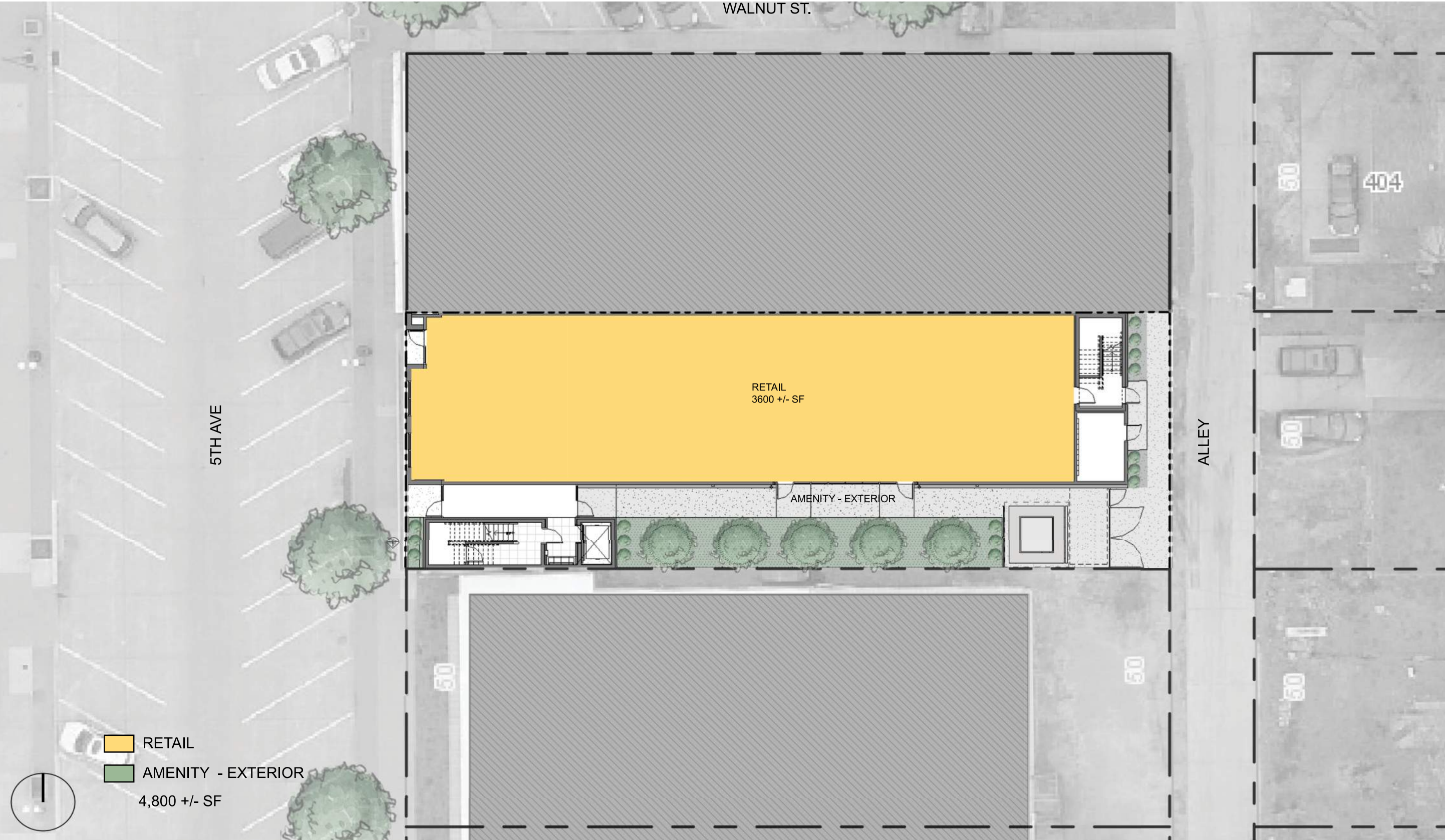




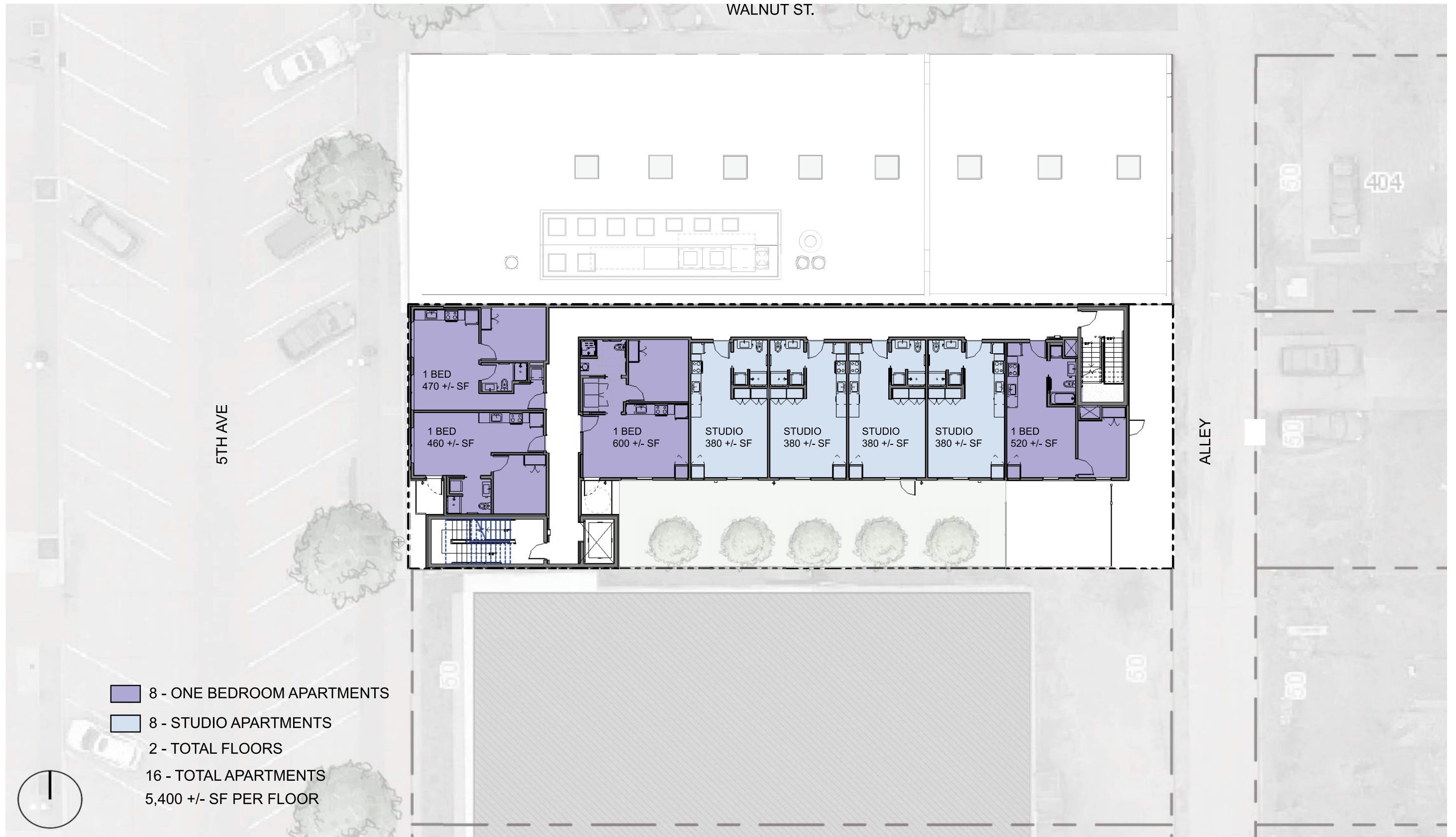


- + CREATE A BUILDING THAT APPROPRIATELY FITS INTO THE EXISTING CONTEXT OF THE NEIGHBORHOOD
- + HOLD THE STREET EDGE ALONG 5TH STREET
- + CORRECT SCALE AND PROPORTION
- + RELATIONSHIP BETWEEN LEVEL 1 AND UPPER LEVEL(S)
- + SIMILAR WALL TO WINDOW RATIO AND PROPORTION AS EXISTING BUILDINGS
- + USE APPROPRIATE MATERIALS - SPECIFICALLY ALONG 5TH STREET

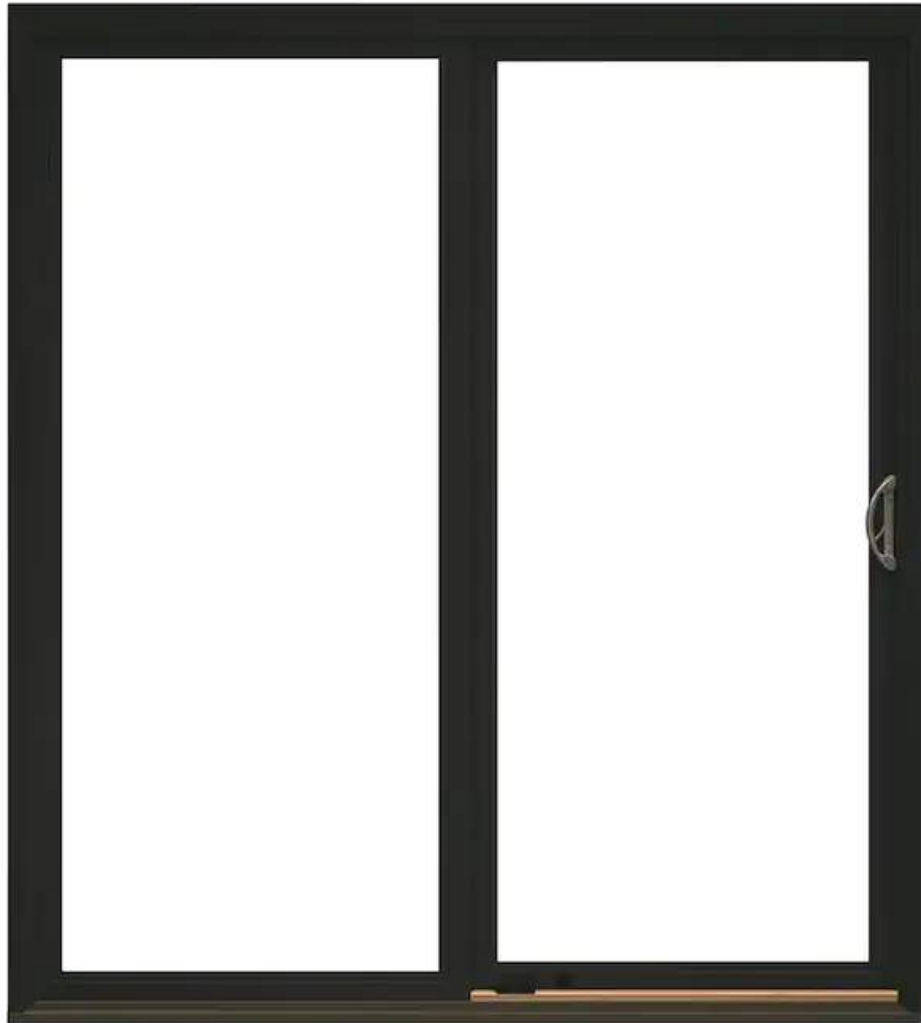




LEVEL 2/3 FLOOR PLAN



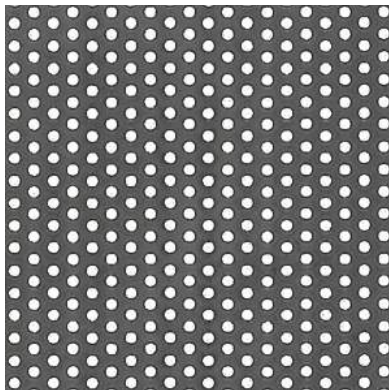
MATERIAL PALETTE



WINDOWS / DOORS
MFR: KAWNEER & PELLA OR EQUAL
FINISH: BLACK
(EXTERIOR)



FIBER CEMENT PANEL
MFR: JAMES HARDIE OR EQUAL
FINISH: PRE-FINISHED, SMOOTH, DARK GRAY
(EXTERIOR)



PERFORATED METAL GUARDRAIL
MFR: MCNICHOLS OR EQUAL
FINISH: PRE-FINISHED, DARK GRAY
(EXTERIOR)



ROOF EQUIPMENT SCREEN
SOLID STEEL PANEL ON STEEL FRAME
FINISH: PRE-FINISHED, LIGHT GRAY
(EXTERIOR)



WEATHERED STEEL - PANELS
FINISH: ASTM A606, TYPE 4;
11 GA @ STL PANELS
(EXTERIOR)



BRICK VENEER
MFR: GLEN GERY OR EQUAL
FINISH: MOUNTAIN SHADOW VELOR OR EQUAL
(EXTERIOR)



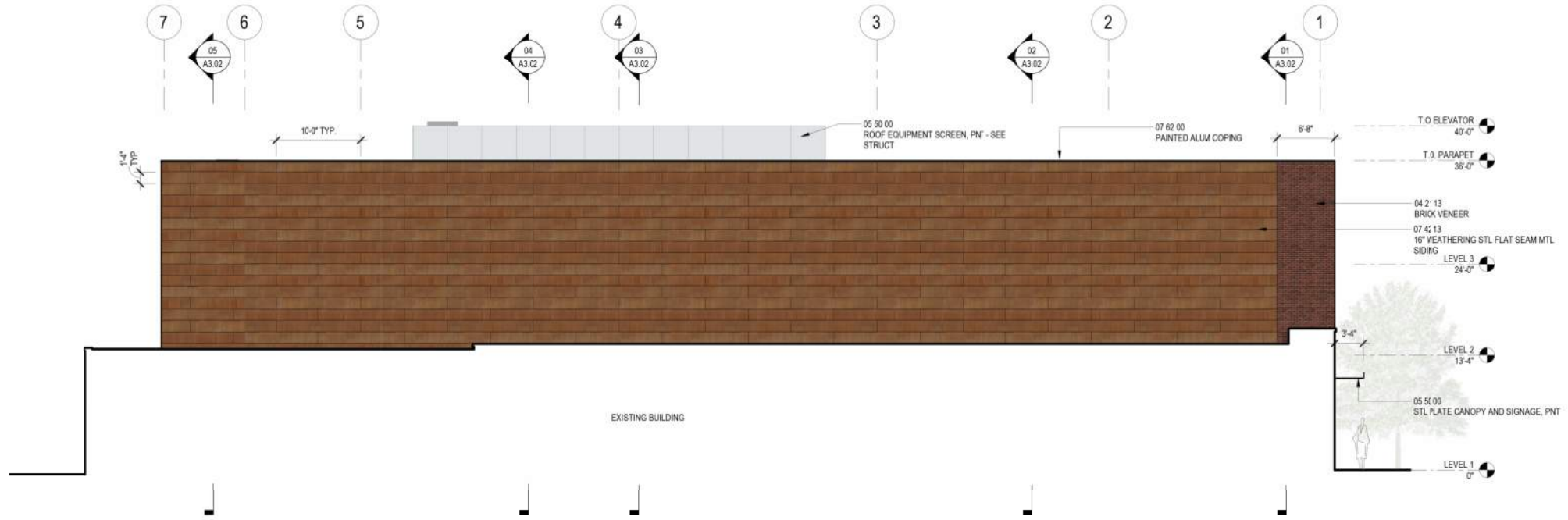
WEATHERED STEEL - FLAT SEAM SIDING
FINISH: ASTM A606, TYPE 4;
22 GA @ MTL SIDING
(EXTERIOR)



01 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



02 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

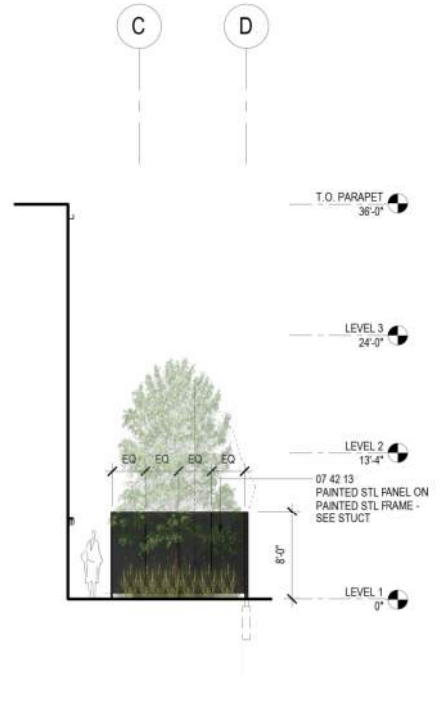


3 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

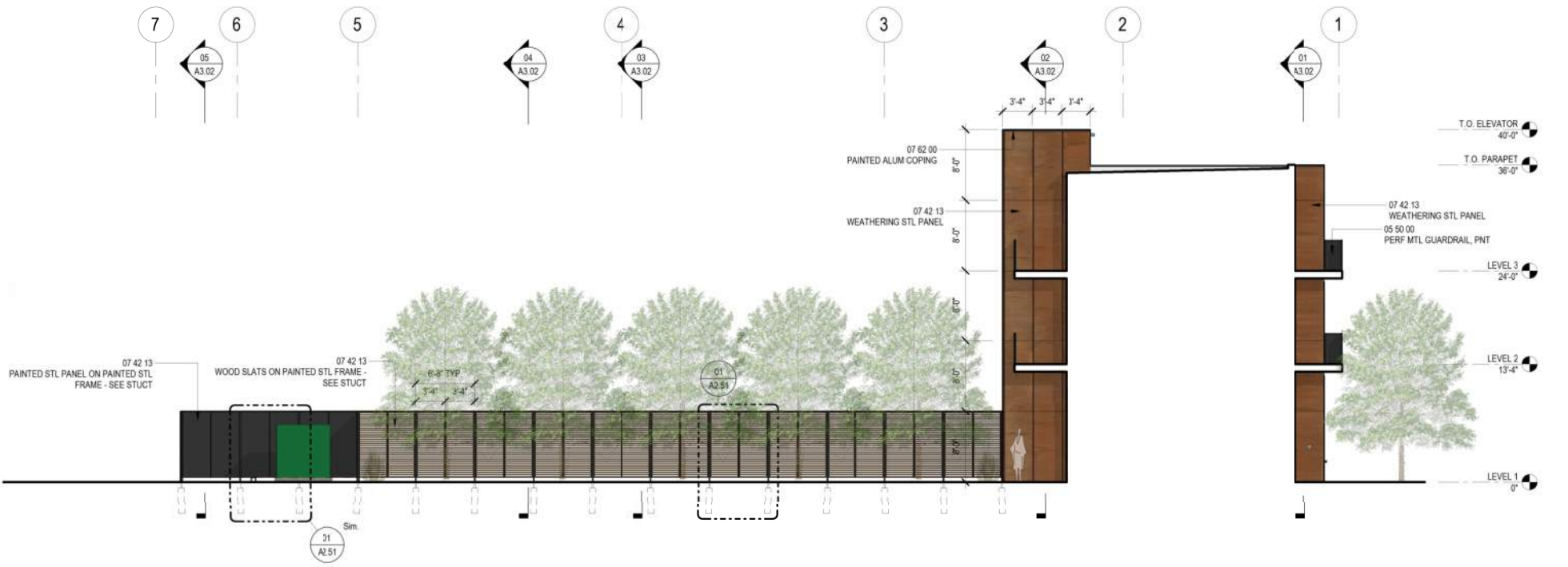
EXTERIOR ELEVATIONS



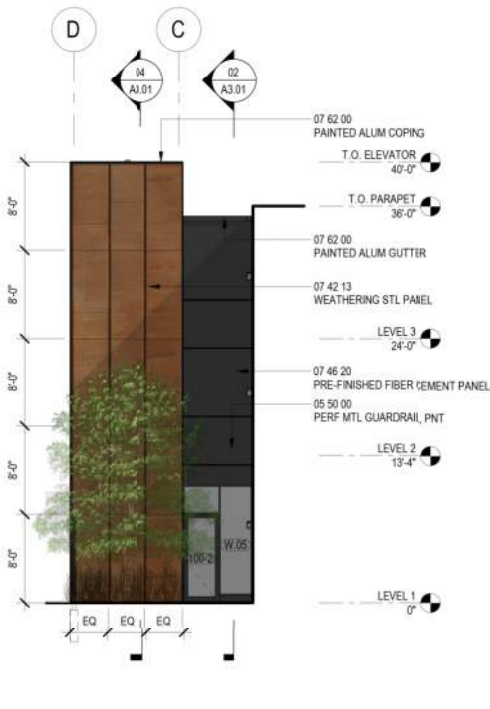
01 EXTERIOR ELEVATION - COURTYARD - NORTH
SCALE: 1/8" = 1'-0"



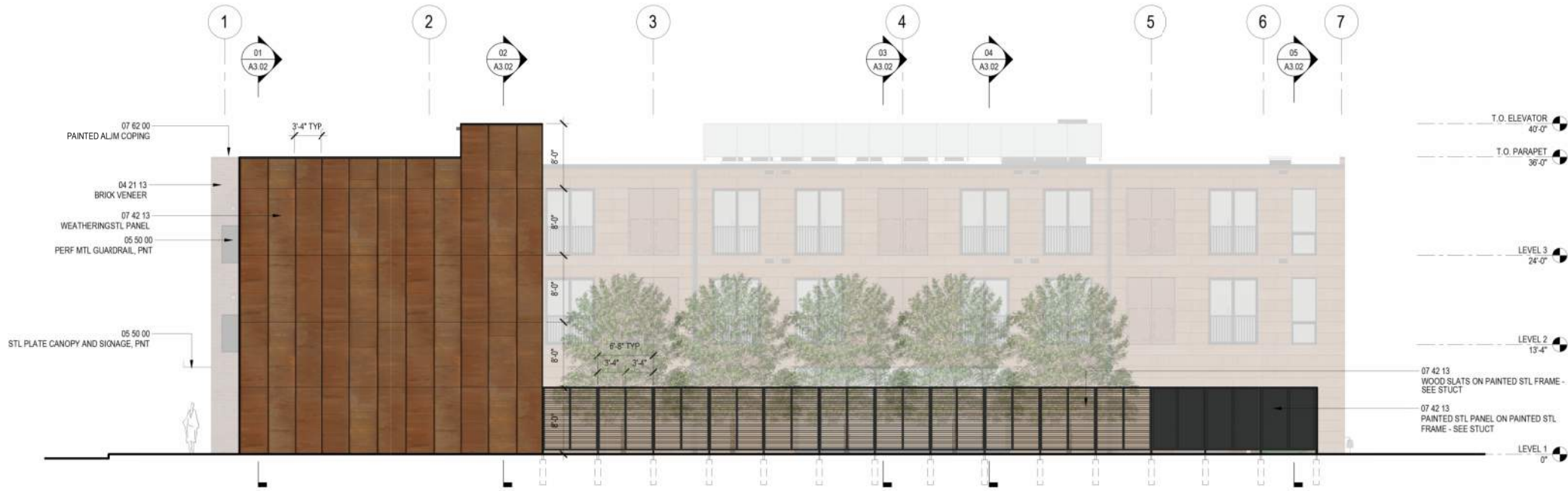
02 EXTERIOR ELEVATION - COURTYARD - EAST
SCALE: 1/8" = 1'-0"



03 EXTERIOR ELEVATION - COURTYARD - SOUTH
SCALE: 1/8" = 1'-0"



04 EXTERIOR ELEVATION - COURTYARD - WEST
SCALE: 1/8" = 1'-0"



01 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"









substancearchitecture

- 1. 30' LANDSCAPE BUFFER**
- 2. 5TH STREET AWNING EASEMENT**
- 3. TRASH PROGRAM**
- 4. PARKLAND DEDICATION AGREEMENT**
- 5. WEATHERING STEEL**

WEATHERING STEEL EXAMPLES

CITY OF WEST DES MOINES SIGNAGE & BLUE-MOON PIANO BAR | WEST DES MOINES



4TH ST & VINE ST

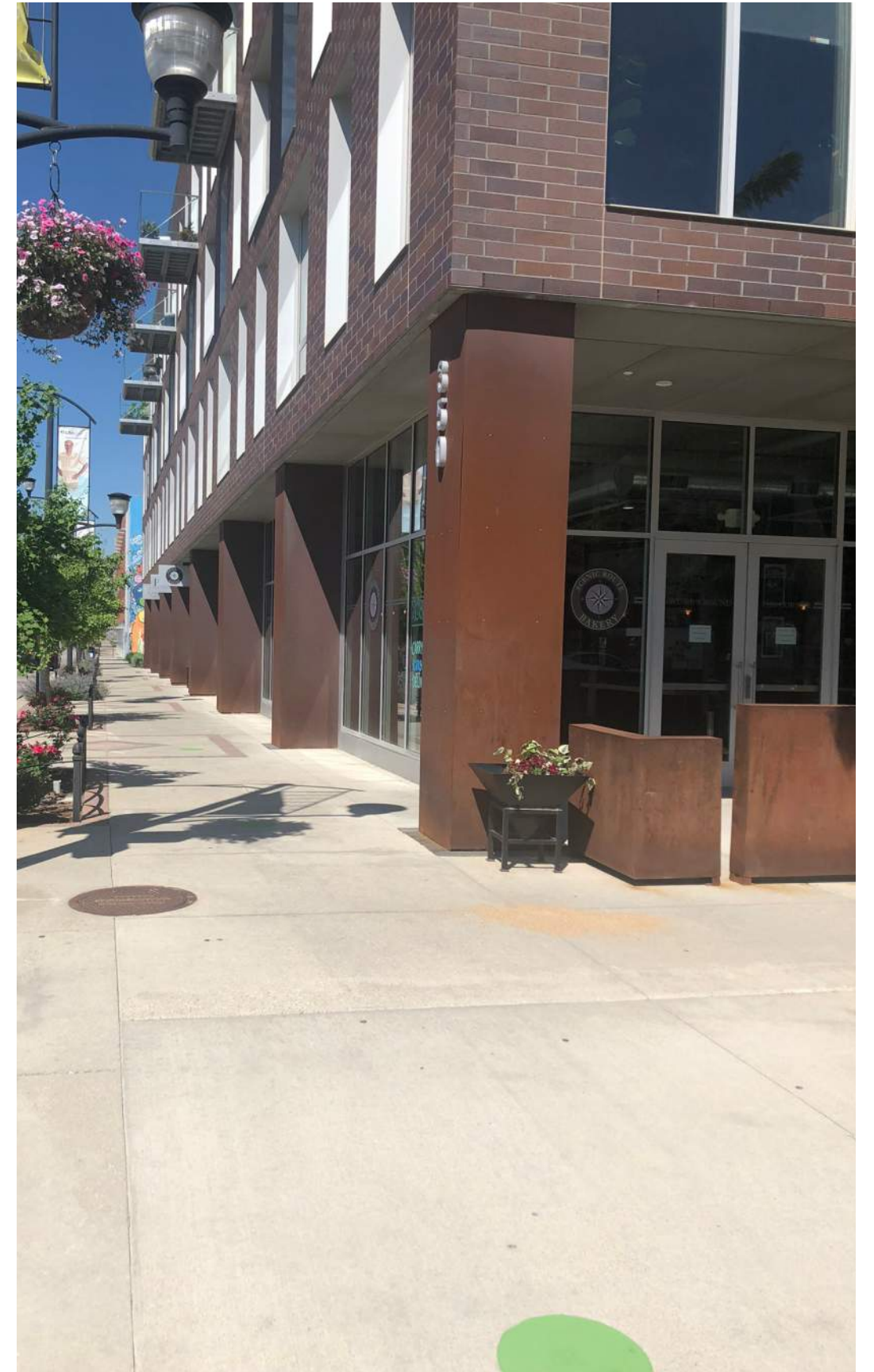
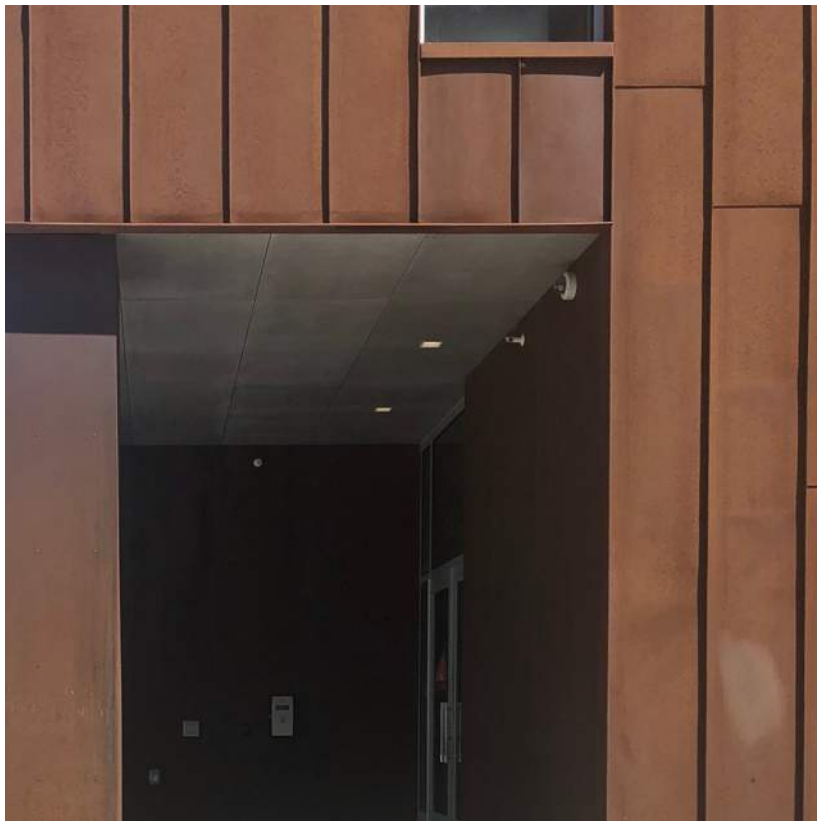


4TH ST & RAILROAD AVE



BLUE MOON @ WEST GLEN

WEATHERING STEEL EXAMPLES
350 EAST LOCUST & 219 E GRAND | HISTORIC EAST VILLAGE



1. CONTEXT

2. DURABILITY

3. MAINTENANCE

