



*Images shown are for illustrative purposes only and do not represent final finishes or materials.



Architectural Design Book

SEC – Ward Road & Hook Road
Lee's Summit, Missouri (MO)



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Lee's Summit, MO 64082
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Architectural Design Book

Purpose

This document establishes architectural guidelines to ensure **consistency, quality, and visual harmony** across all components of the development—including single-family homes, townhomes, apartments, and commercial areas—in alignment with our associated development plans.

The overall design theme reflects a **Modern Farmhouse aesthetic**, characterized by coordinated color palettes, complementary materials, and cohesive architectural elements that create a unified yet distinctive community identity.

The applicant is committed to full compliance with the **City of Lee's Summit Unified Development Ordinance (UDO), Sections 8.070 and 8.080**. These guidelines will serve as the foundation for all subsequent development plan submissions, while allowing flexibility for creative design solutions that maintain the intent and quality of the approved vision.

Single-Family Residential

Typical Elevation Renders

Pod "A": 50-foot Wide Lots



Pod "B": 60-62-foot Wide Lots

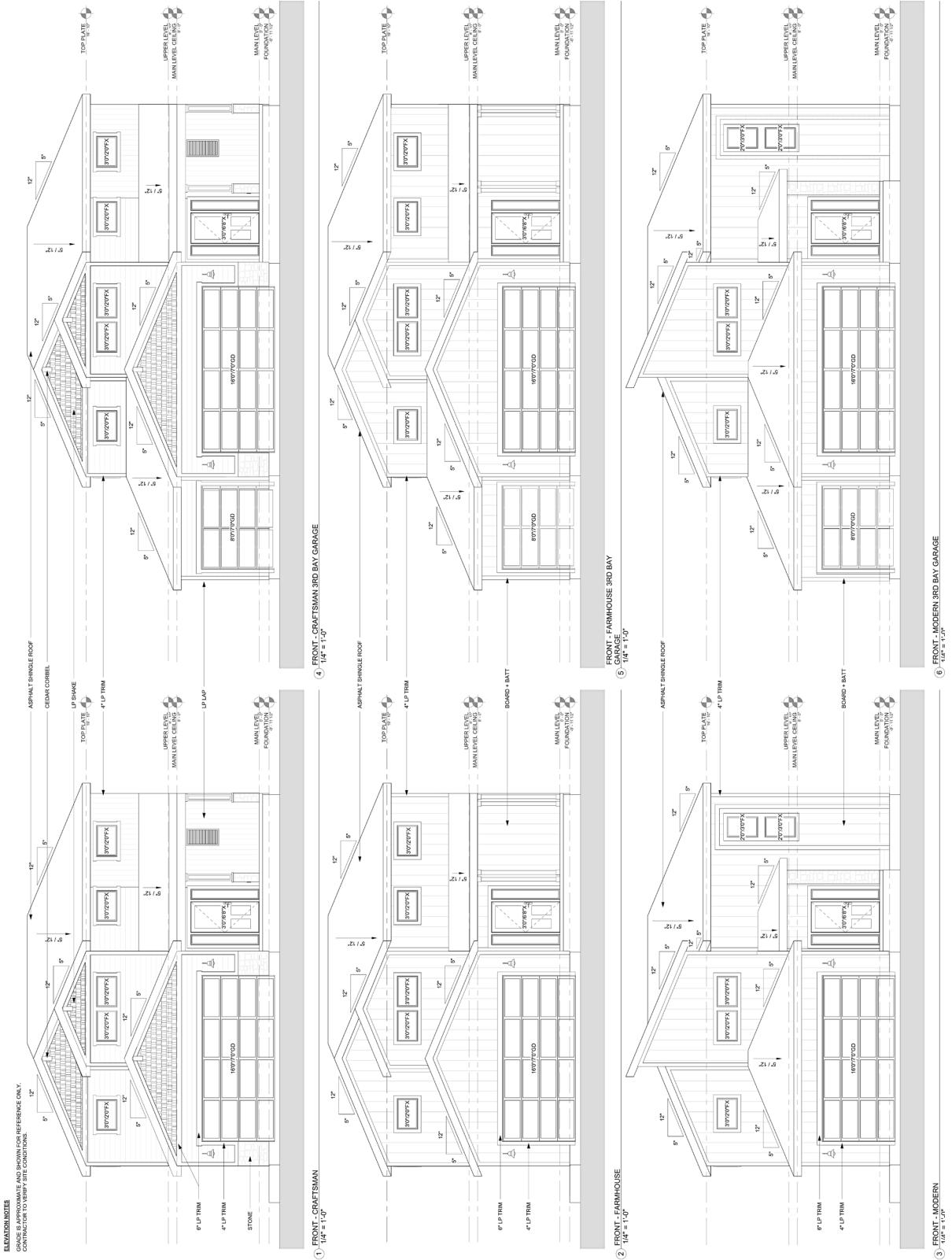


Pod "C": 40-foot Wide Lots

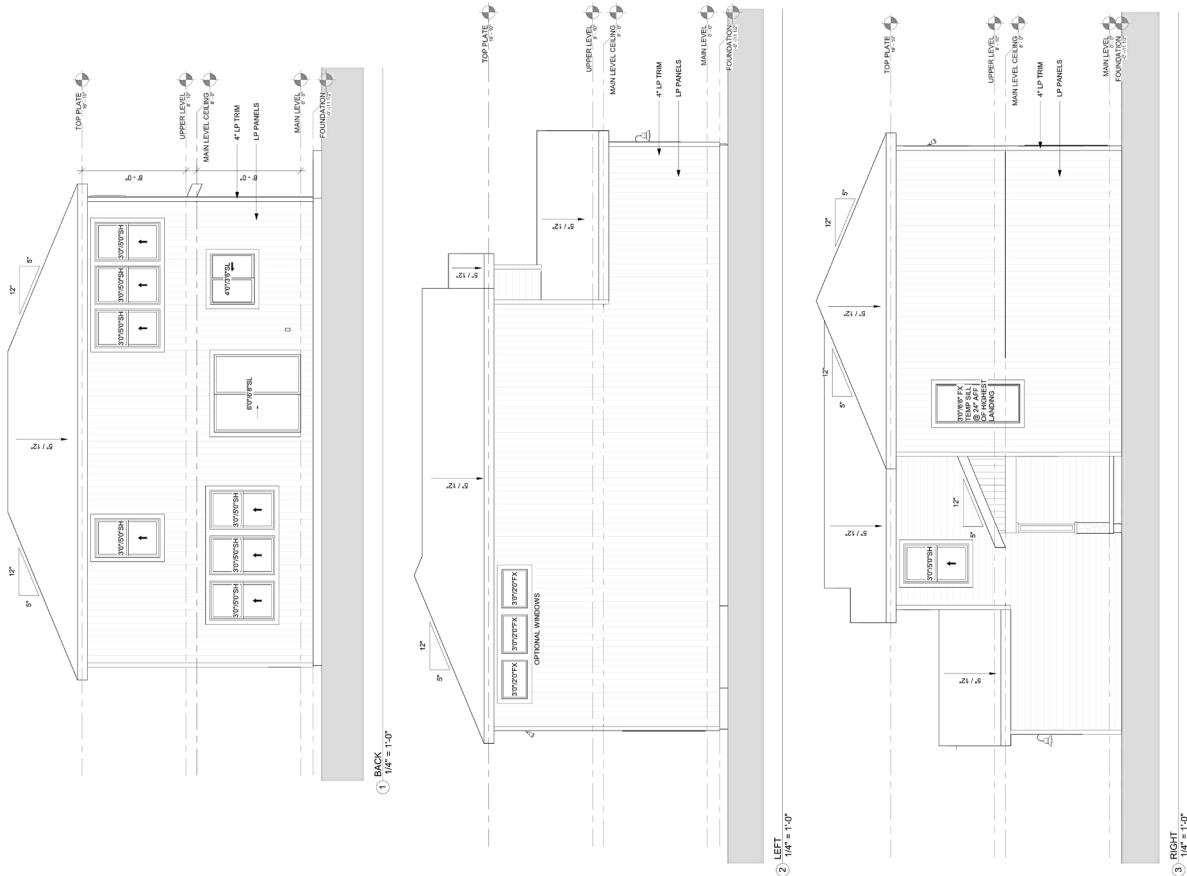


Typical Elevation Drawings

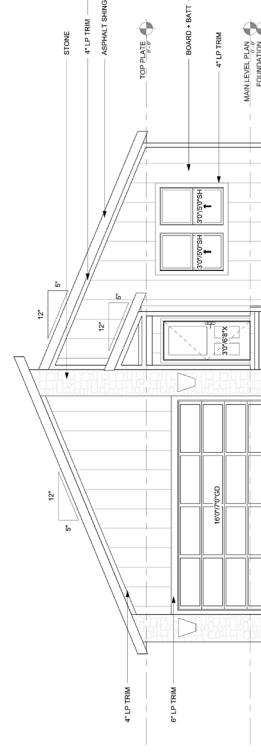
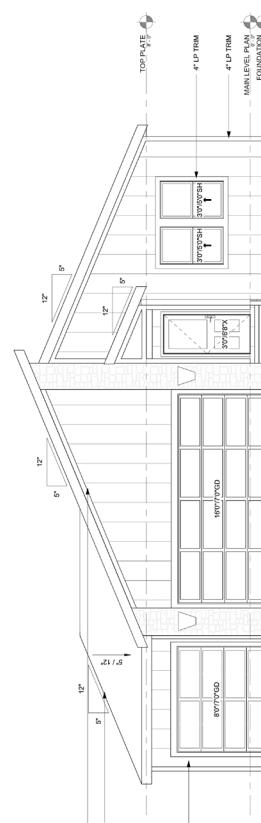
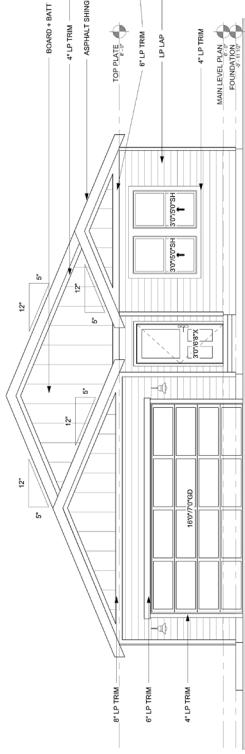
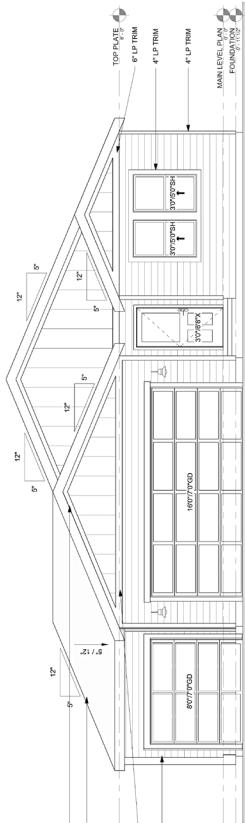
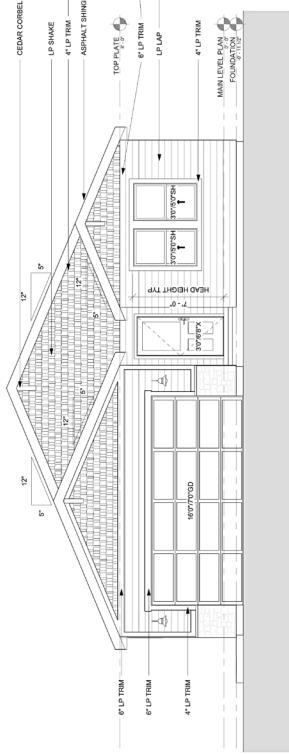
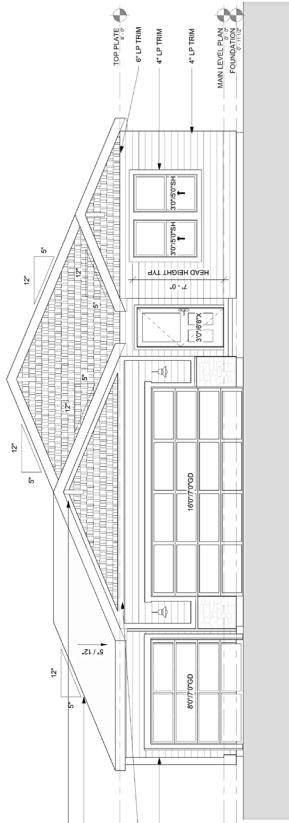
2-Story – Front



2-Story - Sides & Rear



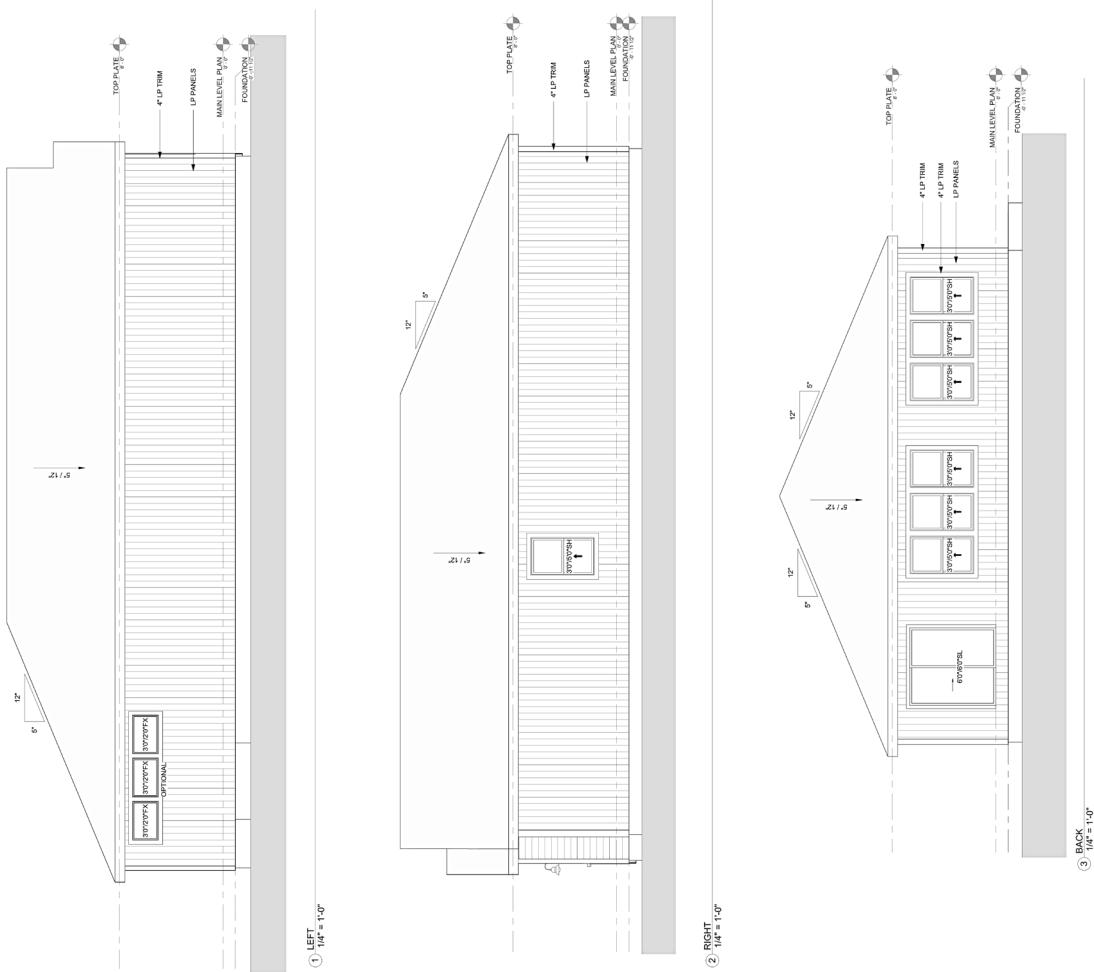
Ranch - Front



FRONT - MODERN 14' = 11'-0"

FRONT - MODERN 14' = 11'-0"

Ranch – Sides & Rear



House Colors and Materials

To ensure architectural quality and visual harmony throughout the neighborhood, the developer will maintain authority to review and approve all home colors, materials, and styles prior to building permit issuance. This process guarantees consistency with the approved design vision and enhances overall community appeal.

Front Elevation Design Standards

- The front façade should incorporate **multiple siding types** to create architectural interest and avoid uniformity.
- Recommended combinations include:
 - Lap siding paired with shake shingles
 - Stone or brick accents integrated with siding
 - Natural wood accents (posts, trim, shutters, corbels, etc.)
- The front and side elevations should feature **trim around all windows and doors**, painted in a color that contrasts with the primary body color of the home. This requirement ensures depth and detail in the design.

Preferred Exterior Siding Materials

- Wood panel or shingle
- Stone or brick veneer
- Full brick or stone
- Fiber cement lap siding, panel, or shingle
- Board and Batten
- LP Panel

Materials Generally Not Recommended

- Horizontal or vertical vinyl siding
- Horizontal or vertical metal siding

(Exceptions may be considered if the material is used in a high-quality, architecturally appropriate manner.)

Color Guidelines

- Home colors should avoid:
 - High-contrast color palettes that disrupt visual harmony
 - Fluorescent tones that detract from the community's character
- Approved color schemes will be based on Sherwin-Williams palettes provided in the following pages. These examples serve as a design reference, though final selections are not limited to these specific options. White is permitted as a body color, even though it is not shown in the sample palettes.

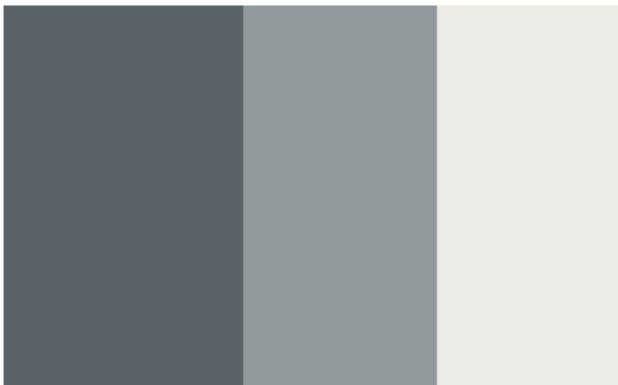
Illustrative images of preferred materials and intended design character are included in the following section.



Body- Gossamer Veil Accent- Drift of Mist Trim- Pure White



Body- Pearl Gray Accent- Oyster Bay Trim- Pure White



Body- Gray's Harbor Accent- Cadet Trim- Pure White



Body- Acier Accent- Repose Gray Trim- Pure White



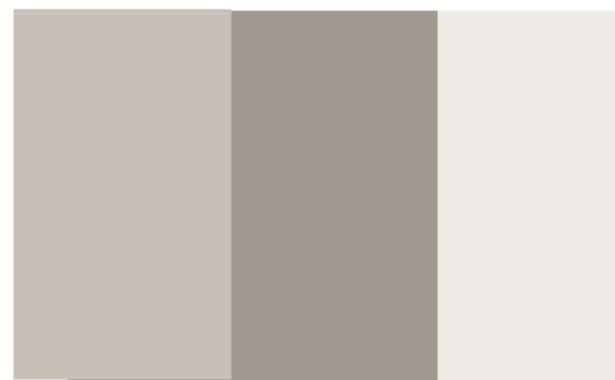
*Body- Pure White Accent- Peppercorn Trim- Pure White



Body- Cornwall Slate Accent- Cast Iron Trim- Pure White



Body- Naval Accent- Pewter Cast Trim- Pure White



Body- Colonnade Gray Accent- Pavestone Trim- Pure White



Body- Mindful Gray Accent- Evergreen Fog Trim- Pure White



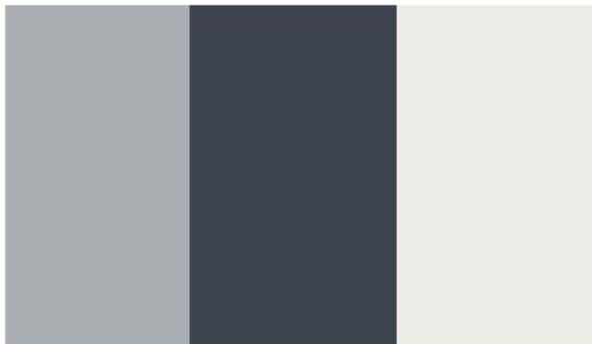
Body- Elephant Ear Accent- Taupe of the Morning Trim- Pure White



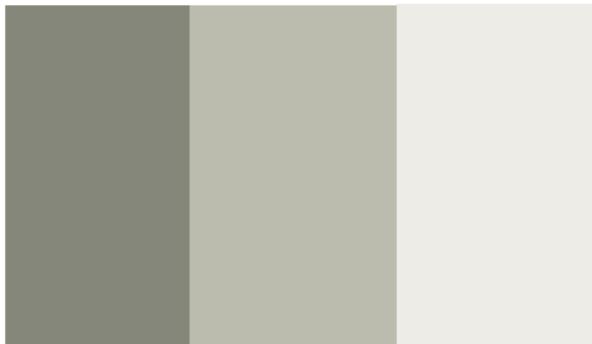
Body- Cityscape Accent- Light French Gray Trim- Pure White



Body- Greek Villa Accent- Anonymous Trim- Pure White



Body- Morning Fog Accent- Charcoal Blue Trim- Pure White



Body- Willow leaf Accent- Soft Sage Trim- Pure White

Stone



Huron Old Country Ledge



Yukon Dry Stack



Limestone



Chalk Idaho Dry Stack



Wolf Grey Idaho Stack

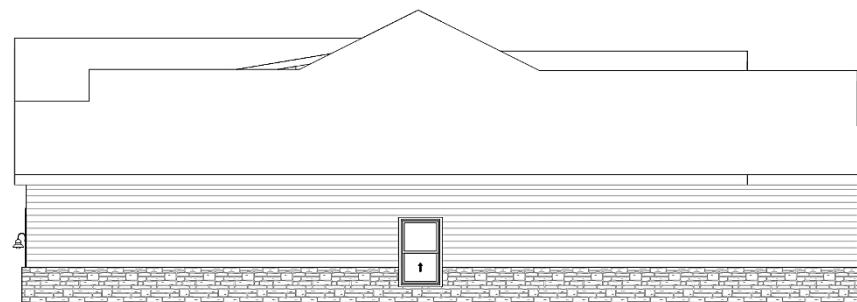
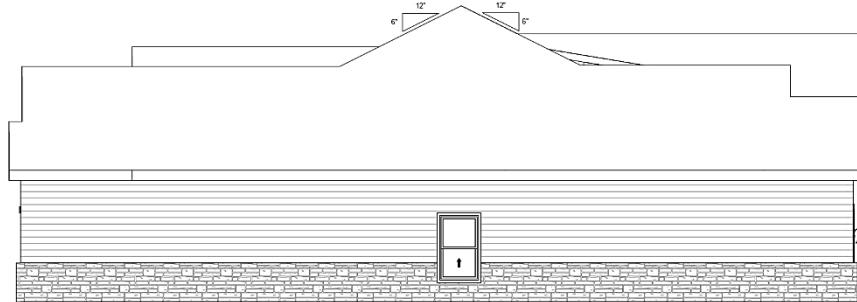
Active Adult Villas

Typical Elevation Renders



Typical Elevation Drawings

Note: Drawings have been scaled down from their original size of 36" x 24".



Active Adult Villas – Colors and Materials

To ensure architectural quality and visual harmony across the project, the villa buildings have been designed to complement the overall Modern Farmhouse aesthetic established for the community. This approach creates a cohesive look and feel while allowing flexibility for individual design variations.

Major (Front) Façade Standards

In accordance with **UDO Section 8.070(C), Table 8.I-2 “Attached Residential”**, each primary façade shall incorporate **no fewer than three (3) different Class 1 or 2 building materials**. This approach promotes architectural diversity and enhances curb appeal.

Recommended Materials (Class 1 & 2)

- Brick veneer, fired clay
- Thin brick veneer/paneling, fired clay
- Terracotta rainscreen panels
- Stone veneer, natural
- Stone veneer/paneling, natural or synthetic
- Cast stone
- Burnished/ground-faced block
- Clear glass
- Stucco
- Lap siding paired with shake shingles
- Natural wood accents (posts, trim, shutters, corbels, etc.)

Design Details

- Front and side elevations should feature **trim around all windows and doors**, painted in a color that contrasts with the primary body color of the home. Alternative design solutions that achieve similar depth and detail may be considered.

Materials Generally Not Recommended

- Horizontal or vertical vinyl siding
- Horizontal or vertical metal siding
(Exceptions may be considered if the material is used in a high-quality, architecturally appropriate manner.)

Color Guidelines

- Building colors should avoid:
 - High-contrast color palettes that disrupt visual harmony
 - Fluorescent tones that detract from the community's character
- Approved color schemes will be consistent with the Sherwin-Williams palettes provided in the Single-Family Homes section above. White is permitted as a body color, even though it is not shown in the sample palettes.

Townhomes (Front & Alley Loaded)

Typical Elevation Renders

Alley-Loaded



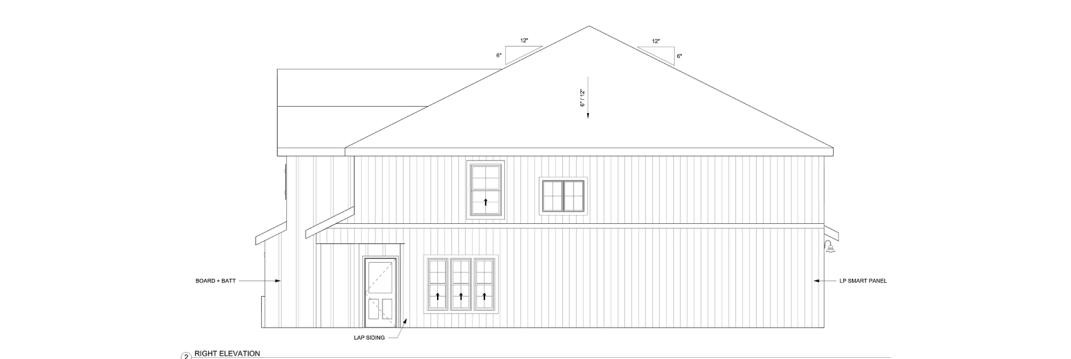
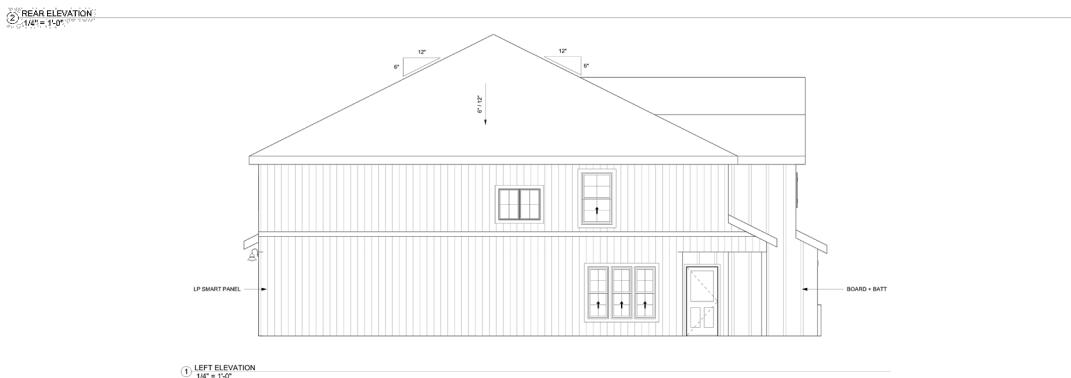
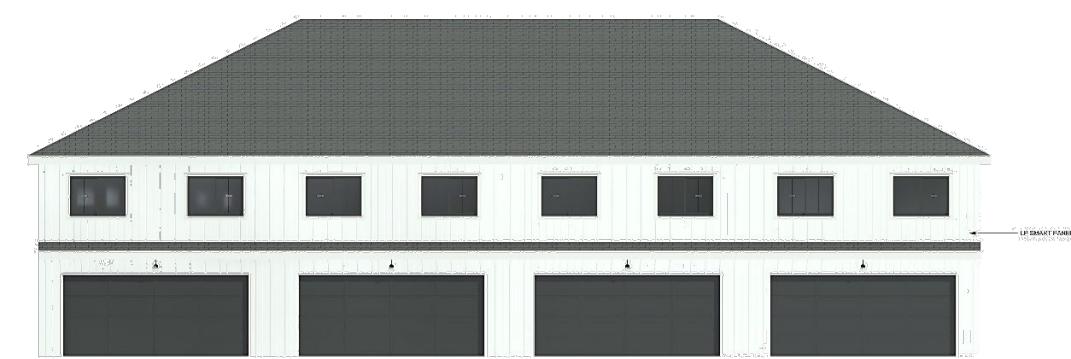
Front-Loaded



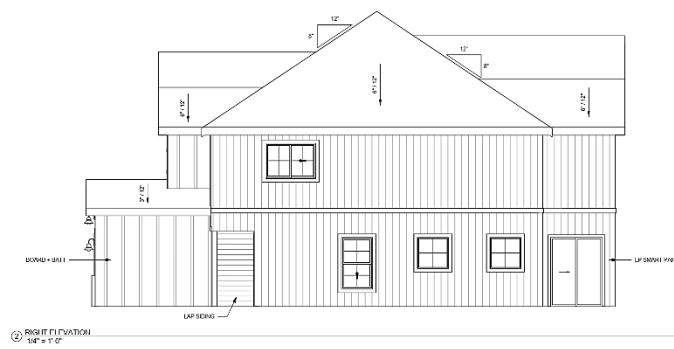
Typical Elevation Drawings

Note: Drawings have been scaled down from their original size of 36" x 24".

Alley-Loaded



Front-Loaded



Townhomes – Colors and Materials

To ensure architectural quality and visual harmony across the project, the townhome buildings have been designed to complement the overall Modern Farmhouse aesthetic established for the community. This approach creates a cohesive look and feel while allowing flexibility for individual design variations.

Major (Front) Façade Standards

In accordance with **UDO Section 8.070(C), Table 8.I-2 “Attached Residential”**, each primary façade shall incorporate **no fewer than three (3) different Class 1 or 2 building materials**. This approach promotes architectural diversity and enhances curb appeal.

Recommended Materials (Class 1 & 2)

- Brick veneer, fired clay
- Thin brick veneer/paneling, fired clay
- Terracotta rainscreen panels
- Stone veneer, natural
- Stone veneer/paneling, natural or synthetic
- Cast stone
- Burnished/ground-faced block
- Clear glass
- Stucco
- Lap siding paired with shake shingles
- Natural wood accents (posts, trim, shutters, corbels, etc.)

Design Details

- Front and side elevations should feature **trim around all windows and doors**, painted in a color that contrasts with the primary body color of the home. Alternative design solutions that achieve similar depth and detail may be considered.

Materials Generally Not Recommended

- Horizontal or vertical vinyl siding
- Horizontal or vertical metal siding

(Exceptions may be considered if the material is used in a high-quality, architecturally appropriate manner.)

Color Guidelines

- Building colors should avoid:
 - High-contrast color palettes that disrupt visual harmony
 - Fluorescent tones that detract from the community's character
- Approved color schemes will be consistent with the Sherwin-Williams palettes provided in the Single-Family Homes section above. White is permitted as a body color, even though it is not shown in the sample palettes.

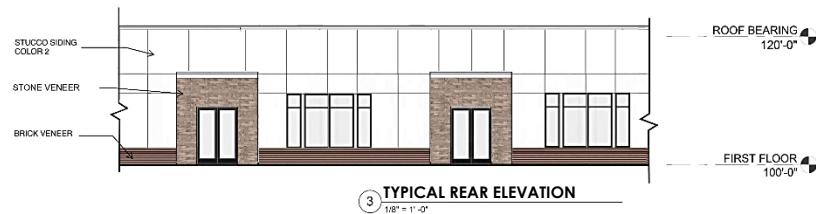
Commercial Area

Typical Elevation Render



Typical Elevation Drawings

Note: Drawings have been scaled down from their original size of 36" x 24".



Commercial – Colors and Materials (Typical)

To ensure architectural quality and visual harmony across the project, the typical commercial multi-tenant building has been designed to complement the overall **Modern Farmhouse** aesthetic established for the community. This approach creates a cohesive look and feel while allowing flexibility for individual tenant and design variations.

Major (Front) Façade Standards

In accordance with **UDO Section 8.080(C), Table 8.I-3 “Commercial/Retail Buildings”**, each primary façade shall incorporate **no fewer than three (3) different Class 1 or 2 building materials**, and each secondary façade shall include **at least three (3) different Class 1, 2, or 3 building materials**. This requirement promotes architectural diversity and enhances curb appeal.

Recommended Materials (Class 1, 2, & 3)

- Brick veneer, fired clay
- Thin brick veneer/paneling, fired clay
- Stone veneer, natural
- Cast stone
- Patterned or shaped block/Split-faced block
- Clear glass
- EIFS
- Natural wood accents (posts, trim, shutters, corbels, etc.)
- Brick veneer/paneling, synthetic
- Terracotta rainscreen panels
- Stone veneer/paneling, natural or synthetic
- Burnished/ground-faced block
- Cast-in-place concrete, plain
- Stucco
- Composite wood

Materials Generally Not Recommended

- Horizontal or vertical vinyl siding
- Horizontal or vertical metal siding

(Exceptions may be considered if the material is used in a high-quality, architecturally appropriate manner.)

Color Guidelines

- Building colors should avoid:
 - High-contrast color palettes that disrupt visual harmony
 - Fluorescent tones that detract from the community's character
- Approved color schemes will be consistent with the Sherwin-Williams palettes provided in the Single-Family Homes section above. White is permitted as a body color, even though it is not shown in the sample palettes.

Apartments

Typical Elevation Renders



Apartments – Colors and Materials

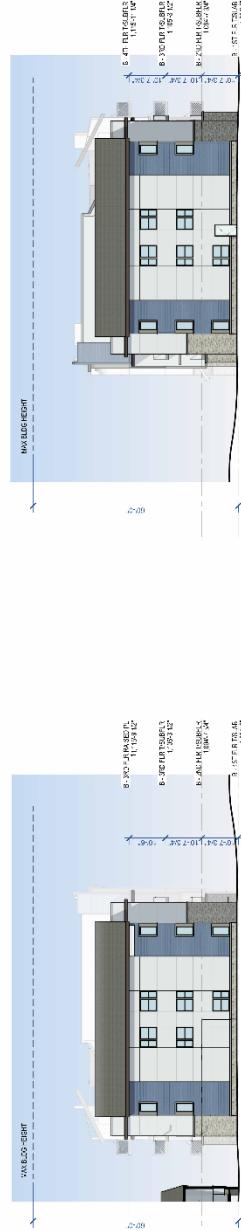
The applicant intends to generally adhere to the included conceptual drawings when submitting the Preliminary Development Plan (PDP) for the site. Please note that the current request pertains to a conceptual plan only.

Typical Elevation Drawings

Note: Drawings have been scaled down from their original size of 42" x 30".



④ TF - EXT. ELEV. BLDG B - NORTH
WALL COLOR: 6'-0"
ROOF COLOR: 15'-0"



③ TF - EXT. ELEV. BLDG B - WEST
WALL COLOR: 15'-0"
ROOF COLOR: 11'-0"



② TF - EXT. ELEV. BLDG B - EAST
WALL COLOR: 15'-0"
ROOF COLOR: 11'-0"

Warm regards,



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