

# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

### LEGAL DESCRIPTION:

A PORTION OF LOTS 16 THRU 27, INCLUSIVE, BLOCK 17, TOGETHER WITH ALL OF THE VACATED ALLEY ADJACENT TO SAID LOTS 16 THROUGH 27, WHITSITT'S ADDITION TO DENVER, EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED IN BOOK 2087 AT PAGE 7 AND EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED FEBRUARY 12, 2015 AT RECEPTION NO. 2015016983, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 22, SAID BLOCK 17;

THENCE NORTH 13°49'19" EAST, A DISTANCE OF 8.23 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2015016983 AND THE POINT OF BEGINNING;

THENCE NORTH 00°14'30" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 141.12 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 27;

THENCE SOUTH 89°51'54" EAST ALONG THE NORTH LINE OF SAID LOT 27, SAID LINE EXTENDED ACROSS SAID VACATED ALLEY AND ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 309.84 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NUMBER 2015016983;

THENCE SOUTH 00°51'13" WEST ALONG SAID WEST LINE, A DISTANCE OF 141.64 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL;

THENCE NORTH 89°46'10" WEST ALONG SAID NORTH LINE, A DISTANCE OF 307.13 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 43,611 SQUARE FEET OR 1.00 ACRES MORE OR LESS.

### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF WEST 6TH AVENUE BETWEEN ACOMA STREET AND BROADWAY, BEING MONUMENTED AS SHOWN HEREON AND ASSUMED TO BEAR SOUTH 89°46'10" EAST.

### SITE STATISTICS:

ZONING DISTRICT: C-MX-16 UO-1, UO-2

GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	46,814 SF	1.07
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY	3,204 SF	0.07
NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY)	43,610 SF	1.00
PRIMARY AND SIDE STREET DESIGNATION	PRIMARY: N. BROADWAY W. 6TH AVE. SIDE: N. ACOMA ST.	
PROPOSED USE	OFFICE BUILDING, RETAIL	
GROSS FLOOR AREA FOR EACH USE	RETAIL: OFFICE: PARKING:	6,956 GFA 191,252 GFA 98,662 GFA
BUILDING FORM USED	GENERAL	

DESIGN ELEMENTS	REQUIRED	PROVIDED
BUILDING HEIGHT, STORIES (MIN/MAX)	16	3 PARKING LEVELS/ 6 OCCUPIED LEVELS
BUILDING HEIGHT, FEET (MIN/MAX)	200'-0"	137'-9"

BUILD-TO	REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO (REFER TO SHEET 3 OF 16 FOR DETAILS)	N. BROADWAY: 70% WITHIN 0'/10' W. 6TH AVE.: 70% WITHIN 0'/10'	70% (INCL. GARDEN WALLS) 94% (INCL. ARCADE)
SIDE STREET TOTAL BUILD-TO (REFER TO SHEET 3 OF 16 FOR DETAILS)	N. ACOMA ST.: --	--
OVERALL BUILDINGS OR STRUCTURES LENGTH (MAX)	--	--

PARKING	REQUIRED	PROVIDED
STANDARD SPACES	246	242
COMPACT SPACES (MAXIMUM - 40% OF SPACES, MAX=24)	0	8
ACCESSIBLE	7	7 (INCL. 2 VANS)
TOTAL (REQUIRED- 1.25/1000 GFA)	257	257
BICYCLE (ENCLOSED/FIXED)	OFFICE USE: 21 (13/9) RETAIL USE: 1 (1/1)	30 ENCLOSED 10 FIXED
LOADING SPACES	1	1

GROUND STORY ACTIVATION (TRANSPARENCY)		
TOTAL TRANSPARENCY PRIMARY STREET (%) (REFER TO SHEET 7 & 8 OF 18 FOR ANALYSES)	N. BROADWAY: 40% W. 6TH AVE.: 40%	48.3% 42.4%
TOTAL TRANSPARENCY SIDE (%) (REFER TO SHEET 10 OF 18 FOR ANALYSES)	N. ACOMA ST.: 25%	25.1%



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10	18	BUILDING WEST ELEVATION - ACOMA STREET
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### GENERAL NOTES:

- FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEW AND PERMITS.
- ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DIABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS
- SITES SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE SITE SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HERBY GRANTED ON AND ACCROSS ALL AREAS FOR POLICE, FIRE, AND MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER

### APPLICANT'S SIGNATURE:

WE, THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE DENVER ZONING CODE OF THE CITY AND COUNTY OF DENVER. THE FOLLOWING SIGNATURE CONSTITUTES ALL OWNERS OF AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THE OWNERSHIP BOUNDARY.

APPLICANT / OWNER REPRESENTATIVE:  
TRAMMELL CROW COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

FREDERICK SCHULTZ, SENIOR DEVELOPMENT MANAGER

STATE OF COLORADO )SS.  
CITY AND COUNTY OF DENVER  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

ADDRESS \_\_\_\_\_

### OWNER'S SIGNATURE:

WE, THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE DENVER ZONING CODE OF THE CITY AND COUNTY OF DENVER. THE FOLLOWING SIGNATURE CONSTITUTES ALL OWNERS OF AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THE OWNERSHIP BOUNDARY.

OWNER:  
601 BROADWAY, INC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PEG BURNETTE, PRESIDENT

STATE OF COLORADO )SS.  
CITY AND COUNTY OF DENVER  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

ADDRESS \_\_\_\_\_

### SURVEY CERTIFICATE:

I, GEORGE G. SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THE 601 BROADWAY SITE FOR THE DENVER HEALTH AND HOSPITAL AUTHORITY MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

DATE: \_\_\_\_\_

GEORGE G. SMITH, P.L.S. #19003

### APPROVALS:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
For the Zoning Administration

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
For the Manager of Community Planning and Development

### CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO, )SS.  
CITY AND COUNTY OF DENVER

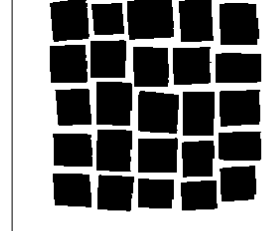
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT  
\_\_\_\_ O'CLOCK \_\_\_\_M., \_\_\_\_\_, 20\_\_\_\_, AND DULY RECORDED

UNDER RECEPTION # \_\_\_\_\_

Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

BY: \_\_\_\_\_ Deputy

FEE: \_\_\_\_\_



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

APPLICANT/OWNER  
TRAMMELL CROW COMPANY  
1200 17TH STREET, SUITE 900  
DENVER, CO 80202  
PHONE: 303.888.1774

OWNER  
601 BROADWAY, INC.  
777 BROADWAY, 3F, NC-2019  
DENVER, CO 80202  
PHONE: 303.852.0244

ARCHITECT/LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
200 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.881.8955

CIVIL ENGINEER/SURVEYOR  
JAMES SCHULZ BATES  
1200 17TH STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.852.0300

ELECTRICAL ENGINEER  
MICHAEL BROWN  
1000 W. ALBERTA STREET  
WHEAT RIDGE, CO 80039  
PHONE: 303.417.9999

DEVELOPMENT  
PLAN

601 BROADWAY  
DENVER, CO 80203

REV	REMARKS	DATE	BY	CHKD	APPRD

PROJECT NO.

14522.00

DATE: 11.26.14

SHEET NUMBER:

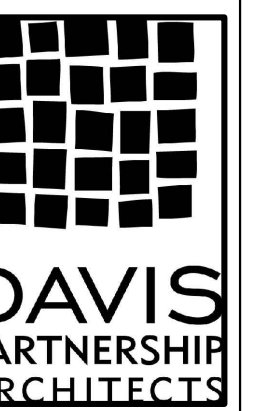
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COVER SHEET

# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
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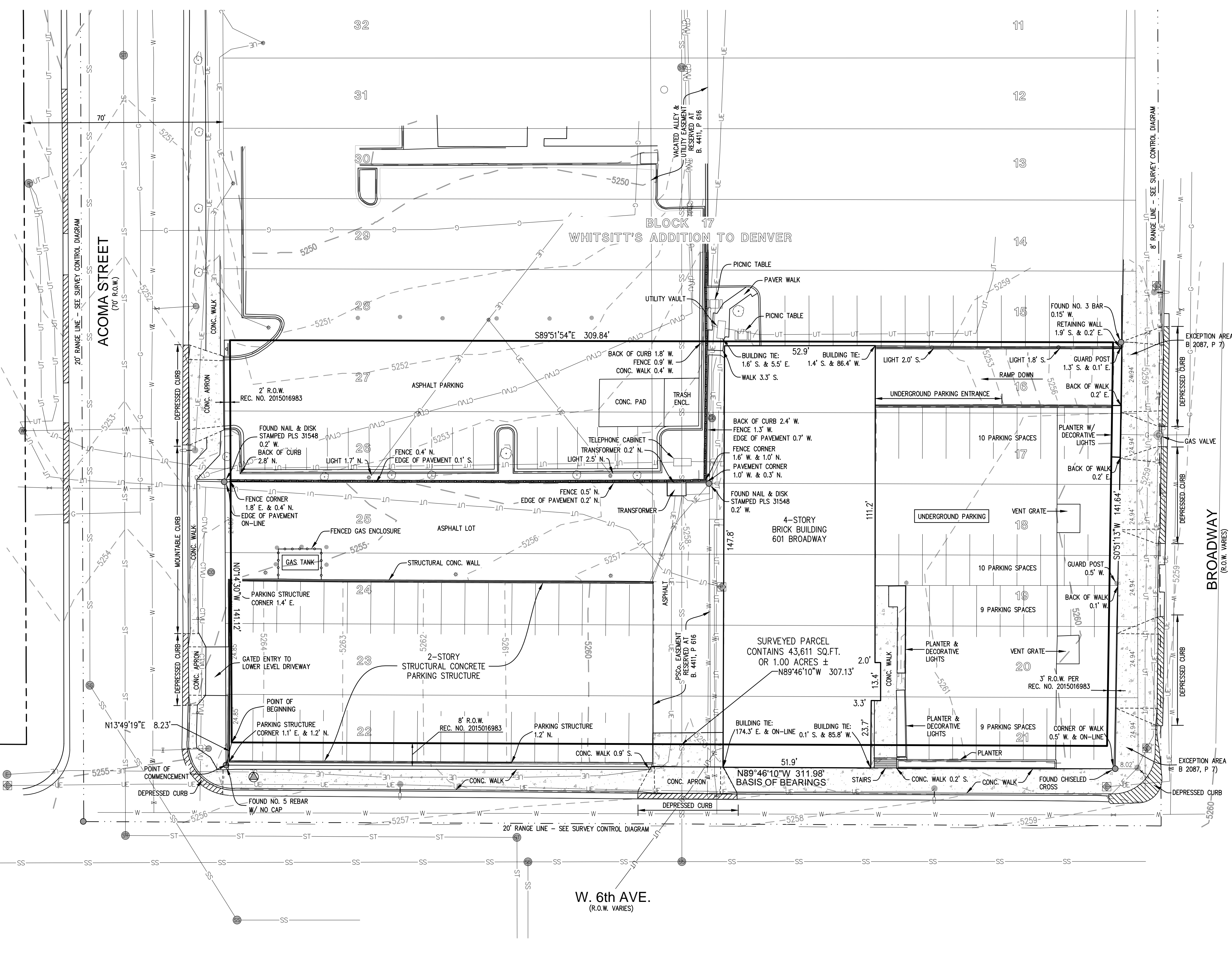
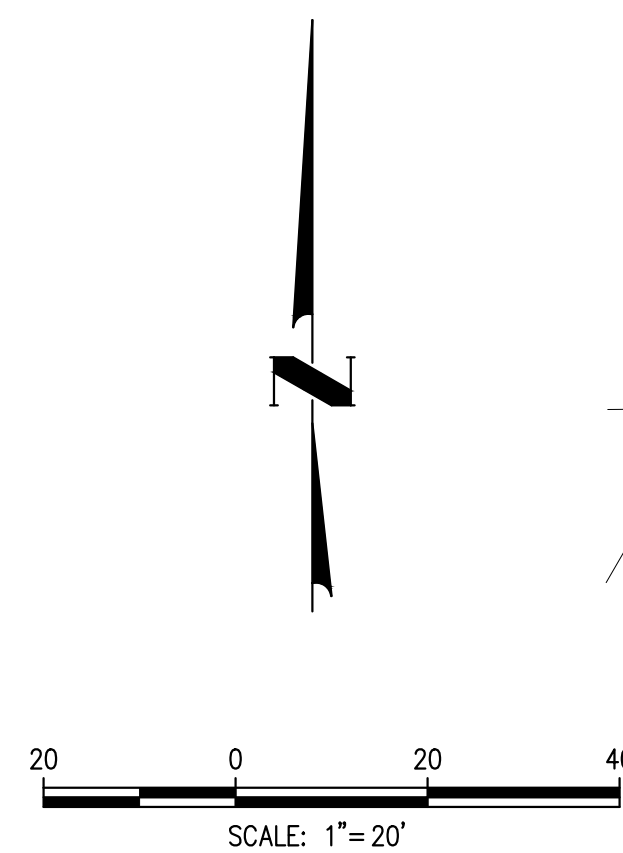
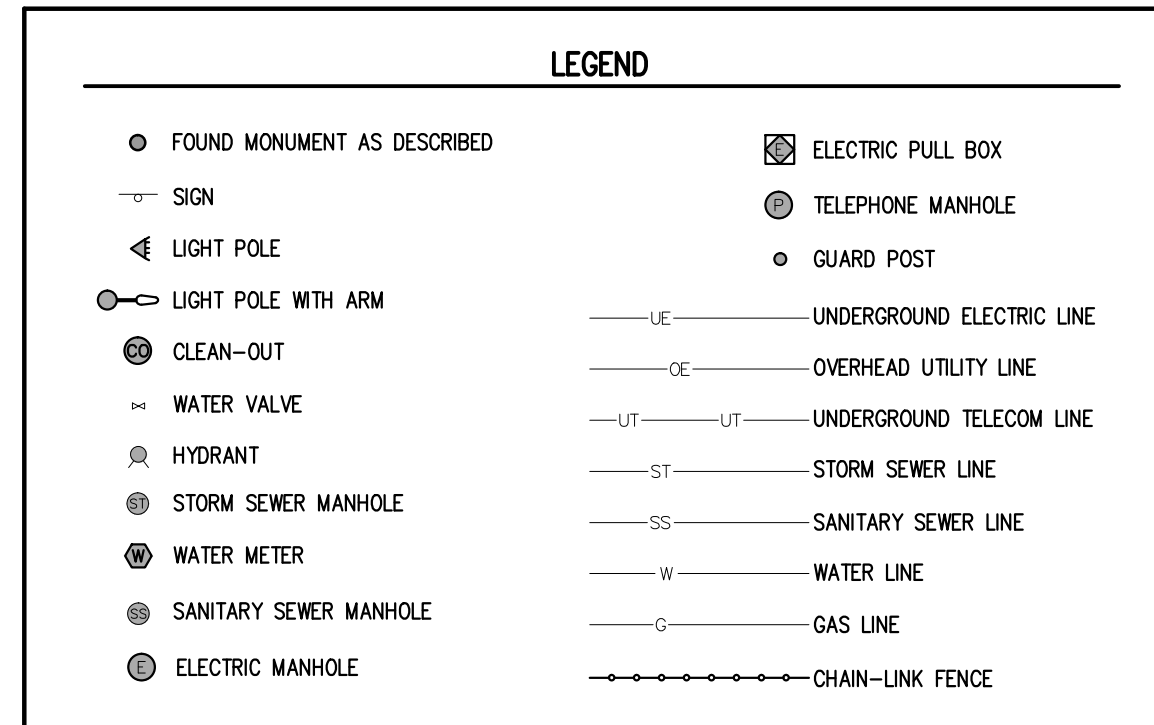
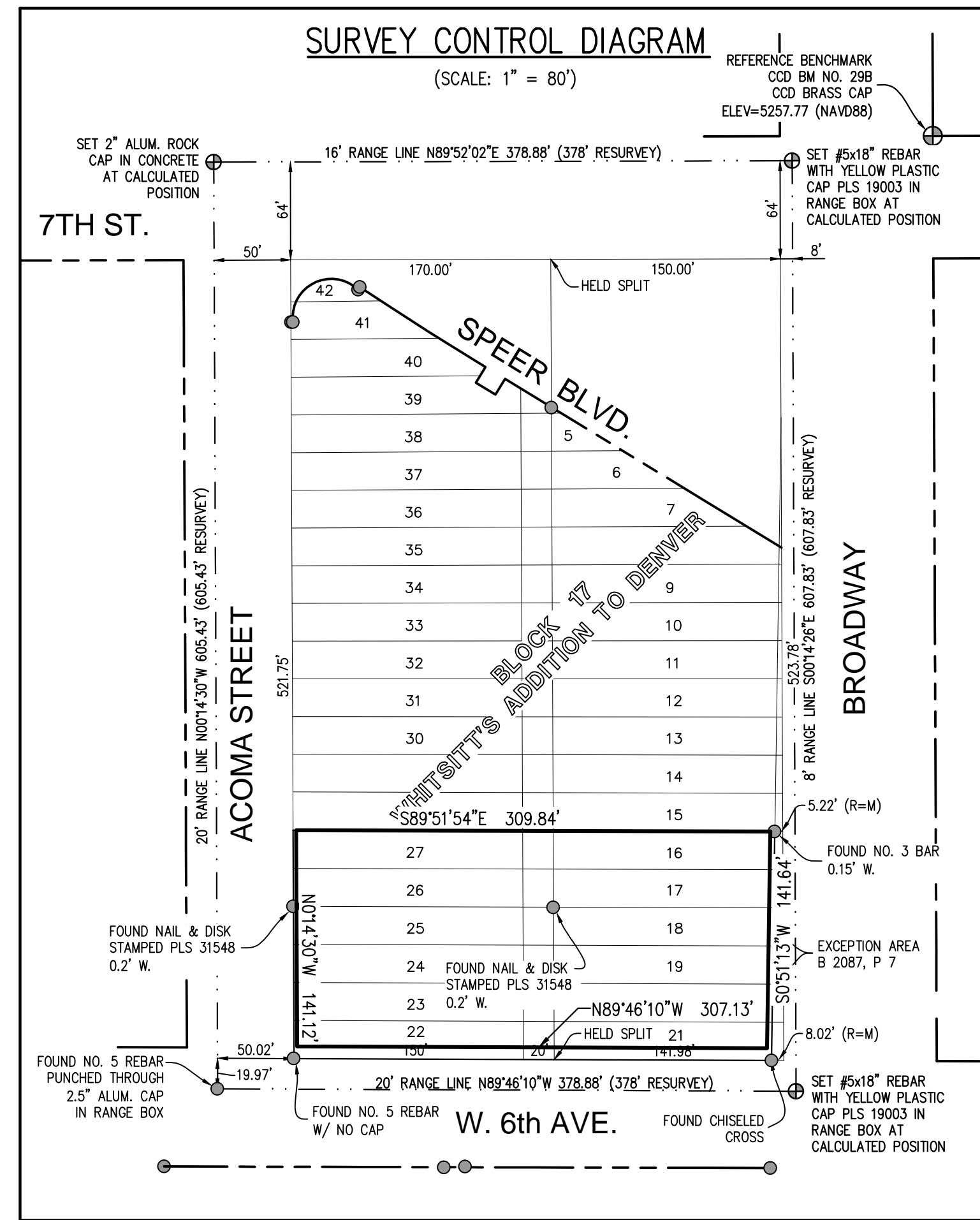


PROJECT: CIVIL COMPANY  
1251 17TH STREET, SUITE 1600  
DENVER, CO 80202  
PHONE: 303.623.4300

ARCHITECT: HEALTH AND HOSPITAL  
460 BANNOCK, UNIT 7, ROOM 208  
DENVER, CO 80202  
PHONE: 303.623.2304

REGISTERED PROFESSIONAL ENGINEER  
200 S. BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.861.8800

REGISTERED PROFESSIONAL SURVEYOR  
1000 S. WARD AVENUE  
WHEAT RIDGE, CO 80033  
PHONE: 303.421.6600



## DEVELOPMENT PLAN

601 BROADWAY  
DENVER, CO 80203

DATE	REV	REMARKS

PROJECT NO: 14522.00  
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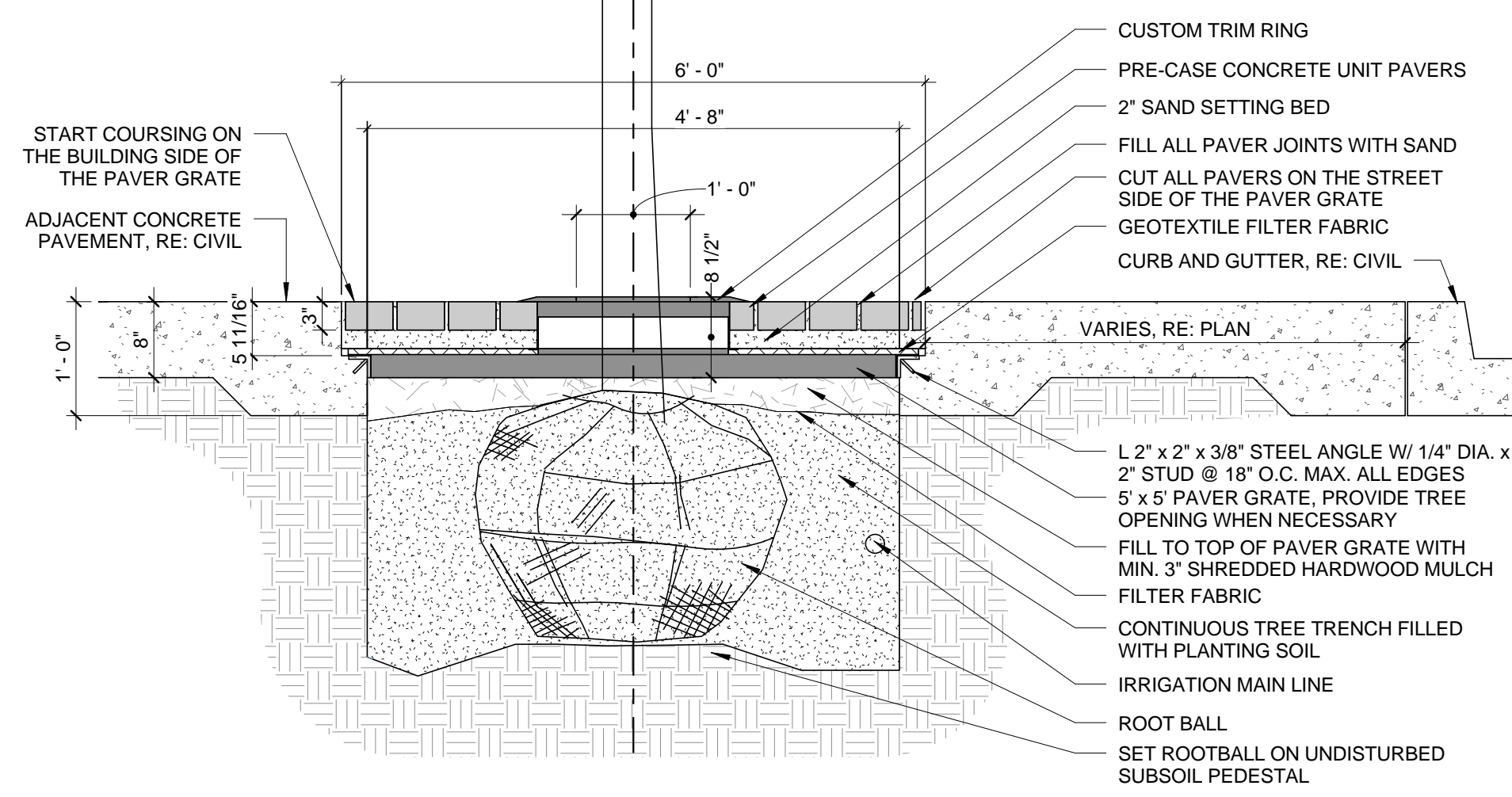
SHEET NUMBER:  
**02**  
02 of 18

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303-623-6300 F: 303-623-6311  
HarrisKocherSmith.com

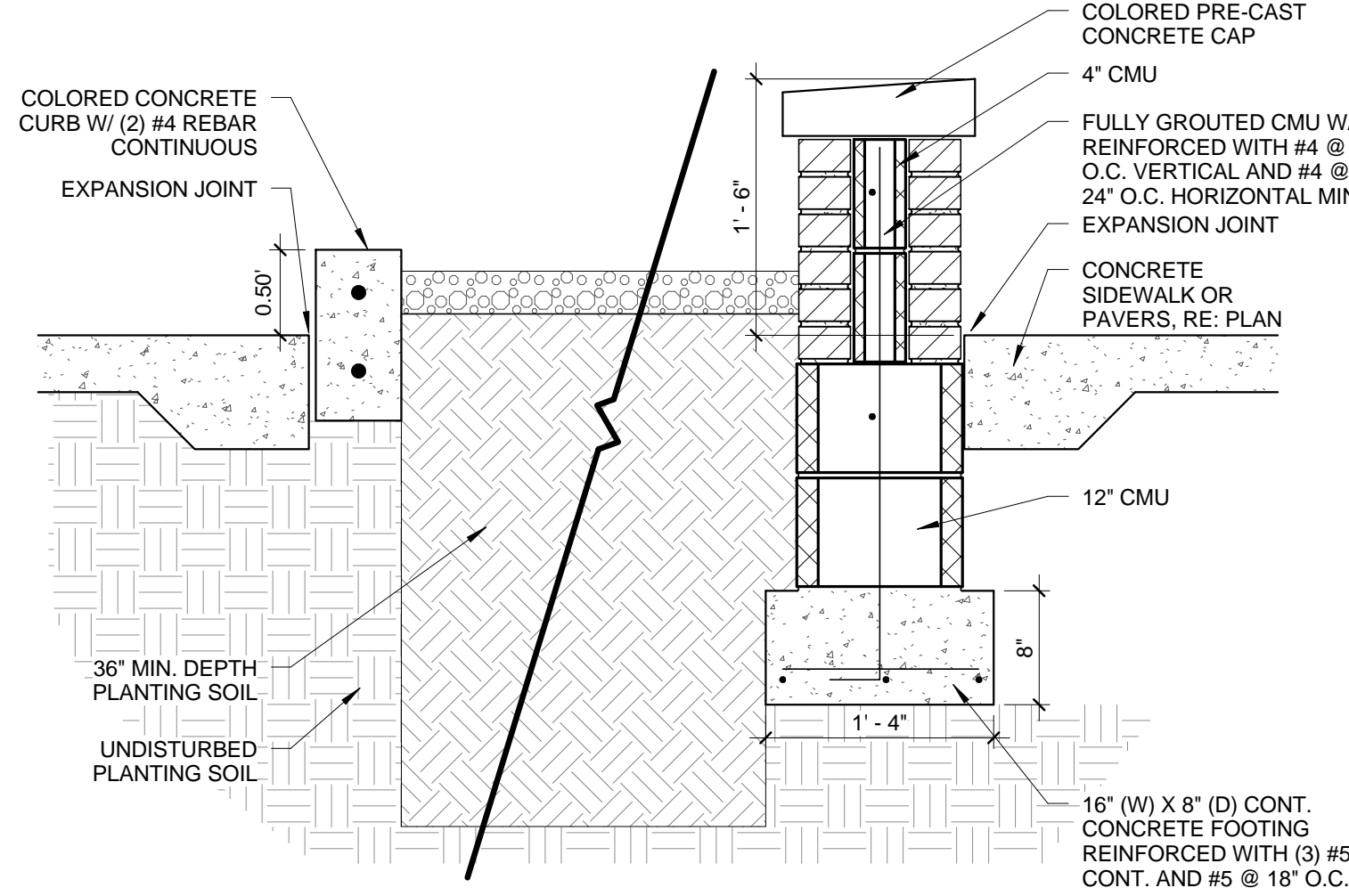
## SURVEY SHEET

# 601 BROADWAY DEVELOPMENT PLAN

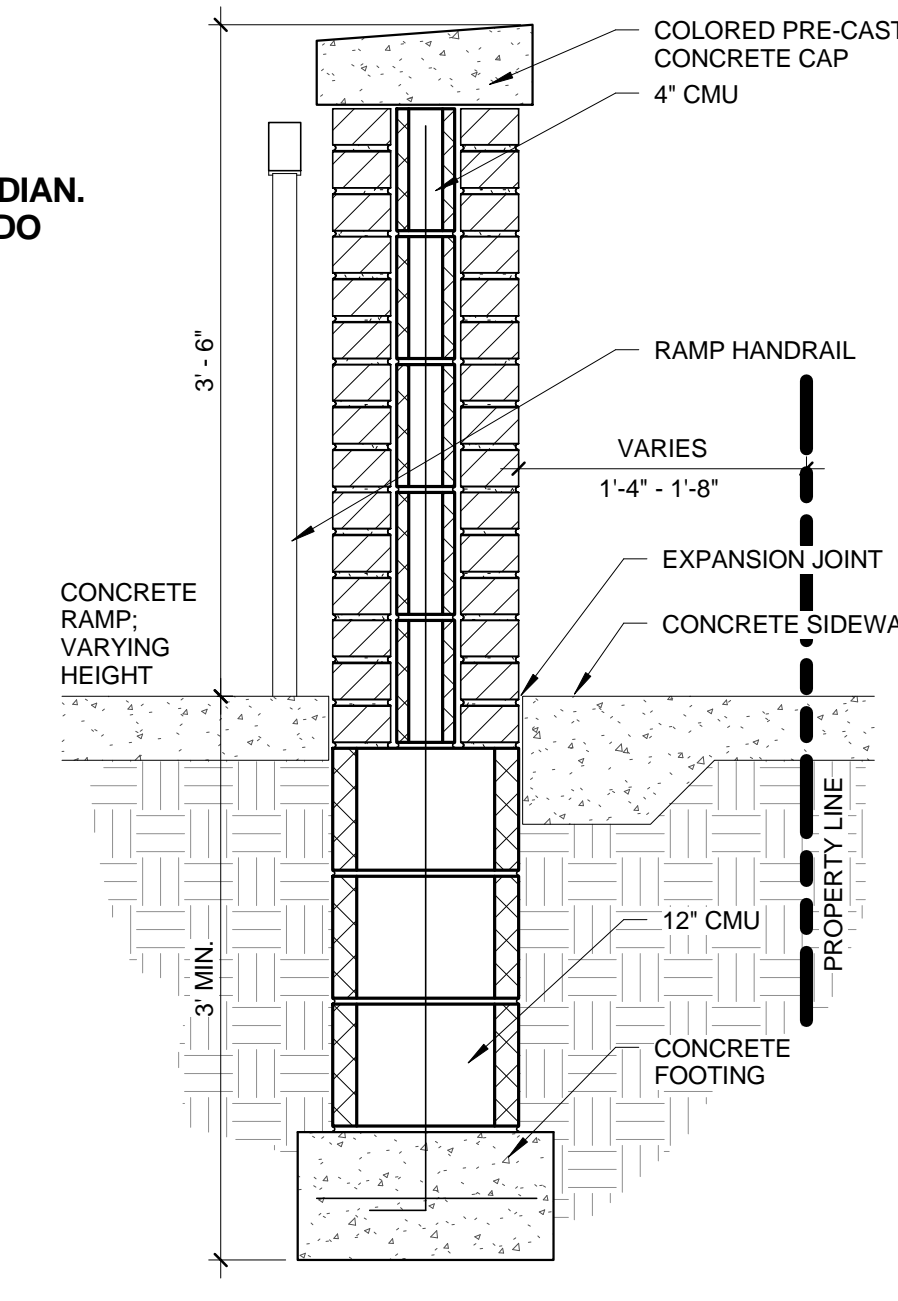
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**3 PAVER GRATE DETAIL**  
3/4" = 1'-0"

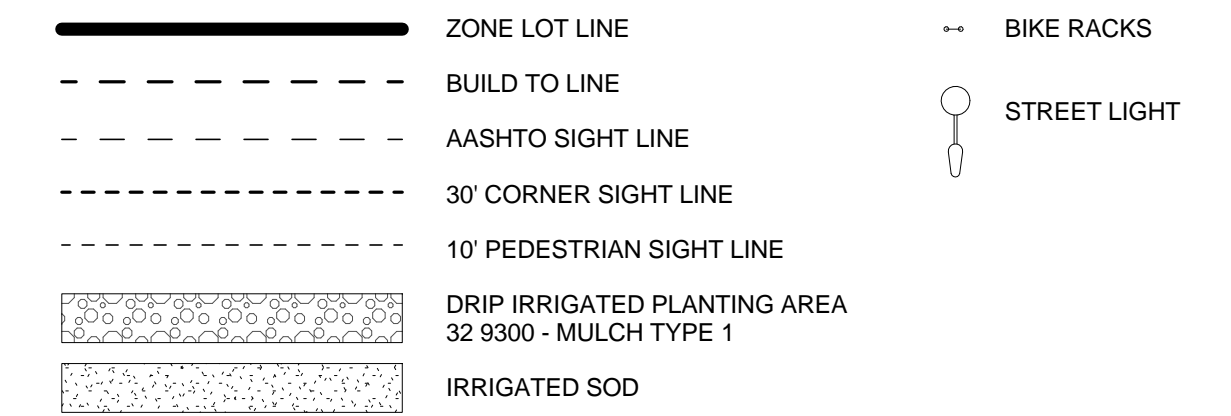


**4 R.O.W. PLANTER SECTION**  
1" = 1'-0"



**5 GARDEN WALL SECTION**  
1" = 1'-0"

## LEGEND

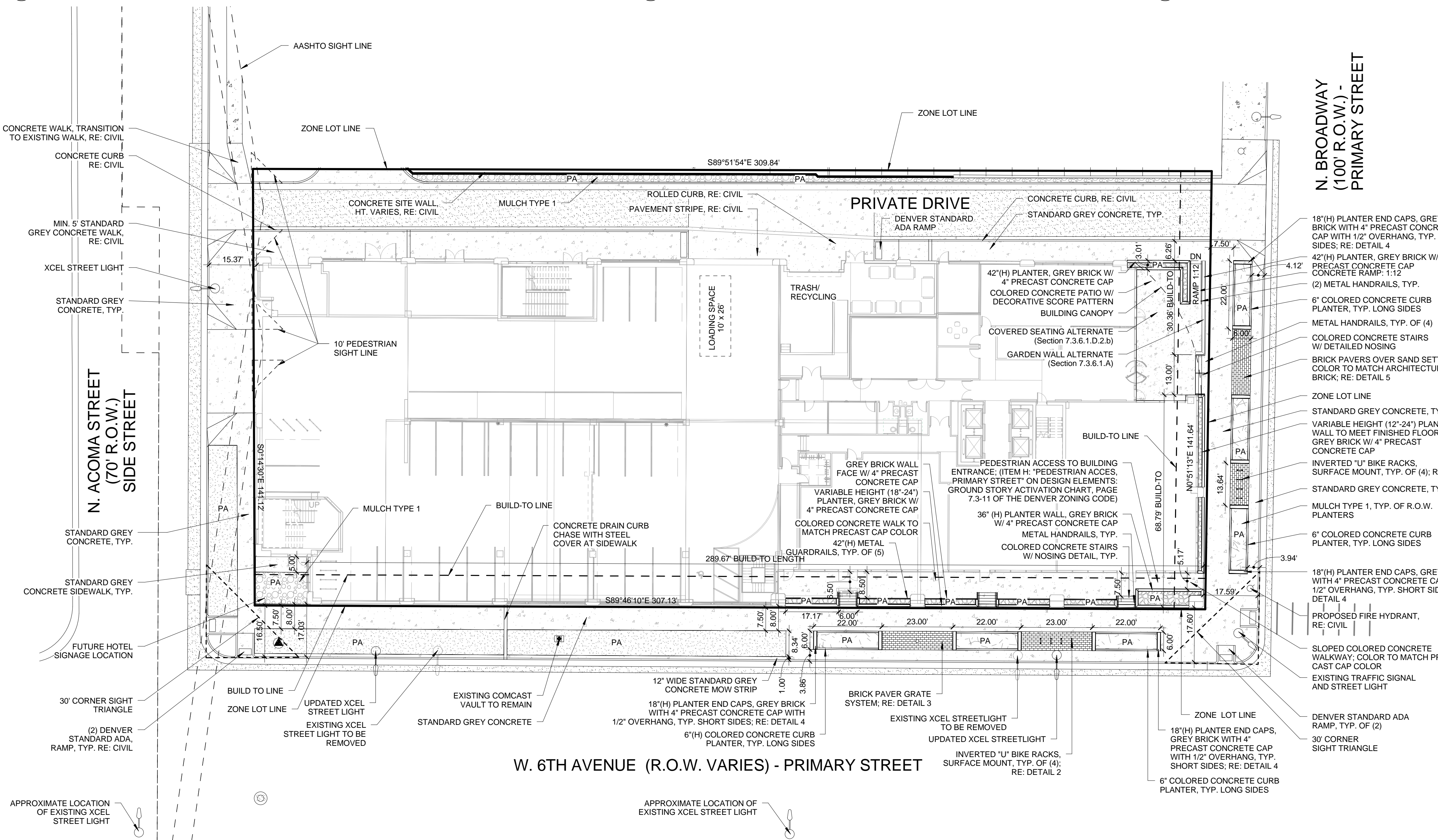


## SIGHT TRIANGLE NOTES

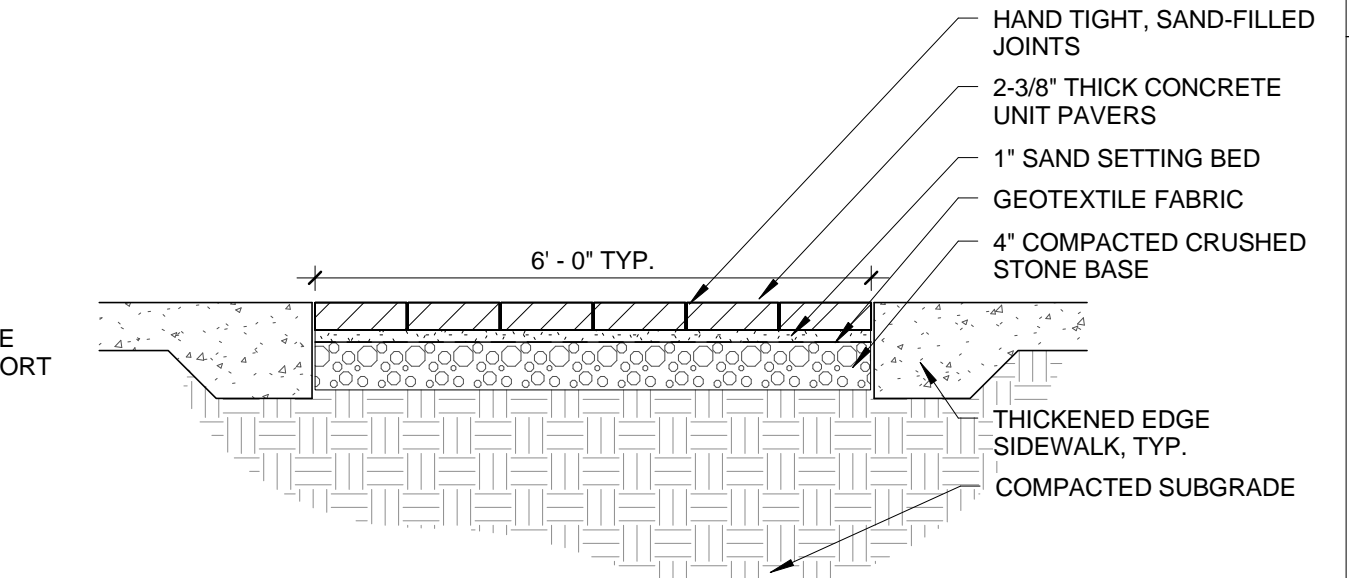
- PEDESTRIAN SITE TRIANGLES HAVE A TEN FOOT (10') LEG LOCATED AT THE EDGE OF THE SIDEWALK. NO ITEMS THAT ARE WIDER THAN EIGHTEEN INCHES (18") MAY BE TALLER THAN THIRTY INCHES (30") WITHIN THIS TRIANGLE.
- CORNER SITE TRIANGLES HAVE A THIRTY FOOT (30') LEG LOCATED AT THE INTERSECTING STREETS FLOWLINE. THESE DIMENSIONS ARE REDUCED TO TWENTY FOOT (20') LEGS WHEN DEALING WITH A DRIVEWAY RATHER THAN AN INTERSECTING STREET. NO ITEMS MAY BE TALLER THAN THIRTY INCHES (30") EXCEPT TRAFFIC CONTROL DEVICES AND EQUIPMENT.
- ROADWAY SITE TRIANGLES ARE BASED ON AASHTO STANDARDS WITH ONE LEG OF THE TRIANGLE IN THE CENTER OF THE EXIT LANE OF THE DRIVEWAY OR INTERSECTING STREET, EIGHTEEN FEET (18') BACK FROM THE EDGE OF TRAVELED WAY AND THE OTHER LEG'S LENGTH SHOULD BE DETERMINED PER AASHTO GUIDELINES FOR DEPARTURE TRIANGLES AND LOCATED IN THE CENTER OF THE APPROACHING LANE. NO ITEMS THAT ARE WIDER THAN EIGHTEEN INCHES (18") MAY BE TALLER THAN THIRTY INCHES (30") WITHIN THIS TRIANGLE, EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

## BUILD-TO ANALYSIS:

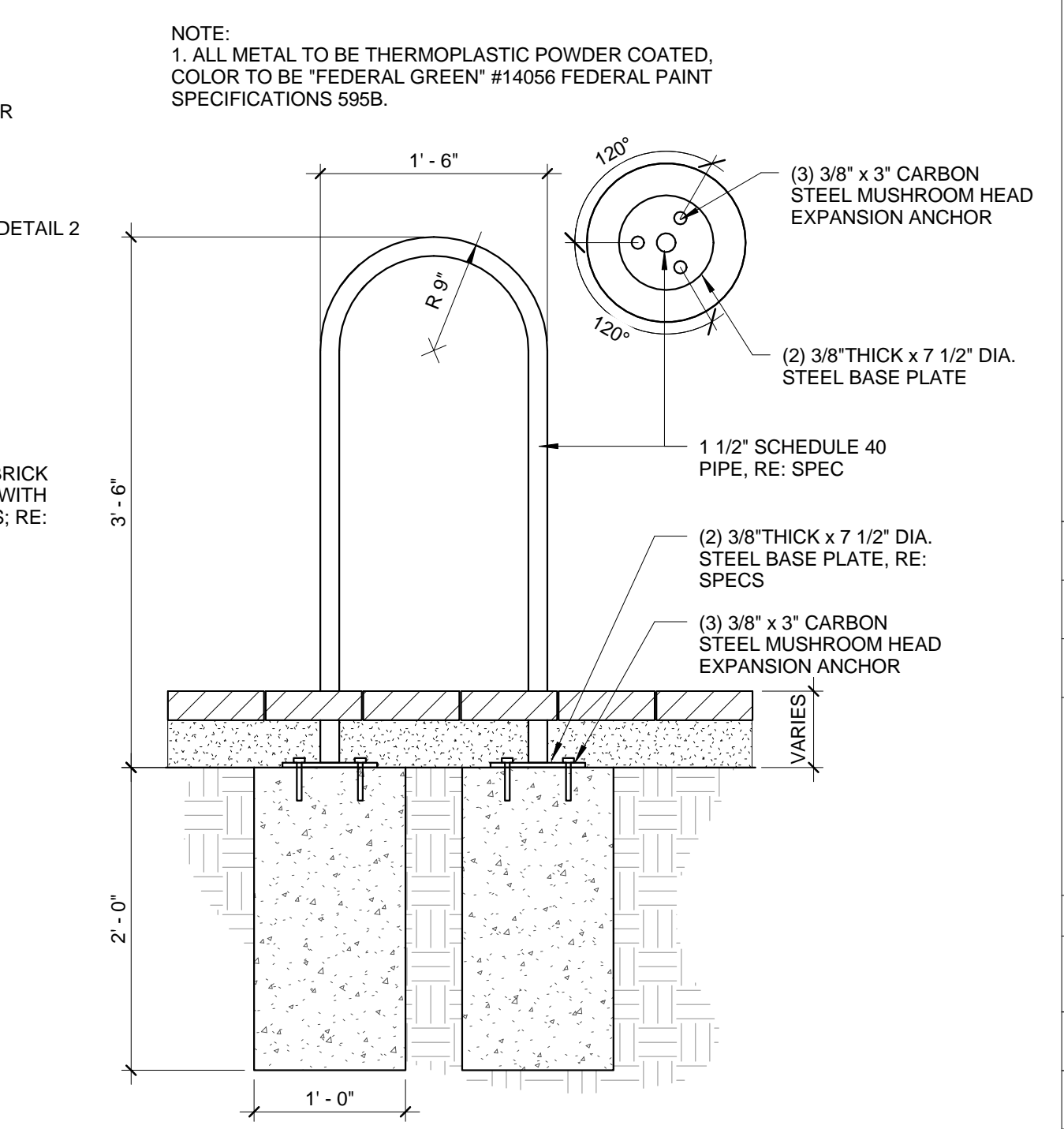
	REQUIRED BUILDING LENGTH	PROVIDED BUILDING LENGTH
PRIMARY STREET - N. BROADWAY TOTAL BUILD-TO (MIN 70% WITHIN 10'-0")		
ZONE LOT STREET FRONTAGE LENGTH =	141.64' x 70% = 99.15'	68.79+30.36 = 99.15' = 70%
PRIMARY STREET - W. 6TH AVE. TOTAL BUILD-TO (MIN 70% WITHIN 10'-0")		
ZONE LOT STREET FRONTAGE LENGTH =	307.13' x 70% = 214.99'	289.67' = 94%



**1 SITE PLAN**  
1" = 20'-0"



**6 BRICK PAVERS SECTION**  
3/4" = 1'-0"



**2 BIKE RACK IN BRICK PAVERS**  
1" = 1'-0"



4401 EAST COMMERCE  
RESIDENTIAL - CIVIL  
1220 17TH STREET, SUITE 200  
DENVER, CO 80202  
PHONE: 303.833.7174

OWNER:  
601 BROADWAY, INC.  
777 BROADWAY, 5F, 8C-2019  
DENVER, CO 80202  
PHONE: 303.833.0244

ARCHITECT/LANDSCAPE ARCHITECT:  
DAVID KOSCHER PARTNERSHIP  
200 BLAKE STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.833.0244

CIVIL ENGINEER & SURVEYOR:  
DAVID KOSCHER PARTNERSHIP  
1100 LINCOLN STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.833.0244

ELECTRICAL ENGINEER:  
DAVID KOSCHER PARTNERSHIP  
1000 W. WASHINGTON AVENUE  
WHEAT RIDGE, CO 80039  
PHONE: 904.411.9999

## DEVELOPMENT PLAN

601 BROADWAY  
DENVER, CO 80203

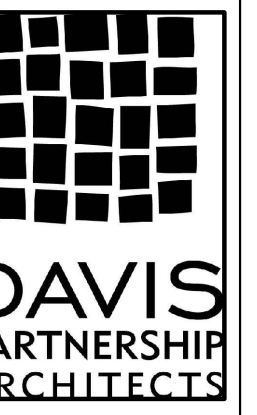
DATE	REV	REMARKS
11.26.14	1	ISSUED FOR PERMIT
11.26.14	2	REVISED PER COMMENTS
11.26.14	3	REVISED PER COMMENTS
11.26.14	4	REVISED PER COMMENTS
11.26.14	5	REVISED PER COMMENTS
11.26.14	6	REVISED PER COMMENTS
11.26.14	7	REVISED PER COMMENTS
11.26.14	8	REVISED PER COMMENTS
11.26.14	9	REVISED PER COMMENTS
11.26.14	10	REVISED PER COMMENTS

PROJECT NO: 14522.00  
DATE: 11.26.14  
SHEET NUMBER: 3 OF 18

## SITE PLAN

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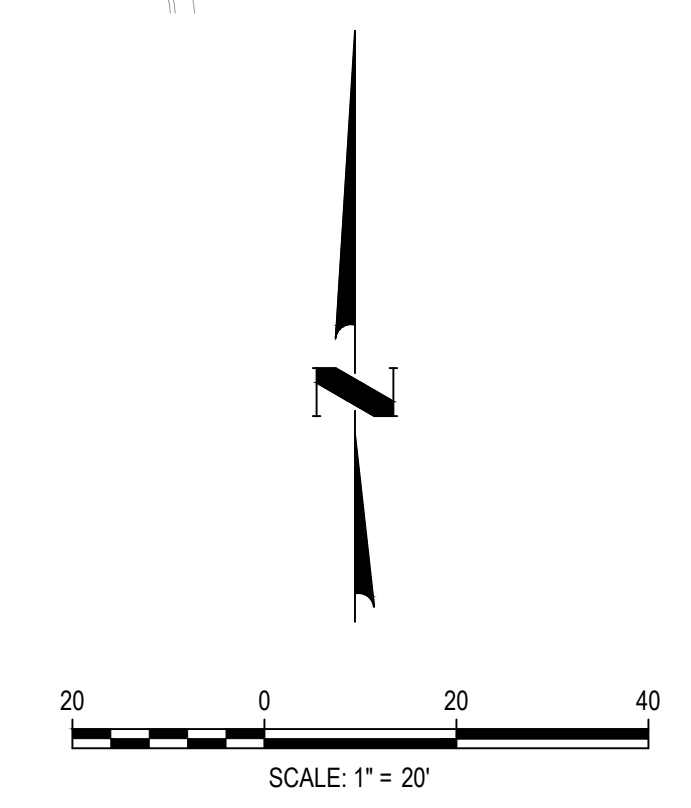
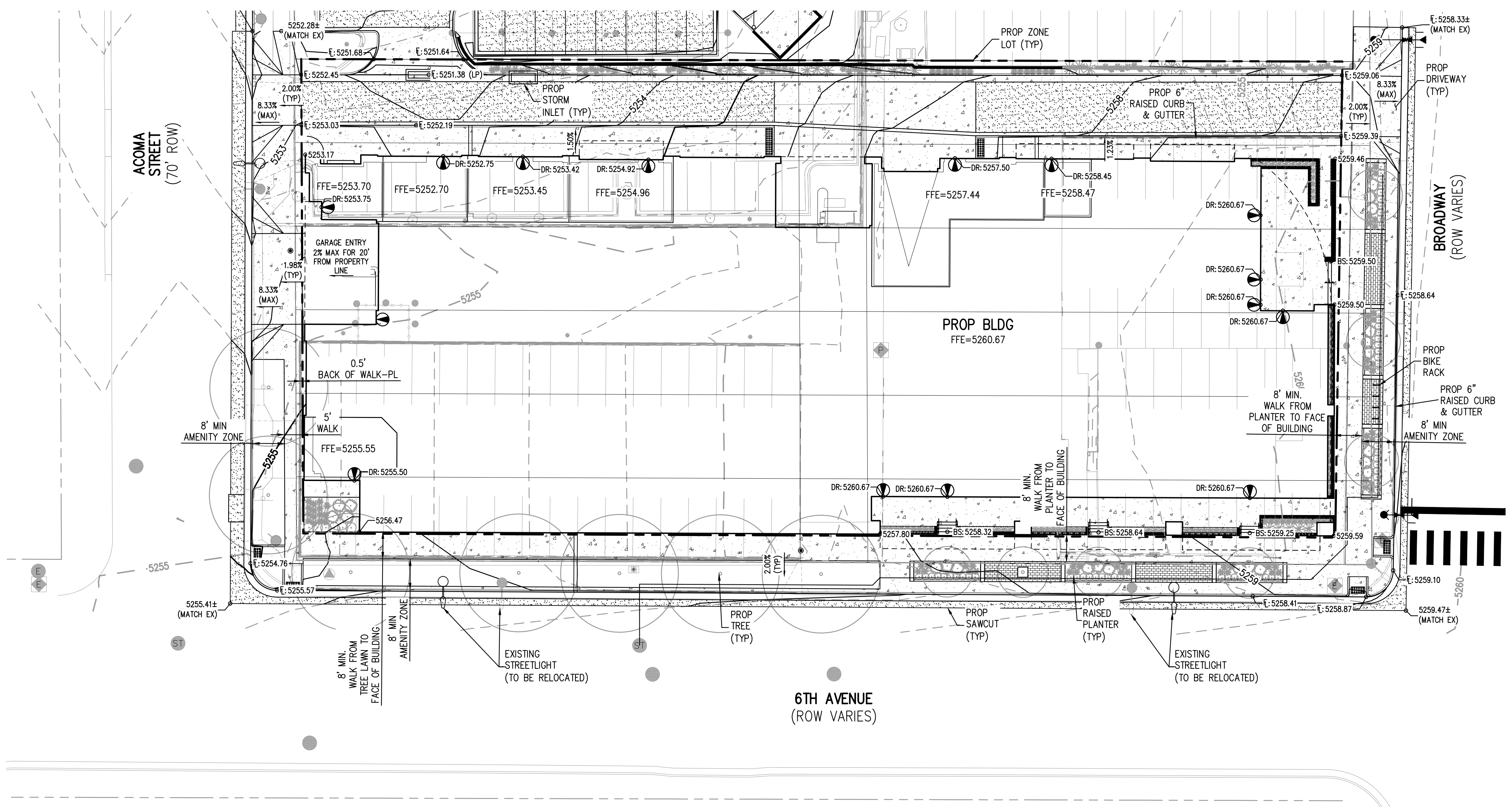
**ASSOCIATE ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
1225 17TH STREET, SUITE 1600  
DENVER, CO 80202  
PHONE: 303.623.4200

**ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
1225 17TH STREET, SUITE 1600  
DENVER, CO 80202  
PHONE: 303.623.4200

**REGISTERED PROFESSIONAL ENGINEER**  
DAVIS PARTNERSHIP ARCHITECTS  
1225 17TH STREET, SUITE 1600  
DENVER, CO 80202  
PHONE: 303.623.4200

**REGISTERED PROFESSIONAL SURVEYOR**  
DAVIS PARTNERSHIP ARCHITECTS  
1225 17TH STREET, SUITE 1600  
DENVER, CO 80202  
PHONE: 303.623.4200

**REGISTERED PROFESSIONAL ELECTRICAL ENGINEER**  
DAVIS PARTNERSHIP ARCHITECTS  
1225 17TH STREET, SUITE 1600  
DENVER, CO 80202  
PHONE: 303.623.4200



DEVELOPMENT  
PLAN

601 BROADWAY  
DENVER, CO 80203

REV	REMARKS	DATE	BY	CHKD	APPROV

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SHEET NUMBER:  
**04**  
04 of 18

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303-623-6300 F: 303-623-6311  
HarrisKocherSmith.com

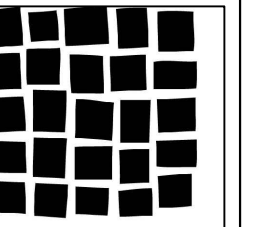
**GRADING PLAN**

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## DENVER WATER STANDARD NOTES:

1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW & APPROVAL, SEPARATE OF THE DRC PROCESS.
3. AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED ON FIRE LINES, COMMERCIAL AND MULTI-FAMILY DWELLINGS.
4. METER LOCATIONS MUST BE APPROVED BY DW.
5. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FIRE FLOWS.
6. ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAIN AND INSPECTED BY DW. THIS WILL BE DONE AT THE DEVELOPER'S COST.
7. SYSTEM DEVELOPMENT CHARGE CREDITS FOR TAP CUTS WILL BE ISSUED WITH DW POLICY.
8. WHEN A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
9. LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
10. EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN SEPARATE TAP, SERVICE LINE & METER.
11. SUB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
12. ANNUAL WATER BUDGETS MUST BE SUBMITTED TO DW FOR ALL 3-INCH AND LARGER TAPS IN ORDER TO DETERMINE THE SYSTEM DEVELOPMENT CHARGE.
13. SOIL AMENDMENT IS REQUIRED ON ALL NEW WATER SERVICES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SOIL INSPECTION BY DW.
14. PRE-SUBMITTAL REVIEW IS REQUIRED PRIOR TO THE FORMAL WATER PLAN SUBMITTAL TO DW.



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

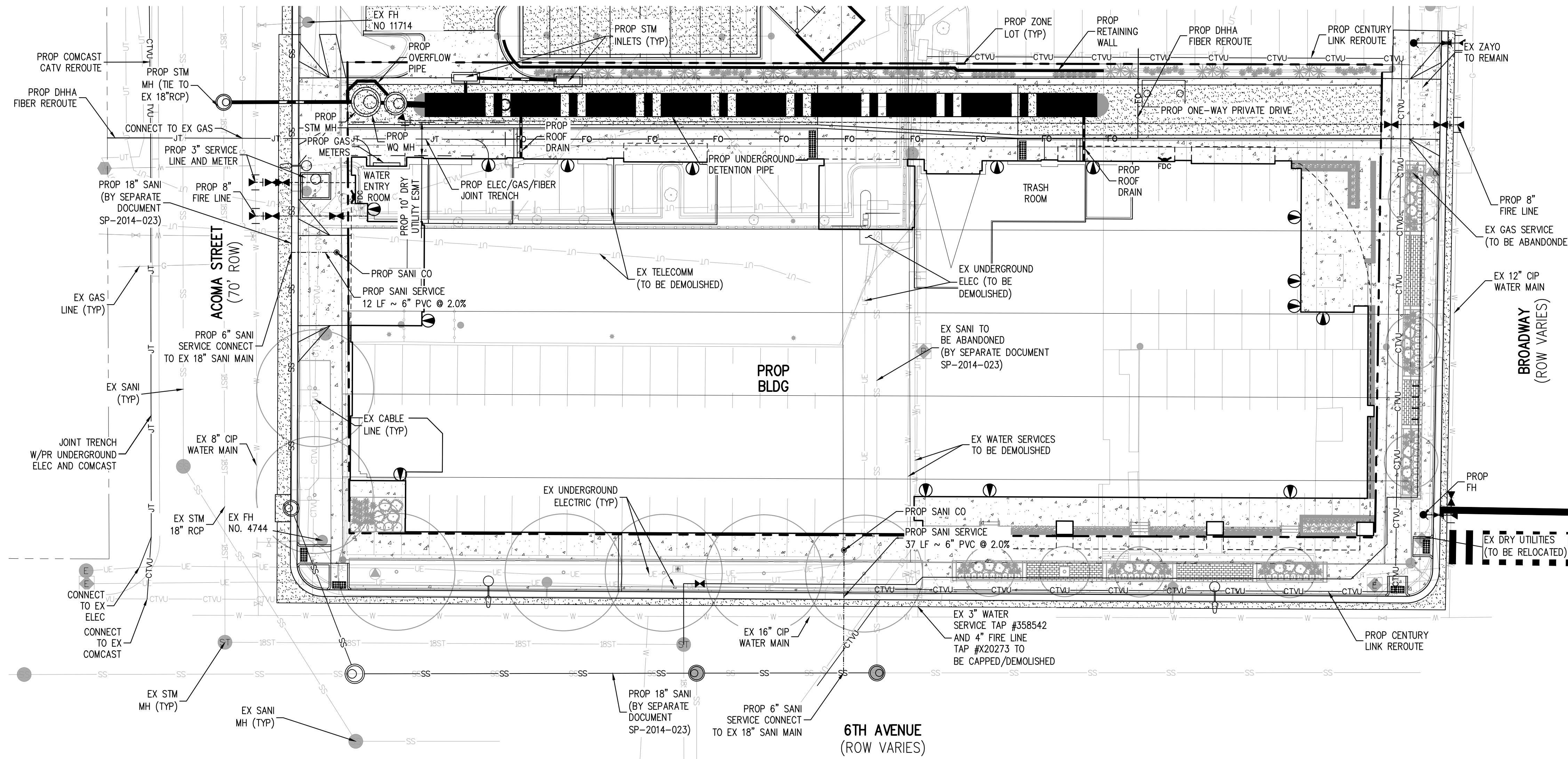
**REGISTERED ARCHITECT COMPANY**  
1225 17TH STREET, SUITE 1600  
DENVER, CO 80202  
PHONE: 303.633.4200

**REGISTERED HEALTH AND HOSPITAL  
ARCHITECTS**  
445 BANNOCK, UNIT 7, ROOM 208  
DENVER, CO 80202  
PHONE: 303.633.2304

**REGISTERED ENGINEERING ARCHITECTS**  
DENVER WATER SERVICE DISTRICT  
220 S. BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.851.8500

**REGISTERED PROFESSIONAL SURVEYORS**  
1331 ARCADE STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.633.6300

**ELECTRICAL ENGINEERS**  
1005 W. 43RD AVENUE  
WHEAT RIDGE, CO 80037  
PHONE: 303.421.6600



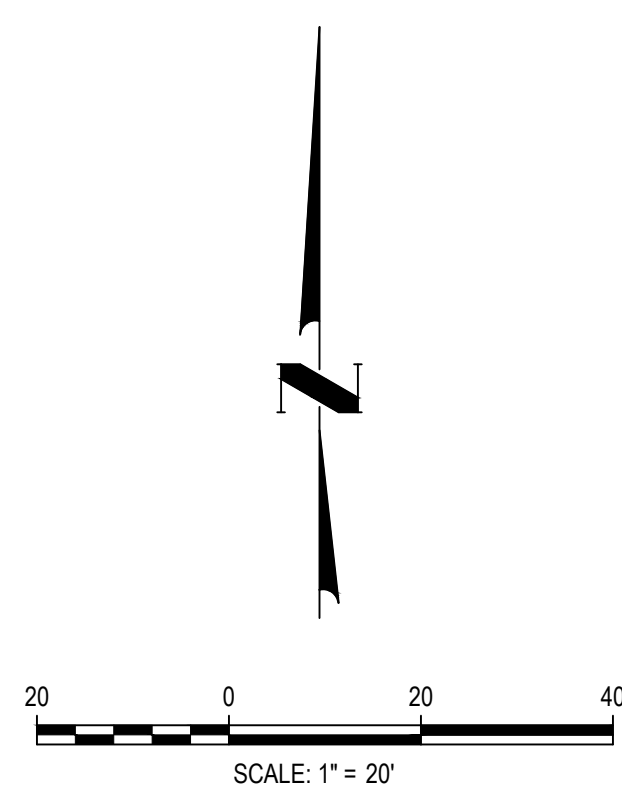
### LEGEND:

PROPERTY BOUNDARY  
RIGHT-OF-WAY  
EXISTING STORM SEWER W/MANHOLE AND INLET  
EXISTING SANITARY SEWER W/MANHOLE  
EXISTING WATER LINE W/METER AND VALVE  
EXISTING GAS LINE  
EXISTING UNDERGROUND ELECTRIC W/PULL BOX AND MANHOLE  
EXISTING UNDERGROUND CABLE TV LINE  
EXISTING UNDERGROUND TELEPHONE W/PULL BOX  
EXISTING STREET LIGHT  
EXISTING FIRE HYDRANT  
PROPOSED STORM SEWER W/MANHOLE  
PROPOSED SANITARY SEWER W/MANHOLE  
PROPOSED SANITARY SERVICE W/CLEAN OUT  
PROPOSED WATER SERVICE  
PROPOSED FIRE SERVICE  
PROPOSED FIRE HYDRANT  
PROPOSED UNDERGROUND ELECTRIC  
PROPOSED JOINT TRENCH (ELECTRIC AND GAS)  
PROPOSED BUILDING ENTRANCE

### FIRE FLOW DATA:

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS **3,000 GPM** MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF **3** HYDRANTS INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: **2009 IFC** WITH 2011 AMENDMENTS  
OCCUPANCY GROUP(S): **A-2, A-3, M, S-2 AND B**  
CONSTRUCTION TYPE(S): **IB**  
FIRE FLOW CALCULATION AREA: **296,870 SF**  
THIS BUILDING IS FULLY SPRINKLERED  
FDC IS REQUIRED TO BE PLACED IN THE FIELD, PER SECTION 912.2 LOCATION



**DEVELOPMENT  
PLAN**

**601 BROADWAY  
DENVER, CO 80203**

REV	REMARKS	DATE	BY	CHKD	APPVD

**HKS HARRIS  
KOCHER  
SMITH**

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303-623-8300 F: 303-623-8311  
HarrisKocherSmith.com

**UTILITY PLAN**

PROJECT NO: 14522.00  
DATE: 11.26.14  
SHEET NUMBER:  
**05**  
05 of 18

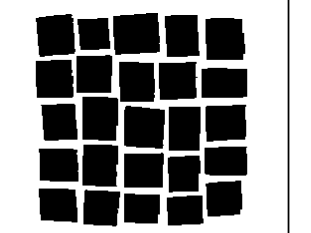
# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

SYM.	BOTANIC / COMMON NAME	SIZE AND SPACING	NOTES
<b>Deciduous Trees</b>			
GD	Gymnocladus dioica 'Espresso' / Espresso Kentucky Coffeetree	2.5' CAL.	B&B SPECIMEN
UM	Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine Elm	2.5' CAL.	B&B SPECIMEN
<b>Ornamental Trees</b>			
AC	Amelanchier canadensis / Shadblow Serviceberry	2.5' CAL. MULTI-STEMMED	B&B SPECIMEN
PC	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2.5' CAL.	B&B SPECIMEN
QR	Quercus robur fastigiata / Columnar English Oak	2.5' CAL.	B&B SPECIMEN
<b>Deciduous Shrubs</b>			
BTH	Berberis thunbergii 'Hemond Pillar' / Hemond Pillar Barberry	5 GAL.	CONT.
RRC	Rosa 'RADsun' / Carefree Sunshine Rose	5 GAL.	CONT.
<b>Evergreen Shrubs</b>			
BTH	Berberis thunbergii 'Hemond Pillar' / Hemond Pillar Barberry	5 GAL.	CONT.
JVB	Juniperus virginiana 'Blue Arrow' / Blue Arrow Juniper	5 GAL.	CONT.
PPG	Picea pungens 'Glauca Globosa' / Globe Spruce	5 GAL.	CONT.
<b>Ornamental Grass</b>			
CBK	Calamagrostis brachytricha / Korean Feather Reed Grass	3 GAL.	CONT.
HMA	Hakenchloa macra 'Aureola' / Japanese Forest Grass	3 GAL.	CONT.
HSB	Helictoprichon sempervirens / Blue Avena	3 GAL.	CONT.
PVS	Panicum virgatum 'Shenandoah' / Shenandoah Switchgrass	3 GAL.	CONT.

## LEGEND

- PROPERTY LINE
- - - - - BUILT TO LINE
- - - - - AASHTO SIGHT LINE
- - - - - 30' CORNER SIGHT LINE
- - - - - 10' PEDESTRIAN SIGHT LINE
- IRRIGATED SOD TYPE 1  
RE: SPEC. - SPRAY IRRIGATED
- DECIDUOUS TREES - 3.5" CAL. MIN.  
ORNAMENTAL TREES - 2.5" CAL. MIN.
- DECIDUOUS SHRUBS - 5 GAL.
- EVERGREEN SHRUBS - 5 GAL.
- ORNAMENTAL GRASSES - 1 GAL.



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

ARCHITECT  
1201 17TH STREET, SUITE 2600  
DENVER, CO 80202  
PHONE: 303.733.7400  
FAX: 303.733.7401

OWNER  
AURORA HEALTH AND HOSPITAL  
445 BANNOCK STREET, 7TH FLOOR  
DENVER, CO 80202  
PHONE: 303.852.2344

ARCHITECTURAL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2301 BLAKE STREET, SUITE 104  
DENVER, CO 80202  
PHONE: 303.852.8855

CIVIL ENGINEER & SUPERVISOR  
HARRIS ENGINEERS & ARCHITECTS  
1101 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
PHONE: 303.733.0304

ELECTRICAL ENGINEER  
WEEKS IN DENVER, INC.  
1901 WEST 14TH AVENUE  
DENVER, CO 80202  
PHONE: 303.421.8655

DEVELOPMENT  
PLAN

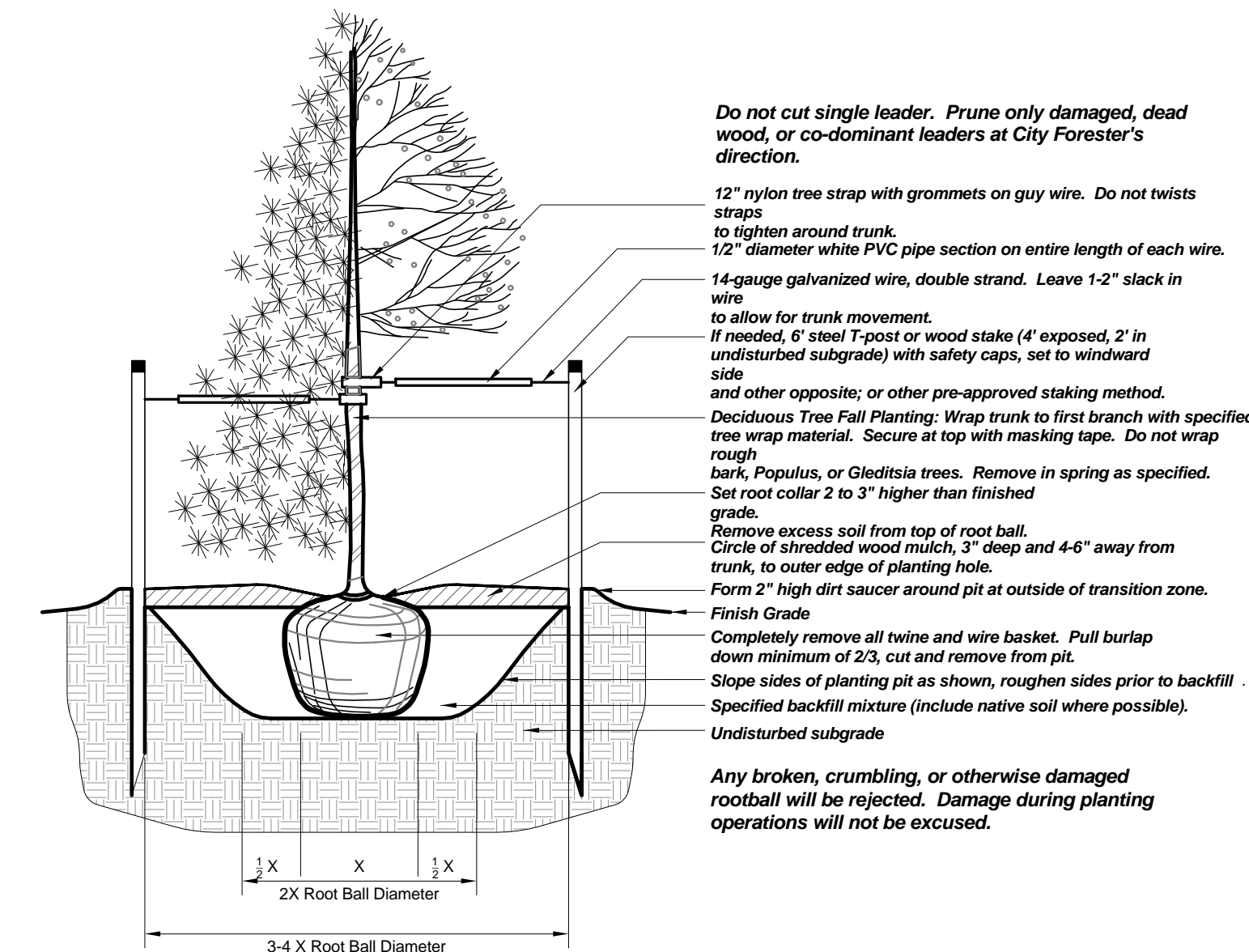
601 BROADWAY  
DENVER, CO 80203

NO.	DATE	BY	REVISIONS

PROJECT NO: 14522.00  
DATE: 11.26.14  
SHEET NUMBER:  
**6**  
of 18

## NOTES:

- SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES: INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, AND BRICK.
- DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS
- SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
  - ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TILL TO DEPTH OF 18"
  - ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR NATIVE SOIL.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
  - PROPOSED TREES IN THE R.O.W. SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 25' FROM STREET LIGHTS, AND 10' FROM EDGE OF DRIVEWAYS.
  - ALL PROPOSED LANDSCAPING IN THE R.O.W. SHALL BE PER THE STREETScape DESIGN MANUAL WITH THE EXCEPTION OF TREE PLANTING. THIS SHALL BE IN ACCORDANCE WITH CURRENT FORESTRY RULES AND REGULATIONS.
- SHRUB PLANTS SHALL NOT BE PLANTED WITHIN 24" OF TREE ROOTBALL.
- PER CITY CODE, ALL TREE REMOVALS IN DENVER LIMITS MUST BE PERFORMED BY PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY DENVER FORESTRY (INCLUDING TREES IN ROW'S AND ON PRIVATE PROPERTY). FOR A CURRENT LIST OF LICENSES TREE CONTRACTORS, VISIT WWW.DENVERGOV.ORG/FORESTRY.
  - FOR FORESTRY-APPROVED TREE REMOVALS IN PUBLIC RIGHT(S) OF WAY: A TREE REMOVAL PERMIT ISSUED BY THE OFFICE OF THE CITY FORESTER IS REQUIRED PRIOR TO REMOVAL. IN ORDER TO OBTAIN TREE REMOVAL PERMIT, CONTACT FORESTRY (FORESTRY@DENVERGOV.ORG) WITH NAME OF LICENSED CONTRACTOR OR PROPERTY OWNER PERFORMING REMOVAL. INCLUDE D-LOG (2014D00332) WHEN REQUESTING REMOVAL PERMIT.
  - FOR TREES ON PRIVATE PROPERTY: A FORESTRY-ISSUED TREE REMOVAL PERMIT IS NOT REQUIRED PRIOR TO REMOVAL. HOWEVER, PER CITY CODE, ALL TREE REMOVALS IN DENVER MUST BE PERFORMED BY PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY THE OFFICE OF THE CITY FORESTER.
- A FORESTRY-ISSUED TREE PLANTING PERMIT IS REQUIRED FOR ALL TREES TO BE PLANTED IN PUBLIC RIGHTS OF WAY. CONTACT FORESTRY (FORESTRY@DENVERGOV.ORG) WITH NAME OF CONTRACTOR OR PROPERTY OWNER PERFORMING PLANTING. INCLUDE D-LOG NUMBER (2014D00332) WHEN REQUESTING PERMIT. PLANTING PERMITS MUST BE OBTAINED PRIOR TO INSTALLATION.
- EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT OF WAY SHALL BE PROTECTED PER FORESTRY STANDARDS & PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUE OF DEMOLITION PERMIT, APPROVED BY FORESTRY, AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. NO CONSTRUCTION OR STORAGE OF MATERIALS SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OFFICE OF THE CITY FORESTER.



## Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:

- An approved planting permit from the Office of the City Forester, regardless of approved plans, is required prior to planting.
- Administrative citations up to \$599 shall be issued for trees planted without an Office of the City Forester issued permit.
- Only trees from Denver Forestry's approved street tree list or trees approved by the City Forester's office shall be planted in the PRW.
- For a list of prohibited or suspended PRW trees, see Denver Forestry website or call the Forestry office.
- If overhead utility wires exist in the PRW, only ornamental or trees maturing at 20 (twenty) feet maximum height shall be planted.
- Trees shall be centered in tree lawns and/or planting areas.
- Trees shall not be planted in tree lawns less than five feet wide.
- Where sidewalks are not present, trees shall be located as designated by Denver Forestry.
- Planting in corner triangle formed by the first 30 (thirty) feet along the PRW line in each direction from the corner is not permitted.
- Planting within 10 (ten) feet of alleys, driveways, or fire hydrants is not permitted.
- Planting within 20 (twenty) feet of stop signs is not permitted.
- Planting within 25 (twenty-five) feet of street lights is not permitted.
- Planting within five feet of water meters or pits is not permitted.
- Large shade trees shall be spaced 35 (thirty-five) feet o.c. and ornamental trees 25 (twenty-five) feet o.c. or as designated by Forestry.
- Trees shall be pruned to maintain a clearance of 13'-6" over streets and alleys and eighty inches over remaining portions of PRW, including sidewalk.

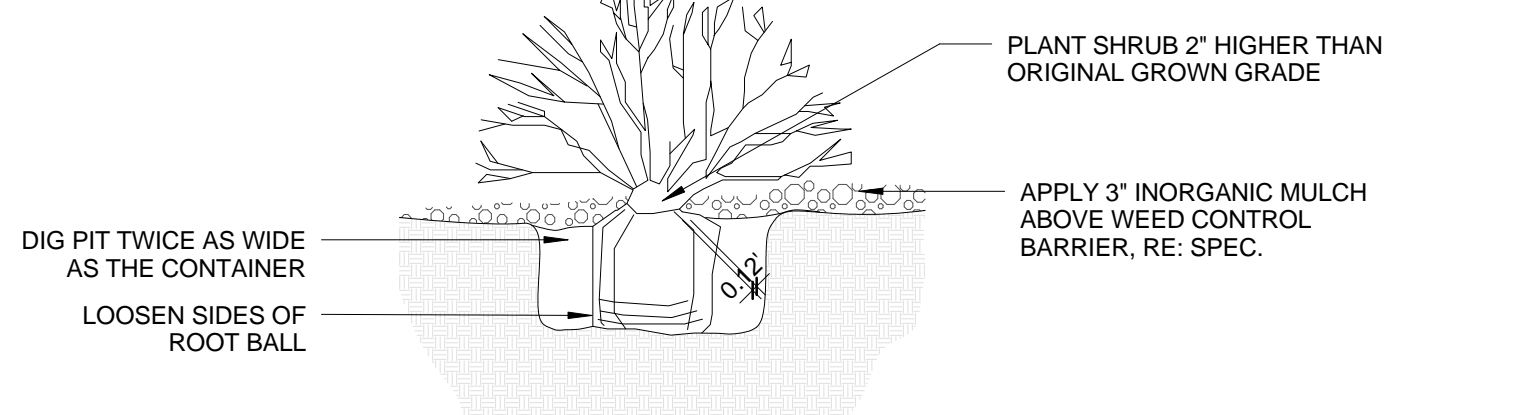
Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.

NO.	DATE	BY	REVISIONS

## TREE PLANTING

1/2" = 1'-0"

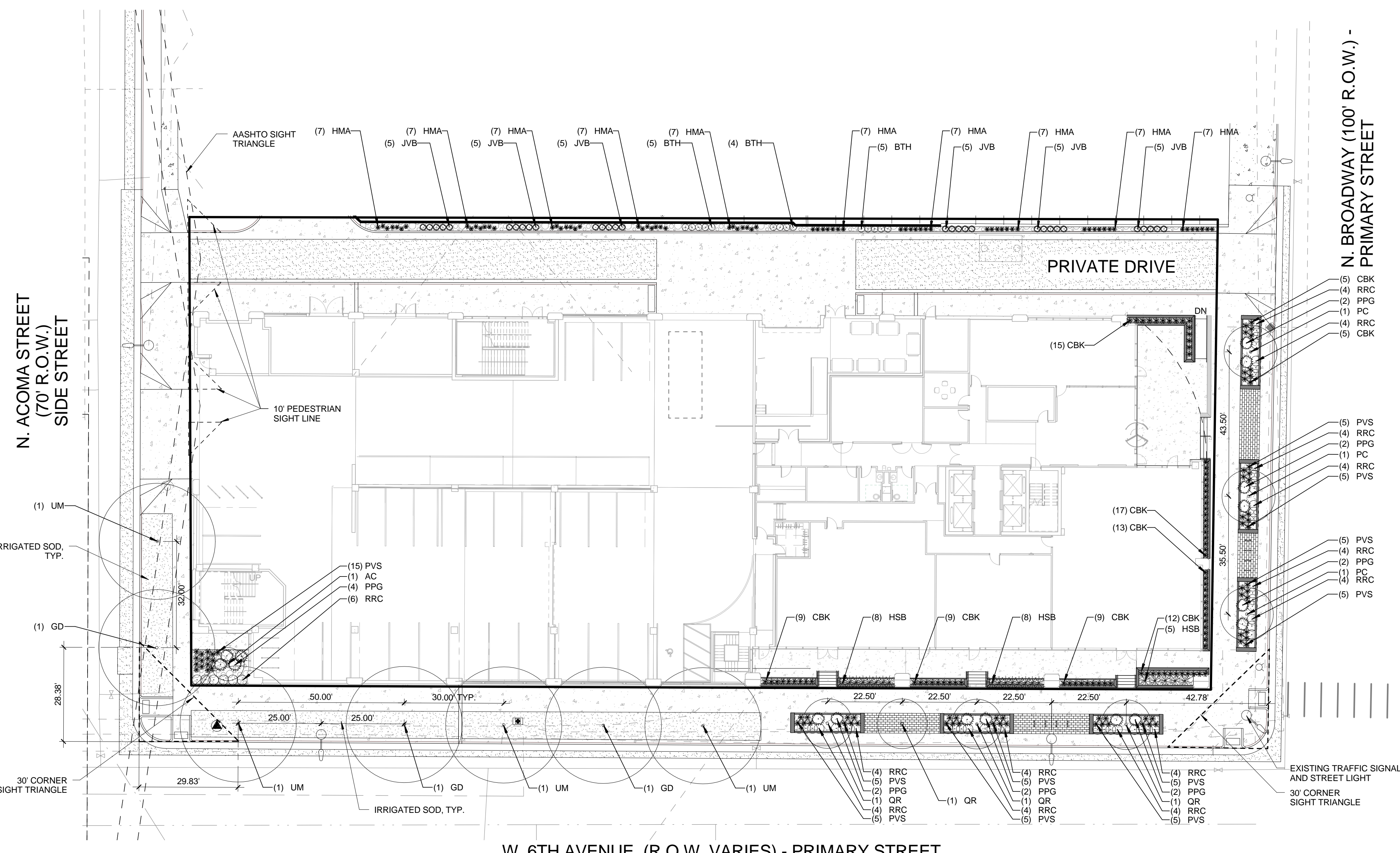
- NOTES:
- EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT.
  - ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
  - PLACE WEED CONTROL FABRIC IN ALL SHRUB BEDS, UNLESS OTHERWISE NOTED ON PLANS.
  - BACKFILL AND WATER THOROUGHLY.
  - BROKEN ROOT BALLS WILL BE REJECTED.



- NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
  - BROKEN ROOT BALLS WILL BE REJECTED

## SHRUB PLANTING DETAIL

1/4" = 1'-0"



## PLANTING PLAN

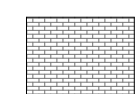
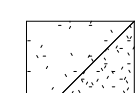

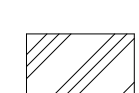
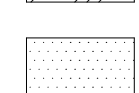
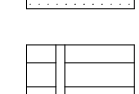
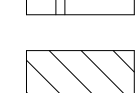
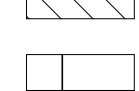
1" = 20'-0"

## PLANTING PLAN

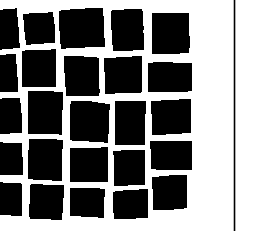
# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

## EXTERIOR MATERIAL LEGEND

-  RED BRICK
-  PRECAST (TWO TONES)
-  GREY BRICK
-  METAL PANEL - DARK COLOR
-  METAL PANEL - WHITE COLOR
-  CAPTURED GLAZING SYSTEM
-  SPANDREL GLASS
-  SSG GLAZING SYSTEM

GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED (MIN)	PROVIDED	
PRIMARY STREET - BROADWAY			
TOTAL TRANSPARENCY (%)			
BUILDING LENGTH	100%	112'-2"	100%
CLEAR GLAZING	40%	54'-3"	48.3%
PRIMARY STREET - W 6TH AVENUE			
TOTAL TRANSPARENCY (%)			
BUILDING LENGTH	100%	306'-2"	100%
CLEAR GLAZING	40%	120'-0"	39.1%
ALTERNATE FOR WINDOWS OUTSIDE ZONE OF TRANSPARENCY		10'-0"	3.3%
		125'-8"	42.4%
SIDE STREET - ACOMA STREET			
TOTAL TRANSPARENCY (%)			
BUILDING LENGTH	100%	112'-2"	100%
CLEAR GLAZING	25%	17'-0"	15.1%
ALTERNATE FOR WINDOWS OUTSIDE ZONE OF TRANSPARENCY		11'-2"	10.0%
		28'-2"	25.1%



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

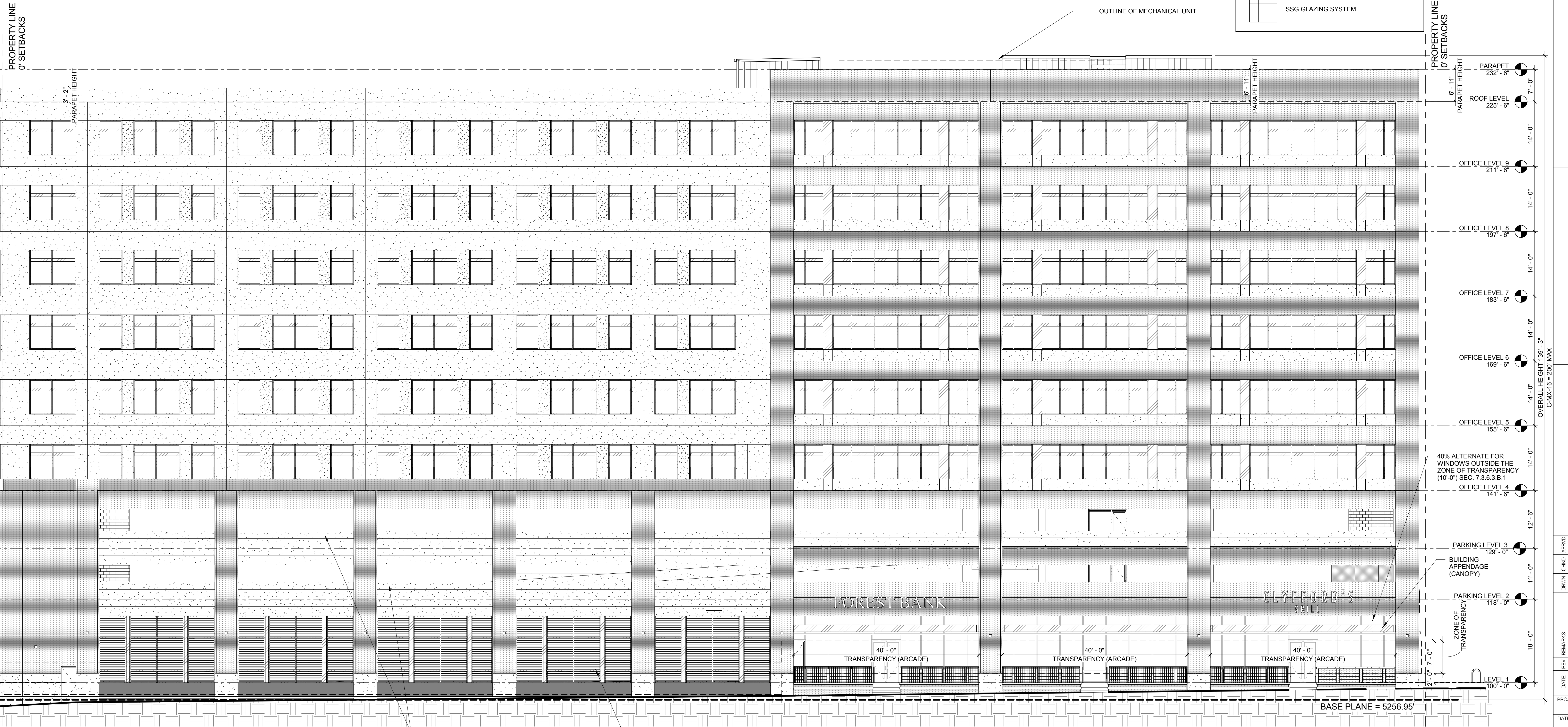
4455 LANT  
16500 E. CHERRY CREEK  
DENVER, CO 80231  
PHONE: 303.421.9600

OWNER  
ADVENTIST HEALTH AND HOSPITAL  
4455 LANT  
DENVER, CO 80231  
PHONE: 303.421.9600

ARCHITECTURAL PARTNERSHIP ARCHITECTS  
DAVIS PARTNERSHIP ARCHITECTS  
220 S. BROADWAY, SUITE 100  
DENVER, CO 80202  
PHONE: 303.861.9600

SOIL ENGINEERS & SURVEYORS  
100 W. WASHINGTON STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.421.9600

ELECTRICAL ENGINEER  
1000 W. 4TH AVENUE, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.421.9600



PARKING GARAGE PRECAST CONCRETE SPANDREL PANELS AT 42" GUARDRAIL HEIGHT TO SCREEN VEHICLES PER SECTION 10.4.6.5.B (LIGHTING TO HAVE ANTI-GLARE AND CUTOFF FEATURES)

ARCHITECTURAL LOUVERS TO SCREEN VEHICLES AND LIGHTING PER SECTION 10.4.6.5.B

## DEVELOPMENT PLAN

601 BROADWAY  
Denver, Colorado 80203

DATE	REV	REMARKS	DESIGNED	CHECKED	APPROVED
11.26.14	1	ISSUED FOR PERMIT			

PROJECT NO. 14522.00  
DATE: 11.26.14  
SHEET NUMBER: 7

7  
of 18

1 DEVELOPMENT PLAN Elevation SOUTH  
3/32" = 1'-0"

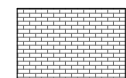
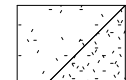






BUILDING SOUTH ELEVATION - W 6TH AVENUE

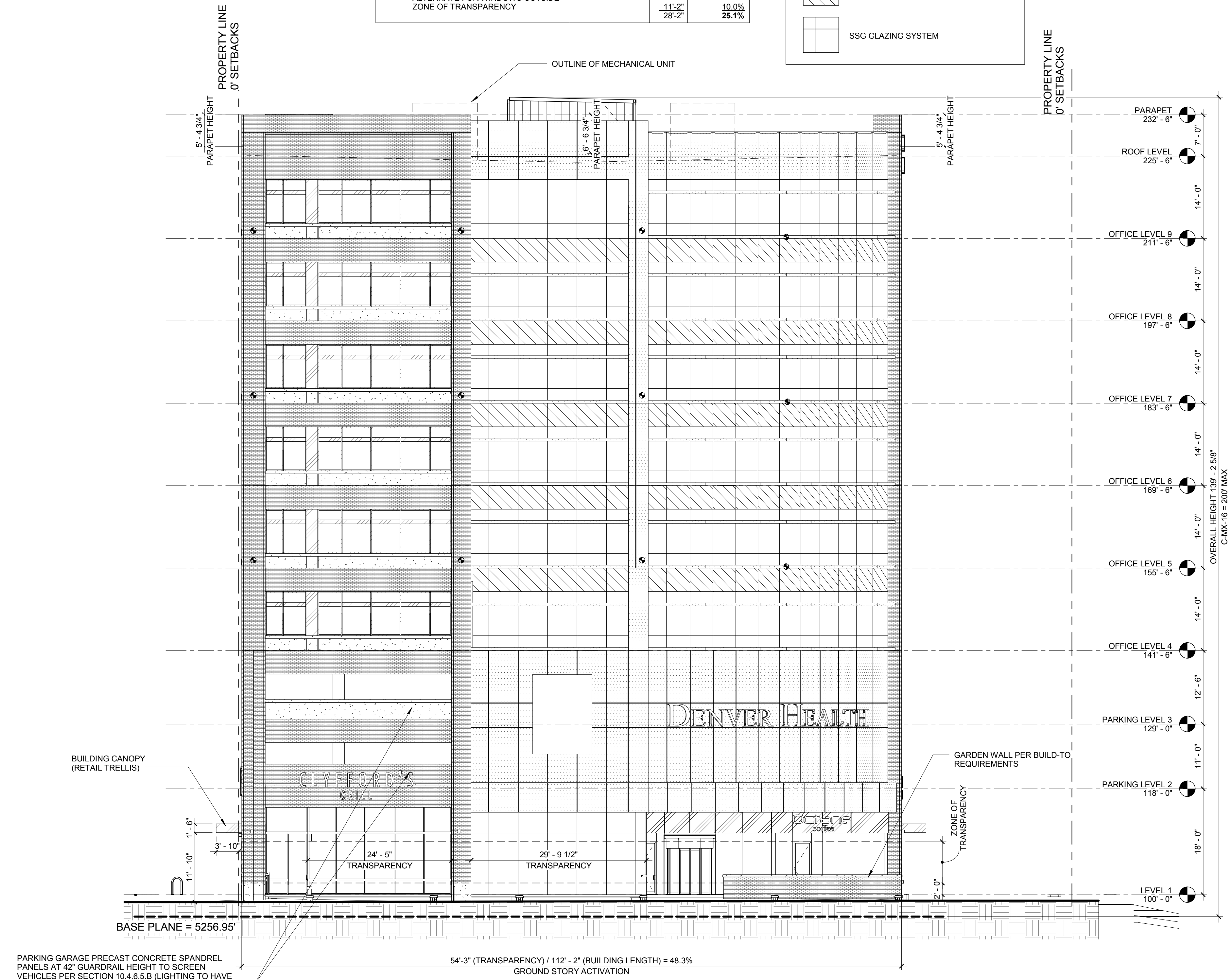
# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED (MIN)	PROVIDED	
PRIMARY STREET - BROADWAY			
TOTAL TRANSPARENCY (%)	100%	112'-2"	100%
BUILDING LENGTH		54'-3"	48.3%
CLEAR GLAZING	40%		
PRIMARY STREET - W 6TH AVENUE			
TOTAL TRANSPARENCY (%)	100%	306'-2"	100%
BUILDING LENGTH		120'-0"	39.1%
CLEAR GLAZING	40%		
ALTERNATE FOR WINDOWS OUTSIDE ZONE OF TRANSPARENCY		10'-0"	3.3%
		125'-8"	42.4%
SIDE STREET - ACOMA STREET			
TOTAL TRANSPARENCY (%)	100%	112'-2"	100%
BUILDING LENGTH		17'-0"	15.1%
CLEAR GLAZING	25%		
ALTERNATE FOR WINDOWS OUTSIDE ZONE OF TRANSPARENCY		11'-2"	10.0%
		28'-2"	25.1%

## EXTERIOR MATERIAL LEGEND

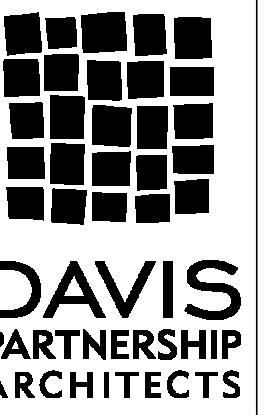
-  RED BRICK
-  PRECAST (TWO TONES)
-  GREY BRICK
-  METAL PANEL - DARK COLOR
-  METAL PANEL - WHITE COLOR
-  CAPTURED GLAZING SYSTEM
-  SPANDREL GLASS
-  SSG GLAZING SYSTEM



PARKING GARAGE PRECAST CONCRETE SPANDREL PANELS AT 42" GUARDRAIL HEIGHT TO SCREEN VEHICLES PER SECTION 10.4.6.5.B (LIGHTING TO HAVE ANTI-GLARE AND CUTOFF FEATURES)

**1** DEVELOPMENT PLAN Elevation EAST  
3/32" = 1'-0"

**BUILDING EAST ELEVATION - BROADWAY**



APPLICANT  
TRIMBLE, CREW COMPANY  
125 17TH STREET, SUITE 2000  
DENVER, CO 80202  
PHONE: 303.628.7428

OWNER  
DENVER HEALTH AND HOSPITAL  
ATTN: JEFF  
845 BROADWAY, UNIT 7, ROOM 206  
DENVER, CO 80204  
PHONE: 303.622.2394

ARCHITECT/ENGINEER ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
200 BLANK STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.851.8555

CIVIL ENGINEER & SURVEYOR  
HARRIS ENGINEERING  
1701 INDIAN STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.623.0300

ELECTRICAL ENGINEER  
BEYERBERGER  
1055 W 6TH AVENUE  
WEEKS PLACE, CO 80202  
PHONE: 303.421.6955

## DEVELOPMENT PLAN

601 BROADWAY  
Denver, Colorado 80203

DATE	REV	REMARKS	BY	CHKD	APP'D

PROJECT NO. 14522.00  
DATE: 11.26.14

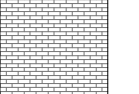


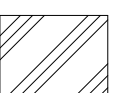
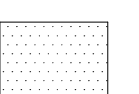
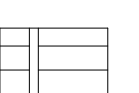
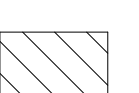
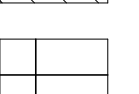
SHEET NUMBER: 8 of 18

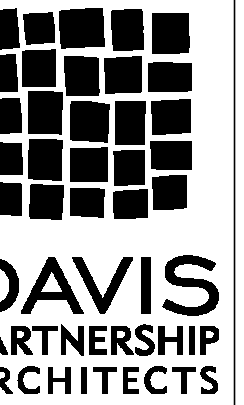


# 601 BROADWAY DEVELOPMENT PLAN

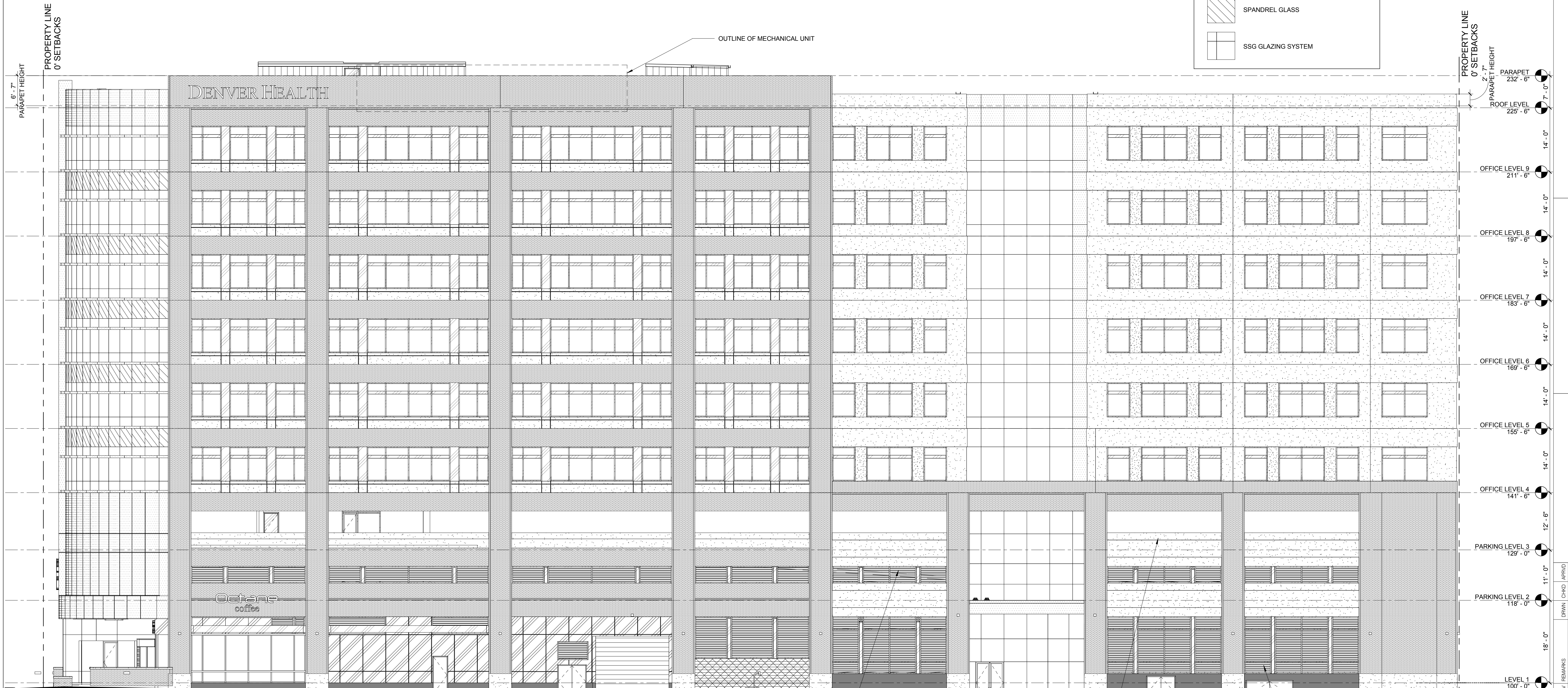
SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

## EXTERIOR MATERIAL LEGEND

	RED BRICK
	PRECAST (TWO TONES)
	GREY BRICK
	METAL PANEL - DARK COLOR
	METAL PANEL - WHITE COLOR
	CAPTURED GLAZING SYSTEM
	SPANDREL GLASS
	SSG GLAZING SYSTEM



**DAVIS PARTNERSHIP ARCHITECTS**  
 455 SOUTH  
 12TH STREET, SUITE 2000  
 DENVER, CO 80202  
 PHONE: 303.441.7400  
 ARCHITECTS  
 444 BAYVIEW UNIT 7, ROOM 208  
 DENVER, CO 80202  
 PHONE: 303.852.2344  
 ARCHITECTS  
 1201 15th STREET, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.851.9885  
 CIVIL ENGINEERS & SURVEYORS  
 100 ANCON STREET  
 DENVER, CO 80202  
 PHONE: 303.453.0300  
 ELECTRICAL ENGINEERS  
 1005 W. 40th AVE. #510  
 WHEAT RIDGE, CO 80037  
 PHONE: 303.421.8669



## DEVELOPMENT PLAN

601 BROADWAY  
Denver, Colorado 80203

DATE	REV	REMARKS
11/26/14	1	ISSUED FOR PERMIT
11/26/14	2	REVISIONS
11/26/14	3	REVISIONS
11/26/14	4	REVISIONS
11/26/14	5	REVISIONS
11/26/14	6	REVISIONS
11/26/14	7	REVISIONS
11/26/14	8	REVISIONS
11/26/14	9	REVISIONS
11/26/14	10	REVISIONS

PROJECT NO: 14522.00  
DATE: 11.26.14  
SHEET NUMBER:

**9**  
9 of 18

BASE PLANE = 5256.95'

ARCHITECTURAL LOUVERS TO SCREEN VEHICLES AND LIGHTING PER SECTION 10.4.6.5.B

PARKING GARAGE PRECAST CONCRETE SPANDREL PANELS AT 42" GUARDRAIL HEIGHT TO SCREEN VEHICLES PER SECTION 10.4.6.5.B (LIGHTING TO HAVE ANTI-GLARE AND CUTOFF FEATURES)

ARCHITECTURAL LOUVERS

### 1 DEVELOPMENT PLAN Elevation NORTH 3/32" = 1'-0"

### BUILDING NORTH ELEVATION - PRIVATE DRIVE

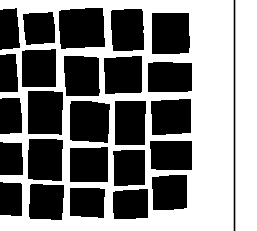
# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO

GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED (MIN)	PROVIDED	
PRIMARY STREET - BROADWAY			
TOTAL TRANSPARENCY (%)			
BUILDING LENGTH	100%	112'-2"	100%
CLEAR GLAZING	40%	54'-3"	48.3%
PRIMARY STREET - W 6TH AVENUE			
TOTAL TRANSPARENCY (%)			
BUILDING LENGTH	100%	306'-2"	100%
CLEAR GLAZING	40%	120'-0"	39.1%
ALTERNATE FOR WINDOWS OUTSIDE ZONE OF TRANSPARENCY		10'-0"	3.3%
		125'-8"	42.4%
SIDE STREET - ACOMA STREET			
TOTAL TRANSPARENCY (%)			
BUILDING LENGTH	100%	112'-2"	100%
CLEAR GLAZING	25%	17'-0"	15.1%
ALTERNATE FOR WINDOWS OUTSIDE ZONE OF TRANSPARENCY		11'-2"	10.0%
		28'-2"	25.1%

## EXTERIOR MATERIAL LEGEND

	RED BRICK
	PRECAST (TWO TONES)
	GREY BRICK
	METAL PANEL - DARK COLOR
	METAL PANEL - WHITE COLOR
	CAPTURED GLAZING SYSTEM
	SPANDREL GLASS
	SSG GLAZING SYSTEM



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

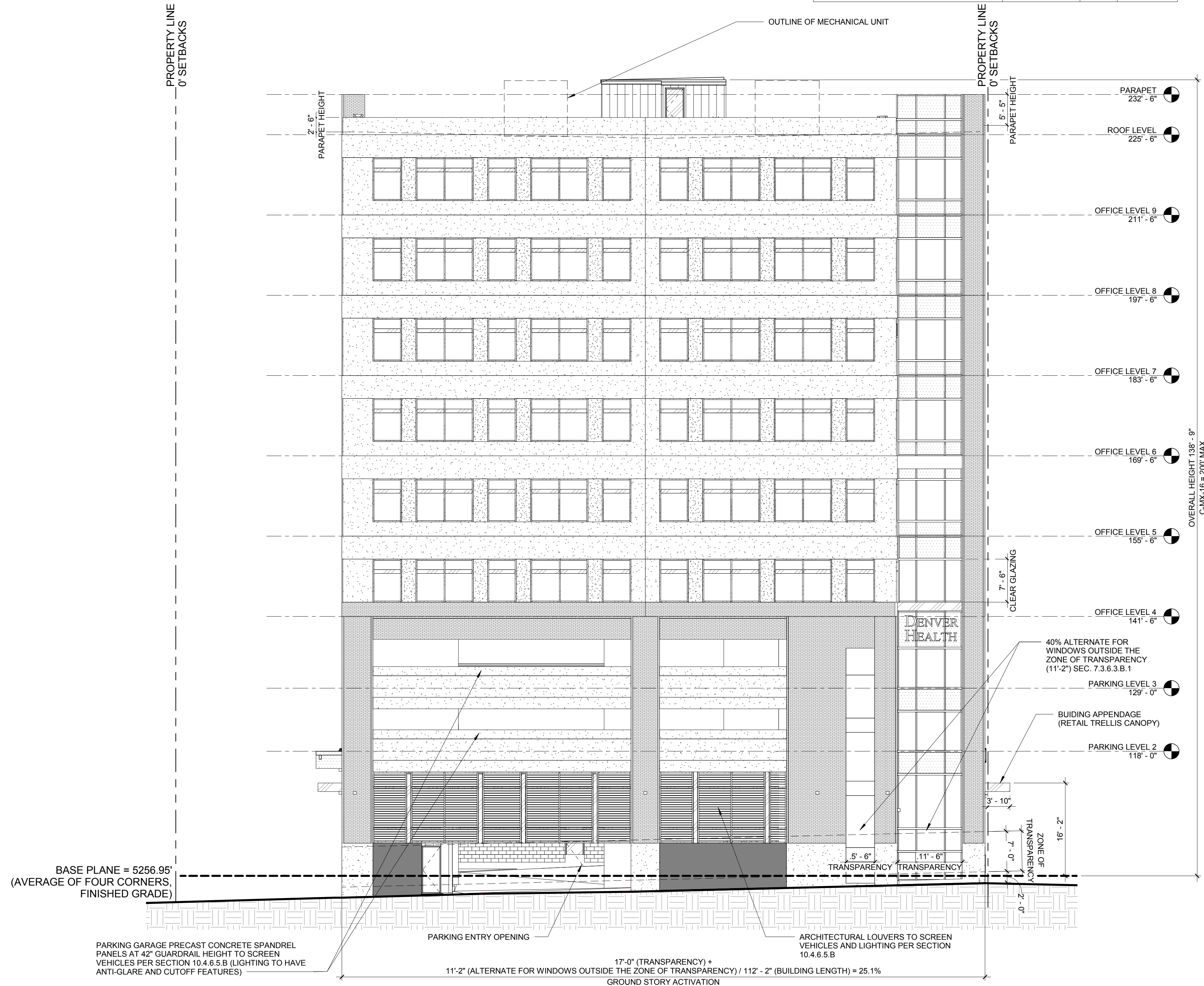
4455 LANE  
1500 WEST  
1200 SOUTH  
DENVER, CO 80202  
PHONE: 303.441.1000

OWNER  
ADVENTIST HEALTH AND HOSPITAL  
445 BROADWAY, UNIT 7, ROOM 208  
DENVER, CO 80202  
PHONE: 303.441.2344

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
220 BROADWAY, SUITE 100  
DENVER, CO 80202  
PHONE: 303.441.1000

SOIL ENGINEER & SURVEYOR  
HARRIS ENGINEERING  
1100 ANCON STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.421.9999

ELECTRICAL ENGINEER  
1005 W. 49TH AVENUE  
DENVER, CO 80202  
PHONE: 303.421.9999



BASE PLANE = 5256.95'  
(AVERAGE OF FOUR CORNERS,  
FINISHED GRADE)

PARKING GARAGE PRECAST CONCRETE SPANDEL  
PANELS AT 42' GUARDRAIL HEIGHT TO SCREEN  
VEHICLES PER SECTION 10.4.6.5.B (LIGHTING TO HAVE  
ANTI-GLARE AND CUTOFF FEATURES)

PARKING ENTRY OPENING

ARCHITECTURAL LOUVERS TO SCREEN  
VEHICLES AND LIGHTING PER SECTION  
10.4.6.5.B

11'-2" (ALTERNATE FOR WINDOWS OUTSIDE THE ZONE OF TRANSPARENCY) / 112'-2" (BUILDING LENGTH) = 25.1%

17'-0" (TRANSPARENCY) +  
GROUND STORY ACTIVATION

1 DEVELOPMENT PLAN Elevation WEST  
3/32" = 1'-0"

BUILDING WEST ELEVATION - ACOMA STREET

DEVELOPMENT  
PLAN

601 BROADWAY  
Denver, Colorado 80203

DATE	REV	REMARKS	BY	CHKD	APPROV

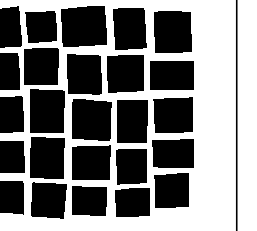
PROJECT NO.  
14522.00

DATE:  
11.26.14

SHEET NUMBER:  
10 of 18

# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

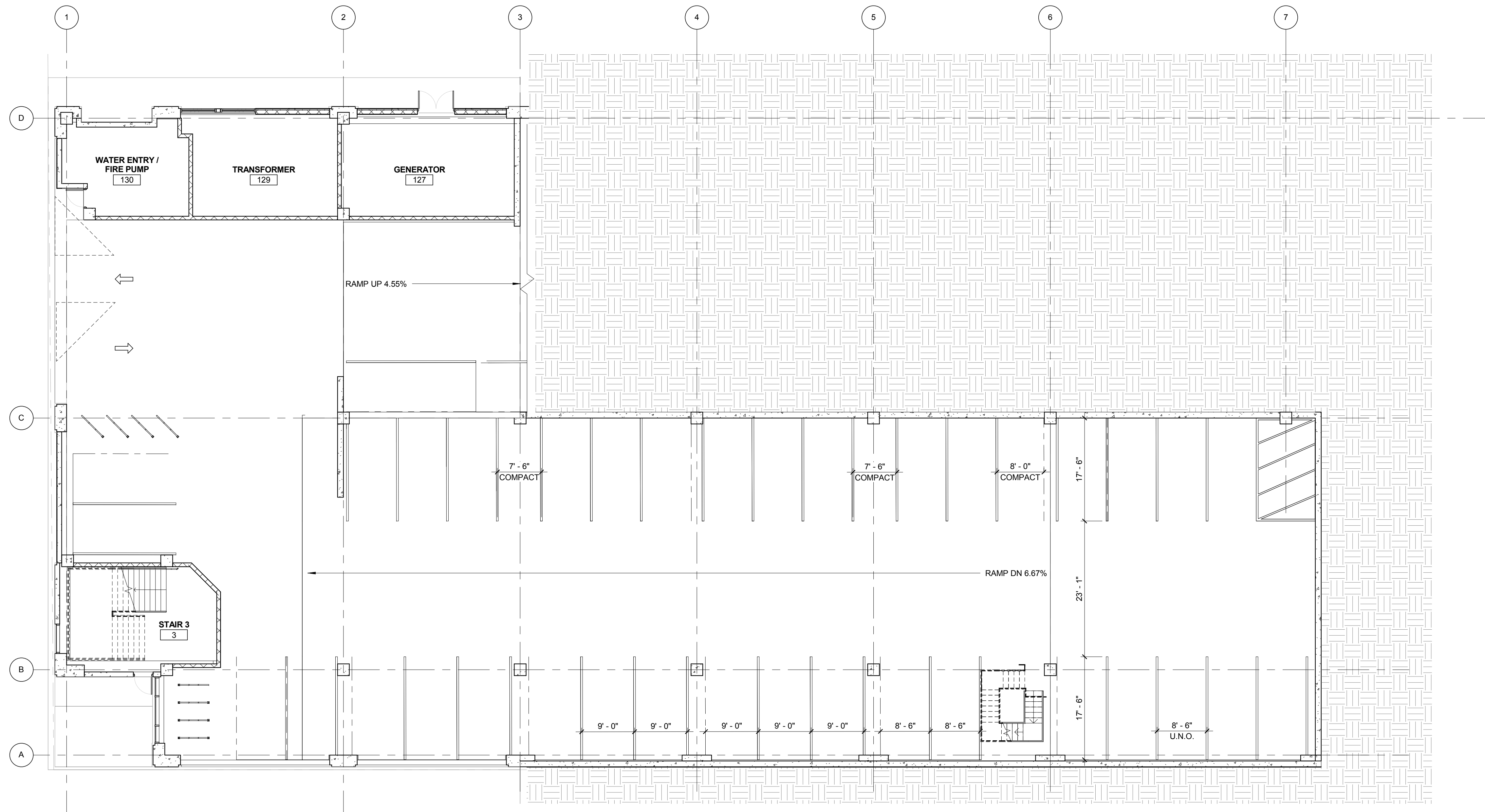
APPLICANT  
TRIMBLE CRANE COMPANY  
125 17TH STREET, SUITE 2000  
DENVER, CO 80202  
PHONE: 303.628.7428

OWNER  
DENVER HEALTH AND HOSPITAL  
ATTN: JEFF  
845 BANNOCK, UNIT 7, ROOM 206  
DENVER, CO 80204  
PHONE: 303.622.2394

ARCHITECT/LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
201 BLANK STREET, SUITE 101  
DENVER, CO 80202  
PHONE: 303.851.8555

CIVIL ENGINEER & SURVEYOR  
HARRIS ENGINEERS  
100 INDIAN STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.622.0200

ELECTRICAL ENGINEER  
BE ENGINEERS  
1055 W 49TH AVENUE  
WEST PLATTE, CO 80033  
PHONE: 303.421.6925



**DEVELOPMENT  
PLAN**

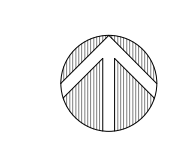
**601 BROADWAY  
Denver, Colorado 80203**

REV	REMARKS	DATE	BY	CHKD	APP'D

PROJECT NO. 14522.00  
DATE: 11.26.14

SHEET NUMBER:  
**11**  
11 of 18

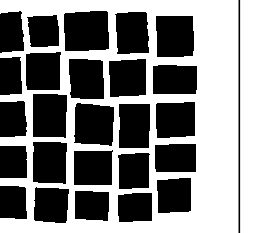
**1 DEVELOPMENT PLAN - LOWER PARKING LEVEL 1**  
3/32" = 1'-0"



**PARKING LEVEL 1 LOWER PLAN**

# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

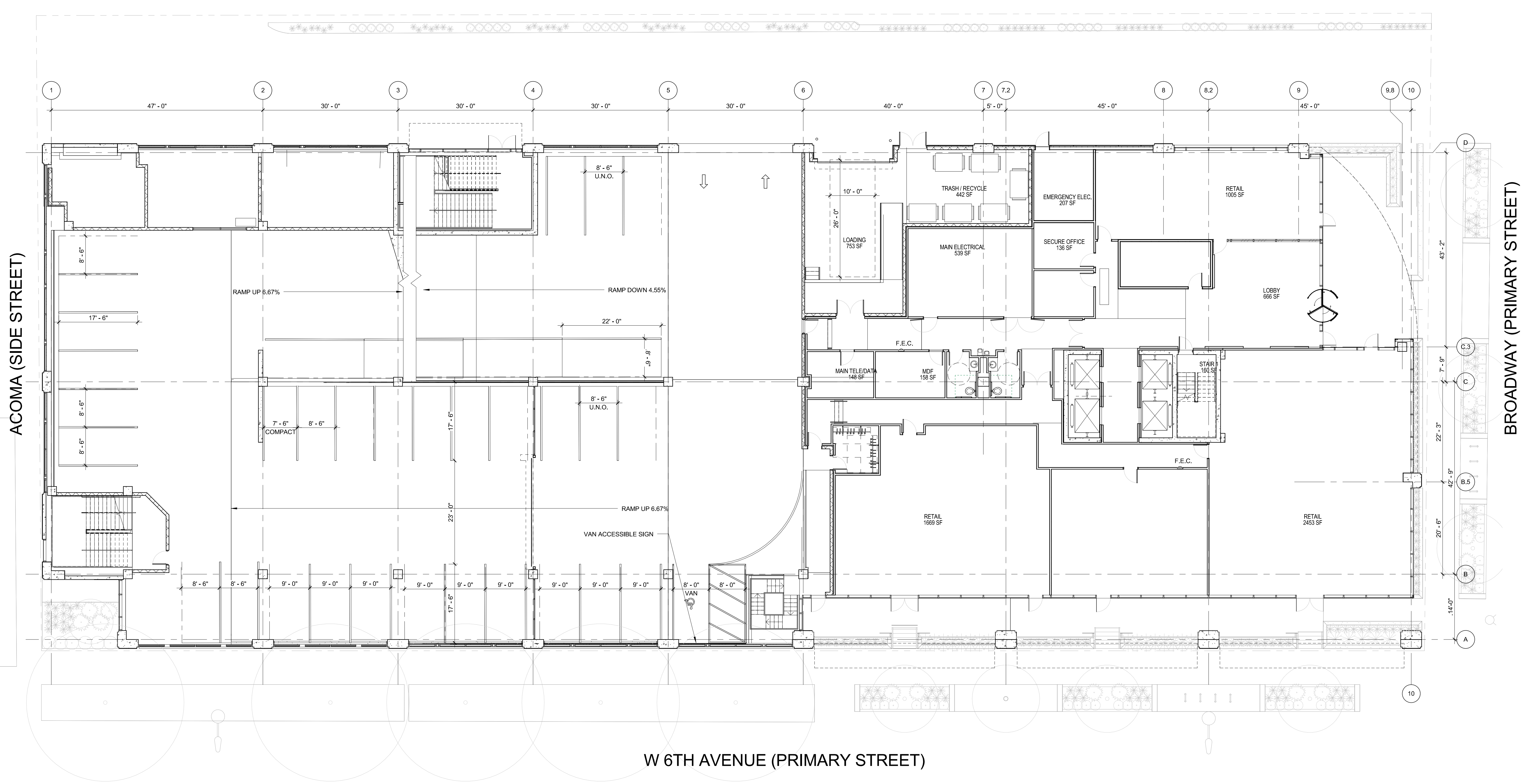
CLIENT  
TRAVELERS CHOICE COMPANY  
125 17TH STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.852.7428

OWNER  
COMMERCIAL TR AND HOSPITAL  
ATTN: HRM  
845 BROADWAY, UNIT 7, ROOM 208  
DENVER, CO 80202  
PHONE: 303.852.2394

ARCHITECTURAL ARCHITECTS  
DAVIS PARTNERSHIP ARCHITECTS  
220 BROAD STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.852.8333

MECHANICAL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
220 BROAD STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.852.8333

ELECTRICAL ENGINEER  
MAYNARD  
1005 W 49TH AVENUE  
WYATTS, CO 80236  
PHONE: 303.421.6655



ACOMA (SIDE STREET)

BROADWAY (PRIMARY STREET)

W 6TH AVENUE (PRIMARY STREET)

DEVELOPMENT  
PLAN

601 BROADWAY  
Denver, Colorado 80203

REV	REMARKS	DATE	BY	CHKD	APPVD
1	ISSUED FOR PERMIT	11/26/14	...	...	...
2	...	...	...	...	...

PROJECT NO. 14522.00  
DATE: 11.26.14

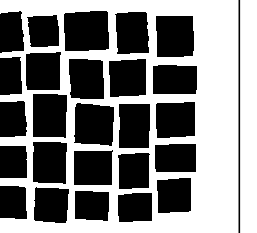
SHEET NUMBER  
**12**  
12 of 18

1 DEVELOPMENT PLAN - LEVEL 1  
3/32" = 1'-0"

LEVEL 1 PLAN

# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

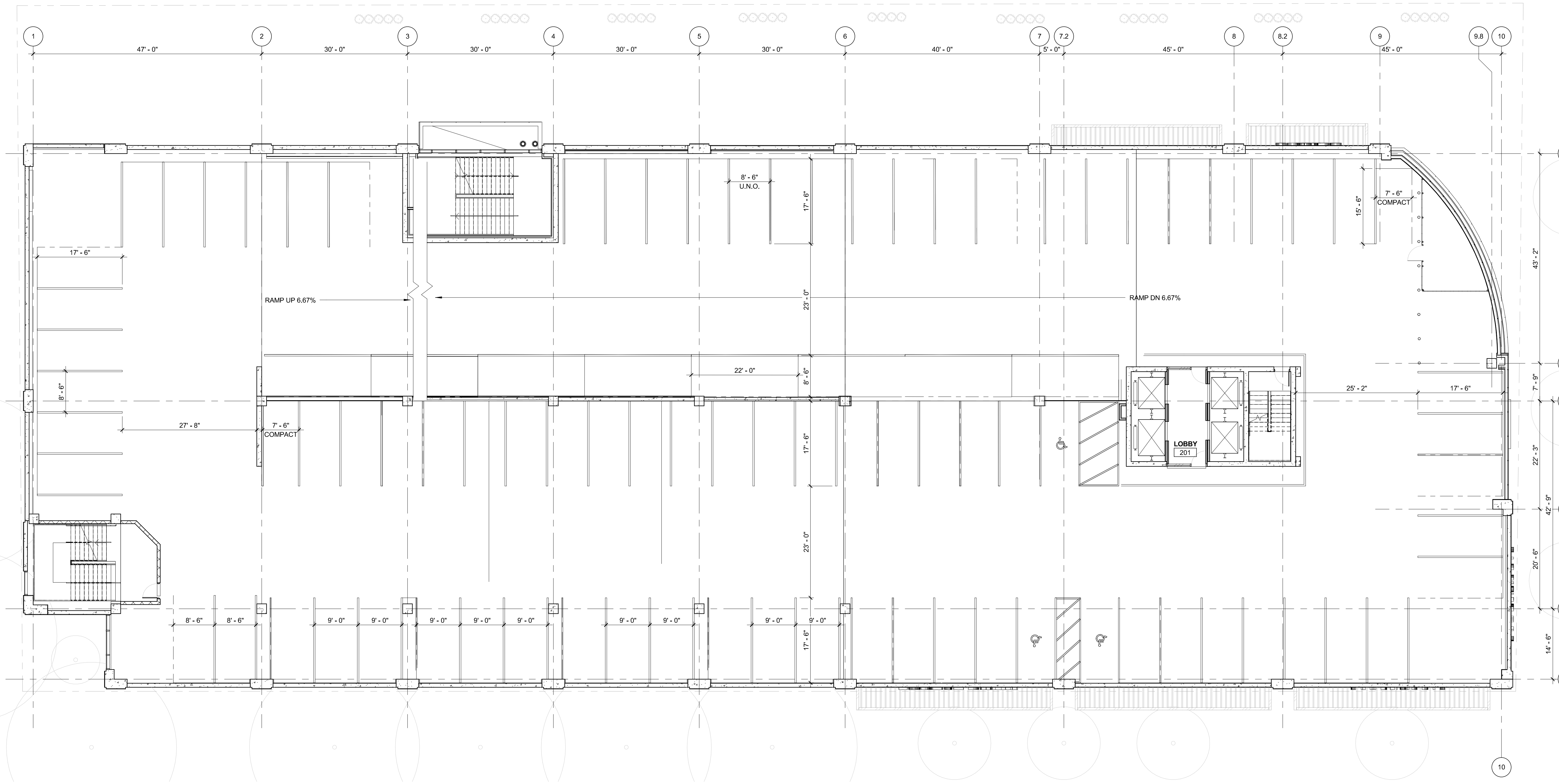
CLIENT  
TERRACET, CROWN CORP.,  
100 17TH STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.435.7428

OWNER  
ADAMS METAL TREATMENT  
1411 W. 14TH  
445 BANNOCK, UNIT 7, ROOM 208  
DENVER, CO 80202  
PHONE: 303.852.2394

ARCHITECTURAL ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
200 BLANK STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.435.8333

CIVIL ENGINEER & SURVEYOR  
WALTER ROYCE, INC.  
1500 BROADWAY, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.533.0333

ELECTRICAL ENGINEER  
M.F. THOMPSON  
1005 W. 43RD AVENUE  
WYATTS, CO 80202  
PHONE: 303.421.6655



## DEVELOPMENT PLAN

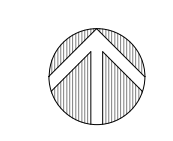
601 BROADWAY  
Denver, Colorado 80203

REV	REMARKS	DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMIT	11/26/14			
2	ISSUED FOR PERMIT	11/26/14			
3	ISSUED FOR PERMIT	11/26/14			
4	ISSUED FOR PERMIT	11/26/14			
5	ISSUED FOR PERMIT	11/26/14			
6	ISSUED FOR PERMIT	11/26/14			
7	ISSUED FOR PERMIT	11/26/14			
8	ISSUED FOR PERMIT	11/26/14			
9	ISSUED FOR PERMIT	11/26/14			
10	ISSUED FOR PERMIT	11/26/14			

PROJECT NO. 14522.00  
DATE: 11.26.14  
SHEET NUMBER

**13**  
13 of 18

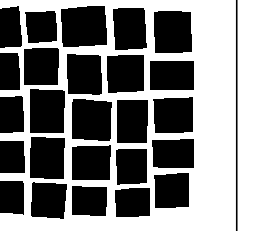
1 DEVELOPMENT PLAN - PARKING LEVEL 2  
3/32" = 1'-0"



PARKING LEVEL 2 PLAN

# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

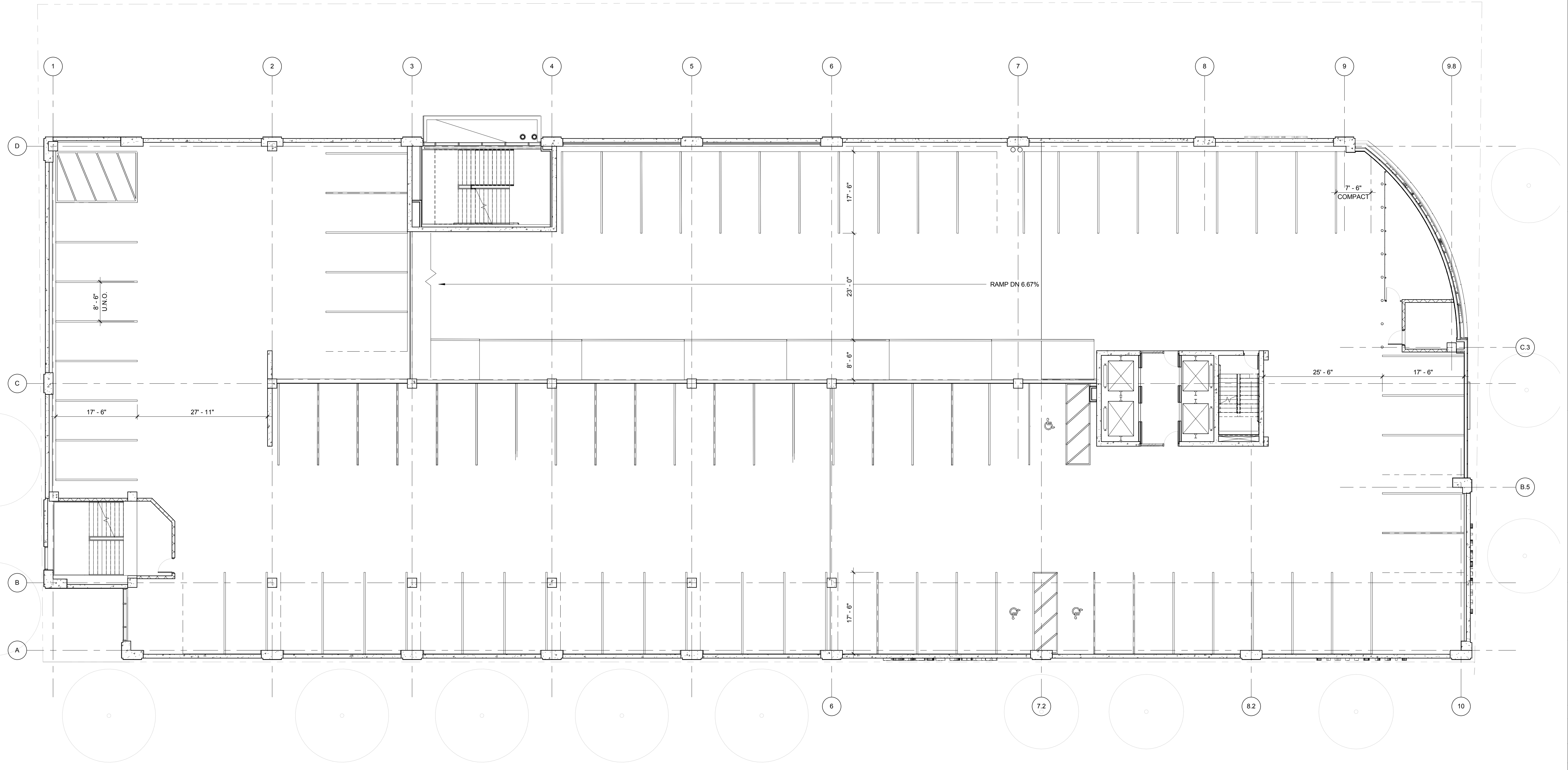
APPLICANT  
TRIMBLE, CRANE COMPANY  
125 17TH STREET, SUITE 2000  
DENVER, CO 80202  
PHONE: 303.628.7428

OWNER  
ADAMS HEALTH AND HOSPITAL  
ATTN: JIM  
845 BANNOCK, UNIT 7, ROOM 206  
DENVER, CO 80204  
PHONE: 303.622.2394

ARCHITECT/ARCHITECT ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
201 BLANK STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.851.8555

CIVIL ENGINEER & SURVEYOR  
HARRIS ENGINEERING  
1100 INDIAN STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.622.6300

ELECTRICAL ENGINEER  
BE HERRING  
1055 W 49TH AVENUE  
WEEKS FLOOR, CO 80202  
PHONE: 303.421.6925



**DEVELOPMENT  
PLAN**

**601 BROADWAY  
Denver, Colorado 80203**

REV	REMARKS	DATE	BY	CHKD	APPD

PROJECT NO. 14522.00  
DATE: 11.26.14

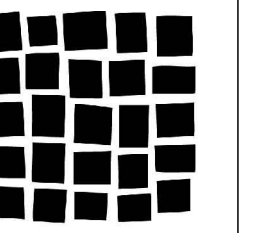
SHEET NUMBER:  
**14**  
14 of 18

**1 DEVELOPMENT PLAN - PARKING LEVEL 3**  
3/32" = 1'-0"

**PARKING LEVEL 3 PLAN**

# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

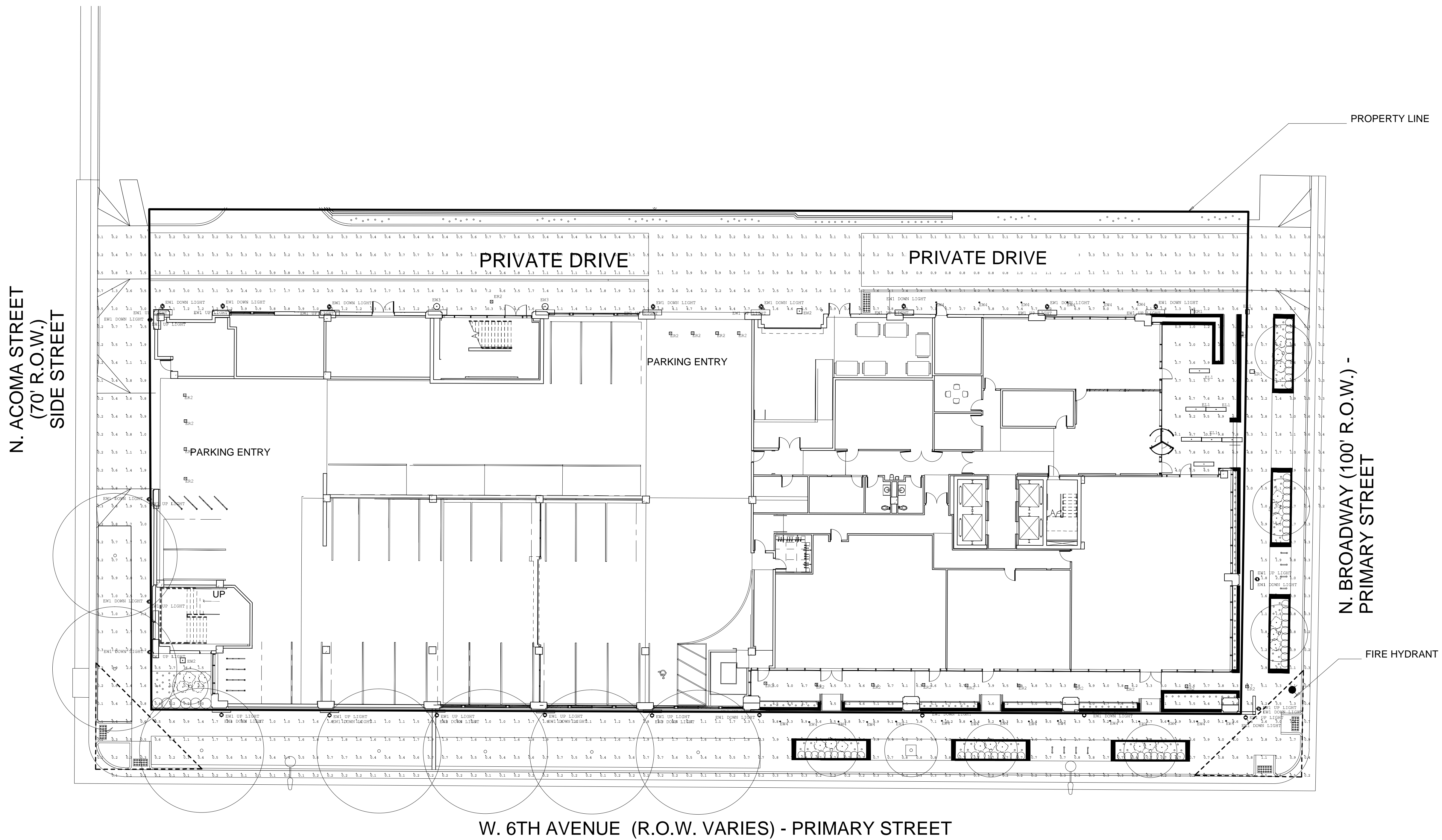
PROJECT: 601 BROADWAY DEVELOPMENT  
1225 17TH STREET, SUITE 200  
DENVER, CO 80202  
PHONE: 303.421.8800

OWNER:  
ADAMS HEALTH AND HOSPITAL  
465 BANNOCK, UNIT 7, ROOM 208  
DENVER, CO 80204  
PHONE: 303.622.2394

ARCHITECT/ARCHITECT ARCHITECT:  
DAVIS PARTNERSHIP ARCHITECTS  
200 BLAKE STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.691.8800

CIVIL ENGINEER & SURVEYOR:  
HARRIS ENGINEERING  
100 JACKSON STREET, SUITE 1000  
DENVER, CO 80203  
PHONE: 303.623.0300

ELECTRICAL ENGINEER:  
WEST GROUP ENGINEERING  
1005 W 49TH AVENUE  
WEST GROUP, CO 80203  
PHONE: 303.421.8800



**PHOTOMETRIC SITE PLAN**  
SCALE: 1/16" = 1'-0"

Label	Qty	Description	Notes	Rev	By	App	Check	Date
Light Fixture	1	Light Fixture						

Label	Qty	Description	Notes	Rev	By	App	Check	Date
Light Fixture	1	Light Fixture						

Label	Qty	Description	Notes	Rev	By	App	Check	Date
Light Fixture	1	Light Fixture						

DEVELOPMENT  
PLAN

601 BROADWAY  
DENVER, CO 80203

DATE	REV	REMARKS

PROJECT NO: 14522.00  
DATE: 11.28.14

SHEET NUMBER:  
**15**  
15 of 18

PHOTOMETRIC SITE PLAN

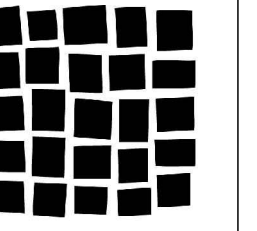






# 601 BROADWAY DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
A PARCEL OF LAND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO



**DAVIS  
PARTNERSHIP  
ARCHITECTS**

APPLICANT  
HELMUTH CRONE COMPANY  
1225 17TH STREET, SUITE 2000  
DENVER, CO 80202  
PHONE: 303.629.7428

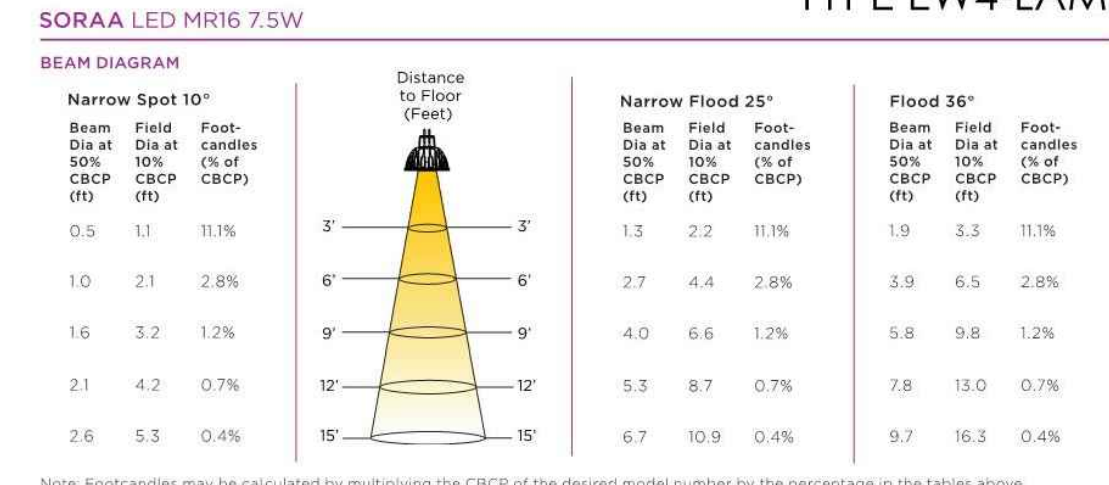
OWNER  
ADAMS HEALTH AND HOSPITAL  
ATTN: JERRY  
645 BANNOCK, UNIT 7, ROOM 208  
DENVER, CO 80204  
PHONE: 303.622.2394

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
220 S. W. STREET, SUITE 100  
DENVER, CO 80202  
PHONE: 303.861.8855

CIVIL ENGINEER & SURVEYOR  
150 INDIAN STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: 303.629.0335

ELECTRICAL ENGINEER  
1005 W 42ND AVENUE  
WEST PLATE, CO 80220  
PHONE: 303.421.8668

## TYPE EW4-LAMP



### SPECIFICATIONS BY MODEL NUMBER\*

Model Number	Reference Number	Product Code	CCT (K)	Beam Angle (°)	Beam Height (ft)	CFCP (Cand)	Halogen Equivalent** (Watts)	Total Flux (lm)	Flux Efficacy (lm/W)	CRF	White Point (McA)	
<b>SORAA VIVID SERIES</b>												
SMR-07-100-927-03**	MR16-50-801-12-927-10	00919	2700	10	3710	50	390	52	95/95	3		
SMR-07-250-927-03	MR16-50-801-12-927-25-2	00921	2700	25	2360	50	410	53	95/95	3		
SMR-07-360-927-03	MR16-50-801-12-927-36-2	00943	2700	36	1070	50	410	55	95/95	3		
SMR-07-100-930-03***	MR16-50-801-12-930-10	00923	3000	10	6000	50	410	55	95/95	3		
SMR-07-250-930-03	MR16-50-801-12-930-25-2	00935	3000	25	2400	50	435	58	95/95	3		
SMR-07-360-930-03	MR16-50-801-12-930-36-2	00947	3000	36	1130	50	435	58	95/95	3		
SMR-07-100-940-03***		00925	4000	10	6290	50	450	57	95/95	4		
SMR-07-250-940-03	MR16-50-801-12-940-25	00937	4000	25	2510	50	455	61	95/95	4		
SMR-07-360-940-03	MR16-50-801-12-940-36	00949	4000	36	1190	50	455	61	95/95	4		
SMR-07-100-950-03***		00927	5000	10	6290	50	450	57	95/90	5		
SMR-07-250-950-03	MR16-50-801-12-950-25	00939	5000	25	2510	50	455	61	95/90	5		
SMR-07-360-950-03	MR16-50-801-12-950-36	00951	5000	36	1190	50	455	61	95/90	5		
<b>SORAA BRILLIANT SERIES</b>												
SMR-07-100-827-03***	MR16-65-801-12-827-10	00917	2700	10	6950	65	475	63	80/90	3		
SMR-07-250-827-03	00929	2700	25	2760	65	500	67	80/90	3			
SMR-07-360-827-03	00941	2700	36	1310	65	500	67	80/90	3			
SMR-07-100-830-03***	MR16-65-801-12-830-10	00931	3000	10	7330	65	500	67	80/90	3		
SMR-07-250-830-03	00933	3000	25	2900	65	525	70	80/90	3			
SMR-07-360-830-03	00945	3000	36	1370	65	525	70	80/90	3			

\*Specifications are at stable warm operating conditions (25°C ambient) \*\*Energy Star Minimum \*\*\*SORAA SNAP System Compatible  
CCT = Correlated Color Temperature CRI = Color Rendering Index (Ra-8) White Point = White Point Accuracy in MCA step

**SAFETY NOTE ON HEAT**  
Although Soraa's lamps operate at cooler temperatures than halogen lamps, it is recommended that gloves be worn when handling bare lamps that have been energized.  
Information and specifications subject to change. SMR 7W Rev 1 10.09.14  
Soraa Inc., 6500 Kaiser Drive, Suite 110, Fremont, CA 94555  
855.50.SORAA / 855.467.8722 www.soraa.com

DEVELOPMENT  
PLAN

601 BROADWAY  
DENVER, CO 80203

REV	REMARKS	DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMIT	11/28/14			
2	REVISED PER COMMENTS				
3	REVISED PER COMMENTS				
4	REVISED PER COMMENTS				

PROJECT NO. 14522.00  
DATE: 11.28.14

SHEET NUMBER  
**18**  
18 of 18

LIGHTING CUT SHEETS