREE	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		
SAMPLE	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 INKBERY 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			
SAMPLE	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			

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

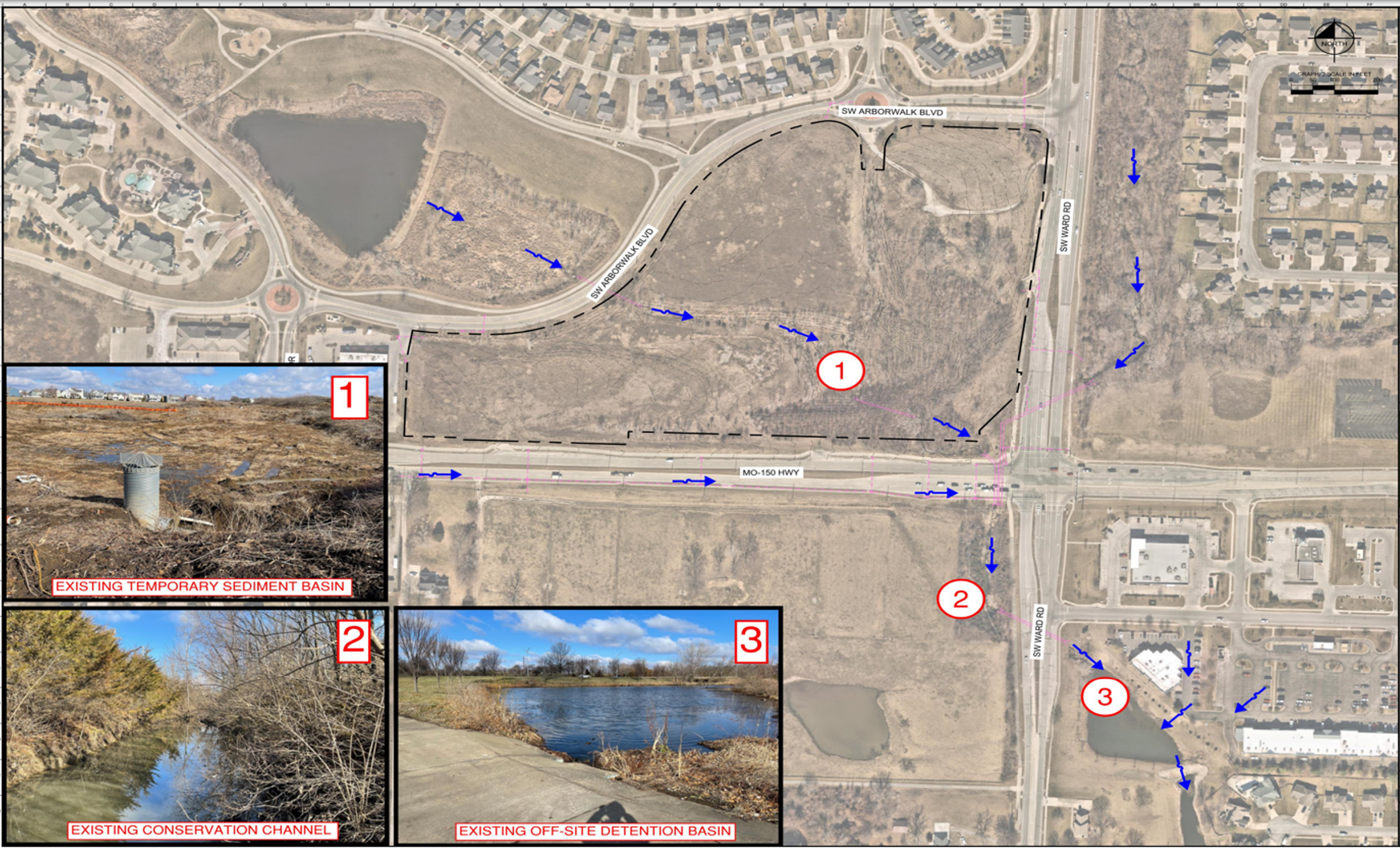
- PLANTING NOTES:**
- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED PRE-CONSTRUCTION SUBMITTALS.
  - CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
  - ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN 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







SCALE	AS NOTED	DATE	REV
DESIGNED BY	AT		
DRAWN BY	AT		
CHECKED BY	TM		
<b>Kimley»Horn</b> A KIMLEY-HORN COMPANY 10000 N. HIGHWAY 150, SUITE 100 OVERLAND PARK, MISSOURI 66213 PHONE: (913) 241-1000 FAX: (913) 241-1001 WWW.KIMLEY-HORN.COM EXPIRES: 12/31/23			
PRELIMINARY NOT FOR CONSTRUCTION			
<b>M</b> MILWAUKEE			
EXISTING CONDITIONS			
ARBORWALK EAST MULTI-FAMILY DEVELOPMENT 150 HIGHWAY & SW WARD ROAD LEE'S SUMMIT, MISSOURI 64082			
ORIGINAL ISSUE: 3/9/2023 KHA PROJECT NO: 268277000 SHEET NUMBER: <b>C1</b>			







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

Exterior Material Finish Legend	
1. Modular Brick Type #1 (Field)	2. Concrete
3. Dark (Dark)	4. Paint in Color with Current Panel Finish
5. Dark (Dark)	6. Paint in Color with Current Panel Finish
7. Dark (Dark)	8. Paint in Color with Current Panel Finish
9. Dark (Dark)	10. Paint in Color with Current Panel Finish
11. Dark (Dark)	12. Paint in Color with Current Panel Finish
13. Dark (Dark)	14. Paint in Color with Current Panel Finish
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23. Dark (Dark)	24. Paint in Color with Current Panel Finish
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31. Dark (Dark)	32. Paint in Color with Current Panel Finish
33. Dark (Dark)	34. Paint in Color with Current Panel Finish
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39. Dark (Dark)	40. Paint in Color with Current Panel Finish
41. Dark (Dark)	42. Paint in Color with Current Panel Finish
43. Dark (Dark)	44. Paint in Color with Current Panel Finish
45. Dark (Dark)	46. Paint in Color with Current Panel Finish
47. Dark (Dark)	48. Paint in Color with Current Panel Finish
49. Dark (Dark)	50. Paint in Color with Current Panel Finish
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57. Dark (Dark)	58. Paint in Color with Current Panel Finish
59. Dark (Dark)	60. Paint in Color with Current Panel Finish
61. Dark (Dark)	62. Paint in Color with Current Panel Finish
63. Dark (Dark)	64. Paint in Color with Current Panel Finish
65. Dark (Dark)	66. Paint in Color with Current Panel Finish
67. Dark (Dark)	68. Paint in Color with Current Panel Finish
69. Dark (Dark)	70. Paint in Color with Current Panel Finish
71. Dark (Dark)	72. Paint in Color with Current Panel Finish
73. Dark (Dark)	74. Paint in Color with Current Panel Finish
75. Dark (Dark)	76. Paint in Color with Current Panel Finish
77. Dark (Dark)	78. Paint in Color with Current Panel Finish
79. Dark (Dark)	80. Paint in Color with Current Panel Finish
81. Dark (Dark)	82. Paint in Color with Current Panel Finish
83. Dark (Dark)	84. Paint in Color with Current Panel Finish
85. Dark (Dark)	86. Paint in Color with Current Panel Finish
87. Dark (Dark)	88. Paint in Color with Current Panel Finish
89. Dark (Dark)	90. Paint in Color with Current Panel Finish
91. Dark (Dark)	92. Paint in Color with Current Panel Finish
93. Dark (Dark)	94. Paint in Color with Current Panel Finish
95. Dark (Dark)	96. Paint in Color with Current Panel Finish
97. Dark (Dark)	98. Paint in Color with Current Panel Finish
99. Dark (Dark)	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





Window / Door Area %	
<b>Building B</b>	
Wall	28%
Door	28%
Light	17%
Roof	17%

 **CD** *SuperDisk* 2.88MB .....  
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document type  
preliminary  
project number  
none



1 | BLDG C-Front Elevation-C  
scale: 1/16" = 1'-0"



2 | BLDG C-Rear Elevation-C  
scale: 1/16" = 1'-0"

Exterior Material Finish Legend	
1   Insulator Block Type R1 (Pine)	2   Concrete
3   Sawn Orange	4   Painted in Conspicuous Contrast Panel Finish
5   Dark/ Burgundy Enriched Brick	6   Color: Black
7   Terracotta	8   Color: Black
9   Color: Standard Gray	10   Color: Black
11   Redwood S4 - Same as S1	12   Color: Black
13   Fiber Concrete Siding - 8" Horizontal Lap Siding	14   Color: Black
15   Color: Light Gray	16   Color: Black
17   Texture: Smooth / Matte	18   Color: Black
19   Fiber Concrete Siding - 8" Horizontal Lap Siding	20   Color: Black
21   Color: Light Gray	22   Color: Black
23   Texture: Smooth / Matte	24   Color: Black
25   Fiber Concrete Panel at Bottom System	26   Color: Black
27   Color: Black	28   Color: Black
29   Texture: Smooth / Matte	30   Color: Black
31   Fiber Concrete Panel Siding / Horizontal Lap Siding	32   Color: Black
33   Color: Light Gray	34   Color: Black
35   Texture: Smooth / Matte	36   Color: Black
37   Fiber Concrete Siding	38   Color: Black
39   Color: Light Gray	40   Color: Black
41   Texture: Smooth / Matte	42   Color: Black
43   Fiber Concrete Siding	44   Color: Black
45   Color: Light Gray	46   Color: Black
47   Texture: Smooth / Matte	48   Color: Black
49   Fiber Concrete Siding	50   Color: Black
51   Color: Light Gray	52   Color: Black
53   Texture: Smooth / Matte	54   Color: Black
55   Fiber Concrete Siding	56   Color: Black
57   Color: Light Gray	58   Color: Black
59   Texture: Smooth / Matte	60   Color: Black
61   Fiber Concrete Siding	62   Color: Black
63   Color: Light Gray	64   Color: Black
65   Texture: Smooth / Matte	66   Color: Black
67   Fiber Concrete Siding	68   Color: Black
69   Color: Light Gray	70   Color: Black
71   Texture: Smooth / Matte	72   Color: Black
73   Fiber Concrete Siding	74   Color: Black
75   Color: Light Gray	76   Color: Black
77   Texture: Smooth / Matte	78   Color: Black
79   Fiber Concrete Siding	80   Color: Black
81   Color: Light Gray	82   Color: Black
83   Texture: Smooth / Matte	84   Color: Black
85   Fiber Concrete Siding	86   Color: Black
87   Color: Light Gray	88   Color: Black
89   Texture: Smooth / Matte	90   Color: Black
91   Fiber Concrete Siding	92   Color: Black
93   Color: Light Gray	94   Color: Black
95   Texture: Smooth / Matte	96   Color: Black
97   Fiber Concrete Siding	98   Color: Black
99   Color: Light Gray	100   Color: Black
101   Texture: Smooth / Matte	102   Color: Black
103   Fiber Concrete Siding	104   Color: Black
105   Color: Light Gray	106   Color: Black
107   Texture: Smooth / Matte	108   Color: Black
109   Fiber Concrete Siding	110   Color: Black
111   Color: Light Gray	112   Color: Black
113   Texture: Smooth / Matte	114   Color: Black
115   Fiber Concrete Siding	116   Color: Black
117   Color: Light Gray	118   Color: Black
119   Texture: Smooth / Matte	120   Color: Black
121   Fiber Concrete Siding	122   Color: Black
123   Color: Light Gray	124   Color: Black
125   Texture: Smooth / Matte	126   Color: Black
127   Fiber Concrete Siding	128   Color: Black
129   Color: Light Gray	130   Color: Black
131   Texture: Smooth / Matte	132   Color: Black
133   Fiber Concrete Siding	134   Color: Black
135   Color: Light Gray	136   Color: Black
137   Texture: Smooth / Matte	138   Color: Black
139   Fiber Concrete Siding	140   Color: Black
141   Color: Light Gray	142   Color: Black
143   Texture: Smooth / Matte	144   Color: Black
145   Fiber Concrete Siding	146   Color: Black
147   Color: Light Gray	148   Color: Black
149   Texture: Smooth / Matte	150   Color: Black
151   Fiber Concrete Siding	152   Color: Black
153   Color: Light Gray	154   Color: Black
155   Texture: Smooth / Matte	156   Color: Black
157   Fiber Concrete Siding	158   Color: Black
159   Color: Light Gray	160   Color: Black
161   Texture: Smooth / Matte	162   Color: Black
163   Fiber Concrete Siding	164   Color: Black
165   Color: Light Gray	166   Color: Black
167   Texture: Smooth / Matte	168   Color: Black
169   Fiber Concrete Siding	170   Color: Black
171   Color: Light Gray	172   Color: Black
173   Texture: Smooth / Matte	174   Color: Black
175   Fiber Concrete Siding	176   Color: Black
177   Color: Light Gray	178   Color: Black
179   Texture: Smooth / Matte	180   Color: Black
181   Fiber Concrete Siding	182   Color: Black
183   Color: Light Gray	184   Color: Black
185   Texture: Smooth / Matte	186   Color: Black
187   Fiber Concrete Siding	188   Color: Black
189   Color: Light Gray	190   Color: Black
191   Texture: Smooth / Matte	192   Color: Black
193   Fiber Concrete Siding	194   Color: Black
195   Color: Light Gray	196   Color: Black
197   Texture: Smooth / Matte	198   Color: Black
199   Fiber Concrete Siding	200   Color: Black
201   Color: Light Gray	202   Color: Black
203   Texture: Smooth / Matte	204   Color: Black
205   Fiber Concrete Siding	206   Color: Black
207   Color: Light Gray	208   Color: Black
209   Texture: Smooth / Matte	210   Color: Black
211   Fiber Concrete Siding	212   Color: Black
213   Color: Light Gray	214   Color: Black
215   Texture: Smooth / Matte	216   Color: Black
217   Fiber Concrete Siding	218   Color: Black
219   Color: Light Gray	220   Color: Black
221   Texture: Smooth / Matte	222   Color: Black
223   Fiber Concrete Siding	224   Color: Black
225   Color: Light Gray	226   Color: Black
227   Texture: Smooth / Matte	228   Color: Black
229   Fiber Concrete Siding	230   Color: Black
231   Color: Light Gray	232   Color: Black
233   Texture: Smooth / Matte	234   Color: Black
235   Fiber Concrete Siding	236   Color: Black
237   Color: Light Gray	238   Color: Black
239   Texture: Smooth / Matte	240   Color: Black
241   Fiber Concrete Siding	242   Color: Black
243   Color: Light Gray	244   Color: Black
245   Texture: Smooth / Matte	246   Color: Black
247   Fiber Concrete Siding	248   Color: Black
249   Color: Light Gray	250   Color: Black
251   Texture: Smooth / Matte	252   Color: Black
253   Fiber Concrete Siding	254   Color: Black
255   Color: Light Gray	256   Color: Black
257   Texture: Smooth / Matte	258   Color: Black
259   Fiber Concrete Siding	260   Color: Black
261   Color: Light Gray	262   Color: Black
263   Texture: Smooth / Matte	264   Color: Black
265   Fiber Concrete Siding	266   Color: Black
267   Color: Light Gray	268   Color: Black
269   Texture: Smooth / Matte	270   Color: Black
271   Fiber Concrete Siding	272   Color: Black
273   Color: Light Gray	274   Color: Black
275   Texture: Smooth / Matte	276   Color: Black
277   Fiber Concrete Siding	278   Color: Black
279   Color: Light Gray	280   Color: Black
281   Texture: Smooth / Matte	282   Color: Black
283   Fiber Concrete Siding	284   Color: Black
285   Color: Light Gray	286   Color: Black
287   Texture: Smooth / Matte	288   Color: Black
289   Fiber Concrete Siding	290   Color: Black
291   Color: Light Gray	292   Color: Black
293   Texture: Smooth / Matte	294   Color: Black
295   Fiber Concrete Siding	296   Color: Black
297   Color: Light Gray	298   Color: Black
299   Texture: Smooth / Matte	300   Color: Black

Window / Door Area %	
Window	Area %
Door	Area %
Roof	Area %
Other	Area %



4 | BLDG C-Left Elevation-C  
scale: 1/16" = 1'-0"



3 | BLDG C-Right Elevation-C  
scale: 1/16" = 1'-0"

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**150 & Ward Multi-Family**  
150 Highway & SW Ward Road  
Lee's Summit, Missouri 64082

date: 04.10.2023  
drawn by: T.M.  
checked by: T.M.  
revisions:

sheet number  
**PDP - A3**  
only type C - Exterior Elevations

drawing type  
preliminary  
project number  
22239



# Sightline Illustration



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



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

# Clubhouse Rendering





# Outdoor Amenities

