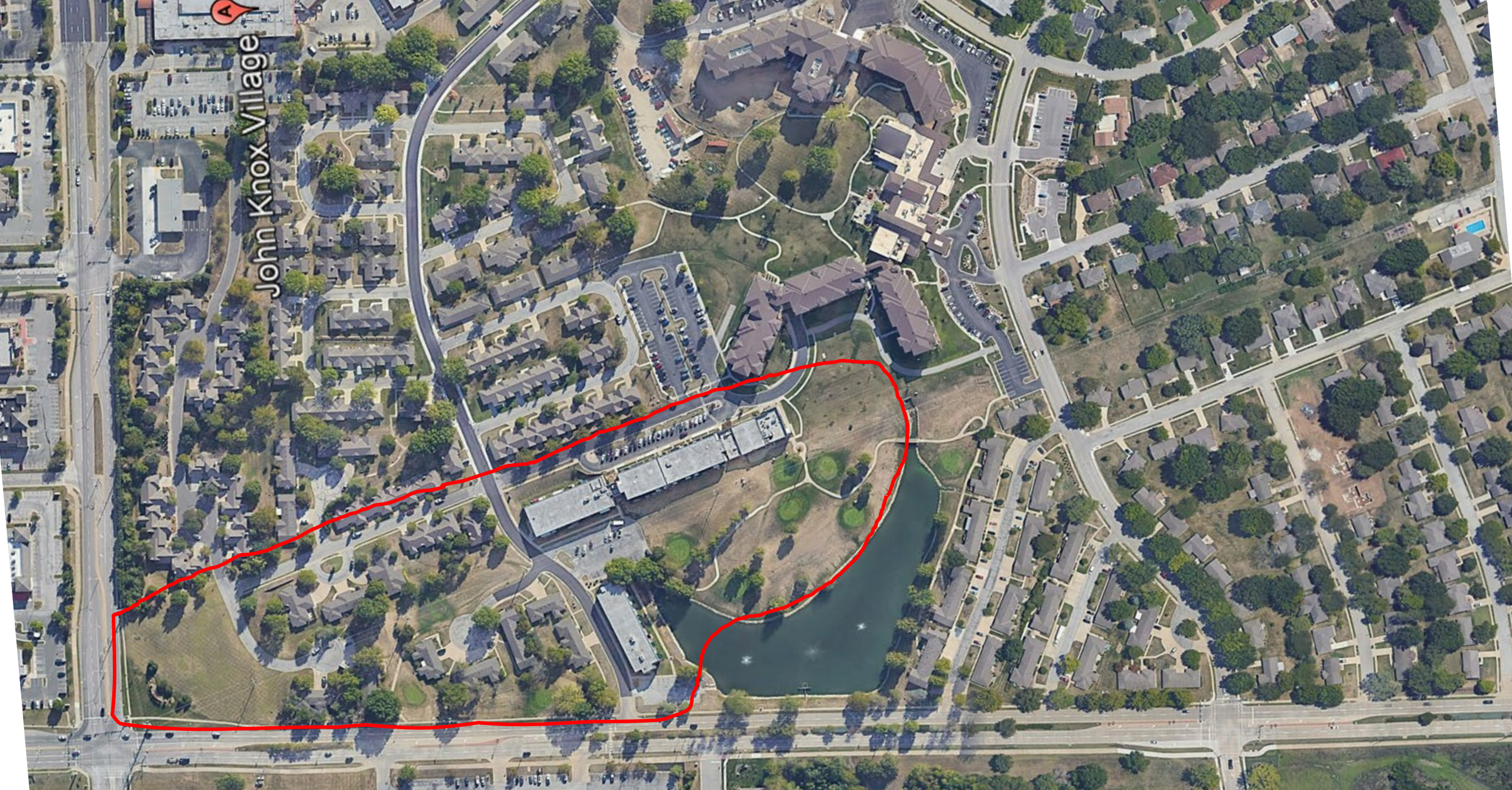




John Knox Village

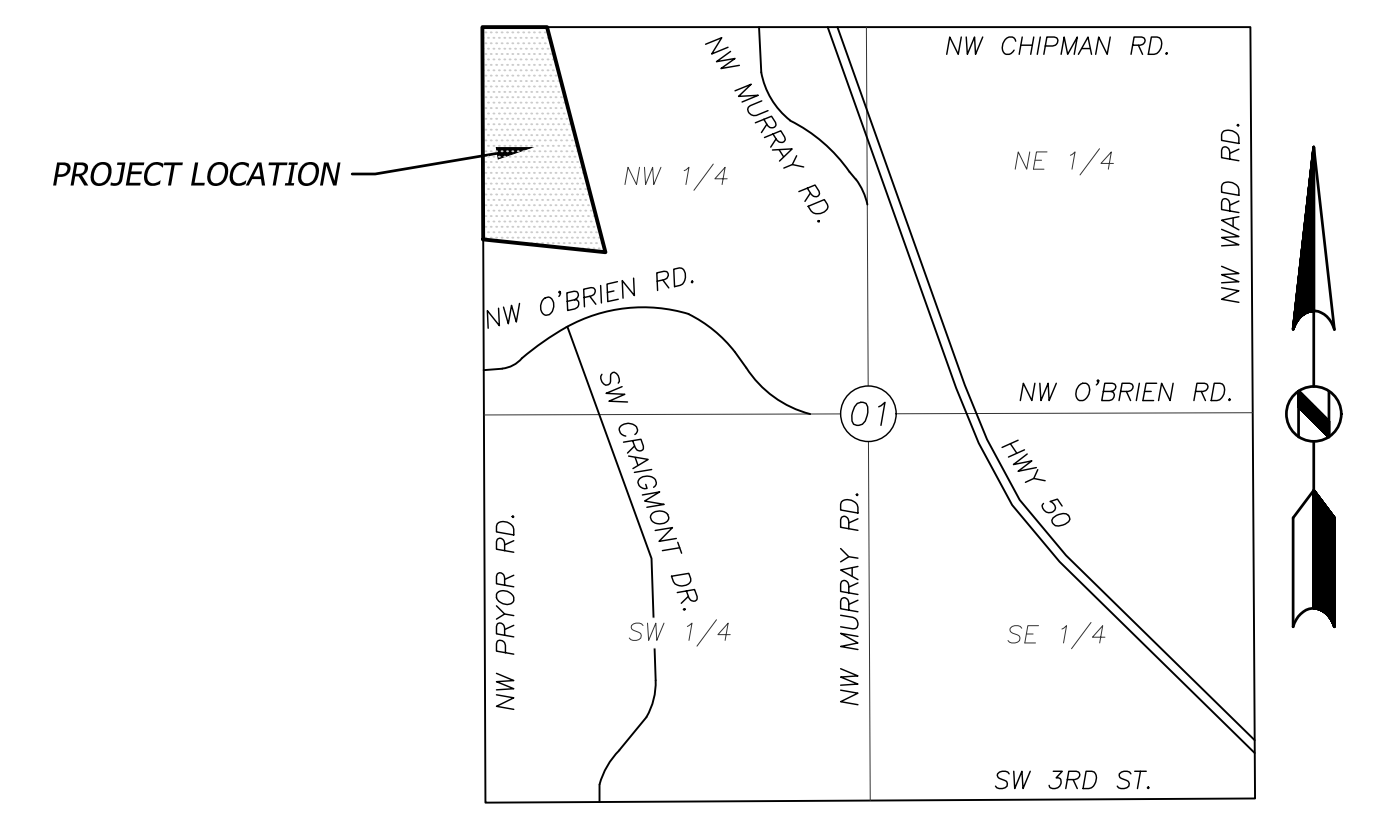
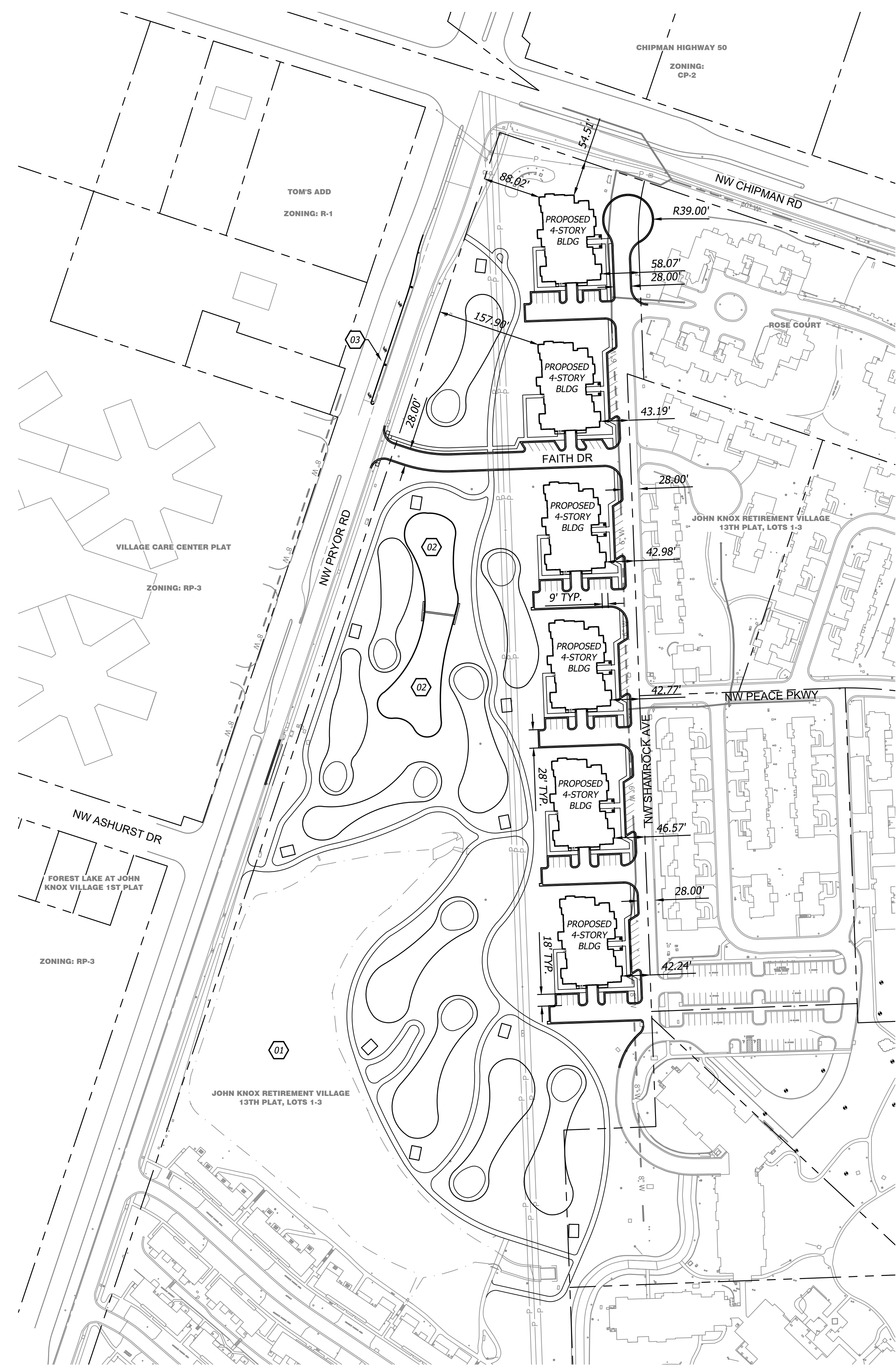
Country Club Estates – PDP City Council
May 5, 2026





John Knox Village





VICINITY MAP

NTS
SECTION 01-T47N-R32W
JACKSON COUNTY, MISSOURI

SITE DATA

| | |
|--|--|
| SITE | |
| SITE AREA: | 15.00 AC 653,400 SF |
| IMPERVIOUS AREA: | |
| EXISTING: | 218,580 SF (33.5%) |
| PROPOSED: | 199,745 SF (30.6%) |
| BUILDING | |
| TOTAL BUILDING AREA: | 249,600 SF (38.2% FAR) |
| SINGLE BUILDING AREA: | 41,600 SF (6.4%) |
| NUMBER OF DWELLING UNITS: | 90 |
| DWELLING UNITS PER ACRES: | 6 |
| PARKING | |
| PARKING PROVIDED: | 180 TOTAL 90 GARAGE 90 SURFACE 6 HANDICAP (6 VAN) |
| PARKING REQUIRED: | |
| HYBRID VILLA (6 BUILDINGS WITH 15 TWO-BED UNITS EACH): | 180 |
| (1.5 STALLS/UNIT [RESIDENT] + 0.5 STALLS/UNIT [VISITOR] = 2 STALLS/UNIT) | |
| ADA STALLS: | 6 |
| (BASED ON 180 PROVIDED PARKING) | |

OIL-GAS WELLS

ACCORDING TO THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON, THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.

LEGAL DESCRIPTION

JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1-3, LOT 3
AND
A TRACT OF LAND BEING PART OF THE NW 1/4 OF SECTION 1, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 3, JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1-3, THENCE N 03° 27' 51" E, 286.93 FEET;
THENCE S 86° 19' 31" E, 182.98 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 381.30 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 109.71 FEET, SAID CURVE HAVING A CHORD BEARING S 08° 56' 25" E, AND A CHORD DISTANCE OF 109.33 FEET;
THENCE S 17° 10' 58" E, 193.09 FEET;
THENCE N 86° 17' 02" W, 274.55 FEET TO THE POINT OF BEGINNING.

ZONING

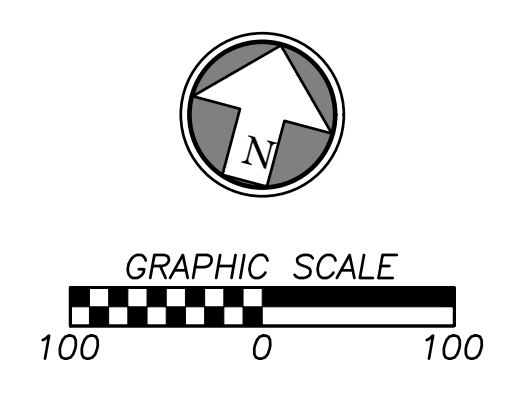
PMIX (PLANNED MIXED USE)

NOTES

- 01 EXISTING POND
- 02 PROPOSED POND
- 03 PROPOSED LEFT TURN LANE

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK



PRELIMINARY DEVELOPMENT PLAN

NOT FOR CONSTRUCTION



John Knox Village

HYBRID VILLA APARTMENTS



SFCS Inc. • 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 • Fax 704.372.7369
www.sfcs.com

| DESIGNER : DAS | DRAWN : ARK | |
|-----------------|----------------------|-----------|
| ARCHITECT : DAS | CHECKED : ERB | |
| ENGINEER : ERB | APPROVED : ERB | |
| NO. | REVISION DESCRIPTION | DATE |
| 1 | CITY COMMENTS | 1/23/2026 |
| 2 | CITY COMMENTS | 3/04/2026 |
| 3 | CITY COMMENTS | 3/11/2026 |
| 4 | CITY COMMENTS | 3/20/2026 |

DRAWING TITLE

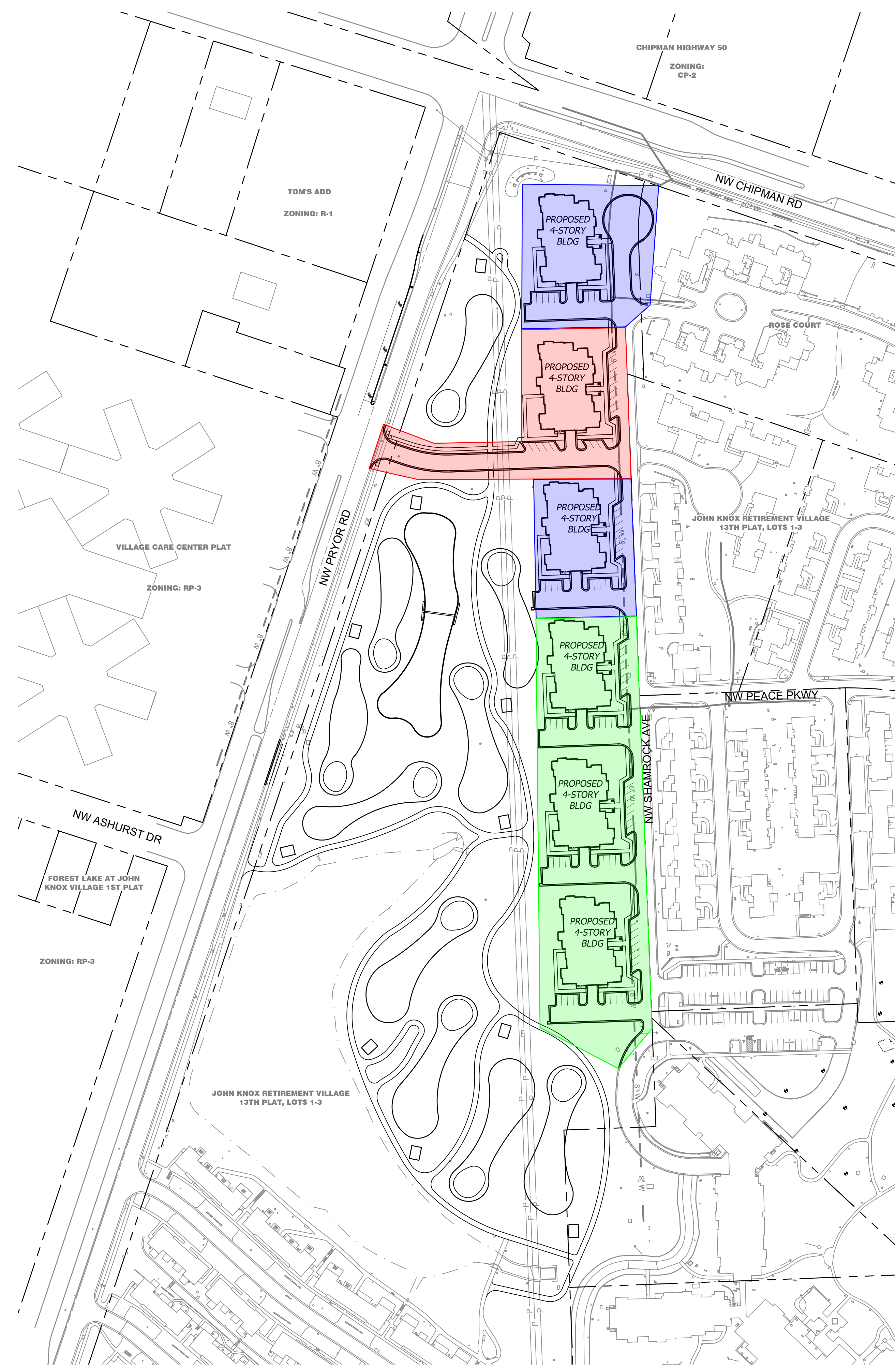
SITE PLAN

DATE: December 23, 2025

COMM. NO. 25110.00

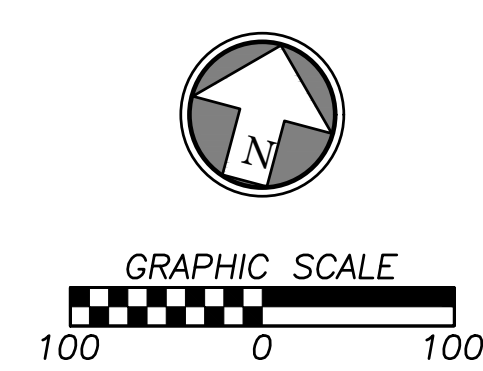
DRAWING

C1.0



PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



PRELIMINARY DEVELOPMENT PLAN
NOT FOR CONSTRUCTION



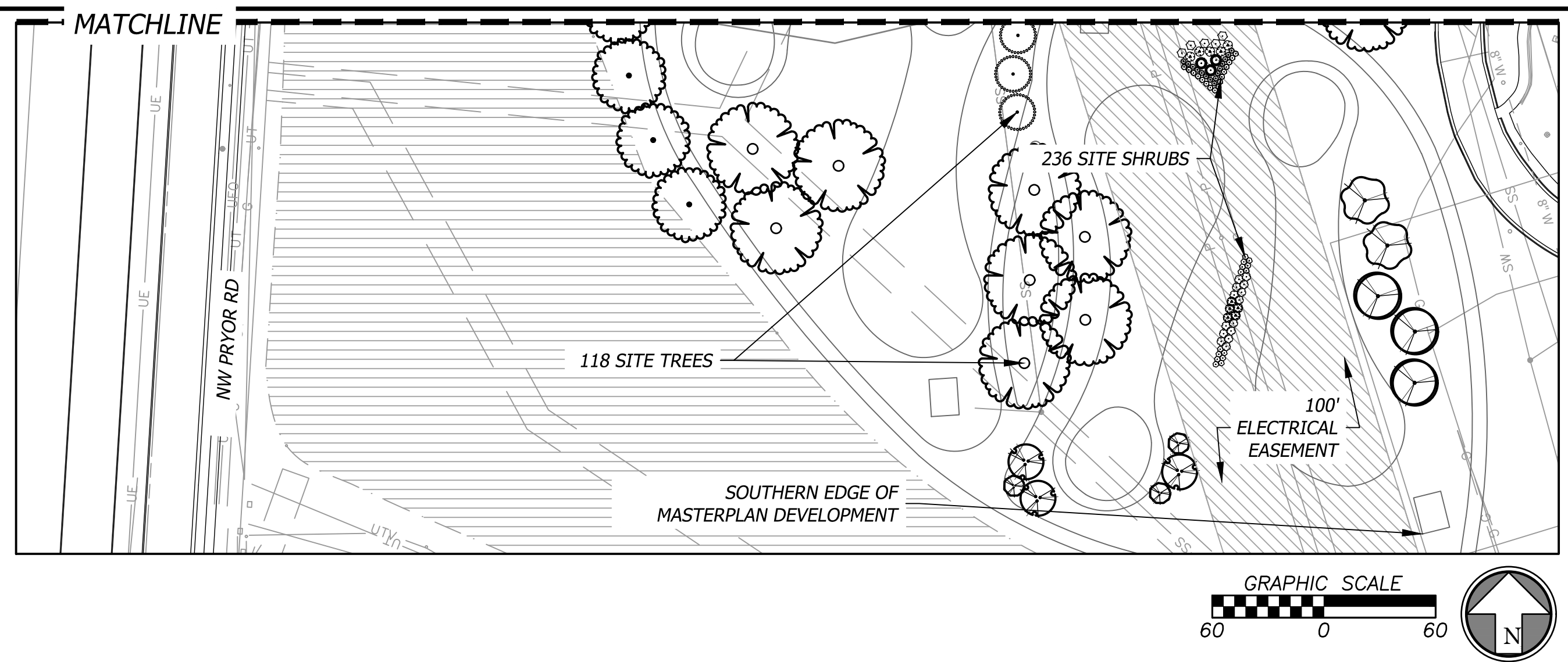
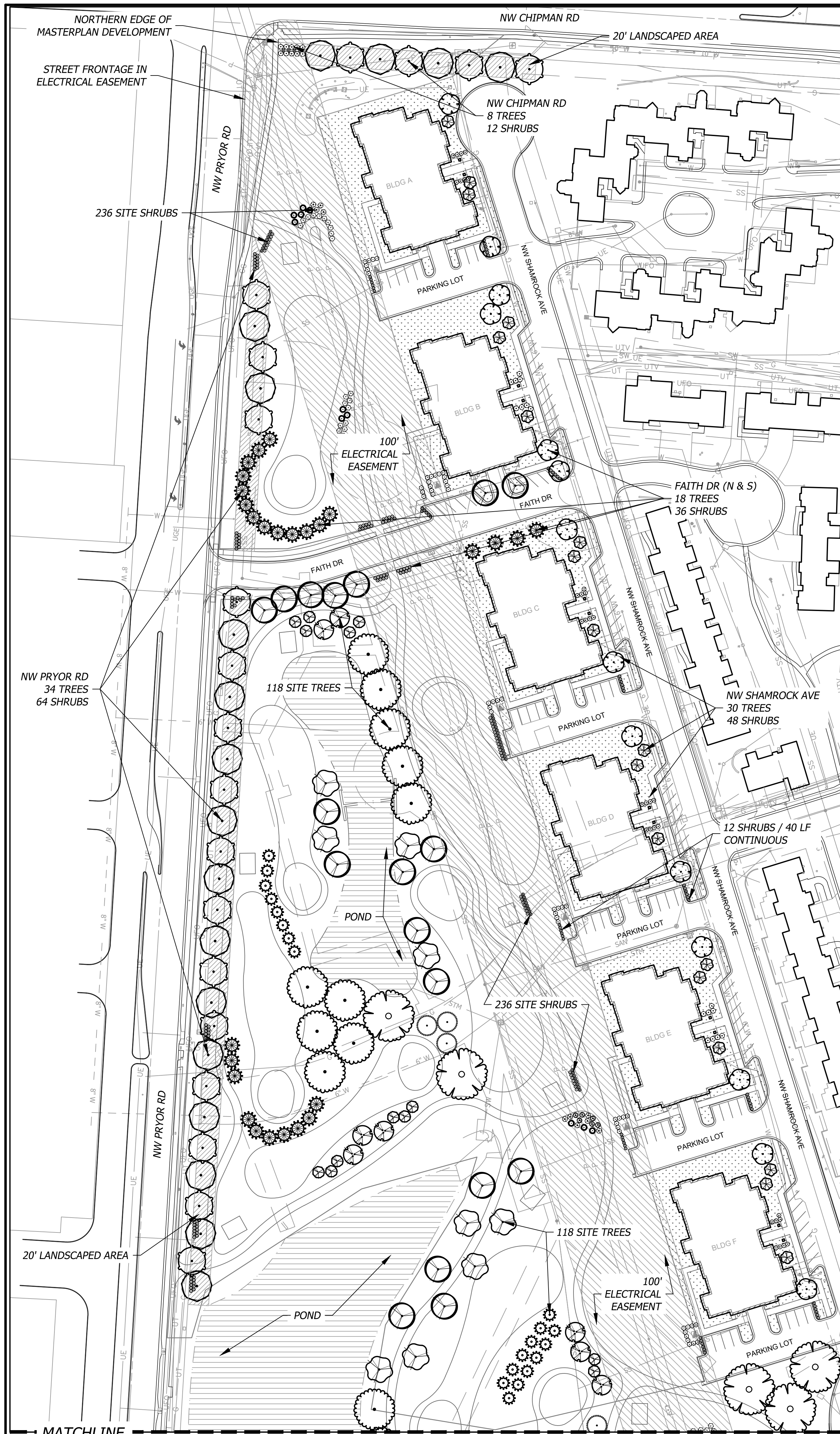
HYBRID VILLA APARTMENTS

SFCS Architecture
Engineering
Planning
Interiors
SFCS Inc. • 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 • Fax 704.372.7369
www.sfcs.com

| DESIGNER : DAS | DRAWN : ARK | |
|-----------------|----------------------|-----------|
| ARCHITECT : DAS | CHECKED : ERB | |
| ENGINEER : ERB | APPROVED : ERB | |
| NO. | REVISION DESCRIPTION | DATE |
| 1 | CITY COMMENTS | 1/23/2026 |
| 2 | CITY COMMENTS | 3/04/2026 |
| 3 | CITY COMMENTS | 3/11/2026 |
| 4 | CITY COMMENTS | 3/20/2026 |

DRAWING TITLE
PHASING PLAN

| | |
|-------------------------|-------------|
| DATE: December 23, 2025 | DRAWING |
| COMM. NO. 25110.00 | C1.1 |



SITE DATA

| Overall Site | Quantity | Required | Provided |
|------------------------------------|-----------|----------|----------|
| Street Frontage | | | |
| NW Chipman Rd (LF) to the North | 237.0 | | |
| 1 tree / 30 LF of street frontage | | 7.9 | 8 |
| 1 shrub / 20 LF of street frontage | | 11.9 | 14 |
| NW Pryor Rd (LF) to the West | 1,000.0 | | |
| 1 tree / 30 LF of street frontage | | 33.3 | 34 |
| 1 shrub / 20 LF of street frontage | | 50.0 | 64 |
| Faith Dr (LF) North Side | 259.0 | | |
| 1 tree / 30 LF of street frontage | | 8.6 | 9 |
| 1 shrub / 20 LF of street frontage | | 13.0 | 18 |
| Faith Dr (LF) South Side | 259.0 | | |
| 1 tree / 30 LF of street frontage | | 8.6 | 9 |
| 1 shrub / 20 LF of street frontage | | 13.0 | 18 |
| NW Shamrock Ave (LF) to the East | 888.0 | | |
| 1 tree / 30 LF of street frontage | | 29.6 | 30 |
| 1 shrub / 20 LF of street frontage | | 44.4 | 48 |
| Site Area | 653,400.0 | | |
| Building Footprint | 65,586.0 | | |
| 1 tree / 5,000 SF | 587,814.0 | 117.6 | 118.0 |
| 2 shrubs / 5,000 SF | 587,814.0 | 235.1 | 260.0 |
| 20' Landscape Buffer | | Yes | Yes |

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT | CAL | HEIGHT |
|-------------------------|-----|--|-------|-----|-----------|
| TREES | | | | | |
| [Symbol] | 11 | Acer saccharum 'Caddo' / Caddo Sugar Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 2" | Cal |
| [Symbol] | 18 | Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust | B & B | 2" | cal |
| [Symbol] | 19 | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | B & B | 2" | Cal |
| [Symbol] | 21 | Nyssa sylvatica 'Wildfire' / Wildfire Tupelo FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 2" | Cal |
| [Symbol] | 14 | Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree | B & B | 2" | Cal |
| [Symbol] | 13 | Quercus rubra / Red Oak | B & B | 3" | Cal |
| EVERGREEN TREES | | | | | |
| [Symbol] | 20 | Juniperus virginiana 'Canaerti' / Canaerti Eastern Redcedar FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | | 6' - 8' H |
| [Symbol] | 27 | Thuja x 'Green Giant' / Green Giant Arborvitae | B & B | | 6' - 8' H |
| ORNAMENTAL TREES | | | | | |
| [Symbol] | 6 | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 2" | Cal |
| [Symbol] | 16 | Magnolia x 'Jane' / Jane Magnolia | B & B | 2" | Cal |
| [Symbol] | 11 | Magnolia x soulangeana / Saucer Magnolia | B & B | 2" | cal |
| [Symbol] | 14 | Malus x 'Prairifire' / Prairifire Crab Apple | B & B | 2" | Cal |
| [Symbol] | 18 | Malus x 'Velvetcole' / Velvet Pillar™ Crabapple | B & B | 2" | Cal |
| SHRUBS | | | | | |
| [Symbol] | 32 | Hydrangea paniculata 'LVOBO'™ / Bobo Panicle Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | | |
| [Symbol] | 26 | Hydrangea serrata 'Bluebird' / Bluebird Serrate Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | | |
| [Symbol] | 14 | Itea virginica 'Merlot' / Merlot Sweetspire FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | | |
| [Symbol] | 14 | Lindera benzoin / Spicebush | 5 gal | | |
| [Symbol] | 14 | Physocarpus opulifolius 'SMNPOTWG' / Tiny Wine™ Gold Ninebark | 5 gal | | |
| [Symbol] | 52 | Rhamnus frangula 'Ron Williams' / Fine Line™ Alder Buckthorn | 5 gal | | |
| [Symbol] | 25 | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 5 gal | | |
| [Symbol] | 11 | Rhus typhina 'Baltiger' / Tiger Eyes™ Staghorn Sumac | 5 gal | | |
| [Symbol] | 15 | Syringa meyeri 'Palibin' / Dwarf Korean Lilac | 5 gal | | |
| [Symbol] | 59 | Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae | 5 gal | | 4'-6" H |
| EVERGREEN SHRUBS | | | | | |
| [Symbol] | 66 | Buxus x 'Green Gem' / Green Gem Boxwood FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | | |
| [Symbol] | 53 | Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | | |
| [Symbol] | 100 | Thuja occidentalis 'Bobozam' / Mr. Bowling Ball™ Arborvitae FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | | |



PRELIMINARY DEVELOPMENT PLAN
NOT FOR CONSTRUCTION



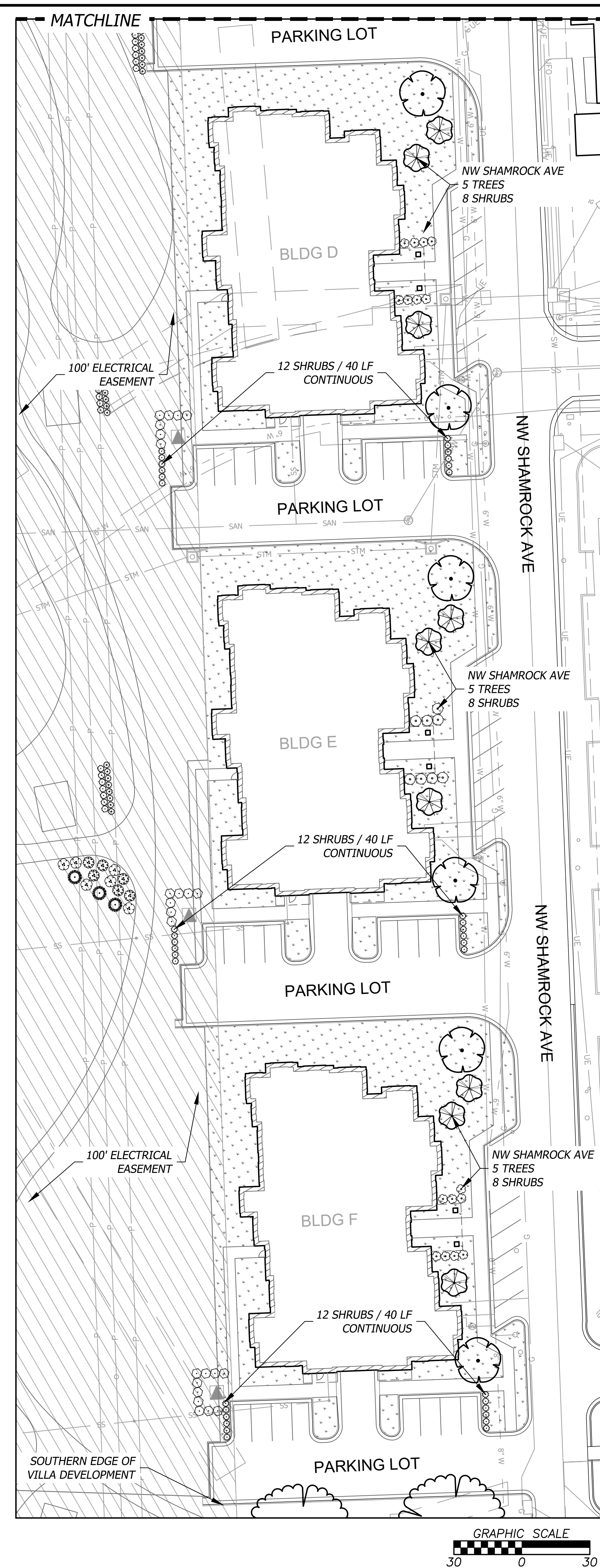
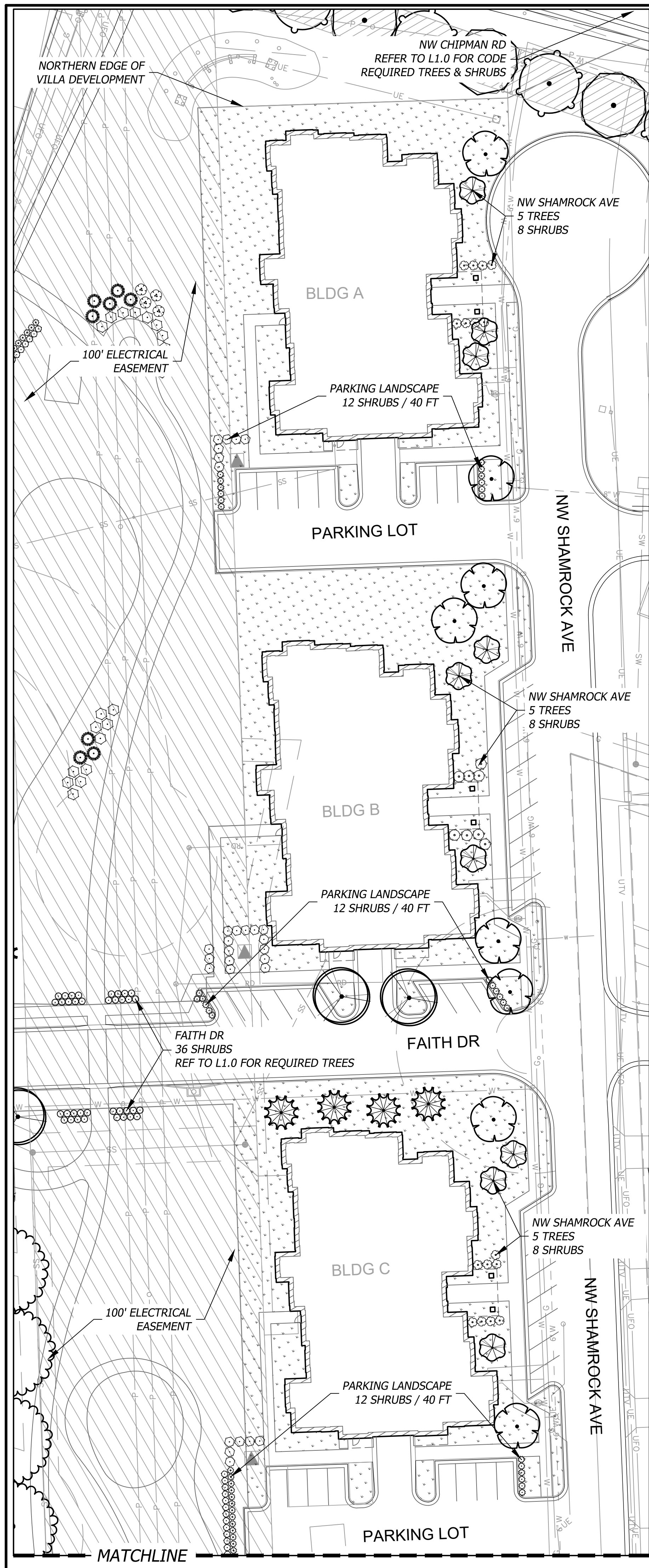
HYBRID VILLA APARTMENTS

SFCs Architecture Engineering Planning Interiors
SFCs Inc. • 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 • Fax 704.372.7369
www.sfcsc.com

| | | |
|-----------------|----------------------|-----------|
| DESIGNER : DAS | DRAWN : ARK | |
| ARCHITECT : DAS | CHECKED : ERB | |
| ENGINEER : ERB | APPROVED : ERB | |
| NO. | REVISION DESCRIPTION | DATE |
| 1 | CITY COMMENTS | 1/23/2026 |
| 2 | CITY COMMENTS | 3/04/2026 |
| 3 | CITY COMMENTS | 3/11/2026 |
| 4 | CITY COMMENTS | 3/20/2026 |

DRAWING TITLE
GOLF COURSE & VILLA MASTER PLAN - LANDSCAPE

DATE: December 23, 2025 DRAWING
COMM. NO. 25110.00 **L1.0**



SITE DATA

| BLDG A | Quantity | Required | Provided |
|---|----------|----------|----------|
| Street Frontage | | | |
| NW Shamrock Ave (LF) to the East | 148.0 | | |
| 1 tree / 30 LF of street frontage | | 4.9 | 5 |
| 1 shrub / 20 LF of street frontage | | 7.4 | 8 |
| Parking Landscape | | | |
| total LA are 5% of parking area | 1,369.0 | 68.5 | 364 |
| islands to be min 9' wide | | Yes | Yes |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0 | 10.8 | 12 |

| BLDG B | Quantity | Required | Provided |
|---|----------|----------|----------|
| Street Frontage | | | |
| NW Shamrock Ave (LF) to the East | 148.0 | | |
| 1 tree / 30 LF of street frontage | | 4.9 | 5 |
| 1 shrub / 20 LF of street frontage | | 7.4 | 8 |
| Faith Dr (LF) to the South | 119.0 | | |
| 1 tree / 30 LF of street frontage | | 4.0 | 4 |
| 1 shrub / 20 LF of street frontage | | 6.0 | 8 |
| Parking Landscape | | | |
| total LA are 5% of parking area | 1,369.0 | 68.5 | 364 |
| islands to be min 9' wide | | Yes | Yes |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0 | 10.8 | 12 |

| BLDG C | Quantity | Required | Provided |
|---|----------|----------|----------|
| Street Frontage | | | |
| Faith Dr (LF) to the North | 119.0 | | |
| 1 tree / 30 LF of street frontage | | 4.0 | 4 |
| 1 shrub / 20 LF of street frontage | | 6.0 | 8 |
| NW Shamrock Ave (LF) to the East | 148.0 | | |
| 1 tree / 30 LF of street frontage | | 4.9 | 5 |
| 1 shrub / 20 LF of street frontage | | 7.4 | 8 |
| Parking Landscape | | | |
| total LA are 5% of parking area | 1,369.0 | 68.5 | 364 |
| islands to be min 9' wide | | Yes | Yes |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0 | 10.8 | 12 |

| BLDG D | Quantity | Required | Provided |
|---|----------|----------|----------|
| Street Frontage | | | |
| NW Shamrock Ave (LF) to the East | 148.0 | | |
| 1 tree / 30 LF of street frontage | | 4.9 | 5 |
| 1 shrub / 20 LF of street frontage | | 7.4 | 8 |
| Parking Landscape | | | |
| total LA are 5% of parking area | 1,369.0 | 68.5 | 364 |
| islands to be min 9' wide | | Yes | Yes |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0 | 10.8 | 12 |

| BLDG E | Quantity | Required | Provided |
|---|----------|----------|----------|
| Street Frontage | | | |
| NW Shamrock Ave (LF) to the East | 148.0 | | |
| 1 tree / 30 LF of street frontage | | 4.9 | 5 |
| 1 shrub / 20 LF of street frontage | | 7.4 | 8 |
| Parking Landscape | | | |
| total LA are 5% of parking area | 1,369.0 | 68.5 | 364 |
| islands to be min 9' wide | | Yes | Yes |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0 | 10.8 | 12 |

| BLDG F | Quantity | Required | Provided |
|---|----------|----------|----------|
| Street Frontage | | | |
| NW Shamrock Ave (LF) to the East | 148.0 | | |
| 1 tree / 30 LF of street frontage | | 4.9 | 5 |
| 1 shrub / 20 LF of street frontage | | 7.4 | 8 |
| Parking Landscape | | | |
| total LA are 5% of parking area | 1,369.0 | 68.5 | 364 |
| islands to be min 9' wide | | Yes | Yes |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0 | 10.8 | 12 |

NOTE: SITE AREA OPEN YARD REQUIREMENTS ARE COVERED BY GOLF COURSE & VILLA MASTER PLAN REFER TO L1.0

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT | CAL | HEIGHT |
|-------------------------|-----|--|-------|--------|-----------|
| TREES | | | | | |
| | 11 | Acer saccharum 'Caddo' / Caddo Sugar Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 2" Cal | |
| | 18 | Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust | B & B | 2" cal | |
| | 19 | Gymnocladia dioica 'Espresso' / Kentucky Coffeetree | B & B | 2" Cal | |
| | 21 | Nyssa sylvatica 'Wildfire' / Wildfire Tupelo FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 2" Cal | |
| | 14 | Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree | B & B | 2" Cal | |
| | 13 | Quercus rubra / Red Oak | B & B | 3" Cal | |
| EVERGREEN TREES | | | | | |
| | 20 | Juniperus virginiana 'Canaertii' / Canaerti Eastern Redcedar FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | | 6' - 8' H |
| | 27 | Thuja x 'Green Giant' / Green Giant Arborvitae | B & B | | 6' - 8' H |
| ORNAMENTAL TREES | | | | | |
| | 6 | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 2" Cal | |
| | 16 | Magnolia x 'Jane' / Jane Magnolia | B & B | 2" Cal | |
| | 11 | Magnolia x soulangeana / Saucer Magnolia | B & B | 2" cal | |
| | 14 | Malus x 'Prairifire' / Prairifire Crab Apple | B & B | 2" Cal | |
| | 18 | Malus x 'Velvetcole' / Velvet Pillar™ Crabapple | B & B | 2" Cal | |
| SHRUBS | | | | | |
| | 32 | Hydrangea paniculata 'ILVOBO'™ / Bobo Panicle Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | | |
| | 26 | Hydrangea serrata 'Bluebird' / Bluebird Serrate Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0 | 5 gal | | |



PRELIMINARY DEVELOPMENT PLAN
NOT FOR CONSTRUCTION



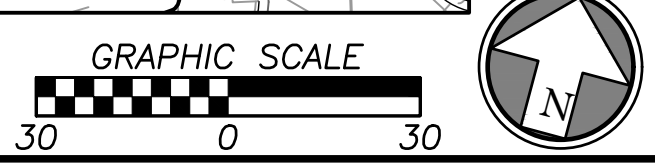
HYBRID VILLA APARTMENTS

SFCSC Architecture Engineering Planning Interiors
SFCSC Inc. • 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 • Fax 704.372.7369
www.sfcsc.com

| DESIGNER : DAS | DRAWN : ARK | |
|-----------------|----------------------|-----------|
| ARCHITECT : DAS | CHECKED : ERB | |
| ENGINEER : ERB | APPROVED : ERB | |
| NO. | REVISION DESCRIPTION | DATE |
| 1 | CITY COMMENTS | 1/23/2026 |
| 2 | CITY COMMENTS | 3/04/2026 |
| 3 | CITY COMMENTS | 3/11/2026 |
| 4 | CITY COMMENTS | 3/20/2026 |

DRAWING TITLE
INDIVIDUAL VILLAS - LANDSCAPE

DATE: December 23, 2025
COMM. NO. 25110.00
DRAWING
L1.1





3 NORTH ELEVATION - PDP
1/8" = 1'-0"



1 WEST ELEVATION - PDP
1/8" = 1'-0"

STONE VENEER, SYNTHETIC - CLASS 2
 CLEAR GLASS - CLASS 1
 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3
 CEMENT FIBER BOARD (SIDING) - CLASS 2
 CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF
 EIFS (CLASS 3) REPRESENTS ~ 1728 SF
 METAL LOUVERS REPRESENTS ~ 538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS
 AND 25% WHEN COUNTING METAL LOUVERS
 ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

ELEVATION KEYNOTE LEGEND

| | |
|----|---|
| 1 | ARCH. SHINGLES |
| 2 | F.C. LAP SIDING |
| 3 | PREFIN. ALUM. GUTTER |
| 4 | F.C. PANEL W/ APPLIED F.C. TRIM |
| 5 | CUSTOM DECORATIVE BRACKET |
| 6 | SCREENED PORCHED SYSTEM, MATCH EXISTING |
| 7 | EIFS |
| 8 | F.C. WINDOW TRIM |
| 9 | EIFS WINDOW TRIM |
| 10 | CAST STONE BANDING |
| 11 | CAST STONE HEADER |
| 12 | CAST STONE SILL |
| 13 | STANDING SEAM ROOF |
| 14 | STONE VENEER |
| 15 | CAST STONE SILL |
| 16 | F.C. FASCIA BOARD |
| 17 | F.C. EAVE TRIM |
| 18 | EIFS TRIM, RE. WALL SECTIONS |
| 19 | SCHED METAL LOUVER |
| 20 | F.C. TRIM |
| 21 | EIFS REVEAL, TYP. |

PRELIMINARY
 DEVELOPMENT PLAN
 SET

NOT FOR CONSTRUCTION



HYBRID VILLA APARTMENTS

SFCS Architecture
 Engineering
 Planning
 Interiors

SFC S Inc. • 1927 South Tryon St. - Suite 207
 Charlotte, North Carolina 28203.4633
 704.372.7327 • Fax 704.372.7369
 www.sfcs.com

| | | |
|-----------------|----------------------|---------|
| DESIGNER : DES | DRAWN : DRW | |
| ARCHITECT : ARC | CHECKED : CHK | |
| ENGINEER : DES | APPROVED : APP | |
| NO. | REVISION DESCRIPTION | DATE |
| 1 | CITY COMMENTS | 1/23/26 |

DRAWING TITLE
EXTERIOR ELEVATIONS

| | |
|-------------------------|-----------|
| DATE: December 23, 2025 | DRAWING |
| COMM. NO. 25110.00 | A1 |

Copyright (c) 2024 SFC S, Inc. All rights reserved. This drawing is the property of SFC S, Inc. and is not to 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 prior written permission of SFC S, Inc.



4 SOUTH ELEVATION - PDP
1/8" = 1'-0"



2 EAST ELEVATION - PDP
1/8" = 1'-0"

ELEVATION KEYNOTE LEGEND

| | |
|----|---|
| 1 | ARCH. SHINGLES |
| 2 | F.C. LAP SIDING |
| 3 | PREFIN. ALUM. GUTTER |
| 4 | F.C. PANEL W/ APPLIED F.C. TRIM |
| 5 | CUSTOM DECORATIVE BRACKET |
| 6 | SCREENED PORCHED SYSTEM, MATCH EXISTING |
| 7 | EIFS |
| 8 | F.C. WINDOW TRIM |
| 9 | EIFS WINDOW TRIM |
| 10 | CAST STONE BANDING |
| 11 | CAST STONE HEADER |
| 12 | CAST STONE SILL |
| 13 | STANDING SEAM ROOF |
| 14 | STONE VENEER |
| 15 | CAST STONE SILL |
| 16 | F.C. FASCIA BOARD |
| 17 | F.C. EAVE TRIM |
| 18 | EIFS TRIM, RE. WALL SECTIONS |
| 19 | SCHED METAL LOUVER |
| 20 | F.C. TRIM |
| 21 | EIFS REVEAL TYP. |

PRELIMINARY
DEVELOPMENT PLAN
SET

NOT FOR CONSTRUCTION



John Knox Village

HYBRID VILLA APARTMENTS



SFCS Inc. • 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 • Fax 704.372.7369
www.sfcs.com

| | | |
|-----------------|----------------------|---------|
| DESIGNER : DES | DRAWN : DRW | |
| ARCHITECT : ARC | CHECKED : CHK | |
| ENGINEER : DES | APPROVED : APP | |
| NO. | REVISION DESCRIPTION | DATE |
| 1 | CITY COMMENTS | 1/23/26 |

DRAWING TITLE
EXTERIOR ELEVATIONS

| | |
|-------------------------|---------|
| DATE: December 23, 2025 | DRAWING |
| COMM. NO. 25110.00 | A2 |

STONE VENEER, SYNTHETIC - CLASS 2
CLEAR GLASS - CLASS 1
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3
CEMENT FIBER BOARD (SIDING) - CLASS 2
CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF
EIFS (CLASS 3) REPRESENTS ~ 1728 SF
METAL LOUVERS REPRESENTS ~ 538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS
AND 25% WHEN COUNTING METAL LOUVERS
ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

Copyright (c) 2024 SFCS, Inc. All rights reserved. This drawing is the property of SFCS, Inc. and is not to 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 prior written permission of SFCS, Inc.



1 PDP - SOUTHEAST PERSPECTIVE
A2 N.T.S.



2 PDP - NORTHEAST PERSPECTIVE
A2 N.T.S.



3 PDP - EAST ELEVATION
A2 N.T.S.



4 PDP - SOUTH ELEVATION
A2 N.T.S.

PRELIMINARY
DEVELOPMENT PLAN
SET

NOT FOR CONSTRUCTION



HYBRID VILLA APARTMENTS

SFCS Architecture
Engineering
Planning
Interiors
SFC S Inc. • 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 • Fax 704.372.7369
www.sfc.com

| | |
|-----------------|---------------------------|
| DESIGNER : DES | DRAWN : DRW |
| ARCHITECT : ARC | CHECKED : CHK |
| ENGINEER : DES | APPROVED : APP |
| NO. | REVISION DESCRIPTION DATE |

DRAWING TITLE
COLORED ELEVATIONS
AND RENDERINGS

| | |
|-------------------------|-----------|
| DATE: December 23, 2025 | DRAWING |
| COMM. NO. 25110.00 | A2 |

A detailed landscape architectural plan of a golf course, showing various features like tees, fairways, greens, and water bodies. The plan is rendered in a light, faded style. The text "QUESTIONS" and "THANK YOU!" is centered over the plan.

QUESTIONS

THANK YOU!