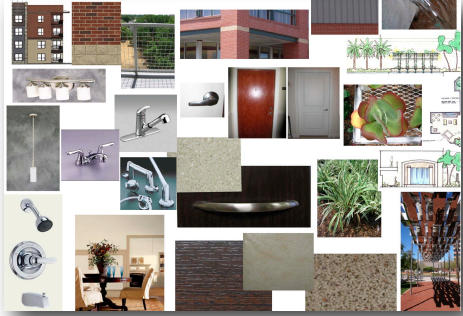




Design Direction Package:

Create or redefine a project with the most cohesive and dynamic design by ensuring that all design decisions support a unified vision.

1. Onsite Review of existing structure or presentation by designers of a new project.
2. Market and competition review
3. Impact Diagrams to help determine which components should have more expensive materials and bolder colors to catch the eye of potential tenants. Building size, massing, detail complexity, material variety and landscape structures will affect the time required /cost of completing this component.
4. Design Composite Sheet based on regional and neighborhood style and character study and prospective tenants interest and lifestyle. This step gives the design team a visual representation for the unified design vision.
5. Review, direction, and facilitation of collaboration meetings to ensure consistent design decision-making among all design trades involved in the project, including Architect, Interior Designer, Landscape Architect, Sign Designer, Web and Print Marketing, and design coordination with MEP engineers.



New and Existing Multi-Family Project Design Direction based on budget, location, regional style and competition. Contact Brooke Summers-Perry to discuss line item or comprehensive design services.

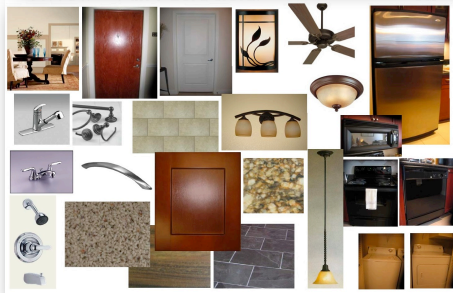


Exterior Selection Package:

Ensure that your design vision maximizes the architectural style and presence by highlighting components with an appropriate finish scheme and careful placement of colors. This package translates your decisions into a set of schedules and diagrams that will help the paint and other finish contractors easily understand where colors and finishes start and stop.

1. Onsite Review of existing structure or presentation by designers of new project.
2. 3 Color scheme recommendations/presentation
3. Finish Schedule & Placement Diagrams (Building size, massing, detail complexity, material variety and landscape structures will affect the budget of this component)
4. Onsite Mockup Review

2121 Mid-Line Paint Selections					
ID#	Finish Type	Color	Image	Location/Description	02/2009
Exterior Building Paint					
GPT 01	Eggshell	SW0008 Cajun Red		Stucco Corner element and Stucco at 4th floor	
GPT 02	Eggshell	SW6145 Thatch Brown		Hardi Panel and Secondary Stucco	
GPT 03	Semi-gloss	SW6992 Inkwell		All metal accents, rails, leasing area canopies	
Garage Interior Paint					
GPT 01	Eggshell	SW6141 Softer Tan		All painted structure	
GPT 02	Eggshell	SW0008 Cajun Red		Accent Color	
GPT 03	Semi-gloss	SW6992 Inkwell		Doors, Metal Accents, Gates, Rails, Door Frames	
Architectural Follows Paint					
LPT 01	Semi-gloss	SW6992 Inkwell		Trellis/outdoor kitchen, Fencing, Guardrails, Handrails, misc metal	
LPT 02	Semi-gloss	SW6992 Inkwell		Canopy Structure	



Unit/Corridor Package:

Make the most of what your suppliers have to offer by selecting a unit and corridor finish package that is consistent with the rest of the project design and combines colors that increase perceived value.

1. Onsite Review of existing structure or presentation by designers of new project.
2. 3 Color scheme recommendations/presentation including paint, cabinet, countertops, flooring, plumbing, and light fixture recommendations.
3. Finish Schedule & Placement Diagrams (Detail complexity and material variety will affect the budget of this component).



- *Estimates available after initial meeting and/or on-site review.
- *Each of the services listed can be provided individually on an hourly basis.
- *As-builts and/or up to date design/construction drawings, description of potential tenants expectations, budget/ level of finish direction, and list of perceived competitive projects are necessary to begin.
- *Travel expenses outside The City of Houston and printing costs are to be reimbursed.
- *All photographs shown on this document are property of The Morgan Group, Inc. and represent design direction services offered while employed as Design Director.