



# LEGACY RIDGE

## Architectural Design Book

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



21 SE 29<sup>th</sup> Terrace  
Lee's Summit, MO 64082  
GriffinRiley.com

## 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



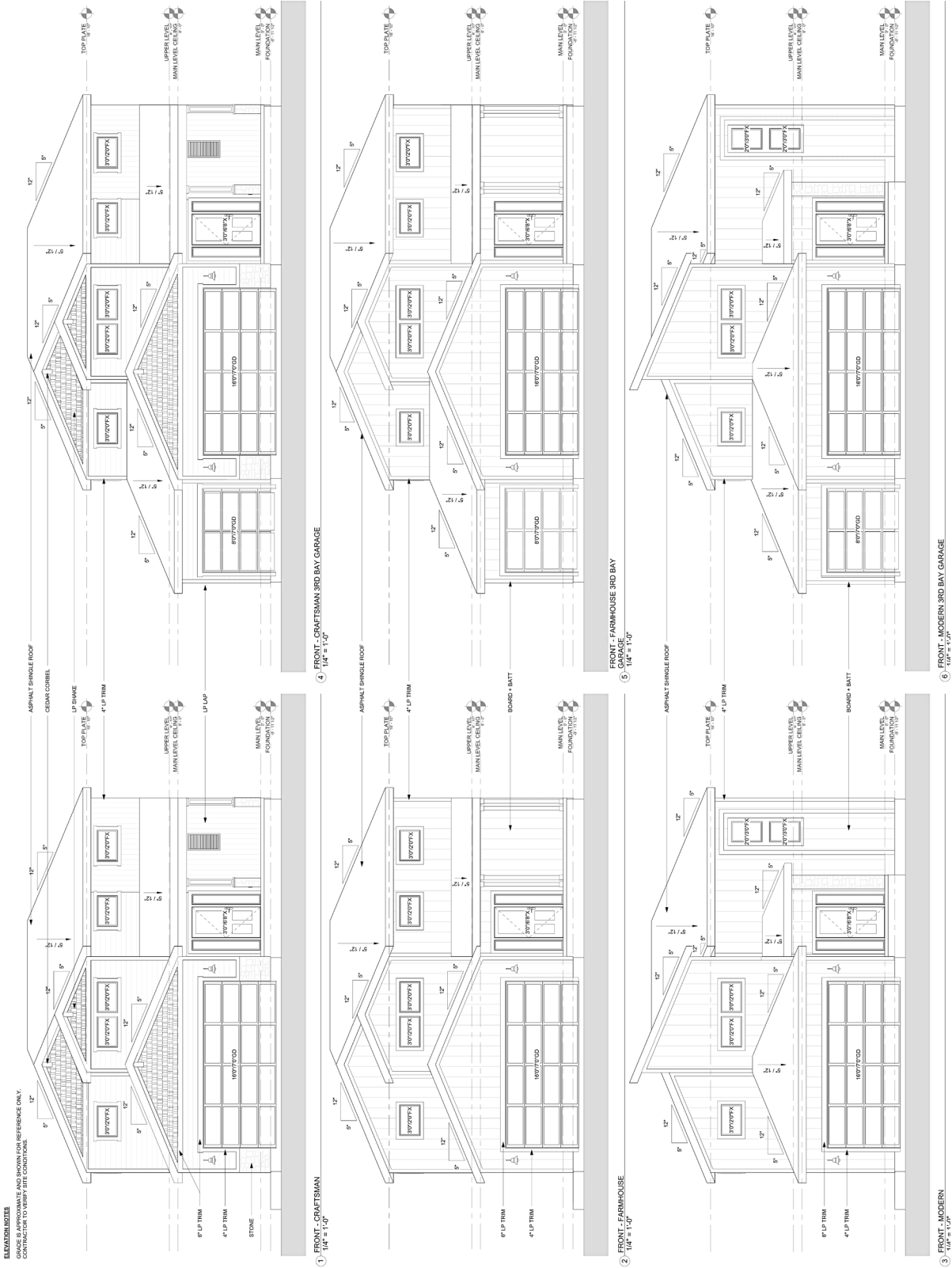
## Pod "C": 40-foot Wide Lots



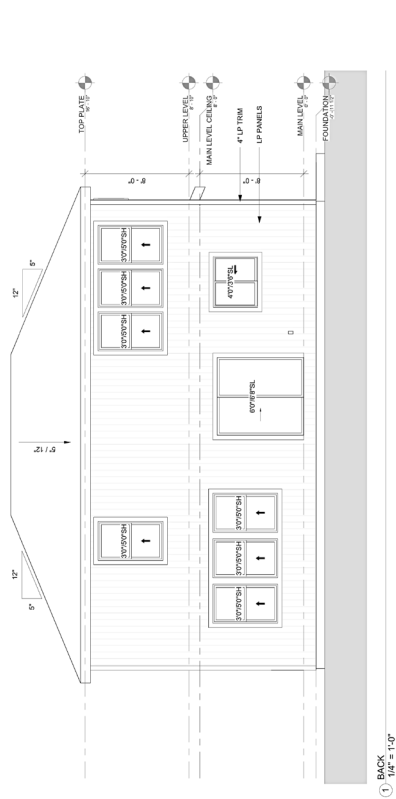


Typical Elevation Drawings

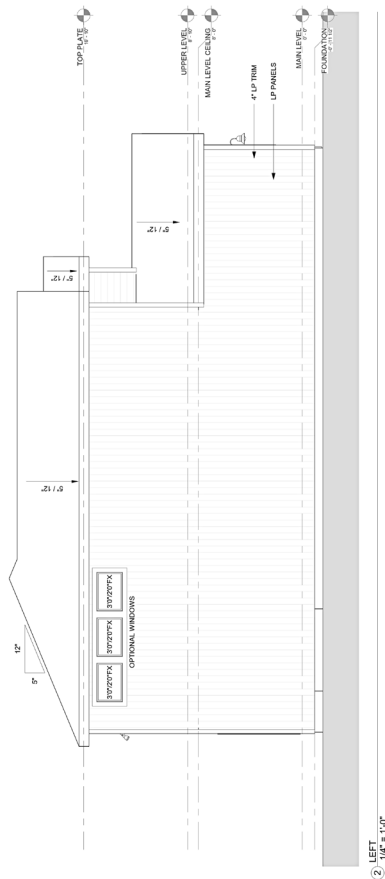
2-Story – Front



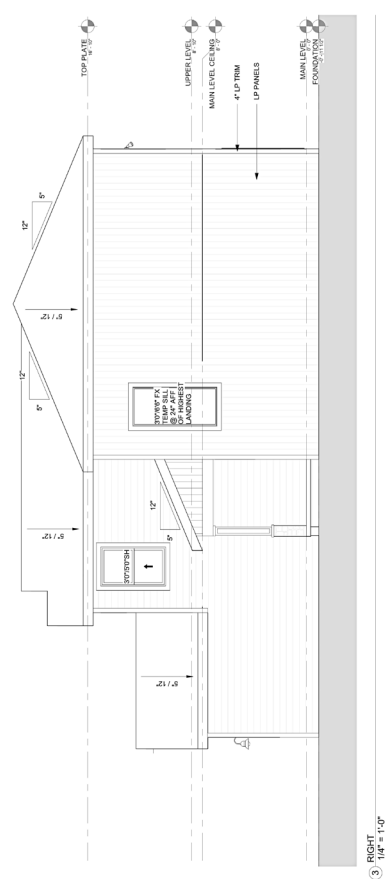
## 2-Story – Sides & Rear



① BACK  
1/4" = 1'-0"



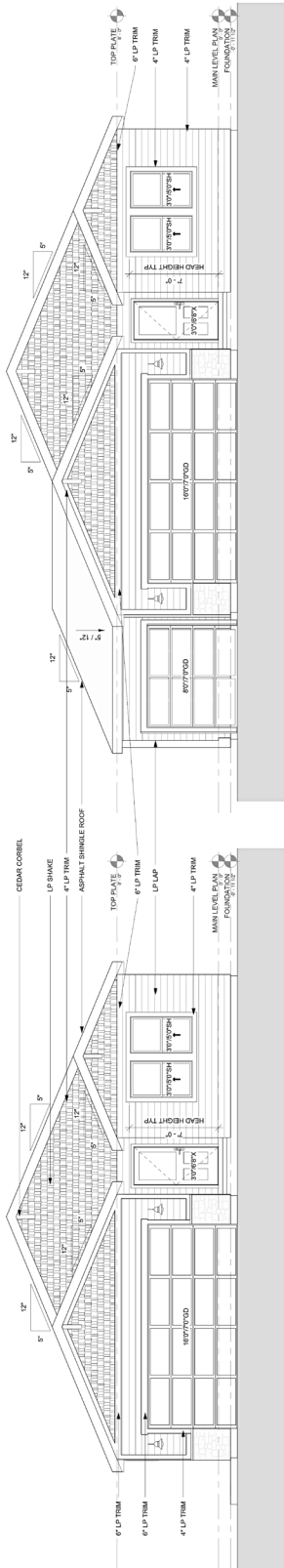
② LEFT  
1/4" = 1'-0"



③ RIGHT  
1/4" = 1'-0"

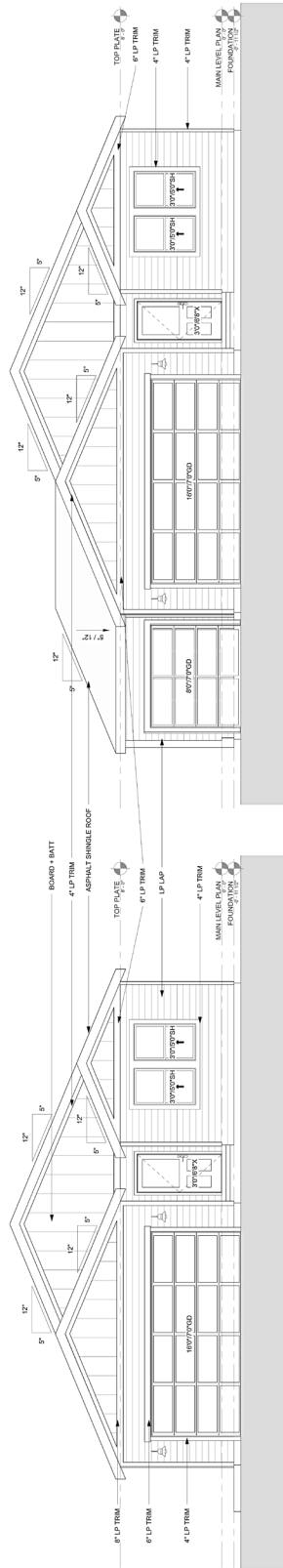


## Ranch - Front



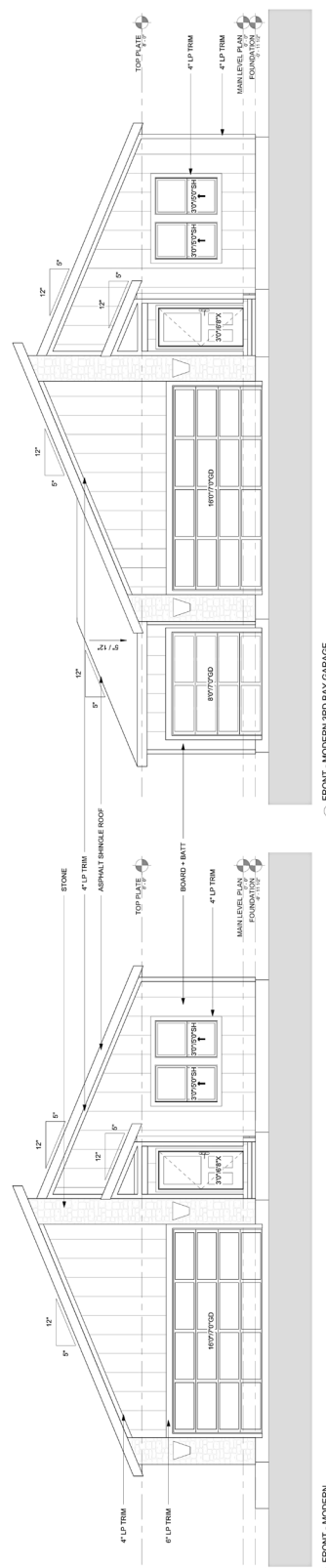
1 FRONT - CRAFTSMAN  
1/4" = 1'-0"

2 FRONT - CRAFTSMAN 3RD BAY GARAGE  
1/4" = 1'-0"



3 FRONT - FARMHOUSE  
1/4" = 1'-0"

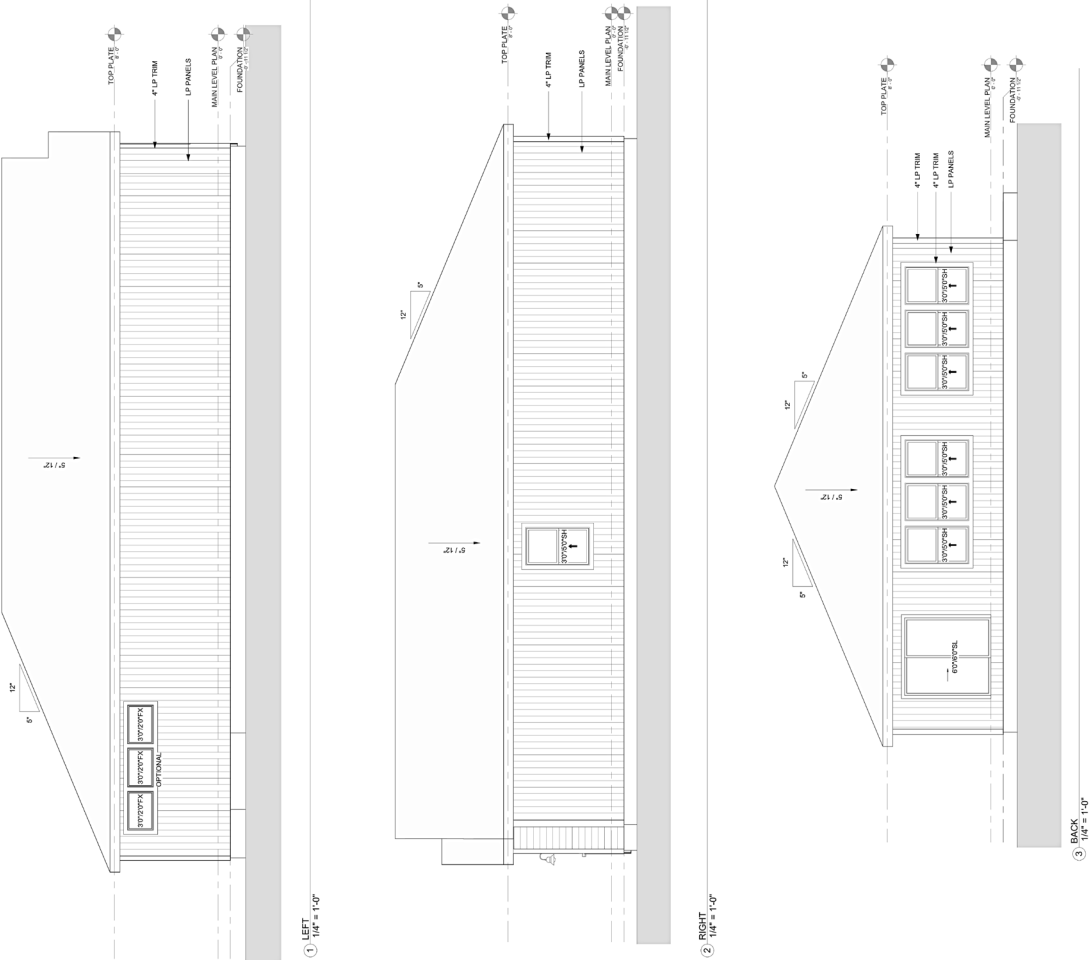
4 FRONT - FARMHOUSE 3RD BAY GARAGE  
1/4" = 1'-0"



5 FRONT - MODERN  
1/4" = 1'-0"

6 FRONT - MODERN 3RD BAY GARAGE  
1/4" = 1'-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.

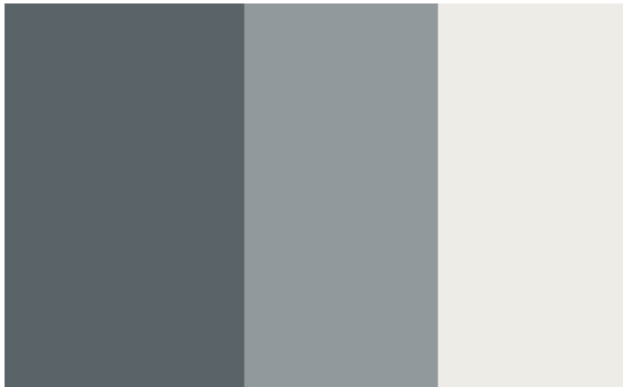




Body- Gossamer Veil    Accent- Drift of Mist    Trim- Pure White



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



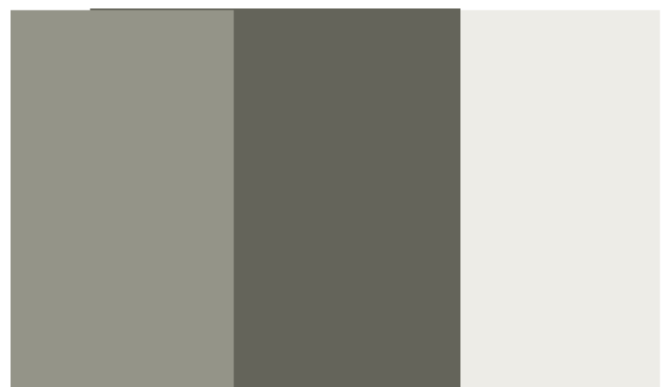
Body- Gray's Harbor    Accent- Cadet    Trim- Pure White



Body- Acier    Accent- Repose Gray    Trim- Pure White



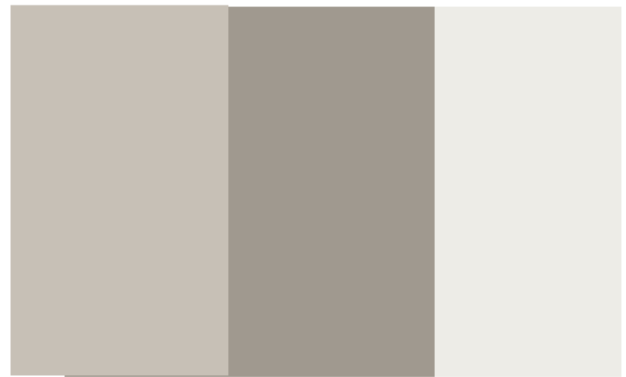
\*Body- Pure White    Accent- Peppercorn    Trim- Pure White



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**



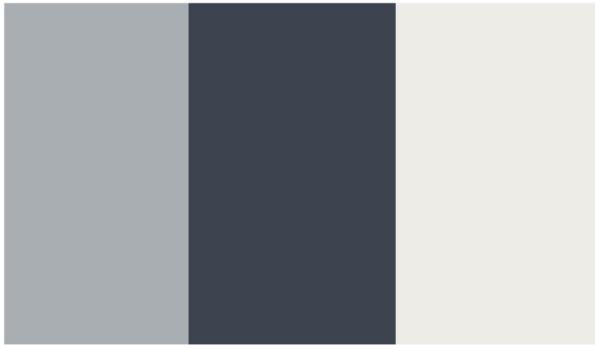
**Body- Elephant Ear**      **Accent- Taupe of the Morning**      **Trim- Pure White**



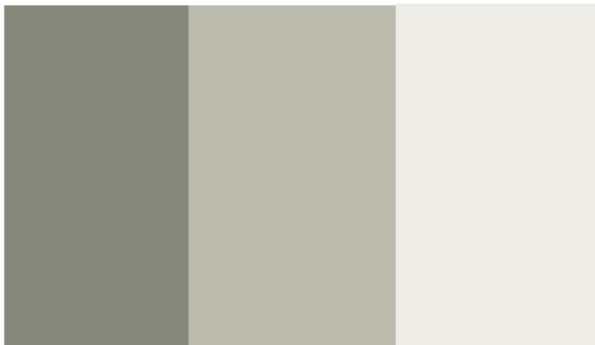
**Body- Cityscape**      **Accent- Light French Gray**      **Trim- Pure White**



**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

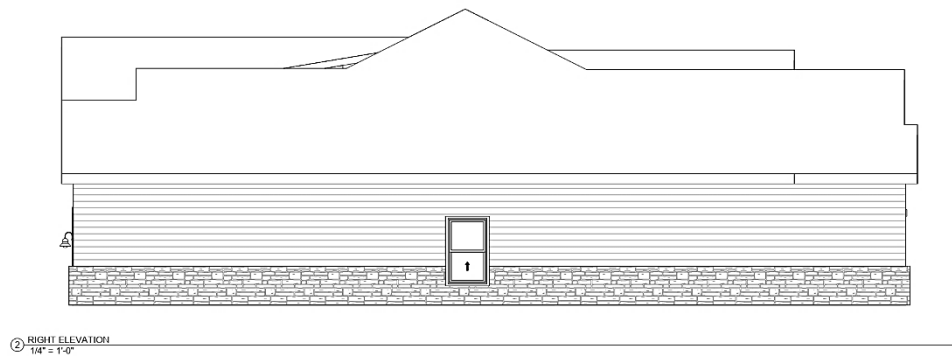
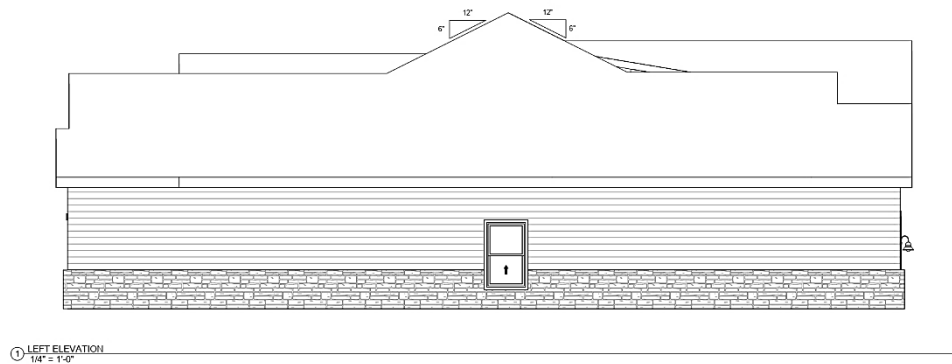
### Typical Elevation Renders





## 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) Facade Standards

In accordance with **UDO Section 8.070(C), Table 8.1-2 “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





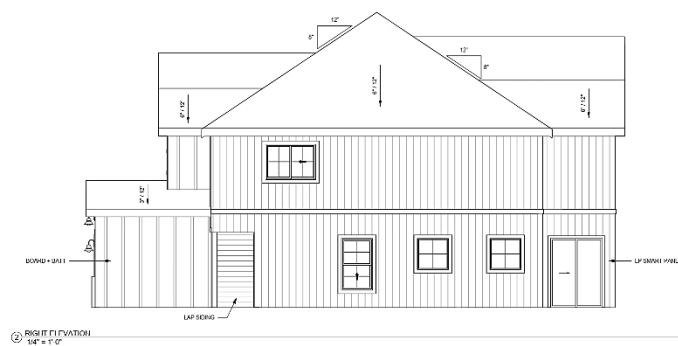
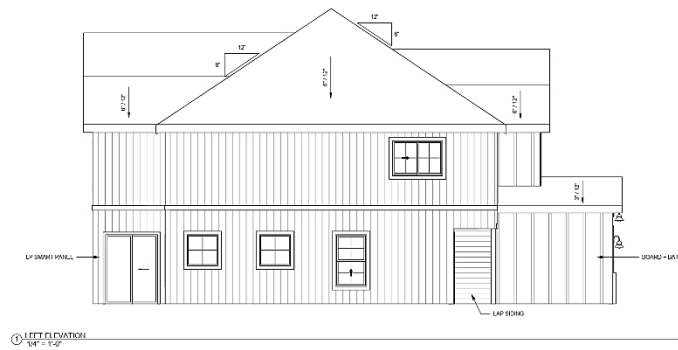
## Typical Elevation Drawings

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) Facade Standards

In accordance with **UDO Section 8.070(C), Table 8.1-2 “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.



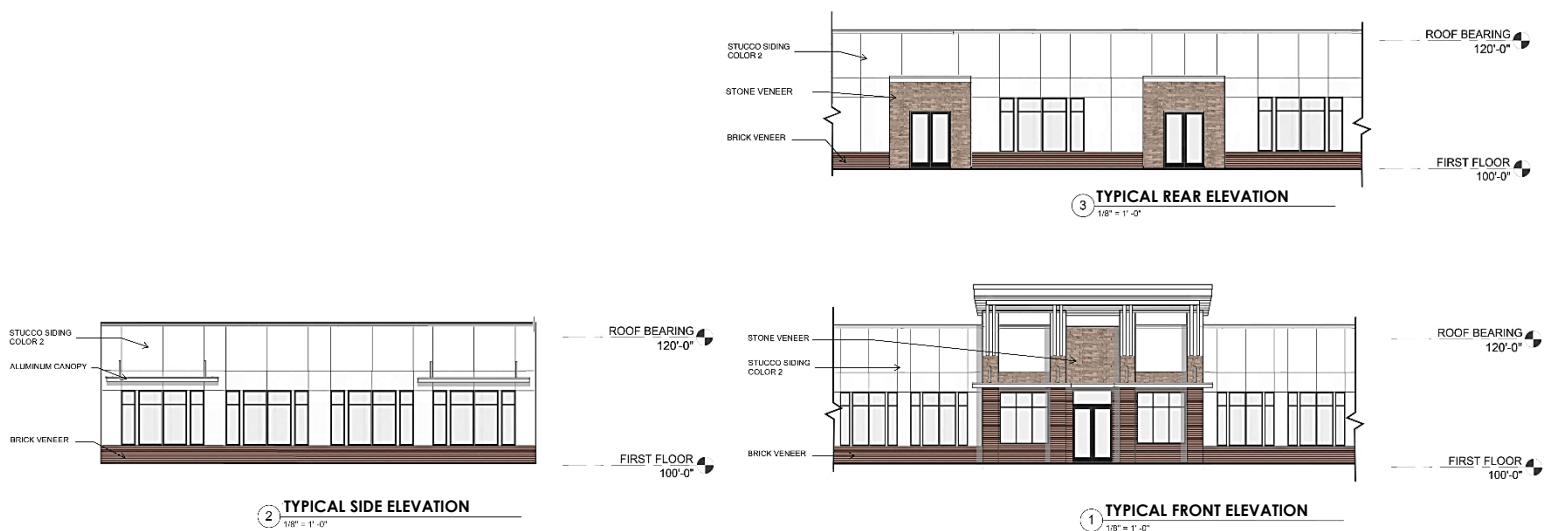
## Commercial Area

### 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 8.1-3 “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  
1/16" = 1'-0"



③ TF - EXT. ELEV. - BLDG B - WEST  
1/16" = 1'-0"

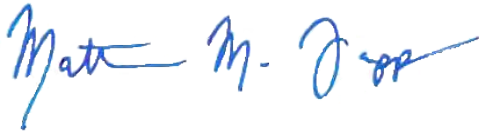


② TF - EXT. ELEV. - BLDG B - EAST  
1/16" = 1'-0"



① TF - EXT. ELEV. - BLDG B - SOUTH  
1/16" = 1'-0"

Warm regards,



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