



South Elevation

Project Notes

South Yarrow Professional Building is a 7,000 SF commercial building designed primarily for medical services. Located in Lakewood, Colorado the single story building is on a .85 acre site near commercial and residential properties. The building has two distinct entries and is intended for multiple tenants.

This building is over a crawl space where services such as sewer, medical gases, etc are available without trenching or disturbing occupied spaces, other services are in the attic space. The structure is wood, with a wood truss roof. The mechanical system consists of seven gas fired/DX units located in a roof well out of site and off the ground. Most other items such as exhaust outlets are located in the

well minimizing any utilities on the exposed roof and allowing for a clean appearance.

Two tenants occupy the western portion of the building and share a common vestibule facing southeast.

The building has a southern exposure, with large overhangs to provide shade. The building is very energy efficient using a venting type rigid insulation, fully insulated 6" perimeter walls, 1" thick EIFS material and cultured stone base. The roofing is a "high" profile fiberglass shingle.

Construction began in mid-March 2002 and the building occupied the first of September, 2002.

General Contractor: Vanni Construction

Mechanical & Electrical Engineer:
ABS Consultants

Structural Engineer: JC Baur & Assoc.

Project Budget: \$1,000,000

Project Bid: \$932,648

Final Cost: \$940,000

Area of new construction: 7,000 SF
including 3,750 SF of dental tenant finish.

Project completed: August, 2002.

South Yarrow Professional Building

Lakewood, Colorado

reed & associates, architects