



FOUNDRY LOFTS

CHAD RASMUSSEN, VP OF DEVELOPMENT

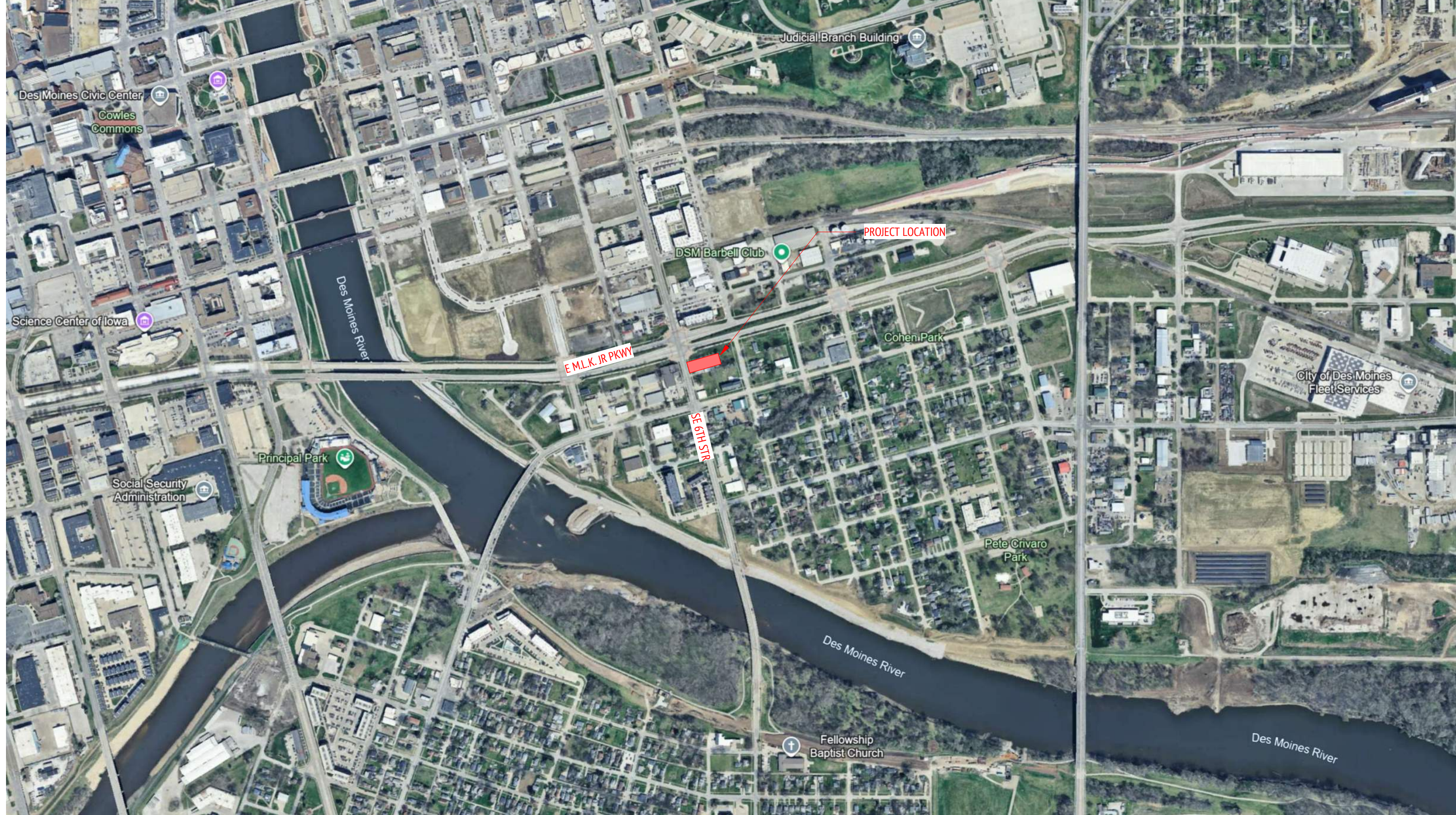
UDRB FINAL APPLICATION

509 SE 6TH STREET
DES MOINES, IA 50309

1.21.2026

EXTERIOR RENDER - DUSK VIEW FROM NW





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1.21.2026

LOCATION MAP



NARRATIVE

ZONING - DX2

- NEW CONSTRUCTION. 46 APARTMENTS (R2 - MULTI-FAMILY)

59 TOTAL PARKING SPACES PROVIDED (46 MIN TOTAL STALLS REQUIRED)

- 46 STALLS @ 1 PER HOUSEHOLD UNIT

4 STORIES - TYPE VA CONSTRUCTION

SIGNAGE: NO EXTERIOR GROUND MOUNTED SIGNAGE TO BE PROVIDED. ONLY BUILDING NUMBERS AND IDENTIFICATION AT MAIN ENTRANCES

TRASH/TRANSFORMER SCREENING & LOCATION: SCREENING DETAILS ARE SHOWN IN SUBMITTAL. TRANSFORMER AND REFUSE ARE TO BE SCREENED.

CONCEPTUAL NARRATIVE

FOUNDRY LOFTS BRINGS 46 AFFORDABLE MULTI-FAMILY HOUSING UNITS SOUTH OF EAST MLK PARKWAY AND THE NEW MARKET DISTRICT. THE BUILDING IS 4-STORIES TALL WITH THE COMMUNITY SPACES PLACED ON THE CORNER OF MLK AND SE 6TH TO ANIMATE THE STREET.

MATERIALS

THE MATERIALS ARE A THOUGHTFUL ORGANIZATION OF TRANSPARENCY AND DURABLE MATERIALS TO SATISFY CITY ZONING GOALS AND IOWA FINANCE REQUIREMENTS. AT THE NORTHWEST CORNER, A 10' HIGH STOREFRONT WRAPS THE COMMON SPACES BOOKENDED BY BUILDING ENTRIES. THE STOREFRONT ANIMATES THE CORNER WHILE THE APARTMENT WINDOWS ARE WELL ORGANIZED TO PROVIDE A PLEASANT RHYTHM. THE BUILDING MEETS THE GROUND WITH A DURABLE BRICK VENEER AROUND THE FULL PERIMETER. THE UPPER STORIES ARE CLAD WITH VERTICAL BOX RIB METAL WALL PANELS WITH CONCEALED FASTENERS TO PROVIDE A DURABLE, ATTRACTIVE, AND ECONOMICAL EXTERIOR.

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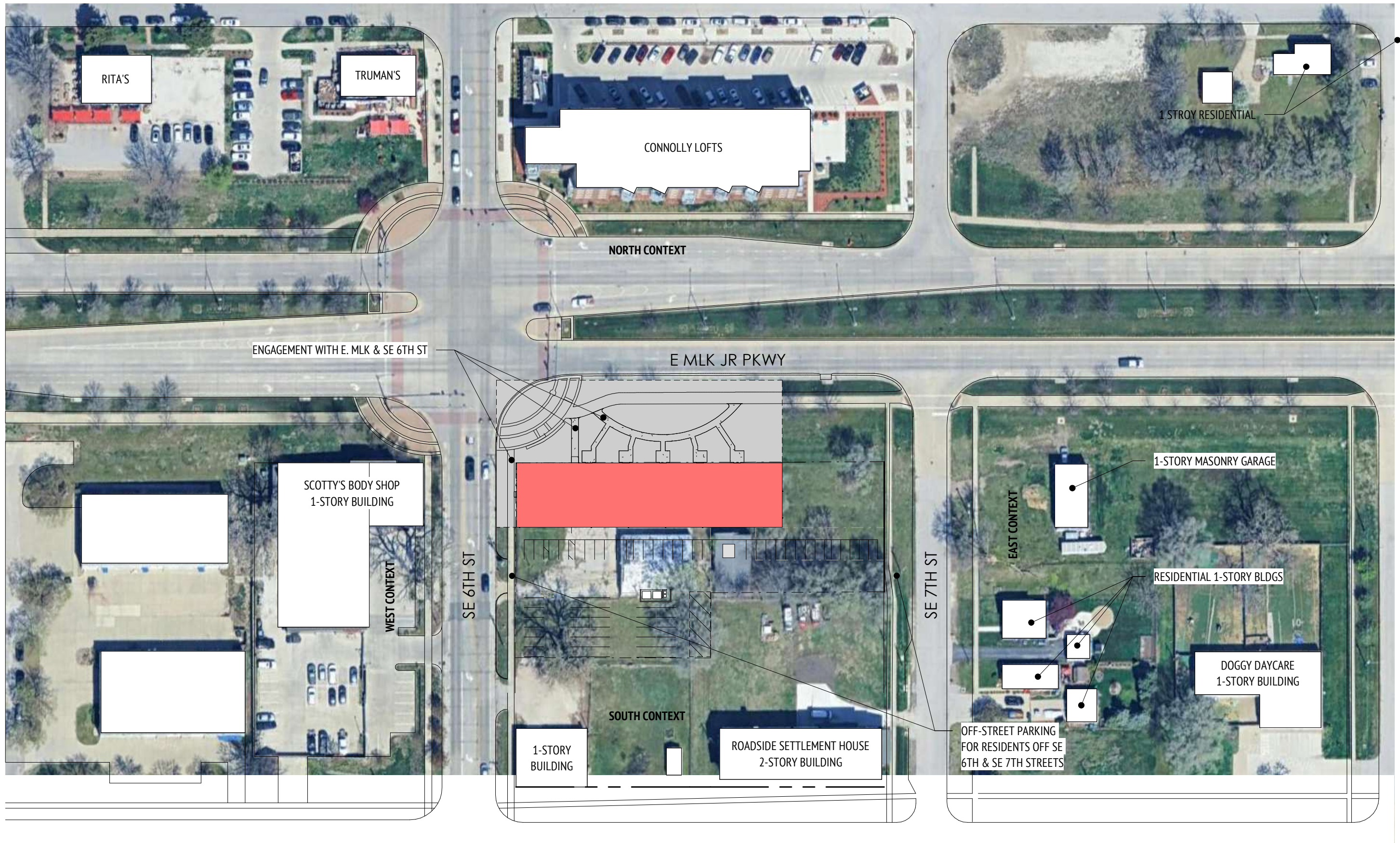
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NARRATIVE



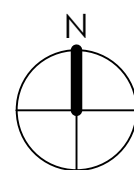


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SITE CONTEXT





RITA'S CANTINA



CONNOLLY LOFTS



TRUMANS

FOUNDRY LOFTS

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NORTH SITE CONTEXT





1-STORY PRIVATE SHOP



2-STORY BRICK BLDG

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SOUTH SITE CONTEXT





EDEN AIR PURIFIERS



SCOTTY'S BODY SHOP

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WEST SITE CONTEXT





RESIDENTIAL BLDGS

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EAST SITE CONTEXT





ROWAT LOFTS



DISTRICT AT 6TH

FOUNDRY LOFTS

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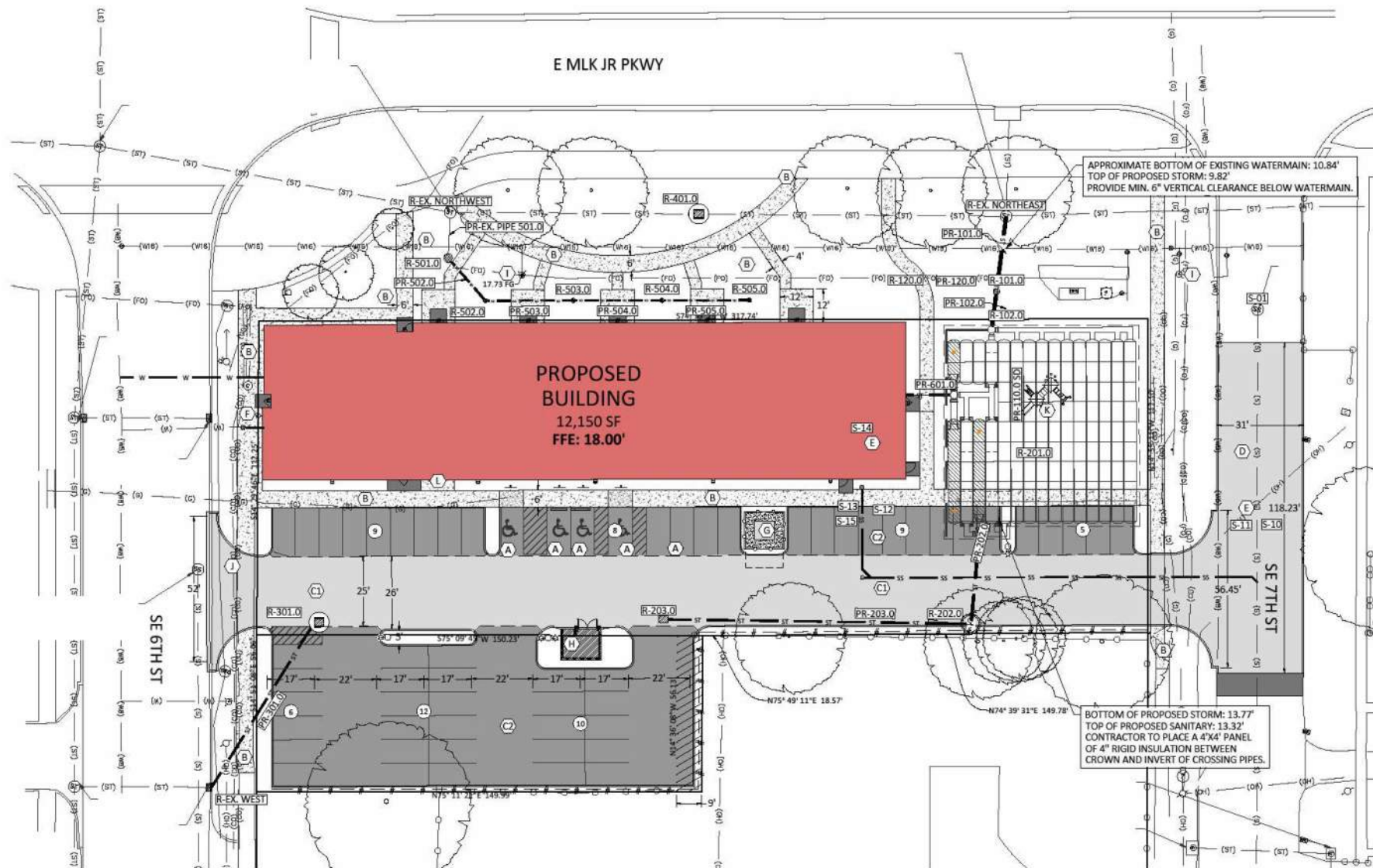
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SITE CONTEXT - RECENT DEVELOPMENT





SITE PLAN KEYNOTES

- (A) PROPOSED ADA STALL. (5) TOTAL, (1) VAN ACCESSIBLE STALL.
- (B) PROPOSED SIDEWALK PCC. REFER TO DETAIL #2, SHEET C6.00. FOR SIDEWALK IN FRONT OF PARKING STALLS REFER TO DETAIL #1, SHEET C6.00.
- (C1) PROPOSED ROADWAY PCC. REFER TO DETAIL #1, SHEET C4.00.
- (C2) PROPOSED LIGHT DUTY ROADWAY PCC. REFER TO DETAIL #2, SHEET C4.00.
- (D) PROPOSED ROADWAY IMPROVEMENTS FOR SE 7TH STREET. REFER TO SHEET C4.10 FOR CONSTRUCTION DETAILS.
- (E) PROPOSED DIP SANITARY SEWER SERVICE CONNECTION POINT. REFER TO SANITARY SEWER STRUCTURE AND PIPE TABLES.
- (F) PROPOSED COPPER WATER SERVICE. CONNECT TO EXISTING CURB STOP. SPLIT OUTSIDE BUILDING INTO DOMESTIC AND FIRE SERVICE.
- (G) PROPOSED ELECTRICAL TRANSFORMER. REFER TO ELECTRICAL PLANS.
- (H) PROPOSED DUMPSTER ENCLOSURE WITH BOLLARDS. REFER TO ARCHITECTURAL PLANS.
- (I) EXISTING FIRE HYDRANT. TO BE RAISED TO MATCH PROPOSED GRADE.
- (J) REMOVE/RELOCATE EXISTING UTILITY POLE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY. FINAL LOCATION TO BE DETERMINED BY UTILITY COMPANY.
- (K) PROPOSED UNDERGROUND STORAGE DETENTION PRACTICE. REFER TO SHEET C2.10 FOR BASIN CONSTRUCTION DETAILS.
- (L) PROPOSED BIKE RACK. SEE DETAIL #7 SHEET C6.00

| STORM SEWER STRUCTURES | | | | |
|------------------------|--|----------|------------------------------------|-----------------|
| STRUCTURE ID | TYPE | RIM / FG | INFLOW PIPE IE | OUTFLOW PIPE IE |
| R-101.0 | 18" SW-513 | 16.51 | 12" IE: 11.21 S 10" IE: 11.38 W | 12" IE: 9.00 N |
| R-102.0 | NORTHEAST BASIN OUTFALL SW-512 18" DIA. 5" DIA. OPENING ELEV: 14.00' | 16.50 | 6" IE: 10.50 S | 12" IE: 11.50 N |
| R-120.0 | 12" DIA. GRATE DRAINAGE BASIN | 17.16 | | 10" IE: 12.10 E |
| R-201.0 | FES | 14.84 | 12" IE: 13.74 S | |
| R-202.0 | SW-501 | 16.35 | 8" IE: 14.03 W | 12" IE: 14.03 N |
| R-203.0 | SW-511 | 16.35 | | 8" IE: 14.58 E |
| R-301.0 | WATER QUALITY HYDRODYNAMIC SEPARATOR (ADS 4' BARACUDA UNIT) | 16.00 | | 12" IE: 13.62 S |
| R-401.0 | SW-401 96" DIA. SW-604 OPEN GRATE CASTING MIN. 24" DIA. | 17.80 | 42" IE: 8.95 W | 42" IE: 8.95 E |
| R-501.0 | 12" DIA. GRATE DRAINAGE BASIN | 17.73 | 8" IE: 14.98 SE | 12" IE: 14.98 N |
| R-502.0 | 12" DIA. GRATE DRAINAGE BASIN | 17.88 | 8" IE: 15.07 E | 8" IE: 15.07 NW |
| R-503.0 | 12" DIA. GRATE DRAINAGE BASIN | 17.83 | 8" IE: 15.23 E | 8" IE: 15.23 W |
| R-504.0 | 12" DIA. GRATE DRAINAGE BASIN | 17.73 | 8" IE: 15.39 E | 8" IE: 15.39 W |
| R-505.0 | 12" DIA. GRATE DRAINAGE BASIN | 17.88 | | 8" IE: 15.55 W |
| R-BLDG CONNECT | CONNECTION | 14.14 | | 10" IE: 13.21 E |
| R-DAYLIGHT | OUTLET | 13.93 | 10" IE: 13.00 W | |
| R-EX. NORTHEAST | EXISTING MANHOLE | 17.23 | 42" IE: 8.53 W 12" IE: 8.60 S | 42" IE: 8.43 E |
| R-EX. NORTHWEST | EXISTING MANHOLE | 17.77 | 12" IE: 13.53 S 42" IE: 9.38 W | |
| R-EX. WEST | EXISTING SW-501 | 15.78 | 12" IE: 13.10 N | |

| SANITARY SEWER STRUCTURES | | | | |
|---------------------------|--------------------------------------|-------|------------------------------------|-----------------|
| STRUCTURE ID | TYPE | RIM | INFLOW PIPE IE | OUTFLOW PIPE IE |
| S-01 | EX MANHOLE | 16.77 | | 12" IE: 12.02 S |
| S-02 | EX MANHOLE | 16.26 | 12" IE: 10.51 N | |
| S-10 | 12X6 WYE | 12.71 | 12" IE: 11.64 N 6" IE: 11.89 NW | 12" IE: 11.64 S |
| S-11 | 45° BEND | 12.45 | 6" IE: 11.90 W | 6" IE: 11.90 SE |
| S-12 | 6X6 WYE | 13.81 | 6" IE: 13.26 NW 6" IE: 13.26 W | 6" IE: 13.26 E |
| S-13 | 45° BEND | 15.25 | 6" IE: 13.30 N | 6" IE: 13.30 SE |
| S-14 | CLEANOUT CONNECT TO BUILDING SERVICE | 15.75 | | 6" IE: 13.56 S |
| S-15 | CLEANOUT | 13.83 | | 6" IE: 13.29 E |

| SANITARY SEWER PIPE TABLE | | | | | | | | |
|---------------------------|--------------|--------------|-----------|-----------|---------------|-------|-----------|----------|
| PIPE ID | STRUCTURE US | STRUCTURE DS | INVERT US | INVERT DS | LENGTH (FEET) | SLOPE | SIZE (IN) | MATERIAL |
| PS-01 | S-01 | S-10 | 12.02 | 11.64 | 76 | 0.50% | 12 | DIP |
| PS-10 | S-10 | S-02 | 11.64 | 10.51 | 222 | 0.51% | 12 | DIP |
| PS-11 | S-11 | S-10 | 11.90 | 11.89 | 3 | 0.50% | 6 | DIP |
| PS-12 | S-12 | S-11 | 13.26 | 11.90 | 137 | 1.00% | 6 | DIP |
| PS-13 | S-13 | S-12 | 13.30 | 13.26 | 5 | 1.00% | 6 | DIP |
| PS-14 | S-14 | S-13 | 13.56 | 13.30 | 26 | 1.00% | 6 | DIP |
| PS-15 | S-15 | S-12 | 13.29 | 13.26 | 4 | 1.00% | 6 | DIP |

| STORM SEWER PIPE TABLE | | | | | | | | |
|------------------------|----------------|-----------------|-----------|-----------|---------------|-------|-----------|------------|
| PIPE ID | STRUCTURE US | STRUCTURE DS | INVERT US | INVERT DS | LENGTH (FEET) | SLOPE | SIZE (IN) | MATERIAL |
| PR-101.0 | R-101.0 | R-EX. NORTHEAST | 9.00 | 8.60 | 27 | 1.50% | 12 | RCP |
| PR-102.0 | R-102.0 | R-101.0 | 11.50 | 11.21 | 13 | 2.28% | 12 | RCP |
| PR-110.0 SD | | R-102.0 | 10.50 | 10.50 | 49 | 0.00% | 6 | PERF. HDPE |
| PR-120.0 | R-120.0 | R-101.0 | 12.10 | 11.38 | 37 | 2.00% | 10 | RCP |
| PR-202.0 | R-202.0 | R-201.0 | 14.03 | 13.74 | 59 | 0.50% | 12 | RCP |
| PR-203.0 | R-203.0 | R-202.0 | 14.58 | 14.03 | 112 | 0.50% | 8 | RCP |
| PR-301.0 | R-301.0 | R-EX. WEST | 13.62 | 13.10 | 70 | 0.75% | 12 | RCP |
| PR-502.0 | R-502.0 | R-501.0 | 15.07 | 14.98 | 21 | 0.47% | 8 | HDPE |
| PR-503.0 | R-503.0 | R-502.0 | 15.23 | 15.07 | 32 | 0.50% | 8 | HDPE |
| PR-504.0 | R-504.0 | R-503.0 | 15.39 | 15.23 | 32 | 0.50% | 8 | HDPE |
| PR-505.0 | R-505.0 | R-504.0 | 15.55 | 15.39 | 32 | 0.50% | 8 | HDPE |
| PR-601.0 | R-BLDG CONNECT | R-DAYLIGHT | 13.21 | 13.00 | 22 | 1.00% | 10 | HDPE |
| PR-EX. PIPE 501.0 | R-501.0 | R-EX. NORTHWEST | 14.98 | 13.53 | 17 | 8.87% | 12 | RCP |


 ARCHITECTS SCHIPER KASNER
 3716 Ipcerrell Ave., Ste. A, Des Moines, IA 50312
 515.277.6707
 office: www.askstudio.com

FOUNDRY LOFTS
 CHRISTENSEN DEVELOPMENT + GRATUS DEVELOPMENT
 519 SE 6TH STREET, DES MOINES, IA 50309

PROJECT ISSUE DATE: 12.10.2025
 REVISIONS:
C2.00
 PROJECT 25015

ARCHITECTS SCHIPER KASNER
 ARCHITECTURE INTERIORS
 CIVIL SITE AND UTILITY PLAN
 BID PLANS 12.10.2025

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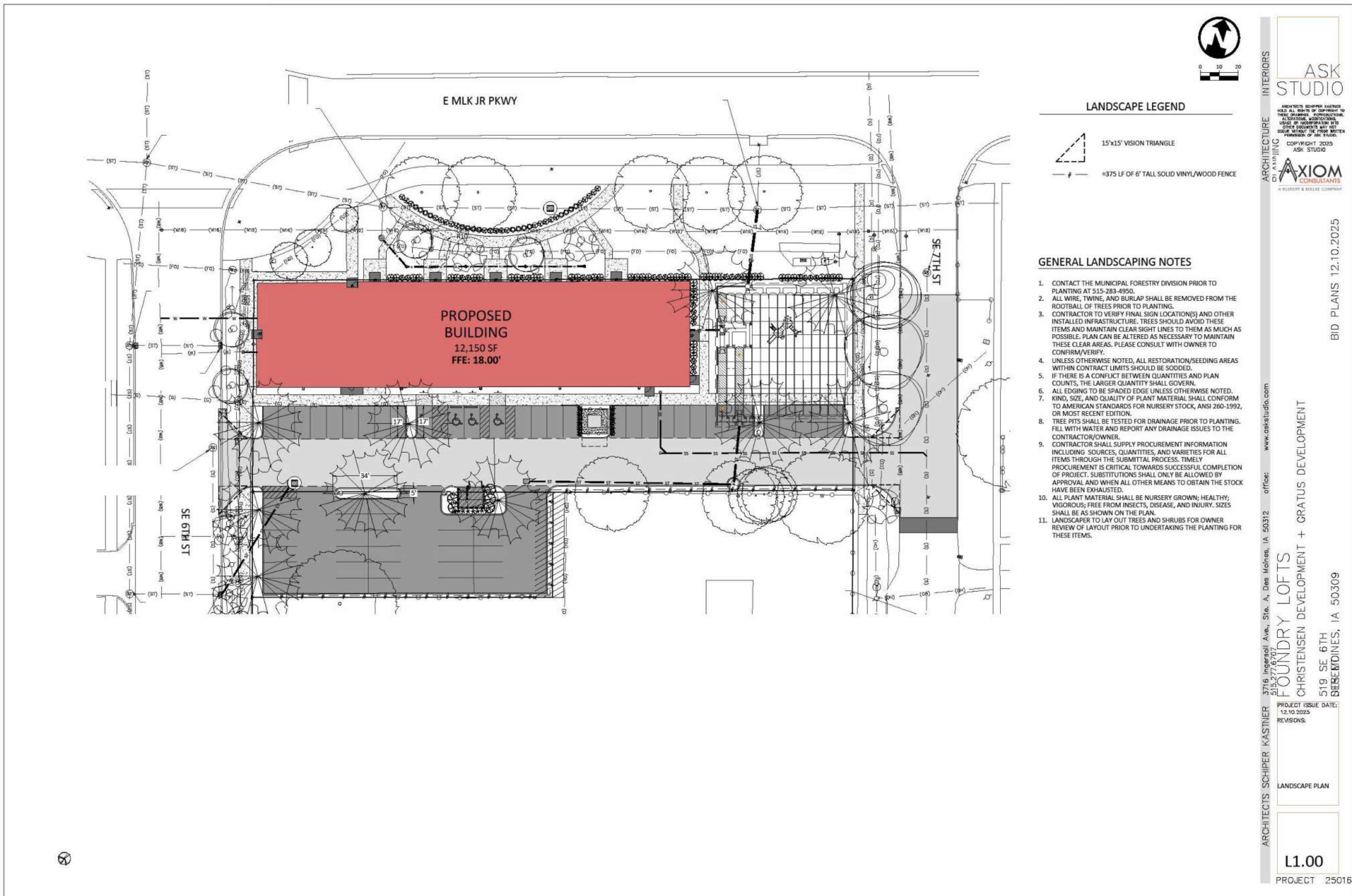
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CIVIL SITE AND UTILITY PLAN





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515.277.6707
office: www.askstudio.com

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LANDSCAPE PLAN

L1.00

PROJECT 25016

BID PLANS 12.10.2025

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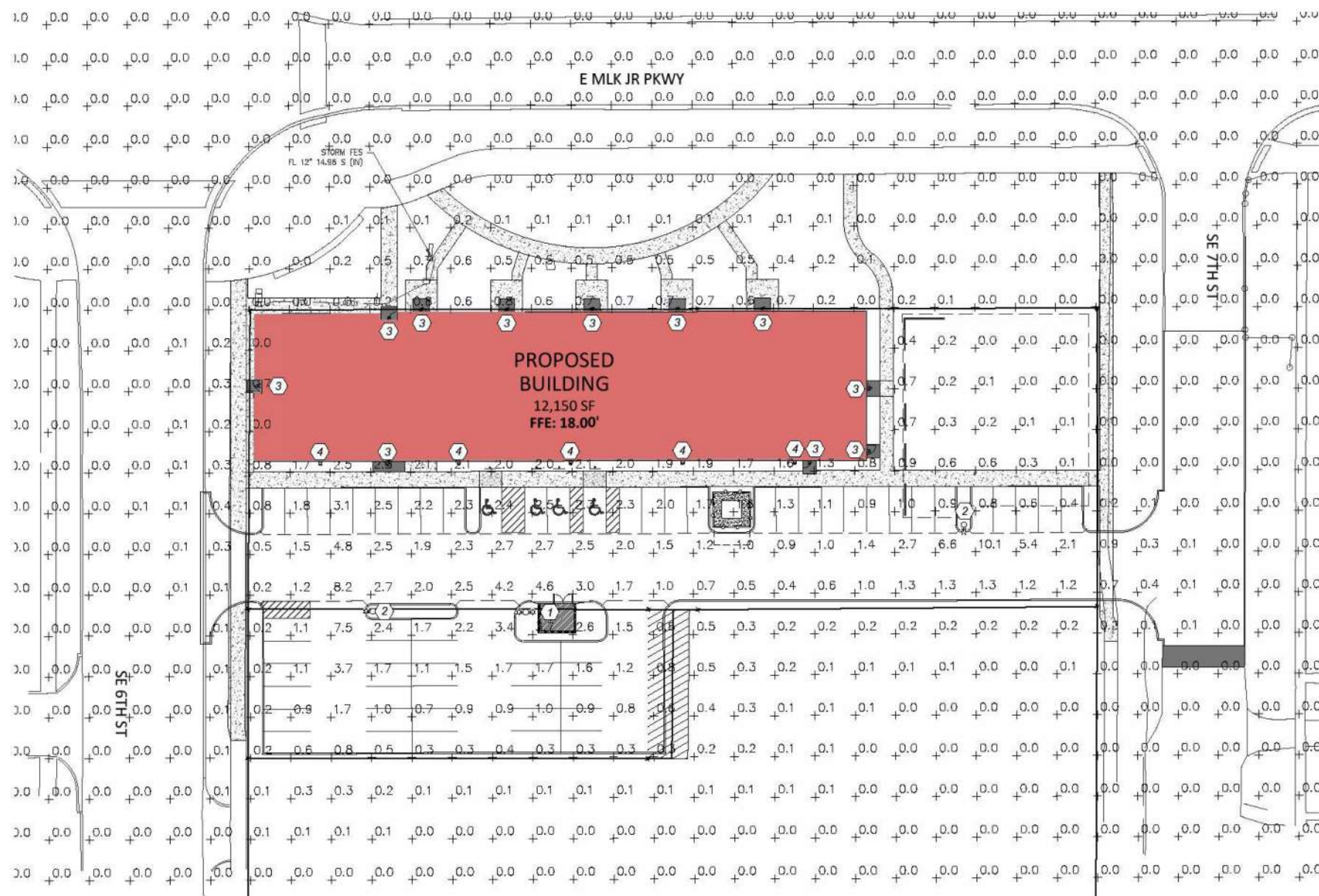
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LANDSCAPE PLAN





GENERAL NOTES

1. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEC 2017 AND ALL APPLICABLE LOCAL CODES.
2. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
3. ELECTRICAL CONTRACTOR TO VERIFY AVAILABLE VOLTAGE PRIOR TO ORDERING MATERIAL.
4. CONTROLS ARE NOT PROVIDED AS PART OF THIS WORK. COORDINATE EXTERIOR LIGHTING CONTROLS WITH ENGINEER/CONTRACTOR FOR BUILDING.
5. INSTALL CONDUIT AND CONDUCTORS TO EACH FIXTURE, TYPE AND SIZE DEPENDS ON AVAILABLE VOLTAGE. CONFIRM AVAILABLE VOLTAGE WITH ENGINEER/CONTRACTOR FOR BUILDING.
6. FIXTURES TO BE PROVIDED WITH INTEGRAL SENSOR TO DIM LIGHTS DOWN TO 30% AT DUSK. FIXTURES SHALL RETURN TO FULL BRIGHTNESS UPON MOTION DETECTED BY SENSOR.

LIGHTING PLAN KEYNOTES:

- ① F1: AREA LUMINAIRE - TWIN 180"
MANUFACTURER: LITHONIA
MODEL #: DSXO LED P4 40K 70CRI TFTM MVOLT SPA PIR
MOUNTING: 17'-6" SQUARE POLE & 2'-6" BASE
LUMENS: 21,828
WATTAGE: 186W
- ② F2: AREA LUMINAIRE
MANUFACTURER: LITHONIA
MODEL #: DSXO LED P4 40K 70CRI T1S MVOLT SPA PIR HS
MOUNTING: 17'-6" SQUARE POLE & 2'-6" BASE
LUMENS: 11,396
WATTAGE: 93W
- ③ F3: WALLPACK
MANUFACTURER: LITHONIA
MODEL #: WDGE1 LED P1 40K 80CRI VF MVOLT SRM PE
MOUNTING: 10'
LUMENS: 1,226
WATTAGE: 10W
- ④ F4: WALLPACK
MANUFACTURER: LITHONIA
MODEL #: DSXW1 LED P4 70CRI 40K T3LG MVOLT SRM PE
MOUNTING: 24'
LUMENS: 3,880
WATTAGE: 29W

| TOTAL OUTDOOR LIGHT OUTPUT | | | |
|----------------------------|----------|--------|--------------|
| TAG | QUANTITY | LUMENS | TOTAL LUMENS |
| F-1 | 1 | 21,828 | 21,828 |
| F-2 | 2 | 11,396 | 22,792 |
| F-3 | 11 | 1,226 | 13,486 |
| F-4 | 5 | 4,114 | 20,570 |
| | TOTAL | | 78,676 |

NET SITE ACREAGE: 0.76 AC (33,244 SF)
LUMENS PER ACRE: 103,521 LM/AC

AVERAGE: 1.2 FC
MAXIMUM: 10.5 FC
MINIMUM: 0.0 FC

ARCHITECTURE INTERIORS PLANNING
 ARCHITECTS SCHUPP KASTNER
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 PROJECT 25016
 E1.00
 SITE PHOTOMETRIC PLAN
 PROJECT ISSUE DATE: 12.10.2025
 REVISIONS:

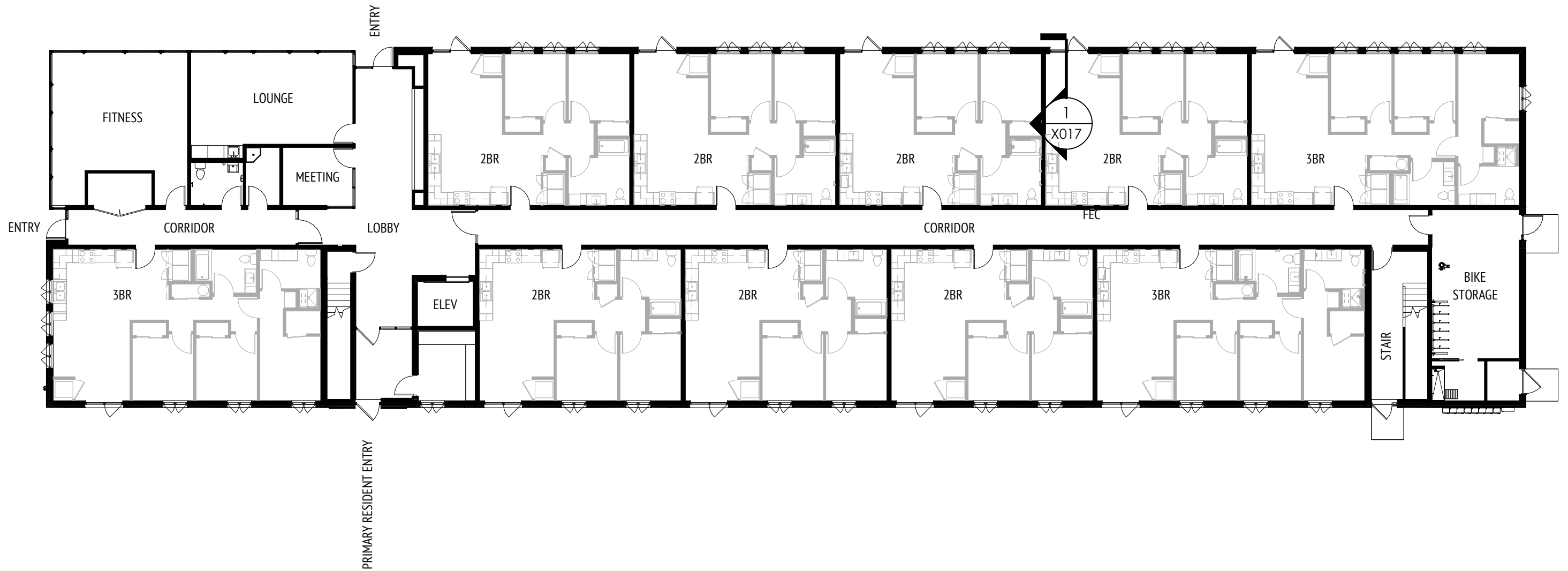
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SITE PHOTOMETRIC PLAN



CHRISTENSEN
DEVELOPMENT





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GROUND FLOOR PLAN





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2ND FLOOR PLAN





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3RD FLOOR PLAN





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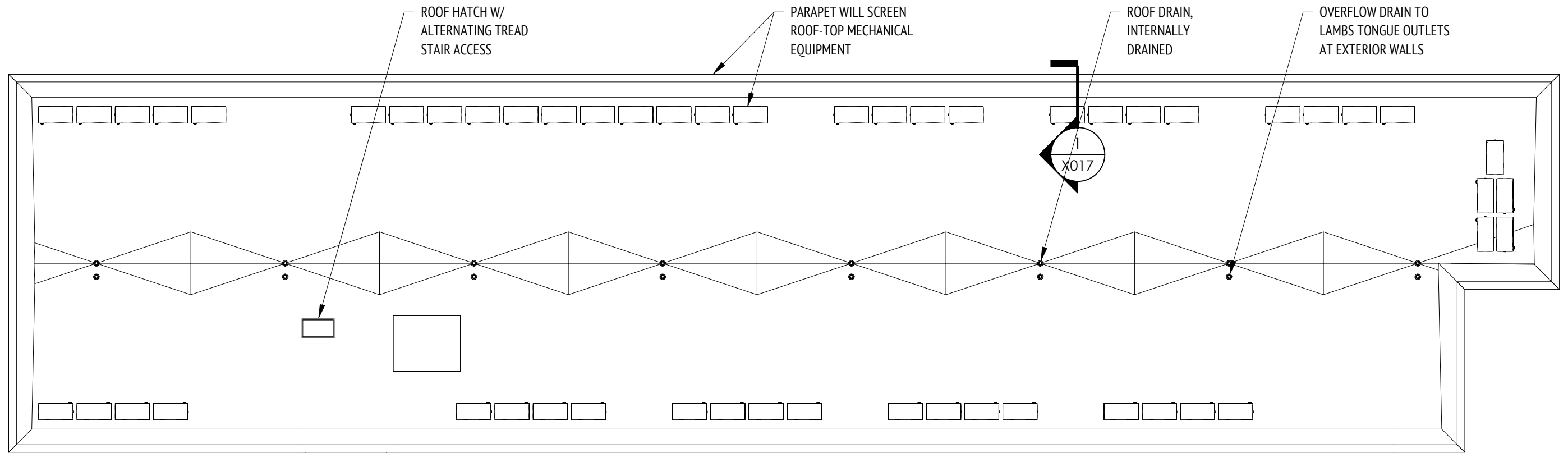
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4TH FLOOR PLAN





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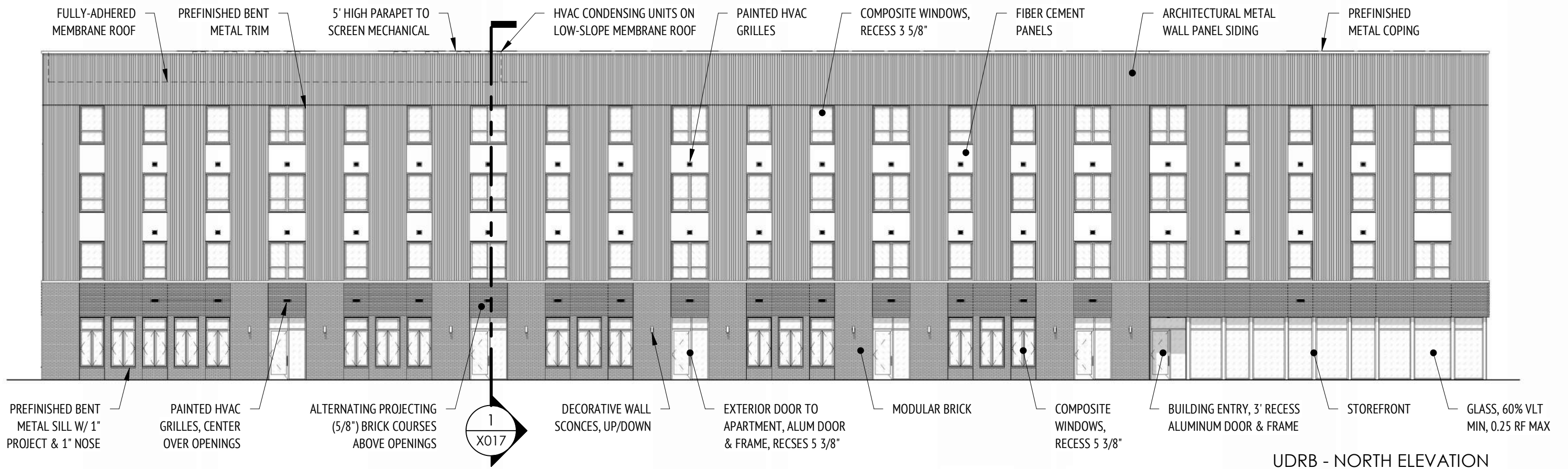
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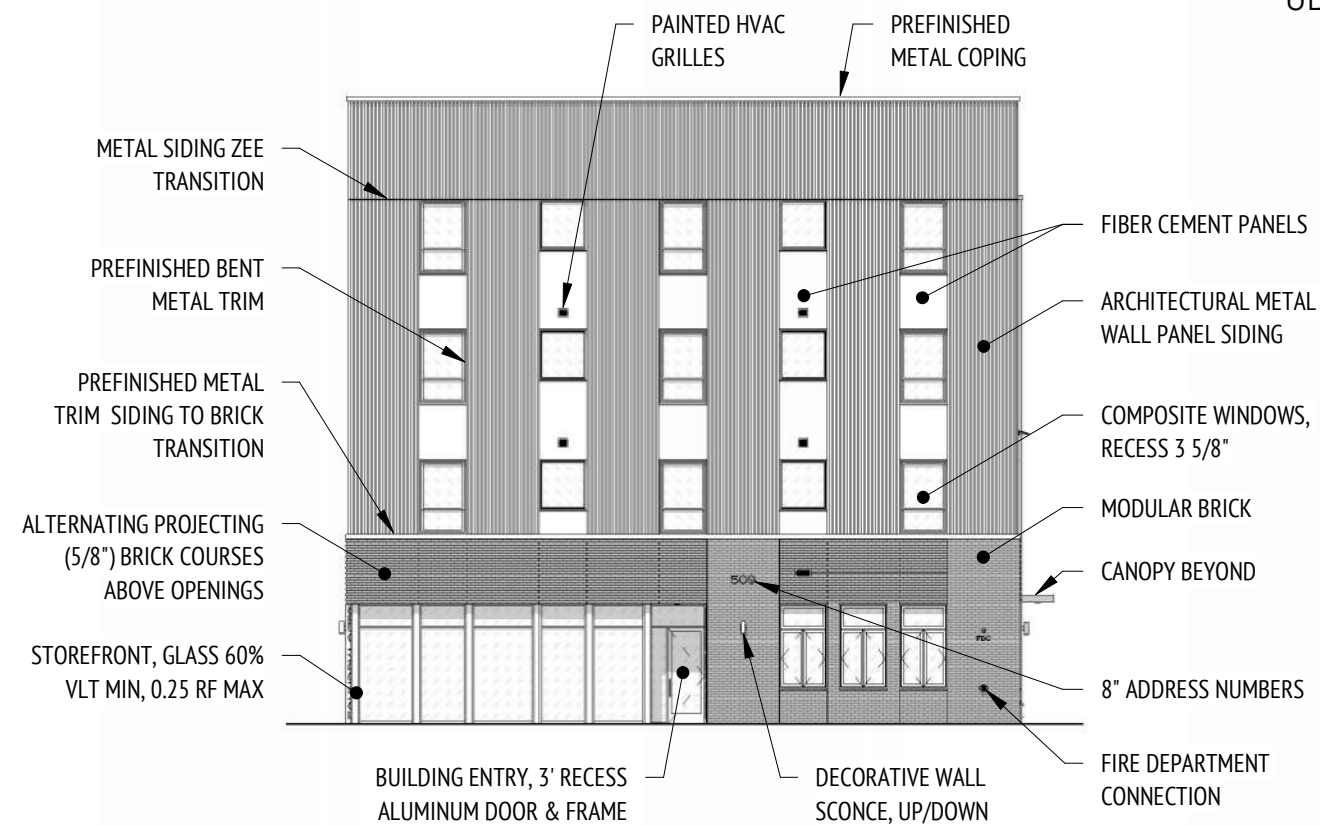
ROOF PLAN



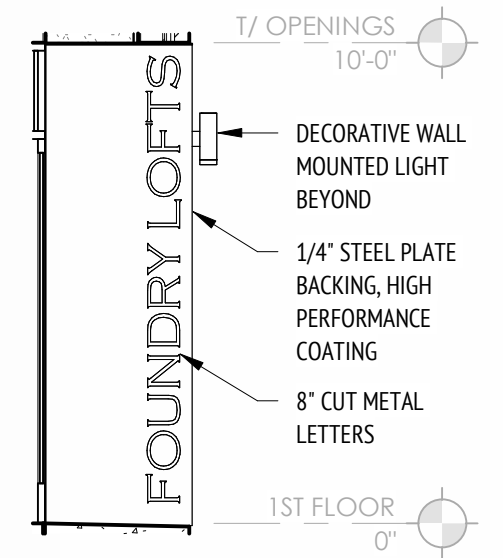


UDRB - NORTH ELEVATION

| TRANSPARENCY ANALYSIS | | | | | |
|---|-------------|------------------|-----------------------|-------|-------------|
| FAÇADE | MATERIAL | OPAQUE WALL AREA | TRANSPARENT WALL AREA | & | NOTES |
| West - Facing SE 6th Ave, Primary Façade | | | | | |
| Upper Stories | Opaque | 505 | | | |
| Upper Stories | Transparent | | 98 | 16.2% | 18% Minimum |
| 1st Floor, 2-10 | Opaque | 131 | | | |
| 1st Floor, 2-10 | Transparent | | 313 | 70.4% | 70% Minimum |
| North - Facing MLK, Primary Façade | | | | | |
| Upper Stories | Opaque | 1,930 | | | |
| Upper Stories | Transparent | | 557 | 22.4% | 18% Minimum |
| 1st Floor, 2-10 | Opaque | 674 | | | |
| 1st Floor, 2-10 | Transparent | | 1162 | 63.3% | 70% Minimum |
| South - Facing Parking, Primary Entry | | | | | |
| 1st Floor, 2-10 | Opaque | 1,314 | | | |
| 1st Floor, 2-10 | Transparent | | 557 | 29.8% | 40% Minimum |



UDRB - WEST ELEVATION



WEST ENTRY SIGNAGE
NORTH ENTRY SIGNAGE OPPOSITE

FOUNDRY LOFTS

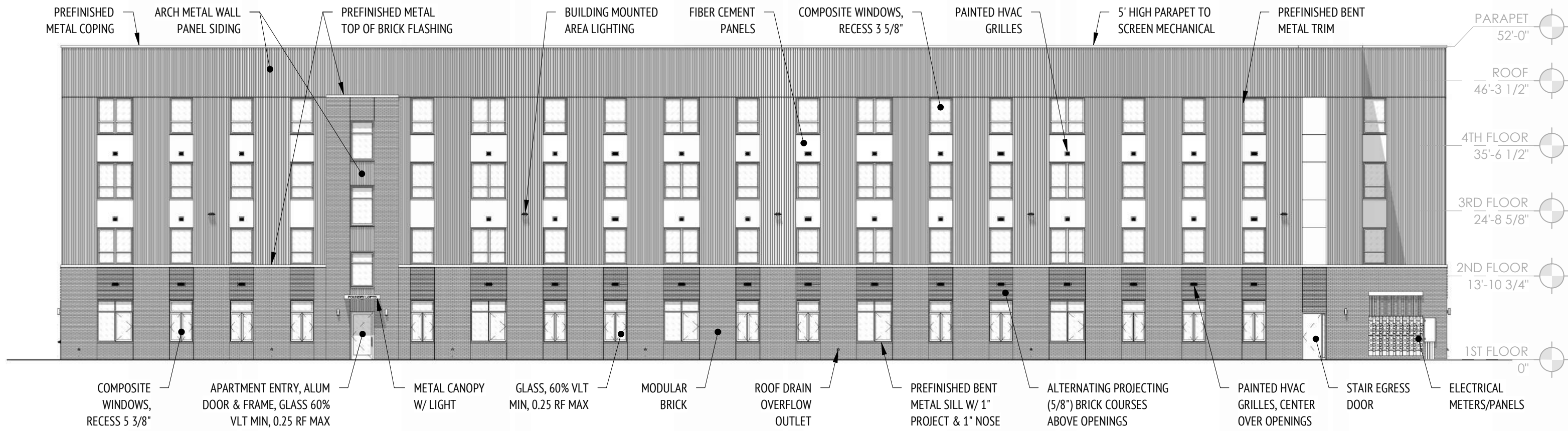
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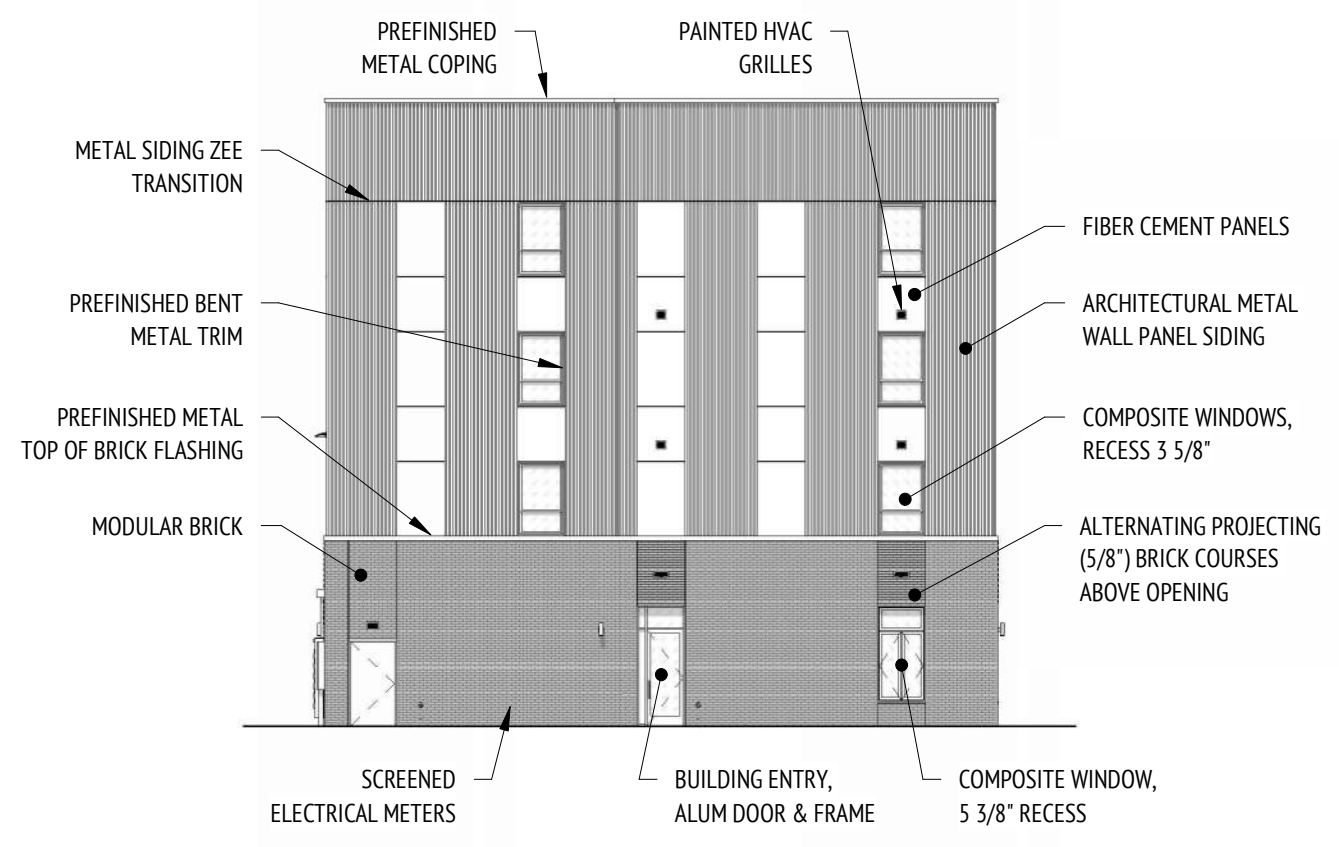
PRIMARY FACADES (NORTH & WEST)



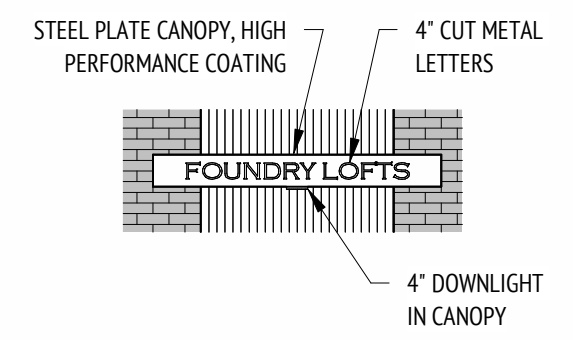


UDRB - SOUTH ELEVATION

| EXTERIOR MATERAIL ANALYSIS | | | | |
|---|---------------------------|--------------|---------------|-----------------------------|
| FAÇADE | MATERIAL | WALL AREA | % | NOTES |
| West - Facing SE 6th Ave, Primary Façade | | | | |
| Minor Material | Architectural Metal Panel | 1,450 | 58.4% | 60% MAX per Table 135-4.2-2 |
| Minor Material | Fiber Cement Panel | 231 | 9.3% | 40% MAX per Table 135-4.2-2 |
| Major Material | Storefront | 295 | 11.9% | |
| Major Material | Brick | 509 | 20.5% | 60% MIN, per 135-4.2 |
| | Total | 2,486 | 100.0% | |
| North - Facing MLK, Primary Façade | | | | |
| Minor Material | Architectural Metal Panel | 5,549 | 58.1% | 60% MAX per Table 135-4.2-2 |
| Minor Material | Fiber Cement Panel | 896 | 9.4% | 40% MAX per Table 135-4.2-2 |
| Major Material | Storefront | 835 | 8.7% | |
| Major Material | Brick | 2,269 | 23.8% | 60% MIN, per 135-4.2 |
| | Total | 9,549 | 100.0% | |
| East - Facing SE 7th Ave, Secondary Façade | | | | |
| Minor Material | Architectural Metal Panel | 1,450 | 54.0% | 60% MAX per Table 135-4.2-2 |
| Minor Material | Fiber Cement Panel | 408 | 15.2% | 40% MAX per Table 135-4.2-2 |
| Major Material | Storefront | 33 | 1.2% | |
| Major Material | Brick | 793 | 29.5% | |
| | Total | 2,684 | 100.0% | |
| South - Facing Parking, Secondary Façade | | | | |
| Minor Material | Architectural Metal Panel | 5,481 | 56.3% | 60% MAX per Table 135-4.2-2 |
| Minor Material | Fiber Cement Panel | 898 | 9.2% | 40% MAX per Table 135-4.2-2 |
| Major Material | Storefront | 33 | 0.3% | |
| Major Material | Brick | 3,320 | 34.1% | |
| | Total | 9,733 | 100.0% | |



UDRB - EAST ELEVATION



SOUTH ENTRY SIGNAGE

FOUNDRY LOFTS

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DES MOINES, IA 50309

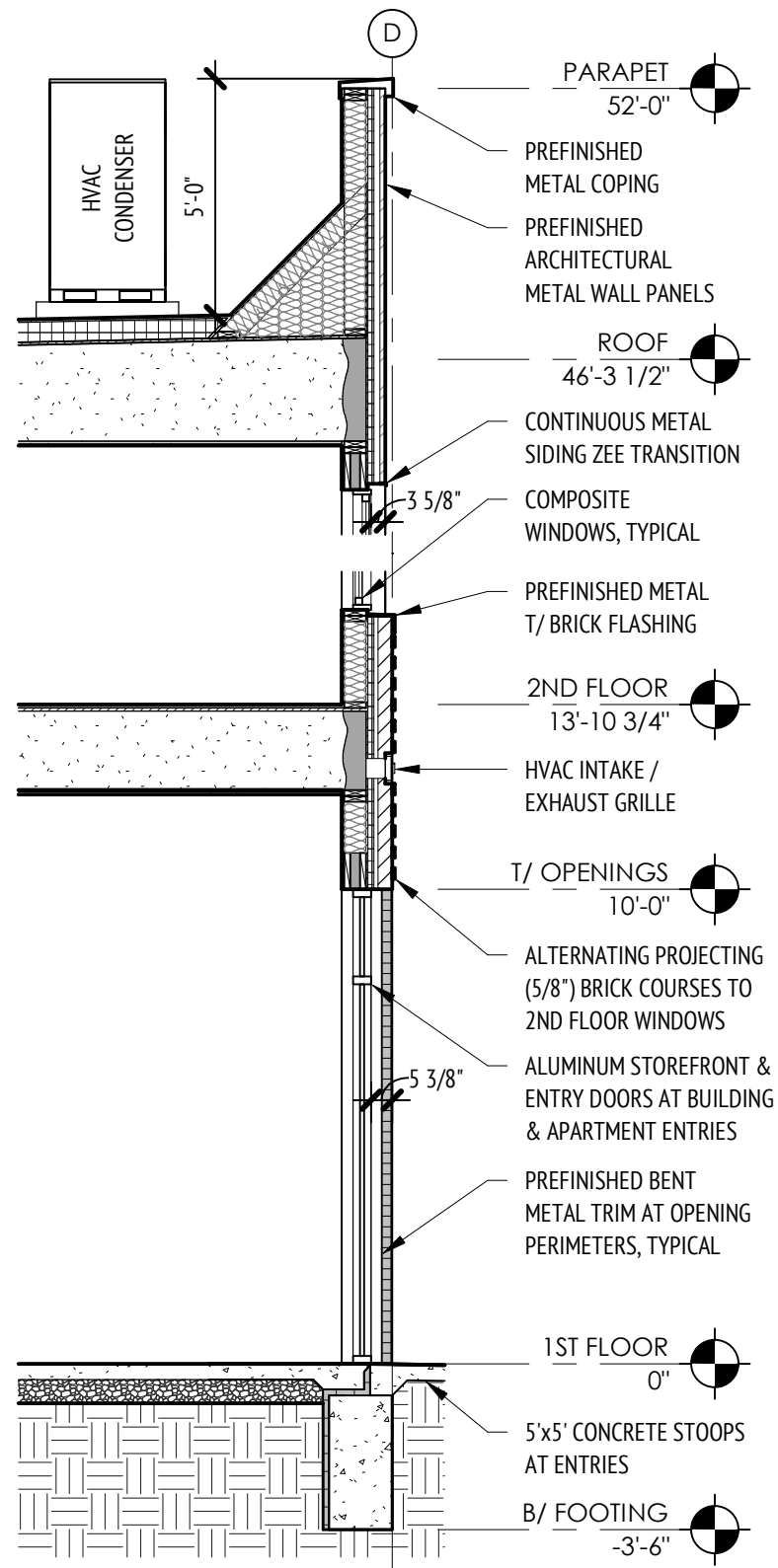
1.21.2026

SECONDARY FACADES (SOUTH & EAST)

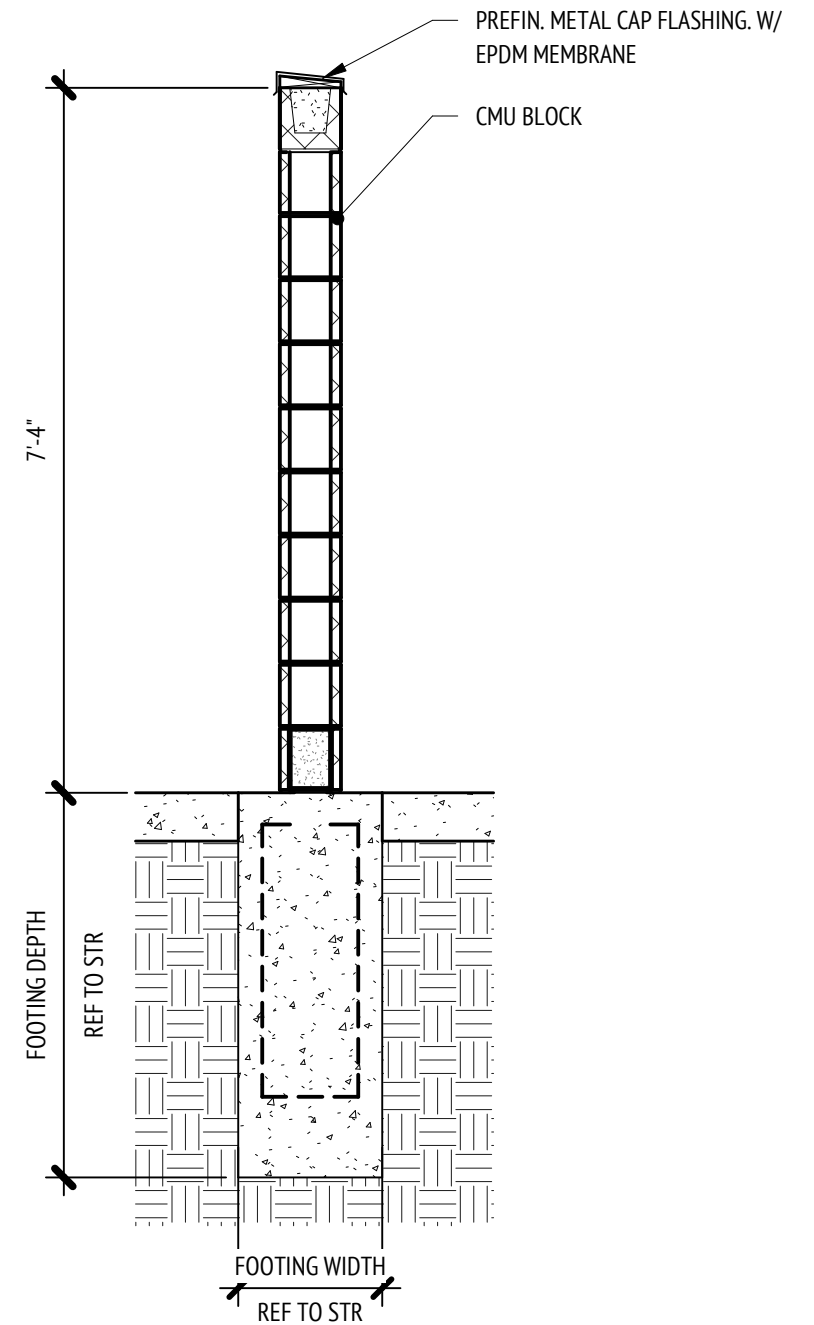


CHRISTENSEN
DEVELOPMENT





WALL SECTION AT OPENINGS



WALL SECT - REFUSE ENCLOSURE

FOUNDRY LOFTS

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 DES MOINES, IA 50309

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SCREENING DETAILS





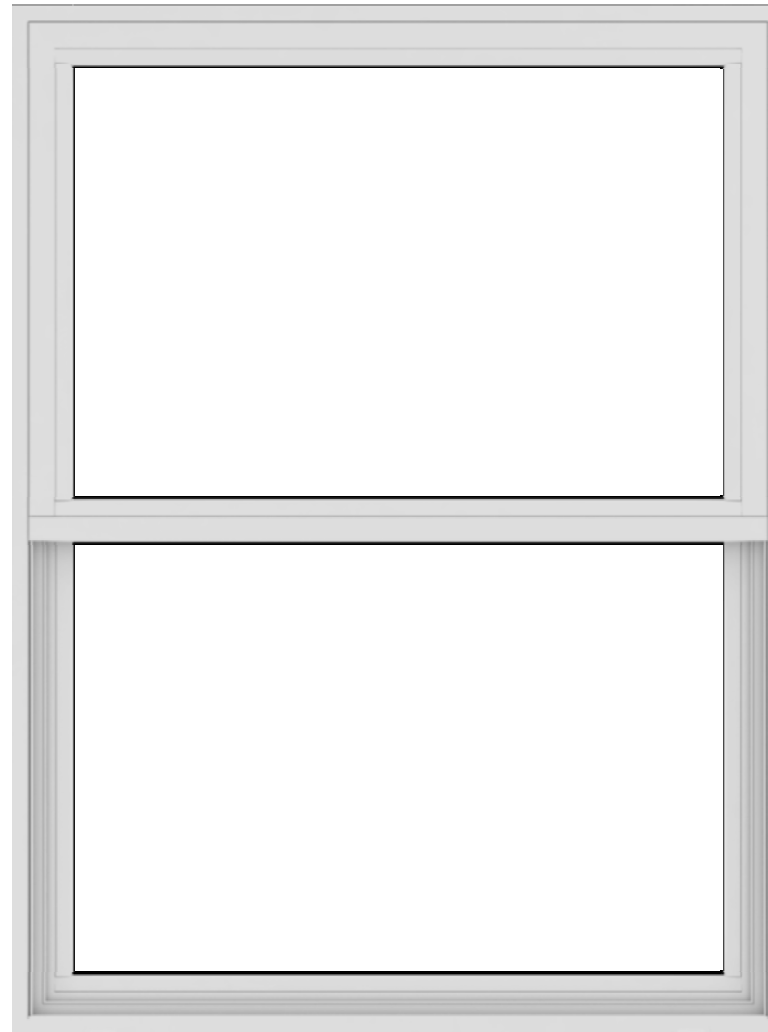
FIBER CEMENT PANELS

JAMESHARDIE HARDIE PANEL
TEXTURE: STUCCO
COLOR: SILVER BIRCH



BRICK

GLEN-GERY KLAYCOAT
COLOR: URBAN GREY



COMPOSITE WINDOW

ANDERSEN WINDOWS 100 SERIES
COLOR: WHITE

STOREFRONT WINDOWS & DOORS, SIM

KAWNEER TRIFAB VERSAGLAZE 451T
W/ 500T ENTRANCE DOORS
COLOR: BONE WHITE

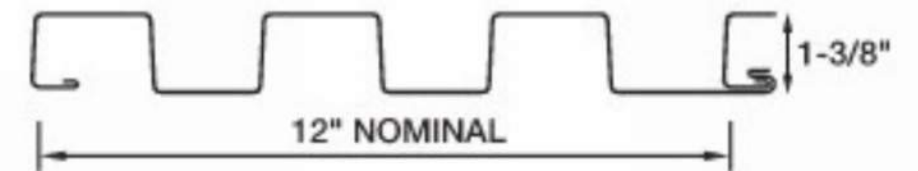


ARCHITECTURAL METAL PANEL PANELS
w/ CONCEALED FASTENERS

PAC-CLAD PRECISION SERIES, BOX RIB 1
MATERIAL: 0.032 ALUMINUM
COLOR: BONE WHITE

METAL COPING & T/BRICK FLASHING

METAL-ERA CREATIVE BOLD FACE COPING
METAL-ERA T/BRICK FLASHING
COLOR: BONE WHITE



EXTERIOR MATERIALS



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Hardie® Panel vertical siding

Submittal Form

02

Submitted to:
Project Name:
Submitted by:
Date:

HZ5® Product Zone HZ10® Product Zone

Product Width: 4x8ft 4x9ft 4x10ft 16inx12ft

Product Finish: Primed ColorPlus® Technology

Product Texture: Smooth Select Cedarmill® Sierra 8 Stucco

Hardie® Panel vertical siding

Specification Sheet

02

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PANEL VERTICAL SIDING

Manufacturer
James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to the ESR-1844.

Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement panels are used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description

Hardie® Panel vertical siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Panel vertical siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

| Product | Width (inches) | Length (feet) | Thickness (inches) |
|-------------------------------|----------------|---------------|--------------------|
| Hardie® Panel vertical siding | 48 | 8, 9', 10 | 5/16 |

* Size not available in ColorPlus® Technology, primed only.
Weight: 2.40 lbs. per square foot

Texture & Finish

Hardie® Panel vertical siding comes in a variety of textures and finishes. The product is available in smooth, wood grain, Sierra 8, or stucco. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Panel vertical siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



BOX RIB 1

PRECISION SERIES WALL PANELS

MATERIALS

- .032 aluminum 24 gauge steel
- .040 aluminum 22 gauge steel
- .050 aluminum

SPECS

12" Wide 1-3/8" High

Note: Minimum panel length is 4'



AVAILABLE WITH OR WITHOUT CLIP



PRODUCT FEATURES

- No-clip panel, or clip installation for expansion/contraction
- Panel depth 1-3/8" nominal
- Panel width of 12" nominal
- Cost-effective installation
- Horizontal or vertical orientation
- Panel length: 30' maximum for steel

- Panel length: 22' maximum for aluminum on the thru-fastened leg (no clip), longer lengths available on clip panels.

MATERIALS

- 48 stocked colors (24 gauge steel)
- 17 stocked colors (22 gauge steel)
- 34 stocked colors (.032 aluminum)

- 22 stocked colors (.040 aluminum)
- 29 stocked colors (.050 aluminum)
- Galvalume Plus available

TESTS

- ASTM E 283
- ASTM E 331
- ASTM E 330
- ASTM E 1592

Note: Line drawings may not be to scale.



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FOUNDRY LOFTS

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SIDING PRODUCT DATA SHEETS





FOUNDRY LOFTS

CHAD RASMUSSEN, VP OF DEVELOPMENT

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509 SE 6TH STREET
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EXTERIOR RENDERING - VIEW FROM NW





FOUNDRY LOFTS

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EXTERIOR RENDERING - VIEW FROM SW





FOUNDRY LOFTS

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UDRB FINAL APPLICATION

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EXTERIOR RENDERING - VIEW FROM SE





FOUNDRY LOFTS

CHAD RASMUSSEN, VP OF DEVELOPMENT

UDRB FINAL APPLICATION

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DES MOINES, IA 50309

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EXTERIOR RENDERING - VIEW FROM NE

