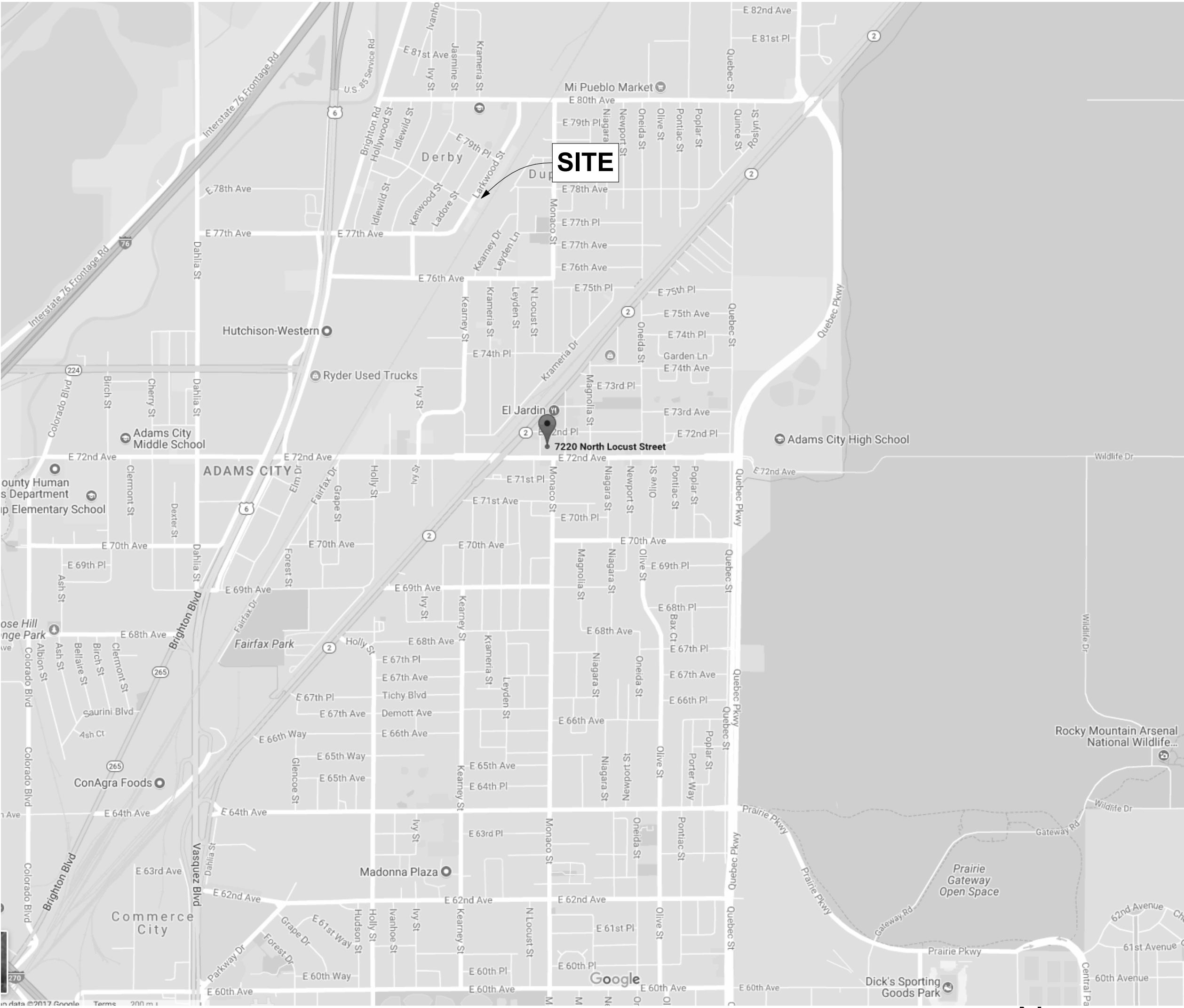


FAMILY & COSMETIC DENTISTRY
DEVELOPMENT PLAN
LOTS 17 & 18, BLOCK 18, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL LOCATED IN THE SW¼ OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 61 WEST, WEST OF THE 6TH P.M.
ADDRESS: 7220 LOCUST STREET, COMMERCE CITY, COLORADO 80022

7220 Locust Street



1 VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
LOTS 17 & 18, BLOCK 18, TOWN OF DERBY,
COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL LOCATED IN THE SW¼ OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 61 WEST, WEST OF
THE 6TH P.M.

ASSESSOR'S PARCEL NUMBER: 012132314005

7220 LOCUST STREET

CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: MIXED USE = B / R-3

ZONING: FUD - DERBY

SITE GROSS AND NET ACREAGE: .1211 ACRES

SITE GROSS AND NET SQUARE FEET: 7,500 SF

BUILDING FOOTPRINT: 5,850 SF
1ST FLOOR: 5,850 SF
2ND FLOOR: 5,850 SF
PENTHOUSE: 1,400
GROSS BUILDING SQUARE FOOTAGE: 13,100 SF
FAR : 1.75

LANDSCAPE AREAS: 0 SF

NUMBER OF PARKING SPACES REQUIRED: 0
ON SITE PARKING SPACES PROVIDED: 0

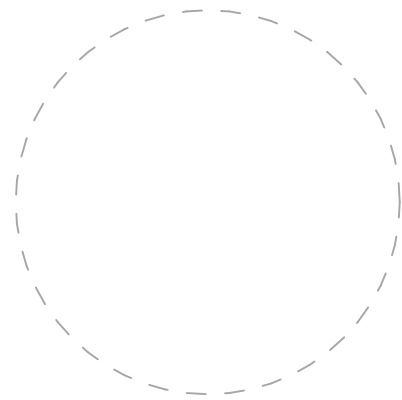
ESTIMATED # OF EMPLOYEES: 10-40

- A. LIGHTING NOTE:
IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- B. TRASH ENCLOSURE NOTE:
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6-FEET AND OF THE SAME OR COMPLEMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
- C. SCREENING NOTE:
ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.
- D. SIGNAGE NOTE:
APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.
- E. FENCING NOTE:
APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
- F. DOWNSPOUT NOTE:
NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
- G. AMERICANS WITH DISABILITIES NOTE:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
- H. CONSTRUCTION NOTE:
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- I. UNDERGROUND UTILITY NOTE:
ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

CITY STAFF CERTIFICATE:
Approved by the Department of Community Development of the
City of Commerce City, this _____ day of _____, 20____.
Department of Community Development

Intent
design llc

ARVADA, CO 80005
303.517.3846
DAVID@INTENTDESIGNARCH.COM



7220 LOCUST STREET
COMMERCE CITY, CO 80022

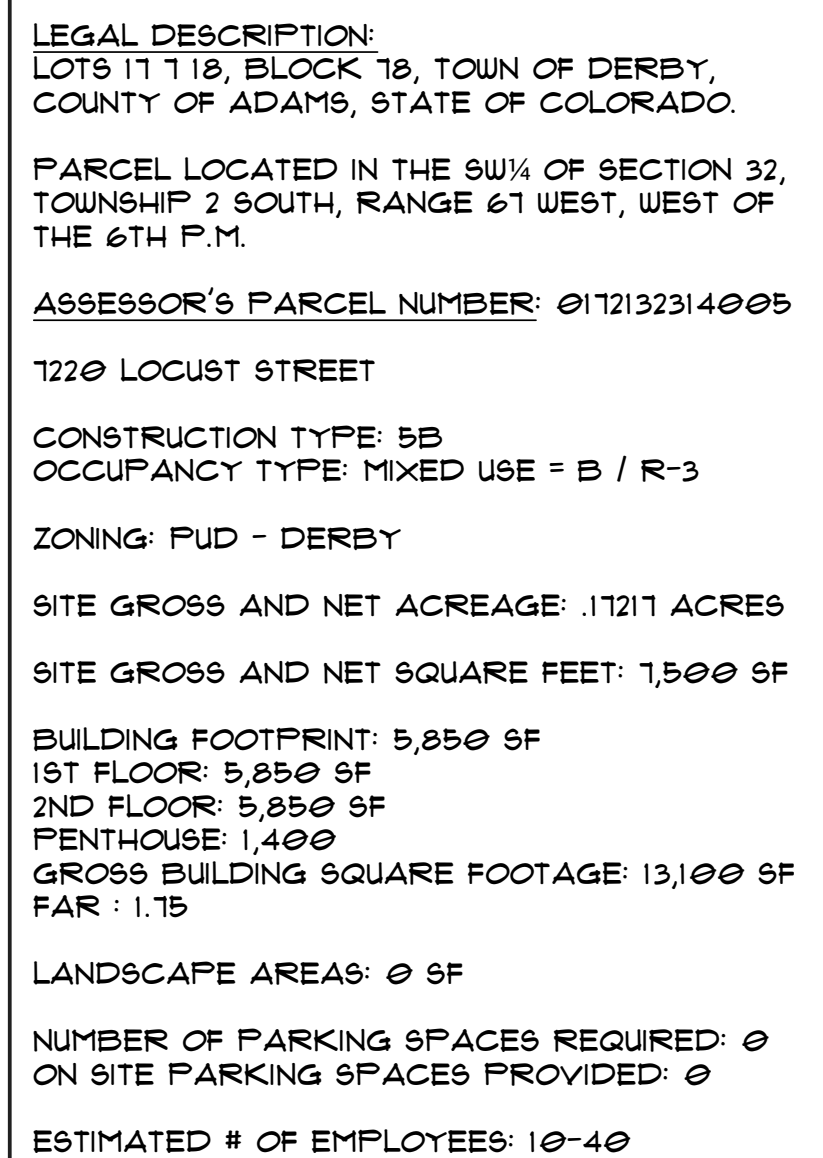
	12/13/17	Initial Submittal
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
7220 SAB- New Stairwell .pln
DRAWN BY: id Arch llc
COPYRIGHT:

SHEET TITLE
COVER SHEET

A-001
SHEET 1 OF 5

LOTS 17 & 18, BLOCK 78, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL LOCATED IN THE SW¼ OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 61 WEST, WEST OF THE 6TH P.M.
ADDRESS: 7220 LOCUST STREET, COMMERCE CITY, COLORADO 80022



FIRST FLOOR

Architectural floor plan of the First Floor of a laboratory facility. The plan shows a long rectangular building with various rooms and equipment. Key areas include a Lobby, Reception, Ster. Lab, Gas, Storage, Jan., Laundry, ADA, Office, Break, and seven Operation rooms (OP #1 to OP #7). There are also two ADA-compliant restrooms. The plan includes dimensions for overall and room-specific areas, as well as a legend for room types and layout IDs.

Legend:

- #DrgID
- #LayID
- 1 A-201
- 2 A-201
- 3 A-201
- 4 A-201

1st FLOOR PLAN

CITY STAFF CERTIFICATE:

Approved by the Department of Community Development of the
City of Commerce City, this _____ day of _____, 20____.

Department of Community Development

intent
design llc

ARVADA, CO 80005
303.517.3846
DAVID@INTENTDESIGNARCH.COM

T220 LOCUST STREET
COMMERCE CITY, CO 80022

	12/13/17	Initial Submittal
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE: 7220 SA8- New Stairwell .pln
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SHEET TITLE

FLOOR PLANS

A-101
SHEET 3 OF 5

FAMILY & COSMETIC DENTISTRY
DEVELOPMENT PLAN
LOTS 11 & 18, BLOCK 18, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL LOCATED IN THE SW¼ OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 61 WEST, WEST OF THE 6TH P.M.
ADDRESS: 1220 LOCUST STREET, COMMERCE CITY, COLORADO 80022

LEGAL DESCRIPTION:
LOTS 11 & 18, BLOCK 18, TOWN OF DERBY,
COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL LOCATED IN THE SW¼ OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 61 WEST, WEST OF
THE 6TH P.M.

ADJACENT PARCEL NUMBER: 0172132314005

1220 LOCUST STREET

CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: MIXED USE = B / R-3

ZONING: PUD - DERBY

SITE GROSS AND NET ACREAGE: .11211 ACRES

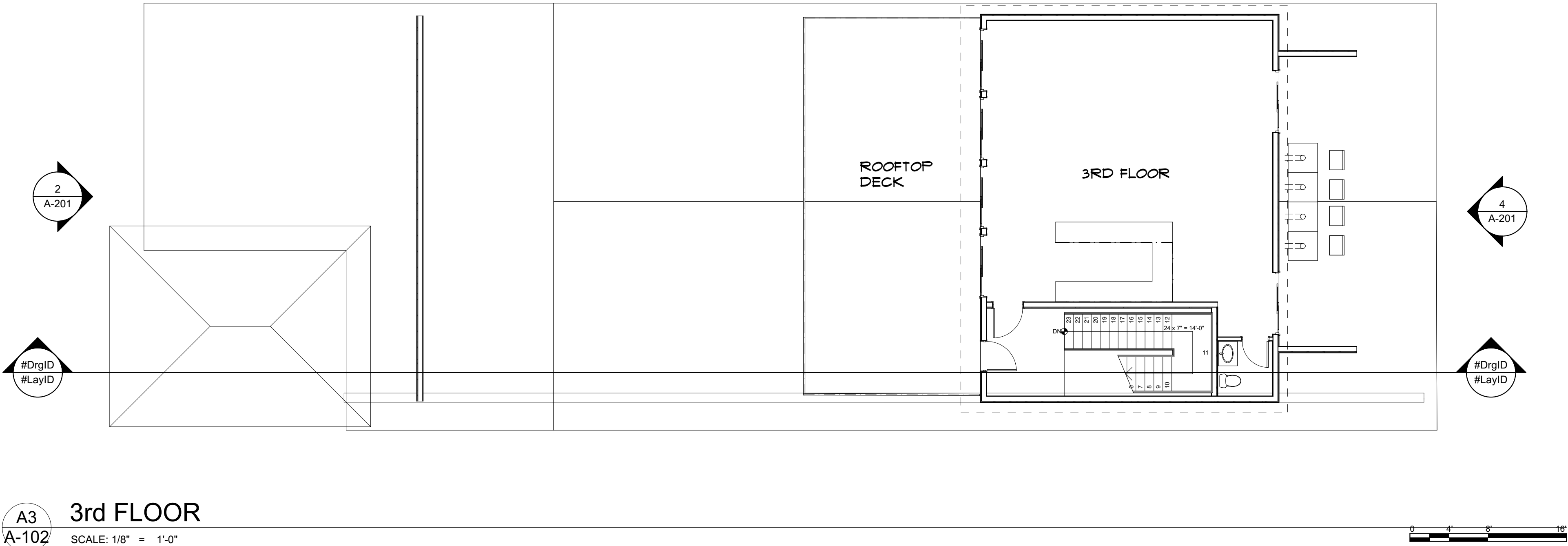
SITE GROSS AND NET SQUARE FEET: 1,500 SF

BUILDING FOOTPRINT: 5,850 SF
1ST FLOOR: 5,850 SF
2ND FLOOR: 5,850 SF
PENTHOUSE: 1,400 SF
GROSS BUILDING SQUARE FOOTAGE: 13,100 SF
FAR : 1.15

LANDSCAPE AREAS: 0 SF

NUMBER OF PARKING SPACES REQUIRED: 0
ON SITE PARKING SPACES PROVIDED: 0

ESTIMATED # OF EMPLOYEES: 10-40



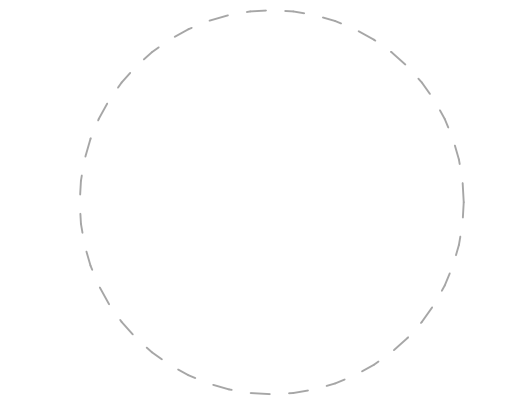
CITY STAFF CERTIFICATE:

Approved by the Department of Community Development of the
City of Commerce City, this _____ day of _____, 20____.

Department of Community Development

Intent
design llc

ARVADA, CO 80005
303.511.3846
DAVID@INTENTDESIGNARCH.COM



1220 LOCUST STREET
COMMERCE CITY, CO 80022

	12/13/17	Initial Submittal
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
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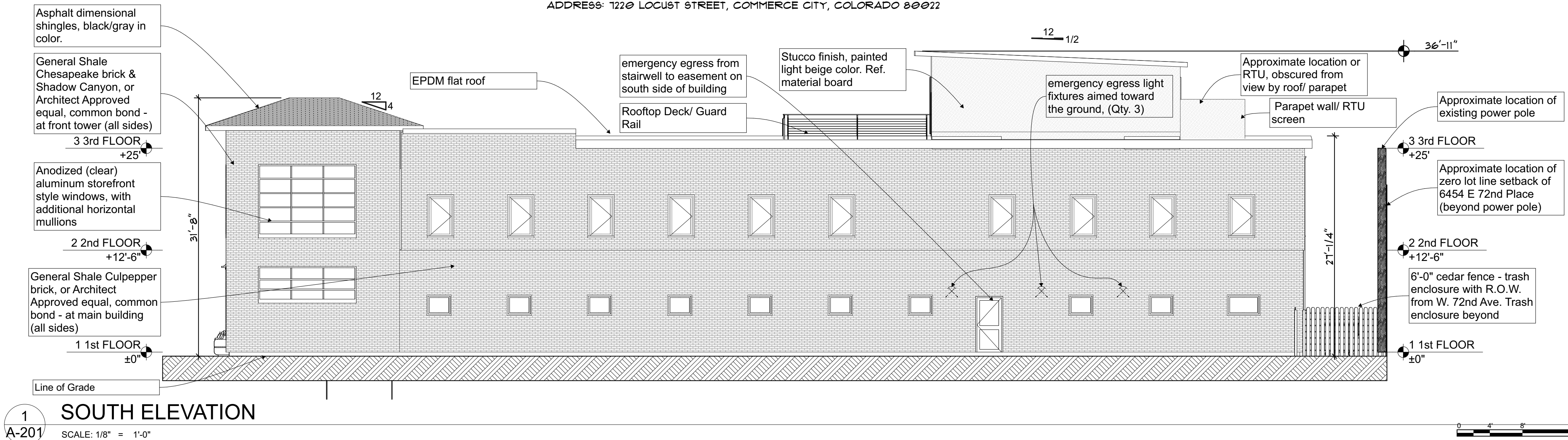
SHEET TITLE
3rd FLOOR PLAN

A-102
SHEET 4 OF 5

FAMILY & COSMETIC DENTISTRY

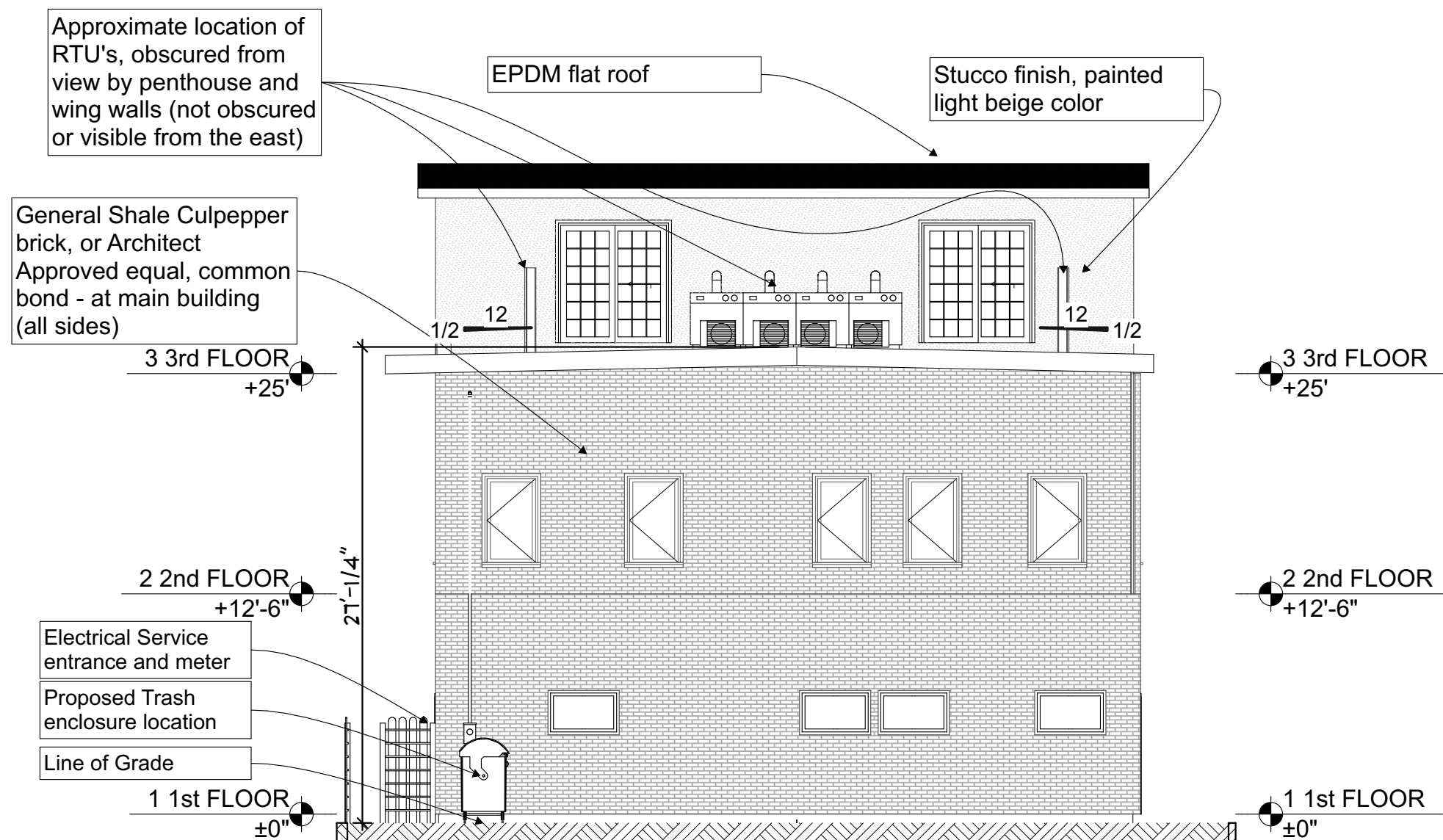
DEVELOPMENT PLAN

LOTS 11 & 18, BLOCK 18, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL LOCATED IN THE SW¼ OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 61 WEST, WEST OF THE 6TH P.M.
ADDRESS: 1220 LOCUST STREET, COMMERCE CITY, COLORADO 80022



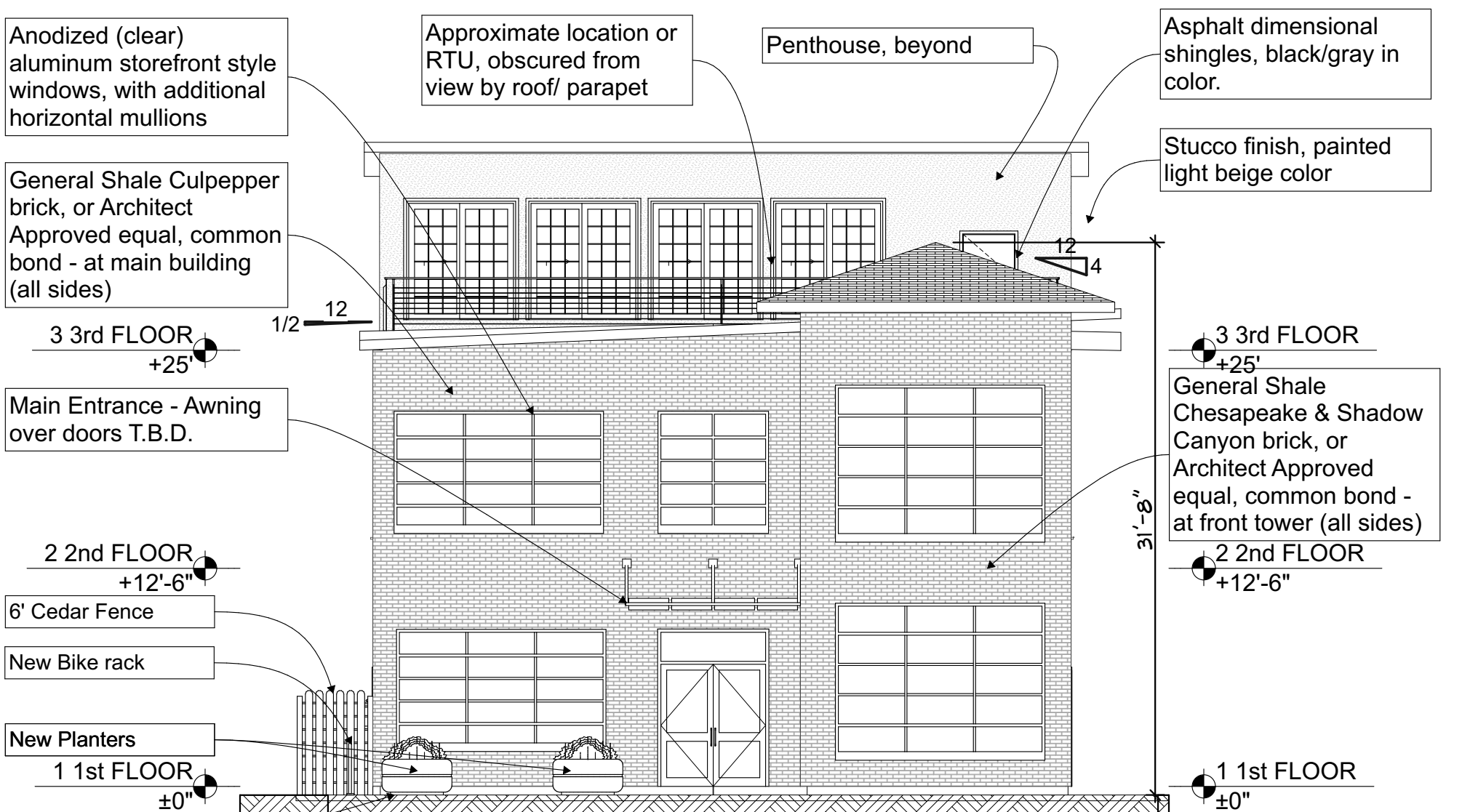
1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



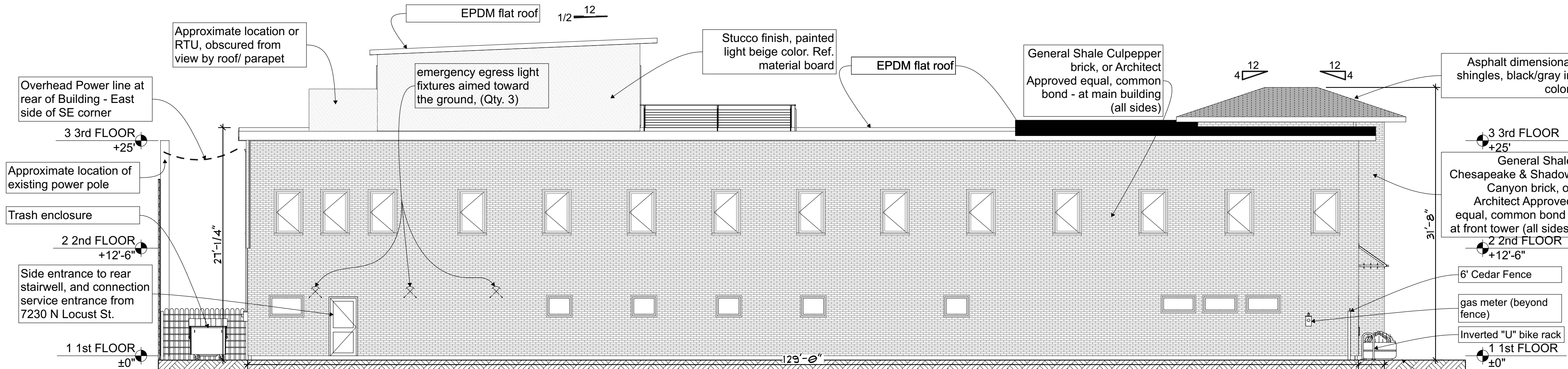
4 EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION:
LOTS 11 & 18, BLOCK 18, TOWN OF DERBY,
COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL LOCATED IN THE SW¼ OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 61 WEST, WEST OF THE
6TH P.M.
ASSESSOR'S PARCEL NUMBER: 012132314005
1220 LOCUST STREET
CONSTRUCTION TYPE: SB
OCCUPANCY TYPE: MIXED USE = B / R-3
ZONING: FUD - DERBY
SITE GROSS AND NET ACREAGE: .1217 ACRES
SITE GROSS AND NET SQUARE FEET: 1,500 SF
BUILDING FOOTPRINT: 5,850 SF
1ST FLOOR: 5,850 SF
2ND FLOOR: 5,850 SF
PENTHOUSE: 1,400 SF
GROSS BUILDING SQUARE FOOTAGE: 13,100 SF
FAR : 1.15
LANDSCAPE AREAS: 0 SF
NUMBER OF PARKING SPACES REQUIRED: 0
ON SITE PARKING SPACES PROVIDED: 0
ESTIMATED # OF EMPLOYEES: 10-40

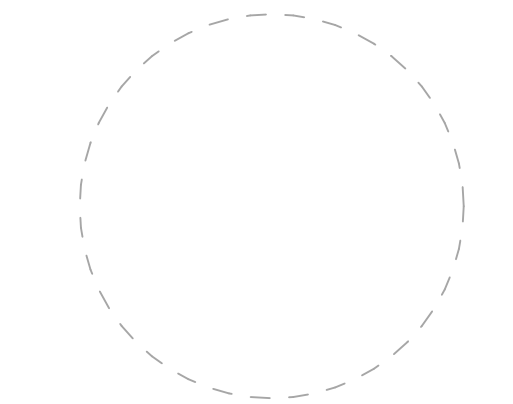
CITY STAFF CERTIFICATE:

Approved by the Department of Community Development of the
City of Commerce City, this _____ day of _____, 20____.

Department of Community Development

Intent
design llc

ARVADA, CO 80005
303.511.3846
DAVID@INTENTDESIGNARCH.COM



1220 LOCUST STREET
COMMERCE CITY, CO 80022

MARK	DATE	DESCRIPTION
	12/13/17	Initial Submittal

PROJECT NO:

MODEL FILE:
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SHEET TITLE

ELEVATIONS

A-201

SHEET 5 OF 5