



1015-1028





SCALE: 1" = 70'

**CANYON CREEK BLVD. & K-10 HIGHWAY
 LENEXA, KANSAS 66227
 THE VISTAS AT CANYON CREEK APARTMENTS
 PRELIMINARY DEVELOPMENT PLAN
 LANDSCAPE PLAN**

REV	DATE	DESCRIPTION
1	6/19/18	PDP-REVISED

DATE: 5/30/2018
 PROJECT NO.: 20174011
 DESIGNED BY: LPE
 DRAWN BY: AM
 CHECKED BY: SB, MM, BS

ISSUE	SHEET NO.
	C6
	OF 9 SHEETS

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30 May, 2018

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THE RESERVE AT CANYON CREEK PROGRAMMING / SCHEMATIC DESIGN NARRATIVE

Canyon Creek Boulevard, North of K-10 / Lenexa, KS 66227
Market-Rate Apartments
Clockwork Project No. 17.08

1. Building Exterior Design Concept
 - The exterior materials and color palette will be complementary to the neighborhood context to the North and East.
 - Approximately 50% of the exterior will be wood siding.
 - Approximately 20% of the exterior will be veneer stone / brick.
 - Approximately 10% of the exterior will be simulated wood
 - Approximately 20% of the exterior will be windows
 - Windows to be integrally colored vinyl frames with insulated glass units. Approximately 25% Operable windows.
 - Residential decks will have painted metal railings.
 - There will be a pedestrian entrance from the sidewalk along the front and rear of each building.
2. Site and Exterior Amenity Space
 - There are (9) 28-Unit buildings.
 - There are (3) 14-Unit apartment buildings.
 - There is one Clubhouse building and pool.
 - Outdoor Amenities will include landscaped areas, a hardscaped patio, pool, game courts, playground and dog park.
 - The patio will have an outdoor kitchen (gas) with a covered seating trellis and a fire pit.
 - The Patio and pool surround will be integrally colored concrete.
 - There will be a walking path that will weave throughout the site that will connect to the apartment buildings and clubhouse. Paths could possibly connect to the City of Lenexa Trail System.
 - Adjacent to the buildings are landscaped surface parking lots.
3. Apartment Description:
 - Total of approximately 294 apartments
 - Building Type #1 is a 3.5-story wood framed construction building with 28 apartments.
 - Building Type #2 is a 3.5-story wood framed construction building with 28 apartments and a safe room.
 - Building Type #3 is a 3.5-story wood framed construction building with 14 apartments.
 - Each apartment is between 700 and 1,300 square feet with a mix of 1, 2 and 3 bedroom apartments
 - Flooring: LVT (luxury vinyl tile) throughout with carpet in the bedrooms and ceramic tile in the kitchens.
 - Painted gypsum board walls and ceilings.
 - Solid wood bath and kitchen cabinets with granite countertops.



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- Window blinds
 - Solid wood apartment entry doors in HM frames.
 - Hollow core apartment interior doors in wood frames.
 - Wood or simulated wood base – simple rectangular profile.
 - Frameless glass shower doors.
 - Wire closet shelving.
 - Stainless steel or high end black appliances, including washers and dryers.
4. Clubhouse and Amenity Space
- All areas will be a mix of LVT, ceramic tile and carpet tile.
 - Casework will be wood with granite countertops.
 - Ceilings will be a mix of painted gypsum board and ACT.
 - Lobby & Amenity spaces may include: game room, yoga/spin room, fitness room, dog washing room, bike washing room, community room with kitchen, leasing office, business center
 - Leasing Office hours of operation: Monday – Saturday, 8:00 am – 5:00 pm.
5. Building Shell and Exterior
- The buildings will be wood framed construction: 3.5 stories.
 - Wood Floor structure composition with ¾” Gypcrete topping.
 - Floor to floor heights as needed for minimum 9’-0” ceilings, typical.
 - Roofing will be flat membrane TPO roofs with tapered insulation and internal drains.
 - HVAC – standard split system with units on roof (screened by parapets).
6. Project Timeline
- Anticipated start of construction: November, 2018
 - Construction Duration: 18 months
 - Construction will be in one phase.
7. Anticipated Rent for Apartments:
- 1 Bedroom: \$950/month
 - 2 Bedroom: \$1,350/month
 - 3 Bedroom: \$1,600/month