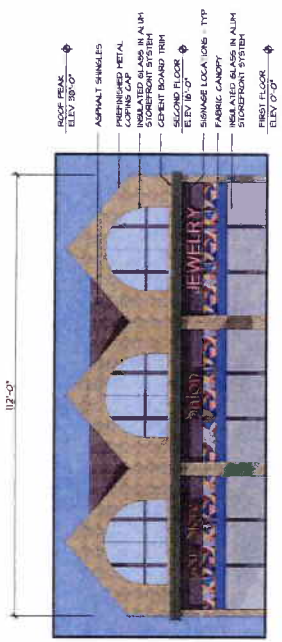


CONCEPTUAL RETAIL OFFICE



SOUTH ELEVATION
SCALE: 3/32\"/>

CONCEPTUAL RETAIL APARTMENT

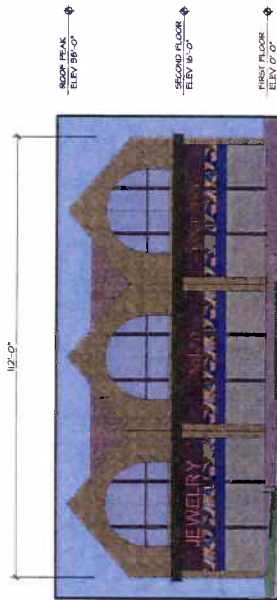


WEST ELEVATION
SCALE: 3/32\"/>

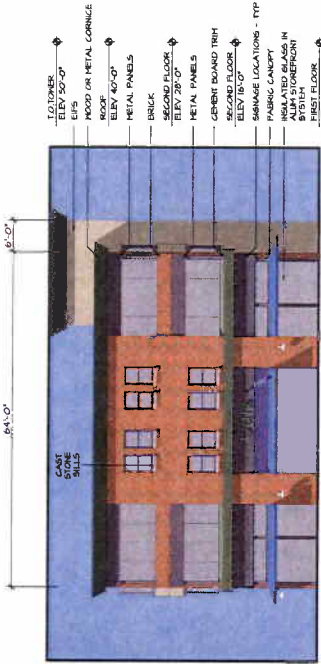
DEVELOPMENT
OVERVIEW



EAST & WEST ELEVATIONS
SCALE: 3/32\"/>



NORTH ELEVATION
SCALE: 3/32\"/>



SOUTH ELEVATION
SCALE: 3/32\"/>



EAST ELEVATION
SCALE: 3/32\"/>

SIGNAGE NOTES:
 ALL FREE STANDING SITE SIGNAGE TO BE
 DESIGNED DURING THE DESIGN DEVELOPMENT
 PHASE. MATERIALS, COLORS, LOCATIONS AND NOTES ON MATERIALS.
 ALL EXTERIOR TENANT SIGNAGE TO BE
 DESIGNED DURING THE DESIGN DEVELOPMENT PHASE.
 EXTERIOR ELEVATIONS INTERNALLY TO BE
 DESIGNED DURING THE DESIGN DEVELOPMENT PHASE.
 ALL WORK TO BE DONE TO MEET ALL CITY AND
 COUNTY CODES AND TO BE MORE THAN 50%
 COVERED BY THE CITY.

2006-32

CONSULTANTS
 LANDSCAPE ARCHITECT
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 des moines, iowa 50319
 515.281.1111
 www.smithmetzger.com

CONCEPTUAL PLAN
 RICE DEVELOPMENT PARTNERS
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,
 COUNTY OF POLK, STATE OF IOWA

DATE: 11/21/08
 PER: B. MUMFORD

RETAIL
 EXTERIORS
 & SIGNAGE

SHEET 4 OF 4
 2006 standards with revision
 as applicable

ARCHITECTURAL DESIGN STANDARDS

ARCHITECTURAL DESIGN WITHIN THE BID DISTRICT SHALL RESOLVE THE APPEARANCE OF MATERIAL, FINISHES AND PERMANENT THROUGH THE SELECTION OF BUILDING MATERIALS CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD. THE SELECTION OF BUILDING MATERIALS SHALL BE CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD. THE SELECTION OF BUILDING MATERIALS SHALL BE CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD. THE SELECTION OF BUILDING MATERIALS SHALL BE CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD.

CONCEPTUAL TOWN HOMES

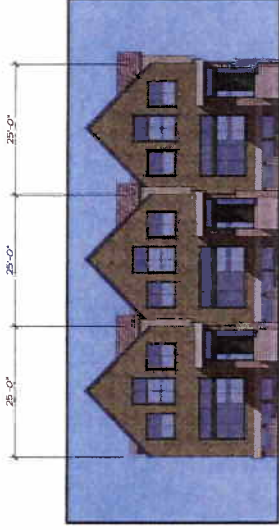
BRANSFORD PRECEDENT IMAGES



IT IS OUR INTENT THAT THE TOWN HOMES BE DEVELOPED IN SUCH A WAY AS TO BLEND INTO THE EXISTING NEIGHBORHOOD. THE SELECTION OF BUILDING MATERIALS, FINISHES AND MATERIAL, IS CRUCIAL TO THE SUCCESS OF THE PROJECT. THE SELECTION OF BUILDING MATERIALS, FINISHES AND MATERIAL, IS CRUCIAL TO THE SUCCESS OF THE PROJECT.

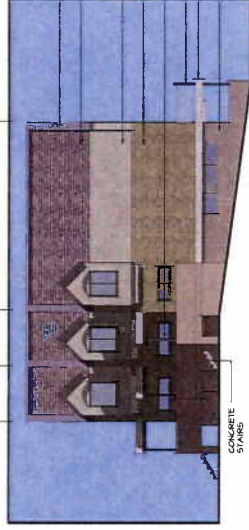


CONCEPTUAL ROW HOMES



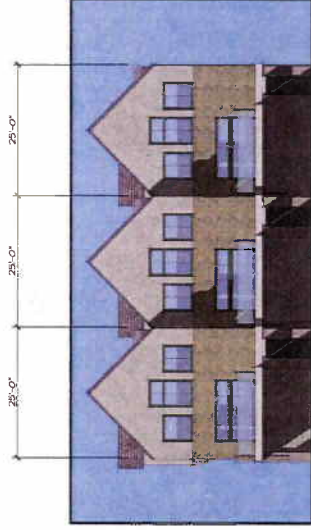
WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

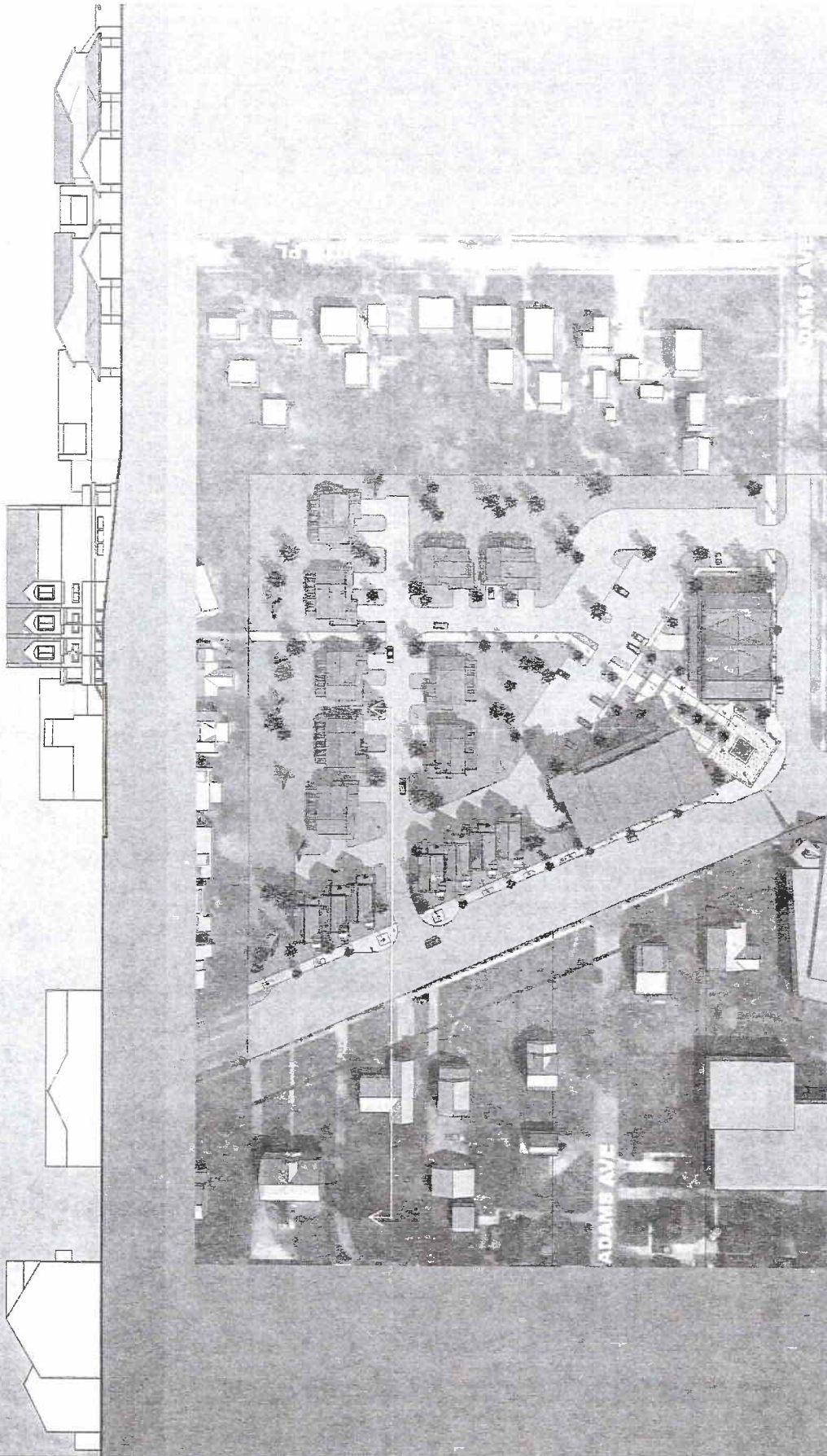
CONCEPTUAL PLAN
A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES
COUNTY OF POLK, STATE OF IOWA

ITEM	DATE
PLG BMM/TAL	11/22/08
RESIDENTIAL EXTERIORS	
SHEET 3 OF 4	
DRAWN BY: [Name]	
CHECKED BY: [Name]	

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ARCHITECT AND ASSOCIATES
CIVIL ENGINEER - DRAFTER: COOPER - DRAFTER

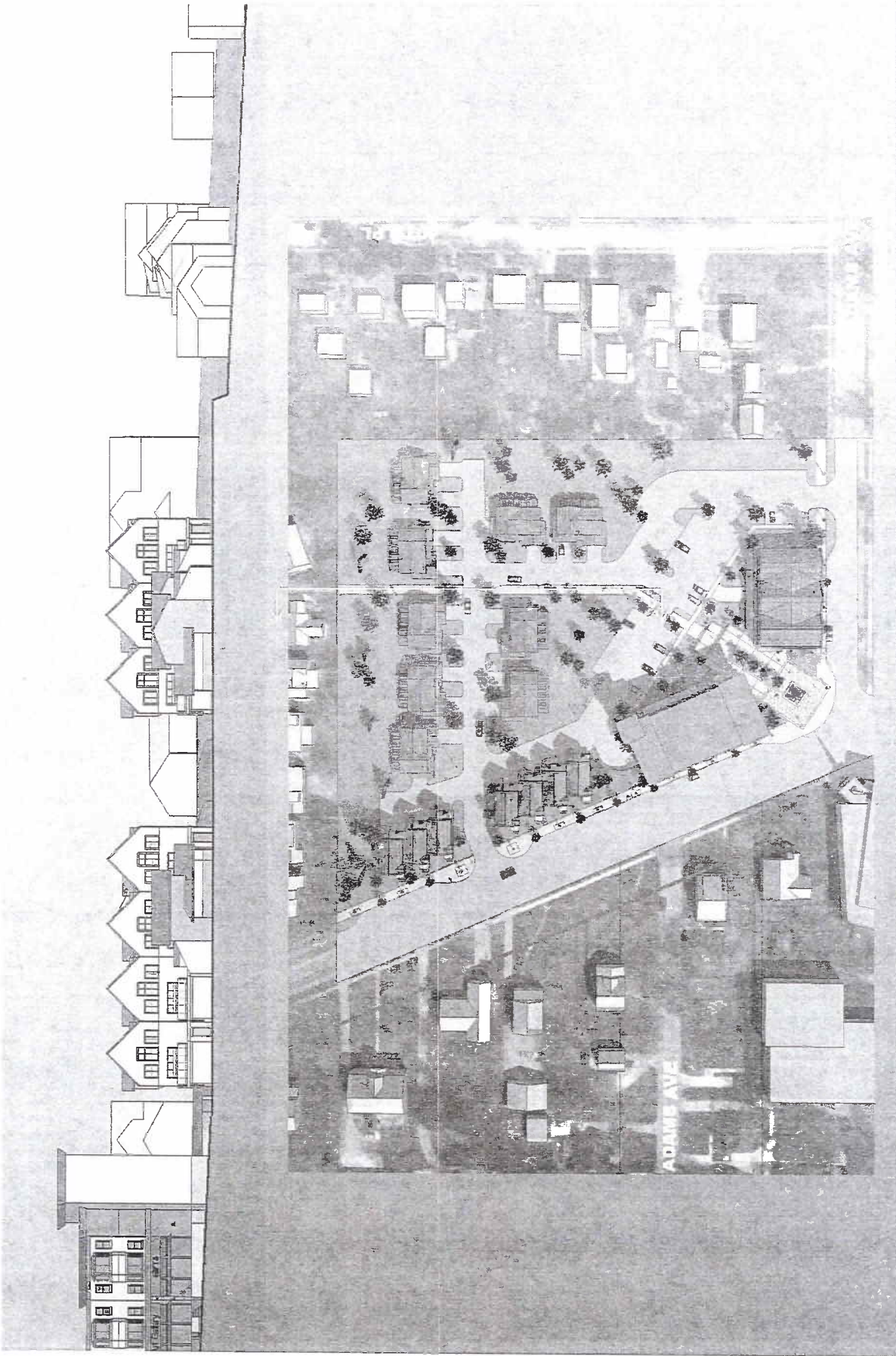
2008-32



Rice Development Partners

architects

smith metzger



architects
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Rice Development Partners