Application

Design Review General Application Checklist

Design review is a collaborative process used to examine projects in designated historic areas or properties for architectural design and compatibility with the real or historic built environment. Applications submitted for design review must be accompanied with specific information which adequately describes or studies the proposal. To comply with the required submittal standards of Denver Landmark Preservation, submitted documentation shall clearly illustrate the existing conditions as well as any proposed alterations.

Submit this form, completed, with the required submittal documentation.

Project Address: 10 W 14th Ave, Denver, CO 80204

The following is REQUIRED:

- 1. Complete Application for Design Review
- 2. Plans / drawings / sketches that adequately depict the project
- 3. Details and materials of the project
- 4. Color photos of existing conditions

Review is based on a comparison of the proposal and the Secretary of the Interior's Standards, Design Guidelines for Landmark Structures and Districts, and other applicable adopted guidelines. Landmark staff is not responsible for building or zoning review. Please submit plans to those agencies for comment.

Please note: If the proposal includes demolition of an existing structure a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project and its impact on a historic property or historic district.

LEGAL DISCLAIMER: This Advisory should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all codes, guidelines and/or requirements, whether or not described in this Advisory.

LANDMARK CERTIFICATE OF APPROPRIATENESS – Application

Design review for this project will not begin until a complete application and required submittal materials are received. Landmark Preservation reserves the right to delay consideration and/or action on a submittal in the event that information is missing and/or changed at the time of the scheduled design review or public hearing. Please use the appropriate project checklist for guidance. A pre-application review is required first for certain projects.

SUBJECT PROPERTY INFORMATION

Property Address: 10 W 14th Ave, Denver, CO 80204

Property Type/Use: Commercial

Applicant: Joseph Montalbano

Company: studiotrope Design Collective

Email: jomo@studiotrope.com

Phone: 303.847.4657

Property Address

10 W 14th Ave, Denver, CO 80204

Submittals will be posted online or made available to any party that requests a copy.

All submittals become the property of the City & County of Denver. Submittals are open records.

APPLICATIONS ARE NOT CONSIDERED COMPLETE UNTIL ALL INFORMATION REQUIRED ON THE APPROPRIATE SUBMITTAL CHECKLIST IS SUBMITTED.

I attest that no additional exterior work or window work will occur under this application (sign, and print application).

APPROPRIATE SUBMITTAL CHECKLIST IS SUBMITTED

APPLICATIONS ARE NOT CONSIDERED COMPLETE UNTIL ALL INFORMATION REQUIRED ON THE APPROPRIATE SUBMITTAL CHECKLIST IS SUBMITTED.
# Table of Contents

- Project Description and Design Statement ............................................................... 4
- Design Guidelines ...................................................................................................... 5-7

## Overview

- Existing Conditions .................................................................................................. 8-10
- Proposed Conditions ................................................................................................ 11

## Acoma Plaza

- Existing Conditions .................................................................................................. 13
- Demolition Conditions ............................................................................................. 14-15
- Proposed Design ........................................................................................................ 16-19

## Broadway Plaza

- Plaza Existing Conditions ......................................................................................... 21
- Plaza Demolition Conditions ..................................................................................... 22-24
- Plaza Proposed Design ............................................................................................. 25-30
- Door Details ................................................................................................................ 31
Project Description

Mission Statement: Together, we create welcoming spaces where all are free to explore and connect

The Central Library is undergoing a substantial renovation, primarily to the building interior, ensuring that the library of the future will better serve the community and achieve the library Vision: A strong community where everyone thrives.

In 2020, the Denver Public Library celebrated the 25th anniversary of the opening of the Michael Graves designed Central Library. In 1990, the city’s voters approved a $91.6 million bond issue to build a new Central Library and renovate, expand or build new branches. The $40,000 square-foot Central Library, the inspiring design of Michael Graves and the Denver firm of Kipp Colussy Jenks Dullio, opened in 1995. This was a moment in the history of public libraries when there was great change on the horizon as we embarked on the information age. Since this building was conceived, libraries have shifted away from primarily transactional venues with seek and find behaviors to transformational centers that inspire exploration and discovery in serendipitous ways.

Denver Public Library wants to ensure that the Central Library continues to be a welcoming and useful facility that serves Denver well for generations to come, ensuring the existing building and surrounding site can thrive in our ever-changing information landscape. While keeping the integrity of the Graves’ design, the Central Library needs significant changes in order to provide spaces for current and future library services.

Four of the Guiding Principles of the renovation initiative that are relevant to this LPC application are:
1) Address security and safety issues for all users;
2) Respect, protect and enhance the iconic architecture of the Central Library;
3) Create a stronger primary entrance;
4) Provide a stronger visual and physical connection to Civic Center and the Arts Complex.

Two of the Goals of the renovation initiative that are relevant to this LPC application are:
1) Preserve the integrity of the building while increasing accessibility, safety, and customer comfort;
2) Increase transparency into the building (reduce the foreboding and insular quality) to improve approachability and safety.

Exterior impacts of the renovation initiative that are relevant to this LPC application are:
1) Acoma Plaza;
2) Broadway Entry and Plaza;

Design Statement

Many of the design elements for this project stem from the 2016 Denver Central Library Vision Plan and address the 2017 Elevate Denver Bond initiatives.

The Denver Central Library is widely recognized as one of the best examples of an architectural movement that was born in America in the late part of the 20th century which defined that era; Post-Modernism. Michael Graves was one of just five architects credited with being responsible for this movement. Post-Modernism was a reaction to early and mid-century modernism and is known for being playful and whimsical, while emphasizing form-making and reinforcing the significance of defined rooms. Michael Graves was deeply influenced by his travel sketches as a student which he clearly referenced when designing the rooms and forms for the Denver Central Library, as well as the many domestic products he was designing at the time. Perhaps most notable are the uniquely simple exterior forms of the Central Library which have become iconic contributors to the surrounding Civic Center architecture.
Design Guidelines for Denver Landmark Structures & Districts

The Landmark Preservation Commission is the deciding body for all applications. The Central Library is not yet a registered landmark but this application is based on the premise it will be in the future for its significance both locally and nationally.

The following analysis of the district and design guidelines were provided by Landmark staff. There is no period of significance for the Civic Center Historic District in the designation ordinance and no list of contributing and non-contributing structures. There is a recommended period of significance (1909-1979) included in the Civic Center Design Guidelines adopted by the LPC in 2009. However, these guidelines deal only with a narrow area focused immediately around the park (identified as the Study Area and Area of Influence in the design guidelines). These guidelines do not address Civic Center Historic District as a whole. LPC Staff finds that the period of significance was only intended to apply to the Study Area and not the entire district. Therefore, the LPC general Landmark guidelines are the applicable guidelines for the broader district since there is no period of significance. When there is not a period of significance or list of contributing/non-contributing structures available for a district, then all structures are treated as contributing unless a formal determination of contributing/non-contributing status is made by the LPC. The Landmark district nomination as well as the National Register nomination (on which the Landmark district was based) identify the district as designated for the role of the park and surrounding buildings as a civic and cultural center.

This package follows the recommended design review path for the proposed library alterations as follows:

- Use general design guidelines—Civic Center design guidelines do not apply
- No period of significance or list of contributing structures in district ordinance, so library has not been determined contributing or non-contributing
- Proposed work shall follow guidelines for contributing structures in which case the following guidelines would apply:

2.10 PRESERVE SIGNIFICANT STYLISTIC AND ARCHITECTURAL FEATURES
   a. Retain and treat exterior stylistic features and examples of skilled craftwork with sensitivity.
   d. Do not remove/add features that would change the architectural style of the building.

2.52 PRESERVE THE CHARACTER-DEFINING ELEMENTS OF A CIVIC OR INSTITUTIONAL BUILDING. These can include:
   c. Four-sided architecture

This application will provide graphic and written examples to highlight design compliance with the intent of the guidelines listed above. Written responses to guidelines can be found throughout this packet in blue font for clarity.
2.0: Guidelines for Preserving Historic Buildings

Introduction

This chapter provides guidelines for the treatment of historic structures, including individually-designated Denver landmarks and contributing structures in historic districts. The applicant considers the Michael Graves addition to the Denver Central Library to be a contributing structure in the Civic Center Historic District.

The following core preservation values are relevant to this application:

- Rehabilitation. Updating historic structures to accommodate modern living and repair deteriorated features
  The existing Broadway Entry enclosure does not meet modern energy code requirements.

- Authenticity. Retaining historic character, features and materials
  The Broadway Entry retains exterior historic features and materials. Acoma Plaza removes an existing non-functional terrace enclosure.

- Vitality. Activating historic buildings, places and neighborhoods
  The existing Acoma Plaza is inactive.

Applicable Guidelines for Architectural Features

2.1 Preserve original building materials.
All original building materials will be retained.

2.10 Preserve significant stylistic and architectural features.
   a. Retain and treat exterior stylistic features and examples of skilled craftwork with sensitivity.
   b. n/a.
   c. Do not add architectural details that were not part of the original structure. For example, decorative millwork should not be added to a structure if it was not an original feature as doing so would convey a false history.
   d. Do not remove/add features that would change the architectural style of the building.

   The proposed modifications treat examples of skilled craftwork with sensitivity, namely the preservation of the copper siding at the Acoma Plaza Pavilion and the masonry at the Broadway Entry.
   The proposed modifications do not include architectural details that would convey a false sense of history.
   The proposed modifications do not remove/add features that change the architectural style of the building.

2.14 Maintain the pattern and proportion of historic window and door openings.
   a. n/a
   b. n/a
   c. n/a
   d. n/a
   e. Avoid enclosing a historic window or door opening or adding a new opening.

   This proposal does not enclose an existing historic window or door, nor does it add a new opening. Two existing storefront windows adjacent to the Broadway Entry will be replaced with storefront doors to match existing adjacent construction. A third existing window is being retrofitted to become an after-hours book drop.

2.15 Preserve historic doors.
   All doors, except for the aluminum automatic sliding doors at the Broadway Entry, will be preserved. This particular sliding door will be replaced with 2 modern versions of the same, aluminum automatic sliding doors. This replacement addresses two project goals; meet current energy requirements and create a more welcoming and safe entry experience.
2.0: Guidelines for Preserving Historic Buildings (cont.)

Guidelines for Civic Buildings

2.52 Preserve the character-defining elements of a civic or institutional building. These can include:
   a. n/a
   b. n/a
   c. Four-sided architecture
   d. n/a

   The proposed modifications preserve the character-defining elements of all sides of the Denver Central Library – namely, the character-defining pavilion at Acoma Plaza and the portico at the Broadway Entry.

2.53 Retain civic and institutional building entry features in their original condition. These can include:
   a. Porticos
   b. n/a
   c. n/a

   The proposed enclosure of the Broadway Entry retains the existing portico in its original condition.

2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.
   a. n/a
   b. Preserve the essential form and integrity of historic buildings and structures
   c. Avoid demolition that changes the overall appearance, massing and volume of the historic building as perceived from public vantage points
   d. n/a
   e. Do not demolish character-defining features of a historic property.

   The essential form and integrity of the building is preserved with this proposal. The Acoma Pavilion is entirely preserved, and the Portico at the Broadway Entry is entirely preserved.

2.65 When adding accessibility features, such as ramps, minimize impacts on historic buildings and the surrounding historic context.
   All possible measures have been considered to minimize the impact to the Acoma Plaza and the Broadway Entry while ensuring the renovated building is fully accessible. Urban design best practices were utilized to create accessible routes without modifying the Acoma Pavilion or Broadway Portico.

2.66 When adding accessibility features to historic civic/institutional buildings, or other buildings that are located on a landscaped site, ensure compatibility with the historic site.
   a. Integrate ramps with the building’s architecture and landscape setting.
   b. Consider providing access by gently re-sloping a large lawn and eliminating the need for railings, ensuring that the historic character of the building and site are not negatively impacted.

   To achieve minimum accessibility requirements, railings must be introduced to Acoma Plaza and the Broadway Entry. The character of the building’s primary features are preserved.
Overview: Existing Exterior Massing

1. Acoma Plaza
   - Hemicycle
   - Red Chair
   - Pavilion
   - Pencil
   - Cylinder
   - Pavilion
   - Rotunda
   - Portico

2. Broadway Entry
   - Hemicycle
   - Portico
   - Bookend
   - North Terrace
   - Pavilion
   - Red Chair
   - Burgham Hoyt 1955 Landmark
   - Rotunda
   - Commons

3. 13th Street Arcade
   - Bookend

4. 14th Avenue
   - Bookend
   - Rotunda

5. Denver Art Museum
   - Michael Graves 1994 Addition
   - Bookend
   - Bookend
   - Commons
   - Pavilion
   - North Terrace

6. Denver Central Library • studiotrope Design Collective
Overview: Existing Exterior Stone Types

- Chinese Slate
- Green Manufactured Stone
- Rainbow Granite
- Kasota (fossil encrusted) Limestone
- Red Manufactured Stone

Acoma Plaza
Broadway Entry

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Overview: Proposed Site Plan

DENVER CENTRAL LIBRARY

1. Acoma Plaza
2. Broadway Entry
1. ACOMA PLAZA
Existing Conditions: Acoma Plaza

Narrative

Acoma Plaza has undergone a recent transformation as part of the Denver Art Museum Expansion and Renovation Project. In collaboration with DPL, the Plaza was redesigned not only to accommodate the new DAM Entry Pavilion and Sunken Garden, but also to address ADA compliance issues brought to light by the US DOJ lawsuit against the City and County of Denver. DAM has purchased and stored the remaining pavers and light poles needed to complete the Plaza around the Graves’ Pavilion.

The Central Library Basement extends well beyond the above-ground footprint of the building, the attempt to conceal the basement walls below the plaza led to the pedestrian paths of travel being out of compliance with ADA slope and cross slope requirements. The current conditions of the Plaza have corrected the ADA concerns, exposed the basement walls, and revealed the Pavilion as a welcoming after hours entrance to the new Public Event Space.
Demolition and Existing Materials - Acoma Plaza

1. Acoma Plaza
   - Ex. Light Pole to Remain Protect in Place
   - Ex. Conc Wall/Curb Remove & Dispose
   - Ex. Unit Paving Remove & Salvage

2. 14th Avenue Row Looking East
   - Ex. Unit Paving Remove & Dispose
   - Ex. Sign & Conc Fin Remove & Dispose
   - Ex. Steps Remove & Dispose
   - Ex. Conc Wall/Curb Remove & Dispose
   - Ex. Crushed Stone Paving Remove & Dispose

3. 14th Avenue Row Looking West
   - Ex. Unit Paving Remove & Salvage
   - Ex. Conc Wall/Curb Remove & Dispose
   - Ex. Bollard(s) Remove, Salvage, & Reset
   - Ex. Unit Paving Remove & Salvage
   - Ex. Manhole Re: Civil

4. Acoma Plaza Steps
   - Ex. Light Pole (2) Remove & Dispose
   - Ex. Vent Cover (4) Remove & Dispose
   - Ex. Conc Wall, Steps and Handrails Remove & Dispose

5. Concrete Walk at 14th Avenue
   - Ex. Conc Paving Protect in Place
   - Line of Sawcut Re: Plans
   - Ex. Unit Paving Remove & Salvage
   - Ex. Storm Re: Civil

6. West Entry Paving
   - Ex. Unit Paving Remove & Salvage
   - Line of Sawcut Re: Plans
   - Ex. Unit Paving Protect in Place

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Proposed Site Plan / Elevations - Acoma Plaza

**ELEVATION - WALL A**
- 11 EQ SPACES
- GLASS PANEL TYP
- 4'-9" TYP

**ELEVATION - WALL B**
- 2 EQ SPACES
- CONC STEPS BEYOND
- FS 43.16
- CJ & JT

**ELEVATION - WALL C**
- 4'-7" TYP
- 6" CL

**ELEVATION - WALL D**
- 4 EQ SPACES
- 18'-5" GUARDRAIL
- FS 42.96

**ELEVATION - WALL E**
- 7 EQ SPACES
- 27'-4" GUARDRAIL
- FS 42.96

**ACOMA PLAZA GLASS RAILING KEY PLAN**

*NOTE: the plan above has been rotated 90 degrees from the key-plan shown below to fit on the page legibly.*
Proposed Paving Plan - Acoma Plaza

**Baseline Notes:**
- A Point of Beginning
- Align JT at corner of building
- Align JT at corner of building
- Align JT at bottom step riser
- Align JT at face of building, center, and ramps

**Alignment Notes:**
- Cut paver so that JT aligns with corner of building
- Cut paver so that JT aligns with edge of wall/step

**Paving Notes:**
1. Re: Sht L-001 for General Notes, Abbreviations and Legend.
2. Re: Sht L-201 for Layout Notes.
3. Re: Specs for Pavers.
4. Field cut pavers shall be 6" or greater. If a cut to fit paver is less than 6" in each direction, use larger paver and field cut. Typical at all edge conditions, face of building, curbs, and ramps.
5. Pavers shall be set perpendicular or parallel to all faces of building, walls or steps.

**Paver Schedule**

<table>
<thead>
<tr>
<th>Hatch Name</th>
<th>Size</th>
<th>Color</th>
<th>Finish</th>
<th>Notes</th>
</tr>
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<tr>
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</table>

**Notes:**
The plan above has been rotated 90 degrees from the key-plan shown below to fit on the page legibly.

**Proposed Paving Plan - Acoma Plaza**

*Pavers installed in South half of Acoma Plaza - Materials for North half were purchased by DAM and are currently stored on site*
2 BROADWAY PLAZA
Existing Site Plan - Broadway Plaza

NOTE: the plan above has been rotated 90 degrees from the key-plan shown below to fit on the page legibly.
NOTE: the plan above has been rotated 90 degrees from the keyplan shown below to fit on the page legibly.
Demolition and Existing Materials - Broadway Plaza

1. BROADWAY LOOKING NORTH
   - EX TRASH
     - REMOVE & DISPOSE
   - EX RECEPTACLE (4)
     - REMOVE & DISPOSE
   - EX BENCH (2)
     - REMOVE & DISPOSE
   - EX BIKE RACK (10)
     - REMOVE & DISPOSE
   - EX UNIT PAVING
     - REMOVE & DISPOSE

2. GRANITE PAVING AT EAST ENTRY
   - EX GRANITE PAVING
     - REMOVED & SALVAGED

3. BOOKWALL
   - EX FLAGPOLE (3)
     - REMOVE & RELOCATE
   - EX BOOKWALL & FDN
     - REMOVE & RELOCATE
   - EX SHRUBS
     - REMOVE & DISPOSE
   - EX CRUSHED STONE PAVING
     - REMOVE & DISPOSE
   - EX CONC CURB
     - REMOVE & DISPOSE

4. BROADWAY LOOKING SOUTH
   - EX UNIT PAVING
     - REMOVE & DISPOSE
   - EX VENT
     - TO REMAIN
     - PROTECT IN PLACE
   - EX SHRUBS
     - REMOVE & DISPOSE

5. BROADWAY LOOKING NORTHEAST
   - EX LIGHT
     - PROTECT IN PLACE
   - EX TREE (2)
     - TO REMAIN
     - PROTECT IN PLACE
   - EX CURB AND GUTTER
     - REMOVE & DISPOSE
   - EX UNIT PAVING
     - REMOVE & DISPOSE
   - EX UNIT PAVING
     - REMOVE & DISPOSE
   - EX TREE GRATE (4)
     - REMOVE & DISPOSE

6. LOADING AREA
   - EX GUARDRAIL
     - TO REMAIN
     - PROTECT IN PLACE
   - EX RAMP
     - REMOVE & DISPOSE
   - EX UNIT PAVING
     - REMOVE & DISPOSE
   - EX UNIT PAVING
     - REMOVE & DISPOSE
   - EX CURB
     - REMOVE & DISPOSE
   - EX CONC CURB
     - REMOVE & DISPOSE

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NOTE: the plan above has been rotated 90 degrees from the keyplan shown below to fit on the page legibly.
Proposed Site Plan - Broadway Plaza
Proposed Enlarged Plans / Details - Broadway Plaza

NOTE: the plan above has been rotated 90 degrees from the key plan shown below to fit on the page legibly.

PLAN

ELEVATION

SECTION AT BASEMENT

NOTE: the plan above has been rotated 90 degrees from the key plan shown below to fit on the page legibly.
Glass Guardrail Typical Details

1. RE: STR FOR CONCRETE WALL REINFORCEMENT AND FOOTING.

NOTES:

1. CONCRETE WALL WITH GUARDRAIL

NOTES:

3. CONCRETE WALL FINISHING (EXPOSED SURFACES) SHALL BE SMOOTH-FORMED FINISH. RE: SPECS

6. CONCRETE COLOR SHALL BE ‘COBBLESTONE’. RE: SPECS.

7. CONTROL JOINTS SHALL BE SAWCUT.

TYPICAL SECTION AT BASEMENT ELEVATION

TYPICAL SECTION AT GRADE

TYPICAL SECTION AT GRADE

TYPICAL SECTION AT GRADE

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TYPICAL SECTION AT GRADE
MODIFY (E) STOREFRONT WINDOW AND WAINSCOT BELOW SILL. REPLACE WITH NEW EGRESS DOOR.

OPEN TO BEYOND

STAIRS LEADING UP TO PLAZA AT BROADWAY ENTRY

6’ - 0” (E) OPENING 24’ - 0” (E) 6’ - 0” (E)

MODIFIED STOREFRONT TO PROVIDE EMERGENCY EGRESS.

GLASS GUARDRAIL MODIFIED STOREFRONT TO PROVIDE EMERGENCY EGRESS

MIN. 3’ - 6” EXTERIOR BENCH

INSUL. CLEAR GLAZING IN ANOD. ALUM. CURTAINWALL WITH VERTICAL MULLIONS (MUL) AND HORIZONTAL BUTT GLAZED JOINTING (BJG).

NEW AUTO SLIDING GLASS DOOR

C  2019  STUDIOTROPE, LLC

sDC PROJECT NO: 1902
DENVER CENTRAL LIBRARY RENOVATION
10 West 14th Ave. Pkwy
Denver, CO 80204

1/8” = 1’-0”

(N) BROADWAY SOUTH ELEVATION
(D) BROADWAY EAST ELEVATION
(D) BROADWAY WEST ELEVATION

Elevations - Broadway
Door Details

Refer to A-600 for door styles A-F

Door in (E) storefront

Refer to A-600 for frame styles 1-5

Door frame in (E) storefront

Frame styles