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October 11, 2017

Commerce City Building Department
Commerce City, CO 80022

The project at 7220 Locust Street, will include demolition of the existing building. The new building on the site will consist of an expansion of the dental office for Family & Cosmetic Dentistry, currently located in 7230 Locust St. The first floor will have a Locust street entrance with a an elevator to the second floor in addition to a lobby stairwell. In the rear of the building, along the north setback there will also be employee access between 7230 and 7220 Locust street to allow more direct for employees between the two locations. The required 2nd floor second egress & stairwell will be located on the Southeast corner of the building (please see floor plans) . The first floor will contain 5,207 SF, however about 600 square feet will be committed to the elevator lobby. The second floor of the building will be leased for (medical) office use (5,207 SF). A tenant will be sought to occupy the 2nd floor. The 3rd floor will be used for employee lunches, including the rooftop deck.

We anticipate approximately 10-15 employees on the first floor dental office, and approximately 25 on the second floor.

The hours of operation are anticipated from about 7AM-7PM.

All deliveries will be hand trucked in through the front entrance.

We would like to start construction as soon as permitting can be completed, and anticipate approximately 9-12 months of construction.

Regards,

David Bertino
