BUILDING PERMIT

City of Aurora, Colorado

No.: 2004-134742-000-00 CM
Date: February 17, 2005

Commercial Building Permit

Address of Job: 1444 S POTOMAC ST
Contractor: CALCON CONSTRUCTORS INC
License No.: A07659
Work: OFFICE - CORE SHELL 3- STORY 68160 SF - MEDICAL CENTER OF AURORA

Conditions: Full inspections of the Core/Shell building, leading to issuance of a Certificate of Compliance, must be approved before any tenants will be given approval to use their space.

Inspections: Mechanical Electrical Plumbing Structural

Other inspections may be required. Additional inspections for Zoning, Grading, and Engineering may be required before a Certificate of Occupancy can be issued. Record passed inspections on the reverse of this card.

Construction Type:	**IBC TYPE IIB**	Occupancy Group:	**IBC B**
Plan Location:	**CAB 24**	C of O Required	
Contract Amount:	**$4,972,408.00**	Taxable Amount:	**$2,486,204.00**

FEES PAID:

Permit Fee	$15,140.65
Bldg. Use Tax	$93,232.65
A/P Clr Arap .25% Bld Use Tax	$5,904.73
Fees-Tax Collection Svcs-Arapah	$310.78
Public Improvement Fee	$100.00
TOTAL FEES:	***$114,688.81***

Other fees may be due before a Certificate of Occupancy or Compliance can be issued. Utility fees are billed separately.

Notes to Applicant:

1. For information, call (303) 739-7420. For For inspections, call (303) 739-7416 one day in advance. All Inspection Requests must be called by 4:00 p.m. of the prior day. The PERMITTEE accepts FULL responsibility for all work done under this permit. All work must be done in accordance with all applicable building codes.

2. Permit is not valid unless signed by Permittee and Permit Fee and Use Taxes are paid in full.

Validation:

_____
Permittee

ROW ID: 161807

CITY OF AURORA BUILDING PERMIT & PLOT PLAN APPROVAL

Address of Job: 1444 South Potomac Street		Zip Code: 80012	Date: 11/2/04
Legal Description: Lot 2	Block 1	Subdivision: East by Southeast	Filing: 4
PROPOSED USE OF STRUCTURE: Medical Office Building – MEDICAL CENTER OF AURORA			
CLASS OF WORK: Commercial			
If Residential, Model # & Elevation			

AREA AT GRADE (SF): 22,774	GARAGE SINGLE ☐ THREE ☐ DOUBLE ☐	NO. OF STORIES: 3	TOTAL UNITS:	OCCUPANCY GROUP & DIV: B	SITE PLAN # & NAME: 2004-6050
TOT. BLDG. (SF): 68,160	BASEMENT FIN. ☐ UNFIN. ☐	HEIGHT (FEET): 40'	USE ZONE: PD	TYPE CONSTR.: IIB	

OWNER/DEVELOPER: Health One	PHONE NUMBER: 303-788-2530		
REPRESENTATIVE: Kevin Kucera	PHONE NUMBER: 303-788-2530		
CONTRACTOR: Calcon Constructors, Inc.	PHONE NUMBER: 303-762-1554		

DEPT./DIV.	AUTHORIZED BY (initials)	DATE	DEPT./DIV.	AUTHORIZED BY (initials)	DATE
Zoning	SF	2-10-05	Right of Way	CKS	2-11-05
Remarks: LDN ☐ yes ☒ no; E-470 Corridor ☐ yes ☒ no; Township/Range/Section/Qtr. Section: This site must be built and comply with all provisions of the CITY APPROVED SITE PLAN, Elevations, and Landscape plans provided before the issuance of a CERTIFICATE OF OCCUPANCY.			Remarks		
			Water		
			Remarks		
Engineering	MH	2-11-05	Wastewater		
Remarks: SEPARATE ENGINEERING APPROVAL & PERMITS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY. SEE APPROVED CIVIL PLANS FOR DRAINAGE & GRADING DETAILS			Remarks		
Traffic	[signature]	2/10/05	Forestry		
Remarks			Remarks		
Life Safety	[signature]	2/10/05	Plans Exam	[signature]	11/20/05
Remarks			Remarks: Addendum #1 not reviewed as part of this submittal.		

I/We certify that no use will be operated on the land or in the structure(s) identified above except the use(s) set forth above unless anew certificate of occupancy is obtained, the uses will be operated in compliance with the regulations contained in the Aurora City Code.

Name(s) of Owner(s) of Site & Structure(s) (print)

Signature of Owner(s) or Authorized Representative

LuAnn Ross
Calcon Constructors

Form No. 820-50 (1/02)

ROW ID: 161807

CITY OF AURORA BUILDING PERMIT & PLOT PLAN APPROVAL

Address of Job: 1444 South Potomac Street	Zip Code: 80012	Date: 11/2/04

Legal Description: Lot 2 Block 1 Subdivision East by Southeast Filing 4

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REPRESENTATIVE: Kevin Kucera — PHONE NUMBER: 303-788-2530

CONTRACTOR: Calcon Constructors, Inc. — PHONE NUMBER: 303-762-1554

DEPT./DIV.	AUTHORIZED BY (initials)	DATE	DEPT./DIV.	AUTHORIZED BY (initials)	DATE
Zoning			Right of Way		
Remarks: LDN ☐ yes ☐ no _____ E-470 Corridor ☐ yes ☐ no _____ Township/Range/Section/Qtr. Section: _____			Remarks		
			Water	D.J.O	2/10/05
			Remarks: PL		
Engineering			Wastewater	L. Adams	2/14/05
Remarks			Remarks		
Traffic			Forestry		
Remarks			Remarks		
Life Safety			Plans Exam		1/20/05
Remarks			Remarks: Addendum #1 not reviewed as part of this submittal.		

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Calcon Constructors

Form No. 820 50 (1/02)

ROW ID: 161807

CITY OF AURORA BUILDING PERMIT & PLOT PLAN APPROVAL

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REPRESENTATIVE: Kevin Kucera	PHONE NUMBER: 303-788-2530		
CONTRACTOR: Calcon Constructors, Inc.	PHONE NUMBER: 303-762-1554		

DEPT./DIV.	AUTHORIZED BY (initials)	DATE	DEPT./DIV.	AUTHORIZED BY (initials)	DATE
Zoning	✓	2/10	Right of Way	✓	12/11
Remarks: LDN ☐ yes ☐ no _____ E-470 Corridor ☐ yes ☐ no _____ Township/Range/Section/Qtr, Section: _____ PLANS 2/10			Remarks		
			Water	✓	2/10
			Remarks PLAN 2/10		
Engineering	✓	2-11	Wastewater	✓	2/14
Remarks			Remarks 2/10		
Traffic	✓	2-10	Forestry		
Remarks 2/10			Remarks		
Life Safety	✓	2/10	Plans Exam	✓	11/20/05
Remarks 2/10			Remarks Addendum #1 not reviewed as part of this submittal.		

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LuAnn Ross
Calcon Constructors

Form No. 820-50 (1/02)

CITY OF AURORA BUILDING PERMIT INFORMATION

(Does valuation include sprinkler and fire alarm systems?) XX Y ☐ N 4,972,408

Project Address: 1444 South Potomac
Unit #:
Zip Code: 80012
Project Name: Aurora Medical Office Building
Homeowner Name(s): N/A

~~5,919,696.00~~ OK C/H
Contract Price: ~~XXX 4,000,000.00 PER PHONE~~
Phone: N/A
Fax: N/A
CALL TO:

Contractor: Calcon Constructors, Inc.
Contact Name: Lowell Marner
Contractor License:
Phone: 303-762-1554
Fax: 303-762-1948

Owner: Health One
Address: 4900 S. Monaco Street # 380
Denver, CO 80237
Phone: 303-788-2530
Fax: 303-779-4993

DESCRIBE THE WORK YOU WILL BE DOING

Core and shell construction of a three (3) story Medical Office Building totaling 68,160 square feet. TYPE II B CONSTRUCTION

PLANS RECEIVED BY
MEDICAL CENTER OF AURORA
Print: Lowell Marner
Sign:
Date: 2/13/03
Tech Initials: BF

Please check boxes by the items that apply to this job. Please complete all applicable spaces.

INDICATE BY (N) FOR NEW AND (E) FOR EXISTING, FOR ITEMS CHECKED BELOW

PLUMBING

☐	Shower #	( )	☒	Lavatory #	(N)
☐	Kitchen Sink #	( )	☐	Swimming Pool	( )
☒	Water Heater 762,000/BTU	(N)	☒	Urinal #	(N)
☐	Bathtub #	( )	☐	Hot Tub	( )
☒	Water Closet# 9	(N)	☒	Lawn Sprinkler Heads #	(N)
☒	Floor Drain # 7		☐	Misc.	( )

LIFE SAFETY

☒	Fire Alarm System	(N)	☒	Fire Sprinkler Type	(N)
☒	Fire Alarm Points	(N)	☐	Hood Suppression Type	( )
☐	Storage Tank(s) Sizes	( )	☒	Fire Extinguishers	(N)
☐	Medical Gas	( )	☐	Misc.	( )

ELECTRICAL

☒	A/C or Cooler Elec. Amp.	(N)	☒	Electrical Circuit #/AMP	(N)
☒	Elec. Service Chg. Amp.	(N)	☒	Construction Meter	(N)
☐	Hot Tub	( )	☐	Misc.	( )

MECHANICAL

☐	Gas Log ____BTU's____#	( )	☐	Gas Fireplace____ BTU's ____#	( )
☐	Hood type/CFM	( )	☒	Heating Type ____BTU's ____#	(N)
☐	Hot Tub	( )	☒	A/C or Cooler CFM/Ton	(N)
☐	Gas Range/Oven/Cooktop #	( )	☐	Misc.	( )

THIS SPACE FOR OFFICE USE ONLY

F:\shared\bldg\bldg\forms\permit information.doc updated 3/04

REVIEWS

- ☒ Mechanical
- ☒ Plumbing
- ☒ Electrical OK MT
- ☒ Structural
- ☒ Life Safety

INSPECTIONS

- ☐ Mechanical
- ☐ Plumbing
- ☐ Electrical
- ☐ Structural
- ☐ Life Safety

Plan Location: CAB-24
Permit Number:
Permit Type: CM
Sub Type: IJ
Plans Examiner: CRAIG M. / NW

Permit Total $
Date: 11/10/04
RSN: 161807

BOARD OF APPEALS - The City of Aurora has created a Building Code and Contractor's Appeals and Standards Board. Applicants have the right to have the board hear appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the building code. Any application for appeal to the board shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the building code do not fully apply or an equally good or better form of construction is proposed.

COMMERCIAL AND MULTIFAMILY BUILDING VALUATION WORKSHEET

Date of Building Valuation Data Sheet 11-18-04

Address of Structure 1444 S Potomac

Occupancy Type(s) B

Building Construction Type(s) II-B

Square Footage(s) (per plan) 68,160

Building Standard Cost Per Square Foot $87.60 + Sprinkler $ 2.60

+ Air Conditioning $ 4.20 =

Total Cost Per Square Foot 94.40 x Colorado Modifier .92 _____ =

Actual Cost $86.85 x Square Footage(s) Above 68,160 =

Total Valuation 5,919,696

Additional Modifiers (if any) _____

Final Valuation of Proposed Construction $5,919,696

Comments _____

_____

_____

Plans Examiner NW

Date of Valuation 11-18-04