

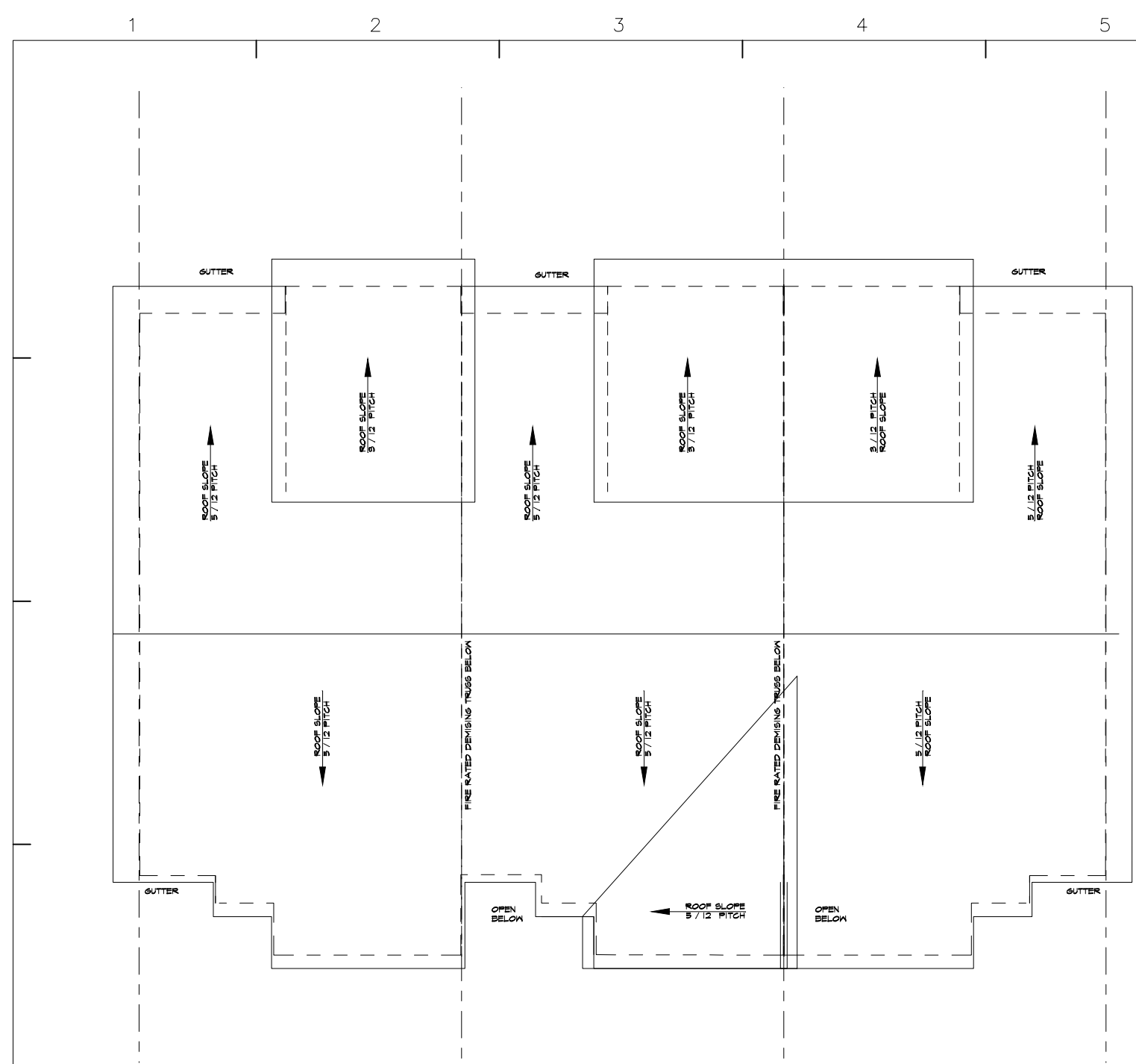
	BUILDING A3 GROSS BUILDING AREA 2,038 SF BASEMENT 3,463 SF MAIN LEVEL 3,352 SF UPPER LEVEL 153 SF BALCONY 9,006 SF TOTAL BUILDING	3 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 668 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,706 SF UNIT 618 SF BASEMENT 414 SF GARAGE 51 SF BALCONY 2,789 SF TOTAL UNIT
	BUILDING A4 GROSS BUILDING AREA 2,776 SF BASEMENT 4,612 SF MAIN LEVEL 4,476 SF UPPER LEVEL 204 SF BALCONY 12,068 SF TOTAL BUILDING	4 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 668 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,706 SF UNIT 618 SF BASEMENT 414 SF GARAGE 51 SF BALCONY 2,789 SF TOTAL UNIT
	BUILDING A6 GROSS BUILDING AREA 4,134 SF BASEMENT 6,922 SF MAIN LEVEL 6,720 SF UPPER LEVEL 306 SF BALCONY 18,082 SF TOTAL BUILDING	6 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 668 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,706 SF UNIT 618 SF BASEMENT 414 SF GARAGE 51 SF BALCONY 2,789 SF TOTAL UNIT
	BUILDING B4 GROSS BUILDING AREA 2,764 SF BASEMENT 4,602 SF MAIN LEVEL 4,522 SF UPPER LEVEL 11,888 SF TOTAL BUILDING	1 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 3 668 SF MAIN LEVEL 1,049 SF UPPER LEVEL 1,718 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,717 SF TOTAL UNIT
	BUILDING B6 GROSS BUILDING AREA 4,124 SF BASEMENT 6,887 SF MAIN LEVEL 6,787 SF UPPER LEVEL 17,798 SF TOTAL BUILDING	2 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 4 668 SF MAIN LEVEL 1,049 SF UPPER LEVEL 1,718 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,717 SF TOTAL UNIT
	BUILDING C4 GROSS BUILDING AREA 2,642 SF BASEMENT 4,324 SF MAIN LEVEL 4,270 SF UPPER LEVEL 11,236 SF TOTAL BUILDING	1 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 2 668 SF MAIN LEVEL 1,026 SF UPPER LEVEL 1,681 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,680 SF TOTAL UNIT
	BUILDING D5 GROSS BUILDING AREA 4,830 SF LOWER LEVEL 4,830 SF MAIN LEVEL 4,830 SF UPPER LEVEL 14,490 SF TOTAL BUILDING	5 THREE STORY 3 BEDROOM TWO CAR GARAGE 445 SF LOWER LEVEL 810 SF MAIN LEVEL 816 SF UPPER LEVEL 2,071 SF UNIT 416 SF GARAGE 2,487 SF TOTAL UNIT
	BUILDING F5 GROSS BUILDING AREA 3,323 SF BASEMENT 5,467 SF MAIN LEVEL 5,377 SF UPPER LEVEL 14,167 SF TOTAL BUILDING	2 TWO STORY 3 BEDROOM BASEMENT WINDOW WELL TWO CAR GARAGE REAR YARD STREET FRONTAGE 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 1 684 SF MAIN LEVEL 1,049 SF UPPER LEVEL 1,717 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,716 SF TOTAL UNIT
	BUILDING E5 GROSS BUILDING AREA 3,323 SF BASEMENT 5,467 SF MAIN LEVEL 5,377 SF UPPER LEVEL 14,167 SF TOTAL BUILDING	2 TWO STORY 3 BEDROOM BASEMENT WINDOW WELL TWO CAR GARAGE REAR YARD STREET FRONTAGE 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 1 684 SF MAIN LEVEL 1,049 SF UPPER LEVEL 1,717 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,716 SF TOTAL UNIT
	BUILDING G4 GROSS BUILDING AREA 2,776 SF BASEMENT 4,612 SF MAIN LEVEL 4,476 SF UPPER LEVEL 204 SF BALCONY 12,068 SF TOTAL BUILDING	4 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 668 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,706 SF UNIT 618 SF BASEMENT 414 SF GARAGE 51 SF BALCONY 2,789 SF TOTAL UNIT

AYERS DESIGN GROUP ARCHITECTS
 (515) 229-3336
 rich@adgarchitect.net
 6876 Harding Street
 Indianola, Iowa

PROJECT
 BUILDING TYPE SITE PLAN
 LOT 6 KETTLESTONE PEAK
 48TH ST & PLEASANT VIEW DRIVE
 WAUKEE, IOWA

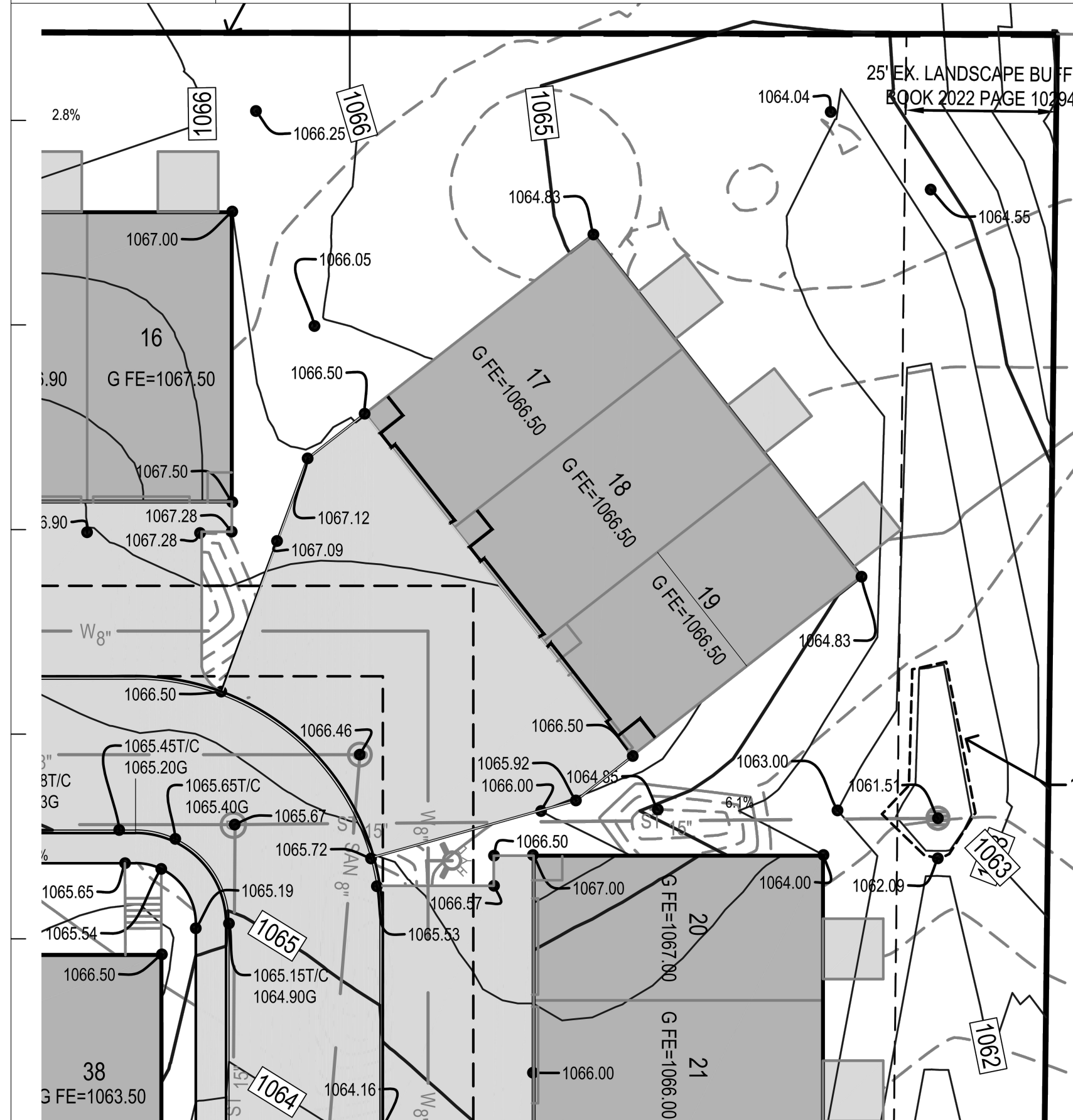
SHEET DESCRIPTION
 SITE PLAN
 PROJECT NUMBER: 2021.14
 DATE: 05-21-23
 REVISIONS:

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KI ROOF PLAN

SCALE 3/32" = 1'-0"



DI UNIT SITE PLAN

SCALE 1" = 20'-0"

BUILDING DATA GROSS BUILDING AREA

SLAB ON GRADE	1,470 GSF	
BASEMENT		2,065 GSF
MAIN LEVEL		3,456 GSF
SECOND FLOOR		3,358 GSF
BALCONIES		153 GSF
TOTAL GROSS BUILDING AREA		9,052 GSF

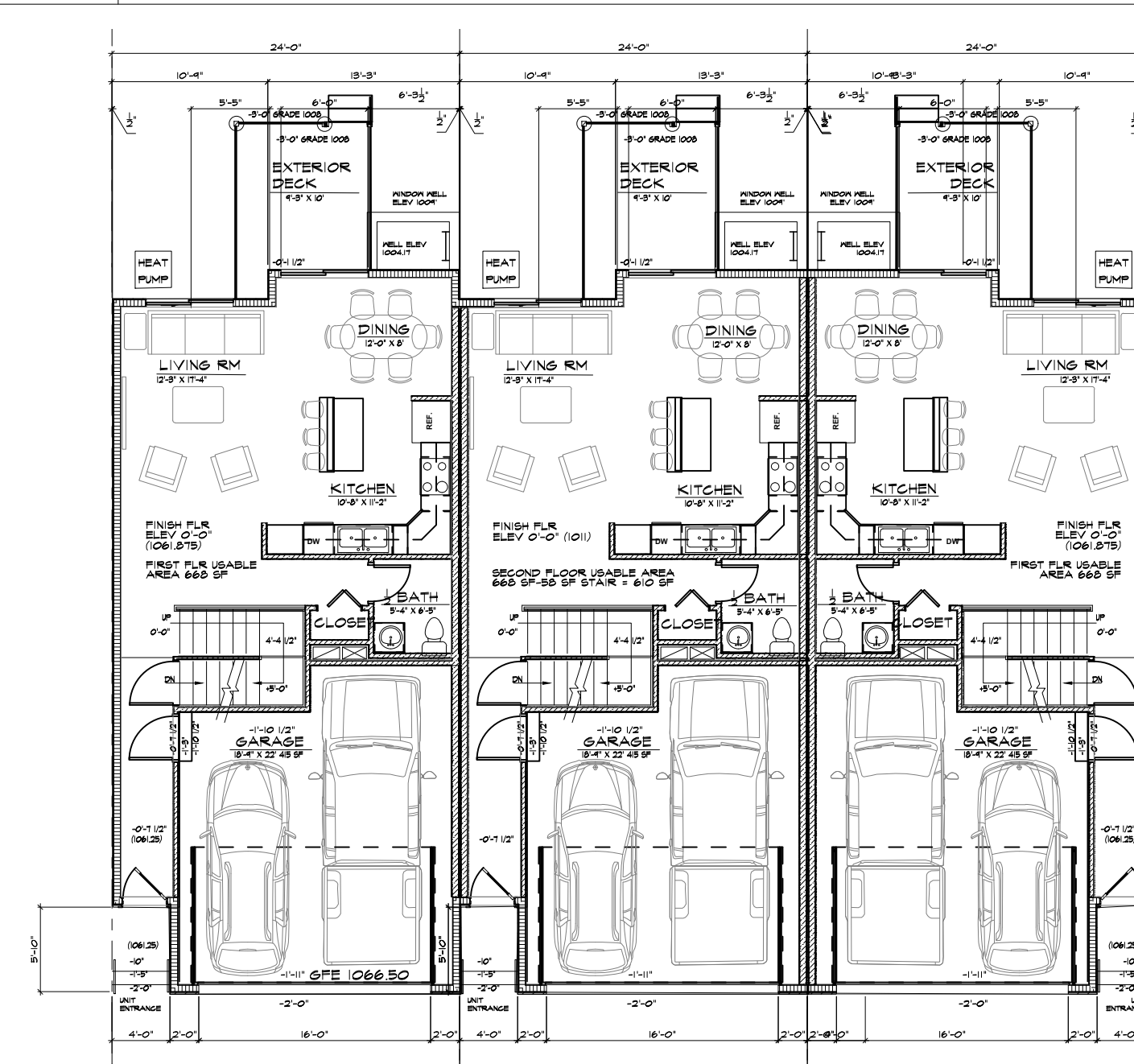
TOWNHOME UNIT DATA

	ACCESSORY	USABLE
BASEMENT NOT FINISHED	618 SF	
GARAGE	414 SF	
MAIN LEVEL		668 SF
SECOND FLOOR		1,038 SF
BALCONY	51 SF	
TOTAL AREA	1,083 SF	1,706 SF
TOTAL UNIT AREA	2,789 SF	



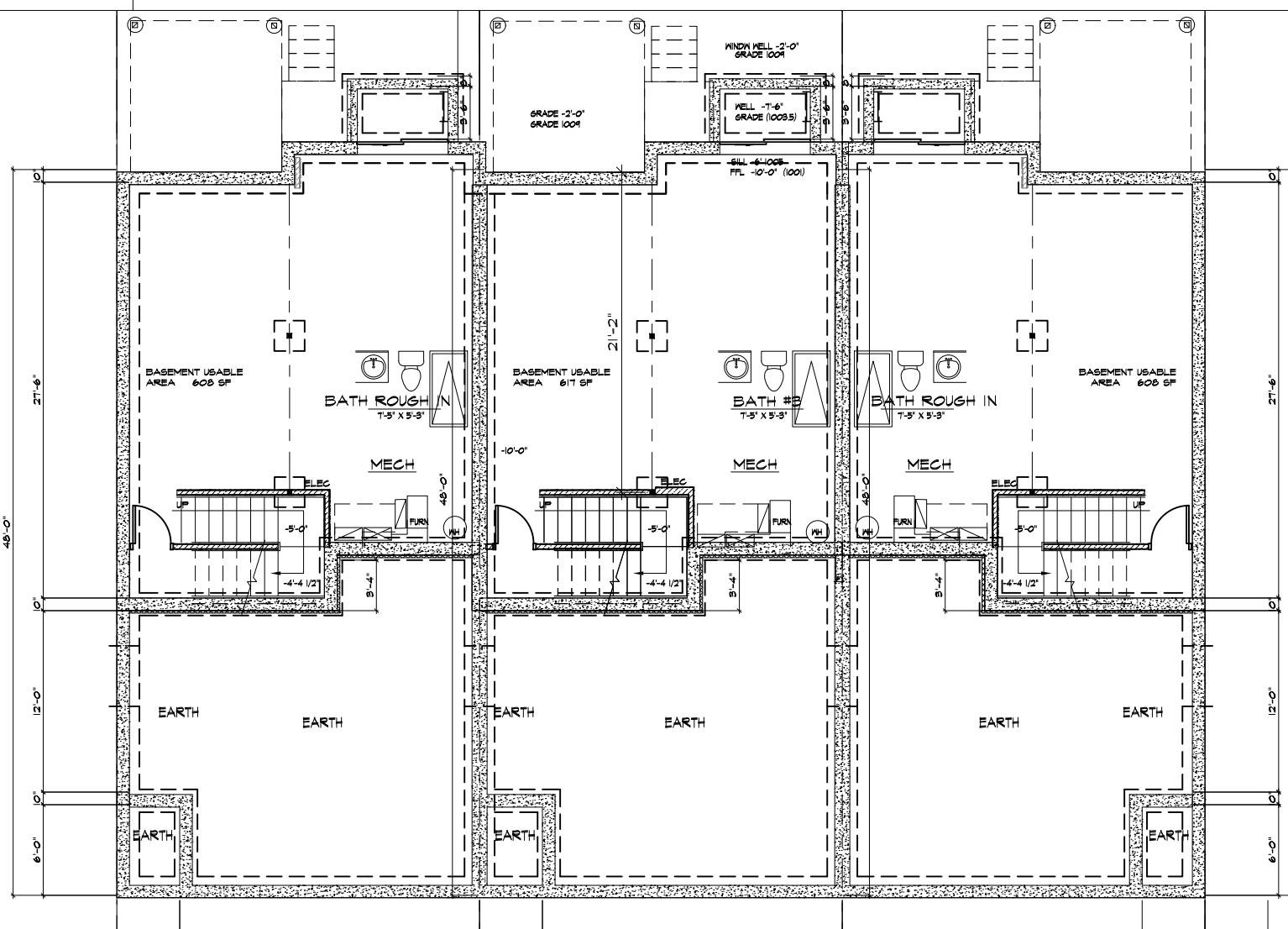
KIO SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"



EIO MAIN FLOOR PLAN

SCALE 3/32" = 1'-0"



AIO BASEMENT PLAN

SCALE 3/32" = 1'-0"



PROJECT
BUILDING AS DESIGN
KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

SHEET NUMBER
 2022.12
DATE
 03-21-23
REVISIONS

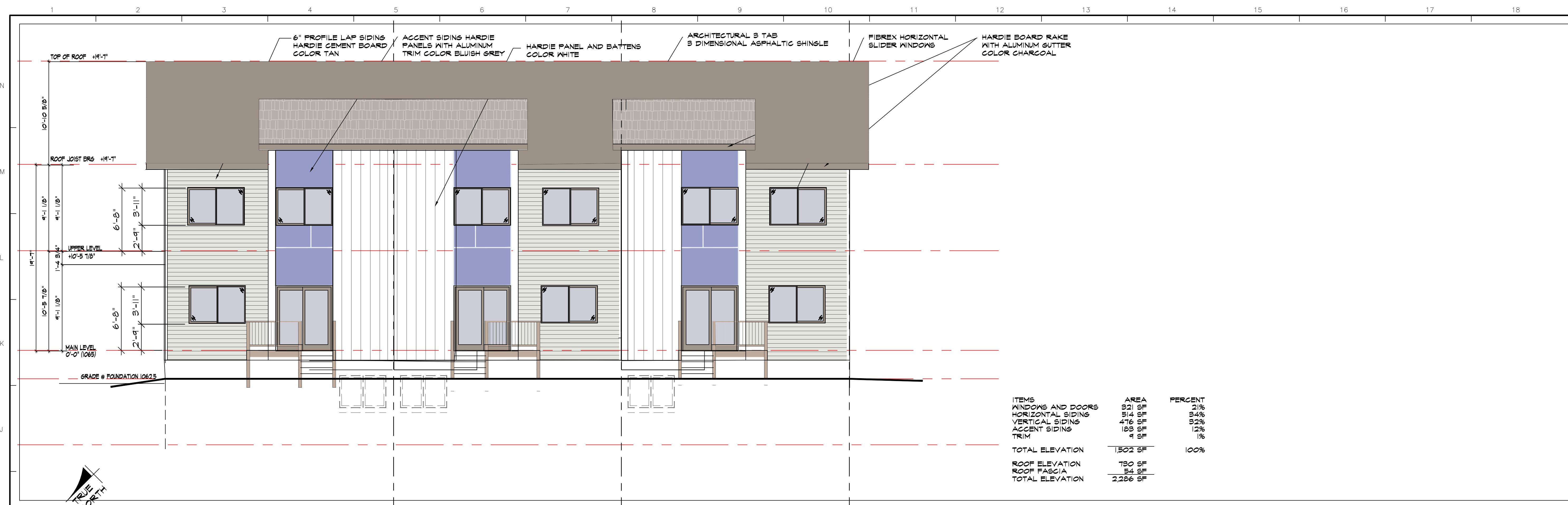
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AYERS DESIGN GROUP
ARCHITECTS
 Phone: (515) 229-3336
 email: rich@adgarchitect.net
 Address: 6876 Harling Street
 Indianola, Iowa

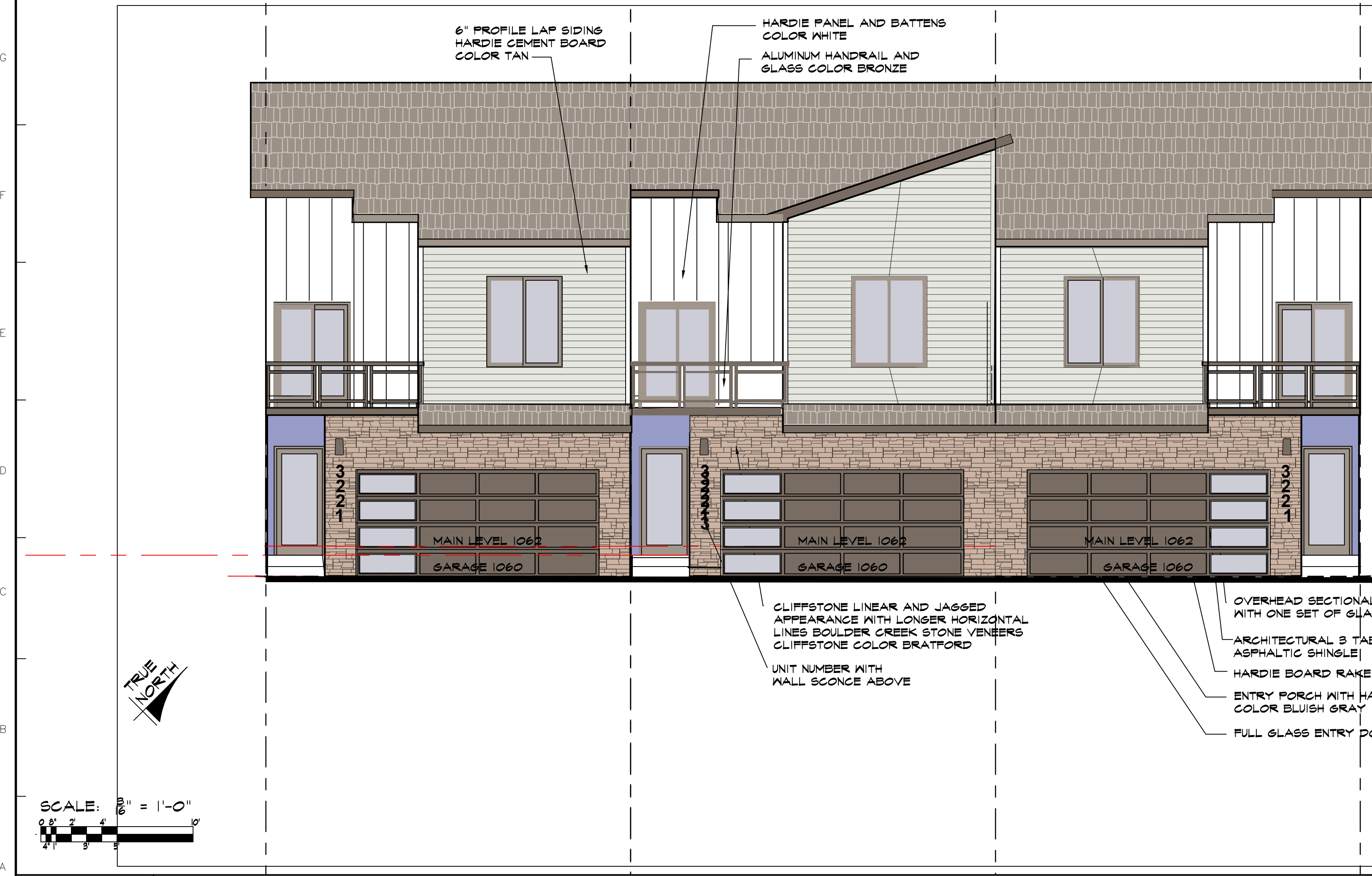
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ITEMS	AREA	PERCENT
WINDOWS AND DOORS	92 SF	21%
HORIZONTAL SIDING	914 SF	84%
VERTICAL SIDING	476 SF	32%
ACCENT SIDING	183 SF	12%
TRIM	4 SF	1%
TOTAL ELEVATION	1502 SF	100%
ROOF ELEVATION	730 SF	
ROOF FASCIA	24 SF	
TOTAL ELEVATION	2256 SF	

HI REAR ELEVATION (NORTHWEST)

SCALE 3/16" = 1'-0"



MATERIALS

WINDOWS VINYL HORIZONTAL SLIDING WINDOWS EQ TO ANDERSON 100 SERIES, VINYL SLIDING GLASS DOORS

CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH LONGER HORIZONTAL LINES BOULDER CREEK STONE VENEERS CLIFFSTONE COLOR BRATFORD

6" PROFILE LAP SIDING HARDIE CEMENT BOARD COLOR TAN

VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE

ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM AND BLUEISH GRAY COLOR

3/4" CEMENT BOARD CORNER TRIM COLOR CREAM

ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC SHINGLE

MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	315 SF*	14%
STONE	255 SF	15%
HORIZONTAL SIDING	378 SF	23%
VERTICAL SIDING	288 SF	17%
ACCENT SIDING	88 SF	3%
TRIM	59 SF	3%
SHINGLES @ EYEBROW	20 SF	5%
OVERHEAD DOOR	276 SF*	16%
TOTAL ELEVATION	1679 SF	100%
ROOF ELEVATION	654 SF	

TOTAL ELEVATION 2397 SF

* WINDOWS AND DOORS AREA CONTAINS GLASS AREA WITHIN THE OVERHEAD SECTIONAL DOOR

AI FRONT ELEVATION (SOUTHEAST)

SCALE 3/16" = 1'-0"

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ARCHITECTS

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Indianola, Iowa

AYERS DESIGN GROUP
BUILDING AS DESIGN
KETTLESTONE PEAK TOWNHOMES
SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
MAUIKEE, IOWA

PROJECT
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

PROJECT NUMBER
2022.12

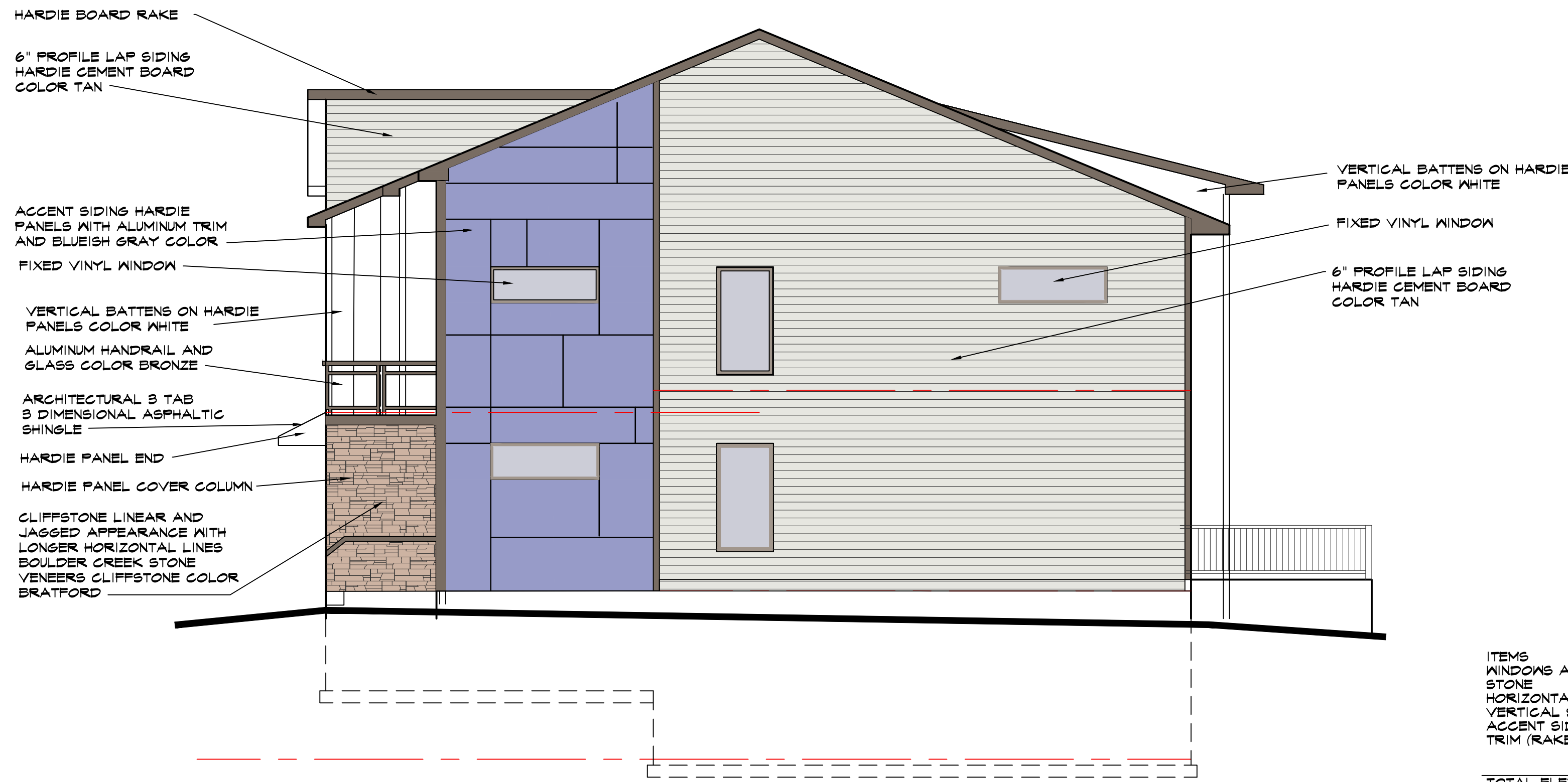
DATE
03-21-23

REVISIONS

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ITEMS	AREA	PERCENT
WINDOWS AND DOORS	74 SF	6%
STONE	51 SF	4%
HORIZONTAL SIDING	784 SF	51%
VERTICAL SIDING	124 SF	9%
ACCENT SIDING	271 SF	20%
TRIM (RAKE, SOFFIT)	45 SF	3%
TOTAL ELEVATION	1,360 SF	100%

ARCHITECTURAL GUIDELINES MULTI-FAMILY ROW HOUSE

BUILDING ENTRY ONE PER EACH UNIT
FACING STREET OR GREEN SPACE

NEIGHBORHOOD GLACIER PARK

PRAIRIE STYLE
COLOR NATURAL MATERIALS EARTHTONES

WALL ARTICULATIONS & PROJECTIONS
BUILDING FACADES SHALL BE DIVIDED INTO
VERTICAL BAYS OR ARTICULATE UNIT WIDTH.

A MINIMUM OF 35% OF THE STREET AND REAR
FACADES SHALL BE FENESTRATION

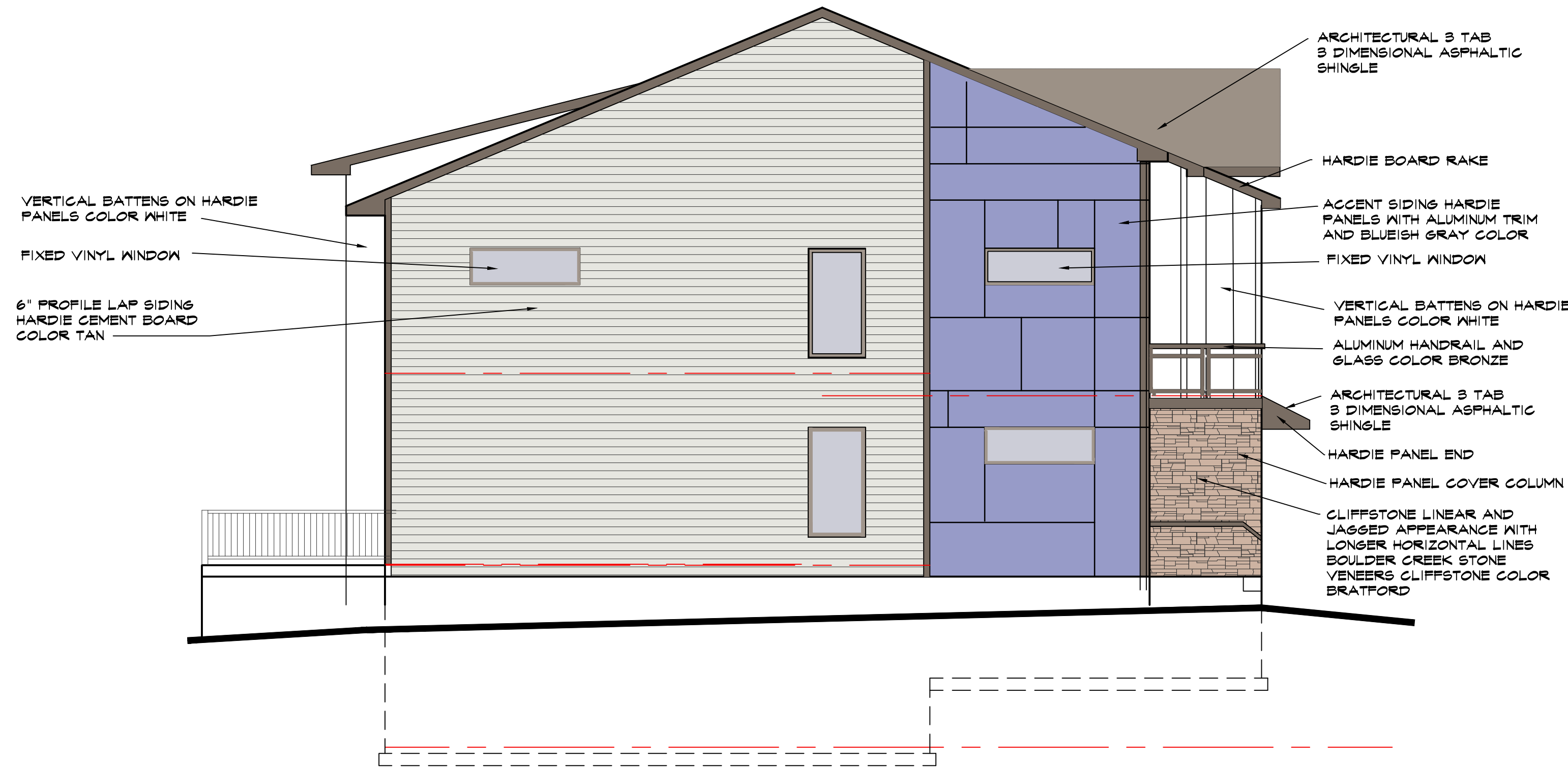
MATERIALS AND COLORS
THE MATERIALS ON THE FRONT FACADE SHALL BE
REPEATED ON OTHER FACADES

MATERIALS SHALL BE OF DURABLE AND HIGH
QUALITY MATERIALS INCLUDING
BRICK 3" THICK
STONE
WOOD (EG. IPE)
FIBER CEMENT
CLEAR GLASS

PROHIBITED MATERIALS
VINYL FIBERBOARD AND METAL SIDING
EIFS
SYNTHETIC STUCCO
SPLIT FACED MASONRY
BURNISHED BLOCK
THIN BRICK VENEER AND BRICK PANELS
ASPHALT SHINGLES (EXCEPT FOR PREMIUM
GRADE LAMINATE STYLE

HI RIGHT ELEVATION (NORTHEAST)

SCALE 3/16" = 1'-0"



ITEMS	AREA	PERCENT
WINDOWS AND DOORS	74 SF	6%
STONE	51 SF	4%
HORIZONTAL SIDING	644 SF	51%
VERTICAL SIDING	124 SF	9%
ACCENT SIDING	271 SF	20%
TRIM (RAKE, SOFFIT)	130 SF	10%
ARCHITECTURAL SHINGLES	1,221 SF	10%
TOTAL ELEVATION	1,360 SF	100%

MATERIALS

WINDOWS VINYL HORIZONTAL SLIDING WINDOWS
EQ TO ANDERSON 100 SERIES VINYL SLIDING GLASS
DOORS

CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH
LONGER HORIZONTAL LINES BOULDER CREEK STONE
VENEERS CLIFFSTONE COLOR BRATFORD

6" PROFILE LAP SIDING HARDIE CEMENT BOARD
COLOR TAN

VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE
ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM
AND BLUEISH GRAY COLOR

3/4" CEMENT BOARD CORNER TRIM COLOR CREAM

ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC
SHINGLE

AI LEFT ELEVATION (SOUTHWEST)

SCALE 3/16" = 1'-0"

AYERS DESIGN GROUP
ARCHITECTS
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email: rich@adgarchitect.net
Address: 6876 Hararing Street
Indianola, Iowa

AYERS DESIGN GROUP
BUILDING AS DESIGN
KETTLESTONE PEAK TOWNHOMES
SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

PROJECT DESCRIPTION
2022.12
DATE
03-21-23
REVISIONS

A3 2.2

PROJECT NUMBER
2022.12

DATE
03-21-23

REVISIONS

SHEET NO.
A3 2.2

PROJECT
BUILDING AS DESIGN

PROJECT DESCRIPTION
EXTERIOR ELEVATIONS

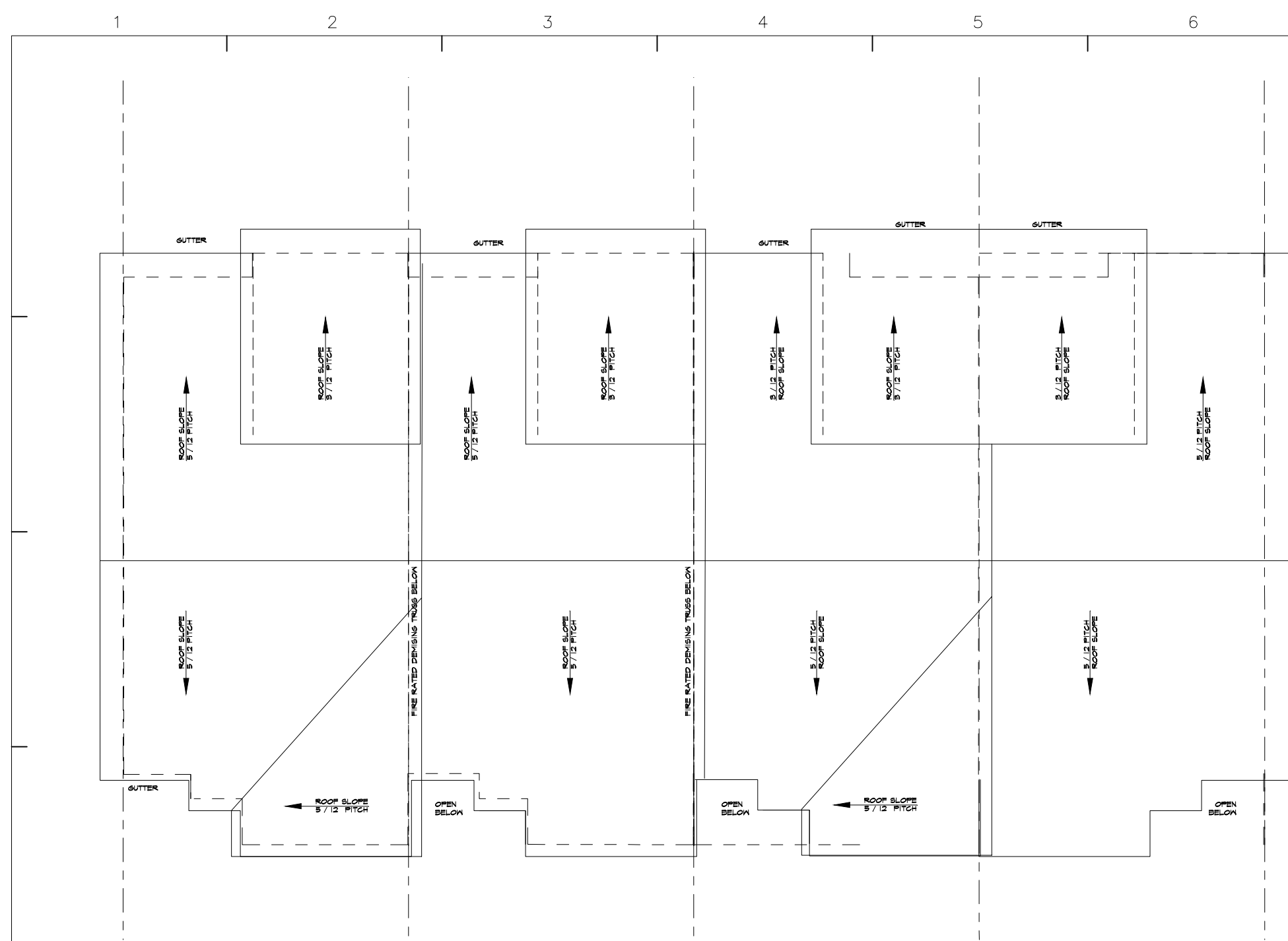
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AYERS DESIGN GROUP

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rich@adgarchitect.net

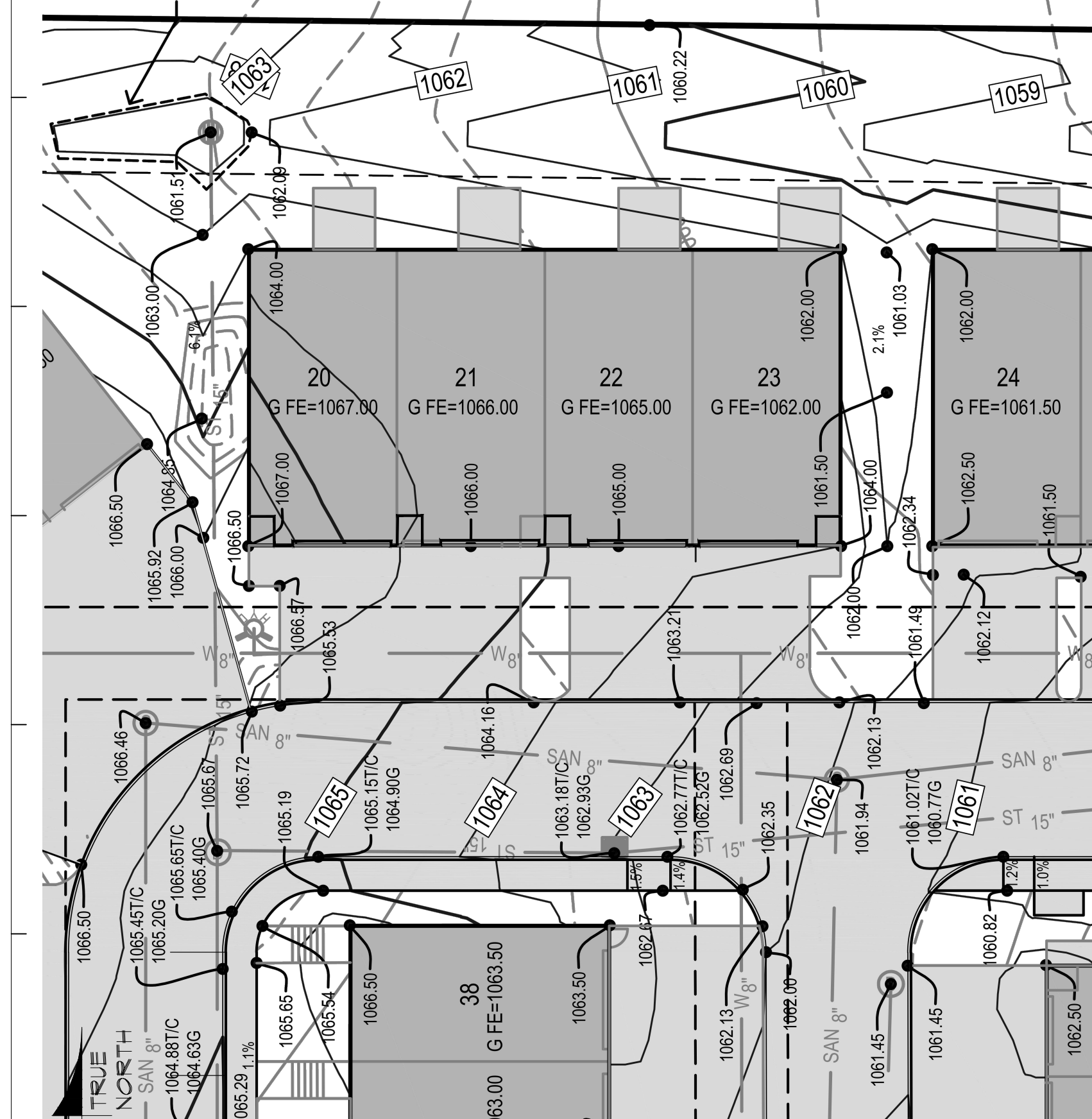
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KI ROOF PLAN

SCALE 3/32" = 1'-0"



DI BUILDING SITE PLAN

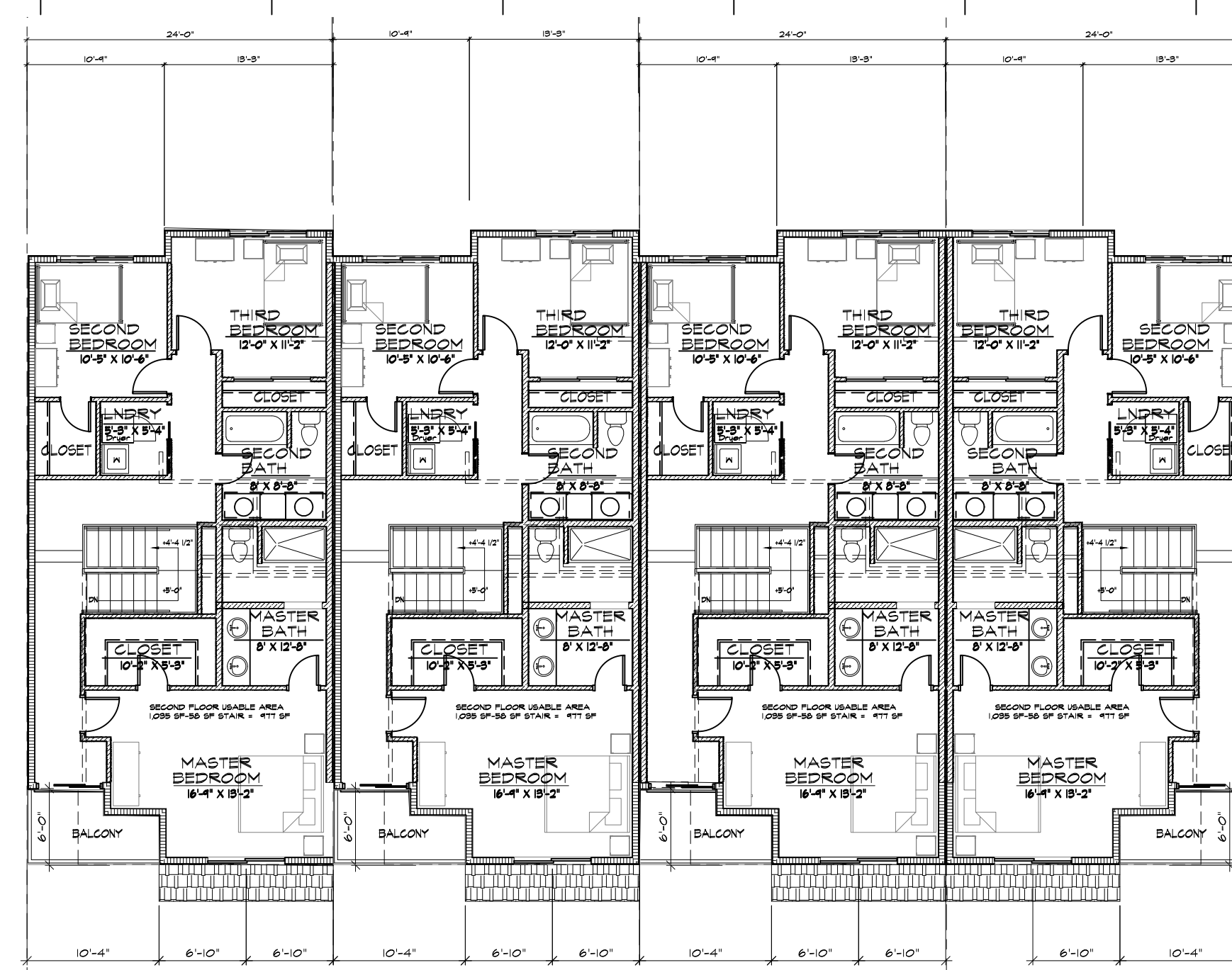
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BUILDING DATA GROSS BUILDING AREA

SLAB ON GRADE	1,965 GSF
BASEMENT	2,764 GSF
MAIN LEVEL	4,608 GSF
SECOND FLOOR	4,476 GSF
BALCONIES	204 GSF
TOTAL GROSS BUILDING AREA	12,052 GSF

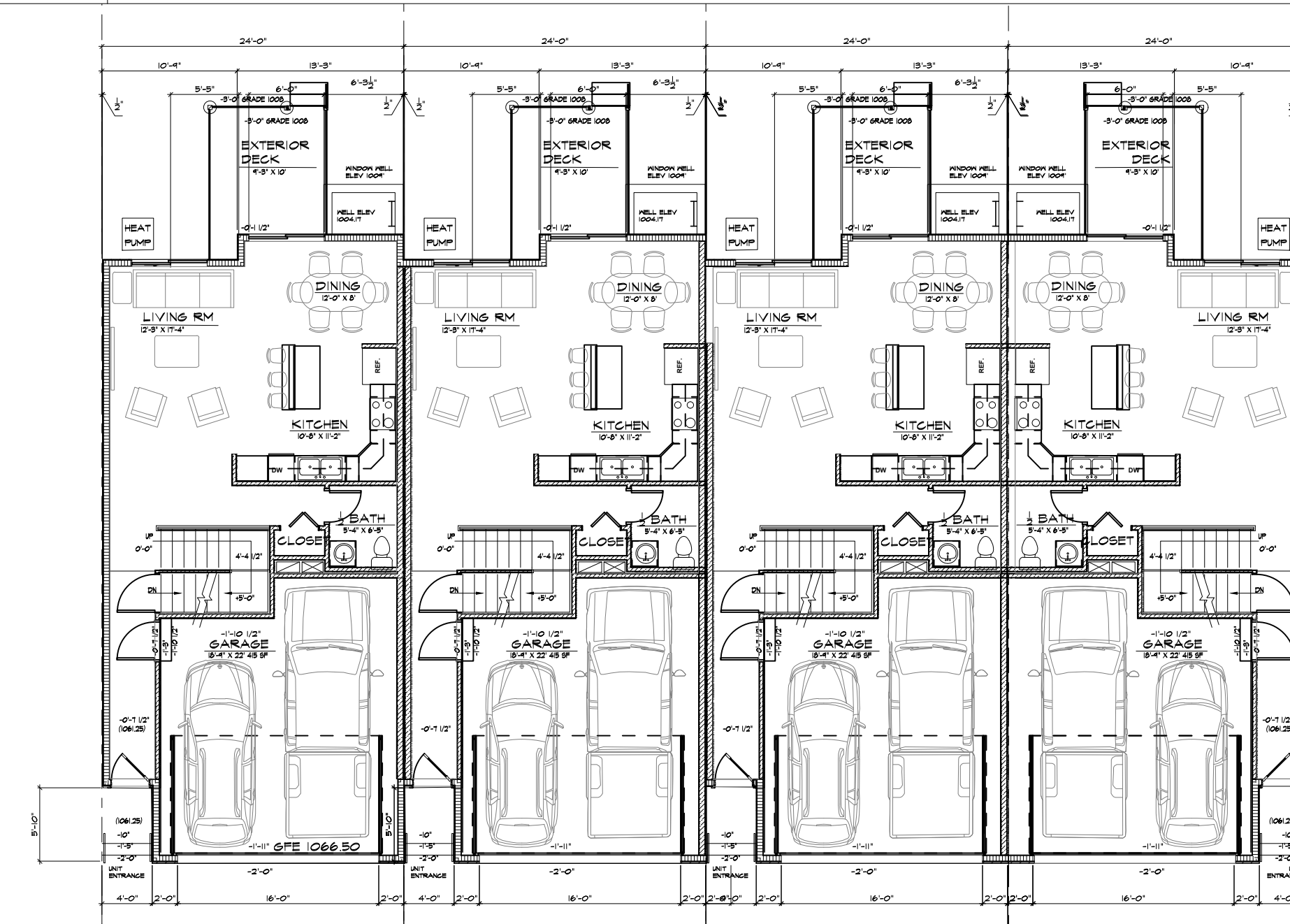
TOWNHOME UNIT DATA

	ACCESSORY	USABLE
BASEMENT NOT FINISHED	618 SF	
GARAGE	414 SF	
MAIN LEVEL		668 SF
SECOND FLOOR		1,038 SF
BALCONY	51 SF	
TOTAL AREA	1,083 SF	1,706 SF
TOTAL UNIT AREA	2,789 SF	



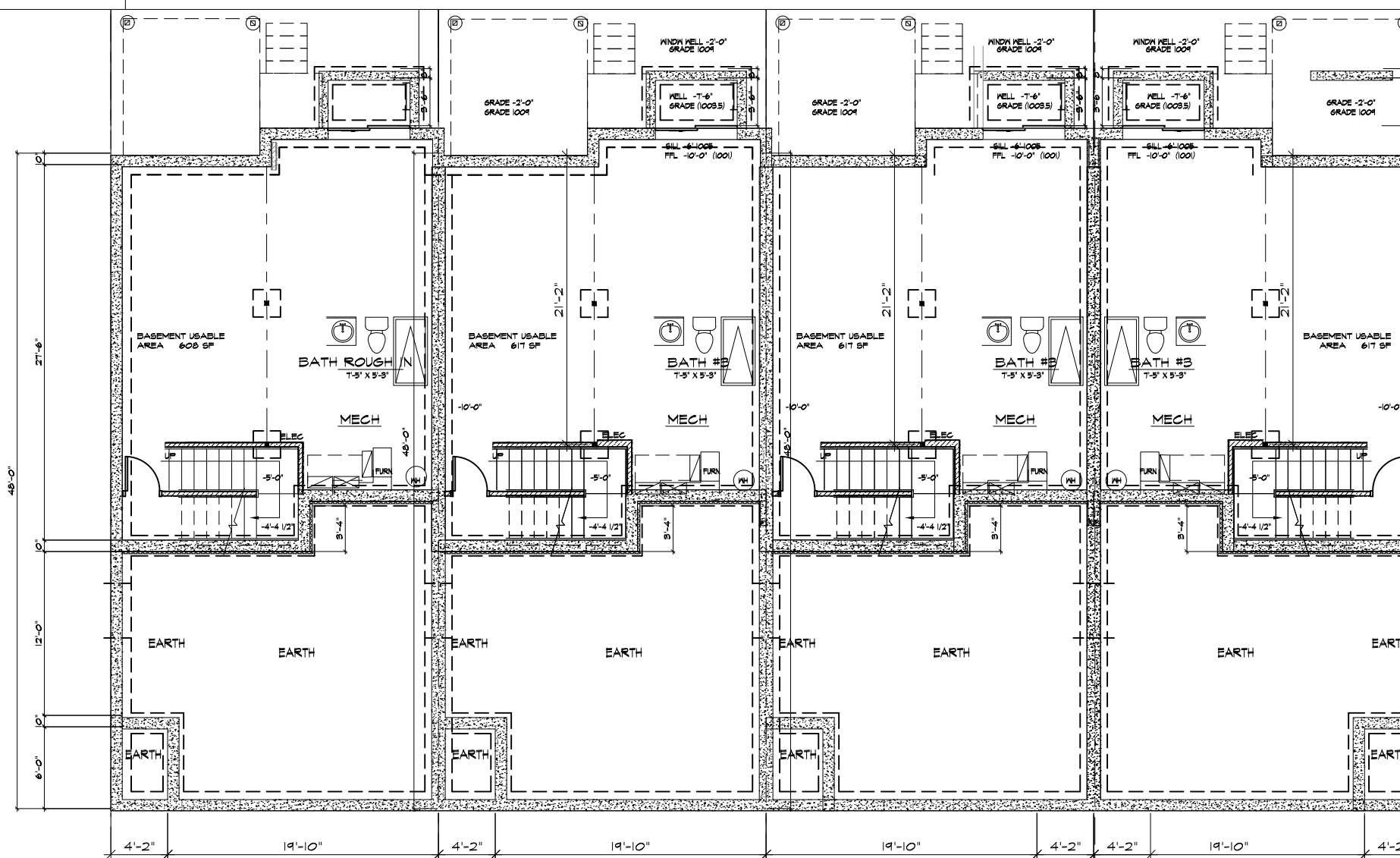
KIO SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"



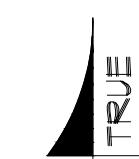
EIO MAIN FLOOR PLAN

SCALE 3/32" = 1'-0"



AIO BASEMENT PLAN

SCALE 3/32" = 1'-0"



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

PROJECT
BUILDING A4 DESIGN
KETTLESTONE PEAK TOWNHOMES
SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

SHEET NO.
A4 0.0

PROJECT NUMBER
2022.12

DATE
03-21-23

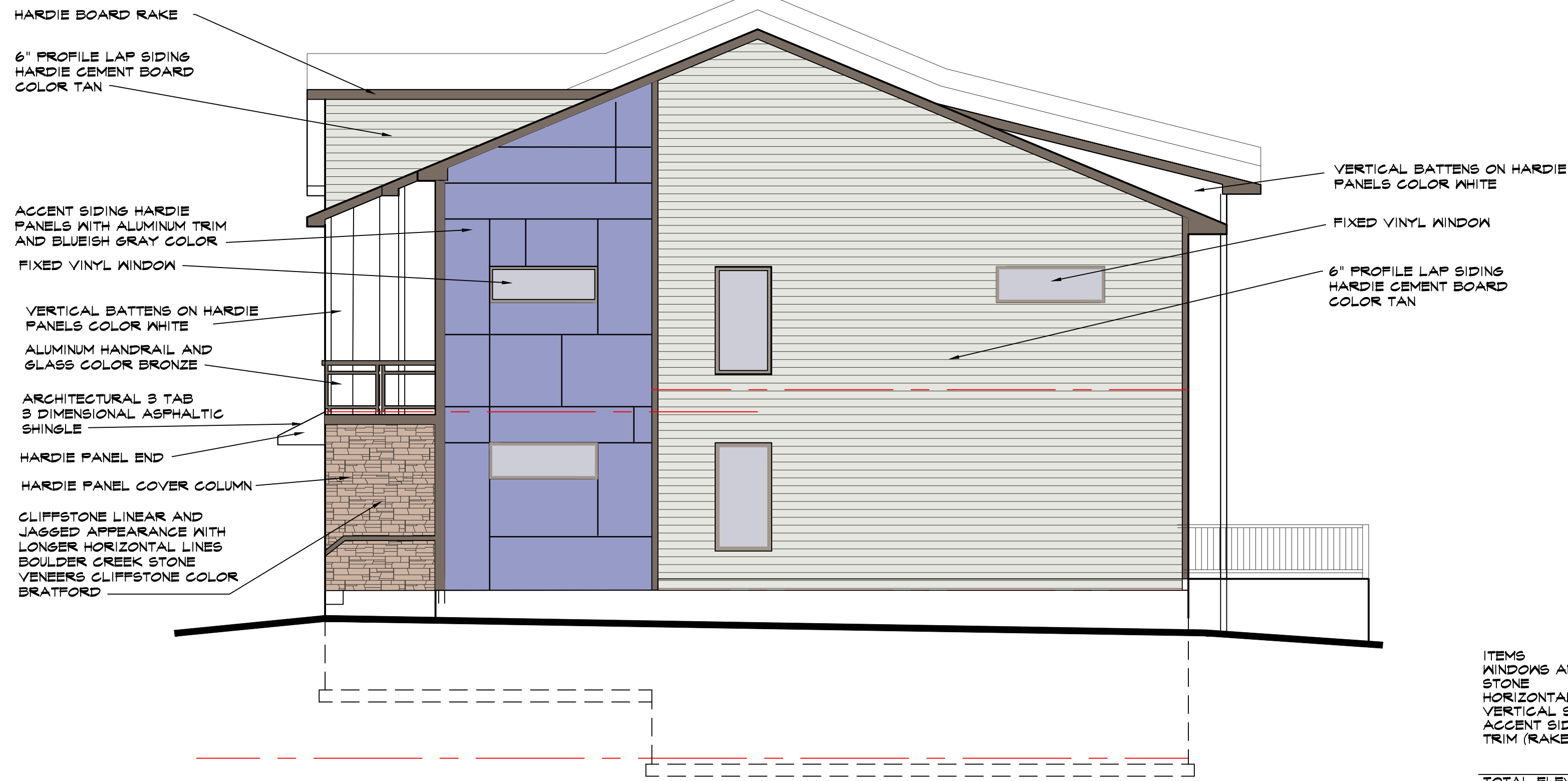
SHEET DESCRIPTION
OVERALL PLANS

REVISIONS

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Indianola, Iowa

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ITEMS	AREA	PERCENT
WINDOWS AND DOORS	74 SF	6%
STONE	51 SF	4%
HORIZONTAL SIDING	784 SF	51%
VERTICAL SIDING	124 SF	9%
ACCENT SIDING	271 SF	20%
TRIM (RAKE, SOFFIT)	45 SF	3%
TOTAL ELEVATION	1,360 SF	100%

ARCHITECTURAL GUIDELINES MULTI-FAMILY ROW HOUSE

BUILDING ENTRY ONE PER EACH UNIT
FACING STREET OR GREEN SPACE

NEIGHBORHOOD GLACIER PARK

PRAIRIE STYLE
COLOR NATURAL MATERIALS EARTHTONES

WALL ARTICULATIONS & PROJECTIONS
BUILDING FACADES SHALL BE DIVIDED INTO
VERTICAL BAYS OR ARTICULATE UNIT WIDTH.

A MINIMUM OF 35% OF THE STREET AND REAR
FACADES SHALL BE FENESTRATION

MATERIALS AND COLORS
THE MATERIALS ON THE FRONT FACADE SHALL BE
REPEATED ON OTHER FACADES

MATERIALS SHALL BE OF DURABLE AND HIGH
QUALITY MATERIALS INCLUDING
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STONE
WOOD (EG. IPE)
FIBER CEMENT
CLEAR GLASS

PROHIBITED MATERIALS
VINYL FIBERBOARD AND METAL SIDING
EIFS
SYNTHETIC STUCCO
SPLIT FACED MASONRY
BURNISHED BLOCK
THIN BRICK VENEER AND BRICK PANELS
ASPHALT SHINGLES (EXCEPT FOR PREMIUM
GRADE LAMINATE STYLE)

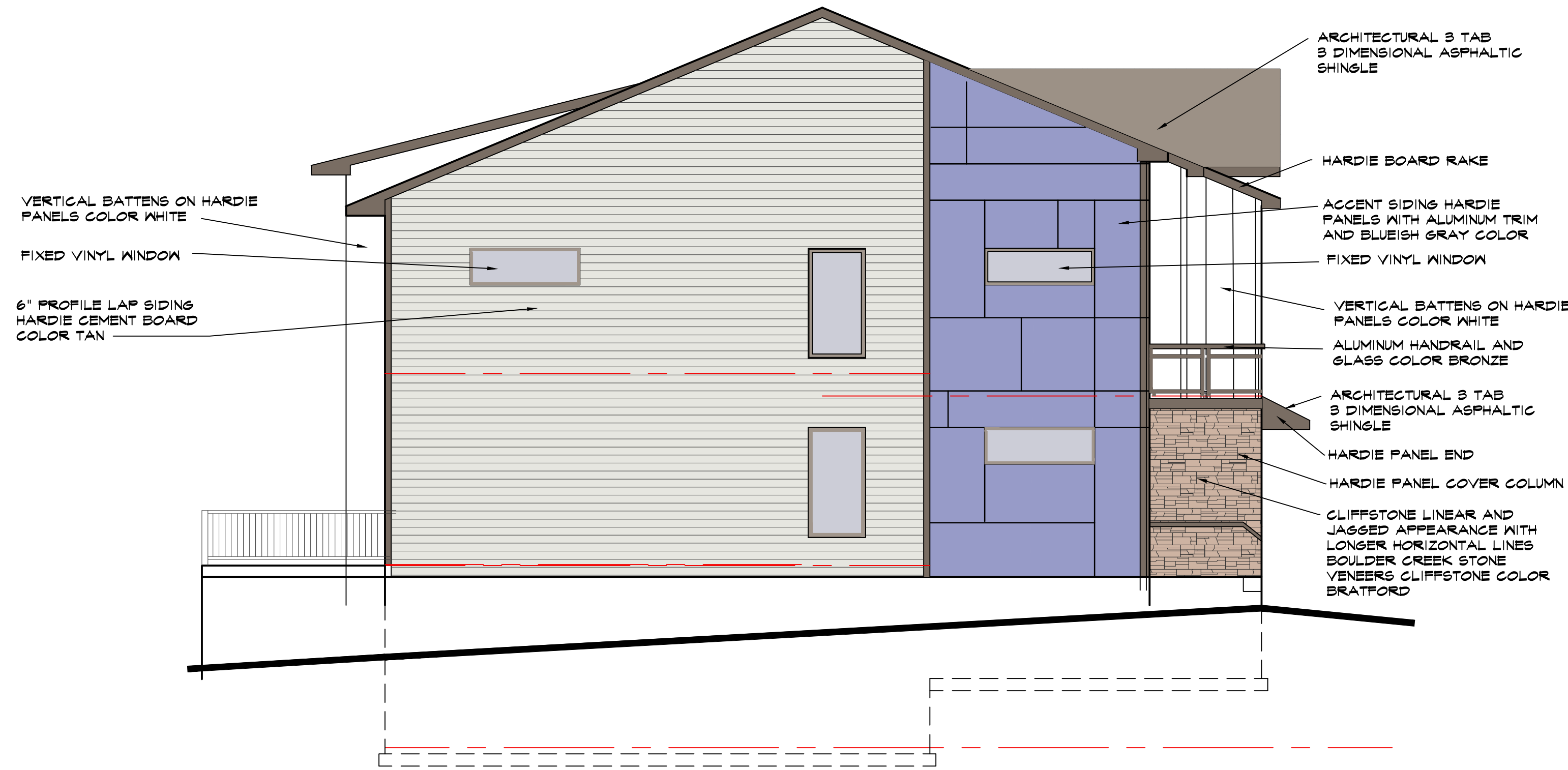
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Indianola, Iowa

HI RIGHT ELEVATION (EAST)

SCALE 3/16" = 1'-0"



ITEMS	AREA	PERCENT
WINDOWS AND DOORS	74 SF	6%
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HORIZONTAL SIDING	644 SF	51%
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ARCHITECTURAL SHINGLES	1,221 SF	10%
TOTAL ELEVATION	1,360 SF	100%

MATERIALS

WINDOWS VINYL HORIZONTAL SLIDING WINDOWS
EQ TO ANDERSON 100 SERIES VINYL SLIDING GLASS
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LONGER HORIZONTAL LINES BOULDER CREEK STONE
VENEERS CLIFFSTONE COLOR BRATFORD

6" PROFILE LAP SIDING HARDIE CEMENT BOARD
COLOR TAN

VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE
ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM
AND BLUEISH GRAY COLOR

3/4" CEMENT BOARD CORNER TRIM COLOR CREAM

ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC
SHINGLE

PROJECT
BUILDING A4 DESIGN
KETTLESTONE PEAK TOWNHOMES
SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

PROJECT NUMBER
2022.12

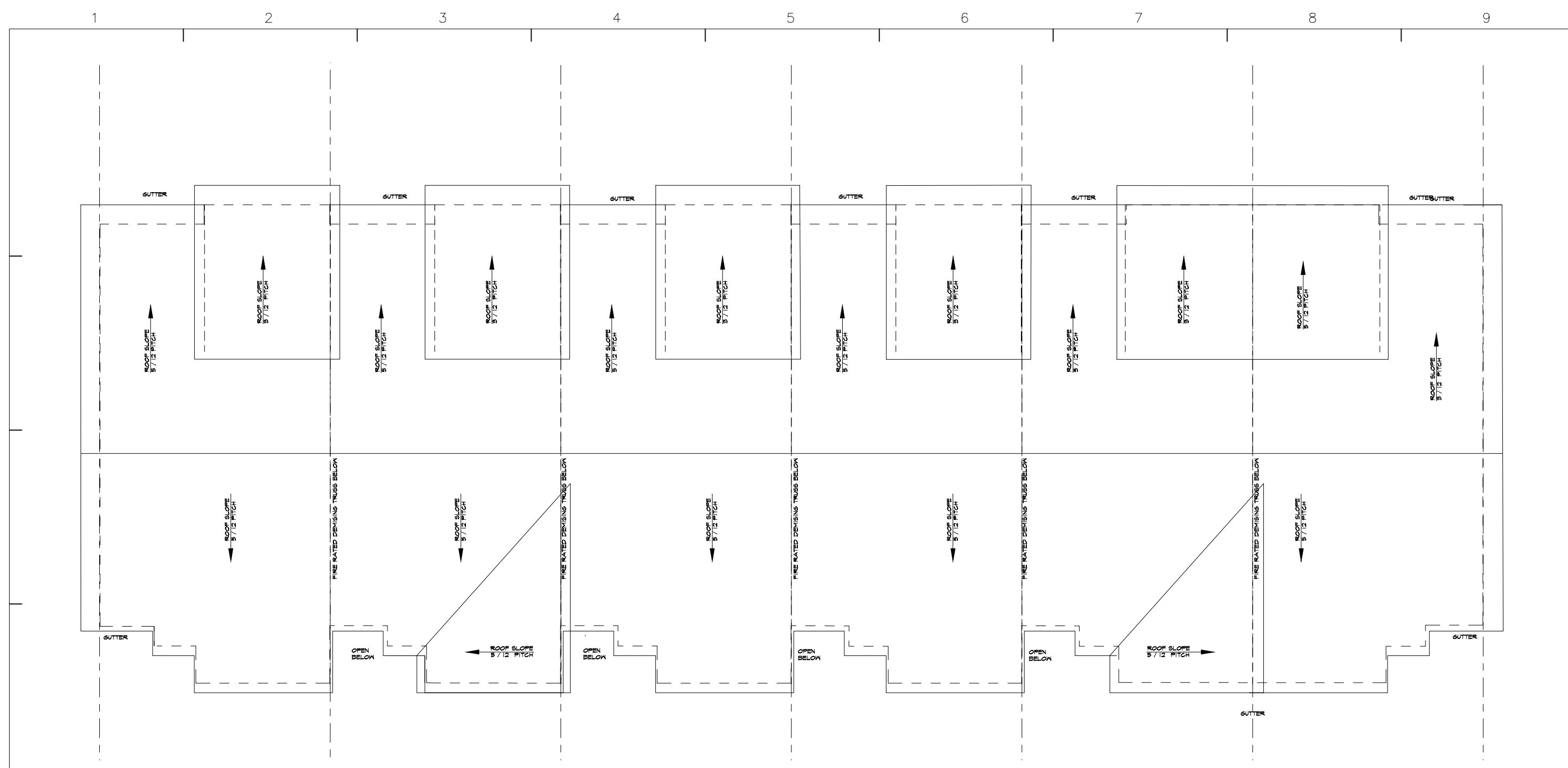
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REVISIONS
-

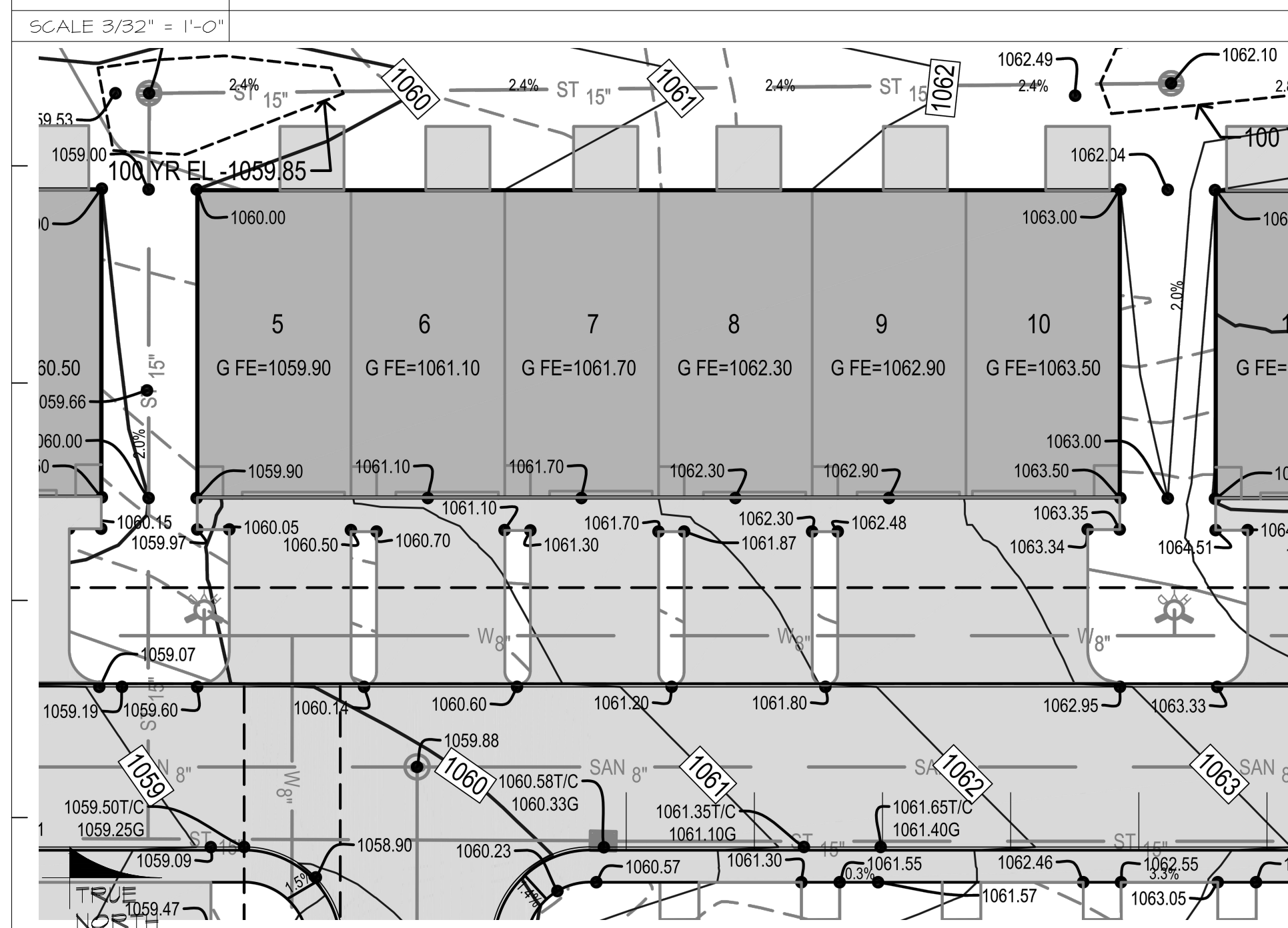
AI LEFT ELEVATION (WEST)

SCALE 3/16" = 1'-0"

SHEET NO.
A4 2.2



KI ROOF PLAN



EI BUILDING SITE PLAN



BUILDING DATA GROSS BUILDING AREA

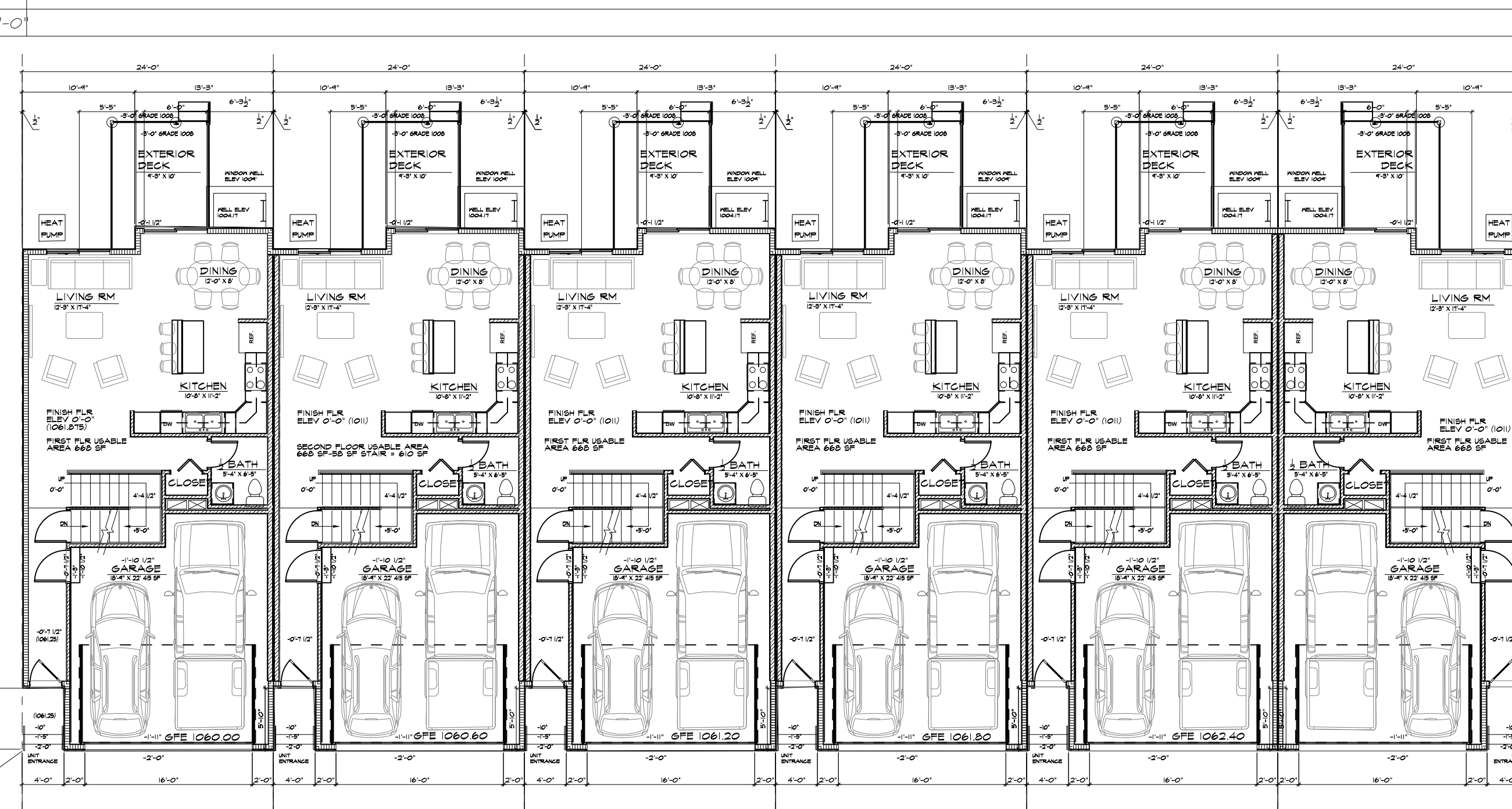
SLAB ON GRADE	2,936 GSF
BASEMENT	4,134 GSF
MAIN LEVEL	6,922 GSF
SECOND FLOOR	6,720 GSF
BALCONIES	306 GSF
TOTAL GROSS BUILDING AREA	18,022 GSF

TOWNHOME UNIT DATA

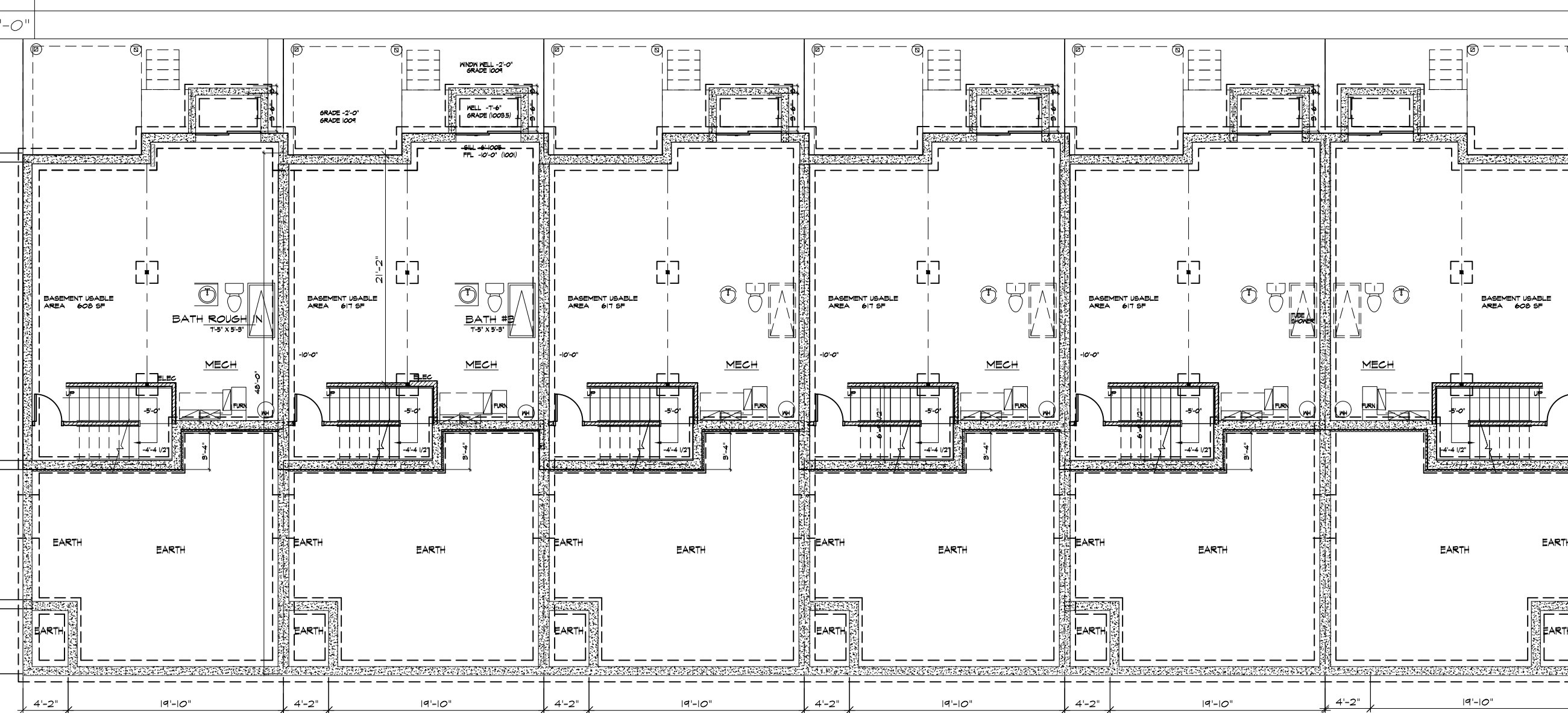
	ACCESSORY	USABLE
BASEMENT NOT FINISHED	618 SF	
GARAGE	414 SF	
MAIN LEVEL		668 SF
SECOND FLOOR		1,038 SF
BALCONY	51 SF	
TOTAL AREA	1,083 SF	1,706 SF
TOTAL UNIT AREA	2,784 SF	



KIO SECOND FLOOR PLAN



EIO MAIN FLOOR PLAN



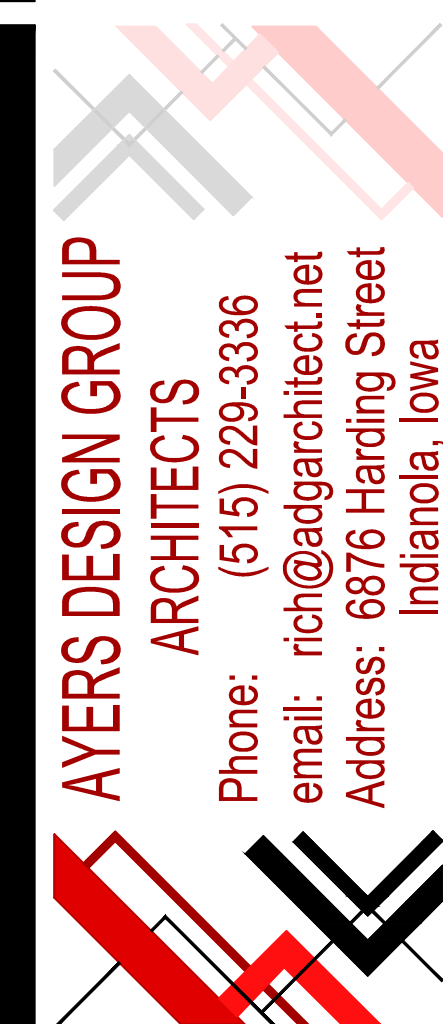
AIO BASEMENT PLAN

SCALE 3/32" = 1'-0"

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 Indianola, Iowa

BUILDING A6 DESIGN

KETTLESTONE PEAK TOWNHOMES

SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

PROJECT

SHEET DESCRIPTION
 OVERALL PLANS

SHEET NO.

A6 0.0

PROJECT NUMBER

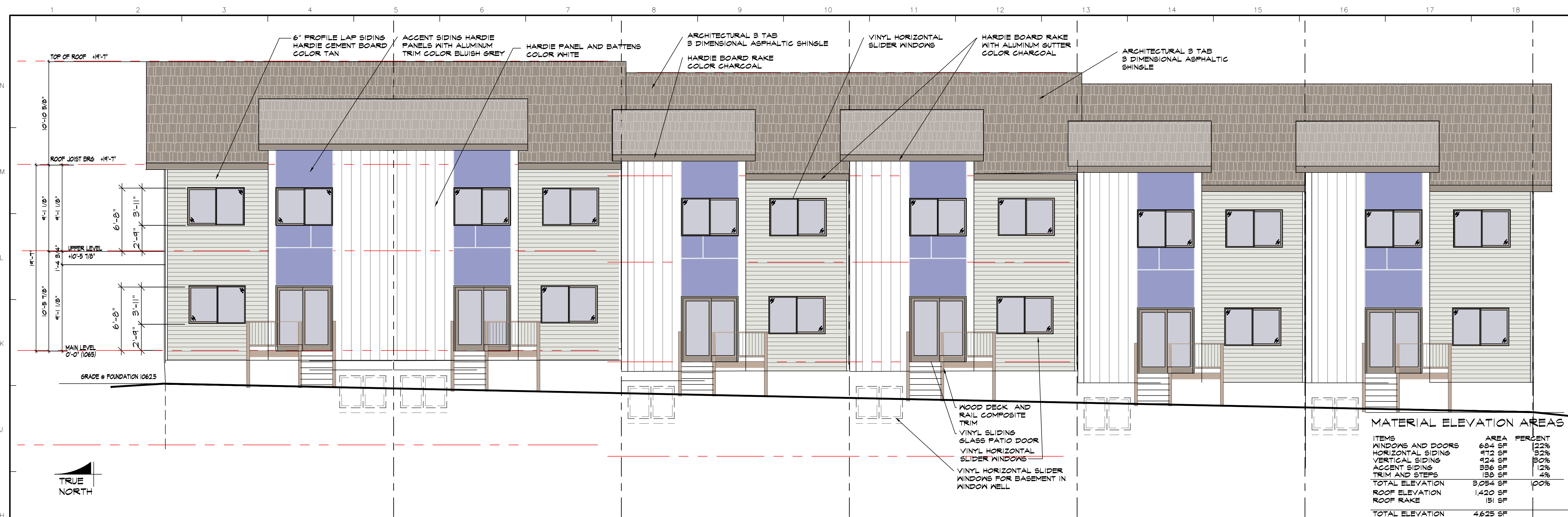
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DATE

03-21-23

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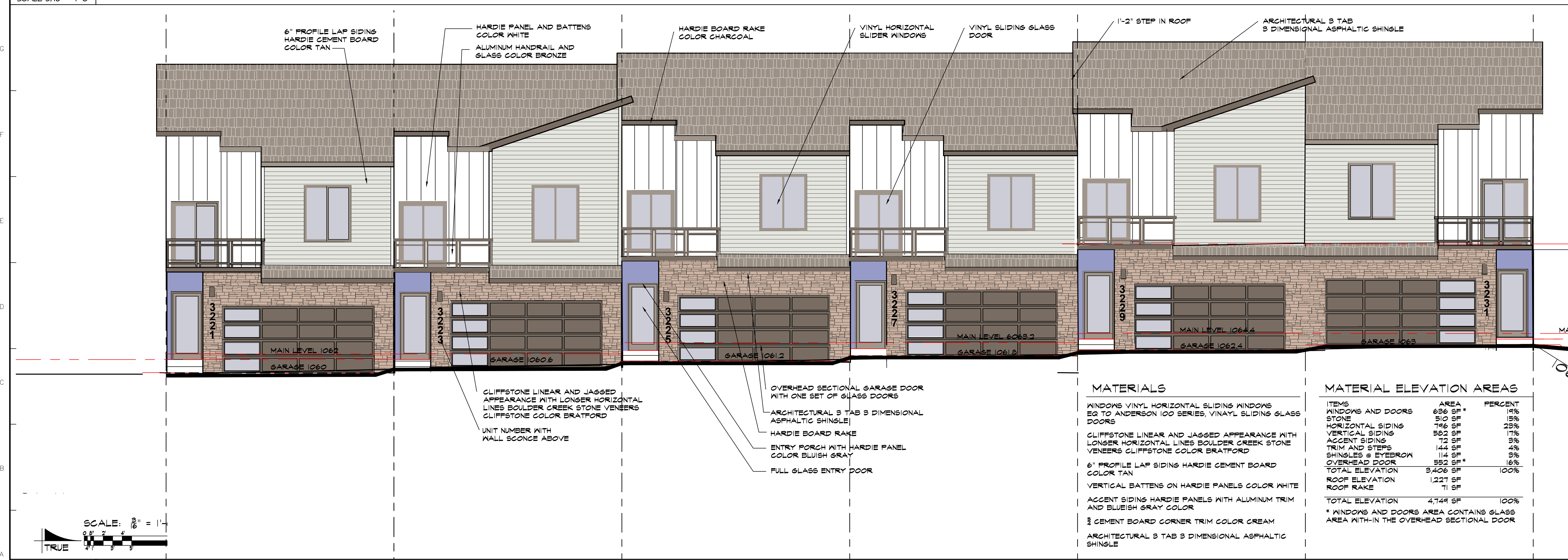
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MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	684 SF	12%
HORIZONTAL SIDING	472 SF	9%
VERTICAL SIDING	424 SF	8%
ACCENT SIDING	356 SF	7%
TRIM AND STEPS	130 SF	3%
TOTAL ELEVATION	3,054 SF	100%
ROOF ELEVATION	1,420 SF	
ROOF RAKE	151 SF	
TOTAL ELEVATION	4,625 SF	

HI REAR ELEVATION (WEST)
SCALE 3/16" = 1'-0"



MATERIALS

- WINDOWS VINYL HORIZONTAL SLIDING WINDOWS EQ TO ANDERSON 100 SERIES, VINYL SLIDING GLASS DOORS
- CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH LONGER HORIZONTAL LINES BOULDER CREEK STONE VENEERS CLIFFSTONE COLOR BRATFORD
- 6" PROFILE LAP SIDING HARDIE CEMENT BOARD COLOR TAN
- VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE
- ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM AND BLUEISH GRAY COLOR
- 3/8" CEMENT BOARD CORNER TRIM COLOR CREAM
- ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC SHINGLE

MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	686 SF*	14%
STONE	510 SF	10%
HORIZONTAL SIDING	746 SF	15%
VERTICAL SIDING	582 SF	12%
ACCENT SIDING	123 SF	3%
TRIM AND STEPS	144 SF	3%
SHINGLES @ EYEBROW	114 SF	2%
OVERHEAD DOOR	552 SF*	11%
TOTAL ELEVATION	3,406 SF	100%
ROOF ELEVATION	1,227 SF	
ROOF RAKE	71 SF	
TOTAL ELEVATION	4,749 SF	100%

* WINDOWS AND DOORS AREA CONTAINS GLASS AREA WITH-IN THE OVERHEAD SECTIONAL DOOR

AI FRONT ELEVATION (EAST)
SCALE 3/16" = 1'-0"

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PROJECT
 BUILDING A6 DESIGN
 KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

SHEET DESCRIPTION
 EXTERIOR ELEVATIONS

PROJECT NUMBER
 2022.12

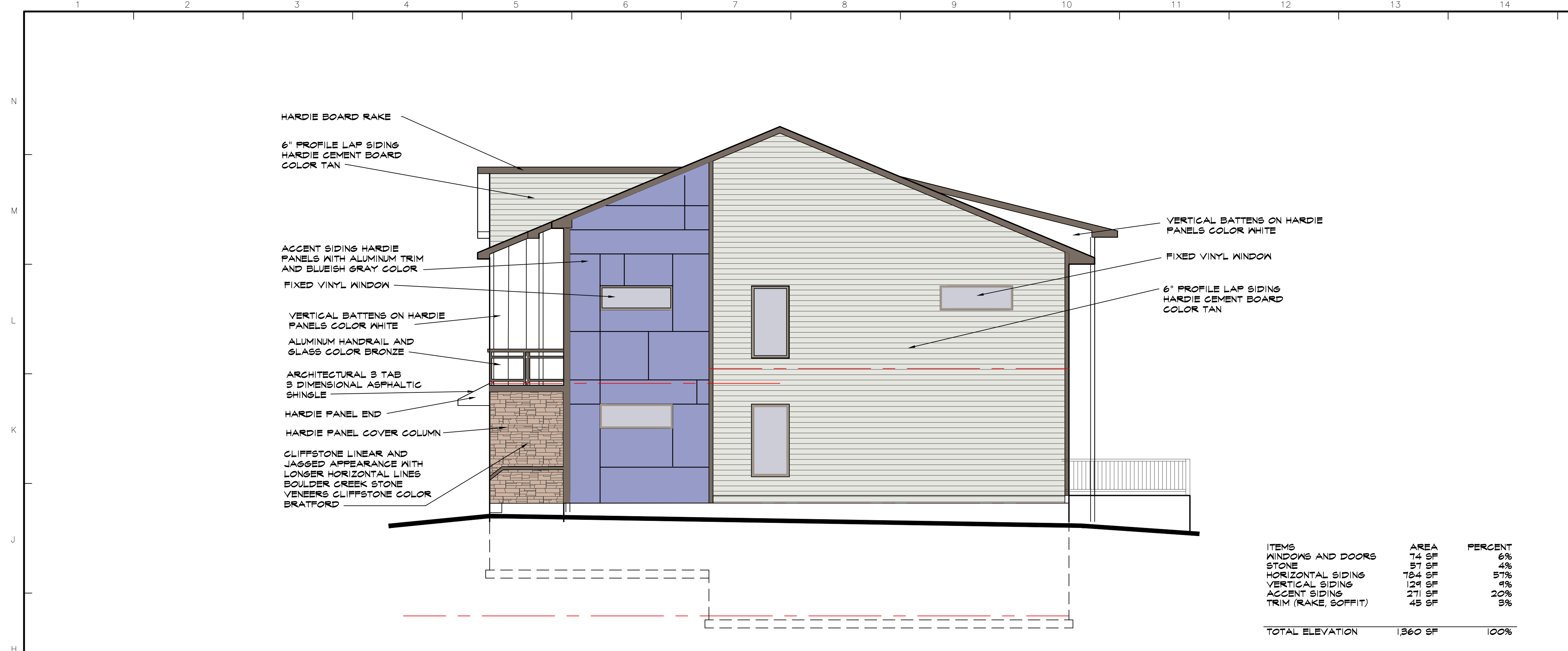
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SHEET NO.
 A6 2.1

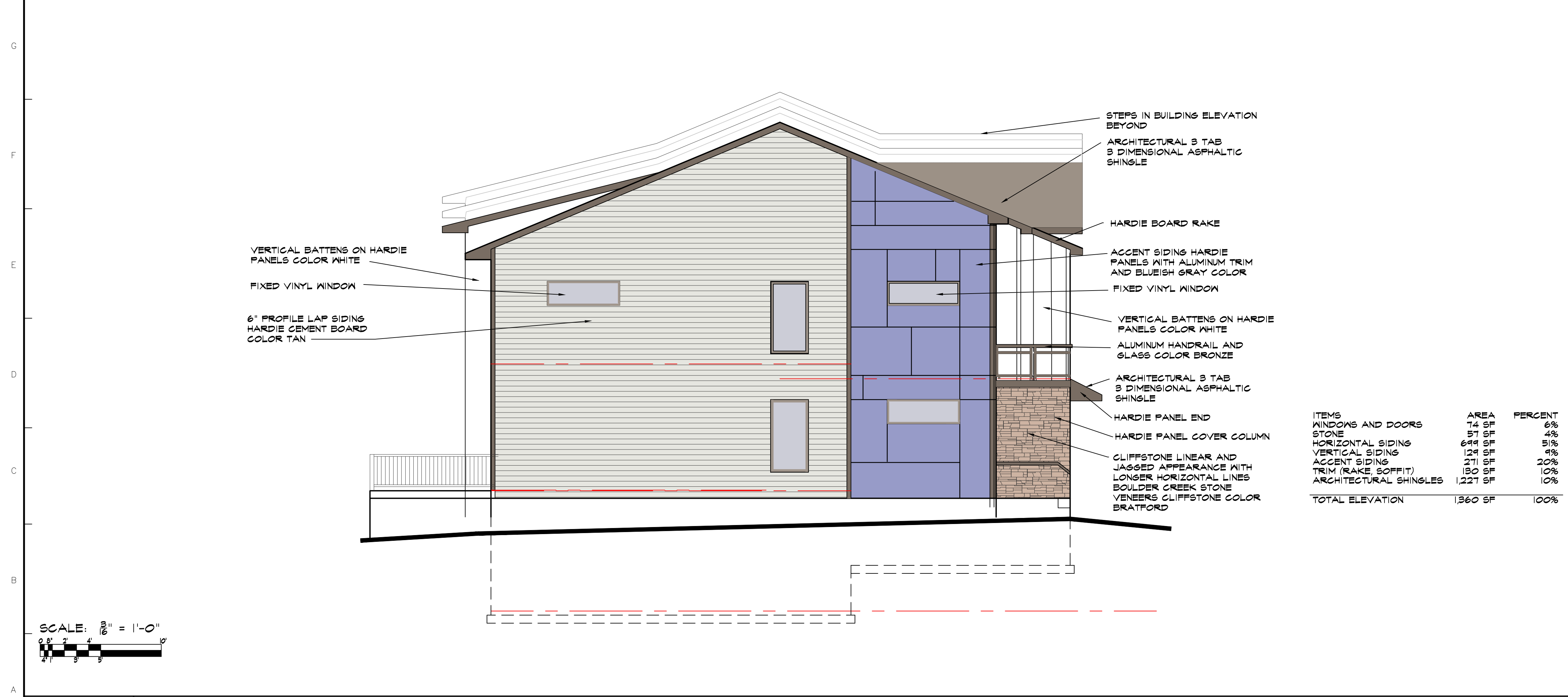
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HI RIGHT ELEVATION

SCALE 3/16" = 1'-0"



AI LEFT ELEVATION

SCALE 3/16" = 1'-0"

ARCHITECTURAL GUIDELINES
MULTI-FAMILY ROW HOUSE

BUILDING ENTRY ONE PER EACH UNIT
FACING STREET OR GREEN SPACE

NEIGHBORHOOD GLACIER PARK

PRAIRIE STYLE
COLOR NATURAL MATERIALS EARTHTONES

WALL ARTICULATIONS & PROJECTIONS
BUILDING FACADES SHALL BE DIVIDED INTO
VERTICAL BAYS OR ARTICULATE UNIT WIDTH.

A MINIMUM OF 35% OF THE STREET AND REAR
FACADES SHALL BE FENESTRATION

MATERIALS AND COLORS
THE MATERIALS ON THE FRONT FACADE SHALL BE
REPEATED ON OTHER FACADES

MATERIALS SHALL BE OF DURABLE AND HIGH
QUALITY MATERIALS INCLUDING
BRICK 3" THICK
STONE
WOOD (EG. IPE)
FIBER CEMENT
CLEAR GLASS

PROHIBITED MATERIALS
VINYL FIBERBOARD AND METAL SIDING
EIFS
SYNTHETIC STUCCO
SPLIT FACED MASONRY
BURNISHED BLOCK
THIN BRICK VENEER AND BRICK PANELS
ASPHALT SHINGLES (EXCEPT FOR PREMIUM
GRADE LAMINATE STYLE

MATERIALS

WINDOWS VINYL HORIZONTAL SLIDING WINDOWS
EQ TO ANDERSON 100 SERIES VINYL SLIDING GLASS
DOORS

CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH
LONGER HORIZONTAL LINES BOULDER CREEK STONE
VENEERS CLIFFSTONE COLOR BRATFORD

6" PROFILE LAP SIDING HARDIE CEMENT BOARD
COLOR TAN

VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE

ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM
AND BLUEISH GRAY COLOR

3/4" CEMENT BOARD CORNER TRIM COLOR CREAM

ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC
SHINGLE

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PROJECT
BUILDING A6 DESIGN
KETTLESTONE PEAK TOWNHOMES
SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

PROJECT NUMBER
2022.12

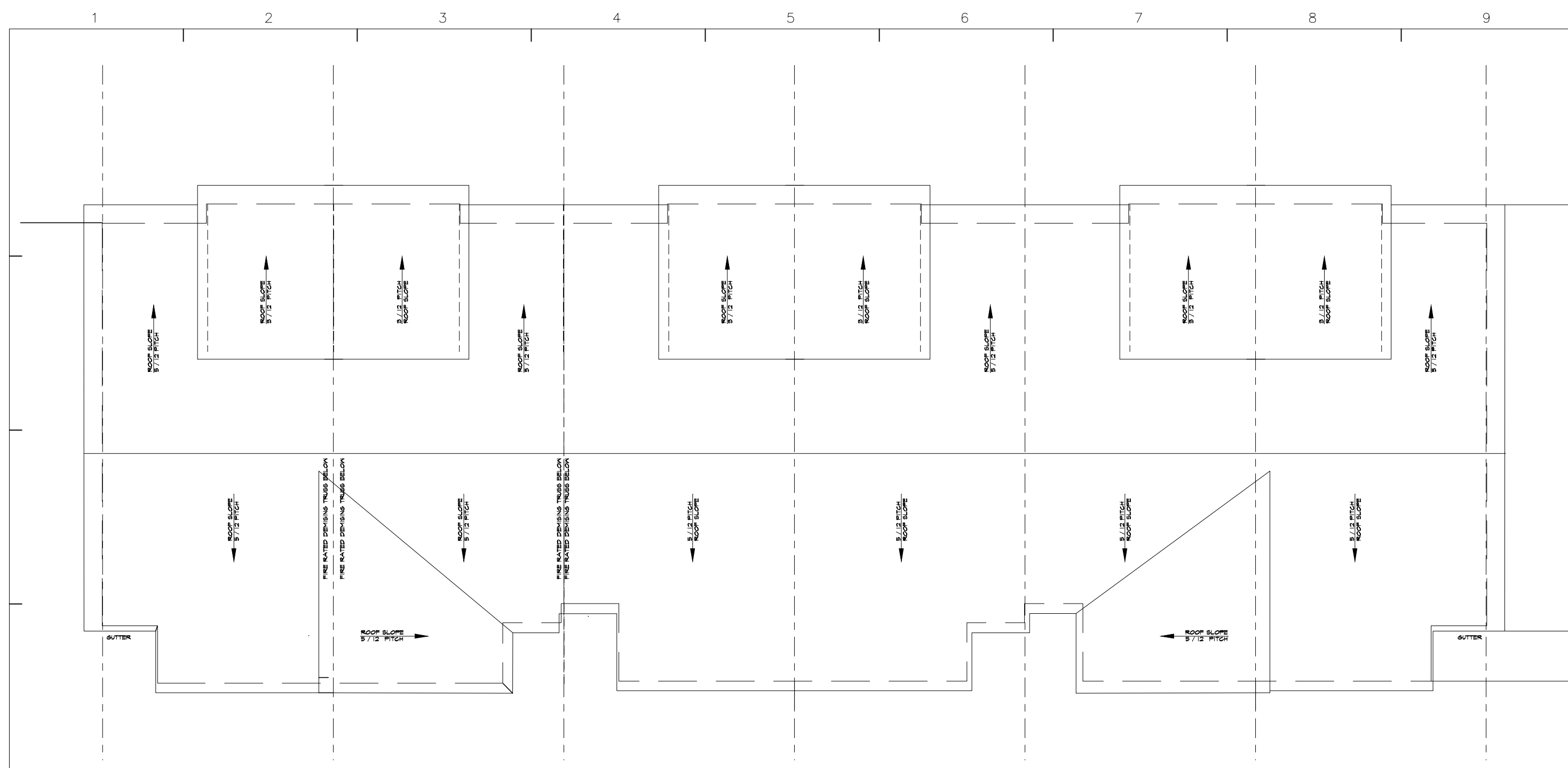
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SHEET NO.
A6 2.2

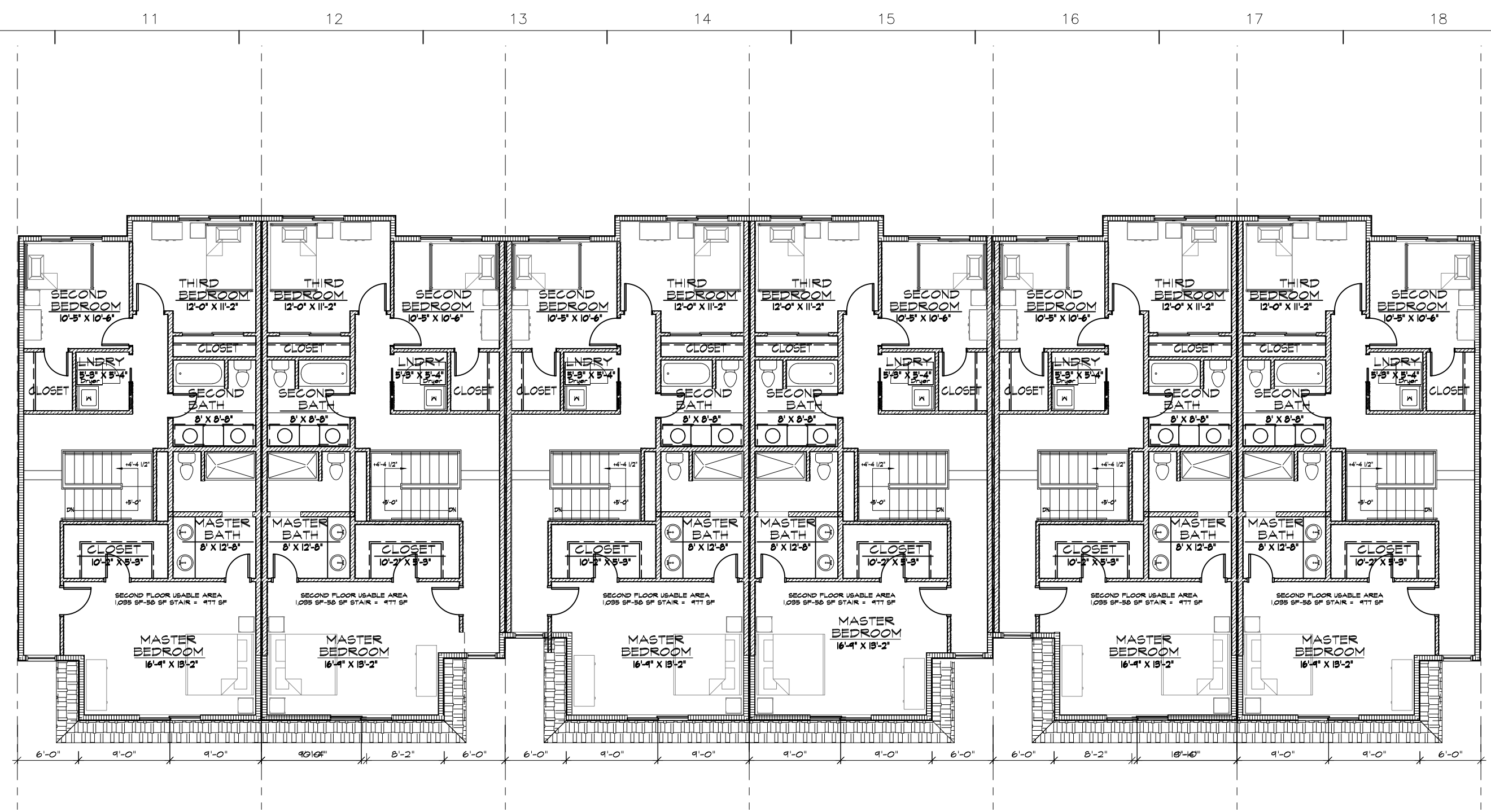
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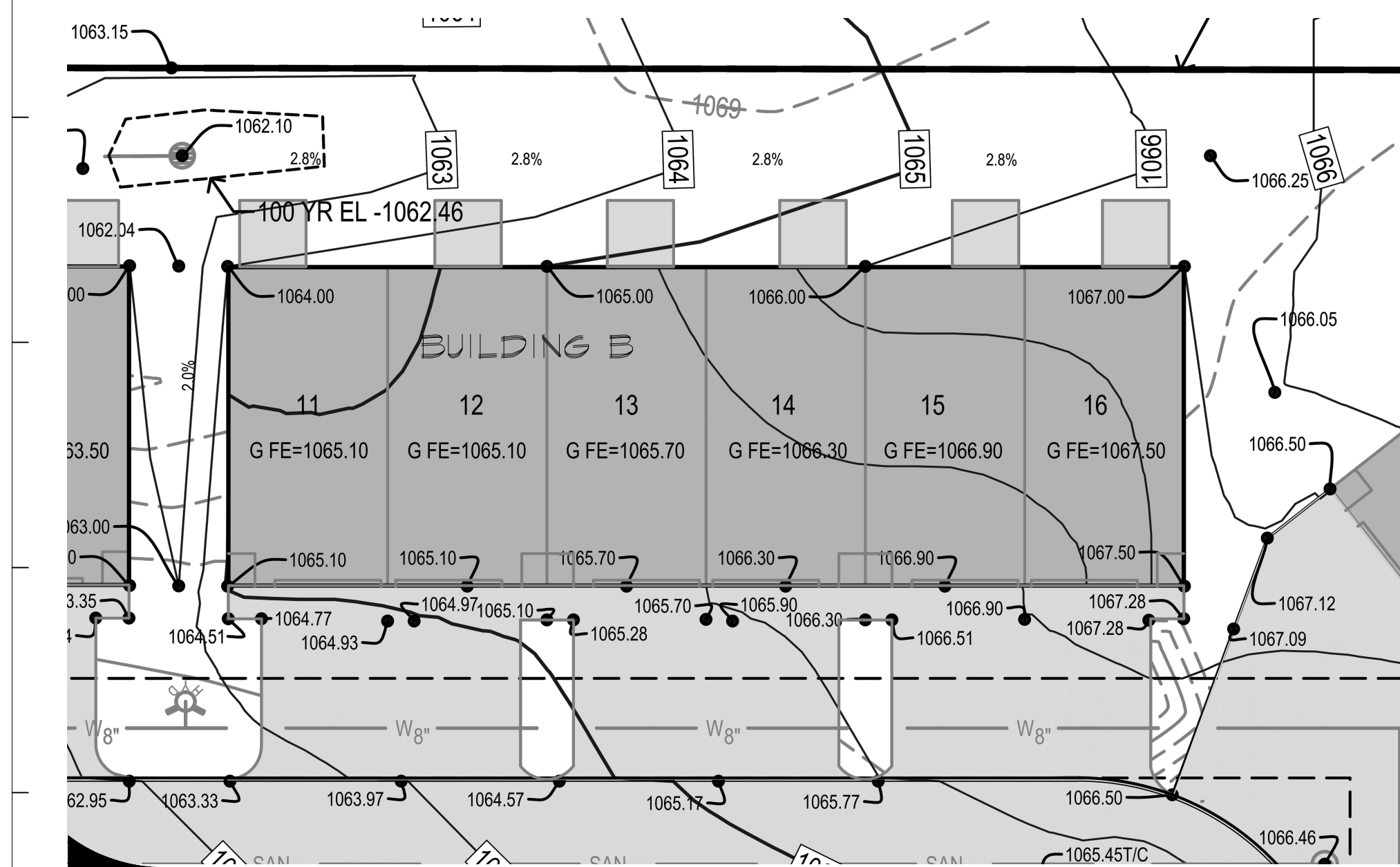
KI ROOF PLAN

SCALE 3/32" = 1'-0"



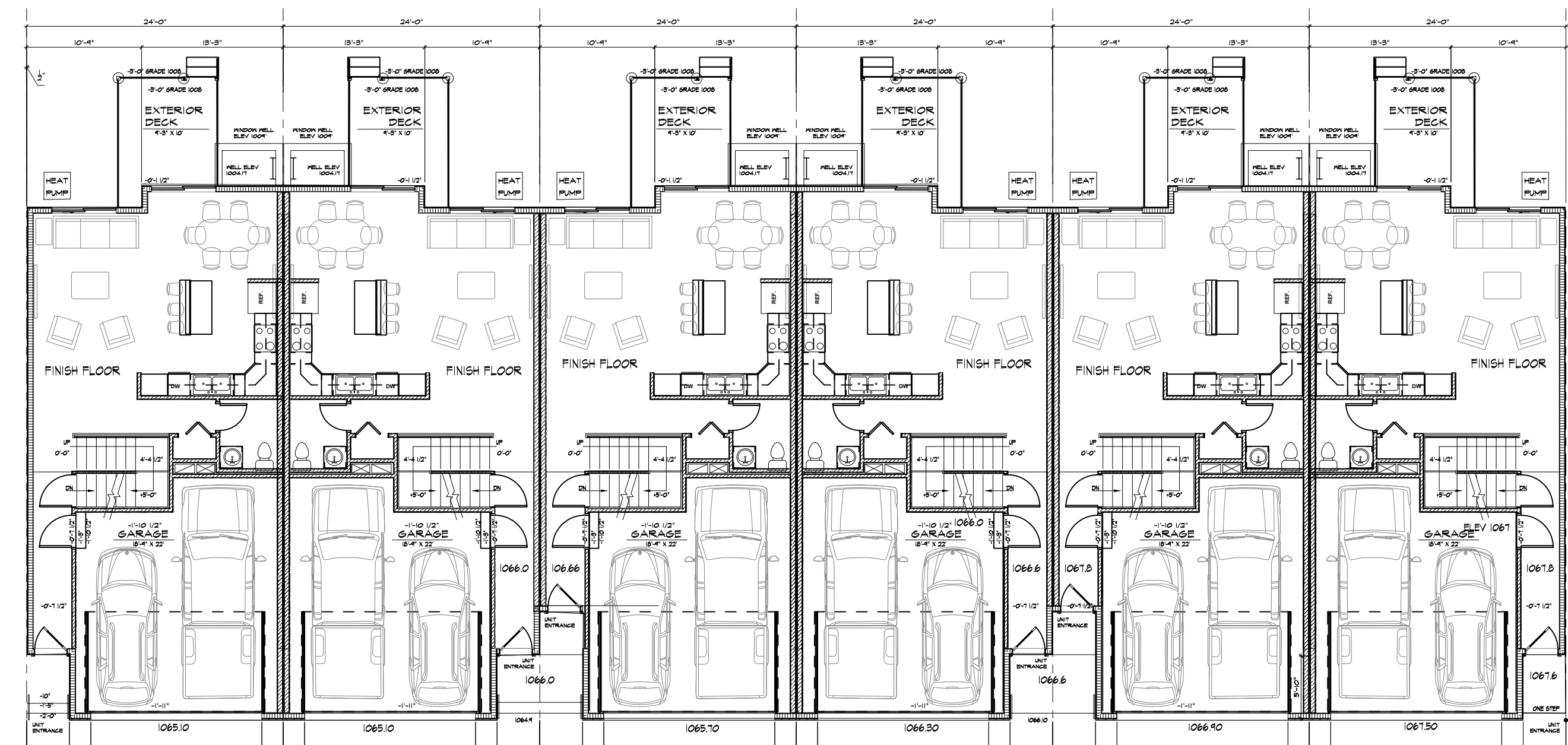
KIO SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"



EI BUILDING B GRADING PLAN

SCALE 1" = 20'-0"



EIO MAIN FLOOR PLAN

SCALE 3/32" = 1'-0"

BUILDING DATA GROSS BUILDING AREA

SLAB ON GRADE	2,943 GSF
BASEMENT	4,124 GSF
MAIN LEVEL	6,227 GSF
SECOND FLOOR	6,787 GSF
TOTAL GROSS BUILDING AREA	17,798 GSF

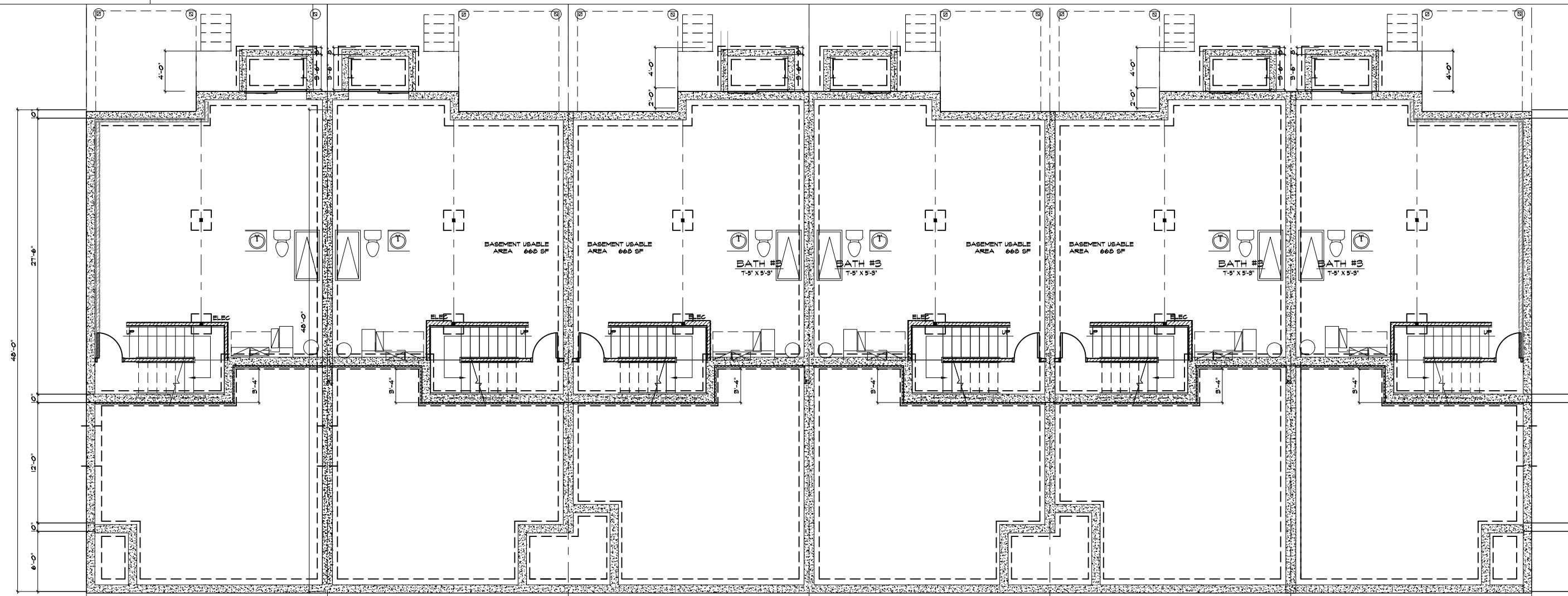
TOWNHOUSE UNIT 3 BEDROOM DATA

	ACCESSORY	USABLE
BASEMENT NOT FINISHED	615 SF	
GARAGE	324 SF	
MAIN LEVEL		668 SF
SECOND FLOOR		1,049 SF

TOTAL AREA	999 SF	1,717 SF
TOTAL UNIT AREA	2,716 SF	

TOWNHOUSE UNIT 3 BEDROOM DATA

	ACCESSORY	USABLE
BASEMENT NOT FINISHED	615 SF	
GARAGE	324 SF	
MAIN LEVEL		654 SF
SECOND FLOOR		1,038 SF
TOTAL AREA	999 SF	1,692 SF
TOTAL UNIT AREA	2,691 SF	



AIO BASEMENT PLAN

SCALE 3/32" = 1'-0"



TRUE NORTH

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PROJECT
 BUILDING B6 DESIGN
 KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

SHEET NO.
 B6 0.0

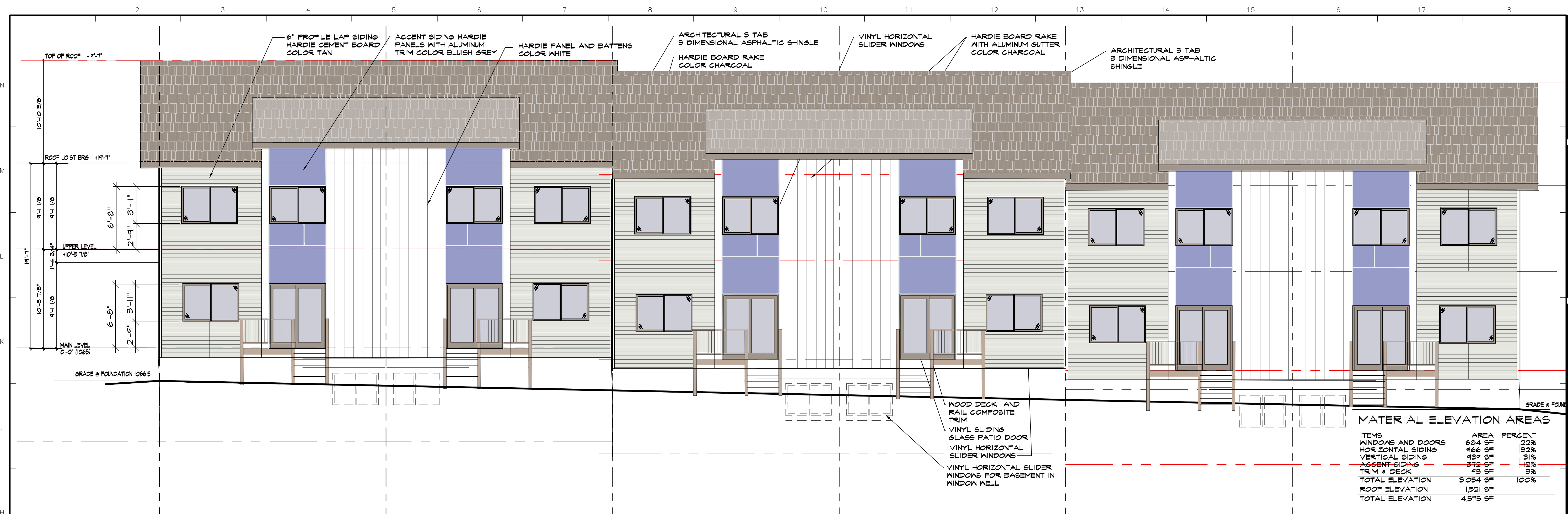
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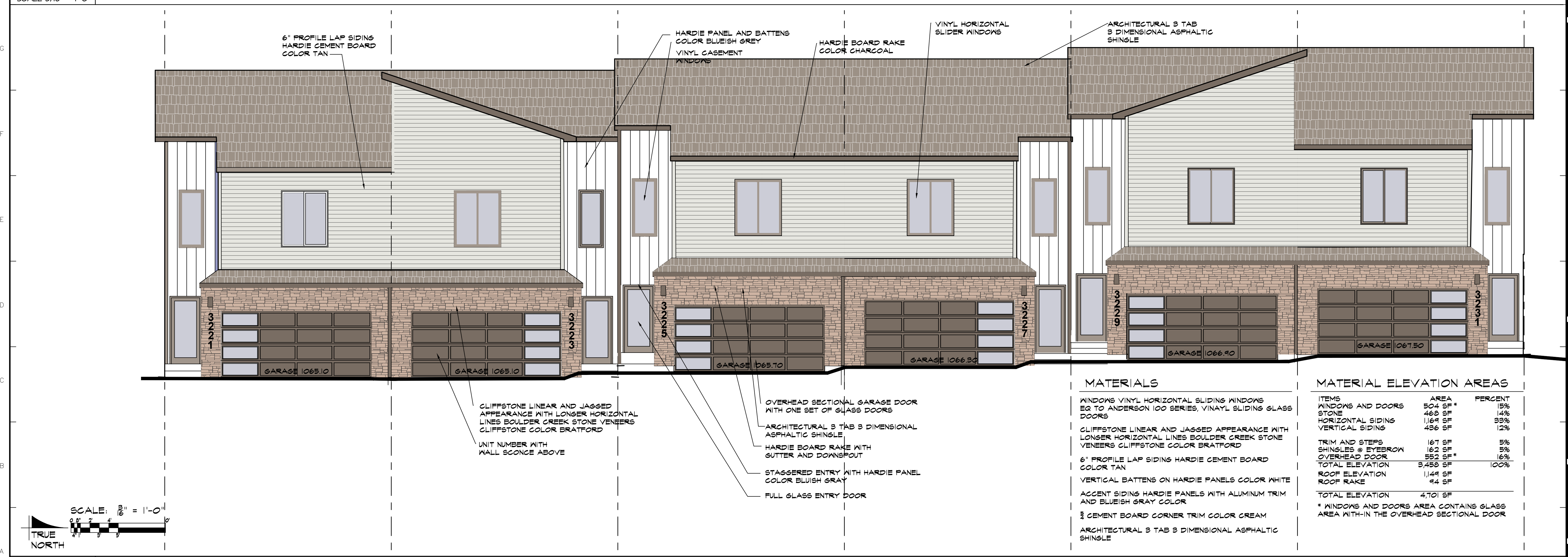
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MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	624 SF	22%
HORIZONTAL SIDING	466 SF	12%
VERTICAL SIDING	434 SF	9%
ACCENT SIDING	312 SF	12%
TRIM & DECK	43 SF	3%
TOTAL ELEVATION	3,054 SF	100%
ROOF ELEVATION	1,321 SF	
TOTAL ELEVATION	4,375 SF	

HI REAR ELEVATION (WEST)
SCALE 3/16" = 1'-0"



MATERIALS

- WINDOWS VINYL HORIZONTAL SLIDING WINDOWS
- EQ TO ANDERSON 100 SERIES, VINYL SLIDING GLASS DOORS
- CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH LONGER HORIZONTAL LINES BOULDER CREEK STONE VENEERS CLIFFSTONE COLOR BRATFORD
- 6" PROFILE LAP SIDING HARDIE CEMENT BOARD COLOR TAN
- VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE
- ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM AND BLUEISH GRAY COLOR
- 1/2 CEMENT BOARD CORNER TRIM COLOR CREAM
- ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC SHINGLE

MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	504 SF*	15%
STONE	466 SF	14%
HORIZONTAL SIDING	1,164 SF	33%
VERTICAL SIDING	436 SF	12%
TRIM AND STEPS	167 SF	5%
SHINGLES @ EYEBROW	163 SF	5%
OVERHEAD DOOR	552 SF*	16%
TOTAL ELEVATION	3,458 SF	100%
ROOF ELEVATION	1,149 SF	
ROOF RAKE	94 SF	
TOTAL ELEVATION	4,701 SF	

* WINDOWS AND DOORS AREA CONTAINS GLASS AREA WITH-IN THE OVERHEAD SECTIONAL DOOR

AI FRONT ELEVATION (EAST)
SCALE 3/16" = 1'-0"

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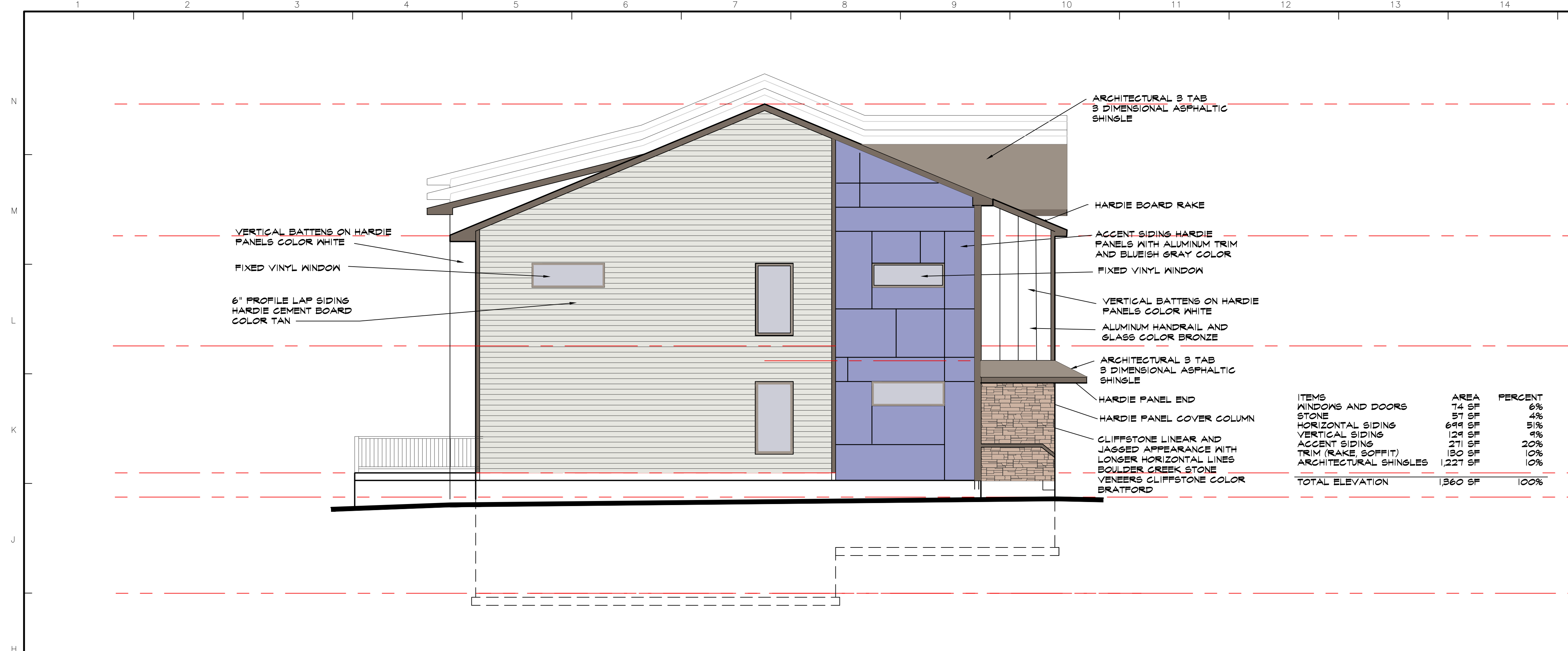
PROJECT
 BUILDING B6 DESIGN
 KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

SHEET NUMBER
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PROJECT DESCRIPTION
 EXTERIOR ELEVATIONS

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ARCHITECTURAL GUIDELINES
MULTI-FAMILY ROW HOUSE

BUILDING ENTRY ONE PER EACH UNIT
FACING STREET OR GREEN SPACE

NEIGHBORHOOD GLACIER PARK

PRAIRIE STYLE
COLOR NATURAL MATERIALS EARTHTONES

WALL ARTICULATIONS & PROJECTIONS
BUILDING FACADES SHALL BE DIVIDED INTO
VERTICAL BAYS OR ARTICULATE UNIT WIDTH.

A MINIMUM OF 25% OF THE STREET AND REAR
FACADES SHALL BE FENESTRATION

MATERIALS AND COLORS
THE MATERIALS ON THE FRONT FACADE SHALL BE
REPEATED ON OTHER FACADES

MATERIALS SHALL BE OF DURABLE AND HIGH
QUALITY MATERIALS INCLUDING

- BRICK 3" THICK
- STONE
- WOOD (ES. IPE)
- FIBER CEMENT
- CLEAR GLASS

PROHIBITED MATERIALS

- VINYL FIBERBOARD AND METAL SIDING
- EIPS
- SYNTHETIC STUCCO
- SPLIT FACED MASONRY
- BURNISHED BLOCK
- THIN BRICK VENEER AND BRICK PANELS
- ASPHALT SHINGLES (EXCEPT FOR PREMIUM
GRADE LAMINATE STYLE

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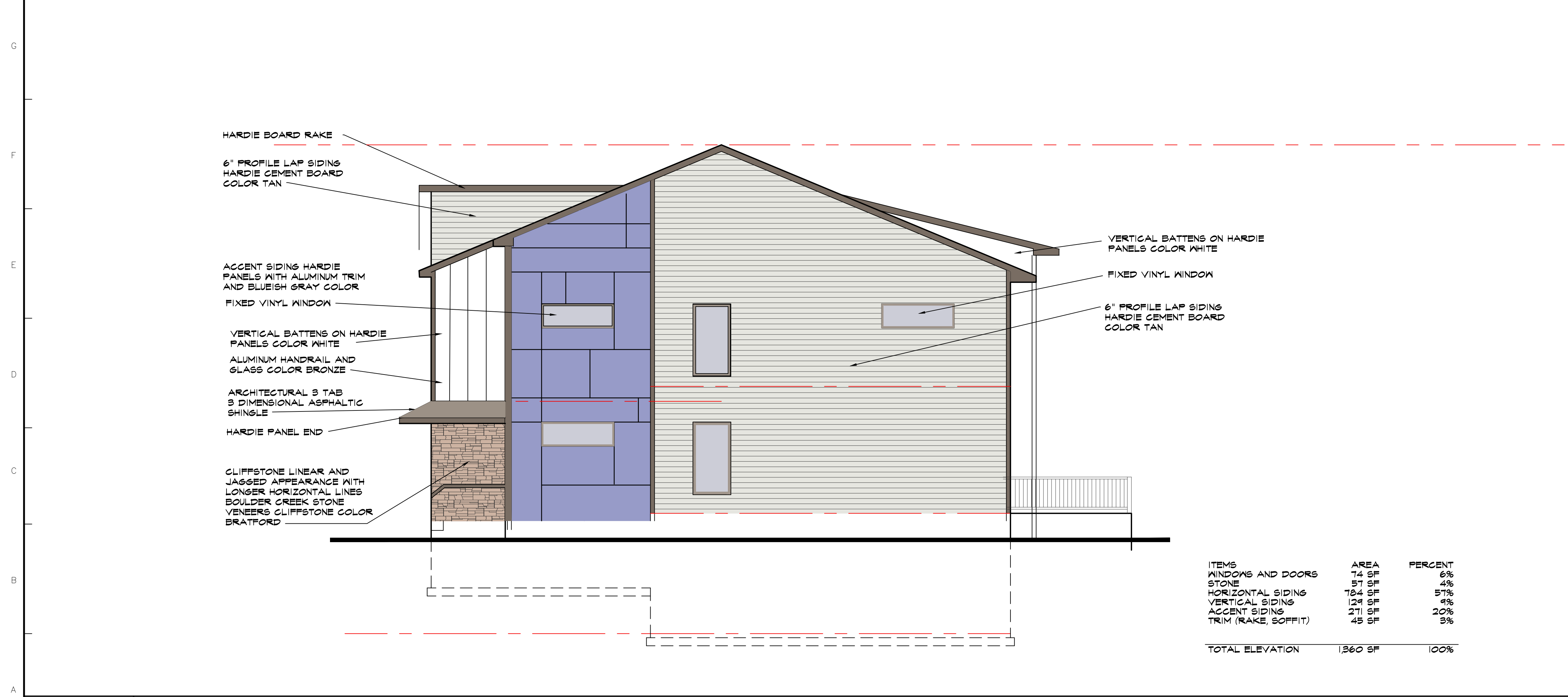
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HI RIGHT ELEVATION (SOUTH ELEVATION)

SCALE 3/16" = 1'-0"



MATERIALS

WINDOWS VINYL HORIZONTAL SLIDING WINDOWS
EQ TO ANDERSON 100 SERIES, VINYL SLIDING GLASS
DOORS

CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH
LONGER HORIZONTAL LINES BOULDER CREEK STONE
VENEERS CLIFFSTONE COLOR BRATFORD

6" PROFILE LAP SIDING HARDIE CEMENT BOARD
COLOR TAN

VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE

ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM
AND BLUEISH GRAY COLOR

3/8" CEMENT BOARD CORNER TRIM COLOR CREAM

ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC
SHINGLE

PROJECT

BUILDING B6 DESIGN

KETTLESTONE PEAK TOWNHOMES

SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

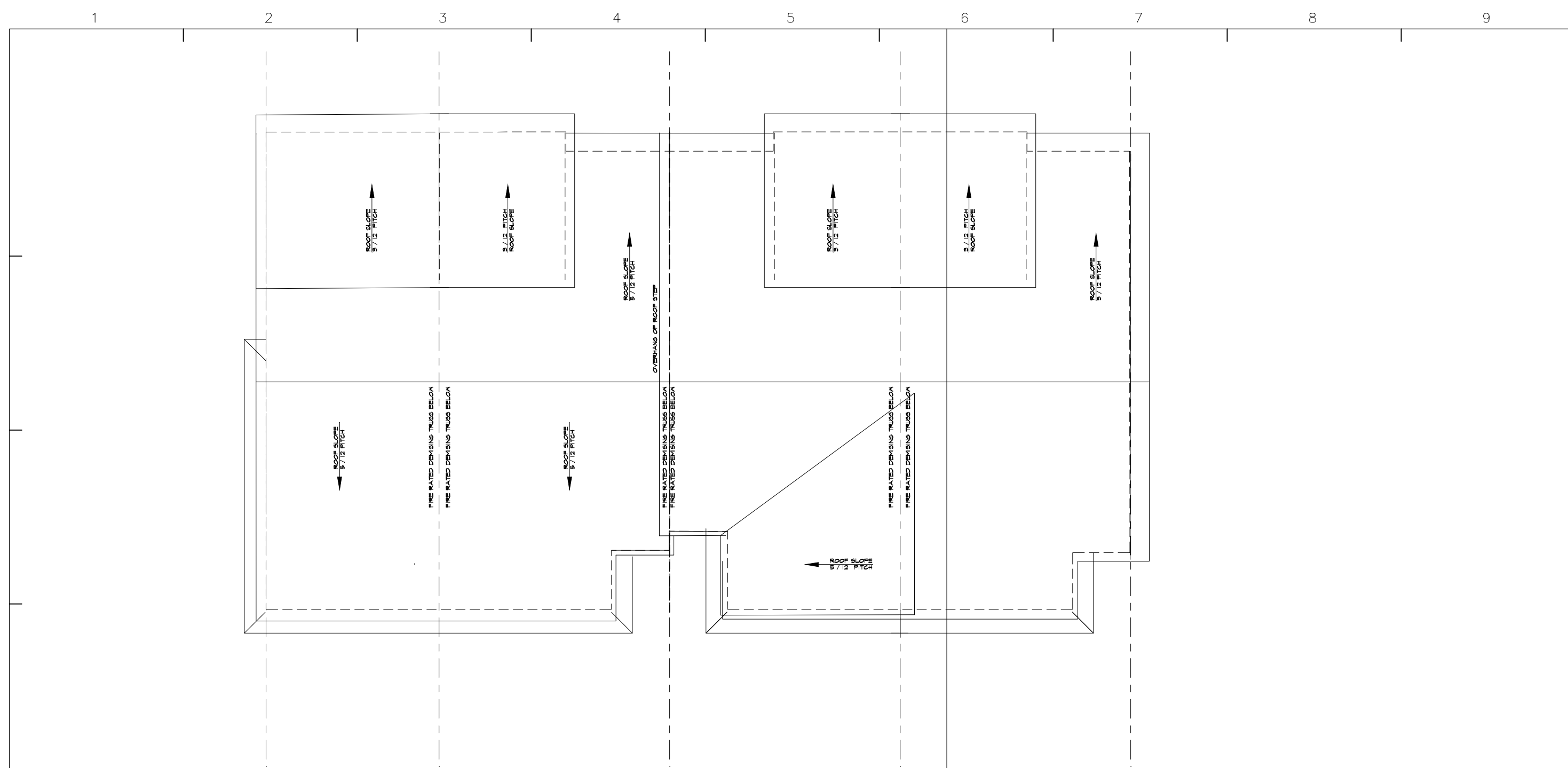
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AI LEFT ELEVATION (NORTH ELEVATION)

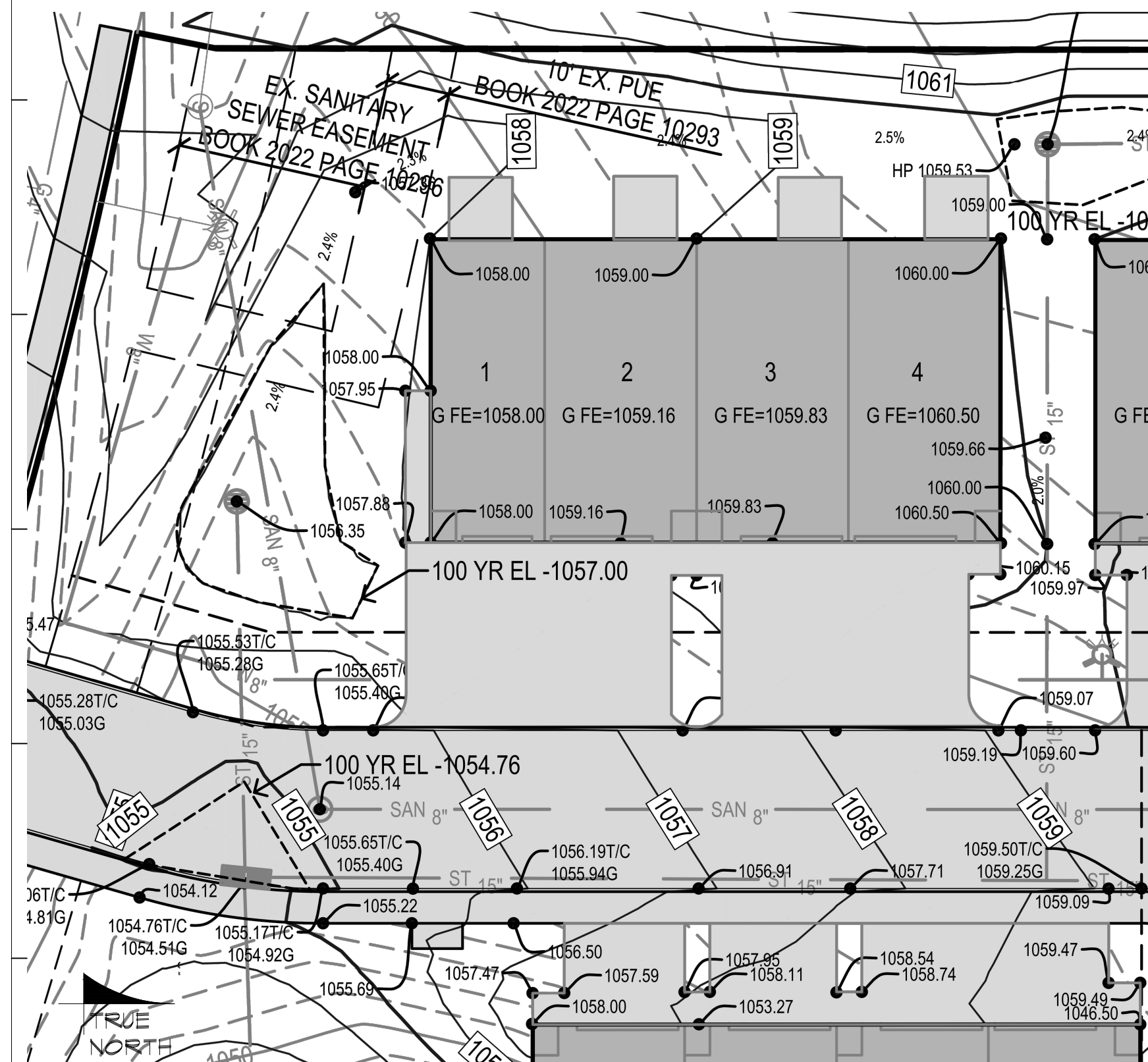
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SHEET NO. B6 2.2



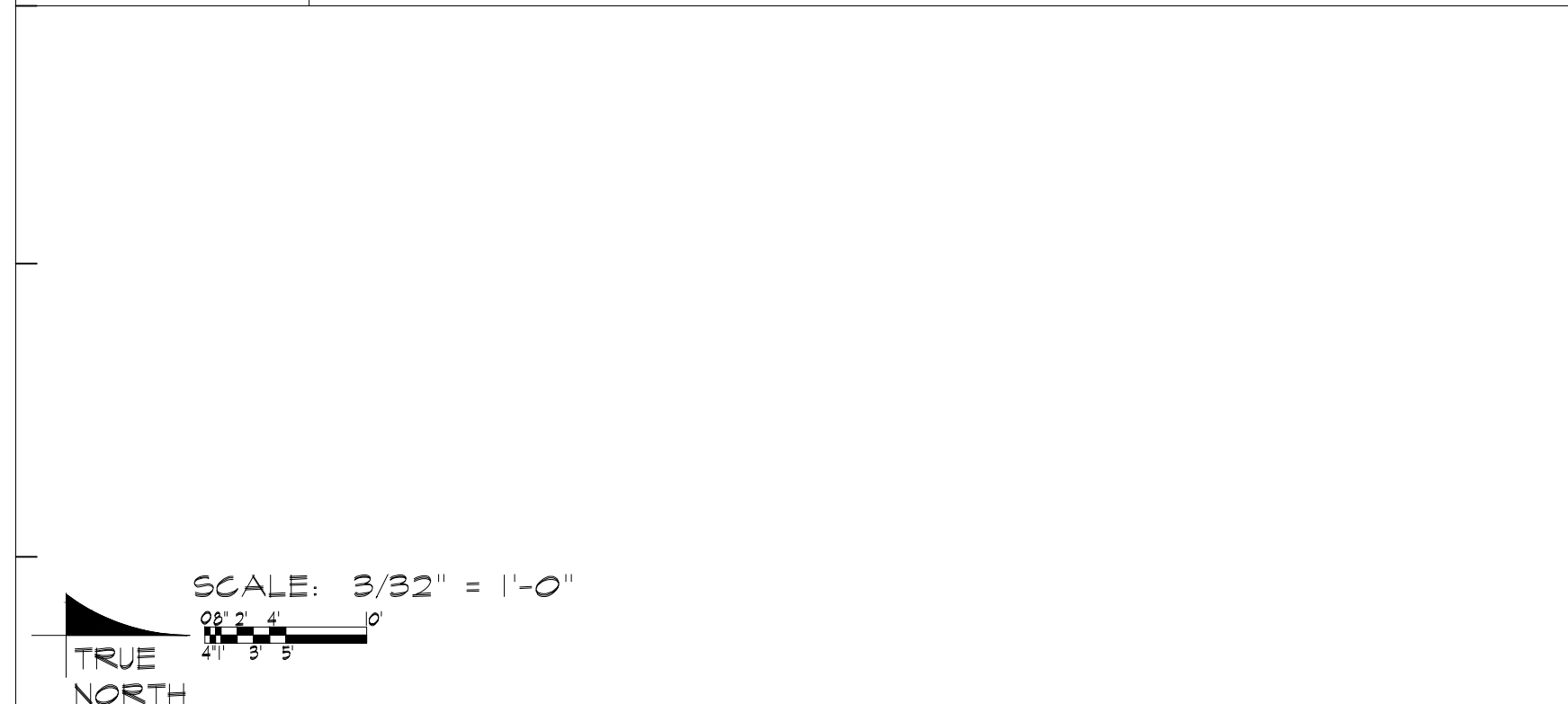
KI ROOF PLAN

SCALE 3/32" = 1'-0"



KI ROOF PLAN

SCALE 3/32" = 1'-0"



KI ROOF PLAN

SCALE 3/32" = 1'-0"

BUILDING DATA GROSS BUILDING AREA

SLAB ON GRADE	1,685 GSF
BASEMENT	2,642 GSF
MAIN LEVEL	4,327 GSF
SECOND FLOOR	4,270 GSF
TOTAL GROSS BUILDING AREA	11,239 GSF

TOWNHOUSE UNIT 2 BEDROOM DATA

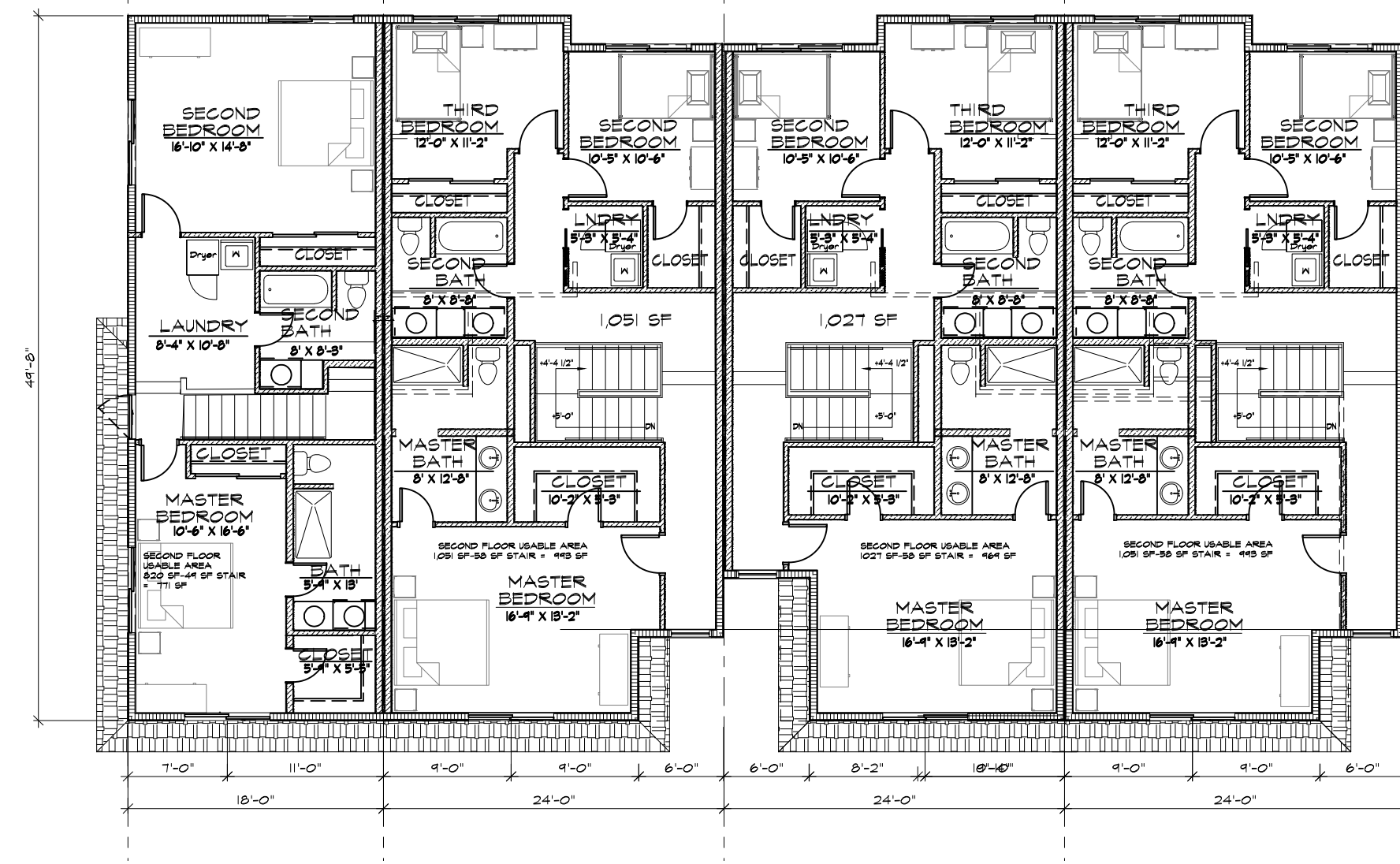
	ACCESSORY	USABLE
BASEMENT NOT FINISHED	501 SF	
GARAGE	318 SF	
MAIN LEVEL		498 SF
SECOND FLOOR		820 SF
TOTAL AREA	819 SF	1,318 SF
TOTAL UNIT AREA	2,137 SF	

TOWNHOUSE UNIT 3 BEDROOM DATA

	ACCESSORY	USABLE
BASEMENT NOT FINISHED	615 SF	
GARAGE	384 SF	
MAIN LEVEL		668 SF
SECOND FLOOR		1,049 SF
TOTAL AREA	999 SF	1,717 SF
TOTAL UNIT AREA	2,716 SF	

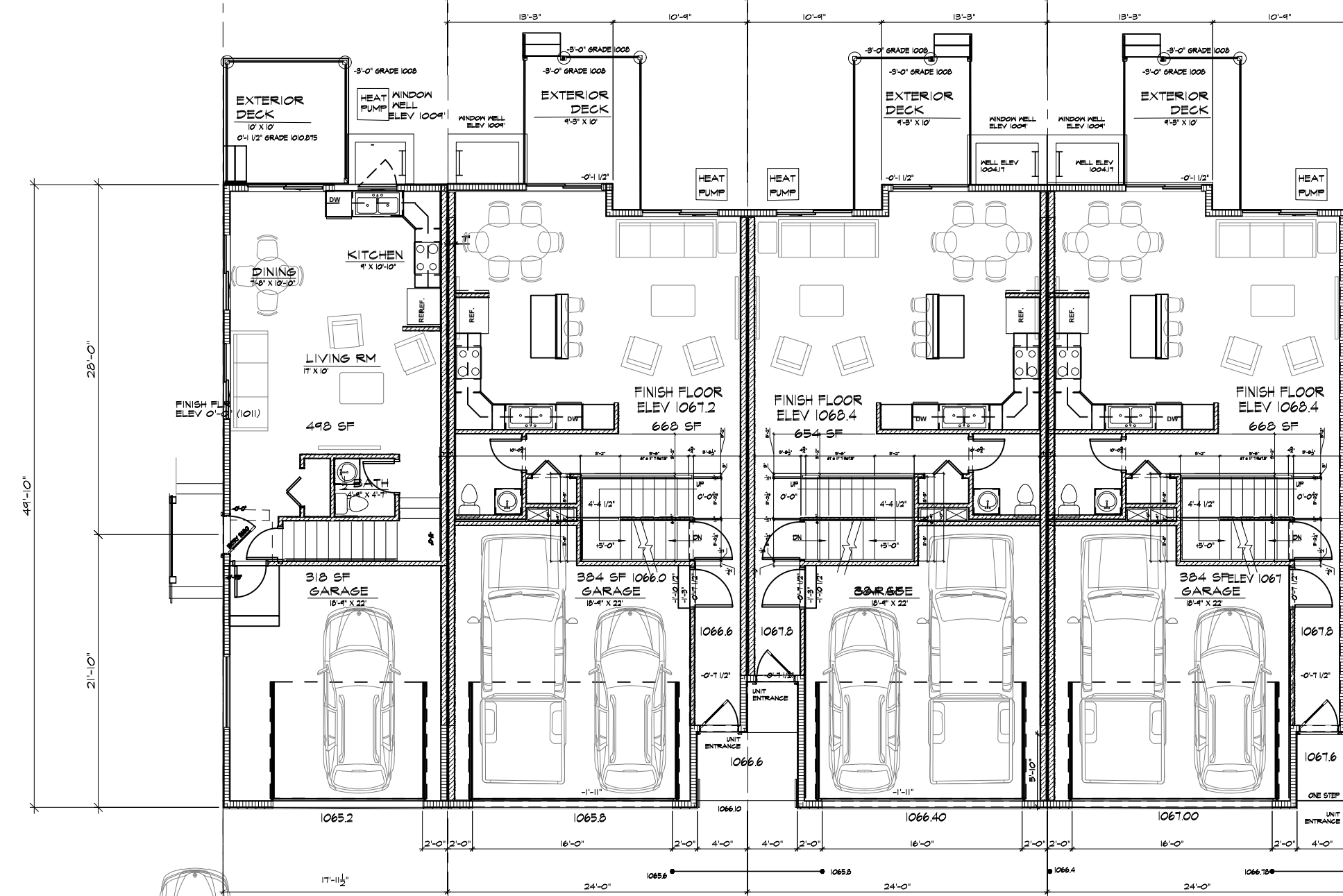
TOWNHOUSE UNIT 3 BEDROOM DATA

	ACCESSORY	USABLE
BASEMENT NOT FINISHED	615 SF	
GARAGE	384 SF	
MAIN LEVEL		654 SF
SECOND FLOOR		1,038 SF
TOTAL AREA	999 SF	1,692 SF
TOTAL UNIT AREA	2,691 SF	



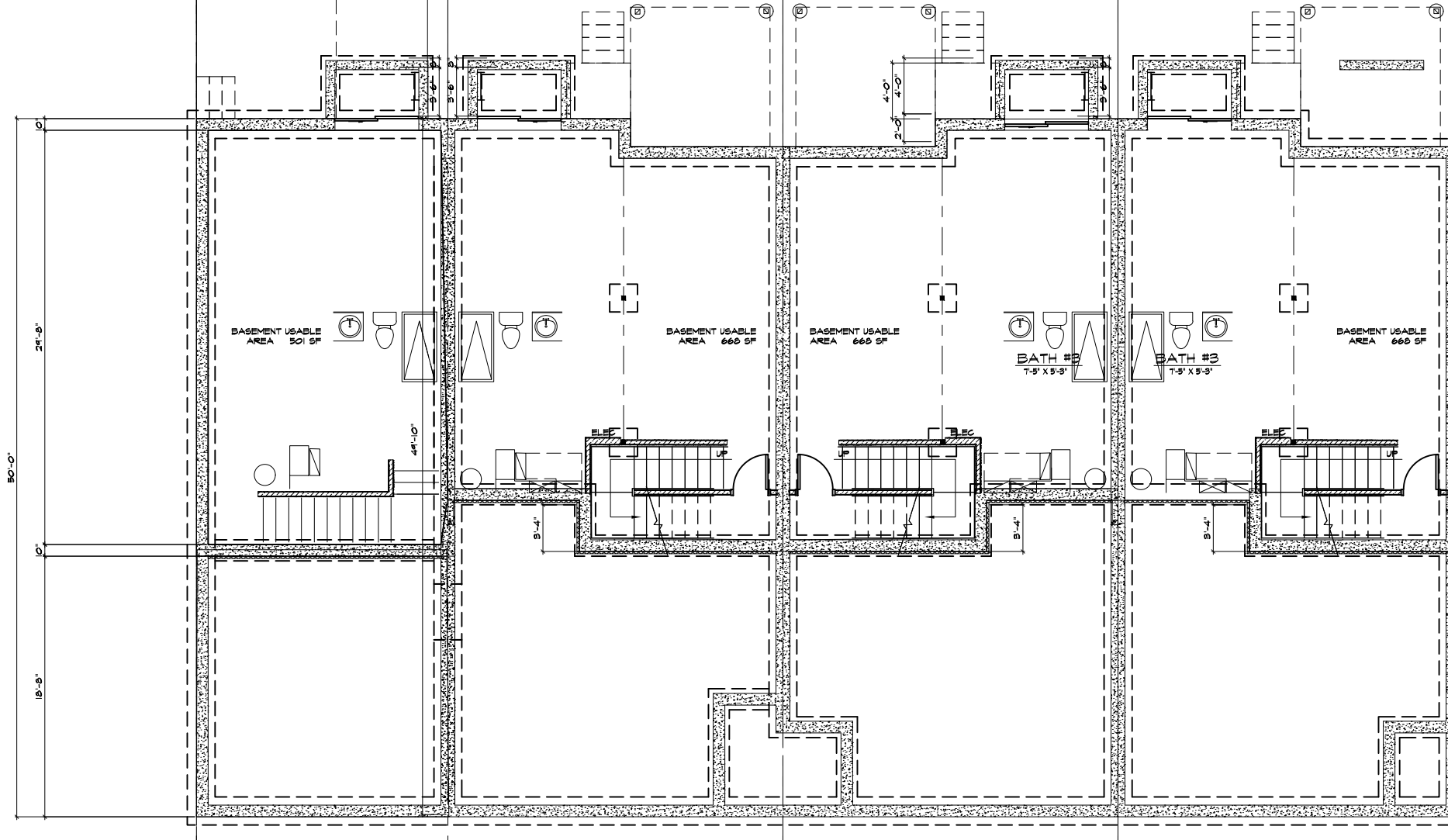
KIO SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"



EIO MAIN FLOOR PLAN

SCALE 3/32" = 1'-0"



AIO BASEMENT PLAN

SCALE 3/32" = 1'-0"

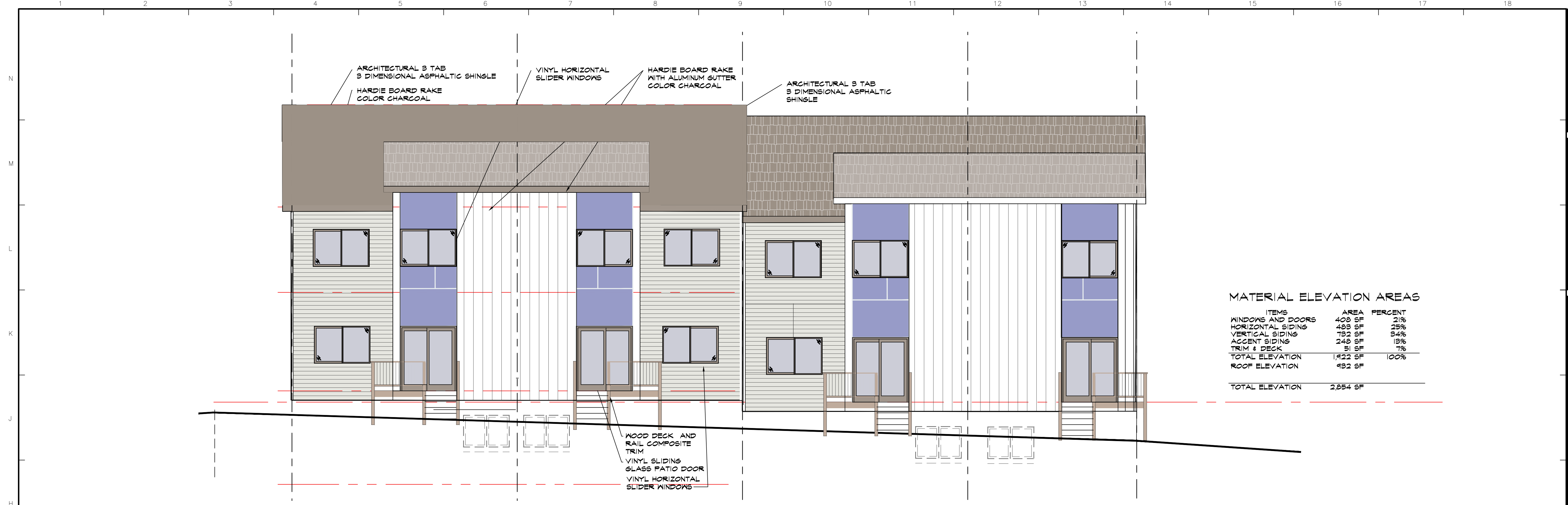
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PROJECT
 BUILDING C4 DESIGN
KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

SHEET DESCRIPTION
 OVERALL PLANS
PROJECT NUMBER
 2022.12
DATE
 03-21-23
REVISIONS
 C4 0.0

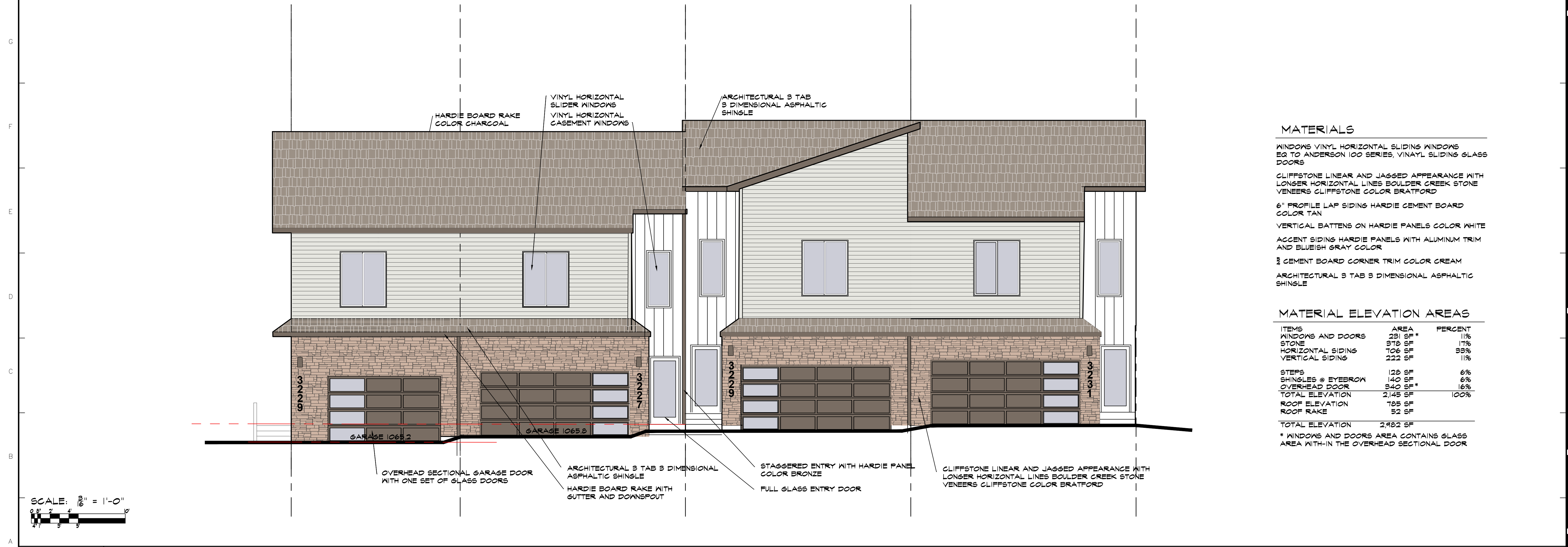


MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	408 SF	21%
HORIZONTAL SIDING	488 SF	25%
VERTICAL SIDING	752 SF	34%
ACCENT SIDING	248 SF	13%
TRIM & DECK	51 SF	3%
TOTAL ELEVATION	1,922 SF	100%
ROOF ELEVATION	492 SF	
TOTAL ELEVATION	2,854 SF	

HI REAR ELEVATION (WEST ELEVATION)

SCALE 3/16" = 1'-0"



MATERIALS

WINDOWS VINYL HORIZONTAL SLIDING WINDOWS EQ TO ANDERSON 100 SERIES, VINYL SLIDING GLASS DOORS

CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH LONGER HORIZONTAL LINES BOULDER CREEK STONE VENEERS CLIFFSTONE COLOR BRATFORD

6" PROFILE LAP SIDING HARDIE CEMENT BOARD COLOR TAN

VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE

ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM AND BLUEISH GRAY COLOR

3/4" CEMENT BOARD CORNER TRIM COLOR CREAM

ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC SHINGLE

MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	231 SF*	11%
STONE	376 SF	17%
HORIZONTAL SIDING	106 SF	5%
VERTICAL SIDING	222 SF	11%
STEPS	128 SF	6%
SHINGLES @ EYEBROW	140 SF	7%
OVERHEAD DOOR	340 SF*	16%
TOTAL ELEVATION	2,145 SF	100%
ROOF ELEVATION	785 SF	
ROOF RAKE	52 SF	
TOTAL ELEVATION	2,982 SF	

* WINDOWS AND DOORS AREA CONTAINS GLASS AREA WITH-IN THE OVERHEAD SECTIONAL DOOR

AI FRONT ELEVATION (EAST ELEVATION)

SCALE 3/16" = 1'-0"

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SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

PROJECT DESCRIPTION
EXTERIOR ELEVATIONS

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C4 2.1

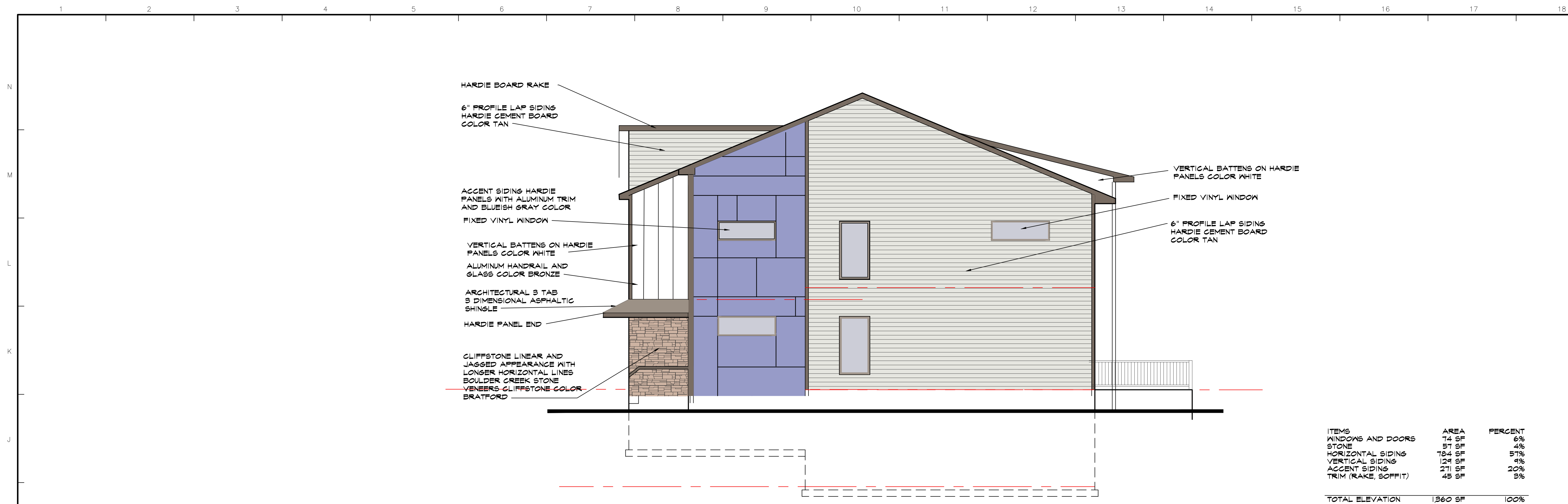
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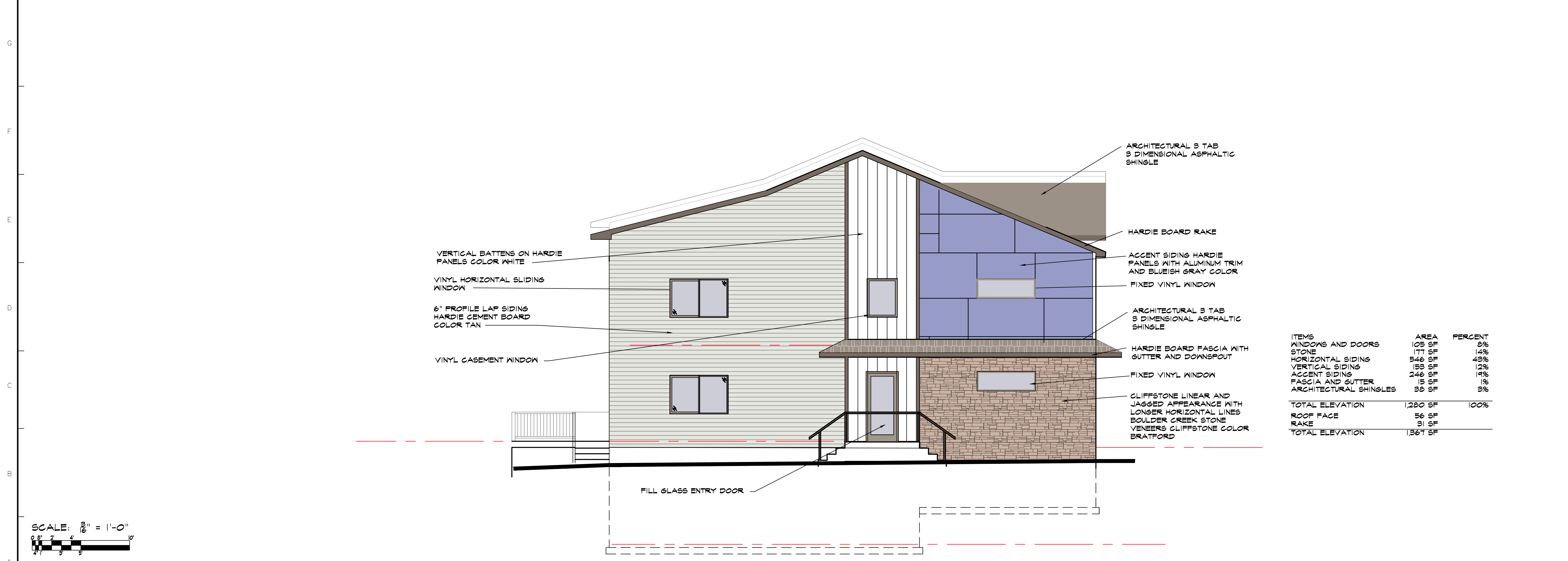
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ITEMS	AREA	PERCENT
WINDOWS AND DOORS	74 SF	6%
STONE	57 SF	4%
HORIZONTAL SIDING	784 SF	57%
VERTICAL SIDING	124 SF	4%
ACCENT SIDING	271 SF	20%
TRIM (RAKE, SOFFIT)	45 SF	3%
TOTAL ELEVATION	1,960 SF	100%

HI RIGHT SIDE ELEVATION (NORTH ELEVATION)

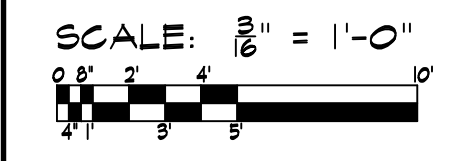
SCALE 3/16" = 1'-0"



ITEMS	AREA	PERCENT
WINDOWS AND DOORS	105 SF	8%
STONE	177 SF	14%
HORIZONTAL SIDING	546 SF	43%
VERTICAL SIDING	153 SF	12%
ACCENT SIDING	246 SF	19%
FASCIA AND GUTTER	15 SF	1%
ARCHITECTURAL SHINGLES	38 SF	3%
TOTAL ELEVATION	1,280 SF	100%
ROOF FACE	56 SF	
RAKE	31 SF	
TOTAL ELEVATION	1,367 SF	

AI LEFT SIDE ELEVATION (SOUTH ELEVATION)

SCALE 3/16" = 1'-0"



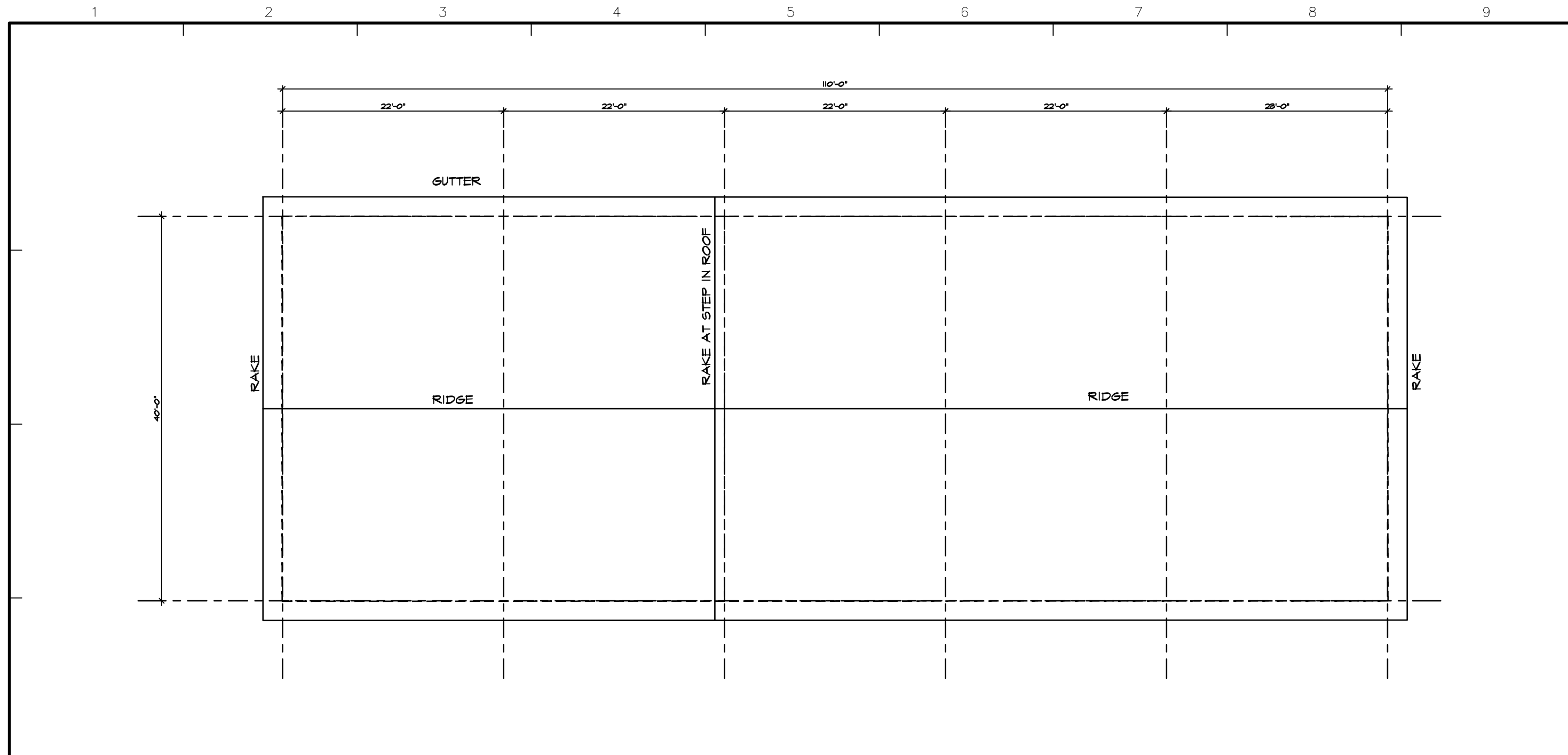
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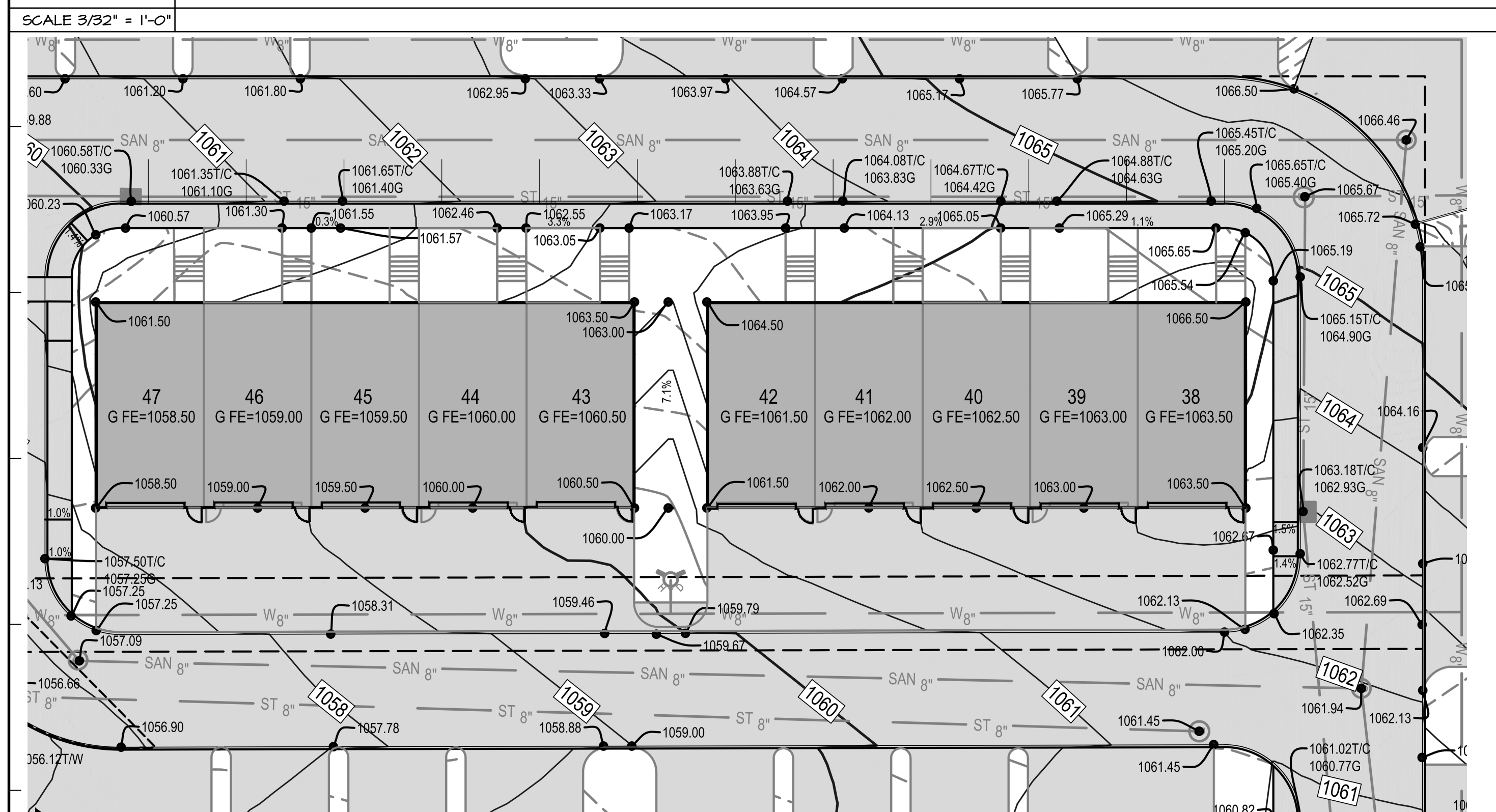
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PROJECT
 BUILDING C4 DESIGN
 KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

SHEET NO. C4 2.2
PROJECT NUMBER 2022.12
DATE 03-21-23
REVISIONS



KI ROOF PLAN



DI GRADING PLAN

SCALE 3/32" = 1'-0"

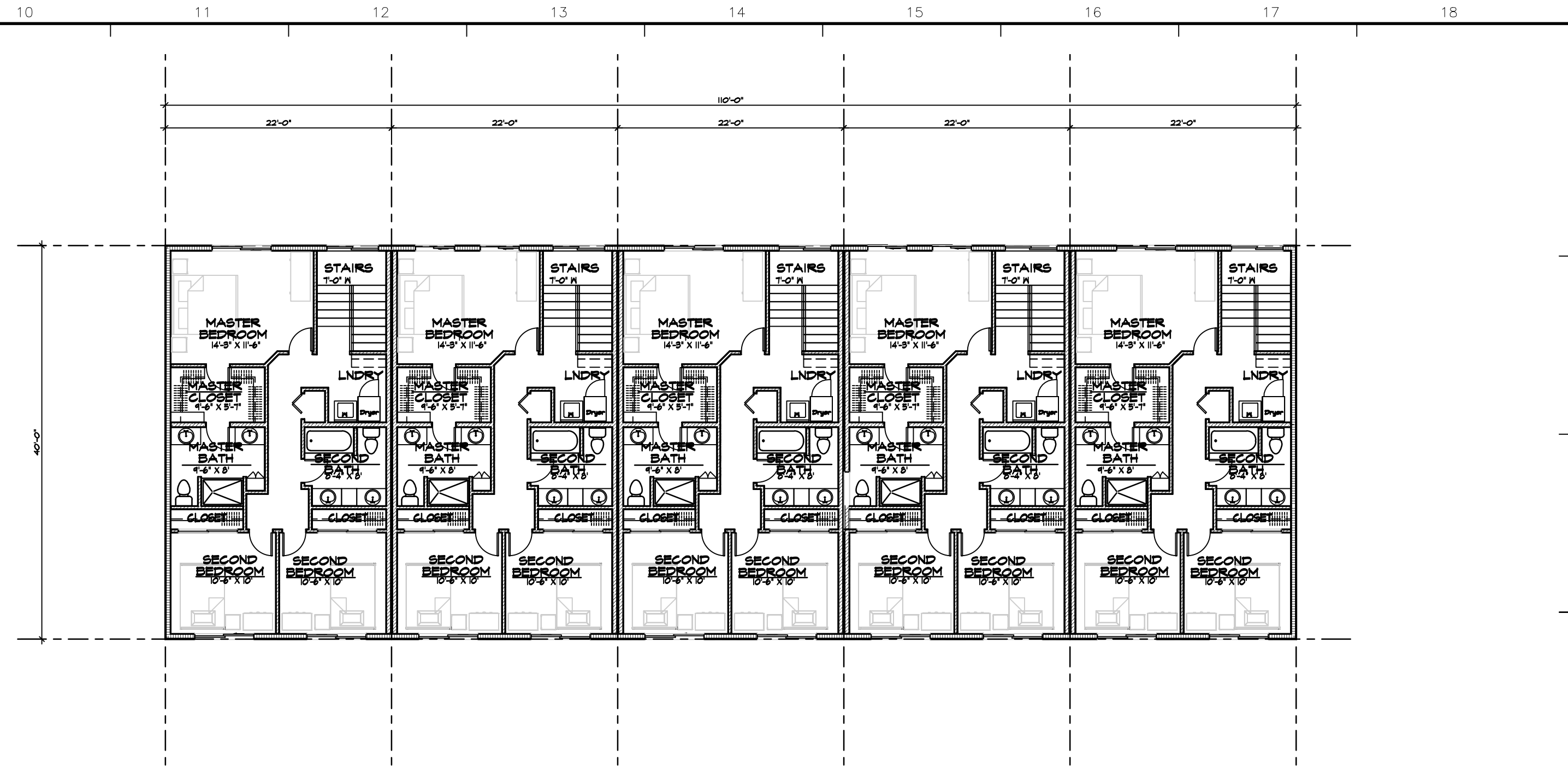
TRUE NORTH

BUILDING DATA GROSS BUILDING AREA		
LOWER LEVEL		4,230 GSF
MAIN LEVEL		4,230 GSF
SECOND FLOOR		4,230 GSF
TOTAL GROSS BUILDING AREA		14,490 GSF

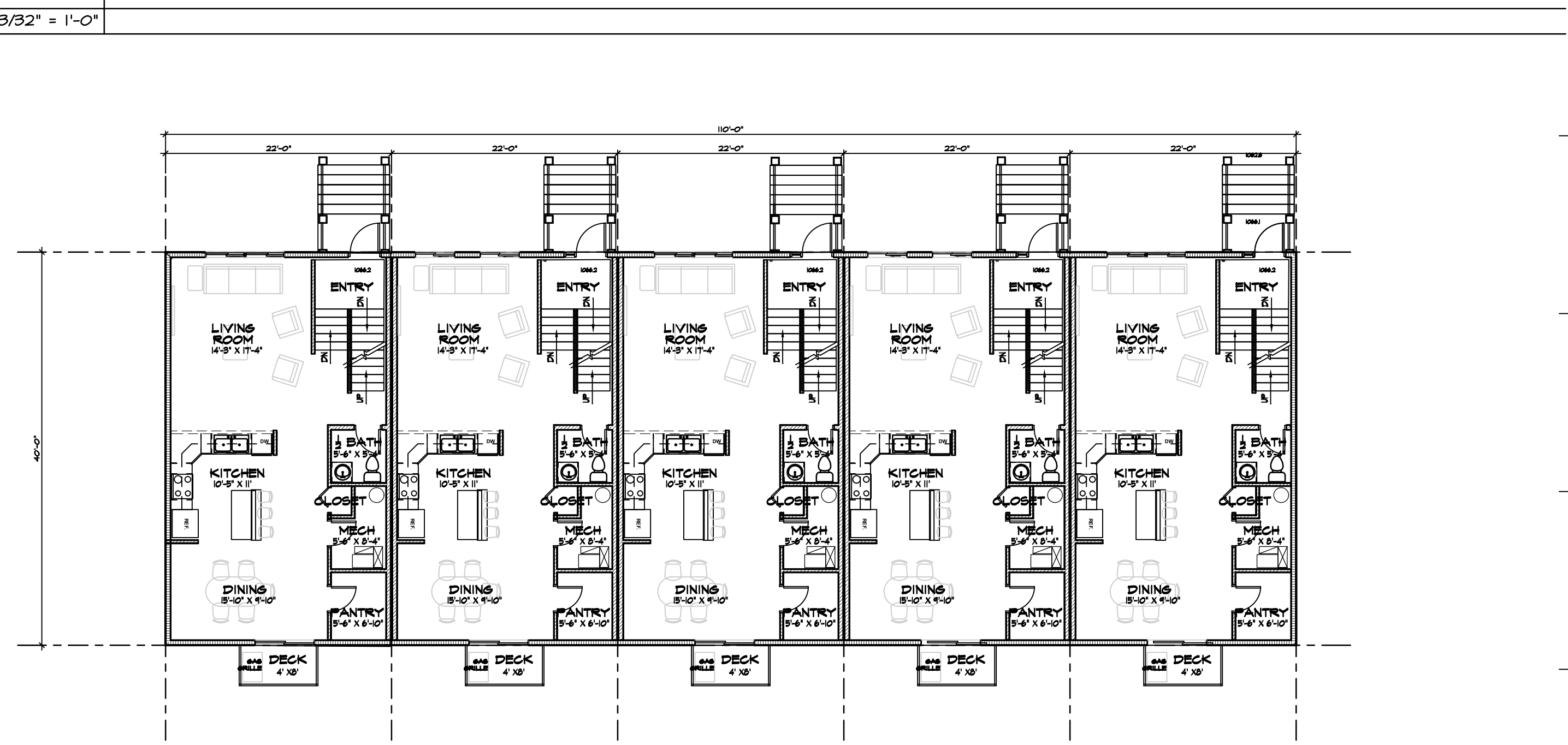
TOWNHOUSE UNIT 3 BEDROOM DATA		
	ACCESSORY	USABLE
BASEMENT		445 SF
GARAGE	416 SF	
MAIN LEVEL		810 SF
SECOND FLOOR		816 SF
TOTAL AREA	416 SF	2,071 SF
TOTAL UNIT AREA		2,487 SF

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

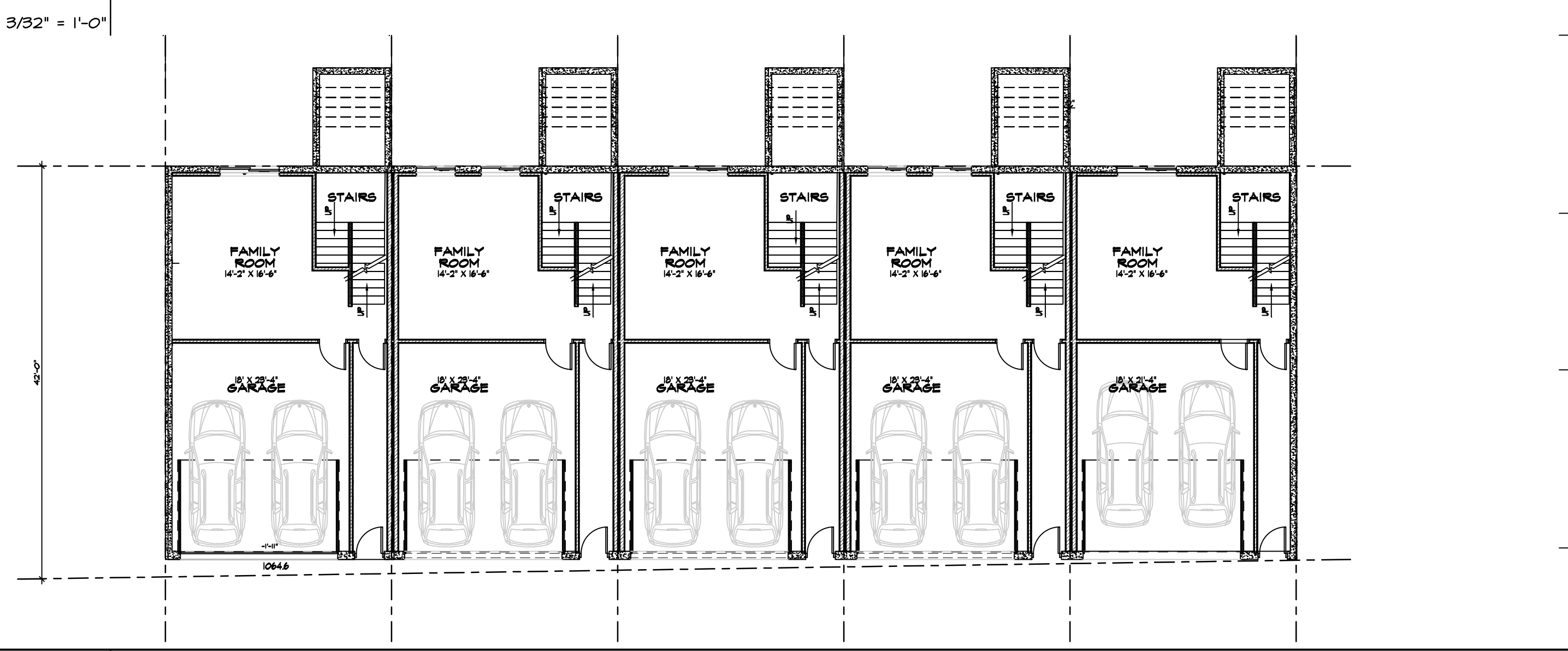
TRUE NORTH



KIO SECOND FLOOR PLAN



EIO MAIN FLOOR PLAN



AIO LOWER LEVEL PLAN

SCALE 3/32" = 1'-0"

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AYERS DESIGN GROUP ARCHITECTS
 BUILDING DESIGN
KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 MAUKEE, IOWA

PROJECT
 BUILDING DESIGN
KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 MAUKEE, IOWA

SHEET DESCRIPTION
 OVERALL PLANS

PROJECT NUMBER
 2022.12

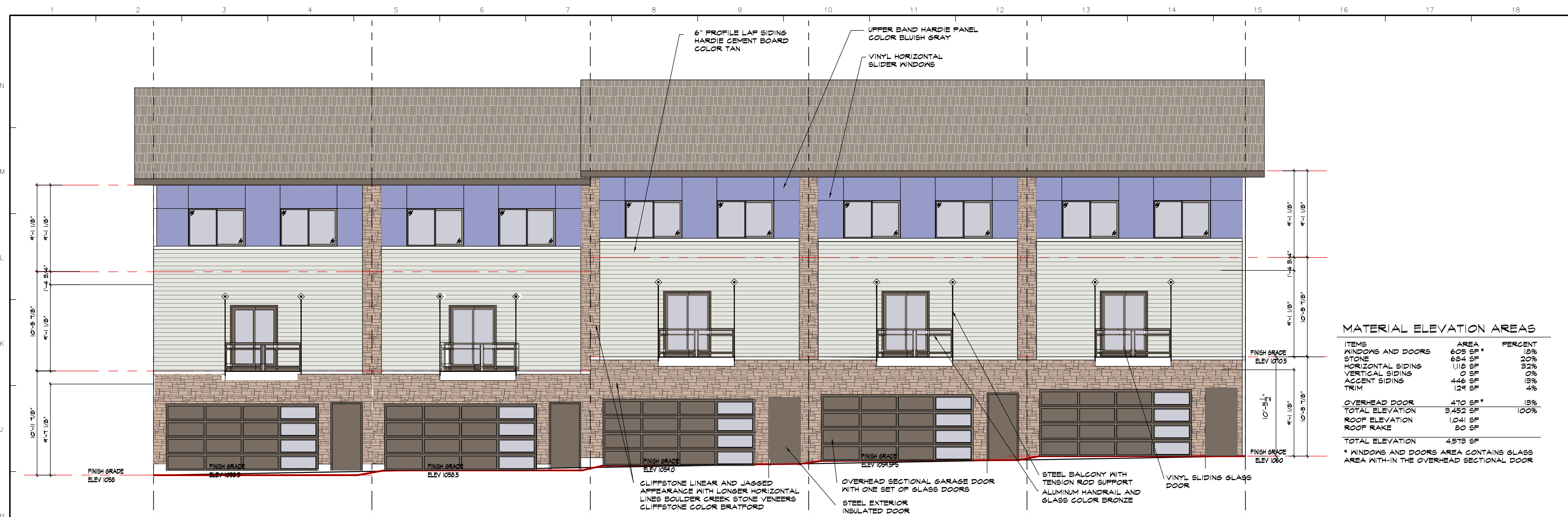
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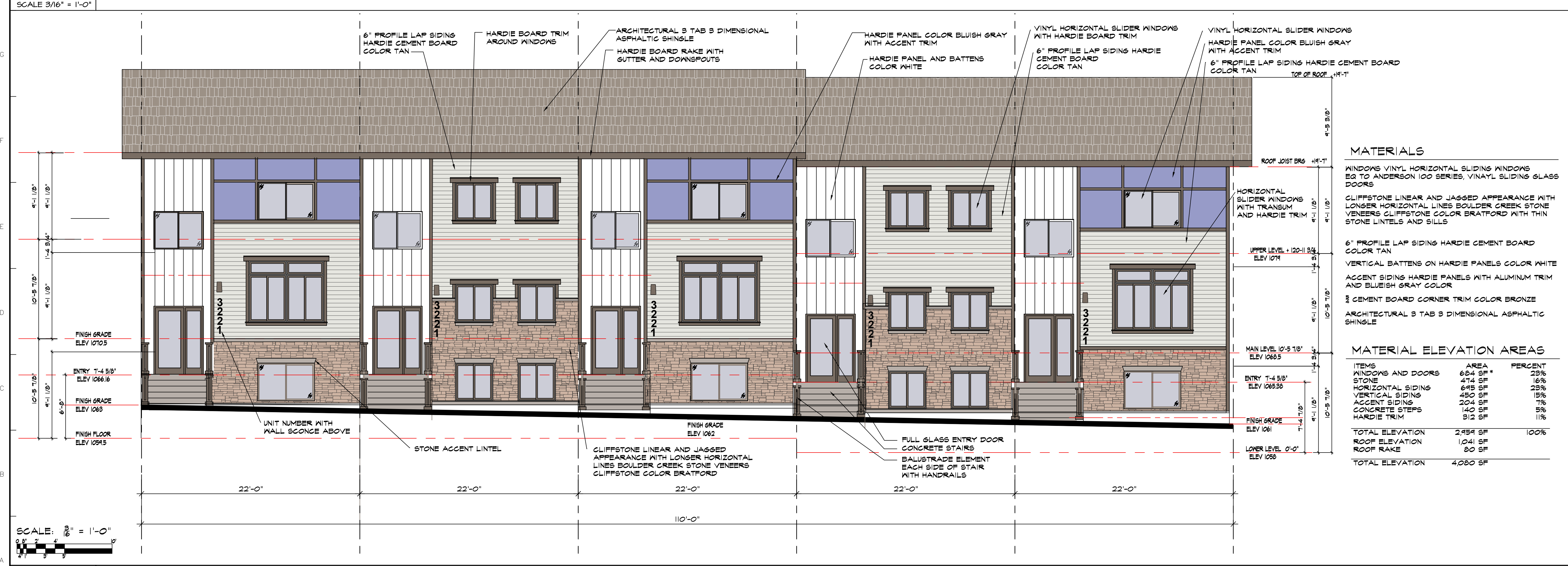


MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	605 SF*	12%
STONE	684 SF	20%
HORIZONTAL SIDING	1,116 SF	23%
VERTICAL SIDING	0 SF	0%
ACCENT SIDING	446 SF	15%
TRIM	124 SF	4%
OVERHEAD DOOR	470 SF*	15%
TOTAL ELEVATION	5,452 SF	100%
ROOF ELEVATION	1,041 SF	
ROOF RAKE	80 SF	
TOTAL ELEVATION	4,573 SF	

* WINDOWS AND DOORS AREA CONTAINS GLASS AREA WITH-IN THE OVERHEAD SECTIONAL DOOR

HI REAR ELEVATION



MATERIALS

WINDOWS VINYL HORIZONTAL SLIDING WINDOWS EQ TO ANDERSON 100 SERIES, VINYL SLIDING GLASS DOORS

CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH LONGER HORIZONTAL LINES BOULDER CREEK STONE VENEERS CLIFFSTONE COLOR BRATFORD WITH THIN STONE LINTELS AND SILLS

6" PROFILE LAP SIDING HARDIE CEMENT BOARD COLOR TAN

VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE

ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM AND BLUEISH GRAY COLOR

3/8" CEMENT BOARD CORNER TRIM COLOR BRONZE

ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC SHINGLE

MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	684 SF*	23%
STONE	474 SF	16%
HORIZONTAL SIDING	645 SF	23%
VERTICAL SIDING	450 SF	15%
ACCENT SIDING	204 SF	7%
CONCRETE STEPS	140 SF	5%
HARDIE TRIM	912 SF	11%
TOTAL ELEVATION	2,459 SF	100%
ROOF ELEVATION	1,041 SF	
ROOF RAKE	80 SF	
TOTAL ELEVATION	4,080 SF	

AI FRONT ELEVATION

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BUILDING D5 DESIGN

KETTLESTONE PEAK TOWNHOMES

SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

PROJECT DESCRIPTION

EXTERIOR ELEVATIONS

PROJECT NUMBER
2022.12

DATE
02-06-23

REVISIONS

SHEET NO.
D5 2.1

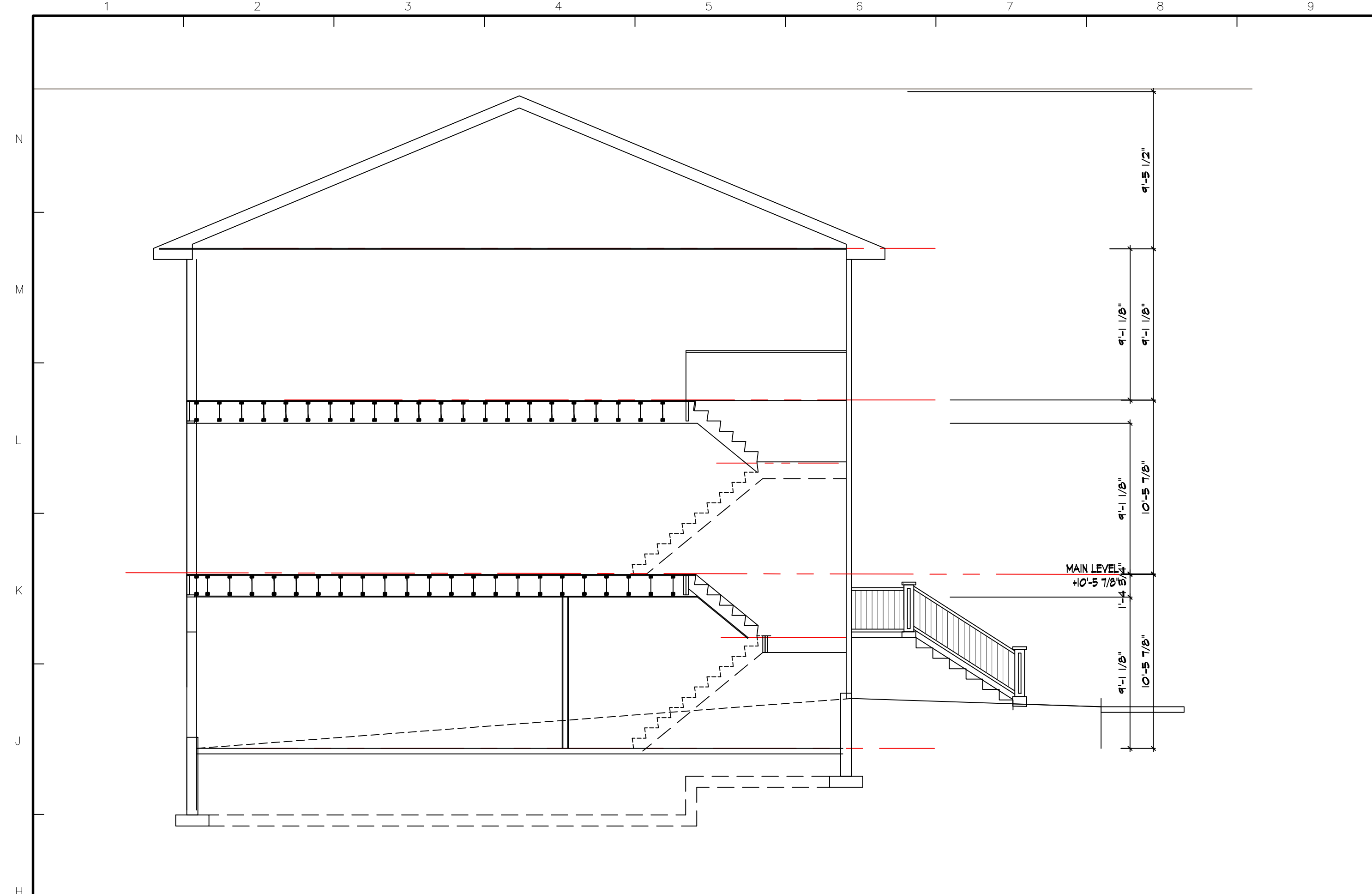
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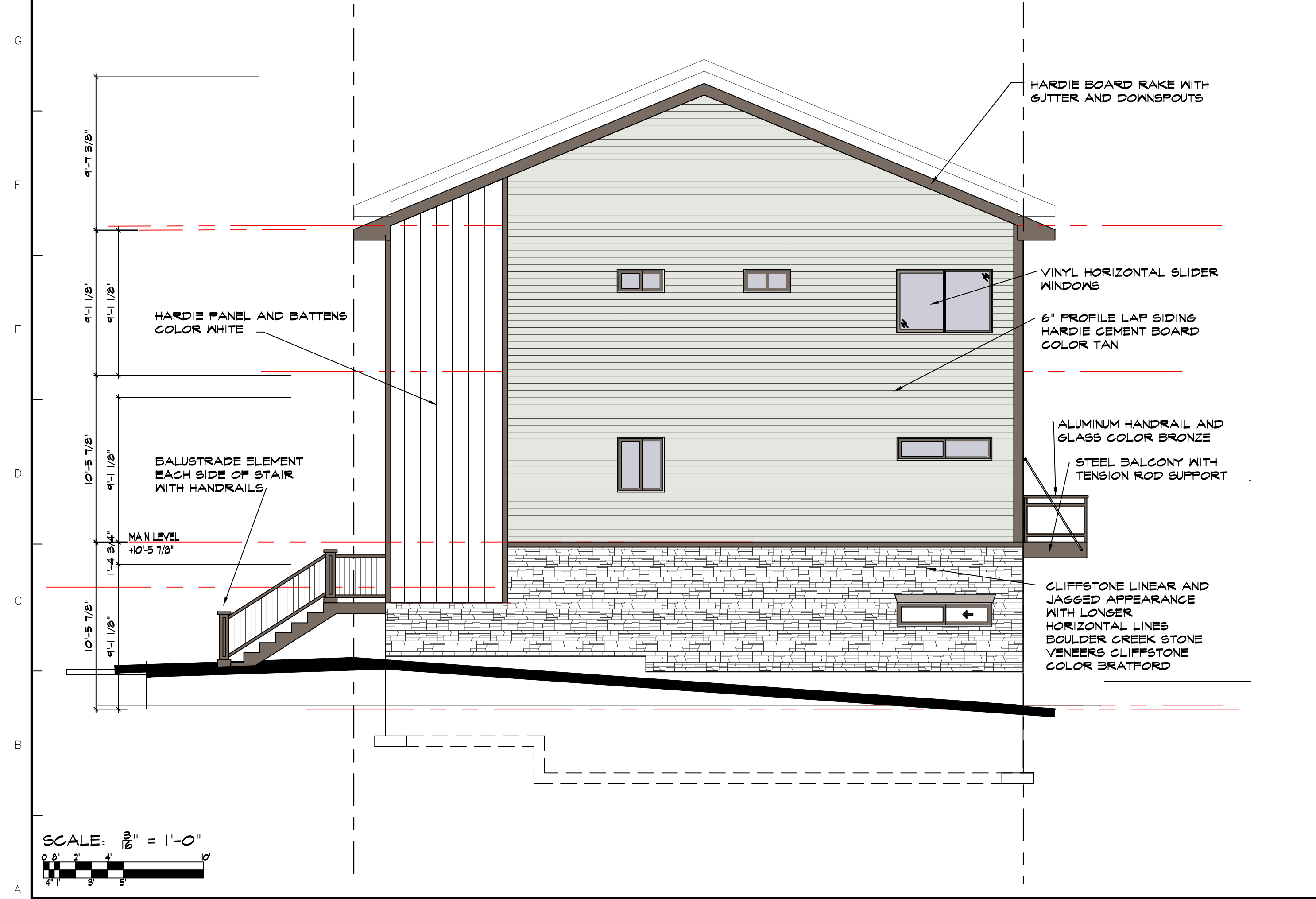
LEFT ELEVATION (NORTH ELEVATION) MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	60 SF	18%
STONE	262 SF	20%
HORIZONTAL SIDING	728 SF	52%
VERTICAL SIDING	175 SF	0%
ACCENT SIDING	0 SF	0%
TRIM	124 SF	4%
OVERHEAD DOOR	0 SF	0%
TOTAL ELEVATION	1,264 SF	100%
ROOF ELEVATION	0 SF	0%
ROOF RAKE	34 SF	0%
TOTAL ELEVATION	1,298 SF	0%

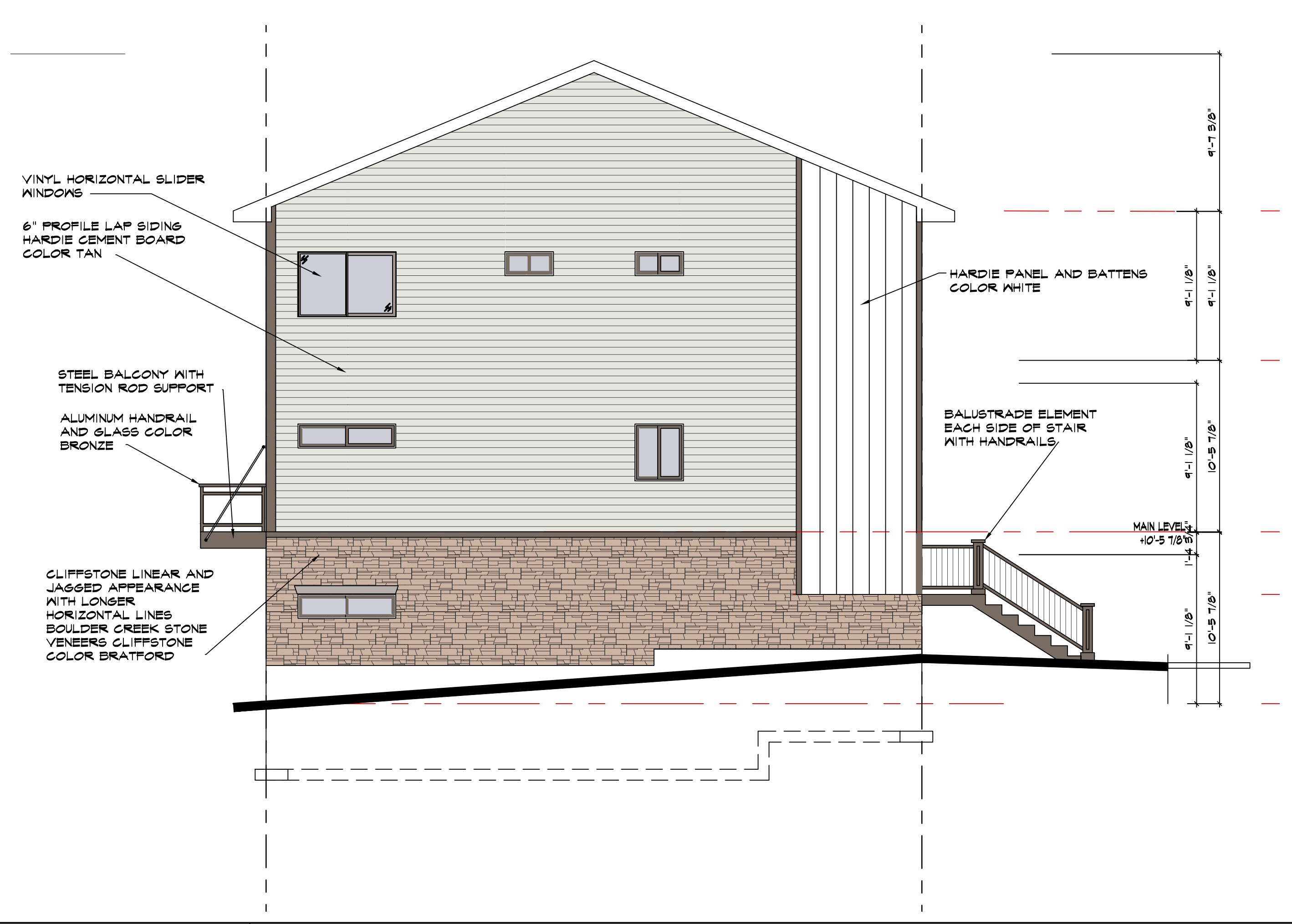
LEFT ELEVATION (NORTH ELEVATION) MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	60 SF	18%
STONE	262 SF	20%
HORIZONTAL SIDING	728 SF	52%
VERTICAL SIDING	175 SF	0%
ACCENT SIDING	0 SF	0%
TRIM	124 SF	4%
OVERHEAD DOOR	0 SF	0%
TOTAL ELEVATION	1,264 SF	100%
ROOF ELEVATION	0 SF	0%
ROOF RAKE	34 SF	0%
TOTAL ELEVATION	1,298 SF	0%

HI CROSS SECTION
SCALE 3/16" = 1'-0"



AI RIGHT SIDE ELEVATION (SOUTH ELEVATION)
SCALE 3/16" = 1'-0"



AII LEFT SIDE ELEVATION (NORTH ELEVATION)
SCALE 3/16" = 1'-0"

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PROJECT DESCRIPTION
 BUILDING D5 DESIGN
 KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 MAUKEE, IOWA

PROJECT NUMBER
 2022.12

DATE
 03-21-23

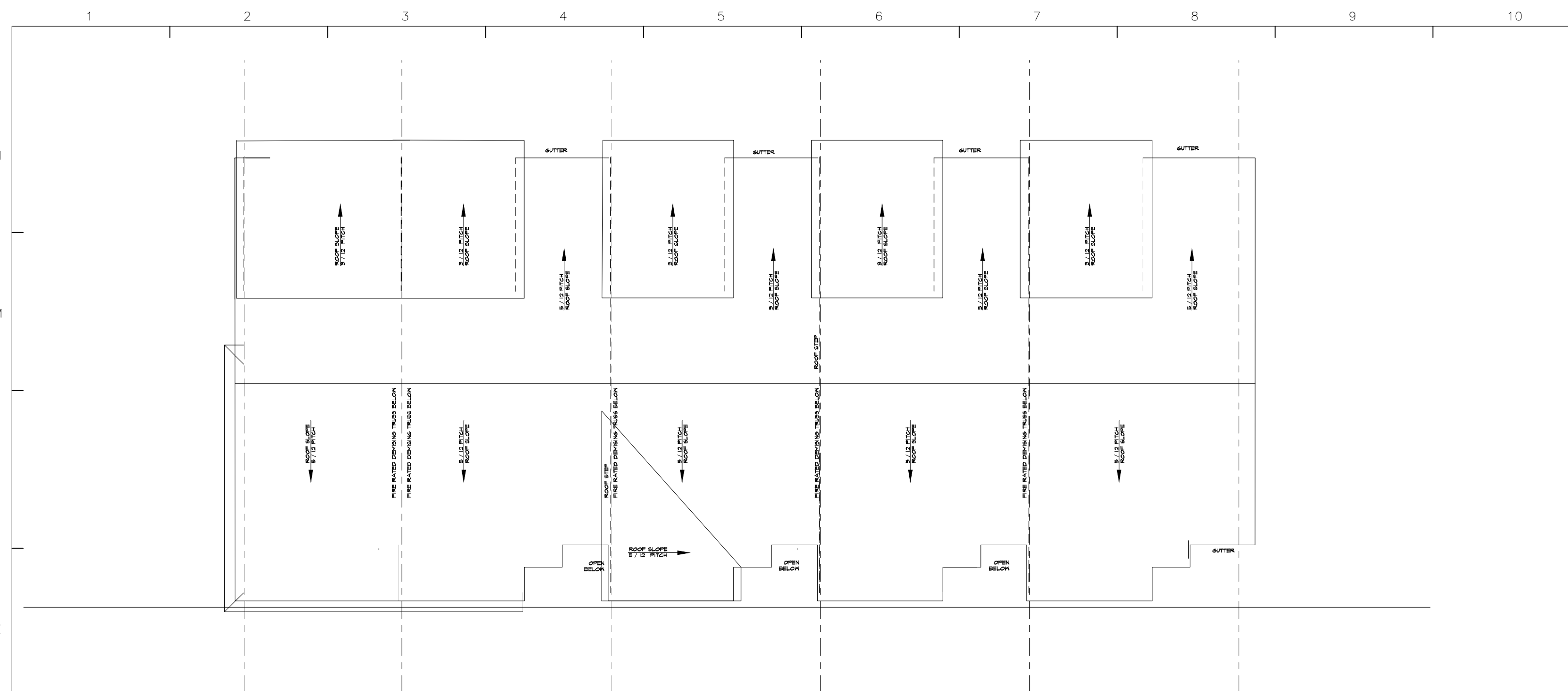
REVISIONS
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SHEET NO.
 D5 2.2

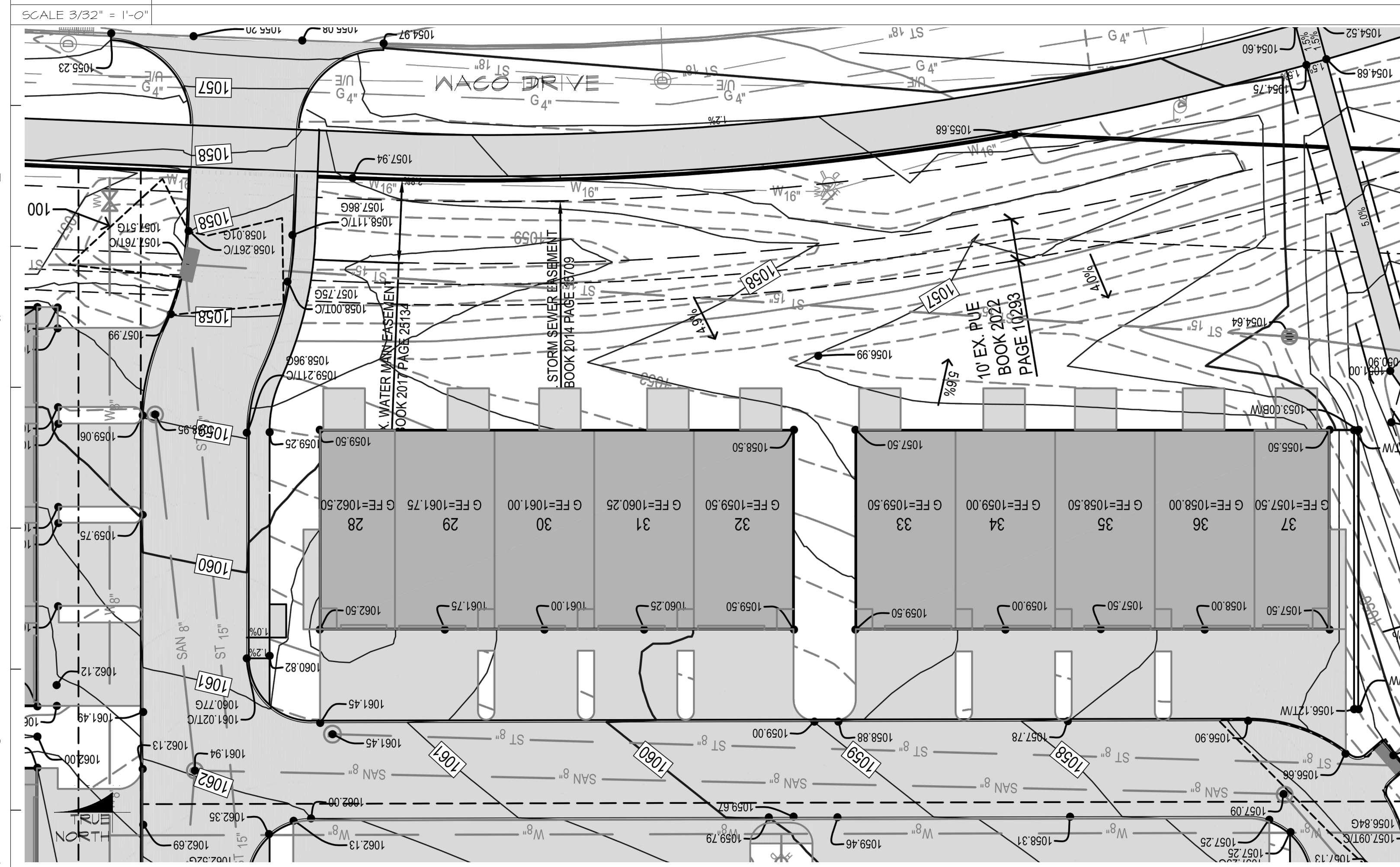
EXTERIOR ELEVATIONS

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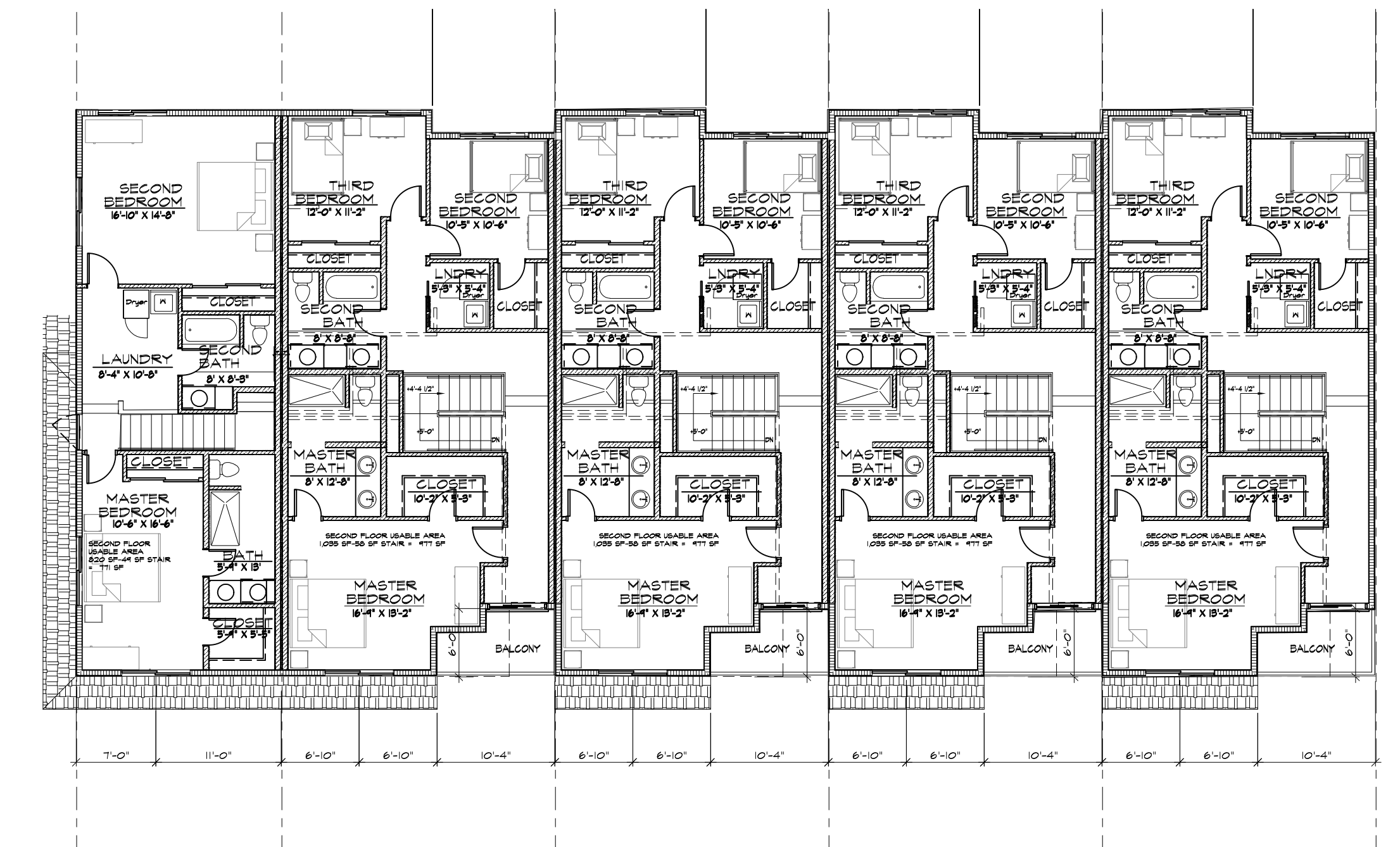


KI ROOF PLAN

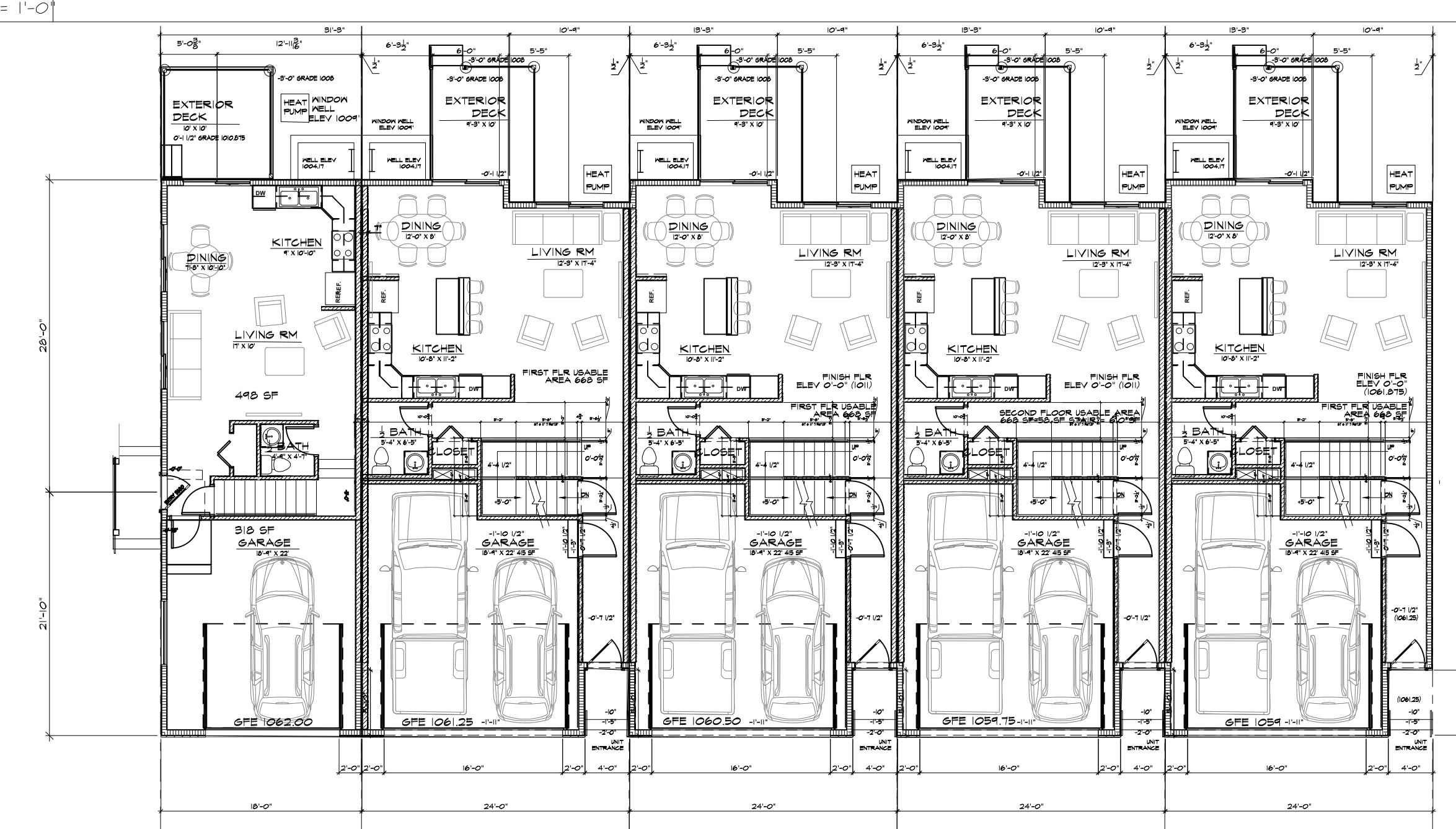


CI GRADING PLAN

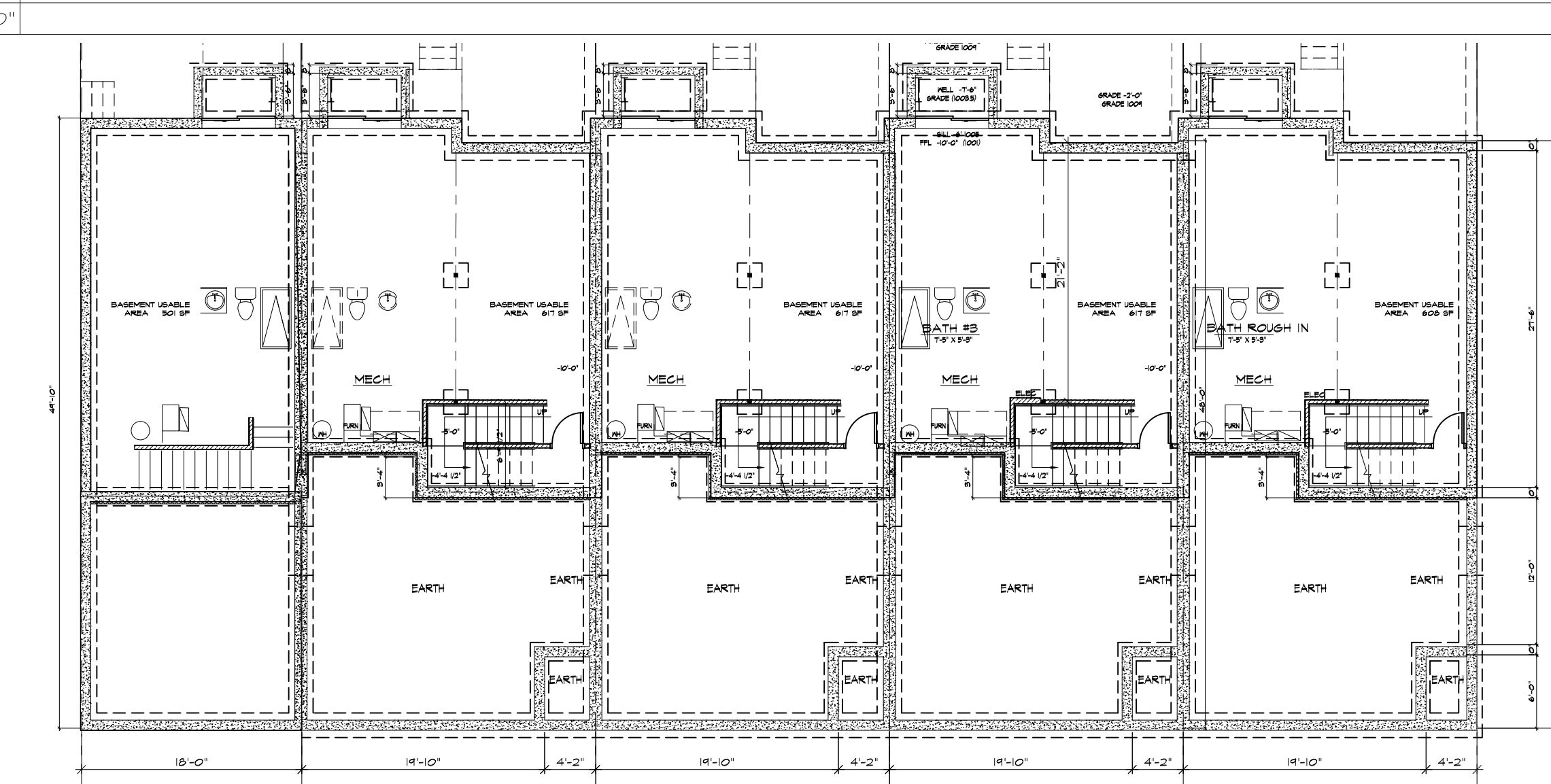
BUILDING DATA GROSS BUILDING AREA		TOWNHOUSE UNIT 2 BEDROOM DATA		TOWNHOUSE UNIT 3 BEDROOM DATA	
		ACCESSORY	USABLE	ACCESSORY	USABLE
SLAB ON GRADE	353 GSF	BASEMENT NOT FINISHED	501 SF	BASEMENT NOT FINISHED	615 SF
BASEMENT	3312 GSF	GARAGE	318 SF	GARAGE	324 SF
MAIN LEVEL	5510 GSF	MAIN LEVEL	498 SF	MAIN LEVEL	668 SF
SECOND FLOOR	5311 GSF	SECOND FLOOR	820 SF	SECOND FLOOR	1035 SF
TOTAL GROSS BUILDING AREA	14,193 GSF	TOTAL AREA	819 SF	TOTAL AREA	1,703 SF
		TOTAL UNIT AREA	2,187 SF	TOTAL UNIT AREA	2,702 SF



KII SECOND FLOOR PLAN



EII MAIN FLOOR PLAN



AII BASEMENT PLAN

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 BUILDING DESIGN
KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

PROJECT SHEET DESCRIPTION
 OVERALL PLANS

PROJECT NUMBER
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DATE
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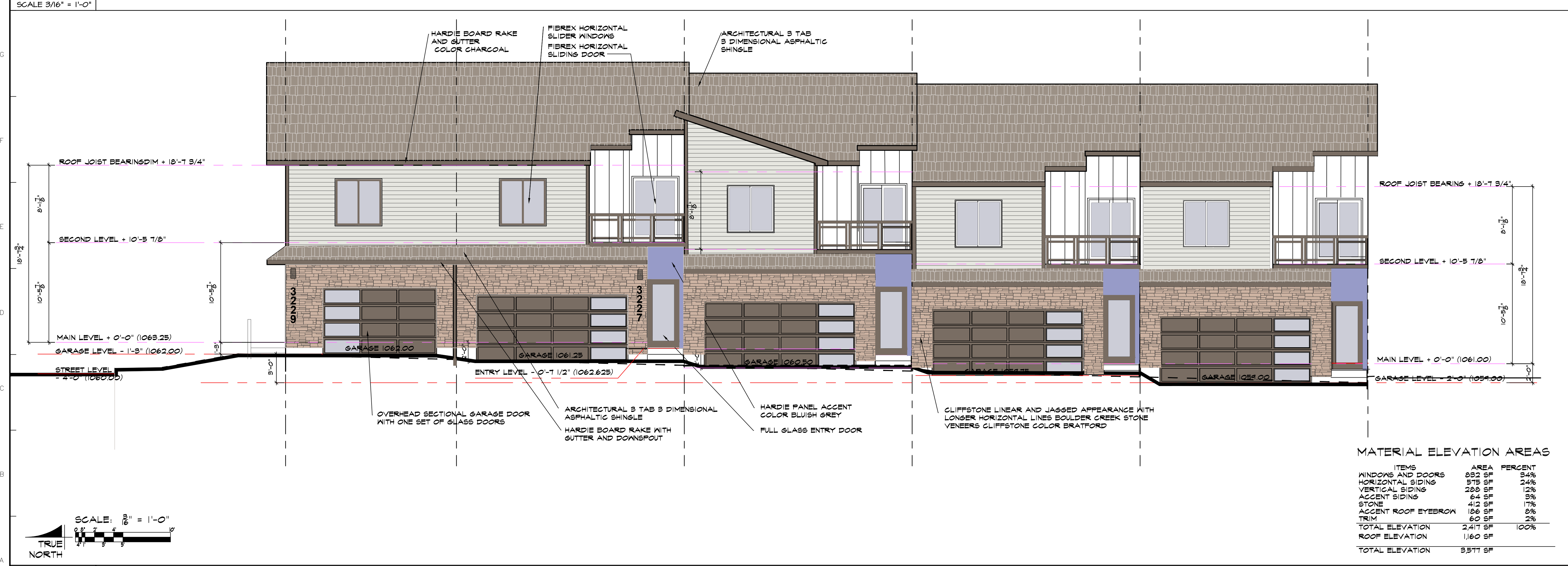
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MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	517 SF	22%
HORIZONTAL SIDING	674 SF	29%
VERTICAL SIDING	414 SF	18%
ACCENT SIDING	200 SF	9%
STONE	342 SF	15%
ACCENT ROOF EYEBROW	107 SF	5%
TOTAL ELEVATION	2304 SF	100%
ROOF ELEVATION	1,160 SF	
TOTAL ELEVATION	3,464 SF	

HI REAR ELEVATION (EAST ELEVATION)



MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	832 SF	34%
HORIZONTAL SIDING	575 SF	24%
VERTICAL SIDING	288 SF	12%
ACCENT SIDING	64 SF	3%
STONE	412 SF	17%
ACCENT ROOF EYEBROW	136 SF	6%
TRIM	60 SF	3%
TOTAL ELEVATION	2,417 SF	100%
ROOF ELEVATION	1,160 SF	
TOTAL ELEVATION	3,577 SF	

AI FRONT ELEVATION (WEST ELEVATION)

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BUILDING ES DESIGN
KETTLESTONE PEAK TOWNHOMES
SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

PROJECT DESCRIPTION
EXTERIOR ELEVATIONS

PROJECT NUMBER
2022.12

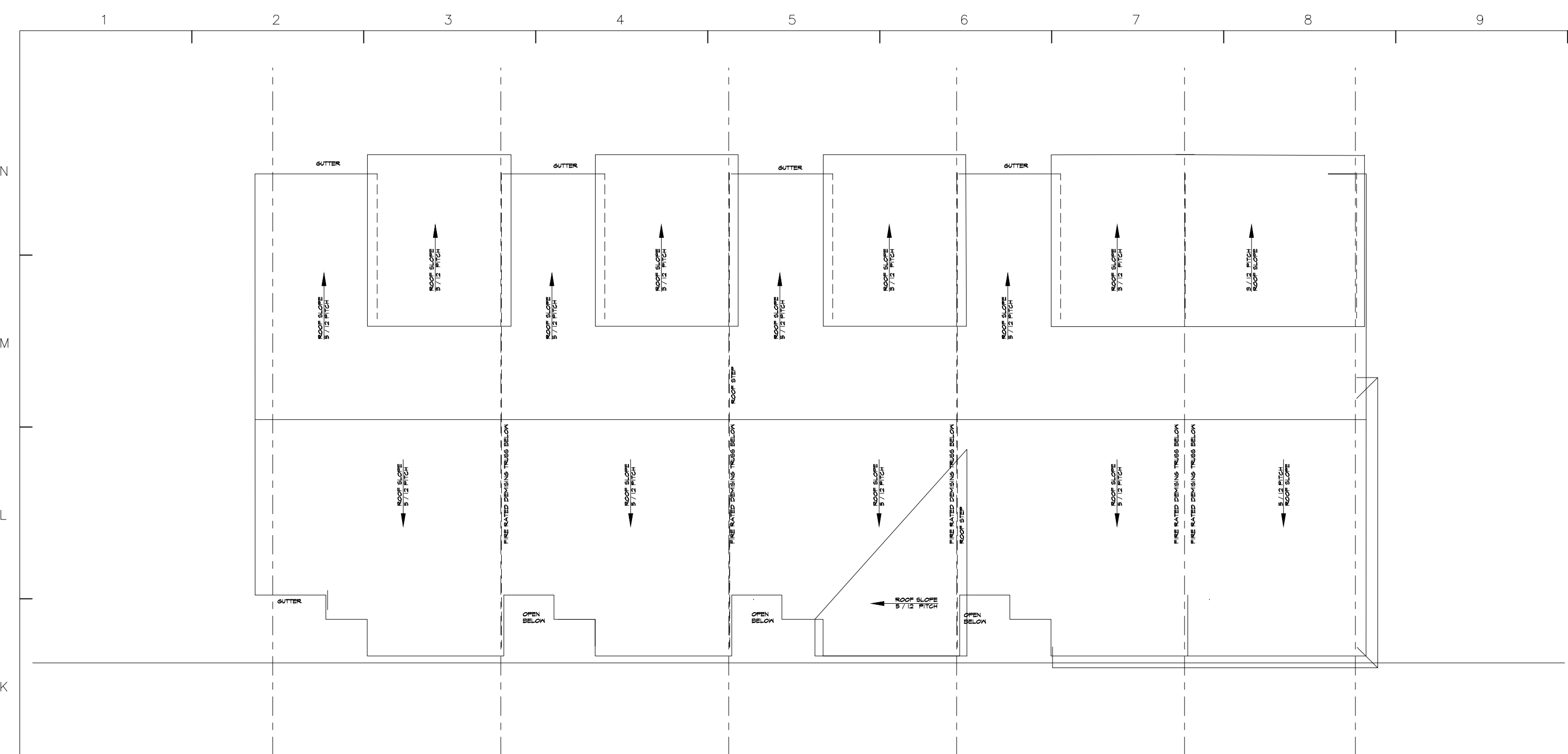
DATE
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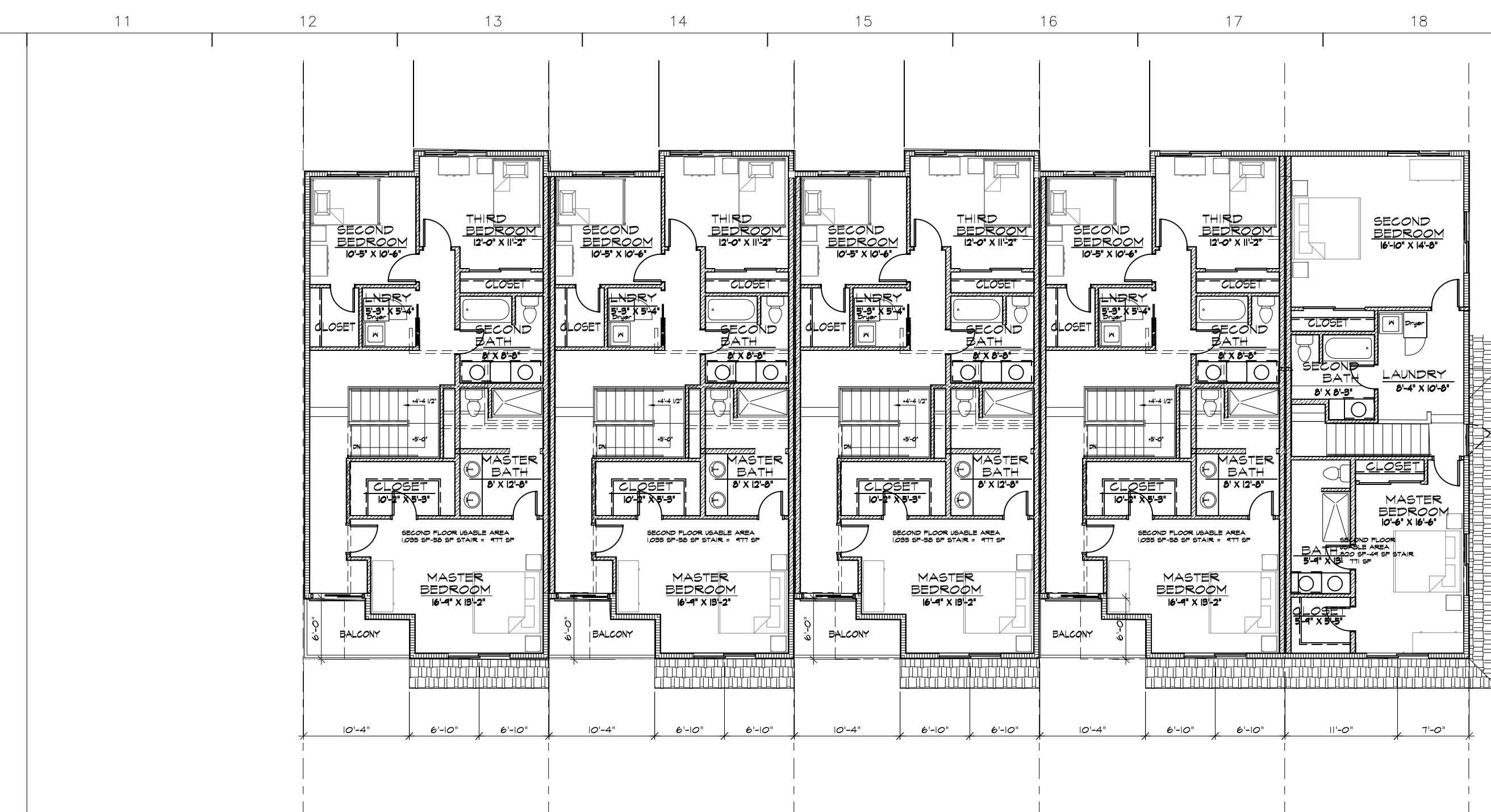
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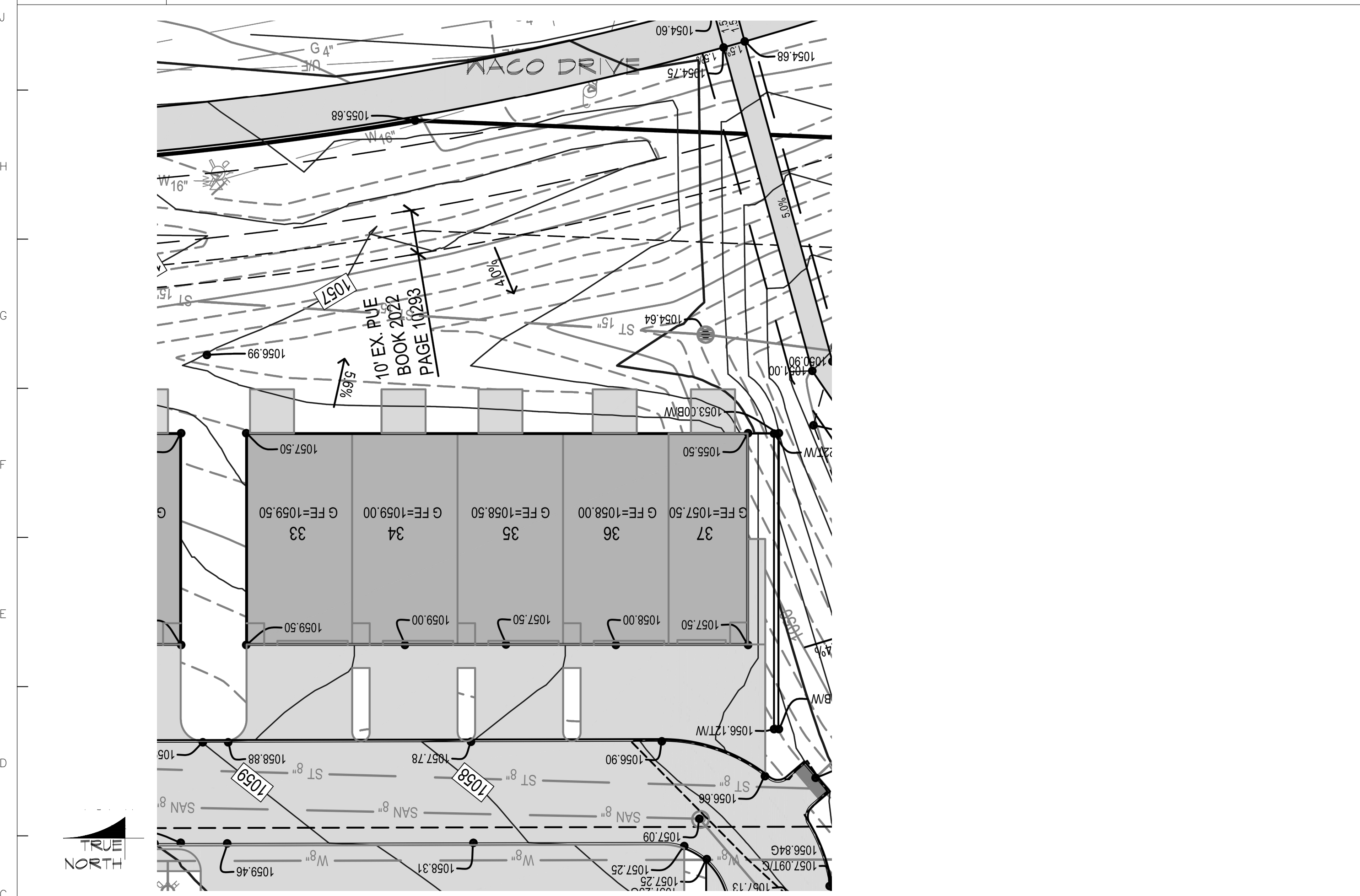
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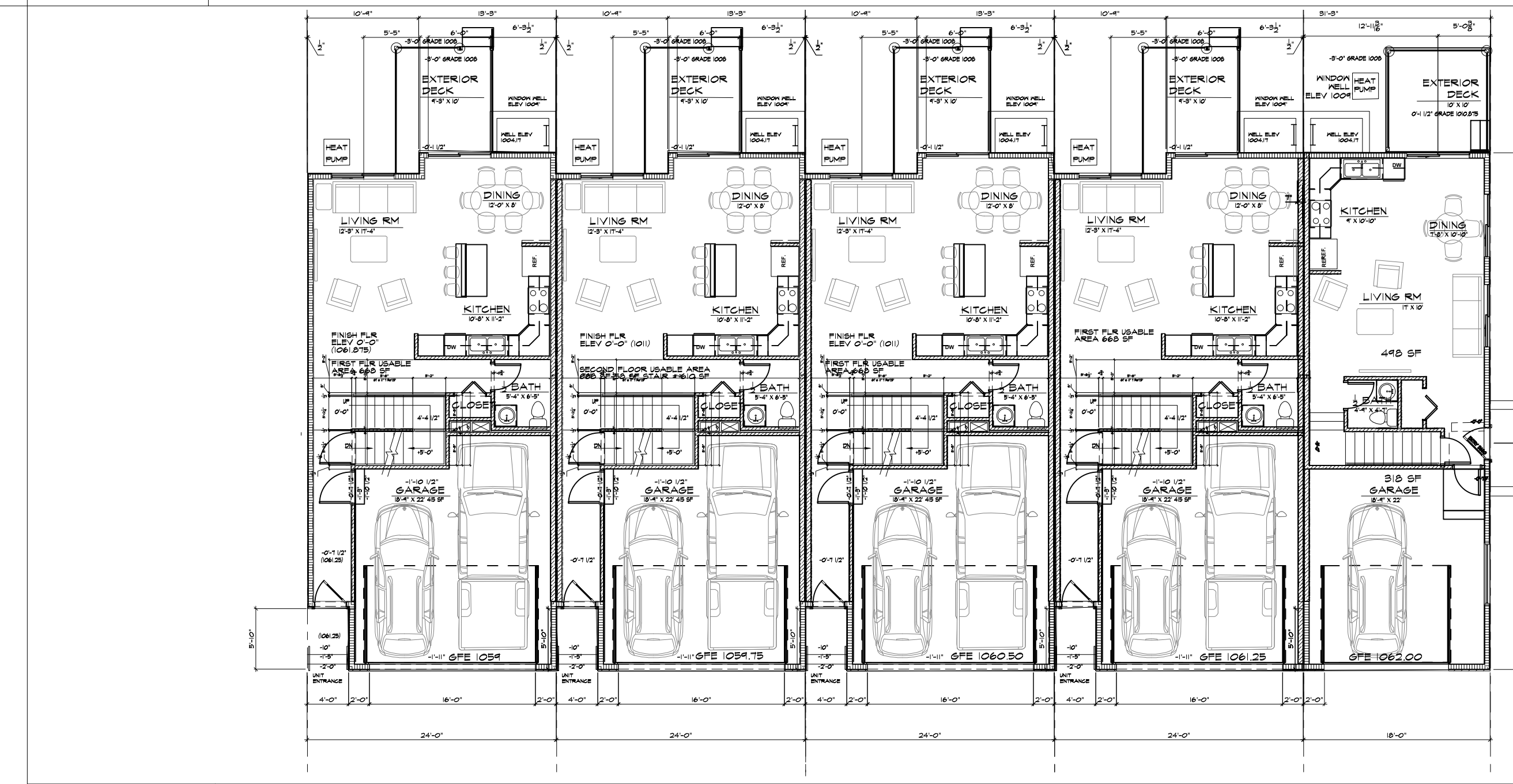
KI ROOF PLAN
SCALE 3/32" = 1'-0"



KII SECOND FLOOR PLAN
SCALE 3/32" = 1'-0"

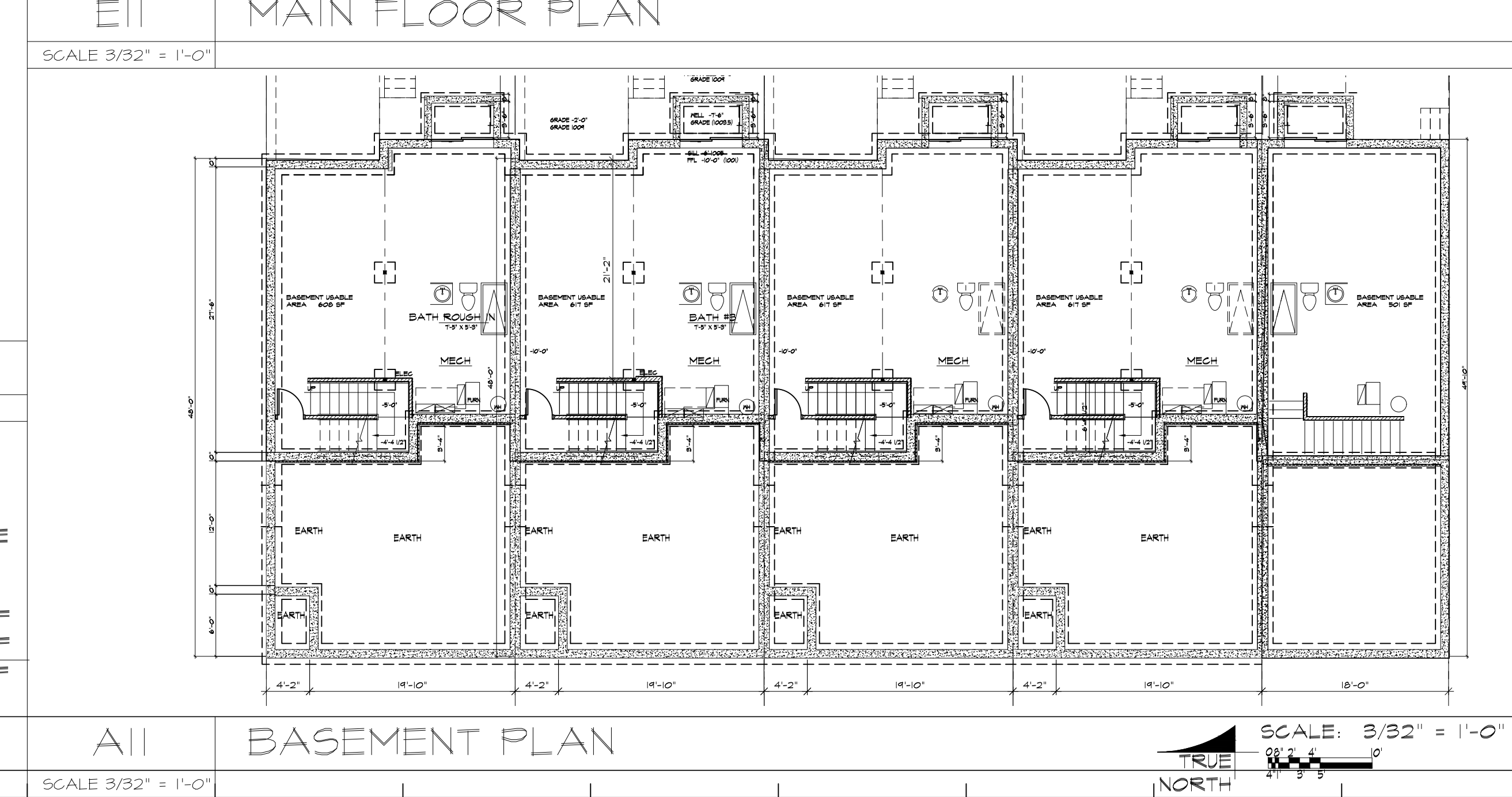


CI GRADING PLAN
SCALE 1" = 20'-0"



EII MAIN FLOOR PLAN
SCALE 3/32" = 1'-0"

BUILDING DATA GROSS BUILDING AREA		TOWNHOUSE UNIT 2 BEDROOM DATA		TOWNHOUSE UNIT 3 BEDROOM DATA	
		ACCESSORY	USABLE	ACCESSORY	USABLE
SLAB ON GRADE	333 6SF	BASEMENT NOT FINISHED	501 SF	BASEMENT NOT FINISHED	615 SF
BASEMENT	3312 6SF	GARAGE	318 SF	GARAGE	384 SF
MAIN LEVEL	5510 6SF	MAIN LEVEL	498 SF	MAIN LEVEL	668 SF
SECOND FLOOR	5371 6SF	SECOND FLOOR	820 SF	SECOND FLOOR	1035 SF
TOTAL GROSS BUILDING AREA	14,193 6SF	TOTAL AREA	819 SF	TOTAL AREA	1,703 SF
		TOTAL UNIT AREA	2,187 SF	TOTAL UNIT AREA	2,702 SF



AII BASEMENT PLAN
SCALE 3/32" = 1'-0"

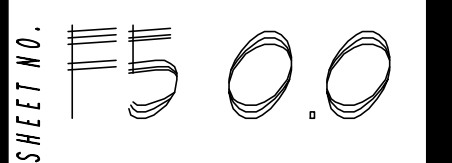
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BUILDING F5 DESIGN
KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

PROJECT SHEET DESCRIPTION
 OVERALL PLANS
 PROJECT NUMBER: 2022.12
 DATE: 03-21-23
 REVISIONS: 1



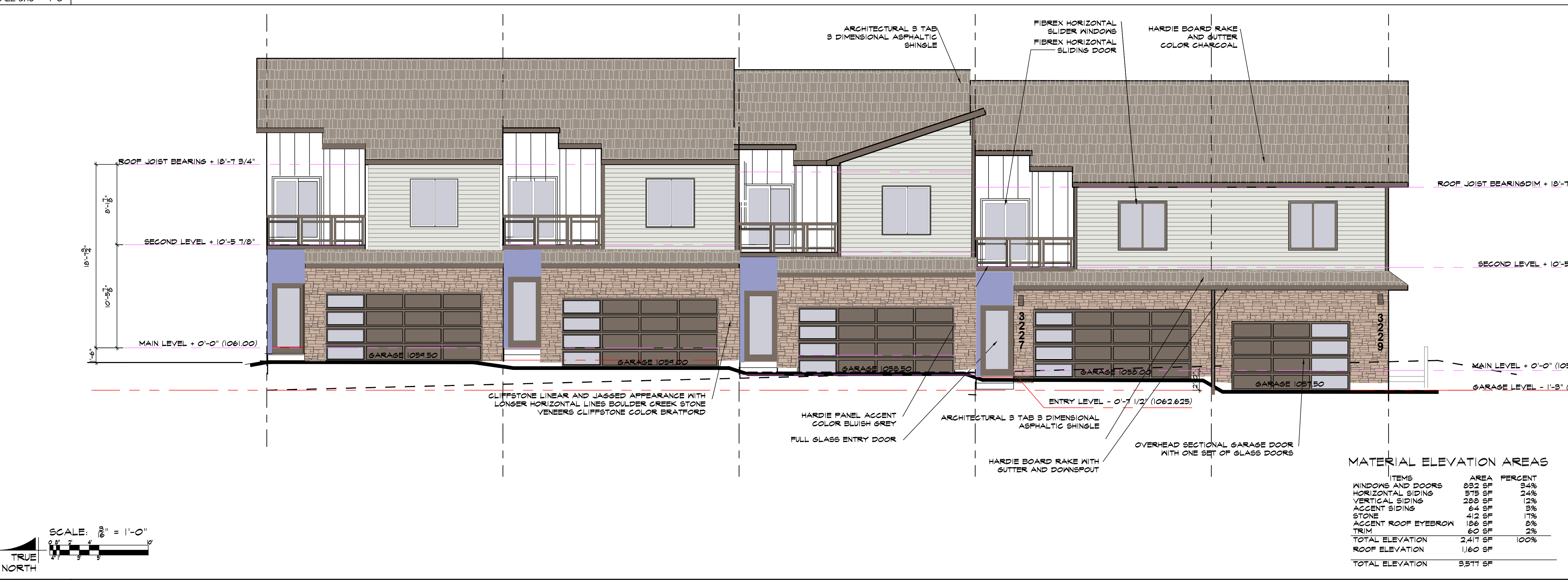
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MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	517 SF	22%
HORIZONTAL SIDING	674 SF	29%
VERTICAL SIDING	414 SF	18%
ACCENT SIDING	200 SF	9%
STONE	592 SF	26%
ACCENT ROOF EYEBROW	107 SF	5%
TOTAL ELEVATION	2,304 SF	100%
ROOF ELEVATION	1,160 SF	
TOTAL ELEVATION	3,464 SF	

HI REAR ELEVATION (EAST ELEVATION)
SCALE 3/16" = 1'-0"



MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	832 SF	34%
HORIZONTAL SIDING	575 SF	24%
VERTICAL SIDING	288 SF	12%
ACCENT SIDING	64 SF	3%
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TRIM	60 SF	2%
TOTAL ELEVATION	2,417 SF	100%
ROOF ELEVATION	1,160 SF	
TOTAL ELEVATION	3,577 SF	

AI FRONT ELEVATION (WEST ELEVATION)
SCALE 3/16" = 1'-0"

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BUILDING F5 DESIGN
KETTLESTONE PEAK TOWNHOMES
SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

PROJECT DESCRIPTION
EXTERIOR ELEVATIONS

PROJECT NUMBER
2022.12

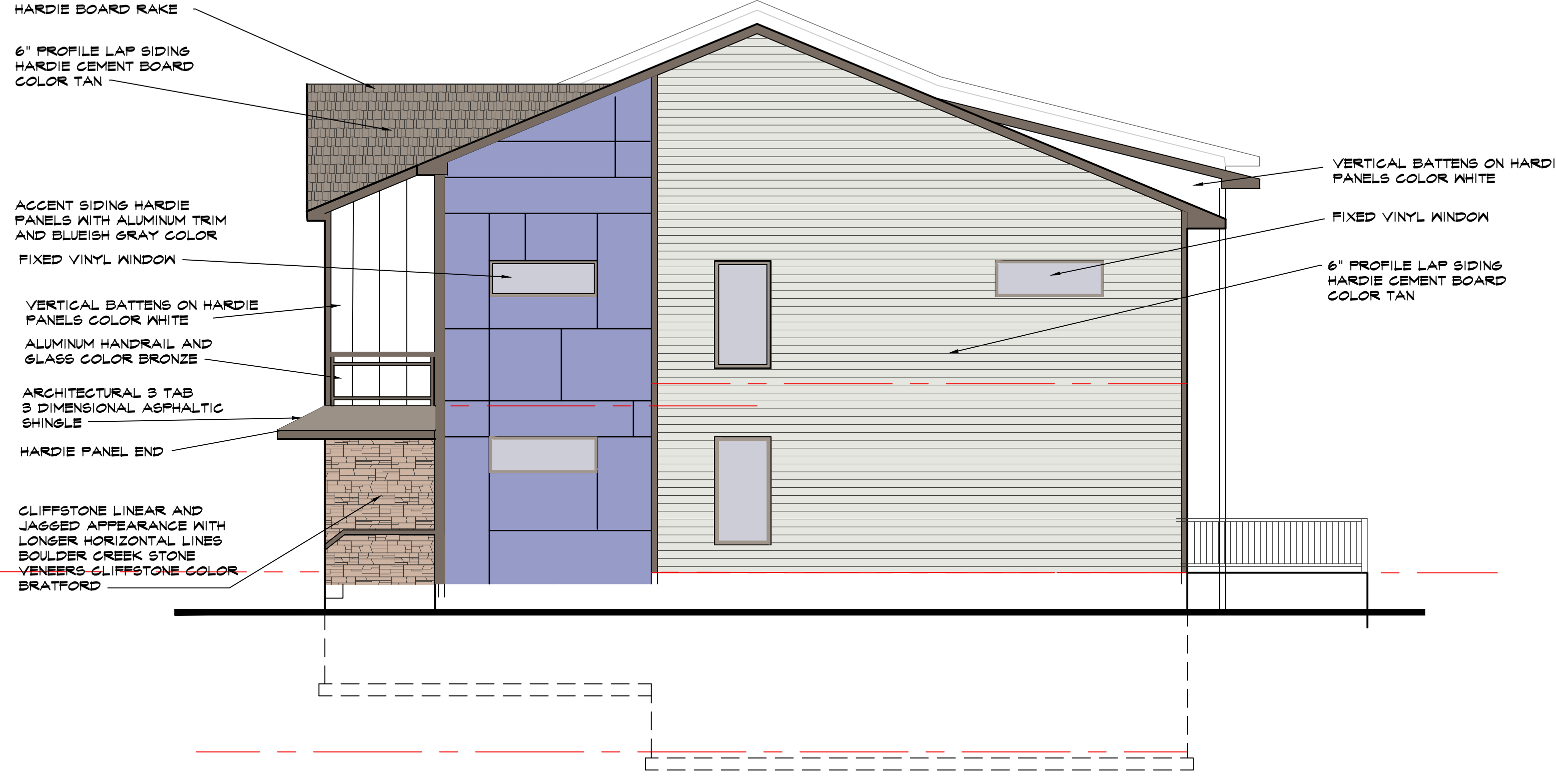
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ITEMS	AREA	PERCENT
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STONE	57 SF	4%
HORIZONTAL SIDING	784 SF	57%
VERTICAL SIDING	124 SF	9%
ACCENT SIDING	271 SF	20%
TRIM (RAKE, SOFFIT)	45 SF	3%
TOTAL ELEVATION	1,360 SF	100%

MATERIALS

WINDOWS FIBREX HORIZONTAL SLIDING WINDOWS EG TO ANDERSON 100 SERIES, VINYL SLIDING GLASS DOORS

CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH LONGER HORIZONTAL LINES BOULDER CREEK STONE VENEERS CLIFFSTONE COLOR BRATFORD

6" PROFILE LAP SIDING HARDIE CEMENT BOARD COLOR TAN

VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE

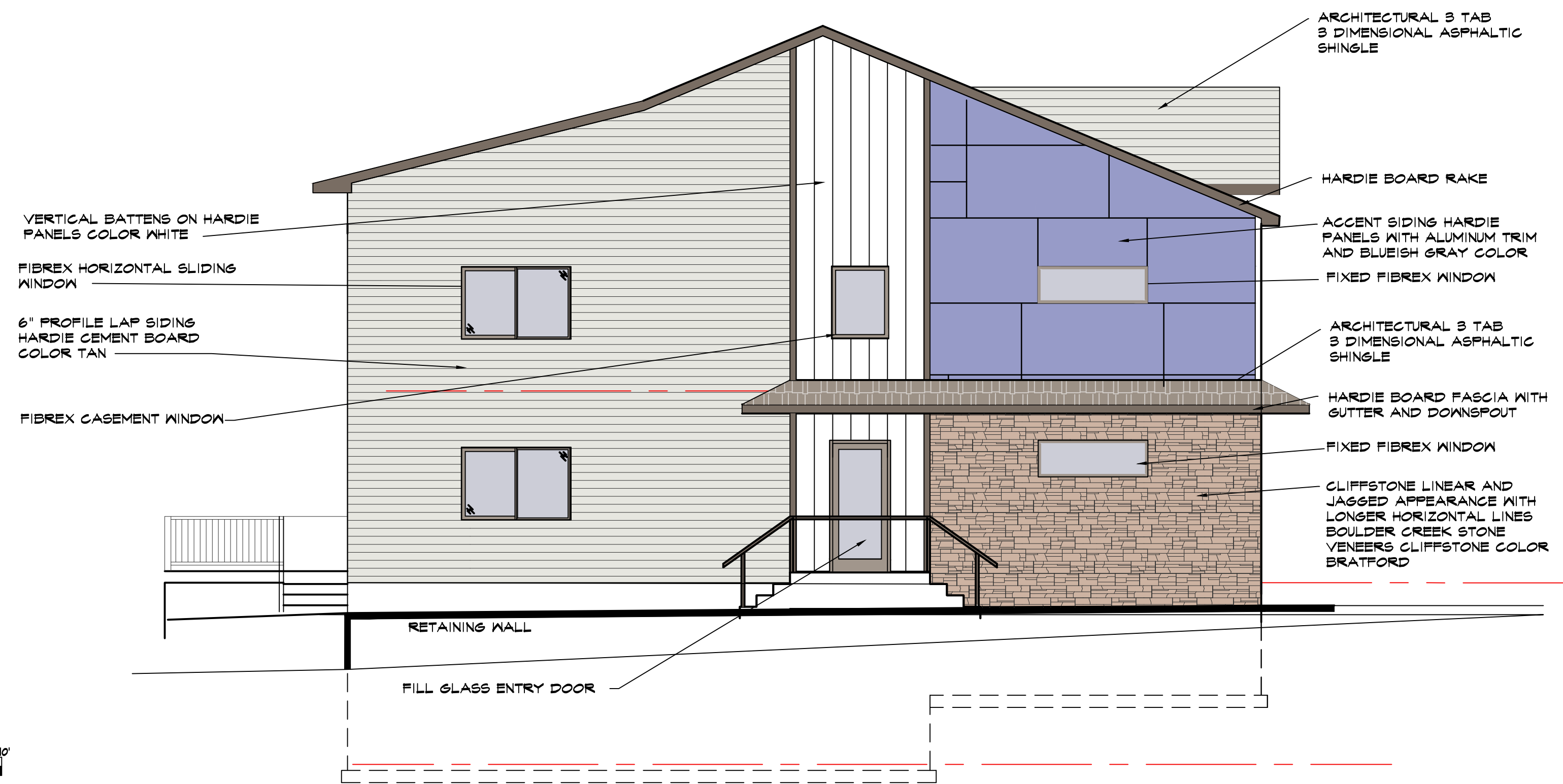
ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM AND BLUEISH GRAY COLOR

3/8" CEMENT BOARD CORNER TRIM COLOR CREAM

ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC SHINGLE

HI LEFT SIDE ELEVATION (NORTH ELEVATION)

SCALE 3/16" = 1'-0"



ITEMS	AREA	PERCENT
WINDOWS AND DOORS	105 SF	8%
STONE	177 SF	14%
HORIZONTAL SIDING	546 SF	43%
VERTICAL SIDING	153 SF	12%
ACCENT SIDING	246 SF	19%
FASCIA AND GUTTER	15 SF	1%
ARCHITECTURAL SHINGLES	38 SF	3%
TOTAL ELEVATION	1,280 SF	100%
ROOF FACE	56 SF	
RAKE	31 SF	
TOTAL ELEVATION	1,367 SF	

AI RIGHT SIDE ELEVATION (SOUTH ELEVATION)

SCALE 3/16" = 1'-0"

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AYERS DESIGN GROUP
BUILDING F5 DESIGN
KETTLESTONE PEAK TOWNHOMES
SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
WAUKEE, IOWA

PROJECT
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

PROJECT NUMBER
2022.12

DATE
03-21-23

REVISIONS
-

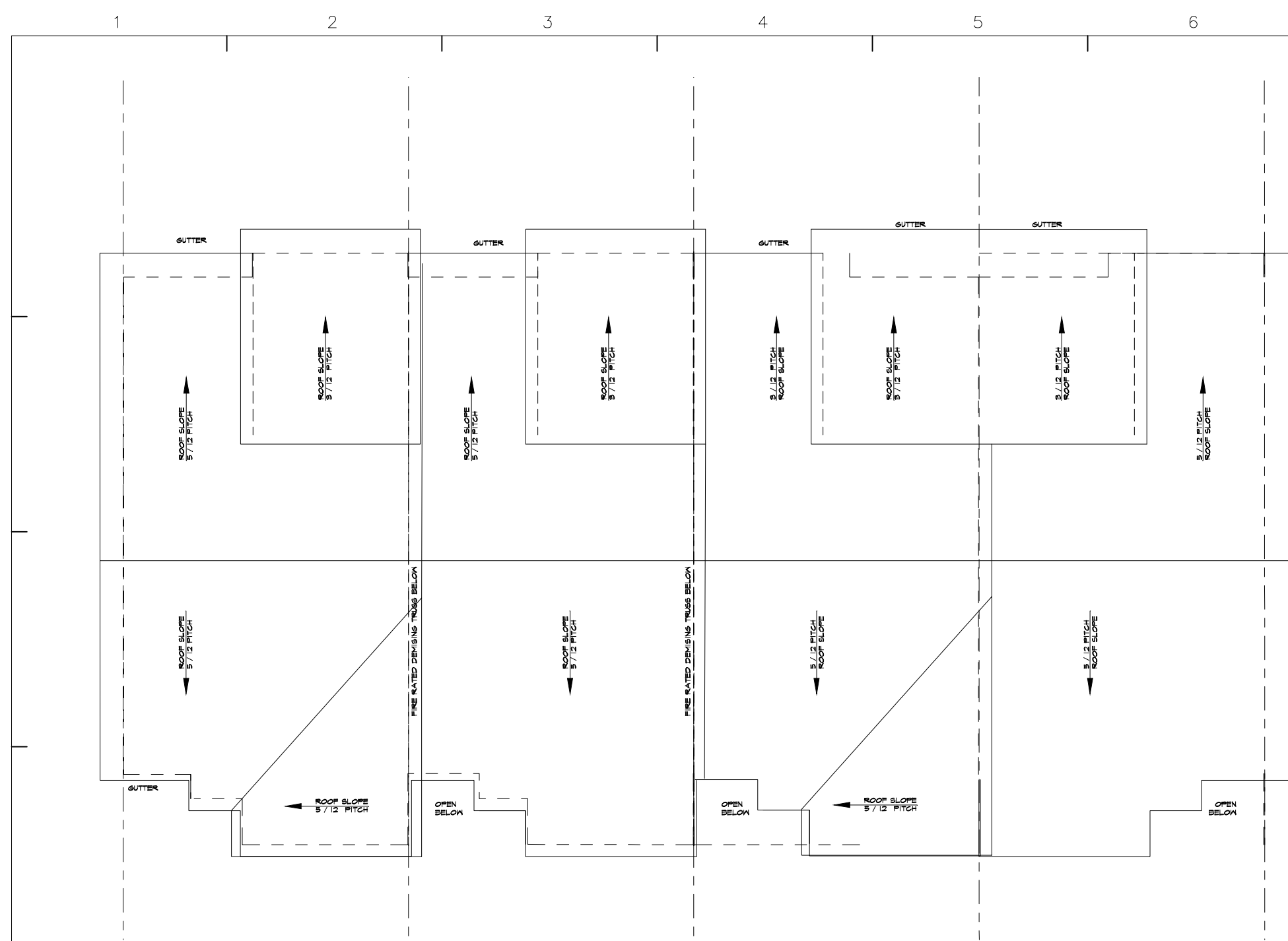
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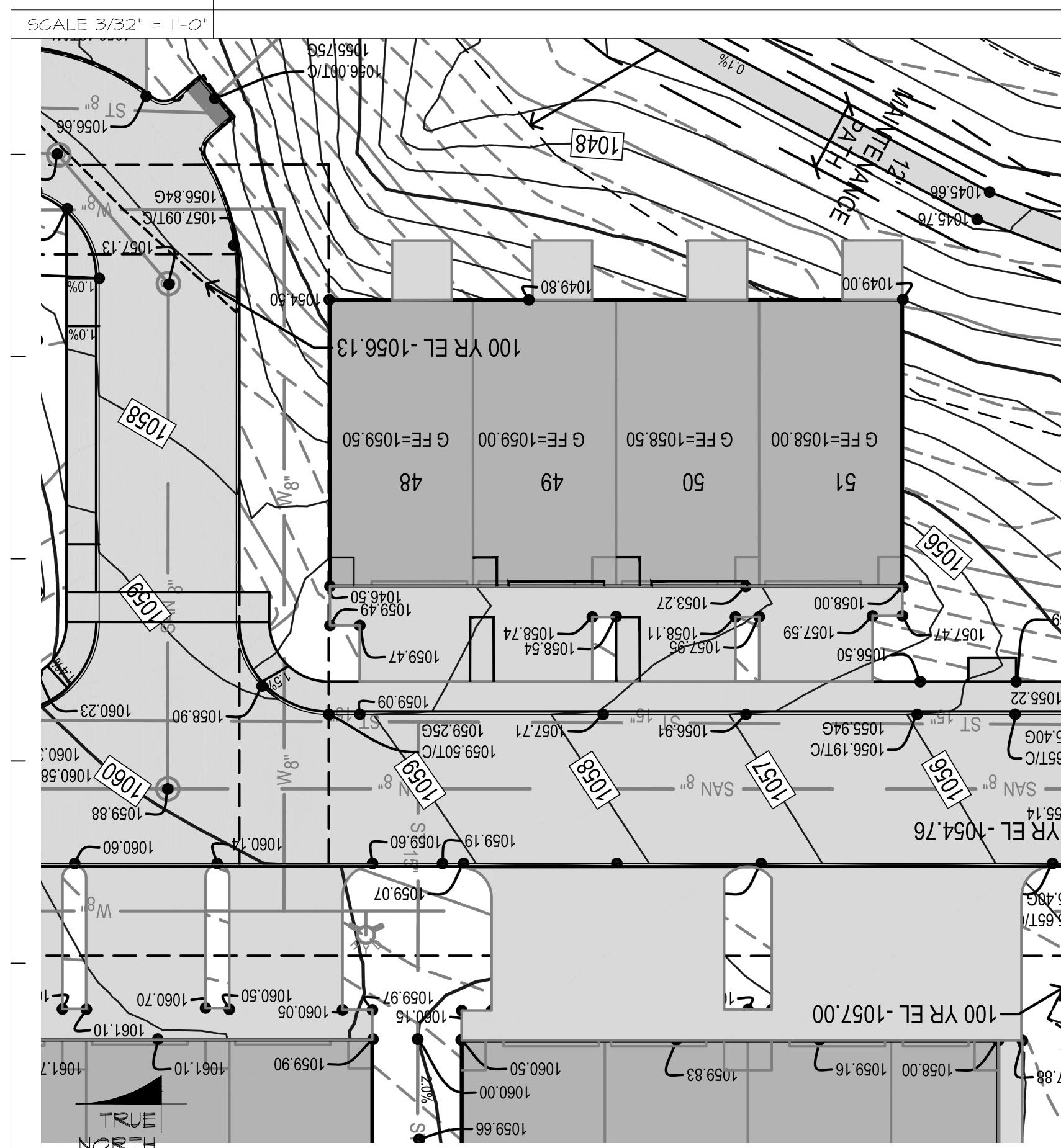
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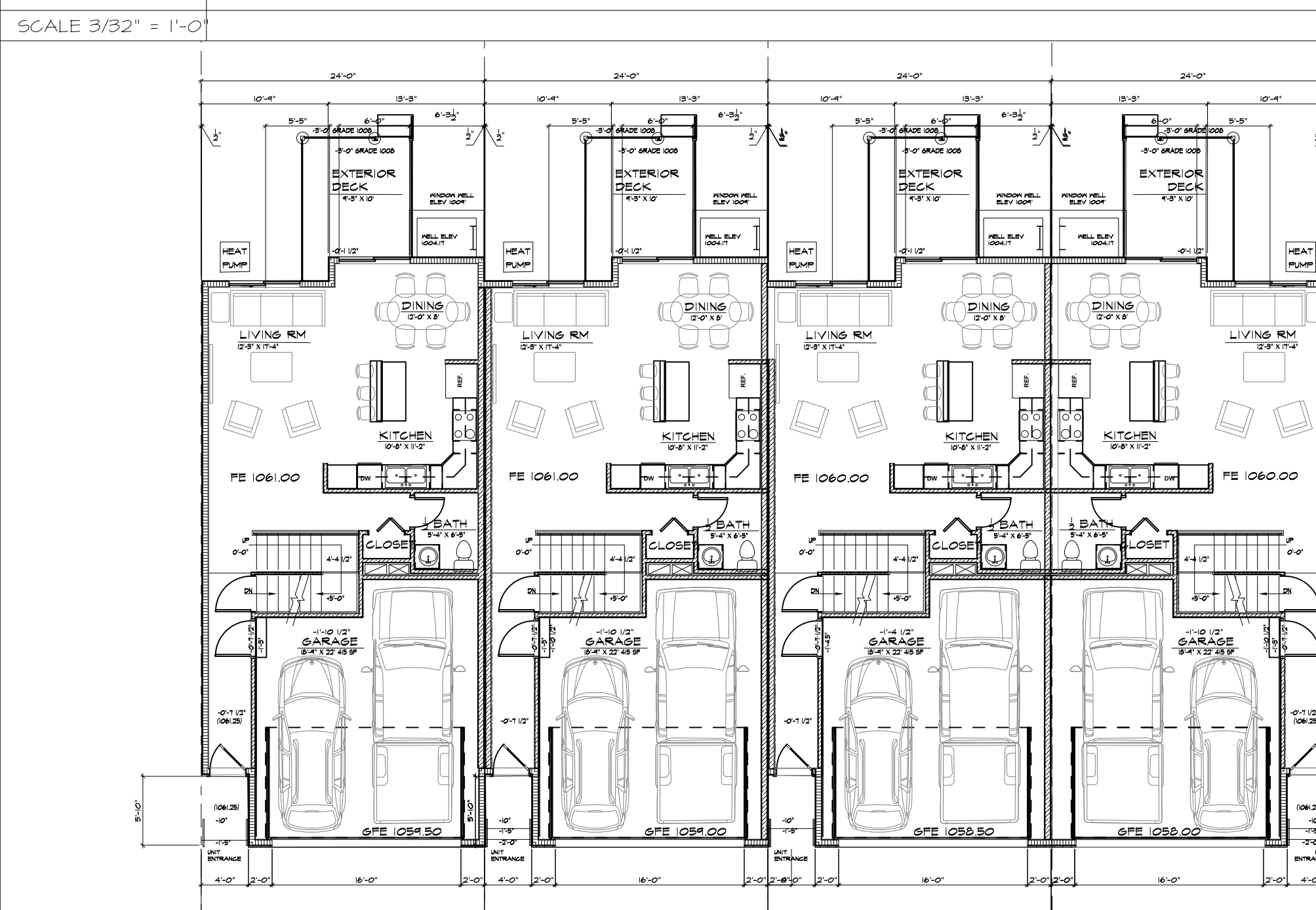
KI ROOF PLAN



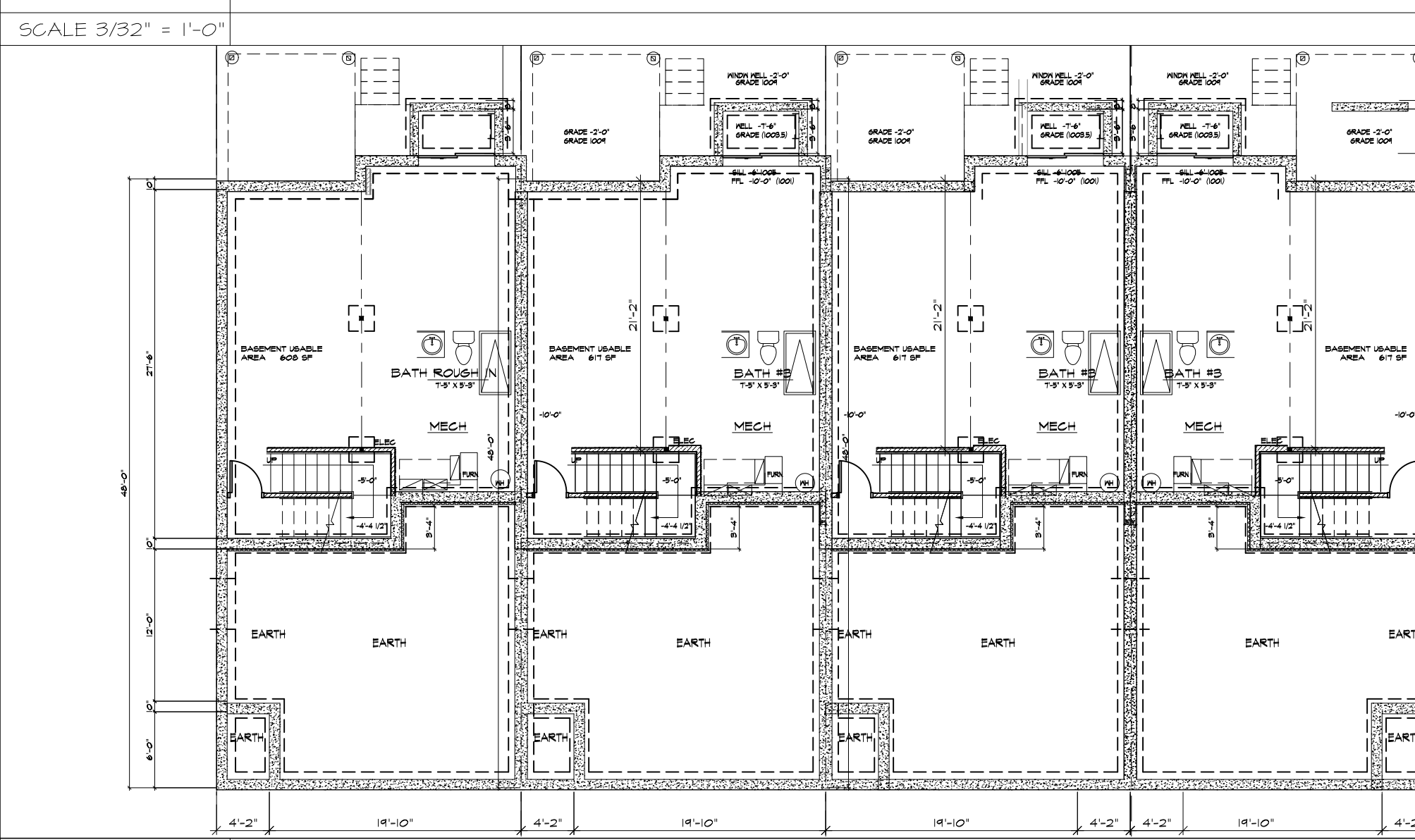
DI BUILDING SITE PLAN



KIO SECOND FLOOR PLAN



EIO MAIN FLOOR PLAN



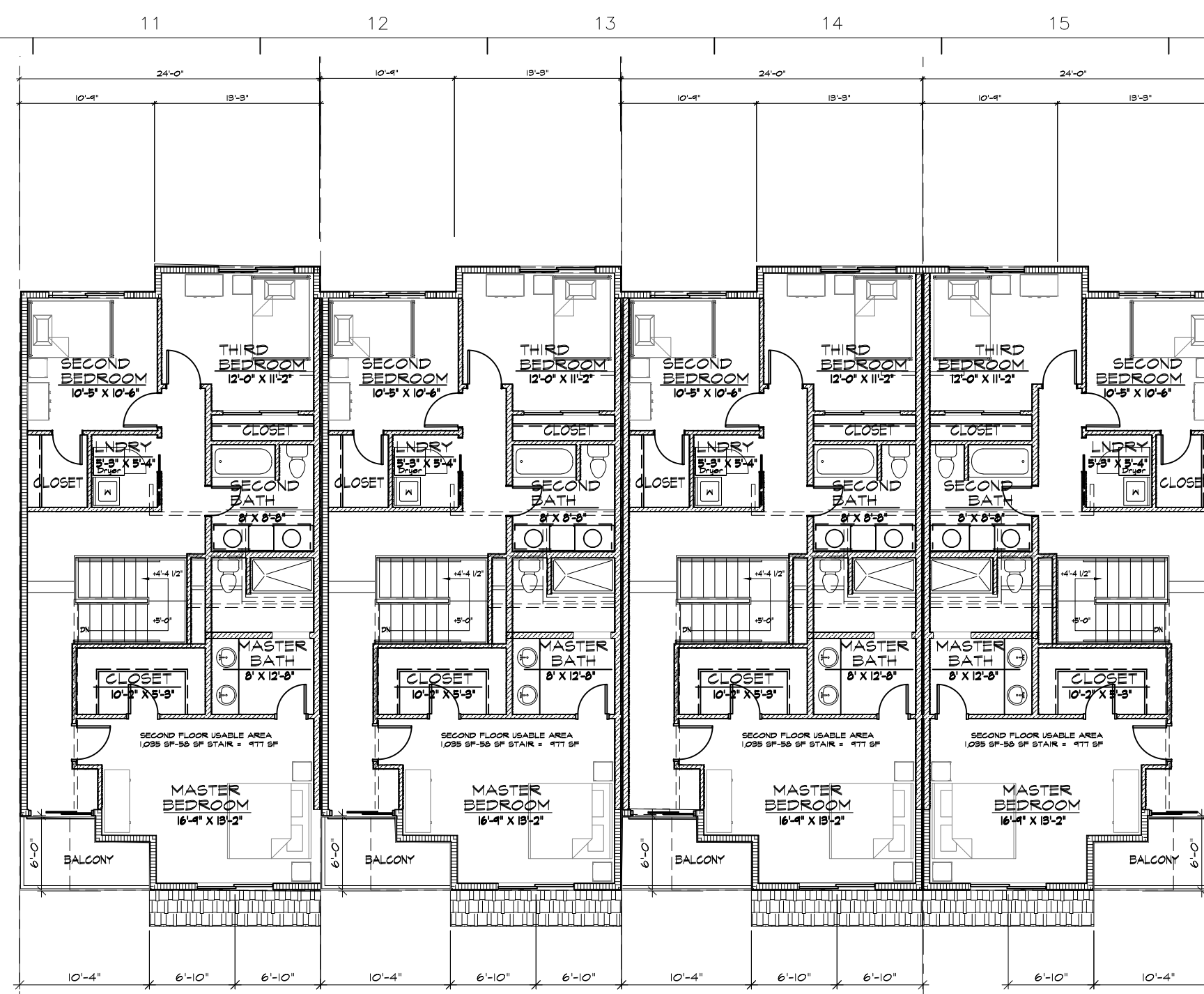
AIO BASEMENT PLAN

BUILDING DATA GROSS BUILDING AREA

SLAB ON GRADE	1,965 GSF
BASEMENT	2,764 GSF
MAIN LEVEL	4,608 GSF
SECOND FLOOR	4,476 GSF
BALCONIES	204 GSF
TOTAL GROSS BUILDING AREA	12,052 GSF

TOWNHOME UNIT DATA

	ACCESSORY	USABLE
BASEMENT NOT FINISHED	618 SF	
GARAGE	414 SF	
MAIN LEVEL		668 SF
SECOND FLOOR		1,038 SF
BALCONY	51 SF	
TOTAL AREA	1,083 SF	1,706 SF
TOTAL UNIT AREA	2,789 SF	



SCALE 3/32" = 1'-0"

SCALE 3/32" = 1'-0"

SCALE 3/32" = 1'-0"



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 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

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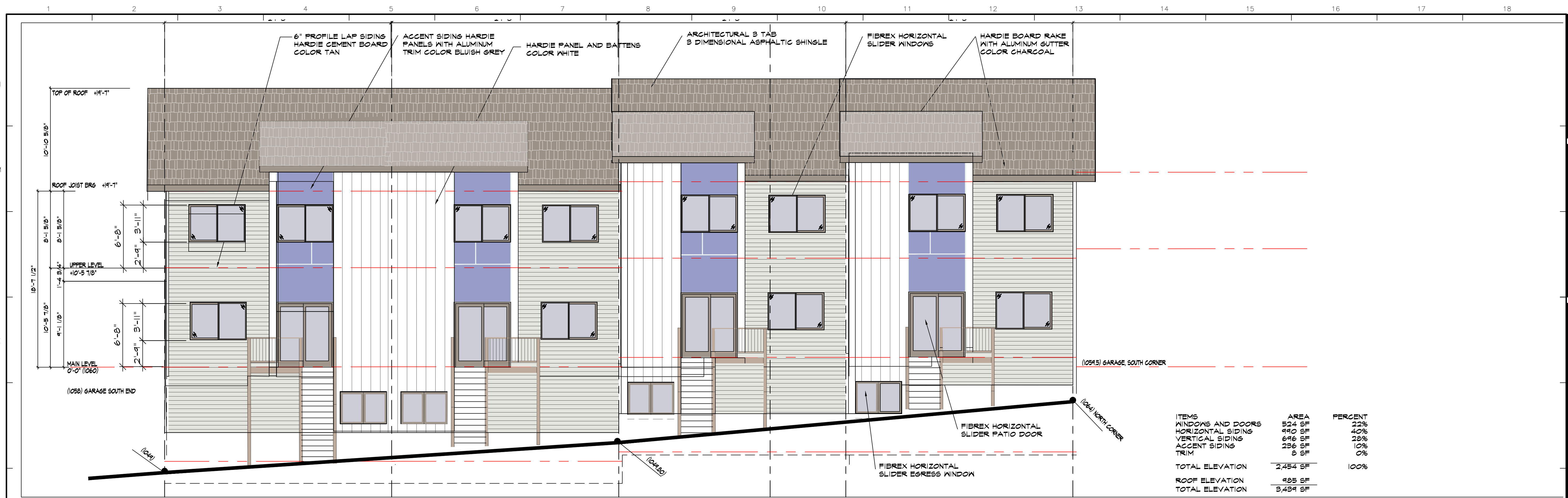
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PROJECT SHEET DESCRIPTION
 OVERALL PLANS

PROJECT NUMBER
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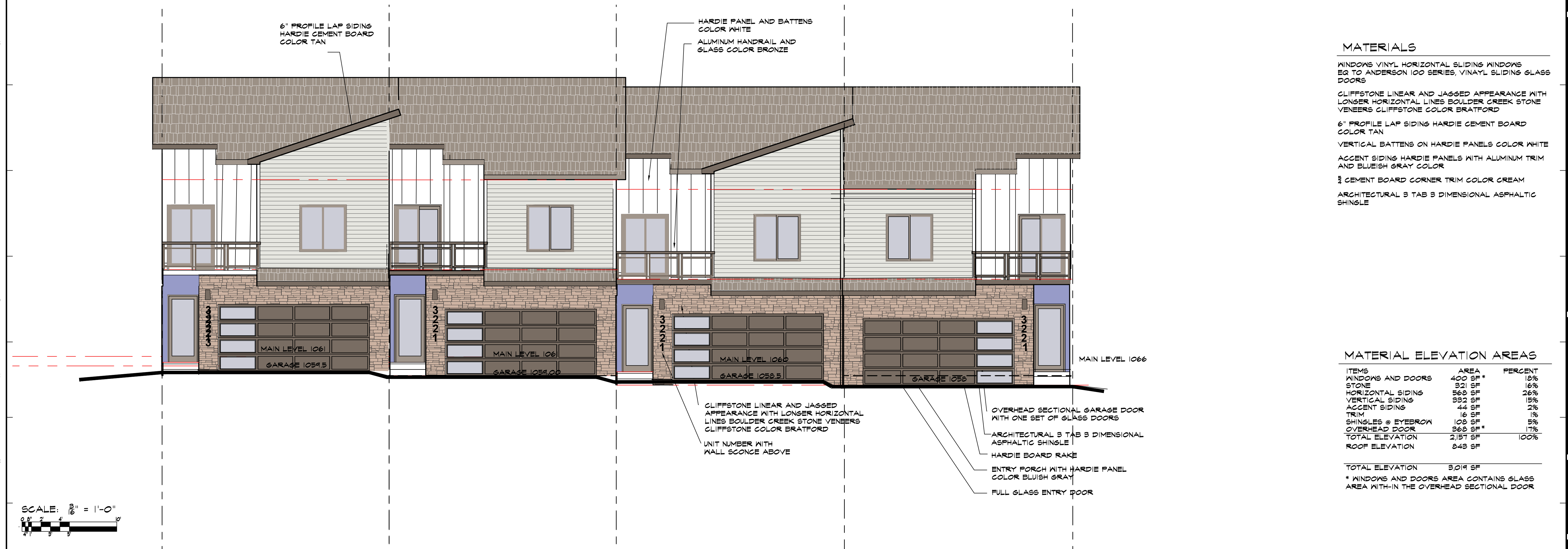
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HI REAR ELEVATION (NORTH)

SCALE 3/16" = 1'-0"



AI FRONT ELEVATION (SOUTH)

SCALE 3/16" = 1'-0"

MATERIALS

WINDOWS VINYL HORIZONTAL SLIDING WINDOWS EQ TO ANDERSON 100 SERIES, VINYL SLIDING GLASS DOORS
 CLIFFSTONE LINEAR AND JAGGED APPEARANCE WITH LONGER HORIZONTAL LINES BOULDER CREEK STONE VENEERS CLIFFSTONE COLOR BRATFORD
 6" PROFILE LAP SIDING HARDIE CEMENT BOARD COLOR TAN
 VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE
 ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM AND BLUEISH GRAY COLOR
 3/4" CEMENT BOARD CORNER TRIM COLOR CREAM
 ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC SHINGLE

MATERIAL ELEVATION AREAS

ITEMS	AREA	PERCENT
WINDOWS AND DOORS	400 SF*	18%
STONE	92 SF	16%
HORIZONTAL SIDING	568 SF	26%
VERTICAL SIDING	332 SF	15%
ACCENT SIDING	44 SF	2%
TRIM	16 SF	1%
SHINGLES @ EYEBROW	108 SF	5%
OVERHEAD DOOR	368 SF*	17%
TOTAL ELEVATION	2,157 SF	100%
ROOF ELEVATION	843 SF	

TOTAL ELEVATION 3,019 SF
 * WINDOWS AND DOORS AREA CONTAINS GLASS AREA WITH-IN THE OVERHEAD SECTIONAL DOOR

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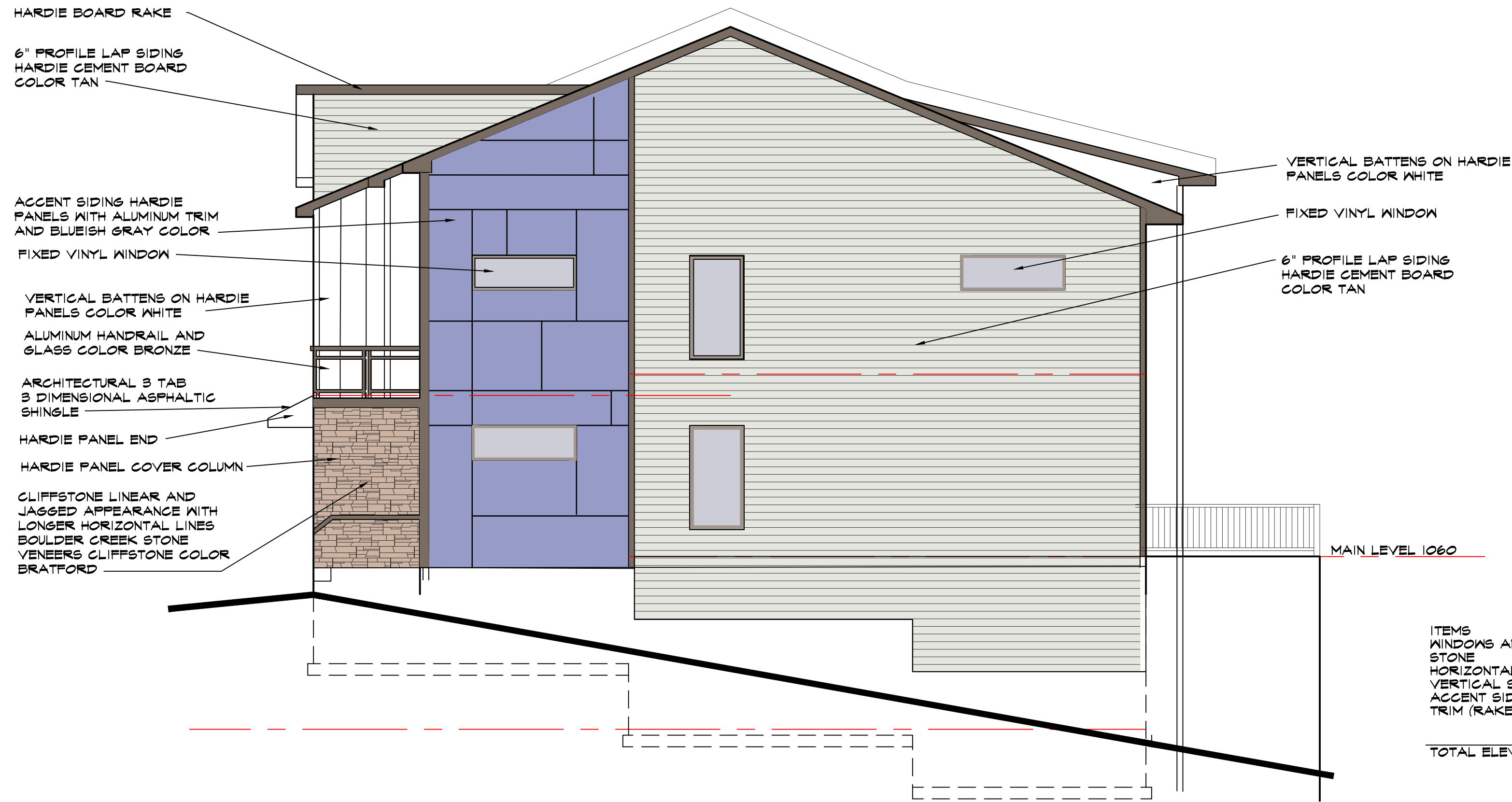
PROJECT
 BUILDING 64 DESIGN
 KETTLESTONE PEAK TOWNHOMES
 SOUTHEAST PLEASANT VIEW DR & SE WACO PLACE
 WAUKEE, IOWA

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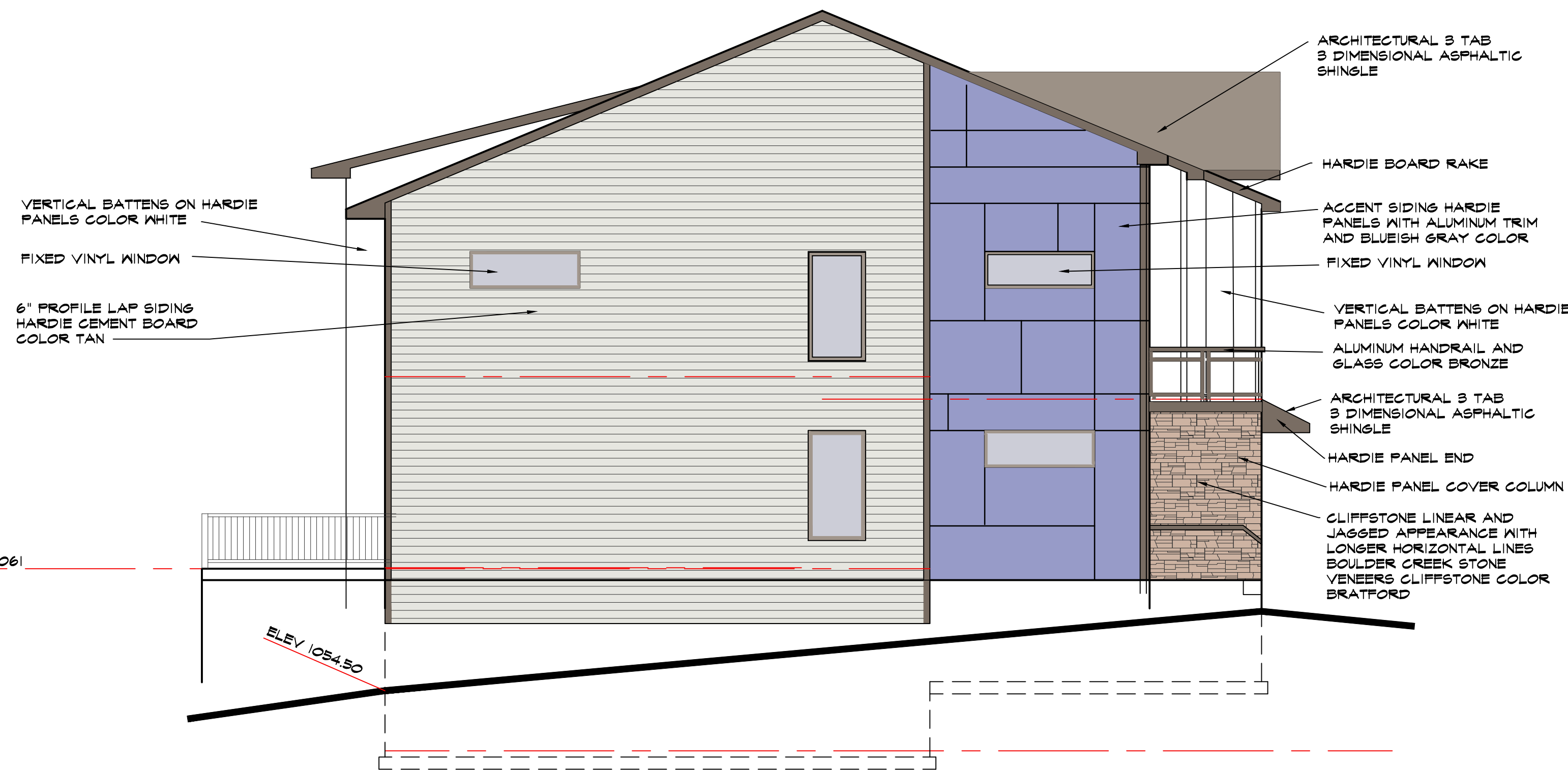
ITEMS	AREA	PERCENT
WINDOWS AND DOORS	74 SF	6%
STONE	57 SF	3%
HORIZONTAL SIDING	414 SF	61%
VERTICAL SIDING	124 SF	9%
ACCENT SIDING	271 SF	18%
TRIM (RAKE, SOFFIT)	45 SF	3%
TOTAL ELEVATION	1,490 SF	100%

ARCHITECTURAL GUIDELINES MULTI-FAMILY ROW HOUSE

- BUILDING ENTRY ONE PER EACH UNIT
FACING STREET OR GREEN SPACE
- NEIGHBORHOOD GLACIER PARK
- PRAIRIE STYLE
COLOR NATURAL MATERIALS EARTHTONES
- WALL ARTICULATIONS & PROJECTIONS
BUILDING FACADES SHALL BE DIVIDED INTO
VERTICAL BAYS OR ARTICULATE UNIT WIDTH.
- A MINIMUM OF 35% OF THE STREET AND REAR
FACADES SHALL BE FENESTRATION
- MATERIALS AND COLORS
THE MATERIALS ON THE FRONT FACADE SHALL BE
REPEATED ON OTHER FACADES
- MATERIALS SHALL BE OF DURABLE AND HIGH
QUALITY MATERIALS INCLUDING
 - BRICK 3" THICK
 - STONE
 - WOOD (EG. IPE)
 - FIBER CEMENT
 - CLEAR GLASS
- PROHIBITED MATERIALS
 - VINYL, FIBERBOARD AND METAL SIDING
 - EIPS
 - SYNTHETIC STUCCO
 - SPLIT FACED MASONRY
 - BURNISHED BLOCK
 - THIN BRICK VENEER AND BRICK PANELS
 - ASPHALT SHINGLES / EXCEPT FOR PREMIUM
 - GRADE LAMINATE STYLE

HI RIGHT ELEVATION (SOUTH)

SCALE 3/16" = 1'-0"



ITEMS	AREA	PERCENT
WINDOWS AND DOORS	74 SF	5%
STONE	57 SF	4%
HORIZONTAL SIDING	770 SF	54%
VERTICAL SIDING	124 SF	9%
ACCENT SIDING	271 SF	18%
TRIM (RAKE, SOFFIT)	130 SF	10%
TOTAL ELEVATION	1,431 SF	100%
ARCHITECTURAL SHINGLES	1,221 SF	
TOTAL ELEVATION	2,708 SF	

- ### MATERIALS
- WINDOWS VINYL HORIZONTAL SLIDING WINDOWS
EG TO ANDERSON 100 SERIES, VINYL SLIDING GLASS
DOORS
 - CLIFFSTONE LINEAR AND JASSED APPEARANCE WITH
LONGER HORIZONTAL LINES BOULDER CREEK STONE
VENEERS CLIFFSTONE COLOR BRATFORD
 - 6" PROFILE LAP SIDING HARDIE CEMENT BOARD
COLOR TAN
 - VERTICAL BATTENS ON HARDIE PANELS COLOR WHITE
 - ACCENT SIDING HARDIE PANELS WITH ALUMINUM TRIM
AND BLUEISH GRAY COLOR
 - 3/4" CEMENT BOARD CORNER TRIM COLOR CREAM
 - ARCHITECTURAL 3 TAB 3 DIMENSIONAL ASPHALTIC
SHINGLE

AI LEFT ELEVATION (NORTH)

SCALE 3/16" = 1'-0"

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PROJECT SHEET DESCRIPTION
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