PROJECT GOAL
A new development, located at 2175 California Street is designed to create a warm, inviting, and healthy atmosphere for its residents and visitors. Of primary importance is its sustainability goals utilizing Well Building design features and Enterprise Green Communities requirements throughout. The building is organized programatically with the lower floors accommodating the Stout Street Recuperative Care Facility, a 75 bed assisted living facility and 98 affordable/supportive housing apartments on the upper levels 4 through 9.

Primary adjacent buildings that relate to its site context include: the Stout Street Health Center to the west, the Mercury Cafe on the corner of 22nd St, and a variety of new apartment towers located on both California and Welton Streets one block east of this site. In addition, this project has great proximity to the Welton Street light rail station and multiple bus lines. Thus, generating a high walkability score.

2175’s site & massing goals include placemaking at multiple levels on a constrained 150 ft x 123 ft site as follows: 1) Framing the street with transparent uses at street level with a main entry lobby setback-expanding the sidewalk plaza area. 2) Building community through urban housing with amenities overlooking California Street such as: Level 2 and 3 community conference rooms and 2175 4th level roof terrace & garden. 3) A building that contributes to the long term viability of the Arapahoe Square neighborhood by promoting healthy outcomes to its residents & staff promoting a place to grow and celebrate life.

PROJECT DESIGN INTENT
Our team envisions a reweaving of the urban fabric diverse in scale and visual expression for this mixed use infill MID-block solution. A simple, yet elegant building that is expressive of its programmatic intentions as follows:

• Activating the street with transparent uses: including the buildings main entry lobby, it’s open plan office areas and future supporting uses, all within 10’ of the build to zone lot frontage along California Street

• A massing parti that creates an exceptionally human environment including an outdoor garden terrace that moderates a scale change between the adjacent corner building combined with the required upper story setback. With the creation of the terrace, the project achieves open space overlooking the city-connected to lounge & recreation amenities.

• The buildings context sensitive massing can easily be described with its intention to unify materials from its podium base extending up the facade to the parapet / crown at the roof level.

• In order to promote facade designs that relate to adjacent smaller scale buildings and a 5 story upper setback - 2175 California has provided a 45’ high 3-story facade transition - expressing the recuperative care/assisted living floors on levels 2&3 and thereby relating to adjacent smaller scale buildings to the north.
SITE CONTEXT AND URBAN ANALYSIS

The project site is located within the Arapahoe Square Neighborhood. Proximity to employment, added services and transit have turned the Arapahoe Square into a rapidly evolving neighborhood with several new private sector developments of office and residential uses occurring in all directions.

NEIGHBORHOOD CONTEXT

Arapahoe Square contains high density, residential and commercial buildings and is currently undergoing major development. This neighborhood (and the project itself) occupies the intersection between several rapidly evolving but distinct Denver neighborhoods including: Curtis Park, LoDo, RiNo/Five Points, North Capital Hill, and the CBD. Arapahoe Square’s traditional low-rise commercial development is being supplemented with new buildings - mid-rise and mixed-use. The Downtown retail core is the densest and the tallest adjacent neighborhood, containing both high-rise commercial and residential development, but also a retail and cultural center for the center. RiNo is another densely populated residential neighborhoods in Denver with a number of new mid-rise and high-rise mixed use buildings.

TRANSIT

‘L’ Line with (2) two transit stops nearby
LANDSCAPE / STREETSCAPE DETAILS - MATERIALS

1" = 20'-0"
BUILDING SECTIONS
(FUTURE SIGNAGE @ CANOPY)
LEVEL 2 ASSISTED LIVING FLOOR PLAN
SCALE: 1/32"=1'-0"
(15,200 SF)

LEVEL 3 ASSISTED LIVING FLOOR PLAN
SCALE: 1/32"=1'-0"
(15,200 SF)

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>STUDIO/ SUITE</th>
<th>1 BR/ 1 BA</th>
<th>2 BED/ 1 BA</th>
<th>TOTAL UNITS</th>
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<tr>
<td>LEVEL 2</td>
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<tr>
<td>LEVEL 3</td>
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<td>13</td>
<td>14</td>
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DETAILED BUILDING FLOOR PLANS
(PROGRAM AND USES)
### LEVEL 4 APARTMENT + COMMUNITIES FLOOR PLAN

**Scale:** 1/32" = 1'-0"  
**(11,800 SF)**

<table>
<thead>
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<th>1 BR UNITS</th>
<th>TOTAL UNITS</th>
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<td>LEVEL 5</td>
<td>3</td>
<td>14</td>
<td>17</td>
</tr>
<tr>
<td>LEVEL 6</td>
<td>3</td>
<td>14</td>
<td>17</td>
</tr>
<tr>
<td>LEVEL 7</td>
<td>3</td>
<td>14</td>
<td>17</td>
</tr>
<tr>
<td>LEVEL 8</td>
<td>3</td>
<td>14</td>
<td>17</td>
</tr>
<tr>
<td>LEVEL 9</td>
<td>3</td>
<td>14</td>
<td>17</td>
</tr>
<tr>
<td>TOTAL</td>
<td>17</td>
<td>81</td>
<td>98</td>
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</tbody>
</table>

### LEVEL 5-9 TYPICAL APARTMENT FLOOR PLAN (ABOVE 70 FT)

**Scale:** 1/32" = 1'-0"  
**(12,250 SF)**

#### Key
1. Lobby  
2. Central Community/Lounge  
3. TV/Reception  
4. Exterior Roof/Top Terrace  
5. One BR Unit  
6. Studio Apt. Unit  
7. Laundry

The detailed building floor plans include:

- Detailed layout of apartment units and community spaces.
- Scale indications for accurate measurement.
- Key to symbols and abbreviations used in the plans.
- Tabulated data for studio and one-bedroom units across different levels.

Additional notes on property lines, setback requirements, and lot dimensions are also highlighted in the diagrams for clarity.
NORTHEAST VIEW @ CALIFORNIA LOOKING WEST
EAST VIEW @ CALIFORNIA LOOKING NORTHWEST

STREET LEVEL 3D RENDERINGS
WITH NEIGHBORHOOD CONTEXT
SOUTHEAST VIEW @ CALIFORNIA LOOKING NORTH
3D AERIAL BIRDS-EYE VIEW RENDERING
Material Palette Keynotes:

1. Punched Fixed & Operable Awning Windows: Anderson Fibrex Composite 100 Series
   - Color: Sandstone
   - Glass: Insulated Low-E Glass/Clear
   - U-Factor: 0.29, VLT: 0.43

2. Aluminum Storefront System
   - 2”x8” Frontset (Tru-Fab 601 UT)
   - Finish: Clear Anodized Aluminum Glass: 1” Insulated Solarban 70
   - 2” x 4” Center Set TriFab Standard

3. Aluminum Curtain Wall System
   - 2-1/2” x 7-1/2” Center Set (1600 Wall System 2)
   - Finish: Clear Anodized Aluminum Glass: 1” Insulated Solarban 60
   - Low-E Clear, U-Factor: 0.52
   - 2-1/2” x 6” Center Set (1600 Wall System 1)

4. Aluminum Vertical Fin Shade
   - 4” Deep Veneer Single Blade Sunshade System
   - Finish/Color: Kynar 500 Champagne

5. Aluminum Horizontal Suspended Sunshade
   - Woven Airlfoil Sunshade System
   - Finish: Clear Anodized Depth: 4FT 6” Deep

6. 4” Modular Face Brick Veneer
   - Color: #1 Endcott Medium Ironspot #48
   - Color: #2 Endcott Desert Ironspot Light
   - Color: #3 Endcott Dark Ironspot

7. Modular CMU Masonry
   - Color: #1 Painted to Match Brick (Medium Ironspot)
   - Color: #2 Painted to Match Metal Panel (Granite)

8. Vertical Flush Face Metal Wall Panels
   - 8” - Middle 6” Reveal, 22 Gauge
   - Finish: Kynar Painted Finish
   - Color: PAC-Clad Granite, Silver Metallic

9. Horizontal Ribbed Face Metal Wall Panels
   - Deck (ARWE Exposed Fastener Panel System Finish: Berridge Smooth Corrugated Curved
   - Color: Painted Kynar 500 Charcoal Grey

10. Exposed Architectural Formed C.I.P. Concrete

Facade Window Transparency Standards:

Upper Story Facades
- Anderson 100 Cardinal Insulated Glass
- U-Factor: 0.29, VLT: 72%, Reflectance: 0.12

Lower Story Facades
- Punched Windows: U-Factor: 0.39, VLT: 62%, Reflectance: 0.12
- Curtain Wall: Solarban 70 U-Factor: 0.29, VLT: 62%, Reflectance: 0.11

Street Level Facades
- Storefront: Solarban 60 Low-E Clear
- U-Factor: 0.29-0.32, VLT: 62%, Reflectance: 0.12
**MATERIAL PALETTE KEYNOTES**

1. **PUNCHED FIXED & OPERABLE AWNING WINDOWS**: ANDERSON FIBREX COMPOSITE 100 SERIES
   - COLOR: SANDSTONE
   - GLASS: INSULATED LOW-E GLASS CLEAR
   - U-FACTOR: 0.29, VLT: 43%

2. **ALUMINUM STOREFRONT SYSTEM**
   - 2"X4" FRONTSET (TIR-FAE 601UT)
   - FINISH: CLEAR ANODIZED ALUMINUM GLASS
   - 1" INSULATED SOLARBAN 70
   - 2" X 4 1/2" CENTER SET TRIPAB STANDARD

3. **ALUMINUM CURTAIN WALL SYSTEM**
   - 2 1/2" X 1 1/2" CENTER SET (1600 WALL SYSTEM 2)
   - FINISH: CLEAR ANODIZED ALUMINUM GLASS
   - 1" INSULATED SOLARBAN 60
   - LDN 0 CLEAR, V-FACTOR 0.29
   - 2 1/2" X 6" CENTER SET (1600 WALL SYSTEM 1)

4. **ALUMINUM VERTICAL FIN SHADE**
   - 4" DEEP VERSOILA SINGLE BLADE SUNSHADE SYSTEM
   - FINISH/COLOR: KYNAR 500 CHAMPAGNE

5. **ALUMINUM HORIZONTAL SUSPENDED SUNSHADE**
   - WAPED ALUMINUM SUNSHADE SYSTEM
   - FINISH: CLEAR ANODIZED DEPTH: 4FT-8" DEEP

6. **4" MODULAR FACE BRICK VENEER**
   - COLOR #1 ENDICOTT MEDIUM IRONSPOT #46
   - COLOR #2 ENDICOTT DESERT IRONSPOT LIGHT
   - COLOR #3 ENDICOTT DARK IRONSPOT

7. **MODULAR CMU MASONRY**
   - COLOR #1 PAINTED TO MATCH BRICK (MEDIUM IRONSPOT)
   - COLOR #2 PAINTED TO MATCH METAL PANEL (GRANITE)

8. **VERTICAL FLUSH FACE METAL WALL PANELS**
   - 8" MIDDLE 6" REVEAL - 22 GAUGE
   - FINISH: KYNAR PAINTED FINISH
   - COLOR: PAC-CLAD GRANITE
   - SILVER METALIC

9. **HORIZONTAL RIBBED FACE METAL WALL PANELS**
   - 5" DECK (RAW) EXPOSED FASTENER PANEL SYSTEM
   - FINISH: BERRIDGE SMOOTH CORRUGATED/CURVED
   - COLOR: PAINTED KYNAR 500 CHARCOAL GREY

10. **EXPOSED ARCHITECTURAL FORMED C.I.P. CONCRETE**

**FACADE WINDOW TRANSPARENCY STANDARDS**

**UPPER STORY FACADES**
- ANDERSON 100 CARDINAL INSULATED GLASS
- U-FACTOR: 0.29, VLT: 72%, REFLECTANCE: 0.11

**LOWER STORY FACADES**
- PUNCHED WINDOWS: V-FACTOR: 0.29, VLT: 72%, RF: 0.11
- CURTAIN WALL: SOLARBAN 70: U-FACTOR: 0.29, VLT: 82%, RF: 0.11

**STREET LEVEL FACADES**
- STOREFRONT: SOLARBAN 60 LOW E CLEAR
- U-FACTOR: 0.29-0.32, VLT: 82%, RF: 0.12
**FACADE WINDOW TRANSPARENCY STANDARDS**

**MATERIAL PALETTE KEYNOTES**

1. **Punched Fixed & Operable Awning Windows**: Anderson Fibrex Composite 100 Series
   - Color: Sandstone
   - Glass: Insulated Low-E Glass Clear
   - U-Factor: 0.29, VLT: 0.43

2. **Aluminum Storefront System**
   - 2"x8" Front Set (Tr-Fab 601 UT)
   - Finish: Clear Anodized Aluminum Glass
   - 1" Insulated Solar Ban 70
   - 2" x 12½" Center Set Trifab Standard

3. **Aluminum Curtain Wall System**
   - 2½" x 7½" Center Set (1600 Wall System 2)
   - Finish: Clear Anodized Aluminum Glass
   - 1" Insulated Solarban 60
   - Clear V-Factor 0.25
   - 2½" x 6½" Center Set (1600 Wall System 1)

4. **Aluminum Vertical Fin Shade**
   - 4" Deep Versailles Single Blade Sunshade System
   - Finish/Color: Kynar 550-Champagne

5. **Aluminum Horizontal Suspended Sunshade**
   - Vented Awning Sunshade System
   - Finish: Clear Anodized
   - Depth: 4'6" Deep

6. **4" Modular Face Brick Veneer**
   - Color: #1 Endicott Medium Ironspot #48
   - Color: #2 Endicott Desert Ironspot Light
   - Color: #3 Endicott Dark Ironspot

7. **Modular CMU Masonry**
   - Color: #1 Painted to Match Brick (Medium Ironspot)
   - Color: #2 Painted to Match Metal Panel (Granite)

8. **Vertical Flush Face Metal Wall Panels**
   - M - Middle 9" Revealed - 22 Gauge
   - Finish: Kynar Painted Finish
   - Color: PAC-CLAD Granite

9. **Horizontal Ribbed Face Metal Wall Panels**
   - S - Deck (Curved) Exposed Fastener Panel System
   - Finish: Berridge Smooth Corrugated Curved Color: Painted Kynar 550 Charcoal Grey

10. **Exposed Architectural Formed C.I.P. Concrete**

**UPPER STORY FACADES**
- **Anderson 100 Cardinal Insulated Glass**
  - U-Factor: 0.29, VLT: 72%, Reflectance: 0.11

**LOWER STORY FACADES**
- **Punched Windows**: U-Factor: 0.29, VLT: 72%, RF: 0.11
- **Curtain Wall Solarban 70**: U-Factor: 0.29, VLT: 62%, RF: 0.11

**STREET LEVEL FACADES**
- **Storefront Solarban 60 Low E Clear**
  - U-Factor: 0.29-0.32, VLT: 62%, RF: 0.12
PHOTOGRAPHIC IMAGES OF EXTERNAL BUILDING MATERIALS
*RE: KEYNOTE LIST ON ELEVATIONS
NORTHWEST VIEW

EXTERIOR BUILDING LIGHTING
CHARACTER AT CALIFORNIA STREET