VIEW LOOKING SOUTH WEST FROM PARK AVE. & STOUT ST.
FACADE DESIGN & ARTICULATION

The building entries are carved inwards and elevated for three stories to communicate their hierarchy as the entry for the primary use, multi-family dwelling. The height is proportionally balanced with the right-of-way and utilizes trees and landscaping to create a comfortable sense of enclosure.

The commercial spaces at the first level are set back to provide enhanced pedestrian activity at the human scale by incorporating pedestrian-oriented design features such as landscaping, building entries, bike parking and lighting.

The Southwest tower’s lower story facade contains residential units that step back out towards the property line to identify a change in interior use vertically while balconies carve in to create a change in plane and add visual interest horizontally.

The Northeast tower podium features a glass enclosed shadowbox containing a sculptural stone artwork that breaks up the facade and adds texture, screens the vehicular parking program behind it and enhances the pedestrian scale to the building podium.

The materials at the tower are intentionally brought down to the street level to give a sense of human scale, serve as a connector between the upper story and lower, and add breaks to the lower level plane to define different uses.
The building entries are carved inwards and elevated for three stories to communicate their hierarchy as the entry for the primary use, multi-family dwelling. The height is proportionally balanced with the right-of-way and utilizes trees and landscaping to create a comfortable sense of enclosure.

The commercial spaces at the first level are set back to provide enhanced pedestrian activity at the human scale by incorporating pedestrian-oriented design features such as landscaping, building entries, bike parking and lighting.

The tower’s lower story facade contains residential units that step back out towards the property line to identify a change in interior use vertically while balconies carve in to create a change in plane and add visual interest horizontally.
Street level transparency met per 8.8.3.3.H: 60% along primary streets.
STREET CORNER VIEW AT 22ND ST. AND CALIFORNIA ST.
SECTIONAL PERSPECTIVE LOOKING SOUTHWEST

- Metal Panel System at Slab Edge
- Structured Parking
- Metal Panel System
- Enhanced Commercial Set-Back
- Commercial Interior Space
SECTIONAL PERSPECTIVE LOOKING NORTHEAST

- Metal Panel with Juliet Balcony
- Multi-Unit Dwelling at Tower
- Metal Panel System at Slab Edge
- Structured Parking
- Multi-Unit Dwelling with Balconies at Lower Levels
- Metal Panel System at Slab Edge
- Commercial Interior Space
The intersection of the two primary streets, California and 22nd, becomes an anchor that draws pedestrians in through the use of porosity, by cutting the corner out, scale, by cutting vertically through three levels of the podium, and materiality, by utilizing a native stone plank wall that speaks to the local and regional materials.

The street level is carved away to distinguish it from the remaining podium stories in order to provide a sense of human scale and allow space for outdoor seating while maintaining the public way.

The Southwest tower’s lower story facade contains residential units that step back out towards the property line to identify a change in interior use vertically while balconies carve in to create a change in plane and add visual interest horizontally.

A building material change occurs at the towers to distinguish them from the levels below. Each tower also maintains its individual identity through the use of different colors. The colored metal panels cascade across the facades evoking the feeling of the sweeping mountains in Denver’s landscape.

Juliet balconies are integrated into the framed window system to provide an amenity to the residents that also adds shadow and depth to the facade.

Full balconies reinforce corners and gesture outwards towards the mountains to the West and city views on the North, East and South.

The tower transitions from the cascading metal panel facade to an organic rhythm of punched openings that run from the crown of the building down to the streetscape. Bringing this down to the street levels promotes cohesion between the upper tower and the lower facade and gives a sense of human scale to the materials.

Architectural louver zones & band are integrated into the design to define, and break-up, the facade and control the visibility and location, of mechanical vents.

Design standards compliance:
2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.20, 2.21, 2.01, 2.05, 3.09, 3.11, 3.12, 3.14, 3.15, 3.16, 3.17, 3.19, 3.30, 3.31, 3.32, 3.33, 3.34, 3.35, 3.39, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.50, 3.46, 3.47, 3.48, 3.50, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.75, 3.78, 3.79, 3.81, 3.82, 3.83, 3.85, 3.86, 3.87, 3.88, 3.91, 3.95, 3.97, 3.141, 3.142, 3.143, 3.148, 3.150
The primary entry to the Northeast tower is articulated by three stories and framed by a solid band that visually separates it from the adjacent commercial space to the North.

The tower facade metal panel will integrate with the upper two stories of the podium & blend between the two towers in a gradiented mosaic pattern.

The same high quality materials used at the tower wrap around the building on the alley side.

Mechanical elements are screened, and thoughtfully organized, using the same high quality materials as the tower in order to avoid visual clutter on the skyline and minimize visibility, and perception, from the public realm.

Planted green space brings environmentally sustainable technologies to the roof tops.

Design standards compliance:
2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.20, 3.01, 3.03, 3.04, 3.05, 3.09, 3.12, 3.13, 3.15, 3.16, 3.17, 3.19, 3.31, 3.32, 3.34, 3.35, 3.39, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.50, 3.46, 3.47, 3.48, 3.50, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.75, 3.76, 3.79, 3.81, 3.82, 3.83, 3.85, 3.87, 3.88, 3.91, 3.95, 3.97, 3.141, 3.142, 3.143, 3.148, 3.150, 4.44, 4.45, 4.46, 4.47, 4.49.
PRIMARY FACADE SYSTEMS

TYPICAL CURTAIN WALL
FACADE WITH JULIET BALCONY

RAIN SCREEN METAL
PANEL CLADDING
AT CORE

GROUND FLOOR

CURTAIN WALL WITH JULIET BALCONY

METAL PANEL CLADDING

RETAIL STORE-FRONT AND LOBBY
The large native stone plank wall adds texture and depth to anchor the building at the main corner intersection of California and 22nd.

The facade demonstrates change in depth, plane and material to reflect the interior spaces. The primary exterior materials will comprise of an aluminum-framed window system, and colored metal panels that incorporate the warm stone tones of the Denver landscape.

Inset balconies are placed at the lower story residences to enliven, and keep eyes on, the street.

Juliet balconies at the tower add shadow and depth to the facade.

Structured parking is completely masked at the key streets by multi-family housing and commercial spaces.

Design standards compliance:

2.01, 2.02, 2.03, 2.06, 2.07, 2.09, 2.10, 2.11, 2.20, 3.01, 3.05, 3.09, 3.11, 3.12, 3.14, 3.17, 3.19, 3.31, 3.32, 3.34, 3.35, 3.39, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.50, 3.51, 3.52, 3.53, 3.56, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.75, 3.78, 3.79, 3.81, 3.82, 3.83, 3.85, 3.87, 3.88, 3.91, 3.95, 3.97, 3.138, 3.150
Above the commercial street level, and the multi-unit dwelling lower stories, sits the resident amenity deck. Large green plantings bring warmth to the street and help break-down the urban environment.

Structured parking is completely masked at the key streets by multi-family housing and commercial spaces.

Commercial space at the street level is set back from the multi-unit dwelling levels above to define uses.

The amenity deck takes advantage of the space between the towers and serves as a visual anchor at the center of the property & establish an intentional cut at the podium

The east ‘core wall’ with punched openings transitions from tower to street level to create a sense of continuity between the elements.

Architectural louver is integrated into the design to define, and break-up, the facade and control the visibility and location, of mechanical vents.

Design standards compliance:
2.01, 2.02, 2.03, 2.06, 2.07, 2.09, 2.10, 2.11, 2.14, 2.20, 3.01, 3.05, 3.06, 3.09, 3.12, 3.13, 3.14, 3.17, 3.19, 3.31, 3.32, 3.34, 3.35, 3.39, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.50, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.75, 3.78, 3.79, 3.81, 3.82, 3.83, 3.85, 3.87, 3.88, 3.91, 3.97, 3.138
Inset balconies at the second and third level activate the streetscape.

Juliet balconies at the tower give residents access to the outdoors and provide visual breaks, depth and shadow to the facade without increasing the physical, and visual, building mass.

Design standards compliance:
2.01, 2.02, 2.03, 2.06, 2.07, 2.10, 2.14, 2.20, 3.01, 3.05, 3.06, 3.11, 3.12, 3.14, 3.19, 3.31, 3.32, 3.34, 3.35, 3.36, 3.39, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.50, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.75, 3.78, 3.79, 3.81, 3.82, 3.83, 3.85, 3.87, 3.88, 3.91, 3.95, 3.97, 3.138
The materials at the tower are intentionally brought down to the street level to give a sense of human scale, serve as a connector between the upper story and lower, and add breaks to the lower level plane to define different uses.

The Northeast tower podium features a glass enclosed shadowbox containing a sculptural stone artwork that breaks up the facade and adds texture, screens the vehicular parking program behind it and enhances the pedestrian scale to the building podium.

Structured parking is completely masked at the key streets by multi-family housing and commercial spaces.

Residential lobby entry.

Design standards compliance:
2.01, 2.02, 2.03, 2.06, 2.07, 2.09, 2.10, 2.20, 3.01, 3.02, 3.04, 3.05, 3.06, 3.08, 3.12, 3.13, 3.14, 3.19, 3.31, 3.32, 3.46, 3.47, 3.48, 3.50, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.75, 3.78, 3.79, 3.95, 3.97, 3.138, 4.44, 4.45, 4.46, 4.47, 4.49, 3.150
TYPICAL TOWER FACADE SYSTEMS

EAST TOWER

GL-02 SPANDREL
GL-01 VISION GLAZING
MTL-01A METAL PANEL

LEVEL 09
11'-4"

LEVEL 10
15'-10"

LEVEL 11
20'-4"

WEST TOWER

GL-02 SPANDREL
GL-01 VISION GLAZING
MTL-01B METAL PANEL

LEVEL 09
11'-4"

LEVEL 10
15'-10"

LEVEL 11
20'-4"

31" HORIZONTAL SLAB EDGE, 26" SPANDREL BAND
TRANSPARENCY: 369 SF
TRANSPARENCY/TOTAL : 41.0%
TOTAL: 900 SF SOLID/TOTAL : 59.0%

TRANSPARENCY: 415 SF
TRANSPARENCY/TOTAL : 38.4%
TOTAL: 1082 SF SOLID/TOTAL : 61.6%
TYPICAL TOWER FACADE DETAILS

TYPICAL TOWER EXTERIOR WALL DETAILS

JULIET BALCONY SECTION

SPANDEL GLASS SECTION

METAL PANEL SECTION

CALIFORNIA STREET DEVELOPMENT, LLC | Perkins&Will
BALCONY WALL DETAILS

(07 46 00) WINDOW WALL ASSEMBLIES
(ALUM DOOR SASH)

(07 50 00) METAL FABRICATIONS
(1/2" O.D. STEEL TUBE TOP RAIL
1 1/2" ROUND STEEL POSTS
1/2" ROUND STEEL PICKETS
GUARDRAIL MINIMUM 42"

(08 46 00) JOINT SEALANTS AND BACKER ROD
(06 80 00) GLAZING INSULATED GLASS DOOR UNIT

(08 80 00) ALUM DOOR SASH
OUTSWING ALUMINUM DOOR
WITH INSULATED LITE

(07 92 00) JOINT SEALANTS AND BACKER ROD
(07 92 00) JOINT SEALANTS AND BACKER ROD

(05 50 00) METAL FABRICATIONS

(07 42 16-MTL-01/PNT-02) PREFORMED METAL WALL PANELS
BOARD INSULATION

(07 42 16-MTL-01/PNT-02) PREFORMED METAL WALL PANELS
BOARD INSULATION

PREFORMED METAL WALL PANELS
RIGID INSULATION
DIRECT APPLIED FINISH SYSTEM
DRIP EDGE

DRIP EDGE
FLOOR FINISH
R-13 BATT INSULATION
GYPSUM BOARD

CONCRETE PAVER OVER RIGID INSULATION
MEMBRANE WATERPROOFING

DOOR THRESHOLD

MEMBRANE WATERPROOFING

RIGID INSULATION
DIRECT APPLIED FINISH SYSTEM
DRIP EDGE

SECTION AT BALCONY
MATERIAL PALETTE & SYSTEM EXAMPLES

Building system details and renderings illustrated in previous pages will be coordinated with a simple palette of colors derived from the local rock formations & colors represented in image 1.

Images 2-4 are examples of the intended quality and detailing as described and illustrated throughout this document.
MATERIAL PALETTE

GL-1 & GL-2
TYPICAL VISION / SPANDREL GLASS

MTL-3
LOUVER

CONC-1
EXPOSED CONCRETE COLUMN

MTL-1 (TOWER 1)
TYPICAL RAINSCREEN METAL PANEL/CURTAIN WALL

MTL-1 (TOWER 2 - TYPICAL FACADE)
RAINSCREEN METAL PANEL/CURTAIN WALL

MTL-1 (TOWER 2 - CORE MASSING)
RAINSCREEN METAL PANEL/CURTAIN WALL
PLAN - LEVEL TYPICAL

TOWER 1
- 4 CONVERTABLE (436 - 530 SQ FT)
- 6 ONE BED (503 - 669 SQ FT)
- 2 ONE BED + DEN (718 - 771 SQ FT)
- 3 TWO BED (818 - 919 SQ FT)

TOWER 2
- 5 CONVERTABLE (426 - 564 SQ FT)
- 4 ONE BED (516 - 612 SQ FT)
- 3 TWO BED (802 - 943 SQ FT)
- 3 ONE BED + DEN (781-798)

CALIFORNIA STREET DEVELOPMENT, LLC  |  Perkins&Will

2215 CALIFORNIA  /  2022PM0000290  -  2022-UD-0000026  - DESIGN DEVELOPMENT REVIEW  61
DETAIL BUILDING ELEVATIONS

WEST ELEVATION
(22ND ST ELEVATION)

SOUTH ELEVATION
(CALIFORNIA ST ELEVATION)
SECTION 1 - 22ND STREET

- **A** CONCRETE SIDEWALK
- **B** STREET TREE
- **C** STREETSCAPE PLANTING BED
- **D** CCD STD STREET LIGHT
- **E** PARKING METER
- **F** CCD STD BIKE RACK

**Building Facade**
- **A** CONCRETE SIDEWALK
- **B** STREET TREE
- **C** STREETSCAPE PLANTING BED
- **D** CCD STD STREET LIGHT
- **E** PARKING METER
- **F** CCD STD BIKE RACK

The diagram illustrates the landscape design for 22nd Street, featuring elements such as sidewalks, planting beds, and bike racks. The section highlights the frontage sidewalk amenities and the relationship between building facades and street-level landscaping.
SECTION 2 - CALIFORNIA STREET

A  CONCRETE SIDEWALK
B  STREET TREE
C  STREETScape PLANTING BED
D  CCD STD STREET LIGHT

1'-0" 9'-4" 7'-0" 12'-0" LANES

FRONTAGE  SIDEWALK  AMENITY  CALIFORNIA STREET
LANDSCAPE

raised curb row planting

raised curb row planting with metal railing

raised curb row planting

CALIFORNIA STREET DEVELOPMENT, LLC | Perkins&Will
VIEW LOOKING NORTH WEST ALONG CALIFORNIA ST.